

**ADDITION TO NEW CONSTRUCTION OF A SINGLE DETACHED RESIDENTIAL BUILDING
DESIGNATED UNDER PART V, ONTARIO HERITAGE ACT
54 NAPIER STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
WARD 1 – VICINITY OF NAPIER STREET AND KELLAM STREET**

Recommendation

The Interim Director of Development Planning and the Manager of Urban Design and Cultural Heritage recommend:

1. That the proposed new addition to a single detached dwelling at 54 Napier Street BE APPROVED, subject to the following conditions:
 - a) the final building material specifications shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
 - b) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning in consultation with the Manager of Urban Design and Cultural Heritage;
 - c) that Heritage Vaughan Committee recommendations to Vaughan Council do not constitute specific support for any further variances, permits or requirements that may be sought in the future by the applicant as it relates to the subject application.

Contribution to Sustainability

This report is consistent with the goals and objectives within *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, specifically:

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Objective 4.1: "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

All materials related to the Heritage Vaughan Committee are posted on the City's website.

Purpose

The purpose of this report is for the Heritage Vaughan Committee to consider a proposed addition and stair roof to a single detached residence at 54 Napier Street within the Kleinburg-Nashville Heritage Conservation District.

Timeline

This application is subject to the 90 day review under the *Ontario Heritage Act*. This application was declared complete on **January 27, 2017** and must be deliberated upon by **April 28, 2017** to meet the 90 day timeline.

Background - Analysis and Options

On April 20, 2016, Heritage Vaughan Committee considered a proposed new construction for a detached dwelling at 54 Napier Street. The Committee requested changes to the proposed design to further establish the Usonian style of the dwelling. This resulted in revised drawings being presented at the May 18, 2016, Heritage Vaughan meeting, and the Committee recommended to Vaughan Council that the proposed new construction be approved.

On June 7, 2016, Item 22, Report No. 24 entitled - **New Construction Of A Single Detached Residential Building, 54 Napier Street, Kleinburg-Nashville Heritage Conservation District** of the Committee of the Whole, and was adopted without amendment by Vaughan Council.

The applicant submitted the Building Permit drawings for review by the Cultural Heritage staff in late July 2016, and staff determined them to be in accordance with the drawings approved by Council. This resulted in Heritage Permit number HP.2016.021.00 being assigned.

During construction in the fall, the applicant requested to alter the approved design to include a "three season room" and to add a roof over the open exterior staircase to the basement located in the rear yard. The proposed expansion of the footprint for the the season room would also create a new cold storage room as part of the basement.

Upon consultation with Development Planning Department and Cultural Heritage Division staff, it was determined that the proposed changes to the approved Site Plan and Heritage Permit would require an amendment to the approved Site Development application (File DA.16.113), a Minor Variance and the review by the Heritage Vaughan Committee.

The proposed three season room is designed to be in keeping with and complementary to the approved design of 54 Napier Street in materials and scale. The proposed rear wall is comprised of 6 glass panel folding bi-fold doors, creating a large glass wall in keeping with the Usonian style. The proposed roof cover over the stairs features a wood post anchored to a stair wall below and the railing across the exterior stairway will feature glass in keeping with the Usonian style and not interrupt the lines of the existing rear elevation.

The proposed three season room and stair roof over the exterior stairway will add 32.05m² to the footprint of the building, thereby increasing the lot coverage from 29.78% to 33.28%, which requires the applicant to apply for a Minor Variance. At this time, the applicant has not applied for the Minor Variance, as Heritage Vaughan advice will inform the Minor Variance application. Cultural Heritage staff does not have a concern with the proposed increase in lot coverage as the changes are located at the rear of the building and will not impact the streetscape further, nor will it impact existing trees.

All of the proposed changes are located to the rear of the house and do not impact the front façade or the existing streetscape and no additional trees would need to be removed as a result of this addition. The proposed alterations to the approved design of the house are in keeping with guidelines in the Kleinburg-Nashville HCD Plan and Guidelines regarding Contemporary Alterations in Section 9.4.

Since the proposal alteration is to an existing new construction that is currently under construction, the application meets the City's Delegation By-law criteria and does not need to be

advanced to Vaughan Council for deliberation unless the Committee advises against the approval of the proposed changes.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The application supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the proposed alteration of a three season room and covered roof over the exterior stairway to the single detached dwelling at 54 Napier Street and determined it is consistent with the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines. Accordingly, the Urban Design and Cultural Heritage Division can support the approval of the proposed new addition and stair roof under Section 42 of the Ontario Heritage Act.

Attachments

1. Location Map
2. Approved New Residence
3. Approved Rear Elevation
4. Site Plan & Elevations
 - a) Site Plan
 - b) Rear Elevation Proposed Three Season Room to Existing Dwelling
 - c) Left Side Elevation
 - d) Right Side Elevation
 - e) Ground Floor Plan
 - f) Second Floor Plan
 - g) Basement Floor Plan
 - h) Building Section 3

Report prepared by:

Katrina Guy, Cultural Heritage Coordinator, ext. 8115
Moir Wilson, Senior Urban Designer, ext. 8353

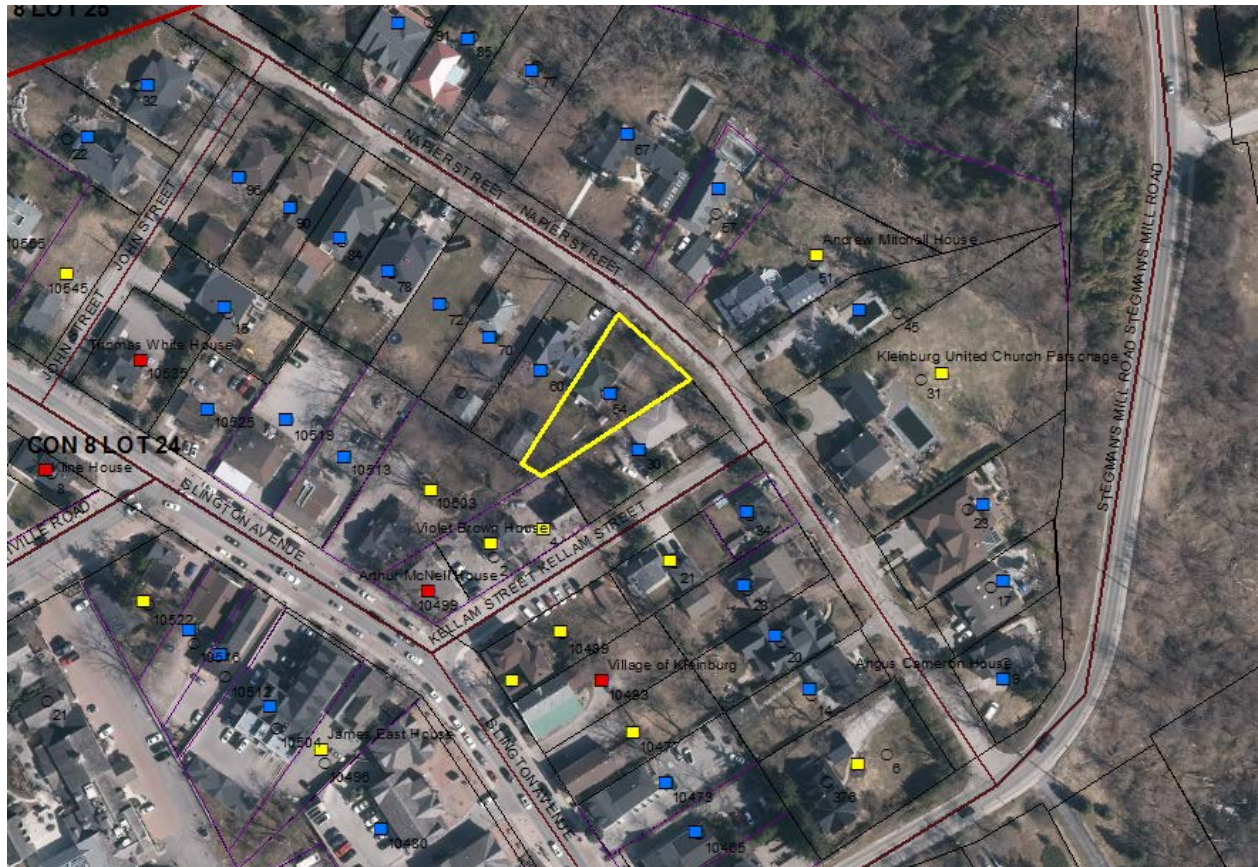
Respectfully submitted,

MAURO PEVERINI
Interim Director of Development Planning
Development Planning Department

