

DECISION AND ORDER

Decision Issue Date Friday, May 22, 2020

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

Appellant(s): SWANSEA AREA RATEPAYERS GROUP

Applicant: IDA EVANGELISTA

Property Address/Description: 2326 BLOOR ST W

Committee of Adjustment Case File: 19 135827 STE 04 MV

TLAB Case File Number: 19 197193 S45 04 TLAB

Hearing date: Tuesday, December 03, 2019

DECISION DELIVERED BY SHAHEYNOOR TALUKDER

APPEARANCES

Name	Role	Representative
Ida Evangelista	Applicant	
1550191 Ontario Inc.	Owner/Party	Amber Stewart
Swansea Area Ratepayers Grp.	Appellant	

INTRODUCTION

1. This is a settlement hearing in writing with respect to the commercial property located at 2326 Bloor Street West (Subject Property).
2. The Applicant and owner of the property, 1550191 Ontario Inc., filed an application for variances with respect to gross floor area (GFA) and setback from the rear lot line at the Committee of Adjustment (CoA). The CoA approved the variances.
3. The Swansea Area Ratepayers Group (SARG) appealed the CoA's decision to the Toronto Local Appeal Body (TLAB). Prior to the hearing, the parties settled. TLAB

was informed that the parties wished to proceed with a settlement hearing by way of a motion in writing.

4. The Applicant filed motion materials with TLAB with consent from the SARG. My decision is based on the following motion materials:
 - a. Notice of Motion, dated December 11, 2019, which included three attachments.
 - b. Affidavit of Theodore J. Cieciura, land use planner retained by the Applicant, dated November 25, 2019.
 - c. Witness Statement of Mr. Cieciura dated November 29, 2019
 - d. Document Disclosure of the Applicant.
5. The Applicant proposed to construct a rear, two-storey addition to the existing two-storey commercial building. A portion of the second storey would extend over proposed carport for three parking spaces.

MATTERS IN ISSUE

6. The application before the CoA was with respect to variances for GFA and for rear yard setback of the proposed development. However, prior to the hearing at the TLAB, the Applicant reached a settlement with the appellant SARG. As stated in the Notice of Motion, SARG objected to the increase in the non-residential GFA, which was resolved. The only issue remaining before the TLAB is the issue of the rear yard setback.
7. The Applicant had filed plans at the CoA prepared by Blue Grove Engineering Group Inc. dated June 10, 2019, which are attached to this decision as Attachment 1. The Applicant also prepared revised plans dated August 30, 2019, which superseded some of the drawings of the original site plans. These amended plans are attached to this decision as Attachment 2.
8. The Applicant also obtained a new Zoning Notice based on the revised plans, which was issued on October 9, 2019.
9. At issue is whether the settlement between the Applicant and the SARG should be approved, which will result in the approval of the following variance (as stated in the Zoning Notice dated October 9, 2019) and approval of the conditions agreed upon by the parties:

Section 40.10.40.70.(2), Development Standard Set 2, By-law 569-2013

A building must be set back at least 7.5 m from the rear lot line.

The proposed building is setback 3.66 m from the rear lot line.

Conditions of Approval

- 1) The proposed addition shall be constructed substantially in accordance with the following plans prepared by Blue Grove Engineering Group Inc.:
 - a. Site Plan (Drawing SP1) dated June 10, 2019 (Attachment 1)
 - b. South West Elevation (Drawing A4) dated August 30, 2019 (Attachment 2)
 - c. South Elevation (Drawing A5) dated June 10, 2019 (Attachment 1)
 - d. North Elevation (Drawing A6) dated June 10, 2019 (Attachment 1)
- 2) The existing door on the ground floor of the north wall of the building shall be closed, as shown on the Ground Floor Plan (A2) dated August 30, 2019 (Attachment 2).

10. The settlement of matters between parties is encouraged. However, despite the presence of a settlement proposal, which should be given great weight, the TLAB panel must still be satisfied that the considerations raised by provincial policy, and subsection 45(1) of the *Planning Act* (as set out below), are satisfactorily met by the settlement proposal and that the public interest is served.

JURISDICTION

Provincial Policy – S. 3

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

Minor Variance – S. 45(1)

12. In considering the applications for variances from the Zoning By-laws, the TLAB Panel must be satisfied that the applications meet 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, ANALYSIS, FINDINGS, REASONS

13. With respect to the motion, I am satisfied that the settlement hearing can proceed in writing, as the only two parties involved in this matter have consented to a hearing in writing and the motion materials sufficiently address the matters at issue.

14. The application for minor variance does not conflict with the PPS and the Growth Plan as these policies are centered on intensification and are not necessarily applicable with respect to this matter.
15. The Notice of Motion and Mr. Cieciora's affidavit provided a summary of SARG's concerns and how those concerns were resolved. The Applicant operates a hair salon in the building which is proposed to be expanded into the second storey of the rear addition. The Applicant further proposed a take-out panini shop which would be in the first floor of the rear addition. The original proposal retained the presence of an interior door between the hair salon and the panini shop (in the new rear first floor addition). As a result of this interior door connecting the two units, the zoning examiner conserved both the salon and the panini shop as one unit and identified the variance for GFA to be 430.75 m².
16. The Notice of Motion indicates that the GFA of the panini shop is not more than the zoning by-law limit of 200 m². The parties settled this issue of GFA by closing this internal door and adding a new separate exterior door to the panini shop unit. The Applicant revised the site plans accordingly and obtained a new Zoning Notice that only identified the rear yard setback as the applicable variance before the TLAB.
17. The parties agreed that a condition to the approval of the application be that the existing door on the ground floor of the north wall of the building be closed (Condition 2).
18. I have reviewed Mr. Cieciora's witness statement and his signed Acknowledgement of Experts Duty Form. I am satisfied that he is qualified to be an expert on land use planning. I further acknowledge that as the motion for settlement hearing is filed on consent from SARG, SARG does not oppose Mr. Cieciora's qualification as an expert on land use planning.
19. Mr. Cieciora described the Subject Property and its location in his witness statement. He noted that the Subject Property is located on the north east corner of Bloor Street West and Windermere Avenue. The two-storey commercial building on the Subject Property is located on the southern half of the lot. The two-storey rear addition will extend into the north portion of the lot. The Applicant uses the building for a salon business and the parking for the salon is at the rear of the lot.
20. The immediate land uses of properties surrounding the Subject Property and facing Bloor Street West are commercial land uses that include retail, service, office and restaurant uses. There is a municipal park and residential properties to the north. There are also residential properties to the south of the Subject Property (excluding the properties facing Bloor Street West). The area surrounding the Subject Property on Bloor Street West consists mainly of narrow lots with buildings between one and three storeys in height.

21. The Subject Property is designated as a Mixed Use Area under the OP and Bloor Street West is designated as an Avenue. The Subject Site is zoning as Commercial Residential under the City-wide Zoning By-Law 569-2013 and as Mixed Commercial Residential under former City of Toronto Zoning By-Law 438-86. Both these by-laws permit a range of commercial and residential uses.
22. Mr. Cieciura provided the following submissions in his witness statement to support that the variance for rear yard setback satisfies the four tests, which I have accepted:
- a. As per OP policies 2.2.3 and 2.2.3, Bloor Street West, as an Avenue, is a major street where reurbanization is anticipated and development of new housing and job opportunities are encouraged.
 - b. The Subject Property falls within the study area for the Bloor West Village Avenue Study completed by the City, which deals with transitions of commercial uses into adjacent public rights of way and adjacent uses of Neighbours and Parks. The proposal for the rear addition to the building on the Subject Property conforms to both the OP policies regarding Avenues and the Bloor West Village Avenue Study as it is compatible with the adjacent park. Further, apart from the variance for rear yard setback, the proposal does not require any other variances, including variance for angular plane in the Zoning By-Law 569-2013.
 - c. The proposal of rear addition to the building satisfies OP policy 4.5.2 for Mixed Use Areas, as the development will provide new jobs and use underutilized land. The building will be similar in height and have the same setbacks as other buildings on the same block facing Bloor Street West. The height is limited to two-storeys and therefore will adequately limit shadow impacts on the nearby park. This building is nearby public transit services and will take advantage of them.
 - d. The proposed development is similar in nature to other development in the nearby area and in the Bloor West Village.
 - e. The proposed rear yard setback is consistent with the abutting buildings to the east of the Subject Property and the rear main wall will be in line with the rear main wall of the adjacent building.
 - f. The height of the building limits any potential impacts as it is similar to height to other buildings in the block with a similar rear yard setback.
 - g. Mr. Cieciura surmised that it is common for the buildings on the north side of Bloor Street West to have reduced rear yard setbacks based on the CoA decisions for the surrounding area. He also noted that there are some buildings with may not meet the minimum required rear yard setback, as they may have been constructed prior to the introduction of the zoning by-laws.

- h. It is common for rear corner lots in the area surrounding the Subject Property to have a second store or business accessible from the flanking street that results in reduced rear yard.
 - i. The proposal will use underutilized space which is currently used for parking for the rear addition while maintaining three parking spaces, which is desirable for the appropriate development of the land.
23. Based on the foregoing evidence provided by Mr. Cieciura, I am satisfied that the variance for rear yard setback satisfies the four tests and the conditions for approval are appropriate to accommodate the settlement between the Applicant and SARG.

DECISION AND ORDER

24. The following variance is approved, subject to the following conditions:

Section 40.10.40.70.(2), Development Standard Set 2, By-law 569-2013

A building must be set back at least 7.5 m from the rear lot line.
The proposed building is setback 3.66 m from the rear lot line.

