



Hamilton

## COMMITTEE OF ADJUSTMENT

City Hall, 5<sup>th</sup> 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](mailto:cofa@hamilton.ca)

# **NOTICE OF PUBLIC HEARING** **Minor Variance**

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**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-21:06

**APPLICANTS:** Owner Isaiah Investments  
Agent Serouj Kaloustian

**SUBJECT PROPERTY:** Municipal address **86 Case St., Hamilton**

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

**ZONING:** D district (One and Two Family Residential Etc.)

**PROPOSAL:** To permit dormer additions to an existing 2.5 storey single family dwelling to create a three (3) storey dwelling , notwithstanding that:

1. The minimum front yard shall be 2.5m, except 4.1 metres to the third storey dormer additions instead of the required 6.0m.
2. The minimum easterly side yard shall be 0.4 metres instead of the required 2.7 metres. for a building which is above 2.5 storeys.in height.
3. The minimum westerly side yard shall be 0.4 metres instead of the required 2.7 metres. for a building which is above 2.5 storeys.in height.
4. Eaves and gutters may project into the required easterly side yard for the entire yard width instead of a maximum projection of not more than ½ of its required width or 0.2 metres.
5. Eaves and gutters may project into the required westerly side yard for the entire yard width instead of a maximum projection of not more than ½ of its required width or 0.2 metres.

**NOTES:**

1. The variances are written as requested by the applicant for the front yard and side yards. Additional variances have been identified through the review to address eave encroachments.
2. The existing single detached dwelling was constructed in1915 based on Building Division records. The dwelling is legal non-complying with respect to the minimum lot area, minimum lot width, and minimum front and side yards.
3. The modified three storey single family dwelling would contain seven (7) habitable rooms and would require two parking spaces having dimensions of 2.7 m x 6.0m.

4. Parking spaces have not been identified on the submitted site plan. The applicant has advised that parking spaces are provided in the rear yard which are accessible to the adjacent alley. It appears the property has sufficient width to accommodate the 2 required parking spaces. Additionally, the laneway is permitted to be used for the required manoeuvring of vehicles.
5. In consideration of the revised application, the proposed modifications would still have the effect of creating a third storey because the new dormers are greater than 1.2m in length and would create additional floorspace, as opposed to being used for lighting purposes. Accordingly, dwellings exceeding 2.5 storeys in height require 2.7m side yards as noted in Variances #2 and 3.

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

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<b>DATE:</b>	<b>Thursday, May 20th, 2021</b>
<b>TIME:</b>	<b>2:45 p.m.</b>
<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>To be streamed at</b>
	<b><a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a></b>
	<b>for viewing purposes only</b>

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## **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](http://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](mailto:cofa@hamilton.ca)

DATED: May 4th, 2021.

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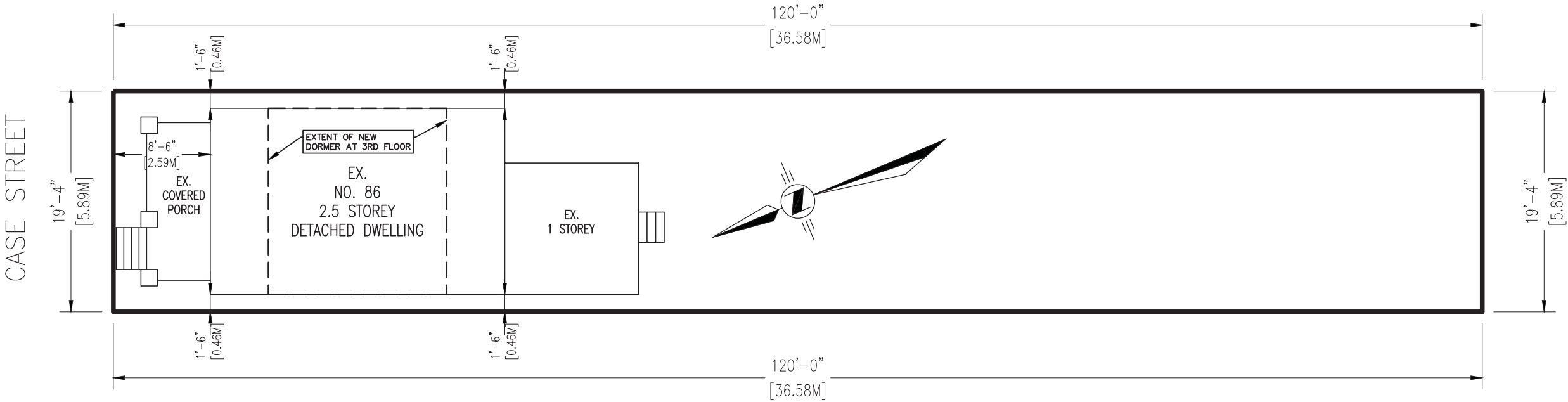
Jamila Sheffield,  
Secretary-Treasurer  
Committee of Adjustment

***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.***

SITEPLAN NOTE:

SITEPLAN BASED ON-SITE  
MEASUREMENTS &  
HAMILTON GIS MAPS

NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES



1800A AVENUE ROAD,  
TORONTO, ON  
M5M-4A3

TEL : 416-781-3136

WWW.HSKDESIGN.CA

FOR DISCUSSION  
PURPOSES ONLY

THIS DRAWING SHALL REMAIN THE PROPERTY OF THE DESIGNER. THE COPYRIGHT OF THIS DRAWING AND WORK EXECUTED FROM THE SAME BEING RESERVED. THE CONTRACTOR MUST VERIFY AND ACCEPT, RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWINGS. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ALL SUBCONTRACTORS TO EXECUTE THEIR WORK ACCORDING TO SHOP DRAWINGS WHICH MUST BE APPROVED BY THE DESIGNER, AND BE KEPT ON SITE AT ALL TIMES.

THIS DRAWING IS NOT TO BE SCALED.

DRAWING LIST

- A0.01 COVER SHEET & SITE PLAN
- A1.01 EXISTING BASEMENT PLAN
- A1.02 EXISTING GROUND FLOOR PLAN
- A1.03 EXISTING 2ND FLOOR PLAN
- A1.04 EXISTING 3RD FLOOR PLAN
- A1.05 EXISTING ROOF PLAN
- A1.06 PROPOSED 3RD FLOOR PLAN
- A1.07 PROPOSED ROOF PLAN
- A2.01 PROPOSED ELEVATIONS
- A3.01 SPECIFICATIONS
- A3.02 SPECIFICATIONS

3.	MAR 10, 2021	ISSUED FOR PLANNER REVIEW
2.	Sep 29, 2020	ISSUED FOR PERMIT REVIEW
1.	Sep 2, 2020	ISSUED FOR OWNER REVIEW
No.	Date:	Revision / Issued

Project  
**3RD FLOOR  
ALTERATION**

Project  
86 Case St  
Hamilton, ON L8L 3G9

Plot Date  
MARCH 10, 2021

COVER SHEET  
& SITEPLAN

A0.01

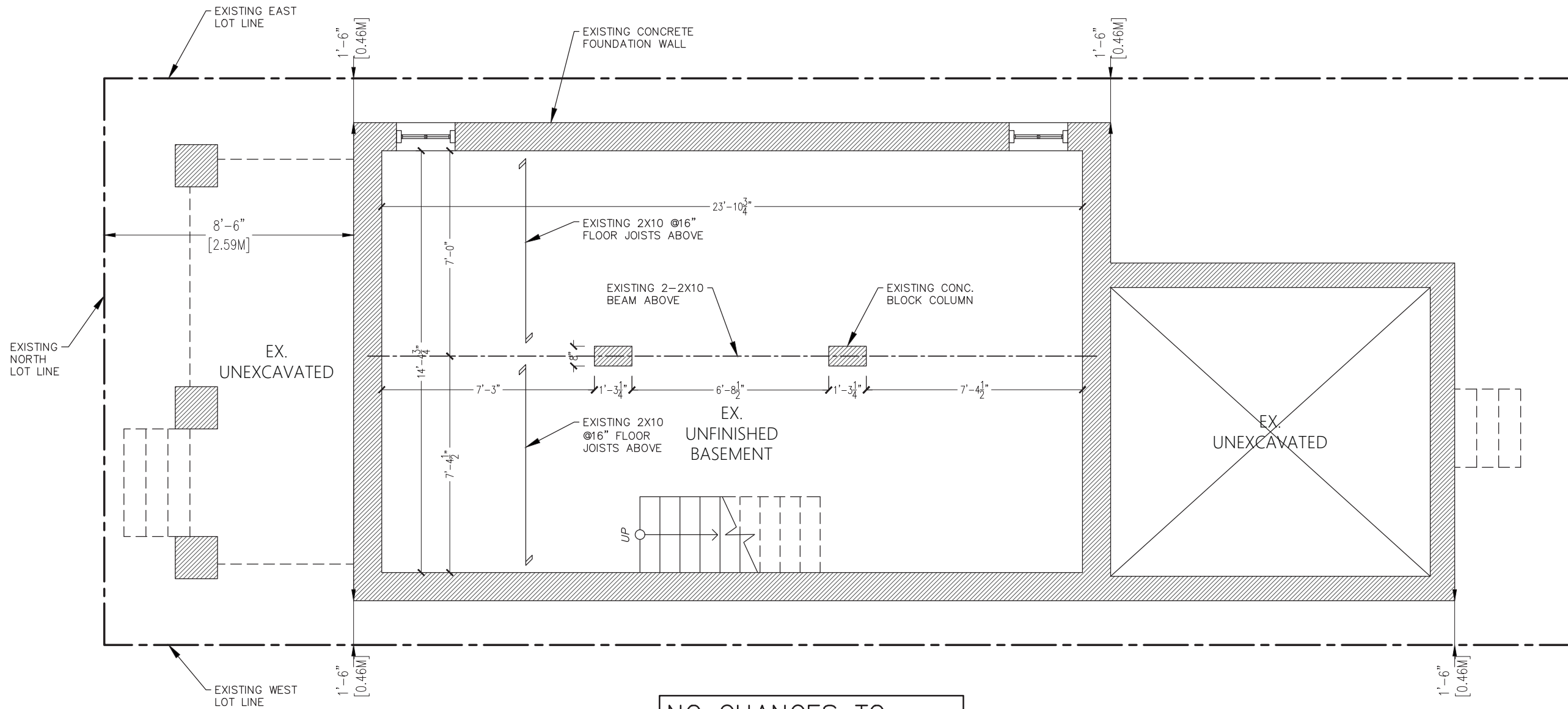
FLOOR AREA:  
421.0 ft<sup>2</sup>  
[ 39.11 m<sup>2</sup> ]

CEILING HEIGHT:  
5'-9.5" U.O.N.

