

ITEM: 6.10	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A176/23 39 DAVOS ROAD, WOODBRIDGE
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THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:

\*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see <b>Schedule C</b> of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is <b>noon on the last business day prior to the scheduled hearing date.</b>				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
None				

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see <b>Schedule D</b> for a copy of the Decisions listed below		
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A176/23  
39 DAVOS ROAD, WOODBRIDGE**

<b>ITEM NUMBER: 6.10</b>	<b>CITY WARD #: 3</b>
<b>APPLICANT:</b>	Angela Frasca
<b>AGENT:</b>	Frasca Design & Planning
<b>PROPERTY:</b>	39 Davos Road, Woodbridge
<b>ZONING DESIGNATION:</b>	See below.
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit a proposed sunroom addition.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned RT, Townhouse Residential Zone, and subject to the provisions of Exception 14.693 under Zoning By-law 001-2021.**

#	Zoning By-law 001-2021	Variance requested
1	A minimum setback of 15 m is required from the rear lot line to the sunroom addition to a dwelling. [Table 7-7]	To permit a setback of 12.4 m from the rear lot line to a sunroom addition to a dwelling.

### HEARING INFORMATION

**DATE OF MEETING:** Thursday, December 7, 2023

**TIME:** 6:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room (2<sup>nd</sup> Floor), 2141 Major Mackenzie Drive

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

### PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to [cofa@vaughan.ca](mailto:cofa@vaughan.ca) no later than NOON on the last business day before the meeting.

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

### INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

INTRODUCTION	
That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.	
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.	

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	November 24, 2023	
Date Applicant Confirmed Posting of Sign:	November 16, 2023	
Applicant Justification for Variances: *As provided by Applicant in Application Form	By-laws seems to be restrictive	
Adjournment Requests (from staff): *Adjournment requests provided to applicant prior to issuance of public notice	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:  *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.  *A revised submission may be required to address staff / agency comments received as part of the application review process.  *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.		No
<b>Adjournment Fees:</b> In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.  An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff <b>after</b> the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING COMMENTS	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
The proposed walk-up basement and sunroom can increase to the existing storm drainage flows having adverse effects on the neighbour's property. The Owner / Applicant shall ensure that positive drainage is achieved and that no surface drainage problems are created on adjacent private or public lands because of the construction in accordance with the City's Engineering Design standards. It is important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application. The proposed work by the Owner / Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system. Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer. The Development Engineering Department does not object to the Minor Variance application A176/23, subject to the following condition(s):	

DEVELOPMENT ENGINEERING COMMENTS	
<a href="#">Link to Grading Permit</a> <a href="#">Link to Pool Permit</a> <a href="#">Link to Curb Curt Permit</a> <a href="#">Link Culvert Installation</a>	
Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Forestry has no comment at this time	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

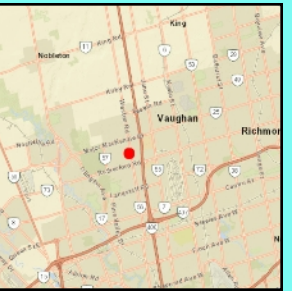
Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering <a href="mailto:Rex.bondad@vaughan.ca">Rex.bondad@vaughan.ca</a>	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: <a href="#">Permits   City of Vaughan</a> to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>

IMPORTANT INFORMATION – PLEASE READ
<p><b>CONDITIONS:</b> It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (<b>see condition chart above for contact</b>). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.</p>
<p><b>APPROVALS:</b> Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.</p> <p>An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.</p> <p>A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.</p> <p>Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.</p> <p>Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.</p>
<p><b>DEVELOPMENT CHARGES:</b> That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.</p> <p>That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment</p> <p>That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.</p>
<p><b>NOTICE OF DECISION:</b> If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will <b>not</b> receive notice.</p>

**SCHEDULE A: DRAWINGS & PLANS**

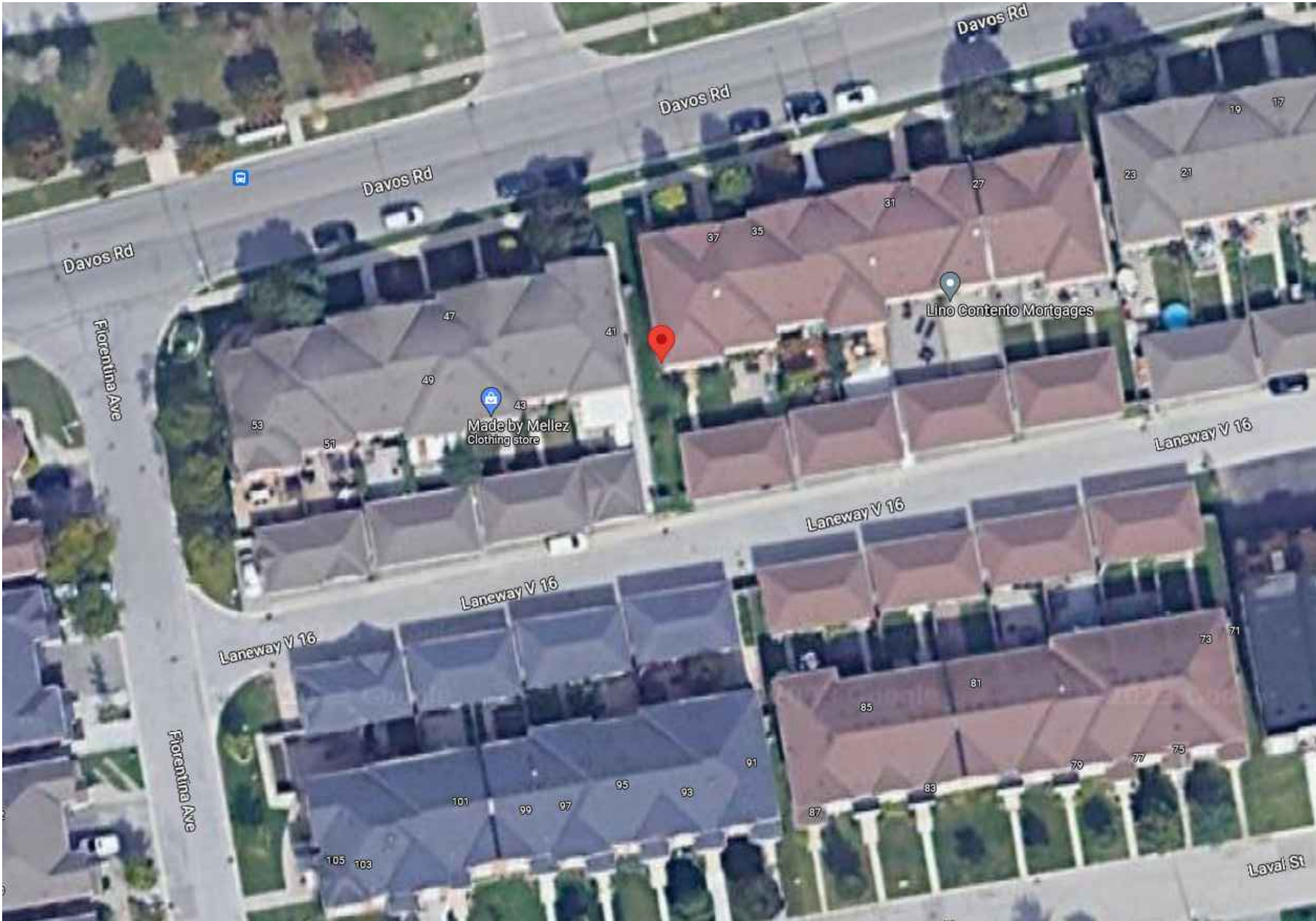






Received

November 21, 2023



1 SITE MAP  
N.T.S.

\* TAKEN FROM GOOGLE MAPS

LIST OF DRAWINGS	
ARCHITECTURAL DRAWINGS	
A001	COVER SHEET
A002	GENERAL NOTES & SCHEDULES
A100	SITE PLAN
A101	DEMOLITION & PROPOSED FLOOR PLANS
A102	FLOOR PLANS, RAILING DETAILS & UNDERPINNING PLAN
A200	ELEVATIONS & SECTIONS



**FRASCA`** Design & Planning Inc.  
2781 HIGHWAY #7, UNIT 201 VAUGHAN, ON, L4K 1W1  
(416) 272 2024, 2010giorgio@gmail.com,  
giorgio@frascadesignandplanning.com  
www.frascadesignandplanning.com

**PROPOSED**  
**BASEMENT APARTMENT, STAIR**  
**WALKOUT & SUNROOM AT REAR**  
**YARD**  
39 DAVOS RD,  
WOODBIDGE, ON, L4H2Y1



