

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 Applicant Name: Ahmad Abualsondos		5625 QUEEN ELIZABETH DR

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 floor area for an additional dwelling unit in an accessory building	100 m ²	122 m ²

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.

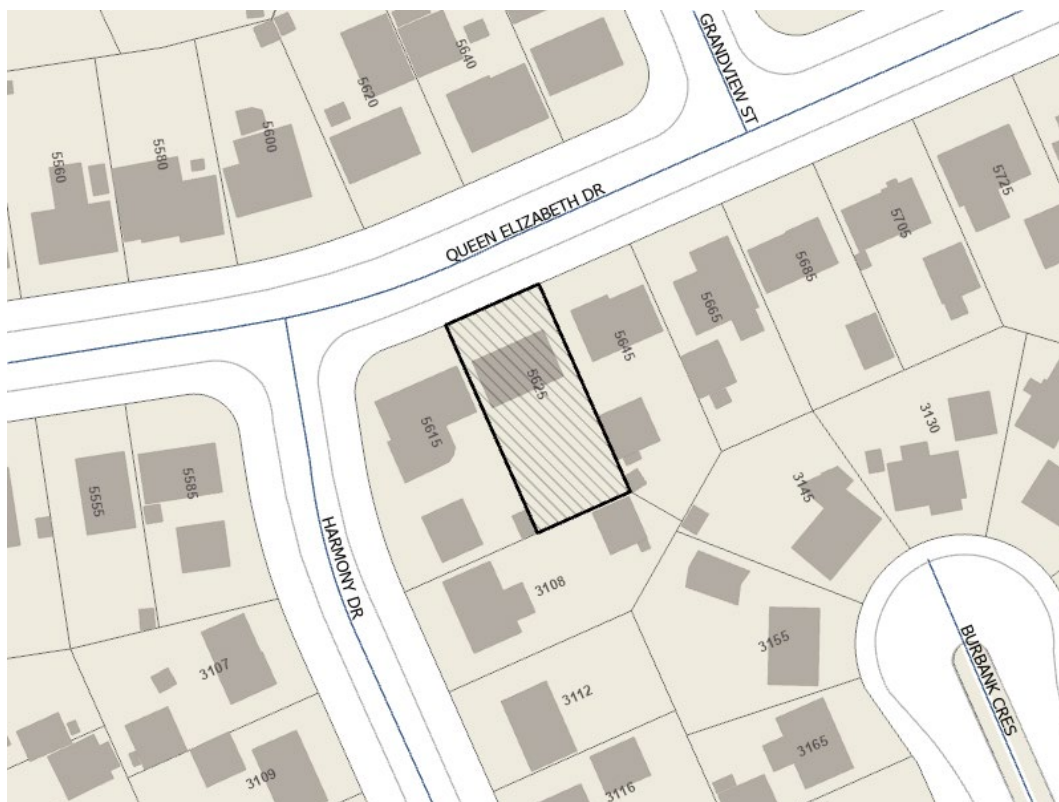
Participate in the hearing by videoconference (Microsoft Teams)

