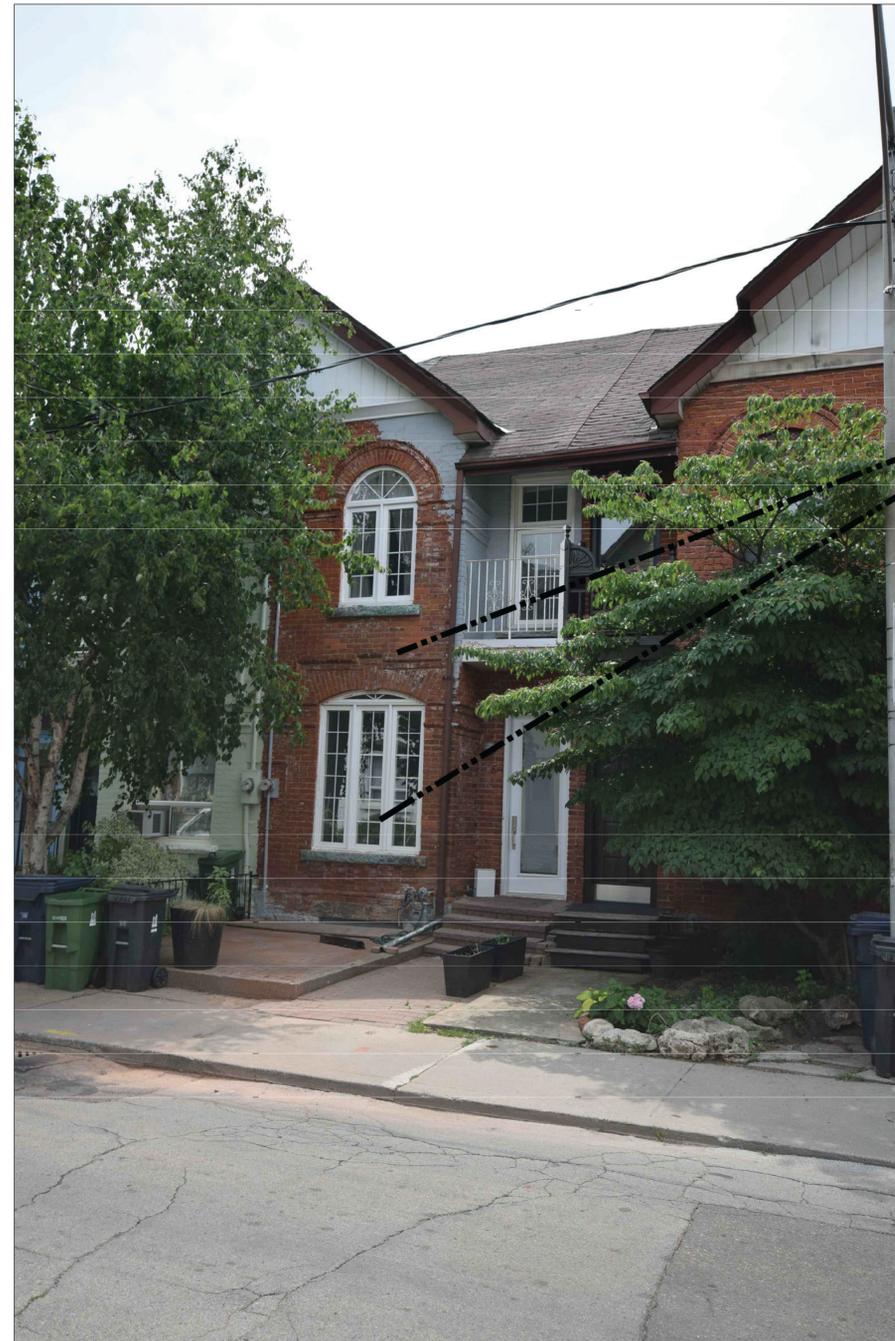


# INTERIOR RENOVATION AND ATTIC ADDITION

13 COLLAHIE ST. TORONTO, ONTARIO

**Toronto Building**  
PERMIT REVIEWED FOR COMPLIANCE WITH  
THE ONTARIO BUILDING CODE  
19 114804 BLD 00

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	



EXISTING FRONT VIEW



EXISTING REAR VIEW

LOCATION OF ATTIC  
ADDITION

LOCATION OF NEW  
FRONT DOOR AND  
PORCH W/ CANOPY

LOCATION OF REAR  
SECOND FLOOR  
ADDITION

LOCATION OF NEW  
WOOD DECK



da | design inc

Sec 14(1)

MARCH 2019

**CONSTRUCTION NOTES**  
(UNLESS OTHERWISE NOTED)

**12 ROOF CONSTRUCTION**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
-ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>)  
-ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.  
-PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.  
-APPROVED WOOD RAFTERS. REFER TO ROOF PLAN.  
-PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT  
-ATTIC VENTILATION (ARTICLE 9.19.1.2)  
-ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
-ROOF WITH SLOPE LESS THAN 1 IN 6 1:150 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
-SEE NOTE 11. FOR INSULATION

**DORMERS**  
-MIN. 2" X 6" (38 X 140MM) @ 16" (400MM) O.C.  
-WITH 2" X 8" (38 X 189MM) RIDGE BOARD.  
-AND 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
-CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2" X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M)  
WITH 2" X 6" (38 X 140MM) 16" (400MM) O.C.  
-SEE NOTE 11. FOR INSULATION  
-ALUMINUM RF SHIELDING MESH TO BE GROUNDED.

**2 FLAT ROOF CONSTRUCTION**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
-TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
-R31 INSUL. W/ 2" AIR SPACE ABOVE  
-ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
-WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM)  
ROOF JOIST @ 12" (300MM) O.C.  
-INTELLO PLUS AS VAPOUR BARRIER ON WARM SIDE

**3 COR-TEN STEEL CONSTRUCTION (2"X6")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" STEEL ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (RS) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) PLYWOOD ON 2" X 6" (38 X 140MM) SPRUCE STUDS
- @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
- R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
- Signal Protect AMI Aluminum Mesh AS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER

(O.B.C. SUBSECTIONS 9.25.3 / 9.25.4.)  
• 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**3A COR-TEN STEEL CONSTRUCTION (2"X6")**  
**45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" NON-COMBUSTIBLE STEEL ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (RS) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) EXT. TYPE SHEATHING ON 2" X 6" (38 X 140MM) SPRUCE STUDS
- @ 16" O/C (400MM) WITH R19 ROXUL FIRE BATT INSULATION.
- R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
- INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- AND APPROVED CONTIN. AIR BARRIER

(O.B.C. SUBSECTIONS 9.25.3 / 9.25.4.)  
• 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH

**4 INTERIOR STUD PARTITION (2" X 4")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)

-2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.  
-WITH DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.  
-AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (NOTE: O.B.C.ARTICLE 9.23.11.3. SINGLE TOP PLATE FOR NON-LOAD BEARING WALL).

**4A INSUL. INTERIOR STUD PARTITION (2" X 6")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)

-SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL BATT INSULATION.

**\*\*NOTE: NO SPRAY FOAM INSULATION ON ENTIRE PROJECT. USE ROXUL BRAND ONLY BETWEEN WINDOWS, DOORS AND FRAMING ALSO.\*\***

**6 FOOTINGS AND FOUNDATIONS**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.15. AND SUBSECTION 9.4.4. AND/OR AS PER SOIL REPORT)

**FOOTINGS:**  
-ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL  
-MIN. FOOTING DEPTH 4"-0" (1200MM) BELOW FINISHED GRADE.

**COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE:**  
(FOR FOOTINGS AND FOUNDATION WALLS)  
-SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2200 PSI. (15MPa) AFTER 28 DAYS U.S.O. (O.B.C. ARTICLE 9.3.1.6.)

**STEPPED FOOTINGS (O.B.C. ARTICLE 9.15.3.9.):**  
-STEPPED FOOTINGS 2'-0" MIN. (600MM) HORIZONTAL DISTANCE BETWEEN STEPS AND 2'-0" (600MM) MAXIMUM VERTICAL STEPS.

**FOUNDATION WALLS:**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.)  
-FOUNDATION WALL THICKNESS SIZE: REFER TO STRUCTURAL PLANS

**DAMP-PROOFING & WATER-PROOFING FOUNDATION WALLS DAMPROOFING UNIT MASONRY:**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.13.)  
-WALLS TO BE DAMPROOFED AND PARGED BELOW GRADE LEVEL WITH MIN 1/4" (6MM) MORTAR PARGING AND SHALL BE COVERED OVER FOOTING.

**FOUNDATION WALL REDUCTION IN THICKNESS:**  
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.15.4.7.)  
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90MM) THICK AND TIED TO FACING MATERIAL WITH METAL TIES AT 8" (200MM) VERTICALLY AND 2' - 11" (900MM) HORIZONTALLY.  
-FOR METAL TIES REFER TO O.B.C.SENTENCE 9.20.9.4.(3).

**WATERPROOFING:**  
-CONCRETE OR UNIT MASONRY WALL TO BE WATERPROOFED WITH NOT LESS THAN 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.

**DRAINAGE LAYER:**  
(O.B.C. SUBSECTION 9.14.1.)  
-WHERE INSULATION EXTENDS TO MORE THAN 2' - 11" (900MM) BELOW GRADE A DRAINAGE LAYER SHALL BE INSTALLED.  
-GUARDS SHALL BE DESIGNED SO THAT NO MEMBER, ATTACHMENT OR OPENING WILL FACILITATE CLIMBING  
-GARDS SHALL BE DEEMED TO BE IN COMPLIANCE WHEN THE FOLLOWING CRITERIA HAS BEEN MET:

a) ELEMENTS PROTRUDING FROM THE VERTICAL MEMBER WITHIN 140 mm AND 900 mm ABOVE FLOOR OR WALKING SURFACE.  
b) LOCATED MORE THAN 450 mm HORIZONTALLY AND VERTICALLY FROM EACH OTHER.  
c) 15 mm HORIZONTAL OFFSET MAXIMUM.  
d) NO TOE SPACE MORE THAN 45 mm HORIZONTALLY AND 20 mm VERTICALLY.  
e) MORE THAN 1-IN-2 SLOPE ON THE OFFSET.

**7 FOUNDATION DRAINAGE TILE & PIPE (WEEPING TILES)**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.14.3.)  
-4" (100MM) DIA. MIN. DRAIN TILE WITH 6" (150MM) CRUSHED STONE OVER AND AROUND ALL TILE.

