ATTACHMENT 3: PROPOSED SMP SUBMISSION PACKAGE

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TORONTO

Application

Signage Master Plan

Folder No.	Date (yyyy-mm-dd)

Project Information

Street No.	Street Name	Lot No.	Plan No.
335	Yonge Street		

Description of Proposal:
Multi small signs for small businesses

If this is an application for the modification or restoration of existing signs, please provide the following for each sign:

Existing Sign Dimensions	Locations

Please provide the reasons/justification for the request (Attach any supporting documentation or additional pages as required):

Temporary structure businesses - City requested a Master Signage application

Property Owner Information

First Name		Last Name	
Company Name (if applicable)			Telephone No.
2160943 Ontario LTD			
Street No.	Street Name	Suite/Unit No.	Mobile No.
1234	Reid St	8	
City/Town	Province	Postal Code	Fax No.
Richmond Hill	Ontario	L4B 1C1	

E-mail Address
AlJr.Lalani@TheLalaniGroup.com

Attachments Required

- Signage Master Plan Data Sheet
- Copies of any supporting documents
- All necessary plans and specifications required to describe the sign(s) within the Signage Master Plan

Continue on next page

311 toronto at your service

Application

Signage Master Plan

Applicant Information and Declaration

I, First Name: Osama		Last Name: Abo Nassar	
Company Name: OAN Architect Inc.			Telephone No.: (905) 732-2242
of Street No.: 22	Street Name: Hellems Ave.	Suite/Unit No.	Mobile No.: (289) 407-0701
City/Town: Welland	Province: ON.	Postal Code: L3B 3A7	Fax No.
E-mail Address: oanarchitect@rogers.com			

Do hereby declare the following:

- That I am ☐ the Property Owner as stated above

  ☑ the owner's authorized agent.

  ☐ an officer/employee of _____, which is an authorized agent of the owner.

  ☐ an officer/employee of _____, which is the Property Owner's authorized agent.

- That statements contained in this application are true and made with full knowledge of all relevant matters and of the circumstances connected with this application.
- That the plans and specifications submitted are prepared for the sign variance(s) described and are submitted in compliance with copyright law
- That the information included in this application and in the documents filed with this application is correct.

[redacted] | Osama Abo NAssar | 2024-11-22

Signature | Print Name | Date (yyyy-mm-dd)

Continue on next page

The personal information on this form is collected under the City of Toronto Act, 2006, s. 136(c) and Chapter 694, Signs, General, of the City of Toronto Municipal Code. The information collected will be used for processing applications and creating aggregate statistical reports, for enforcement of the City of Toronto Municipal Code Chapter 694, Signs, General, Chapter 771, Taxation, Third Party Sign Tax, and any other applicable sign by-law of the City of Toronto, and for contacting permit holder(s) or authorized agent(s). Questions about this collection may be referred to the Manager, Sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, East Tower, Toronto, M5H 2N2 416-392-4235

Data Sheet

Signage Master Plan

Folder no.	Request Date (yyyy-mm-dd)

This data sheet forms part of an application for a Signage Master Plan under Chapter 694 of the Toronto Municipal Code, Signs

Project Information

Street No.	Street Name	Lot No.	Plan No.
335	Yonge		

Site and Building Data

Lot Area	Lot Frontage	Lot Depth

No. of Building(s) on the lot	Date of Construction of Building(s) if known (yyyy-mm-dd)
20	

Building Height(s)	No. of Storeys	Building(s) Gross Floor Area
2.5 m	1	

Building Uses(s)

food take-out

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)

North

South

East

West

Proposal

Please describe in detail what is being proposed (use additional pages if necessary)

Existing temporary structures (sea containers) for small food take-out
Master signage Plan requested by the City

Continue on next page

Criteria

The Signage Master Plan will be evaluated against criteria listed in Toronto Municipal Code Chapter 694-30A. Variances required for a Signage Master Plan may be approved, where it is established that the proposed signs:

- Belong to a sign class permitted in the sign district where the premises is located
- In the case of a third party sign(s), be of a sign type that is permitted in the sign district, where the premises is located
- Be compatible with the development of the premises and surrounding area
- Support the Official Plan objectives for the subject premises and surrounding area
- Not adversely affect adjacent premises
- Not adversely affect public safety
- Not be a sign prohibited by 694-15B
- Not alter the character of the premises or surrounding area
- Not be, in the opinion of the decision maker, contrary to the public interest

Please provide a rational to support this proposal, including references to the City of Toronto Official Plan and/or any other Area Plans or studies that have been completed (use additional pages if necessary.)

See plans attached

Continue on next page

Signage Master Plan

Sign Information

Sign No.	Sign Type	Method of Copy Display	Sign Face Dimensions			Sign Depth (Metres)	Sign Height (From Grade in Metres)	Sign Weight (Kg)	Illumination (Yes/No)	Professional Design Required (Yes/No)
			Length (Vertical in Metres)	Width (Horizontal in Metres)	Area (m^2)					
					0.00					
					0.00					
					0.00					
					0.00					
					0.00					
					0.00					
					0.00					
					0.00					
					0.00					
					0.00					

TORONTO South District

Receipt No: 1785104

Receipt

NOTE: This is not a Permit. Do not construct until a permit is issued.
You will be notified when your permit is ready.

Folder No:	**24 244987 ZMP 00 ZR**	**Date & Time:**	**December 16, 2024 12:17:32 PM**

Paid By:	ARCHITECT OSAMA ABO NASSAR C/O OSAMA ABO NASSAR 22 HELLEMS AVE WELLAND ON L3B 3A7
Project Location:	335 YONGE ST TORONTO ON M5B 1R7
Project Description:	Zoning Review; Non-Residential Building; Sign

Fee Description(s):	**Cost Center Number:**	**Value:**
Signage Master Plan Fee	9010 - BL0014 - PAYMENT	$3,073.55
TB-Master Card - online	110583 - PAYMENT	-$3,073.55
	Total:	**$.00**
	Paid Amount	**$3,073.55**

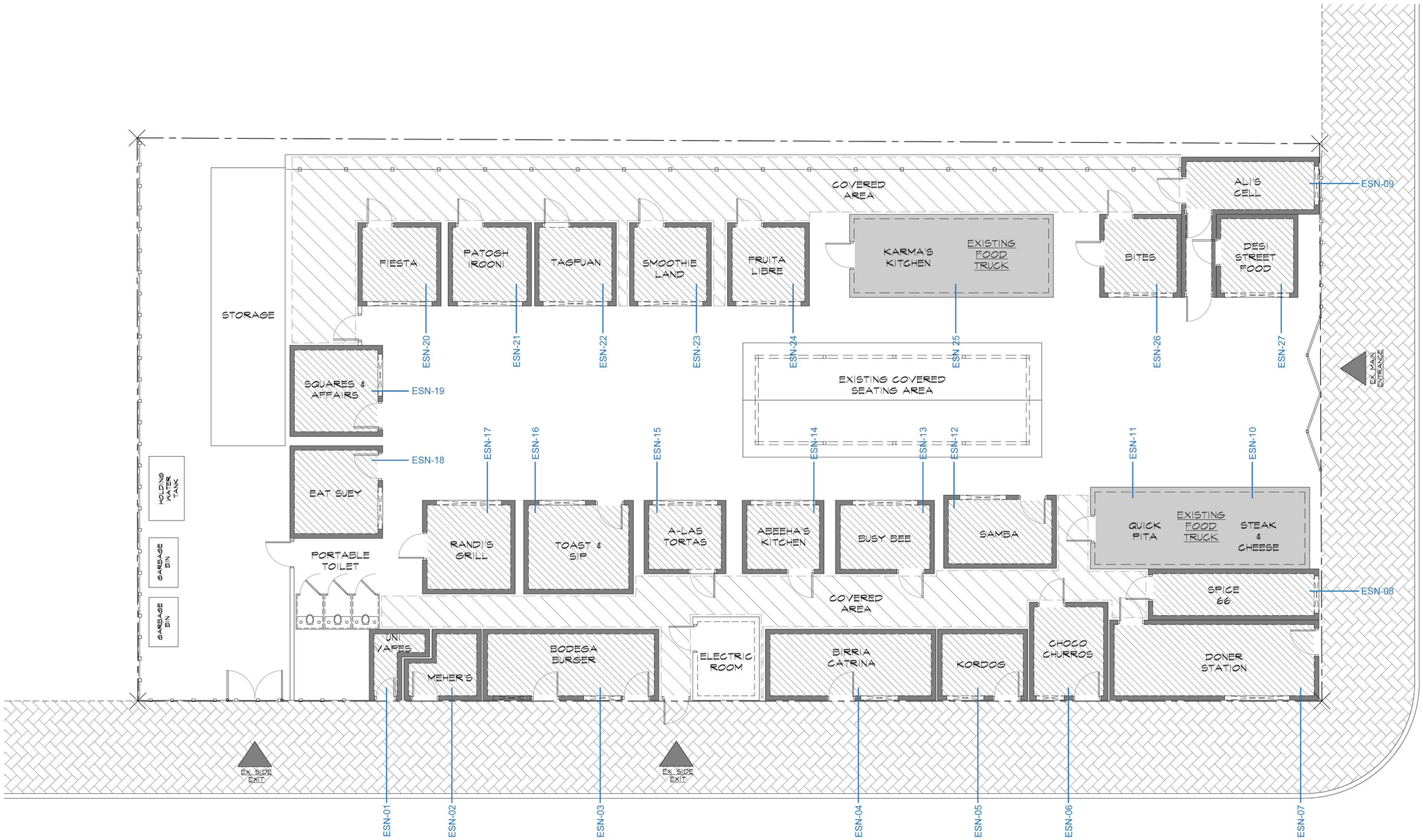
Paid by :TB-Master Card - online	_____

Payment of these fees accepted through the Toronto Building Payments web application.

TITTLE BLOCK 36x24_IMPERIAL

YONGE ST. - SIGN

335 YONGE ST. TORONTO , ON



NORTH

PROPODRF SITE PLAN

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

architect
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22 HELLEMS AVE.
WELLAND, ONTARIO
L3B 3A7
TEL. 289-407-0701 FAX. 905-321-1784
E-mail: canarch.tec@rogers.com

OSAMA ABO NASSAR, OAA ARCHITECT

No.	DATE	DESCRIPTIONS
1	MAR. 05 2025	ISSUED FOR SIGN PERMIT
2	APR. 16 2025	ISSUED FOR SIGN PERMIT
3	JUN. 26 2025	ISSUED FOR SIGN PERMIT
4	JUL. 18 2025	ISSUED FOR SIGN PERMIT

PROJECT: YONGE ST. - ALTERATION

335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

DRAWING: PROPOSED DETAILED SITE PLAN

DATE: MAR 2025
DESIGN: OAN
DRAFTING: AB
ISSUED:
ACAD:
PROJ. No.: 18-25

A-01

TITTLE BLOCK 36x24_IMPERIAL

PROPOSED SIGNS SCHEDULE

	KARMA'S KITCHEN		SIGN FACE DIMENSIONS					
SIGN CODE	SIGN NAME	SIGN TYPE	LENGTH	HEIGHT	DEPTH	SINE FACE AREA	MOUNTING HEIGHT (FROM FIN. GRADE)	NUMBER OF FACES
EXN-01	UNI VAPE	WALL	4'-8" [1422.4mm]	2'-0" [610mm]	2" [50.8mm]	9.3 FT^2 [0.86m^2]	8'-2" [2489.2mm]	1
EXN-02	MEHER'S	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	8'-2" [2489.2mm]	1
EXN-03	BODEGA BURGERS	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	8'-2" [2489.2mm]	1
EXN-04	BIRRIA CARTINA	WALL	16'-0" [4876.8mm]	2'-0" [610mm]	2" [50.8mm]	32 FT^2 [2.97m^2]	8'-2" [2489.2mm]	1
EXN-05	KORDOG	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	8'-2" [2489.2mm]	1
EXN-06	CHOCO CHURROS	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	8'-2" [2489.2mm]	1
EXN-07	DONER STATION	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	8'-2" [2489.2mm]	1
EXN-08	SPICE 66	WALL	5'-4" [1625.6mm]	2'-0" [610mm]	2" [50.8mm]	10.7 FT^2 [0.99m^2]	9'-5" [2870.2mm]	1
EXN-09	ALI'S CELL	WALL	5'-4" [1625.6mm]	2'-0" [610mm]	2" [50.8mm]	10.7 FT^2 [0.99m^2]	7'-0" [2133.6mm]	1
EXN-10	STEAK & CHEESE FACTORY	ROOF	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	7'-10" [2387.6mm]	1
EXN-11	QUICK PITA LEBANESE RESTAURANT	ROOF	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	7'-10" [2387.6mm]	1
EXN-12	SAMBA	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-13	BUSY BEE	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-14	ABEEHA'S KITCHEN	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-15	A-LAS TORTAS	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-16	TOAST & SIP	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-17	RANDI'S GRILL	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-18	EAT SUEY	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-19	SQUARES & AFFAIRS	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-20	FIESTA	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-21	PATOGH IROONI	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-22	TAGPUAN	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-23	SMOOTHIE LAND	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-24	FRUITA LIBRE	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-1" [1854.2mm]	1
EXN-25	KARMA'S KITCHEN	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-5" [1955.8mm]	1
EXN-26	BITES	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-5" [1955.8mm]	1
EXN-27	DESI STREET FOOD	WALL	8'-0" [2438.4mm]	2'-0" [610mm]	2" [50.8mm]	16 FT^2 [1.48m^2]	6'-5" [1955.8mm]	1
	ALL SIGNS & FRAMES FOR FOOD TRUCK ARE EXISTING							

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OSAMA ABO NASSAR, OAA ARCHITECT

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4	JUL. 18 2025	ISSUED FOR SIGN PERMIT

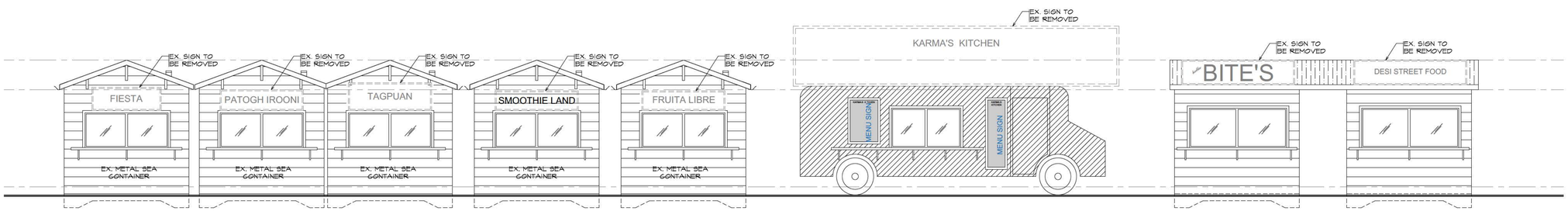
PROJECT:
YONGE ST. – ALTERATION
335 YONGE ST., TORONTO, ONTARIO

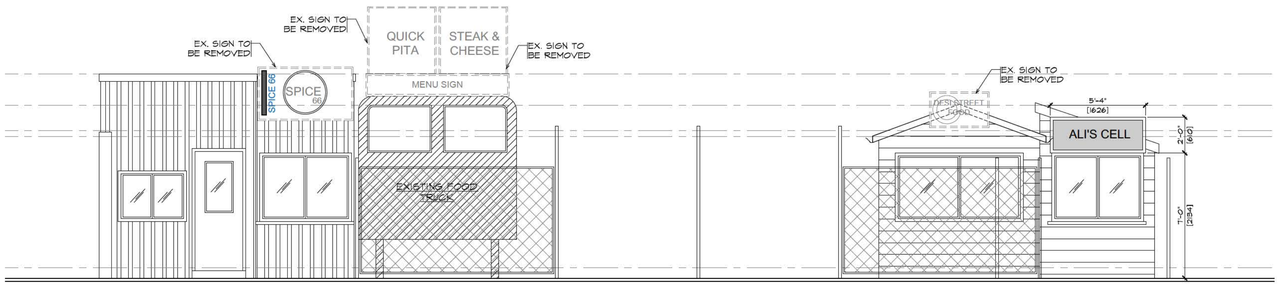
SCALE: AS NOTED

DRAWING:
SIGN'S TABLE

DATE: MAR 2025
DESIGN: OAN
DRAFTING: AB
ISSUED:
ACAD:
PROJ. No.: 18-25

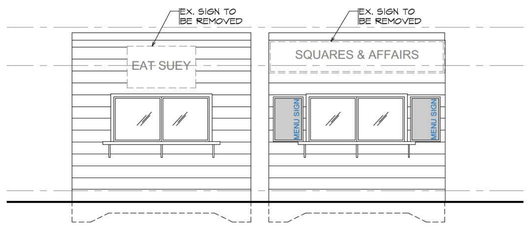
A-02





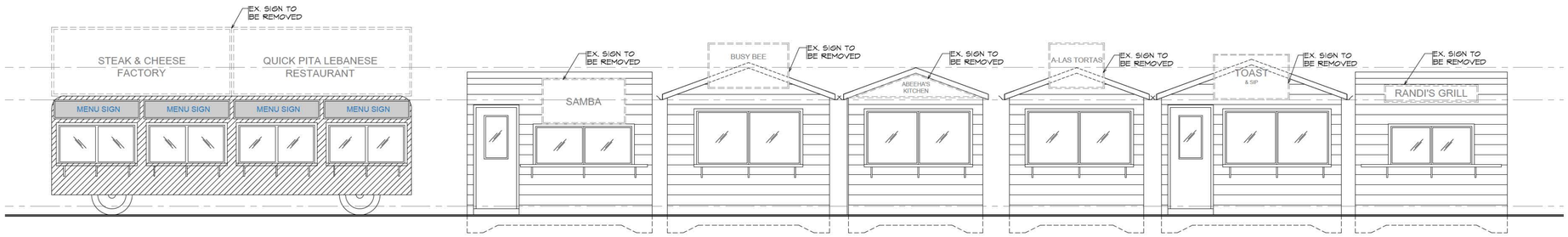
NOTES:

