THE CORPORATION OF THE CITY OF WINDSOR
PLANNING AND DEVELOPMENT SERVICES

Notice of Public Hearing – Committee of Adjustment Application

File # A-018/26 - 0 RANKIN AVE

Date Mailed: April 1, 2026

Electronic hearing:

By videoconference on April 16, 2026 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on April 1, 2026. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City's website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 1325; LOTS 644 & 645; PT CLOSED ALLEY; RP 12R27600; PARTS 3; 4; 6 & 7

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.1 (RD1.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: GUISEPPE & JESSICA PALAZZOLO **Applicant Name:** Joe Palazzolo		0 RANKIN AVE

PURPOSE OF APPLICATION

Minor Variance - Proposed single unit dwelling requesting relief for increased maximum gross floor area and increased maximum floor area of a sunroom within a required rear yard.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	10.1.5.10	Maximum Gross Floor Area - Main Building	400 m²	444 m²
Zoning By-law 8600	5.30.10.80	Maximum floor area of a sunroom within a required rear yard	15.0 m²	18.4 m²

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.

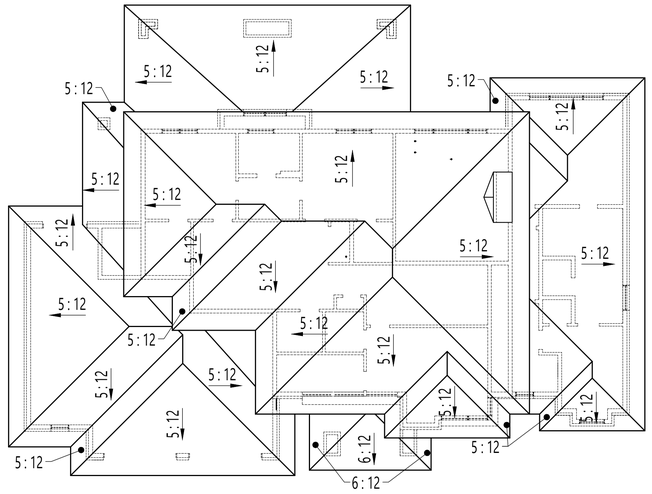
Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

PALAZZOLO RESIDENCE

Windsor, Ontario

ROOFING NOTES:

1. ROOF VENTILATION PER O.B.C. 9.19.1.2
2. OFFSET ALL THRU-ROOF VENTS TO REAR PORTION OF ROOF.
3. FINAL ROOF TRUSS DESIGN BY CERTIFIED TRUSS MANUFACTURER. BUILDING CONTRACTOR TO BE NOTIFIED OF ANY CHANGES MADE FROM PROPOSED LAYOUT.
4. TRUSS SHOP DRAWINGS TO BE SUBMITTED TO DESIGNER FOR 'CONFORMANCE REVIEW'.
5. REFER TO ELEVATIONS FOR OVERHANG DIMENSIONS
6. PROVIDE 'ICE AND WATER SHIELD' AT ALL VALLEYS AND UP ROOF A MIN. OF 24" INTO HEATED SPACE.
7. PROVIDE GUTTERS AND DOWNSPOUTS FOR CONTROLLED DRAINAGE OF ROOF WATER.
8. WATER RUN-OFF IS TO BE CONTROLLED ON SITE AND NOT TO SHED ONTO ADJACENT PROPERTIES.



ROOF PLAN

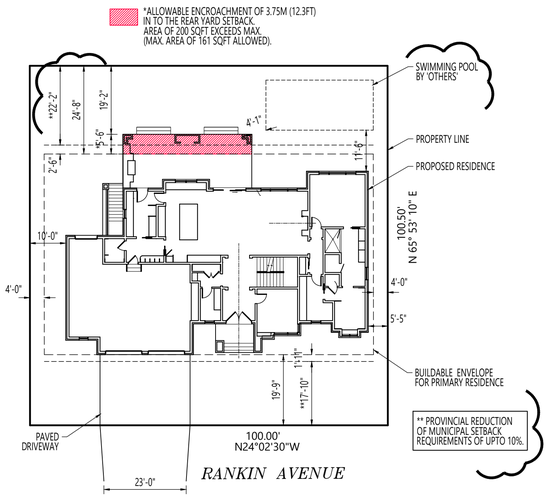
1" = 10' - 0"

SITE DESCRIPTION:	
Rankin Avenue in Windsor, Ontario PLAN 12R-30073 Registered Plan 1325	

SITE INFORMATION:	UPDATED : FEBRUARY 18, 2026
ZONED	RD1.1
TOTAL AREA OF LOT:	10,050 SQFT
TOTAL FOOTPRINT OF HOUSE & ACCESSORY STRUCTURES: (INCLUDING GARAGE AND COVER PORCHES)	4,147 SQFT
LOT COVERAGE (MAX. 45%)	41.3%
TOTAL GROSS FLOOR AREA: 3,463 SQFT on 1st + 1,285 SQFT on 2nd = 4,748 SQFT.	4,741 SQFT (441m2)
GROSS FLOOR AREA (MAX. 40%)	40%

SITE NOTES:

1. EXISTING TREES TO REMAIN & TO BE PROTECTED WITH BARRIER. DO NOT STOCKPILE SOIL AGAINST OR AROUND TREES. AVOID COMPACTING SOIL AROUND ROOT AREA OF TREES.
2. THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. PER O.B.C. 9.14.6.1 SURFACE DRAINAGE
3. WATER SERVICE TO BE 1" DIA. AS PER O.B.C. 7.6.3.4



SITE PLAN

SCALE: 1" = 20'

GENERAL NOTES:

General:

Site plan generated is based upon municipal zoning information as obtained from the local building department where the project is to be constructed. Montemurri & Associates will not be responsible for determining other restrictions that are applied to the property (ie. easements, restrictive covanents etc.).

Montemurri & Associates is not responsible for obtaining any permits, approvals, or authorizations by any governing bodies for the construction of this project.

Upon receipt of the building permit, Montemurri & Associates is to be notified immediately by the permit holder, of any issues or concerns the building department has noted on the permit set. If not notified, Montemurri & Associates is not responsible for any associated costs or damages.

Engineered shop drawings, for any "manufactured component" forming part of the building (ie. engineered roof trusses, engineered floor joist, timbers etc.), must be submitted to Montemurri & Associates for review and written approval. If engineered shop drawings are not submitted and approved, Montemurri & Associates is not responsible for any associated costs or damages.

Materials or construction procedures with are prohibited by law or shall cause a harmful effect to the natural environment or to the health of any person on the site during construction and/or during occupancy shall not be used in this project.

All trades shall conform with all the applicable federal, provincial & local codes, rules and regulations. In case of conflict, the most stringent requirement shall apply.

All construction methods and materials shall comply with the current building codes, ordinances and requirements as adopted by the local governing body where the building is to be located.

These notes are for general reference only; where conflicts exist between these notes and current codes the more stringent requirements shall prevail.

Do not scale drawings; use printed dimensions only. If any discrepancy occurs, notify the designer and/or owner for direction.

Grades shown on elevations are "proposed". Building Contractor to verify all grades and insure compliance with the Ontario Building Code and local municipal guidelines.

Soils:

A soils investigation by a qualified and licensed soils engineer must be provided at each building location prior to construction. In addition to other pertinent information, each report shall include the following:

a) Allowable soil bearing capacity and recommendations for improvement if required.

b) Water drainage and hydrostatic pressure analysis including recommendations for relief of any adverse conditions.

If there is a conflict between the soils investigation and information on the construction documents, the most stringent and conservative condition shall govern.

Sump Pit and Pump:

Provide sump pit with pump in basement if recommended by soil engineer.

Sump pit to be designed to resist removal by children, and pit covers shall be sealed to maintain continuity of air barrier system. Refer to O.B.C. 9.14.5.2 & 9.25.3.3.(16).

Foundation Notes:

Foundations and footings have been designed based on a minimum soil bearing capacity of 3,000 p.s.f.

Compressive strength of concrete after 28 days shall be at least 32 MPa for a garage and carport floors and all exterior flatwork. All concrete used for garage and carport floors and exterior steps shall have air entrainment of 5% to 8%. Concrete work and placement shall conform to the latest specification of C.R.S.I. and A.C.I.

Compressive strength of concrete after 28 days shall be at least 20 MPa for foundation walls.

Minimum footing depth shall be 4'-0" below finished grade.

Remove all fill and organic materials from areas to receive floor slabs. Prepare areas per soils engineer's recommendation.

All reinforcing bars, dowels, and ties shall conform to A.S.T.M A615 Grade 60. Reinforcing steel shall be continuous and shall have minimum 36 bar diameter lap, unless shown or noted. All reinforcing bars shall be deformed.

Provide temporary bracing as required to insure the stability of the structure until the permanent framing is in place.

All block shall be type N-1; mortar is to be type "N"; horizontal wire reinforcing shall be at 16" o.c. in all masonry walls.

Provide sill plate anchor bolts at 4'-0" o.c. (max.) and 12" from end of sill plates. Anchor bolts shall be ½" diameter (min.) and shall extend 15" (min.) into grouted concrete block or 8" (min.) into poured in place concrete footing or 8" into grouted concrete block plus 7" into poured in place concrete footing.

Provide 24" rigid insulation at all perimeter slab on grade conditions. See drawings for thickness.

Waterproof all brick, block and poured concrete walls at any below grade conditions unless directed otherwise by the soils engineer.

Provide 6 mil vapor barrier under all concrete slab on grade conditions and at all attached garage area concrete slabs, including basement slabs.

All poured concrete walls to be backfilled with sandy type soil and be well braced until concrete is thoroughly cured and additional weight of the building is in place. Do not use frozen material for backfill.

Crack control joints shall be provided in foundation walls more than 70 feet long at intervals of not more than 35 feet and should be designed to resist moisture penetration as per section 9.15.4.6.

Loading Conditions:

	Live load	Dead load	Total
Floor habitable	40	15	55 p.s.f.
Floor with marble, stone or other hard finish material on grout bed.	40	35	75 p.s.f.
Wind load		25	25 p.s.f.
Roof pitched or flat	30	15	45 p.s.f.
Flat with ballust	30	25	55 p.s.f.

(Note): All floors were designed to a total load of 55 p.s.f., typical. If a hard finish material in a grout bed is to be installed or other special loading conditions are anticipated consult designer for a structural analysis of the condition.

Trusses:

Floor truss manufacturer shall design and provide trusses to have a maximum live load deflection of L/480.

Truss manufacturer shall be responsible for all truss designs including girders, hangers, bearing seats and anchors for trusses.

Truss framing shown on plans is for general reference and to indicate bearing locations. Manufacturer shall notify designer if additional bearing points and/or walls are needed prior to fabrication and erection.

All roof trussing shall be braced per manufacturer's recommendations or as required on drawings.

Framing & Materials:

Studs (bearing walls): Spruce-pine-fir, kiln dried, No. 2 or better.

