



City of Hamilton
HERITAGE PERMIT REVIEW SUB-COMMITTEE
AGENDA

Meeting #: HPRSC 25-001
Date: January 21, 2025
Time: 5:00 p.m.
Location: YouTube Channel Streaming for Virtual Meetings
All electronic meetings can be viewed at:
City's YouTube Channel:
<https://www.youtube.com/user/InsideCityofHamilton>

Meg Oldfield, E-mail: Meg.Oldfield@hamilton.ca
Dawn Cordeiro, E-mail: Dawn.Cordeiro@hamilton.ca
Scott Dickinson, E-mail: Scott.Dickinson@hamilton.ca
Lisa Christie, E-mail: Lisa.Christie@hamilton.ca
Alissa Golden, E-mail: Alissa.Golden@hamilton.ca

Pages

1. CALL TO ORDER
2. CEREMONIAL ACTIVITIES
3. APPROVAL OF THE AGENDA
(Added Items, if applicable, will be noted with *)
4. DECLARATIONS OF INTEREST
5. APPROVAL OF MINUTES OF PREVIOUS MEETING
 - 5.1 HPRS Minutes-December 10 2024
6. DELEGATIONS
7. ITEMS FOR INFORMATION
8. ITEMS FOR CONSIDERATION

3

9. HERITAGE PERMIT APPLICATIONS

- 9.1 HP2024-042-Public Right-of-Way Behind 9 Victoria Street, Dundas (Cross-Melville HCD, Part V) 9
- Removal of one dead maple tree in the rear alley (City-owned).
- 9.2 HP2025-01-200 Hatt Street, Dundas (Former Thomas Van Noble Home, Part IV) 17
- Replacement of the contemporary cedar roof with asphalt shingles (Timberline HDZ 50-year shingles in matching colour to current cedar roof).
- 9.3 Pre Consultation - 50 Markland Street (Durand-Markland HCD, Part V) 25
- Demolition of existing 1.5 storey rear addition and construction of a new 2 storey rear addition
 - Replacement of existing windows and door on the front façade in kind
 - Localized masonry repairs

10. MOTIONS

11. NOTICE OF MOTIONS

12. ADJOURNMENT



HERITAGE PERMIT REVIEW SUB-COMMITTEE MINUTES 24-01

5:00 p.m.

Tuesday, December 10, 2024

Webex Virtual Streaming

Present: Karen Burke (Chair), Graham Carroll (Vice Chair), Sandra Iskandar, Andy MacLaren, Carol Priamo, Steve Wiegand

Regrets: Andrew Douglas, Katie McGirr, Matthew LaRose

Also

Present: Alissa Golden, (Cultural Heritage Program Lead), Dawn Cordeiro (Cultural Heritage Planner)

FOR INFORMATION:

(a) **APPROVAL OF THE AGENDA (Item 2)**

(Carroll/Iskandar)

That the Agenda for December 10, 2024, be approved, as amended.

CARRIED

(b) **DECLARATIONS OF INTEREST (Item 3)**

There were no Declarations of Interest.

(c) **APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)**

(i) **November 12, 2024 (Item 4.1)**

(Priamo/MacLaren)

That the Minutes of November 12, 2024, meeting of the Heritage Permit Review Sub-Committee, be approved, as presented.

CARRIED

(e) **DISCUSSION ITEMS (Item 10)**

(i) **HP2024-038 – 252 James Street North, Hamilton (Christ’s Church Cathedral, Part IV), (Item 10.1)**

- Restoration of the main set of central front oak doors, including:
 - Temporarily removing the doors for restoration off-site;
 - Restoring, staining, and varnishing the doors, transom and door frame;
 - Installing weather seals to the jambs, header and threshold;
 - Refurbishing the existing hardware;
 - Installing a new set of panic set bars to both doors for fire safety; and,
 - Installing new brass kick plates to the interior.
- Interim repairs to the southern set of doors to allow for access and fire safety during restoration of the central doors.

The Applicant, Bill Mous, Executive Officer and Secretary of Synod of the Diocese of Niagara, was present to give an overview of the application and respond to questions from Sub-Committee. The Sub-Committee considered the application and together with advice from staff, passed the following motion:

(Carroll/MacLaren)

(a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-038 be consented to, subject to the following Conditions:

- (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
- (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **December 31, 2026**. If the alteration(s) are not completed by **December 31, 2026**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

(ii) **HP2024-039 – 24 Main Street West, Hamilton (New Vision United Church, Part IV), (Item 10.2)**

- Selective masonry repointing using Type O mortar, including in the front portico gable and southeast corner;
- Interim repairs and installation of plywood hoarding in lower portions of front (south) windows to prevent further damage; and,
- Repair of the northwest turret, subject to further investigation, which may include dismantling, temporary storage and reconstruction.

The Applicant, Helen Bradley, New Vision United Church, was present to give an overview of the application and respond to questions from Sub-Committee. The Sub-Committee considered the application and together with advice from staff, passed the following motion:

(MacLaren/Iskandar)

- (a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-039 be consented to, subject to the following Conditions:
- (i) That the final details, following further investigation, of the repair of the northwest turret be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
 - (ii) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
 - (iii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **December 31, 2026**. If the alteration(s) are not completed by **December 31, 2026**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

(iii) **HP2024-034 –838 Mineral Springs Road, Ancaster (Woodend House, Part IV), (Item 10.3)**

- Restoration of all wood windows, as required, including frames, glass, and muntins;
- Replacement of metal storms with 1” insulated glazed wood storms, painted to match the existing window frame and profile; and,
- Restoration of the front door, including:
 - Temporary removal for restoration off-site.
- Installation of bird-friendly frost dot film

The Applicant, Ryan Lee, ATA Architects, was present to give an overview of the application and respond to questions from Sub-Committee. The Sub-Committee considered the application and together with advice from staff, passed the following motion:

(Carroll/Priamo)

(a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-034 be consented to, subject to the following Conditions:

- (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
- (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **December 31, 2026**. If the alteration(s) are not completed by **December 31, 2026**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

(iv) **HP2024-040– 610 York Boulevard, Hamilton (Dundurn Castle, Part IV), (Item 10.4)**

- Installation of a card reader and electric strike on an exterior courtyard wooden door and jamb.

The Applicant, Jarrett Zacharko, Heritage Project Specialist with the City of Hamilton, was present to give an overview of the application and respond to questions from Sub-Committee. The Sub-Committee considered the

application and together with advice from staff, passed the following motion:

(Carroll/MacLaren)

- (a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-040 be consented to, subject to the following Conditions:
- (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and
 - (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **December 31, 2026**. If the alteration(s) are not completed by **December 31, 2026**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

(v) HP2024-041 – 115 Hunter Street West, Hamilton (Magnolia Hall, Part IV), (Item 10.4)

- Installation of a card reader and electric strike on an exterior tower wooden door and jamb, including a new historically appropriate exterior pull.

The Applicant, Jarrett Zacharko, Heritage Project Specialist with the City of Hamilton, was present to give an overview of the application and respond to questions from Sub-Committee. The Sub-Committee considered the application and together with advice from staff, passed the following motion:

(Iskandar /Priamo)

- (a) That the Heritage Permit Review Subcommittee advises that Heritage Permit Application HP2024-041 be consented to, subject to the following Conditions:
- (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and

- (ii) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than **December 31, 2026**. If the alteration(s) are not completed by **December 31, 2026**, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

CARRIED

(f) **ADJOURNMENT (Item 15)**

(MacLaren/Carroll)

That, there being no further business, the Heritage Permit Review Sub-Committee, be adjourned, at 6:05 pm.

CARRIED

Respectfully submitted,

Karen Burke, Chair
Heritage Permit Review
Sub-Committee

Alissa Golden
Cultural Heritage Program Lead

City of Hamilton - Heritage Permit Application Note Sheet

Address: Public Right-of-Way Behind 9 Victoria Street, Dundas (Cross-Melville HCD, Part V)

Permit Number: HP2024-042

Owner: City of Hamilton

Applicant/Agent: Ian Hoaran, Forestry Investigator, City of Hamilton

Description of proposed alterations:

- Removal of one dead maple tree in the rear alley (City-owned).

Reasons for proposed alterations:

- The tree to be removed is rotting and was identified as a safety hazard by City of Hamilton Forestry staff.
 - The tree is located in the unassumed public right-of-way behind 9 Victoria Street within the boundaries of the Cross-Melville Heritage Conservation District and is visible from Victoria Street.
-

Documentation submitted with application:

- Heritage Permit application form
 - Photos
 - Homeowner inquiry
-

Draft Conditions for Consideration:

- | |
|--|
| <ul style="list-style-type: none">□ That any minor changes to the proposed tree removal following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations. |
|--|

Relevant Cross-Melville HCD Policies (By-law No. 3899-90)

3.5 Objectives: Landscape and Urban Design

- To maintain and conserve tree plantings within the area;
- To enhance public spaces such as roads and sidewalks with sympathetic surface treatment and landscaping; and
- To minimize any adverse effects to public undertakings within the district on significant landscape features such as trees and grassed areas.

