

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.:	AN/A-22:175	SUBJECT PROPERTY:	376 PHILIP PLACE , ANCASTER
ZONE:	ER (Exisiting Residential)	ZONING BY-LAW:	Zoning By-law former Town of Ancaster 87-57, as Amended

APPLICANTS: Owners- D. Sohail, S. Daniel, S. & U. Daniel
Agent- D. Sohail & S. Daniel

The following variances are requested:

1. A minimum front yard setback of 11.7m shall be permitted instead of the minimum 12.33m front yard setback required.
2. A minimum interior side yard setback of 4.1m shall be permitted instead of the minimum 4.65m interior side yard setback required.
3. A minimum flankage side yard setback of 15.3m shall be permitted instead of the minimum 15.93m flankage side yard setback required.
4. A minimum rear yard setback of 4.5m shall be permitted to the northerly rear lot line instead of the minimum 8.63m rear yard setback required to the northerly rear lot line and a minimum rear yard setback of 8.1m shall be permitted to the flankage rear lot line instead of the minimum 8.63m rear yard setback required to the flankage rear lot line.

PURPOSE & EFFECT: To permit the construction of a full second floor addition and a northwest ground floor addition to the existing single detached dwelling notwithstanding that;

Notes:

No setback dimension was shown to the front lot line; as such, variance #1 is based on an estimated value. Therefore, the applicant shall confirm that the requested variance #1 is correct; otherwise, further variances shall be required.

AN/A-22:175

The Zoning By-law states one metre within the side yard shall be unobstructed and shall not contain structures, walkways, sidewalks, hard surfaced material, and landscaping other than sod. No details were provided from which to determine compliance; therefore, further variances may be required.

The Zoning By-law permits a fence or gate to traverse the minimum one metre unobstructed area within a side yard or within the minimum one metre unobstructed area within a rear yard.

The elevation plans do not show the height dimension from grade as defined. The applicant shall ensure that maximum permitted 9.5m height is not exceed; otherwise, further variances may be required.

The Zoning By-law permits eaves or gutters that project into any minimum side yard a distance of not more than 60 centimetres, or into any minimum front or minimum rear yard a distance of not more than 1.5 metres. Insufficient details were shown on the submitted plans from which to determine compliance; therefore, further variances may be required.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, June 23, 2022
TIME:	1:45 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

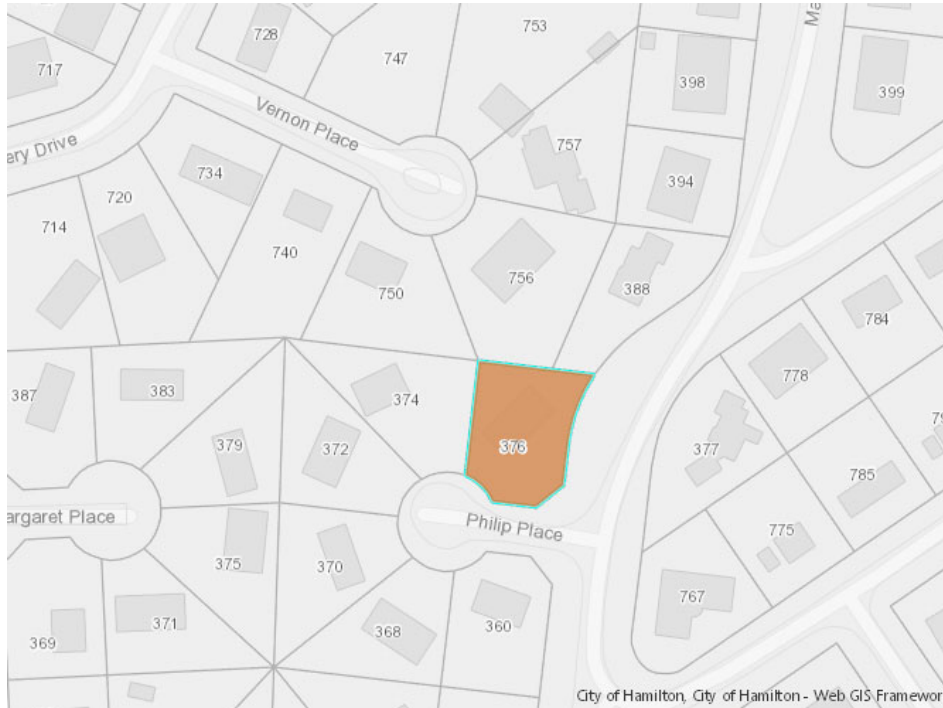
For more information on this matter, including access to drawings illustrating this request and other information submitted:

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

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.



DATED: June 7, 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, and may include posting electronic versions.

PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Comments are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. **Interested members of the public must register by noon the day before the hearing.**

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, the hearing date, name and address of the person wishing to speak, if they will be connecting via phone or video, and if applicable the phone number they will be using to call in. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



PROPOSED ADDITION ALTERATION AT
376 PHILIP PLACE, ANCASTER, ON
L9G 3G8.

LIST OF DRAWINGS

(ISSUE FOR PERMIT)

ARCHITECTURAL:

- A0.0 TITLE SHEET
- SP1.01 SITE PLAN
- A1.01 AS BUILT FLOOR PLANS
- A1.02 PROPOSED BASEMENT PLAN
- A1.03 PROPOSED FIRST FLOOR PLAN
- A1.04 PROPOSED 2ND FLOOR PLAN
- A1.05 PROPOSED ROOF PLAN
- A2.01 NORTH AND SOUTH ELEVATIONS
- A2.02 EAST AND WEST ELEVATION
- A3.01 DETAILS
- A4.01 BUILDING SECTION
- A4.02 WALL SECTIONS
- A0.02 GENERAL NOTES & SCHEDULES

MECHANICAL:

- M1.01 BASEMENT FLOOR MECH PLAN
- M1.02 GROUND FLOOR MECH PLAN
- M1.03 SECOND FLOOR MECH PLAN
- M1.04 NOTES & SCHEDULE

STRUCTURAL:

- S1.01 FOUNDATION PLAN
- S1.02 FIRST FLOOR PLAN
- S1.03 SECOND FLOOR FRAMING PLAN
- S1.04 ROOF FLOOR FRAMING PLAN
- S2.01 FRONT ELEVATION
- S2.02 REAR ELEVATION
- S2.03 LEFT AND RIGHT ELEVATION
- S3.01 CONNECTION DETAILS
- S3.02 STRUCTURAL ELEMENTS SCHEDULES
- S3.03 GENERAL NOTES

OWNER:
DEREK SOHAIL
USHA DANIEL

Structural Engineers:

EIDS CONSULTANTS INC.
Engineering and Innovative Design Solutions

Shaukat Ali, M.Eng., P.Eng., LEED GA
Director and Principal Structural Engineer
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Mississauga, ON, L5M 0B2
Phone: +1 905 399 5441
Email: shaukat.ali@eidsconsultants.com
www.eidsconsultants.com

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastview Ave. Unit A9, Brampton, ON,
Canada L6W 0B8
Tel: (O) 905 858-2565 (C) 847-295-2565
www.thearchsystem.com
e-mail: archsystem@gmail.com

Mechanical Engineers:

Gil Cofreros, P.Eng.

GAC Engineering Services Inc.
1080 Tapscott Road, Unit 18
Toronto, Ontario M1X 1E7
Tel. No. 416 292 0527
Cel. No. 416 710 8274
Fax. No. 416 292 4563

PERMIT BY:



XACT
HOME SOLUTIONS

SHEET TITLE: **COVER SHEET**

SHEET NO: **A0.01**

1. GENERAL REQUIREMENTS

- CONFORM TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS SHALL BE FURNISHED AND ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE GRADES, OR STANDARDS OF MATERIALS, STANDARDS OF WORKMANSHIP AND MANUFACTURE'S SPECIFICATIONS LISTED OR MENTIONED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK. CONTRACTOR TO VERIFY STRUCTURE OF WALLS, FLOOR AND CEILING AT NEW ENTRANCES, WINDOWS, CANOPY AND EXTERIOR CLADDING.
- INSPECT THE EXISTING SITE AND NOTE ANY CONDITIONS WHICH WOULD AFFECT THE WORK. NO CLAIM FOR AN ADDITION TO THE CONTRACT AMOUNT WILL BE CONSIDERED RESULTING FROM FAILURE TO BECOME FAMILIAR WITH ALL, APPARENT EXISTING SITE CONDITIONS.
- UNLESS OTHERWISE SPECIFIED, PROVIDE AND MAINTAIN ALL NECESSARY PROTECTION INCLUDING HOARDING, BARRICADES, WARNING LIGHTS AND SIGNS, BEFORE AND DURING DEMOLITION WORK.
- PROTECT ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND PIPING THAT IS TO REMAIN.
- PROTECT ALL EXISTING FINISH SURFACES WHICH ARE NOT SUBJECT TO DEMOLITION.
- MAINTAIN PROPER ACCESS TO PREMISES.
- MAKE GOOD DAMAGE TO SUCH STRUCTURES RESULTING FROM WORK UNDER THIS SECTION AT NO COST TO OWNER.
- EXERCISE CAUTION IN DISMANTLING OR DISCONNECTING WORK ADJACENT TO EXISTING WORK DESIGNATED TO REMAIN.
- MAKE GOOD ANY DEMOLITION TO THE EXISTING WORK BEYOND THAT NECESSARY FOR CARRYING OUT NEW WORK, AT NO EXPENSE TO THE OWNER.
- CARRY OUT DEMOLITION AS SCHEDULED, IN A ORDERLY AND CAREFUL MANNER.
- AT COMPLETION OF WORK, THE PREMISES SHALL BE LEFT BROOM CLEAN.
- REPORT TO THE ARCHITECT AND INTERIOR DESIGNER ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS. CONTRACTOR TO MAINTAIN AT THE JOB SITE AN UPDATED SET OF DRAWINGS AND RECORD ANY CHANGES TO BUILDING PERMIT DRAWINGS.

2. SITE WORK

- MAINTAIN PROPER ACCESS TO THE SITE. PROVIDE ADEQUATE PROTECTION TO CURBS, SIDEWALKS AND LIGHTS. MAKE GOOD ANY DAMAGE AT NO COST TO THE OWNER.
- REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL RUBBISH, AND SURPLUS MATERIALS RESULTING FROM THE WORK.

3. CONCRETE

- CONCRETE MATERIALS SHALL CONFORM TO REQUIREMENTS OF CAN/CSA A23.1-M90, 268-M78
- BEFORE COMMENCING WORK, ENSURE THAT SURFACES ARE ACCEPTABLE TO RECEIVE AND MAINTAIN CONCRETE FINISHING AND THAT SPECIFIED INSTALLATION WILL BE ACHIEVED.
- PATCHING CONCRETE SHALL BE THOROUGHLY COMPACTED INTO PLACE AND FINISHED IN SUCH A MANNER AS TO MATCH ADJOINING CONCRETE. RUB DOWN TO GIVE UNIFORM, SMOOTH, FLUSH, MONOLITHIC SURFACE FREE OF ALL DEFECTS IN APPEARANCE TO ARCHITECTS APPROVAL.

4. MASONRY

- MAINTAIN DIMENSIONS, LINES AND LEVELS OF EXISTING WORK.
- TAKE SPECIAL CARE OF ERECTING BLOCK WALLS TO WHICH OTHER SECTIONS WILL APPLY FINISHES, TO ENSURE TOLERANCES REQUIRED OF FOLLOWING SECTIONS CAN BE MET WITH REASONABLE CONSTRUCTION PROCEDURES (E.G. THIN SET APPLICATION OF GRANITE TILES.)
- ALL MASONRY SHALL BE PATCHED AND REPAIRED USING METHODS AND MATERIALS TO MATCH EXISTING WORK.

5. METALS

CONFORM TO REQUIREMENTS OF CAN/CSA-G40.21 & M92 (HOT DIP GALV. PARTS)

- WORK TO BE EXECUTED BY FIRM THOROUGHLY FAMILIAR WITH LAWS, BY-LAWS AND REGULATIONS WHICH GOVERN, AND CAPABLE OF WORKMANSHIP OF BEST GRADE AND FIELD PRACTISE KNOWN TO BE RECOGNIZED MANUFACTURE'S SPECIALIZING IN THIS WORK.
- PAINT PRIMER TO BE ZINC CHROMATE CONFORMING TO CGSB 1-6P-40D. FINISH COLOUR TO BE AS PER APPROVED SAMPLE BY INTERIOR DESIGNER.

6. WOOD AND PLASTICS

- MATERIALS SHALL BE CAREFULLY CHECKED, UNLOADED STORED AND HANDLED TO PREVENT DAMAGE. PROTECT MATERIALS WITH SUITABLE NON-STAINING WATERPROOF COVERINGS.
- SUPPLY ALL LABOUR, MATERIALS, EQUIPMENT, SERVICES AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE ALL ROUGH CARPENTRY WORK, TO THE FULL INTENT OF THE DRAWINGS AND AS HEREIN SPECIFIED.
- ALL INTERIOR ROUGH CARPENTRY APPLIED TO WALLS, FLOORS, AND CEILING IS TO HAVE A FLAME SPREAD RATING OF 150 OR LESS.

7. THERMAL AND MOISTURE PROTECTION

- MAINTAIN EXISTING LEVELS OF INSULATION.
- ALL MATERIALS AND METHODS USED IN APPLICATION SHALL BE IN STRICT ACCORDANCE WITH THE PRINTED INSTRUCTIONS OF THE MANUFACTURER.
- INSTALL INSULATION TO MAINTAIN CONTINUITY OF THERMAL PROTECTION TO BUILDING ELEMENTS AND SPACES.
- INSTALL LOOSE INSULATION IN LOCATIONS AND THICKNESS SHOWN, AND FOR PACKING WHERE REQUIRED TO MAINTAIN THE INTEGRITY OF THE THERMAL BARRIER. SEAL JOINTS TO PREVENT THE TRANSFER OF MOISTURE.
- SEALANTS AND COLOUR TO BE SELECTED BY INTERIOR DESIGNER.
- CLEAN JOINTS AND SPACES TO BE CAULKED AND ENSURE THEY ARE DRY AND FREE OF DUST, LOOSE MORTAR, OIL, GREASE AND OTHER FOREIGN MATERIAL. CLEAN FERROUS MATERIALS OR RUST, MILL, SCALE AND FOREIGN MATERIALS BY WIRE BRUSHING, GRINDLING OR SANDING.
- UPON COMPLETION, REMOVE MASKING AND SEALANT SMEARS AND DROPPINGS FROM ADJACENT AND OTHER SURFACES.
- PATCH AND REPAIR EXISTING WORK, REQUIRED DUE TO THE WORK OF THE CONTACT. USE THE EXACT SAME METHODS AND MATERIALS TO MATCH THE EXISTING WORK. WHERE IT IS NOT POSSIBLE, SUBMIT PROPOSALS TO THE INTERIOR DESIGNER FOR APPROVAL.
- CAULKING: PROVIDE CAULKING AS PER OBC 9.27.4 AT ALL EXPOSED JOINTS BETWEEN MASONRY TO WINDOWS, ROOFING, AND FLASHINGS.

SPECIFICATIONS

8. DOORS AND WINDOWS

STEEL DOORS AND FRAMES:

- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS, SHOW EACH TYPE OF FRAME, DOOR, HARDWARE BLANKING, REINFORCING TAPPING AND DRILLING ARRANGEMENTS, METAL GAUGES, THICKNESS AND FINISHES. SUBMIT DOOR AND FRAME SCHEDULE IDENTIFYING EACH UNIT. APPROVAL TO BE MADE BY INTERIOR DESIGNER.

WOOD DOORS AND FRAMES:

- MANUFACTURE SOLID CORE VENEERED AND PLASTIC LAMINATED FACED WOOD DOORS TO ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA LATEST REVISIONS, FOR PREMIUM GRADE SPECIALTY DOORS.
- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS ILLUSTRATING DOOR CONSTRUCTION FOR THE INTERIOR DESIGNER TO REVIEW.

9. FINISHES

GYPSON WALLBOARD:

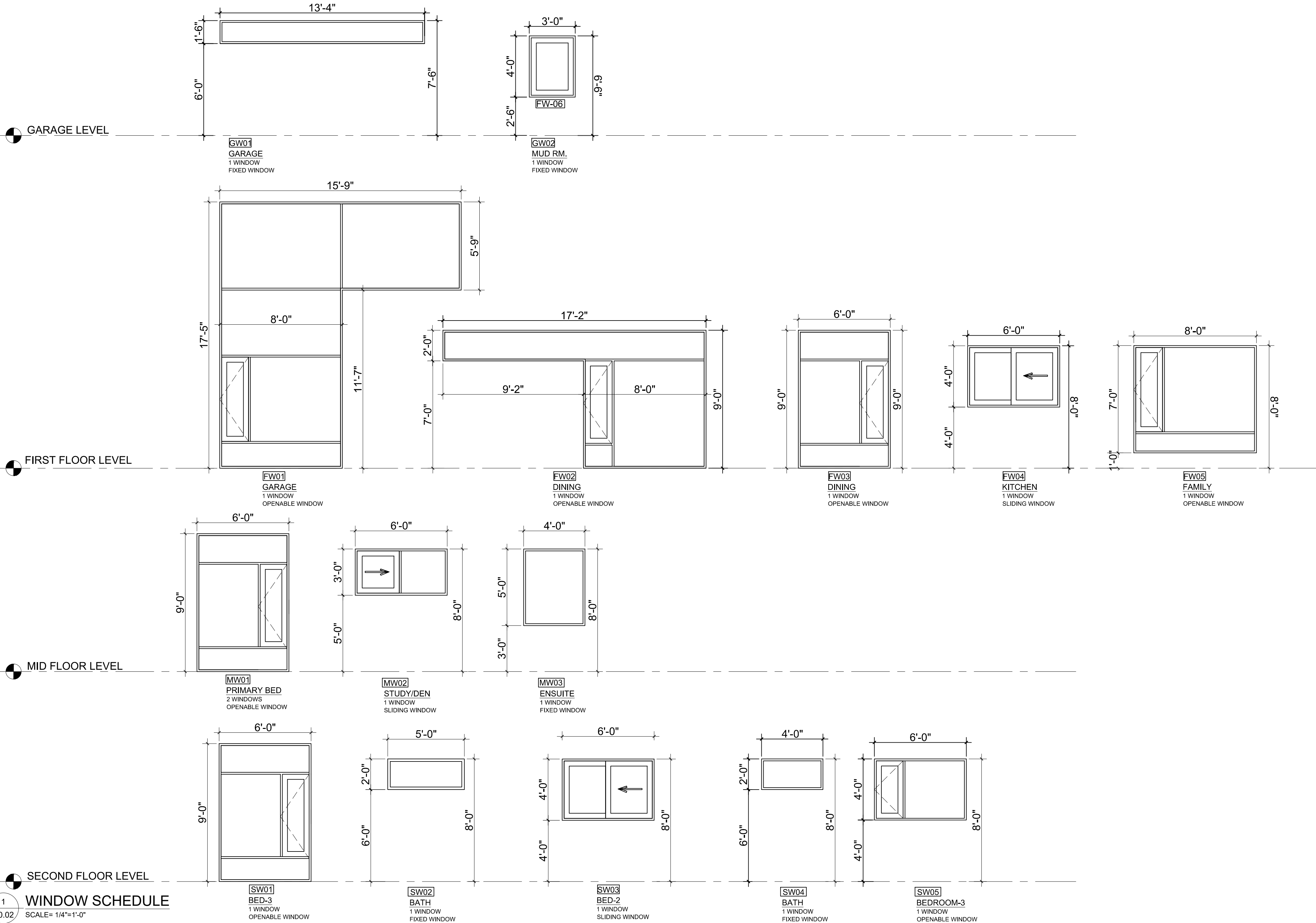
- EXECUTE THE GYPSON WALLBOARD WORK COMPLETE IN ALL RESPECTS AND FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP AFFECTING APPEARANCE AND PERFORMANCE.
- EXAMINE AND CO-ORDINATE WORK WITH THE OTHER TRADES AND ENSURE THAT ANCHORS, GROUNDS, ELECTRICAL CONDUIT, WIRING AND MECHANICAL WORK, WHICH IS TO BE INSTALLED IN OR BEHIND WORK UNDER THIS CONTRACT HAS BEEN INSTALLED, TESTED AND APPROVED.
- CONFORM TO CURRENT C.S.A. STANDARDS A82.30 AND A82.31, EXEPT AS SPECIFIED OTHERWISE HEREIN.
- FINISHED GYPSON WALLBOARD SURFACES SHALL BE TRUE PLANES WITHIN 1/8 INCH WHEN CHECKED WITH 12 FEET STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE. SURFACES SHALL BE FREE FROM WAVES, IRREGULATIONS AND OTHER DEFECTS. VERTICAL SURFACES, PLUMB AND TRUE TO LINE, HORIZONTAL SURFACES LEVEL.

