Heritage Burlington Advisory Committee Meeting
Agenda

Date: April 8, 2026
Time: 7:00 pm
Location: Room 247, City Hall, second floor

Pages

1. Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway, and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

2. Declarations of Interest:

3. Approval of Minutes:

3.1 Approve minutes from meeting held March 11, 2026 — 1 - 4

4. Delegation(s):

4.1 Brent Wybenga, will speak to Item #5.1a. - Heritage Permit application for 1422 Ontario St.

5. Regular Items:

5.1 Heritage Planner update — 5 - 6

a. Heritage Permit application - 1422 Ontario Street — 7 - 18

b. Research Brief and Cultural Heritage Evaluation - 906 Brant St.

c. Heritage mapping update

5.2 Subcommittee updates

a. Promotions & Marketing Subcommittee

b. Heritage Week Subcommittee

5.3 Food for Feedback event - September 12, 2026

6. Other Business:

7. Adjournment:

Heritage Burlington Advisory Committee Meeting

Minutes

Date:	March 11, 2026
Time:	7:00 pm
Location:	Room 247, City Hall, second floor

1. Members Present:

Marsha Paley (Chair), Andy Lyster, Alex Winiarski, Michael Vollmer, Len Collins, Jenna Dobson, Catherine Robb and Alan Harrington

2. Regrets:

Councillor Shawna Stolte, Steve Allen and Robin Lloyd

3. Others Present:

Chloe Richer (Heritage Planner), Shameel Chankar (Heritage Intern) and Jo-Anne Rudy (Clerk)

4. Land Acknowledgement

The Chair read the Land Acknowledgement.

5. Declarations of Interest:

None

6. Approval of Minutes:

6.1 Approve minutes from meeting held February 11, 2026

On motion, the minutes from the meeting held February 11, 2026 were approved as presented.

7. Delegation(s):

7.1 Rashpal Thind spoke to Item 5.1c. - 4560 No. 4 Side Road Cultural Heritage Evaluation request and provided an overview of the property.

7.2 Larry Campbell spoke to Item 5.1c. - 4560 No. 4 Side Road - Cultural Heritage Evaluation request and provided some history of the property and surrounding area.

8. Regular Items:

8.1 Heritage Planner update

a. Bill 23 - Heritage Designation Shortlist update

- Chloe advised that the staff report recommending 10 properties for the Bill 23 - Heritage Designation Shortlist (Phase II) was deferred to the April 13, 2026 Committee of the Whole and April 21, 2026 Council meetings.
- Chloe stated that a letter to non-designated heritage property owners regarding voluntary heritage designation has been mailed out.

b. Burlington Avenue & Ontario Street Heritage Conservation District Plan & Guidelines update

- Chloe advised that the Burlington Avenue & Ontario Street Heritage Conservation District Plan & Guidelines was approved at the March 2 Special Council meeting and noted the appeal deadline is April 9, 2026.

c. 4560 No. 4 Side Road - Cultural Heritage Evaluation request received

- Chloe advised that a designation request was received from the property owners of 4560 No. 4 Side Road in fall 2025. Staff conducted a site visit and completed research and evaluation on the property.
- Chloe noted that the cultural heritage evaluation findings were that the property has Design/Physical Value, Historical/Associative Value and Contextual Value, and therefore meets the criteria under *Ontario Regulation 9/06*. Staff recommend designating the property under Part IV of the *Ontario Heritage Act*.
- Members agreed with staff's recommendation. **Motion** - Heritage Burlington Advisory Committee recommends that Council pass a by-law to adopt the Part IV designation of

4560 No. 4 Side Road under the *Ontario Heritage Act*.
CARRIED

d. Heritage Property Tax Rebate Program update

- Shameel advised that the application submission deadline passed on February 27, 2026 and 65 applications were received - 55 residential and 10 commercial. He noted there was a 16% increase in the number of applications received between 2024 and 2025.

8.2 Subcommittee updates

a. Promotions & Marketing Subcommittee

- Andy thanked Chloe and Shameel for compiling the data received from the signage survey and added that a focus group has been scheduled for April 1st for interested heritage designated property owners to participate in. Thanks to Chloe for sending out the invitations. Feedback will be provided at the next meeting.
- Alan shared information on plaques that the Burlington Historical Society has provided to property owners over the years - a total of 72 homes.

b. Heritage Week Subcommittee

- Marsha advised that the Heritage Week Subcommittee held their first meeting on February 26 and noted there are lots of great ideas for events this year (August 1-8). Trivia night, Heritage Fair and Doors Open are some of the events that will be returning along with a number of new activities related to the theme of water. Next meeting is scheduled for March 24.

9. Other Business:

- Marsha advised that Chloe brought to her attention some information from the Architectural Conservancy of Ontario who are proposing a $10M/year Heritage Helping Housing (HHH) matching grant proposal to the Province and asking that the program be included in the 2026 provincial budget. The ACO is asking for support of this proposal from municipal heritage committees and councils. Marsha reviewed a potential motion with committee and noted that Councillor Stolte is willing to bring this forward at the April 21, 2026 Council meeting. Members were in agreement.

Motion: Heritage Burlington supports the suggested motion for a $10M/year Heritage Helping Housing (HHH) matching grant program proposal from the Architectural Conservancy of Ontario (ACO), to go to the April 21, 2026 Council meeting for consideration. **CARRIED**

- Chloe shared that she followed up with the property owner of 1060 Algonquin Road and advised that he is not interested in pursuing designation at this time.
- Jo-Anne showed members three new swag items that were purchased at the end of last year for the committee to give away at their community events this year.

10. Adjournment:

Chair adjourned the meeting at 7:54 p.m.

CITY OF Burlington . . . Memo

To: Heritage Burlington Advisory Committee

From: Chloe Richer, Senior Planner – Heritage, Community Planning

Cc: Todd Evershed, Supervisor – Special Projects & Urban Design, Community Planning

Date: Apr. 1, 2026

Re: Heritage Planner Updates – Apr. 8, 2026

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1. 1422 Ontario St. – Heritage Permit Application

- A Heritage Permit application for the property was received on Mar. 19, 2026.
- 1422 Ontario St. is designated under Part V of the *Ontario Heritage Act* as part of the Burlington Ave. – Ontario Street Heritage Conservation District (HCD).
- Heritage Permit No. 501-06-4-01-26 proposes:
    - To replace the cladding in the front gable with a cedar shingle infill and introduce a single, modestly sized centered window.
    - To extend the existing side addition further into the rear yard and re-clad the exterior walls with Maibec vertical board and batten siding. The only visible change from the street will be a slight extension of the roof overhang at the front portion of the addition (not original to the dwelling) to improve weather protection.
- Submission materials include the Heritage Permit Application Form (internal), a submission cover letter and an architectural drawing package.
- The relevant Burlington Ave. – Ontario Street HCD Plan policy and guideline sections are:
    - 3.3.7 Repair and Alterations
    - 3.3.8 Roofs and Rooflines
    - 3.3.9 Exterior Walls
    - 3.3.10 Window and Door Openings
    - 3.3.11 Porch and Verandah Repairs and Alterations
- Heritage Burlington Advisory Committee may recommend one of the following in their motion regarding the subject Heritage Permit application:
    - Recommend Approval
    - Recommend Approval with Conditions
    - Recommend Denial

2. 906 Brant St. – Research Brief and Cultural Heritage Evaluation

- Heritage Planning staff have prioritized an evaluation of the Edwin Freeman House at 906 Brant Street under *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest* due to Bill 23, *the More Homes Built Faster Act, 2022*, and future redevelopment within the Burlington GO Major Transit Station Area.
- The property was previously evaluated in 2003 and was given a heritage grade of “A”, and has remained on the Municipal Heritage Register as a non-designated heritage property.

- Staff have completed a site visit to the property as well as the archival research and evaluation process.
- A Cultural Heritage Evaluation Brief has been prepared, which the Heritage Burlington Advisory Committee will be consulted on.
- The key evaluation finding is that the property is eligible for designation under Part IV of the *Ontario Heritage Act*.

3. Heritage Mapping (GIS) Update

- Heritage Planning staff have modernized and created process improvements regarding City of Burlington's Municipal Heritage Register (MHR) mapping (GIS) tool.
- The MHR mapping will be updated in the near future on to the City's website and will replace the current MHR mapping application.
- Polygons of each designated and non-designated property are colour coded, and a supporting photograph and designation by-law information are hyperlinked in a new property information pop-up.

PARK EIGHT Inc.
Engineering & Architecture

Wednesday, March 25th, 2026

City of Burlington Building Authority
426 Brant St, Burlington Ontario L7R 2G2

Attention: Heritage Department
RE: 1422 Ontario St, Burlington Ontario **Dwelling Exterior Additions**
Heritage Cover Letter

Following our phone conversation with Chloe Richer, Senior Planner, Heritage on March 20th. I am writing to provide a clear summary of the proposed work at 1422 Ontario Street in support of the heritage review process.

The property is a two-and-a-half storey brick single-family dwelling constructed in 1910 in the Edwardian Classicism style. As outlined in the City's designation, key heritage attributes include the front gable with decorative carved trim and cornice, the two-storey extruded window bay, and the full-width veranda with Tuscan columns, balustrade, and detailed cornice and frieze.

Our proposal has been developed with the intent of preserving all heritage-defining elements, particularly on the street-facing façade, while introducing modest and clearly distinguishable additions to improve the home's functionality.

Front (Street-Facing) Elevation

All original heritage features on the front façade will be retained and remain unchanged, including the brickwork, carved trim and cornice detailing. We plan to repair the existing soffits/fascia and to paint them beige/cream throughout.

The only proposed alteration to the front elevation is within the existing front gable. The current windows appear to be a later intervention, as their style and proportions do not align with the historic character of the home. We are proposing to replace these with a cedar shingle infill and introduce a single, modestly sized centered window. The trim surrounding the gable will remain preserved. This approach is intended to better align with the architectural character of the house while improving thermal performance.

With respect to the front porch, no changes are included within our scope of work. The porch is currently being reconstructed under a separate permit issued prior to the heritage designation (March 2, 2026), and was not designed or submitted by our firm.

Side Addition (Existing and Proposed Modifications)

The existing side addition is not original to the home and does not contain heritage-protected features. It is currently clad in non-historic materials and lacks the detailing found on the original structure. With the front porch being redone with a separate permit, we do plan to match the details in the columns and railings as well as paint both in beige/cream colors.

We are proposing to extend the existing side addition further into the rear yard and re-clad the exterior walls with Maibec vertical board and batten siding. The only visible change from the street will be a slight extension of the roof overhang at the front portion of the addition to improve weather protection. No additional heritage elements will be altered or removed as part of this work.

Rear Addition and Rear Roof Modification

A new one-storey rear addition is proposed, using only vertical wood shingle materials, sliding doors and a shingled hip roof that matches the roof above. This work is fully located at the rear of the property and will not be visible from the street.

We are also proposing to reframe the rear portion of the existing roof. This change does not increase the overall roof height and makes no change to the existing footprint. This alteration will not be visible from the public street.

Materials and Design Approach

All new work (side and rear additions) will be clad in vertical board and batten style with the exception of the front gable, that will be clad with wood shingles. The proposed roofs will also utilize dark wood shingles to match the existing roof. Please refer to the drawing package for a rendering that showcases details such as product specifications, colors and styles.
The use of wood board and batten siding is intentional to ensure that new additions are visually distinguishable from the original brick structure, in keeping with heritage best practices that discourage replication of historic fabric.

We trust that this approach aligns with the intent of the heritage designation while allowing for reasonable improvements to the home's livability. We look forward to your response.

Sincerely,

PARK EIGHT Inc.
Brent Wybenga, M.A.Sc., P.Eng.
Principal
905.912.0278
brent@parkeight.ca

Pete VandenArend, B.I.D, NCIDQ, ARIDO
Senior Interior Designer
c.289.880.1397
pete@parkeight.ca

DESIGN LOADS

1. GROUND SNOW (Ss) / RAIN (Sr): 1.1 / 0.4 kPa
2. MAXIMUM ROOF SNOW (S): 1.28 kPa
3. ROOF DEAD LOAD (D): 1.0 kPa
4. WIND (q50): 0.46 kPa
5. FLOOR (1ST/2ND) DEAD LOAD (D): 1.0 kPa
6. FLOOR (1ST 2ND) LIVE LOAD (L): 1.9 kPa

GENERAL NOTES

1. UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE, OBC [2024] INCLUDING ALL THE LATEST STANDARDS REFERENCED WITHIN.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.
4. CONTRACTOR/STEEL FABRICATOR IS REQUIRED TO FIELD MEASURE THE STRUCTURE PRIOR TO FABRICATION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
5. CONTRACTOR TO CHECK AND VERIFY ALL STRUCTURAL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.

