

828 DESIGN

122-3474 YONGE ST. TORONTO
ON M4N 2N4
P: 647-984-9728

GENERAL NOTES:

ALL CONTRACTOR & TRADE SHALL CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITION ON SITE AND REPORT AND DISCREPANCIES TO DESIGNER/ENGINEER BEFORE PROCEEDING WITH ANY WORK.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ARCHITECT/ENGINEER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO ONTARIO BUILDING CODE AND DRAWINGS.

SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF SURVEY OF PART OF LOT 61, REGISTERED PLAN 289 CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 150



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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999880.
FOR BEARING COMPARISONS, A ROTATION OF 4°34'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P4 AND P5.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOT 61, REGISTERED PLAN 289
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
GRAVEL DRIVEWAY, CONCRETE WALK, OVERHEAD CABLES AND PRE-CAST CONCRETE CURB ALONG OR CROSSING NORTH LIMIT AS ILLUSTRATED ON PLAN, GRAVEL DRIVEWAY, CONCRETE EDGE, FENCING, TREES AND DETACHED GARAGE ALONG OR CROSSING THE EAST LIMIT AS ILLUSTRATED ON PLAN, FENCING, TREES, DETACHED GARAGES AND OVERHEAD CABLE ALONG OR CROSSING THE SOUTH LIMIT AS ILLUSTRATED ON PLAN, FENCING, TREES, DETACHED GARAGE, ASPHALT EDGE AND PRE-CAST CONCRETE CURB ALONG OR CROSSING THE WEST LIMIT AS ILLUSTRATED ON PLAN.
- ZONING COMPLIANCE
NOT VERIFIED BY THIS SURVEY
- ADDITIONAL REMARKS
PLAN PREPARED FOR KYLE KNIGHT

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - WT DENOTES WITNESS
 - P1 DENOTES PLAN OF SURVEY BY MATTHEWS, CAMERON, HEYWOOD, BERG-KERRY T. HOWE SURVEYING LTD., DATED SEPTEMBER 7, 1993, FILE: 93-249
 - P2 DENOTES PLAN OF SURVEY BY R. BLAKE ERWIN AND MATTHEWS, O.L.S. DATED JUNE 30, 1983, FILE: 83-231
 - P3 DENOTES PLAN 58R-13419
 - P4 DENOTES PLAN OF SURVEY BY WILLIAM A. MASCOE SURVEYING LTD. DATED OCTOBER 27, 1987, FILE: C87-539
 - P5 DENOTES REGISTERED PLAN 289
 - F1 DENOTES FIELD NOTES BY MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD., DATED JULY 22&26, 2004, LLN: 36876
 - MEAS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - 567 DENOTES R.B. ERWIN, O.L.S.
 - 744 DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
 - 1495 DENOTES P.D. REITSMAN SURVEYING LTD. O.L.S.
 - C/L DENOTES CENTRELINE
 - FB DENOTES FENCE POST
 - UP DENOTES UTILITY POLE
 - DENOTES PROPERTY LINE
 - X- DENOTES FENCE
 - OC- DENOTES OVERHEAD CABLE
- N=North / S=South / E=East / W=West