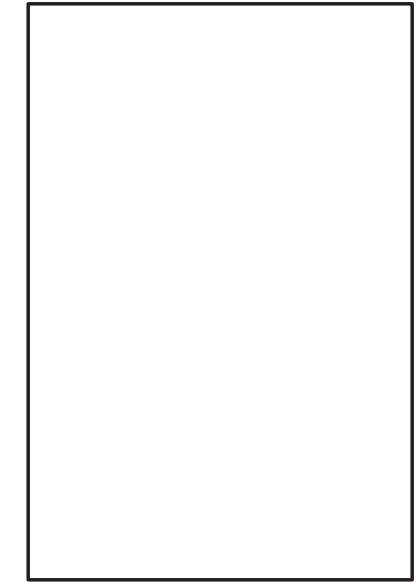
North

WALL LEGEND

EXISTING WALLS TO REMAIN



NO CHANGES TO  
BASEMENT PLAN, FOR  
REFERENCE ONLY.





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Project		
3RD FLOOR ALTERATION		
Project		
86 Case St Hamilton, ON L8L 3G9		
Plot Date		
MARCH 10, 2021		
SCALE : 1/4" = 1' - 0"		
EXISTING BASEMENT PLAN		A1.01

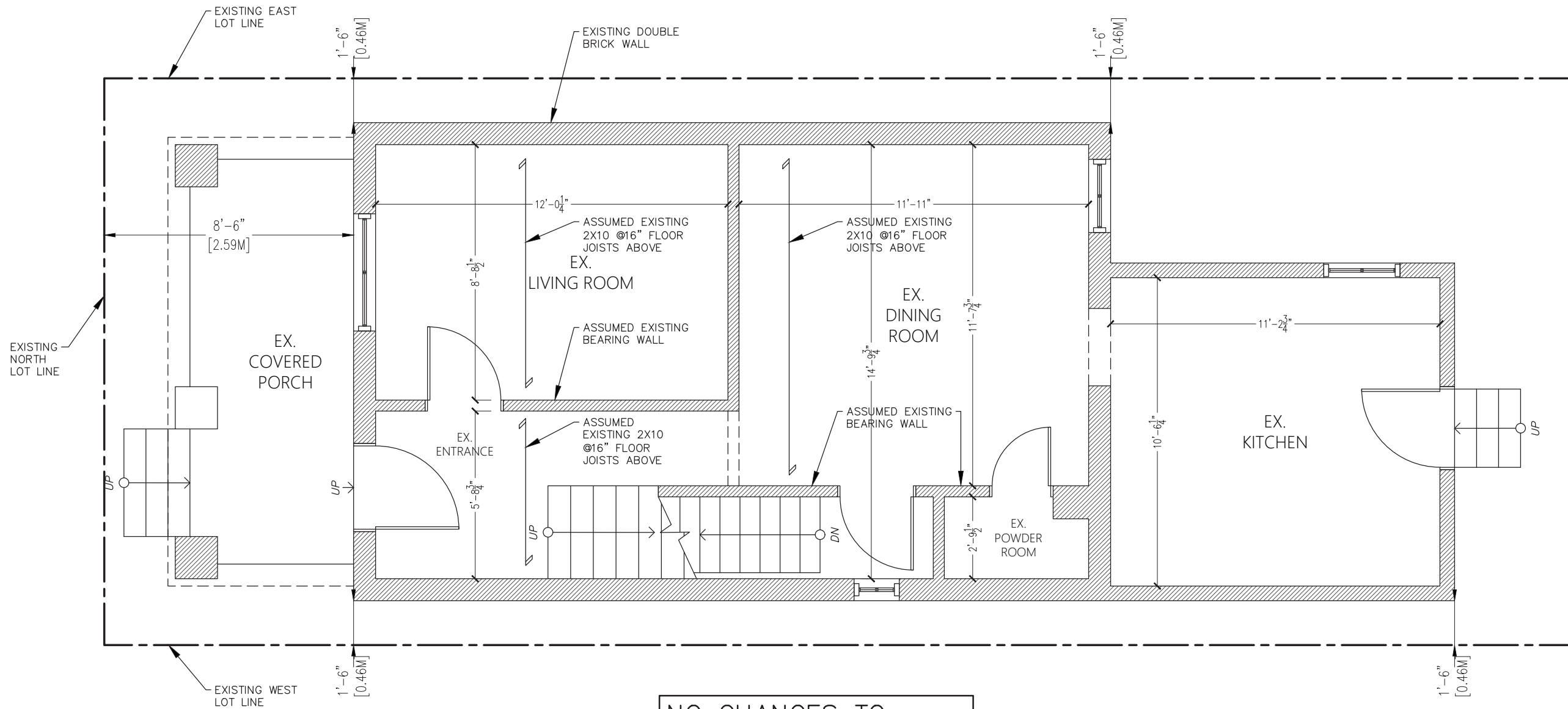
FLOOR AREA:  
556.1 ft<sup>2</sup>  
[ 51.66 m<sup>2</sup> ]

CEILING HEIGHT:  
8'-0" U.O.N.

North

WALL LEGEND

EXISTING WALLS TO REMAIN



NO CHANGES TO  
GROUND FLOOR PLAN,  
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Project

3RD FLOOR  
ALTERATION

Project

86 Case St  
Hamilton, ON L8L 3G9

Plot Date

MARCH 10, 2021

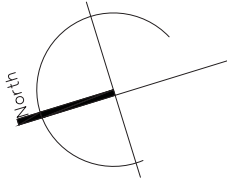
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EXISTING  
GROUND FLOOR  
PLAN


A1.02

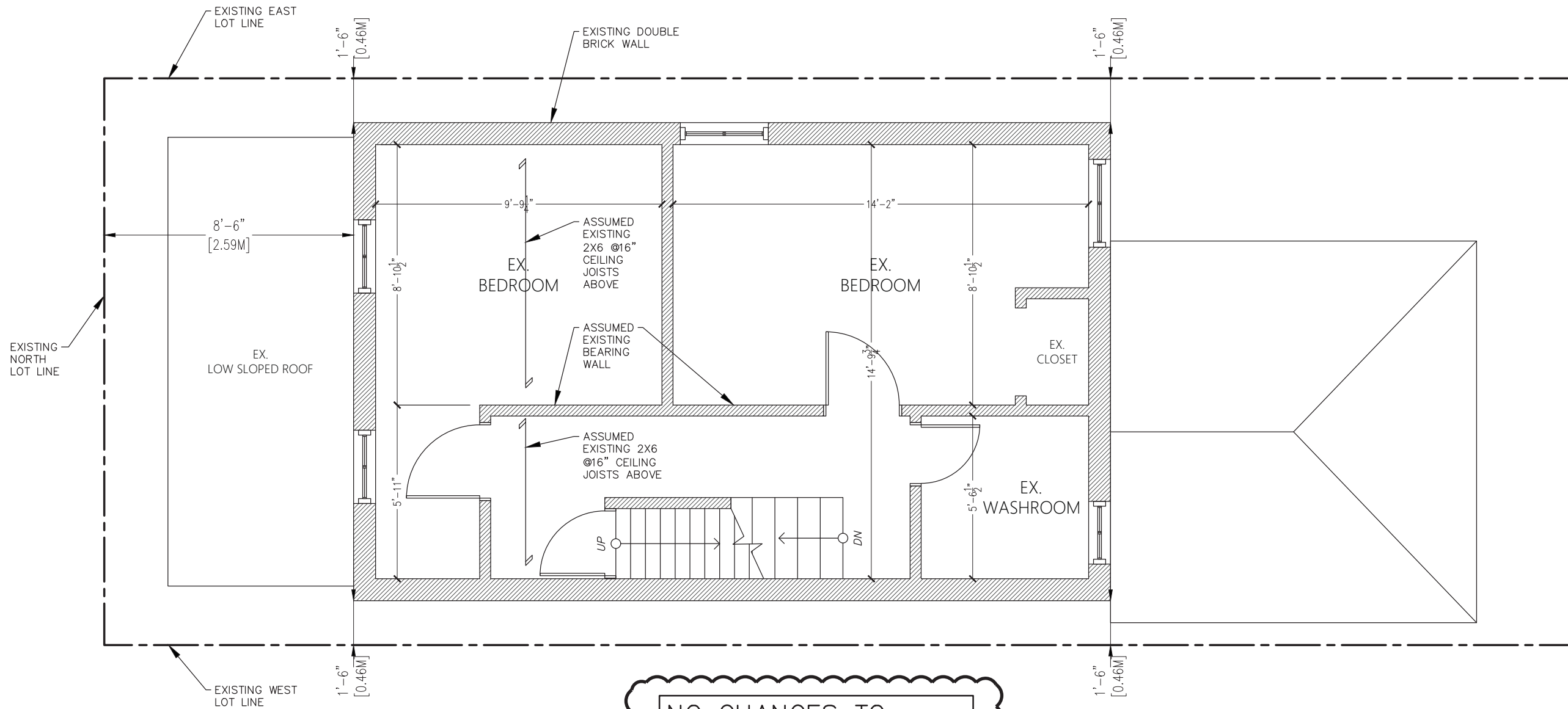
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421.0 ft<sup>2</sup>  
[ 39.11 m<sup>2</sup> ]


CEILING HEIGHT:  
7'-10" U.O.N.