**10 FLOOR ASSEMBLIES**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.14.)  
**SUB FLOORING**  
-SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).  
-FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.

**FLOOR FRAMING (JOIST)**  
-REFER TO FLOOR PLANS FOR FLOOR JOIST.  
-FOR CERAMIC TILE FLOOR JOIST TO BE INSTALLED AT 12" (300MM) O.C. WITH PANEL - TYPE UNDERLAY SHALL CONFORM TO O.B.C. ARTICLES 9.30.2.1., 9.30.2.3. & 9.30.2.4.)  
-CERAMIC TILES APPLIED TO MORTAR BED REFER TO O.B.C.SUBSECTION 9.30.6.

**11 THERMAL RESISTANCE FOR ROOF & CEILING ASSEMBLIES:**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.25.2. & SUBSECTION 12.3.2.)  
-R60 MIN ROXUL BATT INSULATION.  
-WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3. & 9.25.4.)  
-R31 IN CATHEDRAL CEILING  
-1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**12 STAIRS HANDRAILS AND GUARDS:**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.)  
-ALL DIMENSION ARE TO CONFORM WITH O.B.C. SUBSECTION 9.8.2.

**STAIRS/ HEADROOM/ LANDING/ RAILING**

	MAX	MIN
RISE	7 7/8" (200MM)	4 7/8" (125MM)
RUN	14" (355MM)	8 1/4" (210MM)
TREAD	14" (355MM)	9 1/4" (235MM)
NOSING	1" (25MM)	
HEARROOM (INTERIOR)	6' - 5" (1950MM)	
HEADROOM (EXTERIOR)	6' - 9" (2050MM)	
LANDING	2' - 11" (900MM)	
HANDRAILS @ LANDING	2' - 11" (900MM)	
HANDRAILS @ STAIRS MIN 2' - 7" (800MM) AND MAX 3' - 2" (965MM)		
WDTH OF STAIRS (INTERIOR) 2' - 10" (860MM) (BETWEEN WALL FACE).		
WDTH OF STAIRS (EXTERIOR) 2' - 11" (900MM) (BETWEEN GUARDS).		

**CURVED STAIRS**  
(O.B.C. ARTICLE 9.8.4.4.)  
-MIN RUN 5 7/8" (150MM).  
-MIN. AVG. RUN 7 7/8" (200MM).

**WINDER**  
(O.B.C. ARTICLE 9.8.4.5.)  
-WINDER TURN TO MORE THAN 90°.  
-INDIVIDUAL TREADS TURN THROUGH AN ANGLE OF NOT LESS THAN 30°AND NOT MORE THAN 45°  
-MORE THAN ONE SET WINDERS IN A SINGLE STAIRWAY WINDERS SHALL BE SEPARATED IN PLAN BY MIN. 4' - 0" (1200MM) (O.B.C. SENTENCE 9.8.4.5.(2).

**12A HANDRAILS**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.7.)  
-MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING LESS THAN 3' - 7" (1100MM) IN WIDTH.  
-TWO HANDRAIL SHALL BE PROVIDED WITH STAIRS GREATER THAN 3' - 7" (1100MM).  
-PICKETS - MAX 4" (100MM) O.C. BETWEEN PICKETS.

**12B GUARDS**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.8.)  
-INTERIOR GUARDS HEIGHT MIN. 2' - 11" (900MM).  
-EXTERIOR GUARDS HEIGHT MIN. 2' - 11" (900MM) WITH A GRADE DIFFERENCE OF NOT LESS THAN 6' - 0" (1800MM)  
-AND GUARDS HEIGHT MIN. OF 3' - 6" (1070MM) WITH A GRADE DIFFERENCE OF MORE THAN 6' - 0" (1800MM).  
-OPENING IN GUARDS. MAX DIAMETER OF 4" (100MM) OPENING.

**GUARD DESIGN TO PREVENT CLIMBING**  
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.8.8.6. (2)  
-GUARDS SHALL BE DESIGNED SO THAT NO MEMBER, ATTACHMENT OR OPENING WILL FACILITATE CLIMBING  
-GARDS SHALL BE DEEMED TO BE IN COMPLIANCE WHEN THE FOLLOWING CRITERIA HAS BEEN MET:

a) ELEMENTS PROTRUDING FROM THE VERTICAL MEMBER WITHIN 140 mm AND 900 mm ABOVE FLOOR OR WALKING SURFACE.  
b) LOCATED MORE THAN 450 mm HORIZONTALLY AND VERTICALLY FROM EACH OTHER.  
c) 15 mm HORIZONTAL OFFSET MAXIMUM.  
d) NO TOE SPACE MORE THAN 45 mm HORIZONTALLY AND 20 mm VERTICALLY.  
e) MORE THAN 1-IN-2 SLOPE ON THE OFFSET.

**15 LOADBEARING STUD PARTITION**  
-2" X 4" (38MM X 89MM) OR 2" X 6" (38 X 140MM) STUDS @ 12" (300MM) O.C. REFER TO DRAWINGS.  
-WITH DOUBLE TOP PLATES AND SINGLE BOTTOM PLATE TO MATCH STUD WIDTH AT BOTTOM OF PLATE & CONC. CURB PROVIDED DAMPROOFING MATERIAL.  
-ANCHOR BOTTOM PLATE WITH 1/2" (12.7MM) DIA ANCHOR BOLTS 7" - 10" (2400MM)O.C.  
-ON 6" (150MM) HIGH CONC. CURB.  
-16" X 6" (455 X 150MM) CONC. FOOTING. FOR 2" X 4" STUDS, 18" X 6" (455 X 150MM) CONC. FOOTING. FOR 2" X 6" STUDS.

**17 BARRIER FREE**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.5.2, SENTENCE 9.5.2.3. (1) (A) (B), SENTENCE 9.8.7.7.(2)  
CLAUSE 3.8.3.8.(1)(d) AND CLAUSE 3.8.3.13. (1)(f) APPENDIX A A-9.5.2.3.(1)  
-PROVISION FOR FUTURE ATTACHMENT OF GRAB BAR IN A MAIN BATHROOM.  
-REINFORCEMENT OF BLOCKING IN STUD WALL SHALL BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY  
(REFER TO DETAILS).

**18 STEEL BEAMS LATERAL SUPPORT**  
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.23.4.3.(3).)  
-WOOD JOIST SHALL BEAR ON THE TOP FLANGE OF STEEL BEAM THE ENTIRE LENGTH NOT LESS THAN 2'-0" (600MM) O.C.  
-AND 1"x 2" (19 X 38MM) WOOD STRIP IN CONTACT WITH TOP FLANGE ARE NAILED ON BOTH SIDE OF THE BEAM TO THE BOTTOM OF THE JOIST SUPPORT.

**28 CLASS 'B' VENT**  
-INSTALLATION TO CONFORM TO ONTARIO GAS UTILIZATION CODE

**29 WOOD COLUMNS**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.17.4.)  
-4" X 4" (89 X 89MM) OR 6" X 6" (140 X 140MM) WOOD COLUMNS OR BUILT-UP WOOD COLUMN ON METAL BASE SHOE ANCHORED TO FOOTING.  
-WOOD COLUMNS SHALL BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP.  
-4" X 4" (89 X 89MM) OR 6" X 6" (140 X 140MM) ON METAL BASE SHOE ANCHORED TO FOOTING.  
-WOOD COLUMN SHALL BE SEPARATED IN CONTACT FROM CONCRETE WITH 6 MIL. (0.05MM) POLYETHYLENE FILM.

**33 PROTECTION OF WOOD FRAMING**  
-WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT ARE LESS THAN 6" (150MM) ABOVE GROUND OR SLAB.  
-SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB. (NO.50) ROLL ROOFING DAMPROOFING BETWEEN WOOD AND CONCRETE.

**36 STEEL COLUMN**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.17.3.)  
-3 1/2" (90MM) DIA. X 0.188" (4.78MM) NON-ADJUSTABLE STEEL COLUMN.  
-WITH 6" X 6" X 1/2" (150 X 150 X 9.5MM) STEEL PLATE AND 6" X 4" X 1/2" (150 X 100 X 9.5MM) BOTTOM PLATE.  
-ON BASE PLATE 4 1/2" X 10" X 1/2" (120 X 250 X 12.7MM) WITH 2-1/2" Ø X 8" LONG X 2" HOOK ANCHORS (2-12.7 Ø X 200 X 50MM) AND FIELD WELD COLUMN.

**37 LATERAL SUPPORT OF MASONRY WALL**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.20.10.)  
-MASONRY WALLS SHALL BE LATERALLY SUPPORTED AT BOTTOM OF ROOF JOIST AND BOTTOM OF FLOOR JOIST.  
-TO BE STRAPPED TO PARTY WALL AT MAX INTERVALS OF 6' - 7" (2000MM)  
-WITH 1 9/16" X 3/16" (40 X 4.76MM) THICK CORROSION RESISTANT STEEL STRAPS.  
-FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND STRAPS ACROSS BOTTOM OF AT LEAST 3 JOIST.

**42 EXPOSED BUILDING FACE**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.15.5(2))  
-EXPOSED BUILDING FACE WITH LIMITING DISTANCE OF LESS THAN 3' - 11" (1200MM)  
-WITH MIN. FIRE RESISTANCE RATING OF NOT LESS THAN 45min. (REFER TO DETAILS)

**45 LATERAL SUPPORT FOUNDATION WALL**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.)  
-2 - 15M BARS AT TOP OF FOUNDATION WALL FOR LATERAL SUPPORT U.S.O.  
-AT STAIR OPENING AND SUNKEN FLOOR AREAS.  
-EXTEND BARS 2' - 0" (600MM) BEYOND OPENING EACH WAY AND WITH MIN. OF 3/4" (19MM) COVER TO BE INSTALLED INSIDE FACE.

**47 STAIR LANDING**  
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.8.6.2.)  
-MIN. 2" X 6" (38 X 140MM) @ 12" (300MM) O.C. FRAMING FOR LANDING.

**48 CONVENTIONAL ROOF AND CEILING FRAMING**  
(IN COMPLIANCE WITH O.B.C.SUBSECTION 9.23.13.)  
-MIN. 2" X 6" (38 X 140MM) @ 16" (400MM) O.C.  
-WITH 2" X 8" (38 X 189MM) RIDGE BOARD.  
-AND 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
-CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2" X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M)  
WITH 2" X 6" (38 X 140MM) 16" (400MM) O.C.  
-RAFTERS FOR BUILT-UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES SHALL BE MIN. 2" X 4" (38 X 89MM) @ 24" (600MM) O.C.

