

Notice of Public Hearing – Committee of Adjustment Application

File # A-075/26 - 2150 DAYTONA AVE

Date Mailed: August 26, 2026

Electronic hearing:

By videoconference on September 10, 2026 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 August 26, 2026. 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 142 & 143 & PT CLOSED ALLEY; RP 12R26351; PARTS 9; 20 & 29

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 2.2 (RDe.e)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: SAMANA HOMES INC. Applicant Name: Ali Ghanem Samana Homes		2150 DAYTONA AVE

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for increased maximum main building gross floor area, increased maximum detached ADU gross floor area, and increased maximum front yard hard surfacing.

By-Law	Provision	Provision Description	Requirement	Proposed
By-Law 8600	11.2.5.2.10	Maximum Gross Floor Area	400.0m2	443.8m2
By-Law 8600	5.99.80.5.b).7	Maximum ADU Gross Floor Area	100.0m2	102.8m2
By-Law 8600	24.28.1.3.1	Maximum Front Yard Hard Surface	50.0%	50.8%

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
COAdjustment@citywindsor.ca

P/W/08

ADU
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UNIT 3

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SPCB
T.O.C.B

181.94

181.94

2152 - UNITS 1 AND 2

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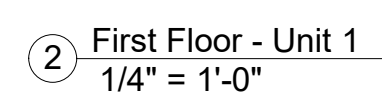
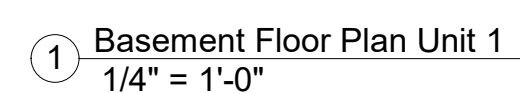
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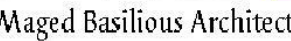
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Scale	1/4" = 1'-0"
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e-mail: mbasilious@mbarchitect.ca



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2150 - 2152 Daytona

Windsor ON

Roof & Site Plans

Project number	2616
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Date	July 2026
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Drawn by M. B.

Checked by M. B.

A 2

Scale	As indicated
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PREFINISHED METAL ROOF
 FULL PEEL AND STICK MEMBRANE
 1/2" PLYWOOD
 2X10 JOISTS @ 16"
 R30 BATTS
 6 MIL POLY
 1/2" GYPSUM BD.

SMOKE SEAL IN OVERHANG
IN ATTIC BETWEEN UNITS—



① Roof Plan
1/4" = 1'-0"





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

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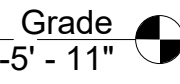
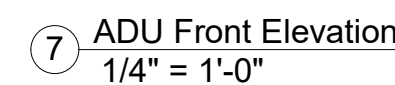
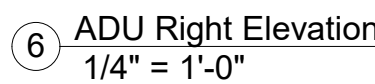
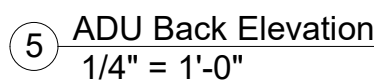
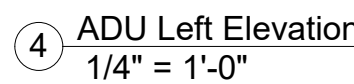
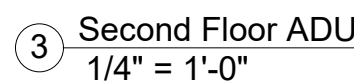
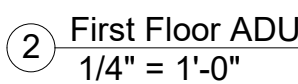
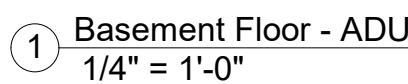
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Scale $1/4" = 1'-0"$