A001



GENERAL NOTES	
1.0	<b>PUBLIC PROTECTION NOTES:</b> "PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING (IF APPLICABLE) ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATION HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION".
2.0	<b>EXCAVATION &amp; DRAINAGE NOTES:</b> 1. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE. 2. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. 3. THE G.C. WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY. 4. SURFACE DRAINAGE SHALL NOT BE DISCHARGE DIRECTLY OR INDIRECTLY ONTO A SIDEWALK, DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY. 5. EXCAVATION FOR THE PROPOSED WORK SHOULD NOT UNDERMINE THE FOUNDATION OF ADJOINING BUILDINGS, OR CAUSE DAMAGE TO UTILITY, ROADS AND SIDEWALK.
3.0	<b>DRAWING NOTES:</b> A. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ANY TREE PRESERVATION HOARDING (IF APPLICABLE) IN AN APPROVED AND FUNCTIONING CONDITION AS REQUIRED BY THE CITY THROUGH ALL PHASES OF CONSTRUCTION. B. REMOVE CONSTRUCTION RELATED DEBRIS OR LITTER THAT HAS MIGRATED OR HAS THE POTENTIAL TO MIGRATE INTO THE ADJACENT MUNICIPALLY OWNED PROPERTY.
4.0	<b>PROTECTION FROM DAMPNES:</b> ALL WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND WHICH ARE SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE SEPARATED FROM THE CONCRETE BY MIN. 5MIL POLYETHYLENE OR TYPE S ROLL ROOFING AS PER OBC. 9.23.2.3.(i) & (2).
5.0	<b>GENERAL CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION:</b> ALL EXISTING STRUCTURE ELEMENTS- • FOOTING SIZES • CONCRETE WALL SIZES • WALL CONSTRUCTION CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY.
6.0	<b>DUCTS:</b> SUPPLY DUCTS AND RETURN DUCTS IN EXTERIOR WALLS SHALL BE INSULATED WITH MIN. (R-4) FIBERGLASS INSULATION TO PREVENT MOISTURE CONDENSATION IN THE DUCT. DUCT SPACES SHALL BE FURRED OUT WITH (1") DRYWALL ON (2"x2") WOOD STRAPPING. SUPPLY DUCTS AND RETURN DUCTS IN UNHEATED SPACES SHALL BE INSULATED WITH MIN. (R-4) FIBERGLASS INSULATION TO PREVENT MOISTURE CONDENSATION IN THE DUCT. ALL JOINTS IN DUCTS TO BE SECURELY RIVETED AND TAPED.
7.0	<b>INSULATION WALLS:</b> R-20 (BELOW FINISHED GRADE)
8.0	<b>EXTERIOR HANDRAIL/GUARDS:</b> GUARD HEIGHT OF 36" IF TOP DECK EXCEEDS 24" ABOVE GRADE OR 42" IF TOP OF DECK EXCEEDS 5'11". GUARDS SHALL BE NON-CLIMBABLE AND VERTICAL BALUSTERS SHALL BE SPACED NO MORE THAN 4" APART. PROVIDE HANDRAILS ON STAIRS IF THERE ARE MORE THAN 3 RISERS. WOOD GUARD POSTS TO BE A MINIMUM 4"x4" (SOLID).
9.0	<b>STRUCTURE INTEGRITY:</b> ALL MEMBERS SHALL BE SO FRAMED, FASTENED AND BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY. O.B.C., 9.23.2.1
10.0	<b>DESIGN REQUIREMENTS:</b> NEW STRUCTURAL MEMBERS HAVE BEEN DESIGNED WITHIN REQUIREMENTS OF PART 4, BUILDINGS AND THE STRUCTURAL MEMBERS MADE OF WOOD SHALL CONFORM TO CSA-086 "ENGINEERING DESIGN IN WOOD" O.B.C. 4.1.1.3
11.0	PRECAUTION SHALL BE TAKEN DURING ALL STAGES OF CONSTRUCTION TO ENSURE THAT THE BUILDING IS NOT DAMAGED OR DISTORTED DUE TO LOADS APPLIED DURING CONSTRUCTION.O.B.C., 4.1.1.3
12.0	<b>INTERIOR:</b> ALL NEW WALL SWITCHES SHALL NOT BE MORE THAN 4'-0" ABOVE FINISHED FLOOR
13.0	THESE DRAWINGS SHOW THE INTENDED STRUCTURE. THE CONTRACTOR IS TO BE PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER TEMPORARY SUPPORT TO PROTECT ALL EXISTING AND ADJACENT STRUCTURES AFFECTED BY THIS WORK. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
14.0	• ALL CONSTRUCTION TO COMPLY TO THE LATEST BUILDING CODE (OBO) AND LOCAL BY-LAWS. • GENERAL CONTRACTOR AND TRADES TO VERIFY ALL DIMENSION PRIOR TO FABRICATION / CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY. • ALL INT. SIDE OF SHOWER AND TUB WALLS TO BE ½" CEMENT BOARD. • ALL BEAMS AND COLUMNS TO REST ON SOLID CONC. OR SOLID BLOCK OR CONC. FILLED BLOCK (TOP 2 COURSES). • 4" BEARING FOR ALL BEAMS. • PROVIDE PROPER SUPPORT AND BEARING BASED ON EXISTING CONDITIONS. • ALL BEAMS AND POSTS TO BE PROPERLY POSITIONED SO THAT THEY PROPERLY SUPPORT EACH OTHER AND ARE COORDINATED FOR PROPER SUPPORT OF WALLS ABOVE. • ALL SPRAY FOAM INSULATION TO EXTEND MIN. 12" TO THE INTERIOR. • LINTELS NOT SHOWN FOR WINDOWS AND DOORS TO BE A MIN 2"x2"x10". • ALL PRODUCTS AND MATERIALS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS AND SUBJECT TO FINAL APPROVAL BY ARCHITECT AND/OR OWNER. • ALL FLAT ROOFS TO SLOPE TO DRAIN / SCUPPER. • VERIFY REQUIRED NUMBER OF ALL EXTERIOR RISERS / STEPS ON SITE. • FRAME, DRYWALL, TAPE, PRIME AND PAINT ALL AREAS DEMOLISHED DUE TO REMOVAL OF EXISTING DUCTWORK AND MAKE GOOD. • PATCH AND MAKE GOOD ALL AREAS, WALLS, FLOORS, CEILING PARTLY DEMOLISHED AND THAT TIE IN INTO NEW CONSTRUCTION.
15.0	JOISTS OR BEAMS SUPPORTED ON CHIMNEY FLUE SHALL BE SEPARATED BY 12" OF SOLID MASONRY.

