

Notice of Public Hearing - Committee of Adjustment Application

File # A-091/25 - 5625 QUEEN ELIZABETH DR Date Mailed: November 26, 2025

Electronic hearing:

By videoconference on December 11, 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 November 26, 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 1641 LOT 149

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.1 (RD1.1)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: ALA'EDDIN ABUALSONDOS		5625 QUEEN ELIZABETH DR
Applicant Name: Ahmad Abualsondos		

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for increased maximum gross floor area for an additional dwelling unit in an accessory building.

By-Law	Provision	Provision Description	Requirement	Proposed
8600	5.99.80.1.5.b.7	Maximum gross	100 m ²	122 m²
		floor area for an additional		
		dwelling unit in an		
		accessory building		



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

LKR.

MAX.

M.C.

MECH.

MET.

MFR.

MIN.

MIR.

MISC.

N.I.C.

NOM.

N.T.S.

OBS.

O.C.

O.D.

OFF.

OPNG.

PRCST.

P.LAM.

PLAS.

PNL

P.T.D.

PTN. P.T.R.

Q.T.

REF.

REFR

RGTR.

REINF

REQ.

RESIL

R.O.

RWD.

S.C.

S.C.D.

S.D.

SECT.

S.N.R.

SPEC.

S.ST.

S.SK.

STA.

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T.B.

TER.

THK.

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T.O.R.

T.P.D.

T.V.

T.W.

TYP.

UNF.

U.O.N.

VERT.

VEST.

V.I.F

WSCT.

T. & G.

SUSP.

SCHED.

P.T.D/R

PLYWD.

NO. OR #

ANGLE

CENTERLINE

EXISTING

ADJ.

AGGR.

ASPH.

BLDG

C.B.

CEM.

CER.

CLO.

C.O.M.

CONC.

CONN.

CONSTR

C.O.R

CORR

CTSK.

CNTR

CTR.

DEPT

DIM.

ELEV.

EMER

ENCL.

E.P.

EQ.

EQPT

E.W.C.

EXST.

EXPO.

EXP.

EXT.

F.D.

F.E.

F.E.C.

F.H.C.

FIN.

FLUOR

F.O.C.

F.O.F.

F.O.S.

FPRF

FTG.

FURR

FUT.

GND.

H.C.

HDWD

HDWE.

HORIZ

H.M.

F.S.

ACOUSTICAL

AREA DRAIN

ADJUSTABLE

AGGREGATE

APPROXIMATE

ARCHITECTURA

ALUMINUM

ASBESTOS

BITUMINOUS

ASPHALT

BOARD

BUILDING

BLOCKING

BOTTOM OF PANEL

BOTTOM OF REVEAL

BLOCK

CARINET

CEMENT

CERAMIC

CEILING

CLOSET

CLEAR

COLUMN

CONCRETE

CORRIDOR

COUNTER

CENTRE

DOUBLE

DIAMETER

DIMENSION

DISPENSER

DRAWER

DRAWING

ELEVATION

ELECTRICAL

ELEVATOR

EMERGENCY

ENCLOSURE

EQUIPMENT

EXISTING

EXPOSED

EXPANSION

EXTERIOR

FIRE ALARM

FLOOR DRAIN

FIRE EXTINGUISHER

FIRE HOSE CABINET

FACE OF CONCRETE

FACE OF FINISH

FACE OF STUD

FOOT OR FEET

FIREPROOF

FULL SIZE

FOOTING

FURRING

FUTURE

GAUGE

GLASS

GRADE

GROUND

GYPSUM

HOSE BIBB

HOLLOW CORE

HOLLOW METAL

INSIDE DIAMETER (DIM.)

HARDWOOD

HARDWARE

HORIZONTAL

INSULATION

INTERIOR

HEIGHT

GALVANIZED

GRAB BAR

FIRE EXTINGUISHER CAB

FLUORESCENT

FOUNDATION

FLAT BAR

FINISH

FLOOR

FLASHING

EQUAL

EACH

DOOR OPENING

DOWNSPOUT

DRY STANDPIPE

EXPANSION JOINT

ELECTRICAL PANELBOARD

ELECTRIC WATER COOLER

DEPARTMENT

DRINKING FOUNTAIN

CONNECTION

CONSTRUCTION

COUNTERSUNK

CENTRE OF RADIUS

CONTINUOUS

CAULKING

CAST IRON

CORNER GUARD

CASED OPENING

CENTER OF MULLION

CATCH BASIN

DIAMETER OR ROUND

POUND OR NUMBER

JANITOR

KITCHEN

LAMINATE

LAVATORY

LOCKER

MAXIMUM

MEDICINE

METAL

MECHANICAL

MEMBRANE

MANHOLE

MINIMUM

MIRROR

MOUNTED

MULLION

NORTH

NUMBER

NOMINAL

OVERALL

OFFICE

PLATE

PANEL

PAINT

PLASTER

PLYWOOD

QUARRY TILE

ROOF DRAIN

REFRIGERATOR

REINFORCED

ROUGH OPENING

RAIN WATER LEADER

SOAP DISPENSER

SPECIFICATION

STAINLESS STEEL

SERVICE SINK

SEAT COVER DISPENSER

SANITARY NAPKIN DISPENSER

SANITARY NAPKIN RECEPTACLE

REQUIRED

REDWOOD

SOLID CORE

SCHEDULE

SECTION

SHOWER

SHELF

SHEET

SIMILAR

SQUARE

STATION

STEEL

STANDARD

STORAGE

TREAD

STRUCTURAL

SUSPENDED

SYMMETRICAL

TOWEL BAR

TELEPHONE

TERRAZZO

THICK

TOP OF CURB

TONGUE AND GROOVE

TEMPERED GLASS

TOP OF PAVEMENT

TOILET PAPER DISPENSER

UNLESS OTHERWISE NOTED

TOP OF PANEL

TOP OF REVEAL

TELEVISION

UNFINISHED

TYPICAL

URINAL

VERTICAL

WEST

WITH

WOOD

WITHOUT

WAINSCOT

WEIGHT

VESTIBULE

VERIFY IN FIELD

WATER CLOSET

WATERPROOF

TOP OF WALL

RESILIENT

ROOM

REFERENCE

REGISTER

RISER

RADIUS

OPENING

OPPOSITE

PRE-CAST

PLASTIC LAMINATE

OBSCURE

ON CENTER

MANUFACTURER

MISCELLANEOUS

MASONRY OPENING

NOT IN CONTRACT

OUTSIDE DIAMETER (DIM.)