Studs (non-bearing walls): Spruce-pine-fir, kiln dried, stud grade or better.

Joists, rafters, and headers: Fiber bending stress 1250 PSI
Modulus of Elasticity 1,400,000 PSI or better.

Wall plates, non-structural blocking: Spruce-pine-fir kiln dried, utility grade or bettered gra

Perimeter sill plates: Spruce-pine-fir, kiln dried, No. 2 or better.
Set perimeter sill plates on sill sealer.

Furring: Spruce-pine-fir, kiln dried, No.3 or better.

Use metal joist hangers only where joists hang from beams, walls or other supports. No joist angles allowed.o

Floor Truss framing and TJI floor joist on drawings is designed for carpet, wood or ceramic tile floor finishes. If the floor material changes, notify the designer immediately for a structural redesign of the floor system to accommodate the dead load of the new floor material.

All micro lam beams are by Trus Joist MacMillan and are to be joined together per manufacturer printed specifications.

Provide 2 x 6 blocking at 16" o.c. between rim joist and header joist under all partitions parallel to floor framing direction. Provide solid bearing under all point load conditions to top of foundation wall on steel beam.to

Studs in all walls to be spaced 16" o.c. unless noted otherwise. All studs to be continuous from floor to upper floor or roof.

Bearing Walls:

Provide 2 x 4 solid blocking at 16" o.c. on 2 x 4 ledger boards between header joists (see drawings for size of member) under all in-line bearing partitions from floor above.

Provide solid blocking at all point load conditions continuous to solid bearing at headers or foundation.

Provide solid blocking at all bearing walls perpendicular to framing direction.

Wall framing:

Exterior wood framed walls over 9'-0" in height shall be of minimum 2 x 6 construction. All studs shall be continuous from floor to underside of floor or roof framing above.

All structural mullions to have minimum double stud construction continuous from floor to underside of floor or roof framing above. Window transom headers shall span between continuous studs with flush hanger brackets as required.

Provide continuous studs to underside of roof framing at all sloped ceiling conditions. (Balloon construction.)

Lower level (basement) exterior frame walls shall be minimum 2 x 6 framing at 16" o.c. with pressure treated base plate. Interior lower level bearing walls shall be 2 x 6 framing at 16" o.c.

Provide in the 'main bathroom' stud wall reinforcement for the future use of 'grab bars'

Wall Sheathing:

Structural grade for lateral loading. When non-structural sheathing is used provide let-in diagonal wind bracing or other type of bracing at all exterior corners of structure.

Roofing:

Asphalt shingles shall not be installed on roof slopes below two units vertical in 12 units horizontal (2:12). Double-layer underlayment shall be required on roof slopes below four units vertical in 12 units horizontal (4:12). Single-layer underlayment is required on all other roof slopes. Asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle, or not less than two fasteners per individual shingle. Shingle headlap shall not be less than 2 inches (51mm). Installation at valleys, use "cut valley" method.

Provide ventilation per O.B.C. 9.19.1.2. Unobstructed vent area not less than 1/300 of insulated ceiling. Where roof slope is slope less than 1 in 6 unobstructed vent area must not be less than 1/150 of insulated ceiling. Min. 25% required openings located at the top of bottom of space. Venting to be uniformly distrubuted on all sides of building.

Roof Penetrations:

All plumbing, mechanical vent stacks and furnace flues shall be offset to rear roof lines.
Flashing at all penetrations as required.

Attic Access:

A readily-accessible opening not less than 22" x 28" shall be provided to any attic area having a clear height of over 30".

Hatch to be weather stripped and insulated.

Stairs:

All stairs shall conform to code for allowable riser height and tread depth. (Minimum 9 1/4" treads and maximum 7 7/8" risers in single family dwellings.)

Handrails shall be provided on at least one side of stairways of two (2) risers or more having a width of less than 44". Provide additional handrails as required by code on wider stairways.

Handrail to have a diameter size of 1 ½" min, 2" max.

All handrails shall be located at a height of 34" min. and 38" max. above nose of tread. The size and shape of handrails shall conform to current code requirements.

Guard rail:

Balusters shall be spaced so that a sphere with a diameter of 4 inches cannot pass through the opening.

Top of railings shall be a minimum of 42" high above finished floor or nose of stair tread. The space below a guard rail shall be constructed such that a sphere with a diameter of 4 inches shall not be able to pass through any opening.

Doors:

All doors shall be 6' - 8" high unless noted otherwise.

Doors between house and garage to be solid core fire rated steel door with automatic closer and weatherstripping.

All exterior swing type doors to have a dead-bolt locking mechanism.

Windows and Glazing:

A minimum of one (1) window in each sleeping area shall meet emergency egress requirements. Window contractor shall provide egress hardware necessary to allow windows to meet applicable egress requirements.

Provide flashing at all window head, jamb, and sill conditions.

Fixed glass sizes shown are for reference only. Glazing contractor shall field measure all rough openings for fixed glass prior to fabrication.

Operating sash are shown for basic sizing only. Final size for rough opening and glazing shall be per selected window manufacturer's standards.

Provide the appropriate safety glass (in accordance with all applicable building codes) for all hazardous locations listed below:

a) Glazing in ingress and egress doors except wired glass in required fire doors and jalousies.
b) Glazing in fixed sliding panels of sliding type doors (patio and mall type).
c) Glazing in storm doors.
d) Glazing in all untramed swinging doors.
e) Glazing in shower and bathtub doors and enclosures.
f) Glazing, operable or inoperable, adjacent to a door in all buildings and within the same plane as the door whose nearest vertical edge is within twelve (12) inches of the door in a closed position and whose bottom edge is less than sixty (60) inches above the floor or walking surface.
g) Glazing in fixed panels having a glazed area in excess of nine (9) square feet with lowest edge less than eighteen (18) inches above the finished floor or walking surface within thirty-six (36) inches of such glazing. In lieu of safety glazing such glazed panels may be protected with a horizontal member not less than one and one half (1 ½) inches in width when located between twenty-four (24) and thirty-six (36) inches above the walking surfaces.

Insulation:

Insulation requirements are to meet or exceed those for a Zone 1 Compliance Package for Space Heating with AFUE = 92%.

Thermal batt and blanket insulation shall have a kraft faced vapor barrier.

Insulation shall be installed in such a manner as to allow free air flow from the soffit to the roof space.

Ventilation of concealed roof spaces shall be maintained.

Gypsum Board:

Garage shall be completely separated from the residence and its attic area by means of ½" gypsum board applied to the garage side.

Smoke / Carbon Monoxide Detectors:

Each sleeping area shall be provided with a minimum of one (1) smoke detector (local fire department approved and Underwriter's Laboratories listed and labeled) installed adjacent to the sleeping area. The smoke detector shall be installed in accordance with all applicable codes. Where more than one (1) detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one (1) alarm will actuate all the alarms in the individual unit. At least one alarm shall be provided at each floor.

Plumbing:

All hose bibbs to have back-flow prevention.

INSULATION SCHEDULE (Per O.B.C. SB-12 2017)	
Zone	1
Compliance Package	A1
Walls above grade	R-22
Walls below grade	R-12 Batts + R-10 Rigid Continuous
Ceilings with attic	R-60
Ceilings with no attic	R-31
Exposed floor	R-31

MONTEMURRI RESIDENTIAL DESIGN
WINDSOR, ONTARIO TEL: 519 564 9441
EMAIL: LINOARCH@GMAIL.COM

Project

Palazzolo Residence
Windsor, Ontario

Project No.

042-25

Note:
Engineered shop drawings, for any "manufactured component" forming part of the building (ie. engineered roof trusses, engineered floor joist, timbers etc.), must be submitted to Montemurri & Associates for review and approval. If engineered shop drawings are not submitted and approved, Montemurri & Associates is not responsible for any associated costs or damages.

Drawn By

LM (BCIN: 31501)

Issued:

Montemurri & Associates
Company BCIN : #33339
December 1, 2025

LICENSED DESIGNER LINO MONTEMURRI #31501 ONTARIO

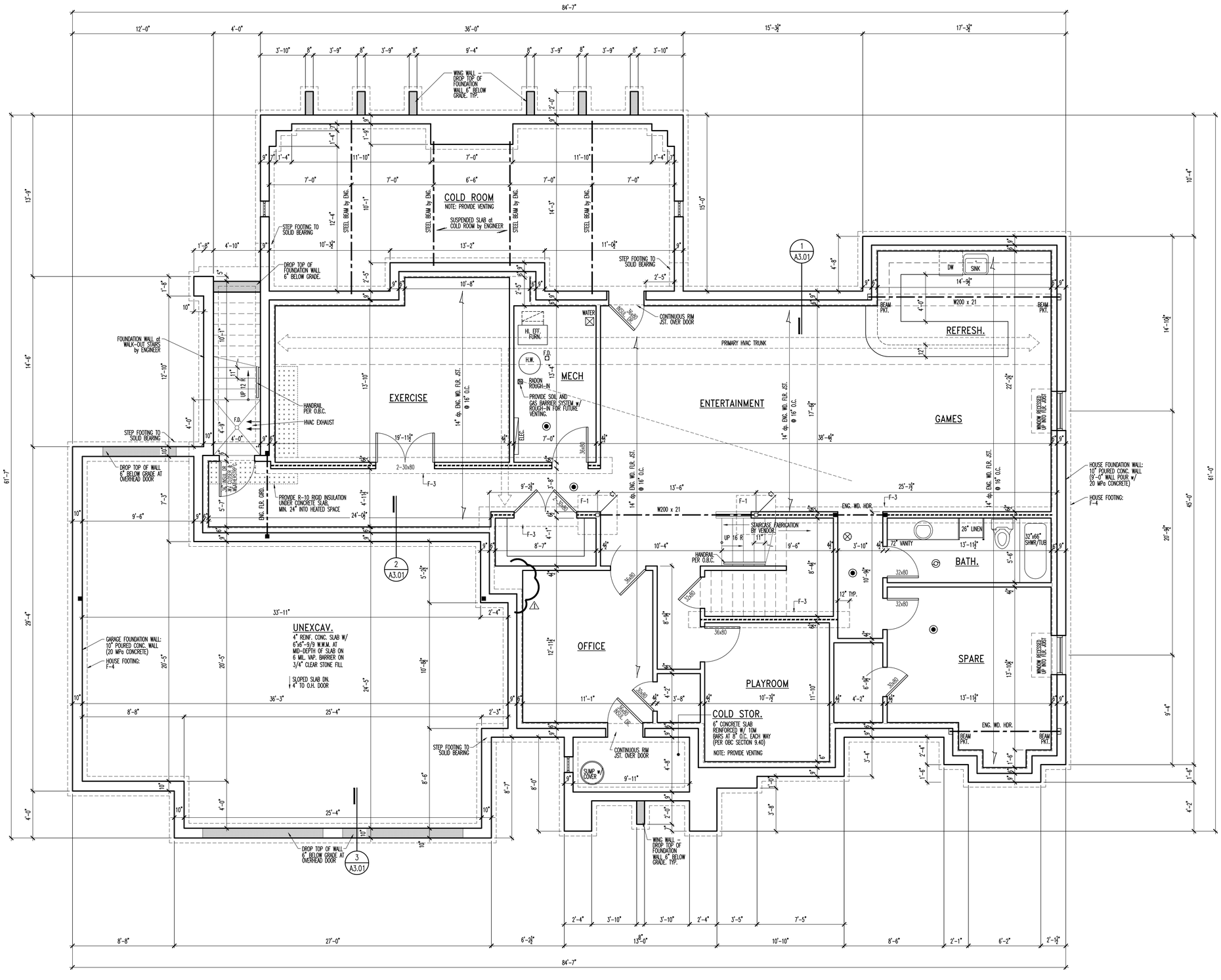
only valid with authorized signature
from Montemurri & Associates

Date

PERMIT : DECEMBER 1, 2025
⚠ REVISIONS 1 : FEBRUARY 23, 2026

Sheet No.