Photographs

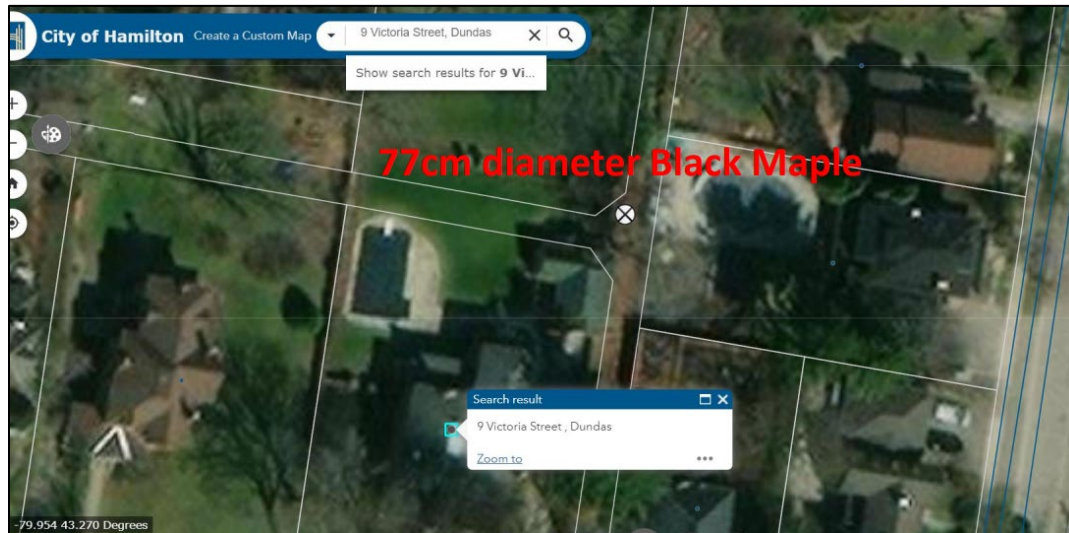


Figure 1: Location of Black Maple to be removed

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025

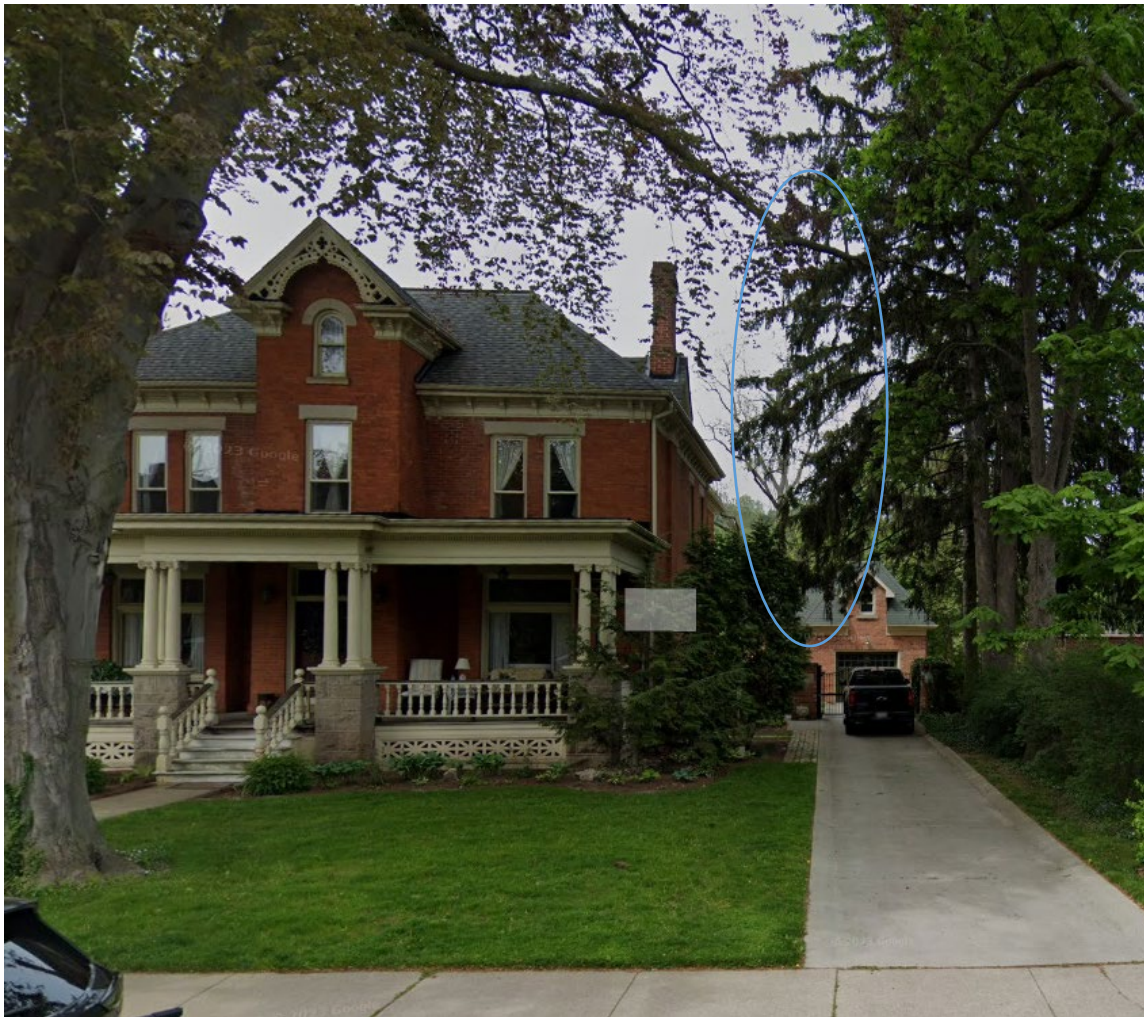


Figure 2: View of tree from public right of way

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025



Figure 3: View of black maple tree from 9 Victoria Street (backyard)

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025



Figure 4: Another view of the black maple tree from 9 Victoria Street

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025



Figure 5: Close up of black maple tree

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025**City of Hamilton - Heritage Permit Application Note Sheet**

Address: 200 Hatt Street, Dundas (Former Thomas Van Noble Home, Part IV)
Permit Number: HP2025-001

Owner: Paul and Fran Spekkens
Applicant/Agent: Same as above

Description of proposed alterations:

- Replacement of the contemporary cedar roof with asphalt shingles (Timberline HDZ 50-year shingles in matching colour to current cedar roof).

Reasons for proposed alterations:

- The roof is leaking in several places and requires urgent repair. The owner intends to complete emergency repair work on one side of the gable roof while working toward their Heritage Permit approval, and to complete the remainder of the roof in the spring.
 - The existing cedar shingles are not original to the home and were installed circa 1991.
 - The roof cladding is not identified in the Reasons for Designation, but staff have required a Heritage Permit for this roof cladding replacement since the existing contemporary cedar roof was partially funded by a municipal heritage grant.
-

Documentation submitted with application:

- Heritage Permit application form
 - Photos
 - Quote from Main Street Roofing for Timberline HDZ 50-year shingles
-

Draft Conditions for Consideration:

- | |
|--|
| <ul style="list-style-type: none">□ That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations. |
|--|

Reasons for Designation (By-law No. 4268-96)

HISTORICAL SIGNIFICANCE

The building at 200 Hatt St. was constructed in 1860 as a store and dwelling for Thomas VanNoble who had owned the lot for many years. VanNoble arrived in Dundas in 1835 and became a gardener and sexton of St. James Church until he died in 1882. His son operated a grocery here. In 1868 Alex Cowie purchased the building, renting it to grocer Patrick Cosgriff. Samuel Burrows, a machinist employed with the Canada Screw Company and later, Bertram's, purchased the property in 1871. He resided here until 1886 when he sold to William Cunliffe, a butcher who ran the shop but rented the dwelling to various tenants.

From 1905 to 1912 the building was owned by members of the Collins family and occupied by baker Edward Colehouse. From 1912 to 1929 Ellen Collins was sole owner. In 1931 the property was purchased by Albert Carpenter and tenants until 1934 were his daughter and son-in-law Amelia and Harold Bourne who operated a grocery here. This is probably the last time the building was used as such.

ARCHITECTURAL SIGNIFICANCE

This is a 1½ story, post and beam constructed house with gable end toward the street. The west exterior wall which fronts Market St. is rough cast while the remainder of the house is frame. Much of the clapboard is original and there are still 2 small hooks in the front of the house once used to hang the grocer's signs. The upper gable window is original as are the 3 large flat windows on the Market St. side of the house. They have 6/6 pane arrangement, wood frames and some original glass.

At one time the front entrance consisted of double door flanked by 2 large commercial-type store windows. These have since been altered. The building retains its plank flooring, original staircase, traces of original ochre paint and wide door openings. In the basement is a very deep salt glassed tile butter well and the original wooden store countertop can be found on a wall framing an interior doorway.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front (Hatt St.) and west (Market St.) part of the house, including the walls, upper window on Hatt and the large windows facing Market St., and the lines of the roof.

Photographs



Figure 1: Front elevation

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025



Figure 2: South West Elevation



Figure 3: West elevation, back portion of roof to be replaced

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025



Figure 4: West elevation, showing front portion of home and roof

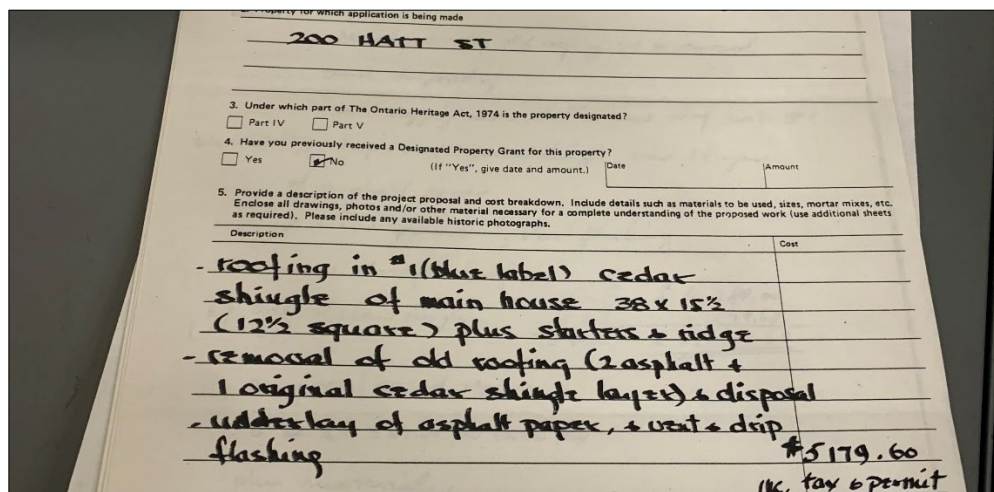


Figure 5: Evidence of previous asphalt roof and layers prior to 1992

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025



Figure 6: Existing roof shingle that blew off of home during high winds – shows level of deterioration.

HERITAGE PERMIT REVIEW SUBCOMMITTEE
Meeting Date: January 21, 2025



Figure 7: Chosen replacement roof shingle – Timberline HDZ 50-year shingle in Canadian Driftwood

50 Markland St

RENOVATION PROPOSAL

Project Address: 50 Markland St. Hamilton, ON

Owner information: Eric and Sarah Desrosiers

Project Overview: Demolish the back portion of the existing home and rebuild with salvaged or like materials (specified and outlined herein).

Attached

Appendix A – Photos of Existing [Attached Herein]

Appendix B – Architectural Drawings / Blueprints

INTRODUCTION

After years of searching and waiting, Sarah and I became the keepers of 50 Markland St., for years to come. After living in the Herkimer Apartments (looking into this very backyard every day) we were fortunate to make contact with Carl Turkstra, the previous owner of this home and a proud member of this community. Unfortunately, after 30 years of living there, he was no longer able to keep up with the maintenance of the home and it slowly fell into a somewhat weathered state. Sarah and I look forward to many years in this home, having just welcomed two children into this world since 2022, our vision is to raise our kids in this community and continue to thrive many years after.