Conditions of Approval

- 1) The proposed addition shall be constructed substantially in accordance with the following plans prepared by Blue Grove Engineering Group Inc.:
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X 

Shaheynoor Talukder
Panel Chair, Toronto Local Appeal Body
Signed by: Shaheynoor Talukder

BLUE GROVE ENGINEERING GROUP

PROPOSED TENANT LAY-OUT
FOR:

BUILDING ADDITION

2326 BLOOR STREET WEST
TORONTO, ONTARIO

SPECIFICATIONS

1. GENERAL REQUIREMENTS

- ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
- CONFORM TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS SHALL BE FURNISHED AND ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE GRADES, OR STANDARDS OF MATERIALS, STANDARDS OF WORKMANSHIP AND MANUFACTURE'S SPECIFICATIONS LISTED OR MENTIONED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK. CONTRACTOR TO VERIFY STRUCTURE OF WALLS, FLOOR AND CEILING AT NEW ENTRANCES, WINDOWS, CANOPY AND EXTERIOR CLADDING.
- INSPECT THE EXISTING SITE AND NOTE ANY CONDITIONS WHICH WOULD AFFECT THE WORK. NO CLAIM FOR AN ADDITION TO THE CONTRACT AMOUNT WILL BE CONSIDERED RESULTING FROM FAILURE TO BECOME FAMILIAR WITH ALL, APPARENT EXISTING SITE CONDITIONS.
- UNLESS OTHERWISE SPECIFIED, PROVIDE AND MAINTAIN ALL NECESSARY PROTECTION INCLUDING HOARDING, BARRICADES, WARNING LIGHTS AND SIGNS, BEFORE AND DURING DEMOLITION WORK.
- PROTECT ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND PIPING THAT IS TO REMAIN.
- PROTECT ALL EXISTING FINISH SURFACES WHICH ARE NOT SUBJECT TO DEMOLITION.
- MAINTAIN PROPER ACCESS TO PREMISES.
- MAKE GOOD DAMAGE TO SUCH STRUCTURES RESULTING FROM WORK UNDER THIS SECTION AT NO COST TO OWNER.
- EXERCISE CAUTION IN DISMANTLING OR DISCONNECTING WORK ADJACENT TO EXISTING WORK DESIGNATED TO REMAIN.
- MAKE GOOD ANY DEMOLITION TO THE EXISTING WORK BEYOND THAT NECESSARY FOR CARRYING OUT NEW WORK, AT NO EXPENSE TO THE OWNER.
- CARRY OUT DEMOLITION AS SCHEDULED, IN A ORDERLY AND CAREFUL MANNER.
- AT COMPLETION OF WORK, THE PREMISES SHALL BE LEFT BROOM CLEAN.
- REPORT TO THE ARCHITECT AND INTERIOR DESIGNER ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS. CONTRACTOR TO MAINTAIN AT THE JOB SITE AN UPDATED SET OF DRAWINGS AND RECORD ANY CHANGES TO BUILDING PERMIT DRAWINGS.

2. SITE WORK

- MAINTAIN PROPER ACCESS TO THE SITE. PROVIDE ADEQUATE PROTECTION TO CURBS, SIDEWALKS AND LIGHTS. MAKE GOOD ANY DAMAGE AT NO COST TO THE OWNER.
- REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL RUBBISH, AND SURPLUS MATERIALS RESULTING FROM THE WORK.

3. CONCRETE

- CONCRETE MATERIALS SHALL CONFORM TO REQUIREMENTS OF CAN3-A23.1
- BEFORE COMMENCING WORK, ENSURE THAT SURFACES ARE ACCEPTABLE TO RECEIVE AND MAINTAIN CONCRETE FINISHING AND THAT SPECIFIED INSTALLATION WILL BE ACHIEVED.
- PATCHING CONCRETE SHALL BE THOROUGHLY COMPACTED INTO PLACE AND FINISHED IN SUCH A MANNER AS TO MATCH ADJOINING CONCRETE. RUB DOWN TO GIVE UNIFORM, SMOOTH, FLUSH, MONOLITHIC SURFACE FREE OF ALL DEFECTS IN APPEARANCE TO ARCHITECTS APPROVAL.

4. MASONRY

- MAINTAIN DIMENSIONS, LINES AND LEVELS OF EXISTING WORK.
- TAKE SPECIAL CARE OF ERECTING BLOCK WALLS TO WHICH OTHER SECTIONS WILL APPLY FINISHES, TO ENSURE TOLERANCES REQUIRED OF FOLLOWING SECTIONS CAN BE MET WITH REASONABLE CONSTRUCTION PROCEDURES (E.G. THIN SET APPLICATION OF GRANITE TILES.)
- ALL MASONRY SHALL BE PATCHED AND REPAIRED USING METHODS AND MATERIALS TO MATCH EXISTING WORK.

5. METALS

- CONFORM TO REQUIREMENTS OF CSA S16-1969, STEEL STRUCTURES FOR BUILDING AND CSA S136-1974.

- WORK TO BE EXECUTED BY FIRM THOROUGHLY FAMILIAR WITH LAWS, BY-LAWS AND REGULATIONS WHICH GOVERN, AND CAPABLE OF WORKMANSHIP OF BEST GRADE AND FIELD PRACTICE KNOWN TO BE RECOGNIZED MANUFACTURE'S SPECIALIZING IN THIS WORK.
- PAINT PRIMER TO BE ZINC CHROMATE CONFORMING TO COSB 1-6P-400. FINISH COLOUR TO BE AS PER APPROVED SAMPLE BY INTERIOR DESIGNER.

6. WOOD AND PLASTICS

- MATERIALS SHALL BE CAREFULLY CHECKED, UNLOADED STORED AND HANDLED TO PREVENT DAMAGE. PROTECT MATERIALS WITH SUITABLE NON-STAINING WATERPROOF COVERINGS.
- SUPPLY ALL LABOUR, MATERIALS, EQUIPMENT, SERVICES AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE ALL ROUGH CARPENTRY WORK, TO THE FULL INTENT OF THE DRAWINGS AND AS HEREIN SPECIFIED.
- ALL INTERIOR ROUGH CARPENTRY APPLIED TO WALLS, FLOORS, AND CEILING IS TO HAVE A FLAME SPREAD RATING OF 150 OR LESS.

7. THERMAL AND MOISTURE PROTECTION

- MAINTAIN EXISTING LEVELS OF INSULATION.
- ALL MATERIALS AND METHODS USED IN APPLICATION SHALL BE IN STRICT ACCORDANCE WITH THE PRINTED INSTRUCTIONS OF THE MANUFACTURER.
- INSTALL INSULATION TO MAINTAIN CONTINUITY OF THERMAL PROTECTION TO BUILDING ELEMENTS AND SPACES.
- INSTALL LOOSE INSULATION IN LOCATIONS AND THICKNESS SHOWN, AND FOR PACKING WHERE REQUIRED TO MAINTAIN THE INTEGRITY OF THE THERMAL BARRIER. SEAL JOINTS TO PREVENT THE TRANSFER OF MOISTURE.
- SEALANTS AND COLOUR TO BE SELECTED BY INTERIOR DESIGNER.
- CLEAN JOINTS AND SPACES TO BE CAULKED AND ENSURE THEY ARE DRY AND FREE OF DUST, LOOSE MORTAR, OIL, GREASE AND OTHER FOREIGN MATERIAL. CLEAN FERROUS MATERIALS OR RUST, MILL, SCALE AND FOREIGN MATERIALS BY WIRE BRUSHING, GRINDING OR SANDING.
- UPON COMPLETION, REMOVE MASKING AND SEALANT SMears AND DROPPINGS FROM ADJACENT AND OTHER SURFACES.
- PATCH AND REPAIR EXISTING WORK, REQUIRED DUE TO THE WORK OF THE CONTRACT. USE THE EXACT SAME METHODS AND MATERIALS TO MATCH THE EXISTING WORK WHERE IT IS NOT POSSIBLE, SUBMIT PROPOSALS TO THE INTERIOR DESIGNER FOR APPROVAL.

8. DOORS AND WINDOWS

STEEL DOORS AND FRAMES:

- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS, SHOW EACH TYPE OF FRAME, DOOR, HARDWARE, BLANKING, REINFORCING TAPPING AND DRILLING ARRANGEMENTS, METAL CAUGES, THICKNESS AND FINISHES. SUBMIT DOOR AND FRAME SCHEDULE IDENTIFYING EACH UNIT. APPROVAL TO BE MADE BY INTERIOR DESIGNER.
- MANUFACTURE SOLID CORE VENEERED AND PLASTIC LAMINATED FACED WOOD DOORS TO ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA LATEST REVISIONS, FOR PREMIUM GRADE SPECIALTY DOORS.
- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS ILLUSTRATING DOOR CONSTRUCTION FOR THE INTERIOR DESIGNER TO REVIEW.

