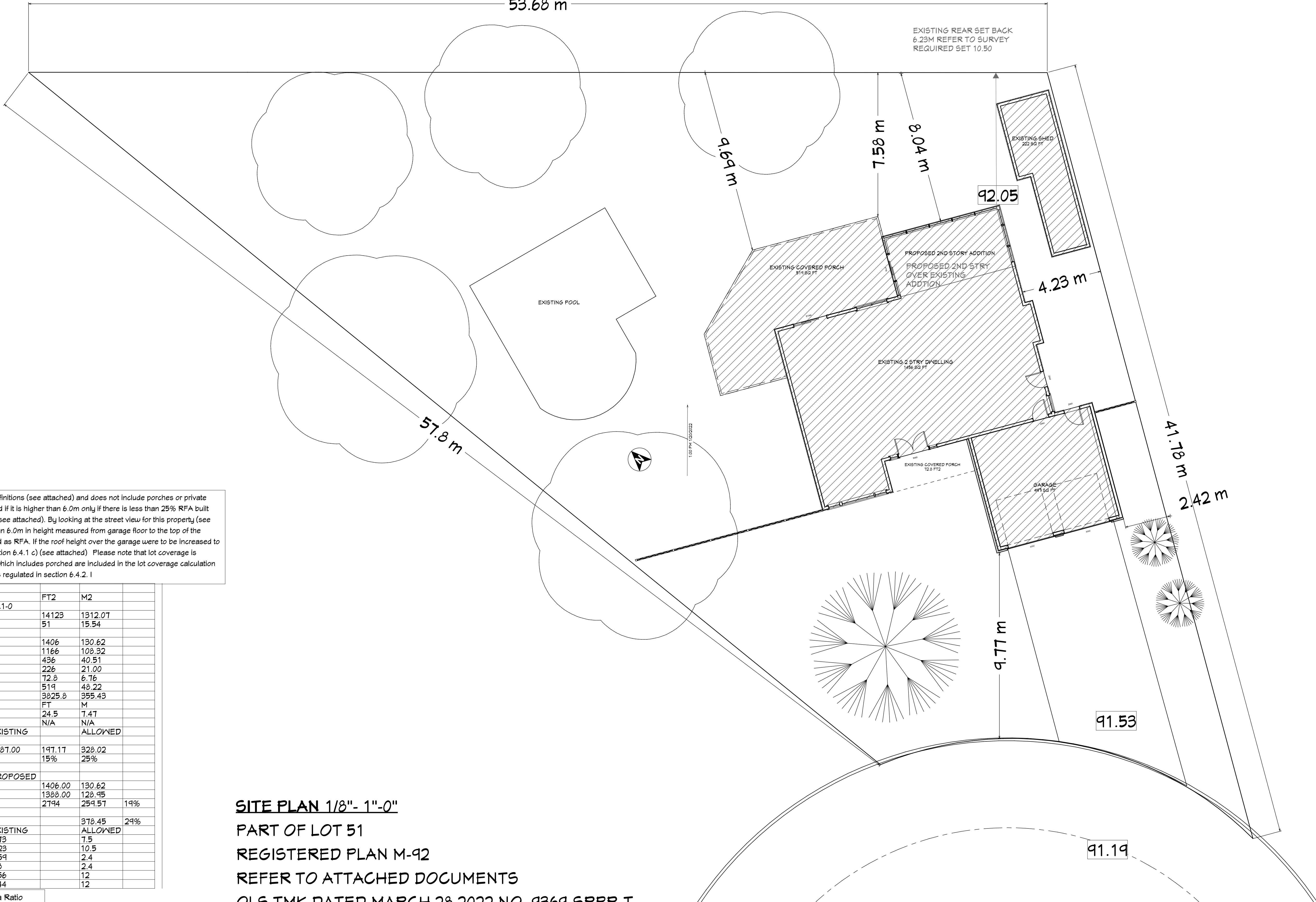


Residential Floor Area is defined under Part 3 definitions (see attached) and does not include porches or private garage unless the garage is higher than 6.0m and if it is higher than 6.0m only if there is less than 25% RFA built over the garage as regulated in section 6.4.1 c) (see attached). By looking at the street view for this property (see below) the existing garage appears to be less than 6.0m in height measured from garage floor to the top of the garage roof in which case it would not be counted as RFA. If the roof height over the garage were to be increased to 6.0m or greater then we would have to apply section 6.4.1 c) (see attached). Please note that lot coverage is regulated on this property. All roofed structures which includes porched are included in the lot coverage calculation which is 25% of the lot area in the RL1-0 Zone as regulated in section 6.4.2.1