Below, you will find our outlined proposal and vision to bring this home back into its glory and into a more liveable functional home so that it may remain our family home.

We look forward to discussions regarding our proposed renovations.

Scope of Work Breakdown

DEMOLITION

Our proposal includes the full demolition of the back portion of the home, as outlined and displayed in the attached drawings. This demolition will include the full demolition of the foundation, exterior walls and windows, and roof.

RECONSTRUCTION

The reconstruction will expand the back portion of the home using like materials (outlined throughout this document). The plans call to extend the home back 4' and increase the liveable space on both the main floor and second floor. Currently the back portion of the home is deteriorating due to previous neglect and was laid out in a manor that did not connect the liveable space to the back yard – as was common design in years past. We hope to rebuild the back portion in a manor to increase access to the rear yard and bring in more natural light to the liveable space. The reconstruction will utilize as many like or salvaged materials as possible.

BRICKS/MASONRY

During the demolition our best effort will be made to salvage some brick and material, though we are being advised by restoration masons and the engineer that not much brick will be kept. Currently we are allowing for all new brick. We have sourced a brick that is identical to the existing and perfectly matches the aged/ imperfect brick from this old home. This brick was also utilized on our Garage renovation (Heritage Permit: HP2023-018)

Existing vs Proposed



WINDOWS

For the front portion of the house, we are working with a company to be able to closely match the windows with a heritage style window. We have been advised that the current condition of the windows may hinder us from properly and effectively restoring them. The function of many windows is not effective, being unable to open or in some cases having lost the counterweight.

For the remaining windows (all side windows and windows at back of building) we are proposing to install all new windows in a matching style. We are proposing to install wood windows (same as existing) with an identical mullion pattern and trim from the exterior.

We believe this maintains the heritage look of the home from all visible sightlines, while increasing functionality in our home. It is important for us to keep the same aesthetic, while equally important to be able to properly utilize these fixtures.

The street facing windows we are proposing are Pella – Reserve windows. From Pella’s brochure *“Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.”* These windows are of same wood construction and both the profile, and the grille will be a near seamless match.

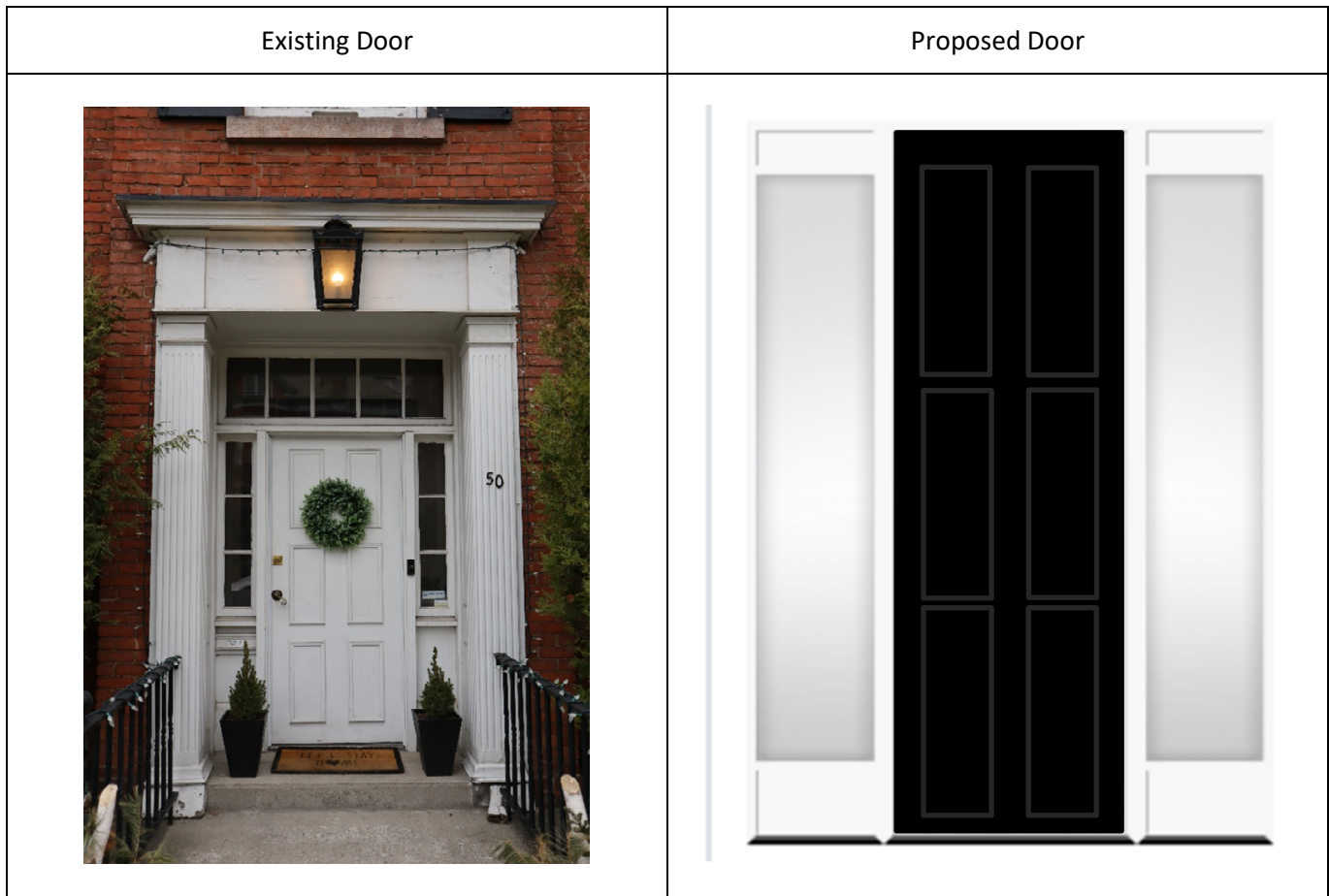
The non street facing windows we are proposing are Pella – Lifestyle windows. There of similar design and look, using wood construction, however they utilize some more modern technology and systems for better efficiency and functionality.

Render of replaced windows, using Pella: Reserve - Traditional



DOORS

The only door that will be visible from any sightline will be the front door (street facing). We intend to replace this door with a similar door and sidelights.

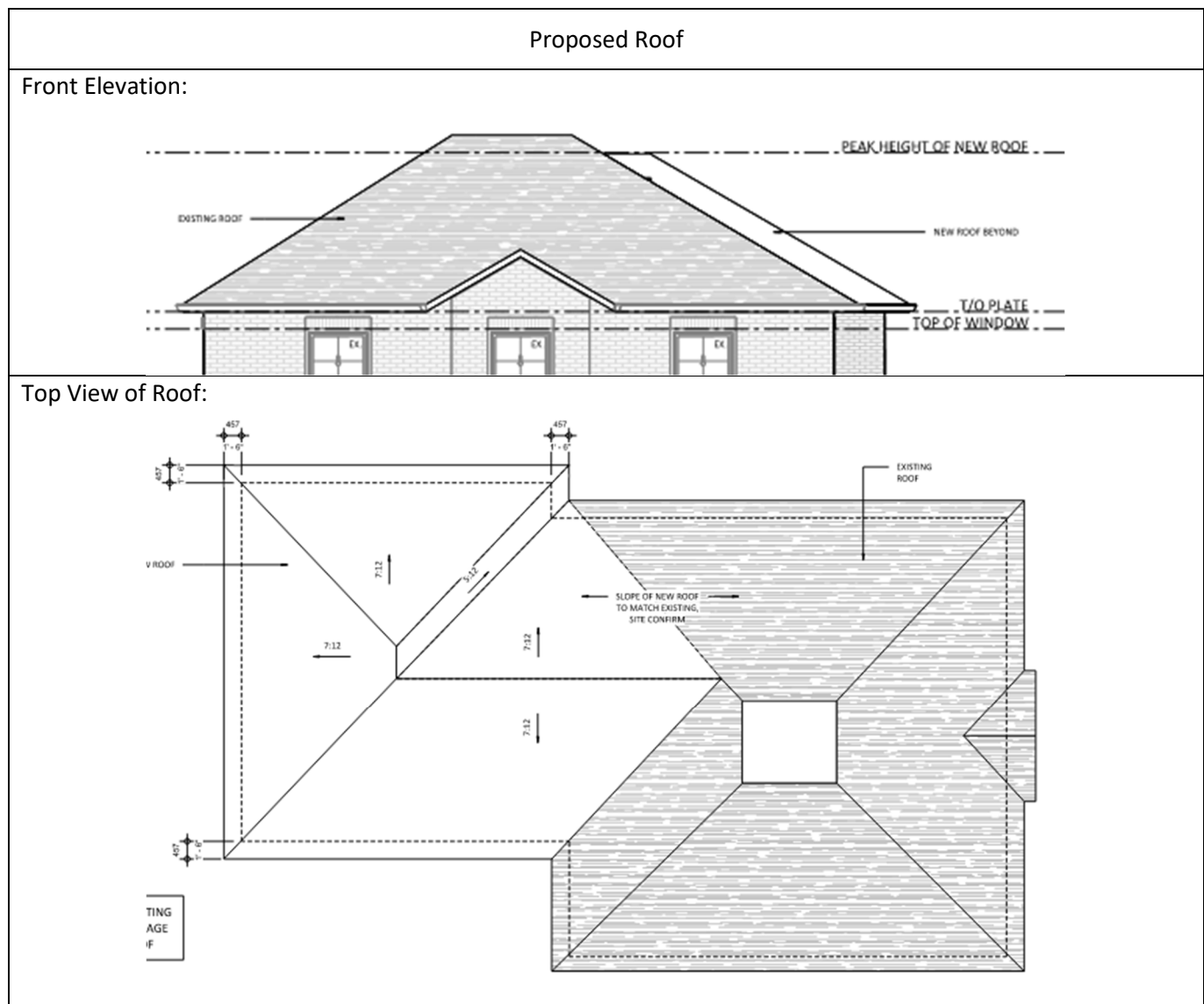


We are proposing a similar door/sidelight assembly – ***door panel in rendering is not accurate and will more closely match the existing.***

We will be changing the door colour to black to match the existing window shutters on the house.

ROOF

The new roof on the proposed addition will be set at the same level as the existing roof (as displayed in the Drawings – Appendix). The roofing will be of the same material, and all trim and gutters will match in colour and style.



Existing and proposed materials will be the same – GAF Black Architectural Shingles.

The visible downspouts are not being changed and will remain as is. The new downspouts will be a perfect match of same material and colour (black aluminum downspouts and off-white gutters).