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 NON-CONSPICUOUS AND/OR INVISIBLE - UNLESS NOTED OTHERWISE.
3. EXPOSURE OF METAL SURFACES SHALL BE LIMITED TO THE MINIMUM REQUIRED FOR MINIMAL CORROSION PROTECTION.
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. EXPOSURE OF METAL SURFACES SHALL BE IN ACCORDANCE WITH FINISH MANUFACTURER INSTRUCTION IN REGARD TO SANDBLASTING, PRIMING, EPOXYPLATING AND SPRAY APPLICATION OF AN ANTI-RUST 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. 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 MANUFACTURERS 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-J-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 FORMER 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 (JOVERTRAVEL) SLIDES WITH 100 LB./PR. LOAD RATING, OR APPROVED EQUIVALENT.
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 OR 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 TO OTHER SURFACES.
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-51.20-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-51.20-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:
 - a. 1 MATERIAL: TWO-COMPONENT SPRAY POLYURETHANE CELLULAR PLASTIC FOAM, COMPLYING WITH THE FOLLOWING METHODS AND MEETING THE FOLLOWING PHYSICAL PROPERTIES:
 - i. CORE DENSITY (ASTM D1 622): [MINIMUM 2PCF]
 - ii. THERMAL RESISTANCE (ASTM C518): 140DEGREE/90DAY AGED R-VALUE, MEASURED AT 75F MEAN TEMP: MINIMUM R6.0/INCH.
 - iii. FLAME SPREAD (ASTM E84, CLASS A): 25 OR LESS.
 - iv. SMOKE DEVELOPED (ASTM E84, CLASS A): 450 OR LESS.
 - v. COMPRESSIVE STRENGTH MINIMUM (ASTM D1 621, 10% PARALLEL TO RISE): (20 PSI) [182 KPA].