247 DOLPHIN COURT				
PROJECT:				
EXISTING ZONING	RL1-0	FT2	M2	
LOT AREA		14123	1312.07	
FRONTAGE		51	15.54	
BUILDING DATA				
GROUND FLOOR		1406	130.62	
SECOND FLOOR		1166	108.32	
GARAGE		436	40.51	
SHED		226	21.00	
COVERED FRONT PORCH		72.6	6.76	
COVERED PORCH		514	48.22	
		3825.8	355.43	
		FT	M	
TOTAL HEIGHT FROM GRADE		24.5	7.47	
TOTAL HEIGHT FROM C. ROAD		N/A	N/A	
ZONING	EXISTING		ALLOWED	
LOT COVERAGE RL3-0 6.3.1				
EXIST. % LOT COVERAGE	2587.00	197.17	328.02	
		15%	25%	
MAX. FLR AREA 6.4.1				
GROUND FLOOR	PROPOSED	1406.00	130.62	
SECOND FLOOR		1388.00	128.95	
		2794	259.57	19%
% RESIDENTIAL FLOOR AREA TO LOT				
ALLOWED			378.45	29%
SETBACKS	EXISTING		ALLOWED	
MIN. FRONT YARD	9.73		7.5	
MIN. REAR YARD	6.23		10.5	
MIN. SIDE YARD E	2.59		2.4	
MIN. SIDE YARD W	8.8		2.4	
ROOF PEAK FROM GRADE N/A	7.56		12	
ROOF PEAK FROM C. ROAD ADDITION	8.44		12	

Table 6.4.1: Maximum Residential Floor Area Ratio in the -0 Suffix Zones
Lot area Maximum Residential Floor Area Ratio 1,301.00 m2 or greater 29%
Table 6.4.2: Lot Coverage in the -0 Suffix Zones Parent Zone
Where the detached dwelling is greater than 7.0metres in height RL1 and RL2 Zones Shall be equal to the maximum lot coverage for the parent zone25%

SITE PLAN 1/8"- 1"-0"
PART OF LOT 51
REGISTERED PLAN M-92
REFER TO ATTACHED DOCUMENTS
OLS TMK DATED MARCH 28 2022 NO. 9369-SRPR-T
CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.



INDEX	
SHEET A-1	EXISTING SITE PLAN
SHEET A-2	ELEVATION
SHEET A-3	ELEVATIONS
SHEET A-4	ELEVATIONS
SHEET A-5	ELEVATIONS
SHEET A-6	FOUNDATION
SHEET A-7	GROUND FLOOR
SHEET A-8	SECOND FLOOR
SHEET A-9	ROOF PLAN
SHEET A-10	SECTION
SHEET A-11	DOOR SCHEDULE
SHEET A-12	CONSTRUCTION NOTES
SHEET A-13	WIRING PLAN