Appendix A – Photos









Appendix B - Drawings

Provided on Following pages.

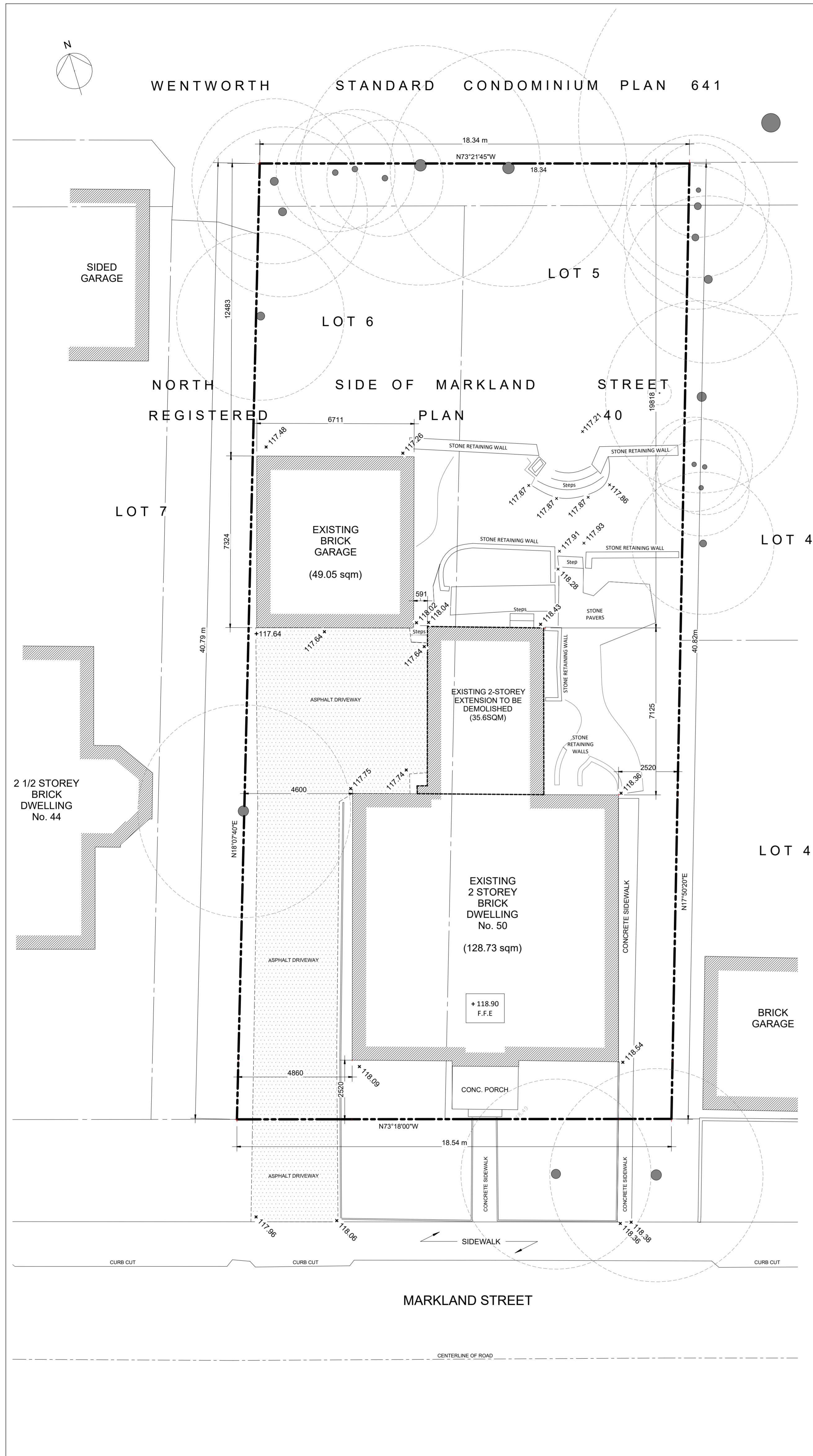
50 MARKLAND STREET 2-STOREY EXTENSION

50 MARKLAND ST, HAMILTON, ON, L8P 2J7

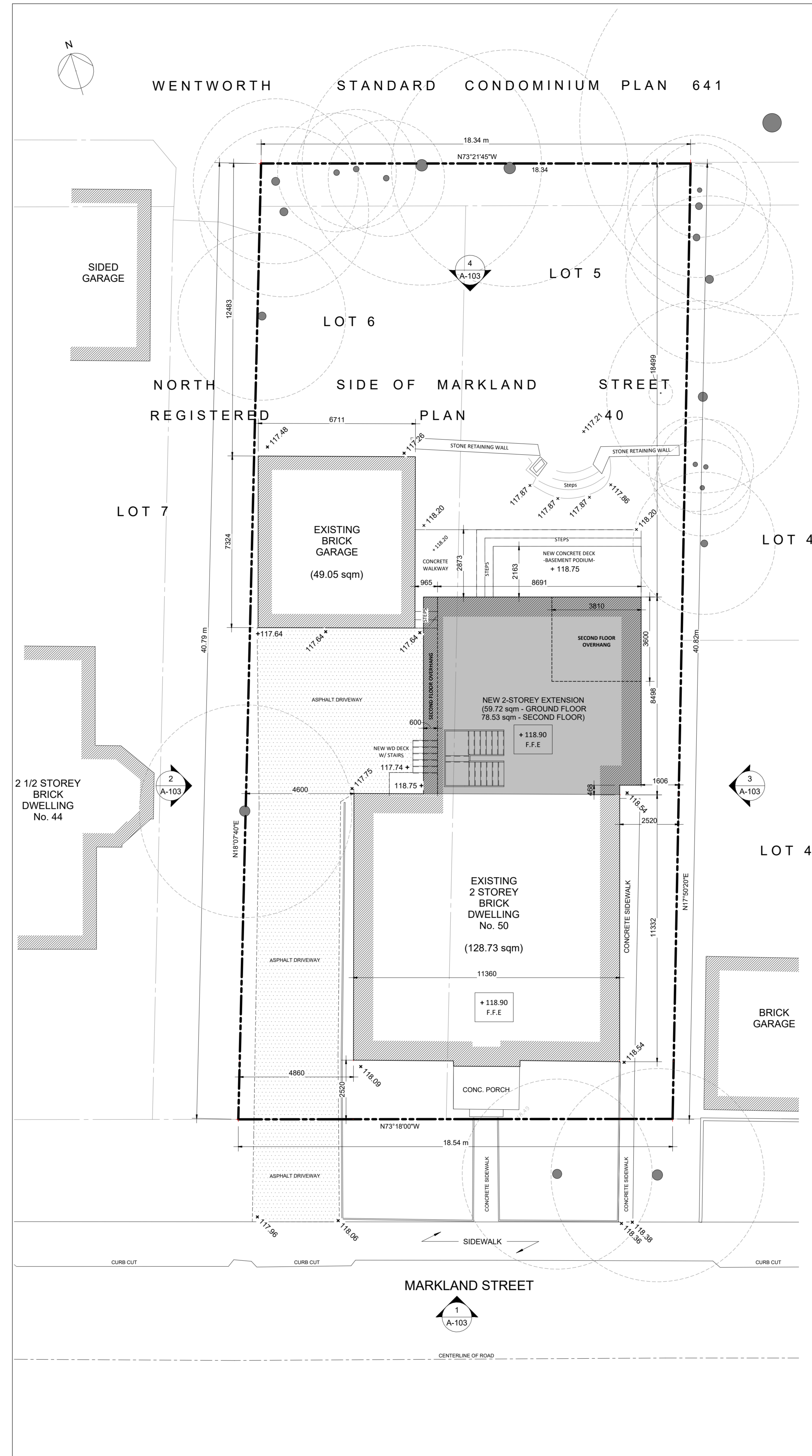
PROJECT No. 23-310



30" x 42" ARCHIT. SHEET SIZE
PLOT DATE: 2024-10-03 12:45:46 PM



1 SITE PLAN - EXISTING
1 : 100



2 SITE PLAN - PROPOSED
1 : 100

GROSS FLOOR AREAS - 50 MARKLAND ST				
LEVEL	GFA - EXISTING TO REMAIN (SQM)	GFA - EXISTING TO BE DEMOLISHED (SQM)	GFA - NEW (SQM)	TOTAL (SQM)
BASEMENT	70.13	35.61	84.14	118.66
GROUND FLOOR	164.34	35.61	59.72	188.45
SECOND FLOOR	164.34	35.61	78.53	207.26
ATTIC	24.81		0.00	24.81
TOTAL AREA				539.18
TOTAL GFA ABOVE GRADE				420.53

SITE STATISTICS				
	SQM	REQUIRED	BY-LAW 05-200	BY-LAW 6893
LOT AREA - EXISTING PER SURVEY	751.87	360 sqm	360.00	360.00
BUILDING AREA PROPOSED (FOOTPRINT)	188.45			
EXISTING GARAGE (FOOTPRINT)	49.05			
ASPHALT DRIVEWAY AREA - EXISTING	99.466			
TOTAL LANDSCAPED AREA	414.89 sqm (55.18%)	30% min.	SECTION 15.1.2.(h) : 30%	NOT PROVIDED

FRONT YARD LANDSCAPING				
	SQM	REQUIRED (%)		
FRONT YARD AREA (FYA)	45.535			
ASPHALT DRIVEWAY AREA (WITHIN FRONT YARD)	9.093			
FRONT YARD LANDSCAPING (FYL)	36.442sqm (80.03%)	50.00%	SECTION 4.3.9(a) : 50%	NOT PROVIDED

SETBACKS/ BUILDING DIMENSIONS				
	PROPOSED (m)	REQUIRED (m)		
BUILDING HEIGHT LIMIT	9.78m New (10.3m existing)	10.50	10.5m	11m
LOT WIDTH	18.54m - EXISTING	12.00	12m	12m

SETBACKS				
	PROPOSED (m)	REQUIRED (m)		
FRONT YARD SETBACK	2.4 to 2.5m - EXISTING	4m MIN	4m MIN	6m MIN.
SIDE YARD SETBACK	2.3 to 4.86m - EXISTING	1.2m MIN.	1.2m MIN.	1.2m MIN.
REAR YARD SETBACK		7.5m MIN.	7.5m MIN.	7.5m MIN.