LUMBER NOTES

1. ALL SAWN LUMBER TO BE S.P.F. No. 2 GRADE or BETTER AND CONFORM TO CSA-O141.
2. ALL LUMBER EXPOSED TO THE EXTERIOR IS TO BE PRESSURE TREATED U.O.N.
3. TRUSS DESIGN TO BE IN ACCORDANCE WITH PART 4 OF THE O.B.C. PROVIDE HOLD DOWN CLIPS AT ALL TRUSSES, WHICH ARE TO BE DESIGNED BY THE ROOF TRUSS ENGINEERS.
4. ROOF SHEATHING TO BE 12 mm (1/2") PLYWOOD (MINIMUM) T&G , NAILED W/ 10D NAILS AT 6" C/C ALONG EDGES.
5. PROVIDE APPROVED BLOCKING OR BRIDGING AT 2000 mm (7'-0") O/C MAX. FOR FLOOR JOISTS.
6. ALL LUMBER BEAMS ARE TO BE SUPPORTED ON LUMBER POSTS (U.N.O) WITH EQUAL NUMBER OF LAMINATIONS.
7. WOOD IS NOT TO BEAR DIRECTLY ON CONCRETE/MASONRY. PROVIDE PRESSURE TREATED, POLY, OR SILL GASKET BETWEEN CONCRETE/MASONRY AND WOOD SILL PLATE.
8. ALL JOISTS SHOULD HAVE A MINIMUM OF 40 mm (1 1/2") OF BEARING U.O.N. BY MANUFACTURER.
9. ALL LUMBER BEAMS SHOULD HAVE A MINIMUM OF 75 mm (3") BEARING.

FOUNDATION NOTES

1. ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 1577 P.S.F.
2. PROVIDE 4'-0" MINIMUM OF FROST COVER FOR ALL EXTERIOR FOOTINGS.
3. ALL REINFORCING STEEL TO BE 400W AND SHALL CONFORM TO CSA-G30.18-M92.
4. ALL PIERS TO BE POURED INTEGRALLY WITH FOUNDATION WALLS.
5. PROVIDE 8" DEEP DOOR BUCKS AT ALL EXTERIOR DOOR LOCATIONS.
6. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE FOR:
   A. VERIFICATION OF SOIL BEARING CAPACITY
   B. INSPECTION OF REINFORCING

STRUCTURAL STEEL NOTES

1. STRUCTURAL STEEL DESIGN MUST CONFORM TO CSA S16.
2. STRUCTURAL STEEL W SECTIONS AND COLUMNS SHALL CONFORM TO ASTM A992 U.O.N.
3. STRUCTURAL STEEL CHANNELS, HSS, & ANGLES MUST CONFORM TO CSA G40.21, GRADE 350W U.O.N.
4. ALL STRUCTURAL STEEL PLATE SHALL CONFORM TO CSA G40.21, GRADE 300W, CLASS C U.O.N.
5. BOLTED CONNECTIONS SHALL BE MADE OF ASTM A3125 GRADE A325 U.O.N.
6. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 U.O.N.
7. ALL WELDING TO CONFORM TO C.W.B. APPROVED PROCEDURES. ALL WELDING TO BE CARRIED OUT BY WELDERS CERTIFIED BY THE C.W.B., EMPLOYED BY A FIRM CERTIFIED IN DIVISION 1 or 2.
8. ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH CSA G164 U.O.N.
9. TOUCH UP ALL FIELD WELDS BY APPLYING MIN. OF 2 COATS OF ZINC RICH PAINT.
10. ALL STRUCTURAL STEEL SHALL RECEIVE A MINIMUM OF ONE COAT OF SHOP PRIMER.
11. DO NOT SPLICE OR CUT OPENING IN STRUCTURAL STEEL WITHOUT THE ENGINEER'S APPROVAL.

MASONRY (VENEER) NOTES

1. MASONRY SHALL CONFORM TO CSA S304.1
2. MINIMUM BRICK VENEER STRENGTH TO BE 20 MPa (CLAY).
3. THE MINIMUM BRICK LINTEL BEARING DISTANCE ON MASONRY WALLS SHOULD BE 200 mm (8") U.O.N.
4. MASONRY TIES SHALL CONFORM TO CSA-A370. HOT DIPPED GALVANIZED TIES ARE REQUIRED.
5. TIES SHALL BE SPACED AT NO MORE THAN 810mm C/C HORIZONTALLY, AND 610 mm C/C VERTICALLY.
6. TIES CONNECTING TO WOOD STUDS MAY BE FACE OR SIDE MOUNTED.

CONCRETE & REINFORCING NOTES

1. ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 1577 P.S.F.
2. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF CSA A23.1, A23.2 & A23.3.
3. REINFORCING SHALL CONFORM TO CSA G30.18, GRADE 400W, FY=400 MPa
4. ALL CONCRETE COVER SHALL CONFORM TO CSA A23.1 AND THE FOLLOWING BELOW U.O.N.
   A. CONCRETE CAST AGAINST EARTH: 75 MM (3")
   B. INTERIOR SLABS: 25 MM (1")
5. ALL CONCRETE SHALL BE A MINIMUM OF 25 MPa AT A 28 DAY COMPRESSIVE STRENGTH U.O.N.

CONCRETE MASONRY NOTES

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE FOLLOWING STANDARDS:
   A. CSA A371: MASONRY CONSTRUCTION FOR BUILDINGS
   B. CSA A165: CSA STANDARDS FOR CONCRETE MASONRY UNITS
   C. CSA A179: MORTAR AND GROUT FOR UNIT MASONRY
2. ALL CONCRETE BLOCK SHALL HAVE NET COMPRESSIVE STRENGTH OF 15 MPa
3. MASONRY WALLS SHALL HAVE TYPE S MORTAR
4. GROUT SHALL BE IN ACCORDANCE WITH THE ABOVE NOTED STANDARDS
5. PROVIDE THREE COURSES OF FULLY GROUTED MASONRY UNDER BEARING PLATES FOR STEEL BEAMS (U.O.N.).
6. PROVIDE LATERAL RESTRAINT AT THE TOP OF ALL NON LOAD-BEARING PARTITIONS.
7. INSTALL LADDER TYPE BLOK-LOK EVERY THIRD COURSE IN ALL MASONRY WALLS (U.O.N.).
8. PROVIDE A SINGLE COURSE BOND BEAM AT THE TOP OF ALL NON LOAD-BEARING WALLS, REINFORCED W/ (2) 10M BARS CONTINUOUS.
9. PROVIDE CONTROL JOINTS IN EVERY FOURTH CELL IN ALL MASONRY WALLS (U.O.N.).
10. THE MINIMUM BEARING DISTANCE ON MASONRY WALLS ARE:
    A. OWSJ: 100mm (4")
    B. BEAMS: 150mm (6")
    C. LINTELS: 200mm (8")
    D. CONC. SLABS: 100mm (4")

CONCRETE & REINFORCING NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF CSA A23.1, A23.2 & A23.3.
2. REINFORCING SHALL CONFORM TO CSA G30.18, GRADE 400W, FY=400 MPa
3. WELDED WIRE MESH & WELDED WIRE FABRIC SHALL CONFORM TO CSA G30.5, FY= 450 MPa & HAVE A MINIMUM LAP OF 150 MM (6") AT JOINTS U.O.N.
4. ALL REINFORCING LAP SPLICES SHALL CONFORM TO THE LATEST CSA STANDARD A23.3 & ALL BARS SPLICES TO BE CLASS 'B' TENSION U.O.N.
5. CRACK CONTROL SHOULD BE PLACED ALONG THE CENTRE OF THE LENGTH AND WIDTH OF AREA AND PLACED NO MORE THAN 14'-0" O/C. PROVIDE JOINT FILLER IN CONTROL JOINTS.
6. ALL CONCRETE COVER SHALL CONFORM TO CSA A23.1 AND THE FOLLOWING BELOW U.O.N.
   A. CONCRETE CAST AGAINST EARTH: 75 MM (3")
   B. EXTERIOR BEAMS, SLABS, COLUMNS/PIERS AND WALLS: 40 MM (1.5")
   C. INTERIOR BEAMS & COLUMNS/PIERS: 30 MM (1.25")
   D. INTERIOR SLABS: 25 MM (1")
7. CONCRETE PROPERTIES:
   A. CONCRETE SHALL BE PLACED IN THE APPROPRIATE LOCATION & HAVE THE MIX PROPERTIES AS PER THE TABLE BELOW
   B. IF NOT IN THE TABLE ALL CONCRETE SHALL BE A MINIMUM OF 25 MPa AT A 28 DAY COMPRESSIVE STRENGTH U.O.N.

STRUCTURAL SCHEDULE

WOOD LINTELS:

L1 2 PLY - 2X8

L2 2 PLY - 2X10
L3 3 PLY - 2X8
L4 3 PLY - 2X10
L5 2 PLY - 2X12
L6 3 PLY - 2X12

BEAMS:

B1 FLUSH, 2-PLY 2.0E LVL 1 3/4" x 5 1/2", PROVIDE 2 ROWS OF SDS SCREWS ON E/S 1/4"x3.5" LG. @ 12" O.C
B2 FLUSH, 4-PLY 2.0E LVL 1 3/4" x 7 1/4", PROVIDE 2 ROWS OF SDS SCREWS ON E/S 1/4"x6" LG. @ 12" O.C
B3 FLUSH, W8X15 OR 3-PLY 2.0E LVL 1 3/4" x 9 1/4", PROVIDE 2 ROWS OF SDS SCREWS ON E/S 1/4"x3.5" LG. @ 12" O.C
B4 3-PLY 2.0E LVL 1 3/4" x 7 1/4", PROVIDE 2 ROWS OF SDS SCREWS ON E/S 1/4"x3.5" LG. @ 12" O.C
B5 FLUSH, W8X15 OR 4-PLY 2.0E LVL 1 3/4" x 9 1/4", PROVIDE 2 ROWS OF SDS SCREWS ON E/S 1/4"x6" LG. @ 12" O.C
B6 W10X22 STEEL BEAM - FLUSH, SEE DETAIL
B7 2-PLY 2.0E LVL 1 3/4" x 11 7/8", PROVIDE 2 ROWS OF SDS SCREWS ON E/S 1/4"x3.5" LG. @ 12" O.C
B8 W8X48 STEEL BEAM - DROPPED, SEE DETAIL
B9 2-PLY 2X12 P.T. WOOD BEAM OR 3-PLY 2X10 P.T. WOOD BEAM
B10 2-PLY 2X8 P.T. WOOD BEAM
B11 FLUSH, 3-PLY 2.0E LVL 1 3/4" x 7 1/4", PROVIDE 2 ROWS OF SDS SCREWS ON E/S 1/4"x6" LG. @ 12" O.C

LEDGER BOARD / JOISTS:

LED 1 2X8 LEDGER BOARD c/w 5/8" HILTI HIT HY EPOXY ANCHORS W/ SLEEVES @ 16" O/C STAG. INTO CONC. PROVIDE (2) AT ENDS)
J1 2X8 FLOOR JOISTS @ 12" O/C c/w 3/4" T&G (GLUED AND SCREWED) OR PRE-ENG FLOOR TRUSSES @ 16" O/C
J2 2X8 FLOOR JOISTS , P.T., @ 16" O/C c/w 5/4" P.T. WOOD DECK BOARDS
J3 2X8 FLOOR JOISTS @ 16" O/C c/w 3/4" T&G (GLUED AND SCREWED)
R1 2X8 RAFTERS c/w 2X8 COLLAR TIES @ 16" O/C, PROVIDE 1/2" SPF SHEATHING W/ H CLIPS
R2 2X8 RAFTERS c/w 2X6 COLLAR TIES @ 16" O/C, PROVIDE 1/2" SPF SHEATHING W/ H CLIPS
R3 2X6 RAFTERS c/w 2X4 COLLAR TIES W/ REQ'D @ 16" O/C, PROVIDE 1/2" SPF SHEATHING W/ H CLIPS
C1 2X6 CL. JOISTS @ 16" O/C
C2 2X10 CL JOISTS @ 16" O/C

WOOD BUILT UP POSTS / COLUMNS:

P2 2 PLY - 2"X6"
P3 3 PLY - 2"X6" (2 JACKS + 1 KING FOR WINDOWS AND DOORS U.O.N.)
P4 4 PLY - 2"X6"
P5 5 PLY - 2"X6"
P6 6 PLY - 2"X6"
COL 1 HSS 3.5"X3.5"X1/4" C/W 5.5"X9"X3/8" thk. CAP PLATE & (4) 1/2" DIA. BOLTS W/ 5.5"x9"x3/8" BASEPLATE (SEE TYP. BASEPLATE DETAILS) W/ (2) 5/8" DIA. BOLTS

FOUNDATION WALLS:

PC10 10" CONC. FDN. WALLS r/w 15M @ 16" O/C VERT. & HORIZ., 'L' BARS TO MATCH THE VERT. 24" LG. - SEE FLOOR PLANS / ASSEMBLY LEGEND FOR REINFORCING DETAILS

STRIP FOOTINGS:

EXT. 24" x 8" THK. r/w (2) CONT. 15M BARS - U.N.O
INT. 20"x 8" THK. r/w (2) CONT. 15M BARS - U.N.O.