ABBREVIATIONS LEGEND

CL.	CLOSET
CL.G.	CEILING
CONC.	CONCRETE
COV.	COVERED
DN	DOWN
DO	DITTO
ELECT.	ELECTRICAL
EX.	EXISTING
FLR.	FLOOR
GALV.	GALVANIZED
H.C.	HOLLOW CORE
HT.	HEIGHT
I/S	INSIDE
JST.	JOIST
MAX.	MAXIMUM
MIN.	MINIMUM /MINUTE
MNTD.	MOUNTED
N.L.B	NON-LOAD BEARING
P.F.	PRE-FINISHED
STL.	STEEL
SQ.M.	SQUARE METER
SQ.FT.	SQUARE FOOT
WD.	WOOD
W.I.	WALK IN
PWD.	POWDER

WINDOWS SCHEDULE					
	TYPE	SIZE WIDTH HEIGHT	SILL LVL. (SL)	DESCRIPTION	QTY.
FIRST FLOOR	FW01	15'-9" 17'-5"	+0'-0"	PVC. FRAME THERMOPAN DBL GLAZED WINDOW PROVIDE INSECT SCREEN AT OPERABLE PANS	1
	FW02	17'-2" 9'-0"	+0'-0"	DO	1
	FW03	6'-0" 9'-0"	+0'-0"	DO	1
	FW04	6'-0" 4'-0"	+4'-0"	DO	1
	FW05	8'-0" 7'-0"	+1'-0"	DO	1
MID FLOOR	MW01	6'-0" 9'-0"	+0'-0"	DO	2
	MW02	6'-0" 3'-0"	5'-0"	DO	1
	MW03	4'-0" 5'-0"	3'-0"	DO	1
2ND FLOOR	SW01	6'-0" 9'-0"	0'-0"	DO	1
	SW02	5'-0" 2'-0"	6'-0"	DO	1
	SW03	6'-0" 4'-0"	4'-0"	DO	1
	SW04	4'-0" 2'-0"	6'-0"	DO	1
	SW05	6'-0" 4'-0"	4'-0"	DO	1
GARAGE	GW01	13'-4" 1'-6"	6'-0"	DO	1
	GW02	3'-0" 2'-6"	DO	DO	1
TOTAL					16

DOORS SCHEDULE			
TYPE	SIZE		DESCRIPTION
	WIDTH	HEIGHT	
DM	3'-0"	7'-0"	WD. FRAME EXTERIOR TYPE SOLID WD. DBL. DOOR WEATHER W/ RESISTANCE AND LATCHED LOCK
DM1	2'-8"	7'-0"	ALUMN. FRAME I.M INSULATED DOOR W/LATCHED LOCK AT GARAGE WITH GAS-PROOF SEALANT
OHD1	7'-9"	7'-0"	P.F METAL INSULATED OH SECTIONAL DOOR W/ REMOTE CONTROL MECHANICAL GARAGE OPENER RWCOX OR EQ.
OHD2	12'-0"	7'-0"	P.F METAL INSULATED OH SECTIONAL DOOR W/ REMOTE CONTROL MECHANICAL GARAGE OPENER RWCOX OR EQ.
FD1	3'-4"	8'-0"	WD. FRAME EXTERIOR TYPE SOLID WD. DBL DOOR WEATHER W/ RESISTANCE AND LATCHED LOCK
FD2	2'-6"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
FD3	2'-4"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
MD1	5'-0"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DBL. DOOR WITH LATCHED LOCK
MD2	2'-6"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
MD3	2'-4"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
SD1	2'-6"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
SD2	2'-4"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
SD3	2'-4"	8'-0"	WD. FRAME INTERIOR TYPE SOLID WD. SLIDING DOOR WITH LATCHED LOCK
BD1	5'-0"	6'-8"	WD. FRAME INTERIOR TYPE SOLID WD. DBL. DOOR WITH LATCHED LOCK
BD2	3'-0"	6'-8"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
BD3	2'-6"	6'-8"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK
BD4	2'-4"	6'-8"	WD. FRAME INTERIOR TYPE SOLID WD. DOOR WITH LATCHED LOCK



PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A9, Brampton, ON.
Canada L6W 0B6
Tel: (O) 905 858-2565 (C) 847-295-2565
www.thearchisystem.com
e-mail: archisystem@gmail.com

NOTES:

THE DRAWINGS SHALL NOT BE SCALED
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO THAT THE CONTRACTOR WILL BE LIABLE TO RECTIFY WITHOUT EXTRA COST
ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
THIS DRAWING IS EXCLUSIVE PROPERTY OF THE ARCHITECT'S PERMISSION
ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE

OWNER / CLIENT:

DEREK SOHAIL
USHA DANIEL

PERMIT BY:



XACT
HOME SOLUTIONS

REVISIONS:

ISSUED:



PROJECT:

PROPOSED ADDITION
ALTERATION AT
376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.

DRAWING TITLE:

SHEET TITLE:

GENERAL NOTES AND SCHEDULES

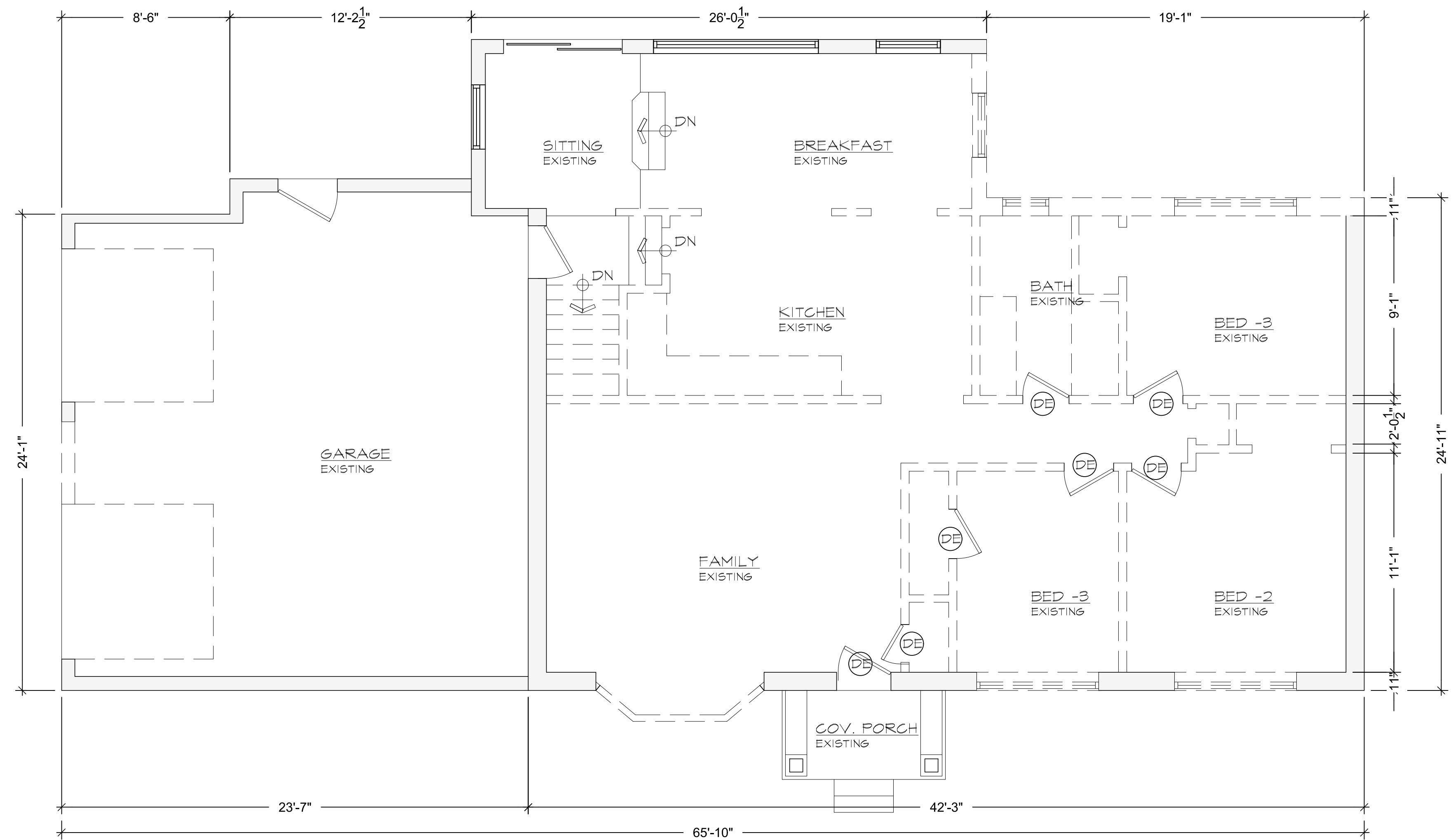
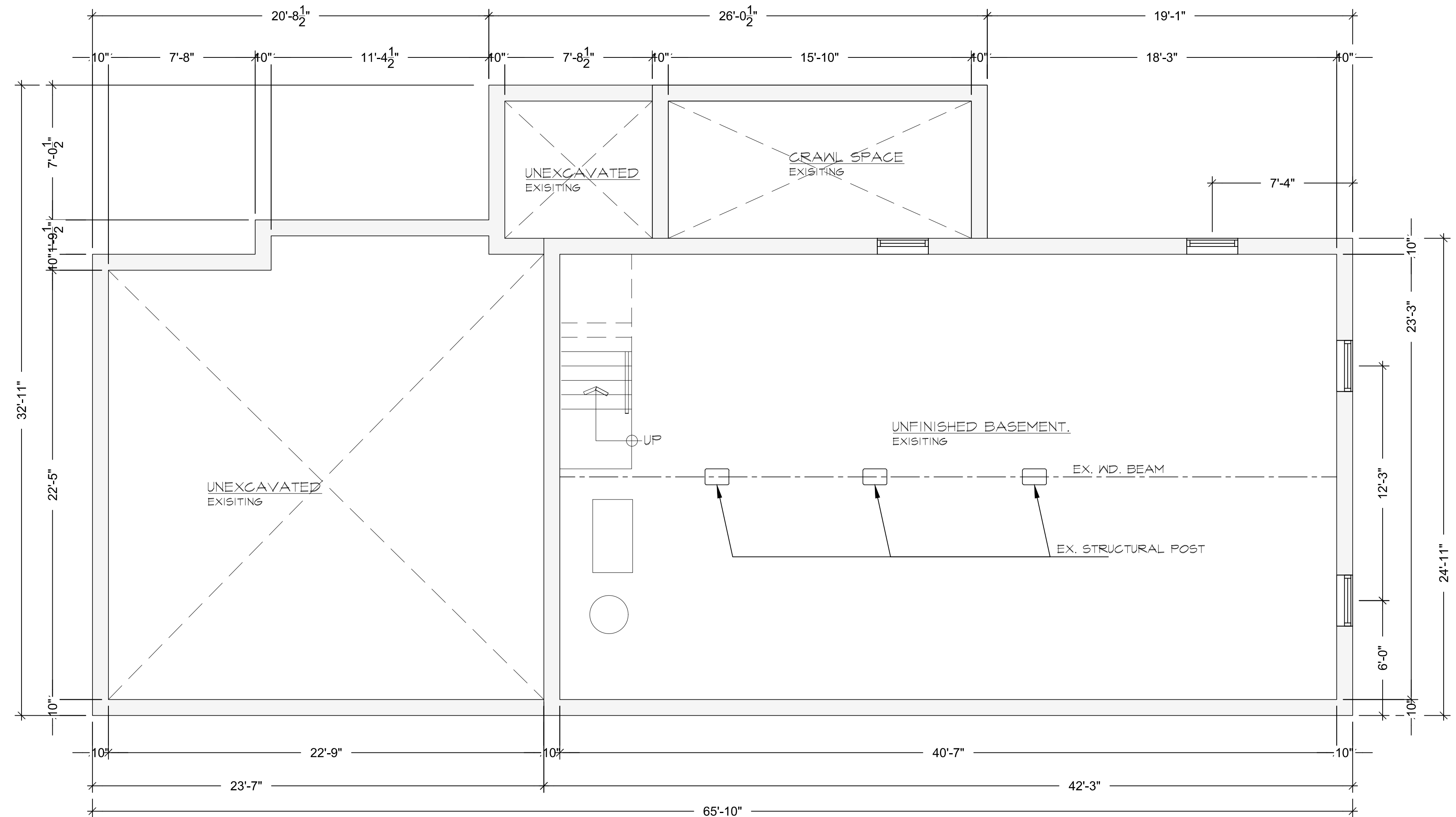
DATE: 04-08-2022

SCALE: AS NOTED

SHEET NO: A0.02

1. INTERIOR WALL DIMENSIONS TAKEN TO FACE WALL SURFACE UNLESS OTHERWISE NOTED.
2. PROTECT ALL EXISTING TREES AND SHRUBS DURING DEMOLISHING
3. PRIOR TO DEMOLISHING VERIFY THAT ADJOINING NEIGHBOUR'S FOOTINGS WILL NOT BE UNDERMINED BY A 45 DEGREE ANGLE. OTHERWISE, TAKE ALL NECESSARY ACTION TO SHORE NEIGHBOUR'S OR EXISTING PROPERTY TO ENSURE STABILITY.
4. PROTECT ALL EXISTING SERVICE PIPES E.G GAS, ELECTRICITY AND DRAINAGE DURING DEMOLISHING. CONTACT CONCERNED UTILITY AUTHORITIES FOR LOCATION OF SERVICE LINE AND MAKE ARRANGEMENTS TO PROTECT PRIOR TO START OF DEMILISHING
5. DEMOLISHING CONTRACTOR TO PROVIDE SEPARATE BINS FOR EACH MATERIAL E.G WOOD, STEEL, CONC. RUBBLE, BRICK BALAST, ETC.
6. REUSEABLE ITEMS SUCH AS WINDOWS, DOORS, FIXTURES SHOULD BE REMOVED AND STORED IN A COVERED BIN SHED PRIOR TO MAJOR DEMILISHING
7. CONTRACTOR MUST VERIFY EXISTING CONDITIONS ON THE SITE, INCLUDING AS -BUILT SITUATIONS THAT MAY DIFFER FROM THOSE SHOWN ON THE DRAWINGS. CURSORY SITE INSPECTIONS AND VISITS DID NOT INVOLVE OPENING WALLS AND FLOORS SO CERTAIN ASPECTS OF THE BUILDING WERE ASSUMED, SUCH AS MEMBERS, EXISTING CONSTRUCTION AND THEIR ASSOCIATED DIMENSIONS. DURING DEMOLITION THE CONTRACTOR IS TO VERIFY ANY DISCREPANCIES WITH THE DESIGNER.
8. CONTRACTOR TO VERIFY NEIGHBORS FOR ANY NOISE REQUIREMENTS OR DISTURBING FACTORS PRIOR TO SCHEDULING DEMOLISHING.
9. ALL DEMOLISHING TO BE DONE DURING STANDARD HOURS AND REGULAR DAYS. FOR DEMOLISHING DURING WEEKENDS, HOLIDAYS NEIGHBORS PERMISSION MUST BE SOUGHT.
10. CONTRACTOR TO ENSURE SAFETY REQUIREMENTS UNDER PROVINCIAL CODE FOR CREW AND PASSERBY PERSONS
11. PROVIDE 1 HOSE, NON-FREEZE TYPE, CAULK AND SEAL ALL OPENINGS AROUND SERVICE PIPES.

EXISTING WALL
TO REMAIN



NOTES:

THE DRAWINGS SHALL NOT BE SCALED



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE LIABLE TO RECTIFY WITHOUT EXTRA COST

ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

THIS DRAWING IS EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION

ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE

PERMIT BY:

ARCHITECT:  

DRAWING TITLE:

PERMIT SET

DATE:	04-08-2022
SCALE:	AS NOTED
SHEET NO:	A101

A1.01

2.3.1.4 HOT WATER PIPING INSULATION

- HOT WATER PIPES THAT ARE VERTICALLY CONNECTED TO A HOT WATER STORAGE TANK SHALL HAVE HEAT TRAPS ON BOTH INLET AND OUTLET PIPING AS CLOSE AS PRACTICAL TO THE TANK, EXCEPT WHERE THE TANK,
 - HAS AN INTEGRAL HEAT TRAP, OR
 - SERVES A RECIRCULATING SYSTEM
- THE FIRST 2.5M OF HOT WATER OUTLET PIPING OF A HOT WATER STORAGE TANK SERVING NON- RECIRCULATING SYSTEM SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.62.
- THE INLET PIPE OF A HOT WATER STORAGE TANK BETWEEN THE HEAT TRAP AND THE TANK SERVING NON-RECIRCULATION SYSTEM SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.62.

9.10.19 SMOKE ALARMS

- WITHIN DWELLING UNITS SUFFICIENT SMOKE ALARMS CONFORMING TO CANULC-531 SHALL BE INSTALLED SO THAT
 - THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS, AND
 - ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
 - IN EACH SLEEPING ROOM, AND
 - IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
 - SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72. THE VISUAL SIGNALING COMPONENT NEED NOT BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT.
- INTERCONNECTED SMOKE ALARMS TO BE PERMANENTLY CONNECTED AND HAVE A BATTERY BACKUP AS PER OBC 9.10.19.4

9.5.2.3 STUD WALL REINFORCEMENT

- IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF THE FOLLOWING,
 - FOR A WATER CLOSET A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.8 (3)(A) AND A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.8 (3)(C)
 - FOR A SHOWER A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13 (2)(F), AND
 - FOR A BATHTUB A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13 (4)(C)

9.29.2. WATERPROOF WALL FINISH

- WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN,
 - 1.8M (5'11") ABOVE THE FLOOR IN SHOWER STALLS,
 - 1.2M (3'11") ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS,AND
 - 0.4M (15-3/4") ABOVE THE RIMS OF BATHTUBS NOT EQUIPPED WITH SHOWERS
- 9.29.10.4
- CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANCE BACKING

9.30.1.2. WATER RESISTANCE

- FINISHED FLOORING IN BATHROOMS,KITCHENS,PUBLIC ENTRANCE HALLS, LAUNDRY, AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING:
FELTED-SYNTHETIC-FIBRE FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE,
MASTIC OR OTHER TYPES OF FLOORING PROVIDING SIMILAR DEGREES OF WATER RESISTANCE.

SECTION 9.8 STAIRS,HANDRAILS, GUARDS

ALL INTERIOR/EXTERIOR STAIRS, HANDRAILS, AND GUARDS SHALL CONFORM TO O.B.C. SECTION 9.8 MAXIMUM RISE (7-") MINIMUM RUN 210MM (8-1/4"), MINIMUM TREAD 235MM (9-1/4"), HANDRAIL NOT LESS 865MM (34") HIGH AND NOT MORE THAN 965MM (38") HIGH ABOVE LINE THROUGH NOSING'S. GUARDS FOR PORCHES, DECKS, LANDINGS, AND BALCONIES, SERVING NOT MORE THAN 1 DWELLING UNIT AND WHICH ARE NOT MORE THAN 1800 MM (5'11") ABOVE FINISHED GROUND LEVEL ARE

PERMITTED TO BE MINIMUM 900MM (35- 21") AND MUST BE MINIMUM 1070MM (42") HIGH FOR AREAS GREATER THAN 1800MM (5'11") ABOVE FINISHED GRADE. OPENINGS THROUGH REQUIRED GUARDS ON BALCONIES, PORCHES, DECKS, STAIRS, LANDINGS AND FLOOR LEVEL AROUND A STAIRWELL IN A DWELLING UNIT SHALL PREVENT PASSAGE OF A 100MM (4") DIAMETER SPHERICAL OBJECT AND PREVENT CLIMBING. HEADROOM MEASURED VERTICALLY THROUGH A LINE OF OUTER EDGE OF NOSING'S SHALL BE AT LEAST 1950MM (6'5") FOR STAIRS SERVING A SINGLE DWELLING UNIT AND 2050MM (6'9") FOR ALL OTHER STAIRS. HANDRAILS ARE REQUIRED FOR INTERIOR STAIRS WITH MORE THAN 2 RISERS AND EXTERIOR STAIRS WITH MORE THAN 3 RISERS. DESIGN GUARD ON THAT NO MEMBER,

ATTACHMENT OR OPENING IS LOCATED BETWEEN 140MM (5- 21") & 900MM (35- 21") ABOVE DECK SURFACE WILL FACILITATE CLIMBING.

9.10.22. FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC COOKTOPS

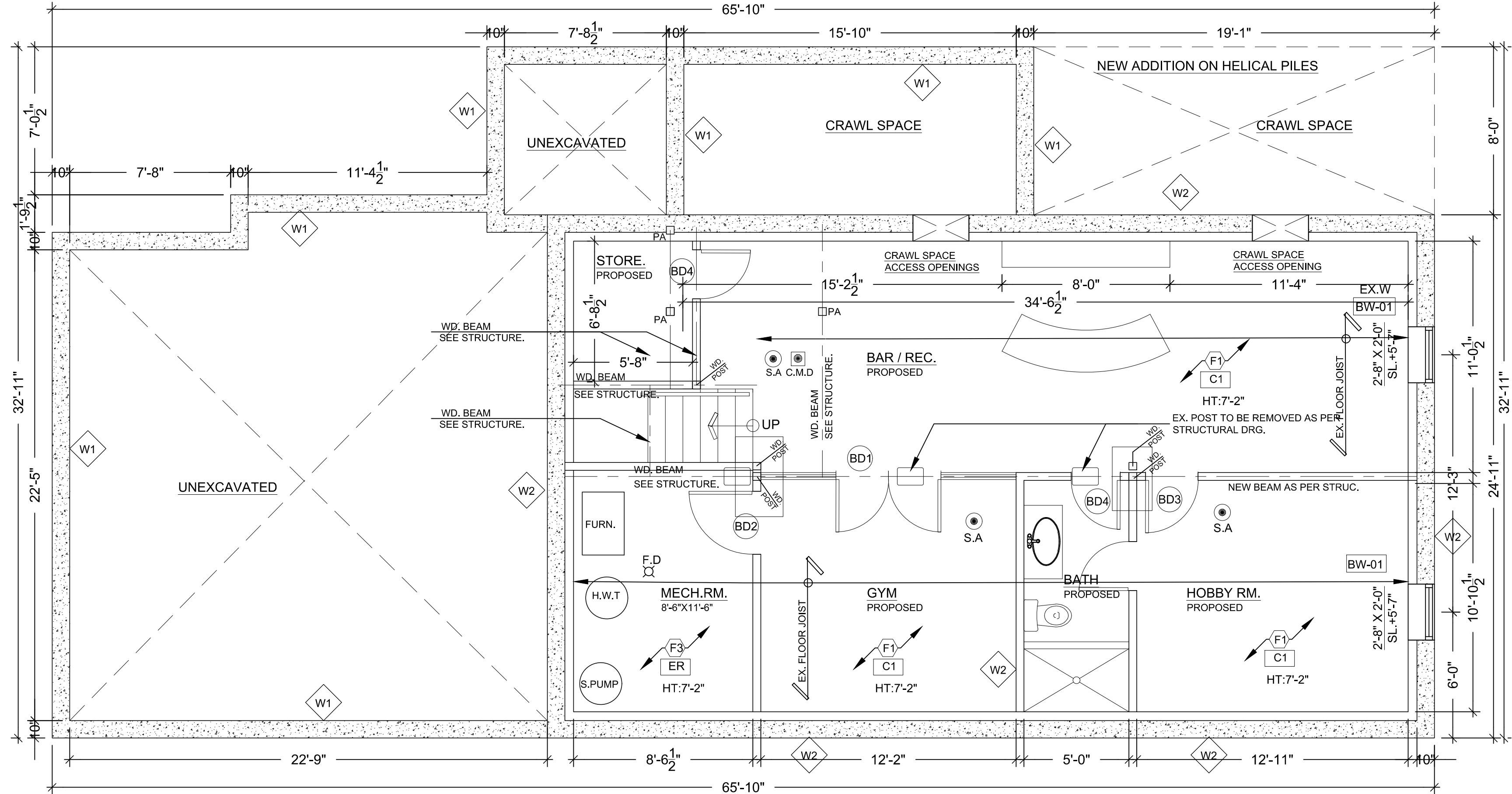
FRAMING, FINISHES AND CABINETRY INSTALLED DIRECTLY ABOVE THE LOCATION OF THE COOKTOP SHALL BE NOT LESS THAN 750MM (29- 21") ABOVE THE LEVEL OF COOKTOP BURNERS OR ELEMENTS. FRAMING, FINISHES AND CABINETS INSTALLED DIRECTLY ABOVE THE LOCATION OF THE COOKTOP IS PERMITTED TO BE REDUCED TO 600MM (23- ") ABOVE THE LEVEL OF THE ELEMENTS OR BURNERS IN COMPLIANCE WITH 9.10.22.2 (2) (A) AND (B). EXCEPT AS PROVIDED IN 9.10.22.2. (2) AND (3), COMBUSTIBLE WALL FRAMING, FINISHES OR CABINETS WITHIN 450MM (17- 34") OF THE AREA WHERE THE COOKTOP IS TO BE LOCATED SHALL BE PROTECTED ABOVE THE LEVEL OF THE HEATING ELEMENTS OR BURNERS BY MATERIAL PROVIDING FIRE RESISTANCE NOT LESS THAN THAT OF A 9.5MM (") THICKNESS OF GYPSUM BOARD.