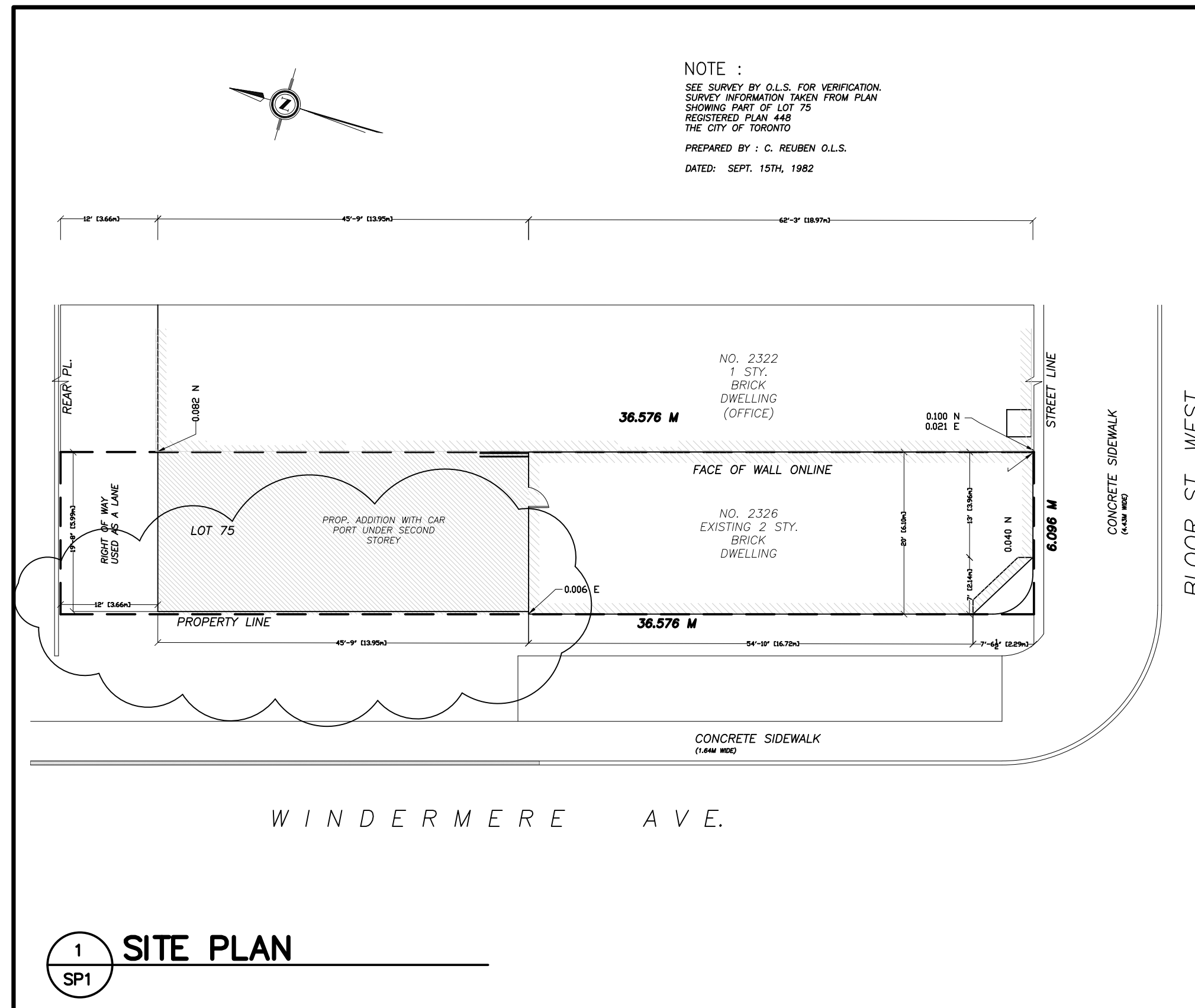
WOOD DOORS AND FRAMES:

- EXECUTE THE GYPSUM WALLBOARD WORK COMPLETE IN ALL RESPECTS AND FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP AFFECTING APPEARANCE AND PERFORMANCE.
- EXAMINE AND CO-ORDINATE WORK WITH THE OTHER TRADES AND ENSURE THAT ANCHORS, GROUNDS, ELECTRICAL CONDUIT, WIRING AND MECHANICAL WORK, WHICH IS TO BE INSTALLED IN OR BEHIND WORK UNDER THIS CONTRACT HAS BEEN INSTALLED, TESTED AND APPROVED.
- CONFORM TO CURRENT C.S.A. STANDARDS A82.30 AND A82.31, EXCEPT AS SPECIFIED OTHERWISE HEREIN.
- FINISHED GYPSUM WALLBOARD SURFACES SHALL BE TRUE PLANES WITHIN 1/8 INCH WHEN CHECKED WITH 12 FEET STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE. SURFACES SHALL BE FREE FROM WAVES, IRREGULARITIES AND OTHER DEFECTS. VERTICAL SURFACES, PLUMB AND TRUE TO LINE, HORIZONTAL SURFACES LEVEL.

9. FINISHES

GYPSUM WALLBOARD:

- EXECUTE THE GYPSUM WALLBOARD WORK COMPLETE IN ALL RESPECTS AND FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP AFFECTING APPEARANCE AND PERFORMANCE.
- EXAMINE AND CO-ORDINATE WORK WITH THE OTHER TRADES AND ENSURE THAT ANCHORS, GROUNDS, ELECTRICAL CONDUIT, WIRING AND MECHANICAL WORK, WHICH IS TO BE INSTALLED IN OR BEHIND WORK UNDER THIS CONTRACT HAS BEEN INSTALLED, TESTED AND APPROVED.
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O.B.C. DATA MATRIX:

ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBC reference
1	PROJECT DESCRIPTION: <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> NEW <input type="checkbox"/> INT. ALTERATION	■ PART 3 ■ PART 9 ■ PART 11
2	MAJOR OCCUPANCY(S): GROUP E - UP TO TWO STOREYS	3.2.2.61
3	EX. BUILDING AREA (SQ.M): 197.44 PROP. BUILDING AREA (SQ.M): 302.03	
4	MEZZANINE(S) AREA:	
5	GROSS AREA (SQ.M): 197.44 PROP. BUILDING AREA (SQ.M): 302.03	
6	NUMBER OF STOREYS: ABOVE GRADE 2 BELOW GRADE 0	
7	HEIGHT OF BUILDING (M): 6.68m	
8	NUMBER OF STREETS/ACCESS ROUTES: 2	
9	BUILDING CLASSIFICATION: OBC GROUP E	
10	SPRINKLER SYSTEM PROPOSED & SUPERVISED: <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	
11	STANDPIPE EXISTING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
12	FIRE ALARM EXISTING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
13	WATER SERVICE/SUPPLY IS ADEQUATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
14	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
15	CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE	
16	OCCUPANT LOAD: 24 PERSONS MAIN FLOOR ONLY: 12 PERSONS	
17	PLUMBING FIXTURES REQUIRED: YES REFER TO PLUMBING	
18	BARRIER-FREE DESIGN: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN)	
19	HAZARDOUS SUBSTANCE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20	FIRE RESISTANCE RATING (FRR) EXISTING HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS: 1 HOURS ROOF: 1 HOURS MEZZANINE: --- FRR OF SUPPORTING MEMBERS FLOORS: HOURS ROOF: HOURS MEZZANINE: --- 2012 OBC REQ'D. HORIZONTAL ASSEMBLY F.R.R. (HOURS) FLOORS: 3/4 HOUR ROOF: 3/4 HOURS MEZZANINE: ---	3.2.2.61
21	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS - EX. ---	
22	TOTAL SITE AREA: 223.47 SQ.M	
23	EXISTING BUILDING COVERAGE: 113.26 SQ.M	
24	GFA/SITE AREA: 113.26 SQ.M / 223.47 = 0.506 X 100 = 50.60%	



THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECT.

DRAWINGS MUST NOT BE SCALED.

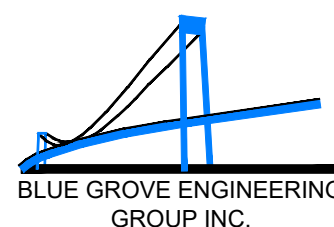
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY: _____

RECEIVED

By Committee of Adjustment at 12:26 pm, Jun 13, 2019

REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION
2.	JUN 10, 19	REVISED PER CLIENT COMMENTS			
1.	OCT 22, 18	ISSUE FOR ZONING APPROVAL			

BLUE GROVE ENGINEERING GROUP INC.

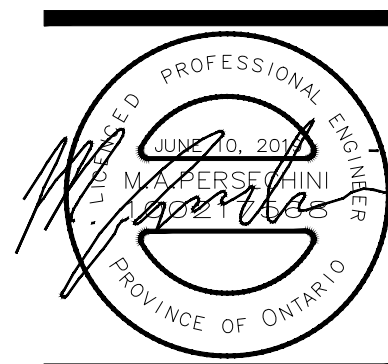


1 SHEFFIELD STREET

Toronto, Ontario.
M6M 3E5

Tel: (416) 540-0756

Web Site: www.bluegroveengineering.com
info@bluegroveeng.com



PROJECT TITLE:

2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:

FRANCESCO CUPELLO

SHEET TITLE:

SITE PLAN

SCALE:

3/16" = 1'-0"

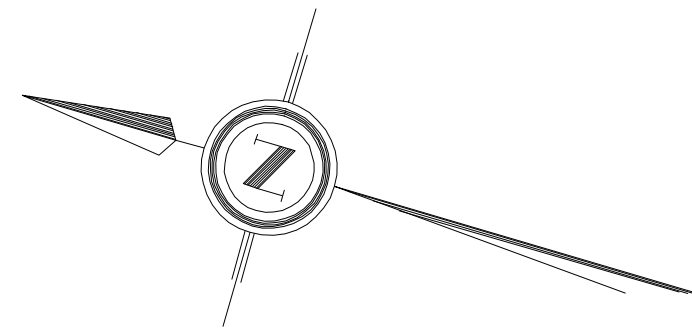
The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.

C1

PROJECT NO.

