

A.01	
<b>MEMAR CONSULTANTS INC.</b> 2323 YONGE ST. UNIT 503 TORONTO, ON. M4P 2C9 T: 416-575-4448	
THE ENGINEER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND THE CALCULATIONS AND NOTES. THE DESIGNER'S SEAL IS NOT TO BE USED UNLESS THE DESIGNER'S NAME AND SIGNATURE ARE PRESENT.	
DESIGNED BY RONALD BRANN	DATE 2015
DRAWN BY K.I.	CHECKED BY K.I.
SCALE: 1:36	LAST MODIFIED ON: JANUARY 18, 2016
DRAWING TITLE <b>SITE PLAN</b>	
PROJECT TITLE/ADDRESS 12 MITCHELL AVE. TORONTO	
DATE JANUARY 18, 2016	ISSUED FOR: FOR BUILDING PERMIT APPLICATION
ALL INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER'S SEAL IS NOT TO BE USED UNLESS THE ENGINEER'S NAME AND SIGNATURE ARE PRESENT. THE ENGINEER'S SEAL IS NOT TO BE USED UNLESS THE ENGINEER'S NAME AND SIGNATURE ARE PRESENT.	

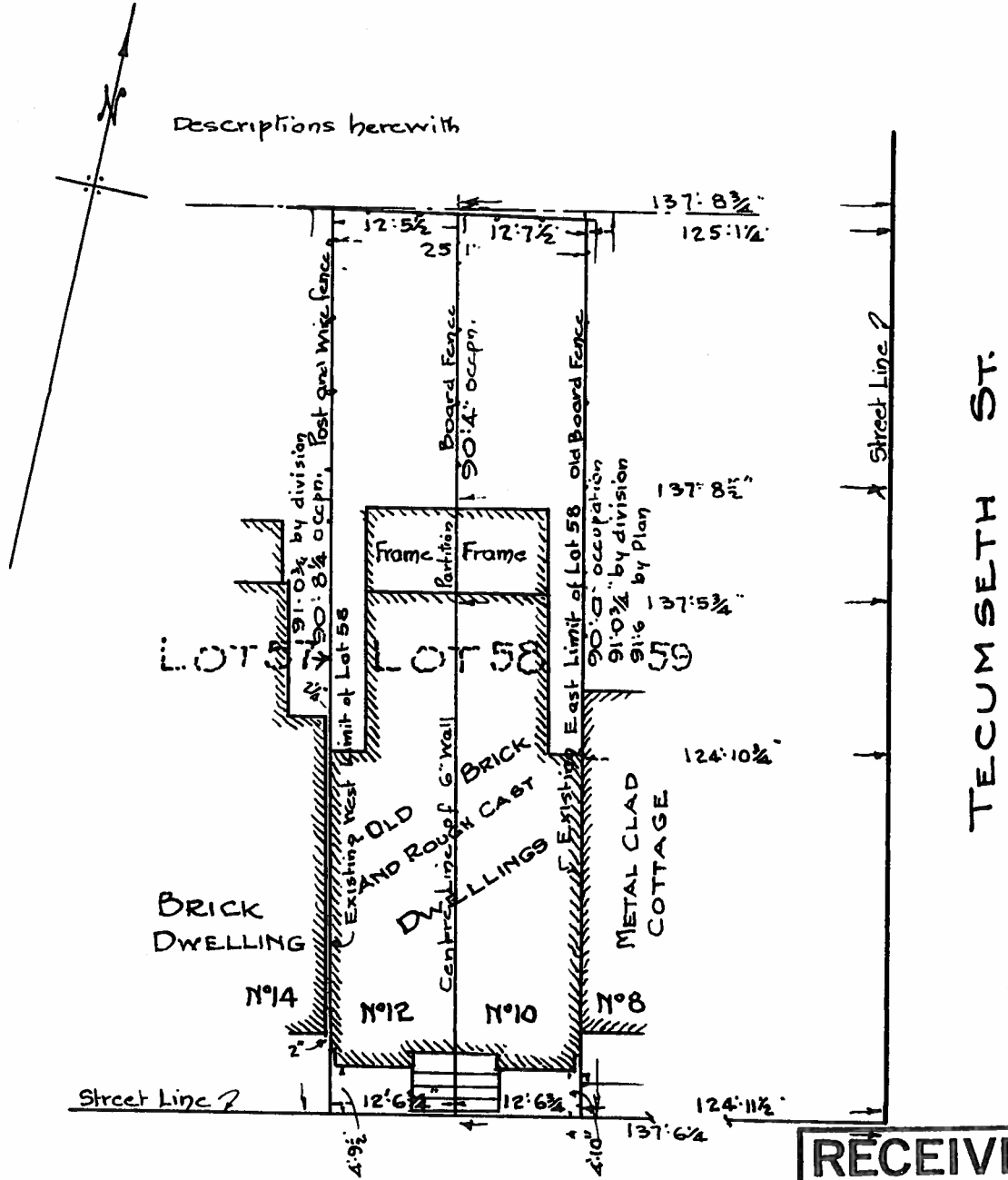
**RECEIVED**  
 JAN 19 2016  
 COMMITTEE OF ADJUSTMENT

**MITCHELL AVE.**  
 ORIGINALLY GARRISON ST.

Speight, van Nostrand, Ward &  
 Ontario Land Survey  
 372 Bay St  
 per *M. Ceede*

**PLAN SHOWING  
PREMISES NOS 10 & 12 MITCHELL AV.  
DESCRIBED AS LOT 58 REGD PLAN 148 (CITY)  
TOR ONTO**

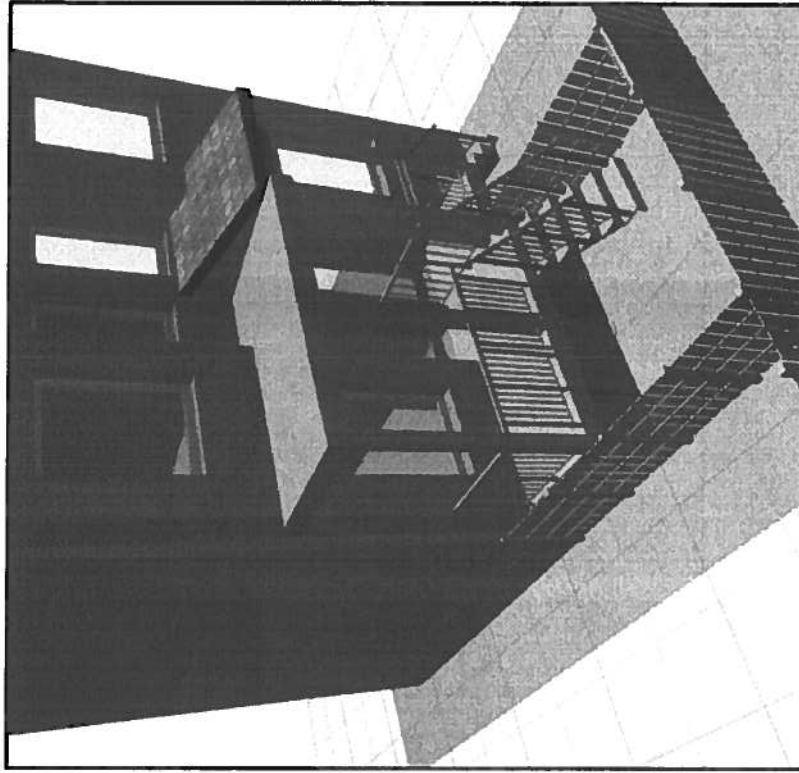
Scale 16ft. = 1in.



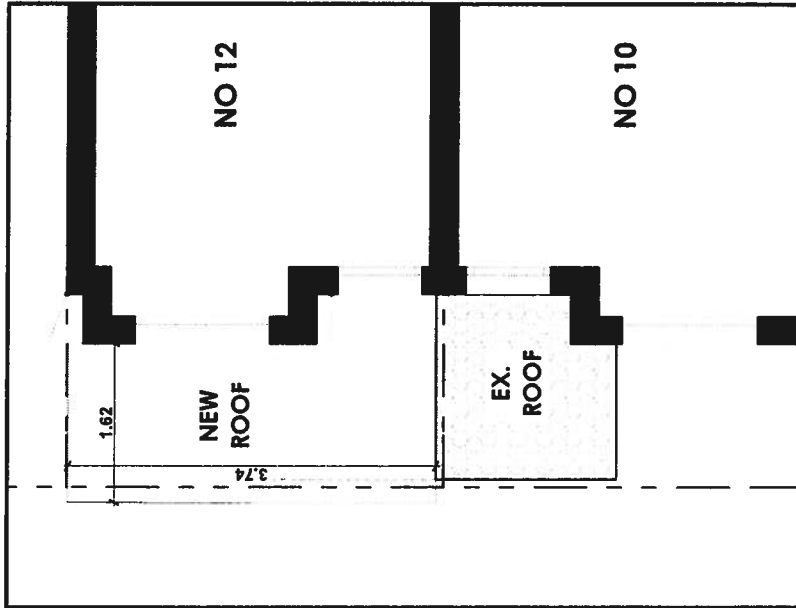
**MITCHELL AVE.**  
ORIGINALLY GARRISON ST.

