



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: HM/A-20:45

APPLICANTS: Mohammed Khawja Qutubuddin, owner

SUBJECT PROPERTY: Municipal address **246 Bowman St., City of Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended by By-laws 80-274, 95-02, 95-033 and 19-307

ZONING: "C/S-720, C/S-1335 and C/S-1335a and C/S-1788" (Urban Protected Residential, etc.) district

PROPOSAL: To permit the conversion of a single family dwelling to contain two (2) dwelling units and to permit the construction of a 2.44m (8') and 6.99m (22'11") roofed-over one storey front porch at the first storey and a 6.58m (21'7") x 6.76m (22'2) "L-shaped" roofed-over one storey rear porch at the first storey notwithstanding that:

1. The external appearance shall be permitted to be altered by adding new windows and enlarging existing windows and by the construction of front and rear roofed-over unenclosed one storey porches at the first storey notwithstanding that the external appearance and character of a converted dwelling shall be preserved.
2. A minimum northerly side yard width of 0.9m shall be permitted instead of the minimum required side yard width of 1.2m.
3. Tandem parking shall be permitted for the two parking spaces within the driveway instead of the requirement that every parking space shall be unobstructed and freely and readily accessible from within the lot, without moving any vehicle on the lot or encroaching on any designated parking space and that all manoeuvring spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces.

NOTE:

- i) The Applicant confirmed that the "garage" is intended for storage of residential items for the dwelling and is not used for the parking of vehicles.

This application will be heard by the Committee as shown below:

DATE: Thursday, July 16th, 2020
TIME: 3:30p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at www.hamilton.ca/committeeofadjustment for viewing purposes only

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

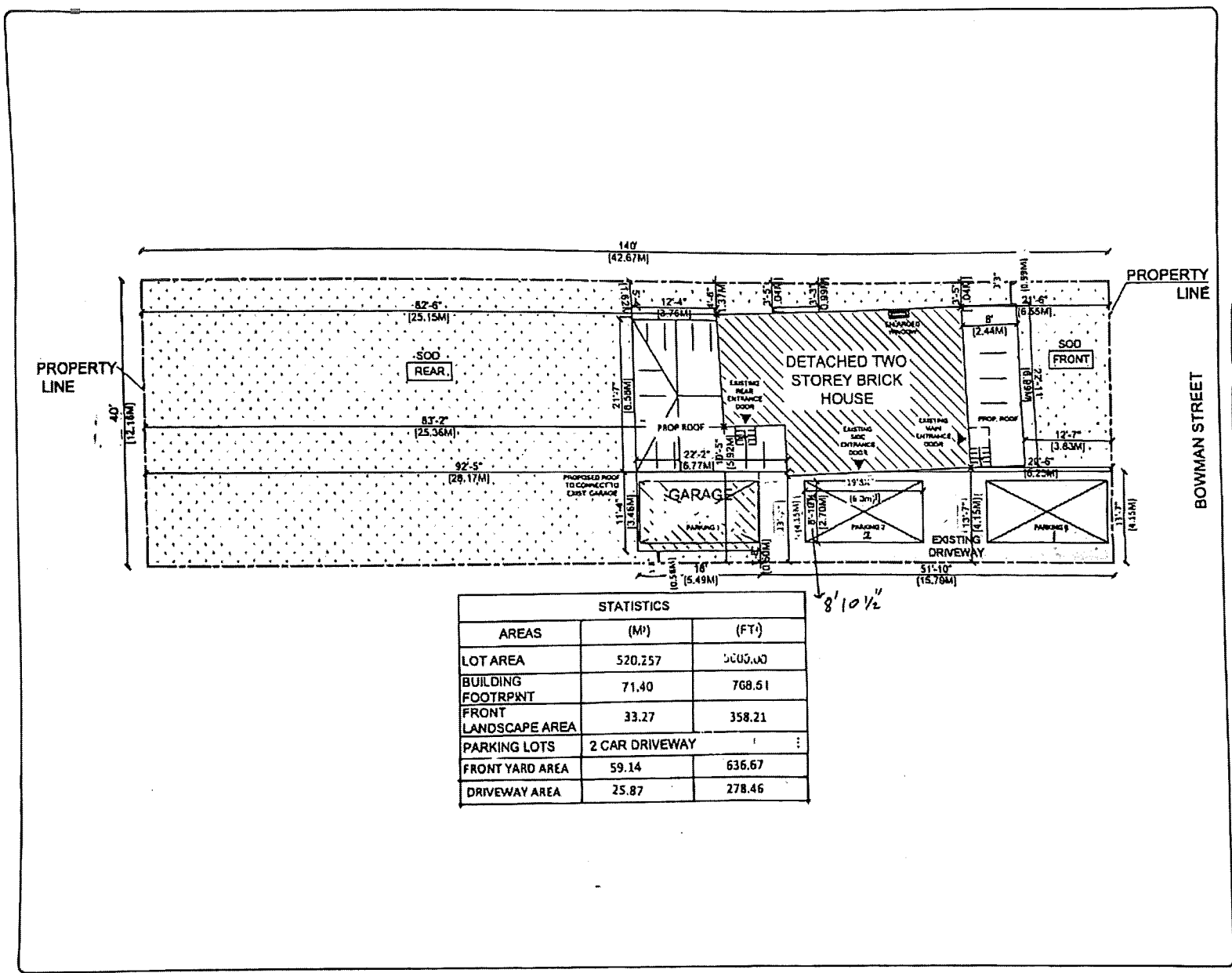
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: June 30th, 2020.


Original Signed

Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



STATISTICS		
AREAS	(M ²)	(FT ²)
LOT AREA	520.257	5600.00
BUILDING FOOTPRINT	71.40	768.51
FRONT LANDSCAPE AREA	33.27	358.21
PARKING LOTS	2 CAR DRIVEWAY	
FRONT YARD AREA	59.14	636.67
DRIVEWAY AREA	25.87	278.46



623 Argus Rd. Unit 204
Oakville, ON
(905) 877-1733
hmiainc@gmail.com
hmiainc.com

Notwithstanding to whom it may be submitted, the design of this project is the responsibility of the design professional who has signed and sealed the drawings and who is responsible for the design of the project.

Designation of Professional

Professional Name

Professional Number

Professional Address

Professional Phone

ADDRESS

246 BOWMAN ST.
HAMILTON, ON

PROJECT NAME


LEGAL BASEMENT W/ NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

SITE PLAN

DWG SCALE 1 : 150

DRAWN BY	RD
CHECKED BY	VG
CLIENT APPROVAL	
ORIGINAL DATE	09/10/2018
REVISION -01	
REVISION -02	
REVISION -03	
REVISION -04	



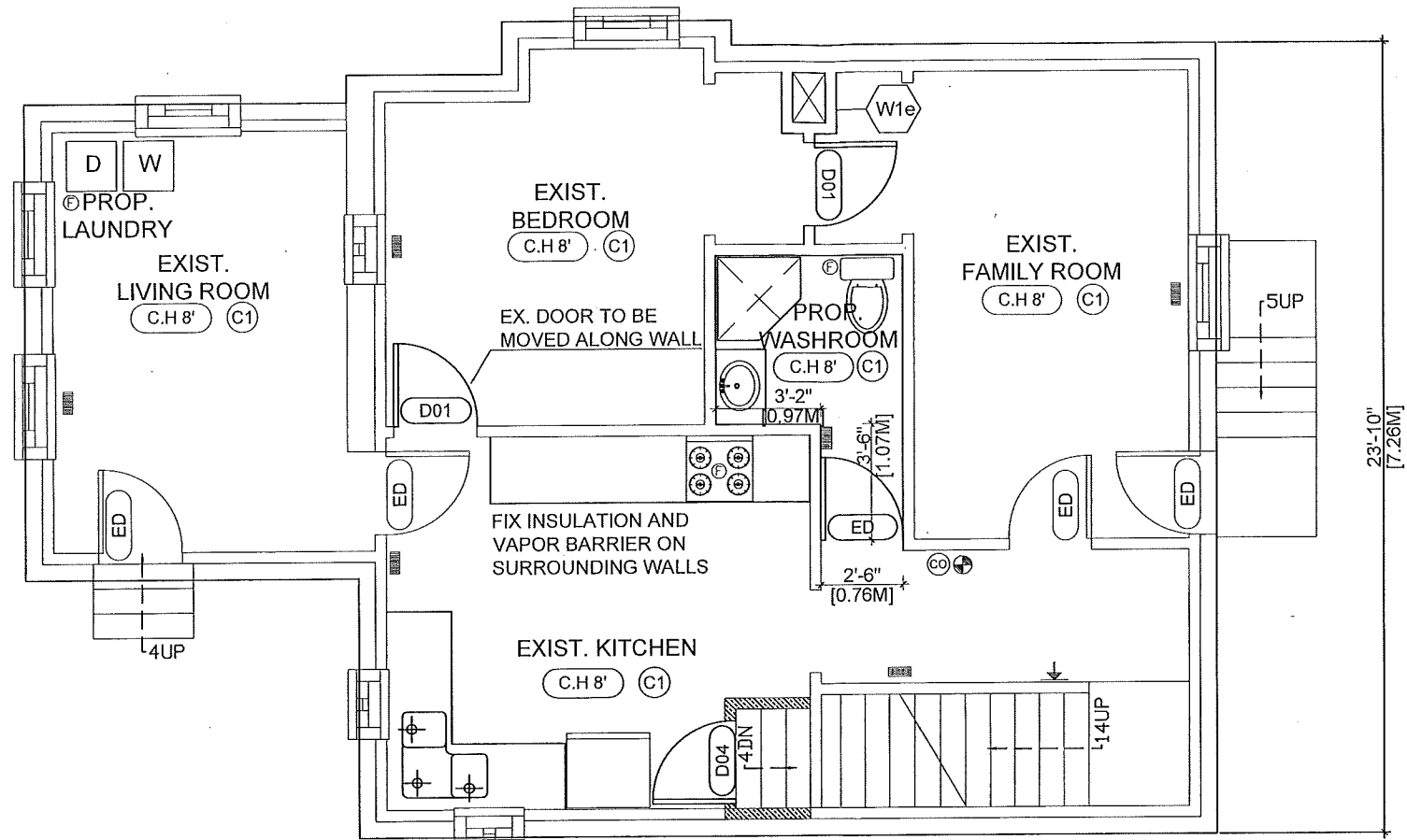
DWG. NO.

