

Notice of Public Hearing – Committee of Adjustment Application

File # A-071/25

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 148 & 149 & PT CLOSED ALLEY; RP 12R26351; PARTS 5; 6; 16; 17 & 26

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		2174 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 height requirements for an accessory building with an Additional 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.

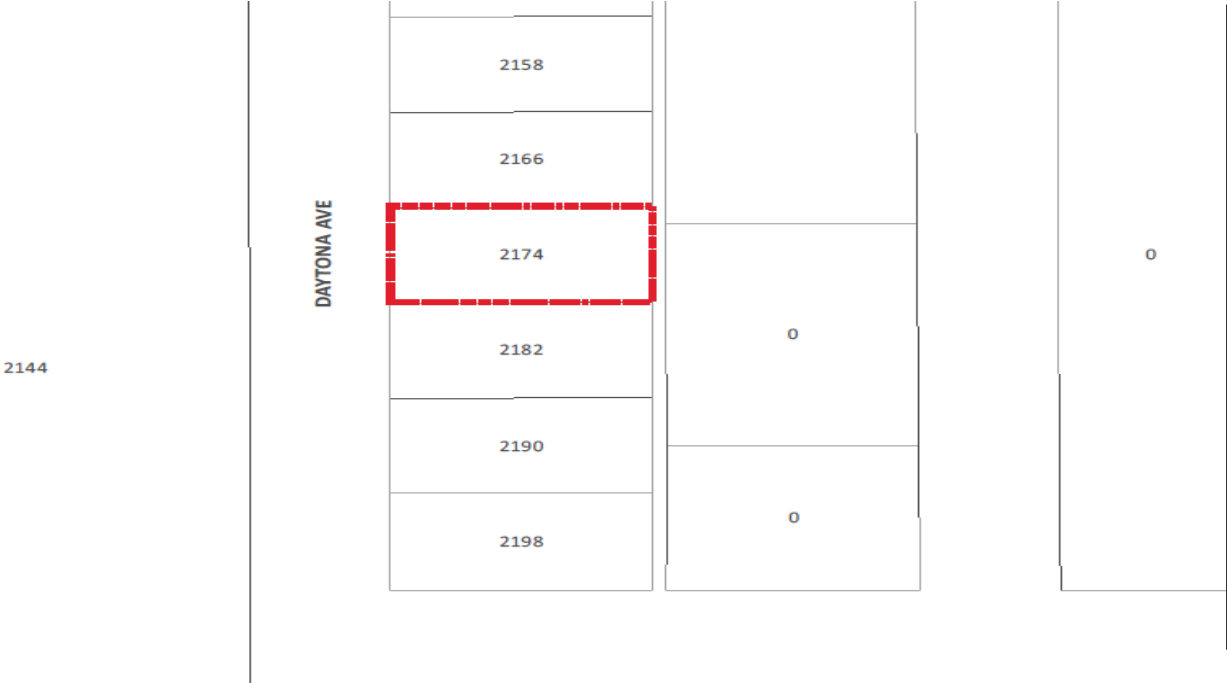
Participate in the hearing by videoconference (Microsoft Teams)

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				SPECIFICATIONS				2174 DAYTONA AVE, WINDSOR			
& L @ ¢ ~ # (E) ACOUS A.D. ADJ. AGGR. AL APPROX. ARCH. ASB. ASPH. BD. BITUM. BLDG. BLK. BLKG. BM. B.O.P. B.O.R. BOT. CAB. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLOSET CLR. C.O. COL. C.O.M. CONC. CONN. CONSTR. CONT. C.O.R. CORR. CTSK. CNTR. CTR. DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.W.C. EXST. EXPO. EXP. EXT. F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. GYP. H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT. I.D. INSUL. INT. AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER EXISTING ACOUSTICAL AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF PANEL BOTTOM OF REVEAL BOTTOM CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CASED OPENING COLUMN CENTER OF MULLION CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CENTRE OF RADIUS CORRIDOR COUNTERSUNK COUNTER CENTRE DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWNSPOUT DRY STANDPIPE DRAWING EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANELBOARD EQUAL EQUIPMENT ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE GAUGE GALVANIZED GRAB BAR GLASS GROUND GRADE GYPSUM HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT INSIDE DIAMETER (DIM.) INSULATION INTERIOR JAN. JT. KIT. LAB. LAM. LAV. LKR. LT. MAX. M.C. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL. N. N.I.C. NO. OR # NOM. N.T.S. O.A. OBS. O.C. O.D. OFF. OPNG. OPP. PRCST. PL. P.LAM. PLAS. PLYWD. PNL PT PR. P.T.D. P.T.D/R PTN. P.T.R. Q.T. R. RAD. R.D. REF. REFR. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L. S. S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYS. TRD. T.B. T.C. TEL. TER. T. & G. TGL. THK. T.O.P. T.O.R. T.P. T.P.D. T.V. T.W. TYP. UNF. U.O.N. UR. VERT. VEST. V.I.F W. W/ W.C. WD. W/O WP WSCT. WT. JANITOR JOINT KITCHEN LABORATORY LAMINATE LAVATORY LOCKER LIGHT MAXIMUM MEDICINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER (DIM.) OFFICE OPENING OPPOSITE PRE-CAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAINT PAIR PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE RISER RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER SOUTH SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL TREAD TOWEL BAR TOP OF CURB TELEPHONE TERRAZZO TONGUE AND GROOVE TEMPERED GLASS THICK TOP OF PANEL TOP OF REVEAL TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL UNFINISHED UNLESS OTHERWISE NOTED URINAL VERTICAL VESTIBULE VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT WEIGHT				<u>05500 METAL WORK</u> 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 <u>07270 FIRESTOPPING</u> 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. <u>07900 CAULKING AND SEALANTS</u> 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. <u>08740 FINISHING HARDWARE</u> 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. <u>GYPSUM BOARD:</u> 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 MANUFACTURER IS Marshfield. 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. CASING, 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. 9. 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. <u>09900 PAINTING AND FINISHING</u> 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. ETS 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.	<u>1.01 GENERAL</u> 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 TARIION 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.						



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

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

② First Floor
1/4" = 1'-0"

The site plan shows a rectangular lot with a semi-detached dwelling in the center. The dwelling is 2392 SQ. FT. and has a 70 SQ. FT. porch. To the north of the dwelling are two future ADUs, each 366 SQ. FT. and 17'-6" high. The lot is surrounded by a paved hard surface. The plan includes various dimensions for setbacks, building footprints, and lot areas.