**49 EXTERIOR FLAT ROOF ASSEMBLY**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
-RUBBERIZED WATERPROOFING MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
-ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
-WITH PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM)  
ROOF JOIST @ 12" (300MM) O.C.

**51 EGRESS FROM DWELLING UNITS**  
(IN COMPLIANCE WITH O.B.C.SENTENCE 9.9.9.1.(2))  
-THE TRAVEL LIMIT FROM FLOOR LEVEL TO EXIT IS PERMITTED TO EXCEED 1 STOREY WHERE THE FLOOR LEVEL SERVED BY BALCONY OPERABLE WINDOW AND OR DOOR.  
-PROVIDE A MIN. UNOBSTRUCTED OPENING 3' - 3" H X 21 5/8" W (1000 X 550MM) AND LOCATED THAT THE SILL IS NOT MORE THAN 3' - 3" (1000MM) ABOVE THE FLOOR LEVEL.  
-AND 23' - 0" (7.0M) ABOVE ADJACENT GROUND LEVEL.

**52 BATHROOM OR WATER CLOSET ROOM**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.32. AND PART 6)  
-MECHANICALLY VENTED TO PROVIDE MIN. 2 AIR CHANGES PER HOUR.  
-SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM WEATHER AND INSECTS.  
-SCREENING SHALL BE OF RUST PROOF MATERIAL.

**54 SMOKE ALARM & CARBON MONOXIDE DETECTOR**  
SMOKE ALARM (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.19.)  
-PROVIDE ONE PER FLOOR NEAR THE STAIRS WITH MAX 16' - 5" (5.0M) FROM BEDROOMS + IN ALL BEDROOMS  
-AND THE DISTANCE FROM ANY POINT ON A FLOOR LEVEL DOES NOT EXCEED 49' - 2" (15M)  
-ALL ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL CAUSE ALL ALARMS WILL SOUND.  
-BASEMENT/CRAWL SPACE THAT IS 2' - 11" (900MM) OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL AT LEAST ONE SMOKE ALARM IS REQUIRED.

MONOXIDE DETECTOR (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.33.4.)  
-REQUIREMENTS TO BE CHECKED AND INSTALLED WITH LOCAL BY-LAW.  
-CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNITS ADJACENT TO EACH SLEEPING AREA.  
-ALL DETECTORS SHALL BE PERMANENTLY WIRED WITH OUT DISCONNECT SWITCH AND ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

**57 WINDOWS**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.9.10.1 AND SENTENCE 12.3.1.3.(1))  
-MIN. ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 3.8 SQ.FT. (0.35M<sup>2</sup>) WITH NO DIMENSION LESS THEN 1' - 3" (380MM) AND UNOBSTRUCTED OPEN PORTION. SENTENCE 9.7.1.3.(1)  
-REQUIRED THERMAL RESISTANCE FOR GLAZING SHALL COMPLY WITH O.B.C. SENTENCE 12.3.2.6.(1)&(2). ARTICLE 9.7.2.1.

**WINDOW GUARDS**  
(O.B.C. ARTICLE 9.7.1.6. AND SUBSECTION 9.8.8.)  
-A GUARD OR WINDOW WITH A MAX. RESTRICTED OPENING WIDTH OF 4" (100MM) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1' - 7" (480MM) ABOVE FIN. FLOOR.  
-AND THE DISTANCE FROM THE FIN. FLOOR TO ADJACENT GRADE IS GREATER THAN 5' - 11" (180MM).

**PERFORMANCE**  
(O.B.C. ARTICLE 9.7.5.3.)  
-WINDOWS SHALL CONFORM TO,  
a) CAN/CSA-A440, "WINDOWS", AND  
b) THE CAN/CSA-A440.1, "USER SELECTION GUIDE TO CSA STANDARD CAN/CSA-A440-00 WINDOWS"  
**WINDOW IN EXIT STAIRWAY**  
(O.B.C. ARTICLE 9.7.5.3.)  
-WINDOW IN EXIT STAIRWAY THAT EXTEND TO LESS THAN 2' - 6" (1070MM) SHALL BE PROTECTED BY GUARD (REFER TO WINDOW GUARD NOTE)  
-OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PER O.B.C. PART 4 ARTICLE 4.1.5.15.

**SITE VERIFICATION NOTE:**  
CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION ALL SIDE DATA AND SETBACKS WITH BUILDING HEIGHT, UNPROTECTED OPENINGS, ETC. TO COMPLY WITH ALL LOCAL BYLAWS.

**DIMENSIONS NOTE:**  
ALL DIMENSIONS SHOWN ARE BASED ON EXISTING MEASUREMENTS. CAUTION SHOULD BE TAKEN TO VERIFY ALL CRITICAL DIMENSIONS PRIOR TO START OF CONSTRUCTION  
**MECHANICAL NOTE:**  
CONTRACTOR TO VERIFY THAT EXISTING ELECTRICAL AND MECHANICAL SERVICES ARE ADEQUATE TO CARRY IMPOSED LOADS

**SMOKE ALARM NOTE:**  
A SMOKE ALARM SHALL BE LOCATED A MAX. DISTANCE OF 16'-5" FROM A BEDROOM DOOR AND AND A MAX. DISTANCE OF 49'-3" FROM ANY POINT ON A FLOOR LEVEL MEASURED FOLLOWING CORRIDORS AND DOORWAYS AND SHALL BE LOCATED A MIN. 2'-11" ABOVE FINISHED FLOOR AS PER O.B.C. 9.10.18.2

**CARBON MONOXIDE DETECTOR NOTE:**  
WHERE A FUEL FIRED APPLIANCE IS INSTALLED OR A GARAGE IS LOCATED WITHIN A SUITE OF RESIDENTIAL OCCUPANCY A CARBON MONOXIDE DETECTOR IS REQUIRED ADJACENT TO EACH SLEEPING AREA IN THE SUITE AND BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AS PER O.B.C. 9.33.4.3

**STRUCTURAL SUPPORT NOTE:**  
CONSULTANT ACCEPTS NO RESPONSIBILITY FOR LOADS IMPOSED BY OTHERS ON THE STRUCTURAL COMPONENTS INDICATED ON THESE DRAWINGS. ALL STRUCTURAL COMPONENTS WHICH ARE TO BE DESIGNED BY OTHERS ARE TO BE SUPPORTED ON A SYSTEM WITH THE APPROPRIATE STRUCTURAL INTEGRITY TO ACCEPT ALL IMPOSED LOADINGS. REFER TO STRUCTURAL OR MANUFACTURERS SHOP DRAWINGS FOR SIZE AND SUPPORT OF ALL COMPONENTS NOT SPECIFICALLY SIZED ON THESE DRAWINGS. NO LOADS SHALL BE IMPOSED ON THE STRUCTURE AS DESIGNED ON THESE DRAWINGS UNLESS CALCULATIONS ARE PROVIDED TO PROVE THE INTEGRITY OF THE PROPOSED STRUCTURAL SYSTEM.



19 114804 BLD 00

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	

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FEB/2019	2	REVISED PERMIT SET
JAN/2019	1	ISSUED FOR PERMIT

Date	No.	Description
		Issued

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**Sec 14(1)**

Project:

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TORONTO, ONTARIO  
M6J 1T6

Project No. **17-062** Scale **NTS**

Drawn by **GC** Reviewed by **DA**

Title **NOTES** Drawing No.

**A0.0**



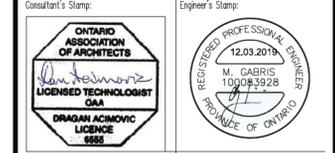
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Project No: 17-062 Scale: 1/4"

**Sec 14(1)**

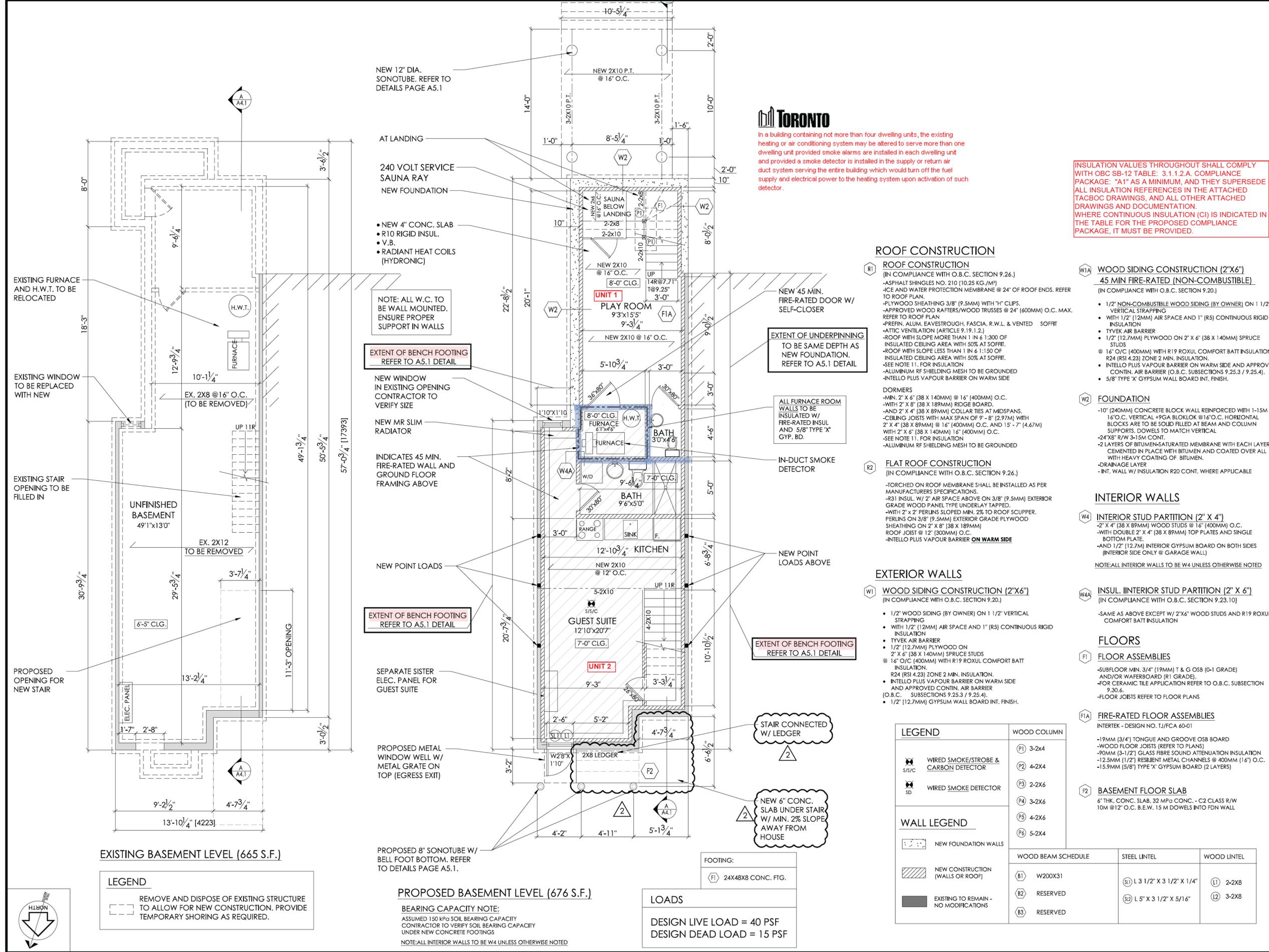
Drawn by: GC Reviewed by: DA  
 Title: BASEMENT PLAN Drawing No: A2.0

Project No: 17-062 Scale: 1/4"

Drawn by: GC Reviewed by: DA

Title: BASEMENT PLAN Drawing No: A2.0

**A2.0**



In a building containing not more than four dwelling units, the existing heating or air conditioning system may be altered to serve more than one dwelling unit provided smoke alarms are installed in each dwelling unit and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.

