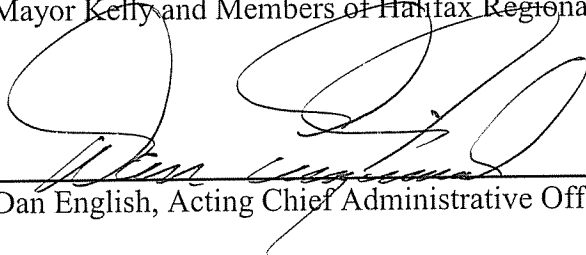

Halifax Regional Council
January 7, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Dan English, Acting Chief Administrative Officer

DATE: December 20, 2002

SUBJECT: Permanent Encroachment - Building Permit Application 037214

ORIGIN

An application to construct a second level balcony for the restaurant known as Mexicali Rosa as per Building Permit Application #037214. This balcony will be a permanent encroachment.

RECOMMENDATION

It is recommended that Halifax Regional Council approve an encroachment license to construct a second level balcony for the restaurant known as Mexicali Rosa as per Building Permit Application #037214.

BACKGROUND

This Encroachment requires the approval of Halifax Regional Council as this encroachment application comes under Part 4 of By-Law E-100, and is beyond the scope of authority provided to staff under the by-law.

DISCUSSION

The applicant is required to provide staff with the appropriate design documents to satisfy the requirements of the by-law. The subject Encroachment is proposed to be constructed on the second level of 5676 Spring Garden Road for the occupant known as Mexicali Rosa Restaurant.

BUDGET IMPLICATIONS

Encroachment licence fee is \$125.00 with an annual fee of \$207.00.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

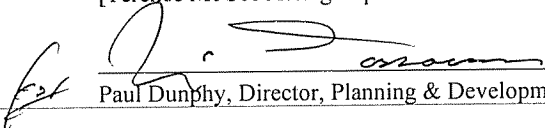
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