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

ABBREVIATIONS			
& /. @ £ ~ # (E)	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER EXISTING	JAN. JT. KIT.	JANITOR JOINT KITCHEN
ACOUS A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	LAB. LAM. LAV. LKR. LT.	LABORATORY LAMINATE LAVATORY LOCKER LIGHT
BD. BITUM. BLDG. BLK. BLKG. BM. B O P. B.O.R. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF PANEL BOTTOM OF REVEAL BOTTOM	MAX. M.C. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL.	MAXIMUM MEDICINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION
CAB. C.B. CEMT CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.O. COL. C.O.M. CONC. CONN. CONSTR. CONT. C.O.R. CORR. CTSK. CNTR. CTR.	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	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWNSPOUT DRY STANDPIPE DRAWING	O.A. OBS. O.C. O.D. OFF. OPNG. OPP. PRCST. PLATE P.LAM. PLAS. PLYWD. PNL PT PR P.T.D. P.T.D/R PTN. P.T.R.	OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER (DIM.) OPENING OPPOSITE PRE-CAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAINT PAIR PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL PARTITION PAPER TOWEL RECEPTACLE
E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.W.C. EXST. EXPO. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANELBOARD EQUAL EQUIPMENT ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR	Q.T. R. RAD. R.D. REF. REFR. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	QUARRY TILE RISER RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
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.	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	S. S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIMIL. S.N.D. S.N.R. SPEC. SQ. S.S.T. S.S.K. STA. STD. STL. STOR. STR.L. SUSP. SYS.	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
G.A. GALV. G.B. GL. GND. GR. GYP.	GAUGE GALVANIZED GRAB BAR GLASS GROUND GRADE GYPSUM	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.	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
H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL
I.D. INSUL. INT.	INSIDE DIAMETER (DIM.) INSULATION INTERIOR	VERT. VEST. V.I.F. W. W/ W.C. WD. W/O WP WSCOT. WT.	VERTICAL VESTIBULE VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT WEIGHT

SPECIFICATIONS

FOUNDATIONS

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, PROTECT 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 CAN/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 LICENSED IN THE PROVINCE OF ONTARIO.

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 CAN/CSG 1-14-077.

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, SHALL NOT BE PAINTED.

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.

CONCRETE

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	SLUMP (MM)	AIR CONTENT
FOOTINGS	25 MPA	80 +/- 10	25 MPA
FOUNDATION WALLS & PIERS	25 MPA	100 +/- 20	3% - 6%
INTERIOR S.O.G.*	30 MPA	100 +/- 20	-
EXTERIOR CONCRETE	32 MPA	100 +/- 20	3% - 8%
EXT. CONCRETE AT GRADE	32 MPA	100 +/- 20	3% - 8%

* FINISH SHALL BE AS PER ARCHITECTURAL DRAWINGS OR MACHINE TROWELED FINISH IF NOT OTHERWISE SPECIFIED ON THE ARCHITECTURAL DRAWINGS.

4. REINFORCING STEEL REQUIREMENTS ARE AS FOLLOWS:

LOCATION OR SIZE	MIN. YIELD STRENGTH	LAP LENGTH	REMARKS
ALL	400 MPA	CLASS B	

5. DETAILING AND PLACING OF ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA (RSIC) "MANUAL OF STANDARD PRACTICE".

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	3"
FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	2"
SOG CONCRETE DEPOSITED AGAINST VAPOUR BARRIER	2"

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 OF CONCRETE.

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 OTHERWISE NOTED.

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 NOTED.

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).

MASONRY

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 CBC.

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 AREA.

8. ALL PHYSICAL PROPERTIES OF CONCRETE BLOCK MASONRY UNITS SHALL BE IN ACCORDANCE WITH ONTARIO CONCRETE BLOCK ASSOCIATION STANDARD METRIC SIZE BLOCK.

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:

TYPE OF MORTAR	MIN. AVG. COMP. FIELD STRENGTH @ 28 DAYS
M	14.0 MPA BLOCK FILL
S	10.0 MPA LOADBEARING MASONRY
N	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 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 LOADBEARING MASONRY SHALL BE 12".

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 EXPOSED AIR IS BELOW 4 DEGREES CELSIUS, UNLESS MEANS APPROVED BY THE CONSULTANTS ARE PROVIDED TO HEAT THE MASONRY MATERIALS, AND PROTECT THE COMPLETED WORK.

20. CALCIUM CHLORIDE OR ANY ADDITIVE CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN ANY MORTAR FOR THIS PROJECT.

21. JOISTS AND BUILT-UP BEAMS (UNLESS NOTED OTHERWISE) SHALL BE COVERED ON THE TOP SURFACE WITH A WATERPROOF MATERIAL EXCEPT WHEN CONSTRUCTION IS IN PROGRESS.

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 LOADS.

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-DIP GALVANIZED.

