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.: **FL/A-21:249**

APPLICANTS: Agent Matt Cornelisse
Owner A. & B. Sproule

SUBJECT PROPERTY: Municipal address **1072 Centre Road, Flamborough**

ZONING BY-LAW: Zoning By-law 05-200, as Amended

ZONING: "A2 & P8" (Rural & Conservation/Hazard Land) district

PROPOSAL: To permit the construction of a new 140.0m² accessory building in the rear yard of the existing single detached dwelling notwithstanding that:

1. A height of 7.3m shall be provided instead of the maximum building height of 6.0m permitted for accessory buildings.

NOTES:

i. Please be advised that pursuant to Subsection 4.8(a), accessory buildings shall not be used for human habitation.

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

DATE: **Thursday, August 12th, 2021**
TIME: **1:15 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.

…/2

MORE INFORMATION

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

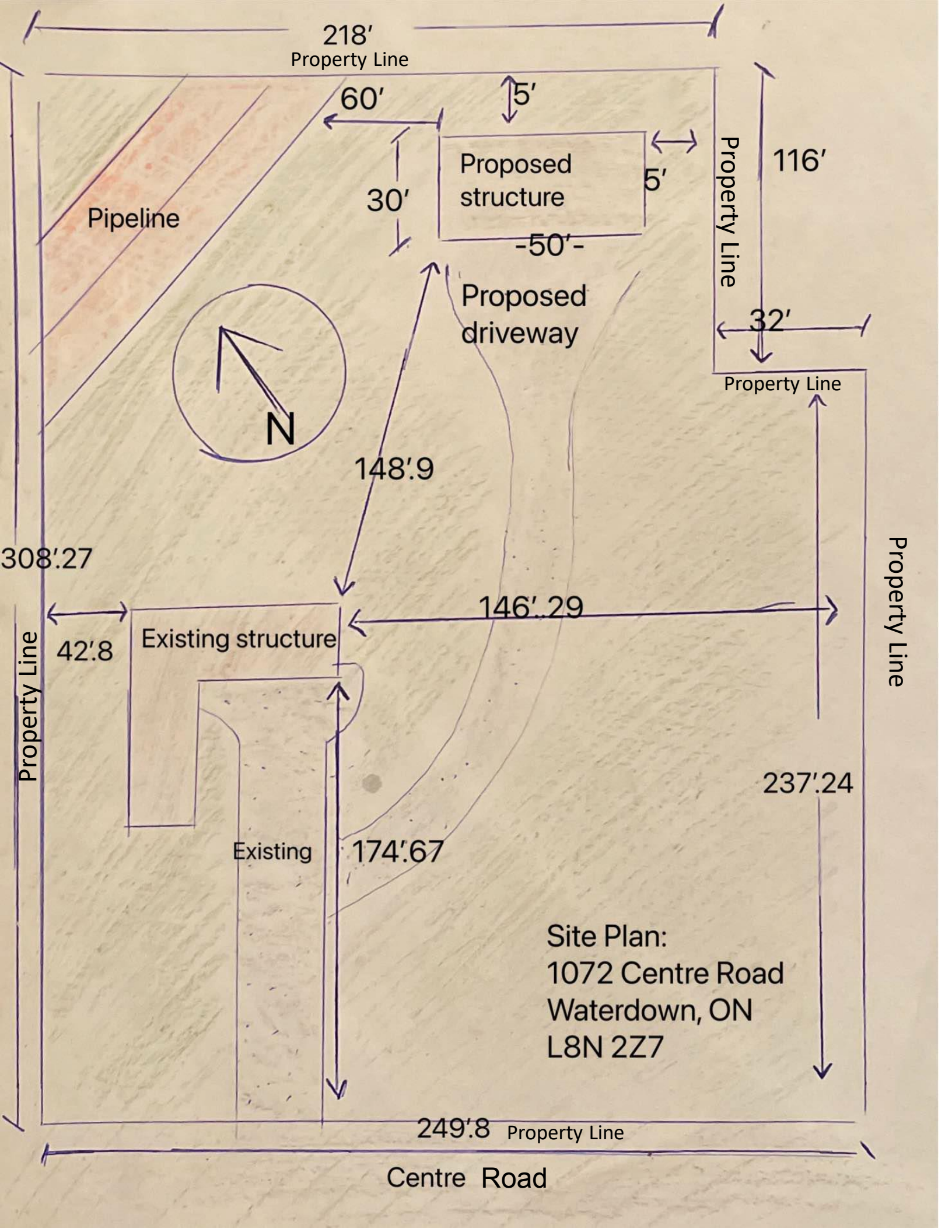
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

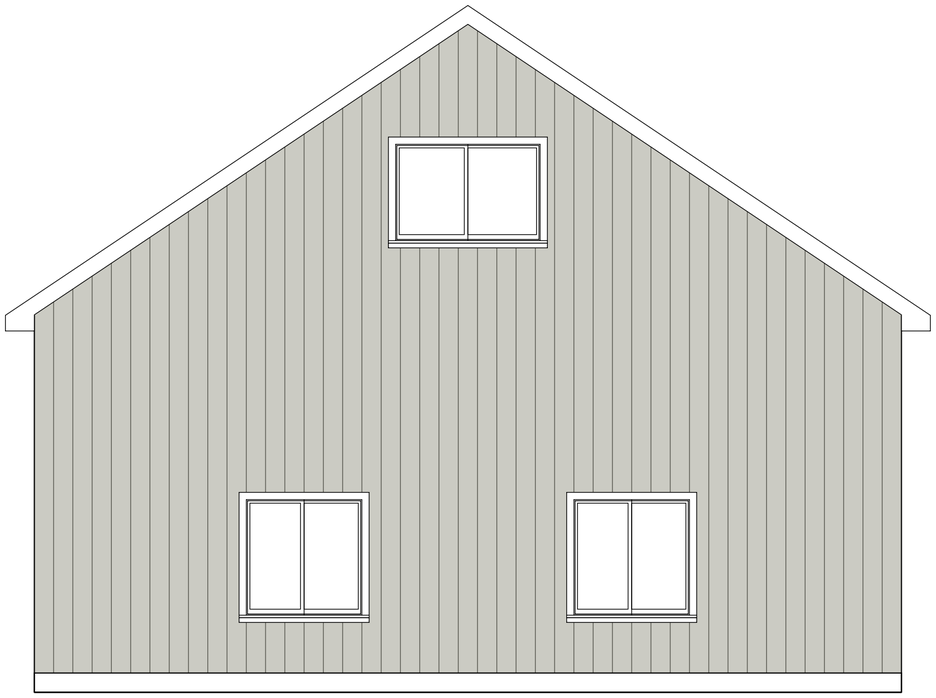
DATED: July 27th, 2021.

_____

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.


218′
Property Line
60′
5′
Proposed
structure
5′
30′
-50′-
Pipeline
Property Line
116′
Proposed
driveway
32′
Property Line
N
148′.9
308′.27
146′..29
42′.8
Existing structure
Property Line
Property Line
237′.24
Existing
174′.67
Site Plan:
1072 Centre Road
Waterdown, ON
L8N 2Z7
249′.8
Property Line
Centre Road



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CLIMATIC & DESIGN LOAD DATA

Hamilton - Above Escarpment - W of J.C. Monro Airport, Ontario

ROOF LOADING	**KPA (psf)**
GROUND SNOW LOAD Ss	1.5 (31.33 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.23 (25.58 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.46 (9.61 psf)
1/10 WIND PRESSURE	0.36 (7.52 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	3460
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1556 psf)
ROCK	500 (10,443 psf)
FREEZING INDEX	N/A
ELEVATION	240

THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

WADDELL ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8

PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM

Waddell Engineering
(519) 301 1779

CERTIFIED ENGINEERING TECHNOLOGIST
ONTARIO
DOUGLAS MacDONALD
Nº 43768

Matt Cornelisse
1072 center road
Waterdown, Ontario

Date of Issue: April 16, 2021

Scale: N/A

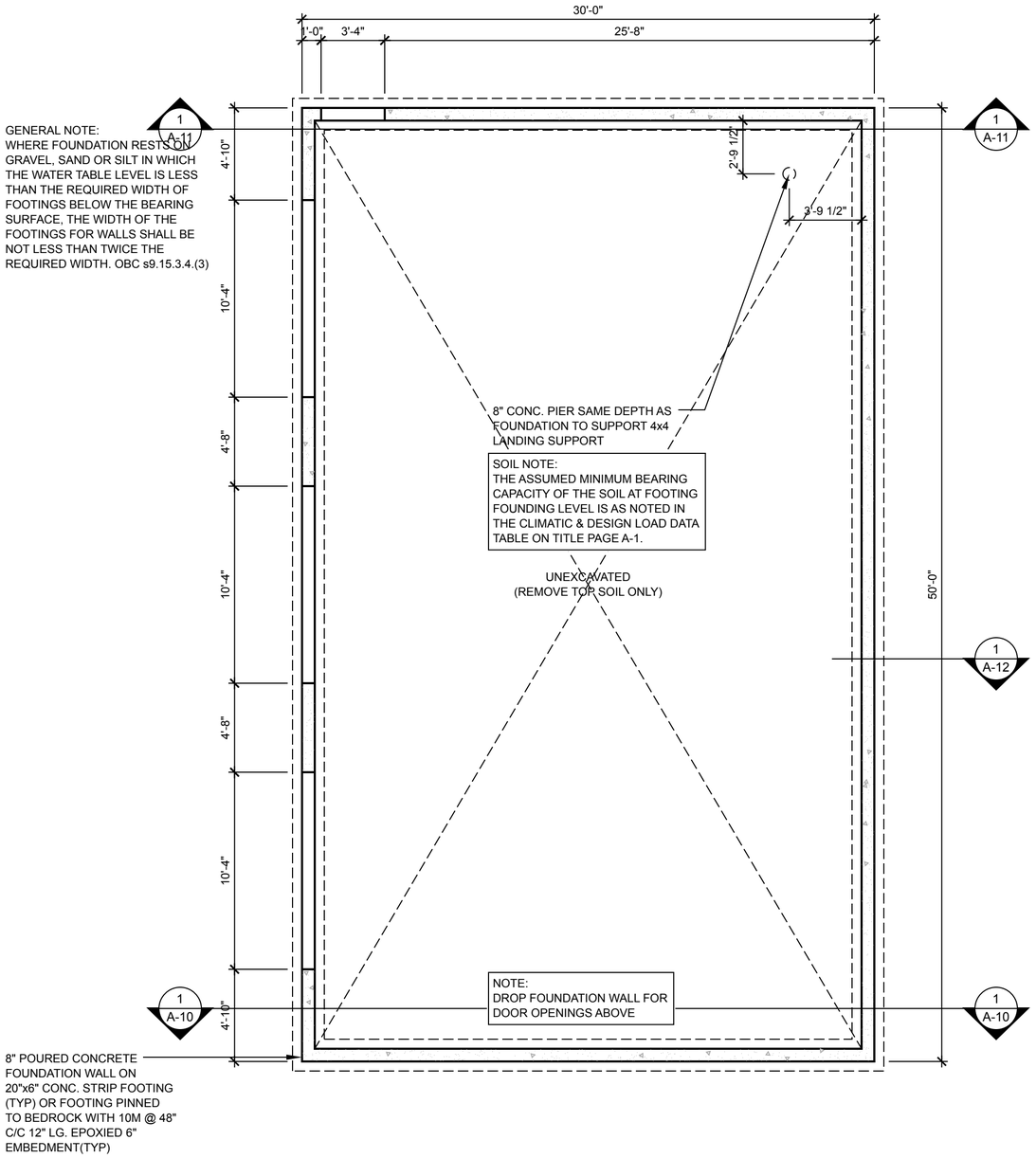
TITLE PAGE

Report No: GP-21-17358

Drawing No: A-1

Sheet Size: 18x24

GENERAL NOTE:
WHERE FOUNDATION RESTS ON GRAVEL, SAND OR SILT IN WHICH THE WATER TABLE LEVEL IS LESS THAN THE REQUIRED WIDTH OF FOOTINGS BELOW THE BEARING SURFACE, THE WIDTH OF THE FOOTINGS FOR WALLS SHALL BE NOT LESS THAN TWICE THE REQUIRED WIDTH. OBC s9.15.3.4.(3)



8" POURED CONCRETE FOUNDATION WALL ON 20"x6" CONC. STRIP FOOTING (TYP) OR FOOTING PINNED TO BEDROCK WITH 10M @ 48" C/C 12" LG. EPOXIED 6" EMBEDMENT(TYP)

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ONTARIO
DOUGLAS MACDONALD
No 43768

Matt Cornelisse
1072 center road
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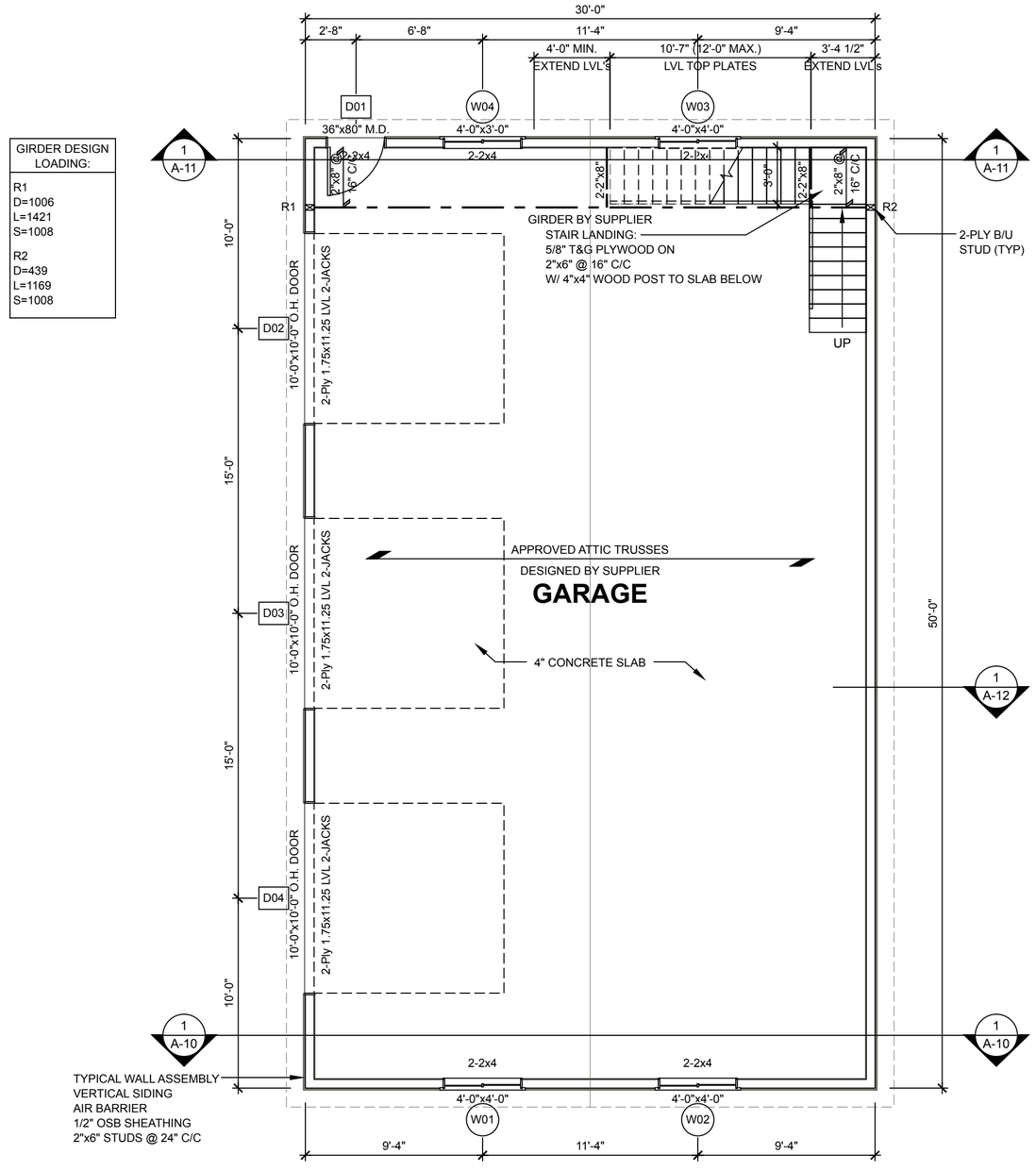
Date of Issue: April 16, 2021