G-1.01



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOOTING SCHEDULE	
MARK	DESIGNATION
F-1	36"x36"x16" POURED CONC. PAD FOOTING
F-2	30"x30"x13" POURED CONC. PAD FOOTING
F-3	16"x8" POURED CONC. STRIP FOOTING
F-4	20"x8" POURED CONCRETE STRIP FTG.

COLUMN SCHEDULE		
MARK		DESIGNATION
C-1	1 1/2" TYP.	3 1/2" x 3 1/2" x 1/4" H.S.S. COLUMN w/ 10" x 10" x 3/4" BASE PLATE ANCHORED TO CONCRETE FOOTING w/ 4-5/8" DIA. x 4" T. EXPANSION ANCHOR BOLTS
C-2	1 1/2" TYP.	3 1/2" x 3 1/2" x 1/4" H.S.S. COLUMN w/ 10" x 4" x 3/4" BASE PLATE ANCHORED TO CONCRETE FOOTING w/ 2-5/8" DIA. ANCHOR BOLTS 16" LONG & 3" HOOK (3" PROJECTION)

FOUNDATION LEVEL NOTES:

1. PROTECTION FROM BACKFLOW SHALL BE INSTALLED IN ACCORDANCE WITH O.B.C. DIVISION B, SECTION 7.4.6.4. AND THE REFERENCED CAN/CSA STANDARDS. THE B.W.V. SHALL BE LOCATED WITHIN THE DWELLING UNIT AND BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE PURPOSES.
2. SUMP PITS TO BE DESIGNED TO RESIST REMOVAL BY CHILDREN, AND PIT AND PIT COVERS SHALL BE SEALED TO MAINTAIN CONTINUITY OF THE AIR BARRIER SYSTEM. PER O.B.C. 9.14.5.2. & 9.25.3.3.(16)
3. ALL NEW FURNACES MUST BE EQUIPPED WITH AN ELECTRONICALLY COMMUTATED MOTOR AND MUST BE DESIGNED TO CSA-F280-2012
4. ROOF TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY ALL POINT LOAD CONDITIONS NOTED AND SIZE ALL SUPPORTING MEMBERS ACCORDINGLY. DESIGNER TO BE NOTIFIED IF PROPOSED STRUCTURAL LAYOUT IS ALTERED.
5. A REQUIRED SMOKE ALARM SHALL HAVE VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOUR AND PULSE CHARACTERISTICS) OF NFPA 72 , "NATIONAL FIRE ALARM AND SIGNALING CODE".
6. ---------- INDICATES INTERIOR LOAD BEARING WALL ON STRIP FTG
7. ALL STEEL COLUMNS TO BE LOCATED IN CENTER OF STUD WALL UNLESS NOTED OTHERWISE.

NOTES:
1. DESIGNED IN ACCORDANCE WITH OBC.
2. STEEL SHALL BE GRADE A40.21 350W.
3. BOLTS SHALL BE GRADE ASTM A325.
4. CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 20MPa.
5. CHANGES TO DESIGN SHALL NOT BE MADE WITHOUT APPROVAL FROM THE DESIGNER.

LEGEND

- NEW 2x_ WALLS
- INTERIOR BEARING WALL
- LINE OF WALL ABOVE
- INTER-CONNECTED SMOKE ALARM / CO DETECTOR w/ STROBE LIGHT & BATTERY BACK UP (PER 9.10.19.1 & 9.10.19.3)
- EXHAUST FAN
- POINT LOAD FROM ABOVE
- BUILT UP COLUMN PER O.B.C.
- SHOWER HEAD

Note:
Engineered shop drawings, for any "manufactured component" forming part of the building (ie. engineered roof trusses, engineered floor joist, timbers etc.), must be submitted to Montemurri & Associates for review and approval. If engineered shop drawings are not submitted and approved, Montemurri & Associates is not responsible for any associated costs or damages.

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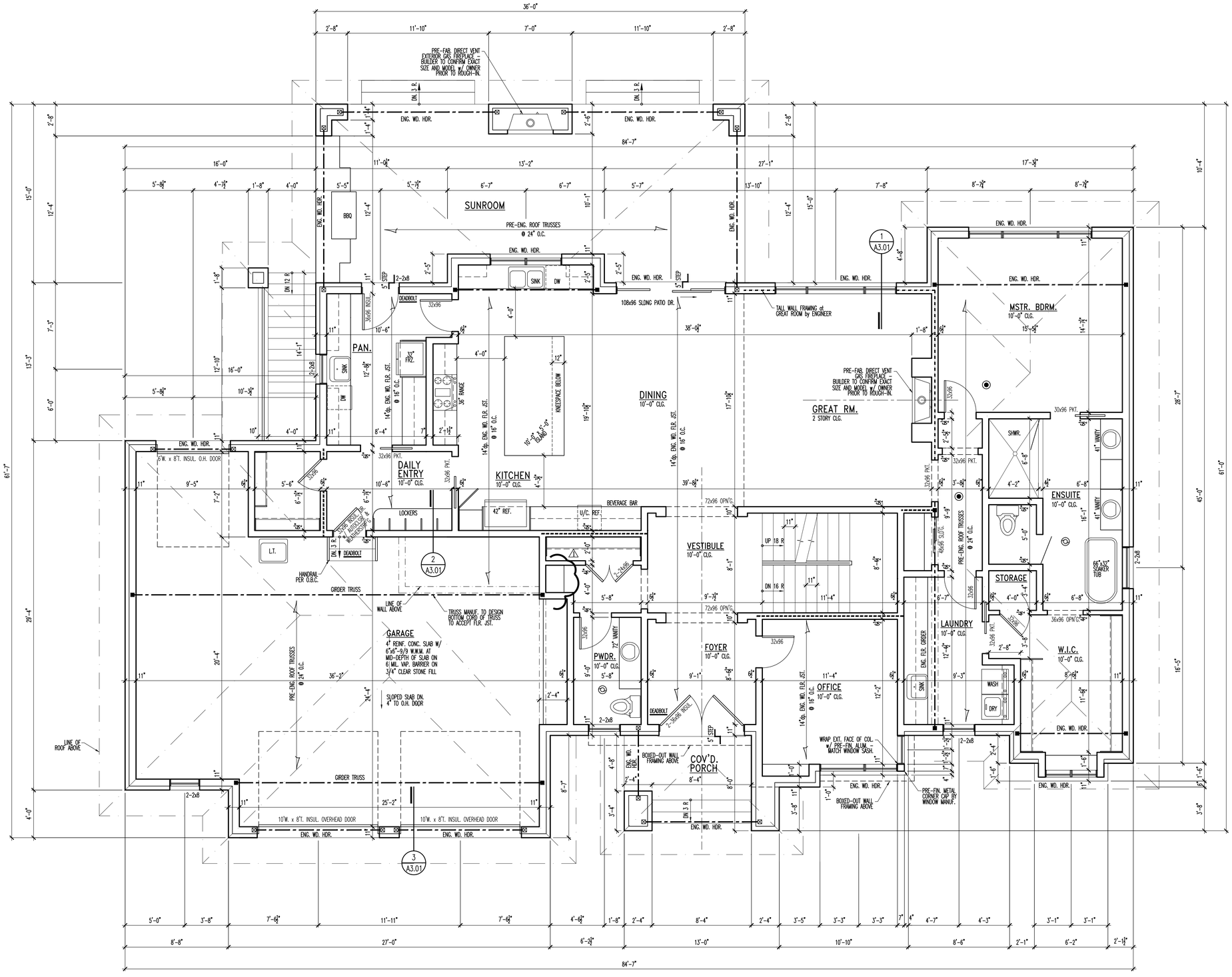

1st LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SEE "TALL WALL" NOTE by ENGINEER: - - - - -

FLOORPLAN NOTES:

1. ALL EXTERIOR ENTRY DOORS TO COMPLY w/ SECTION 9.6.8. OF THE OBC "RESISTANCE TO FORCED ENTRY"
2. PROVIDE IN THE "MAIN BATHROOM" STUD WALL REINFORCEMENT FOR THE FUTURE USE OF "GRAB BARS" PER SECTION 9.5.2.3.(1)
3. CLOTHES DRYERS AND EXHAUST FANS TO EXHAUST TO EXTERIOR W/ NON-COMBUSTILE DUCT
4. ROOF TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY ALL POINT LOAD CONDITIONS NOTED AND SIZE ALL SUPPORTING MEMBERS ACCORDINGLY. DESIGNER TO BE NOTIFIED IF STRUCTURAL LAYOUT IS ALTERED.
5. A REQUIRED SMOKE ALARM SHALL HAVE VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOUR AND PULSE CHARACTERISTICS) OF NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE.
6. - - - - - INDICATES INTERIOR LOAD BEARING WALL FRAMING
7. ALL STEEL COLUMNS TO BE LOCATED IN CENTER OF STUD WALL UNLESS NOTED OTHERWISE.
8. MILLWORK AND BUILT-INS SHOWN ARE SCHEMATIC. FINAL MILLWORK DESIGN BY MILLWORK MANUFACTURER.
9. BUILDING CONTRACTOR TO COORDINATE AND MANAGE STORM WATER, DOWNSPOUT LOCATIONS AND VALIDITY.

LEGEND

- NEW 2x_ WALLS
- INTERIOR BEARING WALL
- LINE OF WALL ABOVE
- INTER-CONNECTED SMOKE ALARM / CO DETECTOR w/ STROBE LIGHT & BATTERY BACK UP. (PER 9.10.19.1 & 9.10.19.3)
- EXHAUST FAN
- POINT LOAD FROM ABOVE
- BUILT UP COLUMN PER O.B.C.
- SHOWER HEAD

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042-25

FINISHED FLOOR AREA:
UPDATED: DECEMBER 1, 2025

1st LEVEL FLOOR =	2,492 SQ.FT.
2nd LEVEL FLOOR =	1,278 SQ.FT.
TOTAL FINISHED	3,770 SQ.FT.