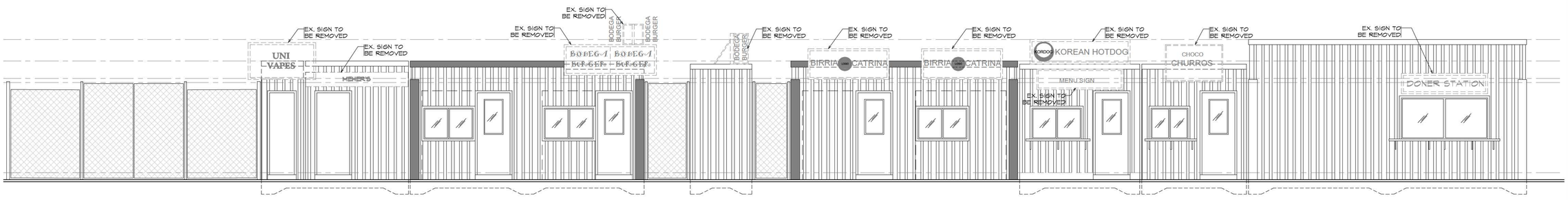
- ALL EXISTING SIGNS TO BE REMOVED



YONGE ST. ELEVATION

SCALE: 1/4" = 1'-0"





GOULD ST. ELEVATION

SCALE: 1/4" = 1'-0"

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PROJECT: YONGE ST. – ALTERATION
335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

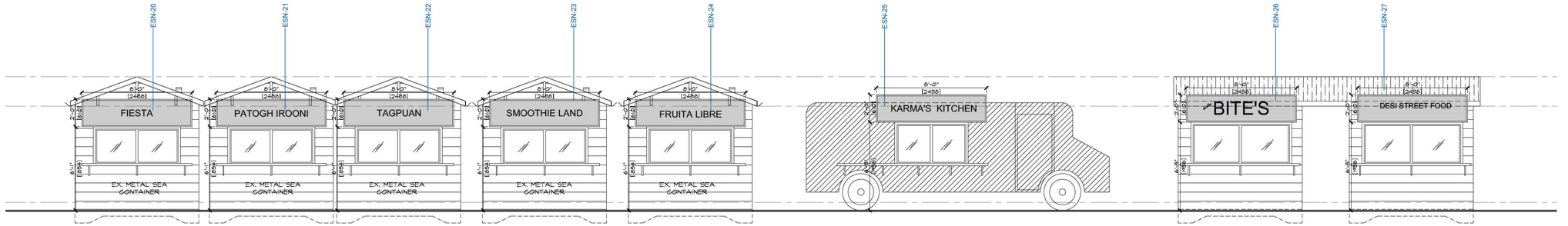
DRAWING: EXISTING ELEVATION'S SIGNS

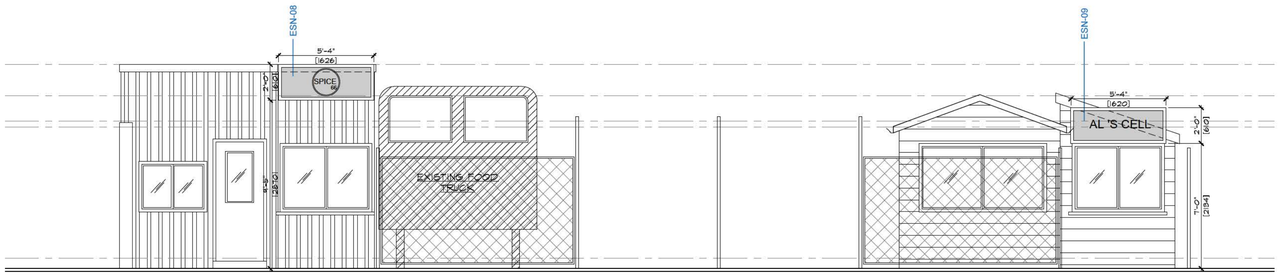
[redacted]

DATE: MAR 2025
DESIGN: OAN
DRAFTING: AB
ISSUED:
ACAD:
PROJ. No.: 18-25

A-03

TITTLE BLOCK 36x24_IMPERIAL





YONGE ST. ELEVATION

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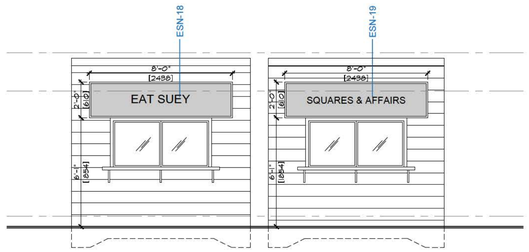

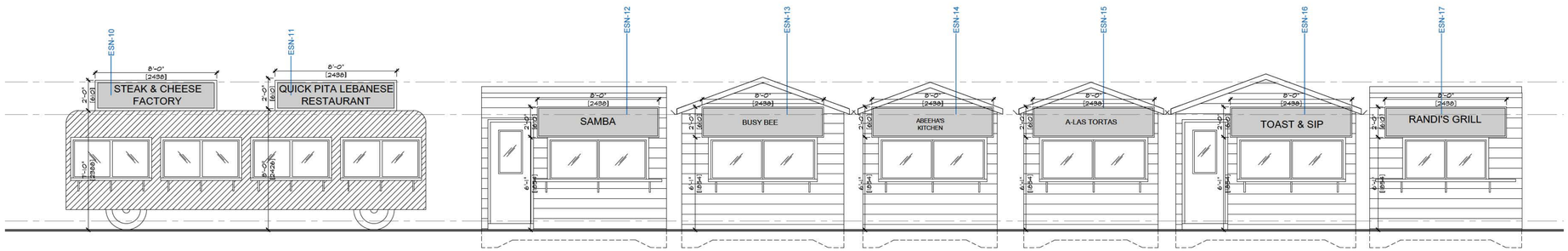

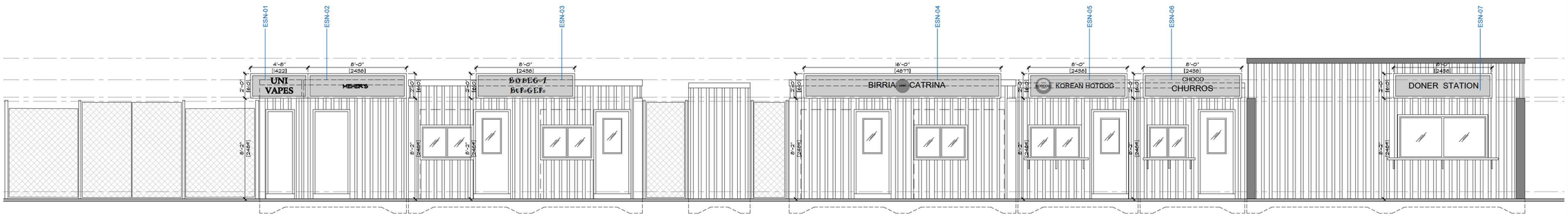

GOULD ST. ELEVATION

SCALE: 1/4" = 1'-0"

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PROJECT: YONGE ST. – ALTERATION

335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

DRAWING: PROPOSED ELEVATION'S SIGNS

[redacted]

DATE:	MAR 2025
DESIGN:	OAN
DRAFTING:	AB
ISSUED:	
ACAD:	
PROJ. No.:	18-25

A-04

TITTLE BLOCK 36x24_IMPERIAL

YONGE ST. - ALTERATION

335 YONGE ST. TORONTO , ON

GENERAL NOTES AND SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE, ONTARIO REGULATION 423/06 INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL OR LOCAL APPLICATION. AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS OF SPECIFIED STANDARDS, CODES OR REFERENCED DOCUMENTS.

AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

VERIFY THAT ALL WORK AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVEL'S, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2 SITE WORK

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO A MINIMUM OF 1'-0" DEEP AND 2'-0" BEYOND THE BUILDING PERIMETER.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO A MINIMUM 4'-0" BELOW FINISHED GRADES (OR AS NOTED ON PLANS) AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 12 " THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING, WATER SUPPLY WELL OR SEPTIC TANK DISPOSAL BED AND ENSURE PROPER POSITIVE SURFACE DRAINAGE.

DIVISION 3 CONCRETE

CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2200 PSI (15 MPA) AFTER 28 DAYS WITH MAXIMUM 4" SLUMP. (20 1.1 P2) STEPPED FOOTINGS TO HAVE A MINIMUM 2'-0" HORIZONTAL DISTANCE BETWEEN STEPS. VERTICAL STEPS TO BE 2/3 OF THE HORIZONTAL STEPPED DISTANCE A MAXIMUM OF 5'-0" DEEP. FOOTINGS TO BE MINIMUM 8" DEEP (SEE 9.15.3.8 O.B.C.) AND MINIMUM 4" PROJECTION BEYOND FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED ON THE DRAWINGS. FOOTINGS TO ADEQUATELY SUPPORT ALL SUPERIMPOSED LOADS WITH A MINIMUM BEARING CAPACITY OF 2500 PSF. FOUNDATION WALLS TO EXTEND UP MINIMUM 6" ABOVE FINISHED GRADE. REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT. TIE MASONRY TO MINIMUM 4" WIDE X MINIMUM 8" HIGH CONCRETE UPSTAND WITH DOVE TAIL MASONRY ANCHORS AT 8" OC VERTICALLY AND 3'-0" OC HORIZONTALLY. FILL COLLAR JOINT SOLID WITH MORTAR. PROVIDE 4" X 4" BRICK KEY AT TOP OF FOUNDATION WALL. PROVIDE BEAM POCKETS (DENOTED ON PLANS) WHEREVER STEEL BEAMS BEAR ON THE CONC. FOUNDATION WALL.

CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 3000 PSI(25 MPA) AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT. OTHER SLABS TO BE MINIMUM 2200 PSI(15 MPA) AT 28 DAYS. CONCRETE SLABS ON GRADE TO BE MINIMUM 3" THICK AND SET ON MINIMUM 8" CLEAR STONE FILL. GRADE SLABS ON GRADE TO BE MINIMUM 4" THICK AND REINFORCED WITH 10M REBAR AT 24" OC LOCATED NEAR MID-DEPTH OF THE SLAB. HABITABLE ROOMS ON CONCRETE SLAB TO BE DAM-PROOFED WITH 6 MIL POLYETHELENE.

DIVISION 4 MASONRY

BRICK VENEER CONSTRUCTION TO BE TIED TO SOLID WOOD FRAMING MEMBERS WITH 1" X 7" X 22 GAUGE, CORRUGATED, CORROSION RESISTANT STRAPS AT 16" OC HORIZONTAL AND 24" OC VERTICAL.

PROVIDE WEEP HOLES SPACED AT 2'-0" OC AT THE BOTTOM COURSE OF BRICK AND OVER ALL OPENINGS. PROVIDE 6 MIL BLACK REINFORCED POLYETHYLENE DAMP COURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING PAPER.

MASONRY CORBELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1" PROJECTION PER COURSE AND TOTAL PROJECTION NOT TO EXCEED 1/3 OF WALL THICKNESS.

DIVISION 5 METALS

STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND A MINIMUM WALL THICKNESS OF 3/16" FITTED WITH A 4" X 4" X 3/16" STEEL PLATE AT EACH END. WHERE AREA OF SUPPORTED FLOOR EXCEEDS 220 SQ. FT. OR IS FOR TWO FLOORS OR MORE, THE STEEL PIPE COLUMN TO BE A MINIMUM OUTSIDE DIAMETER OF 3 1/2" AND A MINIMUM WALL THICKNESS OF 0.188" WITH A 4" X 8" X 3/8" PLATES. TOP STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM TWO 1/2" DIAMETER BOLTS PLACED MINIMUM 4" DEEP INTO FOOTING OR TO BE POURED IN PLACE WITH THE FLOOR SLAB.

ALL STEEL BEAMS REQUIRE MINIMUM 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS OR COLUMNS.

ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE
SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PLANT.

ALL FLOOR JOISTS AND FRAMING LUMBER TO BE NO. 2 GRADE SPRUCE OR BETTER. ALL WOOD LINTELS OVER OPENINGS TO BE 2-2"X10" UNDER DOUBLE TOP PLATE UNLESS OTHERWISE NOTED. ALL LOAD BEARING WOOD STUD PARTITIONS TO HAVE A DOUBLE TOP PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID-GIRTS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF LOAD BEARING STUD PARTITIONS.

SILL PLATES TO BE 2" X 4" ON SILL PLATE GASKET (ETHAFOAM) AND FASTENED ONTO TOP OF POURED CONCRETE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS AT 7'-0" OC AND EMBEDDED MINIMUM 4" INTO CONCRETE.

LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

INTERIOR WOOD BEARING WALLS IN BASEMENT TO BE 2" X 6" AT 16" OC ON 6 MIL POLYETHYLENE AND ANCHORED SECURELY THROUGH ASHLAR COURSE TO CONCRETE FOOTING WITH 5/8" DIAMETER BOLTS AT 7'-0" OC. EXTERIOR STUDS TO BE 2" X 6" AT 16" OC AND INTERIOR WOOD STUD FIRST FLOOR TO BE 2" X 4" AT 16" OC. EXTERIOR AND INTERIOR WOOD STUD WALLS TO BE 2" X 4" AT 16 OC. INTERIOR WOOD STUD WALLS AT BASEMENT PERIMETER TO BE 2" X 4" AT 16" OC.

ALL NON-LOAD BEARING WOOD STUD WALLS TO BE 2" X 4" AT 16" OC.

PROVIDE RIBBON BOARDS MINIMUM 1" X 4" EACH SIDE OF STEEL BEAM FOR LATERAL SUPPORT.

JOISTS TO HAVE A MINIMUM 1 1/2" END BEARING WHEREAS WOOD BEAMS TO HAVE MINIMUM 3 5/8" END BEARING. JOISTS FRAMED INTO THE SIDE OF WOOD BEAMS TO BE SUPPORTED ON METAL JOISTS HANGERS. JOIST HANGERS ARE ALSO REQUIRED WHERE HEADERS, TRIMMERS AND DOUBLE JOISTS FRAME INTO THE SIDE OF OTHER MEMBERS. JOISTS EXCEEDING 10'-8" IN LENGTH TO BE DETERMINED BY CALCULATION. TRIMMER JOISTS TO BE DOUBLED WHEN LENGTH OF HEADER JOISTS EXCEED 2'-8". WHEN HEADER JOIST LENGTH EXCEEDS 6'-8" THE SIZE OF TRIMMER JOISTS TO BE DETERMINED BY CALCULATION. PROVIDE FRAMING OR SOLID BLOCKING AS REQUIRED FOR PROPER LOAD TRANSFER OF POINT LOADS FROM ABOVE.

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOADBEARING PARTITIONS OVER 6'-0" IN LENGTH PARALLEL TO FLOOR JOIST. WHEN SUCH PARTITIONS CONTAIN NO FULL HEIGHT OPENINGS THE JOISTS DO NOT NEED TO BE DOUBLED. DOUBLE JOISTS CAN BE SEPARATED BY MAXIMUM 8" APART BY USING 2" X 4" SOLID WOOD BLOCKING AT 4'-0" OC. CANTILEVERED FLOOR JOIST SUPPORTING ROOF LOADS HAVE TO EXTEND INWARD AWAY FROM THE CANTILEVERED SUPPORT FOR A DISTANCE EQUAL TO AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER. JOISTS AND BEAMS TO BE STAGGERED MINIMUM 4" AT PARTY WALL.

ALL BRIDGING TO BE 2" X 2" WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-10" OC. WHERE CLEAR SPAN OF FLOOR JOIST IS WITHIN 18" OF MAXIMUM SPAN PERMITTED PROVIDE BRIDGING AT 4'-0" OC.

TYPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOORING ON 5/8" TONGUE AND GROOVE SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON DRAWINGS. PROVIDE MORTAR SCRATCH COAT ON SHEATHING AT LOCATIONS WHERE CERAMIC TILE IS USED ON FLOORS.

NAIL AND GLUE ALL PLYWOOD TO JOISTS.

TYPICAL ROOF CONSTRUCTION TO CONSIST OF 215 LB. ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" OC. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2" X 4" TRUSS BRACING AT 7'-0" OC. AT BOTTOM CHORD OR AS PER MANUFACTURER'S DESIGN.

INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 8". A MINIMUM RUN OF 8 1/4", AND A MINIMUM TREAD WIDTH OF 9 1/4". BASEMENT STAIR TO BE 3'-1" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 3'-6" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER. INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-5" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ARE ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30 DEGREES AND MAXIMUM TURN OF 90 DEGREES LANDING TO BE AS LONG AS THE STAIR WIDTH.

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-0" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-0" ABOVE NOSING OR BALCONY LEVEL.