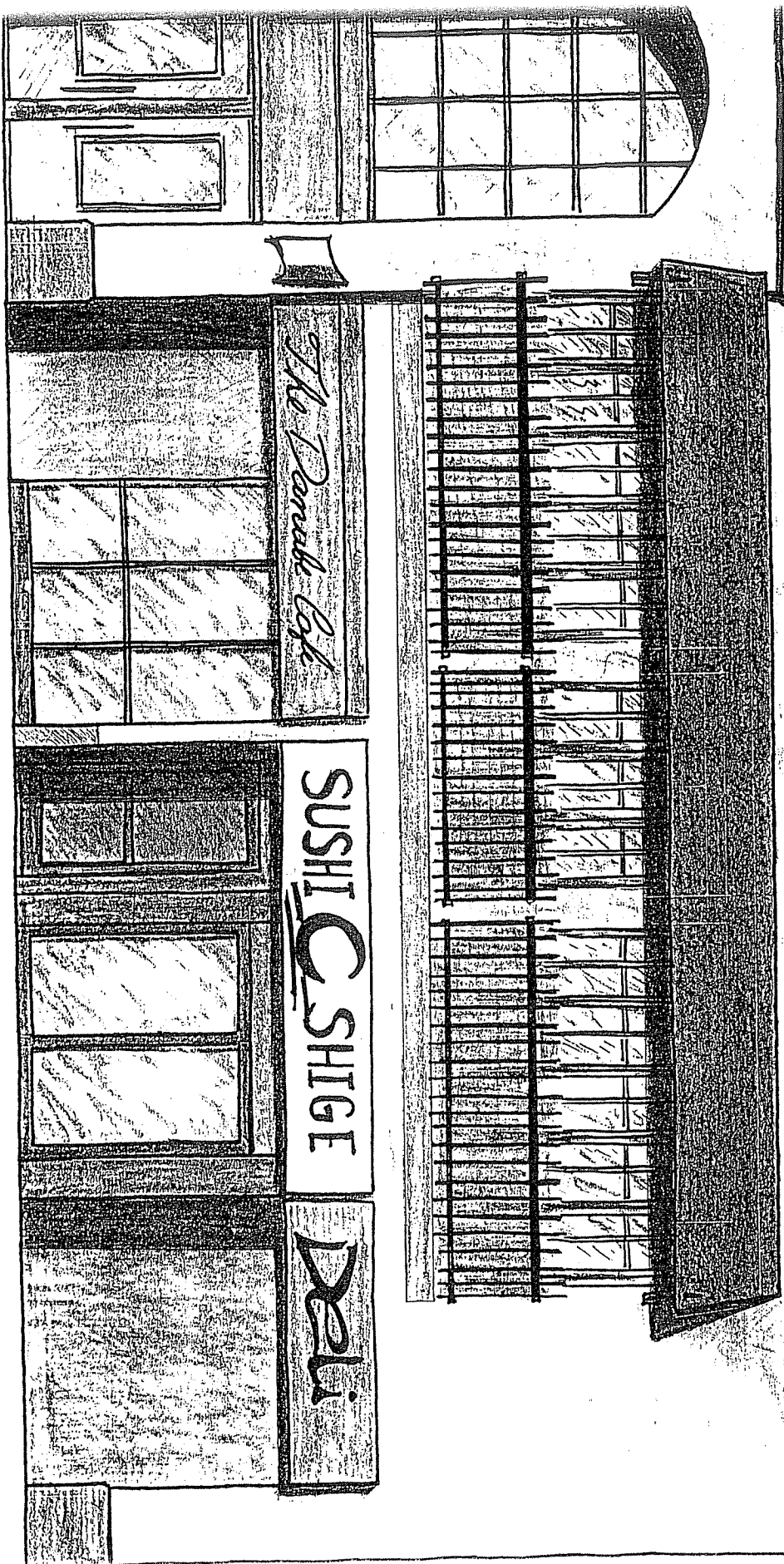
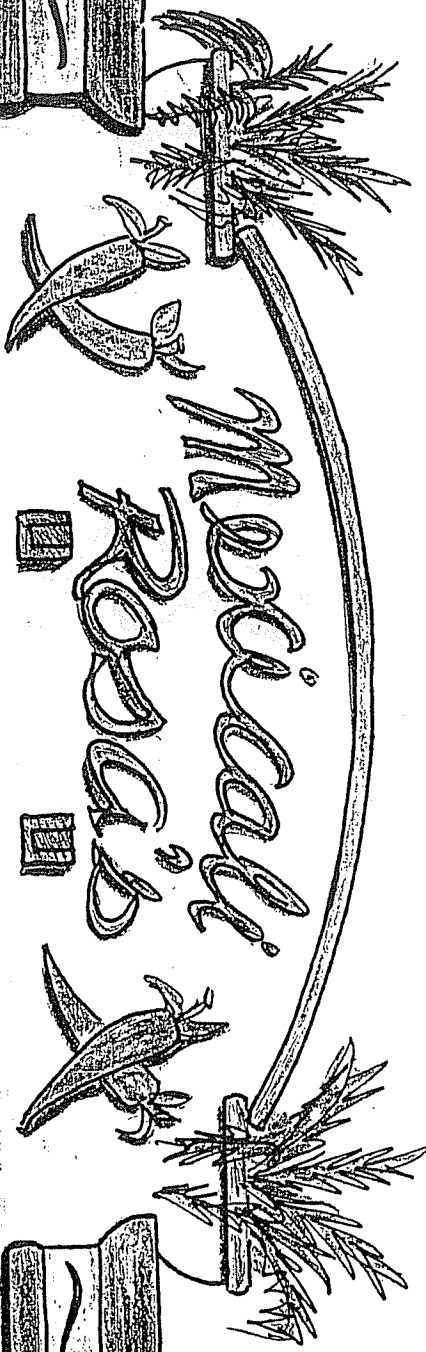
ALTERNATIVES