NOTE: ALL WOOD FRAMED WINDOW OPENINGS THAT EXCEED 48" WIDE ARE TO HAVE 2/2X6 PLATES @ BOTTOM OF OPENING (TYP.) U.N.O.

NOTE: STRUCTURAL ENGINEER TO BE NOTIFIED PRIOR TO POURING OF CONCRETE TO INSPECT RE-BAR SET UP DURING CONSTRUCTION. ENGINEER WILL NOT CERTIFY WALLS OR FOOTING/SLABS UNLESS PRIOR INSPECTION IS CONDUCTED- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER AND MAKE ALL ARRANGEMENTS.

NOTE: ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT, ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHPL DESIGN STUDIO AND PROJECT ENGINEER MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

NOTE: ALL CODE REQUIREMENTS REFER TO O.B.C. 2012 DIVISION 'B'.



1 BASEMENT / FOUNDATION PLAN
A1.02 SCALE= 1/4"=1'-0"

EXTERIOR WALL TYPES



EXISTING 10" CINDER BLOCK WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED



EXISTING 10" POUR CINDER BLOCK WALL W/#15 BUILDING PAPER 3.5"SR PRO.INSL.(R20/24)/FRICTION-FIT B/W 2"x4"WD.STUDS @16"O/C T/B PLATES 6 MIL POLY A.V.B. 3/4" GWB TAPED & PLASTERED PROVIDE MOISTURE RESISTANT GB AT WATER-BOURNE AREAS E.G. WASHROOM KIT OR LAUND. ETC.



PROPOSED 3/8"STUCCO W/ 2"RIGID INSULATION, DRAINAGE LAYER, DENSGLASS/EXT. SHEATHING OVER EXISTING 2"x4"WDN.STUD WALL.TOP PLATE TO BE REMOVED AND SISTER WITH 2"x6" WDN. STUD FRAMING @ 16" O/C .NEW DOUBLE TOP PLATE W/ R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED



PROPOSED 1/2"STUCCO W/ 2"RIGID INSULATION, DRAINAGE LAYER, DENSGLASS/EXT. SHEATHING OVER EXISTING 2"x4"WDN.STUD WALL.TOP PLATE TO BE REMOVED AND SISTER WITH 2"x6" WDN. STUD FRAMING @ 16" O/C .NEW DOUBLE TOP PLATE W/O INSUL. & VB 3/4" REGULAR GWB TAPED & SANDED



PROPOSED 3/8"STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS/EXT. SHEATHING, 2X6 WDN. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED

INTERIOR WALL TYPES



EX. LOAD-BEARING 6-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x6" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED

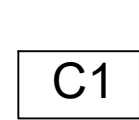


NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" REGULAR G.W.B ON 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED



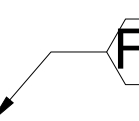
NEW NON LOAD-BEARING 4-1/2" PARTITION WALL W/ROXUL SOUND INSULATION IN 1/2" MOISTURE RESISTANT G.W.B I/S WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

CEILING TYPES

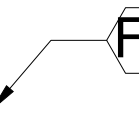


3" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS OR ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSULATION MIN. R50

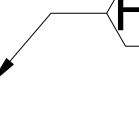
FLOOR TYPES



LAMINATED WD. FLOORING



CERAMIC TILES. FLOORING



CONC. FLOORING

ELECTR. LEGEND



SMOKE ALARM/ DETECTOR



CARBON MONO-OXIDE ALARM/DETECTOR

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A9, Brampton, ON.
Canada L6W 0B6
Tel:(O) 905-858-2565 (C) 647-295-2565
www.thearchisystem.com
e-mail: archisystem@gmail.com

NOTES:

THE DRAWINGS SHALL NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO THAT THE CONTRACTOR WILL BE LIABLE TO RECTIFY WITHOUT EXTRA COST.
ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
THIS DRAWING IS EXCLUSIVE PROPERTY OF THE ARCHITECT'S PERMISSION.
ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE

OWNER / CLIENT:

DEREK SOHAIL
USHA DANIEL

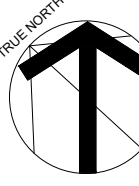
PERMIT BY:



REVISIONS:

ISSUED:

ARCHITECT:



PROJECT:

PROPOSED ADDITION
ALTERATION AT

376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.

DRAWING TITLE:

PERMIT SET

SHEET TITLE:

PROPOSED BASEMENT
PLAN

DATE: 04-08-2022

SCALE: AS NOTED

SHEET NO: A1.02

2.3.1.4 HOT WATER PIPING INSULATION

- HOT WATER PIPES THAT ARE VERTICALLY CONNECTED TO A HOT WATER STORAGE TANK SHALL HAVE HEAT TRAPS ON BOTH INLET AND OUTLET PIPING AS CLOSE AS PRACTICAL TO THE TANK, EXCEPT WHERE THE TANK,
 - HAS AN INTEGRAL HEAT TRAP, OR
 - SERVES A RECIRCULATING SYSTEM
- THE FIRST 2.5M OF HOT WATER OUTLET PIPING OF A HOT WATER STORAGE TANK SERVING NON- RECIRCULATING SYSTEM SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.62.
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 - ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
 - IN EACH SLEEPING ROOM, AND
 - IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
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9.5.2.3 STUD WALL REINFORCEMENT

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 - FOR A BATHTUB A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13 (4)(C)

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- WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN,
 - 1.8M (5'11") ABOVE THE FLOOR IN SHOWER STALLS,
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- 9.30.1.2. WATER RESISTANCE
- FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRY, AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING.
FELTED-SYNTHETIC-FIBRE FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE,
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PERMITTED TO BE MINIMUM 900MM (35- 21") AND MUST BE MINIMUM 1070MM (42") HIGH FOR AREAS GREATER THAN 1800MM (5'11") ABOVE FINISHED GRADE. OPENINGS THROUGH REQUIRED GUARDS ON BALCONIES, PORCHES, DECKS, STAIRS, LANDINGS AND FLOOR LEVEL AROUND A STAIRWELL IN A DWELLING UNIT SHALL PREVENT PASSAGE OF A 100MM (4") DIAMETER SPHERICAL OBJECT AND PREVENT CLIMBING. HEADROOM MEASURED VERTICALLY THROUGH A LINE OF OUTER EDGE OF NOSING'S SHALL BE AT LEAST 1950MM (6'5") FOR STAIRS SERVING A SINGLE DWELLING UNIT AND 2030MM (6'8") FOR ALL OTHER STAIRS. HANDRAILS ARE REQUIRED FOR INTERIOR STAIRS WITH MORE THAN 2 RISERS AND EXTERIOR STAIRS WITH MORE THAN 3 RISERS. DESIGN GUARD ON THAT NO MEMBER,

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9.10.22. FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC COOKTOPS

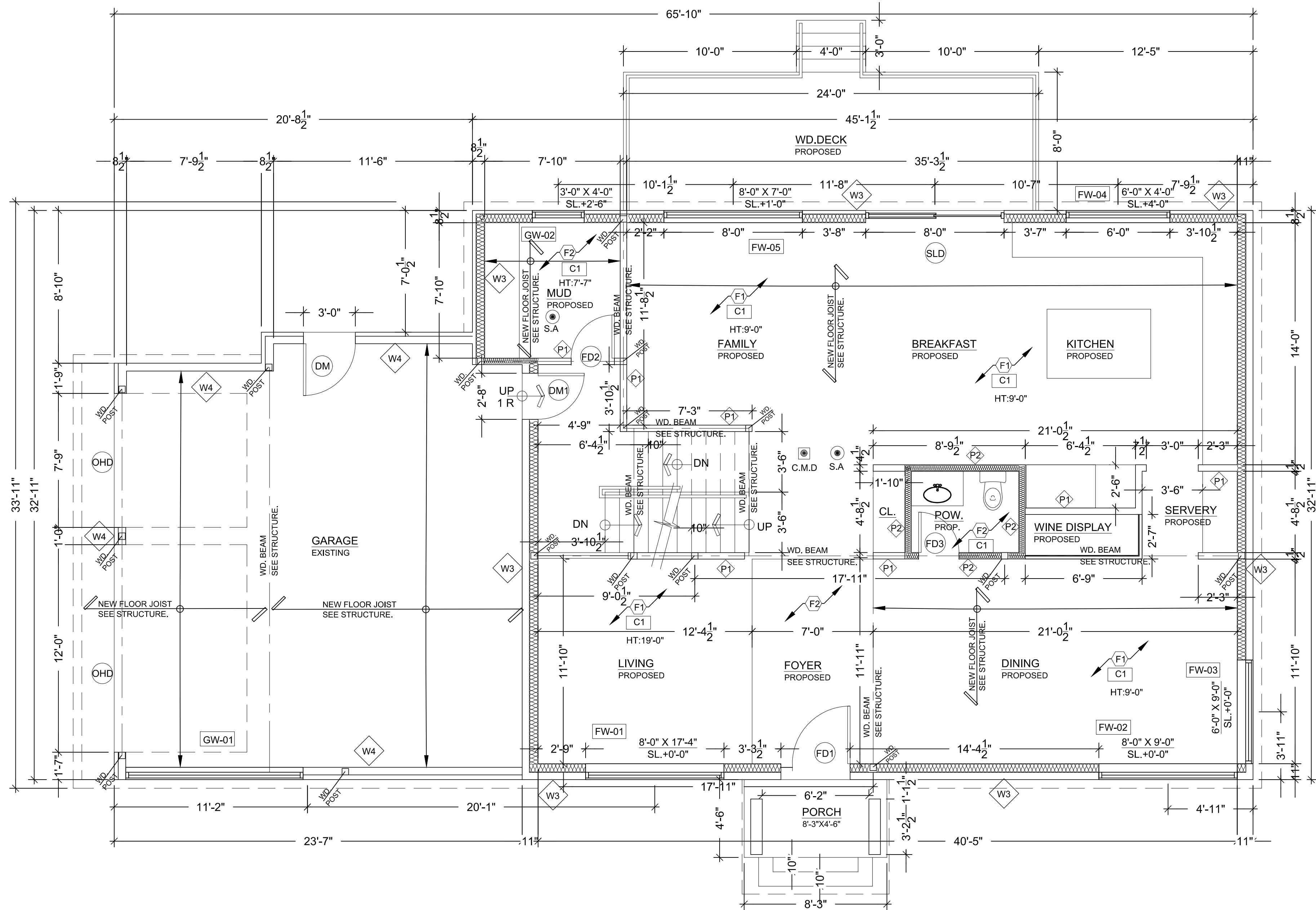
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NOTE: ALL WOOD FRAMED WINDOW OPENINGS THAT EXCEED 48" WIDE ARE TO HAVE 2/2X6 PLATES @ BOTTOM OF OPENING (TYP.) U.N.O.

NOTE: STRUCTURAL ENGINEER TO BE NOTIFIED PRIOR TO POURING OF CONCRETE TO INSPECT RE-BAR SET-UP DURING CONSTRUCTION. ENGINEER WILL NOT CERTIFY WALLS OR FOOTING/SLABS UNLESS PRIOR INSPECTION IS CONDUCTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER AND MAKE ALL ARRANGEMENTS.

NOTE: ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT, ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND SMPL DESIGN STUDIO AND PROJECT ENGINEER MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

NOTE: ALL CODE REQUIREMENTS REFER TO O.B.C. 2012 DIVISION 'B'.



1 FIRST FLOOR PLAN
A1.03 SCALE= 1/4"=1'-0"

EXTERIOR WALL TYPES



EXISTING 10" CINDER BLOCK WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED



EXISTING 10" POUR CINDER BLOCK WALL W/#15 BUILDING PAPER 3.5"SR PRO. INSL.(R20/24)FRICTION-FIT B/W 2"x4"W.D.STUDS @16"O/C T/B PLATES 6 MIL POLY A.V.B. 3/4" GWB TAPED & PLASTERED PROVIDE MOISTURE RESISTANT GB AT WATER-BOURNE AREAS E.G. WASHROOM KIT OR LAUND. ETC.



PROPOSED 3/4"STUCCO W/ 2"RIGID INSULATION DRAINAGE LAYER, DENSGLASS/EXT. SHEATHING OVER EXISTING 2"x4"W.DN.STUD WALL.TOP PLATE TO BE REMOVED AND SISTER WITH 2"x6" WDN. STUD FRAMING @ 16" O/C. NEW DOUBLE TOP PLATE W/ R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED



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PROPOSED 3/4"STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS/EXT. SHEATHING. 2X6 W.D. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED

INTERIOR WALL TYPES



EX. LOAD-BEARING 6-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x6" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED

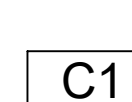


NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" REGULAR G.W.B ON 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED



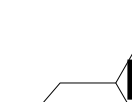
NEW NON LOAD-BEARING 4-1/2" PARTITION WALL W/ROXUL SOUND INSULATION IN 1/2" MOISTURE RESISTANT G.W.B 1/5 WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

CEILING TYPES



3/4" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS OR ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSULATION MIN. R50

FLOOR TYPES



LAMINATED WD. FLOORING



CERAMIC TILES. FLOORING



CONC. FLOORING

ELECTR. LEGEND



SMOKE ALARM/ DETECTOR



CARBON MONO-OXIDE ALARM/DETECTOR

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A9, Brampton, ON.
Canada L6W 0B6
Tel: (O) 905 858-2565 (C) 847-295-2565
www.thearchisystem.com
e-mail: archisystem@gmail.com

NOTES:

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ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE

OWNER / CLIENT:

DEREK SOHAIL
USHA DANIEL

PERMIT BY:



XACT
HOME SOLUTIONS

REVISIONS:

ISSUED:

ARCHITECT:



PROJECT:

PROPOSED ADDITION
ALTERATION AT

376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.

DRAWING TITLE:

SHEET TITLE:

PROPOSED FIRST
FLOOR PLAN

DATE: 04-08-2022

SCALE: AS NOTED

SHEET NO: A1.03

2.3.1.4 HOT WATER PIPING INSULATION

- HOT WATER PIPES THAT ARE VERTICALLY CONNECTED TO A HOT WATER STORAGE TANK SHALL HAVE HEAT TRAPS ON BOTH INLET AND OUTLET PIPING AS CLOSE AS PRACTICAL TO THE TANK, EXCEPT WHERE THE TANK,
 - HAS AN INTEGRAL HEAT TRAP, OR
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- WITHIN DWELLING UNITS SUFFICIENT SMOKE ALARMS CONFORMING TO CAN/ULC-531 SHALL BE INSTALLED SO THAT
 - THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS, AND
 - ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
 - IN EACH SLEEPING ROOM, AND
 - IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
 - SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72. THE VISUAL SIGNALING COMPONENT NEED NOT BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT.
- INTERCONNECTED SMOKE ALARMS TO BE PERMANENTLY CONNECTED AND HAVE A BATTERY BACKUP AS PER OBC 9.10.19.4

9.5.2.3 STUD WALL REINFORCEMENT

- IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF THE FOLLOWING.
 - FOR A WATER CLOSET A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.8 (3)(A) AND A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.8 (3)(C)
 - FOR A SHOWER A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13 (2)(F), AND
 - FOR A BATHTUB A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13 (4)(C)

9.29.2. WATERPROOF WALL FINISH

- WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN,
 - 1.8M (5'11") ABOVE THE FLOOR IN SHOWER STALLS,
 - 1.2M (3'11") ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS, AND
 - 0.4M (15-3/4") ABOVE THE RIMS OF BATHTUBS NOT EQUIPPED WITH SHOWERS

9.29.10.4

- CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANCE BACKING

9.30.1.2. WATER RESISTANCE

- FINISHED FLOORING IN BATHROOMS, KITCHENS, PUBLIC ENTRANCE HALLS, LAUNDRY, AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING:
FELTED-SYNTHETIC-FIBRE FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE,
MASTIC OR OTHER TYPES OF FLOORING PROVIDING SIMILAR DEGREES OF WATER RESISTANCE.

SECTION 9.8 STAIRS, HANDRAILS, GUARDS

ALL INTERIOR/EXTERIOR STAIRS, HANDRAILS, AND GUARDS SHALL CONFORM TO O.B.C. SECTION 9.8 MAXIMUM RISE (7'-") MINIMUM RUN 210MM (8-1/4"), MINIMUM TREAD 235MM (9-1/4"), HANDRAIL NOT LESS 865MM (34") HIGH AND NOT MORE THAN 965MM (38") HIGH ABOVE LINE THROUGH NOSING'S. GUARDS FOR PORCHES, DECKS, LANDINGS, AND BALCONIES, SERVING NOT MORE THAN 1 DWELLING UNIT AND WHICH ARE NOT MORE THAN 1800 MM (5'11") ABOVE FINISHED GROUND LEVEL ARE

PERMITTED TO BE MINIMUM 900MM (35- 21") AND MUST BE MINIMUM 1070MM (42") HIGH FOR AREAS GREATER THAN 1800MM (5'11") ABOVE FINISHED GRADE. OPENINGS THROUGH REQUIRED GUARDS ON BALCONIES, PORCHES, DECKS, STAIRS, LANDINGS AND FLOOR LEVEL AROUND A STAIRWELL IN A DWELLING UNIT SHALL PREVENT PASSAGE OF A 100MM (4") DIAMETER SPHERICAL OBJECT AND PREVENT CLIMBING. HEADROOM MEASURED VERTICALLY THROUGH A LINE OF OUTER EDGE OF NOSING'S SHALL BE AT LEAST 1950MM (6'5") FOR STAIRS SERVING A SINGLE DWELLING UNIT 2050MM (6'9") FOR ALL OTHER STAIRS. HANDRAILS ARE REQUIRED FOR INTERIOR STAIRS WITH MORE THAN 2 RISERS AND EXTERIOR STAIRS WITH MORE THAN 3 RISERS. DESIGN GUARD ON THAT NO MEMBER.

ATTACHMENT OR OPENING IS LOCATED BETWEEN 140MM (5- 21") & 900MM (35- 21") ABOVE DECK SURFACE WILL FACILITATE CLIMBING.

9.10.22. FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC COOKTOPS

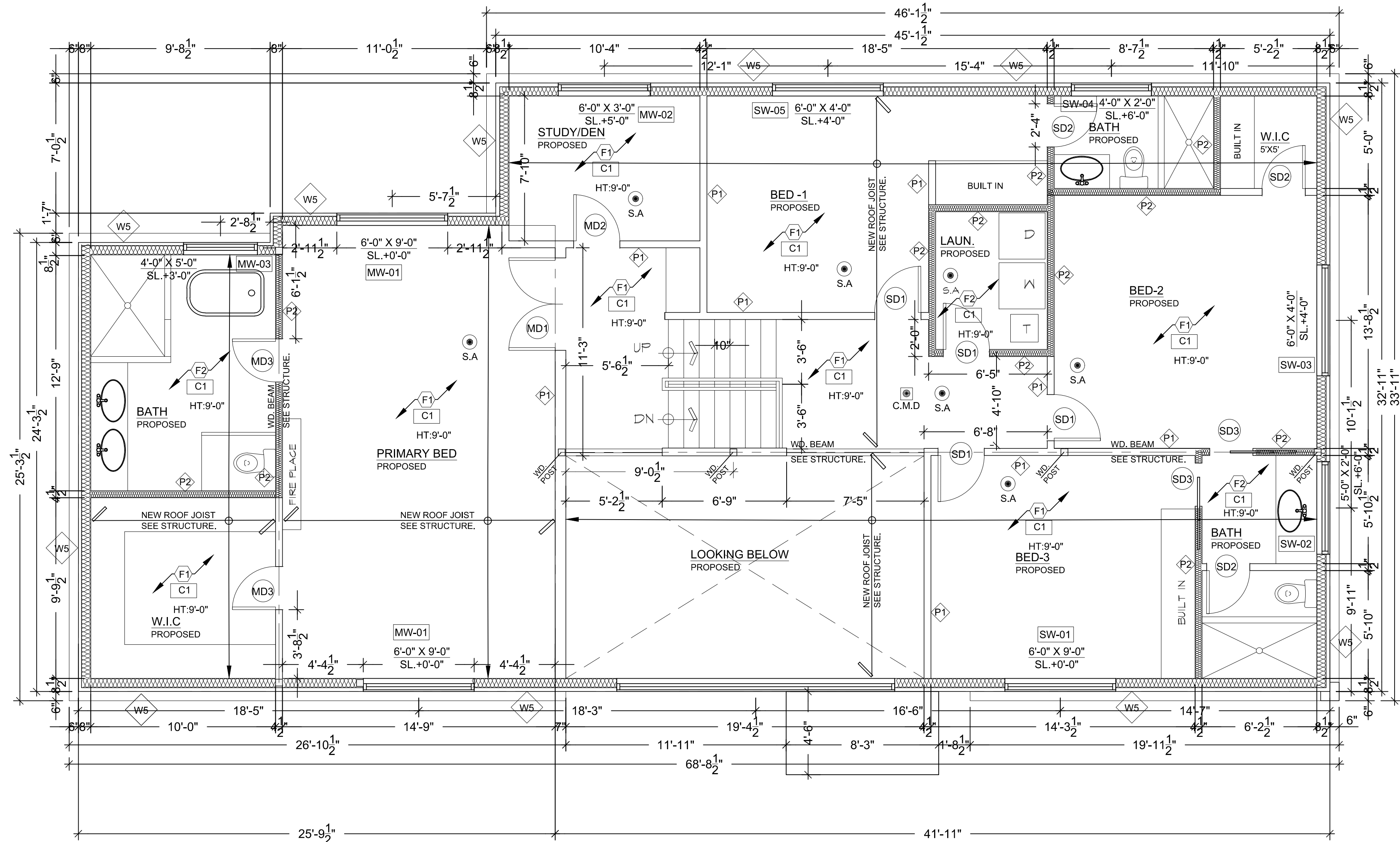
FRAMING, FINISHES AND CABINETRY INSTALLED DIRECTLY ABOVE THE LOCATION OF THE COOKTOP SHALL BE NOT LESS THAN 750MM (29- 21") ABOVE THE LEVEL OF COOKTOP BURNERS OR ELEMENTS. FRAMING, FINISHES AND CABINETS INSTALLED DIRECTLY ABOVE THE LOCATION OF THE COOKTOP IS PERMITTED TO BE REDUCED TO 800MM (23- ") ABOVE THE LEVEL OF THE ELEMENTS OR BURNERS IN COMPLIANCE WITH 9.10.22.2 (2) (A) AND (B). EXCEPT AS PROVIDED IN 9.10.22.2. (2) AND (3). COMBUSTIBLE WALL FRAMING, FINISHES OR CABINETS WITHIN 450MM (17- 34") OF THE AREA WHERE THE COOKTOP IS TO BE LOCATED SHALL BE PROTECTED ABOVE THE LEVEL OF THE HEATING ELEMENTS OR BURNERS BY MATERIAL PROVIDING FIRE RESISTANCE NOT LESS THAN THAT OF A 9.5MM () THICKNESS OF GYPSUM BOARD.

