

**Toronto Local Appeal Body** 

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## **DECISION AND ORDER**

**Decision Issue Date** Monday, January 25, 2021

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): ROBERT VON BITTER

Applicant: ADTEK BUILDING CONSULTANTS

Property Address/Description: 68 WINONA DRIVE

Committee of Adjustment Case File: 20 140656 STE 09 MV

TLAB Case File Number: 20 209746 S45 09 TLAB

Settlement Hearing date: January 7, 2021

**DECISION DELIVERED BY JUSTIN LEUNG** 

## **APPEARANCES**

Name Role Representative

Adtek Building Consultants Applicant

Matthew Ronald Hallett Owner

Noemi-Francis Hallett Primary Owner

Robert von Bitter Appellant

Susan Mintz Expert Witness

### INTRODUCTION

This is an appeal from a decision of the Toronto-East York Panel of the City of Toronto Committee of Adjustment (COA) refusing an application to permit a variance for 68 Winona Drive.

The variance, if allowed by the Toronto Local Appeal Body (TLAB), would permit the construction of a two storey semi-detached dwelling through removing existing two storey rear addition.

This subject property is located in the Wychwood neighbourhood in the former City of Toronto district which is situated north of Davenport Road and bounded by Alberta Avenue to the west and Hillcrest Drive to the east. The property is located on Winona Drive, south of Tyrrel Avenue and north of Davenport Road

At the beginning of the Hearing, I informed all Parties in attendance that I had performed a site visit of this subject property and the immediate neighbourhood and had reviewed all materials related to this appeal but that is the evidence to be heard at the Hearing that is of importance.

### **BACKGROUND**

The variance requested is outlined as follows:

## 1. Chapter 10.5.40.41(I), By-Law 569-2013

The maximum permitted floor space index is 0.84 times the area of the lot (176.5 m2). The floor space index will be 0.95 times the area of the lot (200.49 m2).

This variance was heard and approved at the October 2, 2020 Toronto-East York COA meeting.

Subsequently, an appeal was filed on October 22, 2020 by the Appellant, Robert von Bitter. The TLAB set a Hearing date of May 3, 2020 for all relevant parties to attend. Subsequently, the TLAB was notified that a preliminary settlement had been reached with all the Parties to the matter. As such, the initial Hearing was converted to an expedited settlement Hearing and scheduled for January 7, 2020 in a tele-conference format.

### **MATTERS IN ISSUE**

The Applicant has attempted to address both City staff and resident concerns relating to their proposal. There is now a proposal being presented to the TLAB which, although an appeal, has no opposing parties. While so, it is noted that the *Planning Act* stipulates that once an appeal is submitted to a Planning tribunal, that a hearing *de novo* must be held to consider all issues of this matter anew. This Hearing is held to assess the application, on its merits, and to determine if it meets the four tests, as per s. 45(1) of the *Planning Act* and also if it meets the principals of good planning.

An issue as raised by one of the Parties was an assertion that the proposal may be encroaching onto a neighbouring property. The principle concern raised herein is that the right of way or laneway which exists between the two properties may be negatively impacted. As a result, the neighbouring resident may not be able to access the rear portion of their property. The appellant's primary consideration for filing the appeal was due to such issues. While so, variances are, by convention, not supposed to

directly impact onto an adjacent property. The TLAB must also analyze the proposal as presented to ensure that this general principle is not being contravened. It would also want to ensure that the adjacent properties continue to retain sufficient passage and access for those residents as well.

#### 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').

### **Variance – S. 45(1)**

In considering the applications for variances from 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 *Planning 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**

The settlement Hearing commenced with Brian Abbey of Adtek Building Consultants (Applicant) advising that after Mr. von Bitter had submitted an appeal to the TLAB the owners of the property, Matthew and Naomi Hallett, had now reached a preliminary settlement with Mr. von Bitter address issues as they related to this proposal. The adjacent resident of 70 Winona Drive had raised a concern that the proposed addition may encroach into their portion of the property. As such, the applicant then revised their proposal to reduce the size of the addition, which has also resulted in the overall floor space index (FSI) variance request be reduced as well. Due to such changes, the appellant Mr. von Bitter, who is not the resident of 70 Winona Drive but of another adjacent property, then agreed to a settlement proposal. It is noted that Mr. von Bitter indicated to the TLAB that he had been in consultation with the property-owner of 70 Winona Drive and that the settlement proposal he had reached with the applicant was done with their tacit approval. A letter, dated November 23, 2020, as part of the disclosure documents, contains this residents name confirming such consultation had occurred.

I inquired about this potential encroachment issue and if it had not been initially 'caught' by municipal staff. Mr. Abbey responded that this appears that it may have been inadvertently missed by staff. It was only when the resident of 70 Winona Drive had brought it to the attention of the applicant that they then acted to engage in

discussions with this resident and then proceeded to revise the proposal to address these concerns.

Mr. von Bitter stated that the settlement which they have agree upon, in principle, is contingent on the plans which he had been presented by the applicant. If any changes were to be made, then he would not consent to this settlement proposal moving forward.

Mr. Abbey then asked that Susan Mintz of Sean Galbraith & Associates, Inc., to provide expert witness testimony. I qualified Ms. Mintz in the field of land use planning.

Ms. Mintz commenced by stating that she had not submitted fulsome set of disclosure documents as they had bene directed by TLAB staff that this was a settlement Hearing which would be subject to different rules and procedures. She described that the subject property currently has a 2 ½ storey semi-detached dwelling. The rear yard has 2 large trees with a 2 storey 'bump-out' from the main dwelling. The property-owners are now proposing to replace this 'bump-out' with a new 2 storey addition. There are no changes proposed below-grade. The proposal now before the TLAB has been revised from that which had been presented to the COA. This is a reflection of the additional discussions which the applicant has engaged in with the neighbouring property-owners to further refine the proposal so that it would be more compatible from a local neighbourhood context. The revisions have been contemplated to result in an additional which is less intrusive, in terms of size, to the neighbouring properties. It has also been revised to produce an addition which is of a more consistent character to other similar structures found with dwellings in this neighbourhood.

The revised proposal now has the proposed rear addition having an increased 0.25 metre setback from the north wall with a new side yard setback of 0.75 metres. Due to these changes, the original FSI variance was reduced from 0.95 to 0.948 times the area of the lot. The overall massing of the house is decreased as well. Ms. Mintz contends that these changes are minor and would not require re-notification to the public, as per s. 45 (18.1.1) of the *Planning Act*.

In terms of OPA 320, Ms. Mintz describe that this addition would, in her opinion, continue to reinforce the neighbourhood characteristics.

The requisite Zoning By-law allows an FSI of 0.84 times the area of the lot. Ms. Mintz stated that this zoning requirement exists to ensure appropriate building scale.

In terms of appropriateness of the proposal, Ms. Mintz argues that the addition will act to reinforcement the local neighbourhood aesthetics. She described that there are walkout terraces in other adjacent properties.

Ms. Mintz outlined that if the TLAB did elect to approve this settlement proposal, that they impose conditions which relate to substantial conformity of the plans submitted and that tree related regulations, as stipulated by municipal Parks staffs, be adhered to.

Mr. von Bitter asked if an additional setback of the addition would be more appropriate. Mr. Abbey indicated that the settlement proposal, as presented, does not contemplate for such changes and that if it is being proposed, that this settlement would have to be withdrawn from the TLAB. Mr. von Bitter responded that it was a suggestion and that he continued to support the settlement proposal at hand.

Mr. von Bitter also inquired about the plans and which set was being discussed. I did bring the plans up for Mr. von Bitter to observe and to confirm that the plans, received January 7, 2021, and uploaded to the Application Information Centre (AIC), as part of this settlement proposal would be the ones I would be assessing as part of my review of this matter. Furthermore, if this settlement were to be permitted, there is a potential condition of substantial conformity of the plans by municipal staff which may be implemented which would further ensure that there would be no changes to the plans in future.

I then inquired as to if the proposal has been altered to further address potential issues of privacy impacts on neighbouring properties. In summary, she believes that the addition is modest and, in her opinion, that the impact to the neighbouring properties would be minimal.

This concluded testimony from Ms. Mintz and no closing statements/remarks were provided by the Parties in attended.

## ANALYSIS, FINDINGS, REASONS

In review of the disclosure documents, it is noted that the City Planning staff had not submitted a report to the COA with respect to this variance application. However, the Parks, Forestry & Recreation staff did provide comments which indicate that if there is any potential impact to trees on the subject property the Applicant would be subject to City of Toronto Municipal Code Chapter 813 requiring a permit to remove or injure trees. The applicant has provided material evidence to the TLAB indicating that they have already approached Parks, Forestry & Recreation Dept. to obtain an *Undertaking and* Release-Tree Injury document. In a cover letter attached to this document, the applicant Brian Abbey states that:

"...I can confirm that an application to Injure or Remove privately owned tree (s) has been made and an Undertaking and Release has been issued by Urban Forestry and that a permit will be issued once the tree protection has been installed and photographed as proof of installation."1

While this has been presented to the TLAB, it is noted that the applicant's expert professional Planning witness did provide evidence to the tribunal which proposed a condition relating to trees. They argue that this would ensure that, while an *Undertaking* and Release has been executed, that the actual completion of the tree-related process

<sup>&</sup>lt;sup>1</sup> Adtek Building Consultants (2021, January) Appeal Submission file by B. Abbey, pp. 1

with the Parks, Forestry & Recreation Dept. would actually be accomplished, if the Application was approved by the TLAB

In addition to the above-noted tree related condition, the applicant's professional planner Susan Mintz also proposed an additional condition for substantial conformity of the plans if the variance was approved.

With regards to the 2 conditions as proposed by the applicant's planner, it can be noted that these 2 conditions are typically attached to the approval of variance applications. This can be seen in other TLAB matters such as 62 Chester Hill Road as delivered by Member Stanley Makuch. That matter involved a proposal for a 3<sup>rd</sup> storey addition to an existing dwelling. It differs from the matter at hand as the 2 conditions, which we had outlined earlier, were recommended by Planning staff in their prepared report. The general practice of the Planning Dept. is to provide comments on applications which staff may have an initial issue with. In this matter, it is noted that the City was not a Party to this matter nor was a summons for Planning staff to attend requested by the Applicant.

While so, and in assessing all relevant materials, the TLAB finds that the 2 conditions that have been presented by the applicant's planner to be consistent with other similar TLAB matters in the past. The inclusion of these conditions, as attached to this decision would ensure that the public interest dimension for this matter is upheld.

The settlement Hearing also hosted a discussion about the changes to the proposal which had been made after it had been heard and considered at the COA. The resultant changes to the proposal, which was attempted by the applicant to address concerns from the adjacent property-owners, has resulted in a decrease of the variance requested as it relates to the FSI. The applicant's planner opines that this is a minor alteration and that re-notification to the public is not necessary.

The authority that the TLAB can have to vary a proposal/application is prescribed in the *Planning Act* s. 45 (18.1.1) and permits the adjudicator to make a determination that a revised proposal/application is still appropriate in its altered form and continues to support principles of good planning.

Here, the TLAB finds that the changes to the proposal have resulted in an overall decrease in the scale and massing of the proposed rear addition Thereby decreasing the overall impact to the adjacent properties. The tribunal would assess the proposal differently if the variance request being presented was altered to materially increase the proposal. As such, the TLAB finds the changes to be minor in their orientation and that these alterations will result in a proposal which is more appropriate for the local neighbourhood context.

The settlement Hearing also heard presentations by the appellant with concerns about the proposal and its potential encroachment into the right-of-way (ROW) with the adjacent property of 70 Winona Drive. The TLAB, as had been describe earlier in this document, that there is an established planning convention that a variance application cannot, in its form, be structured to act to contravene a subject property and its related

property lines into adjacent properties. It is noted that the applicant has, in the spirit of positive neighbourhood relations, elected to revise their proposal by providing adequate space to the side property line, while also ensuring the addition is constructed to meet the needs of the applicant, to minimize the impact on this access laneway between the subject property and 70 Winona Drive. I find this will act to diminish potential issues on this portion of the property between this property-owner and their neighbour. Moreover, I concur that the proposed substantial conformity condition will also incorporate an additional municipal review of the proposal to ensure that the plans as presented to the TLAB will be the ones utilized with a potential building permit application by the applicant herein.

