THE CORPORATION OF THE CITY OF WINDSOR
PLANNING AND DEVELOPMENT SERVICES

Notice of Public Hearing – Committee of Adjustment Application

File # A-070/25 Date Mailed: September 3, 2025

Electronic hearing:

By videoconference on September 18, 2025 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on September 3, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City's website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 997; LOTS 152 & 153 & PT CLOSED ALLEY; RP 12R26351; PARTS 2; 3; 13; 14; & 24

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	RD2.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2434233 ONTARIO LTD **Applicant Name:** NAJM ENGINEERING LTD		2190 DAYTONA AVE

PURPOSE OF APPLICATION

Minor Variance - Request for relief from the maximum gross floor area for a semi-detached dwelling, and from the maximum gross floor area and maximum height requirements for an accessory dwelling unit (ADU).

By-Law	Provision	Provision Description	Requirement	Proposed
8600	11.2.5.2.10	Maximum Gross Floor Area - Main Building	400.0 m^2	445.0 m^2
8600	5.99.80.1.5.b.7	Maximum Accessory Building ADU Gross Floor Area	100.0 m^2	102.0 m^2
8600	5.99.80.1.5.b.4	Maximum Accessory Building ADU Height	6.0 m	6.24 m

Type of Consent Application Transaction:

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.

Contact Information:
Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAAdjustment@citywindsor.ca

ABBREVIATIONS

&	AND	JAN.	JANITOR
∠	ANGLE	JT.	JOINT
@	AT		
℄	CENTERLINE	KIT.	KITCHEN
~	DIAMETER OR ROUND		
#	POUND OR NUMBER	LAB.	LABORATORY
(E)	EXISTING	LAM.	LAMINATE
		LAV.	LAVATORY
ACOUS	ACOUSTICAL	LKR.	LOCKER
A.D.	AREA DRAIN	LT.	LIGHT
ADJ.	ADJUSTABLE		
AGGR.	AGGREGATE	MAX.	MAXIMUM
AL.	ALUMINUM	M.C.	MEDICINE
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MEMB.	MEMBRANE
ASB.	ASBESTOS	MET.	METAL
ASPH.	ASPHALT	MFR.	MANUFACTURER
		MH.	MANHOLE
BD.	BOARD	MIN.	MINIMUM
BITUM.	BITUMINOUS	MIR.	MIRROR
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	M.O.	MASONRY OPENING
BLKG.	BLOCKING	MTD.	MOUNTED
BM.	BEAM	MUL.	MULLION
B.O.P.	BOTTOM OF PANEL		
B.O.R.	BOTTOM OF REVEAL	N.	NORTH
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
		NO. OR #	NUMBER
CAB.	CABINET	NOM.	NOMINAL
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
CEM.	CEMENT		
CER.	CERAMIC	O.A.	OVERALL
C.I.	CAST IRON	OBS.	OBSCURE
C.G.	CORNER GUARD	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER (DIM.)
CLKG.	CAULKING	OFF.	OFFICE
CLO.	CLOSET	OPNG.	OPENING
CLR.	CLEAR	OPP.	OPPOSITE
C.O.	CASED OPENING		
COL.	COLUMN	PRCST.	PRE-CAST
C.O.M.	CENTER OF MULLION	PL.	PLATE
CONC.	CONCRETE	P.LAM.	PLASTIC LAMINATE
CONN.	CONNECTION	PLAS.	PLASTER
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNL	PANEL
C.O.R.	CENTRE OF RADIUS	PT	PAINT
CORR.	CORRIDOR	PR.	PAIR
CTSK.	COUNTERSUNK	P.T.D.	PAPER TOWEL DISPENSER
CNTR.	COUNTER	P.T.D/R	COMBINATION PAPER TOWEL
CTR.	CENTRE	PTN.	PARTITION
		P.T.R.	PAPER TOWEL RECEPTACLE
DBL.	DOUBLE		
DEPT.	DEPARTMENT	Q.T.	QUARRY TILE
D.F.	DRINKING FOUNTAIN		
DET.	DETAIL	R.	RISER
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	R.D.	ROOF DRAIN
DISP.	DISPENSER	REF.	REFERENCE
DN.	DOWN	REFR.	REFRIGERATOR
D.O.	DOOR OPENING	RGTR.	REGISTER
DR.	DOOR	REINF.	REINFORCED
DWR.	DRAWER	REQ.	REQUIRED
DS.	DOWNSPOUT	RESIL.	RESILIENT
D.S.P.	DRY STANDPIPE	RM.	ROOM
DWG	DRAWING	R.O.	ROUGH OPENING
		RWD.	REDWOOD
E.	EAST	R.W.L.	RAIN WATER LEADER
EA.	EACH		
E.J.	EXPANSION JOINT	S.	SOUTH
EL.	ELEVATION	S.C.	SOLID CORE
ELEC.	ELECTRICAL	S.C.D.	SEAT COVER DISPENSER
ELEV.	ELEVATOR	SCHED.	SCHEDULE
EMER.	EMERGENCY	S.D.	SOAP DISPENSER
ENCL.	ENCLOSURE	SECT.	SECTION
E.P.	ELECTRICAL PANELBOARD	SH.	SHELF
EQ.	EQUAL	SHR.	SHOWER
EQPT.	EQUIPMENT	SHT.	SHEET
E.W.C.	ELECTRIC WATER COOLER	SIM.	SIMILAR
EXST.	EXISTING	S.N.D.	SANITARY NAPKIN DISPENSER
EXPO.	EXPOSED	S.N.R.	SANITARY NAPKIN RECEPTACLE
EXP.	EXPANSION	SPEC.	SPECIFICATION
EXT.	EXTERIOR	SQ.	SQUARE
		S.ST.	STAINLESS STEEL
F.A.	FIRE ALARM	S.SK.	SERVICE SINK
F.B.	FLAT BAR	STA.	STATION
F.D.	FLOOR DRAIN	STD.	STANDARD
FDN.	FOUNDATION	STL.	STEEL
F.E.	FIRE EXTINGUISHER	STOR.	STORAGE
F.E.C.	FIRE EXTINGUISHER CAB	STRL.	STRUCTURAL
F.H.C.	FIRE HOSE CABINET	SUSP.	SUSPENDED
FIN.	FINISH	SYS.	SYMMETRICAL
FL.	FLOOR		
FLASH.	FLASHING	TRD.	TREAD
FLUOR.	FLUORESCENT	T.B.	TOWEL BAR
F.O.C.	FACE OF CONCRETE	T.C.	TOP OF CURB
F.O.F.	FACE OF FINISH	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	TER.	TERRAZZO
FPRF.	FIREPROOF	T. & G.	TONGUE AND GROOVE
F.S.	FULL SIZE	TGL	TEMPERED GLASS
FT.	FOOT OR FEET	THK.	THICK
FTG.	FOOTING	T.O.P.	TOP OF PANEL
FURR.	FURRING	T.O.R.	TOP OF REVEAL
FUT.	FUTURE	T.P.	TOP OF PAVEMENT
		T.P.D.	TOILET PAPER DISPENSER
GA.	GAUGE	T.V.	TELEVISION
GALV.	GALVANIZED	T.W.	TOP OF WALL
G.B.	GRAB BAR	TYP.	TYPICAL
GL.	GLASS		
GND.	GROUND	UNF.	UNFINISHED
GR.	GRADE	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPSUM	UR.	URINAL
H.B.	HOSE BIBB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VEST.	VESTIBULE
HDWD.	HARDWOOD	V.I.F	VERIFY IN FIELD
HDWE.	HARDWARE		
H.M.	HOLLOW METAL	W.	WEST
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	W.C.	WATER CLOSET
HGT.	HEIGHT	WD.	WOOD
		W/O	WITHOUT
I.D.	INSIDE DIAMETER (DIM.)	WP	WATERPROOF
INSUL.	INSULATION	WSCT.	WAINSCOT
INT.	INTERIOR	WT.	WEIGHT

SPECIFICATIONS

05500 METAL WORK

1. ALL EXPOSED WELDED JOINTS SHALL BE CHIPPED AND GROUND SMOOTH. ALL MECHANICAL JOINTS SHALL HAVE A BUTT JOINT WITH A HAIRLINE SEAM.
2. ALL ATTACHMENTS REQUIRED FOR METAL FRAMEWORK SHALL BE INCONSPICUOUS AND/OR INVISIBLE - UNLESS NOTED OTHERWISE.
3. ALL METAL WORK SHALL BE FITTED AND FABRICATED IN THE METAL SHOP, PROVIDING FOR MINIMAL ASSEMBLY ON SITE.
4. ALL ANCHORING DEVICES REQUIRED FOR THE COMPLETE INSTALLATION OF METALWORK SHALL BE PROVIDED BY THIS CONTRACTOR.
5. ALL EXPOSED ENDS OF METAL TUBING SHALL BE CAPPED, WELDED AND GROUND SMOOTH.
6. PREPARATION OF METAL SURFACES SHALL BE IN ACCORDANCE WITH FINISH MANUFACTURER INSTRUCTION IN REGARD TO SANDBLASTING, PRIMING, ELECTROPLATING AND SPRAY APPLICATION OF ANY APPLIED FINISH.
7. THE METAL FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATIONS OF ALL CONNECTIONS, ANCHORAGE METHODS, SIZES, FINISHES ETC., OF ALL METALWORK, FOR APPROVAL BY THE DESIGNER PRIOR TO ANY FABRICATION.
8. ALL METAL COMPONENTS WITH EXPOSED EDGES SHALL HAVE SMOOTH EDGES.
9. ALL EXPOSED SCREWS BOLTS AND WASHERS SHALL BE FINISHED TO MATCH THE ADJACENT METAL FINISH. SUBMIT SAMPLES FOR APPROVAL PRIOR TO THE START OF WORK.
10. **ALL STEEL ANGLES AND LINTELS TO BE HOT-DIPPED GALV. AFTER FABRICATION**

07270 FIRESTOPPING

1. SERVICE PENETRATION FIRESTOP SYSTEMS AND JOINT FIRESTOP SYSTEMS AS MANUFACTURED BY HILTI, TREMCO, A/D FIRE PROTECTION.
2. CONTRACTOR SHALL FOLLOW DETAILS ON DRAWINGS.

07900 CAULKING AND SEALANTS

1. EXTERIOR SEALANT: MULTI-COMPONENT CHEMICALLY CURING SEALING TO MEET CAN/CGSB -19.24-M.
2. INTERIOR SEALANT: AROUND WINDOWS AND DOORS TO MEET CGSB-19.13-M.
3. SILICONE SEALANT: FOR PLUMBING FIXTURES AND VANITY TOPS. MILDEW RESISTANT TO MEET CGSB -19.13-M.
4. PAINTABLE INTERIOR SEALANT: ONE PART ACRYLIC-LATEX TO MEET CAN/CGSB 19.17-M.
5. **CAULK BETWEEN ALL EXPOSED DISSIMILAR MATERIALS.**

08740 FINISHING HARDWARE

1. HARDWARE SHALL BE ACCORDING TO SCHEDULE IN THE DRAWINGS. HARDWARE TO BE HEAVY DUTY COMMERCIAL QUALITY. HARDWARE IS SUPPLIED BY MARVIN EXCEPT THE POWER DOOR OPERATOR.
2. CONTRACTOR SHALL SUPPLY A COMPLETE HARDWARE SCHEDULE PREPARED BY THE SUPPLIER.
3. COORDINATE MASTER KEYING SYSTEM WITH OWNER.
4. USE TEMPORARY CYLINDERS DURING CONSTRUCTION. INSTALL PERMANENT CYLINDERS AFTER PROJECT COMPLETION
5. POWER DOOR OPERATOR: OMEGA OAL-100 UNK
6. SUBMIT SHOP DRAWINGS FOR APPROVAL.

