

Toronto Local Appeal Body

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DECISION AND ORDER

Decision Issue Date Wednesday, October 31, 2018

PROCEEDING COMMENCED UNDER Section 53, subsection 53(19), and Section 45(12), subsection 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended (the "Act")

Appellant(s): FRANCESCO PETER DEAN

Applicant: OREST STOYANOVSKYY

Property Address/Description: 26 KING GEORGES RD

Committee of Adjustment Case File: 18 117287 WET 05 MV

TLAB Case File Number: 18 167582 S45 05 TLAB

Hearing date: Monday, September 24, 2018

AND Monday, October 15, 2018

DECISION DELIVERED BY S. GOPIKRISHNA

APPEARANCES

Name	Role	Representative
MARKIYAN MARKEVYCH	Owner	
OREST STOYANOVSKYY	Applicant	
FRANCESCO PETER DEAN	Appellant	
MARKIYAN MARKEVYCH	Party (TLAB)	MARTIN MAZIERSKI
FRANCESCO DEAN	Party	CHRIS CHEUNG
KATHERINE CHALLIS-DEAN	Participant	
SANDRA GAIL CLARKE	Participant	
DOUGLAS GORDON PELL	Participant	

INTRODUCTION AND BACKGROUND

Markiyan Markeyvch is the owner of 26 King Georges Road, in the former City of Etobicoke. In order to construct a new detached dwelling with an integral garage, he applied for various variances to the Committee of Adjustment (COA). The COA heard his application on 10 May, 2018, and approved the Application, as presented, with conditions. Francesco Dean, who lives next door at 28 King George Road, appealed the decision to TLAB on 29 May, 2018 The TLAB assigned the Appeal a hearing date of 24 September, 2018.

MATTERS IN ISSUE

These are the final list of variances, on which TLAB was asked to make a ruling after the Settlement:

City-wide Zoning By-law569-2013

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, and is zoned RD (f13.5; a510; d0.45) (x35)

1. 10.5.40.60.(3)(A)(ii)] Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres.

The proposed front stairs are 2.25 metres wide.

2. [10.20.30.40.(1)(A)]: The permitted maximum lot coverage is 33% of the lot area: 237.59 square metres.

The proposed lot coverage is 33.51% of the lot area: 241.3 square metres

3. [10.20.40.10.(4)(A)]: The permitted maximum height is 7.2 metres. The proposed height is 9.5 metres. The building is considered having a flat roof as the flat roof area is more than 50% of the overall roof area

4. [10.20.40.20.(1)]: The permitted maximum building length for a detached house is 17.0 metres.

The proposed building length is 21.57 metres

5. 10.20.40.30.(1)]: The permitted maximum building depth for a detached house is 19.0 metres.

The proposed building depth is 21.45 metres.

6. 900.3.10 (35)(A)]: The maximum gross floor area on a lot, including the floor area of an attached or detached garage, is 150 square metres, plus 25% of the lot area which in this case is 329.99 square metres, up to a maximum floor space index of 0.5, which in this case is 359.99 square metres

The proposed gross floor area is 414.49 square metres which is 150 square metres , plus 36.74% of the lot area

7. [10.20.40.50.(1)(B)]: The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres. The proposed area of rear second floor balcony is 10.61 square metres.

8. [10.5.40.70 (1)(B)]: The required front yard setback for a lot between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0 metres or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots which in this case is 10.46 metres

The proposed front yard setback is 9.92 metres

Etobicoke Zoning by-law

The property is located in the former municipality of Etobicoke which is subject to the Etobicoke Zoning Code. Based on the Etobicoke Zoning Code the property is zoned (R2) and is also subject to By-law(s) (1993-108)

9. [320-42.1. B.(2)]: The maximum height of flat roofed dwellings shall not exceed 6.5 metres.

The proposed height is 9.5 metres. The building is considered having a flat roof as the flat roof area is more than 33% of the overall roof area

JURISDICTION

Provincial Policy – S. 3

A decision of the Toronto Local Appeal Body ('TLAB') must be consistent with the 2014 Provincial Policy Statement ('PPS') and conform to the Growth Plan of the Greater Golden Horseshoe for the subject area ('Growth Plan').

Minor Variance – S. 45(1)

In considering the applications for variances form the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet all of the four tests under s. 45(1) of the Act. The tests are whether the variances:

- maintain the general intent and purpose of the Official Plan;
- maintain the general intent and purpose of the Zoning By-laws;
- are desirable for the appropriate development or use of the land; and
- are minor.

EVIDENCE

It is important to note that the Appellants did not file their Witness Statements by the due dates, as per TLAB's Rules.

On 5 September, 2018, Chris Cheung, Lawyer for the Appellants, put forward a Motion on behalf of his clients requesting for relief from the Rules to:

- a. Permit the Expert Witness Statement and Acknowledgement of Expert's Duty of Allan Ramsay Planning Associates.
- b. Permit Mr. Ramsay to provide expert evidence at the September 24, 2018 meeting
- c. Exempt the Moving Party from TLAB Rule 16.6. to permit the Expert Witness Statement and Acknowledgement of Expert's Duty after the deadline;
- Permit Ms. Katherine Challis-Dean, Francesco Dean's spouse, to be a Participant pursuant to Rule 13 and to have her Witness Statement filed into evidence
- e. Permit Katherine Challis-Dean to provide oral evidence at the September 24, 2016 hearing
- f. Exempt the Moving Party from TLAB Rule 16.4 to permit Kathy's statement after the deadline
- g. Permit Frank's Witness Statement to be filed into evidence
- h. Permit Frank to provide oral evidence at the September 24, 2018 TLAB hearing
- i. Exempt the Moving Party from TLAB Rule 16.5 to permit Frank's Statement after the deadline
- j. Such and other relief as the TLAB deemed appropriate

The stated reason for the Motion was the Appellant's inability to file his documents by 4:30 PM on 3 August, 2018, (the deadline(as a result of his unfamiliarity with the TLAB Rules. But more importantly, Mr. Dean was preoccupied with taking care of his wife Ms. Katherine Challis-Dean, who was recovering from cancer surgery. It turned out that Mr. Dean and Ms. Challis-Dean filed their Statements on 3 August , 2018 at 9:06 PM in the evening. The TLAB staff did not officially receive the Statement till the morning of 7 August, 2018, because of the long weekend in between.

In their response dated 13 September, 2018, the Applicants/Respondents to the Appeal requested that:

a. the TLAB refuse to admit the Expert Witness Statement prepared by Allan Ramsay, filed by the Appellant, as well as the appendices that were filed together with that expert witness statement, into evidence.

b. the TLAB refuse to permit Mr. Ramsay to provide expert evidence in relation to this file. In the alternative, the Applicants s requested that the TLAB strictly prohibit Mr. Ramsay from raising any arguments not clearly outlined in his expert witness statement

and from referring to any documents not filed together with his expert witness statement (as appendices) or referenced and elaborated upon in his expert witness statement. c. the TLAB refuse to exempt the Appellant from TLAB Rule 16.6 which requires the expert witness statement to be filed by the deadline provided by the TLAB.

However, the Applicants did not object to:

d. Ms. Katherine Challis-Dean being a participant pursuant to TLAB Rule 13 and to having her Participant Statement filed into evidence.

e. Ms. Katherine Challis-Dean providing oral evidence at the September 24, 2018 hearing, though they wanted the TLAB to strictly prohibit Katherine Challis-Dean from raising any arguments not clearly outlined in her participant statement and from referring to any documents not filed as part of the later-filed supplement to her statement.

f. Ms. Katherine Challis-Dean having her participant statement accepted past the deadline in TLAB Rule 16.5 (that being the rule that governs the deadlines for participant statements).

g. Mr Appellant's own witness statement being filed into evidence.

h. the Appellant providing oral evidence at the September 24,2018 hearing, though they requested that the TLAB strictly prohibit the Appellant, as witness, from raising any arguments not clearly outlined in his witness statement and from referring to any documents not filed by the Appellant.

i. Appellant's witness statement being filed after the deadline in TLAB Rule 16.4 (that being the rule that governs the deadlines for witness statements)

Lastly, the Applicants asked that the TLAB not provide the Appellant with any other relief that may prejudice themselves through urther prolonging the TLAB process.

The reasoning behind the objections to excluding the Expert Witness Statement was explained on the basis of strict adherence to the Rules, and the lack of communication from the Appellants till the 27th of August, 2018, about their not being able to find an Expert Witness. The Applicants argued that the Appellants had ample opportunity to peruse Applicants' Witness Statements before filing a Response, and that this was demonstrated by the fact that the first three pages of Mr. Ramsay's Expert Witness Statement were identical to the Expert Witness Statement filed by the Applicant's Expert, Mr. Cieciura.

On the morning of the hearing on 24 September, 2018, the two Parties presented arguments on the Motion from the Appellants, following the reasoning recited earlier in this section. I granted the Motion by the Applicants to introduce the Expert Witness Statement from Mr. Allan Ramsay.

It is important to note that during his opening statement, the Counsel for the Appellants, Mr. Cheung, stated that the Appeal by his clients centred on their opposition to the variance requesting relief for the front yard setback, namely:

3. Section 10.5.40.70.(1)(B), By-law 569-2013 and Section 320-40.C.(1)

The minimum required front yard setback is 10.46 m.

The new dwelling will be located 8.87 m from the front lot line.

The Applicants then elected to present their case. Mr. Mazierski reviewed Mr. Cieciura's CV and work history, and asked that he be qualified as an Expert Witness in the area of land use planning. There were no objections from Mr. Cheung, resulting in Mr. Cieciura's being qualified as an Expert Witness in the area of land use planning.

Mr. Cieciura discussed his retainer briefly, and then described the Property location. He said that the subject property was located north of Bloor Street West, east of Prince Edward Drive, south of Dundas Street West and west of Humber River, in the south central area of the City of Toronto. He said that the subject Property had a single, existing detached residential dwelling, with a detached garage. He added that his client wanted to develop a new two-storey single detached residential dwelling with an integral garage. He described the subject lot as a four-sided polygon, with a 14.66m frontage and 50.7m depth on the longer side and 48.61m on the shorter side, with a total lot area of 719.99 square metres. Mr. Cieciura added that many of the 12 single detached dwellings fronting onto King Georges Road between Prince Edward Dr. N and Kings Lynns Rd, were 2 storey dwellings, and constituted "part of a pleasant and quiet urban neighbourhood of mainly residential land uses that is well served by transit along Bloor Street West and the Bloor-Danforth Subway from Royal York Station to the southwest". Mr. Cieciura said that this lot was part of the "Neighbourhoods" designation on the Official Plan, and was designated R2 under the former municipality of Etobicoke Zoning Code, and was subject to By-law 1993-108. It was also zoned RD (f13.5;a510;d0.45)(X35)", Residential Detached under Citywide Zoning By-law 569-2013. Mr. Ciecura added that the COA had approved the minor variance application. which proposed a new single detached dwelling with associated variances for lot coverage, gross floor area, front yard setback, exterior stairs encroachment, dwelling depth, dwelling length, height, and area of second storey platform. He stated that while there were no changes to the Site Plans and Elevations from the time of the COA hearing, the numerical values in some of the variances, had changed because the methodology for measurement had been updated at the time of the new Zoning Notice, resulting in slightly larger dimensions in some of the variances.

