

KENNEDY ST. W



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20221025 DATE: Nov. 8, 2022
APPROVED BY: Bill Jean
PRELIMINARY ZONING REVIEW

ZONING BY-LAW

					(sq.m)	(sq.ft)
ZONING: R5-2						
MINIMUM FLOOR AREA:					130.0	1400.
ALLOWABLE COVERAGE: 35%					427.4	4600.
ALLOWABLE FSI: N/A					N/A	N/A
EXISTING LOT AREA:					1221.2	13145.
EXISTING GROUND FLOOR:					160.7	1729.
EXISTING SECOND FLOOR:					171.1	1841.
EXISTING TOTAL GFA:					492.7	5303.
EXISTING DECK (FRONT & REA	R):				14.8	158.
EXISTING FSI: 0.40	,				507.4	5461.
EXISTING TOTAL COVE	ERAGE: 14.6%	6			177.8	1914.
PROPOSED SECOND FLOOR PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP) PROPOSED FSI: 0.3				186.3	2005.	
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP))				359.0 359.0	
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP	,	1%			359.0	3864.
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3	,		EXISTI	NG	359.0 359.0	3864. 1859.
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO	VERAGE: 14.		EXISTI (m)	NG (ft)	359.0 359.0 172.7	3864. 3864. 1859. SED
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO	VERAGE: 14.	VABLE		1	359.0 359.0 172.7	3864. 1859. SED
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS	VERAGE: 14. ALLOV (m)	VABLE		1	359.0 359.0 172.7	3864. 1859. SED
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR:	VERAGE: 14. ALLOV (m) 6.0 7.5	(ft)	(m) 8.5 13.7	(ft) 27.9 45.0	359.0 359.0 172.7 PROPO (m)	3864. 1859. SED (ft) 27.9 43.3
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR: SIDE (INTERIOR):	VERAGE: 14. ALLOV (m) 6.0 7.5 1.5	(ft) 19.7 24.6 4.9	(m) 8.5 13.7 12.1	(ft) 27.9 45.0 39.7	359.0 359.0 172.7 PROPO (m) 8.5 13.2 12.1	3864. 1859. SED (ft) 27.9 43.3 39.7
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR: REAR: SIDE (INTERIOR): SIDE(EXTERIOR):	VERAGE: 14. ALLOV (m) 6.0 7.5 1.5 6	(ft) 19.7 24.6 4.9 19.68	(m) 8.5 13.7 12.1 4.9	(ft) 27.9 45.0 39.7 16.1	359.0 359.0 172.7 PROPO (m) 8.5 13.2 12.1 4.9	3864. 1859. SED (ft) 27.9 43.3 39.7 16.1
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR: SIDE (INTERIOR): SIDE(EXTERIOR): BUILDING HEIGHT:	VERAGE: 14. ALLOV (m) 6.0 7.5 1.5	(ft) 19.7 24.6 4.9	(m) 8.5 13.7 12.1 4.9 9.6	(ft) 27.9 45.0 39.7	359.0 359.0 172.7 PROPO (m) 8.5 13.2 12.1 4.9 9.6	3864. 1859. SED (ft) 27.9 43.3 39.7
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR: BIDE (INTERIOR): BIDE(EXTERIOR): BUILDING HEIGHT: BUILDING LENGTH:	VERAGE: 14. ALLOV (m) 6.0 7.5 1.5 6	(ft) 19.7 24.6 4.9 19.68 32.8	(m) 8.5 13.7 12.1 4.9	(ft) 27.9 45.0 39.7 16.1	359.0 359.0 172.7 PROPO (m) 8.5 13.2 12.1 4.9 9.6	3864. 1859. SED (ft) 27.9 43.3 39.7 16.1
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR: SIDE (INTERIOR):	VERAGE: 14. ALLOV (m) 6.0 7.5 1.5 6	(ft) 19.7 24.6 4.9 19.68	(m) 8.5 13.7 12.1 4.9 9.6	(ft) 27.9 45.0 39.7 16.1	359.0 359.0 172.7 PROPO (m) 8.5 13.2 12.1 4.9 9.6	3864. 1859. SED (ft) 27.9 43.3 39.7 16.1
PROPOSED TOTAL GFA PROPOSED TOTAL GFA PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR: SIDE (INTERIOR): SIDIE(EXTERIOR): SUILDING HEIGHT: BUILDING LENGTH: LOT FRONTAGE:	VERAGE: 14. ALLOV (m) 6.0 7.5 1.5 6 10.0 -	(ft) 19.7 24.6 4.9 19.68 32.8	8.5 13.7 12.1 4.9 9.6	(ft) 27.9 45.0 39.7 16.1 31.5	359.0 359.0 172.7 PROPO (m) 8.5 13.2 12.1 4.9 9.6	3864. 1859. SED (ft) 27.9 43.3 39.7 16.1 31.5
PROPOSED TOTAL GFA PROPOSED DECK (WITH RAMP PROPOSED FSI: 0.3 PROPOSED TOTAL CO SETBACKS FRONT: REAR: BIDE (INTERIOR): BIDE(EXTERIOR): BUILDING HEIGHT: BUILDING LENGTH:	VERAGE: 14. ALLOV (m) 6.0 7.5 1.5 6	(ft) 19.7 24.6 4.9 19.68 32.8 -	(m) 8.5 13.7 12.1 4.9 9.6	(ft) 27.9 45.0 39.7 16.1 31.5 -	359.0 359.0 172.7 PROPO (m) 8.5 13.2 12.1 4.9 9.6	3864. 1859. SED (ft) 27.9 43.3 39.7 16.1 31.5 -

Name	Level	Area	Area (SQM)
GROUND FLOOR AREA	CROLIND EL COR	1834.32 SF	170.41 m²
SECOND FLOOR AREA		1934.52 SF	170.41 m ²
Grand total: 2		3768.83 SF	350.14 m ²

GROUND FLOOR (PHARMACY/RETAIL: 170.41 M2 (6 PARKING PER 100 M2), = 6 x 2

= 12 SPACES

SECOND FLOOR (HEALTH AND WELLNESS CENTRE: 179.72 M2 (4 PARKING PER 100 M2) = 4 x 2 = 8 SPOTS

TOTAL REQUIRED PARKING SPOTS= 20
TOTAL PROVIDED PARKING SPOTS= 14 INCLUDING 1 BARRIER FREE

15032 YONGE ST AURORA, ON L4G 2L4

Owner



REVISIONS

No.	Description	Date
12	Revision 12	2022-01-21
	IOOUED FOR ZONING	0000/00/00
02	ISSUED FOR ZONING	2022/08/30
01	ISSUED FOR REVISION FOR BP	2020/10/23

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS





TORONTO - CANADA 416.546.2040 info@qbsarchitects.cor

DRAWING TITLE

SITE PLAN

	DRAWN		CHECKE	ED
	CL			SA
	SCALE @ ARCH D)	DATE	
	1/8" : 1' 0"			2017-04-18
	P	GRAPHIC	C SCALE	

PROJECT NO.