GYPSUM BOARD:

1. SUPPLY, INSTALL AND TAPE ALL GYPSUM BOARD IN ACCORDANCE WITH BEST INDUSTRY STANDARDS. TAPE, FILL, SAND SMOOTH AND LEVEL ALL JOINTS, EDGES, CORNERS, ETC. PROVIDE METAL CORNER BEADS AND "J" MOLDS AT ALL CORNERS AND ENDS OF GYPSUM BOARD RESPECTIVELY.
2. GYPSUM BOARD: TO CSA A82.27-M1991: STANDARD AND ULC FIRE RATED: MAXIMUM PERMISSIBLE LENGTH AND WIDTH: END SQUARE CUT. TAPER EDGES: PAPER/PAPER FACES, THICKNESS AS INDICATED BUT NOT LESS THAN 13mm NOR. FOR CEILINGS, NOT LESS THAN 16mm.
3. LEAD LINED GYPSUM BOARD SHALL HAVE A MINIMUM OF 1/8" THK. LEAD SHEET. APPROVED MANUFACTORER IS MarsShield.
4. JOINT TAPE: PERFORATED PAPER WITH TAPERED EDGES AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER OR GLASS FIBER MESH TAPE.
5. JOINT COMPOUND: BEDDING AND FINISHES TYPES RECOMMENDED BY GYPSUM BOARD MANUFACTURER, CASEIN, VINYL OR LATEX BASE.
6. CORNER AND CASING BEADS: MINIMUM 26 GAUGE GALVANIZED SHEET STEEL TYPE WITH PERFORATED FLANGES, OF TYPE TO BE FINISHED WITH JOINT COMPOUND.
7. SECURE CORNER BEADS RIGIDLY AT ALL EXTERNAL ANGLES.
8. INSTALL CASING BEADS WHERE GYPSUM BOARD TERMINATES AGAINST SURFACE HAVING NO TRIM CONCEALING THE JUNCTION OR WHERE JUNCTION IS NOT TAPED.
9. ERECT GYPSUM BOARD AND TAPE JOINTS TO ISCA EXCEPT WHERE SPECIFIED OTHERWISE HEREIN.
10. INSTALL GYPSUM BOARD VERTICALLY. UNLESS OTHERWISE NOTED FOR ULC TESTED ASSEMBLIES WITH ALL JOINTS OCCURRING OVER FIRM BEARINGS. STAGGER JOINTS ON OPPOSITE SIDES OF WALL. STAGGER ALL VERTICAL JOINTS.

09900 PAINTING AND FINISHING

1. APPROVED PAINT MANUFACTURERS ARE DULUX, ICI CANADA, GLIDDEN, SANSIN AND BENJAMIN MOORE.
2. ALL WORK IN THIS SECTION TO COMPLY WITH MPI ARCHITECTURAL PAINTING MANUAL. INSURE THAT SURFACES AND SUBSTRATE MATERIALS MEET PAINTING MANUFACTURER MINIMUM REQUIREMENTS.
3. VOLATILE ORGANIC COMPOUNDS (VOC) SHALL MEET THE REQUIREMENTS OF MPI GREEN PERFORMANCE® STANDARDS (GPS-1-12) AND (GPS-2.12).
4. SCHEDULE PAINTING WORK WITH OTHER TRADES.
5. SUBMIT PAINT SAMPLES FOR ARCHITECT AND OWNER APPROVAL BEFORE STARTING WORK. THE CONTRACTOR SHALL PREPARE A PAINT SCHEDULE AND COORDINATE COLOURS WITH THE OWNER.
6. PRELIMINARY COLOUR SCHEDULE IS SHOWN ON DRAWINGS.
7. EXTERIOR METAL SHALL HAVE ONE (1) COAT OF ZINC CHROMATE PRIMER PLUS TWO (2) COATS OF EXTERIOR ALKYD OIL PAINT.
8. EXTERIOR GALVANIZED STEEL SHALL HAVE ONE (1) COAT OF GALVANIZED METAL PRIMER PLUS TWO (2) COATS OF EXTERIOR OIL PAINT.
9. INTERIOR METAL SHALL HAVE ONE (1) COAT OF CHROMATE PRIMER PLUS TWO (2) COATS OF INTERIOR ALKYD ENAMEL.
10. CONCRETE BLOCK SHALL HAVE ONE (1) COAT OF BLOCK FILLER, ONE (1) COAT OF UNDERCOATER AND ONE (1) COAT OF ALKYD ENAMEL.
11. WOODWORK SHALL HAVE ONE (1) OF COAT NON-BLEEDING ALKYD WIPING STAIN, ONE (1) COAT OF SANDING SEALER AND TWO (2) COATS OF URETHANE INTERIOR SATIN VARNISH.
12. EIFS TO RECIEVE TWO COATS OF ACRYLIC PAINT COMPATIBLE WITH EXISTING SURFACE.
13. INSPECT SURFACES BEFORE PAINTING AND REPORT ANY DEFECTS IN EXISTING WORK.
14. CLEAN ALL SURFACES BEFORE PAINTING AND PROVIDE PROTECTION FOR OTHER WORK.
15. SCOPE OF WORK TO INCLUDE ALL UNFINISHED AND PRIMED SURFACES AND ELEMENTS IN THE PROJECT.
16. PROVIDE ONE GALLON OF EACH COLOUR TO THE OWNER AT THE COMPLETION OF THE PROJECT.

2190 DAYTONA AVE, WINDSOR

1.01 GENERAL

1. THIS PROJECT AND ALL WORK ASSOCIATED WITH THE PROJECT SHALL CONFORM TO THE LATEST REVISIONS OF ONTARIO BUILDING CODE.
2. ALL WORK IN THIS PROJECT TO COMPLY WITH THE CITY OF STANDARDS.
3. THE DESIGN ADEQUACY AND SAFETY OF REACTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. DURING DEMOLITION AND/ OR CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
4. THE GENERAL CONTRACTOR SHALL NOT START CONSTRUCTION BEFORE COMPLETING THE FLOORING AND ROOF TRUSS DESIGN.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, AND THE COMPLETION OF THE FLOOR AND ROOF STRUCTURAL DESIGN.
6. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER AND TENANT.
7. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRMING THAT WORK CAN BE PERFORMED AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
8. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO COORDINATE WITH ALL SUBCONTRACTORS PER REQUIREMENTS ESTABLISHED BY OWNER.
9. THE SCOPE OF THESE ARCHITECTURAL DRAWINGS IS UNDER PART 9 OF THE OBC. THE OWNER IS TO HIRE PROFESSIONAL ENGINEER TO COMPLETE THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AS REQUIRED.
10. THE GENERAL CONTRACTOR IS TO COORDINATE DIMENSIONS AND CONFIGURATION OF THE PROJECT BEFORE PROCEEDING WITH WORK, AND INFORM THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES.
11. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOUR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
12. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS, UNLESS NOTED OTHERWISE.
13. ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
15. SUBMIT ALL SHOPDRAWINGS TO THE BUILDING INSPECTOR FOR APPROVAL.
16. ALL WORK THAT IS CONSIDERED OUTSIDE THE SCOPE OF PART 9 OF THE ONTARIO BUILDING CODE TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO
17. GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH OTHER DISCIPLINES.
18. REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH WORK.
19. GENERAL CONTRACTOR AND SUBCONTRACTORS TO HAVE AT LEAST TEN YEARS OF EXPERIENCE IN THE CONSTRUCTION OF SIMILAR CUSTOM HOMES.
20. GENERAL CONTRACTOR TO PROVIDE A PROOF OF TARION REGISTRATION BEFORE ENTERING INTO A CONTRACTOR WITH OWNER.
21. ALL DOORS IN FIRE RATED WALLS TO HAVE APPROPRIATE LABELS.
22. ALL FIRE RATED DOORS TO BE EQUIPPED WITH CLOSERS AND SMOKE SEALS.
23. REPAIR ANY BREACHES IN FIRE RATED WALLS AND CEILINGS TO THE SATISFACTION OF BUILDING INSPECTOR AND FIRE DEPARTMENT.
24. COMPLY WITH ANY OUTSTANDING WORK ORDERS ISSUED BY THE CITY OF WINDSOR BUILDING DEPARTMENT RELATED TO BUILDING DEFICIENCIES.
25. ALL WORK/INSTALLATIONS AND FABRICATIONS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE(1) YEAR.
26. CONTRACTORS AND SUB TRADES ARE REQUIRED TO CHECK EXISTING SITE PRIOR TO SUBMITTING TENDERS AND INCLUDE FOR ALL WORK NECESSARY FOR A COMPLETE INSTALLATION.
27. CONTRACTORS AND SUB TRADES SHALL OBTAIN ALL PERMITS REQUIRED AND AFTER COMPLETION OF WORK SHALL FURNISH THE OWNER A CERTIFICATE OF FINAL INSPECTION AND APPROVAL FROM THE APPROPRIATE INSPECTION DEPARTMENT.
28. CONTRACTOR TO CONFIRM SITE DIMENSIONS BEFORE FABRICATION.
29. CONTRACTOR TO SUBMIT SAMPLES OF ALL NEW MATERIALS (SUPPLIED BY CONTRACTOR) FOR DESIGNER'S APPROVAL.
30. WHEN REQUIRED, PROVIDE X-RAYS FOR OWNER'S STRUCTURAL ENGINEER TO REVIEW PRIOR TO CORING, CUTTING OR CHIPPING CONCRETE FLOORS OR WALLS.
31. CLEAN AND MAINTAIN THE PROJECT AREA DURING CONSTRUCTION TO ENSURE IT IS CLEAN AND FREE FROM ACCUMULATION OF WASTE. CLEAN AND DISPOSE OF WASTE ON A DAILY BASIS.
32. CONTRACTOR TO PROVIDE A SET OF MARKED DRAWINGS INDICATING: AS - BUILT" INTERIOR DESIGN CONDITIONS. AFTER COMPLETION OF THE WORK. THIS IS TO BE HANDED TO THE DESIGNER/OWNER FOR RECORD PURPOSES.
33. READ THESE NOTES WITH ALL OTHER NOTES AND WITH FINISH AND KEY NOTES.
34. WHERE SPECIFIC MATERIALS ARE NOT SPECIFIED, THE CONTRACTOR IS TO PROVIDE SAMPLES OF ALL NEW MATERIALS REQUIRED FOR OWNER'S APPROVAL.
35. DO NOT ALTER OR REMOVE ANY ITEMS WHICH WILL AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
36. CONTRACTOR TO CLEAN ALL DAMAGED SURFACES AND FOLLOW THE DIRECTIONS OF AUTHORITIES HAVING JURISDICTION.