Mr. Cieciura then discussed the compatibility of the site with the Higher level Policies, beginning with Provincial Policy Statement 2014 (PPS); he said that the proposal complied with the PPS because it represented a more efficient development of the subject lands, which would contribute to regeneration in the neighbourhood and contribute to the vitality and regeneration of the settlement area known as the City of Toronto. He then discussed the compatibility of the proposal with the Growth Plan for the Greater Golden Horseshoe 2017 ("Growth Plan"). Mr. Cieciura opined that the proposal complied with the Growth Plan, by virtue of not changing the use of the land, the size or shape of the lot, and the rejuvenation of an older dwelling which would contribute to helping the residents live in the house during their entire lifetime. This promoted modest intensification to better utilize the existing infrastructure and public service facilities, making it consistent with the objectives of the Growth Plan.

Mr. Cieciura then discussed the compatibility with the Official Plan (OP). He pointed out that the property was zoned under former municipality of Etobicoke Zoning By-laws

1993-108 and 569-2013, and reiterated that the property was zoned R2 under the Etobicoke Zoning Code, and was zoned RD(f13.5, 1510,d0.45)(X35) under By Law 569-2013.

Mr. Cieciura then recited Section 2.3 of the Official Plan (OP), with specific reference to Subsection 2.3.1, which is the "Healthy Neighbourhoods" Section. He said that the proposal to develop a single detached residential dwelling to replace the existing single detached residential dwelling, respects and reinforces the existing physical character of the buildings, streetscapes and has no negative impact on "the open space pattern in this area". He then stated that this development was consistent with Policy 2.3.1.1's declaration of Neighbourhoods to be physically stable areas, such that development would be consistent with, respect and reinforce existing physical character of buildings, streetscapes and open space patterns. He then referenced Section 3.2.1 or the Built Section Form of the OP, and pointed out that subject proposal specifically proposes a new two storey residential single detached dwelling to replace the existing dwelling. which fits in with the surrounding area that already has similar detached dwellings. Mr. Cieciura then reviewed Policy 3.1.2.3, and demonstrated that the proposal satisfied various clauses under this proposal through massing new buildings such that existing street proportion was respected, creation of appropriate transitions in scale, provision of adequate light and privacy. He then reviewed Section 4.1.5 from the "Neighbourhoods" Section and demonstrated that clauses (a), (b) and (h) did not apply to the proposal. However, the proposal satisfied the relevant clauses (c)-(f), namely the heights and massing, prevailing building type, setback from the street, and prevailing patterns of rear and side yard setbacks and landscaped open space. According to Mr. Cieciura, the proposed dwelling would not change, nor disturb the consistency of existing patterns in the neighbourhood.

Based on this discussion, Mr Cieciura concluded that the proposal satisfied the intent and purpose of the Official Plan.

A number of proposals from the neighbourhood, which had been granted similar variances by the COA, were then discussed.

Mr. Cieciura then discussed how the proposal met the general intent and purpose of the Zoning By-Law. By way of a preamble to the discussion, he stated that the purpose of zoning was to regulate the use and physical characteristics of buildings on the site, to encourage compatible built form within the zone and surrounding properties, and to prevent any different or "nuisance" uses of the properties from the surrounding uses.

Mr. Cieciura then proceeded to discuss each group of variances, organized by category, starting with exterior stairs width. He said that the proposed stairs were 2.25 m wide, when they could not be wider than 2 m, according to By-law 569-2013. He asserted that the difference would not be noticeable from the street, and that the stairs were designed to be in proportion to the overall design of the proposed dwelling.

Mr. Cieciura then spoke to the variance respecting Maximum Lot Coverage, which was 33.94% of the lot area against the allowable 33% of the Lot Area. He again stated that

the proposed increase was modest, and would not be noticeable from the street nor would it have any impacts on neighbouring properties.

Speaking next to the building height, Mr. Cieciura pointed out that that under By Law 569-2013, the permitted height of a flat roof dwelling was 7.2 m under By-law 569-2013, whereas the proposed dwelling height was 9.5 m. Likewise, a variance was also needed under the Etobicoke Zoning Code, which restricted the permitted maximum height to 6.5 m. However, Mr. Cieciura opined that this was a "technical variance" because the roof wasn't a true sloped roof by virtue of the fact that less than 33% of the roof was flat. This feature satisfied the Etobicoke Zoning Code's requirement of 33%, and the Toronto City Wide By-law's restriction of 50%, having to be flat, in order to be deemed a "flat roof". Mr. Cieciura pointed out that the flat portion covered only the central portion of the roof, resulting in its being perceived as a sloped roof from the street, resulting in no untoward impact.

Mr. Cieciura discussed the variance respecting the Maximum Building Length, which was for 22.58 m instead of 17 m allowed under the By-Law. He said that the building length variance included the length of the front porch (1.47m) and the covered deck at the rear (3.66m). Due to the fact that more than 50% of front porch was proposed to be enclosed, Mr. Cieciura pointed out that zoning by-laws interpret the front porch as part of the dwelling, thereby including the length of the porch into calculating the length of the dwelling. He then pointed out that the majority of the dwelling had a building length of 17.45m, which was only 45cm over the permitted maximum building length.

The variance respecting Maximum Building Depth was discussed next. Pointing out that the entire building depth, tied to the non-perceivable excavation below the deck, had to be factored into depth calculations by the examiner, Mr. Cieciura drew attention to the fact that the excavated portion would not be visible from the street ,and would not impact any of the neighbours, and thereby maintained the purpose and intention of the Zoning By-Law.

Discussing the variance pertaining to Maximum Gross Floor Area (GFA) next, Mr. Cieicura stated that the proposed GFA was 414.49 sq. m. versus 329.9 sq. m. Highlighting the fact that the zoning restriction on a maximum Gross Floor Area is to prevent buildings that are too large for the lot, and to limit the size and mass of a dwelling on the lot, he stated that the extra GFA of 84.59 sq. m. would be distributed over 2 floors, and would not be noticeable from the street, nor would it impact the neighbours.

Lastly, speaking to the variance respecting the second storey setback, Mr. Cieciura pointed out that while the permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres. While the proposed area of the rear second floor balcony is 10.61 square metres, it would be situated at the rear of the house and would not impact any of the neighbours, more so, because of a proposed privacy screen 1.5 m high, facing the neighbouring properties at 28 and 30 King Georges Road.

Based on this discussion, Mr. Cieciura concluded that the proposed variances maintained the purpose and intent of the zoning by-law.

It was expected that Mr. Cieciura would be back on the Witness Stand after the lunch break, which commenced after the discussion respecting the Zoning By-law, When getting ready to commence the afternoon's proceedings, I was informed that the two sides wanted to continue their Settlement discussions, which had commenced during the lunch break. I therefore gave both Parties time to facilitate Settlement.

Around 4:15 PM, I was informed that the Parties had settled, and were willing to support a proposal that stepped the house back such that the front yard setback was 9.92 m, thereby eliminating the need for a front yard setback variance. While this change had the impact of increasing the length of the house, the front porch would be redesigned such that it 50% of the porch would no longer be enclosed, resulting in its removal from length calculations. These changes meant that the new proposed length of the building was 21.57 m., as opposed to the allowable 17 m, under By-Law 569-2013. The depth of the proposed building had changed to 21.45 m, compared to the allowable 19 m under By-Law 569-2013.

Mr. Cieciura spoke very briefly to the remaining tests of being minor and appropriate development of land. Given that it was the end of the day, and my perspective that the tests respecting the variances being minor and appropriate for development of the land should be discussed in more detail, I suggested that we adjourn for the day, and continue the discussion through means of a teleconference, to which the Parties agreed.

The TLAB arranged for a teleconference on 15 October, 2018, which was attended by Messrs. Mazierski, Cieciura and Cheung. I asked Mr. Cieciura to speak in some detail to the tests of being minor, and appropriate development.

Mr. Cieciura stated that the Application was minor in nature because there would be little to no impact on the adjacent dwellings, other than what might be experienced if the land was developed in accordance with the as of right zoning. He added that the development of a residential single detached dwelling to replace the existing dwelling, was largely in line with what was permitted by the Etobicoke By-law and the Citywide zoning by-law , and that the approval of these variances would not create a noticeable difference in shadow, overlook, privacy, or other impacts to the adjacent dwellings than would be experienced if a dwelling was built in accordance with the zoning by-law. Based on these observations, Mr. Cieciura concluded that the variances were individually, and cumulatively minor, in impact.

Mr. Cieciura also added that the proposal was desirable because the proposed dwelling would utilize the subject property fully, and was in keeping with the redevelopment that is slowly but surely occurring in the neighbourhood, and serves to implement the Province and City's desire for intensification in existing built up areas, thereby satisfying the test of appropriate development.

Mr. Cieciura concluded by stating that the proposal met all the 4 tests under Section 45(1) of the Planning Act, and recommended its approval. He then spoke briefly to a requested condition requiring the placement of a privacy screen 1.5 m high on the east and west edges of the deck. I pointed out that COA decision had imposed Forestry conditions, as requested by the Forestry Department to which Mr. Cieciura replied by saying that they had no objections to the forestry conditions.

Both Mr. Mazierski and Mr. Cheung said that their clients were satisfied with the new proposal and resulting variances, and recommended approval, of the new proposal, subject to the conditions that had been discussed

ANALYSIS, FINDINGS, REASONS

The Motion to admit the Appellant's Expert Witness Statement was a consequence of somewhat unusual circumstances – they sent their Statements by the appropriate date though their submission came in after working hours, before a long weekend. I recognize that meeting the deadlines, while addressing Ms. Challis-Dean's health issues, could have slowed their ability to identify a Land use Planner. Given that the Applicants were not averse to the admission of Mr. Ramsay's Statement as long as it was restricted only to what had been submitted, I thought it reasonable to grant the Motion by Appellants to grant relief from the Rules for late submissions.

The 2 Parties came to a Settlement, resulting in 2 changes to the variances, namely the elimination of the front setback variance, and the increase in length by 30 cm.

The uncontroverted evidence of the Expert Witness, Mr Cieciura is accepted; I find that the proposal, as modified under Settlement, fulfills the higher level land use policies as well as the tests listed under Section 45(1) of the Planning Act. The numbering of the variances is consistent with the updated Zoning Notice which was discussed at the time of the teleconference on 15 October, 2018.

The Appeal, is therefore admitted in Part, and the variances, as reflected in the new zoning notice of are approved.

I note the condition recommended by the Applicants with respect to the placement of a Privacy screen, and impose the same on the approval, as well as a standard condition requiring construction to be completed in substantial accordance with the submitted Plans and Elevations. I also impose, with an abundance of caution, the Forestry conditions recommended by the COA, as well as a standard condition which requires the Applicants to build the dwelling in substantial accordance with the Plans and Elevations, reflecting the Settlement that they arrived at, on 24 September, 2018.

DECISION AND ORDER

.1. The Appeal is allowed in Part, and the Decision of the Committee of Adjustment dated 10 May, 2018.is set aside.