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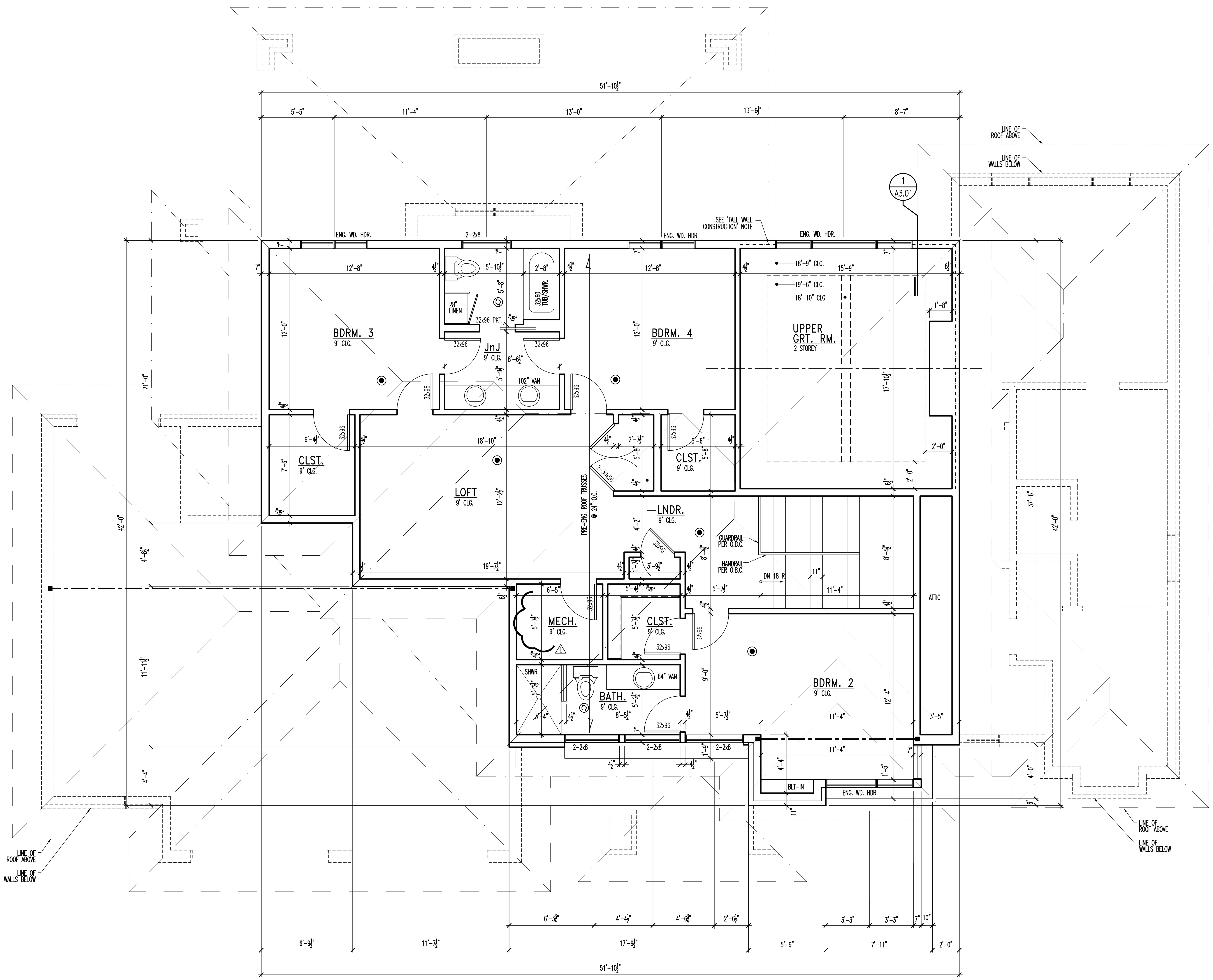
⚠ REVISIONS 1 : FEBRUARY 23, 2026

Sheet No.
A-1.02



2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SEE 'TALL WALL' NOTE by ENGINEER: — · — · — · — · —

FLOORPLAN NOTES:

1. ALL EXTERIOR ENTRY DOORS TO COMPLY w/ SECTION 9.6.8. OF THE OBC 'RESISTANCE TO FORCED ENTRY'
2. PROVIDE IN THE 'MAIN BATHROOM' STUD WALL REINFORCEMENT FOR THE FUTURE USE OF 'GRAB BARS' PER SECTION 9.5.2.3.(1)
3. CLOTHES DRYERS AND EXHAUST FANS TO EXHAUST TO EXTERIOR W/ NON-COMBUSTILE DUCT
4. ROOF TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY ALL POINT LOAD CONDITIONS NOTED AND SIZE ALL SUPPORTING MEMBERS ACCORDINGLY. DESIGNER TO BE NOTIFIED IF STRUCTURAL LAYOUT IS ALTERED.
5. A REQUIRED SMOKE ALARM SHALL HAVE VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOUR AND PULSE CHARACTERISTICS) OF NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE".
6. - - - - - - - - INDICATES INTERIOR LOAD BEARING WALL FRAMING
7. ALL STEEL COLUMNS TO BE LOCATED IN CENTER OF STUD WALL UNLESS NOTED OTHERWISE.
8. MILLWORK AND BUILT-INS SHOWN ARE SCHEMATIC. FINAL MILLWORK DESIGN BY MILLWORK MANUFACTURER.
9. BUILDING CONTRACTOR TO COORDINATE AND MANAGE STORM WATER, DOWNSPOUT LOCATIONS AND VALIDITY.

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Project

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Windsor, Ontario

Project No.

042-25

LEGEND

- NEW 2x_ WALLS
- INTERIOR BEARING WALL
- LINE OF WALL ABOVE
- INTER-CONNECTED SMOKE ALARM / CO DETECTOR w/ STROBE LIGHT & BATTERY BACK UP. (PER 9.10.19.1 & 9.10.19.3)
- EXHAUST FAN
- POINT LOAD FROM ABOVE
- BUILT UP COLUMN PER O.B.C.
- SHOWER HEAD

Note:
Engineered shop drawings, for any "manufactured component" forming part of the building (ie. engineered roof trusses, engineered floor joist, timbers etc.), must be submitted to Montemurri & Associates for review and approval. If engineered shop drawings are not submitted and approved, Montemurri & Associates is not responsible for any associated costs or damages.

Drawn By

LM (BCIN: 31501)

Issued:

Montemurri & Associates
Company BCIN : #33339
December 1, 2025

LICENSED DESIGNER
LINO MONTEMURRI
#31501
ONTARIO

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Date

PERMIT : DECEMBER 1, 2025
REVISIONS 1 : FEBRUARY 23, 2026

Sheet No.

A-1.03

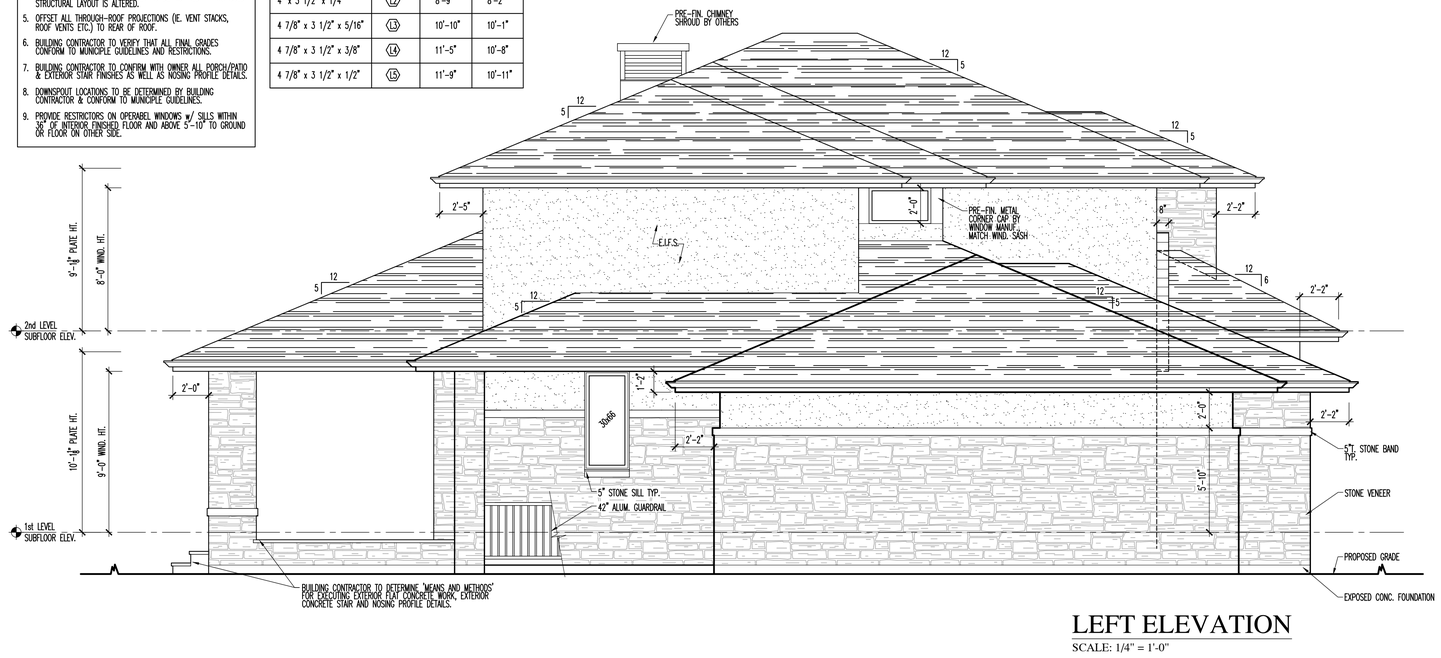
ELEVATION NOTES:

1. ALL EXTERIOR ENTRY DOORS TO COMPLY w/ SECTION 9.6.8. OF THE OBC 'RESISTANCE TO FORCED ENTRY'
2. DOWNSPOUTS TO SPLASH TO GRADE IN ACCORDANCE WITH APPROVED LOT GRADING PLAN UNLESS HAZARD EXISTS.
3. ROOF VENTILATION PER O.B.C 9.19.1.2
4. ROOF TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY ALL POINT LOAD CONDITIONS NOTED AND SIZE ALL SUPPORTING MEMBERS ACCORDINGLY. DESIGNER TO BE NOTIFIED IF PROPOSED STRUCTURAL LAYOUT IS ALTERED.
5. OFFSET ALL THROUGH-ROOF PROJECTIONS (IE. VENT STACKS, ROOF VENTS ETC.) TO REAR OF ROOF.
6. BUILDING CONTRACTOR TO VERIFY THAT ALL FINAL GRADES CONFORM TO MUNICIPLE GUIDELINES AND RESTRICTIONS.
7. BUILDING CONTRACTOR TO CONFIRM WITH OWNER ALL PORCH/PATIO & EXTERIOR STAIR FINISHES AS WELL AS NOSING PROFILE DETAILS.
8. DOWNSPOUT LOCATIONS TO BE DETERMINED BY BUILDING CONTRACTOR & CONFORM TO MUNICIPLE GUIDELINES.
9. PROVIDE RESTRICTORS ON OPERABEL WINDOWS w/ SILLS WITHIN 36" OF INTERIOR FINISHED FLOOR AND ABOVE 5'-10" TO GROUND OR FLOOR ON OTHER SIDE.