SP1.01

SH. SIZE 11" x 17"

Submitted with Car

Hm1A-20:45
revised
sketch



WALL LEGENDS

<p>C1 EXIST. FULL HEIGHT CEILING TO REMAIN 15 MIN FRR</p> <ul style="list-style-type: none"> - WOOD 2X10" @ 16 O.C. - 1/2" REGULAR GYPSUM 	<p>F9h SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 45 MIN FIRE SEPARATION</p> <ul style="list-style-type: none"> - SURFLOOR OF 15.5mm PLYWOOD, OSB OR WATERBOARD, OR 17mm TONGUE AND GROOVE LUMBER - ON WOOD JOISTS OR WOOD I-JOISTS SPACED NO MORE THAN 610mm O.C - 53 STC SOUND INSULATION - RESILIENT CHANNEL 610mm O/C - 12.7mm TYPE 'X' GYPSUM 	<p>W1d SB-3 (ASSEMBLY W1d) EXTERIOR WALL (1HR.)</p> <ul style="list-style-type: none"> - 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C - 15.9mm TYPE X GYPSUM BOARD 	<p>W1e SB-3 (ASSEMBLY W1e) INT. PARTITION WALL (45 MIN.)</p> <ul style="list-style-type: none"> - 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C - NO ABSORPTIVE MATERIAL - 12.7mm TYPE X GYPSUM BOARD 	<p>W1c SB-3 (ASSEMBLY W1c) FRR INTERIOR PARTITION WALL (30 MIN.)</p> <ul style="list-style-type: none"> - 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C - 89mm THICK ABSORPTIVE MATERIAL - 12.7mm REGULAR GYPSUM BOARD
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LEGENDS

<p>WARM AIR REGISTERS</p> <p>WALL FAN VENTED</p> <p>SPRINKLES AS PER BUILDING CODE</p> <p>CARBON MONOXIDE DETECTOR</p> <p>INTERCONNECTED SMOKE DETECTOR AND ALARM WITH STROBE LIGHT</p> <p>RETURN AIR REGISTER (low wall)</p>	<p>THREE WAY ELECTRIC OUTLET</p> <p>EMERGENCY LIGHTS</p> <p>A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.</p> <p>ELECTRIC OUTLET</p>
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DOOR SCHEDULE

NO.	TYPE	SIZE (DOOR LEAF)	REMARKS
D01	INTERIOR	30" X 80"	NEW INTERIOR DOOR
D03	EXTERIOR	32" X 80"	NEW 20 MIN FIRE-RATED DOOR WITH FRAME AND CLOSING DEVICE
D04	INTERIOR	32" X 80"	NEW 20 MIN FIRE RATED DOOR WITH SELF CLOSING DEVICE
ED			EXISTING DOOR TO REMAIN

SECOND FLOOR AREA
632.71 SQFT
58.78 SQM

Hm/A 20:45
Sketch 3

603 Argus Rd, Suit 20
Oakville, ON
(647) 973-1733
itipermits@gmail.com
itipermits.com

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.5 of Div.C, of the building code

VIVEK GUPTA	39587
Name	BCIN
Signature	#CURDATE
REGISTRATION INFORMATION	Date
Required unless design is exempt under 3.2.5 of Div. C, of the building code	
ITI PERMIT DESIGNERS INC.	
Firm Name	BCIN

ADDRESS:

246 BOWMAN ST,
HAMILTON, ON

PROJECT NAME:

LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

MAIN FLOOR

DWG SCALE 1 : 50

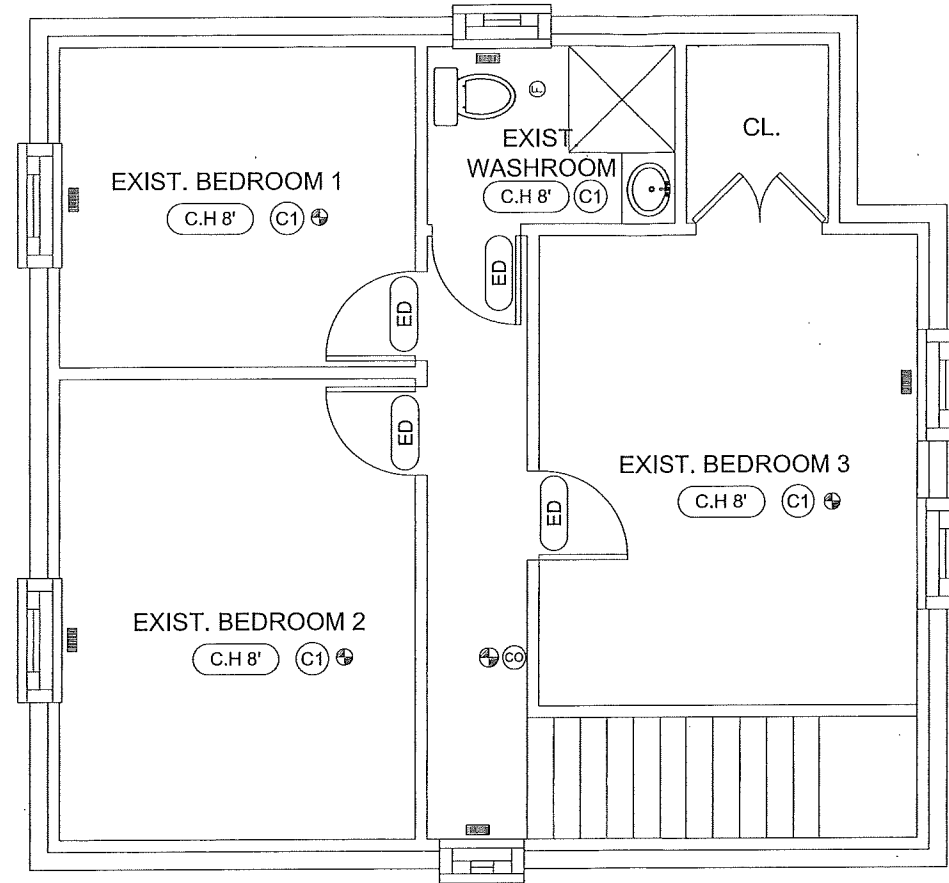
DRAWN BY	RD
CHECKED BY	VG
CLIENT APPROVAL	
ORIGINAL DATE	09/10/2019
REVISION -01	
REVISION -02	
REVISION -03	
REVISION -04	

DWG. NO.

A3.01

SH. SIZE 11" x 17"

AT THIS LEVEL



WALL LEGENDS

C1 EXIST. FULL HEIGHT CEILING TO REMAIN 15 MIN FRR - WOOD 2X10" @ 16 O.C. - 1/2" REGULAR GYPSUM	F9h SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 45 MIN FIRE SEPARATION - SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER - ON WOOD JOISTS OR WOOD I-JOISTS SPACED NO MORE THAN 610mm O.C. - 53 STC SOUND INSULATION - RESILIENT CHANNEL 610mm O/C - 12.7mm TYPE 'X' GYPSUM	W1d SB-3 (ASSEMBLY W1d) EXTERIOR WALL (1HR.): - 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C. - 15.9mm TYPE X GYPSUM BOARD	W1e SB-3 (ASSEMBLY W1e) INT. PARTITION WALL (45 MIN.): - 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C. - NO ABSORPTIVE MATERIAL - 12.7mm TYPE X GYPSUM BOARD	W1c SB-3 (ASSEMBLY W1c) FRR INTERIOR PARTITION WALL (30 MIN.): - 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C. - 89mm THICK ABSORPTIVE MATERIAL - 12.7mm REGULAR GYPSUM BOARD
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LEGENDS

- WARM AIR REGISTERS	- THREE WAY ELECTRIC OUTLET
- WALL FAN VENTED	- EMERGENCY LIGHTS
- SPRINKLES AS PER BUILDING CODE	- A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.
- CARBON MONOXIDE DETECTOR	- ELECTRIC OUTLET
- INTERCONNECTED SMOKE DETECTOR AND ALARM WITH STROBE LIGHT	
- RETURN AIR REGISTER (low wall)	

DOOR SCHEDULE			
NO.	TYPE	SIZE (DOOR LEAF)	REMARKS
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ED			EXISTING DOOR TO REMAIN

SECOND FLOOR AREA
458.79 SQFT
42.63 SQM

4m/A 20.45
Sketch 4



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Name	VIVEK GUPTA
BCIN	39587
Signature	
#CURDATE	
Date	
REGISTRATION INFORMATION	
Required unless design is exempt under 3.2.5. of Div. C, of the building code	
Firm Name	ITI PERMIT DESIGNERS INC.
BCIN	

ADDRESS:

246 BOWMAN ST,
HAMILTON, ON

PROJECT NAME:

LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

SECOND FLOOR

DWG SCALE 1 : 50

DRAWN BY	RD
CHECKED BY	VG
CLIENT APPROVAL	
ORIGINAL DATE	09/10/2019
REVISION -01	
REVISION -02	
REVISION -03	
REVISION -04	



DWG. NO.

A4.01

SH. SIZE 11" x 17"

20-150144



Hamilton

Planning and Economic Development Department
Planning Division

Committee of Adjustment
City Hall
5th floor 71 Main Street West
Hamilton, Ontario L8P 4Y5

Phone (905) 546-2424 ext.4221
Fax (905) 546-4202

**PLEASE FILL OUT THE FOLLOWING PAGES AND
RETURN TO THE CITY OF HAMILTON PLANNING
DEPARTMENT.**

FOR OFFICE USE ONLY.

APPLICATION NO. Hm/A-20:45 DATE APPLICATION RECEIVED 2020-01-20

PAID _____ DATE APPLICATION DEEMED COMPLETE _____

SECRETARY'S
SIGNATURE _____

**CITY OF HAMILTON
COMMITTEE OF ADJUSTMENT
HAMILTON, ONTARIO**

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1. Name of Owner MOHAMMED QUTUBI Telephone No. [REDACTED]

2. [REDACTED]

3. Name of Agent _____ Telephone No. _____

FAX NO. _____ E-mail address. _____

4. Address _____

Postal Code _____

Note: Unless otherwise requested all communications will be sent to the agent, if any.

5. Names and addresses of any mortgagees, holders of charges or other encumbrances:

Postal Code _____

Postal Code _____

6. Nature and extent of relief applied for:

- A - ~~Three~~ Car Parking in front yard side by side.
B - Second Unit to be allowed with less area than allowed.
(500.02 Sq. ft. Available) - 637 Sq. ft. Required
C - Less Landscape area in the front yard than 50% allowed.
(227.10 Sq. ft. Available) - 415.00 Sq. ft. Required

7. Why it is not possible to comply with the provisions of the By-law?

- A - Side driveway is not enough wide to fit in 2 cars, so we need to park in front yard, side by side
B - Size of second unit do not meet the max. of 65m²
C - By law we should have 50% of Landscape area.

8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

Plan No - 420 - Lot 247

246 Bowman St.

9. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other

9.1 If Industrial or Commercial, specify use

☒

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes ☐ No ☒ Unknown ☐

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes ☐ No ☒ Unknown ☐

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

Yes ☐ No ☒ Unknown ☐

9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes ☐ No ☒ Unknown ☐

9.7 Have the lands or adjacent lands ever been used as a weapon firing range?

Yes ☐ No ☒ Unknown ☐

9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes ☐ No ☒ Unknown ☐

9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?

Yes ☐ No ☒ Unknown ☐

9.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ☐ No ☒ Unknown ☒

9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes ☐ No ☒

ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application.

