

SUBJECT PROPERTY:

359 Bleecker Ave, Belleville, ON K8N 3V6
ROLL #: 120803008509800

LEGAL ADDRESS:
PT. LOT 6E, REG. PLAN 166
CITY OF BELLEVILLE
COUNTY OF HASTING
(PART 1 (±7550 FT²) AND PART 2 (±5290 FT²))

PROPERTY INFO: (PROPOSED)

ZONING - R4 RESIDENTIAL:

LOT FRONTAGE = 12m/ 39.36 FT
LOT AREA min. = 371.5 m2/ 3,998 FT2
LOT FRONTAGE min. = 10.6m/ 34.77FT
FRONT YARD DEPTH (min.) = 3.6m/11.8 FT
READ YARD DEPTH (min.) = 7.5m/24.6FT
INT. SIDE YARD WITH = 1.2m/3.936FT
LOT COVERAGE (max.) = 35%
BUILDING HEIGHT = 10.6m / 34.77FT

ACCESSORY BUILDING/STRUCTURES:

10% LOT COVERAGE =
1.0m SETBACK OFF INTERIOR OR REAR LOT LINE
MUTUAL GARAGE ON LOT LINE
4.5m BUILDING HEIGHT

DESIGN CRITERIA:

BELLEVILLE CLIMATIC DATA:

DEGREE DAYS 3980 ZONE 1
COMPLIANCE FOR RESIDENTIAL BUILDINGS
UNDER SB-12

DESIGN LOADS:
FLOOR LOADS - 40 P.S.F LIVE
DEAD LOAD - 15 P.S.F (1ST FLOOR LEVEL)
FIRST FLOOR TOTAL LOAD - 55 P.S.F.

ROOF LOADS:
GROUND SNOW LOAD - 1.2 kPa
RAIN LOAD- 0.4 kPa
UNFACTORED LOAD - 1.6 kPa
FACTORED LOAD - 1.06 (1.5) kPa

SOIL BEARING CAPACITY - 75 kPa (1566 P.S.F)
LOCATION AND LAYOUT OF FOOTING AND FOUNDATION
ARE AS PER SITE CONDITIONS

ALL DIMENSIONS ARE TO ROUGH FRAMING, OR SURFACE
OF POURED CONCRETE

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE AND ANY
DISCREPANCIES ARE TO BE DISCUSSED WITH THE
DESIGNER/SITE SUPERVISOR PRIOR TO CHANGES BEING MADE

CONSTRUCTION NOTES:

CONCRETE:
COMPRESSIVE STRENGTH OF FOUNDATION WALL CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN: 15MPa
RESTING ON STABLE AND LEVEL SOILS WITH AN
ALLOWABLE BEARING PRESSURE OF 75 kPa OR GREATER.

SPECIFIED LIVE LOAD SHALL NOT EXCEED 2.4 kPa (50 PSF)

FOOTING SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL AND BELOW
THE LEVEL OF FROST PENETRATION

MIN. WIDTH AND DEPTH OF FOOTING SUPPORTING EXT. WALLS - 1 FLOORS SUPPORTED -16" X 8"
BY CODE REQUIREMENTS - OR BASED ON SITE CONDITIONS

FOUNDATION WALLS TO BE POURED SOLID CONCRETE 20MPa STRENGTH 8" THICKNESS FOR
WALLS LATERALLY SUPPORTED AT THE TOP, LESS THAN 2.75m IN HEIGHT