STEEL LINTEL SCHEDULE

STEEL ANGLE LINTELS FOR MASONRY (Table 9.20.5.2.B)

LINTEL SIZE	TAG	MAX. CLEAR SPAN	
		3 1/2" BRICK	4" STONE
3 1/2" x 3 1/2" x 1/4"	L1	8'-1"	7'-9"
4" x 3 1/2" x 1/4"	L2	8'-9"	8'-2"
4 7/8" x 3 1/2" x 5/16"	L3	10'-10"	10'-1"
4 7/8" x 3 1/2" x 3/8"	L4	11'-5"	10'-8"
4 7/8" x 3 1/2" x 1/2"	L5	11'-9"	10'-11"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

B. COMPLIANCE OPTION		PROJECT : PALAZZOLO RESIDENCE	UPDATED : DEC. 1 , 2025
☒ SB-12 PRESCRIPTIVE [SB-12 – 2.1.1.]	NOTE: SECTIONS CURRENTLY DEPICT SB-12 COMPLIANCE PACKAGE "A1" TABLE 3.1.1.2.A		
☐ SB-12 PERFORMANCE* [SB-12 – 2.1.2.]	* ATTACH ENERGY PERFORMANCE CALCULATIONS USING AN APPROVED SOFTWARE		
☐ ENERGY STAR* [SB-12 – 2.1.3.]	* ATTACH BOP FORM		
☐ ENERGUIDE 80*	* HOUSE MUST BE EVALUATED NY NRCAN ADVISOR AND MEET A RATING OF 60		

C. PROJECT DESIGN CONDITIONS

CLIMATE ZONE (SB-1):	HEATING EQUIPMENT EFFICIENCY	SPACE HEATING FUEL SOURCE
☒ ZONE 1 (< 5000 DEGREE DAYS)	☒ e 92% AFUE	☒ GAS ☐ PROPANE ☐ SOLID FUEL
☐ ZONE 2 (≥ 5000 DEGREE DAYS)	☐ e 84% < 92% AFUE	☐ OIL ☐ ELECTRIC ☐ EARTH ENERGY
WINDOWS+SKYLIGHTS+GLASS DOORS		OTHER BUILDING CONDITIONS
AREA OF WALLS = 532.9 SQ.M.	W, S & G % = 14.3%	☐ ICF BASEMENT ☐ WALKOUT BASEMENT ☐ LOG/POST&BEAM
AREA OF W, S & G = 76.3 SQ.M.		☐ ICF ABOVE GRADE ☐ SLAB ON GROUND ☒ AIR CONDITIONING

D. BUILDING SPECIFICATIONS (PROVIDES VALUES AND RATINGS OF THE ENERGY EFFICIENCY COMPONENTS PROPOSED, OR ATTACH ENERGY STAR BOP FORM)

BUILDING COMPONENT	RSI/ R VALUES	BUILDING COMPONENT	EFFICIENCY RATINGS
THERMAL INSULATION		WINDOWS & DOORS [1]	
CEILING WITH ATTIC SPACE	R60	WINDOWS/SLIDING GLASS DOORS	U-VALUE 0.28
CEILING WITHOUT ATTIC SPACE	R31	SKYLIGHTS	U-VALUE 0.49
EXPOSED FLOOR	R31	MECHANICALS	
WALLS ABOVE GRADE	R22	SPACE HEATING EQUIP. [2]	96% MIN.
BASEMENT WALLS	R12 BATTS + R10 RIGID CONTINUOUS	HRV EFFICIENCY (%)	75%
SLAB (ALL > 600mm BELOW GRADE)	R20	DHW HEATER (EF)	0.8 E.F.
SLAB (EDGE ONLY d 600mm BELOW GRADE)	R10	DWHR (CSA B55.1)-MIN. 42&% EFF.))	REQ'D ∫ of SHOWERS 3
SLAB (ALL d 600mm BELOW GRADE, OR HEATED)	R12	NOTES: 1. PROVDE U-VALUE IN W/m²K, OR ER RATING	

NOTE: AS PER SB-12 R-VALUES ARE BASED ON MECH. DESIGNER ENVELOP. REQUIRED R-VALUES TO MEET MECH. DESIGNERS SB-12 COMPLIANCE SHALL SUPERCEDE ANY POSTED R-VALUES IN THE EVENT A POSTED R-VALUE IS INSUFFICIENT.

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

WINDOW NOTES:

1. ALUM. CLAD WOOD WINDOW w/ PAINT GRADE INTERIOR.
2. SEE ELEVATIONS FOR WINDOW/DOOR FRAME SIZES.
3. VERYIFY SASH COLOUR WITH OWNER.
4. VERYIFY HARDWARE FINISH WITH OWNER.
5. PERFORMANCE TO MEET CRITERIA SET WITHIN SUPPLEMENTARY STANDARD SB-12 TABLE 2.1.2.A COMPLIANCE PACKAGE 'J'
6. WINDOW SIZES SHOWN HAVE BEEN USED FOR CALCULATION OF 'EEDS' AND MAX. AREA OF GLAZED OPENINGS IN EXTERIOR WALL SIZES ARE NOT BE CHANGED WITHOUT WRITTEN APPROVED BY MONTEMURRI & ASSOCIATES.

MONTEMURRI
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Project

Palazzolo Residence
Windsor, Ontario

Project No.

042-25

Note:
Engineered shop drawings, for any "manufactured component" forming part of the building (ie. engineered roof trusses, engineered floor joist, timbers etc.), must be submitted to Montemurri & Associates for review and approval. If engineered shop drawings are not submitted and approved, Montemurri & Associates is not responsible for any associated costs or damages.

Drawn By

LM (BCIN: 31501)

Issued:

Montemurri & Associates
Company BCIN : #33339
December 1, 2025

LICENSED DESIGNER LINO MONTEMURRI #31501 ONTARIO

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Date

PERMIT : DECEMBER 1, 2025
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Sheet No.

A-2.01

ELEVATION NOTES:

1. ALL EXTERIOR ENTRY DOORS TO COMPLY w/ SECTION 9.6.8. OF THE OBC 'RESISTANCE TO FORCED ENTRY'
2. DOWNSPOUTS TO SPLASH TO GRADE IN ACCORDANCE WITH APPROVED LOT GRADING PLAN UNLESS HAZARD EXISTS.
3. ROOF VENTILATION PER O.B.C 9.19.1.2
4. ROOF TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY ALL POINT LOAD CONDITIONS NOTED AND SIZE ALL SUPPORTING MEMBERS ACCORDINGLY. DESIGNER TO BE NOTIFIED IF PROPOSED STRUCTURAL LAYOUT IS ALTERED.
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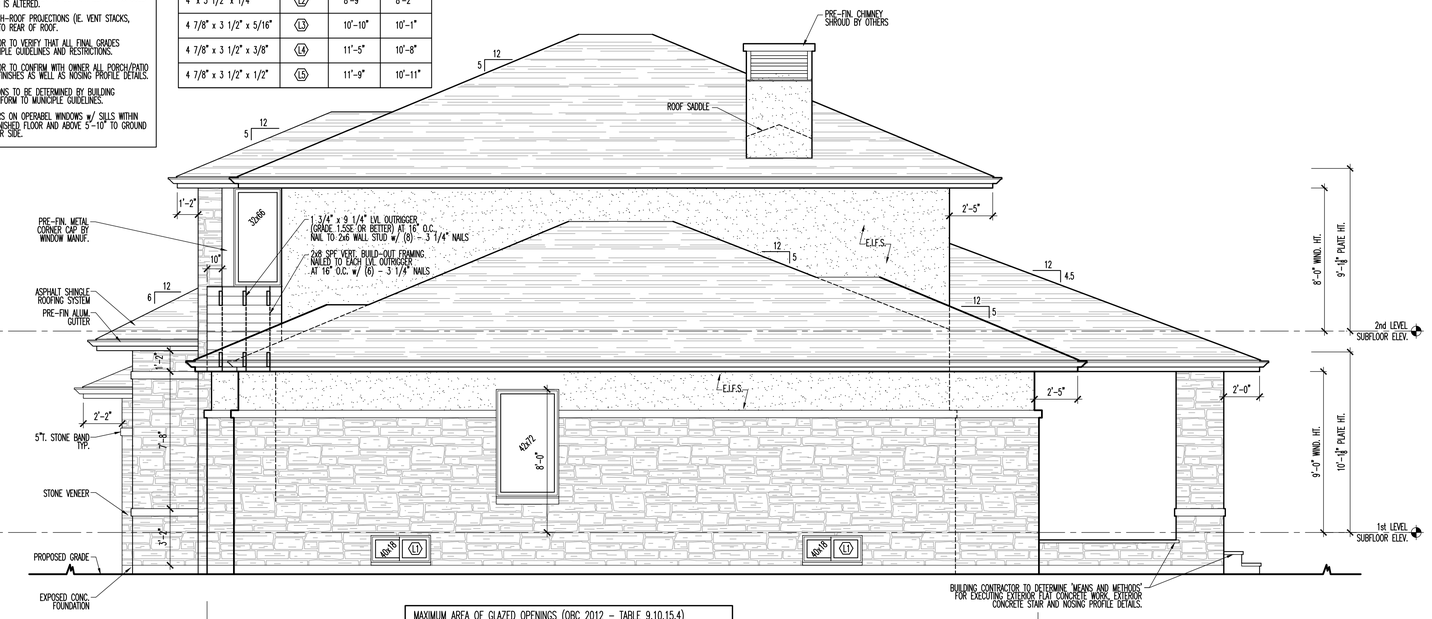
7. BUILDING CONTRACTOR TO CONFIRM WITH OWNER ALL PORCH/PATIO & EXTERIOR STAIR FINISHES AS WELL AS NOSING PROFILE DETAILS.
8. DOWNSPOUT LOCATIONS TO BE DETERMINED BY BUILDING CONTRACTOR & CONFORM TO MUNICIPLE GUIDELINES.
9. PROVIDE RESTRICTORS ON OPERABEL WINDOWS w/ SILLS WITHIN 36" OF INTERIOR FINISHED FLOOR AND ABOVE 5'-10" TO GROUND OR FLOOR ON OTHER SIDE.

