

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.:	SC/A-23:219	SUBJECT PROPERTY:	421 BARTON STREET, STONEY CREEK
ZONE:	"ND" (Neighbourhood Development)	ZONING BY-LAW:	Zoning By-law former City of Stoney Creek 3692-92, as Amended

APPLICANTS: **Owner:** JEFF & JAMES CHAN

The following variances are requested:

1. To permit a maximum height of 5.4 metres for the proposed accessory building (detached garage) instead of the required 4.5 metres;

PURPOSE & EFFECT: To facilitate the construction of a detached garage in the rear yard of a single-family dwelling.

Notes:

- i. Variances have been written exactly as requested by the applicant.

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, September 7, 2023
TIME:	10:55 a.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

SC/A-23:219

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

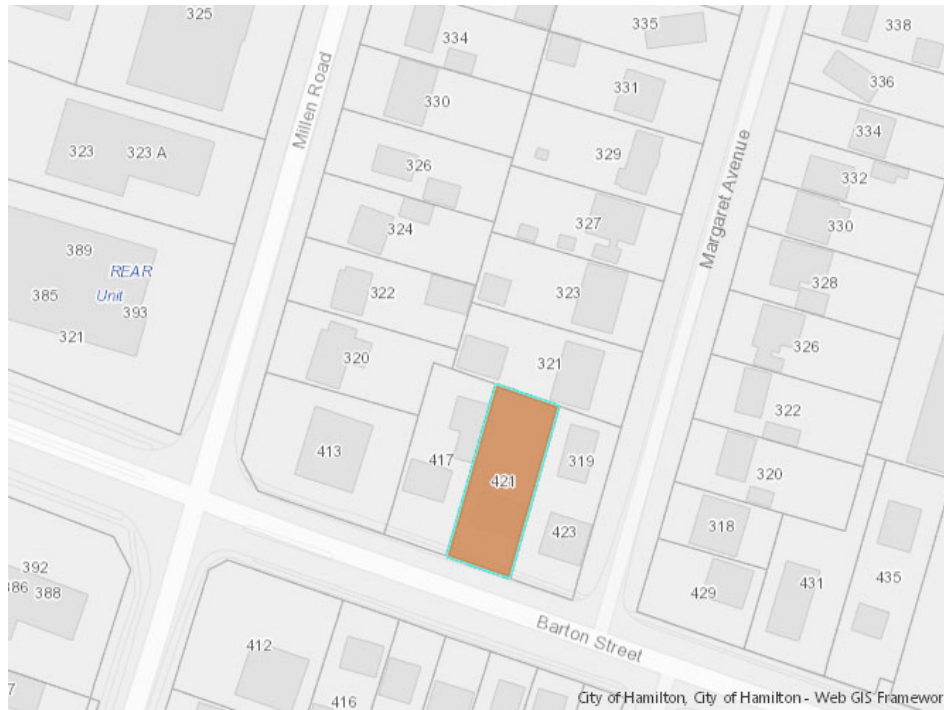
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/A-23:219, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

 **Subject Lands**

DATED: August 22, 2023

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.**

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.

0014

0015

0019

20.42



Proposed Site Plan
421 Barton St, Stoney Creek
Not To Scale
Property No.0449
Block No. 08050
Property Index Map (No.62)

0016

Existing 1 Storey
Framed House No.0016
412

Markham Existing
Open Sheds

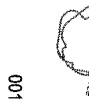
Existing 1 Storey
Framed Garage

Proposed Garage

Proposed Driveway

51.81

51.81



Existing Tree

0017

0018

Existing 1 Storey
Framed House No.0018
319

Markham Existing
Open Sheds

Existing 1 Storey
Framed House No.0017

Existing Toward Porch

Existing Garage

Existing 1 Storey
Business Dwelling No.0018
423

Existing Driveway

Driveway

Proposed Driveway

20.42

Barton St

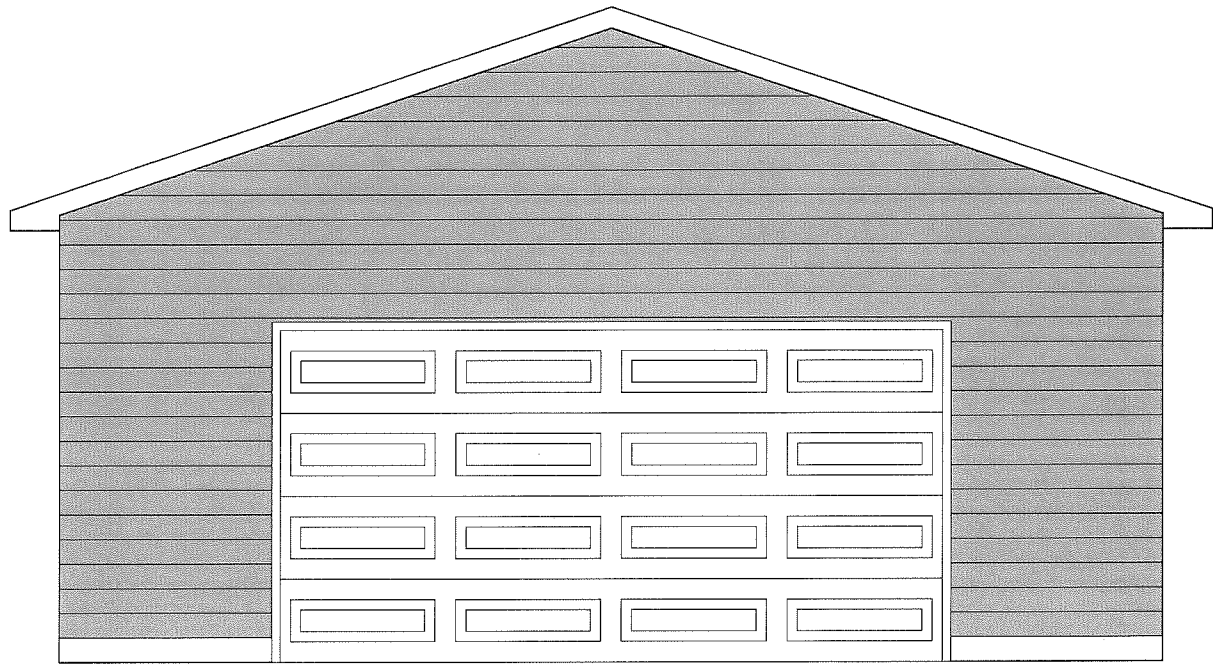
Margaret Ave.

DRG.NO
0017
2023

Jeff Chan
421 Barton St
Stoney Creek

Proposed Site Plan
421 Barton St, Stoney Creek
Property No.0449 Block No. 08050
Property Index Map (No.62)

NOT TO SCALE
Proposed Garage
105.37 metre sq



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CLIMATIC & DESIGN LOAD DATA	
Hamilton - Below Escarpment - E of Hwy 403, Ontario	
ROOF LOADING	KPA (psf)
GROUND SNOW LOAD Ss	0.9 (18.80 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.00 (20.89 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR/CEILING DESIGN DEAD LOAD	0.72 (15.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.46 (9.61 psf)
1/10 WIND PRESSURE	0.36 (7.52 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	3460
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1570 psf) Firm Clay
ROCK	500 (10,443 psf)
FREEZING INDEX	1071
ELEVATION	90
THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.	

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



Castle - Niagara Building & Design Centre
(289) 228 7823

IBD remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you are the municipality issuing the permit and require an unlocked PDF for review purposes please contact brian@ibdweb.ca.