With regards to the FSI variance request, there was extensive testimony proffered by Ms. Mintz on this issue. The evidentiary material presented acted to demonstrate that the size and scale of the addition is not inconsistent with other additions in the area of a similar scope. Her analysis outlined that the FSI being requested here, which had been reduced from its original form when presented to the COA, is comparable to other houses in the neighbourhood and could be absorbed within this neighbourhood's context. The TLAB finds that, on review of this settlement material, that the findings of Ms. Mintz to be acceptable and that this addition would act to conform with Planning policies such as the *Provincial Policy Statement (PPS)* and the City's *Official Plan (OP)*. It will allow the applicant to construct an addition to meet the needs of their family and also ensure the adjacent neighbour's existing property additions to not be substantially negatively impacted as well.

With the evidence that has been outlined sufficiently to the tribunal, the TLAB finds that the settlement proposal as presented is acceptable and appropriate. It allows for a proposal which, as described by Ms. Mintz, will be consistent with the neighbourhood characteristics and will also, as revised, be less impactful to the appellant and other adjacent property-owners. It is noted that a more formalized settlement agreement was not submitted in this matter. The TLAB recognizes that such agreements have in proffered with other TLAB settlement Hearings. The tribunal recognizes that the parties have stated their intention to resolve this matter in a timely manner and have acquiesced at the Hearing to supporting a settlement. As such, I find that the written materials that have been filed and submitted can be acceptable, while not of the traditional format which the TLAB has reviewed in the past. The documents clearly describe a commitment of all the parties to settle the matter in accordance with the documents and testimony as presented for the settlement Hearing. The tribunal finds that it is prudent to proceed with such a settlement and to close this appeal matter at this juncture.

## **DECISION AND ORDER**

The appeal is allowed, and the variances in Appendix 1 approved subject to the conditions therein and subject to the further condition that the dwelling must be constructed substantially in accordance with the plans prepared by Adtek Building Consultants and stamped by B. Abbey on January 5, 2021, excluding internal layouts, attached as Appendix 2.

Justin Leung

Panel Chair, Toronto Local Appeal Body

Signed by: Leung, Justin

## Appendix 1

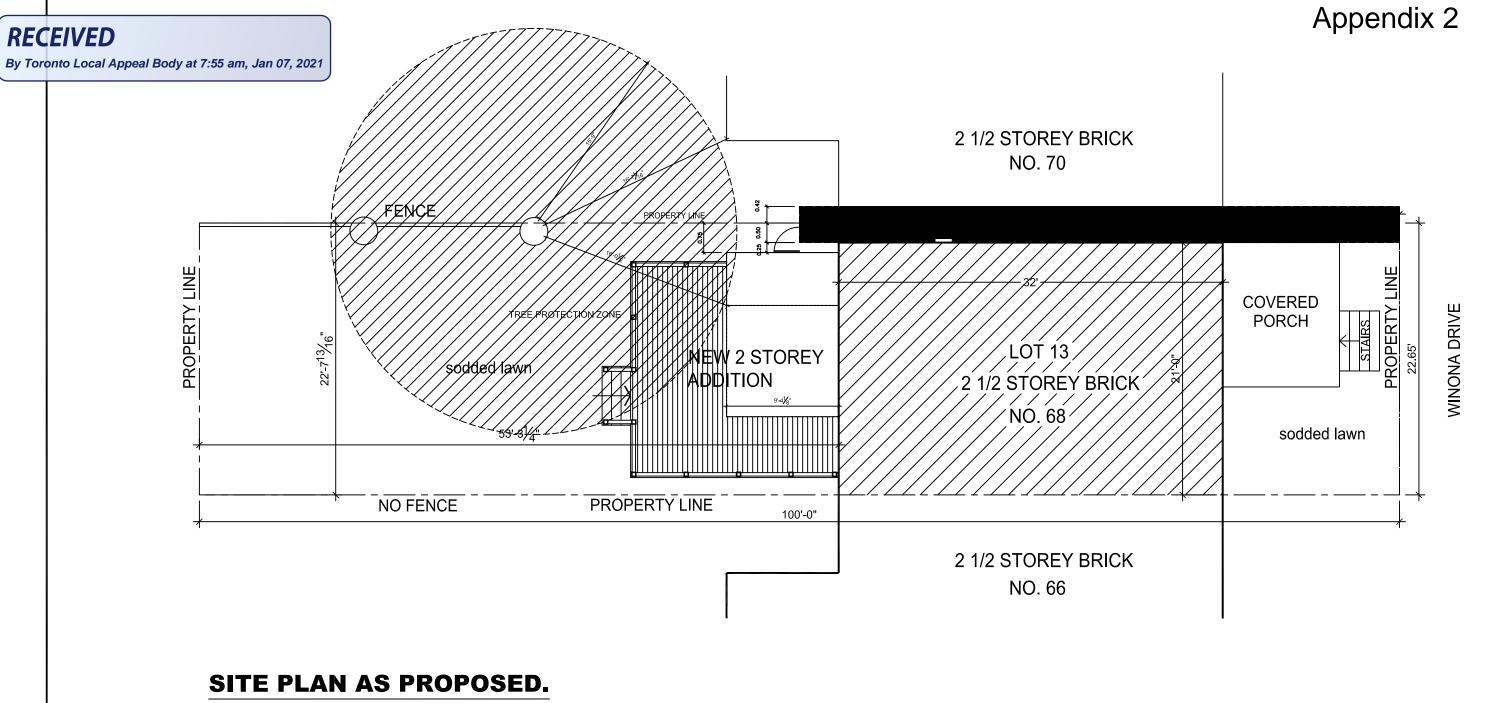
### List of proposed variances

## 1. Chapter 10.5.40.41(I), By-Law 569-2013

The maximum permitted floor space index is 0.84 times the area of the lot (176.5 m2). The floor space index will be 0.948 times the area of the lot (199.47 sq m).

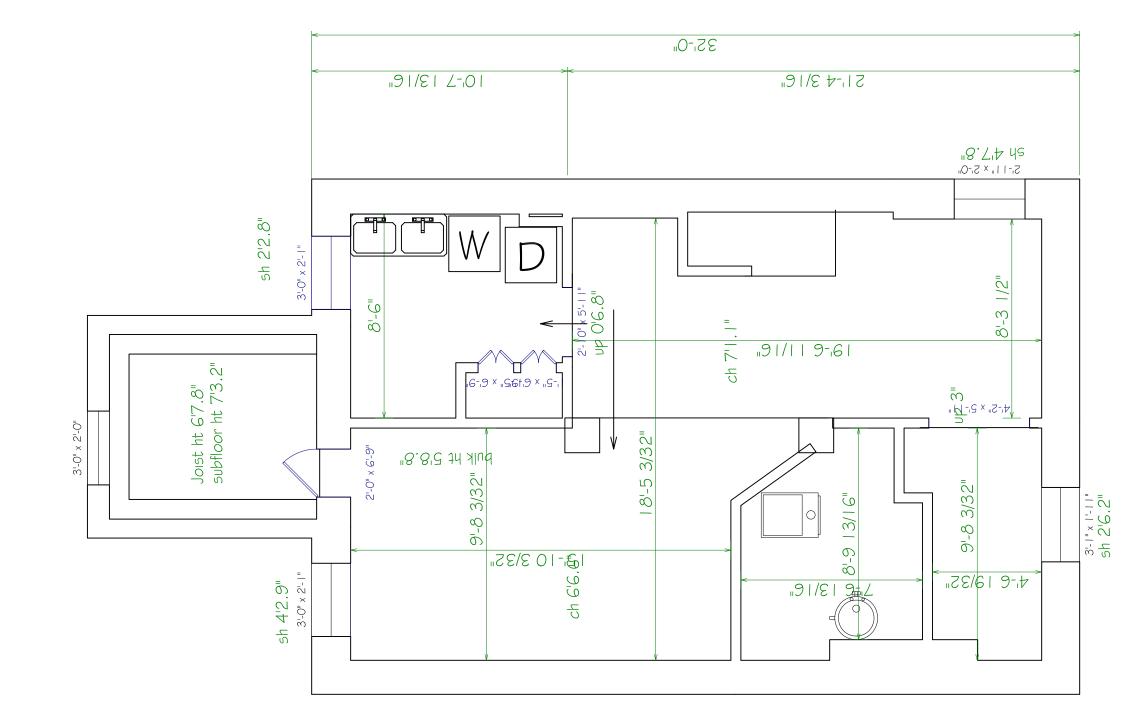
## List of proposed conditions

 Prior to the issuance of a building permit, the applicant/owner shall submit a complete application for permit to injure or remove privately owned tree(s) under Municipal Code Chapter 813, Trees Article III, Private Tree Protection, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review, Toronto and East York District.



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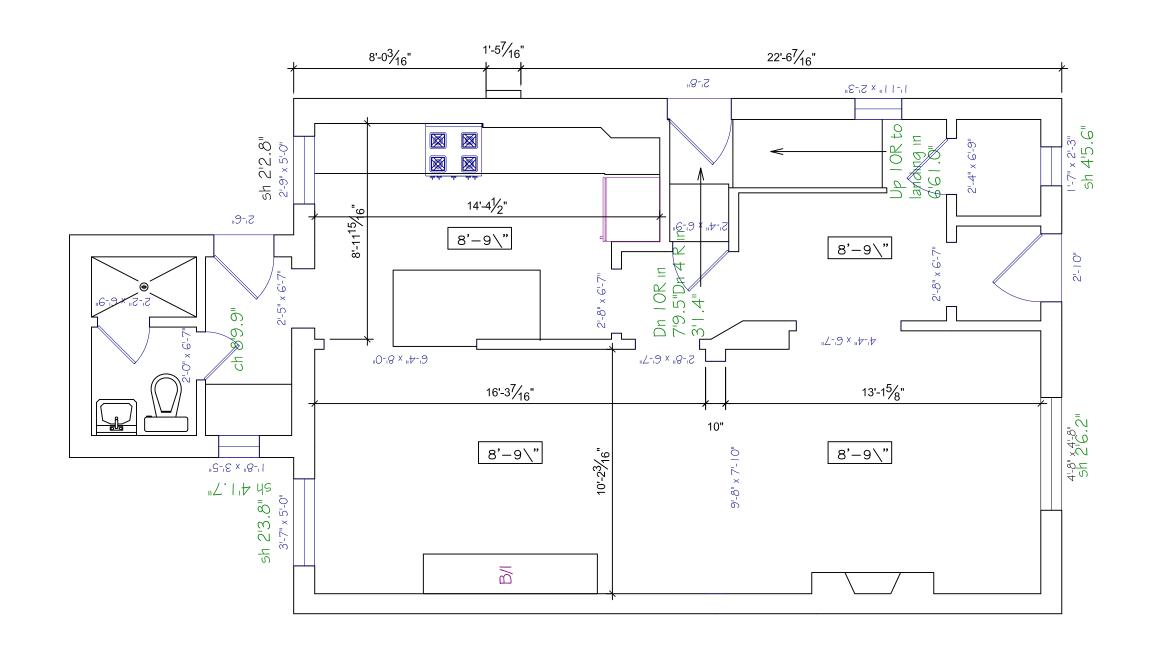


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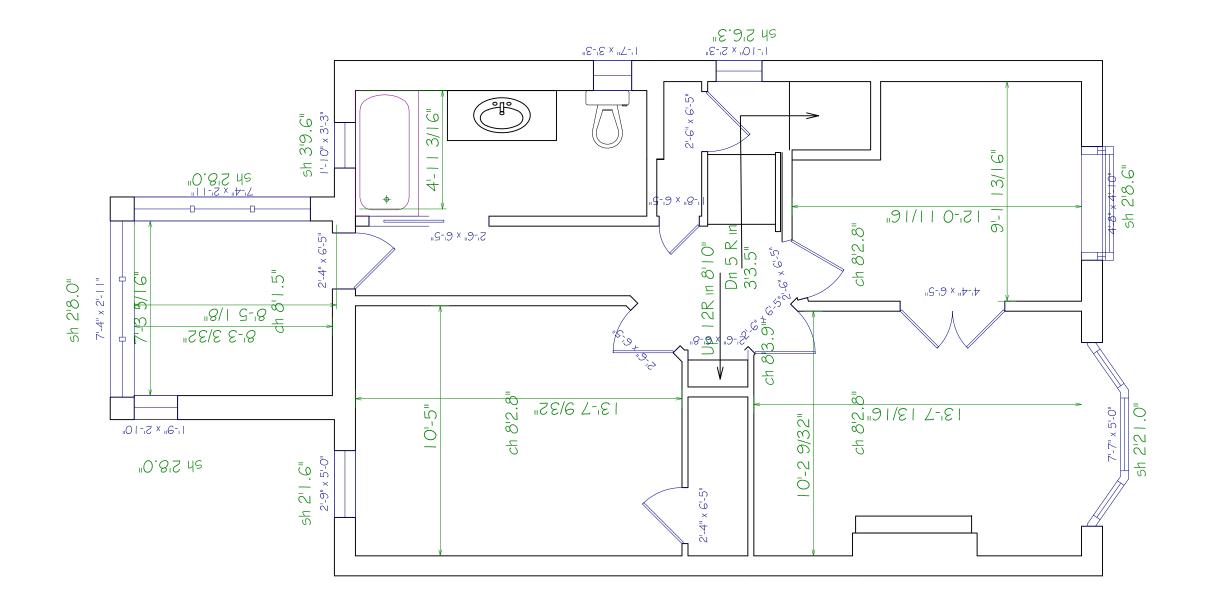