true north

const. north

REVISION

No. Date Description

1 1.20.22 SITE PLAN

project

4/7/2022

issue for permit

LAKELAND ENGINEERING

PROVINCE OF ONTARIO

APRIL 08 2022

LAKELAND ENGINEERING

1100 Sutton Dr. Unit 1

Burlington, ON L6L 6R6

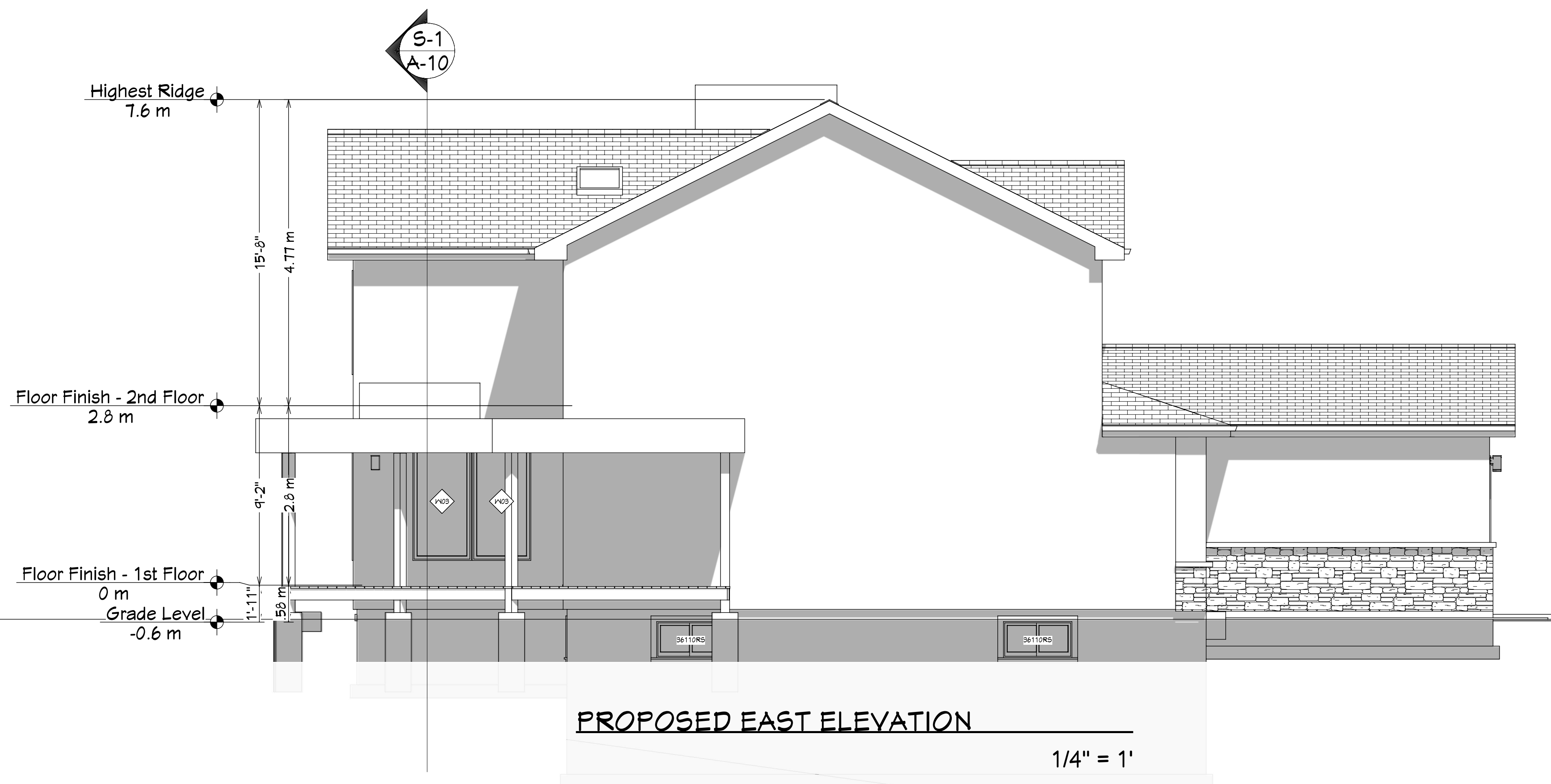
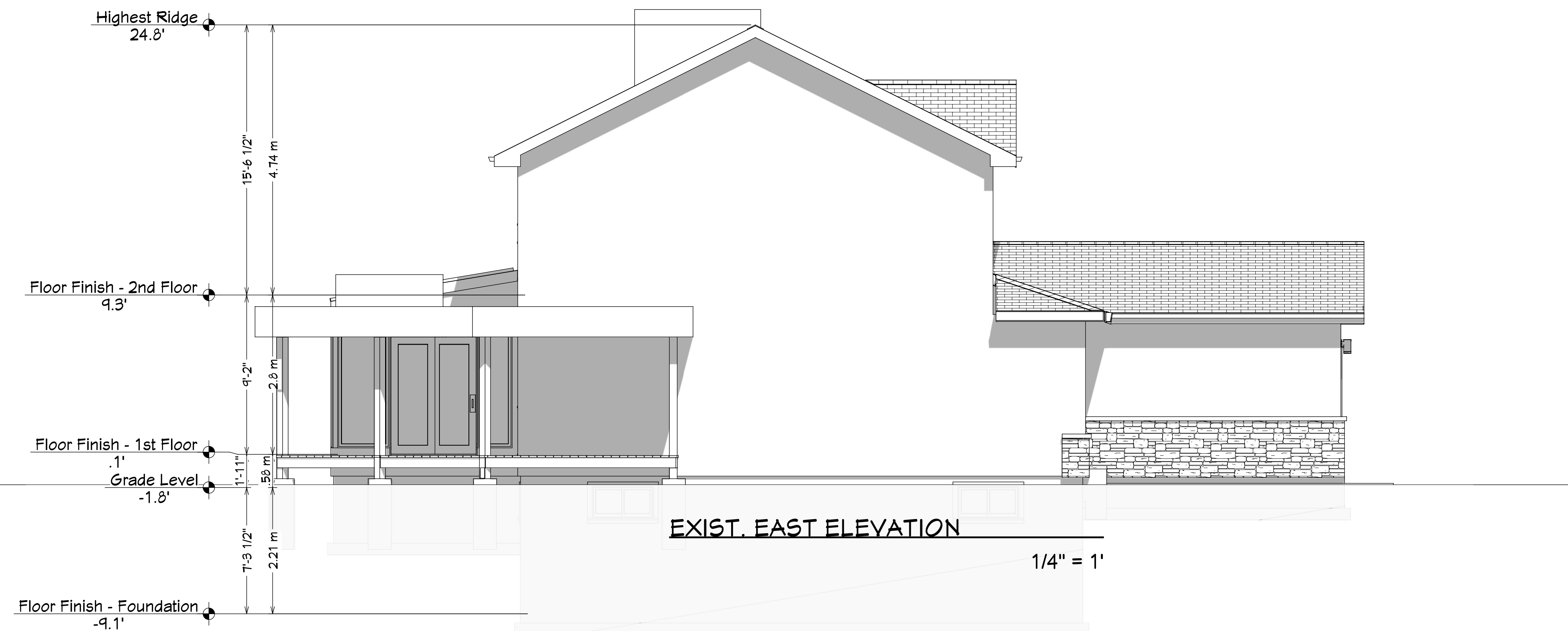
905.332.8888