16.0	MAXIMUM ANGLE OF SLOPE FOR SMOKE CHAMBER IS 45° FROM VERTICAL.
17.0	COMBUSTIBLE FLOORING, SUB FLOORING & CEILING FINISHES SHALL HAVE A MINIMUM 1/2" CLEARANCE TO MASONRY CHIMNEY.
18.0	SADDLE NOT REQUIRED IF FLASHING USED THAT EXTENDS UP THE CHIMNEY TO HEIGHT EQUAL TO NOT LESS THAN 1/6 THE WIDTH OF THE CHIMNEY BUT NOT LESS THAN 6" UP THE ROOF SLOPE TO A POINT EQUAL IN HEIGHT TO THE FLASHING ON THE CHIMNEY, BUT NOT LESS THAN 1 TIMES THE SHINGLE EXPOSURE. PROVIDE COUNTER FLASHING AT THE CHIMNEY.
19.0	EXCEPT AS REQUIRED IN SENTENCE (16.0) FIREPLACES SHALL HAVE A NONCOMBUSTIBLE HEARTH EXTENDING NOT LESS THAN 16" IN FRONT OF THE FIREPLACE OPENING MEASURED FROM THE FACING & NOT LESS THAN 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING.
20.0	WHERE THE HEARTH IS ELEVATED MORE THAN 6" ABOVE THE HEARTH EXTENSION. THE WIDTH OF THE HEARTH EXTENSION SHALL BE INCREASED BY: (A) 2" FOR AN ELEVATION ABOVE 6" & NOT MORE THAN 12" & (B) AN ADDITIONAL 1" FOR EVERY 2" IN ELEVATION ABOVE 12"
21.0	ALL FOOTINGS AND FOUNDATIONS TO RUN MIN. 1200mm (4'-0") BELOW FINISHED GRADE AND MIN. 750mm (2'-6") BELOW EXIST. GRADE LEVEL AND REST ON NATURAL UNDISTURBED SOIL. FOOTINGS ARE DESIGNED FOR MIN. SOIL BEARING OF (i) TON. (2000 Lbs) P.S.F. (100 KN/M2).
22.0	FOOTINGS UNDER CONCRETE WALLS TO HAVE MIN. 100mm (4") PROJECTION AND TO BE MIN. 150mm (6") DEEP. STEPPED FOOTINGS MIN. 600mm (2'-0") HORIZ. MAX. 600mm (2'-0") VERT. FOR FIRM SOIL AND 400mm (16") VERT. FOR SANDY SOIL.
23.0	FOUNDATIONS WALLS TO BE EXTEND MIN. 150mm (6") ABOVE FINISHED GRADE.
24.0	HABITABLE ROOMS ON CONC. SLAB TO BE DAMP. PROOFED WITH 6 MIL POLY VAPOUR.
25.0	ALL JOINTS IN MASONRY WALLS ARE TO BE BONDED WITH MORTAR. SOLID BLOCK MEANS CONCRETE FILLED.
26.0	WOOD COLUMNS (POSTS) ANCHORED TO CONCRETE SLABS OR FOOTINGS, WITH STEEL ANCHOR SHOE, MIN. 150mm (6") ABOVE GRADE AND 25x100x300mm (1"x4"x12") WOOD NAILING STRIPS TO BEAMS AT TOP.
27.0	ALL FRAMING LUMBER SHALL BE EASTERN SPRUCE, No.2 GRADE, IN CONFORMANCE WITH H.L.G.A. STANDARD GRADING RULES FROM CANADIAN LUMBER, UNLESS NOTED. OTHERWISE IF OTHER TYPES ARE TO BE USED, REFERENCE MUST BE MADE TO SPAN TABLES, AS PER. O.B.C. 2.23.4.1. TABLES A-1 TO A-7.
28.0	FLOOR JOIST SHALL BE DOUBLED UNDER ALL NON-BEARING PARTITIONS RUNNING PARALLEL TO THEM. JOIST MAY BE BLOCKED APART 100mm (4") @ 1200 mm (4'-0") O/C. TO ALLOW THE PASSAGE OF HEAT DUCTS, ETC.
29.0	DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS IN BEARING STUD PARTITIONS ALL WOOD LINTELS, BEAMS AND DOUBLE MEMBERS TO BE NAIL & LAMINATED @ 450mm (18") O/C.
30.0	FIRE DOORS SHALL BE 45mm (1") SOLID CORE WOOD DOOR IN 38x140mm (2'-6") RABBIT. WOOD FRAMES WITH APPROVED TYPE SELK.CLOSER. (ULC. LABELED).
31.0	ALL ELECTRICAL AND HEATING AS SHOWN IS ONLY A SUGGESTED LAYOUT AND MAY BE CHANGED BY THE OWNER PROVIDED APPROVAL IS OBTAINED BEFORE CHANGES ARE MADE.
32.0	THESE PLANS ARE USUALLY DESIGNED WITH A FORCED AIR HEATING LAYOUT SHOWN IF ANY OTHER TYPE OF HEATING SYSTEM IS USED, A LAYOUT IS TO BE OBTAINED FROM THE CONTRACTOR.
33.0	THE DESIGN LOAD SHOWN ON STRUCTURAL INFORMATION SHALL NOT BE EXCEEDED AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER.
34.0	ALL TRADES SHALL BE RESPONSIBLE FOR COMPLIANCE OF THEIR WORK TO C.M.H.C. REQUIREMENTS, AND THE NATIONAL BUILDING CODE, AND LOCAL BY-LAWS.
35.0	CONCRETE SLABS SHALL HAVE MIN. BEARING LENGTH OF 100 mm (4") UNLESS NOTED.
36.0	PROVIDE A MIN. 100mm (6") WELL COMPACTED SAND FILL OR 130mm (5") CRUSHED AGGREGATE UNDER ALL SLABS ON . GRADE.
37.0	WOOD OR STEEL BEAMS OR STEEL COLUMNS (POSTS) MAY BE SUBSTITUTED FOR BASEMENT STUP PARTITIONS WHERE SHOWN, BUT REFERENCE MUST BE MADE TO 9.23.4. A & B, OR TABLES A-8 & A-9 AS PER. O.B.C. FOR BEAM SIZES AND COLUMNS SPACING REQUIRED AND APPROVAL MUST BE OBTAINED FROM ALL AUTHORITIES HAVING JURISDICTION, BEFORE PROCEEDING WITH THE WORK.
38.0	ALL POST AND COLUMNS TO REST ON MASONRY WALLS. IF NO MASONRY WALL BELOW PROVIDE POST OF THE SAME SIZE DIRECTLY BELOW THE POST ABOVE OR MIN. DOUBLE JOIST
39.0	INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19 OR UL 2034.
40.0	WHEN CONC. IS USED FOR GARAGE OR EXTERIOR SLABS IT SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3605 P.S.I. (25 MPa) AFTER 28 DAYS AND SHALL HAVE AIR ENTRAINMENT OF 5 TO 8% ALL CONCRETE 15 MPa MIN. BASEMENT SLAB TO BE 25 MPA. CONC. IF NO DAMP PROOFING IS INSTALLED.
41.0	ALL DIMENSIONS ARE TAKEN FROM FINISHED FACE OF ALL EXTERIOR AND MANSORY WALLS, FINISHED GRADES, FLOORS, CEILING, ETC. TO CENTERLINE OF ALL STUDS, COLUMNS (POSTS) AND BEAMS AS SHOWN ON PLANS.
42.0	WOOD PARTITIONS TO BE MADE UP OF 38X89 @ 400 O/C (2"x4" @ 16")O/C) 38X89MM (2"x4") TOP AND BUTTOM PLATES (DOBLE TOP PL. IN BEARING STUD PARTITION).
43.0	ALL FLOOR JOIST TO HAVE MIN. 38X38MM (2"x2") DIAGONAL BRIDGING MIN. 2100MM (7'-0") O/C. WITH 50MM (2") SOLID BLOCKING OVER INTERIOR BEARING WALLS AND BEAMS 1 ROW OF BRIDGING SHALL BE USED FOR SPANS UP TO 3657MM (12'-0") AND 2 ROWS FOR SPANS OVER 3657MM (12'-0") BRIDGING SHALL BE INSTALLED WHEN JOISTS SPANS IS WITHIN 450MM (1'-6") OF MAX. SPAN PERMITTED 25X100MM (1'-4") CONT. STRAPPING REQUIRED UNDER BRIDGING IN UNFINISHED BASEMENT.
44.0	CAULKING SHALL BE PROVIDED BETWEEN MANSORY AND SIDING, DORR SILLS, AND SIDING, UNLESS DOOR SILLS IS COMPLETELY PROTECTED FROM THE ELEMENTS.
45.0	PROVIDE FIRE STOPPING AT ALL OPENINGS WHERE PIPES AND DUCT ARE PASSED THROUGH FLOORS.
46.0	THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY OF THE WORK. ANY DISCREPANCIES ERRORS OR OMISSIONS SHOULD BE REPORTED TO THE DESIGNER.

GENERAL SPECIFICATION TO APPLY UNLESS OTHERWISE NOTED	
1.0	<b>FOOTINGS:</b> 1. USE 20 MPA PSI CONCRETE AT 28 DAYS FOR FOOTINGS, AND BASEMENT SLABS. 25 MPA PSI CONCRETE AT 28 DAYS FOR FOUNDATION WALLS AND WITH 5 TO 8 PERCENT AIR-ENTRAINMENT CLASS F2 FOR GARAGES, EXTERIOR STEPS AND REINFORCED SLABS. U/NOTED 2. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL AND MUST BE 4'-0" MIN. BELOW GRADE FOR EXTERIOR FOOTING. 3. WALL FOOTINGS SHALL BE 8" DEEP AND 1'-8" WIDE. 4. STEP FOOTINGS - HORIZONTAL STEP 2'-0" MIN. IN 7:10 SLOPE 5. FOOTINGS OVER TRENCHES TO BE REINFORCED WITH 2-15M 24" PASSED TRENCH.
2.0	<b>FOUNDATION WALLS:</b> 1. PROVIDE CRACK CONTROL JOINTS EVERY 50'-0" FOR WALLS OVER 80'-0" IN LENGTH. 2. FOUNDATION WALLS SHALL EXTEND 6" MIN. ABOVE GRADE. DAMPROOF FOUNDATION WALLS WITH HEAVY BITUMOUS COATING 3. LATERAL SUPPORT OF FOUNDATION WALLS ANCHOR 2"x6" SILL PLATE WITH ½ DIAM. ANCHOR BOLTS SET 4" INTO CONCRETE OR MASONRY AT 8'-0" O.C. MAX. 4. WHERE TERMITES ARE KNOWN TO EXIST, JOINTS BETWEEN SLABS-ON-GROUND AND FOUNDATION WALLS AND SPACES AROUND PIPES, CONDUITS, OR DUCTS THAT PENETRATE SUCH SLABS SHALL BE FILLED WITH BITUMEN RUBBER COMPOUND OR COAL-TAR.
3.0	<b>STEEL:</b> 1. ALL STRUCTURAL STEEL TO CONFORM TO CSA SPEC. G40.21-GR. 50 W (44W FOR ANGLES AND PLATES. 2. HSS COLUMNS TO CONFORM TO G40.21-50W CLASS C. 3. STEEL BEAMS AND COLUMNS TO BE SHIP PRIMED WITH MIN. 1 COAT RUST INHIBITIVE PAINT. 4. STEEL PIPE COLUMN SUPPORTING TWO FLOORS SHALL HAVE A MIN. WALL THICKNESS OF 0.188" 5. ALL STEEL BEAMS MUST BE DRILLED FOR MOUNTING WOOD PLATE ON TOP FLANGE @ 32" O/C STAGGERED.
4.0	<b>MASONRY:</b> 1. LATERAL SUPPORT OF MASONRY WALLS ¾" X 1½" STEEL STRAP ANCHORS @ 6'-8" O.C. MAX OVER 3 PARALLEL JOISTS OR EVERY 4TH JOIST ANCHOR 2" INTO MASONRY. 2. PROVIDE 8" DEEP SOLID MASONRY UNDER ALL BEAMS, 2" DEEP UNDER PLATES AND FLOOR JOISTS. 3. MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK. 4. AT BASE OF MASONRY VENEER WALLS, PROVIDE ¾" DIA. WEEP HOLES AT 2'-0" AND EXTEND DAMPROOFING 6" ABOVE WEEP HOLES. 5. PROVIDE BRICK WINDOW SILLS IN MASONRY VENEER WALLS.
5.0	<b>FRAME CONSTRUCTION:</b> 1. FOR FLOOR JOISTS USE APPROVED WOOD I BEAM AND FOR BEAMS, USE L.V.L. FOR ALL OTHER FRAMING LUMBER, USE SPRUCE OR DOUGLAS FIR NO. 2 U/NOTED. 2. ALL JOISTS TO HAVE A MIN. 1½" BEARING. BEAMS TO HAVE A MIN. OF 3½" BEARING. 3. USE METAL JOIST HANGERS WHERE REQUIRED AT HEADERS AND TRIMMERS AND PROVIDE BEAM HANGERS @ ALL L.V.L. BEAM CONNECTIONS (BY MGA OR EQUAL) 4. PROVIDE DOUBLE JOIST UNDER NON-LOAD BEARING PARTITIONS PARALLEL TO FLOOR JOISTS. 5. UNDER BEARING PARTITIONS SUPPORT AS SHOWN 6. ALL HEADERS 4'-0" TO 10'-8" DOUBLED, TRIMMERS CARRYING HEADERS 2'-8" TO 6'-8" DOUBLED. U/NOTED 7. N/A 8. JOISTS AND BEAMS TO HAVE 4" MIN. SEPARATION AT PARTY WALLS. 9. PROVIDE DOUBLE STUDS AT OPENINGS. TRIPLE STUDS AT CORNERS AND DOUBLE TOP PLATES AT ALL BEARING PARTITIONS. 10.BASEMENT LOAD BEARING WALLS SHALL BE ANCHORED TO 4" CONCRETE CURB WITH ½ DIAM. ANCHOR BOLTS AT 8'-0" O.C. MAX. AND DAMPROOFED. 11.PROVIDE #45 ROLL ROOFING OR 2 MIL POLY DAMPROOFING UNDER ALL NON-BEARING PARTITIONS ON BASEMENT SLAB. 12.WOOD COLUMNS SUPPORTING STAIRS AND FLOORS SHALL BE 6"x6" U/NOTED 13.TRUSSES TO BE A MAX. OF 24' O.C. PROVIDE END RESTRAINT PERPENDICULAR TO ROOF TRUSSES 2"x4" AT 4'-0" O.C. AND 4'-0" LONG. 14.FIRESTOP ALL CONCEALED SPACES BETWEEN STORIES AT FLOORS, CEILINGS, ROOFS AND STAIRS WITH ½" DRYWALL OR PLYWOOD ON 2"x2" WOOD BLOCKING. 15.CAULKING SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE STRUCTURE. 16.PROVIDE LATERAL SUPPORT TO STEEL BEAMS BY WELDING THE BEAMS TO THE COLUMNS 17.WOOD I BEAM SUPPLIER TO PROVIDE SHOP DRAWING STAMPED BY P. ENG. NOTE ALL EXTERIOR WALL IS 2X6 @ 16" O/C U/N ALL INTERIOR PARTITION IS 16" O/C U/N