Lot Dimensions:

- Overall Width: 60'-0" [18.29]
- Overall Depth: 40'-3 3/4" [12.29]

Setbacks and Building Footprints:

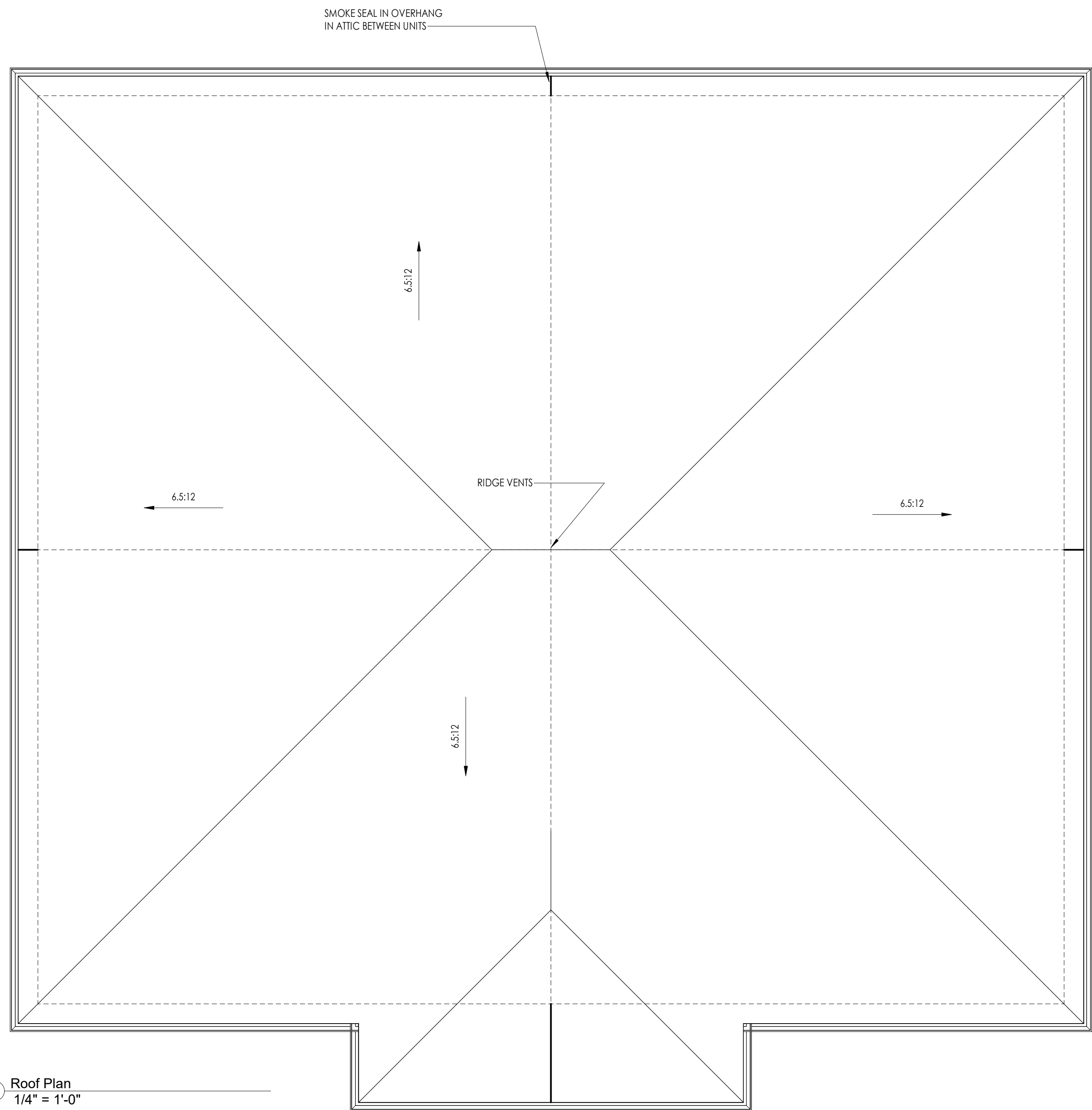
- Front Setback: 1'-0" [0.30]
- Side Setback (Left): 4'-0" [1.22]
- Side Setback (Right): 4'-0" [1.22]
- Back Setback: 1'-0" [0.30]

Building Details:

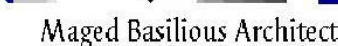
- SEMI-DETACHED DWELLING:** 2392 SQ. FT., 70 SQ. FT. porch.
- FUTURE ADU (Left):** 366 SQ. FT., 17'-6" high, MIRRORED.
- FUTURE ADU (Right):** 366 SQ. FT., 17'-6" high.

Paved Hard Surface: 18'-0 1/2" wide, 8'-2 1/2" deep.

DAYTONA



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



www.mbarchitect.ca

Maged Basiliou Architect
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Windsor, Ontario N8Y 1R2
Phone: 519-969-0086
e-mail: mbasiliou@mbarchitect.ca



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

2174 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
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ONTARIO ASSOCIATION
OF
ARCHITECTS
Basilius May 30, 2025
MAGED BASILIUS
LICENCE
5686

ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE **CONSULTANT** AND SHALL BE RETURNED UPON REQUEST.

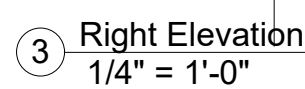
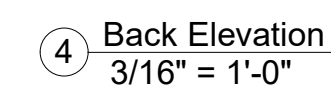
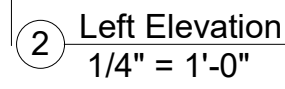
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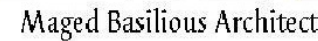
THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE **CONSULTANT** BEFORE PROCEEDING WITH THE WORK.