2020/01/31
Date


Signature Property Owner

MOHAMMED QUTUBUDDIN
Print Name of Owner

10. Dimensions of lands affected:

Frontage 40 FT / 12.7 M
Depth 160 FT / 42.8 M
Area 52.5 SQ.M.
Width of street 18.4 meters

11. Particulars of all buildings and structures on or proposed for the subject lands:
(Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: Ground floor Area - 701.18 SQ. FT.
Gross floor Area - 1246.66 SQ. FT.
No. of Stories - 2
Width - 23'2" length - 36' height - 20'9"
Proposed: As above

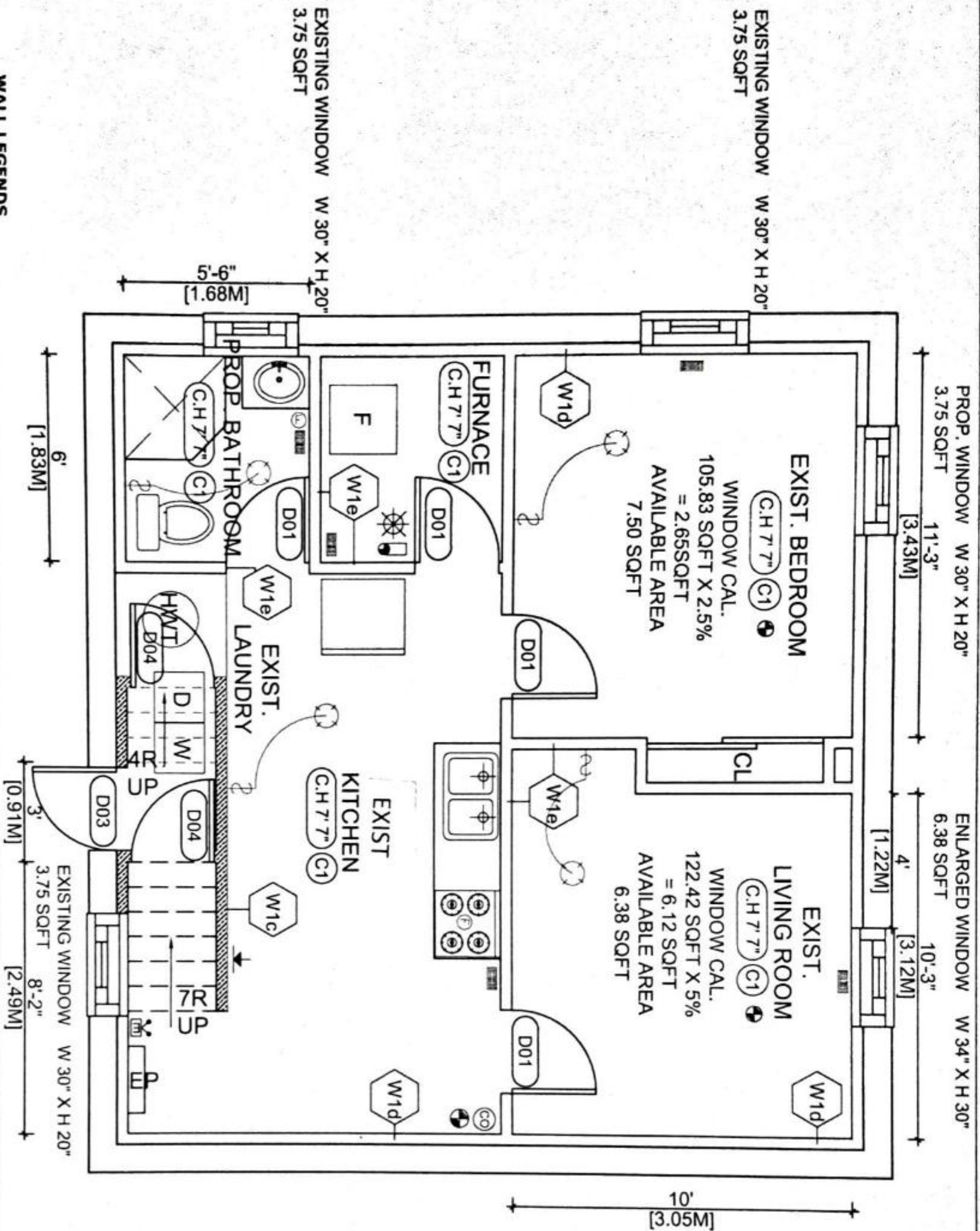
12. Location of all buildings and structures on or proposed for the subject lands;
(Specify distance from side, rear and front lot lines)

Existing: FRONT SETBACK - 20'6"
REAR SETBACK - 70'2"
LEFT SIDE SETBACK - 3'5"
RIGHT SIDE SETBACK - 13'7"
Proposed: As above

13. Date of acquisition of subject lands: 2018 2016
14. Date of construction of all buildings and structures on subject lands: NOT KNOWN
15. Existing uses of the subject property: Residential
16. Existing uses of abutting properties: Residential
17. Length of time the existing uses of the subject property have continued: Since Construction
18. Municipal services available: (check the appropriate space or spaces)
 Water ☒ Connected
 Sanitary Sewer ☒ Connected
 Storm Sewers ☒
19. Present Official Plan/Secondary Plan provisions applying to the land:
AINSLIE WOOD WESTDALE - LOW DENSITY RESIDENTIAL 2
20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
URBAN PROTECTED RESIDENTIAL C-DISTRICT C/S-1335(a) C/S-770, C/S-788
21. Has the owner previously applied for relief in respect of the subject property?
 Yes ☐ No ☒
 If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
 Yes ☐ No ☒
23. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor. ✓

NOTE: It is required that two copies of this application be filed with the secretary-treasurer of the Committee of Adjustment together with the maps referred to in Section 5 and be accompanied by the appropriate fee in cash or by cheque made payable to the City of Hamilton.



WALL LEGENDS EXIST. FULL HEIGHT CEILING TO REMAIN 15 MIN FR. WOOD 2X10" @ 16 O.C. 1/2" REGULAR GYPSUM	SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 45 MIN FIRE SEPARATION SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WATERBOARD OR 17mm TONGUE AND GROOVE LUMBER ON WOOD JOISTS OR WOOD 1-JOISTS SPACED NO MORE THAN 610mm O.C. 53 STC 900ND INSULATION RESILIENT CHANNEL 610mm O.C. 12.7mm TYPE X GYPSUM	SB-3 (ASSEMBLY W1d) EXTERIOR WALL (1HR.) 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C. 15.9mm TYPE X GYPSUM BOARD	SB-3 (ASSEMBLY W1e) INT. PARTITION WALL (45 MIN.) 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C. NO ABSORPTIVE MATERIAL 12.7mm TYPE X GYPSUM BOARD	SB-3 (ASSEMBLY W1c) FR. INTERIOR PARTITION WALL (30 MIN.) 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C. 89mm THICK ABSORPTIVE MATERIAL 12.7mm REGULAR GYPSUM BOARD
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LEGENDS WARM AIR REGISTERS WALL FAN VENTED SPRINKLES AS PER BUILDING CODE CARBON MONOXIDE DETECTOR INTERCONNECTED SMOKE DETECTOR AND ALARM WITH STROBE LIGHT RETURN AIR REGISTER (low wall)	THREE WAY ELECTRIC OUTLET EMERGENCY LIGHTS A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION. ELECTRIC OUTLET
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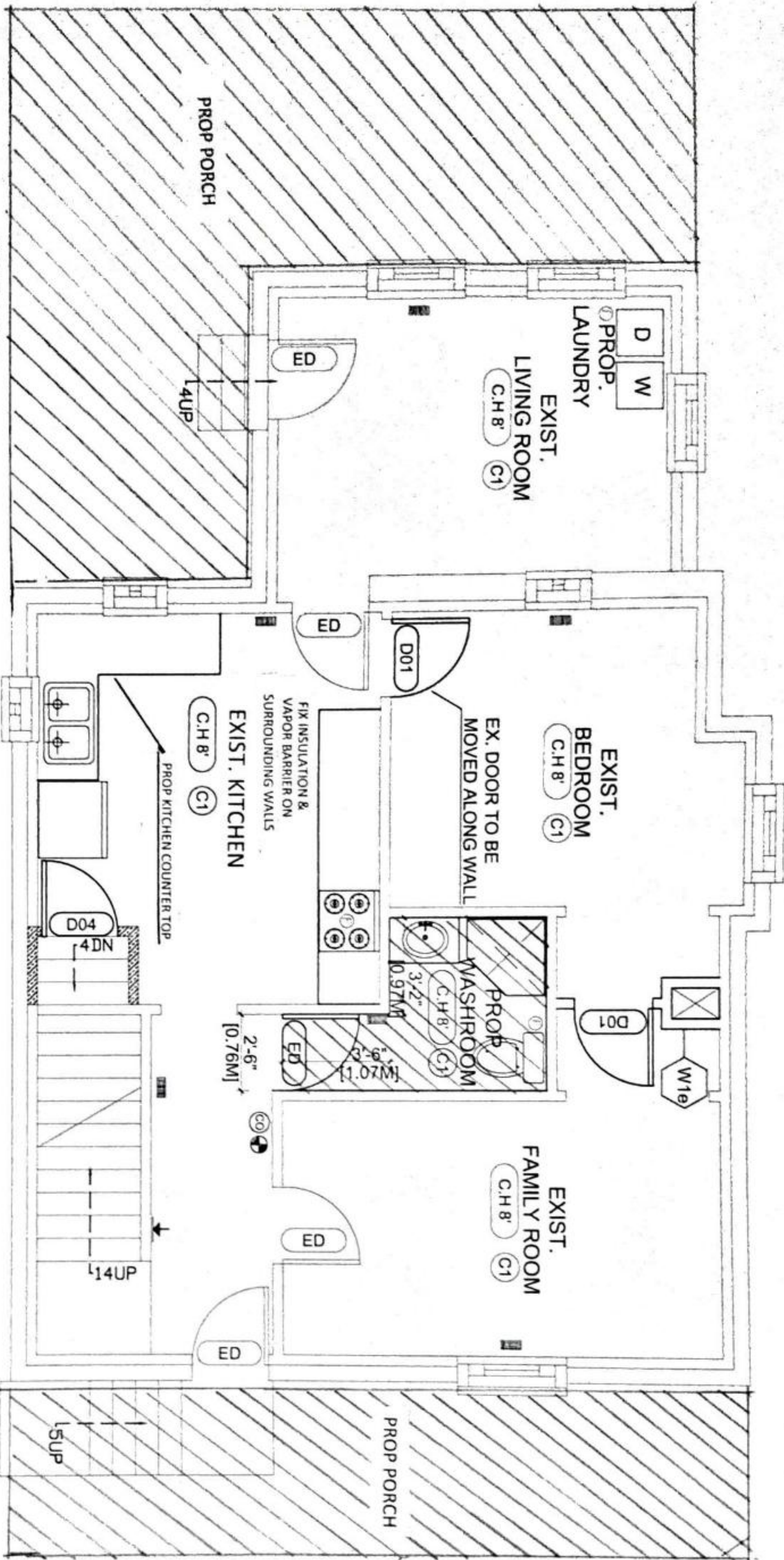
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 2 PROPOSED ROOFS

DWG NAME
 PROPOSED BASEMENT

DWG SCALE 1 : 50

DRAWN BY	RD
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CLIENT APPROVAL	
ORIGINAL DATE	09/10/2019
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DWG. NO.
A2.01
 SH. SIZE 11" x 17"