SURVEYOR'S CERTIFICATE

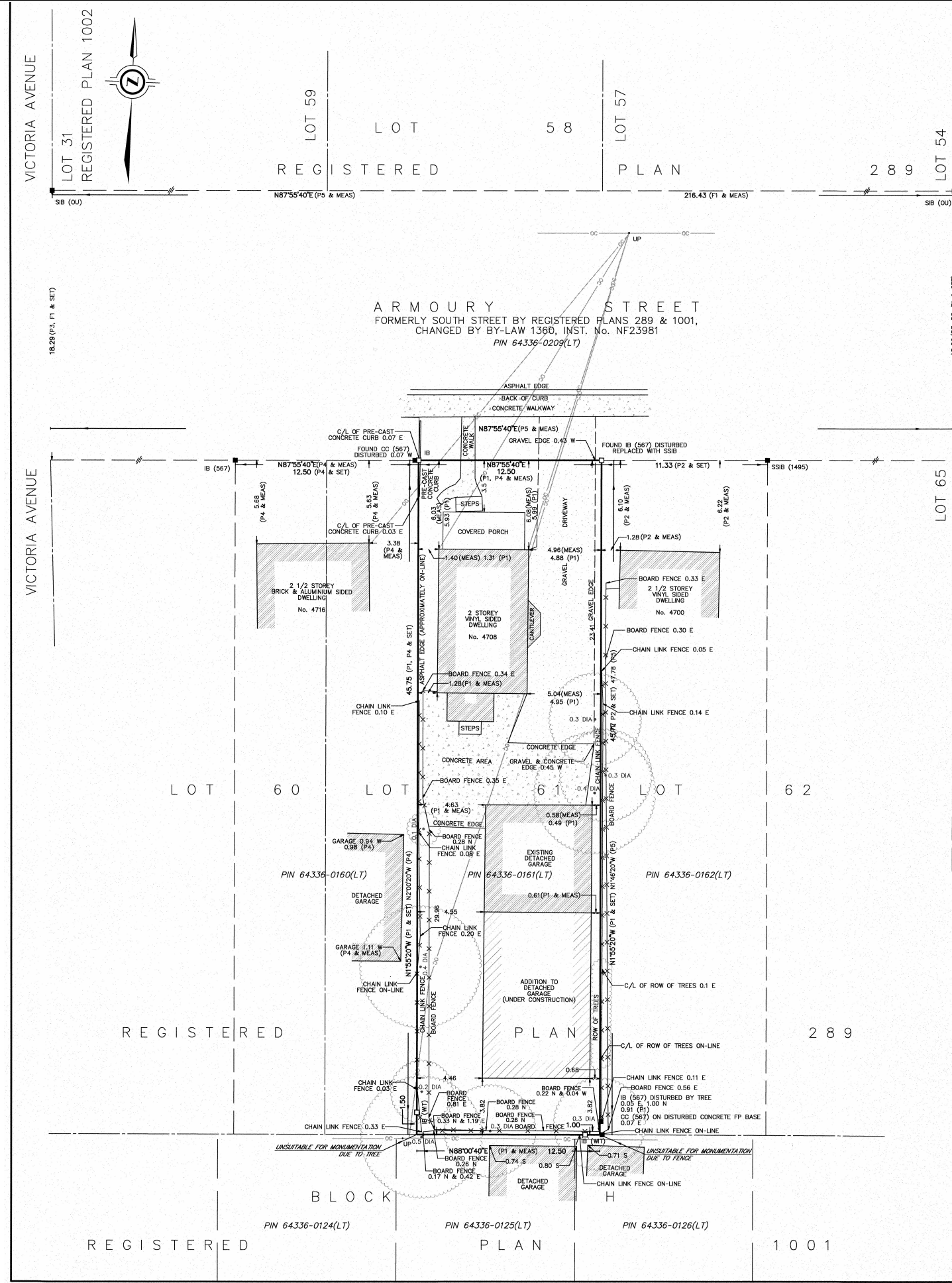
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 13, 2023.

October 18, 2023 *David Recchia*
DATE SURVEYOR
DAVID RECCHIA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-57621 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

FIELD BY: KK	DRAWN BY: DR	CHECKED BY: DR	REFERENCE NO.: 23-16-314-00
FILE: G:\2023\23-16-314\00\Drawing\23-16-314-00\SRPP.dgn			
PLOTTED: 10/18/2023			



LEGEND

- EXISTING WALL
- EXISTING WALL TO DEMOLISH
- PROPERTY LINE
- EXISTING FENCE

NO.	DESCRIPTION	DATE
3.	ISSUED FOR COA	2023/10/19
2.	ISSUED FOR COA	2023/08/01
1.	ISSUED FOR PERMIT	2023/07/31

PROJECT ADDRESS:
**4708 ARMOURY ST
NIAGARA FALLS**

DRAWING TITLE:
SURVEY PL

CITY FILE NUMBER:

PAGE:
A.02

SCALE: 1:2.3

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE DIVISION C OF THE BUILDING CODE.

