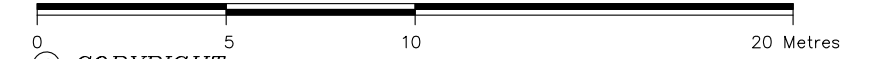


SURVEYOR'S REAL PROPERTY REPORT-PART 1  
**PLAN OF SURVEY OF  
 PART OF LOT 121 & PART OF LOT 122  
 REGISTERED PLAN 1893  
 CITY OF TORONTO  
 (FORMERLY CITY OF ETOBICOKE)**

SCALE 1:200



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PEARSON & PEARSON SURVEYING LTD. 2022

Ontario Land Surveyors

**Metric**

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

**Part 2**

DESCRIPTION OF LAND: PART OF LOT 121 & PART OF LOT 122, REGISTERED PLAN 1893, CITY OF TORONTO (FORMERLY CITY ETOBICOKE). REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

BOUNDARY FEATURES: NOTE ALL FENCES, DRIVEWAYS, OVERHEAD UTILITY WIRES AND WALKWAYS ARE SHOWN IN RELATION TO THE BOUNDARY. COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.

THIS REPORT WAS PREPARED FOR ANTHONY MACRI AND THE UNDERSIGNED ACCEPTS NO AND RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

ADDITIONAL REMARKS: NOTE THE POSITION OF ASPHALT DRIVEWAY NORTH OF THE NORTH PROPERTY LINE.

**Bearing Note**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BOTFIELD AVENUE SHOWN ON REGISTERED PLAN 1893 AS HAVING A BEARING OF N17°33'00"W.

**Benchmark**

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A CITY OF TORONTO BENCHMARK.  
 BENCHMARK : 12519670431 ELEVATION = 131.254  
 (DATUM: CGVD28:PRE78)

**Note**

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

SUBSTANTIAL AMOUNTS OF SNOW & ICE ACCUMULATION ON THE GROUND AT TIME OF SURVEY. FROZEN GROUND, SNOW COVER & ICE ETC. MAY HAVE HIDDEN SOME FEATURES.

**Legend**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
CP	DENOTES	CONCRETE PIN
OU	DENOTES	ORIGIN UNKNOWN
S	DENOTES	SET
M	DENOTES	MEASURED
WT	DENOTES	WITNESS
PROP'N	DENOTES	PROPORTION
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN 1893
P	DENOTES	PLAN OF SURVEY BY BAIRD & MUCKLESTONE O.L.S., DATED JUNE 7, 1950.
D	DENOTES	INSTRUMENT No. TB834527, PIN 07539-0103
GTA	DENOTES	GREATER TORONTO ACRES SURVEYING INC. O.L.S.
BR	DENOTES	TIES TO BRICK
FDN	DENOTES	TIES TO FOUNDATION
STN	DENOTES	TIES TO STONE
FR	DENOTES	TIES TO FRAME
ALUM	DENOTES	ALUMINUM/TIES TO ALUMINUM
BC	DENOTES	BOTTOM OF CURB ELEVATION
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
SRW	DENOTES	STONE RETAINING WALL
UP	DENOTES	UTILITY POLE
OHW	DENOTES	OVERHEAD UTILITY WIRES
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
Ø	DENOTES	DIAMETER (ROUND)
C/L	DENOTES	CENTER LINE
DS	DENOTES	DOOR SILL ELEVATION
☉	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
☼	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

ALL BUILDING TIES ARE TAKEN TO BRICK UNLESS NOTED OTHERWISE.

**Surveyor's Certificate**

I CERTIFY THAT :  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 8TH DAY OF FEBRUARY, 2022.

February 08, 2022  
 Date

*Peter J. Homer*  
 Peter J. Homer  
 Ontario Land Surveyor

10933 JANE STREET, SECOND FLOOR, MAPLE  
 ONTARIO, L6A 1S1  
 O. : (289) 553-5453  
 E. : michelepearson@pearsonandpearson.ca



DRAWING : 2343-BotfieldAvenue35-SRPR.DWG PROJECT : 2343  
 CALC. BY PJH DRAWN BY JC CHECKED BY MP/PJH

**BOTFIELD AVENUE**

PIN 07539 - 0191  
 (BY REGISTERED PLAN 1893)

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2186632

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

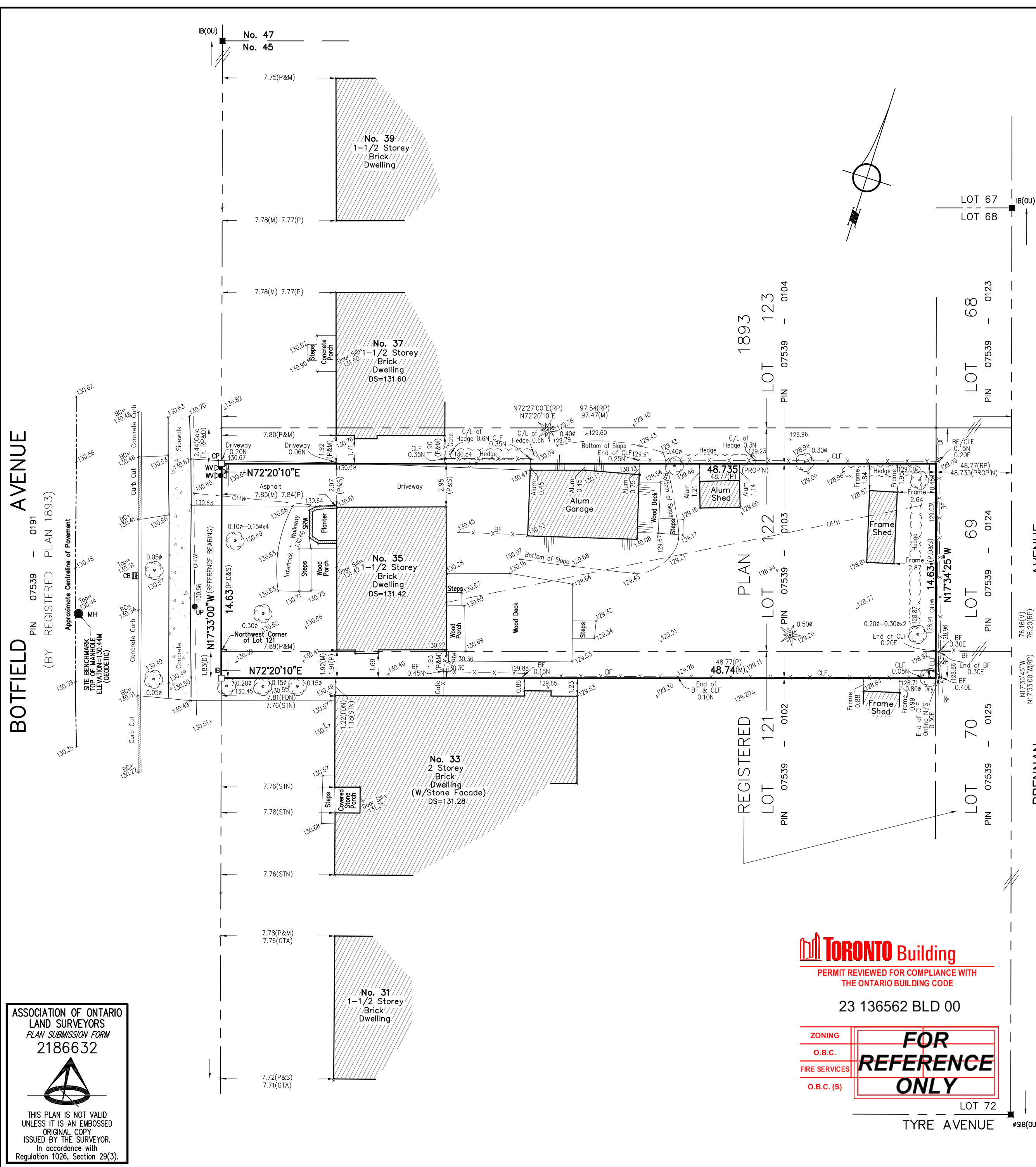


23 136562 BLD 00



LOT 72  
 TYRE AVENUE

**PRENNAN AVENUE**





Prior to construction of the first floor walls, the owner or authorized agent shall provide, in electronic format via email, to the building inspector an as-built survey prepared and sealed by an Ontario Land Surveyor.  
**NOTE: THE FOUNDATION STAGE WILL NOT BE PASSED UNTIL THE BUILDING INSPECTOR RECEIVED IN ELECTRONIC FORMAT THE SURVEY FROM THE PROFESSIONAL OF RECORD THAT SHOWS COMPLIANCE WITH THE PERMIT PLANS.**

LOT GRADING PLAN  
 #35 BOTFIELD AVENUE  
 PART OF LOTS 121 & 122  
 REGISTERED PLAN 1893  
 CITY OF TORONTO  
 (FORMERLY CITY OF ETOBICOKE)  
 SCALE 1:150  
 0 1 2 3 4 5 10m  
 © COPYRIGHT  
 PEARSON & PEARSON SURVEYING LTD. 2023  
 Ontario Land Surveyors

**Benchmark**  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK.  
 BENCHMARK : 12519670431, ELEVATION = 131.254(DATUM: CGVD28:PRE78)

- Legend**
- |        |         |                                |
|--------|---------|--------------------------------|
| DS     | DENOTES | DOORSILL                       |
| WK     | ..      | WATER KEY                      |
| MH     | ..      | MAINTENANCE HOLE               |
| FD     | ..      | FLOOR DRAIN                    |
| DT     | ..      | DECIDUOUS TREE                 |
| CT     | ..      | CONIFEROUS TREE                |
| 999.99 | ..      | EXISTING ELEVATION             |
| 999.99 | ..      | PROPOSED ELEVATION             |
| FFE    | ..      | FINISHED FIRST FLOOR ELEVATION |
| TW     | ..      | TOP OF WALL ELEVATION          |
| BS     | ..      | BASEMENT SLAB ELEVATION        |
| USF    | ..      | UNDERSIDE OF FOOTING ELEVATION |
| WW     | ..      | WINDOW WELL                    |

- Notes**
- ALL FOOTING FORMWORK ELEVATION ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
  - PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNERS CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS IS IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
  - ALL RAINWATER LEADERS TO DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL.
  - A 0.60m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG REAR BOUNDARIES WITH ADJACENT PROPERTIES.
  - NO TREES TO BE REMOVED WITHOUT PRIOR CONSENT FROM THE CITY ARBORIST.

**Surveyor's Certificate**

1. I HAVE REVIEWED THIS SITE PLAN FOR THE DWELLING AT #35 BOTFIELD AVENUE.  
 2. IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

APRIL 17, 2023  
 Date

Michele Pearson  
 Ontario Land Surveyor

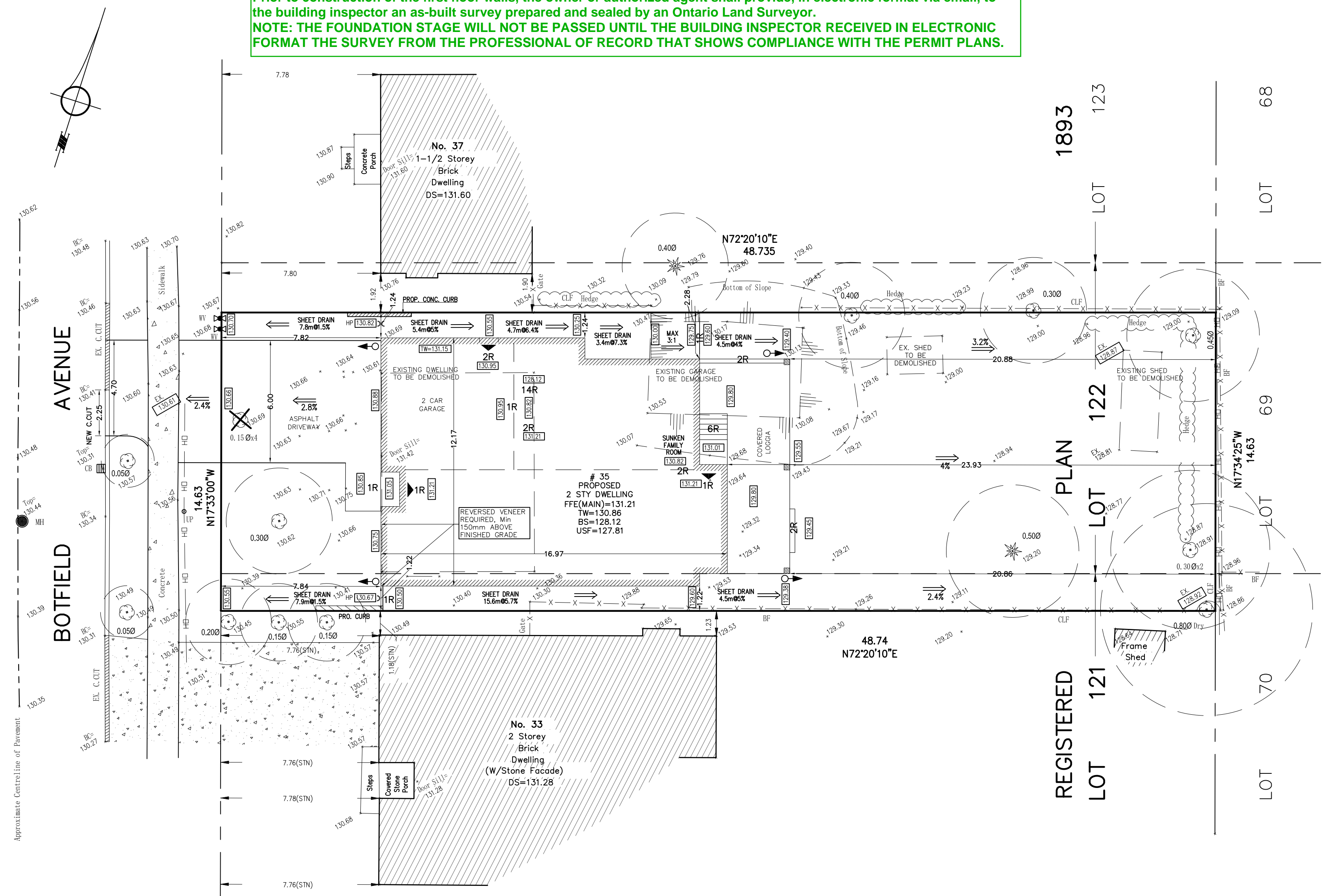
**TORONTO Building**  
 PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE  
 23 136562 BLD 00

ZONING	Archer, Hensley	09/Jun/2023
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

SEE ARCHITECT SITE PLAN FOR ESTABLISHED GRADE AND LANDSCAPING CALCULATIONS

The survey, required by the Building Division shall be prepared by an Ontario Land Surveyor and must provide the following information:

- Full legal description and address of the property;
- The location of the building, including all dimensions for the setbacks from the property lines;
- The elevation of the first floor as a reference point that will be used to confirm compliance with the maximum height requirement as referenced in the Site Grading plan;
- When an integral garage is proposed, the elevation of the vehicle entrance; or
- When an integral garage is proposed and the concrete slab has not been poured yet, the elevation of the proposed vehicle entrance or the height of the foundation wall directly below the proposed vehicle entrance.



10211 KEELE STREET, UNIT #116, MAPLE ONTARIO, L6A 4R7  
 O. : (289) 553-5453  
 E. : michelepearson@pearsonandpearson.ca

**PEARSON & PEARSON SURVEYING LTD.**

DRAWING : 2343-BotfieldAve\_35\_GP.DWG PROJECT : 2343  
 CALC. BY : [Signature] RECEIVED 24 APR 2023



**COVER SHEET AND INDEX**

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A1.2	BASEMENT PLAN
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A2.2	EAST REAR ELEVATION
A2.3	NORTH SIDE ELEVATION
A2.4	SOUTH SIDE ELEVATION
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A2.7	WALL SECTIONS
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**TYPICAL NOTES**

ENGINEERED FLOOR DESIGN CATEGORY

ENG. LUMBER SHALL BE IN ACCORDANCE WITH FLOOR SUPPLIER DRAWINGS AND ASSEMBLY SPECS  
 FLOOR DESIGN CRITERIA BASED ON MINIMUM 2.4 KPA - DEAD LOAD = 15 PSF (0.72PKA) TILED AREAS = 20 PSF (0.96KPA) - LIVE LOAD = 40 PSF (1.92KPA)  
 DEFLECTION CRITERIA L/480 LIVE LOAD AND L/240 DEAD LOAD

ENGINEERED ROOF TRUSS DESIGN CATEGORY

ENG. LUMBER SHALL BE IN ACCORDANCE WITH ROOF TRUSS SUPPLIER DRAWINGS AND ASSEMBLY SPECS  
 ROOF TRUSS DESIGN BASED ON TOTAL LOAD 2.3KPA  
 SPECIFIED LOADS ARE AS FOLLOWS:

TOP CH.	LL	= 21.0	PSF
	DL	= 15.0	PSF
BOT CH.	LL	= 10.5	PSF
	DL	= 0.00	PSF
TOTAL LOAD		= 0.00	PSF

TRUSSES ARE TO HAVE A MINIMUM 2"x6" BEARING UNLESS OTHERWISE NOTED WITHIN TRUSS SUPPLIER PACKAGE

PIGGY-BACK TRUSSES INCLUDED AS PART OF TRUSS PACKAGE

PURLINS ARE TO BE SUPPLIED BY CONTRACTOR

FLAT ROOF AREAS SHALL BE BUILT UP ON SITE POST TRUSS INSTALLATION AND ASSEMBLY

SMOKE ALARMS & CARBON MONOXIDE DETECTORS:

SMOKE ALARMS:

SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "STANDARD FOR SMOKE ALARMS", SHALL BE INSTALLED ON OR NEAR THE CEILING, AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, SO THAT:

- IT IS WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND,
- THERE IS AT LEAST ONE SMOKE ALARM ON EACH FLOOR LEVEL, INCLUDING BASEMENTS, THAT IS 2'-11" OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL,
- EACH BEDROOM IS PROTECTED BY A SMOKE ALARM EITHER INSIDE THE BEDROOM OR, IF OUTSIDE, WITHIN 16'-5", MEASURED FOLLOWING CORRIDORS AND DOORWAYS, OF THE BEDROOM DOOR AND IS AUDIBLE WITHIN THE BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, AND,
- THE DISTANCE, MEASURED FOLLOWING CORRIDORS AND DOORWAYS, FROM ANY POINT ON A FLOOR LEVEL TO A SMOKE ALARM ON THE SAME LEVEL DOES NOT EXCEED 49'-3"

CARBON MONOXIDE DETECTORS:

CARBON MONOXIDE DETECTORS CONFORMING TO CAN/CGA-6.19, "RESIDENTIAL CARBON MONOXIDE DETECTORS", CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARM DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE DETECTORS" SHALL BE:

- PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCORRECT DEVICE AND THE CARBON MONOXIDE DETECTOR,
- WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS WITHIN THE SUITE, WHERE LOCATED WITHIN A SUITE OF RESIDENTIAL OCCUPANCY, AND,
- EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA.

FIRE EXTINGUISHER NOTE(SLB MULTI-PURPOSE FIRE EXTINGUISHER):

FIRE EXTINGUISHER TO BE INSTALLED ON THE FOLLOWING ROOMS:

- MUDROOM AREA
- 3 CAR GARAGE
- 2 CAR GARAGE
- KITCHEN

IF HOT WORK IS BEING PERFORMED (WELDING, CUTTING TORCHES), A MULTI PURPOSE FIRE EXTINGUISHER NEEDS TO BE ON HAND.

ALL WORK AREAS NEED TO BE MONITORED AFTER THE WORK IS COMPLETED IN ORDER TO PREVENT A FIRE.

TYPICAL DEMOLITION NOTE:

ALL DEMOLITION/CONSTRUCTION WASTE NEEDS TO BE DISPOSED OF BY A RECOGNIZED MEANS

WEEPING TILE NOTE

DRAINAGE TILE OR PIPE USED FOR FOUNDATION DRAINAGE SHALL BE NO LESS THAN 4" IN DIAMETER

THE TOP AND SIDES OF DRAIN TILE OR PIPE SHALL BE COVERED W/ MIN 6" CRUSHED STONE OR COARSE CLEAN GRANULAR MATERIAL

LAMINATED GLASS

LAMINATED GLASS SHALL BE DESIGNED, FABRICATED, AND INSTALLED TO THAT, IN THE EVENT OF A FAILURE OF THE GLASS, THE GLASS DOES NOT DISLODGE FROM THE SUPPORTING FRAME HEAT SOAKED TEMPERED GLASS HEAT SOAKED TEMPERED GLASS SHALL CONFORM TO DIN EN 1479-1, "HEAT SOAKED THERMALLY TOUGHENED SODA LIME SILICATE SAFETY GLASS".

ROOF VENTILATION NOTE

THE UNOBSTRUCTED AREA SHALL BE NO LESS THAN 1/300 OF THE INSULATE CEILING AREA

EAVES PROTECTION NOTE

EAVES PROTECTION SHALL BE PROVIDED TO SHINGLES, SHAKE, OR TILE ROOFS, EXTENDING FROM THE EDGE IF THE ROOF TO A MINIMUM OF 36" UP THE ROOF SLOPE TO A LINE NO LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL

ACCESS TO ATTIC AND CRAWL SPACE MINIMUM 545MM X 700MM INSULATED AND WEATHER-STRIPPED.

BRICK VENEER TIES TO BE HOT-DIPPED GALVANIZED.

BURIED WATER SERVICE PIPE SHALL, EXCEPT AS PERMITTED IN ARTICLE 7.3.5.7. OF THE OBC, A BURIED WATER SERVICE PIPE SHALL BE SEPARATED FROM THE BUILDING DRAIN, BUILDING SEWER AND A PRIVATE SEWAGE DISPOSAL SYSTEM, BY NOT LESS THAN 2 440 MM (8 FT) MEASURED HORIZONTALLY, OF UNDISTURBED OR COMPACTED EARTH.

CARBON MONOXIDE DETECTOR CONFORMING WITH CAN/CGA-6.19, OR UL2034 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM IN WHICH THERE IS INSTALLED A SOLID FUEL-BURNING APPLIANCE. CARBON MONOXIDE DETECTOR(S) SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS OR BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

DRAIN WATER HEAT RECOVERY UNITS SHALL BE PROVIDED FOR SHOWERS IN ACCORDANCE WITH SUPPLEMENTARY STANDARD SB-12, ARTICLE 3.1.1.12.

- WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, A COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE THE WATER INTO A SEWER\*\*, DRAINAGE DITCH OR DRY WELL
- DRY WELLS ARE PERMITTED TO BE USED ONLY WHEN LOCATED IN AREAS WHERE THE NATURAL GROUNDWATER LEVEL IS BELOW THE BOTTOM OF THE DRY WELL.

EAVE PROTECTION IS REQUIRED FROM EDGE OF THE ROOF A MINIMUM DISTANCE 900MM UP THE ROOF SLOPE TO NOT LESS THAN 300MM INSIDE THE INNER FACE OF THE EXTERIOR WALL ON SHINGLED, SHAKE OR TILE ROOFS. EAVE PROTECTION SHALL BE LAID BENEATH THE START STRIP.

EXCAVATIONS THAT EXCEED 1.2 M ARE REQUIRED TO BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE OF THE CUT DOES NOT EXCEED 1:1. IF SHORING IS TO BE PROVIDED SUBMIT DRAWINGS WITH DESIGN PARAMETERS CLEARLY STATED FOR APPROVAL UNDER SEPARATE PERMIT APPLICATION. A SOIL REPORT AND/OR CALCULATIONS MAY BE REQUESTED.

EXTERIOR CONCRETE FOR GARAGE SLABS, PORCHES AND EXTERIOR STEPS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS IS 32MPA AND 5% TO 8% AIR ENTRAINMENT, C1 EXPOSURE CLASS, MINIMUM 2" COVER.

FOAMED INSULATION SHALL BE PROTECTED ON INTERIOR SURFACES BY GYPSUM BOARD OR EQUIVALENT.

ENTRANCE DOORS TO DWELLING UNITS SHALL COMPLY WITH SUBSECTION 9.6.8. "RESISTANCE TO FORCED ENTRY"; WINDOWS, ANY PART OF WHICH IS LOCATED WITHIN 2M (6FT. 7IN.) OF ADJACENT GROUND LEVEL, SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS DESCRIBED IN CLAUSE 10.13 OF CSA STANDARD A440-M90 "WINDOWS";

OBC 9.14.5.1. REQUIRES FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL. WHERE GRAVITY DRAINAGE IS NOT PRACTICAL, A COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE THE WATER INTO A SEWER, DRAINAGE DITCH OR DRY WELL.FOUNDATION WALLS SHALL BE ADEQUATELY BRACED OR LATERALLY SUPPORTED PRIOR TO BACKFILL

FOR REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAINTAIN LATERAL SUPPORT: THE BRICKS TO BLOCK WITH 5MM DIAMETER TIES OR EQUAL, OR TIE TO CONCRETE WITH 1.52MM X 25MM DOVETAIL MASONRY TIES. TIES TO BE SPACED AT 200MM O.C. VERTICAL AND 900MM O.C. HORIZONTAL. FILL SPACE BETWEEN BRICK AND FOUNDATION WALL WITH MORTAR. REDUCED BLOCK OR CONCRETE THICKNESS SHALL BE NOT LESS THAN 90MM.

GUARDS SHALL COMPLY WITH APPROPRIATE DETAIL FROM SB-7 OF THE SUPPLEMENTARY STANDARDS TO THE ONTARIO BUILDING CODE, OR COMPLY TO THE LOADING CRITERIA IN ARTICLE 9.8.8.2. GUARDS SHALL HAVE OPENINGS NOT GREATER THAN 100 MM UNLESS PERMITTED UNDER ARTICLE 9.8.8.5. AND NOT BE CLIMBABLE AS PER ARTICLE 9.8.8.6.

EXPOSED STUD EXTERIOR WALLS UNDER THE FLOOR OF A HABITABLE ROOM ABOVE A GARAGE MUST BE COVERED ON THE INSIDE WITH A FUME-TIGHT MEMBRANE SUCH AS GYPSUM BOARD TAPED AND SEALED.

EVERY FLOOR LEVEL CONTAINING BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE OPENABLE WINDOW WITH AN INDIVIDUAL UNOBSTRUCTED OPENING HAVING A MINIMUM AREA OF 0.35 SQ. M WITH NO DIMENSION LESS THAN 380 MM. EXCEPT FOR BASEMENTS, THE WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 1M ABOVE THE FLOOR.

EXCEPT FOR DOORS ON ENCLOSED UNHEATED VESTIBULES AND COLD CELLARS, AND EXCEPT FOR GLAZED PORTIONS OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE (PERFORMANCE) OF NOT LESS THAN RSI 0.7 WHERE A STORM DOOR IS NOT PROVIDED, ALL SLIDING GLASS DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN ENERGY RATING OF NOT LESS THAN 17 AS PER ARTICLE 12.3.2.7. OF DIVISION B.

THERMAL RESISTANCE (PERFORMANCE) FOR ALL WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN ENERGY RATING OF NOT LESS THAN 17 FOR OPERABLE WINDOWS UNITS AND NOT LESS THAN 27 FOR FIXED WINDOWS UNITS. EXCEPTION: BASEMENT WINDOWS WITH LOADBEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING AS PER ARTICLE 12.3.2.6. OF DIVISION B.

SMOKE ALARMS CONFORMING TO ULC-S531, SHALL BE PROVIDED ON EACH FLOOR LEVEL IN ACCORDANCE WITH ARTICLE 9.10.19.2. SMOKE ALARMS SHALL BE INSTALLED NEAR THE STAIRS EXCEPT, ON FLOORS CONTAINING SLEEPING AREAS THE SMOKE ALARMS SHALL BE INSTALLED BETWEEN THE SLEEPING AREAS AND THE REMAINDER OF THE FLOOR AREA. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, THEY SHALL BE INTERCONNECTED.

FOOTINGS SHALL REST ON NATURAL UNDISTURBED STABLE SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 150 KPA

STEP FOOTINGS FOR SOIL WITH SOIL BEARING CAPACITY OF 150KPA: MAX. RISE 600 MM MIN. RUN 600MM.

SURFACE DRAINAGE SHALL NOT ACCUMULATE AT OR NEAR THE BUILDING OR ADVERSELY AFFECT ADJACENT PROPERTIES

IN COMPLIANCE WITH SENTENCE 9.14.6.1 THE BUILDING SITE SHALL BE SO GRADED THAT DISCHARGED WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

STAIRS IN THE DWELLING SHALL HAVE A MIN. HEADROOM OF 1.95M, MIN. WIDTH OF 860MM, MAX. RISE OF 200MM, MIN. RUN OF 255MM AND MIN. TREAD OF 255MM. CURVED STAIRS SHALL HAVE A MIN. RUN OF 191MM AND A MIN. AVERAGE RUN OF 255MM.

THE CONSTRUCTION BETWEEN THE GARAGE AND THE DWELLING UNIT SHALL PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. A DOOR BETWEEN THE GARAGE AND THE DWELLING SHALL BE TIGHT FITTING, WEATHER STRIPPED AND FITTED WITH A SELF CLOSING DEVICE. SUCH DOOR SHALL NOT OPEN INTO A BEDROOM. A CLEAR PARKING SPACE SHALL BE PROVIDED WITH NO ENCROACHMENT (SUCH AS STEPS) INTO THIS SPACE.

