COMMITTEE OF ADJUSTMENT
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

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

APPLICATION NO.:	**DN/A-22:238**	**SUBJECT PROPERTY:**	24 PEEL STREET T, DUNDAS
ZONE:	"R2" (Single Detached Residential Zone)	**ZONING BY-LAW:**	Zoning By-law former Town of Dundas 3581-86, as Amended

APPLICANTS: Owner – Jack & Iwona Deska
Agent – Gabe Faraone

The following variances are requested:

1. A minimum front yard of 5.0 metres shall be provided instead of the minimum required front yard of 6.0 metres.

2. A minimum rear yard of 2.70 metres shall be provided instead of the minimum required rear yard of 7.5 metres.

3. The stairs associated with a roofed-over but otherwise unenclosed one-storey porch at the first storey level may be located a minimum of 2.60 metres from the front lot line, instead of the requirement that every such projecting porch shall be distant at least 4.0 metres from the front lot line.

PURPOSE & EFFECT: To permit the construction of a second storey addition and an attached garage to the existing single-family dwelling notwithstanding that;

Notes:

1. Please note that specific details regarding parking on the lot were not included on the Site Plan provided. However, it appears that one (1) parking space is proposed and can be accommodated in the attached garage. Please note that the minimum parking space dimensions are 2.70 metres in width x 6.0 metres in length. Additional variances may be required if compliance with the parking regulations contained in Dundas Zoning By-law No. 3581-86 cannot be achieved.

2. Please note that specific details regarding the projection of eaves/gutters was not indicated on the Site Plan provided. Additional variances may be required if compliance with Section 6.6.2 cannot be achieved.

3. Please note that the distance from the uncovered porch (i.e. the proposed stairs in the southerly side yard) to the southerly side lot line was not indicated on the Site Plan provided. As per Section 6.6.8, an uncovered porch, including stairs, which does not extend more than 1.0 metres above the floor level of the first storey may project into a required yard if distant at least 0.5 metres from the nearest side lot line. Additional variances may be required if compliance with Section 6.6.8 cannot be achieved.

4. The Site Plan statistics indicate a minimum of 51.85% of the area of the front yard as landscaping. From the materials provided, it is unclear if the percentage indicated is consistent with the definition of Landscaped Area as provided in Dundas Zoning By-law No. 3581-86.

5. A building permit is required for the proposed addition. Be advised that Ontario Building Code regulations may require specific setback and construction types.

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, August 11, 2022**
TIME:	**3:35 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)**
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	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
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- 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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually and instructions for check in to participate in person.

Subject Lands

DATED: July 26, 2022

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Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.

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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.**

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

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register: Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by 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.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.

CONSTRUCTION NOTES (Unless noted otherwise)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1. ROOF CONSTRUCTION
No. 210 (10.25 kg/m2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4"(38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2. SIDING WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR GRADE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.34) MINIMUM BATT INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY R22 (RSI 3.8) (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING – O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3)

2A. SIDING WALL CONSTRUCTION (2"x6") [NON COMBUSTIBLE]
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER, ½" (0) DENSGLASS GOLD EXTERIOR TYPE SHEATHING, ON 2"x6" (38x140) 16 Ga. STRUCTURAL STEEL STUDS @ 12" (300) O.C., R24 (RSI 4.23) INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON ⅝" (15.8) TYPE "X" GYPSUM WALLBOARD INT. FINISH.
(GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING – O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3)

2B. SIDING WALL @ GARAGE CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING – OBC 9.23)

2C. SIDING WALL CONSTRUCTION (2"x6") – CONTINUOUS INSULATION
SIDING AS PER ELEVATION SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER R5 (RSI 0.88) RIGID INSULATION, EXTERIOR GRADE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.52) MINIMUM BATT. INSULATION IN CONTINUOUS CONTACT W/ SHEATHING & CONTINUOUS VAPOUR BARRIER, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY R22 (RSI 3.8) (GYPSUM SHEATHING, RIGID INSULATION, AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING – O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3)

3. BRICK VENEER WALL CONSTRUCTION (2"x6")
4" (90) FACE BRICK 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R24 (RSI 3.34) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. WALL ASSEMBLY R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3.

3A. BRICK VENEER WALL CONSTRUCTION (2"x4")
4" (90) FACE BRICK 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, R5 (RSI 0.9) EXT. RIGID INSUL. BD., 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R14 (RSI 2.46) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. WALL ASSEMBLY R22 (RSI 3.80) AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3

3B. BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")
4" (100) BRICK VENEER TIED TO WOOD FRAMING MEMBERS W/ 7/8"x7"x0.03" 22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (610) O.C. VERT., 1" (25) AIR SPACE, APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MINIMUM BEHIND BUILDING PAPER.

3C. BRICK VENEER WALL (2"x6") – CONTINUOUS INSULATION
4" FACE BRICK, 1" AIR SPACE, 22 Ga. (0.76mm) THICK x 1" (22mm) WIDE GALVANIZED METAL TIES, INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS, 16" O.G. HORIZONTAL, 24" O.G. VERTICAL, SHEATHIN6 PAPER W/ LAYERS TO OVERLAP EACH OTHER, R5 (RSI 0.88) RIGID INSULATION FOR EXTERIOR TYPE SHEATHING, 2"x6" WOOD STUDS @ 16" O.C. R19 (RSI 3.52) BATT INSULATION IN CONT. CONTACT W/ SHEATHING CONTINUOUS VAPOUR/AIR BARRIER, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3.

4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STOREYS AND 12" (300) O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2/2"x4" (2/38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED.

4A. EXTERIOR LOFT WALL CONSTRUCTION – NO CLADDING (2"x6")
3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R19 (RSI 3.34) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY CALC. AS PER O.B.C. 9.23. & 12.3.2.1 & 12.3.3.3

5. FOUNDATION WALL/FOOTINGS: –O.B.C. 9.15.4.–
10" (200) CONC. BLK FDTN. WITH BITUMINOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQUIRED WHEN BASEMENT INSUL. EXTENDS 2'-11" (900) BELOW FIN. GRADE. MAXIMUM UNSUPPORTED HEIGHT 8'-2" (2500) WITH 4'-11" (1500) MAX. EARTH RETENTION FROM BASEMENT SLAB TO FIN. GRADE, ON CONC. FOOTING. JOIST SPANS GREATER THAN 16'-0" (4900) SHALL BE SIZED IN ACCORDANCE TO 9.15.3.4 (1) OF THE O.B.C (PLEASE SEE A11 FOR TABLE). BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 1500 PSF OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

# STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
		16" WIDE x6" DEEP
1	16" WIDE x6" DEEP	20" WIDE x6" DEEP
2	20" WIDE x6" DEEP	20" WIDE x6" DEEP
3	26" WIDE x9" DEEP	

6. 4" (100) ø WEEPING TILE 6" (150) CRUSHED STONE OVER AND AROUND WEEPING TILES.

7. BASEMENT SLAB –O.B.C. 9.13 –
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPPROOFING BELOW SLAB.

8. EXPOSED FLOOR TO EXTERIOR
PROVIDE R31 INSULATION, 6 mil POLY VAPOUR BARRIER AND CONTIN. AIR BARRIER, FINISHED SOFFIT.

9. R50 2LBS. SPRAY FOAM INSULATION, 1/2" DRYWALL [INT. SIDE]

10. ALL STAIRS/EXTERIOR STAIRS –O.B.C. 9.8.–

MAX. RISE	= 7-7/8" (200)	RAIL @ LANDING	= 2'-10" (865)
MIN. RISE	= 4-7/8" (125)	RAIL @ STAIR	= 2'-10" (865)
MIN. RUN	= 10" (255)	MIN. STAIR WIDTH	= 2'-11"(900)
NOSING	= 1" (25)	FOR CURVED STAIRS	
MIN. HEADROOM	= 6'-5" (1950)	MIN. RUN	= 7-1/2" (190)

11. GUARDS/RAILINGS –O.B.C. 9.8–
FINISHED NON-CLIMBABLE GUARD/RAILING WITH 4" (100) 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 113 lb/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.
GUARDS –O.B.C. 9.8.8–
INTERIOR GUARDS: 2'-11"(900)MIN. EXTERIOR GUARDS: 3'-6"(1070)MIN.
GLASS IN GUARDS –O.B.C. 9.8.8.7.–
(1)glass in guards shall be,
(a)safety glass of the laminated or tempered type conforming to CAN/cgsb-12.1-M, "Tempered or Laminated Safety glass", or
(b)wired glass conforming to CAN/cgsb-12.11-M, wired Safety glass".

12. 2"x4" (38x89) SILL PLATE WITH 1/2" (12.7)ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2400) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. R12 (RSI 2.11) INSULATION BLANKET OR BATTS WITH 2"x4" (38x89) STUD WALL, 6 mil POLYETHYLENE VAPOUR BARRIER W/ R10 (RSI 1.76) RIGID INSULATION. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. WALL ASSEMBLY R20 (RSI 3.52) NOTE: INSULATION TO EXTEND TO FULL HEIGHT OF FOUNDATION WALL TO UNDERSIDE OF SUBFLOOR TO TOP OF SLAB.

14. BEARING STUD PARTITION
2"x4" (38x89) STUDS @ 16" (400) O.C., 2"x4" (38x89) SILL PLATE ON DAMPPROOFING MATERIAL, 1/2" (12.7) ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) HIGH CONC. CURB ON 14"x6" (350x150) CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN
9'-10" MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90)ø SINGLE TUBE NON-ADJUSTABLE STEEL COL. CONFORMING TO CAN/CGSB-7.2M, AND WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 34"x34"x16" (870x870x410) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM.

15A STEEL BASEMENT COLUMN
3 1/2" (90)ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 42"x42"x18" (1070x1070x460) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

15B. STEEL COLUMN
3 1/2" (90)ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. TO BE ON 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2- 1/2"ø x 12" LONG x 2" HOOK ANCHORS (2- 12.7øx305x50). FIELD WELD COL. TO BASE PLATE AND BEAMS.

16. BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS. MIN. BEARING 3 1/2" (90).

17. 1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB:
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

19. 1/2" (12.7) GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. R24 IN WALLS, R31 IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

21. PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7-7/8" (200), MIN. TREAD 9-1/2" (235).

22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. CONFORMING TO PART 6, OBC 9.32.1.5.(1).

23. ATTIC ACCESS HATCH MIN. 0.32m2 WITH NO DIM. LESS THAN 545mm WITH WEATHERSTRIPPING. R40 (RSI 7.00) RIGID INSUL. BACKING. OBC 9.19.2.1

24. BUILT-UP 2 PLY TORCH DOWN ON ½" EXT. PLY. SHEATHING w/"H" CLIPS APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL ROOF DRAINED TO ROOF DRAINS OR SCUPPERS, BUILT IN ACCORDANCE TO SUBSECTION 9.26.11. O.B.C. REG. 332/12

25. LINEN CLOSET, 4 SHELVES MIN. 14" (350) DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27. STEEL BEARING PLATE FOR MASONRY WALLS
11"x11"x5/8" (280x280x15.9) STL. PLATE FOR STL. BEAMS AND 11"x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2- 3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT. OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2.(2).

29. 6" X 6" WOOD POST ANCHORED TO 12" DIA. POURED CONC. PIER TO A MIN. OF 4'-0" BELOW GRADE W/MTL. SHOE & ½"Ø BOLT ANCHORED MIN. 4" INTO PIER

30. STEP FOOTINGS: MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).

31. MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32. DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING
5/8" (15.9) T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE OBC 9.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOIST TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35. EXPOSED BUILDING FACE –O.B.C.. 9.10.14.4. & 9.10.15.4
EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11" (1200) REQUIRING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES AND CONFORMING TO O.B.C. 9.10.14.4. & 9.10.15.4. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

36. COLD CELLAR PORCH SLAB –O.B.C. 9.40
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (125) 32 MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINFORCE WITH 10M BARS @ 8" (200) O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 2" (30mm) COVER 24"x24" (610x610) 10M DOWELS @ 24" (600) O.C., ANCHORED IN PERIMETER FOUND. WALLS. SLOPE SLAB 1.0% FROM DOOR. PROVIDE (L7) LINTELS OVER CELLAR DOOR.