DUYEN NGUYEN 46205
NAME SIGNATURE BCIN

828 DESIGN INC. 117505
FIRM NAME BCIN

LEGEND

- EXISTING WALL
- EXISTING WALL TO DEMOLISH
- PROPERTY LINE
- EXISTING FENCE

NO.	DESCRIPTION	DATE
3.	ISSUED FOR COA	2023/10/19
2.	ISSUED FOR COA	2023/08/01
1.	ISSUED FOR PERMIT	2023/07/31

PROJECT ADDRESS:
**4708 ARMOURY ST
NIAGARA FALLS**

DRAWING TITLE:
SITE PLANS

CITY FILE NUMBER:

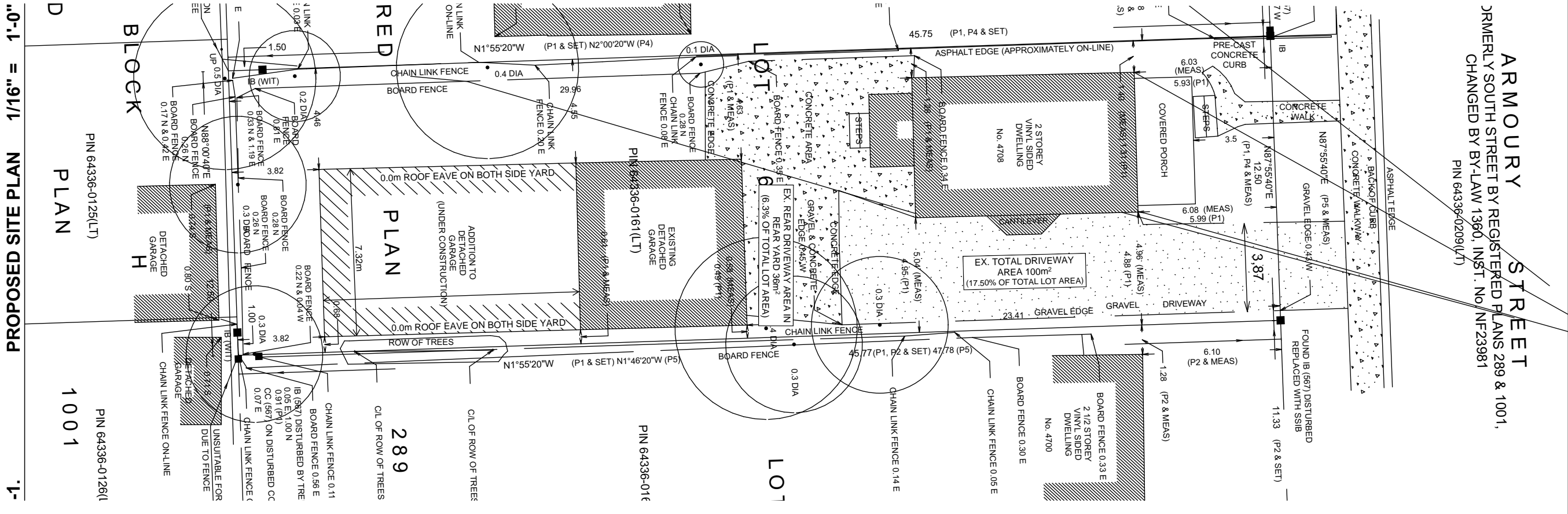
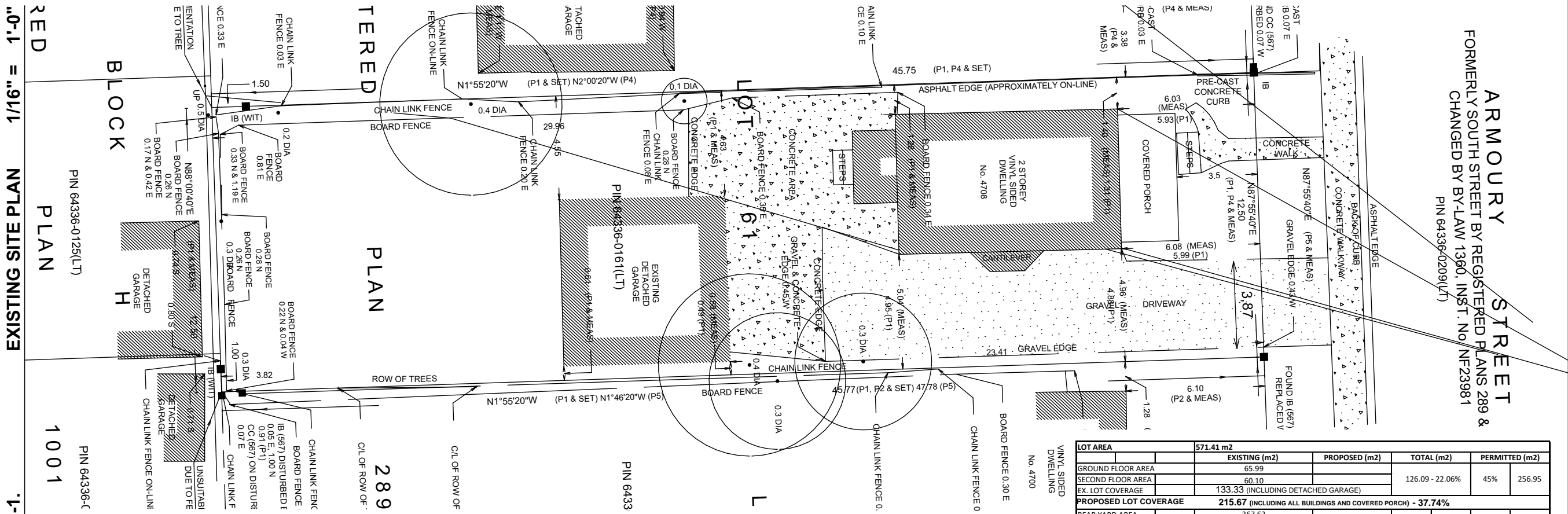
PAGE: **A.03**