SCHEDULE	
	ALL CONSTRUCTION TO CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE ONTARIO BUILDING CODE - PART 9. (LATEST EDITION) AND LOCAL ORDINANCES. DRAWING MUST NOT BE SCALED. HAND WRITTEN NOTES WHICH APPEAR ON THE DRAWINGS HAVE PRECEDENCE. MANUFACTURED ITEMS AND MATERIALS MUST COMPLY WITH ALL REQUIREMENTS OF ULC, CSA OR ANY OTHER REGULATOR BODIES AS PER THE APPLICABLE CODES.
1	N/A
2	<b>FOOTING:</b> SHALL REST ON NATURAL UNDISTURBED SOIL (MIN 100 kPa) AND MUST BE MIN. 4'-0" BELOW GRADE. CONCRETE FOR FOOTINGS SHALL BE 2200 PSI (15 MPa) AT 28 DAYS. C/W 2-15M REBARS, 48" X 8" DEEP UNLESS OTHERWISE NOTED.16" LONG VERTICAL DOWELS 24" O.C. IN FOOTING FOR THE IN OF CONC. WALL ABOVE, W/ 2"x6" CONTINUOUS KEY.
3	<b>WEEPING TILE:</b> 4" DIA. WITH 4" MIN. CRUSHED STONE COVER TOP AND SIDES (AS PER SUBSECTION 9.14.3 O.B.C. WITH FILTER FABRIC.
4	<b>BASEMENT FLOOR SLAB:</b> 4" POURED CONCRETE SLAB (3650 PSI AT 28 DAYS) ON SUPER 6 MIL MOISTURE BARRIER ON 6" (MIN.) CRUSHED STONE (AS PER 9.16.2 O.B.C)
5	GARAGE SLAB: 4" POURED CONCRETE (MIN. 32MPa AT 28 DAYS) ON MIN. 5" OF CRUSHED STONE. CONCRETE TO HAVE 5%-7% AIR ENTRAINMENT. REINFORCE WITH 10M WWM. REBAR @ 16" O.C. @ MID DEPTH (2% MIN. SLOPE)
6	PRECAST CONCRETE SLAB OR STEPS.
7	<b>STEEL PIPE COLUMN:</b> 3 1/2" DIA. AND A WALL THICKNESS OF 5/8" (MIN.) WITH 8" X 8" X 3/8" THICK STEEL PLATE WELDED TOP AND BOTTOM AND SUPPORTED ON A CONCRETE (25MPa) FOOTING OF 3'-0" X 3'-0" X 14" THICK, C/W 6-15M REBARS E/W. COLUMN PERMANENTLY FIXED TOP AND BOTTOM.
8	<b>LATERAL SUPPORT OF FOUNDATION WALLS:</b> ANCHOR 2" X 4" SILL PLATE WITH 1/2" DIA. ANCHOR BOLT SET 4" INTO CONCRETE AT 5'-10" O.C. MAXIMUM, ON CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL
9	N/A
10	N/A
11	<b>BEARING STUD PARTITION:</b> INTERIOR DEMISING WALLS WITH DOUBLE TOP PLATES. DOUBLE AT OPENING ON 2X4 OR 2X6 WOOD STILL PLATES. BASEMENT BEARING WALL TO BE ANCHORED TO THE 4" CONCRETE SLAB WITH 1/2" DIA. BOLTS AT 6'-0" O.C. MAXIMUM. DAMP-PROOF UNDERSIDE OF WOOD PLATE WITH 45# ROLL OR 2 MIL PLOY.
12	<b>WOOD COLUMN:</b> 4-2"x4" OR 3-2"x6" ON 4" HIGH CONCRETE CURB ON 5'-0" X 5'-0" X 24" DEEP CONCRETE FOOTING. C/W 6-15M REBARS E/W.
13	N/A
14	<b>TRUSSES:</b> TRUSSES TO BE MAX. 2'-0" O.C. PROVIDE RESTRAINT PERPENDICULAR TO ROOF TRUSSES, 2"x4" AT 4'-0" o.c. VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE TO LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY ARCHITECTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS DRAWN.
15	<b>STEEL PIPE COLUMN:</b> 3 1/2" DIA. X 1/4" (MIN.) WALL THICKNESS WITH 8"x8"x1/2" TOP AND BOTTOM PLATE ANCHORED BY MEANS OF FOUR 1/2" ANCHORS.
15.1	DENOTES HSS 4"x4"x0.312" WITH 4"x3/8"x6" TOP PLATE FULLY WELDED TO BOTTOM OF BEAM AND TO HSS AND 8"x5 1/2" BOTTOM PLATE WITH TWO 3/4" ANCHORS.
16	<b>BASEMENT STAIRS:</b> (MINIMUM REQUIREMENTS SEE NOTE #17.) WITH HANDRAIL AND GUARD WHERE REQUIRED. (AS PER O.B.C.)
17	<b>MAIN STAIR:</b> (MINIMUM REQUIREMENTS) DIMENSIONS SHOWN ON FLOOR PLAN TO RULE  MAXIMUM RISE = 7 7/8" MINIMUM RUN = 10" MINIMUM TREAD = 11" MINIMUM HEADROOM = 6'-5" HANDRAIL HEIGHT = 2'-8" ABOVE NOSING = 3'-0"
18	DAMP-PROOF UNDERSIDE OF STAIR STRINGERS WITH 45 # ROLL OR 2 MIL POLY.
19	<b>GUARD RAIL:</b> FINISHED NATURAL WOOD HANDRAIL OR METAL ON METAL OR WOOD PICKETS MAX. 4" O.C.). FIRMLY SECURED TO WALL STUDS OR FLOOR, 3'-6" HIGH FOR HEIGHTS ABOVE FIN. FLOOR/GRADE GREATER THAN 5'-11"
20	<b>FLOOR FINISH:</b> CERAMIC OR TILE ON CONC.SKIM COAT (W/ WIRE MESH MID-DEPTH) FLOOR FINISH ON 3/4" TONGUE AND GROOVE PLYWOOD (GLUED AND NAILED) TO WOOD TJI JOISTS (SEE PLANS FOR SIZE AND SPACING). R-24 BETWEEN FLOOR JOIST ONLY ABOVE CRAWL SPACE. ALL JOISTS TO BE BRIDGED WITH 1" X 4" CONTINUOUS, 2" X 2" CROSS BRIDGING OR SOLID BLOCKING AT 6'- 11" O.C. MAX. (AS PER MANUF. SPEC.S)
20.1	<b>BASEMENT FLOOR FINISH:</b> FLOOR FINISH ON INSULATED DRICORE SUBFLOOR R+ PANEL SYSTEM OR EQUAL (INSTALLED AS PER MANUFACTURE'S RECOMMENDATIONS)
21	R-60 NON-COMBUSTIBLE INSULATION 6 MIL POLY. VAPOR BARRIER (WARM SIDE) 5/8" GYPSUM BOARD TAPED AND SANDED.
22	20" X 28" ATTIC ACCESS HATCH WITH INSULATION AND WEATHER STRIPPING.