37. THE FOUND. WALL SHALL NOT BE REDUCED TO LESS THAN 3-1/2" (90) THICK TO A MAX. DEPTH OF 24" (610) AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 8" (200) O.C. VERTICALLY AND 36" (915) O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING –O.B.C. 9.23
2"x6" (38x140) RAFTERS @ 16" (400) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2830) SPAN & 2"x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.

39. TWO STOREY VOLUME SPACES
– FOR WIND LOADS <= 0.5 kPa (q50):
PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 12" (300) O.C. FOR BRICK AND 16" (400) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY. (O.B.C. 9.23.10.1)
– FOR WIND LOADS > 0.5 kPa (q50):
PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK AND 12" (300) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
– FOR HORIZONTAL DISTANCES LESS THAN 9'-6" (2900) PROVIDE CONTINUOUS 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MINIMUM OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

40. TYPICAL 1 HOUR FIRE RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXT. TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R19 (RSI 3.34) BATT INSUL., APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 3.8) O.B.C 12.3.2.1 & 12.3.3.3

41A. STUCCO WALL CONSTRUCTION (2"x4")
STUCCO CLADDING CONFORMING TO OBC REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON R5 (RSI 0.9) 1" (25) MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., R14 (RSI 3.25) BATT INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 3.80) O.B.C. 12.3.2.1 & 12.3.3.3.

41B. STUCCO WALL @ GARAGE CONST. (2"x4")
STUCCO CLADDING CONFORMING TO OBC REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

42. FOUNDATION WALLS @ 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 MIN. 2" (50) CONC. COVER
– BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING

43. STUD WALL REINFORCEMENT – OBC 9.5.2.3:
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM 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.

LEGEND:

F.D.	FLOOR DRAIN		CLASS 'B' VENT
HB	HOSE BIB		EXHAUST VENT
DJ	DOUBLE JOIST		DUPLEX OUTLET (12" HIGH)
TJ	TRIPLE JOIST	42"	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
LVL	LAMINATED VENEER LUMBER	WP	WEATHERPROOF DUPLEX OUTLET
SBFA	SOLID BEARING FROM ABOVE		HEAVY DUTY OUTLET
PL	POINT LOAD FROM ABOVE		CHANDELIER (CEILING MOUNTED)
P.T.	PRESSURE TREATED LUMBER		POT LIGHT
G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.		LIGHT FIXTURE (CEILING MOUNTED)
F.A.	FLAT ARCH	PC	LIGHT FIXTURE (PULL CHAIN)
M.C.	MEDICINE CABINET		LIGHT FIXTURE (WALL MOUNTED)
	CONCRETE BLOCK WALL		SWITCH
	DOUBLE VOLUME WALL. SEE NOTE ON PLANS	TV	CABLE T.V. JACK
			TELEPHONE JACK
VAC	CENTRAL VACUUM OUTLET		
SB	SOLID WOOD BEARING		
S.A.	SMOKE ALARM		
CMD	CARBON MONOXIDE DETECTOR		

SMOKE ALARM –O.B.C. 9.10.19.–
PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

CARBON MONOXIDE DETECTOR –O.B.C. 9.33.4–
** CHECK LOCAL BY-LAWS FOR REQUIREMENTS **
CARBON MONOXIDE DETECTOR(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

EXPOSED BUILDING FACE –O.B.C. 9.10.14.4. & 9.10.15.4–
REFER TO CONSTRUCTION NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

DESIGN SNOW LOAD: 1.0 kPa
WIND LOAD (q50): 0.4 kPa

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/2"x8" (2/38x184)	SPR.#2
B1	3/2"x8" (3/38x184)	SPR.#2
B2	4/2"x8" (4/38x184)	SPR.#2
B7	5/2"x8" (5/38x184)	SPR.#2
L3	2/2"x10" (2/38x235)	SPR.#2
B3	3/2"x10" (3/38x235)	SPR.#2
B4	4/2"x10" (4/38x235)	SPR.#2
B8	5/2"x10" (5/38x235)	SPR.#2
L5	2/2"x12" (2/38x286)	SPR.#2
B5	3/2"x12" (3/38x286)	SPR.#2
B6	4/2"x12" (4/38x286)	SPR.#2
B9	5/2"x12" (5/38x286)	SPR.#2

LOOSE STEEL LINTELS

L7	90x90x6.0L	(3½"x3½"x¼"L)	(SPAN 2.47m)
L8	100x90x8.0L	(4"x3½"x5⁄16"L)	(SPAN 2.66m)
L9	125x90x8.0L	(5"x3½"x5⁄16"L)	(SPAN 3.31m)
L10	125x90x10.0L	(5"x3½"x⅜"L)	(SPAN 3.48m)
L11	150x90x10.0L	(6"x3½"x⅜"L)	(SPAN 3.82m)
L12	180x100x10.0L	(7.2"x4"x⅜"L)	(SPAN 4.30m)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL2	2.0E 1-1 3/4" x 9 1/2"	(1-45x240)
LVL4	2.0E 2-1 3/4" x 9 1/2"	(2-45x240)
LVL5	2.0E 3-1 3/4" x 9 1/2"	(3-45x240)
LVL8	2.0E 4-1 3/4" x 9 1/2"	(4-45x240)
LVL3	2.0E 1-1 3/4" x 11 7/8"	(1-45x300)
LVL6	2.0E 2-1 3/4" x 11 7/8"	(2-45x300)
LVL7	2.0E 3-1 3/4" x 11 7/8"	(3-45x300)
LVL9	2.0E 4-1 3/4" x 11 7/8"	(4-45x300)
LVL10	2.0E 1-1 3/4" x 14"	(1-45x355)
LVL11	2.0E 2-1 3/4" x 14"	(2-45x355)
LVL12	2.0E 3-1 3/4" x 14"	(3-45x355)
LVL13	2.0E 4-1 3/4" x 14"	(4-45x355)

DOOR SCHEDULE:

1.	EXTERIOR DOOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN R4 (RSI 0.7)
1A.	EXTERIOR DOOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN R4 (RSI 0.7)
1B.	EXTERIOR DOOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN R4 (RSI 0.7)
1C.	EXTERIOR DOOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN R4 (RSI 0.7)
1D.	EXTERIOR DOOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN R4 (RSI 0.7). DOOR & FRAME GASPROOFED. DOOR EQUIPPED W/ SELF CLOSING DEVICE & WEATHERSTRIPPING.
2.	INTERIOR DOOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
2A.	EXTERIOR DOOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MINUTE RATED DOOR & FRAME WITH APPROVED SELF CLOSING DEVICE.
3.	INTERIOR DOOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A.	INTERIOR DOOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4.	INTERIOR DOOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)
4A.	INTERIOR DOOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)
5.	INTERIOR DOOR	1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO G.P.F. DESIGN SERVICES BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF G.P.F. AND THE PROPERTY OF G.P.F. DESIGN SERVICES WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

THE LATEST VERSION OF THE BUILDING CODE OVERRULES WHERE DISCREPANCY FOUND BETWEEN GENERAL NOTES AND BUILDING CODE.

SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION. SHORING TO BE DESIGNED & INSPECTED BY A PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.

DURING EXCAVATION SHORING SHALL BE REQUIRED IF THE EXCAVATION DOES NOT COMPLY WITH HEALTH AND SAFETY. SHORING TO BE DESIGN AND INSPECTED BY PROFESSIONAL ENGINEER.

CONTRACTOR/DEMOLITION CONTRACTOR SHALL PROVIDE A HAZARDOUS SUBSTANCE REPORT FROM AN ENVIRONMENTAL ENGINEER PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.

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 ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), 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" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800).
3) **WINDOW IN EXIT STAIRWAYS**
WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 3'-6" (1070) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

MECHANICAL:
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGES PER HOUR IF NOT AIR CONDITIONED .5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

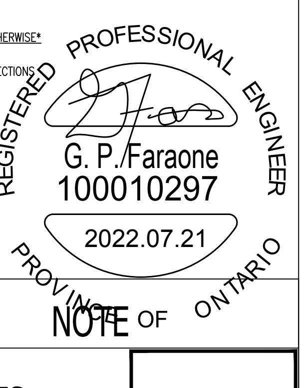
LUMBER:
1) ALL LUMBER SHALL BE SPRUCE No. 2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 3-1/2" (89) LONG COMMON WIRE NAILS @ 12" (300) O.C. STAGGERED IN 2 ROWS FOR 7-1/4", 9-1/2", 11-7/8" (184, 240, 300) DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS. FOR 4 PLY MEMBERS ADD 1/2" (12.7) ø GALVANIZED BOLTS AT MID-DEPTH OF BEAM @ 3'-0" (915) O.C. OR INSTALL AS PER MANUF. SPECIFICATIONS. USE THE MOST STRINGENT OF THE TWO REQUIREMENTS.
6) PROVIDE TOP MOUNT BEAM HANGERS, TYPE 'SCL' MANUFACTURED BY **MGA CONNECTOR LTD.** Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS, UNLESS NOTED OTHERWISE.
7) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (150) ABOVE THE GROUND.

STEEL:
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

FLAT ARCHES:
1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES TO BE 6'-10" (2080) A.F.F. FOR 9'-0" (2740) CEILINGS, FLAT ARCHES TO BE 7'-10" (2400) A.F.F., UNLESS NOTED OTHERWISE.

ROOF OVERHANGS:
1) ALL ROOF OVERHANGS ARE 1'-0" (305). *UNLESS DIMENSIONED OTHERWISE*

FLASHINGS:
1) FLASHING MATERIALS AND INSTALLATION SHALL CONFORM TO O.B.C. SECTIONS 9.20.13., 9.26.4. & 9.27.3.



NOTE:– ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

GPF Design Services Inc.
2572 Eglinton Avenue West
Toronto, ON M6M 1T4
Tel. 416-656-0134
B.C.I.N 28087

No.	Description	Date	By
8.			
7.			
6.			
5.			
4.	Revision	2022.07.21	FM
3.	Revision	2022.06.08	FM
2.	Revision	2022.05.06	FM
1.	Issued for Permit	21.12.01	FM

REVISIONS

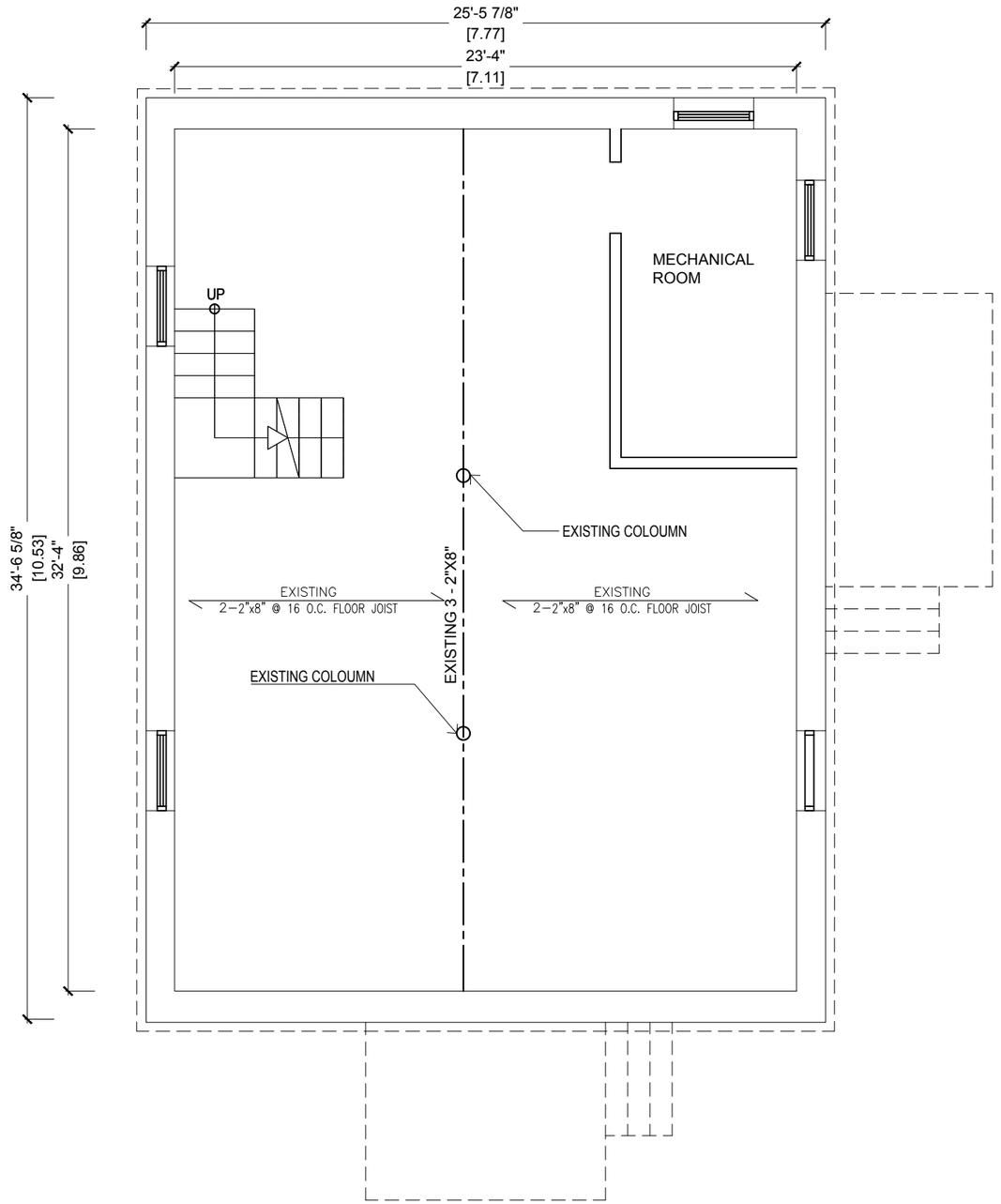
CLIENT:

PROJECT: 24 PEEL ST. HAMILTON, ON.

