

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

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

APPLICATION NO.: HM/A-22:68

APPLICANTS: Agent T. Goral
Owner K. Deluca

SUBJECT PROPERTY: Municipal address **1278 Main St. E., Hamilton**

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

ZONING: "TOC1" (Transit Oriented Corridor Mixed Use Medium Density) district

PROPOSAL: To To permit the expansion of the existing legally established non-conforming single detached dwelling through the construction of a second storey addition, notwithstanding that;

1. A single detached dwelling is not permitted.
2. A maximum 106% being a total of 73.45m² of the existing building gross floor area shall be permitted whereas the zoning By-law requires that the increase shall not exceed a maximum of 10% of the Gross Floor Area of the building existing at the date of passing of the by-law.

Notes: A single detached dwelling is not permitted in the TOC1 zone. However, the zoning By-law permits an addition or alteration to an existing single detached dwelling provided that the increase in volume or size of the interior of the building does not exceed 10.0% of the existing gross floor area and that the existing side yard setbacks are maintained for the addition.

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

DATE: Thursday, April 7th, 2022
TIME: 2:55 p.m.
PLACE: Via video link or call in (see attached sheet for details)
To be streamed at
www.hamilton.ca/committeeofadjustment
for viewing purposes only

PUBLIC INPUT

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

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

MORE INFORMATION

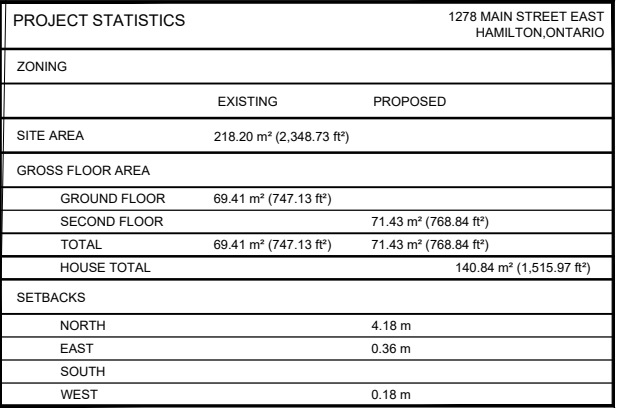
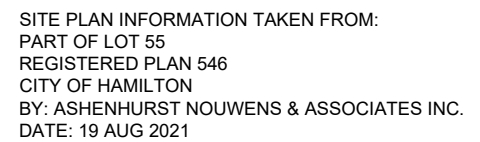
For more information on this matter, including access to drawings illustrating this request:

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

DATED: March 22nd, 2022.

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.



DRAWING TITLE	SCALE	DRAWN BY	CHECKED BY
SITE PLAN	3/32" - 1'-0"	TG	FS
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <h2 style="text-align: center; margin: 0;">MAIN STREET RESIDENCE</h2> <hr style="border: 0.5px solid black; margin: 5px 0;"/> <p style="text-align: center; font-size: 0.9em;">1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9</p> </div>	DATE	DRAWING NUMBER	
	01 SEPT 2020	<div style="font-size: 4em; font-weight: bold; margin: 0;">A-1.1</div>	
	PROJECT NUMBER		
	21009		

1.	03.DEC.2021	ISSUED FOR PERMIT	TG
No.	DATE	REVISION/SUBMISSION	ISSUED BY


GÓRAL
— DESIGN —

GÓRAL DESIGN
T: 647.505.9632
E: igor@goraldesign.ca

[illegible]

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE CURRENT EDITION OF THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.		PARTITION TYPES:		FOUNDATIONS AND FOOTINGS:		GENERAL:		WINDOWS:					
W1	STUCCO WALL CONSTRUCTION: 2"x6" (38mm x 140mm); - STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURES SPECIFICATIONS - R5 (RSI 0.9) 1" (25mm) MINIMUM EXTRUDED OR EXPANDED RIGID POLYETHYLENE (CONTINUOUS INSULATION) - APPROVED SHEATHING PAPER - 1/2" (12.7mm) EXTERIOR TYPE SHEATHING - USE 1/2" (12.7mm) CEMENT BOARD @ RATED WALL - 2"x6" (38mm x 140mm) SPRUCE STUDS @ 16" (400mm) O.C. C/W INSULATION (R22) - 6MIL POLYETHYLENE VAPOUR BARRIER, - 1/2" (12.7mm) GYPSUM WALLBOARD INTERIOR FINISH. - USE 5/8" (15.9mm) TYPE 'X' DRYWALL @ RATED WALL	P1	INTERIOR STUD PARTITION: FOR BEARING PARTITION - 2x4 (38mm x 89mm) @ 16" (400mm) O.C. FOR TWO STOREYS AND/OR 12" (300mm) O.C. FOR THREE STOREYS.	F1	- POURED CONCRETE FOOTING. ALL FOOTING SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MINIMUM BEARING CAPACITY OF 150kPa OR GREATER. PROVIDE 15M DOWELS @ 16"o.c.	F8	STEP FOOTING: MINIMUM HORIZONTAL STEP = 23-5/8" (600mm). MAXIMUM VERTICAL STEP = 23-5/8" (600mm)	G1	TWO STOREY VOLUME SPACES: -FOR WIND LOADS <=0.5kPa (q50) FOR A MAXIMUM 18' 4" (5600mm) HEIGHT PROVIDE 2 - 2x6 (2 - 38mm x 140mm) SPRUCE #2 CONTINUOUS STUDS @ 12" (300mm) O.C. FOR BRICK AND 16" (400mm) O.C. FOR SIDING C/W 3/8" (9.5mm) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4" (1200mm) O.C. VERTICALLY (O.B.C. 9.23.10.1.) -FOR WIND LOADS >=0.5kPa (q50) FOR A MAXIMUM 18' 4" (5600mm) HEIGHT PROVIDE 2 - 2x6 (2 - 38mm x 140mm) SPRUCE #2 CONTINUOUS STUDS @ 8" (200mm) O.C. FOR BRICK AND 12" (300mm) O.C. FOR SIDING C/W 3/8" (9.5mm) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200mm) O.C. VERTICALLY.	G6	EXPOSED FLOOR TO EXTERIOR: - PROVIDE R31 (RSI 5.4) INSULATION - 6MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTINUOUS AIR BARRIER - FINISHED SOFFIT.	G7	WINDOWS: 1) MINIMUM BEDROOM WINDOW EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ON OUTSIDE WINDOW WITH MINIMUM 0.35m.sq. UNOBSTRUCTED OPEN PORTION WITH NO DIMENSION LESS THAN 1'-3" (380mm) CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT AND MUST CONFORM TO 9.7.1.3. (& 9.7.1.4. FOR BASEMENT WINDOWS) 2) WINDOW GUARDS A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100mm) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480mm) ABOVE FINISH FLOOR AND THE DISTANCE FROM THE FINISH FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) 3) WINDOW IN EXIT STAIRWAYS WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 3'-6" (1070mm) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE) OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE O.B.C.
	W1A	STUCCO WALL CONSTRUCTION: 2"x6" (38mm x 140mm); - STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURES SPECIFICATIONS - R5 (RSI 0.9) 1" (25mm) MINIMUM EXTRUDED OR EXPANDED RIGID POLYETHYLENE (CONTINUOUS INSULATION) - ON EXISTING WALL	P2		NON LOAD BARRING PARTITIONS - 2x4 (38mm x 89mm) @ 24" (800mm) O.C. PROVIDE 2x4 (38mm x 89mm) BOTTOM PLATE AND 2-2x4 (2-38mm x 89mm) TOP PLATE 1/2" (12.7mm) INTERIOR DRY WALL BOTH SIDES	NOTE: IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTING ARE REQUIRED.	F9	2"x6" SILL PLATE, TIED TO TOP OF FOUNDATION WALL WITH 8" LONG x 1/2"Ø ANCHOR BOLTS C/W NUT AND WASHER WITH 2-1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 6'-0" o.c. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.	S1	BASEMENT SLAB: - 4" (100mm) MINIMUM 25MPa (3600psi) CONCRETE SLAB WITH DAMPPROOFING BELOW SLAB. - 2" (50mm) RIGID INSULATION - 5" (125mm) COARSE GRANULAR FILL	G2	STEEL COLUMN: 3-1/2" (90mm) DIAMETER x 0.188" (4.78) NON ADJUSTABLE STEEL COLUMN WITH, 6"x6"x 3/8" (150mm x 150mm x 9.5mm) STEEL PLATE TOP AND BOTTOM. FIELD WELD BEAM/COLUMN CONNECTION. 34"x34"x18" (870mm x 870mm x 410mm) CONCRETE FOOTING ON UNDISTURBED SOIL OR ENGINEER FILL CAPABLE OF SUSTAINING A PRESSURE OF 75 kPa MINIMUM AND AS PER SOIL REPORT.	G3
W2	SIDING WALL CONSTRUCTION 2"x6" (38mm x 140mm); - SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS (CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED AS PER MANUFACTURES SPECIFICATIONS) - APPROVED SHEATHING PAPER - 1/2" (12.7mm) EXTERIOR TYPE SHEATHING - 2"x6" (38mm x 152mm) SPRUCE STUDS @ 16" (400mm) O.C. C/W INSULATION (R22) - 6MIL POLYETHYLENE VAPOUR BARRIER, - 1/2" (12.7mm) GYPSUM WALLBOARD INTERIOR FINISH.	P3	BEARING STUD PARTITION: 2x4 (38mm x 89mm)STUDS @ 16" (400mm) O.C. 2x4 (38mm x 89mm) SILL PLATE ON DAMPPROOFING MATERIAL 1/2" (12.7mm) DIAMETER ANCHOR BOLTS 8" (200mm) LONG, EMBEDDED 4" (100mm) INTO CONCRETE @ 7" 10" (2400mm) O.C. 4" (100mm) HIGH CONCRETE CURB ON 14"x6" (350mm x 150mm) CONCRETE FOOTING.	F2	- 4" (100mm) DIAMETER WEEPING TILE - 6" (150mm) CRUSHED STONE OVER AND AROUND WEEPING TILES.	F10	FOUNDATION WALLS: 10" (250mm) CONCRETE BLOCK FOUNDATION WALL FILLED SOLID W/ MORTAR (TYPE 'S') AND 15M REBARS EVERY COURSE (TYP.) NOTE: PARGE ALL BLOCK WALLS FROM EXTERIOR SIDE OR 10" (250mm) POURED FOUNDATION WALL W/ 15M REBARS @ 16" o.c. BOTH WAYS. PLACED 2" OFF FROM INSIDE FACE.	S2	GARAGE SLAB: - 4" (100mm) 32MPa (4650PSI) CONCRETE SLAB WITH 5-8% AIR ENTRAINMENT - REINFORCED WITH 6x6xW2.9XW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. - DRAINAGE GRANULAR (19mm CLEAR CRUSHED LIMESTONE) - SLAB SLOPED TO FRONT AT 1% MINIMUM.	G4	BEAM POCKET OVER 8"x8" (200mm x 200mm) POURED CONCRETE NIB WALLS, MINIMUM BEARING 3-1/2" (90mm)	G5	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
	W2A	SIDING WALL CONSTRUCTION 2"x6" (38mm x 140mm); - SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS (CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED AS PER MANUFACTURES SPECIFICATIONS) - ON EXISTING WALL	P4		ROOF REINFORCEMENT - O.B.C. 9.5.2.3.: PROVIDE STUD WALL REINFORCEMENT IN BATHROOMS CONFORMING TO O.B.C. 3.8.3.8.(1)(d) FOR WATER CLOSETS AND O.B.C. 3.8.3.13.(1)(f) FOR SHOWERS OR BATHTUBS.	NOTE: ADD HORIZONTAL BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.	F3	FOUNDATION WALL @ UNSUPPORTED OPENINGS: 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING) -BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL -BARS TO HAVE MINIMUM 2" (50mm) CONCRETE COVER -BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING	S3	COLD ROOM SLAB: - 4" (100mm) CONCRETE SLAB. CONCRETE STRENGTH 32MPa (4650psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE - DRAINAGE GRANULAR (19mm CLEAR CRUSHED LIMESTONE)	G9	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.	G10
W3	SIDING WALL CONSTRUCTION 2"x6" (38mm x 140mm); - SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS (CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED AS PER MANUFACTURES SPECIFICATIONS) - APPROVED SHEATHING PAPER - 1/2" (12.7mm) EXTERIOR TYPE SHEATHING - 2"x6" (38mm x 152mm) SPRUCE STUDS @ 16" (400mm) O.C. C/W INSULATION (R22) - 6MIL POLYETHYLENE VAPOUR BARRIER, - 1/2" (12.7mm) GYPSUM WALLBOARD INTERIOR FINISH.	P5	ROOFS: - NO 210 (10.25KG-M2)ASPHALT SHINGLES. - APPROVED EAVES PROTECTION TO EXTEND 3'-0" (900mm) FROM EDGE OF ROOF AND MINIMUM 12" (300mm) BEYOND INNER FACE OF EXTERIOR WALL. - 3/8" (9.5mm) PLYWOOD SHEATHING WITH 'H' CLIPS. APPROVED WOOD TRUSSES @ 24" (600mm) O.C. MAXIMUM. - CONVENTIONAL ROOF FRAMING AS PER PLANS. - 2x4 (38mm x 89mm) TRUSS BRACING @ 6'-0" (1830mm) O.C. AT BOTTOM CHORD, - PREFINISHED ALUMINUM EAVESTROUGH, FASCIA, RWL AND VENTED SOFFIT.	F4	- BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. (SEE MANUFACTURES SPECIFICATIONS) APPLIED OVER FOUNDATION WALL	F5	REDUCTION IN THICKNESS (9.15.4.7.): - THE FOUNDATION WALL SHALL NOT BE REDUCED TO MORE THAN 14" (350mm) HIGH AND NOT LESS THAN 3-1/2" (90mm) THICK - FOR INSTALLATION OF FLOOR JOISTS. - WHERE REDUCTION IS FOR MASONRY THE THICKNESS SHALL BE NOT LESS THAN 3-1/2" (90mm), TIED TO THE FACING MATERIAL WITH METAL TIES (CONFORMING TO O.B.C. - 9.20.9.4.(3)) SPACED NOT MORE THAN 8" (200mm) O.C. VERTICALLY AND 36" (900mm) O.C. HORIZONTAL. - SPACE BETWEEN WALL AND FACING SHALL BE FILLED WITH MORTAR	S4	GUARDS/RAILINGS - O.B.C. 9.8.: FINISHED NON-CLIMBABLE GUARD/RAILING (4" TO 35" ABOVE FLOOR) WITH 4" (100mm) O.C. MAXIMUM SPACING BETWEEN PICKETS. THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE: i) A UNIFORM LOAD OF 113lb/ft OR A CONCENTRATED LOAD OF 225 lbs. ii) A VERTICAL LOAD OF 168 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD iii) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lbs AT ANY MOMENT	G11	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.	G12	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
	W3A	SIDING WALL CONSTRUCTION 2"x6" (38mm x 140mm); - SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS (CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED AS PER MANUFACTURES SPECIFICATIONS) - ON EXISTING WALL	NOTE: ASPHALT SHINGLES ON SLOPES OF 1 IN 3 OR GREATER - COVERAGE SHALL BE NOT LESS THAN TWO THICKNESSES OF SHINGLE OVER THE ENTIRE ROOF. ASPHALT SHINGLES ON SLOPES OF LESS THAN 1 IN 3 - EXCEPT FOR THE FIRST TWO COURSES, COVERAGE SHALL BE NOT LESS THAN THREE THICKNESSES OF SHINGLE OVER THE ENTIRE ROOF.		F6	REINFORCED CONCRETE SLABS (9.39.): CLEAR SPAN AT SHORTEST DIMENSION - SUPPORTED BY FOUNDATION WALLS IS NOT MORE THAN 8'-2" (2500mm)) - 5" (125mm) 32MPa (4650psi) CONCRETE SLAB WITH 5-8% AIR ENTRAINMENT REINFORCED WITH 10M BARS @ 8" (200mm) O.C. EACH DIRECTION WITH 1-3/16" (30mm) CLEAR COVER FROM BOTTOM OF SLAB. SLAB SHALL BEAR NOT LESS THAN 3" (75mm) AND ANCHORED TO PERIMETER FOUNDATION WALL WITH 24"x24" (610mm x 610mm) 10M BENT DOWELS @ 24" (600mm) O.C. - SLOPE SLAB 1% AWAY FROM EXTERIOR WALL	S5	GUARDS - O.B.C. 9.8.8.: GUARDS: 2'-11" (900mm) - IF ELEVATION BETWEEN LEVELS IS GREATER THAN 5'-11" THAN GUARDS: 3'-6" (1070mm)	G13	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.	G14	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.	
W4	SIDING WALL CONSTRUCTION 2"x6" (38mm x 140mm); - SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS (CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED AS PER MANUFACTURES SPECIFICATIONS) - APPROVED SHEATHING PAPER - 1/2" (12.7mm) EXTERIOR TYPE SHEATHING - 2"x6" (38mm x 152mm) SPRUCE STUDS @ 16" (400mm) O.C. C/W INSULATION (R22) - 6MIL POLYETHYLENE VAPOUR BARRIER, - 1/2" (12.7mm) GYPSUM WALLBOARD INTERIOR FINISH.	P6	CEILING JOISTS TO BE: - 2x4 (38mm x 89mm) @ 16" (400mm) O.C. FOR MAXIMUM 9'-3" (2830mm) SPAN AND 2x6 (38mm x 140mm) @ 16" (400mm) O.C. FOR MAXIMUM SPAN 14'-7" (4450mm).	F7	RAFTERS FOR BUILT-UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2x4 (38mm x 39mm) @ 24" (600mm) O.C. UNLESS OTHERWISE SPECIFIED.	F8	REINFORCED CONCRETE SLABS: - 6" (125mm) 32MPa (4640psi) CONCRETE SLAB WITH 5-8% AIR ENTRAINMENT REINFORCED WITH 15M @ 12" (300mm) O.C. BOTTOM BARS BOTH WAYS WITH 1-3/16" (30mm) CLEAR COVER FROM BOTTOM OF SLAB, SLAB SHALL BEAR NOT LESS THAN 3" (75mm) AND ANCHORED TO PERIMETER FOUNDATION WALL WITH 24"x24" (610mm x 610mm) 10M BENT DOWELS @ 16" (400mm) O.C. - SLOPE SLAB 1% AWAY FROM EXTERIOR WALL	S6	GUARDS - O.B.C. 9.8.8.: GUARDS: 2'-11" (900mm) - IF ELEVATION BETWEEN LEVELS IS GREATER THAN 5'-11" THAN GUARDS: 3'-6" (1070mm)	G15	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.	G16	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS BEARING ON CONCRETE BLOCK PARTY WALL. ANCHORED WITH 2 - 3/4"x8" (2 - 19mm x 200mm) LONG GALVANIZED ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
	W4A	SIDING WALL CONSTRUCTION 2"x6" (38mm x 140mm); - SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS (CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED AS PER MANUFACTURES SPECIFICATIONS) - ON EXISTING WALL	NOTE: ROOF ASSEMBLY R60 O.B.C. 12.3.2.1. AND 12.3.3.3.		F9	REINFORCED CONCRETE SLABS: - 6" (125mm) 32MPa (4640psi) CONCRETE SLAB WITH 5-8% AIR ENTRAINMENT REINFORCED WITH 15M @ 12" (300mm) O.C. BOTTOM BARS BOTH WAYS WITH 1-3/16" (30mm) CLEAR COVER FROM BOTTOM OF SLAB, SLAB SHALL BEAR NOT LESS THAN 3" (75mm) AND ANCHORED TO PERIMETER FOUNDATION WALL WITH 24"x24" (610mm x 610mm) 10M BENT DOWELS @ 16" (400mm) O.C. - SLOPE SLAB 1% AWAY FROM EXTERIOR WALL	S7	GUARDS - O.B.C. 9.8.8.: GUARDS: 2'-11" (900mm) - IF ELEVATION BETWEEN LEVELS IS GREATER THAN 5'-11" THAN GUARDS: 3'-6" (1070mm)	G17	STEEL BEARING PLATE FOR MASONRY WALLS: 11"x11"x5/8" (280mm x 280mm x 16mm) STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" (280mm x 280mm x 12.7mm) STEEL PLATE FOR WOOD BEAMS			