PAD FOOTINGS:

FTG.1 10" DIA. CONC. PIER
FTG.2 10" DIA. PIER ON BF 28 (BIG FOOT FOOTING) - 4' MIN. FROST PROTECTION
FTG.3 2'-10" x 2'-10" x 12" THK. c/w (4) 15M BARS E/W

LOOSE BRICK LINTELS:

LL1 L4x3.5x5/16" - 5'-0" & UNDER (8" BEARING ON E/S)
LL2 L5x3.5x3/8" - 5'-0" TO 7'-0" SPAN (8" BEARING ON E/S)
LL3 L6x4x3/8" - 7'-0 TO 9'-0" SPAN (8" BEARING ON E/S)

NOTE SCHEDULE

ALL INTERIOR AND EXTERIOR FINISHES TO BE SPECIFIED BY OWNER, UNLESS NOTED ON DRAWINGS.

GENERAL:

1. ALL CONSTRUCTION TO CONFORM TO THE MOST CURRENT VERSION OF THE O.B.C.
2. DO NOT SCALE DRAWINGS - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
3. ALL 3D VIEWS ARE SUPPLEMENTAL TO THE REFERRING 2D DOCUMENTS AND ARE PROVIDED FOR INFORMATION ONLY
4. PROVIDE ADEQUATE TEMPORARY SHORING AS REQ'D DURING CONSTRUCTION AND OR DEMOLITION

STAIR / RAILINGS:

5. STAIRS DIMENSIONS - MAX RISE 7-7/8", MIN. TREAD 10-1/4", MIN. HEADROOM 6'-8", MIN. WIDTH 3'-0" AS PER O.B.C. 9.8.3.
6. HANDRAILS REQUIRED ABOVE STAIR AND INT. LANDINGS & 36" AT MAIN LANDINGS AS PER O.B.C. 9.8.7.
7. GUARDS - REQ'D IF BALCONY / PORCH IS OVER 23 5/8" ABV ADJ SURFACE, PROVIDE MIN 36" AFF.
   GUARDS TO COMPLY W/ O.B.C. 9.8.8. & SB-7, MAX PICKET SPACING 4" & SHALL NOT PERMIT 4" SPHERE TO PASS

VENTILATION

8. MECHANICAL VENTILATION AS PER O.B.C. 9.32.3
9. ROOF VENTILATION AS PER 9.32. OF O.B.C. - INSTALL COLOURED PLASTIC MUSHROOM TYPE VENTS OR EQ. TO PROVIDE A VENT AREA OF 1/300 OF THE INSULATED CEILING AREA, OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1 IN 6.
10. RANGE/COOKTOP TO VENT DIRECTLY TO EXTERIOR
11. DRYER TO VENT DIRECTLY TO EXTERIOR
12. MECHANICALLY VENTED EXHAUST FANS TO EXTERIOR W/ MIN. 1 AIRCHANGE PER HOUR

DOORS & WINDOWS

13. WINDOW AND DOOR SIZES ARE APPROX., EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURER SPECIFICATIONS
14. CONTRACTOR OR OWNER TO VERIFY QUANTITY AND IS RESPONSIBLE FOR ORDERING.
15. DOORS BETWEEN GARAGE AND DWELLING SHALL BE TIGHT FITTING, WEATHERSTRIPPED, INSULATED AND PROVIDED w/ SELF CLOSING DEVICE. DOOR MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED FOR SLEEPING
16. GLASS TO BE MINIMUM DOUBLE-GLAZED THERMALLY BROKEN W/ LOW 'E' & ARGON GAS FILLED

CABINETRY / MILLWORK

17. KITCHEN / BATHROOM CABINETRY AND MILLWORK AS PER MANUFACTURERS AND OWNERS LAYOUT
18. BUILT - IN CABINETRY AS PER KITCHEN DESIGNER, IF NO KITCHEN DESIGNER, CONSULT W/ OWNER FOR REQUIREMENTS

IMPERATIVE SENTENCES

GENERAL REQUIREMENTS

- IMPERATIVE SENTENCES: THE SPECIFICATIONS ARE DIRECTED AT THE CONTRACTOR. SENTENCES WRITTEN IN THE IMPERATIVE FORM THROUGHOUT DOCUMENTS APPLY TO THE CONTRACTOR.
- DEMO MEANS: DEMOLITION AND REMOVAL AS INDICATED ON DWGS. RESTORATION OF DAMAGED OR DISTURBED WORK. INCLUDES REMOVAL OF DEBRIS AND MATERIALS AFFECTED BY NEW WORK
- SUPPLY MEANS: DELIVER TO THE SITE AND PLACE AS DIRECTED BY THE CONTRACTOR.
- INSTALL MEANS: ACCOMMODATE IN THE WORK, RECEIVE, STORE, UNCRATE, ASSEMBLE, ADJUST, TRIM, AND FIT AS NECESSARY, LOCATE AS PER THE DOCUMENTS AS ADJUSTED BY THE CONSULTANT, AFFIX TO THE WORK AND CONNECT TO SERVICES AS PER MANUFACTURERS INSTRUCTIONS AND AS REQUIRED BY THE DOCUMENTS IN CONFORMANCE AS REQUIRED FOR FULL OPERATION OR SERVICE AND MAKE FINAL TRIMMING AND ADJUSTMENT, TEST, CLEAR, MAKE FULLY OPERATIONAL, WARRANT AND DEMONSTRATE USE TO THE OWNER.
- PROVIDE MEANS: SUPPLY AND INSTALL
- MAKE GOOD MEANS: TO REMOVE AND REPLACE, REPAIR, PATCH, TRIM, SAND AND PAINT, AS NECESSARY, ALL AFFECTED ITEMS AND SURFACES USING MATERIALS AND PROCEDURES TO MATCH ADJACENT MATERIALS AND FINISHES.
- NOT IN CONTRACT MEANS: SOMETHING SHOWN OR SPECIFIED SHALL BE INDICATED AS NOT BEING IN THE CONTRACT IS BY THE USE OF THE INITIALS NIC OR THE WORDS 'NOT IN (THE) CONTRACT, 'BY OWNER' OR 'BY OTHERS' CONTRACTOR'.
- AUTHORITY OF THE CONSULTANT: WHEREVER THE WORDS 'APPROVED', 'SATISFACTORY', 'DIRECTED', 'PERMITTED', 'INSPECTED', 'INSTRUCTED', 'REQUIRED', 'SUBMIT', 'ORDERED', OR SIMILAR WORDS OR PHRASES ARE USED IN THE CONTRACT DOCUMENTS, IT SHALL BE UNDERSTOOD, UNLESS THE CONTEXT PROVIDES OTHERWISE, THAT 'BY (TO) THE CONSULTANT' FOLLOW.
- CONTRACT DOCUMENTS: TRADES ARE ADVISED THAT ALL ITEMS, SYSTEMS AND INFORMATION DESCRIBED IN THE SPECIFICATIONS, AND ALL LINES, SURFACES, ITEMS AND INFORMATION NOTED ON THE DRAWINGS (REFERRED TO AS ITEMS) HAVE A VALUE ASSOCIATED WITH THEM. THE TRADES PRICE MUST INCLUDE A PRICE FOR ALL ITEMS NOTED.

IF A DISCREPANCY WITHIN THE CONTRACT DOCUMENTS IS DISCOVERED AND A CLARIFICATION BY THE CONSULTANT INVOLVES THE DELETION OF AN ITEM FROM THE CONTRACT, A CREDIT TO THE CONTRACT WILL BE DETERMINED

ABBREVIATIONS

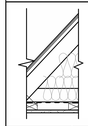
ABV	ABOVE	L#	LINTEL + NO. OF PLY	APPLIANCES & EQUIPMENT	
ACC	ACCESSORY	NIC	NOT IN CONTRACT	ASHP	AIR SOURCE HEAT PUMP
ASHP	AIR SOURCE HEAT PUMP	NO.	NUMBER	F	FRIDGE
B#	BEAM + NO. OF PLY	O.C	ON CENTER	FR	FREEZER
C/A	COMPLIANCE ALTERNATIVE	P#	STUD + NO. OF PLY	IC	INDUCTION COOKING
CL	CLOSET	PROP.	PROPOSED	R	RANGE
COL	COLUMN	P.T	PRESSURE TREATED	SUMP	SUMP PIT
CON	CONNECTION	R.A	RETURN AIR	WH	WATER HEATER
C.O	CARBON MONOXIDE	RC	ROUGH CUT		
CT	COLLAR TIE	RM	ROOM		
ELEV	ELEVATION	S.A	SMOKE ALARM		
EST.	ESTABLISHED	STAG.	STAGGERED		
E/S	EACH SIDE	TB	THERMALLY BROKE		
EW	EACH WAY	VB	VAPOR CONTROL LAYER		
EX	EXISTING	W	WITH		
EXTR	EXTERIOR	WIN.	WINDOW		
GC	GENERAL CONTRACTOR	WRB	WEATHER RESISTANT BARRIER / AIR CONTROL LAYER		
HT	HEIGHT	X-	EXISTING		
INTR	INTERIOR				
kN	KILONEWTON				

LEGEND

- OUTSIDE PRIMARY SCOPE OF WORK
- EX-WALL TO REMAIN
- GLAZING
- EXISTING ITEM (WALL, WINDOW, FIXTURE, MILLWORK, ETC.) TO BE REMOVED
- X-DOOR & FRAME TO REMAIN
- X-DOOR & FRAME TO BE REMOVED

2 3D FRONT

ROOF TYPE LEGEND

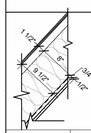


STICK FRAMED ROOF

- ASPHALT SHINGLES (40 YEAR MIN)
- 1/2" SPRUCE PLYWOOD
- STICK FRAMED ROOF RAFTERS, 6" RAISED HEEL - SEE SECTION FOR DETAILS
- R60 BLOWN-IN INSULATION c/w "RAFT-R-MATE" ATTIC RAFTER VENTS OR EQ. - MIN. 2.5" AIR FLOW
- VAPOR CONTROL LAYER CONT. LAPPED & SEALED
  6 MIL POLY OR APPROVED ALT
- STRAPPING AT 16" O/C & ELEC CHASE
  1x WOOD FURRING STRIPS or 1/2" METAL CHANNEL
- 1/2" GYPSUM BOARD PAINTED

R-1 — Thermal R VALUE : R60

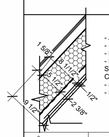
Batt Insulated Vented Roof Option 2b



- ASPHALT SHINGLES (40 YEAR MIN)
- 1/2" SPRUCE PLYWOOD + 'H' CLIPS
- PRE. ENG TRUSS, 6" RAISED HEEL - SEE SECTION FOR DETAILS C/W CONTINUOUS VENT FROM SOFFIT TO RIDGE. CREATE 1-1/4" VENT GAP B/W RAFTERS W CONT. FOAM RIGID VENT OR APPROVED ALT.
- 8" (R32) BATT INSULATION
  BASIS OF DESIGN; ROCKWOOL COMFORTBATT BATT INSULATION
- VAPOR CONTROL LAYER LAPPED & SEALED | *6 MIL POLY OR APPROVED ALT*
  BASIS OF DESIGN; Intello Plus w Tescon Vana by ProClima dist. by 475
- STRAPPING AT 16" O/C & ELEC CHASE
  1x WOOD FURRING STRIPS or 1/2" METAL CHANNEL
- 1/2" GYPSUM BOARD

R-2b — Thermal R VALUE : R32
Exceeds min code req'd R31

Spray Foam Vented Roof Option 2s



- ASPHALT SHINGLES (40 YEAR MIN)
- 1/2" SPRUCE PLYWOOD + 'H' CLIPS
- PRE. ENG TRUSS, 6" RAISED HEEL - SEE SECTION FOR DETAILS
- RAFTERS AS PER PLANS C/W CONTINUOUS VENT FROM SOFFIT TO RIDGE. CREATE 1-1/4" VENT GAP B/W RAFTERS W CONT. FOAM RIGID VENT OR APPROVED ALT.
- 5 1/2" (R33) CLOSED CELL SPRAY FOAM - 2" LIFTS
- RESILIENT CHANNEL AT 16" O/C c/w 1/2" GYPSUM BOARD