SHEET TITLE: NOTE

SCALE: NTS

A0.1



REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

NOTE:- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

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1.	Issued for Permit	21.12.01	FM

REVISIONS

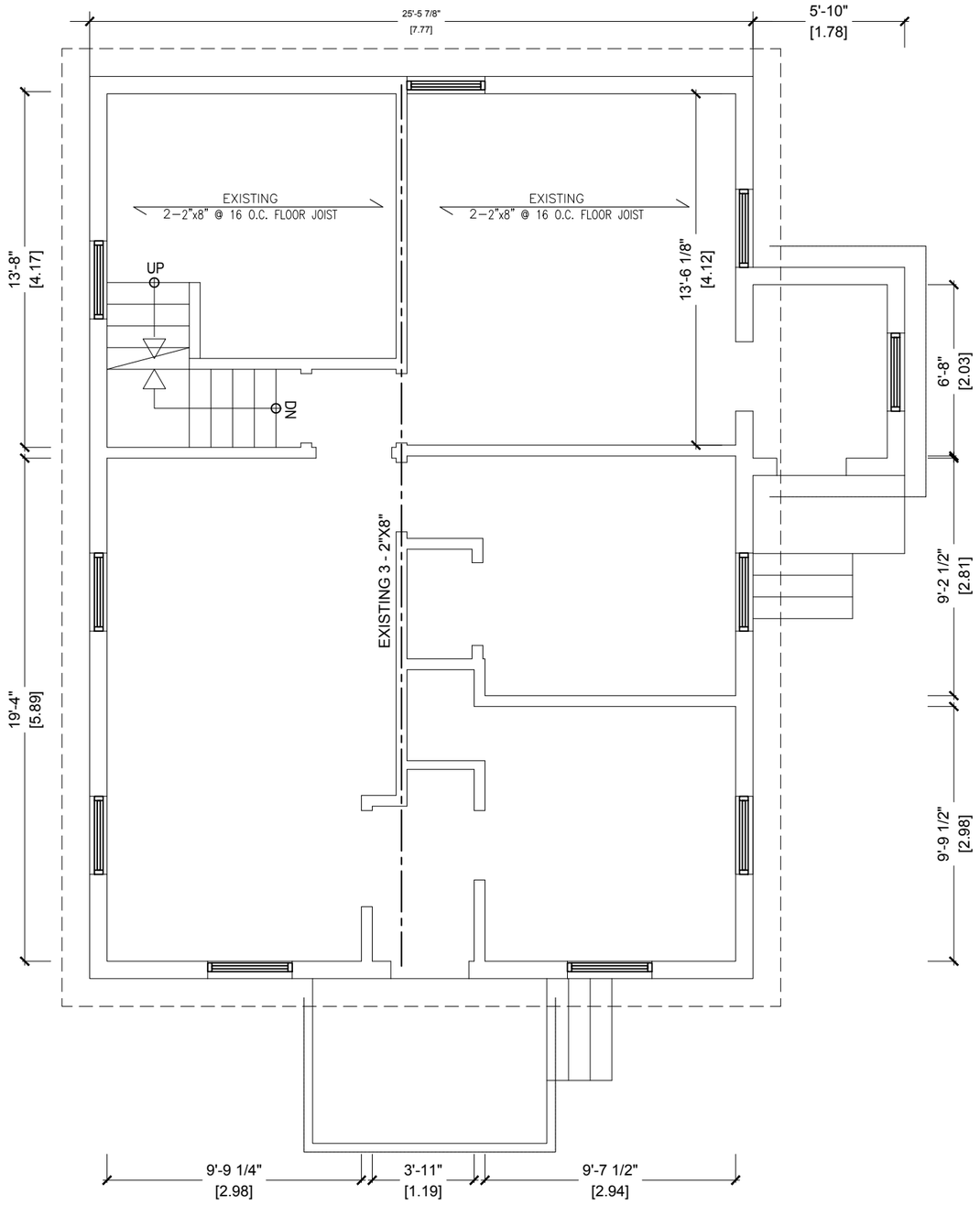
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
EXISTING BASEMENT FLOOR

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

A1.1



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No.	Description	Date	By
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7.			
6.			
5.			
4.	Revision	2022.07.21	FM
3.	Revision	2022.06.08	FM
2.	Revision	2022.05.06	FM
1.	Issued for Permit	21.12.01	FM

REVISIONS

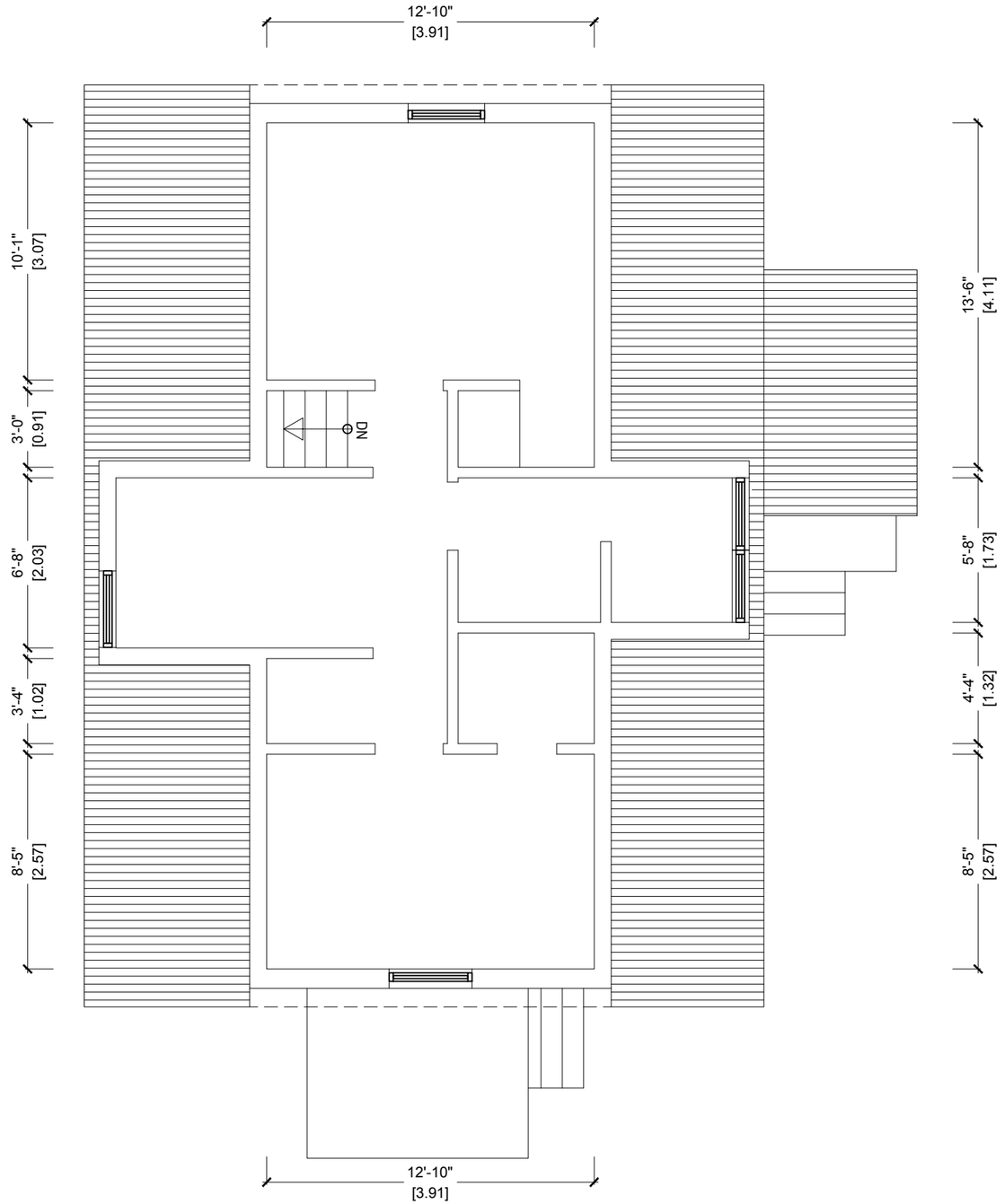
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
EXISTING FIRST FLOOR

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

A1.2



REGISTERED PROFESSIONAL ENGINEER
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2022.07.21
PROVINCE OF ONTARIO

NOTE: – ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

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No.	Description	Date	By
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7.			
6.			
5.			
4.	Revision	2022.07.21	FM
3.	Revision	2022.06.08	FM
2.	Revision	2022.05.06	FM
1.	Issued for Permit	21.12.01	FM

REVISIONS

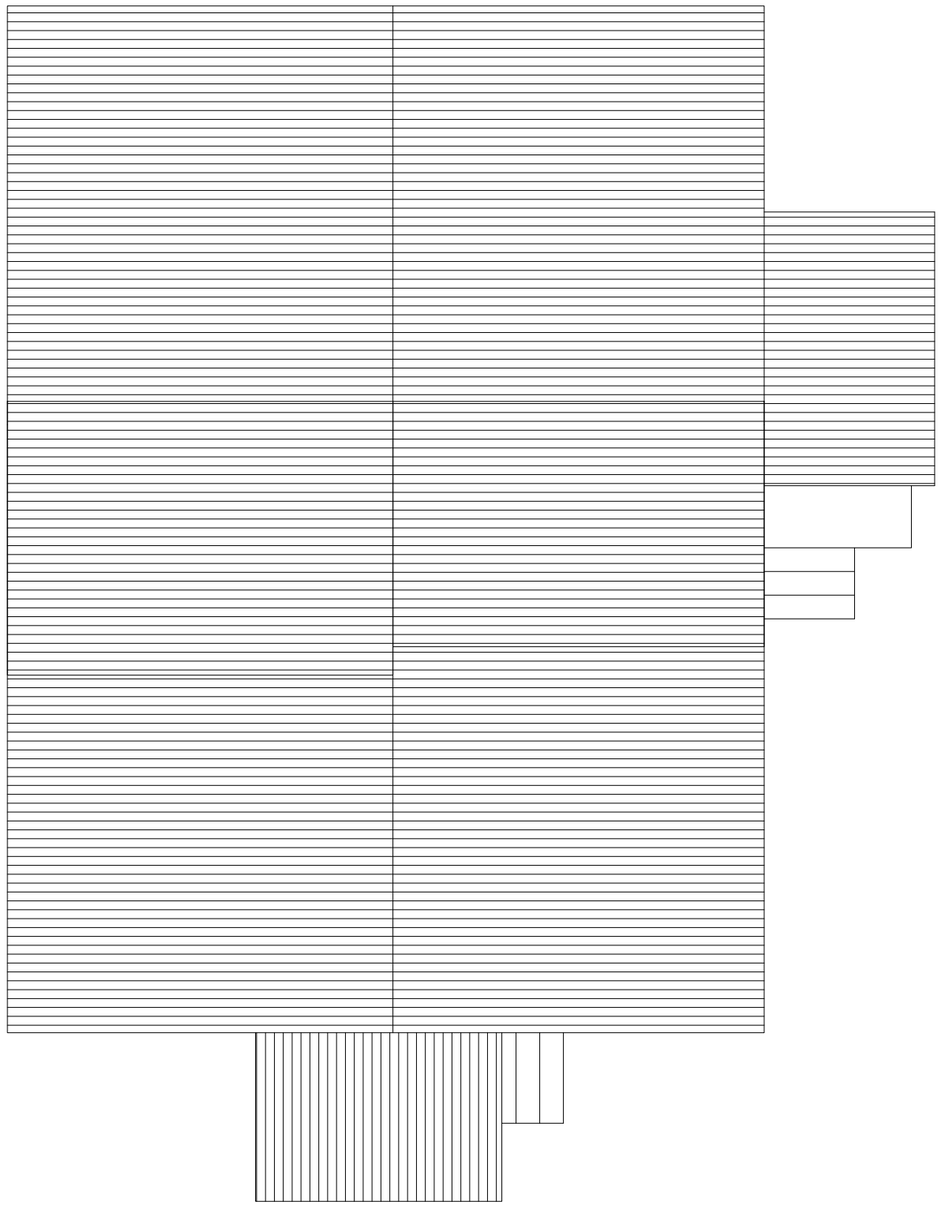
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
EXISTING SECOND FLOOR