18-048

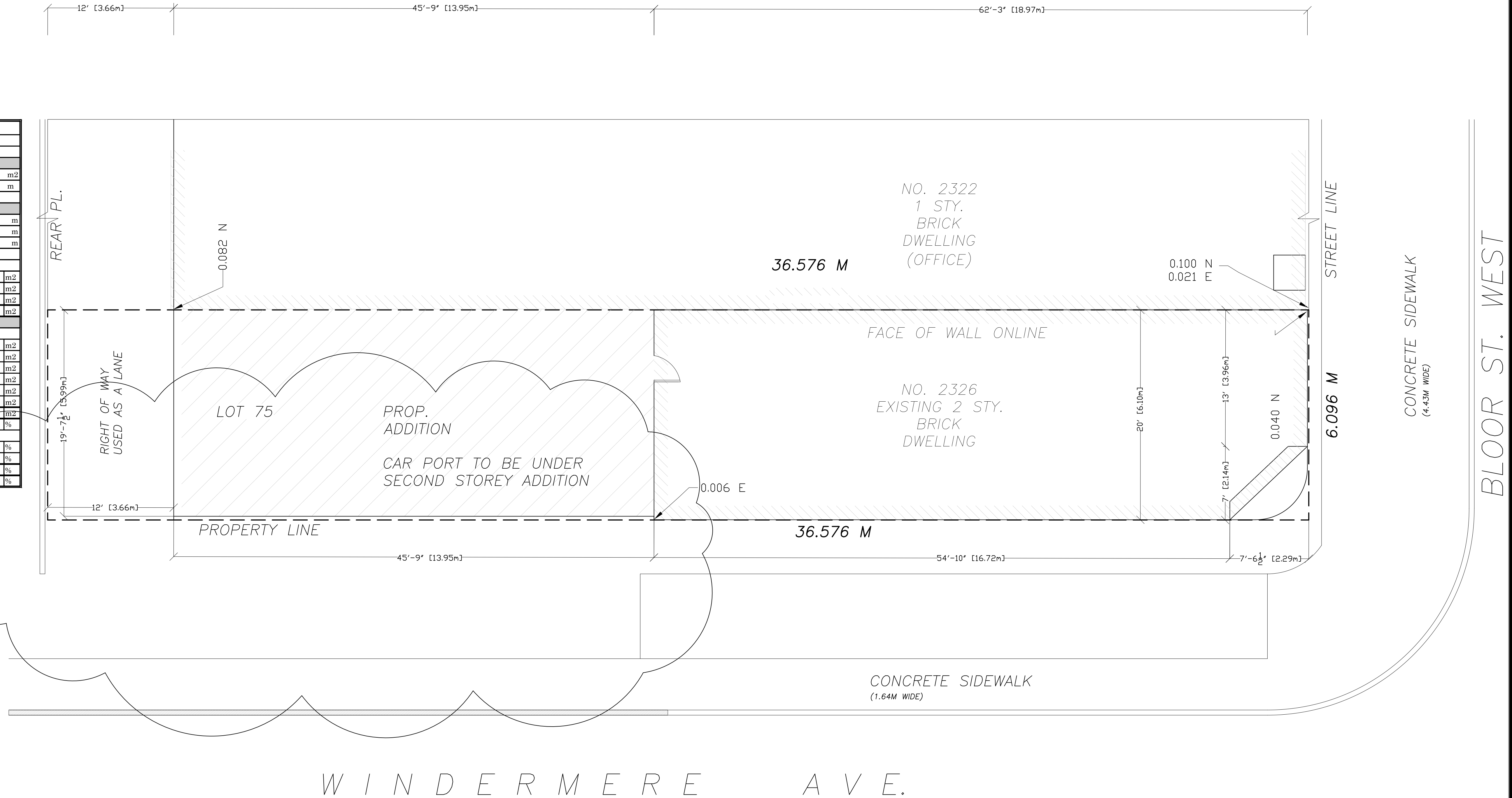


NOTE :
SEE SURVEY BY O.L.S. FOR VERIFICATION.
SURVEY INFORMATION TAKEN FROM PLAN
SHOWING PART OF LOT 75
REGISTERED PLAN 448
THE CITY OF TORONTO

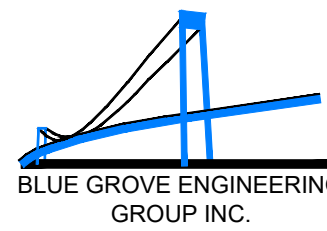
PREPARED BY : C. REUBEN O.L.S.
DATED: SEPT. 15TH, 1982

TOTAL COVERAGE AREA = 223.78m²
LOT COVERAGE AREA = 172.65m²
172.65m² / 223.78m² = 77.15%

PROJECT STATISTICS - COMMERCIAL						
ADDRESS: 2326 BLOOR STREET WEST						
ZONING: REGISTERED PLAN 448 - LOT 75, CITY OF TORONTO						
LOT AREA:				223.78		m ²
LOT FRONTAGE:				6.10		m
AVERAGE GRADE (SHOW CALC ON SITE PLAN):				N/A		
HEIGHT TO MID POINT:				N/A		m
HEIGHT TO HIGHEST RIDGE (IF APPLICABLE)				6.68		m
HEIGHT TO EAVES (IF APPLICABLE)				N/A		m
		EXISTING		PROPOSED		TOTAL
<u>GROSS FLOOR AREA</u>						
BASEMENT		98.72	m ²	129.38	m ²	m ²
GROUND FLOOR:		98.72	m ²	129.38	m ²	m ²
SECOND FLOOR:		98.72	m ²	172.65	m ²	m ²
TOTAL GFA		197.44	m ²	302.03	m ²	m ²
<u>LOT COVERAGE</u>						
DWELLING FOOT PRINT:		98.72	m ²	172.65	m ²	m ²
			m ²		m ²	m ²
			m ²		m ²	m ²
			m ²		m ²	m ²
EAVES (greater than 0.45m)			m ²		m ²	m ²
OTHER: Balcony, 2nd fl overhang, etc			m ²		m ²	m ²
TOTAL PROPOSED LOT COVERAGE:			m ²	172.65	m ²	m ²
						%
<u>LANDSCAPED SOFT AREA</u>						
FRONT YARD AREA			m ²	N/A	m ²	%
HARD SURFACE AREAS (driveway, walkway)			m ²		m ²	%
SOFT LANDSCAPE IN FRONT YARD			m ²		m ²	%
					100	%



2.	JUN 10,19	REVISED PER CLIENT COMMENTS			
1.	OCT 22,18	ISSUE FOR ZONING APPROVAL			
REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION



BLUE GROVE ENGINEERING GROUP INC.
1 SHEFFIELD STREET
Toronto, Ontario.
M6M 3E5

Tel: (416) 540-0756
Web Site: www.bluegroveengineering.com



PROJECT TITLE:
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:
FRANCESCO CUPELLO

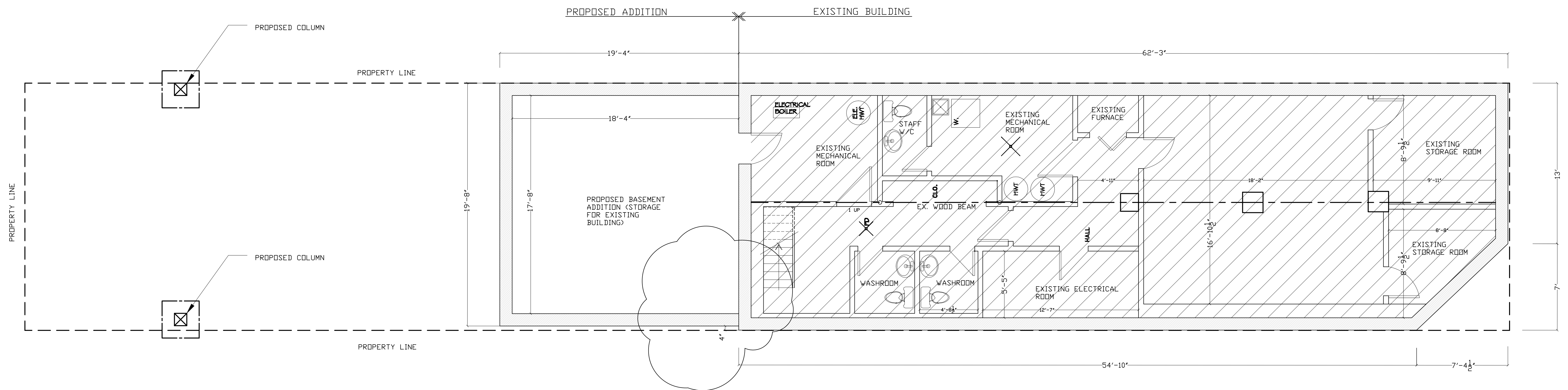
SHEET TITLE:
SITE PLAN

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

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.
SP1

PROJECT NO.
18-048



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BLUE GROVE ENGINEERING GROUP INC.

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M6M 3E5



PROJECT TITLE:

2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:

FRANCESCO CUPELLO

SHEET TITLE:

BASEMENT PLAN

SCALE:

1/4" = 1'-0"

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

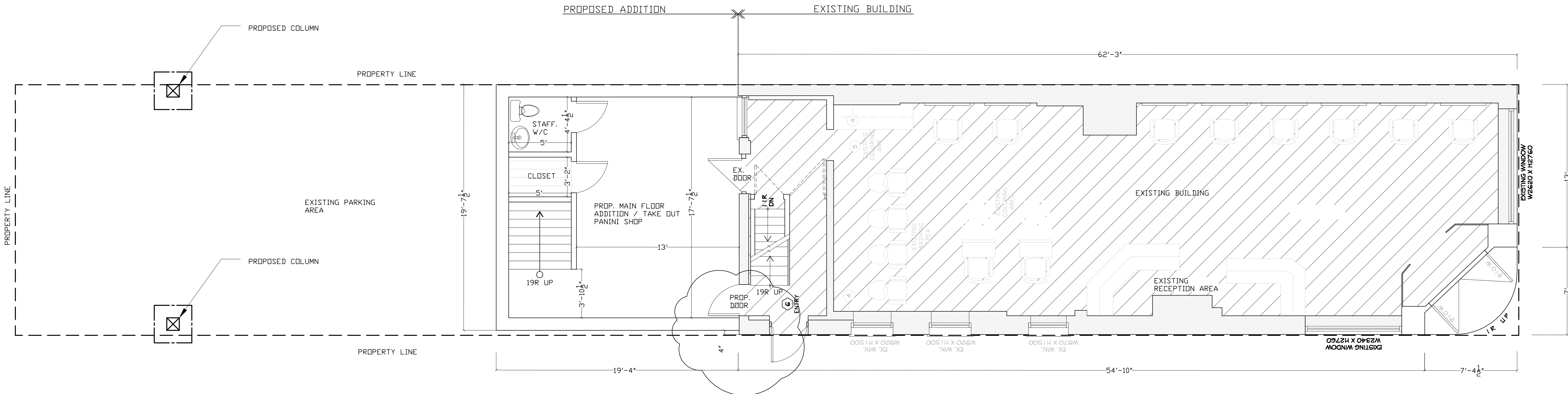
SHEET NO.