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247 DOLPHIN CT.
WILLET
RESIDENCE

PROJECT
PROPOSED ADDITION
DRAWING
EXISTING SITE PLAN

PROJECT NO.
PLOT DATE: 4/7/2022
SCALE:
SHEET:
A-1



UNPROTECTED OPENING CALCULATIONS	f2	m2	%
LIMITING DISTANCE 7			
WALL AREA	997	92.62	
OPENING AREA ALLOWED	997	92.62	100%
OPENING AREA PROPOSED	54.67	5.08	5.48%
O.B.C. TABLE 9.10.14.4 AND GLAZED AREAS AS ALLOWED BY 9.10.14.14			

true north	const. north	
		
REVISION		
No.	Date	Description
1	1.20.22	SITE PLAN
project	issue for permit	
4/7/2022		



LAKELAND
ENGINEERING

1100 Sutton Dr. Unit 1
Burlington, ON L6L 6R6
405 332 2883

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Dimensions are taken to stud face.

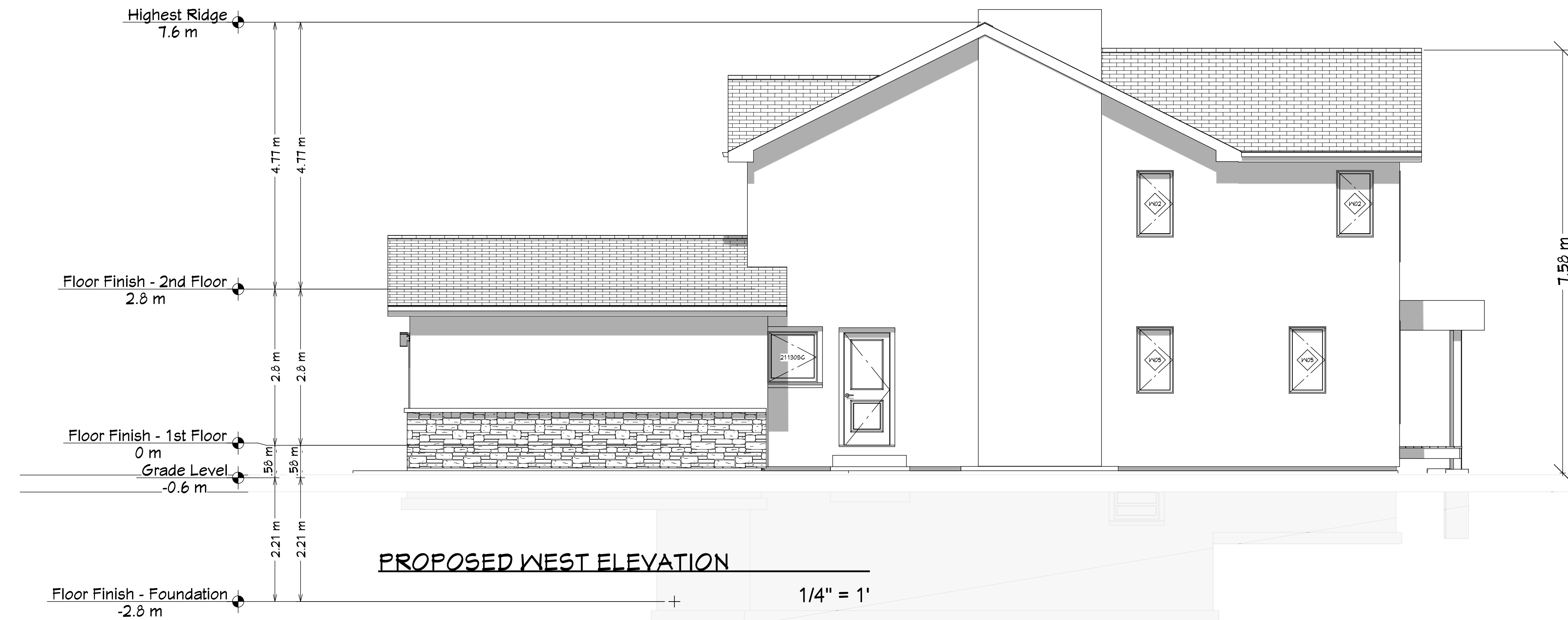
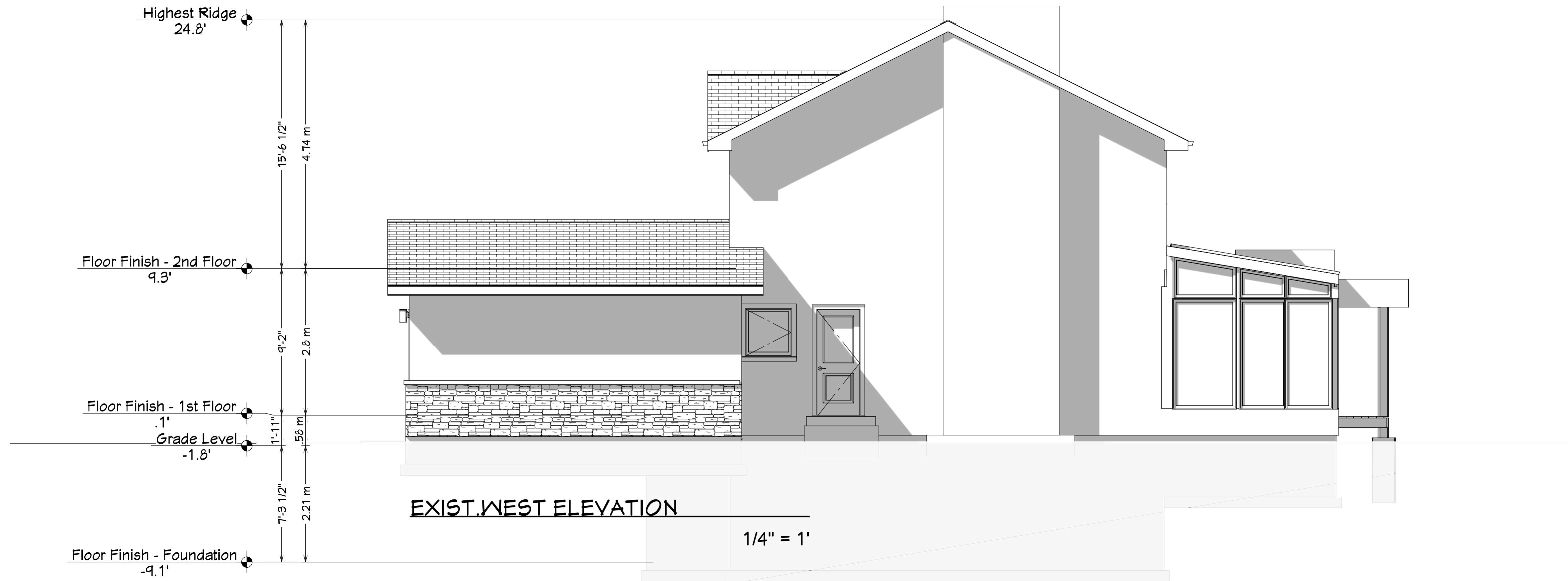
247 DOLPHIN CT.
WILLET
RESIDENCE