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

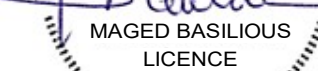
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scale	As indicated
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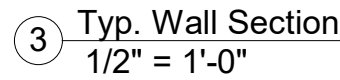
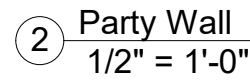
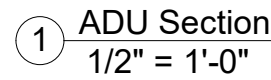
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Windsor ON Wall Sections

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



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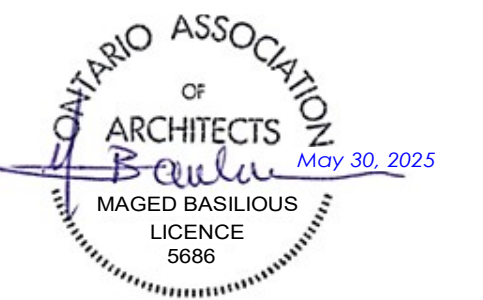
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ADU

Project number	2520
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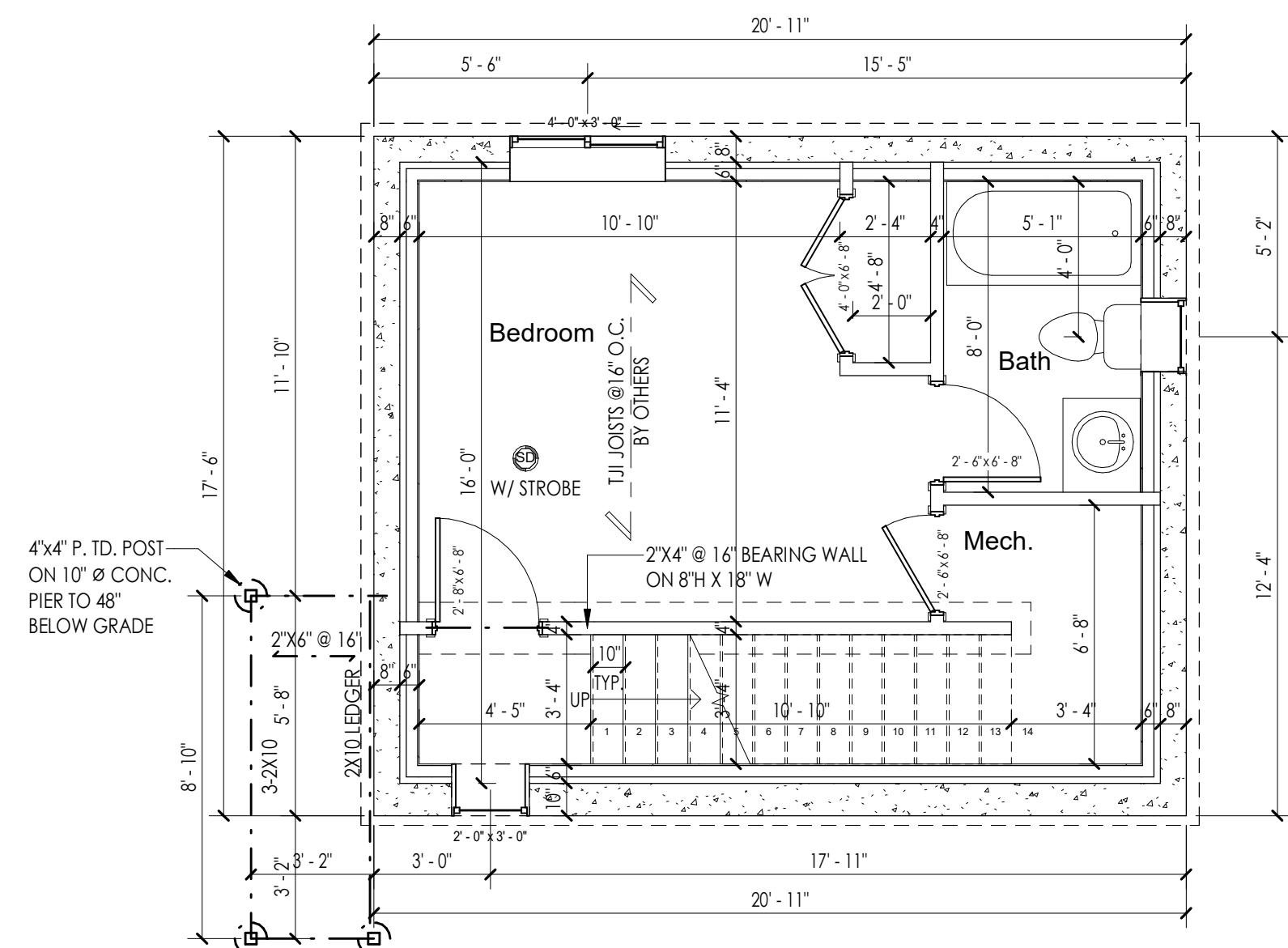
Date	April 2025
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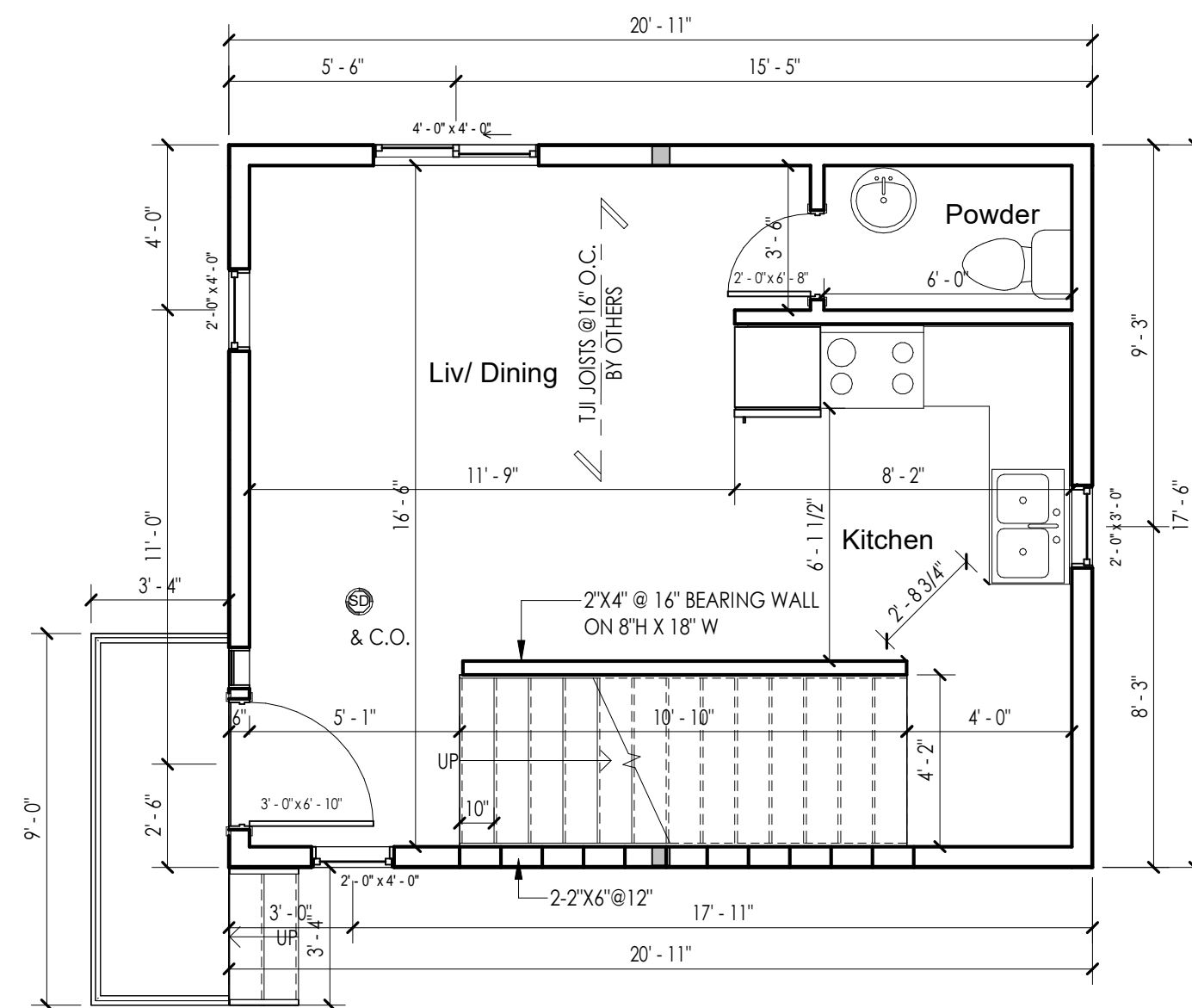
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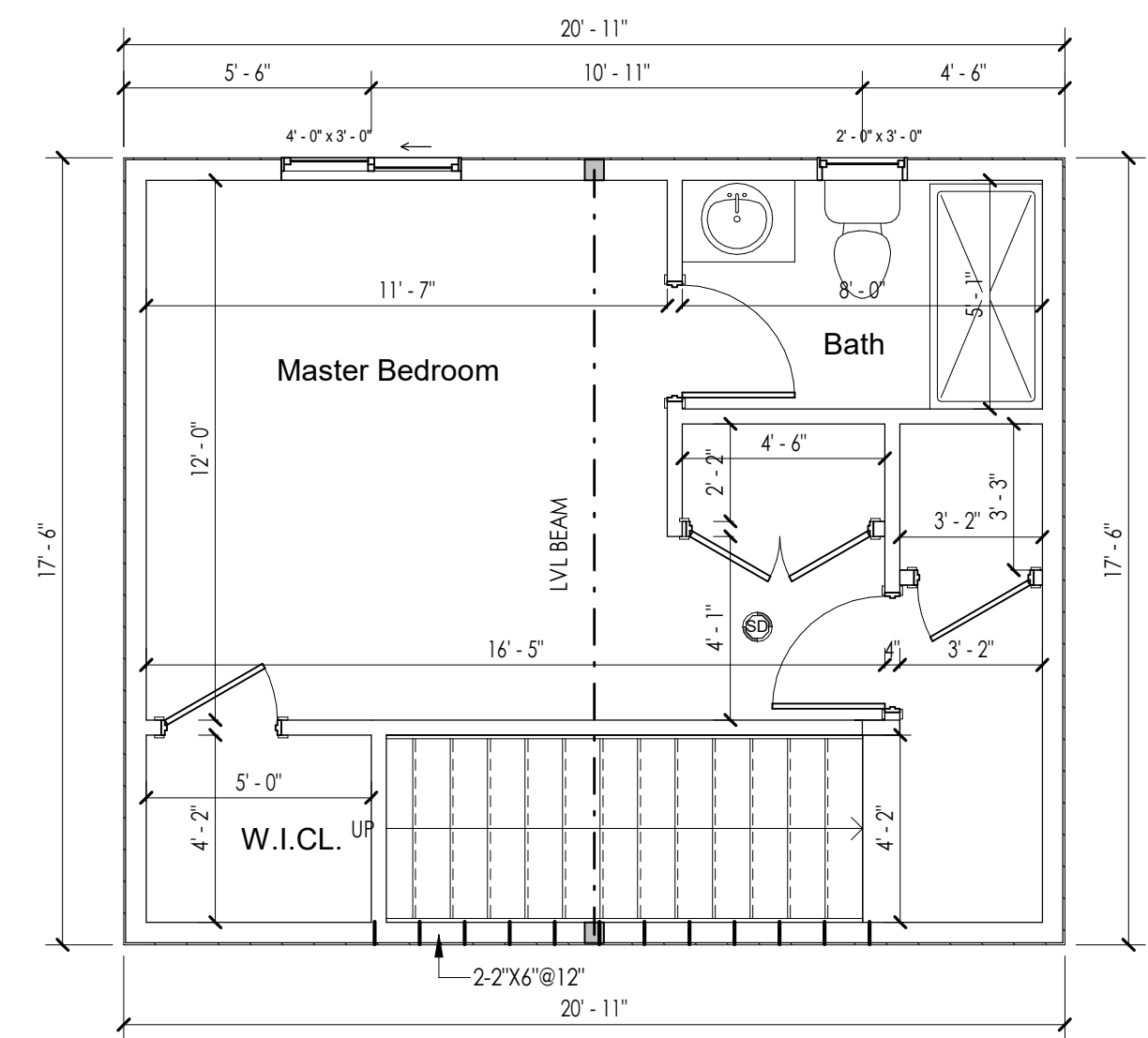
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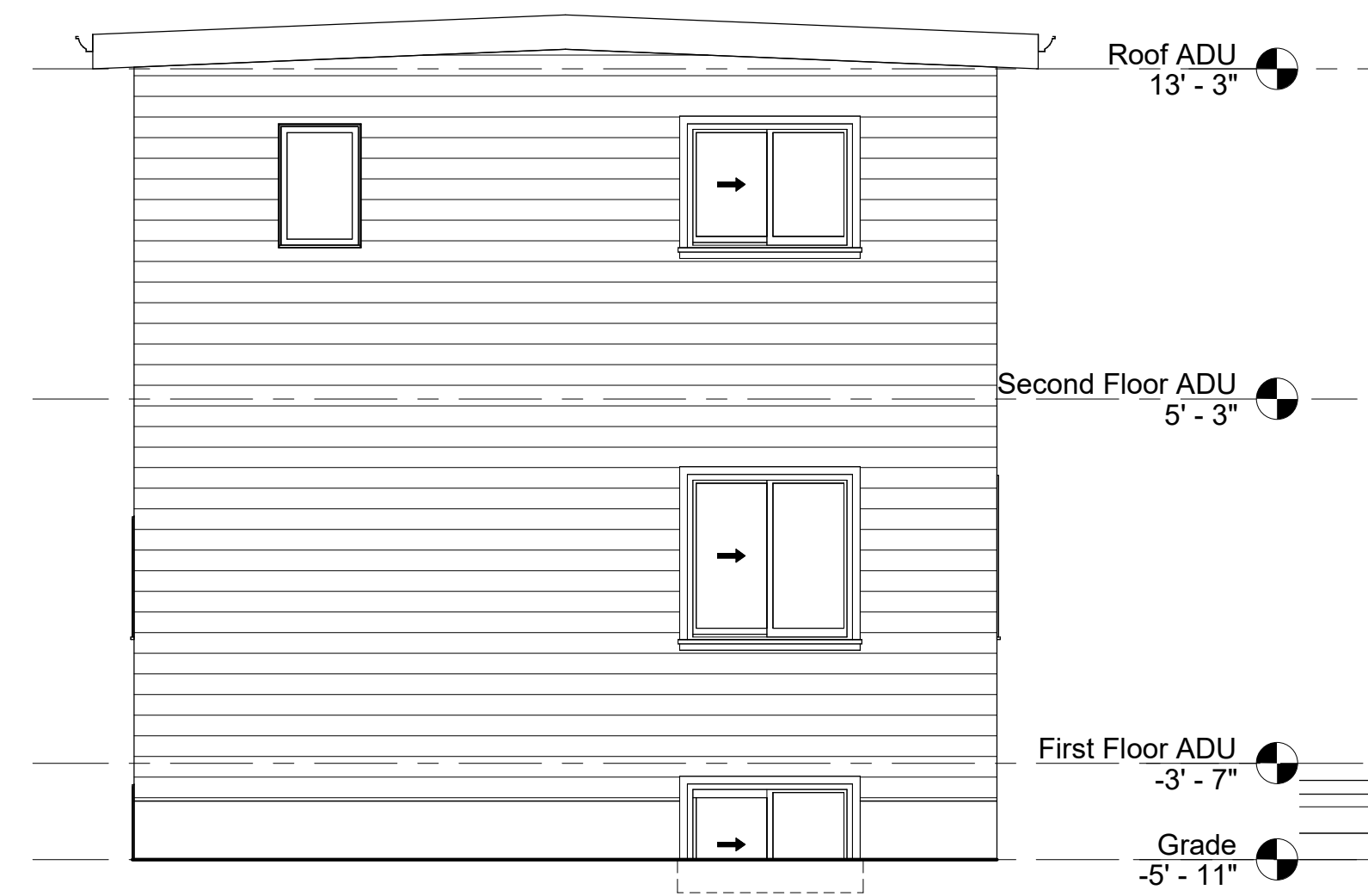