INSULATION VALUES THROUGHOUT SHALL COMPLY WITH OBC SB-12 TABLE: 3.1.1.2.A. COMPLIANCE PACKAGE: "A1" AS A MINIMUM, AND THEY SUPERSEDE ALL INSULATION REFERENCES IN THE ATTACHED TACBC DRAWINGS, AND ALL OTHER ATTACHED DRAWINGS AND DOCUMENTATION. WHERE CONTINUOUS INSULATION (CI) IS INDICATED IN THE TABLE FOR THE PROPOSED COMPLIANCE PACKAGE, IT MUST BE PROVIDED.

**ROOF CONSTRUCTION**

**ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)

- ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>)
- ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.
- PLYWOOD SHEATHING 3/8" (9.5MM) WITH 1" CLIPS.
- APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX.
- REFER TO ROOF PLAN.
- REFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT
- ATTIC VENTILATION (ARTICLE 9.19.1.2.)
- ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
- ROOF WITH SLOPE LESS THAN 1 IN 6 1:150 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
- SEE NOTE 11. FOR INSULATION
- ALUMINUM RF SHIELDING MESH TO BE GROUNDED
- INTELO PLUS VAPOUR BARRIER ON WARM SIDE

**DORMERS**

- MIN. 2' X 6" (38 X 140MM) @ 16" (400MM) O.C.
- WITH 2' X 2" (38 X 89MM) RIDGE BOARD.
- AND 2' X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.
- CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2' X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2' X 6" (38 X 140MM) 16" (400MM) O.C.
- SEE NOTE 11. FOR INSULATION
- ALUMINUM RF SHIELDING MESH TO BE GROUNDED

**WOOD SIDING CONSTRUCTION (2"X6")**  
**45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) PLYWOOD ON 2" X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION, R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
- INTELO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
- 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

**FOUNDATION**

- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
- 24X8" R/W 3-15M CONT.
- 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
- DRAINAGE LAYER
- INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

**FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)

- TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.
- WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.
- PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM)
- ROOF JOIST @ 12" (300MM) O.C.
- INTELO PLUS VAPOUR BARRIER ON WARM SIDE

**EXTERIOR WALLS**

**WOOD SIDING CONSTRUCTION (2"X6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) PLYWOOD ON 2" X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
- R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
- INTELO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
- 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**INTERIOR WALLS**

**INTERIOR STUD PARTITION (2" X 4")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.
  - WITH DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.
  - AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)
- NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**INSUL. INTERIOR STUD PARTITION (2" X 6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)

- SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

**FLOORS**

**FLOOR ASSEMBLIES**

- SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).
- FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
- FLOOR JOISTS REFER TO FLOOR PLANS

**FIRE-RATED FLOOR ASSEMBLIES**

- INTERTEK - DESIGN NO. T1/FCA 60-01
- 19MM (3/4") TONGUE AND GROOVE OSB BOARD
- WOOD FLOOR JOISTS (REFER TO PLANS)
- 90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION
- 12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.
- 15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

**BASEMENT FLOOR SLAB**

- 6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W
- 10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

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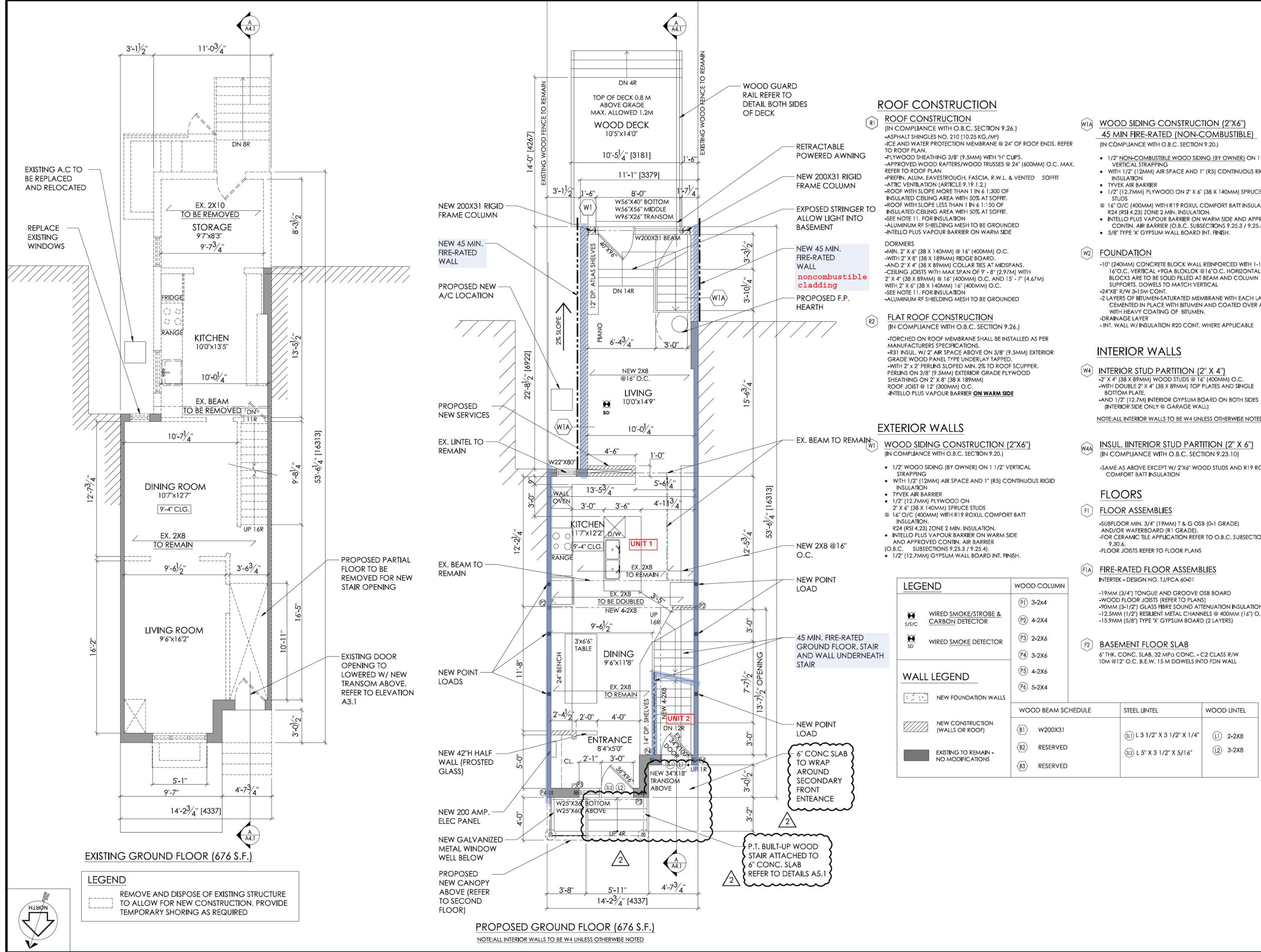
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 Cambridge, Ontario  
 905-308-6170  
 completehvac@outlook.com

# Sec 14(1)

WOOD COLUMN	WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
(P1) 3-2x4	(B1) W200X31	(S1) L 3 1/2" X 3 1/2" X 1/4"	(L1) 2-2x8
(P2) 4-2x4	(B2) RESERVED	(S2) L 5" X 3 1/2" X 5/16"	(L2) 3-2x8
(P3) 2-2x6	(B3) RESERVED		
(P4) 3-2x6			
(P5) 4-2x6			
(P6) 5-2x4			

Project No. **17-062** Scale **1/4"**  
 Drawn by **GC** Reviewed by **DA**  
 Title **GROUND PLAN** Drawing No.