PROJECT
PROPOSED
ADDITION
DRAWING
ELEVATIONS

DRAWING ELEVATIONS

PROJECT NO.	
PLOT DATE:	4/7/2022

SCALE: _____
SHEET: **A-5**



RIDGE HT. ADDITION
CENTER OF ROAD 8.44M

EIFS STUCCO DUREX FLEXLITE CCMC 13103-R
SYSTEM COMPONENTS STANDARD/METHOD RESULTS
INSULATION:
• EPS*type I & II CAN/ULC S701-97
AIR BARRIER:
• Durex Flexcrete ASTM E283-91 - air leakage 1.5 mm thick 0.0204 L/s.m2 @ 75 Pa
3.0 mm thick 0.0019 L/s.m2 @ 75 Pa Rated class 3 air barrier
INSULATION ADHESIVE:
• Durex Mastic 100 ASTM D-897 - bond strength plywood - 35 psi
• Durex Flexcrete ASTM D-897 - bond strength concrete - 185 psi
LAMINA: Std. Med. High
• Reinforcement woven fiberglass mesh ASTM D-574 - construction 23.6 23.6 33 /10 cm
ASTM D-574 - weight 152 370 509 g/m2
ASTM D-574 - thickness 0.406 0.787 1.13 mm
ASTM D-1682 - tensile strength 825 1610 3115 N/2.54 cm
ASTM D-565 - flame retardant yes yes yes
EIMA 101.91 - alkali resistance yes yes yes
• Durex Flexcrete @ 3 mm thick EIMA 101.86 - impact resistance Std. mesh (one layer): 65 in.lbs.
High impact mesh: 105 in. lbs.
Two layers mesh: 165 in. lbs.
ASTM E96-95 Water vapour transmission 385.56 ng/Pa.s.m2

UNPROTECTED OPENING CALCULATIONS	ft2	m2	%
LIMITING DISTANCE 4			
WALL AREA	1005.46	93.41	
OPENING AREA ALLOWED	281.5288	26.15	28%
OPENING AREA PROPOSED	85.84	7.97	8.54%
O.B.C. TABLE 9.10.14.4 AND GLAZED AREAS AS ALLOWED			
BY 9.10.14.14			

true north

const. north

REVISION

No. Date Description

1 1.20.22 SITE PLAN

project

4/7/2022

issue for permit

LAKELAND ENGINEERING

APRIL 08 2022

LAKELAND ENGINEERING

1100 Sutton Dr. Unit 1
Burlington, ON L6L 6R6
905.352.8888

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247 DOLPHIN CT.
WILLET
RESIDENCE