2. The following variances are approved:

City-wide Zoning By-law569-2013

The property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, and is zoned RD (f13.5; a510; d0.45) (x35)

1. 10.5.40.60.(3)(A)(ii)] Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres.

The proposed front stairs are 2.25 metres wide.

2. [10.20.30.40.(1)(A)]: The permitted maximum lot coverage is 33% of the lot area: 237.59 square metres.

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6. 900.3.10 (35)(A)]: The maximum gross floor area on a lot, including the floor area of an attached or detached garage, is 150 square metres, plus 25% of the lot area which in this case is 329.99 square metres, up to a maximum floor space index of 0.5, which in this case is 359.99 square metres

The proposed gross floor area is 414.49 square metres which is 150 square metres , plus 36.74% of the lot area

7. [10.20.40.50.(1)(B)]: The permitted maximum area of each platform at or above the second storey of a detached house is 4.0 square metres. The proposed area of rear second floor balcony is 10.61 square metres.

8. [10.5.40.70 (1)(B)]: The required front yard setback for a lot between two abutting lots in the Residential Zone category, each with a building fronting on the same street and those buildings are both, in whole or in part, 15.0 metres or less from the subject lot, the required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots which in this case is 10.46 metres

The proposed front yard setback is 9.92 metres

Etobicoke Zoning by-law

Your property is located in the former municipality of Etobicoke which is subject to the Etobicoke Zoning Code. Based on the Etobicoke Zoning Code the property is zoned (R2) and is also subject to By-law(s) (1993-108)

9. [320-42.1. B.(2)]: The maximum height of flat roofed dwellings shall not exceed 6.5 metres.

The proposed height is 9.5 metres. The building is considered having a flat roof as the flat roof area is more than 33% of the overall roof area.

3. The Approval is subject to the following conditions:.

1). The building will be constructed in substantial compliance with the Site Plan and Elevations prepared by Stoyanovskyy Architects and revised with the date stamp R3-28 September 2018.

2). Privacy screens, which shall be a minimum of 1.5 m in height, shall be installed on the east and west sides of the rear second storey platform

3). Submission of a complete application for a permit to injure or destroy a City-owned tree(s). A Contractor's Agreement to Perform Work on City-owned Trees will be required prior to the removal/injure of the subject tree(s). Form located at www.toronto.ca/trees/pdfs/contractor_services_agreement_information.pdf.

Submission of a tree protection guarantee security deposit to guarantee the protection of City-owned trees according to the Tree Protection Policy and Specifications for Construction Near Trees or as otherwise approved by Urban Forestry. Accepted methods of payment include debit or card, certified cheque or money order payable to the Treasurer of the City of Toronto, or Letter of Credit.

4.) Submission of a complete application for permit to injure or destroy privately owned trees.

5. No other variances that may appear on the plans, but are not listed in this written Decision are authorized.

So orders the Toronto Local Appeal Body

Alla

S. Gopikrishna Panel Chair, Toronto Local Appeal Body

1. Hours of Work

1.1 Co-ordinate construction activities and use of premises with Owner's representatives. 1.2 Existing premises will be occupies during work.

2. Standards 2.1 Conform to the latest date of issue of referenced standards on the date of submission of bids, except where a specific date or issue is specifically noted.

3. Safety Measures

3.1 Comply with the safety regulations of the Occupational Health and Safety Act and ^{5.} STRUCTURAL BOLTS, NUTS AND WASHERS: CONFORM TO ASTM A325M. by all authorities having jurisdiction. 4. Fire Safety

4.1 Provide fire prevention and protection measures to existing building and as required existing exit is blocked off or deleted due to the work. 4.2 Maintain exits to the outside. Provide acceptable alternatives to exits where an 5. Product and Work Quality

5.1 Defective products and work will be rejected, regardless of previous inspections and or reviews. Remove and replace defective products and work.

5.2 Products, materials, equipment, and articles shall be new, not damaged and of best quality for purpose intended. If requested furnish evidence as to type, source and quality.

6. Product Substitution 6.1 Use only products as specified unless written approval for substitution is obtained. There is no obligation on the part of the Owner or Consultant to accept substitutions. Acceptance of substitutions does not relive the contractors responsibilities under contract.

7. Product/Material/Tool/Equipment Storage, Handling, Protection and Loading 7.1 Handle and store products in manner to prevent damage, adulteration, deterioration, soiling, weather damage, and in accordance with manufacturers instructions.

7.2 Do not unreasonably encumber premises with products, materials, tools and equipment. Do not store on streets, passageways or lanes. Store materials and products in locations acceptable to Owner and to the requirements of authorities having jurisdiction.

7.3 Do not load or permit to be loaded any part of the work with a weight or force that will endanger the work, property, buildings and adjacent property and buildings.

8. Product Manufacturers Instructions and Recommendations 8.1 Unless otherwise indicated, install/erect products in accordance with manufacturers instructions.

9. Workmanship 9.1 Workmanship shall be best quality, executed by workers experienced and skilled and fit in respective duties for which they are employed. 10 Concealment

10.1 In finished areas, conceal pipes, ducts, and wiring in floors walls and ceilings except where indicated otherwise.

11. Examination of Surfaces During Construction 11.1 Examine surfaces prepared by others before executing work against these surfaces. Commencement of work shall indicate acceptance and of surfaces and responsibility concerning the condition of same.

12. Existing Services 12.1 Locate existing services by visual, x—ray, EMF and destructive (non damaging) means, as necessary. Co—ordinate and obtain approvals from authorities having jurisdiction as required.

12.2 Maintain operations of building services, telephone and alarms. Ensure no interruptions of these services during execution of work. Make good damages to services resulting from work. 13. Cutting and Patching

13.1 Perform cutting fitting and patching to perform the work. Remove and replace defective and non conforming work. 13.2 Properly prepare surfaces to receive cutting and patching. Restore work with new products to match existing.

13.3 Fit work airtight to pipes, sleeves, ducts, conduit, and other penetrations.

13.4 Seal voids with fire rated material at penetrations through fire rated 13.5 Refinish surfaces to match adjacent finish to nearest intersection.

14. Making Good 14.1 Make good material, finishes, surfaces, services damaged or disturbed during work.

14.2 Make good existing surfaces to receive new finishes. Where existing work is to be made good, match new work exactly with the old work in material, form, construction, detail, and finish.

14.3 Prepare for new finishes as follows:
.1 Remove existing finishes as necessary.
.2 Fill cracks and depressions with suitable filler and finish smooth as recommended by the manufacturer of the new finishes.
.3 Grind protrusions level and finish smooth.
.4 Remove all evidence of existing grease, oil, and other encrustation of foreign material.

5 Clean and prepare substrates to receive new work. 15 Project Cleanliness

15.1 Remove waste materials from site at the end of each work day. Maintain work in tidy condition. 16 Final Cleaning

16.1 When work is substantially performed. remove surplus products, tools, construction, machinery and equipment not required for the performance of the remaining work.

16.2 Clean, vacuum, and polish all products, new work and all surfaces affected by the work. 16.3 Prepare floor surfaces as recommended by the manufacturer.

17 System and Product Demonstration 17.1 Demonstrate operation of all systems and products to Owner.

17.2 Instruct Owner in operations and adjustment of all systems and products. Provide Owner with operation and maintenance data for each product and system. 18 Shop Drawings

18.1 Provide shop drawings as indicated for review prior or fabrication. 19 Demolition/Disposal

19.1 Where required by authorities having jurisdiction, provide for approval demolition drawings showing details sequencing and disassembly of work. Submissions to bear stamp of a professional engineer registered in the province of the place of work. 19.2 Demolition debris and materials are the property of the Contractor. 19.3 Provide and maintain temporary hoardings and coverings during demolition to maintain free safe passage if required, to the requirements of authorities having jurisdiction. Do not interfere with the use of existing adjacent buildings, maintain free and same passage from same.

19.4 Demolish parts of work, existing materials, finishes and construction as indicated, implied or inferred as part of the work and as necessary to accommodate the work. Demolish in accordance with authorities having jurisdiction.

19.5 Arrange and pay for disconnection, capping and for plugging of gas, water, electric, telephone, and other services as necessary to execute work. Post warning signs on electrical lines which remain energized to serve other properties during work.

 $19.6\ {\rm At}$ end of each work shift leave work and structure in safe condition. 19.7 Minimize and control dust and dirt rising. 19.8 Remove all materials from site and dispose of legally. Do not burn or sell materials on site. Do not store materials in streets lanes and passageways.

20 Hoardings and Barricades

SITE STATISTICS

LOT AREA	7,750 SqF	
ZONING	RD	
MAX. BUILDING HEIGHT	9.5 M	
LOT COVERAGE	33%	
FLOOR AREAS:		
GROUND FLOOR NEW		2,290 SqF
SECOND FLOOR NEW		2,160 SqF
TOTAL G.F.A		4,450 SqF
FRONT YARD AREA	1,650 SqF	

HARD SURFACE AREA 412 SqF SOFT LANDSCAPING AREA 1,238 SqF (75%)

SETBACKS	PROPOSED
FRONT	9.92 M
LEFT SIDE	1.22 M
RIGHT SIDE	1.39 M
REAR	19.77 M

3 SITE STATISTICS

、A00

GENERAL STRUCTURAL NOTES:

MATERIALS

1. CONCRETE: CONFORM TO THE REQUIREMENTS OF CAN/CSA-A23.1. 2. REINFORCEMENT: CONFORM TO CSA G30 SERIES, fy = 400 MPa FOR ALL CONCRETE REINFORCEMENT EXCEPT THAT fy = 386 MPa FOR WELDED WIRE FABRIC. 3. STRUCTURAL STEEL FRAMING: CONFORM TO CAN/CSA-G40.20 AND G40.21, GRADE 300W EXCEPT THAT HSS MEMBERS ARE TO BE GRADE 350W, CLASS H, UNLESS OTHERWISE NOTED OR SHOWN. 4. ANCHOR BOLTS: CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED OR SHOWN.

6. CONCRETE MASONRY UNITS: CONFORM TO CAN3-A165 SERIES, 15 MPa MINIMUM COMPRESSIVE STRENGTH BASED ON NET AREA. 7. MORTAR: CONFORM TO CSA A179 TYPE "S" TYPICALLY AND TYPE "M" BELOW GRADE.

8. MASONRY GROUT: CONFORM TO CSA A179, 20 MPa MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, 250 mm SLUMP, MAXIMUM AGGREGATE SIZE 10 mm. 9. NON-SHRINK GROUT: 35 MPa MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. 10. SAWN LUMBER: CONFORM TO CSA 0141.

11. PLYWOOD: CONFORM TO CSA 0121-M.

FOUNDATIONS AND FOOTINGS

12. FOUNDATION INSULATION: EXTRUDED POLYSTYRENE WITH A MINIMUM COMPRESSIVE STRENGTH OF 0.24 MPo UNLESS OTHERWISE NOTED. EXCAVATION

1. THE TOPSOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. 2. IN LOCALITIES WHERE TERMITES ARE KNOWN TO OCCUR, ALL STUMPS, ROOTS AND OTHER WOOD DEBRIS SHALL BE REMOVED FROM THE SOIL TO A MINIMUM DEPTH OF NOT LESS THAN 300mm (11 3/4") IN UNEXCAVATED AREAS UNDER THE BUILDING.