A1

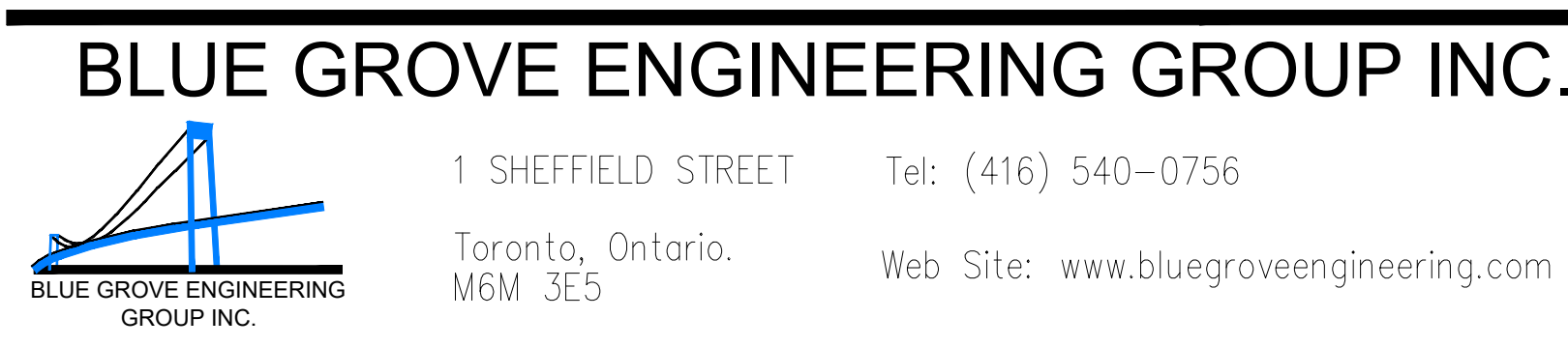
PROJECT NO.

18-048

SUPERSEDED



2.	JUN 10,19	REVISED PER CLIENT COMMENTS			
1.	OCT 22,18	ISSUE FOR ZONING APPROVAL			
REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION

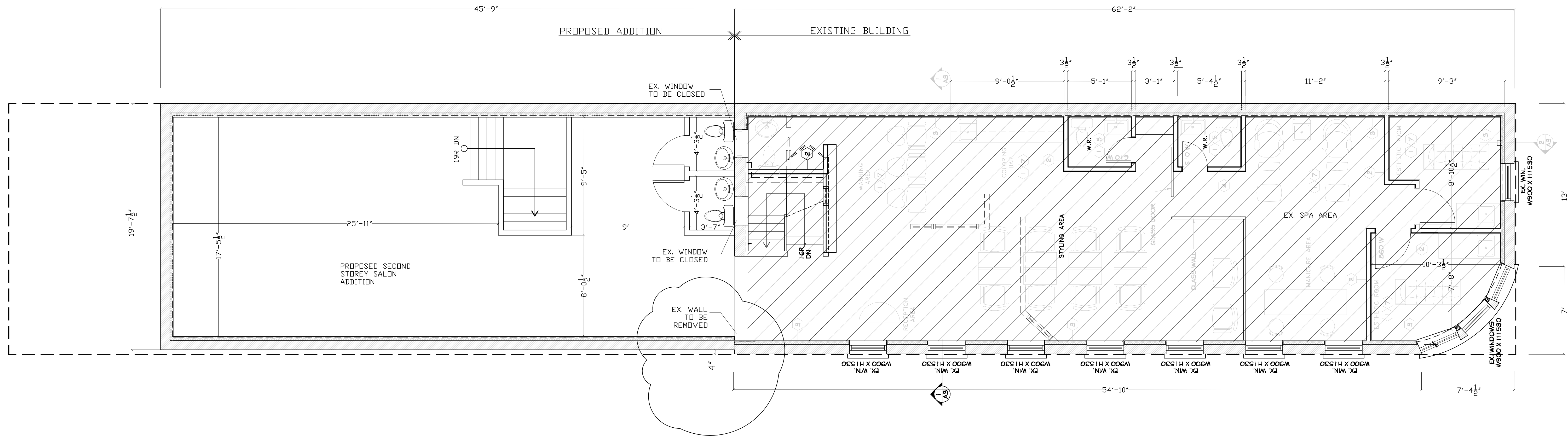


PROJECT TITLE:

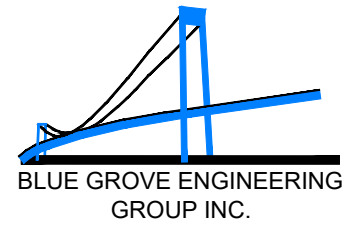
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR: FRANCESCO CUPELLO

SHEET TITLE:	SHEET NO.
GROUND FLOOR PLAN	A2
SCALE:	
1/4" = 1'-0"	
The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.	PROJECT NO. 18-048



REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION
2.	JUN 10,19	REVISED PER CLIENT COMMENTS			
1.	OCT 12,18	ISSUE FOR ZONING APPROVAL			



BLUE GROVE ENGINEERING GROUP INC.
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PROJECT TITLE:
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:
FRANCESCO CUPELLO

SHEET TITLE:
SECOND FLOOR PLAN

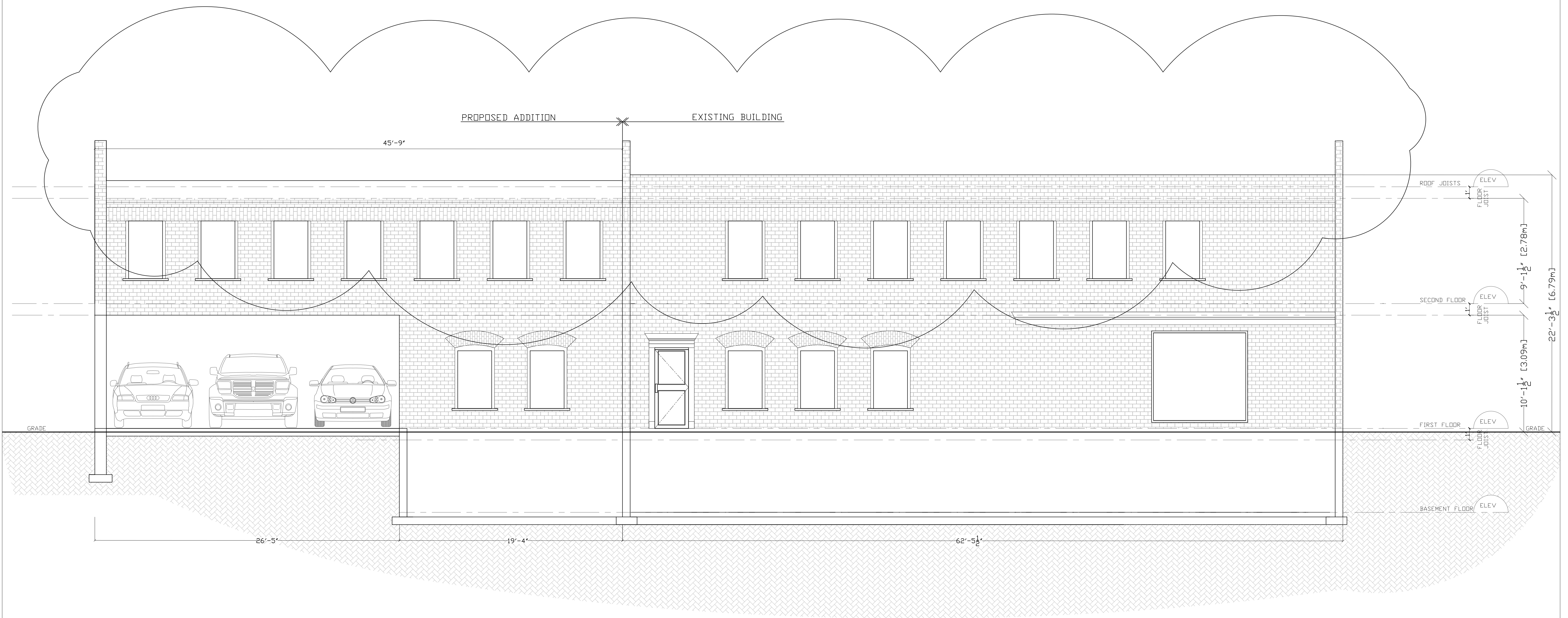
SCALE:
1/4" = 1'-0"

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

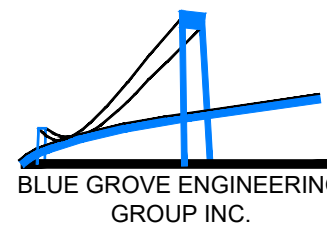
SHEET NO.
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PROJECT NO.
18-048

SUPERSEDED



REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION
2.	JUN 10, 19	REVISED PER CLIENT COMMENTS			
1.	OCT-12, 18	ISSUE FOR ZONING APPROVAL			



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PROJECT TITLE:
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:
FRANCESCO CUPELLO