PROJECT
PROPOSED
ADDITION

DRAWING
ELEVATIONS

PROJECT NO.
PLOT DATE: 4/7/2022

SCALE:
SHEET:
A-4



UNPROTECTED OPENING CALCULATIONS	ft2	m2	%
LIMITING DISTANCE Ø			
WALL AREA	883	82.03	
OPENING AREA ALLOWED	441.5	41.02	50%
OPENING AREA PROPOSED	242.29	22.51	27.44%
O.B.C. TABLE 9.10.14.4 AND GLAZED AREAS AS ALLOWED BY 9.10.14.14			

true north

const. north

REVISION

No.	Date	Description
1	1.20.22	SITE PLAN

project

4/1/2022

issue for permit

LAKELAND ENGINEERING

PROVINCE OF ONTARIO

APRIL 08 2022



LAKELAND ENGINEERING

1100 Sutton Dr, Unit 1
Burlington, ON L6L 6R6
405.352.8888

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PROJECT

PROPOSED ADDITION

DRAWING

ELEVATIONS

PROJECT NO.

PLOT DATE: 4/1/2022

SCALE: SHEET:

A-3

GENERAL SPECIFICATIONS

GENERAL NOTES.

- 1.) ALL CONSTRUCTION TO MEET OR EXCEED ONTARIO BUILDING CODE 2012.
- 2.) SITE VERIFY WHEN ADDING ON TO OR REMOVING FROM AN EXISTING BUILDING THAT ALL EXISTING OR NEW STRUCTURAL COMPONENTS ARE CAPABLE OF WITHSTANDING THE STRUCTURAL LOADS IMPOSED, AND REPORT ANY DISCREPANCIES AND/OR DEFICIENCIES TO THE DESIGNER.
- 3.) ENSURE THAT ALL CONSTRUCTION, MATERIALS, METHODS OF INSTALLATION, AND BRACING COMPLY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- 4.) MAKE GOOD ALL DISTURBED OR DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 5.) REPORT ANY CONTEMPLATED DEVIATIONS FROM THE APPROVED DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO MAKING ANY CHANGES.
- 6.) PROVIDE CUTTING, PATCHING AND REMEDIAL WORK IN ORDER TO ENSURE PARTS OF THE WORK COME TOGETHER PROPERLY.
- 7.) TEMPORARY BRACING TO BE USED WHEREVER NECESSARY TO WITHSTAND ALL LOADS DURING ERECTION AND SUBSEQUENT CONSTRUCTION.
- CONCRETE FOOTING, FOUNDATION WALLS & SLABS.
- 1.) CONCRETE FOOTING TO REST ON UNDISTURBED SOIL CAPABLE OF SUSTAINING A LOAD OF 1570 LBS. PER SQUARE FOOT MINIMUM 4'-0" BELOW GRADE.
- 2.) FOOTINGS TO CONFORM TO O.B.C. SECTION 9.15.
- 3.) STEPPED FOOTINGS MAX. 2'-0" HORIZONTAL AND VERTICAL STEP 2/3 HORIZONTAL STEP TO MAX. 5'-0".
- 4.) FOUNDATION WALLS TO BE MIN. 8" THICK UNLESS OTHERWISE NOTED.
- 5.) ALL FOUNDATION WALLS TO EXTEND MIN. 6" ABOVE GRADE.
- 6.) FOR BASEMENT WINDOWS OR DOORS OVER 4'-0" WIDE REINFORCE WITH 2/10M BARS EXTENDING 12" EACH SIDE.
- 7.) HABITABLE ROOMS ON CONCRETE SLABS TO BE DAMPROOFED WITH 6 MIL. POLY VAPOUR BARRIER.

STEEL COLUMNS.

- 1.) STEEL COLUMN PLATES TO BE ANCHORED TO FOOTING WITH MIN. TWO 1/2" DIA. BOLTS MIN. 4" INTO FOOTING.
- 2.) STEEL COLUMN PLATES TO BE CONNECTED TO STEEL BEAMS WITH MIN. TWO ½" DIA. BOLTS, OR WELD PLATES TO BEAM FLANGES.
- 3.) STEEL COLUMNS TO BE MINIMUM 3 ½" OUTSIDE DIAMETER AND 3/16" WALL THICKNESS. STEEL COLUMNS SHALL BE TREATED WITH AT LEAST ONE COAT RUST INHIBITIVE PAINT.

WOOD FRAMING.