PROVIDE ONE 3/4" THICK X 12" WIDE WOOD SHELF COMPLETE WITH COAT ROD AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" THICK X 12" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS. CONCRETE FOUNDATIONS WALLS TO BE DAMP-PROOFED TO BE COVERED WITH A LIBERAL COAT OF BITUMINOUS MATERIAL. COVE DAMP-PROOFING OVER ALL FOOTING AND OBSTRUCTIONS TO PROVIDE WATERPROOF JUNCTION.

PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT FLOOR, CEILING, ROOF LEVELS AND AT STAIRS. CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKING AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE IS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

PROVIDE THE FOLLOWING MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING CONSTRUCTION:

- CEILING BELOW AN ATTIC OR ROOF SPACE (R-32)
- EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R-19)
- CONCRETE FOUNDATION WALL (R-12)

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS FROM THE UNDERSIDE OF SUB FLOOR SHEATHING TO 1/2" ABOVE BASEMENT FLOOR SLAB. INSULATION TO BE R-8 BATT INSULATION IN 2" X 4" STUDS COMPLETE WITH INTEGRAL 6 MIL POLYETHYLENE VAPOUR RETARDER.

WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MIL TYPE 1 VAPOUR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOUR RETARDANT CAUSED BY INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING. TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOUR RETARDANT IN THE BUILDING ENVELOPE.

EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LEXSUCO CANADA LTD. OR TYP 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS:

- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH.
- OPENINGS IN EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEED 1/4 OF HORIZONTAL EAVE OVERHANG.
- BENEATH SANDSTONE AND JOINTED MASONRY WINDOW SILLS.
- OPEN VALLEYS TO BE FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL MINIMUM 2'-0" WIDE WITH A LAYER OF #15 ROOFING PAPER OR FELT UNDERLAY; OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55 LB. MINIMUM NOT LESS THAN 18" WIDE AND TOP LAYER 90 LB. MINIMUM 36" WIDE
- INTERSECTIONS OF ASPHALT SHINGLE ROOF AND MASONRY WALLS OR CHIMNEYS TO BE PROTECTED BY COUNTER FLASHING IMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6" DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4". FLASHING ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3" HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3" BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY.
- THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER.
- CHIMNEY FLASHING IS REQUIRED AT THE INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

ROOF EAVE TO BE FINISHED WITH PRE FINISHED ALUMINUM EAVES TROUGH, FASCIA AND VENTED SOFFIT. PROVIDE ONE PRE FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWN SPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRE CAST CONCRETE SPLASH PADS TO PREVENT EROSION.

ROOF SPACE VENTILATION TO BE 1/300 OF INSULATED AREA FOR ROOF SLOPES GREATER THAN 2 IN 12 AND 1/150 OF INSULATED AREA FOR ROOF SLOPES LESS THAN 2 IN 12 OR ANY ROOF WHERE AN INTERIOR FINISH IS APPLIED TO THE UNDERSIDE OF THE ROOF RAFTERS. NOT MORE THAN HALF OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED NEAR THE RIDGE EXCEPT FOR CATHEDRAL CEILINGS AND ROOFS WHERE CONTINUOUS RIDGE AND EAVE VENTILATION IS REQUIRED. ALL VENTILATION OPENINGS TO BE PROTECTED FROM THE WEATHER AND INSECTS. VENTS TO BE CONSTRUCTED OF RUST PROOF MATERIAL.

PROVIDE TYPE 'S' ROLL ROOFING OR DOUBLE LAYER OF N0. 15 ASPHALT SATURATED FELTS AS EAVE PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (SEE O.B.C. 9.27.5.2.(1))

PROVIDE CAULKING BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR CONSTRUCTION MATERIALS. AT BUILDING EXTERIOR THE JUNCTIONS OF ALL DISSIMILAR MATERIALS TO BE CAULKED TO PREVENT HEAT LOSS AND AIR INFILTRATION.

DIVISION 8 DOORS AND WINDOWS

WINDOW SIZES AND TYPES TO BE AS DENOTED ON PLANS. ALL WINDOWS TO BE DOUBLE GLAZED OR TO INCLUDE REMOVABLE STORM WINDOWS IN ORDER TO MINIMIZE HEAT LOSS AND AIR INFILTRATION. MINIMUM SIZE OF TRANSPARENT OPENINGS FOR HABITABLE ROOMS TO BE 10% OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5% OF APPLICABLE FLOOR AREA. AT LEAST ONE WINDOW PER BEDROOM TO HAVE AND INDIVIDUAL UNOBSTRUCTED OPENING NOT LESS THAT 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS THAN 15"

DOOR SIZES AND TYPES TO BE AS DENOTED ON PLANS. MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCK SET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. ALL GLASS IN SIDE LIGHTS GREATER THAN 20", IN SLIDING PATIO DOORS AND IN STORM DOORS TO BE LAMINATED OR TEMPERED SAFETY GLASS. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE A SOLID CORE EXTERIOR TYPE WITH A SELF CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE A MIN 6" HIGH STEP AT THIS DOOR.

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20" X 28", AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED.

ACCEPTABLE MATERIALS:

ALL WINDOWS SHOWN ON DRAWINGS TO BE AS MANUFACTURED BY:
TYPE: METAL CLAD CASEMENT

DIVISION 9 FINISHES

SOUND TRANSMISSION CLASSIFICATION RATINGS BETWEEN DWELLING UNITS TO BE MINIMUM 45 DECIBELS. FLAME SPREAD RATING OR INTERIOR FINISHES TO BE 150 MAXIMUM OR 200 MAXIMUM WHEN P.O.C. DETECTORS ARE INSTALLED.

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTOR'S SCHEDULE.

ALL EXTERIOR MOLDINGS, TRIMS, PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED BY ARCHITECTURAL ORNAMENTS OR APPROVED EQUAL.

DIVISION 10 SPECIALTIES

CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF CONSTRUCTION A MINIMUM OF 3'-0" ABOVE POINT OF CONTACT WITH ROOF BUT NOT LESS THAN 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0".

DIVISION 11 EQUIPMENT

STOVES, RANGES AND SPACES HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS' LABORATORIES OF CANADA TEST 9627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID FUELS".

DIVISION 13 SPECIAL CONSTRUCTION

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-

DIVISION 15 MECHANICAL

LOCATION OF WATER METER AND GAS METER TO BE IN ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH.

PROVIDE MINIMUM OF 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA FOR EVERY 500 SQ. FT. OF FLOOR AREA IN CRAWL SPACES AND BASEMENTS. PROVIDE MINIMUM 3 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN FINISHED OR HABITABLE AREAS. PROVIDE MINIMUM 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN BATHROOMS. WHEN MECHANICAL VENTILATION IS REQUIRED PROVIDE MINIMUM ONE AIR CHANGE PER HOUR. DISCHARGE EXHAUST DIRECTLY TO OUTDOORS AND PROVIDE BACK FLOW DAMPERS AT DUCT END OR FAN.

METAL CHIMNEYS AND VENTS TO BE ULC LABELED, CLASS B FOR GAS-FIRED FURNACES. A METAL CHIMNEY NOT SUPPORTED ON A FOUNDATION TO BE SUPPORTED BY NON-COMBUSTIBLE MATERIAL AND THE SUPPORT OF THE APPLIANCE IT SERVES.

DIVISION 16 ELECTRICAL

LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

PROVIDE 3 WAY WALL SWITCHES LOCATED AT THE HEAD AND ROOF OF EVERY STAIRWAYS EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES IN EACH KITCHEN. TWO OF THE KITCHEN RECEPTACLES MUST BE INSTALLED ABOVE THE COUNTER LEVEL.

ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF DEMISING WALL TO BE STAGGERED. ALL WALL MOUNTED EQUIPMENT (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE SEPARATION.

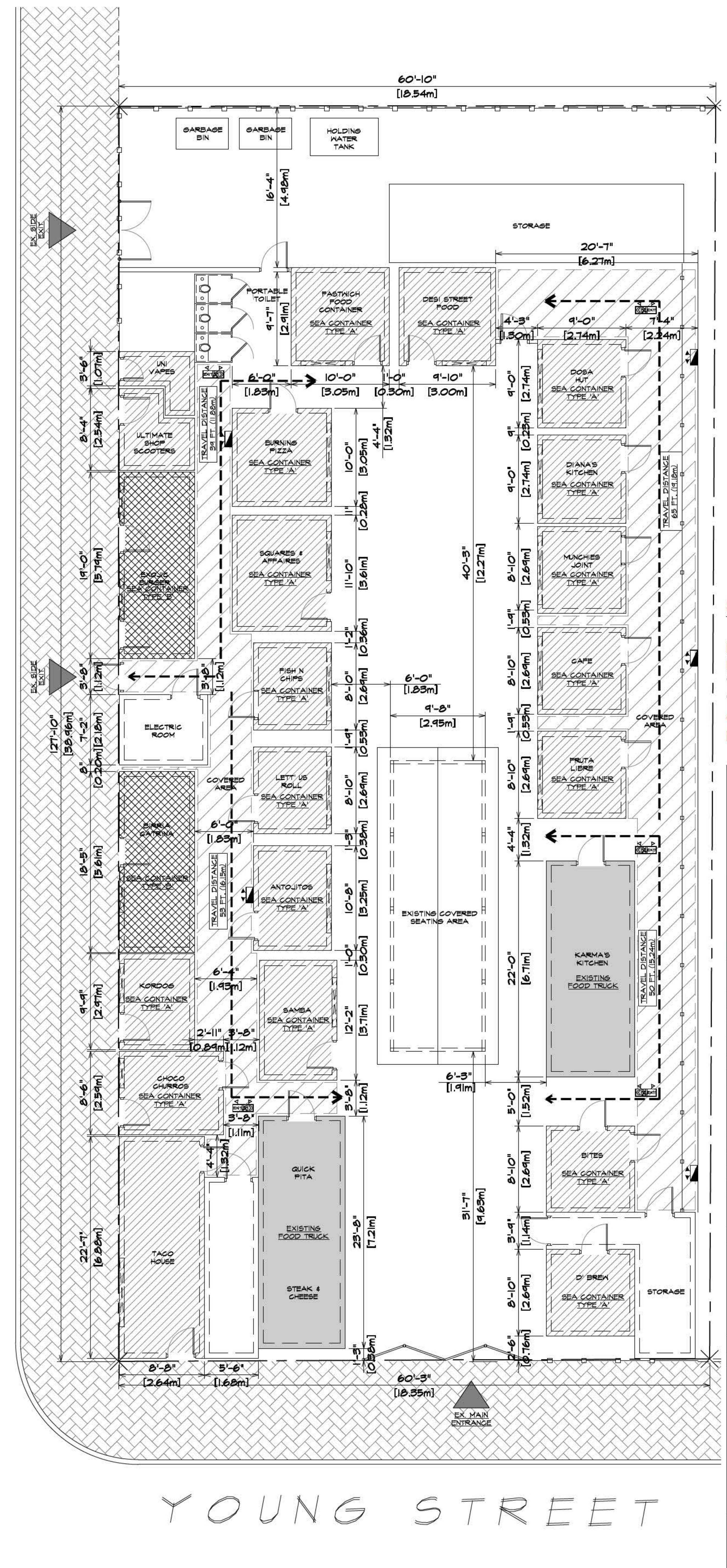
PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS ULC LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD ELECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BEDROOMS OR SLEEPING AREAS AND THE REMAINDER OF THE DWELLING UNIT, SUCH AS INDICATED ON THE DRAWINGS. THE DETECTOR TO HOUSE AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED.

GENERAL NOTES

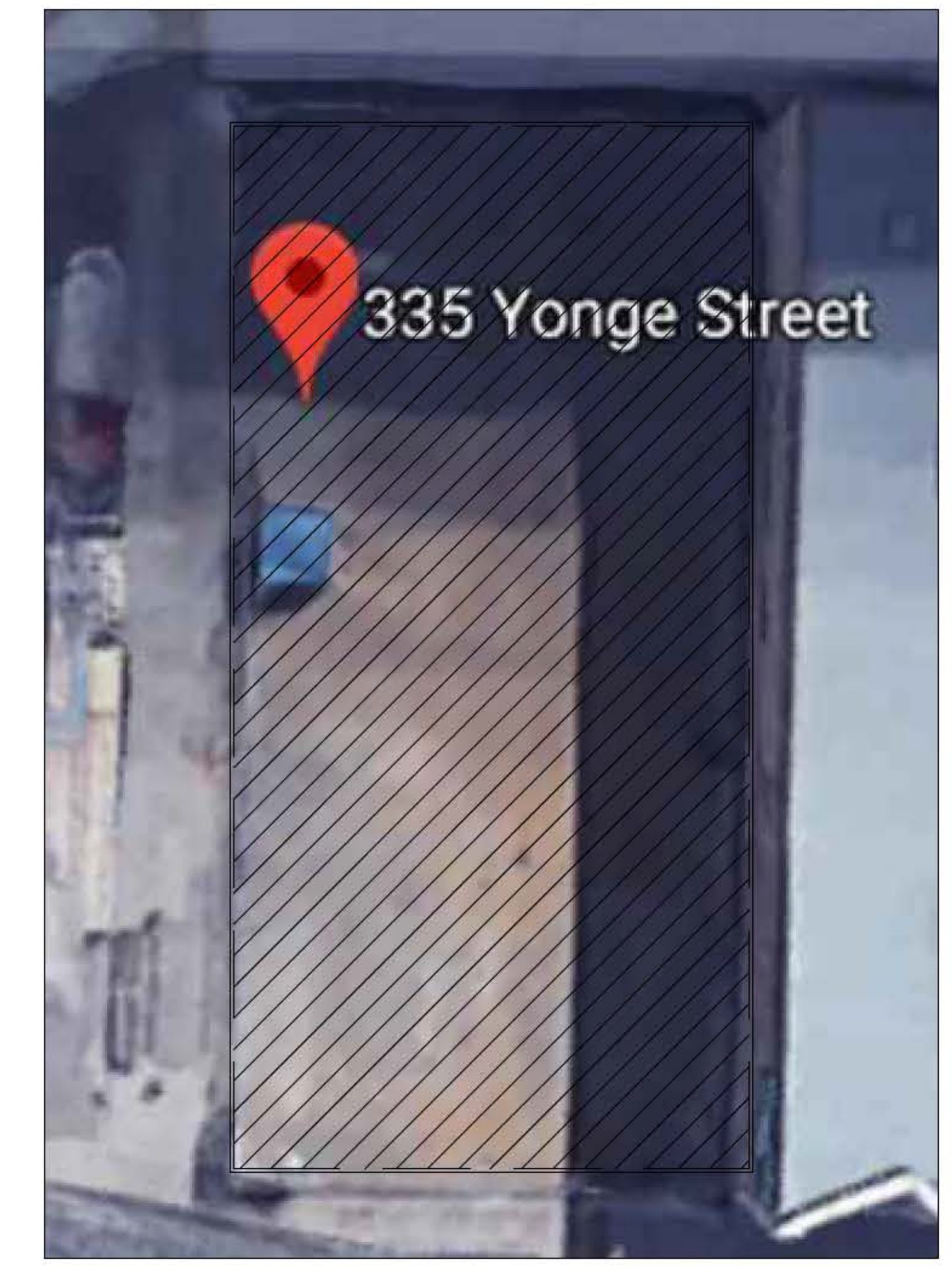
1. DESIGN, FABRICATION, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, PARTS 3 & 4.
2. ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND ANY DISCREPANCIES REPORTED TO O.A.N. ARCHITECTS INC. BEFORE PROCEEDING WITH THE WORK.
3. ANY SPECIAL CONNECTIONS (E.G. MOMENT CONNECTIONS) MUST BE DESIGNED BY A PROFESSIONAL ENGINEER AND SUBMITTED FOR APPROVAL ON A SKETCH WITH HIS/HER PROFESSIONAL SEAL.
4. MAKE GOOD ALL DISTURBED FLOOR, WALL AND CEILING FINISHES.

GENERAL CONDITIONS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND AUTHORITY HAVING JURISDICTION.
2. EACH CONTRACTOR AND/OR SUBCONTRACTOR WILL BE HELD RESPONSIBLE FOR THE EXECUTION OF A SATISFACTORY AND COMPLETE PIECE OF WORK IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. ALL INCIDENTAL ITEMS REQUIRED IN ORDER TO SATISFACTORILY COMPLETE WORK, WHETHER OR NOT PARTICULARLY SPECIFIED OR INDICATED, SHALL BE INCLUDED IN HIS CONTRACT AMOUNT.
3. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INCLUDE FOR THE COST OF ALL PERMITS, LICENSES ALL LEVIES AND IMPOSTS ASSESSED IN THE PROJECT.
4. THE GENERAL CONTRACTOR SHALL ARRANGE AND COORDINATE ALL SUB-TRADE OR SUBCONTRACTORS WORK AND PROGRESS TO ENSURE A SMOOTH & CONSISTENT JOB TO COMPLETION.
5. AT THE TERMINATION OF THE JOB, WHEN THE CONTRACTOR IS READY TO TURN THE SPACE OVER TO THE OWNER, HE SHALL ENSURE THAT ALL SERVICES, APPARATUS AND EQUIPMENT ARE INSTALLED AND COMPLETE AND HAVE BEEN INSPECTED, TESTED AND ADJUSTED AND ARE ALL IN PERFECT OPERATING CONDITION.
6. CARRY OUT A COMPLETE CLEANUP PROGRAM OF BOTH INTERIOR AND EXTERIOR (SITE). ALL REFUSE IS TO BE TRUCKED AWAY FROM SITE.
7. THE LABOUR AND INSTALLATION FOR ALL FLOOR, WALL AND CEILING FINISHES SHALL BE PROVIDED BY THE CONTRACTOR AND IT IS THE CONTRACTOR*S RESPONSIBILITY TO COORDINATE THIS WORK.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL TRADES AND PERSONNEL PRESENT ON THE SITE COMPLY WITH THE PROVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS OF ONTARIO AND ANY OTHER MUNICIPAL, PROVINCIAL OR FEDERAL STATUTE OR REGULATIONS, APPLICABLE OR PERTAINING TO HEALTH AND SAFETY.
9. THE OWNER RESERVES THE RIGHT TO MAKE DELETIONS FROM THE WORK TO BE DONE AND THE CONTRACTOR SHALL CREDIT THE OWNER WITH AN AMOUNT EQUAL TO THE FAIR MARKET VALUE OF THE SAID DELETED WORK.