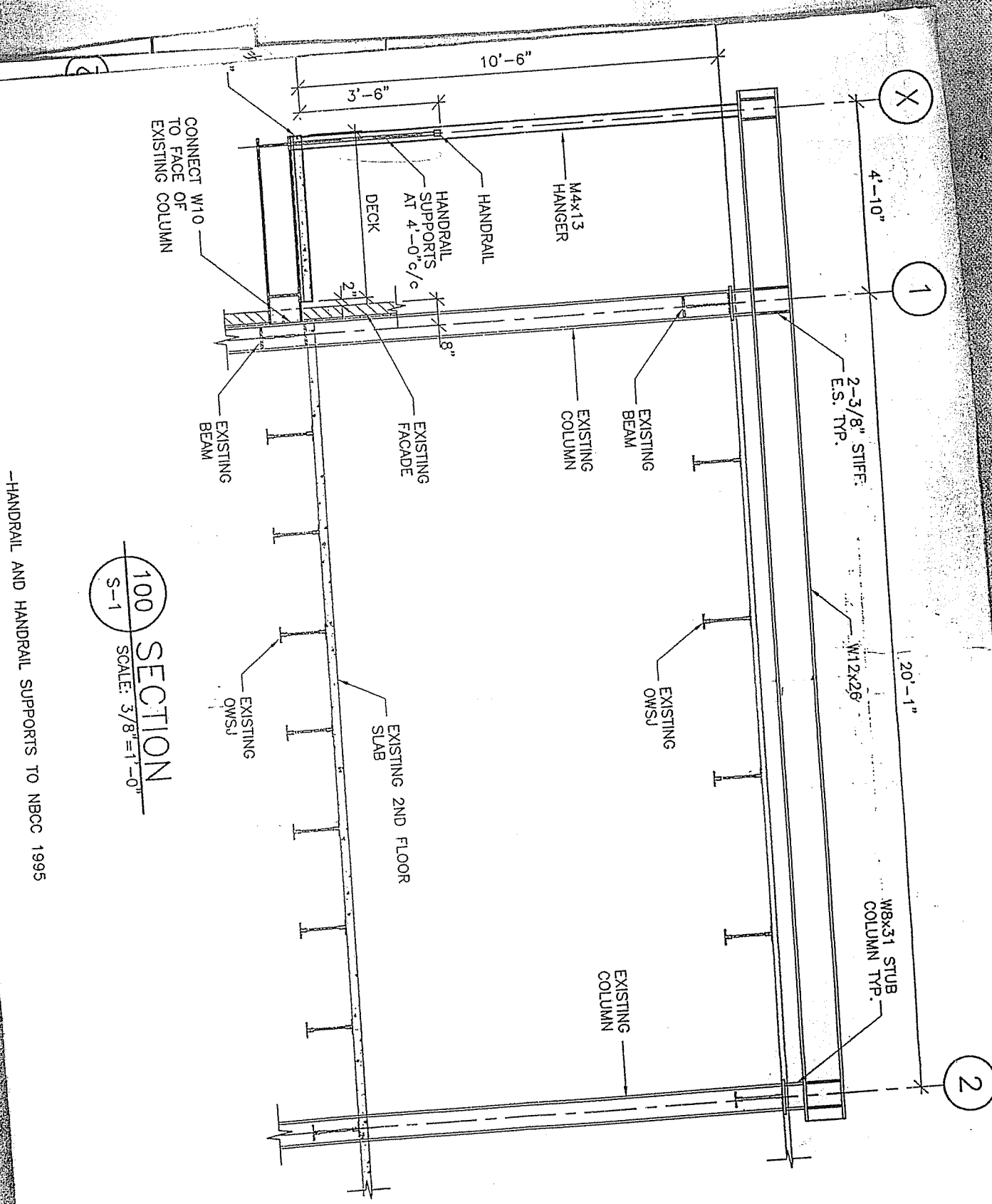
Halifax Regional Council can approve the application as proposed, or deny the application.