1.1

CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING AND/OR TEMPORARY WORKS DURING CONSTRUCTION FOR THE SAFE INSTALLATION OF ALL CONSTRUCTION MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL, DIRECTION AND SUPERVISION OF THE CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ALL SHORING AND/OR TEMPORARY WORKS.

1.2

CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL CONSTRUCTION OF THE WORK AND BE RESPONSIBLE FOR THE CONTROL, DIRECTION AND SUPERVISION OF THE CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ALL CONSTRUCTION OF THE WORK.

1.3

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE HEALTH AND CONSTRUCTION SAFETY LEGISLATION AT THE PLACE OF THE WORK.

1.4

PRIOR TO THE COMMENCEMENT OF NEW WORKS, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE EXISTING STRUCTURE IS INTACT AND FREE OF DEFECTS SUCH AS, BUT NOT LIMITED TO, CRACKS, SPALLING, ROT, DEFLECTIONS, DEFORMATIONS AND SETTLEMENTS IT IS THE DUTY OF THE CONTRACTOR TO OPEN AREAS OF EXISTING TO INSPECT THE UNDERLYING STRUCTURE WHERE IT IS NOT FULLY EXPOSED.
THE CONTRACTOR IS TO COMMUNICATE AREAS OF CONCERN TO THE ENGINEER IMMEDIATELY.

1.5

WHERE THE CONTRACTOR IS REQUIRED TO VERIFY SITE CONDITIONS, THIS SHALL MEAN THAT THE CONTRACTOR SHALL EXPOSE THE EXISTING CONDITION AND REPORT THEIR FINDING TO THE ENGINEER.

1.6

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE BUILDING DEPARTMENT FOR REQUIRED INSPECTION (REFER TO THE BUILDING PERMIT FOR INSPECTION REQUIREMENTS.) THE DESIGNER AND/OR ENGINEER WILL NOT BE RESPONSIBLE OR HELD LIABLE, IN PART OR IN WHOLE, FOR DESIGN ERRORS RELATED TO THE WORK IF WE ARE NOT RETAINED TO INSPECT THE WORK DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER TO INSPECT THE WORK WHEN REQUIRED BY THE BUILDING DEPARTMENT.

1.7

THE CONTRACTOR SHALL REVIEW ALL DIMENSIONS SHOWN ON THE DESIGN/CONSTRUCTION PERMIT DRAWINGS WITH ALL THE OTHER DISCIPLINE DRAWINGS (ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL) AND REPORT ANY DISCREPANCIES TO THE APPLICABLE DISCIPLINE IMMEDIATELY.

1.8

STRUCTURAL DETAILS SHALL SUPERSEDE THOSE DETAILS SHOWN ON DRAWINGS AND SHALL SUPERSEDE THOSE ON TYPICAL DETAILS. IN THE CASE OF A DISCREPANCY, THE MORE STRINGENT SHALL GOVERN.

1.9

ALL WORK AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.). IT IS EXPECTED THAT ALL WORK SHALL BE CARRIED OUT BY PERSONS WHO ARE KNOWLEDGEABLE AND COMPETENT WITHIN THEIR TRADES OF SPECIALIZATION TO CARRY OUT THE WORK AS IT PERTAINS TO THIS PROJECT. THE CONTRACTOR, IN AGREEING TO UNDERTAKE THE WORK, SHALL COMPLY WITH ALL THE DETAILED REQUIREMENTS OF THE O.B.C., SPECIFICALLY THOSE REQUIREMENTS SET FORTH IN PART 9.

2. DESIGN INFORMATION

2.1

DESIGN WAS DONE IN ACCORDANCE WITH THE PART 9 OF THE ONTARIO BUILDING CODE.

2.2

PLAIN CONCRETE FOR FOOTINGS WHERE DESIGNED IN ACCORDANCE WITH PART 9 OF THE O.B.C. AND ALL OTHER UNREINFORCED AND REINFORCED CONCRETE WAS DESIGNED TO CSA A23.3

2.3

UNREINFORCED MASONRY FOUNDATION WALLS WHERE DESIGNED IN ACCORDANCE WITH PART 9 OF THE O.B.C. AND ALL OTHER UNREINFORCED AND REINFORCED MASONRY TO CSA S304.1

2.4

STRUCTURAL STEEL DESIGN IS IN ACCORDANCE CAN/CSA S16.1

2.5

ROOF JOISTS AND CEILING JOISTS AND RAFTERS WHERE DESIGNED IN ACCORDANCE WITH PART 9 OF THE O.B.C. AND FLOOR JOISTS AND ALL WOOD MEMBERS ARE DESIGNED TO CSA 086

2.6

UNLESS NOTED OTHERWISE, LOADS ARE SHOWN ON THE DRAWINGS. CONSTRUCTION LOADS SHALL NOT EXCEED THOSE TABULATED IN THE DESIGN NOTES OR THE DRAWINGS.

2.7

CONTRACTOR SHALL MAKE SPECIAL PROVISION FOR THE WORK IF UNDERTAKEN IN COLD WEATHER CONDITIONS AND SHALL COMPLY WITH ALL STANDARDS OF PRACTICE PERTAINING TO COLD WEATHER CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF IT IS THE INTENTION TO PERFORM WORK THROUGH COLD WEATHER CONDITIONS, PRIOR TO BEGINNING OF WORK.

3. GEOTECHNICAL AND EXCAVATION WORKS

3.1

THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE TO RUN OF 7:10.

3.2

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO EXCAVATING (I.E. "CALL BEFORE YOU DIG" ONTARIO ONE CALL).

3.3

UNLESS NOTED ON THE DRAWINGS, THE CONTRACTOR IS REQUIRED TO VERIFY THAT THE ALLOWABLE SOIL BEARING CAPACITY IS A MINIMUM OF 75KPA AND PROVIDE THE DESIGNER AND/OR ENGINEER WITH A COPY OF THE GEOTECHNICAL LETTER CONFIRMING THE SOIL BEARING CAPACITY.

3.4

CONTRACTOR SHALL PLACE FOOTINGS AND PIERS ON NATURALLY UNDISTURBED SOIL. THE EXPOSED SOIL SURFACE SHALL BE FREE FROM ALL DELETERIOUS MATERIALS. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF THEY IDENTIFY WET OR WEAK AREAS AND THESE AREAS SHOULD BE INVESTIGATED BY A GEOTECHNICAL ENGINEER.

3.5

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERTAKING ALL EXCAVATION WORK AND SHALL PERFORM THE WORKS AS TO PREVENT DAMAGE TO ADJACENT STRUCTURES, PROPERTY, UTILITIES, ROADS, SIDEWALKS DURING ALL STAGES OF CONSTRUCTION.

3.6

THE BASE AND SIDE OF EVERY EXCAVATION AREA SHALL BE FREE FROM ORGANIC MATERIAL.

3.7

IN AREAS WHERE TERMITES ARE KNOWN TO BE PROBLEMATIC, ALL STUMPS, ROOTS, AND OTHER WOOD DEBRIS SHALL BE REMOVED FROM THE SOIL TO A DEPTH NOT LESS THAN 300mm (12") IN UNEXCAVATED AREAS UNDER A BUILDING OR STRUCTURE.

3.8

EXCAVATION SHALL BE FREE FROM STANDING WATER. IF THIS CONDITION EXISTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. THIS CONDITION SHALL GIVE RISE TO A FURTHER GEOTECHNICAL INVESTIGATION TO CONFIRM THE ALLOWABLE BEARING CAPACITY OF THE SOIL.

3.9

IF THE WORK IS TO PROCEED DURING WINTER MONTHS, THE EXCAVATED AREAS SHALL BE KEPT FROM FREEZING THROUGHOUT THE CONSTRUCTION PERIOD.

3.10

ALL FOOTINGS AND FOUNDATIONS SHALL BE FOUNDED AT A DEPTH NOT LESS THAN 1.2M (4FT) BELOW GRADE, EXCEPT WHERE INSULATING MEASURES HAVE BEEN MADE TO REDUCE THE DEPTH OF FROST PENETRATION AND DIRECTION OF THE ICE LENSING.

4. CONCRETE NOTES

4.1

DESIGN AND CONSTRUCTION OF CONCRETE SHALL CONFORM TO CSA A23.3

4.2

UNLESS OTHERWISE NOTED, THE CONCRETE SHALL HAVE MINIMUM PROPERTIES.
- TYPE GU CEMENT, NOMINAL SIZE AGGREGATE OF 20mm
- GENERAL USE CONCRETE: 25MPa at 28 DAYS, 75mm SLUMP & 0.55 WATER/CEMENT RATIO.
- CONCRETE FOR EXTERIOR USE AND/OR EXPOSED TO FREEZING: 32MPa at 28 DAYS, 75mm SLUMP, 0.45 WATER/ CEMENT RATIO & 5-% AIR ENTRAINMENT

4.3

REINFORCED CONCRETE SHALL HAVE THE FOLLOWING COVER TO REINFORCEMENT:
- CONCRETE CAST AGAINST SOIL AND/OR EXPOSED TO FREEZING SHALL HAVE A 75mm (3") COVER
- CONCRETE NOT EXPOSED TO FREEZING OR CAST AGAINST SOIL SHALL HAVE A 25mm (1") COVER

4.4

ALL ANCHOR RODS SHALL ALL BE THREADED ASTM A193 B7 ROD.