Maged Basilious Architect

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Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
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ONTARIO ASSOCIATION OF ARCHITECTS
MAGED BASILIOUS
LICENCE
5686
May 30, 2025

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REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE **CONSULTANT.**

THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE **CONSULTANT** BEFORE PROCEEDING WITH THE WORK.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE **CONSULTANT.**

THIS DRAWING IS **NOT** TO BE SCALED. USE FIGURED DIMENSIONS ONLY.

No.	Description	Date

2190 Daytona Ave

Windsor ON

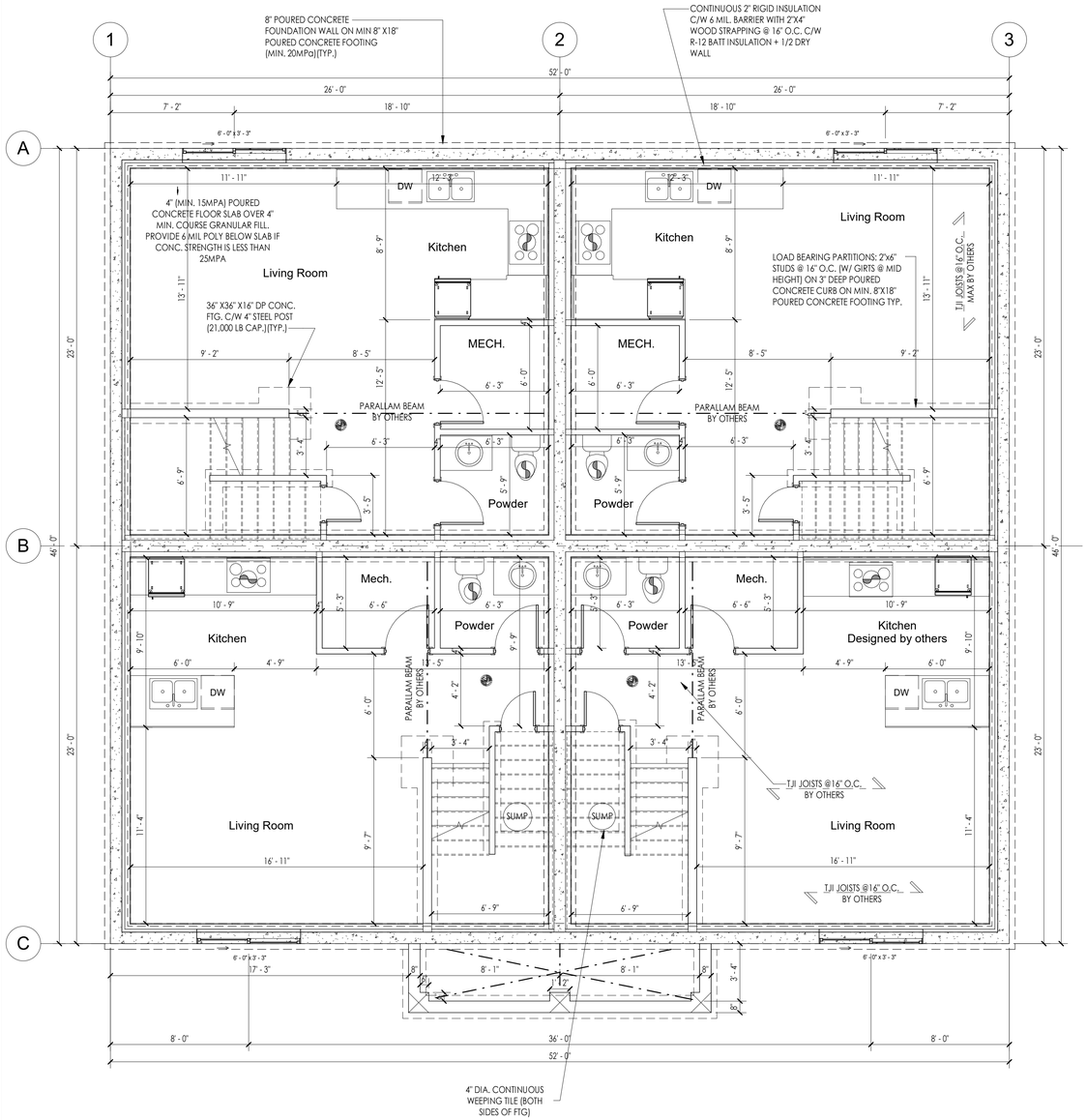
Cover Sheet

Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

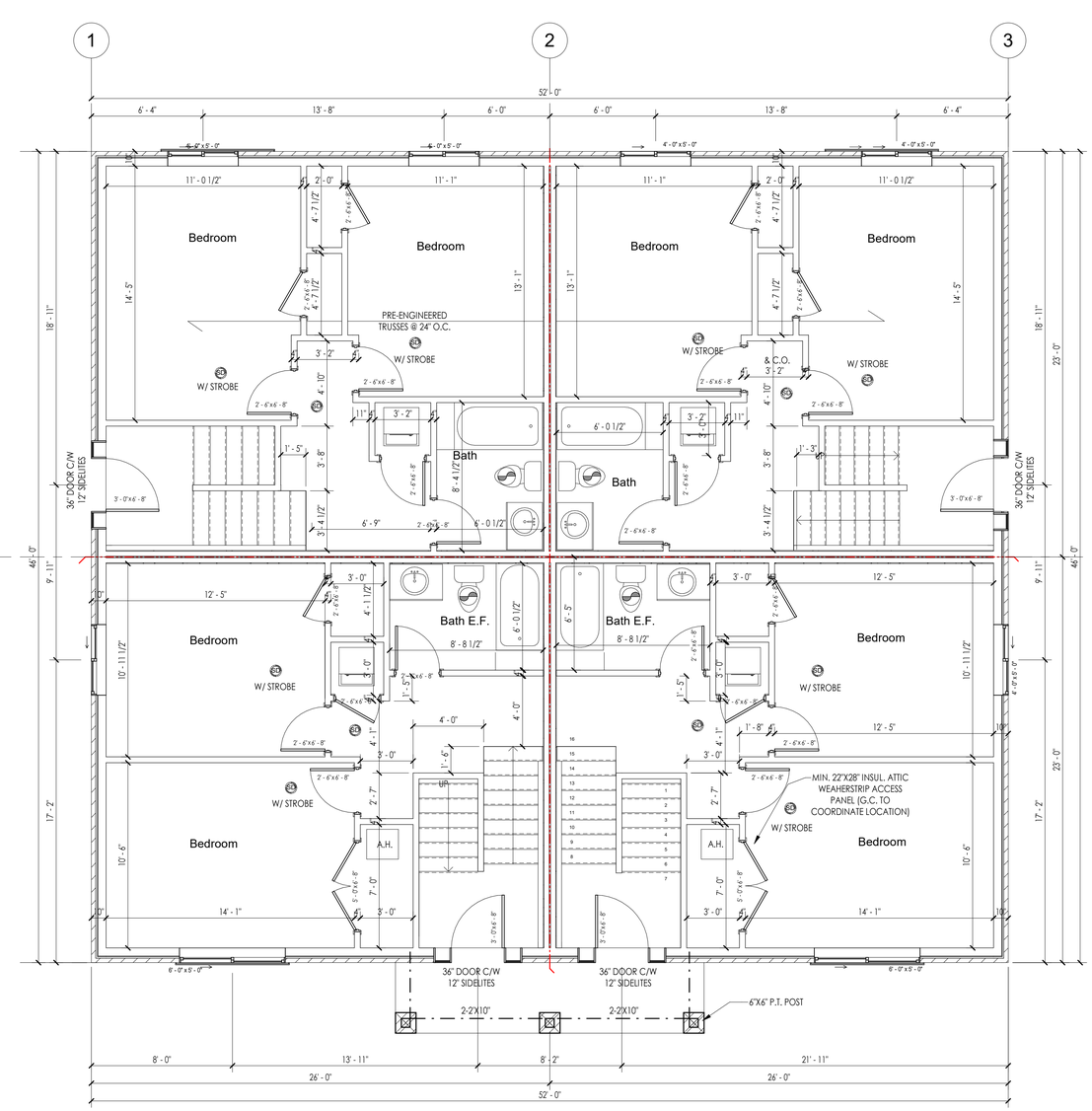
A 0

Scale

2025-07-14 12:40:07 PM



1 Basement Floor Plan
1/4" = 1'-0"



2 First Floor
1/4" = 1'-0"

Maged Basilious Architect

www.mbarchitect.ca

Maged Basilious Architect
1635 Ottawa St.
Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
e-mail: mbasilious@mbarchitect.ca

ONTARIO ASSOCIATION OF ARCHITECTS
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5686
May 30, 2025

REFER TO SUPPLIER SPECIFICATIONS FOR ACTUAL WINDOW SIZES AND ROUGH OPENINGS

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No.	Description	Date

2190 Daytona Ave

Windsor ON

Basement & First Floor Plans

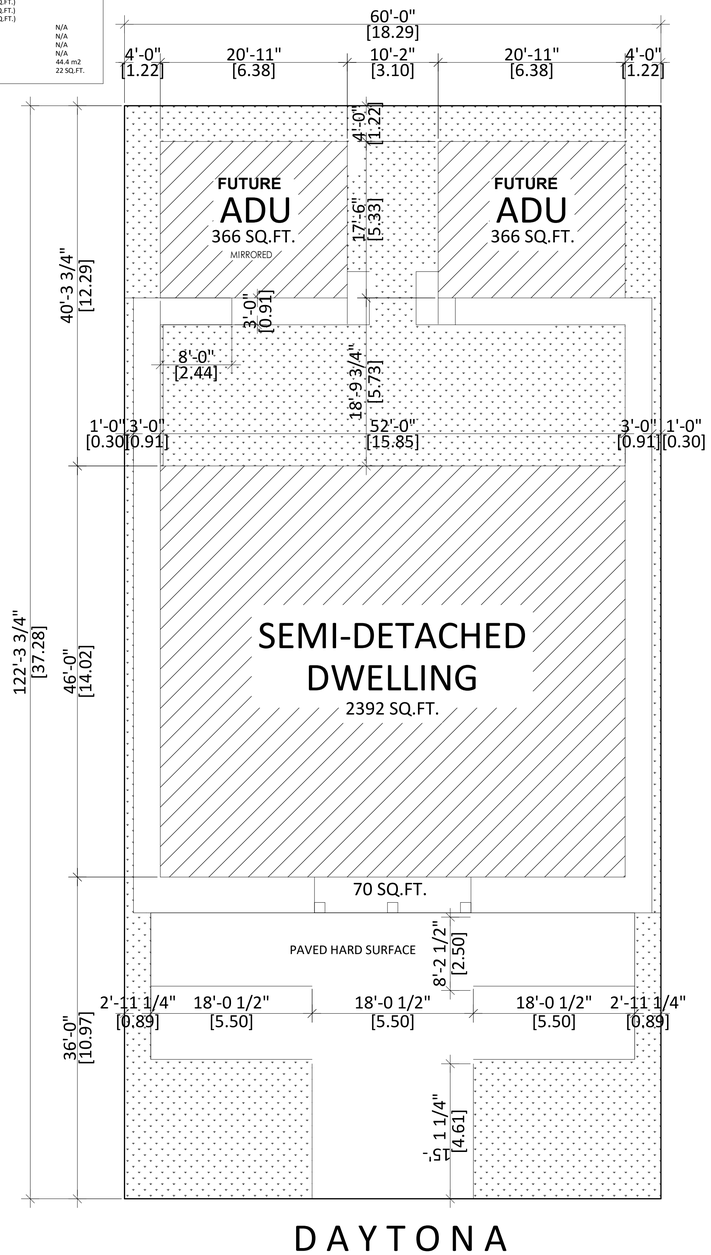
Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