WALL LEGEND

 EXISTING WALLS TO REMAIN





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**3RD FLOOR  
ALTERATION**

Project  
86 Case St  
Hamilton, ON L8L 3G9

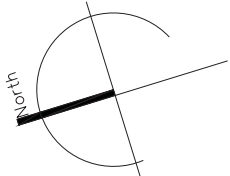
Plot Date  
MARCH 10, 2021

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

EXISTING  
2ND FLOOR PLAN


A1.03


FLOOR AREA:  
421.0 ft<sup>2</sup>  
[ 39.11 m<sup>2</sup> ]

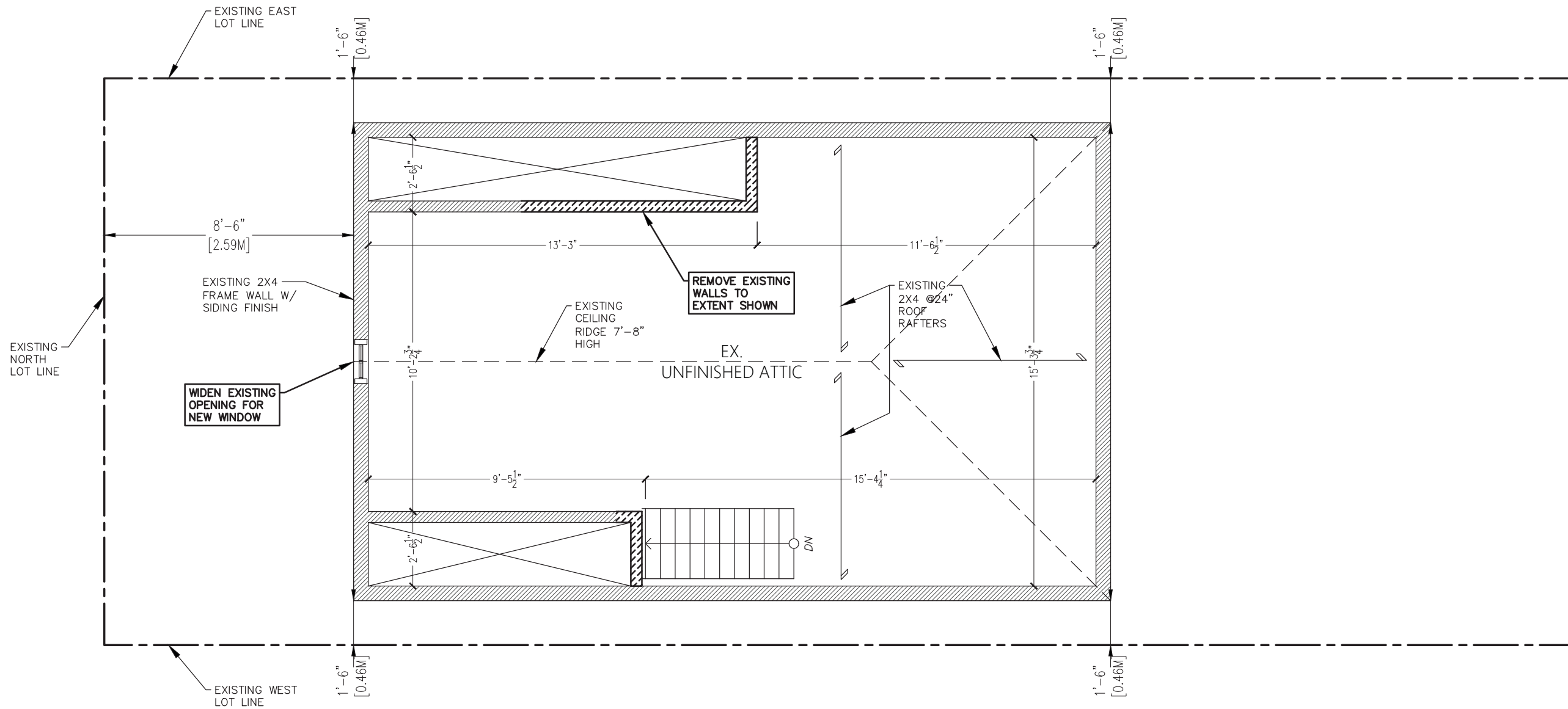



North

WALL LEGEND

 EXISTING WALLS TO REMAIN

 EXISTING WALLS TO BE REMOVED





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3RD FLOOR  
ALTERATION

Project

86 Case St  
Hamilton, ON L8L 3G9

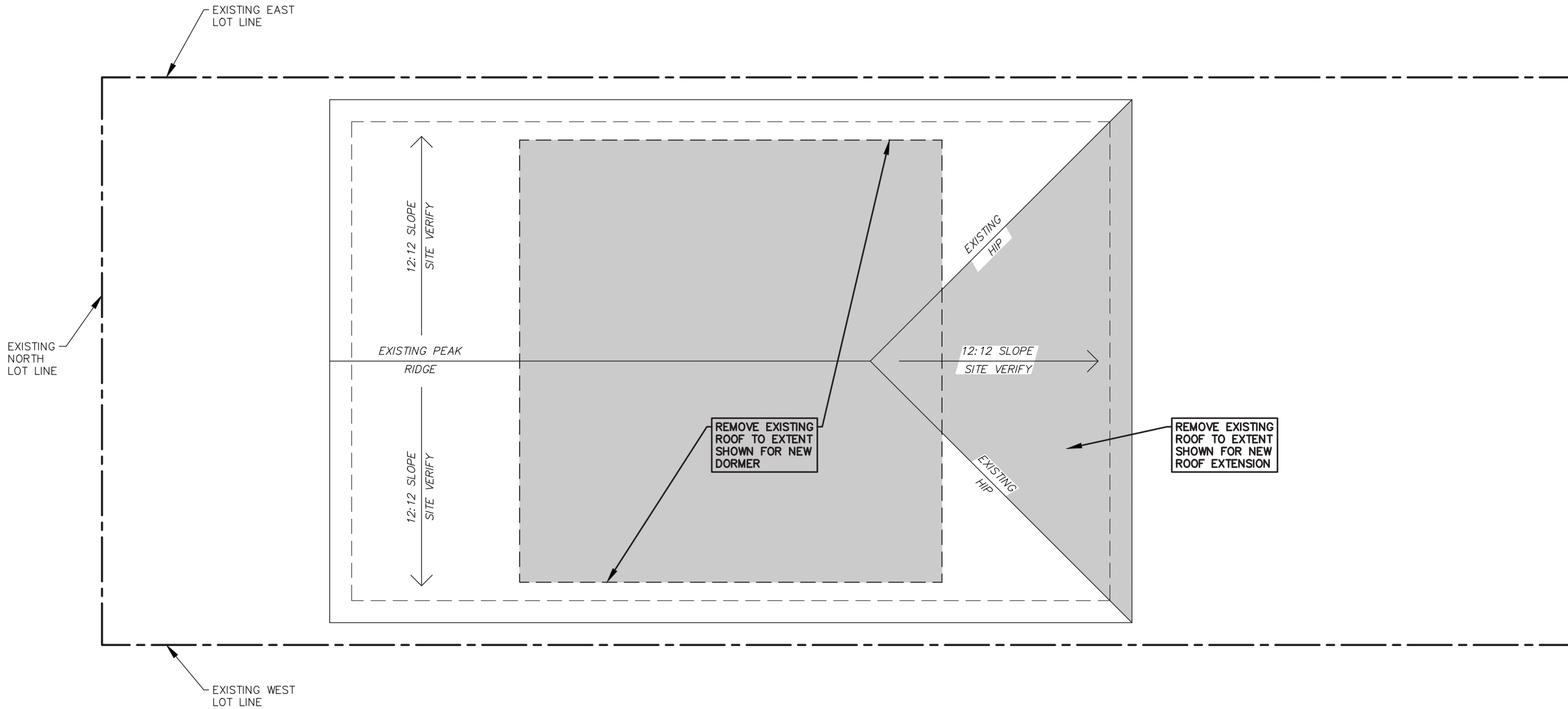
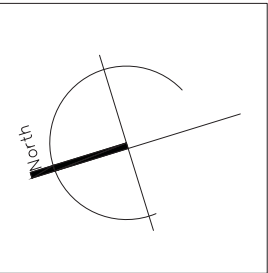
Plot Date

MARCH 10, 2021

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

EXISTING  
3RD FLOOR PLAN

A1.04



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ALTERATION**  
Project  
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Plot Date  
MARCH 10, 2021

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

EXISTING  
ROOF PLAN

A1.05



PROVIDE LINTELS PER 9.20.5.2.,  
9.23.12.3. O.B.C AS REQUIRED

PROVIDE DOORS IN COMPLIANCE  
WITH 9.6.5., 9.6.8., 12.3.2.7. O.B.C.

PROVIDE WINDOWS IN COMPLIANCE  
WITH 9.7.1.2., 9.7.1.6., 9.7.6.,  
12.3.2.6. O.B.C.