## **GROUND FLOOR PLAN AS EXISTING.**

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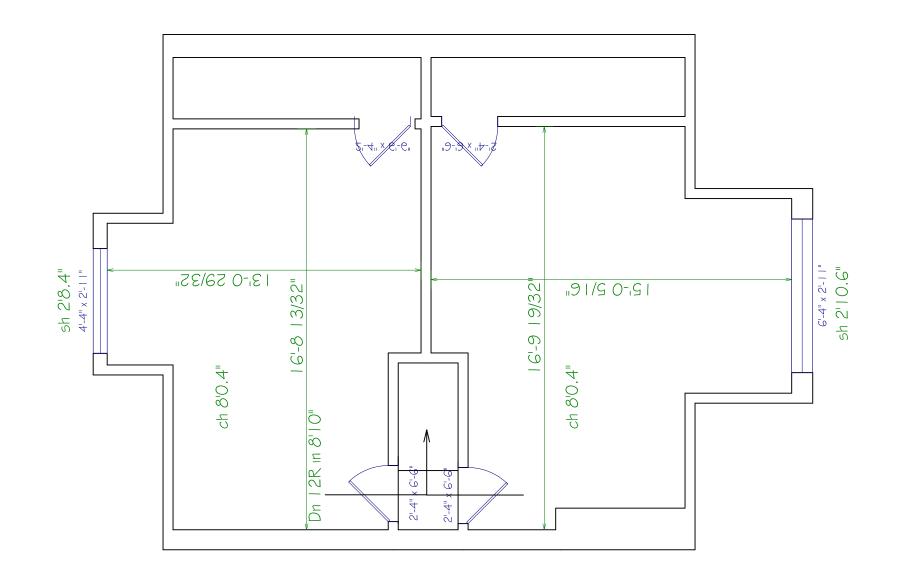


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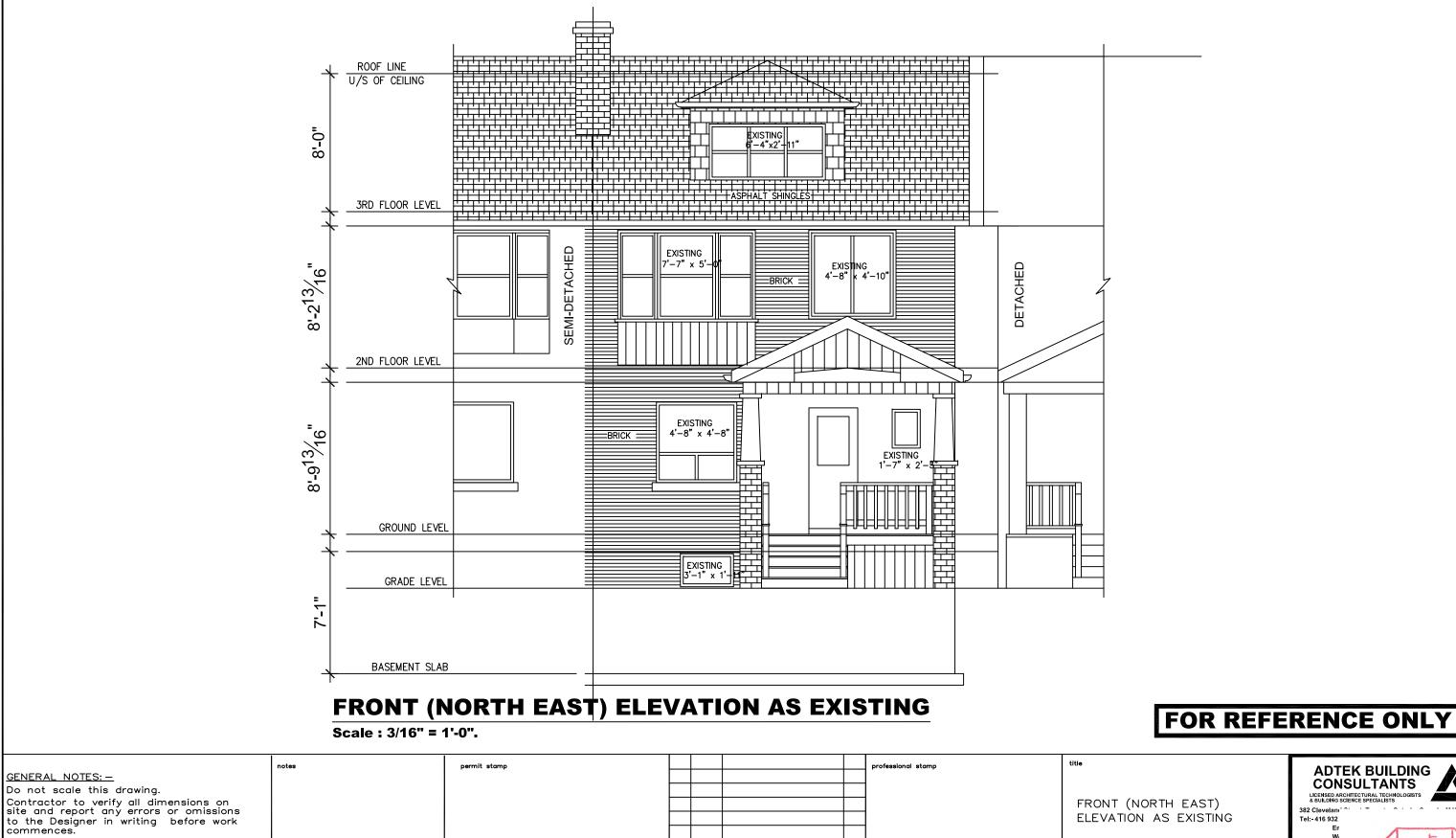