SCALE: 1/16" = 1'-0", 6" = 1'-0"

ARMOURY STREET
FORMERLY SOUTH STREET BY REGISTERED PLANS 289 &
CHANGED BY BY-LAW 1360, INST. NO. NF23981
PIN 64336-0209(LT)

ARMOURY STREET
FORMERLY SOUTH STREET BY REGISTERED PLANS 289 & 1001,
CHANGED BY BY-LAW 1360, INST. NO. NF23981
PIN 64336-0209(LT)

LOT AREA	EXISTING (m2)	PROPOSED (m2)	TOTAL (m2)	PERMITTED (m2)
GROUND FLOOR AREA	65.99			
SECOND FLOOR AREA	60.10		126.09 - 22.06%	45%
EX. LOT COVERAGE	133.33 (INCLUDING DETACHED GARAGE)			256.95
PROPOSED LOT COVERAGE	215.67 (INCLUDING ALL BUILDINGS AND COVERED PORCH) - 37.74%			
REAR YARD AREA	367.62			
REAR YARD SOFT LANDSCAPE	244.81	162.47 - 44.19%		30%
REAR YARD HARD LANDSCAPE	66.88			171.3
FRONT YARD AREA	76.50			
EX. GARAGE	52.93		135.27	15%
WOOD SHED		82.34	23.67%	85.65



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QUALIFICATION INFORMATION
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DUYEN NGUYEN *Duyen Nguyen* 46205
NAME SIGNATURE BCIN