JEFF CHAN
None
None, Ontario

Date of Issue: June 5, 2023

Scale: N/A

TITLE PAGE

Report No: GP-23-37848	Drawing No: A-1
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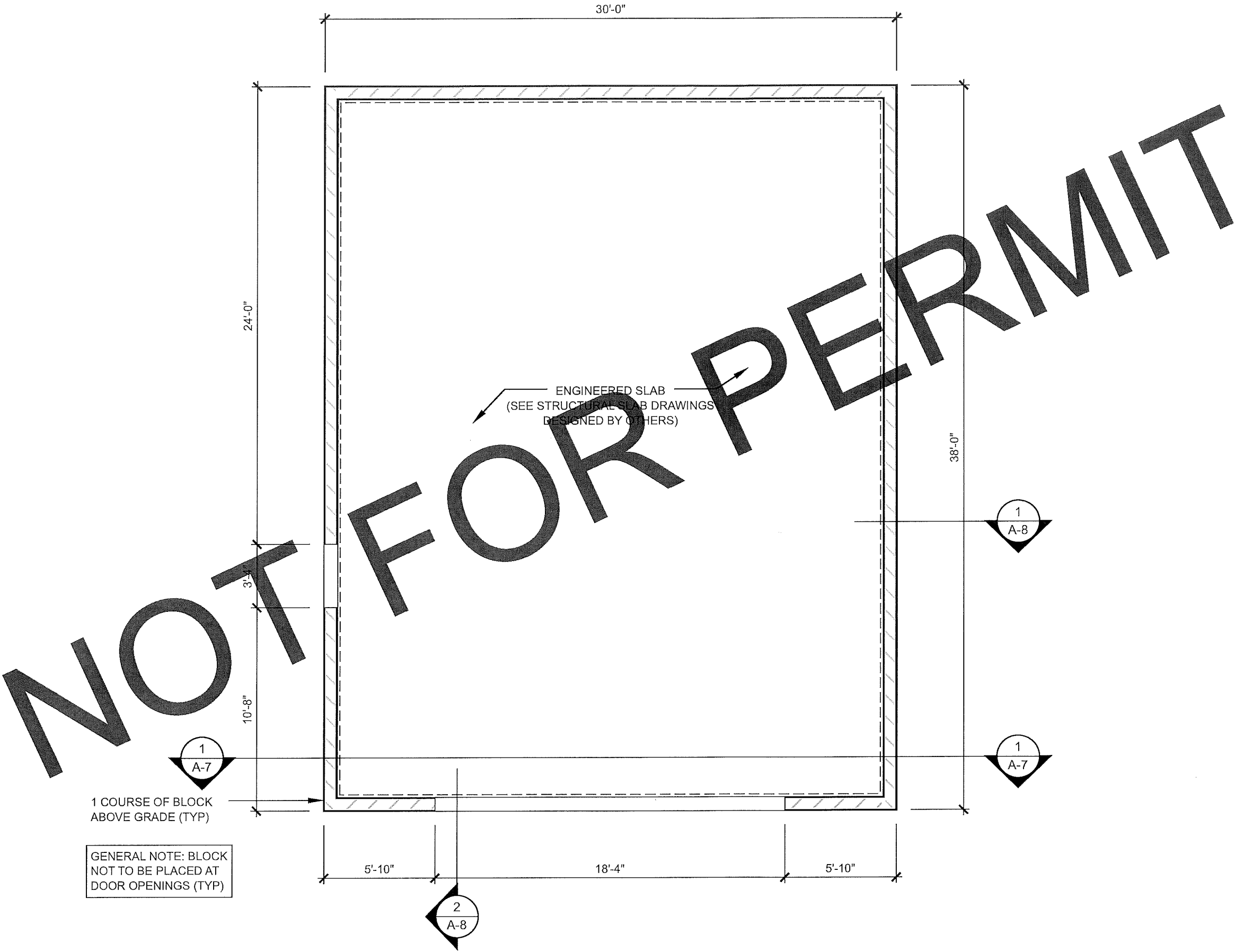
JEFF CHAN
None
None, Ontario

Date of Issue: June 5, 2023

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

FOUNDATION PLAN

Report No: GP-23-37848	Drawing No: A-2
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JEFF CHAN
None
None, Ontario