R-2s — Thermal R VALUE : R32.5
Exceeds min code req'd R31

EXTERIOR WALL TYPE LEGEND

- 1/2" DRYWALL
- VAPOR CONTROL LAYER | *MIL POLY OR APPROVED ALT*
- 2"x6" WOOD STUDS AT 16" O/C c/w (R22) ROXUL BATT INSULATION
  + OPTIONAL (R24) ROXUL BATT INSULATION
- 1/2" EXT. SPRUCE PLYWOOD EXT. SHEATHING W WRB MEMBRANE AIR/ WATER CONTROL LAYER LAPPED & SEALED
- 1" CONT. RIGID INSULATION (R5 ci CONT.) TAPED JOINTS, MECHANICALLY FASTENED
- EXTERIOR SIDING ON WOOD FURRING STRIPS - AS PER OWNER

W-1 — Thermal R VALUE : R27
Exceeds min code req'd R27 (R22 + R5 ci)

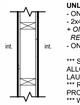
- 1/2" DRYWALL
- VAPOR CONTROL LAYER CONT. LAPPED & SEALED
  6 MIL POLY OR APPROVED ALT
- 2"x6" WOOD STUDS at 16" O/C c/w R24 ROXUL BATT INSULATION
- 1/2" EXT. SPRUCE PLYWOOD EXT. SHEATHING W WRB MEMBRANE AIR/ WATER BARRIER
- 1" CONT. RIGID INSULATION (R5 ci CONT.) TAPED JOINTS, MECHANICALLY FASTENED
- 1/2" AIR FLOW & DRAINAGE LAYER
  BASIS OF DESIGN; TRELA by DELTA Dorken, CEDAR BREATHER by Benjamin Obdyke
- EXTR CEDAR SHAKE SIDING ON WOOD FURRING STRIPS - AS PER OWNER

W-2 — Thermal R VALUE : R22 + R5 ci MINIMUM

- 10" POURED CONCRETE FOUNDATION WALL
- WATERPROOFING
- DRAINAGE SYSTEM

PC-10 — Thermal R VALUE : N/A

INTERIOR WALLS



ALL INTERIOR WALLS AREA 'N1' CONSTRUCTION, UNLESS OTHERWISE NOTED

- ONE LAYER 1/2" GWB
- 2x4 OR 2x6 SPRUCE STUDS @ 16" o.c.
  + ONE LAYER 5/8" PLYWOOD FOR WALL REINFORCEMENT REFER TO PLAN FOR LOCATIONS
- ONE LAYER 1/2" GWB

*** SOUND INSULATION IN WALLS AS PER OWNER. ALLOW FOR CONT. INSULATION ALL SIDES OF WASHROOMS & LAUNDRY ROOMS TYP
*** REFER TO PLANS FOR WALL REINFORCEMENT LOCATIONS. PROVIDE 1 LAYER OF 5/8" PLYWD CONCEALED BY WALL FINISH
*** WHERE TILE FINISH CALLED FOR, SUBSTITUTE GWB FOR TILE BACKERBOARD TYP

N-1

- 1/2 GYPSUM WALLBOARD
- 2X4 OR 2X6 SPRUCE STUDS AT 16"o.c.
- R12 BATT INSULATION
- VAPOR CONTROL LAYER | *6 MIL POLY OR APPROVED ALT*
  BASIS OF DESIGN; Intello Plus by ProClima dist. by 475
- CONT. SILL PLATE TRANSITION MEMBRANE LAP & SEALED BELOW WALL & ONTO RIGID
- R10 (2") CONT. RIGID INSULATION (TAPED JOINTS)

F-4 — Thermal R VALUE : R12 + R10 ci = R22
Exceeds min code req'd R20ci

FLOOR TYPE LEGEND

- 3/4" EDGE GOLD OR EQ. SUBFLOOR (GLUE AND SCREW TO WOOD FLOOR JOISTS)
- TJI JOISTS (REFER TO FLOOR PLANS FOR SIZES) C/W PARALLEL WALL BEARING SUPPORTS & BRACING
  BASIS OF DESIGN; TRIFORCE BY BARRETTE
- 1 ROW OF SOLID BLOCKING
  + 3.5" CONTINUOUS BATT INSULATION
  BASIS OF DESIGN; SAFE AND SOUND BY ROCKWOOL
- RESILIENT CHANNEL at 16" O/C c/w 1/2" GYPSUM BOARD

'+' OPTIONAL ASSEMBLY LAYER AS PER OWNER

F-1

Spray Foam Exposed floor Option 2s

- 3/4" EDGE GOLD OR EQ. SUBFLOOR (GLUE AND SCREW TO WOOD FLOOR JOISTS)
- FLOOR JOISTS (REFER TO FLOOR PLANS FOR SIZES)
- 5.5" (R33) CLOSED CELL SPRAY FOAM - 2" LIFTS MATCH THICKNESS AT ALL RECESSED PLUMBING
- 1/2" EXTR GRADE SHEATHING c/w LAPPED PRESSURE ROLLED & SEALED WRB WEATHER RESISTIVE BARRIER AIR/WATER CONTROL LAYER
  BASIS OF DESIGN; ZIP SYSTEM SHEATHING & TAPE
  + ZIP-R FOR REDUCED THERMAL BRIDGING
- PRE-FIN METAL CLADDING LAPPED W EXPOSED FASTENERS

'+' ASSEMBLY PART OPTIONAL - AS PER OWNER

F-2 — Thermal R VALUE : R33
Exceeds min code req'd R31

Batt Insulated Exposed floor Option 2b

- 3/4" EDGE GOLD OR EQ. SUBFLOOR (GLUE AND SCREW TO WOOD FLOOR JOISTS)
- FLOOR JOISTS (REFER TO FLOOR PLANS FOR SIZES)
- 3 1/2" (R14) + 5 1/2" (R22) BATT INSULATION
  BASIS OF DESIGN; ROCKWOOL BATT INSULATION
- VAPOR CONTROL LAYER | *MIL POLY OR APPROVED ALT*
- 1/2" EXTR GRADE SHEATHING c/w LAPPED PRESSURE ROLLED & SEALED WRB WEATHER RESISTIVE BARRIER AIR/WATER CONTROL LAYER
  BASIS OF DESIGN; ZIP SYSTEM SHEATHING & TAPE
  + ZIP-R FOR REDUCED THERMAL BRIDGING
- PRE-FIN METAL CLADDING LAPPED W EXPOSED FASTENERS

'+' ASSEMBLY PART OPTIONAL - AS PER OWNER

F-2 — Thermal R VALUE : R14 +R22 = R36
Exceeds min code req'd R31

- FLOOR FINISH BY OWNER
- 4" SLAB ON GRADE
- 10MIL POLY VAPOR BARRIER
- R15 (3") RIGID INSULATION UNDER ENTIRE FLOOR
- 8" CLEAR STONE ON UNDISTURBED SOIL

F-3 — Thermal R VALUE : 15

PARK EIGHT

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Project No. 25034

Revisions

Notes

Project North

Scale As indicated

COVER & NOTES

A0.01

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26/02/20
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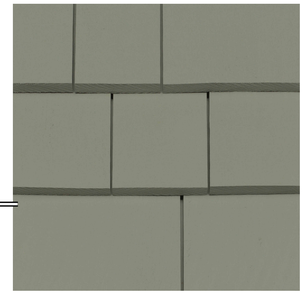

Maibec genuine wood - Shingles
in color Green to match board and batten
- or equivalent -

Maibec genuine wood - Shingles
in color Brown
- or equivalent -

Maibec Vertical Engineered Board and Batten - *or equivalent* -
in color green to match green shingle siding in gable.
- or equivalent -

PARK EIGHT

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Project No. 25034

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Notes

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Scale 12" = 1'-0"

HERITAGE

A0.02

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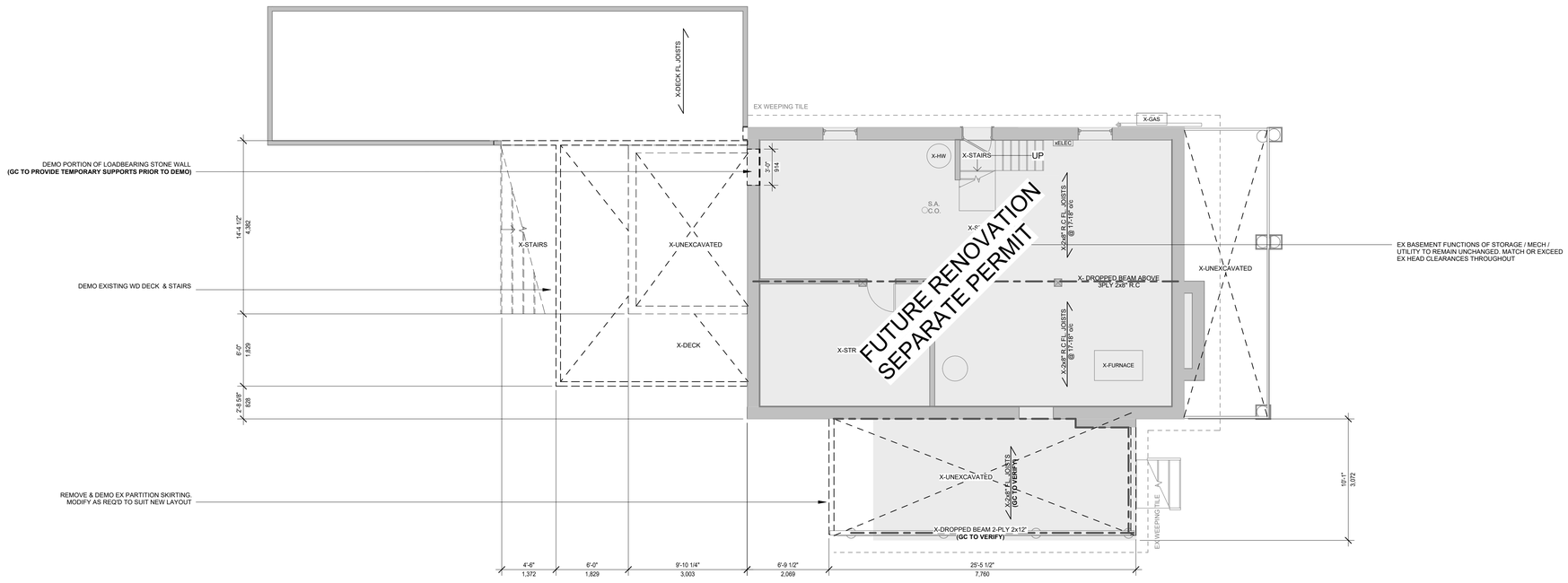
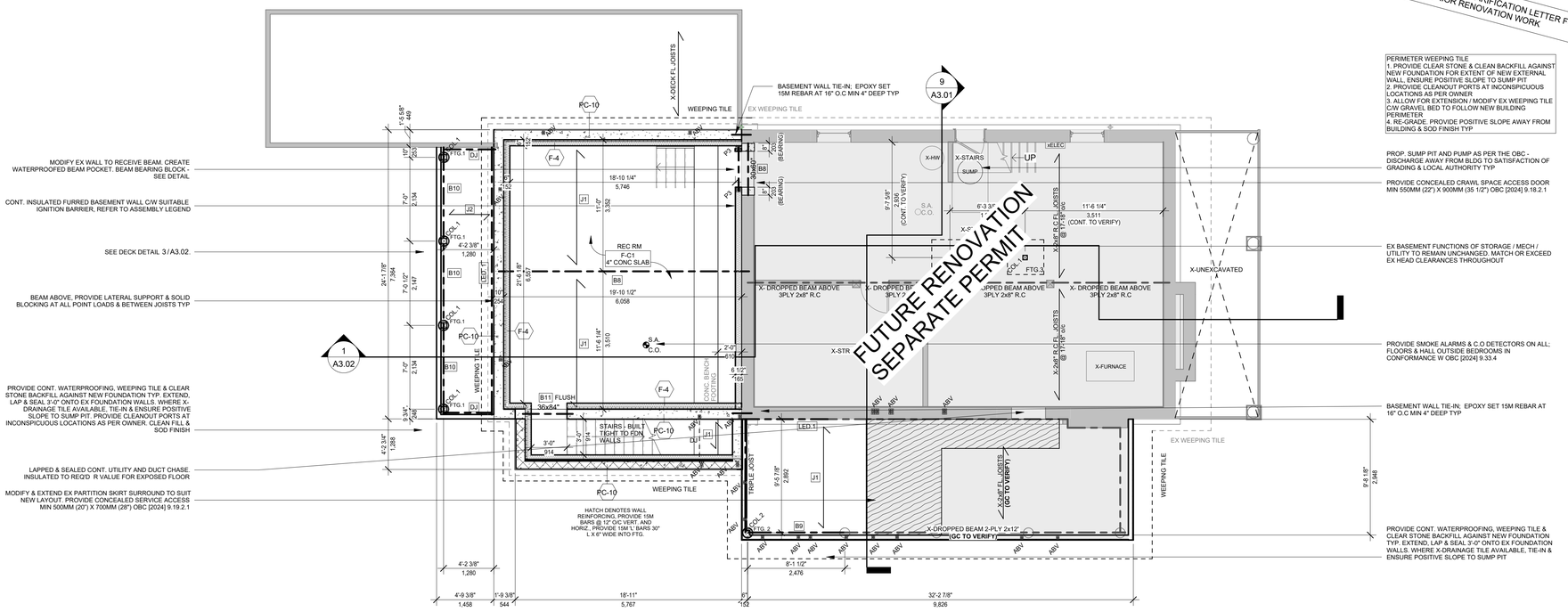