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

A1.3



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2022.07.21
PROVINCE OF ONTARIO

NOTE:- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

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REVISIONS

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2.	Revision	2022.05.06	FM
1.	Issued for Permit	21.12.01	FM

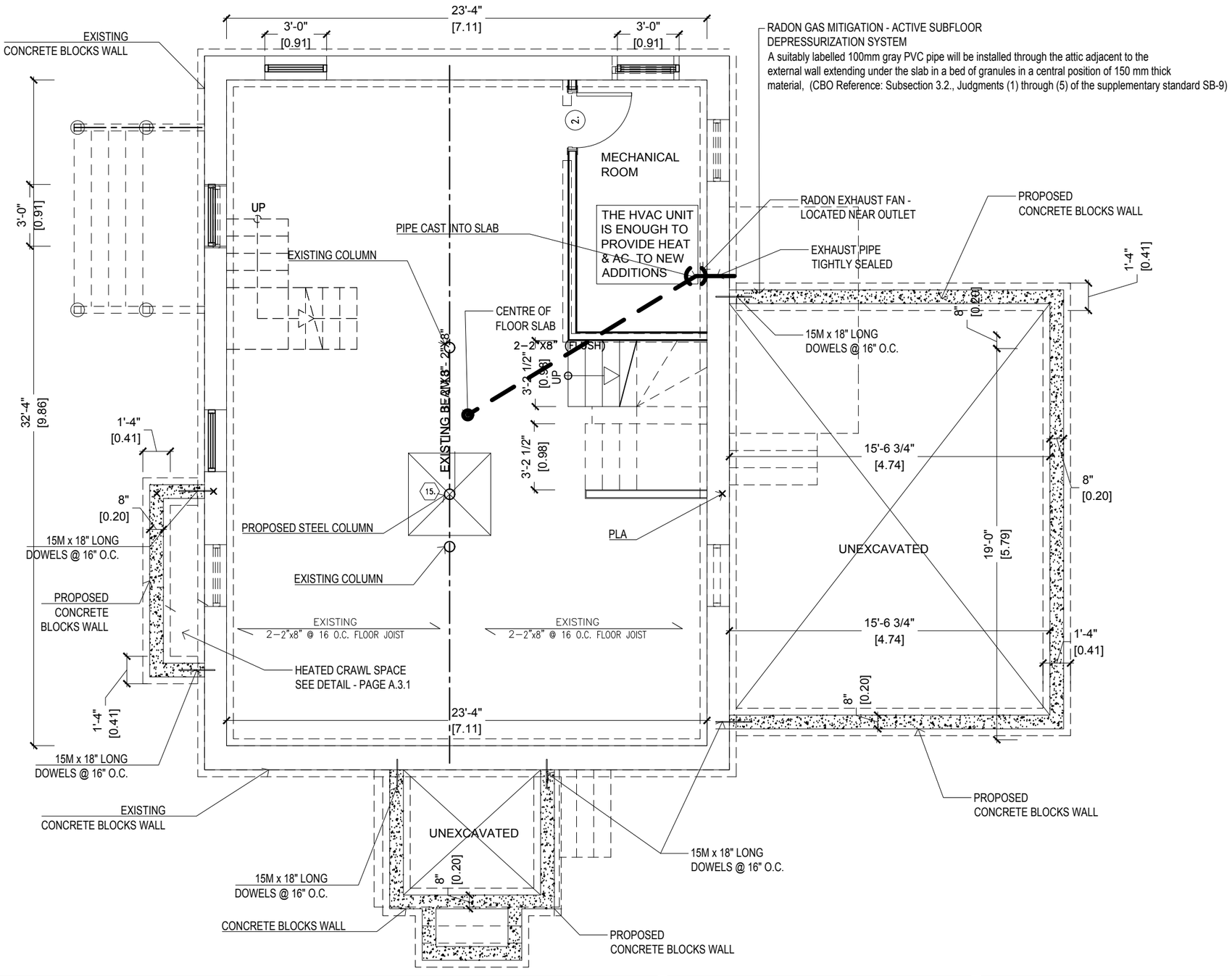
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
EXISTING ROOF FLOOR

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

A1.4



REGISTERED PROFESSIONAL ENGINEER
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100010297
2022.07.21
PROVINCE OF ONTARIO

NOTE:– ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

GPF Design Services Inc.
2572 Eglinton Avenue West
Toronto, ON M6M 1T4
Tel. 416-656-0134
B.C.I.N 28087

No.	Description	Date	By
8.			
7.			
6.			
5.			
4.	Revision	2022.07.21	FM
3.	Revision	2022.06.08	FM
2.	Revision	2022.05.06	FM
1.	Issued for Permit	21.12.01	FM

REVISIONS

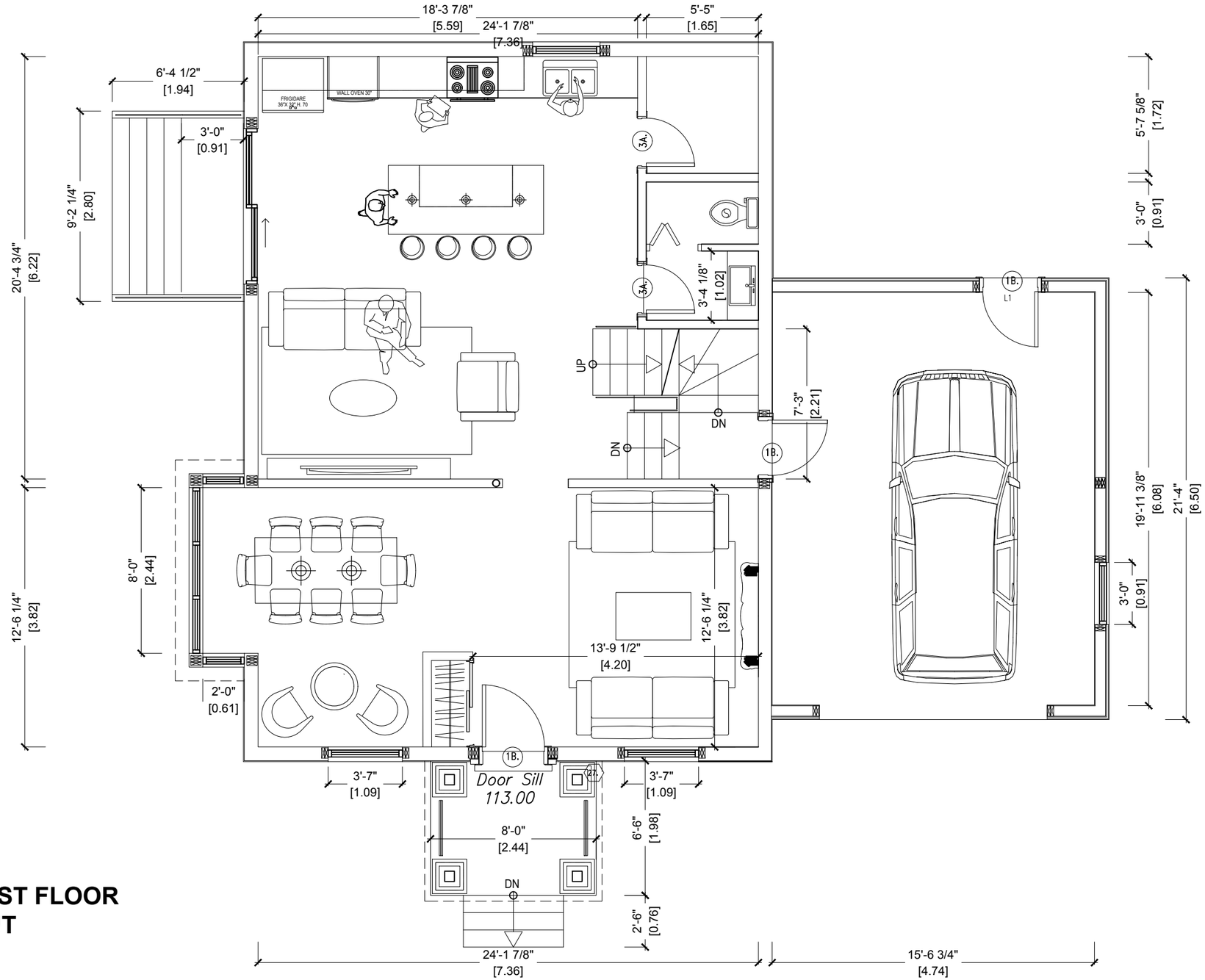
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROPOSED BASEMENT FLOOR

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

A1.5



PROPOSED FIRST FLOOR LAYOUT

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

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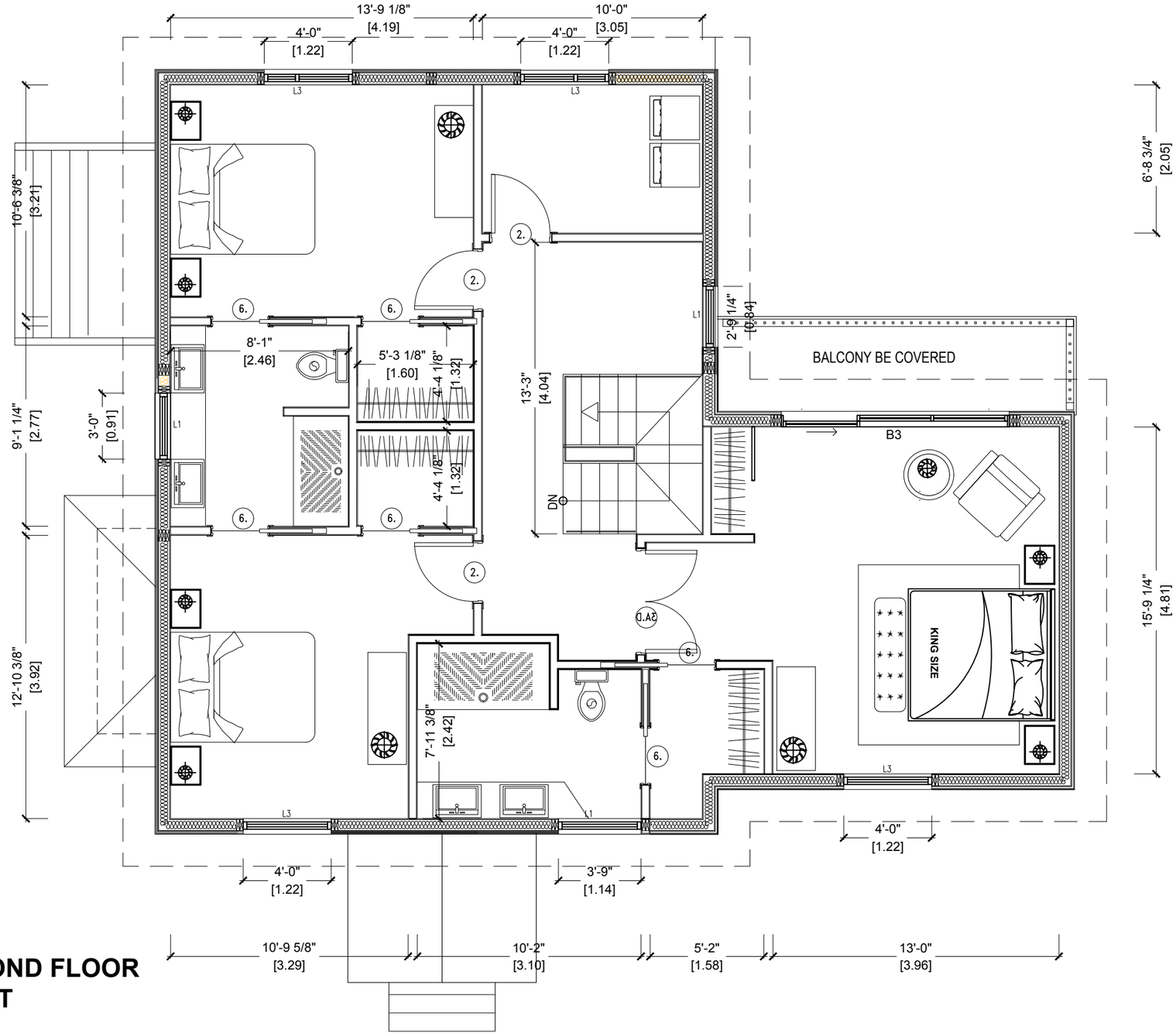
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROPOSED FIRST FLOOR