NOTE: ALL WOOD FRAMED WINDOW OPENINGS THAT EXCEED 48" WIDE ARE TO HAVE 2/2X6 PLATES @ BOTTOM OF OPENING (TYP.) U.N.O.

NOTE: STRUCTURAL ENGINEER TO BE NOTIFIED PRIOR TO POURING OF CONCRETE TO INSPECT RE-BAR SET-UP DURING CONSTRUCTION ENGINEER WILL NOT CERTIFY WALLS OR FOOTING/SLABS UNLESS PRIOR INSPECTION IS CONDUCTED- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER AND MAKE ALL ARRANGEMENTS.

NOTE: ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT, ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND SMPL DESIGN STUDIO AND PROJECT ENGINEER MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

NOTE: ALL CODE REQUIREMENTS REFER TO O.B.C. 2012 DIVISION 'B'.



1 SECOND FLOOR PLAN
A1.04 SCALE= 1/4"=1'-0"

EXTERIOR WALL TYPES



EXISTING 10" CINDER BLOCK WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED



EXISTING 10" POUR CINDER BLOCK WALL W/#15 BUILDING PAPER 3.5"SR PRO.INSL.(R20/24)FRICTION-FIT B/W 2"x4"WD.STUDS @16"O/C T/B PLATES 6 MIL. POLY A.V.B. 3/2" GWB TAPED & PLASTERED PROVIDE MOISTURE RESISTANT GB AT WATER-BOURNE AREAS E.G. WASHROOM KIT OR LAUND. ETC.



PROPOSED 3/2"STUCCO W/ 2"RIGID INSULATION DRAINAGE LAYER DENSGLASS/EXT. SHEATHING OVER EXISTING 2"x4"WDN.STUD WALL TOP PLATE TO BE REMOVED AND SISTER WITH 2"x6" WDN. STUD FRAMING @ 16" O/C. NEW DOUBLE TOP PLATE W/ R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED



PROPOSED 3/2"STUCCO W/ 2"RIGID INSULATION DRAINAGE LAYER DENSGLASS/EXT. SHEATHING OVER EXISTING 2"x4"WDN.STUD WALL TOP PLATE TO BE REMOVED AND SISTER WITH 2"x6" WDN. STUD FRAMING @ 16" O/C. NEW DOUBLE TOP PLATE W/O INSUL. & VB 3/2" REGULAR GWB TAPED & SANDED



PROPOSED 3/2"STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS/EXT. SHEATHING. 2X6 WDN. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED

INTERIOR WALL TYPES



EX. LOAD-BEARING 6-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x6" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED

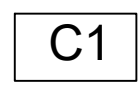


NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" REGULAR G.W.B ON 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED



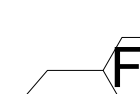
NEW NON LOAD-BEARING 4-1/2" PARTITION WALL W/ROXUL SOUND INSULATION IN 1/2" MOISTURE RESISTANT G.W.B 1/5 WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

CEILING TYPES

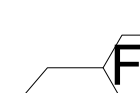


3/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS OR ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSULATION MIN. R50

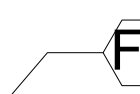
FLOOR TYPES



LAMINATED WD. FLOORING



CERAMIC TILES FLOORING

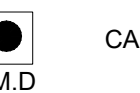


CONC. FLOORING

ELECTR. LEGEND



SMOKE ALARM/ DETECTOR



CARBON MONO-OXIDE ALARM/DETECTOR

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A9, Brampton, ON.
Canada L6W 0B6
Tel: (O) 905 858-2585 (C) 647-295-2565
www.thearchisystem.com
e-mail: archisystem@gmail.com

NOTES:

THE DRAWINGS SHALL NOT BE SCALED
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCING THE WORK. FAILURE TO THAT THE CONTRACTOR WILL BE LIABLE TO RECTIFY WITHOUT EXTRA COST
ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
THIS DRAWING IS EXCLUSIVE PROPERTY OF THE ARCHITECT'S PERMISSION
ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE

OWNER / CLIENT:
DEREK SOHAIL
USHA DANIEL

PERMIT BY:



XACT
HOME SOLUTIONS

REVISIONS:

ISSUED:

ARCHITECT:



PROJECT:

PROPOSED ADDITION
ALTERATION AT

376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.

DRAWING TITLE:

SHEET TITLE:

PROPOSED SECOND
FLOOR PLAN

DATE: 04-08-2022

SCALE: AS NOTED

SHEET NO: A1.04

2.3.1.4 HOT WATER PIPING INSULATION

- HOT WATER PIPES THAT ARE VERTICALLY CONNECTED TO A HOT WATER STORAGE TANK SHALL HAVE HEAT TRAPS ON BOTH INLET AND OUTLET PIPING AS CLOSE AS PRACTICAL TO THE TANK, EXCEPT WHERE THE TANK,
 - HAS AN INTEGRAL HEAT TRAP, OR
 - SERVES A RECIRCULATING SYSTEM
- THE FIRST 2.5M OF HOT WATER OUTLET PIPING OF A HOT WATER STORAGE TANK SERVING NON- RECIRCULATING SYSTEM SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.62.
- THE INLET PIPE OF A HOT WATER STORAGE TANK BETWEEN THE HEAT TRAP AND THE TANK SERVING NON-RECIRCULATION SYSTEM SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.62.

9.10.19 SMOKE ALARMS

- (1) WITHIN DWELLING UNITS SUFFICIENT SMOKE ALARMS CONFORMING TO CANULC-531 SHALL BE INSTALLED SO THAT
- (a) THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENTS, AND
- (b) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
 - IN EACH SLEEPING ROOM, AND
 - IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
- (2) SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. OF NFPA 72. THE VISUAL SIGNALING COMPONENT NEED NOT BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT.
- INTERCONNECTED SMOKE ALARMS TO BE PERMANENTLY CONNECTED AND HAVE A BATTERY BACKUP AS PER OBC 9.10.19.4

9.5.2.3 STUD WALL REINFORCEMENT

- (1) IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF THE FOLLOWING,
- (A) FOR A WATER CLOSET A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.8 (3)(A) AND A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.8 (3)(C)
- (a) FOR A SHOWER A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13 (2)(F), AND
- (b) FOR A BATHTUB A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13 (4)(C)

9.29.2. WATERPROOF WALL FINISH

- (1) WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN,
- (a) 1.8M (5'11") ABOVE THE FLOOR IN SHOWER STALLS,
- (b) 1.2M (3'11") ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS,AND
- (c) 0.4M (15-3/4") ABOVE THE RIMS OF BATHTUBS NOT EQUIPPED WITH SHOWERS
- 9.29.10.4

- (1) CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANCE BACKING

9.30.1.2. WATER RESISTANCE

- (1) FINISHED FLOORING IN BATHROOMS,KITCHENS,PUBLIC ENTRANCE HALLS, LAUNDRY, AND GENERAL STORAGE AREAS SHALL CONSIST OF RESILIENT FLOORING:
FELTED-SYNTHETIC-FIBRE FLOOR COVERINGS, CONCRETE, TERRAZZO, CERAMIC TILE,
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SECTION 9.8 STAIRS,HANDRAILS,GUARDS

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PERMITTED TO BE MINIMUM 900MM (35- 21") AND MUST BE MINIMUM 1070MM (42") HIGH FOR AREAS GREATER THAN 1800MM (5'11") ABOVE FINISHED GRADE. OPENINGS THROUGH REQUIRED GUARDS ON BALCONIES, PORCHES, DECKS, STAIRS, LANDINGS AND FLOOR LEVEL AROUND A STAIRWELL IN A DWELLING UNIT SHALL PREVENT PASSAGE OF A 100MM (4") DIAMETER SPHERICAL OBJECT AND PREVENT CLIMBING. HEADROOM MEASURED VERTICALLY THROUGH A LINE OF OUTER EDGE OF NOSING'S SHALL BE AT LEAST 1950MM (6'5") FOR STAIRS SERVING A SINGLE DWELLING UNIT AND 2050MM (6'9") FOR ALL OTHER STAIRS. HANDRAILS ARE REQUIRED FOR INTERIOR STAIRS WITH MORE THAN 2 RISERS AND EXTERIOR STAIRS WITH MORE THAN 3 RISERS. DESIGN GUARD ON THAT NO MEMBER,

ATTACHMENT OR OPENING IS LOCATED BETWEEN 140MM (5- 21") & 900MM (35- 21") ABOVE DECK SURFACE WILL FACILITATE CLIMBING.

9.10.22. FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC COOKTOPS

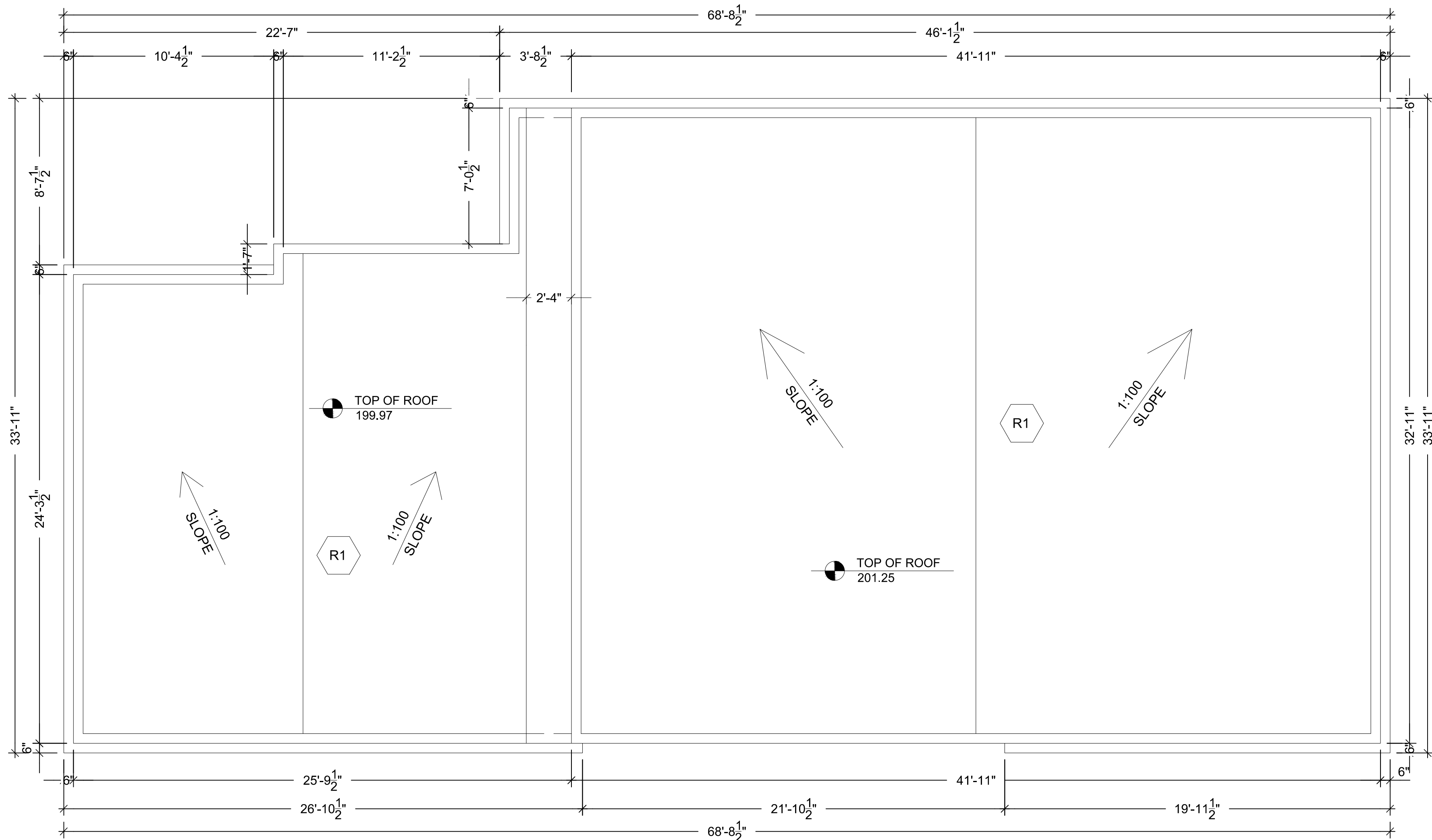
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NOTE: ALL WOOD FRAMED WINDOW OPENINGS THAT EXCEED 48" WIDE ARE TO HAVE 2/2X6 PLATES @ BOTTOM OF OPENING (TYP.) U.N.O.

NOTE: STRUCTURAL ENGINEER TO BE NOTIFIED PRIOR TO POURING OF CONCRETE TO INSPECT RE-BAR SET-UP DURING CONSTRUCTION.ENGINEER WILL NOT CERTIFY WALLS OR FOOTING/SLABS UNLESS PRIOR INSPECTION IS CONDUCTED- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER AND MAKE ALL ARRANGEMENTS.

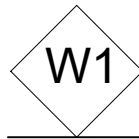
NOTE: ADJUSTMENTS OR CHANGES MADE TO THE FLOOR LAYOUT, ROOF TRUSS LAYOUT, BEAMS, LINTELS & POINT LOADS OR REQUIRED LOAD BEARING WALLS MUST BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHPL DESIGN STUDIO AND PROJECT ENGINEER MUST BE NOTIFIED FOR FURTHER REVIEW AND APPROVAL.

NOTE: ALL CODE REQUIREMENTS REFER TO O.B.C. 2012 DIVISION 'B'.



1 ROOF PLAN
A1.05 SCALE= 1/4"=1'-0"

EXTERIOR WALL TYPES



EXISTING 10" CINDER BLOCK WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING WHERE REQUIRED



EXISTING 10" POUR CINDER BLOCK WALL W/#15 BUILDING PAPER 3.5"SR PRO.INSL.(R20/24)FRICTION-FIT B/W 2"x4"WD.STUDS @16"O/C T/B PLATES 6 MIL POLY A.V.B. 3/4" GWB TAPED & PLASTERED PROVIDE MOISTURE RESISTANT GB AT WATER-BOURNE AREAS E.G. WASHROOM KIT OR LAUND. ETC.



PROPOSED 3/8"STUCCO W/ 2"RIGID INSULATION, DRAINAGE LAYER , DENSGLASS/EXT. SHEATHING OVER EXISTING 2"x4"WDN.STUD WALL.TOP PLATE TO BE REMOVED AND SISTER WITH 2"x6" WDN. STUD FRAMING @ 16" O/C .NEW DOUBLE TOP PLATE W/ R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED



PROPOSED 3/8"STUCCO W/ 2"RIGID INSULATION, DRAINAGE LAYER , DENSGLASS/EXT. SHEATHING OVER EXISTING 2"x4"WDN.STUD WALL.TOP PLATE TO BE REMOVED AND SISTER WITH 2"x6" WDN. STUD FRAMING @ 16" O/C .NEW DOUBLE TOP PLATE W/O INSUL. & VB 3/4" REGULAR GWB TAPED & SANDED

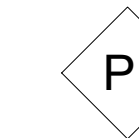


PROPOSED 3/8"STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS/EXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSUL. VB 1/2" REGULAR GWB TAPED & SANDED

INTERIOR WALL TYPES



EX. LOAD-BEARING 6-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x8" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED

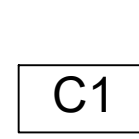


NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" REGULAR G.W.B ON 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

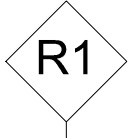


NEW NON LOAD-BEARING 4-1/2" PARTITION WALL W/ROXUL SOUND INSULATION IN 1/2" MOISTURE RESISTANT G.W.B 1/5 WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

CEILING / ROOF TYPES



3" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS OR ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSULATION MIN. R50



PROPOSED ROOF CONST.- FLAT ROOF

PVC SINGLE PLY ROOFING SYSTEM TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS- EVERGUARD OR EQUIVALENT OVER 4" [R31] RIGID INSULATION SLOPED AS PER ROOF PLAN OVER 4PLY ASPHALT ROOFING OVER FLOOR AS PER ULC M506

ELECTR. LEGEND



SMOKE ALARM/ DETECTOR



CARBON MONO-OXIDE ALARM/DETECTOR

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A9, Brampton, ON.
Canada L6W 0B6
Tel:(O) 905 858-2565 (C) 647-295-2565
www.thearchisystem.com
e-mail: archisystem@gmail.com

NOTES:

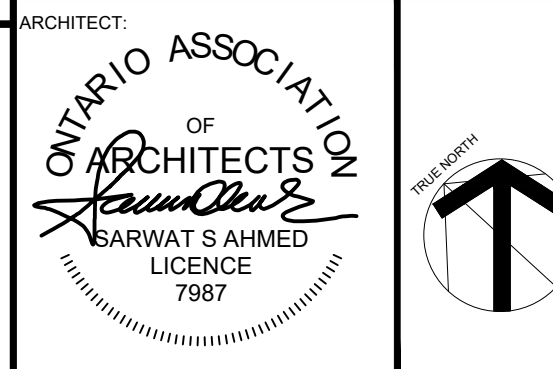
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ALL WORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE

OWNER / CLIENT:
DEREK SOHAIL
USHA DANIEL

PERMIT BY:



REVISIONS: ISSUED:



PROJECT:
PROPOSED ADDITION
ALTERATION AT

376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.

DRAWING TITLE:

SHEET TITLE:

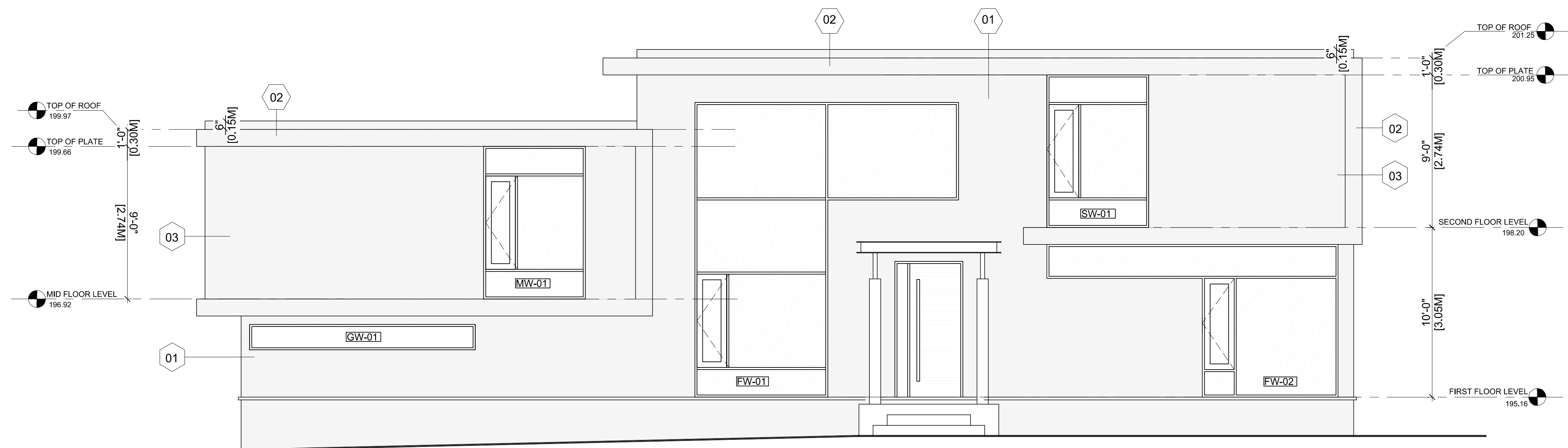
PROPOSED ROOF PLAN

DATE: 04-08-2022

SCALE: AS NOTED

SHEET NO: A1.05

KEYNOTE VALUE	KEYNOTE TEXT
01	STUCCO COLOUR T.B.D
02	ACM CLADDING COLOUR T.B.D
03	WOODEN CLADDING
04	BRICK VENEER COLOUR T.B.D



1 SOUTH (FRONT) SIDE ELEVATION
A2.01 SCALE= 1/4"=1'-0"

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

CONSULTING ARCHITECTS

CERTIFICATE OF PRACTICE # 5465

80 Eastern Ave. Unit A9, Brampton, ON.
Canada L6W 0B6
Tel (O) 905-658-2565 (C) 647-295-2565
www.thearchsystem.com
e-mail: archisystem@gmail.com

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PRACTICE AND CONFORM TO PREVAILING ONTARIO
BUILDING CODE

OWNER / CLIENT:
DEREK SOHAIL
USHA DANIEL

PERMIT BY:

XACT
HOME SOLUTIONS

[illegible]

ARCHITECT:

ONTARIO ASSOCIATION
OF
ARCHITECTS
Sarwat S Ahmed
SARWAT S AHMED
LICENCE
7987

PROJECT:

PROPOSED ADDITION
ALTERATION AT

376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.