25. JOISTS AND BUILT-UP BEAMS (UNLESS NOTED OTHERWISE) SHALL BE 6" WIDE OR 7.5" X 12" X 8" ON 6" WALLS OR 7.5" X 12" X 8" ON 8" OR THICKER WALLS. SET IN GROUT BED ON SOLID OR FILLED MASONRY MINIMUM 14" DEEP X 3" WIDE.

26. MINIMUM COLUMN BASE PLATES 10X5/8" 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 (UNLESS NOTED OTHERWISE) 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.

PREFABRICATED WOOD TRUSSES

1. TRUSS RESISTANCE TO BE RESPONSIBLE FOR TRUSS DESIGN.

2. DESIGN AND CONSTRUCTION OF TRUSSES 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 FABRICATION).

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

5. TRUSSES TO BE SEALED BY A PROFESSIONAL ENGINEER INCLUDING FRAMING PLAN.

6. ROOF TRUSS DESIGN TO COMPLY WITH PART 4 OF THE CURRENT OBC AND CSA-086-09 COMMERCIAL QUALITY.

7. EVERY WOOD ROOF TRUSS SHALL BE ANCHORED WITH 18 GA. GALVANIZED RATHER TIES TO RESIST WIND UPLIFT LOADS AS CALCULATED BY THE TRUSS DESIGNER.

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 DESIGN REQUIREMENTS.

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.

Aged Basilious Architect

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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.

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5625 Queen Elizabeth

Windsor ON
ADU

Project number	2524
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Date	April 2025
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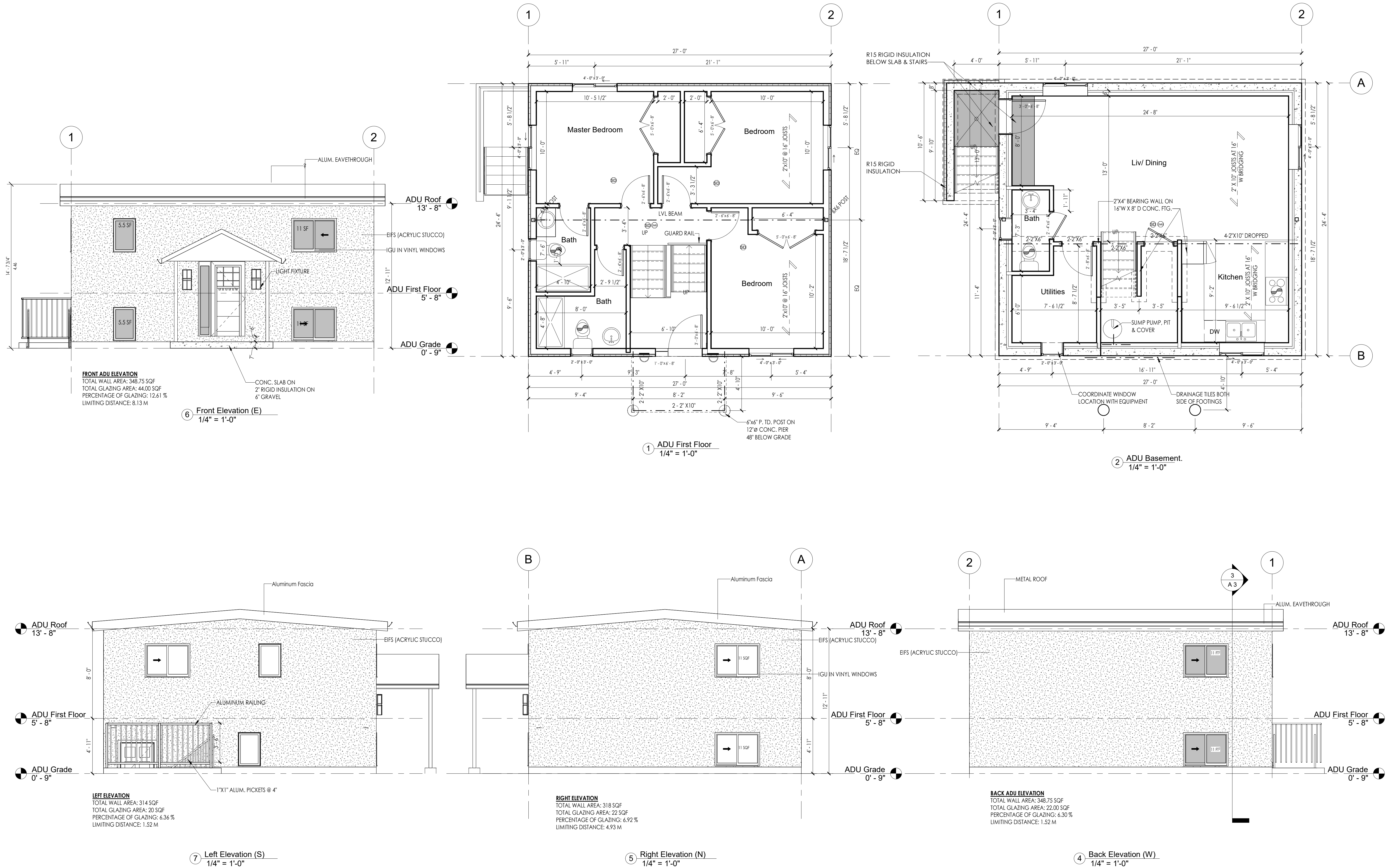
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Scale $1/4" = 1'-0"$