4.5

ALL GROUT SHOWN ON THE DESIGN/CONSTRUCTION PERMIT DRAWINGS SHALL BE SilaGrout 212 OR APPROVED EQUAL. GROUT SHALL BE PLACED UNDER ALL COLUMN BASE PLATES TO ENSURE FULL BEARING ON THE CONCRETE.

4.6

THE FINISHED CONCRETE PRODUCT SHALL BE PLACED IN SUCH A MANNER THAT ANY ARCHITECTURALLY EXPOSED OR COMMONLY VISIBLE CONCRETE SURFACE SHALL BE FREE FROM VISIBLE SIGNS OF STREAKING OR HONEYCOMBING.

4.7

ALL REINFORCING STEEL SHALL BE GRADE 400MPa AND CONFORM TO CSA G3018

4.8

REINFORCEMENT SHALL BE SUPPORTED BY WIRE CHAIRS OR APPROVED EQUAL TO MAINTAIN CONCRETE COVER.

4.9

REINFORCING STEEL SHALL BE FREE FROM LOOSE SCALE, RUST, MUD, OIL OR ANY OTHER CONTAMINATE THAT MAY REDUCE THAT BOND BETWEEN THE STEEL REINFORCEMENT AND THE CONCRETE.

4.10

VERTICAL REINFORCEMENT IN FOUNDATION WALLS SHALL BE ONE PIECE AND NOT SPLICED.

4.11

TACK WELDING, HEATING OR CUTTING OF STEEL REINFORCEMENT IS PROHIBITED UNLESS DIRECTED BY THE ENGINEER.

4.12

LOCATION OF FLOOR CONTROL JOINTS SHALL BE SPACED AT A MAXIMUM OF 6m (20FT) AND SHALL BE PROVIDED AROUND ALL COLUMN FOOTINGS.

4.13

CONCRETE SHALL CURE AS PER CSA A23 1/2.

4.14

ALL CONCRETE SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.

5. STEEL NOTES

5.1

THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH CSA S16 AND THE CISC STANDARD CODE OF PRACTICE.

5.2

ALL STRUCTURAL STEEL SHALL BE GRADE 350W AND CONFORM TO CSA G40.20-13/G40.21-13

5.3

ALL STEEL PLATES OTHER MISCELLANEOUS SHAPES SHALL BE GRADE 300W AND CONFORM G40.20-13/G40.21-13

5.4

WELDING PRACTICES SHALL CONFORM TO CSA W59-13.

5.5

CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS IF WELDING IS TO BE DONE ONSITE AND NEAR COMBUSTIBLE MATERIALS, WHERE CUTTING OR WELDING IS DONE NEAR WALLS, PARTITIONS, CEILING OR ROOF OF COMBUSTIBLE CONSTRUCTION, FIRE-RESISTANT SHIELDS OR GUARDS SHALL BE PROVIDED TO PREVENT IGNITION.

5.6

CONNECTION NOT DETAILED ON THE DESIGN/CONSTRUCTION PERMIT DRAWINGS SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR'S ENGINEER.

5.7

USE A MINIMUM OF 2 BOLTS FOR EVERY BOLTED CONNECTION. ALL BOLTED CONNECTIONS SHALL BE DONE USING TURN-ON-NUT METHOD, UNLESS NOTED OTHERWISE ON THE DESIGN/CONSTRUCTION PERMIT DRAWINGS.

5.8

ALL EXPOSED STEEL MEMBERS AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED.

6. CONCRETE MASONRY (C.M.U.) NOTES

6.1

THE DESIGN AND ERECTION OF MASONRY ELEMENTS SHALL BE IN ACCORDANCE WITH CAN/CSA-A371-04 (R2009) - MASONRY CONSTRUCTION FROM BUILDINGS AND S304.1-04 - DESIGN OF MASONRY STRUCTURE

6.2

CONCRETE SHALL BE TESTED AT A FREQUENCY NO LESS THAN SET OF CYLINDERS/DAY/TYPE OF CONC. OR EVERY 50 CUBIC METERS OF CONCRETE. TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER.

6.3

CONCRETE BLOCKS SHALL CONFORM TO CSA A165 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 15MPa-H/15/D/M.

6.4

USE ONLY TYPE S MORTAR CONFORMING TO CSA-A179-04

6.5

MASONRY WALLS ARE TO BE RUNNING BOND WITH FULL MORTAR BEDS. UNLESS NOTED OTHERWISE, COURSING HEIGHT SHALL BE 200MM (8") FOR ONE BLOCK AND ONE JOINT.

6.6

ALL MORTAR JOINTS ARE TO BE TOOLED TO A CONCAVE JOINT, BOTH INTERIOR AND EXTERIOR EXPOSURES.

6.7

CONTINUOUS WELDED DOUBLE WIRE WELDED LADDER OR TRUSS TYPE SHALL CONFORM TO CAN/CSA-A370-04 (R2009)-CONNECTORS FOR MASONRY.

6.8

ALL MASONRY USED AS FOUNDATION WALLS SHALL BE PARGED AS PER O.B.C 9.15.6

6.9

ALL REINFORCING STEEL SHALL BE GRADE 400MPa AND CONFIRM TO CSA G30.18

6.10

REINFORCEMENT SHALL BE SUPPORTED BY WIRE CHAIRS OR APPROVED EQUAL TO MAINTAIN CONCRETE COVER.

6.11

REINFORCING STEEL BE FREE FROM LOOSE SCALE, RUST, MUD, OIL OR ANY OTHER CONTAMINATE THAT MAY REDUCE THE BOND BETWEEN THE STEEL REINFORCEMENT AND THE CONCRETE.

6.12

VERTICAL REINFORCEMENT IN FOUNDATION WALLS SHALL BE ONE PIECE AND NOT SPLICED.

6.13

TACK WELDING, WELDING, HEATING OR CUTTING OF STEEL REINFORCEMENT IS PROHIBITED UNLESS DIRECTED BY THE ENGINEER.

6.14

ERECT ALL MASONRY VENEER PLUMB, SQUARE AND TRUE TO LINES.

6.15

INSTALL METAL CONNECTORS AND PROPRIETARY PRODUCTS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

7. MASONRY VENEER NOTES

7.1

DESIGN AND CONSTRUCTION OF MASONRY VENEER FOR RESIDENTIAL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE O.B.C.: SECTIONS 9.20.64 - MASONRY VENEER, SECTION 9.20.9.5 - TIES FOR MASONRY VENEER.

7.2

MASONRY VENEER SHALL BE SOLID WITH A MINIMUM COMPRESSIVE STRENGTH OF 15MPa

7.3

MASONRY VENEER SHALL BE LAID IN A RUNNING BOND PATTERN.

7.4

MORTAR AND GROUT SHALL CONFORM TO CSA-A173-04. USE ONLY TYPE S MORTAR FOR ALL CONSTRUCTION.

7.5

ALL MORTAR JOINTS ARE TO BE TOOLED TO A CONCAVE JOINT, BOTH INTERIOR AND EXTERIOR EXPOSURES.

7.6

MASONRY VENEER TIES SHALL HAVE A MAXIMUM VERTICAL SPACING OF 400MM (16") AND A MAXIMUM HORIZONTAL SPACING OF 400MM (16"). THE VERTICAL SPACING SHALL MATCH EVERY VERTICAL STUD SPACING.

7.7

TIES SHALL BE CORROSION-RESISTANT METAL TIES NAILED TO THE STUDS AND EMBEDDED IN THE MORTAR JOINTS BETWEEN THE MASONRY TO TIE THE VENEER TO THE FRAMEWORK.

7.8

MASONRY TIES SHALL NOT BE LESS THAN 0.76MM THICK AND 22MM WIDE, CORROSION RESISTANT AND SHAPED TO PROVIDE A KEY WITH THE MORTAR JOINT. MASONRY STRAPS ARE NOT PERMITTED.

7.9

MASONRY VENEER SHALL NOT PROJECT MORE THAN 30MM BEYOND THE FACE OF THE SUPPORTING BASE, PROVIDED THAT THE UNITS ARE AT LEAST 90MM (3 1/2") THICK.

7.10

ALL MASONRY VENEER LINTELS SHALL BE HOT DIPPED GALVANIZED.

7.11

ALL MASONRY VENEER LINTELS SHALL SUPPORT AT LEAST TWO THIRDS OF THE VENEER THICKNESS.

7.12

ERECT ALL MASONRY VENEER PLUMB, SQUARE AND TRUE TO LINES.

7.13

INSTALL METAL CONNECTORS AND PROPRIETARY PRODUCTS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

8. WOOD NOTES

8.1

DESIGN AND CONSTRUCTION OF WOOD MEMBERS AND CONNECTORS SHALL CONFORM TO PART 9 OD THE O.B.C., CSA 086, & CWC "ENGINEERING GUIDE FOR WOOD FRAME CONSTRUCTION".

8.2

ALL WOOD EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE TREATED. EXTERIOR PLYWOOD SHEATHING SHALL BE STAMPED EXTERIOR GRADE. SHEATHING SHALL CONFORM TO CSA 0151 AND BE GRADE D-FIR PLYWOOD. OSB BOARD IS NOT PERMITTED ON ANY EXTERIOR SURFACE.

8.3

SAWN LUMBER SHALL CONFORM TO CSA 0141 AND BE STAMPED SPF NO. 2 OR GREATER

8.4

IN AREAS WHERE TERMITES ARE KNOWN TO OCCUR, DESIGN AND CONSTRUCTION SHALL CONFORM TO CLAUSE 9.3.2.8 OF THE O.B.C.

8.5

ERECT ALL WOOD FRAMING PLUMB, SQUARE AND TRUE TO LINES.

8.6

COMMON WIRE NAILS SHALL PENETRATE THE WOOD SUBSTRATE PER THE FOLLOWING TABLE

SIZE	DIAMETER	WIRE GAUGE	PENETRATION
8d	3.3mm (0.131")	10.25	38mm (1.5")
10d	3.8mm (0.148")	9	41mm (1.625")
16d	4.1mm (0.1625")	8	45mm (1.75")
20d	4.9mm (0.192")	6	54mm (2.125")

NOTE: PENETRATION IS MEASURED INTO THE PIECE OF WOOD RECEIVING THE NAIL. 38mm (1.5") OF PENETRATION IS ACCEPTABLE FOR 10D AND 16D NAILS FOR TOP PLATE SAND 38mmx (2x) MEMBERS.

8.7

STEEL WIRE NAILS OR COMMON SPIRAL NAILS, SPIKES, AND STAPLES SHALL CONFORM TO ASTM F 1667. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED IF USED FOR EXTERIOR APPLICATIONS.

8.8

HOLES SHALL BE DRILLED TO PREVENT SPLITTING OF WOOD AS REQUIRED.

8.9

INSTALL ENGINEERED LUMBER, METAL CONNECTORS AND PROPRIETARY PRODUCTS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.

8.10

TOP PLATES SHALL BE CONSTRUCTED OF TWO PLATES, SAME SIZE AS STUD, STAGGERED SPLICES MINIMUM OF 1220MM (4'-0"). CENTRE SPLICES OVER STUDS. SPLICES SHALL CONSTRUCTED WITH A MINIMUM OF 1-16D NAILS.

8.11

BUILT -UP WOOD MEMBER SHALL CONFORM TO CSA 086 CLAUSE 5.5.6.4 AND BE NAILED TOGETHER WITH (2)-75MM LONG NAILS EVERY 200MM ON CENTERS AND WITHIN 60MM FROM EACH END. HOT DIPPED GALVANIZED NAILS SHALL BE USED IF EXPOSED TO THE ELEMENTS.

8.12

SOLID LOCKING OR CROSS BRACING SHALL BE INSTALLED FOR ALL FLOOR JOISTS. BLOCKING/BRACING SHALL BE PROVIDED WITHIN 2.1M (6'-10") FROM EACH SUPPORT AND THE SPACING OF BLOCKING/BRACING SHALL NOT EXCEED 2.1M (6'-10").

8.13

ALL OPENINGS SHALL BE REINFORCED WITH A MINIMUM OF DOUBLE HEADERS AND DOUBLE TRIMMERS, UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.

8.14

NON-LOAD BEARING WALLS SHALL HAVE DOUBLE JOISTS PROVIDED WHEN THE JOISTS RUN PARALLEL WITH THE WALL OR SOLID BLOCKING SHALL BE PROVIDED WHEN THE JOIST ARE PERPENDICULAR TO THE WALL.

8.15

END SUPPORTS OF ALL ROOF AND JOISTS SHALL HAVE THEIR ENDS HELD IN POSITION BY EITHER: SOLID BLOCKING, NAILED BRIDGING, NAILING TO OTHER MEMBERS OR JOISTS HANGERS.

8.16

ALL FLOOR AND ROOF SHEATHING SHALL HAVE A MINIMUM OF THICKNESS OF 19MM (3/4"), T&G, GLUED AND NAILED TO FLOOR JOISTS.

8.17

WALL SHEATHING SHALL HAVE A MINIMUM OF THICKNESS PF 127MM (1/2") AND BE OF A PLYWOOD CONSTRUCTION.

8.18

ALL WALLS OVER 244M (8'-0") HIGH SHALL HAVE BLOCKING PROVIDED AT MID-HEIGHT OF THE STUDS.

8.19

ALL WOODS PRODUCTS SHALL BE KEPT FROM THE GROUND AND SHALL BE PROTECTED FROM THE EXTERIOR ENVIRONMENT.

8.20

THE STRUCTURE SHALL NOT BE FULLY ENCLOSED UNTIL THE WOOD MOISTURE CONTENT HAS BEEN VERIFIED TO BE AT OR BELOW 15% ANY SIGNS OF MOLD OR ROT SHALL BE REMOVED IMMEDIATELY AND REPLACED BY AN ACCEPTABLE WOOD ELEMENT.

8.21

WHERE FRAMING HANGERS ARE REQUIRED BUT HAVE NOT BEEN SPECIFIED BY THE ENGINEER, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO OBTAIN THE APPROPRIATE WOOD CONNECTOR BEFORE PROCEEDING WITH THE WORK.