828 DESIGN INC. 117505
FIRM NAME BCIN

LEGEND

- EXISTING WALL
- EXISTING WALL TO DEMOLISH
- PROPERTY LINE
- EXISTING FENCE

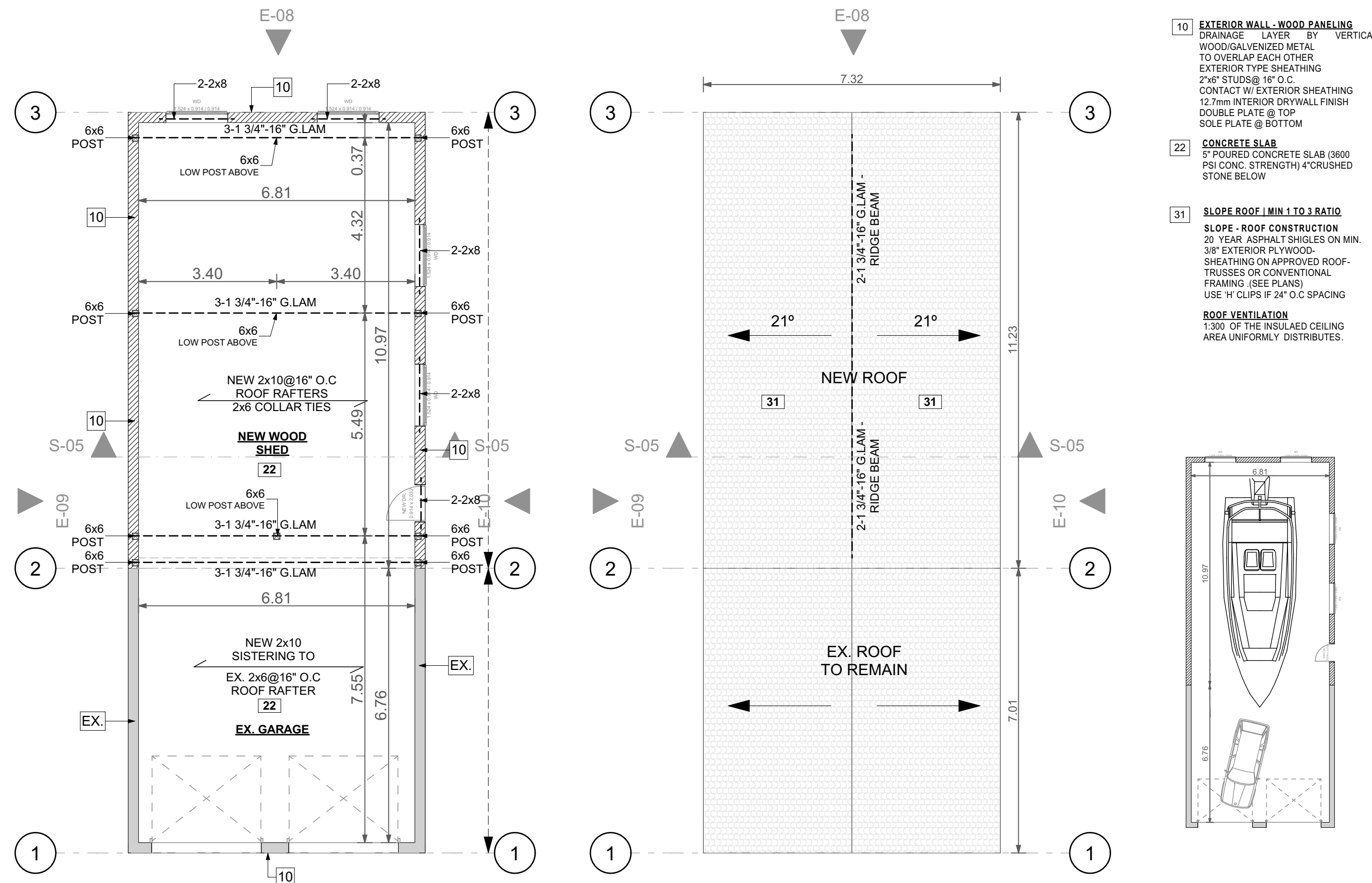
WALL

10 EXTERIOR WALL - WOOD PANELING
DRAINAGE LAYER BY VERTICAL WOOD/GALVENIZED METAL TO OVERLAP EACH OTHER EXTERIOR TYPE SHEATHING 2"x6" STUDS@ 16" O.C. CONTACT W/ EXTERIOR SHEATHING 12.7mm INTERIOR DRYWALL FINISH DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM

22 CONCRETE SLAB
5" POURED CONCRETE SLAB (3600 PSI CONC. STRENGTH) 4" CRUSHED STONE BELOW

31 SLOPE ROOF | MIN 1 TO 3 RATIO
SLOPE - ROOF CONSTRUCTION
20 YEAR ASPHALT SHIGLES ON MIN. 3/8" EXTERIOR PLYWOOD-SHEATHING ON APPROVED ROOF-TRUSSES OR CONVENTIONAL FRAMING (SEE PLANS) USE 'H' CLIPS IF 24" O.C SPACING

ROOF VENTILATION
1:300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTES.