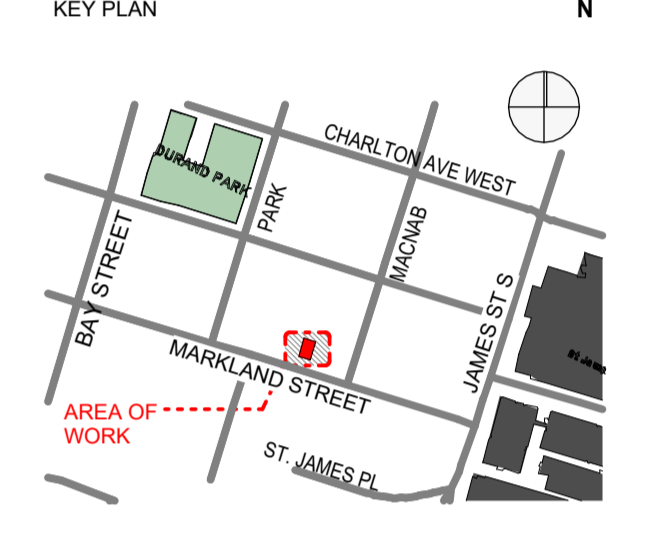
PROJECT
50 MARKLAND STREET 2-STORY EXTENSION
50 MARKLAND ST, HAMILTON, ON, L8P 2J7

CLIENT
VERLY CONSTRUCTION GROUP
VERLY CONSTRUCTION GROUP INC.
1650 SHEMET RD, MISSISSAUGA, ON L4V 1R4

ARCHITECT
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143 Bloor Ave. Toronto, ON M5H 4E2, Canada
416.966.1204
pa-architects@outlook.com

CONSULTANT
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quinn@quindressel.com www.quindressel.com

THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED WITH CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM THESE WORKS.
THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT.
THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FROM THE SUPPLIED INFORMATION.



SEAL

NORTH ARROW

PROJECT NORTH TRUE NORTH

REVISIONS		
No.	Date	Description

PRELIMINARY FOR REVIEW AND INFORMATION ONLY - NOT FOR BID OR CONSTRUCTION

No.	Date	Description

ISSUED:

DRAWN BY: Author REVIEWED BY: Checker

DATE: Issue Date SCALE: 1 : 100

PROJECT NO.: **23-310**

SHEET TITLE
SITE PLAN AND STATISTICS

SHEET NUMBER: **A-001** REVISION NO.

PA ARCHITECTS INC. 2024 ©

30" x 42" ARCH E1 - SHEET SIZE

WALL & PARTITION SCHEDULE

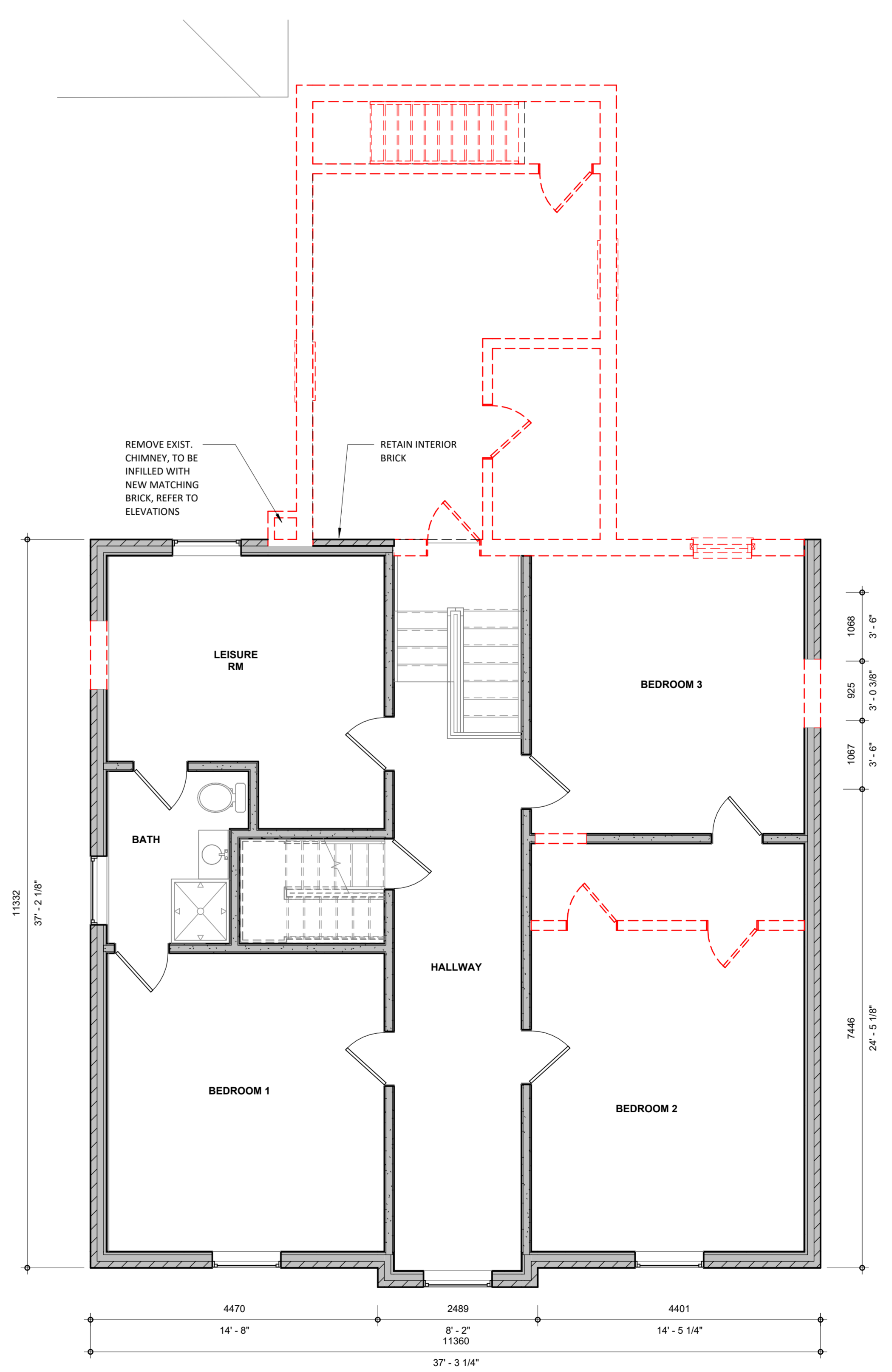
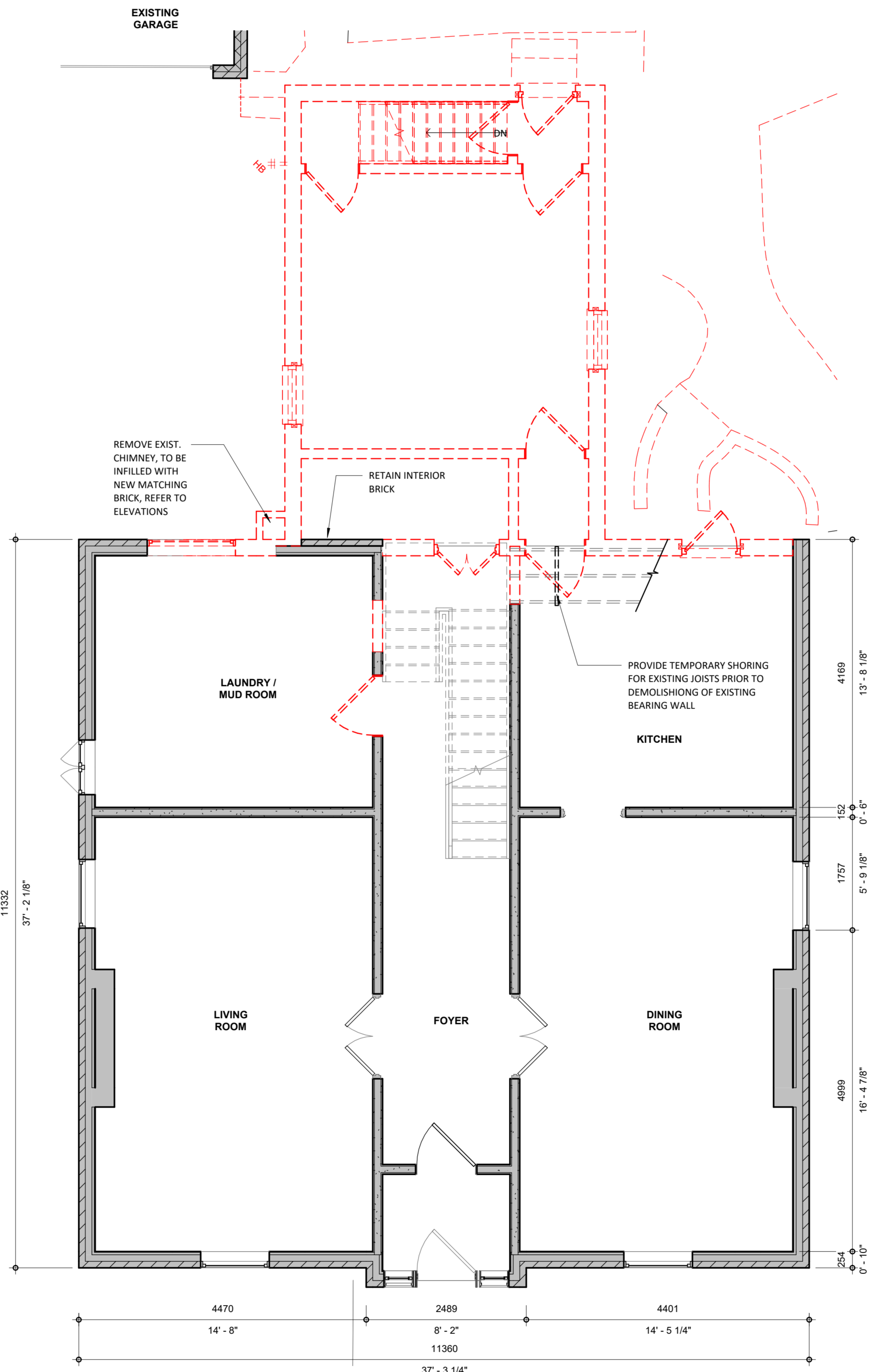
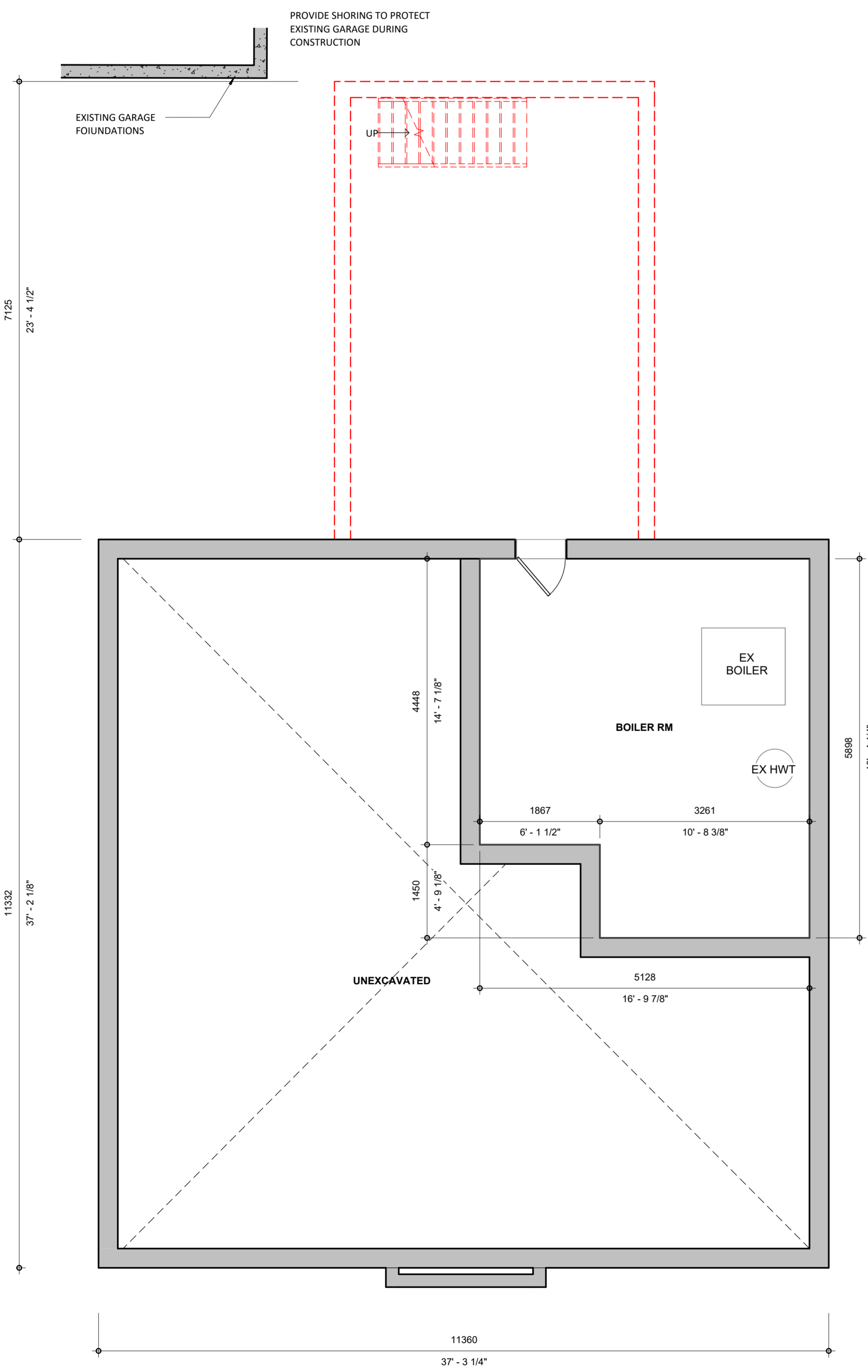
W1	NEW FOUNDATION WALL w/ INSULATED INTERIOR FRAMING (R20 MIN.)
EXTERIOR	-254mm (10") FOUNDATION WALL (C=25MPa) 10M@12" VERTICAL EACH SIDE (OUTSIDE LAYERS); 10@18" HORIZ. EACH SIDE 2"x8" STUD FRAMING -R20 INSULATION -0.15mm POLY VAPOUR BARRIER -1/2" G.B. FINISH
INTERIOR	-1/2" G.B.
W1a	NEW FOUNDATION WALL
EXTERIOR	150mm (6") FOUNDATION WALL (C=25MPa); 10M@12" VERTICAL & 10@16" HORIZ. CONCRETE WALL
INTERIOR	-1/2" G.B.
W2	NEW MASONRY WALL ASSEMBLY (R24 MIN.)
EXTERIOR	• NEW 3 1/2" BRICK MASONRY TO MATCH EXISTING • 1" AIR SPACE, 0.75mm THICK x 20mm WIDE GALV. METAL TIES INSTALLED W/ GALV. SPIRAL NAILS OR SCREWS 400mm O.C. HORIZ. & 600mm O.C. VERTICAL. • BUILDING PAPER ON. • 1/2" SHEATHING ON. • 2x6 WOOD FRAMING @ 16" O.C. • R24 BATT INSULATION • 6 MIL POLYETHYLENE VAPOUR BARRIER ON WARM SIDE • 1/2" G.B. FINISH
INTERIOR	-1/2" G.B.