ROOMS AND SPACES IN RESIDENTIAL BUILDINGS SHALL BE NATURALLY VENTILATED IN ACCORDANCE WITH 9.32.2. OR MECHANICALLY VENTILATED IN ACCORDANCE WITH 9.32.3."



23 136562 BLD 00

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	

METRIC TABLE 3.1.1.2.A (SI)  
 ZONE 1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT WITH AFUE 92%  
 FORMING PART OF SENTENCE 3.1.2.2.(1)

COMPONENT	THERMAL VALUES	COMPLIANCE PACKAGE					
		A1	A2	A3	A4	A5	A6
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL RSI	10.56	10.56	8.800	10.56	8.800	10.56
	MAX. U	0.096	0.096	0.115	0.096	0.115	0.096
	MIN. EFFECTIVE RSI	10.43	10.43	8.670	10.43	8.670	10.43
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL RSI	5.460	5.460	5.460	5.460	5.460	5.460
	MAX. U	0.190	0.205	0.205	0.205	0.205	0.205
	MIN. EFFECTIVE RSI	5.2500	4.870	4.870	4.870	4.87	4.870
EXPOSED FLOOR	MIN. NOMINAL RSI	5.460	5.460	6.160	5.460	6.16	5.460
	MAX. U	0.190	0.190	0.177	0.190	0.177	0.190
	MIN. EFFECTIVE RSI	5.250	5.250	5.640	5.250	5.640	5.250
WALLS ABOVE GRADE	MIN. NOMINAL RSI	3.870	3.340+0.88ci	2.460+1.32ci	3.870+0.88ci	3.340+0.88ci	3.870+0.88ci
	MAX. U	0.333	0.280	0.269	0.265	0.280	0.265
	MIN. EFFECTIVE RSI	3.000	3.580	3.720	3.770	3.580	3.770
BASEMENT WALLS	MIN. NOMINAL RSI	3.52 ci	3.340+0.88ci	3.520 ci	3.520 ci	2.110+0.88ci	3.520 ci
	MAX. U	0.2690	0.272	0.269	0.2690	0.355	0.269
	MIN. EFFECTIVE RSI	3.720	3.67	3.720	3.720	2.810	3.72
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	MIN. NOMINAL RSI						
	MAX. U						
	MIN. EFFECTIVE RSI						
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	MIN. NOMINAL RSI	1.760	1.760	1.760	1.760	1.760	1.760
	MAX. U	0.510	0.510	0.510	0.510	0.510	0.510
	MIN. EFFECTIVE RSI	1.960	1.960	1.960	1.960	1.960	1.960
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	MIN. NOMINAL RSI	1.760	1.760	1.760	1.760	1.760	1.760
	MAX. U	1.600	1.600	1.400	1.600	1.600	1.600
	ENERGY RATING	25.00	25.00	29.00	25.00	25.00	25.00
WINDOWS AND SLIDING GLASS DOORS	MAX. U	2.800	2.800	2.800	2.800	2.800	2.800
	MIN. NOMINAL RSI	96%	96%	94%	96%	94%	92%
	ENERGY RATING						
SKYLIGHTS	MAX. U						
	MIN. SRE	75%	75%	81%	75%	70%	65%
	ENERGY RATING						
SPACE HEATING EQUIPMENT	MIN. AFUE						
	MIN. SRE	8000	0.700	0.670	0.670	0.800	0.800
	MIN. EF						

- NOTES TO TABLE 3.1.1.2.A (SI):
- THE VALUES LISTED ARE MINIMUM NOMINAL RSI-VALUES FOR THE THERMAL INSULATION COMPONENT ONLY
  - U-VALUE AND EFFECTIVE RSI VALUE SHALL INCLUDE ENTIRE CEILING ASSEMBLY COMPONENTS, FROM INTERIOR AIR FILM TO VENTED SPACE AIR FILM TO EXTERIOR AIR FILM
  - U-VALUE AND EFFECTIVE RSI VALUE SHALL INCLUDE ENTIRE EXPOSED FLOOR OR ABOVE GRADE WALL ASSEMBLY COMPONENTS, FROM INTERIOR AIR FILM TO EXTERIOR AIR FILM
  - U-VALUE AND EFFECTIVE RSI VALUE SHALL INCLUDE ENTIRE BASEMENT WALL OR SLAB ASSEMBLY COMPONENTS AND INTERIOR AIR FILM
  - U-VALUE IS THE OVERALL COEFFICIENT OF HEAT TRANSFER FOR A WINDOW ASSEMBLY, SLIDING GLASS DOOR ASSEMBLY OR SKYLIGHT ASSEMBLY EXPRESSED IN W(m<sup>2</sup> · K)
  - IN CASE OF BASEMENT WALL ASSEMBLIES, WHERE RSI 3.52 ci IS REQUIRED RSI 2.11+0.76ci IS PERMITTED TO BE USED OR VICE VERSA; OF WHERE RSI 2.11+0.88ci IS REQUIRED, RSI 2.64 ci IS PERMITTED TO BE USED OR VICE VERSA
  - IF AN EF OF WATER TANK IS NOT INDICATED IN A COMPLIANCE PACKAGE, THERE IS NO EF REQUIREMENT FOR WATER TANK FOR THAT SPECIFIC COMPLIANCE PACKAGE
  - NOMINAL AND EFFECTIVE RSI VALUES ARE EXPRESSED IN (m<sup>2</sup> · K)/W. U-VALUES ARE IN W(m<sup>2</sup> · K)

**NOTES**

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2	OCT. 14, 2022	ISSUED MV. APP. + FORESTRY APP.
3	MAR. 6, 2023	ISSUED FOR NEIGHBOR REVIEW
4	MAR. 6, 2023	ISSUED FOR NEIGHBOR REVIEW
5	MAR. 20, 2023	ISSUED FOR CO-ORDINATION
6	MAR. 30, 2023	ISSUED FOR FORESTRY CLEARANCE
7	APR. 3, 2023	ISSUED FOR ZONING CERTIFICATE
8	APR. 6, 2023	ISSUED FOR PERMIT

**SEALS**



340 CHURCH ST.,  
 OAKVILLE, ON L6J 1P1  
 PHONE: 905-822-1666  
 EMAIL: TRAVIS@SCHILLERCO.CA

**CLIENT**

PRIVATE RESIDENCE

**PROJECT**

35 BOTFIELD DRIVE,  
 TORONTO, ON

**PAGE**

INDEX

APPROVED BY:	TS
DATE:	APR. 2023
PROJECT No.	2022SE129



SURVEYOR'S REAL PROPERTY REPORT-PART 1  
**PLAN OF SURVEY OF  
 PART OF LOT 1  
 REGISTERED PLAN 3486  
 CITY OF TORONTO  
 (FORMERLY CITY OF ETOBICOKE)**

SCALE 1:200

© COPYRIGHT  
**PEARSON & PEARSON SURVEYING LTD. 2021**  
 Ontario Land Surveyors

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

**Part 2**  
 DESCRIPTION OF LAND: PART OF LOT 1, REGISTERED PLAN 3486 CITY OF TORONTO, (FORMERLY CITY OF ETOBICOKE).

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

BOUNDARY FEATURES: NOTE ALL FENCES, GARAGES, CURB AND DRIVEWAYS IN RELATION TO THE BOUNDARY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.

THIS REPORT WAS PREPARED FOR SIXTH AVENUE HOMES INC. AND THE UNDERSIGNED ACCEPTS AND NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

ADDITIONAL REMARKS: NONE.

**Bearing Note**

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF WILMAR ROAD SHOWN ON REGISTERED PLAN 3486 AS HAVING A BEARING OF N16°36'00"W.

**Benchmark**

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A CITY OF TORONTO BENCHMARK.  
 BENCHMARK: E1151 ELEVATION = 129.180m (DATUM: CGVD28; PRE78)

**Note**

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

**Legend**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IP	DENOTES	IRON PIPE
IB	DENOTES	IRON BAR
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
S	DENOTES	SET
M	DENOTES	MEASURED
PROPN	DENOTES	PROPORTION
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN 3486
RP1	DENOTES	REGISTERED PLAN 66M-2036
P	DENOTES	PLAN OF SURVEY BY MCCONNELL-JACKSON, O.L.S., DATED MAY 12, 1967.
P1	DENOTES	PLAN 64R-8976
P2	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY AVANTI SURVEYING INC., O.L.S., DATED NOVEMBER 17, 2005.
MJ	DENOTES	MCCONNELL-JACKSON LIMITED, O.L.S.
S&T	DENOTES	STARR AND TARASICK O.L.S.
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
EA	DENOTES	EDGE OF PAVEMENT
TW	DENOTES	TOP OF WALL ELEVATION
WRW	DENOTES	WOODEN RETAINING WALL
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
CBLK	DENOTES	TIES TO CONCRETE BLOCK FOUNDATION
ST	DENOTES	TIES TO STONE
STU	DENOTES	TIES TO STUCCO
OHW	DENOTES	OVERHEAD WIRES
MH	DENOTES	MANHOLE
FH	DENOTES	FIRE HYDRANT
RCB	DENOTES	RAISED CATCH BASIN
Ø	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
☺	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
☼	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER

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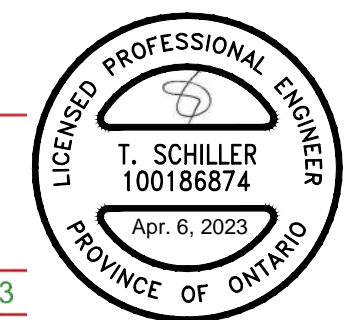
**SEALS**

**Toronto Building**  
 PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

23 136562 BLD 00

ZONING: Archer, Hensley 09/Jun/2023  
 O.B.C. To, Jonathan 24/Jun/2023

FIRE SERVICES  
 O.B.C. (S)



**SE SCHILLER ENGINEERING**

340 CHURCH ST.,  
 OAKVILLE, ON L6J 1P1  
 PHONE: 905-822-1666  
 EMAIL: TRAVIS@SCHILLERCO.CA

**CLIENT**

PRIVATE RESIDENCE

**PROJECT**

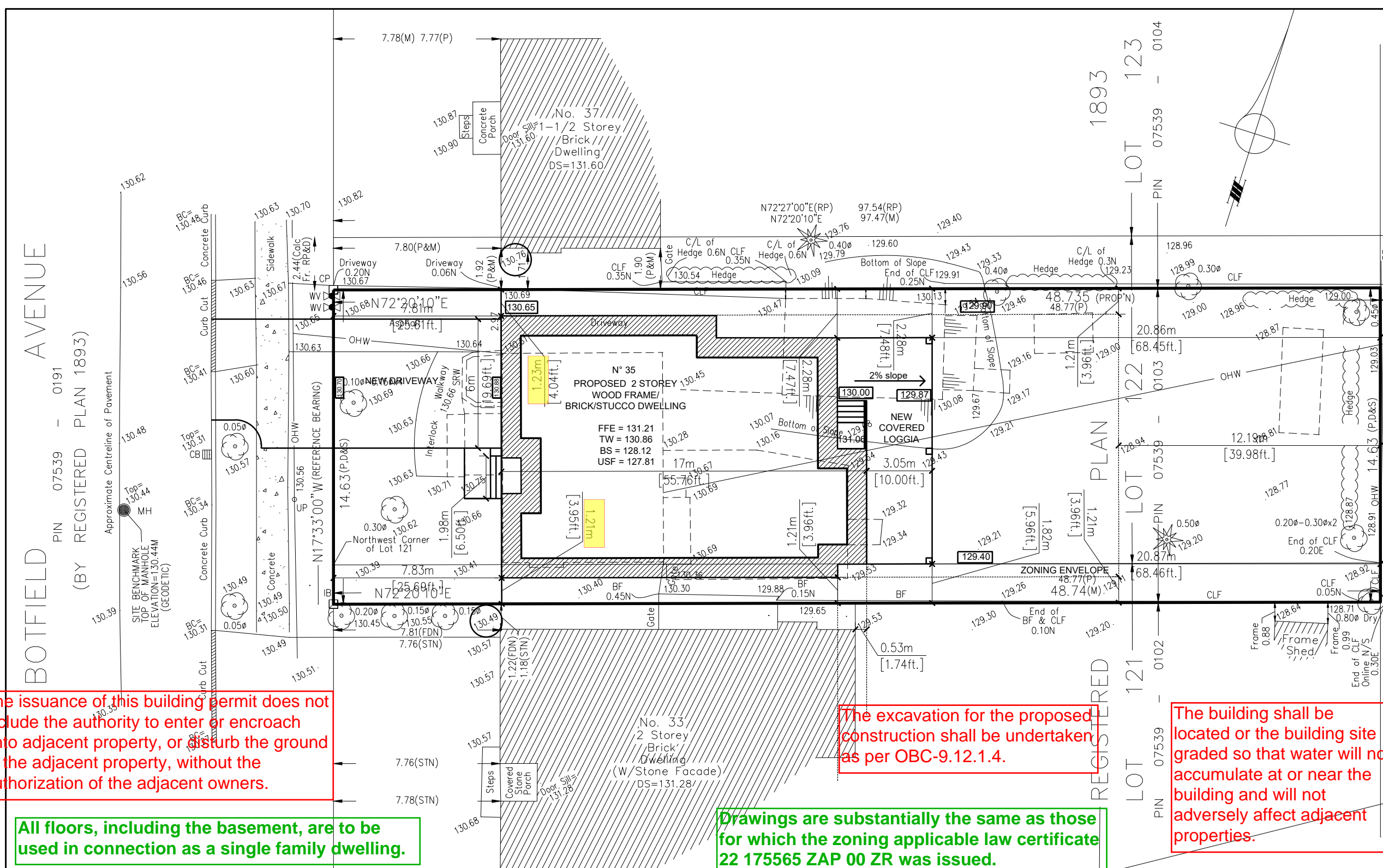
35 BOTFIELD DRIVE,  
 TORONTO, ON

**PAGE**

SITE PLAN

APPROVED BY:	TS	<b>A0.1</b>
DATE:	APR. 2023	
SCALE:	3/8" = 1' - 0"	
PROJECT No.	2022SE129	

Toronto Building RECEIVED 24/Apr/2023



The issuance of this building permit does not include the authority to enter or encroach onto adjacent property, or disturb the ground of the adjacent property, without the authorization of the adjacent owners.

The excavation for the proposed construction shall be undertaken as per OBC-9.12.1.4.

The building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties.

All floors, including the basement, are to be used in connection as a single family dwelling.

Drawings are substantially the same as those for which the zoning applicable law certificate 22 175565 ZAP 00 ZR was issued.

**SCOPE OF WORK**

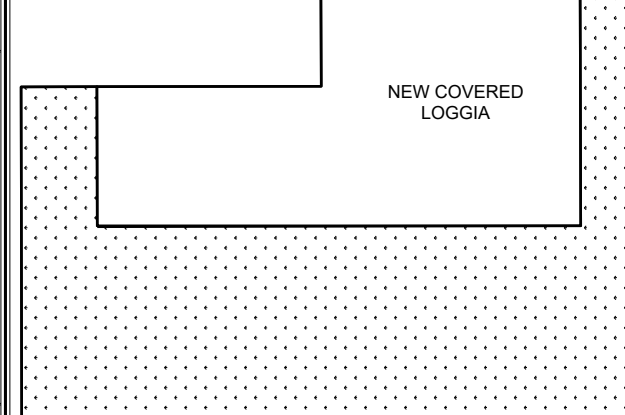
PROPOSED CONSTRUCTION OF A NEW SINGLE FAMILY DETACHED 2 STOREY WOOD FRAME RESIDENTIAL DWELLING WITH ATTACHED TWO CAR GARAGE, COVERED FRONT PORCH, COVERED REAR LOGGIA, AND FINISHED BASEMENT. THE EXISTING 1 STOREY DWELLING & DETACHED GARAGE PRESENTLY ON SITE WILL BE DEMOLISHED.

**REAR YARD LANDSCAPE AREA 88.95%**

REAR YARD AREA	354.44 S.M.	3815.17 S.F.
LOGGIA AREA	39.16 S.M.	421.52 S.F.
GRASS AREA	315.28 S.M.	3393.65 S.F.

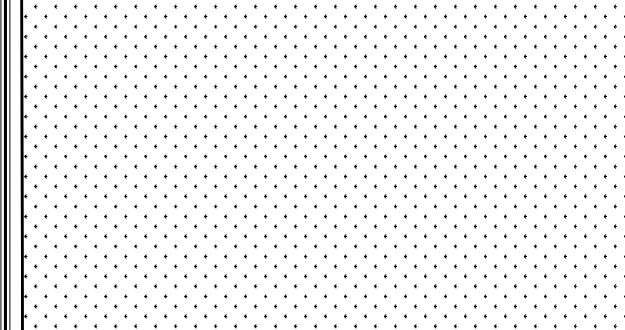
**SITE STATISTICS**

	METRIC	IMPERIAL
LOT AREA	713.03 S.M.	7674.96 S.F.
MAIN FLOOR PLAN	148.45 S.M.	1597.89 S.F.
MAIN FLOOR O.T.B.	1.67 S.M.	18.00 S.F.*
SECOND FLOOR PLAN	174.48 S.M.	1878.12 S.F.
SECOND FLOOR O.T.B.	1.67 S.M.	18.00 S.F.*
GARAGE AREA	40.58 S.M.	436.77 S.F.
GFA	363.51 S.M.	3912.78 S.F.
PORCH AREA	1.52 S.M.	16.38 S.F.
LOGGIA AREA	39.16 S.M.	421.52 S.F.
COVERED	254.31 S.M.	2737.33 S.F.
*4% OF AREA TO BE REMOVED FROM GFA AS PER EXCEPTION RD 21		



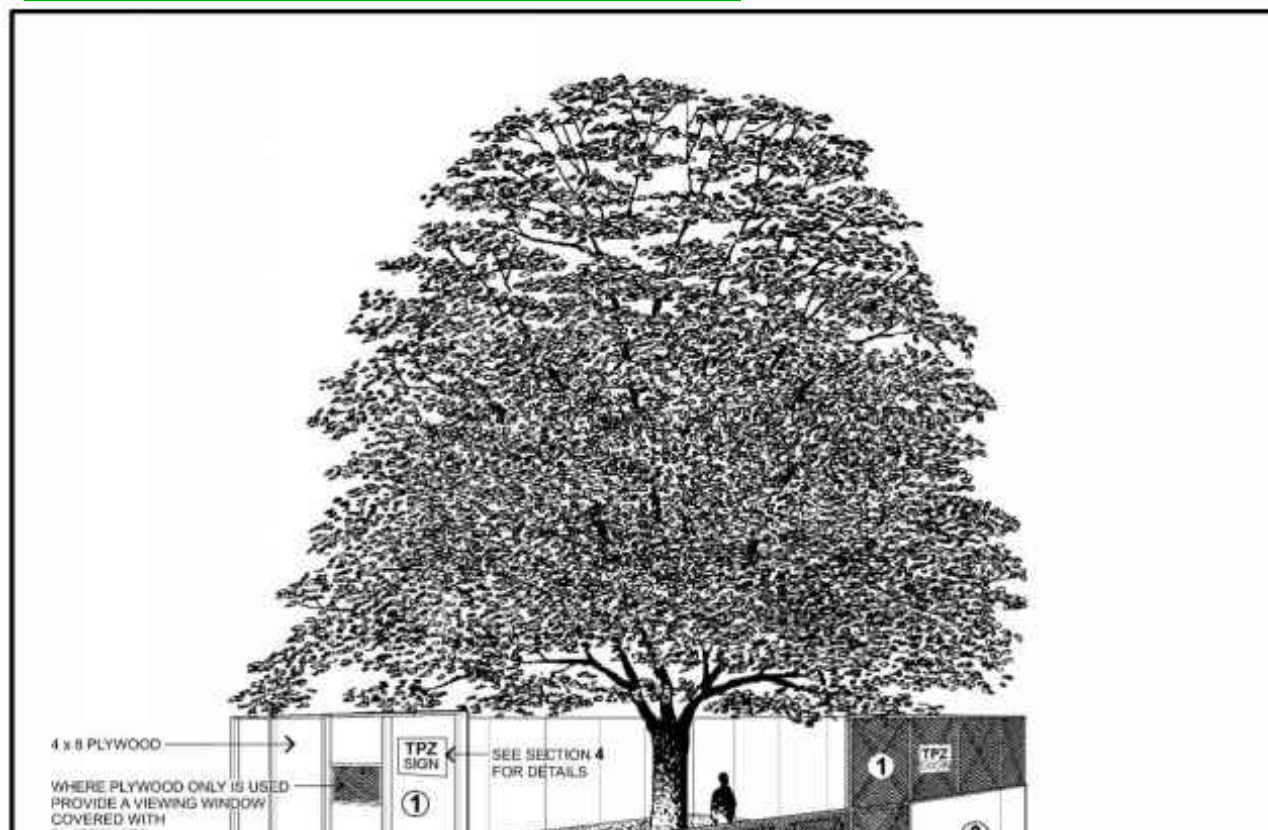
**ZONING INFORMATION**

ZONING	PROPOSED
RD	



**FRONT YARD LANDSCAPE AREA 55.46%**

FRONT YARD AREA	114.38 S.M.	1231.17 S.F.
WALKWAY/STEP AREA	4.07 S.M.	43.86 S.F.
DRIVEWAY AREA	46.88 S.M.	504.63 S.F.
GRASS AREA	63.43 S.M.	682.76 S.F.



**Tree Protection Barriers**

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

**Note:** Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

**Toronto** Parks, Forestry and Recreation  
 Urban Forestry February 2016 **Detail TP-1**

**GFA CALCULATIONS**

EXCEPTION 21  
 GROSS FLOOR AREA - 135 S.M. + 25% LOT AREA = (313.26 S.M.)  
 MAXIMUM O.T.B. AREA ALLOWED 4% = (14.41 S.M.)

MAIN FLOOR PLAN	148.45 S.M.	1597.89 S.F.
SECOND FLOOR PLAN	174.48 S.M.	1878.12 S.F.
TOTAL LIVABLE FLOOR AREA	322.93 S.M.	3476.01 S.F. (135 S.M. + 26.36%)
TOTAL LIVABLE FLOOR AREA	322.93 S.M.	3476.01 S.F. (135 S.M. + 26.36%)
GARAGE AREA	40.58 S.M.	436.77 S.F.
TOTAL BUILDING GFA	363.51 S.M.	3912.78 S.F. (135 S.M. + 32.04%)
TOTAL BUILDING GFA	363.51 S.M.	3912.78 S.F. (135 S.M. + 32.04%)
TOTAL O.T.B. AREA*	3.34 S.M.	18.00 S.F.
TOTAL GFA	360.17 S.M.	3894.78 S.F. (50.51%)

**\*O.T.B. CALCULATIONS**

MAX DEDUCTION 360.17 S.M. x 4% = 14.41 S.M.  
 O.T.B. AREA ADDED TO TOTAL GFA 3.34 S.M. - 14.41 S.M. = -11.07 S.M. (SUBTRACTED TO GFA)

**COVERAGE CALCULATIONS**

MAXIMUM ALLOWABLE COVERAGE =	33%	
MAIN FLOOR PLAN	148.45 S.M.	1597.89 S.F.
GARAGE AREA	40.58 S.M.	436.77 S.F.
BUILDING COVERAGE	189.03 S.M.	2034.66 S.F.
LOGGIA AREA	39.16 S.M.	421.52 S.F.
PORCH AREA	1.52 S.M.	16.38 S.F.
ACCESSORY COVERAGE	40.68 S.M.	437.90 S.F.
BUILDING COVERAGE	189.03 S.M.	2034.66 S.F.
ACCESSORY COVERAGE	40.68 S.M.	437.90 S.F.
TOTAL COVERAGE	229.71 S.M.	2472.56 S.F.

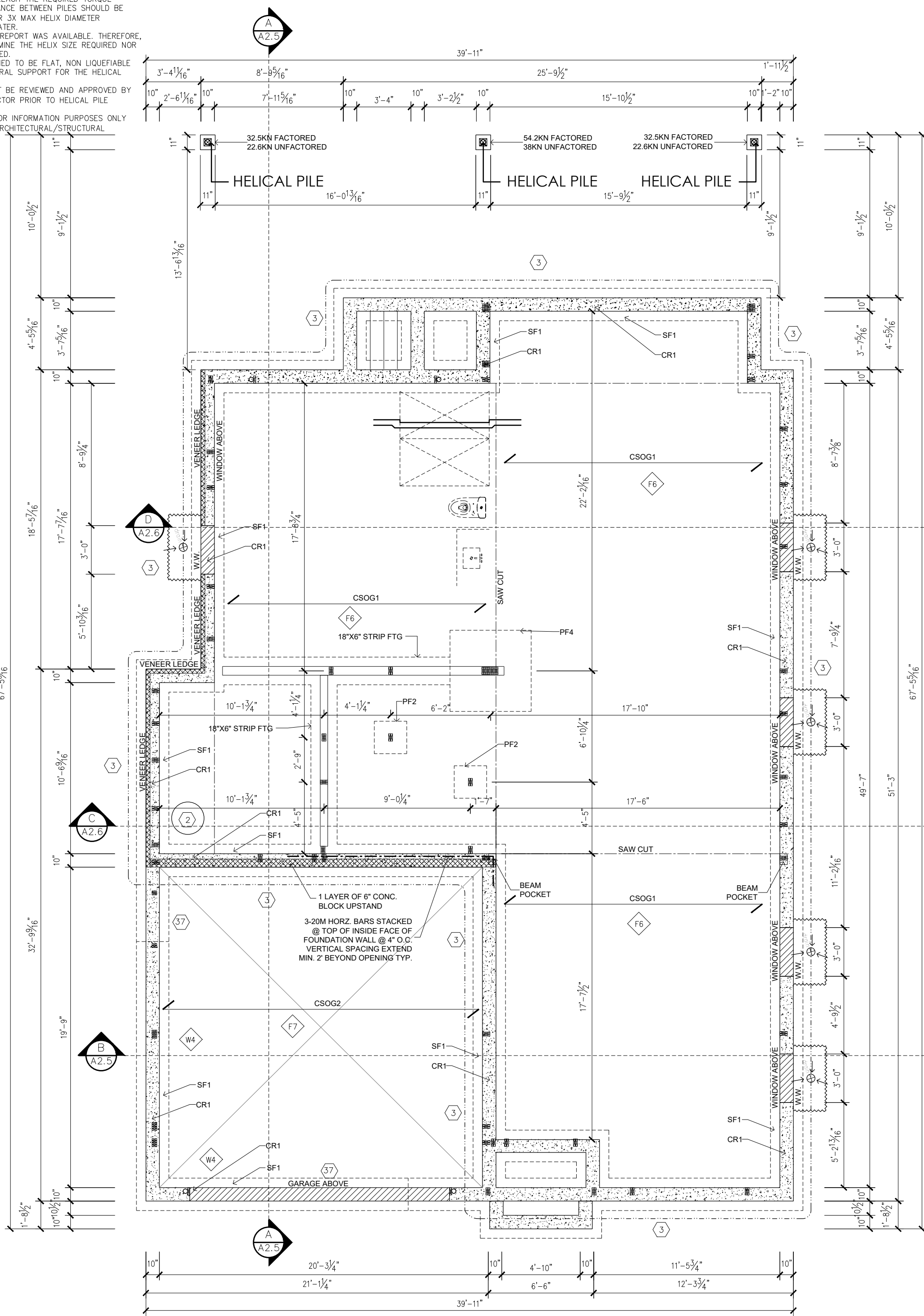
No encroachments onto adjacent properties above or below grade, including eaves, overhangs and footings.

No drainage onto adjacent properties.



UNFACTORED LOAD (REACTION)  
TORQUE  
HELICAL PILE DIAMETER

- NOTES:
- THE PILE HEADS ARE ASSUMED 6" MAX ABOVE THE GROUND LEVEL.
  - THE HELICES MUST BE PLACED IN AN UNDISTURBED SOIL.
  - THE FIRST HELIX MUST BE AT A GREATER VALUE:
    - BELOW THE FROST LINE
    - 5 X TIMES ITS DIAMETER
    - DEPTH TO REACH THE REQUIRED TORQUE
  - THE MINIMUM DISTANCE BETWEEN PILES SHOULD BE HIGHER THAN 3' OR 3X MAX HELIX DIAMETER WHICHEVER IS GREATER.
  - NO GEOTECHNICAL REPORT WAS AVAILABLE. THEREFORE, WE CANNOT DETERMINE THE HELIX SIZE REQUIRED NOR THE DEPTH REQUIRED.
  - THE SOIL IS ASSUMED TO BE FLAT, NON LIQUEFIABLE AND PROVIDE LATERAL SUPPORT FOR THE HELICAL PILES.
  - THE DRAWING MUST BE REVIEWED AND APPROVED BY ENGINEER/CONTRACTOR PRIOR TO HELICAL PILE INSTALLATION.
  - DIMENSIONS ARE FOR INFORMATION PURPOSES ONLY AND SHOULD FIT ARCHITECTURAL/STRUCTURAL DRAWINGS.