STEEL LINTEL SCHEDULE

STEEL ANGLE LINTELS FOR MASONRY
(Table 9.20.5.2.B)

LINTEL SIZE	TAG	MAX. CLEAR SPAN	
		3 1/2" BRICK	4" STONE
3 1/2" x 3 1/2" x 1/4"	L1	8'-1"	7'-9"
4" x 3 1/2" x 1/4"	L2	8'-9"	8'-2"
4 7/8" x 3 1/2" x 5/16"	L3	10'-10"	10'-1"
4 7/8" x 3 1/2" x 3/8"	L4	11'-5"	10'-8"
4 7/8" x 3 1/2" x 1/2"	L5	11'-9"	10'-11"



MAXIMUM AREA OF GLAZED OPENINGS (OBC 2012 - TABLE 9.10.15.4)

LIMITING DISTANCE (FT)	AREA OF EXPOSING BUILDING FACE (SQFT.)	AREA OF GLAZING IN EXPOSING BUILDING FACE (SQFT.)	% PROPOSED	% ALLOWED
5'-5"	581	30	5.2	7

WINDOW SIZES CANNOT BE SUBSTITUTED WITHOUT WRITTEN APPROVEL BY MONTEMURRI & ASSOCIATES.

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Windsor, Ontario

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WINDOW NOTES:

1. ALUM. CLAD WOOD WINDOW w/ PAINT GRADE INTERIOR.
2. SEE ELEVATIONS FOR WINDOW/DOOR FRAME SIZES.
3. VERYIFY SASH COLOUR WITH OWNER.
4. VERYIFY HARDWARE FINISH WITH OWNER.
5. PERFORMANCE TO MEET CRITERIA SET WITHIN SUPPLEMENTARY STANDARD SB-12 TABLE 2.1.2.A COMPLIANCE PACKAGE 'J'
6. WINDOW SIZES SHOWN HAVE BEEN USED FOR CALCULATION OF 'EEDS' AND MAX. AREA OF GLAZED OPENINGS IN EXTERIOR WALL. SIZES ARE NOT BE CHANGED WITHOUT WRITTEN APPROVED BY MONTEMURRI & ASSOCIATES.

Note:
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ONTARIO

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Date
PERMIT : DECEMBER 1, 2025
REVISIONS 1 : FEBRUARY 23, 2026

Sheet No.
A-2.02

LGF-2025-070
December 1, 2025

LGF ENGINEERING

(226) 759-5343
lgfengineeringservice@gmail.com

Montemurri Residential Design
Attn: Lino Montemurri

Palazzolo Residence
Windsor, ON

Mr. Montemurri,

As requested, LGF Engineering has completed review of the structural items listed in this report. An allowable soil bearing pressure of 2000psf was assumed. All structural steel to have a Fy=345MPa or greater. All lumber to be S-P-F No.1/No.2 or better. All structural composite lumber (SCL) to be 2.0E with Fb=2950 (USA ASD) or Fb=5450 (Canadian LSD) or greater. Inspections of the items in this report are by others. Please contact us if additional engineering or inspections are required. See structural specification sheet SS1 attached for structural requirements, material specifications, loading, and assumptions. This report is for the above referenced project only and cannot be used for similar applications on other projects without written consent from LGF Engineering.

Items:

1. **Foundation Wall at Walkout Stairs**
   Provide a 10" thick 20MPa concrete foundation wall w/ 15M bars at 16" o/c each direction w/ 1 ¼" clear cover from the inside face of the wall with matching vertical dowels w/ 12" hook to 36" wide by 12" thick footing with 4 – 15M continuous bars at mid depth. At the corners provide a horizontal 24"x24" 10M bent bar at 16" o/c tied to horizontal 15M bars. Tie each stair thread into foundation wall at both ends with a 10M bent dowel with a 4" hook. Extend bars into the main foundation wall 32" min. Ensure footings are founded minimum 48" below finished grade or geotechnical engineer to provide insulation detail for adequate frost protection.

2. **Tall Wall Framing in Great Room** **2 - 2x6 @ 12" OC**
   Approx. stud height (t/o subfloor to u/s truss) = 18'-9"
   Provide solid blocking at 48" o/c vertically, min 1⁄2" gypsum on interior face, min 7/16" OSB sheathing or 1" rigid insulation on exterior face. At the 10'-2" opening provide a 5-2x6 king stud at each end. At each jack stud, provide a Simpson Strong Tie LSTA24 or MSTA24 tension strap to tie the low jack stud to the upper jack stud and to tie the upper jack stud to the wall top plates. Install the straps centered on the header as per manufacturer's specifications. Ensure jack stud & king stud are fastened together as per OBC.

3. **Suspended Slab in Cold Room**
   Provide a 5" concrete slab with 6"x6" – 6/6 WWF on a 1 ½" thick 18-gauge metal deck (Vicwest HBS938 or equivalent). WWF to be placed 1" from top of concrete. Deck to be continuous over 3 spans, minimum. Exposed concrete to be 32 MPa with 5-8% air entrainment. Slope slab 1/8" per foot as required, slab to be 5" minimum thickness at perimeter. Slabs to be supported on each side with 4" minimum deck bearing on concrete walls. Provide 15M hooked dowels, 2'-0" x 2'-0" @ 24" on centre at all sides into foundation wall below. Connect the deck to the steel beams with ¾" diameter puddle welds spaced at 12" on center at the perimeter beams and 24" on center at the intermediate beams.

4. **(2) Steel Beams in Cold Room (front to back)** **W8x28**
   Factored reaction @ ends: 11.0 kips
   Approx. span (centre-to-centre) = 14'-10"
   Beam to bear in concrete pocket on both ends.

5. **(1) Steel Beam in Cold Room (front to back)** **W8x18**
   Factored reaction @ ends: 9.0 kips
   Approx. span (centre-to-centre) = 12'-5"
   Beam to bear in concrete pocket on both ends.

6. **(1) Steel Beam in Cold Room (front to back)** **W8x18**
   Factored reaction @ ends: 8.0 kips
   Approx. span (centre-to-centre) = 10'-8"
   Beam to bear in concrete pocket on both ends.

I trust this report meets your satisfaction; if you need further clarification, please do not hesitate to contact me.

Regards,
LGF Engineering

Leslie B. Faccenda, P. Eng, IntPE (Canada), PE
Owner, Structural Engineer

LGF ENGINEERING

STRUCTURAL SPECIFICATIONS FOR O.B.C PART 9 BUILDINGS — ONTARIO, CANADA
FILE: LGF - SS1 - PART 9 — Date: December 1, 2025 — SHEET NO.: SS1

GENERAL
1. THE ENGINEERING REVIEW BY LGF ENGINEERING IS FOR THE STRUCTURAL ITEMS NOTED ON THE SEALED DESIGN DOCUMENTS (PLANS, DETAILS, REPORT, ETC.) FOR WHICH THERE ARE NO PROVISIONS IN PART 9 OF THE ONTARIO BUILDING CODE (OBC).
2. THE ENGINEERING REVIEW BY LGF ENGINEERING IS LIMITED TO THE SITE/ADDRESS SHOWN ON THE DRAWINGS/REPORT AND CANNOT BE USED FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN CONSENT BY LGF ENGINEERING.
3. THE SEALED DESIGN DOCUMENTS ARE PREPARED BY LGF ENGINEERING SOLELY FOR THE USE BY THE PARTY WITH WHOM LGF ENGINEERING HAS ENTERED INTO A CONTRACT WITH (HEREBY REFERRED TO AS THE CLIENT)
4. LGF ENGINEERING'S REVIEW IS BASED ON THE INFORMATION (PLANS, ELEVATIONS, SECTIONS, DETAILS, GEOTECHNICAL REPORTS, SHOP DRAWINGS FOR PRE-ENGINEERED ELEMENTS, ETC.) PROVIDED TO US BY THE CLIENT AT THE TIME OF OUR REVIEW. LGF ENGINEERING IS NOT RESPONSIBLE FOR ANY ERRORS TO, OR OMISSIONS FROM, THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE US WITH ALL THE RELEVANT INFORMATION, TOGETHER WITH ADDITIONS OF CHANGES THERETO.
5. THE CLIENT AND ALL OTHERS INVOLVED IN THE CONSTRUCTION OF THIS HOUSE OR SMALL BUILDING SHALL CONFORM TO THE REQUIREMENTS OF OBC PART 9 INCLUDING ALL STANDARDS REFERENCED THEREIN, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
6. THIS SPECIFICATION SHEET IS INTENDED TO SUPPLEMENT THE SEALED DESIGN DOCUMENTS PROVIDED AND OBC PART 9 AS IT DOES NOT INCLUDE ALL REQUIREMENTS PROVIDED THEREIN. IF THE CLIENT REQUIRES FURTHER CLARIFICATION, PLEASE CONTACT LGF ENGINEERING OR THE LOCAL BUILDING DIVISION.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS – O.REG 213/91.
8. LGF ENGINEERING HAS ASSUMED THAT ANY REQUIRED INSPECTIONS WILL BE PERFORMED BY THE LOCAL BUILDING DIVISION. IT IS THE RESPONSIBILITY OF THE CLIENTS TO PROVIDE A MINIMUM OF 48 HOURS' NOTICE FOR ANY INSPECTIONS REQUIRED TO BE COMPLETE BY LGF ENGINEERING.
9. THE DESIGN AND CONSTRUCTION OF ANY TEMPORARY SHORING REQUIRED TO CONSTRUCT THE WORK HEREIN IS THE RESPONSIBILITY OF OTHERS.
10. WHERE MULTIPLE DESIGN OPTIONS ARE PRESENTED, IT IS THE RESPONSIBILITY OF THE CLIENT, IN CONSULTATION WITH THE OWNER, TO SELECT THE APPROPRIATE ALTERNATIVE.