ROB BAYLEY
Manager of Urban Design and Cultural Heritage
Development Planning Department

/LG

Location Map





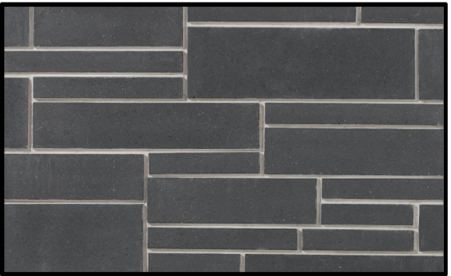
FLAT ROOF
BLACK RUBBER
MEMBRANE

LONG BOARD
SIDING

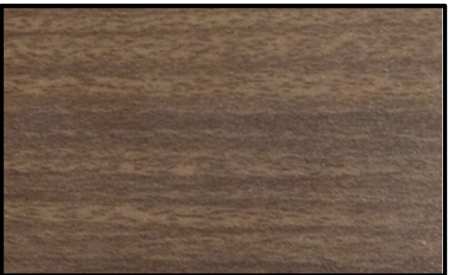
10'-6"

12'-1"

FRONT ELEVATION



(BRAMPTON BRICK-CONTEMPO)
ONYX (75% COMBO WITH 25% LARGE



SIDING/FASCIA/SOFFIT
(LONGBOARD WOOD GRAINS)
LIGHT ELM ID# 1815/08-716



(BRAMPTON BRICK-CONTEMPO)
DOVER (100% COMBO WITHOUT LARGE



FRIEZE BOARD (HARDIE BOARD)
LIGHT GRAY



ENTRY AND GARAGE DOORS
MEDIUM GRAY (SUPPLIER NOT SELECTED)



WINDOW AND DOOR FRAMES
DARK GRAY (SUPPLIER NOT SELECTED)

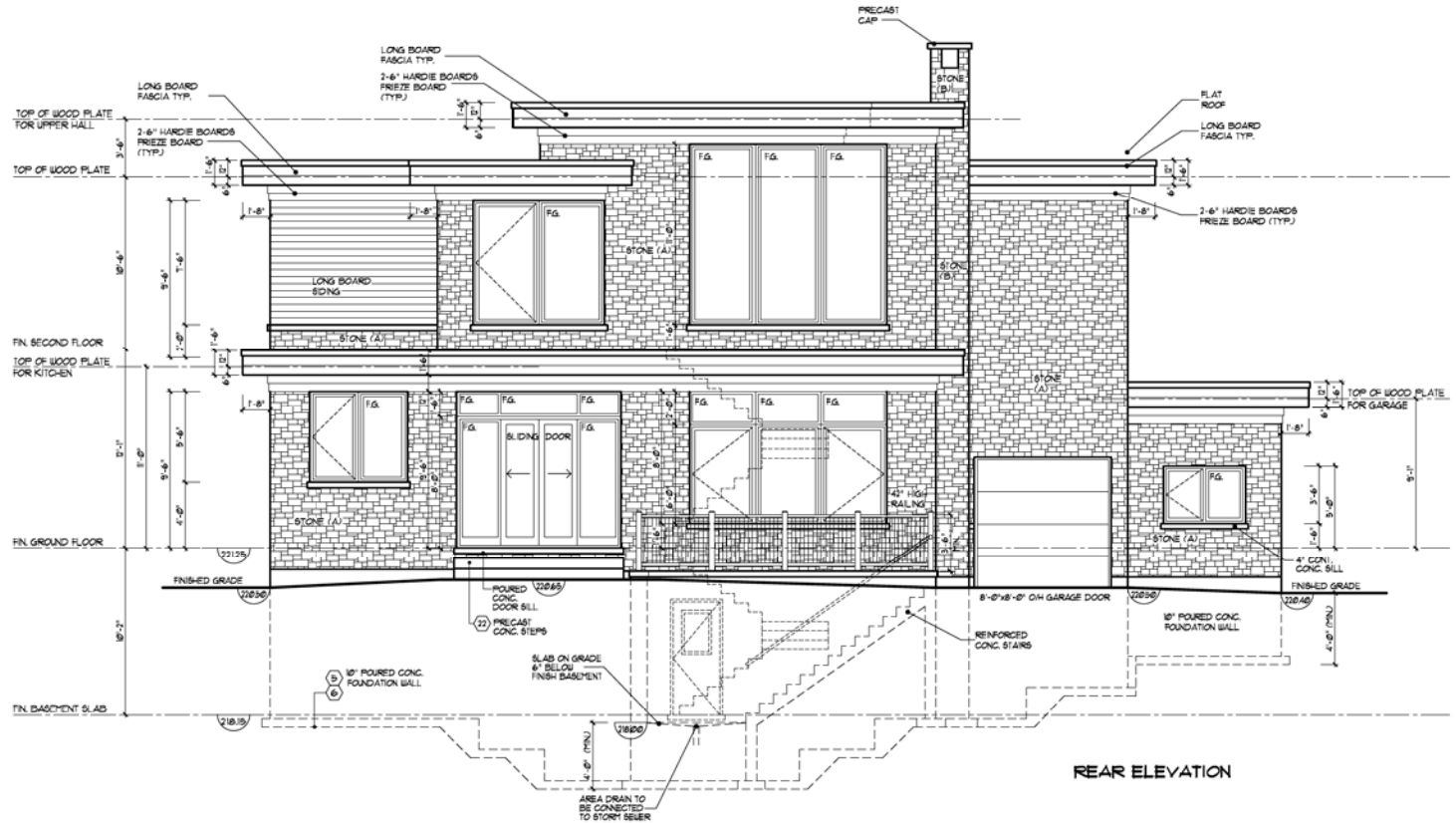


PROPOSED CUSTOM RESIDENCE
54 NAPIER STREET
KLEINBURG, ONTARIO



REFER TO TRUSS SHOP DRAWINGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"



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6.	MAY 19/16	RE-ISSUED FOR S.P.A. APPROVAL	MS
5.	APRIL 27/16	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS	MS
4.	APRIL 5/16	ISSUED FOR CONSULTANTS	MS
3.	MAY 8/16	REVISED AS PER S.P.A. COMMENTS	MS
2.	JUN 24/16	REVISED AS PER CITY COMMENTS	MS
1.	NOV 5/16	ISSUED FOR SITE PLAN APPROVAL	MS
Rev:	DATE:	REVISION/REVISED:	BY:



DATE PLOTTED:	MAY 19/16	DRAWN BY:	M.J.L. / M.M.	AREA:	3521 SQ. FT.
DATE:	JUNE 10/16	TYPE:		PAGE No:	
SCALE:	3/16" = 1'-0"	PROJECT No:	14-211		

SHEET NAME:	REAR ELEVATION
PROJECT NAME:	CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
WOOD NAME:	

GRADING:
REFER TO FABIAN PAPA & PARTNERS
GRADING PLAN

LANDSCAPE:
REFER TO POPVICH ASSOCIATES
LANDSCAPE PLAN

SURVEYOR:
REFER TO STEL & GEYER
PROFESSIONAL LAND SURVEYORS INC.