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5625 Queen Elizabeth

Windsor ON

Site & Roof Plans

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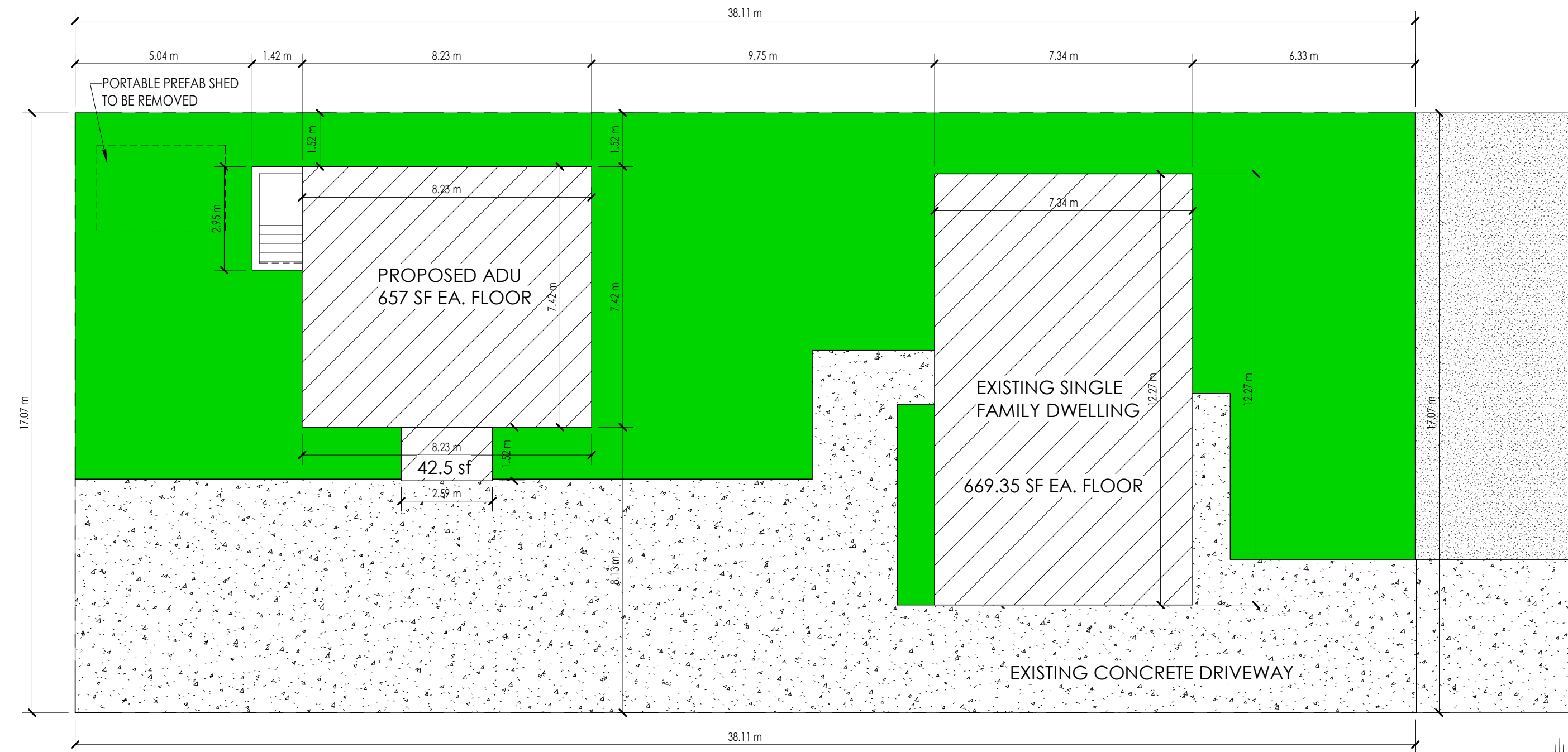
Drawn by M. B.