## THIRD FLOOR PLAN AS EXISTING.

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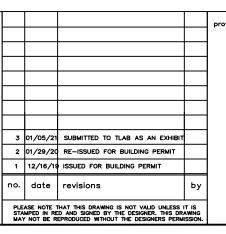
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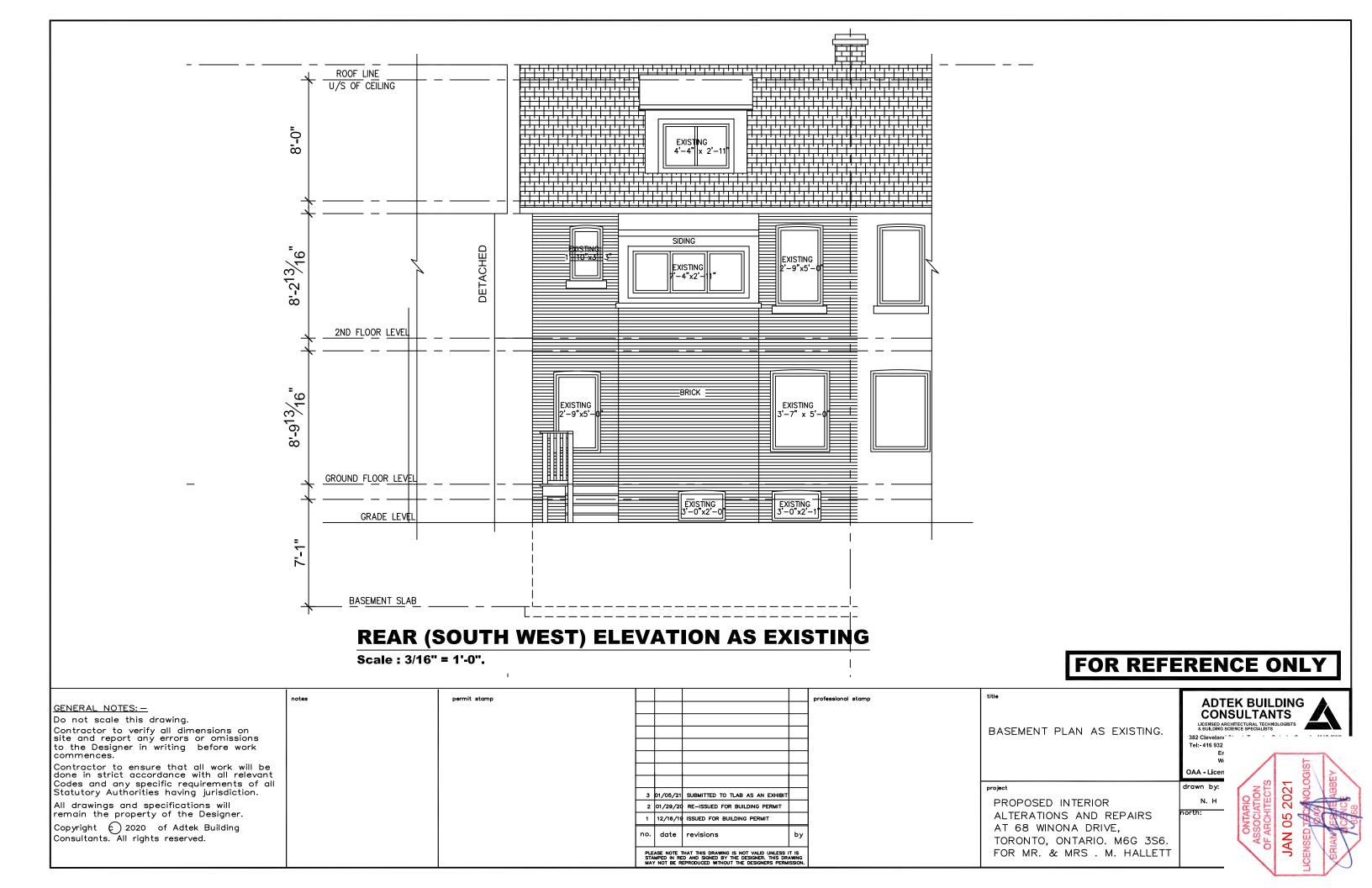
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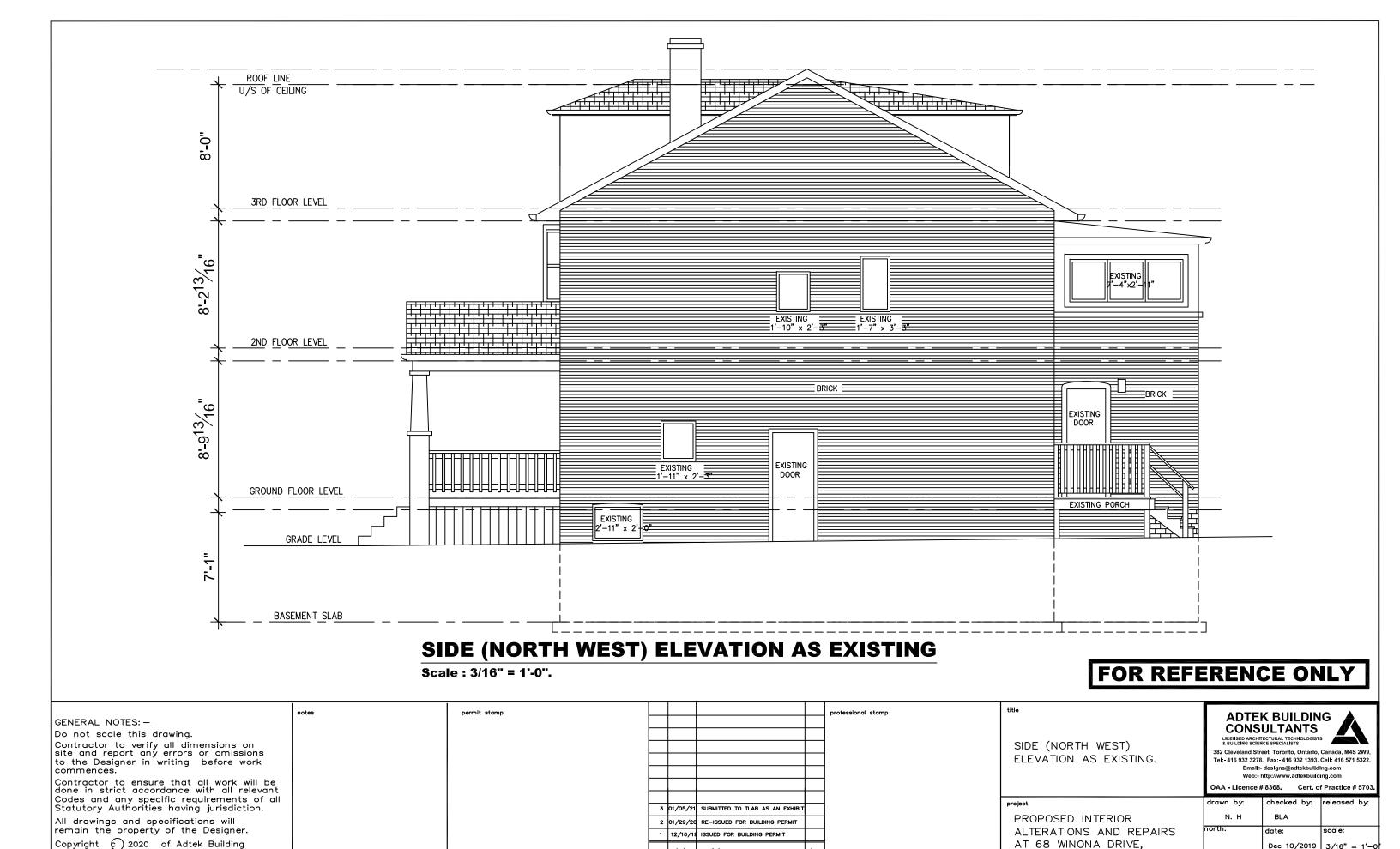
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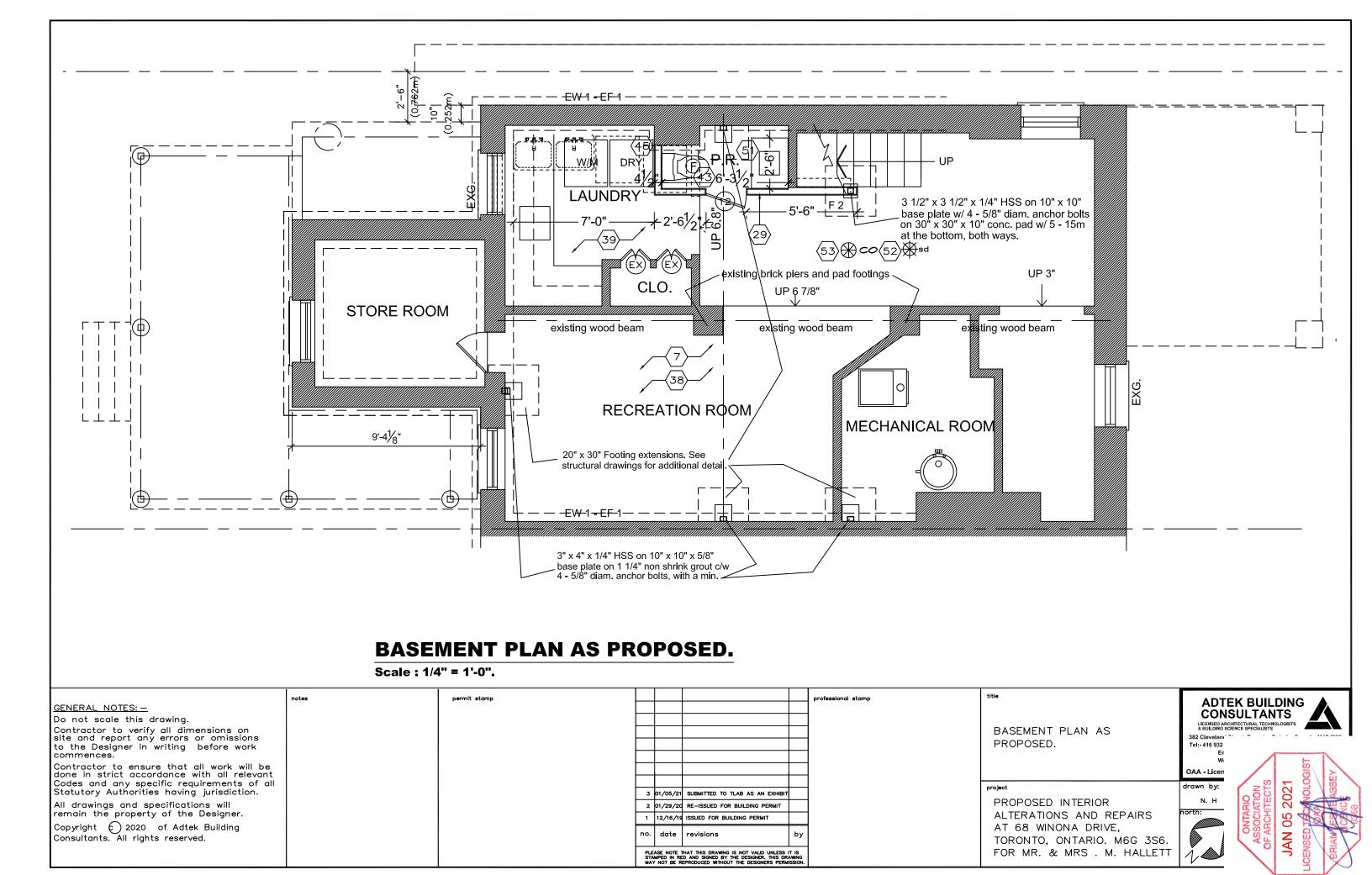
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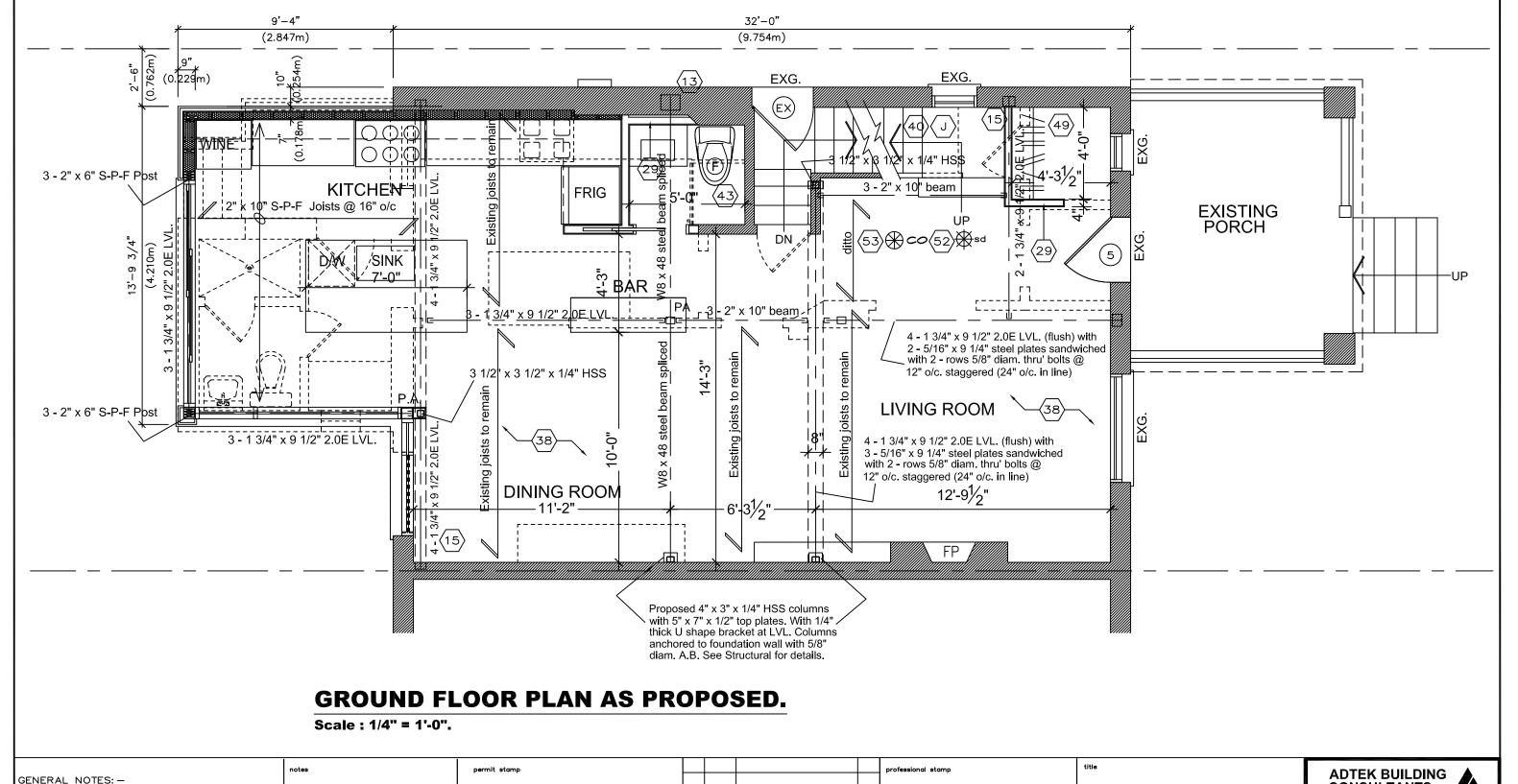
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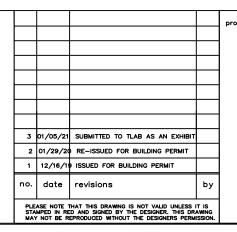
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## GROUND FLOOR PLAN AS PROPOSED.