PLAN LEGEND



SMOKE ALARM



CARBON MONOXIDE  
ALARM



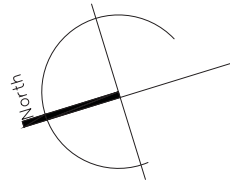
SPECIFICATION TAG  
(SEE CORRESPONDING NOTES IN  
"CONSTRUCTION SPECIFICATIONS"  
PAGES FOR INFO)

KITCHEN

ROOM NAME

FLOOR AREA:

421.0 ft<sup>2</sup>  
[ 39.11 m<sup>2</sup> ]



WALL LEGEND



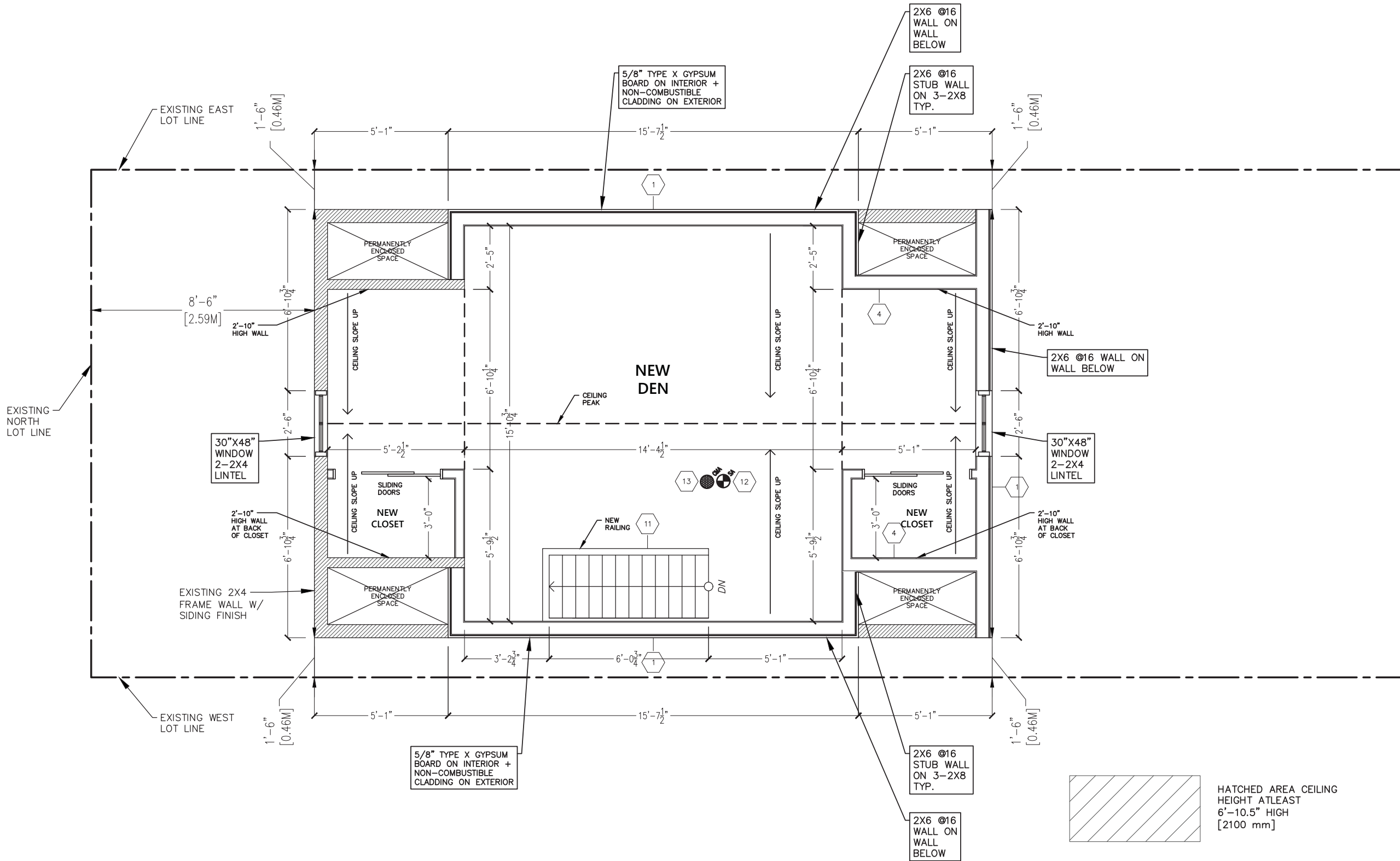
EXISTING WALLS TO REMAIN



EXTERIOR STUD WALL W/ SIDING



INTERIOR WALLS



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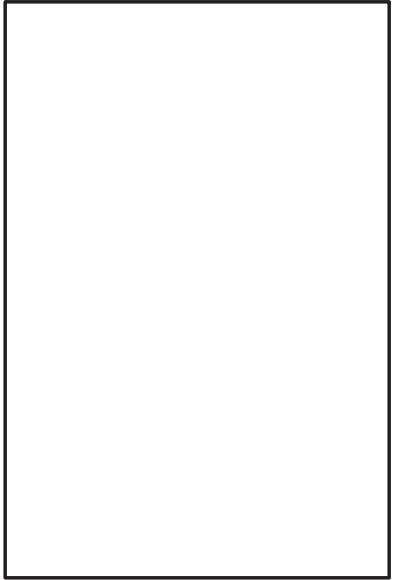
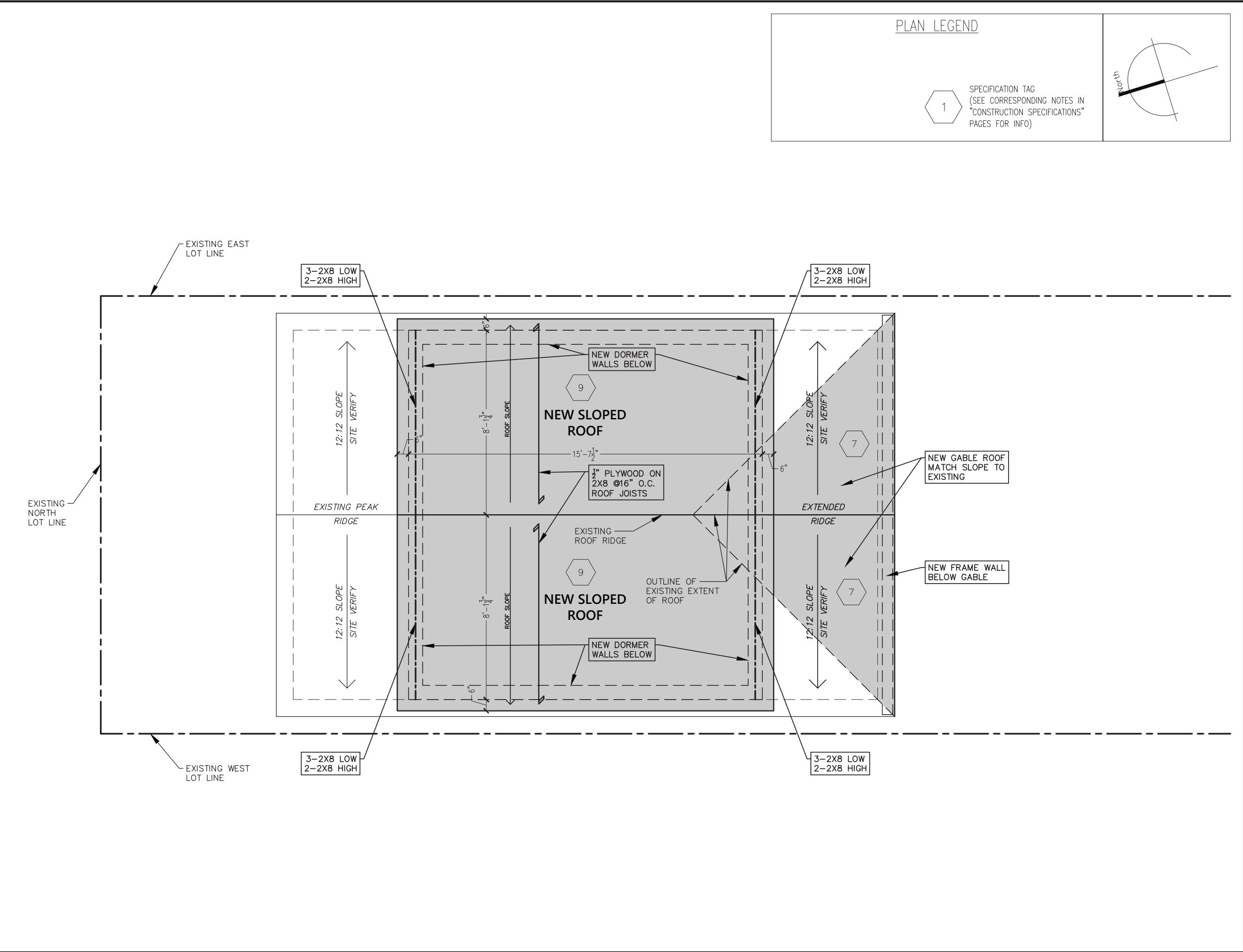
Plot Date