160112

TAGE DRAWING NO.

LOCATION REVISION AURORA

1 SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH CURRENT EDITION OF THE ONTARIO BUILDING CODE 2012 OBC, AS AMENDED.
- ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND MUST BE
- REPORT IN WRITING ALL DISCOVERED ERRORS OR OMISSIONS TO THE ARCHITECT AT ONCE DO NOT SCALE DRAWINGS. USE LATEST SCALE DRAWINGS ONLY.
- CONTRACTOR TO VERIFY ALL VERTICAL AND HORIZONTAL SITE DIMENSIONS PRIORTO COMMENCING WORK - INCLUDING EXTERIOR LANDSCAPING DIMENSIONS.
- CONTRACTOR TO PROVIDE PLYWOOD HOARDING AROUND THE PERIMETEROF THE JOB SITE BETWEEN THE PROPOSED NEW STRUCTURE TO THE PROPERTY LINE.
- SITE MUST BE SAFE AND SECURE AT ALL TIMES. CONTRACTOR RESPONSIBLE FOR LOCKING THE CONSTRUCTION GATE NIGHTLY.
- CONTRACTOR MUST POST "NO TRESPASSING" AND "DANGER-CONSTRUCTION AREA" SIGNS AS WELL AS ANY OTHER SIGNS REQUIRED BY ANY GOVERNING BODY E.G. HEALTH AND SAFETY, ETC.
- EXISTING GRADE DIMENSIONS DISTURBED DURING CONSTRUCTION TO BE MAINTAINED UNLESS OTHERWISE NOTED ON LOT DRAINAGE PLAN. ALL BACKFILL MUST BE LEVELED. ADD 4" TOPSOIL AND SOD IN ALL AREAS DISTURBED DURING CONSTRUCTION.
- REPAIRS TO EXISTING LANDSCAPING USE TRIPLE MIX SOIL AT ALL PLANTING BEDS.
- REFER TO ARBORIST REPORT (WHERE APPLICABLE) FOR SPECIAL INSTRUCTION REGARDING EXCAVATION / CONSTRUCTION IN PROXIMITY TO MATURE TREES
- EVERY EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND
- SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
- ENSURE ADEQUATE BRACING OF FOUNDATION WALLS PRIOR TO BACKFILLING. ALL STRUCTURAL WOOD TO BE #2 SPRUCE OR BETTER UNLESS NOTED OTHERWISE
- PROVIDE POSTS UNDER ALL BEAMS / GIRDER TRUSSES, ETC. POSTS TO RUN CONTINUOUS TO FOUNDATION OR EQUIVALENT SUPPORT.
- ALL STUMPS, ROOTS AND OTHER DEBRIS SHALL BE REMOVED FROM HE SOIL TO A MIN. DEPTH OF 12" IN UNEXTAVATED AREAS UNDER A BUILDING. WOOD DEBRIS REMOVAL SHALL EXTEND 2'- 0" MIN. BEYOND THE
- ALL WOOD SCRAPS AND FORMS SHALL BE REMOVED FROM AROUND THE FOUNDATIONS BEFORE BACKFILLING AND FROM UNDER EXTERIOR STEPS OR PORCHES BEFORE CONSTRUCTION IS COMPLETED. ALL EXISTING SURFACES ADJACENT TO NEW CONSTRUCTION AND THROUGH WHICH CONSTRUCTION
- MATERIALS AND CONTRACTOR'S FORCES MOVE ARE TO BE PROTECTED PROVIDE TEMPORARY DUST BARRIERS AS REQUIRED TO MAINTAIN DUST FREE ENVIRONMENT
- FOR ALL BUILDING AREAS OCCUPIED BY OWNER / TENANTS. CONTRACTOR SHALL MAINTAIN THE JOB SITE AND WORK IN A TIDY CONDITION. DAILY CLEAN UP OF JOB SITE
- REMOVE ALL CONSTRUCTION DEBRIS FROM SITE UNLESS OTHERWISE NOTED. ALL WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE WHICH IS IN DIRECT CONTACT WITH SOIL IS TO BE SEPARATED FROM
- CONCRETE WITH DAMP PROOFING MATERIAL (9.23.2.3 OBC)
- GARAGE ACCESS DOOR TO BUILDING TO BE C/W SELF CLOSURE MECHANISM AND GAS TIGHT. ALL WINDOWS LOCATED WITHIN 6'7" FROM GRADE, SHALL CONFORM TO CLAUSE 10.130F CSA STANDARD A440-M90 AND 9.7.6.1 OBC (RESISTANCE TO FORCED ENTRY). SUPPLY AND INSTALL 6" SMOOTH CUT
- LIMESTONE THRESHOLD / SILL AT ALLEXTERIOR DOORS / WINDOWS (INCLUDING BASEMENT). ALL GUARD RAILS ARE TO SUSTAIN MINIMUM LOADING AS PER OBC 4.1.10.1 AND 9.8.8 FOR HEIGHT AND SPACING OF PICKETS. HANDRAILS AND TO CONFIRM WITH 9.8.8 OBC.
- ALL INTERIOR TRIM TO BE POPLAR (PAINT) UNLESS OTHERWISE NOTED. EXTERIOR TRIM TO BE #1 CLEAR PINE (PAINT). NOTE: USE KIL ON ALL KNOTS PRIOR TO PRIMER COAT. ALL WOOD TO BE KEPT DRY AND MUST NOT BE PAINTED IN TEMPERATURES OF LESS THAN 10 DEGREES CELSIUS.
- ALL TRIM TO BE PRE-PAINTED (PRIMER + ONE COAT) PRIOR TO INSTALLATION.
- CONTRACTOR MUST RECEIVE PERMISSION FROM OWNER PRIOR TO INSTALLATION OF JOB SIGN.
- SEE INSTRUCTIONS TO CONTRACTOR FOR ADDITIONAL SPECIFICATIONS AND CASH ALLOWANCES.
- CONTRACTOR TO USE FLEXIBLE CORNER BEAD AT ALL RADIUSED DRYWALL EDGES.
- THESE WORKING DRAWINGS ARE BASED ON "MEASURED DRAWINGS" OF THE EXISTING BUILDING, NOT "RECORD DRAWINGS", WHICH ARE THE ORIGINAL CONSTRUCTION DRAWINGS REVISED TO REFLECT "AS BUILT" CONDITIONS. MEASUREMENTS HAVE BEEN TAKEN TO EXTERIOR SURFACES ONLY, AND EXCEPT WHERE NOTED NO ATTEMPT HAS BEEN MADE TO VERIFY HIDDEN CONDITIONS.
- NO REPRESENTATION IS MADE THAT THE BUILDING CONFORMS TO ANY CODE REQUIREMENTS, OR ANY
- CONSTRUCTION DRAWINGS THAT MAY HAVE BEEN PREPARED BY OTHERS.
- ALL DIMENSIONS ARE TO THE FINISH

ELECTRICAL SYSTEM

- CONTRACTOR TO COORDINATE STRUCTURAL JOISTS AND STUD LAYOUTS TO ACCOMMODATE THE ELECTRICAL
- POTLIGHTS, ETC. LOCATIONS
- NOTE: REPORT ANY LAYOUT DISCREPANCIES TO THE ARCHITECT PRIOR TO THE INSTALLATION. SEE ALSO ATTACHED REFLECTED CEILING PLANS AND ELECTRICAL SPECIFICATIONS.
- CONTRACTOR TO INSTALL APPROVED ELECTRICAL PANEL(S) OF ADEQUATE SIZE TO HANDLE ALL ELECTRICAL
- CONTRACTOR TO ENSURE EXISTING ELECTRICAL PANEL(S) IS ADEQUATE TO SERVE BOTH EXISTING AND PROPOSED ADDITION'S POWER REQUIREMENTS.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ONTARIO HYDRO PERMIT

DEMOLITION NOTES

REMOVE ALL WALLS, WINDOWS, DOORS ETC. SHOWN WITH A BROKEN LINE

- PROVIDE TEMPORARY SHORING AS REQUIRED FOR STRUCTURE ABOVE.
- MAKE GOOD ALL SURFACES DISTURBED, DAMAGED OR MARRED BY REMOVAL CAREFULLY REMOVE EXISTING RECESSED / SURFACE MOUNTED LIGHT FIXTURES
- FOR POSSIBLE REUSE.

SURVEY NOTES

BUILDER / GENERAL CONTRACTOR MUST RETAIN THE SERVICES OF A PROFESSIONAL SURVEYOR FOR THE STAKING OUT OF NEW FOUNDATIONS, SURVEYOR MUST BE GIVEN 72 HOURS NOTICE BEFORE BEING REQUIRED ON SITE.

TO BEGIN DEMOLITION/CONSTRUCTION

SITE FENCING-BUILDER / GENERAL CONTRACTOR MUST ENLOSE ENTIRE SITE WITH A FENCE THAT IS IN COMPLIANCE WITH THE CITY OF TORONTO MUNICIPAL CODE CHAPTER 363, ARTICLE III. THE MIN. REQUIREMENT IS A PLASTIC MESH FENCE, 1.2M HIGH, TIED TO POSTS SPACED NO MORE THAN 1.2M APART, WITH AN 11 GAUGE TOP AND BOTTOM WIRE THREADED THROUGH THE MESH AND LOOPED AROUND EACH POST. TO BEGIN DEMOLITION/CONSTRUCTION:

CONSTUCTION NOISE- ANY CONSTRUCTION WHICH GENERATES NOISE IS PROHIBITED IN RESIDENCIAL AREAS BETWEEN THE

AT VARIOUS STAGES OF CONSTRUCTION AS REQUIRED BY DIVISION C, PART 1, ARTICLE 1.3.5.1. OF THE ONTARIO BUILDING

- HOURS OF 7:00PM ONE DAY TO 7:00AM THE NEXT DAY, 9:00AM ON SATURDAYS, AND ALL DAY SUNDAY AND STATUTORY CALL FOR INSPECTIONS- THE BUILDER/ GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE BUILDING INSPECTION OFFICE
- CODE. THE PHONE NUMBER FOR THE BUILDING INSPECTION OFFICE RESPONABILE FOR THE PROJECT'S AREA WILL BE INCULDED IN THE PERMIT DOCUMENTS.
- PERMIT PLANS- THE PERMIT PLANS AND SPECIFICATIONS MUST BE ON THE SITE AT ALL TIMES. THE PERMIT PLANS AND SPECIFICATIONS PROVIDED TO THE BUILDER/ GENERAL CONTRACTOR WILL BE USED FOR INSPECTIONS.

- 5" MIN. PROJECTION X 8" DEEP POURED CONCRETE - 2 - 15M HORIZONTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W / 10 M REBAR DOWELS @ 32" O.C. - FOOTINGS (MINIMUM 2200 PSI @ 22 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SOIL CAPABLE OF 3,000 PSF LOADING BOTTOM OF FOOTING TO BE MIN. 4' - 0" BELOW LOWEST GRADE ON JNDISTURBED SOIL
NOTE: CONTRACTOR RESPONSIBLE FOR DETERMINING SHORING METHOD - NOTE: CONTACTOR RESPONSIBLE FOR DETERMINING SHORING I AND / ORTHE EXTENT OF UNDERPHINING (IF REQUIRED) AT NEIGHBOURING PROPERTIES' STRUCTURES. NOTE ANGLE OF REPOSE BETWEEN FOOTINGS NOT TO EXCEED 7:11 (VERT.: HORIZ.) ALL FOOTINGS TO BE HAND CLEANED AND CONCRETED IMMEDIATE AFTER EXCAVATION. POUR A SKIM COAT OF CONCRETE ON THE AF IER EXCAVAIUN. POUR A SKIM COAI OF CONCRETE ON 1 HE BEARING SURFACES OF ALL FOOTING EXCAVATIONS IMMEDIATELY AFTER THE FOOTINGS HAVE BEEN CLEANED, INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER.

- IF VARIABLE SUBSOIL CONDITIONS OCCUR, A GEOTECHNICAL ENGINEER SHOULD INSPECT ALL FOOTING FOUNDING LEVELS IMMEDIATELY PRIOR TO PLACING OF EITHER

REINFORCING BARS OR CONCRETE TO ENSURE COMPLIANCE WITH THE ALLOWABLE SOIL BEARING PRESSURE.

(2) FOUNDATION
FOOTINGS TO BE FOUNDED ON NATIVE, INORGANIC. SLOPE BETWEEN STEPPED OR ADJACENT FOOTINGS SHALL HAVE A

EXTERIOR FOOTINGS WILL BE FOUNDED AT A LEVEL AT LEAST 4'-0" BELOW FINISHED GRADE.