NOTES

1. ALL PROPOSED INTERIOR PARTITIONS ARE TO BE E2.
2. STRUCTURE THAT IS HIGHLIGHTED IN A GREY TONE REFERS TO THE EXISTING STRUCTURE THAT WILL REMAIN AS IS.

DRAWING / PLAN SPECIFIC LEGEND

DJ	DOUBLE JOIST
TG	TRIPLE JOIST
L.V.L.	LAMINATED VENEER LUMBER
PL	POINT LOAD FROM ABOVE
P.T.	PRESSURE TREATED LUMBER
G.T.	GIRDER TRUSS BY ROOF MANUF.
	SOLID WOOD BEARING POST SPP#2
	SOLID WOOD BEARING FROM ABOVE
	SOLID WOOD BEARING FROM BELOW
	SMOKE ALARM INTERCONNECTED VISUAL SIGNAL
	CARBON MONOXIDE DETECTOR (OBC 9.33.4)
	FLOOR DRAIN
	HOSE BIB
	EXHAUST FAN VENTED DIRECTLY TO EXTERIOR
	TONED WALLS AND DOORS AT 35° ANGLE INDICATE EXISTING AND TO REMAIN.
	PROPOSED DOORS AT 90° ANGLE
	PROPOSED WALLS - REFER TO PARTITION SCHEDULE



PROJECT
50 MARKLAND STREET
2-STOREY EXTENSION
50 MARKLAND ST, HAMILTON, ON, L8P 2J7

CLIENT

VERLY
CONSTRUCTION GROUP
VERLY CONSTRUCTION GROUP INC.
1650 SIMMET RD, MISSISSAUGA, ON L4V 1R4

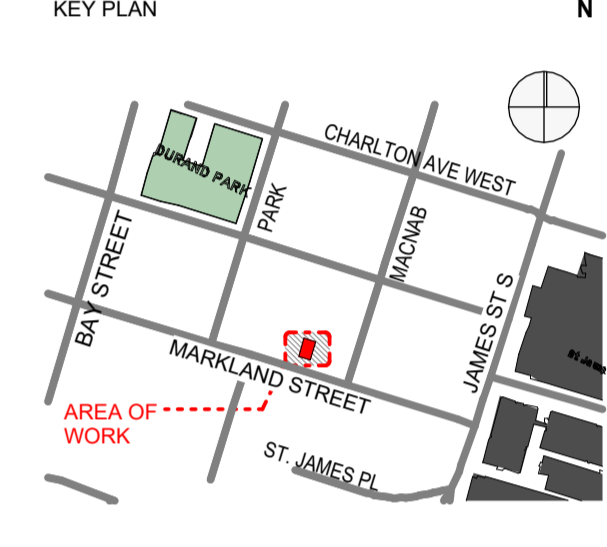
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REVISIONS

No.	Date	Description

PRELIMINARY FOR REVIEW AND INFORMATION ONLY. NOT FOR BID OR CONSTRUCTION

No.	Date	Description
ISSUED:		
DRAWN BY: Author	REVIEWED BY: Checker	
DATE: Issue Date	SCALE: 1 : 50	
PROJECT NO.: 23-310		
SHEET TITLE		
EXISTING - DEMOLITION PLANS		
SHEET NUMBER:	REVISION NO.	
A-101		

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30" x 42" ARCH ELEV - SHEET SIZE

PROJECT
50 MARKLAND STREET
 2-STOREY EXTENSION
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KEY PLAN

SEAL

NORTH ARROW

PROJECT NORTH TRUE NORTH

REVISIONS

No.	Date	Description

PRELIMINARY FOR REVIEW AND INFORMATION ONLY - NOT FOR BID OR CONSTRUCTION

No. Date Description

ISSUED:

DRAWN BY: Author REVIEWED BY: Checker

DATE: Issue Date SCALE: As Indicated

PROJECT NO.: 23-310

SHEET TITLE

ELEVATIONS & PLANS

No. Date Description

ISSUED:

DRAWN BY: Author REVIEWED BY: Checker

DATE: Issue Date SCALE: As Indicated

PROJECT NO.: 23-310

SHEET TITLE

ELEVATIONS & PLANS

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PROJECT NO.: 23-310

SHEET TITLE

ELEVATIONS & PLANS

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SHEET TITLE

ELEVATIONS & PLANS

No. Date Description

ISSUED:

DRAWN BY: Author REVIEWED BY: Checker

DATE: Issue Date SCALE: As Indicated

PROJECT NO.: 23-310

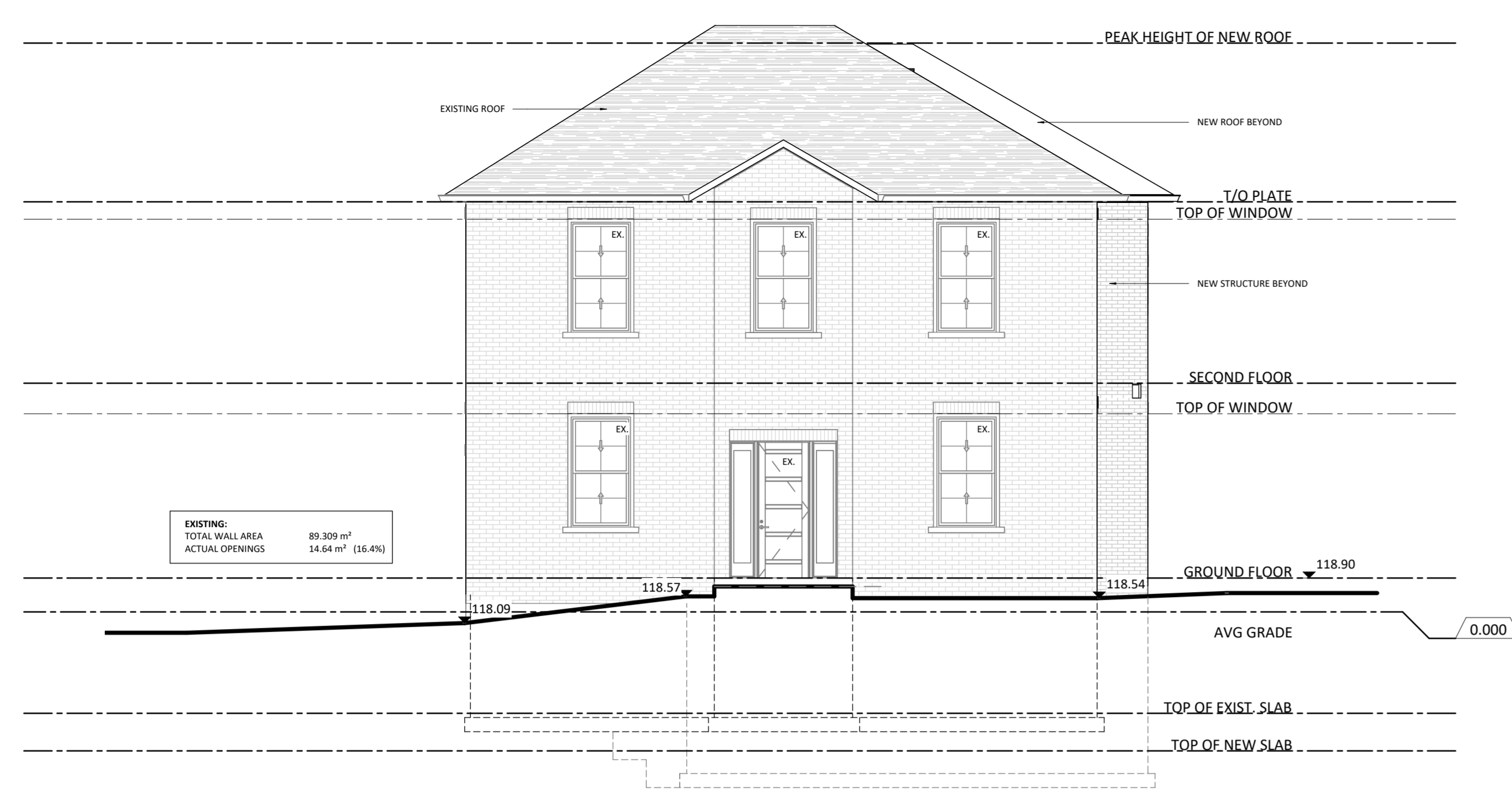
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ELEVATIONS & PLANS

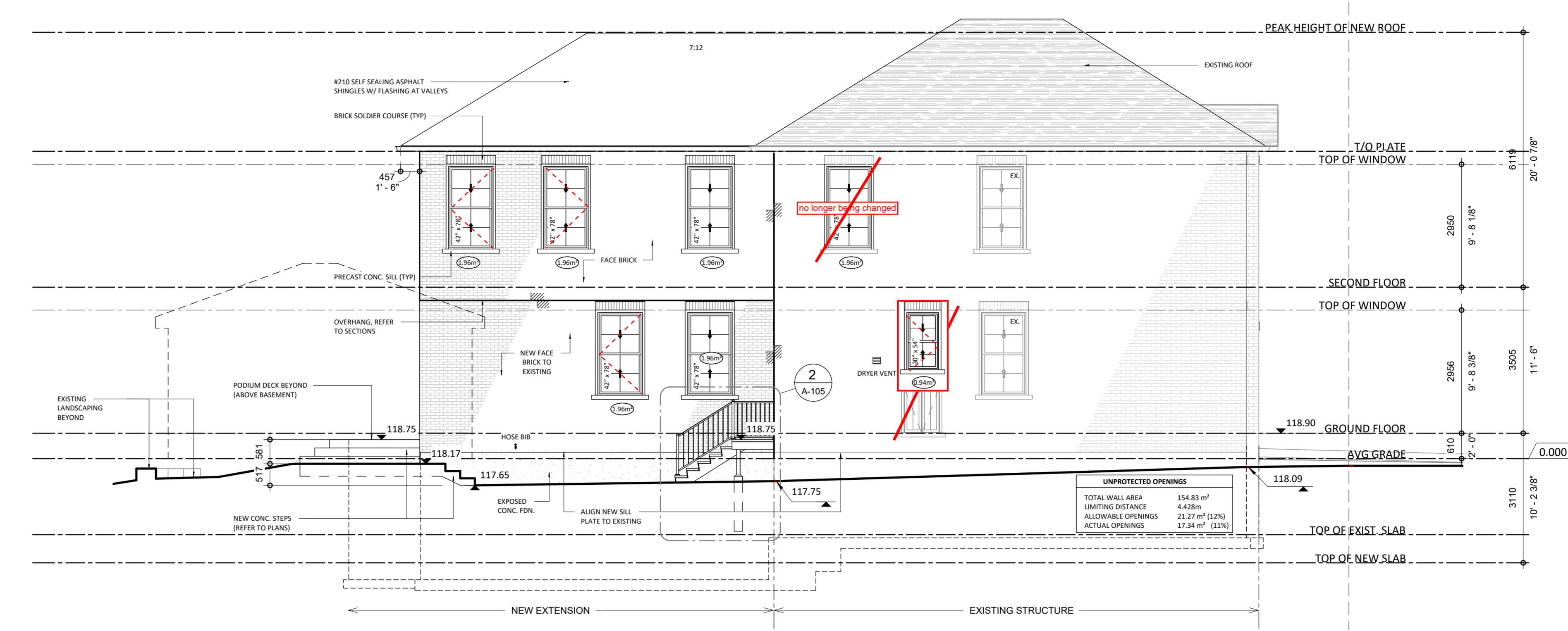
SHEET NUMBER: **A-103**

REVISION NO.

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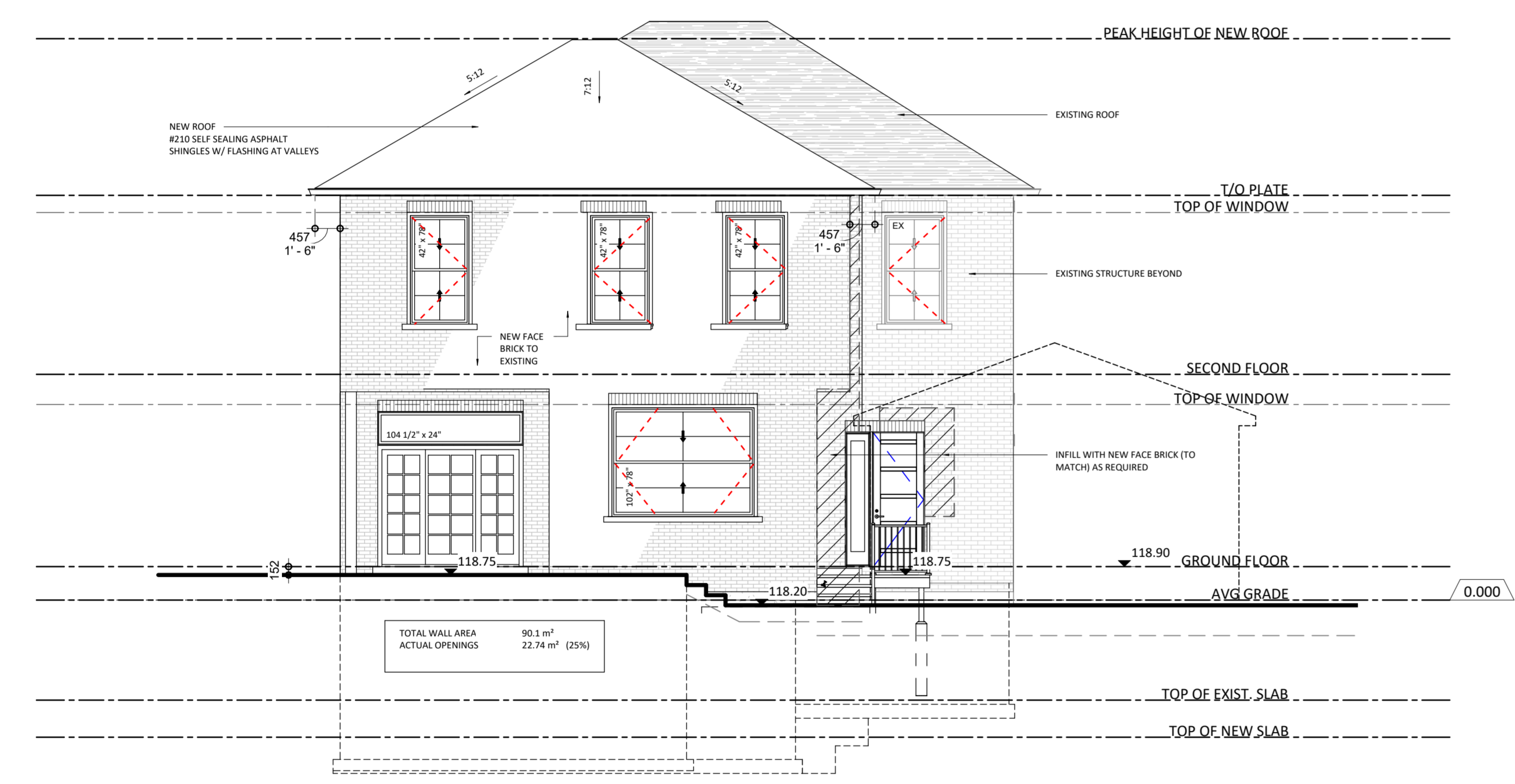