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JAN 19 2016  
COMMITTEE OF  
ADJUSTMENT

Speight, van Nostrand, Ward & Anderson  
Ontario Land Surveyors  
372 Bay St per *M. Ceedman*



PERSPECTIVE

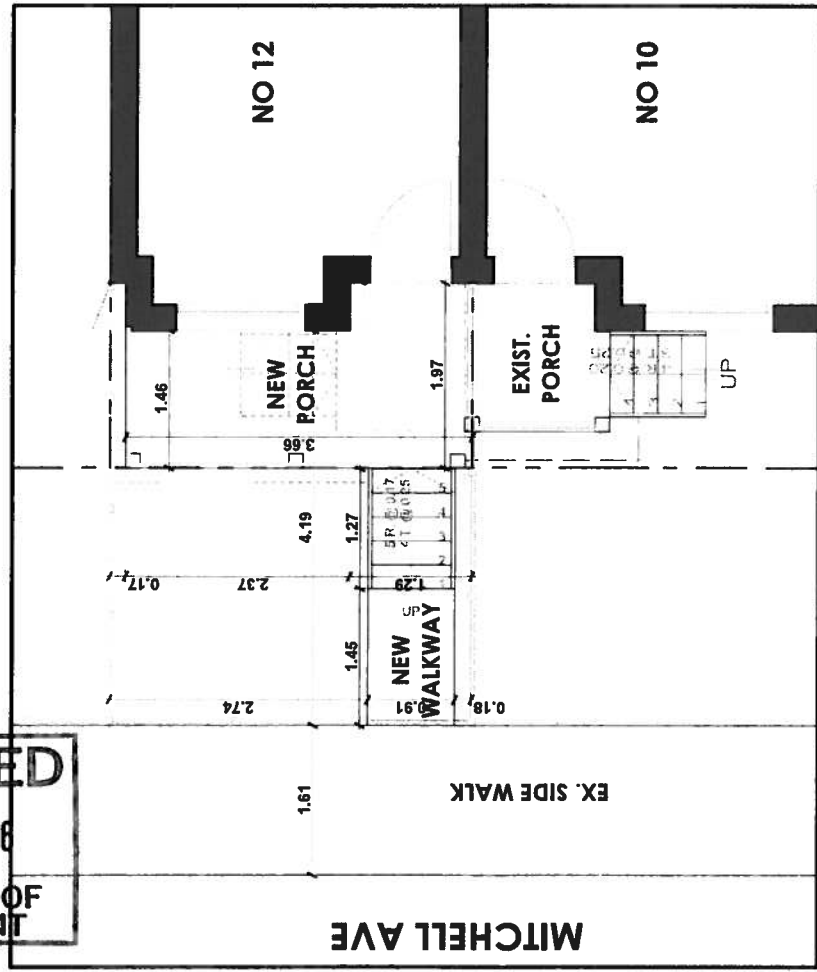


SECOND FLOOR PLAN

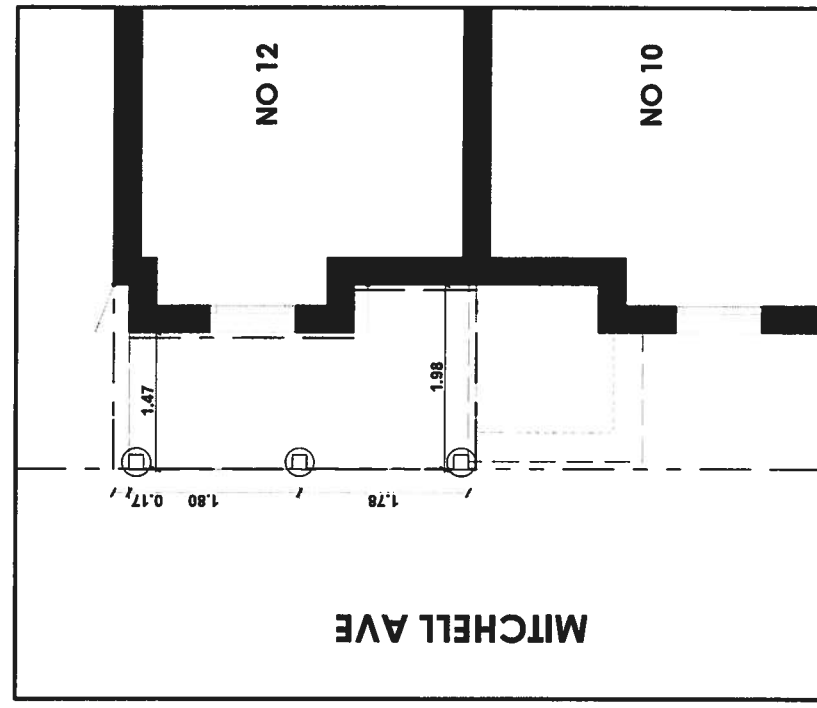
**RECEIVED**  
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 COMMITTEE OF  
 ADJUSTMENT

<p>ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY AND NOT TO BE USED FOR ANY CONSTRUCTION WITHOUT THE SIGNATURE OF THE DESIGNER. THE USER MUST VERIFY ALL DIMENSIONS, SPECIFICATIONS AND TECHNICAL INFORMATION TO THE ORIGINAL DRAWING AND REPORT ANY DISCREPANCIES TO MEMAR CONSULTANTS INC. IMMEDIATELY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. MEMAR CONSULTANTS INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. ORIGINAL CLIENT WITHOUT WRITTEN PERMISSION.</p>		<p>DATE: JANUARY 18, 2016</p>	<p>ISSUED FOR: FOR BUILDING PERMIT APPLICATION</p>	<p>SCALE: 1:48, 1:101.85</p>	<p>MEMAR CONSULTANTS INC.        2323 YONGE ST UNIT 503        TORONTO, ON, M4P 2C9        T: 416-575-4448</p>	<p>A.03</p>
<p>DRAWING TITLE: SECOND FLOOR &amp; SPECS</p>		<p>DRAWN BY: K.I.</p>	<p>PROJECT TITLE/ADDRESS: 12 MITCHELL AVE, TORONTO</p>	<p>LAST MODIFIED ON: JANUARY 18, 2016</p>	<p>MEMAR CONSULTANTS INC.        2323 YONGE ST UNIT 503        TORONTO, ON, M4P 2C9        T: 416-575-4448</p>	<p>MEMAR CONSULTANTS INC.</p>