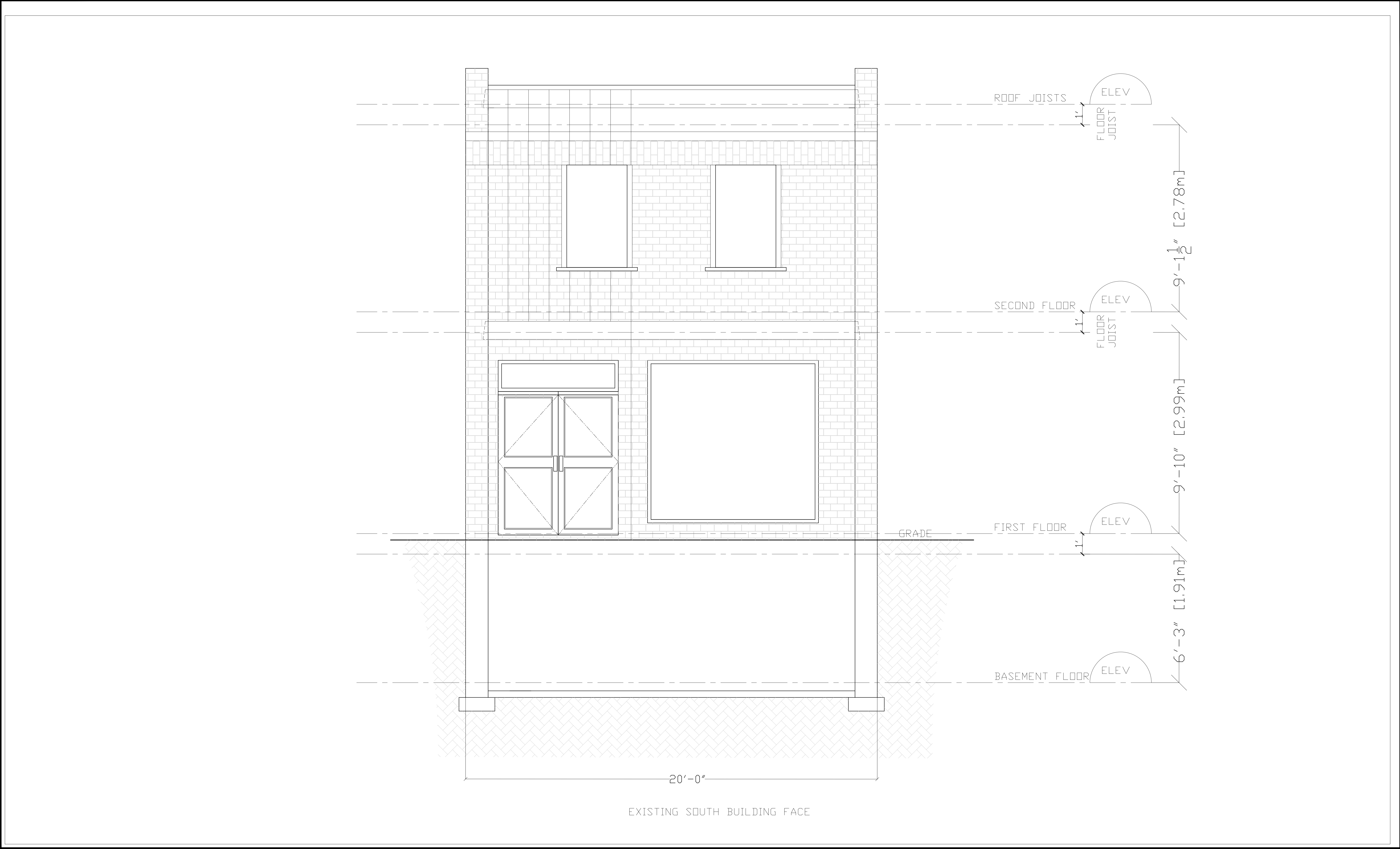
SHEET TITLE:
SOUTH WEST ELEVATION

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

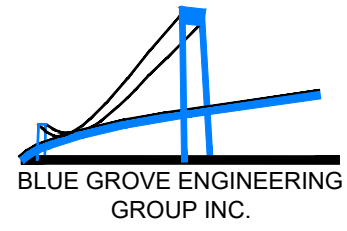
The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.
A4

PROJECT NO.
18-048



2.	JUN 10,19	REVISED PER CLIENT COMMENTS			
1.	AUG 15,18	ISSUE FOR ZONING APPROVAL			
REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION



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Tel: (416) 540-0756
Web Site: www.bluegroveengineering.com



PROJECT TITLE:
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:
FRANCESCO CUPELLO

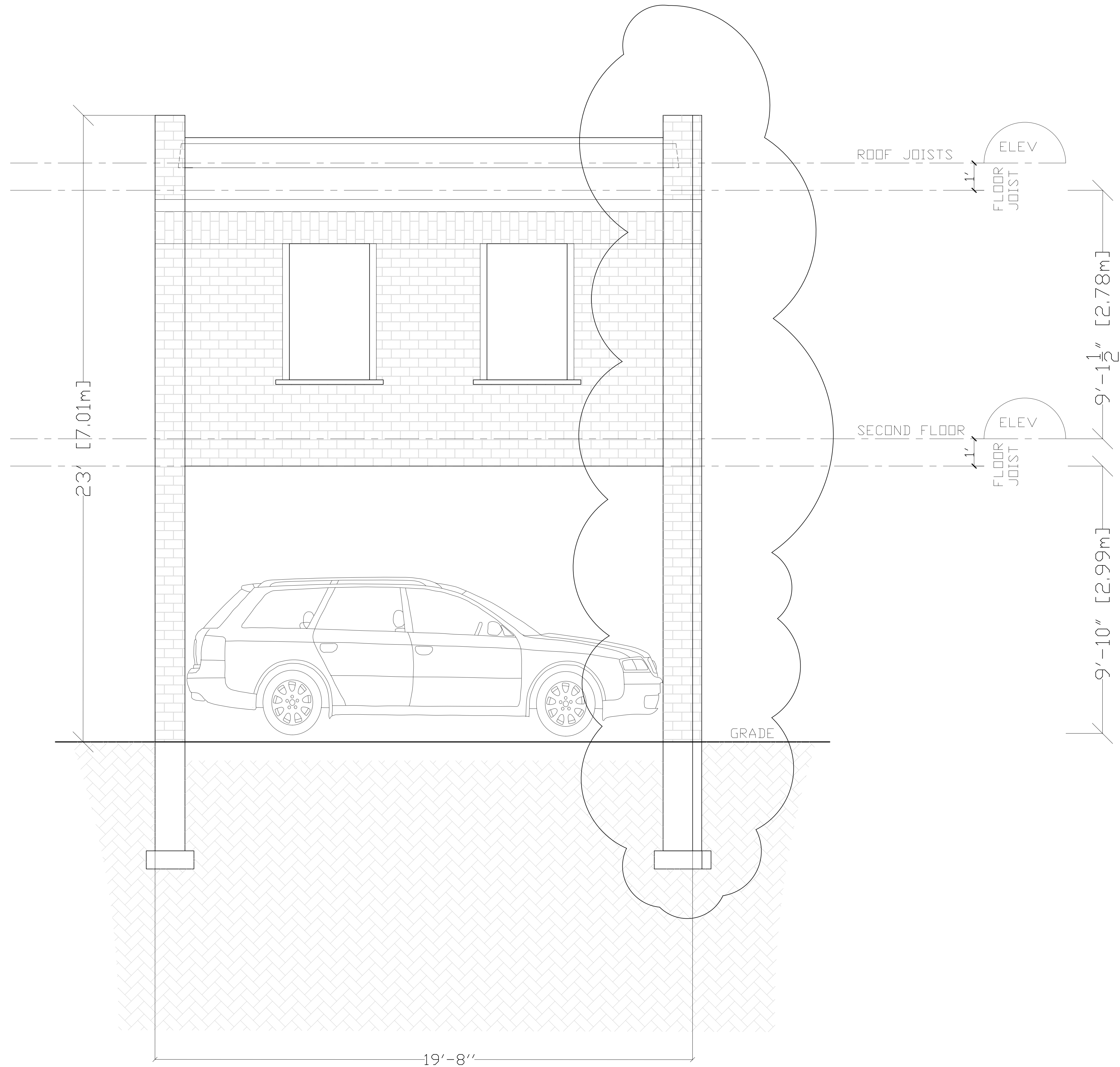
SHEET TITLE:
SOUTH ELEVATION

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

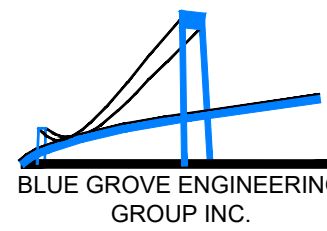
The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.
A5

PROJECT NO.
18-048



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Tel: (416) 540-0756
Web Site: www.bluegroveengineering.com



PROJECT TITLE:
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:
FRANCESCO CUPELLO

SHEET TITLE:
NORTH ELEVATION

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

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.
A6

PROJECT NO.
18-048

CONSTRUCTION NOTES (Unless noted otherwise)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 350/06

1. ROOF CONSTRUCTION

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

2. SIDING WALL CONSTRUCTION (2"x6")

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

2A. SIDING WALL CONSTRUCTION (2"x4")

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS, ON R5 (0.9) EXT. RIGID INSUL. BD. WITH APPROVED CONT. SHEATHING PAPER, ON 2"x4" (38x89) STUDS @ 16" (400) O.C. WITH APPROVED DIAGONAL WALL BRACING, R14 (RSI 2.46) INSULATION WITH 6 mil POLYETHYLENE VAPOUR BARRIER, ON 1/2" (12.7) INT. DRYWALL FINISH. WALL ASSEMBLY R22 (RSI 3.80) (GYPSUM SHEATHING, RIGID INSULATION AND FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - OBC 9.23.16.3.(1)) VERTICALLY APPLIED METAL/VINYL SIDING, WOOD SHAKES AND SHINGLES NOT FASTENED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING WILL REQUIRE 5/16" (7.5) EXT. PLYWOOD SHEATHING FOR ATTACHMENT AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3.)

2B. SIDING WALL @ GARAGE CONSTRUCTION (2"x4")

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

3. BRICK VENEER WALL CONSTRUCTION (2"x6")

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

3A. BRICK VENEER WALL CONSTRUCTION (2"x4")

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

3B. BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")

4" (100) BRICK VENEER TIED TO WOOD FRAMING MEMBERS W/ 7/9"x7"x0.03" 22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (610) O.C. VERT., 1" (25) AIR SPACE, APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MINIMUM BEHIND BUILDING PAPER.

4. INTERIOR STUD PARTITIONS

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

4A. EXTERIOR LOFT WALL CONSTRUCTION - NO CLADDING (2"x6")

3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R19 (RSI 3.34) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY CALC. AS PER O.B.C. 9.23. & 12.3.2.1 & 12.3.3.3

5. FOUNDATION WALL/FOOTINGS: -O.B.C. 9.15.4.-

10" (250) POURED CONC. FDTN. WALL 15Mpa (2200psi) WITH BITUMINOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQUIRED WHEN BASEMENT INSUL. EXTENDS 2'-11" (900) BELOW FIN. GRADE. MAXIMUM UNSUPPORTED HEIGHT 8'-2" (2500) WITH 6'-11" (2100) MAX. EARTH RETENTION FROM BASEMENT SLAB TO FIN. GRADE, ON CONC. FOOTING. JOIST SPANS GREATER THAN 16'-0" (4900) SHALL BE SIZED IN ACCORDANCE TO 9.15.3.4 (1) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

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

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

7. BASEMENT SLAB -O.B.C. 9.13 -

3" (80) MIN. 25Mpa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20Mpa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB.