1. PROPOSED GROUND FLOOR 1/8" = 1'-0" 2. PROPOSED ROOF PLAN 1/8" = 1'-0" 3. INTERIOR LAYOUT 1/16" = 1'-0"

NO.	DESCRIPTION	DATE
2.	ISSUED FOR COA	2023/08/01
1.	ISSUED FOR PERMIT	2023/07/31

PROJECT ADDRESS:
4708 ARMOURY ST
NIAGARA FALLS

DRAWING TITLE:
PROPOSED PLANS

CITY FILE NUMBER:

PAGE:
A.04

SCALE: 1/8" = 1'-0", 1/16" = 1'-0"

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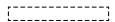


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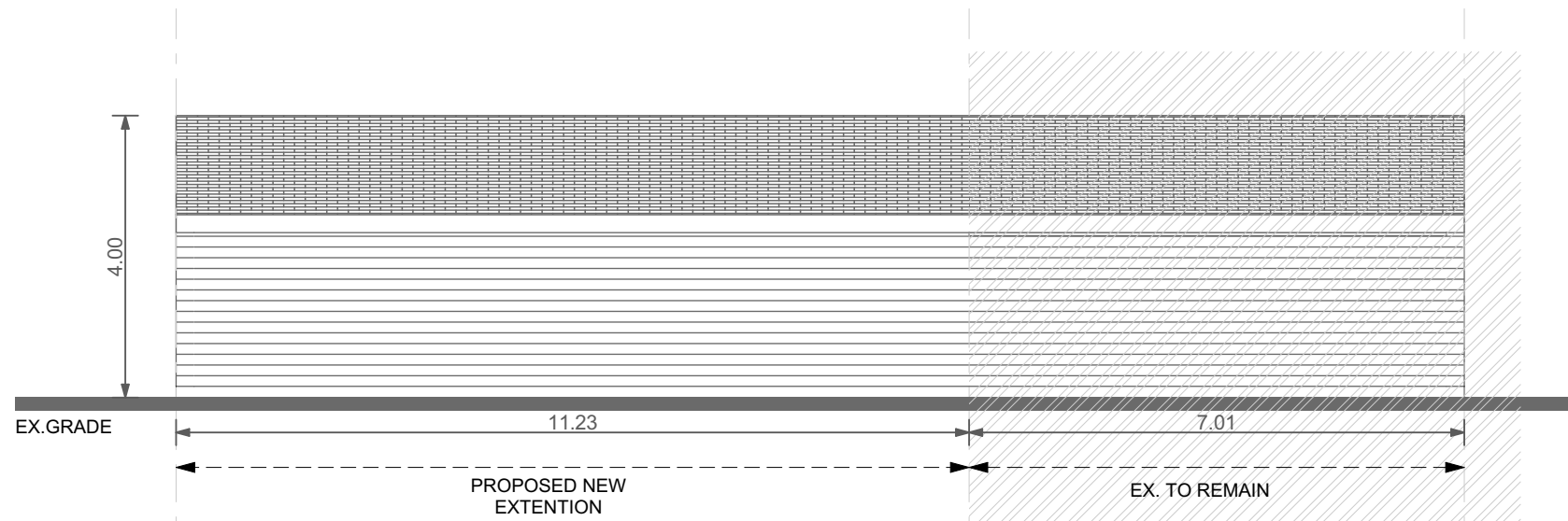
QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE DIVISION C OF THE BUILDING CODE.