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- WARM AIR REGISTERS
- WALL FAN VENTED
- SPRINKLES AS PER BUILDING CODE
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- ELECTRIC OUTLET

DOOR SCHEDULE

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58.78 SQM

ITP CONSULTING
803 Angus Rd, Suite 201
Oakville, ON
(647) 973-1733
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itpermil.com

Signature: *[Signature]* DATE: 3/25/21
Name: *[Name]* BCN
Stamp: *[Stamp]* BCN
Title: *[Title]* BCN

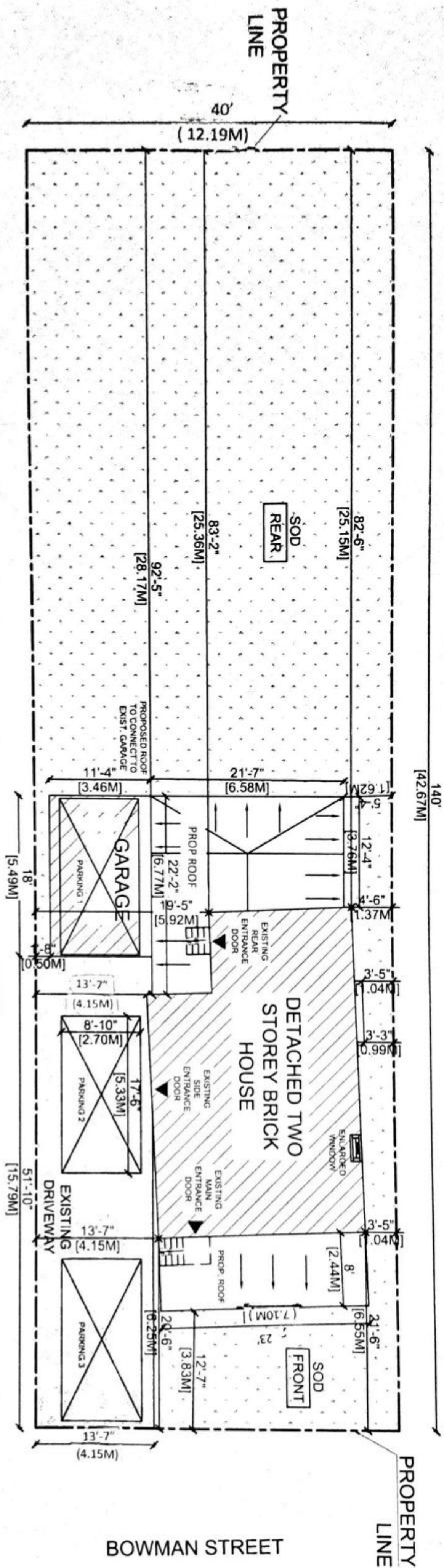
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MAIN FLOOR
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CHECKED BY	VG
CLIENT APPROVAL	
ORIGINAL DATE	09/10/2019
REVISION -01	
REVISION -02	
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REVISION -04	

DWG. NO.
A3.01
SH. SIZE 11" x 17"



STATISTICS	
AREAS	(M ²) (FT ²)
LOT AREA	520.257 5600.00
BUILDING FOOTPRINT	71.40 768.51
FRONT LANDSCAPE AREA	
PARKING LOTS	2 CAR DRIVEWAY - 1 CAR GARAGE

BOWMAN STREET

ITIPERMIT INC.
603 Angus Rd, Unit 201
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(647) 973-1733
itipermi@gmail.com
itipermi.com

The undersigned has reviewed & taken responsibility for this design, and from the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
Qualification Information
Vinc. Qual. 39587
Name BOM
Signature Date
Registration Information
Registered under 32.5 of O.B.C. of the building code
ITIPERMIT DESIGNERS INC. BOM

ADDRESS:
246 BOWMAN ST,
HAMILTON, ON

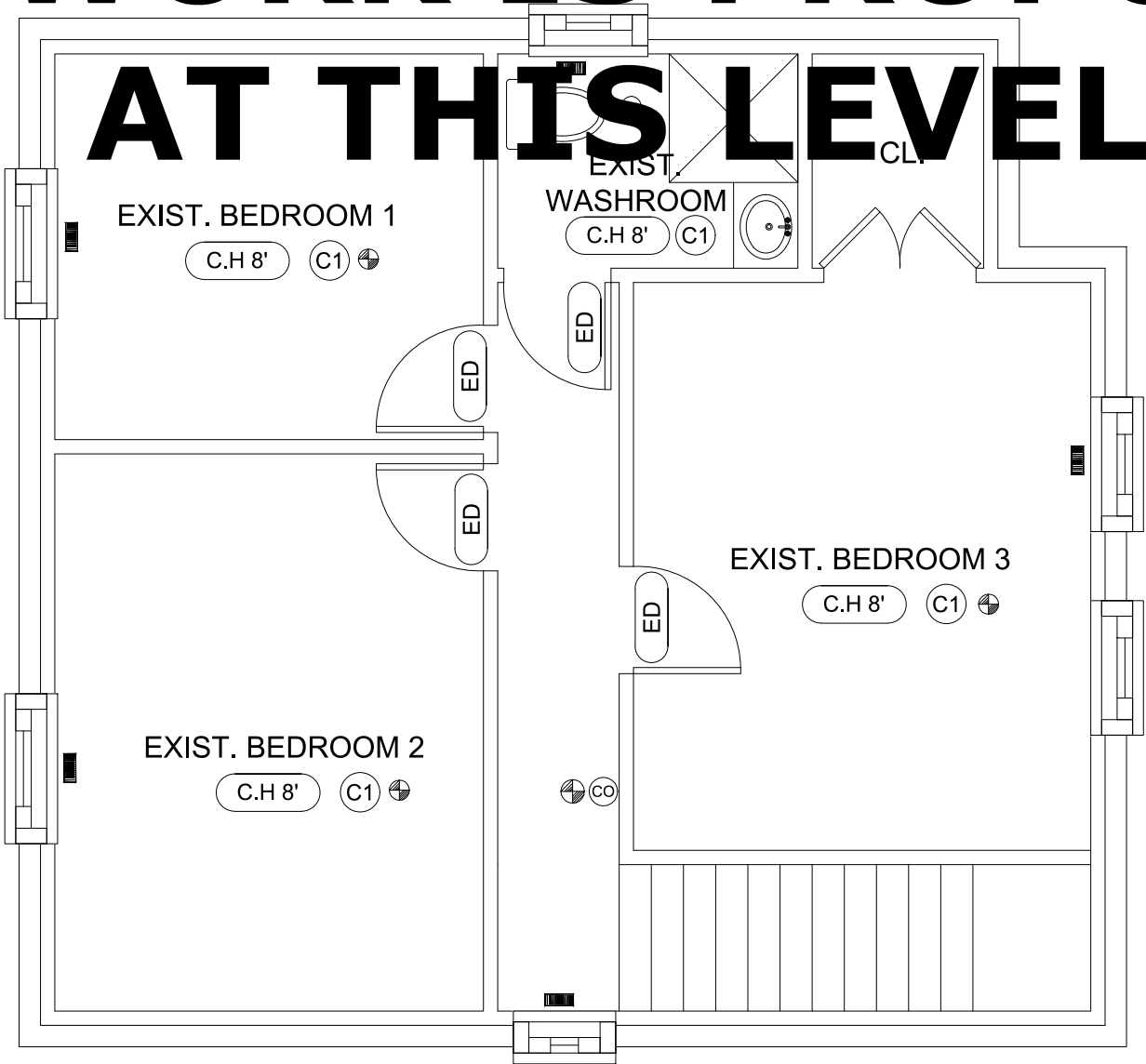
PROJECT NAME:
LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME
SITE PLAN
DWG SCALE 1 : 150

DRAWN BY RD
CHECKED BY VG
CLIENT APPROVAL
ORIGINAL DATE 09/10/2019
REVISION -01
REVISION -02
REVISION -03
REVISION -04

DWG. NO.
SP1.01
SH. SIZE 11" x 17"

NO WORK IS PROPOSED AT THIS LEVEL



WALL LEGENDS

C1 EXIST. FULL HEIGHT CEILING TO REMAIN 15 MIN FRR

- WOOD 2X10" @ 16 O.C.
- 1/2" REGULAR GYPSUM

F9h SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 45 MIN FIRE SEPARATION

- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
- ON WOOD JOISTS OR WOOD I-JOISTS SPACED NO MORE THAN 610mm O.C
- 53 STC SOUND INSULATION
- RESILIENT CHANNEL 610mm O/C
- 12.7mm TYPE 'X' GYPSUM

W1d SB-3 (ASSEMBLY W1d) EXTERIOR WALL (1HR.):

- 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C
- 15.9mm TYPE X GYPSUM BOARD

W1e SB-3 (ASSEMBLY W1e) INT. PARTITION WALL (45 MIN.)

- 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C
- NO ABSORPTIVE MATERIAL
- 12.7mm TYPE X GYPSUM BOARD

W1c SB-3 (ASSEMBLY W1c) FRR INTERIOR PARTITION WALL (30 MIN.):

- 38mm X 89mm WOOD STUDS 406mm OR 610mm O.C
- 89mm THICK ABSORPTIVE MATERIAL
- 12.7mm REGULAR GYPSUM BOARD

LEGENDS

- WARM AIR REGISTERS	- THREE WAY ELECTRIC OUTLET
- WALL FAN VENTED	- EMERGENCY LIGHTS
- SPRINKLES AS PER BUILDING CODE	- A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.
- CARBON MONOXIDE DETECTOR	- ELECTRIC OUTLET
- INTERCONNECTED SMOKE DETECTOR AND ALARM WITH STROBE LIGHT	
- RETURN AIR REGISTER (low wall)	

DOOR SCHEDULE

NO.	TYPE	SIZE (DOOR LEAF)	REMARKS
D01	INTERIOR	30" X 80"	NEW INTERIOR DOOR
D03	EXTERIOR	32" X 80"	NEW 20 MIN FIRE-RATED DOOR WITH FRAME AND CLOSING DEVICE
D04	INTERIOR	32" X 80"	NEW 20 MIN FIRE RATED DOOR WITH SELF CLOSING DEVICE
ED			EXISTING DOOR TO REMAIN

SECOND FLOOR AREA
458.79 SQFT
42.63 SQM



603 Argus Rd, Suit 201
Oakville, ON
(647) 973-1733
itipermmit@gmail.com
itipermmit.com

The undersigned has reviewed & taken responsibility for this design, and has the Qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
Required unless design is exempt under 3.2.5 of Div.C. of the building code	
VIVEK GUPTA	39587
Name	BCIN
	#CURDATE
Signature	Date
REGISTRATION INFORMATION	
Required unless design is exempt under 3.2.5. of Div. C. of the building code	
ITI PERMIT DESIGNERS INC.	-
Firm Name	BCIN

ADDRESS:

246 BOWMAN ST,
HAMILTON, ON

PROJECT NAME:

LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

SECOND FLOOR

DWG SCALE 1 : 50

DRAWN BY RD

CHECKED BY VG

CLIENT APPROVAL

ORIGINAL DATE 09/10/2019

REVISION -01

REVISION -02

REVISION -03

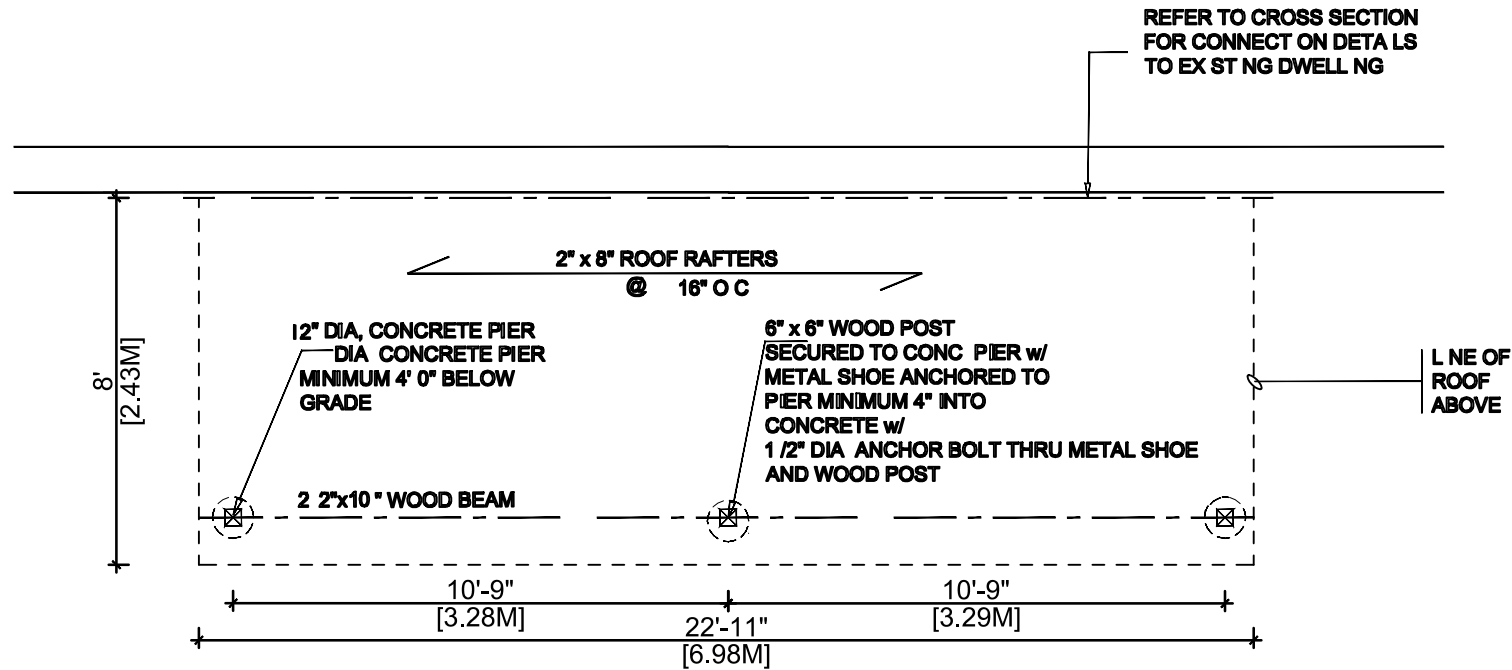
REVISION -04



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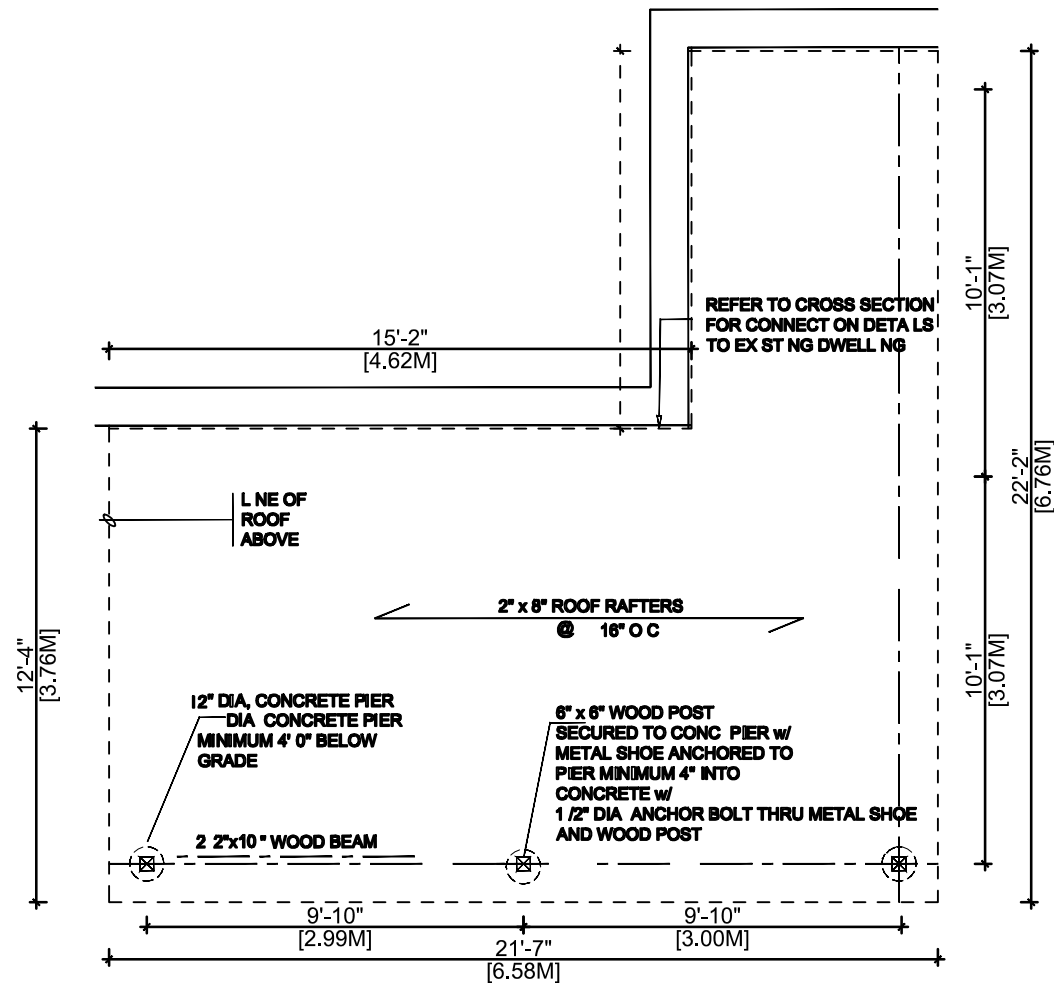
A4.01

SH. SIZE 11" x 17"



FRONT PORCH PLAN

1 : 50



REAR PORCH PLAN

1 : 50



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Signature	Date

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ITI PERMIT DESIGNERS INC.	-
Firm Name	BCIN

ADDRESS:

246 BOWMAN ST,
HAMILTON, ON

PROJECT NAME:

LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

PORCH PLANS

DWG SCALE

AS SHOWN

DRAWN BY

RD

CHECKED BY

VG

CLIENT APPROVAL

ORIGINAL DATE

09/10/2019

REVISION -01

REVISION -02

REVISION -03

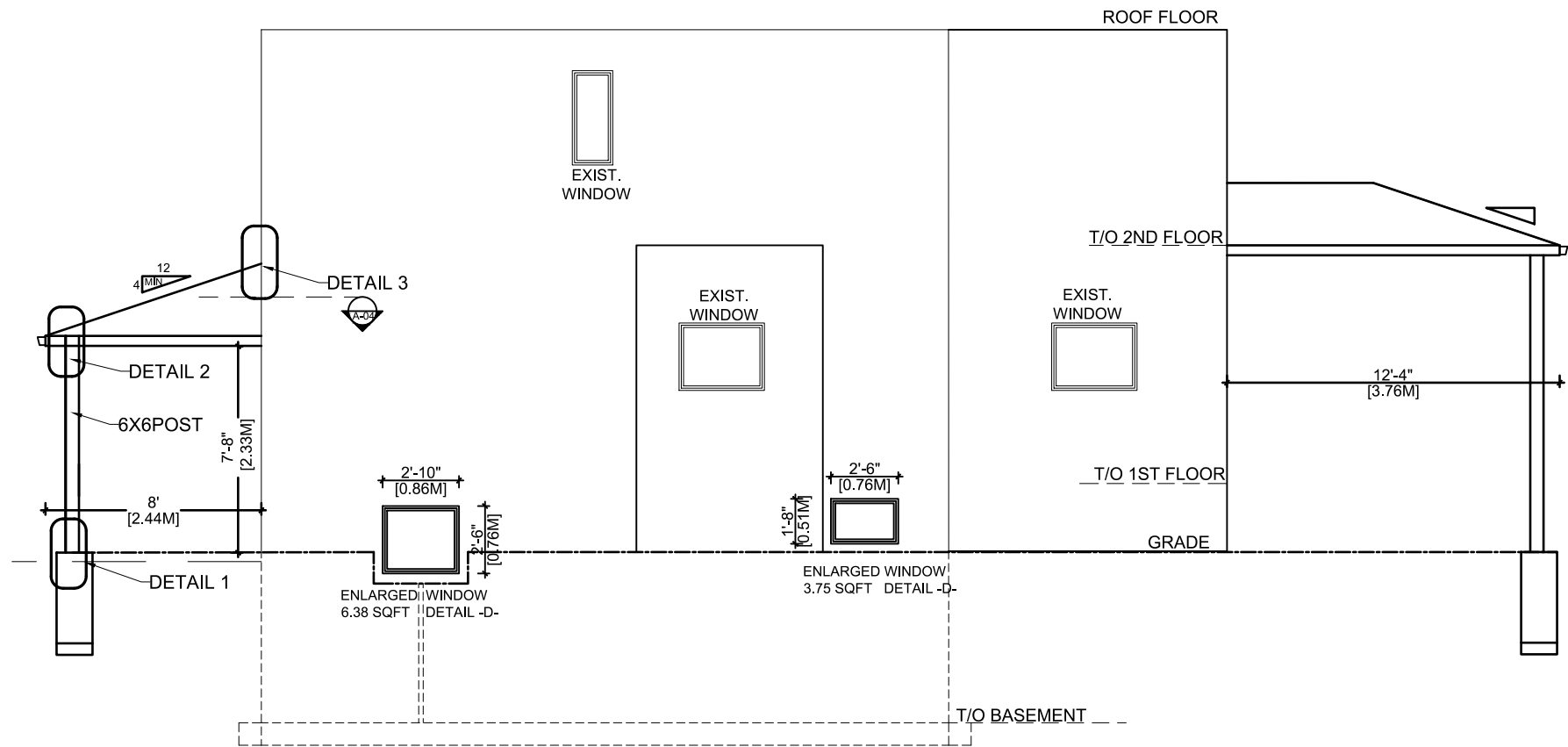
REVISION -04



DWG. NO.