STRUCTURAL SCHEDULE		
BBFM S.B.	BEAM BY FLOOR MANUF	SOLID BEARING
WOOD STUD WALL FRAMING SCHEDULE		
TAG	DESCRIPTION	MAX WALL HT
WS1	2X4@16" OC	9'-10"
WS2	2-2X4@16" OC	10'-8"
WS3	2-2X4@12" OC	11'-5"
WS4	2X6@12" OC	-
WS5	2X6@16" OC	-
WS6	2-2X6@16" OC	-
WS7	2-2X6@12" OC	-
WS8	2X8@16" OC	-
WS9	2-2X8@12" OC	-

LVL SCHEDULE (2.0E GRADE)		
TAG	# PLYS	DESCRIPTION
LVL1	1PLY	1-3/4"x7-3/4"
LVL2	2PLY	
LVL3	3PLY	
LVL4	4PLY	
LVL5	1PLY	1-3/4"x9-1/2"
LVL6	2PLY	
LVL7	3PLY	
LVL8	4PLY	
LVL9	1PLY	1-3/4"x11-3/8"
LVL10	2PLY	
LVL11	3PLY	
LVL12	4PLY	
LVL13	1PLY	1-3/4"x14"
LVL14	2PLY	
LVL15	3PLY	
LVL16	4PLY	

WOOD BEAM SCHEDULE (SPF#2 GRADE)	
TAG	DESCRIPTION
WB1	2-2"x8"
WB2	2-2"x10"
WB3	2-2"x12"
WB4	3-2"x8"
WB5	3-2"x10"
WB6	3-2"x12"
WB7	

FLOOR JOIST SCHEDULE	
TAG	DESCRIPTION
FJ1	11-7/8" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ2	9 1/2" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ3	2x8 @12" OC FLOOR JOISTS - SPF#2
FJ4	2x10 @16" OC FLOOR JOISTS - SPF#2
FJ5	
FJ6	

STEEL LINTEL SCHEDULE (G40.21 GRADE)	
TAG	DESCRIPTION
L1	L 3-1/2"x 3-1/2"x 1/4"
L2	L 4"x 3-1/2"x 1/4"
L3	L 5"x 3-1/2"x 5/16"
L4	L 5"x 3-1/2"x 3/8"
L5	L 6"x 4"x 3/8"
L6	L 7"x 4"x 3/8"

STEEL COLUMN SCHEDULE (G40.21 GRADE)	
TAG	DESCRIPTION
C1	3 1/2" O.D. X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2-3/4" DIA. ANCHOR BOLTS
C2	4" X 4" X 1/8" H.S.S. COLUMN W/ 5" X 5" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2-3/4" DIA. ANCHOR BOLT

STRUCTURAL SCHEDULE	
STRIP FOOTING	DESCRIPTION
SF1	22" WIDE X 6" (U.N.O.) DEEP STRIP FOOTING REIN W 2-15M CONTINUOUS; WIDTH AS PER FOUNDATION PLAN
SF2	24" WIDE X 9" (U.N.O.) DEEP STRIP FOOTING REIN W 2-15M CONTINUOUS; WIDTH AS PER FOUNDATION PLAN
PAD FOOTING	
PF1	18" X 18" X 10" DEEP SPREAD FOOTING REIN W 3-15M BOT EACH WAY
PF2	24" X 24" X 10" DEEP SPREAD FOOTING REIN W 3-15M BOT EACH WAY
PF3	30" X 30" X 14" DEEP SPREAD FOOTING REIN W 3-15M BOT EACH WAY
PF4	36" X 36" X 16" DEEP SPREAD FOOTING REIN W 7-15M BOT EACH WAY
PF5	42" X 42" X 18" DEEP SPREAD FOOTING REIN W 15M@12" TOP+BOT EACH WAY
PF6	60" X 60" X 18" DEEP SPREAD FOOTING REIN W 15M@12" TOP+BOT EACH WAY

CONCRETE FOUNDATION WALL REINFORCING	
CR	DESCRIPTION
CR0	NO REINFORCING REQUIRED
CR1	TYPICAL 8" OR 10" OR 12" THICK CONCRETE FOUNDATION WALL WITH 20 MPA (2900 PSI) CONC. (AS INDICATED ON PLANS) TO BE REINFORCED W 15M@12" OC VERT + HORIZ INSIDE FACE W MIN 2" COVER;
CR2	REINFORCING AT WINDOW WELL OPENINGS 2-15M VERT AT EACH SIDE OF OPENING 2-15M HORIZ BELOW WINDOW - EXTEND MIN 24" BEYOND BOTH ENDS OF OPENING, TYPICAL

STEEL COLUMN SCHEDULE (G40.21 GRADE)	
C	DESCRIPTION
C1	3 1/2" O.D. X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2-3/4" DIA. ANCHOR BOLTS
C2	3 1/2" X 3 1/2" X 1/8" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/10" X 5" X 5/8" ST. BASE PLATE W/ 2-3/4" DIA. ANCHOR BOLT ADJUST SIZE & CONFIGURATION OF CAP & BASE PLATE TO SUIT SITE CONDITION

CONCRETE SLAB ON GRADE	
CSOG	DESCRIPTION
CSOG 1	INTERIOR BASEMENT SLAB MIN 4" CONCRETE SLAB-ON-GRADE ON 6mil POLYETHYLENE DAMPROOFING & MIN 6" COMPACTED GRANULAR 'A' BASE; 15mPa CONCRETE W POLY AND 25mPa CONCRETE WITHOUT.
CSOG 2	GARAGE SLAB - EXTERIOR SERVICE 4" THICK SLOPED CONCRETE SLAB-ON-GRADE W 6"x6" - 6/6 W.W.M. 5-7% AIR ENTRAINMENT ON MIN 8" COMPACTED GRANULAR 'A' BASE ON UNDISTURBED SOIL OR COMPACTABLE MATERIAL;
CSOG 3	EXTERIOR SLAB ON GRADE 4" CONCRETE SLAB-ON-GRADE W 6"x6" - 6/6 W.W.M. 5-7% AIR ENTRAINMENT ON MIN 24" COMPACTED GRANULAR 'A' BASE ON UNDISTURBED SOIL OR COMPACTABLE MATERIAL;
CSOG 4	INTERIOR BASEMENT SLAB W RADIANT HEAT MIN 4" CONCRETE SLAB-ON-GRADE W IN-SLAB RADIANT HEATING SYSTEM, IN AREAS INDICATED ON HVAC DRAWINGS; WELDED WIRE MESH AS PER MANUFACTURER'S INSTRUCTIONS ON 6mil POLYETHYLENE VAPOUR BARRIER ON 2" MIN R10 RIGID INSULATION ON MIN 6" COMPACTED GRANULAR 'A' BASE;

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7	APR. 3, 2023	ISSUED FOR ZONING CERTIFICATE
8	APR. 6, 2023	ISSUED FOR PERMIT

**SEALS**

**TORONTO Building**  
PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

23 136562 BLD 00

ZONING Archer, Hensley 09/Jun/2023  
O.B.C. To, Jonathan 24/Jun/2023  
FIRE SERVICES  
O.B.C. (S)

**LICENSED PROFESSIONAL ENGINEER**  
T. SCHILLER  
100186874  
Apr. 6, 2023  
PROVINCE OF ONTARIO

**SE SCHILLER ENGINEERING LTD.**

340 CHURCH ST.,  
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**CLIENT**

PRIVATE RESIDENCE

**PROJECT**

35 BOTFIELD DRIVE,  
TORONTO, ON

**PAGE**

FOUNDATION PLAN

APPROVED BY:	TS	<b>A1.1</b>
DATE:	APR. 2023	
SCALE:	3/16"=1'-0"	
PROJECT No.	2022SE129	







Non-loadbearing walls parallel to the floor joists shall be supported by joists beneath the wall or on blocking between the joists. Blocking for the support of non-loadbearing walls shall be not less than 38 mm by 89 mm lumber, spaced not more than 1.2 m apart.

Loadbearing interior walls parallel to floor joists shall be supported by beams or walls of sufficient strength to transfer safely the design loads to vertical supports

Loadbearing interior walls at right angles to floor joists shall be located not more than 900 mm from the joist support when the wall does not support a floor, and not more than 600 mm from the joist support when the wall supports one or more floors, unless the joist size is designed to support such loads.

Where a storage garage is attached to or built into a building of residential occupancy, an air barrier system conforming to Subsection 9.25.3. shall be installed between the garage and the remainder of the building to provide an effective barrier to gas and exhaust fumes, and every door between the garage and the remainder of the building shall conform to Article 9.10.13.15. Doors Between Garages and Houses or Dwelling Units.

Where membrane materials are used to provide the required airtightness in the air barrier system, all joints shall be sealed and structurally supported.

A door between an attached or built-in garage and the house of the individual dwelling unit it serves shall be tight-fitting and weatherstripped to provide an effective barrier against the passage of gases and exhaust fumes and shall be fitted with a self-closing device.

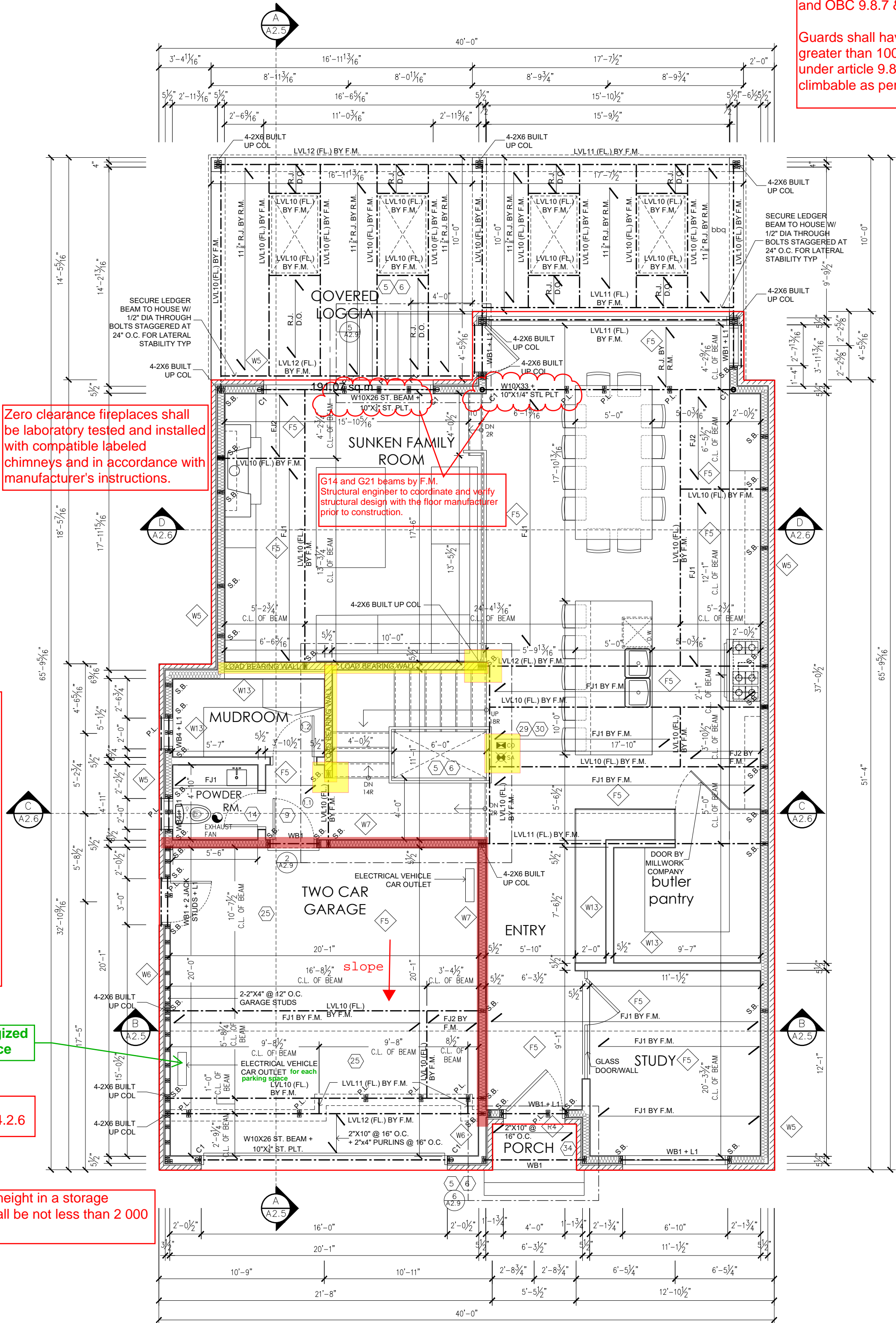
Min Level 2 charging energized outlet for each parking space

Garage: Provide electrical lighting as per O.B.C. 9.34.2.6

The clear height in a storage garage shall be not less than 2 000 mm.

Handrails and Guards: All handrails and guards must comply with SB-7 and OBC 9.8.7 & 9.8.8. (typ.)

Guards shall have openings not greater than 100mm unless permitted under article 9.8.8.8. and not climbable as per article 9.8.8.6.



**STRUCTURAL SCHEDULE**

BBFM S.B.	BEAM BY FLOOR MANUF SOLID BEARING
-----------	-----------------------------------

**WOOD STUD WALL FRAMING SCHEDULE**

TAG	DESCRIPTION	MAX WALL HT
WS1	2X4@16" OC	9'-10"
WS2	2-2X4@16" OC	10'-8"
WS3	2-2X4@12" OC	11'-5"
WS4	2X6@12" OC	-
WS5	2X6@16" OC	-
WS6	2-2X6@16" OC	-
WS7	2-2X6@12" OC	-
WS8	2X8@16" OC	-
WS9	2-2X8@12" OC	-

ALL WOOD STUDS TO BE SPF#2 CONTINUOUS FROM SILL TO TOP PLATE W WOOD GIRTS @ 3'-11" VERT; LOAD BEARING WALLS W 2-TOP PLATES

**LVL SCHEDULE (2.0E GRADE)**

TAG	# PLYS	DESCRIPTION
LVL1	1PLY	1-3/4"x7-3/4"
LVL2	2PLY	-
LVL3	3PLY	-
LVL4	4PLY	-
LVL5	1PLY	1-3/4"x9-1/2"
LVL6	2PLY	-
LVL7	3PLY	-
LVL8	4PLY	-
LVL9	1PLY	1-3/4"x11-7/8"
LVL10	2PLY	-
LVL11	3PLY	-
LVL12	4PLY	-
LVL13	1PLY	1-3/4"x14"
LVL14	2PLY	-
LVL15	3PLY	-
LVL16	4PLY	-

**WOOD BEAM SCHEDULE (SPF#2 GRADE)**

TAG	DESCRIPTION
WB1	2-2"x8"
WB2	2-2"x10"
WB3	2-2"x12"
WB4	3-2"x8"
WB5	3-2"x10"
WB6	3-2"x12"
WB7	-

**FLOOR JOIST SCHEDULE**

TAG	DESCRIPTION
FJ1	11-7/8" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ2	9 1/2" DEEP TJI ENGINEERED FLOOR JOISTS BY FL MANUF
FJ3	2x8 @12" OC FLOOR JOISTS - SPF#2
FJ4	2x10 @16" OC FLOOR JOISTS - SPF#2
FJ5	-
FJ6	-

**STEEL LINTEL SCHEDULE (G40.21 GRADE)**

TAG	DESCRIPTION
L1	L 3-1/2"x 3-1/2"x 1/4"
L2	L 4"x 3-1/2"x 1/4"
L3	L 5"x 3-1/2"x 5/16"
L4	L 5"x 3-1/2"x 3/8"
L5	L 6"x 4"x 3/8"
L6	L 7"x 4"x 3/8"

**STEEL COLUMN SCHEDULE (G40.21 GRADE)**

TAG	DESCRIPTION
C1	3 3/4" Ø D. X 16" H.S.S. COLUMN W/ 4" X 4" X 1/2" TOP PLATE W/ 10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLTS
C2	4" X 4" X 16" H.S.S. COLUMN W/ 5" X 5" X 1/2" TOP PLATE W/ 10" X 5" X 5/8" ST. BASE PLATE W/ 2- 3/4" DIA. ANCHOR BOLT

**NOTES**

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**TORONTO Building**  
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 23 136562 BLD 00

**LICENSED PROFESSIONAL ENGINEER**  
 T. SCHILLER  
 100186874  
 Apr. 6, 2023  
 PROVINCE OF ONTARIO

ZONING: Archer, Hensley 09/Jun/2023  
 O.B.C.: To, Jonathan 24/Jun/2023  
 FIRE SERVICES: [Blank]  
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PRIVATE RESIDENCE

**PROJECT**

35 BOTFIELD DRIVE,  
 TORONTO, ON

**PAGE**

MAIN FLOOR PLAN

APPROVED BY:	TS	<b>A1.3</b>
DATE:	APR. 2023	
SCALE:	1/16"=1'-0"	
PROJECT No.	2022SE129	



**ENGINEERED ROOF AND FLOOR SYSTEM:**  
See Permit Notes for Pre-Engineered roof truss shop drawing requirements.

Pre-engineered floor system and/or roof truss final layout designs (including loading, girder truss locations, beams, lintels, posts, connectors, lateral bracing system, roof slops, etc.) must be reviewed and confirmed by a Designer/Engineer prior to installation.

Provide posts (SB) under all beams/girder trusses, etc. Posts are to run continuous to the foundation or equivalent support and must be as wide as the supported member.

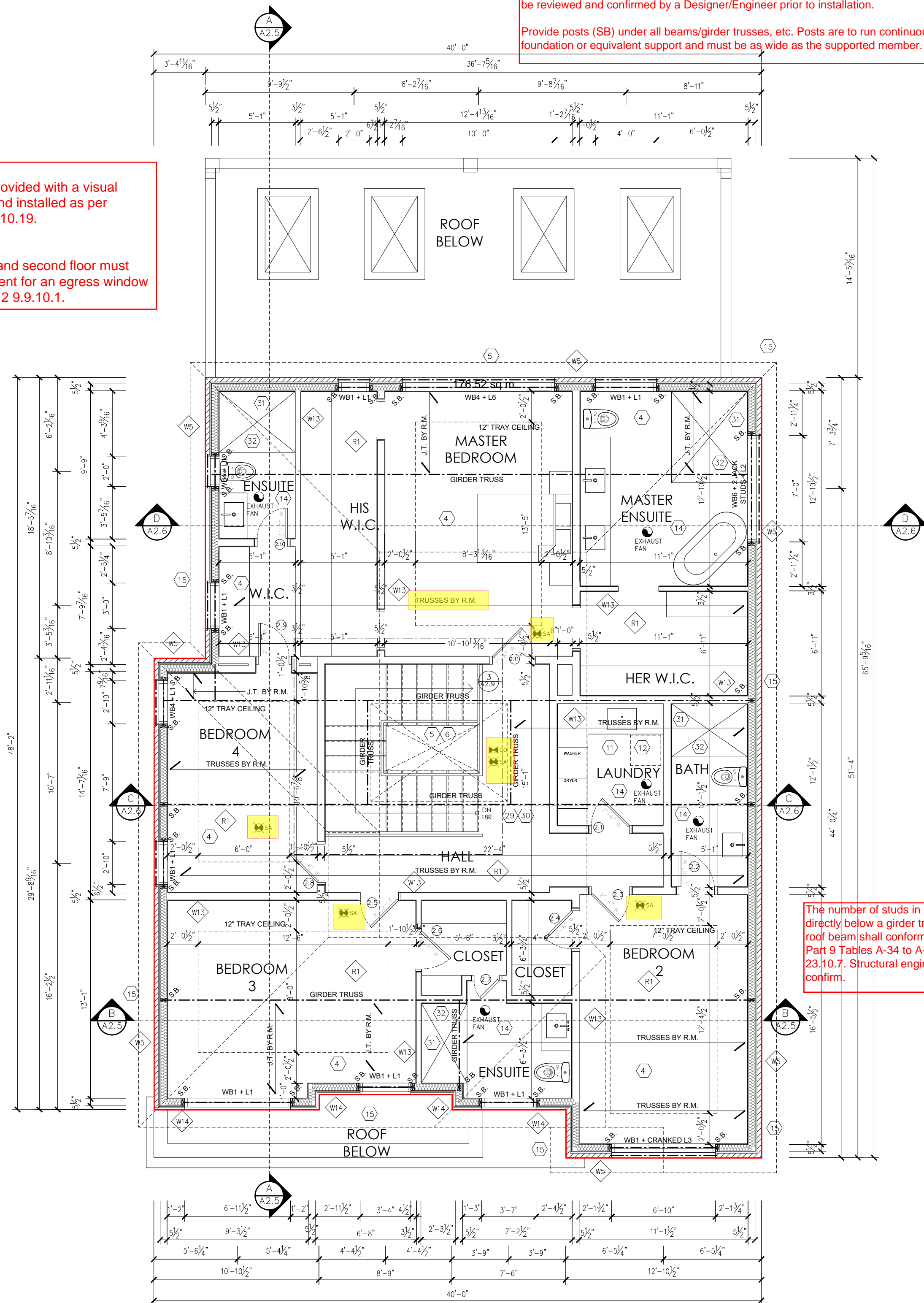
**Smoke Alarms:**  
All smoke alarms must be provided with a visual signalling as per NFPA72, and installed as per CAN/ULC-S553 and OBC 9.10.19.

**Egress Requirement:**  
A window on the basement and second floor must meet the minimum requirement for an egress window in accordance with OBC 2012 9.9.10.1.

If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of a grab bar on a wall adjacent to a water closet in the location required by Clause 3.8.3.8.(1)(d), and a shower or bathtub in the location required by Clause 3.8.3.13.(1)(f).

See attached TACBOC details H01 and O.B.C. 2012, Vol:2 Appendix. A-3.8.3.13.(4) for the required grab bar reinforcement locations.

Safety glass must be used for shower or bathtub enclosure(s).O.B.C. 2012, 9.6.1.4.(6) -TYP



The number of studs in a wall directly below a girder truss or roof beam shall conform to OBC Part 9 Tables A-34 to A-37 and 9.23.10.7. Structural engineer to confirm.

**STRUCTURAL SCHEDULE**

BBFM S.B.	BEAM BY FLOOR MANUF SOLID BEARING

**WOOD STUD WALL FRAMING SCHEDULE**

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LVL4	4PLY	-
LVL5	1PLY	1-3/4"x9-1/2"
LVL6	2PLY	-
LVL7	3PLY	-
LVL8	4PLY	-
LVL9	1PLY	1-3/4"x11-7/8"
LVL10	2PLY	-
LVL11	3PLY	-
LVL12	4PLY	-
LVL13	1PLY	1-3/4"x14"
LVL14	2PLY	-
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LVL16	4PLY	-

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O.B.C.: To, Jonathan 24/Jun/2023

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Apr. 6, 2023  
PROVINCE OF ONTARIO

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**PROJECT**

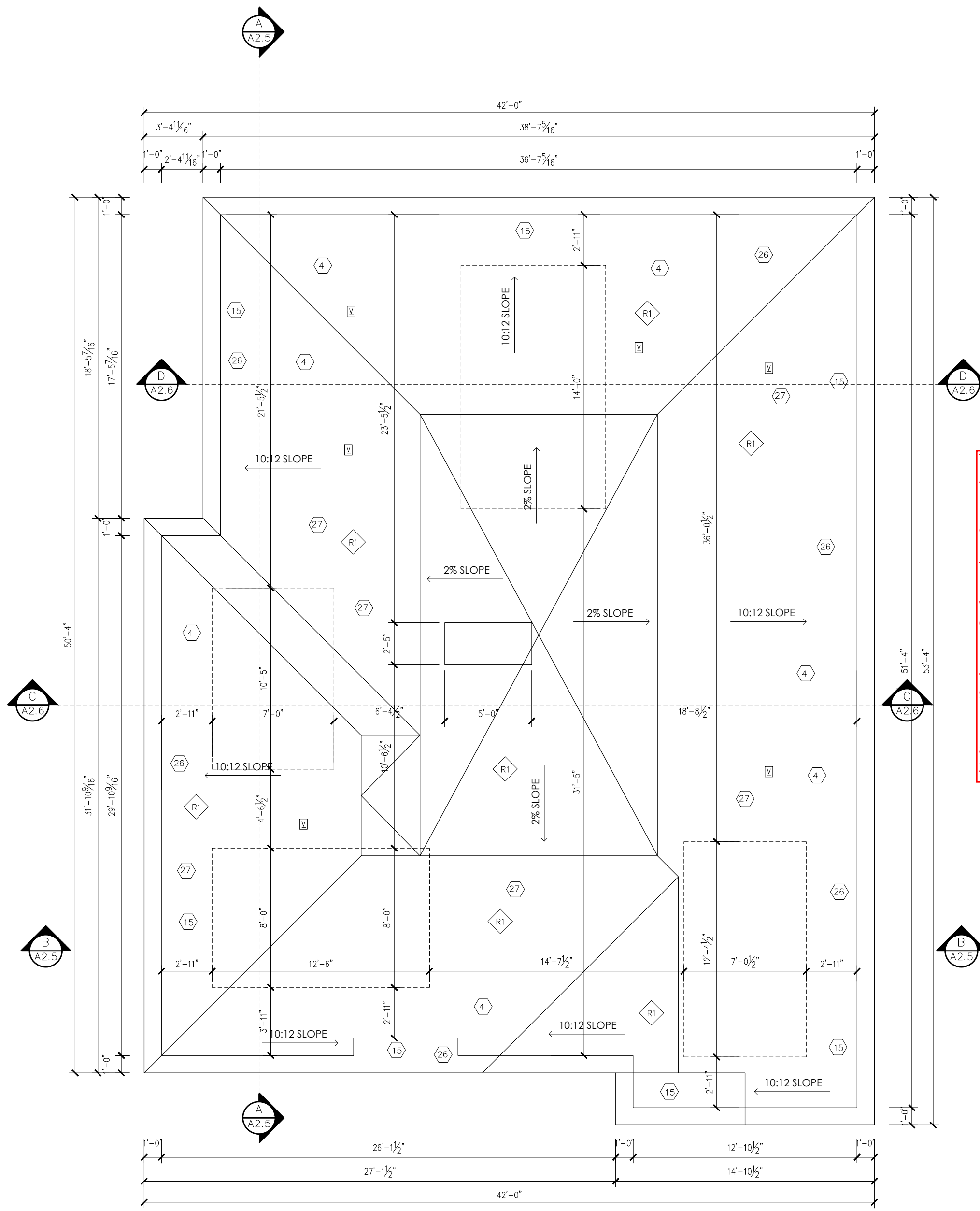
35 BOTFIELD DRIVE,  
TORONTO, ON

**PAGE**

SECOND FLOOR PLAN

APPROVED BY:	TS	<b>A1.4</b>
DATE:	APR. 2023	
SCALE:	1/16"=1'-0"	
PROJECT No.	2022SE129	





The unobstructed vent area shall be not less than 1/300 of the insulated ceiling area.

Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area shall be not less than 1/150 of the insulated ceiling area.

Required vents are permitted to be roof type, eave type, gable-end type or any combination of them, and shall be distributed uniformly on opposite sides of the building, with not less than 25% of the required openings located at the top of the space, and with not less than 25% of the required openings located at the bottom of the space.

Vents shall comply with CAN3-A93-M, "Natural Airflow Ventilators for Buildings"

**TYPICAL ROOF CONSTRUCTION NOTES:**  
All roofing material shall conform to the standards listed in OBC 2012 9.26.2 and the slope application limits for the roofing materials must comply with table 9.26.3.1.

The weight of all the proposed roof assemblies including the finished roofing material must comply with the designed dead loads specified in the engineered roof truss drawings.

Roof areas with slopes less than 1:6 (>9.5%) must be finished with built-up roofing membranes OBC 2012 9.26.11.

Flashing required at all intersections between roofs and walls that rise above the roof as required in OBC 2012 9.26.4.

Eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall.

**TYPICAL TRUSS NOTE**  
TRUSSES TO COMPLY WITH TRUSS DESIGNERS PLAN STAMPED BY P.ENG OF ONTARIO  
TRUSS LAYOUT IS FOR ILLUSTRATION ONLY. TRUSS COMPANY SHALL PROVIDE THE LAYOUT BASED ON THEIR DESIGN AND RESTRICTION OF TRUSS SIZE  
WHEN TRUSS LAYOUT IS DIFFERENT FROM WHAT IS SHOWN ON PERMIT PLANS, (AS WELL AS SOLID BEARING INCLUDED) AND GIRDER TRUSS IS SITTING ON WINDOW LINTEL, AFFECTED MEMBERS SHALL BE DESIGNED BY TRUSS MANUFACTURER.