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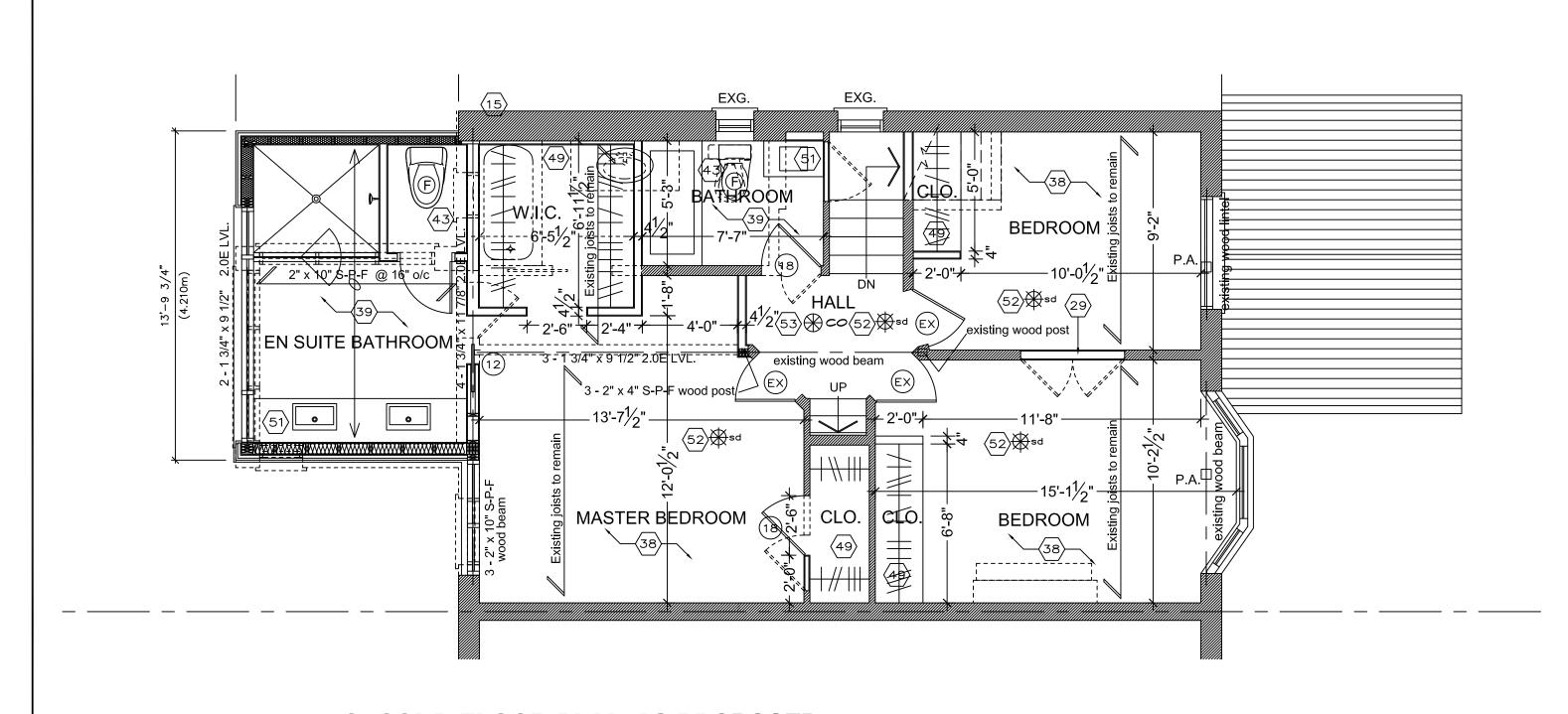
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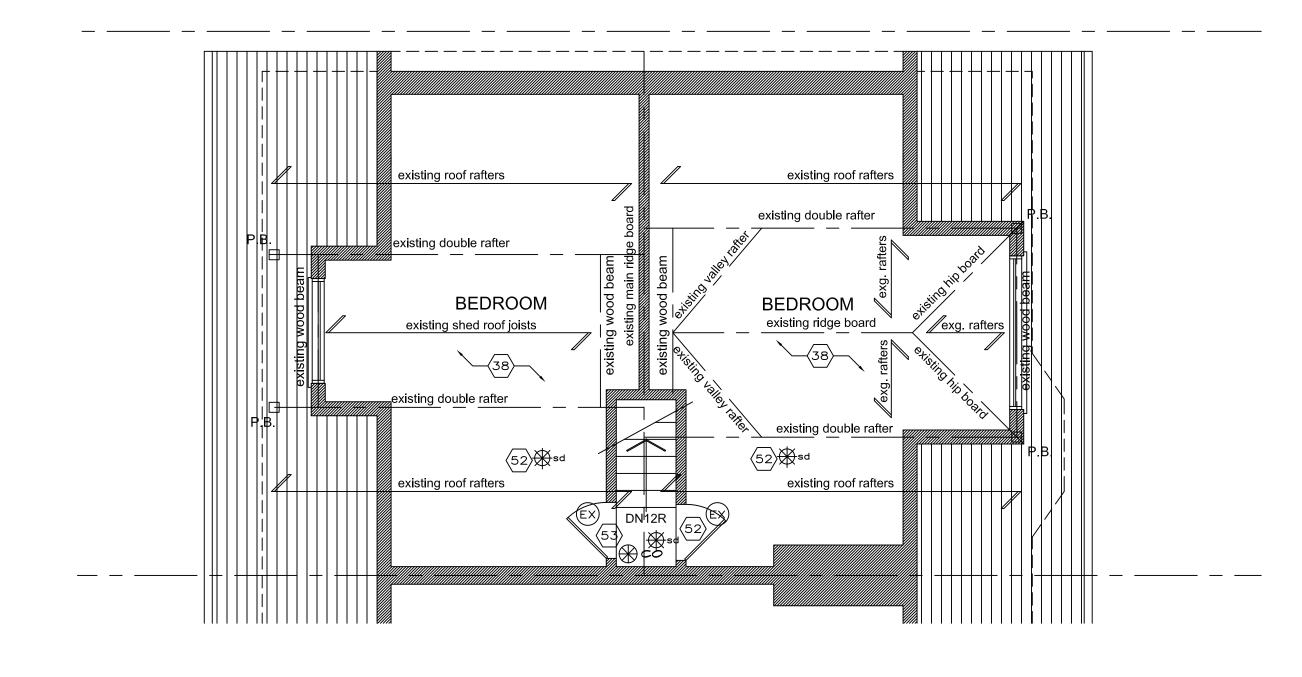




## **SECOND FLOOR PLAN AS PROPOSED.**

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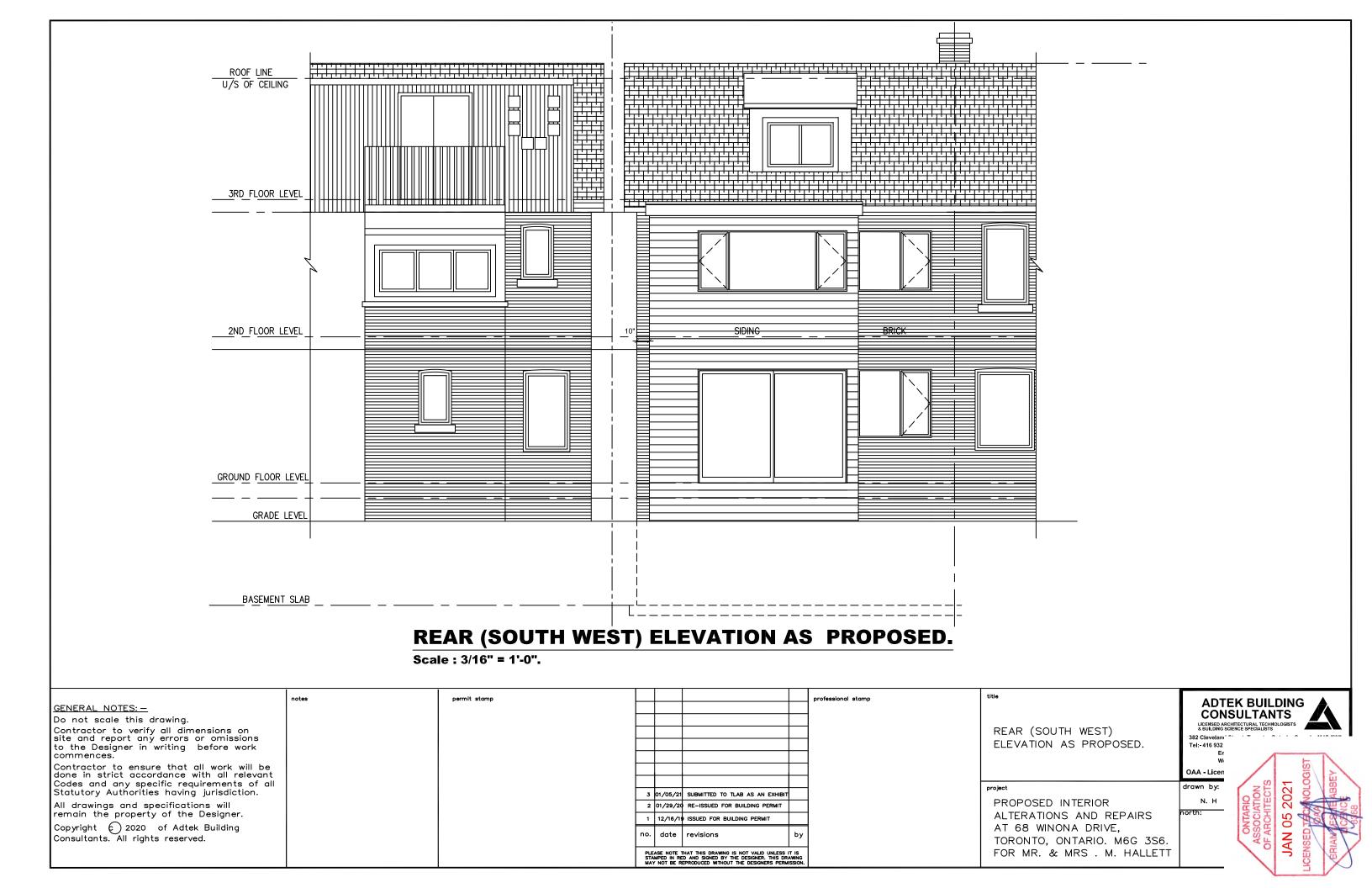
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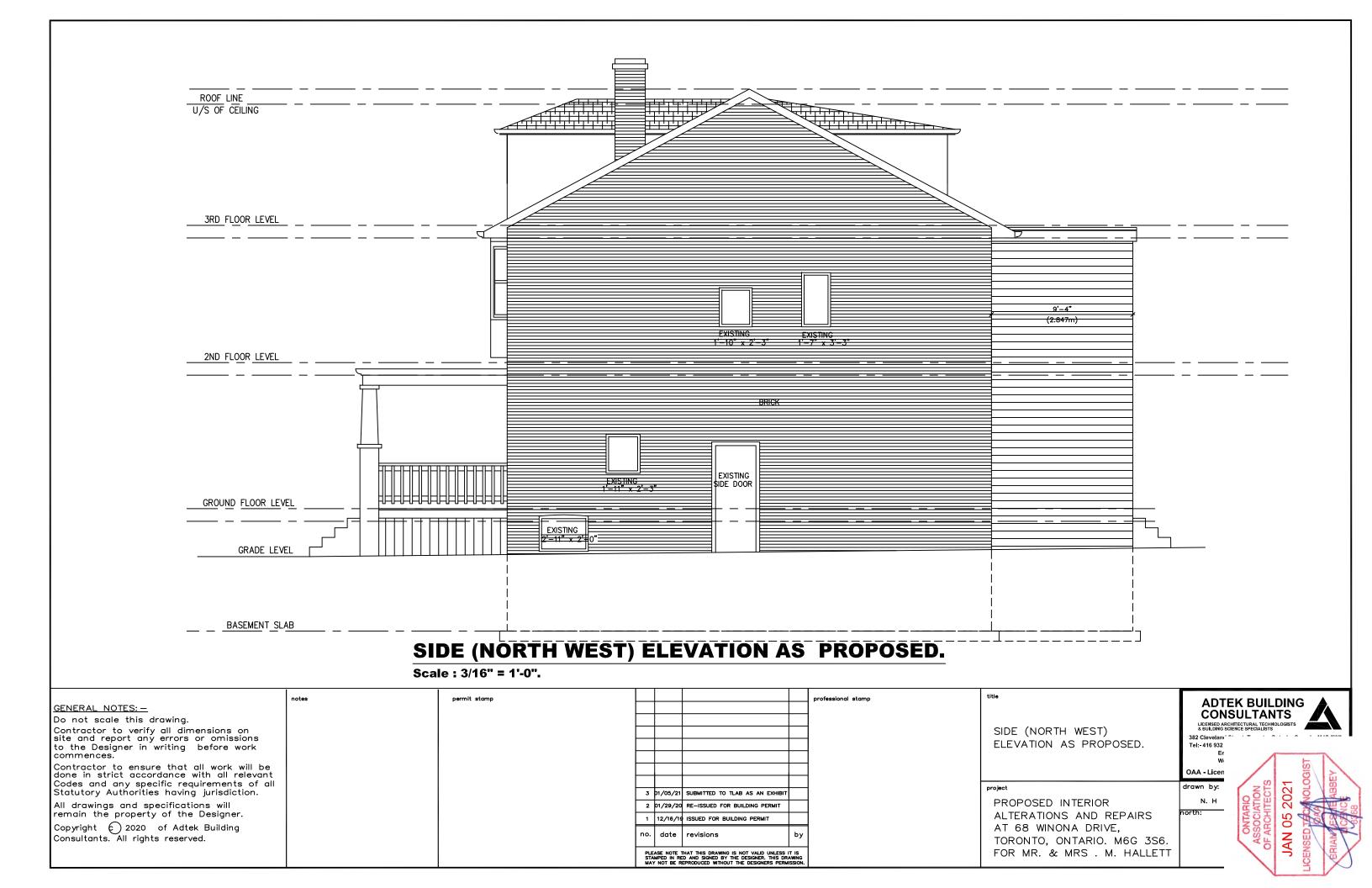