3. THE BOTTOM OF EVERY EXCAVATION SHALL BE FREE OF ALL ORGANIC MATERIAL. 4. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.

5. THE BOTTOM OF EXCAVATIONS SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

6. EVERY EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.

7. MATERIAL SHALL NOT BE PLACED NOR SHALL EQUIPMENT BE OPERATED OR PLACED IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS.

8. BACKFILL SHALL BE PLACED TO AVOID DAMAGING THE FOUNDATION WALL, THE DRAINAGE TILE, EXTERNALLY APPLIED THERMAL INSULATION, WATER PROOFING AND DAMPPROOFING OF THE WALL.

9. BACKFILL SHALL BE GRADED TO PREVENT DRAINAGE TOWARDS THE FOUNDATION AFTER

10. BACKFILL WITH 600 mm (24") OF THE FOUNDATION SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS LARGER THAN 250 mm (97/8") IN DIAMETER.

11. WHERE THE HEIGHT OF FOUNDATION WALL IS SUCH THAT LATERAL SUPPORT IS REQUIRED, OR WHERE THE REQUIRED CONCRETE STRENGTH OF THE WALL HAS NOT BEEN REACHED, THE WALL SHALL BE BRACED OR LATERALLY SUPPORTED BEFORE BACKFILLING.

FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING AN UNFACTORED BEARING PRESSURE OF 100 kPo. IF THESE CONDITIONS DO NOT PREVAIL AT THE ELEVATIONS SHOWN, ADVISE THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

. FOUND EXTERIOR FOOTINGS AND OTHER FOOTINGS SUSCEPTIBLE TO DAMAGE RESULTI

FROM FROST ACTION A MINIMUM OF 4'-0" BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER.

3. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10. 4. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL THE WALLS AND THE FLOOR CONSTRUCTIONS AT TOP AND BOTTOM OF THE WALLS HAVE BEEN CAST AND ATTAINED 100% OF THEIR DESIGN STRENGTH.

5. WHERE THE SLAB ON GRADE IS USED TO TIE THE TOP OF A WALL RETAINING EARTH, THAT WALL SHALL BE ADEQUATELY SHORED UNTIL THE SLAB HAS BEEN CAST AND ATTAINED 100% OF ITS DESIGN STRENGTH.

6. CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 500 mm (2 FEET) DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL. 7. PROVIDE FOOTINGS FOR ALL MASONRY WALLS 240 mm (10 INCHES) OR THICKER. 190 mm (8

INCHES) MASONRY WALLS SHALL REST ON A THICKENED SLAB ON GRADE, AS SHOWN IN TYPICAL DETAIL. ALL WALLS 140 mm (6 INCHES) OR LESS SHALL REST ON THE SLAB ON GRADE UNLESS OTHERWISE NOTED OR SHOWN.

8. FOUNDATION WALL SHALL NOT BE REDUCED TO LESS THAN 90mm $(3\,1/2^n)$ THICK TO A MAXIMUM DEPTH OF 610mm (2^1-0^n) AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 915mm (3'-0") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. 9. STEPPED FOOTINGS TO HAVE MINIMUM 610mm (2'-0") HORIZONTAL STEP AND MAXIMUM 610mm (2'-0") VERTICAL STEP FOR FIRM SOILS, MAXIMUM STEP OF 405mm (1'-4") FOR SAND AND GRAVEL.

SLAB-ON-GRADE 1. PLACE SLABS-ON-GRADE ON MATERIAL CAPABLE OF SUSTAINING 25 $\ensuremath{\text{kP}}\xspace^{-1}$ without settlement relative to the building footings.

STRUCTURAL STE

 PROVIDE MINIMUM LENGTH OF BEARING OF 200 mm (8 INCHES) FOR ALL STEEL BEAMS BEARING ON MASONRY AND CONCRETE AND A MINIMUM OF 100 mm (4 INCHES) ON STRUCTURAL STEEL, UNLESS OTHERWISE NOTED OR SHOWN. 2. CENTRE BEARING PLATES UNDER BEAMS UNLESS OTHERWISE NOTED OR SHOWN.

3. BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB.

4. NO STRUCTURAL STEEL SHALL BE CUT IN THE FIELD UNLESS REVIEWED AND APPROVED BY THE 5. PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AT POINTS OF CONCENTRATED LOAD INCLUDING BEAMS SUPPORTING COLUMNS OR RUNNING OVER TOPS OF COLUMNS. 6. PROVIDE ALL ANCHOR BOLTS, CAST IN PLATES WITH ANCHORS, AND ANCHORS REQUIRED TO CONNECT STRUCTURAL STEEL TO CAST-IN-PLACE CONCRETE. 7. LENGTH FOR ANCHOR BOLTS, STRAP ANCHORS AND SIMILAR DEVICES IS GIVEN FOR THE STRAIGHT LENGTH WITHOUT HOOK.

MASONRY

1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO CAN3-A371 MASONRY CONSTRUCTION FOR BUILDINGS. 2. WHERE DOWELS, ANCHOR BOLTS, ETC. ARE SHOWN PROJECTING INTO MASONRY, BUILD THESE TIGHTLY INTO MASONRY VOIDS WITH MASONRY GROUT OR TYPE "M" MORTAR. BENEATH STEEL AND CONCRETE BEAMS, JOISTS AND TRUSSES PROVIDE A MINIMUM DEPTH OF 400 mm (16 INCHES) 100% SOLID MASONRY UNITS PROJECTING A MINIMUM OF 200 mm (8 INCHES) BEYOND THE EDGES OF BEARING PLATES, UNLESS OTHERWISE NOTED OR SHOWN. 4. PROVIDE A MINIMUM LENGTH OF 200 mm (8 INCHES) AND A MINIMUM DEPTH OF 200 mm (8 INCHES) OF 100% SOLID MASONRY UNITS FOR STEEL, CONCRETE OR REINFORCED MASONRY LINTELS. 5. PROVIDE A MINIMUM DEPTH OF 200 mm (8 INCHES) OF 100% SOLID MASONRY UNITS FOR SLABS OR STEEL DECK BEARING ON MASONRY. 6. BUILD MASONRY TIGHTLY INTO WEBS OF ALL WALL BEARING STEEL BEAMS AT THEIR POINTS OF BEARING.

7. REINFORCED MASONRY: A) CELLS TO BE REINFORCED SHALL BE KEPT CLEAN OF MORTAR. DUT FOR REINFORCED CELLS, BOND BEAMS, LINTELS, AND CELLS CONTAINING 5, ANCHOR BOLTS AND INSERTS SHALL CONFORM TO SPECIFICATION UNDER B. C) PROVIDE 2-15M VERTICALS FULL HEIGHT AT ALL WALL ENDS, CORNERS, NTERSECTIONS, AND OPENINGS UNLESS OTHERWISE NOTES ON DRAWINGS. D) DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCEMENT IN WALL.

E) PROVIDE CLEANOUTS AT THE BASE OF THE WALL TO VERIFY PROPER PLACEMENT OF GROUT. PLACE GROUT IN MAXIMUM 2400 mm (8'-0) LIFTS. IF NO CLEANOUT PROVIDED, POUR HEIGHT LIMITED TO 1200 mm (4'-0). MORTAR

CEMENTITIOUS MATERIALS AND AGGREGATES FOR MORTAR SHALL COMPLY WITH: a) CAN/CSA-A5 "PORTLAND CEMENT", b) CAN3-A8 "MASONRY CEMENT", c) CSA A 82.22 "GYPSUM PLASTERS", d) CSA A 82.56 "AGGREGATE FOR MASONRY MORTAR", e) ASTMCS "OUICKLIME FOR STRUCTURAL PURPOSES", OR f) ASTM C207 "HYDRATED LIME FOR MASONRY PURPOSES".

2. WATER AND AGGREGATE SHALL BE CLEAN AND FREE OF SIGNIFICANT AMOUNTS OF DELETERIOUS MATERIALS.

3. MORTAR CONTAINING PORTLAND CEMENT SHALL NOT BE USED LATER THAN 2.5 HRS AFTER MIXING.

4. MORTAR FOR SAND-LIME BRICK AND CONCRETE BRICK MAY CONSIST OF 1 PART MASONRY CEMENT TO NOT LESS THAN 2.5 OR NOT MORE THAN 3 PARTS OF AGGREGATE BY VOLUME IN ADDITION TO THOSE MIKES PERMITED IN O.B.C. (TABLE 9.20.3.A.). 5. MORTAR FOR GLASS BLOCK SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME TO NOT MORE THAN 4 PARTS AGGREGATE BY VOLUME.

MORTAR JOINTS

 MAXIMUM AVERAGE JOINT THICKNESS SHALL BE 12 mm (1/2").
 MAXIMUM THICKNESS OF AN INDIVIDUAL JOINT SHALL BE 20 mm (13/16").
 SOLID MASONRY UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS.
 HOLLOW MASONRY UNITS SHALL BE LAID WITH MORTAR APPLIED TO HEAD AND BEAD JOINTS OF BOTH INNER AND OUTER FACE SHELLS.

PRE-ENGINEERED TIMBER ROOF TRUSSES

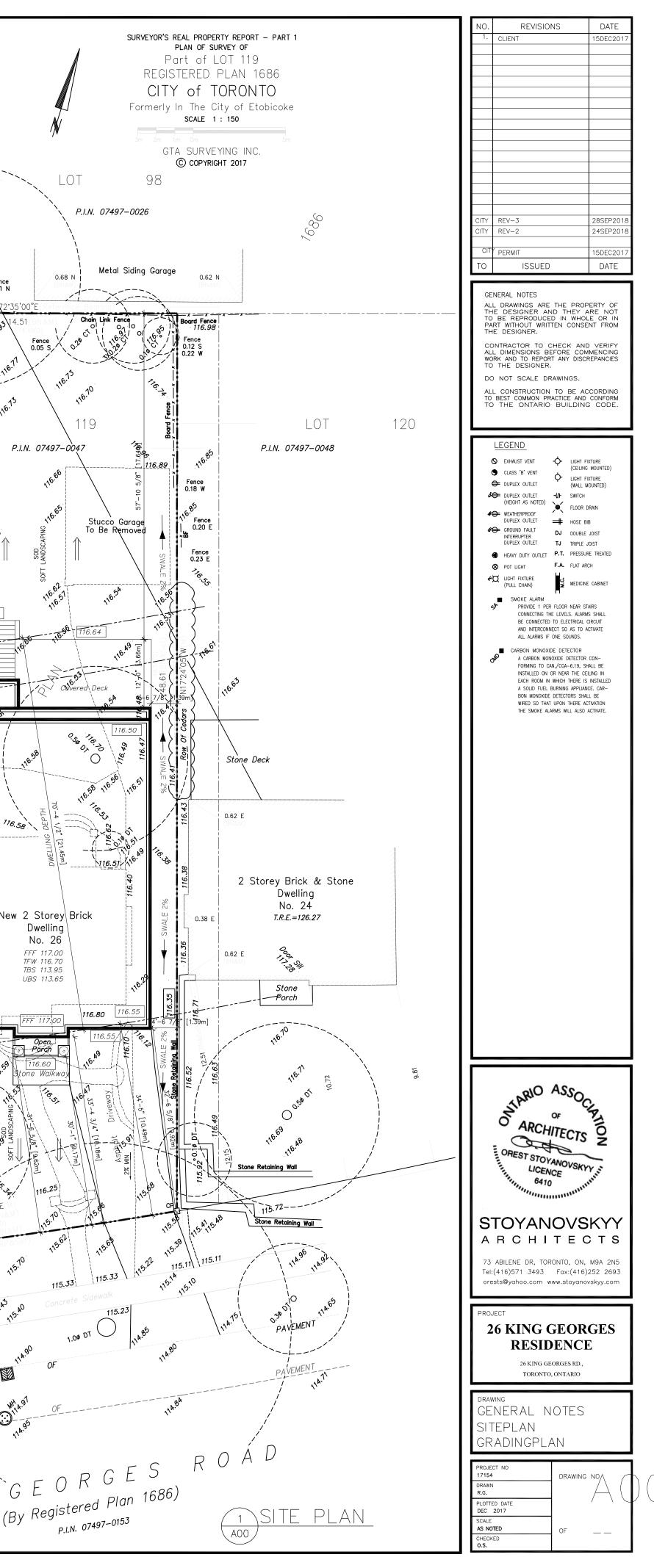
 DESIGN TRUSS FOR LINEAL LOAD (FACTORED DEAD LOAD PLUS LIVE LOAD) AS NOTED ON THE PLANS, OR FOR THE IMPLIED LOADS. TRUSSES MAY BE DESIGNED FOR A LIVE LOAD OF 0.8 X GROUND SNOW LOAD PLUS ANY SNOW ACCUMULATION. 2. CAMBER ROOF TRUSSES FOR 1.50 X DEAD LOAD