ROOF VENT AREA	
ROOF AREA -	2096 S.F.
PITCHED ROOF VENT AREA RATIO -	1:300
REQUIRED ROOF VENTS -	6.99 VENTS

**Toronto Building**  
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23 136562 BLD 00

ZONING	Archer, Hensley	09/Jun/2023
O.B.C.	To, Jonathan	24/Jun/2023
FIRE SERVICES		
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**SEALS**

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EMAIL: TRAVIS@SCHILLERCO.CA

**CLIENT**  
PRIVATE RESIDENCE

**PROJECT**  
35 BOTFIELD DRIVE,  
TORONTO, ON

**PAGE**  
ROOF PLAN

APPROVED BY:	TS	<b>A1.5</b>
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SCALE:	1/16"=1'-0"	
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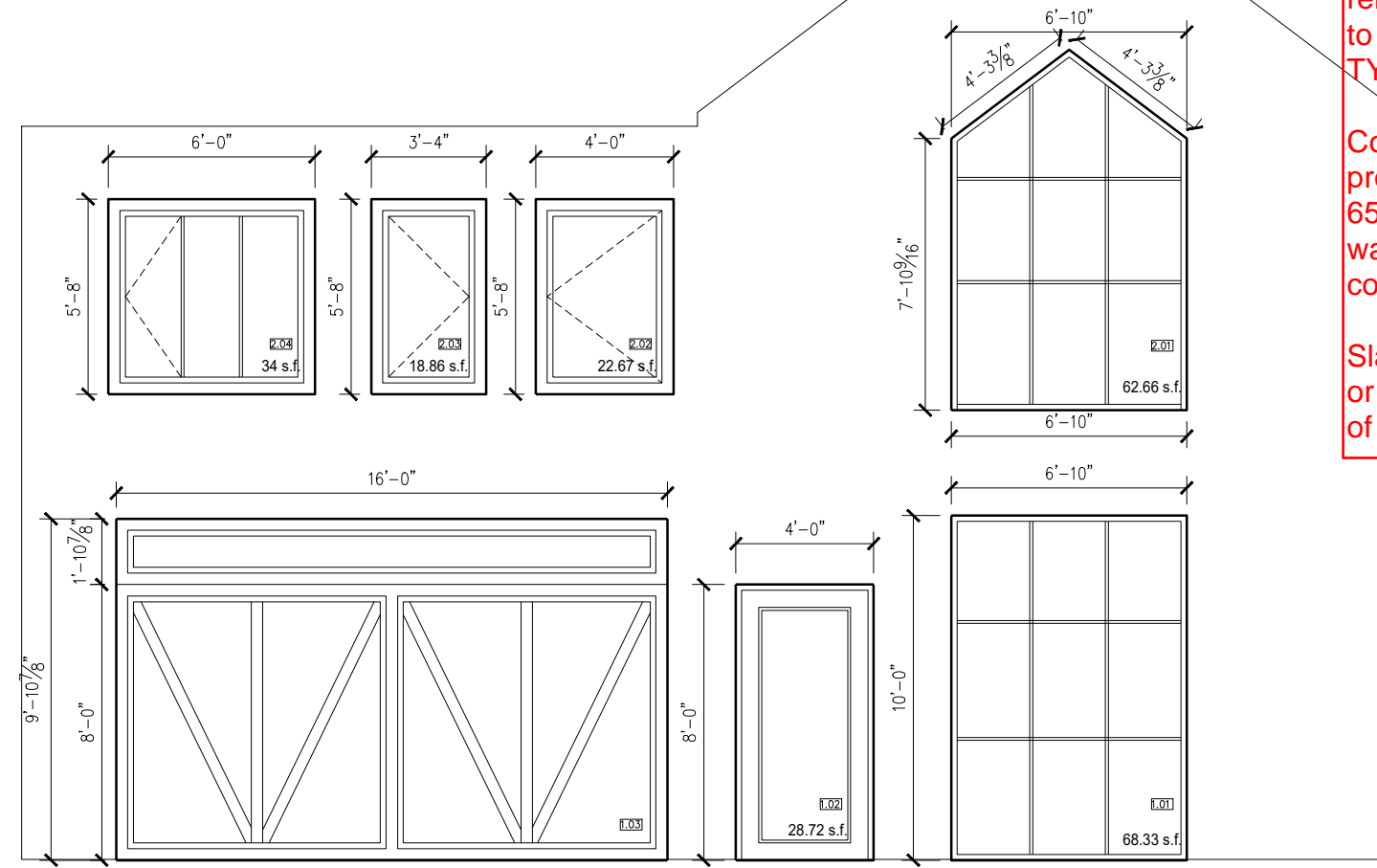


CALCULATIONS FOR UNPROTECTED OPENINGS - EAST ELEVATION				
WALL SECTION	AREA OF EXPOSING FACE	SET BACK	%OPENINGS ALLOWED	AREA OF PROPOSED UNPROTECTED OPENINGS
A	937.42 SF 87.10 SM	7.81M	100% OF 937.42 = 937.42 SF	227.34 SF (24.24%)

**MASONRY VENEER/CLADDING NOTES - TYP:**  
Masonry over openings shall be supported by steel, reinforced concrete lintels or masonry arches designed to support the imposed loads OBC 2012 9.20.5.2 - TYP.

Cornices, sills or other trim of masonry material that project beyond the wall face shall have not less than 65% of their mass, but not less than 90mm, within the wall or shall be adequately anchored to the wall with corrosion-resistant anchors. OBC 2012 9.20.11.5.

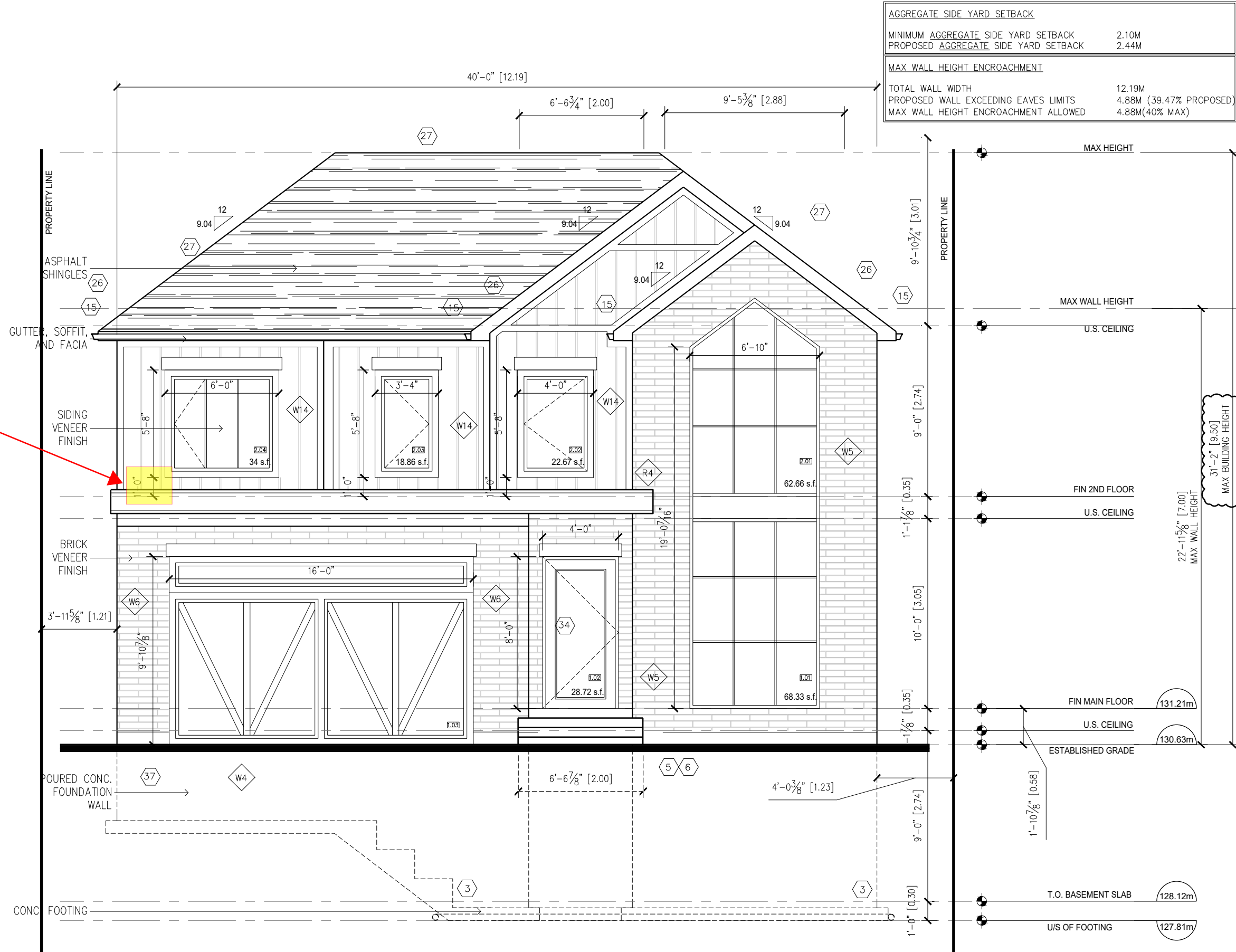
Slab and panel facings of precast concrete and natural or artificial stone shall conform to CSA S304.1 "Design of Masonry Structures" as per OBC 2012 9.20.6.6.



AGGREGATE SIDE YARD SETBACK	
MINIMUM AGGREGATE SIDE YARD SETBACK	2.10M
PROPOSED AGGREGATE SIDE YARD SETBACK	2.44M
MAX WALL HEIGHT ENCROACHMENT	
TOTAL WALL WIDTH	12.19M
PROPOSED WALL EXCEEDING EAVES LIMITS	4.88M (39.47% PROPOSED)
MAX WALL HEIGHT ENCROACHMENT ALLOWED	4.88M(40% MAX)

Where the top surface of the window sill is located 480 mm or less above the finished floor on one side of the openable window, or where the window sill is more than 480 mm above the finished floor and is located 1 800 mm or greater above the floor or ground on the other side, it shall be protected by a guard or a mechanism capable of controlling the free swinging or sliding of the openable part of the window so as to limit any clear unobstructed opening to a size that will prevent the passage of a sphere having a diameter more than 100 mm. [OBC 9.8.8.1.(5)&(6)]

Step footings: The vertical rise between horizontal portions shall be 600 mm [2'] maximum, and the horizontal distance between risers shall be 600 mm [2'] minimum



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35 BOTFIELD DRIVE,  
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**PAGE**

WEST FRONT ELEVATION

APPROVED BY:	TS	<b>A2.1</b>
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**TORONTO Building**

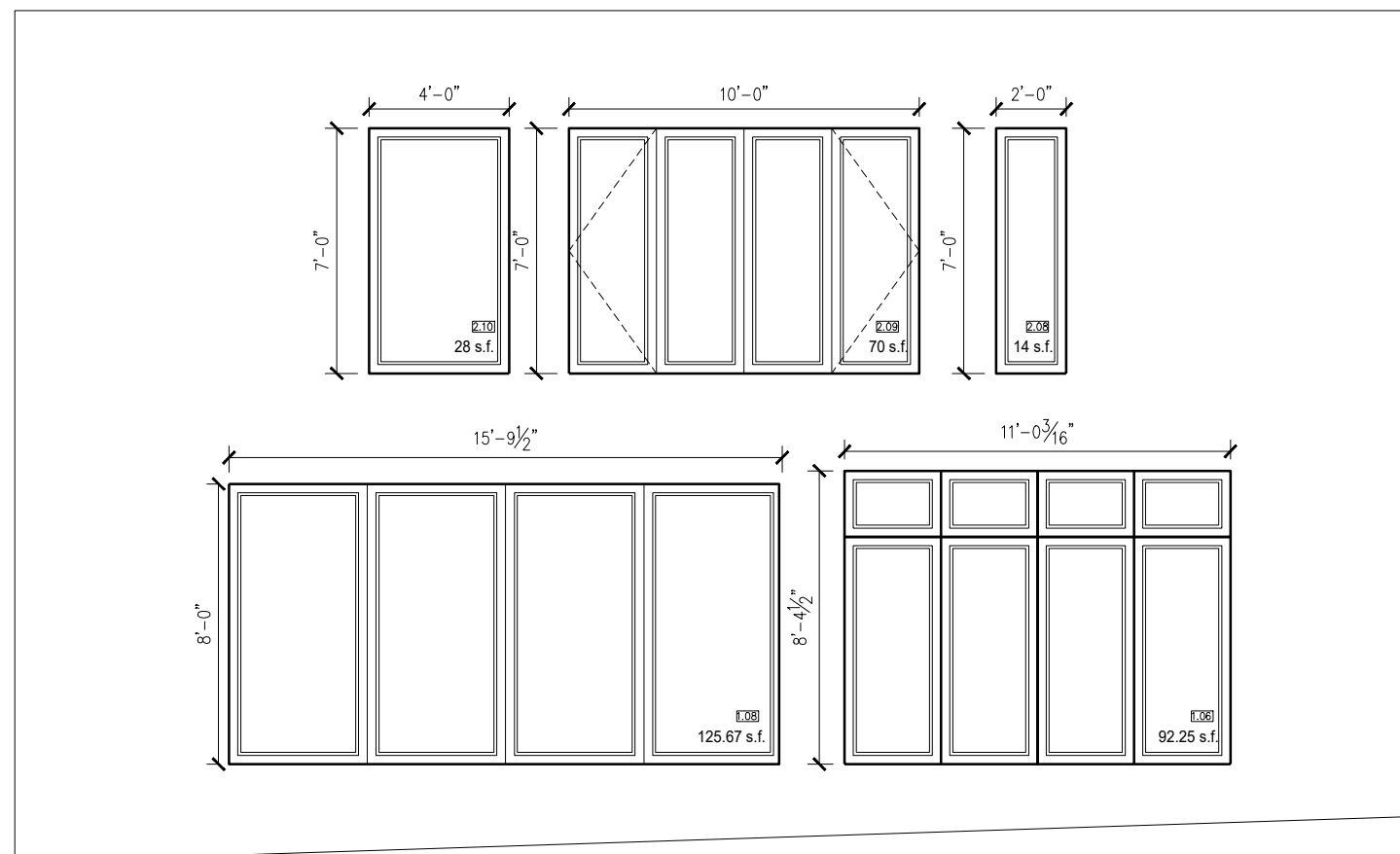
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O.B.C.	To, Jonathan	24/Jun/2023
FIRE SERVICES		
O.B.C. (S)		



CALCULATIONS FOR UNPROTECTED OPENINGS - EAST ELEVATION				
WALL SECTION	AREA OF EXPOSING FACE	SET BACK	%OPENINGS ALLOWED	AREA OF PROPOSED UNPROTECTED OPENINGS
A	946.45 SF 87.93 SM	20.87M	100% OF 946.45 = 946.45 SF	329.92 SF (34.86%)



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2	OCT. 14, 2022	ISSUED MV. APP. + FORESTRY APP.
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5	MAR. 20, 2023	ISSUED FOR CO-ORDINATION
6	MAR. 30, 2023	ISSUED FOR FORESTRY CLEARANCE
7	APR. 3, 2023	ISSUED FOR ZONING CERTIFICATE
8	APR. 6, 2023	ISSUED FOR PERMIT

**SEALS**



340 CHURCH ST.,  
OAKVILLE, ON L6J 1P1  
PHONE: 905-822-1666  
EMAIL: TRAVIS@SCHILLERCO.CA

**CLIENT**

PRIVATE RESIDENCE

**PROJECT**

35 BOTFIELD DRIVE,  
TORONTO, ON

**PAGE**

EAST REAR ELEVATION

APPROVED BY:	TS
DATE:	APR. 2023
SCALE:	3/16"=1'-0"
PROJECT No.	2022SE129

**A2.2**



PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

23 136562 BLD 00

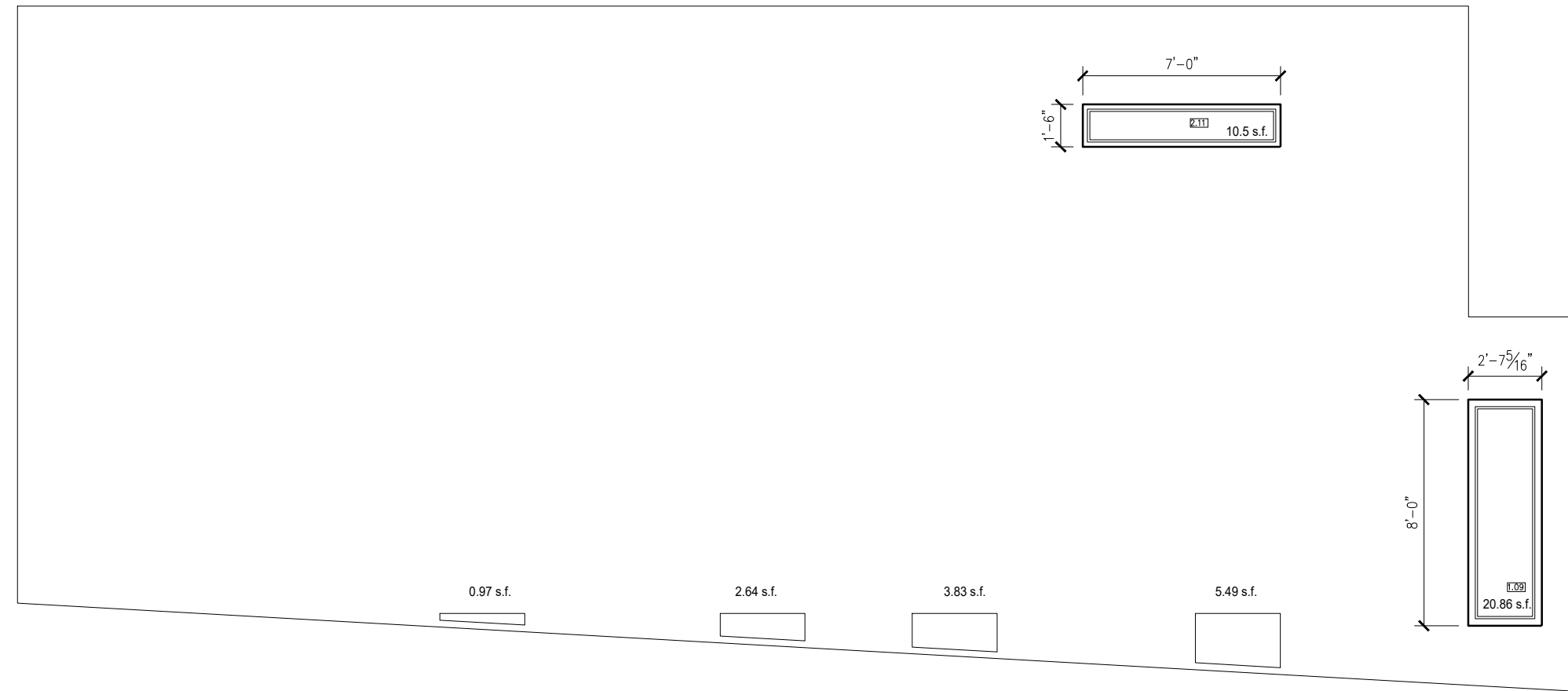
ZONING	Archer, Hensley	09/Jun/2023
O.B.C.	To, Jonathan	24/Jun/2023
FIRE SERVICES		
O.B.C. (S)		



23 136562 BLD 00

ZONING	Archer, Hensley	09/Jun/2023
O.B.C.	To, Jonathan	24/Jun/2023
FIRE SERVICES		
O.B.C. (S)		

WALL SECTION	AREA OF EXPOSING FACE	SET BACK	%OPENINGS ALLOWED	AREA OF PROPOSED UNPROTECTED OPENINGS
A	1213.10 SF 112.70 SM	1.20 M	7% OF 1213.10 = 84.92 SF	44.29 SF (3.7%)



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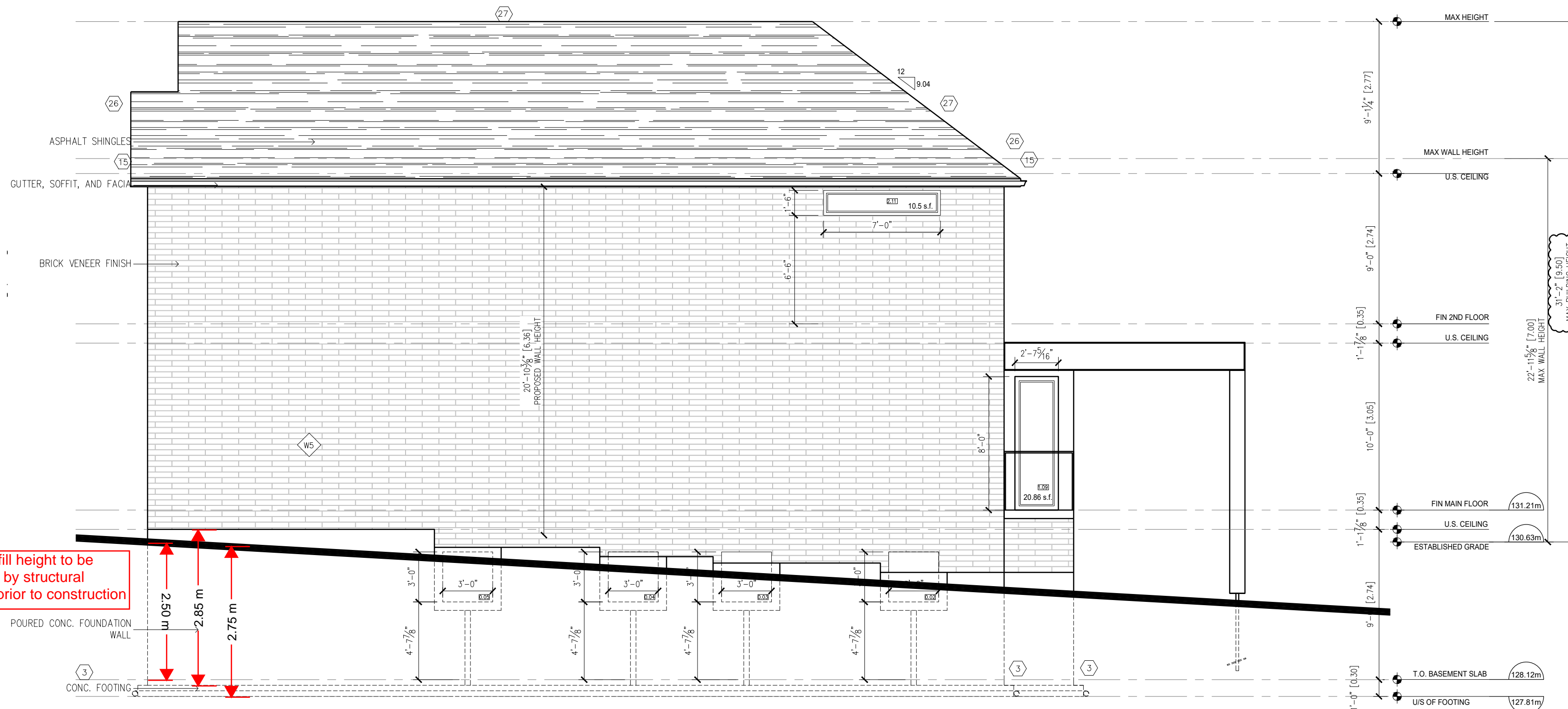
PROJECT

35 BOTFIELD DRIVE,  
 TORONTO, ON

PAGE

NORTH SIDE ELEVATION

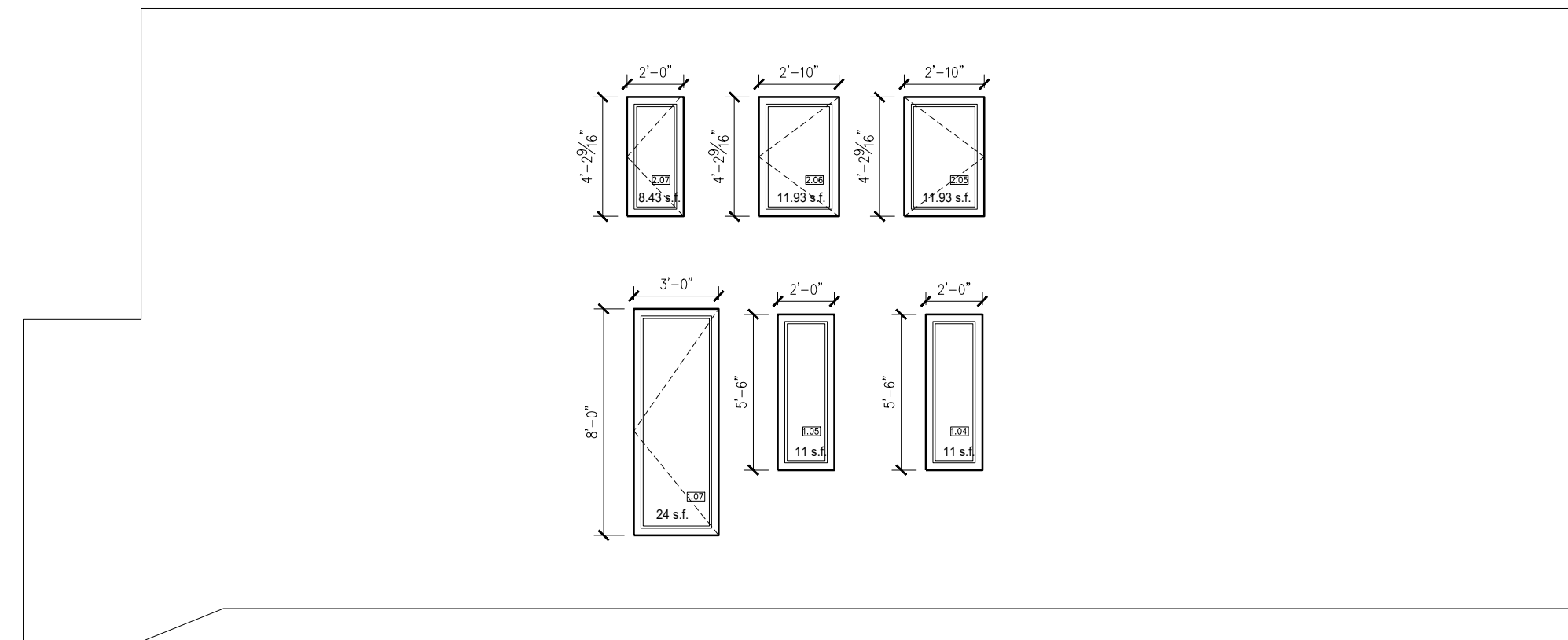
APPROVED BY:	TS	<b>A2.3</b>
DATE:	APR. 2023	
SCALE:	3/16" = 1'-0"	
PROJECT No.	2022SE129	



max backfill height to be confirmed by structural engineer prior to construction



CALCULATIONS FOR UNPROTECTED OPENINGS - NORTH ELEVATION				
WALL SECTION	AREA OF EXPOSING FACE	SET BACK	%OPENINGS ALLOWED	AREA OF PROPOSED UNPROTECTED OPENINGS
A	1137.79 SF 105.70 SM	1.20 M	7% OF 1137.79 = 79.65 SF	78.29 SF (6.8%)



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SEALS



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PRIVATE RESIDENCE

PROJECT

35 BOTFIELD DRIVE,  
TORONTO, ON

PAGE

SOUTH SIDE ELEVATION

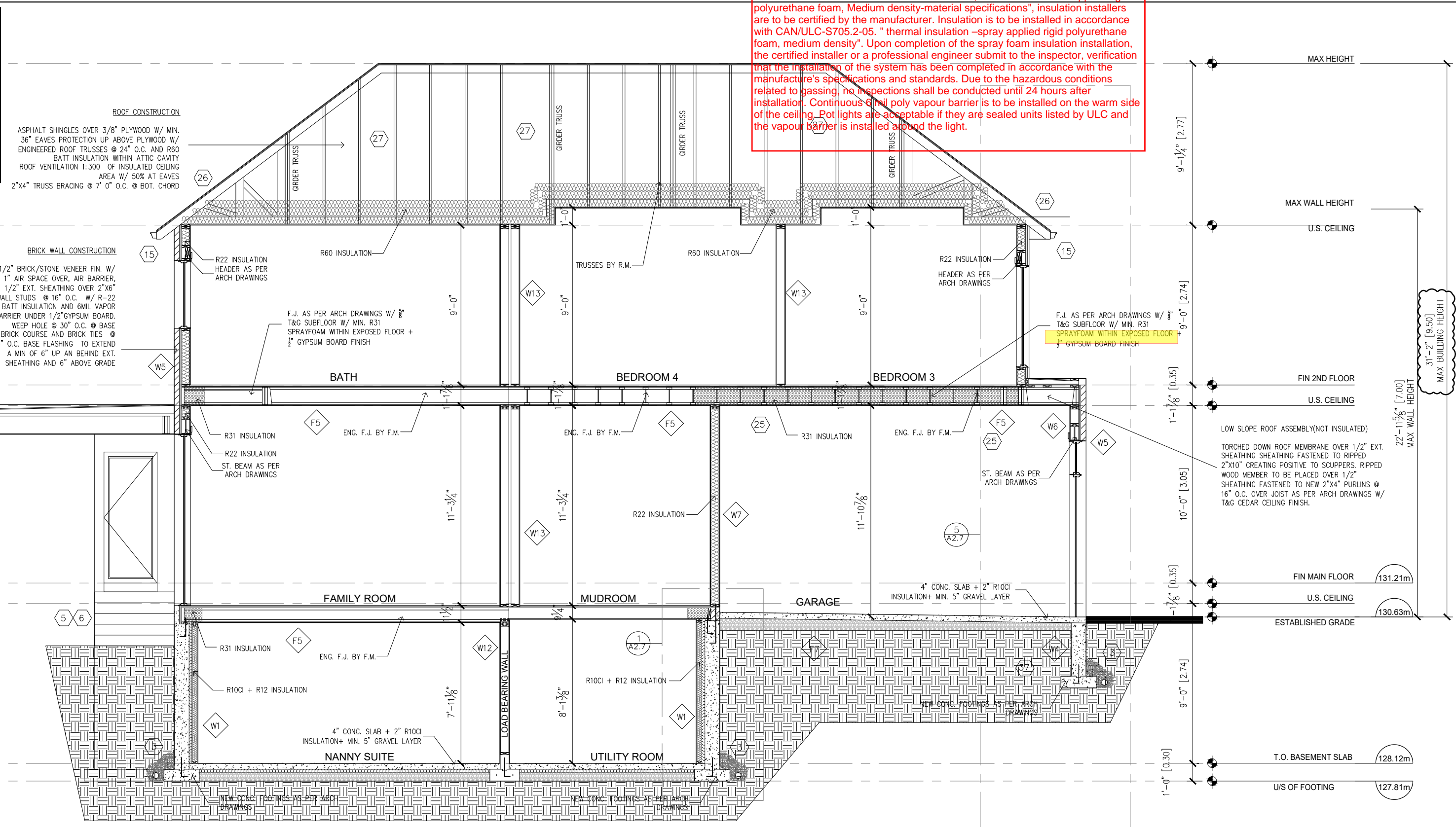
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DATE:	APR. 2023
SCALE:	3/16"=1'-0"
PROJECT No.	2022SE129