DRAWING TITLE:
PERMIT SET

SHEET TITLE:

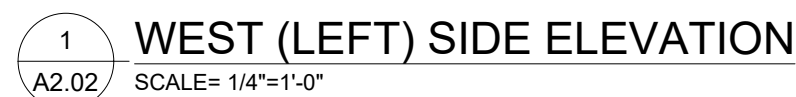
**NORTH AND SOUTH
ELEVATIONS**

DATE:	04-08-2022
SCALE:	AS NOTED
SHEET NO:	A301

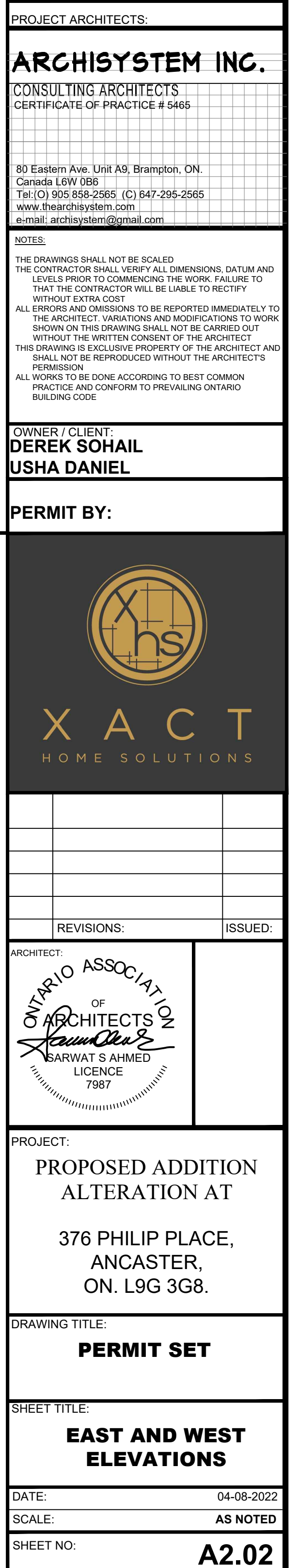


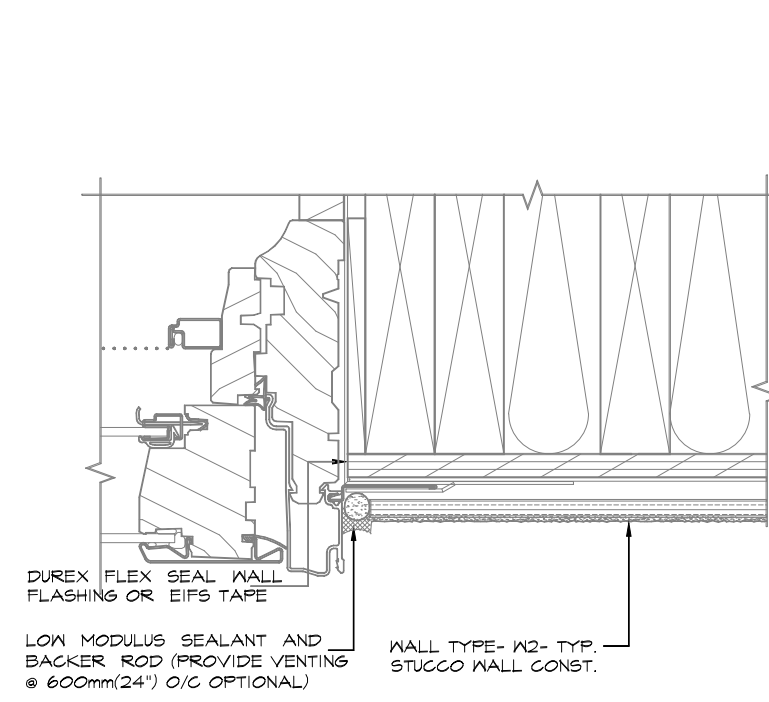
2 NORTH (REAR) SIDE ELEVATION
A2.01 SCALE= 1/4"=1'-0"

A2.01

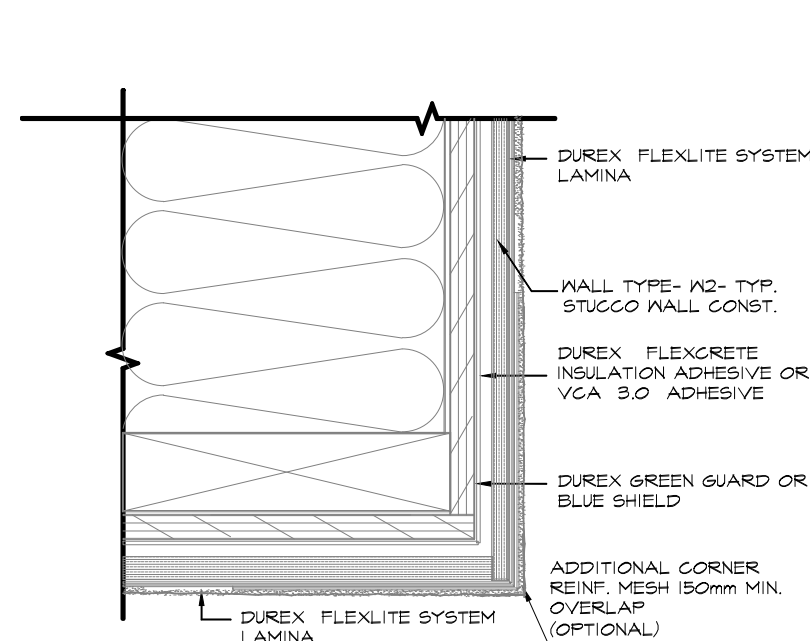
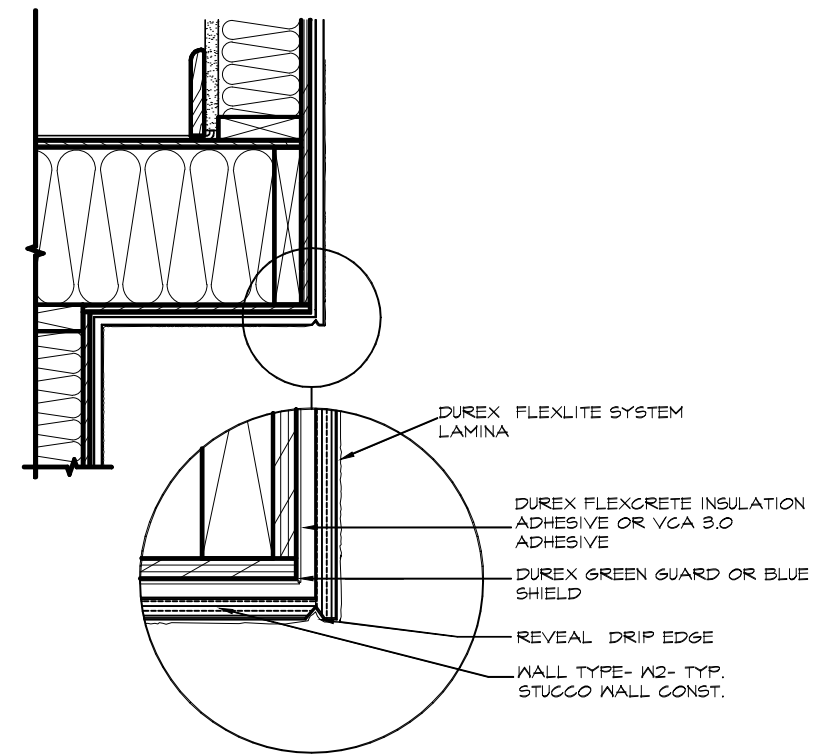


2 EAST (RIGHT) SIDE ELEVATION
A2.02 SCALE= 1/4"=1'-0"

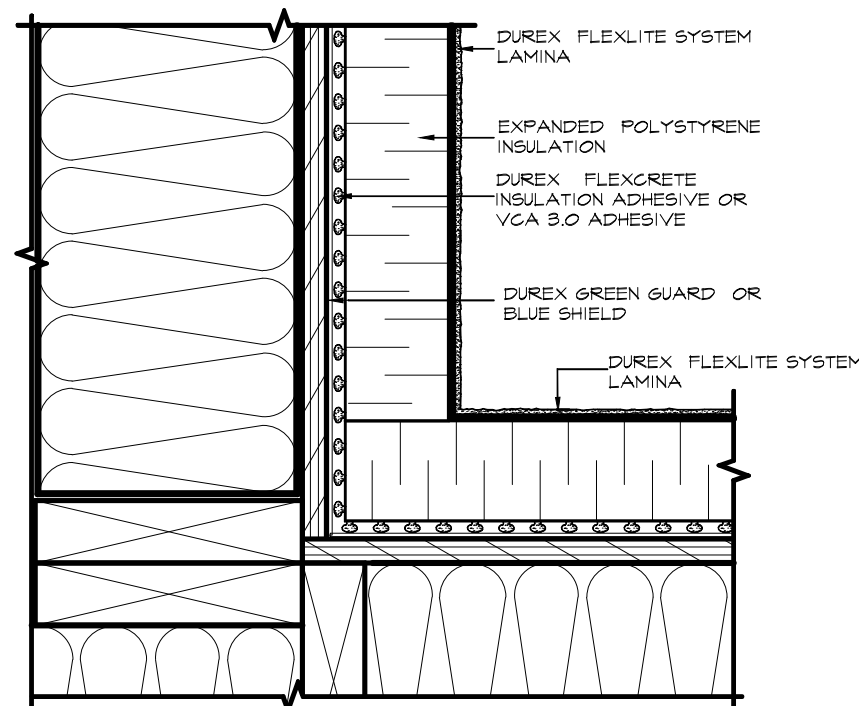




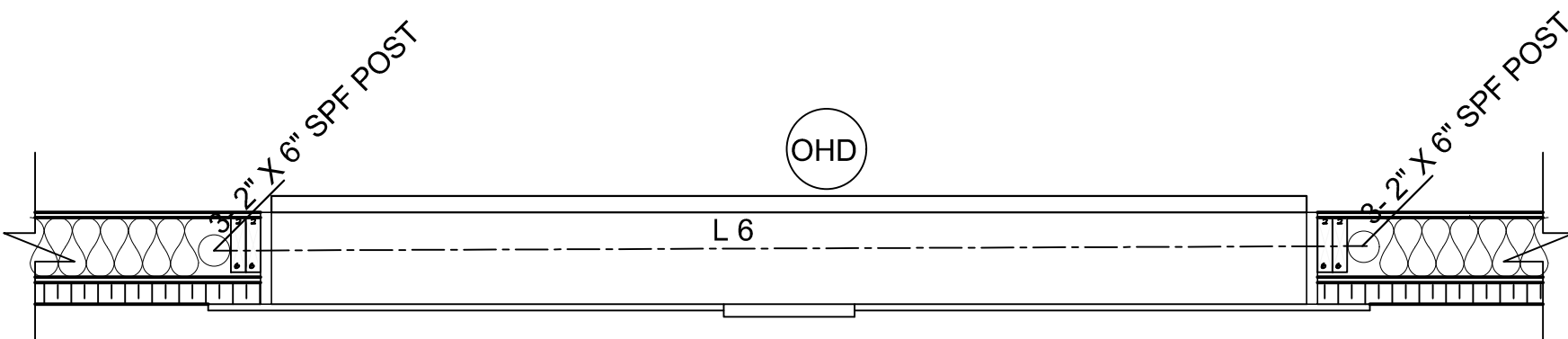
1 STUCCO DETAIL
A3.01 SCALE=N.T.S.



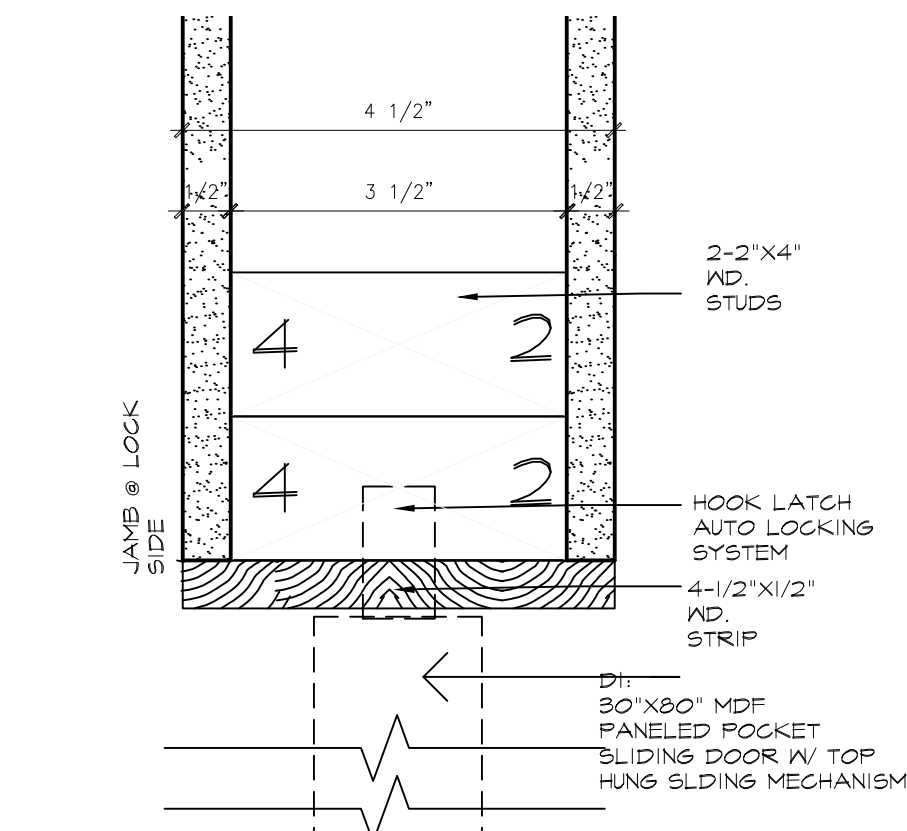
2 STUCCO DETAIL
A3.01 SCALE=N.T.S.



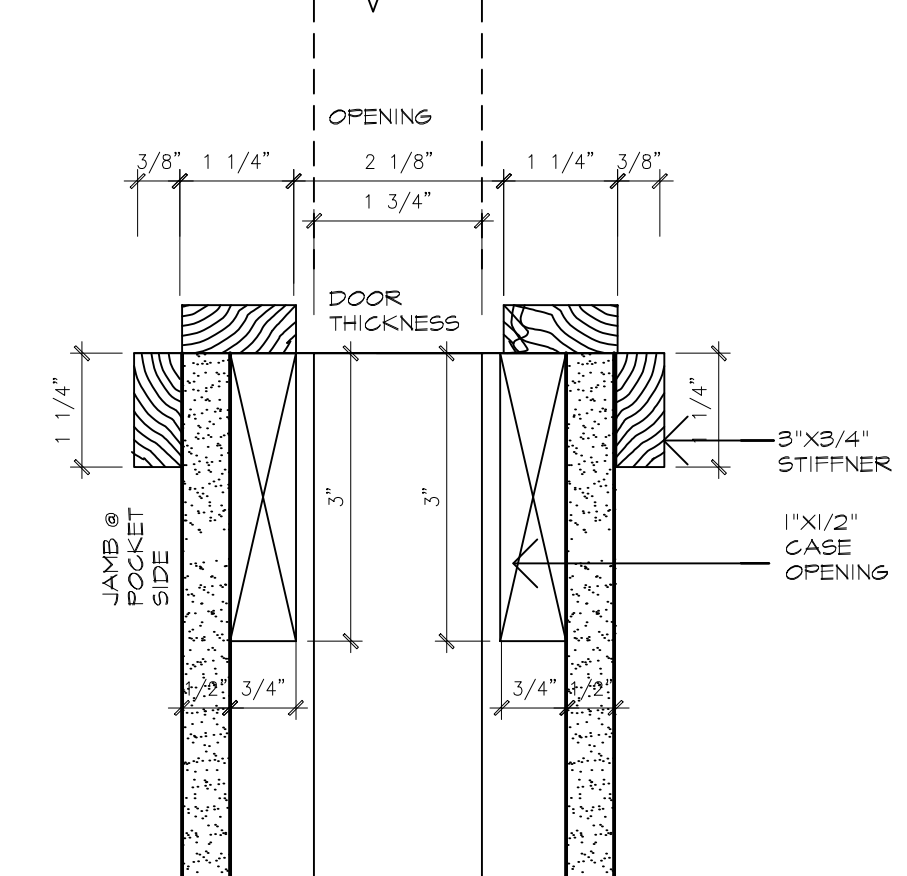
3 STUCCO DETAIL
A3.01 SCALE=N.T.S.



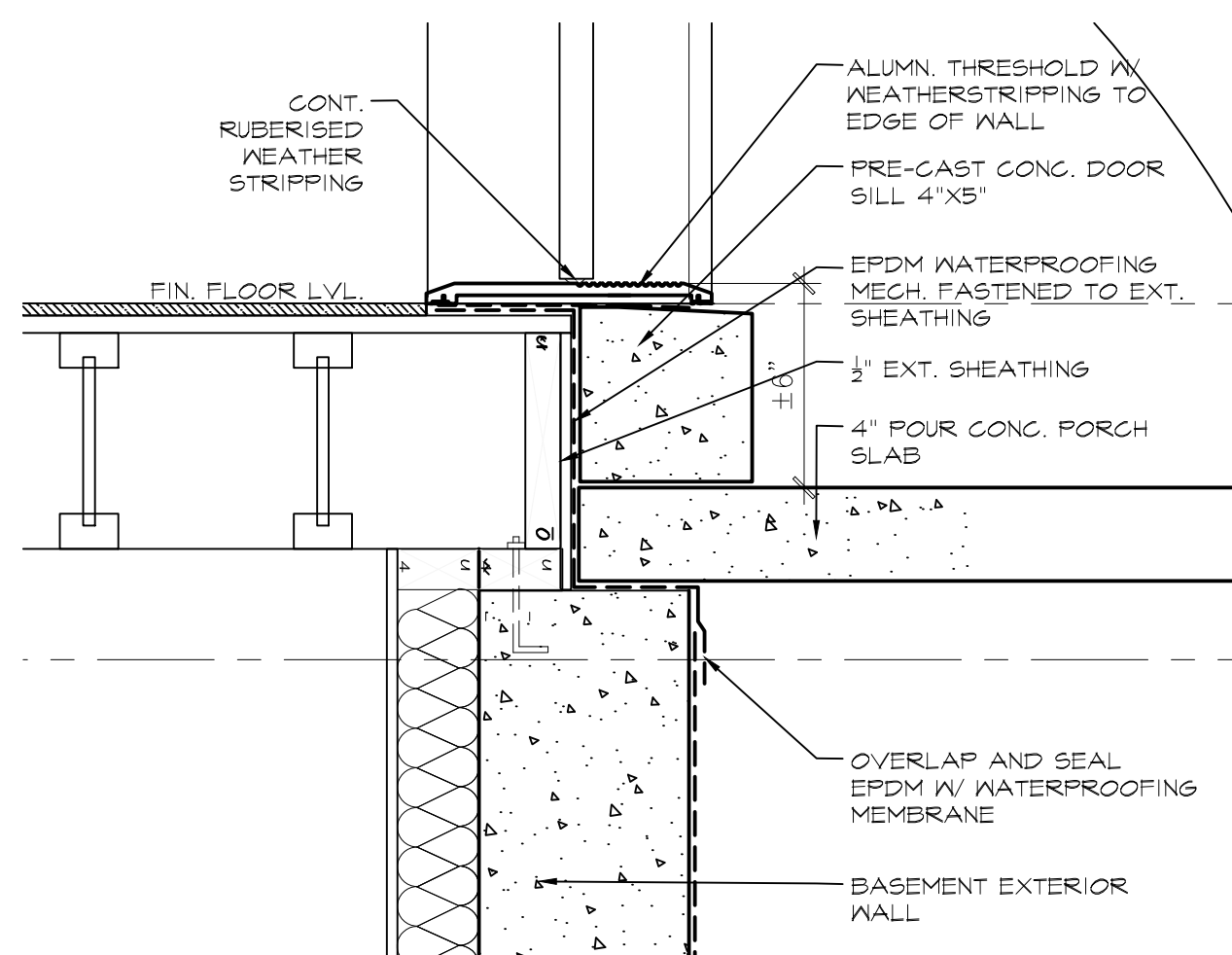
4 PLAN DETAIL AT GARAGE DOOR
A3.01 SCALE= 3/4"=1'-0"



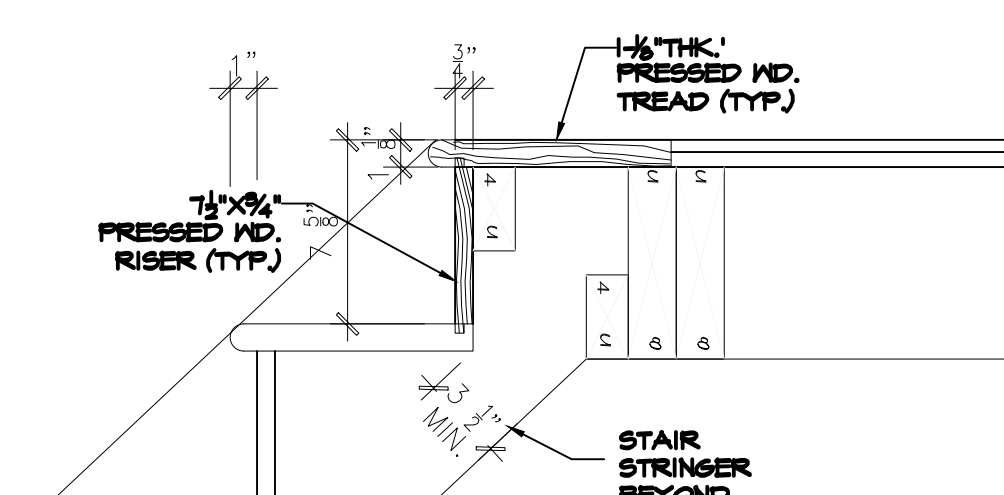
8 SECTION DETAIL @ BASE OF STAIR
A3.01 SCALE= 1-1/2"=1'-0"