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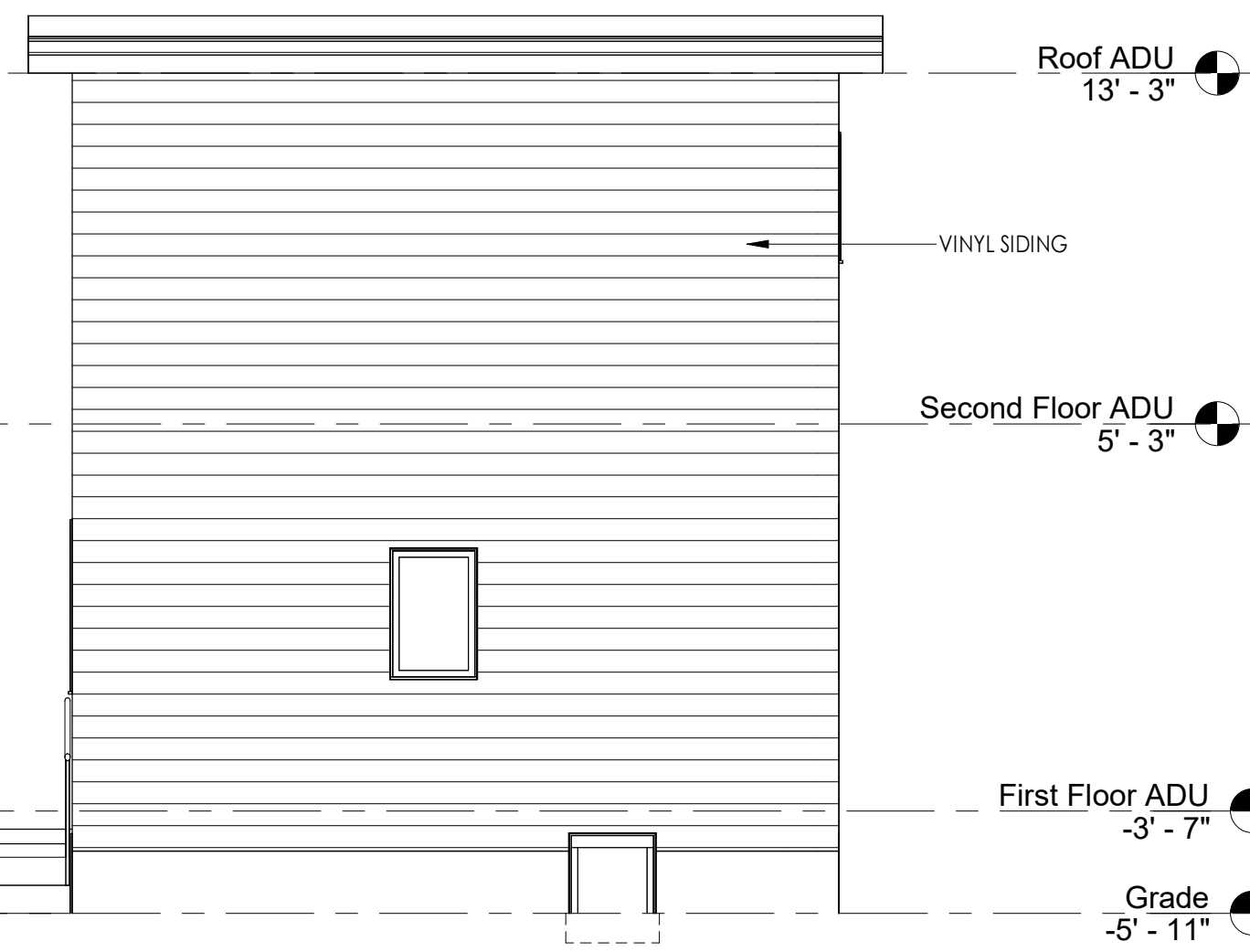
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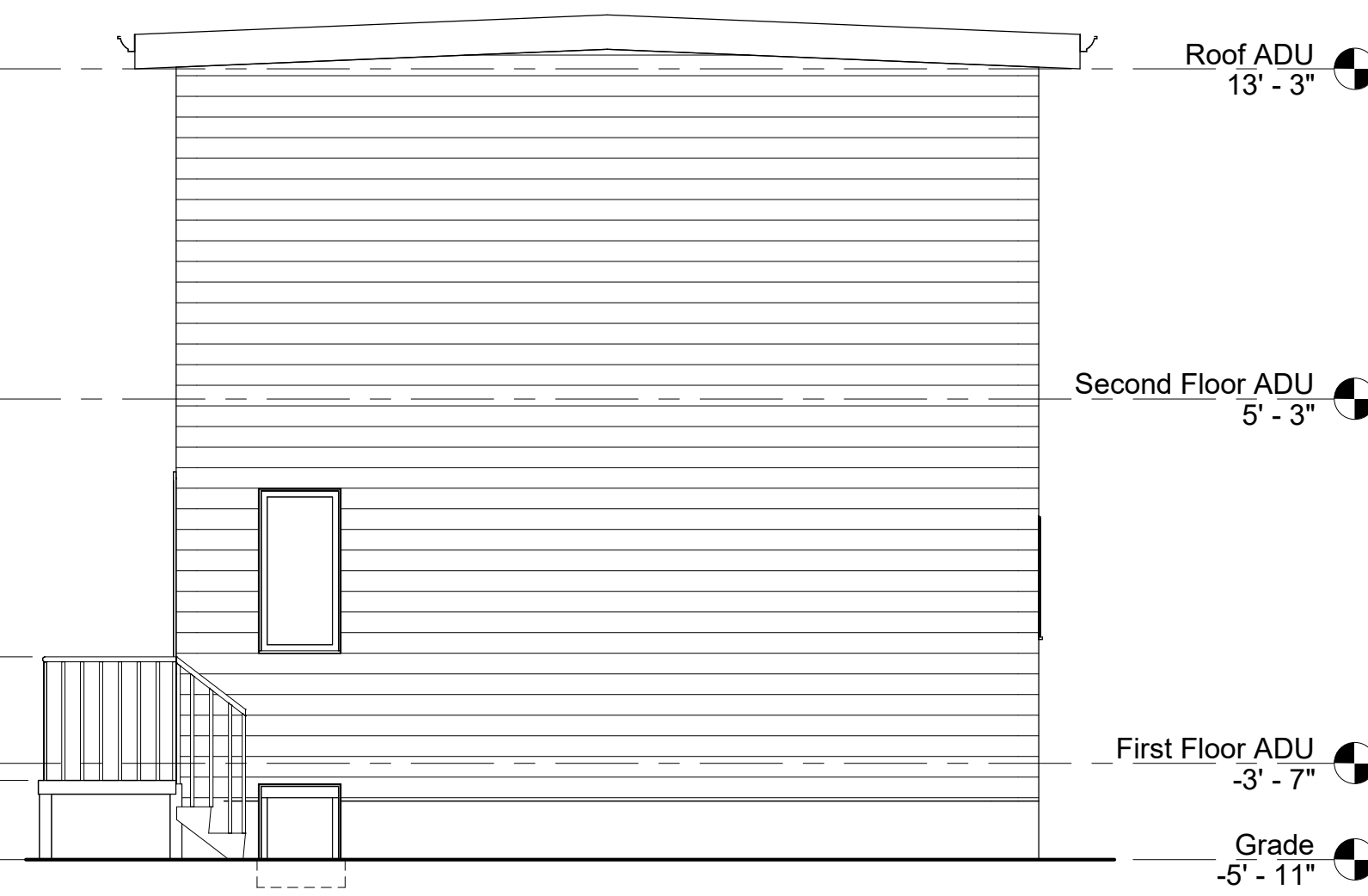
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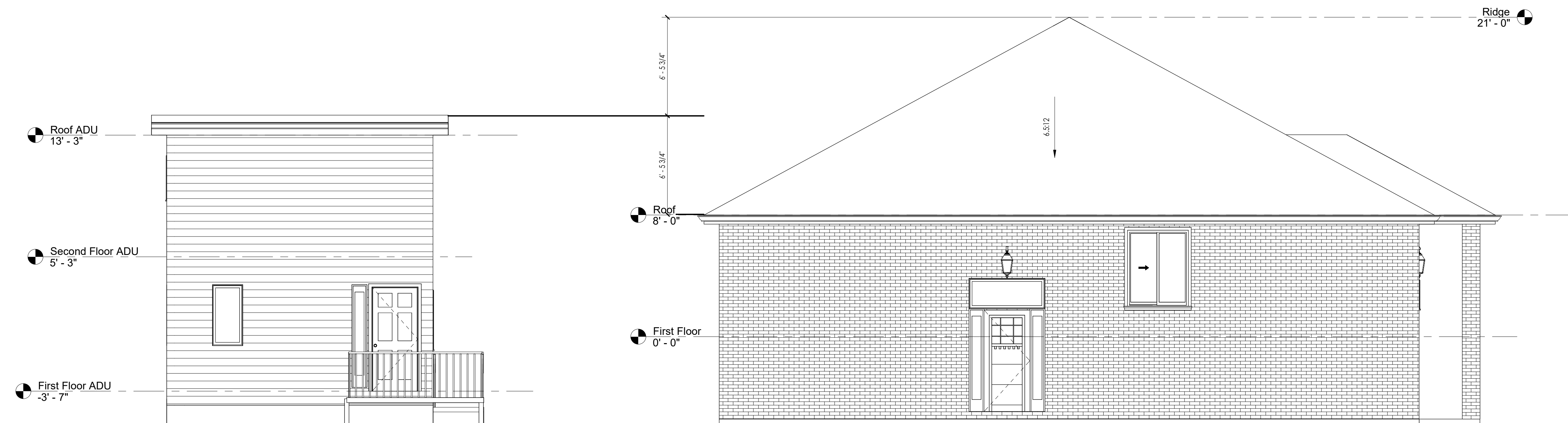
④ Elevation 1 - a
1/4" = 1'-0"