A2.4



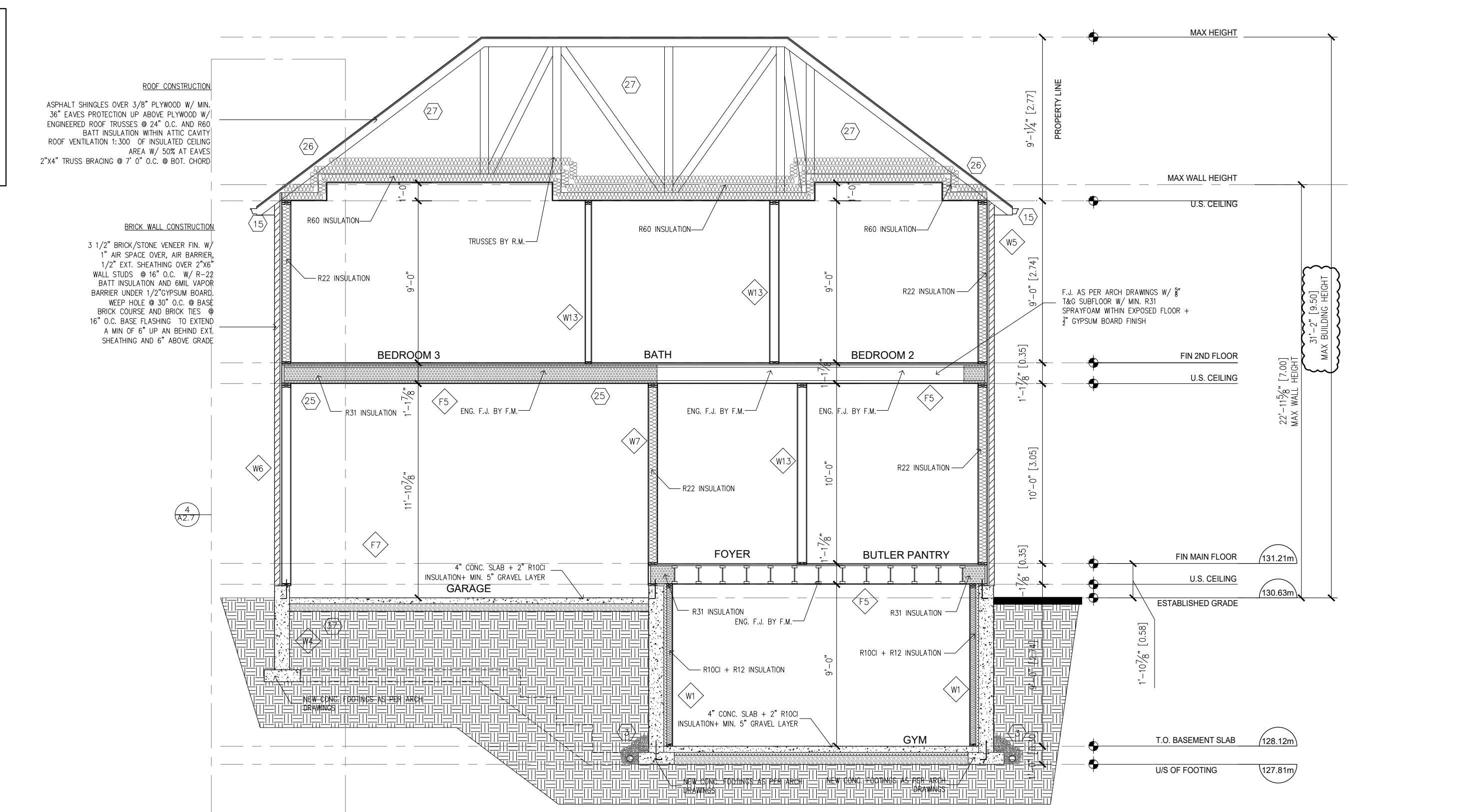


**TYPICAL TRUSS NOTE**  
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 WHEN TRUSS LAYOUT IS DIFFERENT FROM WHAT IS SHOWN ON PERMIT PLANS, (AS WELL AS SOLID BEARING INCLUDED) AND GIRDER TRUSS IS SITTING ON WINDOW LINTEL, AFFECTED MEMBERS SHALL BE DESIGNED BY TRUSS MANUFACTURER.



**Spray foam insulation:**  
 Roof insulation to conform to CAN/ULC-S705.1, "Thermal insulation applied rigid polyurethane foam, Medium density-material specifications", insulation installers are to be certified by the manufacturer. Insulation is to be installed in accordance with CAN/ULC-S705.2-05, "Thermal insulation -spray applied rigid polyurethane foam, medium density". Upon completion of the spray foam insulation installation, the certified installer or a professional engineer submit to the inspector, verification that the installation of the system has been completed in accordance with the manufacturer's specifications and standards. Due to the hazardous conditions related to passing the inspections shall be conducted until 24 hours after installation. Continuous spray poly vapour barrier is to be installed on the warm side of the ceiling. Pot lights are acceptable if they are sealed units listed by ULC and the vapour barrier is installed around the light.

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**SEALS**

**Toronto Building**  
 PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE  
 23 136562 BLD 00

**LICENSED PROFESSIONAL ENGINEER**  
 T. SCHILLER  
 100186874  
 Apr. 6, 2023  
 PROVINCE OF ONTARIO

ZONING: Archer, Hensley 09/Jun/2023  
 O.B.C.: To, Jonathan 24/Jun/2023  
 FIRE SERVICES: [Blank]  
 O.B.C. (S): [Blank]

**SE SCHILLER ENGINEERING INC.**

340 CHURCH ST.,  
 OAKVILLE, ON L6J 1P1  
 PHONE: 905-822-1666  
 EMAIL: TRAVIS@SCHILLERCO.CA

**CLIENT**

PRIVATE RESIDENCE

**PROJECT**

35 BOTFIELD DRIVE,  
 TORONTO, ON

**PAGE**

SECTION A AND B

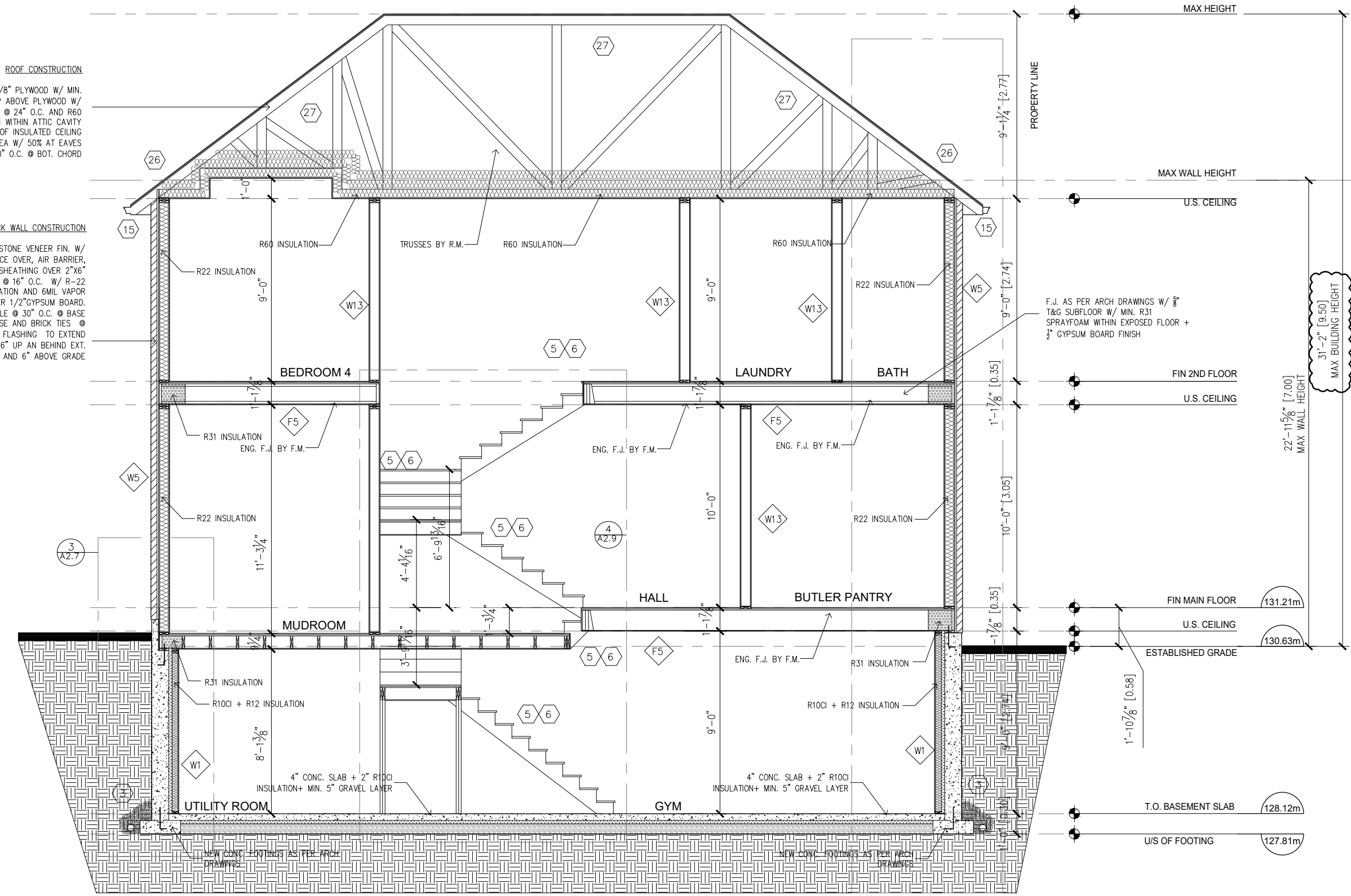
APPROVED BY:	TS	<b>A2.5</b>
DATE:	APR. 2023	
SCALE:	3/16"=1'-0"	
PROJECT No.	2022SE129	



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**ROOF CONSTRUCTION**  
 ASPHALT SHINGLES OVER 3/8" PLYWOOD W/ MIN. 36" EAVES PROTECTION UP ABOVE PLYWOOD W/ ENGINEERED ROOF TRUSSES @ 24" O.C. AND R60 BATT INSULATION WITHIN ATTIC CAVITY  
 ROOF VENTILATION 1:300 OF INSULATED CEILING AREA W/ 50% AT EAVES  
 2"x4" TRUSS BRACING @ 7' 0" O.C. @ BOT. CHORD

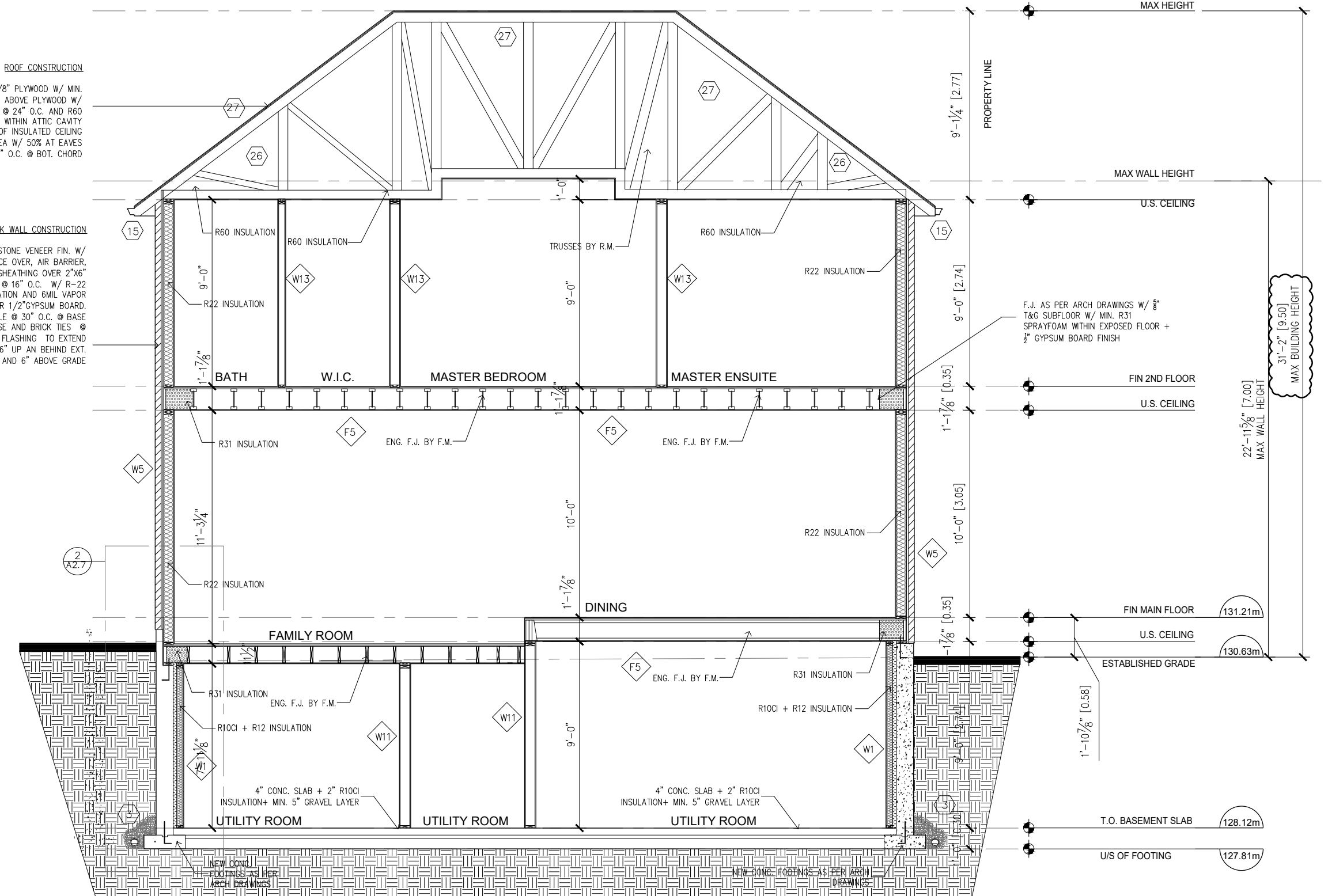
**BRICK WALL CONSTRUCTION**  
 3 1/2" BRICK/STONE VENEER FIN. W/ 1" AIR SPACE OVER, AIR BARRIER, 1/2" EXT. SHEATHING OVER 2"x6" WALL STUDS @ 16" O.C. W/ R-22 BATT INSULATION AND 6MIL VAPOR BARRIER UNDER 1/2" GYPSUM BOARD.  
 WEEP HOLE @ 30" O.C. @ BASE BRICK COURSE AND BRICK TIES @ 16" O.C. BASE FLASHING TO EXTEND A MIN. OF 6" UP AN BEHIND EXT. SHEATHING AND 6" ABOVE GRADE



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**SEALS**

**Toronto Building**  
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 23 136562 BLD 00

**LICENSED PROFESSIONAL ENGINEER**  
 T. SCHILLER  
 100186874  
 Apr. 6, 2023  
 PROVINCE OF ONTARIO

ZONING: Archer, Hensley 09/Jun/2023  
 O.B.C.:  
 FIRE SERVICES:  
 O.B.C. (S)

**SE SCHILLER ENGINEERING CO.**

340 CHURCH ST.,  
 OAKVILLE, ON L6J 1P1  
 PHONE: 905-822-1666  
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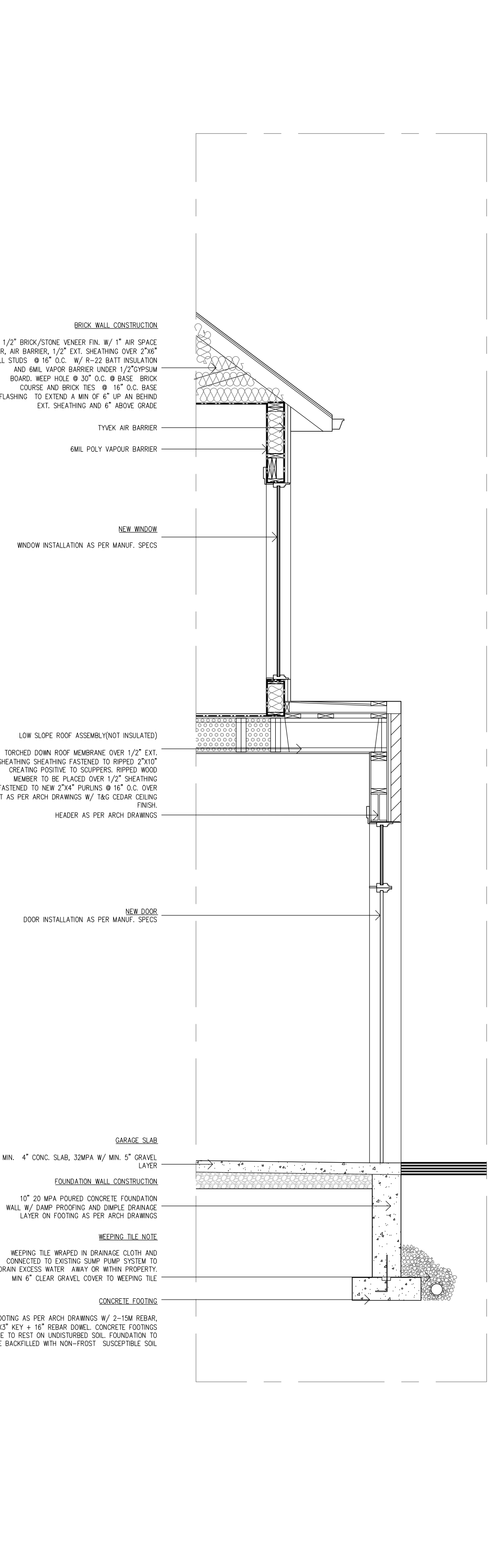
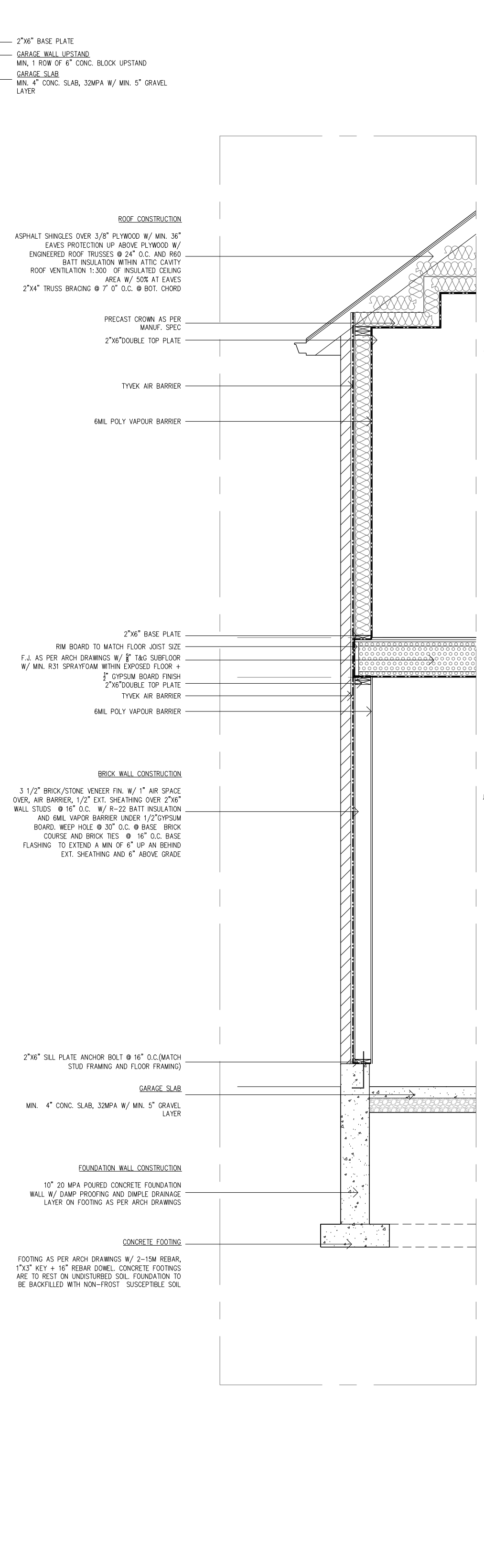
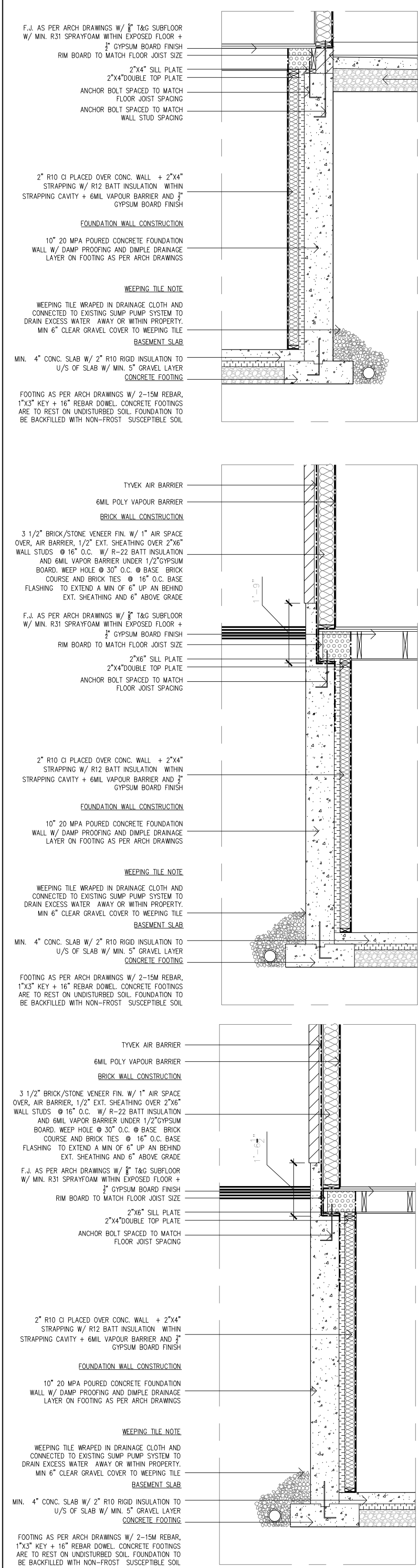
**CLIENT**  
 PRIVATE RESIDENCE

**PROJECT**  
 35 BOTFIELD DRIVE,  
 TORONTO, ON

**PAGE**  
 SECTION C AND D

APPROVED BY:	TS	<b>A2.6</b>
DATE:	APR. 2023	
SCALE:	3/16" = 1'-0"	
PROJECT No.	2022SE129	





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**SEALS**

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**PROJECT**

35 BOTFIELD DRIVE,  
TORONTO, ON

**PAGE**

WALL SECTIONS

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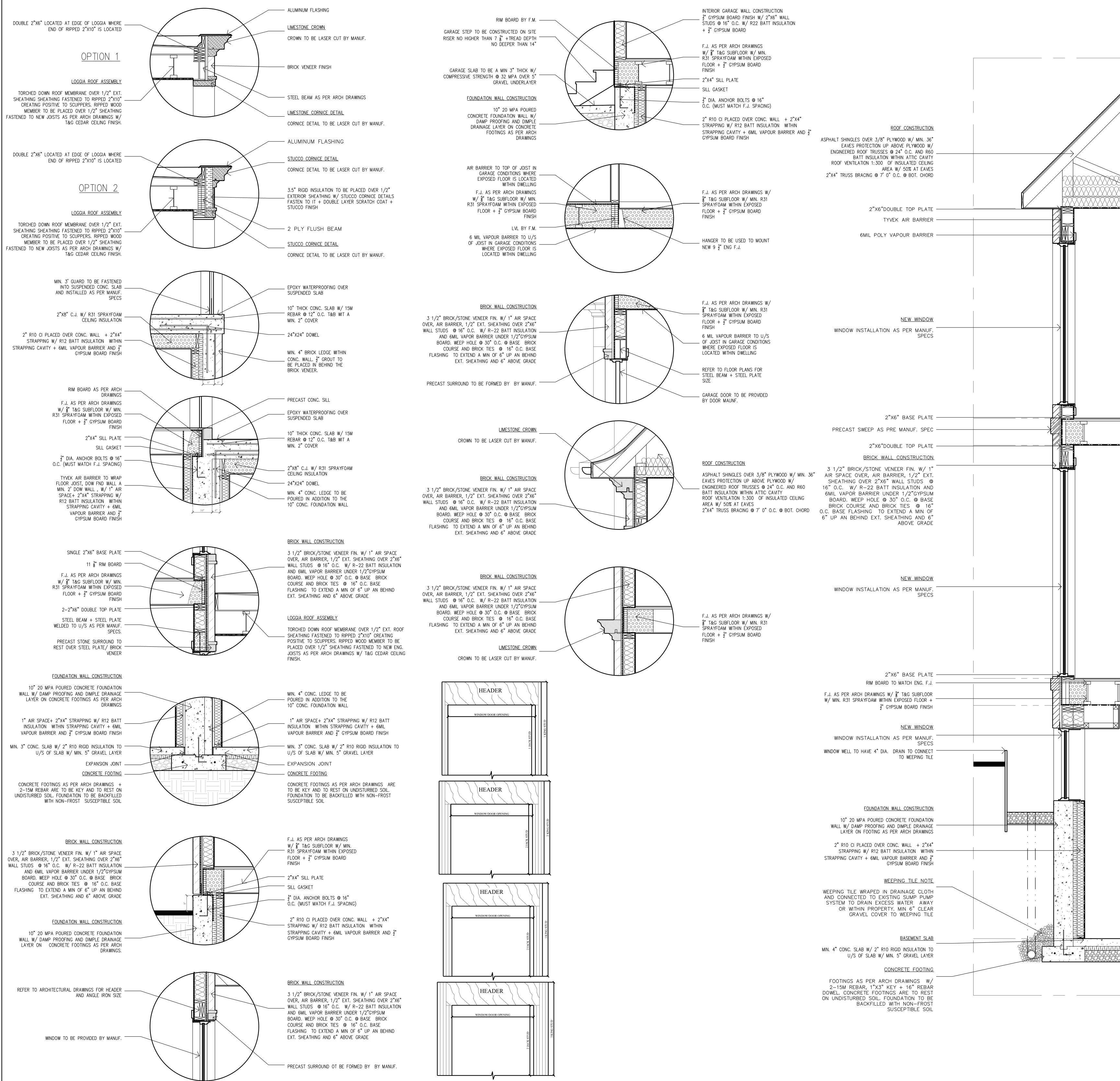
35 BOTFIELD DRIVE,  
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DETAILS