Checked by	M. B.
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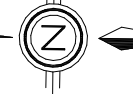
A 3

Scale	As indicated
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G:\My Drive\MBA\Projects\2025\2536 - ADU - 5625 QED\Revit\2536 - ADU - 5625 QED.rvt



QUEEN ELIZABETH DR

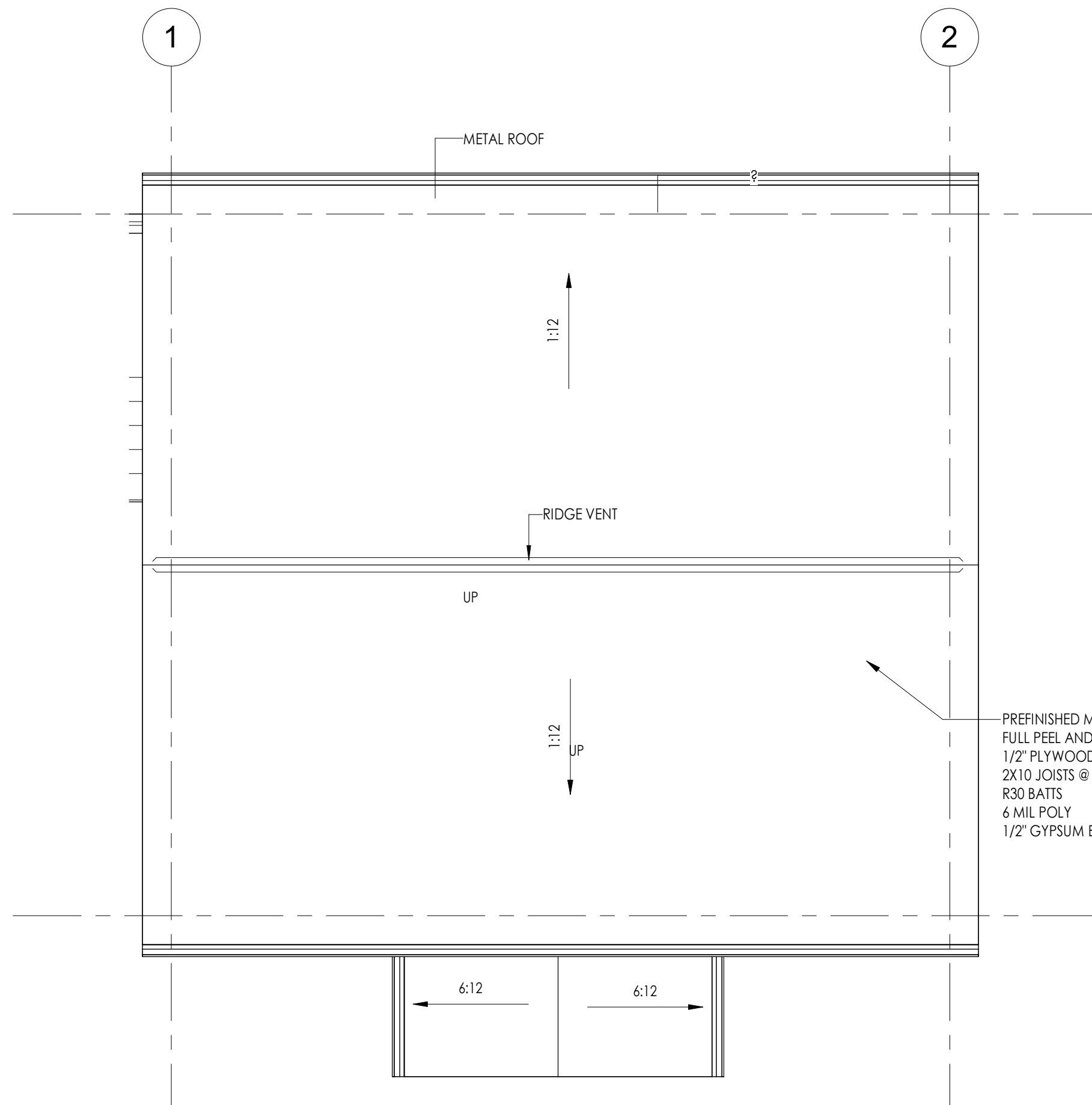


CONSTRUCTION NORTH

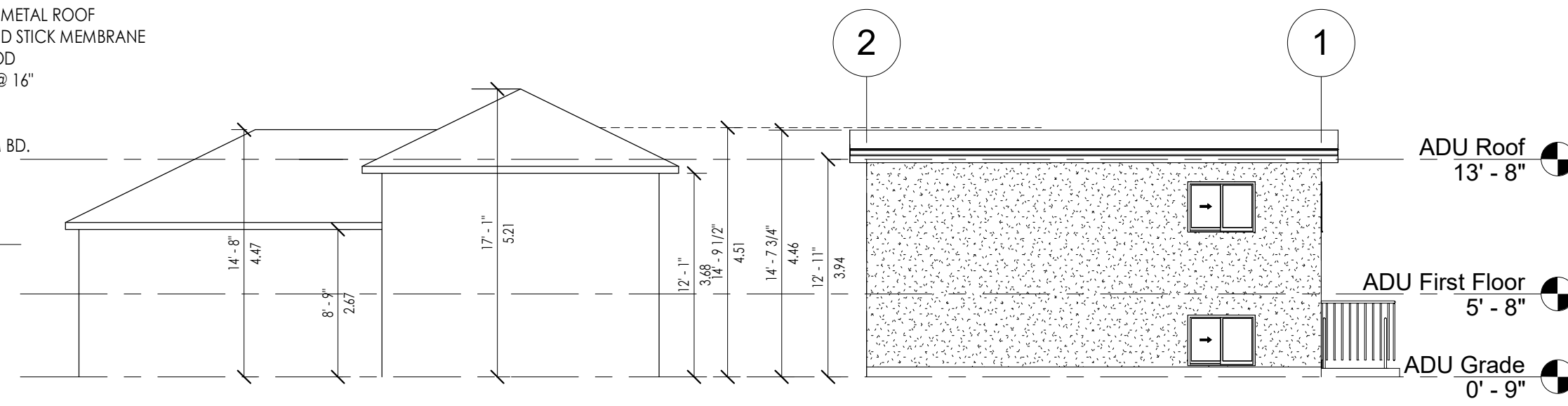