(3) CONCRETE SLAB ON GRADE COMPRESSIVE STRENGTH OF 32 MPA AND 5 - 8% AIR ENTRAINMEN 6 MIL. VAPOR / MOISTURE BARRIER "SUPER SIX" TURNED AT INSIDE FACE OF FOUNDATION WALL
-5" MIN. COMPACTED CRUSHED CLEAR LIMESTONE ON UNDISTURBED SOIL - NOTE: USE 32MPA AND 5-8% AIR ENTRAINMENT MIN. COMPRESSIVE HT CONCRETE IN ALLGARAGE (INCLUDING INTERIOR GARAGES) SLOPE TO DRAIN @ MINIMUM 1 % SLOPE AS APPLICABLE

4 EXTERIOR WALL HORIZONAL WOOD SIDING | EXTERIOR WALL HORIZONAL WOOD SIDING |
-1" X 6" SOLID WOOD SIDING BY "MAIBEC" RABBITED BEVEL PROFILE, STAINED (COLOUR TO BE DECIDED)
-2" RIGID INSULATION MIN. R10
-11/2" ORIENTED STRAND BOARD (OSB)
-2 X 6 STUDS AT 16" O.C.
-5.5" HIGH DENSITY BATT INSULATION (R-24)
-6 MIL. VAPOUR / AIR BARRIER "SUPER SIX". LAP ALL JOINTS MIN. 3" AND SEAL W/ ACOUSTIC TYPE SEALANT
-1/2" DRYWALL. 5/8" "TYPEX" DRYWALL, WHERE SETBACK IS LESS THAN 4" AWAY FROM PROPERTY LINE.

5 EXTERIOR WINDOWS / DOORS ALL WINDOWS ARE TO BE WOOD FRAMED CASEMENTS SEALED CLEAR WOOD INTERIOR AND "FLEXACRON"
FACTORY PREFINISHED EXTERIOR SURFACES c/w FOLDING TYPE CRANK HANDLE
- ALL GLAZING TO BE CLEAR LOW "E" SEALED THERMOPANE UNITS, ARGON GAS FILLED, 7/8" OVERALL - ALL GLAZING TO BE CLEAR LOW "E" SEALED THERMOPANE UNITS, ARGON GAS FILLED, 7/8" OVERALL
THICKNESS
- CONTRACTOR TO SUBMIT NAME AND TYPICAL DETAILS OF PROPOSED MANUFACTURER TO THE ARCHITECT
FOR APPROVAL.
- NOTE: CONTRACTOR TO SUPPLY AND INSTALL 6" SMOOTH CUT LIMESTONE THRESHOLD AT ALL EXTERIOR
DOORS AND 5" AT ALL WINDOWS (UNLESS OTHERWISE NOTED).
- WINDOW AND DOOR FRAMING:
WINDOW/DOOR HEADER TO BE AT U/S OF JOISTS DIRECTLY ABOVE SWIMMING POOLS:
WINDOW/DOOR HEADER TO BE AT U/S OF JOISTS DIRECTLY ABOVE SWIMMING POOLS:
WINDOWS IN THE SAID WALLS ARE TO HAVE A SILL HEIGHT OF 4'-11"(1.5M)min. OR A GUARD TO BE
PERMANENTLY INSTALLED ON THE WINDOW TO PREVENT THE PASSAGE OF A 4" DIA. SPHERICAL OBJECT

16) ROOF CONSTRUCTION / LOW SLOPE
- ASPHALT SHINGLES (25 YEARS) - COLOI
- 1/2" PLYWOOD SHEATHING (WITH 'H CL
- 2" X 10" RAFTERS OR AS PER ROOF STF
- AT 16" O.C.
- PROVIDE ICE AND WATER SHIELD EAVE
INTERIOR FACE OF EXTERIOR WALL MIN
- PREFINISHED ALUMINUM DRIPEDGE BE
- PREFINISHED ALUMINUM EAVESTROUGH ON
- VENTED ALUMINUM EAVESTROUGH ON
- VENTED ALUMINUM EAVESTROUGH ON
- VENTED ALUMINUM SOFFIT WI INSECT SI

6 FLOOR ASSEMBLY (1 HOUR FRR) PLOUR ASSEMBLE (THOUR FIRS)

FINISHED FLOORING OVER 5/8" PLYWOOD GLUED AND
SCREWED TO JOISTS; STAGGER JOINTS

- 2X10 WOOD JOISTS @ 16" (406mm) O.C.

- 5/8" (15,9mm) TYPE X GYPSUM BOARD CEILING

- PROVIDE 2" X 2" CROSS BRIDGING OR SOLID BLOCKING AT MAX. 6"-0"O.C.

- 3/4" X 2 1/4" SELECT RED OAK T & G STRIP FLOORING - BLIND NAIL TO EXISTING / NEW SUBFLOOR. INSTALL WAXED BUILDING PAPER OVER SUBFLOOR PRIOR (USE PREFINISHED HARDWOOD FLOORING - CONFIRM W/ OWNER / SAND STRIP FLOORING TO EXPOSE NATURAL WOOD USING THREE (3) STAGE SANDING PROCESS. FINISH WITH 100 GRIT PAPER. STAIN COLOUR TO BE DETERMINED (IF APPLICABLE

- APPLY THREE (3) COATS HIGH QUALITY URETHANE, SANDING LIGHTLY BETWEEN COATS. - NOTE: NO SEALER TO BE USED!

GALVANIZED WIRE MESH, SCRATCH CEMENT COAT UNLESS FLOOR IS LOWERED TO ACCOMIDATE TILE IN WHICH CASE GYPCRETE IS TO BE USED. TILING / GROUTING (COLOUR TO BE DETERMINED)

- SOLID WOOD (UNLESS NOTED OTHERWISE) 1 3/4" THICK WITH RECESSED FLAT MDF PANEL (S) TO MATCH EXISTING DOOR PANEL AND RAIL STILE PROPORTIONS. DOOR HEIGHTS: ABOVE 9' CEILING 8'-0" DOORS 8'-6" AND LESS 6'-8", (INCLUDING BASEMENTS)

(10) DOORS WITH SELF-CLOSER INSULATED HOLLOW METAL GAS TIGHT DOOR COMES WITH SELF-*LOSER & WEATHER STRIP DOOR HEIGHTS: ABOVE 9' CEILING 8'-0" DOORS (11) TYPICAL INTERIOR PARTITION

(12) DRYWALL INSTALLATION ALL DRYWALL TO BE INSTALLED WITH BEVELLED EDGE JOINTS FACING EACH OTHER ONLY ONE HORIZONTAL JOINT WILL BE ALLOWED. IF AN ADDITIONAL HORIZONTAL JOINT S REQUIRED DUE TO WALL HEIGHTS, THE JOINTS MUST BE PLACED AT THE BOTTOM OF

USE 4'-6" WIDE BOARDS FOR 9'-0" HIGH CEILINGS.

- ALL INTERIOR WOOD TRIM: ONE COAT OIL BASED PRIMER, TWO (2) - ALL INTERIOR WOOD TRIM: ONE COAT OIL BASED PRIMER; TWO (2)
COATS SEMI- GLOSS OIL
- ALL DRYWALL SURFACES: ONE COAT LATEX SEALER. TWO (2) COATS
SATIN / EGGSHELL LATEX
- ALL EXTERIOR WOOD TRIM: ONE COAT OIL BASED PRIMER, 2 COATS OIL
FINISH - ENAMEL GLOSS
- ALL COLOURS TO BE SELECTED BY ARCHITECT / CLIENT.
- NOTE: REPAINT ALL WOOD DOORS AND WINDOWS PRIME PLUS ONE
FINISH COAT PRIOR TO INSTALLATION.