A 1

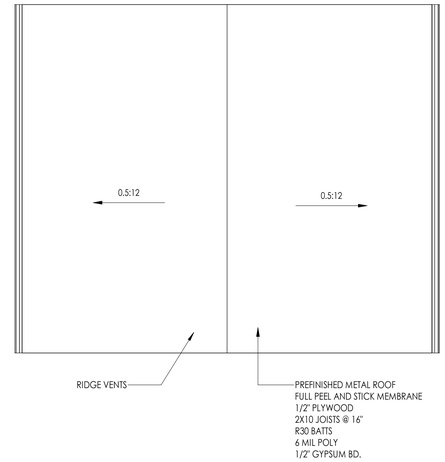
Scale	1/4" = 1'-0"

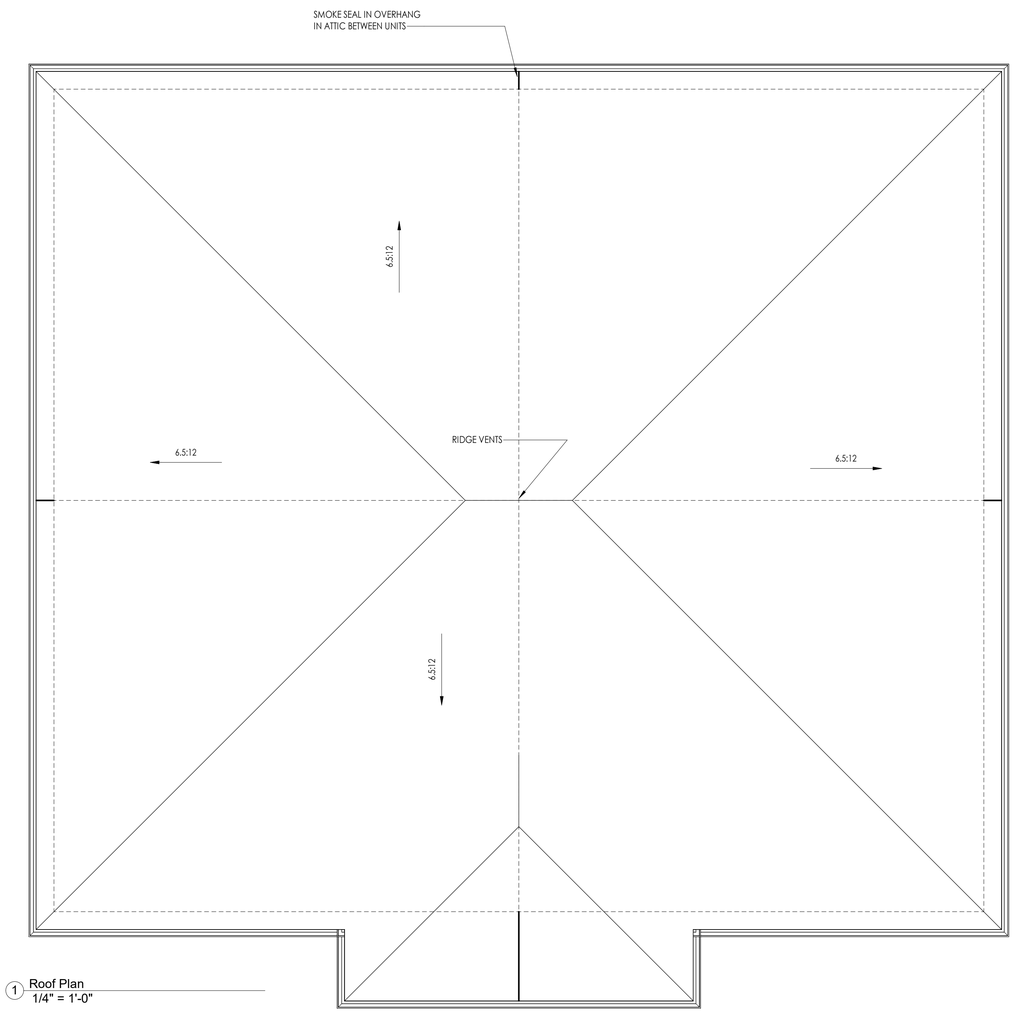
2025-07-14 12:40:08 PM

CATEGORY	RD2.2 ZONING REQUIREMENT	PROPOSED	DIFFERENCE
ZONING DESIGNATION	RD2.2	NO CHANGE	N/A
PERMITTED USED	SEMI-DETACHED DWELLING	NO CHANGE	N/A
LOT WIDTH (MIN.)	15.0 m	18.29 m	N/A
LOT AREA (MIN.)	450.0 m2	682.0 m2 (7339 SQ.FT.)	N/A
LOT COVERAGE	45.0%		N/A
LANDSCAPING		32% (2380 SQ.FT.)	
PAVING		25% (1838 SQ.FT.)	
BUILDING		43% (3124 SQ.FT.)	
BUILDING HEIGHT	9.0 m	7.2 m	N/A
FRONT YARD DEPTH (MIN.)	6.0 m	10.97 m	N/A
REAR YARD DEPTH (MIN.)	7.5 m	12.29 m	N/A
SIDE YARD DEPTH (MIN.)	1.2 m	1.2 m	N/A
GROSS FLOOR AREA (MAX.)	400.0 m2	444.4 m2	44.4 m2
ADU SIZE	1076 SQ.FT.	1098 SQ.FT.	22 SQ.FT.