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

A1.6



PROPOSED SECOND FLOOR LAYOUT

REGISTERED PROFESSIONAL ENGINEER
G. P./Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

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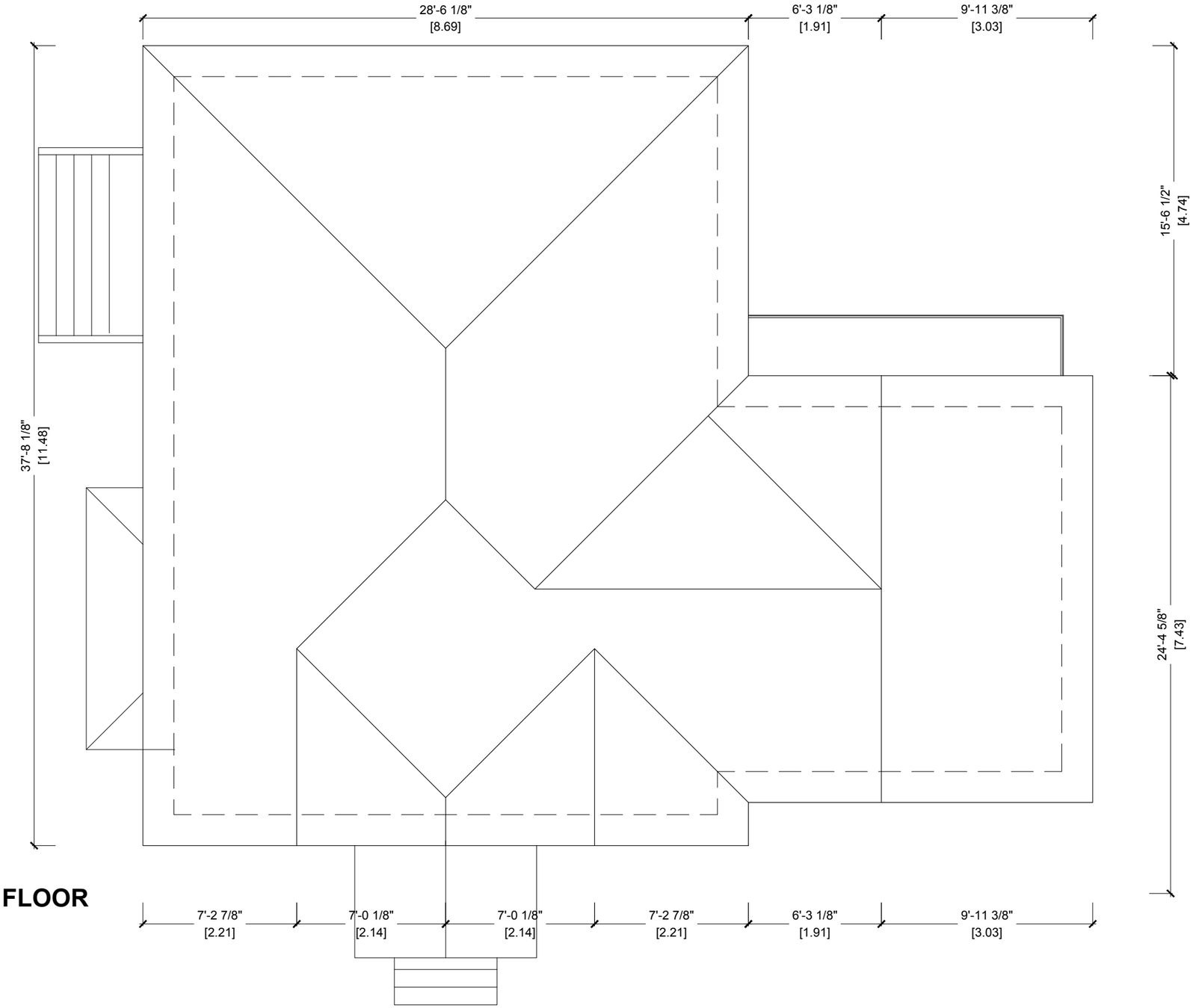
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROPOSED SECOND FLOOR

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

A1.7



PROPOSED ROOF FLOOR

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

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REVISIONS

CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROPOSED ROOF FLOOR

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

A1.08

ESISTING EAST ELEVATION

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

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REVISIONS

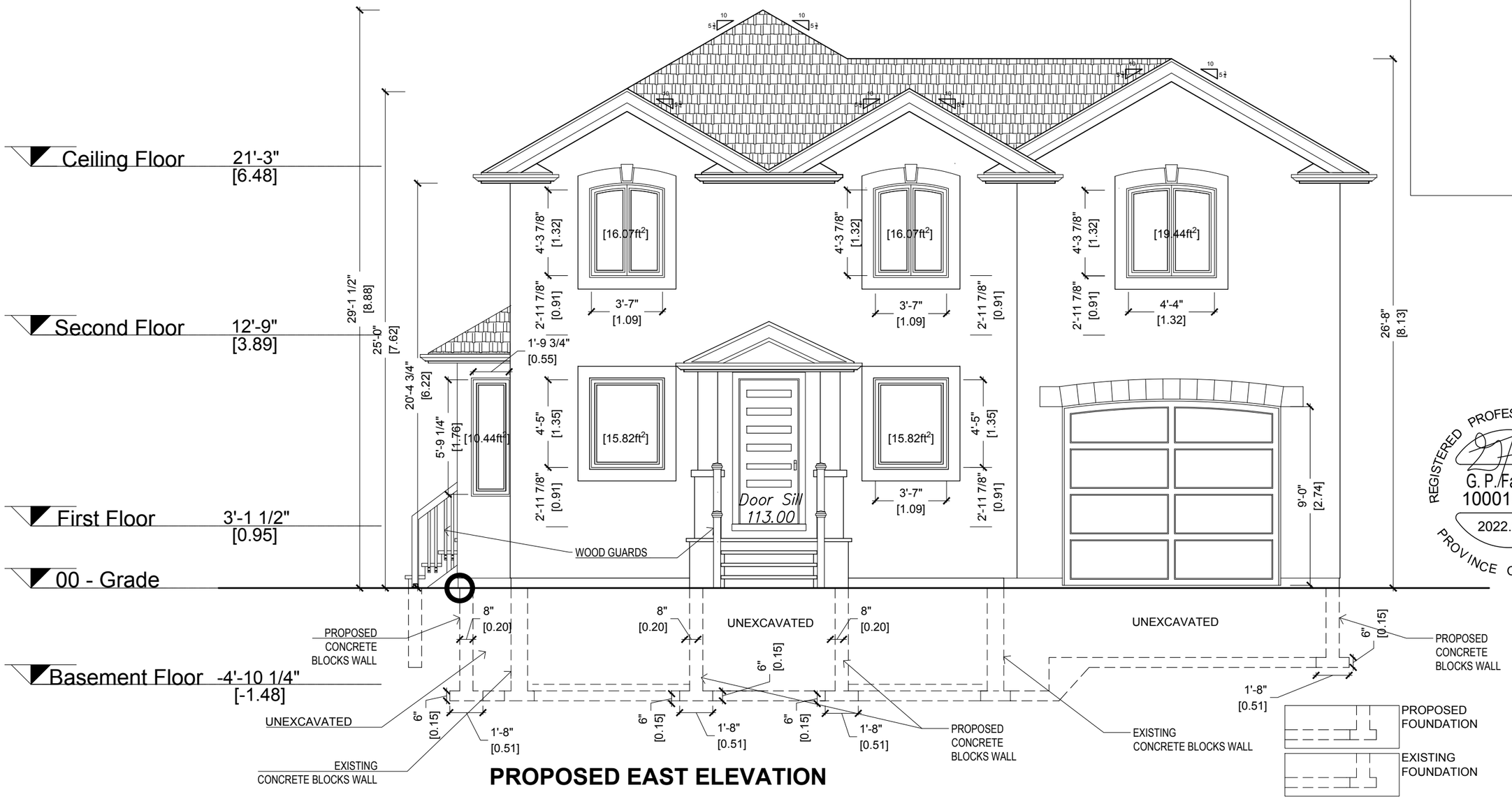
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
EXISTING EAST ELEVATION

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

A2.1



PROPOSED EAST ELEVATION

NOTE:– ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

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REVISIONS

CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROP. EAST ELEVATION

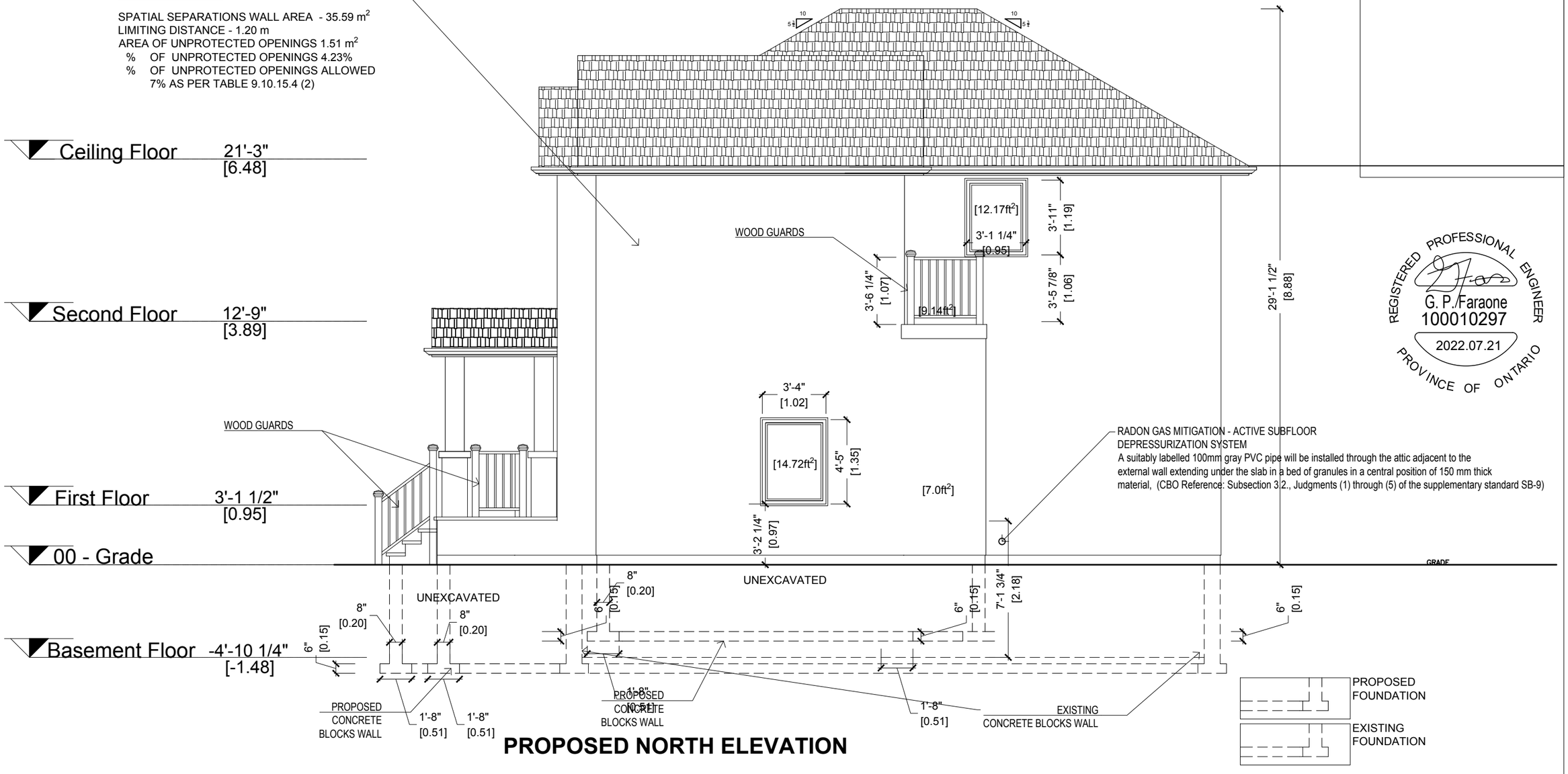
SCALE:
3/16"= 1'-0"