SITE PLAN
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: 1/32" = 1'-0"

SITE STATISTICS:

EX. LOT AREA: 7,403.8 sq.ft. (687.76 m²)
EX. LOT FRONTAGE: 59 ft. (17.98 m)
TYPE 'A' AREA: 81.4 sq.ft. (7.56 m²)
TYPE 'B' AREA: 145.7.4 sq.ft. (13.53 m²)
COVERAGE AREA: 1.21%
NOTE: ALL EXISTING GRADES TO REMAIN

Firm Name: ARCHITECT OSAMA ABO NASSAR
Certificate of Practice Number: 4683

The Certificate of Practice Number of the holder is the holder's BCDN.

Name of Project: YONGE ST. - ALTERATION
Location: 335 YONGE ST., TORONTO, ONTARIO

ONTARIO ASSOCIATION OF ARCHITECTS — OSAMA ABO NASSAR LICENCE 6664

The Architect noted above has exercised responsible control with respect to design activities. The Architect's seal number is the architect's BCDN.

Item	Ontario Building Code Data Matrix Parts 3 & 9	ABC Reference Part 3	Part 9
1	Project Description: ☐ New ☐ Addition ☐ Change of Use √ Alteration; ☐ Part 11 11.1 to 11.4	√ Part 3 2.1.1	☐ Part 9 2.1.1 9.10.1 3
2	Major Occupancy (s) GROUP - E - 3.2.2.61.	3 1 2 1 (1)	9 10 2
3	Building Area (m²) Existing 365.54 m² New 0 M² Total 365.54 m²	1 1 3 2	1 1 3 2
4	Gross Area Existing 365.54 m² New 0 M² Total 365.54 m²	1 1 3 2	1 1 3 2
5	Number of Storeys Above grade 1 Below grade 0	3 2 1 1 & 1 1 3 2	2 1 1 3
6	Number of Streets/Fire Fighter Access 2	3 2 2 10 & 3 2 5	9 10 19
7	Building Classification GROUP - E - 3.2.2.61.	3 2 2 20 - 83	9 10 4
8	Sprinkler System Proposed ☐ entire building ☐ basement only ☐ in lieu of roof rating √ not required	3 2 2 20 - 83 3 2 1 5 3 2 2 17	9 10 8
9	Standpipe Required ☐ Yes √ No	3 2 9	N/A
10	Fire Alarm Required ☐ Yes √ No	3 2 4	9 10 18 2
11	Water Service/Supply is Adequate √ Yes ☐ No	3 2 5 7	N/A
12	High Building ☐ Yes √ No	3 2 6	N/A
13	Permitted Construction ☐ Combustible ☐ Non-combustible √ Both; Actual Construction ☐ Combustible ☐ Non-combustible √ Both	3 2 2 20 - 83	9 10 6
14	Mezzanine (s) Area m2	3 2 1 1(3) -(8)	9 10 4 1
15	Occupant Load Based on ☐ m²/person √ design of building; Basement Occupancy N/A Load N/A persons; 1st Floor Occupancy N/A Load 3 persons; 2nd Floor Occupancy N/A Load N/A persons; 3rd Floor Occupancy N/A Load N/A persons; For Additional Floors, go to page 2	3 1 17	9 9 1 3
16	Barrier-free Design ☐ Yes √ No (Explain) ______	3 8	9 5 2
17	Hazardous Substances ☐ Yes √ No	3 3 1 2 & 3 3 1 19	9 10 1 3(4)
18	Required Fire Resistance Rating (FRR): Horizontal Assemblies FRR (Hours) — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SB-2). FRR of Supporting Members — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SB-2)	3 2 2 20 - 83 & 3 2 1 4	9 10 8 9 10 9
19	Spatial Separation - Construction of Exterior Walls	3 2 3	9 10 14
20			

Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L (m2)	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Constr.	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
North				EXISTING						
South				EXISTING						
East				EXISTING						
West				EXISTING						

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OSAMA ABO NASSAR, OAA ARCHITECT

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

PROJECT: YONGE ST. – ALTERATION
335 YONGE ST., TORONTO, ONTARIO

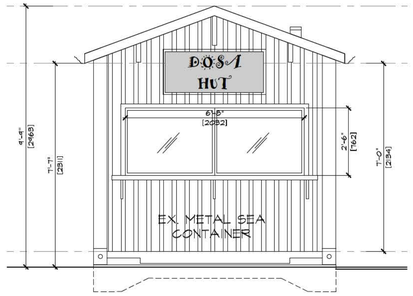
SCALE: AS NOTED

DRAWING: SITE PLAN & MATRIX

DATE: MAR 2024
DESIGN: OAN
DRAFTING: AB
ISSUED:
ACAD:
PROJ. No.: 18-25

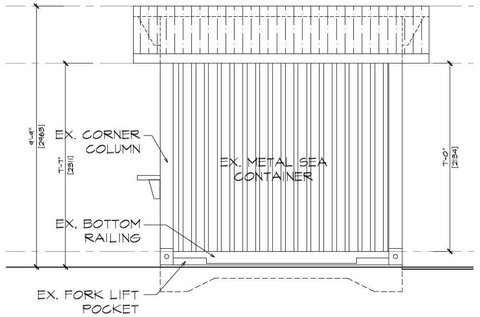
A-01

TITTLE BLOCK 36x24_IMPERIAL



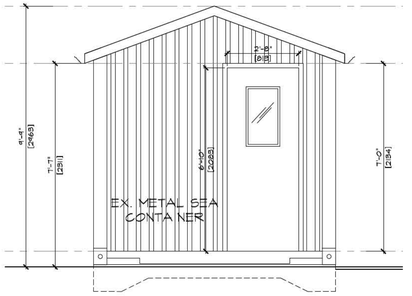
FRONT ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"



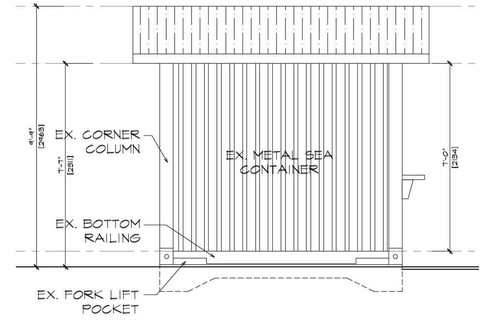
RIGHT ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"



REAR ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"



LEFT ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"

WALL LEGEND

W1

TYP. EXTERIOR WALL (SEA CONTAINER) :
- 1/2" DRYWALL - PAINTED
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 @16"C/C WOOD STUDS
- R21 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- "TYVEK" AIR BARRIER
- VERTICAL METAL SEA CONTAINER (PER ELEVATIONS)

W2

EX. EXTERIOR WALL CONSTRUCTION TO BE 45min FIRE RATED WALL AS PER ULC NO: W302 :
- 1 LAYER 1/2" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 @16"C/C WOOD STUDS
- R22 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- TYVEK" AIR BARRIER
- METAL SEA CONTAINER FINISH

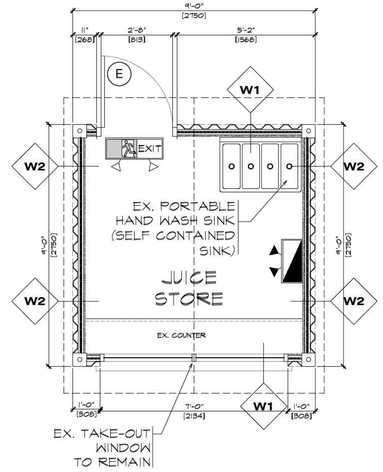
W3

ELECTRIC ROOM WALLS:

EXTERIOR WALL CONSTRUCTION TO BE 1HR FIRE RATED WALL AS PER ULC NO: W603 :
- 2 LAYER 5/8" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 STEEL STUDS @16"C/C W/ ROXUL INSULATION
- 5/8" GLASS FIBRE BOARD
- METAL SIDNS FINISH

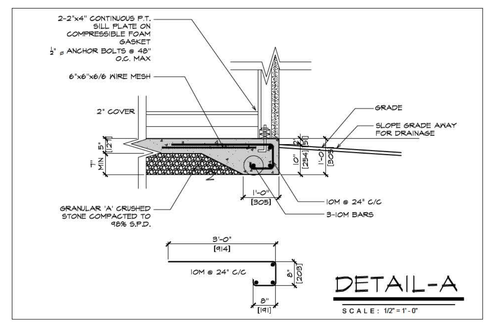
PROVIDE "GREEN RUNNING MAN" EXIT SIGN ACCORDING WITH O.B.C. REGULATIONS AND BYLAW

PROVIDE DOUBLE REMOTE HEADS EMERGENCY LIGHTS



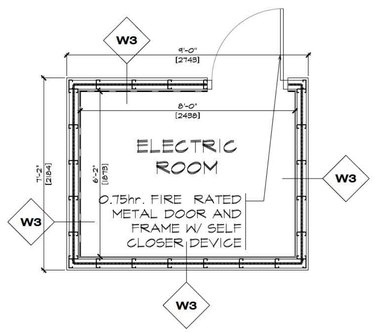
FLOOR PLAN - TYPE 'A'

SCALE: 3/8" = 1'-0"



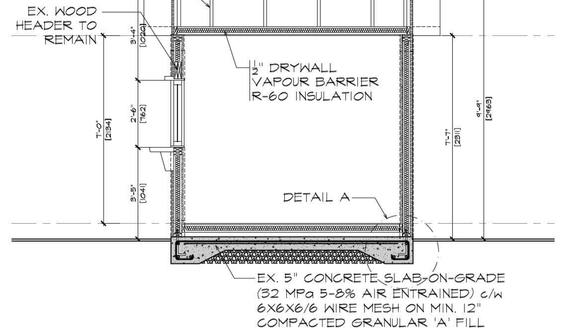
DETAIL-A

SCALE: 1/2" = 1'-0"



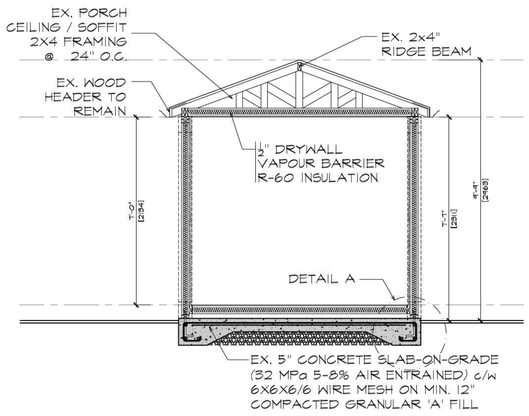
PROP. ELECTRIC ROOM

SCALE: 3/8" = 1'-0"



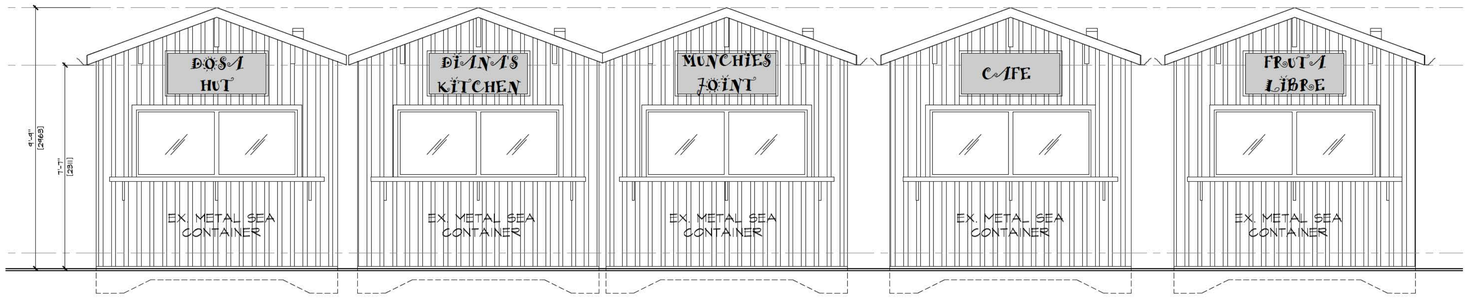
CROSS SECTION #1 - TYPE 'A'

SCALE: 3/8" = 1'-0"



CROSS SECTION #2 - TYPE 'A'

SCALE: 3/8" = 1'-0"



MAIN ELEVATIONS - TYPE 'A'

SCALE: 3/8" = 1'-0"

architect
OSAMA ABO NASSAR
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L3B 3A7
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E-mail: canarch.tez@rogers.com

OSAMA ABO NASSAR, OAA ARCHITECT

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

PROJECT:
YONGE ST. - ALTERATION
335 YONGE ST., TORONTO, ONTARIO

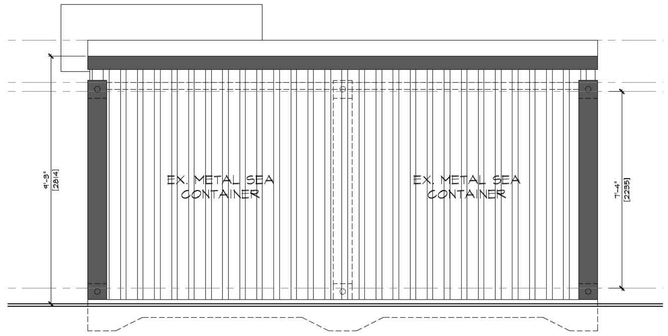
SCALE: AS NOTED

DRAWING:
FLOOR PLAN & ELEVATIONS - TYPE 'A'

DATE:	MAR 2024
DESIGN:	OAN
DRAFTING:	AB
ISSUED:	
ACAD:	
PROJ. No.:	18-25

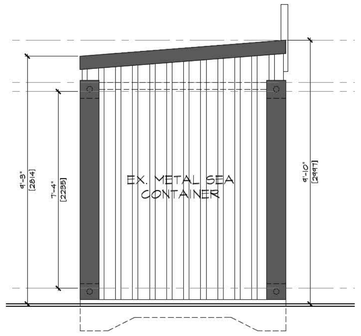
A-02

TITTLE BLOCK 36x24_IMPERIAL



REAR ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"



LEFT ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"

WALL LEGEND

W1

TYP. EXTERIOR WALL (SEA CONTAINER) :
- 1/2" DRYWALL, PAINTED
- 6 MIL POLY VAPOUR BARRIER
- 2X4 @16"C/C WOOD STUDS
- R21 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- 'TYVEK' AIR BARRIER
- VERTICAL METAL SEA CONTAINER (PER ELEVATIONS)

W2

EX. EXTERIOR WALL CONSTRUCTION TO BE 45min FIRE RATED WALL AS PER ULC NO. W802 :
- 1 LAYER 1/2" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 @16"C/C WOOD STUDS
- R22 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- 'TYVEK' AIR BARRIER
- METAL SEA CONTAINER FINISH

W3

ELECTRIC ROOM WALLS:

EXTERIOR WALL CONSTRUCTION TO BE 1HR FIRE RATED WALL AS PER ULC NO: W603 :
- 2 LAYER 5/8" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 STEEL STUDS @16"C/C W/ ROXUL INSULATION
- 5/8" GLASS FIBRE BOARD
- METAL SIDNG FINISH

PROVIDE 'GREEN RUNNING MAN' EXIT SIGN ACCORDING WITH O.B.C. REGULATIONS AND BYLAW

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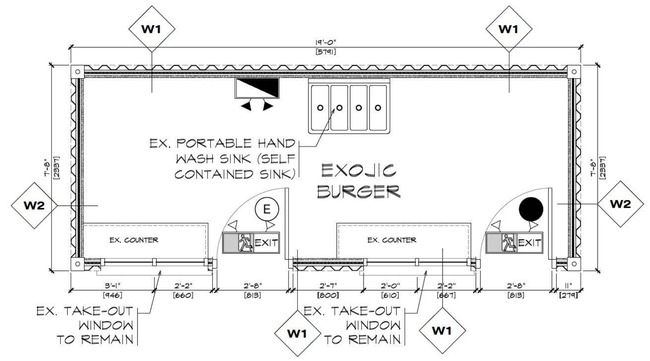
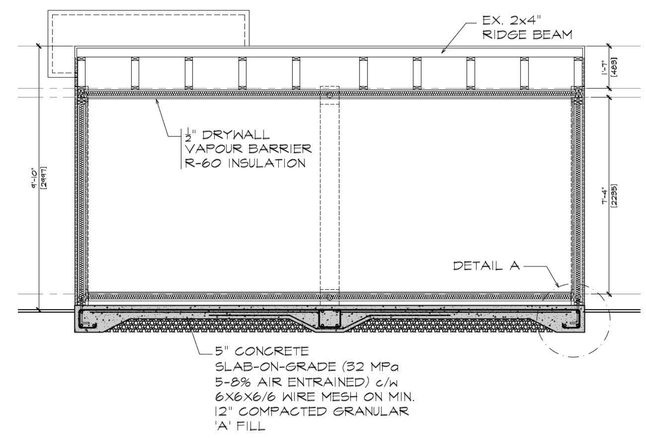