1 NORTH ELEVATION
 1 : 75

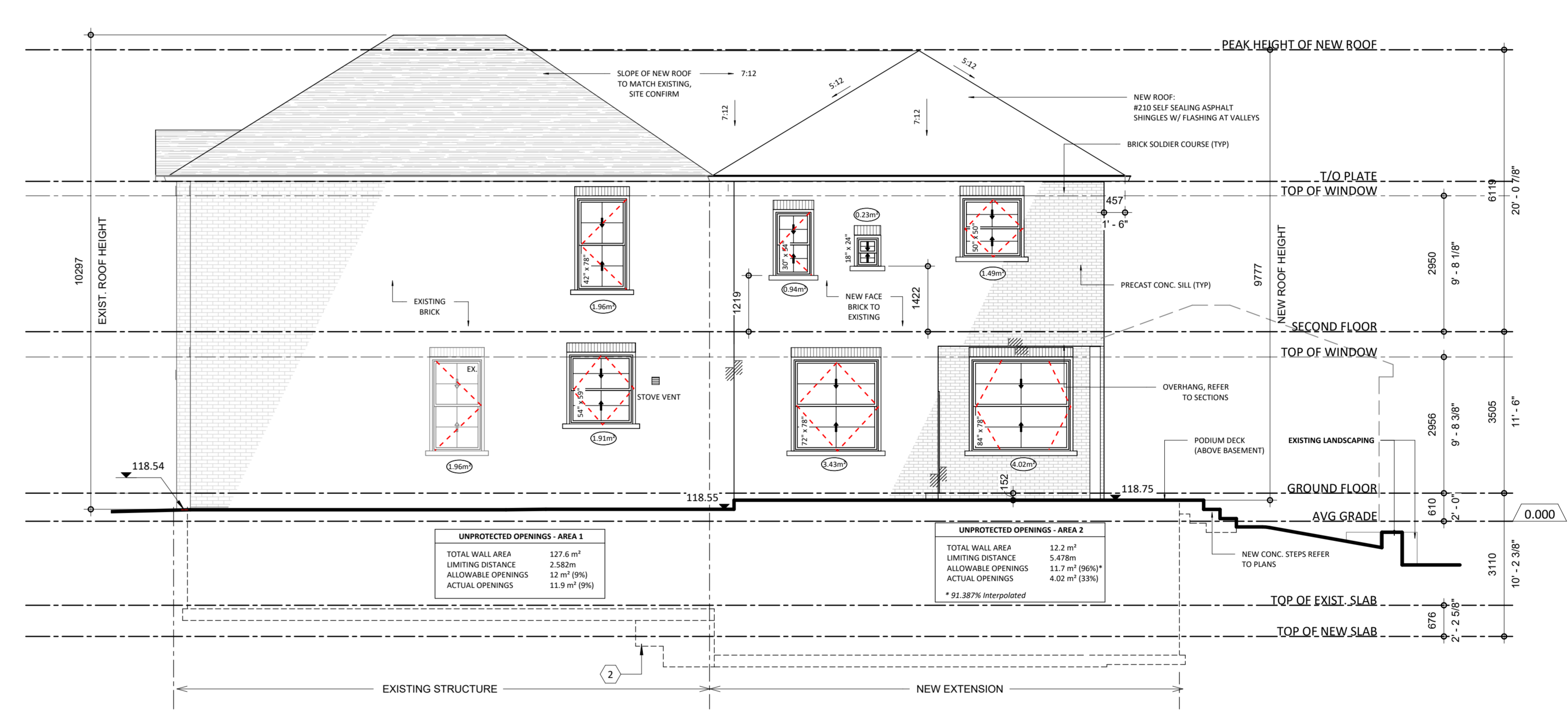


2 EAST ELEVATION
 1 : 75

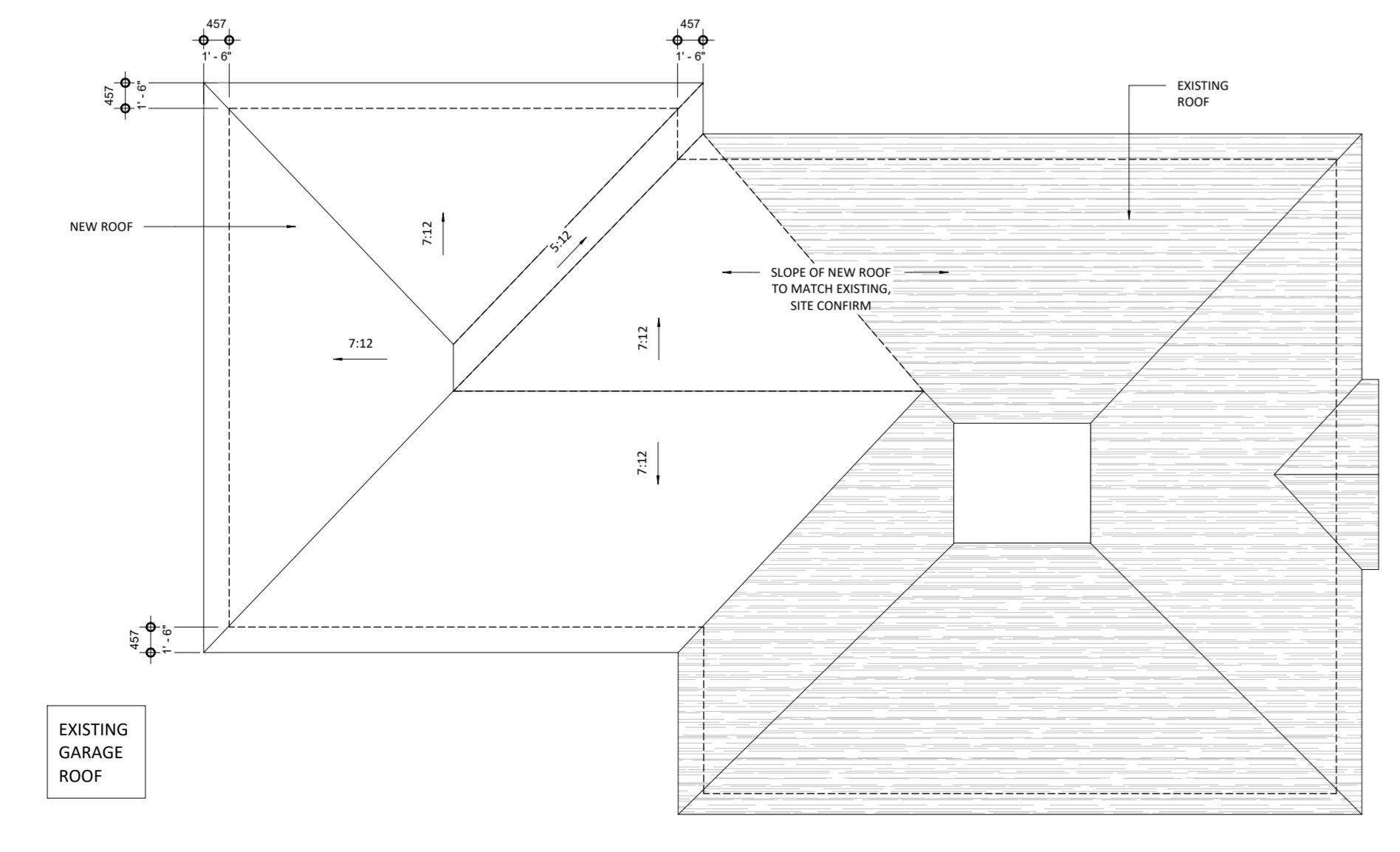
EXISTING WINDOWS TO BE REPLACED AS PER PROPOSAL DOCUMENT.
 NEW WINDOWS TO MATCH SIMILAR STYLE AS EXISTING WINDOWS.



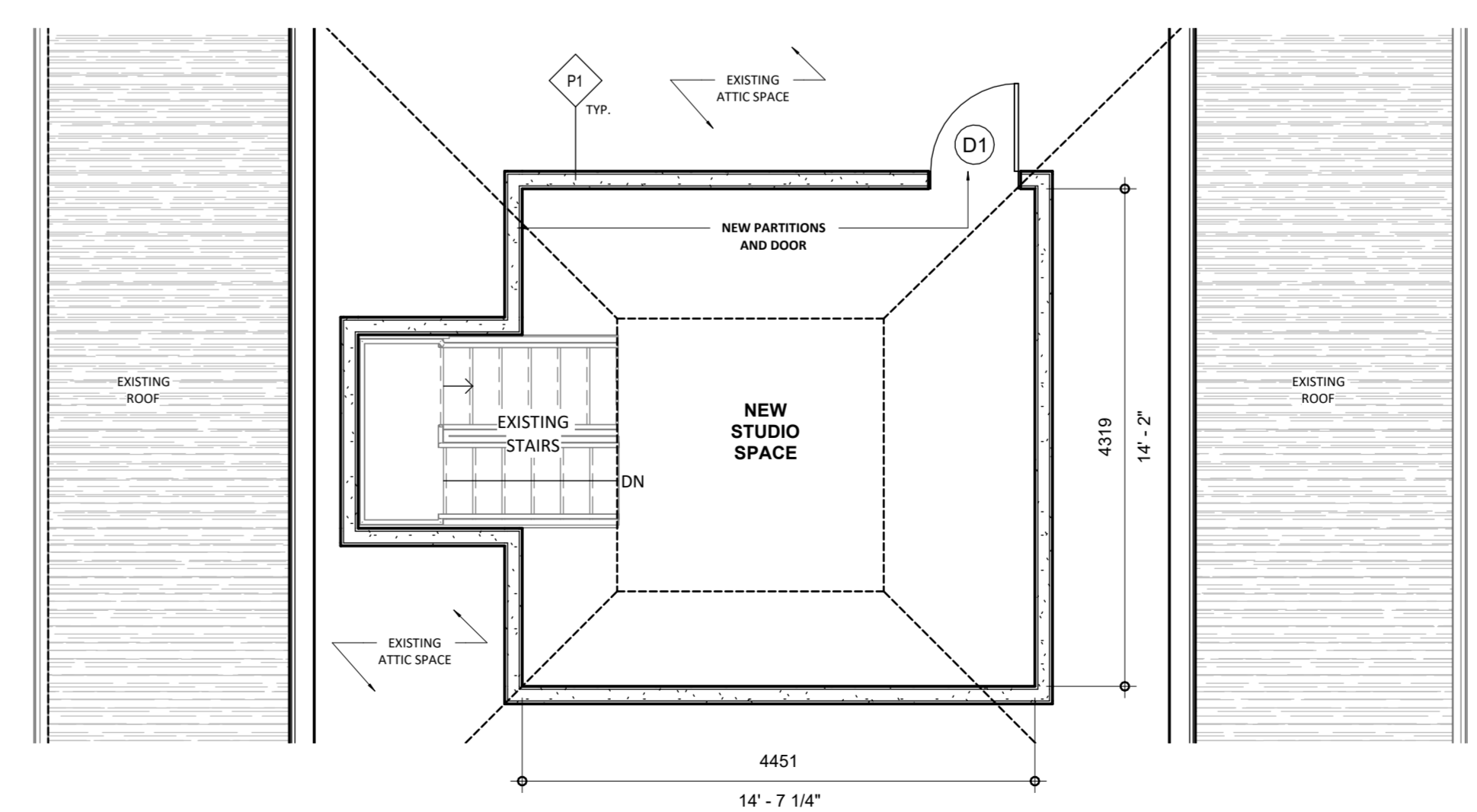
4 SOUTH ELEVATION
 1 : 75



3 WEST ELEVATION
 1 : 75



5 ROOF PLAN
 1 : 100



6 EXISTING ATTIC SPACE
 1 : 50

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