8. EXPOSED FLOOR TO EXTERIOR

PROVIDE R31 INSULATION, 6 mil POLY VAPOUR BARRIER AND CONTIN. AIR BARRIER, FINISHED SOFFIT. FLOOR ASSEMBLY R27 (RSI 4.7) O.B.C 12.3.2.1 & 12.3.3.3

R50 INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8" (15.9) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQUAL. ROOF ASSEMBLY R41 (RSI 7.24) O.B.C. 12.3.2.1 & 12.3.3.3

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

MAX. RISE	= 7-7/8" (200)	RAIL @ LANDING	= 2'-11" (900)
MIN. RUN	= 8-1/4" (210)	RAIL @ STAIR	= 2'-8" (800)
MIN. TREAD	= 9-1/4" (235)	MIN. STAIR WIDTH	= 2'-11" (900)
MAX. NOSING	= 1" (25)	FOR CURVED STAIRS	
MIN. HEADROOM	= 6'-5" (190)	MIN. RUN	= 6" (150)
		MIN. AVG. RUN	= 8" (200)

11. GUARDS/RAILINGS -O.B.C. 9.8-

FINISHED NON-CUMBBABLE GUARD/RAILING (4" TO 35" ABOVE FLOOR) WITH 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS. THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:

- i) A UNIFORM LOAD OF 113 lb/ft OR A CONCENTRATED LOAD OF 225 lbs.
- ii) A VERTICAL LOAD OF 168 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
- iii) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lbs AT ANY MOMENT.

GUARDS -O.B.C. 9.8.8-

INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 3'-6" (1070) MIN.

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

R12 (RSI 2.11) INSULATION BLANKET OR BATTS WITH 2"x3" (38x64) STUD WALL, 6 mil POLYETHYLENE VAPOUR BARRIER TO 2'-0" (610) BELOW FINISHED GRADE. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. WALL ASSEMBLY R14 (RSI 2.46) NOTE: FULL HEIGHT INSULATION AT COLD CELLAR. (O.B.C. 12.3.2.1, 12.3.2.4, & 12.3.3.3.) AFTER DECEMBER 31, 2008, INSULATION MUST EXTEND TO NOT MORE THAN 1'-3" (380 mm) ABOVE FIN. BASEMENT FLOOR. (12.3.2.4)

14. BEARING STUD PARTITION

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

15. STEEL BASEMENT COLUMN

9'-10" MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) @ SINGLE TUBE NON-ADJUSTABLE STEEL COL. CONFORMING TO CAN/CSG8-7.2M, AND WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 34"x34"x16" (870x870x410) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM.

15A. STEEL BASEMENT COLUMN

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

15B. STEEL COLUMN

3 1/2" (90) @ x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. TO BE ON 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2- 1/2" @ x 12" LONG x 2" HOOK ANCHORS (2- 12.7x305x50). FIELD WELD COL. TO BASE PLATE AND BEAMS.

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

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

18. GARAGE SLAB:

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

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

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

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

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

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

24. FIREPLACE CHIMNEYS

TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (900) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (600) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3000) FROM THE CHIMNEY.

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

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

27. STEEL BEARING PLATE FOR MASONRY WALLS

11"x11"x5/8" (280x280x15.9) STL. PLATE FOR STL. BEAMS AND 11"x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2- 3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT. OR

SOLID WOOD BEARING FOR WOOD STUD WALLS

SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2.(2).

RESERVED

3-2"x6" (3-38x140) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) @ BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING.

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

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

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

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

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING

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

35. EXPOSED BUILDING FACE -O.B.C., 9.10.14.4. & 9.10.15.4

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

36. COLD CELLAR PORCH SLAB -O.B.C. 9.40

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

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

38. CONVENTIONAL ROOF FRAMING -O.B.C. 9.23

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

39. TWO STOREY VOLUME SPACES

- FOR WIND LOADS <= 0.5 kPa (q50): FOR A MAXIMUM 18'-4" (5600) HEIGHT, PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 12" (300) O.C. FOR BRICK AND 16" (400) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY. (O.B.C. 9.23.10.1)

- FOR WIND LOADS > 0.5 kPa (q50): FOR A MAXIMUM 18'-4" (5600) HEIGHT, PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK AND 12" (300) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY. - FOR HORIZONTAL DISTANCES LESS THAN 9'-6" (2900) PROVIDE CONTINUOUS 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MINIMUM OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

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

41. STUCCO WALL CONSTRUCTION (2"x6")

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

41A. STUCCO WALL CONSTRUCTION (2"x4")

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

41B. STUCCO WALL @ GARAGE CONST. (2"x4")

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

42. FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

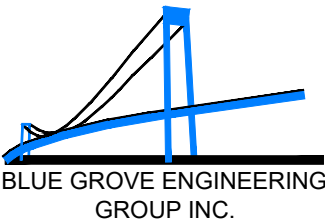
2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- BARS TO HAVE MIN. 2" (50) CONC. COVER
- BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING

43. STUD WALL REINFORCEMENT - OBC 9.5.2.3:

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. 3.8.3.8.(1)(d) FOR WATER CLOSETS AND O.B.C. 3.8.3.13.(1)(f) FOR SHOWERS OR BATHTUBS.

2.	JUN 10,19	REVISED PER CLIENT COMMENTS			
1.	NOV 21,17	ISSUE FOR ZONING APPROVAL			
REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION

BLUE GROVE ENGINEERING GROUP INC.



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PROJECT TITLE:

2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:

FRANCESCO CUPELLO

SHEET TITLE:

GENERAL NOTES

SCALE:

N.T.S

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.

NT1

PROJECT NO.

18-048

WINDOWS:

1) MINIMUM BEDROOM WINDOW

EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m² UNOBSTRUCTED OPEN OPENING W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, AND MUST CONFORM TO 9.7.1.3 (& 9.7.1.4 FOR BASEMENT WINDOWS).

2) WINDOW GUARDS

A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800).

3) WINDOW IN EXIT STAIRWAYS

WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 3'-6" (1070) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

MECHANICAL:

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

LUMBER:

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

STEEL:

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

FLAT ARCHES:

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

ROOF OVERHANGS:

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

FLASHINGS:

- FLASHING MATERIALS AND INSTALLATION SHALL CONFORM TO O.B.C. SECTIONS 9.20.13., 9.26.4. & 9.27.3.

LOOSE STEEL LINTELS

L7	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) (SPAN 2.47m)
L8	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L) (SPAN 2.66m)
L9	125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L) (SPAN 3.31m)
L10	125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L) (SPAN 3.48m)
L11	150 x 90 x 10.0L (6"x 3 1/2" x 3/8"L) (SPAN 3.82m)
L12	180x100x10.0L (7.2"x 4" x 3/8"L) (SPAN 4.30m)

LAMINATED VENEER LUMBER (LVL) BEAMS

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

DOOR SCHEDULE:

1.	EXTERIOR DOOR	2'-8" x 8'-0" x 1-3/4" (815 x 2438 x 45) INSULATED MIN R4 (RSI 0.7)
1A.	EXTERIOR DOOR	2'-10" x 8'-0" x 1-3/4" (865 x 2438 x 45) INSULATED MIN R4 (RSI 0.7)
1B.	EXTERIOR DOOR	3'-0" x 8'-0" x 1-3/4" (915 x 2438 x 45) INSULATED MIN R4 (RSI 0.7)
1C.	EXTERIOR DOOR	2'-6" x 8'-0" x 1-3/4" (760 x 2438 x 45) INSULATED MIN R4 (RSI 0.7)
1D.	EXTERIOR DOOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN R4 (RSI 0.7). DOOR & FRAME GASPROOFED. DOOR EQUIPPED W/ SELF CLOSING DEVICE & WEATHERSTRIPPING.
2.	INTERIOR DOOR	2'-8" x 7'-6" x 1-3/8" (815 x 2286 x 35)
2A.	EXTERIOR DOOR	2'-8" x 7'-6" x 1-3/4" (815 x 2286 x 45) 20 MINUTE RATED DOOR & FRAME WITH APPROVED SELF CLOSING DEVICE.
3.	INTERIOR DOOR	2'-6" x 7'-6" x 1-3/8" (760 x 2286 x 35)
3A.	INTERIOR DOOR	2'-4" x 7'-6" x 1-3/8" (710 x 2286 x 35)
4.	INTERIOR DOOR	2'-0" x 7'-6" x 1-3/8" (610 x 2286 x 35)
4A.	INTERIOR DOOR	2'-2" x 7'-6" x 1-3/8" (660 x 2286 x 35)
5.	INTERIOR DOOR	1'-6" x 7'-6" x 1-3/8" (460 x 2286 x 35)

WOOD LINTELS AND BUILT-UP WOOD BEAMS

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

LEGEND:

	FLOOR DRAIN
	HOSE BIB
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
LVL	LAMINATED VENEER LUMBER
	SOLID BEARING FROM ABOVE
	POINT LOAD FROM ABOVE
P.T.	PRESSURE TREATED LUMBER
G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
F.A.	FLAT ARCH
M.C.	MEDICINE CABINET
	CONCRETE BLOCK WALL
	DOUBLE VOLUME WALL. SEE NOTE ON PLANS

	CLASS 'B' VENT
	EXHAUST VENT
	DUPLEX OUTLET (12" HIGH)
	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET
	CHANDELIER (CEILING MOUNTED)
	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (PULL CHAIN)
	LIGHT FIXTURE (WALL MOUNTED)
	SWITCH
	CABLE T.V. JACK
	TELEPHONE JACK

VAC	CENTRAL VACUUM OUTLET
	SOLID WOOD BEARING

■ S.A.

SMOKE ALARM -O.B.C. 9.10.19.-

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.