2 LVL0 DEMO
3/16" = 1'-0"

REFER TO ATTACHED CLARIFICATION LETTER FOR SCOPE OF INTERIOR RENOVATION WORK



3 LVL0 PLAN
3/16" = 1'-0"

LEGEND

- OUTSIDE PRIMARY SCOPE OF WORK
- EX-WALL TO REMAIN
- GLAZING
- EXISTING ITEM (WALL, WINDOW, FIXTURE, MILLWORK, ETC.) TO BE REMOVED
- X-DOOR & FRAME TO REMAIN
- X-DOOR & FRAME TO BE REMOVED

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Scale 3/16" = 1'-0"

FLOOR PLAN

A1.02

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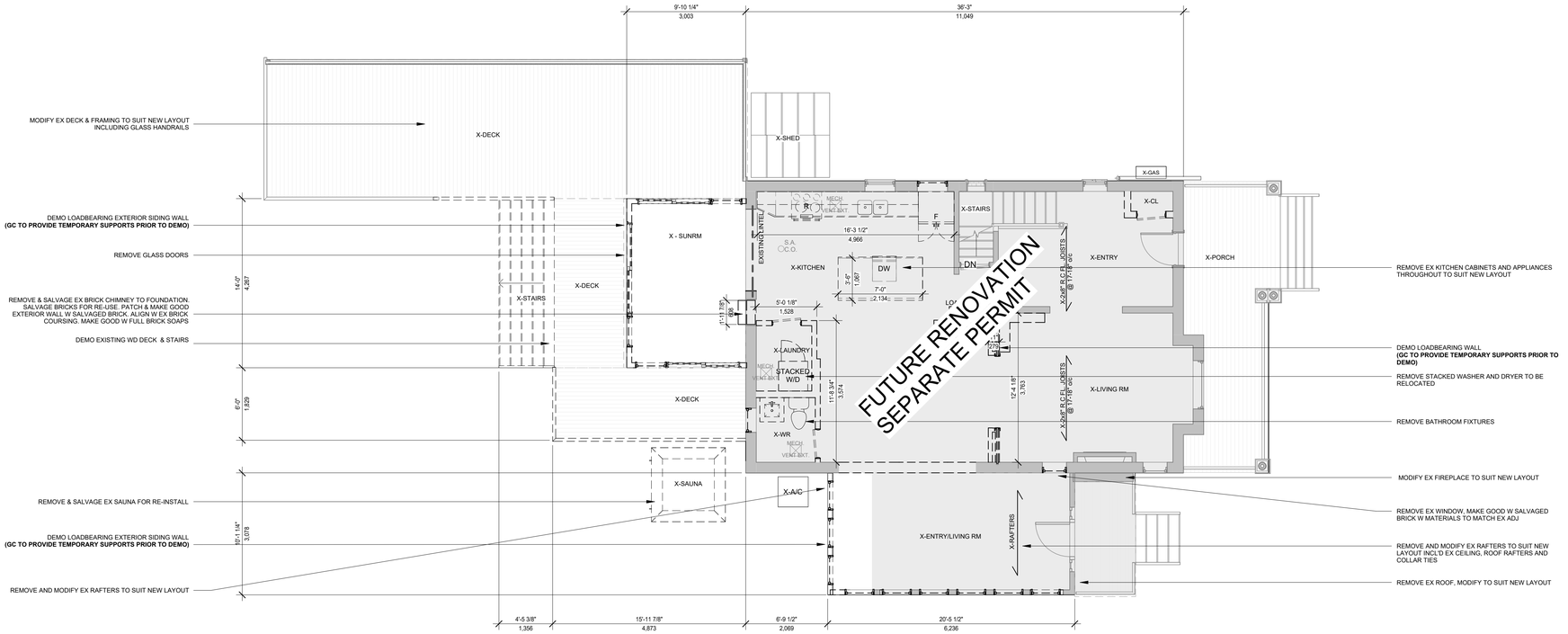
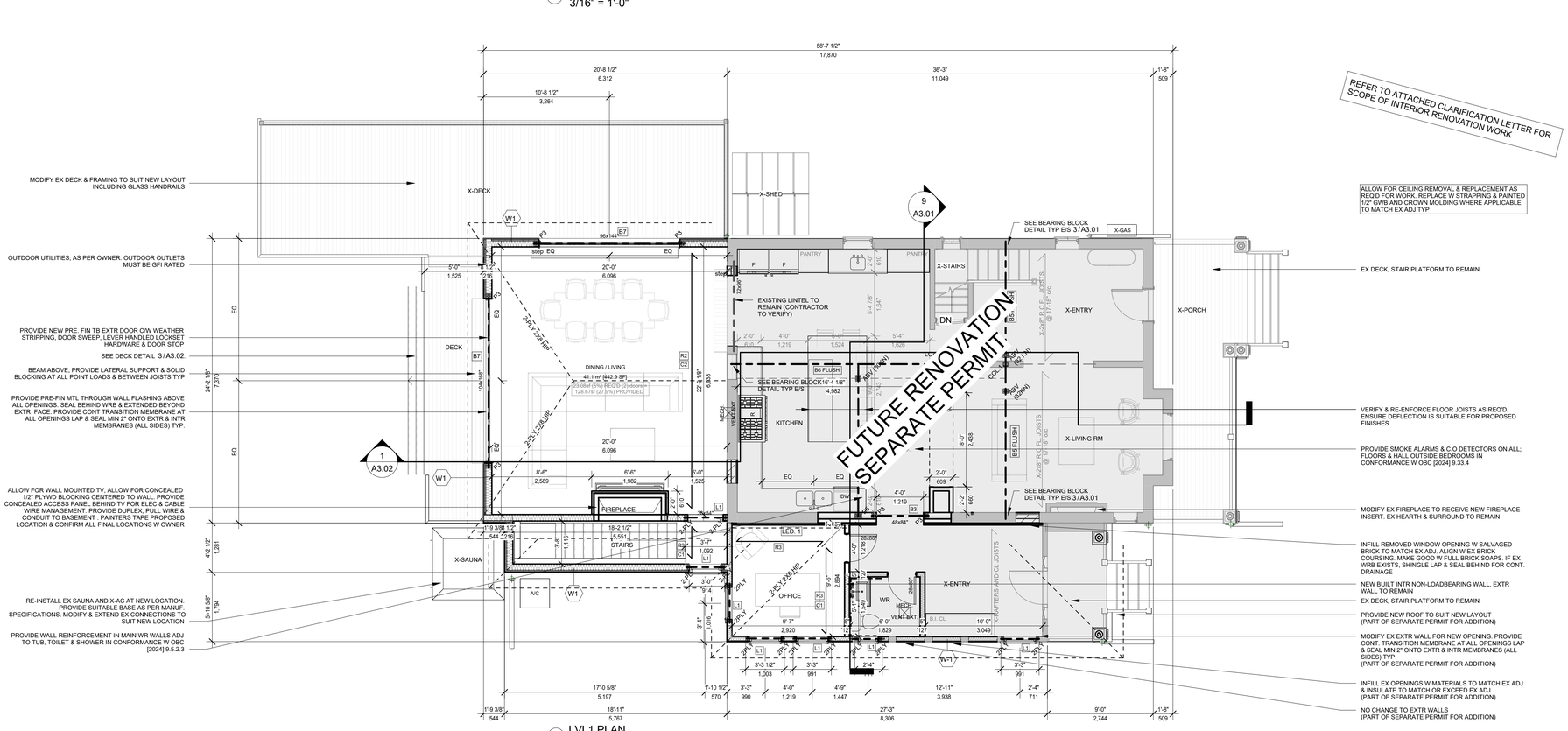


2 LVL1 DEMO
3/16" = 1'-0"



1 LVL1 PLAN
3/16" = 1'-0"

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FLOOR PLAN

A1.12

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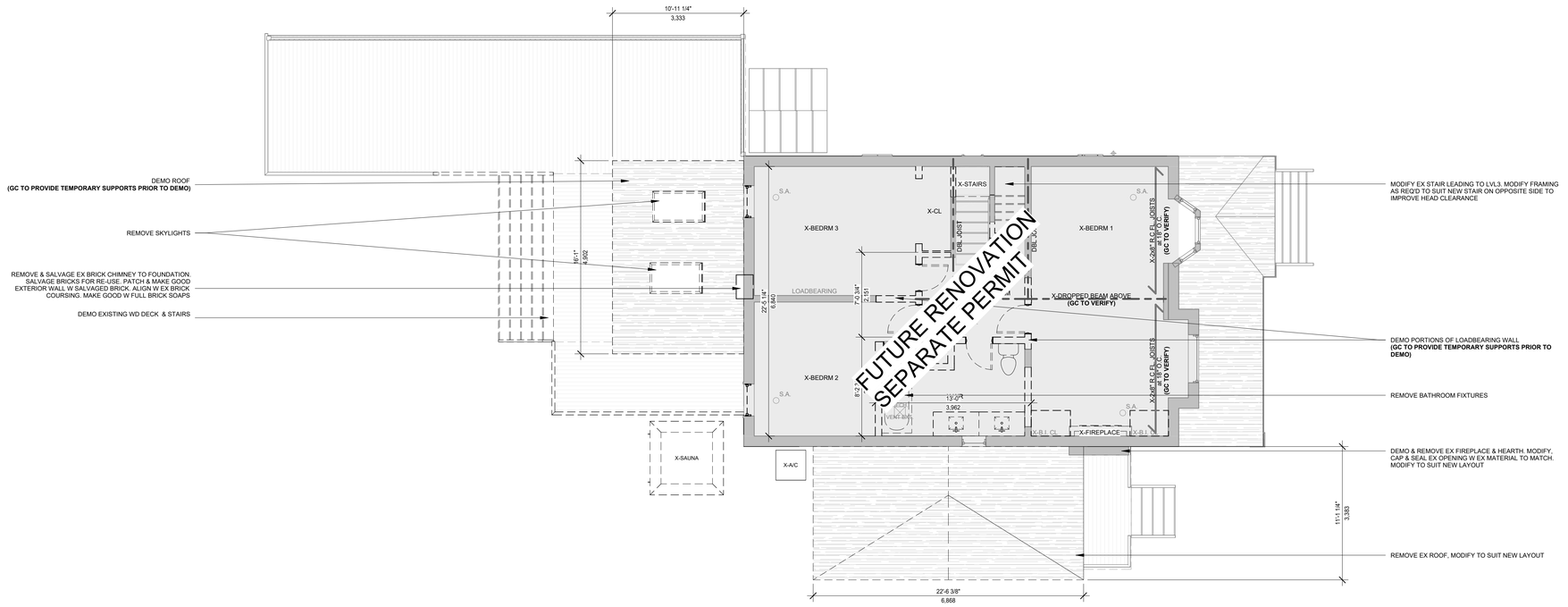
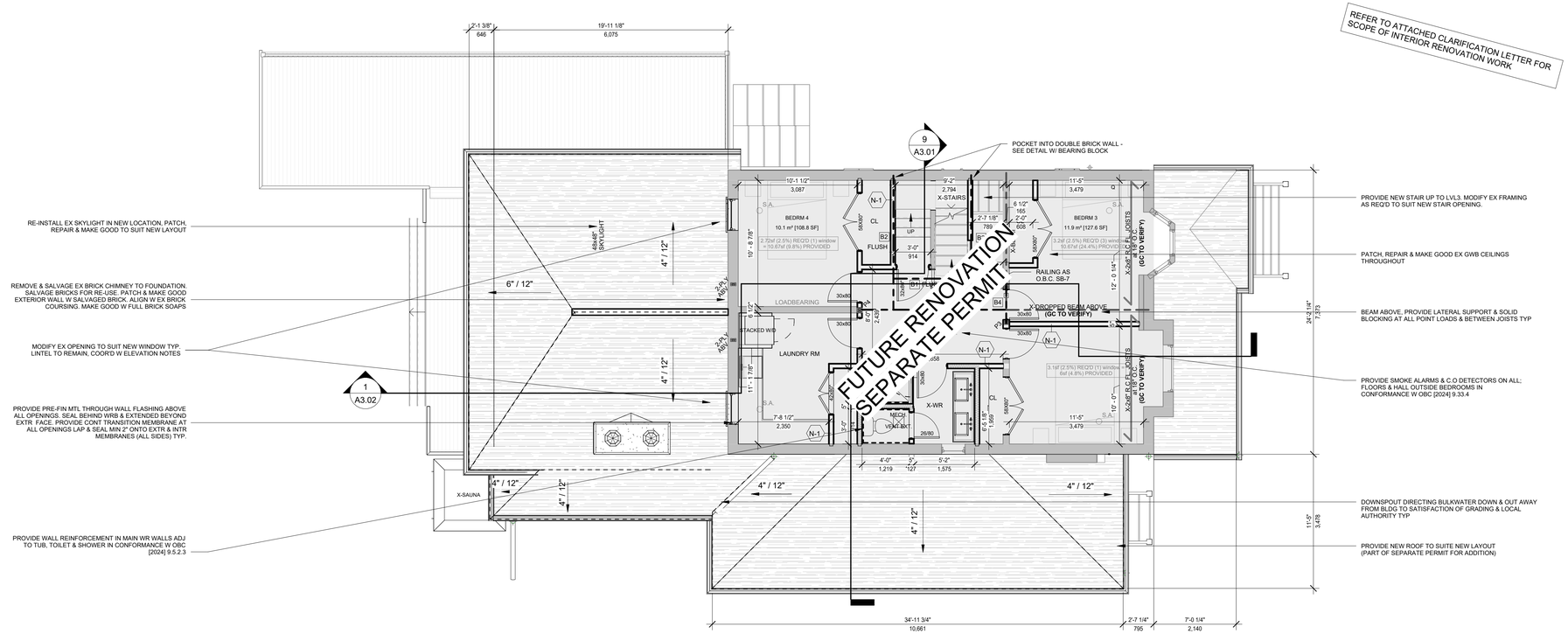