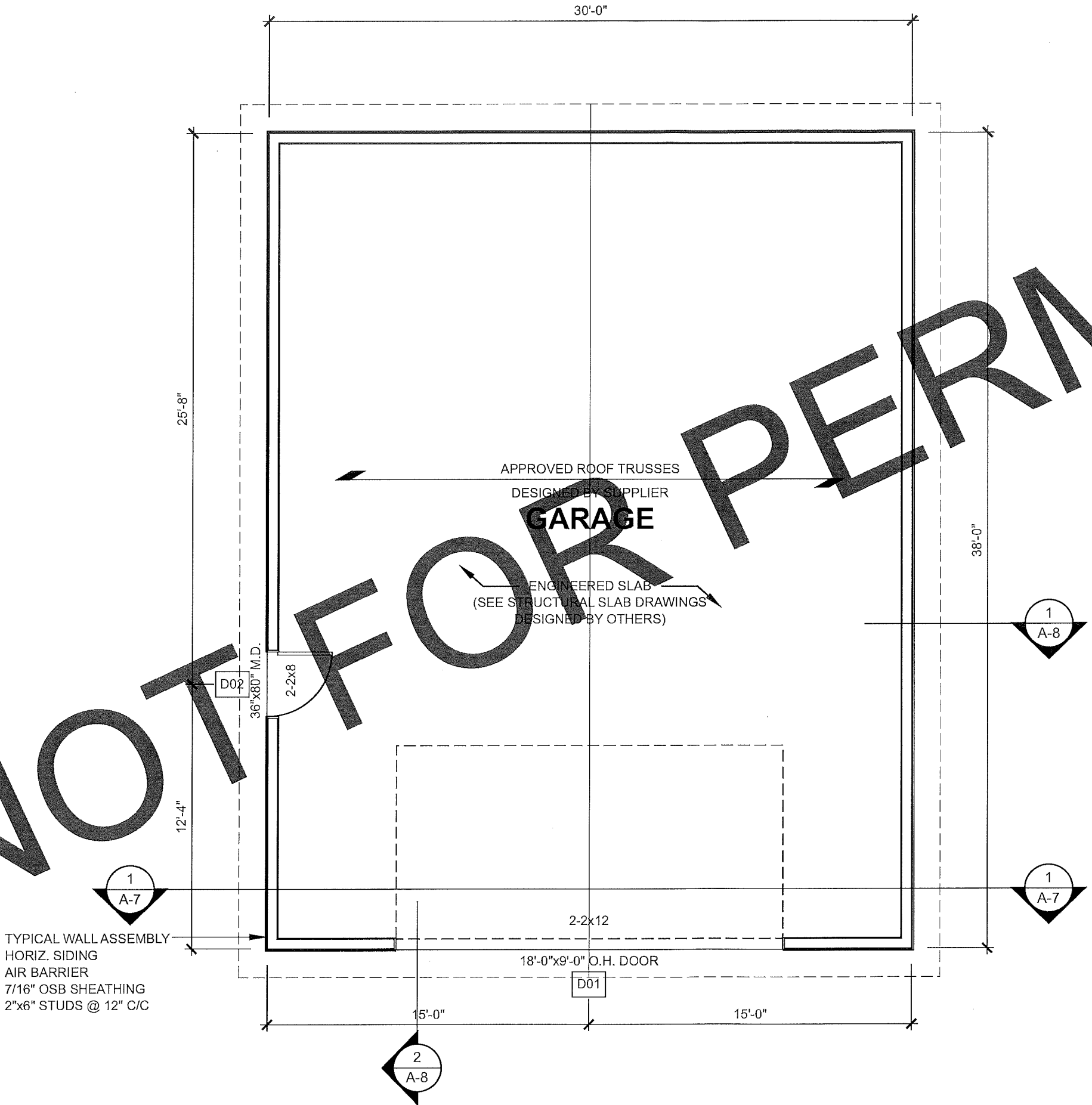
Date of Issue: June 5, 2023

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

MAIN FLOOR PLAN

Report No:
GP-23-37848

Drawing No:
A-3

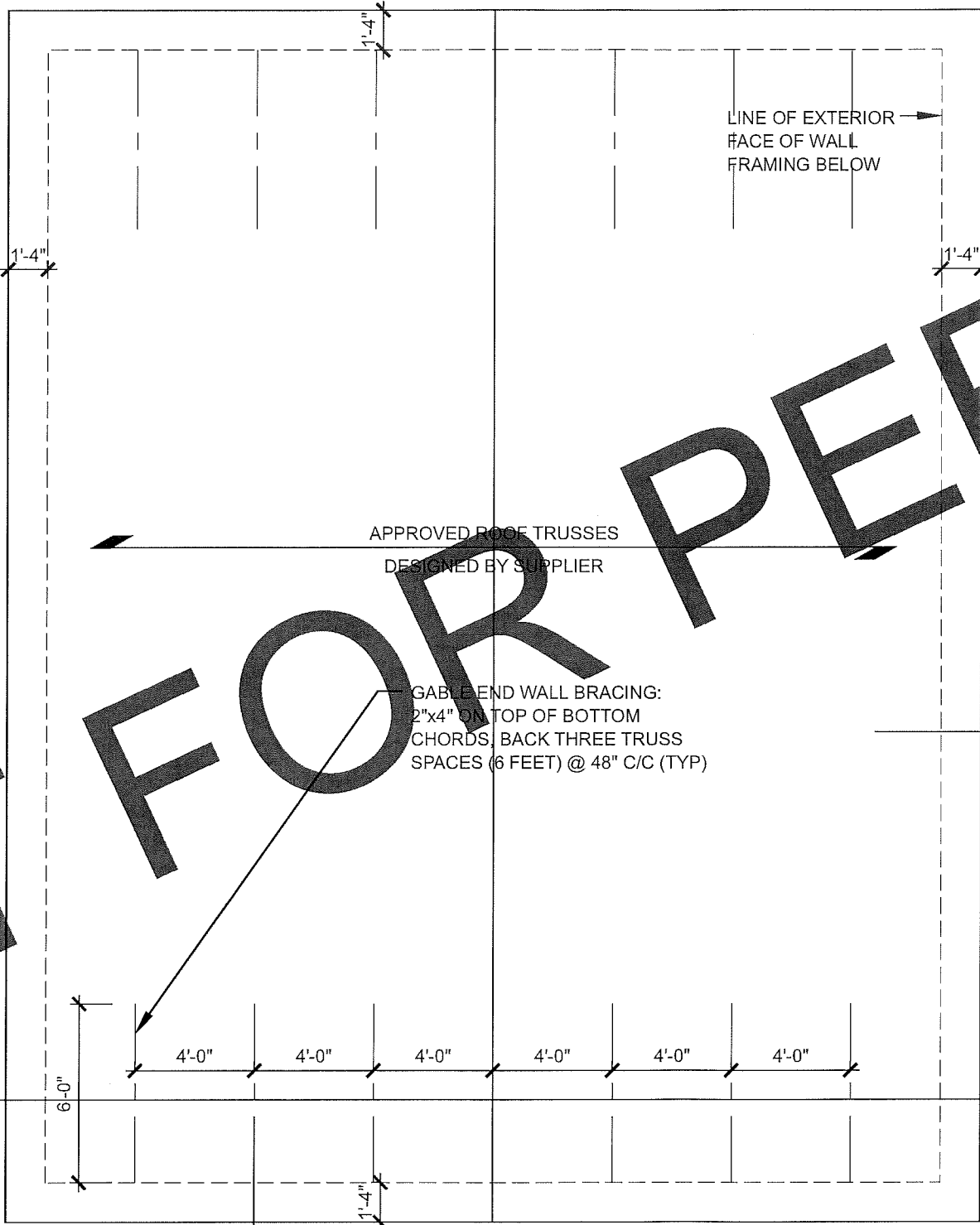


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INSTALL ROOF VENTS MIN. 1:300
AS PER O.B.C. 9.19.1



NOT FOR PERMIT

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JEFF CHAN
None
None, Ontario

Date of Issue: June 5, 2023

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

ROOF PLAN

Report No:
GP-23-37848

Drawing No:
A-4

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JEFF CHAN
None
None, Ontario

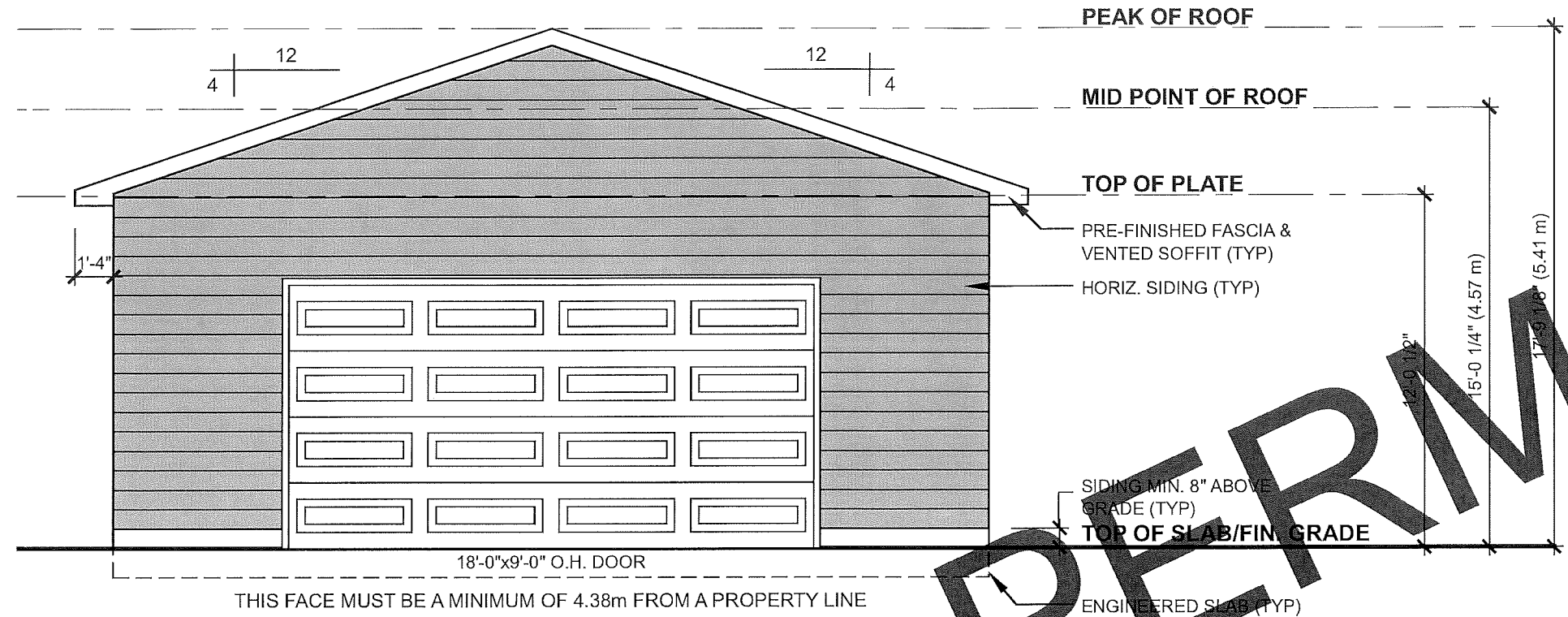
Date of Issue: June 5, 2023

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

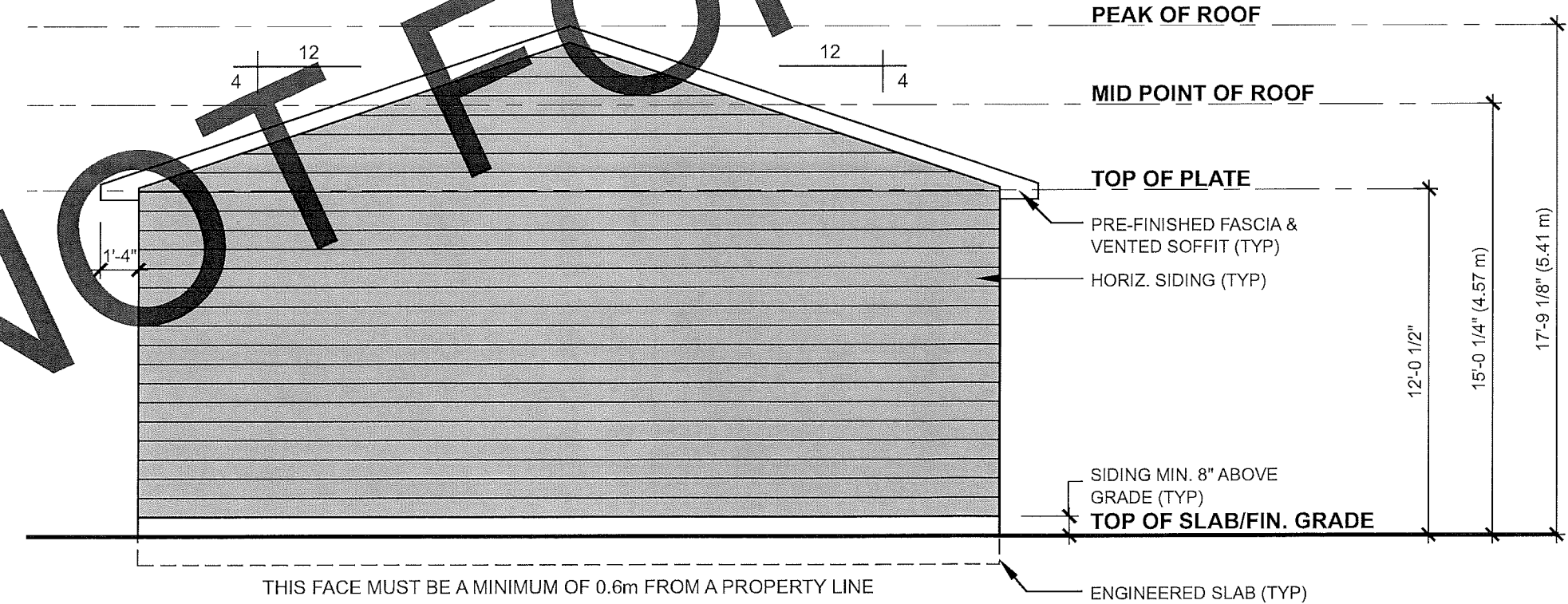
FRONT & REAR ELEVATIONS

Report No:
GP-23-37848

Drawing No:
A-5



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



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

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JEFF CHAN
None
None, Ontario