 - f. CLOSED CELL CONTENT (ASTM D2854): MINIMUM 95 PERCENT
 - g. WATER ABSORPTION BY VOLUME MAXIMUM, (ASTM D2842): 2.5 PERCENT.
 - h. WATER VAPOUR PERMEABILITY MAXIMUM, (ASTM E96): [2.5 PERM-INCHES] [3.6 NG/(P.A.S.M)].
 - b. 2 MANUFACTURER: DOW CHEMICAL OR EQUAL
 - c. 3 APPLICATION: MUST BE INSTALLED BY DOW CHEMICAL APPROVED APPLICATION 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. FLEAT CLEAR FLOAT GLASS UNITS TO CONFORM TO CAN/CGSB 12.1-M 91, GLAZING QUALITY, FROM 0.125" TO 0.25" THICK.
2. WIRE 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 AREAS, 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 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.
4. COLOURS; MATCH EXISTING
5. ALL EXTERIOR FRAMES TO BE THERMALLY BROKEN AND MEET THE REQUIREMENT OF SB-10.
6. 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 S3 AT ALL CORNERS AND "T" 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. TAPE 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 WITH TAPEFORD TAPE 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 ULT 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 TOP FACES BY WIPING WITH SOFT CLOTH.

09650 RESILIENT FLOORING

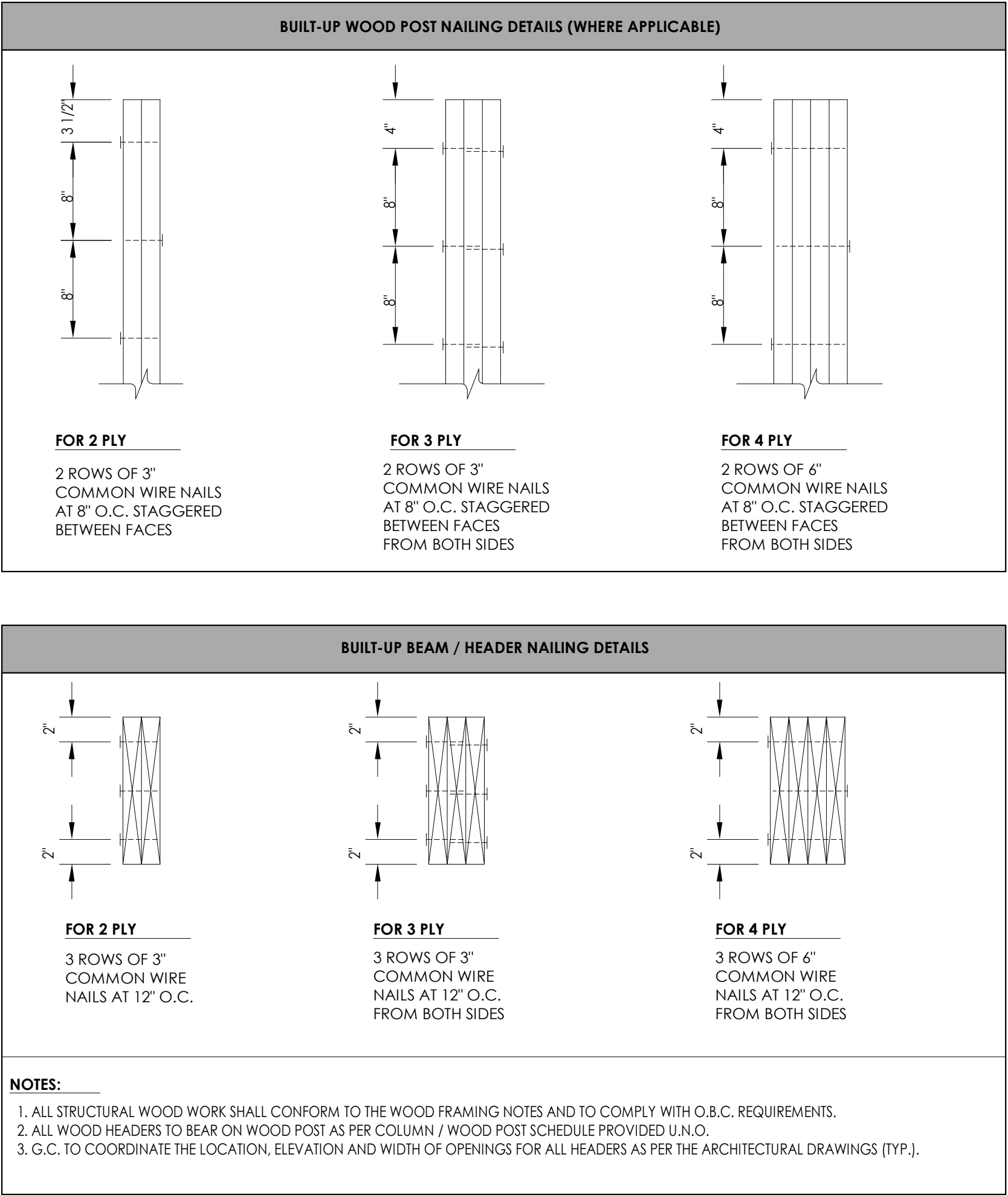
1. VINYL COMPOSITE TILE SHALL BE STANDARD EXCLON - IMPERIAL TEXTURE MANUFACTURED BY ARMSTRONG. COLOUR & TILE SIZE AS SELECTED BY OWNER.
2. RUBBER BASE SHALL BE COVE BASE AS MANUFACTURED BY ROTPE. COLOUR # 125 GFI. ACCESSORIES: PREMOLED CORNERS.
3. FILL OR LEVEL CRACKS, GROOVES AND OTHER IRREGULARITIES. 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.