8.22

NOTCHING OR DRILLING HOLES IN FLOOR JOISTS OR WALL STUDS IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL OBTAIN CONSENT FROM THE ENGINEER BEFORE NOTCHING OR DRILLING HOLES.

STEEL LINTEL:

LINTEL	SIZE	
L1	3-1/2" x 3-1/2" x 1/4" (89mm x 89mm x 6.4mm)	MAX 6'-0"
L2	4" x 3-1/2" x 1/4" (102mm x 89mm x 6.4mm)	MAX 7'-0"
L3	5" x 3-1/2" x 5/16" (127mm x 89mm x 7.9mm)	MAX 8'-0"
L4	5" x 3-1/2" x 3/8" (127mm x 89mm x 11mm)	MAX 9'-0"
L5	5" x 3-1/2" x 1/2" (127mm x 89mm x 13mm)	MAX 10'-0"
L6	6" x 3-1/2" x 3/8" (152mm x 89mm x 11mm)	MAX 11'-0"
L7	6" x 3-1/2" x 1/2" (152mm x 89mm x 13mm)	MAX 12'-0"
L8	6" x 4" x 1/2" (152mm x 102mm x 13mm)	MAX 12'-6"
L9	7" x 4" x 3/8" (178mm x 102mm x 11mm)	MAX 13'-0"
L10	7" x 4" x 1/2" (178mm x 102mm x 13mm)	MAX 13'-6"

NOTE: MIN. 6" BEARING FOR ALL STEEL LINTELS

WOOD LINTELS AND BUILT-UP WOOD BEAMS:

LINTEL	SIZE	SPAN
W2-6	2-2"x6" (2-38mm x 150mm)	SPF #1 or #2
W3-6	3-2"x6" (3-38mm x 150mm)	SPF #1 or #2
W2-8	2-2"x8" (2-38mm x 184mm)	SPF #1 or #2
W3-8	3-2"x8" (3-38mm x 184mm)	SPF #1 or #2
W4-8	4-2"x8" (4-38mm x 184mm)	SPF #1 or #2
W2-10	2-2"x10" (2-38mm x 235mm)	SPF #1 or #2
W3-10	3-2"x10" (3-38mm x 235mm)	SPF #1 or #2
W4-10	4-2"x10" (4-38mm x 235mm)	SPF #1 or #2
W2-12	2-2"x12" (2-38mm x 286mm)	SPF #1 or #2
W3-12	3-2"x12" (3-38mm x 286mm)	SPF #1 or #2
W4-12	4-2"x12" (4-38mm x 286mm)	SPF #1 or #2

LAMINATED VENEER LUMBER (LVL) BEAMS:

LINTEL	SIZE
LVL2-6	2.0E 2-1-3/4"x5-1/2" (2-45mm x 140mm)
LVL3-6	2.0E 3-1-3/4"x5-1/2" (3-45mm x 140mm)
LVL4-6	2.0E 4-1-3/4"x5-1/2" (4-45mm x 140mm)
LVL2-8	2.0E 2-1-3/4"x7-1/4" (2-45mm x 184mm)
LVL3-8	2.0E 3-1-3/4"x7-1/4" (3-45mm x 184mm)
LVL4-8	2.0E 4-1-3/4"x7-1/4" (4-45mm x 184mm)
LVL5-8	2.0E 5-1-3/4"x7-1/4" (5-45mm x 184mm)
LVL1-10	2.0E 1-1-3/4"x9-1/2" (2-45mm x 240mm)
LVL2-10	2.0E 2-1-3/4"x9-1/2" (2-45mm x 240mm)
LVL3-10	2.0E 3-1-3/4"x9-1/2" (3-45mm x 240mm)
LVL4-10	2.0E 4-1-3/4"x9-1/2" (4-45mm x 240mm)
LVL5-10	2.0E 5-1-3/4"x9-1/2" (5-45mm x 240mm)
LVL1-12	2.0E 1-1-3/4"x11-7/8" (1-45mm x 300mm)
LVL2-12	2.0E 2-1-3/4"x11-7/8" (2-45mm x 300mm)
LVL3-12	2.0E 3-1-3/4"x11-7/8" (3-45mm x 300mm)
LVL4-12	2.0E 4-1-3/4"x11-7/8" (4-45mm x 300mm)
LVL5-12	2.0E 5-1-3/4"x11-7/8" (5-45mm x 300mm)
LVL2-14	2.0E 2-1-3/4"x14" (2-45mm x 356mm)
LVL3-14	2.0E 3-1-3/4"x14" (2-45mm x 356mm)

SOLID BEARING

SB2	2 MEMBER BUILT-UP STUD
SB3	3 MEMBER BUILT-UP STUD

NOTE: SOLID LOAD BEARING
(THE WIDTH OF THE STUD POST SHALL NOT BE LESS THAN THE WITH OF THE BEAM IT SUPPORTS)
ALL SOLID LOAD BEARING POINTS MUST BE CONTINUOUS AND CARRIED DOWN TO BEAMS, FOUNDATION WALLS OR FOOTINGS. PROVIDE BLOCKING AS REQUIRED.

NOTES:

1. PROVIDE THE FOLLOWING BEARING LENGTH.
- 1-3/4" FOR



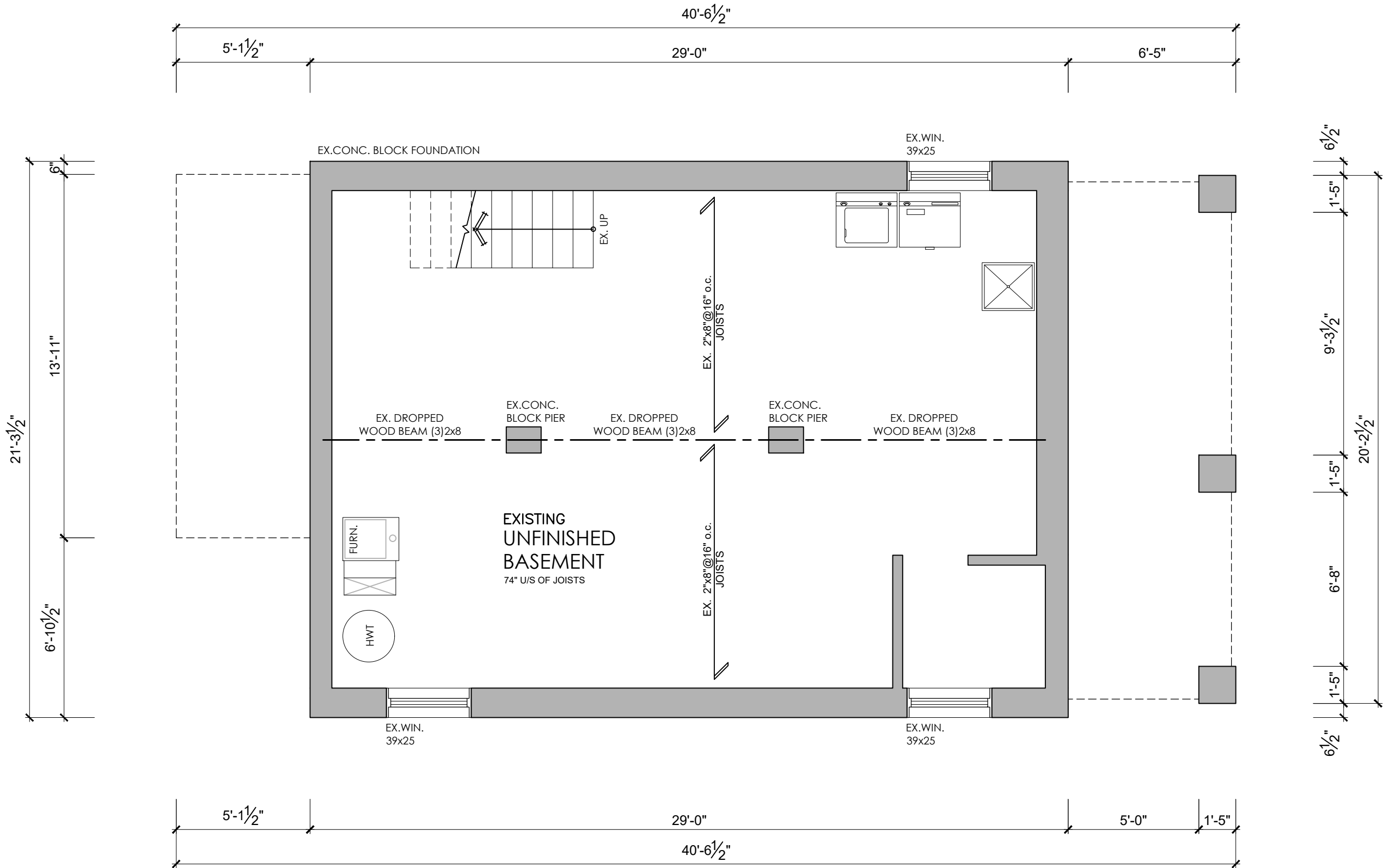
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1.	03.DEC.2021	ISSUED FOR PERMIT	TG
No.	DATE	REVISION/SUBMISSION	ISSUED BY

DRAWING TITLE
TYPICAL NOTES AND SCHEDULES
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" - 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-2.2	
PROJECT NUMBER		
21009		



THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
CONSULTING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
THE CONTRACTOR WARNING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR PERMANENT CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM THEIR WORK.
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER AND ENGINEER.
THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING PERMIT PURPOSES ONLY. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR GENERAL REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT OR PURPOSE. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER AND ENGINEER IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE DESIGNER AND ENGINEER.
THE INFORMATION PROVIDED IN THESE DRAWINGS IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE CALCULATED FROM ON SITE MEASUREMENTS REPRESENTING EXISTING CONDITIONS. THE INFORMATION PROVIDED MUST BE CONFIRMED PRIOR TO CONSTRUCTION, ENLARGEMENT OR ALTERATION OF ANY PART, OR IN WHOLE, OF THE EXISTING BUILDING. THE OWNER OF THE PROPERTY WILL NOT HOLD THE DESIGNER AND ENGINEER LIABLE FOR THE WORK DONE BY OTHERS.



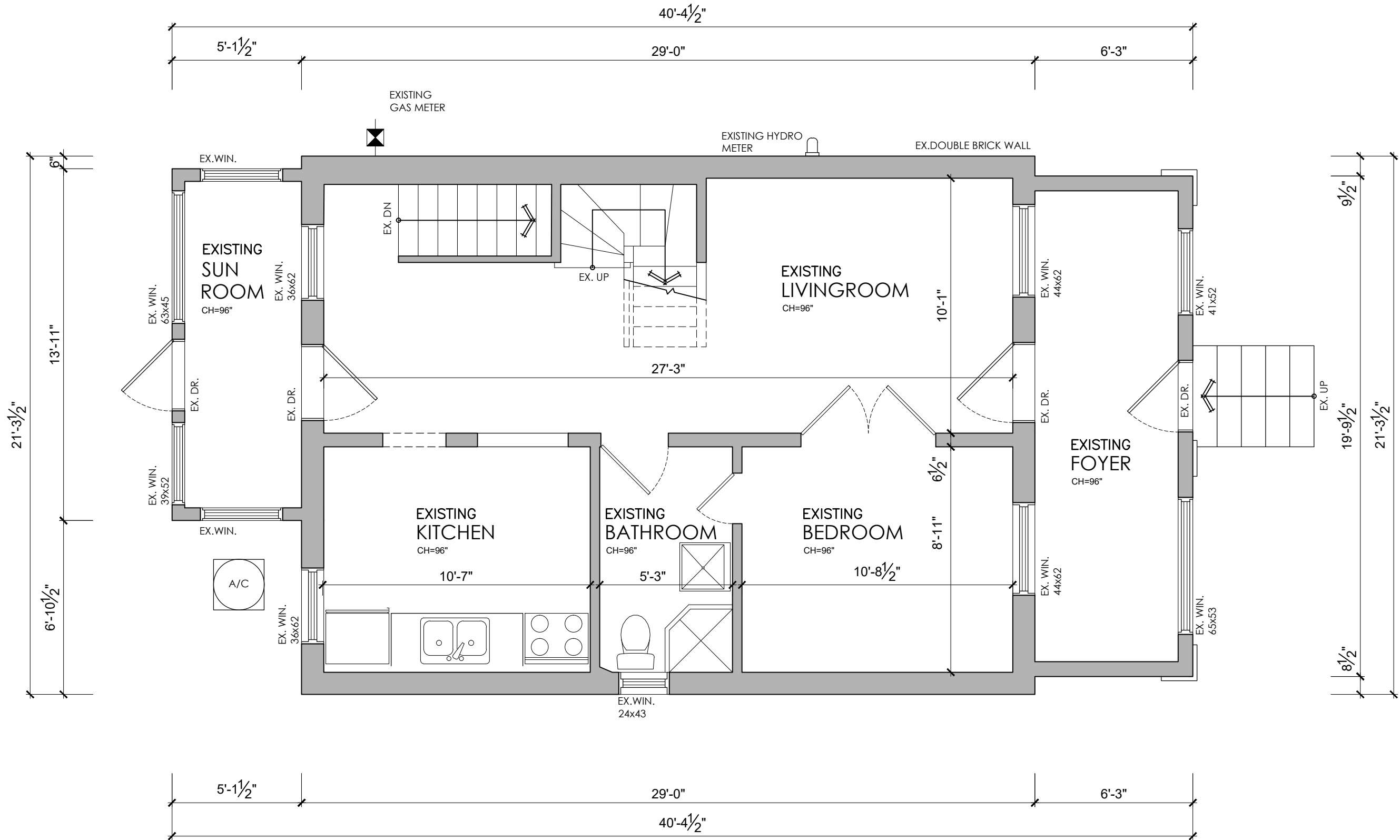
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1.	03.DEC.2021	ISSUED FOR PERMIT	TG

DRAWING TITLE
EXISTING BASEMENT FLOOR PLAN
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-3.1	
PROJECT NUMBER		
21009		



THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
CONSULTING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
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JURISDICTION.
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MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING
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APPROVED PERMIT CONSTRUCTION DRAWINGS AND/OR THE ASSUMED CONDITIONS, THE CONTRACTOR
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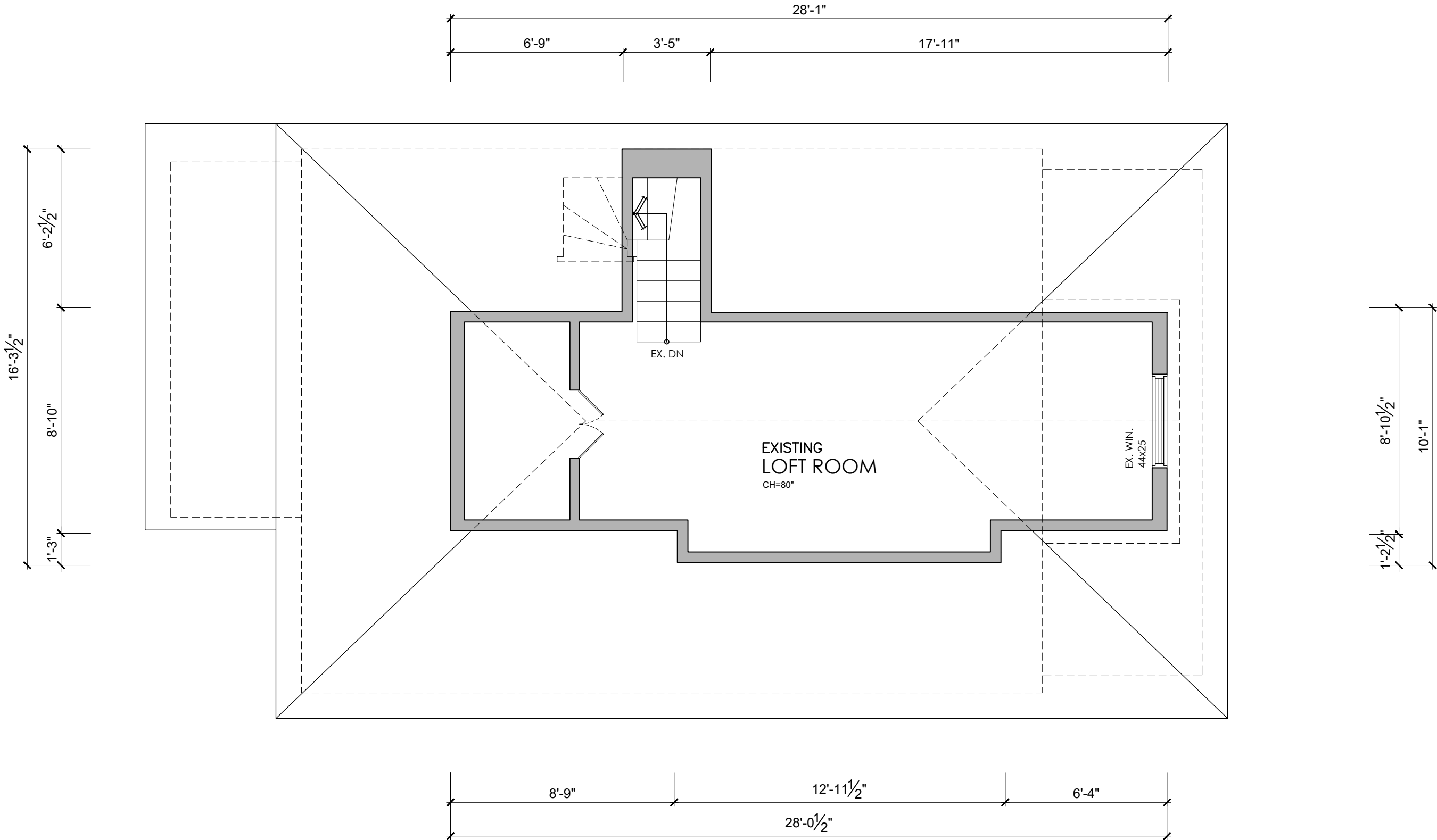
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1.	03.DEC.2021	ISSUED FOR PERMIT	TG

DRAWING TITLE
EXISTING 1ST FLOOR PLAN
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-3.2	
PROJECT NUMBER	21009	



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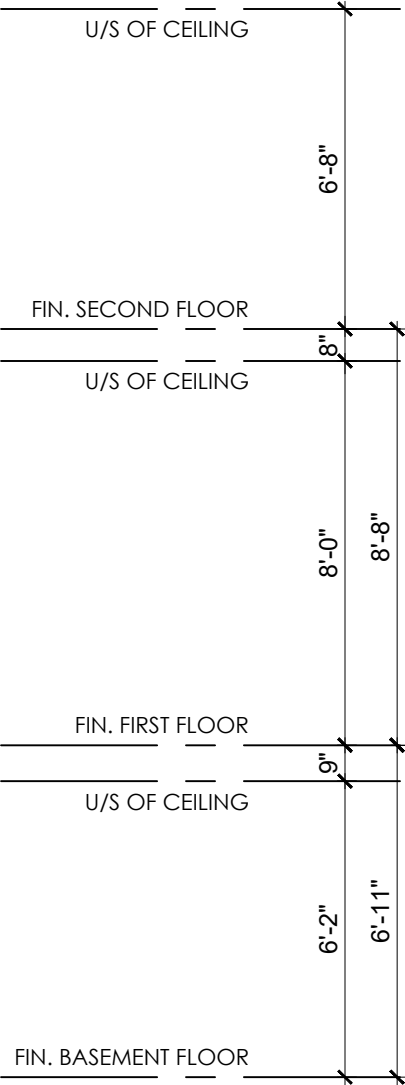
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No.	DATE	REVISION/SUBMISSION	ISSUED BY

DRAWING TITLE
EXISTING 2ND FLOOR PLAN
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-3.3	
PROJECT NUMBER		
21009		



NORTH (FRONT) ELEVATION

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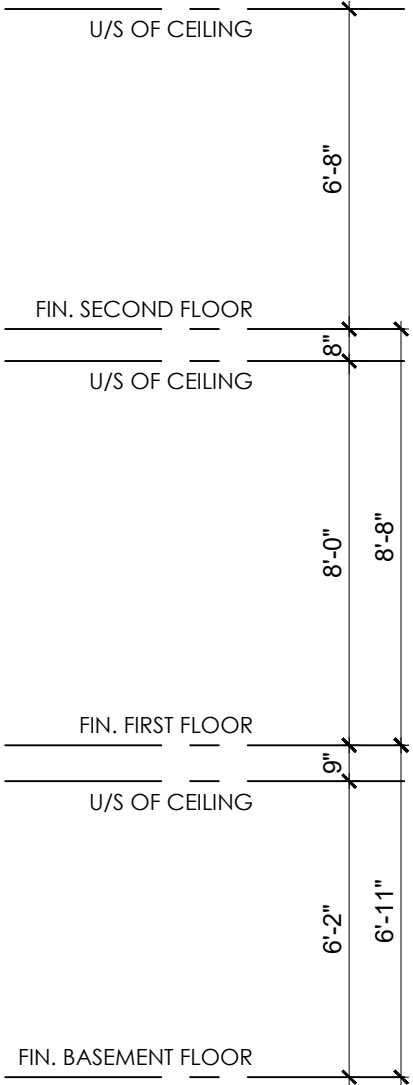
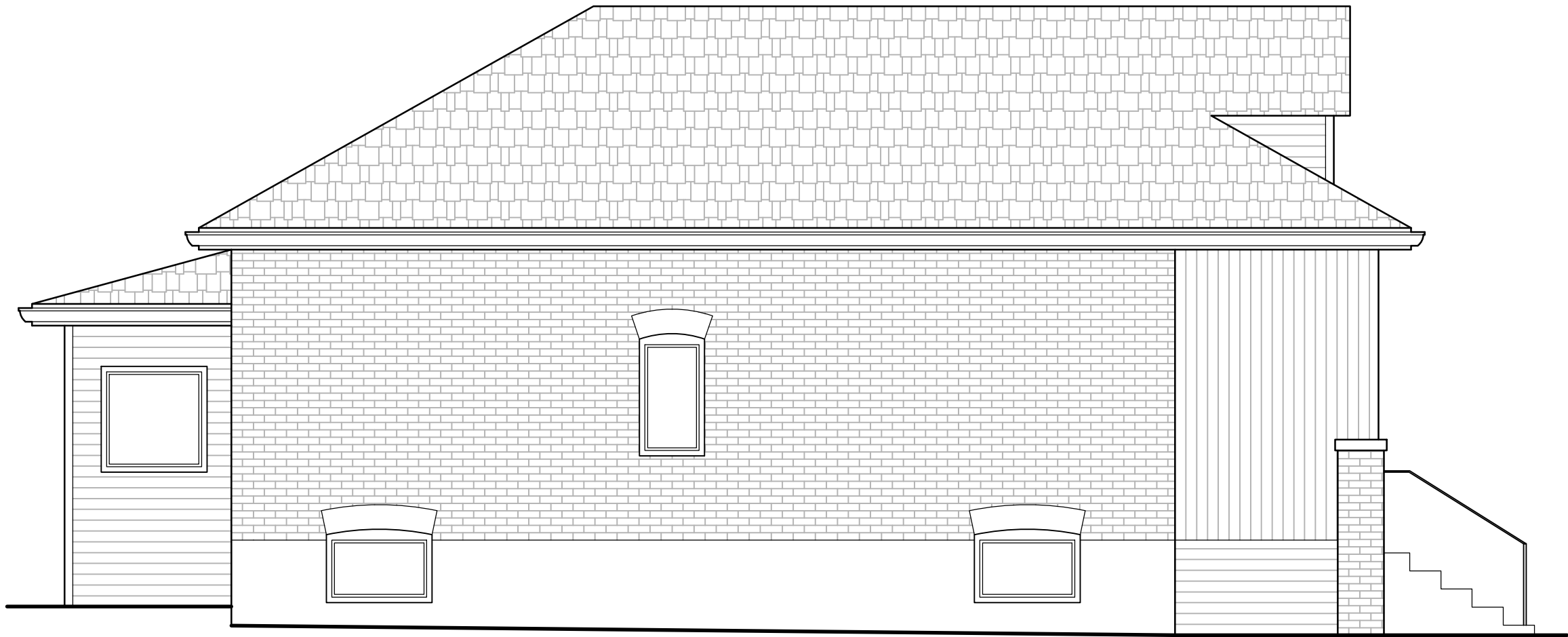
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DRAWING TITLE
EXISTING ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-3.4	
PROJECT NUMBER		
21009		



EAST (LEFT SIDE) ELEVATION

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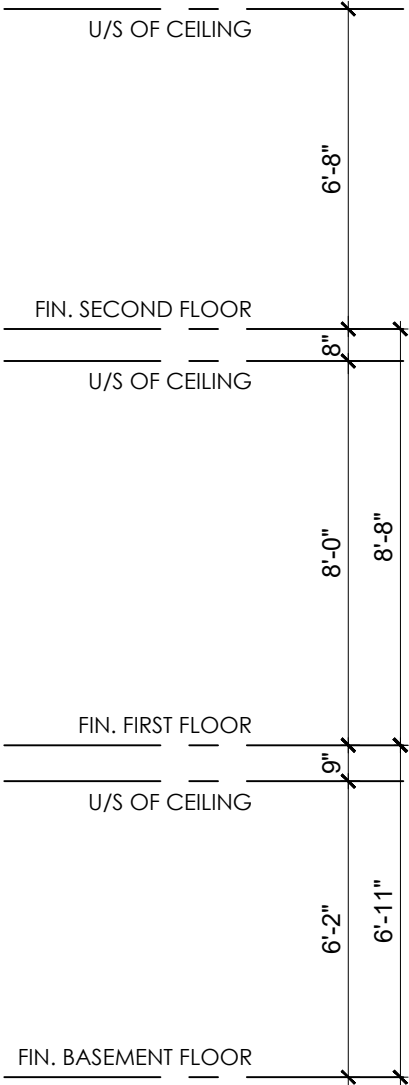
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DRAWING TITLE
EXISTING ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-3.5	
PROJECT NUMBER		
21009		



SOUTH (REAR) ELEVATION

THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
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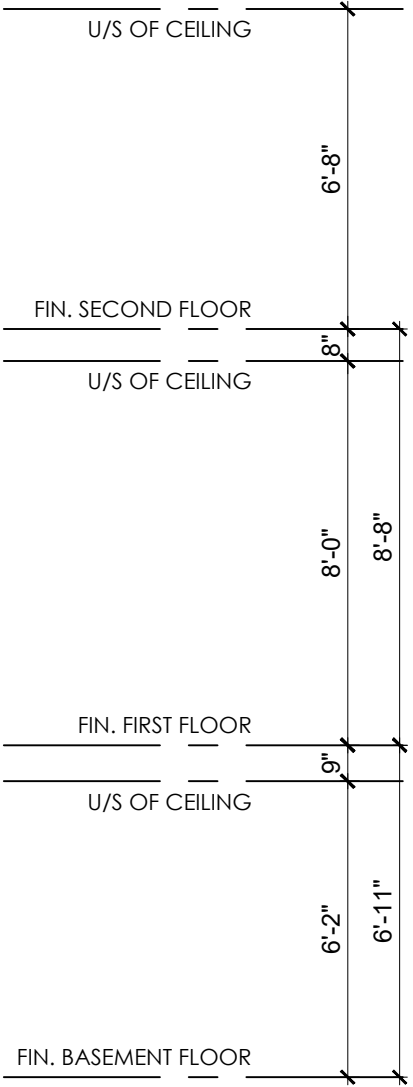
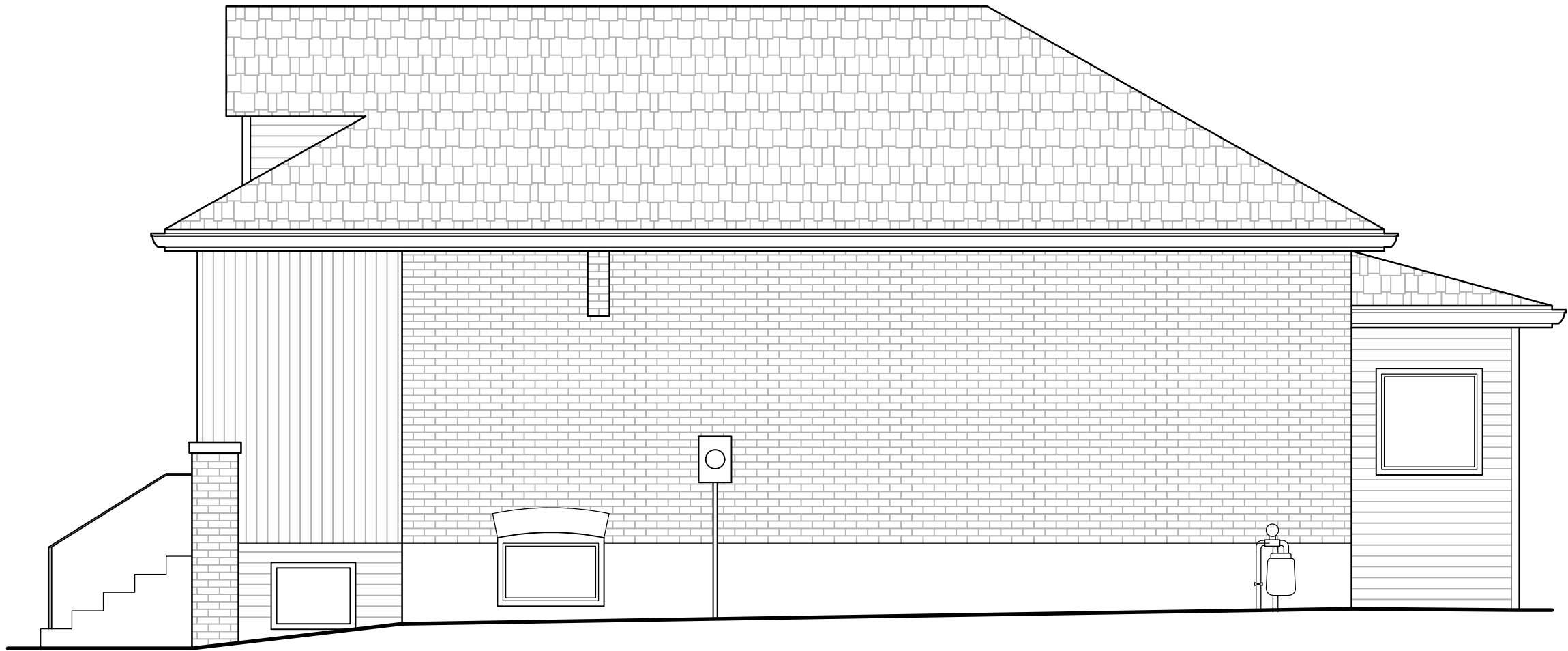
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No.	DATE	REVISION/SUBMISSION	ISSUED BY