PAPER TOWEL DISPENSER

COMBINATION PAPER TOWEL

PAPER TOWEL RECEPTACLE

NOT TO SCALE

LIGHT

LABORATORY

JOINT

1. ALL FOOTINGS ARE DESIGNED FOR AN ASSUMED MAXIMUM SOIL PRESSURE OF SLS = 2000 PSF; ULS = 3000 PSF ON APPROVED UNDISTURBED NATIVE SOIL GEOTECHNICAL CONSULTANT TO REVIEW INITIAL FOUNDING ELEVATIONS AND VERIFY BEARING CAPACITY PRIOR TO THE CONTRACTOR PROCEEDING WITH EXCAVATION OR FOUNDATION CONSTRUCTION.

2. ALL FOOTING EXCAVATIONS ARE TO BE INSPECTED BY THE SOILS CONSULTANT PRIOR TO PLACING OF CONCRETE. NOTIFY THE GEOTECHNICAL CONSULTANT A MINIMUM OF 24 HOURS IN ADVANCE OF TIME OF INSPECTION.

3. EXCAVATE FIRST FOR THOSE FOOTINGS SHOWN AT THE DEEPEST ELEVATIONS, WORKING UP TO THE HIGHEST ELEVATIONS. 4. PROTECT EXISTING FOUNDATIONS FROM LOSS OF SUPPORT DURING CONSTRUCTION OF NEW FOOTINGS. 5. ALL FOOTINGS SUBJECT TO FROST ACTION SHALL BE CARRIED DOWN A MINIMUM OF 4'-0" BELOW FINISHED GRADE.

6. IF SOIL CONDITIONS OR SPECIAL JOB CONDITIONS REQUIRE LOWERING OF FOOTINGS ADVISE THE SOILS CONSULTANT BEFORE PROCEEDING 7. SOIL SUPPORTING FOOTINGS AND SLABS SHALL BE PROTECTED FROM FREEZING BEFORE AND AFTER CONCRETE IS PLACED. 8. BACKFILL EXTERIOR WALLS WITH FREE DRAINING GRANULAR MATERIAL. INTERIOR MATERIAL SHALL BE AS NOTED ON THE DRAWINGS. 9. BACKFILL AND COMPACT WALLS BELOW GRADE IN SUCH A WAY THAT THE LEVEL ON ONE SIDE IS NEVER MORE THAN 16" ABOVE THE OTHER SIDE.

10. FOR ALL INTERIOR SLAB ON GRADE AREAS, PROOF-ROLL EXISTING SUB-GRADE TO IDENTIFY SOFT SPOTS. REMOVE SOFT MATERIAL AND REPLACE WITH

COMPACTED GRANULAR A OR B COMPACTED TO 98% SPDD. 11. PLACE 6" GRANULAR A COMPACTED TO 98% SPDD UNDER ALL SLABS ON GRADE. PLACE RIGID INSULATION ON COMPACTED GRANULAR MATERIAL PRIOR TO PLACING SLAB ON GRADE. ALL REINFORCEMENT AND MESH SHALL BE CHAIRED USING PLASTIC REINFORCEMENT CHAIRS.

STRUCTURAL STEEL

1. SUBMIT ONE PDF COPY OF ALL SHOP DRAWINGS TO THE CONSULTANTS FOR REVIEW. 2. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH CAN/CSA-S16.1-09.

3. ALL STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40.21-04 TYPE 350W EXCEPT AS NOTED. 4. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40.21-04 TYPE 350W. CLASS C

5. BASE PLATES FOR COLUMNS AND BEARING PLATES FOR BEAMS SHALL CONFORM TO CAN/CSA-G40.21-04 TYPE 300W OR BETTER UNLESS NOTED. 6. ALL WELDING SHALL BE DONE BY AN ORGANIZATION FULLY APPROVED BY THE CANADIAN WELDING BUREAU UNDER CSA-W47.1-03 IN DIVISION 1 OR 2 AT THE TIME OF TENDERING. WELDING AND WELDING MATERIALS SHALL CONFORM TO CSA-W59-03

7. SECTIONS NOT ROLLED IN CAN/CSA-G40.21-04 TYPE 350W SHALL CONFORM TO OR EXCEED THE REQUIREMENTS OF ASTM STANDARD A36. 8. THE FABRICATOR SHALL NOTE THE SIZE AND TYPE OF BOLTS AND WELDS USED IN STRUCTURAL CONNECTIONS ON THE SHOP DRAWINGS. 9. ALL STRUCTURAL STEEL CONNECTIONS OTHER THAN SIMPLE SHEAR CONNECTIONS SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER

10. ALL STRUCTURAL STEEL SHALL BE SUFFICIENTLY STRAIGHT THAT VARIATIONS CANNOT BE DETERMINED WITH THE UNAIDED EYE. ALL STRUCTURAL STEEL SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MILL SCALE, DIRT, OIL, OR OTHER FOREIGN MATTER BEFORE SHOP PAINTING. SHOP PAINT SHALL CONFORM TO

11. STEEL DIRECTLY EXPOSED TO WEATHER OR AS NOTED ON THE DRAWINGS SHALL BE HOT DIP GALVANIZED (HDG). 12. WHERE HOT DIP GALVANIZING (HDG) IS SPECIFIED IT SHALL BE IN ACCORDANCE WITH CAN/CSA-G164-M92 (MINIMUM ZINC COATING 600 GSM). 13. STRUCTURAL STEEL TO BE ENCASED IN CONCRETE, FAYING SURFACES OF SLIP-RESISTANT CONNECTIONS AND ADJACENT TO AREAS TO BE FIELD WELDED,

14. WHERE IT IS NECESSARY TO PROVIDE HOLES FOR PIPES, CONDUITS, ETC. IN THE WEBS OF BEAMS OR COLUMNS IN THE FIELD, THE CONTRACTOR WHOSE TRADE REQUIRES THE OPENINGS SHALL BE RESPONSIBLE FOR REINFORCING THESE MEMBERS TO THE APPROVAL OF THE CONSULTANTS. FLANGES OF STEEL BEAMS OR COLUMNS SHALL NOT BE CUT UNLESS APPROVED BY THE CONSULTANTS. 15. STEEL LINTELS SHALL HAVE A MINIMUM BEARING LENGTH OF 8". LINTELS MADE UP OF TWO ANGLES SHALL BE WELDED TOGETHER WITH A MINIMUM 3/16" X2" WELD TOP AND BOTTOM AT 24" C.C.

1. SUBMIT ONE PDF COPY OF ALL SHOP DRAWINGS TO THE CONSULTANTS FOR REVIEW 2. ALL CONCRETE WORK HAS BEEN DESIGNED IN ACCORDANCE WITH CAN3-A23.3-04.

3. CONCRETE REQUIREMENTS ARE AS FOLLOWS: MIX LOCATION MIN. STRENGTH @ 28 DAYS FOUNDATION WALLS & PIERS 25 MPA 100 +/- 20 INTERIOR S.O.G.* 100 +/- 20

100 +/- 20 5% - 8% EXTERIOR CONCRETE 32 MPA * FINISH SHALL BE AS PER ARCHITECTURAL DRAWINGS OR MACHINE TROWELLED FINISH IF NOT OTHERWISE SPECIFIED ON THE ARCHITECTURAL DRAWINGS

4. REINFORCING STEEL REQUIREMENTS ARE AS FOLLOWS: 5. DETAILING AND PLACING OF ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA (RSIC) "MANUAL

6. ALL CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CAN/CSA-A23.1-09. 7. TESTING OF CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF CAN/CSA-A23.2-09. NOTIFY MATERIALS CONSULTANT AND STRUCTURAL ENGINEER A MINIMUM OF 24 HOURS PRIOR TO CONCRETE PLACEMENT FOR CONCRETE TESTING AND REINFORCEMENT REVIEW.

8. LAP ALL TEMPERATURE REINFORCING WITH CLASS B SPLICE LENGTHS 9. CONCRETE PROTECTION TO REINFORCEMENT UNLESS NOTED OTHERWISE (IN.) CONCRETE DEPOSITED AGAINST EARTH _

FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT SOG CONCRETE DEPOSITED AGAINST VAPOUR BARRIER ___

10. PROVIDE SUFFICIENT SUPPORT BARS ON HIGH CHAIRS, SLAB BOLSTERS, AND OTHER ACCESSORIES TO MAINTAIN THE REINFORCING STEEL IN THE REQUIRED POSITIONS WITH PROPER CLEARANCES BEFORE AND DURING PLACING OF CONCRETE. TIE BARS AT ALL INTERSECTIONS. ALL SLAB-ON GRADE CONCRETE REINFORCEMENT SHALL BE CHAIRED. SEE ARCHITECTURAL AND MECHANICAL DETAILS FOR PLACEMENT OF HEATING TUBING. 11. ALL OPENINGS FOR MECHANICAL AND ELECTRICAL TRADES SHALL BE APPROVED BY THE CONSULTANTS FOR SIZE AND LOCATION BEFORE PLACEMENT

12. ADD 2-15 BARS TOP AND BOTTOM AT PERIMETER OF ALL OPENINGS IN CONCRETE SLABS AND EXTEND BARS 24" PAST OPENING EACH SIDE, UNLESS

13. ADD 1-15 BAR EACH FACE AT PERIMETER OF ALL OPENINGS IN CONCRETE WALLS AND EXTEND BARS 24" PAST OPENING EACH SIDE, UNLESS OTHERWISE 14. EMBEDMENT OF CONDUITS AND PIPES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CAN3-A23,3-09. 15. MASONRY ANCHORS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION OR STAINLESS STEEL (TYPE 304).

1. ALL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH CSA-S304.1-09.

2. THE OWNER OR BUILDER SHALL OBTAIN ENGINEERING INSPECTION OF THE MASONRY CONSTRUCTION AND TESTING OF MORTAR CUBES IN ACCORDANCE WITH CSA-A179-04 (R2009), AS A CONDITION OF THE STRUCTURAL DESIGN. 3. MATERIALS USED IN MASONRY CONSTRUCTION SHALL CONFORM TO SECTION 5 OF CAN3-S304.1-09.

4. CONNECTORS FOR MASONRY SHALL CONFORM TO CAN3-A370-04 (R2009) AND BE HOT DIP GALVANIZED AFTER FABRICATION OR STAINLESS STEEL (TYPE 304). MASONRY ANCHORS SHALL MEET ALL SEISMIC REQUIREMENTS OF THE OBC. 5. CONSTRUCTION OF MASONRY SHALL CONFORM TO THE APPROPRIATE REQUIREMENTS OF CAN3-A371-04 (R2009). 6. ALL CLAY BRICK MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF CAN/CSA-A82-06 (R2011).

7. ALL CONCRETE BLOCK MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF CAN3-A165-04(R2009). REFER TO THE DRAWINGS FOR BLOCK CLASSIFICATIONS. UNLESS NOTED OTHERWISE THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE BLOCK MASONRY UNITS SHALL BE 15 MPA ON THE NET 8. ALL PHYSICAL PROPERTIES OF CONCRETE BLOCK MASONRY UNITS SHALL BE IN ACCORDANCE WITH ONTARIO CONCRETE BLOCK ASSOCIATION

9. THE CONTRACTOR SHALL SUPPLY THE CONSULTANTS WITH CERTIFICATION FROM THE BRICK AND BLOCK SUPPLIERS INDICATING CONFORMANCE TO THE DRAWINGS AND SPECIFICATIONS. 10. MORTAR TYPES AS REFERRED TO ON THE STRUCTURAL DRAWINGS SHALL BE IN ACCORDANCE WITH CSA-A179-04 AND AS FOLLOWS:

MIN. AVG. COMP. FIELD STRENGTH @ 28 DAYS TYPE OF MORTAR 14.0 MPA BLOCK FILL

10.0 MPA LOADBEARING MASONRY 4.0 MPA MASONRY VENEER 11. BUILD ALL WALLS SIMULTANEOUSLY, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.

12. ALL BRICK MASONRY UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS. 13. ALL BLOCK MASONRY UNITS SHALL BE LAID WITH FULL HEAD JOINTS, AND

FULL BED JOINTS UNDER THE FULL BEARING AREAS OF THE FACE SHELLS, AND UNDER WEBS SURROUNDING THOSE CELLS TO BE FILLED WITH GROUT. 14. THE MAXIMUM THICKNESS OF A MORTAR JOINT IN LOAD-BEARING MASONRY SHALL BE ½". 15. THE INTERSECTION OF ALL LOADBEARING MASONRY WALLS SHALL BE BONDED USING TRUE MASONRY BOND. SEE STRUCTURAL DRAWINGS FOR BONDING DETAILS OTHER THAN TRUE MASONRY BOND.

16. BLOCK MASONRY UNITS SUPPORTING STEEL BEAMS OR JOISTS SHALL HAVE THEIR VOIDS FILLED WITH "M" TYPE MORTAR OR EQUIVALENT STRENGTH CONCRETE. FILL VOIDS OF TWO SUPPORTING COURSES BY A MINIMUM OF TWO BLOCK WIDTHS 17. TO ENSURE PROPER DRAINAGE, THE CAVITY IN A CAVITY WALL OR A VENEER WALL SHALL BE KEPT FREE OF MORTAR DROPPINGS. 18. FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED IN MASONRY.

19. MASONRY SHALL NOT BE LAID WHEN THE TEMPERATURE OF THE OUTSIDE AIR IS BELOW 4 DEGREES CELCIUS, UNLESS MEANS APPROVED BY THE CONSULTANTS ARE PROVIDED TO HEAT THE MASONRY MATERIALS, AND PROTECT THE COMPLETED WORK. 20. CALCIUM CHLORIDE OR ANY ADMIXTURE CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN ANY MORTAR FOR THIS PROJECT. 21. UNCOMPLETED MASONRY EXPOSED TO THE WEATHER SHALL BE COVERED ON THE TOP SURFACE WITH A WATERPROOF MATERIAL EXCEPT WHEN

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY BRACING FOR ALL LOADS TO WHICH THE MASONRY WORK MAY BE SUBJECTED, INCLUDING WIND, UNTIL SUCH TIME AS THE PERMANENT SUPPORTS ARE IN PLACE AND THE MASONRY WORK CAN SAFELY SUPPORT THE DESIGN

23. ALL BEAMS TO HAVE 8" MINIMUM BEARING UNLESS NOTED ON PLANS. PROVIDE FULL BEAM BEARING ON BEARING PLATES. 24. ALL LINTELS SHOWN ON PLANS ARE LOCATED IN WALLS IMMEDIATELY BELOW THAT FRAMING LEVEL. ALL LINTELS SHALL BE HOT-DIPPED GALVANIZED. 25. UNLESS NOTED OTHERWISE, MINIMUM BEAM BEARING PLATES TO BE 5.5"X1/2"X8" ON 6" WALLS OR 7.5"X1/2"X8" ON 8" OR THICKER WALLS. SET IN GROUT BED ON SOLID OR FILLED MASONRY MINIMUM 16" DEEP X 32" WIDE. 26. MINIMUM COLUMN BASE PLATES 10"X5/8" X 10" UNLESS NOTED OTHERWISE

27. INFILL SOLID AROUND ALL BEAM BEARINGS WITH SOLID MASONRY TO MAINTAIN FULL WALL SECTION.

WOOD FRAMING

1. THE STRUCTURAL DESIGN OF THE BUILDING IS IN CONFORMANCE WITH THE ONTARIO BUILDING CODE (OBC), LATEST EDITION. 2. ALL WOOD AND WOOD COMPONENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA-086-09.

3. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE SECTIONS OF THE CURRENT ONTARIO BUILDING CODE. FOR TIMBER FRAMING AND CONNECTIONS NOT SPECIFICALLY NOTED. REFER TO OBC PART 9 REQUIREMENTS. 4. JOISTS AND BUILT-UP BEAMS (LINTELS) SHALL BE NO. 2 GRADE S-P-F OR BETTER.

5. STUDS AND BUILT-UP COLUMNS SHALL BE CONSTRUCTION GRADE S-P-F OR BETTER.

4. SHOP DRAWINGS TO SHOW LOCATION AND NUMBER OF LATERAL BRACES.

PREFABRICATED WOOD TRUSSES

1. TRUSS SUPPLIER TO BE RESPONSIBLE FOR TRUSS DESIGN. 2. DESIGN TO RESIST ALL LOADS INDICATED ON THE DRAWINGS INCLUDING NET WIND UPLIFT WHERE APPLICABLE, FOR THE SPECIFIED SERVICE CONDITION. 3. SUBMIT SHOP DRAWINGS (FOR EACH TRUSS TYPE INCLUDING A FRAMING PLAN) PER LAYOUT ON ROOF PLAN FOR REVIEW BY THE CONSULTANT PRIOR TO

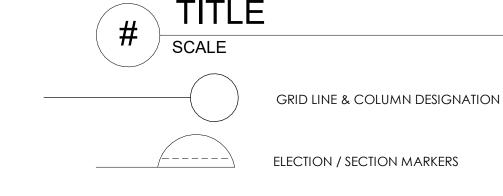
5. ALL DRAWINGS TO BE SEALED BY A PROFESSIONAL ENGINEER INCLUDING FRAMING PLAN. 6. ROOF TRUSS DESIGN TO COMPLY WITH PART 4 OF THE CURRENT OBC AND CAN3-086-09 COMMERCIAL QUALITY. 7. EVERY WOOD ROOF TRUSS SHALL BE ANCHORED WITH 18 GA. GALVANIZED RAFTER TIES TO RESIST WIND UPLIFT LOADS AS CALCULATED BY THE TRUSS

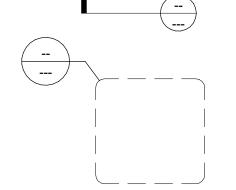
8. DESIGN ALL TIMBER IN ACCORDANCE WITH CAN3-086-09.

9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING, BRACING, SUPPLEMENTARY FRAMING AND TRUSS ANCHORS AS REQUIRED TO SATISFY ALL 10. THE CONTRACTOR SHALL ALSO SUPPLY AND INSTALL ADEQUATE BRACING TO TRUSSES AND THE BUILDING FRAME TO RESIST ALL WIND AND LATERAL LOADS DURING AND AFTER THE ERECTION, UNTIL SUCH TIME AS THE PERMANENT BRACING AND SHEATHING IS IN PLACE.

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 WINDSOR 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
- 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
- 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









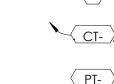


SECTION MARKERS

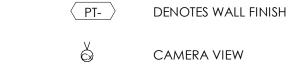


ROOM NAME AND NUMBER IDENTIFICATION

CONSTRUCTION NOTE REFERENCE



CT- DENOTES FLOOR FINISH



NEW WALL (REFER TO WALL TYPES)

LINE OR BULKHEAD CEILING ABOVE



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



Sheet Number	Sheet Name
A 1	Cover Sheet
A 2	ADU
A 3	Site & Roof Plans
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Sheet List

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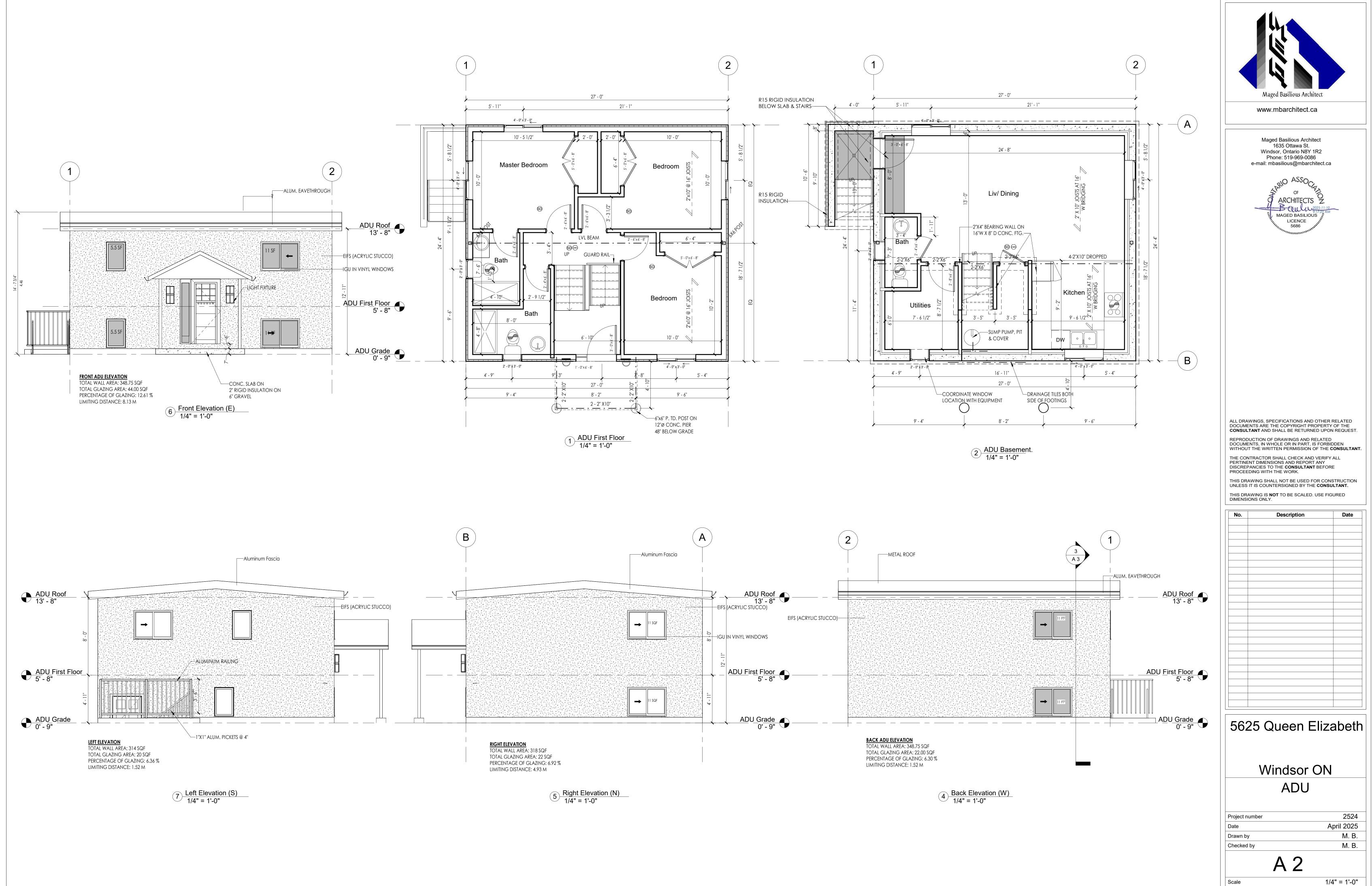
5625 Queen Elizabeth

Windsor ON **Cover Sheet**

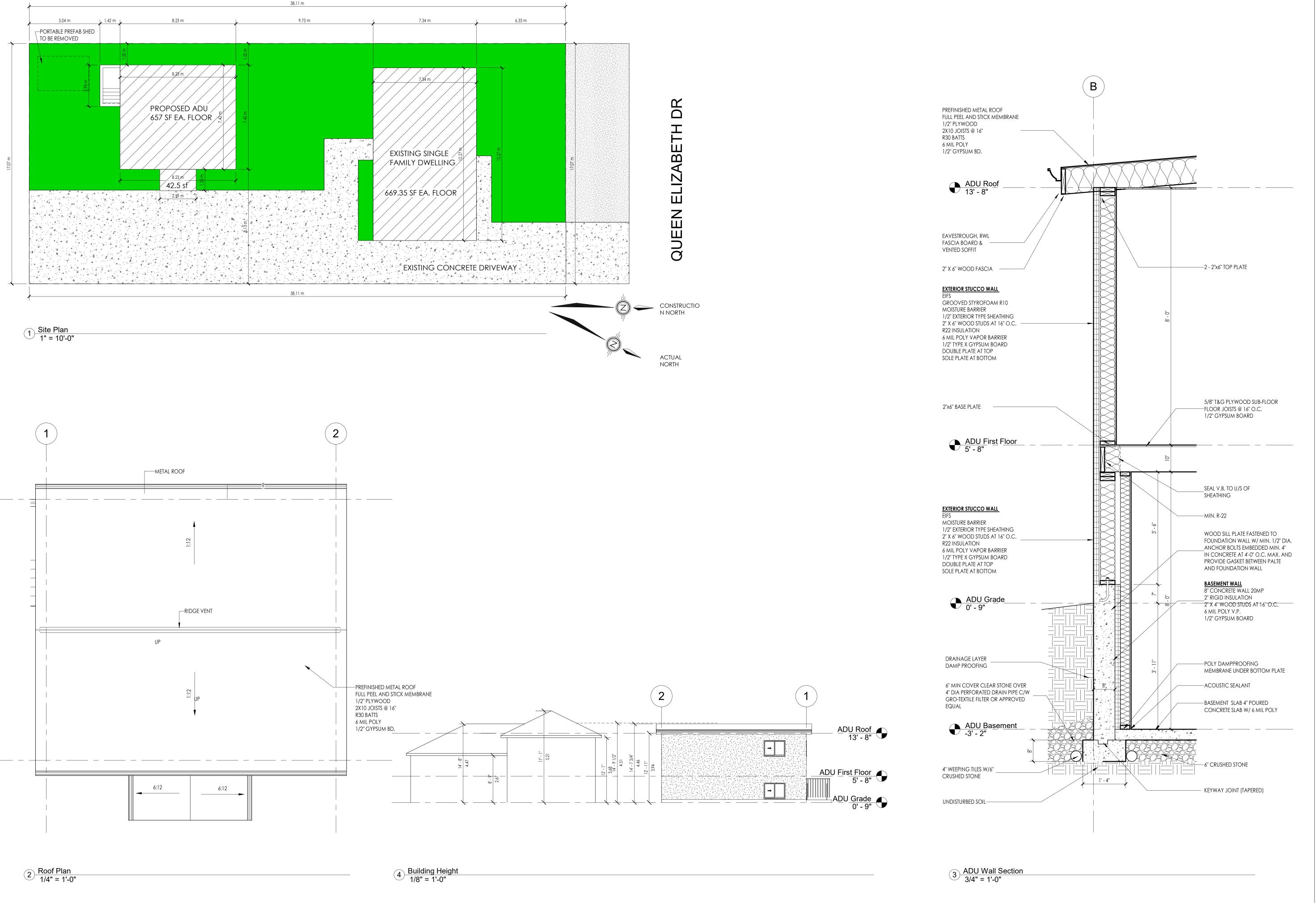
Project number	2524
Date	April 2025
Drawn by	M.B.
Checked by	M.B.

12" = 1'-0"

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No.	Description	Date
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5625 Queen Elizabeth

Windsor ON
Site & Roof Plans

Date Drawn by	April 2025 M. B.
Checked by	M. B.

As indicated

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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 MANUFACTURER'S ASSOCIATION OF CANADA, LATEST EDITION. CONFIRM SPECIFIC SITE MEASUREMENTS TO ENSURE CLEAR DIMENSIONS FOR NEW EQUIPMENT AND MILLWORK.
- PARTICLEBOARD TO BE MINIMUM 720KG/M3 DENSITY AND MEETING C.S.A.- CAN3-0188.1-M-91.
- PLASTIC LAMINATE SHALL BE MANUFACTURED BY ABET 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
- HINGES ARE TO BE FULLY RECESSED, SELF CLOSING WITH 110 DEGREE OPENING AMEROK 1750 SERIES, BLUM MODUL 110.
- DOOR PULLS: 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
- 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 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.
- GENERAL CONTRACTOR IS TO PROTECT ALL NEW MILLWORK AFTER INSTALLATION UNTIL THE PROJECT HAS BEEN COMPLETED.
- 17. SUBMIT SHOP DRAWINGS FOR APPROVAL.

07200 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,
- b. RIGID INSULATION; EXTRUDED EXPANDED POLYSTYRENE BOARD CONFORMING TO CAN/CGSB-S1.20-M87 TYPE 4, STYROFOAM SM BY DOW CHEMICAL CANADA OR
- FOUNDATION AND UNDER SLABS INSULATION: EXTRUDED EXPANDED POLYSTYRENE BOARD CONFORMING TO CAN/CGSB-\$1.20-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:
- 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

- 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 ENTRANCE WAYS, LOCATIONS OF HIGH BREAKAGE AND OBC REQUIRED AREAS.
- LOW 'E' EMISSIVITY GLASS IS TO BE FLOAT GLASS AS ABOVE WITH A TRIPLE 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 SPACERSARE NOT PERMITTED. LOW-E COATING ON THE THIRD
- 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
- 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

- 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
- 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.
- 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. PROVIDE CONTROL JOINTS ON TOP OF EXISTING CONCRETE SAWCUT JOINTS.
- 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 MANUFACTURED BY ARMSTRONG. COLOUR & TILE SIZE AS SELECTED BY OWNER.
- RUBBER BASE SHALL BE COVE BASE AS MANUFACTURED BY ROPPE. COLOUR # 125 FIG. ACCESSORIES: PREMOLDED CORNERS. 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.
- FOLLOW SUBFLOOR PREPARATION RECOMMENDED BY MANUFACTURER FOR EACH SUBFLOOR TYPE. CONDUCT MOISTURE AND PH TESTS ON CONCRETE SUBFLOORS.

09680 CARPET

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

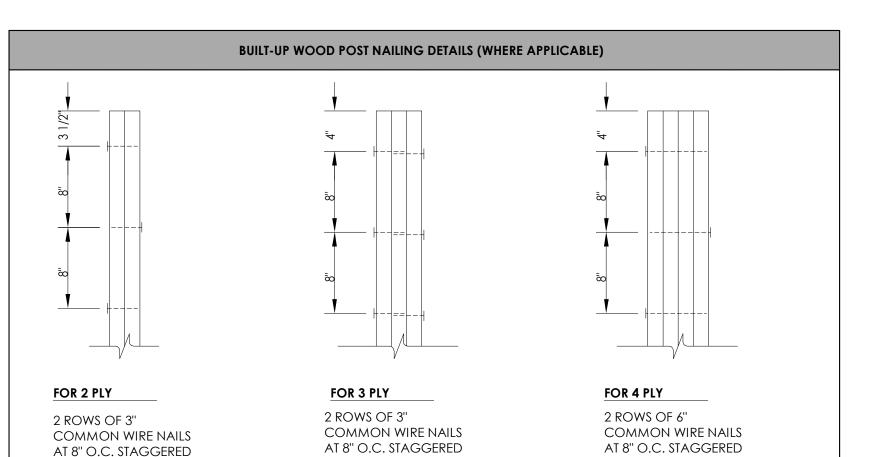
09900 PAINTING AND FINISHING

- APPROVED MANUFACTURERS ARE DULUX, ICI CANADA, GLIDDEN AND BENJAMIN MOORE.
- ALL WORK IN THIS SECTION TO COMPLY WITH MPI ARCHITECTURAL PAINTING MANUAL. INSURE THAT SURFACES AND SUBSTRATE MATERIALS MEET PAINTING MANUFACTURER MINIMUM REQUIREMENTS.
- VOLATILE ORGANIC COMPOUNDS (VOC) SHALL MEET THE REQUIREMENTS OF MPI GREEN PERFORMANCE® STANDARDS (GPS-1-12) AND (GPS-2.12).
- SCHEDULE PAINTING WORK WITH OTHER TRADES.

BETWEEN FACES

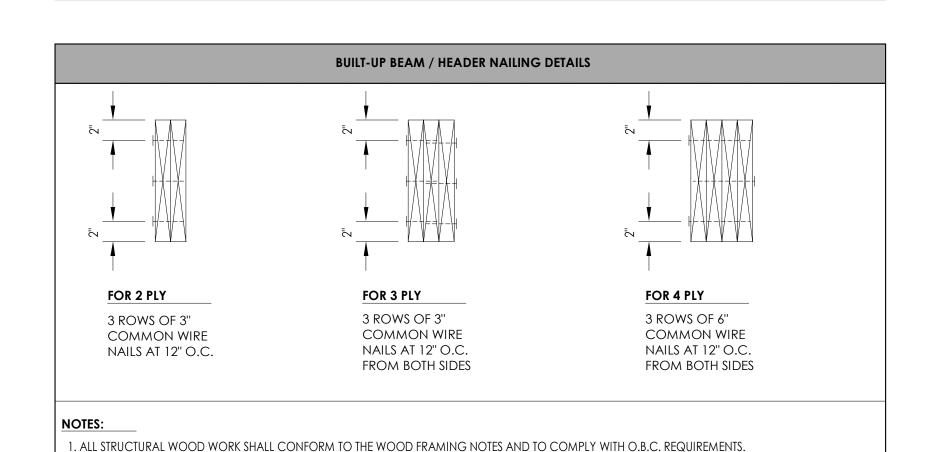
- SUBMIT PAINT SAMPLES FOR ARCHITECT AND OWNER APPROVAL BEFORE STARTING WORK. PRELIMINARY COLOUR SCHEDULE IS SHOWN ON DRAWINGS.
- EXTERIOR METAL SHALL HAVE ONE (1) COAT OF ZINC CHROMATE PRIMER PLUS TWO (2) COATS OF EXTERIOR ALKYD OIL PAINT.
- EXTERIOR GALVANIZED STEEL SHALL HAVE ONE (1) COAT OF GALVANIZED METAL PRIMER PLUS TWO (2) COATS OF EXTERIOR OIL PAINT.
- INTERIOR METAL SHALL HAVE ONE (1) COAT OF CHROMATE PRIMER PLUS TWO (2) COATS OF INTERIOR ALKYD ENAMEL.
- GYPSUM WALLBOARD SHALL HAVE ONE (1) COAT OF LATEX SEALER PLUS TWO (2) COATS OF INTERIOR LATEX.
- CONCRETE BLOCK SHALL HAVE ONE (1) COAT OF BLOCK FILLER, ONE (1) COAT OF UNDERCOATER AND ONE (1) COAT OF ALKYD ENAMEL. 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
- THE CONTRACTOR SHALL PREPARE A PAINT SCHEDULE AND COORDINATE COLOURS WITH THE OWNER.
- INSPECT SURFACES BEFORE PAINTING AND REPORT ANY DEFECTS IN EXISTING WORK. CLEAN ALL SURFACES BEFORE PAINTING AND PROVIDE PROTECTION FOR OTHER
- 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.