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PROJECT No.	2022SE129

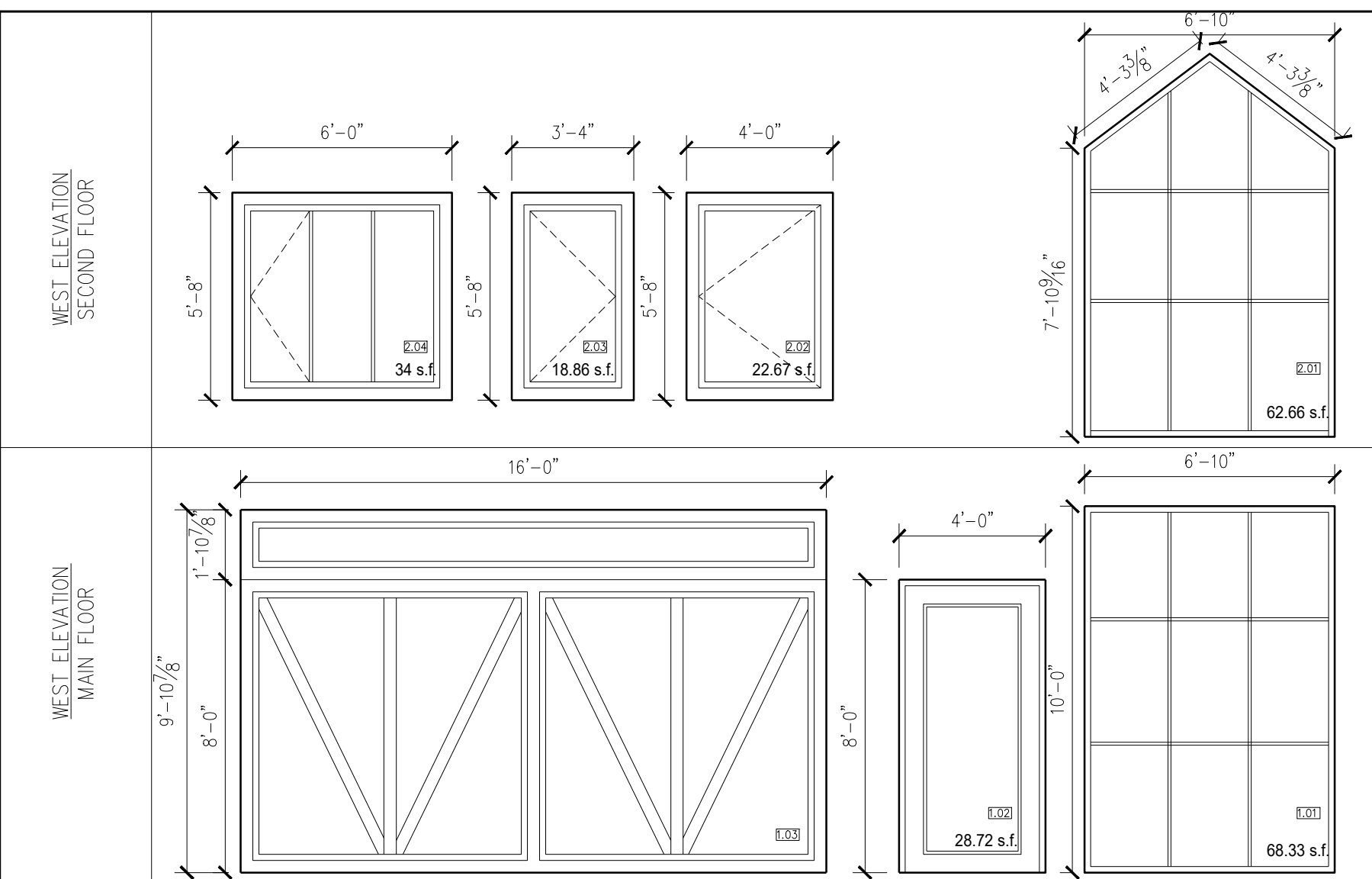
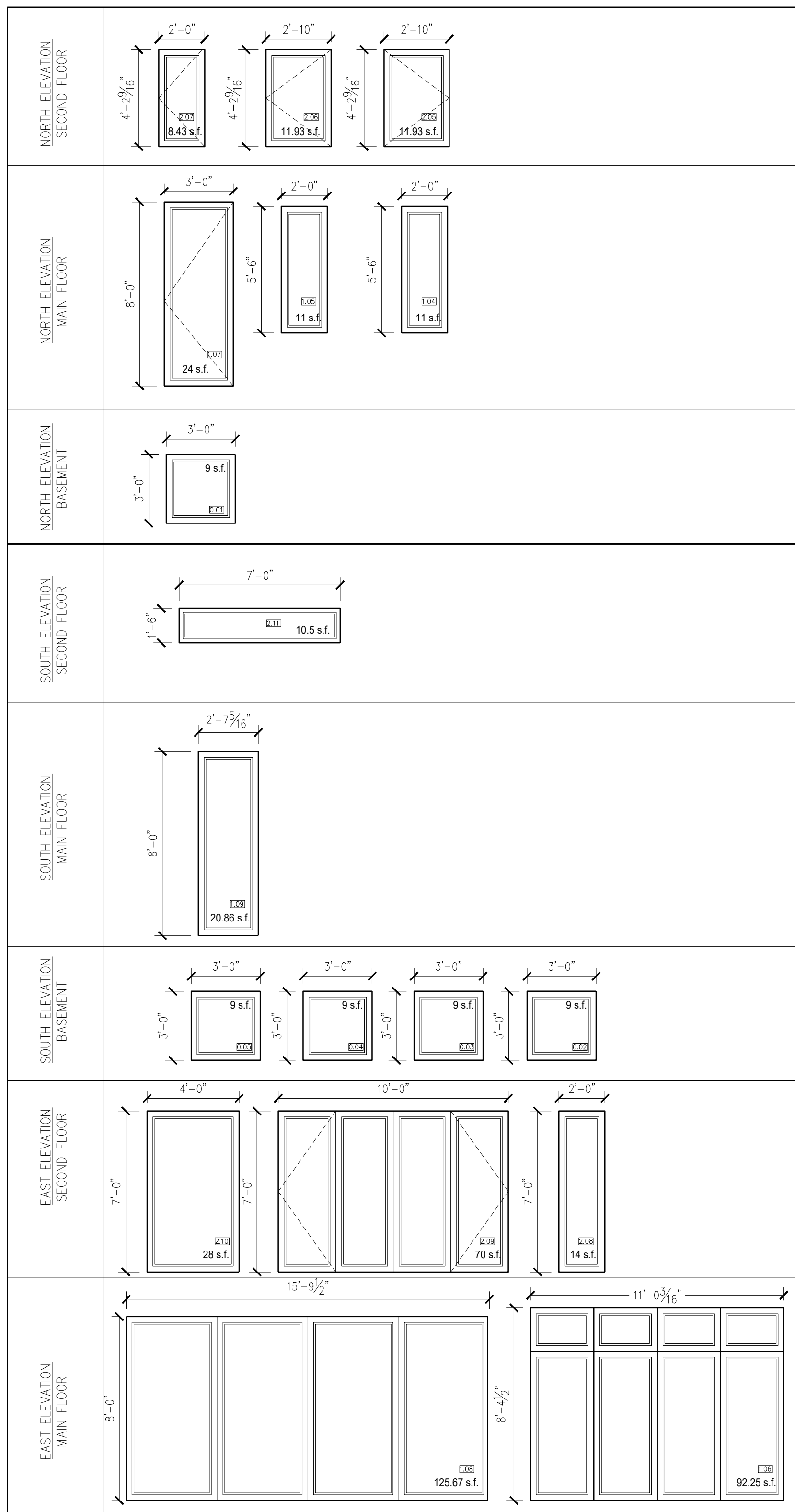
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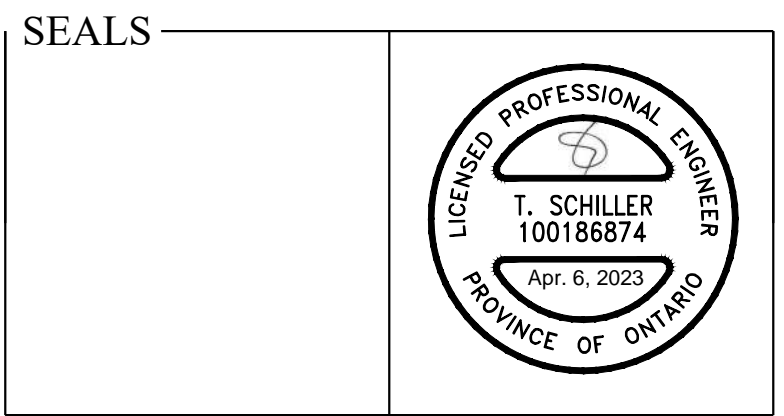


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**SE SCHILLER ENGINEERING LTD.**

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 OAKVILLE, ON L6J 1P1  
 PHONE: 905-822-1666  
 EMAIL: TRAVIS@SCHILLERCO.CA

**CLIENT**

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**PROJECT**

35 BOTFIELD DRIVE,  
 TORONTO, ON

**PAGE**

SCHEDULES

APPROVED BY:	TS	<b>A2.10</b>
DATE:	APR. 2023	
PROJECT No.	2022SE129	

**DOOR SCHEDULE**

DOOR NO.	DOOR SIZE		FLOOR PLAN	MATERIAL	DOOR TYPE
	WIDTH	LENGTH			
0.1	2' 8"	7' 0"	BASEMENT	WOOD	SINGLE
0.2	1' 10"	7' 0"	BASEMENT	WOOD	SINGLE
0.3	2' 6"	7' 0"	BASEMENT	WOOD	SINGLE
0.4	2' 6"	7' 0"	BASEMENT	WOOD	SINGLE
0.5	2' 6"	7' 0"	BASEMENT	WOOD	SINGLE
1.1	2' 8"	8' 0"	MAIN FLOOR	WOOD	SINGLE
1.2	2' 8"	8' 0"	MAIN FLOOR	WOOD	SINGLE
2.1	2' 8"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.2	2' 0"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.3	2' 6"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.4	2' 6"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.5	2' 6"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.6	2' 6"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.7	1' 8"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.8	2' 6"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.9	2' 0"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.10	2' 0"	7' 0"	2ND FLOOR	WOOD	SINGLE
2.11	2' 8"	7' 0"	2ND FLOOR	WOOD	SINGLE



# CONSTRUCTION ASSEMBLIES

## ROOF

**R1** SLOPED ROOF W ATTIC SPACE  
 ASPHALT SHINGLES ON  
 1/2" PLYWOOD ROOF SHEATHING  
 ROOF TRUSSES AS PER ARCHITECTURAL DRAWING;  
 ICE N WATER SHIELD MEMBRANE AT EAVES AND  
 VALLEYS;  
 MIN R60 BATT OR BLOWN IN INSULATION  
 6mil POLYETHYLENE VAPOUR BARRIER  
 1/2" DRYWALL CEILING FINISH

**R2** FLAT ROOF W ATTIC SPACE  
 2 PLY MODIFIED BITUMEN ROOFING MEMBRANE  
 3/4" PLYWOOD SHEATHING  
 2"x\_ PURLINS PERPENDICULAR TO ROOF TRUSSES,  
 CUT TO FORM 2% SLOPE ON  
 PRE-ENGINEERED PRE-FABRICATED WOOD ROOF  
 TRUSSES @ 2' MAX O.C.  
 R60 MIN BATT OR BLOWN IN INSULATION  
 6mil POLYETHYLENE VAPOUR BARRIER  
 1/2" DRYWALL CEILING FINISH

**R3** ROOF DECK OVER REAR PORCH  
 2PLY MODIFIED BITUMEN WATERPROOFING  
 MEMBRANE ON 1/2" PLYWOOD FLOOR SHEATHING ON  
 2X\_ PURLINS PERPENDICULAR TO ROOF JOISTS  
 ROOF JOISTS AS PER PLAN  
 1X4 T&G V GROOVE CEDAR BOARD CEILING FINISH

**R4** ROOF OVER FRONT PORCH  
 2PLY MODIFIED BITUMEN WATERPROOFING MEMBRANE  
 ON 1/2" PLYWOOD FLOOR SHEATHING ON 2X\_ @16"OC  
 PURLINS CUT TO FORM 2% SLOPE TO SCUPPER ON  
 SUSPENDED CONCRETE SLAB; CONC THICKNESS &  
 REINF AS PER STRUCT SCHEDULE  
 2X\_ WD STRAPPING AS REQUIRED ON U.S. CONC;  
 1X4 T&G V GROOVE CEDAR BOARD CEILING FINISH

## FLOOR

**F1** BASEMENT CONCRETE SLAB ON GRADE W RADIANT  
 HEATING  
 4" CONCRETE SLAB ON GRADE W EMBEDDED  
 RADIANT HEATING TUBING; REINFORCING AS  
 SPECIFIED BY RADIANT HEATING MANUF;  
 6mil POLYETHYLENE VAPOUR BARRIER ON  
 2" R10 RIGID INSULATION  
 6" GRANULAR FILL 'A' ON  
 UNDISTURBED SOIL OR  
 COMPACTABLE MATERIAL

**F2** REAR PORCH EXTERIOR SLAB ON GRADE  
 FLAG STONE ON MORTAR BED ON  
 POURED CONCRETE SLAB W THICKNESS  
 & REINFORCING AS INDICATED ON PLANS;  
 6MIL POLYETHYLENE VAPOUR BARRIER  
 2" RIGID INSULATION  
 MIN 12" GRANULAR FILL 'A' ON  
 UNDISTURBED SOIL OR  
 COMPACTABLE MATERIAL

**F3** FRONT PORCH EXTERIOR SUSPENDED SLAB  
 FLAG STONE ON MORTAR BED ON  
 POURED CONCRETE SLAB W THICKNESS &  
 REINFORCING AS INDICATED ON PLANS  
 BASEMENT SPACE BELOW

**F4** REAR PORCH EXTERIOR SUSPENDED SLAB  
 FLAG STONE ON MORTAR BED ON  
 POURED CONCRETE SLAB W THICKNESS &  
 REINFORCING AS INDICATED ON PLANS  
 2X\_ STRAPPING AS REQUIRED  
 1X4 T&G CEDAR BOARD CEILING FINISH

**F5** MAIN & SECOND FLOORS  
 FINISH FLOORING ON 3/4" T.&G. SPRUCE  
 PLYWOOD SUBFLOOR GLUED & SCREWED TO  
 FLOOR JOISTS AS INDICATED ON PLANS  
 1/2" DRYWALL CEILING FINISH (EXCEPT IN  
 UNFINISHED BASEMENT)

**F6** BASEMENT CONCRETE SLAB ON GRADE –  
 INTERIOR SERVICE  
 (4") CONC. SLAB ON GRADE + 6MIL  
 POLYETHYLENE DAMP PROOFING ON 150 MM  
 (6") CRUSHED STONE ON UNDISTURBED SOIL OR  
 COMPACTED FILL. ; SEE STRUCT SCHEDULE FOR  
 CONC SPEC

**F7** EXTERIOR SERVICE CONCRETE SLAB ON GRADE  
 (C.S.O.G.)  
 MIN. 100mm (5") CONCRETE SLAB—ON—GRADE  
 ON 125mm (5") CRUSHED STONE, REINFORCED  
 WITH 6 x 6—W2.9 x W2.9 MESH AND SUCH  
 REINFORCEMENT SHALL BE LOCATED NEAR  
 MID—DEPTH OF SLAB. CONC. STR. 32 MPa  
 (4650 psi )AND WITH 5—8%% AIR  
 ENTRAINMENT. 75mm (3") MIN. SLAB BEARING  
 @ PERIMETER.

**F8** EXTERIOR SERVICE CONCRETE SLAB ON GRADE  
 (C.S.O.G.)  
 100 mm (4") CONC. SLAB SLOPE TO FLOOR  
 DRAINS. CONC. STRG. 32 MPA. (4650 PSI)  
 WITH 5—8 %% AIR ENTRAINMENT. MOISTURE  
 BARRIER ON 6" CRUSHED STONE FILL BENEATH  
 SLAB TO BE COMPACTED TO PROVIDE UNIFORM  
 SUPPORT.

## WALL

**W15** RAINSCREEN EXTERIOR EIFS STUCCO WALL FINISH –  
 1 1/2" INSUL  
 DUROCK EIFS SYSTEM, CCMC REPORT NO. 12969–R  
 OR EQUAL  
 DuROCK STUCCO FINISH, PRIMER & PREP COAT ON  
 FIBREGLASS REINFORCING MESH ON  
 2" DUROCK SHAPED & GROOVED RIGID INSULATION  
 ON  
 DuROCK TROWEL APPLIED ADHESIVE ON  
 DuROCK BEAR COAT AIR / MOISTURE BARRIER OR  
 TYVEK STUCCO WRAP  
 ON 1/2" PLYWOOD WALL SHEATHING  
 2"x6" WOOD FRAMING @ 16" o.c.  
 MIN R19 BATT INSULATION  
 6mil POLYETHYLENE VAPOUR BARRIER  
 1/2" DRYWALL

**W16** BASEMENT FOUNDATION WALL – EXTERIOR INSULATION  
 DRAINAGE COURSE COMPRISED OF EITHER 3/4" MINERAL  
 FIBRE INSULATION OR MIN 4" OF FREE DRAINING  
 BACKFILL OR DIMPLE MAT SHEET DRAIN AS PER  
 9.14.2 OBC  
 4" MIN R20 RIGID INSULATION  
 BITUMINOUS DAMP PROOFING  
 POURED CONCRETE WALL  
 THICKNESS/REINFORCING AS INDICATED ON PLANS  
 15# BUILDING PAPER  
 2"x4" WOOD STRAPPING ON FLAT @ 16" o.c.  
 1 1/2" MIN R5 RIGID INSULATION BETWEEN STRAPPING  
 1/2" DRYWALL

**W17** EXTERIOR WALL W COMBUSTIBLE OR  
 NON-COMBUSTIBLE CLADDING LESS THAN 1.2m  
 BUT NOT LESS THAN 0.6M TO PROPERTY LINE –  
 AS PER OBC 9.10.15.5 W 45 MIN. F.R.R. –  
 SIMILAR TO EW1b IN SUPPLEMENTARY STANDARD  
 SB3.)

CONSTRUCTION OF WALLS AS PER W5, W15, W16  
 EXCEPT AS PER THE FOLLOWING: . REPLACE  
 BATT INSULATION W MINERAL FIBRE BATT  
 INSULATION CONFORMING TO CAN/ULC–S702 AND  
 HAVING A MASS OF 4.8 kg/m2 FOR 150mm  
 THICKNESS & 2.8 kg/m2 FOR 89mm  
 THICKNESS, 12.7mm (1/2") TYPE 'X' INT.  
 DRYWALL FINISH.

**W18** EXTERIOR WALL W NON-COMBUSTIBLE CLADDING  
 LESS THAN 0.6m TO PROPERTY LINE AS PER  
 OBC 9.10.15.5 W MIN 45 MIN F.R.R. – SIMILAR  
 TO EW1b IN SUPPLEMENTARY STANDARD SB3)  
 CONSTRUCTION OF WALLS AS PER W5 EXCEPT  
 THE FOLLOWING:  
 REPLACE BATT INSULATION W MINERAL FIBRE  
 INSULATION CONFORMING TO CAN/ULC–S702 AND  
 HAVING A MASS OF 4.8 kg/m2 FOR 150mm  
 THICKNESS & 2.8 kg/m2 FOR 89mm THICKNESS,  
 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH,

**W7** INSULATED INTERIOR WALL @ GARAGE –  
 W GASPROOF SEAL  
 5/8" DRYWALL (TAPE & SEAL ALL JOINTS W  
 MIN 2 COATS JOINT COMPOUND; CAULK ALL  
 WALL PENETRATIONS W ACOUSTIC CAULK);  
 SHEET AIR BARRIER ON  
 1" MIN R5 CONTINUOUS RIGID INSULATION ON  
 1/2" PLYWOOD WALL SHEATHING  
 2"x6" WOOD STUD FRAMING @ 16" o.c.  
 MIN R19 BATT INSULATION  
 6 MIL POLYETHYLENE VAPOUR BARRIER  
 1/2" DRYWALL

**W8** INSULATED STONE WALL AT FRONT WALL  
 3 1/2" STONE VENEER  
 1/2" – 3/4" MORTAR JOINT  
 6" CONCRETE BLOCK BACKUP  
 AIR SPACE AS PER PLAN  
 SHEET AIR BARRIER  
 MIN R5 RIGID INSULATION  
 2X6@16"OC WD STUD FRAMING  
 1/2" GYPSUM BD WALL FIN

**W9** BAY WINDOW/DORMER/PANELLED WALL AT GARAGE  
 – NON INSULATED  
 3/4" CREZON/MDO ON 1X3 STRAPPING @16"OC ON 1/2"  
 PLYWD WALL SHEATHING  
 2X4 OR 2X6@16" OC STUD WALL FRAMING AS PER  
 PLAN  
 1/2" GYPSUM WALLBOARD

**W10** BAY WINDOW/DORMER/PANELLED WALL AT MASTER  
 ENSUITE  
 3/4" CREZON/MDO ON 1X3 STRAPPING @16"OC ON  
 MIN R5 CONTINUOUS RIGID INSULATION  
 1/2" PLYWD WALL SHEATHING  
 2X6@16" OC STUD WALL FRAMING AS PER PLAN  
 MIN R19 BATT INSULATION  
 6MIL POLYETHYLENE VAPOUR BARRIER  
 1/2" GYPSUM WALLBOARD

**W11** INTERIOR NON BEARING WALL IN BASEMENT  
 1/2" DRYWALL (unless noted otherwise)  
 2"x6"/2X4 WOOD STUD WALLFRAMING @ 1'-11" o.c.  
 (AS INDICATED ON PLANS)  
 W/ DAMP PROOFING @ BASE  
 1/2" DRYWALL  
 (unless noted otherwise)

**W12** INTERIOR LOAD BEARING WALL IN BASEMENT  
 1/2" DRYWALL  
 2"x6"/2X4 WD STUD WALLFRAMING @ 16" o.c.  
 (AS INDICATED ON PLANS)  
 2X6 SILL PLATE ANCHORED TO 1 COURSE OF 6"  
 CONCRETE BLOCK AS PER STRUCTURAL NOTE SN4 –  
 SEE STRUCT SCHED  
 1/2" DRYWALL

**W13** INTERIOR WALL – MAIN & 2ND FL  
 1/2" DRYWALL  
 2"x6"/2"x4" WOOD FRAMING @ 16" o.c.  
 AS INDICATED ON PLANS  
 1/2" DRYWALL

**W14** INSULATED WOOD SIDING EXTERIOR WALL FINISH –  
 2X6 WALL STUDS  
 WOOD SIDING AS PER PLANS ON  
 1X3 @16"OC STRAPPING (OR CEDAR BREATHER)  
 SHEET WEATHER BARRIER  
 MIN R5 1" RIGID INSULATION  
 1/2" PLYWOOD WALL SHEATHING  
 2"x6" WOOD STUD FRAMING @ 16" o.c.  
 MIN R19 BATT INSULATION  
 6mil POLYETHYLENE VAPOUR BARRIER  
 1/2" DRYWALL

**W1** BASEMENT FOUNDATION WALL – INTERIOR  
 INSULATION  
 DRAINAGE COURSE  
 BITUMINOUS DAMP PROOFING  
 POURED CONCRETE WALL  
 THICKNESS/REINFORCING  
 AS INDICATED ON PLANS  
 15# BUILDING PAPER  
 2" R10 CONTINUOUS RIGID INSULATION  
 2"x4" WOOD STRAPPING @ 16" o.c.  
 MIN R12 BATT INSULATION BETWEEN STUDS  
 1/2" DRYWALL

**W2** BASEMENT FOUNDATION WALL –  
 @ COLD ROOM – INTERIOR  
 POURED CONCRETE WALL  
 THICKNESS/REINFORCING  
 AS INDICATED ON PLANS  
 15# BUILDING PAPER  
 2" R10 CONTINUOUS RIGID INSULATION  
 2"x4" WOOD STRAPPING @ 16" o.c.  
 MIN R12 BATT INSULATION BETWEEN STUDS  
 1/2" DRYWALL

**W3** BASEMENT FOUNDATION WALL – @  
 COLD ROOM – EXTERIOR  
 DRAINAGE COURSE  
 BITUMINOUS DAMP PROOFING  
 POURED CONCRETE WALL  
 THICKNESS/REINFORCING  
 AS INDICATED ON PLANS

**W4** FOUNDATION WALL – FROST WALL  
 POURED CONCRETE FOUNDATION WALL;  
 THICKNESS & REINF AS PER ARCH PLANS

**W5** INSULATED BRICK VENEER/PRE-CAST WALL  
 – 2X6 WALL STUDS

3 1/2" BRICK VENEER OR PRE-CAST CONC  
 AS PER PLANS W 1" MIN AIR SPACE; METAL  
 TIES AS PER O.B.C. 9.20.9.5. WEEP HOLES @  
 31" o.c. as per OBC 9.20.13.8.  
 SHEET WEATHER BARRIER  
 1/2" PLYWOOD WALL SHEATHING  
 2"x6" WOOD STUD FRAMING @ 16" o.c.  
 AS PER PLAN  
 MIN R22 BATT INSULATION  
 6mil POLYETHYLENE VAPOUR BARRIER  
 1/2" DRYWALL;  
 PROVIDE THRU-WALL BASE FLASHING UP MIN.  
 6"BEHIND AIR BARRIER; MIN. 6" CLEARANCE  
 BETWEEN WD SILL PLATE AND GRADE.

**W6** NON-INSULATED BRICK VENEER WALL @  
 GARAGE – 2X6 WALL STUDS  
 3 1/2" BRICK VENEER AS INDICATED W 1" MIN  
 AIR SPACE; METAL TIES AS PER O.B.C.; WEEP  
 HOLES @ 32" o.c.  
 SHEET WEATHER BARRIER; 1/2" PLYWOOD  
 WALL SHEATHING; 2X6" WOOD STUD FRAMING  
 @ 16" o.c. AS PER PLAN  
 1/2" DRYWALL

## NOTES

THIS DRAWING, AS A SERVICE, IS PROVIDED BY AND FOR THE DESIGNER. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE PERMITS DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1	FEB. 21, 2022	ISSUED FOR ZONING REVIEW
2	OCT. 14, 2022	ISSUED MV. APP. + FORESTRY APP.
3	MAR. 6, 2023	ISSUED FOR NEIGHBOR REVIEW
4	MAR. 6, 2023	ISSUED FOR NEIGHBOR REVIEW
5	MAR. 20, 2023	ISSUED FOR CO-ORDINATION
6	MAR. 30, 2023	ISSUED FOR FORESTRY CLEARANCE
7	APR. 3, 2023	ISSUED FOR ZONING CERTIFICATE
8	APR. 6, 2023	ISSUED FOR PERMIT

## SEALS



**SE SCHILLER ENGINEERING**

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## CLIENT

PRIVATE RESIDENCE

## PROJECT

35 BOTFIELD DRIVE,  
 TORONTO, ON

## PAGE

CONSTRUCTION ASSEMBLIES

APPROVED BY:	TS	A3.1
DATE:	APR. 2023	
PROJECT No.	2022SE129	



# CONSTRUCTION NOTES

**29 SMOKE ALARMS:**

SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "STANDARD FOR SMOKE ALARMS", SHALL BE INSTALLED ON OR NEAR THE CEILING, AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, SO THAT:

1. IT IS WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.
2. THERE IS AT LEAST ONE SMOKE ALARM ON EACH FLOOR LEVEL, INCLUDING BASEMENTS, THAT IS 2'-11" OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL.
3. EACH BEDROOM IS PROTECTED BY A SMOKE ALARM EITHER INSIDE THE BEDROOM OR, IF OUTSIDE, WITHIN 16'-5", MEASURED FOLLOWING CORRIDORS AND DOORWAYS, OF THE BEDROOM DOOR AND IS AUDIBLE WITHIN THE BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, AND,
4. THE DISTANCE, MEASURED FOLLOWING CORRIDORS AND DOORWAYS, FROM ANY POINT ON A FLOOR LEVEL TO A SMOKE ALARM ON THE SAME LEVEL DOES NOT EXCEED 49'-3"

**30 CARBON MONOXIDE DETECTORS:**

CARBON MONOXIDE DETECTORS CONFORMING TO CAN/CGA-6.19, "RESIDENTIAL CARBON MONOXIDE DETECTORS", CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARM DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE DETECTORS" SHALL BE:

1. PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE DETECTOR.
2. WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS WITHIN THE SUITE, WHERE LOCATED WITHIN A SUITE OF RESIDENTIAL OCCUPANCY, AND,
3. EQUIPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA.

**31 SHOWER WET WALL PROTECTION OBC 9.29.10.4**

CERAMIC AND PLASTER TILE INSTALLED ON WALL AROUND BATHTUBS AND SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING. JOINTS BETWEEN WALL TILES AND BATHTUBS SHALL BE CAULKED WITH MATERIAL CONFORMING TO CGSB 19-GP-22M "SEALING COMPOUND, MILDEW RESISTANT FOR TUBS AND TILES"  
TYPICAL SHOWER WALL ASSEMBLY TO BE  
WOOD FRAMING @ 16" o.c. (LSL STUDS PREFERRED)  
6mil POLYETHYLENE MOISTURE BARRIER  
1/2" BACKER BOARD W LIQUID APPLIED WATERPROOFING LAYER  
WALL TILE

**32 FLUSH SHOWER BASIN**

PROVIDE SHOWER TILE BASIN FLUSH WITH ADJACENT TILED FLOOR AREA; FLOOR FRAMING TO BE DROPPED AS PER DRAWINGS TO ALLOW FOR INSTALLATION OF DRY PACK SHOWER DRAIN AND P TRAP

**33 CURBED SHOWER BASIN**

PROVIDE 3-2X6 (2X4) WD PLATES AROUND PERIMETER OF SHOWER BASIN TO FORM CURB

**34 ENTRANCE LIGHTING**

EVERY ENTRANCE SHALL BE PROVIDED WITH AN EXTERIOR LIGHTING OUTLET FIXTURE CONTROLLED BY A WALL SWITCH LOCATED INSIDE THE BUILDING.

**35 ELECTRICAL OUTLETS IN DWELLING UNITS**

EVERY ROOM IN A DWELLING SHALL BE PROVIDED WITH A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH. EVERY 323 2 2 ) OF UNFINISHED BASEMENT SHALL BE PROVIDED WITH A LIGHTING OUTLET WITH FIXTURE.

**36 ZERO CLEARANCE DIRECT VENT GAS FIREPLACE**

COMPLY WITH MANUFACTURER'S SPECIFICATIONS & INSTALLATION PROCEDURE

**37 STEPPED FOOTING**

HORIZONTAL STEP = 600mm (23 5/8") MIN.  
VERTICAL STEP = 600mm (23 5/8") MAX.  
FOR FIRM SOILS & 400mm FOR SAND & GRAVEL.