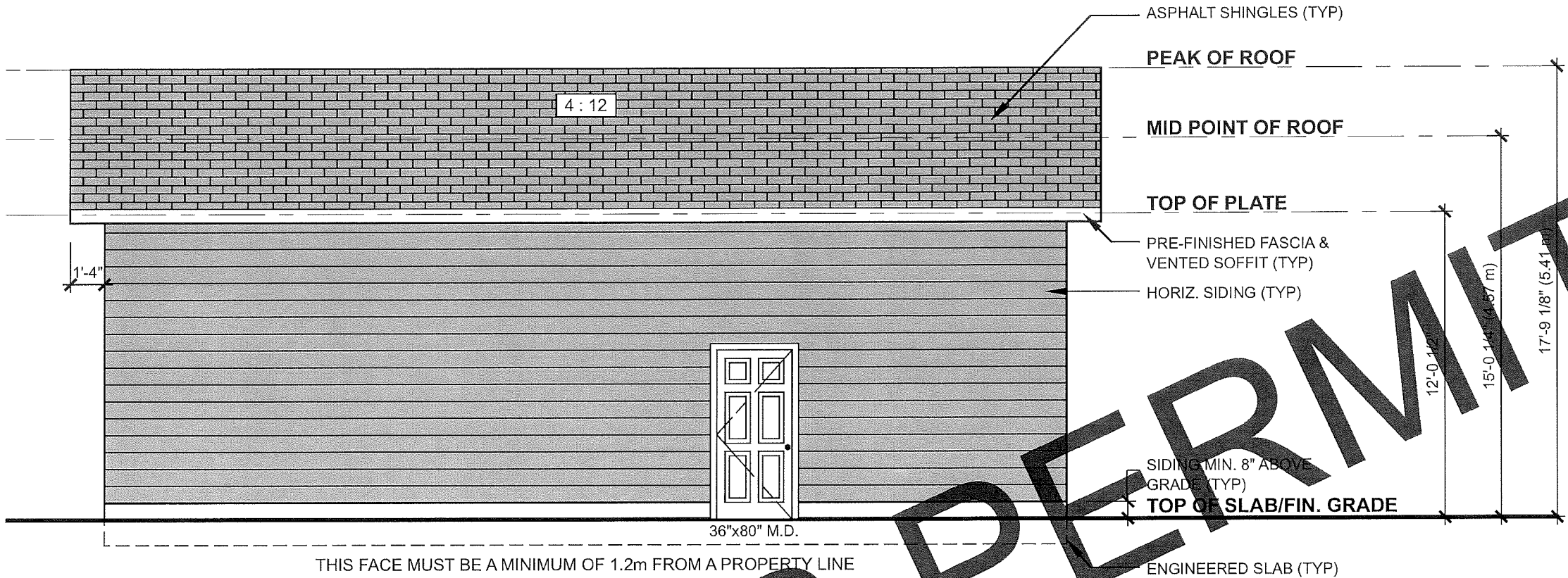
Date of Issue: June 5, 2023

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

LEFT & RIGHT ELEVATIONS

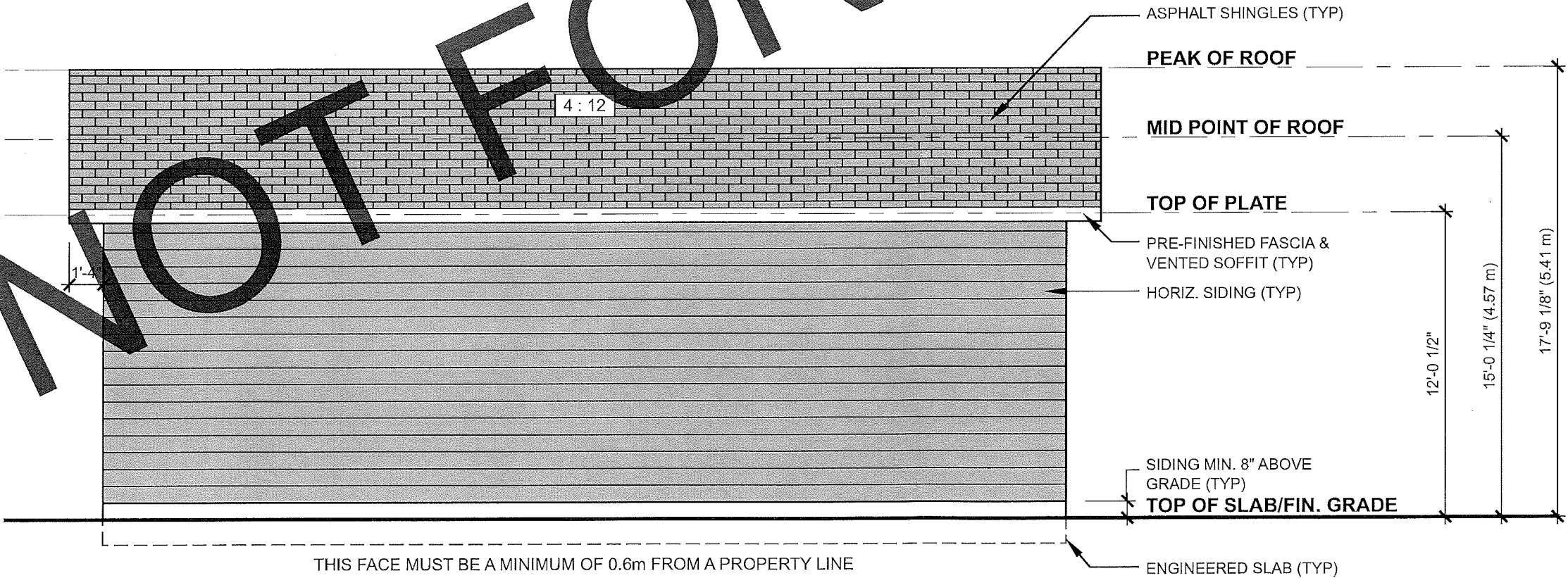
Report No:
GP-23-37848

Drawing No:
A-6



LEFT ELEVATION

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



RIGHT ELEVATION

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

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JEFF CHAN
None
None, Ontario

Date of Issue: June 5, 2023

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

BUILDING SECTION

Report No:
GP-23-37848

Drawing No:
A-7

GABLE END WALL BRACING:
2"x4" ON TOP OF BOTTOM
CHORDS, BACK THREE TRUSS
SPACES (6 FEET) @ 48" C/C (TYP)

TYPICAL WALL ASSEMBLY
HORIZ. SIDING
AIR BARRIER
7/16" OSB SHEATHING
2"x6" STUDS @ 12" C/C

SIDING MIN. 8"
ABOVE GRADE
(TYP)

SELF SEALING ASPHALT SHINGLES
1/2" PLYWOOD SHEATHING MIN. W/ H-CLIPS
APPROVED ROOF TRUSSES (8" HEEL)
DESIGNED BY SUPPLIER W/ TRUSS CLIPS

PEAK OF ROOF

MID POINT OF ROOF

TOP OF PLATE

PRE-FINISHED FASCIA &
VENTED SOFFIT (TYP)

BOTTOM PLATE ON
FOAM GASKET (TYP)
FILL TOP BLOCK SOLID (TYP)
TOP OF SLAB/FIN. GRADE

ENGINEERED SLAB (TYP)

12'-0 1/2"

15'-0 1/4" (4.57 m)

17'-9 1/8" (5.41 m)

SELF SEALING ASPHALT SHINGLES
1/2" PLYWOOD SHEATHING MIN. W/ H-CLIPS
APPROVED ROOF TRUSSES (8" HEEL)
DESIGNED BY SUPPLIER W/ TRUSS CLIPS

SELF SEALING ASPHALT SHINGLES
1/2" PLYWOOD SHEATHING MIN. W/ H-CLIPS

2"x6" SUB FASCIA

PRE FIN. FASCIA
& VENTED SOFFIT
(TYP).

DOUBLE TOP PLATE

TYPICAL WALL ASSEMBLY
HORIZ. SIDING
AIR BARRIER
7/16" OSB SHEATHING
2"x6" STUDS @ 12" C/C

2"x8" GARAGE DOOR FRAME
2"x6" SILL PLATE ON FOAM GASKET
FASTENED TO FOUNDATION WALL
WITH 1/2" DIAMETER 3" LG. ANCHOR
BOLTS AT 4'-0" C.C. MAX.

ENGINEERED SLAB
(SEE STRUCTURAL SLAB DRAWINGS
DESIGNED BY OTHERS)

MIN 6" COMPACTED GRANULAR
"A" BASE UNDISTURBED SUB
BASE SOIL

TOP OF PLATE

2"x6" SUB FASCIA

PRE FIN. FASCIA
& VENTED SOFFIT
(TYP).

