



No. 294  
Existing Single  
Family Dwelling

Existing  
Lot Area  
3038.1 Sq. Ft.  
282.2 Sq. m.

Proposed  
Porch  
35.7 Sq. Ft.  
3.3 Sq. m.

Proposed  
Stairs  
18.0 Sq. Ft.  
1.7 Sq. m.

Proposed  
Patio  
9.0 Sq. Ft.  
0.8 Sq. m.

**DOING ELECTRICAL WORK? A NOTIFICATION MUST BE FILED WITH THE ELECTRICAL SAFETY AUTHORITY. HIRING SOMEONE TO DO ELECTRICAL WORK? THEY MUST BE A LICENSED ELECTRICAL CONTRACTOR. IT'S THE LAW. FOR MORE INFORMATION GO TO ESASAFE.COM OR CALL 1-877-372-7233**

**Site plan and COA notes:**  
All overhangs are 16" (0.41m) unless specifically noted.  
All eave troughs project an additional 5" (0.13m) beyond the roof overhangs.  
All garage doors are a min 8'x7' (2.44mx2.13m) opening  
All garage doors project into the garage interior space by no more than 2" (0.05m)  
Typical garage steps into dwelling are 10" (0.25m) run (projection) and 48" (1.22m) wide

SEE ATTACHED ENCROACHMENT AGREEMENT AND COA  
- HMA-21:79 (0.0m SETBACK APPROVED)

Site  
SCALE 3/16" = 1'-0"

VIRTUAL CREATIONS INC. PROJECT 294 Bold St, Hamilton Ontario  
PROJECT No. 2021-4133 CLASSIFICATION: SMALL BUILDINGS  
BCIN No. 288444 Client: Paradise Dues Ltd.  
ERIC CANTON BCIN# Z5135  
ISSUED May 11 2021

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DRAWING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER COORDINATION WITH THE CLIENT, WE WILL ATTEMPT TO OBTAIN THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. WE WILL ATTEMPT TO OBTAIN THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. WE WILL ATTEMPT TO OBTAIN THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS.



SP1-0

**Reviewed for Ontario Building Code Compliance.**  
Subject to Corrections Noted on Plans and Field Inspections.

Permit: 21 124654 000 00 R9  
Date: 06/17/21  
Name: Mike Allen  
Approved by:

WWW.VCINC.CA

Draft A - nov30-2017.dpts