DRAWING TITLE
EXISTING ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-3.6	
PROJECT NUMBER		
21009		



WEST (RIGHT SIDE) ELEVATION

THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
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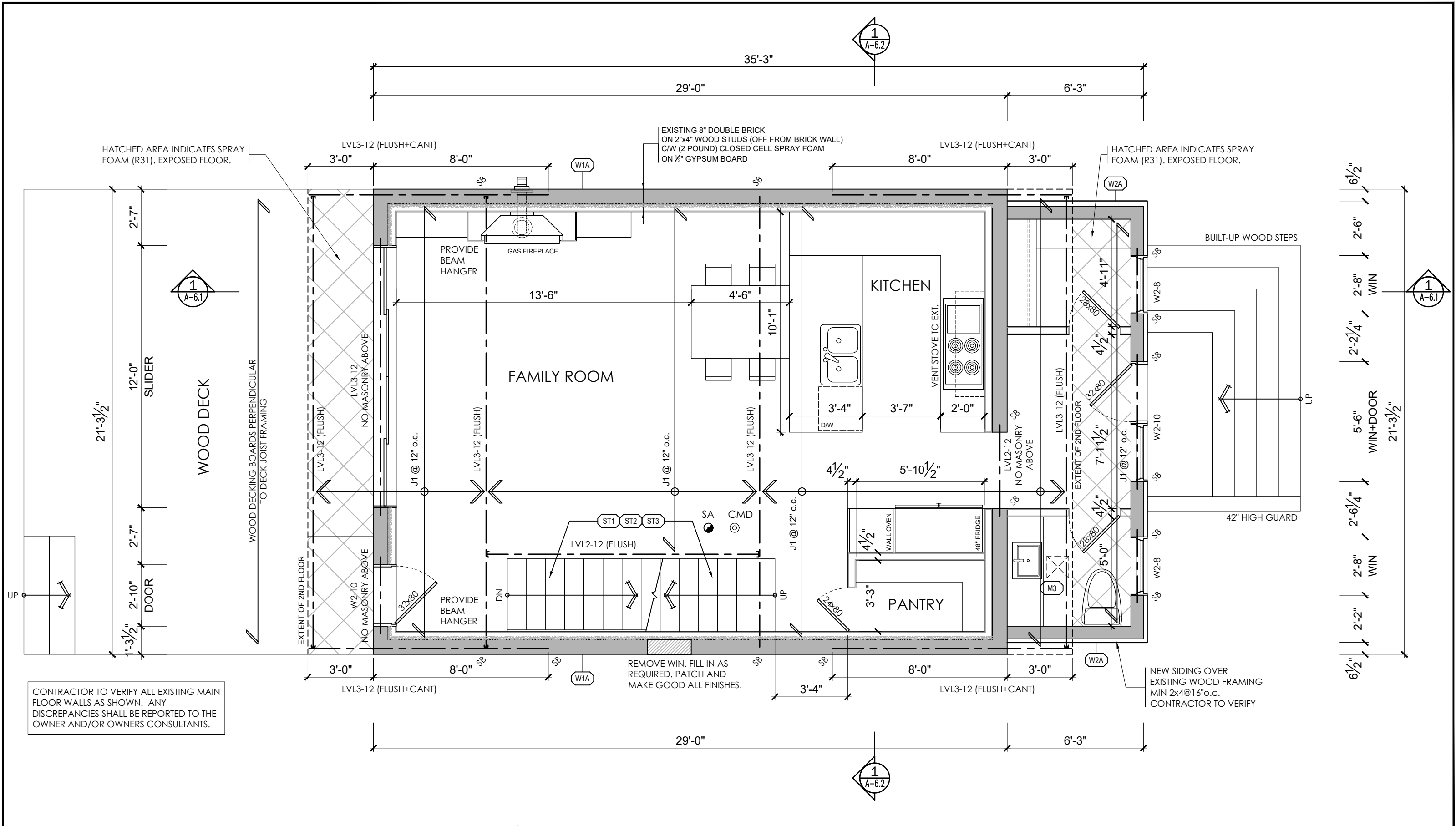
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DRAWING TITLE
EXISTING ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-3.7	
PROJECT NUMBER		
21009		



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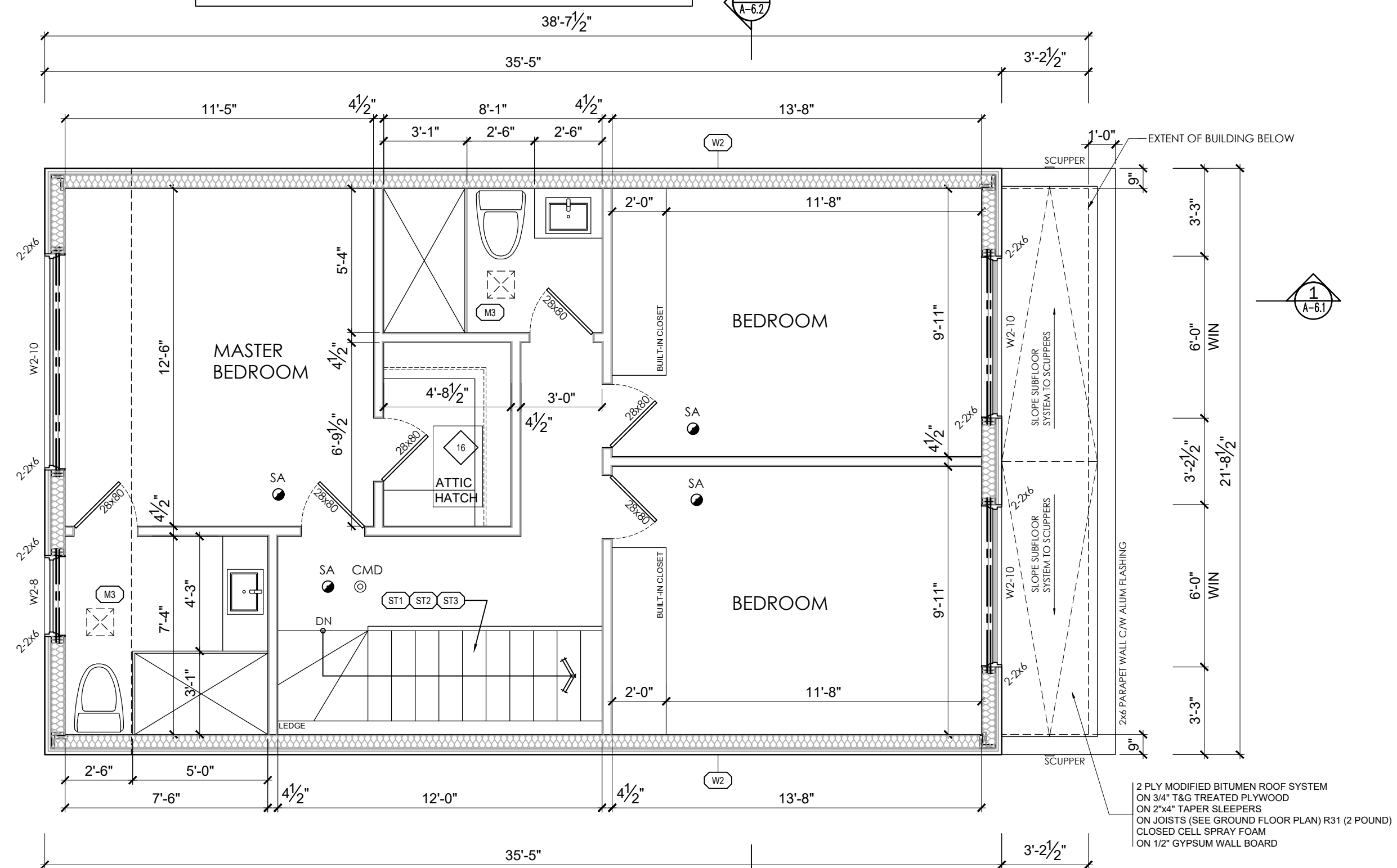
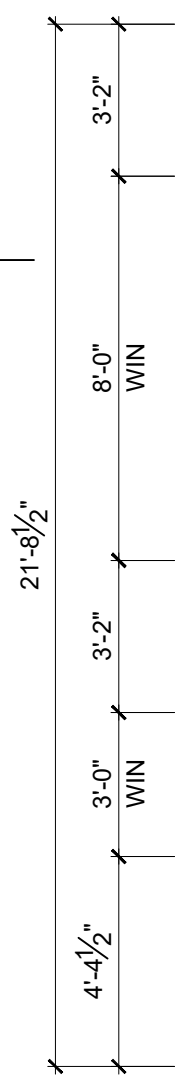
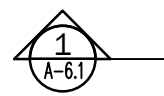
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No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	03.DEC.2021	ISSUED FOR PERMIT	TG

DRAWING TITLE
PROPOSED 1ST FLOOR PLAN
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-4.2	
PROJECT NUMBER	21009	

[illegible]

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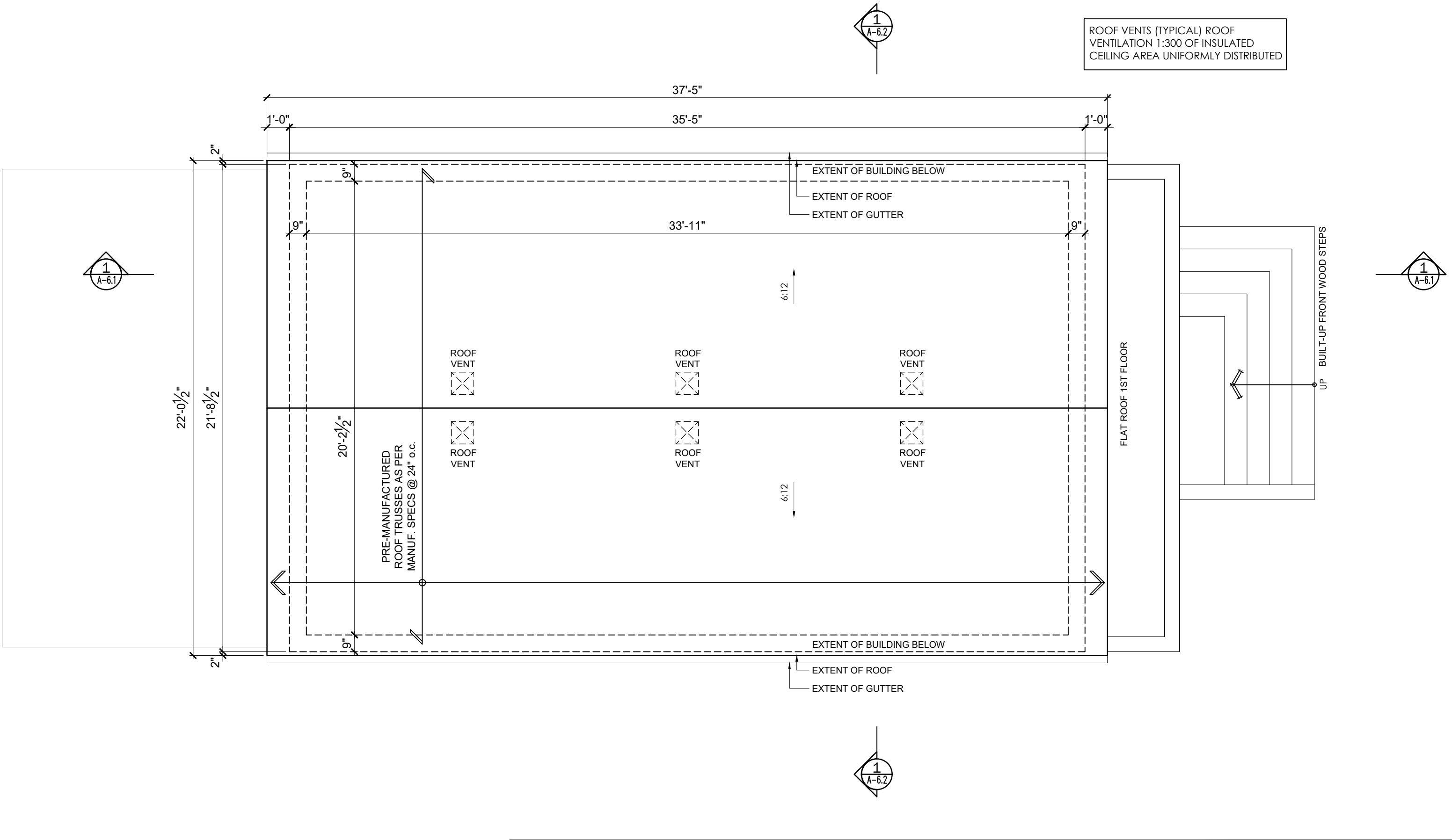
DRAWING TITLE