PLAN OF TOPOGRAPHICAL SURVEY OF
LOT F
REGISTERED PLAN 275
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE STATISTICS:
(WITH NEW PROPOSED 3 SEASON ROOM AND
EXISTING BUILDING)

SITE AREA	935.21 M ² (999124 SQ. FT.)
DWELLING AREAS:	
3 SEASON ROOM	32.05 M ² (345.00 SQ. FT.)
EXISTING BUILDING (NET FLOOR AREA)	333.71 M ² (3592.00 SQ. FT.)
TOTAL	365.76 M ² (3937.00 SQ. FT.)
(WITH PROPOSED 3 SEASON ROOM AND EXISTING BUILDINGS)	
BUILDING COVERAGE	
EXISTING BUILDING WITH PORCH	272.50 M ² (2934.00 SQ. FT.) (29.18%)
PROPOSED 3 SEASON ROOM	32.05 M ² (345.00 SQ. FT.) (3.50%)
TOTAL COVERAGE	304.55 M ² (3279.00 SQ. FT.) (33.28%)
* OVER COVERAGE	(3.28%) MAX. COV. 30%

REPORT THIS PLAN MUST BE READ IN CONJUNCTION WITH
REPORT SUMMARY DATED APRIL 5, 2011.

NOTES

THIS PLAN AND REPORT WAS PREPARED FOR THE SOLE USE OF
BEAVERBROOK HOMES.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY
LIMIT OF NAPIER STREET, AS SHOWN ON PLAN BA-199,
HAVING A BEARING OF N55°22'00"W.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM
THE CITY OF VAUGHAN BENCHMARK No. 1051998028 HAVING A
PUBLISHED ELEVATION OF 218.267 metres

LEGEND

P1	DENOTES PLAN OF SURVEY BY R.H. GEYER DATED OCTOBER 6, 2009
P2	DENOTES PLAN OF SURVEY BY J. STEL DATED APRIL 26, 1991
P3	DENOTES PLAN BA-199
P4	DENOTES PLAN OF SURVEY BY L.D. JACKSON DATED MAY 23, 1966
P60	DENOTES K.H. McCONNELL, O.L.S.
067	DENOTES W.N. WILDMAN, O.L.S.
1312	DENOTES J. STEL, O.L.S.
MEAS	DENOTES MEASURED
OH	DENOTES OVERHEAD WIRES
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
DT	DENOTES DECIDUOUS TREE
CS	DENOTES CURB STOP
CB	DENOTES CATCH BASIN
MH	DENOTES MAN HOLE
SRW	DENOTES STONE RETAINING WALL
F	DENOTES FENCE
FFE	DENOTES FINISHED FLOOR ELEVATION
CSW	DENOTES CONCRETE SIDEWALK
0.30	DENOTES TREE CALIPER
DT	DENOTES DECIDUOUS TREE

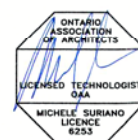
EXISTING BUILDING PERMIT No. 16-002120
HERITAGE PERMIT No. HP-2016-021-00

SITE STATISTICS:

SITE AREA	935.21 M ² (999124 SQ. FT.)
BUILDING AREA	
-GROUND FLOOR	203.09 M ² (2186 SQ. FT.)
-SECOND FLOOR	151.52 M ² (1631 SQ. FT.)
-FINISHED BASEMENT	6.60 M ² (711 SQ. FT.)
TOTAL GROSS AREA	361.21 M ² (3888 SQ. FT.)
OPEN AREA	278.00 M ² (2966 SQ. FT.)
NET FLOOR AREA	333.71 M ² (3592 SQ. FT.)
BUILDING COVERAGE	
GROUND FLOOR	203.09 M ² (2186 SQ. FT.)
GARAGE AREA	6.40 M ² (689 SQ. FT.)
COVERED:	
- WITH PORCH	272.50 M ² (2934 SQ. FT.) (29.18%)

REFER TO LANDSCAPE
ARCHITECT AND
GRADING ENGINEER FOR FINAL
PROPOSAL DOCUMENTS.

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	JUNE 27/16	REVISION TO DRIVEWAY	1/16
	AUG. 09/16	ISSUED FOR BUILDING PERMIT	1/16
	MAY 20/16	RE-ISSUED FOR S.P.A. APPROVAL	1/16
	APRIL 15/16	ISSUED FOR CONSULTANTS	1/16
	MAR. 09/16	REVISED AS PER S.P.A. COMMENTS	1/16
	JAN. 09/16	REVISED AS PER CITY COMMENTS	1/16
	NOV. 08/16	ADDED NEW TREES	1/16
	NOV. 08/16	REVISED AREA CHART RE-ISSUED FOR SITE PLAN APPROVAL	1/16
	NOV. 08/16	ISSUED FOR SITE PLAN APPROVAL	1/16
NOV. 08/16	REVISION/ISSUED:		1/16