A2.02

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

SPATIAL SEPARATIONS CALCULATIONS FOR
NORTH ELEVATION

SPATIAL SEPARATIONS WALL AREA - 35.59 m^2
LIMITING DISTANCE - 1.20 m
AREA OF UNPROTECTED OPENINGS 1.51 m^2
% OF UNPROTECTED OPENINGS 4.23%
% OF UNPROTECTED OPENINGS ALLOWED
7% AS PER TABLE 9.10.15.4 (2)



PROPOSED NORTH ELEVATION

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

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REVISIONS

CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROP. NORTH ELEVATION

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

A2.03

SPATIAL SEPARATIONS CALCULATIONS FOR
WEST ELEVATION

SPATIAL SEPARATIONS WALL AREA - 11.80 m^2
LIMITING DISTANCE - 8.84 m
AREA OF UNPROTECTED OPENINGS 6.22 m^2
% OF UNPROTECTED OPENINGS 56.94%
% OF UNPROTECTED OPENINGS ALLOWED
- % AS PER TABLE 9.10.15.4 (2)

SPATIAL SEPARATIONS CALCULATIONS FOR
WEST ELEVATION

SPATIAL SEPARATIONS WALL AREA - 48.30 m^2
LIMITING DISTANCE - 2.72 m
AREA OF UNPROTECTED OPENINGS 6.02 m^2
% OF UNPROTECTED OPENINGS 12.47%
% OF UNPROTECTED OPENINGS ALLOWED
16% AS PER TABLE 9.10.15.4 (2)

SPATIAL SEPARATIONS CALCULATIONS FOR
WEST ELEVATION

SPATIAL SEPARATIONS WALL AREA - 17.89 m^2
LIMITING DISTANCE - 7.57 m
AREA OF UNPROTECTED OPENINGS 2.37 m^2
% OF UNPROTECTED OPENINGS 13.26%
% OF UNPROTECTED OPENINGS ALLOWED
100% AS PER TABLE 9.10.15.4 (2)

Ceiling Floor 21'-3" [6.48]

Second Floor 12'-9" [3.89]

First Floor 3'-1 1/2" [0.95]

00 - Grade

Basement Floor -4'-10 1/4" [-1.48]

10'-4" [3.15]

WOOD GUARDS

7'-0" [2.13]

3'-6 1/4" [1.07]

[72.31ft²]

4'-5" [1.35]

2'-11 3/4" [0.91]

[19.15ft²]

4'-4" [1.32]

[19.15ft²]

4'-5" [1.35]

4'-4" [1.32]

3'-0" [0.91]

7'-0" [2.13]

3'-7" [1.09]

3'-11" [1.19]

[14.03ft²]

3'-5 7/8" [1.06]

3'-4" [1.02]

[6.26ft²]

1'-10 1/2" [0.57]

1'-10 1/2" [0.57]

3'-4" [1.02]

[6.26ft²]

1'-9 3/4" [0.55]

[10.44ft²]

5'-9 1/4" [1.76]

1'-0" [0.30]

10" [0.25]

3'-0" [0.91]

7 1/2" [0.19]

GRADE

25'-0 1/8" [7.62]

4'-0" [1.22] MIN.

8" [0.20]

6" [0.15]

UNEXCAVATED

PROPOSED CONCRETE BLOCKS WALL

1'-8" [0.51]

EXISTING CONCRETE BLOCKS WALL

4'-0" [1.22] MIN.

THE STAIRS AND HANDRAILS ARE DESIGNED ACCORDING TO OBD 2022 REGULATION.

4" X 4" POST P.T. ON 8" DIAM. POURED CONC. PIER MIN 4' BELOW GRADE OR UNDISTURBED SOIL W/ METAL SHOE ANCHORED MIN. 4" INTO CONCRETE PIER

PROPOSED FOUNDATION

EXISTING FOUNDATION

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

PROPOSED WEST ELEVATION

NOTE: – ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

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REVISIONS

CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROP. WEST ELEVATION

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

A2.04

SPATIAL SEPARATIONS CALCULATIONS FOR
SOUTH ELEVATION

SPATIAL SEPARATIONS WALL AREA - 55.54 m^2
LIMITING DISTANCE - 4.11 m
AREA OF UNPROTECTED OPENINGS 7.13 m^2
% OF UNPROTECTED OPENINGS 12.84%
% OF UNPROTECTED OPENINGS ALLOWED
23% AS PER TABLE 9.10.15.4 (2)

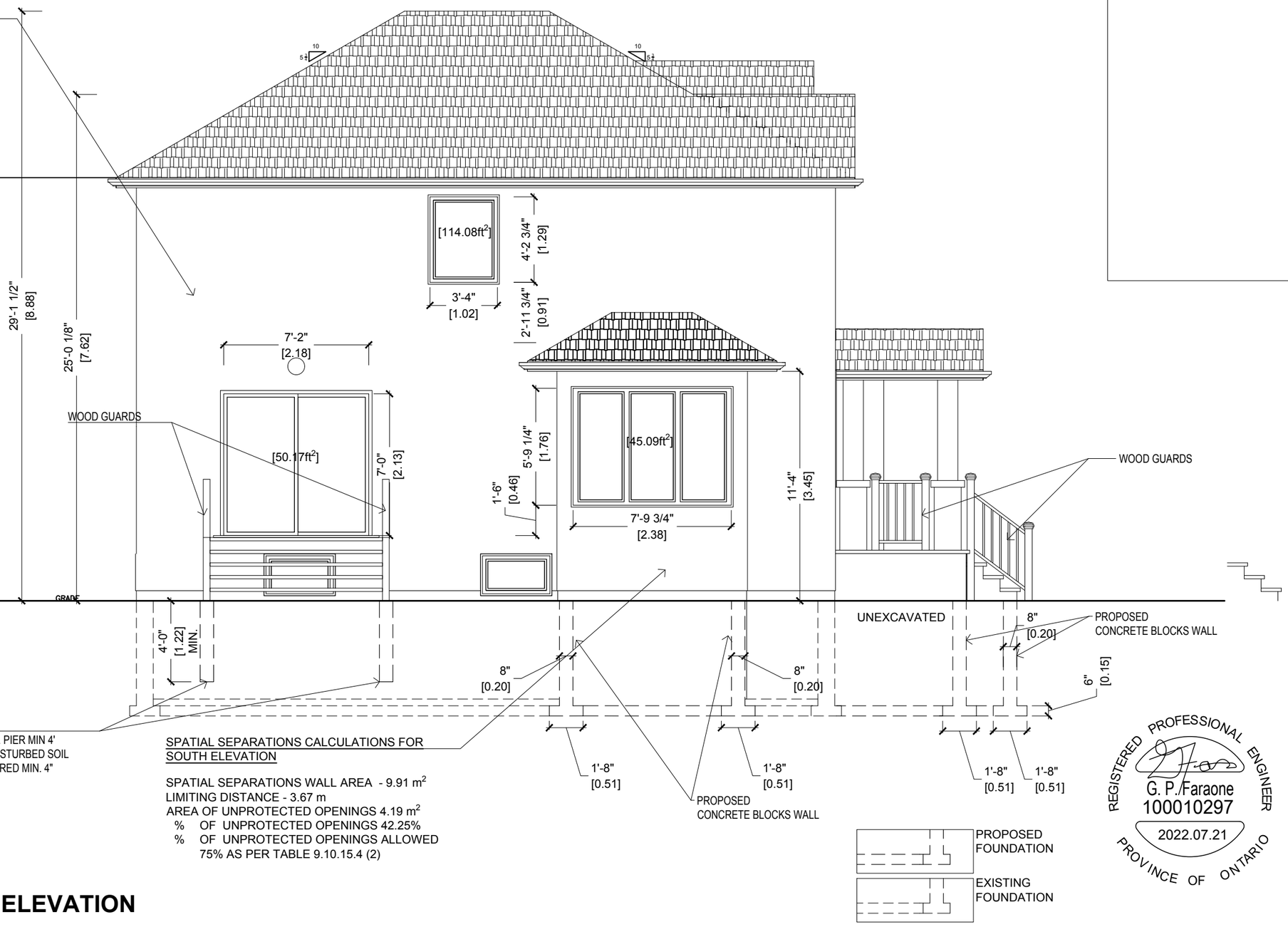
Ceiling Floor 21'-3" [6.48]

Second Floor 12'-9" [3.89]

First Floor 3'-1 1/2" [0.95]

00 - Grade

Basement Floor -4'-10 1/4" [-1.48]



4" X 4" POST P.T. ON
8" DIAM. POURED CONC. PIER MIN 4'
BELOW GRADE OR UNDISTURBED SOIL
W/ METAL SHOE ANCHORED MIN. 4"
INTO CONCRETE PIER

SPATIAL SEPARATIONS CALCULATIONS FOR
SOUTH ELEVATION

SPATIAL SEPARATIONS WALL AREA - 9.91 m^2
LIMITING DISTANCE - 3.67 m
AREA OF UNPROTECTED OPENINGS 4.19 m^2
% OF UNPROTECTED OPENINGS 42.25%
% OF UNPROTECTED OPENINGS ALLOWED
75% AS PER TABLE 9.10.15.4 (2)