2 Site Plan
1/8" = 1'-0"





1 Roof Plan
1/4" = 1'-0"

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No.	Description	Date

2190 Daytona Ave

Windsor ON

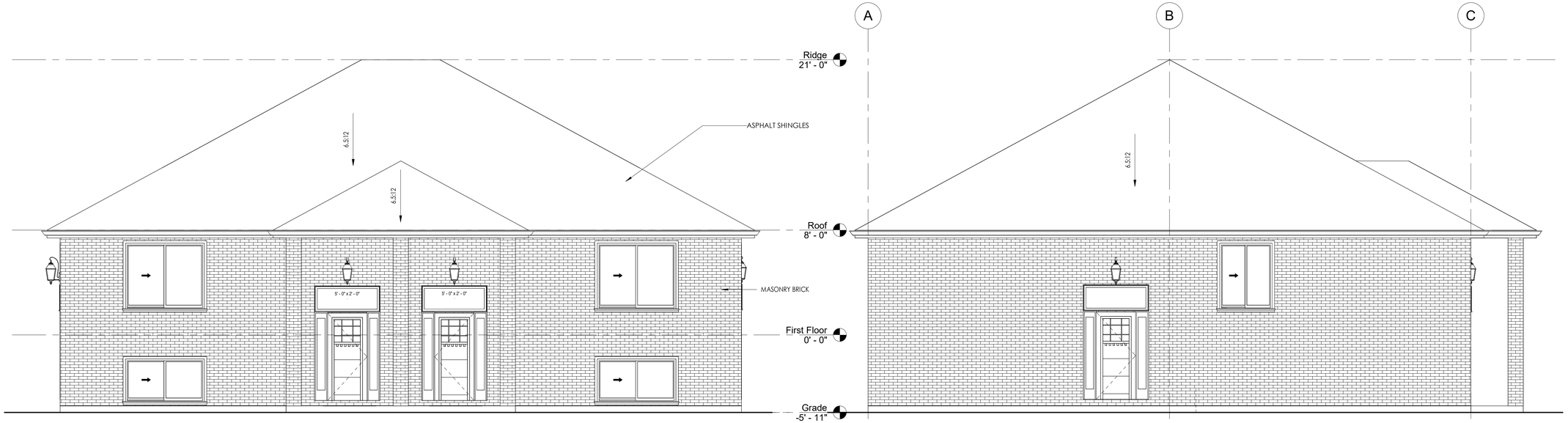
Roof Plan

Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

A 3

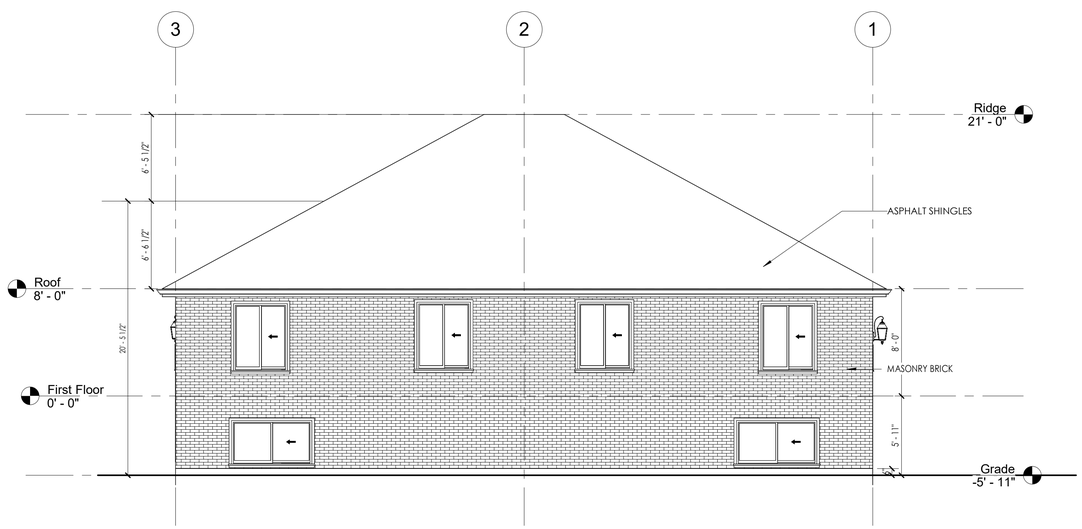
Scale	As indicated

2025-07-14 12:40:08 PM

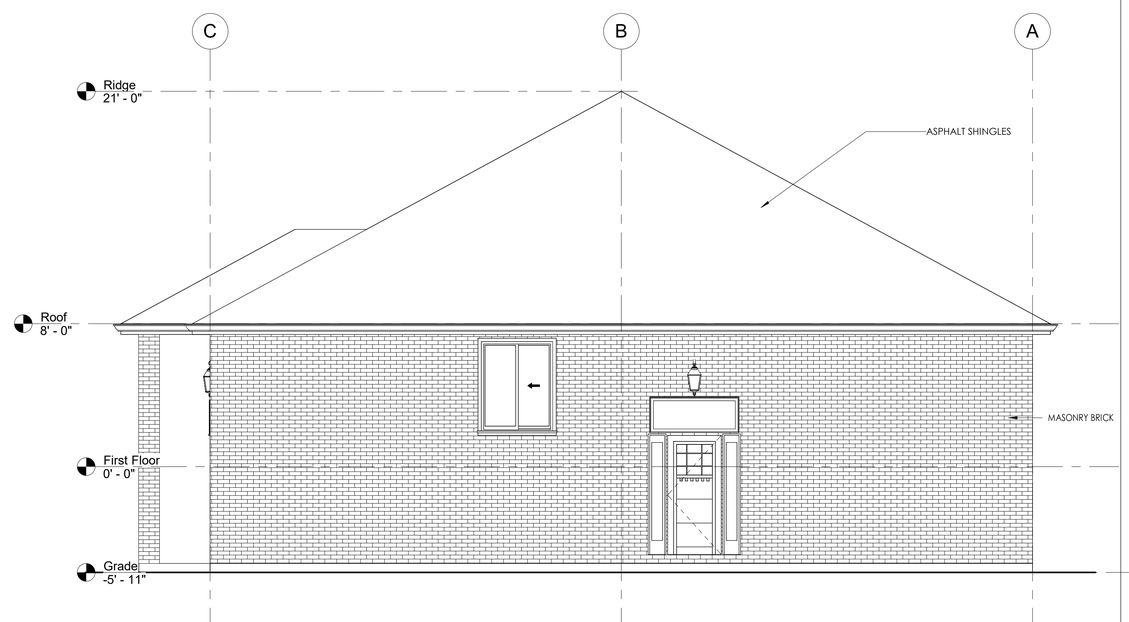


1 Front Elevation
1/4" = 1'-0"

2 Left Elevation
1/4" = 1'-0"



4 Back Elevation
3/16" = 1'-0"



3 Right Elevation
1/4" = 1'-0"

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REFER TO SUPPLIER SPECIFICATIONS FOR ACTUAL WINDOW SIZES AND ROUGH OPENINGS

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No.	Description	Date

2190 Daytona Ave

Windsor ON

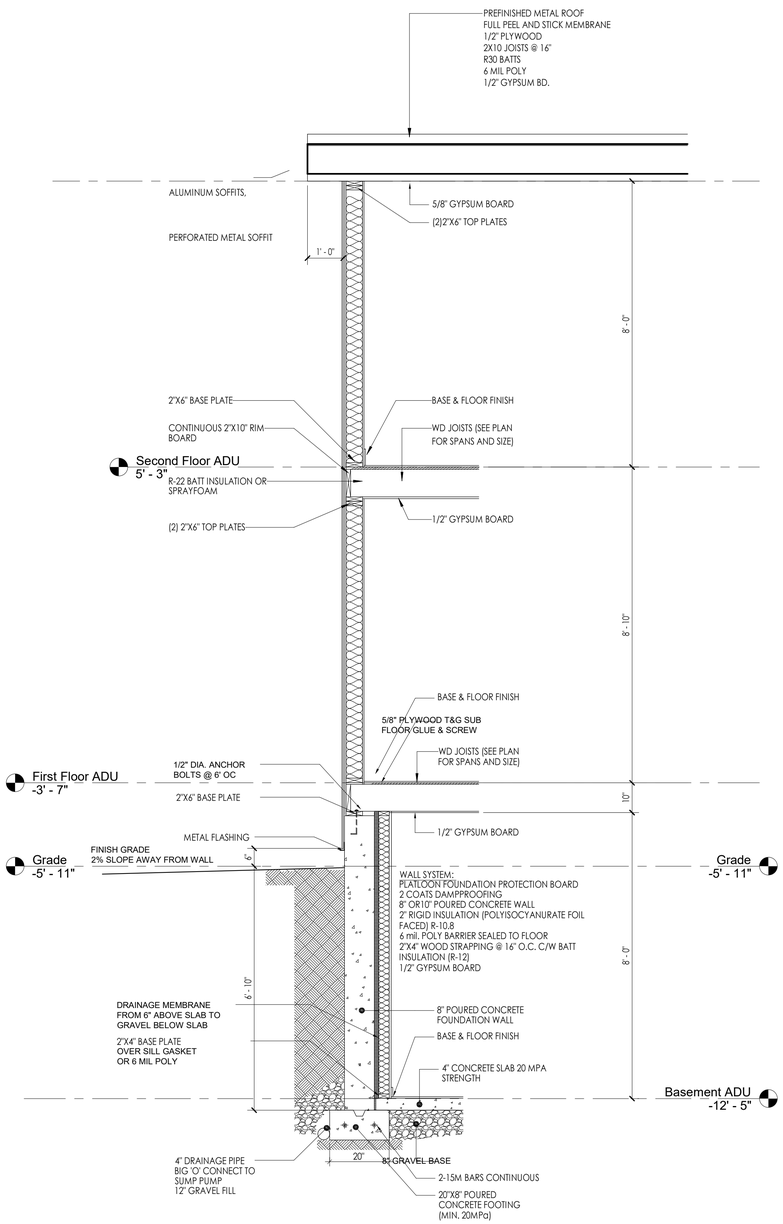
Elevations

Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

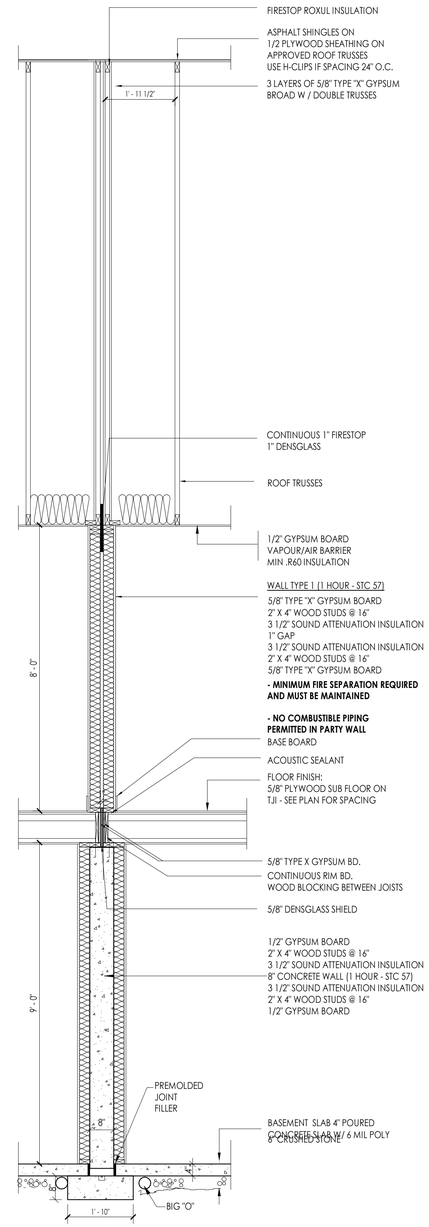
A 4

Scale	As indicated

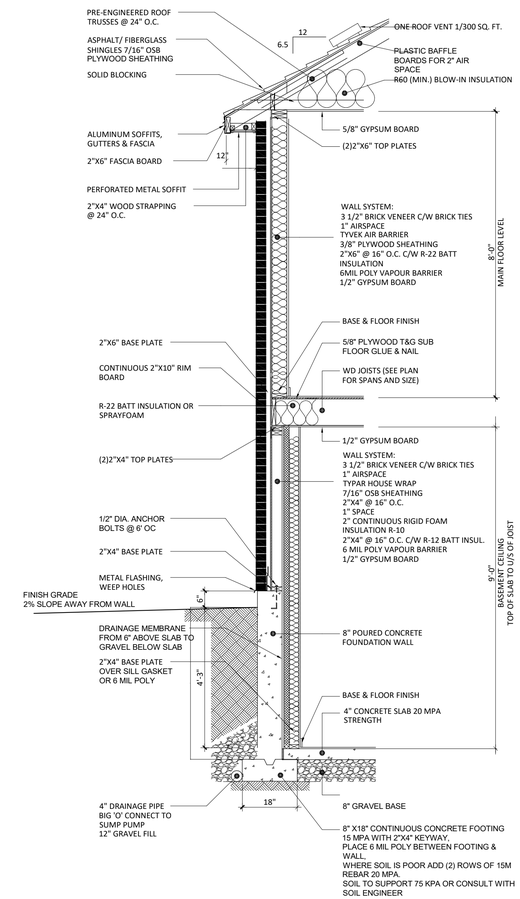
2025-07-14 12:40:09 PM



1 ADU Section
1/2" = 1'-0"



2 Party Wall
1/2" = 1'-0"



3 Typ. Wall Section
1/2" = 1'-0"

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No.	Description	Date

2190 Daytona Ave

Windsor ON

Wall Sections

Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

A 5

Scale	1/2" = 1'-0"

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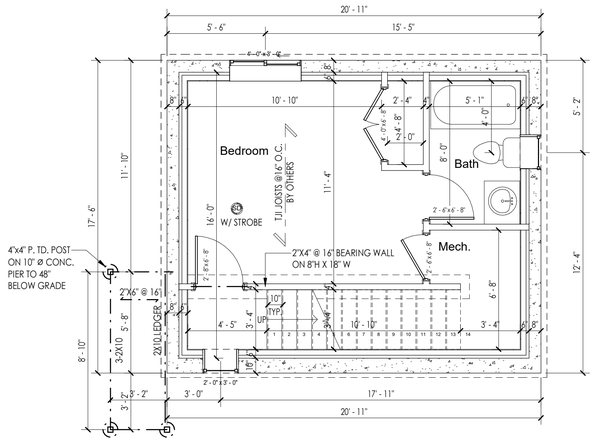
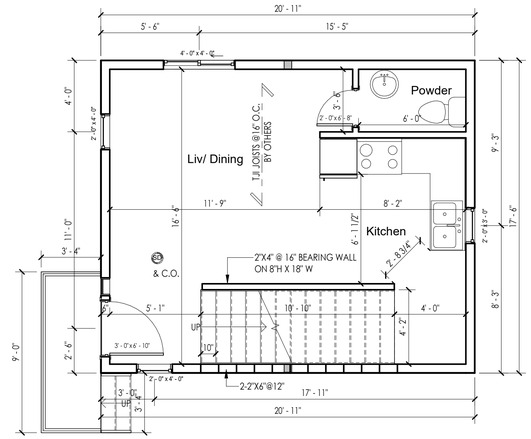
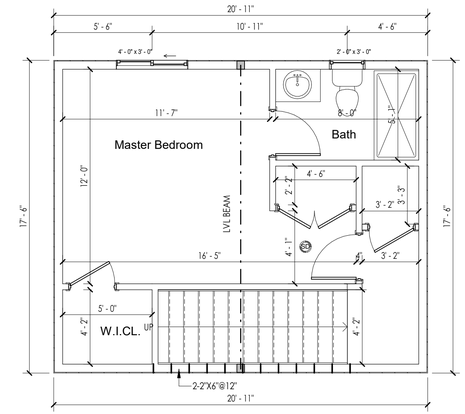