23	GAS-PROOF WALLS AND CEILING (WHERE APPLICABLE) OF GARAGE ADJACENT TO INTERIOR SPACE. 5/8" GYPSUM BOARD, TAPED, R-24 INSULATION IN WALLS & SPRAY R-50 IN CEILING (WHERE APPLICABLE). 6 MIL VAPOR BARRIER ON WARM SIDE. ALL DUCT WORK IN CEILING TO BE INSULATED AND GAS-PROOFED.
24	5/8" GYPSUM BOARD, TAPED AND SANDED- CEILING.
25	N/A
26	<b>CATHEDRAL ROOF:</b> 210# ASPHALT SHINGLES (SELF-SEALING) AS PER MATERIAL STANDARDS 9.26.2.1 OF THE O.B.C. ON 5/8" TONGUE AND GROOVE PLYWOOD ON 2"x2" WOOD STRAPPING AT 16" O.C. AT RIGHT ANGLES TO RATTERS WITH R-20 OR R-28 WHERE APPLICABLE NON-COMBUSTIBLE INSULATION, 6 MIL VAPOR BARRIER (WARM SIDE). 1/2" GYPSUM BOARD TAPED AND SANDED.
27	PROVIDE MIN. 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED 80 CFM FOR BATH PRIMARY VENTS
28	<b>ROOF:</b> 210# ASPHALT SHINGLES (SELF-SEALING) AS PER MATERIAL STANDARDS 9.26.2.1 OF THE O.B.C.; B) PRE-FINISHED METAL: ON 5/8" TONGUE AND GROOVE PLYWOOD, EDGES SUPPORTED WITH "H" CUPS ON ROOF JOIST AT 16" O.C.
29	EAVE PROTECTION MATERIAL (AS PER 9.26.5.2 OF O.B.C.) TO EXTEND 3'-0" MIN. FROM EAVES TO A MIN. OF 1'-0" INSIDE FROM THE INTERIOR FACE OF THE EXTERIOR WALL. PROVIDE ICE AND WATER SHIELD WHERE REQUIRED
30	<b>ROOF VENTILATION:</b> ROOF SPACING TO HAVE A VENTING RATIO OF 1 TO 300 OF THE INSULATED CEILING AREA. FLAT ROOFS AND ROOFS WITH A SLOPE LESS THAN 1 IN 6 SHALL BE VENTED 1 TO 150.
31	FASCIA AND SOFFTT TO BE PRE-FINISHED ALUMINUM. PROVIDE COLOUR SAMPLES FOR APPROVAL.
32	PRE-FINISHED ALUMINUM EAVESTROUGH AND RAINWATER LEADER. PROVIDE COLOUR SAMPLES FOR APPROVAL.
33	<b>PRECAST CONCRETE DETAILS:</b> DIMENSION AS PER DETAIL DWGS. PROVIDE SHOP DWGS.
34	TOP OF CHIMNEY TO BE MIN. 3'-0" HIGH AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF AND 2'-0" MIN. ABOVE ANY ROOF SURFACE WITHIN 10'-0".
35	<b>DECORATIVE CAST TRIM / EIFS MOULDING:</b> DIMENSION AS PER DETAIL DWGS. PROVIDE SHOP DWGS.
36	<b>FLAT ROOF:</b> 2 PLY TORCHED ON ROOFING COMPLETE 3" FIRECANT STRIPS POSITIVE DRAINAGE TO ALL SCUPPERS OR DOWNSPOUTS. 5/8" TONGUE AND GROOVE PLYWOOD ON 2" X 4" SLOPED WOOD WEDGES SECURED TO JOISTS. COPPER OR PRE-FINISHED ALUMINUM FLASHING.
37	<b>SKYLIGHTS:</b> SKYLIGHTS TO BE DOUBLE GLAZED WITH MIN. 8" HT. CURB PRE-FINISHED ALUMINUM. PROVIDE INSIDE CURB DIMENSIONS AS PER DWGS, INSTALL AS PER MANUFACTURER SPECS
38	<b>COLD STORAGE:</b> R20 INSULATION AND VAPOUR BARRIER IN BASEMENT SIDE OF WALL TO FULL WALL HEIGHT. ROOM TO BE VENTILATED TO EXTERIOR. DOOR TO BE WEATHER STRIPPED
39	<b>PORCH SLAB:</b> 5" CONCRETE SLAB (OR AS NOTED) #15 REBARS AT 8" O.C. E.W. (OR AS NOTED) 25 MPA CONC. @ 28 DAYS, 5-7 % AIR ENTRAINMENT. PROVIDE 1" MIN. CLEAR CONCRETE COVER TO REINFORCING BARS.
40	ZERO CLEARANCE GAS FIREPLACE INSERT IN MASONRY SURROUND OR AS INDICATED. INSTALL AS PER MANUFACTURER. SPECS AND O.B.C. 9.21.2.5
41	WEEP HOLES AT 2'-8" O.C. APART (MIN.) 6 MIL POLY/ GALVANIZED FLASHING.
42	COMBUSTION AIR SUPPLY TO FIREPLACE, 4" DIA. MIN. INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN (2") CLEARANCE TO COMBUSTIBLES.
43	<b>CONVENTIONAL FRAMING:</b> 2" X 6" RAFTERS @ 24" O.C. 2" X 4" COLLAR TIES AT MID SPAN CEILING JOISTS - REFER TO PLANS UNLESS OTHER WISE NOTED HIP AND VALLEY RAFTERS TO BE MIN. 2" LARGER THAN COMMON RAFTERS AND A MIN. 1-1/2" THICK
44	2" X 2" WOOD STRAPPING AT 16" O.C. C/W 1-1/2" (R-7.5) RIGID INSULATION
45	<b>DORMER WALL CONSTRUCTION:</b> A) STUCCO PUCC SYSTEM ON 2" RIGID INSULATION; B) PRE-FINISHED METAL PANEL OR AS PER ELEVATIONS ON TYVEK® (HOUSE WRAP) ON 5/8" TONGUE AND GROOVE PLYWOOD ON 2" X 6" SPR. STUDS AT 16" O.C. R-24 BATT INSULATION, SUPER 6 MIL POLY. V.B. C/W 1/2" GYP. DRYWALL
46	<b>WINDOW WELL:</b> A) DURA CRIB® BY RISI STONE OR EQUAL, B) GALVANIZED WINDOW WELL 5" CRUSHED STONE BED W/ 4" DIA. DRAINAGE CONNECTED WEEPING TILE AS PER TOWN REQUIREMENTS.
47	<b>PREFINISHED METAL FLASHING:</b> PROVIDE STEP FLASHING THROUGH WALL AT SLOPING INTERFACE(S) AS REQUIRED. COLOUR AS SELECTED BY DESIGNER.
48	<b>INTERCONNECTED SMOKE ALARM / CARBON MONOXIDE ALARM:</b> SMOKE ALARMS SHALL BE PROVIDED AS PER SECTION 9.10.19 OF THE ONTARIO BUILDING CODE. SMOKE ALARMS SHALL BE PROVIDED ON EACH FLOOR LEVELS AS PER SECTION 9.10.19.3 OF THE ONTARIO BUILDING CODE WHERE MORE THAN ONE SMOKE ALARMS IS REQUIRED ON EACH DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE SOUND OF ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND. CONTRACTOR SHALL COMPLY WITH SECTION 9.32.8.3 OF THE O.B.C. 2012 FOR CARBON MONOXIDE DETECTORS.

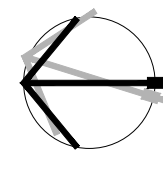
49	<b>FLAT ROOF:</b> 2-2 PLY TORCHED ON ROOFING WITH POSITIVE DRAINAGE ON 1/2" PLYWOOD SHEATHING ON 2" X 2" WOOD STRAPPING AT 16" O.C. AT RIGHT ANGLES TO TRUSSES OR FLOOR JOIST SEE PLAN.
50	A) ARCHITECTURAL LIGHT FIXTURES B) POT LIGHTS
51	SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI-SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL
52	CONTINUOUS HEADER JOIST WITH R 19 BATT INSULATION, EXTEND VAPOUR /AIR BARRIER & SEAL TO JOIST AND SUBFLOOR.
53	8" DIA. POURED IN PLACE CONCRETE SONO PIERS, MINIMUM 4'-0" BELOW GRADE
54	JOINTS BETWEEN NEW & EXISTING CONSTRUCTION TO BE WATER-TIGHT (TYP.)
55	THE NEW FOUNDATION WALLS & FOOTING INTO EXISTING CONC. WALL & FOOTING W/ 12" LONG 1-10 M RODS (EVERY OTHER COURSE) & EMBEDDED 6" DEEP INTO WALLS @ EVERY BLOCK.
56	EXISTING SOLID MASONRY EXTERIOR WALL TO REMAIN.
57	EXISTING FLOOR STRUCTURE TO REMAIN.
58	PRE-FINISHED METAL ROOFING OR COPPER
59	<b>GLASS GUARD RAIL:</b> 42" HIGH GUARD W/ 1" TEMPERED GLASS PANELS BETWEEN 1 1/2" S.S. POSTS AND TOP RAILING
60	PRE-FINISHED OR S.S. HANDRAIL, TO EXTEND 12" BEYOND BOTTOM RISER
61	<b>FLOOR FINISH:</b> HARDWOOD FLOOR FINISH ON 3/4" TONGUE AND GROOVE PLYWOOD (GLUED AND NAILED) TO WOOD TJI OR JOISTS (SEE PLANS FOR SIZE AND SPACING). R-24 BETWEEN FLOOR JOIST ONLY ABOVE CRAWL SPACE. WHEN REQUIRED ALL JOISTS TO BE BRIDGED WITH 1" X 4" CONTINUOUS, 2" X 2" CROSS BRIDGING OR SOLID BLOCKING AT 6'- 11" O.C. MAX. (AS PER FLOOR PLANS AND MANUF. SPEC.S)

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THIS DRAWING IS NOT TO BE SCALED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CONSULTANT INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANTS' DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

7	NOV 20, 2023	REVISED AS PER CITY COMMENTS (11)	TM
6	NOV 08, 2023	REVISED AS PER C&A COMMENTS (10)	TM
5	OCT 25, 2023	REVISED AS PER CITY COMMENTS (09)	TM
4	OCT 19, 2023	REVISED AS PER CITY COMMENTS (08)	TM
3	OCT 18, 2023	ISSUED FOR COMMITTEE OF ADJUSTMENTS (07)	TM
2	OCT 05, 2023	REVISED AS PER CITY COMMENTS (06)	TM
1	AUG 16, 2023	ISSUED FOR PERMIT (03)	TM
No.	Date:	Issued/Revision:	