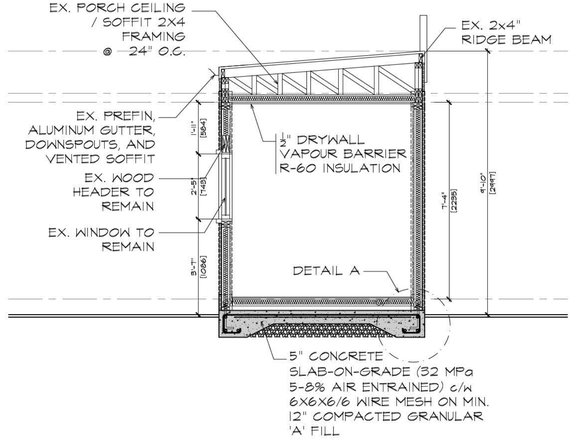
FLOOR PLAN - TYPE 'A'

SCALE: 3/8" = 1'-0"



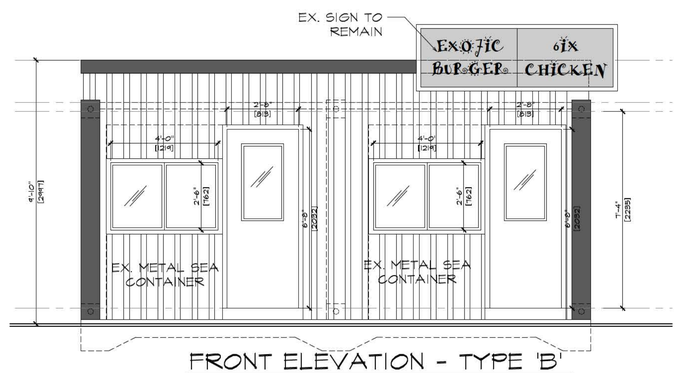
CROSS SECTION #1 - TYPE 'B'

SCALE: 3/8" = 1'-0"



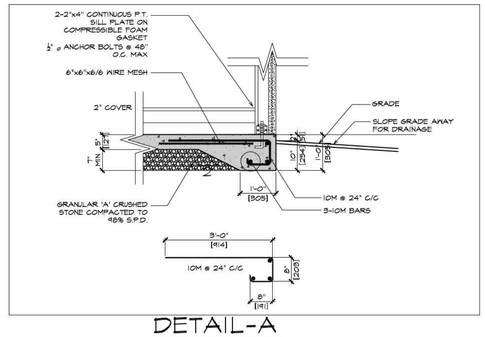
CROSS SECTION #2 - TYPE 'B'

SCALE: 3/8" = 1'-0"



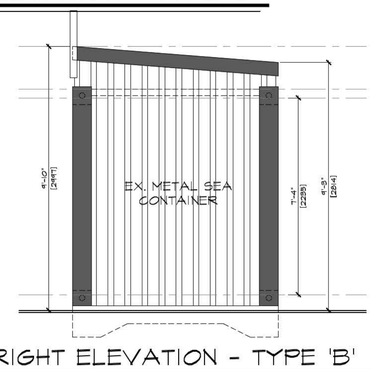
FRONT ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"



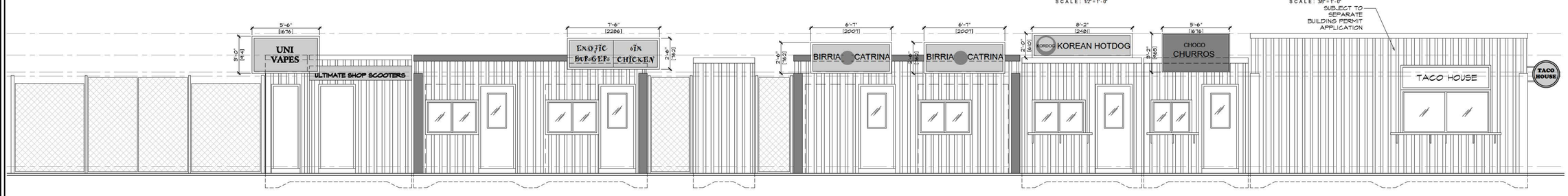
DETAIL-A

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"



MAIN ELEVATIONS - TYPE 'B'

SCALE: 1/4" = 1'-0"

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E-mail: canarch.tec@rogers.com

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

PROJECT: *YONGE ST. – ALTERATION*

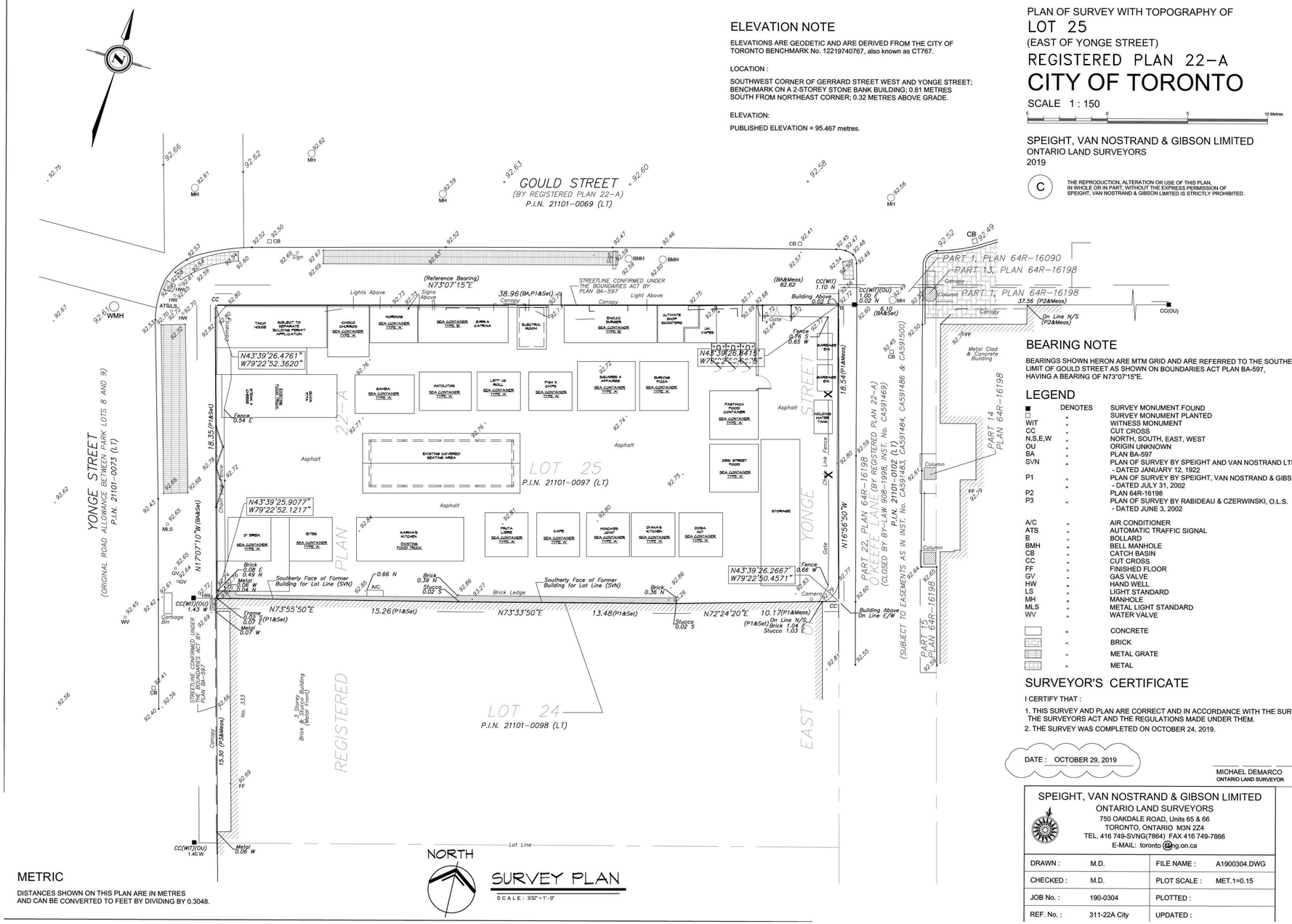
335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

DRAWING: *FLOOR PLAN & ELEVATIONS – TYPE 'B'*

DATE:	MAR 2024
DESIGN:	OAN
DRAFTING:	AB
ISSUED:	
ACAD:	
PROJ. No.:	18-25

A-03



ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. 12219740767, also known as CT767.

LOCATION :

SOUTHWEST CORNER OF GERRARD STREET WEST AND YONGE STREET; BENCHMARK ON A 2-STOREY STONE BANK BUILDING; 0.81 METRES SOUTH FROM NORTHEAST CORNER; 0.32 METRES ABOVE GRADE.

ELEVATION:

PUBLISHED ELEVATION = 95.467 metres.

PLAN OF SURVEY WITH TOPOGRAPHY OF

LOT 25

(EAST OF YONGE STREET)

REGISTERED PLAN 22-A

CITY OF TORONTO

SCALE 1 : 150

5 0 5 10 Metres

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2019

BEARING NOTE

BEARINGS SHOWN HERON ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF GOULD STREET AS SHOWN ON BOUNDARIES ACT PLAN BA-597, HAVING A BEARING OF N73°07'15"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT PLANTED
WIT	"	WITNESS MONUMENT
CC	"	CUT CROSS
N,S,E,W	"	NORTH, SOUTH, EAST, WEST
OU	"	ORIGIN UNKNOWN
BA	"	PLAN BA-597
SVN	"	PLAN OF SURVEY BY SPEIGHT AND VAN NOSTRAND LTD, O.L.S. - DATED JANUARY 12, 1922
P1	"	PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD, O.L.S. - DATED JULY 31, 2002
P2	"	PLAN 64R-16198
P3	"	PLAN OF SURVEY BY RABIDEAU & CZERWINSKI, O.L.S. - DATED JUNE 3, 2002
A/C	"	AIR CONDITIONER
ATS	"	AUTOMATIC TRAFFIC SIGNAL
B	"	BOLLARD
BMH	"	BELL MANHOLE
CB	"	CATCH BASIN
CC	"	CUT CROSS
FF	"	FINISHED FLOOR
GV	"	GAS VALVE
HW	"	HAND WELL
LS	"	LIGHT STANDARD
MH	"	MANHOLE
MLS	"	METAL LIGHT STANDARD
WV	"	WATER VALVE
	"	CONCRETE
	"	BRICK
	"	METAL GRATE
	"	METAL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 24, 2019.

DATE : OCTOBER 29, 2019

MICHAEL DEMARCO
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 OAKDALE ROAD, Units 65 & 66
TORONTO, ONTARIO M3N 2Z4
TEL. 416 749-SVNG(7864) FAX 416 749-7866
E-MAIL: toronto@sng.on.ca

DRAWN :	M.D.	FILE NAME :	A1900304.DWG
CHECKED :	M.D.	PLOT SCALE :	MET.1=0.15
JOB No. :	190-0304	PLOTTED :	
REF. No. :	311-22A City	UPDATED :	

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

architect
OSAMA ABO NASSAR
22 HELLEMS AVE.
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L3B 3A7
TEL. 289-407-0701 FAX. 905-321-1784
E-mail: canarch.tez@rogers.com

PROJECT: YONGE ST. - ALTERATION
335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

DRAWING: SURVEY PLAN

[redacted]

DATE:	MAR 2024
DESIGN:	OAN
DRAFTING:	AB
ISSUED:	
ACAD:	
PROJ. No.:	18-25

A-04

TITTLE BLOCK 36x24_IMPERIAL

TITTLE BLOCK 36x24_IMPERIAL

YONGE ST. - ALTERATION

335 YONGE ST. TORONTO , ON

GENERAL NOTES AND SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE, ONTARIO REGULATION 423/06 INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL OR LOCAL APPLICATION. AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS OF SPECIFIED STANDARDS, CODES OR REFERENCED DOCUMENTS.

AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

VERIFY THAT ALL WORK AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVEL'S, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2 SITE WORK

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO A MINIMUM OF 1'-0" DEEP AND 2'-0" BEYOND THE BUILDING PERIMETER.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO A MINIMUM 4'-0" BELOW FINISHED GRADES (OR AS NOTED ON PLANS) AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 12 " THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING, WATER SUPPLY WELL OR SEPTIC TANK DISPOSAL BED AND ENSURE PROPER POSITIVE SURFACE DRAINAGE.

DIVISION 3 CONCRETE

CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2200 PSI (15 MPA) AFTER 28 DAYS WITH MAXIMUM 4" SLUMP. (20 1.1 P2) STEPPED FOOTINGS TO HAVE A MINIMUM 2'-0" HORIZONTAL DISTANCE BETWEEN STEPS. VERTICAL STEPS TO BE 2/3 OF THE HORIZONTAL STEPPED DISTANCE A MAXIMUM OF 5'-0" DEEP. FOOTINGS TO BE MINIMUM 8" DEEP (SEE 9.15.3.8 O.B.C.) AND MINIMUM 4" PROJECTION BEYOND FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED ON THE DRAWINGS. FOOTINGS TO ADEQUATELY SUPPORT ALL SUPERIMPOSED LOADS WITH A MINIMUM BEARING CAPACITY OF 2500 PSF. FOUNDATION WALLS TO EXTEND UP MINIMUM 6" ABOVE FINISHED GRADE. REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT. TIE MASONRY TO MINIMUM 4" WIDE X MINIMUM 8" HIGH CONCRETE UPSTAND WITH DOVE TAIL MASONRY ANCHORS AT 8" OC VERTICALLY AND 3'-0" OC HORIZONTALLY. FILL COLLAR JOINT SOLID WITH MORTAR. PROVIDE 4" X 4" BRICK KEY AT TOP OF FOUNDATION WALL. PROVIDE BEAM POCKETS (DENOTED ON PLANS) WHEREVER STEEL BEAMS BEAR ON THE CONC. FOUNDATION WALL.

CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 3000 PSI(25 MPA) AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT. OTHER SLABS TO BE MINIMUM 2200 PSI(15 MPA) AT 28 DAYS. CONCRETE SLABS ON GRADE TO BE MINIMUM 3" THICK AND SET ON MINIMUM 8" CLEAR STONE FILL. GRADE SLABS ON GRADE TO BE MINIMUM 4" THICK AND REINFORCED WITH 10M REBAR AT 24" OC LOCATED NEAR MID-DEPTH OF THE SLAB. HABITABLE ROOMS ON CONCRETE SLAB TO BE DAM-PROOFED WITH 6 MIL POLYETHELENE.

DIVISION 4 MASONRY

BRICK VENEER CONSTRUCTION TO BE TIED TO SOLID WOOD FRAMING MEMBERS WITH 1" X 7" X 22 GAUGE, CORRUGATED, CORROSION RESISTANT STRAPS AT 16" OC HORIZONTAL AND 24" OC VERTICAL.

PROVIDE WEEP HOLES SPACED AT 2'-0" OC AT THE BOTTOM COURSE OF BRICK AND OVER ALL OPENINGS. PROVIDE 6 MIL BLACK REINFORCED POLYETHYLENE DAMP COURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING PAPER.

MASONRY CORBELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1" PROJECTION PER COURSE AND TOTAL PROJECTION NOT TO EXCEED 1/3 OF WALL THICKNESS.

DIVISION 5 METALS

STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND A MINIMUM WALL THICKNESS OF 3/16" FITTED WITH A 4" X 4" X 3/16" STEEL PLATE AT EACH END. WHERE AREA OF SUPPORTED FLOOR EXCEEDS 220 SQ. FT. OR IS FOR TWO FLOORS OR MORE, THE STEEL PIPE COLUMN TO BE A MINIMUM OUTSIDE DIAMETER OF 3 1/2" AND A MINIMUM WALL THICKNESS OF 0.188" WITH A 4" X 8" X 3/8" PLATES. TOP STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM TWO 1/2" DIAMETER BOLTS PLACED MINIMUM 4" DEEP INTO FOOTING OR TO BE POURED IN PLACE WITH THE FLOOR SLAB.

ALL STEEL BEAMS REQUIRE MINIMUM 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS OR COLUMNS.

ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE
SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PLANT.

ALL FLOOR JOISTS AND FRAMING LUMBER TO BE NO. 2 GRADE SPRUCE OR BETTER. ALL WOOD LINTELS OVER OPENINGS TO BE 2-2"X10" UNDER DOUBLE TOP PLATE UNLESS OTHERWISE NOTED. ALL LOAD BEARING WOOD STUD PARTITIONS TO HAVE A DOUBLE TOP PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID-GIRTS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF LOAD BEARING STUD PARTITIONS.

SILL PLATES TO BE 2" X 4" ON SILL PLATE GASKET (ETHAFOAM) AND FASTENED ONTO TOP OF POURED CONCRETE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS AT 7'-0" OC AND EMBEDDED MINIMUM 4" INTO CONCRETE.

LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

INTERIOR WOOD BEARING WALLS IN BASEMENT TO BE 2" X 6" AT 16" OC ON 6 MIL POLYETHYLENE AND ANCHORED SECURELY THROUGH ASHLAR COURSE TO CONCRETE FOOTING WITH 5/8" DIAMETER BOLTS AT 7'-0" OC. EXTERIOR STUDS TO BE 2" X 6" AT 16" OC AND INTERIOR WOOD STUD FIRST FLOOR TO BE 2" X 4" AT 16" OC. EXTERIOR AND INTERIOR WOOD STUD WALLS TO BE 2" X 4" AT 16 OC. INTERIOR WOOD STUD WALLS AT BASEMENT PERIMETER TO BE 2" X 4" AT 16" OC.

ALL NON-LOAD BEARING WOOD STUD WALLS TO BE 2" X 4" AT 16" OC.

PROVIDE RIBBON BOARDS MINIMUM 1" X 4" EACH SIDE OF STEEL BEAM FOR LATERAL SUPPORT.

JOISTS TO HAVE A MINIMUM 1 1/2" END BEARING WHEREAS WOOD BEAMS TO HAVE MINIMUM 3 5/8" END BEARING. JOISTS FRAMED INTO THE SIDE OF WOOD BEAMS TO BE SUPPORTED ON METAL JOISTS HANGERS. JOIST HANGERS ARE ALSO REQUIRED WHERE HEADERS, TRIMMERS AND DOUBLE JOISTS FRAME INTO THE SIDE OF OTHER MEMBERS. JOISTS EXCEEDING 10'-8" IN LENGTH TO BE DETERMINED BY CALCULATION. TRIMMER JOISTS TO BE DOUBLED WHEN LENGTH OF HEADER JOISTS EXCEED 2'-8". WHEN HEADER JOIST LENGTH EXCEEDS 6'-8" THE SIZE OF TRIMMER JOISTS TO BE DETERMINED BY CALCULATION. PROVIDE FRAMING OR SOLID BLOCKING AS REQUIRED FOR PROPER LOAD TRANSFER OF POINT LOADS FROM ABOVE.

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOADBEARING PARTITIONS OVER 6'-0" IN LENGTH PARALLEL TO FLOOR JOIST. WHEN SUCH PARTITIONS CONTAIN NO FULL HEIGHT OPENINGS THE JOISTS DO NOT NEED TO BE DOUBLED. DOUBLE JOISTS CAN BE SEPARATED BY MAXIMUM 8" APART BY USING 2" X 4" SOLID WOOD BLOCKING AT 4'-0" OC. CANTILEVERED FLOOR JOIST SUPPORTING ROOF LOADS HAVE TO EXTEND INWARD AWAY FROM THE CANTILEVERED SUPPORT FOR A DISTANCE EQUAL TO AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER. JOISTS AND BEAMS TO BE STAGGERED MINIMUM 4" AT PARTY WALL.

ALL BRIDGING TO BE 2" X 2" WOOD CROSS BRACING OR SOLID WOOD BLOCKING AT 6'-10" OC. WHERE CLEAR SPAN OF FLOOR JOIST IS WITHIN 18" OF MAXIMUM SPAN PERMITTED PROVIDE BRIDGING AT 4'-0" OC.

TYPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOORING ON 5/8" TONGUE AND GROOVE SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON DRAWINGS. PROVIDE MORTAR SCRATCH COAT ON SHEATHING AT LOCATIONS WHERE CERAMIC TILE IS USED ON FLOORS.

NAIL AND GLUE ALL PLYWOOD TO JOISTS.

TYPICAL ROOF CONSTRUCTION TO CONSIST OF 215 LB. ASPHALT SHINGLES ON 3/8" PLYWOOD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" OC. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2" X 4" TRUSS BRACING AT 7'-0" OC. AT BOTTOM CHORD OR AS PER MANUFACTURER'S DESIGN.

INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 8". A MINIMUM RUN OF 8 1/4", AND A MINIMUM TREAD WIDTH OF 9 1/4". BASEMENT STAIR TO BE 3'-1" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 3'-6" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER. INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-5" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ARE ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30 DEGREES AND MAXIMUM TURN OF 90 DEGREES LANDING TO BE AS LONG AS THE STAIR WIDTH.

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-0" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-0" ABOVE NOSING OR BALCONY LEVEL.

PROVIDE ONE 3/4" THICK X 12" WIDE WOOD SHELF COMPLETE WITH COAT ROD AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" THICK X 12" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS. CONCRETE FOUNDATIONS WALLS TO BE DAMP-PROOFED TO BE COVERED WITH A LIBERAL COAT OF BITUMINOUS MATERIAL. COVE DAMP-PROOFING OVER ALL FOOTING AND OBSTRUCTIONS TO PROVIDE WATERPROOF JUNCTION.

PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT FLOOR, CEILING, ROOF LEVELS AND AT STAIRS. CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKING AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE IS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

PROVIDE THE FOLLOWING MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING CONSTRUCTION:

- CEILING BELOW AN ATTIC OR ROOF SPACE (R-32)
- EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R-19)
- CONCRETE FOUNDATION WALL (R-12)

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS FROM THE UNDERSIDE OF SUB FLOOR SHEATHING TO 1/2" ABOVE BASEMENT FLOOR SLAB. INSULATION TO BE R-8 BATT INSULATION IN 2" X 4" STUDS COMPLETE WITH INTEGRAL 6 MIL POLYETHYLENE VAPOUR RETARDER.

WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MIL TYPE 1 VAPOUR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOUR RETARDANT CAUSED BY INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING. TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOUR RETARDANT IN THE BUILDING ENVELOPE.

EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LEXSUCO CANADA LTD. OR TYP 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS:

- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH.
- OPENINGS IN EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEED 1/4 OF HORIZONTAL EAVE OVERHANG.
- BENEATH SANDSTONE AND JOINTED MASONRY WINDOW SILLS.
- OPEN VALLEYS TO BE FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL MINIMUM 2'-0" WIDE WITH A LAYER OF #15 ROOFING PAPER OR FELT UNDERLAY; OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55 LB. MINIMUM NOT LESS THAN 18" WIDE AND TOP LAYER 90 LB. MINIMUM 36" WIDE
- INTERSECTIONS OF ASPHALT SHINGLE ROOF AND MASONRY WALLS OR CHIMNEYS TO BE PROTECTED BY COUNTER FLASHING IMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6" DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4". FLASHING ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3" HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3" BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY.
- THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER.
- CHIMNEY FLASHING IS REQUIRED AT THE INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

ROOF EAVE TO BE FINISHED WITH PRE FINISHED ALUMINUM EAVES TROUGH, FASCIA AND VENTED SOFFIT. PROVIDE ONE PRE FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWN SPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRE CAST CONCRETE SPLASH PADS TO PREVENT EROSION.

ROOF SPACE VENTILATION TO BE 1/300 OF INSULATED AREA FOR ROOF SLOPES GREATER THAN 2 IN 12 AND 1/150 OF INSULATED AREA FOR ROOF SLOPES LESS THAN 2 IN 12 OR ANY ROOF WHERE AN INTERIOR FINISH IS APPLIED TO THE UNDERSIDE OF THE ROOF RAFTERS. NOT MORE THAN HALF OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED NEAR THE RIDGE EXCEPT FOR CATHEDRAL CEILINGS AND ROOFS WHERE CONTINUOUS RIDGE AND EAVE VENTILATION IS REQUIRED. ALL VENTILATION OPENINGS TO BE PROTECTED FROM THE WEATHER AND INSECTS. VENTS TO BE CONSTRUCTED OF RUST PROOF MATERIAL.

PROVIDE TYPE 'S' ROLL ROOFING OR DOUBLE LAYER OF N0. 15 ASPHALT SATURATED FELTS AS EAVE PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (SEE O.B.C. 9.27.5.2.(1))

PROVIDE CAULKING BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR CONSTRUCTION MATERIALS. AT BUILDING EXTERIOR THE JUNCTIONS OF ALL DISSIMILAR MATERIALS TO BE CAULKED TO PREVENT HEAT LOSS AND AIR INFILTRATION.

DIVISION 8 DOORS AND WINDOWS

WINDOW SIZES AND TYPES TO BE AS DENOTED ON PLANS. ALL WINDOWS TO BE DOUBLE GLAZED OR TO INCLUDE REMOVABLE STORM WINDOWS IN ORDER TO MINIMIZE HEAT LOSS AND AIR INFILTRATION. MINIMUM SIZE OF TRANSPARENT OPENINGS FOR HABITABLE ROOMS TO BE 10% OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5% OF APPLICABLE FLOOR AREA. AT LEAST ONE WINDOW PER BEDROOM TO HAVE AND INDIVIDUAL UNOBSTRUCTED OPENING NOT LESS THAT 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS THAN 15"

DOOR SIZES AND TYPES TO BE AS DENOTED ON PLANS. MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCK SET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. ALL GLASS IN SIDE LIGHTS GREATER THAN 20", IN SLIDING PATIO DOORS AND IN STORM DOORS TO BE LAMINATED OR TEMPERED SAFETY GLASS. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE A SOLID CORE EXTERIOR TYPE WITH A SELF CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE A MIN 6" HIGH STEP AT THIS DOOR.

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20" X 28", AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED.

ACCEPTABLE MATERIALS:

ALL WINDOWS SHOWN ON DRAWINGS TO BE AS MANUFACTURED BY:
TYPE: METAL CLAD CASEMENT

DIVISION 9 FINISHES

SOUND TRANSMISSION CLASSIFICATION RATINGS BETWEEN DWELLING UNITS TO BE MINIMUM 45 DECIBELS. FLAME SPREAD RATING OR INTERIOR FINISHES TO BE 150 MAXIMUM OR 200 MAXIMUM WHEN P.O.C. DETECTORS ARE INSTALLED.

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTOR'S SCHEDULE.

ALL EXTERIOR MOLDINGS, TRIMS, PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED BY ARCHITECTURAL ORNAMENTS OR APPROVED EQUAL.

DIVISION 10 SPECIALTIES

CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF CONSTRUCTION A MINIMUM OF 3'-0" ABOVE POINT OF CONTACT WITH ROOF BUT NOT LESS THAN 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0".

DIVISION 11 EQUIPMENT

STOVES, RANGES AND SPACES HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS' LABORATORIES OF CANADA TEST 9627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID FUELS".

DIVISION 13 SPECIAL CONSTRUCTION

-
-

DIVISION 15 MECHANICAL

LOCATION OF WATER METER AND GAS METER TO BE IN ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH.

PROVIDE MINIMUM OF 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA FOR EVERY 500 SQ. FT. OF FLOOR AREA IN CRAWL SPACES AND BASEMENTS. PROVIDE MINIMUM 3 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN FINISHED OR HABITABLE AREAS. PROVIDE MINIMUM 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN BATHROOMS. WHEN MECHANICAL VENTILATION IS REQUIRED PROVIDE MINIMUM ONE AIR CHANGE PER HOUR. DISCHARGE EXHAUST DIRECTLY TO OUTDOORS AND PROVIDE BACK FLOW DAMPERS AT DUCT END OR FAN.

METAL CHIMNEYS AND VENTS TO BE ULC LABELED, CLASS B FOR GAS-FIRED FURNACES. A METAL CHIMNEY NOT SUPPORTED ON A FOUNDATION TO BE SUPPORTED BY NON-COMBUSTIBLE MATERIAL AND THE SUPPORT OF THE APPLIANCE IT SERVES.

DIVISION 16 ELECTRICAL

LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

PROVIDE 3 WAY WALL SWITCHES LOCATED AT THE HEAD AND ROOF OF EVERY STAIRWAYS EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES IN EACH KITCHEN. TWO OF THE KITCHEN RECEPTACLES MUST BE INSTALLED ABOVE THE COUNTER LEVEL.

ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF DEMISING WALL TO BE STAGGERED. ALL WALL MOUNTED EQUIPMENT (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE SEPARATION.

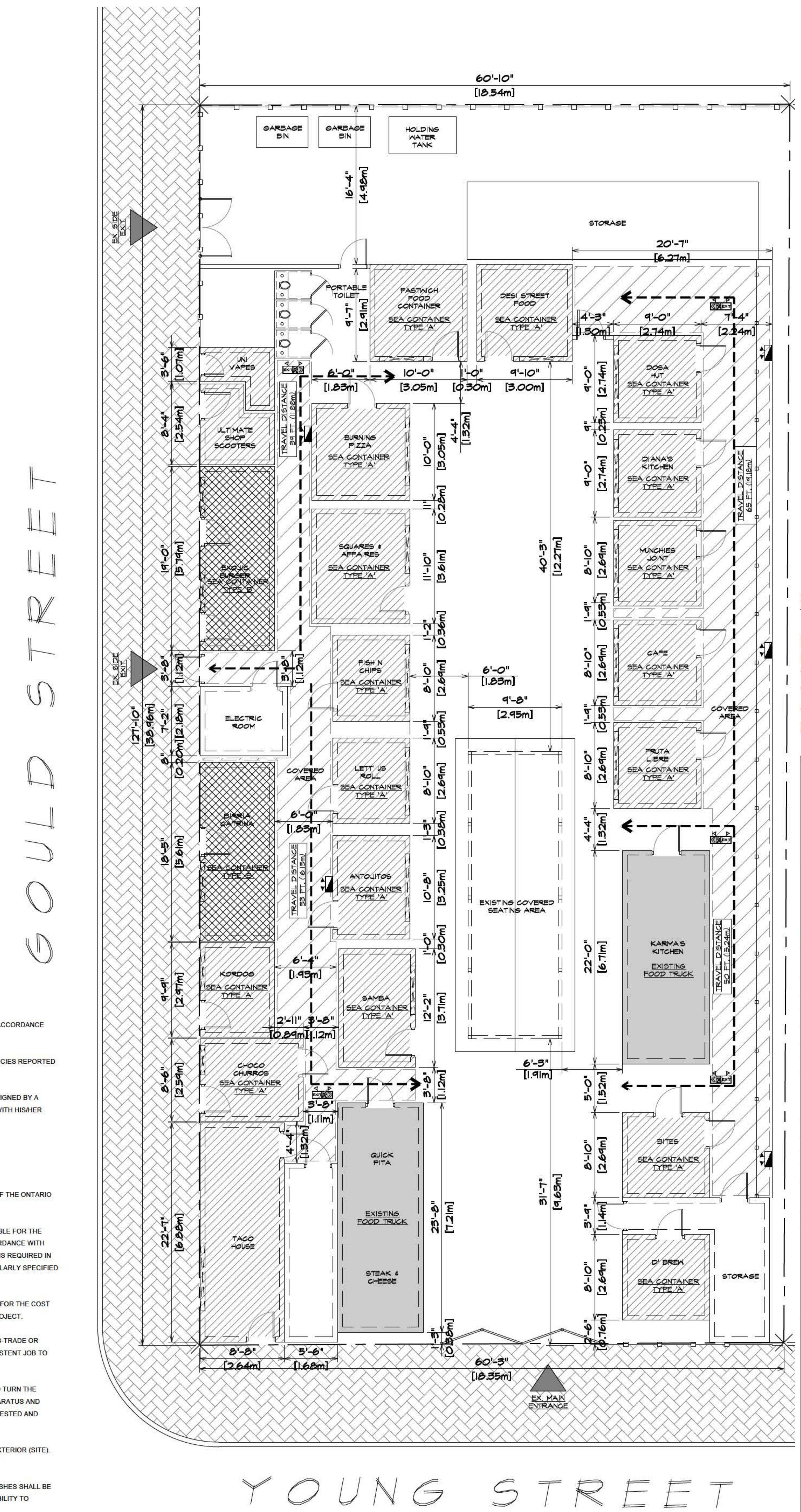
PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS ULC LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD ELECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BEDROOMS OR SLEEPING AREAS AND THE REMAINDER OF THE DWELLING UNIT, SUCH AS INDICATED ON THE DRAWINGS. THE DETECTOR TO HOUSE AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED.