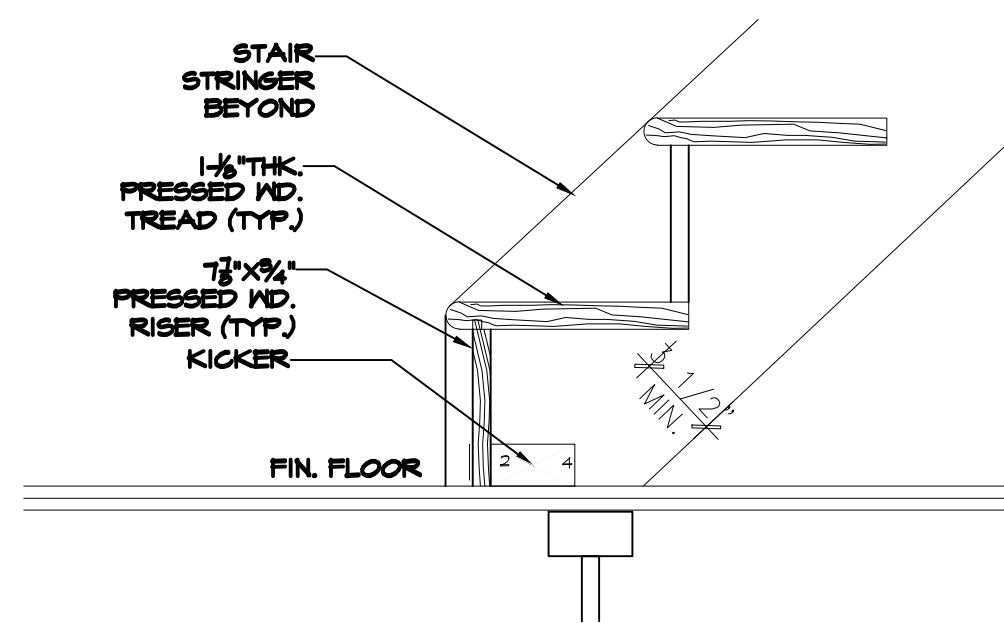
5 PLAN DETAIL OF POCKET DOOR
A3.01 SCALE= 6"=1'-0"



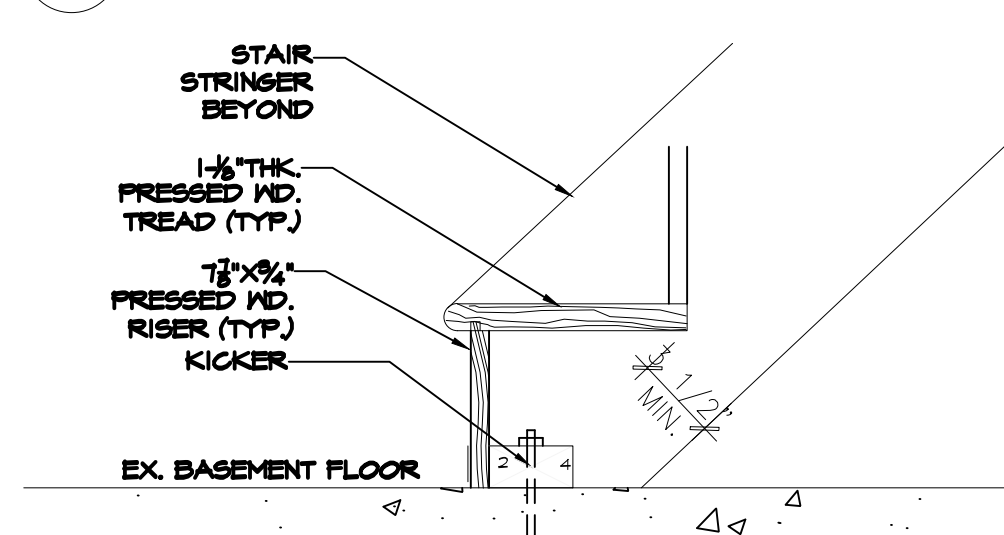
6 SECTION DETAIL @ MAIN ENTRANCE
A3.01 SCALE= 1-1/2"=1'-0" [1:5]



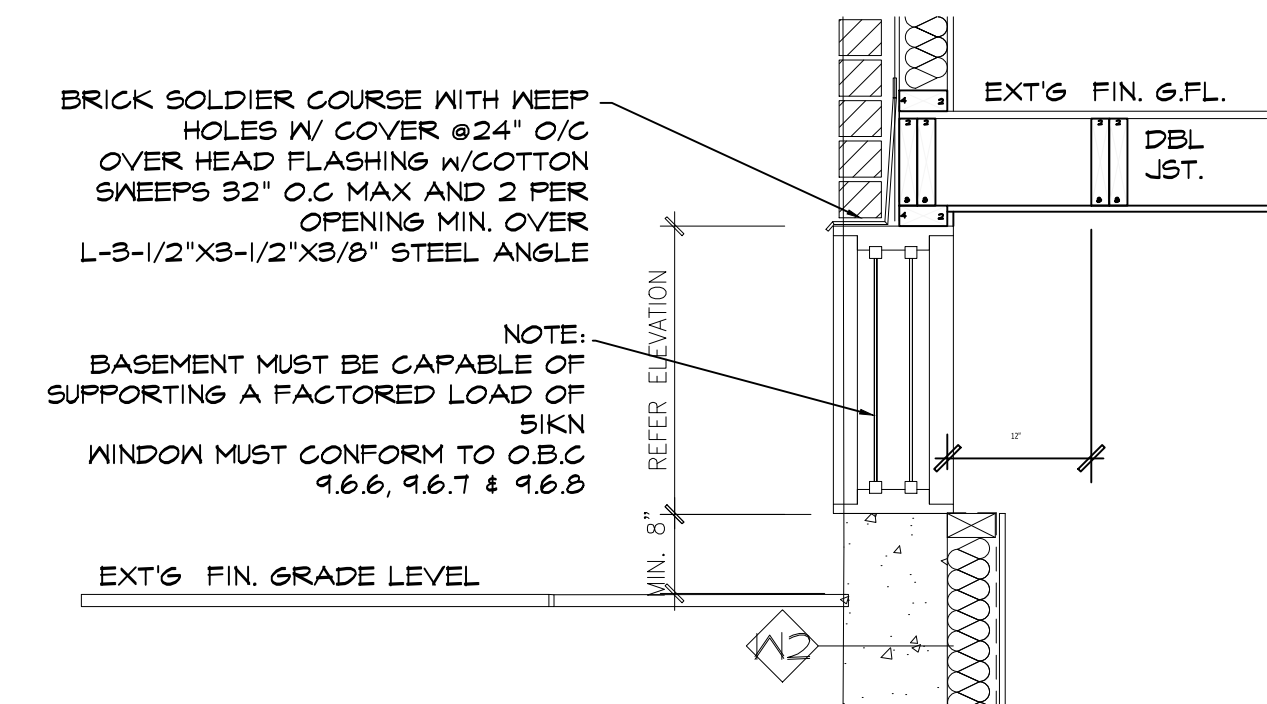
7 SECTION DETAIL @ T/O STAIR
A3.01 SCALE= 1-1/2"=1'-0"



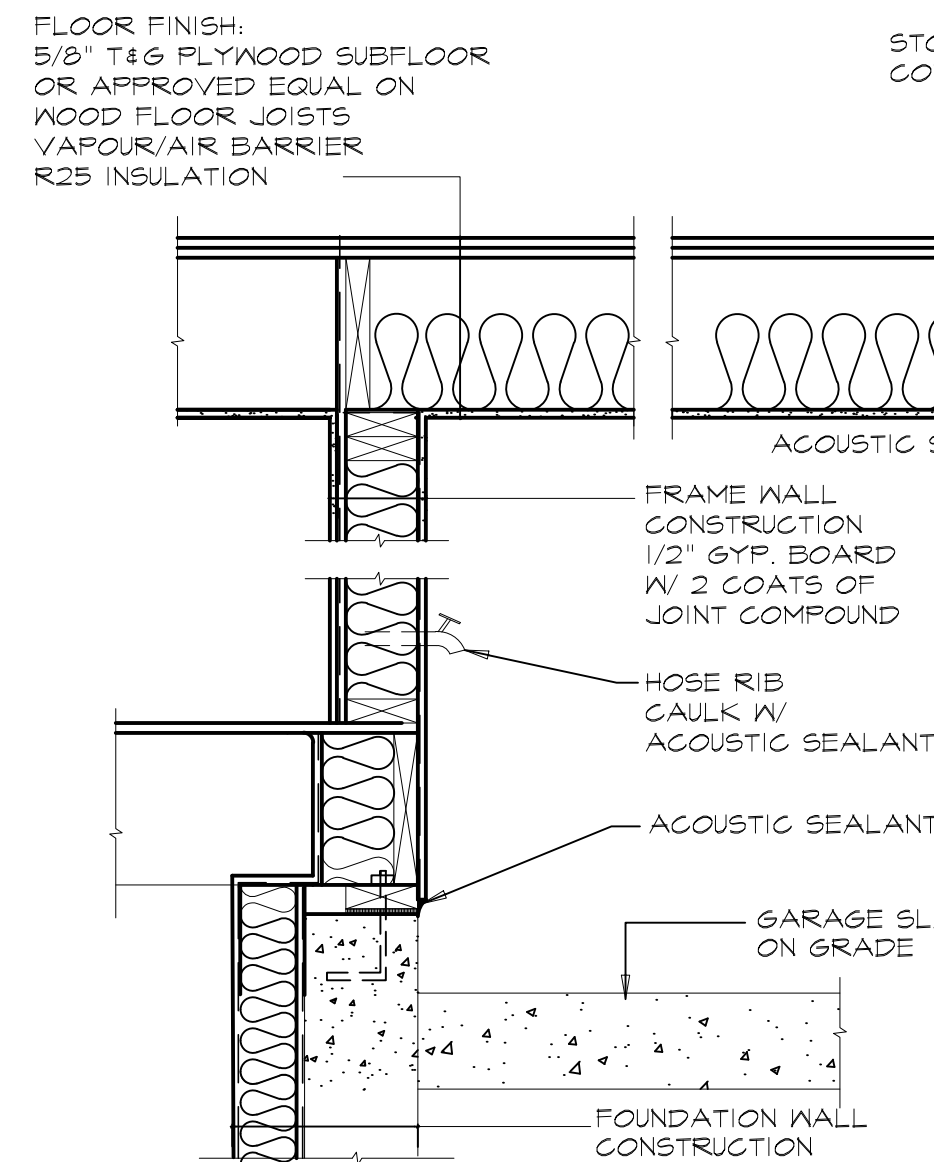
8 SECTION DETAIL @ BASE OF STAIR
A3.01 SCALE= 1-1/2"=1'-0"



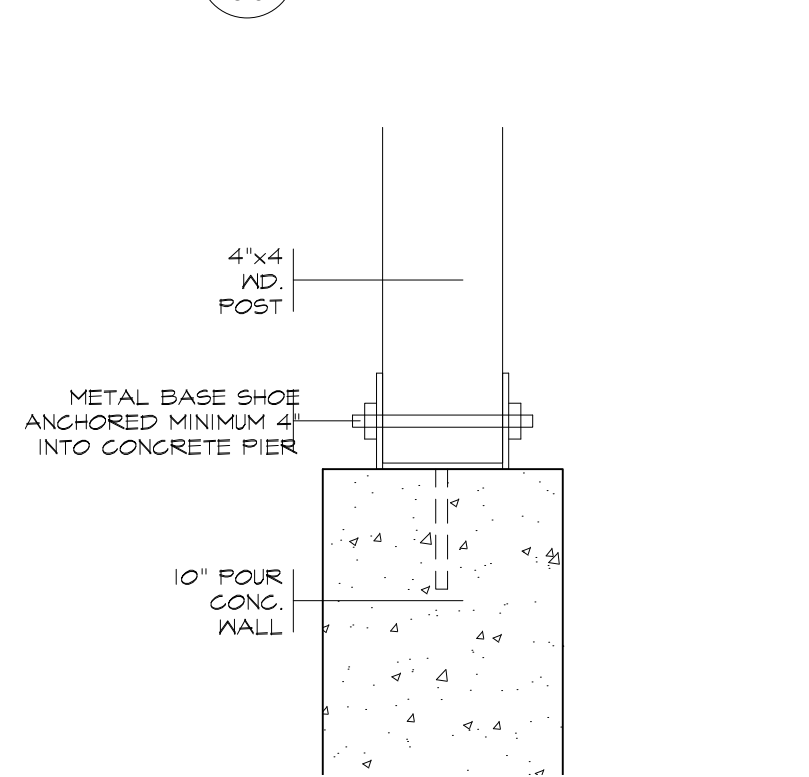
9 SECTION DETAIL @ STAIR AT BASEMENT
A3.01 SCALE= 1-1/2"=1'-0"



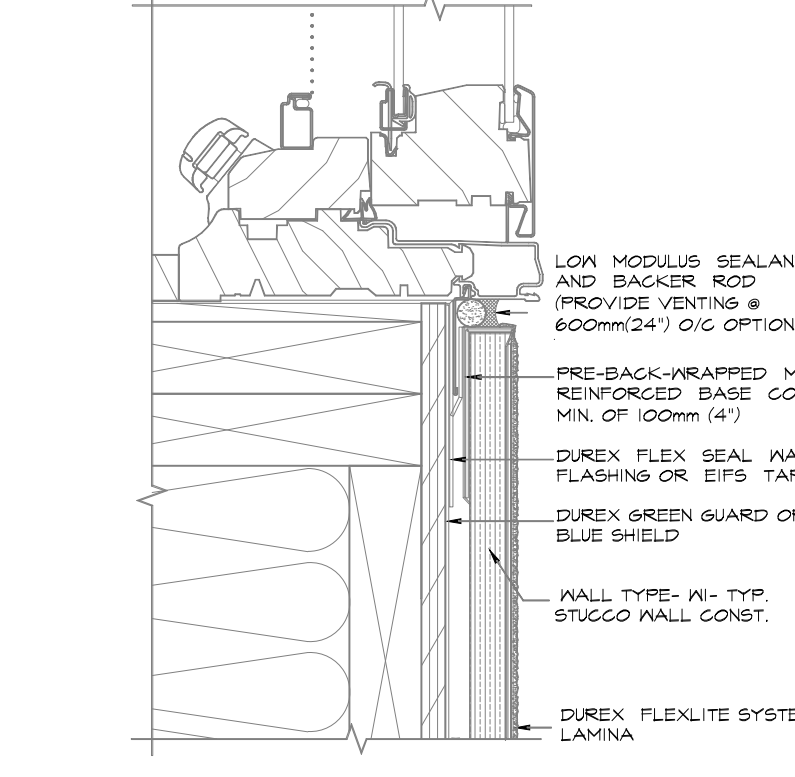
10 SECTION DETAIL @ BASMENT WINDOW (TYP.)
A3.01 SCALE= 1-1/2"=1'-0" [1:5]



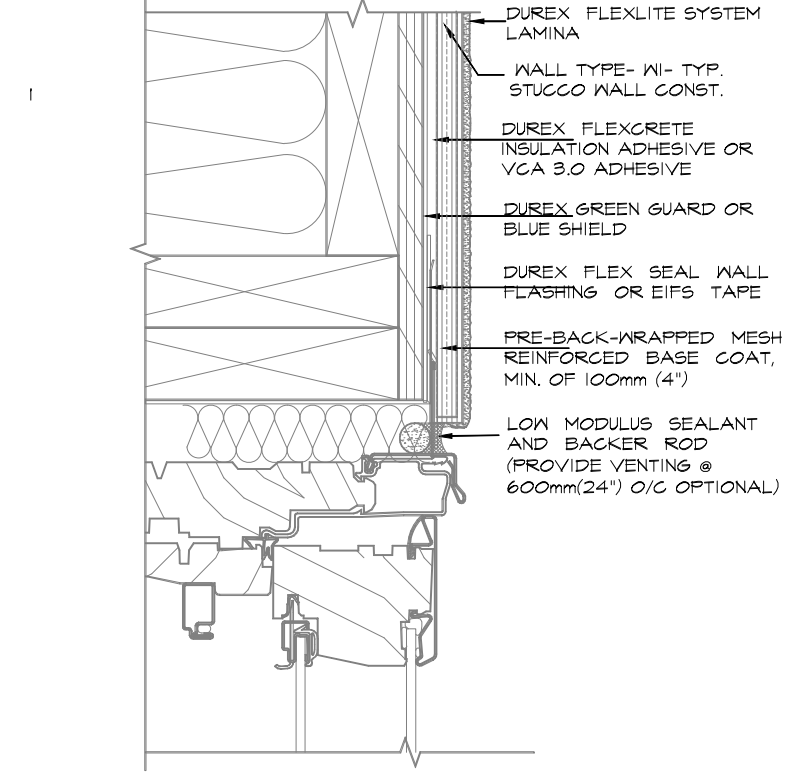
11 SECTION DETAIL AT GARAGE
A3.01 SCALE= 3/4"=1'-0"



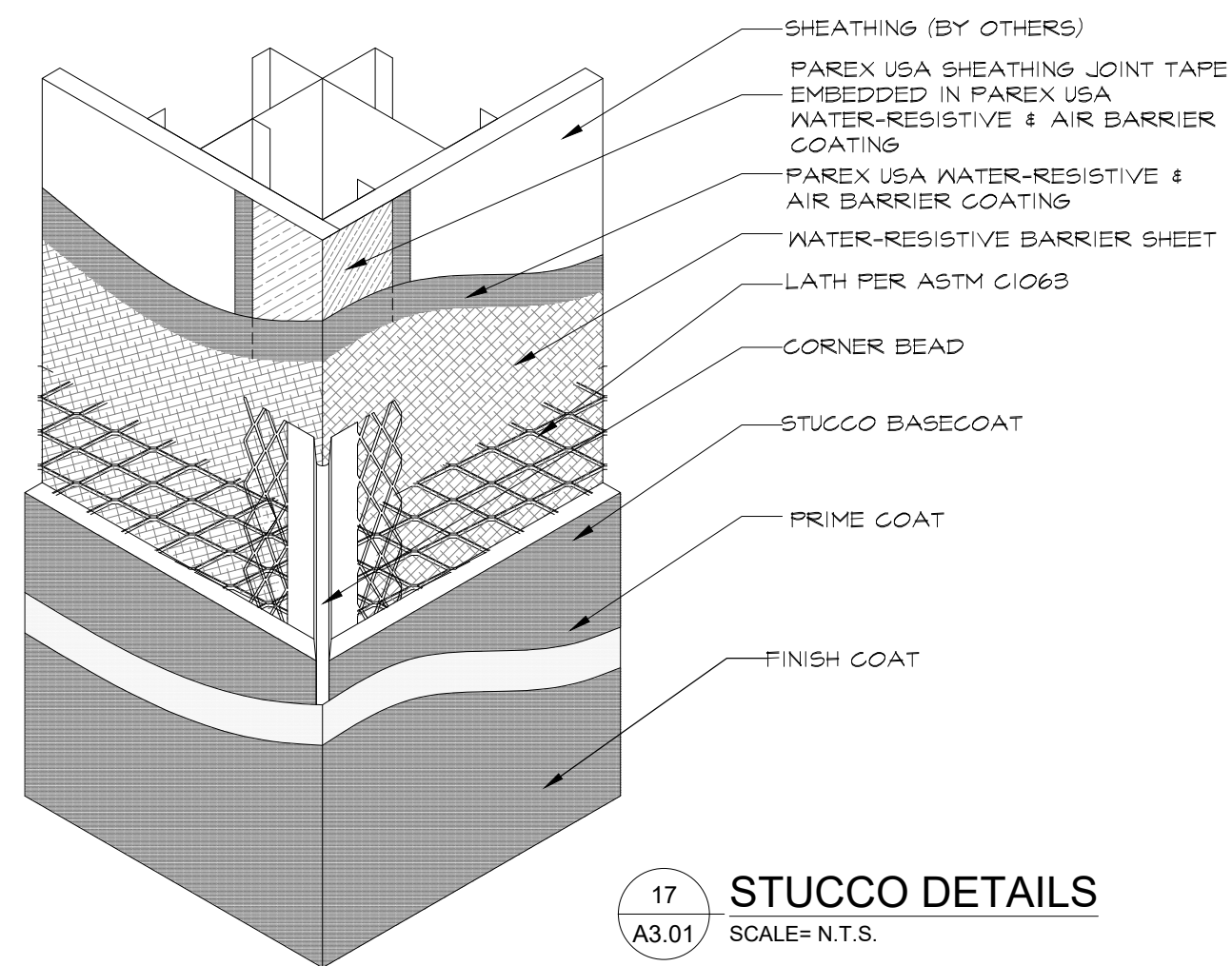
12 SECTION DETAIL RAILING POST
A3.01 SCALE= 1-1/2"=1'-0"



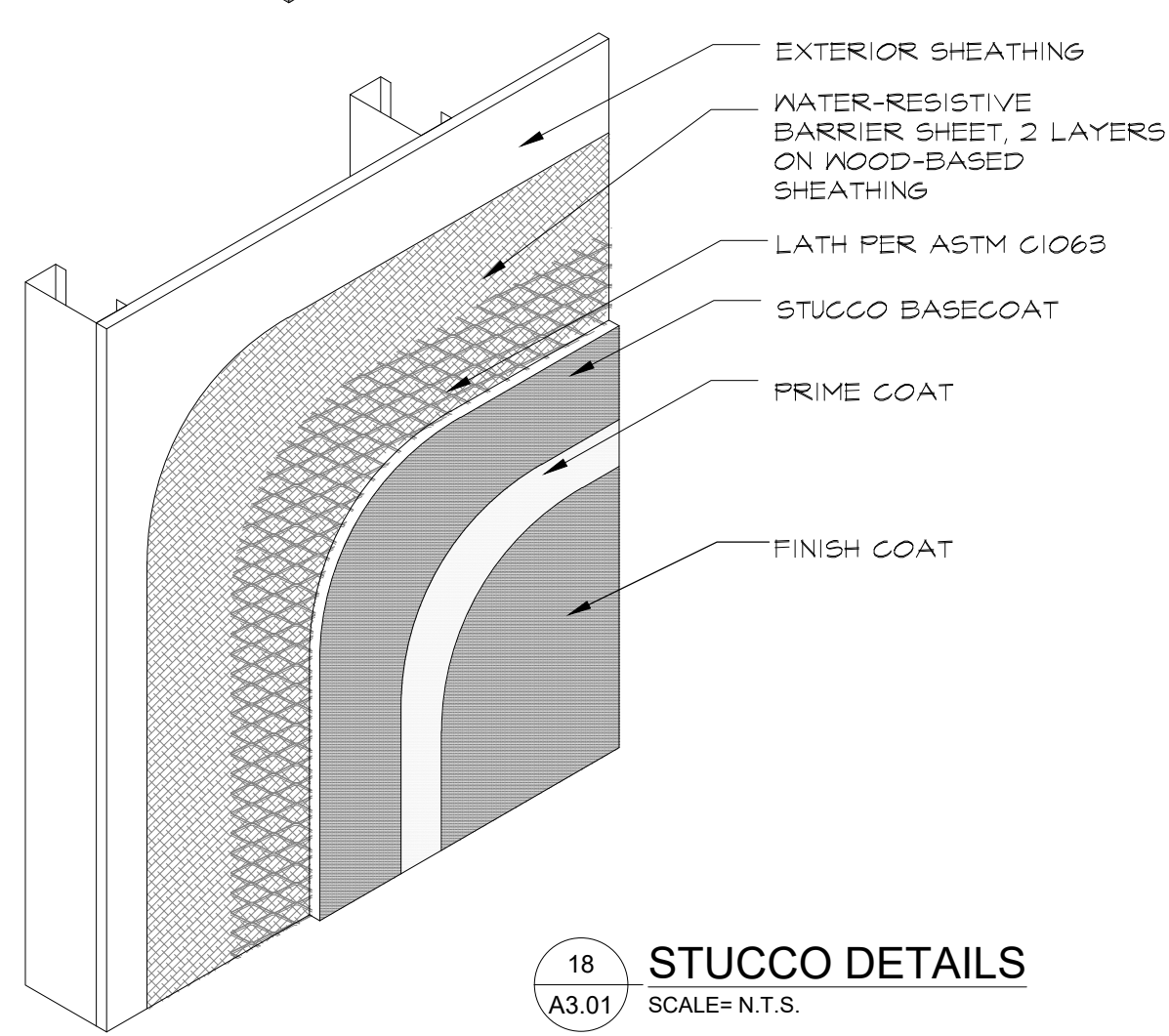
13 STUCCO DETAIL@JAM
A3.01 SCALE=N.T.S.