<p>PROJECT TITLE/ADDRESS: 12 MITCHELL AVE, TORONTO</p>		<p>CHKD BY: K.I.</p>	<p>NAME: WILHELM BRANNAN</p>	<p>DESIGN: 4288</p>	<p>MEMAR CONSULTANTS INC.        2323 YONGE ST UNIT 503        TORONTO, ON, M4P 2C9        T: 416-575-4448</p>	<p>MEMAR CONSULTANTS INC.</p>
<p>DRAWING TITLE: SECOND FLOOR &amp; SPECS</p>		<p>NAME: WILHELM BRANNAN</p>	<p>DESIGN: 4288</p>	<p>DESIGN: 4288</p>	<p>MEMAR CONSULTANTS INC.        2323 YONGE ST UNIT 503        TORONTO, ON, M4P 2C9        T: 416-575-4448</p>	<p>MEMAR CONSULTANTS INC.</p>
<p>PROJECT TITLE/ADDRESS: 12 MITCHELL AVE, TORONTO</p>		<p>NAME: WILHELM BRANNAN</p>	<p>DESIGN: 4288</p>	<p>DESIGN: 4288</p>	<p>MEMAR CONSULTANTS INC.        2323 YONGE ST UNIT 503        TORONTO, ON, M4P 2C9        T: 416-575-4448</p>	<p>MEMAR CONSULTANTS INC.</p>

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**JAN 19 2016**  
**COMMITTEE OF**  
**ADJUSTMENT**



**GROUND FLOOR**



**BASEMENT PLAN**

ALL DRAWINGS AND DOCUMENTS ARE PRELIMINARY AND NOT TO BE USED FOR ANY CONSTRUCTION BEFORE OBTAINING THE NECESSARY PERMITS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS. MEMAR CONSULTANTS INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. MEMAR CONSULTANTS INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.