# A2.1



### ROOF CONSTRUCTION

- (R1) ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- ASPHALT SHINGLES NO. 210 (10.25 KG./M<sup>2</sup>)
  - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.
  - 1" WOOD SHEATHING 3/8" (9.5MM) WITH 1" CLIPS.
  - APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN.
  - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT
  - ATTIC VENTILATION (ARTICLE 9.19.1.2.)
  - ROOF WITH SLOPE MORE THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - ROOF WITH SLOPE LESS THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - SEE NOTE 11. FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**
- MIN. 2' X 6" (38 X 140MM) @ 16" (400MM) O.C.
  - WITH 2' X 8" (38 X 189MM) RIDGE BOARD.
  - AND 2' X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.
  - CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2' X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2' X 6" (38 X 140MM) @ 16" (400MM) O.C.
  - SEE NOTE 11. FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED

### FLAT ROOF CONSTRUCTION

- (R2) FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
  - R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.
  - WITH 2' X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.
  - PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2' X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

### EXTERIOR WALLS

- (W1) WOOD SIDING CONSTRUCTION (2"X6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON
  - 2" X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

### LEGEND

- WIRED SMOKE/STROBE & CARBON DETECTOR
- WIRED SMOKE DETECTOR

### WALL LEGEND

- NEW FOUNDATION WALLS
- NEW CONSTRUCTION (WALLS OR ROOF)
- EXISTING TO REMAIN - NO MODIFICATIONS

### WOOD BEAM SCHEDULE

(B1)	W200X31
(B2)	RESERVED
(B3)	RESERVED

### WOOD SIDING CONSTRUCTION (2"X6")

- 45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS
  - @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

### FOUNDATION

- (W2) FOUNDATION**
- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL
  - BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
  - 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.
  - 4 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
  - DRAINAGE LAYER
  - INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

### INTERIOR WALLS

- (W4) INTERIOR STUD PARTITION (2" X 4")**
- 2' X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.
  - WITH DOUBLE 2' X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.
  - AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)
- NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

### INSUL. INTERIOR STUD PARTITION (2" X 6")

- (W4A) INSUL. INTERIOR STUD PARTITION (2" X 6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)
- SAME AS ABOVE EXCEPT W/ 2" X 6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

### FLOORS

- (F1) FLOOR ASSEMBLIES**
- SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).
  - FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
  - FLOOR JOISTS REFER TO FLOOR PLANS

### FIRE-RATED FLOOR ASSEMBLIES

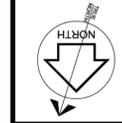
- (F1A) FIRE-RATED FLOOR ASSEMBLIES**  
 INTERTEK - DESIGN NO. 11/FCA 60-01
- 19MM (3/4") TONGUE AND GROOVE OSB BOARD
  - WOOD FLOOR JOISTS (REFER TO PLANS)
  - 90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION
  - 12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.
  - 15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

### BASEMENT FLOOR SLAB

- (P2) BASEMENT FLOOR SLAB**  
 6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W 10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

**LEGEND**

- REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED



### PROPOSED GROUND FLOOR (676 S.F.)

NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

ZONING	Mathias, Ioannis	25/Mar/2019
O.B.C.	Lukic, Ljiljana (Lily)	18/Mar/2019
FIRE SERVICES		
O.B.C. (S)		

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FEB/2019	2	REVISED PERMIT SET
JAN/2019	1	ISSUED FOR PERMIT

Date	No.	Description
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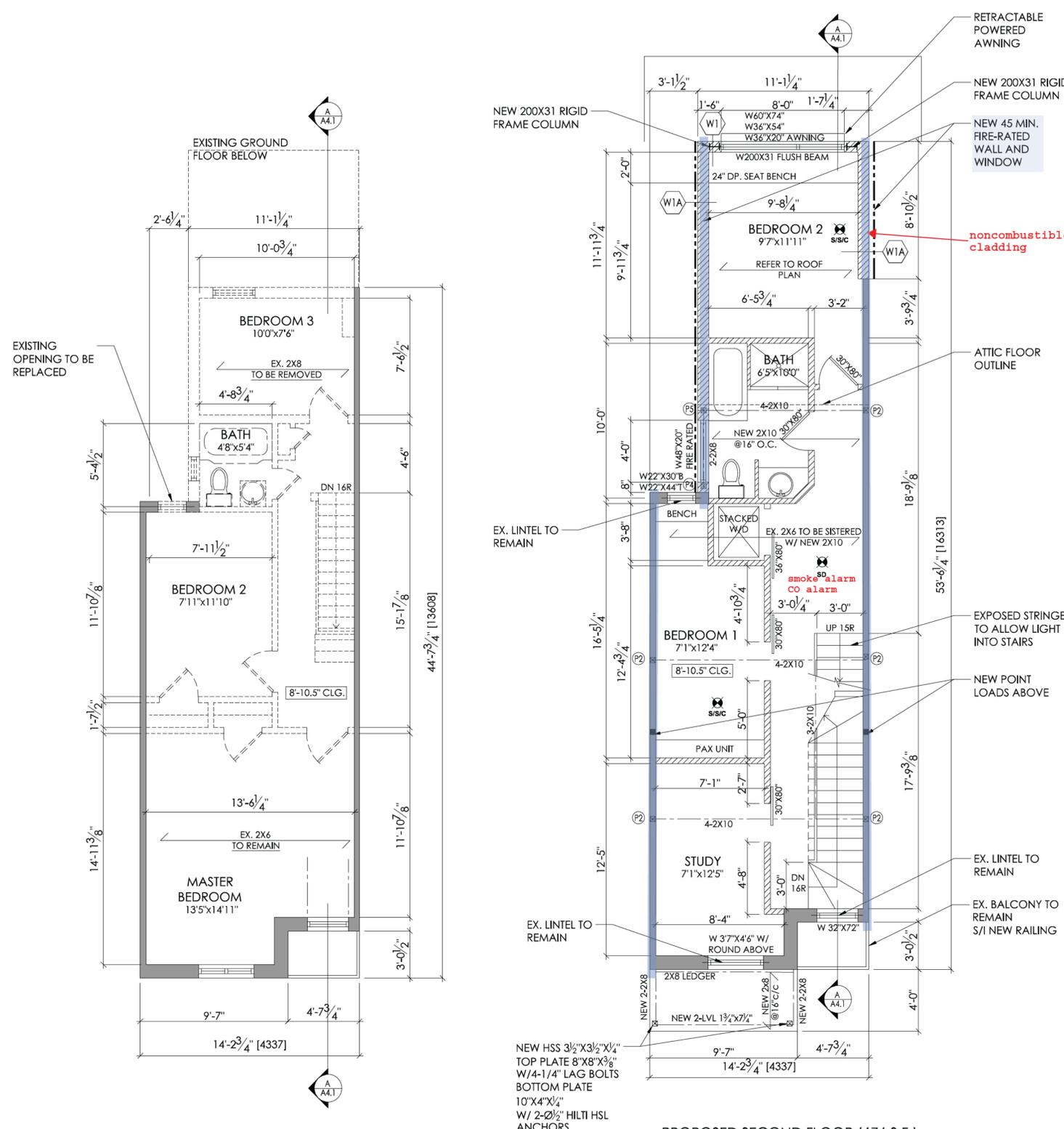
Next Contact Information:

# Sec 14(1)

Project No: 17-062    Scale: 1/4"

Drawn by: GC    Reviewed by: DA

Title: SECOND FLOOR PLAN    Drawing No:



**ROOF CONSTRUCTION**

- (R1) ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- ASPHALT SHINGLES NO. 210 (10.25 KG./M<sup>2</sup>)
  - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.
  - PLYWOOD SHEATHING 3/8" (9.5MM) WITH 1" FL CLIPS.
  - APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN
  - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT
  - ATTIC VENTILATION (ARTICLE 9.19.1.2.)
  - ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - ROOF WITH SLOPE LESS THAN 1 IN 6 1:150 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - SEE NOTE 11. FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**
- MIN. 2' X 6" (38 X 140MM) @ 16" (400MM) O.C.
  - WITH 2' X 8" (38 X 189MM) RIDGE BOARD.
  - AND 2' X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.
  - CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2' X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2' X 6" (38 X 140MM) 16" (400MM) O.C.
  - SEE NOTE 11. FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED

**(R2) FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)

- TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.
- WITH 2' X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.
- PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2' X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.
- INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

**EXTERIOR WALLS**

- (W1) WOOD SIDING CONSTRUCTION (2"X6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (R51.4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**(W1A) WOOD SIDING CONSTRUCTION (2"X6")**  
**45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS
- 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
- R24 (R51.4.23) ZONE 2 MIN. INSULATION.
- INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
- 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

**(W2) FOUNDATION**

- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
- 24"X8" R/W 3-15M CONT.
- 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
- DRAINAGE LAYER
- INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

**INTERIOR WALLS**

- (W4) INTERIOR STUD PARTITION (2" X 4")**
- 2' X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.
  - WITH DOUBLE 2' X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.
  - AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)
- NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**(W4A) INSUL. INTERIOR STUD PARTITION (2" X 6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)

- SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

**FLOORS**

- (F1) FLOOR ASSEMBLIES**
- SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).
  - FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
  - FLOOR JOISTS REFER TO FLOOR PLANS

**(F1A) FIRE-RATED FLOOR ASSEMBLIES**

- INTERTEK - DESIGN NO. TJ/FCA 60-01
- 19MM (3/4") TONGUE AND GROOVE OSB BOARD
- WOOD FLOOR JOISTS (REFER TO PLANS)
- 90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION
- 12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.
- 15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

**(F2) BASEMENT FLOOR SLAB**

- 6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W
- 10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

LEGEND	WOOD COLUMN
WI/S/C	(P1) 3-2x4
SD	(P2) 4-2x4
SD	(P3) 2-2x6
SD	(P4) 3-2x6
SD	(P5) 4-2x6
SD	(P6) 5-2x4

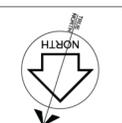
WALL LEGEND	WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
	(B1) W200X31	(S1) L 3 1/2" X 3 1/2" X 1/4"	(L1) 2-2x8
	(B2) RESERVED	(S2) L 5" X 3 1/2" X 5/16"	(L2) 3-2x8
	(B3) RESERVED		

**LEGEND**

- REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED

**PROPOSED SECOND FLOOR (676 S.F.)**  
**(98 S.F. ADDITION INCLUDED)**  
 NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**EXISTING SECOND FLOOR (578 S.F.)**



ZONING	Mathaios, Ioannis	25/Mar/2019
O.B.C.	Lukic, Ljiljana (Lily)	18/Mar/2019
FIRE SERVICES		
O.B.C. (S)		

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FEB/2019	2	REVISED PERMIT SET
JAN/2019	1	ISSUED FOR PERMIT
Date	No.	Description
Date		Issued