SIDING MIN. 8" ABOVE
GRADE (TYP)

TOP OF SLAB/FIN. GRADE

1 COURSE OF 8" CONC. BLOCK AT
PERIMETER, FILL BLOCK SOLID W/
TYPE W/ GROUT

APPROVED ENGINEERED
ROOF TRUSSES (8" HEEL)
DESIGNED BY SUPPLIER
W/ TRUSS CLIPS

GABLE END TRUSS

DOUBLE TOP PLATE

LINTEL AS PER PLAN
2"x4" TRACK NAILER

GARAGE DOOR

ENGINEERED SLAB
(SEE STRUCTURAL SLAB DRAWINGS
DESIGNED BY OTHERS)

DRIVEWAY

1

TYPICAL WALL SECTION AT EAVE

SCALE 1/2" = 1'-0"

2

TYPICAL WALL SECTION AT O/H DOOR & GABLE

SCALE 1/2" = 1'-0"

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JEFF CHAN

None

None, Ontario

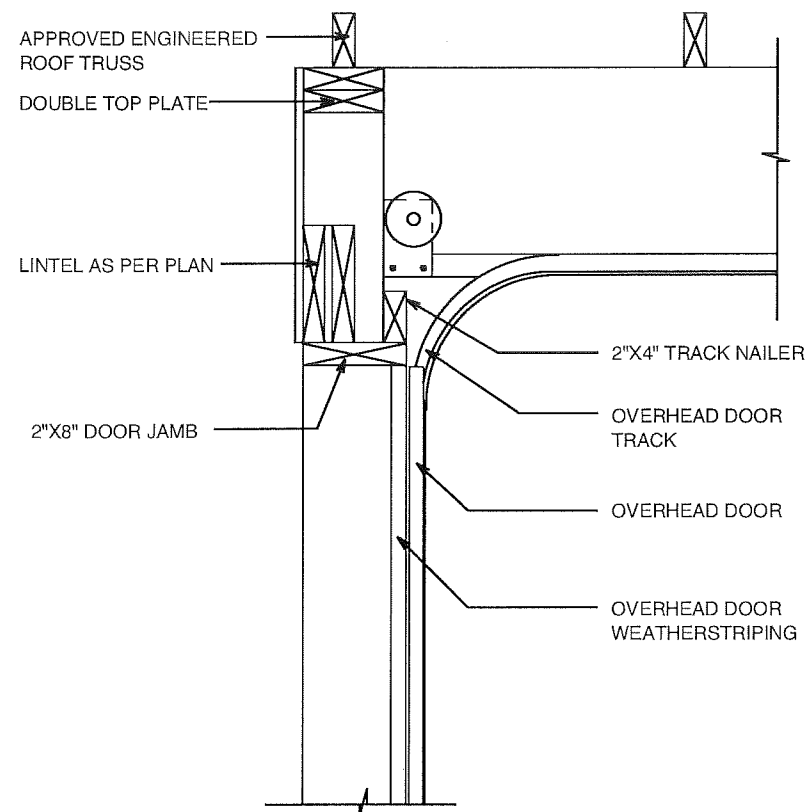
Date of Issue: June 5, 2023

Scale: AS NOTED

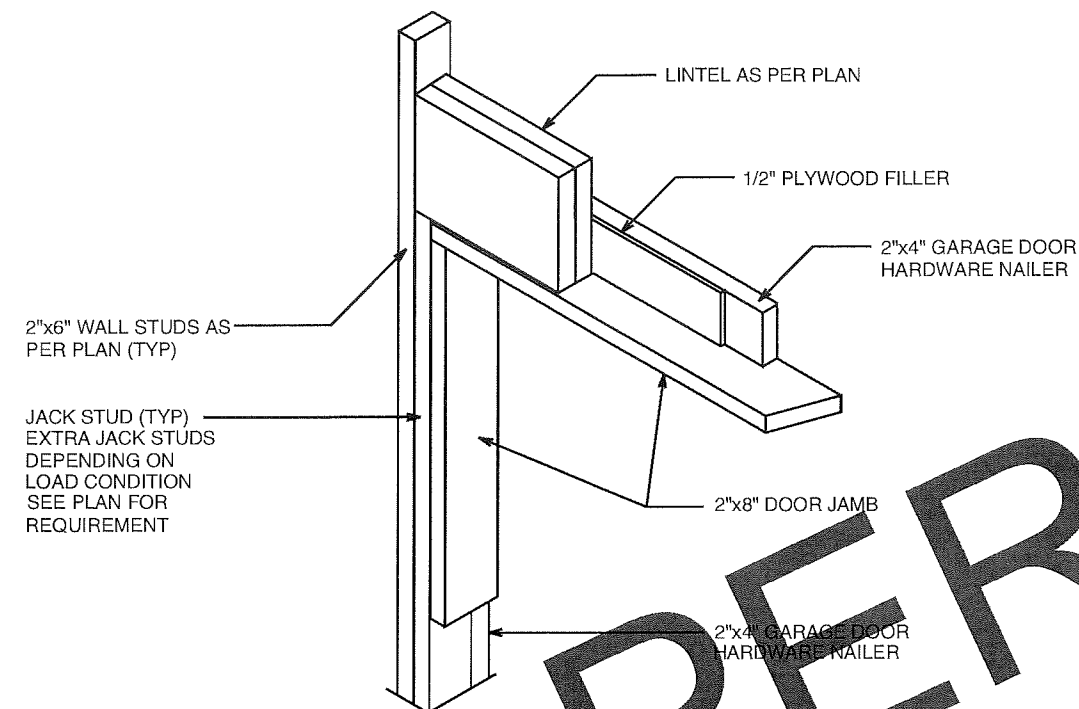
WALL SECTIONS

Report No:
GP-23-37848

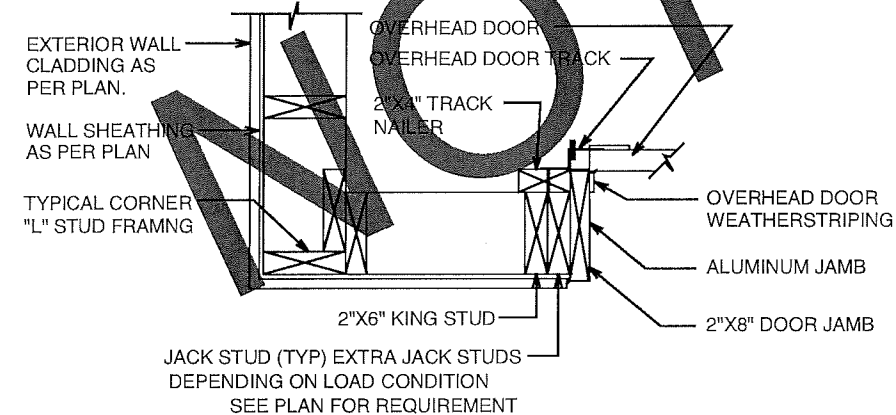
Drawing No:
A-8



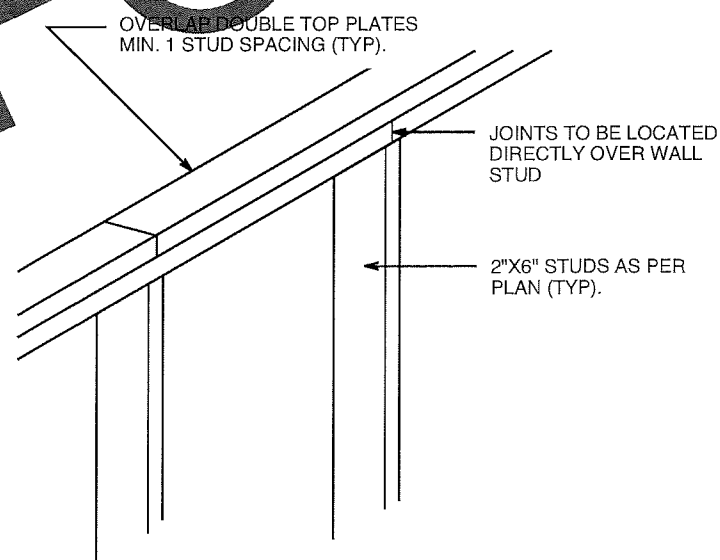
1 GARAGE DOOR JAMB DETAIL
SCALE: N.T.S



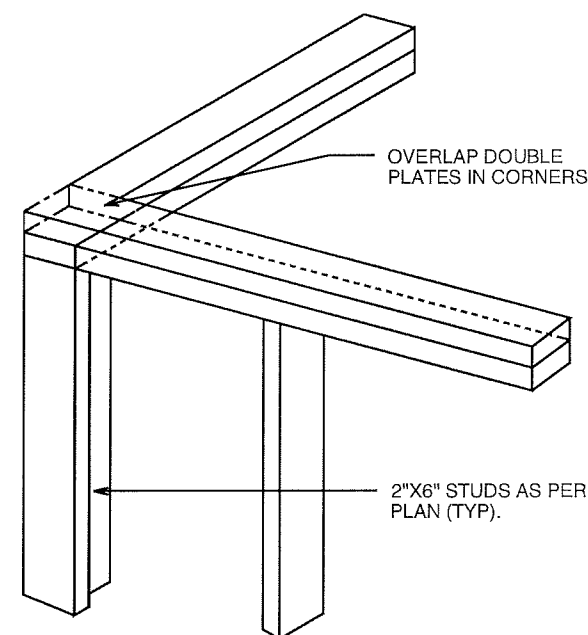
2 LINTEL DETAIL
SCALE: N.T.S



3 GARAGE O.H. DOOR JAMB DETAIL
SCALE: N.T.S



4 TOP PLATE LAP DETAIL
SCALE: N.T.S



5 DOUBLE TOP PLATE CORNER LAP
SCALE: N.T.S

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JEFF CHAN
None
None, Ontario