⑤ Elevation 2 - a
1/4" = 1'-0"



⑥ Elevation 3 - a
1/4" = 1'-0"



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

ARCHITECTERUAL SPECIFICATIONS

05500 METAL WORK

- ALL EXPOSED WELDED JOINTS SHALL BE CHIPPED AND GROUND SMOOTH. ALL MECHANICAL JOINTS SHALL HAVE A BUTT JOINT WITH A HAIRLINE SEAM.
- ALL ATTACHMENTS REQUIRED FOR METAL FRAMEWORK SHALL BE INCONSPICUOUS AND/OR INVISIBLE - UNLESS NOTED OTHERWISE.
- ALL METAL WORK SHALL BE FITTED AND FABRICATED IN THE METAL SHOP, PROVIDING FOR MINIMAL ASSEMBLY ON SITE.
- ALL ANCHORING DEVICES REQUIRED FOR THE COMPLETE INSTALLATION OF METALWORK SHALL BE PROVIDED BY THIS CONTRACTOR.
- ALL EXPOSED ENDS OF METAL TUBING SHALL BE CAPPED, WELDED AND GROUND SMOOTH.
- 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.
- 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.
- ALL METAL COMPONENTS WITH EXPOSED EDGES SHALL HAVE SMOOTH EDGES.
- 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

- GENERAL CONTRACTOR AND/ OR SUB TRADE IS TO SUPPLY AND INSTALL ALL NEW MILLWORK AS NOTED ON THE PLANS.
- ALL MILLWORK TO COMPLY WITH ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA, LATEST EDITION. CONFIRM SPECIFIC SITE MEASUREMENTS TO ENSURE CLEAR DIMENSIONS FOR NEW EQUIPMENT AND MILLWORK.
- PARTICLEBOARD TO BE MINIMUM 720X243 DENSITY AND MEETING C.S.A. - CAN3-0188.1-M-91.
- PLASTIC LAMINATES SHALL BE MANUFACTURED BY ABBET LAMINATI, FORMICA, ARBORITE, WILSONART OR NEVAMAR.
- 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.
- ALL EXPOSED EDGES OF CABINETS, DOORS AND SHELVES TO HAVE 3MM (0.125") PLASTIC EDGE.
- 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.
- HINGES ARE TO BE FULLY RECESSED. SELF CLOSING WITH 110 DEGREE OPENING AMEROCK 1750 SERIES, BLUM MODUL 110.
- DOOR BULLS: ARE TYPICAL STAINLESS STEEL OR AS SELECTED BY OWNER. RICHELIEU OR EQUAL
- ALL CABINET INTERIORS ARE TO BE WHITE MELAMINE, OR AS REQUESTED BY OWNER.
- CABINET LOCKS: OPTIONAL - OLYMPUS 500 DR WITH COLLAR.
- ALL CABINET EXTERIOR AND COUNTERTOPS ARE TO BE SELECTED BY OWNER.
- 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.
- 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.
- ALL CROMMETS 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.
- GENERAL CONTRACTOR IS TO PROTECT ALL NEW MILLWORK AFTER INSTALLATION UNTIL THE PROJECT HAS BEEN COMPLETED.
- SUBMIT SHOP DRAWINGS FOR APPROVAL.

07200 INSULATION

- EXTERIOR INSULATION:
 - SEMI RIGID INSULATION: RX: 40 MINERAL WOOL, R-4.5/IN. TO CAN/CGSB 51.10-92 TYPE 2 CLASS 2 AS MANUFACTURED BY ROXUL OR APPROVED EQUAL.
 - RIGID INSULATION: EXTRUDED EXPANDED POLYSTYRENE BOARD CONFORMING TO CAN/CGSB-51.20-M87 TYPE 4, STYROFOAM SM BY DOW CHEMICAL CANADA OR EQUAL.
- FOUNDATION AND UNDER SLABS INSULATION: EXTRUDED EXPANDED POLYSTYRENE BOARD CONFORMING TO CAN/CGSB-51.20-M87 TYPE 4, STYROFOAM SM BY DOW CHEMICAL CANADA OR EQUAL.
- FLEXIBLE BATT INSULATION: ROXUL INSULATION AS PER SPECIFIED THICKNESS
- SPRAY POLYURETHANE FOAM:
 - 4.1 MATERIAL: TWO-COMPONENT SPRAY POLYURETHANE CELLULAR PLASTIC FOAM, COMPLYING WITH THE FOLLOWING METHODS AND MEETING THE FOLLOWING PHYSICAL PROPERTIES:
 - CORE DENSITY (ASTM D1622): [MINIMUM 2PCF]
 - THERMAL RESISTANCE (ASTM C518): 140DEGREEF/90DAY AGED R-VALUE, MEASURED AT 75F MEAN TEMP; MINIMUM R6.0/INCH.
 - FLAME SPREAD (ASTM E84, CLASS A): 25 OR LESS.
 - SMOKE DEVELOPED (ASTM E84, CLASS A): 450 OR LESS.
 - COMPRESSIVE STRENGTH MINIMUM (ASTM D1621, 10% PARALLEL TO RISE): [20 PSI] [182 KPA].
 - CLOSED CELL CONTENT (ASTM D2856): MINIMUM 95 PERCENT.
 - WATER ABSORPTION BY VOLUME MAXIMUM, (ASTM D2842): 2.5 PERCENT.
 - 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.
- VAPOUR BARRIER: 6 MIL POLYETHYLENE FILM TO CAN/CGSB 51.34-M86.