DATE: JANUARY 18, 2016  
 ISSUED FOR: FOR BUILDING PERMIT APPLICATION

DRAWING TITLE: FLOOR PLANS  
 PROJECT TITLE/ADDRESS: 12 MITCHELL AVE, TORONTO

DRAWN BY: K.I.  
 CHECKED BY: K.I.

SCALE: 1:50  
 LAST MODIFIED ON: JANUARY 18, 2016

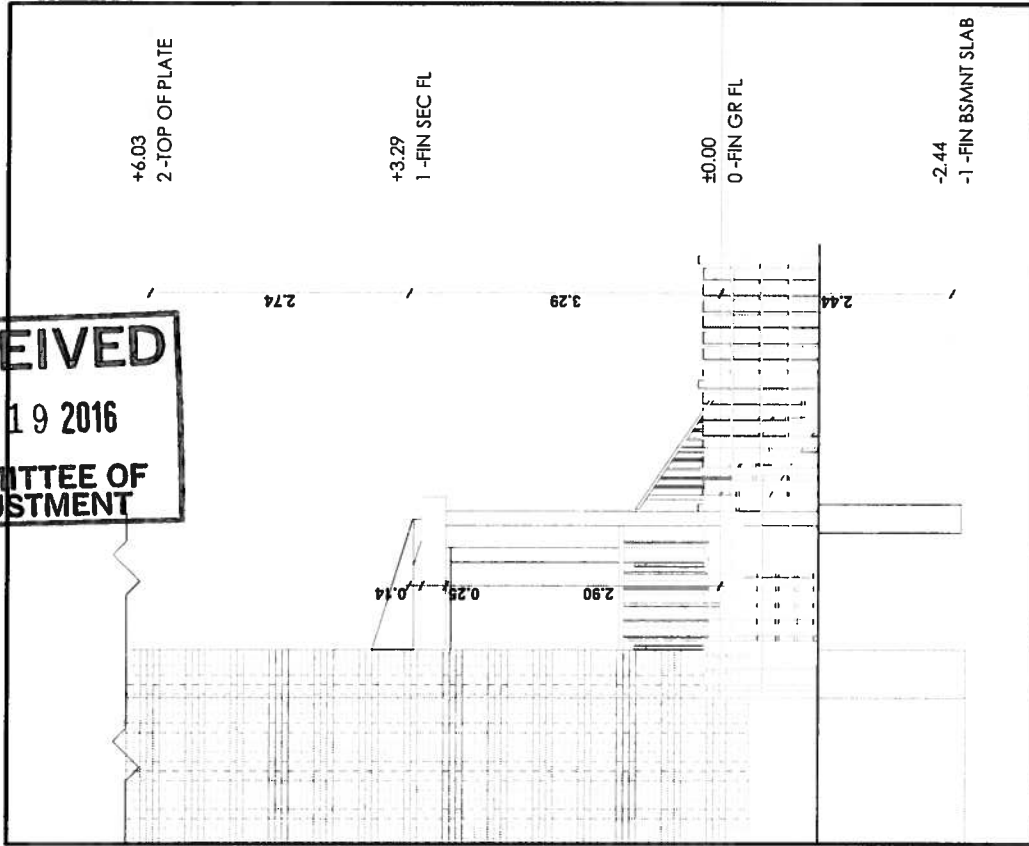
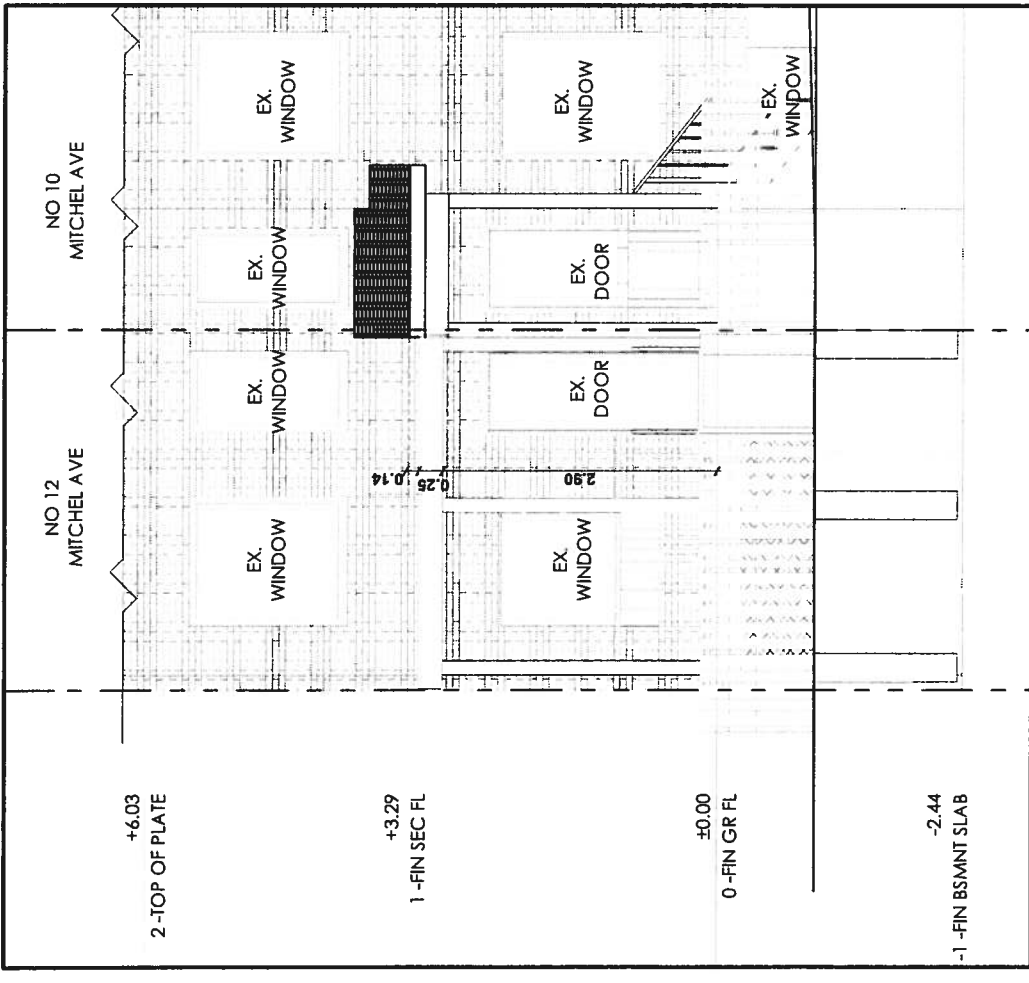
MEMAR CONSULTANTS INC. CONSULTANTS  
 NAME: MEMAR CONSULTANTS  
 SIGNATURE: [Signature]  
 PRINT NAME: MEMAR CONSULTANTS