GENERAL NOTES

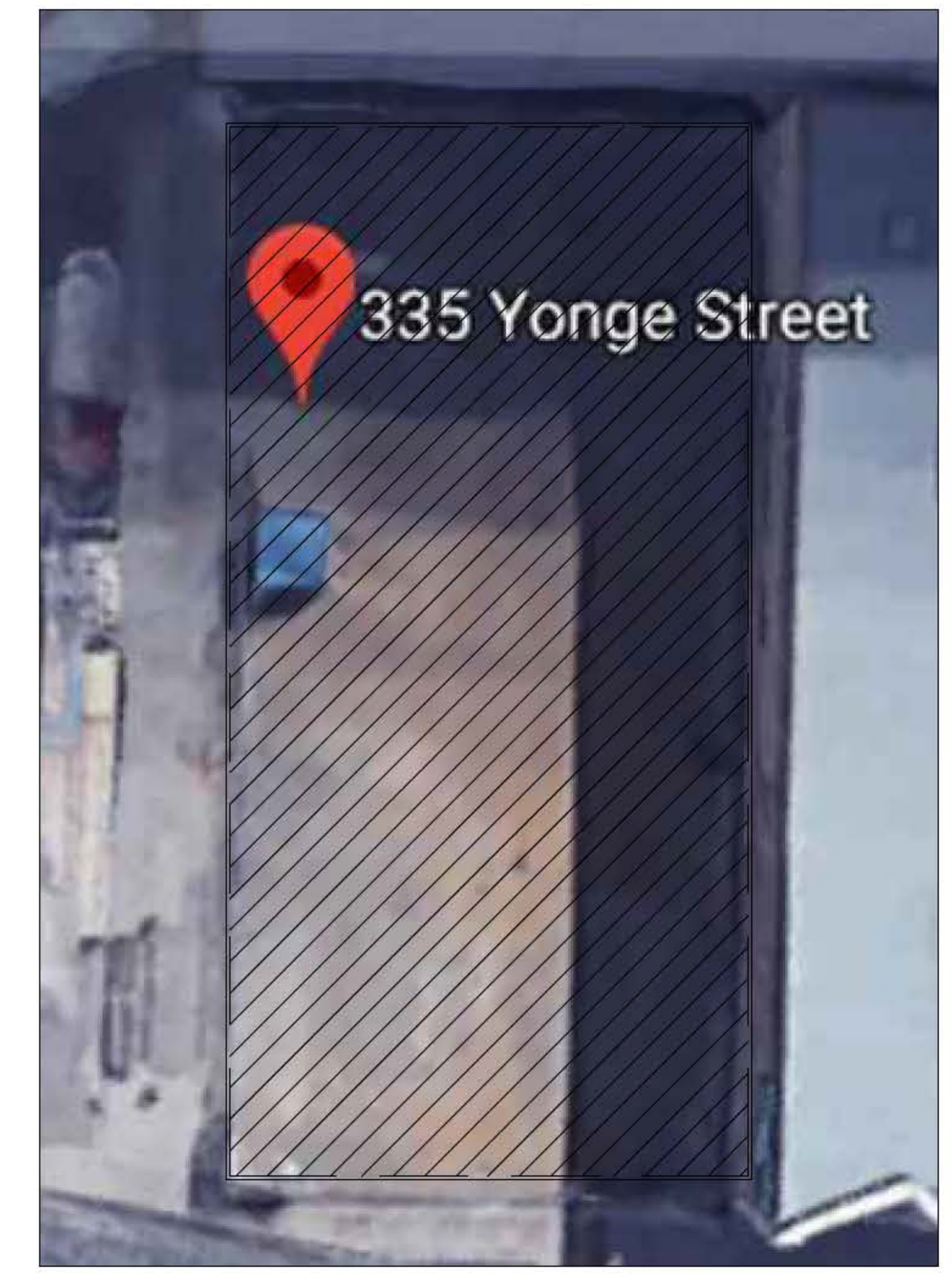
1. DESIGN, FABRICATION, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, PARTS 3 & 4.
2. ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND ANY DISCREPANCIES REPORTED TO O.A.N. ARCHITECTS INC. BEFORE PROCEEDING WITH THE WORK.
3. ANY SPECIAL CONNECTIONS (E.G. MOMENT CONNECTIONS) MUST BE DESIGNED BY A PROFESSIONAL ENGINEER AND SUBMITTED FOR APPROVAL ON A SKETCH WITH HIS/HER PROFESSIONAL SEAL.
4. MAKE GOOD ALL DISTURBED FLOOR, WALL AND CEILING FINISHES.

GENERAL CONDITIONS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE AND AUTHORITY HAVING JURISDICTION.
2. EACH CONTRACTOR AND/OR SUBCONTRACTOR WILL BE HELD RESPONSIBLE FOR THE EXECUTION OF A SATISFACTORY AND COMPLETE PIECE OF WORK IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. ALL INCIDENTAL ITEMS REQUIRED IN ORDER TO SATISFACTORILY COMPLETE WORK, WHETHER OR NOT PARTICULARLY SPECIFIED OR INDICATED, SHALL BE INCLUDED IN HIS CONTRACT AMOUNT.
3. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INCLUDE FOR THE COST OF ALL PERMITS, LICENSES ALL LEVIES AND IMPOSTS ASSESSED IN THE PROJECT.
4. THE GENERAL CONTRACTOR SHALL ARRANGE AND COORDINATE ALL SUB-TRADE OR SUBCONTRACTORS WORK AND PROGRESS TO ENSURE A SMOOTH & CONSISTENT JOB TO COMPLETION.
5. AT THE TERMINATION OF THE JOB, WHEN THE CONTRACTOR IS READY TO TURN THE SPACE OVER TO THE OWNER, HE SHALL ENSURE THAT ALL SERVICES, APPARATUS AND EQUIPMENT ARE INSTALLED AND COMPLETE AND HAVE BEEN INSPECTED, TESTED AND ADJUSTED AND ARE ALL IN PERFECT OPERATING CONDITION.
6. CARRY OUT A COMPLETE CLEANUP PROGRAM OF BOTH INTERIOR AND EXTERIOR (SITE). ALL REFUSE IS TO BE TRUCKED AWAY FROM SITE.
7. THE LABOUR AND INSTALLATION FOR ALL FLOOR, WALL AND CEILING FINISHES SHALL BE PROVIDED BY THE CONTRACTOR AND IT IS THE CONTRACTOR*S RESPONSIBILITY TO COORDINATE THIS WORK.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL TRADES AND PERSONNEL PRESENT ON THE SITE COMPLY WITH THE PROVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS OF ONTARIO AND ANY OTHER MUNICIPAL, PROVINCIAL OR FEDERAL STATUTE OR REGULATIONS, APPLICABLE OR PERTAINING TO HEALTH AND SAFETY.
9. THE OWNER RESERVES THE RIGHT TO MAKE DELETIONS FROM THE WORK TO BE DONE AND THE CONTRACTOR SHALL CREDIT THE OWNER WITH AN AMOUNT EQUAL TO THE FAIR MARKET VALUE OF THE SAID DELETED WORK.



SITE PLAN
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: 1/32" = 1'-0"

SITE STATISTICS:

EX. LOT AREA: 7,403.8 sq.ft. (687.76 m²)
EX. LOT FRONTAGE: 59 ft. (17.98 m)
TYPE 'A' AREA: 81.4 sq.ft. (7.56 m²)
TYPE 'B' AREA: 145.7.4 sq.ft. (13.53 m²)
COVERAGE AREA: 1.21%
NOTE: ALL EXISTING GRADES TO REMAIN

Firm Name: ARCHITECT OSAMA ABO NASSAR
Certificate of Practice Number: 4683

The Certificate of Practice Number of the holder is the holder's BCDN.

Name of Project: YONGE ST. - ALTERATION
Location: 335 YONGE ST., TORONTO, ONTARIO

ONTARIO ASSOCIATION OF ARCHITECTS
OSAMA ABO NASSAR LICENCE 6664

The Architect noted above has exercised responsible control with respect to design activities. The Architect's seal number is the architect's BCDN.

Item	Ontario Building Code Data Matrix Parts 3 & 9	ABC Reference Part 3	ABC Reference Part 9
1	Project Description: ☐ New ☐ Addition ☐ Change of Use √ Alteration; ☐ Part 11: 11.1 to 11.4	√ Part 3: 2.1.1	☐ Part 9: 2.1.1, 9.10.1 3
2	Major Occupancy (s) GROUP - E - 3.2.2.61.	3 1 2 1 (1)	9 10 2
3	Building Area (m²) Existing 365.54 m² New 0 M² Total 365.54 m²	1 1 3 2	1 1 3 2
4	Gross Area Existing 365.54 m² New 0 M² Total 365.54 m²	1 1 3 2	1 1 3 2
5	Number of Storeys Above grade 1 Below grade 0	3 2 1 1 & 1 1 3 2	2 1 1 3
6	Number of Streets/Fire Fighter Access 2	3 2 2 10 & 3 2 5	9 10 19
7	Building Classification GROUP - E - 3.2.2.61.	3 2 2 20 - 83	9 10 4
8	Sprinkler System Proposed ☐ entire building ☐ basement only ☐ in lieu of roof rating √ not required	3 2 2 20 - 83, 3 2 1 5, 3 2 2 17	9 10 8
9	Standpipe Required ☐ Yes √ No	3 2 9	N/A
10	Fire Alarm Required ☐ Yes √ No	3 2 4	9 10 18 2
11	Water Service/Supply is Adequate √ Yes ☐ No	3 2 5 7	N/A
12	High Building ☐ Yes √ No	3 2 6	N/A
13	Permitted Construction ☐ Combustible ☐ Non-combustible √ Both; Actual Construction ☐ Combustible ☐ Non-combustible √ Both	3 2 2 20 - 83	9 10 6
14	Mezzanine (s) Area m2	3 2 1 1(3) -(8)	9 10 4 1
15	Occupant Load Based on ☐ m²/person √ design of building; Basement Occupancy N/A Load N/A persons; 1st Floor Occupancy N/A Load 3 persons; 2nd Floor Occupancy N/A Load N/A persons; 3rd Floor Occupancy N/A Load N/A persons; For Additional Floors, go to page 2	3 1 17	9 9 1 3
16	Barrier-free Design ☐ Yes √ No (Explain)	3 8	9 5 2
17	Hazardous Substances ☐ Yes √ No	3 3 1 2 & 3 3 1 19	9 10 1 3(4)
18	Required Fire Resistance Rating (FRR): Horizontal Assemblies FRR (Hours) — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SB-2). FRR of Supporting Members — Floors N/A Hours; Roof N/A Hours; Mezzanine N/A Hours; Listed Design No. or Description (SB-2)	3 2 2 20 - 83 & 3 2 1 4	9 10 8, 9 10 9
19	Spatial Separation - Construction of Exterior Walls	3 2 3	9 10 14
20			

Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L (m2)	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Constr.	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
North				EXISTING						
South				EXISTING						
East				EXISTING						
West				EXISTING						

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OSAMA ABO NASSAR, OAA ARCHITECT

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

PROJECT: YONGE ST. – ALTERATION
335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

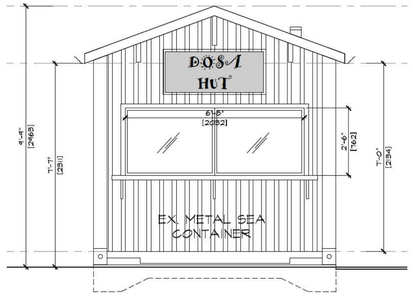
DRAWING: SITE PLAN & MATRIX

[redacted]

DATE: MAR 2024
DESIGN: OAN
DRAFTING: AB
ISSUED:
ACAD:
PROJ. No.: 18-25

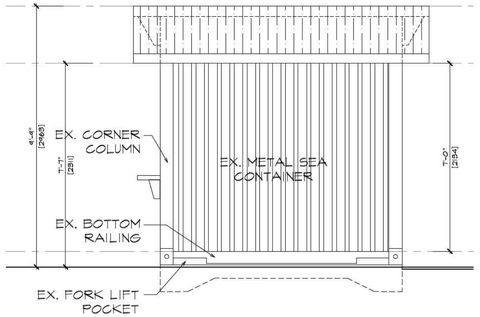
A-01

TITTLE BLOCK 36x24_IMPERIAL



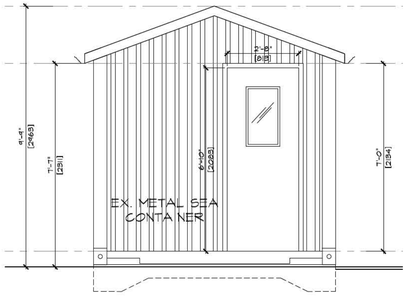
FRONT ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"



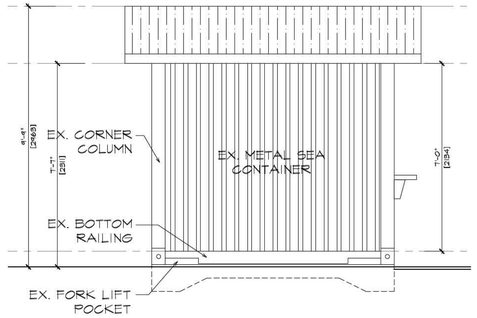
RIGHT ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"



REAR ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"



LEFT ELEVATION - TYPE 'A'

SCALE: 3/8" = 1'-0"

WALL LEGEND

W1

TYP. EXTERIOR WALL (SEA CONTAINER) :
- 1/2" DRYWALL - PAINTED
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 @16"C/C WOOD STUDS
- R21 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- "TYVEK" AIR BARRIER
- VERTICAL METAL SEA CONTAINER (PER ELEVATIONS)

W2

EX. EXTERIOR WALL CONSTRUCTION TO BE 45min FIRE RATED WALL AS PER ULC NO: W302 :
- 1 LAYER 1/2" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 @16"C/C WOOD STUDS
- R22 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- TYVEK" AIR BARRIER
- METAL SEA CONTAINER FINISH

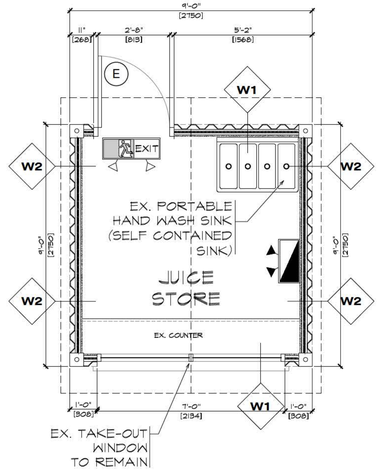
W3

ELECTRIC ROOM WALLS:

EXTERIOR WALL CONSTRUCTION TO BE 1HR FIRE RATED WALL AS PER ULC NO: W603 :
- 2 LAYER 5/8" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 STEEL STUDS @16"C/C W/ ROXUL INSULATION
- 5/8" GLASS FIBRE BOARD
- METAL SIDNS FINISH

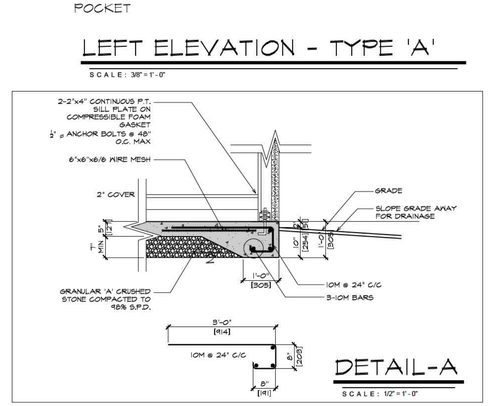
PROVIDE "GREEN RUNNING MAN" EXIT SIGN ACCORDING WITH O.B.C. REGULATIONS AND BYLAW

PROVIDE DOUBLE REMOTE HEADS EMERGENCY LIGHTS



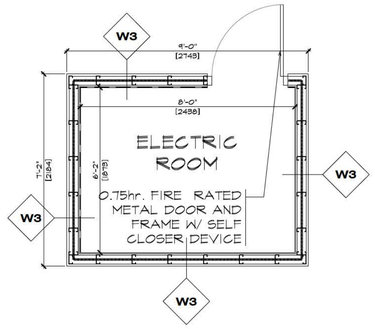
FLOOR PLAN - TYPE 'A'

SCALE: 3/8" = 1'-0"



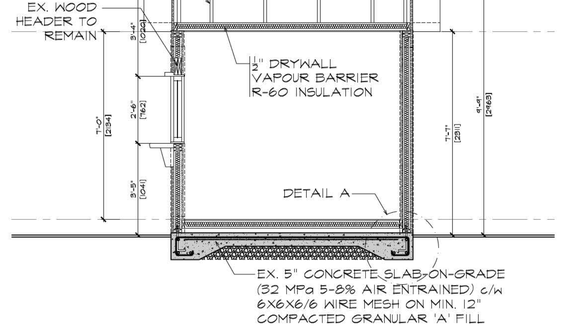
DETAIL-A

SCALE: 1/2" = 1'-0"



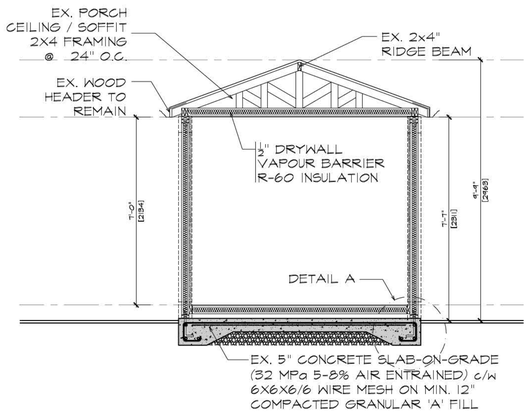
PROP. ELECTRIC ROOM

SCALE: 3/8" = 1'-0"



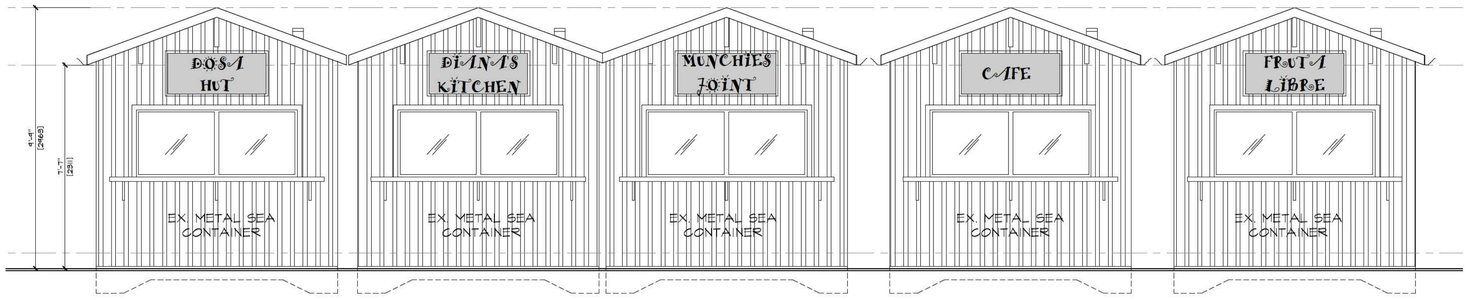
CROSS SECTION #1 - TYPE 'A'

