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-21:123**

APPLICANTS: Agent Len Angelici
Owner Ryan Rosko

SUBJECT PROPERTY: Municipal address **590 Aberdeen Ave., Hamilton**

ZONING BY-LAW: Zoning By-law 6593, as Amended 19-307

ZONING: "D and D/S-1787" (Urban Protected Residential - One and Two Family Dwellings, etc.) district

PROPOSAL: To permit the construction of a third storey addition to the existing single family dwelling, notwithstanding,

1. A minimum front yard depth of 4.4 metres shall be provided to the proposed addition instead of the minimum required front yard depth of 6.0 metres;

2. A minimum easterly side yard width of 0.3 metres shall be provided to the existing building and the proposed addition instead of the minimum required side yard width of 2.7 metres;

3. A minimum westerly side yard width of 1.8 metres shall be provided to the existing building and a minimum westerly side yard width of 0.3 metres shall be provided to the existing attached garage instead of the minimum required side yard width of 2.7 metres; and,

4. The eave and gutter shall be permitted to encroach the entire width of the easterly side yard and the entire width of the existing westerly side yard for the existing attached garage instead of the maximum permitted encroachment of one-half the width of the required side yard.

NOTES:

1. As the proposed addition results in less than eight (8) habitable rooms existing parking conditions are permitted to be maintained.

2. The proposed addition results in the dwelling, including attached garage, to be deemed a three (3) story building. As a greater side yard width is required for a three (3) storey building, relief from existing and proposed conditions is required. The applicant has advised the minimum required westerly side yard of 2.7 metres is provided to the proposed addition.

…/2

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

DATE:	**Thursday, May 6th, 2021**
TIME:	**3:30 p.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

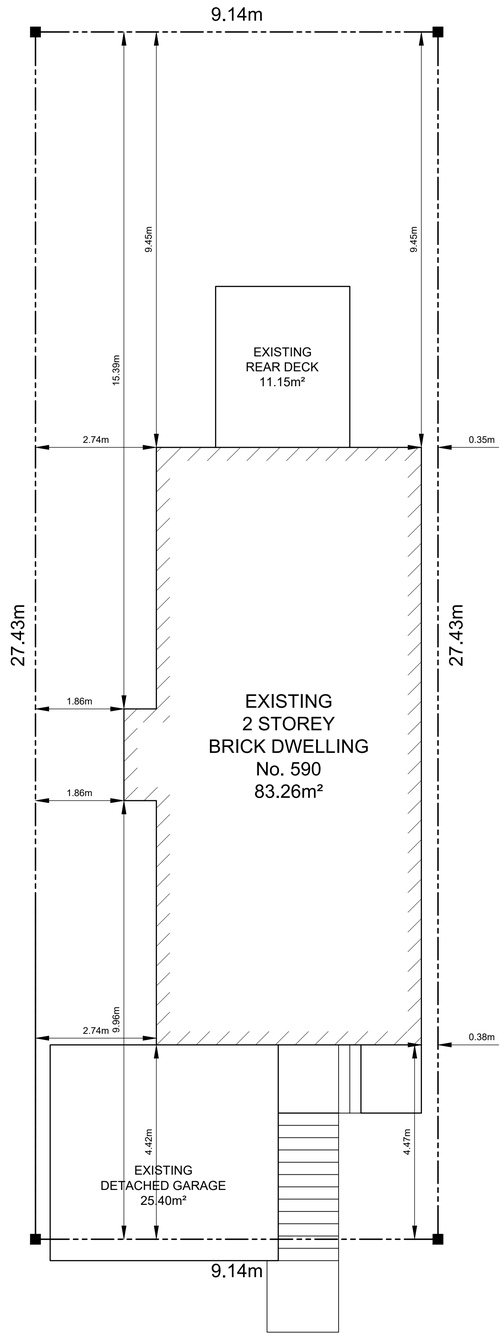
For more information on this matter, including access to drawings illustrating this request:

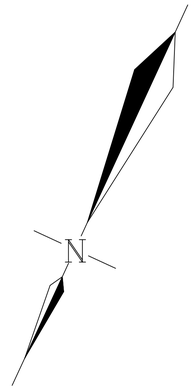
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: April 20th, 2021.

_____
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.





SITE DATA

ZONE:	D/S-1787
LOT AREA:	250.84m²
EXISTING BUILDING FOOTPRINT:	83.26m²
EXISTING GARAGE FOOTPRINT:	25.40m²
LOT COVERAGE:	43.32%
BUILDING HEIGHT	
No. of STOREYS:	2
SETBACKS	
FRONT:	4.42m
REAR:	9.45m
RIGHT SIDE:	0.35m
LEFT SIDE:	1.86m

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR PERMIT REVIEW	03/23/2021

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2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST
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8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL

THE UNDERSIGNED HAS REVIEWED AND TAKES 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

LEONARD ANGELICI (NAME) 42391 (BCIN)

REGISTRATION INFORMATION

LEN ANGELICI DESIGN (NAME) 43162 (BCIN)

03/23/2021 (DATE) (SIGNATURE)