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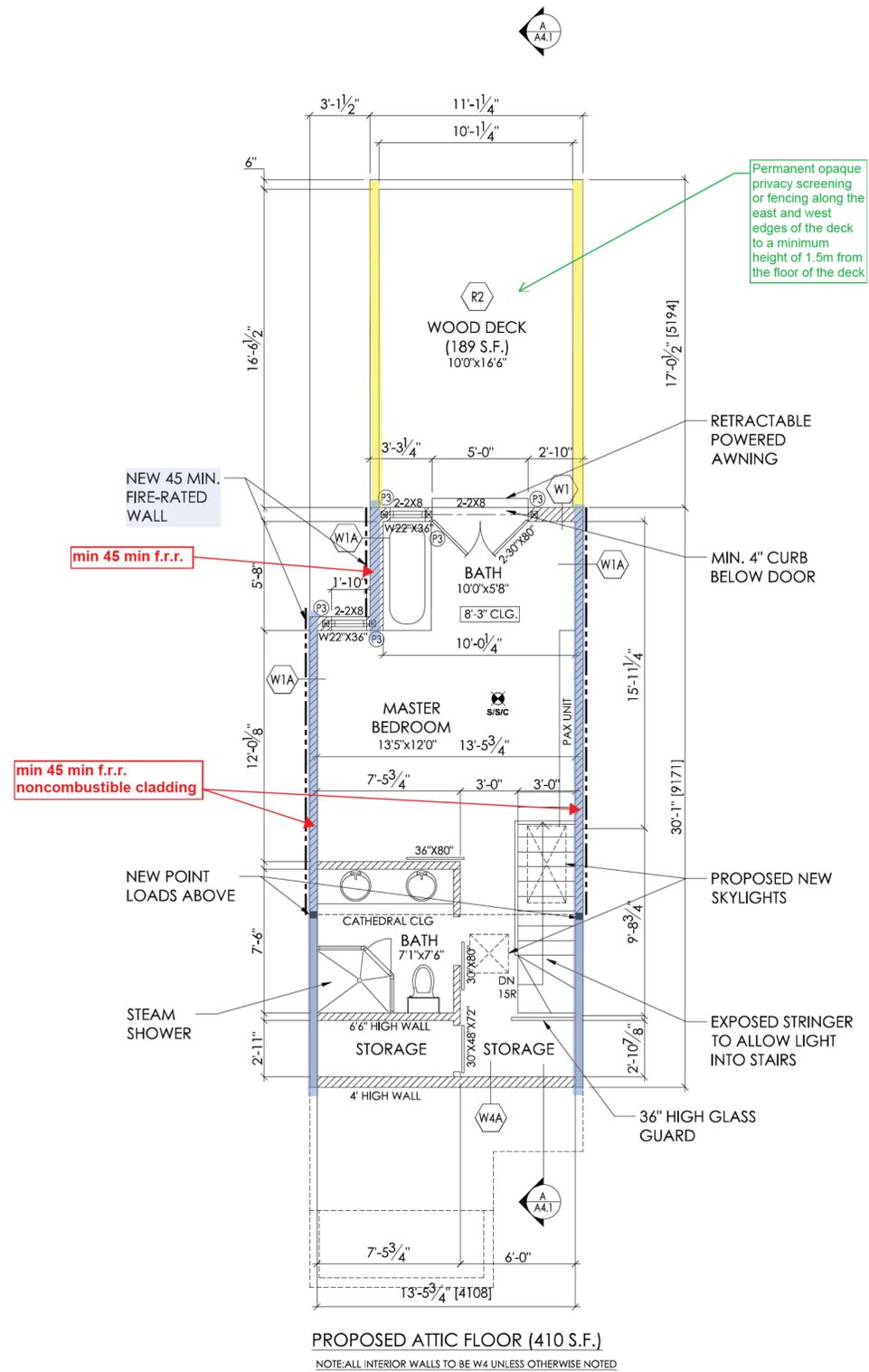
# Sec 14(1)

Project No. 17-062 Scale 1/4"

Drawn by GC Reviewed by DA

Title Drawing No. ATTIC FLOOR PLAN

## A2.3



**PROPOSED ATTIC FLOOR (410 S.F.)**  
 NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

### ROOF CONSTRUCTION

- (R1) ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- ASPHALT SHINGLES NO. 210 (10.25 KG./M<sup>2</sup>)
  - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.
  - PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.
  - APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN.
  - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT
  - ATTIC VENTILATION (ARTICLE 9.19.1.2.)
  - ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - ROOF WITH SLOPE LESS THAN 1 IN 6 1:150 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - SEE NOTE 11, FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**
- MIN. 2' X 4" (38 X 140MM) @ 16" (400MM) O.C.
  - WITH 2' X 8" (38 X 189MM) RIDGE BOARD.
  - AND 2' X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.
  - CEILING JOISTS WITH MAX SPAN OF 7' - 8" (2.97M) WITH 2' X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2' X 6" (38 X 140MM) 16" (400MM) O.C.
  - SEE NOTE 11, FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED

- (R2) FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
  - R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.
  - WITH 2' X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.
  - PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2' X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

### EXTERIOR WALLS

- (W1) WOOD SIDING CONSTRUCTION (2"X6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

### WOOD SIDING CONSTRUCTION (2"X6") 45 MIN FIRE-RATED (NON-COMBUSTIBLE)

- (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS
  - 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

### FOUNDATION

- (W2) FOUNDATION**
- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
  - 24"X8" R/W 3-15M CONT.
  - 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
  - DRAINAGE LAYER
  - INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

### INTERIOR WALLS

- (W4) INTERIOR STUD PARTITION (2" X 4")**
- 2' X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.
  - WITH DOUBLE 2' X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.
  - AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)
- NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

### INSUL. INTERIOR STUD PARTITION (2" X 6")

- (W4A) (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)
- SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

### FLOORS

- (F1) FLOOR ASSEMBLIES**
- SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).
  - FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
  - FLOOR JOISTS REFER TO FLOOR PLANS

### FIRE-RATED FLOOR ASSEMBLIES

- (F1A) FIRE-RATED FLOOR ASSEMBLIES**
- INTERTEK - DESIGN NO. T1/FCA 60-01
- 19MM (3/4") TONGUE AND GROOVE OSB BOARD
  - WOOD FLOOR JOISTS (REFER TO PLANS)
  - 90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION
  - 12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.
  - 15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

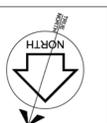
### BASEMENT FLOOR SLAB

- (F2) BASEMENT FLOOR SLAB**
- 6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W
  - 10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

LEGEND	WOOD COLUMN
WIRED SMOKE/SSTROBE & CARBON DETECTOR	(P1) 3-2x4
WIRED SMOKE DETECTOR	(P2) 4-2x4
	(P3) 2-2x6
	(P4) 3-2x6
	(P5) 4-2x6
	(P6) 5-2x4

WALL LEGEND	WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
NEW FOUNDATION WALLS	(B1) W200X31	(L1) L 3 1/2" X 3 1/2" X 1/4"	(L1) 2-2x8
NEW CONSTRUCTION (WALLS OR ROOF)	(B2) RESERVED	(L2) L 5" X 3 1/2" X 5/16"	(L2) 2-2x8
EXISTING TO REMAIN - NO MODIFICATIONS	(B3) RESERVED		



ZONING	Muthaiois, Ioannis	25/Mar/2019
O.B.C.	Lukas, Lijana (Lily)	18/Mar/2019
FIRE SERVICES		
O.B.C. (S)		

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FEB/2019	2	REVISED PERMIT SET
JAN/2019	1	ISSUED FOR PERMIT

Date	No.	Description
Date	Issued	

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HVAC Consultant: **Complete HVAC Design Inc.**  
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# Sec 14(1)

WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
(B1) W200X31	(S1) L 3 1/2" X 3 1/2" X 1/4"	(L1) 2-2X8
(B2) RESERVED	(S2) L 5" X 3 1/2" X 5/16"	(L2) 3-2X8
(B3) RESERVED		

Project No. **17-062** Scale **1/4"**

Drawn by **GC** Reviewed by **DA**

Title **ROOF PLAN** Drawing No.

# A2.4

## ROOF CONSTRUCTION

- (R1) ROOF CONSTRUCTION**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- ASPHALT SHINGLES NO. 210 (10.25 KG./M<sup>2</sup>)
  - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.
  - PLYWOOD SHEATHING 3/8" (9.5MM) WITH 1" CLIPS.
  - APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN.
  - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT
  - ATTIC VENTILATION (ARTICLE 9.19.1.2.)
  - ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - ROOF WITH SLOPE LESS THAN 1 IN 6 1:150 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.
  - SEE NOTE 11, FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**
- MIN. 2" X 6" (38 X 140MM) @ 16" (400MM) O.C.
  - WITH 2" X 8" (38 X 189MM) RIDGE BOARD.
  - AND 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.
  - CEILING JOISTS WITH MAX SPAN OF 9'-8" (2.97M) WITH 2" X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15'-7" (4.67M) WITH 2" X 6" (38 X 140MM) @ 16" (400MM) O.C.
  - SEE NOTE 11, FOR INSULATION
  - ALUMINUM RF SHIELDING MESH TO BE GROUNDED

- (R2) FLAT ROOF CONSTRUCTION**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
  - R31 INSUL W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.
  - WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.
  - PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.
  - SEE NOTE 11, FOR INSULATION
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

## EXTERIOR WALLS

- (W1) WOOD SIDING CONSTRUCTION (2"X6")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON
  - 2" X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER
  - (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

- (W1A) WOOD SIDING CONSTRUCTION (2"X6")**  
**45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2" X 6" (38 X 140MM) SPRUCE STUDS
  - @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

- (W2) FOUNDATION**
- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
  - 24"X8" R/W 3-15M CONT.
  - 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
  - DRAINAGE LAYER
  - INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

- (W4) INTERIOR STUD PARTITION (2" X 4")**
- 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.
  - WITH DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.
  - AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)
- NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

- (W4A) INSUL. INTERIOR STUD PARTITION (2" X 6")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)
- SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

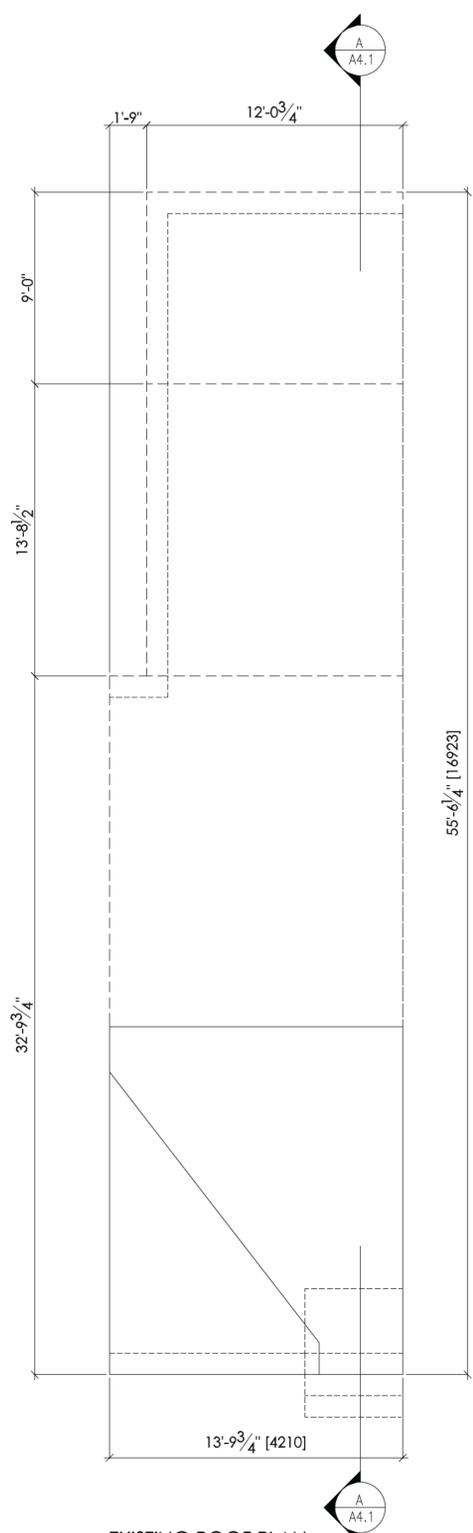
- (F1) FLOOR ASSEMBLIES**
- SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).
  - FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
  - FLOOR JOISTS REFER TO FLOOR PLANS