Date of Issue: June 5, 2023

Scale: AS NOTED

TYPICAL DETAILS

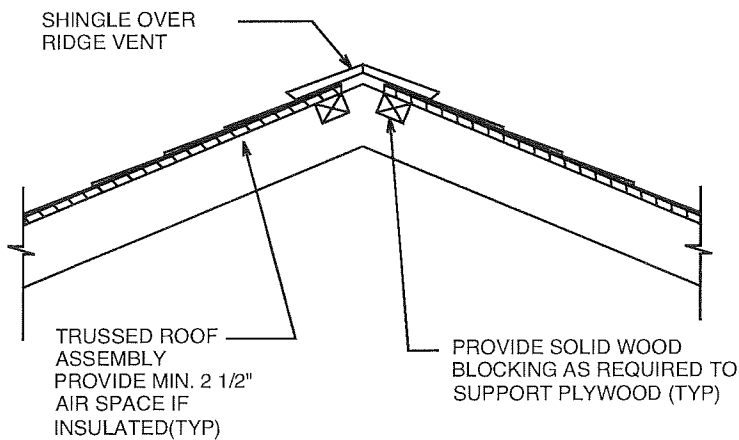
Report No:
GP-23-37848

Drawing No:
A-9

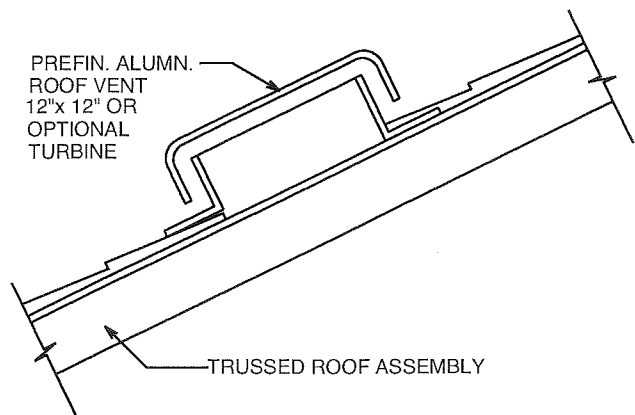
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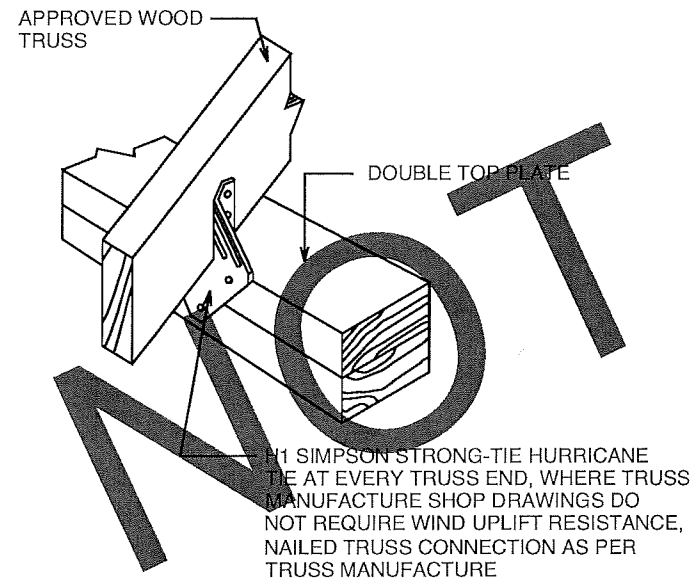
Castle - Niagara Building & Design Centre
(289) 228 7823



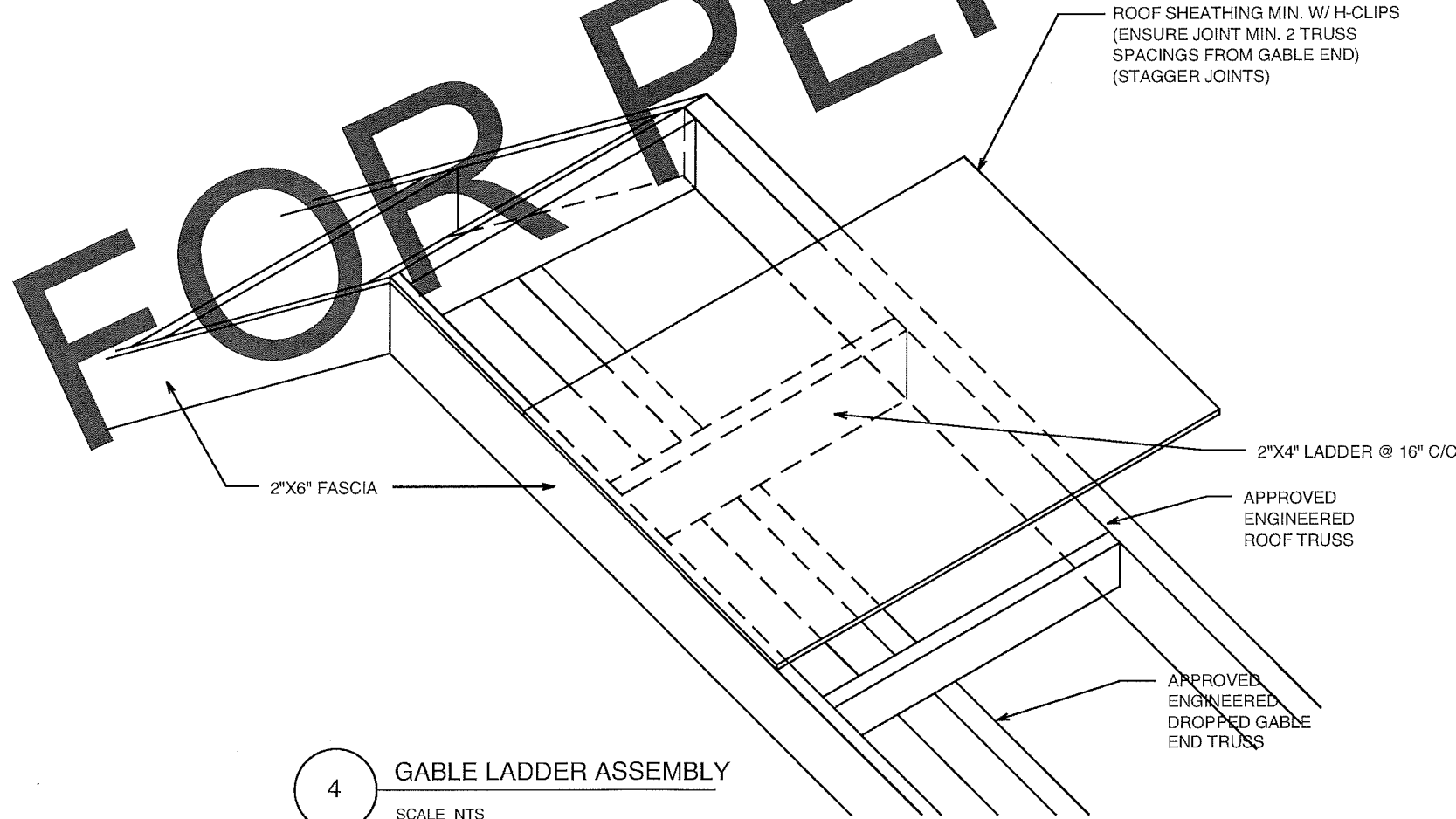
1 ROOF RIDGE VENT DETAIL
SCALE NTS



2 ROOF VENT DETAIL
SCALE NTS



3 TRUSS CLIP DETAIL
SCALE NTS



4 GABLE LADDER ASSEMBLY
SCALE NTS

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JEFF CHAN
None
None, Ontario

Date of Issue: June 5, 2023

Scale: AS NOTED

TYPICAL DETAILS

Report No:
GP-23-37848

Drawing No:
A-10

CONSTRUCTION NOTES

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

FOOTINGS / SLABS

TYPICAL STRIP FOOTING: 9.15.1

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

TYPICAL STRIP FOOTING - (EXTERIOR WALLS) 9.15.3.4

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

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

TYPICAL STRIP FOOTING - (INTERIOR BEARING WALLS) 9.15.3.6

STEP FOOTING OBC 9.15.3.9

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

DRAINAGE TILE OR PIPE 9.14.3 (SOME ENGINEERED SLAB APPLICATIONS)

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

GARAGE / EXTERIOR SLABS:

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

OPTIONAL ENGINEERED SLAB

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

STEEL COLUMNS

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

WOOD COLUMN

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

FOUNDATIONS

LOAD BEARING MASONRY NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

EXECUTION

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

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

CAST-IN PLACE CONCRETE NOTES:

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

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

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

PRODUCTS

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

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

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

EXECUTION

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

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

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

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

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

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

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

QUALITY CONTROL
FOR INSPECTION AND TESTING, SEE GENERAL NOTES.