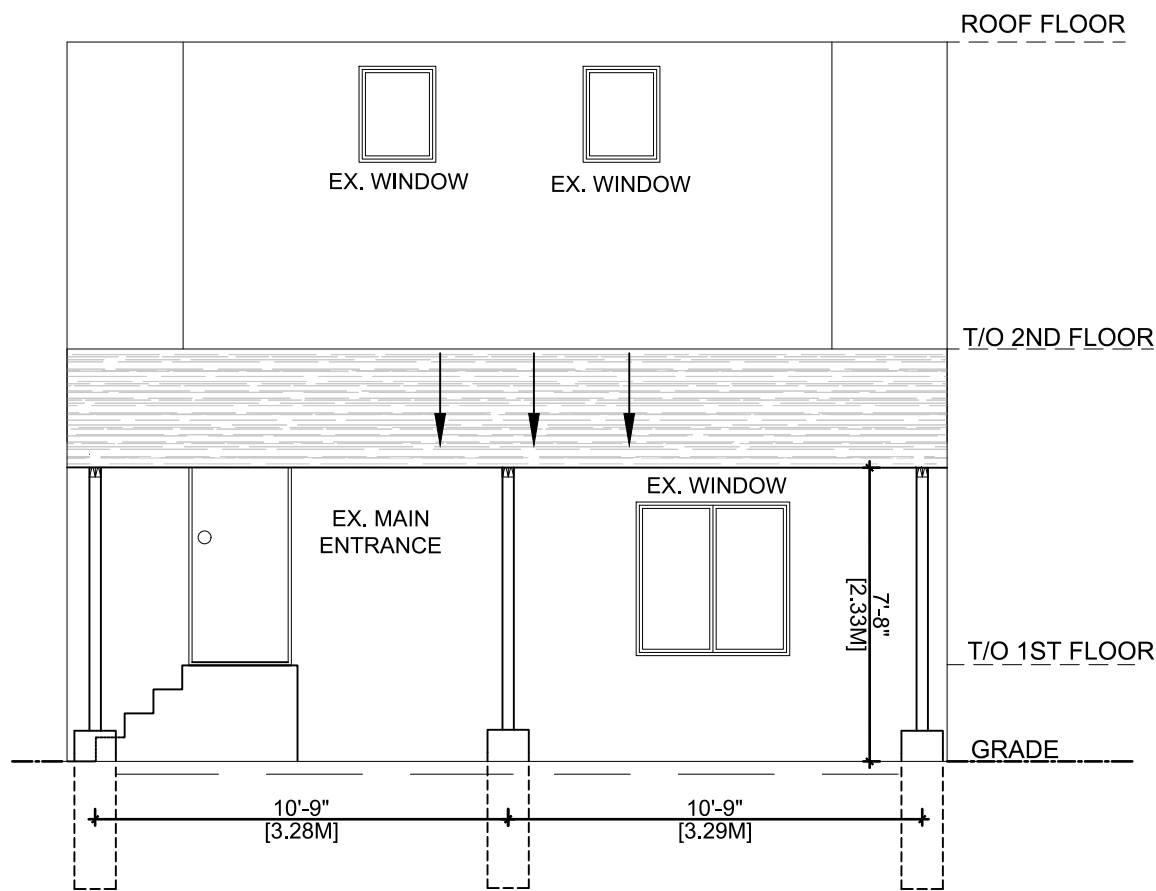
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SH. SIZE 11" x 17"



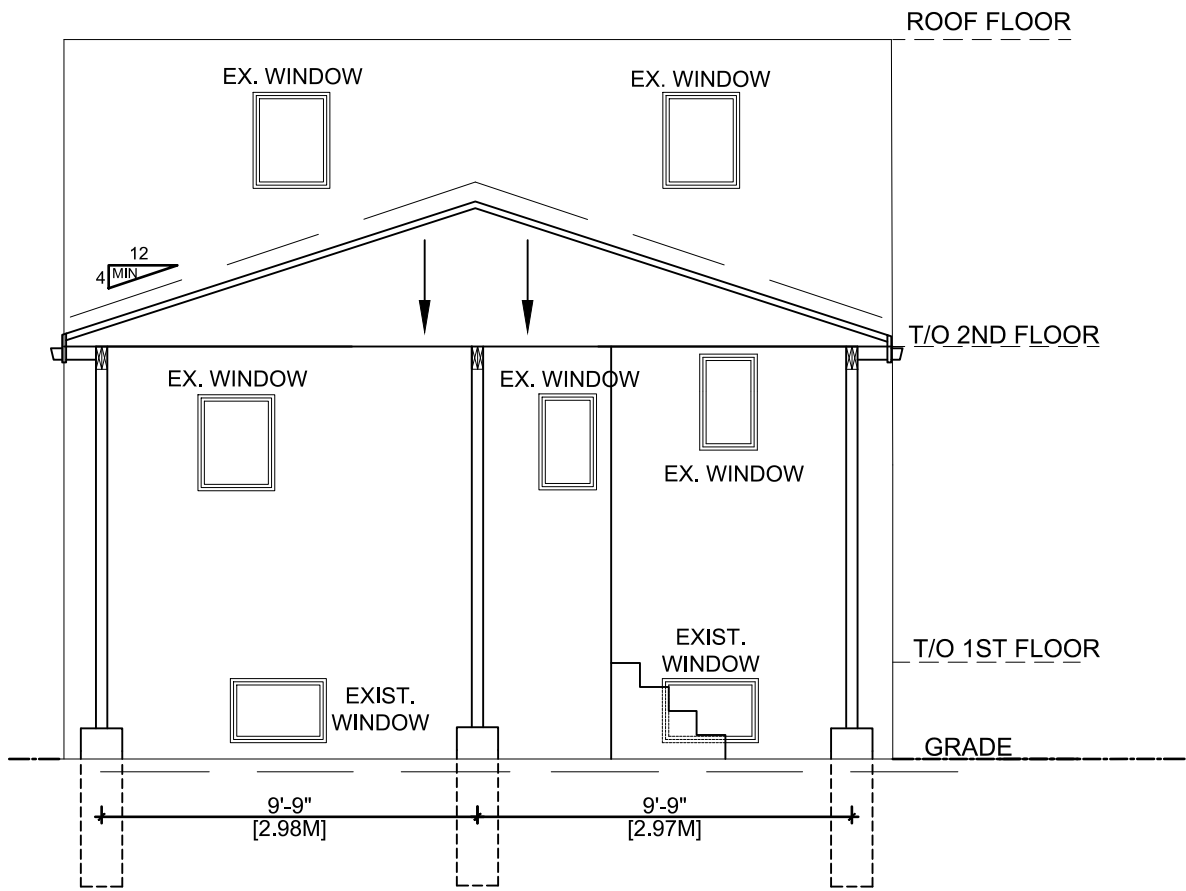
SHADE WEST ELEVATION

SCALE: 1:75



SHADE NORTH ELEVATION

SCALE: 1:60



SHADE SOUTH ELEVATION

SCALE: 1:60




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Name	BCIN
	#CURDATE
Signature	Date
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ITI PERMIT DESIGNERS INC.	-
Firm Name	BCIN

ADDRESS:

246 BOWMAN ST,
HAMILTON, ON

PROJECT NAME:

LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

ELEVATIONS

DWG SCALE

AS SHOWN

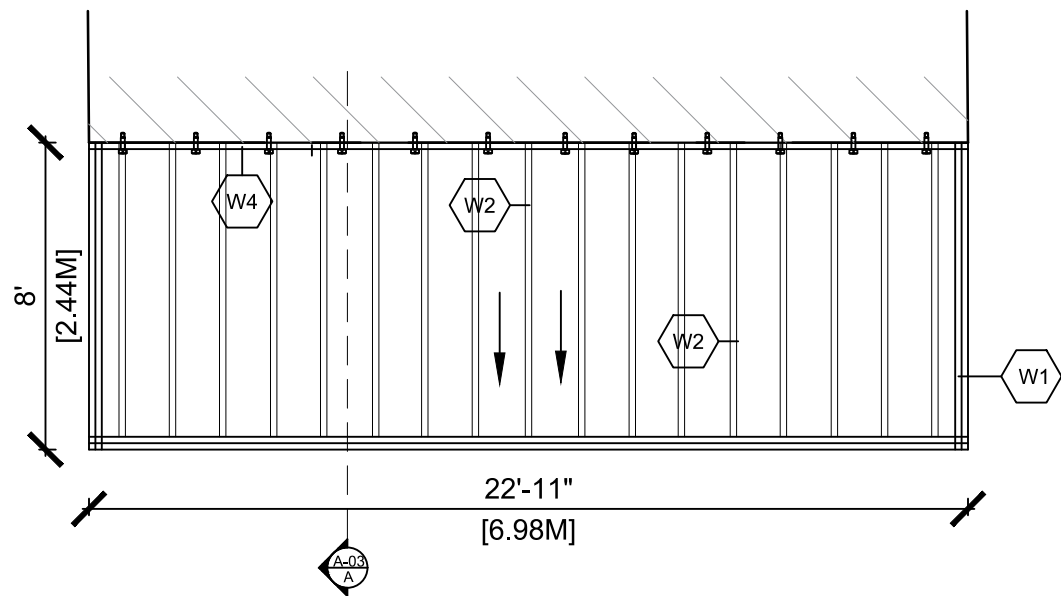
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ORIGINAL DATE	09/10/2019
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REVISION -03	
REVISION -04	



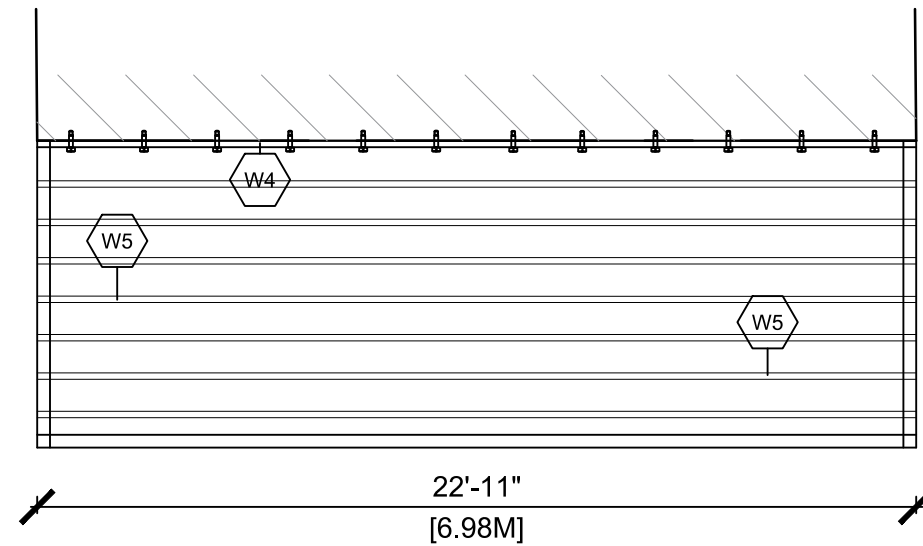
DWG. NO.

A6.01

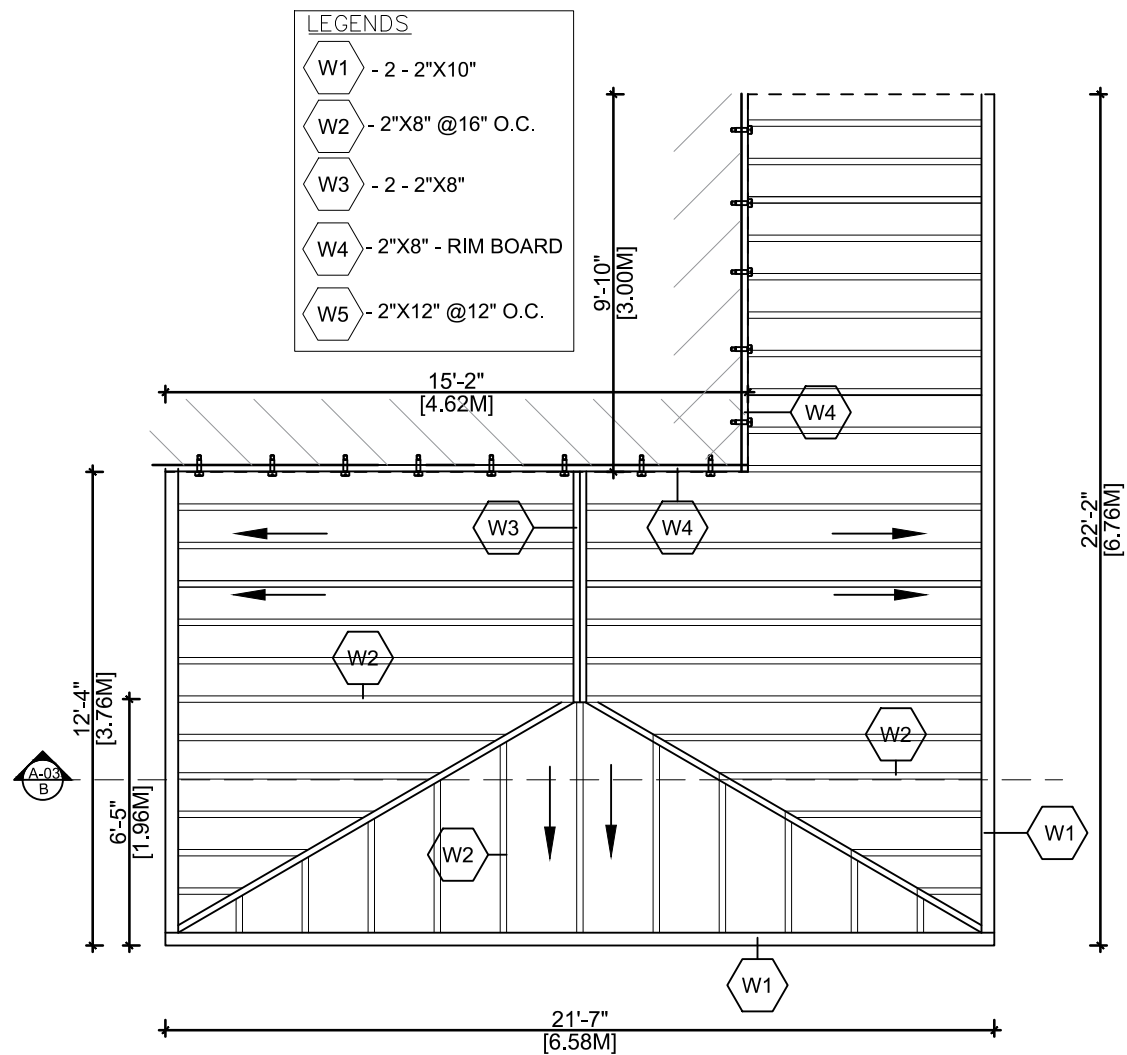
SH. SIZE 11" x 17"



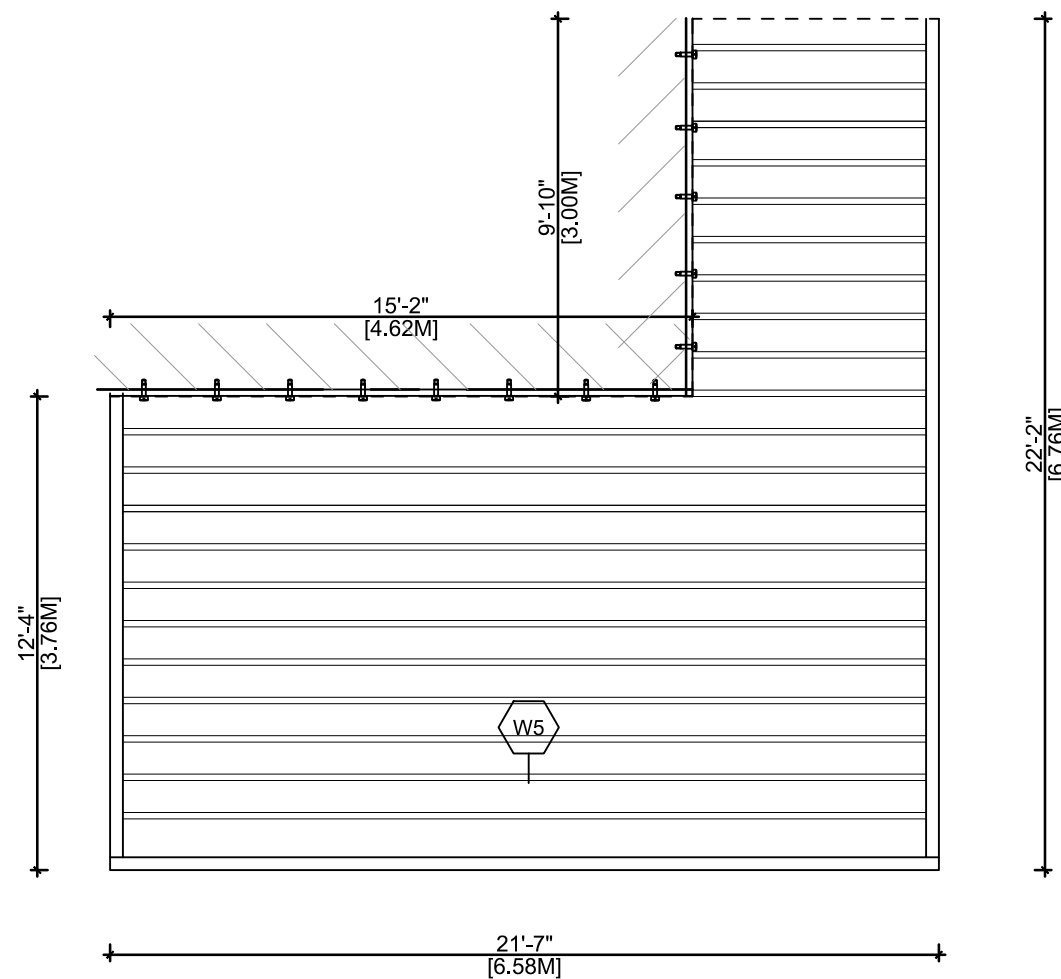
FRONT FRAMING PLAN



FRONT CEILING PLAN



REAR FRAMING PLAN




REAR CEILING PLAN


 603 Argus Rd, Suit 201
 Oakville, ON
 (647) 973-1733
 itipermi@gmail.com
 itipermi.com

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VIVEK GUPTA	39587
Name	BCIN
	#CURDATE
Signature	Date
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ITI PERMIT DESIGNERS INC.	-
Firm Name	BCIN

ADDRESS:

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PROJECT NAME:

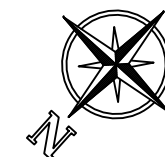
LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

CEILING & FRAMING PLAN

DWG SCALE 1 : 60

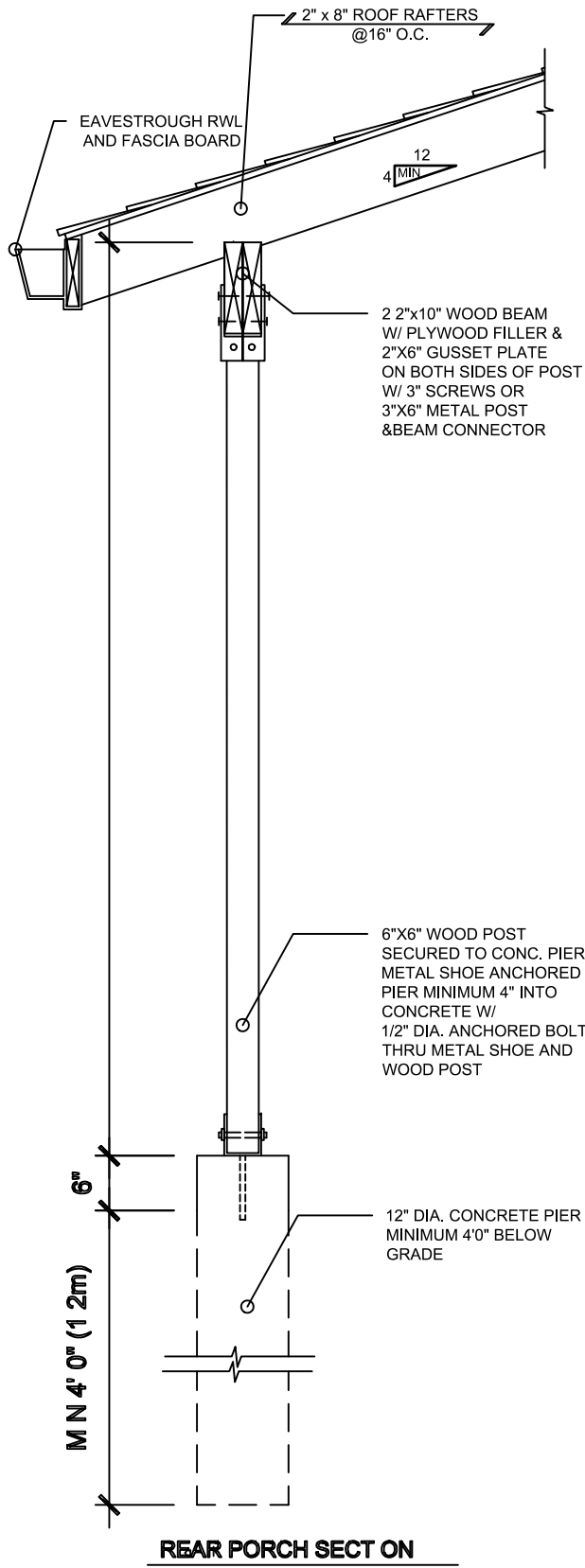
DRAWN BY	RD
CHECKED BY	VG
CLIENT APPROVAL	
ORIGINAL DATE	09/10/2019
REVISION -01	
REVISION -02	
REVISION -03	
REVISION -04	



DWG. NO.

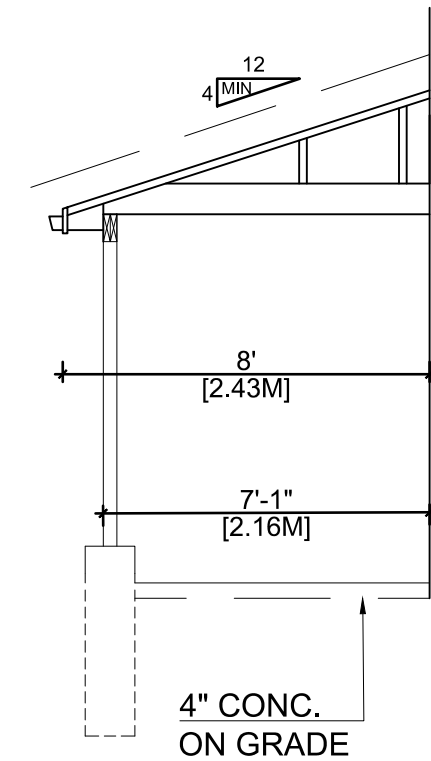
A7.01

SH. SIZE 11" x 17"



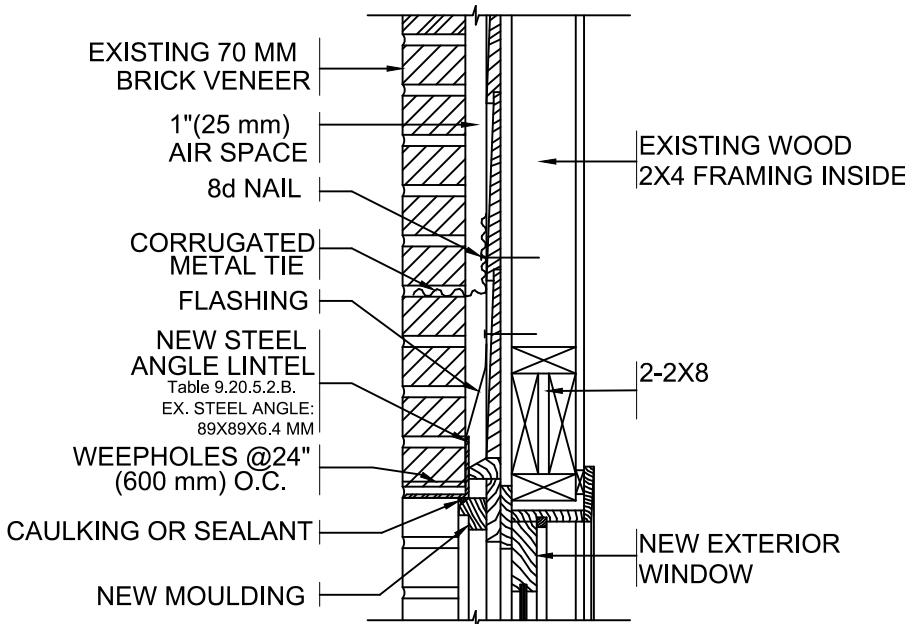
SHADE DETAIL 1 / 2

N.T.S



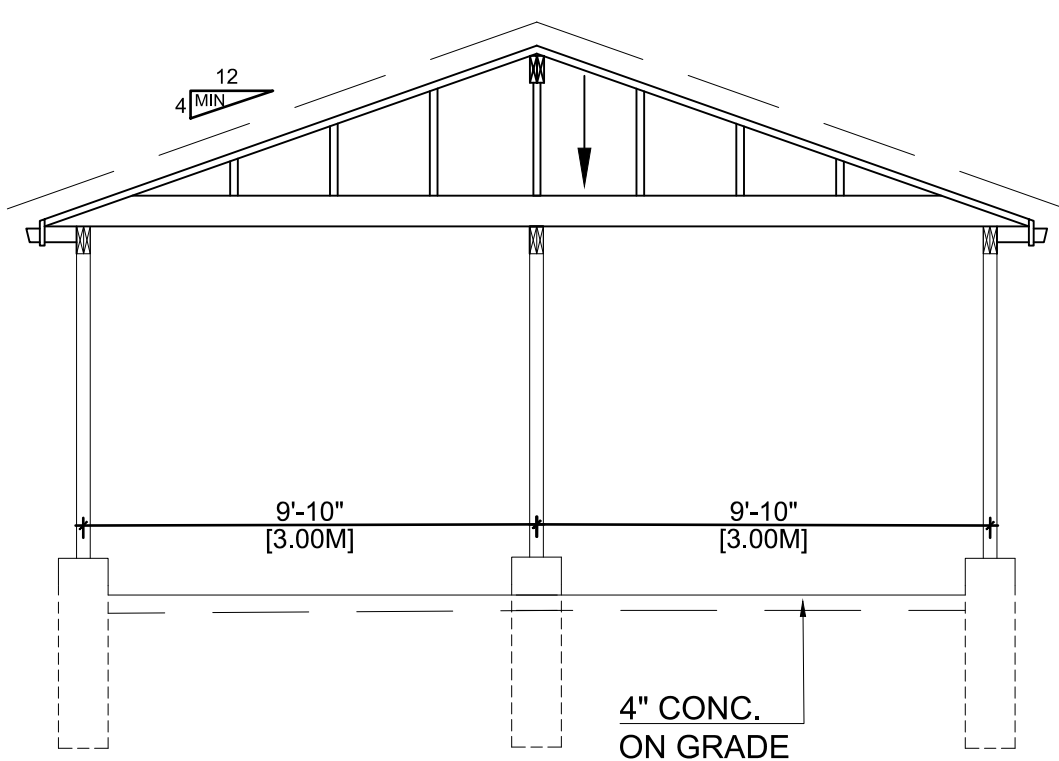
SECTION -A-

SCALE 1 : 50



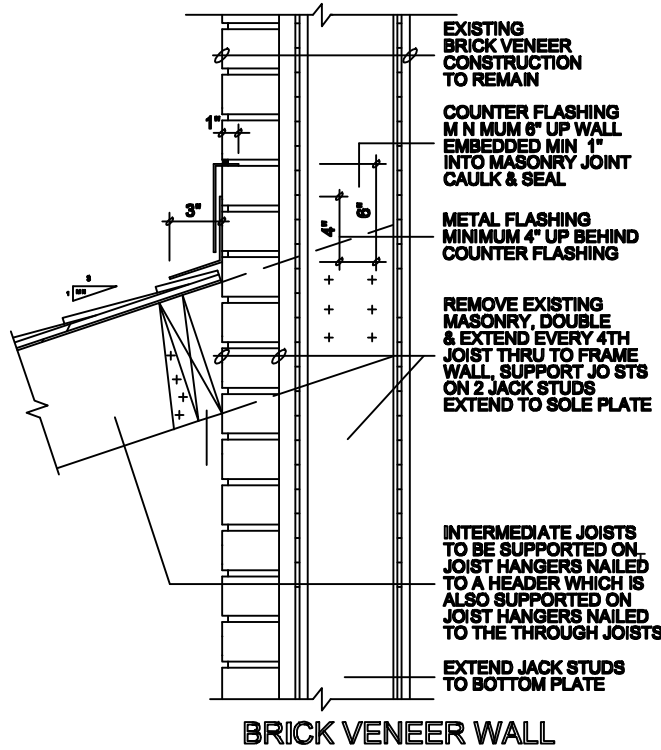
TYP. METAL LINTEL DETAIL D

N.T.S



SECTION -B-

SCALE 1 : 50



SHADE DETAIL 3

N.T.S



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QUALIFICATION INFORMATION	
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VIVEK GUPTA Name	39587 BCIN
 Signature	#CURDATE Date
REGISTRATION INFORMATION	
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ITI PERMIT DESIGNERS INC.	—
Firm Name	BCIN

ADDRESS:

246 BOWMAN ST,
HAMILTON, ON

PROJECT NAME:

LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

DWG NAME

DETAILS & SECTIONS

DWG SCALE

1 : 60

DRAWN BY

RD

CHECKED BY

VG

CLIENT APPROVAL

ORIGINAL DATE

09/10/2019

REVISION -01

REVISION -02

REVISION -03

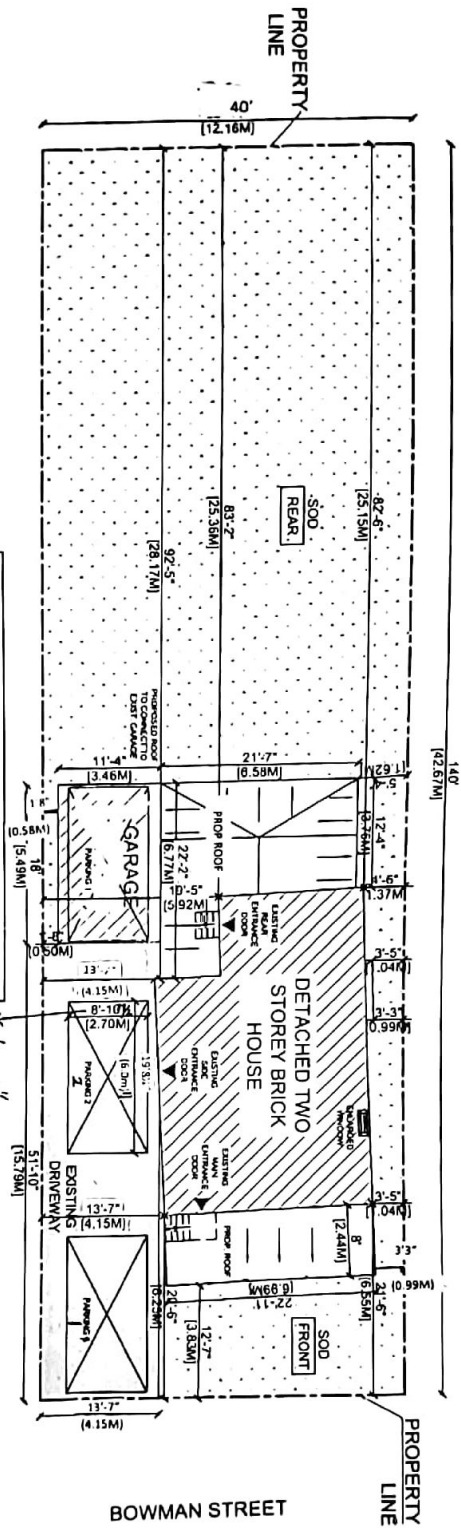
REVISION -04



DWG. NO.

A8.01

SH. SIZE 11" x 17"



STATISTICS	
AREAS	(M)
LOT AREA	520.257
BUILDING FOOTPRINT	768.61
FRONT LANDSCAPE AREA	33.27
PARKING LOTS	2 CAR DRIVEWAY
FRONT YARD AREA	59.14
DRIVEWAY AREA	25.87

BOWMAN STREET

8' 10 1/2"

600 Apple Rd. Unit 201
Oshawa, ON
(905) 972-1723
lhipert@lhipert.com
lhipert.com

PROJECT NAME:
LEGAL BASEMENT W/
NEW WASHROOM ON MAIN FLOOR
2 PROPOSED ROOFS

ADDRESS:
246 BOWMAN ST.
HAMILTON, ON

DWG NAME:
SITE PLAN
DWG SCALE: 1:150

DRAWN BY: RD
CHECKED BY: VG
CLIENT APPROVAL:
ORIGINAL DATE: 09/10/2019
REVISION -01:
REVISION -02:
REVISION -03:
REVISION -04:

DWG. NO.:
SP1.01
SH. SIZE 11" x 17"