- (F1A) FIRE-RATED FLOOR ASSEMBLIES**  
INTERTEK - DESIGN NO. T1/FCA 60-01
- 19MM (3/4") TONGUE AND GROOVE OSB BOARD
  - WOOD FLOOR JOISTS (REFER TO PLANS)
  - 90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION
  - 12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.
  - 15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

- (F2) BASEMENT FLOOR SLAB**  
6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W  
10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

LEGEND	WOOD COLUMN
WI/S/C	(P1) 3-2x4
SD	(P2) 4-2x4
	(P3) 2-2x6
	(P4) 3-2x6
	(P5) 4-2x6
	(P6) 5-2x4

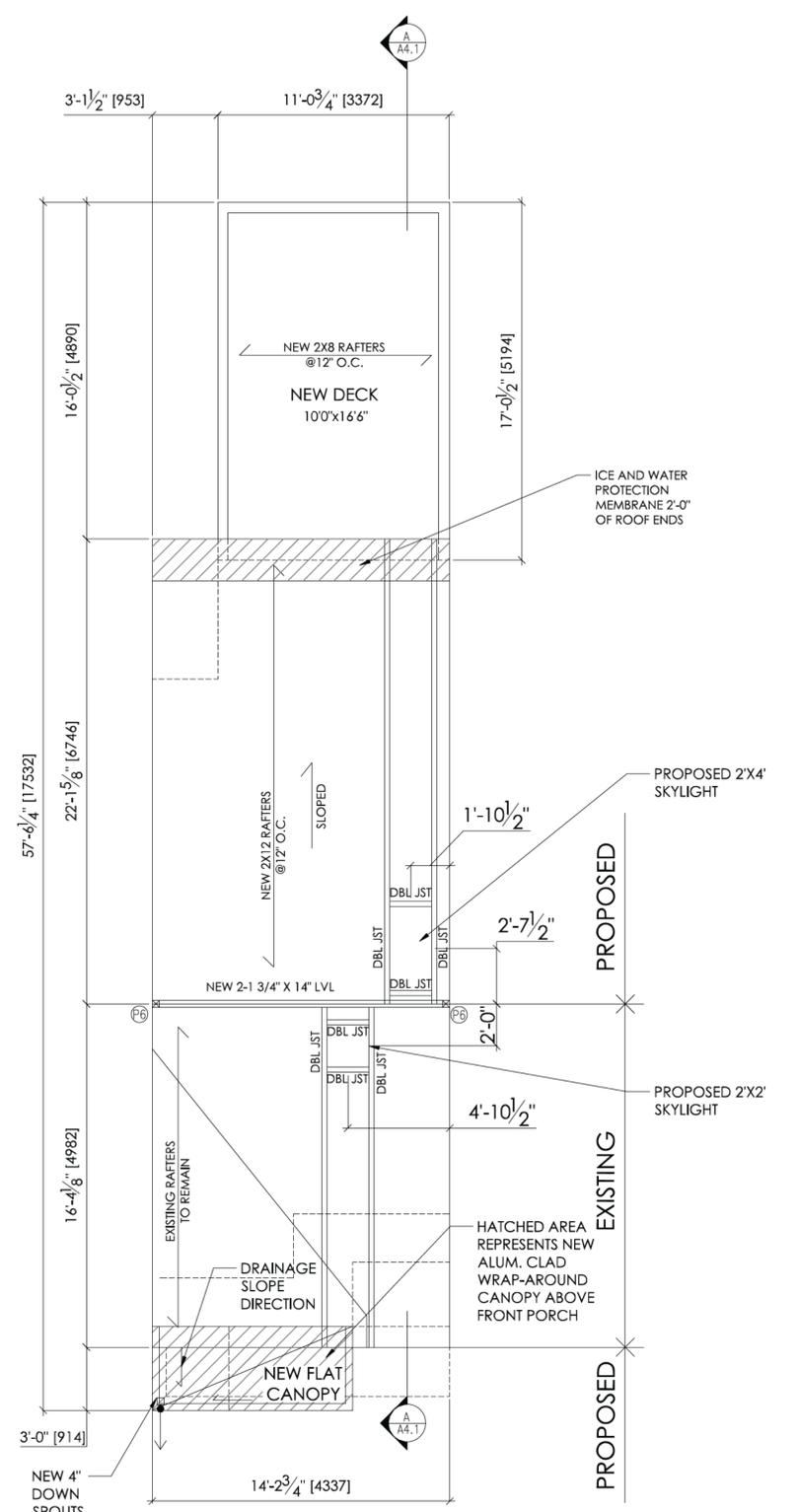
WALL LEGEND	
	NEW FOUNDATION WALLS
	NEW CONSTRUCTION (WALLS OR ROOF)
	EXISTING TO REMAIN - NO MODIFICATIONS



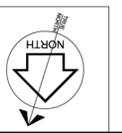
**EXISTING ROOF PLAN**

**LEGEND**

- REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED



**PROPOSED ROOF PLAN**



ZONING	Matthaios, Ioannis	25/Mar/2019
O.B.C.	Lukic, Lijana (Lily)	18/Mar/2019
FIRE SERVICES		
O.B.C. (S)		

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Engineer's Stamp:

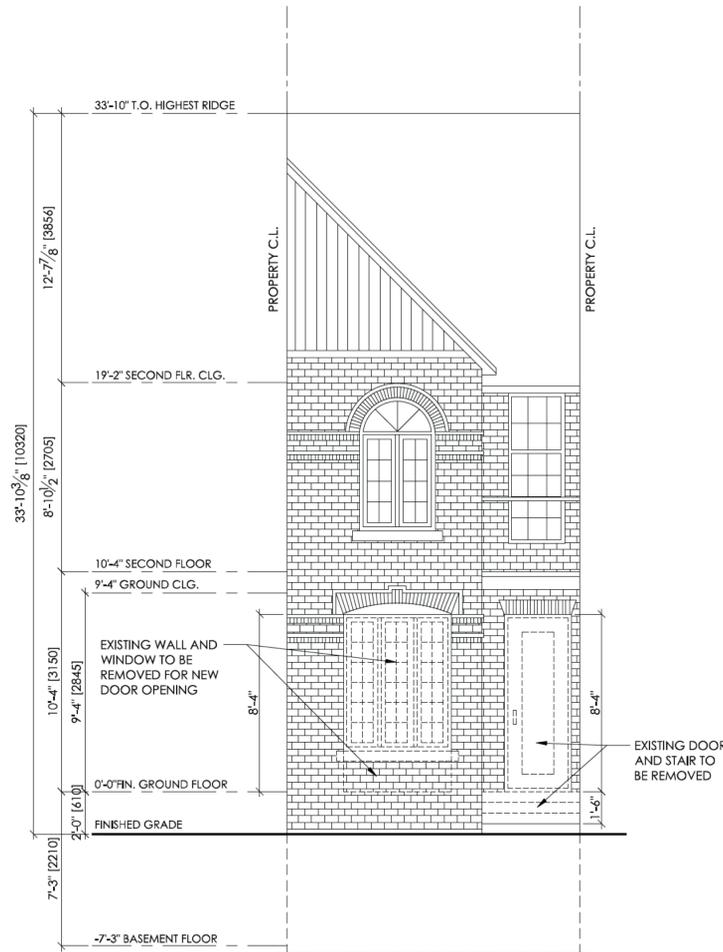
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**Sec 14(1)**

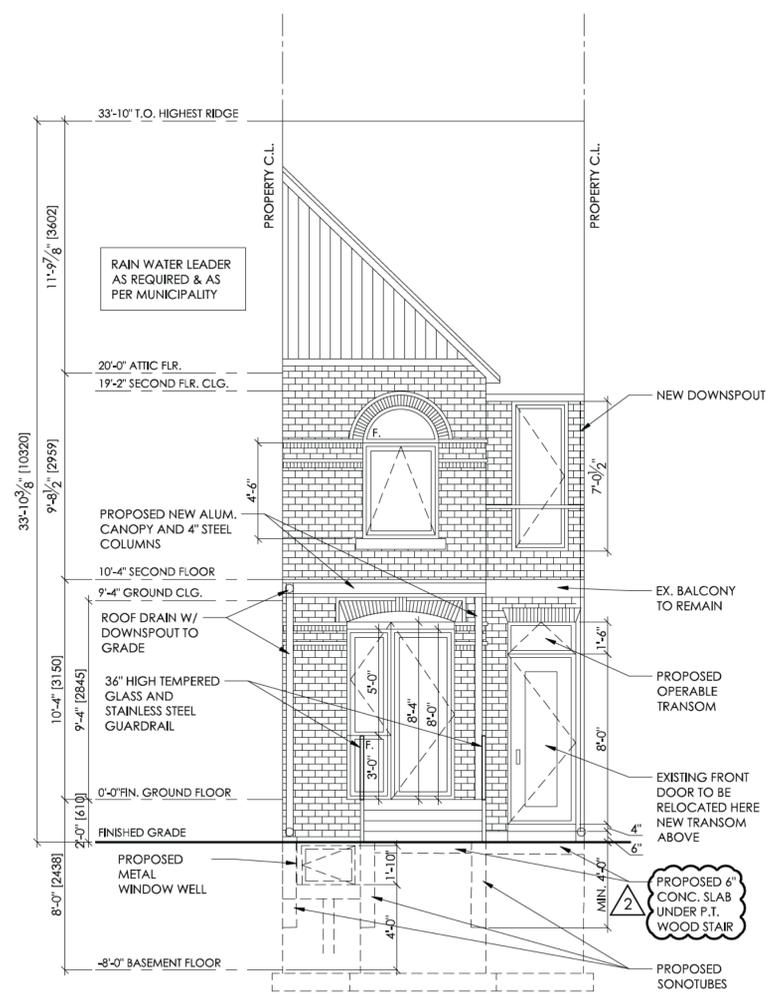


**EXISTING FRONT ELEVATION (NORTH)**

EXISTING FOUNDATION WALL W/ BENCH FOOTING (REFER TO DETAILS A5.1)