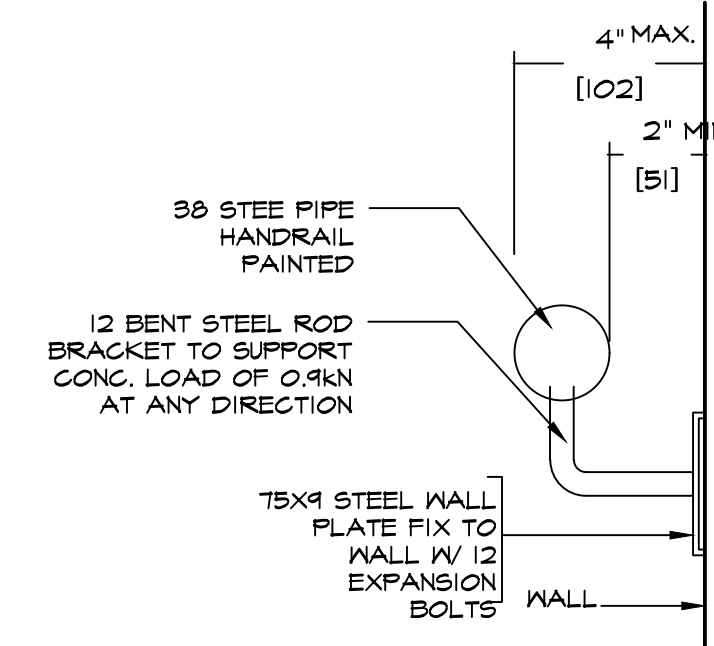
14 STUCCO DETAIL@SILL
A3.01 SCALE=N.T.S.



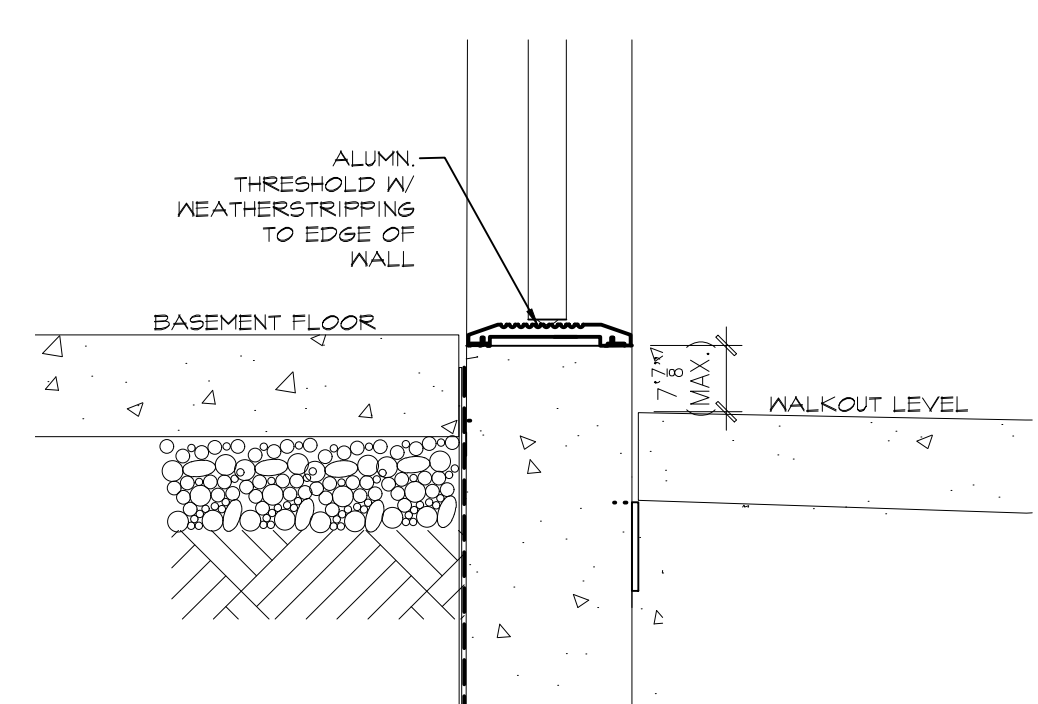
17 STUCCO DETAILS
A3.01 SCALE=N.T.S.



18 STUCCO DETAILS
A3.01 SCALE=N.T.S.



15 SECTION DETAIL HAND RAIL
A3.01 SCALE= 1-1/2"=1'-0"



16 SECTION DETAIL WALKOUT DOOR
A3.01 SCALE= 1-1/2"=1'-0"

PROJECT ARCHITECTS:

ARCHISYSTEM INC.

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www.thearchisystem.com
e-mail: archisystem@gmail.com

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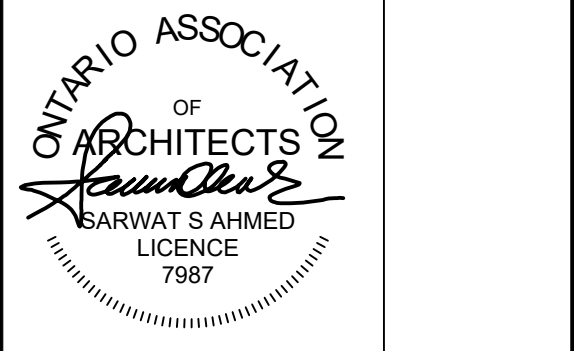
OWNER / CLIENT:
DEREK SOHAIL
USHA DANIEL

PERMIT BY:



XACT
HOME SOLUTIONS

REVISIONS: ISSUED:

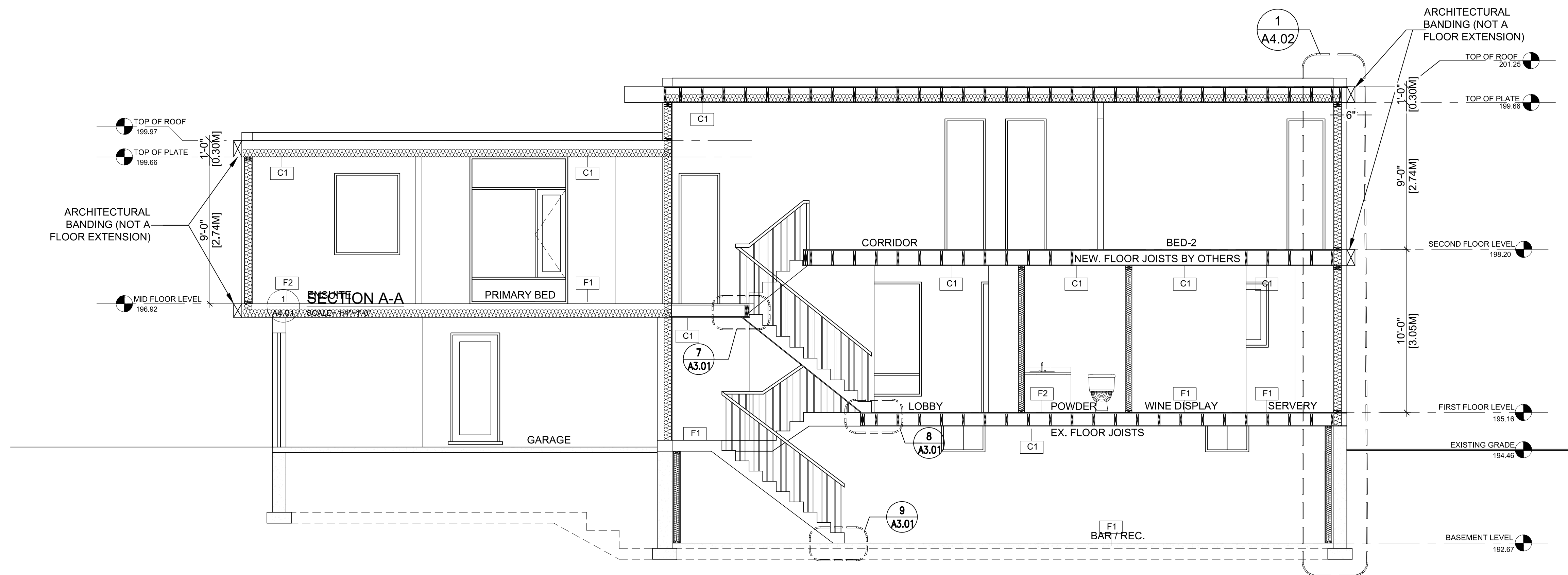


PROJECT:
**PROPOSED ADDITION
ALTERATION AT**
**376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.**

DRAWING TITLE:

SHEET TITLE:
DETAILS

DATE: 04-08-2022
SCALE: AS NOTED
SHEET NO: **A3.01**



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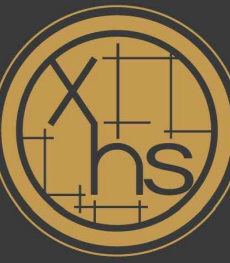
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USHA DANIEL

PERMIT BY:



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HOME SOLUTIONS

REVISIONS:

ISSUED:



PROJECT:

**PROPOSED ADDITION
ALTERATION AT**

**376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.**

DRAWING TITLE:

SHEET TITLE:

BUILDING SECTION

DATE:

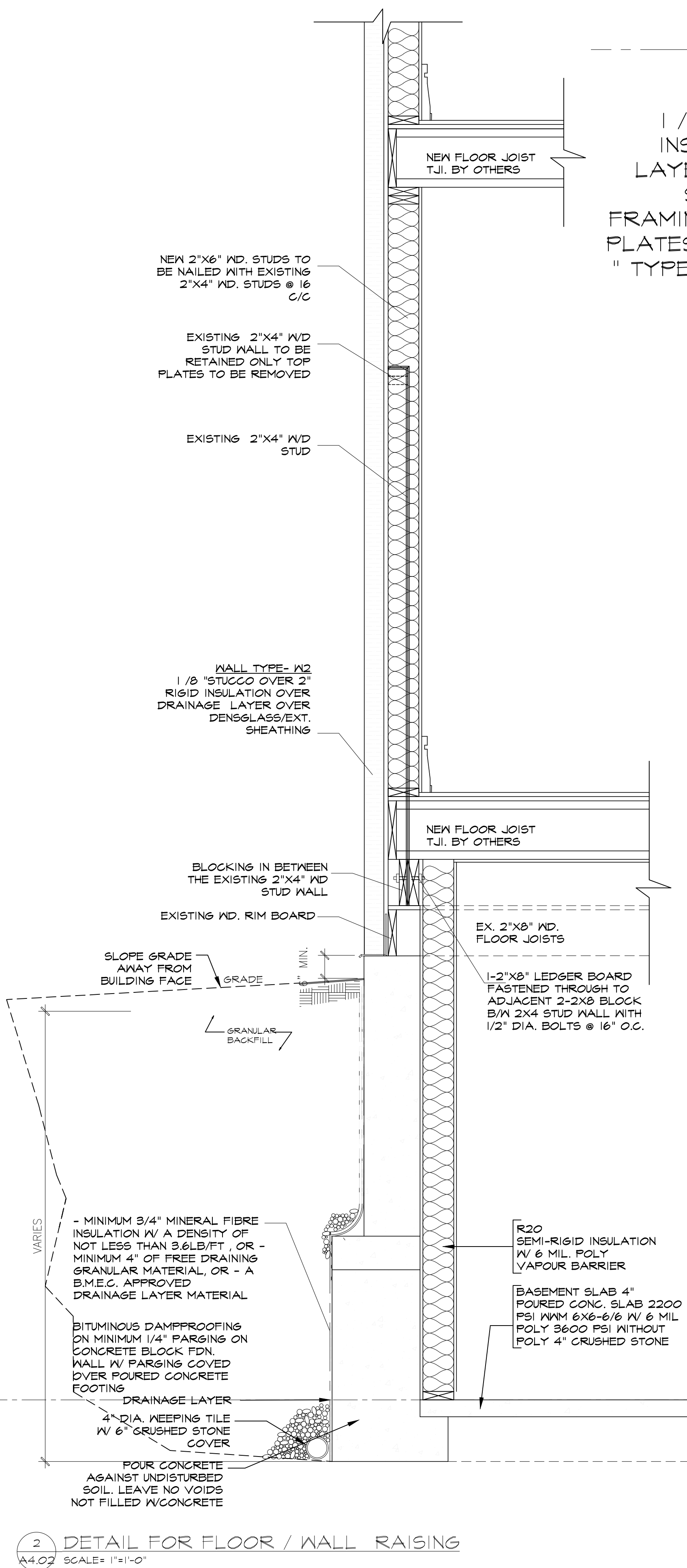
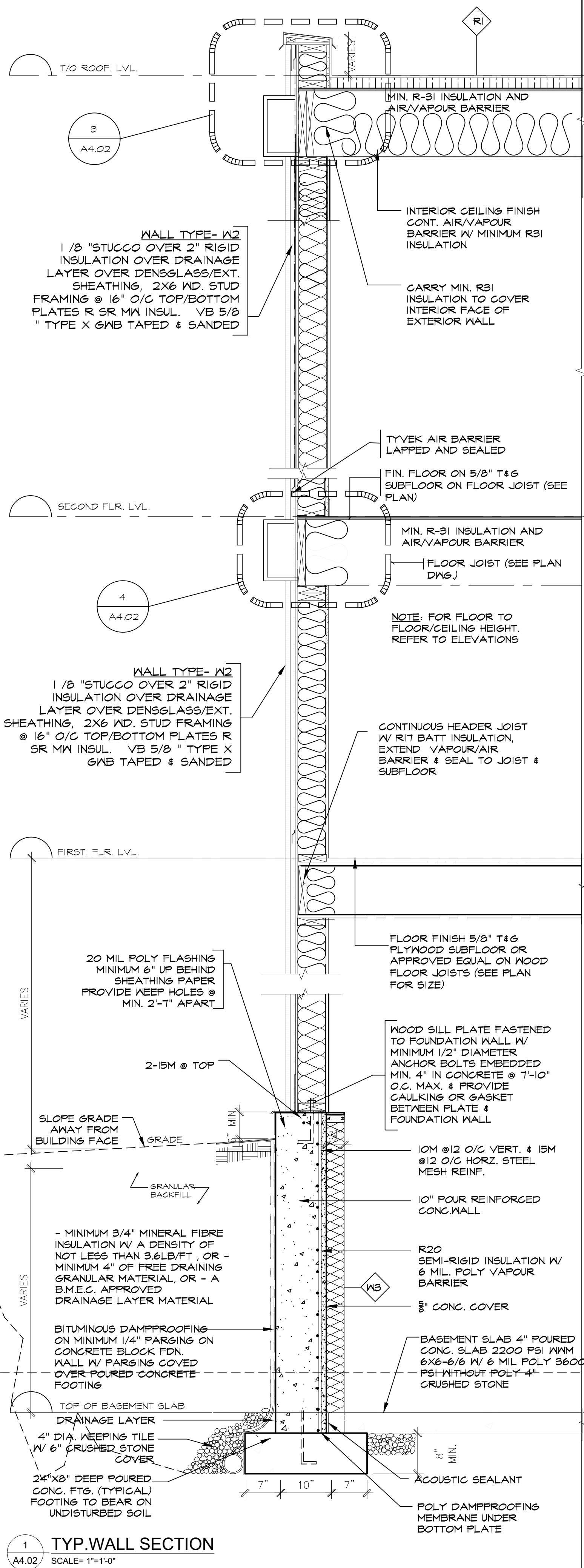
04-08-2022

SCALE:

AS NOTED

SHEET NO:

A4.01



WALL TYPE- W2
1/8" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS/EXT. SHEATHING, 2X6 WD. STUD FRAMING @ 16" O/C TOP/BOTTOM PLATES R SR MW INSUL. VB 5/8" TYPE X GNB TAPED & SANDED

3 TYP. PARAPET SECTION
SCALE= 3/4"=1'-0"

WALL TYPE- W2
1/8" STUCCO OVER 2" RIGID INSULATION OVER DRAINAGE LAYER OVER DENSGLASS/EXT. SHEATHING

BAKER ROD
NON-SHRINKABLE GROUT TO BE MATCH W/PANEL COLOUR.