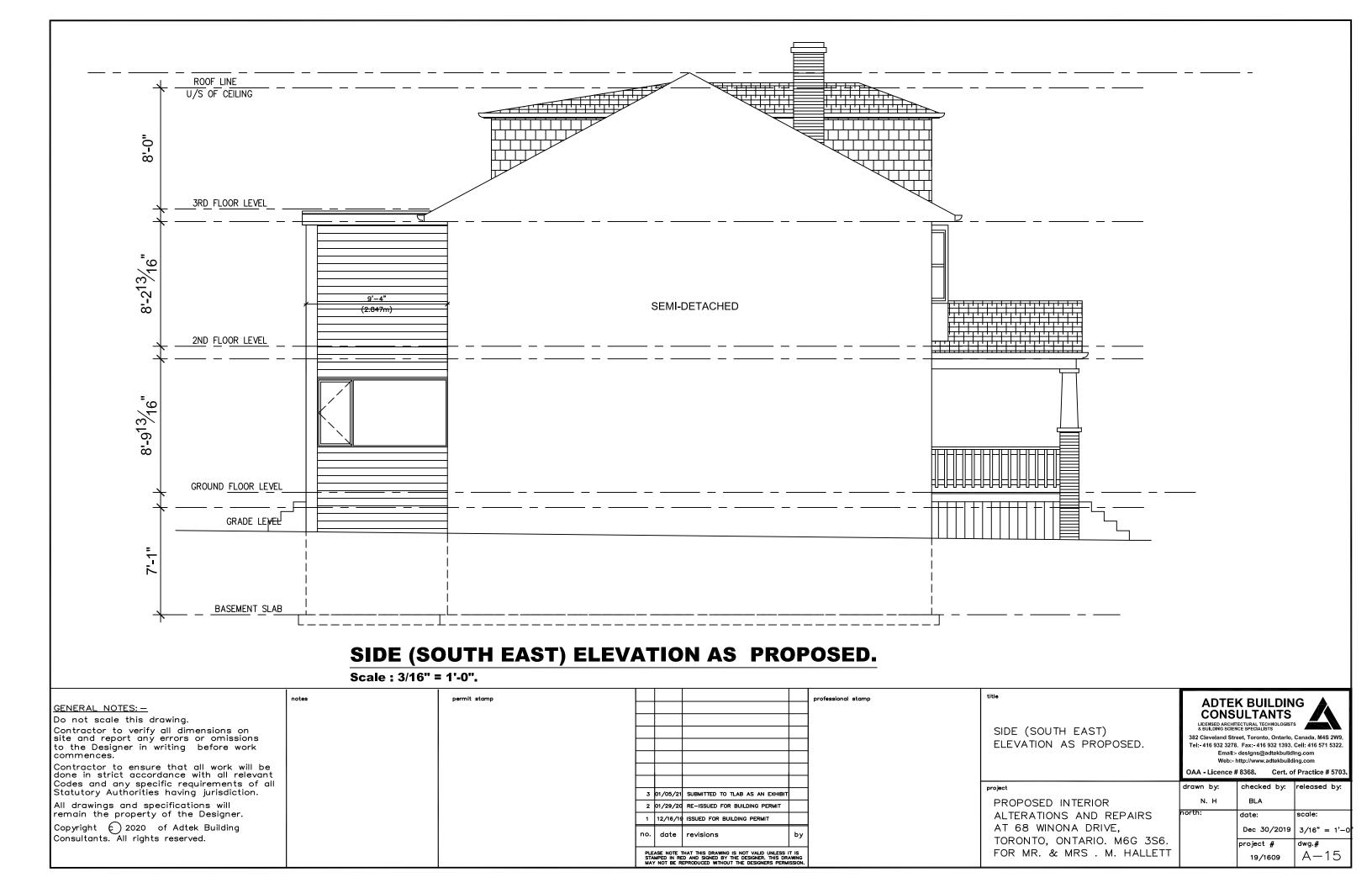
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Scale: 1/4" = 1'-0".

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## **CONSTRUCTION NOTES**

1 FOOTING FOR FOUNDATION WALL (9.15.3)(B)(C)

( Poured concrete footing for 2 storey masonry veneer houses shall be as follows. For 3 storey houses or where supported joist length exceeds 4.9m (16-1"), or live load exceeds 2.4 kPa, (50p.s.f.) refer to O.B.C.) Width: Twice foundation wall thickness

masonry veneer

Equal to projection from face of foundation wall - minimum 150mm (6"). Depth: To bear on undisturbed/compacted soll minimum 1.2m (4'-0") below grade. FOOTINGS @ INTERNAL CORNERS

Minimum 900 x 900 x 300 dp (36"x36"x12") concrete pads - isolated, or incorporated into strip footings, or as noted on plans.

2 FOOTING FOR FIREPLACE (9.15.3)(B)(C) Minimum thickness: 300mm (12") Minimum projection: 300mm (12")

FOOTING FOR BEARING SEPARATE STUD PARTITION (9.15.3.) (9.23.6)(B)(C) Interior poured concrete footing supporting

2 floors. For supporting 3 or more floors or where supported joist length exceeds 4.9m (16'-1"), or live load exceeds 2.4 kPa, (50p.s.f.) refer to O.B.C.)

Wood sill plate on 2 mil polyethylene dampproofing. 13mm (1/2") diameter anchor bolts min. 100mm (4") in concrete @ 2400mm (7'-10") o.c.

Concrete strip footing min. 150mm (6") deep x 400mm (1'-4") wide.

4 STEP FOOTINGS (9.15.3.9)(B)(C)

Horizontal step (min.) = 600mm (2'-0") = 600mm (2'-0") Vertical step (max.) Sandy soll Vertical step (max.)

(5) FOUNDATION WALL DRAINAGE (9.14.2.)

Drainage to be provided at bottom of every Drainage to be provided at bottom or every foundation wall containing building interior.
Use one of the following drainage systems installed next to the exterior waterproofed surface of the foundation wall, extending to footing level. a) not less thatn 19mm ([") mineral fibre insulation.

b) not less thatn 100mm (4") free draining granular c) Miradrain system or approved equivalent

WEEPING TILE (9.14.3) (9.14.5.)

100mm (4") diameter 1% slope to drain

150mm (6") granular cover

To extend around all outside footings including garages and to connect to city services.

6 FOUNDATION WALL (9.13) (9.15.1) (9.15.4.7) (SB-12, 2.1.1.6.) (C)(D) Poured conrete, conrete block or ICF to conform to Table 9.15.4.2. See plans for size.

Mopped-on bituminous damp-proofing or membrane waterproofing on exterior surface of wall AT UNFINISHED SPACES ADD:

No. 15 building paper Min. R20 (3.52 RSI) batt insulation 6 mil polvethylene vapour barrier Extend full-height for entire basement.

AT FINISHED SPACES ADD: No. 15 building paper Min. R20 (3.52 RSI) batt or rigid insulation 6 mll polyethylene vapour barrler

Extend full-height for entire basement.

8" x 8" Lateral support piers to be provided in straight lengths of foundation walls exceeding 40 feet

Engineered lateral support piers or reinforcing required for foundations exceeding maximum wall heights indicated in OBC table 9.15.4.2 Foundation wall to extend to min. 150mm (6") above grade

Check foundation wall at garage doors, man-doors and hydro service.

Top of foundation wall can be reduced to 90mm (3 1/2") minimum for a height of 350mm (13[") maximum

7 BASEMENT FLOOR SLAB (9.16.) (9.3.1.) (9.25.3.)(B)(C)

Finished floor c/w underlay as required

125mm (5") concrete slab. Flbre reinforced.

150mm (6") crushed stone Compacted or undisturbed soil

Provide interior weepers where there is likely ground water pressure from under the slab.

Edge beams as shown on plan or as provided by

a professional structural engineer.

Provide R10 (1.76 RSI) rigid insul around perimeter of slabs on grade. Minimum 4'-0" wide.

Provide 2" clearance of wall insulation above slab

8 GARAGE FLOOR SLAB (9.3.1) (9.16.) (9.35.2.2.) (9.35.3.2.)(B)(C) 100mm (4") concrete slab

Minimum 1.5% slope on slab. 5-8% air entrained concrete. 125mm (5") crushed stone. Compacted or undisturbed soll. Provide grease trap if drained.

Refer to O.B.C. 9.13.1.3. for required soils gas

Edge beams as shown on plan or as provided by a professional engineer.

 $\langle 9 \rangle$  SLAB ABOVE INTERIOR SPACE

Maximum span 1800mm (6'-0") each way. Minimum 150mm (6") reinforced concrete slab. 13m (1/2") diameter re-bar @ 200mm (8") o.c. bottom both ways.

MInImum bottom cover 50mm (2") Garage slabs over habitable spaces to be

designed by a professional engineer.

SLAB ON GRADE (EXTERIOR) (Table 9.3.1.7) (9.16.) (9.3.1)

100mm (4") concrete slab on grade.

5%-8% air entrained concrete. 125mm (5") crushed stone. Compacted or undisturbed soil.

Edge beams as shown on plan or as provided by a professional engineer

PRECAST CONCRETE STEPS (9.8.10.)

(12) CRAWL SPACE (9.18.) (9.33.1.3) Minimum vertical clearance 450mm (1'-6")

> ent concrete า (5")

า (5")

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Numbers in brackets following headings refer to sections in OBC 2012. The letters in brackets refer to general notes listed on the right side of this sheet.

Poured concrete or solid core concrete block, minimum depth 7 1/2" below beam

steel plate on top of pler welded to bottom of

Non-shrink grout under bearing plate.

14 BEARING CONDITION STEEL BEAM ON STEEL BEAM (9.20.8.3(1)) (9.23.8.1) (Tables A8-All)

(9.20.8.3)

Minimum bearing to be 90mm (3 1/2")

(16) BEARING CONDITION WOOD BEAM ON STEEL/

Beam to bear fully on post below

(17) BEARING CONDITION WOOD JOISTS ON WOOD OR MASONRY (9.20.8.3) (9.23.2.) (9.23.9.)

(18) BEARING CONDITION WOOD JOISTS ON STEEL

Steel beam to suit (see plan for size).

noted.

Minimum bearing 40mm (1 1/2").

AT FLUSH BEAM :

 $38 \times 38$  (2" x 2") dlameter bolted to web w/ 6mm (1/4") dlameter bolts @ 600mm (2'-0") o/c

Note: Solid blocking to be provided between flush beam and parallel joists.

Joist hangers as required

19 BEARING CONDITION MASONRY VENEER ON

Steel beam to suit (see plan for size).

6.25mm x 200mm (1/4" x 8") steel plate welded

(20) BEAM POCKET (9.23.2.2) (9.10.9.9.)

Line pocket with 6 mil polyethylene vapour barrier

(21) STEEL COLUMNS (9.17.1.) (9.17.2.1.) (9.17.3)(B)(C)

Welded top plate min.  $100 \text{mm} \times 100 \text{mm} \times 6.35 \text{mm}$  (4" x 4" x 1/4") width of beam it supports.

Welded bottom plate 100mm x 100mm x 6.35mm

200mm x 200mm (8" x 8") concrete pler, footing to be 300mm (12") projection and 8" depth. Depth to be increased for concentrated loads. Columns located in stud walls to be anchored to double studs each side with 38mm x 5mm (1 1/2" x 3/16") straps welded to column and nalled to studs.

(22) WOOD POST (9.17.1.) (9.17.2.1.) (9.17.4) (B)(C) Post members to match wall thickness indicated

on plans. Number of post members to equal number of beam members being supported, (see plans), unless otherwise indicated.

Post to be laterally supported 760mm x 760mm x 300mm (30" x 30" x 12") concrete footing or foundation wall. Provide squish (structural) blocking under all wood posts at all floor/wall junctions

(23) SILL PLATE (9.23.6) (9.23.7)

Grout top of foundation wall to be level. Min. 38mm x 89mm (2" x 4") wood plate cast in concrete on sill gasket

Provide foam gasket or 6 mil poly. film between perlmeter jolst and masonry foundation wall.

(24) FLOOR FRAMING (9.20.11.1) (9.23.9.4) (9.23.9.8)

Double floor joists under all parallel non-load bearing walls. rovide blocking as required. When floor framing is more than 1000mm (3'-4") above grade and runs parallel to foundation wal provide  $40 \text{mm} \times 4.76 \text{mm}$  (1 1/2" x 3/16" steel strap anchors @ 2000mm (6'-7") o.c. tying across three joists to sill plate.

CROSS BRIDGING & STRAPPING

19mm x 64mm Strapping, 38mm x 38mm cross bridging or solid blocking at maximum spaceing of

(9.23.9.4.) (9.23.10) (9.23.11) (SB-12)

Exterior finish as per elevations. Min. 1 1/2" continuous (Roxul or equiv.) rigid insulation No. 15 building paper or 'Tyvec' air barrier. Layers to overlap to shed water.

13mm (1/2") exterior sheathing

38mm x 89mm (2"x 4") or 38mm x 140mm (2" x 6") wood studs. See table 9.23.10.1 for stud spacing.

Min. RSI 4.23 (R24) batt insulation Provide double top plate on load bearing stud walls.

6 mil polyethylene vapour barrier

13mm (1/2") gypsum board. 'Tyvec' air barrier to be wrapped around exterior side of joist headers at junctions with exterior walls.