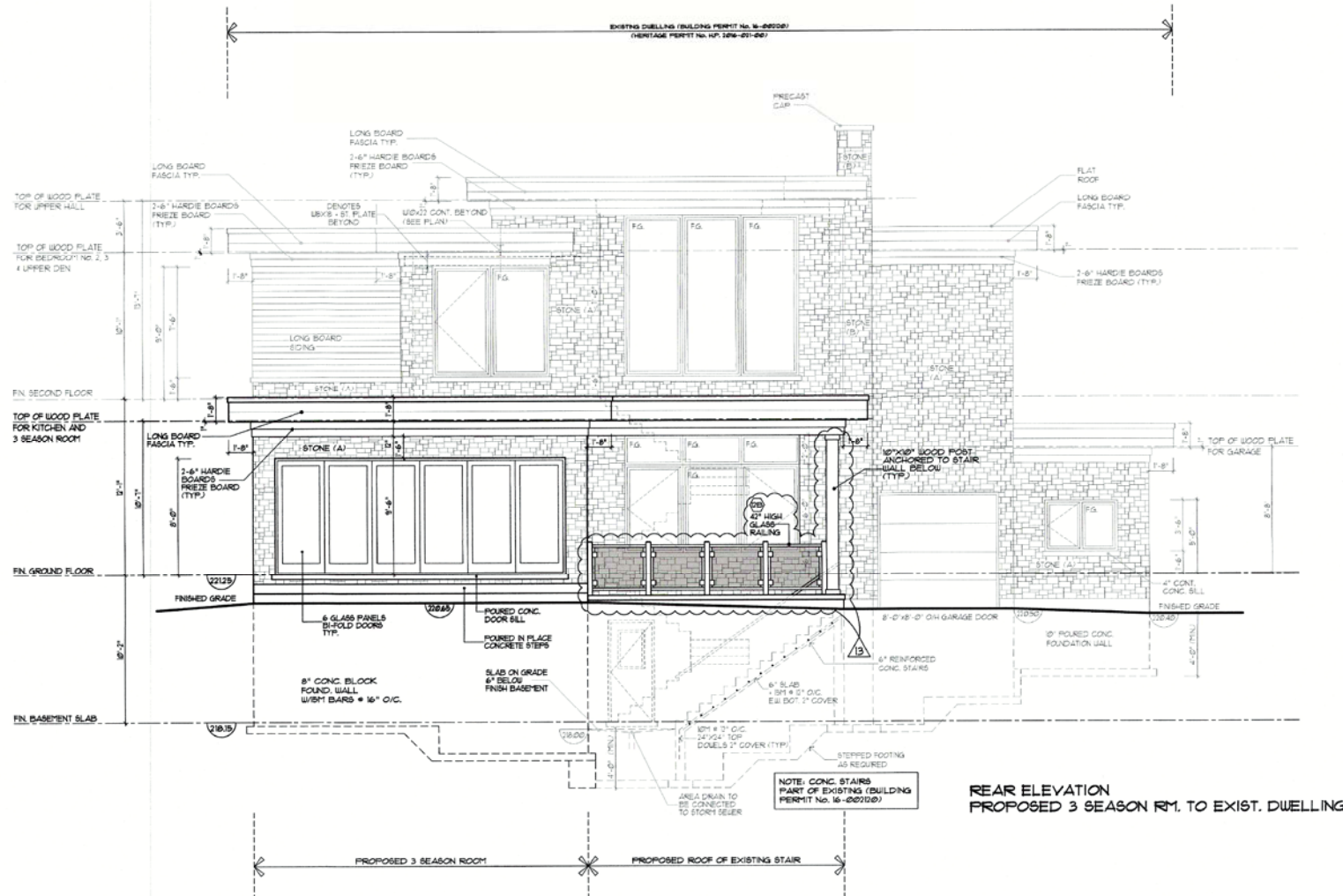


DATE PLOTTED:	NOV. 24/16	DRAWN BY:	KSS / M.H.	AREA:	
DATE:		TYPE:		PAGE No:	
SCALE:	1:200	PROJECT No:	14-211		

SHEET NAME:	SITE PLAN PROPOSED 3 SEASON RM. TO EXIST. DWELLING
PROJECT NAME:	CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
MODEL NAME:	

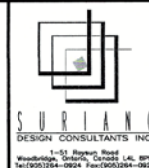
REFER TO TRUSS SHOP DESG.
FOR COMPLETE TRUSS LAYOUT
AND SPECIFICATIONS

RAILINGS REQUIRED WHEN GRADE IS
MORE THAN 2'-0"



13. FEB. 05/01	REVISED AS PER CITY COMMENTS	176
12. NOV. 24/00	PROPOSED 3 SEASON RM. - ISSUED TO CLIENT	176
11. AUGUST 06/00	REV. TO 2 STOREY WALL NOTE AND WINDOW LINTELS	176
10. JULY 16/00	ADDING LOCATIONS FOR STEEL BEAMS AND COLUMNS	176
9. JULY 1/00	ADDING FOOTING RE-BARS LOCATIONS AND STEEL BEAM CONNECTION LOCATIONS	176
8. JUNE 09/00	ISSUED FOR BUILDING PERMIT	176
7. MAY 27/00	ISSUED TO CONSULTANTS	176
6. MAY 17/00	RE-ISSUED FOR S.P.A. APPROVAL	176
5. APRIL 27/00	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS	176
4. APRIL 1/00	ISSUED FOR CONSULTANTS	176
3. MARCH 09/00	REVISED AS PER S.P.A. COMMENTS	176
2. JAN. 04/00	REVISED AS PER CITY COMMENTS	176
1. NOV. 1/00	ISSUED FOR SITE PLAN APPROVAL	176
REV. DATE:	REVISION/ISSUED:	176

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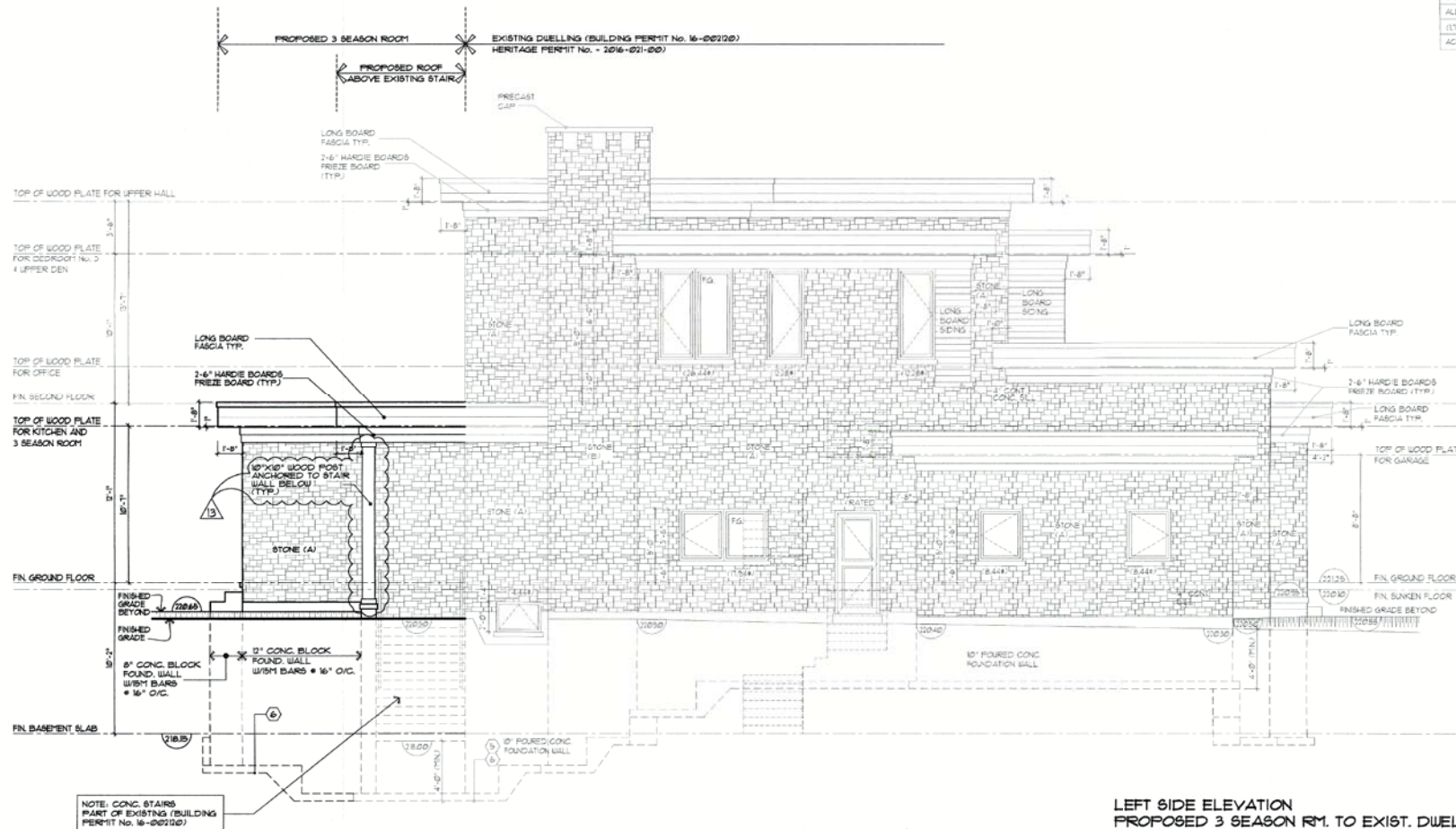
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DATE: JUNE 10/05	TITLE: PROJECT No.	PAGE No: A-8	PROJECT NAME: CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
SCALE: 3/16" = 1'-0"	PROJECT No: 14-211	MODEL NAME:	

REFER TO TRUSS SHOP DRAWING
FOR COMPLETE TRUSS LAYOUT
AND SPECIFICATIONS

RAILING REQUIRED WHEN GRADE IS
MORE THAN 2'-0"

UNPROTECTED OPENINGS FOR RIGHT SIDE ELEVATION

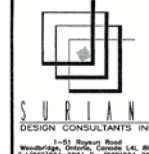
UNPROTECTED OPENINGS		
WALL AREA	± 1315.00	SQ. FT.
ALLOWABLE WINDOW AREA ±10%	± 131.50	SQ. FT.
(110% SIDE YARD)		
ACTUAL WINDOW AREA (GLASS ONLY)	± 302.36	SQ. FT.