ICF FOUNDATION WALL NOTES:

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

ICF FOUNDATION MINIMUM WALL REINFORCMENT

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

MAIN FLOOR LEVEL ICF WALLS:

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

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



Castle - Niagara Building & Design Centre
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IBD remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you are the municipality issuing the permit and require an unlocked PDF for review purposes please contact brian@ibdweb.ca.

JEFF CHAN

None
None, Ontario

Date of Issue: June 5, 2023

Scale: N/A

CONSTRUCTION NOTES

Report No:
GP-23-37848

Drawing No:
A-11

FRAME WALL CONSTRUCTION

LUMBER:

- UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO 2, CONFORMING TO CSA STANDARD WITH 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.

- NAILS, SPIKES, AND STAPLES: - TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE ONTARIO BUILDING CODE & NBC.

- ROUGH HARDWARE: - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED.

- WOOD PRESERVATIVES (PRESSURE TREATED): - WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M.

- FRAMING ANCHORS: - FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY TIMBER ENGINEERING COMPANY (TECO) OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UTILIZING "SPECIAL" NAILS WHERE REQUIRED.

STUD WALLS:

- PROVIDE FULL WIDTH SILL PLATES, MIN. 38x89 (2x4) ANCHORED TO FOUNDATION WITH 12 mm (1/2") DIAMETER BOLTS x 250 mm (10") LONG @ 1200 mm (4'-0") CENTRES. BOLTS TO BE GROUTED OR CONCRETED IN SOLID.

- PROVIDE MINIMUM TWO (2) TOP PLATES FOR LOAD BEARING WALLS. PLATES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS.

- 2"x4" (38mmX89mm) WOOD STUDS@16" (400mm) O.C. 9.23.10.1

- EXTERIOR SIDING TO COMPLY WITH LIMITING DISTANCE REQUIREMENTS AS LISTED IN OBC 9.10.14. WHERE THE WALL IS CLOSER THAN 2'-0" TO THE PROPERTY LINE

- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 8" (200mm) FROM FINISHED GRADE

- STONE OR BRICK AS PER ELEVATIONS, MIN. 6" (150mm) FROM FINISHED GRADE

- WALL SHEATHING MEMBRANE TO BE MIN. 7/16" OSB SHEATHING OR EQUIVALENT AS PER CODE 9.23.16

- WALL SHEATHING SHALL BE INSTALLED SO THAT ALL ENDS ARE SUPPORTED WITH END JOINTS STAGGERED. A GAP OF NOT LESS THAN 2 mm (1/16") SHALL BE LEFT BETWEEN SHEETS OF PLYWOOD, WAFER BOARD OR FIBRE BOARD. MAKE BUTT JOINTS ON SOLID MATERIAL.

- NOTCHING & DRILLING: - ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE ONTARIO BUILDING CODE.

- BEAMS, LINTELS AND JOISTS SHALL BE AS SUPPLIED BY AN APPROVED MANUFACTURER.

ACCEPTABLE TYPES:

LP SOLIDSTART BY LOUISIANA PACIFIC. GANGLAM BY GANG-NAIL CANADA LTD. MICROLAM BY TRUS JOIST CORPORATION. PARALLAM BY MacMILLAN BLOEDEL LTD. -LAMINATED VENEER LUMBER (LVL)

- WOOD VENEERS & ADHESIVES: - SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURER'S STANDARDS AND APPLICABLE CSA STANDARDS.

- ALL MEMBERS SHALL BEAR IDENTIFICATION MARKS OF THE MANUFACTURER.

- NAILING AND/OR BOLTING: - OF MULTI-PLYS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN NO CASE LESS THAN 2 ROWS OF 16d (3 1/2") NAILS AT 300mm (12") CENTRES, EACH ROW.

- NAILS INTO EDGES OF LVL SHALL BE SPACED AT A MINIMUM OF 75mm (3") FOR 8d (2 1/2") NAILS AND 100 (4") FOR 10d (3") NAILS.

- LVL TO HAVE MINIMUM END BEARING SHALL BE 75mm (3") UNLESS NOTED.

FRONT WALL:

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

WINDOW AND MAN DOOR:

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

HIGH WALL CONSTRUCTION:

WHERE THE WALL STUDS ARE IN EXCESS OF 4'-0" IN LENGTH THE WALL IS TO BE CONSTRUCTED AS FOLLOWS: (OBC SECTION 9.23.10.1.(2))

1. PROVIDE 1/2" PLYWOOD SHEATHING ON THE EXTERIOR

2. DOUBLE TOP PLATES ARE TO BE FASTENED TOGETHER WITH MIN. 3" NAILS @ 8" O.C. MAX

3. BOTTOM PLATES MUST BE FASTENED WITH THE EQUIVALENT OF 3 1/4" NAILS @ 8" O.C. MAX

4. PROVIDE 3-PLY CONTINUOUS KING STUDS EACH SIDE OF THE WINDOW OPENINGS

5. 9.23.10.(2) DOES NOT APPLY DUE TO COMPLIANCE UNDER CSA 086

9.4.1.(1) EXEMPTS THE STUD HEIGHT REQUIREMENTS IN PART 9 DUE TO CONFORMANCE OF THE DESIGN UNDER GOOD ENGINEERING PRACTISE AND PART 4 OF THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE

SPATIAL SEPARATION:

- IF ELEVATION FACES ONE STREET THEN PROPOSED UNPROTECTED OPENING AREA CAN BE 100%

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

TYPICAL ROOF CONSTRUCTION

- NO. 210 (30.5KG/m2) ASPHALT SHINGLES

- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE ICE & WATER SHIELD INSTALLED ON PERIMETER OF ROOF, INSTALL AS PER MANUFACTURERS INSTRUCTIONS

- ICE & WATER SHIELD TO BE LAID BENEATH STARTER STRIP

- STARTER STRIP AS PER OBC- 9.26.7.2

- STARTER STRIP NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVES PROTECTION

- 7/16" OSB SHEATHING MIN. (0-1 GRADE) WITH METAL "H" CLIPS OR NOT LESS THAN 2"x2" BLOCKING SECURELY NAILED BETWEEN FRAMING MEMBERS

- ROOF SHEATHING PROVIDE AT LEAST A 2 mm (1/16") GAP BETWEEN SHEETS.

- EXTERIOR TYPE PLYWOOD USED AS ROOF AND/OR WALL SHEATHING SHALL BE LEGIBLY IDENTIFIED THAT THE MATERIAL IS OF EXTERIOR TYPE.

- APPROVED WOOD TRUSSES DESIGNED BY SUPPLIER TRUSS BRACING AS PER TRUSS MANUFACTURER

- PREFINISHED ALUMINUM FASCIA AND ALUMINUM VENTED SOFFIT

- ROOF VENTILATION: 1 SQUARE FOOT PER 300 SQ.FT. OF CEILING AREA. (50% AT EAVES) 6.2.2.7

LOW SLOPE ROOF APPLICATION (SLOPES LESS THEN 4:12)

- NO. 210 (30.5KG/m2) ASPHALT SHINGLES

- EXCEPT FOR FIRST 2 COURSES COVERAGE SHALL NOT BE LESS THAN 3 THICKNESSES OF SHINGLES OVER ENTIRE ROOF

- ICE & WATER SHIED OVER ENTIRE ROOF SURFACE

- STARTER STRIP TO BE LAID IN CONTIN. BAND OF CEMENT NOT LESS THEN 7 7/8" WIDE

- SECURE TABS W/ COLD APPLICATION CEMENT APPLIED AT A RATE OF NOT LESS THEN 1 gal/100 ft2 OF CEMENTED AREA OR HOT APPLICATION ASPHALT AT A RATE OF 0.2 LB/ft2 OF CEMENTED AREA

- SHINGLES ON HIPS AND RIDGES SHALL NOT BE LESS THEN 11 3/4" WIDE

- ALL FLASHING TO WINDOWS, DOORS AND CLADDING TO BE INSTALLED AS PER OBC 9.27.3.8

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

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

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

POINT LOAD:

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

TRUSSES:

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

GIRDER TRUSS:

GIRDER LOADS HAVE BEEN CALCULATED FROM TRIBUTARY AREA

STAIR CONSTRUCTION

STAIRS & GUARDS 9.8

STAIRS: 9.8 - RESIDENTIAL

- MAX. RISE = 7-7/8" (200mm)

- MIN. RISE = 5" (125mm)

- MAX. RUN = 14" (355mm)

- MIN. RUN = 10" (255mm)

- MIN. TREAD = 11" (280mm)

- MAX. NOSING = 1" (25mm)

- MIN. HEADROOM = 6'-5" (1950mm) OVER CLEAR WIDTH OF STAIR

- RAIL @ STAIR & LANDING = MIN 2'-10" (865mm) MAX. 3'-2"(965mm)

- MIN. WIDTH = 2'-10" (860mm)

- MIN LANDING = WIDTH OF STAIR

- (BETWEEN WALL FACES)

- MIN. WIDTH = 2'-11" (900mm)

- MAX HEIGHT = 12'-2" (3.7M) BETWEEN LANDINGS

- (EXIT STAIRS, BETWEEN GUARDS)

- AS PER OBC - 9.8 TOLERANCE BETWEEN TREADS

3/16" BETWEEN ADJACENT TREADS OR LANDINGS, AND 3/8" BETWEEN THE TALLEST AND SHORTEST RISERS IN A FLIGHT.