1 LVL2 DEMO
3/16" = 1'-0"

REFER TO ATTACHED CLARIFICATION LETTER FOR SCOPE OF INTERIOR RENOVATION WORK



3 LVL2 PLAN
3/16" = 1'-0"

LEGEND

- OUTSIDE PRIMARY SCOPE OF WORK
- EX-WALL TO REMAIN
- GLAZING
- EXISTING ITEM (WALL, WINDOW, FIXTURE, MILLWORK, ETC.) TO BE REMOVED
- X-DOOR & FRAME TO REMAIN
- X-DOOR & FRAME TO BE REMOVED

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FLOOR PLAN

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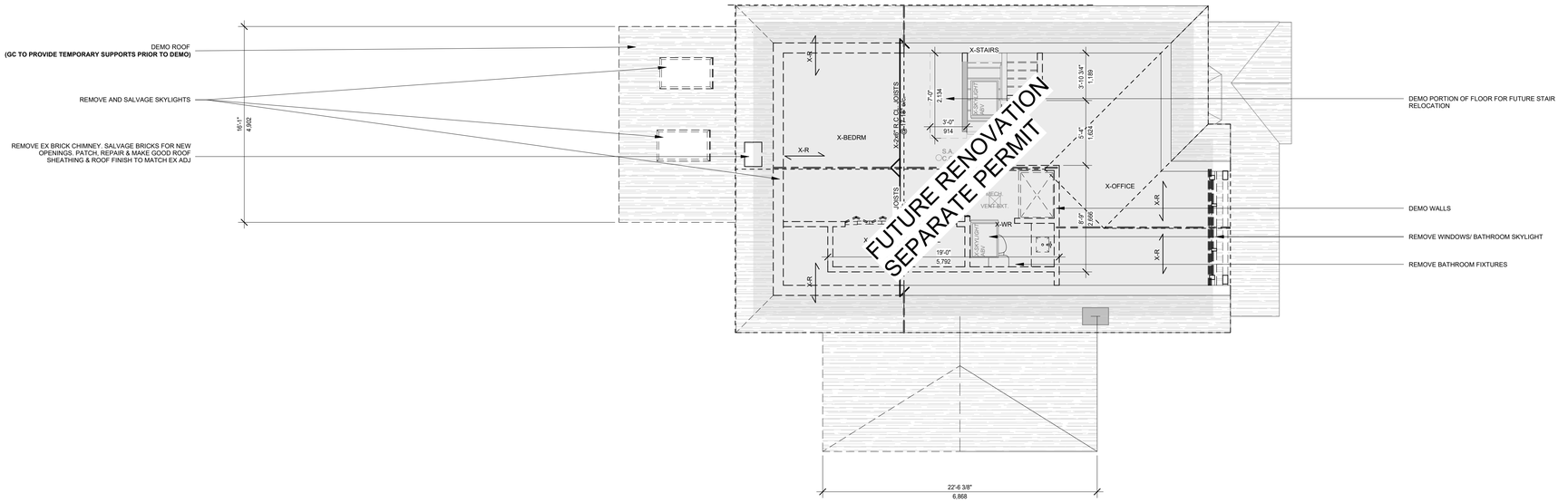
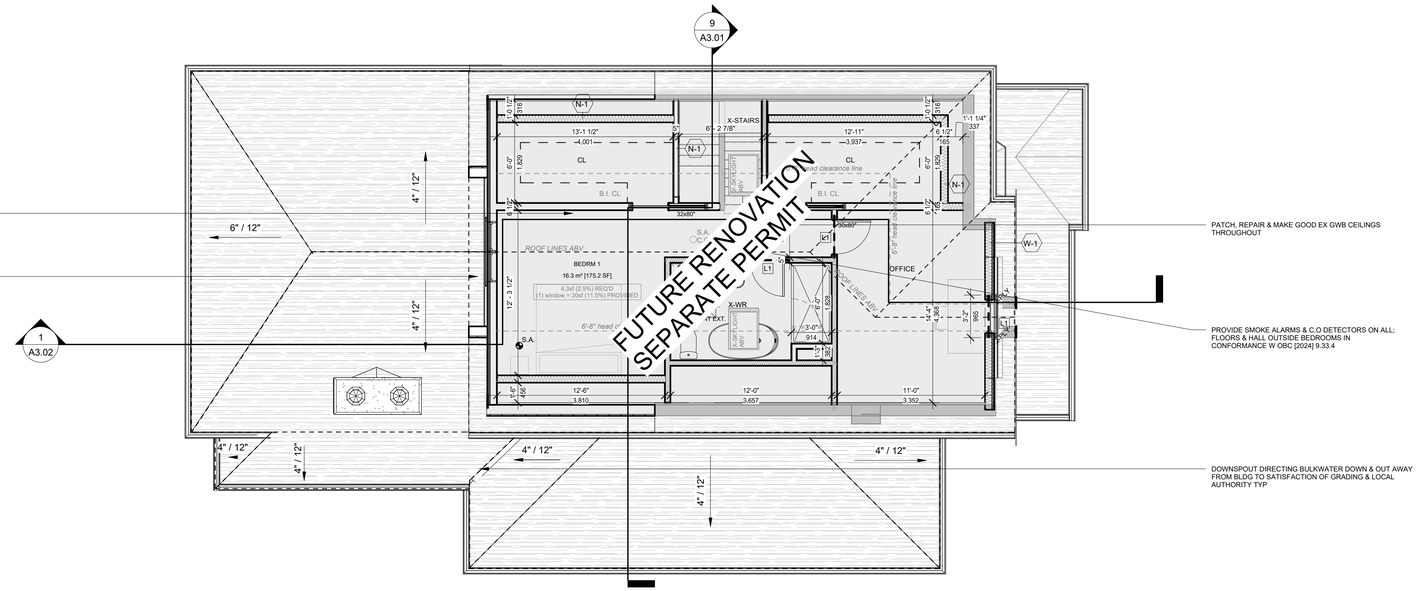


1 LVL3 DEMO
3/16" = 1'-0"



2 LVL3 PLAN
3/16" = 1'-0"

LEGEND

- OUTSIDE PRIMARY SCOPE OF WORK
- EX-WALL TO REMAIN
- GLAZING
- EXISTING ITEM (WALL, WINDOW, FIXTURE, MILLWORK, ETC.) TO BE REMOVED
- X-DOOR & FRAME TO REMAIN
- X-DOOR & FRAME TO BE REMOVED

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Scale 3/16" = 1'-0"