ACTUA
NORTH

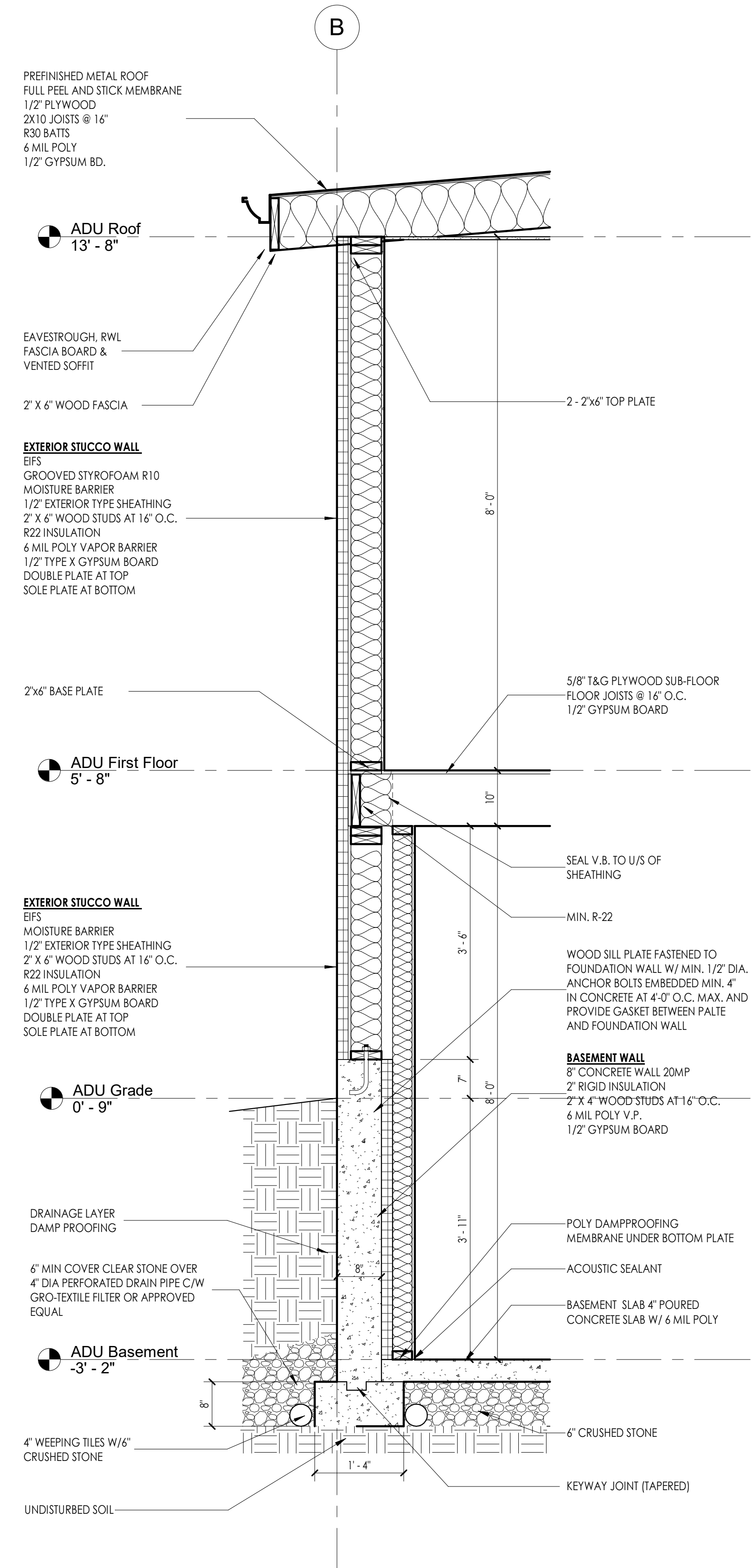
1 Site Plan
1" = 10'-0"



② Roof Plan
1/4" = 1'-0"



④ Building Height
 $1/8" = 1'-0"$



③ ADU Wall Section
3/4" = 1'-0"