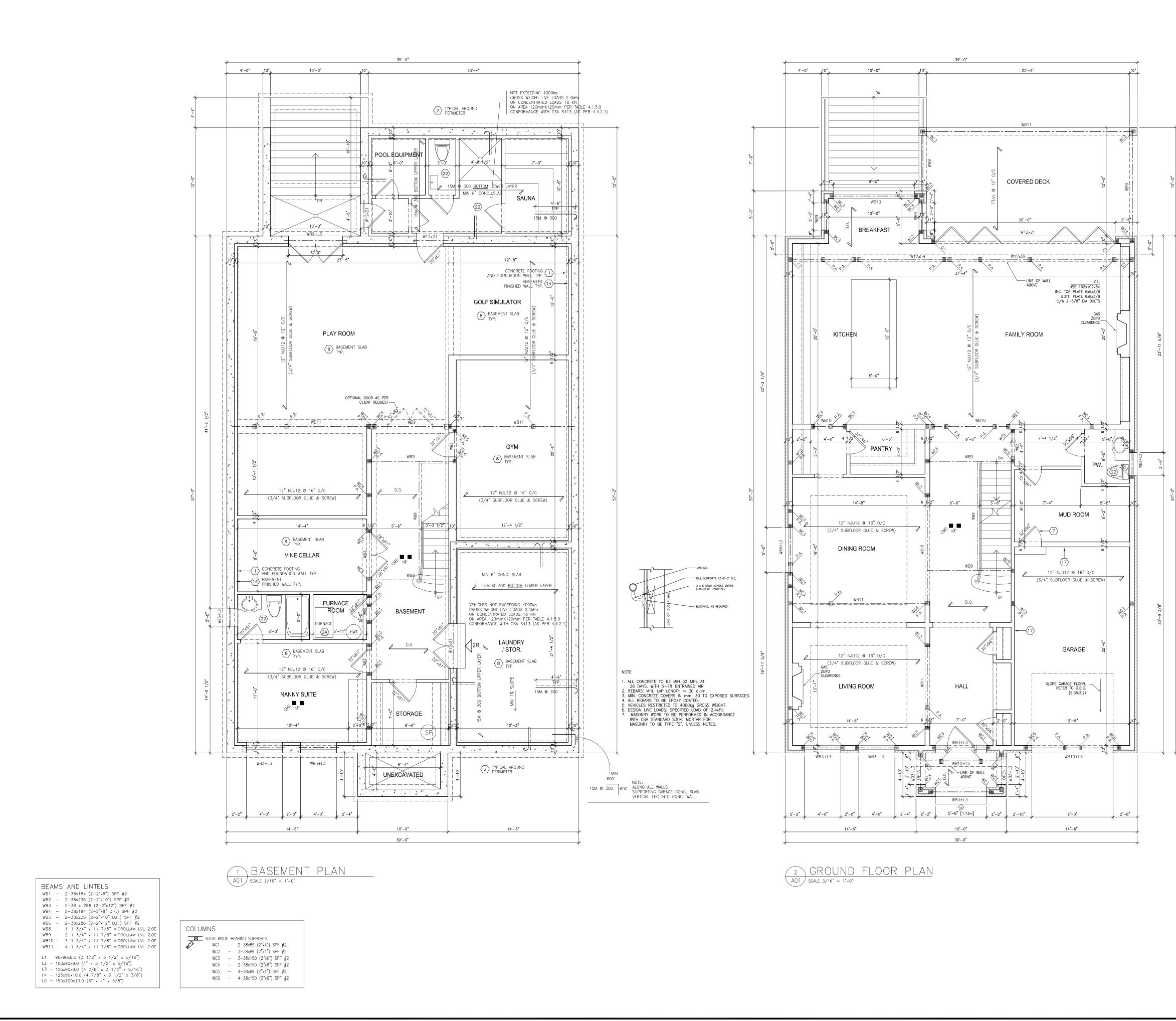
3. DESIGN TRUSSES FOR A MAXIMUM TOTAL DEFLECTION OF SPAN X 1/360. 4. SUBMIT SHOP DRAWINGS FOR REVIEW. SHOP DRAWINGS ARE TO BE STAMPED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE ONLY.

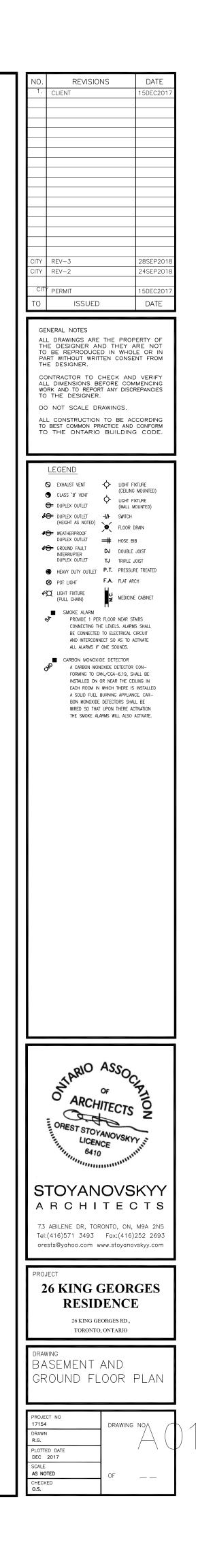
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS FOR TRUSS MANUFACTURER PRIOR TO 6. ALL ACCESSORIES FOR THE ERECTION OF THE ROOF TRUSSES INCLUDING BEARING HARDWARE, BLOCKING, BRIDGING AND TEMPORARY BRACING SHALL BE SUPPLIED BY THE TRUSS MANUFACTURER. 11. ALL BEAMS SUPPORTED ON TIME CONNECTED TO OTHER BEAMS WITH BE ACCEPTED. 12. ALL BUILT UP POSTS ARE TO E TRANSFER BLOCKING AT EACH FLOO IF SUPPORTED ON LOADBEARING ST

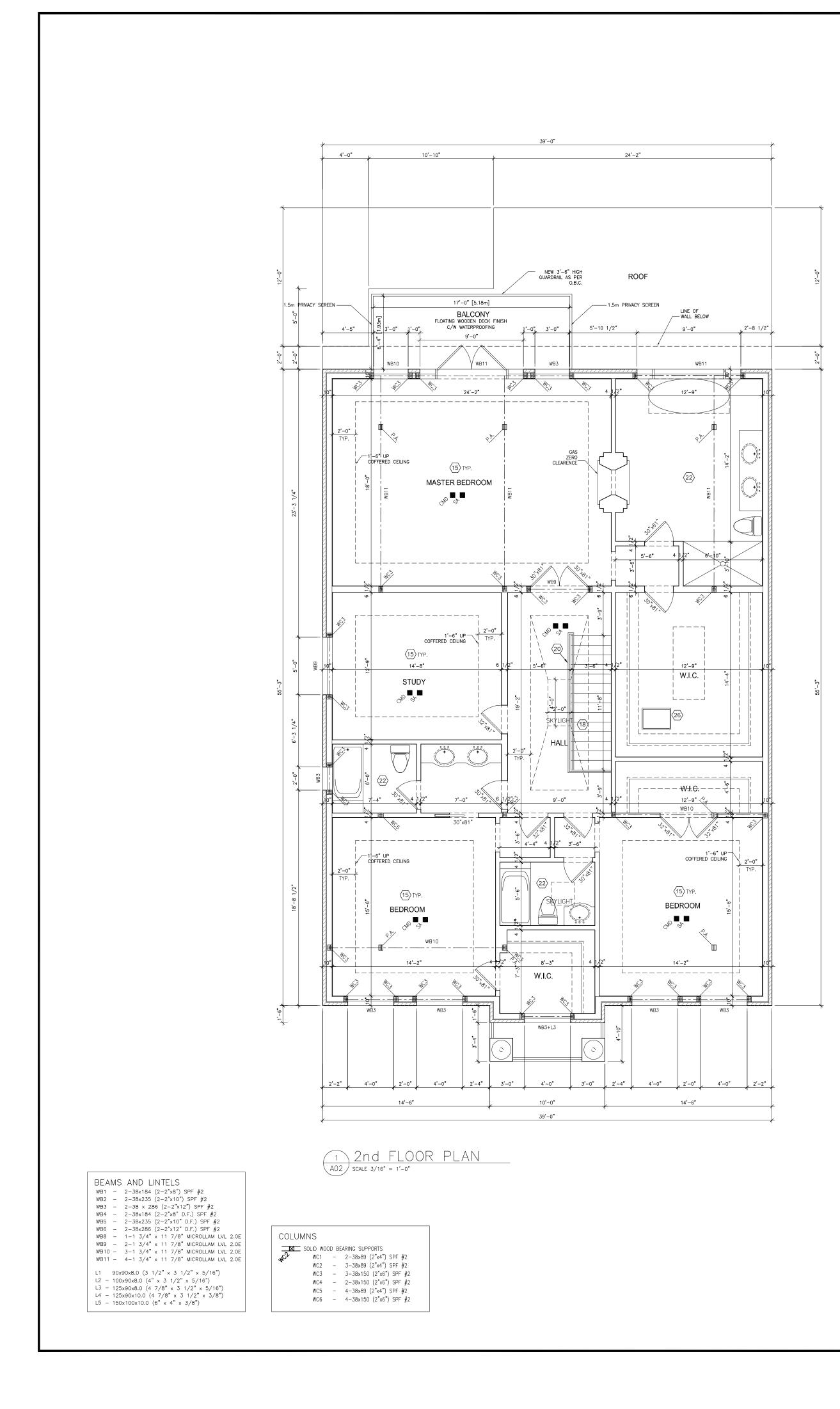
13. BUILT UP POSTS OF 2 OR 3 PI STAGGERED UNLESS NOTED OTHERWI 14. PROVIDE DOUBLE FLOOR JOISTS PARTITION WALLS SPANNING PARALL