**16 DECORATIVE WOOD/STUCCO/FIBREGLASS TRIM**

DECORATIVE WOOD/STUCCO/FIBREGLASS TRIM INCL WINDOW & DOOR SILLS, SURROUNDS, BANDING, CORNICES, FRIEZE BOARDS, PILASTERS, ETC;  
DIMENSIONS AS PER DRAWINGS; COORDINATE W WINDOW, DOOR & SOFFIT HEIGHTS

**17 CUT LIMESTONE OR PRE-CAST TRIM**

INCL WINDOW & DOOR SILLS AND SURROUNDS, BANDING, CORNICES, FRIEZE BOARDS, COLUMNS, PILASTERS, ETC  
DIMENSIONS AS PER DRAWINGS; CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL

**18 PRE-FABRICATED WOOD OR FIBREGLASS COLUMN**

STYLE AND DIMENSIONS AS PER DRAWINGS

**19 PARTY WALLS**

MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK OR SHEATHING & CAULKED MIN. 1 HOUR FIRE RATING.  
PROVIDE SMOKE TIGHT JOINT.

**20 U.L.C. RATED CLASS 'B' VENT, HEIGHT SHALL BE IN ACCORDANCE WITH CSA B149.1-15 Natural gas and propane installation code**

**21 CHIMNEY HEIGHT**

TOP OF WOOD BURNING FIREPLACE CHIMNEYS SHALL BE 900mm (2'-11") ABOVE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 600mm (23 5/8") ABOVE ANY ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 3.0m (9'-10") FROM THE CHIMNEY. MAX. HEIGHT OF UNSUPPORTED CHIMNEY IS 3600mm (11'-10") ABOVE LAST POINT OF LATERAL SUPPORT. FOR GAS FUEL BURNING FIREPLACES, REFER TO CSA B149.1-15 Natural gas and propane installation code.

**22 WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil. POLYETHYLENE FILM OR No. 50 (45l )ROLL ROOFING DAMP PROOFING BETWEEN WOOD AND CONCRETE.**

**23 COMBUSTION AIR SUPPLY TO WOOD BURNING FIREPLACE MIN. 100mm (4") DIA. INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN 50mm (2") CLEARANCE TO COMBUSTIBLES.**

**24 BLOCK INFILL WALL**

100mm (4") CONCRETE BLOCK TO SUPPORT BRICK ABOVE. AIR SPACE, METAL TIES, BLDG. PAPER ETC. EXCEPT NO WEEP HOLES.

**25 INSULATION AT EXPOSED FLOOR OVER GARAGE**

PROVIDE MIN R31 2LB CLOSED CELL DOUBLE DENSITY POLYURETHANE SPRAY FOAM INSULATION + 5/8" GYPSUM BOARD CEILING FINISH W GAS PROOFING (SEE NOTE 8)

**26 INSULATION & EAVE PROTECTION AT EAVES SB12 3.1.1.8 OBC 9.26.5**

IN ORDER TO MINIMIZE ICE DAMMING, PROVIDE MIN R20 INSULATION AT TOP OF WALL PLATE AS PER SB12 3.1.1.8  
PROVIDE EAVE PROTECTION MEMBRANE (GRACE ICE & WATER SHIELD OR EQUAL) EXTENDING FROM THE EDGE OF THE ROOF TO A MINIMUM OF 36" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL FOR SHINGLE, SHAKE OR TILE ROOFS OBC 9.26.5

**27 ROOF VENTILATION OBC 9.19.1.2**

ROOF ATTIC AREA TO BE VENTED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA EXCEPT WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.  
REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED,  
(A) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING,  
(B) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND  
(C) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE. OBC 9.19.1.2

**28 COLD CELLAR NOTES**

INSULATED CELLAR ACCESS DOOR WITH WEATHER STRIPPING, 100mm (4") DIA. PVC PIPE SLEEVE VENT TO EXTERIOR W INSECT SCREEN; LIGHT FIXTURE AND FLOOR DRAIN.

**1 ONTARIO BUILDING CODE GOVERNS**

UNLESS OTHERWISE NOTED, ALL CONSTRUCTION PRACTICES TO COMPLY WITH 2012 OBC 0. REG. 332/12 ONTARIO BUILDING CODE REGULATIONS AND SUPPLEMENTARY STANDARD SB-12 ENERGY EFFICIENCY FOR HOUSING

**2 SUMP PIT OBC 9.25.3.(16)**

PROVIDE SUMP PIT WITH AUTOMATIC PUMP FOR DISCHARGE OF FOUNDATION WATER TO DAY LIGHT; SUMP PIT COVERS MUST BE SEALED TO MAINTAIN CONTINUITY OF AIR BARRIER ALL BASEMENT FLOOR DRAINS, WALKOUT DRAINS, WINDOW WELL DRAINS, ELEVATOR PIT DRAINS, ETC TO BE CONNECTED TO SUMP.

**3 WEEPING TILE**

4"Ø PERFORATED WEEPING TILE WRAPPED IN GEOTEXTILE SOCK IN 3/4" STONE BED W FILTER FABRIC WRAP; LOCATION AS PER FOUNDATION PLAN; ALL BASEMENT FLOOR DRAINS, WALKOUT DRAINS, WINDOW WELL DRAINS, ELEVATOR PIT DRAINS, ETC TO BE CONNECTED TO SUMP PUMP VIA WEEPING TILE/.

**4 CEILING INSULATION**

RSI 10.57 (R60) ROOF INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 1/2" INT. DRYWALL FINISH.

**5 ALL STAIRS (EXTERIOR & INTERIOR)**

MIN. RISE = 125mm (4 7/8") MAX. RISE= 200mm (7 7/8")  
MIN. RUN = 210mm (8 1/4") MAX. RUN= 355mm (14")  
MIN. TREAD = 235mm (9 1/4") MAX. TREAD = 355mm (14")

255 mm (10")  
280 mm (11")

**FOR CURVED STAIRS**

MIN. RUN = 150mm (5 7/8")  
MIN. AVERAGE RUN = 200mm (7 7/8")  
MIN. HEADROOM OVER STAIRS = 1950mm (6'-5") )  
MIN. WIDTH = 860mm (2'-10")  
NOSING (MAX CURVED OR BEVELED EDGE = 25mm (1")

**6 GUARDS & HANDRAILS**

ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH O.B.C SUBSECTION 9.8.7 AND 9.8.8  
GUARD @ INT. LANDING/STAIR OR FLOORS = 900mm (2'-11")  
HANDRAIL @ INT. STAIR...MIN= 800(2' 7")MAX.= 965mm (3'-2")  
GUARD/HANDRAIL @ EXT. LANDING/BALCONY (GREATER THAN 1800mm ABOVE FINISH GRADE) = 1070mm (3'-6")  
GUARD/HANDRAIL @ EXT. LANDING/STAIR = 900mm (2'-11")  
HANDRAIL @ EXT. STAIR...MIN= 800(2'-7")MAX.= 965mm(3'-2")  
PICKETS MAX. 100mm (4")BETWEEN

**7 B.P. = BEAM POCKET**

**8 GAS PROOFING GARAGE WALLS & CEILING OBC 9.10.9.16 (4)**

PROVIDE AN EFFECTIVE AIR BARRIER AGAINST GAS AND EXHAUST FUMES W 5/8" GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS W MIN 2 COATS OF JOINT COMPOUND AND CAULK ALL WALL PENETRATIONS W ACOUSTIC CAULK TO PROVIDE GAS PROOF SEAL.

**9 GARAGE MAN DOOR OBC 9.10.13.15**

GAS PROOFED INSULATED ENTRANCE DOOR WITH SELF CLOSER AND WEATHER STRIPPING; SEAL JOINTS W ACOUSTIC CAULKING; DOOR TO BE TIGHT FITTING

**10 PRECAST CONCRETE STEP (DESIGN BY PRECAST MANUF.)**

**11 CAPPED DRYER VENT. MAX UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)**

**12 ATTIC ACCESS HATCH OBC 9.19.2.1. SB12 3.1.1.8**

MIN 22" x 28" CLEAR OPENING WITH MIN R20 RIGID INSULATION + WEATHERSTRIPPING;

**13 LINEN CLOSET W 4 SHELVES MIN. 400mm (1'-4") DEEP.**

**14 MECHANICAL VENTING ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED (INCL BATHROOMS AND LAUNDRY) TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.**

**15 SOFFIT & FASCIA CONSTRUCTION**

1x8 FASCIA BOARD ON 2X\_ OVERHANG FRAMING  
A) SOFFIT TO BE 3/4" CREZON/MDO SOFFIT W CONTINUOUS PRE-FINISHED METAL VENT STRIP W INSECT SCREEN ATTACHED TO 2X\_ SOFFIT FRAMING; REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS;  
B) SOFFIT TO BE PRE-FIN PERFORATED METAL W J MOULD FIXINGS

## NOTES

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## SEALS



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## CLIENT

PRIVATE RESIDENCE

## PROJECT

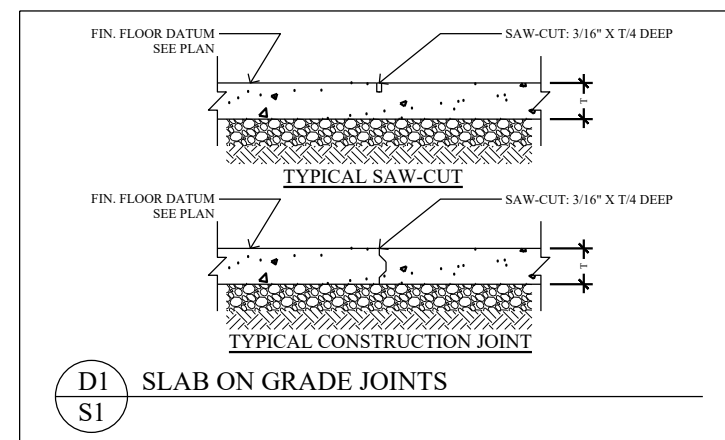
35 BOTFIELD DRIVE,  
TORONTO, ON

## PAGE

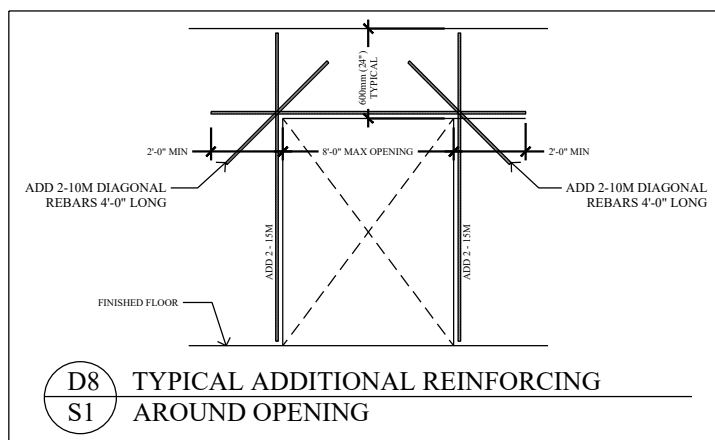
CONSTRUCTION NOTES

APPROVED BY:	TS	A3.2
DATE:	APR. 2023	
PROJECT No.	2022SE129	

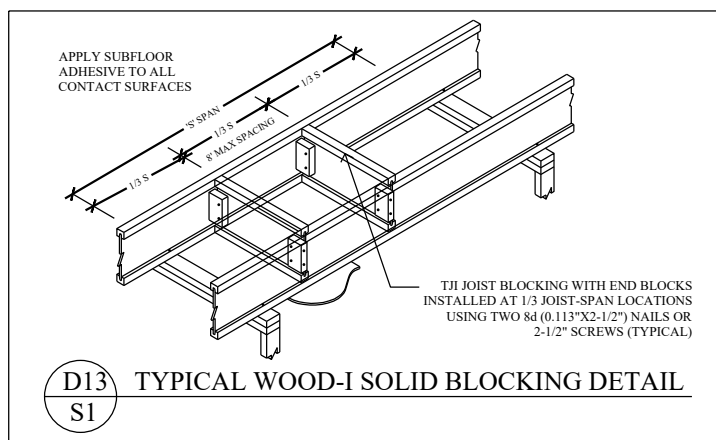




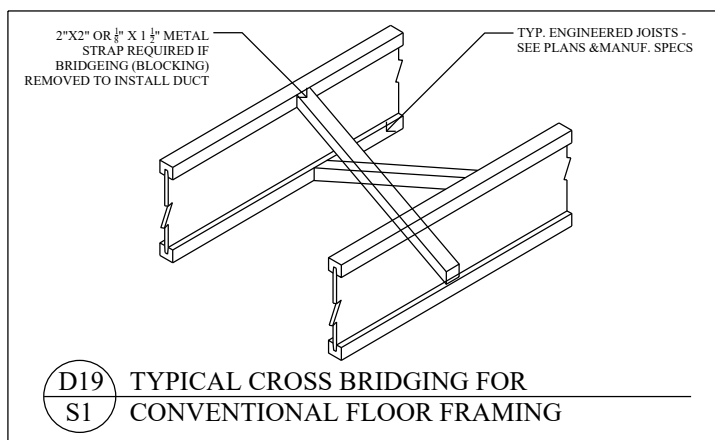
**D1**  
**S1** SLAB ON GRADE JOINTS



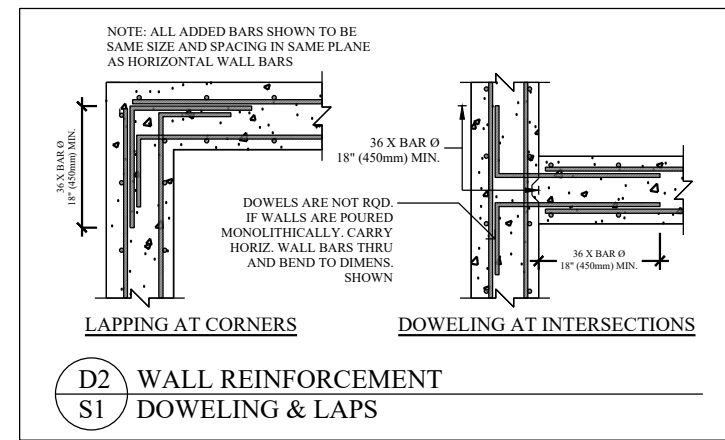
**D8**  
**S1** TYPICAL ADDITIONAL REINFORCING AROUND OPENING



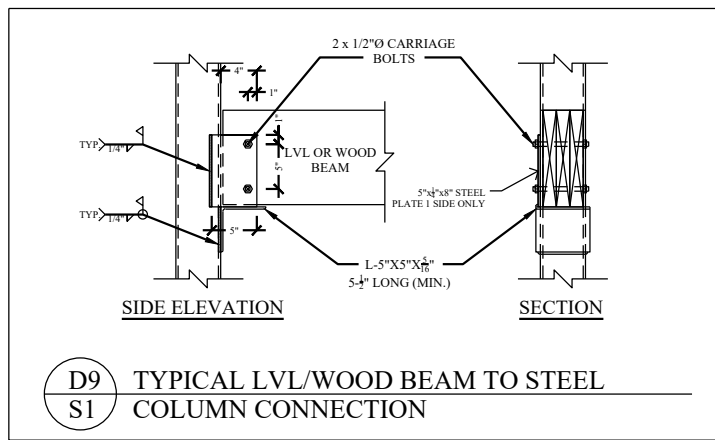
**D13**  
**S1** TYPICAL WOOD-I SOLID BLOCKING DETAIL



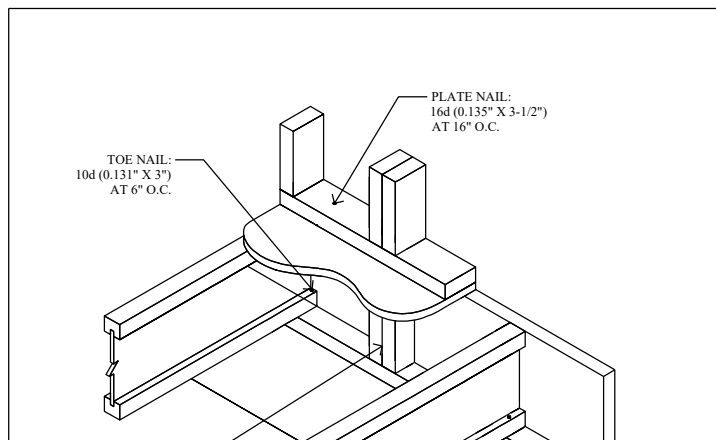
**D19**  
**S1** TYPICAL CROSS BRIDGING FOR CONVENTIONAL FLOOR FRAMING



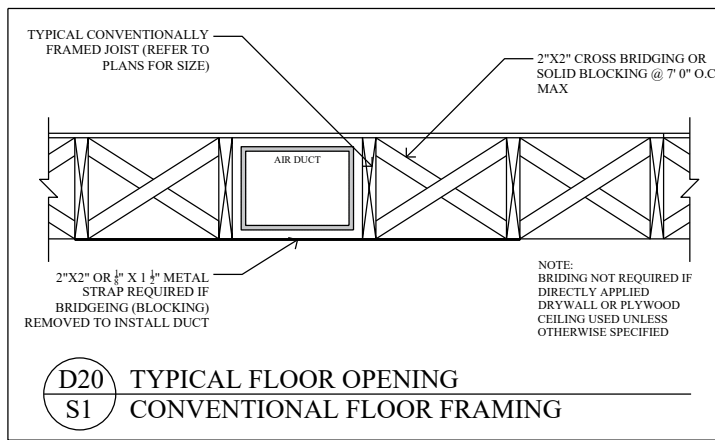
**D2**  
**S1** WALL REINFORCEMENT DOWELING & LAPS



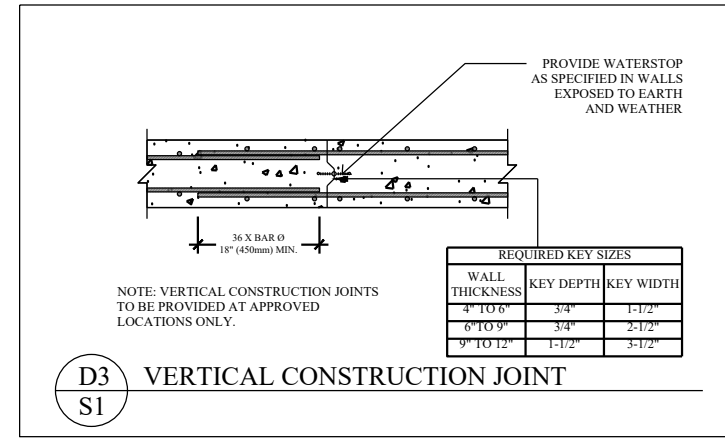
**D9**  
**S1** TYPICAL LVL/WOOD BEAM TO STEEL COLUMN CONNECTION



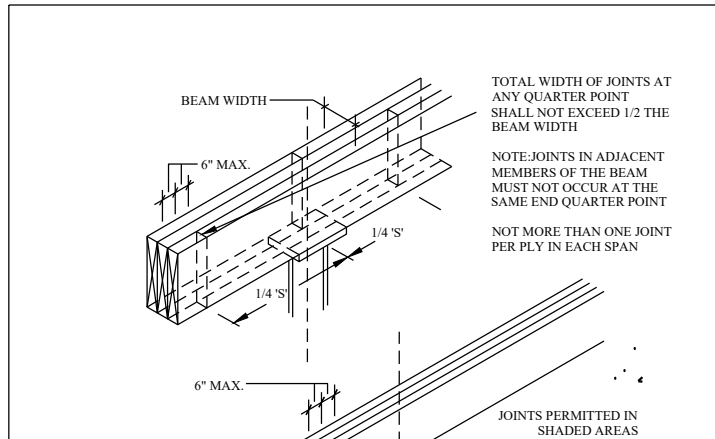
**D14**  
**S1** TYPICAL FLOOR JOIST SUPPORT AT FOUNDATION WALL



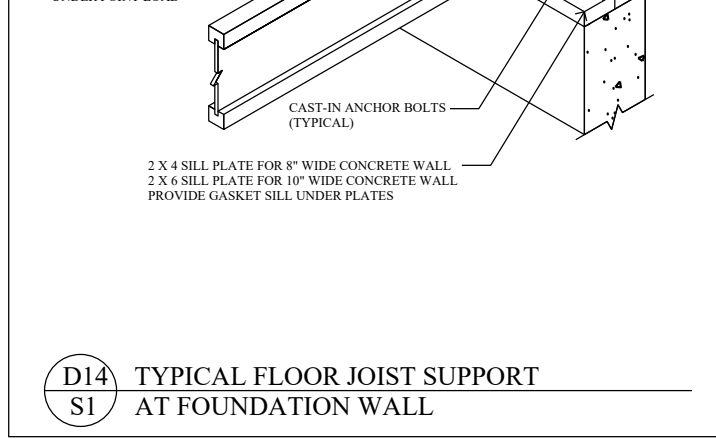
**D20**  
**S1** TYPICAL FLOOR OPENING CONVENTIONAL FLOOR FRAMING



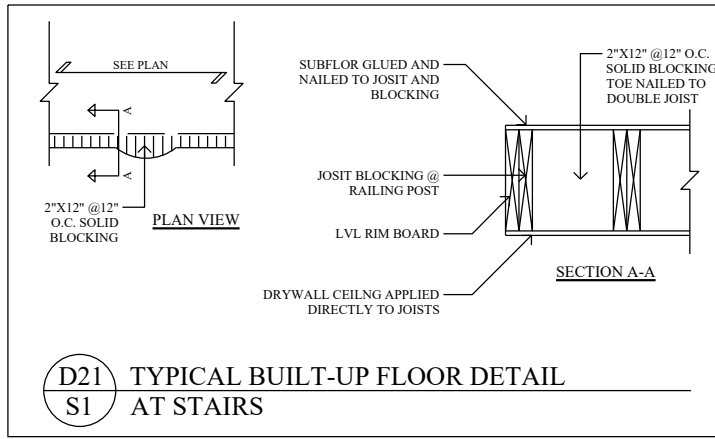
**D3**  
**S1** VERTICAL CONSTRUCTION JOINT



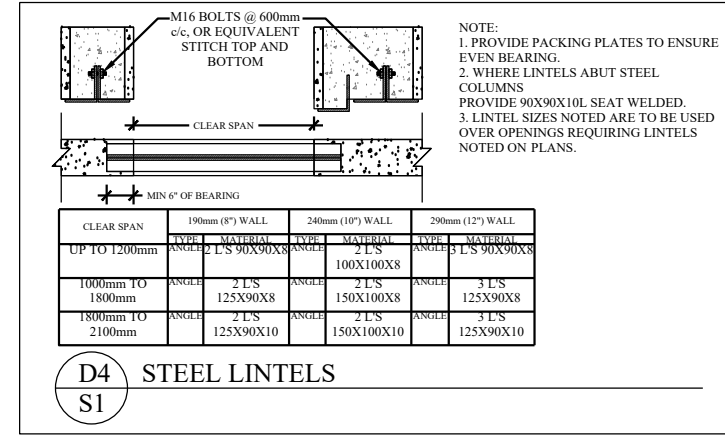
**D10**  
**S1** NAILING OF CONTINUOUS BUILT-UP BEAMS Ref. 9.23.8.3 O.B.C.



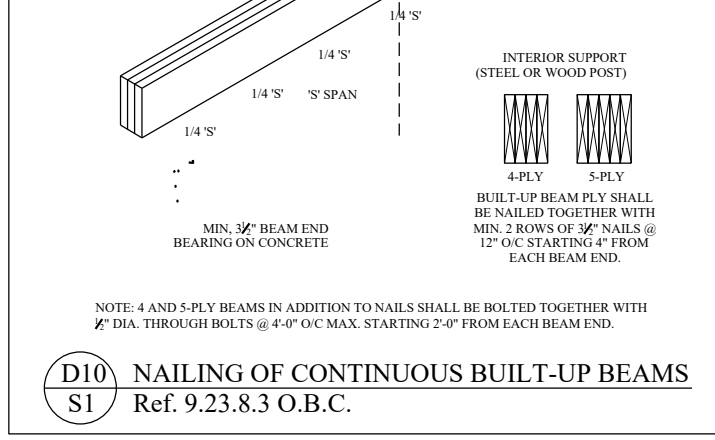
**D15**  
**S1** TYPICAL STEEL BEAM POCKET WITH BEAM PARAL. WITH FDN. WALL (FLUSH FRAMING)



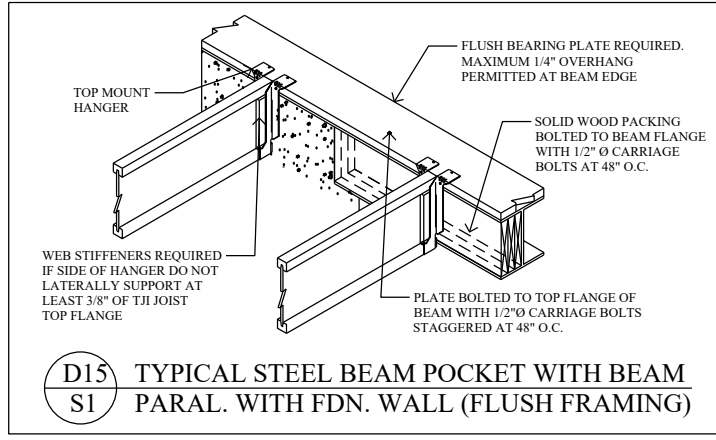
**D21**  
**S1** TYPICAL BUILT-UP FLOOR DETAIL AT STAIRS



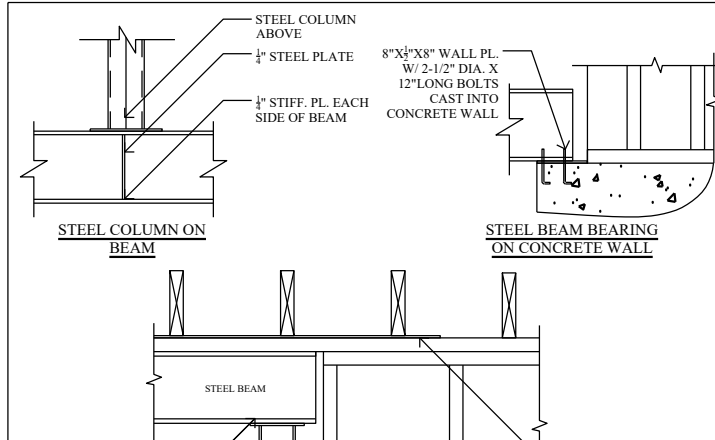
**D4**  
**S1** STEEL LINTELS



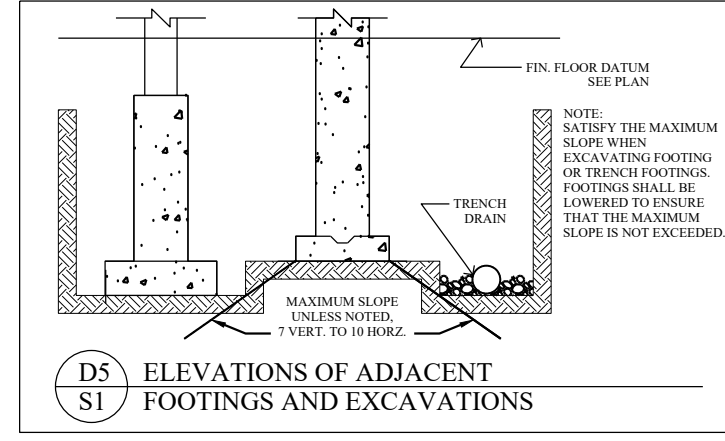
**D11**  
**S1** TYPICAL HANGER CONNECTION WOOD-I JOIST TO BUILT-UP GIRDER (FLUSH FRAMING)



