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Andrea Fusina and Anna Tsiriotakis
912 Danforth Avenue
Toronto, Ontario

Subject: 912 Danforth Avenue

Hi Andrea and Anna,

This letter is attached to the recent set of drawings for 912 Danforth Avenue and is meant to explain and clarify the general scope and nature of the work in more detail. The numbered list below is not in any particular order.

1. A 3d model is provided to give an indication on the sequence of operations at the back of the building. See drawings A13.0 onward. The flip book sequence of the drawings is an approximation of the order of work as it would happen during the build
    a. The exiting concrete stars that descend to the ground floor level from the entry are existing and will remain
    b. The wall beside the new stairs to second floor would remain with a portion at the rear removed to create more open space in the foyer.
2. Section drawings have been added to the drawing set to show 3 added building sections through the building (see drawing A11.0). Section A (already included) on drawing A10.0 is a longitudinal section through the building from lane to street. Sections B, C, and D on drawing A11.0 are east west sections through the building at the foyer entry and through the second and third floor spaces.
3. A number of measurements for the existing base building have been corrected in this drawing set based on site visits after the demolition work was carried out.
4. The wall type for the existing rear block wall (W3) is a stucco cladding on top of block. This cladding would wrap around the edges as shown in the 3d sketches to make to the wall look more interesting and 3 dimensional.
    a. The suggested colour for this wall is a sienna or clay type colour to add a level if interest in the newly forming pedestrian laneway
5. Wall types have been added to describe the make-up of walls, floors and roofs. See wall floor and roof types on the cover page (A0.0).
6. ROOF – The configuration of the roof joists is different at the front and back of the building. Section A on drawing A10.0 shows roof joists sloping from front to back at the front portion of the building and 2x8 roof joists sloping from side to side at the back area of the building. The proposed third floor shows a floor system built above these conditions using 2x12 joists at 16” o.c.

a. 

b. The image above is looking north towards the lane. The juncture between the ‘old’ and ‘new’ roof is evident with the change in height. The brick chimney on the left of the photo will be extended up to the roof level of the new third floor addition.

c. 

d. The image above shows a closer view of the junction between the old roof and new roof

7. The drawings show a new wall constructed on the west side and rear of the building. This Is done in response to the observation of a large saw tooth crack in the west wall that is visible and indicates a settling of the wall downward at the rear. For this reason, it will not

be safe to simply follow through with construction while ignoring this defect. There is no need to excavate down to the basement level for this wall. A footing can be located at frost depth (4'-0") and this will alleviate any requirement for excessive shoring during the build.

a. 

b. The image above shows west wall at rear of building. The saw tooth crack is evident with daylight showing through the wall.

8. There is a masonry wall on the second floor being supported by a large steel beam. This wall is the location of the 'demising wall' indicated in the drawings. In previous iterations of the design, the demising wall was a continuous block wall from basement to third floor. In this revised set of drawings, the demising wall is changed to keep the masonry wall on the second floor and to infill the openings with fire rated wood frame wall assemblies. See the second-floor plan on drawing A4.0 for a reference to the wall treatment. See Wall type W5 on the cover page for a description of the typical wood framed wall that will separate the front from the back of the building.

a. 

b. The image above shows the existing masonry wall on the second floor looking south toward the front of the building.

9. The drawings attached to this letter are near ready to be submitted for a Building Permit. I expect that the city will respond with a request for added information during the process of review but once the application is in there will be a little more certainty with respect to the timing for delivery of permits. I will have a draft permit application prepared in the next week for review.

John Boone, Architect
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