ATTACHMENTS

Front elevation of building
Construction details of the proposed balcony

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.
Report Prepared by: [Terence McGee Acting Supervisor Permits and Inspections WEM 490-6231]
Report Approved by:  Paul Dunphy, Director, Planning & Development Services

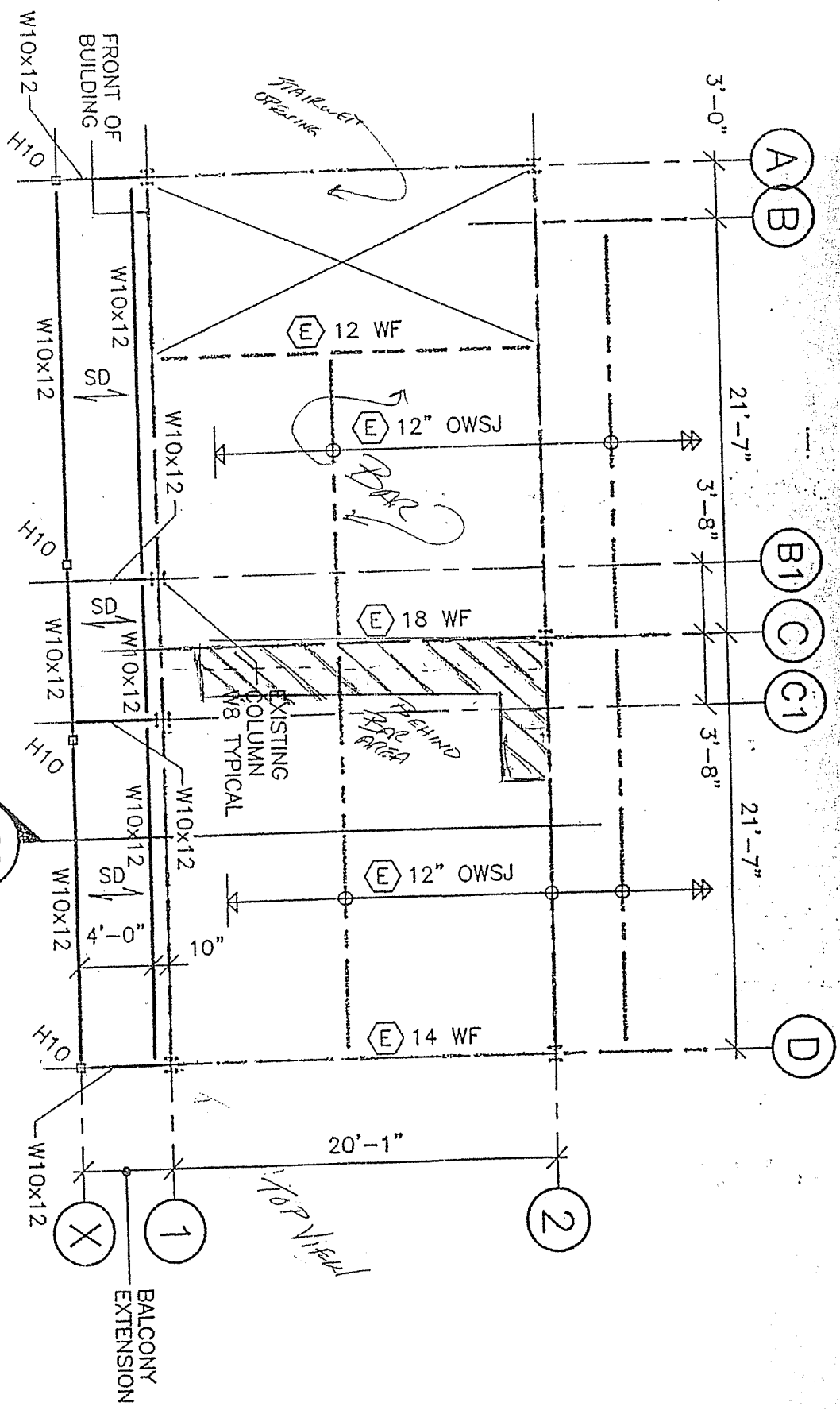
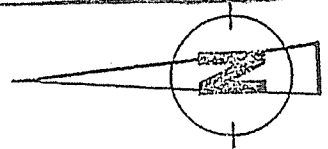