- FIN. RAILING ON WOOD PICKETS MAX. 4" CENTERLINE BETWEEN PICKETS

- EXT. CONC. STEPS TO HAVE 10"(254mm) RUN & 8"(200mm) RISE

- FDN. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

- FTG. FOR FDN. WALL TO BE MIN. 4'-0" (1200mm) BELOW GRADE

- HANDRAIL TO BE CONTINUOUS THROUGH LENGTH OF STAIRS EXCEPT AT LANDINGS

- SLOPE OF LANDING SHALL NOT EXCEED 1 IN 49

- HANDRAIL TO BE CONTINUOUS THROUGH WINDERS

- EXTERIOR CONCRETE STEPS - MAX. RISE 7-7/8" (200mm)

- LOFT SPACE HAS NOT BEEN DESIGNED AS A DWELLING UNIT. WHERE LOFT DEEMED TO BE A DWELLING UNIT, WINDOWS SHALL BE A MINIMUM 19" (480mm) ABOVE FINISHED FLOOR

STAIR LANDING:

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

GUARDS: 9.8.8.

GUARDS REQUIRED IF:

- THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 1'-11 5/8" (600 mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE, OR

- THE ADJACENT SURFACE WITHIN 3'-11 1/4" (1200 mm) FROM THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2.

- THE HEIGHT OF GUARDS FOR EXTERIOR STAIRS AND LANDINGS MORE THAN 10 M ABOVE ADJACENT GROUND LEVEL SHALL BE NOT LESS THAN 4'-11 1/ 16" (1500 mm.)

- GUARDS SHALL BE DESIGNED TO RESIST LOADS AS SPECIFIED IN TABLE 9.8.8.2 OBC

OPENINGS IN GUARDS:

1 - EXCEPT AS PERMITTED IN SENTENCES (2) AND (3), OPENINGS THROUGH GUARDS SHALL BE OF A SIZE THAT PREVENTS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100mm (4")

2 - EXCEPT WHERE THEY SERVE STORAGE GARAGES, GUARDS IN INDUSTRIAL OCCUPANCIES ARE PERMITTED TO CONSIST OF,

(a) A TOP RAILING, AND

(b) ONE OR MORE HORIZONTAL INTERMEDIATE RAILS SPACED SUCH THAT THE SIZE OF THE OPENINGS THROUGH THE GUARD PREVENTS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 535mm (21")

3 - OPENINGS THROUGH ANY GUARD THAT IS NOT REQUIRED BY ARTICLE 9.8.8.1.(OBC & NBCC) AND THAT SERVES AN OCCUPANCY OTHER THAN AN INDUSTRIAL OCCUPANCY, SHALL BE OF A SIZE THAT,

(a) PREVENTS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100mm, OR

(b) PERMITS THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 200mm

HANDRAILS: 9.8.7.

- WHERE A STAIR OR RAMP IS REQUIRED TO BE AT LEAST 2200 mm WIDE (86.6") A HANDRAIL SHALL BE INSTALLED SUCH THAT NO POSITION ON THE STAIR OR RAMP IS MORE THAN 825 mm (32.5") FROM A HANDRAIL.

- A HANDRAIL IS NOT REQUIRED FOR STAIRS AND RAMPS SERVING A HOUSE OR AN INDIVIDUAL DWELLING UNIT, WHERE,

1. INTERIOR STAIRS HAVE NOT MORE THAN TWO RISERS,

2. EXTERIOR STAIRS HAVE NOT MORE THAN THREE RISERS, OR

3. RAMPS RISE NOT MORE THAN 400 mm (16")

- ONLY ONE HANDRAIL IS REQUIRED ON EXTERIOR STAIRS HAVING MORE THAN THREE RISERS, PROVIDED SUCH STAIRS SERVE A HOUSE OR AN INDIVIDUAL DWELLING UNIT.

- EXCEPT FOR STAIRS SERVING A HOUSE OR INDIVIDUAL DWELLING UNIT AT LEAST ONE HANDRAILS AT THE SIDES OF A STAIR OR RAMP SHALL EXTEND HORIZONTALLY NOT LESS THAN 300 mm (12") BEYOND THE TOP AND BOTTOM OF EACH FLIGHT OR RAMP.

- THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO,

1. A STRAIGHT LINE DRAWN TANGENT TO THE TREAD NOSINGS OF THE STAIR SERVED BY THE HANDRAIL, OR

2. THE SURFACE OF THE RAMP, FLOOR OR LANDING SERVED BY THE HANDRAIL.

- HANDRAILS SHALL BE 865 mm (34") TO 1070 mm (42") HIGH.

- HANDRAILS AND PROJECTIONS BELOW HANDRAILS, INCLUDING HANDRAIL SUPPORTS AND STAIR STRINGERS, SHALL NOT PROJECT MORE THAN 100 mm (4") INTO THE REQUIRED WIDTH OF A STAIR OR RAMP.

- HANDRAILS AND THEIR SUPPORTS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE FOLLOWING LOADS, WHICH NEED NOT BE CONSIDERED TO ACT SIMULTANEOUSLY:

1. A CONCENTRATED LOAD OF NOT LESS THAN 0.9 kN APPLIED AT ANY POINT AND IN ANY DIRECTION FOR ALL HANDRAILS, AND

2. FOR HANDRAILS OTHER THAN THOSE SERVING A HOUSE OR INDIVIDUAL DWELLING UNIT, A UNIFORM LOAD OF NOT LESS THAN 0.7 kN/m

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



Castle - Niagara Building & Design Centre
(289) 228 7823

IBD remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you are the municipality issuing the permit and require an unlocked PDF for review purposes please contact brian@ibdweb.ca.

JEFF CHAN

None
None, Ontario

Date of Issue: June 5, 2023

Scale: N/A

CONSTRUCTION NOTES

Report No:
GP-23-37848

Drawing No:
A-12



Hamilton

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/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)			
Applicant(s)	V	V	Phone:
			E-mail:
Agent or Solicitor			Phone:
			E-mail:

1.2 All correspondence should be sent to ☐ Purchaser ☒ Owner
☒ Applicant ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☒ Owner
☒ Applicant ☐ Agent/Solicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No

If YES, provide email address where sign is to be sent

1.5 All correspondence may be sent by email ☒ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	421 Barton St Honey Creek		
Assessment Roll Number			
Former Municipality			
Lot		Concession	
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Bylaw is 4.5m. I am proposing 5.4m height.

☐ Second Dwelling Unit

☐ Reconstruction of Existing Dwelling

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

Over height due to interior dimensions.
Trailer to go inside is over 3m.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes

☒ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
67	170	105.8 m ²	20 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
<i>Acc Building</i>	<i>per drawings</i>			

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
<i>Acc Building</i>	<i>per drawings</i>			

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
<i>House, framed</i>	<i>98+33 =</i>	<i>131m²</i>	<i>1</i>	<i>3.9 m</i>

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
<i>Acc Building</i>	<i>105.37m²</i>	<i>105.37m²</i>	<i>1</i>	<i>5.4 m</i>

4.4 Type of water supply: (check appropriate box)

- ☒ publicly owned and operated piped water system
☐ privately owned and operated individual well

- ☐ lake or other water body
☐ other means (specify)

4.5 Type of storm drainage: (check appropriate boxes)

- ☒ publicly owned and operated storm sewers
☐ swales

- ☐ ditches
☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

☒ publicly owned and operated sanitary sewage

☐ system privately owned and operated individual

☐ septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

☐ provincial highway

☐ municipal road, seasonally maintained

☒ municipal road, maintained all year

☐ right of way

☐ other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single detached.

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

May 12/2023

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single detached dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single detached dwelling

7.4 Length of time the existing uses of the subject property have continued:

Since house was new

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable)

Business Park

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land?

ND

7.8 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: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes

☒ No

If yes, please provide the file number: _____

7.10 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

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- ☐ Application Fee
- ☐ Site Sketch
- ☒ Complete Application form
- ☐ Signatures Sheet

11.4 Other Information Deemed Necessary

- ☐ Cover Letter/Planning Justification Report
 - ☐ Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
 - ☐ Minimum Distance Separation Formulae (data sheet available upon request)
 - ☐ Hydrogeological Assessment
 - ☐ Septic Assessment
 - ☐ Archeological Assessment
 - ☐ Noise Study
 - ☐ Parking Study
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