SCALE: 3/8" = 1'-0"



CROSS SECTION #2 - TYPE 'A'

SCALE: 3/8" = 1'-0"



MAIN ELEVATIONS - TYPE 'A'

SCALE: 3/8" = 1'-0"

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L3B 3A7
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OSAMA ABO NASSAR, OAA ARCHITECT

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

PROJECT:
YONGE ST. - ALTERATION

335 YONGE ST., TORONTO, ONTARIO

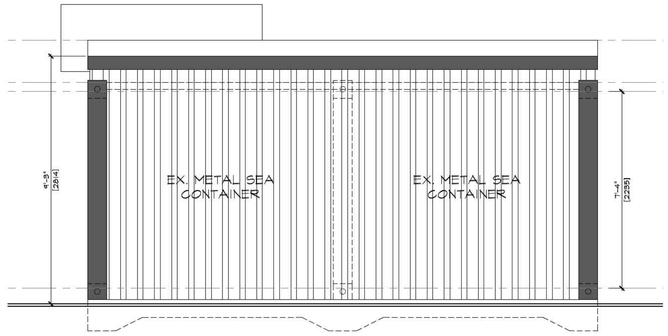
SCALE: AS NOTED

DRAWING:
FLOOR PLAN & ELEVATIONS - TYPE 'A'

DATE:	MAR 2024
DESIGN:	OAN
DRAFTING:	AB
ISSUED:	
ACAD:	
PROJ. No.:	18-25

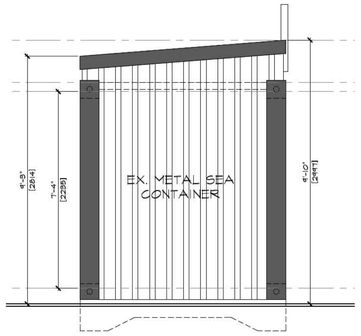
A-02

TITTLE BLOCK 36x24_IMPERIAL



REAR ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"



LEFT ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"

WALL LEGEND

W1

TYP. EXTERIOR WALL (SEA CONTAINER) :
- 1/2" DRYWALL, PAINTED
- 6 MIL POLY VAPOUR BARRIER
- 2X4 @16"C/C WOOD STUDS
- R21 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- 'TYVEK' AIR BARRIER
- VERTICAL METAL SEA CONTAINER (PER ELEVATIONS)

W2

EX. EXTERIOR WALL CONSTRUCTION TO BE 45min FIRE RATED WALL AS PER ULC NO. W802 :
- 1 LAYER 1/2" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 @16"C/C WOOD STUDS
- R22 BATT INSULATION (OPTIONAL)
- 1/2" THK OSC EXTERIOR WALL SHEATHING
- 'TYVEK' AIR BARRIER
- METAL SEA CONTAINER FINISH

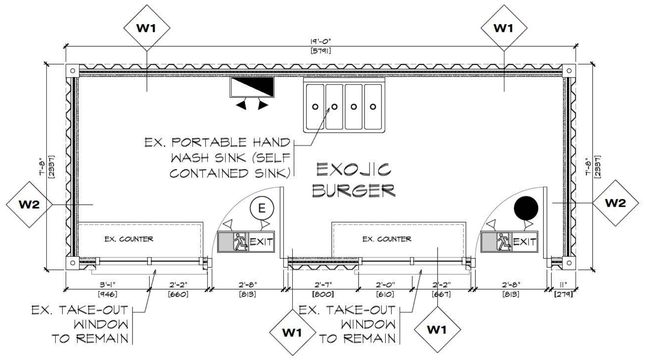
W3

ELECTRIC ROOM WALLS:

EXTERIOR WALL CONSTRUCTION TO BE 1HR FIRE RATED WALL AS PER ULC NO: W603 :
- 2 LAYER 5/8" DRYWALL TYPE 'X'
- 6 MIL POLY VAPOUR BARRIEOR
- 2X4 STEEL STUDS @16"C/C W/ ROXUL INSULATION
- 5/8" GLASS FIBRE BOARD
- METAL SIDING FINISH

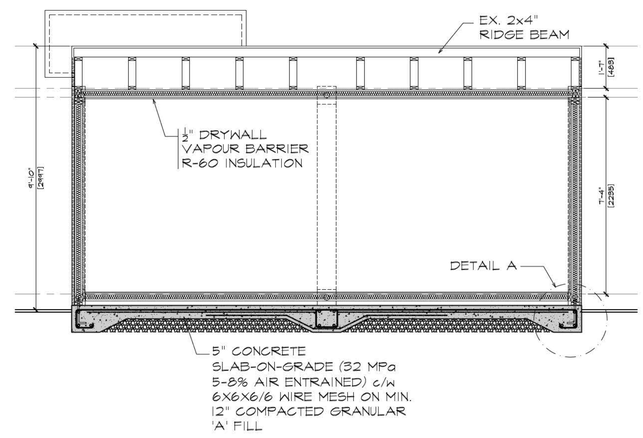
PROVIDE 'GREEN RUNNING MAN' EXIT SIGN ACCORDING WITH O.B.C. REGULATIONS AND BYLAW

PROVIDE DOUBLE REMOTE HEADS EMERGENCY LIGHTS



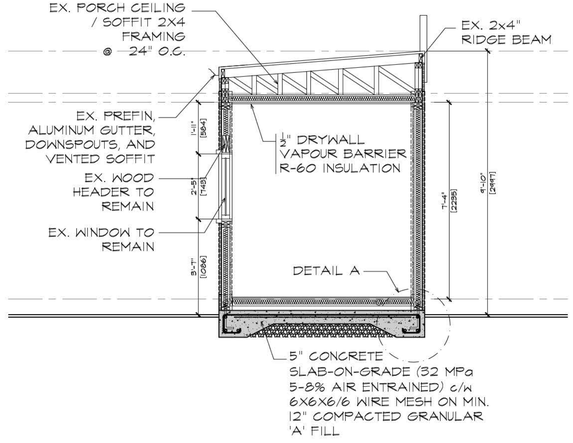
FLOOR PLAN - TYPE 'A'

SCALE: 3/8" = 1'-0"



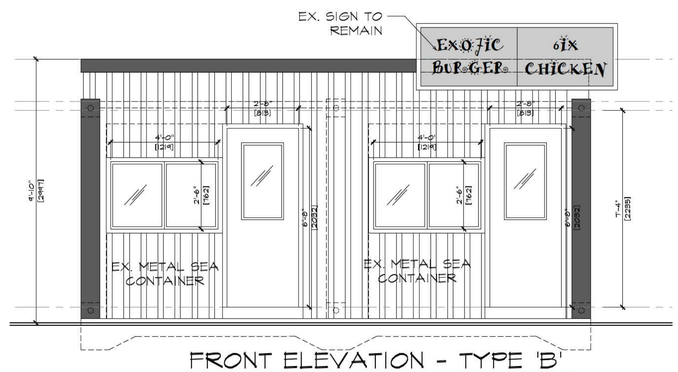
CROSS SECTION #1 - TYPE 'B'

SCALE: 3/8" = 1'-0"



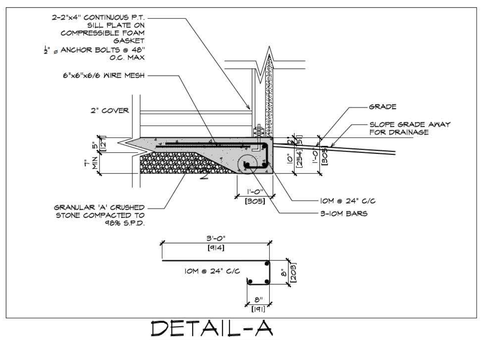
CROSS SECTION #2 - TYPE 'B'

SCALE: 3/8" = 1'-0"



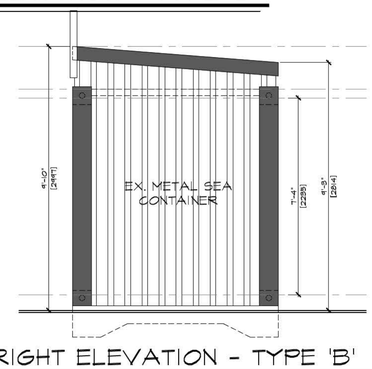
FRONT ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"



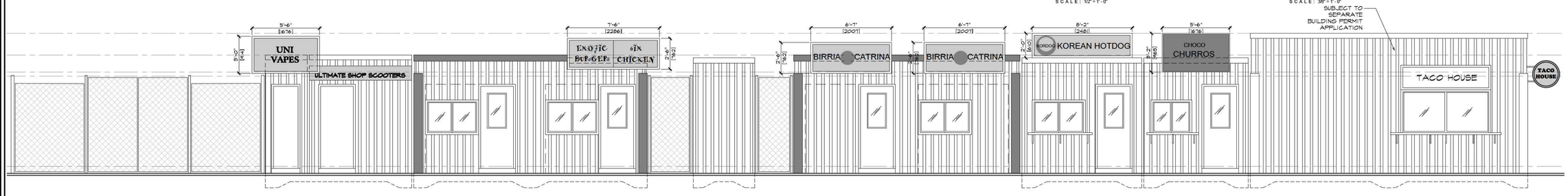
DETAIL-A

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION - TYPE 'B'

SCALE: 3/8" = 1'-0"



MAIN ELEVATIONS - TYPE 'B'

SCALE: 1/4" = 1'-0"

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OSAMA ABO NASSAR, OAA ARCHITECT

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

PROJECT: YONGE ST. – ALTERATION

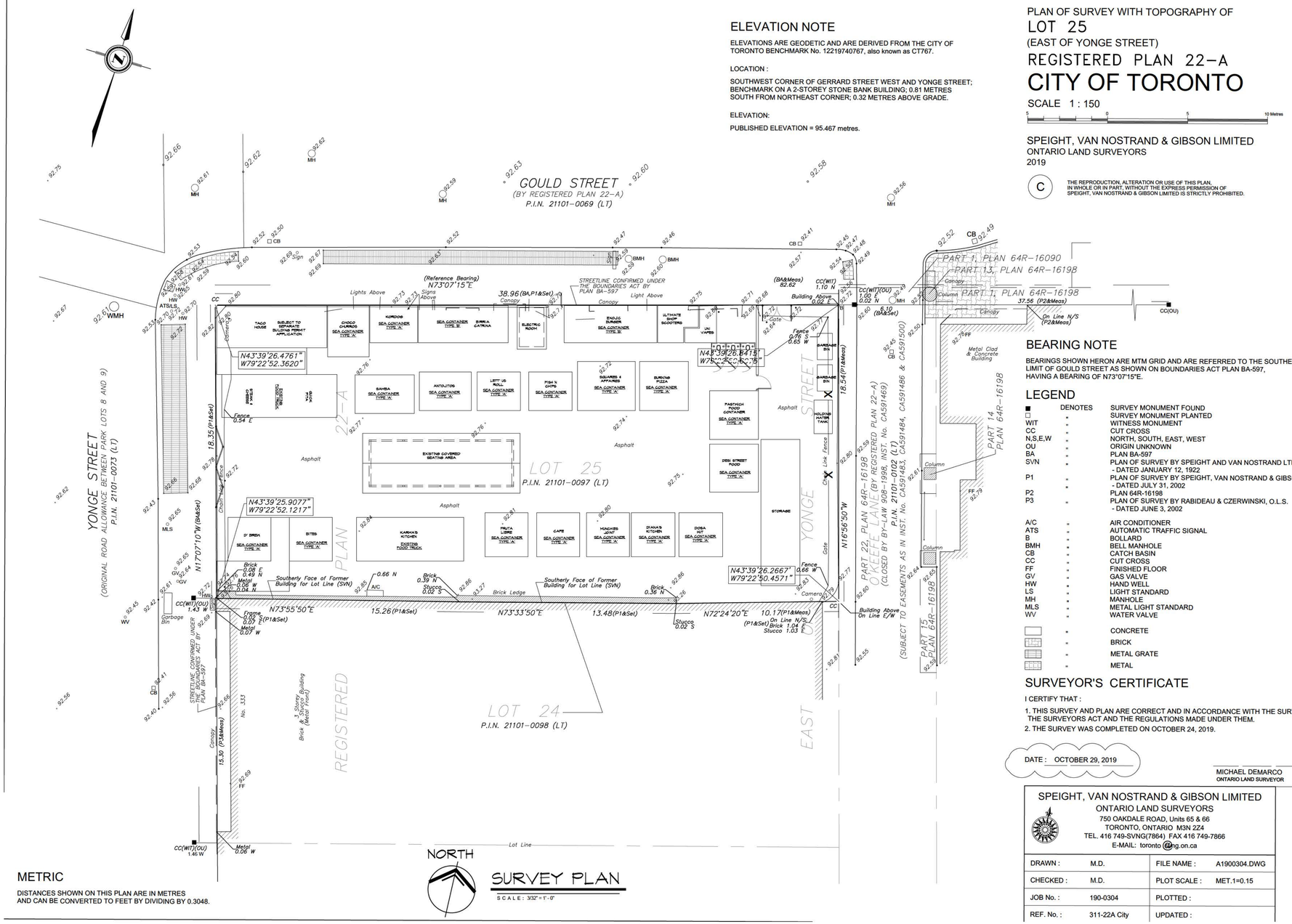
335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

DRAWING: FLOOR PLAN & ELEVATIONS – TYPE 'B'

DATE: MAR 2024
DESIGN: OAN
DRAFTING: AB
ISSUED:
ACAD:
PROJ. No.: 18-25

A-03



ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. 12219740767, also known as CT767.

LOCATION :

SOUTHWEST CORNER OF GERRARD STREET WEST AND YONGE STREET; BENCHMARK ON A 2-STOREY STONE BANK BUILDING; 0.81 METRES SOUTH FROM NORTHEAST CORNER; 0.32 METRES ABOVE GRADE.

ELEVATION:

PUBLISHED ELEVATION = 95.467 metres.

PLAN OF SURVEY WITH TOPOGRAPHY OF

LOT 25

(EAST OF YONGE STREET)

REGISTERED PLAN 22-A

CITY OF TORONTO

SCALE 1 : 150

5 0 5 10 Metres

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2019

BEARING NOTE

BEARINGS SHOWN HERON ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF GOULD STREET AS SHOWN ON BOUNDARIES ACT PLAN BA-597, HAVING A BEARING OF N73°07'15"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT PLANTED
WIT	"	WITNESS MONUMENT
CC	"	CUT CROSS
N,S,E,W	"	NORTH, SOUTH, EAST, WEST
OU	"	ORIGIN UNKNOWN
BA	"	PLAN BA-597
SVN	"	PLAN OF SURVEY BY SPEIGHT AND VAN NOSTRAND LTD, O.L.S. - DATED JANUARY 12, 1922
P1	"	PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND & GIBSON LTD, O.L.S. - DATED JULY 31, 2002
P2	"	PLAN 64R-16198
P3	"	PLAN OF SURVEY BY RABIDEAU & CZERWINSKI, O.L.S. - DATED JUNE 3, 2002
A/C	"	AIR CONDITIONER
ATS	"	AUTOMATIC TRAFFIC SIGNAL
B	"	BOLLARD
BMH	"	BELL MANHOLE
CB	"	CATCH BASIN
CC	"	CUT CROSS
FF	"	FINISHED FLOOR
GV	"	GAS VALVE
HW	"	HAND WELL
LS	"	LIGHT STANDARD
MH	"	MANHOLE
MLS	"	METAL LIGHT STANDARD
WV	"	WATER VALVE
	"	CONCRETE
	"	BRICK
	"	METAL GRATE
	"	METAL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 24, 2019.

DATE : OCTOBER 29, 2019

MICHAEL DEMARCO
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 OAKDALE ROAD, Units 65 & 66
TORONTO, ONTARIO M3N 2Z4
TEL. 416 749-SVNG(7864) FAX 416 749-7866
E-MAIL: toronto@sng.on.ca

DRAWN :	M.D.	FILE NAME :	A1900304.DWG
CHECKED :	M.D.	PLOT SCALE :	MET.1=0.15
JOB No. :	190-0304	PLOTTED :	
REF. No. :	311-22A City	UPDATED :	

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEY PLAN

SCALE : 3/32" = 1'-0"

architect
OSAMA ABO NASSAR
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L3B 3A7
TEL. 289-407-0701 FAX. 905-321-1784
E-mail: canarch.tez@rogers.com

No.	DATE	DESCRIPTIONS
1	AUG. 19 2024	ISSUED FOR PERMIT

PROJECT: YONGE ST. - ALTERATION
335 YONGE ST., TORONTO, ONTARIO

SCALE: AS NOTED

DRAWING: SURVEY PLAN

[redacted]

DATE:	MAR 2024
DESIGN:	OAN
DRAFTING:	AB
ISSUED:	
ACAD:	
PROJ. No.:	18-25

A-04

TITTLE BLOCK 36x24_IMPERIAL