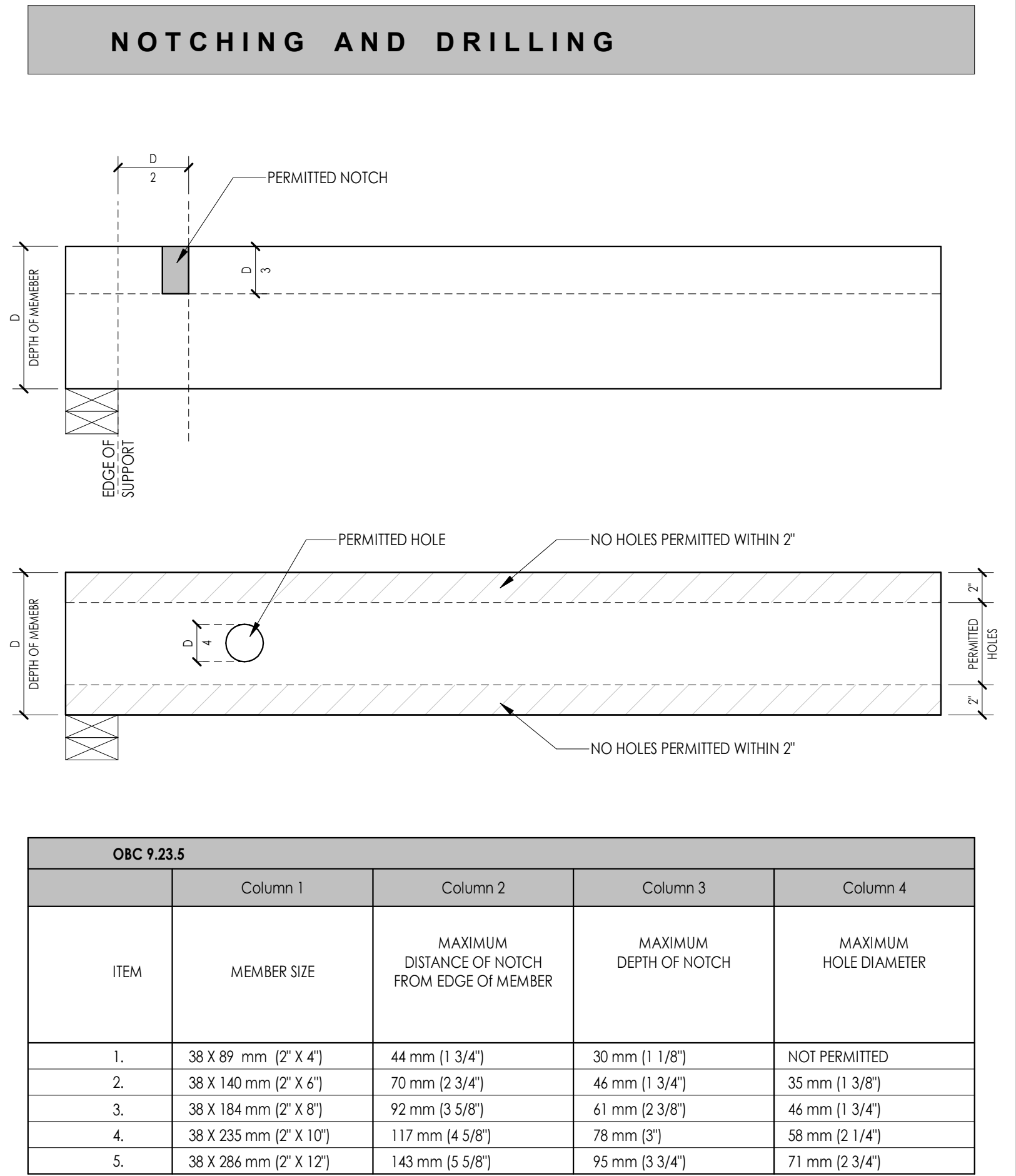
09900 PAINTING AND FINISHING

1. APPROVED MANUFACTURERS ARE DULUX, ICI CANADA, GUDDEN 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 (GFS-1-12) AND (GFS-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 ALKYL 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 ZINC CHROMATE PRIMER PLUS TWO (2) COATS OF INTERIOR ALKYL 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 UNDERCOAT AND ONE (1) COAT OF ALKYL ENAMEL.
12. WOODWORK SHALL HAVE ONE (1) OF COAT NON-BLEEDING ALKYL 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 THE COMPLETION OF THE PROJECT.



Item	Column 1	Column 2	Column 3	Column 4	
			Maximum Span, m (imp.)	Interior Walls	Interior Walls
			Exterior Walls		
			Specified Snow Load, kPa		
			1.0		
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 x184 (2 - 2"x8")		2.35 (7' - 8")	
		2 - 38 x235 (2 - 2"x10")		2.88 (9' - 5")	
		2 - 38 x286 (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 x184 (2 - 2"x8")	5.27 (17' - 3")	3.86 (12' - 6")	
		2 - 38 x235 (2 - 2"x10")	6.37 (22' - 0")	4.96 (16' - 3")	
		2 - 38 x286 (2 - 2"x12")	7.38 (24' - 2")	5.87 (19' - 5")	
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 x184 (2 - 2"x8")	2.35 (7' - 8")	1.64 (5' - 4")	
		2 - 38 x235 (2 - 2"x10")	2.88 (9' - 5")	2.01 (6' - 7")	
		2 - 38 x286 (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")	1.02 (3' - 2")	
		2 - 38 x140 (2 - 2"x6")	1.49 (4' - 10")	1.02 (3' - 4")	
		2 - 38 x184 (2 - 2"x8")	1.82 (5' - 11")	1.20 (3' - 11")	
		2 - 38 x235 (2 - 2"x10")	2.22 (7' - 3")	1.45 (4' - 9")	
		2 - 38 x286 (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 x184 (2 - 2"x8")	1.63 (5' - 4")	1.05 (3' - 5")	
		2 - 38 x235 (2 - 2"x10")	1.99 (6' - 6")	1.27 (4' - 2")	
		2 - 38 x286 (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")	0.91 (1' - 11")	
		2 - 38 x140 (2 - 2"x6")	1.25 (4' - 1")	0.81 (2' - 7")	
		2 - 38 x184 (2 - 2"x8")	1.52 (4' - 11")	0.97 (3' - 2")	
		2 - 38 x235 (2 - 2"x10")	1.86 (6' - 1")	1.17 (3' - 10")	
		2 - 38 x286 (2 - 2"x12")	2.11 (6' - 11")	1.35 (4' - 5")	

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")	



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2150 - 2152 Daytona

Windsor ON

Specifications & Schedules

Project number	2616
Date	July 2026
Drawn by	M. B.
Checked by	M. B.

A 6

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