DUYEN NGUYEN  46205
NAME SIGNATURE BCIN

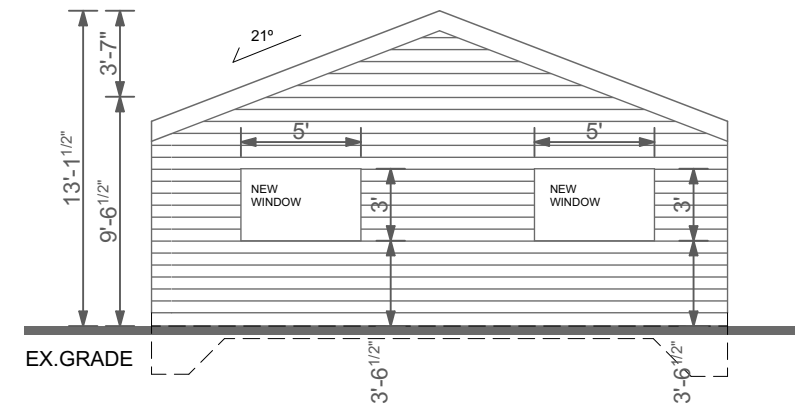
828 DESIGN INC. 117505
FIRM NAME BCIN

LEGEND

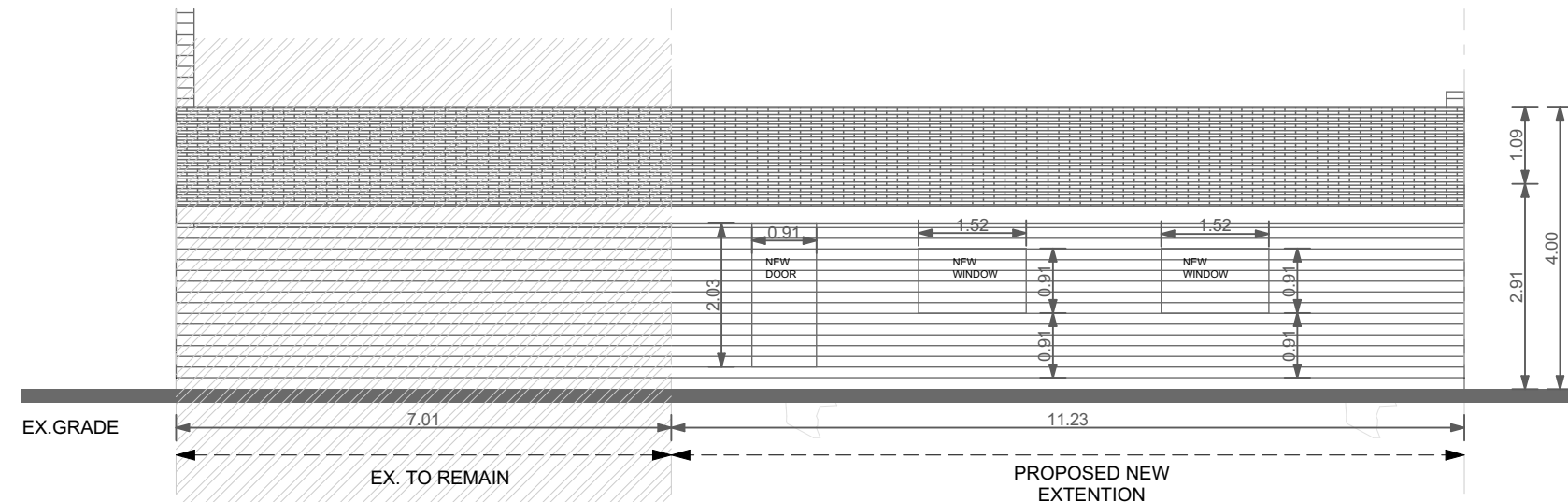
- EXISTING WALL 
- EXISTING WALL TO DEMOLISH 
- PROPERTY LINE 
- EXISTING FENCE 



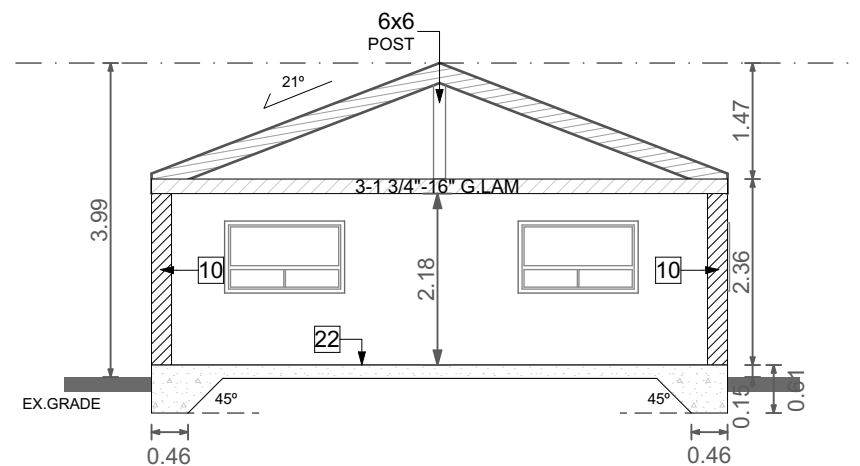
E-09 WEST ELEVATION (1) 1:100



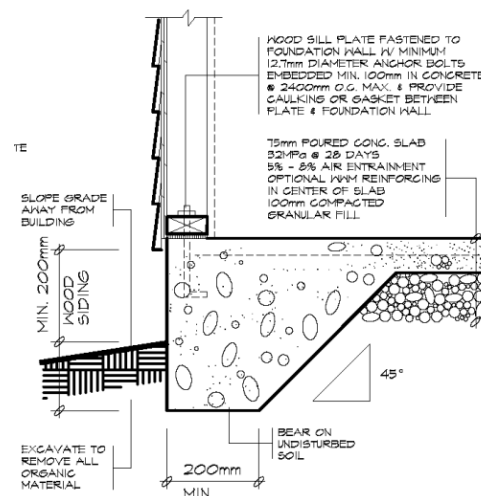
E-08 NORTH ELEVATION (1) 1/8" = 1'-0"



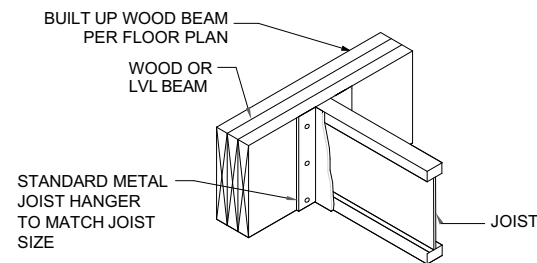
E-10 EAST ELEVATION (1) 1:100