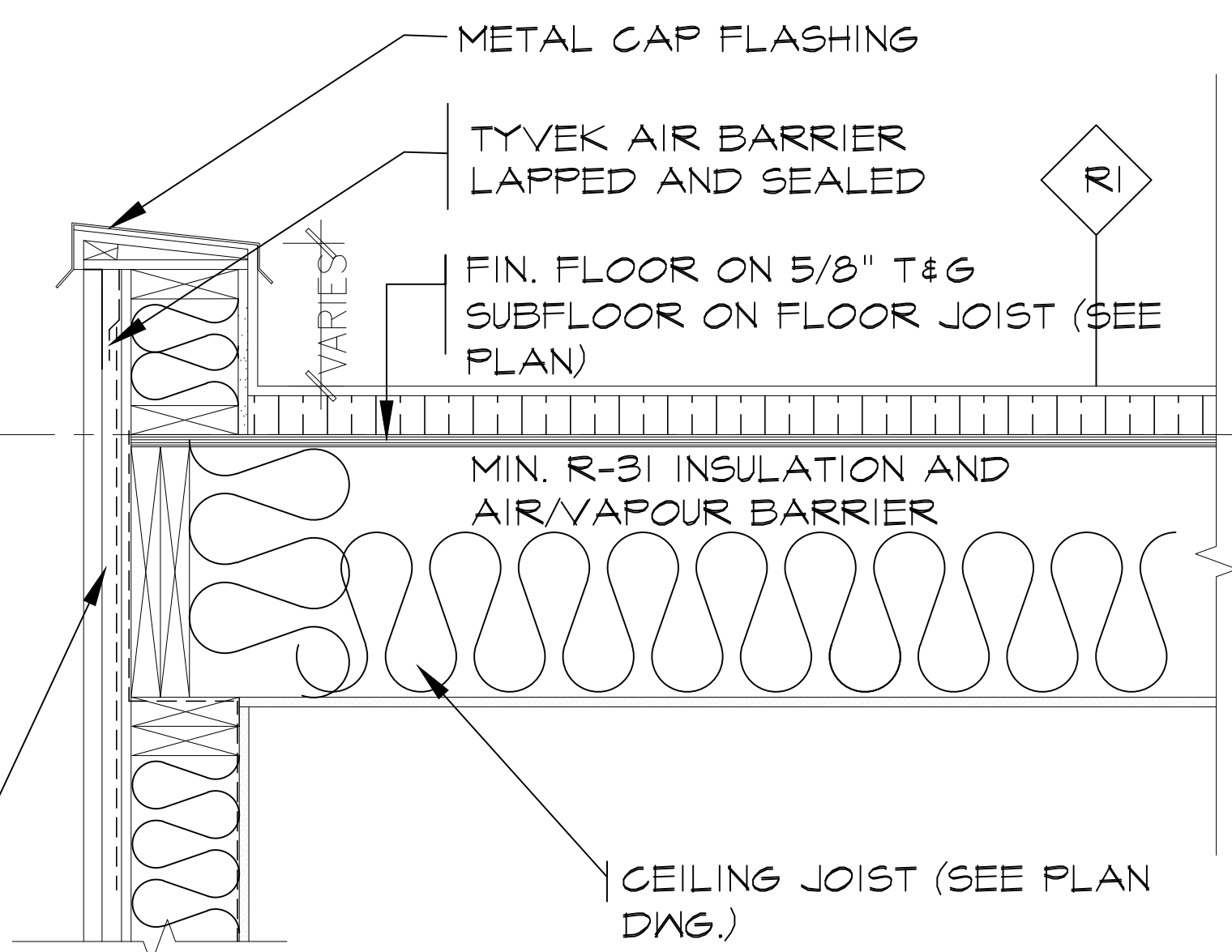
19mm P.TREATED PLYWOOD SHEATHING

102mm METAL STUDS MOUNTED ON FLAT

16mm DENSCLAD BOARD

SPRAYED ON AIR BARRIER

4 ARCHITECTURAL BANDING DETAIL
SCALE= 3/4"=1'-0"



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OWNER / CLIENT:
DEREK SOHAIL
USHA DANIEL

PERMIT BY:

XACT
HOME SOLUTIONS

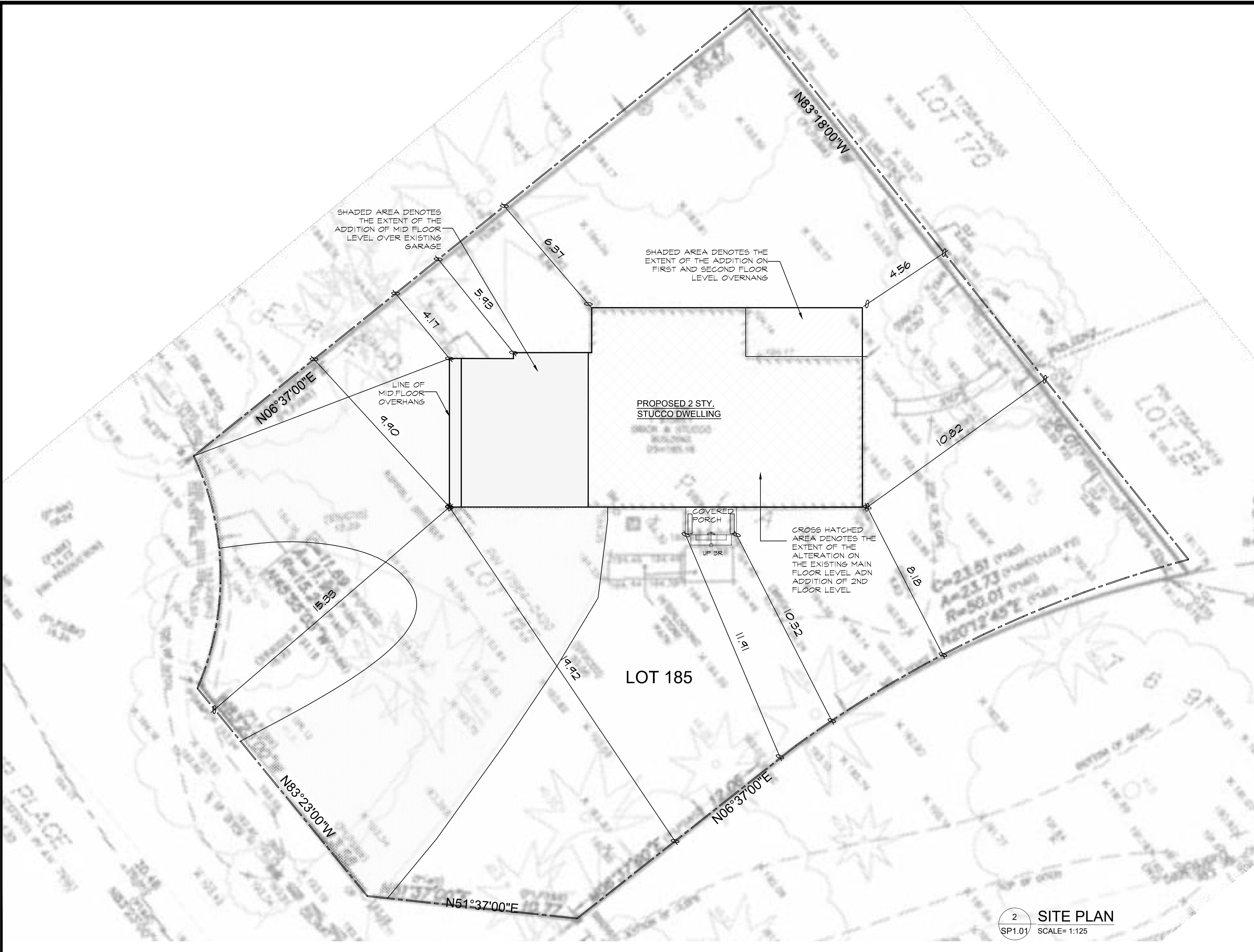
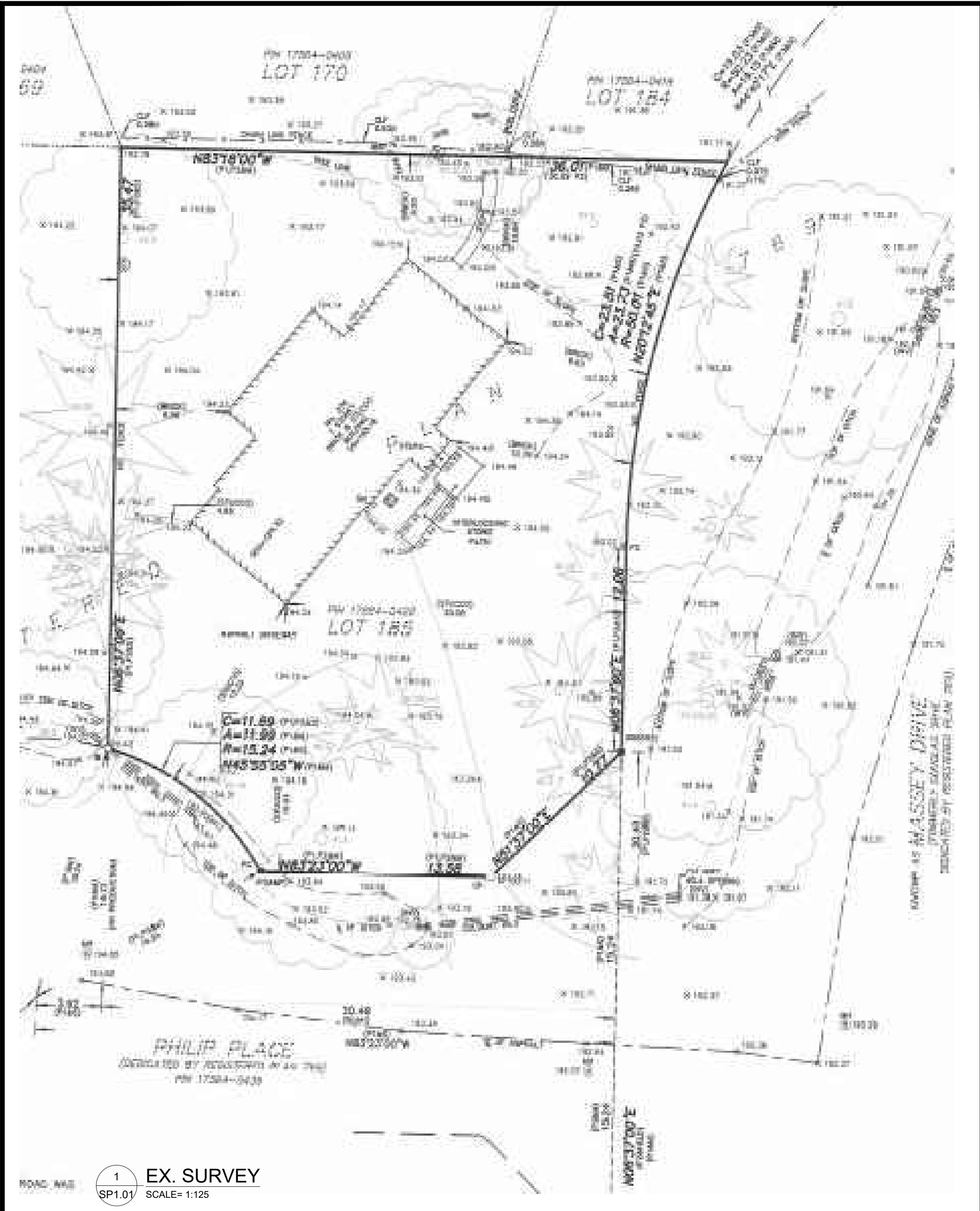
REVISIONS:	ISSUED:

PROJECT:
**PROPOSED ADDITION
ALTERATION AT**
**376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.**

DRAWING TITLE:
PERMIT SET

SHEET TITLE:
WALL SECTIONS

DATE: 04-08-2022
SCALE: AS NOTED
SHEET NO: **A4.02**



Name of Practice: ARCHISYSTEM INC. CERTIFICATE OF PRACTICE # 5465			
Name of Project: 376 PHILIP PLACE, ANCASTER, ON. L9G 3G8.			
ONTARIO BUILDING CODE MATRIX - PART 3 OR 9		OBC References	
		<input type="checkbox"/> PART 11	<input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9
Project Description: ADDITION ALTERATION OF SINGLE FAMILY DWELLING		<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	2.1.1 9.10.1.3
MAJOR OCCUPANCY(S) GROUP C SINGLE FAMILY DWELLING		3.1.2.1.(1)	9.10.2
BUILDING AREA (m2) EXISTING 175.62 SQ.M. NEW 14.18 SQ.M. TOTAL 189.80 SQ.M.		1.4.1.2[A]	1.13.2
GROSS AREA EXISTING 117.40 SQ.M. NEW 176.41 SQ.M. TOTAL 293.81 SQ.M.		1.4.1.2[A]	1.13.2
NUMBER OF STOREYS ABOVE GRADE 2 BELOW GRADE 1		2.1.1.3	9.10.2
NUMBER OF STREETS / FIRE FIGHTER ACCESS 1		3.2.2.10 & 3.2.5.5	9.10.2
BUILDING CLASSIFICATION C-OCCUPANCY		3.2.2.20-83	9.10.4
SPRINKLER SYSTEM PROPOSED		3.2.2.20-83	9.10.8
		3.2.1.5 3.2.217	9.1.8.2
STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.9.1	N/A
FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.4.1 (h)	9.10.7.2
WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.2.5.7	N/A
HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.6	N/A

CONSTRUCTION RESTRICTIONS		<input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED	<input type="checkbox"/> NON-COMBUSTIBLE PERMITTED	<input type="checkbox"/> BOTH	3.2.2.57	9.10.6				
ACTUAL CONSTRUCTION		<input checked="" type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> NON-COMBUSTIBLE	<input type="checkbox"/> BOTH						
MAZZANINE(S) AREA (m2)					0	3.2.1.1.(3)-(8)	9.10.4.1			
OCCUPANT LOAD BASED ON		<input type="checkbox"/> m2/PERSON	<input checked="" type="checkbox"/> DESIGN OF BUILDING		3.1.17.	9.9.1.3				
OCCUPANCY		BASEMENT : 0 BEDROOMS = 0 PERSONS FIRST FLOOR : 0BEDROOM = 0 PERSONS MID FLOOR : 1 BEDROOMS = 2 PERSONS		SECOND FLOOR : 3 BEDROOMS = 6 PERSONS						
BARRIER-FREE DESIGN		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO (EXPLAIN)	NOT REQUIRED	3.8.	9.5.2.				
HAZARDOUS SUBSTANCES		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		3.3.1.2 & 3.3.1.19	9.10.1.3.(4)				
REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN NO. OR DESCRIPTION (SG-2)		3.2.2.59	9.10.8				
	FLOOR 0 HOURS		-							
	ROOF 0 HOURS									
	MEZZANINE 0 HOURS									
SPATIAL SPERATION - CONSTRUCTION OF EXTERIOR WALLS										
	Area of EBF (m2)	L.D.* (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb.Const. Nonc. Cladding	Non-Comb. Constr.
NORTH	N.A	N/A	N.A	NA	NA	NA	N/A	Y	N/A	N/A
SOUTH	83.62	2.0	N/A	9	7.34	N/A	N/A	Y	N/A	N/A
EAST	N.A	N/A	N.A	NA	NA	NA	N/A	Y	N/A	N/A
WEST	N.A	N/A	N.A	NA	NA	NA	N/A	Y	N/A	N/A
* FROM CENTRE LINE OF PROPERTY										
PLUMBING FIXTURE REQUIREMENTS								OBC References		
								PART 3		PART 9
Male/Female Count @ _____% _____% except noted otherwise				OCCUPANT LOAD	OBC TABLE NO:	FIXTURES REQUIRED	FIXTURES PROVIDED			
OTHER (Describe)										

MUNICIPALITY: HAMILTON		376 PHILIP PLACE, ANCASTER, ON. L9G 3G8.	
PROJECT ADDRESS : 376 PHILIP PLACE			
DESIGNATION ZONE: ER			
PARENT BYLAW #: 87-57			
BYLAW #: 18-105			
SITE DATA		MSM	
ZONING		ER	
PLAN NO.		789	
LOT NO.		185	
LOT AREA		1243.27 SQ.M.	
EXISTING DWELLING TO BE RENOVATED		ER APPLICABLE ZONING BYLAWS	
EXISTING LOT COVERAGE = 175.62 SQ.M. (1890.42 SQ.FT.) = 14.12%		LOT COVERAGE = 35% (435.14 SQ.M. (4683.80 SQ.FT.))	
BUILDING AREA: EX FIRST FLOOR AREA = 49.85 SQ.M. (536.52 SQ.FT.) EX MID FLOOR AREA = 51.57 SQ.M. (553.62 SQ.FT.) TOTAL FLOOR AREA = 101.43 SQ.M. (1091.82 SQ.FT.)		MIN. FRONT YARD	
EX. BASEMENT AREA (INCL. FURN. & CELLAR) = 101.43 SQ.M. (1091.82 SQ.FT.)		MIN. SIDE YARD	
EX. FRONT YARD = 10.32 (33.85)		MIN. REAR YARD	
EX. REAR YARD = 7.56 (24.77)		MAXIMUM HEIGHT	
EX. LEFT SIDE YARD = 1.2m (3.93)			
EX. RIGHT SIDE YARD = 0.51m (1.64)			
		PROPOSED ADDITION TO DWELLING	
		BUILDING AREA LOT COVERAGE = 189.80 SQ.M. (2043.08 SQ.FT.) = 15.26%	
		FLOOR AREA (INCLUDING GARAGE & COVERED PORCHES)	
		FIRST FLOOR AREA = 131.5 SQ.M. (1416.4 SQ.FT.)	
		SECOND FLOOR AREA = 76.50 SQ.M. (823.5 SQ.FT.)	
		GROSS FLOOR AREA = 208.01 SQ.M. (2240.0 SQ.FT.)	
		BASEMENT AREA (INCL. FURN. & CELLAR) = 87.89 SQ.M. (943.6 SQ.FT.)	
		TOTAL BASEMENT AREA = 187.66 SQ.M. (2026.6 SQ.FT.)	
		GARAGE AREA FRONT PORCH REAR DECK	
		= 54.77 SQ.M. (589.6 SQ.FT.)	
		= 3.44 SQ.M. (37.12 SQ.FT.)	
		= 17.83 SQ.M. (190.02 SQ.FT.)	

PROJECT ARCHITECTS:

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ARCHITECT:

OF
ARCHITECTS
OF
ONTARIO
SARWAT S AHMED
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PROJECT:
PROPOSED ADDITION
ALTERATION AT
376 PHILIP PLACE,
ANCASTER,
ON. L9G 3G8.

DRAWING TITLE:
PERMIT SET

SHEET TITLE:
SITE PLAN

DATE: 04-08-2022
SCALE: AS NOTED
SHEET NO: SP1.01

EXISTING LOT COVERAGE: 1890.42 SQFT (INCL. GARAGE & COV. PORCH)
PROPOSED LOT COVERAGE 2043.08 SQFT (INCL. GARAGE & COV. PORCH)

PRO. AREA IN LOT COVERAGE
152.66 SQFT

NO BASEMENT
PROPOSED. THE
FOUNDATIONS
SYSTEM USED
WILL BE HELICAL
PILES SO
EXISTING GRADE
WILL NOT BE
CHANGED AT ALL.

EXISTING LOT COVERAGE 1890.42 SQFT

NOTE
DUE TO LARGE AMOUNTS OF SNOW THE EDGE OF NEW ASPHALT ROAD WAS
MEASURED ONLY WHERE POSSIBLE.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY SHOWING TOPOGRAPHY OF
LOT 185
REGISTERED PLAN 769
IN THE
CITY OF HAMILTON

SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 680mm IN WIDTH BY 520mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200 (INCLUDING 15mm BEYOND EACH BORDER)
MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2022

KNOWN AS MUNICIPAL No. 376 PHILIP PLACE

PART 2 - REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PART 1)

LAND REGISTRY OFFICE TITLE INFORMATION ON SUBJECT PROPERTY INCLUDING

BOUNDARIES, EASEMENTS AND RIGHT OF WAYS - NOVEMBER 2, 2021

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

- NONE

ADDITIONAL REMARKS:

- REFER TO PART 1 OF SURVEY FOR THE LOCATION OF BUILDINGS, STRUCTURES, FENCES & UTILITIES

MacKAY, MacKAY & PETERS LIMITED grants ANTHONY MANCINI & CAIRNE MACKAY WILSON ("The Client"),
their solicitor and other related parties permission to use "Original Copies" of the
Surveyor's Real Property Report in transactions involving "The Client"

METRIC DISTANCES SHOWN HEREON ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-21934



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 28(3)

LEGEND

- DENOTES A SURVEY MONUMENT FOUND
- DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- IP DENOTES IRON PIPE
- P1 DENOTES PLAN BY MMP LIMITED DATED JANUARY 16, 1985 (Y-19541)
- P2 DENOTES REGISTERED PLAN 769
- P3 DENOTES PLAN BY MMP LIMITED DATED MAY 26, 1985 (Y-19706)
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- PC DENOTES POINT OF CURVATURE
- C DENOTES CENTRELINE
- WHP DENOTES WOOD HYDRO POLE
- OHW DENOTES OVERHEAD WIRE
- (INV) DENOTES INVERT
- MH DENOTES MANHOLE
- GM DENOTES GAS METER
- CLF DENOTES CHAIN LINK FENCE
- GDS DENOTES GARAGE DOORSILL
- AD DENOTES AIR CONDITIONER
- S DENOTES STUMP
- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES
- * DENOTES CONIFEROUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES

ALL BUILDING TIES ARE TO FOUNDATION AND PERPENDICULAR TO PROPERTY LIMITS
UNLESS OTHERWISE NOTED

BENCHMARK NOTE

BENCHMARK No. 0011975U144
ELEVATION = 215.265 METRES (CGVD28:78 ADJUSTMENT)

CONCRETE & STONE WALL WILSON STREET NORTHEAST OF MOHAWK ROAD TABLET IN
CENTRE OF NORTHEAST END OF WALL AT SOUTHEAST SIDE OF WILSON STREET
& 9.8 METRES SOUTHWEST OF CENTRE LINE OF PRIVATE DRIVEWAY 1.12 METRES
BELOW TOP OF WALL AT SIDEWALK LEVEL

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF MASSEY
DRIVE AS SHOWN ON REGISTERED PLAN 769 HAVING A BEARING OF N06°37'00"E

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF JANUARY, 2022.

JANUARY 25, 2022
DATE

AIASAR BHERI
ONTARIO LAND SURVEYOR

FOR MacKAY, MacKAY & PETERS LIMITED

E:\(62) Hamilton-Wentworth\Registered Plans\RP0769\LOT 185\21-378.dwg

MMP
MacKAY, MacKAY & PETERS LIMITED
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7R 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY: G.S.
PARTY CHIEF: M.A.
CHECKED BY: AB
PROJECT No.:
21-379

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)	Derek Sohail Usha Daniel Shophan Daniel Suzeen Daniel		
Applicant(s)*	Derek Sohail Shophan Daniel		
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:

Royal Bank of Canada
10 YORK MILLS RD NORTH YORK, ON M2P 0A2

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:

To reduce the rearyard setback from the required 7.5m to 4.5m.
Note: It should be noted that the existing Non-conforming setback of 6.5m to the existing dwelling.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

5.

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

Proposed addition result in reduce setback. Notwithstanding due to existing lot configuration and dwelling orientation, it is difficult to meet the required setback. However, the proposal maintain the ample rearyard amenity area.

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**):

Part 1 - Lot 185 Registered Plan 769
376 Philip Place, Ancaster

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 ☐

APPLICATION FOR A MINOR VARIANCE (January 1, 2022)

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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?

Recently property purchase and discussion with previous owner who didn't identify any concerns. In addition has been residential dwelling over 50 years.

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.

May 17, 2022
Date

Signature Property Owner(s)

Derek Sohail
Print Name of Owner(s)

10. Dimensions of lands affected:
Frontage 29.68M
Depth 35.47M
Area 1243.27M
Width of street 7M

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

GROUND FLOOR AREA=49.85 SQ.M
GROSS FLOOR AREA=101.43 SQ.M
NO.OF STORIES= 1
BUILIDNG HEIGHT=4.87M

Proposed

GROUND FLOOR ARE=131.5 SQ.M
GROSS FLOOR AREA=293.81 SQ.M
NO.OF STORIES= 2
BUILIDNG HEIGHT=6.92M

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

FRONT YARD:15.33M
REAR YARD= 6.2M
FLAKAGE= 8.63M
INTERIOR YARD= 4.65M

Proposed:

FRONT YARD:15.33M
REAR YARD= 4.67M
FLAKAGE= 8.63M
INTERIOR YARD= 4.65M

13.

Date of acquisition of subject lands:
Mar. 11, 2022
14.

Date of construction of all buildings and structures on subject lands:
Expected Renovation Summer 2022
15.

Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single
16.

Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single
17.

Length of time the existing uses of the subject property have continued:
Approx. 40+ years
18.

Municipal services available: (check the appropriate space or spaces)
Water Yes Connected Yes
Sanitary Sewer Yes Connected Yes
Storm Sewers Unknown
19.

Present Official Plan/Secondary Plan provisions applying to the land:
Neighborhoods Designations
20.

Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Existing Residential (ER Zone)
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.
- APPLICATION FOR A MINOR VARIANCE (January 1, 2022)

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