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

PROPOSED 3RD  
FLOOR PLAN

A1.06





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ALTERATION**

Project

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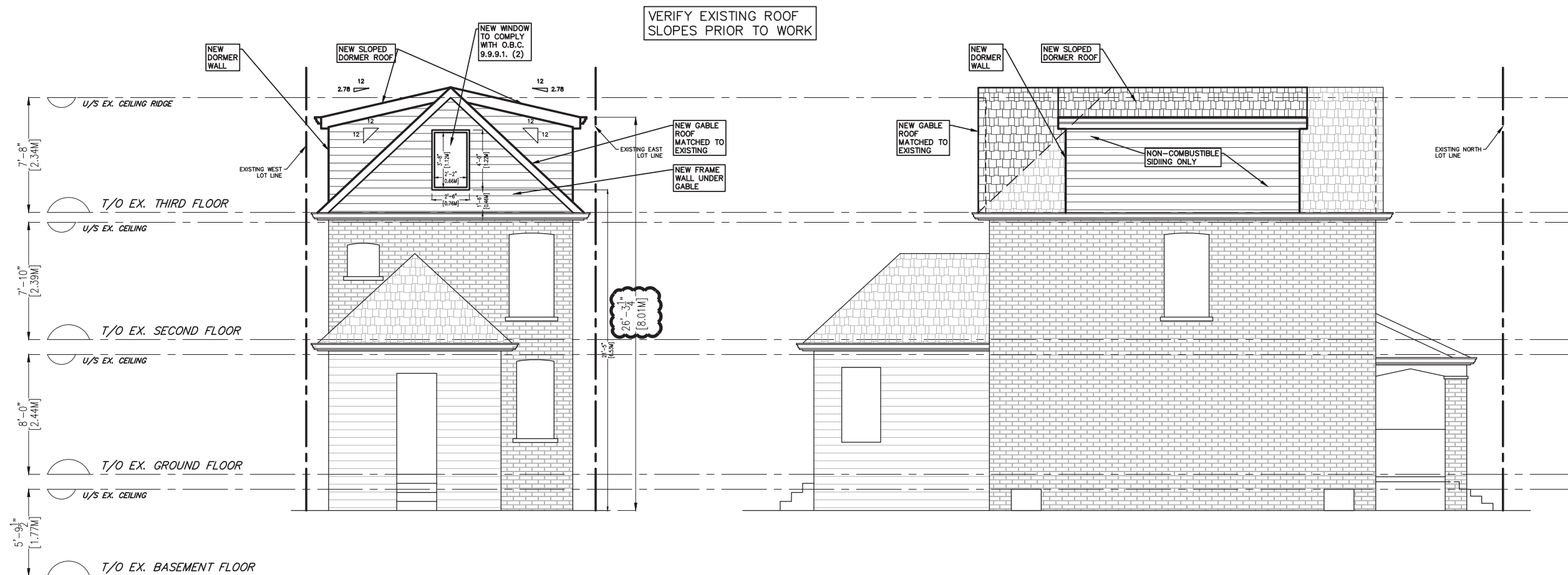
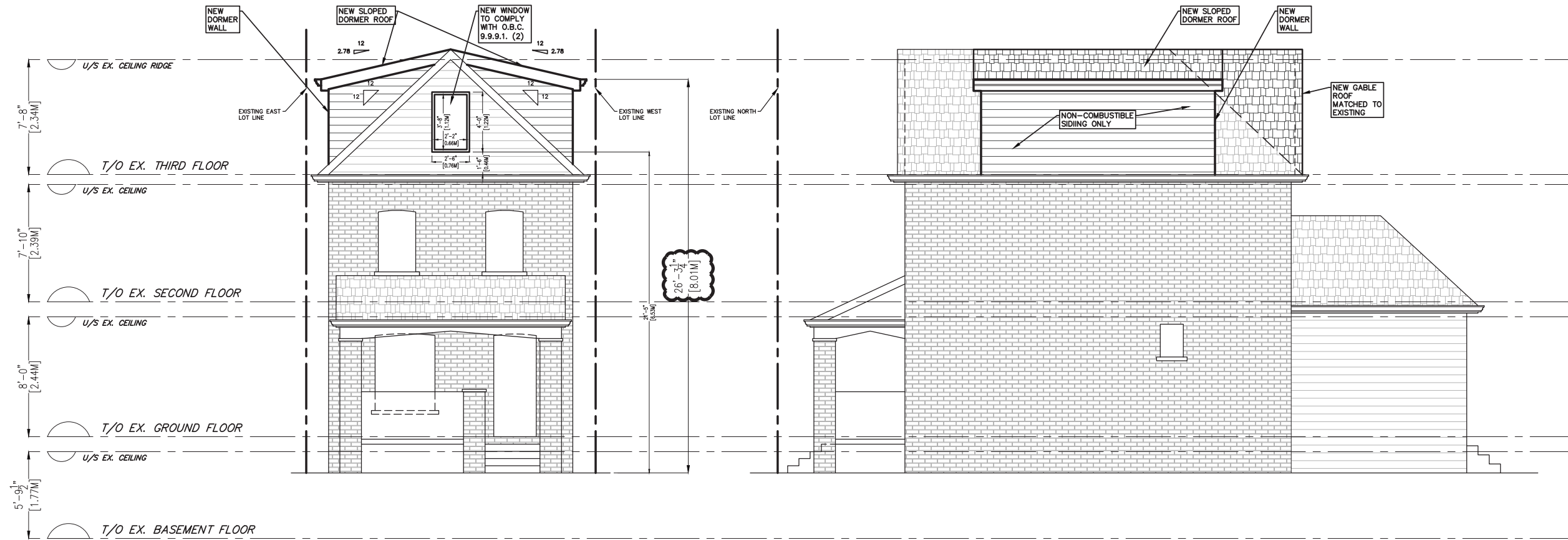
Plot Date

MARCH 10, 2021

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

PROPOSED  
ROOF PLAN

A1.07



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SCALE : 1/8" = 1' - 0"

PROPOSED  
ELEVATIONS

A2.01

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY TO THE MOST CURRENT ONTARIO BUILDING CODE (O.B.C. – REVISED 2012) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- BUILDING FROM THESE DRAWINGS SHALL PROCEED ONLY WHEN MARKED "ISSUED FOR CONSTRUCTION".
- ALL EXTERIOR DIMENSIONS ARE MEASURED TO MASONRY SURFACES OR FINISHES UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE MEASURED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENINGS. ALL WINDOW SILL MEASUREMENTS ARE FROM ADJACENT FLOOR LEVEL – SEE ELEVATIONS
- FOR LOCATION AND TYPE OF EXTERIOR WALL FACING MATERIALS REFER TO ELEVATION DRAWINGS.
- OWNER/CONTRACTOR MUST VERIFY WINDOW OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ORDERING.
- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. DRAWINGS MAY CONTAIN STRUCTURAL SPECIFICATIONS AND NOTES, MUST BE SEALED BY ENGINEER PRIOR TO BEING ISSUED FOR CONSTRUCTION.
- SEE ACCOMPANYING ROOF TRUSS DRAWINGS BY MANUFACTURER FOR TRUSS SPECIFICATIONS
- DESIGNER / HSK DESIGN INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL LOAD CALCULATIONS AND METHODS, REFER TO STRUCTURAL ASSESSMENT REPORT AND STRUCTURAL DETAILS.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION. ANY INCONSISTENCIES ARE TO BE REPORTED TO THE DESIGNER/HSK DESIGN INC. BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFORM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
- DESIGNER / HSK DESIGN INC. NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.
- THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER TEMPORARY SUPPORT TO PROTECT ALL EXISTING AND ADJACENT STRUCTURES AFFECTED BY THIS WORK. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL SUCH MEASURES
- ASSUMED ALLOWABLE FOOTING DESIGN PRESSURE: 75 kPa U.N.O. THIS IS TO BE CONFIRMED BY A LICENSED SOILS ENGINEER PRIOR TO FOOTING CONSTRUCTION.
- KEEP EXCAVATIONS CONTINUOUSLY DRY BEFORE CONCRETE IS PLACED. REMOVE ANY LOOSE MATERIAL OR SOIL SOFTENED BY WATER PRIOR TO PLACING CONCRETE.
- THE LINE OF SLOPE BETWEEN ADJACENT EXCAVATIONS FOR FOOTINGS OR ALONG STEPPED FOOTINGS OR TRENCHES SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10. MAXIMUM STEP TO BE 600 mm.
- PROTECT ALL FOOTINGS, WALLS, SLABS ON GRADE AND ADJACENT SOIL AGAINST FROST ACTIONS AND FREEZING AT ALL TIMES DURING CONSTRUCTION.
- DO NOT BACKFILL AGAINST WALLS RETAINING EARTH UNTIL ELEMENTS PROVIDING LATERAL SUPPORT ARE COMPLETE. PLACE BACKFILL SIMULTANEOUSLY ON BOTH SIDES OF OTHER WALLS BELOW GRADE
- IT IS CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT EVERY EXCAVATION IS UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION AND DEMOLITION.
- CONTRACTOR IS RESPONSIBLE IN ENSURING ALL FOOTINGS COMPLY WITH OBC REGULATIONS AND THAT THE BOTTOM OF ALL FOOTINGS ARE MIN. 4"–0" BELOW GRADE.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCED NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
- BURIED WATER SERVICE PIPE SHALL, EXCEPT AS PERMITTED IN ARTICLE 7.3.5.7. OF THE O.B.C., BE SEPARATED FROM THE BUILDING DRAIN, BUILDING SEWER AND A PRIVATE SEWAGE DISPOSAL SYSTEM, BY NOT LESS THAN 2440 MM (8 FT) MEASURED HORIZONTALLY, OF UNDISTURBED OR COMPACTED EARTH.

- IN COMPLIANCE WITH SENTENCE 9.14.6.1 THE BUILDING SITE SHALL BE SO GRADED THAT DISCHARGED WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, A COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE THE WATER INTO A SEWER, DRAINAGE DITCH OR DRY WELL.
- DRY WELLS ARE PERMITTED TO BE USED ONLY WHEN LOCATED IN AREAS WHERE THE NATURAL GROUNDWATER LEVEL IS BELOW THE BOTTOM OF THE DRY WELL.
- DRY WELLS SHALL BE NOT LESS THAN 5M (16 FT SIN) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FROM THE BUILDING
- BRICK VENEER TIES TO BE HOT-DIPPED GALVANIZED.
- STANDARDS REFERENCED IN SECTION 1.3 OF DIVISION B SHALL BE COMPLIED WITH TABLE 1.3.1.2.:
  - WOOD – CAN/CSA– 086–01
  - PLAIN AND REINFORCED MASONRY – CAN–S304–M OR CSA–S304.1
  - PLAIN, REINFORCED AND PRE-STRESSED CONCRETE – CAN/CSA–23.3, CAN/CSA A23.1, CAN/CSA A23.2
  - STRUCTURAL STEEL – CAN/CSA–S16–01
  - PARKING STRUCTURES – CSA–S413
- EXISTING FOUNDATION SHALL BE VERIFIED BY CONTRACTOR THAT THE EXISTING FOUNDATION IS ADEQUATE TO SUPPORT THE LOADS IMPOSED BY THE NEW CONSTRUCTION.
- NEW FOUNDATION MUST BE TIED TO EXISTING FOUNDATION WITH 1–10M ROAD, 200 MM LONG & MIN. 100 MM INTO WALL EVERY OTHER COARSE FOR BLOCK FOUNDATIONS OR SPACED 400 MM VERTICALLY FOR POURED CONCRETE FOUNDATIONS.
- EVERY WALKING SURFACE SHALL BE PROTECTED BY A WALL OR PROPER GUARD WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE/GRADE EXCEEDS 600 MM O.B.C. 9.8.8.1.(1)(A)
- WATERPROOFING AT BATHROOM TO COMPLY WITH 9.29.2 TYP
- THE CONTINUITY OF THE AIR BARRIER SYSTEM SHALL EXTEND THROUGHOUT THE BASEMENT OF THE BUILDING (WALLS AND FLOORS).
- VAPOUR BARRIER NOTE: LOCATE VAPOUR BARRIERS ON THE WARM SIDE OF THE BUILDING ASSEMBLY
- ROOMS AND SPACES IN RESIDENTIAL BUILDINGS SHALL BE NATURALLY VENTILATED IN ACCORDANCE WITH 9.32.2. OR MECHANICALLY VENTILATED IN ACCORDANCE WITH 9.32.3."
- CLOTHES DRYER VENTED TO EXTERIOR SEPARATE FROM MECHANICAL SYSTEM.
- ZERO CLEARANCE FIREPLACES SHALL BE LABORATORY LISTED AND INSTALLED WITH COMPATIBLE LABELED CHIMNEYS AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- PROVIDE COMBUSTION AIR FOR PRE-MANUFACTURED FIREPLACES IN ACCORDANCE WITH 9.22.1.4
- THERMAL RESISTANCE VALUES BASED ON ZONE 1
- ALL INSULATION GUIDELINES SHALL FOLLOW ENERGY EFFICIENCY COMPLIANCE AS SET OUT IN THE SUPPLEMENTARY STANDARD SB–12, DESIGNER WILL PROVIDE COMPLIANCE PACKAGE FOR WORK USING TABLE 3.1.1.2.A FOR NEW CONSTRUCTION AND TABLE 3.1.1.11 FOR ADDITIONS.
- INSULATION, INSTALLERS ARE TO BE CERTIFIED BY THE MANUFACTURER. INSULATION IS TO BE INSTALLED IN ACCORDANCE WITH CAN/ULC –S705.2,"THERMAL INSULATION – SPRAY
- APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY, INSTALLER'S RESPONSIBILITIES – SPECIFICATION."
- UPON COMPLETION OF THE SPRAY FOAM INSTALLATION, THE CERTIFIED INSTALLER OR A PROFESSIONAL ENGINEER MUST SUBMIT TO THE INSPECTOR, VERIFICATION THAT THE INSTALLATION OF THE SYSTEM HAS BEEN COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS/STANDARDS.
- FOAMED INSULATION SHALL BE PROTECTED ON INTERIOR SURFACES BY GYPSUM BOARD OR EQUIVALENT.
- ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

- ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS MUST COMPLY WITH OBC 9.8.
- SEE ACCOMPANYING FOUNDATION UNDERPINNING DRAWINGS BY ENGINEER FOR UNDERPINNING WORK (IF APPLICABLE)
- ALL DOWNSPOUT (RWL) SHALL BE COORDINATED BETWEEN OWNER, CONTRACTOR AS TO TYPE, LOCATION AND METHOD OF DRAINAGE PRIOR TO START OF CONSTRUCTION
- ALL ROOF OVERHANGS ARE TO EXTEND 12" BEYOND FINISHED EXTERIOR SURFACES U.O.N. EXCLUSIVE OF ANY EAVESTROUGH
- ALL GLASS IN GLASS SHOWER ENCLOSURES AND DOORS TO COMPLY WITH OBC 9.6.1.

DEMOLITION NOTES:

- DISCONNECT AND CAP ALL SERVICES AS NECESSARY.
- BRACE AND REINFORCE AS NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING BUILDING.
- IMPLEMENT MEASURES NECESSARY FOR THE PROTECTION OF THE REMAINING BUILDING, AND ADJOINING STRUCTURES, FROM DEMOLITION DAMAGE.
- LIFE SAFETY SYSTEMS IN ALL OCCUPIED SPACES SHALL BE KEPT IN GOOD WORKING ORDER AT ALL TIMES.
- PROTECT REMAINING BUILDING FROM THE ELEMENTS AT ALL TIMES. NEW/UPGRADED WALL ASSEMBLIES TO COMPLY WITH O.B.C. ABOVE AND BELOW GRADE REQUIREMENTS FOR EXTERIOR WALLS.

RENOVATION NOTES:

- PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK.
- STRUCTURAL ADEQUACY: VERIFY/REINFORCE EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATION, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION
- STRUCTURAL INTEGRITY: ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER O.B.C. 9.23.2.1.
- VAPOUR & AIR BARRIER REQUIRED:THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH A CONTINUOUS AIR AND VAPOUR BARRIER SYSTEM AS PER O.B.C. 9.25.3. AND 9.25.4.
- PROVIDE AND REPLACE THERMAL INSULATION AS REQUIRED TO MATCH EXISTING
- VERIFY WALLS TO BE REMOVED AS NON-LOADBEARING PRIOR TO REMOVAL, OTHERWISE SEEK STRUCTURAL ENGINEER APPROVAL
- NON-LOAD BEARING WALLS: REMOVAL OF NON-LOADBEARING INTERIOR WALLS MAY CAUSE AN INCREASED AMOUNT OF DEFLECTION IN THE FLOOR JOISTS, WHICH MAY OR MAY NOT CAUSE AESTHETIC DEFORMATION TO FINISHES.

SMOKE & FIRE PROTECTION:

- ALL FIRE PROTECTION MEASURES MUST COMPLY WITH OBC 9.10.
- ALL FIRE ALARM SYSTEMS IF REQUIRED MUST COMPLY WITH OBC 9.10.18.
- ALL SMOKE ALARMS MUST COMPLY WITH OBC 9.10.19.
- ALL SMOKE ALARMS SHALL BE EQUIPPED WITH A VISUAL SIGNALING COMPONENT THAT MEETS NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE". OBC SECTIONS: 3.2.4.22 "SMOKE ALARMS" & 9.10.19. "SMOKE ALARMS". AND INTEGRAL WITH OR INTERCONNECTED TO THE SMOKE ALARM.
- PROVIDE SMOKE ALARMS ON EVERY FLOOR LEVEL INTERCONNECTED AND CARBON MONOXIDE ALARMS ON ALL FLOORS WHERE THERE IS A FUELED FIRED APPLIANCE AND/OR ATTACHED GARAGE. 1 REQUIRED ADJACENT TO EACH SLEEPING AREA AND 1 REQUIRED WITHIN EACH SLEEPING AREA.
- ALL CARBON MONOXIDE DETECTORS MUST COMPLY WITH OBC 9.33.4.
- ALL CONCEALED AREAS SHALL BE COVERED BY DRYWALL (TYP) FIRESTOPS SHALL BE PROVIDED IN CONCEALED SPACES AND IN WALL ASSEMBLIES AS PER OBC
- 45 MINUTE FIRE RESISTANCE RATING AND NONCOMBUSTIBLE CLADDING IS REQUIRED FOR WALL WITHIN 0.6 METERS OF PROPERTY LINE. USE TYPE CONTINUOUS "16MM X" DRYWALL AS INTERIOR WALL MEMBRANE FROM GRADE TO THE HIGHEST FLOOR CEILING O.B.C. 9.10.15.5 (2) (C)
- "INSULATION CONFORMING TO CAN/ULC–S–702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS", HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE" SB–2 2.3.5.

FRAME CONSTRUCTION:

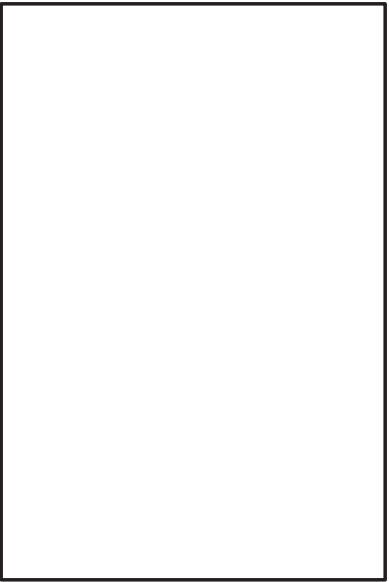
- ALL FRAMING LUMBER TO BE NO.1 AND NO. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1.5KPA SPECIFIED COMPOSITE SNOW & RAIN LOADS.
- JOISTS TO HAVE MIN. 1–1/2" (38MM) END BEARING
- BEAMS TO HAVE MIN. 3–1/2" (89MM) END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'–11" (1200MM) AND 10'–6" (3200MM)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'–7" (800MM) AND 6'–7" (2000MM)
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX. 24" (600MM) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400MM) BEYOND SUPPORTS FOR 2" X 8" (38MM X 184MM)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600MM) BEYOND SUPPORTS FOR 2" X 10" (38MM X 235MM) OR LARGER.
- ALL STRUCTURAL WOOD ELEMENTS SHALL BE PROTECTED AGAINST TERMITES AND DECAY AS PER PROVISIONS OF 9.3.2.9.
- STRUCTURAL INTEGRITY: ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER O.B.C. 9.23.2.1.
- SUPPORT-POST: PROVIDE POSTS UND ALL BEAMS/ORDER, TRUSSES, ETC. POSTS ARE TO RUN CONTINUOUS TO THE FOUNDATION OR EQUIVALENT SUPPORT. O.B.C. 9.20.8.3., 9.23.8.1., AND 9.23.10.7.
- SUPPORT-LOADS: ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT. O.B.C. 9.23.4.2,9.17.9.15,9.20.8.3,9.238.1,9.23.10.7. AND 9.23.9.8.
- ALL WALL BEARING BEAMS SHALL HAVE A MINIMUM BEARING OF 8" UNLESS OTHERWISE NOTED. CONCRETE SLABS SHALL HAVE A MINIMUM BEARING OF 4". VOIDS IN MASONRY UNITS UNDER BEAMS AND JOISTS SHALL BE PRE-FILLED WITH 20 MPA CONCRETE OR GROUT TO A MINIMUM DEPTH OF 8" AND A MINIMUM LENGTH OF 8" BEYOND THE BEARING SURFACE UNLESS OTHERWISE NOTED.
- SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILED AREAS

WINDOWS:

- WINDOWS, ANY PART OF WHICH IS LOCATED WITHIN 2M (6FT. 7IN.) OF ADJACENT GROUND LEVEL, SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS DESCRIBED IN CLAUSE 10.13 OF CSA STANDARD A440–M90 "WINDOWS".
- THERMAL RESISTANCE (PERFORMANCE) FOR ALL WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN ENERGY RATING THAT CONFORMS TO THE TABLE 3.1.1.9. OF O.B.C. SB–12. EXCEPTION: BASEMENT WINDOWS WITH LOADBEARING STRUCTURAL FRAME SHALL COMPLYING WITH 3.1.1.9.(3) OF O.B.C. SB–12
- THERMAL PERFORMANCE OF ALL WINDOWS SHALL COMPLY WITH 3.1.1.9. OF O.B.C. SB–12
- ALL WINDOWS MUST COMPLY WITH OBC DIV. B SECTION 9.7. & 9.8.8. [ GUARDS ]
- WINDOW TYPE, STYLE AND OPERABILITY TO BE COORDINATED WITH OWNER PRIOR TO ORDERING & INSTALLING

EGRESS WINDOW FOR BEDROOMS:

- AS PER SECTION 9.9.10.
- EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST 1 OUTSIDE WINDOW THAT:
  - IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS.
  - PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 3.8 ft² WITH NO DIMENSION LESS THAN 15", AND
  - MAINTAINS THE REQUIRED OPENING DESCRIBED IN CLAUSE "b" WITHOUT THE NEED FOR ADDITIONAL SUPPORT
  - WHEN SLIDING WINDOWS ARE USED, THE MINIMUM DIMENSION DESCRIBED IN SENTENCE



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FOR DISCUSSION  
PURPOSES ONLY

3.	MAR 10, 2021	ISSUED FOR PLANNER REVIEW
2.	Sep 29, 2020	ISSUED FOR PERMIT REVIEW
1.	Sep 2, 2020	ISSUED FOR OWNER REVIEW
No.	Date:	Revision / Issued
Project		
3RD FLOOR ALTERATION		
Project		
86 Case St Hamilton, ON L8L 3G9		
Plot Date		
MARCH 10, 2021		
SPECIFICATIONS & NOTES		A3.01

(1) SHALL APPLY TO THE OPENABLE PORTION OF THE WINDOW

- WHERE A WINDOW REQUIRED IN ARTICLE 9.7.1.3. OPENS INTO A WINDOW-WELL, A CLEARANCE OF NOT LESS THAN 21'-8" SHALL BE PROVIDED IN FRONT OF THE WINDOW
- WHERE THE SASH OF A WINDOW REFERRED TO IN SENTENCE (5) SWINGS TOWARDS THE WINDOW-WELL, THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN AN EMERGENCY
- WHERE A PROTECTIVE ENCLOSURE IS INSTALLED OVER THE WINDOW-WELL REFERRED TO IN SENTENCE (5), SUCH ENCLOSURE SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOL OR SPECIAL KNOWLEDGE OF THE OPENING MECHANISM

## DOORS:

- EXCEPT FOR DOORS ON ENCLOSED UNHEATED VESTIBULES AND COLD CELLARS, AND EXCEPT FOR GLAZED PORTIONS OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE (PERFORMANCE) OF NOT LESS THAN RSI 0.7 WHERE A STORM DOOR IS NOT PROVIDED. O.B.C. SB-12 3.1.1.10.
- ALL SLIDING GLASS DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN ENERGY RATING OF NOT LESS THAN 25 AS PER O.B.C. SB-12 3.1.1.2.

## WALL ASSEMBLIES:

### 1 FRAME WALL CONSTRUCTION:

- O.B.C. 9.23.
- LUMBER SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200MM) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
  - WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. AND SHALL CONFORM TO O.B.C. 9.27.3.
  - 1/2" (12.7MM) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
  - 2" X 6" (38MMX 140MM) WOOD STUDS @ 16" (400MM) O.C. SHALL CONFORM TO O.B.C. 9.23.10.
  - MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. SB-12)
  - CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
  - 1/2" (12.7MM) GYPSUM BOARD
  - SIZE AND SPACING OF STUDS SHALL CONFIRM TO O.B.C. TABLE 9.23.10.1.
  - IF LUMBER SIDING IS INSTALLED IT SHALL CONFORM TO O.B.C. 9.27.6.

### FIRE SEPARATION:

FIRE SEPARATION REQUIREMENTS FOR EXPOSING BUILDING FACES SHALL CONFORM TO O.B.C. 9.10.14. & 9.10.15. & 9.10.15.5.

MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

### 2 INTERIOR STUD WALLS:

- O.B.C. 9.23.10.1.
- 2" X 4" (38MMX 89MM) WOOD STUDS @ 16" (400MM) O.C. OR
  - 2" X 6" (38MMX 140MM) WOOD STUDS @ 16" (400MM) O.C. W/
  - DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
  - 1/2" (12.7MM) GYPSUM BOARD BOTH SIDES.
- MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

### 3 KNEE WALLS:

- 1/2" (12.7MM) GYPSUM BOARD
- 6 MIL POLY A/V BARRIER (ON WARM SIDE)
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. SB-12)
- 2" X 6" (38MMX 140MM) WOOD STUDS @ 16" (400MM) O.C. U.O.N.

### 4 WALLS ADJACENT TO ATTIC SPACE:

- 1/2" (12.7MM) GYPSUM BOARD
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
- 2" X 6" (38MMX 140MM) WOOD STUDS @ 16" (400MM) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. SB-12)
- 1/2" (12.7MM) GYPSUM BOARD OR 1/4" (6MM) PLYWOOD SHEATHING ON ATTIC SIDE.
- ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

## ROOF ASSEMBLIES:

- ROOF VENT AREAS TO BE 1/150 OF INSULATED CEILING AREA. ROOF VENT AREAS TO BE 1/300 OF THE INSULATED CEILING AREA FOR CATHEDRAL CEILINGS OR FOR ROOF SLOPES LESS THAN 1 IN 6. VENTS TO BE UNIFORMLY DISTRIBUTED.
- ROOF AREAS THAT ARE CONSTRICTED IN SPACE FOR PROPER VENTILATION AND "R" VALUES, USE FOAM OR RIGID INSULATION WITH A MIN. OF R31
- THE ROOF SLOPES ON WHICH ROOF COVERINGS MAY BE APPLIED SHALL CONFORM TO TABLE 9.26.3.1. [9.26.3.1 - ROOF SLOPE]
- ALL ROOF FLASHING AT INTERSECTIONS SHALL COMPLY WITH O.B.C. 9.26.4.
- ALL ROOFS TO COMPLY WITH O.B.C. 9.26

### 5 TYPICAL ROOF:

- O.B.C. 9.26.
- ASPHALT SHINGLES OR AS NOTED ON ELEVATIONS
  - FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900MM) FROM EDGE TO A LINE NOT LESS THAN 12" (300MM) PAST THE INSIDE FACE OF EXTERIOR WALL.
  - EAVE PROTECTION TO CONFORM TO O.B.C. 9.26.5.
  - EAVES PROTECTION LAID BENEATH STARTER STRIP.
  - EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
  - STARTER STRIP AS PER O.B.C. 9.26.7.2.
  - STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
  - 3/8" (10MM) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
  - APPROVED WOOD TRUSSES @ 24" (600MM) O.C. (REFER TO MANUFACTURER'S LAYOUT)
  - TRUSS BRACING AS PER TRUSS MANUFACTURER
  - EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
  - MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

### 6 CEILING

- R60 (RSI 10.56) INSULATION (ZONE 1. O.B.C. SB-12)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7MM) GYPSUM BOARD W/ PAINTED CEILING
- MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

### 7 VAULTED OR CATHEDRAL CEILING:

- O.B.C. 9.26. & TABLE A4

- ASPHALT SHINGLES OR AS NOTED ON ELEVATIONS
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900MM) FROM EDGE TO A LINE NOT LESS THAN 12" (300MM) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVE PROTECTION TO CONFORM TO O.B.C. 9.26.5.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
- 3/8" (10MM) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS. (OR AS PER STRUCTURAL PLANS)
- 2"x9" (38MM X 184MM) @ 16" O.C. W/ 2"x2" (38MM X 38MM) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050MM) (OR AS PER STRUCTURAL PLANS) OR
- 2"x10" (38MM X 235MM) @ 16" O.C. W/ 2"x2" (38MM X 38MM) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180MM) (OR AS PER STRUCTURAL PLANS)
- R31 (RSI 5.46) INSULATION (ZONE 1. O.B.C. SB-12)
- MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7MM) GYPSUM BOARD
- MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

### 8 CONVENTIONAL FRAMING

- O.B.C. TABLE A6 OR A7
- 2" X 12" SPF NO.2 (38MM X 235MM) RAFTERS @ 16" (400MM) O.C. MAX. SPAN 25'-2" (3690MM) - SNOW LOAD 1.0 KPA TO 2.0 KPA.
  - 2"x4" (38MM X 89MM) COLLAR TIES AT MIDSPANS
  - CEILING JOISTS TO BE 2" X 10" (38MMX 235MM) @ 16" (400MM) O.C. UNLESS OTHERWISE NOTED.
  - HIP & VALLEY RAFTERS TO BE MIN. 2" (50MM) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38MM) THICK.
  - MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

### 9 EXTERIOR FLAT ROOF ASSEMBLY:

- BUILT-UP ROOFING SHALL CONFORM TO O.B.C. 9.26.11.
- 3 PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON (OR AS NOTED ON STRUCTURAL PLAN)
- 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON STRUCTURAL PLAN)

### REQUIRED FOR OVER HEATED SPACES:

- ADD 2"x2" (38MM X 38MM) CROSS PURLINS @ 16" (400MM) O.C. FOR VENTILATION OVER JOISTS
- R31 (RSI 5.46) INSULATION (ZONE 1. O.B.C. SB-12) BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- ADD 1/2" (12.7MM) GYPSUM BOARD W/ PAINTED CEILING OR
- ADD 5/8" (15.9MM) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)
- MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

## GENERAL:

### 10 STAIRS:

- O.B.C. 9.8.4.
- STAIRS DIMENSIONS, STEP DIMENSIONS AND CONFIGURATIONS SHALL CONFORM TO O.B.C. 9.8.2 & 9.8.3. & 9.8.4
  - HANDRAILS SHALL CONFORM TO O.B.C. 9.8.7
  - MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.
  - STAIRS IN THE DWELLING SHALL HAVE A MIN. HEADROOM OF 1.95M, MIN. WIDTH OF 860MM, MAX. RISE OF 200MM, MIN. RUN OF 210MM AND MIN. TREAD OF 235MM. CURVED STAIRS SHALL HAVE A MIN. RUN OF 150MM AND A MIN. AVERAGE RUN OF 200MM.
  - STAIR DIMENSIONS:
    - INTERIOR:
      - TREAD SIZE: 11" U/N OTHERWISE
      - RUN SIZE: 10" U/N OTHERWISE
      - RISER Ht: 6"-7 7/8" max.
    - EXTERIOR (CONCRETE POURED):
      - TREAD SIZE: 13" U/N OTHERWISE
      - RUN SIZE: 12" U/N OTHERWISE
      - RISER Ht 6" min.-7 3/4" max.
    - HEADROOM (INTERIOR):
      - 7'-0" min. MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE NOSING.
    - HEADROOM (EXTERIOR):
      - 8'-0" min. MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE NOSING.

### 11 INTERIOR GUARDS

- O.B.C. SB-7 & 9.8.8.
- GUARDS SHALL CONFORM TO O.B.C. 9.8.8. AND SB-7
  - HEIGHT OF GUARDS SHALL CONFORM TO O.B.C. 9.8.8.3.
  - INTERIOR GUARD DIMENSIONS AND SPECIFICATIONS SHALL CONFORM TO O.B.C. 9.8.8.
  - GUARDS SHALL BE DESIGNED NOT TO FACILITATE CLIMBING AS PER O.B.C. 9.8.8.5.
  - GLASS IN GUARDS SHALL CONFORM TO O.B.C. 9.8.8.7.
  - MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.
  - GUARDS SHALL HAVE OPENINGS NOT GREATER THAN 100 MM UNLESS PERMITTED UNDER ARTICLE 9.8.8.5. AND NOT BE CLIMBABLE AS PER ARTICLE 9.8.8.6.
  - PROVIDE SHOP DRAWINGS TO THE BUILDING DEPARTMENT FOR APPROVAL ON ALL METAL GUARD/RAILING ATTACHMENTS TO CONCRETE
  - GUARDS TO COMPLY WITH THE PROVISIONS IN DIV. B 9.8.8.6. [GUARDS DESIGNED NOT TO FACILITATE CLIMBING] AND APPENDIX A 9.8.8.6. AND GUARD HEIGHT 9.8.8.3 [HEIGHT OF GUARDS]

### 12 SMOKE ALARMS

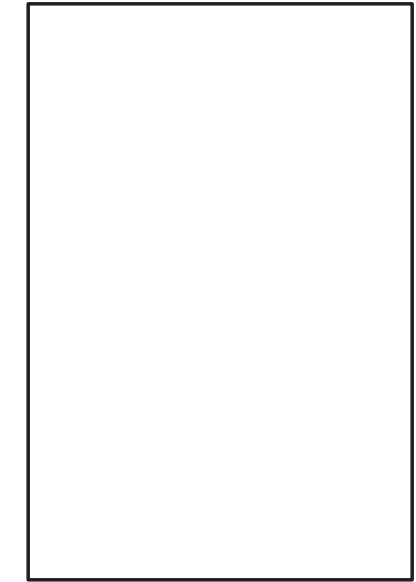
- O.B.C. 9.10.19.
- SMOKE ALARMS SHALL CONFORM TO O.B.C. 9.10.19.
  - SMOKE ALARM, PROVIDE ATLEAST 1 PER FLOOR INCLUDING BASEMENTS NEAR THE STAIRS CONNECTING THE FLOOR LEVELS.
  - PROVIDE 1 IN EACH SLEEPING ROOM
  - PROVIDE 1 IN A LOCATION BETWEEN THE SLEEPING ROOM AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY
  - ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
  - MUST COMPLY WITH ANY OTHER APPLICABLE PROVISIONS IN THE MOST CURRENT O.B.C.

### 13 CARBON MONOXIDE ALARMS

- O.B.C. 9.33.4.
- CARBON MONOXIDE DETECTOR (CMD)
  - CMD TO CONFORM TO O.B.C. 9.33.4.
  - WHERE THERE IS A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CMD SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE
  - WHERE A FEUL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF RESIDENTIAL OCCUPANCY, A CMD ALARM SHALL BE INSTALLED, ADJACENT TO EACH SLEEPING AREA IN EVERY SUIT OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM AND IN THE SERVICE ROOM
  - WHERE A STORAGE GARAGE IS LOCATED IN THE BUILDING CONTAINING A RESIDENTIAL OCCUPANCY, A CMD ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE STORAGE GARAGE.
  - WHERE A STORAGE GARAGE SERVE ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED OR BUILT IN, A CMD ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE DWELLING UNIT.
  - A CMD ALARM SHALL BE MECHANICALLY FIXED, AT THE MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC INSTRUCTION, ON OR NEAR THE CEILING.
  - CMD ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVER CURRENT DEVICE AND THE CMD ALARM
  - CMD TO BE WIRED IN CIRCUIT TO SOUND ALL CMD ALARMS AND SMOKE ALARMS WHEN ACTIVATED.
  - CMD ALARM SHALL BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOM WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA AND MUST CONFORM TO O.B.C. 9.33.4.3.(1)(d)

### 14 EGRESS

- MEANS OF EGRESS SHALL CONFORM TO O.B.C. 9.9.





1800A AVENUE ROAD,  
TORONTO, ON  
M5M-4A3  
  
TEL : 416-781-3136  
  
WWW.HSKDESIGN.CA

FOR DISCUSSION  
PURPOSES ONLY

3.	MAR 10, 2021	ISSUED FOR PLANNER REVIEW
2.	Sep 29, 2020	ISSUED FOR PERMIT REVIEW
1.	Sep 2, 2020	ISSUED FOR OWNER REVIEW
No.	Date:	Revision / Issued

Project

3RD FLOOR  
ALTERATION

Project

86 Case St  
Hamilton, ON L8L 3G9

Plot Date

MARCH 10, 2021

SPECIFICATIONS  
& NOTES

A3.02





Hamilton

Planning and Economic Development Department  
Planning Division

**Committee of Adjustment**

City Hall  
5<sup>th</sup> 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. \_\_\_\_\_ DATE APPLICATION RECEIVED \_\_\_\_\_

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 Hanif Telephone No. [REDACTED]  
FAX NO. \_\_\_\_\_ E-mail address \* [REDACTED]
2. Address \* [REDACTED]  
Postal Code \* [REDACTED]
3. Name of Agent Serouj Kaloustian Telephone No. [REDACTED]  
FAX NO. \_\_\_\_\_ E-mail address. [REDACTED]
4. Address [REDACTED]  
Postal Code [REDACTED]

**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:
- 1) The proposed third storey addition is 4.14 m away from the front property line where it is required to be a min. of 6m from the front property line as per bylaw 6593 Section 10 (D Zone).
  - 2) The proposed third storey addition is 0.46 m away from the side property lines where it is required to be a min. of 2.7m from the side property line as per bylaw 6593 Section 10 (D Zone).
7. Why it is not possible to comply with the provisions of the By-law?
- For both items above: Cannot achieve OBC room height requirement for proposed bedrooms without these variances. The proposed Third floor addition will provide the minimum necessary headroom height. The existing side walls of the house are 0.46 m away from the side property lines, the 3rd floor walls will be lined up to these walls. The existing front wall of the house is 2.59 m.
8. Legal description of subject lands (registered plan number and lot number or other legal description and where applicable, street and street number):

86 CASE STREET

9. PREVIOUS USE OF PROPERTY

Residential	X	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	X	Unknown
-----	----	---	---------

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

Yes	No	X	Unknown
-----	----	---	---------

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

Yes	No	X	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	X	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	X	Unknown
-----	----	---	---------

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

Yes	No	X	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	X	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 X 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 X Unknown \_\_\_\_\_
- 9.11 What information did you use to determine the answers to 9.1 to 9.10 above?  
Reasonable belief prior to purchase of property, purchase and sale agreement, and knowledge of property during ownership
- 
- 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.

\* Dec 8, 2020  
 Date

\*   
 Signature/Property Owner

\* Mohammed Hanif  
 Print Name of Owner

10. Dimensions of lands affected:
- |                 |                    |
|-----------------|--------------------|
| Frontage        | <u>5.89 m</u>      |
| Depth           | <u>36.58 m</u>     |
| Area            | <u>215.53 sq.m</u> |
| 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: Existing 2.5 storey house, GFA 129.88 sq.m
- 
- Proposed: Proposed Third floor addition at existing Attic space, providing dormers to make minimum required headroom space for proposed new bedrooms.
- 
12. Location of all buildings and structures on or proposed for the subject lands;  
 (Specify distance from side, rear and front lot lines)
- Existing: Existing Front setback 2.59 m
- Existing Rear Setback 22.54 m
- Existing Side Setbacks from 0.46 m



Proposed: Proposed 3rd floor setbacks will not exceed existing.

- \* 13. Date of acquisition of subject lands:

Dec 10, 2015

- \* 14. Date of construction of all buildings and structures on subject lands:

1960's

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

16. Existing uses of abutting properties: Single Family Dwelling Unit, 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	<u>X</u>	Connected	<u>X</u>
Sanitary Sewer	<u>X</u>	Connected	<u>X</u>
Storm Sewers	<u>X</u>		

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:

Zone D

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