07900 CAULKING AND SEALANTS

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

08800 GLASS AND GLAZING

- FLAT CLEAR FLOAT GLASS UNITS TO CONFORM TO CAN/CGSB 12.3-M 91, GLAZING QUALITY, FROM 0.125" TO 0.25" THICK.
- WIRED SAFETY GLASS TO CONFORM TO CAN/CGSB 12.11-M 90, POLISHED GEORGIAN, WIRE 0.25" THICK.
- TEMPERED OR LAMINATED SAFETY GLASS TO CONFORM TO CAN/CGSB 12.1-M 90 TYPE 0.125" TO 0.25" THICK.
- SAFETY GLASS IS TO BE INSTALLED IN ENTRANCEWAYS, LOCATIONS OF HIGH BREAKAGE AND OBC REQUIRED AREAS.
- LOW 'E' EMISSIVITY GLASS IS TO BE FLOAT GLASS AS ABOVE WITH A TRIPLY LAYER HIGH COATING.
- 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 SPACERS ARE NOT PERMITTED. LOW-E COATINGS ON THE THIRD SURFACE.
- CURTAIN WALL GLASS TO MATCH EXISTING THICKNESS AND COLOUR.
- SHEET MIRRORS SHALL BE 1/4" SILVERED FLAT GLASS MIRROR TO ASTM C 1503
- ALL GLASS TO COMPLY WITH OBC THERMAL REQUIREMENTS SB-10 AND SB-12
- SUBMIT GLASS SHOP DRAWINGS AND SAMPLES FOR APPROVAL.

08900 VINYL WINDOWS

- DESIGN: BE RESPONSIBLE FOR THE DESIGN OF COMPONENTS AND ACCESSORIES THEREOF AND CONNECTIONS IN ACCORDANCE WITH REQUIREMENTS OF ONTARIO BUILDING CODE.
- 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.
- 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.
- COLOURS: MATCH EXISTING
- ALL EXTERIOR FRAMES TO BE THERMALLY BROKEN AND MEET THE REQUIREMENT OF SB-10.
- SUBMIT SHOP DRAWINGS FOR APPROVAL.

GYPSUM WALL BOARD

- 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 AT ALL CORNERS AND "L" MOLDS AT ENDS OF GYPSUM BOARD RESPECTIVELY. NO EXPOSED "J" MOLD SHALL BE ALLOWED IN THIS PROJECT.
- 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 0.425" (16mm). USE MULTI LAYERS OF LESS THICKNESS FOR CURVED SHAPES AS REQUIRED.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD BEHIND TILES AND WHERE MOISTURE CAN BE PRESENT.
- JOINT TAPE: PERFORATED PAPER WITH TAPERED EDGES AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER OR GLASS FIBER MESH TAPE.
- JOINT COMPOUND: BEDDING AND FINISHES TYPES RECOMMENDED BY GYPSUM BOARD MANUFACTURER, CASEIN, VINYL OR LATEX BASE.
- CORNER AND CASING BEADS: MINIMUM 26 GAUGE GALVANIZED SHEET STEEL TYPE WITH PERFORATED FLANGES.
- SECURE CORNER BEADS RIGIDLY AT ALL EXTERNAL ANGLES.
- INSTALL CASING BEADS WHERE GYPSUM BOARD TERMINATES AGAINST SURFACE HAVING NO TRIM CONCEALING THE JUNCTION OR WHERE JUNCTION IS NOT TAPED.
- ERECT GYPSUM BOARD AND TAPE JOINTS TO ISCA EXCEPT WHERE SPECIFIED OTHERWISE HEREIN.
- 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

- PORCELAIN FLOOR TILE SHALL BE AS DISTRIBUTED BY CENTURA FLOORING OR APPROVED EQUAL.
- GROUT & SEALER: POWER GROUT BY TEC.
- ACCESSORIES: STAINLESS STEEL TRIM, CORNERS AND TRANSITIONS AS MANUFACTURED BY SCHLUTER.
- PROVIDE STAINLESS STEEL EDGES WHERE NEW TILE MEETS EXISTING, OR OTHER FLOORING MATERIALS.
- 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.
- DO TILE WORK ACCORDING TO INSTALLATION MANUAL 200-1979, "CERAMIC TILE" PRODUCED BY THE TERRAZZO TILE AND MARBLE ASSOCIATION OF CANADA.
- 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

- VINYL COMPOSITE TILE SHALL BE STANDARD EXCELON - IMPERIAL TEXTURE AS

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.	152 (6")	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

The diagram illustrates the rules for notching and drilling a beam. The beam has a total depth of D .

NOTCHING:

- A permitted notch is shown with a depth of $\frac{D}{2}$ and a width of $\frac{D}{2}$.
- The notch must be located at a distance of at least $\frac{D}{2}$ from the edge of the member.

DRILLING:

- A permitted hole is shown with a diameter of $\frac{D}{4}$.
- No holes are permitted within 2" of the edge of the member.
- No holes are permitted within 2" of the bottom of the beam.

NOTCHING AND DRILLING

The image contains two diagrams illustrating notching and drilling rules for steel members.

Top Diagram: Notching

- Shows a horizontal member with a vertical dashed line indicating the "EDGE OF SUPPORT".
- A "PERMITTED NOTCH" is shown at the edge of support, with a depth of $\frac{D}{2}$ and a width of $\frac{D}{2}$.
- The "DEPTH OF MEMBER" is labeled as D .

Bottom Diagram: Drilling

- Shows a horizontal member with a vertical dashed line indicating the "EDGE OF SUPPORT".
- A "PERMITTED HOLE" is shown at the edge of support, with a diameter of $\frac{D}{4}$.
- Shaded regions indicate "NO HOLES PERMITTED WITHIN 2'" from the edge of support and from the end of the member.
- The "DEPTH OF MEMBER" is labeled as D .
- The "PERMITTED HOLES" are indicated by a dashed line.

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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May 30, 2025

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2174 Daytona Ave	
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Specifications & Schedules	
Project number	2520
Date	April 2025
Drawn by	M. B.
Checked by	M. B.
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Scale	1 1/2" = 1'-0"