FLOOR PLAN

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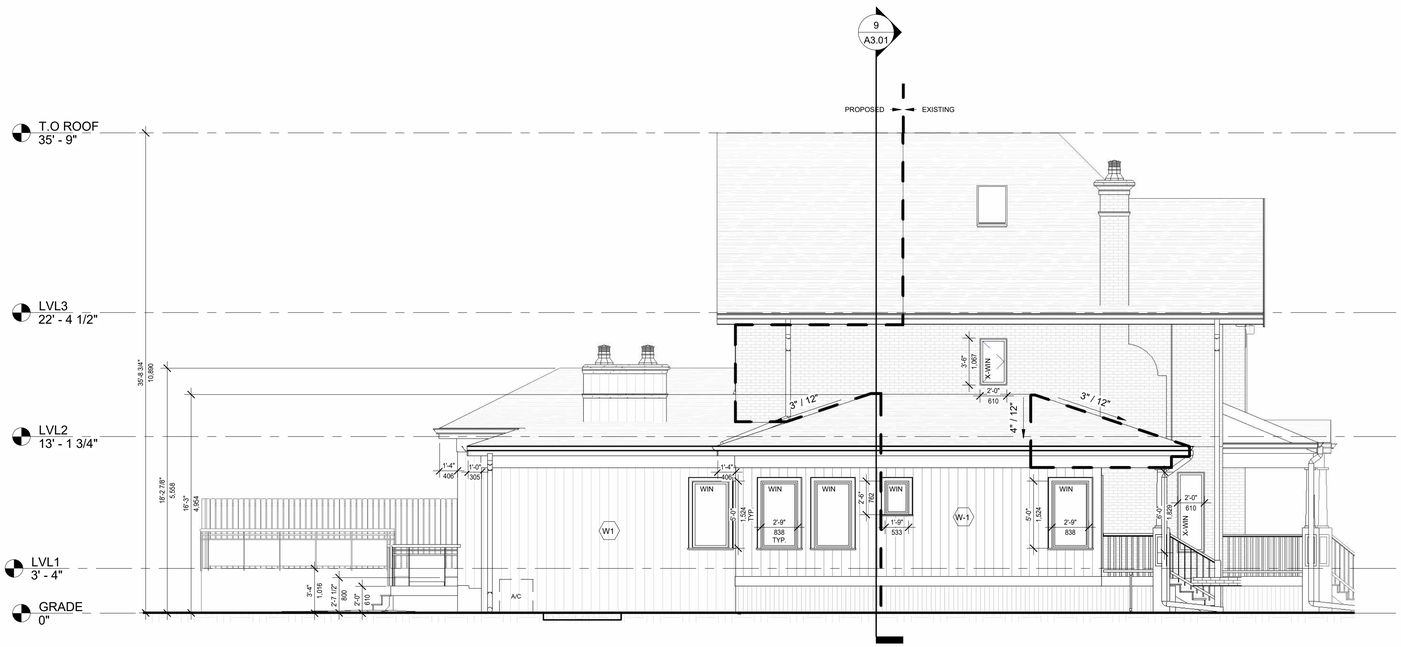
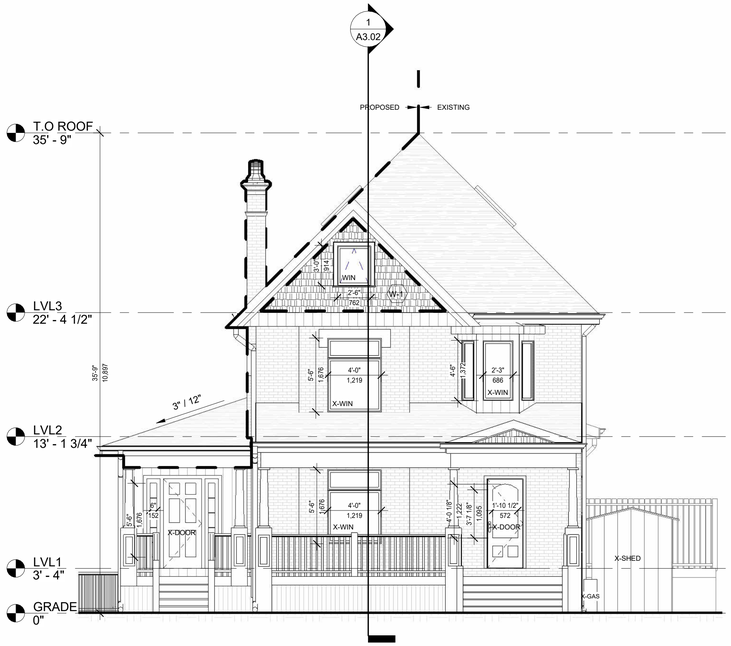
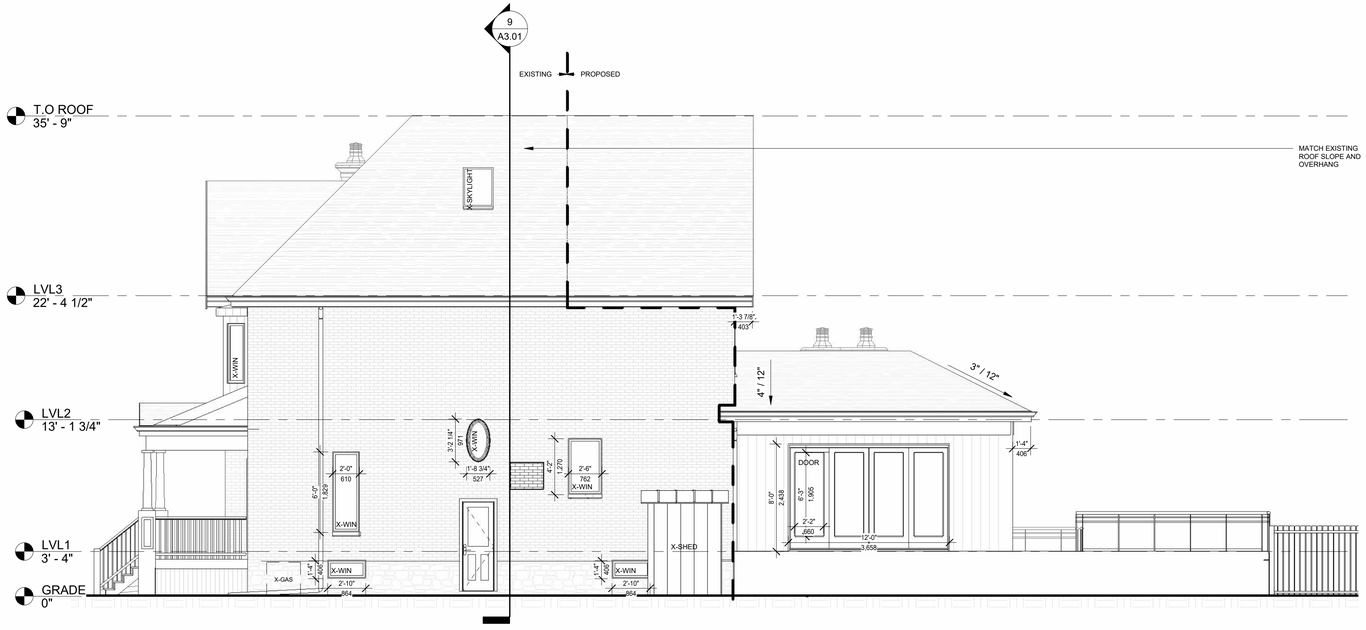


4 EXTR ELEV SIDE (DRIVE)
3/16" = 1'-0"

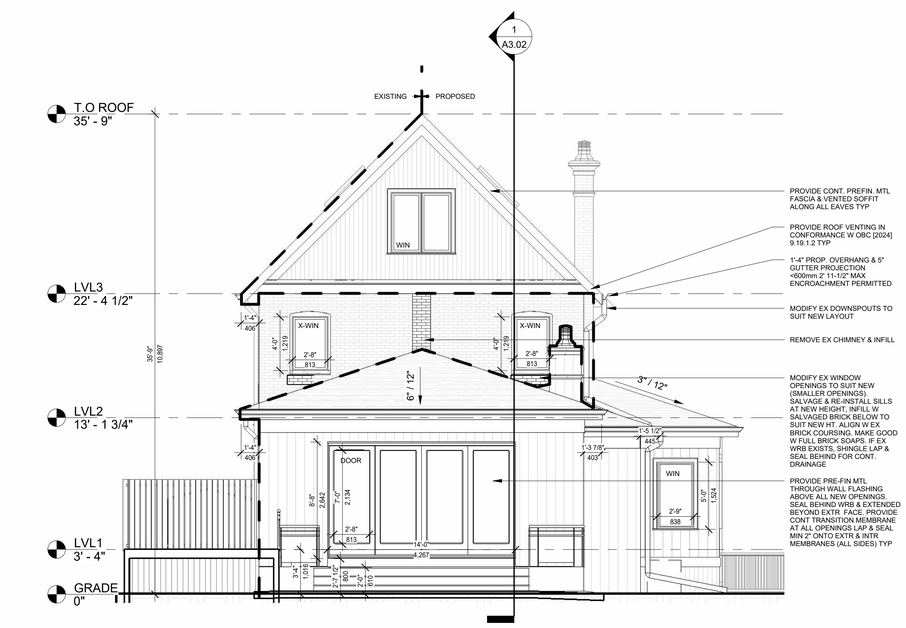


3 EXTR ELEV FRONT
3/16" = 1'-0"



2 EXTR ELEV SIDE
3/16" = 1'-0"

Spatial Separation - Construction of Exterior Walls					
Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings
FRONT	48	8.5	N/A	100%	15.8%
SIDE	100	3.2	N/A	13%	9.5%
SIDE (DRIVE)	78	3.4	N/A	18%	10.2%
REAR	68	34.5	N/A	100%	17.8%



1 EXTR ELEV REAR
3/16" = 1'-0"

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ELEVATIONS

A2.01

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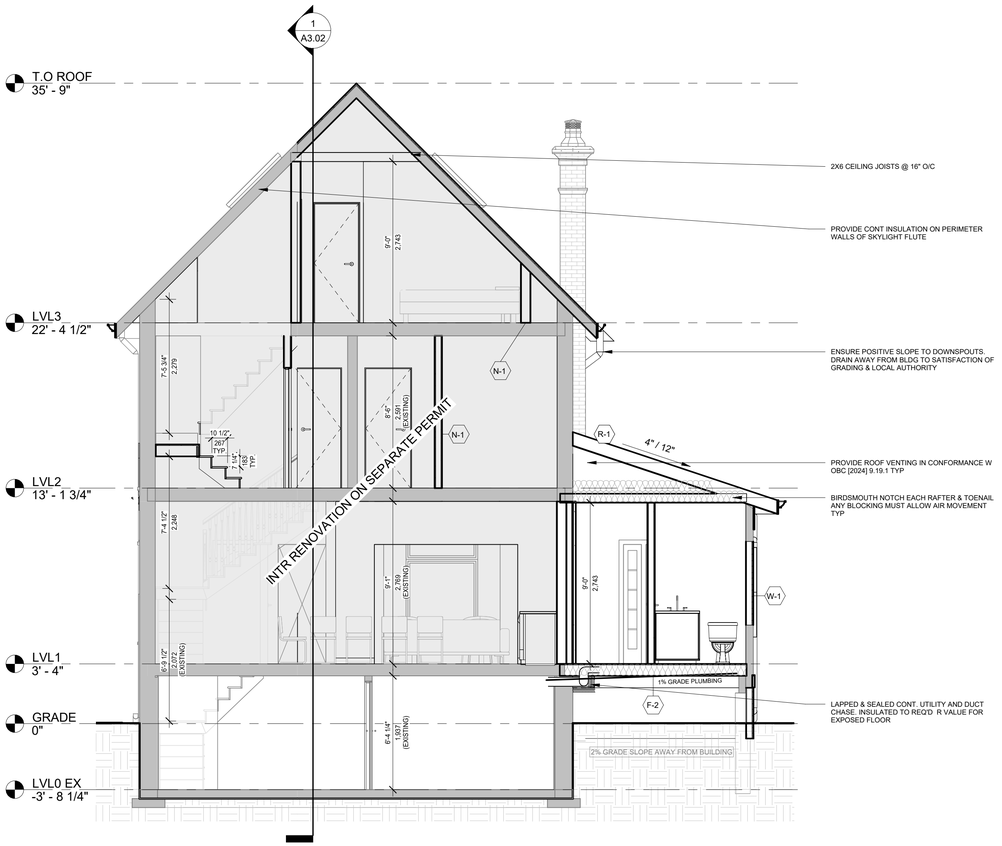
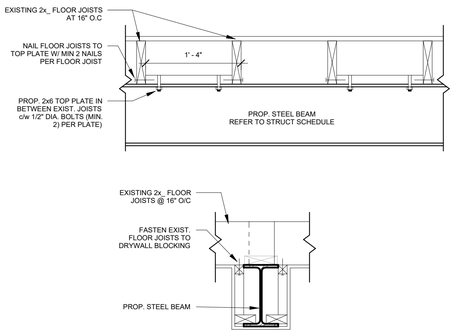
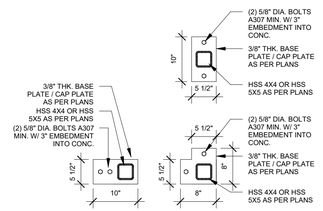


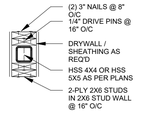
9 E/W BLDG SECTION THRU STAIR & EX SIDE ADD'N
1/4" = 1'-0"



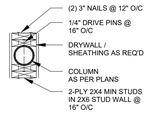
7 STL BEAM - SECTION DETAIL
1" = 1'-0"



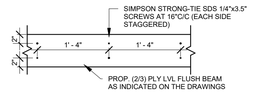
6 HSS BASEPLATE DETAIL-PLAN DETAIL
3/4" = 1'-0"



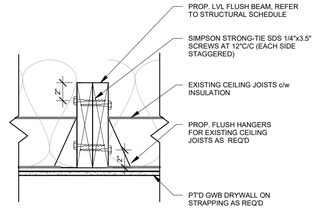
10 LATERAL HSS SUPPORT
3/4" = 1'-0"



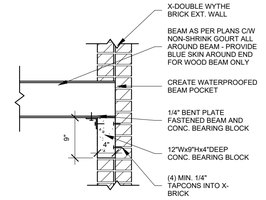
8 LATERAL COL. SUPPORT
3/4" = 1'-0"



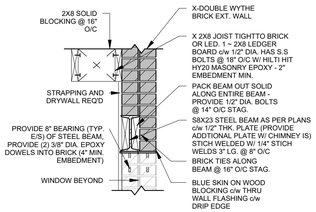
1 2/3 PLY LVL CONNECTION
3/4" = 1'-0"



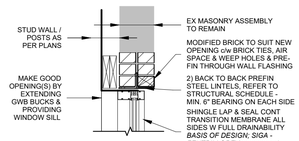
5 FLUSH LVL DETAIL
1 1/2" = 1'-0"