CARBON MONOXIDE DETECTOR -O.B.C. 9.33.4-

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

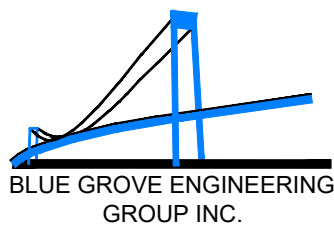
EXPOSED BUILDING FACE -O.B.C. 9.10.14.4. & 9.10.15.4-

REFER TO CONSTRUCTION NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

DESIGN SNOW LOAD: XXX kPa
WIND LOAD (q50): XXX kPa

REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION
3.	MAR 09,18	ISSUE FOR ZONING APPROVAL			
2.	JAN 31,18	ISSUE FOR ZONING APPROVAL			
1.	NOV 21,17	ISSUE FOR ZONING APPROVAL			

BLUE GROVE ENGINEERING GROUP INC.



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PROJECT TITLE:

2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:

ANGIE & TERRY HORCHOVER

SHEET TITLE:

GENERAL NOTES

SCALE:

3/32" = 1'-0"

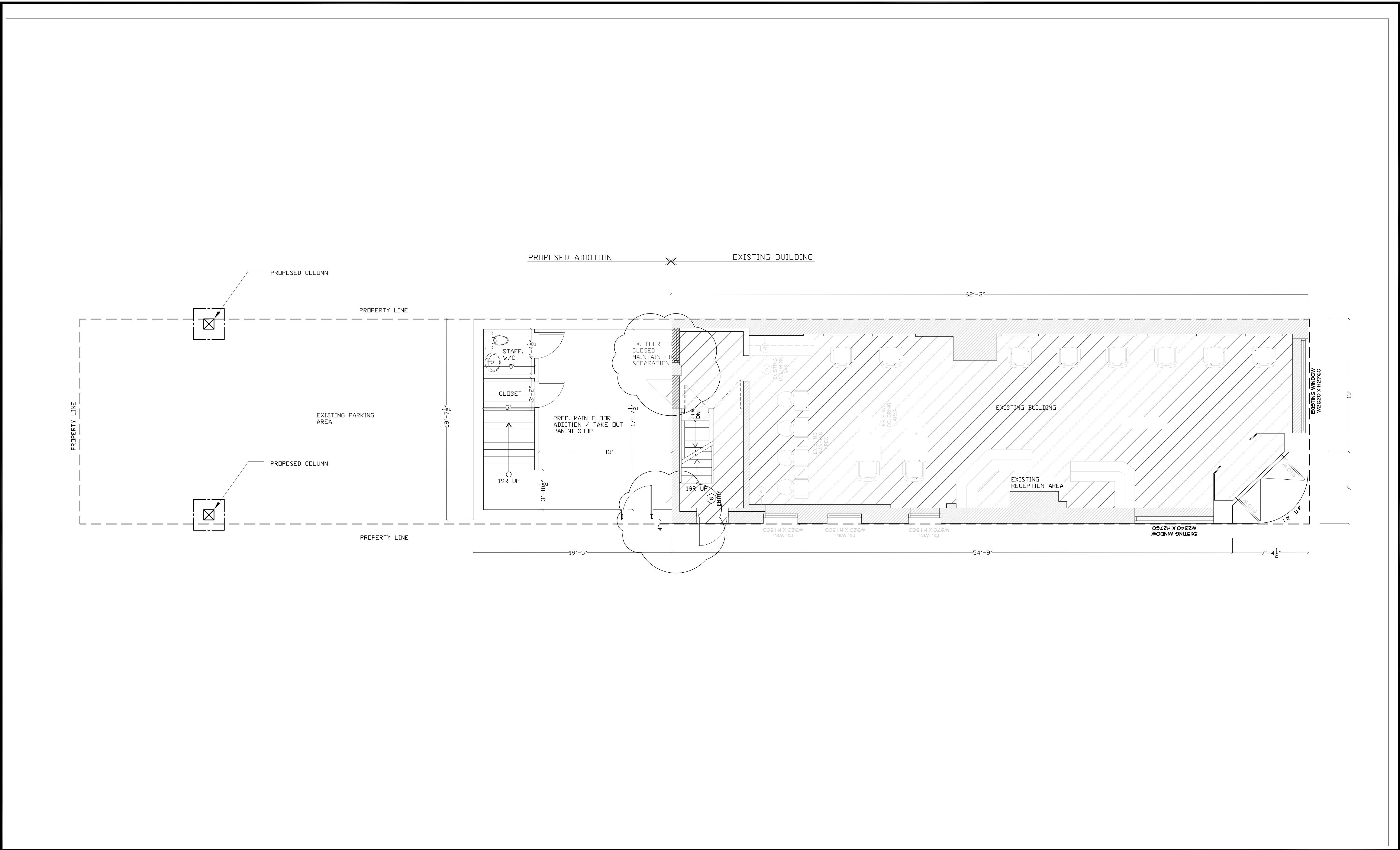
The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.

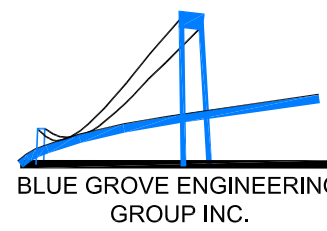
NT2

PROJECT NO.

18-048



REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION
3.	AUG 30,19	REVISED PER CLIENT COMMENTS			
2.	JUN 10,19	REVISED PER CLIENT COMMENTS			
1.	OCT 22,18	ISSUE FOR ZONING APPROVAL			



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PROJECT TITLE:
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:
FRANCESCO CUPELLO

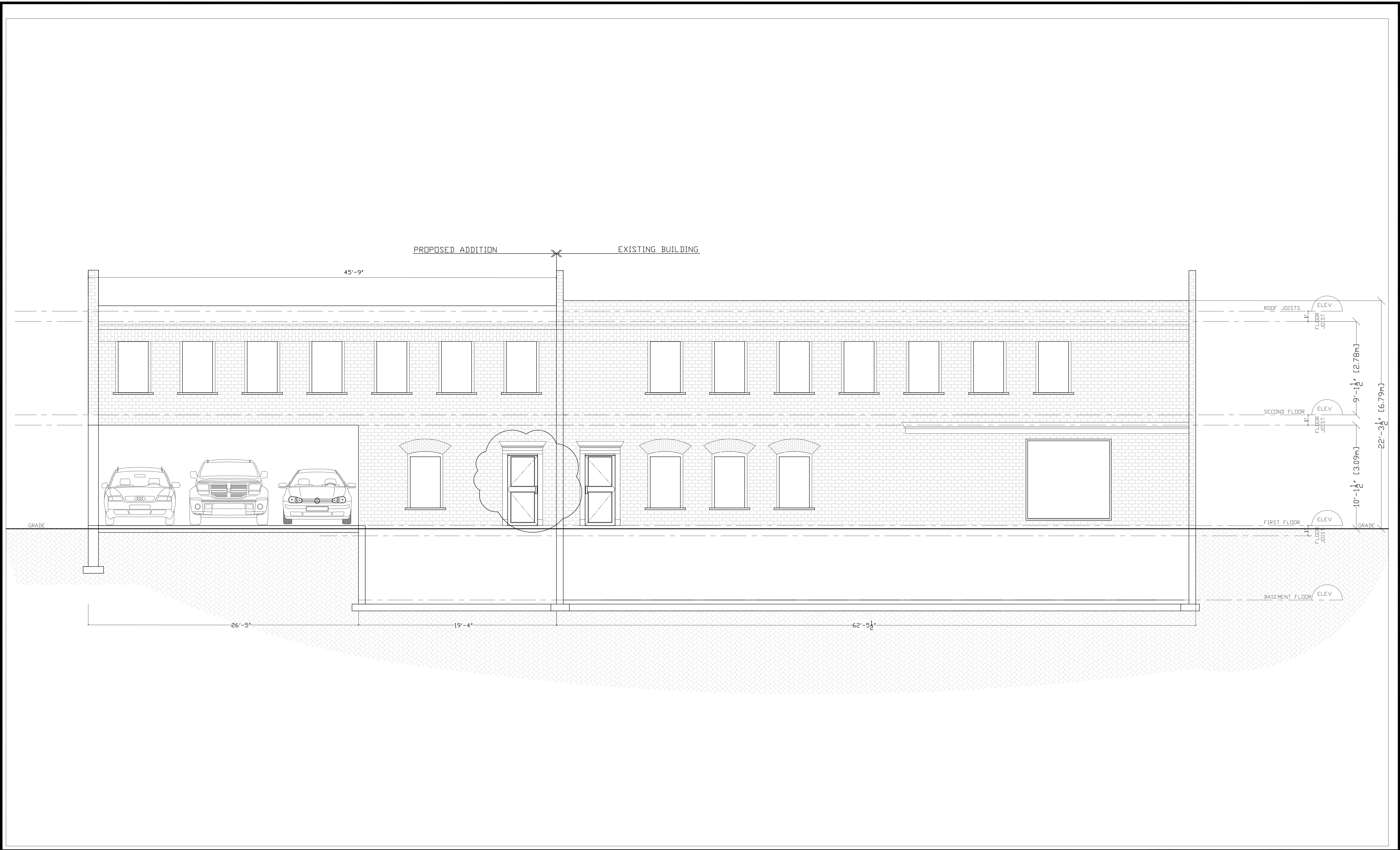
SHEET TITLE:
GROUND FLOOR PLAN

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

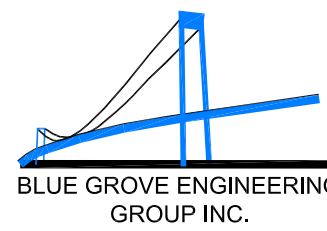
The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.
A2

PROJECT NO.
18-048



REF.	DATE	REVISIONS	REF.	DATE	DESCRIPTION
3.	AUG 30, 19	REVISED PER CLIENT COMMENTS			
2.	JUN 10, 19	REVISED PER CLIENT COMMENTS			
1.	OCT-12, 18	ISSUE FOR ZONING APPROVAL			



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PROJECT TITLE:
2326 BLOOR STREET WEST
TORONTO, ON

PREPARED FOR:
FRANCESCO CUPELLO

SHEET TITLE:
SOUTH WEST ELEVATION

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

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

SHEET NO.
A4

PROJECT NO.
18-048