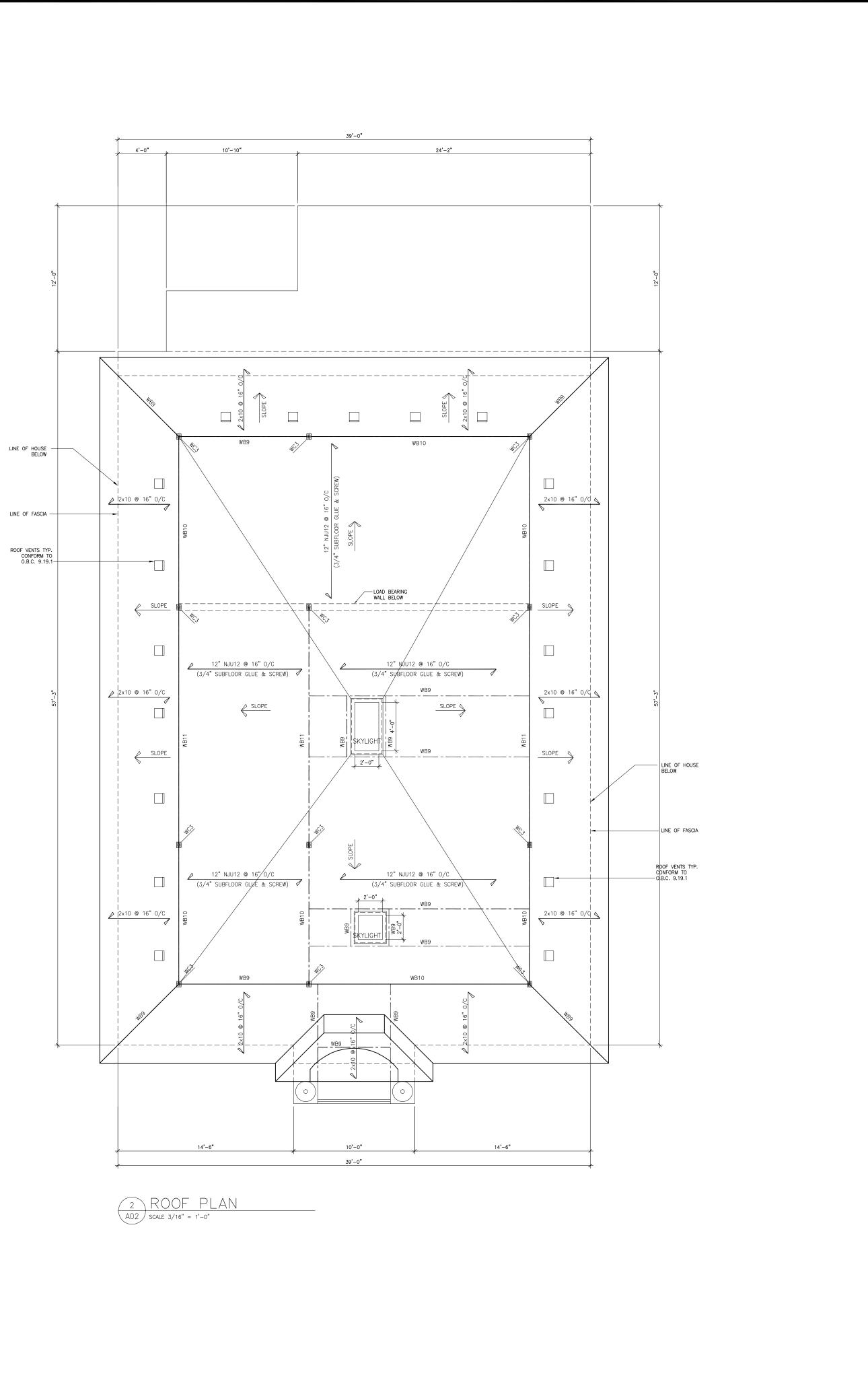
	$\overline{31}$ reg roof insulation, vapour barrier, 16mm (5/8") interior drywall		
TIMBER FRAMING	(32) CONVENTIONAL ROOF FRAMING No. 210 ASPHALT SHINGLES, TYPE 'S' ROLL ROOFING FROM EDGE OF ROOF TO 915mm (3'-0") UP ROOF SLOPE TO A LINE NOT LESS THAN 300mm (12") PAST THE INSIDE FACE OF THE EXTERIOR WALL, ROOFING PAPER, 9.5mm (3'A") PLYWOOD SHEATHING WITH 'H' CLIPS.	NOTE: 1 have reviewed the pl/	ANS FOR THE CONSTRUCTION OF THIS
 ALL FRAMING, BRIDGING, NAILING, PROTECTION, HARDWARE AND OTHER FRAMING DETAILS ARE TO BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE, LATEST EDITION. 	RODFING FAFER, 9-30MT (3/6) FLYNOUD SHEATHING WITH H CLIFS. APPROVED WODD TRUSSES © 610mm (2'-0') O.C., 25489mm (1'X4') TRUSS BRACING, 38x89mm (2'X4') WALL TIES ACROSS BOTTOM CHORD © 1200mm (4'-0') O.C. MIN, FOR 4:12 SLOPES AND GREAFER, METAL EAVES TROUGH ON ALUMINUM FASCIA AND ALUMINUM VENED SOFFIT. ATTIC VENTILATION AT 1:300 WITH 50% AT	PROPERTY AND HAVE PRE COMPATIBILITY OF THE PR	PARED THIS PLAN TO INDICATE THE OPOSAL TO EXISTING ADJACENT AL SERVICES. IT IS MY BELIEF THAT
2. EXTERIOR WALL SHEATHING TO BE PLYWOOD OR STRAND BOARD NAILED AT 150 mm (6 inches) c/c ALONG EDGES AND 300 mm (12 inches) c/c ON INTERMEDIATE FRAMING MEMBERS. SHEATHING PROVIDES LATERAL SUPPORT FOR FRAMING AND MUST BE NAILED TO EACH STUD.	AVE. (33) RESERVED	ADHERANCE TO THE PROP PRODUCE ADEQUATE SURF	POSED GRADES AS SHOWN WILL FACE DRAINAGE AND PROPER FACILITY
 ALL GYPSUM (DRYWALL) IS CONTRIBUTING TO THE LATERAL RESISTANCE OF THE STRUCTURE. NAILING OF GYPSUM (DRYWALL) SHALL BE ACHIEVED BY USING 44 mm (1_ inch) NAILS WITH AN 11.1 mm (« inch) HEAD SPACED AT 180 mm (7 inch) c/c ALONG STUDS AND PLATES. FLOOR SHEATHING TO BE PLYWOOD SUB FLOOR GLUED AND NAILED SECURELY TO ALL JOISTS. 			CES WITHOUT ANY DETRIMENTAL EFFECT
5. ROOF SHEATHING TO BE PLYWOOD NAILED AT 150 mm (6 inch) c/c ALONG EDGES AND 300 mm (inches) c/c ON INTERMEDIATE FRAMING MEMBERS.			LOT 117
6. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE STANDARD SIMPSON STRONG-TIE HARDWARE OR APPROVED EQUIVALENT FOR ALL JOIST HANGERS, BEAM HANGERS, BEAM SEATS, POST ANCHORS, ETC.	ONTARIO BUILDING CODE. 2. ALL INTERIOR PARTIONS TO BE 2"x4" WITH 1/2" DRYWALL BOTH SIDES UNLESS OTHERWISE NOTED.		
7. MEMBERS SHALL BE ALIGNED LEVEL AND PLUMB, WITHIN A TOLERANCE OF 1 IN 500.	WINDOWS (0.B.C. 9.7.1.3) - AT LEAST ONE BEDROOM WINDOW PER FLOOR TO HAVE MIN. 0.35 S.M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MINIMUM CLEAR WIDTH OF 380mm (1'-3').		
BRACING TO KEEP THE STRUCTURAL FRAME PLUMB AND IN TRUE ALIGNMENT UNTIL THE COMPLETION OF THE ENTIRE FRAMING INCLUDING INSTALLATION OF THE DECK. 9. FRAME AROUND ALL OPENINGS WITH DOUBLE HEADERS AND TRIMMERS NAILED TOGETHER WITH TWO ROWS OF 89 mm (3-1/2") SPIRAL NAILS AT 200 mm c/c (8" c/c) STAGGERED UNLESS	 - 5% MIN. OF FLOOR AREA OF BEDROOMS AND 10% MIN. OF LIVING AND DINIG ROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW. NATURAL VENTLATION 0.28m sq. (3 sq.ft.) MIN. - ALL WINDOWS TO BE DOUBLE GLAZED. - WINDOWS LOCATED WITHIN 2m (6'-7') OF ADJACENT GROUND LEVEL 		「 Frame」 当しつ
NOTED OTHERWISE. DO NOT SPLICE MEMBERS BETWEEN SUPPORTS. 10. FOR ALL BUILT UP BEAMS SUPPORTED ON TIMBER WALLS, SUPPORT BEAMS ON POSTS WITH AN EQUAL NUMBER OF LAMINATIONS UNLESS NOTED OTHERWISE. ALL BUILT UP BEAMS TO BE NAILED	SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY, CLAUSE 10.13 OF CAN3-A440. DOORS		0.71 N Shed 5 0.74 N 5 0.71 N 0.74 N 5
TÖGETHER WITH TWO ROWS OF 89 mm (3–1/2") SPIRAL NAILS AT 200 mm (8 inch) c/c. DO NOT SPLICE MEMBERS BETWEEN SUPPORTS. 11. ALL BEAMS SUPPORTED ON TIMBER WALLS ARE TO BEAR ON BUILT UP POSTS OR BE	 ALL INTERIOR DOORS TO BE 800 SERIES EXTERIOR SWING DOORS TO BE STEEL INSULATED WITH GLASS LIGHT AS INDICATED ON THE ELEVATIONS, PAINTED FINISH. 		117,01 (12,35'00)
CONNECTED TO OTHER BEAMS WITH METAL BEAM HANGERS. PRESSURE NAILING PLATES WILL NOT BE ACCEPTED. 12. ALL BUILT UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH	 EXTERIOR SLIDING DOOR TO BE ±1500mm (5'-0") WIDE, THERMALLY BROKEN, WITH LOCKING HARDWARE AND INSECT SCREEN. PROVIDE ALL REQUIRED HARDWARE, WEATHERSTRIPPING, THRESHOLDS ETC. 	NW Angle —/ Lot 119	Fence 0.06 S 0.07 W E
TRANSFER BLOCKING AT EACH FLOOR FRAMING. POSTS ARE TO CONTINUE TO FOUNDATIONS EVEN IF SUPPORTED ON LOADBEARING STUD WALLS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. 13. BUILT UP POSTS OF 2 OR 3 PLY SHALL BE NAILED TOGETHER AT 150 mm (6 inch) c/c	- DOORS TO BE RESISTENT TO FORCED ENTRY IN CONFORMANCE TO SUBSECTION 9.6.6 OF THE 0.B.C. LINTELS AND BEAMS	P.I.N. 07497	- 0043
STAGGERED UNLESS NOTED OTHERWISE. 14. PROVIDE DOUBLE FLOOR JOISTS AT ALL NON-LOADBEARING AND LOADBEARING PARTITION WALLS SPANNING PARALLEL TO THE FLOOR FRAMING UNLESS OTHERWISE NOTED.	WB1 - 2-38×184 (2-2"x87) SPF #2 WB2 - 2-38×235 (2-2"x10") SPF #2 WB3 - 2-38×286 (2-2"x12") SPF #2 WB4 - 2-38×184 (2-2"x8" D.F.) SPF #2		Gazebo
15. PROVIDE SOLID BLOCKING, MATCHING JOIST MEMBER SIZE, UNDER ALL LOADBEARING WALLS OFFSET FROM THE SUPPORTS BELOW FOR FLOOR JOISTS SPANNING PERPENDICULAR TO THE WALL.	WB5 - 2-38x235 (2-2"x10" D.F.) SPF #2 WB6 - 2-38x286 (2-2"x12" D.F.) SPF #2 L1 - 90x90x8.0 (3 1/2" x 3 1/2" x 5/16") L2 - 100x90x8.0 (4" x 3 1/2" x 5/16")	LOT 118	LOT
16. PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT AT ALL CANTILEVERED ROOF SPACES	L3 - 125x90x8.0 (4 7/8" x 3 1/2" x 5/16") L4 - 125x90x10.0 (4 7/8" x 3 1/2" x 3/8") L5 - 150x100x10.0 (6" x 4" x 3/8")		Fence 5 0.46 W P.I.N.
1. EVERY ROOF SPACE OR ATTIC ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH AN OPENING TO THE EXTERIOR TO PROVIDE UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.	STEEL 1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH CAN 3-S16.1-90. ALL CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR UNLESS OTHERWISE NOTED.		- x - x - x - x - x - 1 Board Fence CLF Fence − 0.17 E - 0.17 E
 VENTS REQUIRED MAY BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OF ANY COMBINATION THEREOF AND SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING. 	2. MATERIAL SHALL CONFORM TO THE FOLLOWING STANDARDS: ROLLED SECTIONS CSA G40.21M-300 W HSS SECTIONS CSA G40.21M-350 W CLASS H		