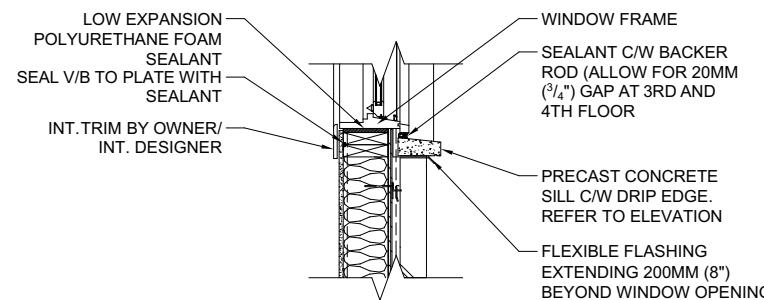
S-05 Building Section 1/8" = 1'-0"



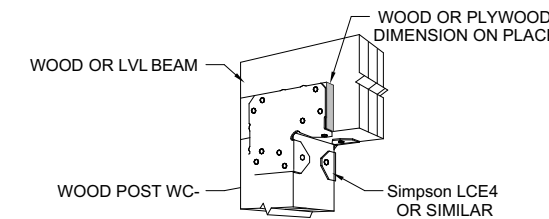
FOOTING DETAIL
N.T.S.



TYP. WOOD BEAM CONNECTION
N.T.S.



WINDOW OPEN DETAIL
N.T.S.



WOOD POST BEAM CONNECTION
N.T.S.

NO.	DESCRIPTION	DATE
2.	ISSUED FOR COA	2023/08/01
1.	ISSUED FOR PERMIT	2023/07/31

PROJECT ADDRESS:
**4708 ARMOURY ST
NIAGARA FALLS**

DRAWING TITLE:
PROPOSED ELEVATIONS

CITY FILE NUMBER:

PAGE:
A.05

SCALE: 1/8" = 1'-0", 1:100