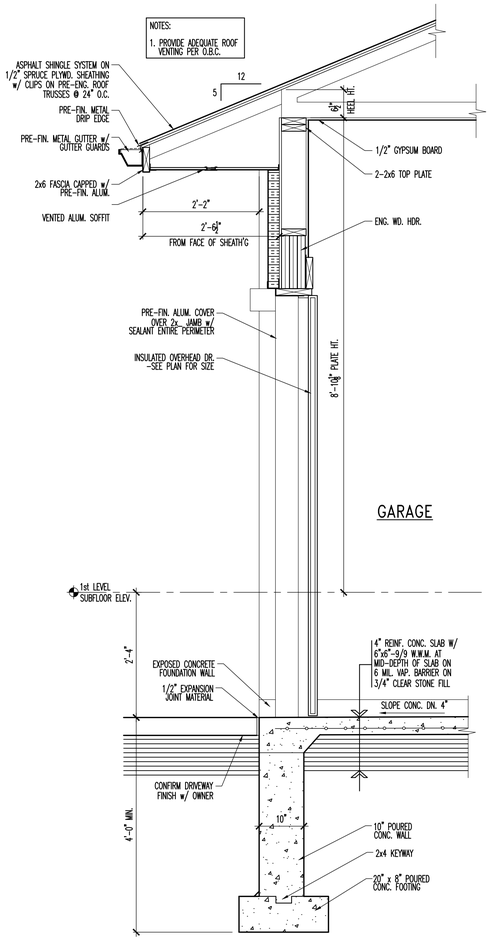
FOOTINGS AND FOUNDATIONS
1. ALL CONCRETE SHALL CONFORM TO OBC 9.3.1. AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15 UNLESS OTHERWISE NOTED (UON) ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL PRESSURE OF 100 KPA (2090 PSF). IT IS THE RESPONSIBILITY OF THE CLIENT TO INFORM LGF ENGINEERING IF THE ASSUMED ALLOWABLE SOIL PRESSURE IS NOT ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOAD PROVIDED ON OBC 9.4.4.6(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30. REINFORCING BARS SHALL BE DEFORMED HI/BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 400 MPA.

WOOD-FRAME CONSTRUCTION
1. ALL LUMBER AND WOOD PRODUCTS SHALL CONFORM TO OBC 9.3.2 AND ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23 UON ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH FB = 2950 (USA ASD) OR FB = 5450 (CANADIAN LSD) OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" BEARING LENGTH AT ENDS UON.
3. ALL PRE-ENGINEERED SYSTEMS (ROOF TRUSSED, FLOOR JOISTS, ETC.) SHALL BE DESIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND SEALED DESIGN SHEETS TO LGF ENGINEERING AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2 TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING.
   5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAMS CONECTIONS (AS PER OBC 9.23.3.4).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17 UON PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF THE BEAM/GIRDER TRUSSES, MINIMUM. UON CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACE, TYPICAL (TYP).
7. ALL LINTELS SHALL HAVE 1 JACK STUD + 1 KING STUD AT ENDS UON.
8. ALL GUARDS SHALL CONFORM TO OBC 9.8.8 AND SUPPLEMENTARY STANDARD SB-7 UON.
9. ALL POST LOADS SHOWN ON DRAWINGS ARE UNFACTORED. ALL ADJUSTABLE STEEL POSTS (E.G., SUPER POST, JUNIOR POST, ETC.) SHALL BE DESIGNED AND APPROVED BY CCMC WITH APPROPRIATE FACTORS OF SAFETY.

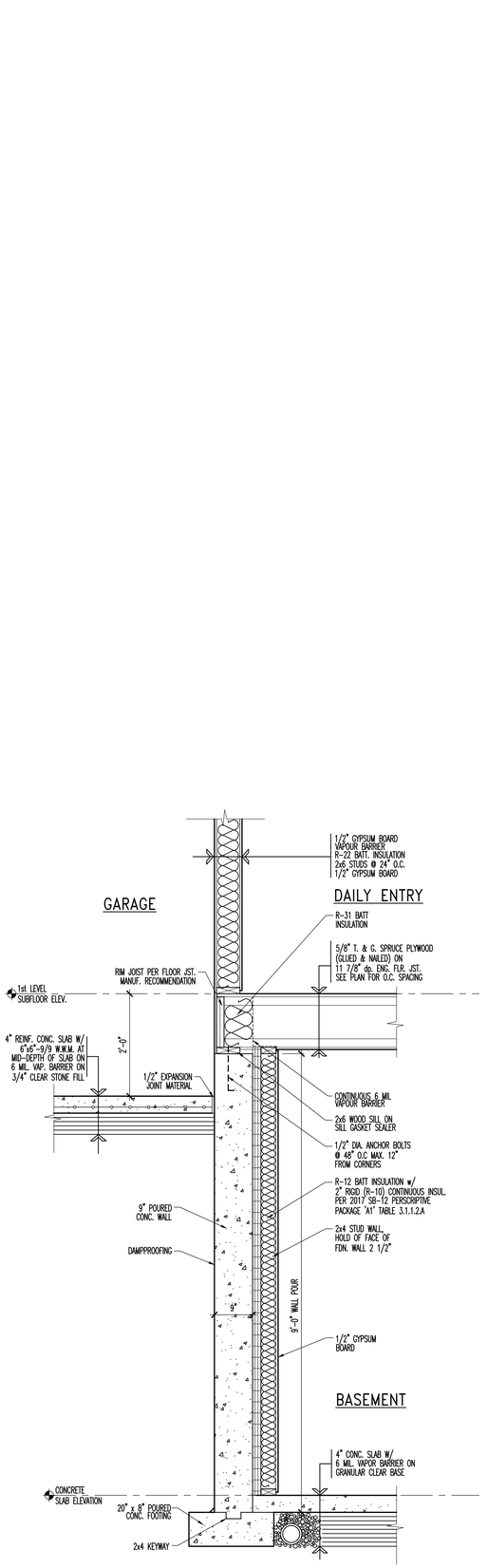
ROOF AND CEILING FRAMING
1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.14 UON ON THE SEALED DOCUMENTS PROVIDED.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOIST SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS AS PER OBC 9.23.14.7.
   3.1. LGF ENGINEERING ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS UON (I.E., ALL ROOF RAFTER BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOIST ONLY UON.)
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS SHALL BE TIED TO THE CEILING JOISTS (OR SOLIDS BLOCKING @ 2'-11" OC MAX) AT THEIR BASES AND NAILED AS PER OBC TABLE 9.23.14.8 TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS SHALL BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2X4 STRUTS @ 24" OC EACH WAY MIN., UON.
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11 OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
   6.1. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND SEALED DESIGN SHEETS.
   6.2. TRUSSES SHALL BE INSTALLED AS PER TRUSS PLATE INSTITUTE OF CANADA "HANDLING, ERECTION AND BRACING OF WOOD TRUSSES" GUIDELINE.

STRUCTURAL STEEL
1. ALL STEEL BEAMS SHALL CONFORM TO OBC 9.23.4.3 AND ALL STEEL COLUMNS SHALL CONFORM TO OBC 9.17 UON ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL STEEL SHALL MEET OR EXCEED THE REQUIREMENT FOR GRADE 350W IN CAN/CSA-G40.21 UON BELOW.
   2.1. ANCHOR BOLTS ARE PERMITTED TO BE GRADE 300W IN CAS/CSA G40.21 (300MPA) OR ASTM 36 (248MPA).
   2.2. TOPIBASE PLATES ARE PERMITTED TO BE 300W IN CAN/CSA G40.21 (300MPA)
3. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO ALL APPLICABLE STANDARDS.
4. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   4.1. DROPPED STEEL BEAM – AS PROVIDED IN OBC 9.23.4.3.(3) OR A 2X6 TIE PLATE WITH 3/8" DIA THRU-BOLTS C/W NUTS AND WASHERS OR HILTI X-U FASTENERS @ 24" OC STAGGERED INTO THE TOP FLANGE AND (2) 3 ¼" NAILS FROM EACH JOIST INTO THE TOP PLATE.
   4.2. FLUSH STEEL BEAM – SOLID BLOCKING (2X LUMBER AND PLYWOOD) BOLTED TO THE BEAM WITH ½" DIA THRU-BOLTS @ 16" OC STAGGERED TOP AND BOTTOM AND APPROVED FACE-MOUNT HANGERS FOR THE JOIST TO BLOCKING CONNECTION.
5. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD TO THE TOP OF BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 2" LONG ¼" FILLET WELDS @ 8" MIN STAGGERED.
6. ALL STEEL COLUMNS SHALL BE LATERALLY SUPPORTED TOP AND BOTTOM (E.G., BY CONCRETE SLAB ON GRADE, (2) 3/8" DIA BOLTS OR 2" LONG ¼" FILLET WELD MIN) CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYP.
7. AT BEAMS SUPPORTED ON CONCRETE OR MASONRY WALLS, PROVIDE 8"x6"x3/8" STEEL BEARING PL. W/ (2) 5/8" DIA. X 16" LG. HOOKED WELDED BAR ANCHORS IN FOUNDATION WALL POCKET, TYP. EACH END OF STEEL BEAMS.

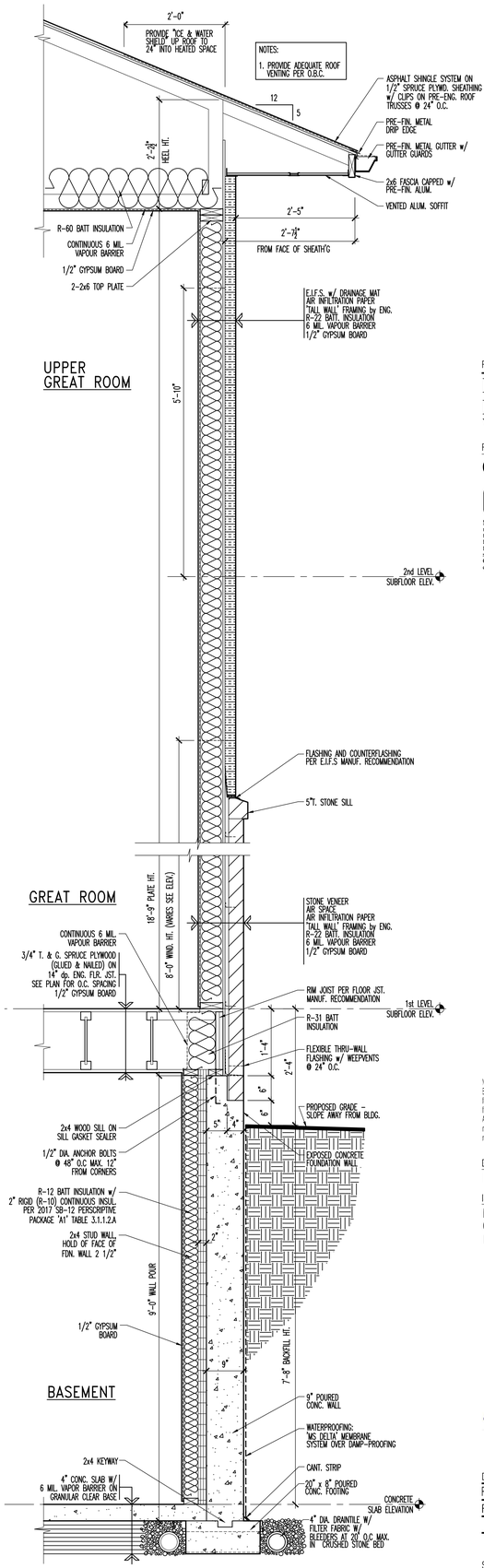
LOADING
1. ROOF LOADING
   1.1. SNOW LOAD – AS PER OBC 9.4.2.2 (NOT LESS THAN 20.9 PSF)
   1.2. DEAD LOAD = 6 PSF (ROOF RAFTERS/JOIST OR TRUSS TOP CHORDS)
2. CEILING LOADING CRITERIA:
   2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY PRECLUDING THE STORAGE OR EQUIPMENT OR MATERIAL (AS PER OBC 9.4.2.4)
   2.1.1. TOTAL LOAD = 7 PSF
   2.2. ACCESSIBLE ATTIC IN RESIDENTIAL OCCUPANCIES
   2.2.1. LIVE LOAD = 30 PSF
   2.2.2. DEAD LOAD = 12 PSF
   2.3. ACCESSIBLE ATTIC IN NON-RESIDENTIAL OCCUPANCIES
   2.3.1. LIVE LOAD = [AS PER OBC 4.1.5]
   2.3.2. DEAD LOAD = 12 PSF
3. FLOOR LOADING
   3.1. LIVE LOAD = 40 PSF
   3.2. DEAD LOAD = 15 PSF (35 PSF FOR 1 1/2" CONCRETE TOPPING)
4. ACCESSIBLE EXTERIOR PLATFORMS (AS PER OBC 9.4.2.3)
   4.1. LIVE LOAD = GREATER OF 40 PSF OR SNOW LOAD
   4.2. DEAD LOAD = 15 PSF