LEFT SIDE ELEVATION
PROPOSED 3 SEASON RM. TO EXIST. DWELLING

13. FEB. 2021	REVISED AS PER CITY COMMENTS	MS
14. NOV. 2020	PROPOSED 3 SEASON RM. - ISSUED TO CLIENT	MS
15. AUGUST 2020	REV. TO 2 STOREY WALL NOTE AND WINDOW LINTELS	MS
16. JULY 2020	ADDING LOCATIONS FOR STEEL BEAMS AND COLUMNS	MS
17. JULY 2020	ADDING FOOTING RE-BARS LOCATIONS AND STEEL BEAM CONNECTION LOCATIONS	MS
18. JUNE 2020	ISSUED FOR BUILDING PERMIT	MS
19. MAY 2020	ISSUED TO CONSULTANTS	MS
20. MAY 2020	RE-ISSUED FOR S.P.A. APPROVAL	MS
21. APRIL 2020	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS	MS
22. APRIL 2020	ISSUED FOR CONSULTANTS	MS
23. MARCH 2020	REVISED AS PER S.P.A. COMMENTS	MS
24. JAN. 2020	REVISED AS PER CITY COMMENTS	MS
25. NOV. 2019	ISSUED FOR SITE PLAN APPROVAL	MS
26. DATE	REDESIGNED/REVISED	MS

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DATE PLOTTED: FEB. 02/21	DRAWN BY: M.H.	AREA:
DATE: JUNE 10/15	TITLE:	PAGE No.:
SCALE: 3/16" = 1'-0"	PROJECT No.:	14-211

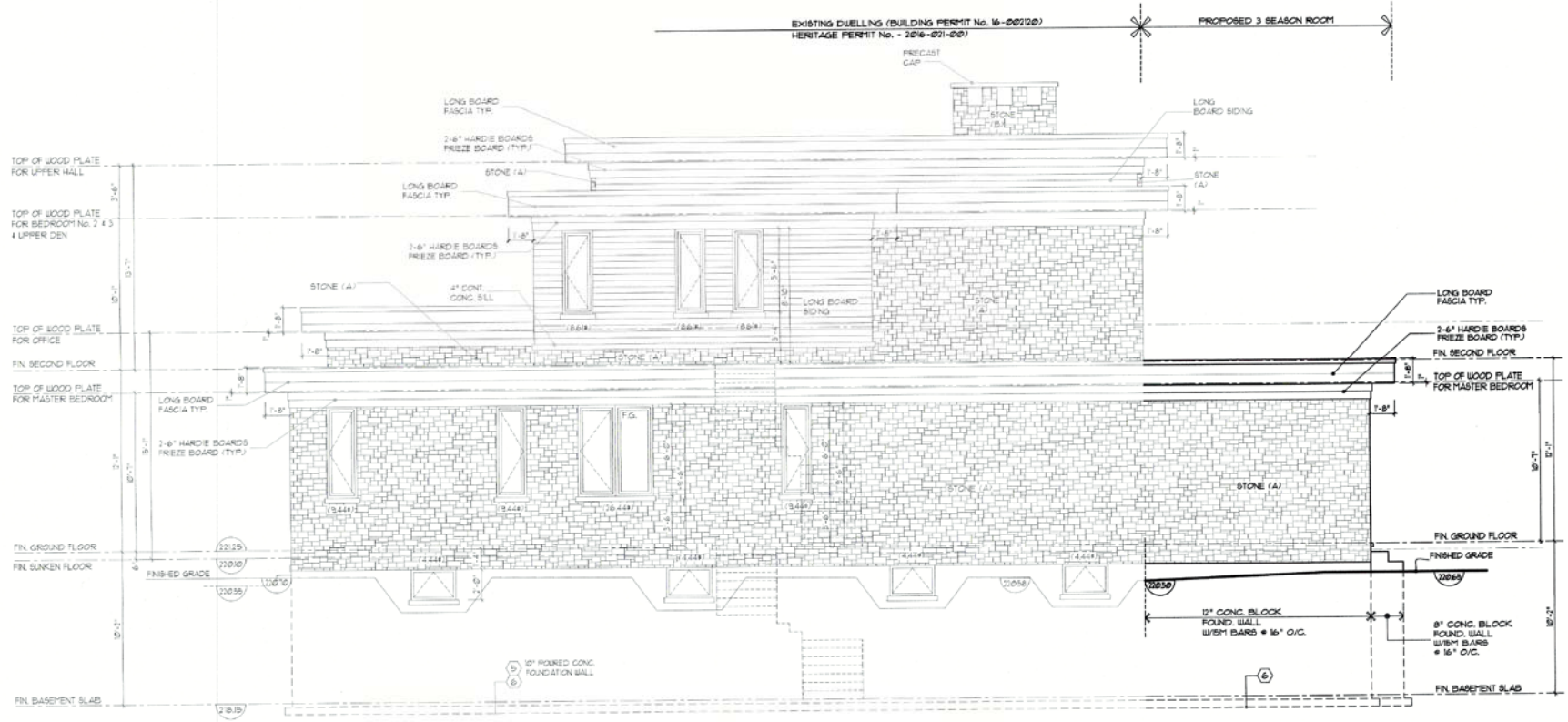
SHEET NAME: LEFT SIDE ELEVATION PROPOSED 3 SEASON RM. TO EXIST. DWELLING
PROJECT NAME: CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
MODEL NAME:

REFER TO TRUSS SHOP DESIGNS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

RAILINGS REQUIRED WHEN GRADE IS MORE THAN 2'-0"

UNPROTECTED OPENINGS FOR RIGHT SIDE ELEVATION

UNPROTECTED OPENINGS			
WALL AREA	+ 332	SQ. FT.	
ALLOWABLE WINDOW AREA # 8305	+ 35.75	SQ. FT.	
(135% SIDE YARD)			
ACTUAL WINDOW AREA (GLASS ONLY)	+ 33.35	SQ. FT.	