1 Basement Floor - ADU
1/4" = 1'-0"

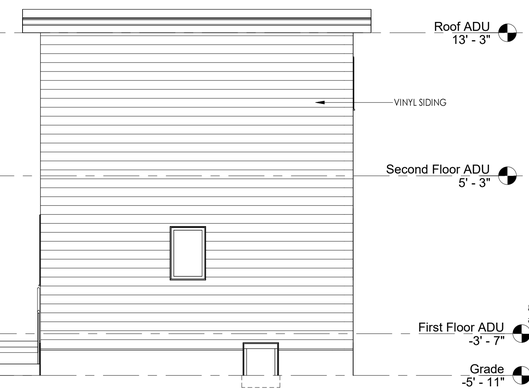


2 First Floor ADU
1/4" = 1'-0"



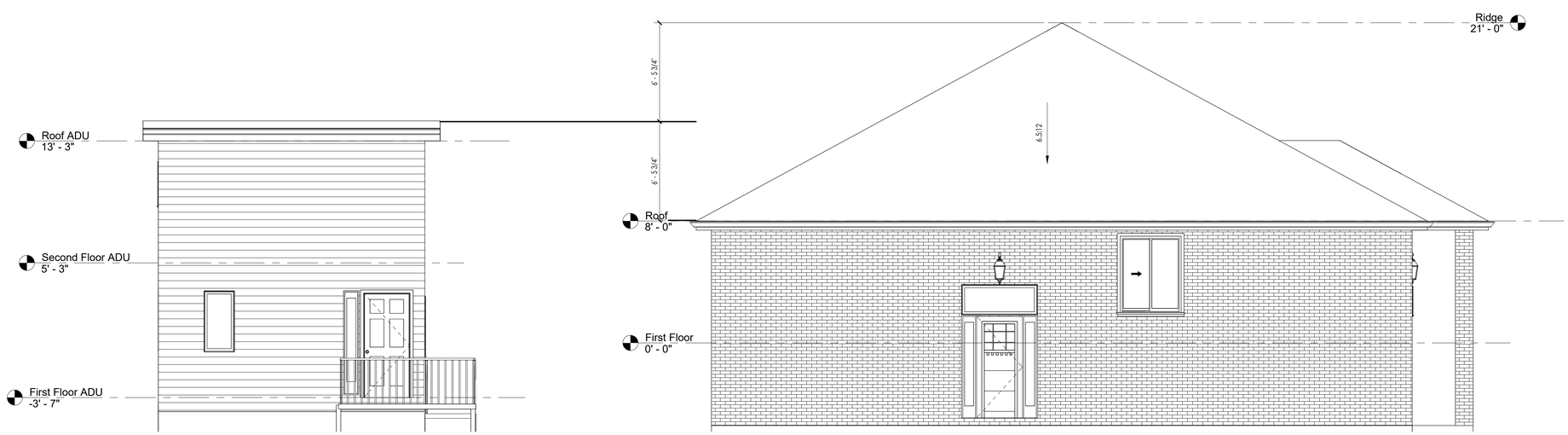
3 Second Floor ADU
1/4" = 1'-0"

4 Elevation 1 - a
1/4" = 1'-0"



5 Elevation 2 - a
1/4" = 1'-0"

6 Elevation 3 - a
1/4" = 1'-0"



7 Elevation 4 - a
1/4" = 1'-0"

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2190 Daytona Ave

Windsor ON

ADU

Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

A 6

Scale	1/4" = 1'-0"

2025-07-14 12:40:11 PM

ARCHITECTERUAL SPECIFICATIONS

05500 METAL WORK

1. ALL EXPOSED WELDED JOINTS SHALL BE CHIPPED AND GROUND SMOOTH. ALL MECHANICAL JOINTS SHALL HAVE A BUTT JOINT WITH A HAIRLINE SEAM.
2. ALL ATTACHMENTS REQUIRED FOR METAL FRAMEWORK SHALL BE INCONSPICUOUS AND/OR INVISIBLE - UNLESS NOTED OTHERWISE.
3. ALL METAL WORK SHALL BE FITTED AND FABRICATED IN THE METAL SHOP, PROVIDING FOR MINIMAL ASSEMBLY ON SITE.
4. ALL ANCHORING DEVICES REQUIRED FOR THE COMPLETE INSTALLATION OF METALWORK SHALL BE PROVIDED BY THIS CONTRACTOR.
5. ALL EXPOSED ENDS OF METAL TUBING SHALL BE CAPPED, WELDED AND GROUND SMOOTH.
6. PREPARATION OF METAL SURFACES SHALL BE IN ACCORDANCE WITH FINISH MANUFACTURER INSTRUCTION IN REGARD TO SANDBLASTING, PRIMING, ELECTROPLATING AND SPRAY APPLICATION OF ANY APPLIED FINISH.
7. THE METAL FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING LOCATIONS OF ALL CONNECTIONS, ANCHORAGE METHODS, SIZES, FINISHES ETC., OF ALL METALWORK, FOR APPROVAL BY THE DESIGNER PRIOR TO ANY FABRICATION.
8. ALL METAL COMPONENTS WITH EXPOSED EDGES SHALL HAVE SMOOTH EDGES.
9. ALL EXPOSED SCREWS BOLTS AND WASHERS SHALL BE FINISHED TO MATCH THE ADJACENT METAL FINISH. SUBMIT SAMPLES FOR APPROVAL PRIOR TO THE START OF WORK.

06200 MILLWORK

1. GENERAL CONTRACTOR AND/ OR SUB TRADE IS TO SUPPLY AND INSTALL ALL NEW MILLWORK AS NOTED ON THE PLANS.
2. ALL MILLWORK TO COMPLY WITH ARCHITECTURAL WOODWORK MANUFACTURER'S ASSOCIATION OF CANADA, LATEST EDITION. CONFIRM SPECIFIC SITE MEASUREMENTS TO ENSURE CLEAR DIMENSIONS FOR NEW EQUIPMENT AND MILLWORK.
3. PARTICLEBOARD TO BE MINIMUM 720KG/M3 DENSITY AND MEETING C.S.A.- CAN3-0188.1-M-91.
4. PLASTIC LAMINATE SHALL BE MANUFACTURED BY ABET LAMINATI, FORMICA, ARBORITE, WILSONART OR NEVAMAR.
5. FACE LAMINATES FOR ALL HORIZONTAL SURFACES SHALL BE 1.57 MM (0.062") THICK. FACE LAMINATES FOR ALL VERTICAL SURFACES SHALL BE 0.78 MM (0.031") THICK. POST FORMED LAMINATES SHALL BE 1.04 MM (0.041") THICK.
6. ALL EXPOSED EDGES OF CABINETS, DOORS AND SHELVES TO HAVE 3MM (0.125") PLASTIC EDGE.
7. DRAWERS 610 MM (24") WIDE OR LESS: ACCURIDE 7432 BALL BEARING, RAIL MOUNT, FULL EXTENSION [OVERTRAVEL] SLIDES WITH 100 LB./PR. LOAD RATING, OR APPROVED EQUAL.
8. HINGES ARE TO BE FULLY RECESSED, SELF CLOSING WITH 110 DEGREE OPENING AMEROK 1750 SERIES, BLUM MODUL 110.
9. DOOR PULLS: ARE TYPICAL STAINLESS STEEL OR AS SELECTED BY OWNER, RICHELIEU OR EQUAL
10. ALL CABINET INTERIORS ARE TO BE WHITE MELAMINE, OR AS REQUESTED BY OWNER.
11. CABINET LOCKS: OPTIONAL - OLYMPUS 500 DR WITH COLLAR.
12. ALL CABINET EXTERIOR AND COUNTERTOPS ARE TO BE SELECTED BY OWNER.
13. ALL FRONT SURFACES AND COUNTERTOPS ARE TO BE FINISHED AS NOTED ON ELEVATIONS. PROVIDE A BEAD OF SILICONE ALONG ALL EDGES OF MILLWORK WHERE IT ABUTS AN ADJACENT SURFACE.
14. MILLWORK CONTRACTOR IS TO INSTALL ON SITE A FULL COUNTERTOP. ANY CUT-OUTS REQUIRED FOR EQUIPMENT AND FEEDS ARE TO BE CUT ON SITE TO ENSURE TIGHT FIT.
15. ALL GROMMETS ARE REQUIRED TO BE CUT ON SITE. CONTRACTOR TO SUPPLY BLACK PLASTIC RING AND COVER ON ALL PLASTIC LAMINATE SURFACE COUNTERTOPS AND WHITE PLASTIC RING ON ALL SOLID SURFACE COUNTERTOPS. OPENINGS REQUIRED FOR POWER CORDS, DATA ETC. TO PASS THROUGH COUNTERTOP.
16. GENERAL CONTRACTOR IS TO PROTECT ALL NEW MILLWORK AFTER INSTALLATION UNTIL THE PROJECT HAS BEEN COMPLETED.
17. SUBMIT SHOP DRAWINGS FOR APPROVAL.

07200 INSULATION

1. EXTERIOR INSULATION:
   a. SEMI RIGID INSULATION: RXL 40 MINERAL WOOL, R-4.5/IN. TO CAN/CGSB 51.10-92 TYPE 2 CLASS 2 AS MANUFACTURED BY ROXUL, OR APPROVED EQUAL.
   b. RIGID INSULATION; EXTRUDED EXPANDED POLYSTYRENE BOARD CONFORMING TO CAN/CGSB-S1.20-M87 TYPE 4, STYROFOAM SM BY DOW CHEMICAL CANADA OR EQUAL
2. FOUNDATION AND UNDER SLABS INSULATION: EXTRUDED EXPANDED POLYSTYRENE BOARD CONFORMING TO CAN/CGSB-S1.20-M87 TYPE 4, STYROFOAM SM BY DOW CHEMICAL CANADA OR EQUAL.
3. FLEXIBLE BATT INSULATION: ROXUL INSULATION AS PER SPECIFIED THICKNESS
4. SPRAY POLYURETHANE FOAM:
   4.1 MATERIAL: TWO-COMPONENT SPRAY POLYURETHANE CELLULAR PLASTIC FOAM, COMPLYING WITH THE FOLLOWING METHODS AND MEETING THE FOLLOWING PHYSICAL PROPERTIES:
   a. CORE DENSITY (ASTM D1622): [MINIMUM 2PCF]
   b. THERMAL RESISTANCE (ASTM C518): 140DEGREEF/90DAY AGED R-VALUE, MEASURED AT 75F MEAN TEMP: MINIMUM R6.0/INCH.
   c. FLAME SPREAD (ASTM E84, CLASS A): 25 OR LESS.
   d. SMOKE DEVELOPED (ASTM E84, CLASS A): 450 OR LESS.
   e. COMPRESSIVE STRENGTH MINIMUM (ASTM D1621, 10% PARALLEL TO RISE): [20 PSI](182 KPA).
   f. CLOSED CELL CONTENT (ASTM D2856): MINIMUM 95 PERCENT.
   g. WATER ABSORPTION BY VOLUME MAXIMUM. (ASTM D2842): 2.5 PERCENT.
   h. WATER VAPOR PERMEABILITY MAXIMUM. (ASTM E96): [2.5 PERM-INCHES] [3.6 NG/(PA.S.M)].
   4.2 MANUFACTURER: DOW CHEMICAL OR EQUAL
   4.3 APPLICATION: MUST BE INSTALLED BY DOW CHEMICAL APPROVED APPLICATOR AT TIME OF BIDDING.
5. VAPOUR BARRIER: 6 MIL POLYETHYLENE FILM TO CAN/CGSB 51.34-M86.