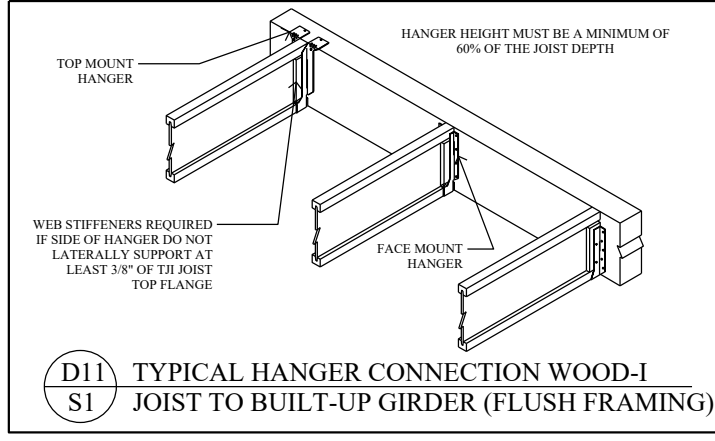
**D16**  
**S1** TYPICAL DOUBLE WOOD-I JOIST CONNECTION DETAIL



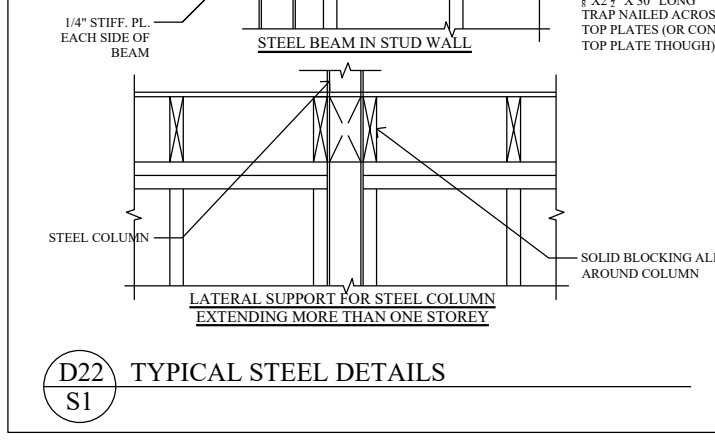
**D22**  
**S1** TYPICAL STEEL DETAILS



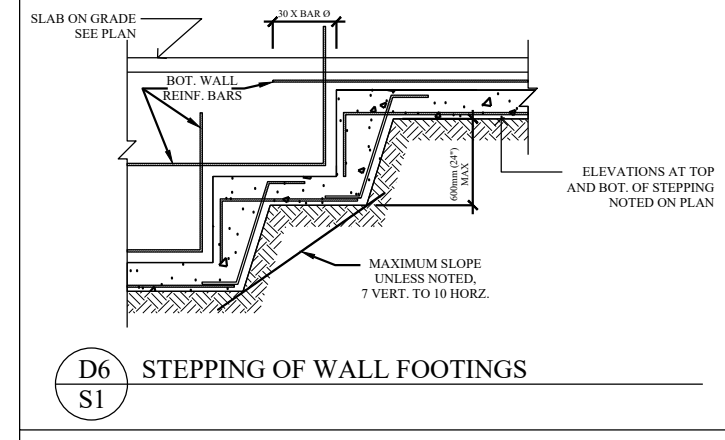
**D5**  
**S1** ELEVATIONS OF ADJACENT FOOTINGS AND EXCAVATIONS



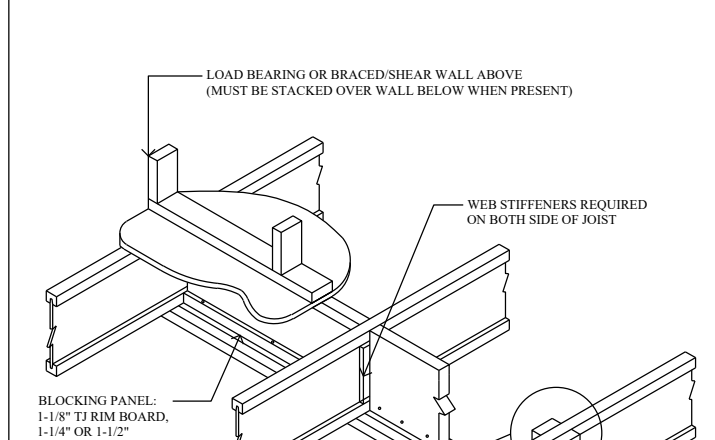
**D17**  
**S1** TYPICAL HANGER CONNECTION WOOD-I JOIST TO STEEL BEAM (FLUSH FRAMING)



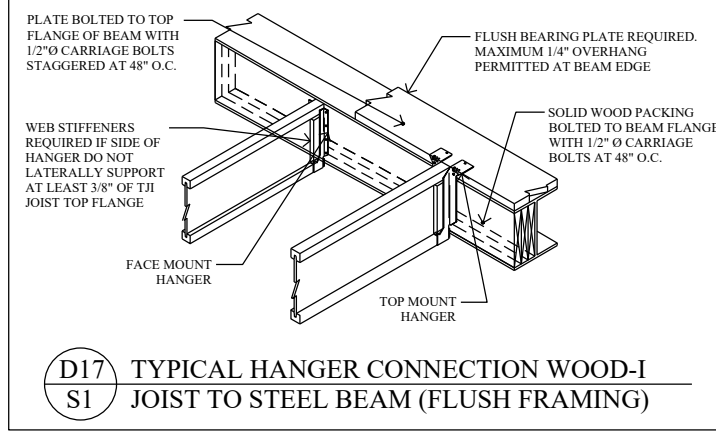
**D23**  
**S1** TYPICAL ROOF FRAMING WITH RAFTERS (CEILING JOISTS PARALLEL TO RAFTERS)



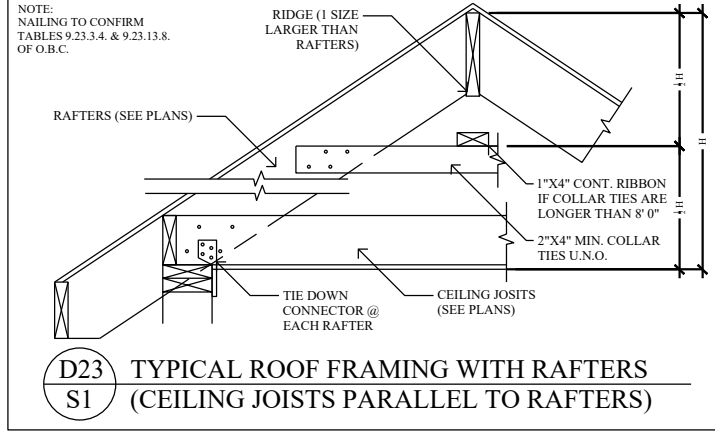
**D6**  
**S1** STEPPING OF WALL FOOTINGS



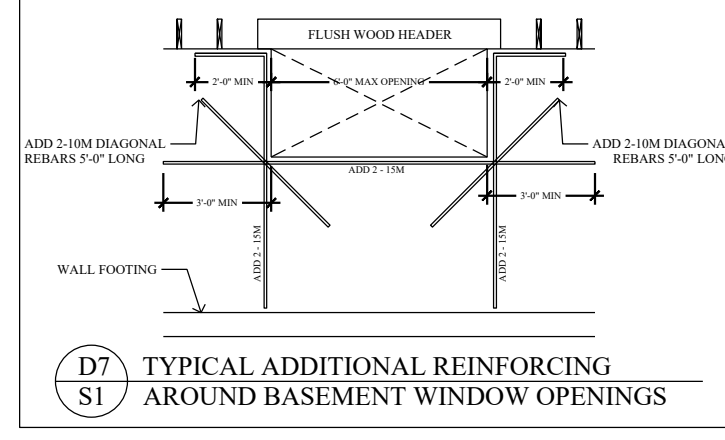
**D12**  
**S1** TYPICAL FLOOR JOISTS SUPPORT AN INTERMEDIATE LOAD BEARING WALL



**D18**  
**S1** TYPICAL LUMBER TO STEEL BEAM CONNECTION DETAILS



**D24**  
**S1** TYPICAL ROOF FRAMING WITH RAFTERS (CEILING JOISTS PERP. TO RAFTERS)



**D7**  
**S1** TYPICAL ADDITIONAL REINFORCING AROUND BASEMENT WINDOW OPENINGS

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SEALS



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PROJECT

35 BOTFIELD DRIVE,  
TORONTO, ON

PAGE

TYPICAL DETAILS

APPROVED BY:	TS
DATE:	APR. 2023
SCALE:	1/2"=1'-0"
PROJECT No.	2022SE129

**S1**



# STRUCTURAL NOTES

## MASONRY:

- ALL CONCRETE BLOCK UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 15.0 MPa (2150 psi). ALL BRICK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa (2900 psi).
- ALL MASONRY SHALL BE SET WITH TYPE 'S' OR TYPE 'M' MORTAR AND LAID WITH FULL HEAD AND BED JOINTS.
- PROVIDE A MINIMUM OF TWO COURSES OF SOLID FILLED MASONRY BLOCK UNDER ALL BEARING PLATES FOR 200mm (8") BEYOND THE EDGE OF THE PLATE.
- PROVIDE A MINIMUM LENGTH AND DEPTH OF 200mm (8") 100% SOLID FILLED CONCRETE BLOCK UNDER ALL LOOSE LINTELS.
- PROVIDE A MINIMUM DEPTH OF 200mm (8") 100% SOLID CONCRETE BLOCK UNIT AS THE TOP COURSE FOR THE MASONRY FOUNDATION WALL.
- WHERE 2 LOAD BEARING WALLS INTERSECT, THE JOINT AT THE INTERSECTION SHALL BE BONDED IN TRUE MASONRY BOND, OR CONNECTED BY HEAVY DUTY GALVANIZED HORIZONTAL LADUR TYPE REINFORCING AT 400mm (16") O.C.
- SUPPLY AND INSTALL ALL LOOSE MASONRY ANCHORS AS DETAILED. METAL TIES, WHERE USED, SHALL BE PLACED AT NOT MORE THAN 400mm (16") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY.
- BRACE MASONRY WALLS AT 3600mm (12'-0") O.C. (EACH SIDE) DURING CONSTRUCTION AND UNTIL ALL FLOOR AND ROOF FRAMING IS COMPLETED. IT IS THE CONTRACTORS RESPONSIBILITY TO DESIGN AND CONSTRUCT ALL BRACING SYSTEMS TO ADEQUATELY WITHSTAND ANTICIPATED WIND AND CONSTRUCTION LOADING.
- FOR BONDING OF BRICK AND BLOCK IN COMPOSITE WALL CONSTRUCTION THE VERTICAL COLLAR JOINT BETWEEN WYTHES IS TO BE COMPLETE FILLED. HEAVY DUTY GALVANIZED ADJUSTABLE LADUR TYPE HORIZONTAL MASONRY REINFORCING SHALL BE LAID INTO EVERY SECOND BLOCK COURSE. ALL SINGLE WYTHE WALLS (INCLUDING FOUNDATIONS WALLS) SHALL ALSO BE REINFORCED WITH H.D. LADUR TYPE REINFORCING AT EVERY SECOND BLOCK COURSE (400mm O.C.). PROVIDE HORIZONTAL JOINT REINFORCEMENT AS NOTED ABOVE IN THE FIRST AND SECOND BED JOINTS IMMEDIATELY ABOVE ALL DOOR AND WINDOW OPENINGS. EXTEND ALL REINFORCING A MINIMUM 600mm (24") PAST THE EDGE OF THE OPENING LAP ALL JOINT REINFORCING A MINIMUM OF 150mm (6").
- PROVIDE VERTICAL MASONRY CONTROL JOINTS AT A MAXIMUM SPACING OF THREE TIMES THE MASONRY WALL HEIGHT, OR 12000mm (40'-0") WHICHEVER IS LESS. ALSO REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATIONS. ALL CONTROL JOINTS ARE TO BE TAPED AND CAULKED.
- ALL MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND TO THE CSA STANDARD CAN3-S304 LATEST EDITION.
- MORTAR FOR MASONRY WALLS SHALL BE TYPE 'M' OR TYPE 'S' AS DEFINED BELOW:  
TYPE 'S' (FOR ALL LOAD BEARING MASONRY)  
1/2 PART PORTLAND CEMENT TO 1 PART TYPE 'H' MASONRY CEMENT, OR, 1 PART PORTLAND CEMENT TO 1/4 TO 1/2 PARTS LIME.  
TYPE 'M' (FOR FOUNDATION WALLS)  
1 PART PORTLAND CEMENT TO 1 PART TYPE 'H' MASONRY CEMENT, OR 1 PART PORTLAND CEMENT TO 1/4 PART LIME.
- AGGREGATE SHALL COMPRISE NOT LESS THAN 2-1/4 AND NOT MORE THAN 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT AND LIME USED. THE MINIMUM COMPRESSIVE STRENGTH OF THE MORTAR SHALL BE 12.4 MPa (1800 psi).
- ALL STEEL BEAMS SHALL HAVE A MINIMUM OF 200mm (8") BEARING LENGTH ON TWO COURSES OF SOLID MASONRY. CONCRETE SLABS SHALL HAVE A MINIMUM OF 100mm (4") CONTINUOUS BEARING ON SOLID MASONRY OF 150mm.
- FILL VOIDS OF ALL REINFORCED MASONRY LINTEL BLOCKS, BOND BEAMS OR VERTICALLY REINFORCED SECTIONS OF WALL WITH 20.5 MPa (3000 psi) HIGH SLUMP GROUT, (MIXED WITH 10mm (3/8") AGGREGATE). MORTAR FILL, IF USED, SHALL BE TYPE 'S'. LAP SPLICES OF REINFORCING STEEL A MINIMUM OF 400mm (16").
- FILL ALL JOIST AND BEAM POCKETS SOLID WITH MASONRY AFTER STEEL INSTALLATION.
- COVER TOPS OF MASONRY WALLS WITH SECURED, APPROVED WATERPROOF MATERIAL WHILE WORK IS NOT IN PROGRESS AND UNTIL PROTECTED BY STRUCTURE, COVER SHALL EXTEND A MINIMUM OF 600mm (24") DOWN EACH SIDE OF WALL.
- ALL ON SITE MASONRY IS TO BE TOTALLY COVERED WHILE WORK IS NOT IN PROGRESS.
- NO MASONRY WORK SHALL BE PERMITTED WITH TEMPERATURES BELOW 4° C UNLESS PROVISIONS ARE MADE TO HEATING THE MATERIALS, AND PROTECTING THE WORK IN ACCORDANCE WITH CSA. CAN EDITION

## STRUCTURAL STEEL:

- STRUCTURAL STEEL SHALL CONFORM TO G40.21M GRADE 350W, H.S.S. SHALL BE 350W - CLASS H. ALL STEEL SHALL HAVE ONE COAT OF APPROVED PRIMER WITH FIELD TOUCH-UP AS REQUIRED. NEW MATERIAL ONLY SHALL BE USED.
- FABRICATION AND ERECTION SHALL CONFORM TO CAN3-S16.1-M94.
- JOISTS AND BRIDGING SHALL CONFORM TO THE REQUIREMENTS OF CAN3-S16.1-M94. SPACING OF BRIDGING MAY BE REQUIRED TO BE MODIFIED TO SUIT UPLIFT OR FIRE ASSEMBLY REQUIREMENTS.
- ALL FIELD BOLTS SHALL BE ASTM A325 HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS. ANCHOR BOLTS TO BE 44 ksi (300W) MATERIALS UNLESS OTHERWISE STATED WITH HEAVY HEX NUTS.
- ALL BEAM TO BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLED ANGLE CONNECTIONS, UNLESS SHOWN OTHERWISE ON THE DESIGN DRAWINGS.
- WELDING SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W59. FABRICATOR MUST BE CERTIFIED TO W47.1 DIVISION 1 OR 2.
- JOISTS, BEAMS, LINTELS, ETC. SHALL BE CENTERED OVER AND WELDED TO THEIR RESPECTIVE BEARING PLATES OR SUPPORTING MEMBERS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE STEEL CONTRACTOR SHALL SUPPLY ALL LOOSE LINTELS, BEARING PLATES, LEVELING PLATES, ANCHOR BOLTS AND EDGE ANGLES INSTALLED BY OTHERS. THE STEEL CONTRACTOR SHALL SUPPLY AND INSTALL ALL MASONRY ANCHORS CONNECTED TO STEEL MEMBERS.
- ALL BEAM AND JOIST BEARING PLATES SHALL HAVE A MINIMUM OF 2-19mm DIA. ANCHOR 450mm LONG (3/4"x18") WITH 50mm (2") HOOK UNLESS NOTED.
- COLUMN BASE PLATES SHALL BE ANCHORED WITH TWO 19mm DIA. BY 450mm LONG (3/4"x18") LONG ANCHOR BOLTS WITH A 75mm (3") BENT HOOK. BASE PLATES SHALL BEAR ON 44mm (1-3/4") GROUT UNDER A 6mm (1/4") LEVELING PLATE UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- THE BEARING PLATE DIMENSION GIVEN FIRST IS TO BE PARALLEL TO THE WEB OF THE SUPPORTING MEMBER UNLESS NOTED.
- PROVIDE A MINIMUM BEARING LENGTH OF 200mm (8") FOR ALL STEEL BEAMS BEARING ON MASONRY, 100mm (4") FOR ALL JOISTS AND CHANNELS BEARING ON MASONRY AND 65mm (2-1/2") FOR ALL JOIST BEARING ON STRUCTURAL STEEL.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO PROCEEDING WITH ANY FABRICATION. ALL JOIST AND STRUCTURAL STEEL SHOP DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DETAILED DESIGN INHERENT IN THEIR RESPECTIVE DRAWINGS.
- THE STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AS REQUIRED DURING CONSTRUCTION UNTIL ALL STRUCTURAL MEMBERS ARE IN PLACE, CONNECTED AND TIGHTEN.

## WOOD:

- THE STRUCTURAL TIMBER SHALL BE No. 1 OR 2 GRADE SPECIES S.P.F. OR BETTER UNLESS NOTED OTHERWISE.
- THE DESIGN OF BEAMS, COLUMNS AND LINTELS IS BASED ON THE LIMIT STATES DESIGN SPECIFIED UNDER C.S.A. STANDARD 086. ANY SUBSTITUTION OF SPECIES, GRADE OR GROUP MUST BE APPROVED BY THE ENGINEER PRIOR TO THE COMMENCING OF WORK.
- THE LUMBER WAS DESIGNED FOR A MOISTURE CONTENT GREATER THAN 15% AT THE TIME OF MANUFACTURE AND LESS THAN 15% IN SERVICE.
- DURING CONSTRUCTION ENSURE ALL MEMBERS ARE IN GOOD BEARING CONTACT.
- CONNECTION HARDWARE IS TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER OR EQUAL.
- ALL PLYWOOD JOINTS ARE TO BE STAGGERED. NAIL ALL FLOOR, ROOF AND WALL SHEATHING AT 150 c/c AT EDGES AND 300mm CENTRES ELSEWHERE. U.N.O.
- ALL PLYWOOD SHALL CONFORM TO C.S.A. STANDARD 0121 OR 0151.
- THE BEARING SHOWN ON THE DRAWINGS IS THE MAXIMUM WIDTH TO BE PROVIDED.
- PROVIDE STANDARD JOIST HANGERS, AS REQUIRED, BY SIMPSON OR APPROVED EQUIVALENT.
- ALL EXTERIOR WOOD AND WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

## GENERAL NOTES:

- THE STRUCTURE HAS BEEN DESIGNED ACCORDING TO THE ONTARIO BUILDING CODE. CONSTRUCTION PRACTICE SHALL BE ACCORDING TO THE SAME.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CHARACTERISTICS AFFECTING NEW CONSTRUCTION.
- ALL DIMENSIONS ARE TO BE SITE CHECKED AND CO-ORDINATED. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER / ENGINEER / ARCHITECT PRIOR TO CONSTRUCTION.
- NO ALLOWANCE WILL BE MADE FOR DIFFICULTIES ENCOUNTERED OR EXPENSES INCURRED FROM CONDITIONS CONSIDERED KNOWN AT THE TIME OF TENDER.
- THE CONTRACTOR IS TO COMPLY WITH THE ONTARIO BUILDING CODE, THE CANADIAN CONSTRUCTION SAFETY CODE AND ALL REGULATIONS AS SET OUT BY LOCAL AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR IS TO READ THE STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER / ENGINEER / ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
- SUBSTITUTIONS FROM SPECIFIED PRODUCTS AND MATERIAL MUST BE APPROVED BY THE DESIGNER /ENGINEER / ARCHITECT PRIOR TO ORDERING OF MATERIALS.
- THE CONTRACTOR SHALL REIMBURSE ALL CONSULTANTS FOR ADDITIONAL COSTS INCURRED AS A RESULT OF REVIEWING ANY CHANGES MADE TO THE CONTRACT DOCUMENTS.
- AN INDEPENDENT INSPECTION AND TESTING COMPANY IS TO BE ENGAGED BY THE CLIENT TO ENSURE THAT ALL WORK IS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE DESIGNER / ENGINEER / ARCHITECT IN ORDER TO ARRANGE INSPECTIONS TO ASCERTAIN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT.

## FOUNDATIONS:

- ALL EXPOSED CONCRETE SUBJECT TO FREEZE/THAW CYCLES SHALL BE 32 MPa (4600 psi) AT 28 DAYS WITH 5% TO 7% AIR ENTRAINMENT.
- UNEXPOSED FOUNDATIONS MAY BE 20.5 MPa (3000 psi) AT 28 DAYS UNLESS NOTED OTHERWISE.
- THE MAXIMUM ALLOWABLE SLUMP OF THE CONCRETE SHALL BE 75mm (3"). ALL EXPOSED AND STRUCTURAL CONCRETE IS TO BE VIBRATED DURING PLACEMENT.
- REINFORCING STEEL SHALL BE HARD GRADE DEFORMED BARS, GRADE 400 WITH 410 MPa (60 ksi) YIELD STRENGTH, ALL TO CSA G30.12M. ALL SPLICES IN REINFORCING STEEL ARE TO HAVE A MINIMUM LAP LENGTH OF 450 mm (18").
- CONCRETE COVER FOR REINFORCEMENT SHALL CONFORM TO CSA CAN3-A23.3 LATEST EDITION.
- FRAMED SLABS TO HAVE 25mm (1") COVER, FORMED SURFACES TO BE BACKFILLED WITH EARTH SHALL HAVE 50mm (2") COVER AND UNFORMED CONCRETE POURED DIRECTLY AGAINST THE EARTH SHALL HAVE 75mm (3") COVER.
- ALL FOOTINGS ARE TO BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SUSTAINING LOADS AS NOTED ON THE FOUNDATION PLAN.
- EXCAVATIONS ARE TO BE INSPECTED BY A REGISTERED SOILS ENGINEER PRIOR TO POURING CONCRETE TO ENSURE THAT THE ASSUMED CAPACITY HAS BE MET.
- THE LINE OF SLOPE ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.
- THE MAXIMUM HEIGHT OF ANY SINGLE STEPPED FOOTING SHALL BE 600mm.
- ALL FILL MATERIALS SHALL BE MECHANICALLY COMPACTED IN MAXIMUM LIFTS OF 200mm (8") TO 95% OF THE MODIFIED PROCTOR DENSITY.
- ALL WALLS ARE TO BE BACKFILLED SIMULTANEOUSLY ON EITHER SIDE TO WITHIN 450mm (18").
- ALL EXTERIOR FOOTINGS SHALL HAVE A MINIMUM FROST COVER OF 1200mm (4'-0") BELOW THE FINISHED FINAL GRADE.
- STEPPED DOWN FOOTINGS (S.D.F.) SHOWN ON THE PLANS ARE FOR GENERAL GUIDANCE ONLY, IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE UNDERSIDE OF FOOTING ELEVATIONS TO ASSURE THAT THE MINIMUM BEARING AND COVER REQUIREMENTS ARE MET.
- THE FOUNDING SOIL FOR ALL FOOTINGS SHALL BE PROTECTED FROM SOFTENING AND/OR FREEZING. SOFTENED SOIL IS TO BE REMOVED PRIOR TO POURING CONCRETE.
- PROVIDE 2-15W TRIMMER BARS ABOVE, BELOW AND AT ALL SIDES OF ALL OPENINGS IN CONCRETE FOUNDATION WALLS. EXTEND EACH REBAR. A MINIMUM OF 750mm (30") BEYOND THE EDGE OF THE OPENING.
- IN NO CASE SHALL HORIZONTAL CONTROL JOINTS BE ALLOWED IN ANY VERTICALLY SPANNING CONCRETE WALLS WITHOUT THE CONSENT OF THE ENGINEER. VERTICAL CONTROL JOINTS ARE TO HAVE 38 X 89mm (2"x4") CONTINUOUS KEYWAYS WITH 150mm X 10mm (6"x3/8") P.V.C. WATERSTOPS, TIED TO PREVENT MOVEMENT DURING CONCRETE POUR.

## SLAB ON GRADE:

- PROVIDE 101mm (4") CONCRETE SLAB THROUGHOUT UNLESS NOTED OTHERWISE. REINFORCE ALL SLABS 152X152 M2 18.7 X M18.7 (6X6X6/6) W.W.M. (WELDED WIRE MESH) POSITIONED 40mm (1 1/2") FROM THE TOP OF THE SLAB. WHERE FIBER REINFORCING IS USED IN LIEU OF W.W.M. (WELDED WIRE MESH), CONTROL JOINTS ARE TO BE KEVED OR DOWELED TO THE APPROVAL OF THE ENGINEER. ANY CHANGES IN SLAB REINFORCING MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE CONCRETE.
- CONCRETE SHALL BE 25MPa (3500 psi) AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 75mm ( 3")
- PROVIDE 5% TO 7% AIR ENTRAINMENT FOR ALL EXTERIOR CONCRETE SLABS
- PROVIDE 30mm (1 1/4" SAW CUTS TO ALLOW ALL SLABS ON GRADE AT GRID LINES, AROUND COLUMNS AND AS SHOWN ON THE PLAN. THE MAXIMUM ALLOWABLE SPACING BETWEEN SAW CUTS IS TO BE 5000mm (16'-0"). SLABS TO BE SAW CUT AS SOON AS SURFACE IS FIRM ENOUGH NOT TO BE DAMAGED BY THE BLADE. (USUALLY WITHIN 4 TO 12 HOURS AFTER CONCRETE HARDENS.)
- PROVIDE A MINIMUM OF 200mm (8") GRANULAR MATERIAL UNDER ALL SLABS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- 08C 9.16.4.5, COMPRESSIVE STRENGTH  
(1) WHERE DAMPROOFING IS NOT PROVIDED, THE CONCRETE USED FOR FLOORS-ON-GROUND SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 25 MPa AFTER 28 DAYS.  
(2) WHERE DAMPPROOFNG IS PROVIDED AS DESCRIBED IN ARTICLE 9.13.2.7., THE CONCRETE USED FOR FLOORS-ON-GROUND SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 15 MPa AFTER 28 DAY

## REINFORCED CONCRETE:

- ALL CONCRETE WORK SHALL CONFORM TO C.S.A. CAN3-A23.1, A23.2, A23.3 LATEST EDITION.
- ALL EXPOSED CONCRETE FOR FOUNDATION WALLS, RETAINING WALLS, FRAMED SLABS, BEAMS, COLUMNS, FLOOR SLABS ETC. SHALL BE 32 MPa (4600 psi) AT 28 DAYS. UNEXPOSED CONCRETE FOR FOOTINGS AND INTERIOR FOUNDATIONS MAY BE 20.5 MPa (3000 psi) UNLESS NOTED OTHERWISE. 08C 9.3.1.6
- ALL 32 MPa (4600 psi) CONCRETE SHALL HAVE A MAXIMUM WATER / CEMENT RATIO OF 0.45. ALL 20.5 MPa (3000 psi) SHALL HAVE A MAXIMUM WATER / CEMENT RATIO OF 0.65. THE CONCRETE SHALL BE READY MIXED WITH TYPE TO CEMENT, 20mm (3/4") MAXIMUM NOMINAL SIZE COARSE AGGREGATE AND A MAXIMUM SLUMP OF 75mm (3") UNLESS OTHERWISE NOTED. PROVIDE 5% TO 7% AIR ENTRAINMENT FOR ALL EXTERIOR CONCRETE.
- ALL EXPOSED AND STRUCTURAL (REINFORCED) CONCRETE IS TO BE VIBRATED DURING PLACEMENT. DEFECTIVE OR HONEYCOMBED CONCRETE SHALL BE REMOVED OR REPAIRED AS DIRECTED BY THE ENGINEER.
- ALL REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO C.S.A. G30.12 - LATEST EDITION WITH A MINIMUM YIELD OF 410 MPa (60 ksi).
- ALL REINFORCING STEEL IS TO BE THOROUGHLY CLEANED AND FREE OF SCALE PRIOR TO PLACING CONCRETE.
- GROUT UNDER STEEL COLUMNS AND BEARING ELEMENTS TO BE NON-SHRINKING WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 40 MPa (5800 psi).
- REINFORCING BARS SHALL BE SUPPORTED IN THE FORMS AND SPACED WITH STANDARD ACCESSORIES SO THAT NO MOVEMENT WILL OCCUR DURING CONCRETE PLACEMENT.
- THE CONTRACTOR IS TO SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
- THE CLEAR DISTANCE BETWEEN REINFORCING STEEL AND THE SURFACE CONCRETE SHALL BE AS FOLLOWS:  
25mm COVER TO THE TOP AND BOTTOM OF ALL FRAMED SLABS.  
40mm COVER TO THE SURFACE OF ALL FRAMED BEAMS AND COLUMNS.  
50mm COVER TO THE OUTSIDE (BACKFILLED) FACE OF ALL WALLS.  
25mm COVER TO THE INSIDE FACE OF ALL WALLS AND,  
75mm COVER TO ALL UNFORMED SURFACES POURED DIRECTLY AGAINST EARTH

## NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND FOR THE DESIGNER. THE CONTRACTOR SHALL ACCEPT RESPONSIBILITY FOR THE DESIGN AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

No.	DATE:	REVISION
1	FEB. 21, 2022	ISSUED FOR ZONING REVIEW
2	OCT. 14, 2022	ISSUED MV. APP. + FORESTRY APP.
3	MAR. 6, 2023	ISSUED FOR NEIGHBOR REVIEW
4	MAR. 6, 2023	ISSUED FOR NEIGHBOR REVIEW
5	MAR. 20, 2023	ISSUED FOR CO-ORDINATION
6	MAR. 30, 2023	ISSUED FOR FORESTRY CLEARANCE
7	APR. 3, 2023	ISSUED FOR ZONING CERTIFICATE
8	APR. 6, 2023	ISSUED FOR PERMIT

## SEALS



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## CLIENT

PRIVATE RESIDENCE

## PROJECT

35 BOTFIELD DRIVE,  
TORONTO, ON

## PAGE

STRUCTURAL NOTES

APPROVED BY:	TS	S2
DATE:	APR. 2023	
PROJECT No.	2022SE129	