RIGHT SIDE ELEVATION
PROPOSED 3 SEASON RM. TO EXIST. DWELLING

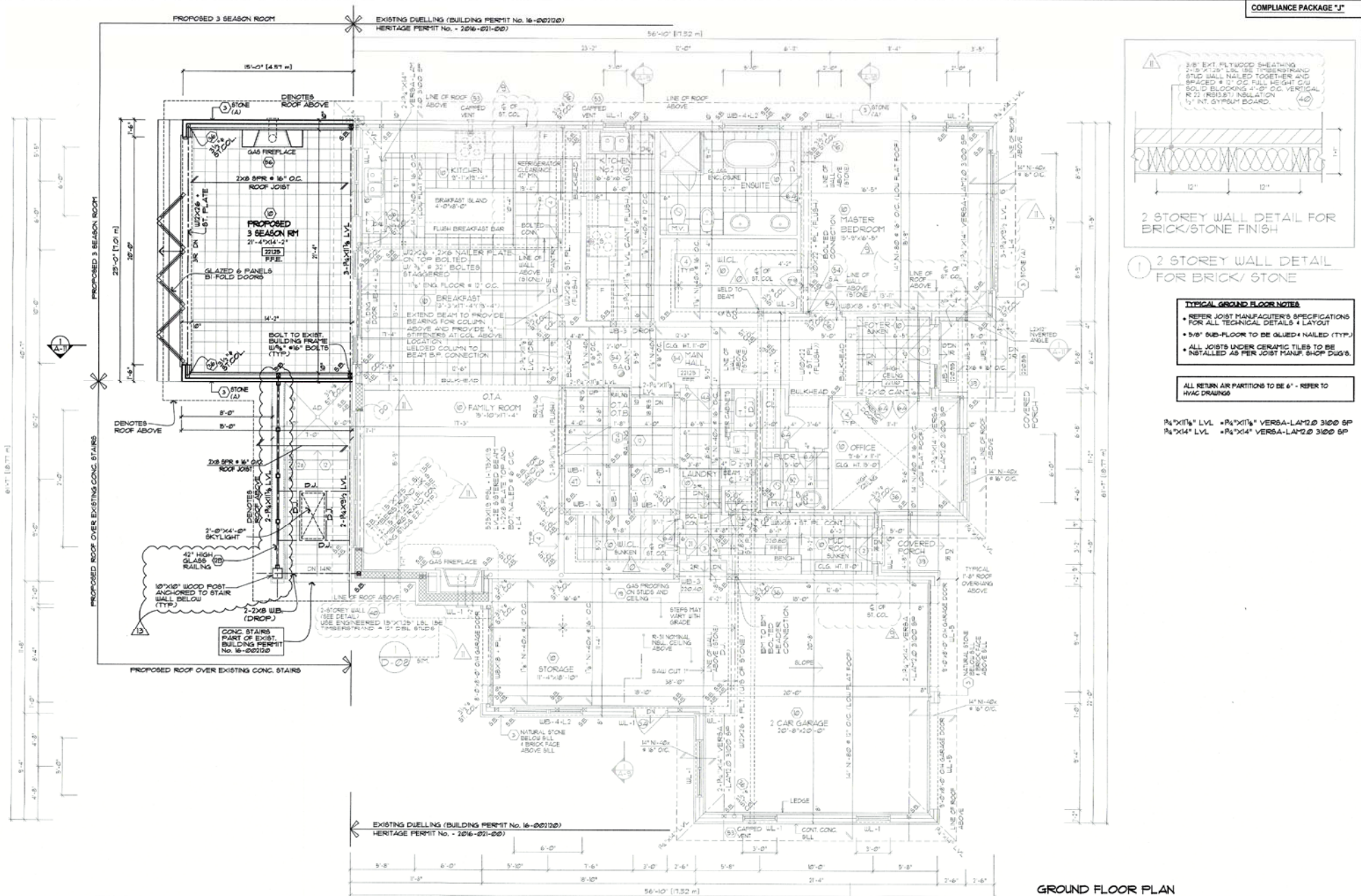
15. FEB. 2021	REVISED AS PER CITY COMMENTS	710
16. NOV. 2020	PROPOSED 3 SEASON RM. - ISSUED TO CLIENT	710
17. AUGUST 2020	REV. TO 3 STOREY WALL NOTE AND WINDOW LINTELS	710
18. JULY 2020	ADDING LOCATIONS FOR STEEL BEAMS AND FLOOR LINTELS	710
19. JULY 2020	ADDING FOOTING RE-BARS LOCATIONS AND STEEL BEAMS CONNECTION LOCATIONS	710
20. JUNE 2020	ISSUED FOR BUILDING PERMIT	710
21. MAY 2020	ISSUED TO CONSULTANTS	710
22. MAY 2020	RE-ISSUED FOR S.P.A. APPROVAL	710
23. APRIL 2020	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS	710
24. APRIL 2020	ISSUED FOR CONSULTANTS	710
25. MARCH 2020	REVISED AS PER S.P.A. COMMENTS	710
26. JUNE 2020	REVISED AS PER CITY COMMENTS	710
27. NOV. 2019	ISSUED FOR SITE PLAN APPROVAL	710
28. DATE	REVISION/ISSUED	000

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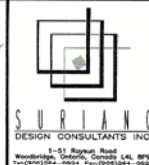
DATE PLOTTED:	DRAWN BY:	AREA:
FEB. 02/21	M.H.	
DATE:	TITLE:	PAGE NO.:
JUNE 10/25		A-6
SCALE:	PROJECT NO.:	
3/16"=1'-0"	14-211	

SHEET NAME:	PROJECT NAME:	MODEL NAME:
RIGHT SIDE ELEVATION PROPOSED 3 SEASON RM. TO EXIST. DWELLING	CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG	