PROPOSED 2ND FLOOR PLAN

**MAIN STREET
RESIDENCE**

1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" - 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-4.3	
PROJECT NUMBER		
21009		



THIS DRAWING IS NOT TO BE SCALED.
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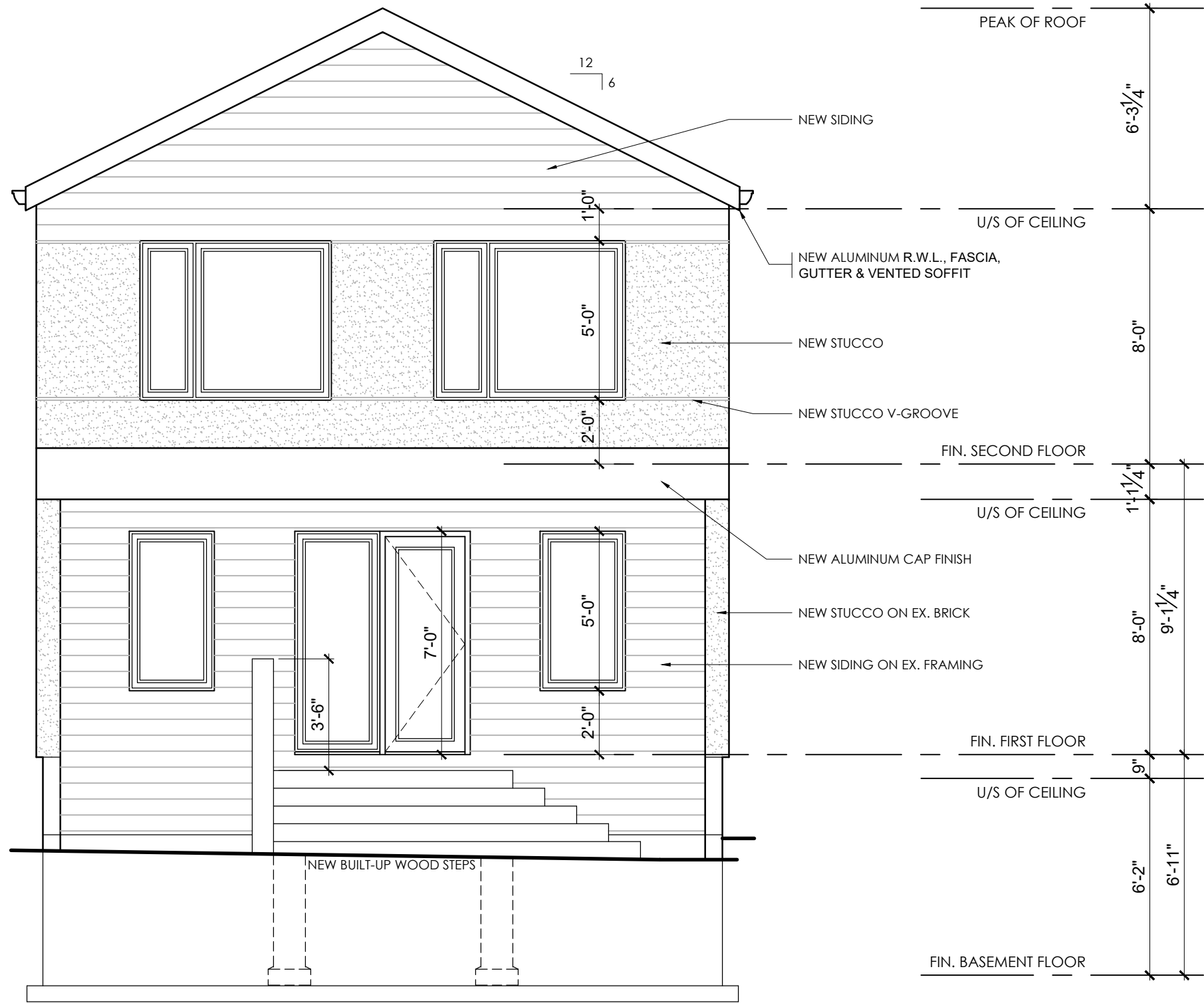
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No.	DATE	REVISION/SUBMISSION	ISSUED BY

DRAWING TITLE
PROPOSED ROOF PLAN
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" - 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-4.4	
PROJECT NUMBER		
21009		



NORTH (FRONT) ELEVATION

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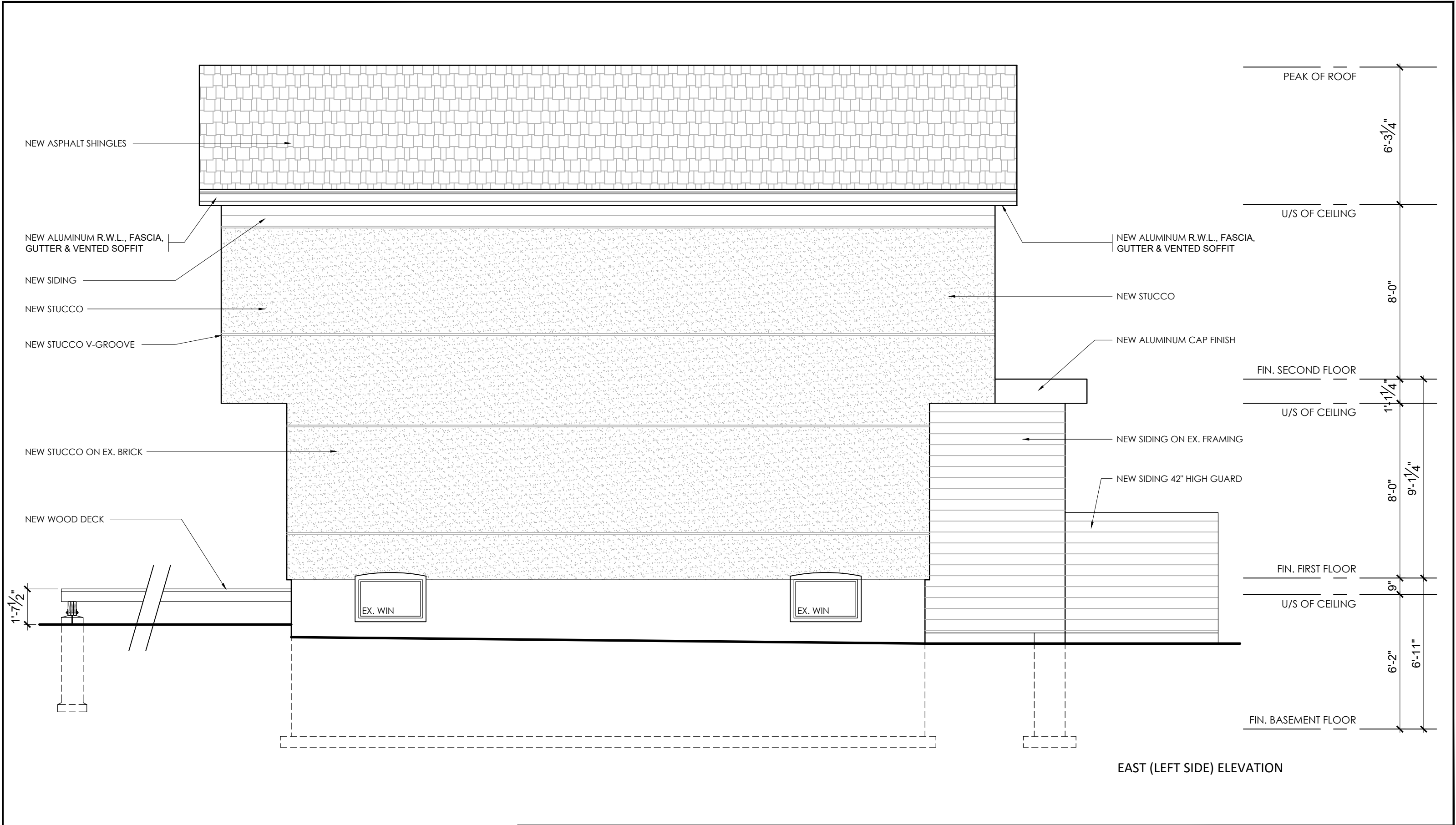
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E: tgoral@goraldesign.ca



No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	03.DEC.2021	ISSUED FOR PERMIT	TG

DRAWING TITLE
PROPOSED NORTH (FRONT) ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-5.1	
PROJECT NUMBER		
21009		



THIS DRAWING IS NOT TO BE SCALED.
REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC.
CONSULT ANY DRAWINGS BEFORE PROCEEDING WITH THE WORK.
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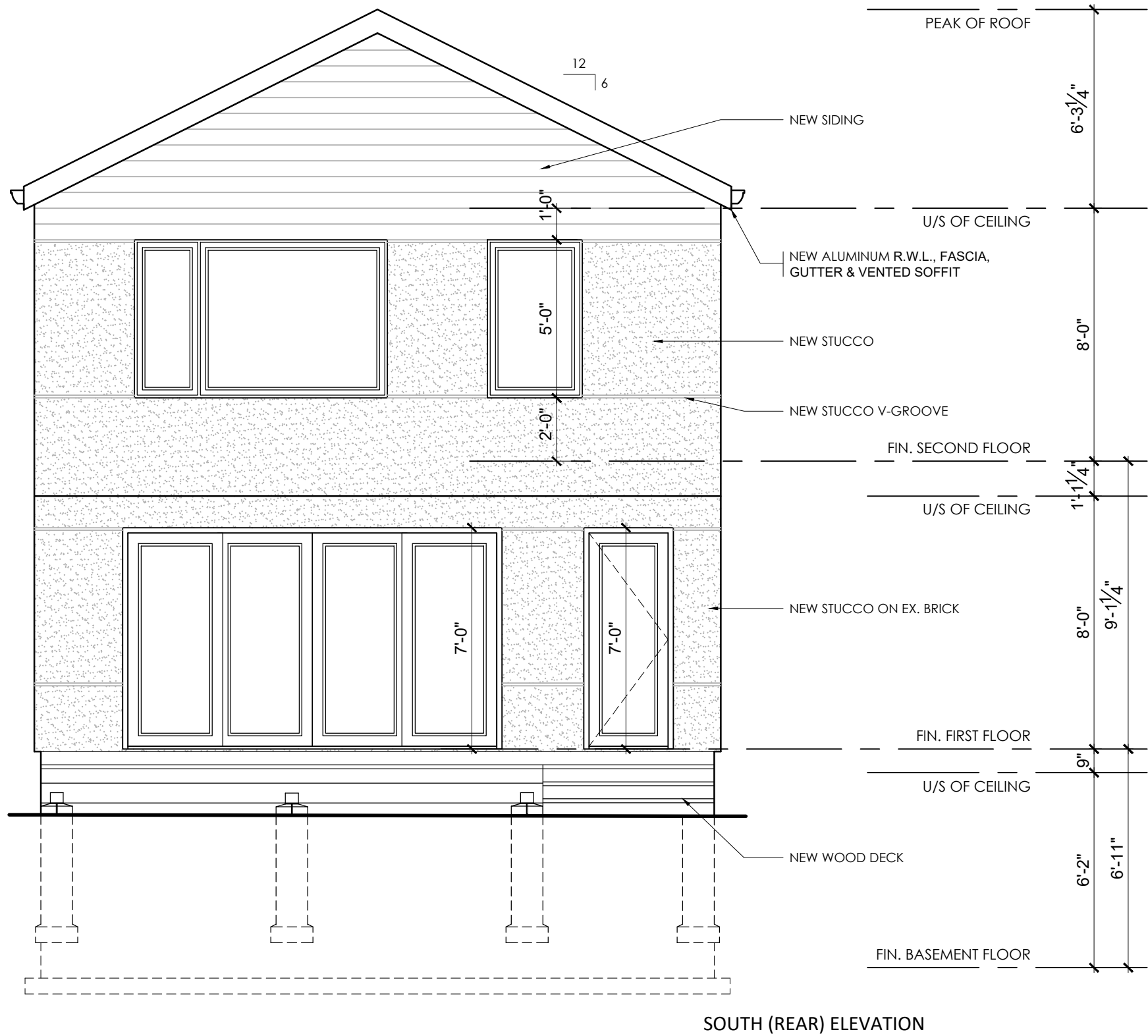
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No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	03.DEC.2021	ISSUED FOR PERMIT	TG

DRAWING TITLE
PROPOSED EAST (LEFT SIDE) ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-5.2	
PROJECT NUMBER		
21009		



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MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM THE WORK.
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER AND ENGINEER.
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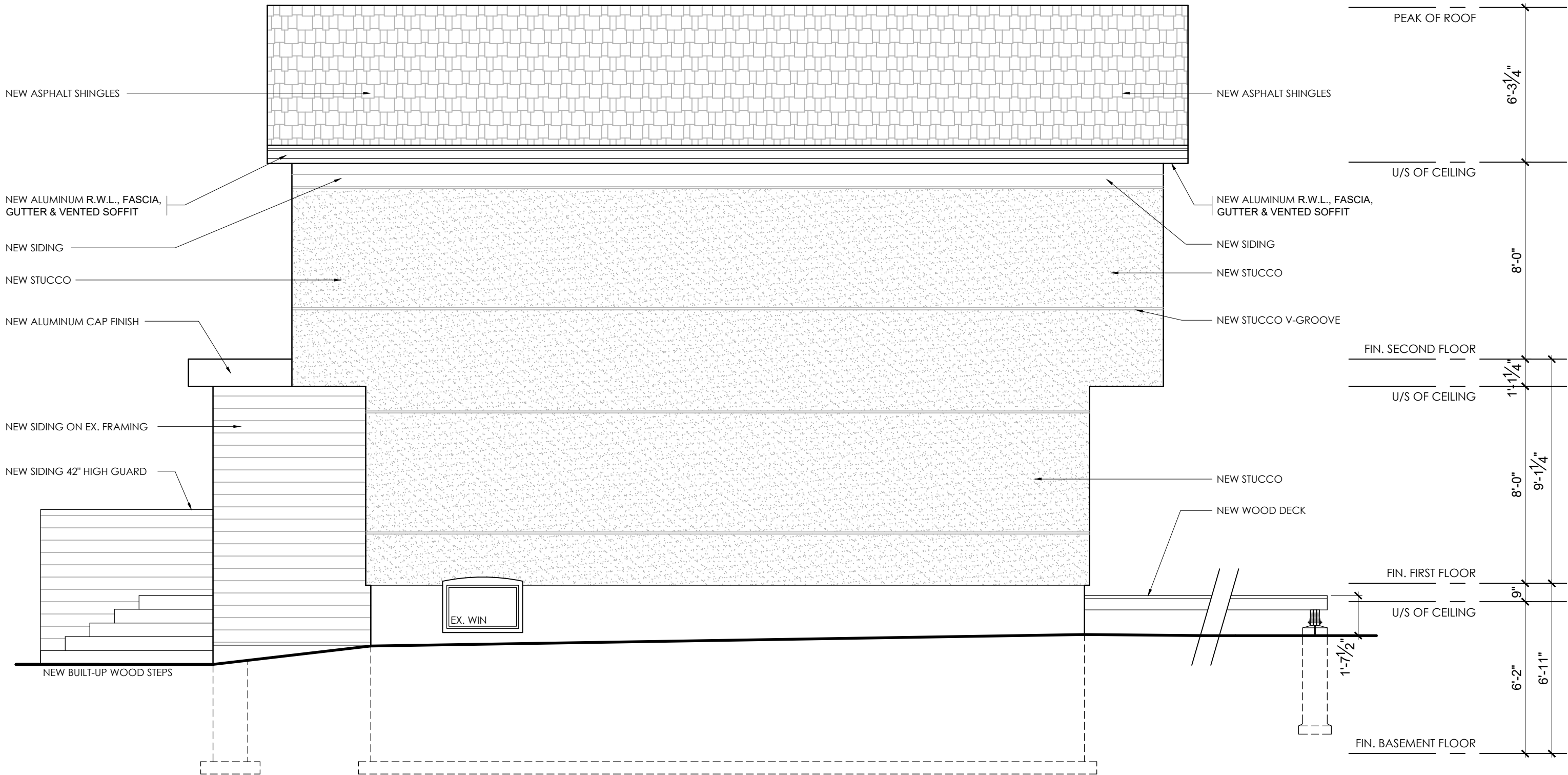
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No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	03.DEC.2021	ISSUED FOR PERMIT	TG