PROPOSED FOUNDATION

EXISTING FOUNDATION

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

PROPOSED SOUTH ELEVATION

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REVISIONS

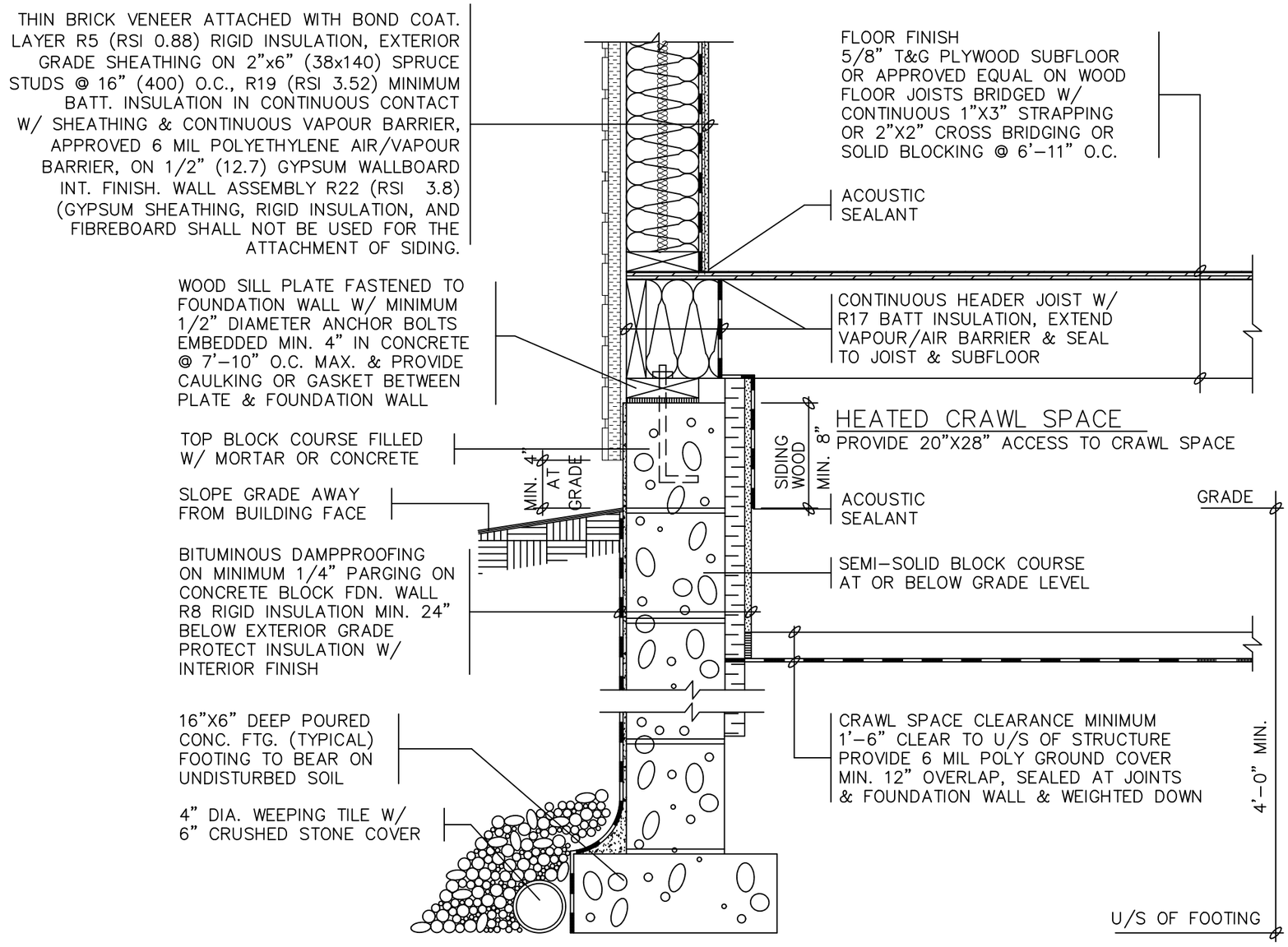
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROP. SOUTH Elevation

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

A2.05



FRAME WALL DETAILS

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

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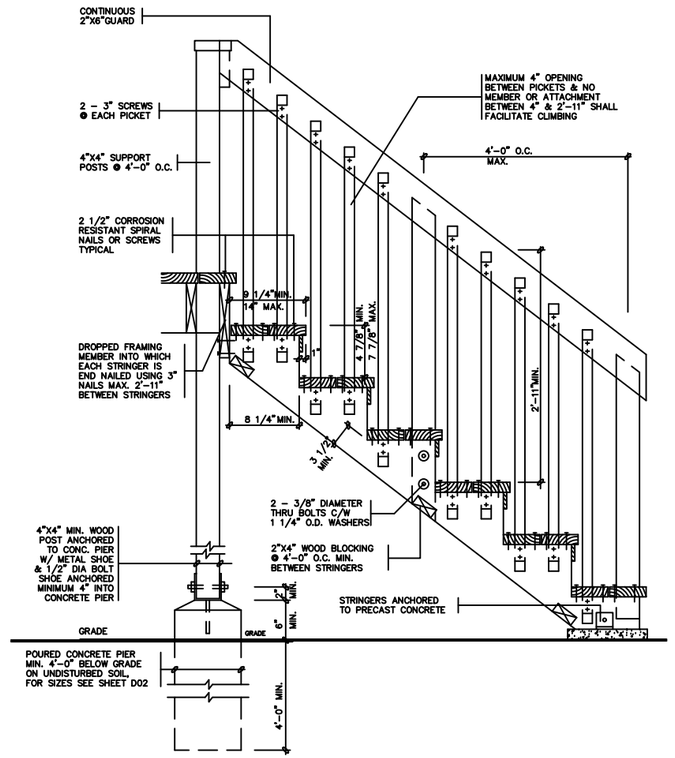
REVISIONS

CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE: DETAILS
SCALE: NTS
A3.1



GENERAL NOTES

1. SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS SIZE & LOCATION OF ALL EXISTING BUILDINGS, LOCATION & SIZE OF DECK
2. LUMBER NO. 2 SPF OR BETTER. WOOD POSTS MIN. 4"X4" (SOLID). USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
3. DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER
4. CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION
5. PROVIDE A HANDRAIL 31"–38" HIGH ON STAIRS IF MORE THAN THREE RISERS. PROVIDE A GUARD ON BOTH SIDES IN ACCORDANCE W/ THE DETAIL ABOVE WHERE THE STAIR EXCEEDS 6 RISERS.

	JOIST SPAN	PIER SIZE – PIER SPACING 4'	6'	8'	10'	BEAM SIZE – PIER SPACING 4'	6'	8'	10'	JOIST SIZE
1500 PSF	6'	8"ø	10"ø	12"ø	14"ø	2/2"X6"	2/2"X6"	2/2"X8"	2/2"X10"	2"X6"
	8'	10"ø	12"ø	14"ø	16"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X6"
	10'	12"ø	14"ø	16"ø	18"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X8"
	12'	12"ø	14"ø	16"ø	18"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X10"
2500 PSF	6'	8"ø	8"ø	10"ø	10"ø	2/2"X6"	2/2"X6"	2/2"X8"	2/2"X10"	2"X6"
	8'	8"ø	10"ø	10"ø	12"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X6"
	10'	8"ø	10"ø	12"ø	14"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X8"
	12'	10"ø	12"ø	14"ø	14"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X10"
4000 PSF	6'	8"ø	8"ø	8"ø	8"ø	2/2"X6"	2/2"X6"	2/2"X8"	2/2"X10"	2"X6"
	8'	8"ø	8"ø	8"ø	10"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X6"
	10'	8"ø	8"ø	10"ø	12"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X8"
	12'	8"ø	10"ø	12"ø	12"ø	2/2"X6"	2/2"X8"	2/2"X10"	2/2"X12"	2"X10"

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
2022.07.21
PROVINCE OF ONTARIO

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REVISIONS

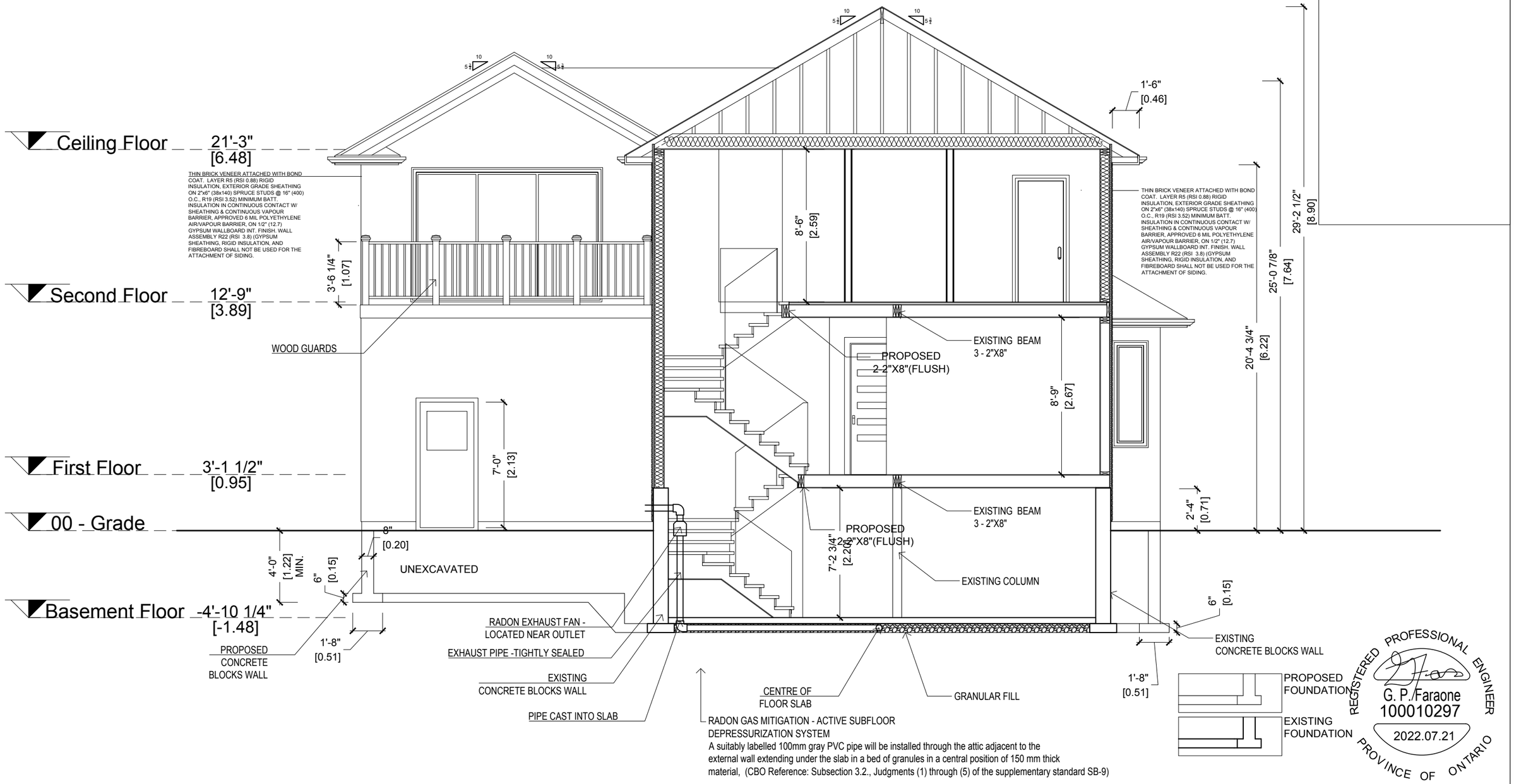
CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
DETAILS

SCALE:
NTS

A3.2



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REVISIONS

CLIENT:

PROJECT:
24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
PROPOSED SECTION CUT

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

A4.1

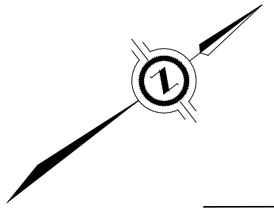
CITY of HAMILTON

Regional Municipality of Hamilton–Wentworth

Part of LOT 6

BLOCK 4

REGISTERED PLAN 1443



INDEXES		TOTAL ft²		TOTAL m²		
LOT AREA	ft²	3747.00	m²	348.11		
EXISTING GFA	ft²	1480.75	m²	137.57	39.52	%
PROPOSED GFA	ft²	2080.31	m²	193.27	55.52	%

EXISTING								
EXISTING LOT COVERAGE HOUSE								
FIRST FLOOR	ft²	910.5						
SECOND FLOOR	ft²	570.25	ft²	1480.75	m2	137.57		
EXISTING GARAGE			ft²	0.00	m²	0.00		
COVERAGE (HOUSE+GARAGE)			ft²	910.50	m²	84.59	24.30	%
EXISTING FRONT LANDSCAPING								
FRONT YARD			ft²	1049.17	m²	97.47		
DRIVEWAY			ft²	243.81	m²	22.65		
WALKWAY			ft²	80.16	m²	7.45		
PORCH & STAIRS			ft²	70.94	m²	6.59		
SOFT LANDSCAPE AREA			ft²	654.26	m²	60.78	17.46	%
EXISTING SET BACK LANDSCAPING								
TOTAL REAR YARD AREA			ft²	565.05	m²	52.49		
SOFT LANDSCAPE			ft²	538.19	m²	50.00		
SHED			ft²	26.86	m²	2.50		
TOTAL INTERIOR SIDE YARD AREA NORTH			ft²	743.74	m²	69.10		
SOFT LANDSCAPE			ft²	294.24	m²	27.34		
PORCH & STAIRS			ft²	27.42	m²	2.55		
WALKWAY			ft²	83.71	m²	7.78		
DRIVEWAY			ft²	289.14	m²	26.86		
ALUMINIUM SIDING VERANDA			ft²	49.23	m²	4.57		
TOTAL INTERIOR SIDE YARD AREA SOUTH			ft²	499.77	m²	46.43		
SOFT LANDSCAPE			ft²	499.77	m²	46.43		
TOTAL SOFT LANDSCAPE			ft²	1332.20	m²	123.77		