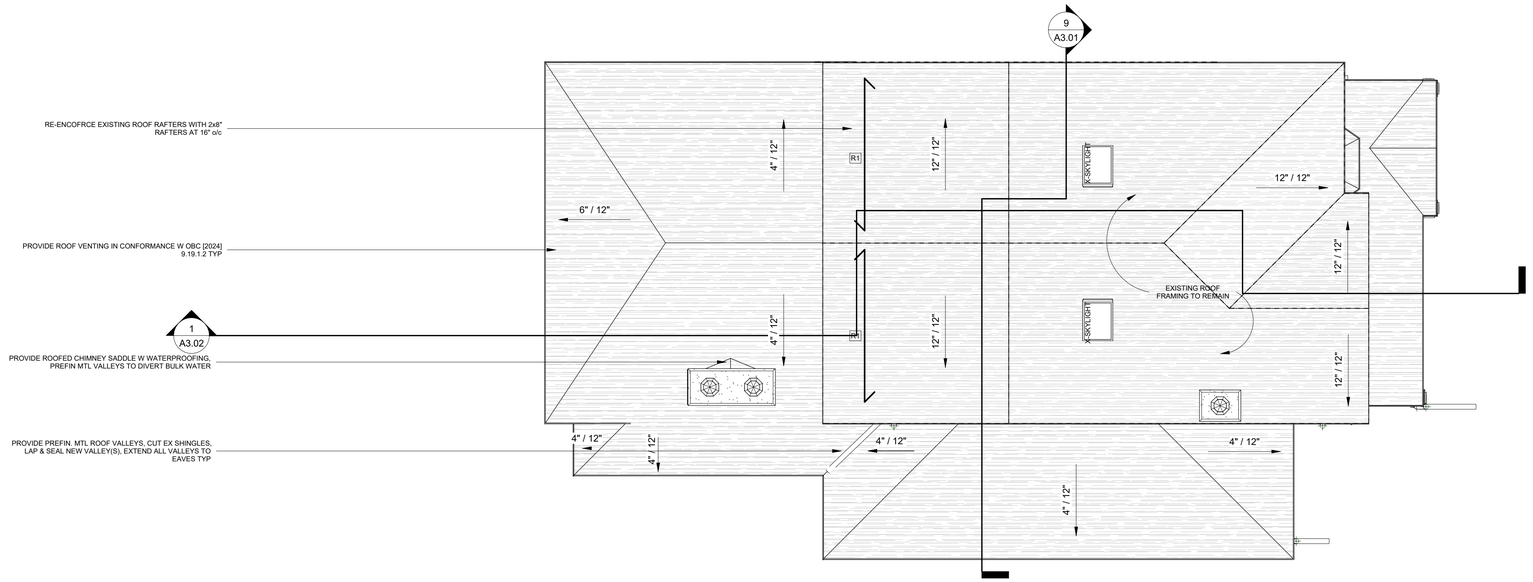
MASONRY - BEAM TO WALL CONNECTION
3/4" = 1'-0"



4 MASONRY - PARALLEL STEEL BEAM
3/4" = 1'-0"



BRICK LINTEL DETAIL IN MASONRY MASS WALL
3/4" = 1'-0"



11 T/O ROOF
3/16" = 1'-0"

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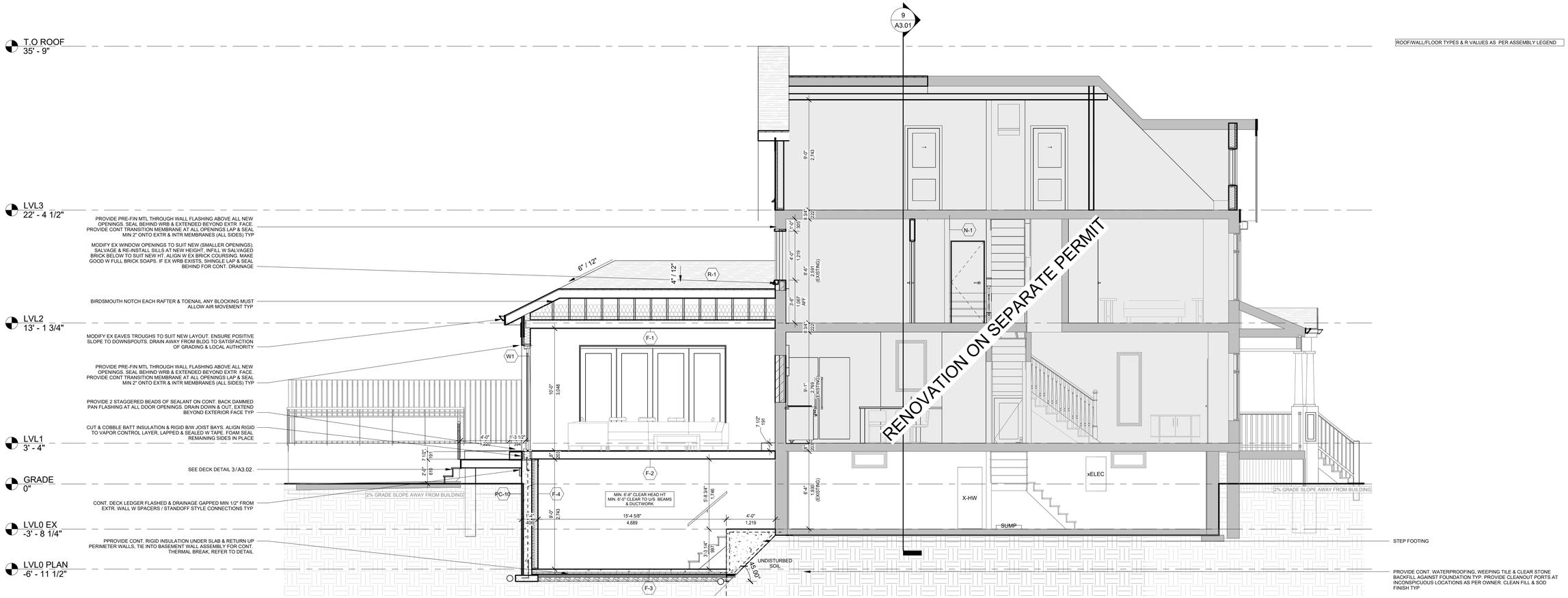
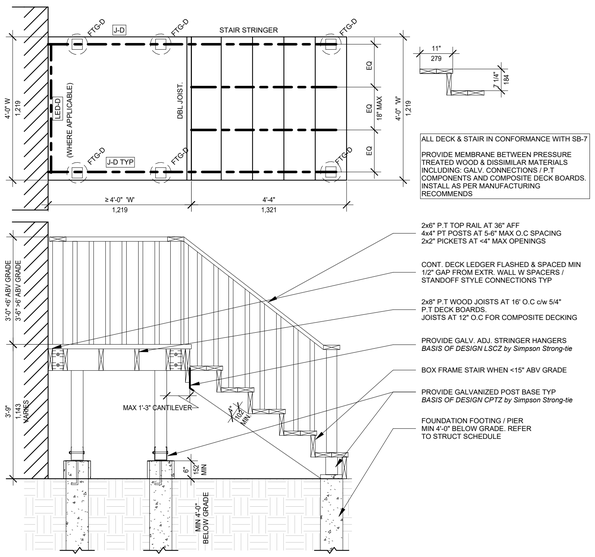
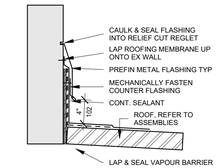


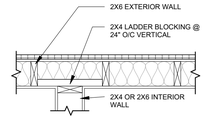
1 SECTION A-A
1/4" = 1'-0"



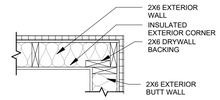
3 DECK - STAIR AND LANDING
1/2" = 1'-0"



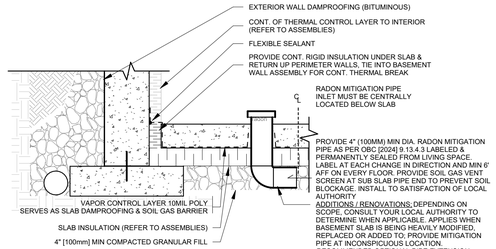
9 ROOF DETAIL REGLET & LAPPED FLASHING
1" = 1'-0"



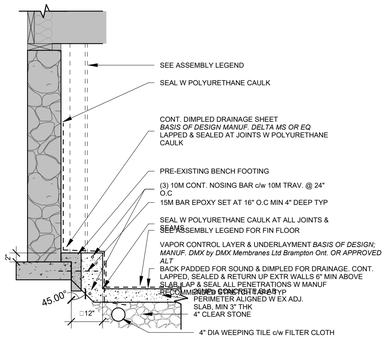
6 WD LADDER BLOCKING - PLAN DETAIL
3/4" = 1'-0"



10 WD THREE STUD CORNER - PLAN DETAIL
3/4" = 1'-0"



5 FDN RADON GAS DETAIL W THERMAL BREAK
1" = 1'-0"



4 FDN BENCH DETAIL EXTR. WALL STONE W EX BENCH
3/4" = 1'-0"

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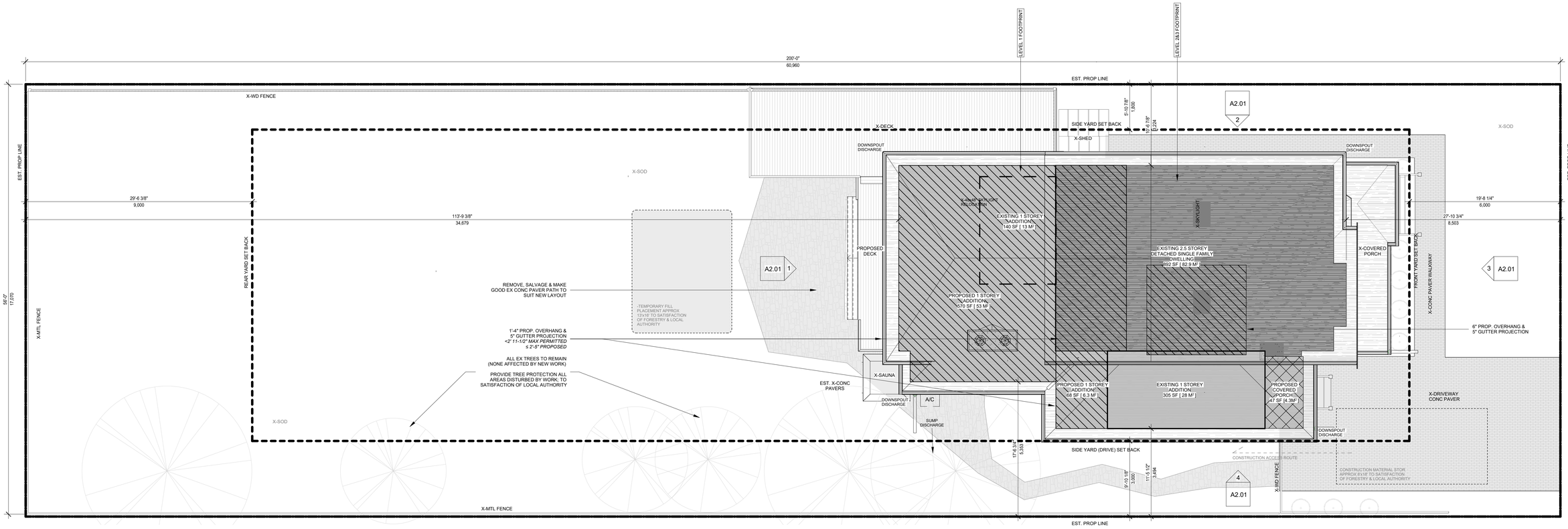

1 SITE PLAN
1 : 75

METERS 0 5

FEET 0 5 10 20

3 BAR SCALE 75
1 : 75

SITE STATISTICS			
ZONING DESIGNATION = **DRL**	PERMITTED	PROVIDED	
LOT AREA	425m² minimum	1046 m²	EX UNCHANGED
LOT FRONTAGE	15m minimum	17m	EX UNCHANGED
FRONT YARD SETBACK	6m	8.5m	EX UNCHANGED
SIDE YARD SETBACK	1.8m	3.2m	EX UNCHANGED
SIDE YARD SETBACK (DRIVE)	3m	3.5m	EX UNCHANGED
REAR YARD SETBACK	9m	34.5m	
BUILDING HEIGHT	14m	±10.89m	EX UNCHANGED

LOT COVERAGE SUMMARY:
LOT AREA: 1046 m², 11,261.45 sf EX UNCHANGED

	EXISTING	PROPOSED	
EX BUILDING AREA:	115 m²	162.5 m²	
LOT COVERAGE DWELLING:	10.9%	15.5%	
LOT COVERAGE ACCESSORY:	n/a		EX UNCHANGED
LOT COVERAGE TOTAL :	15.5%		
FRONT YARD LANDSCAPE	50%		EX UNCHANGED

SITE PLAN LEGEND

- EX DRIVEWAY / HARDSCAPING
- EX BUILDING
- PROPOSED ADDITIONS
- DEMO EX STRUCTURES
- PROPOSED UNENCLOSED COVERED PORCH

ALL PROPOSED WORK MEETS CRITERIA FOR ALTERATION & REPAIR AND STANDARD INTERIOR RENOVATION AND IN NO WAY CHANGES THE USE, FUNCTION OR CHARACTER OF THE BUILDING.

MAKE GOOD ALL SITE LOCATIONS DISRUPTED BY NEW WORK, PROVIDE SOD FINISH

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SITE PLAN

SP1.01

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