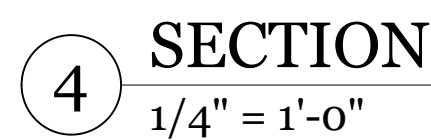
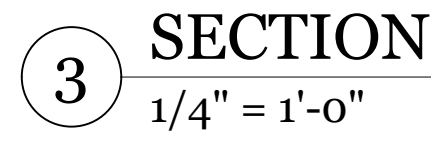
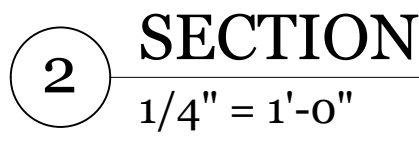
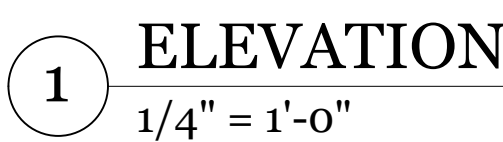
Project :  
**BASEMENT APARTMENT, STAIR WALKOUT & SUNROOM AT REAR YARD**  
39 DAVOS RD.  
WOODBRIE, L4H 2Y1

Drawing Name :	
GENERAL NOTES	
Proj no. : 23019	Date : 16 AUG 2023
Drawn by : TM	Scale : AS NOTED
Checked by : GF	Drawing No : A002
 CONSTRUCTION NORTH	



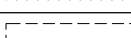
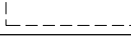










ADJACENT STUDS, MUST BE USED.

LEGEND	
CONSTRUCTION SYMBOLS, NOTES AND INFORMATION	
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED/ REMOVED
	PROPOSED WALLS
	MINERAL WOOL INSULATION W/IN WALL CAVITY
	REFER TO SHEET A100 FOR TAG INFORMATION

NOTE:  
ALL EXT. STRUCTURAL WOOD TO BE PRESSURE TREATED  
PATCH AND MAKE GOOD EXISTING WALLS & FLOOR SURFACES AFTER  
REMOVAL OR DEMOLITION TO ALLOW FOR PROPER CONNECTION  
WITH EXISTING CONSTRUCTION AND PREPARE EXISTING SURFACES  
TO RECEIVE NEW DRYWALL FINISHES REFER TO PLANS.  
DISCARD OFF ALL REMOVED AND DEMOLISHED MATERIALS.

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DRAWING INFORMATION. IF THE DRAWING IS NOT TO BE SCALED, THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING CONSULTANTS' INFORMATION. THIS DRAWING, REFERS TO THE APPROPRIATE CONSULTANT'S DRAWINGS BEFORE PROCEEDING WITH THE WORK. THE WORK MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

7	NOV 20, 2023	REVISED AS PER CITY COMMENTS (11)	TM	
6	NOV 08, 2023	REVISED AS PER C&A COMMENTS (10)	TM	
5	OCT 25, 2023	REVISED AS PER CITY COMMENTS (09)	TM	
4	OCT 19, 2023	REVISED AS PER CITY COMMENTS (08)	TM	
3	OCT 18, 2023	ISSUED FOR COMMITTEE OF ADJUSTMENTS (07)	TM	
2	OCT 05, 2023	REVISED AS PER CITY COMMENTS (06)	TM	
1	AUG 16, 2023	ISSUED FOR PERMIT (03)	TM	
No.	Date:	Issued/Revision:	By	



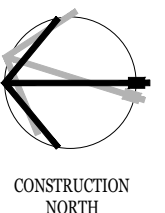
Project :  
**BASEMENT APARTMENT, STAIR  
WALKOUT & SUNROOM AT REAR  
YARD**

39 DAVOS RD,  
WOODBIDGE, L4H 2Y1

Drawing Name :

## ELEVATIONS & SECTIONS

Proj no. :	23019	Date :	16 AUG 2023
Drawn by :	TM	Scale :	AS NOTED
Checked by :	GF		









A200



REFER TO SHEET A002 FOR LEGENDS, SCHEDULE  
& ADDITIONAL CONSTRUCTION NOTES

### LEGEND

## CONSTRUCTION SYMBOLS, NOTES AND INFORMATION

	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED/ REMOVED
	PROPOSED WALLS
	MINERAL WOOL INSULATION W/TIN WALL CAVITY
	REFER TO SHEET A100 FOR TAG INFORMATION

## NOTES

1	6 x 6 WOOD POST. CLAP WITH PRE-FINISH ALUMINUM TO MATCH WINDOWS AND ANCHORED TO CONCRETE SLAB W / METAL SHOE AND 1/2" Ø BOLTS (TYP). SHOULD BE PRESSURE TREATED
2	3 - 2 x 10 WOOD BEAM. SHOULD BE PRESSURE TREATED
3	- 3'-0 x 6'-8" H.M. INSULATED DOOR W / 2x2 x 3/8" VISION GLAZING
4	6" 25 MPA CONCRETE SLAB R / W 10 M BARS @ 16" O.C. EACH WAY. ON 6" GRAVEL COMPACTED TO 95% PROCTOR
5	DOUBLE GLAZED SEALED UNITS. LOW E, FILLED WITH ARGON GAS IN CLEAR ANODIZED THERMALLY BROKEN ALUMINUM FRAMES
6	DROP FOUNDATION WALL AT STAIR LEVEL TO MATCH FINISH GRADE
7	POURED CONCRETE BASEMENT WALKOUT STAIRS W / NOSING REINFORCEMENT W / 10 M REBARS
8	PROVIDE EXTERIOR LIGHT
9	CONNECT DRAIN TO STORM LINE
10	STEP FOOTING TO MATCH EXISTING FOOTING OF DWELLING. 24" MAX RISE & 24" MIN RUN
11	EXTENT OF UNDERPINNING (BEYOND)
12	EXISTING FOOTING
13	2" NON SHRINK GROUT CLEAN U/S OF EXISTING FOOTING PRIOR TO POURING NEW CONCRETE
14	EXISTING DECK TO BE DEMOLISHED
15	UNDISTURBED SOIL WITH UN-FACTORED SAFE BEARING CAPACITY 14000 P.S.F. TO BE CONFIRMED ON SITE BY SOIL ENGINEER
16	2" OWENS CORNING FOAMULAR 150 RIGID INSULATION PLACED HORIZONTALLY FOR FROST PROTECTION
17	INFILL STEP W / CONCRETE W / DOWELS @ 8" O.C.
18	CONFIRM NUMBER OF STEPS BASED ON SITE GRADE CONDITIONS
19	THICKENED FOOTING W / 2-15M CONTINUOUS. TO REST ON 2" RIGID INSULATION ON UNDISTURBED SOIL (TYP.) INSULATION TO EXTEND 2'-0" BEYOND SLAB
20	WALL MOUNTED AC UNIT
21	PREMANUFACTURED GALVANIZED STEEL BRACKET SECURED TO EXISTING MASONRY WALL. REFER TO MANUFACTURE INSTALLATION GUIDE

NOTE:  
ALL EXT. STRUCTURAL WOOD TO BE PRESSURE TREATED  
PATCH AND MAKE GOOD EXISTING WALLS & FLOOR SURFACES AFTER  
REMOVAL OR DEMOLITION TO ALLOW FOR PROPER CONNECTION  
WITH EXISTING CONSTRUCTION AND PREPARE EXISTING SURFACES  
TO RECEIVE NEW DRYWALL FINISHES REFER TO PLANS.  
DISCARD OFF ALL REMOVED AND DEMOLISHED MATERIALS.

## WALL SCHEDULE

W1	<p>FOUNDATION WALL:</p> <ul style="list-style-type: none"> <li>- GRANULAR BACKFILL</li> <li>- MIRADRAIN AND FILTER CLOTH</li> <li>- 16"Ø CONCRETE BLOCK FOUNDATION WALL</li> <li>- 25 M REBAR @ 24 O.C. MIN (TPY)</li> </ul>
W2	<p>GWB FURRING WALL:</p> <ul style="list-style-type: none"> <li>- EXISTING CONCRETE FOUNDATION WALL</li> <li>- EXISTING BATT INSULATION (TOP)</li> <li>- BATT INSULATION TO MATCH EXISTING (BOTTOM)</li> <li>- 2" X 3" WOOD STUD @ 16" O.C.</li> <li>- GIRTS AT 4'-0" O.C. FOR ALL STUD.</li> <li>- DOUBLE TOP PLATES, SINGLE PLATE AT BOTTOM</li> <li>- 1/2" GYPSUM BOARD</li> <li>- ALL TO U/S CEILING</li> </ul>
W3	<p>GWB DEMISING WALL:</p> <ul style="list-style-type: none"> <li>- 1/2" GYPSUM BOARD</li> <li>- 2" X 4" WOOD STUDS @ 16" O.C.</li> <li>- GIRTS AT 4'-0" O.C. FOR ALL STUD.</li> <li>- DOUBLE TOP PLATES, SINGLE PLATE AT BOTTOM</li> <li>- 1/2" GYPSUM BOARD</li> <li>- ALL TO U/S CEILING</li> <li>- SEE LEGEND</li> </ul>
W4	<p>GWB DEMISING WALL:</p> <ul style="list-style-type: none"> <li>- 1/2" GYPSUM BOARD</li> <li>- 2" X 4" WOOD STUDS @ 16" O.C.</li> <li>- 1/2" GYPSUM BOARD</li> <li>- ALL TO U/S CEILING</li> </ul>
W4a	<p>GWB DEMISING + HR FRF WALL (STC 55/SB-3):</p> <ul style="list-style-type: none"> <li>- 2- 3/8" TYPE 'X' GYPSUM BOARD ON RESILIENT METAL CHANNEL</li> <li>- RESILIENT METAL CHANNELS @ 24" O.C.</li> <li>- 2" X 4" WOOD STUDS @ 16" O.C.</li> <li>- 4" THICK ABSORPTIVE MATERIAL **</li> <li>- 5/8" TYPE 'X' GYPSUM BOARD</li> <li>- ALL TO U/S CEILING</li> </ul>
W5	<p>GWB DEMISING WALL:</p> <ul style="list-style-type: none"> <li>- EXISTING CONCRETE FOUNDATION WALL</li> <li>- 2" X 4" WOOD STUDS @ 16" O.C.</li> <li>- 1/2" GYPSUM BOARD</li> <li>- ALL TO U/S CEILING</li> </ul>
W6	<p>SUNROOM WALL:</p> <ul style="list-style-type: none"> <li>- SIDING FINISH</li> <li>- 1" AIR SPACE</li> <li>- 1" RIGID INSULATION (R-5)</li> <li>- TYVEK (HOUSE WRAP) OVERLAP ALL JOINT</li> <li>- 1/2" PLYWOOD SHEATHING</li> <li>- 2 x 4 STUDS @ 16" O.C.</li> <li>- GIRTS AT 4'-0" O.C. FOR STUD</li> <li>- FILL CAVITY W/ R-19 MINERAL WOOL INSULATION</li> <li>- 6 MIL VAPOR BARRIER ON WARM SIDE</li> <li>- 1/2" GYPSUM BOARD.</li> </ul>