MEMAR CONSULTANTS INC. CONSULTANTS  
 NAME: MEMAR CONSULTANTS  
 SIGNATURE: [Signature]  
 PRINT NAME: MEMAR CONSULTANTS

**MEMAR CONSULTANTS INC.**  
 2323 YONGE ST UNIT 505  
 TORONTO, ON M4P 2C9  
 T: 416-575-4448

A.02

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**JAN 19 2016**  
**COMMITTEE OF ADJUSTMENT**



ALL DIMENSIONS AND DOCUMENTS ARE PRELIMINARY AND NOT TO BE USED FOR ANY CONTRACTS OR BEFORE EXAMINATION BY THE CITY OF TORONTO. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DATE: JANUARY 18, 2016  
 ISSUED FOR: FOR BUILDING PERMIT APPLICATION

DRAWING TITLE:  
**FRONT & SIDE ELEVATION**  
 PROJECT TITLE/ADDRESS:  
 12 MITCHELL AVE, TORONTO

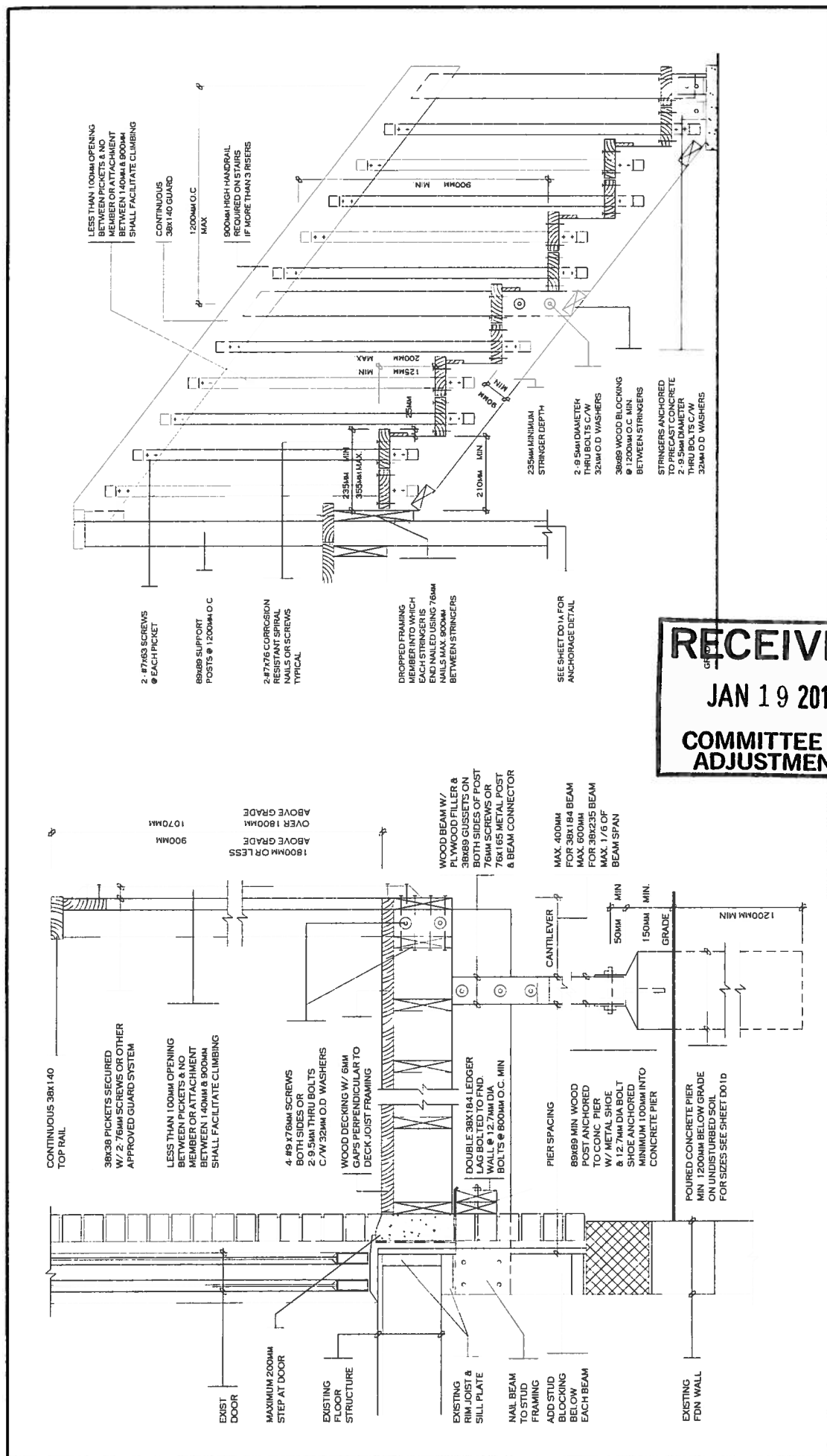
DRAWN BY:  
 K.I.  
 CHECKED BY:  
 K.I.

SCALE:  
 1:50  
 LAST MODIFIED ON:  
 JANUARY 18, 2016

THE UNDERSIGNED HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND AS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.  
 NAME: RONALD BRAHMAN  
 SIGNATURE: [Signature]  
 REG. NO.: 42395  
 REG. TYPE: BCIN  
 FIRM NAME: MEMAR CONSULTANTS  
 SIGNATURE: [Signature]  
 REG. NO.: 38837  
 REG. TYPE: BCIN

**MEMAR CONSULTANTS INC.**  
 2323 YONGE STREET UNIT 503  
 TORONTO, ON, M4P 2C9  
 T. 416-575-4448

A.04



CONTINUOUS 38x140 GUARD  
MAX.  
1200mm O.C.

LESS THAN 100mm OPENING  
BETWEEN PICKETS & NO  
MEMBER OR ATTACHMENT  
BETWEEN 140mm & 900mm  
SHALL FACILITATE CLIMBING

900mm HIGH HANDRAIL  
MAX. OPENING 100mm  
IF MORE THAN 3 RISERS

2 - #7x63 SCREWS  
@ EACH PICKET

89x89 SUPPORT  
POSTS @ 1200mm O.C.