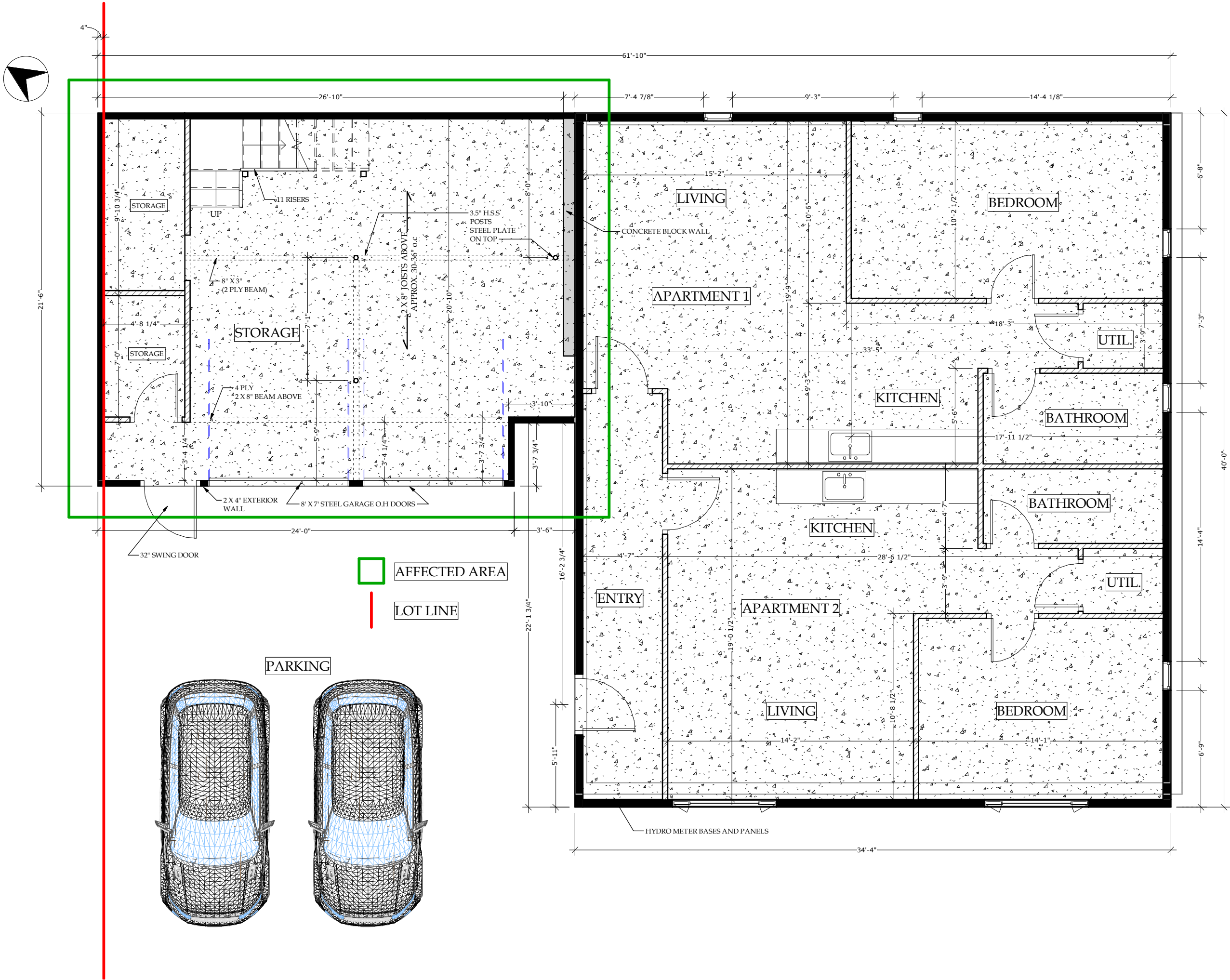
FRAMED WALL/ROOF SYSTEMS SHALL BE ANCHORED TO THE FOUNDATION AND PROVIDED BY FASTENING THE
SILL PLATE
WITH NO LESS THAN 12.7 mm DIAM. ANCHOR BOLTS SPACED NOT MORE THAN 2.4m o.c EMBEDDED NOT LESS
THAN
100mm IN THE FOUNDATION AND DESIGNED TO TIGHTEN WITH WASHERS AND BOLTS WITHOUT WITHDRAWING
THE
ANCHOR FROM THE CONCRETE

COLUMNS AND POSTS SHALL BE ANCHORED TO RESIST UPLIFT AND LATERAL MOVEMENT.

THE BOTTOM OF THE EXCAVATION SHALL BE GRADED SO THAT THE ENTIRE AREA SHALL DRAIN AWAY FROM
THE
FOUNDATION AT A POSITIVE SLOPE.

BACKFILL SHALL BE PLACED TO AVOID DAMAGE TO THE FOUNDATION AND FREE OF DELETERIOUS DEBRIS,
BOULDERS BIGGER THAN 250mm DIAM.

ALL PRE-ENGINEERED FRAMING MEMBERS TO HAVE DOCUMENTS ON SITE AT TIME OF FRAMING INSPECTION



The undersigned has met the requirements & qualifications set out in the O.B.C. to be a designer & has reviewed & takes responsibility for this design.

Ducon Contractors Ltd. 43948
COMPANY BCIN

Andrew Keogh 46296
NAME SIGNATURE BCIN



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be copied or given to a third party without
the consent of the owners.