Note re Stucco finish systems (EIFS): Use only manufacturer Installed and warrentied rainscreen systems. These systems must include a continuous air barrier, a drainage plane which collects any water which has penetrated into the wall and grooved insulation boards which channel this incidental water to the appropriate flashings. MASONRY VENEER CONSTRUCTION (9.20. / 9.23 / 9.25.2 / 9.20.9.5) (SB-12)

> Min 4" brick or stone veneer OR Exterior stucco applied as per manufacturers' instructions on 4" concrete block.

25mm x 175mm x 0.71mm (1" x 7" x 22 GA) metal masonry ties spaced:

Horizontal: 400mm (16") o.c. Vertical: 600mm (24") o.c.

minimum 25mm (1") air space.

Min. 1 1/2" continuous (Roxul or equiv.) rigid insulation

No. 15 building paper or 'Tyvec' air barrier. Layers to overlap to shed water.

13mm (1/2") exterior sheathing.

 $38mm \times 89mm$  (2"x 4") or  $38mm \times 140mm$  (2" x 6") wood studs. See plans for size and see table 9.23.10.1 for stud spacing. Min. RSI 4.23 (R24) batt insulation

Provide double top plate on load bearing stud walls. 6 mll polyethylene vapour barrier.

13mm (1/2") gypsum board.

Weep holes @ 600mm (24") o.c. bottom course and over openings.

Provide base flashing up min. 150mm (6") behind building paper.

'Tyvec' air barrier to be wrapped around exterior side of joist headers at junctions with exterior walls, and tied into vapour barrier.

(28)WALL CONSTRUCTION @ GARAGE (9.35.) Min 4" brick or stone veneer OR

Exterior stucco applied as per manufacturers' instructions on 4" concrete block. 25mm (1") air space.

25mm x 175mm x 0.71mm (1" x 7" x 22 GA) metal masonry ties

Exterior siding as per elevations.

No. 15 building paper or 'Tyvec' air barrier. Layers to overlap to shed water.

13mm (1/2") exterior sheathing.

38mm x 89mm (2" x 4") wood studs. See table 9.23.10.1 for stud spacing. 13mm (1/2") gypsum board.

Weep holes @ 600mm (24") o.c. bottom course (9.23.10.1 & 9.23.11)

(29) INTERIOR STUD PARTITION (9.23.10.) (9.23.11.) (9.23.12.)

(2" x 4" or 2" x 6") studs (see plan for sizes). See Table 9.23.10.1 for stud spacing. Provide double top plate on load bearing stud walls.

(30) FIRE STOPS (9.10.16.) Provide horizontal blocking between studs in

31)ROOF CONSTRUCTION - PITCHED (9.4.2) (9.4.3.1) (9.19.1.1) (SB-12)

No. 210 self-seal asphalt shingles (or as per elevation). Use starter strip of reverse shingles. No.15 building paper @ perimeter. Layers to overlap to shed water.

13mm (1/2") exterior grade plywood with 'H' clips. Roof structure as per plan.

Batt insulation minimum RSI 10.56 (R60) 6mil polyethylene vapour barrier

13mm (1/2") gypsum board

Ridge board/beam and hip or valley rafters to be 50mm (2") deeper than common rafters and a minimum of 38mm (1 1/2") thick. Galvanized metal seam valley flashing min. width

900mm (3'-0"). No. 50 felt eave protection starting at fascia and to extend min. 1m (3'-3") beyond inside face exterior wall.

Provide water ice shield to extend a minimum of 1.2m (4'-0") from exterior face of outside wall.

4" eavestrough with 1% slope to down pipe. 1" x 6" pre-finished aluminum fascia and soffit. Attic ventilation to be 1/300 of insulated ceiling area with 50% at eaves.

(32) ROOF CONSTRUCTION CATHEDRAL CEILING (9.4.3.) (9.19.1.1) (9.19.2.) (SB-12)

No. 210 self-seal asphalt shingles (or as per elevation). Use starter strip of reverse shingles. No.15 building paper @ perimeter. Layers to overlap to shed water.

13 mm (1/2") ext. grade plywood with 'H' clips except as required for tile or other heavy roofing. Roof structure as per plan. RSI 5.46 (R31) Icynene insulation or equal foam-In-place Insulation In entire cavity

6mll polyethylene vapour barrler 13mm (1/2") gypsum board Ridge board/beam and hip or valley rafters to be

50mm (2") deeper than common rafters and a minimum of 38mm (1 1/2") thick. Galvanized metal seam valley flashing min. width 900mm (3'-0").

No. 50 felt eave protection starting at fascia and to extend min. 1m (3-3") beyond inside face of exterior wall.

4" eavestrough with 1% slope to down pipe. 1" x 6" pre-finished aluminum fascia and soffit. Ventilation to be 1/300 of insulated ceiling area using eave and soffit vents. Ventilation may be 1/150 of Insulated ceiling area if roof

slope is less than 1:6

ROOF CONSTRUCTION - FLAT ROOF (9.4.3.) (9.19.1.1) (SB-12)

4-ply built-up roofing with min. 1:100 (1/4"/ft.)

Perimeter gravel stop and flashing. 13mm (1/2") exterior grade sheathing with 'H' clips.

38mm x 38mm (2" x 2") purlins @ 600mm (2'-0") o.c. @ 90° to framing. Roof structure as per plan.

RSI 5.46 (R31) 2lb polyurathene foam or equal insulation in entire joist cavity 6 mil polyethylene vapour barrier.

13mm (1/2") gypsum board. Ventilation to be 1/150 of insulated celling area raised using vents and/or continuous soffit vent.

GARAGE/HOUSE SEPARATION (9.10.13.15) (9.10.9.16.)

13mm (1/2") drywall on walls, 2 layers 13mm (1/2") drywall on ceiling between garage and house. Drywall on ceiling to be staggered with joints non overlapping. Joints to be taped and sealed.

RSI 4.23 (R24) batt insulation in walls with vapour RSI 8.81 (R50) batt insulation in ceiling with vapou

Door gasproofed with self closer and weathe stripping. Door to garage should not be connected to a room Intended for sleeping.

GENERAL NOTES: -

Do not scale this drawing.

Contractor to verify all dimensions on site and report any errors or omissions to the Designer in writing before work commences.

Contractor to ensure that all work will be done in strict accordance with all relevant Codes and any specific requirements of all Statutory Authorities having jurisdiction. All drawings and specifications will remain the property of the Designer.

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title

GENERAL NOTES, **SPECIFICATIONS** AND LEGENDS. SHEET 1 OF 2.

project

PROPOSED INTERIOR ALTERATIONS & REPAIRS AT 68 WINONA DRIVE TORONTO, ONTARIO. FOR MR. & MRS. M. HALLETT

## **ADTEK BUILDING CONSULTANTS**

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checked by: released by: drawn by: scale: date: August 10/201 N/A. project # dwg.# 19/ 1609 A - 19

LICENSED ARCHITECTURAL TECHNOLOGISTS & BUILDING SCIENCE SPECIALISTS 382 Cleveland Street, Toronto, Ontario, Canada. M4S 2W9

north:

(13) BEARING CONDITION STEEL BEAM ON MASONRY (9.20.8.3) (9.23.8.1)(C)(D)

Min. bearing 100mm (3 1/2")

Provide 200mm x 200mm x 6mm (8" x 8" x 1/4")

Steel beam to bear fully on width of beam below. Minimum 89mm (3 1/2") bearing

15 BEARING CONDITION WOOD BEAM ON MASONRY

Poured concrete or solid core concrete block. minimum depth 7 1/2" below beam

Minimum bearing to be 40mm (1 1/2")

(9.23.4.2) (9.23.9.)

Beams to be dropped below joists unless otherwise

All joists to be end restrained.

to bottom flange of beam

Minimum 13mm (1/2") air space all sides Provide bearing to suit and maintain minimum 100mm (4") of wall thickness, beyond end of beam

90mm (3 1/2") diam. x 6.35mm (1/4") wall thickness steel pipe column or 4" x 4" x |" HSS.

(4" x 4" x 1/4") mln. secured at foundation wall or footing to avoid lateral movement Bearing on a 900mm x 900mm x 200mm min. (36" x 36" x 8") concrete footing

Separate post from concrete with 6 mil poly.

13mm (1/2") diameter anchor bolts min. 100mm (4") in concrete @ 2400mm (7'-10") o.c.

See Tables A-1 and A-2

and tied into vapour barrier.

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(35) PLENUM CONDITION

Finished floor on 16mm (5/8") T&G subfloor

6 mil polyethylene vapour barrier

Floor joists (see plan for size).

RSI 8.81 (R50) Icynene insulation or equal

13mm (\") drywall. Joints taped and sealed. Gas proof if over garage

(36) FURRED IN DUCTS

50mm x 50mm (2" x 2") wood strapping. Insulate duct with minimum RSI 2.1 (R12) 12mm (1/2") drywall. Joints taped and sealed and gas proofed when duct runs through garage.

(37) FLOOR EXPOSED TO UNHEATED SPACE (9.25.) (12.2) (SB-12)

Floor joists as per plan.

6 mil continuous polyethylene vapour barrier.

Minimum RSI 8.81(R50) batt Insulation or icynene. 6mm (1/4") exterior grade plywood or aluminium soffit.

(38) CARPET/VINYL/HARDWOOD FINISHED FLOOR

Finished flooring.

(6mm) 1/4" underlay for vinyl floor only 19mm (3/4") T&G ply subfloor Floor joists (see plan for sizes).

(39) CERAMIC/MARBLE FINISHED FLOOR (9.30.1.) (9.30.6.)

Finished flooring.

Suitable adhesive or thinset

13mm (\1/2") gypsum board.

3/4" T&G ply subfloor screw to joists @ 8" o/c

Floor joists (see plan for increased joist depth and/or reduced joist spacing to accommodate extra dead load).

13mm (1/2") gypsum board

STAIRS INTERIOR/EXTERIOR (9.8)

Maximum rise 200mm (7 7/8") 210mm (8 1/4") Minimum run 235mm (9 1/4") Minimum tread Minimum nosina 25mm (1")

200mm (7.7/8") Average run Minimum run 150mm (5 7/8") Maximum rise Minimum headroom (interior) 1950mm (6'-5") 2050mm (6'-9") Minimum headroom (exterior) 860mm (2'-10")

For interior/exterior railing heights see 9.8.7 and 9.8.8.

Railing picket spacing max, 100mm (4") (9.8.8.5)

(41) CLASS 'B' VENT (9.21.1.3)

Conform to CAN/CSA-B365-M Roof slopes up to 9/12 : Minimum 600mm (2'-0") above point of contact with roof.

For other slopes see chart on standard detail sheet.

COMBUSTION AIR FOR FIREPLACES (9.22.1.4) (9.32.3.1)

100mm (4") combustion air intake duct to exterior

**43** WASHROOM EXHAUST VENT (9.32.3.4) (9.32.3.5)

Vent mechanically directly to exterior. Provide air change per hour as required.

Tape and insulate with minimum RSI 1.76 (R10) where duct passes through cold spaces.

Provide exterior wall cap c/w bug screen

VENTILATION REQUIREMENTS (9.32.3.1) A mechanical ventilation system is required to have a capacity to exhaust inside air or introduce outside air at a rate of not less than that shown In table 9.32.3.4.A. In O.B.C.

Vent directly to outside through wall. Provide exterior wall cap c/w bug screen.

**46** STEP FLASHING (9.26.4.4(3))

Minimum horizontal dimension 75mm (3"). Lap counter flashing minimum 150mm (6") vertically.

47 FIREPLACE CHIMNEY (9.21) (9.22) (9.26.4.8)

Not less than 600mm (2'-0") above the roof or structure within 3m (9'-10") of the chimney

Maximum 200mm (8") of flue liner above top of chimney can be included in height calculation.

Chimney saddle required where width of chimney exceeds 750mm (30"). Saddle to extend full width of chimney.

Chimney height not to exceed 3.9m (13'-0") above last point of support without additional bracing.

**48** ATTIC HATCH (9.19.2.1)

500mm x 700mm (20" x 28")

Insulated door or cove

49 CLOSETS

Minimum 600mm (2'-0") deep inside.

Closets to have metal rod with wood shelf minimum

(50) LINEN CLOSET

Minimum 400mm (1'-4") deep inside.

4 shelves min. spaced @ 450mm (1'-6") vertically.

(52) SMOKE ALARM (9.10.19.)