- 1.) ALL FRAMING LUMBER TO O.B.C. STANDARDS. ALL FRAMING LUMBER INDICATED ON DRAWINGS TO BE S.P.F. No.2 UNLESS OTHERWISE SPECIFIED.
- 2.) BEAMS TO HAVE MIN. BEARING OF 3 ½" LATERAL SUPPORT. WALLS SUPPORTING JOISTS, ANCHOR SILL PLATE WITH ½" DIA. ANCHOR BOLTS MAX. 7'-10" O.C. EMBEDDED 4" INTO MASONRY OR ANCHORED EVERY 4TH JOISTS NOT RESTING ON A PLATE WITH 3/16" X 1 ½" STEEL JOIST ANCHORS.
- 3.) LATERAL SUPPORT. WALLS PARALLEL TO JOISTS, BEND 3/16" X 1 ½" STEEL STRAP 3" INTO MASONRY AND FIX TO 3 PARALLEL JOISTS OR FIX SILL PLATE TO 3 RIGIDLY CONNECTED FLOOR JOISTS AT 7'-10" MAX.
- 4.) ALL JOISTS TO HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.
- 5.) MIN. SILL PLATE 2" X 4".
- 6.) SILL PLATES ANCHORS TO BE MIN. ½" DIA. BOLTS EMBEDDED 4" INTO FOUNDATION WALLS.
- 7.) SPACE FLOOR JOISTS AT 12" O.C. UNDER KITCHEN AREAS.
- 8.) SPACE FLOOR JOISTS AT 12" O.C. FOR CANTILEVERS.
- 9.) MIN. 1 ½" END BEARING REQUIRED FOR FLOOR JOISTS. CEILING JOISTS, ROOF JOISTS AND RAFTERS.
- 10.) PROVIDE METAL JOISTS HANGERS FOR SUPPORT OF JOISTS FRAMING INTO SIDES OF WOOD BEAMS. HEADER AND TRIMMER JOISTS WHEN REQUIRED.

PRE-MANUFACTURED WOOD FRAMING.

- 1.) ALL FRAMING MATERIALS AND METHODS FOR PRE-MANUFACTURED WOOD CONSTRUCTION (WOOD "I" FLOOR JOISTS) ARE TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATIONS.
- 2.) PRE-MANUFACTURED WOOD SUPPLIER SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE AND ACTUAL DESIGN STRESSES, DEFLECTION LIMITATION, TEMPORARY AND PERMANENT BRACING, CONNECTION AND BEARING DETAILS AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO.
- 3.) SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL SPECIFICATIONS

GLUE LAMINATED WOOD BEAMS.

- 1.) ALL FRAMING MATERIALS AND METHODS FOR GLUE LAMINATED WOOD BEAMS TO BE INSTALLED AS PER MANUFACTURERS DETAILS AND SPECIFICATION.
- 2.) ALL BEAM TO BEAM, AND BEAM TO COLUMN CONNECTIONS SHALL BE MIN ¼" METAL PLATE CONNECTIONS C/W MIN 2- 5/8" DIA. THROUGH BOLTS AT EACH MEMBER BEING CONNECTED.
- 3.) ALL EXPOSED CONNECTIONS INCLUDING BOLTS MUST BE COATED TO RESIST CORROSION.
- 4.) SUBSTITUTION OF BEAMS FOR DIFFERENT SIZES OR MATERIALS MUST BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
- 5.) BEAM SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING CALCULATIONS FOR BEAMS SHOWN ON DRAWINGS OR FOR SUBSTITUTIONS BEING PROPOSED AND SHALL BEAR THE SEAL OF PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF

MASONRY VENEER WALL.

1.) MIN 3 5/8" THICKNESS UP TO 24'-0" MAX. HEIGHT.
2.) MASONRY TIES TO BE GALVANIZED. CORROSION RESISTANT CORRUGATED 22ga., 7/8" WIDE SPACED 16" O.C. HORIZONTALLY, AND 24" O.C. VERTICALLY NAILED TO STUDS THROUGH THE SHEATHING.
- 3.) PROVIDE 1" AIR SPACE BETWEEN VENEER AND WALL SHEATHING.
- 4.) DRAIN BOTTOM OF WALL WITH WEEP HOLES AT MIN. 2'-0" O.C. IN STARTER COURSE MIN. 6" ABOVE FINISHED GRADE C/W 3/8" DIA. WEEP HOLES.
- 5.) PROVIDE 6 MIL POLY FLASHING UNDER STARTER COURSE UNDER WEEP HOLES AND UP WALL MIN. 6" UNDER SHEATHING PAPER.
- 6.) MAX. CORBEL OVER FOUNDATION WALL ½".

ROOF CONSTRUCTION.