2-#7x76 CORROSION  
RESISTANT SPIRAL  
NAILS OR SCREWS  
TYPICAL

DROPPED FRAMING  
MEMBER INTO WHICH  
EACH STRINGER IS  
END NAILED USING 76mm  
NAILS MAX. 900mm  
BETWEEN STRINGERS

SEE SHEET D01A FOR  
ANCHORAGE DETAIL

235mm MINIMUM  
STRINGER DEPTH

2 - 9.5mm DIAMETER  
THRU BOLTS C/W  
32mm O.D. WASHERS

58x63 WOOD BLOCKING  
@ 200mm MIN.  
BETWEEN STRINGERS

STRINGERS ANCHORED  
TO PRECAST CONCRETE  
THRU BOLTS C/W  
32mm O.D. WASHERS

CONTINUOUS 38x140  
TOP RAIL

38x38 PICKETS SECURED  
W/ 2-76mm SCREWS OR OTHER  
APPROVED GUARD SYSTEM

LESS THAN 100mm OPENING  
BETWEEN PICKETS & NO  
MEMBER OR ATTACHMENT  
BETWEEN 140mm & 900mm  
SHALL FACILITATE CLIMBING

4 - #9 x 76mm SCREWS  
BOTH SIDES OR  
2-9.5mm THRU BOLTS  
C/W 32mm O.D. WASHERS

WOOD DECKING W/ 6mm  
GAPS PERPENDICULAR TO  
DECK JOIST FRAMING

WOOD BEAM W/  
PLYWOOD FILLER &  
38x89 GUSSETS ON  
BOTH SIDES OF POST  
70mm SCREWS OR  
#6x165 METAL POST  
& BEAM CONNECTOR

MAX. 400mm  
FOR 38x184 BEAM  
MAX. 600mm  
FOR 38x235 BEAM  
MAX. 1/6 OF  
BEAM SPAN

PIER SPACING  
89x89 MIN WOOD  
POST ANCHORED  
W/ METAL SHOE  
& 12.7mm DIA BOLT  
SHOE ANCHORED  
MINIMUM 100mm INTO  
CONCRETE PIER

POURED CONCRETE PIER  
MIN. 1200mm BELOW GRADE  
ON UNDISTURBED SOIL  
FOR SIZES SEE SHEET D01D

EXISTING FDN WALL

EXISTING FLOOR STRUCTURE

EXISTING RIM JOIST & SILL PLATE

NAIL BEAM TO STUD FRAMING

ADD STUD BLOCKING BELOW EACH BEAM

EXISTING DOOR

MAXIMUM 200mm STEP AT DOOR

EXISTING FLOOR STRUCTURE

WOOD DECKING W/ 6mm GAPS PERPENDICULAR TO DECK JOIST FRAMING

4 - #9 x 76mm SCREWS BOTH SIDES OR 2-9.5mm THRU BOLTS C/W 32mm O.D. WASHERS

LESS THAN 100mm OPENING BETWEEN PICKETS & NO MEMBER OR ATTACHMENT BETWEEN 140mm & 900mm SHALL FACILITATE CLIMBING

38x38 PICKETS SECURED W/ 2-76mm SCREWS OR OTHER APPROVED GUARD SYSTEM

CONTINUOUS 38x140 TOP RAIL

**RECEIVED**  
JAN 19 2016  
COMMITTEE OF  
ADJUSTMENT

MEMAR CONSULTANTS INC. 2923 YONGE ST. UNIT 503 TORONTO, ON. M4P 2C9 T: 416-575-4448		A.05
THE DESIGNER SHALL BE RESPONSIBLE AND TAKE RESPONSIBILITY FOR THIS DESIGN, AND HAS THE OBLIGATION TO MEET THE REQUIREMENTS OF THIS SET OF DRAWINGS IN THE CHANGING BUILDING CODE, TO BE OBSERVED.		
NAME	DESIGNER	DATE
FRAN WANG	BOB WANG	2016
FRAN WANG	BOB WANG	BOB WANG
SCALE:	LAST MODIFIED ON: JANUARY 18, 2016	
DRAWN BY:	CHECKED BY:	
K.I.	K.I.	
DRAWING TITLE: <b>DECK DETAILS</b>		
PROJECT TITLE/ADDRESS: 12 MITCHELL AVE, TORONTO		
ISSUED FOR:	DATE:	
FOR BUILDING PERMIT APPLICATION	JANUARY 18, 2016	
ALL DRAWINGS AND DOCUMENTS ARE PREPARED BY MEMAR CONSULTANTS INC. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWINGS AND DOCUMENTS. NO PART OF THESE DRAWINGS OR DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MEMAR CONSULTANTS INC.		