Smoke alarms must be placed on every floor level near stairs connecting floor levels and near all bedrooms. Alarms must be powered with a direct ermanent electrical line and should have batter back-up. Alarms must be linked when more than one is required so that if one is activated, all alarms will sound

(53) CARBON MONOXIDE DETECTOR (9.33.4) Minimum one carbon monoxide detector per house. Also place in rooms with solid fuel burning appliances

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grade.

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(55) WOOD DECK CONSTRUCTION (9.23.) (B)(C)

Wood decking @ 6mm (1/4") spacing @ 90° to joists. Pressure treated wood joists (see plan for sizes). Wood support beam (see plan for sizes). Pressure treated 150 x 150 (6" x 6") wood post set in concrete filled hole, minimum 1200mm (4'-0") below grade.

Treat cut ends of pressure-treated posts. For railing heights see 9.8.7 and 9.8.8.

(56) PARTY WALL FRAME CONSTRUCTION (9.10.3) ( 9.10.11.)
16mm (5/8") type X gypsum board

2 rows 38mm x 89mm (2" x 4") wood studs @ 300mm (12") o/c lowest level on separeate 38 x 89mm (2x4") plates set 25mm (1") apart

2 rows 38mm x 89mm (2" x 4") wood studs @ 400mm (16") o/c upper levels on separeate 38 x 89mm (2x4") plates set 25mm (1") apart

Sound absorbing material (batt insulation)

16mm (5/8") type X gypsum board Note: caulk all plates at subfloor 1 Hr. fire rating STC 57

57 PARTY WALL MASONRY (9.10.11)

13mm (1/2") gypsum board metal resiliant channels @ 16" o/c 8" concrete block type S or N 25mm x 38mm (1"x2") wood strappIng @ 400mm (16") o/c

Sound absorbing material (one side) 13mm (1/2") gypsum board

2 hr fire rating

Fire cut and stagger joists bearing on partywall, min. 4" conc/blk btwn.

Masonry party walls to extend to u/s roof deck or to be sealed tight with mineral wool, max. 25mm (2").

(58) FIREWALL - MASONRY (9.10.11)

1/2" gypsum borad on metal resilient chanels @ 16"o.c.

8" concrete block - Type 'S' or 'N' or 8" poured concrete see plans 1/2" strapping @ 16" o.c. with sound absorptive material

1/2" gypsum borad

2 Hr. fire rating, STC 53

Firewall to extend 6" above roof and 10" beyond exterior wall in plan, typical Fire cut and stagger joists bearing on firewall, min. 4" conc/blk btwn.

(59) HEAT RECOVERY VENTILATOR (9.32.3.6) (9.32.3.7) In a Type II or Type IV dwelling unit mechanical ventilation system shall include a heat ventilator coupled to the forced air heating system and installed in accordance

(60) 3/4 HOUR RATED WALL ASSEMBLY (9.10.3.) (SB-2) Non combustible cladding required where limiting distance less than 600mm (23}")

(61) UNPROTECTED OPENINGS (9.10.14.)

with 9.32.3.11.

Unprotected openings will be glazed with wired glass in steel frames on the exterior Decorative (non rated) sull sashes will be applied to the frame interiors.

WOOD LINTEL SCHEDULE (Tables A13 to A20 O.B.C.)

Non structural sheathing. 1 Kpa snow load (see tables A17 & A19 for higher snow loads) Minimum bearing 38mm (1\")

	Size		Span
WB1:	2 - 38mm x 184mm	(2"x8") SPF	1.82 (5'-11")
WB2:	2 - 38mm x 235mm	(2"x10") SPF	2.22 (7'-3")
WB3:	2 - 38mm x 286mm	(2"x12") SPF	2.58 (8'-5")
WB4:	3 - 38mm x 184mm	(2"x8") SPF	3.00 (9'-10")
WB5:	3 - 38mm x 235mm	(2"x10") SPF	3.67 (12'-0")
WB6	3 - 38mm x 286mm	(2"x12") SPF	4.26 (13'-11")

When using wood lintel span table (9.23.12.A) the following conditions must be met:

Spans of supported joists must not exceed 4.9m (16'-0"). Spans of supported trusses must not exceed 9.8m (32'-0"). All wood lintels to bear on 2 - 2"x 4" or 2 - 2"x 6" wood posts. Wider lintels to be supported on equal width posts.

WOOD POST SCHEDULE (9.23.10.7)

SIZE
PA1: 2 - 38mm x 89mm (2 - 2"x4") SPF post above
PB1: 2 - 38mm x 89mm (2 - 2"x4") SPF post below PA2: 2 - 38mm x 140mm (2 - 2"x6") SPF post above PB2: 2 - 38mm x 140mm (2 - 2"x6") SPF post below PA3: 3 - 38mm x 89mm (3 - 2"x4") SPF post below PB3: 3 - 38mm x 89mm (3 - 2"x4") SPF post below 3 - 38mm x 140mm (3 - 2"x6") SPF post above 3 - 38mm x 140mm (3 - 2"x6") SPF post below

MASONRY VENEER LOOSE LINTEL SCHEDULE (9,20,5,2,B) VERT. LEG HORIZ. LEG GAUGE MAX. SPAN L1 90mm (3 1/2") x 90mm (3 1/2") x 6mm (1/4") 2.3m (7'-7") L2 100mm (4") x 90mm (3 1/2") x 6mm (1/4") 2.48m (8'-2") L3 125mm (4 7/8") x 90mm (3 1/2") x 8mm (5/16") 3.08m (10'-1") L4 125mm (4 7/8") x 90mm (3 1/2 ") x 10mm (3/8") 3.24m (10'-8") L5 150mm (6") x 100mm (4") x 10mm (3/8") Minimum bearing 150mm (5 7/8") at end supports

\* Schedule Is for non-load bearing brick & stone veneer \*
\*\* See Table 9.20.5.2A for solid masonry \*\*

(62) SOIL GAS CONTROL (9.13.4.) (SB-9, Sec 3) Where soil gas control is required sub-floor depressurization is to be provided in conformance with MMAH Supplementary Standard SB-9

## Door Schedule

EXTER	IOR	INTERIO	DR	
7'-0" he	(1 3/4" metal insulated 7'-0" height unless otherwise noted.)		(1 3/8" solid core wood 6'-8" high in basement 7'-10" high in ground, second & third floors.	
1 2 3 4 5 6 7 8 30	2'-6" 2/2'-6" 2'-8" 2/2-8" 2'-10" 3'-10" 3'-4" 3'-10"	9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	1'-0" 1'-6" 2'1'-8" 2'-0" 2'2'-0" 2'2'-2" 2'2'-2" 2'2'-4" 2'-6" 2-8" 2'2'-8" 2'-10" 2'2'-10" 3'-0" 2'3'-0" 2'14" bifold 2'1'-4" 2'1-19"	

Min ext. balcony door = 2'-6' Min ext entrance door/vestibule= 2'-8" Min bathroom door= 2'-2" Min utility or basement door= 2'-8" All other rooms to be 2'-6" min.

 $\langle {\sf A} \rangle$  ALL WORK AND MATERIALS

Are to meet the provisions of the current Ontario Building Code as a minimum standard whether specified on the drawings or not.

B SOIL BEARING CAPACITY (9.15.3) (Table 9.4.4.1)

Footings to rest on undisturbed soil/rock or granular fill with min. bearing capacity of 150 KPa (3,000 p.s.f.). To be confirmed by soil engineer as required.

C COMPRESSIVE STRENGTH OF POURED CONCRETE (9.3) (9.3.1.6) (Table 9.3.1. (9.3) (9.3.1.6) (Table 9.3.1.7.)

Min. compressive strength 32MPa (4650 p.s.i.), having 5 to 8% air entrainment, for garages and carports. Minimum compressive strength 15Mpa for all other applications.

D COMPRESSIVE STRENGTH OF UNIT MASONRY Shall conform to table 9.20.2.7

(9.23.12.3)(Tables A-1 to A-5 (9.23.13.11)

When using wood lintel span table (9.23.12.A) the

Spans of supported joists must not exceed 4.9m

Spans of supported trusses must not exceed 9.8m (32'-0").

 $\langle F \rangle$  BUILT-UP WOOD BEAMS

substitute micro-lams for lumber. See plans for size. (G) PREFABRICATED ITEMS

Where point loads or eccentric loads occur

All prefabricated items such as steel, stone, windows and cabinets are to be site measured by contractor, manufacturer or installer prior to construction of the item. Discrepancies to be reported to the designer prior to construction.

 $\langle \mathsf{H} \rangle$  TERMITE CONTROL

Termite protection as per Municipal requirement and (9.3.2.9.) (9.12.1.1.) (9.15.5.1.)

J LOADS ON GUARDS (4.1.5.15) (9.8.8.2.) The minimum specified load applied horizon-

tally and normal to the span at the top of every required guard shall be: a) 0.6kN/m (40lb/ft) for exterior balconies of individual residential units and a con

centrated load of 0.9kN (200lb) applied b) 1.5kN/m (100lb/ft) for exits and stairs

c) 4.4kN/m (300lb/ft) for vehicle guard rails for parking garages applied 400mm (19[") above the roadway but not less than 11kN (2500 lb) uniformly distributed over each vehicle space applied 400mm (19 3/4") above the roadway

 d) a concentrated load of 0.55kN (125lb) applied at any point for access walkways to equipment platforms, contiguous stairs and similar areas where the gathering of many people is improbable

e) 2.2kN/m (150lb/ft) for locations other

Individual elements within the guard, Individual elements within the young, including solid panels and pickets, shall be designed for 1 kPa (20psi) or 0.45 kN (100lb) of concentrated load at any point in the element, whichever results

The3oads In Sentence (2) need not be considered to act simultaneously with the loads provided for in Sentences (1)

The4ninimum specified load applied veritically at the top of every required guard shall be 1.6kN/m (100lb/ft) and need not be considered to act simultaneously with the horizontal load provided for in Sentence

K ELECTRICALLY HEATED HOMES See O.B.C. Part 12 for regulred insulation

(L) GLAZING Only use safety glass for shower doors

 $\langle M \rangle$  TRUSS ROOFS Refer to notes and detail on standard detail sheet.

Electrical Legend

CO Carbom Monoxide Detector SD Smoke Detector

OHD Heat Detector Mechanical Fan (F)

Ø Light Fixture - Ceiling Mounted ⊹ Light Fixture - Wall Mounted Light Fixture - Wall Washer • Light Fixture - Pull Chain <del>ф</del>рс

• Light Fixture - Recessed Pot F Undercupboard Fluorescent Fixture Undercupboard Microwave & Hood

2^ x 4^ Fluroescent Fixture

1^ x 4^ Fluroescent Fixture \$ Switch 4\$ 4-way Switch 36 3-way Switch Τþ D Dimmer

Garage Door Opener Ф ₫S Split Circuit ф Duplex Outlet @ 12" Duplex Outlet @ 42"

Ground Fault Outlet ₫dw Dishwasher Outlet Weatherproof Duplex Outlet **d**wp **■**30A 220V/30amp Heavy Duty Outlet

**O O** Floor Mounted Outlet Computer Dedicated Outlet Computer Dedicated Floor Mounted Outlet 00

Θ Heat Lamp - Ceiling Fixture √
cv Central Vacuum

Television Cable

① Telephone Jack  $\square$ Door Chimes Thermostat

Note: Centre all ceiling fixtures unless otherwise specified.

**₫** tv

3 01/05/21 SUBMITTED TO TLAB AS AN EXHIBIT 2 01/29/20 RE-ISSUED FOR BUILDING PERMIT 12/16/19 ISSUED FOR BUILDING PERMIT

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permit stamp

date

revisions

GENERAL NOTES: -

GENERAL NOTES:—

Do not scale this drawing.

Contractor to verify all dimensions on site and report any errors or omissions to the Designer in writing before work commences.

Contractor to ensure that all work will be done in strict accordance with all relevant Codes and any specific requirements of all Statutory Authorities having jurisdiction.

All drawings and specifications will remain the property of the Designer.

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PLEASE NOTE THAT THIS DRAWING IS NOT VALID UNLESS IT IS STAMPED IN RED AND SIGNED BY THE DESIGNER. THIS DRAWING

title

GENERAL NOTES, **SPECIFICATIONS** AND LEGENDS. SHEET 2 OF 2.

project

PROPOSED INTERIOR ALTERATIONS & REPAIRS AT 68 WINONA DRIVE TORONTO, ONTARIO. FOR MR. & MRS. M. HALLETT

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NH.	BLA	
north:	date:	scale:
	August 10/2019	N/A.
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