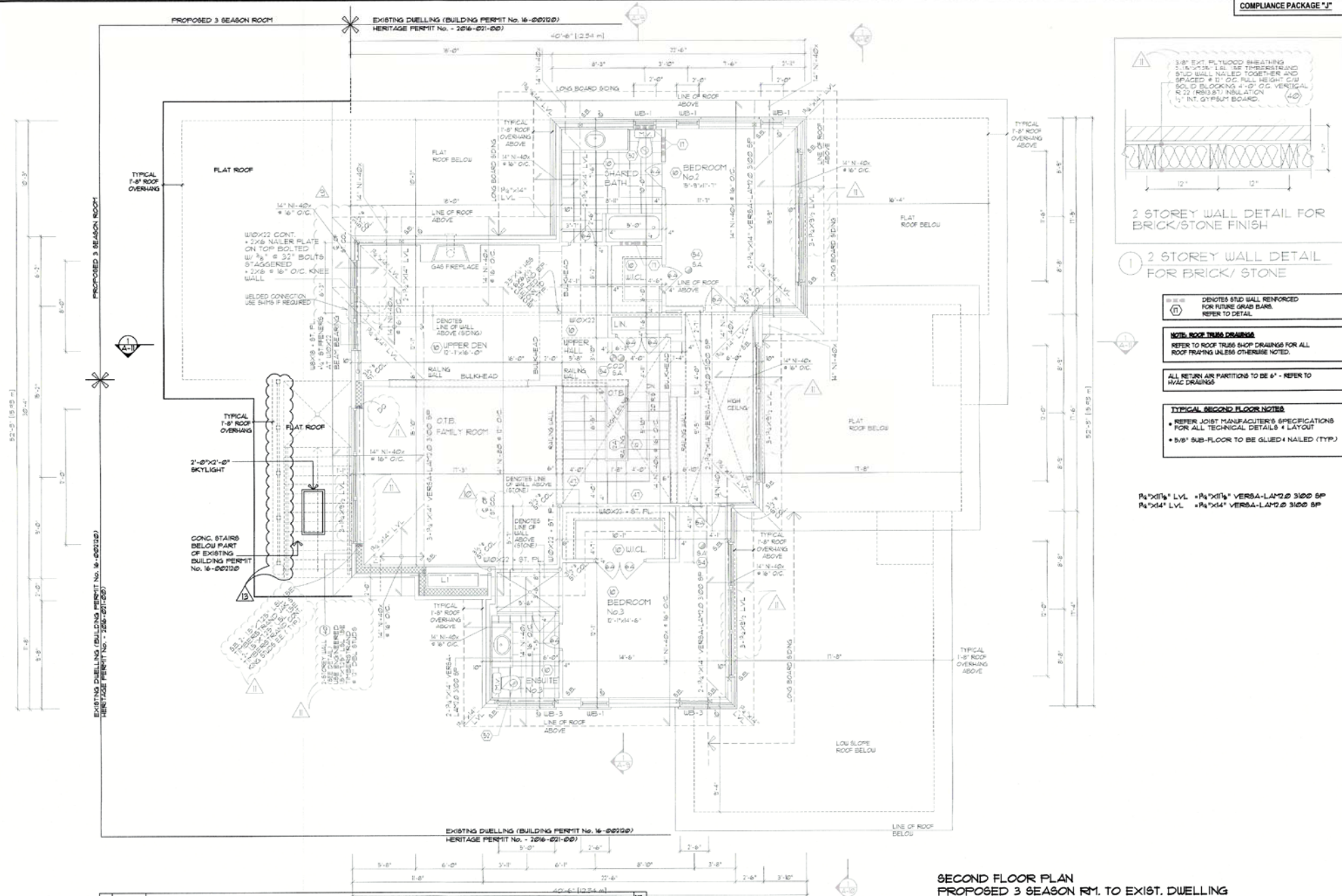
GROUND FLOOR PLAN
PROPOSED 3 SEASON RM. TO EXIST. DWELLING

3. FEB. 2011	REVISED AS PER CITY COMMENTS
2. NOV. 2010	PROPOSED 3 SEASON RM. - ISSUED TO CLIENT
1. AUGUST 2010	REV. TO 2 STOREY WALL NOTE AND WINDOW LINTELS
10. JULY 2010	ADDING LOCATIONS FOR STEEL BEAMS AND COLUMNS
9. JULY 2010	ADDING FOOTING RE-BARS LOCATIONS AND STEEL BEAMS CONNECTION LOCATIONS
8. JUNE 2010	ISSUED FOR BUILDING PERMIT
7. MAY 2010	ISSUED TO CONSULTANTS
6. MAY 2010	RE-ISSUED FOR SPA APPROVAL
5. APRIL 2010	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS
4. APRIL 2010	ISSUED FOR CONSULTANTS
3. MARCH 2010	REVISED AS PER SPA COMMENTS
2. JAN. 2010	REVISED AS PER CITY COMMENTS
1. NOV. 2009	ISSUED FOR SITE PLAN APPROVAL
Rev. DATE:	REVISION/REASON:

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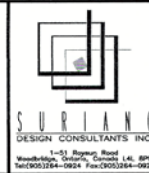


DATE PLOTTED: FEB. 02/11	DRAWN BY: M.J.	AREA:	SHEET NAME: GROUND FLOOR PLAN PROPOSED 3 SEASON RM. TO EXIST. DWELLING
DATE: NOV. 10/10	TYPE: 14-211	PAGE no: A-3	PROJECT NAME: CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
SCALE: 3/16" = 1'-0"	PROJECT No:	WEEK NO.:	

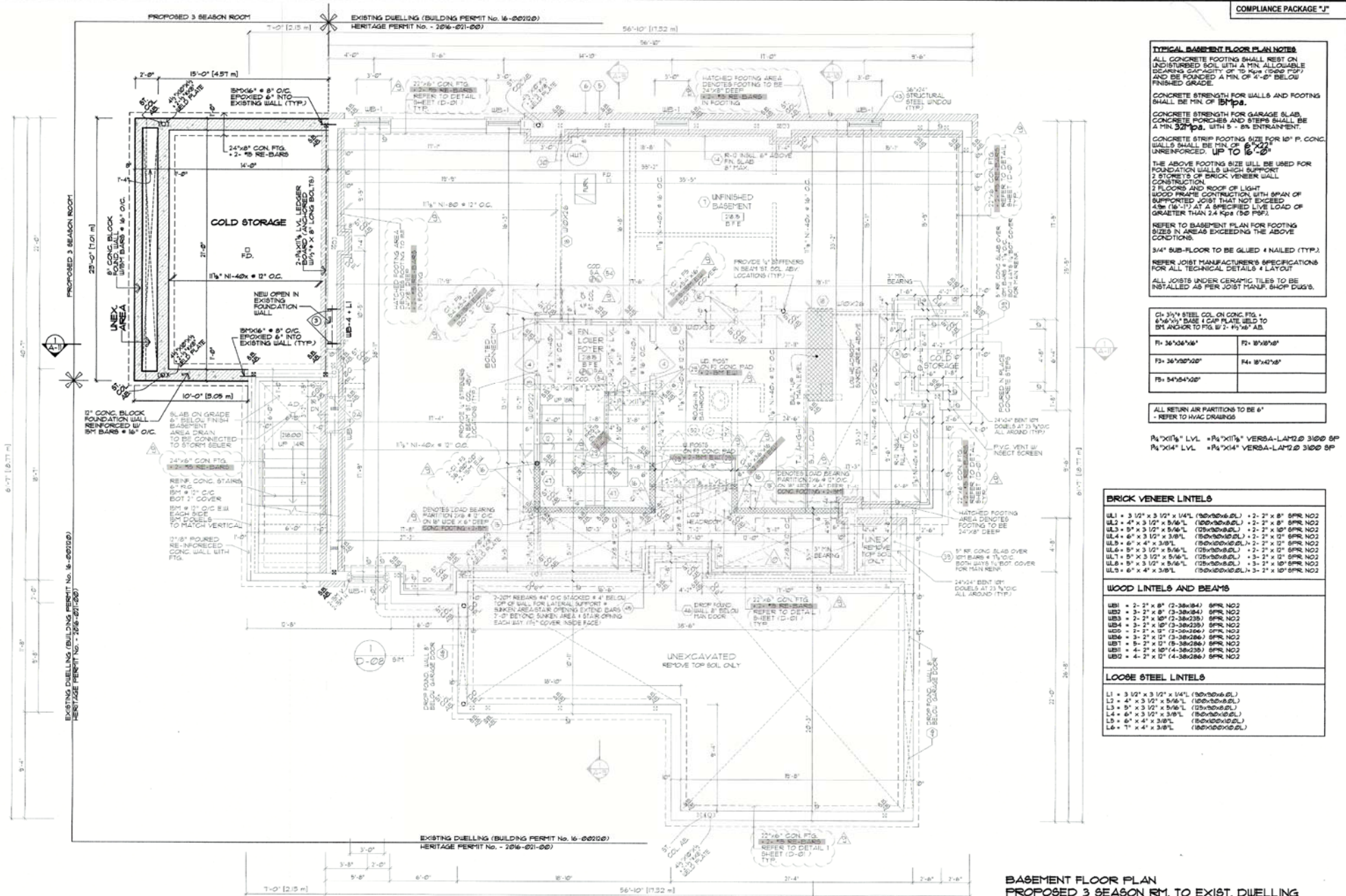
SECOND FLOOR PLAN
PROPOSED 3 SEASON RM. TO EXIST. DWELLING

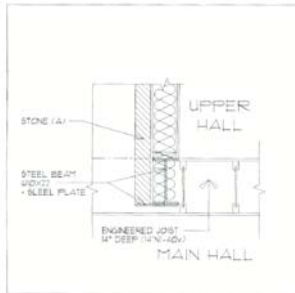
13. FEB. 2017	REVISED AS PER CITY COMMENTS	1/16
12. NOV. 2016	PROPOSED 3 SEASON RM. - ISSUED TO CLIENT	1/16
11. AUGUST 2016	REV. TO 2 STOREY WALL NOTE AND WINDOW LINTELS	1/16
10. JULY 2016	ADDING LOCATIONS FOR STEEL BEAMS AND COLUMNS	1/16
9. JULY 2016	ADDING FOOTING RE-BARS LOCATIONS AND STEEL BEAMS CONNECTION LOCATIONS	1/16
8. JUNE 2016	ISSUED FOR BUILDING PERMIT	1/16
7. MAY 2016	ISSUED TO CONSULTANTS	1/16
6. MAY 2016	RE-ISSUED FOR S.P.A. APPROVAL	1/16
5. APRIL 2016	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS	1/16
4. APRIL 2016	ISSUED FOR CONSULTANTS	1/16
3. MARCH 2016	REVISED AS PER S.P.A. COMMENTS	1/16
2. JAN. 2016	REVISED AS PER CITY COMMENTS	1/16
1. NOV. 2015	ISSUED FOR SITE PLAN APPROVAL	1/16
REV. DATE:	REVISION/ISSUED:	01/16