Scale: 3/16" = 1'-0"

FOUNDATION PLAN

Report No:	Drawing No:
GP-21-17358	A-2

Sheet Size: 18x24



GIRDER DESIGN LOADING:
R1 D=1006 L=1421 S=1008
R2 D=439 L=1169 S=1008

STAIR NOTES:
WALL ADJACENT TO STAIR 2-PLY 5.5" LVL TOP PLATE EXTENDED MIN. 4'-0" BEYOND STAIR OPENING BOTH ENDS(NO JOINTS IN TOP PLATE) WALL SHEATHING TO EXTEND 24" MIN. ABOVE LVL PLATES. (OVERLAP PLATE AS PER DETAIL 4/A-13) SECURE STAIR STRINGER & LANDING TO EACH STUD W/ 2-3 1/4" COMMON SPIRAL NAILS

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C - 119 PINEBUSH RD
CAMBRIDGE ON
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PH. 519-267-6789
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INFO@WADDELLENG.COM

Waddell Engineering
(519) 301 1779

CERTIFIED ENGINEERING TECHNOLOGIST
ONTARIO
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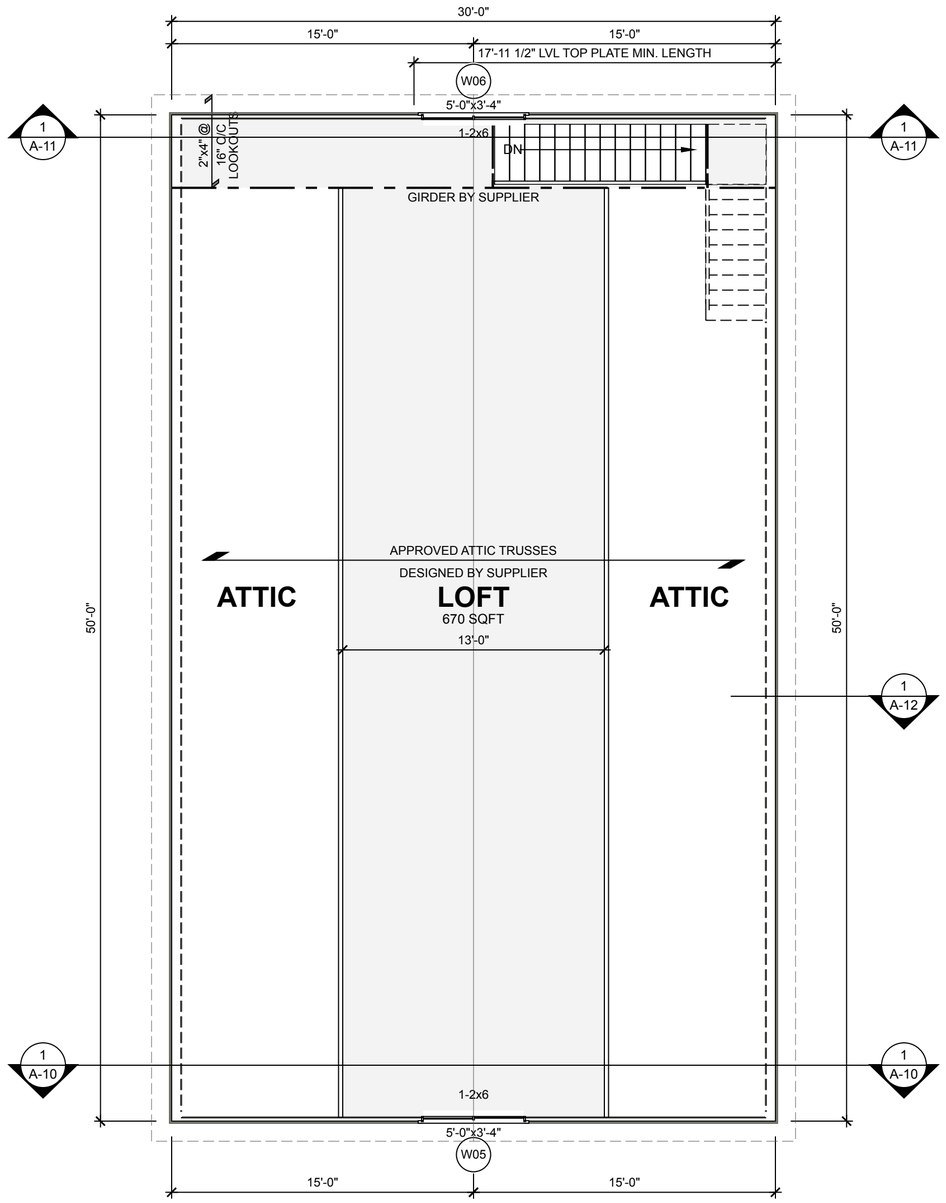
MAIN FLOOR PLAN

Report No:	Drawing No:
GP-21-17358	A-3

Sheet Size: 18x24



STAIR NOTES:
WALL ADJACENT TO STAIR 2-PLY 5.5" LVL TOP PLATE EXTENDED MIN. 4'-0" BEYOND STAIR OPENING BOTH ENDS(NO JOINTS IN TOP PLATE) WALL SHEATHING TO EXTEND 24" MIN. ABOVE LVL PLATES. (OVERLAP PLATE AS PER DETAIL 4/A-13)

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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
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INFO@WADDELLENG.COM

Waddell Engineering
(519) 301 1779

CERTIFIED ENGINEERING TECHNOLOGIST
ONTARIO
DOUGLAS MACDONALD
No 43768

Matt Cornelisse
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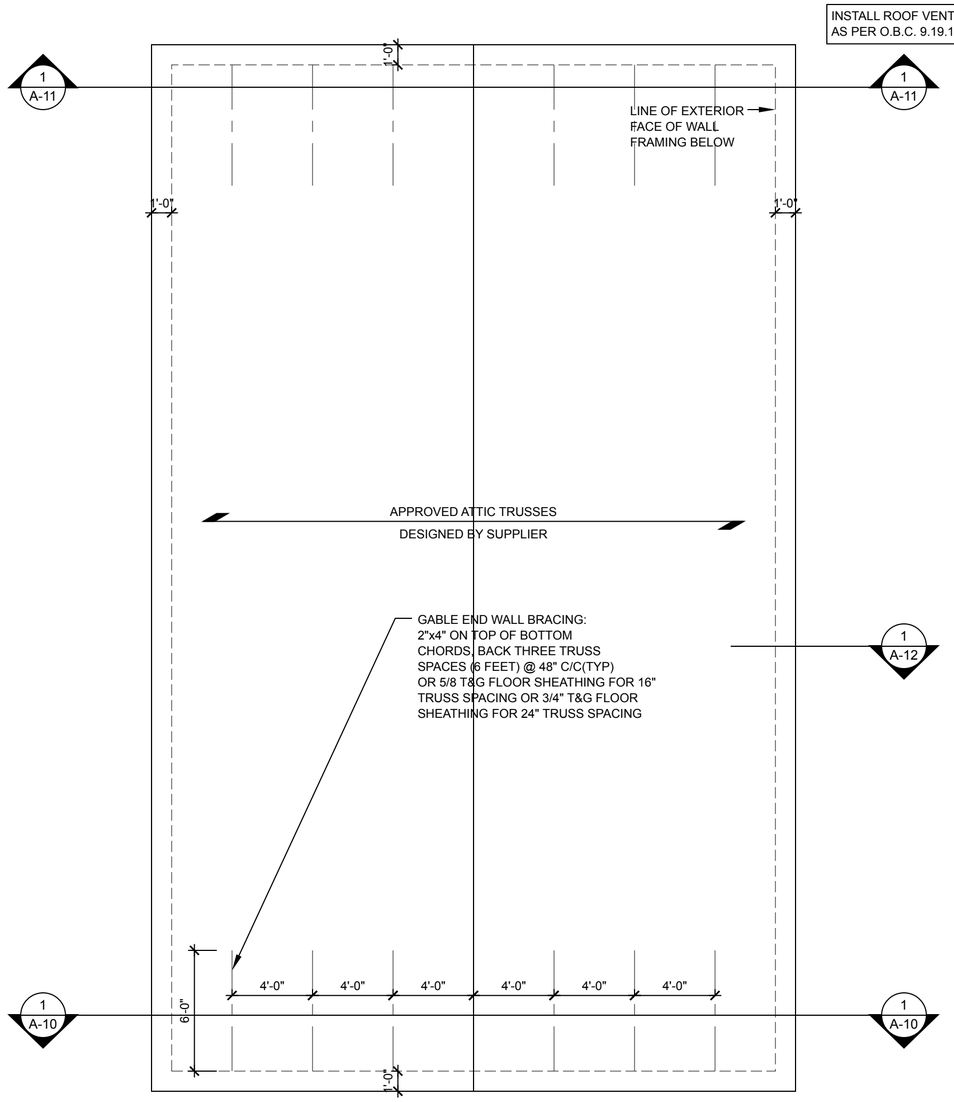
LOFT FLOOR PLAN

Report No:	Drawing No:
GP-21-17358	A-4

Sheet Size: 18x24



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ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8

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INFO@WADDELLENG.COM

Waddell Engineering
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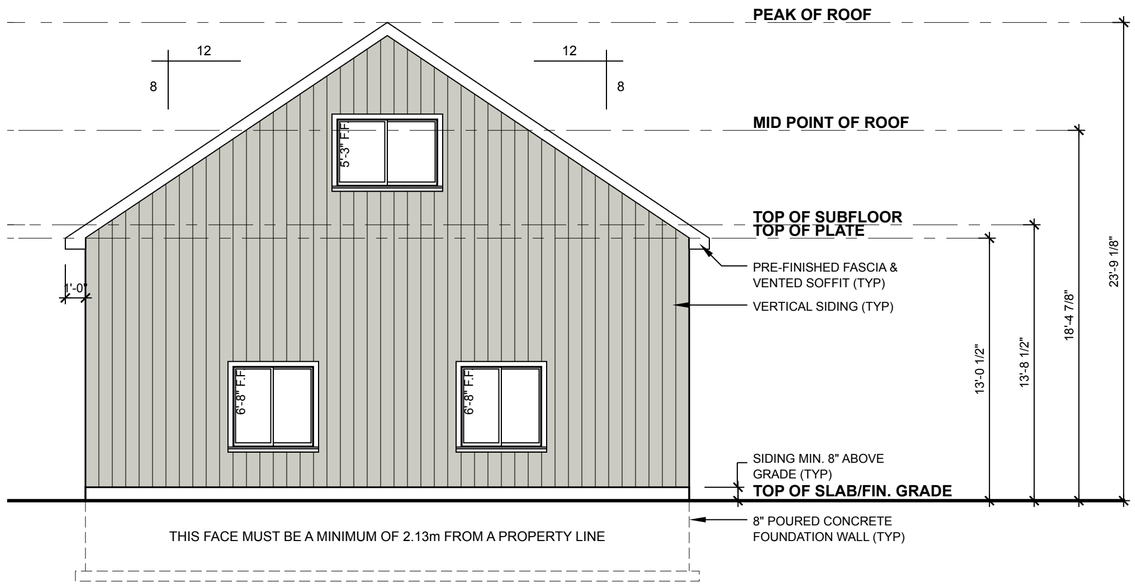
ROOF PLAN

Report No:	Drawing No:
GP-21-17358	A-5

Sheet Size: 18x24



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ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
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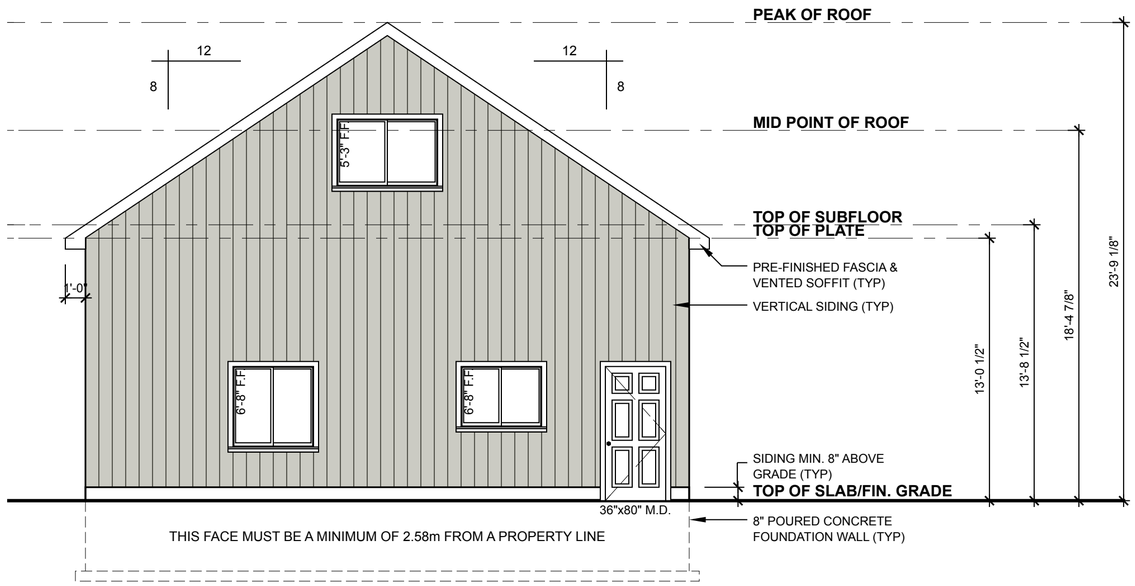
FRONT ELEVATION