DRAWING TITLE
PROPOSED SOUTH (REAR) ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-5.3	
PROJECT NUMBER		
21009		



WEST (RIGHT SIDE) ELEVATION

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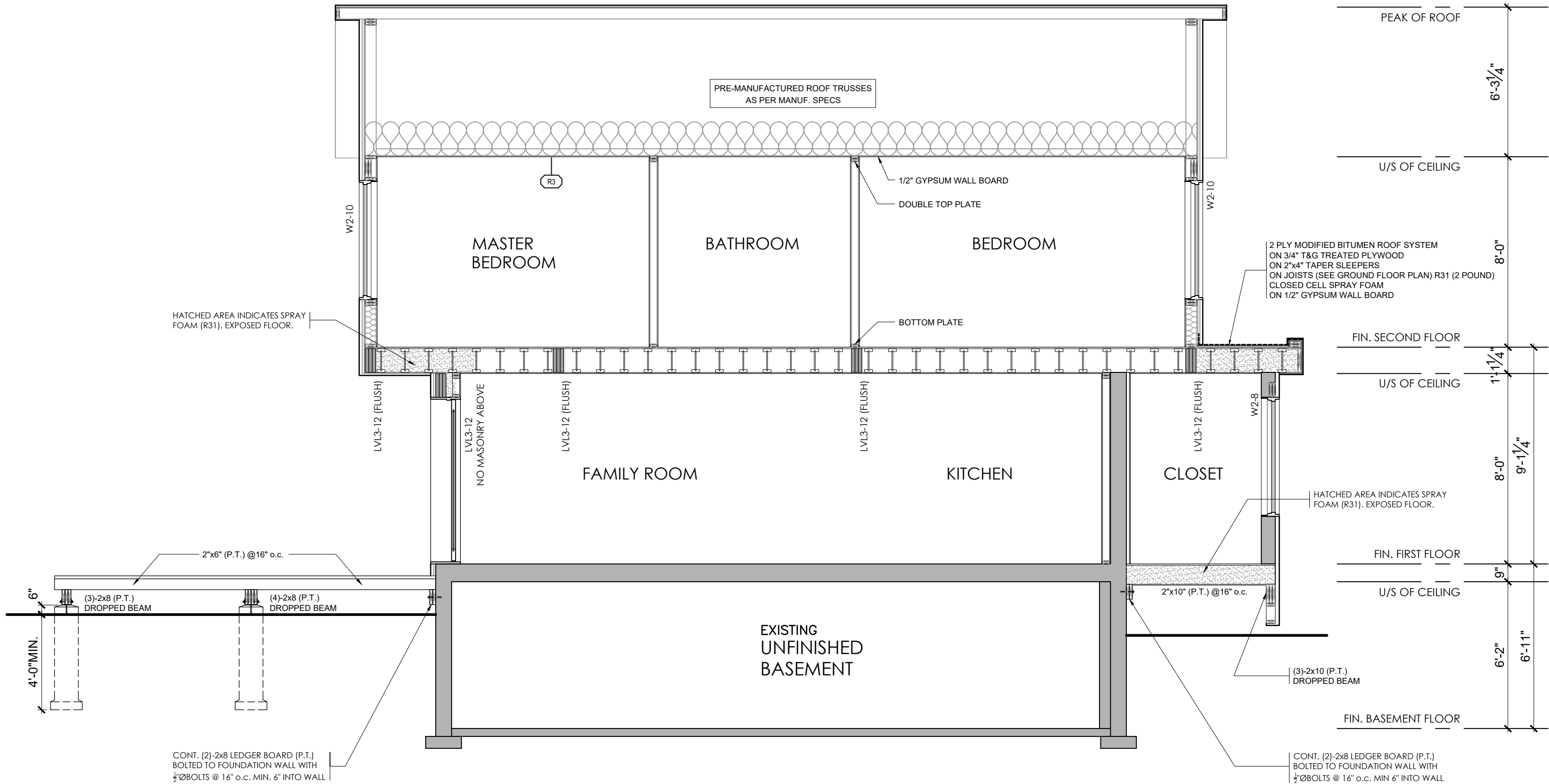
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No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	03.DEC.2021	ISSUED FOR PERMIT	TG

DRAWING TITLE
PROPOSED WEST (RIGHT SIDE) ELEVATION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	FS
DATE	DRAWING NUMBER	
01 SEPT 2020	A-5.4	
PROJECT NUMBER		
21009		



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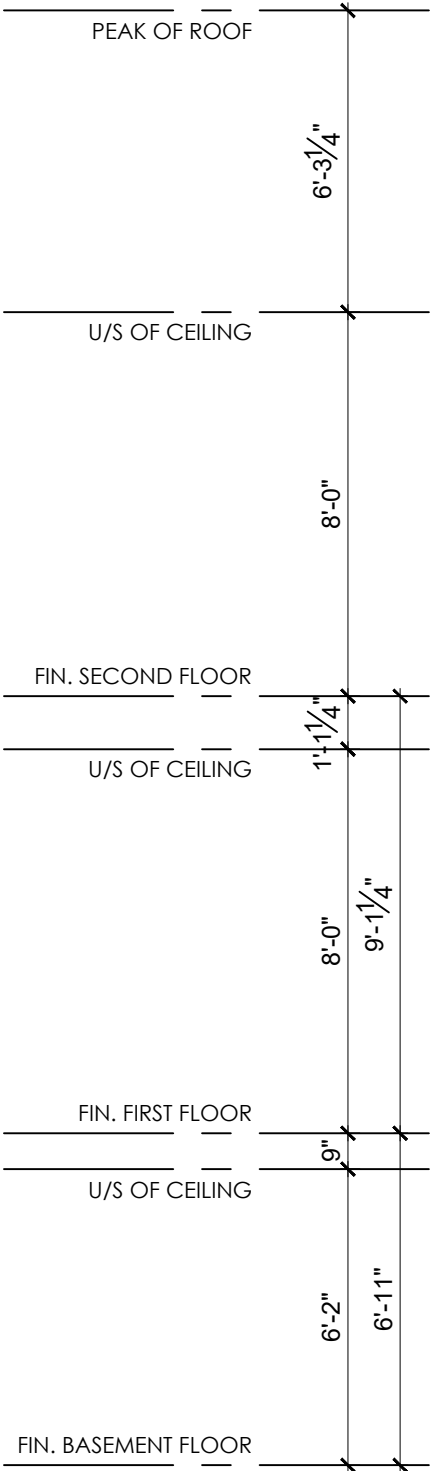
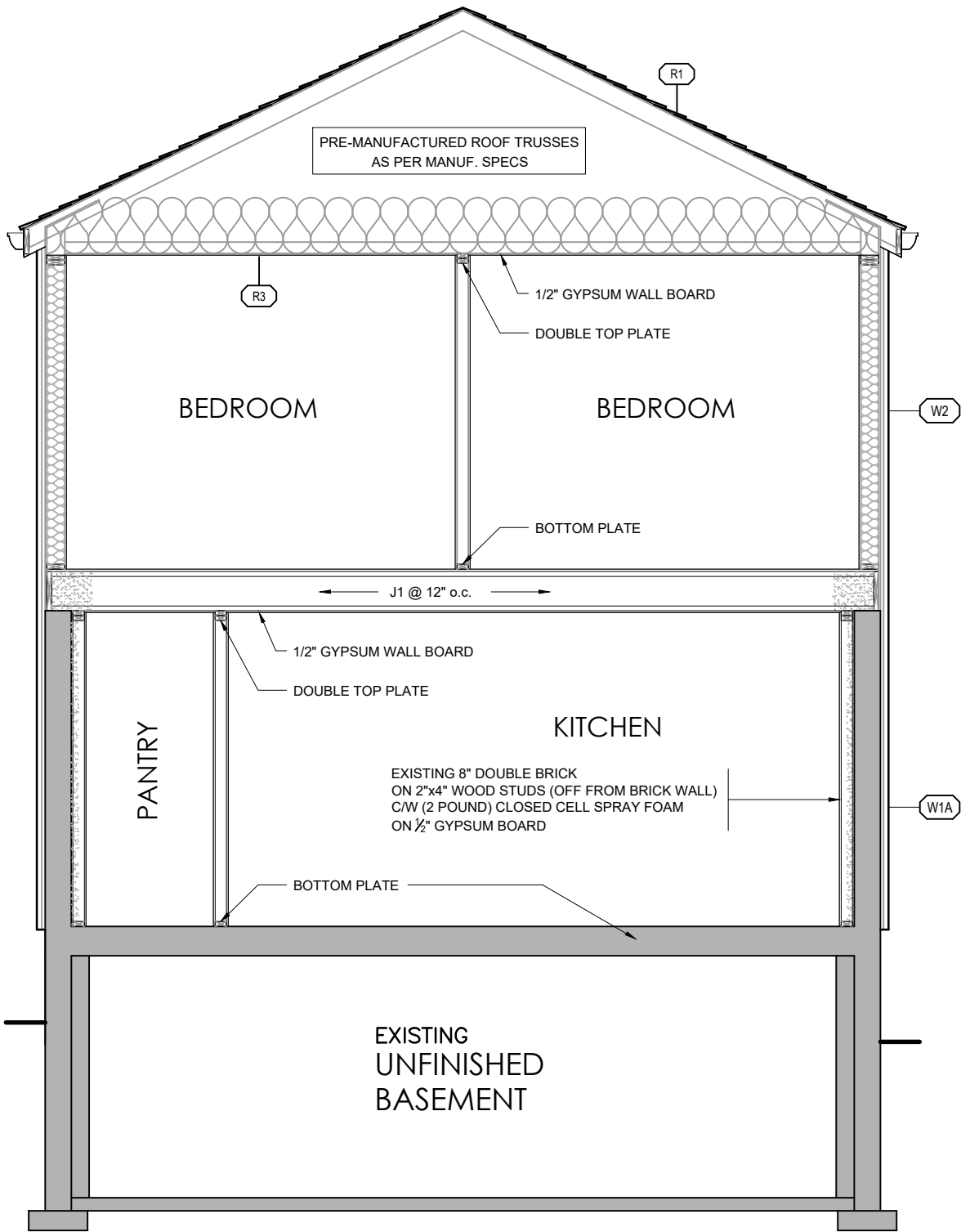
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DRAWING TITLE
BUILDING SECTION
MAIN STREET RESIDENCE
1278 MAIN STREET EAST, HAMILTON, ONT., L8K 1A9

SCALE	DRAWN BY	CHECKED BY
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DRAWING TITLE
BUILDING SECTION
MAIN STREET RESIDENCE
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SCALE	DRAWN BY	CHECKED BY
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01 SEPT 2020	A-6.2	
PROJECT NUMBER		
21009		

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.	
APPLICATION NO. _____	DATE APPLICATION RECEIVED _____
PAID _____	DATE APPLICATION DEEMED COMPLETE _____
SECRETARY'S SIGNATURE _____	

The Planning Act

Application for Minor Variance or for Permission

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

1, 2	NAME	MAILING ADDRESS
Registered Owners(s)		
Applicant(s)*		
Agent or Solicitor		

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:

GROSS FLOOR AREA EXCEEDS THE ALLOWABLE
10% INCREASE AS PER THE OS-200 ZONING BY-LAW

☐ Second Dwelling Unit ☒ Reconstruction of Existing Dwelling

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

ADDING 2ND FLOOR

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**):

1278 MAIN STREET EAST HAMILTON, ON, L8K 1A9

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐

Other _____

- 8.1 If Industrial or Commercial, specify use _____
- 8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes ☐ No ☒ Unknown ☐
- 8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ☐ No ☒ Unknown ☐
- 8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ☐ No ☒ Unknown ☐
- 8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes ☐ No ☒ Unknown ☐
- 8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ☐ No ☒ Unknown ☐
- 8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes ☐ No ☒ Unknown ☐
- 8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes ☐ No ☒ Unknown ☐

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

Yes ☐

No ☒

Unknown ☐

8.11 What information did you use to determine the answers to 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)

Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage

7.16 m

Depth

30.48 m

Area

218.20 m²

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:

1 STOREY SFD

Proposed

2 STOREY ADDITION

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:
Oct 2020
14. Date of construction of all buildings and structures on subject lands:
1912
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
RESIDENTIAL
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
RESIDENTIAL
17. Length of time the existing uses of the subject property have continued:
1912
18. Municipal services available: (check the appropriate space or spaces)
- | | | | |
|----------------|----------|-----------|-----------------------------|
| Water | <u>X</u> | Connected | <u> </u> |
| Sanitary Sewer | <u>X</u> | Connected | <u> </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:
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
- ☐ Yes ☒ No
- If yes, please provide the file number:
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
- ☐ Yes ☒ No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being "received" for processing.
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 (please include separate sheet if needed)
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.