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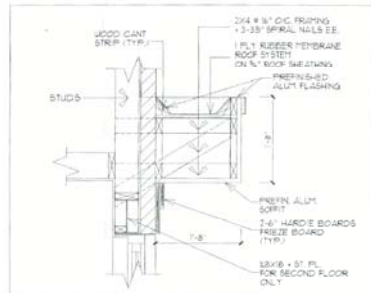


DATE PLOTTED: FEB. 02/17	DRAWN BY: M.H.	AREA: A-4	SHEET NAME: SECOND FLOOR PLAN PROPOSED 3 SEASON RM. TO EXIST. DWELLING
DATE: NOV. 18/16	TITLE: 14-211	PROJECT NAME: CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG	MODEL NAME:
SCALE: 3/16"=1'-0"	PROJECT No:		





3 STEEL BEAM
A-II DETAIL

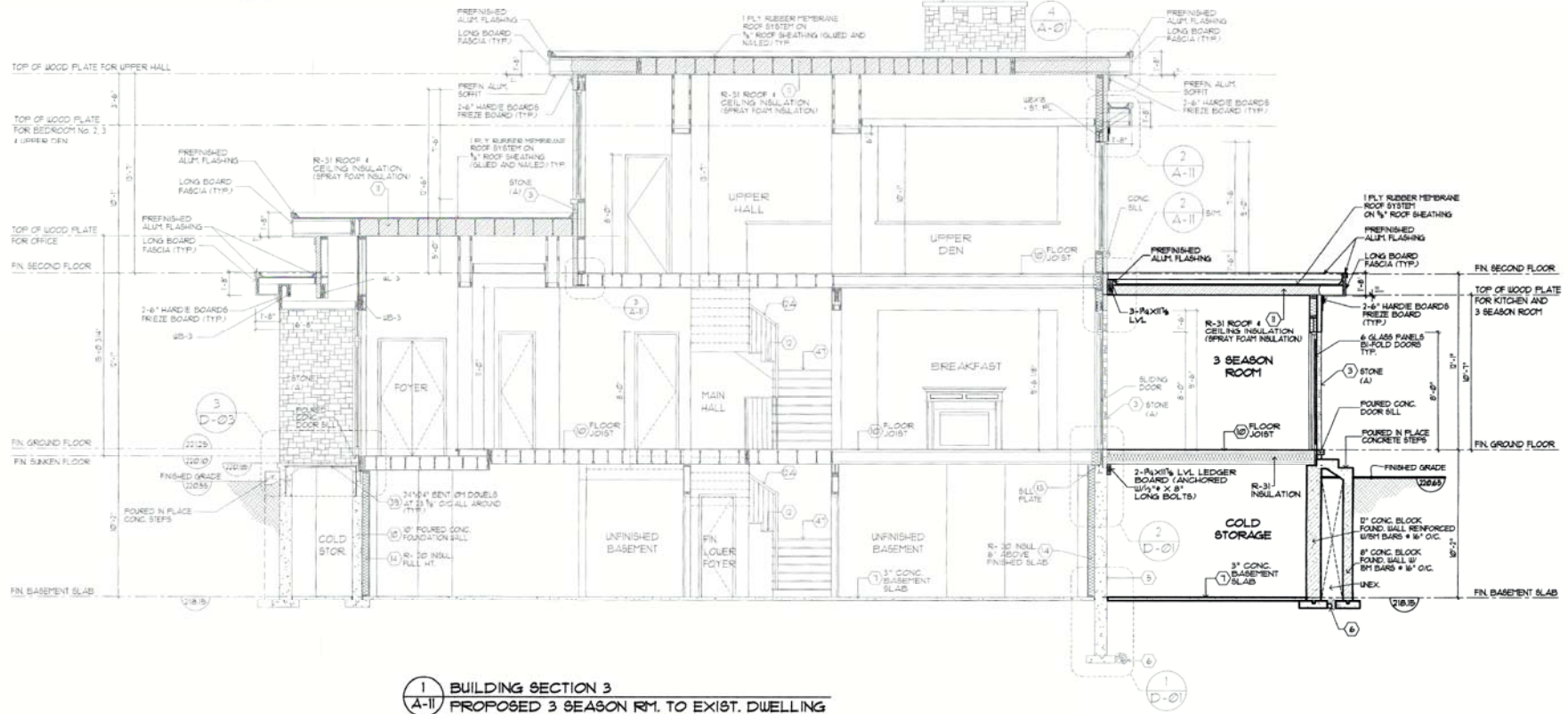


2 CANOPY DETAIL
A-II TYPICAL

EXISTING DWELLING (BUILDING PERMIT No. 16-00702)
HERITAGE PERMIT No. - 2016-021-020

PROPOSED 3 SEASON ROOM

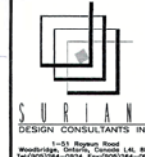
REFER TO TRUSS SHOP DATA
FOR COMPLETE TRUSS LAYOUT
AND SPECIFICATIONS
RAILING REQUIRED WHEN GRADE IS
MORE THAN 3'-0"



1 BUILDING SECTION 3
A-II PROPOSED 3 SEASON RM. TO EXIST. DWELLING

12. NOV. 2016	PROPOSED 3 SEASON RM. - ISSUED TO CLIENT
11. AUGUST 2016	REV. TO 3 STOREY WALL NOTE AND WINDOW LAYOUTS
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8. APRIL 2016	ISSUED FOR BUILDING PERMIT
7. MAY 2016	ISSUED TO CONSULTANTS
6. MAY 2016	RE-ISSUED FOR A.P.A. APPROVAL
5. APRIL 2016	NEW CONCEPT FRONT ELEVATION AS PER CITY COMMENTS
4. APRIL 2016	ISSUED FOR CONSULTANTS
3. APRIL 2016	REVISED AS PER A.P.A. COMMENTS
2. JAN. 2016	REVISED AS PER CITY COMMENTS
1. NOV. 2015	ISSUED FOR SITE PLAN APPROVAL
REV. DATE:	REVISION/ISSUED:

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DATE PLOTTED: NOV. 24/16	DRAWN BY: M.H.	AREA:	SHEET NAME: BUILDING SECTION 3 PROPOSED 3 SEASON RM. TO EXIST. DWELLINGS
DATE: JUNE 10/15	TYPE:	PAGE No: A-11	PROJECT NAME: CUSTOM PLAN FOR 54 NAPIER STREET, KLEINBURG
SCALE: 3/16"=1'-0"	PROJECT No: 14-211		MODEL NAME: