

HERITAGE IMPACT ASSESSMENT



2547 JARVIS STREET
ERINDALE VILLAGE CULTURAL LANDSCAPE

FINAL REPORT
 31 July 2020

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EXECUTIVE SUMMARY

The subject property is located in the Erindale Village Cultural Landscape. It contains a 1-storey brick dwelling that was built in the 1970s and a modern frame garage. Neither structure has cultural heritage value. The applicant is proposing to demolish the existing dwelling and garage and construct a new 2-storey dwelling with an integrated garage. Drawings for the proposed Arts & Crafts style dwelling designed by Gren Weis Architect are included as an Appendix to this report. The proposed house is consistent with zoning for this area and is compatible with the scale of built resources in the area. The proposed undertaking has been evaluated based on heritage policies for this area and it has been determined that there will be no negative impacts on heritage values or attributes associated with the Erindale Village Cultural Landscape.

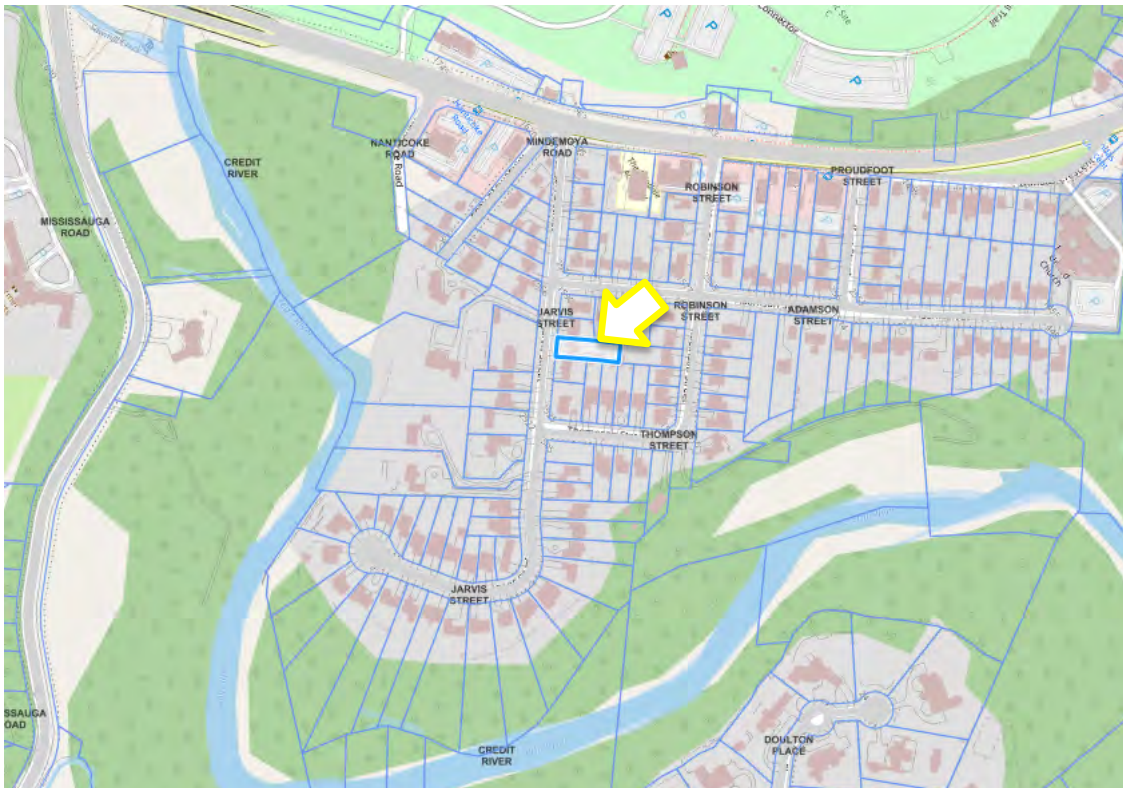
1.0 BACKGROUND & METHODOLOGY

This *Heritage Impact Assessment* was prepared by heritage consultant Megan Hobson for the owner of 2547 Jarvis Street as a requirement for obtaining planning approvals to demolish an existing 1-storey brick dwelling and a detached frame garage and construct a new 2-storey dwelling with an integrated garage in the same location. A Heritage Impact Assessment is required because the property is located in the Erindale Village Cultural Landscape.

This report was prepared according to *Terms of Reference* provided by the City of Mississauga for *Cultural Landscape Heritage Impacts Assessments (HIA)*. A site visit was undertaken by Megan Hobson on July 28, 2020 to document the property and assess its contribution to the Erindale Village Cultural Landscape. Heritage values associated with the Erindale Village Cultural Landscape were reviewed and potential impacts of the proposed demolition and new construction were assessed according to applicable heritage policies.

2.0 LOCATION

The subject property is located in an established residential neighbourhood on the south side of Dundas Street (Highway 5) just east of Mississauga Road that is nestled in a natural bend in the Credit River. It is located on the east side of Jarvis Street between Robinson and Thompson Streets. Jarvis Street is a short residential street that extends from the south side of Dundas Street (Highway 5) and terminates in a cul-de-sac. The subject property is situated on an interior lot within the subdivision that does not back onto the Credit River or its ravine lands.



LOCATION MAP: 2547 Jarvis Street

3.0 SITE DESCRIPTION

See Appendix A: Site Photos



AERIAL VIEW: 2547 Jarvis Street – 1-storey brick dwelling and separate frame garage

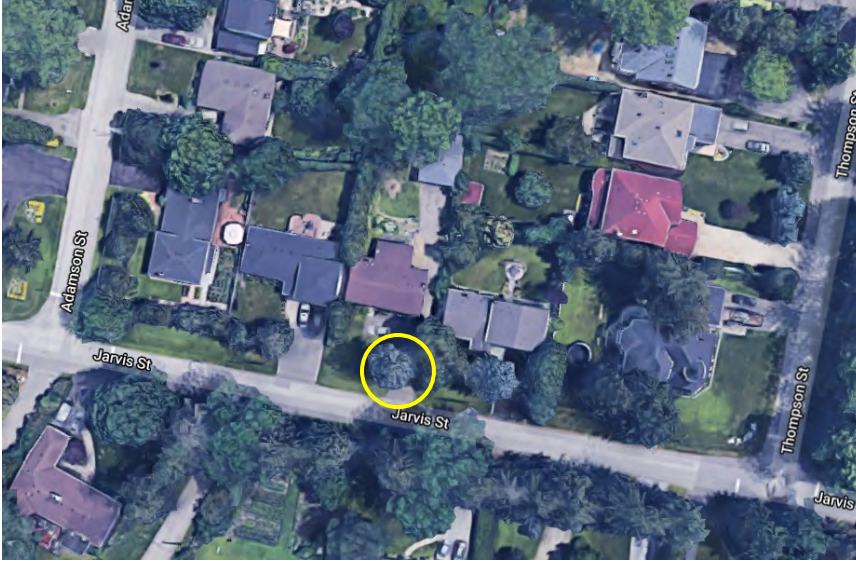
The subject property is a deep rectangular-shaped lot, approximately 60' x 200', with a 60' frontage on Jarvis Street. It is situated in the middle of the block on the east side of Jarvis Street between Robinson and Thompson Streets. The property contains a 1-storey brick dwelling and a detached frame garage located behind the house. There is a large conifer in the front yard. The driveway is paved with asphalt and extends past the south side of the house to the garage. A portion of the driveway extends in front of the house for turning and parking.



2547 Jarvis Street – brick dwelling and frame garage – there is a large conifer in the front yard

Jarvis Street is a short side street that extends from Dundas Street to the edge of the Credit River ravine. The cul-de-sac that terminates Jarvis Street reflects the curvature of

the Credit River in this location. Jarvis street has a rural road-section without curbs or sidewalks. Properties on both sides of Jarvis Street have large front lawns that slope down to a shallow drainage ditch. The west side of the street is lined with a continuous row of large Norway Spruce. The east side, where the subject property is located, has some mature trees but the species and placement varies. There is a large conifer in the front yard of the subject property beside the driveway.



AERIAL PHOTO – the subject property is located on the East side of Jarvis Street and there is a large conifer in the front yard that is a different variety than the Norway Spruce that line the west side of Jarvis Street. The caliper is approximately half the diameter and 2/3rds the height of the older tree line.

Adjacent houses are 1.5-storey raised Ranch style dwellings that were built in the 1970s. The subject dwelling appears to date from the early 1970s and is only 1-storey in height and is not typical of other houses in the area that are primarily 1.5 or 2-storeys in height.



2551 Jarvis Street



2541 Jarvis Street

2547 Jarvis Street (subject property)

STREETSCAPE – adjacent properties are 1.5-storey raised ranch style dwellings built c. 1970s

4.0 CULTURAL HERITAGE CONTEXT

See Appendix B: Inventory Sheet for Erindale Village Cultural Landscape

In 2005, the City of Mississauga retained consultants to produce a *Cultural Landscape Inventory (2005)* to identify significant cultural heritage landscapes in Mississauga. The 2005 Inventory lists attributes associated with each Cultural Heritage Landscape that should be protected from negative impacts.

A 'Cultural Heritage Landscape' is defined in the *Provincial Policy Statement (2005)* as:

a defined geographical area of significance, which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Under policies in the City of Mississauga's *Official Plan*, a *Heritage Impact Assessment* by a qualified consultant is required to identify negative impacts and recommend mitigation if necessary. The Ontario Ministry of Culture has published guidelines in the *Ontario Heritage Tool Kit* for evaluating impacts to cultural heritage resources.

4.1 CULTURAL HERITAGE VALUE

Historically the subject property is located on Part of Lots 1&2 in Range 3 in an area that has been identified as the Erindale Village Cultural Landscape. The cultural significance of the Erindale Village Cultural Landscape is described by the City of Mississauga as follows:

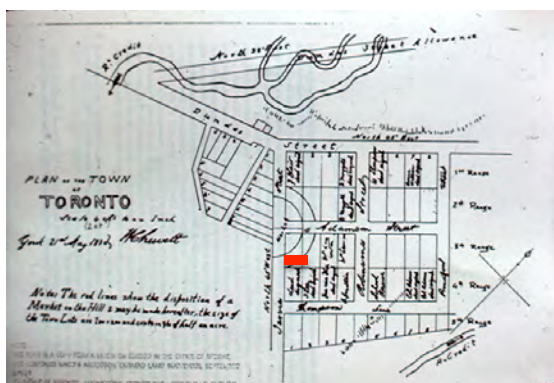
ERINDALE VILLAGE RESIDENTIAL NEIGHBOURHOOD: This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway Spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.

Heritage attributes associated with the Erindale Village Cultural Landscape are identified as:

- scenic and visual quality
- horticultural interest
- consistent scale of built features
- heritage structures
- historical associations with an important phase in Mississauga's social and physical development
- Archaeological potential

The Erindale Village Cultural Landscape is a small residential enclave just east of the Credit River on the south side of Dundas Street where the former village of Erindale (Springfield) was

located. The street pattern within the subdivision and the scattered heritage properties are remnants of this 19th century village.¹ Street names in the area reflect this early history. Jarvis Street is named for Frederick Starr Jarvis, a prominent early resident of Erindale Village.² The subject dwelling is an example of 20th century infill that occurred after 1970. This development occurred after major changes to the area including the 1960s, including widening of Dundas Highway and construction of Erindale College (now University of Toronto Mississauga), just north of the village.



Jarvis Street is one of the original streets

Left: Historic village layout [Chewitt, 1830]



Right: Modern street layout

The neighbourhood contains a number of Designated heritage properties. There are no heritage properties on the east side of Jarvis Street where the subject property is located. The subject property is not a designated heritage structure and is not directly adjacent to any built heritage resources. The subject property and houses directly adjacent to it were built in the 1970s.

Built heritage resources located on the west side of Jarvis Street include the The Schneller Log Cabin (c. 1855) located at 2542 Jarvis Street (re-located here in the early 1970s) and Riverbend (1946) located at 2470 Jarvis Street that was designed by Toronto architects Allward & Gouinlock for John A. Huston, a wealthy financier and importer. Riverbend was re-located here from the end of Jarvis Street in the early 1970s.



LEFT: 2542 Jarvis Street – c. 1850 log cabin relocated here in the 1970s

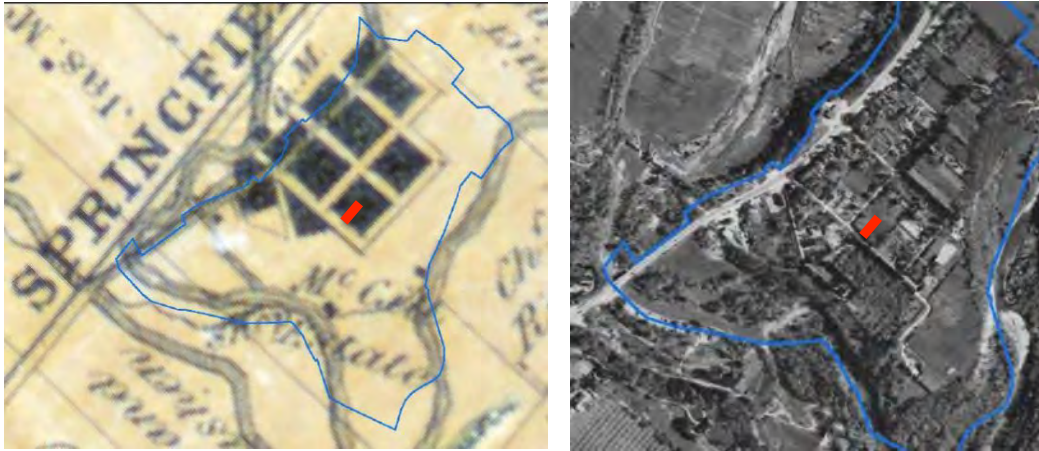


RIGHT: Erindale Community Hall - c. 1850 stone building located on Dundas Street, near the entrance to Jarvis Street

¹ Cultural Landscape Inventory (2005) Currently being updated.

² Heritage Mississauga, Our Heritage: Erindale

The Erindale Village Cultural Landscape has a special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway spruce, remnants of former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley.



ERINDALE VILLAGE CL BOUNDARY OVERLAY [ASI 2019] – location of the subject property added

Left: 1859 Tremaine Map – Jarvis Street is already laid out

Right: 1954 Aerial Photograph – large undeveloped parcel, the subject lot has not been created yet

Building permits at the City of Mississauga from 1973 indicate that the subject dwelling was built around that time. The style and materials are consistent with a date of construction in the early 1970s. Aerial photos from 1954 show a large undeveloped parcel in this location with no buildings on Jarvis Street. The subject dwelling is a very modest 1-storey building with a concrete block foundation and rug brick cladding. It has a shallow roof with a deep overhang and large picture windows with false aluminum shutters. It does not have any distinguishing architectural elements or features. It is an example of residential infill in the subdivision on previously undeveloped land. This development occurred after major changes in Erindale Village in the late 1960s, including the widening of the Dundas Highway to four lanes and the construction of Erindale College (now University of Toronto Mississauga) north of the Dundas.

4.2 EVALUATION ACCORDING TO ONT. REG. 09/06

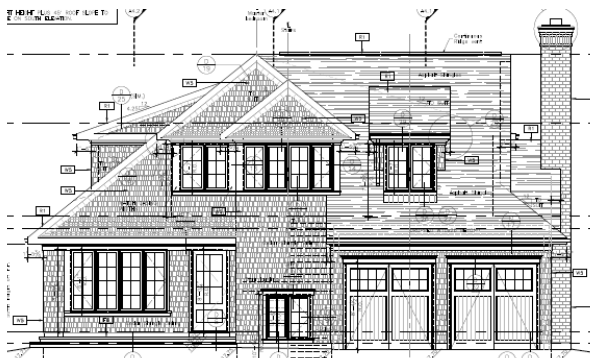
Table 1.0 - Heritage Evaluation of the Existing Dwelling to be Demolished:

3547 Jarvis Street, Mississauga		
Criteria to Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	N	<i>It is a very modest c. 1970s suburban dwelling without architectural interest.</i>
b) Displays a high degree of craftsmanship or artistic merit	N	<i>It is a very modest c. 1970s suburban dwelling without artistic merit.</i>
c) Demonstrates a high degree of technical or scientific achievement	N	<i>It is a very modest c. 1970s suburban dwelling with a rectangular plan and a low-sloped gable roof.</i>
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	N	<i>It is a private residence that is not associated with a person who is significant to the community. The owner is a second generation resident of the neighbourhood.</i>
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	N	<i>It is an example of late 20th century residential infill in the Erindale Village neighbourhood.</i>
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	<i>It is not associated with an architect who is significant to the community.</i>
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area	N	<i>It is an example of late 20th century infill that is compatible with the character of the area.</i>
b) Is physically, functionally, visually, or historically linked to its surroundings	N	<i>It was built c. 1970s and is associated with late 20th century infill in the Erindale Village neighbourhood.</i>
c) Is a landmark	N	<i>It is a modest private residence built in the 1970s.</i>

5.0 PROPOSED DEVELOPMENT

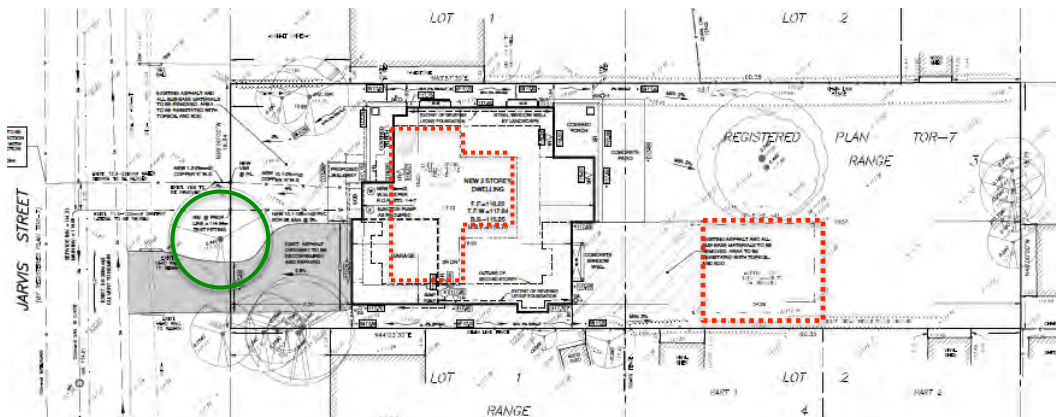
See Appendix C: Drawings [GREN WEIS ARCHITECT]

The applicant proposes to demolish the existing 1-storey brick dwelling and frame garage and build a new 1.5-storey brick dwelling with an integrated garage in the same location as the existing dwelling. The area zoning is R2-22 for low-rise residential. The footprint of the proposed dwelling will be slightly larger than the footprint of the existing dwelling but is consistent with zoning for the area and will maintain the large front and back yards. The side yards will be approximately 1.84m (6 ft) and is consistent with zoning for the area. The height of the proposed dwelling will be a maximum of 9 m (29.5 ft) to the highest roof ridge and is consistent with zoning for the area. The total lot coverage will be 30% which is the maximum allowed in this area.



PROPOSED FRONT ELEVATION ON JARVIS STREET [GREN WEIS ARCHITECT] – Neo-Traditional Arts & Craft's style 4-bedroom house with cedar shingle and a tall brick chimney on the end wall.

The existing driveway will be re-paved and refigured slightly. Changes to the driveway include removal of the portion that currently extends in the rear yard and removal of a portion in front of the house. No tree removals will be required.



PROPOSED SITE PLAN [GREN WEIS ARCHITECT]

1. Existing 1-storey dwelling and garage to be demolished (red outline)
2. New 2-storey dwelling with integrated garage that has slightly larger footprint to be constructed in the same location that is consistent with zoning (black outline)
3. Re-paving and minor alteration to the existing driveway (shaded grey)
4. Large conifer in the front yard to be retained (green outline)

6.0 IMPACT ON HERITAGE VALUE

Negative impacts that as a result of the proposed demolition and construction may include, but are not limited to:

- removal of natural heritage features, including trees.
- alteration that is not sympathetic, or is incompatible with the historic fabric or appearance.
- shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature.
- isolation of a heritage attribute from its surrounding environment, context or significant relationship.
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- a change in land use where the change in use negates the property's cultural heritage value
- land disturbance such as changes in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

The Erindale Village Cultural Heritage Landscape contains single-detached housing on large lots. The intent is to maintain the character of the cultural landscape by allowing only compatible infill. The current zoning does not allow incompatible development in terms of land use, building height or density and with respect to setbacks. The proposal is consistent with zoning for this area and is therefore considered compatible infill under the Planning Act.

Mitigation measures that have already been employed are:

- Allow only compatible infill
- Limit height and density
- Design that harmonize mass, setback, setting and materials
- New construction in the same location as an existing (non-heritage) dwelling
- Retention of existing trees

The proposed dwelling is larger than the existing dwelling but comparable in height and scale to other residential buildings on Jarvis Street. The area contains 1.5-2-storey single detached dwellings in a range of architectural styles and dates of construction ranging from the mid-19th century to the late 20th century. The proposed 1.5-storey single-detached dwelling is compatible with the scale of adjacent dwellings. The proposed dwelling will have a slightly larger footprint and a slightly higher roofline than the existing dwelling but will not exceed zoning for the area. The roof height of the proposed dwelling is 9 m (29.5 ft.) Mature trees and landscape along the Jarvis Street frontage will be maintained. The existing driveway will be re-configured and re-paved.

The proposed dwelling designed by Gren Weis Architects is a Traditional Arts & Craft style house with 4-bedrooms on the 2nd floor. The front door is oriented towards Jarvis Street. The main elevation has front facing gables and roof dormers that break up the massing and silhouette. Windows are multi-pane casement style windows and the building is clad with wood

shingle. The garage is integrated into the roofline of the house and has traditional carriage style doors. Other features include a tall brick chimney on the end wall.

Impacts of the proposed dwelling on cultural heritage attributes of the Erindale Village Neighbourhood are evaluated in the table below.

Table 2.0 – Impact Assessment of the Proposed Dwelling to be Constructed:

CULTURAL HERITAGE ATTRIBUTE	IMPACT ASSESSMENT Erindale Village L-RES-11	MITIGATION
LANDSCAPE ENVIRONMENT		
Scenic and Visual Quality	NO IMPACTS Jarvis street is one of the original streets laid out in the early 19 th century. It retains a rural cross-section with no curbs or sidewalks and is lined with trees. Houses fronting on Jarvis Street have with large front yards that slope down to the road. There will be no impacts to these attributes.	NOT REQUIRED
Horticultural Interest	POTENTIAL IMPACTS There will be no tree removals. There is a large conifer in the front yard that is not likely to be impacted by excavation or construction because no deep land disturbance will occur within the drip line. There is an existing driveway beside the tree that will be repaved. The new driveway will be curved around the drip line of this tree to avoid impacts. This tree is a different variety and age than the line of Norway Spruce on the west side of Jarvis Street but still contributes to the character of Jarvis Street.	NOT REQUIRED
HISTORICAL ASSOCIATION		
Illustrates Important Phase in Mississauga's Social or Physical Development	NO IMPACT The subject dwelling is an example of 20 th century infill on the east side of Jarvis Street. Renewal of 20 th infill represents a further evolution of this area as a residential neighbourhood.	NOT REQUIRED
BUILT ENVIRONMENT		
Consistent Scale of Built	The subject dwelling is an example of	NOT REQUIRED

Features	<p>20th century infill on the east side of Jarvis Street.</p> <p>The proposed 2-storey dwelling is compatible in scale with existing built features because Jarvis Street contains a mix of 1 and 2-storey dwellings.</p> <p>The proposed dwelling is consistent with zoning for this area.</p> <p>There will be no impact to the consistent scale of built features.</p>	
Designated Structures	<p>NO IMPACTS</p> <p>The subject dwelling is not a designated structure or a structure that meets criteria for Designation and is not adjacent to a Designated structure or a structure that meets criteria for Designation.</p> <p>There will be no impacts to Designated structures.</p>	N/A
OTHER		
Historical or Archaeological Interest	<p>NO IMPACTS</p> <p>New construction will occur in the same location as an existing dwelling built in the late 20th century.</p> <p>Archaeological potential is not anticipated in this location due to previous disturbances.</p>	NOT REQUIRED

7.0 CONCLUSIONS & RECOMMENDATIONS

The existing dwelling and detached garage to be demolished do not meet criteria for heritage designation under *Ontario Regulation 09/06, Ontario Heritage Act* and do not warrant conservation as per the definition in the Provincial Policy Statement. The proposed demolition of these structures will not have a negative impact on the Erindale Village Cultural Landscape.

The proposed dwelling to be constructed is compatible with existing residential development in this location and will not have a negative impact on the Erindale Village Cultural Landscape. All mature trees on the property will be retained.

It is therefore recommended that this Heritage Permit Application be approved.

8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust,

three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

9.0 SOURCES

ASI, *Technical Memo #1 - Conserving Heritage Landscapes: Cultural Heritage Landscapes Project* (2019)

City of Mississauga, *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference* (2017)

-----, *Cultural Landscape Inventory* (2005)

Erindale Village Association, 'History of Erindale Village', online resource. Accessed 19 July 2020.

Heritage Mississauga, 'Erindale', online resource. Accessed 19 July 2020.

Hicks, Kathleen. *Erindale at the Crook of the Credit* (1978)

-----, *Erindale: early times to evolution* (2009)

Mississauga Property Information, '2547 Jarvis Street'. Accessed online 18 July 2020

Mississauga Library System, 'Erindale Picture Gallery'. Accessed online 18 July 2020

Ontario Ministry of Tourism & Culture, *Heritage Resources in the Land Use Planning Process, Ontario Heritage Tool Kit* (2006)

APPENDIX A: SITE PHOTOS



JARVIS STREET – row of Norway Spruce along the west side of Jarvis Street



JARVIS STREET – rural road-section



FRONT ELEVATION – 1-storey brick dwelling with a concrete block foundation



FRONT YARD – Blue Spruce beside the driveway



ADJACENT DWELLING (2551 JARVIS STREET) - 1.5-storey raised ranch



ADJACENT PROPERTY (2541 Jarvis Street) – 1.5-storey raised ranch (altered)



FONT ELEVATION – deep roof overhang – metal shutters



DETAIL – stone planter



SOUTH SIDE ELEVATION = view to detached garage



DETAIL – rug brick exterior



DETAIL – brick sills



DETAIL – concrete block foundation



REAR ELEVATION (EAST)



REAR SUNPORCH – wood cladding and glazing



REAR ELEVATION



DETACHED GARAGE



DETACHED GARAGE - frame



DETAIL –wood siding



DETACHED GARAGE - interior



DETACHED GARAGE - interior



DETACHED GARAGE – rear elevation



BACK YARD

Erindale Village**L-RES-11**

Location A small enclave south of Dundas and the former Erindale Village and just east of the Credit River

Heritage or Other Designation A number of designated properties

Landscape Type Residential (Neighbourhood)

LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☐ Natural Environment
- ☒ Horticultural Interest
- ☐ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War II)
- ☒ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☒ Designated Structures

OTHER

- ☒ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value



**Erindale Village****L-RES-11****SITE DESCRIPTION**

This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.



STRUCTURAL NOTES

GENERAL NOTES:


1. THE CONTRACTOR SHALL CHECK ALL EXISTING CONSTRUCTION AND DIMENSIONS WITH THE LATEST ISSUE OF CONSTRUCTION DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR TO ENSURE THAT ALL SAFETY REQUIREMENTS ARE FULFILLED.
3. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH ONTARIO BUILDING CODE LAST EDITION, LOCAL BYLAWS AND HEALTH AND SAFETY REGULATIONS.
4. IT IS CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT EVERY EXCAVATION IS 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.
5. THE CONTRACTOR IS RESPONSIBLE FOR DESIGN, SUPPLY, INSTALLATION, MAINTAINING AND REMOVAL OF ALL TEMPORARY WORKS REQUIRED FOR PERMANENT STRUCTURE INSTALLATION AND CONSTRUCTION SAFETY.
6. FIELD REVIEWS BY THE ENGINEER OR RECORD (GAE LTD.) IS REQUIRED TO ASCERTAIN THAT CONTRACTOR'S WORK IS IN GENERAL CONFORMANCE WITH PLANS AND OTHER CONTRACT DOCUMENTS. FIELD REVIEWS IS NOT FULL TIME RESIDENT ENGINEER WORK BUT CONDUCTED WITH SUCH FREQUENCY AS "GAE LTD." DEEMS APPROPRIATE TO REVIEW DIFFERENT STAGES OF CONSTRUCTION.
INSPECTIONS BY THE ENGINEER OF RECORD REQUIRED FOR:
 - FOOTINGS PRIOR TO CONCRETE POUR
 - SUBGRADE BASEMENT WALLS AND REINFORCED SLABS PRIOR TO POUR
 - STRUCTURAL STEEL AND WOOD FRAMING, PROGRESS AND FINAL INSPECTION
7. FIELD REVIEWS BY THE ENGINEER ARE NOT CARRIED FOR CONTRACTOR'S BENEFIT NOR DOES IT MAKES THE ENGINEER GUARANTOR OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN ACCORDANCE WITH CONTRACT'S DOCUMENTS. GAE LTD SHALL NOT BE RESPONSIBLE FOR THE ACT OF OMISSION BY THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSON PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
8. CONTRACTOR TO PROVIDE 48 HOURS NOTICE FOR ALL REQUIRED FIELD REVIEWS. AT THE TIME OF THE REVIEW THE WORK INCLUDING REBAR INSTALLATION SHALL BE GENERALLY COMPLETED. ENGINEER RESERVES RIGHT TO REQUEST RE-INSPECTION OF INCOMPLETE WORK AT ADDITIONAL COST TO THE OWNER.

FOUNDATION NOTES:

- FOUND ALL THE NEW FITTINGS ON UNDISTURBED NATIVE SOIL CAPABLE OF SAFELY SUSTAINING 3,000 PSF SLS. FOUNDATIONS CONSTRUCTED IN THE PROXIMITY OF WATER TABLE SHALL BE IN ACCORDANCE TO SECTION 9.4.4.3 O.B.C. BEARING ELEVATIONS AND WATER TABLE LEVEL SHALL BE SITE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO ANY FORM, REBAR OR CONCRETE PLACEMENT.
2. TYPICAL BASEMENT FOUNDATION WALL:
10" 25 MPa 5-8% AIR CONCRETE WALL, REINF. 15M@12"o.c. VERTICAL AND 15M@16"o.c. HORIZONTAL ON INSIDE FACE, ON 24" WIDE x8" DEEP FOOTING REINF. 2-15M CONT. AND 15M@12"o.c. DOWELS x36" LONG + 6" HOOK, BEARING ON NATIVE SOIL -SEE NOTE #1.
- PROVIDE CORNER LAPPING L-BARS 15M@16" x4'-0" LONG.
- PROVIDE 2-15M FULL HEIGHT VERT. BARS EACH SIDE OF DOOR & WINDOW OPENINGS, 2-15M AT HEAD AND SILL EXTENDED 24" MIN. POST OPENING
- TYPICAL UNEXCAVATED PORCH FOUNDATION WALLS:
10" THK, 25 MPa 5-8% AIR CONCRETE WALL REINF. 15M@16"o.c VERT. AND HORIZ. INSIDE FACE ON 20" WIDE x8" DEEP CONCRETE FOOTING REINF. 2-15M CONT. c/w 15M@16" L-SHAPE DOWELS x2'-6" LONG +6" HOOK INTO WALL ABOVE AND BEARING ON NATIVE SOIL -SEE NOTE #1.
- TYPICAL GARAGE FOUNDATION WALLS:
10" THK, 25 MPa 5-8% AIR CONCRETE WALL REINF. 2-15M HORIZ. TOP, 15M@24"o.c VERT. AND HORIZ. ON CENTRELINE ON 24" WIDE x8" DEEP CONCRETE FOOTING REINF. 2-15M CONT. c/w 15M@24" L-SHAPE DOWELS x2'-6" LONG +6" HOOK INTO WALL ABOVE AND BEARING ON NATIVE SOIL -SEE NOTE #1.
3. PROVIDE 4'-0" MINIMUM FROST PROTECTION TO ALL FOOTINGS EXPOSED TO FREEZING.
4. DO NOT EXCEED A SLOPE OF 7 IN 10 BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS.
5. S.D.F. DENOTES STEP DOWN FOOTING:
MIN. HORIZ. STEP = 23% (600).
MAX. VERT. STEP = 23% (600) FOR FIRM SOILS & 15% (400) FOR SAND AND GRAVEL.
6. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH, EXCEPT CANTILEVER RETAINING WALLS, UNTIL FLOORS AT THE TOP AND BOTTOM OF THE WALLS HAVE BEEN PLACED AND REACHED THEIR DESIGN STRENGTH.
7. BACKFILL FOUNDATION WALLS SUCH THAT THE LEVEL OF BACKFILL AGAINST ONE SIDE OF THE WALL IS NEVER GREATER THAN 1'-6" ABOVE THE LEVEL ON THE OTHER SIDE, UNLESS TEMPORARY BRACING SUPPORTS ARE PROVIDED.
8. 4" MIN. SLAB-ON-GRADE (SEE NOTE #9 FOR CONCRETE COMPRESSIVE STRENGTH REINF. w/ 6w@6"o.c WMM AT MIDDLE OF SLAB ON MIN. 6" THK. 3/4" CRUSHED STONE BASE ON WELL COMPACTED SUBGRADE. GEOTECHNICAL ENGINEER SHALL FIELD VERIFY & APPROVE FLOOR SLAB SUBGRADE AND GRANULAR BACKFILL PRIOR TO POURING OF CONCRETE.
9. ALL CONCRETE SHALL HAVE A FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
35 MPa 5-8% AIR, CLASS C1 EXPOSURE FOR EXTERIOR STR. SLABS;
32 MPa 5-8% AIR FOR EXTERIOR AND GARAGE SLABS ON GRADE;
25 MPa 5-8% AIR FOR EXTERIOR FOUNDATION WALLS
25 MPa FOR BASEMENT SLAB ON GRADE
20 MPa 3-6% AIR FOR FOOTINGS
10. ALL REINFORCING SHALL HAVE A MINIMUM YIELD STRENGTH OF 400 MPa. ALL CONCRETE WORKS IN ACCORDANCE WITH CSA A23.1/A23.2. FORMING CONTINUOUS WALLS PROVIDE POCKETS, RECESSES, LEDGES, CAST-IN WALL PLATES, ANCHOR BOLTS AND DOWELS SHOWN ON STRUCTURAL AND ARCHITECTURAL DRAWINGS.
1. ALL STEEL BEAMS SHALL BE 350W GRADE, HSS STEEL COLUMNS SHALL BE 350W, CLASS C. MISCELLANEOUS STEEL SHALL BE 300W. STRUCTURAL STEEL FABRICATION AND INSTALLATION SHALL BE IN COMPLIANCE WITH CSA S16.1. ALL STEEL BEAMS SHALL HAVE MIN. 6" LONG BEARING ON CAST-IN WALL PLATES W.P.L1
W.P.L1 = $5\phi x 3\phi x 12$ " WALL PLATE w/ $2 - 1/2\phi x 12$ " LONG +2" HOOK ANCHORS CAST-IN CONCRETE WALL AND WELDED TO SUPPORTED BEAM
2. PROVIDE CONTINUED 2X8 OR 2X8 TOP PLATE ON TOP OF ALL STEEL BEAMS TRIMMED TO MATCH STEEL BEAM FLANGE WIDTH. PACK SIDES OF FLUSH BEAMS SUPPORTING JOISTS SOLID w/ 2x LUMBER USING PLYWOOD SHIMS AS REQUIRED. FASTEN ALL PLATES WITH 1/2" DIA. CARRIAGE BOLTS @24"o.c. STAGGERED.

FOUNDATIONS SCHEDULE		
(Soil capacity = 3,000 PSF)		
Mark	Size	Reinforcing
F1	5'-0"x5'-0" x18" DEEP	7-15M B.E.W.
F2	4'-6"x4'-6" x16" DEEP	6-15M B.E.W.
F3	4'-0"x4'-0" x16" DEEP	5-15M B.E.W.
F4	3'-0"x3'-0" x12" DEEP	3-15M B.E.W.

REBAR LEGEND

TUL = TOP UPPER LEVEL
TLL = TOP LOWER LEVEL
BUL = BOTTOM UPPER LEVEL
BLL = BOTTOM LOWER LEVEL
BEW = BOTTOM EACH WAY
TEW = TOP EACH WAY
 = BAR DIRECTION

FLOOR FRAMING NOTES:

- ALL WOOD FRAMING SHALL COMPLY TO REQUIREMENTS OF SECTION 9.23.0 B.C.
2. FLOOR DESIGN LOADING (UNFACTORED):
- DEAD LOADS:
- | | |
|------------------|----------|
| HARDWOOD | = 15 PSF |
| STONE / TILE | = 30 PSF |
| FLAGSTONE FINISH | = 60 PSF |
- LIVE LOADS:
- | | |
|------------------------|---------|
| LIVING QUARTERS | =40 PSF |
| BALCONIES AND TERRACES | =50 PSF |
3. ALL LOAD BEARING WALLS SHALL BE 2x6@16"o.c. WOOD STUD WALLS (UNLESS NOTED OTHERWISE) c/w SILL PLATE, DOUBLE TOP PLATE AND 2x6 BLOCKING AT MIDHEIGHT. BASEMENT LOAD BEARING WALLS SHALL BE 1.5x5.5 1.5E LSL STUDS @16"o.c. c/w LSL SILL PLATE, DOUBLE TOP PLATE AND MID-HEIGHT BLOCKING
4. ALL BUILT UP WOOD POSTS TO BE CONTINUOUS TO FOUNDATION WALL OR SUPPORTING LINTEL. PROVIDE SQUASH BLOCKS BETWEEN JOISTS FOR CONTINUOUS SUPPORT AT POST LOCATIONS --SEE JOIST MANUFACTURER DETAILS
5. ALL WOOD FRAMING SHALL BE S.P.F. No. 2 OR BETTER. EXTERIOR FRAMING SHALL BE PRESERVATIVE TREATED. ALL LVL BEAMS TO BE 2.0E MICROLAM LVL AND ALL FLOOR JOISTS SHALL BE TJI SERIES BY "L-LEVEL" OR APPROVED EQUIVALENT AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. IF FLOOR JOISTS SUBSTITUTED WITH EQUIVALENT MATERIAL; CONTRACTOR SHALL PROVIDE FLOOR LAYOUTS AND JOISTS AND BEAMS DESIGN CALCULATIONS SEALED BY THE PROFESSIONAL ENGINEER OR REGISTERED DESIGNER. FLOOR SYSTEM SHALL BE DESIGNED TO MAXIMUM LIVE LOAD DEFLECTION OF L/480. SPAN TABLES ARE NOT PROJECT SPECIFIC AND WILL NOT BE ACCEPTED AS DESIGN DOCUMENT. JOISTS DIRECTION, DEPTH, SIZE AND SPACING SHALL NOT BE CHANGED.
7. TYPICAL WOOD LINTEL OVER OPENINGS IN BEARING WALLS SHALL BE 3-2x8 U.N.O. 2-2x6 POSTS SHALL BE PROVIDED FOR WOOD LINTELS OVER OPENINGS SMALLER THAN 4'-0" AND 3-2x6 POSTS SHALL BE PROVIDED FOR LINTELS AND BEAMS OVER LARGER OPENINGS U.N.O.
8. PROVIDE JOIST AND BUILT-UP WOOD BEAM METAL HANGERS FOR ALL FLUSH FRAMING. HANGERS AND CONNECTORS SHALL BE SELECTED FROM 'SIMPSON STRONGTIE' CATALOG BY QUALIFIED DESIGNER. ALL EXTERIOR CONNECTORS AND FASTENERS SHALL BE HOT DIP GALVANIZED.
9. "PA" ON PLAN DENOTES POST ABOVE.
- 3.4" T&G PLYWOOD SUBFLOOR TO BE GLUED AND NAILED TO JOISTS. FLOOR JOISTS UNDER TILED AREAS SHALL BE SPACED @12"o.c. MAX.
1. TYPICAL LOOSE LINTEL SIZE FOR OPENINGS AS FOLLOWING U.N.O.:
L1 = 1L-3½x3¼ THK. (U.N.O.)
L2 = 1L-5x3½x¼ (LLV)
L3 = 1L-6x4x¾
L4 = 1L-8x4x¾ (LLV)
BOLTED TO BACKING LVL BEAM w/ ½" S BOLTS @24"o.c. + SOLID STEEL SHIMS
- PROVIDE 6" MIN. BEARING EA. END
- ALL LOOSE LINTELS AND VENEER PLATES SHALL BE HOT DIP GALVANIZED. PROVIDE ROLLED LINTELS FOR ALL ARCHES. PRECAST LINTELS SHALL BE DESIGNED BY PRECAST ENGINEER AND REINFORCED TO SUPPORT WEIGHT OF VENEER ABOVE.
2. "CONT" DENOTES CONTINUOUS MEMBER OVER INTERMEDIATE SUPPORT. CONSTRUCT BUILT-UP BEAMS FROM CONTINUOUS PLY OR SPLICE AS PER SECTION 9.23.5.3 O.B.C.
3. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS INCLUDING REINFORCING BARS, STRUCTURAL STEEL, PRE-ENGINEERED FLOOR JOISTS & BEAMS AND ROOF TRUSSES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

ROOF FRAMING NOTES:

1. ROOF TRUSSES DESIGN CRITERIA:
DESIGN LOADING (UNFACTORED)

LIVE LOAD = $1.1 \cdot 0.55 + 0.4 = 1.00$ kPa = 21.0 PSF
DEAD LOAD = 6 PSF (ASPHALT)
CEILING LOAD = 10 PSF
2. PROVIDE 1/2" EXTERIOR GRADE PLAYWOOD DECKING WITH H-CLIPS FOR SLOPED AND FLAT ROOFS.
3. PROVIDE JOIST AND BUILT-UP WOOD BEAM METAL HANGERS FOR ALL FLUSH FRAMING. HANGERS SHALL BE SELECTED FROM 'SIMPSON STRONGTIE CATALOG BY QUALIFIED DESIGNER.'
PROVIDE H2.5A HURRICANE TIES BY 'SIMPSON STRONGTIE' AT EACH ROOF TRUSS BEARING POINT ON EXTERIOR WALL.
4. ALL BUILT UP WOOD POSTS TO BE CONTINUOUS TO FOUNDATION WALL OR SUPPORTING LINTEL. PROVIDE SQUASH BLOCKS BETWEEN JOISTS FOR CONTINUOUS SUPPORT AT POST LOCATIONS.
5. SEE ALSO FLOOR FRAMING NOTES.

POST SCHEDULE		
Mark	Size	Remarks
P1	3-2x4	
P1*	3-1½x3½ 1.5E LSL	
P2	2-2x6	
P3	3-2x6	
P3*	3-1½x5½ 1.5E LSL	
P4	4-2x6	
P5	5-2x6	
P6	6x6	

STEEL COLUMN SCHEDULE				
Mark	Material	Base Plate		Anchor Bolts ②
		BEARING ON CONCRETE	BEARING ON ③ STL. BEAM	
C1	HSS 5x5x.25	6"x3/4"x12"	6"x1/2"x6"	2-3/4" HILTI HIT HY200 ADHESIVE ANCHORS
C2	HSS 4x4x.25	5"x1/2"x10"	5"x1/2"x5"	2-3/4" HILTI HIT HY200 ADHESIVE ANCHORS

COLUMN SCHEDULE NOTES:

1. PROVIDE 1½" OF NON-SHRINK HIGH-STRENGTH GROUT UNDER COLUMN BASE PLATES.
2. 3/4" ADHESIVE ANCHOR DATA:
MINIMUM EDGE DISTANCE = 3½"
MINIMUM EMBEDMENT = 8"

HOLES DRILLING, CLEAN-UP, PREPARATION, ADHESIVE MIXING, ANCHOR INSTALLATION AND TESTING TO BE AS PER HILTI SPECIFICATIONS.
3. ALL COLUMNS BEARING ON STEEL BEAM OR WALL PLATE SHALL BE WELDED ON TOP OF SUPPORT.
4. W BEAMS SUPPORTING POSTS SHALL HAVE ¼" STEEL PLATE EACH FACE AT THE SUPPORT POINT.
PROVIDE ¼" STIFFENER PLATES EACH CONTINUED BEAM FACE OVER INTERMEDIATE SUPPORTS.

ARCHITECTURAL CONSTRUCTION NOTES

WALL NOTES

<p>W1 (Basement—Foundation Walls)</p> <ul style="list-style-type: none"> —Drainage Course —Bituminous dampproofing —Concrete foundation wall as indicated —Tyvek Housewrap —2" Rigid Insulation board w/R10 c.i. value —2" x 4" @ 16" o.c. framing —R14 batt insulation (min R12) —6 mil. poly V.B./air barrier —$\frac{1}{2}$" drywall 	<p>W6 (Interior Garage Wall)</p> <ul style="list-style-type: none"> —$\frac{1}{2}$" drywall —6 mil. poly V.B./air barrier —R24 batt insulation —2" x 6" @ 16" o.c. framing —Air barrier —Gas proofing as per O.B.C. (garage space)
<p>W2 (Basement—Foundation Walls)</p> <ul style="list-style-type: none"> —Drainage Guard —Bituminous dampproofing —Concrete foundation wall as indicated 	<p>W7 (Attic Wall)</p> <ul style="list-style-type: none"> —1" Rigid Insulation Board for R5 C.I. Value —Tyvek Housewrap —$\frac{1}{2}$" Plywood sheathing —2" x 6" @ 16" o.c. framing —R24 batt insulation —6 mil. poly V.B./air barrier —$\frac{1}{2}$" drywall
<p>W3 (Window Well)</p> <ul style="list-style-type: none"> —Bituminous dampproofing —Concrete foundation wall as indicated 	<p>W8 (Interior Walls)</p> <ul style="list-style-type: none"> —$\frac{1}{2}$" drywall —2" x 4" @ 16" o.c. framing unless otherwise noted —$\frac{1}{2}$" drywall <p>NOTE: For Shower Stalls and Tub Surround, use $\frac{1}{2}$" Cement Board in lieu of Drywall.</p>
<p>W5 (Exterior Walls)</p> <ul style="list-style-type: none"> —Cedar shingles —Home slicker rain screen —1" Rigid Insulation Board for R5 C.I. Value —Tyvek housewrap —$\frac{1}{2}$" plywood sheathing —2" x 6" @ 16" o.c. framing —R24 batt insulation —6 mil. poly V.B./air barrier —$\frac{1}{2}$" drywall 	<p>W9 (Soundproof Walls)</p> <ul style="list-style-type: none"> —$\frac{1}{2}$" drywall —2" x 4" @ 16" o.c. framing unless otherwise noted —3" Roxul Safe-n-Sound insulation —$\frac{1}{2}$" drywall

NOTE:
Refer to HVAC drawings and
spec's for other requirements
related to infloor heating system

<p>F1 (Basement Floor)</p> <ul style="list-style-type: none"> -in floor heating as noted on HVAC drawings -4" concrete slab -6"x6" x W2.9xW2.9 wire mesh -6 mil. poly V.B. -2" Rigid Insulation or Equivalent -6" granular fill "A" -Undisturbed or compacted soil 	<p>F4 (Insulated Floor/Ceiling)</p> <ul style="list-style-type: none"> -¾" T&G spruce plywood subfloor nailed and glued -6 mil. poly V.B./Air barrier -Floor joists size as indicated -Spray Foam Insulation Min R31 -¾" drywall
<p>F2 (Garage Floor)</p> <ul style="list-style-type: none"> -4" 32mpa concrete slab -5-8% air entrainment -Saw cuts as indicated on Plans -6" x 6" x 6/6 wire mesh -6" granular fill "A" -Undisturbed soil or compacted material 	<p>F5 (Floor/Ceiling Above Garage)</p> <ul style="list-style-type: none"> -¾" T&G spruce plywood subfloor nailed and glued -6 mil. poly V.B./Air barrier -floor joists size as indicated -Spray Foam Insulation Min R31 -¾" drywall -Gas proofing as per O.B.C. (garage space)
<p>F3 (First & Second Floor)</p> <ul style="list-style-type: none"> -¾" T&G spruce plywood subfloor nailed and glued -floor joists size as indicated -¾" drywall ceiling 	<p>F6 (Entrance Porches/Terrace/Screened Porch)</p> <ul style="list-style-type: none"> -Flagstone & Mortared -7" Reinforced Conc. Slab as noted on plans -6" granular crushed stone fill compacted in 6" to 8" lifts till 98% S.P.D.

STEPPED FOOTINGS
IN COMPLIANCE WITH
O.B.C. 9.15.3.9

SERVING A SINGLE DWELLING UNIT

STEPPED FOOTINGS
IN COMPLIANCE WITH
O.B.C. 9.15.3.9

SERVING A SINGLE DWELLING UNIT
19 $\frac{3}{4}$ "x28" INSULATED
ATTIC ACCESS HATCH
AS PER O.B.C. 9.19.2.1

ROOF NOTES

NOTE:

Provide 1SQ.FT. of ventilation area
for every 300 SQ.FT.
of ceiling area. as per O.B.C.

Provide ice and watershed
in valleys and entire roof
slope below 4/12.

R1 (Main Roof)

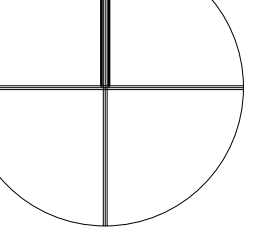
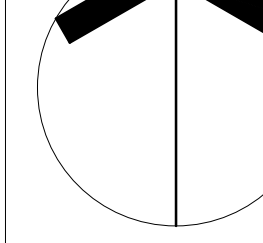

- Asphalt shingles
- Ice & watershed roof slopes
- Eaves protection in accord with O.B.C.
- $\frac{1}{2}$ " plywood sheathing
- Rafters/ceiling joists size as indicated
- Ventilated attic space as per O.B.C.
- R60 batt insulation
- R31 batt insulation for sloped ceilings with 2 $\frac{1}{2}$ " min. air space above
- 6 mil. poly V.B./Air barrier
- $\frac{1}{2}$ " drywall

R2 (Porch Roof)

- Asphalt shingles
- Ice & watershed roof slopes
- Eaves protection in accord with O.B.C.
- $\frac{1}{2}$ " plywood sheathing
- Rafters/ceiling joists size as indicated
- Ventilated attic space as per O.B.C.
- 6 mil. poly V.B./Air barrier
- 1x4 cedar T&G ceiling boards

SA
 SMOKE ALARM

CM
 CARBON MONOXIDE ALARM

Project North:	True North:
	
Key Plan:	
 <p data-bbox="2780 388 2954 439">FOR STRUCTURAL CONTENTS ONLY</p>	

06	Jun23,2020	Issued for Permit	G.R.
05	Jun16,2020	revised kitchen layout	G.R.
04	Jun 6,2020	Issue for Lumber Shops	G.R.
03	May30,2020	Issue for Review	G.R.
02	Apr 8,2020	Issue for H.V.A.C.	G.R.
01	Mar 6,2020	Issue for Review	G.R.
No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

Note:

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ONTARIO ASSOCIATION
OF
ARCHITECTS
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Project:	
ROSS RESIDENCE 2547 JARVIS STREET MISSISSAUGA ONTARIO L5C 2P8	

Sheet Title:

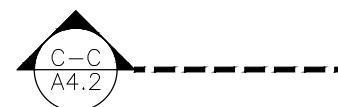
CONSTRUCTION NOTES
STRUCTURAL NOTES

Design By: G.W.	Drawn By: LS	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: FEB 07 2020	Project No.: 19.41

Drawing No:

A1.1

Of:



06	Jun23,2020	Issued for Permit	G.R.
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Project:

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2547 JARVIS STREET
MISSISSAUGA ONTARIO L5C 2P8

Sheet Title:

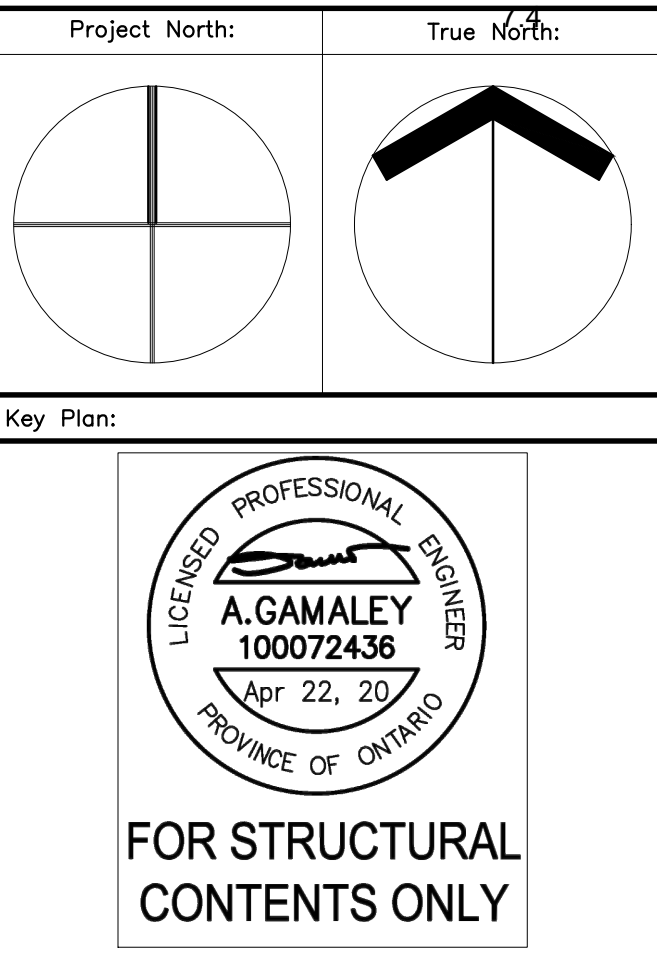
FOUNDATION PLAN

Design By: G.W.	Drawn By: LS	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: FEB 07 2020	Project No.: 19.41


Drawing No.

A2.1

Of:



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No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

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Project:

ROSS RESIDENCE

2547 JARVIS STREET

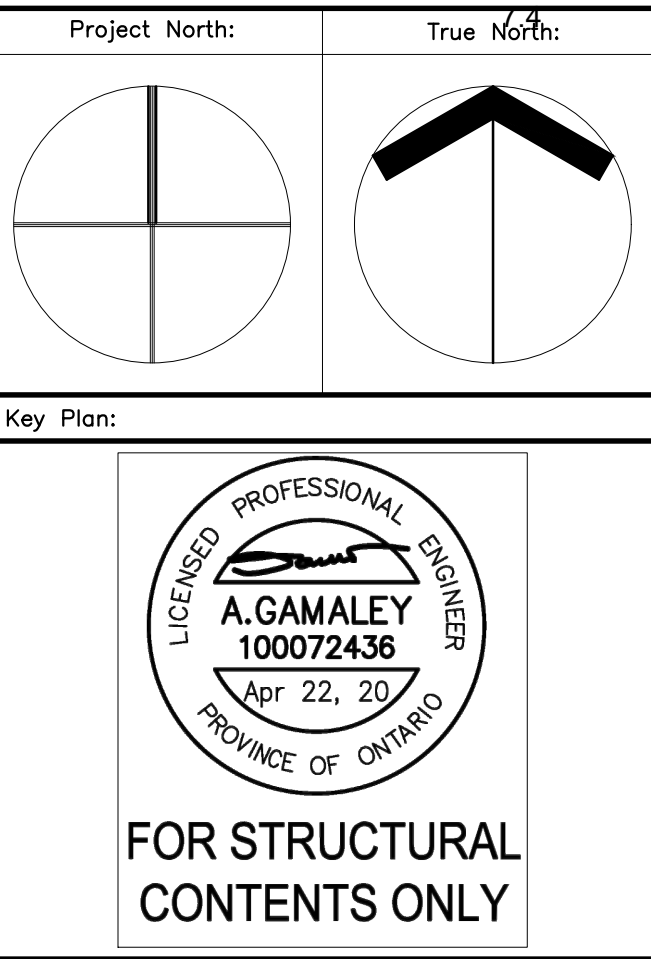
MISSISSAUGA ONTARIO L5C 2P8

Sheet Title:

BASEMENT PLAN

Design By: G.W.	Drawn By: LS	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: FEB 07 2020	Project No.: 19.41
Drawing No:		

A2.2 Of:

[illegible]

06	Jun23,2020	Issued for Permit	G.R.
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02	Apr 8,2020	Issue for H.V.A.C.	G.R.
01	Mar 6,2020	Issue for Review	G.R.

No.	Date:	Issue/Revision	By:
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Drawing Issues/Revisions:

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Architect	Consultant
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MISSISSAUGA ONTARIO L5C 2P8

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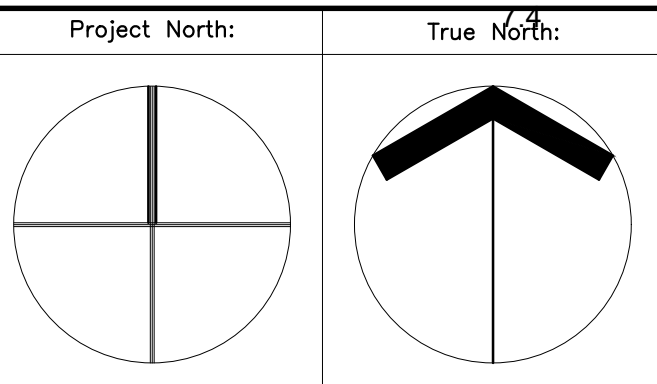
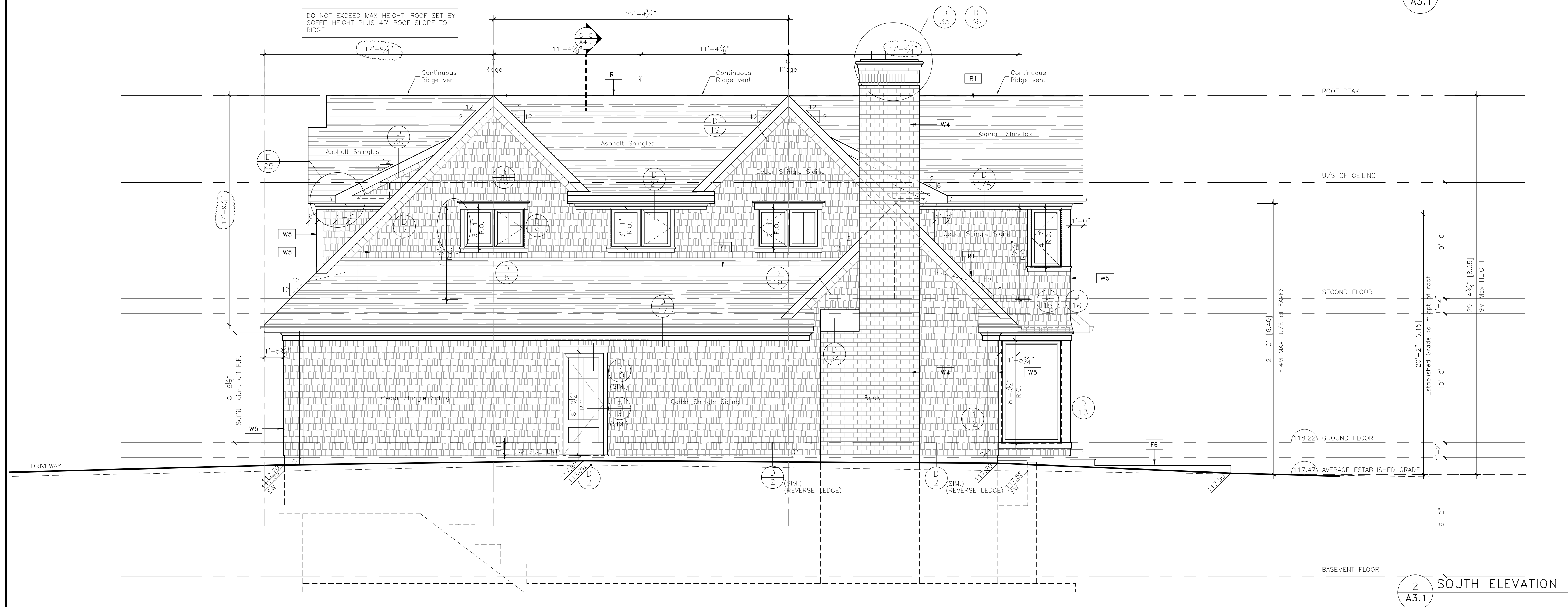
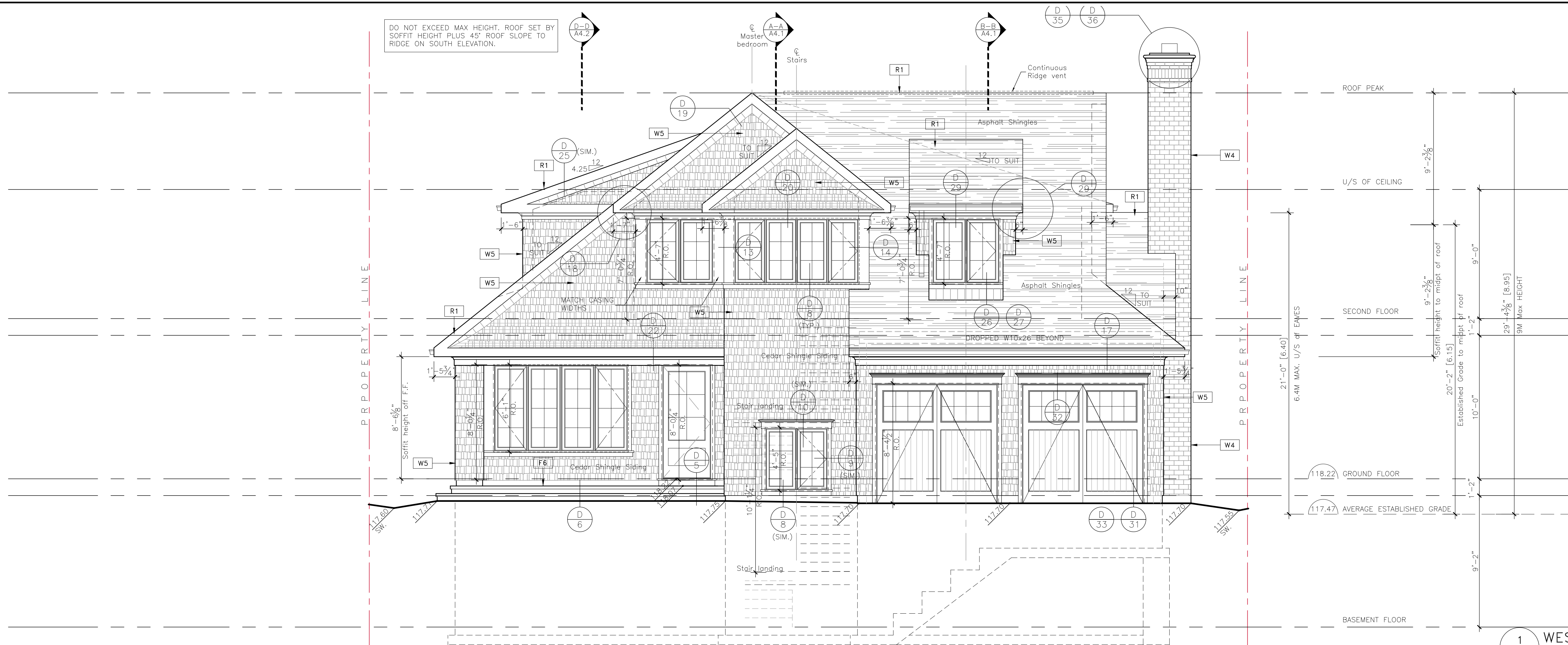
SECOND FLOOR PLAN

Design By: G.W.	Drawn By: LS	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: FEB 07 2020	Project No.: 19.41

Drawing No:

A2.4 Of:

Of:



Key Plan:

[illegible]

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Drawing Issues/Revisions:			

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LATEST ONTARIO BUILDING CODE STANDARDS.

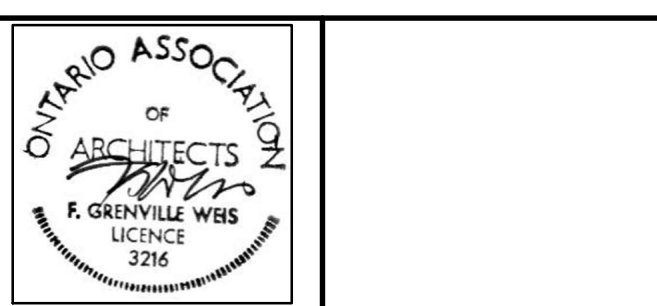
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Project:

ROSS RESIDENCE

2547 JARVIS STREET

MISSISSAUGA ONTARIO L5C 2P8

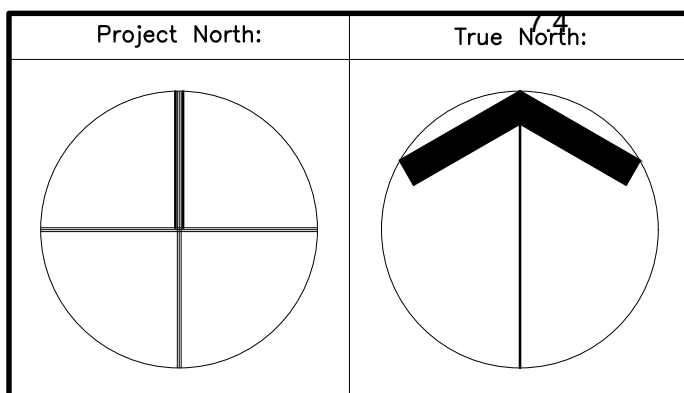
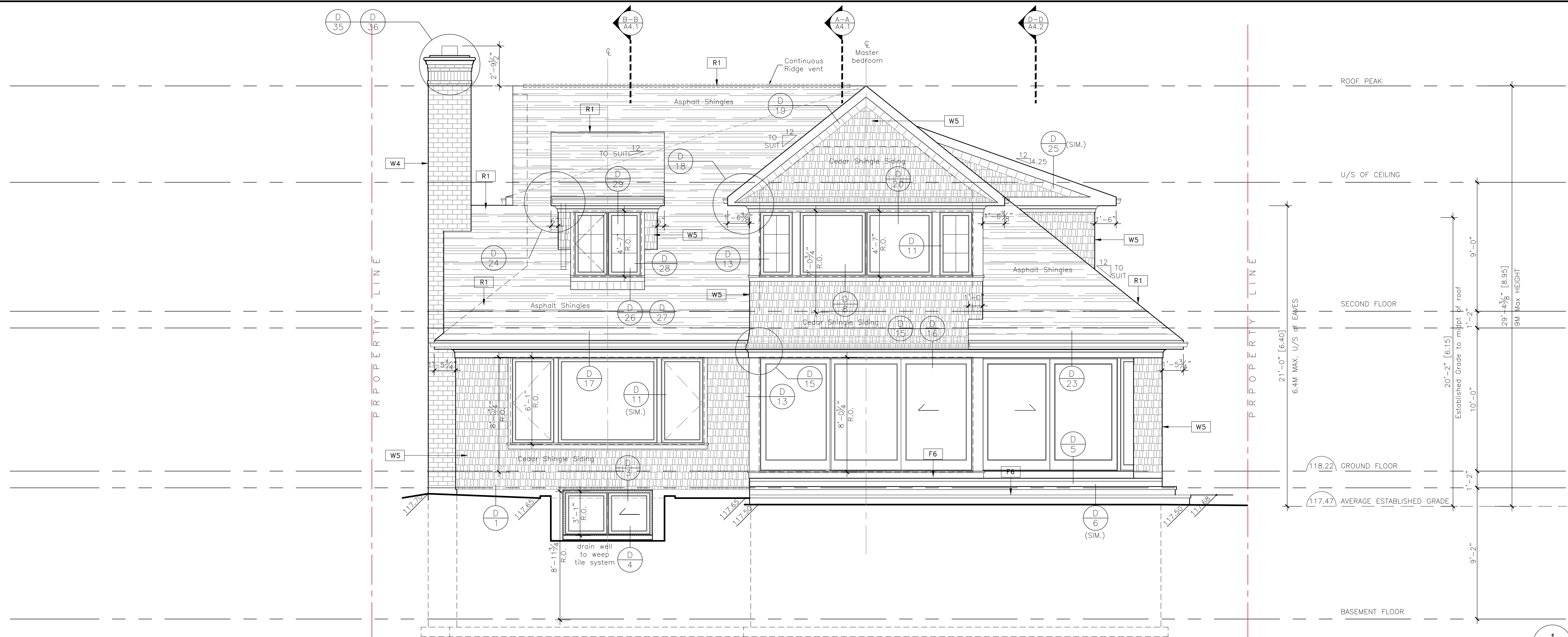
Sheet Title:

WEST ELEVATION
SOUTH ELEVATION

Design By: G.W.	Drawn By: LS	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: FEB 07 2020	Project No.: 19.41

Drawing No:

A3.1 Of:



Key Plan

[illegible]

Note:

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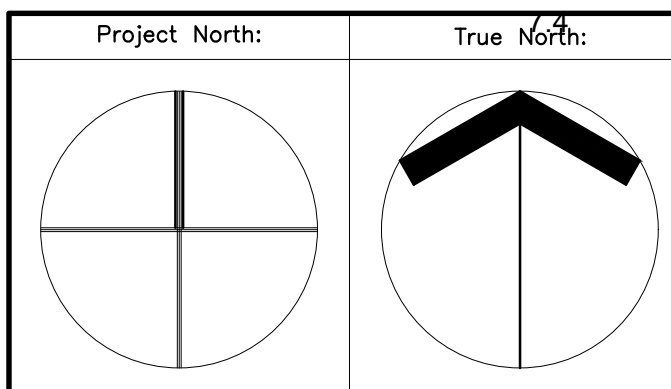
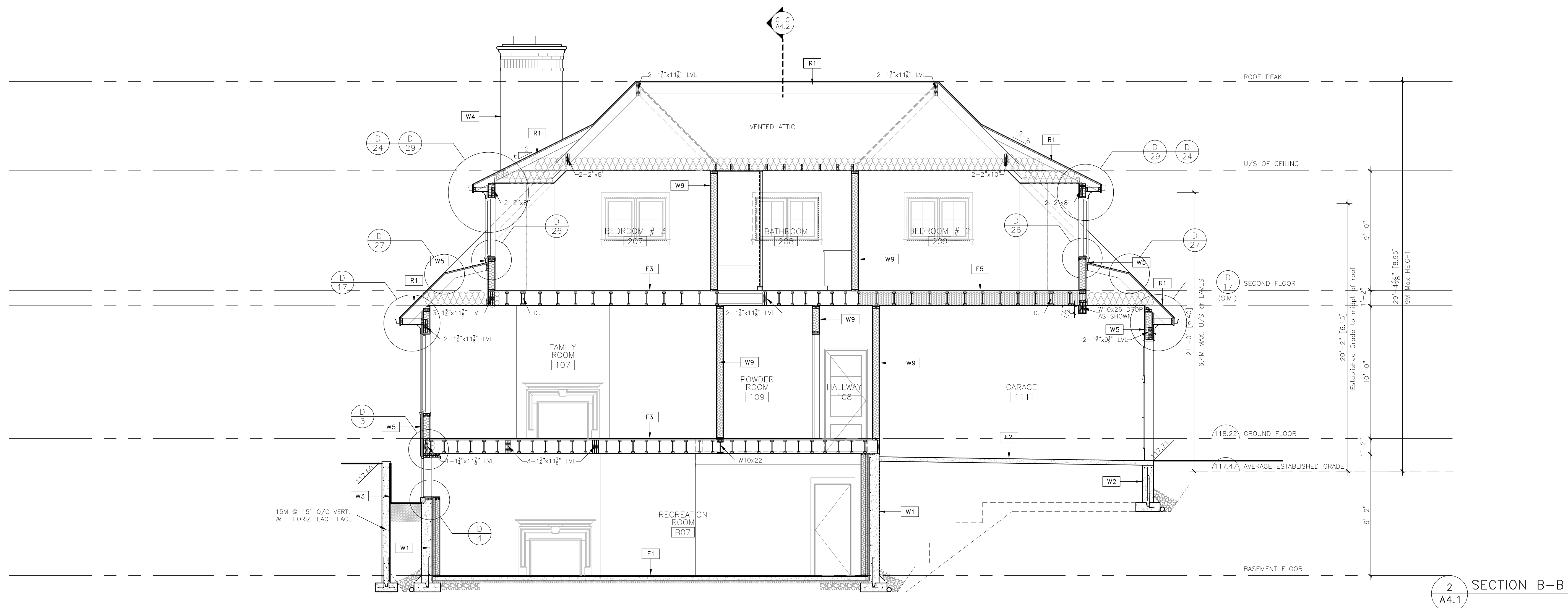
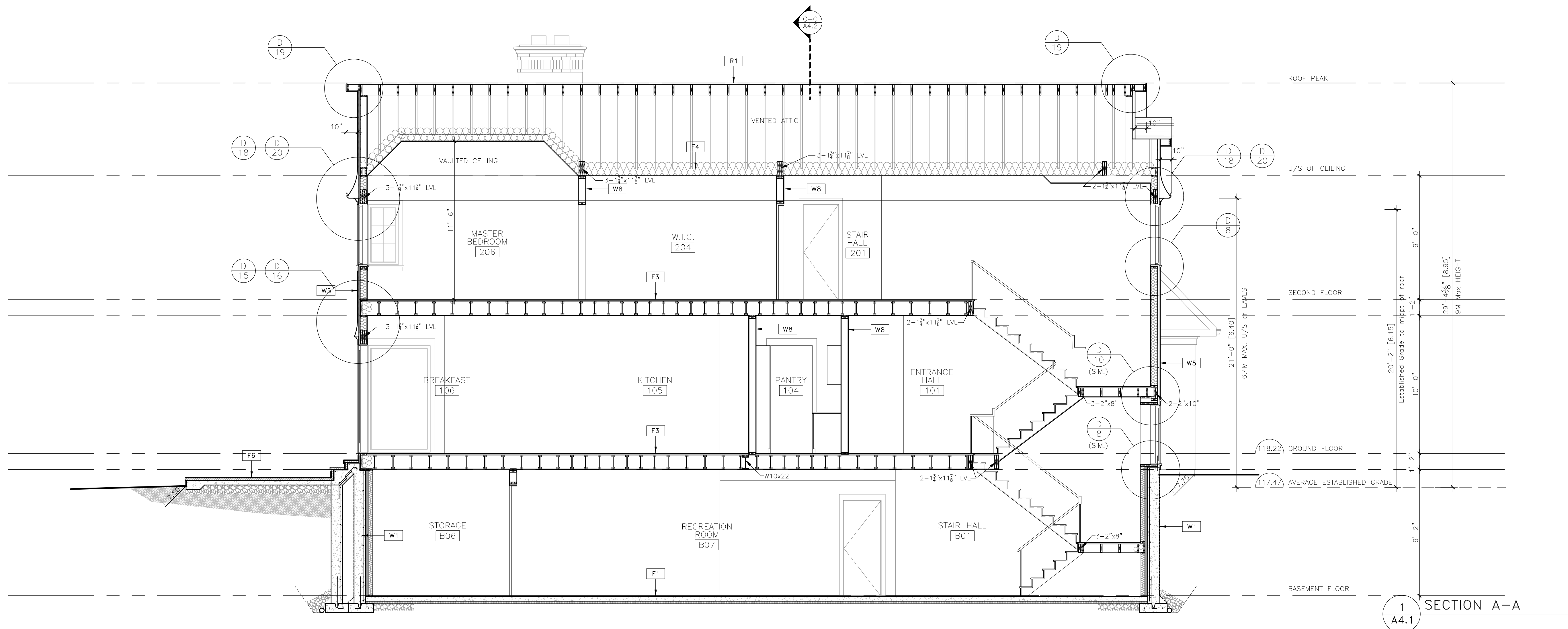


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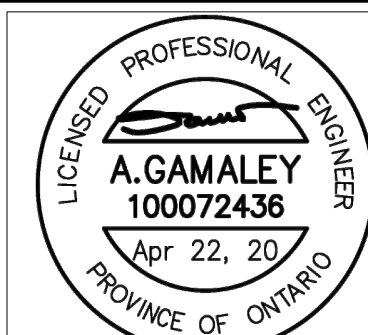
EAST ELEVATION
NORTH ELEVATION

Design By: G.W.	Drawn By: LS	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: FEB 07 2020	Project No.: 19.41
Drawing No:		

Drawing No: A3.2 Of:



Key Plan

FOR STRUCTURAL
CONTENTS ONLY

06	Jun23,2020	Issued for Permit	G.R.
05	Jun16,2020	revised kitchen layout	G.R.
04	Jun 6,2020	Issue for Lumber Shops	G.R.
02	Apr 8,2020	Issue for H.V.A.C.	G.R.
01	Mar 6,2020	Issue for Review	G.R.

Note:

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Sheet Title:

SECTION A-A
SECTION B-B

Design By: G.W.	Drawn By: LS	Approved By: G.W.
Scale: 1/4" = 1'-0"	Drawing Start: FEB 07 2020	Project No.: 19.41

Drawing No.

A4.1

of



06	Jun23,2020	Issued for Permit	G.R.
05	Jun16,2020	revised kitchen layout	G.R.
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Of



STREETSCAPE – scale is approximate – height of roof is 9 m.