07900 CAULKING AND SEALANTS

1. EXTERIOR SEALANT: MULTI-COMPONENT CHEMICALLY CURING SEALING TO MEET CAN/CGSB -19.24-M.
2. INTERIOR SEALANT: AROUND WINDOWS AND DOORS TO MEET CGSB-19.13-M.
3. SILICONE SEALANT: FOR PLUMBING FIXTURES AND VANITY TOPS, MILDEW RESISTANT TO MEET CGSB -19.13-M.
4. PAINTABLE INTERIOR SEALANT: ONE PART ACRYLIC-LATEX TO MEET CAN/CGSB 19.17-M.

08800 GLASS AND GLAZING

1. FLAT CLEAR FLOAT GLASS UNITS TO CONFORM TO CAN/CGSB 12.3-M 91, GLAZING QUALITY, FROM 0.125" TO 0.25" THICK.
2. WIRED SAFETY GLASS TO CONFORM TO CAN/CGSB 12.11-M 90, POLISHED GEORGIAN, WIRE 0.25" THICK.
3. TEMPERED OR LAMINATED SAFETY GLASS TO CONFORM TO CAN/CGSB 12.1-M 90 TYPE 0.125" TO 0.25" THICK.
4. SAFETY GLASS IS TO BE INSTALLED IN ENTRANCE WAYS, LOCATIONS OF HIGH BREAKAGE AND OBC REQUIRED AREAS.
5. LOW 'E' EMISSIVITY GLASS IS TO BE FLOAT GLASS AS ABOVE WITH A TRIPLE LAYER HIGH COATING.
6. SEALED INSULATING DOUBLE GLAZED UNITS TO CONFORM TO CAN2-12.8-M 90 WITH CLEAR FLOAT GLASS ON THE INTERIOR AND EXTERIOR.DOUBLE GLAZED UNITS WITH AN INTEGRAL METAL SPACER IN A DEHYDRATED AND HERMETICALLY SEALED AIR SPACE. BUTYL BASED SPACERSARE NOT PERMITTED. LOW-E COATING ON THE THIRD SURFACE.
7. CURTAIN WALL GLASS TO MATCH EXISTING THICKNESS AND COLOUR.
8. SHEET MIRRORS SHALL BE 1/4" SILVERED FLAT GLASS MIRROR TO ASTM C 1503
9. ALL GLASS TO COMPLY WITH OBC THERMAL REQUIREMENTS SB-10 AND SB-12
10. SUBMIT GLASS SHOP DRAWINGS AND SAMPLES FOR APPROVAL.

08900 VINYL WINDOWS

1. DESIGN: BE RESPONSIBLE FOR THE DESIGN OF COMPONENTS AND ACCESSORIES THEREOF AND CONNECTIONS IN ACCORDANCE WITH REQUIREMENTS OF ONTARIO BUILDING CODE.
2. MAKE THOROUGH EXAMINATION OF ALL DRAWINGS AND DETAILS, CHECK INTERFACING WITH WORK OF OTHER CONTRACTS AND OTHER FACTORS AFFECTING THE DESIGN AND PERFORMANCE OF THE WORK.
3. DESIGN TO WITHSTAND WITHOUT FAILURE, THE POSITIVE AND NEGATIVE FORCES IMPOSED BY WIND, EARTHQUAKE, TEMPERATURE AND SHRINKAGE STRESS, DEFLECTIONS OF SUPPORTING OR ADJACENT STRUCTURES, ALL WITHIN DEFLECTION LIMITATIONS GOVERNED BY THE DESIGN OF SUPPORTING STRUCTURE.
6. COLOURS: MATCH EXISTING
7. ALL EXTERIOR FRAMES TO BE THERMALLY BROKEN AND MEET THE REQUIREMENT OF SB-10.
8. SUBMIT SHOP DRAWINGS FOR APPROVAL.

GYPSUM WALL BOARD

1. SUPPLY, INSTALL AND TAPE ALL GYPSUM BOARD IN ACCORDANCE WITH BEST INDUSTRY STANDARDS. TAPE, FILL, SAND, SMOOTH AND LEVEL ALL JOINTS, EDGES, CORNERS, ETC. PROVIDE METAL CORNER BEAD S AT ALL CORNERS AND "L" MOLDS AT ENDS OF GYPSUM BOARD RESPECTIVELY. NO EXPOSED "J" MOLD SHALL BE ALLOWED IN THIS PROJECT.
2. GYPSUM BOARD: TO CSA A82.27-M1991: STANDARD AND ULC FIRE RATED: MAXIMUM PERMISSIBLE LENGTH AND WIDTH: END SQUARE CUT. TAPER EDGES: PAPER/PAPER FACES. THICKNESS AS INDICATED BUT NOT LESS THAN 0.50" (13MM). FOR CEILINGS, NOT LESS THAN 0.625" (16mm). USE MULTI LAYERS OF LESS THICKNESS FOR CURVED SHAPES AS REQUIRED.
3. INSTALL MOISTURE RESISTANT GYPSUM BOARD BEHIND TILES AND WHERE MOISTURE CAN BE PRESENT.
4. JOINT TAPE: PERFORATED PAPER WITH TAPERED EDGES AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER OR GLASS FIBER MESH TAPE.
5. JOINT COMPOUND: BEDDING AND FINISHES TYPES RECOMMENDED BY GYPSUM BOARD MANUFACTURER, CASEIN, VINYL OR LATEX BASE.
6. CORNER AND CASING BEADS: MINIMUM 26 GAUGE GALVANIZED SHEET STEEL TYPE WITH PERFORATED FLANGES.
7. SECURE CORNER BEADS RIGIDLY AT ALL EXTERNAL ANGLES.
8. INSTALL CASING BEADS WHERE GYPSUM BOARD TERMINATES AGAINST SURFACE HAVING NO TRIM CONCEALING THE JUNCTION OR WHERE JUNCTION IS NOT TAPED.
9. ERECT GYPSUM BOARD AND TAPE JOINTS TO ISCA EXCEPT WHERE SPECIFIED OTHERWISE HEREIN.
10. INSTALL GYPSUM BOARD VERTICALLY, UNLESS OTHERWISE NOTED FOR ULC TESTED ASSEMBLIES WITH ALL JOINTS OCCURRING OVER FIRM BEARINGS. STAGGER JOINTS ON OPPOSITE SIDES OF WALL. STAGGER ALL VERTICAL JOINTS.

09310 PORCELAIN AND CERAMIC TILE

1. PORCELAIN FLOOR TILE SHALL BE AS DISTRIBUTED BY CENTURA FLOORING OR APPROVED EQUAL.
2. GROUT & SEALER: POWER GROUT BY TEC.
3. ACCESSORIES: STAINLESS STEEL TRIM, CORNERS AND TRANSITIONS AS MANUFACTURED BY SCHLUTER.
4. PROVIDE STAINLESS STEEL EDGES WHERE NEW TILE MEETS EXISTING, OR OTHER FLOORING MATERIALS.
5. PROVIDE CONTROL JOINTS ON TOP OF EXISTING CONCRETE SAWCUT JOINTS.
6. DO TILE WORK ACCORDING TO INSTALLATION MANUAL 200-1979, "CERAMIC TILE" PRODUCED BY THE TERRAZZO TILE AND MARBLE ASSOCIATION OF CANADA.
7. APPLY GROUT SEALER TO GROUT JOINTS ACCORDING TO GROUT-SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS. AS SOON AS GROUT SEALER HAS PENETRATED GROUT JOINTS, REMOVE EXCESS SEALER AND SEALER FROM TILE FACES BY WIPING WITH SOFT CLOTH.

09650 RESILIENT FLOORING

1. VINYL COMPOSITE TILE SHALL BE STANDARD EXCELON - IMPERIAL TEXTURE AS MANUFACTURED BY ARMSTRONG. COLOUR & TILE SIZE AS SELECTED BY OWNER.
2. RUBBER BASE SHALL BE COVE BASE AS MANUFACTURED BY ROPPE. COLOUR # 125 FIG. ACCESSORIES: PREMOLDED CORNERS.
3. FILL OR LEVEL CRACKS, GROOVES AND OTHER IRREGULARITIES. WHERE FILLING OR LEVELING IS REQUIRED, THE USE OF A PREMIUM QUALITY CEMENT-BASED UNDERLAYMENT IS AS RECOMMENDED BY THE FLOORING MANUFACTURER.
4. FOLLOW SUBFLOOR PREPARATION RECOMMENDED BY MANUFACTURER FOR EACH SUBFLOOR TYPE.
5. CONDUCT MOISTURE AND PH TESTS ON CONCRETE SUBFLOORS.

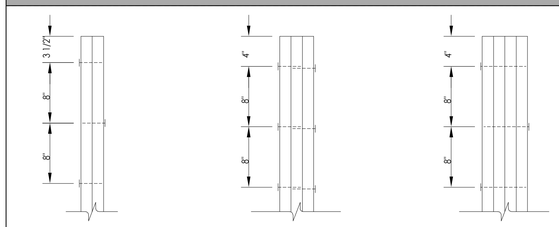
09680 CARPET

1. CARPET SHALL BE MANUFACTURED BY TANDUS COMMERCIAL CARPETING.
2. UBMIT SAMPLES FOR ARCHITECT AND OWNER APPROVAL.
3. CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION INSTRUCTION IN RELATION TO SUBFLOOR PREPARATION, ENVIRONMENTAL CONDITIONS AND SITE STORAGE.
4. CONTRACTOR SHALL FOLLOW THE CRI CARPET INSTALLATION STANDARD GUIDELINE - 2011.