 VENTS TO BE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW AND INSECTS. THE UNOBSTRUCTED VENT AREA SHALL BE DETERMINED IN CONFORMANCE WITH CAN3-A93, "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS". 	 WELDING SHALL CONFORM TO CSA STANDARD W59 AND SHALL ONLY BE PERFORMED BY OPERATORS CERTIFIED UNDER CSA W47.1. BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM-A325-78C FOR HEAXY HEXAGONAL STRUCTURAL BOLTS. FIELD-BOLTED CONNECTIONS TO BE 		
5. WHERE INSULATION IS PLACED BELOW THE ROOF SHEATHING IN ROOFS HAVING A SLOPE OF LESS THAN 1 IN 6 OR ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAT 1/150 OF THE INSULATED CEILING	 DEART INCLOSED STROUGHED BULLS. FIELD BULLED CONNECTIONS TO BE BEARING TYPE, BULLS MINIMUM 20mm DUMETER. ANCHOR BOLTS SHALL BE LOCATED IN THE FIELD FROM ERECTION DIAGRAMS. ANCHOR BOLTS SHALL CONFORM TO ASTM-A307, UNLESS NOTED OTHERWISE. 		P.I.N. 07497-0046
AREA. 1 FOOTINGS/FOUNDATION WALL 250mm (10 ¹⁷) POURED CONCRETE FOUNDATION WALL (2,200 PSI) MIN. 150mm (6 ¹⁷) ABOVE GRADE. SOLID FILL TOP COURSE WITH 20 MPG	LUMBER 1. ALL LUMBER TO BE SPRUCE No.2 GRADE UNLESS OTHERWISE NOTED		
CONCRETE GROUT. 510×150mm (1'-8" × 6") POURED CONCRETE FOOTING. APPLY BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. PRIOR TO BACKFILLING BRACE FOUNDATION WALL. ALL FOOTINGS TO BE 1200mm (4'-0') MIN. BELOW GRADE AND BEAR ON NATURAL. UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MINIMUM	 STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR. 		
BEARING CAPACITY OF 100 KPG OR BETER. (OR AS PER SOILS REPORT) 2 150mm (6") OF CRUSHED STONE OVER AND AROUND 100mm (4") DMMETER WEEPING TILES. (OR AS PER SOILS REPORT)	 L.V.L. BEAMS, ALL TRUSSES AND HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED BY TRUSS MANUFACTURER PROVIDE METAL JOIST HANGERS FOR FRAMING INTERSECTING 		
STEPPED FOOTINGS TO HAVE MINIMUM 610mm (2'-O") HORIZONTAL STEP AND MAXIMUM 610mm (2'-O") VERTICAL STEP FOR FIRM SOILS, MAXIMUM STEP OF 405mm (1'-4") FOR SAND AND GRAVEL.	BUILT UP WOOD MEMBERS 5. STRUCTURAL STEEL SHALL CONFORM TO CAN3-G40-21 GRADE 300W. HOLLOW STRUCTURAL STEEL SECTIONS SHALL CONFORM TO CAN3-G40-12 GRADE 350W CLASS 'H'		21.45m DWELLING DEPTH
FOUNDATION WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 1/2") THICK TO A MAXIMUM DEPTH OF 610mm (2"-0") AND SHALL BE TIED TO THE FACING WATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 915mm (3"-0") O.C.	 REINFORCING STEEL SHALL CONFORM TO CSA-G30-12 GRADE 400. PRE-ENGINEERED WOOD JOISTS (OPTION) 		
HORITIN (5) O.L. VERITORILLY AND FISHIN (3-0) OL. HORITAR. 5 RESERVED	 ALL PRE ENGINEERING WOOD JOISTS TO BE TJI-SERIES WOOD JOISTS, BY TRUS JOIST CANADA LTD., TTS ""BEAMS BY JACER INDUSTRIES INC., CHSERIES BY GANG-MALL CANADA, OR APPROVED EQUIVALENT AS APPROVED BY THE 		19m DWELLING DEPTH
GARAGE SLAB 100mm (4 ⁺) 32MP0 CONCRETE SLAB WITH 7% AIR ENTRAINMENT ON TYPE 5 CEMENT W.W.M. 6x6x6/6 ON 150mm (6 ⁺) COMPACTED CRUSHED STONE.	ARCHITECT/ENGINEER. 2. JOIST MANUFACTURER TO SUPPLY AND INSTALL ALL NECESSARY AND ADEQUATE HARDWARE, INCLUDING ANY JOIST HANGERS AND/OR NAILERS TO COMPLETE ALL STRUCTURAL DETAILS FOR TRANSFER OF LOADS TO STEEL BEAMS AND COLUMNS.		
$\overline{7}$ Solid core door with weather stripping, self closer and Minimum 150mm (6") sill.	 PROVIDE AT LEAST 2 ROW OF "X" BRIDGING AT 3RD POINTS OF SPAN OF JOIST FOR STIFFENING AND LOAD SHARING. JOIST MANUFACTURER TO SUPPLY ADEQUATE BEARING STIFFENER AT EACH END OF JOISTS FOR TRANSFER OF 		Fence 10
8 BASEMENT SLAB 100mm (4") 3,600 PSI POURED CONCRETE SLAB ON 150mm (6") CRUSHED STONE.	REACTIONS TO BEAMS OR COLUMNS. 5. TTS, TJI OR CNI SUPPLIER SHALL PROVIDE ALL NECESSARY, TEMPORARY AND PERMANENT BRACING. 6. PROVIDE DOUBLE JOISTS UNDER PARTITION WALL PARALLEL TO JOISTS. JEEE JOISTS UNDER PARTITION WALL PARALLEL		0.19 W
EXTERIOR INSULATED FINISHING SYSTEM 2" EXTERIOR INSULATION SYSTEM (E.I.F.S.). SECONDARY BARRIER DUROCK BEAR COAT AIR/MOISTURE OR EQUIVALENT). EXTERIOR GRADE SHEATHING, 38x150mm (2", 0", 000D STUDS AT 405mm (16") O.C., B24 BATT	TO JOISTS. (SEE ARCHITECT DRAWINGS FOR LOCATION.) 7. LIVE LOAD DEFLECTION: FLOOR JOISTS = L/480 OR 12mm (1/2") MAX. WHITCHEVER GOVERNS. ROOF JOISTS = L/360 MAX. ROOF TRUSS NOTES		$\begin{bmatrix} 2 \\ 1 \\ 2 \\ 1 \\ 3 \end{bmatrix}$
INSULATION, FAIL POLY-WAPOUR BARRIER WITH CONTINUOUS AIR BARRIER, 12.7mm (1/2") INTERIOR G.W.B.	1. ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER WHO SHALL ASSUME ALL RESPONSIBILITY FOR THEIR STRENGTH AND SERVICIBILITY, ICLUDING ALL NECESSARY BRACING, AND BRIDGING REQUIRED FOR THEIR STRUCTURAL		[19:00m Fence 116.63 [10:03] 0.13 W 9 116.63 [10:03]
90mm (3 1/2") BRICK, 25mm (1") AIR SPACE, 22x178x.76mm (1"x7"x22ga), GALVANIZED METAL TIES AT 405mm (16") O.C. HORIZONTAL, 610mm (2-0") O.C. VERTICAL, No.15 (0.7K6/m2) 2" INSULATION, BUILDING PAPER, 12.7mm (1/2") EXTERIOR GRADE SHEATHING, 35x150mm (2"x6") WOOD STUDS AT 405mm (16") O.C., R24 BATI INSULATION, 6mil	INTEGRITY. 2. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND CSA STANDARD CAN-3-OB6-M89 "CODE FOR ENGINEERING DESIGN IN		0.63 W BF
POLY-VAPOUR BARRIER WITH CONTINUOUS AIR BARRIER, 12.7mm (1/2") INTERIOR DRYWALL PROVIDE WEEP HOLES TO BOTTOM BRICK COURSE AND OVER OPENINGS AT 813mm (2-8") OLC. PROVIDE BASE HASHING TO EXTEND UP 150mm (6") BEHIND BUILDING PAPER, PROVIDE PRECAST SILLS UNDER ALL OPENINGS, FLASH UNDER SILLS.	WOOD", TRUSS DESIGN PROCEDURES AND SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES, BY THE TRUSS PLATE INSTITUTE OF CANADA. 3. TRUSSES SHALL HAVE WOOD TOP AND BOTTOM CHORDS AND		0.63 W DMEI (New 2 0.63 W DMEI 0.63 W 0.63 W 0.63 W 0.63 W 0.63 W 0.63 W 0.63 W 0.63 W 0.64 W 0
(11) BEARING STUD PARTITION 38x140mm (2"x6") STUDS @ 405mm (16") 0.C., 762mm (2"x6") SILL PLATE ON DAMPROFING MAREIAL, 12.7mm (1/2") DIAMETER ANCHOR	EITHER WOOD OR METAL WEB MEMBERS. 4. APPROVED MANUFACTURERS ARE : 1) TTS SYSTEMS, DIVISION OF JAGER INDUSTIES INC. CONCORD, ONT. II) TRUSWALL SYSTEM CANADA LTD. TORONTO, ONTARIO III) GANG-NAIL TRUSS		2 Storey Stucco & Stone
BOLTS 200mm (8") LONG EMBEDDÉD MINIMUM 100mm (4") INTO CONCRETE @ 2385mm (7"-10") O.C. MAX., 100mm (4") HIGH CONCRETE CURB ON 355x200mm (1"-2"x8") CONCRETE FOOTING.	SYSTEMS MARKHAM, ONTARIO 5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING FABRICATION. ALLOW ONE WEEK FOR REVIEW. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTRED IN THE PROVINCE OF		Dwelling No. 28 0.40 w 77 16 40 17 17 18 40 17 17 18 40