- 1.) ALL ROOF TRUSSES MUST BE DESIGNED AND FABRICATED IN ACCORDANCE WITH O.B.C./N.B.C. PART 4.
- 2.) TRUSS SUPPLIER SHALL SUPPLY ALL NECESSARY PLANS INCLUDING DRAWINGS SHOWING LOCATION, LOADING, ALLOWABLE STRESSES, TEMPORARY AND PERMANENT BRACING AND SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED AND INSURED TO PRACTICE IN THE PROVINCE OF ONTARIO. TRUSS DRAWINGS MUST BE SUBMITTED TO THE DESIGNER AND THE CHIEF BUILDING OFFICIAL FOR APPROVAL AND TO VERIFY ALL BEAM AND LINTEL SIZES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3.) HIP AND VALLEY RAFTERS TO BE 2" DEEPER THAN COMMON RAFTERS.
- 4.) ROOF EDGE SUPPORTS TO BE MIN. 2"x2" BLOCKING.
- 5.) PROVIDE 1"x4" CONTINUOUS TRUSS BRIDGING AT 7'-0" O.C. MAXIMUM.
- 6.) PROVIDE 2"x4" WALL TIES ACROSS JOINTS OR BOTTOM TRUSS CORDS AT MIN. 4'-0" O.C. FOR ROOF SLOPES 4/12 OR GRATER

FLASHING.

- 1.) FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOW AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN ¼ OF THE ROOF OVERHANG.
- 2.) CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER A CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 1'-6"
- 3.) FLASHING REQUIRED AT INTERSECTION OF ROOFS AND WALL, VALLEYS, AND OVER PARAPET WALLS.
- 4.) FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING TO BE 20ga. GALV. METAL AND TO EXTEND 6" VERTICALLY AND HORIZONTALLY.

FIRE SEPARATIONS.

- 1.) VERTICAL JOINTS BETWEEN MASONRY FIRE SEPARATIONS AND EXTERIOR WALLS SHALL BE CAULKED.
- 2.) ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF MASONRY FIRE SEPARATIONS SHALL NOT BE LOCATED WITHIN THE SAME MASONRY UNIT OR CORE.
- 3.) BEAMS AND JOISTS FRAMED INTO THE FIRE SEPARATIONS SHALL NOT REDUCE THE THICKNESS TO LESS THAN 4" OF MASONRY.

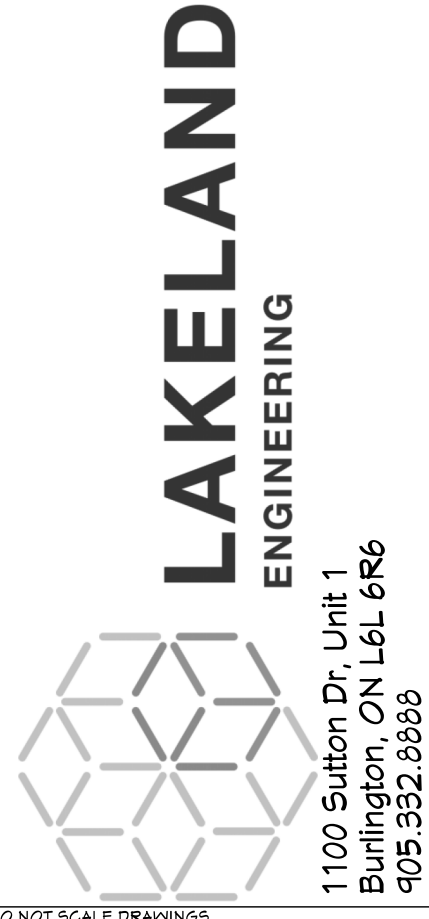
SMOKE ALARMS.

- 1.) SMOKE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT.
- 2.) SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM.
- 2.) SMOKE ALARMS SHALL BE LOCATED ON EACH FLOOR LEVEL NEAR THE STAIRS CONNECTING THE FLOOR LEVELS. AND SHALL BE LOCATED BETWEEN BEDROOMS AND OTHER LIVING AREAS SUCH AS IN A HALLWAY OR CORRIDOR SERVING SUCH AREAS.
- 3.) ALL SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT. AND WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED THEY SHALL BE INSTALLED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.



UNPROTECTED OPENING CALCULATIONS	R2	m2	%
NO REVISION TO NORTH ELEVATION			
LIMITING DISTANCE 11			
WALL AREA	866.47	80.50	
OPENING AREA ALLOWED	866.47	80.50	100%
OPENING AREA EXISTING	289.03	26.85	33.36%
O.B.C. TABLE 9.10.14.4 AND GLAZED AREAS AS ALLOWED			
BY 9.10.14.14			

true north	const. north
REVISION	
No.	Date Description
1	1.20.22 SITE PLAN
project	issue for permit
4/7/2022	



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247 DOLPHIN CT.
WILLET
RESIDENCE

PROJECT
PROPOSED
ADDITION

DRAWING

EXISTING
ELEVATION

PROJECT NO.

PLOT DATE: 4/7/2022

SCALE:
SHEET:

A-2

May 31, 2022

Dear Committee of Adjustments,

Thank you for reviewing our file. We are requesting to add an addition above an existing first floor.

I've included some photos to help show the look from where the addition would be on the second floor.

There are large trees that are between our house and our neighbor's house as shown below.

Please reach out if you have any questions or concerns, or if there are additional questions I can answer.

Thank you,

Nicole