BETWEEN FACES

FROM BOTH SIDES

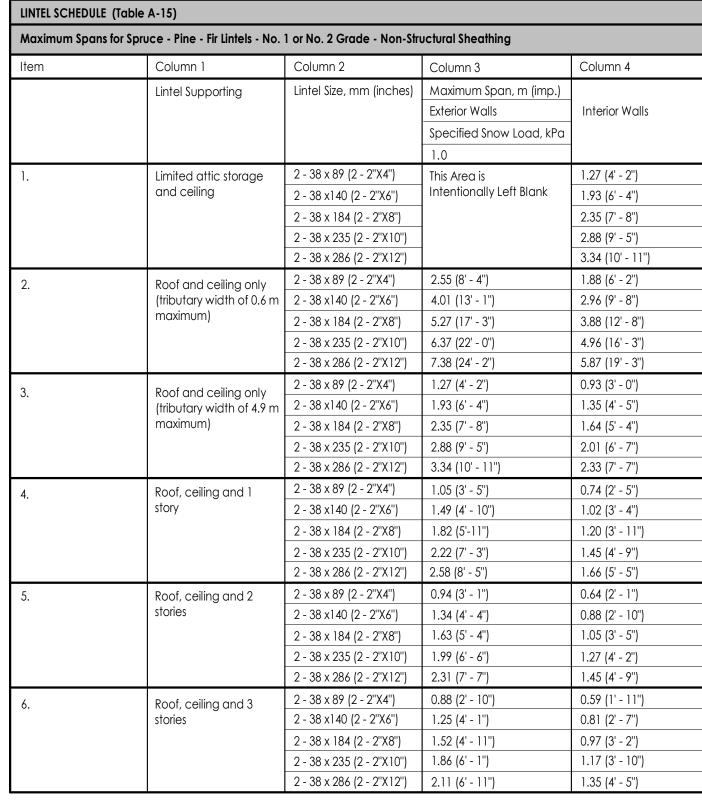


3. G.C. TO COORDINATE THE LOCATION, ELEVATION AND WIDTH OF OPENINGS FOR ALL HEADERS AS PER THE ARCHITECTURAL DRAWINGS (TYP.).

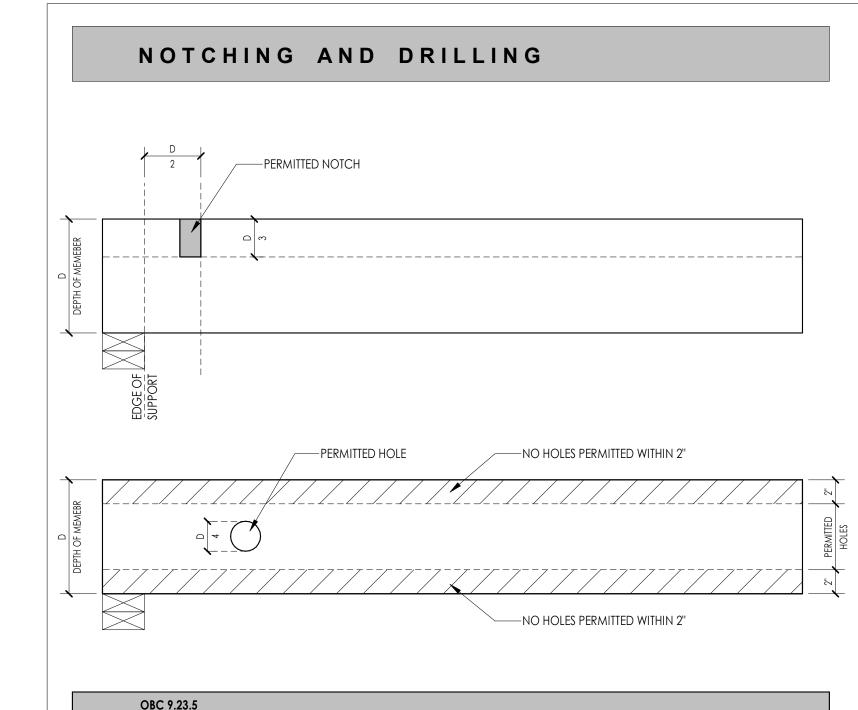
BETWEEN FACES

2. ALL WOOD HEADERS TO BEAR ON WOOD POST AS PER COLUMN / WOOD POST SCHEDULE PROVIDED U.N.O.

FROM BOTH SIDES



Maximum Allov	wable Spans for Steel Linte	els Supporting Maso	nry Veneer - Me	tric - (Imperial)			
Item	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	
	Minimum Angle	e Size, mm (inches)		Maximum Angle	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")		



	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")



www.mbarchitect.ca

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



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5625 Queen Elizabeth

Windsor ON Specifications &

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

1 1/2" = 1'-0"

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