(12) INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89mm (2"x4") ● 405mm (16") 0.C. (2 STOREYS), NON- BEARING PARTITIONS 38x89mm (2"x4") ● 610mm (2'-0") 0.C. PROVIDE 38x89mm (2"x4") BOTTOM PLATE AND 2-38x89mm (2-2"x4") TOP PLATE. 12.7mm (1/2") DRYWALL FINISH	ONTARIO WHO SHALL TAKE SOLE RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES. REVIEW OF THESE SHOP DRAWINGS BY THE ARCHIECT OR HIS CONSULTANTS DOES NOT ABSOLVE THIS ENGINEER OF THAT SOLE RESPONSIBILITY.		T.R.E.=126.56
BOTH SIDES OF STUDS. (13) SILL PLATE 38x140mm (2*k ⁰) SILL PLATE WITH 12.7mm (1/2 [°]) DAMETER	 SHOP DRAWINGS SHALL SHOW MEMBER SIZES, LENGTHS AND DIMENSIONS, WOOD TYPE AND GRADES, DESIGN LOADS REQUIRED, BRACING AND BRIDGING, AND REACTIONS TO BE CARRIED BY OTHERS PORTIONS OF THE STRUCTURE. LIVE LOAD DEFLECTIONS : 		0.63 W [116.53]
ANCHOR BOLTS 200mm (87) LONG EMBEDDED MINIMUM 100mm (47) INTO CONCRETE © 2385mm (77-107) O.C., GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. (14) R22 MINIMUM POLYISS RIGID INSULATION WITH 50mm (27 FURRING FIXED	ROOF TRUSSES = L/360 MAXIMUM MECHANICAL - VENTILATION IS REQUIRED AT A RATE OF .3 AIR CHANGES PER HOUR AVERAGED OVER A 24 HOUR CYCLE.		
TO WALL AND 6mil POLY-VAPOUR BARRIER FOR FULL HEIGHT OF FOUNDATION WALL DAMPPROOF WITH BUILDING PAPER AND VAPOUR BARRIER BETWEEN FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.	SOILS - CONTRACTOR TO VERIFY SOILS CONDITIONS AND REPORT ANY DEFICIENCIES PRIOR TO COMMENCING WORK.		Stone
19mm (3/4") Take SUBFLOOR ON WOOD FLOOR JOISTS. 38x89mm (2"x4") CROSS BRACING OR SOLD BLOCKING @ 2100mm (6"-10") O.C. MAXMUM TO ALL JOISTS AS REQUIRED BY TJ.J. MANUFACTURER"S SPECIFICATIONS. WHERE PANEL TYPE CELIUNG FINISH IS NOT APPLIED	AUTHORITIES HAVING JURISDICTION - CONTRACTOR SHALL CONFORM TO ALL KNOWN BY-LAWS, CODES, STANDARDS AND OBTAIN ALL NECESSARY PERMITS IN THE EXECUTION OF THE WORK OF THIS CONTRACT. THESE REQUIREMENTS ARE TO BE CONSDERED MINIMUM STANDARDS.		
ALL JOISTS TO BE STRAPPED WITH 19x64mm $(3/4^{3}x2 + 1/2^{-}) \otimes 2100mm (6'-10") O.C. WHERE CERAMIC TILE IS TO BE INSTALLED,PROVIDE 12.7mm (1/2") MORTAR BED WITH MESH REINFORCING ANDFLOOR JOISTS TO BE INSTALLED AT 300mm (1'-0") O.C. MAXIMUM.$	ITEM ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 1 PROJECT DESCRIPTION: IN NEW	□ PART 11 □ PART 3 ☑ PART 9	
(16) WOOD-CONCRETE SEPARATION WOOD FRAMING NOT TREATED WITH A PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2mil POLYETHYLENE FILM, No.50 (451b) ROLL ROOFING		2.1.1 9.10.1.3 3.1.2.1. (1) 9.10.2 0TAL413.41 1.1.3.2 1.1.3.2	
or other damperoofing material, except where the wood MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND. TO GAS PROOFING 12.7 (1/2") DRYWALL FINISH ON WALL AND CEILING BETWEEN HOUSE	4 GROSS AREA EXISTING NEW413.41 TO	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	SWALE 2
and gapage, r24 in walls, r31 in ceiling. tape and seal all joints gas tight. (18) INTERIOR/EXTERIOR STAIRS (0.B.C. 9.8.3)	7 NUMBER OF STREETS / ACCESS ROUTES 1 8 BUILDING CLASSIFICATION C OCCUPANCY 9 SPRINKLER SYSTEM PROPOSED ENTIRE BUILDING	3.2.2.10 & 3.2.5.5 3.2.2.20-83 9.10.4 9.10.8	N64*21*30"E M C=14.66 BN8M
MAXIMUM RISE 200mm (7 7/8") MINIMUM HEADROOM 1950mm (6'-5") MINIMUM RIV 210mm (8 1/4") RAIL AT LANDING 915mm (3'-0") MINIMUM TREAD 235mm (9 1/4") RAIL AT STAR 810mm NIN. (2'-8") MAXIMUM NOSING Z5mm (1") MINIMUM STAIR WIDTH 860mm (2'-10")	BASEMENT ONLY BASEMENT ONLY IN LIEU OF ROOF R WOT REQUIRED STANDPIPE REQUIRED	3.2.2.20-83 3.2.1.5 3.2.2.17 3.2.9	A=14.66 BNAM
FOR CURVED STAIR MINIMUM RUN 150mm (5 7/8") MINIMUM AVERAGE RUN 200mm (7 7/8") (19) EXTERIOR PRECAST CONCRETE STEPS CONFORMING TO SECTION 9.8.9.1 OF	11 FIRE ALARM REQUIRED YES NO 12 WATER SERVICE / SUPPLY IS ADEQUATE IX YES NO 13 HIGH BUILDING YES IX NO	3.2.4 9.10.7.2 3.2.6	/ 15.10
THE ONTARIO BUILDING CODE. 20 42" H. FINISHED RAILING ON WOOD PICKETS AT MAXIMUM 100mm (4") BETWEEN. 21 LINEN CLOSET MINIMUM 355mm (1'-2") DEEP WITH 4 SHELVES	14 PERMITTED CONSTRUCTION IX COMBUSTIBLE NON-COMBU ACTUAL CONSTRUCTION COMBUSTIBLE NON-COMBU 15 MEZZANINE(S) AREA (m2) N/A		115.85
$\langle 22 \rangle$ mech exhaust fan vented to exterior providing minimum one air change per hour.		PERSONS	69 115. ⁵⁴ 115. ⁴⁰
$\begin{array}{c} \hline & \hline $	3RD FLOOR OCCUPANCY N/A LOAD 17 BARRIER RREE DESIGN YES XI NO (EXPLAIN) 18 HAZARDOUS SUBSTANCES YES XI NO	PERSONS 9.5.2 3.3.1.2.(1) & 3.3.1.19.(1) 9.10.1.3	115 ⁶⁹ 115 ⁶⁶ 115 ⁵⁰ 10 ⁵⁰
DIRECT VENT FURNACE TERMINAL MINIMUM 915mm (3'-0") FROM PROPERTY LINE AND CAS REGULATOR. MINIMUM 300mm (1'-0") ABOVE FINISHED GRADE, FROM ALL OPENINOS, EXHAUST AND INTAKE VENTS. H.R.V. TO BE A MINIMUM OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS	19 REQUIRED HORIZONTAL ASSEMBLIES LISTED DE FIRE FRR (HOURS) OR DESCRIPT RESISTANCE RATING (FRR) ROOFHOURS		(23 00 TO) 020 TO 083
TERMINALS. 25 CAPPED DRYER EXHAUST VENTED TO EXTERIOR 26 ATTIC ACCESS HATCH 508x712mm (1'-8'x2'-4'') WITH WEATHERSTRIPPING, DOIX-VARDING BARPIER AND BRO PERIO INSULATION BARKING.	MEZZANINEHOURS FRR OF SUPPORTING LISTED DE MEMBERS OR DESCRIPT		15-672 EDGE 11500 / 14.93
 Allo CLASS INFORMATICAL DOUGH TAILING THE ALL AND ADDRESS AND ADD	FLOORS N/A HOURS ROOF N/A HOURS MEZZANINE N/A HOURS 20 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3 9,10.14	15.03
28) PORCH SLAB CONSTRUCTION 150mm (6") CONC SLAB. 15M BARS @250 (10") O.C. EACH WAY, BOTTOM. 25 MPG CONCRETE AT 28 DAYS. 5-8% AIR ENTRAINMENT.	WALL AREA OF EBF (m2) LD. (m) L/H OR H/L PERMITTED MAX. PROPOSED % OF OPENINGS FRR OF OPENINGS NORTH N/A	3.2.3 JOINT COMPLETE COMPLETELE COMPLETENCE OR DESCRIPTION CONSTRUCTION NONC. CLADDING CONSTRUCTION	CENTRELINE
29 SMOKE ALARMS SMACKE ALARMS SHALL BE INTERCONNECTED COMFORMING TO O.B.C. 9.10.18.1, 3 AND 4. REFER TO PLANS FOR LOCATIONS.	EAST N/A N/A SOUTH N/A N/A WEST N/A 1 21 OTHER - DESCRIBE N/A		
(30) ROOF CONSTRUCTION No. 210 ASPHALT SHINGLES, ROOFING PAPER, 9.5mm (1/4") PLYWOOD SHEATHING WITH 'H' CLIPS. APPROVED WOOD TRUSSES AT 610mm (2'-0") O.C. MAXIMUM. APPROVED EAVES PROTECTION TO EXTEND 915mm (3'-0") FROM EDGE OF ROOF AND MINIMUM	2 OBC MATRIX		KING (By
EAVES PROTECTION TO EXTEND 915mm (3'-O') FROM EDGE OF ROOF AND MINIMUM 300mm (1'-O') BEYOND INNER FACE OF EXTERIOR WALL. 38x89mm (2''x4'') TRUSS BRACING AT 2133mm (7'-O') O.C. AT BOTTOM CHORD. PRE-FINISHED ALLMINUM EAVESTROUGH, FASCIA, R.W.L. AND CONTINUOUS VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% MIN. AT EAVES.	A00		











CEILING

FIN. FLOOR