## CEILING SCHEDULE

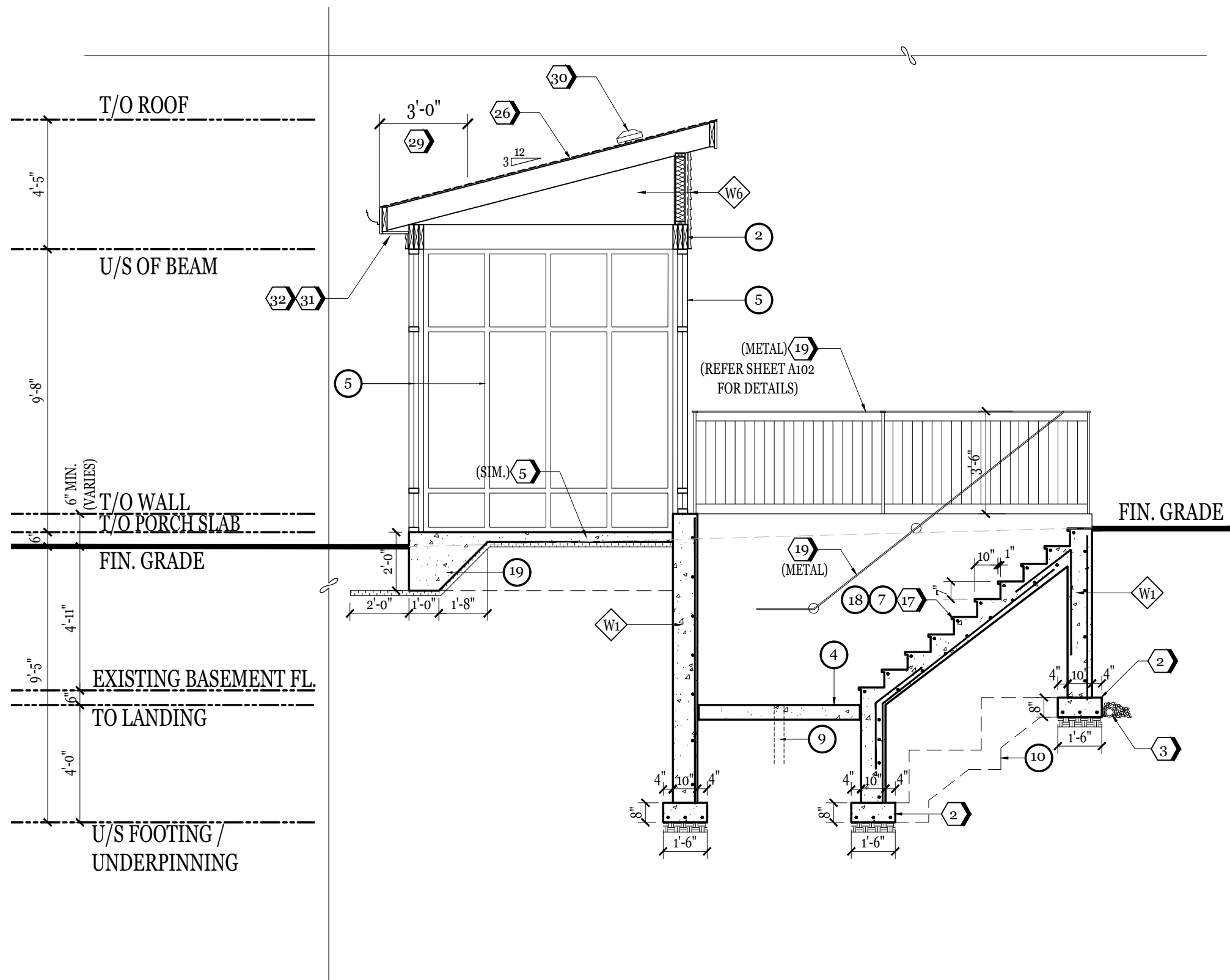
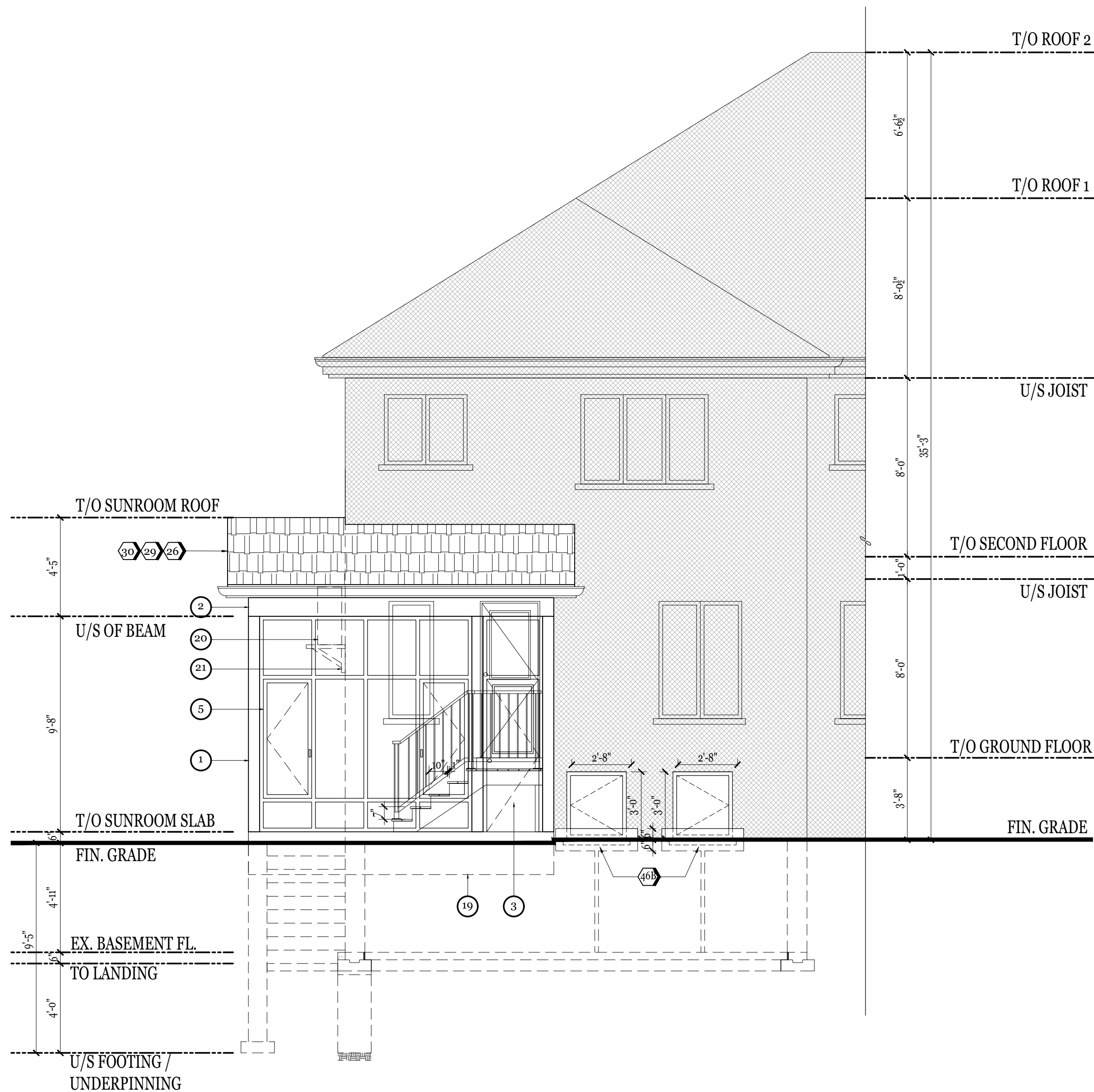
C1	<p>BULKHEAD/STAIR CEILING (STC 39)</p> <p>45 MIN FIRE SEPARATION (SB-2):</p> <ul style="list-style-type: none"> <li>- 2 LAYERS OF 1/2" TYPE "X" GYPSUM BOARD</li> <li>- ROXUL BATT SOUND INSULATION</li> <li>- CEILING HEIGHT VARIES (LESS THAN 7'-7")</li> </ul>
C2	<p>45 MIN. FRR / STC 31: SB-3, F10D F10 WIDTH</p> <ul style="list-style-type: none"> <li>- FILL CAVITY WITH ROXUL BATT INSULATION</li> <li>- METAL FURRING CHANNELS SPACED 2'-0" O.C.</li> <li>- 5/8" TYPE "X" GYPSUM BOARD</li> <li>- CEILING HEIGHT 7'-7"</li> </ul>

NOTE:

- ALL GWB TO BE MUD, SAND, PRIME AND PAINT BOTH SIDES.
- ALL WASHROOM WALLS CAVITY TO BE FILLED WITH MINERAL WOOL INSULATION.
- TUB/ SHOWER WALLS & CEILING TO BE 5/8" CEMENT BOARD.