(14) STARS

MAX. RISE: 7 7/8"

MIN. RUN: 8 1/4"

MIN. TREAD: 9 1/4"

MIN. NOSING: 1" WHEN RUN LESS THAN 9 7/8"

MIN. WIDTH: 2-10" BETWEEN WALL FACES

MIN. HANDRAIL HEIGHT: 3'-2"

THE WALL IN THE BASEBOARD AREA.

(13) PAINTING

MAX. HANDRAIL HEIGHT: 3'-2"

(15) GUARD DESIGN LOADS
MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD
AT THE TOP OF EVERY REQUIRED GUARD SHALL BE:

1) A UNIFORM LOAD OF 50 LB/FT OR A CONCENTRATED LOAD OF 225 LBS
2) A VERTICAL LOAD OF 100 LB/FT,
WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD
3) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR
A CONCENTRATED LOAD OF 113 LBS AT ANY POINT
OPENING THROUGH ANY GUARD SHALL BE OF SIZE,
WHICH WILL PREVENT THE PASSAGE OF A SPHERICAL OBJECT

WHICH WILL PREVENT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF MORE THAN 4 IN. GUARDS SHALL BE DESIGNED/INSTALLED SO THAT NO MEMBER ATTACHED OR WALKING SURFACE WILL FACILITATE CLIMPING. - ASPHALT SHINGLES (25 YEARS) - COLOUR TO BE DETERMINED - 1/2" PLYWOOD SHEATHING (WITH 'H' CLIPS IF USING TRUSSES) - 2" X 10" RAFTERS OR AS PER ROOF STRUCTURE- W/ 2" X 6" COLLAR TIES @ MID HEIGHT

INTERIOR FACE OF EXTERIOR WALL. MIN. 3" LAP AND 6" END LAP (AS PER 9.26.5 OBC) - PREFINISHED ALUMINUM DRIPEDGE BELOW SHINGLES - PREFIN. ALUMINUM EAVESTROUGH ON ALUMINUM FASCIA AND VENTED ALUMINUM SOFFIT W/ INSECT SCREEN TO MATCH EXIST - 2" X 6" CEILING JOISTS @ 16" O.C. - 11" (R-60) BATT INSULATION - BAFFLE AS REQUIRED FOR VENTILATION - 6 MIL. VAPOUR / AIR BARRIER "SUPER SIX". LAP ALL JOINTS MIN. 3" AND SEAL W/ ACOUSTIC TYPE SEALANT

- 1/2" DRYWALL. (17) ROOF/ATTIC VENTILATION NOOF/ATTIC VENTILATION

- CONTRACTOR TO PROVIDE ADEQUATE VENTILATION AT BOTH NEW
AND EXISTING STRUCTURE - MIN. VENT AREA: 1/300 (1/150 FOR FLAT ROOFS) OF
INSULATED CEILING AREA; ENSURE INSECT SCREEN.

- VENTS TO BE UNIFORMLY DISTRIBUTED

- NOTE: ROOF / ATTIC VENTS MUST NOT BE PLACED AT FRONT
ELEVATION / ROOF LINE.

- CHECK ELEVATION DRAWINGS FOR ANY SPECIFIC ROOF VENT
LOCATIONS

OCATIONS SOFFIT VENTS TO BE INSECT SCREENED COLOUR OF ROOF VENTS TO MATCH SH (18) BARRIER FREE DOOR - MIN. 900MM CLEAR SPACE IN OPEN POSITION - WIN. 900MIM CEAR SPACE IN OPEN POSITION
- CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN
CASE OF EMERGENCY
- CONTAIN A GRASPABLE LATCH-OPERATING MECHANISM LOCATED NOT LESS THAN 900MM AND NOT MORE THAN 1000MM ABOVE THE FINISHED FLOOR 900MM AND NOT MORE THAN 1000MM ABOVE THE FINISHED FLOOR T IF IT IS AN OUTWARD SWING DOOR, A DOOR PULL NOT LESS THAN 140MM LONG LOCATED ON THE INSIDE SO THAT ITS MIDPOINT IS NOT LESS THAN 200MM AND NOT MORE THAN 300MM FROM THE LATCH SIDE OF THE DOOR AND NOT LESS THAN 900MM AND NOT MORE THAN 1100MM ABOVE THE FINISHED FLOOR IF IT IS AN OUTWARD SWINGING DOOR, A DOOR CLOSER, SPRING HINGES OR GRAVITY HINGES, SO THAT THE DOOR CLOSES AUTOMATICALLY
- BE EQUIPPED WITH A DOOR CLOSER AND POWER DOOR OPERATOR

- SHALL BE EQUIPED WITH A SEAT LOCATED NOT LESS THAN 430MM - SHALL BE EQUIPED WITH A SEAT LOCATED NOT LESS THAN 430MM AND NOT MORE THAN 485MM ABOVE THE FINISHED FLOOR -BE EQUIPPED WITH HAND OPERATED FLUSHING CONTROLS THAT ARE EASILY ACCESSIBLE TO A WHEELCHAIR USER OR TO BE AUTOMATICALLY OPERABLE BE EQUIPPED WITH A BACK SUPPORT WHERE THERE IS NO SEAT. ID OR TANK NOT HAVE A SPRING-ACTIVATED SEAT HAND-OPERATED FLUSHING CONTROLS SHALL BE OPERABLE

ISING A CLOSED FIST AND WITH A FORCE OF NOT MORE THAN 22.. WATER CLOSET TO BE LOCATED SO THAT THE CENTRE LINE OF THE W.C. IS NOT LESS THAN 460MM AND NOT MORE THAN 480MM FROM ONE SIDE WALL AND A CLEAR TRANSFER SPACE AT LEAST 900MM WIDE AND 1500MM DEEP IS PROVIDED ON THE OTHER SIDE

 BARRIER FREE LAVATORY
 TO BE LOCATED SO THAT THE DISTANCE BETWEEN THE CENTRE LINE OF THE LAVATORY AND THE SIDE WALL IS NOT LESS THAN 460MM
 BE MOUNTED SO THAT THE TOP OF THE LAVATORY IS NOT MORE THAN 840MM ABOVE THE FINISHED FLOOR
 HAVE A CLEAPANCE BENEATH THE LAVATORY NOT LESS THAN: - HAVE A CLEARANCE BENEATH THE LAVATORY NOT LESS THAN:

- HAVE A CLEARANCE BENEATH THE LAVATORY NOT LESS THAN:
(i) 920MM WIDE
(ii) 735MM HIGH AT THE FRONT EDGE
(iii) 685MM HIGH AT A POINT 205MM BACK FROM THE FRONT EDGE
(iv) 350MM HIGH FROM A POINT 300MM BACK FROM THE FRONT EDGE TO THE WALL
- HAVE INSULATED PIPES WHERE THEY WOULD OTHERWISE PRESENT A BURN HAZARD OR
HAVE WATER SUPPLY TEMPERATURE LIMITED TO A MAXIMUM OF 43 DEGREES CELSIUS
- BE EQUIPPED WITH FAUCETS THAT HAVE LEVER TYPE HANDLES WITHOUT SPRING
LOADING OR OPERATE AUTOMATICALLY AND THAT ARE LOCATED SO THAT THE DISTANCE
FROM THE CENTRE LINE OF THE FAUCET TO THE EDGE OF THE BASIN OR, WHERE THE
BASIN IS MOUNTED IN A VANITY, TO THE FRONT EDGE OF THE VANITY, IS NOT MORE THAN
485MM 485MM
- HAVE A MINIMUM 1370MM DEEP FLOOR SPACE TO ALLOW FOR A FORWARD APPROACH, OF WHICH A MAXIMIM OF 500MM CAN BE LOCATED UNDER THE LAVATORY
- HAVE A SOAP DESPENSER THAT IS:

(i) LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS

(ii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE

FINISH FLOOR

(iii) LOCATED NOT MORE THAN 610MM, MEASURE HORIZONTALLY, FROM THE EDGE OF THE LAVATORY

(iv) OPERABLE WITH ONE HABD

-HAVE A TOWEL DISPENSER OR OTHER HAND DRYING EQUIPMENT THAT IS

(i) LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS

(ii) LOCATED SO THAT THE DISPENSING HEIGHT IS NOT MORE THAN 1200MM ABOVE THE

v) LOCATED NOT MORE THAN 610MM MEASURED HORIZONTALLY FROM THE EDGE OF THE

) GRAB BAR

- SHALL BE AT LEAST 600 MM IN LENGTH
- BE WALL MOUNTED HORIZONTALLY FROM 840 MM TO 920 MM ABOVE THE FINISHED FLOOR AND,
WHERE THE WATER CLOSET HAS A WATER TANK, BE WALL MOUNTED 150 MM ABOVE THE TANK
- BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY
- BE NOT LESS THAN 35 MM AND NOT MORE THAN 40 MM IN DIAMETER
- HAVE A CLEARANCE OF NOT LESS THAN 36 MM AND NOT MORE THAN 50 MM FROM THE WALL TO
THE INSIDE SURFACE OF THE GRAB BAR, AND HAVE A SLIP-RESISTANT SURFACE

- 1/2" PLYWOOD BEHIND - 5/8" "TYPE X" DRYWALL FOR FIRE PROTECTION. TAPED AND SPACKLED. - PROVIDE HIGH DENSITY POLYETHYLENE LAP, TAPE AND SEAL ALL JOINTS TO INTERIOR WALLS AND CEILING

(23) WOOD DECK AND STEPS

- MYERS S-25 FULLY SUBMERSIBLE SUMP PUMP C/W PLASTIC BASIN AND SEALED LID FLUSH WITH SURROUNDING FINISHED FLOOR (OR POURED CONCRETE IN SITU PIT 24" X 24" X 42" DEEP OR AS NOTED)
- SUMP PUMP TO HAVE HIGH-WATER ALARM, CONNECT TO POWER SOURCE EJECT SUMP TO GRADE, ENSURE POSITIVE SLOPE AWAY FROM FOUNDATION WALL. - NOTE: ALL BASEMENT FLOOR DRAINS, WALKOUT DRAINS, WINDOW WELL AREA DRAINS, ETC. TO BE CONNECTED TO SUMP PIT. BELOW GRADE GARAGE TRENCH DRAIN AND CATCH BASIN TO BE CONNECTED TO A DEDICATED SUMP PIT AND PUMP - INSULATE DRAIN

⟨25⟩ WEEPING TILES - 4" DIA. CORRUGATED PLASTIC WEEPING TILE W/ FILTER "SOCK" (TERRAFIX 270R OR SIMILAR POROUS FIBRE GEOTEXTILE) SET AT OTTOM OF FOOTING SURROUND WEEPING TILE WITH 12" MIN. LAYER OF 3/4" SIZE CLEAR LIMESTONE AND SUBSEQUENTLY WRAPPED I NON CLOGGING GEOTEXTILE FILTER CLOTH SLOPE WEEPING TILE TO FROST FREE SUMP PIT & PUMP OR TO DRAIN. IOTE: PROVIDE ACCESS FOR WEEPING TILE CLEAN OUT AT NUMEROUS LOCATIONS (26) ACOUSTICAL TREATMENT

FIRM NAME: QBS ARCHITECTS INC. 1670 BAYVIEW AVENUE, SUITE 501

15032 YONGE STREET, AURORA

CERTIFICATE OF PRACTICE NUMBER: 5235

ONTARIO'S BUILDING CODE DATA MATRIX PART

TORONTO, ON

NAME OF PROJECT:

PROJECT DESCRIPTION

MAJOR OCCUPANCY(S)

NUMBER OF STOREYS

BUILDING CLASSIFICATION

STANDPIPE REQUIRED

FIRE ALARM REQUIRED

ACTUAL CONSTRUCTION:

MEZZANINE(S) AREA (m²):

1st FLOOR:

2nd FLOOR:

3rd FLOOR:

BARRIER-FREE DESIGN

REQUIRED FIRE

SIDE (NORTH) SIDE (SOUTH)

REAR (WEST)

HAZARDOUS SUBSTANCES

RESISTANCE RATING FLOORS

FLOORS

MEZZANINE

SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS

1256.80 116.76 39.15 11.93

1257.33 | 116.81 | 39.86 | 12.15 |

855.95 79.52 43.93 13.39

ROOF:

OCCUPANT LOAD BASES ON:

SPRINKLER SYSTEM PROPOSE

WATER SERVICE/SUPPLY IS ADEQUATE:

CONSTRUCTION RESTRICTIONS: NON-COMBUSTIBLE REQUIRE

m²/PERSON

OCCUPANCY D

OCCUPANCY D

OCCUPANCY D

OCCUPANCY

HORIZONTAL ASSEMBLIES FRR (HOURS)

FRR OF SUPPORTING MEMBERS

0 HOURS

N/A HOURS

(28) FOUNDATION WALL (CRAWL SPACE)

- FINISHED FLUUKING OVER 3/4" T & G PLY SHEATHING GLUED AND SCREWED TO JOISTS; STAGGER JOINTS
- 6 MIL. VAPOUR / AIR BARRIER "SUPER SIX" WITH ALL JOINTS SEALED W/ ACOUSTIC TYPE SFAI ANT DISTS (AND CROSS BRIDGING IF APPLICABLE) AS NOTED IN PLAN - 8 1/2" (R-28) BATT INSULATION ON GALVANIZED CHICKEN WIRE MESH STAPLED TO UNDERSIDE OF JOISTS - SPRAY 5" (R-32) OF 2 LB / FTCU. POLYURETHANE SPRAY FOAM BY "ISOFOAM"

- MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, AND A B.M.E.C. APPROVED DRAINAGE LAYER SUCH AS "DELTA MS" - 2 COATS ASPHALT EMULSION 2 1/2" RIGID INSULATION IN CRAWLSPACE (MIN. R12 - 2" POURED CONCRETE SLAB IN CRAWL SPACE NOTE: CLEAR HEIGHT TO BE MIN. 18".

- METAL GRILLE WITH INSECT SCREEN MECHANICAL RUNS. PLUMBING RUNS AND STRUCTURE TO ELIMINATE NEED FOR BULKHEADS.

(30) GRAB BAR (L-SHAPE)

- SHALL BE CONTINUOUS L-SHAPED WITH 750 MM LONG HORIZONTAL AND VERTICAL COMPONENTS
- BE WALL MOUNTED WITH THE HORIZONTAL COMPONENT 750 MM ABOVE THE FINISHED FLOOR AND THE VERTICAL COMPONENT 150 MM IN FRONT OF THE WATER CLOSET
- BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY
- BE NOT LESS THAN 35 MM AND NOT MORE THAN 40 MM IN DIAMETER
- HAVE A CLEARANCE OF NOT LESS THAN 36 MM AND NOT MORE THAN 40 MIN FROM THE WALL TO THE INSIDE SURFACE OF THE GRAB BAR, AND HAVE A SLIP-RESISTANT SURFACE

-UNIVERSAL WASHROOM TO COMPLY WITH O.B.C. 3.8.3.12. - SHALL HAVE AN EMERGENCY CALL SYSTEM THAT CONSISTS OF AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE MASHROOM HAVE AN EMERGENCY SIGN THAT CONTAINS THE WORDS IN THE EVENT OF AN EMERGENCY PUSH - HAVE AN EMBERGENCY SIGN HAI LOWININS HE WORDS IN HIE EVENT OF AN EMBERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE IN LETTERS AT LEAST 25 MM HIGH WITH A 5 MM STROKE AND THAT IS POSTED ABOVE THE EMBERGENCY BUTTON - HAVE LIGHTING CONTROLLED BY A MOTION SENSOR CONFORMING TO SENTENCE 12.2.4.1.(2). -EQUIPPED WITH A COAT HOOK MOUNTED NOT MORE 1200mm ABOVE THE FINISHED FLOOR ON A SIDE WALL AND PROJECTING NOT MORE THAN 50mm FROM THE WALL AND A SHELF NOT MOUNTED MORE THAN 1100mm ABOVE THE FINISHED FLOOR.

PROJECT 15032 YONGE ST AURORA, ON **L4G 2L4**

Owner

CLIENT



REVISIONS Description Date

2022/08/30

ISSUED FOR ZONING

ISSUED FOR REVISION FOR BP

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

ARCHITECTS
SABA AL MATHNO
LICENCE
6963

responsible control with respect t design activities. The architect's sea

References are to Division B unles

noted [A] for Division A or [C] for

1.4.1.2.[A] & 3.2.1.1. 1.4.1.2.[A] & 9.10 3.2.2.10 & 3.2.5 9.10.20

2.1.1.[A] 9.10.1.3

9.10.2

1.4.1.2.[A]

1.4.1.2.[A]

9.10.8.2

INDEX

N/A

N/A

9.10.18

OBC REFERENCE

PART 11 PART 3 X PART 9

1.4.1.2.[A]

1.4.1.2.[A]

3.2.2.20-.83

3.2.2.20-.83

3.2.2.17

INDEX

3.2.9

3.2.4

3.2.5.7

3.2.2.20-.83

3.2.2.20-.83

3 2 1 1 (3)-(8) 9 10 4 1

3.3.1.2. & 3.3.1.19 9.10.1.3(4

IN LIEU OF ROOF

11.1 TO 11.4 2.1.1.[A]

ADDITION

SELECTED COMPARTMENTS SELECTED FLOOR AREAS

COMBUSTIBLE PERMITTED

BASEMENT ONLY NOT REQUIRED

YES (MUNICIPAL

COMBUSTIBLE

X DESIGN OF BUILDING

LOAD 9 PERSONS

LOAD 9 PERSONS

LOAD 0 PERSONS

LOAD ___ PERSONS

LOAD ___ PERSONS

NO (EXPLAIN) BUILDING IS A HOUSE (EXEMPT

% OF OPENINGS (sq.m)

%14.54 (16.98m²)

%100 %9.46 (7.52 m²)

904.45 84.03 60.86 18.55 %100 %14.91 (12.53 m²) EXISTING TO REMAIN

LISTED DESIGN No. OR DESCRIPTION (SG-2)

LISTED DESIGN No. OR DESCRIPTION (SG-2)

L/H PERMITTED PROPOSED FRR LISTED COMB. COMB. OR MAX % OF % OF (HOURS) DESIGN OR CONST. CONST. NONC.

CHANGE OF USE

COMMERCIAL (PERSONAL BUSINESS) GROUP D

EXISTING: 177.62 NEW: 193.02

ABOVE GRADE: 2 BELOW GRADE: 1





ORONTO - CANADA 416.546.2040 info@ghsarchitects.c

DRAWING TITLE

GENERAL NOTES AND OBC DATA MATRIX

DRAWN CHECKED SCALE @ ARCH D 2017-04-18 **GRAPHIC SCALE**

PROJECT NO. 160112

STAGE DRAWING NO.

LOCATION REVISION **AURORA**

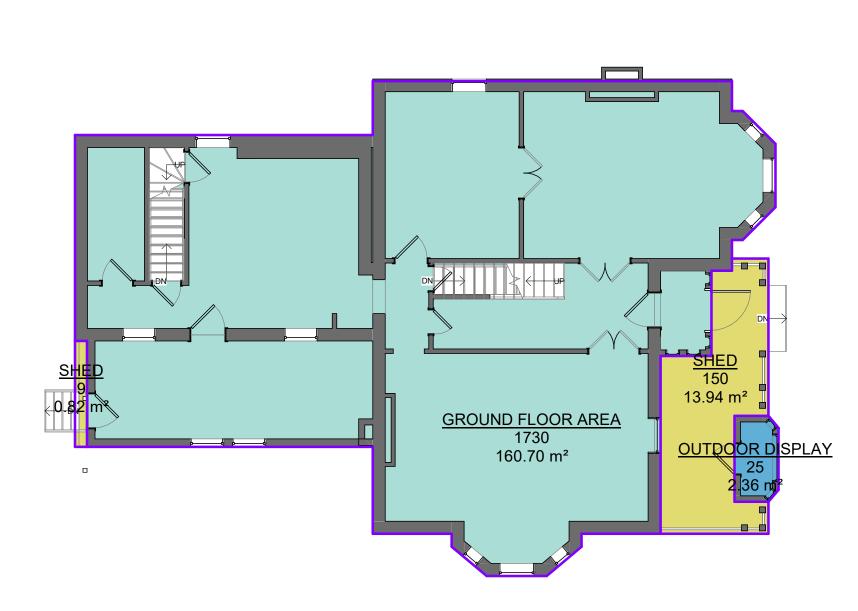
Area Schedule (Gross Building)				
Level	Area	AREA (SM)		
GROUND FLOOR	1729.81 SF	160.70 m ²		
SECOND FLOOR	1841.28 SF	171.06 m²		
	3571.09 SF	331.76 m²		

Building Area Legend

GROUND FLOOR AREA

OUTDOOR DISPLAY

SHED



GROUND FLOOR-EXISTING

1 EX-008

Building Area Legend

SECOND FLOOR AREA



2 SECOND FLOOR-EXISTING

15032 YONGE ST AURORA, ON L4G 2L4

Owner



REVISIONS				
No.	Description	Date		
02	ISSUED FOR ZONING	2022/09/20		
02	ISSUED FOR ZONING ISSUED FOR REVISION FOR BP	2022/08/30 2020/10/23		
UI	1330ED FOR REVISION FOR DE	2020/10/23		

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS





TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

EXISTING AREA PLANS

DRAWN
DS
SCALE @ ARCH D
DATE
10/20/22

1

PROJECT NO.

160112

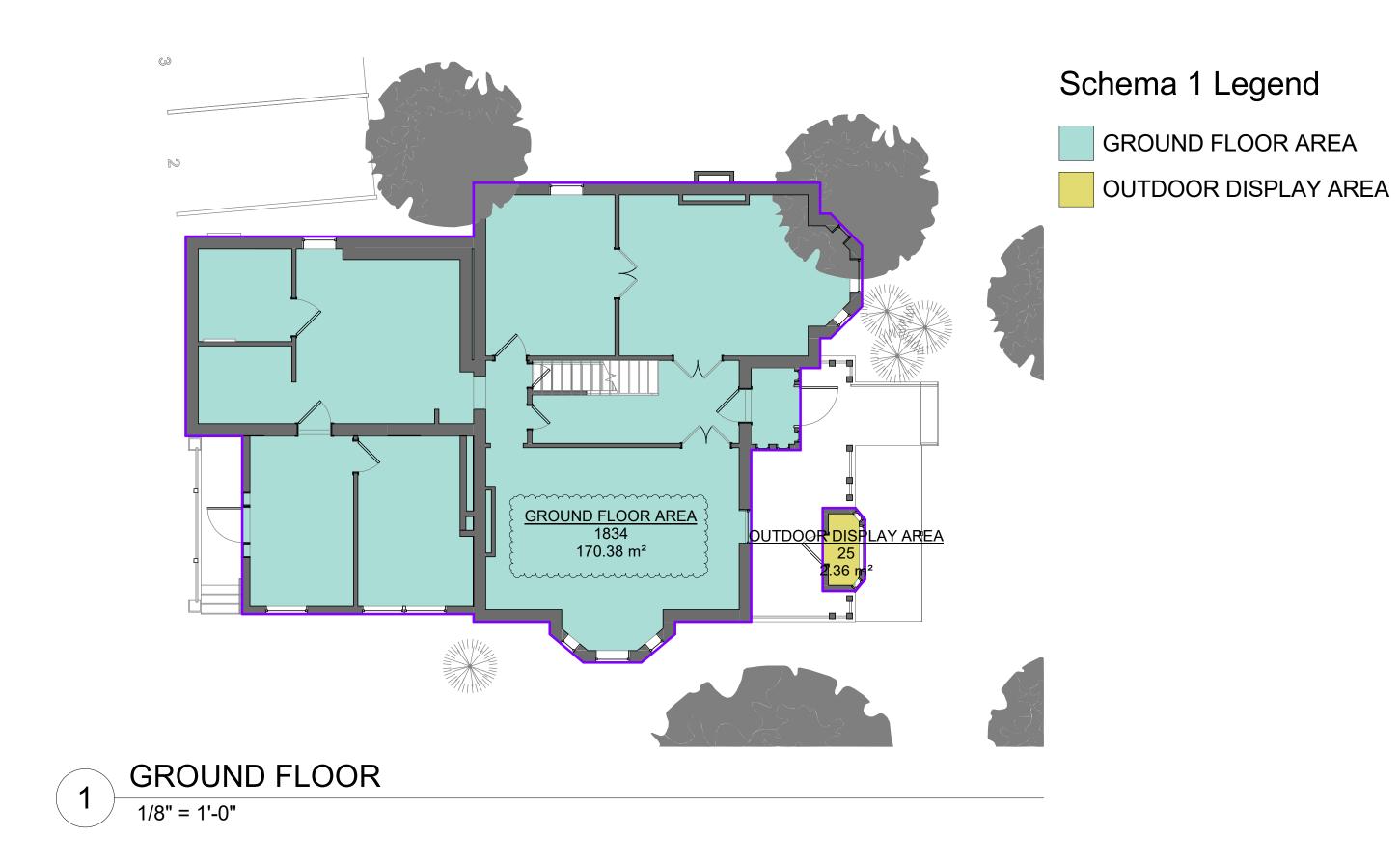
ZO

A0-004

LOCATION REVISION 02

Area Schedule (Gross Building - Proposed)			
Level	Area	AREA SN	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	~~~~~~	~~~~~~	
GROUND FLOOR	1834.00 SF	170.38 m ²	
GROUND FLOOR SECOND FLOOR	1834.00 SF 2005.03 SF	170.38 m ² 186.27 m ²	

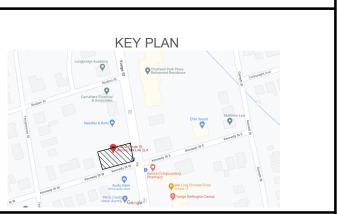
Area Schedule	(Gross Building - P	roposed)
Level	Area	AREA SM
		~~~~~
GROUND FLOOR	1834.00 SF	170.38 m ²
SECOND FLOOR	2005.03 SF	186.27 m²
	3839.03 SF	356.66 m ²





PROJECT 15032 YONGE ST AURORA, ON L4G 2L4

Owner



REVISIONS Description ISSUED FOR ZONING 2022/08/30 ISSUED FOR REVISION FOR BP 2020/10/23

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.





TORONTO - CANADA 416.546.2040 info@qbsarchitects.c

AREA PLANS

CHECKED

PROJECT NO.

160112

REVISION AURORA