PROPOSED								
PROPOSED LOT COVERAGE HOUSE								
FIRST FLOOR	m²	908.75						
SECOND FLOOR	m²	1171.56	ft²	2080.31	m2	193.27		
PROPOSED GARAGE			ft²	346.05	m²	32.15		
COVERAGE (HOUSE+GARAGE)				1254.80	m²	116.57	33.49	%
PROPOSED FRONT LANDSCAPING								
FRONT YARD			ft²	1096.39	m²	101.86		
DRIVEWAY			ft²	327.77	m²	30.45		
WALKWAY			ft²	136.02	m²	12.64		
PORCH & STAIRS			ft²	64.08	m²	5.95		
SOFT LANDSCAPE AREA			ft²	568.52	m²	52.82	51.85	%
PROPOSED SET BACK LANDSCAPING								
TOTAL REAR YARD AREA			ft²	581.76	m²	54.05		
SOFT LANDSCAPE			ft²	554.90	m²	51.55		
SHED			ft²	26.86	m²	2.50		
TOTAL INTERIOR SIDE YARD AREA NORTH			ft²	341.09	m²	31.69		
SOFT LANDSCAPE			ft²	236.46	m²	21.97		
WALKWAY			ft²	104.63	m²	9.72		
TOTAL INTERIOR SIDE YARD AREA SOUTH			ft²	472.49	m²	43.90		
SOFT LANDSCAPE			ft²	420.79	m²	39.09		
STAIRS			ft²	51.70	m²	4.80		
TOTAL SOFT LANDSCAPE			ft²	1212.15	m²	112.61		

0.04 NW
0.02 NW
Metal Shed

10'-3 3/4" [3.17]

8'-10" [2.72]

13'-4 1/4" [4.11]

25'-6 1/8" [7.77]

Aluminum Siding Verandah
Door Sill 112.89

Concrete

Concrete Porch

1½ Storey Aluminum Siding Dwelling No. 24
T.R.E.=118.59

34'-8 1/8" [10.57]

15'-5 3/8" [4.71]

Concrete

0.17 SW

Frame Garage

Door Sill 113.00

1 Storey Aluminum Siding Dwelling No. 230
T.R.E.=116.08

20'-4" [6.26]

Driveway

Concrete

Concrete Porch

15'-5" [4.75]

24'-3 1/2" [7.40]

16'-3 1/2" [5.01]

Concrete Block Retaining Wall

10'-2 1/4" [3.13]

17'-8 1/2" [5.45]

Driveway

Brick

Driveway

15'-11 1/4" [4.91]

18.29(D&Set)

N37°31'30"E(M)

N37°38'00"E(PL)

IB

2'-2" [0.66]

Lot 6, Block 4

Sod

Concrete

Asphalt

Interlocking

15'-7 1/2" [4.81]

Concrete Sidewalk

Curb Cut

Concrete Curb

Curb Cut

P E E L S T R E E T N O R T H

NOTE:– ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

GPF Design Services Inc.
2572 Eglinton Avenue West
Toronto, ON M6M 1T4
Tel. 416-656-0134
B.C.I.N 28087

No.	Description	Date	By
8.			
7.			
6.			
5.			
4.	Revision	2022.07.21	FM
3.	Revision	2022.06.08	FM
2.	Revision	2022.05.06	FM
1.	Issued for Permit	21.12.01	FM

REVISIONS

CLIENT:

PROJECT:

24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:
EXISTING SITE PLAN

SCALE:
NTS

SP1.1

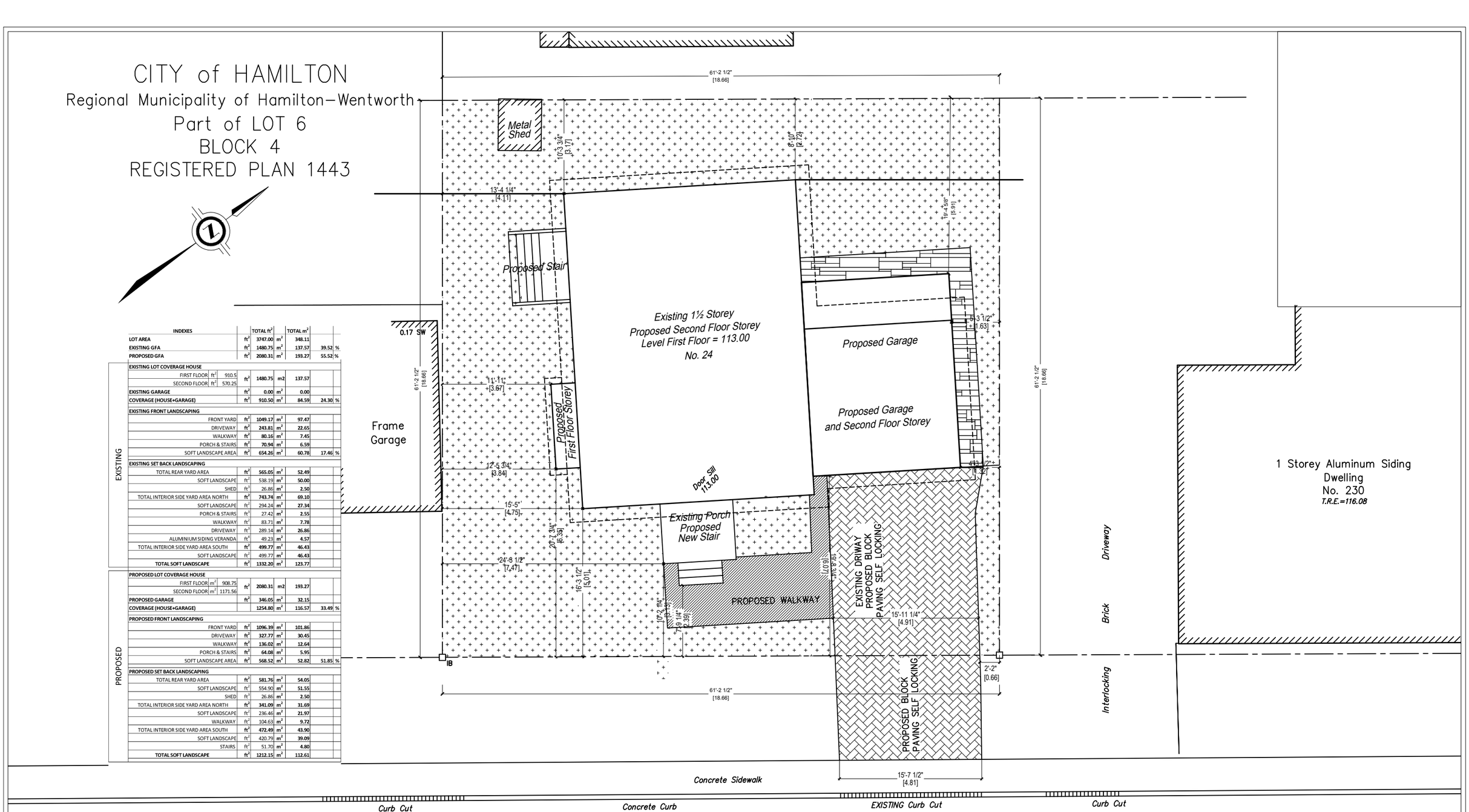
CITY of HAMILTON

Regional Municipality of Hamilton–Wentworth

Part of LOT 6

BLOCK 4

REGISTERED PLAN 1443



INDEXES		TOTAL ft²		TOTAL m²		
LOT AREA	ft²	3747.00	m²	348.11		
EXISTING GFA	ft²	1480.75	m²	137.57	39.52	%
PROPOSED GFA	ft²	2080.31	m²	193.27	55.52	%

EXISTING

EXISTING LOT COVERAGE HOUSE							
FIRST FLOOR ft² 910.5	ft²	1480.75	m2	137.57			
SECOND FLOOR ft² 570.25							
EXISTING GARAGE	ft²	0.00	m²	0.00			
COVERAGE (HOUSE+GARAGE)	ft²	910.50	m²	84.59	24.30	%	
EXISTING FRONT LANDSCAPING							
FRONT YARD	ft²	1049.17	m²	97.47			
DRIVEWAY	ft²	243.81	m²	22.65			
WALKWAY	ft²	80.16	m²	7.45			
PORCH & STAIRS	ft²	70.94	m²	6.59			
SOFT LANDSCAPE AREA	ft²	654.26	m²	60.78	17.46	%	
EXISTING SET BACK LANDSCAPING							
TOTAL REAR YARD AREA	ft²	565.05	m²	52.49			
SOFT LANDSCAPE	ft²	538.19	m²	50.00			
SHED	ft²	26.86	m²	2.50			
TOTAL INTERIOR SIDE YARD AREA NORTH	ft²	743.74	m²	69.10			
SOFT LANDSCAPE	ft²	294.24	m²	27.34			
PORCH & STAIRS	ft²	27.42	m²	2.55			
WALKWAY	ft²	83.71	m²	7.78			
DRIVEWAY	ft²	289.14	m²	26.86			
ALUMINIUM SIDING VERANDA	ft²	49.23	m²	4.57			
TOTAL INTERIOR SIDE YARD AREA SOUTH	ft²	499.77	m²	46.43			
SOFT LANDSCAPE	ft²	499.77	m²	46.43			
TOTAL SOFT LANDSCAPE	ft²	1332.20	m²	123.77			

PROPOSED

PROPOSED LOT COVERAGE HOUSE							
FIRST FLOOR m² 908.75	ft²	2080.31	m2	193.27			
SECOND FLOOR m² 1171.56							
PROPOSED GARAGE	ft²	346.05	m²	32.15			
COVERAGE (HOUSE+GARAGE)		1254.80	m²	116.57	33.49	%	
PROPOSED FRONT LANDSCAPING							
FRONT YARD	ft²	1096.39	m²	101.86			
DRIVEWAY	ft²	327.77	m²	30.45			
WALKWAY	ft²	136.02	m²	12.64			
PORCH & STAIRS	ft²	64.08	m²	5.95			
SOFT LANDSCAPE AREA	ft²	568.52	m²	52.82	51.85	%	
PROPOSED SET BACK LANDSCAPING							
TOTAL REAR YARD AREA	ft²	581.76	m²	54.05			
SOFT LANDSCAPE	ft²	554.90	m²	51.55			
SHED	ft²	26.86	m²	2.50			
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NOTE:– ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED.

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1.	Issued for Permit	21.12.01	FM

REVISIONS

CLIENT:

PROJECT:

24 PEEL ST.
HAMILTON, ON.

SHEET TITLE:

PROPOSED SITE PLAN

SCALE: NTS

SP1.2

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

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

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

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

PAID _____ **DATE APPLICATION DEEMED COMPLETE** _____

SECRETARY'S SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

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

1, 2	NAME	MAILING ADDRESS	
Registered Owners(s)	Jack Deska, Iwona Deska	[redacted]	
Applicant(s)*	Gabe Faraone		
Agent or Solicitor	Gabe Faraone		

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:

N/A

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:

second story addition, and Garage
Reduce front yard step back 4.72
Reduce rear yard step back 2.72

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Existing first floor does not comply with existing setbacks.
Proposed second floor is in line with existing first 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**):

Part of Lot 6, Block 4. Registered Plan 1443
24 Peel Street North

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?

Existing residential area

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.

July 7 2022
Date

Jack Deska Iwona Desca
Signature Property Owner(s)

Jack Deska, Iwona Deska
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage	18.29
Depth	18.66
Area	348.1
Width of street	11.16

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 1/2 Storey House
- 7.77m x10.57m
GFA - 137.6 m.sq.

Proposed

2 Storey House + Garage
- 7.77m x10.57m
GFA - 190.9 m.sq.

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

Existing:

House:
North Setback- 4.71m, East Setback- 5.01m,
South Setback- 4.11m, West Setback- 2.72m

Proposed:

House w/ attached Garage:
North Setback- 1.24m, East Setback- 4.72m,
South Setback- 4.11m, West Setback- 2.72m

13. Date of acquisition of subject lands:
N/A Sept. 2021

14. Date of construction of all buildings and structures on subject lands:
N/A 1954

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

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

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

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

19. Present Official Plan/Secondary Plan provisions applying to the land:
Nabourhood

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Single Detached Residential "R2"

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.