44 SOUND ABSORPTIVE MATERIAL INCLUDES FIBRE PROCESSED FROM ROCK, SLAG, GLASS OR CELLULOSE FIBRE. IT MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS FOR THE WALL TO PROVIDE THE LISTED STC VALUE. THE ABSORPTIVE MATERIAL SHOULD NOT OVERFILL THE CAVITY TO THE POINT OF PRODUCING SIGNIFICANT OUTWARD PRESSURE ON THE FINISHES, SUCH AN ASSEMBLY WILL NOT ACHIEVE THE STC RATING. WHERE THE ABSORPTIVE MATERIAL USED WITH STEEL STUD ASSEMBLIES IS IN BATT FORM, "STEEL STUD BATTS", WHICH ARE WIDE ENOUGH TO FILL THE CAVITY FROM THE WEB OF ONE STUD TO THE WEB OF THE ADJACENT STUDS, MUST BE USED.

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR MUST VERIFY AND CORRECT ANY DISCREPANCIES, OMISSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DRAWING. THE CONTRACTOR'S WORK IS NOT TO BE SCALED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DATA OR CONDITIONS SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANT'S DRAWINGS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR WORKING FROM THIS DRAWING SHALL BE RESPONSIBLE FOR "CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY OMISSIONS OR DAMAGES RESULTING FROM HIS WORK.



1

## ELEVATION

$$1/4'' = 1'-0''$$

2

## SECTION

$$1/4'' = 1'-0''$$

Project :  
BASEMENT APARTMENT, STAIR  
WALKOUT & SUNROOM AT REAR  
YARD

39 DAVOS RD,  
WOODBIDGE, L4H 2Y1

Drawing Name :

## ELEVATIONS & SECTIONS

Proj no. :	23019	Date :	16 AUG 202
Drawn by :	TM	Scale :	AS NOTED
Checked by :	GF		



A201







SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Region of York	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/no conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments



**Date:** November 9<sup>th</sup> 2023

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A176-23**

**Related Files:**

**Applicant** Angela Frasca

**Location** 39 Davos Road

**COMMENTS:**

- ☐ We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒ We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐ We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

**References:**

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

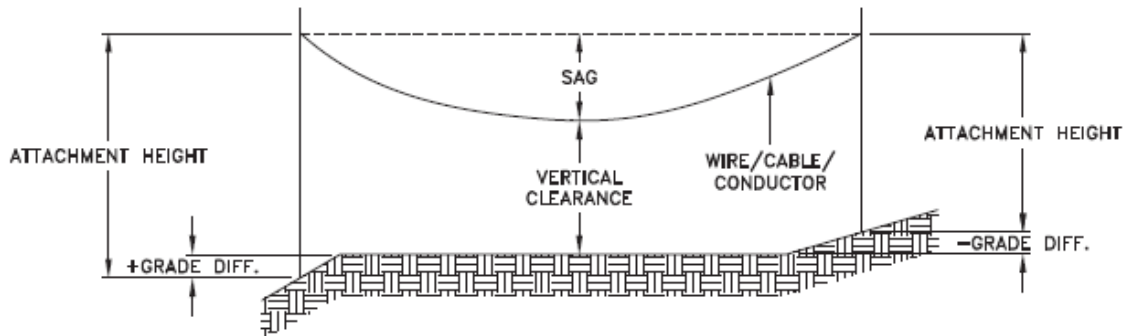
Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 + GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

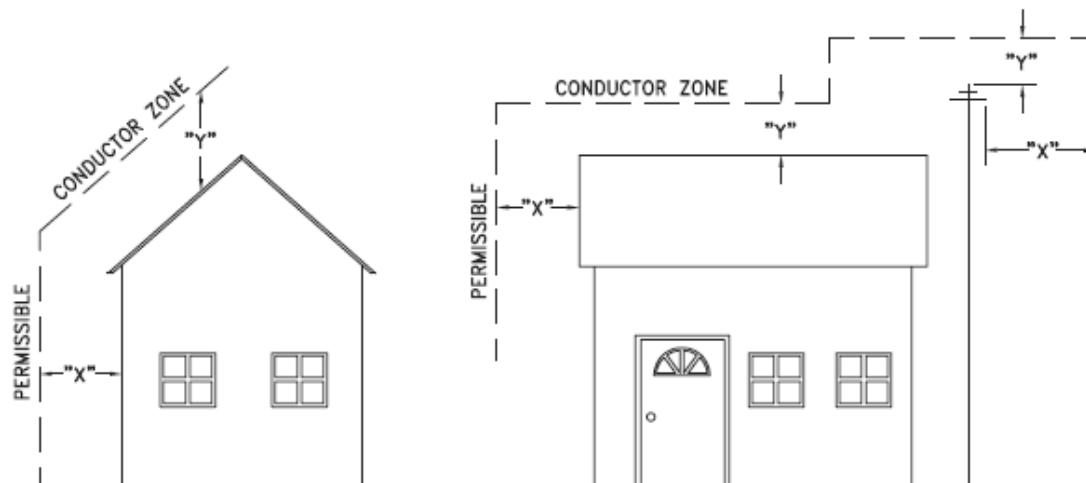
**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

### NOTES

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
- IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
- DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
- ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

### MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:

PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:22:02 AM, Adobe PDF

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P.Eng. Approval By: D. Dadwani

**To:** Committee of Adjustment

**From:** Catherine Saluri, Building Standards Department

**Date:** November 22, 2023

**Applicant:** Angela Frasca

**Location:** 39 Davos Rd  
PLAN 65M3952 Block 2, PLAN 65M3950 Block 12

**File No.(s):** A176/23

**Zoning Classification:**

The subject lands are zoned RT, Townhouse Residential Zone, and subject to the provisions of Exception 14.693 under Zoning By-law 001-2021.

#	Zoning By-law 001-2021	Variance requested
1	A minimum setback of 15 m is required from the rear lot line to the sunroom addition to a dwelling. [Table 7-7]	To permit a setback of 12.4 m from the rear lot line to a sunroom addition to a dwelling.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file.

**Building Permit(s) Issued:**

Building Permit Application No. 2023 140603 has been submitted for the proposed sunroom addition to the existing dwelling.

**Other Comments:**

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

None

\* Comments are based on the review of documentation supplied with this application.

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer

**From:** Nancy Tuckett, Director of Development Planning

**Date:** November 24, 2023

**Name of Owner:** Angela Frasca

**Location:** 39 Davos Road (Townhouse 8)

**File No.(s):** A176/23

---

**Proposed Variances (By-law 001-2021):**

1. To permit a setback of 12.4 m from the rear lot line to a sunroom addition to a dwelling.

**By-Law Requirements (By-law 001-2021):**

1. A minimum setback of 15 m is required from the rear lot line to the sunroom addition to a dwelling.

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".

**Comments:**

The Owner is requesting relief to permit the construction of a single storey sunroom addition to the dwelling with the above noted variances. The Subject Lands contain the end unit of a townhouse block, providing for a more sizeable interior side yard on the west side. The sunroom is proposed to the southwest of the dwelling and would abut slightly less than half of the dwelling's rear wall.

The Development Planning Department has no objection to Variance 1. The sunroom's scale is modest, proposing a ceiling height just sufficient to facilitate access between the main floor's rear door and the lower grade within the rear yard. The townhouse block contains a row of garages within the rear yards. The garages are attached to one another but detached from the townhomes. The sunroom addition's 12.4 metre rear yard setback is anticipated to have minimal use and massing impacts on the neighbouring properties to the east and west as appropriate side yard setbacks are maintained according to the Zoning By-law requirements. The proposed sunroom's footprint is modest and also maintains the lot coverage requirement. With the garage included, the proposal still sustains a sufficient rear yard amenity area.

Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

**Comments Prepared by:**

Nicholas Del Prete, Planner I  
David Harding, Senior Planner

## Prabhdeep Kaur

---

**From:** Kristen Regier <Kristen.Regier@trca.ca>  
**Sent:** Wednesday, November 8, 2023 1:08 PM  
**To:** Committee of Adjustment  
**Subject:** [External] RE: A176/23 - REQUEST FOR COMMENTS, CITY OF VAUGHAN

Hello,

The subject property at 39 Davos Road, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

**Kristen Regier, MA (she / her)**  
Planner I  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)  
E: [kristen.regier@trca.ca](mailto:kristen.regier@trca.ca)  
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## Prabhdeep Kaur

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**From:** Karyn McAlpine-Tran <karyn.mcalpine-tran@ycdsb.ca>  
**Sent:** Wednesday, November 8, 2023 1:13 PM  
**To:** Committee of Adjustment  
**Subject:** [External] A176/23 - REQUEST FOR COMMENTS

Hello,

Thank you for the opportunity to review the above referenced Committee of Adjustment application. Staff have reviewed the material provided and have no comments or objections to its approval.

Thank you,  
Karyn

Karyn McAlpine-Tran  
Senior Planner  
Planning Services

York Catholic District School Board  
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<b>SCHEDULE C: PUBLIC &amp; APPLICANT CORRESPONDENCE</b>
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None

**SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

None