09900 PAINTING AND FINISHING

1. APPROVED MANUFACTURERS ARE DULUX, ICI CANADA, GLIDDEN AND BENJAMIN MOORE.
2. ALL WORK IN THIS SECTION TO COMPLY WITH MPI ARCHITECTURAL PAINTING MANUAL. INSURE THAT SURFACES AND SUBSTRATE MATERIALS MEET PAINTING MANUFACTURER MINIMUM REQUIREMENTS.
3. VOLATILE ORGANIC COMPOUNDS (VOC) SHALL MEET THE REQUIREMENTS OF MPI GREEN PERFORMANCE® STANDARDS (GPS-1-12) AND (GPS-2.12).
4. SCHEDULE PAINTING WORK WITH OTHER TRADES.
5. SUBMIT PAINT SAMPLES FOR ARCHITECT AND OWNER APPROVAL BEFORE STARTING WORK.
6. PRELIMINARY COLOUR SCHEDULE IS SHOWN ON DRAWINGS.
7. EXTERIOR METAL SHALL HAVE ONE (1) COAT OF ZINC CHROMATE PRIMER PLUS TWO (2) COATS OF EXTERIOR ALKYD OIL PAINT.
8. EXTERIOR GALVANIZED STEEL SHALL HAVE ONE (1) COAT OF GALVANIZED METAL PRIMER PLUS TWO (2) COATS OF EXTERIOR OIL PAINT.
9. INTERIOR METAL SHALL HAVE ONE (1) COAT OF CHROMATE PRIMER PLUS TWO (2) COATS OF INTERIOR ALKYD ENAMEL.
10. GYPSUM WALLBOARD SHALL HAVE ONE (1) COAT OF LATEX SEALER PLUS TWO (2) COATS OF INTERIOR LATEX.
11. CONCRETE BLOCK SHALL HAVE ONE (1) COAT OF BLOCK FILLER, ONE (1) COAT OF UNDERCOATER AND ONE (1) COAT OF ALKYD ENAMEL.
12. WOODWORK SHALL HAVE ONE (1) OF COAT NON-BLEEDING ALKYD WIPING STAIN, ONE (1) COAT OF SANDING SEALER AND TWO (2) COATS OF URETHANE INTERIOR SATIN VARNISH.
13. THE CONTRACTOR SHALL PREPARE A PAINT SCHEDULE AND COORDINATE COLOURS WITH THE OWNER.
14. INSPECT SURFACES BEFORE PAINTING AND REPORT ANY DEFECTS IN EXISTING WORK. CLEAN ALL SURFACES BEFORE PAINTING AND PROVIDE PROTECTION FOR OTHER WORK.
15. SCOPE OF WORK TO INCLUDE ALL UNFINISHED AND PRIMED SURFACES AND ELEMENTS IN THE PROJECT.
16. PROVIDE ONE GALLON OF EACH COLOUR TO THE OWNER AT HE COMPLETION OF THE PROJECT.

BUILT-UP WOOD POST NAILING DETAILS (WHERE APPLICABLE)

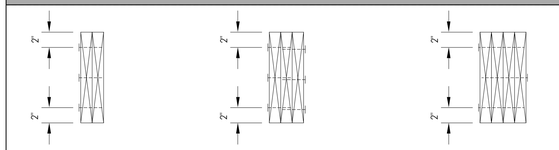


FOR 2 PLY
2 ROWS OF 3" COMMON WIRE NAILS AT 8" O.C. STAGGERED BETWEEN FACES

FOR 3 PLY
2 ROWS OF 3" COMMON WIRE NAILS AT 8" O.C. STAGGERED BETWEEN FACES FROM BOTH SIDES

FOR 4 PLY
2 ROWS OF 6" COMMON WIRE NAILS AT 8" O.C. STAGGERED BETWEEN FACES FROM BOTH SIDES

BUILT-UP BEAM / HEADER NAILING DETAILS



FOR 2 PLY
3 ROWS OF 3" COMMON WIRE NAILS AT 12" O.C.

FOR 3 PLY
3 ROWS OF 3" COMMON WIRE NAILS AT 12" O.C. FROM BOTH SIDES

FOR 4 PLY
3 ROWS OF 6" COMMON WIRE NAILS AT 12" O.C. FROM BOTH SIDES

NOTES:

1. ALL STRUCTURAL WOOD WORK SHALL CONFORM TO THE WOOD FRAMING NOTES AND TO COMPLY WITH O.B.C. REQUIREMENTS.
2. ALL WOOD HEADERS TO BEAR ON WOOD POST AS PER COLUMN / WOOD POST SCHEDULE PROVIDED U.N.O.
3. G.C. TO COORDINATE THE LOCATION, ELEVATION AND WIDTH OF OPENINGS FOR ALL HEADERS AS PER THE ARCHITECTURAL DRAWINGS (TYP.).

LINTEL SCHEDULE (Table A-15)

Maximum Spans for Spruce - Pine - Fir Lintels - No. 1 or No. 2 Grade - Non-Structural Sheathing

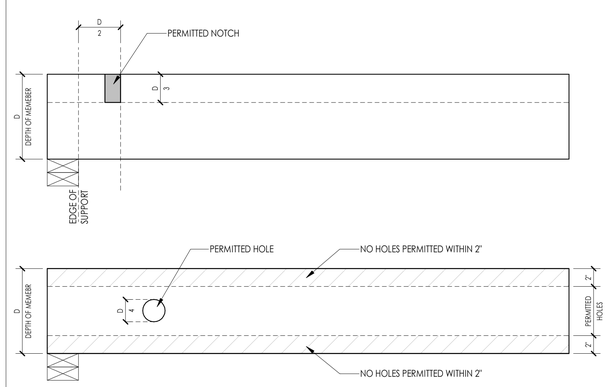
Item	Column 1	Column 2	Column 3	Column 4
	Lintel Supporting	Lintel Size, mm (inches)	Maximum Span, m (imp.) Exterior Walls Specified Snow Load, kPa 1.0	Interior Walls
1.	Limited attic storage and ceiling	2 - 38 x 89 (2 - 2"X4")	This Area is Intentionally Left Blank	1.27 (4' - 2")
		2 - 38 x140 (2 - 2"X6")		1.93 (6' - 4")
		2 - 38 x 184 (2 - 2"X8")		2.35 (7' - 8")
		2 - 38 x 235 (2 - 2"X10")		2.88 (9' - 5")
		2 - 38 x 286 (2 - 2"X12")		3.34 (10' - 11")
2.	Roof and ceiling only (tributary width of 0.6 m maximum)	2 - 38 x 89 (2 - 2"X4")	2.55 (8' - 4")	1.88 (6' - 2")
		2 - 38 x140 (2 - 2"X6")	4.01 (13' - 1")	2.96 (9' - 8")
		2 - 38 x 184 (2 - 2"X8")	5.27 (17' - 3")	3.88 (12' - 8")
		2 - 38 x 235 (2 - 2"X10")	6.37 (22' - 0")	4.96 (16' - 3")
		2 - 38 x 286 (2 - 2"X12")	7.38 (24' - 2")	5.87 (19' - 3")
3.	Roof and ceiling only (tributary width of 4.9 m maximum)	2 - 38 x 89 (2 - 2"X4")	1.27 (4' - 2")	0.93 (3' - 0")
		2 - 38 x140 (2 - 2"X6")	1.93 (6' - 4")	1.35 (4' - 5")
		2 - 38 x 184 (2 - 2"X8")	2.35 (7' - 8")	1.64 (5' - 4")
		2 - 38 x 235 (2 - 2"X10")	2.88 (9' - 5")	2.01 (6' - 7")
		2 - 38 x 286 (2 - 2"X12")	3.34 (10' - 11")	2.33 (7' - 7")
4.	Roof, ceiling and 1 story	2 - 38 x 89 (2 - 2"X4")	1.05 (3' - 5")	0.74 (2' - 5")
		2 - 38 x140 (2 - 2"X6")	1.49 (4' - 10")	1.02 (3' - 4")
		2 - 38 x 184 (2 - 2"X8")	1.82 (5'-11")	1.20 (3' - 11")
		2 - 38 x 235 (2 - 2"X10")	2.22 (7' - 3")	1.45 (4' - 9")
		2 - 38 x 286 (2 - 2"X12")	2.58 (8' - 5")	1.66 (5' - 5")
5.	Roof, ceiling and 2 stories	2 - 38 x 89 (2 - 2"X4")	0.94 (3' - 1")	0.64 (2' - 1")
		2 - 38 x140 (2 - 2"X6")	1.34 (4' - 4")	0.88 (2' - 10")
		2 - 38 x 184 (2 - 2"X8")	1.63 (5' - 4")	1.05 (3' - 5")
		2 - 38 x 235 (2 - 2"X10")	1.99 (6' - 6")	1.27 (4' - 2")
		2 - 38 x 286 (2 - 2"X12")	2.31 (7' - 7")	1.45 (4' - 9")
6.	Roof, ceiling and 3 stories	2 - 38 x 89 (2 - 2"X4")	0.88 (2' - 10")	0.59 (1' - 11")
		2 - 38 x140 (2 - 2"X6")	1.25 (4' - 1")	0.81 (2' - 7")
		2 - 38 x 184 (2 - 2"X8")	1.52 (4' - 11")	0.97 (3' - 2")
		2 - 38 x 235 (2 - 2"X10")	1.86 (6' - 1")	1.17 (3' - 10")
		2 - 38 x 286 (2 - 2"X12")	2.11 (6' - 11")	1.35 (4' - 5")

Table 9.20.5.2.B.

Maximum Allowable Spans for Steel Lintels Supporting Masonry Veneer - Metric - (Imperial)

Item	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	Minimum Angle Size, mm (inches)			Maximum Angle Spans, m (imperial)		
	Vertical Leg	Horizontal Leg	Thickness	70 mm Brick	90 mm Brick	100 mm Brick
1.	89 (3 1/2")	76 (3")	6.4 (1/4")	2.55 (8' - 4")	____	____
2.	89 (3 1/2")	89 (3 1/2")	6.4 (1/4")	2.59 (8' - 6")	2.47 (8' - 1")	
3.	102 (4")	89 (3 1/2")	6.4 (1/4")	2.79 (9' - 1")	2.66 (8' - 8")	
4.	127 (5")	89 (3 1/2")	7.9 (5/16")	3.47 (11' - 4")	3.31 (10'-10")	
5.	127 (5")	89 (3 1/2")	11 (7/16")	3.64 (11' - 11")	3.48 (11' - 5")	
6.	127 (5")	89 (3 1/2")	13 (1/2")	3.82 (12' -6")	3.59 (11' - 9")	
7.	152 (6")	89 (3 1/2")	11 (7/16")	4.06 (13' - 3")	3.82 (12' -6")	
8.	152 (6")	89 (3 1/2")	13 (1/2")	4.32 (14' -2")	4.07 (13' - 4")	
9.	152 (6")	102 (4")	13 (1/2")	4.37 (14' - 4")	4.12 (13' - 6")	
10.	178 (7")	102 (4")	11 (7/16")	4.57 (15' - 0")	4.30 (14' - 1")	
11.	178 (7")	102 (4")	13 (1/2")	4.87 (15' - 11 3/4")	4.59 (15' - 0")	

NOTCHING AND DRILLING



OBC 9.23.5

	Column 1	Column 2	Column 3	Column 4
ITEM	MEMBER SIZE	MAXIMUM DISTANCE OF NOTCH FROM EDGE Of MEMBER	MAXIMUM DEPTH OF NOTCH	MAXIMUM HOLE DIAMETER
1.	38 X 89 mm (2" X 4")	44 mm (1 3/4")	30 mm (1 1/8")	NOT PERMITTED
2.	38 X 140 mm (2" X 6")	70 mm (2 3/4")	46 mm (1 3/4")	35 mm (1 3/8")
3.	38 X 184 mm (2" X 8")	92 mm (3 5/8")	61 mm (2 3/8")	46 mm (1 3/4")
4.	38 X 235 mm (2" X 10")	117 mm (4 5/8")	78 mm (3")	58 mm (2 1/4")
5.	38 X 286 mm (2" X 12")	143 mm (5 5/8")	95 mm (3 3/4")	71 mm (2 3/4")

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5686
May 30, 2025

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No.	Description	Date

2190 Daytona Ave

Windsor ON

Specifications & Schedules

Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.

A 7

Scale	1 1/2" = 1'-0"

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