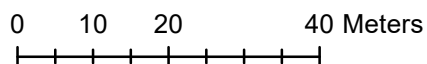
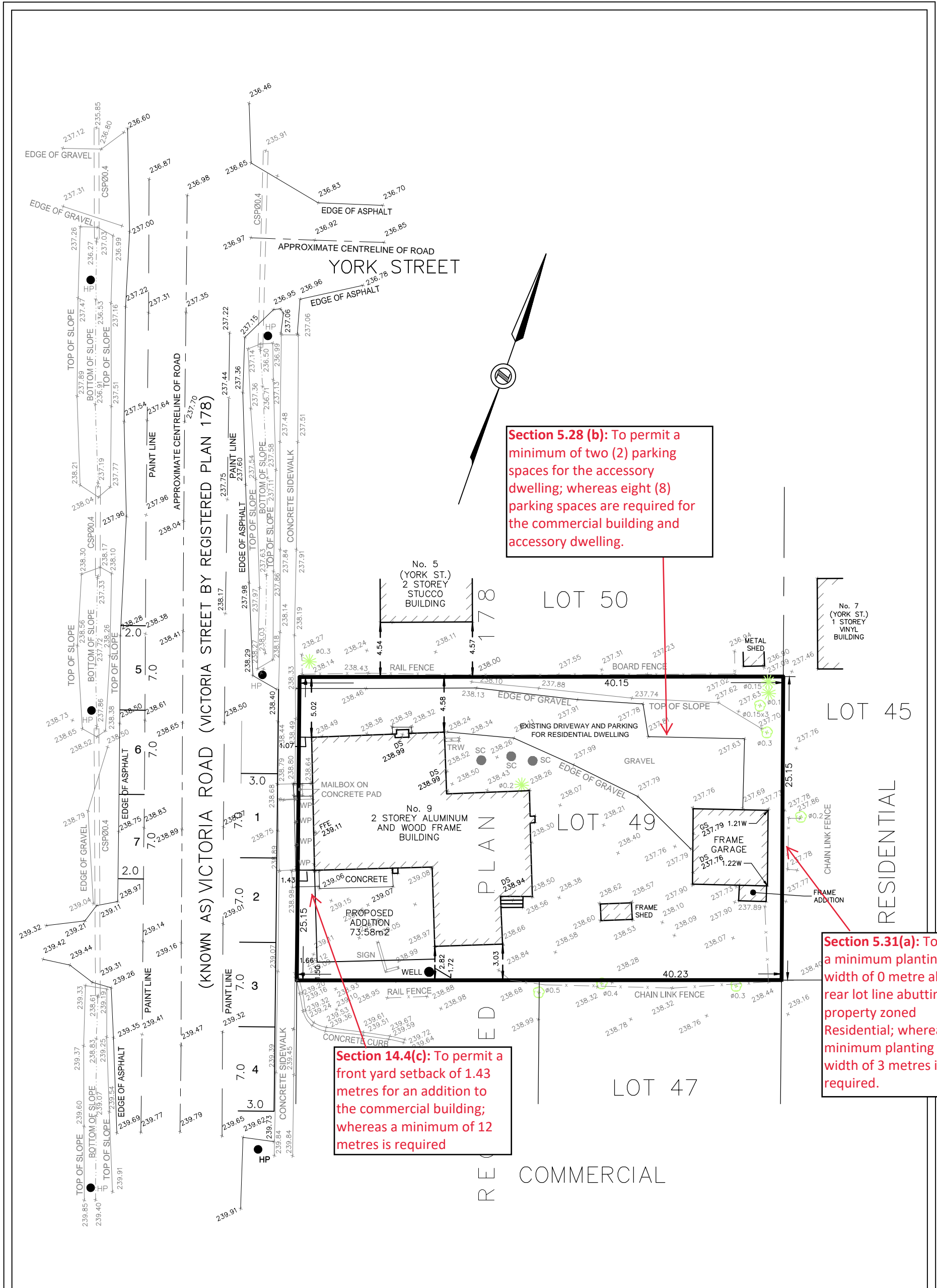


LOCATION MAP



SUBJECT LAND





Section 5.28 (b): To permit a minimum of two (2) parking spaces for the accessory dwelling; whereas eight (8) parking spaces are required for the commercial building and accessory dwelling.

Section 14.4(c): To permit a front yard setback of 1.43 metres for an addition to the commercial building; whereas a minimum of 12 metres is required

Section 5.31(a): To permit a minimum planting strip width of 0 metre along the rear lot line abutting a property zoned Residential; whereas a minimum planting strip width of 3 metres is required.

KEY MAP

■ Subject Property

NTS

— Subject Lands - 1010m²

REGISTERED COMMERCIAL

CONCEPTUAL SITE PLAN
 URSHIL PATEL
 9 VICTORIA ROAD
 LOT 49, REGISTERED PLAN 178
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

0m 5m 10m METRIC
ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE TAKEN FROM THE FACE OF CURB UNLESS OTHERWISE NOTED

No.	Revisions	Date
1		
2		
3		
4		

Michael Smith PLANNING CONSULTANTS
 DEVELOPMENT COORDINATORS LTD.

Drawn By: VT Date: FEB 10, 2024 Drawing Number: 1446-00
 Checked By: M.R.E.S. Scale: 1 : 1000
 Approved By: M.R.E.S.

3/8/2023 10:38:02 AM Copyright Pro Vision Architecture Inc. O.A.A. Duplication or reproduction by any means without the express written consent of Pro Vision Architecture Inc. O.A.A. is a violation of Federal and International law. The information contained on this document are the intellectual property of Pro Vision Architecture Inc. O.A.A. and all rights thereto are Reserved.

VICTORIA STREET

LOT 50

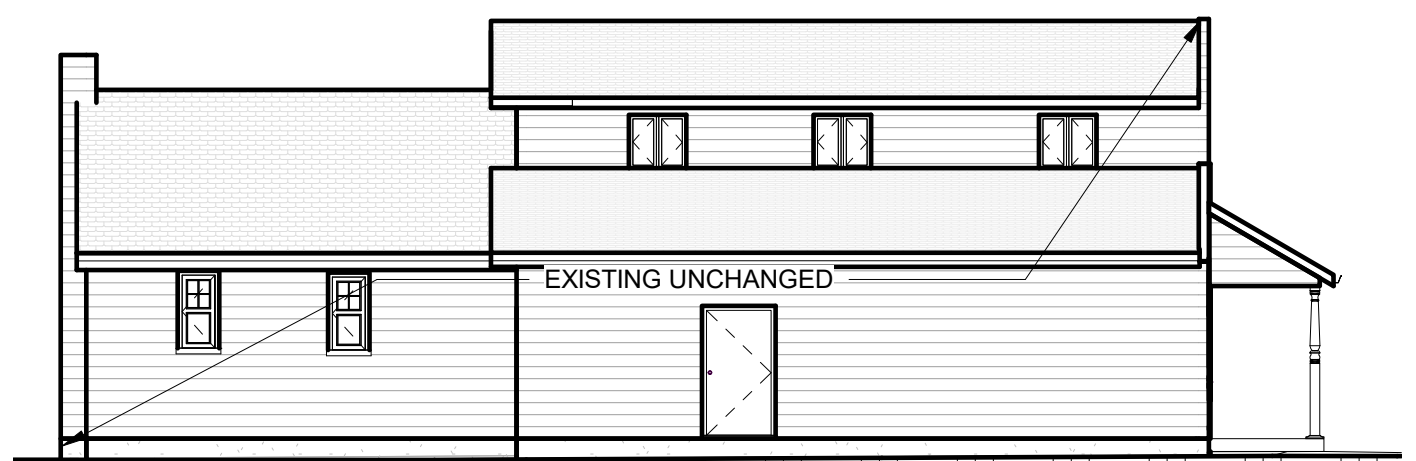
LOT 49

LOT 45

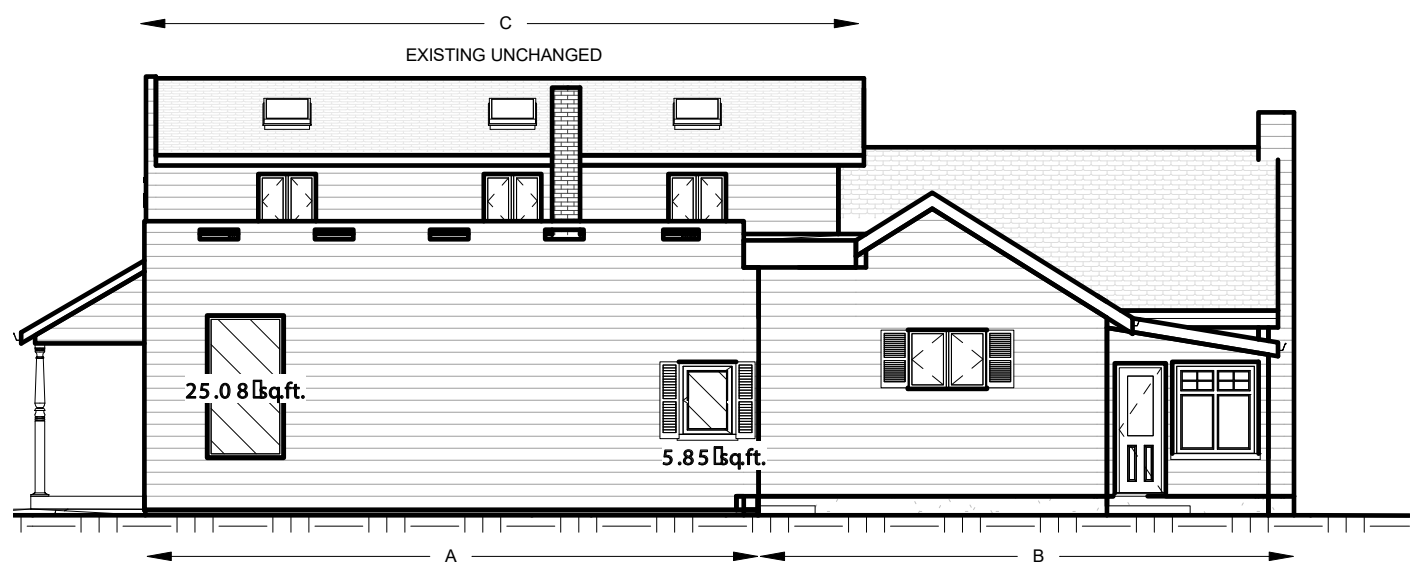
LOT 50

LOT 47

1 SITE PLAN
3/32" = 1'-0"



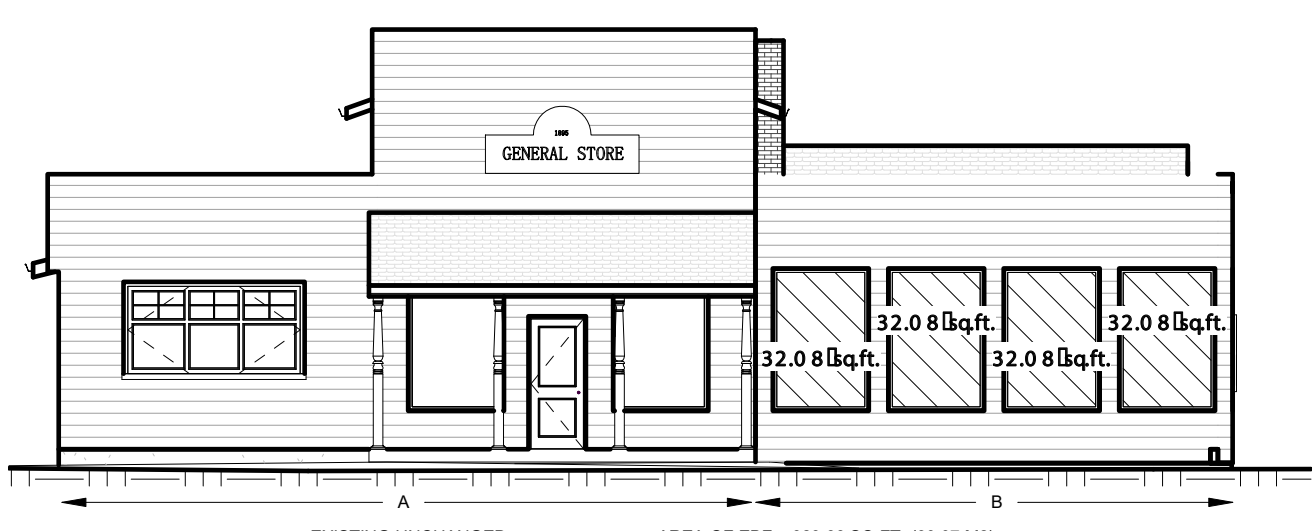
4 EBF - NORTH ELEVATION
1" = 10'-0"



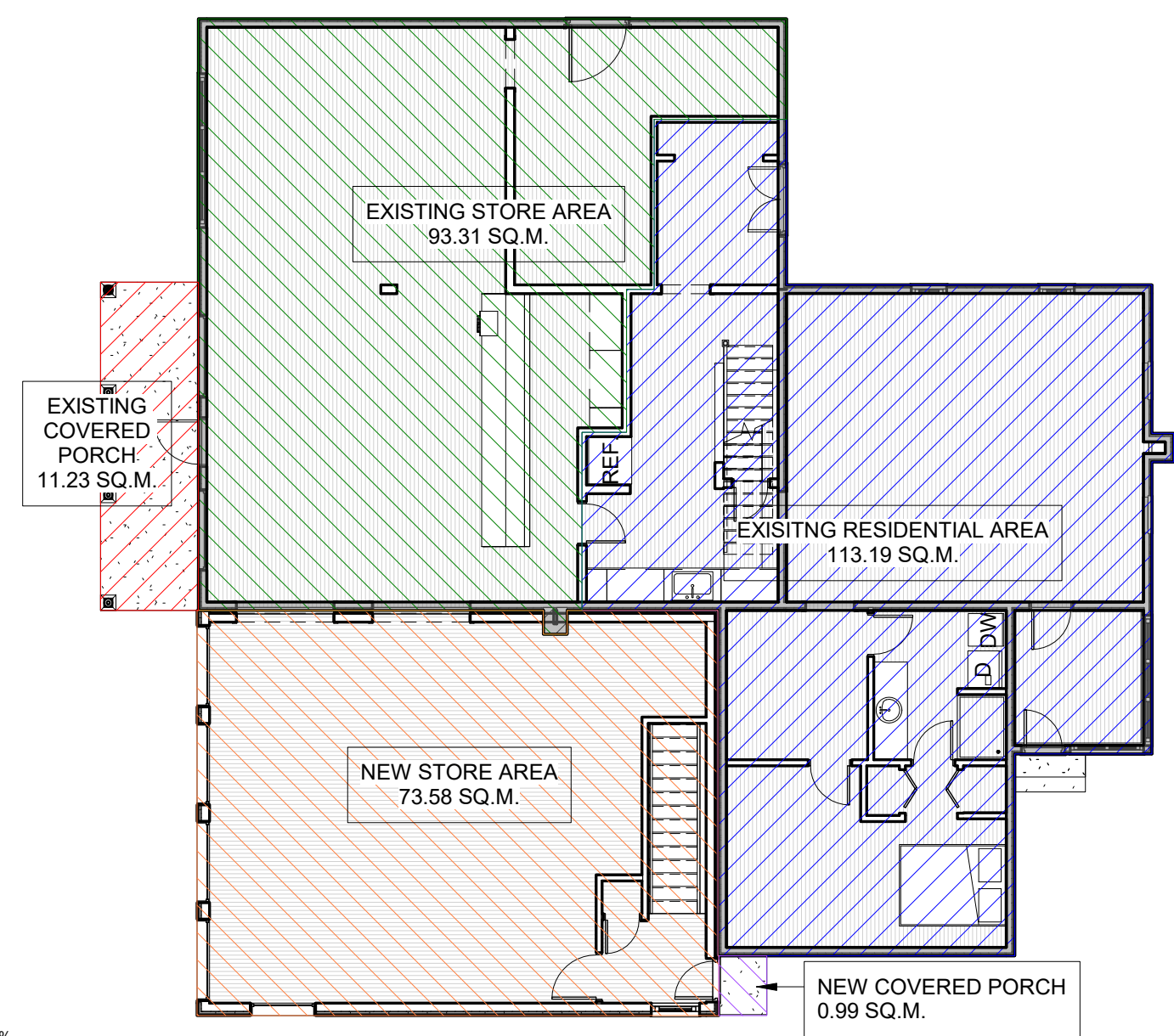
6 EBF - SOUTH ELEVATION
1" = 10'-0"



5 EBF - EAST ELEVATION
1" = 10'-0"



7 EBF - WEST ELEVATION
1" = 10'-0"

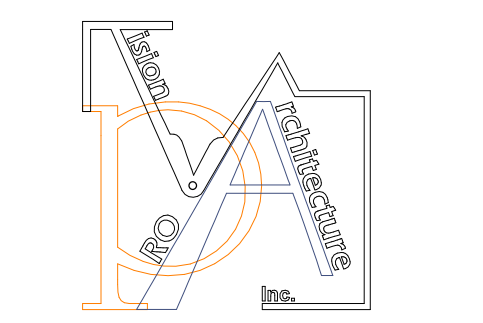


8 AREA
1" = 10'-0"

SITE STATISTICS			
ZONING	GENERAL COMMERCIAL (C1) ZONE		
LEGAL DESCRIPTION	LOT 49, REGISTERED PLAN No. 178 TOWN OF GEORGINA		
Address	9 VICTORIA ROAD, UDORA, ON		
Areas	Required	Proposed / Existing	
Lot Area	Existing 1010.66 m ²	Unchanged 1010.66 m ²	
Lot Frontage	Existing N/R m	Unchanged 26.146 m	
Floor Area Ratio	Existing N/A MAX. %		
Lot Coverage	Required	Existing Coverage / Building Area	
Building Coverage	90% MAX.	Ex. STORE	93.31 sq.m. 9.23%
		Ex. HOUSE	113.19 sq.m. 11.20%
		Ex. Garage	39.36 sq.m. 3.89%
		Covered Porch	11.23 sq.m. 1.11%
		Existing Total	257.09 sq.m. 25.44%
		WT	Proposed New Coverage / Building Area
		Existing Bldg etc.	257.09 sq.m. 25.44%
		New Addition	73.58 sq.m. 7.28%
		New Covered Porch	0.99 sq.m. 0.10%
		Proposed Total	331.66 sq.m. 32.82%
Landscaped/Paved Area	N/A sq.m. MIN	678.00 sq.m. 67.18%	
Gross Floor Areas	Required	New Floor Area	
First Floor Store Area	N/R MAX.	73.58 sq.m.	93.31 sq.m.
First Floor House Area		0.00 sq.m.	113.19 sq.m.
2nd Floor House Area		0.00 sq.m.	54.65 sq.m.
	Total	73.58 sq.m.	270.55 sq.m.
		GRAND TOTAL 344.13 sq.m.	
Setbacks	Required	Proposed	
Front Yard	Existing 1.07 m	1.07 m	m EXISTING
North Side Yard	Existing 1.6 m	4.77 m	m EXISTING
South Side Yard	Existing 1.6 m	1.50 m	m EXISTING
Rear Yard	Existing 8 m	21.04 m	m EXISTING
Building Height	Required	Proposed	
Height of Building	MAX. 11 m.	EXISTING 6.26 m	
Parking	Existing	Proposed	
	1	6 SPACES	

Firm Name: Pro Vision Architecture Inc. 14961 Yonge St. Unit B Aurora, Ontario M4G 1M5		Ontario Association of ARCHITECTS DAVID EQBAL LICENCE 6709	
Certificate of Practice Number: 4682			
Name of Project: ADDITION TO 9 VICTORIA RD.			
Location: 9 VICTORIA ROAD, UDORA, ON			
Item	Ontario's 2012 Building Code OBC Reference Data Matrix Part 3 or 9	References are to Division B unless noted [A] for Division A or [C] for Division C.	
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	11.1 to 11.4	1.1.2 [A] 1.1.2 [A] & 9.10.1.3
2	Major Occupancy GROUP "C" AND "E"		
3	Building Area (m ²) EXISTING 257.09 m ² NEW 73.58 m ² TOTAL 331.66 m ²	1.4.1.2 [A]	1.4.1.2 [A]
4	Gross Area EXISTING 270.55 m ² NEW 73.58 m ² TOTAL 344.13 m ²	1.4.1.2 [A]	1.4.1.2 [A]
5	Number of Storeys Above grade 2 (TWO)	2.2.10. & 3.2.5.	9.10.20.
6	Number of Streets/Fire Fighter Access 1 (ONE)	3.2.2.20.-83	9.10.2.
7	Building Classification GROUP "C" AND "E"		
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20.-83 3.2.1.5. 3.2.2.17.	9.10.8.2. INDEX INDEX
9	Standpipes required <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9. N/A	
10	Fire Alarm required <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4. 9.10.18.	
11	Water Service/Supply is Adequate <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7. N/A	
12	High Building <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6. N/A	
13	Construction Restrictions <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20.-83 9.10.6.	
14	Mezzanine Area m ² N/A	3.2.1.1.(3)&(8) 9.10.4.1.	
15	Occupant load based on <input type="checkbox"/> 2/bedroom <input type="checkbox"/> design of building STORE (GROUP E) 166.51 SM / 3.7 Load 45 EXISTING RESIDENTIAL 3 BEDROOM Load 6 TOTAL LOAD 51	3.1.17. 9.9.1.3.	
16	Barrier-free Design <input type="checkbox"/> Yes <input type="checkbox"/> No (Explain) N/A	3.8. 9.5.2.	
17	Hazardous Substances <input type="checkbox"/> Yes <input type="checkbox"/> No	3.3.1.2. & 3.3.1.19. 9.10.1.3.(4)	
18	Required Fire Resistance Rating (FRR) <input type="checkbox"/> Horizontal Assemblies <input type="checkbox"/> Listed Design No. or Description (SG-2) <input type="checkbox"/> Floors N/A <input type="checkbox"/> Roof N/A <input type="checkbox"/> Mezzanine N/A <input type="checkbox"/> FRR of Supporting Members <input type="checkbox"/> Listed Design No. Or Description (SG-2)	3.2.2.20.-83 & 3.2.1.4. 9.10.9.	
19	Spatial Separation - Construction of Exterior Walls 3.2.3. 9.10.14.		
	Wall Area of EBF (m ²) L/D (m) Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design of Description Comb Const. Comb. Constr. Non-comb. Constr.		
	North UNCHANGED UNCHANGED YES YES		
	South A 38.41 m ² 1.5 m 2.48 8% 7.48% UNCHANGED YES YES		
	South B UNCHANGED UNCHANGED YES YES		
	South C UNCHANGED UNCHANGED YES YES		
	East A 2.7 m ² 28.83 m 0.28 - 13.55% UNCHANGED YES YES		
	East B UNCHANGED UNCHANGED YES YES		
	West A UNCHANGED UNCHANGED YES YES		
	West B 30.07 m ² 11.48 m 1.9 - 39.65% UNCHANGED YES YES		
	(Additional wall areas continued below)		
20	Other - Describe		

DRAWING LIST
SD1 SITE PLAN / EBF
A1.0 CONSTRUCTION NOTES / SCHEDULES
Attachment 3
A22-24 (9 Victoria Road)
Page 1 of 6



PRO VISION ARCHITECTURE INC.
T:(416)800-6347 F:(416)800-9625
Email: pva@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
ADDITION TO 9 VICTORIA ROAD - UDORA

PROJECT ADDRESS:
9 VICTORIA ROAD - UDORA

CLIENT'S NAME & ADDRESS:
URSHIL PATEL
9 VICTORIA ROAD - UDORA

PROJECT STATUS:
BUILDING PERMIT APPLICATION

DRAWN BY: DE
CHECKED BY: DE
DATE: NOV 2022
SCALE: As indicated
COPYRIGHT: 2022 PRO VISION ARCHITECTURE INC.

PROJECT NO:
2211430

SHEET TITLE
SITE PLAN / EBF

SD1

SHEET OF

CONSTRUCTION NOTES

1 FOUNDATION WALL:

BITUMINOUS DAMPROOFING APPLIED ON 3/4" MINERAL FIBRE BOARD ADHERED TO SURFACE OF Poured CONC. FOUNDATION WALL. ICF FORMED FOUNDATION WALLS TO BE 8" WIDH R-20, ICF FORMS MANUFACTURED BY NUROLA. FOUNDATION WALLS TO BE ADEQUATELY BRACED PRIOR TO BACKFILLING. SEE DETAIL AT S414.

2 FOOTINGS:

ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING GRADE, AND CONTINUOUSLY KEED. CONCRETE FOR FOOTINGS SHALL BE MIN. 20 MPa AT 28 DAYS. MINIMUM FOOTING FOR TWO 2 STOREY BRICK VENEER CONSTRUCTION 21"x6" OR UPGRADED AS PER SOIL REPORT. BACKFILL REQUIRED WITH NON-FROST SUSCEPTIBLE SOIL. (O.B.C. 9.15.3.3)

3 WEEPING TILE:

4" Dia. WEEPING TILE AROUND ALL FOOTINGS. WEEPING TILE TO BE COVERED WITH 6" OF CRUSHED STONE. (AS PER O.B.C. SUBSECTION B9-14.)

4 SLAB ON GRADE

UNLESS SHOWN OTHERWISE SLAB ON GRADE TO BE 4" Poured CONCRETE 25 MPa (3630 PSI) AT 28 DAYS) FASTENED TO 66 - 66 WW/M. OVER 4" RIGID INSULATION OVER 6 MIL POLYETHYLENE VAPOUR BARRIER, ON MIN. 4" CRUSHED STONE.

5 GARAGE SLAB:

UNLESS SHOWN OTHERWISE. GARAGE SLAB TO BE 4" Poured CONCRETE 30mpa (4650 PSI) AT 28 DAYS) ON MIN. 4" CRUSHED STONE. CONCRETE TO HAVE 5% TO 8% AIR ENTRAINMENT REINFORCED WITH 66-66 WW/M. WITH MIN. 1% SLOPE TOWARD THE GARAGE DOOR

6 EXTERIOR STAIRS OR PRECAST STEPS:

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONC. WALL OR PIERS NOT LESS THAN 150 MM DIA. WOOD STAIR SHALL NOT BE IN DIRECT CONTACT WITH GROUND UNLESS IT IS TREATED WITH WOOD PRESERVATIVE.
MAX. RISE = 7"7/8" MIN. RUN = 10" MIN. TREAD = 11" MIN. HEADROOM = 6'5" RAIL AT LANDING = 3'0" RAIL AT STAIR = 2'4" MIN. WIDTH = 2'10" FOR CURVED STAIRS: MIN. RUN = 8" MIN. AVG. RUN = 6"

7 STEEL PIPE COLUMN

STEEL PIPE COLUMN: 2"7/8" DIA. WI A WALL THICKNESS OF 3/16" (MIN. WITH 4"x4" 1/2" THICK STEEL PLATE WELDED TOP AND BOTTOM AND SUPPORTED ON CONCRETE FOOTING.

FOR 2 STOREY SUPPORT	MIN. FOOTING SIZE	MAX. COLUMN SPACE
	34"x34"x16"	9'-10"
	38"x38"x18"	12'-0"
	41"x41"x18"	14'-0"
	44"x44"x21"	16'-0"

COLUMN PERMANENTLY FIXED TOP AND BOTTOM.

8 LATERAL SUPPORT OF FOUNDATION WALLS

FOR LATERAL SUPPORT OF FOUNDATION WALLS, ANCHOR 2"x4" SILL PLATE WITH 1/2" DIA. ANCHORED BOLT SET 4" INTO CONCRETE AT 7'-10" O.C. MAXIMUM.

9 STONE / BRICK VENEER WALL CONSTRUCTION:

3 1/2" FACE BRICK OR STONE FINISH W/ 3/8" DIA. WEEP HOLES AT 24" O.C. AT STARTER COURSE AND OVER OPENINGS (TO BE LEFT CLEAN). COORDINATE CONTROL JOINT LOCATIONS WITH THE ARCHITECT. BASE FLASHING TO BE CARRIED MIN. 6" UP BEHIND WALL SHEATHING PAPER. GALVANIZED METAL TIES 1" x 7" @ 16" O.C. HORIZ. & 2"x10" CERT. ALL MASONRY VENEER TIES SHALL BE MIN. 0.03" THICK AND 7/8" WIDE CORROSION-RESISTANT STRAPS AND SHALL CONFORM TO CAN3-A370-MBA CONNECTORS FOR MASONRY. 1" AIR SPACE BUILDING PAPER LAYERS TO OVERLAP 1/2" EXTERIOR SHEATHING ON 2" x 4" (OR AS SHOWN) SPRUCE STUDS AT 16" O.C. CSAULC APPROVED CLOSED CELL FOAM INSULATION WITH MINIMUM R-22 VALUE (UNLESS SHOWN OTHERWISE) AND VAPOUR BARRIER CONTINUOUS AIR BARRIER AS PER O.B.C. 9.25.5. CHARTS AT 4'-0" O.C. FOR STUD HEIGHTS GREATER THAN 8'-0". DOUBLE TOP PLATE AND SINGLE BOTTOM (SILL) PLATE VAPOUR BARRIER ON WARM SIDE. 1/2" INTERIOR DRYWALL TAPED AND SANDED. DRYWALL TO EXTEND BEHIND FURNACE/FIREPLACE METAL FLUE VENTS). NOTE: CORRELLING TO COMPLY TO SECTION 9.20.12 OF THE ONTARIO BUILDING CODE.

10 EIFS WALL CONSTRUCTION:

EXTERIOR INSULATION FINISH SYSTEM SHALL COMPLY WITH O.B.C. 9.27.13. AND CANULC-S716.1 EIFS DESIGN TO COMPLY WITH CANULC-S716.2 EIFS AS PER ELEVATION. MIN. 8" (200MM) FROM FINISHED GRADE. USE DUROCK (TYP.) DURLOCK PRESSURE UTILIZED COMPARTMENTED CAVITY SYSTEM (PUCSS)/MACH. FOR APPLICATION INSTRUCTIONS REFER TO MANUFACTURER'S SPECIFICATION 07.2415. SPECIAL NOTES: 1. USE SKAFLEX 15LM FOR EXPANSION JOINT SEALANT 2. USE PROTECTO WRAP EIFS TAPE FOR AIR/MOISTURE TRANSITION MEMBRANE. 3. USE UNI-TRACK FOR EIFS TERMINATIONS. USE 1/2" G/GUGE STEEL T/B BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL. OR CONT. 2"x4" (OR MIN. 99 MM) SOLID WOOD BLOCKING APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL. WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.17 1/2" (8MM) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. 15# BUILDING PAPER LAYERS TO OVERLAP 1/2" 3/8" EXTERIOR TYPE PLYWOOD OR 1/2" EXTERIOR SHEATHING 2"x6" SPRUCE STUDS AT 16" O.C., FILLED WITH CSAULC APPROVED BATT INSULATION WITH MINIMUM R-22 VALUE AND 6 MIL TYPE: RATING VAPOUR BARRIER ON WARM SIDE. 1/2" GYPSUM BOARD TAPED AND SANDED.

11 BEARING STUD PARTITION:

INTERIOR: 2"x6" SPRUCE STUDS AT 16" O.C. DOUBLE TOP PLATES. DOUBLE AT OPENINGS ON 2"x4" WOOD SILL PLATE (BASEMENT)/BASEMENT BEARING TO BE ANCHORED TO 4" CONCRETE OR CONCRETE BLOCK CURB WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MAXIMUM. FTGS - ONE STOREY 4"x6" x CONT. TWO STOREY 4"x8" x CONT.

12 WOOD COLUMNS:

COLUMNS IN BASEMENTS: 6"x6" WOOD COLUMN ON DAMPROOFING MATERIAL. ON 2"x4" 1/2" CONCRETE FOOTING. COLUMNS ON OTHER FLOORS: WOOD COLUMN (SEE PLAN FOR SIZE) TO REST ON STEEL OR WOOD BEAMS OR OTHER WOOD COLUMN EXTENDING TO BASEMENT AS IN NOTE ABOVE. EXTERIOR COLUMN (DOCK, ETC.), 6"x6" OR (AS SHOWN) WOOD COLUMN ON METAL SLAB AND 1/2" DIA. BOLT ANCHORED IN DIA. AND MINIMUM 4'-0" DEEP Poured CONCRETE FOOTING.

13 NON-BEARING INTERIOR STUD PARTITION:

1/2" INTERIOR GYPSUM BOARD ON BOTH SIDES OF 2"x4" STUDS AT 16" O.C. PROVIDE SOUND INSULATION AS REQUIRED - TAPED AND SANDED.

14 ROOF TRUSSES:

TRUSSES TO BE MAX. 2'-0" O.C. PROVIDE RESTRAINT PERPENDICULAR TO ROOF TRUSSES, 2"x4" AT 4'-0" O.C. AND 4'-0" LONG. TRUSS MANUFACTURE TO CHECK AND VERIFY THAT ALL LADDERING AND STRESSES COMPLY WITH LOCAL REQUIREMENTS AND ARE IN ACCORDANCE TO LOCAL CONDITIONS. TRUSS MANUFACTURER TO NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AND DRAWINGS.

15 SILL PLATE:

2"x6" (OR AS SHOWN) PLATE WITH 1/2" DIA. ANCHOR BOLTS IN 12" LONG MIN. 4" IN CONCRETE @ 8'-0" O.C.

16 EXTERIOR/INTERIOR HAND RAIL / GUARD:

FINISHED NATURAL WOOD HANDRAIL ON WOOD OR METAL PICKETS (UNLESS OTHERWISE SHOWN) MAX. 4" O.C. SPACING. IF HANDRAIL IS USED AGAINST AN INTERIOR WALL THE HANDRAIL ALL HANDRAILS TO COMPLY WITH O.B.C. 9.8.7 WITH MAX. HEIGHT = 36" HANDRAIL MIN. HEIGHT = 34" WHERE GUARDS ARE REQUIRED, HANDRAILS REQUIRED ON LANDING SHALL BE MAX. 42" HEIGHT. PROVIDE MINIMUM 2" CLEARANCE BETWEEN THE HANDRAIL AND ANY SURFACE BEHIND IT. ALL GUARDS TO COMPLY WITH O.B.C. 9.8.8 WITH MINIMUM HEIGHT OF .42" FOR GUARDS USED OUTSIDE DWELLINGS AND MIN. HEIGHT OF 36" USED WITHIN DWELLING UNITS. GLASS IN GUARDS SHALL BE LAMINATED TYPE CONFORMING TO CANCGSS-12.11-M. TEMPERED OR LAMINATED SAFETY GLASS OR WIRED GLASS CONFORMING TO CANCGSS-12.11-M. "WIRED SAFETY GLASS"

17 INTERIOR STAIRS:

WOODEN STAIR STRINGERS CONSTRUCTION TO CONFORM TO O.B.C. 9.8.4 - TREADS CONSTRUCTION TO CONFORM TO O.B.C. 9.8.5 - FINISH FRO TREADS, LANDING TO CONFORM TO O.B.C. 9.8.6. MAIN STAIR (MIN. REQUIREMENTS) DIMENSIONS SHOWN ON SECTIONS TO RULE. MAX. RISE = 7"7/8" MAX. RUN = 14" MIN. TREAD = 10" MIN. NOSING = 1" MIN. HEADROOM = 6'5" RAIL AT LANDING = 3'0" RAIL AT STAIR = 2'4" MIN. WIDTH = 2'10" FOR CURVED STAIRS: MIN. RUN = 8" MIN. AVG. RUN = 6"

18 DAMPROOFING (STAIR):

DAMPPOOF UNDERSIDE OF STAIR STRINGER WITH 45# ROLL ROOFING OR WITH 2 MIL. POLY. WHEN STAIR STRINGER IS IN CONTACT WITH A CONCRETE SLAB ON GRADE SUCH AS BASEMENT.

19 HANDRAIL FINISH

FINISHED NATURAL WOOD HANDRAIL ON METAL OR WOOD POCKETS (MAX. 4" O.C.) OR METAL HANDRAIL BRACKETS FIRMLY SECURED TO WALL STUJ.

20 FLOORS:

FLOOR FINISH ON 3/4" TONGUE & GROOVE SUBFLOOR MATERIAL AS PER O.B.C. 9.23.14.2 INSTALLED WITH SURFACE GRAIN AT RIGHT ANGLE TO JOIST ON FLOOR JOISTS AS NOTED ON PLANS - ALL JOISTS TO BE BRIDGED A CONTINUOUS 1"x4" OR 2"x2" CROSS BRIDGING OR SOLID BLOCKING AT 7'-0" O.C. MAX. OR 4'-0" O.C. WITHIN 18" OF MAX. SPAN (UNLESS NOTED OTHERWISE).

21 ROOF INSULATION:

R-60 NON-COMBUSTIBLE INSULATION 6 MIL POLY VAPOUR BARRIER (ON THE WARM SIDE) 1/2" GYPSUM BOARD TAPED AND SANDED.

22 ATTIC ACCESS HATCH:

ATTIC ACCESS HATCH MINIMUM SIZE CONFORMING TO THE SUBSECTION B-9.19.2 OF THE OBC SHALL BE 32" (814 MM) WITH DIMENSION NOT LESS THAN 545 MM (21 1/2"). FOR 24" ROOF TRUSS SPACING PROVIDE A HATCH WITH 21" X24".

23 GAS-PROOFING:

GASPROOFED WALLS AND CEILING OF GARAGE ADJACENT TO INTERIOR SPACE: 1/2" GYPSUM BOARD, TAPED AND SEAL ALL JOINTS GAS TIGHT. R-30 INSULATION CSAULC APPROVED CLOSED-CELL FOAM INSULATION IN WALLS R-50 IN BATT INSULATION IN CEILING WITH 6 MIL VAPOUR BARRIER ON THE WARM SIDE. CONTINUOUS AIR BARRIER AS PER O.B.C. 9.25.5. ALL DUCTWORK IN CEILING TO BE INSULATED MIN. R-12 AND GASPROOFED WITH SELF CLOSER AND WEATHERSTRIPPING.

24 CEILINGS AND BULKHEADS:

1/2" INTERIOR DRYWALL TAPED, SANDED AND PRIMED

25 FOUNDATION CONSTRUCTION:

1/2" GYP. BD. ON 6 MIL. VAPOUR BARRIER ON 2"x6" WOOD STRAPPING WITH MIN. R-20 of FIBRE INSULATION; INSULATION TO EXTEND FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 7 7/8" ABOVE THE FINISHED FLOOR LEVEL. EXCEPT AT COLD STORAGE (IF ANY) WHERE INSULATION SHALL EXTEND FROM UNDERSIDE OF SUBFLOOR TO FINISHED BASEMENT FLOOR. ON CONCRETE FOUNDATION WALL DAMPROOFED WITH 0.65 mm POLY OR NO. 15 ASPHALT - SATURATED FELT OR PAPER LAPPED 4" AT JOINTS. DAMPROOFING SHALL EXTEND FROM THE LOWEST LEVEL OF FOUNDATION AND SHALL TERMINATE AT GRADE LEVEL. NO MEMBRANE SHALL BE APPLIED ABOVE GRADE LEVEL BETWEEN THE INSULATION AND THE FOUNDATION WALL. DRAINAGE LAYER 1/2" RIGID INSULATION TO COVER FULL HEIGHT OF EXTERIOR FACE OF FOUNDATION. PROVIDE DRAINAGE LAYER ON THE OUTSIDE SURFACE OF THE FOUNDATION WALL. TOTAL INSULATION VALUE OF FOUNDATION WALL (EXTERIOR + INTERIOR) SHALL NOT BE LESS THAN R20-R8.

26 CATHEDRAL ROOF CONSTRUCTION:

NO. 210 ASPHALT SHINGLES (SELF-SEALING) ASTME - 108-58 CLASS "C" ON 1/2" PLYWOOD SHEATHING ON 2"x2" WOOD STRAPPING AT 24" O.C. AT RIGHT ANGLES TO RAFTERS WITH R-31 ROOF INSULATION AND VAPOUR BARRIER CONTINUOUS AIR BARRIER AS PER O.B.C. 9.25.5. 1/2" INTERIOR DRYWALL FINISH TAPED AND SANDED. PRE-FINISHED ALUMINUM OR PAINTED GALVANIZED METAL EAVESTROUGH ON PRE-FINISHED ALUMINUM FASCIA. REFINISHED ALUMINUM VENTED SOFFIT.

27 INTERIOR WASHROOM & KITCHEN VENTS:

INTERIOR WASHROOM & KITCHEN (WASHROOMS WITH NO WINDOWS TO THE OUTSIDE) TO BE MECHANICALLY VENTED TO THE OUTSIDE AS REQUIRED BY ARTICLE B-9.32.3.5 OF O.B.C.

28 ROOF CONSTRUCTION:

USE CAN3-A123.51-M, "Asphalt Shingle Application on Roof Slopes 1:3 and Steeper", or CAN3-A123.52-M, "Asphalt Shingle Application on Roof Slopes 1:6 to Less than 1:3" WHERE APPLICABLE. NO. 210 ASPHALT SHINGLES (SELF-SEALING) ASTME - 108-58 CLASS "C" ON 1/2" PLYWOOD SHEATHING ON 2"x2" RAFTERS (OR AS SHOWN ON DWGS.) @ 16" O.C. W/ 2"x4" COLLAR TIES (OR AS SHOWN ON DWGS.) 1"x4" RIBBON TIES AS REQUIRED R-60 ROOF INSULATION AND VAPOUR BARRIER, CONTINUOUS AIR BARRIER AS PER O.B.C. 9.25.5. 1/2" INTERIOR DRYWALL FINISH. PRE-FINISHED ALUMINUM OR PAINTED GALVANIZED METAL EAVESTROUGH ON PRE-FINISHED ALUMINUM FASCIA. PRE-FINISHED ALUMINUM VENTED SOFFIT.

29 EAVE PROTECTION:

TYPE "S" ROLLED ROOFING (SMOOTH SURFACE) EAVES PROTECTION TO EXTEND MINIMUM OF 12" FROM INNER FACE OF EXTERIOR WALL AND MINIMUM 3'-0" UP THE ROOF SLOPE. (AS PER O.B.C. 9.25.52)

30 ROOF VENTILATION:

FOR TYPICAL ROOF - 1:300 OF INSULATED CEILING AREA WITH 50 % AT EAVES. FOR CATHEDRAL ROOF: 1:150 OF INSULATED CEILING AREA WITH 50 % AT EAVES.

31 FASCIA AND SOFFIT:

FASCIA AND SOFFIT TO BE PRE-FINISHED ALUMINUM. (UNLESS SHOWN OTHERWISE) SOFFIT TO BE VENTED.

32 EAVESTROUGH AND RAINWATER LEADER:

REFINISHED ALUMINUM EAVESTROUGH AND RAINWATER LEADER (UNLESS SHOWN OTHERWISE).

33 FLUE :

ULC LABELLED AND RATED CLASS "B" FLUE

34 CHIMNEY:

TOP OF CHIMNEY TO BE MIN. 3'-0" HIGHER FROM THE HIGHEST POINT WHERE THE CHIMNEY COMES IN CONTACT WITH THE ROOF AND 2'-0" MIN. ABOVE ANY ROOF SURFACE WITHIN 9'-10" DISTANCE.

35 FLUE FOR PREFAB FIREPLACE :

WOOD BURNING FIREPLACE/CHIMNEY DESIGN/SPECIFICATIONS IN COMPLIANCE WITH SECTIONS 9-9.21, 9-9.22, OF O.B.C.

36 FLAT ROOF /CANOPY:

GRAVEL ON 4 PLY BUILT-UP ROOFING COMPLETE WITH 3" FIBER CANTSTRIPS POSITIVE DRAINAGE TO ALL SCUPPERS OR DOWN SPOUTS. 1"x4" WOOD SHEATHING ON 2"x2" WOOD STRAPPING AT 24" O.C. AT RIGHT ANGLE TO JOISTS. (REQUIRED OVER INSULATED AREAS ONLY). REFINISHED ALUMINUM FLASHING.

37 SKYLIGHTS:

SKYLIGHTS TO BE DOUBLE DOVE WITH MIN. 4" HT. CURB. REFINISHED ALUMINUM.

38 COLD STORAGE:

R19 INSULATION AND VAPOUR BARRIER IN BASEMENT SIDE OF WALL TO FULL WALL HEIGHT. ROOM TO BE VENTILATED TO OUTSIDE. DOOR TO COLD ROOM TO BE INSULATED AND WEATHER STRIPPED.

39 PORCH SLAB:

5" CONCRETE SLAB #4 REBAR AT 12" O.C. ON BOTH DIRECTIONS.

40 WINDOW (BASEMENT):

STRUCTURAL STEEL FRAME BASEMENT WINDOW.

41 WEEPWHOLES:

WEEPWHOLES AT 2'-0" O.C. APART (MIN) 8 MIL. POLY GALVANIZED FLASHING

42 CONVENTIONAL ROOF FRAMING:

38X194 (2"x8") RAFTERS @ 400 (16") O.C. 2"x8" COLLAR TIES AT MIDSPAN. CEILING JOIST TO BE 38X184 (2"x8") @ 400 (16") O.C. UNLESS OTHERWISE NOTED.

43 LINEN CLOSETS:

ALL LINEN CLOSETS TO HAVE MINIMUM 5 SHELVES. SHELVES TO BE MINIMUM 14" DEEP.

44 EXPOSED FLOOR:

PROVIDE R31 INSULATION AND VAPOUR BARRIER. FLOOR JOISTS C/W VENTED ALUMINUM SOFFIT.

45 CARBON MONOXIDE DETECTOR:

PROVIDE CARBON MONOXIDE DETECTOR WHERE THERE IS A SOLID FLUE BURNING APPLIANCE. A CMD SHALL CONFORM TO CAN619. CMD TO BE WIRED SO WHEN ACTIVATED SMOKE ALARM WILL SOUND. CMD SHALL COMPLY WITH THE SUBSECTION B-9.33.4. OF O.B.C.

46 STEP FOOTINGS:

MAX. VERTICAL RISE BETWEEN HORIZONTAL PORTIONS: 2'-0" FOR FIRM SOIL. 1'-4" FOR SAND OR GRAVEL. MIN. HORIZONTAL DISTANCE BETWEEN RISERS: 2'-0"

47 WET WALL PROTECTION:

CERAMICS AND PLASTIC TILE INSTALLED ON WALL AROUND BATHUBS AND SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING. JOINTS BETWEEN WALL TILES AND BATHUB SHALL BE CAULKED WITH MATERIAL CONFORMING TO CGSB 19-GP-22M "SEALING COMPOUND MILDEW RESISTANT, FOR TUBS AND TILE".

48 GARAGE DOOR:

GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, C/W WEATHERSTRIPPING AND THRESHOLD.

49 CERAMIC FINISHED FLOORS:

CERAMIC FLOOR TILES ON 1 1/2" MORTAR BASE REINFORCED WITH WIRE MESH ON 5/8" SUBFLOOR. ALL EDGES SUPPORTED BY MINIMUM 2"x2" BLOCKING

50 CEILING INSULATION:

12mm (1/2") GYP. WALLBOARD 6 MIL POLY. VAPOUR BARRIER R80 FIBREGLASS BATTS BETWEEN CEILING JOISTS

51 BEAM POCKET OR CONCRETE PILASTER:

BEAM POCKET IN Poured CONCRETE WALL OR 4"x12" CONCRETE PILASTER (UNLESS SHOWN OTHERWISE) TO BE PROVIDED FOR STEEL BEAMS. STEEL BEAMS TO BE LEVELED WITH STEEL PLATES OR STEEL SADDLES.

52 STEEL BEAM SUPPORT:

1"x4" TO BE FIXED ON BOTH SIDES OF STEEL BEAMS.

53 CAPPED DRYER VENTS:

CLOTHES DRYER TO BE DIRECT VENTED TO THE OUTSIDE THROUGH EXTERIOR WALL

54 STOVE/COOKTOP VENT:

MECHANICAL VENTILATION DIRECTLY TO THE OUTSIDE SHALL BE PROVIDED.

55 WALLS WITH SIDING FINISH CONSTRUCTION:

SIDING ATTACHED WITH ATTACH W/ 1/20 GALVANIZED NAILS @ 12" O.C. 1"x2" SPACERS OVER BUILDING PAPER. BASE FLASHING TO BE CARRIED MIN. 6" UP BEHIND WALL BUILDING PAPER. BUILDING PAPER INSTALLED AS PER O.B.C. 9.25.3.3 ON 1" RIGID INSULATION (R-50) 1/2" INTERIOR SHEATHING ON 2"x4" RAFTERS (OR AS SHOWN ON DWGS.) 1" RIGID INSULATION CSAULC APPROVED CLOSED-CELL FOAM OR BATT INSULATION WITH MIN. R-19 VALUE (UNLESS SHOWN OTHERWISE OR AS PER HEAD LOSS CALCULATION) AND CONTINUOUS VAPOUR BARRIER AS PER O.B.C. 9.25.4 FOR STUD HEIGHTS GREATER THAN 8'-0". DOUBLE TOP PLATE AND SINGLE BOTTOM (SILL) PLATE. VAPOUR BARRIER ON WARM SIDE. 1/2" INTERIOR DRYWALL TAPED AND SANDED. DRYWALL TO EXTEND BEHIND FURNACE/FIREPLACE METAL FLUE VENTS).

56 SMOKE ALARMS:

SMOKE ALARMS CONFORMING TO CANULC-S531 SHALL BE PROVIDED AS PER SUBSECTION B-9.10.19 OF THE ONTARIO BUILDING CODE. SMOKE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.

MISCELLANEOUS ITEMS:

ALL CLOSETS TO HAVE A METAL ROD WITH WOOD SHELF MIN. 14" DEEP. MAIN BATHROOMS TO HAVE A RECESSED MEDICINE CABINET, MIRROR AND VANITY. ALL WASHROOMS / POWDER ROOMS TO HAVE A MIRROR AND VANITY (OR PEDESTAL SINK). ALL SLIDING CLOSET DOORS OR MIRROR DOORS TO BE 7" HIGH.

GENERAL NOTES:

ALL CONSTRUCTION TO CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE ONTARIO BUILDING CODE REGULATION (33(2), PART 9.

DRAWINGS MUST NOT BE SCALED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS WHICH APPEAR ON THE DRAWINGS HAVE PRECEDENCE. MANUFACTURED ITEMS, MATERIALS AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF THE MORTGAGE AND HOUSING CORPORATION (CMHC). ALL REFERENCES TO AND FINISHED GRADE LINES AS INDICATED ON THE ARCHITECTURAL WORKING DRAWINGS ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISHED GRADING CONDITIONS OF ANY PARTICULAR LOT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL JOB CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH THE WORK. ARCHITECT IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST ONE WEEK BEFORE ORDERING OR PLACEMENT OF MATERIALS AND UNITS FOR CONSTRUCTION REGARDING SUCH DISCREPANCIES. FAILURE TO OBSERVE THESE CONDITIONS WHICH MAY REQUIRE EXPENSIVE REMEDIAL ACTION SHALL NOT BECOME THE RESPONSIBILITY OF OR COST TO ARCHITECT. DIMENSIONS ARE TAKEN TO ROUGH STUD OR MASONRY SURFACES, GIVEN AS NOMINAL DIMENSIONS. EXCEPT FOR STEEL DIMENSIONS DO NOT ALLOW FOR BRICK PROJECTION THEY ARE TAKEN FROM OUTSIDE FACE OF FOUNDATION WALL TO INSIDE FACE OF STUD.

CONCRETE:

CEMENT SHALL MEET THE REQUIREMENTS OF CANCSA-A3001 CONCRETE MIXES SHALL CONFORM TO O.B.C. 9.3.1.7 CONCRETE ADMIXTURES SHALL CONFORM TO ASTM C260/C260M OR ASTM C494/C494M

STEEL:

STEEL BEAMS TO COMPLY WITH O.B.C. SECTION 9.23.4 STRUCTURAL STEEL SHALL CONFORM TO CSA SPEC C40-21M. ALL STEEL TO BE SHOP PAINTED (PRIMED). ALL STEEL BEAMS TO BE NEW STOCK. ALL STEEL REINFORCING SHALL CONFORM TO CSA G30.18 "CARBON STEEL BARS FOR CONCRETE HAVE A MIN. SPECIFIC YIELD STRENGTH OF 400 MPa AND BE LAPPED A MIN. 450 mm 10M BARS AND 150mm FOR 15M BARS. EXTERIOR OR STEEL BEAMS SUSCEPTIBLE TO CORROSION SHALL BE SHOP PRIMED WITH RUST-INHIBITIVE PAINT.

LUMBER AND WOOD PRODUCTS

LUMBER FOR JOISTS, RAFTERS AND BEAMS SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE AS DETERMINED BY THE NLGA. USE CATEGORY 1.1 WHERE WOOD MEMBER IS USED IN CONTACT WITH GROUND, FRESH WATER OR WHEN CLEARANCE FROM GROUND IS LESS THAN 150mm AND WOOD IS NOT SEALED FROM SUPPORTING SURFACE BY MOISTURE BARRIER. USE CATEGORY 4.2 WHERE IS USE IN CRITICAL STRUCTURAL COMPONENTS INCLUDING PERMANENT WOOD FOUNDATIONS. CATEGORY 1 OR CATEGORY 2 LUMBER WITH INORGANIC BORON PRESERVATIVE SHALL NOT BE IN DIRECT EXPOSURE TO WATER AND SHALL BE SEPARATED FROM PERMEABLE SUPPORTING MATERIAL BY MOISTURE BARRIER.

GLASS

GLASS FOR SIDELIGHTS GREATER THAN 500mm WIDE AND FOR STORM DOOR AND GLASS IN SLIDING DOOR SHALL BE TEMPERED OR LAMINATED TYPE CONFORMING TO CANCGSS-12.1-M OR WIRED GLASS CONFORMING TO CANCGSS-12.11. APPLICATION OF GLASS SHALL CONFORM TO O.B.C. 9.6.1.4 GLASS PANELS SHALL BE LAMINATED TYPE CONFORMING TO CANCGSS-12.1-M. TEMPERED OR LAMINATED SAFETY GLASS OR WIRED GLASS CONFORMING TO CANCGSS-12.11-M. "WIRED SAFETY GLASS"

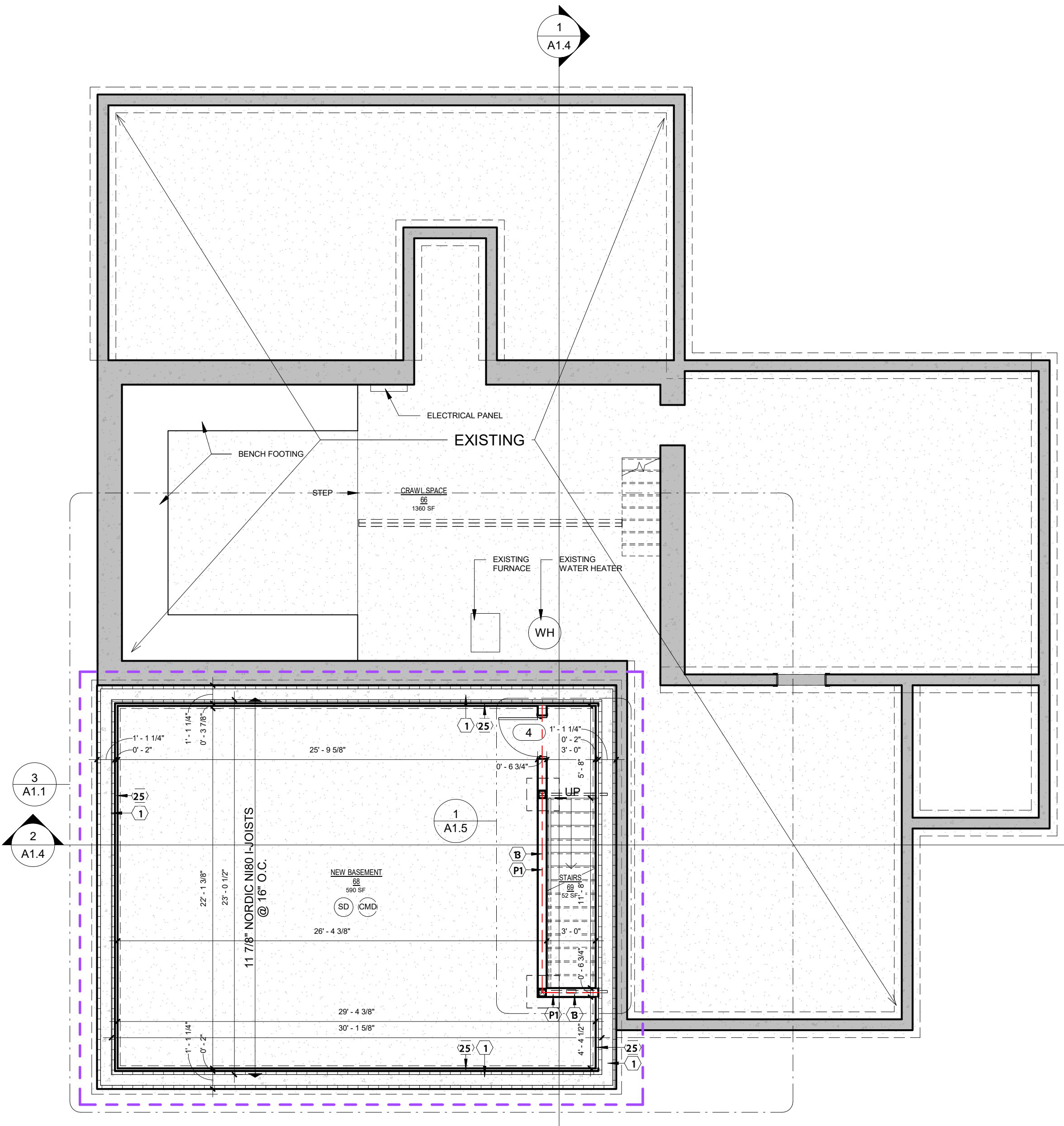
FIRE STOPS/FLAME SPREAD LIMITS:

CONCEALED SPACES IN INTERIOR WALLS, CEILING AND CRAWL SPACES SHALL BE SEPARATED BY FIRE STOPS FROM CONCEALED SPACES IN INTERIOR WALLS. ATTIC OR ROOF SPACES AS PER SUBSECTION 9.10.15. OF THE ONTARIO BUILDING CODE. FOR FLAME SPREAD LIMITS SUBSECTION 9.10.16. OF O.B.C. SHALL APPLY.

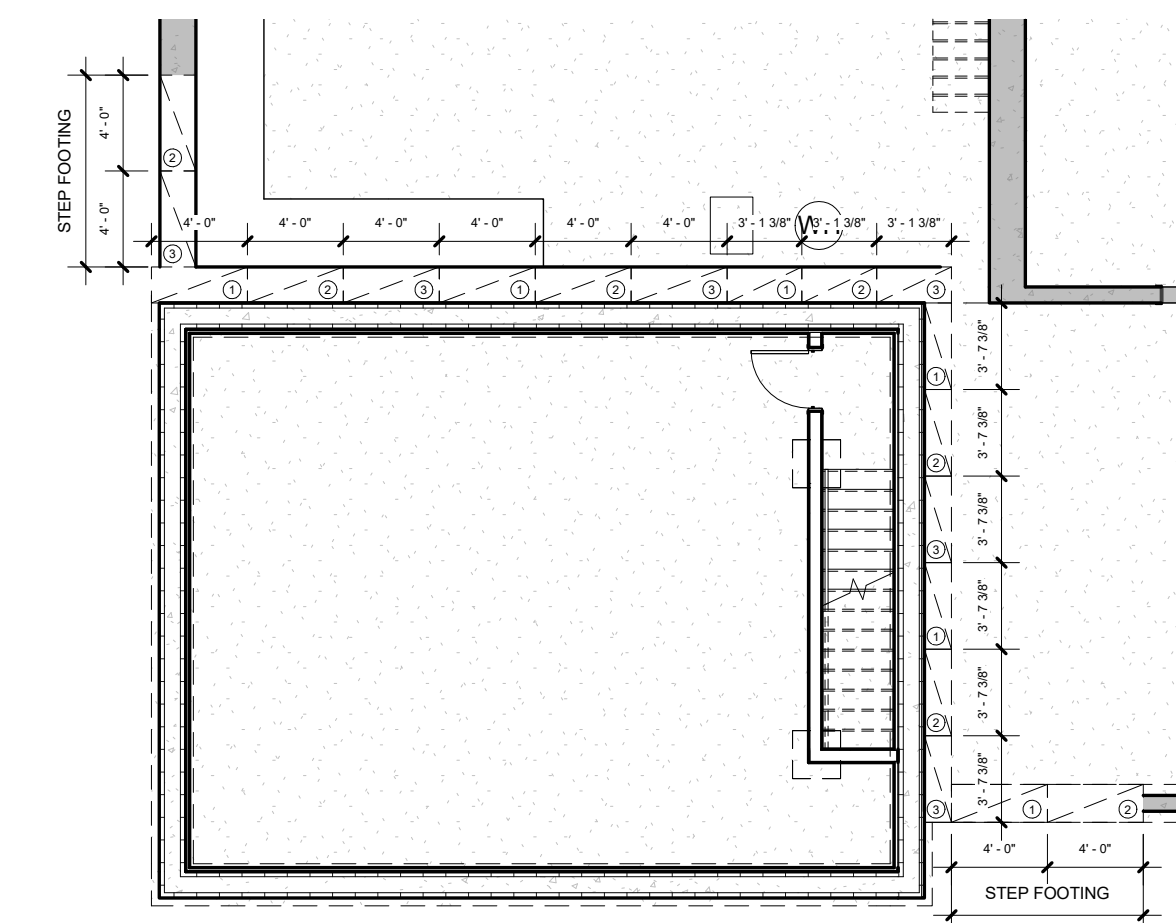
DOORS:

ALL DOORS SHALL COMPLY WITH SECTION 9.6 OF THE ONTARIO BUILDING CODE. ALL WINDOWS TO BE DOUBLE GLAZED OR THERMOPANE WITH R-RATING AS PER CANULC-S716.2. ALL WINDOWS TO BE PROVIDED FOR STEEL BEAMS. STEEL BEAMS TO BE LEVELED WITH STEEL PLATES OR STEEL SADDLES. ALL WINDOWS TO BE DOUBLE GLAZED OR THERMOPANE WITH R-RATING AS PER CANULC-S716.2. EVERY FLOOR LEVEL CONTAINING BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. EACH SUCH WINDOW SHALL PROVIDE AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15". EXCEPT FOR BASEMENT WINDOWS THE ABOVE NOTED WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 3'-3" ABOVE THE FLOOR.

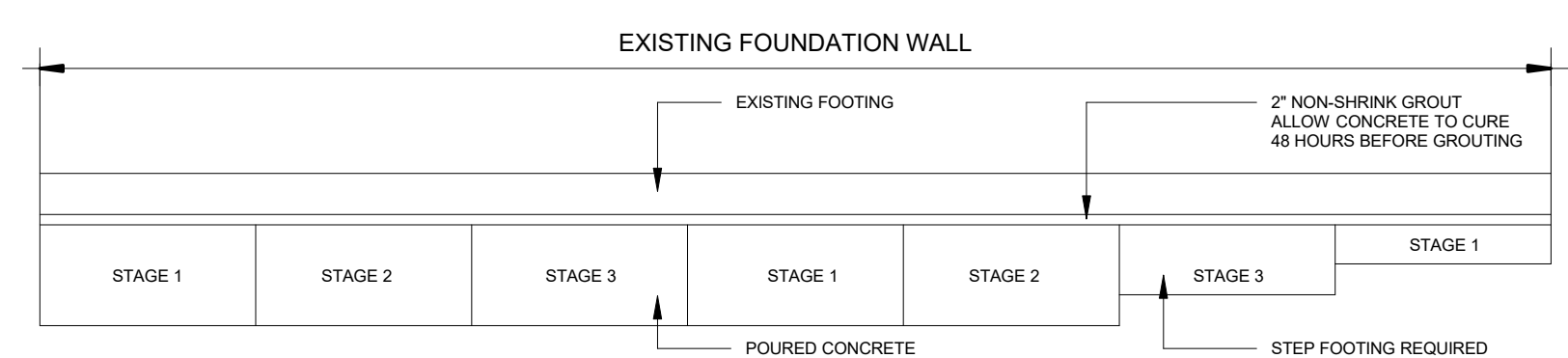
10/20/2023 11:05:45 AM Copyright Pro Vision Architecture Inc. O.A.A. Duplication or reproduction by any means without the express written consent of Pro Vision Architecture Inc. O.A.A. is a violation of Federal and International law. The information contained on this document are the intellectual property of Pro Vision Architecture Inc. O.A.A. and all rights thereto are Reserved.



1 NEW BASEMENT
3/16" = 1'-0"



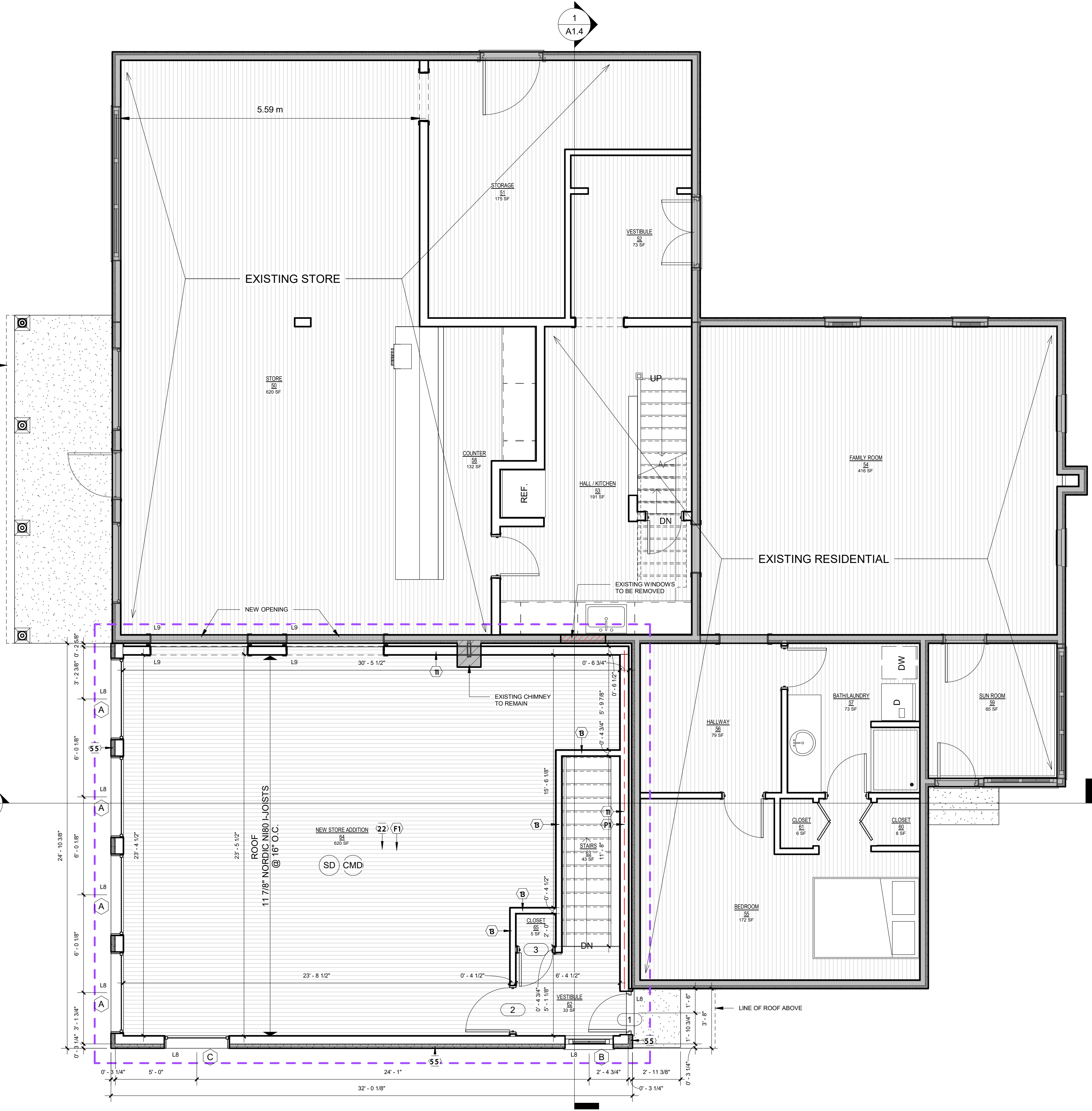
3 UNDERPINNING PLAN
1/8" = 1'-0"



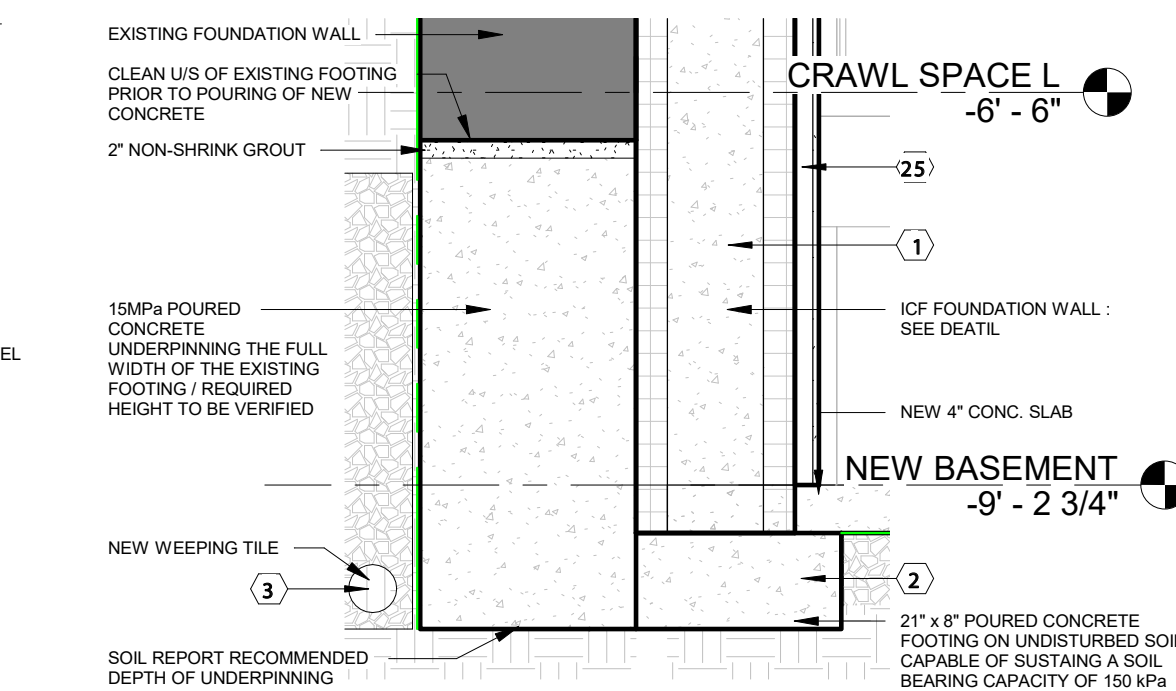
ELEVATION 'A'

GENERAL NOTE

- WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING & WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 4' OF Laterally UNSUPPORTED HEIGHT, THE UNDERPINNING & RELATED CONSTRUCTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
- MINIMUM CONCRETE STRENGTH FOR UNDERPINNING SHALL BE 15MPa (2200 PSI) AT 28 DAYS. ALL EXTERIOR CONCRETE SHALL BE 4650 PSI W/ 5%-8% AIR ENTRAINMENT.
- CONCRETE SHALL BE CURED MINIMUM 48 HOURS BEFORE GROUTING AND PROCEEDING TO THE NEXT STAGE.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING

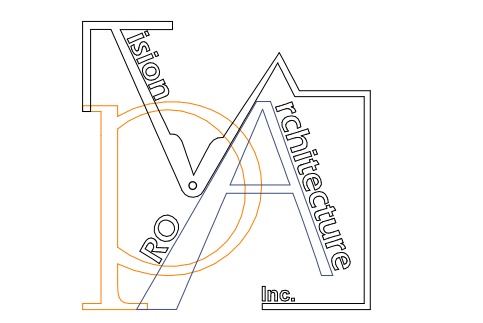


2 1ST FLOOR
1/4" = 1'-0"



4 UNDERPINNING
3/4" = 1'-0"

Attachment 3
A22-24 (9 Victoria Road)
Page 3 of 6



PRO VISION ARCHITECTURE INC.
T: (416) 800-6347 F: (647) 800-0940
Email: pva@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
9 VICTORIA ROAD - UDORA

PROJECT ADDRESS:
9 VICTORIA ROAD - UDORA

CLIENT'S NAME & ADDRESS:
URSHIL PATEL
9 VICTORIA ROAD - UDORA

PROJECT STATUS:
BUILDING PERMIT APPLICATION

DRAWN BY: DE
CHECKED BY: DE
DATE: NOV 2022
SCALE: As indicated
COPYRIGHT: 2023 PRO VISION ARCHITECTURE INC.

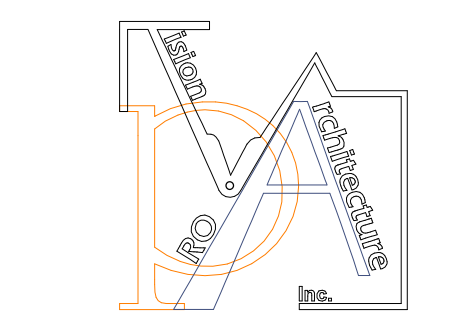
PROJECT NO:
2211430

SHEET TITLE
NEW BASEMENT /
1ST FLOOR
PLANS

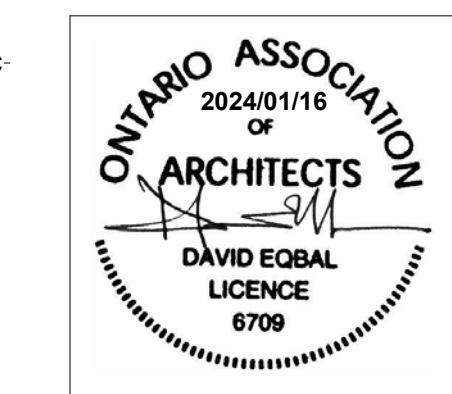
A1.1
SHEET OF

3/8/2023 10:37:42 AM Copyright Pro Vision Architecture Inc., O.A.A. Duplication or reproduction by any means without the express written consent of Pro Vision Architecture Inc., O.A.A. is a violation of Federal and International law. The information contained on this document are the intellectual property of Pro Vision Architecture Inc., O.A.A. and all rights thereto are Reserved.

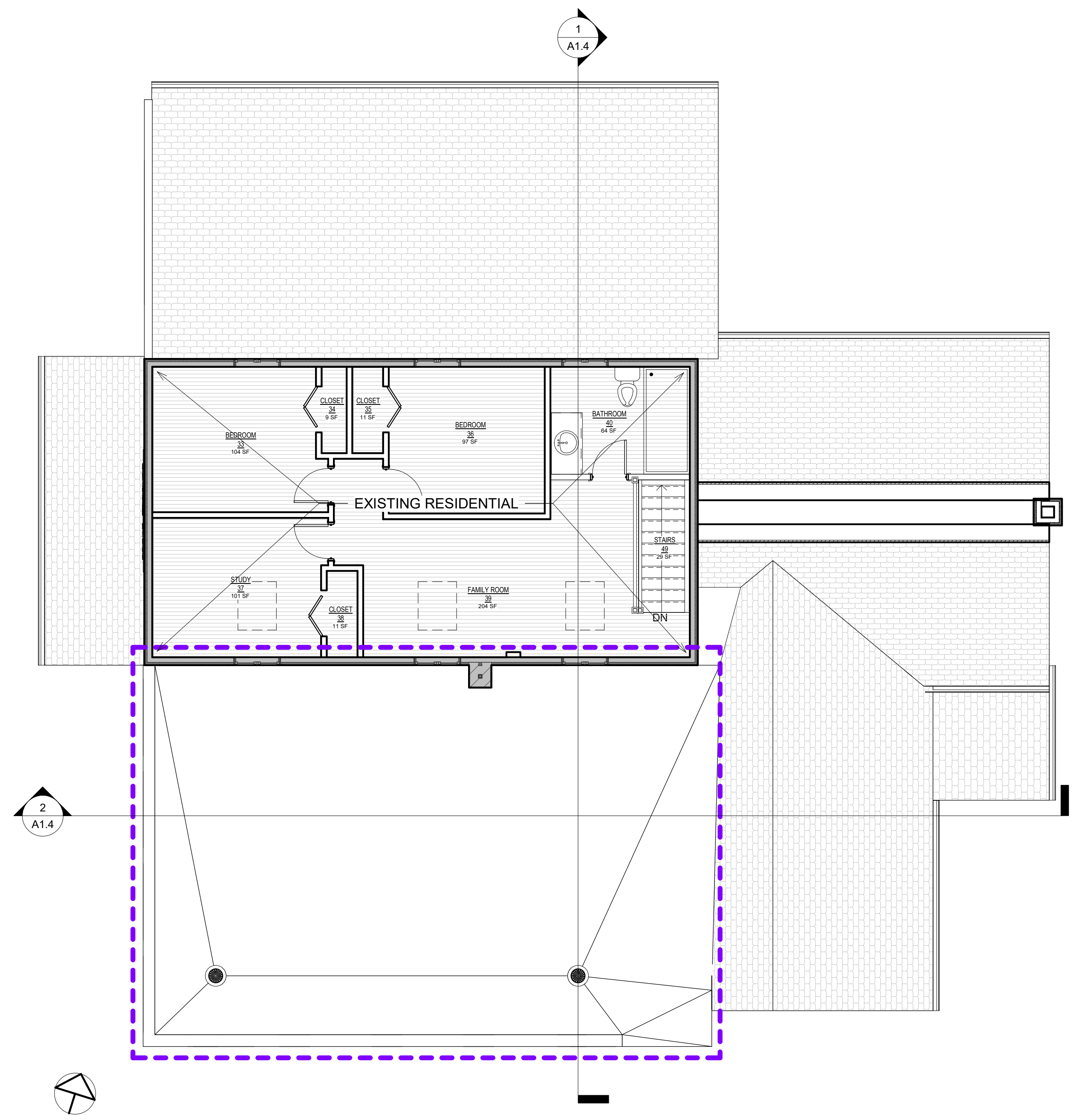
	DEMOLISHED
	EXISTING TO REMAIN
	WORK AREA
	1HR FIRE RATED



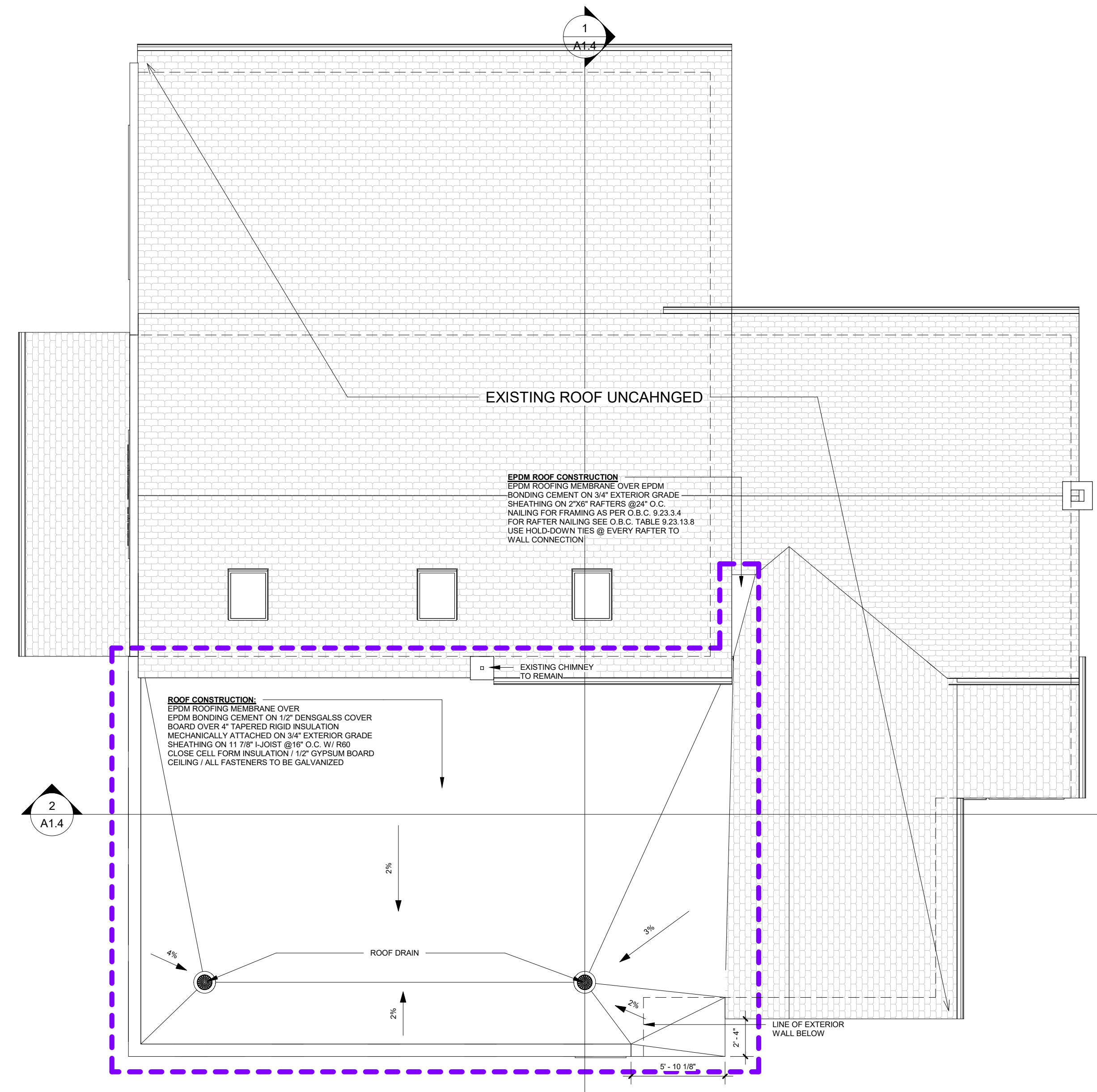
PRO VISION ARCHITECTURE INC.
 T: (416) 800-6347 F: (416) 800-9625
 Email: pva@provisionarch.com
 14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By



① 2ND FLOOR
 3/16" = 1'-0"



② ROOF PLAN
 3/16" = 1'-0"

Attachment 3
 A22-24 (9 Victoria Road)
 Page 4 of 6

PROJECT NAME:
ADDITION TO 9 VICTORIA ROAD - UDORA

PROJECT ADDRESS:
9 VICTORIA ROAD - UDORA

CLIENT'S NAME & ADDRESS:
URSHIL PATEL
9 VICTORIA ROAD - UDORA

PROJECT STATUS:
BUILDING PERMIT APPLICATION

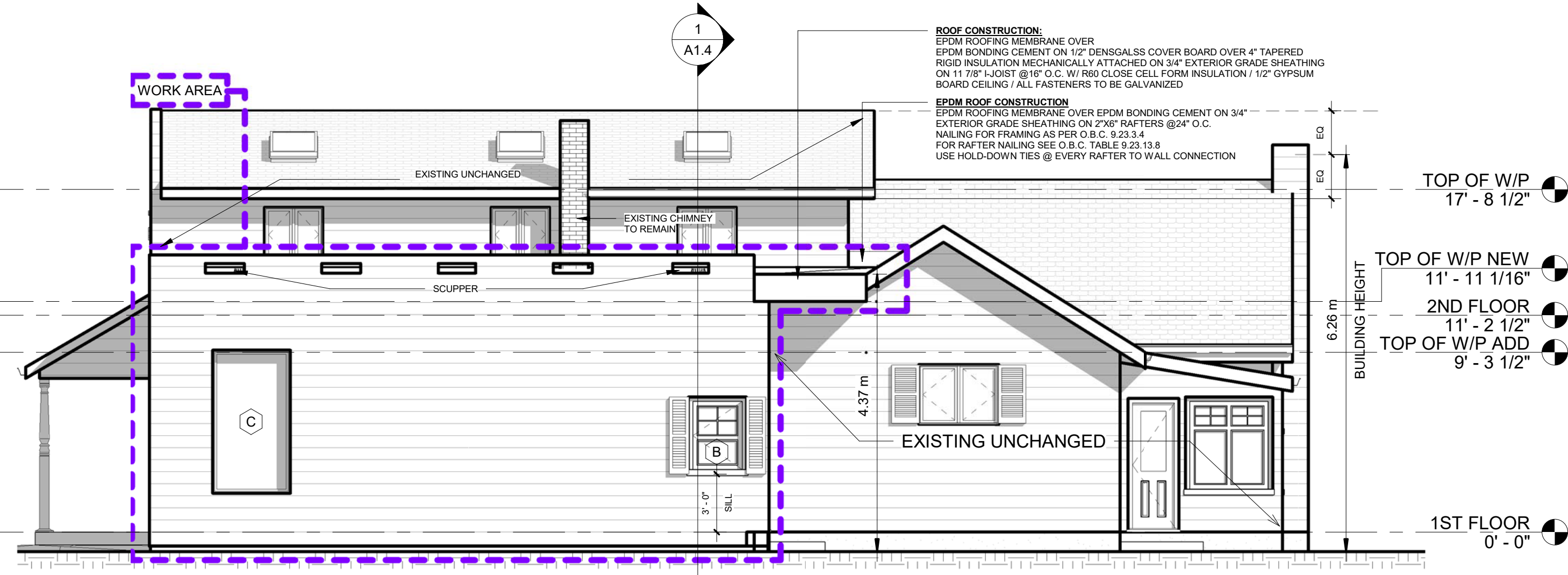
DRAWN BY: DE
CHECKED BY: DE
DATE: NOV 2022
SCALE: As indicated
COPYRIGHT: 2022 PRO VISION ARCHITECTURE INC.

PROJECT NO:
2211430

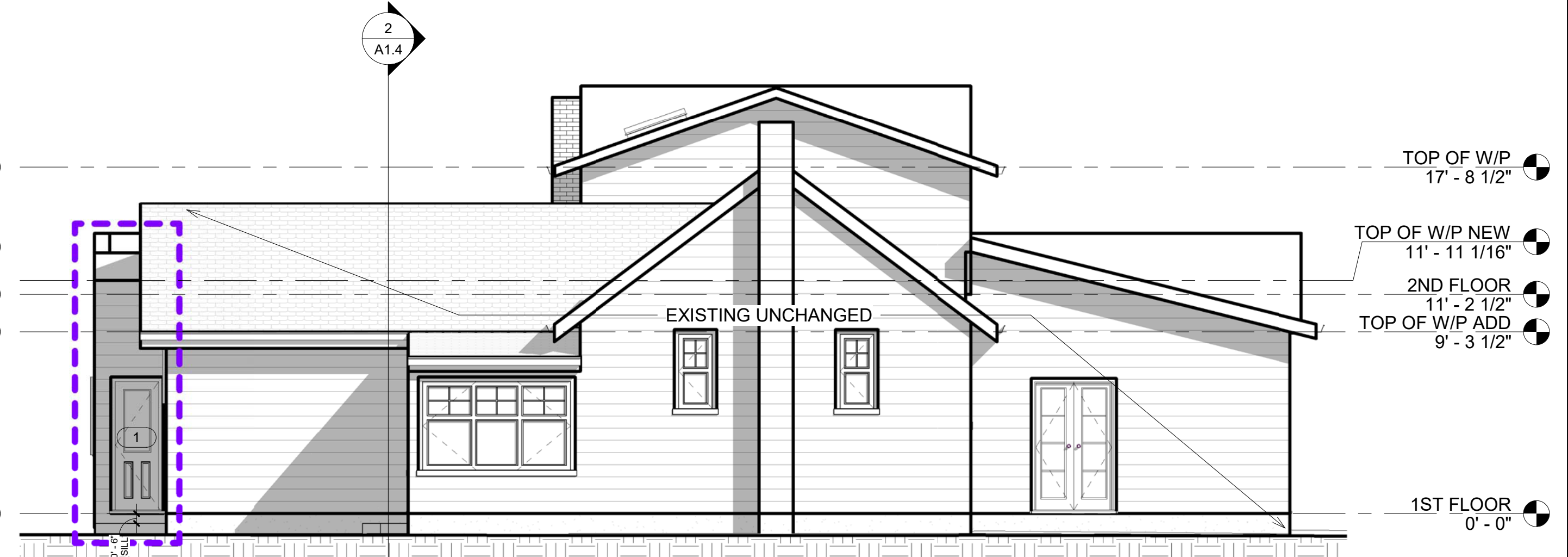
SHEET TITLE
2ND FLOOR / ROOF PLAN

A1.2
 SHEET OF

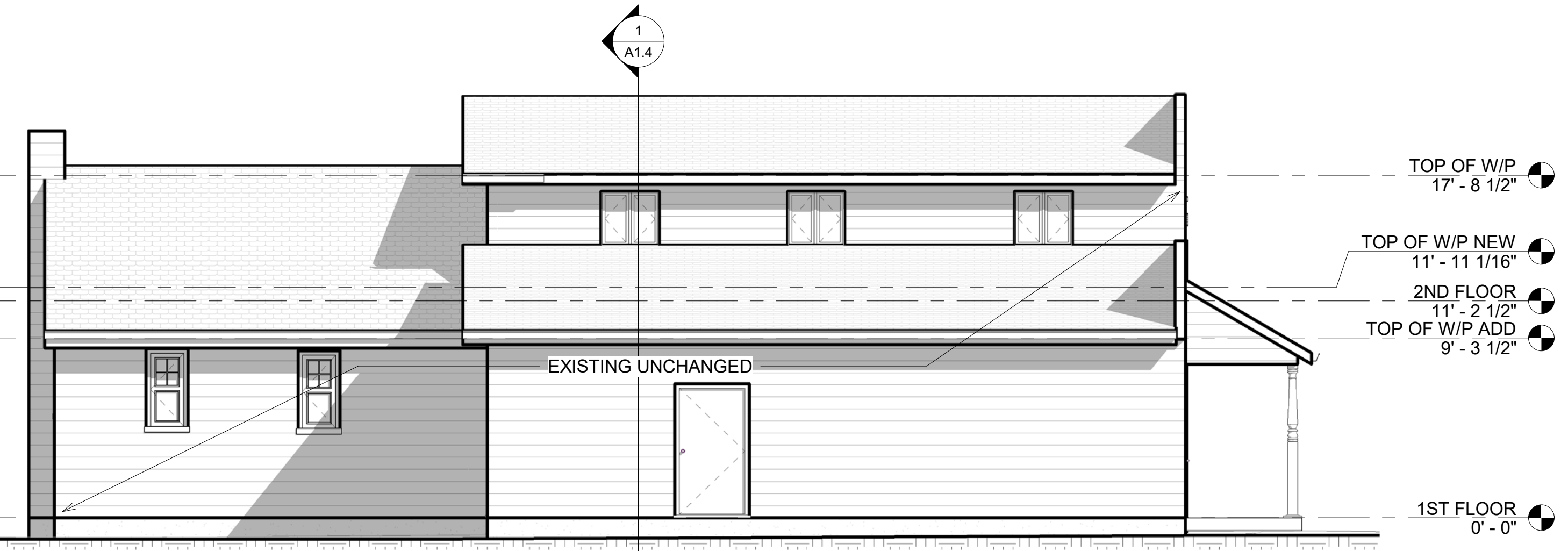
3/9/2023, 10:37:52 AM Copyright: Pro Vision Architecture Inc., O.A.A. Duplication or reproduction by any means without the express written consent of Pro Vision Architecture Inc., O.A.A. is a violation of Federal and international law. The information contained on this document are the intellectual property of Pro Vision Architecture Inc., O.A.A. and all rights thereto are Reserved.



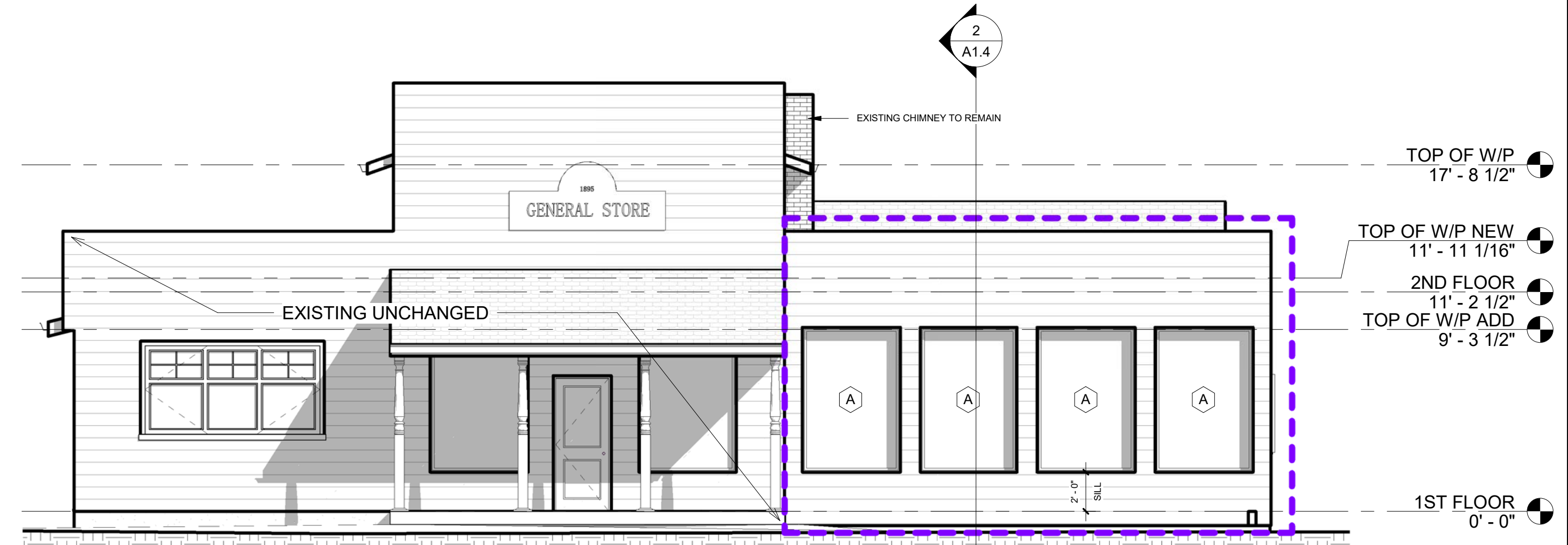
1 SOUTH ELEVATION
3/16" = 1'-0"



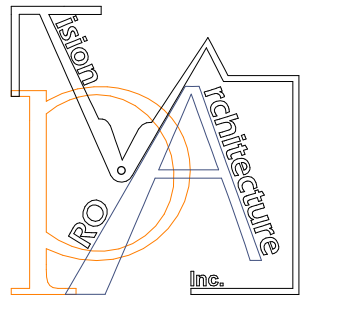
3 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



PRO VISION ARCHITECTURE INC.
T: (416) 800-6347 F: (416) 800-9625
Email: pva@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
**ADDITION TO
9 VICTORIA ROAD - UDORA**

PROJECT ADDRESS:
9 VICTORIA ROAD - UDORA

CLIENT'S NAME & ADDRESS:
**URSHIL PATEL
9 VICTORIA ROAD - UDORA**

PROJECT STATUS:
BUILDING PERMIT APPLICATION

DRAWN BY: DE
CHECKED BY: DE
DATE: NOV 2022
SCALE: 3/16" = 1'-0"
COPYRIGHT: 2023 PRO VISION ARCHITECTURE INC.

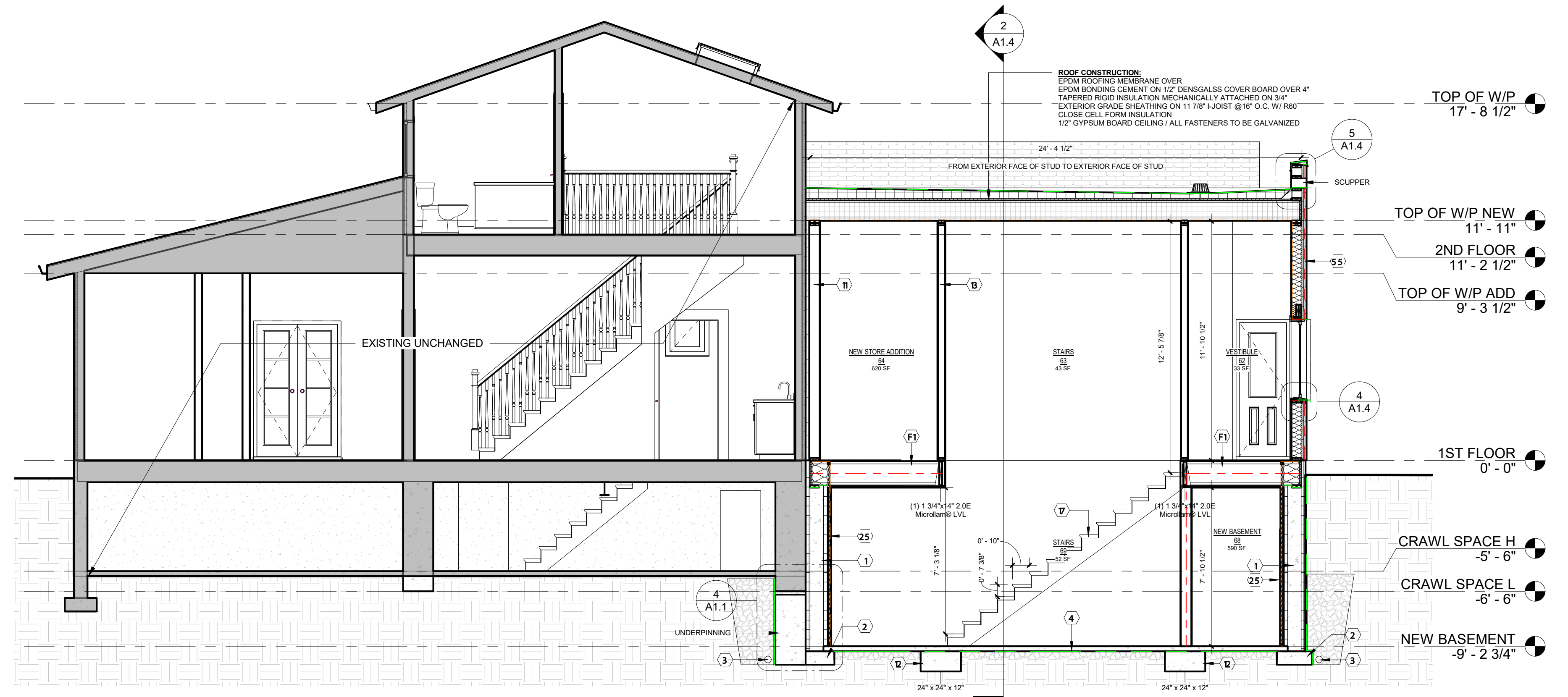
PROJECT NO:
2211430

SHEET TITLE
ELEVATIONS

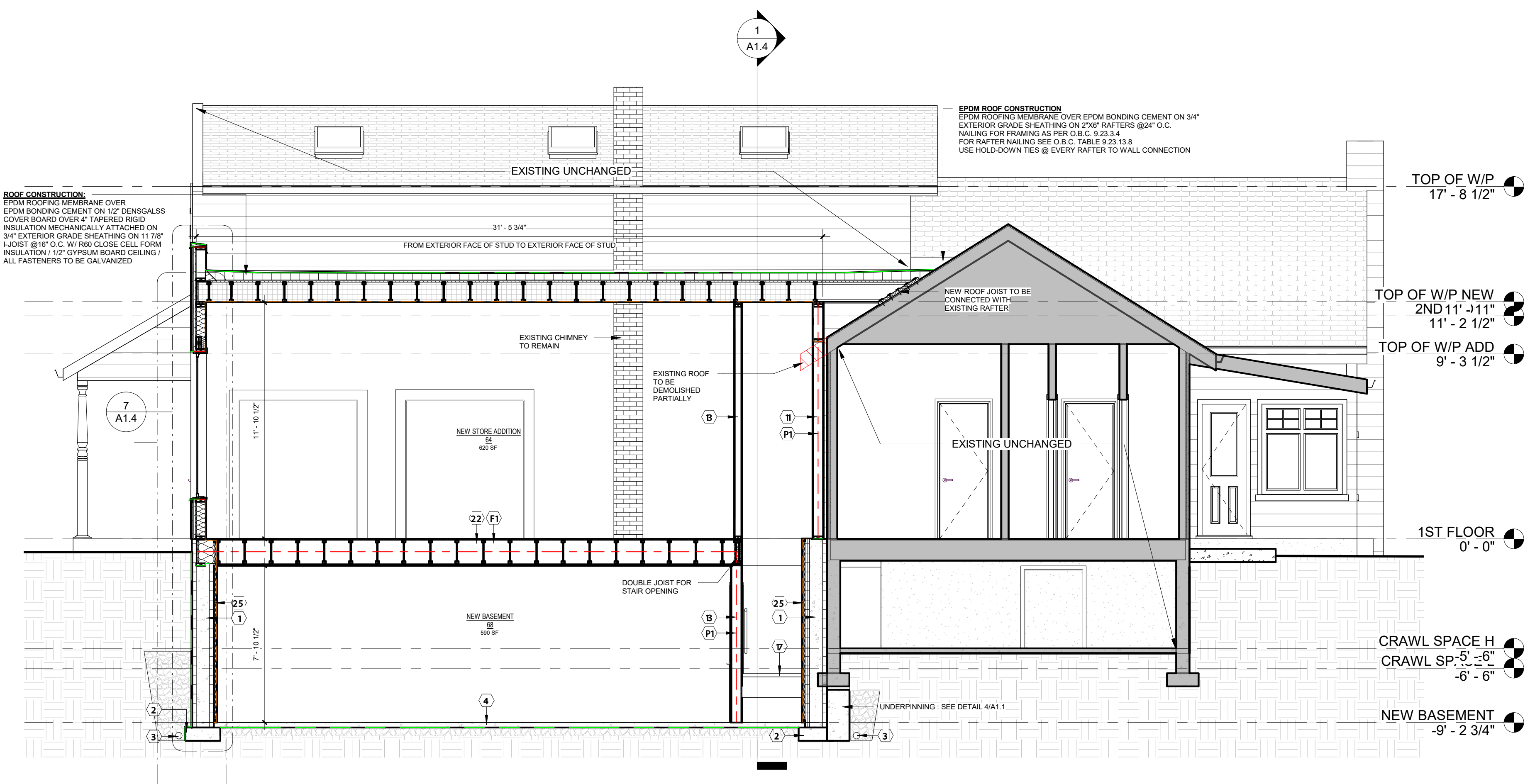
A1.3
SHEET OF

Attachment 3
A22-24 (9 Victoria Road)
Page 5 of 6

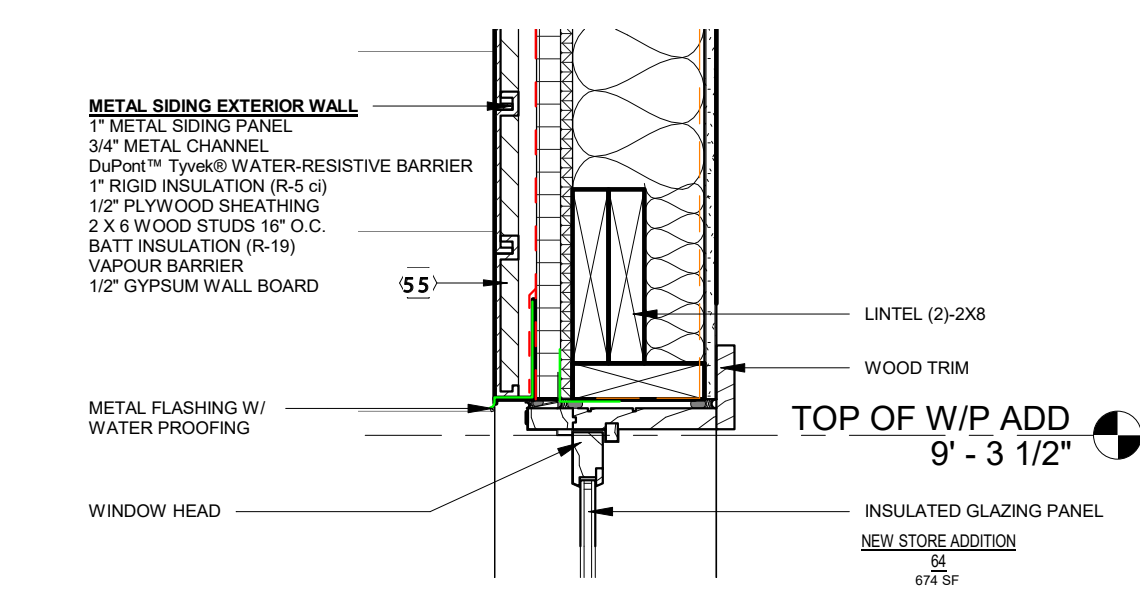
10/20/2023 11:06:48 AM Copyright Pro Vision Architecture Inc. O.A.A. Duplication or reproduction by any means without the express written consent of Pro Vision Architecture Inc. O.A.A. is a violation of Federal and International law. The information contained on this document are the intellectual property of Pro Vision Architecture Inc. O.A.A. and all rights thereto are Reserved.



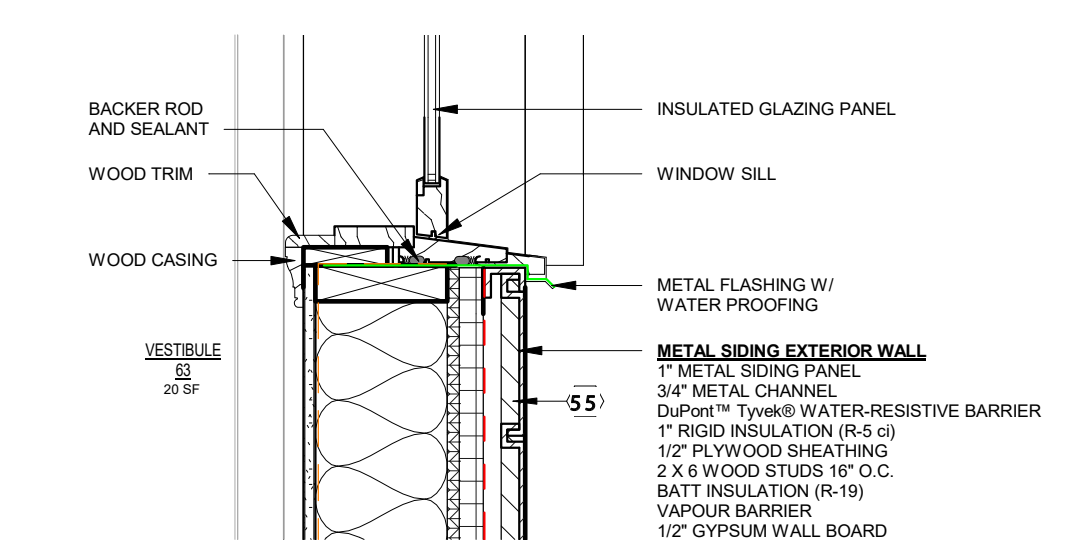
1 BUILDING SECTION 1
1/4" = 1'-0"



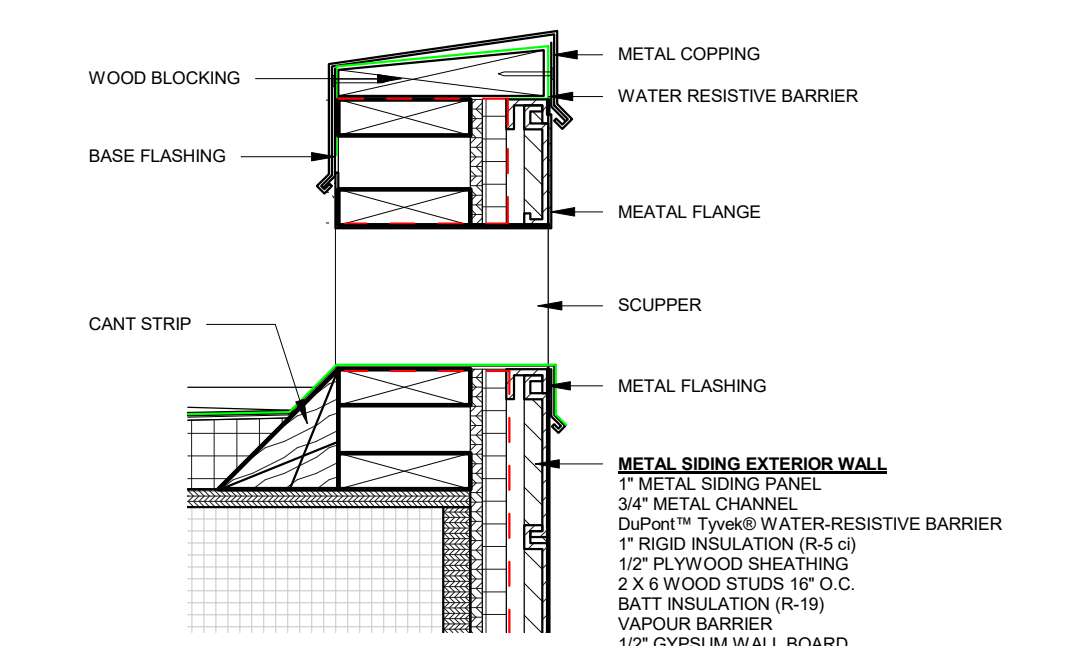
2 BUILDING SECTION 2
1/4" = 1'-0"



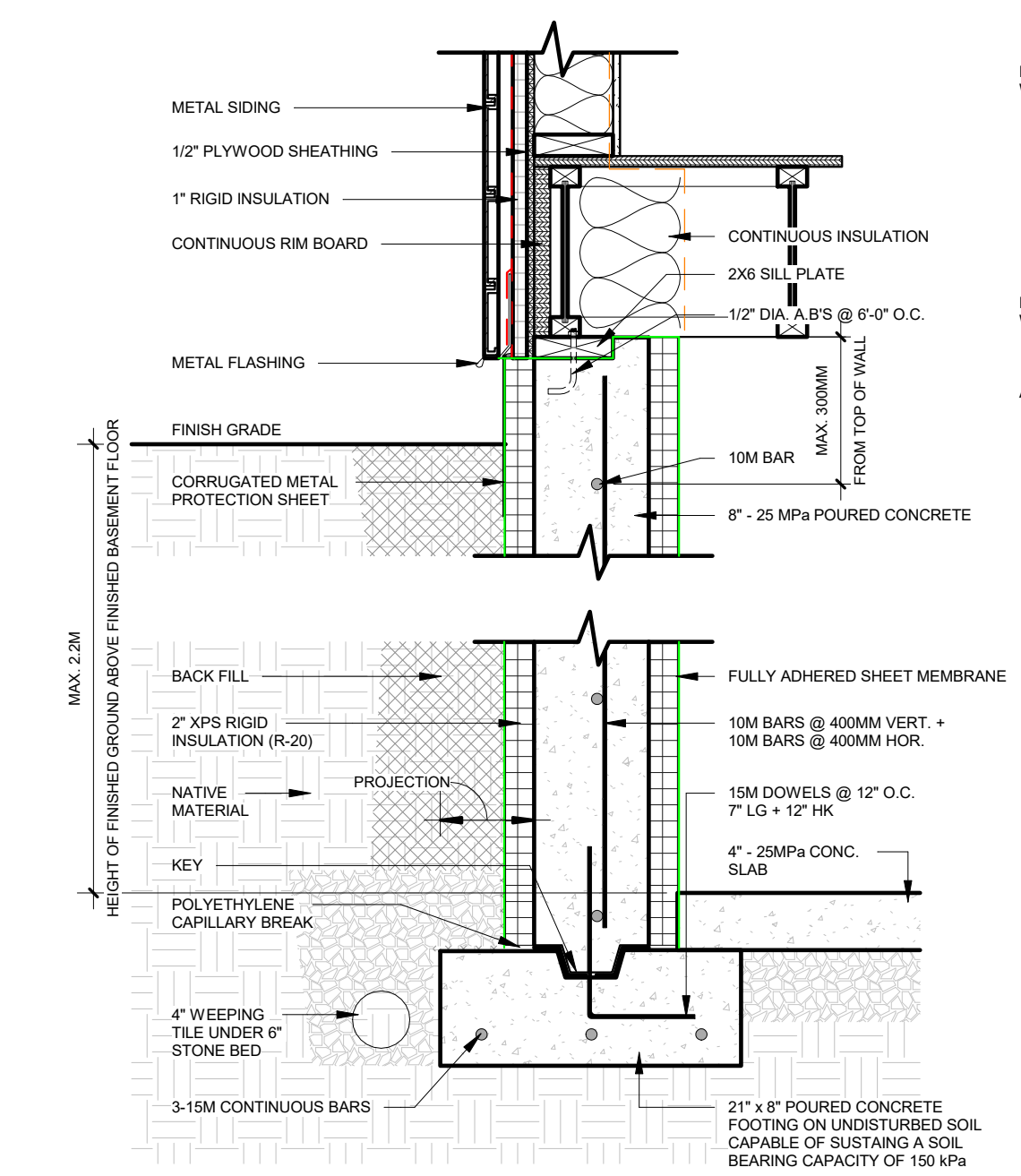
3 DETAIL @ WINDOW HEAD
1 1/2" = 1'-0"



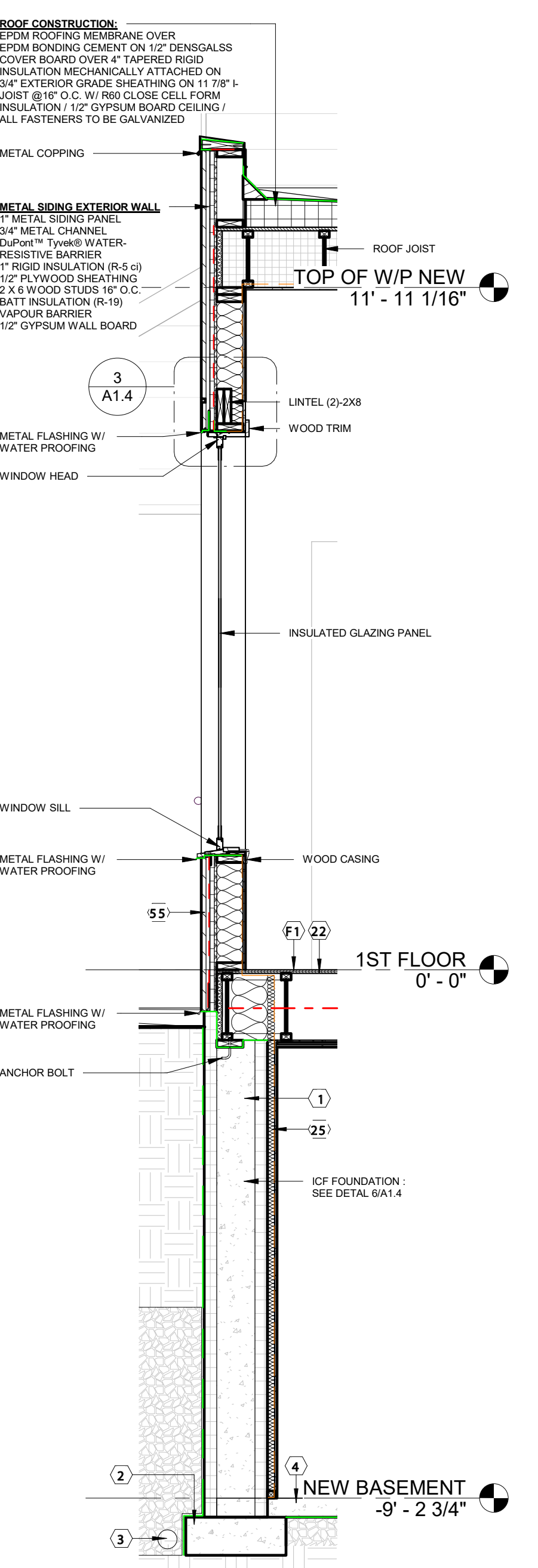
4 DETAIL @ WINDOW SILL
1 1/2" = 1'-0"



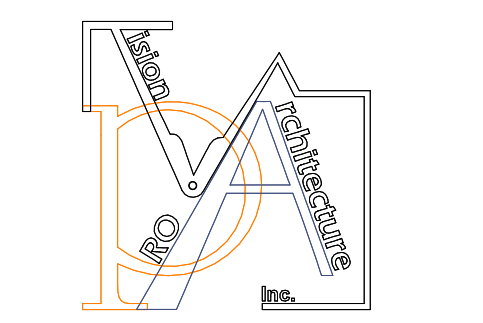
5 DETAIL @ PARAPET & SCUPPER
1 1/2" = 1'-0"



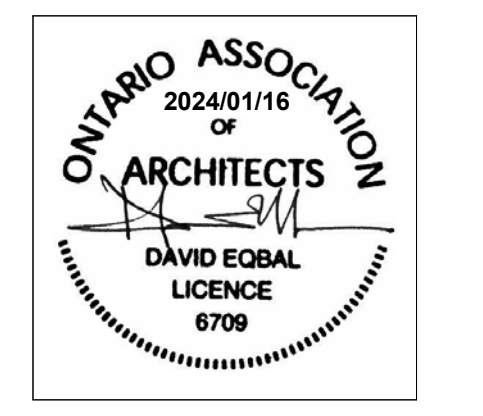
6 INSULATING CONCRETE FORM FOUNDATION WALL DETAIL
1" = 1'-0"



	DEMOLISHED
	EXISTING TO REMAIN
	WORK AREA
	1HR FIRE RATED



PRO VISION ARCHITECTURE INC.
T: (416) 800-6347 F: (416) 800-0940
Email: pva@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
9 VICTORIA ROAD - UDORA

PROJECT ADDRESS:
9 VICTORIA ROAD - UDORA

CLIENT'S NAME & ADDRESS:
URSHIL PATEL
9 VICTORIA ROAD - UDORA

PROJECT STATUS:
BUILDING PERMIT APPLICATION

DRAWN BY: DE
CHECKED: DE
DATE: NOV 2022
SCALE: As indicated

COPYRIGHT: 2023 PRO VISION ARCHITECTURE INC.
PROJECT NO.: 2211430

SHEET TITLE:
BUILDING SECTIONS / DETAILS

A1.4
SHEET OF

Attachment 3
A22-24 (9 Victoria Road)
Page 6 of 6

Site Photos

9 Victoria Road
Facing East



9 Victoria Road
Facing North - East



9 Victoria Road
Facing East



9 Victoria Road
Facing West



9 Victoria Road
Facing East
Rear of Building



9 Victoria Road
Facing East
Front of Building



To: Brianna Raines, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike Lampietro, Manager, Development Engineering
Cory Repath, Sr. Development Inspector
Vikum Wegiriya, Jr. Development Technologist
Matthew DeLuca, Jr. Development Inspector
Laura Taylor, Operations Administrative Assistant

Date: September 19th, 2024

Re: MINOR VARIANCE A22-24
9 Victoria Road
Plan 178, Lot 49
ROLL NO.: 021-507

The Development Engineering Division has the following **conditions** for Minor Variance Application No. A22-24:

1. The applicant/owner shall provide a detailed lot grading and drainage plan including existing and proposed entrance prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of By-law 2022-0038 (REG-1), as amended. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.