Rev.	Description	Date	By	Chk'd

Project:

STORAGE GARAGE

359 Bleecker Avenue, Belleville, ON
K8N 3V6

Customer:

Al Bunnett

Phone #: 647-210-5052

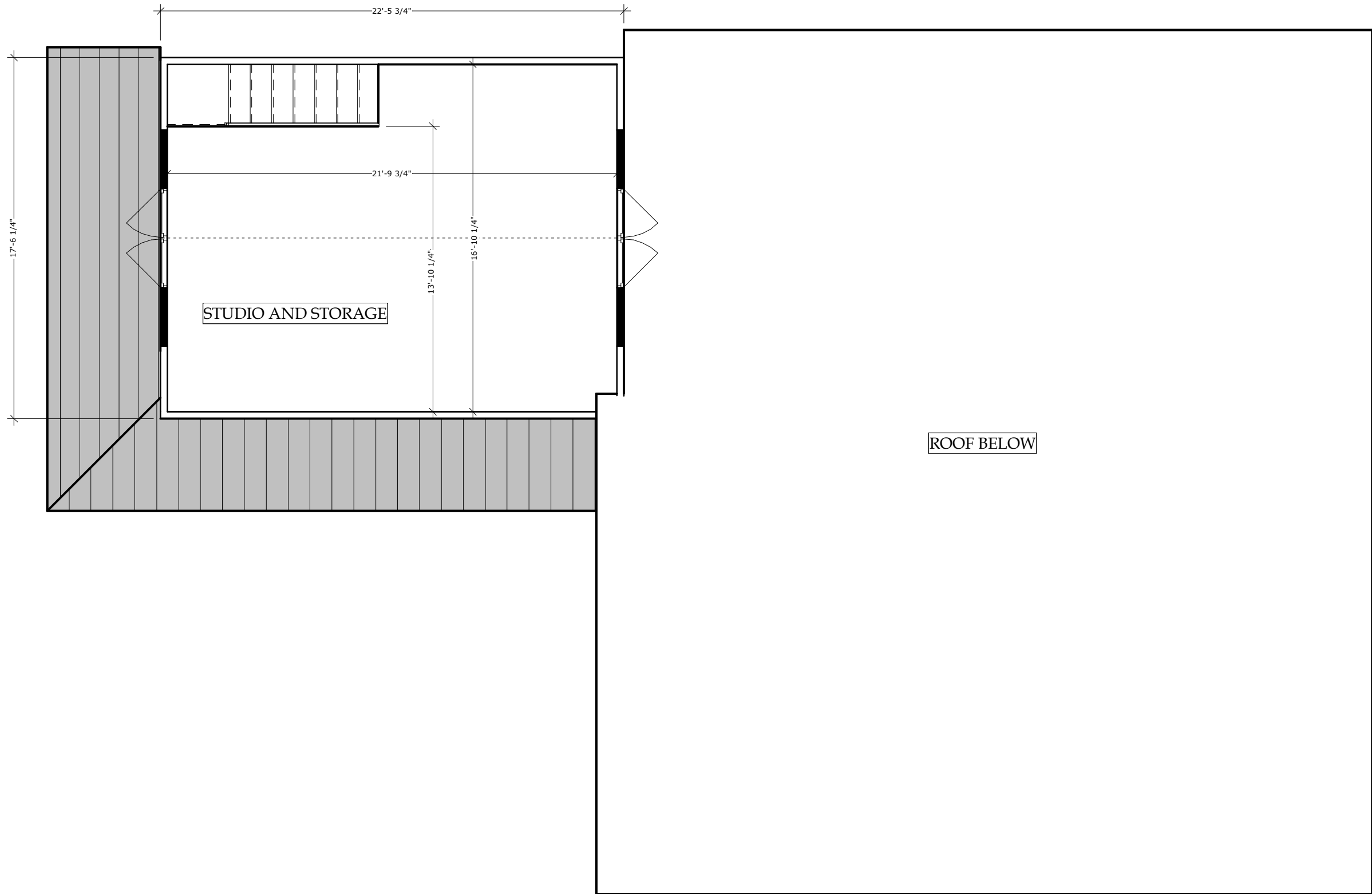
Email: alb65@yahoo.com

Client Approval: Issue Date

Title:

EXISTING FIRST FLOOR

Job No.	24-47-R-D	Dwg. No.	A3
Scale:	3/16" = 1'-0"		
By:	AK		
Date:	12/14/23		



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Rev.	Description	Date	By	Chk'd

Project:
STORAGE GARAGE
359 Bleecker Avenue, Belleville, ON
K8N 3V6

Customer:
Al Bunnett
Phone #: Approver
Email: alb65@yahoo.com

Client Approval: Issue Date

Title:
EXISTING SECOND FLOOR

Job No.	24-47-R-D	Dwg. No.
Scale:	3/16" = 1'-0"	A4
By:	AK	
Date:	12/14/23	