CONNECT W/10
TO FACE OF
EXISTING COLUMN

HANDRAIL AND HANDRAIL SUPPORTS TO NBCC 1995

100 SECTION
S-1 SCALE: 3/8"=1'-0"



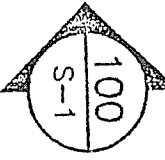
*TRARWET
OF PLANK*

BAR

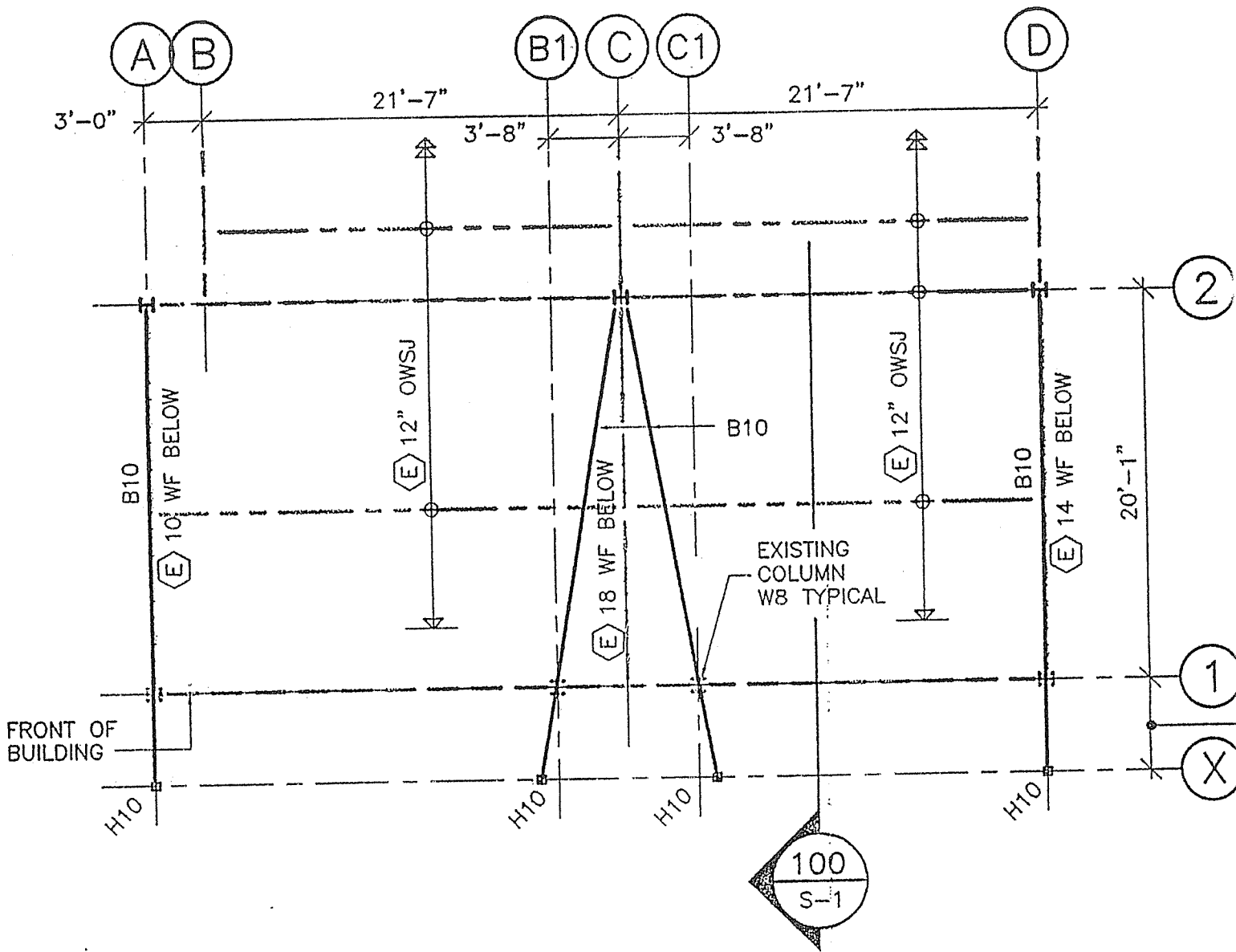
*BEHIND
BAR
AREA*

TOP VIEW

SPRING GARDEN ROAD



SECOND FLOOR FRAMING PLAN



ROOF FRAMING PLAN

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

B10: W12x26 BEAM OVER TOP OF EXISTING ROOF
 CONNECT TO EXISTING COLUMNS. PROVIDE
 W8x31 STUD TO TOP OF COLUMN BELOW.
 PROVIDE ROOFING OVER BEAM TO MATCH
 EXISTING TO CRCA STANDARDS.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS SET OUT IN THE 1995 NATIONAL BUILDING CODE OF CANADA.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE NOVA SCOTIA OCCUPATIONAL HEALTH & SAFETY ACT.
3. THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, CHECK ALL DIMENSIONS, AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
4. ALL DESIGN LOADS NOTED ON DRAWINGS ARE WORKING LOADS.
5. ALL TRADES SHALL SUBMIT SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN NOVA SCOTIA, PRIOR TO COMMENCEMENT OF FABRICATION.
6. CONTRACTOR TO CONFIRM EXISTING STRUCTURE RELATED DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL BE NEW STOCK AND CONFORM TO THE FOLLOWING GRADES AND STANDARDS:
 - (a) CAN/CSA-G40.21-92 TYPE 300W