Len Angelici Design
270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

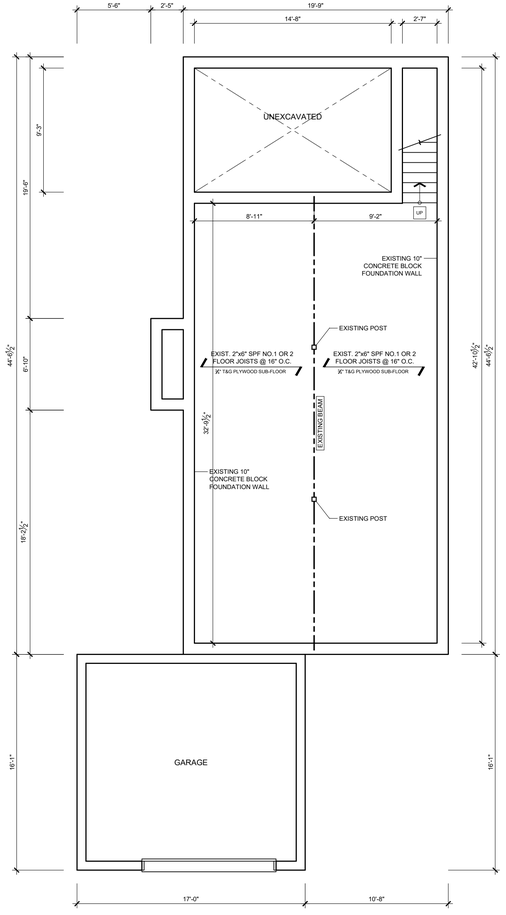
PROPOSED RESIDENCE
590 ABERDEEN AVE
HAMILTON, ON

SHEET TITLE

SITE PLAN

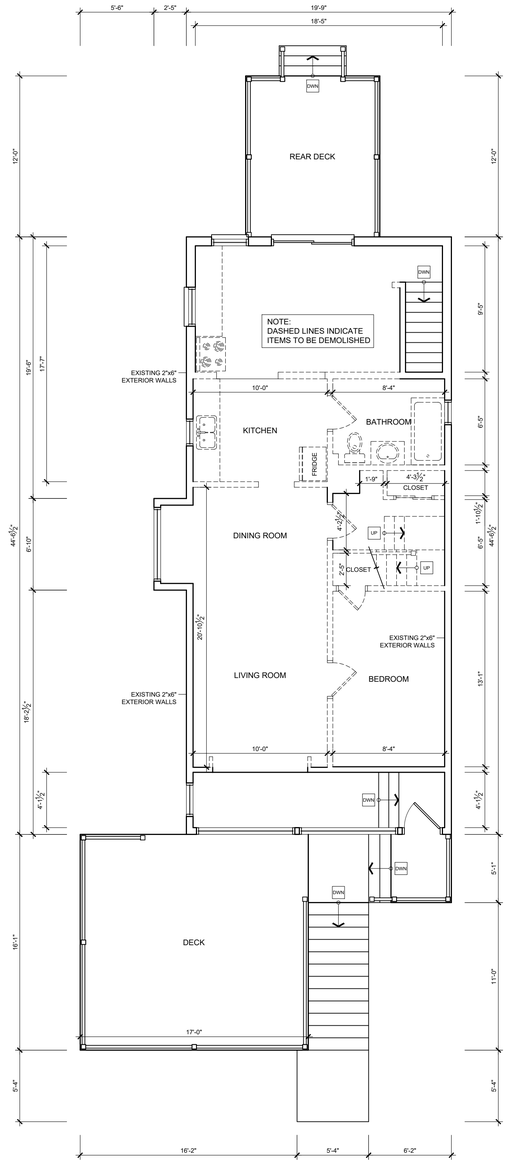
DRAWN BY	L. ANGELICI
DATE	03/23/2021
SCALE	3/16"=1'-0"
PROJECT No.	2021-001

SP1



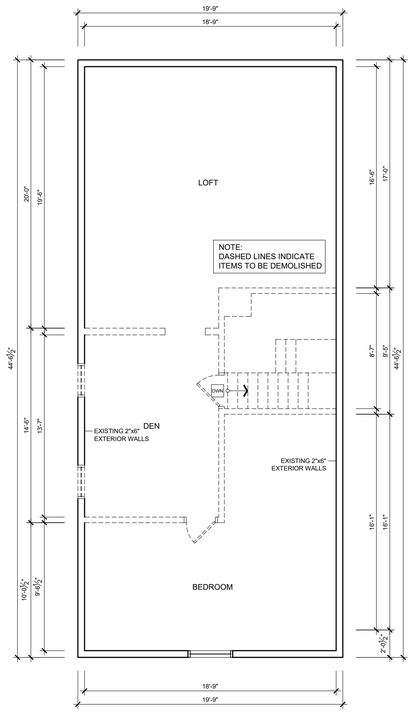
EXISTING FOUNDATION PLAN

SCALE 3/16" = 1' - 0"



EXISTING MAIN FLOOR PLAN

SCALE 3/16" = 1' - 0"



EXISTING SECOND FLOOR PLAN

SCALE 3/16" = 1' - 0"

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NAME — BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN — 43162
NAME — BCIN

03/23/2021
DATE — SIGNATURE

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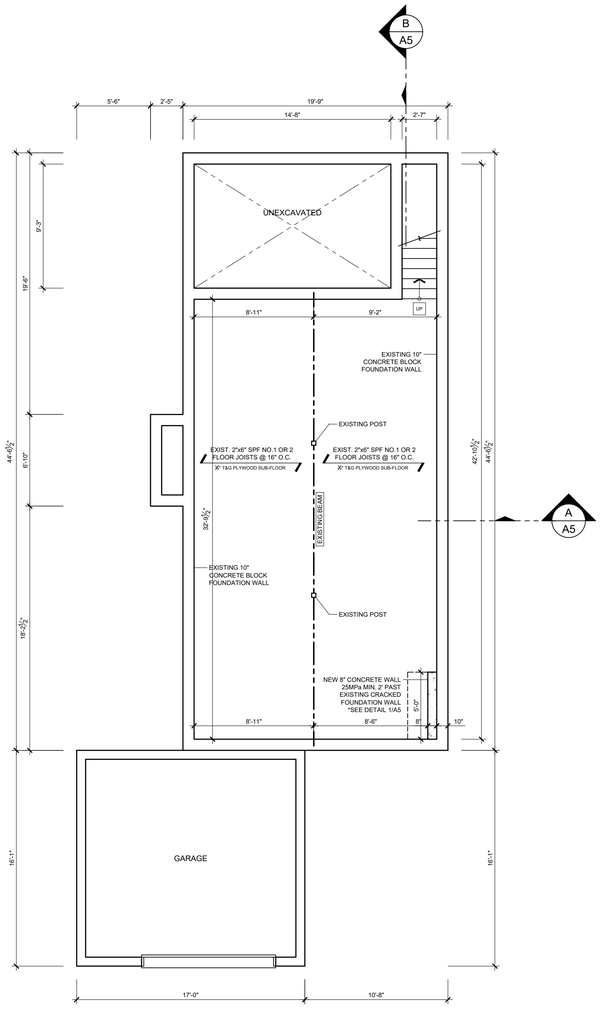
PROJECT

PROPOSED RESIDENCE
590 ABERDEEN AVE
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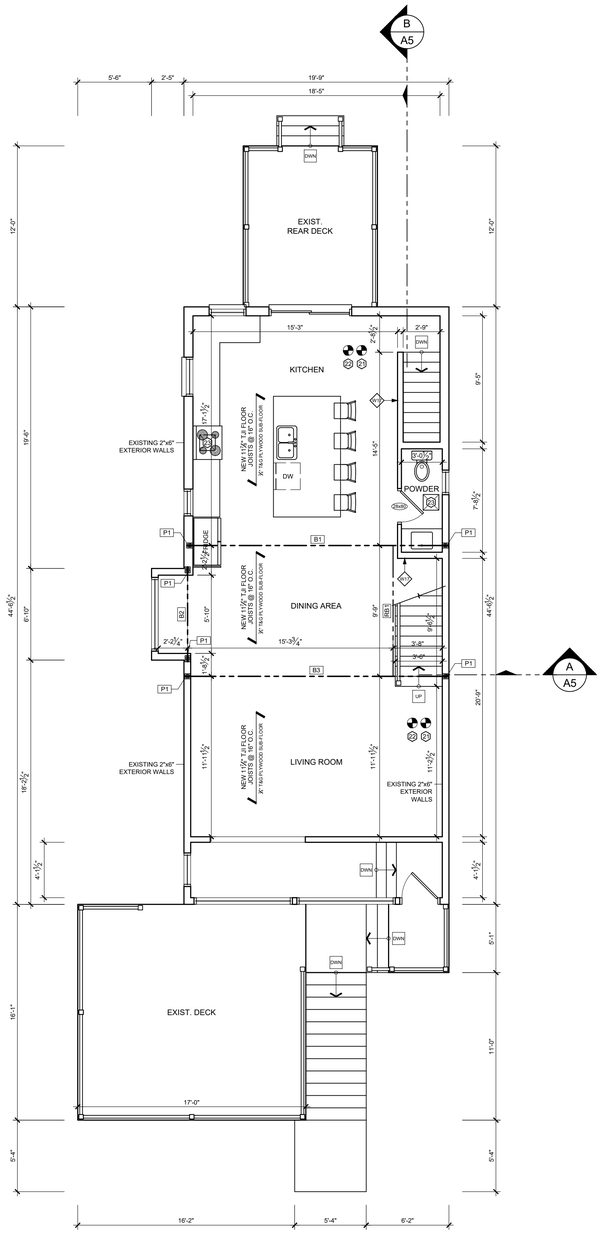
EXISTING FLOOR PLANS

DRAWN BY	
L. ANGELICI	
DATE	
03/23/2021	
SCALE	A1
3/16"=1'-0"	
PROJECT No.	
2021-001	



PROPOSED FOUNDATION PLAN

SCALE 3/16" = 1' - 0"



PROPOSED MAIN FLOOR PLAN

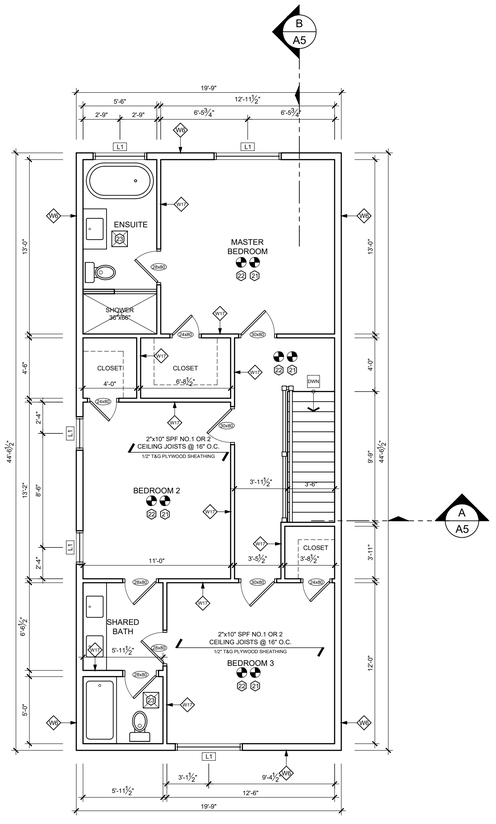
SCALE 3/16" = 1' - 0"

MAIN FLOOR AREA: 76.2m²
TOTAL AREA OF WORK: 152.1m²

B1 4-PLY 1¾"x14" 2.0E MICROLLAM LVL (FLUSH)
B2 1-PLY 1¾"x11⅞" 2.0E MICROLLAM LVL (FLUSH)
B3 4-PLY 1¾"x14" 2.0E MICROLLAM LVL (FLUSH)

RB1 11⅞" TJI RIM BOARD

P1 3-2"x6" LAMINATED TOGETHER SPF No.1 OR 2 FASTENED TO TOP OF FOUNDATION WALL BELOW



PROPOSED SECOND FLOOR PLAN

SCALE 3/16" = 1' - 0"

L1 2-2"x10" LAMINATED TOGETHER SPF No. 1 OR 2

SECOND FLOOR AREA: 75.8m²

PROJECT NORTH	TRUE NORTH

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SEAL

LICENSED PROFESSIONAL ENGINEER
03/17/2021
C. CARMAZAN
PROVINCE OF ONTARIO

ENGINEER'S SEAL FOR:
-BEAMS: B1, B2, B3
-11⅞" TJI FLOOR JOISTS
-DETAIL: 1/A4

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03/23/2021
DATE SIGNATURE

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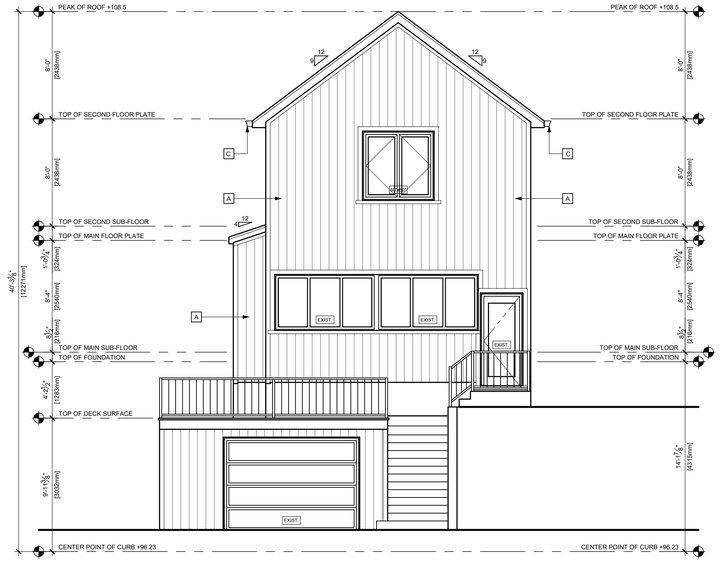
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SHEET TITLE

PROPOSED FLOOR PLANS

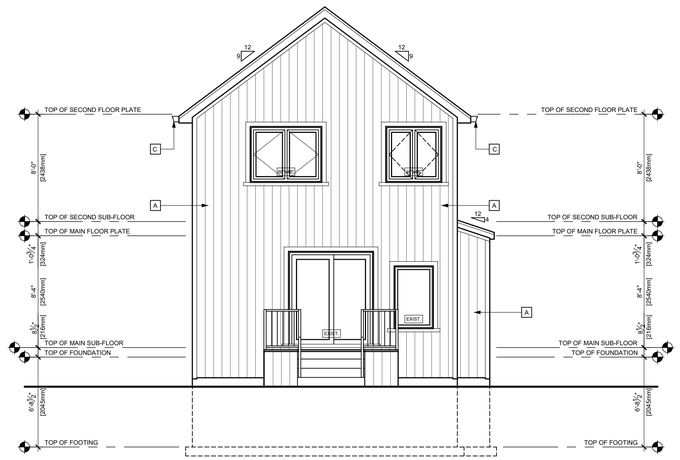
DRAWN BY	L. ANGELICI
DATE	03/23/2021
SCALE	3/16"=1'-0"
PROJECT No.	2021-001

A2



FRONT ELEVATION

SCALE 3/16" = 1' - 0"



REAR ELEVATION

SCALE 3/16" = 1' - 0"

EXTERIOR FINISH INDEX

- A BOARD & BATTEN SIDING
- B ASPHALT SHINGLES
- C 5" PRE-FIN. ALUM. EAVETROUGH ON 6" WITH PRE-FIN. ALUM. FASCIA C/W PRE-FIN. ALUM. DOWNSPOUT

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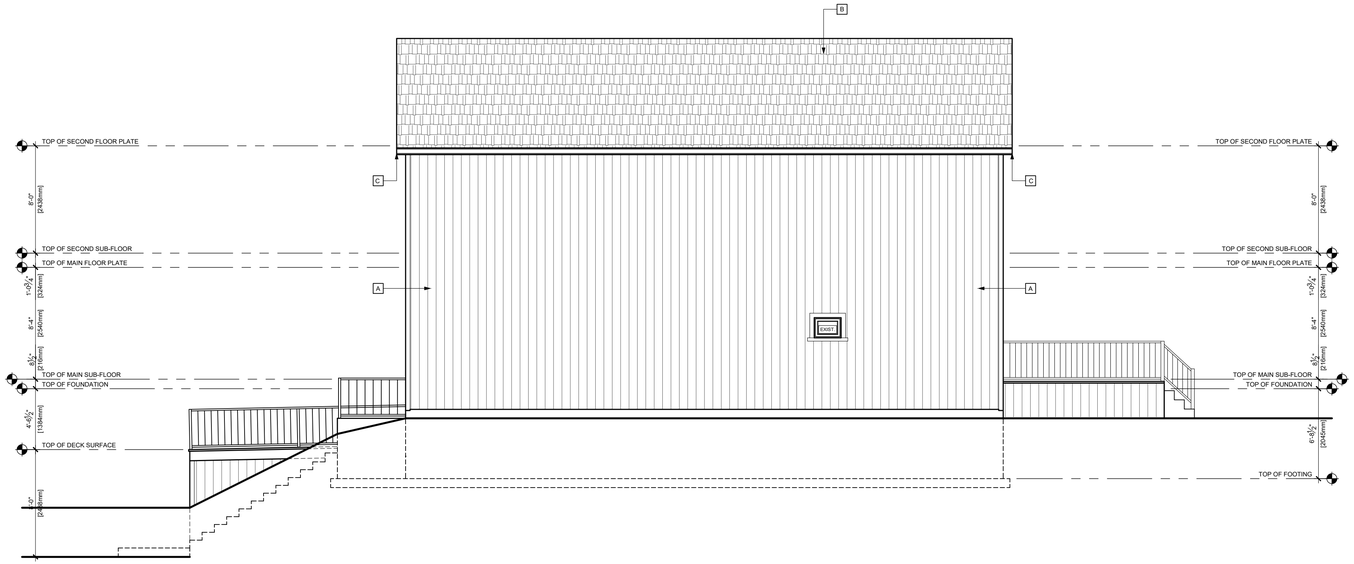
PROJECT

PROPOSED RESIDENCE
590 ABERDEEN AVE
HAMILTON, ON

SHEET TITLE

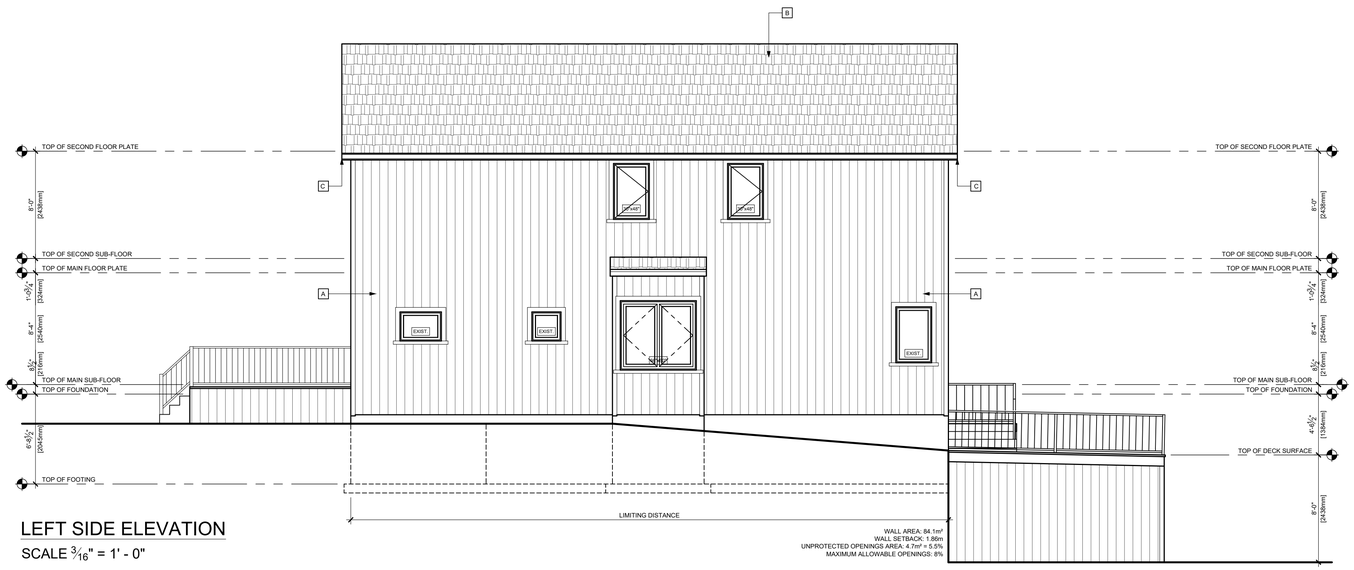
PROPOSED FRONT & REAR ELEVATIONS

DRAWN BY	A3
L. ANGELICI	
DATE	
03/23/2021	
SCALE	
3/16"=1'-0"	
PROJECT No.	
2021-001	



RIGHT SIDE ELEVATION

SCALE $^{3}/_{16}$" = 1' - 0"



LEFT SIDE ELEVATION

SCALE $^{3}/_{16}$" = 1' - 0"

EXTERIOR FINISH INDEX

- A BOARD & BATTEN SIDING
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PROJECT

PROPOSED RESIDENCE
590 ABERDEEN AVE
HAMILTON, ON

SHEET TITLE

PROPOSED RIGHT & LEFT SIDE ELEVATIONS

DRAWN BY	L. ANGELICI
DATE	03/23/2021
SCALE	$^{3}/_{16}$"=1'-0"
PROJECT No.	2021-001

A4

ASSEMBLIES

FOUNDATION WALL ASSEMBLIES

W1

CONCRETE LATERALLY SUPPORTED FNDT-WALLS/FOOTINGS:
250mm (10") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN. WITH BITUMUNIOUS DAMPROOFING AND DRAINAGE LAYER w/t (R20c.) MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM POUR HEIGHT IS 3050mm (10'-2") ON 500x155 (20"x6") CONTINUOUS KEYED CON. FTG (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPA OR COMPACTED ENGINEERED FILL WITH MIN. BEARING COMPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

W2

MASONRY LATERALLY SUPPORTED FNDT-WALLS:
250MM (10') CONC-BLOCK. FDTN. WALL PARGED WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 2740mm (9'-0"). MAXIMUM HEIGHT IS 3050mm (10'-2") ON 500x155 (20"x6") CONTINUOUS ON KEY CON. FTG (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPA OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

W3

CONCRETE LATERALLY UNSUPPORTED FNDT WALL:
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MIN WITH BITUMUENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") CONTINUOUS KEYED CON. FTG (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPA OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150MPa OR GREATER. (SEE SOIL REPORT)

W4

MASONRY LATERALLY UN SUPPORTED FNDT-WALLS:
240MM (10') CONC-BLOCK. FDTN. WALL PARGED WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MAX BACKFILL HEIGHT IS 1200mm (3'-11"). MAXIMUM HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") CONTINUOUS ON KEY CON. FTG. (TYP). BRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPA OR COMPACTED ENGINEERED FILL WITH MIN BEARING CAPACITY OF 150MPa OR GREATER. OUTSIDE OF FOUNDATION TO BE INSULATED WITH 2" RIGID INSULATION MIN (2'-0") BELOW GRADE.

W5

GRADE FOUNDATION WALL:
200mm (8") POURED CONC. FDTN. WALL 20 MPa (2900psi) MAXIMUM POUR HEIGHT IS 2500mm (8'-2") ON 500x155 (20"x6") CONTINUOUS KEYED CON. FTG. (TYP). 1200mm (3'-11") BELOW GRADE. SRACE FNDT WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPA OR COMPACTED ENGINEERED FILL WITH MIN BEARING CAPACITY OF 150MPa OR GREATER. OUTSIDE OF FOUNDATION TO BE INSULATED WITH 2" RIGID INSULATION MIN (2'-0") BELOW GRADE.

ABOVE GRADE WALL ASSEMBLIES

W6

SIDING WALL CONSTRUCTION (2"x6")
SIDING ACCORDING TO OBC 9.27.13 AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 9.5mm (⅜"). AS PER ELEVATION, WITH TYVEK MEMBRANE ON ½" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAROUR BARRIER, 13mm, (½") INT. DRYWALL FINISH.

W7

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO ACCORDING TO OBC 9.28. AS PER ELEVATION. WITH OSB SHEATHING MEMBRANE 9.5mm (⅜"). AS PER ELEVATION, WITH TYVEK MEMBRANE ON ½" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAROUR BARRIER, 13mm, (½") INT. DRYWALL FINISH.

W8

SIDING OR STUCCO WALL CONSTRUCTION (2"x4")
SIDING ACCORDING TO OBC 9.27.13 AS PER ELEVATION, WITH OSB SHEATHING MEMBRANE 9.5mm (⅜"). AS PER ELEVATION, WITH TYVEK MEMBRANE ON ½" EXTERIOR TYPE 30x140 (2"x6") STUDS @ 400mm (16") O.C. STRAPPED WITH 38x140 (2"x6") STUDS @ 400mm (16") O.C RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLENE VAPOUR BARRIER, 13mm, (½") INT. DRYWALL FINISH.

W9

BRICK VENEER OR STONE WALL CONSTRUCTION (2"x6")
90mm (4") FACE BRICK/STONE, 25mm (1") AIR SPACE 22x180x0.76 (⅞"x7"x0.03) GALV. METAL TIES @ 400MM (16") O.C. HORIZONTAL 600MM (24") O.C. VERTICAL MTL. TIES TO IN CONTACT WITH WOOD STUD ONLY. APPROVED ASPHALT BUILDING PAPER OR TYVEK, 9.5mm (⅜") OSB SHEATHING, 38x140 (2"x6") STUDS @ 400 O.C. (16") O.C. RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION, 0.15 (6 mil) POLYETHYLINE VAPOUR BARRIER AND AIR BARRIER, 13mm (½") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

W10

BRICK VENEER OR STONE WALL CONSTRUCTION (2"x4")
90mm (4") FACE BRICK/STONE, 25mm (1") AIR SPACE 22x180x0.76 (⅞"x7"x0.03) GALV. METAL TIES @ 400MM (16") O.C. HORIZONTAL 600MM (24") O.C. VERTICAL MTL. TIES TO IN CONTACT WITH WOOD STUD ONLY. APPROVED ASPHALT BUILDING PAPER OR TYVEK, 9.5mm (⅜") OSB SHEATHING, 38x140 (2"x4") STUDS @ 400 O.C. (16") O.C. STRAPPED WITH 38x140 (2x6) STUDS @ 400mm (16") O.C RSI 4.23 (R24) OR RSI 3.87 (R22) BATT INSULATION, 0.15 (6 mil) POLYETHYLINE VAPOUR BARRIER AND AIR BARRIER, 13mm (½") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

W11

HIGH WALL CONSTRUCTION OPTION A
CONSTUCTED AS W6 OR W7 OR W8 OR TWO OF. FOR A MAXIMUM WALL HEIGHT OF 5490mm (18'-0") PROVIDE 2-38x140 (2-2"x6") @ 300mm (12") SPR. #2 CONTINUOUS STUDS PROVIDE 2 ROWS OF SOLID BLOCKING BTW STUDS AT SPACED AT 1825mm (6'-0"), (OR AS PER ENGINEERS REPORT)

W12

HIGH WALL CONSTRUCTION OPTION B
CONSTRUCT USING PRE-ENGINEERED WOOD
(SEE SHOP DWG FOR LUMBER SUPPLIER)

W13

BASEMENT INSULATION
R20 3.52 (R20) MIN. INSULATION BLANKET OR BATTS WITH 38x140 (2"x6") STUD WALL, AND APPROVED VAPOUR BARRIER FULL HEIGHT OF BASEMENT. WITH BUILDING PAPER BIT THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL

W14

WALL BETWEEN DWELLING AND GARAGE
PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES BETWEEN THE GARAGE AND DWELLING UNIT OVER GARAGE WITH RSI 4.40 (R22) INSULATION B/T JOISTS. TAPE AND SEAL ALL JOINTS GAS TIGHT.

INTERIOR WALL ASSEMBLIES

W15

2X4 INTERIOR LOAD BEARING WALL
FOR BEARING PARTITIONS 38x89 (2X4) 400mm (16") O.C. FOR 2 STOREYS AND 300MM (12") O.C FOR 3 STOREYS WT 38x89 (2x4) BOTTOM PLATE AND 2-38x89 (2-2x4) TOP PLATE, 13mm (½") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASMENT ANCHORED 3'-0" O.C.

W16

2X6 INTERIOR LOAD BEARING WALL
FOR BEARING PARTITIONS 38x140 (2X6) 400mm (16") O.C. FOR 2 STOREYS AND 300MM (12") O.C FOR 3 STOREYS WT 38x140 (2x6) BOTTOM PLATE AND 2-38x140 (2-2x6) TOP PLATE, 13mm (½") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE ASHLAR BLOCK WHEN LOCATED IN BASMENT ANCHORED 3'-0" O.C. SEE DETAIL 5/A6 FOR FOOTING SPECS.

W17

2x4 / 2X6 INTERIOR NON-LOUD BEARING WALLS
-INTERIOR PARTITIONS 38x89 (2x4) 400mm (16") O.C. WT 38x89 (2x4) BOTTOM PLATE AND 38x89 (2-2x4) TOP PLATE, 13mm (½") INT. DRYWALL BOTH SIDES OF STUDS.
-INTERIOR PARTITIONS 38x140 (2x6) 400mm (16") O.C. WT 38x140 (2x6) BOTTOM PLATE AND 38x140 (2-2x6) TOP PLATE, 13mm (½") INT. DRYWALL BOTH SIDES OF STUDS.

W18

DWELLING UNIT AND GARAGE SEPARATION
DOORS AND WALLS BETWEEN THE GARAGE AND DWELLING UNIT SHALL PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES AND DOORS SHALL BE FITTED WITH A SELF-CLOSING DEVICE. INSTALL W/T 13mm (½") GYPSUM BOARD ON WALL AND CEILING B/T HOUSE HOUSE AND GARAGE, RSI 5.46 (R31) IN WALLS, TAPE AND SEAL ALL JOINTS GAS TIGHT.

FLOOR ASSEMBLIES

F1

BASEMENT SLAB
75mm (4") CONCRETE SLAB 25MPa (2950 PSI) AFTER 28 DAYS ON WITH 6"x6"x6½" W.W.M ON 6" COURSE GRANULAR MATERIAL PROVIDE BOND BREAKER MATERIAL B/T SLAB AND FOOTING. EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/T A TRAP SEAL PRIMER.

F2

GARAGE SLAB
100mm (4") CONCRETE SLAB 32MPa (4650 PSI) AFTER 28 DAYS 5-8% AIR ENTRAINMENT, REINFORCED WITH 10M BARS @ 300mm (12") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. SLAB SHALL BEAR 75mm (3") MIN ON FOUNDATION WALL ANCHORED W/T 10M BENT DOWELS @ 600mm (24") O.C. SLOPE SLAB MIN. 1% FROM DOOR, PROVIDE 4" AND AT FRUIT CELLAR DOOR. GREAT THAN 8'-2" SEE ENGINEERS DRAWING.

F4

SUBFLOORING, JOIST SYSTEM
19mm ¾" T&G SUBFLOOR ON WOOD FLOOR JOISTS AS PER PLANS. FOR CERAMIC TILE APPLICATION (*SEE OBC 9.30.6*) PROVIDE PANEL TYPE UNDERLAY UNDER RESILIENT @ PARQUET FLOORING. (*SEE OBC 9.30.2.1.*) ALL JOISTS TO BE NAILED, GLUED AND SCREWED AND BRIDGED W/T 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. AND STRAPPING UNLESS A PANEL TYPE CEILING FINISH IS APPLIED (REFER TO SHOP DRAWINGS FOR PRE-ENG JOISTS FROM LUMBER SUPPLIER)

F5

FLOOR OVER GARAGE
THE CONSTRUCTION AS PER F4 AND TO PROVIDE AND EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES BETWEEN THE GARAGE AND DWELLING UNIT OVER GARAGE W/T A RSI 5.46 (R31) INSULATION B/T THE JOISTS. TAPE, SEAL ALL JOINTS GAS TIGHT

F8

SLABS IN BASEMENT ABOVE FROST LINE
BASEMENT SLABS AS PER F1 THAT ARE LOCATED LESS THAN 600mm (2'-0") BELOW GRADE SHALL BE INSULATED WITH RSI 1.76 (R10c.)) IF IT CONTAINS PIPING AND RSI 1.41 (R8) IF IT DOES NOT CONTAIN PIPING.

ROOF ENVELOPES

R1

ROOF CONSTRUCTION - AS PER PRE-ENG SPEC'S
30YR (MIN) ASHPHALT ROOF SHINGLES No. 210 (10.25KG/M2) ASPHALT SHINGLES. 10mm (⅜") PLYWOOD SHEATHING WITH "H" CLIPS APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. SELF-SEALING MEMBRANE TYPE EAVE ICE & WATER PROTECTION TO EXTEND MIN. 12" (300mm) BEYOND INSIDE FACE OF INSIDE WALL. No 15 FELT PAPER NON-PERFORATED FOR THE REST OF ROOF AND TO OVERLAP 2" OVER ICE & WATER PROTECTION. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL 38x38 (2x4) TRUSSES @ 1830mm (6'-0") O.C.

R2

RAIN WATER CONTROL
PREFINISHED ALUM EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT.

R3

ROOF INSULATION AND VENTING
ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES, W/T RSI 10.57 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER.

COLUMN SUPPORT

C1

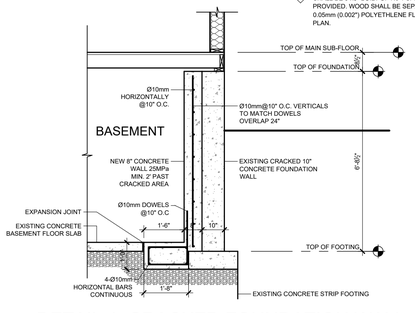
SQUARE STEEL POSTS
3½"x3½"x0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/T 6"x6"x0.25 TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEW WALL PROVIDE 4-½" DIA. BOLTS INTO CONCRETE WALL, CONCRETE PAD FOOTING AS PER PLANS.

C2

SQUARE STEEL POSTS
3-3ϕx0.25 HSS POST MECH-FASTENED AT TOP AND BOTTOM W/T 6"x6" TOP & BOTTOM PLATE TO EXTEND MIN WIDTH OF BEAM WHERE BEARING ON FOUNDATION WALL OR KNEW WALL PROVIDE 4-½" DIA. BOLTS INTO CONCRETE WALL, CONCRETE PAD FOOTING AS PER PLANS.

C3

WOOD POSTS
SHALL BE 6"x6" BUILT UP No 1 SPR OR UNLESS CALCULATION PROVIDED. WOOD SHALL BE SEPARATED FROM CONCRETE BY 0.05mm (0.002") POLYETHLENE FLIM. CONCRETE PAD AS PER PLAN.



DETAIL 1: CRACKED FOUNDATION WALL REINFORCING
SCALE: N.T.S

CONSTRUCTION NOTES

FOUNDATION

1. **ACHORAGE**
38x89 (2x4") SILL PLATE W/T 13mm (½") DIA. ANCHOR BOLTS 200m (8") LONG EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. CAULKING OR FIBER GASKET B/T PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

2. **STEP FOOTINGS**
THE VERTICAL STEP B/T HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (24") FOR FIRM SOILS AND 400mm (16") FOR SAND OR GRAVEL HORIZONTAL DISTANCE B/T RISERS SHALL BE NOT LESS THAN 600mm.

3. **FOUNDATION DRAINAGE**
100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES AT BASEMENT FOOTING PERIMETER.

4. **MASONRY BONDING**
CONCRETE AND BRICK VENEER AIR SPACE SHALL BE COMPLETELY FILLED WITH CONCRETE FOR SOLID UNIT

5. **WINDOW WELL DRAINAGE**
EVERY WINDOW WELL SHALL BE DRAINED TO FOOTING LEVEL OR OTHER SUITABLE LOCATION

6. **FLOOR DRAIN**
EVERY BASEMENT SHALL BE PROVIDED WITH A FLOOR DRAIN W/T A TRAP SEAL PRIMER

WOOD FRAMING

7. **NOTCHING & DRILLING OF MEMBERS**
HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM ⅓ x ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES

NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF MEMBER WITH ⅓ THE ACTUAL DEPTH FROM EDGE OF BEARING AND NOT GREATER THAN ⅓ JOIST DEPTH.

WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN ⅔ THE DEPTH OF STUD REMAINS IF LOAD BEARING AND 1-¾" IF NON-LOAD BEARING

ROOF TRUSSES MEMBERS SHALL NOT BE NOTCHED DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

8. **WALL STUDS**
EXTERIOR WALLS TO BE BUILT ACCORDING TO WALL TYPE WITH TOP PLATE AND SINGLE BOTTOM PLATE.

9. **FLOOR JOIST**
JOIST TO HAVE 1- ½" END BEARING
JOIST SHALL BEAR ON SILL PLATE FIXED TO FOUNDATION. MAX. DOUBLE HEADER JOIST LENGTH OF 10'-6". MAX DOUBLE TRIMMER JOIST LENGTH OF 6'-7". 2x2 BRIDGING REQUIRED EVERY 6'-11". FLUSH JOISTS SHALL BE SUPPORTED ON JOIST HANGERS.

FUTURE GRAB BARS

10. **STUD WALL REINFORCEMENT**
STUD WALL REINFORCEMENT SHALL BE INSTALLED IN "MAIN BATHROOMS" WITHIN A DWELLING UNIT ACCORDING TO OBC 9.5.2.3

11. **BLOCKING LOCATION**
PROVIDE BLOCKING FOR SIDE GRAB BARS AND BARS OVER TOILET AS WELL AS BAR IN SHOWER. BATH TUB GRAB BAR TO BE LOCATED OPPOSITE THE ENTRANCE TO THE SHOWER AND 1'-6" OF THE BAR TO BE LOCATED TO ONE SIDE OF THE APPROXIMATE LOCATION OF THE FUTURE SEAT IN TUB.

12. **BLOCKING AND FASTENING**
ALL BLOCKING MUST BE FASTENED ENOUGH TO WITHSTAND 1.3kN OF FORCE WITHER VERTICALLY OR HORIZONTALLY ON THE GRAB BAR. A MINIMUM OF 2"x8" BLOCKING IS REQUIRED WITH A MIN. OF 3 - 3- ½" NAILS ON EACH SIDE OF BLOCKING.

THERMAL INSULATION

13. **ATTIC HATCH**
EVERY ROOF SHALL BE PROVIDED W/T A 533mm x 700mm (21"x28") ATTIC HATCH W/T WEATHERSTRIPPING. RSI 7.0 (R40) RIGID INSULATION BACKING

14. **RIM JOIST INSULATION**
15mm (⅝") WITH TYVEK MEMBRANE ON 1- ½" RIM JOIST AS PER PLAN W/T OSB SHEATHING WITH RSI 4.23 (R24) OR RSI 3.87 (R22) INSULATION AND CONTINUOUS 0.15 (6 mil) POLYETHYLINE VAPOUR BARRIER FRICTION FIT.

STAIRS, HANDRAILS AND GUARDS

15. **STAIRS**
CLEAR HEIGHT OVER STAIRS MUST BE MEASURED VERTICALLY MIN. HEIGHT 1950mm (6'-5")

STAIRS DIMENSIONS:

MAX RISE	7- ½" (200mm)
MIN RUN	8- 3/" (210mm)
MIN TREAD	9- 3/" (235mm)
MAX NOSING	1" (25mm)
MIN HEADROOM	6'-5" (1950mm)
RAILING @ LANDING	2'-7" (800mm)
RAILING @ STAIR	2'-7" (800mm)
MIN WIDTH	2'-11" (900mm)

FOR CURVED STAIRS:

MIN RUN	5- ½" (150mm)
MIN AVG RUN	7- ½" (200mm)

16. **HANDRAILS AND GUARD AS PER OBC - SB-7**
FINISHED HANDRAIL ON WOOD PICKETS MAX SPACING 4" BETWEEN PICKETS SHALL NOT BE LESS THAN 800MM (2'-7") AND NOT MORE THAN 965mm (3'-2") WHERE GUARDS ARE REQUIRED, HANDRAILS ON LANDING ARE PERMITTED TO BE NOT MORE THAN 1070mm (3'-6").

17. **GUARDS AS PER OBC - SB-7**
INTERIOR GUARDS FOR STAIRS = 800mm (2'-11")
EXTERIOR GUARDS = 1070mm (3'-6") ABOVE LANDINGS. MAX OPENING WITHIN GUARDS 100mm (4") PROTECTED BY THE GUARD WILL NOT FACILITATE CLIMBING

MEANS OF EGRESS

18. **MINIMUM BEDROOM WINDOWS - OBC 9.7.1.3.**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.32m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH A MIN. CLEAR OF 380mm (1'-3")

19. **WINDOW GUARDS - OBC 9.7.1.6. & 9.8.8**
A GUARD OR WINDOW WITH A MAXIMUM RESTRICTED OPENING OF 100mm (4") IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FINISHED FLOOR AND THE DISTANCE FROM FROM THE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

20. **WINDOW IN EXIT STAIRWAYS - OBC 9.7.5.3.**
WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 1070mm (3'-6") SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 2 ABOVE OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

LIFESAFETY

21. **CARBON MONOXIDE ALARMS - OBC 9.33.4**
A CARBON MONOXIDE ALARMS CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM WHICH THERE IS INSTALLED A SOLID FUEL BURNING APPLIANCE. CARBON MONOXIDE ALARMS SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS.

22. **SMOKE ALARM - OBC 9.10.18**
PROVIDE ONE PER FLOOR. NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS INTERCONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

VENTILATION

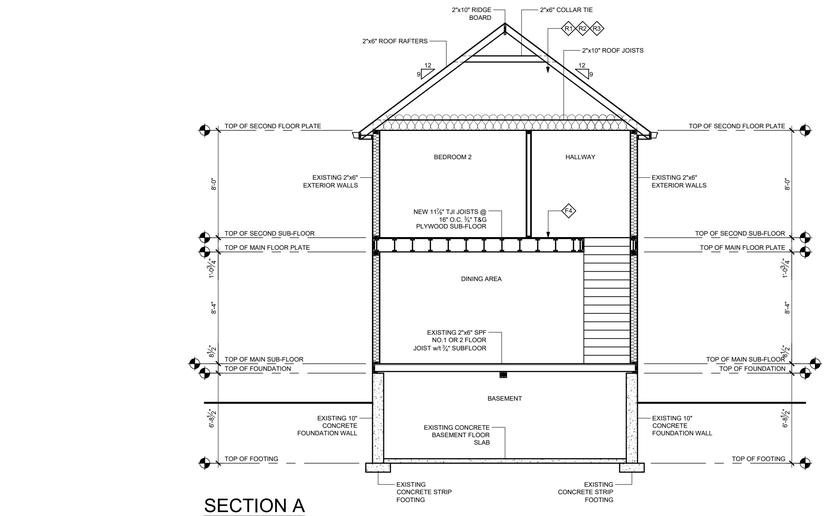
23. **MECHANICAL VENTILATION**
WASHROOM AND RANGE TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR

24. **DIRECT GAS VENT FURNACE**
FURNACE TERMINAL MIN 900mm (36") FROM A GAS RECULATOR MIN. 300mm (12") ABOVE FIN. GRADE FROM ALL OPENINGS EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS

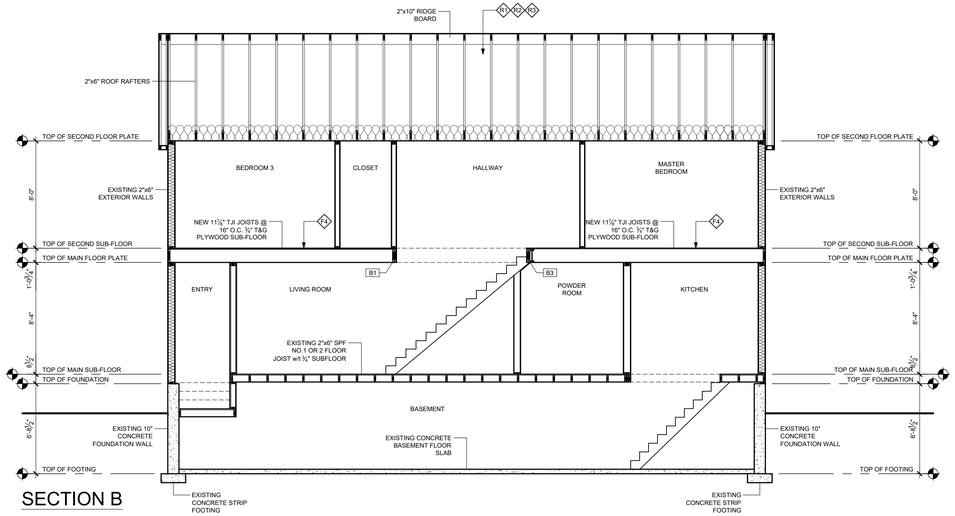
25. **DIRECTS GAS FIRE PLACE**
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

26. **NATURAL VENTILATION**
VENTS TO BE A MIN. 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE REFER TO GAS CODE.

27. **WATER RESISTANT FLOORING**
FINISHED FLOORING IN BATHROOMS, KITCHENS, ENTRANCE HALL, LAUNDRY AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING, FELTED SYNTHETIC FIBRE FLOORING COVERINGS.

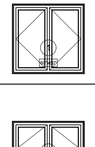


SECTION A
SCALE 3/16" = 1' - 0"

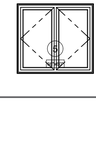


SECTION B
SCALE 3/16" = 1' - 0"

WINDOW SCHEDULE

1		WIDTH: 66" HEIGHT: 60" TYPE: CASEMENT RIGHT, CASEMENT LEFT
2		WIDTH: 60" HEIGHT: 48" TYPE: CASEMENT RIGHT, CASEMENT LEFT
3		WIDTH: 48" HEIGHT: 48" TYPE: CASEMENT RIGHT, CASEMENT LEFT
4		WIDTH: 30" HEIGHT: 48" TYPE: CASEMENT LEFT

WINDOW SCHEDULE

5		WIDTH: 66" HEIGHT: 60" TYPE: CASEMENT RIGHT, CASEMENT LEFT

PROJECT NORTH	TRUE NORTH

No.	REVISION	DATE
01.	DRAWINGS FOR PERMIT REVIEW	03/23/2021

1. ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
2. THIS DRAWING IS NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF LEN ANGELICI DESIGN AND MUST BE RETURNED UPON REQUEST
3. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN.
4. CONTRACTOR SHALL REVIEW ALL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION FOR ANY ERRORS OR OMISSIONS.
5. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR THE DESIGN OR PRE-ENGINEERED TRUSSES OR ANY PRE-ENGINEERED PRODUCTS.
6. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR HEATING, PLUMBING, OR ELECTRICAL DRAWINGS.
7. DRAWING MAY NOT BE CHANGED, ALTERED OR COPIED WITHOUT WRITTEN CONSENT OF LEN ANGELICI DESIGN. FAILURE TO COMPLY WITH THIS STATEMENT IS NOT THE RESPONSIBILITY OF LEN ANGELICI DESIGN.
8. LEN ANGELICI DESIGN IS NOT RESPONSIBLE FOR POOR CONSTRUCTION PRACTICES.

SEAL



ENGINEER'S SEAL FOR:
-BEAMS: B1, B2, B3
-11⅞" TJI FLOOR JOISTS
-DETAIL: 1/A4

THE UNDERSIGNED HAS REVIEWED AND TAKES 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

LEONARD ANGELICI 42391
NAME BCIN

REGISTRATION INFORMATION

LEN ANGELICI DESIGN 43162
NAME BCIN



03/23/2021
DATE SIGNATURE

Len Angelici Design
270 SHERMAN AVE N, UNIT MILL-125
HAMILTON, ON L8L 6N4
(905) 393-8868
info@lenangelicidesign.ca

PROJECT

PROPOSED RESIDENCE
590 ABERDEEN AVE
HAMILTON, ON

SHEET TITLE

NOTES, SECTIONS,DETAIL & WINDOW SCHEDULE

DRAWN BY	
L. ANGELICI	
DATE	
03/23/2021	
SCALE	
3/16"=1'-0"	
PROJECT No.	
2021-001	

A5

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ **DATE APPLICATION RECEIVED** _____

PAID _____ **DATE APPLICATION DEEMED COMPLETE** _____

SECRETARY'S SIGNATURE _____

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, 2	NAME	ADDRESS	
Registered Owners(s)	Ryan Rosko	[redacted]	**Phone:** [redacted]
Applicant(s)*	Len Angelici	[redacted]	**Phone:** [redacted] **E-mail:** [redacted]
Agent or Solicitor			**Phone:** **E-mail:**

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

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

Ryan Rosko, Teresa Rosko
558 Hughson St N, L8L 4N9

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:

Relief of 1.27m for height requirement

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

Elevation of sidewalk is considerably lower than the main floor level of the dwelling

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

590 Aberdeen Ave
Hamilton, Ontario
Zone D/S-1787

7. PREVIOUS USE OF PROPERTY

Residential ☑ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other _____

8.1 If Industrial or Commercial, specify use _____

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

Yes ○ No ☑ Unknown ○

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

Yes ○ No ☑ Unknown ○

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

Yes ○ No ☑ Unknown ○

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

Yes ○ No ☑ Unknown ○

8.6 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 ○

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

Yes ○ No ☑ Unknown ○

8.8 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 ○

8.9 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 ○

8.10 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 ◯

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

Area has been residential since construction of subject property

8.12 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 ☑

9. 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.

03/12/2021
Date

[redacted]
Signature Property Owner

Ryan Rosko
Print Name of Owner

10. Dimensions of lands affected:

Frontage	9.14m
Depth	27.43m
Area	250.84m²
Width of street	

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: 76.2m² — 2 storey
Second floor area: 75m² — Width: 6.02m
Gross floor area: 151.2m² — Length: 13.58m

Proposed
Ground floor area: 76.2m² — 2 storey
Second floor area: 75.8m² — Width: 6.02m
Gross floor area: 152.0m² — Length: 13.58

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

Existing:

Proposed:
Front: 4.42m — Rear: 9.45m
Right side: 0.35m
Left side: 1.86

13. Date of acquisition of subject lands:
September 2020

14. Date of construction of all buildings and structures on subject lands:
N/A

15. Existing uses of the subject property:
Single Family Dwelling

16. Existing uses of abutting properties:
Single Family Dwellings

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:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
D/S - 1787 Urban Protected Residential - One And Two Family Dwellings, Etc
Parent Bylaw Number 6593 former Hamilton

21. Has the owner previously applied for relief in respect of the subject property?
☑ Yes ○ No
If the answer is yes, describe briefly.
Previous application for relief from side setback requirement
Application No. HM/A-20:256

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
○ Yes ☑ No

23. Additional Information

24. 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.