3 A3.01 WALL SECTION
SCALE: 3/4" = 1'-0"



2 A3.01 WALL SECTION
SCALE: 3/4" = 1'-0"



1 A3.01 WALL SECTION
SCALE: 3/4" = 1'-0"

MONTEMURRI
RESIDENTIAL DESIGN
WINDSOR, ONTARIO TEL: 519 564 9441
EMAIL: LINOARCH@GMAIL.COM

Project
Palazzolo Residence
Windsor, Ontario

Project No.
042-25

Note:
Engineered shop drawings, for any "manufactured component" forming part of the building (ie. engineered roof trusses, engineered floor joist, timbers etc.), must be submitted to Montemurri & Associates for review and approval. If engineered shop drawings are not submitted and approved, Montemurri & Associates is not responsible for any associated costs or damages.

Drawn By
LM (BCIN: 31501)

Issued:
Montemurri & Associates
Company BCIN : #33339
December 1, 2025

LICENSED DESIGNER
LINO MONTEMURRI
#31501
ONTARIO

only valid with authorized signature
from Montemurri & Associates

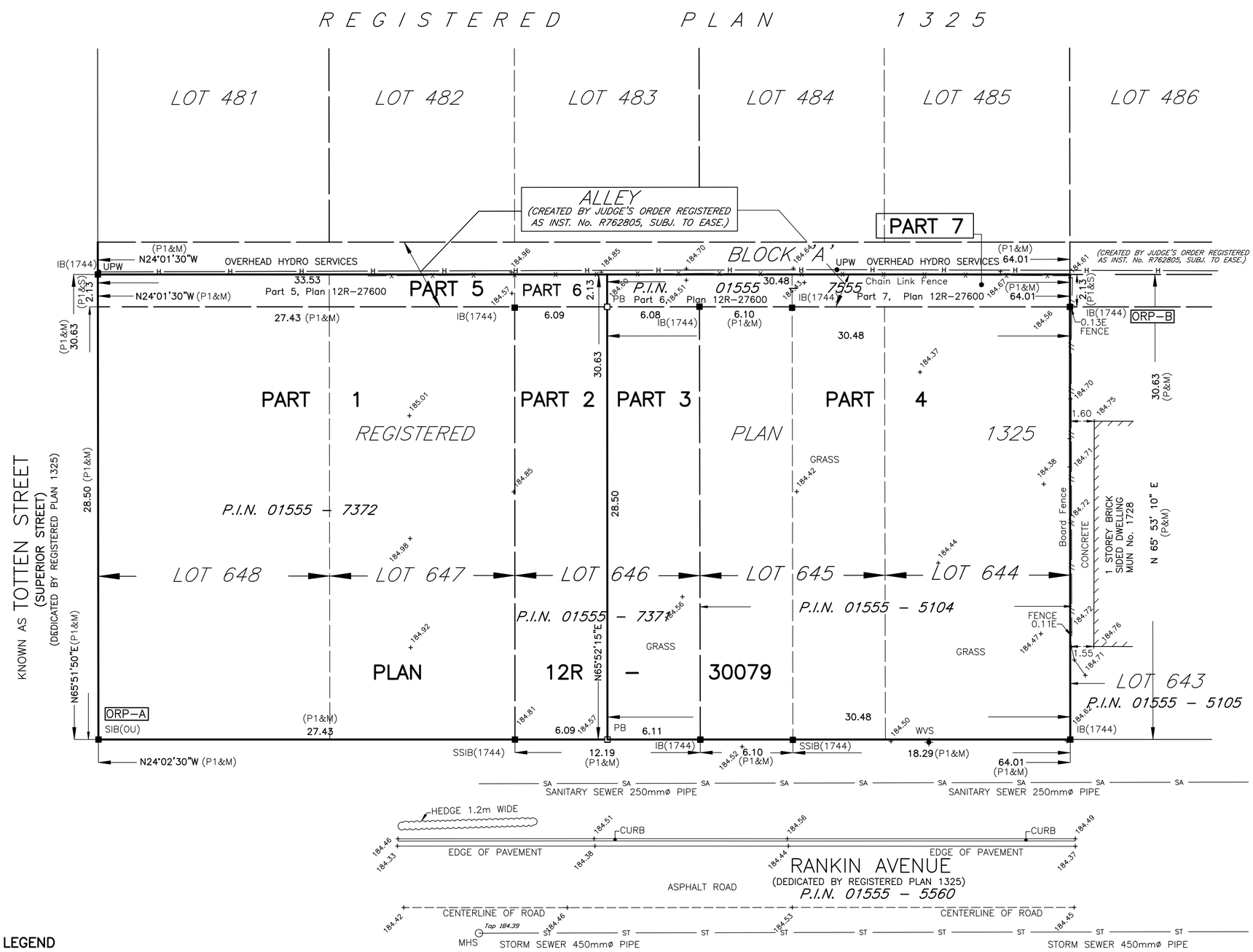
Date
PERMIT : DECEMBER 1, 2025
REVISIONS 1 : FEBRUARY 23, 2026

Sheet No.
A-3.01

SURVEYOR'S REAL PROPERTY REPORT
PART 1 OF 2 PARTS – THE PLAN

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2220909

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
in accordance with Regulation 1026, Section 29 (3)



TOPOGRAPHIC SURVEY

OF

LOTS 644, 645
PART OF LOT 646

AND

PART OF ALLEY, *(CLOSED BY JUDGE'S ORDER REGISTERED AS INST. No. R762805, SUBJ. TO EASE.)*
REGISTERED PLAN 1325

IN THE

CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

SCALE = 1:200

0 2.00 4.00 8.00 12.00 METRES 20.00

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

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN–NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP–A	4683864.41	331133.93
ORP–B	4683817.61	331186.03

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP–A AND ORP–B IS N48°04'00"W 70.04

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999927

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O.REG. 525/91.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IB ø DENOTES ROUND IRON BAR
CC DENOTES CUT–CROSS
CP DENOTES CONCRETE PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED JDB
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
ORP DENOTES OBSERVED REFERENCE POINT
(NI) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
(PROP) DENOTES PROPORTIONAL (CALC) DENOTES CALCULATED
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(P) DENOTES REGISTERED PLAN 1325
(P1) DENOTES PLAN 12R–27600

LEGEND

○ MHH	DENOTES HYDRO MANHOLE	✦ FH	DENOTES FIRE HYDRANT
○ MHS	DENOTES SEWER MANHOLE	✧ WM	DENOTES WATER METER
○ MHT	DENOTES TELEPHONE MANHOLE	✦ WVS	DENOTES WATER VALVE (Service)
○ MHTR	DENOTES TRAFFIC MANHOLE	✦ WVM	DENOTES WATER VALVE (Main)
○ MHW	DENOTES WATER MANHOLE	✧ GM	DENOTES GAS METER
⊞ CB	DENOTES CATCH BASIN	✦ GV	DENOTES GAS VALVE
▦ DCB	DENOTES DOUBLE CATCH BASIN	■ HM	DENOTES HYDRO METER
● LSc	DENOTES LIGHT STANDARD CONCRETE	■ PedT	DENOTES TELEPHONE PEDESTAL
● LSs	DENOTES LIGHT STANDARD STEEL	■ PedCTV	DENOTES CABLE TV PEDESTAL
● LSw	DENOTES LIGHT STANDARD WOOD	■ TRs	DENOTES TRAFFIC SIGN
● UPc	DENOTES UTILITY POLE CONCRETE	■ TRsg	DENOTES TRAFFIC SIGNAL
● UPs	DENOTES UTILITY POLE STEEL	■ TRsb	DENOTES TRAFFIC SIGNAL BOX
● UPw	DENOTES UTILITY POLE WOOD	◒ TH	DENOTES TESTHOLE
● GP	DENOTES GUY POLE	◆ BM	DENOTES BENCH MARK
⊛ GW	DENOTES GUY WIRE	△ HCP	DENOTES HORIZONTAL CONTROL POINT
○ Bol	DENOTES BOLLARD	○ VCP	DENOTES VERTICAL CONTROL POINT
● PM	DENOTES PARKING METER	❁	DENOTES SHRUB
INV	DENOTES INVERT	○ SC	DENOTES SEWER CLEANOUT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

——— C ——— C ——— C ———	DENOTES OVERHEAD CABLE TV LINE
——— G ——— (pipe size) ——— G ———	DENOTES GAS LINE
——— H ——— H ——— H ———	DENOTES OVERHEAD HYDRO LINE
———CS——— (pipe size) ———CS———	DENOTES COMBINED SEWER
———SA——— (pipe size) ———SA———	DENOTES SANITARY SEWER
———ST——— (pipe size) ———ST———	DENOTES STORM SEWER
——— T ——— T ——— T ———	DENOTES OVERHEAD TELEPHONE LINE
——— W ——— (pipe size) ——— W ———	DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u" (CABLE = uC HYDRO = uH TELEPHONE = uT)

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC NETWORK

BENCH MARK

BENCH MARK 402 ELEVATION 184.98

ST. PATRICK'S SEPARATE SCHOOL. 1880 TOTTEN AVENUE: THE PLATE IS LOCATED ON THE SOUTH WALL. 3.87m EAST OF THE WEST WALL AND 0.39m ABOVE GROUND.

SITE BENCH MARK

ELEVATION 185.45

TOP OF FIRE HYDRANT AS SHOWN ON PLAN.

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

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. THIS SURVEY WAS COMPLETED ON THE **17th** DAY OF **DECEMBER, 2024**

DATE APRIL 14, 2025

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN LAND SURVEYORS
SURVEYING MAPPING GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
SP	A.S.M.	24–47–597–00

CAD File: 24–47–597–00.dwg
CAD Date: April 14, 2025 2:23 PM

File: E–1325–64