Report No:	Drawing No:
GP-21-17358	A-6

Sheet Size: 18x24



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ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM

Waddell Engineering
(519) 301 1779

CERTIFIED ENGINEERING TECHNOLOGIST
ONTARIO
DOUGLAS MACDONALD
No 43768

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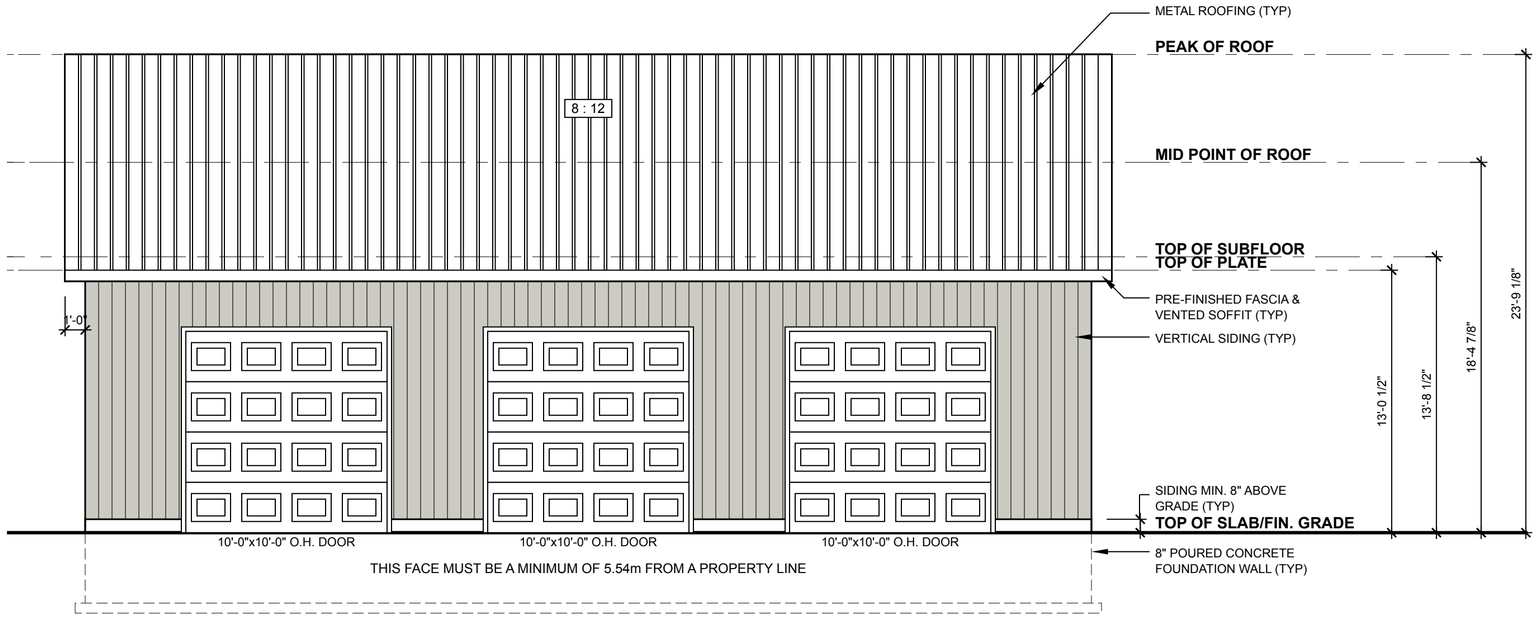
Scale: 3/16" = 1'-0"

REAR ELEVATION

Report No:	Drawing No:
GP-21-17358	A-7

Sheet Size: 18x24



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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-268-9619
INFO@WADDELLENG.COM

Waddell Engineering
(519) 301 1779

CERTIFIED ENGINEERING TECHNOLOGIST
ONTARIO
DOUGLAS MACDONALD
No 43768

Matt Cornelisse
1072 center road
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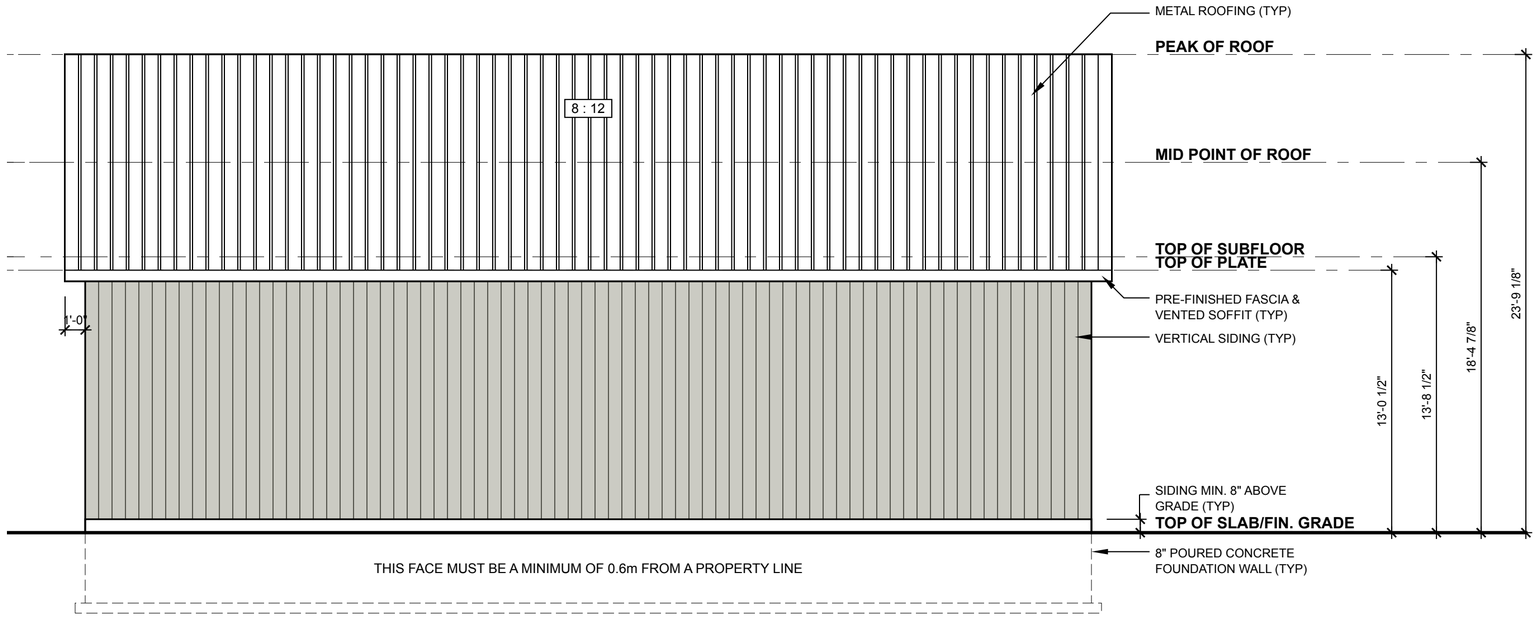
Scale: 3/16" = 1'-0"

LEFT ELEVATION

Report No:	Drawing No:
GP-21-17358	A-8

Sheet Size: 18x24



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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
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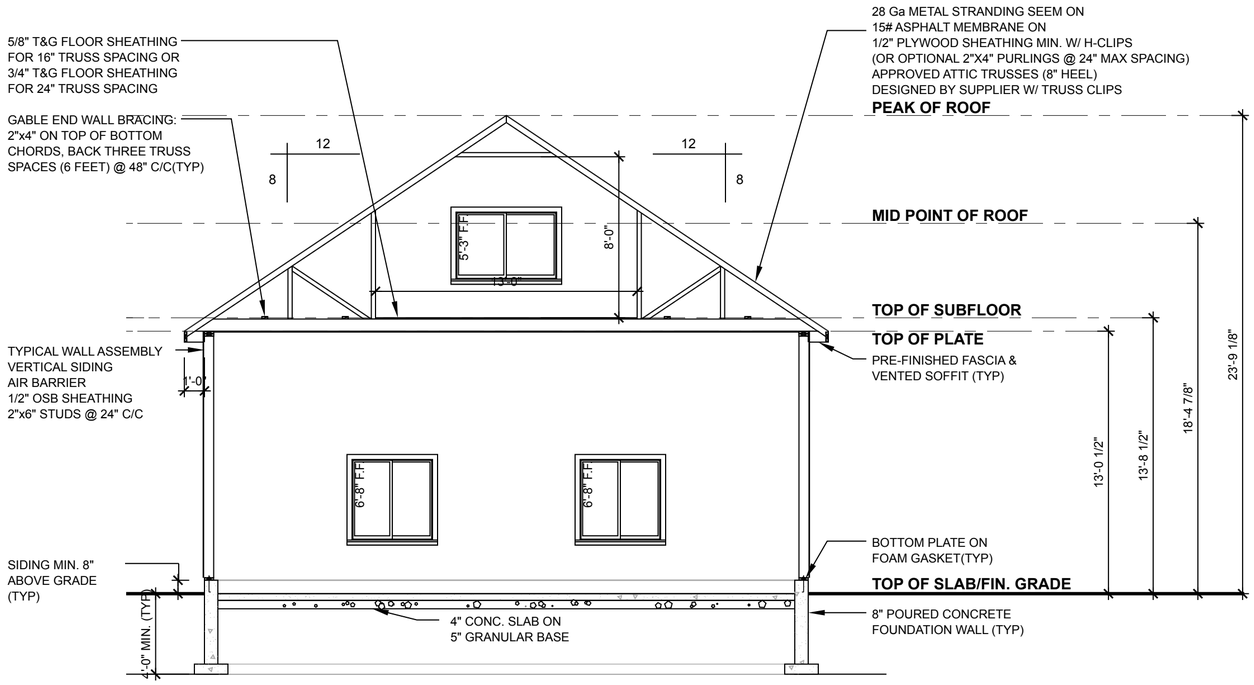
RIGHT ELEVATION

Report No:	Drawing No:
GP-21-17358	A-9

Sheet Size: 18x24



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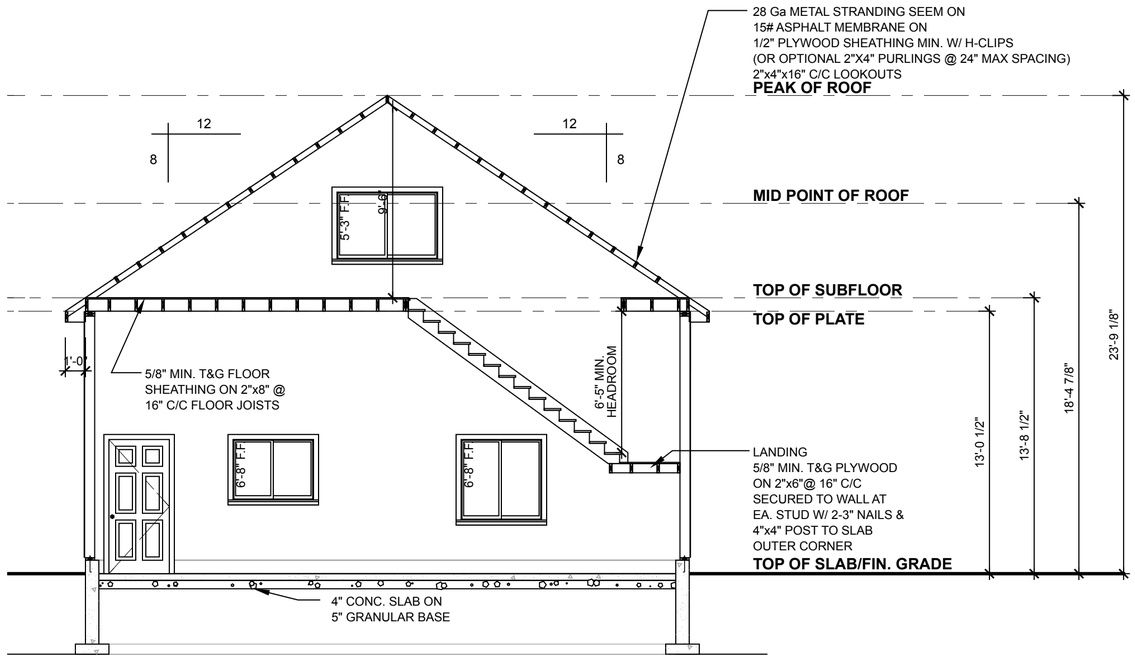
BUILDING SECTION

Report No:	Drawing No:
GP-21-17358	A-10

Sheet Size: 18x24



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PH. 519-267-6789
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INFO@WADDELLENG.COM

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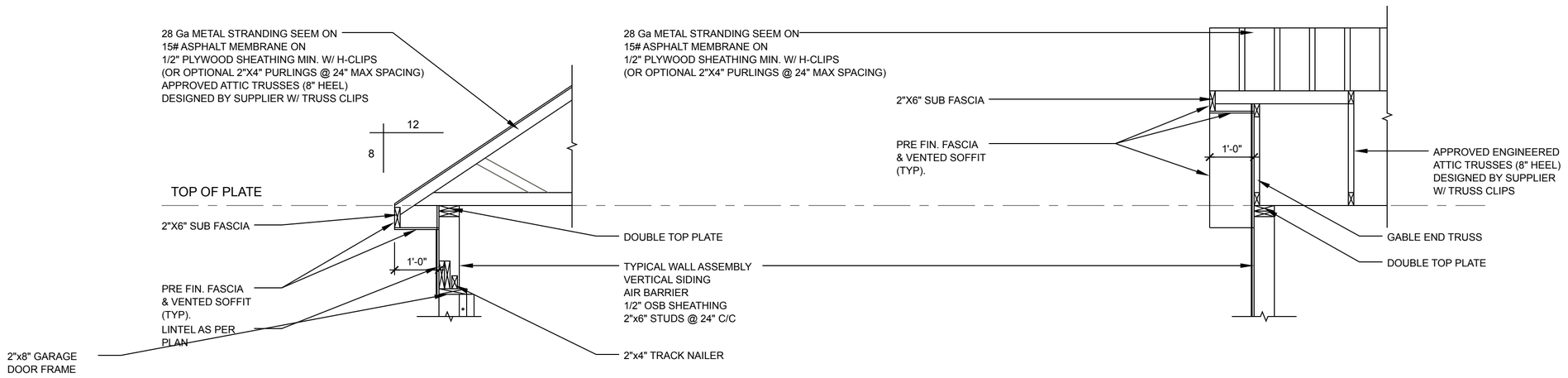
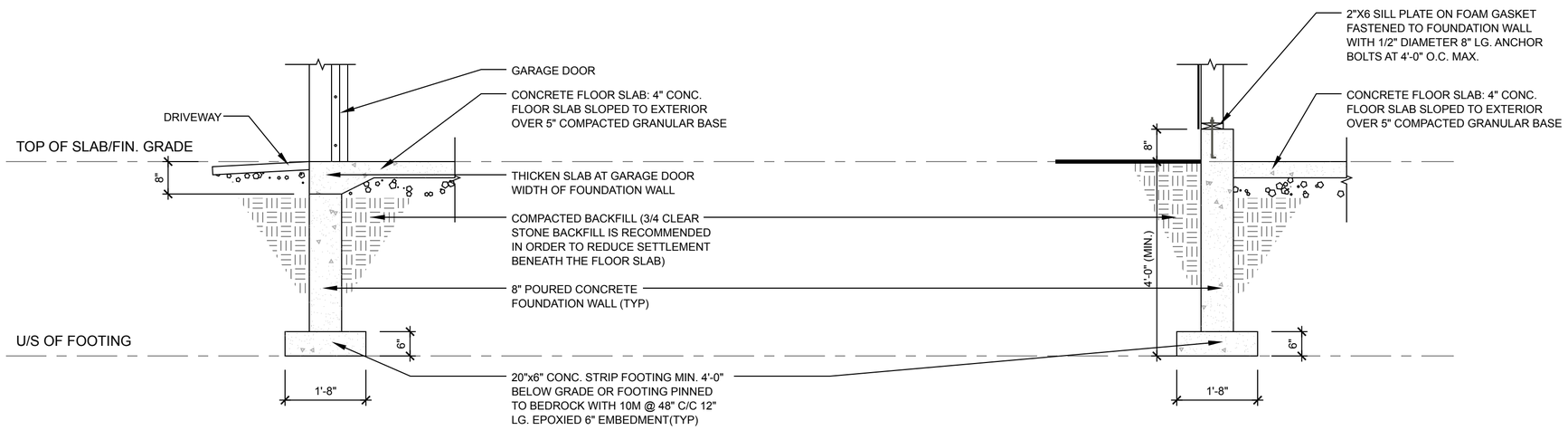
Scale: 3/16" = 1'-0"

STAIR SECTION

Report No:	Drawing No:
GP-21-17358	A-11

Sheet Size: 18x24





1 TYPICAL WALL SECTION AT EAVE
SCALE 1/2" = 1'-0"

2 TYPICAL WALL SECTION AT O/H DOOR & GABLE
SCALE 1/2" = 1'-0"

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CAMBRIDGE ON
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PH. 519-267-6789
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INFO@WADDELLENG.COM

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(519) 301 1779

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ONTARIO
DOUGLAS MacDONALD
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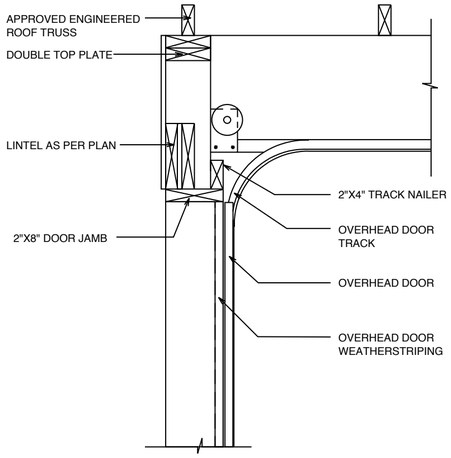
Date of Issue: April 16, 2021
Scale: AS NOTED

WALL SECTIONS

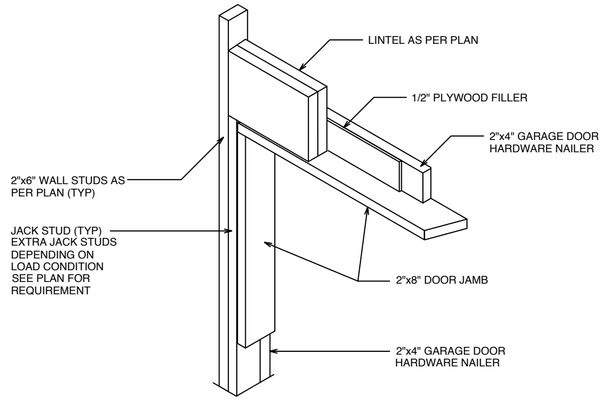
Report No: GP-21-17358
Drawing No: A-12

Sheet Size: 18x24



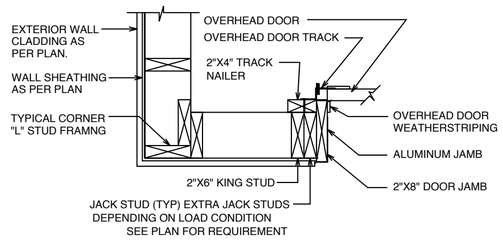
1 GARAGE DOOR JAMB DETAIL

SCALE: N.T.S



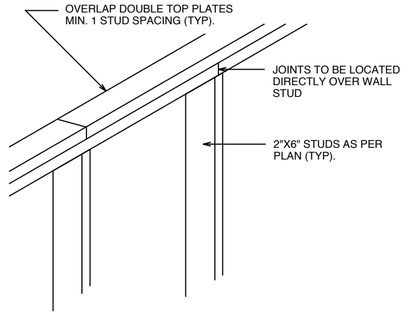
2 LINTEL DETAIL

SCALE: N.T.S



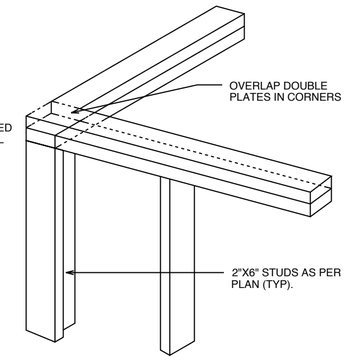
3 GARAGE O.H. DOOR JAMB DETAIL

SCALE: N.T.S



4 TOP PLATE LAP DETAIL

SCALE: N.T.S



5 DOUBLE TOP PLATE CORNER LAP

SCALE: N.T.S

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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
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Waddell Engineering
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ONTARIO
DOUGLAS MACDONALD
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Date of Issue: April 16, 2021

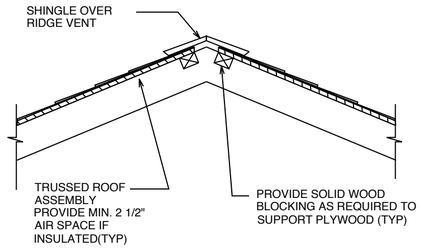
Scale: AS NOTED

TYPICAL DETAILS

Report No: GP-21-17358

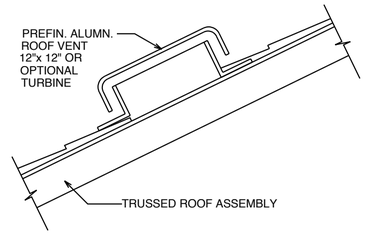
Drawing No: A-13

Sheet Size: 18x24



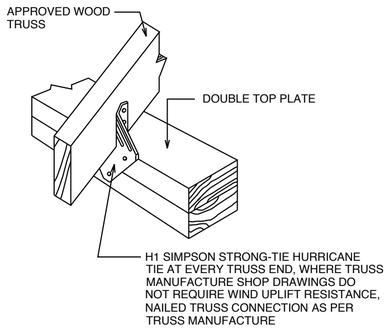
1 ROOF RIDGE VENT DETAIL

SCALE NTS



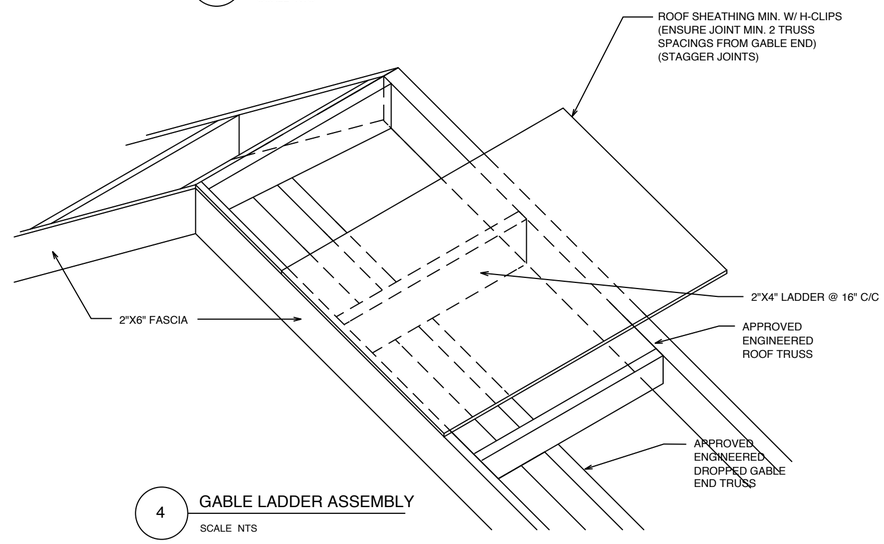
2 ROOF VENT DETAIL

SCALE NTS



3 TRUSS CLIP DETAIL

SCALE NTS



4 GABLE LADDER ASSEMBLY

SCALE NTS

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ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM

Waddell Engineering
(519) 301 1779

CERTIFIED ENGINEERING TECHNOLOGIST
ONTARIO
DOUGLAS MACDONALD
Nº 43768

Matt Cornelisse
1072 center road
Waterdown, Ontario

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Scale: AS NOTED

TYPICAL DETAILS

Report No:	Drawing No:
GP-21-17358	A-14

Sheet Size: 18x24

CONSTRUCTION NOTES

-ALL CONSTRUCTION IS TO CONFORM TO THE LATEST NATIONAL BUIDING CODE OF CANADA (NBCC) & TO THE LATEST ONTARIO BUILDING CODE COMPENDIUM AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION (UNLESS OTHERWISE NOTED)
- ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC
- DO NOT SCALE DRAWINGS

FOOTINGS / SLABS

TYPICAL STRIP FOOTING: 9.15.1

- BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS (9.15.2.2)
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR MINIMUM 4'-0" BELOW FINISHED GRADE UNLESS NOTED OTHERWISE ON THE PLANS (9.15.3.2)
- FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY THAN 75 MPA (1,566 PSF) (AS PER SOILS ENGINEERING REPORT)

TYPICAL STRIP FOOTING - (EXTERIOR WALLS) 9.15.3.4

- FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
- 1&2 STOREY - 19" X 6" (485mm X 155mm)
- 3 STOREY - 26" X 9" (660mm X 230mm)

PINNING FOOTINGS TO ROCK
-ROCK TO BE CLEAN & FREE OF DEBRIS
-FOOTING TO BE PINNED TO ROCK W/ 10m DOWELS @ 24" C/C
-IF OVERALL SLOPE IS GREATER THEN 20% THEN ENGINEERING REQUIRED

TYPICAL STRIP FOOTING - (INTERIOR BEARING WALLS) 9.15.3.6

STEP FOOTING OBC 9.15.3.9

- SIZES AS PER NOTES 1 & 2
- 23 5/8" (600mm) MAX. VERTICAL RISE
- 23 5/8" (600mm) MIN. HORIZONTAL RUN

DRAINAGE TILE OR PIPE 9.14.3 (SOME ENGINEERED SLAB APPLICATIONS)

- MATERIALS SHALL CONFORM TO OBC- 9.14.3.1
- 4" (100mm) MIN. DIA.
- LAID ON UNDISTURBED OR WELL COMPACTED SOIL
- TOP OF TILE OR PIPE TO BE BELOW BTM. OF FLR. SLAB
- COVER TOP & SIDES OF TILE OR PIPE W/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
- TILE SHALL DRAIN TO SUMP
- DRAIN TILE OR PIPE WITH BUTT JOINTS SHALL BE LAID WITH 1/4"(6mm) TO 3/8"(10mm) OPEN JOINTS.
- TOP HALF OF JOINTS TO BE COVERED WITH SHEATHING & POLY, AS PER OBC 9.14.3.1

GARAGE / EXTERIOR SLABS:

- 4" (100mm) CONCRETE SLAB
-CONCRETE TO BE DESIGNED TO A MINIMUM 28 DAY 32MPa COMPRESSIVE STRENGTH WITH 6-8% AIR ENTRAINMENT. THE SLAB CONSTRUCTION MUST CONFORM TO CAN/CSA A23.3 - 94 AND THE ONTARIO BUILDING CODE.
-PLACE SLAB ON MIN. 5", GRANULAR 'A' FILL (OBC - 9.14.4.2) (COMPACTED TO 98% SPD) ON SOUND UNDISTURBED ORIGINAL SUBGRADE. ALTERNATELY THE GRANULAR SLAB BASE MAY BE MINIMUM OF 5" OF 3/4" CLEAR STONE WITHOUT COMPACTION.
- 6" X 6" (W2.9 X W2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-WELDED WIRE FABRIC TO CONFORM TO CSA G30.5M.
-SAW CUT TO A MAXIMUM DEPTH OF 1" TO CONTROL SHRINKAGE CRACKING. REINFORCING MUST NOT BE CUT WITH THIS OPERATION AND THEREFORE CARE MUST BE TAKEN TO PLACE THE REINFORCING ALLOWING ADEQUATE CONCRETE TOP COVER FOR SAW-CUTTING PURPOSES.

OPTIONAL ENGINEERED SLAB

-REINFORCING SHALL BE DETAILED, BENT, PLACED AND SUPPORTED TO CONFORM TO ACI STANDARD 315 AND THE MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE OF ONTARIO.
-SEE ATTACHED ENGINEERED SLAB PLANS FOR STEEL SIZING AND PLACEMENT

STEEL COLUMNS

-WHERE COLUMN SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2- 5/8" DIA.(16mm) x8" LG. x2" HOOK ANCHOR BOLTS
-EXTERIOR OF STEEL COLUMNS SUSEPTABLE TO CORROSION SHALL BE TREATED WITH A RUST INHIBITIVE PAINT.

WOOD COLUMN

-5 1/2" X 5 1/2" (140mm X 140mm) SOLID No. 1 or 2 SPF
-7 1/4" (184MM) DIA. UNLESS CALCULATIONS PROVE A LESSER SIZE IS ADEQUATE. AS PER OBC - .17.4.1. (2)
-METAL SHOE ANCHORED TO FTG.
-36" X 36" X 14" CONC. PAD
-WIDTH OF COLUMN SHALL BE NO LESS THAN THE WIDTH OF SUPPORTING MEMBERS

FOUNDATIONS

LOAD BEARING MASONY NOTES:

THE FOLLOWING INDICATES ONLY THE MINIMUM REQUIREMENTS APPLICABLE TO STRUCTURAL LOAD BEARING MASONRY, BASED UPON EMPIRICAL RULES FOR PLAIN MASONRY.

REFER ALSO TO ARCHITECTURAL DRAWINGS &/OR THE SPECIFICATION FOR REQUIREMENTS OTHER THAN STRUCTURAL, AND FOR NON-LOAD BEARING WALLS & PARTITIONS.

MASONRY CONSTRUCTION TO CONFORM TO CS & CAN3-A371-M.A STANDARDS CAN3-S304-M.

CONCRETE BLOCKS & BRICKS:- TO CONFORM TO ONE OR MORE OF CSA A165.1M, .2M.3M OR .4M BLOCKS TO BE MODULAR UNITS AS SHOWN ON THE ARCHITECTURAL DRAWINGS &/OR SPECIFICATION, AND UNLESS OTHERWISE NOTED SHALL BE:-
FOR BELOW GRADE & EXTERIOR EXPOSED WALLS USE NORMAL WEIGHT UNITS:
STANDARD HOLLOW: ..... TYPE H/15/A/M.
75% SOLID: ..... TYPE S/15/A/M
100% SOLID: ..... TYPE S/15/A/M.
CLAY BRICKS:- TO CONFORM TO ONE OR MORE OF CSA A82.1M, .3M, .4M, .5M OR .8M SEE ARCHITECTURAL DRAWINGS &/OR SPECIFICATIONS FOR TYPES & STYLES OF BRICKS REQUIRED. UNLESS OTHERWISE NOTED, THE MINIMUM COMPRESSIVE STRENGTH (BRICK FLATWISE) GROSS AREA SHALL BE 20 MPa

MORTAR:- TO CONFORM TO CSA A179M. FOR LAYING CONCRETE BLOCKS...USE TYPE "S" MORTAR UNLESS NOTED. FOR LAYING CLAY BRICKS. USE TYPE "N" MORTAR UNLESS NOTED MASONRY GROUT:- TO CONFORM TO CSA A179-M. THE SLUMP SHALL BE + 200mm (+8") AND THE MINIMUM 28 DAY COMPRESSIVE STRENGTHSHALL BE 12.5 MPa.

MASONRY CONNECTORS:- (ANCHORS, FASTENERS & TIES) SHALL CONFORM TO CSA CAN3-A370-M, AND BE INSTALLED TO COMPLY WITH CSA CAN3- A371M. SPACING, STRENGTH & GALVANIZING OF STRIP TIES, DOVETAIL ANCHORS, BAR ANCHORS, ROD ANCHORS, STRAP ANCHORS, WALL & PARTITION ANCHORS SHALL COMPLY WITH CSA CAN3-A370-M

HORIZONTAL JOINT REINFORCEMENT FOR ALL MASONRY WALLS:
THE FOLLOWING ARE MINIMUM REQUIREMENTS:-
1 - CONFORM TO CSA CAN3 A370-M & CAN 3-A371-M.
2 - REINFORCEMENT SHALL BE AN APPROVED CONTINUOUS "LADDER"

THE FOLLOWING ARE MINIMUM REQUIREMENTS: 1- CONFORM TO CSA CAN3 A370-M & CAN 3-A371-M
2 - REINFORCEMENT SHALL BE AN APPROVED CONTINUOUS "LADDER" TYPE, PREFABRICATED WITH 3.66 mm DIAMETER (9 GAUGE) LONGITUDINAL & CROSS WIRES
3- SPACING:- PROVIDE REINFORCING IN THE TOP COURSE IMMEDIATELY BELOW FLOOR & ROOF BEARING LEVELS AND THE FIRST TWO COURSES ABOVE AND BELOW EVERY WALL OPENING.THE REINFORCING SHALL EXTEND 600mm (24") BEYOND SUCH OPENINGS. FOR THE REMAINDER OF WALLS, THE VERTICAL SPACING SHALL NOT EXCEED 400mm (16")
4 - OVERLAP SPLICES:- SHALL BE A MIN. OF 150mm (6") FOR KNURLED WIRE & 300mm (12") FOR PLAIN WIRE. LAPS SHALL BE STAGGERED A MINIMUM OF 750mm (30") FROM COURSE TO COURSE. REINFORCING SHALL NOT PASS THROUGH A VERTICAL CONTROL JOINT UNLESS OTHERWISE SHOWN.
5 - CORROSION RESISTANCE:- JOINT REINFORCING FOR ALL WALLS IN CONTACT WITH SOIL, EXTERIOR WALLS & WALLS IN A MOIST ENVIRONMENT SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION TO ASTM A153-B2, 458 gm/sq.meter (1.5 oz./sq.foot).
6- PROVIDE ALL PREFABRICATED CORNER AND TEE SECTIONS.

COMPOSITE WALLS:- SHALL HAVE THE VERTICAL COLLAR JOINTS BETWEEN WYTHES COMPLETELY FILLED WITH MORTAR OR GROUT.

BOND BEAMS:- MADE FROM LINTEL BLOCKS, OR HALF WEB BLOCKS WHERE SHOWN ON STRUCTURAL DRAWINGS SHALL CONFORM TO CSA A371-M.

GROUTING:- BY FILLING VOIDS OF HOLLOW UNITS & REINFORCED HOLLOW UNITS SHALL CONFORM TO CSA 1-371-M (MORTAR IS NOT ACCEPTABLE).

EXPANSION & CONTROL JOINTS:- SHALL BE PROVIDED. SEE ARCHITECTURAL DRAWINGS &/OR SPECIFICATION FOR DETAILS.

EXECUTION

BEARINGS ON MASONRY:-
1 - MINIMUM BEARING ON MASONRY UNLESS OTHERWISE NOTED:-
BEAMS (STEEL,CONC.,WOOD).....200mm (8") NOMINAL
LINTELS (STEEL,CONC.,WOOD).....150mm (6") NOMINAL
JOISTS (STEEL,WOOD).....100mm (4") NOMINAL
SLABS (CAST-IN-PLACE,PRECAST)...100mm (4") NOMINA STEEL DECKING (ON WELD PLATE)...100mm (4") NOMINAL
2 - MASONRY BEARINGS SHALL BE OF SOLID BLOCKS (OR GROUTED SOLID) OR BRICKS LAID IN MORTAR. ALL JOINTS ARE TO BE FULLY FILLED WITH TYPE "S" MORTAR.
3 - MIN. SIZE OF SOLID BEARINGS AT BEAMS AND LINTELS UNLESS NOTED SHALL BE EQUAL TO TWICE THE BEARING/WALL PLATE (WP) LENGTH AND FOR A DEPTH EQUAL TO THE BEARING/WALL PLATE (WP) LENGTH, AND IN NO CASE LESS THAN 400 LONG x 200 DEEP (16" x 8"), SYMMETRICAL UNDER BEARING POINT.
4 - PROVIDE A MINIMUM OF ONE CONTINUOUS COURSE 200mm (8") OF SOLID OR GROUTED VOID BLOCKS OR BRICKS LAID IN MORTAR AT THE TOP COURSE IMMEDIATELY BELOW ALL FLOOR AND ROOF BEARING LEVELS.

COLD WEATHER CONSTRUCTION:- REQUIREMENTS & PROTECTION SHALL CONFORM TO CSA CAN3 A371- M AND UNDER NO CIRCUMSTANCES SHALL MASONRY CONSTRUCTION BE PERMITTED WHEN THE AIR TEMPERATURE FALLS BELOW - 12øC.
COLD WEATHER CONSTRUCTION:- REQUIREMENTS & PROTECTION SHALL CONFORM TO CSA CAN3 A371- M AND UNDER NO CIRCUMSTANCES SHALL MASONRY CONSTRUCTION BE PERMITTED WHEN THE AIR TEMPERATURE FALLS BELOW - 12øC.

CAST-IN PLACE CONCRETE NOTES:

-Concrete foundation walls to be minimum 8" (200mm) thick and have a minimum compressive strength of 15 MPa

GENERAL
PROVIDE ALL LABOUR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO CARRY OUT THE WORK.

REFER ALSO TO GENERAL NOTES, NOTES UNDER PLANS AND SCHEDULES, TYPICAL DETAILS AND SPECIFICATION.

PRODUCTS

PORTLAND CEMENT, WATER AND AGGREGATES SHALL CONFORM TO CSA CAN3-A23.1M. PROVIDE AN APPROVED WATER REDUCING ADDITIVE IN ALL CONCRETE. PROVIDE AN APPROVED AIR ENTRAINING ADDITIVE IN ALL CONCRETE WHICH WILL BE EXPOSED TO A FREEZE/THAW CYCLE AND/OR THE ACTION OF DE-ICING SALT.ADMIXTURES SHALL CONFORM TO CSA CAN3-A266M SERIES.

FORMWORK SHALL CONFORM TO CSA CAN3-A23.1M AND FALSEWORK SHALL CONFORM TO CSA S269.1.

REINFORCING STEEL UNLESS SPECIFICALLY NOTED, SHALL BE DEFORMED BARS CONFORMING TO CSA G30.18-M GRADE 400 (58000 PSI). WELDED WIRE FABRIC TO CONFORM TO CSA G30.5M. REINFORCING SHALL BE DETAILED, BENT, PLACED AND SUPPORTED TO CONFORM TO ACI STANDARD 315 AND THE MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE OF ONTARIO. CURING AND SEALING COMPOUNDS WHERE APPROVED FOR USE TO CONFORM TO ASTM STANDARD C309. GENERALLY, ALL CONCRETE SURFACES ARE TO BE SEALED UNLESS NOTED OTHERWISE. COMPOUNDS ARE TO BE COMPATIBLE WITH APPLIED FINISHES.

EXECUTION

MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE @ 28 DAYS SHALL BE AS NOTED ON THE DRAWINGS OR GENERAL NOTES (30 MPa MINIMUM).

SLUMP AT THE POINT OF DISCHARGE SHALL BE CONSISTENT AT 90mm + 20mm (3 1/2" + 3/4") UNLESS NOTED OTHERWISE. GREATER SLUMPS ARE NOT ACCEPTABLE.

CONCRETE MIXING, TRANSPORTATION, HANDLING AND PLACING SHALL CONFORM TO CSA CAN3-A23.1M.

CONSTRUCTION JOINTS FOR SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE CONSTRUCTION. GENERALLY ,JOINTS IN SLABS SHALL BE AT RIGHT ANGLES TO THE SPANS, AT MID-SPAN IF POSSIBLE AND BE CLEAR OF SUPPORTS AND POINT LOADS.

OPENINGS AND DRIVEN FASTENERS REQUIRED IN THE CONCRETE AFTER THE CONCRETE IS PLACED SHALL BE APPROVED BY A STRUCTURAL CONSULTANT BEFORE PROCEEDING.

FINISHING, REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIRED FINISH TO EXPOSED CONCRETE. ALL HONEYCOMBING SHALL BE CUT OUT AND FILLED. FLOOR FINISHES SHALL BE AS REQUIRED BY THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO CSA STANDARD CAN3-A23.1-M (CLASS A FINISH UNLESS NOTED).

TOLERANCES FOR PLACING STRUCTURAL CONCRETE, REINFORCING STEEL, CAST-IN HARDWARE AND FOR FLOOR & ROOF FINISHES SHALL BE AS SPECIFIED IN CSA STANDARD CAN3-A23.1M.

QUALITY CONTROL
FOR INSPECTION AND TESTING, SEE GENERAL NOTES.

ICF FOUNDATION WALL NOTES:

-ICF FOUNDATION WALL
-DAMPROOF EXTERIOR SURFACE
-INSULATED CONCRETE FORM FOUNDATIONS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S SPECIFICATIONS
-ROOF FRAMING FIXED TO TOP PLATES

ICF FOUNDATION MINIMUM WALL REINFORCMENT

HORIZONTAL REINFORCEMENT
-10M BARS SPACED NOT MORE THEN
-23 5/8"O.C.(600mm) ON THE INSIDE HALF OF THE WALL SECTION, WITH MIN. COVER OF 1 1/ 4" (30mm) FROM THE INSIDE FACE OF THE CONCRETE.
-ONE 10M BAR PLACED NOT MORE THEN 11 3/4"(300mm) FROM THE TOP OF THE WALL VERTICAL REINFORCEMENT
-10M AT 10" O.C (250mm) ON THE INSIDE HALF OF THE WALL SECTION, WITH MIN. COVER OF 1 1/4" (30mm) FROM THE INSIDE FACE OF THE CONCRETE.
-WHERE INTERUPTED BY WALL OPENING BE PLACED NOT MORE THAN 23 5/8"(600mm) FROM EA. SIDE OF THE OPENING.

MAIN FLOOR LEVEL ICF WALLS:

- COVER INSIDE FOAM WITH DRYWALL OR APPROVED WOODS WOOD SHEATHING. INSTALL IN ACCORDANCE WITH 9.29 OF THE NATIONAL BUILDING CODE.

MAIN FLOOR LEVEL ICF WALLS:

- COVER INSIDE FOAM WITH DRYWALL OR APPROVED WOODS WOOD SHEATHING. INSTALL IN ACCORDANCE WITH 9.29 OF THE NATIONAL BUILDING CODE.

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

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C - 119 PINEBUSH RD
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FRAME WALL CONSTRUCTION

LUMBER:

- UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO.2, CONFORMING TO CSA STANDARD WITH 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
-NAILS, SPIKES, AND STAPLES: - TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE ONTARIO BUILDING CODE & NBC.
-ROUGH HARDWARE: - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED.
-WOOD PRESERVATIVES (PRESSURE TREATED): - WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M.
- FRAMING ANCHORS: - FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY TIMBER ENGINEERING COMPANY (TECO) OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UTILIZING "SPECIAL" NAILS WHERE REQUIRED.

STUD WALLS:

-PROVIDE FULL WIDTH SILL PLATES, MIN. 38x89 (2x4) ANCHORED TO FOUNDATION WITH 12 mm (1/2") DIAMETER BOLTS x 250 mm (10") LONG @ 1200 mm (4'-0") CENTRES. BOLTS TO BE GROUTED OR CONCRETED IN SOLID.
-PROVIDE MINIMUM TWO (2) TOP PLATES FOR LOAD BEARING WALLS. PLATES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS.
-2"X4" (38mmX89mm) WOOD STUDS@16" (400mm) O.C. 9.23.10.1
-EXTERIOR SIDING TO COMPLY WITH LIMITING DISTANCE REQUIREMENTS AS LISTED IN OBC 9.10.14. WHERE THE WALL IS CLOSER THAN 2'-0" TO THE PROPERTY LINE
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 8" (200mm) FROM FINISHED GRADE
-STONE OR BRICK AS PER ELEVATIONS, MIN. 6" (150mm) FROM FINISHED GRADE
-WALL SHEATHING MEMBRANE TO BE MIN. 7/16" OSB SHEATHING OR EQUIVALENT AS PER CODE 9.23.16
-WALL SHEATHING SHALL BE INSTALLED SO THAT ALL ENDS ARE SUPPORTED WITH END JOINTS STAGGERED. A GAP OF NOT LESS THAN 2 mm (1/16") SHALL BE LEFT BETWEEN SHEETS OF PLYWOOD, WAFER BOARD OR FIBRE BOARD. MAKE BUTT JOINTS ON SOLID MATERIAL.
-NOTCHING & DRILLING: - ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE ONTARIO BUILDING CODE.
-BEAMS, LINTELS AND JOISTS SHALL BE AS SUPPLIED BY AN APPROVED MANUFACTURER.

ACCEPTABLE TYPES:

LP SOLIDSTART BY LOUISIANA PACIFFIC. GANGLAM BY GANG-NAIL CANADA LTD. MICROLAM BY TRUS JOIST CORPORATION. PARALLAM BY MacMILLAN BLOEDEL LTD. -LAMINATED VENEER LUMBER (LVL)
-WOOD VENEERS & ADHESIVES: - SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURER'S STANDARDS AND APPLICABLE CSA STANDARDS.
-ALL MEMBERS SHALL BEAR IDENTIFICATION MARKS OF THE MANUFACTURER.
-NAILING AND/OR BOLTING: - OF MULTI-PLYS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN NO CASE LESS THAN 2 ROWS OF 16d (3 1/2") NAILS AT 300mm (12") CENTRES, EACH ROW.
-NAILS INTO EDGES OF LVL SHALL BE SPACED AT A MINIMUM OF 75mm (3") FOR 8d (2 1/2") NAILS AND 100 (4") FOR 10d (3") NAILS.
-LVL TO HAVE MINIMUM END BEARING SHALL BE 75mm (3") UNLESS NOTED.

FRONT WALL:

ANALYSIS OF THE GARAGE FRONT WALL SHEAR RESISTANCE HAS NOT BEEN CONDUCTED DUE TO THE APPARENT PAST INSIGNIFICANCE OF SMALL ONE STOREY WOOD FRAME UNINHABITED STRUCTURES. PAST PERFORMAMNCE OF SIMILAR BUILDINGS IN ONTARIO HAS PRESENTED LITTLE OR NO DATA THAT HAS PROVEN THIS ASPECT OF A GARAGE STRUCTURE TO FAIL UNDER LATERAL WINDLOAD FORCES. PART 9 OF THE ONTARIO BUILDING CODE IS SILENT ON THE ISSUE OF LATERAL STABILITY IN EXTERIOR SHEAR WALLS. IBD THEREFRORE THROUGH ITS DESIGN EXPERIENCE DEEMS THE FRONT WALL AT THIS TIME UNWARRANTED FOR DETAILED SHEARWALL ANALYSIS.

WINDOW AND MAN DOOR:

-THE WINDOW AND MAN DOOR ON THE SIDE CAN BE MOVED WITHIN THE WALL AS LONG AS A MINIMUM OF 16" IS MAINTAINED BETWEEN THE WINDOW AND THE DOOR AS WELL AS BE A MINIMUM OF 16" FROM THE CORNERS. IF THE SIDE WINDOW OR MAN DOOR IS MOVED WITHIN THE WALL, THE OPENING MUST BE CLEAR OF ANY GIRDER TRUSS BEARING.

HIGH WALL CONSTRUCTION:

WHERE THE WALL STUDS ARE IN EXCESS OF 9'-10" IN LENGTH THE WALL IS TO BE CONSTRUCTED AS FOLLOWS: (OBC SECTION 9.23.10.1.(2))
1. PROVIDE 1/2" PLYWOOD SHEATHING ON THE EXTERIOR
2. 1/2" MINIMUM GWB ON THE INSIDE FACE OF THE STUD
3. SOLID BLOCKING BETWEEN THE STUDS @ 4'-0" O.C. MAX
4. STUDS ARE TO BE FASTENED TO THE PLATES WITH (3) 3 1/4" TOED NAILS
5. DOUBLE TOP PLATES ARE TO BE FASTENED TOGETHER WITH MIN. 3" NAILS @ 8" O.C. MAX
6. BOTTOM PLATES MUST BE FASTENED WITH THE EQUIVALENT OF 3 1/4" NAILS @ 8" O.C. MAX
7. PROVIDE 3-PLY CONTINUOUS KING STUDS EACH SIDE OF THE WINDOW OPENINGS

SPATIAL SEPARATION:

- IF ELEVATION FACES ONE STREET THEN PROPOSED UNPROTECTED OPENING AREA CAN BE 100%
- IF ELEVATION FACES DWELLING ON SAME PROPERTY THEN PROPOSED UNPROTECTED OPENING AREA CAN BE 100%

TYPICAL ROOF CONSTRUCTION

-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE ICE & WATER SHIELD INSTALLED ON PERIMETER OF ROOF, INSTALL AS PER MANUFACTURERS INSTRUCTIONS
-ICE & WATER SHIELDTO BE LAID BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC- 9.26.7.2
-STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION
-7/16" OSB SHEATHING MIN. (0-1 GRADE) WITH METAL "H" CLIPS OR NOT LESS THAN 2"x2" BLOCKING SECURELY NAILED BETWEEN FRAMING MEMBERS
-ROOF SHEATHING PROVIDE AT LEAST A 2 mm (1/16") GAP BETWEEN SHEETS.
-EXTERIOR TYPE PLYWOOD USED AS ROOF AND/OR WALL SHEATHING SHALL BE LEGIBLY IDENTIFIED THAT THE MATERIAL IS OF EXTERIOR TYPE.
-APPROVED WOOD TRUSSES DESIGNED BY SUPPLIER TRUSS BRACING AS PER TRUSS MANUFACTURER
-PREFINISHED ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT
-ROOF VENTILATION: 1 SQUARE FOOT PER 300 SQ.FT. OF CEILING AREA. (50% AT EAVES) 6.2.2.7

LOW SLOPE ROOF APPLICATION (SLOPES LESS THEN 4:12)
-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-EXCEPT FOR FIRST 2 COURSES COVERAGE SHALL NOT BE LESS THAN 3 THICKNESSES OF SHINGLES OVER ENTIRE ROOF
-ICE & WATER SHIED OVER ENTIRE ROOF SURFACE.
-STARTER STRIP TO BE LAID IN CONTIN. BAND OF CEMENT NOT LESS THEN 7 7/8" WIDE
- SECURE TABS W/ COLD APPLICATION CEMENT APPLIED AT A RATE OF NOT LESS THEN 1 gal/100 ft2 OF CEMENTED AREA OR HOT APPLICATION ASPHALT AT A RATE OF 0.2 LB/ft2 OF CEMENTED AREA
-SHINGLES ON HIPS AND RIDGES SHALL NOT BE LESS THEN 11 3/4" WIDE
-ALL FLASHING TO WINDOWS, DOORS AND CLADDING TO BE INSTALLED AS PER OBC 9.27.3.8

-1" X 2" (19mmX 38mm) BOTH SIDES OF STEAL BEAM FLANGE OR WOOD CONT'S WOOD PLATE SECURED TO TOP FLANGE.

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE OR No. 15 ROLL ROOFING

- 'SB' PROVIDE EQUAL NUMBER OF PLIES IN POST AS ARE IN THE SUPPORTED BUILT-UP BEAM

POINT LOAD:

BUILT-UP POSTS SUPPORTING P.L. (FROM ABOVE) MUST BE AS WIDE AS THE COLUMN ABOVE. THE BLOCKING IN THE JOIST SPACE ABOVE THE BUILT-UP POST TO BE THE SAME NUMBER OF PLIES AS IN THE POST

TRUSSES:

IF ANOTHER TRUSS MANUFACTURE IS DESIRED THEN THESE APPROVED ENGINEERED TRUSS DETAILS & LAYOUTS MUST BE REPLACED WITH THE CHOSEN MANUFACTURES APPROVED ENGINEERED DETAILS & LAYOUT. THESE FINAL TRUSS DETAILS & LAYOUT MUST BE SUBMITTED TO THE AUTHORITY HAVE JURASTICTION AND MUST BE KEEP ON SITE FOR CONSTRUCTION & INSPECTION PURPOSES

GIRDER TRUSS:

GIRDER LOADS HAVE BEEN CALCULATED FROM TRIBUTARY AREA

STAIR CONSTRUCTION

STAIRS & GUARDS 9.8

STAIRS: 9.8 - RESIDENTIAL

-MAX. RISE = 7-7/8" (200mm)
-MIN. RISE = 5" (125mm)
-MAX. RUN =14" (355mm)
-MIN. RUN = 8-1/4" (210mm)
-MIN. TREAD = 9-1/4" (235mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-6" (1950mm) OVER CLEAR WIDTH OF STAIR
-RAIL @ STAIR & LANDING = MIN 2'-10" (865mm) MAX. 3'-2"(965mm)
-MIN. WIDTH = 2'-10" (860mm)
-MIN LANDING = WIDTH OF STAIR
-(BETWEEN WALL FACES)
-MIN. WIDTH = 2'-11" (900mm)
-MAX HEIGHT = 12'-2" (3.7M) BETWEEN LANDINGS
-(EXIT STAIRS, BETWEEN GUARDS)
-AS PER OBC - 9.8 TOLERANCE BETWEEN TREADS
3/16" BETWEEN ADJACENT TREADS OR LANDINGS, AND 3/8" BETWEEN THE TALLEST AND SHORTEST RISERS IN A FLIGHT.
-FIN. RAILING ON WOOD PICKETS MAX. 4" CENTERLINE BETWEEN PICKETS
-EXT. CONC. STEPS TO HAVE 10"(254mm) RUN & 8"(200mm) RISE
-FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FDN. WALL TO BE MIN. 4'-0" (1.22mm) BELOW GRADE
-HANDRAIL TO BE CONTINUOUS THROUGH FLIGHT OF STAIRS EXCEPT AT LANDINGS
-SLOPE OF LANDING SHALL NOT EXCEED 1 IN 50
-HANDRAIL TO BE CONTINUOUS THROUGH WINDERS
-EXTERIOR CONCRETE STEPS = MAX. RISER 7-7/8" (200mm)
- LOFT SPACE HAS NOT BEEN DESIGNED AS A DWELLING UNIT. WHERE LOFT DEEMED TO BE A DWELLING UNIT, WINDOWS SHALL BE A MINIMUM 19" (480mm) ABOVE FINISHED FLOOR

STAIR LANDING:

- 5/8" T&G PLYWOOD ON 2"x6" @ 16" C/C SECURE LANDING TO EACH STUD W/ 2- 3 1/4" COMMON SPIRAL NAILS, SUPPORT OUTSIDE CORNER W/ 4"x4" WOOD POST TO SLAB BELOW, SECURE

GUARDS: 9.8.8.

GUARDS REQUIRED IF:
-THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 1'-11 5/8" (600 mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE, OR
-THE ADJACENT SURFACE WITHIN 3'-11 1/4" (1200 mm) FROM THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2.
-THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDINGS MORE THAN 10 M ABOVE ADJACENT GROUND LEVEL SHALL BE NOT LESS THAN 4'-11 1/ 16" (1500 mm.)

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

WADDELL ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM

Waddell Engineering
(519) 301 1779

CERTIFIED ENGINEERING TECHNOLOGIST
OACETT
ONTARIO
DOUGLAS MacDONALD
No 43768

Matt Cornelisse
1072 center road
Waterdown, Ontario

Date of Issue: April 16, 2021

Scale: N/A

CONSTRUCTION NOTES

Report No:	Drawing No:
GP-21-17358	A-16

Sheet Size: 18x24

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	321 Lbs	
Factored Load at Right Beam Support	321 Lbs	
% Stress Allowed in Bending	24 %	OK
% Stress Allowed in Shear	11%	OK
% Allowed Live Load Deflection	25%	OK
% Allowed Total Load Deflection	20%	OK
% Allowed Permanent Deflection	16%	OK
Minimum Length of Bearing for Beam (Left)	0.17	
Minimum Length of Bearing for Beam (Right)	0.17	
Min. Length of Bearing for Support Member (Lft)	0.08	
Min. Length of Bearing for Support Member (Rt)	0.08	

Wood - Lumber Built-up

Generic Material

Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1	2	4	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	89	Dead:	89
Live:	87	Live:	87
Snow:	111	Snow:	111
Factored:	321	Factored:	321

Max Moment Location: 2.15' From Left Support

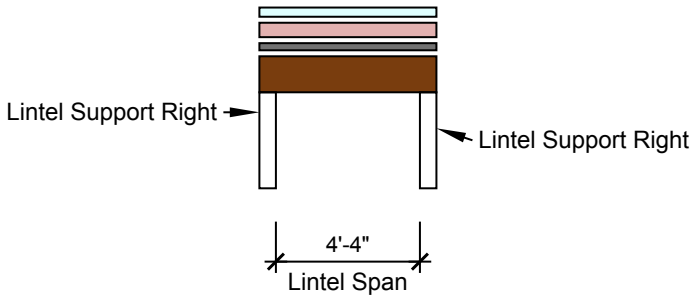
Design Summary

Description:	2-2x4
Minimum Left Bearing Length:	0.17 in B/U Stud
Minimum Right Bearing Length:	0.17 in B/U Stud
Beam Weight Based on Span	9 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

Any of the supporting members for the beam are not included in this design. The support must be the same width as the beam.



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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL W01

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
1

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	394 Lbs	
Factored Load at Right Beam Support	394 Lbs	
% Stress Allowed in Bending	35 %	OK
% Stress Allowed in Shear	20%	OK
% Allowed Live Load Deflection	24%	OK
% Allowed Total Load Deflection	20%	OK
% Allowed Permanent Deflection	15%	OK
Minimum Length of Bearing for Beam (Left)	0.43	
Minimum Length of Bearing for Beam (Right)	0.43	
Min. Length of Bearing for Support Member (Lft)	0.2	
Min. Length of Bearing for Support Member (Rt)	0.2	

Wood - Lumber Built-up

Generic Material

Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1	2	6	1

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	109	Dead:	109
Live:	107	Live:	107
Snow:	137	Snow:	137
Factored:	394	Factored:	394

Max Moment Location: 2.64' From Left Support

Design Summary

Description:	1-2x6
Minimum Left Bearing Length:	0.43 in B/U Stud
Minimum Right Bearing Length:	0.43 in B/U Stud
Beam Weight Based on Span	9 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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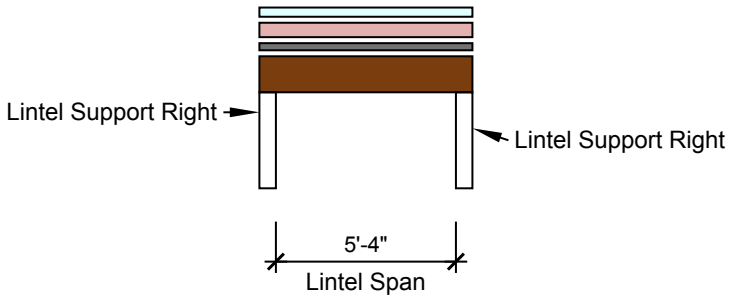


WADDELL ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL W05

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
2

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	321 Lbs	
Factored Load at Right Beam Support	321 Lbs	
% Stress Allowed in Bending	24 %	OK
% Stress Allowed in Shear	11%	OK
% Allowed Live Load Deflection	25%	OK
% Allowed Total Load Deflection	20%	OK
% Allowed Permanent Deflection	16%	OK
Minimum Length of Bearing for Beam (Left)	0.17	
Minimum Length of Bearing for Beam (Right)	0.17	
Min. Length of Bearing for Support Member (Lft)	0.08	
Min. Length of Bearing for Support Member (Rt)	0.08	

Wood - Lumber Built-up

Generic Material

Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1	2	4	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	89	Dead:	89
Live:	87	Live:	87
Snow:	111	Snow:	111
Factored:	321	Factored:	321

Max Moment Location: 2.15' From Left Support

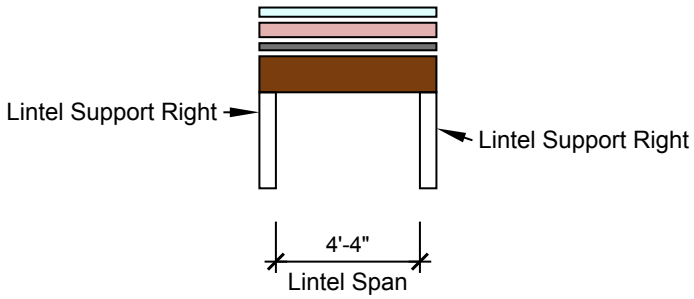
Design Summary

Description:	2-2x4
Minimum Left Bearing Length:	0.17 in B/U Stud
Minimum Right Bearing Length:	0.17 in B/U Stud
Beam Weight Based on Span	9 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

Any of the supporting members for the beam are not included in this design. The support must be the same width as the beam.



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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL W02

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
3

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	321 Lbs	
Factored Load at Right Beam Support	321 Lbs	
% Stress Allowed in Bending	24 %	OK
% Stress Allowed in Shear	11%	OK
% Allowed Live Load Deflection	25%	OK
% Allowed Total Load Deflection	20%	OK
% Allowed Permanent Deflection	16%	OK
Minimum Length of Bearing for Beam (Left)	0.17	
Minimum Length of Bearing for Beam (Right)	0.17	
Min. Length of Bearing for Support Member (Lft)	0.08	
Min. Length of Bearing for Support Member (Rt)	0.08	

Wood - Lumber Built-up

Generic Material

Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1	2	4	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	89	Dead:	89
Live:	87	Live:	87
Snow:	111	Snow:	111
Factored:	321	Factored:	321

Max Moment Location: 2.15' From Left Support

Design Summary

Description:	2-2x4
Minimum Left Bearing Length:	0.17 in B/U Stud
Minimum Right Bearing Length:	0.17 in B/U Stud
Beam Weight Based on Span	9 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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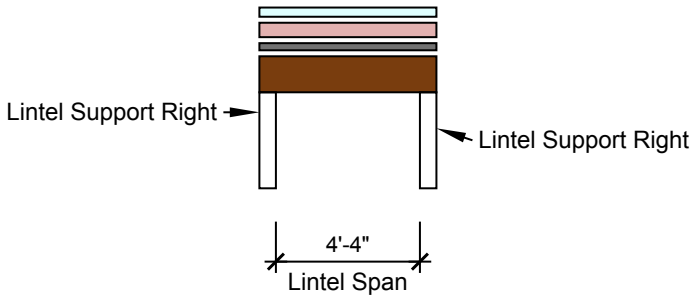

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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
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INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL W03

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
4

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	394 Lbs	
Factored Load at Right Beam Support	394 Lbs	
% Stress Allowed in Bending	35 %	OK
% Stress Allowed in Shear	20%	OK
% Allowed Live Load Deflection	24%	OK
% Allowed Total Load Deflection	20%	OK
% Allowed Permanent Deflection	15%	OK
Minimum Length of Bearing for Beam (Left)	0.43	
Minimum Length of Bearing for Beam (Right)	0.43	
Min. Length of Bearing for Support Member (Lft)	0.2	
Min. Length of Bearing for Support Member (Rt)	0.2	

Wood - Lumber Built-up

Generic Material

Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1	2	6	1

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	109	Dead:	109
Live:	107	Live:	107
Snow:	137	Snow:	137
Factored:	394	Factored:	394

Max Moment Location: 2.64' From Left Support

Design Summary

Description:	1-2x6
Minimum Left Bearing Length:	0.43 in B/U Stud
Minimum Right Bearing Length:	0.43 in B/U Stud
Beam Weight Based on Span	9 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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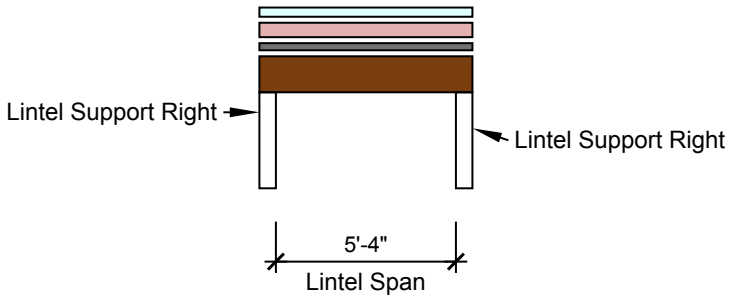

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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL W06

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
5

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	321 Lbs	
Factored Load at Right Beam Support	321 Lbs	
% Stress Allowed in Bending	24 %	OK
% Stress Allowed in Shear	11%	OK
% Allowed Live Load Deflection	25%	OK
% Allowed Total Load Deflection	20%	OK
% Allowed Permanent Deflection	16%	OK
Minimum Length of Bearing for Beam (Left)	0.17	
Minimum Length of Bearing for Beam (Right)	0.17	
Min. Length of Bearing for Support Member (Lft)	0.08	
Min. Length of Bearing for Support Member (Rt)	0.08	

Wood - Lumber Built-up

Generic Material

Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1	2	4	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	89	Dead:	89
Live:	87	Live:	87
Snow:	111	Snow:	111
Factored:	321	Factored:	321

Max Moment Location: 2.15' From Left Support

Design Summary

Description:	2-2x4
Minimum Left Bearing Length:	0.17 in B/U Stud
Minimum Right Bearing Length:	0.17 in B/U Stud
Beam Weight Based on Span	9 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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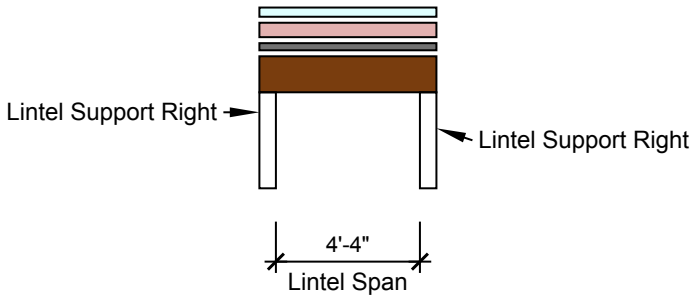

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C - 119 PINEBUSH RD
CAMBRIDGE ON
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INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL W04

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
6

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	247 Lbs	
Factored Load at Right Beam Support	247 Lbs	
% Stress Allowed in Bending	14 %	OK
% Stress Allowed in Shear	8%	OK
% Allowed Live Load Deflection	12%	OK
% Allowed Total Load Deflection	10%	OK
% Allowed Permanent Deflection	7%	OK
Minimum Length of Bearing for Beam (Left)	0.13	
Minimum Length of Bearing for Beam (Right)	0.13	
Min. Length of Bearing for Support Member (Lft)	0.06	
Min. Length of Bearing for Support Member (Rt)	0.06	

Wood - Lumber Built-up

Generic Material

Species	Grade	Width	Depth	# of Plies
S-P-F	No. 1	2	4	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	69	Dead:	69
Live:	67	Live:	67
Snow:	86	Snow:	86
Factored:	247	Factored:	247

Max Moment Location: 1.65' From Left Support

Design Summary

Description:	2-2x4
Minimum Left Bearing Length:	0.13 in B/U Stud
Minimum Right Bearing Length:	0.13 in B/U Stud
Beam Weight Based on Span	7 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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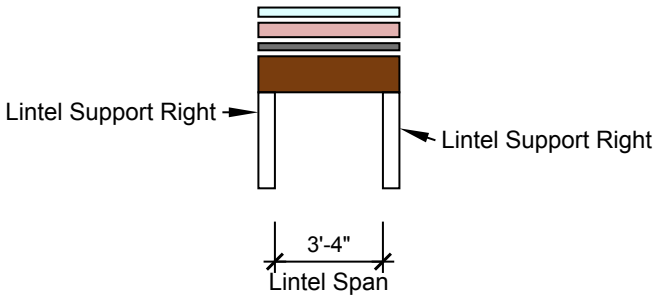

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C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL D01

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
7

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	8350 Lbs	
Factored Load at Right Beam Support	8350 Lbs	
% Stress Allowed in Bending	71 %	OK
% Stress Allowed in Shear	54%	OK
% Allowed Live Load Deflection	70%	OK
% Allowed Total Load Deflection	54%	OK
% Allowed Permanent Deflection	38%	OK
Minimum Length of Bearing for Beam (Left)	2.18	
Minimum Length of Bearing for Beam (Right)	2.18	
Min. Length of Bearing for Support Member (Lft)	1.79	
Min. Length of Bearing for Support Member (Rt)	1.79	

Wood - LVL Built-up

LP SolidStart

Species	Grade	Width	Depth	# of Plies
2.0 E	5452	1.75	11.25	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	2182	Dead:	2182
Live:	3053	Live:	3053
Snow:	2088	Snow:	2088
Factored:	8350	Factored:	8350

Max Moment Location: 5.12' From Left Support

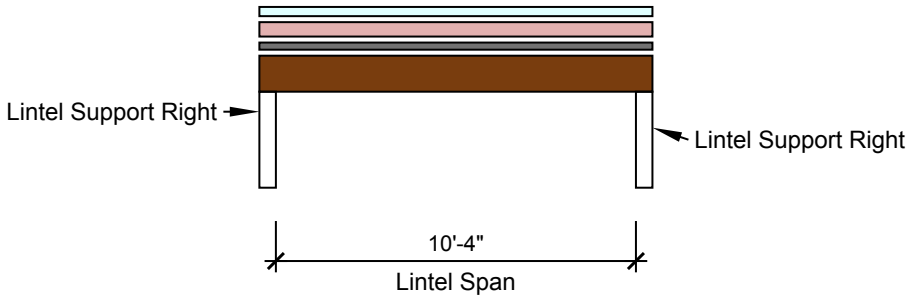
Design Summary

Description:	2-Ply 1.75x11.25 LVL 2-JACKS
Minimum Left Bearing Length:	2.18 in B/U Stud 2-JACKS
Minimum Right Bearing Length:	2.18 in B/U Stud 2-JACKS
Beam Weight Based on Span	117 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

Any of the supporting members for the beam are not included in this design. The support must be the same width as the beam.



WADDELL ENGINEERING LTD.
C - 119 PINEBUSH RD
CAMBRIDGE ON
N1R 7J8
PH. 519-267-6789
FAX. 1-866-388-9659
INFO@WADDELLENG.COM
Waddell Engineering
(519) 301 1779

LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL D02

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
8

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	8350 Lbs	
Factored Load at Right Beam Support	8350 Lbs	
% Stress Allowed in Bending	71 %	OK
% Stress Allowed in Shear	54%	OK
% Allowed Live Load Deflection	70%	OK
% Allowed Total Load Deflection	54%	OK
% Allowed Permanent Deflection	38%	OK
Minimum Length of Bearing for Beam (Left)	2.18	
Minimum Length of Bearing for Beam (Right)	2.18	
Min. Length of Bearing for Support Member (Lft)	1.79	
Min. Length of Bearing for Support Member (Rt)	1.79	

Wood - LVL Built-up

LP SolidStart

Species	Grade	Width	Depth	# of Plies
2.0 E	5452	1.75	11.25	2

Load at Left Supports (Lbs)		Load at Right Supports (Lbs)	
Dead:	2182	Dead:	2182
Live:	3053	Live:	3053
Snow:	2088	Snow:	2088
Factored:	8350	Factored:	8350

Max Moment Location: 5.12' From Left Support

Design Summary

Description:	2-Ply 1.75x11.25 LVL 2-JACKS
Minimum Left Bearing Length:	2.18 in B/U Stud 2-JACKS
Minimum Right Bearing Length:	2.18 in B/U Stud 2-JACKS
Beam Weight Based on Span	117 Lbs

Qualification Notes:

All Beams and Lintels must be supported on the compression edge at intervals not exceeding 24" O.C. - Beams must be laterally supported at their bearing points - Design of wood beams is based on dry service conditions without treatments and "Standard Term" load duration - 1.75" wide Engineered Wood Beams greater than 14" in depth must be comprised of multiple member units - Where a Generic LVL Material has been chosen always verify sizing with a Manufacturer.

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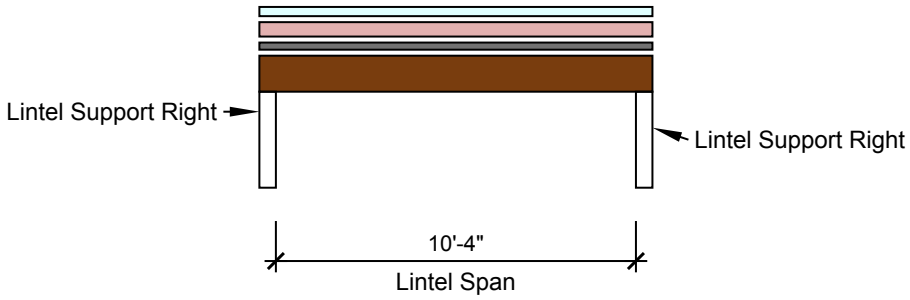

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LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL D03

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
9

File No.:

Sheet Size: 8.5x11

Load Determination

Lintel Supporting 1 Floor + Roof

Location	Construction	PSF
Floor 1 Dead Load:	Typical Light Finish Residential	15
Floor 1 Live Load:	Typical Residential Floor	40
Roof Design Snow Load:	Hamilton - Above Escarpment - W of J.C. Monro Airport	25.58

Calculation Results

Factored Load at Left Beam Support	8350 Lbs	
Factored Load at Right Beam Support	8350 Lbs	
% Stress Allowed in Bending	71 %	OK
% Stress Allowed in Shear	54%	OK
% Allowed Live Load Deflection	70%	OK
% Allowed Total Load Deflection	54%	OK
% Allowed Permanent Deflection	38%	OK
Minimum Length of Bearing for Beam (Left)	2.18	
Minimum Length of Bearing for Beam (Right)	2.18	
Min. Length of Bearing for Support Member (Lft)	1.79	
Min. Length of Bearing for Support Member (Rt)	1.79	

Wood - LVL Built-up

LP SolidStart

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Live:	3053	Live:	3053
Snow:	2088	Snow:	2088
Factored:	8350	Factored:	8350

Max Moment Location: 5.12' From Left Support

Design Summary

Description:	2-Ply 1.75x11.25 LVL 2-JACKS
Minimum Left Bearing Length:	2.18 in B/U Stud 2-JACKS
Minimum Right Bearing Length:	2.18 in B/U Stud 2-JACKS
Beam Weight Based on Span	117 Lbs

Qualification Notes:

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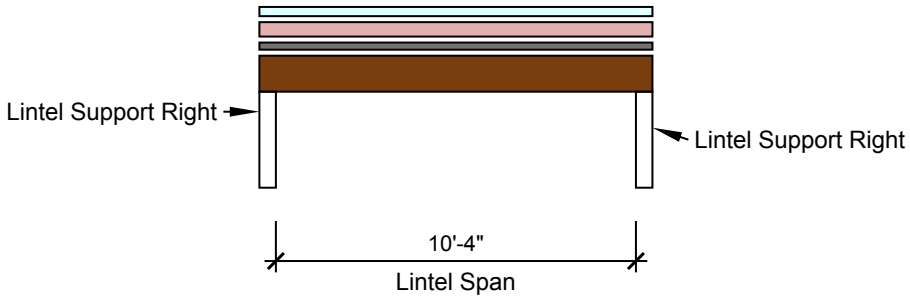

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LICENSED PROFESSIONAL ENGINEER
B. WADDELL
90473372
April 16 2021
PROVINCE OF ONTARIO

Drawing Title:
LINTEL SUPPORTING ROOF CALCULATIONS

Date: 2021-04-16
Scale: N/A

Lintel Name:
LINTEL D04

Project Title:
Matt Cornelisse

Project Address:
1072 center road
Waterdown, Ontario

Drawing No.:
10

File No.:

Sheet Size: 8.5x11

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information

Building number, street name	Unit no.	Lot/con
1072 center road		
Municipality	**Postal code**	**Plan number / other description**
Hamilton, City of, Ontario		

B. Individual who reviews and takes responsibility for design activities

Name	Firm		
Doug MacDonald	MacDonald Design & Management		
Street address	**Lot/con**	**Plan number / other description**	
36 Melrose Place			
Municipality	**Postal code**	**Province**	**Email**
Guelph	N1K 1W4	Ontario	doug@macdonalddesign.ca

C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]

☑ House	☐ HVAC - House	☑ Building Structural
☑ Small Buildings	☐ Building Services	☐ Plumbing - House
☐ Large Buildings	☐ Detection, Lighting and Power	☐ Plumbing - All Buildings
☐ Complex Buildings	☐ Fire Protection	☐ On-site Sewage Systems

Description of designer's work

New Detached Wood Frame Garage

D. Declaration of Designer

I, **Doug MacDonald, C.E.T., M.A.A.T.O., OAAAS** declare that (choose one as appropriate):

☑ I reviewed and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: **25628**

Firm BCIN: **31087**

☐ I reviewed and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5.of Division C, of the Building Code.

Individual BCIN:

Firm BCIN:

☐ The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification:_____

Individual BCIN:

Firm BCIN:

I certify that:

1. The information contained in this schedule is true to the best of my knowledge.
2. I have submitted this application with the knowledge and consent of the firm.

April 16, 2021

Date

Signature

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) d).of Division C, Article 3.2.5.1. of Division C, and of all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

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

		MAILING ADDRESS	
Registered Owners(s)	[redacted]		
Applicant(s)*			
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:

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:

Secondary Dwelling Unit Reconstruction of Existing Dwelling

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

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**):

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant Other

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 8.1 to 8.10 above?

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, 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.

_____ _____

Date Signature Property Owner(s)

Matt Cornelisse, Natasha Sproule-Cornelisse, Barry Sproule, April Sproule

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage _____

Depth _____

Area _____

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:_

Proposed

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:

13. Date of acquisition of subject lands:

August 25th 2016

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

1966

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):

17. Length of time the existing uses of the subject property have continued:

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:

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. 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.

Conservation Halton

Planning & Watershed Management
905.336.1158 | Fax: 905.336.6684
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

Letter of Permission in accordance with Ontario Regulation 162/06

April 28, 2021

Matt Cornelisse
1072 Centre Road PO Box 196
Waterdown, Ontario L0R 2H0

BY EMAIL (motograter@gmail.com)

To Matt Cornelisse:

Re: Driveway extension within the 15m regulatory allowance from Grindstone Creek and construction of a detached garage between 30 metres and 120 meters of a Provincially Significant Wetland
1072 Centre Road
City of Hamilton
Conservation Halton File: A/21/H/15

The approved development includes a driveway extension within the 15m allowance from the floodplain of Grindstone Creek, and construction of a ±30ft x 50ft detached garage within 30 - 120 metres of a Provincially Significant Wetland

Ontario Regulation 162/06

Conservation Halton (CH) regulates all watercourses, valleylands, wetlands, Lake Ontario and Hamilton Harbour shoreline and hazardous lands, as well as lands adjacent to these features. The subject property, 1072 Centre Road, is adjacent to lands traversed by a tributary of Grindstone Creek and contains the flooding hazard associated with that watercourse. Additionally, the property contains Provincially Significant Wetland (PSW). CH regulates those hazards/features, plus 15m from the flooding hazard and up to 120m from the limit of a PSW for this particular site. Permission is required from CH prior to undertaking any development within CH's regulated area and must meet CH's *Policies and Guidelines for the Administration of Ontario Regulation 162/06*.

Based on our Approximate Regulation Limit (ARL) mapping, the development will be located outside of the floodplain and PSW; Minor grading works associated with the driveway extension are to occur within the 15m regulatory allowance from the floodplain and the proposed garage is located within the 120m limit from the wetland, maintaining the 30m minimum setback required as per Policy. Therefore, staff is of the opinion that the proposed development meets Policy 2.25.2.3 and 2.39.4 within CH's *Policies and Guidelines for the Administration of Ontario Regulation 162/06* most recently revised November 26, 2020 for development within 30-120m from the wetland. While not required for this application, accurate delineation of the regulated hazards/features may be required at the time of future development.

This Letter of Permission represents Conservation Halton's consent to undertake the works as shown on the attached drawing, stamped approved April 28, 2021 subject to the following site-specific conditions:

a. **That disturbed areas be stabilized immediately following the completion of construction to the satisfaction of CH.**

b. **That CH be contacted immediately should any changes to the scope of works or details as identified on the stamped approved drawings be proposed. Note: Further review or additional information may be required to support changes.**

c. **That effective sediment and erosion control measures be installed prior to starting work, maintained during construction and fully removed once all disturbed areas have been stabilized. That site conditions be monitored and that the sediment and erosion control measures be modified if site conditions warrant it.**

d. **That excess fill (soil or otherwise) generated from the proposed works shall not be stockpiled or disposed of within any area regulated by CH, pursuant to Ontario Regulation 162/06.**

Please be sure that you read and understand the condition listed above. Please also note that contravention of a Letter of Permission, or the terms and conditions of a Letter of Permission, is considered an offence under Section 28(16) of the *Conservation Authorities Act*. It is your responsibility to ensure that any person working under the authority of this Permit is familiar, and complies with, the terms and conditions.

This Letter of Permission or a copy thereof as well as all approved drawings must be available at the site. Any changes to the approved design or installation methods must be reviewed and approved by Conservation Halton staff prior to their implementation. This letter of permission is valid for two years from the date of issue.

Please be advised that should you have any objection to any of the conditions of the Letter of Permission, you are entitled to request a hearing before the Authority, in accordance with Section 28(12) of the Conservation Authorities Act. Staff must receive a written notice of your request for a hearing within 30 days of the date of this letter. Please note that if a hearing has been requested, this Letter of Permission is withdrawn until such time as the hearing results have been finalized and commencement of any site alteration must not occur until the results of the Hearing are determined.

We trust the above is of assistance in this matter. Should you require further information, please contact Cassandra Connolly, Regulations Officer, at cconnolly@hrca.on.ca.

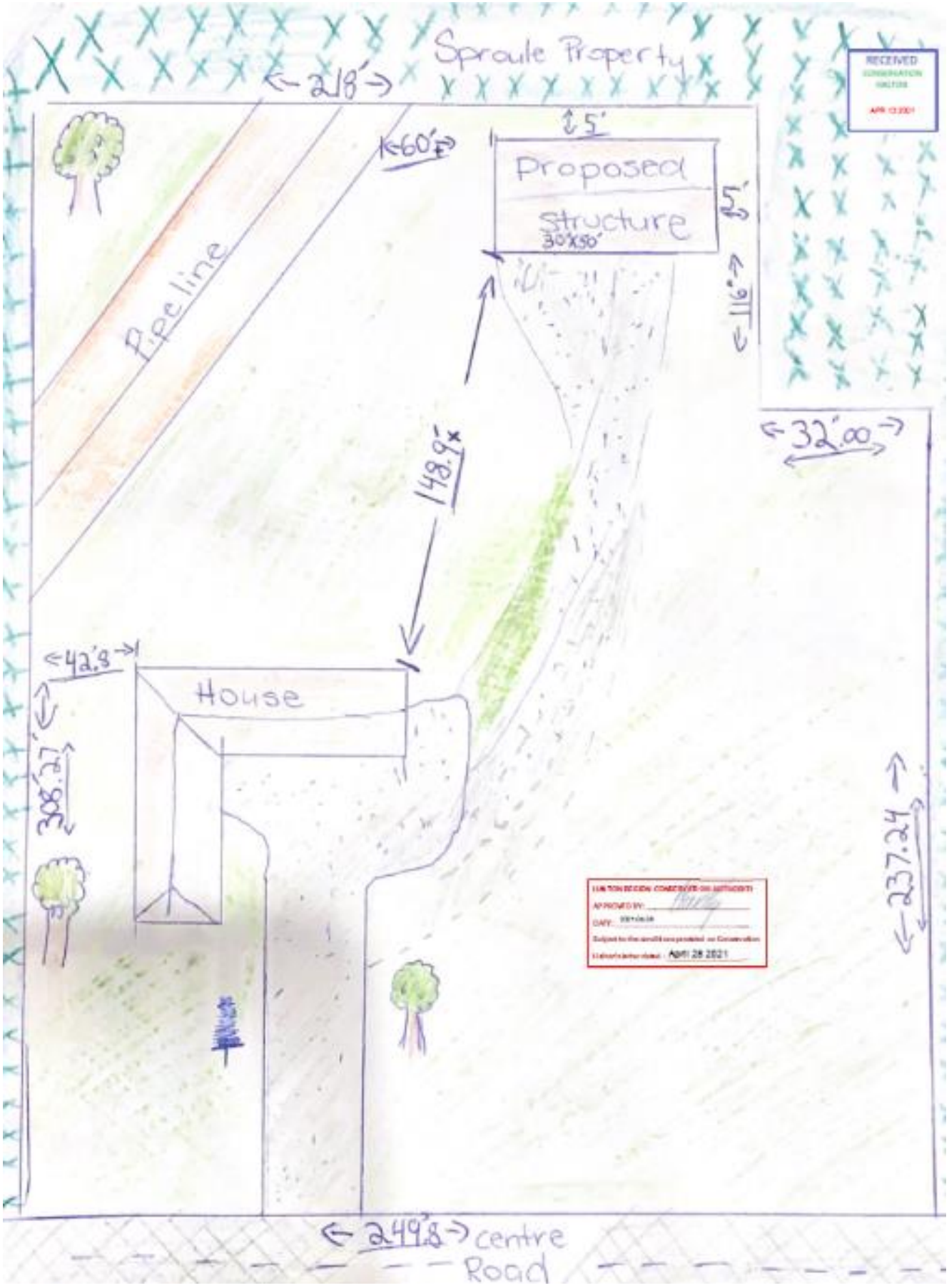
Sincerely,

Kellie McCormack

Kellie McCormack, MA, MCIP, RPP
Associate Director, Planning and Regulations

Encl. 1

Cc: Building Department, City of Hamilton (Letter and Drawing By Email: building@hamilton.ca)


Sproule Property
218'
5'
60'
Proposed
Structure
30'X50'
5'
116'
Pipeline
148.9'
32'.00
42.8'
House
308.27'
237.24'
249.8'
centre
Road
RECEIVED
APR 13 2021
APPROVED BY:
DATE:
Subject to the conditions provided on Conservation
Authority letter dated April 28 2021

Hamilton

Planning and Economic
Development Department

Memorandum

To: George Wong
Acting Manager, Building Engineering and Zoning

From: ☒ Cathy Plosz, Natural Heritage Planner (ext. 1231)
Development Planning, Heritage and Design

☐ Melissa Kiddie, Natural Heritage Planner (ext. 1290)
Development Planning, Heritage and Design

Date: **May 3, 2021**

Subject: **Exemption from Site Plan Control By-law No. 15-176 for 1072 Centre Road, Flamborough for Development within or adjacent to Core Areas**

In accordance with Section 9.1 of Site Plan Control By-law No. 15-176, Site Plan Control shall apply to "*any buildings or structures, including accessory buildings and structures, decks and additions to existing buildings, situated Adjacent to or within a Core Area (s), except for single detached, duplex, semi-detached or street townhouse dwellings located within a plan of subdivision or plan of condominium draft approved after January 1, 2013*".

Proposed Development (Please briefly describe proposed development and attach concept plan/map):
Driveway extension and detached garage.

Core Areas include:
Significant Woodland, Environmentally Significant Area, Provincially Significant Wetland.

Based on a review of the proposed development, the following is applicable:

☐ Proposed development is located within the footprint of an existing structure.

☒ Proposed development is located within a disturbed area (i.e. manicured area).

☒ Proposed development is located at least 30 metres away from the Core Areas.

☒ Correspondence has been provided by the relevant Conservation Authority (attached).

Therefore, Site Plan Control for the above property is waived.

Notes:

This memo does not exempt the proposal from the requirements of a building permit, nor does it exempt the proposal from the requirements of the Zoning By-law or any further regulations. Please be advised that should the application change, the Planning Division has the right to review the revised submission.

If you have any questions, please contact Catherine Plosz by e-mail at Catherine.Plosz@hamilton.ca.