 - (b) HOLLOW STRUCTURAL SECTIONS: CAN/CSA-G40.21-92 TYPE 350W, CLASS 'H' FOR COLUMNS, CLASS 'C' FOR ALL OTHER HSS.
 - (c) STRUCTURAL W SHAPES: CAN/CSA-G40.21-92 TYPE 350W,
2. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CAN/CSA-S16.1-94.
3. ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH CSA W59-M1989 BY A FABRICATOR FULLY APPROVED UNDER CSA W47.1-1983. DIVISION NO. 1 OR NO. 2.
4. ALL BOLTS, NUTS AND WASHERS FOR STRUCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A325.
7. ALL STEEL DECK SHALL BE GRADE 'A' STRUCTURAL QUALITY TO ASTM A446-76 AND GALVANIZED TO ASTM A525-87.
8. STEEL DECK MAY BE AN APPROVED EQUAL.
9. STEEL DECK FASTENING REQUIREMENTS: (UNLESS NOTED OTHERWISE)
 - 1) COMPOSITE STEEL FLOOR DECK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. FOR STEEL DECK WITH CONCRETE TOPPING PROVIDE GALVANIZED STEEL CLOSURE ANGLES AT ALL DECK EDGES TO CONTAIN CONCRETE. UNLESS SHOWN OTHERWISE ON DRAWINGS.
11. ALL TRADES SHALL SUBMIT SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN NOVA SCOTIA PRIOR TO COMMENCEMENT OF FABRICATION.
12. CONCRETE: MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa AND CONFORMING TO CAN/CSA-A23.1-M90.
13. CONCRETE TESTING: TO CAN/CSA-A23.1 AND CAN/CSA-A23.2.
14. WELDED WIRE FABRIC: TO CSA G30.3-M1983 AND CSA G30.5-M1983.
15. REINFORCING STEEL: TO CSA-G30.18-M92.