**LEGEND**

- REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED



**PROPOSED FRONT ELEVATION (NORTH)**

Project No. 17-062 Scale 1/4" = 1'-0"

Drawn by GC Reviewed by DA

Title Drawing No. EXISTING ELEVATIONS

**A3.1**

ZONING	Mathias, Ioannis	25/Mar/2019
O.B.C.	Lukic, Ljiljana (Lily)	18/Mar/2019
FIRE SERVICES		
O.B.C. (S)		

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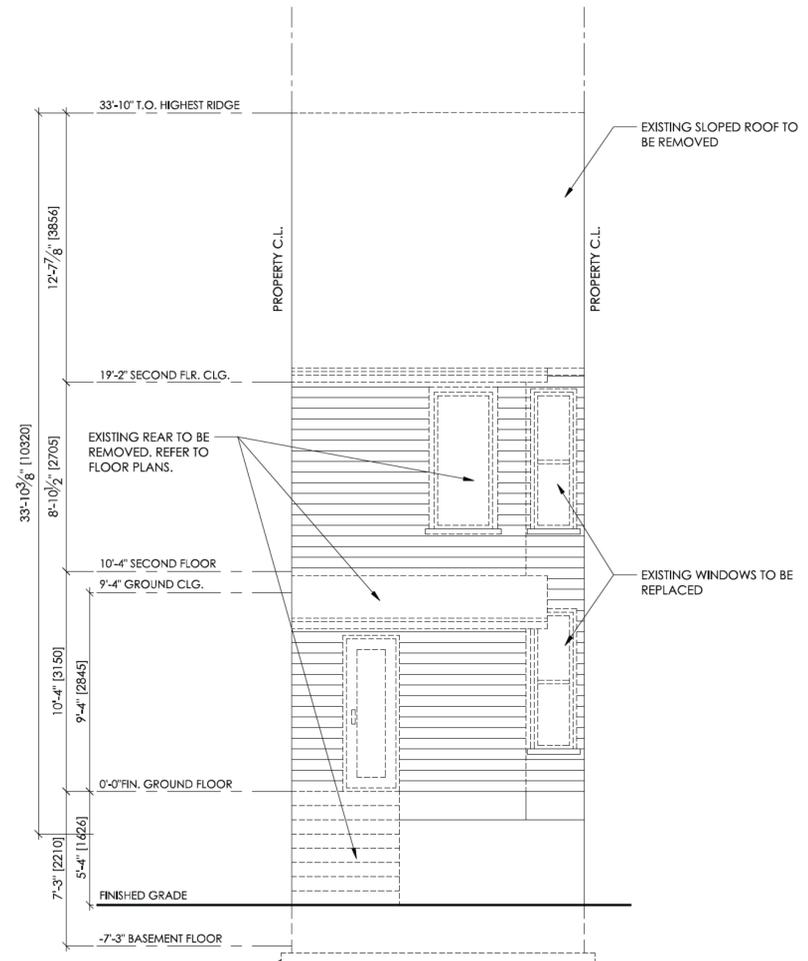
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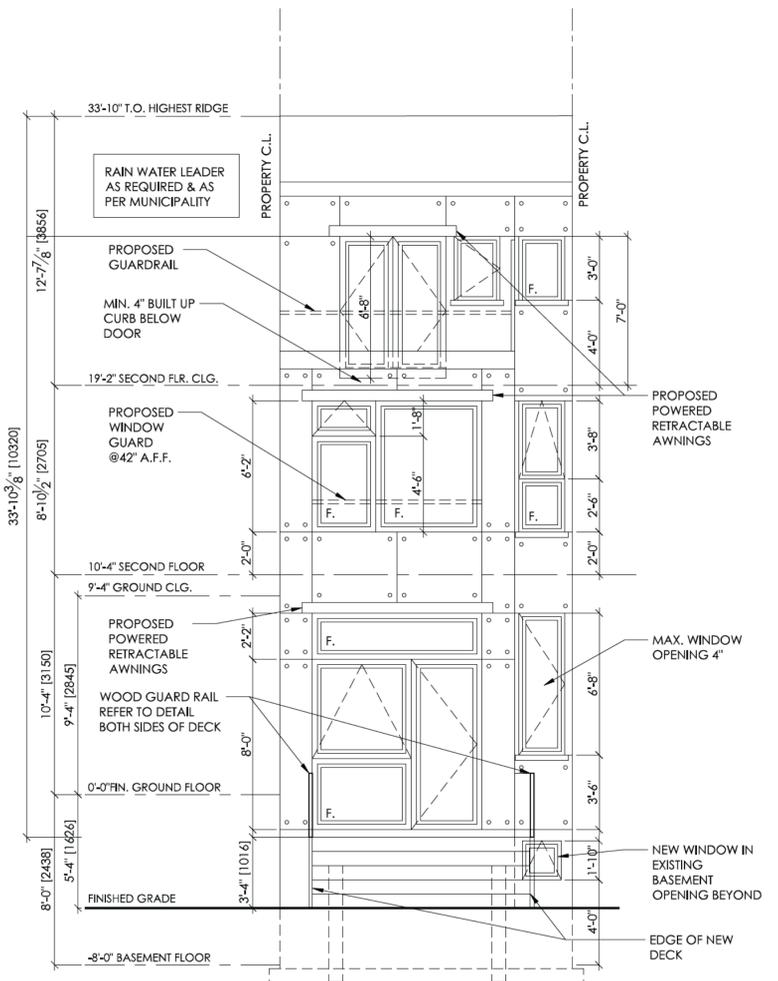


**EXISTING REAR ELEVATION (SOUTH)**

EXISTING FOUNDATION TO BE UNDERPINNED (REFER TO DETAILS A5.1)

**LEGEND**

REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED



**PROPOSED REAR ELEVATION (SOUTH)**

UNPROTECTED OPENINGS ALLOWABLE = N/A AT 62'-3" (18.98 M)

**Sec 14(1)**

Project No.	17-062	Scale	1/4"
Drawn by	GC	Reviewed by	DA
Title	ELEVATIONS		

**A3.2**

ZONING	Munithas, Ioanna	25/Mar/2019
O.B.C.	Lukic, Lijana (Lily)	18/Mar/2019
FIRE SERVICES		
O.B.C. (S)		

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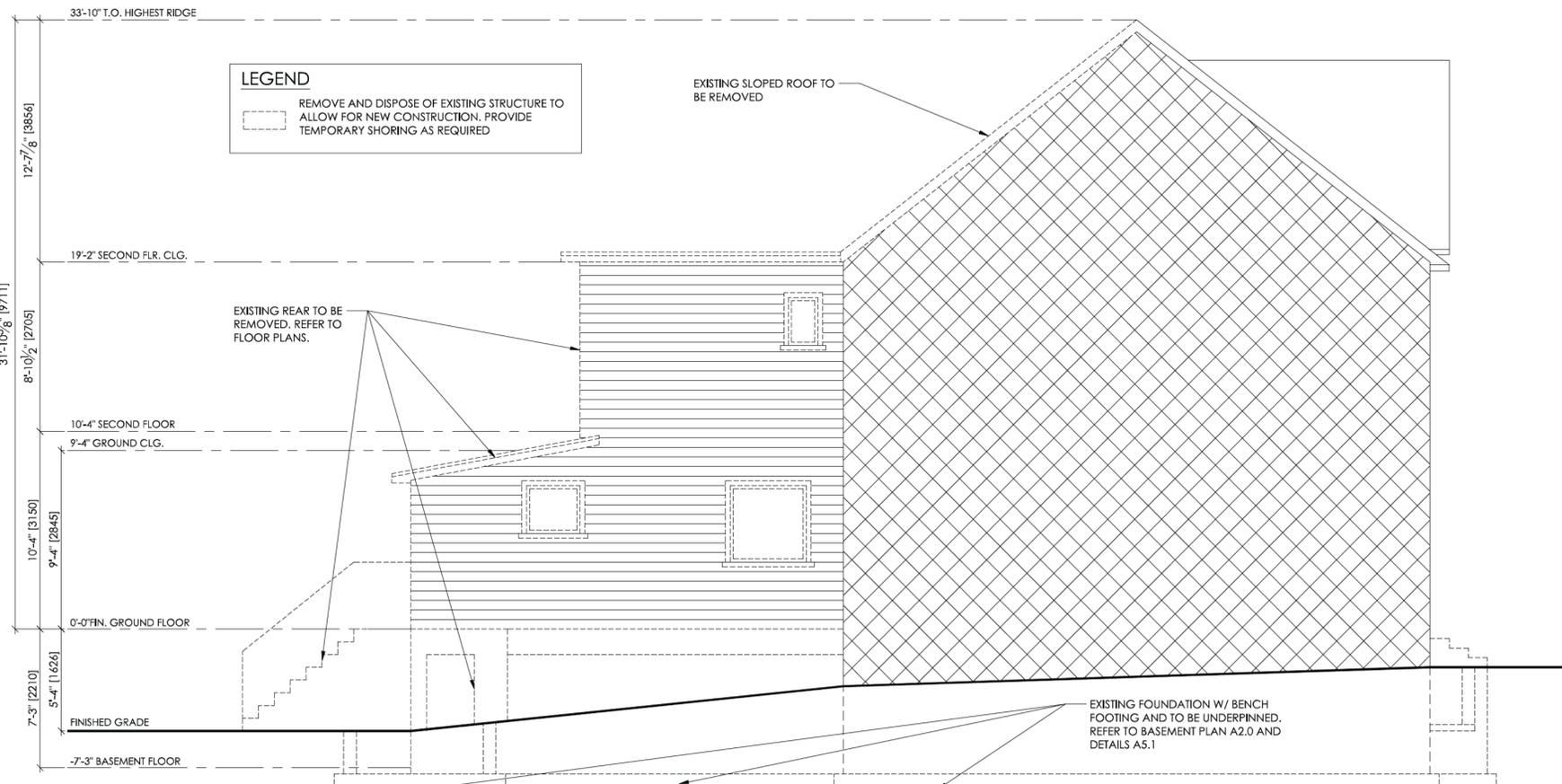
# Sec 14(1)

Project No. 17-062 Scale 1/4" = 1'-0"

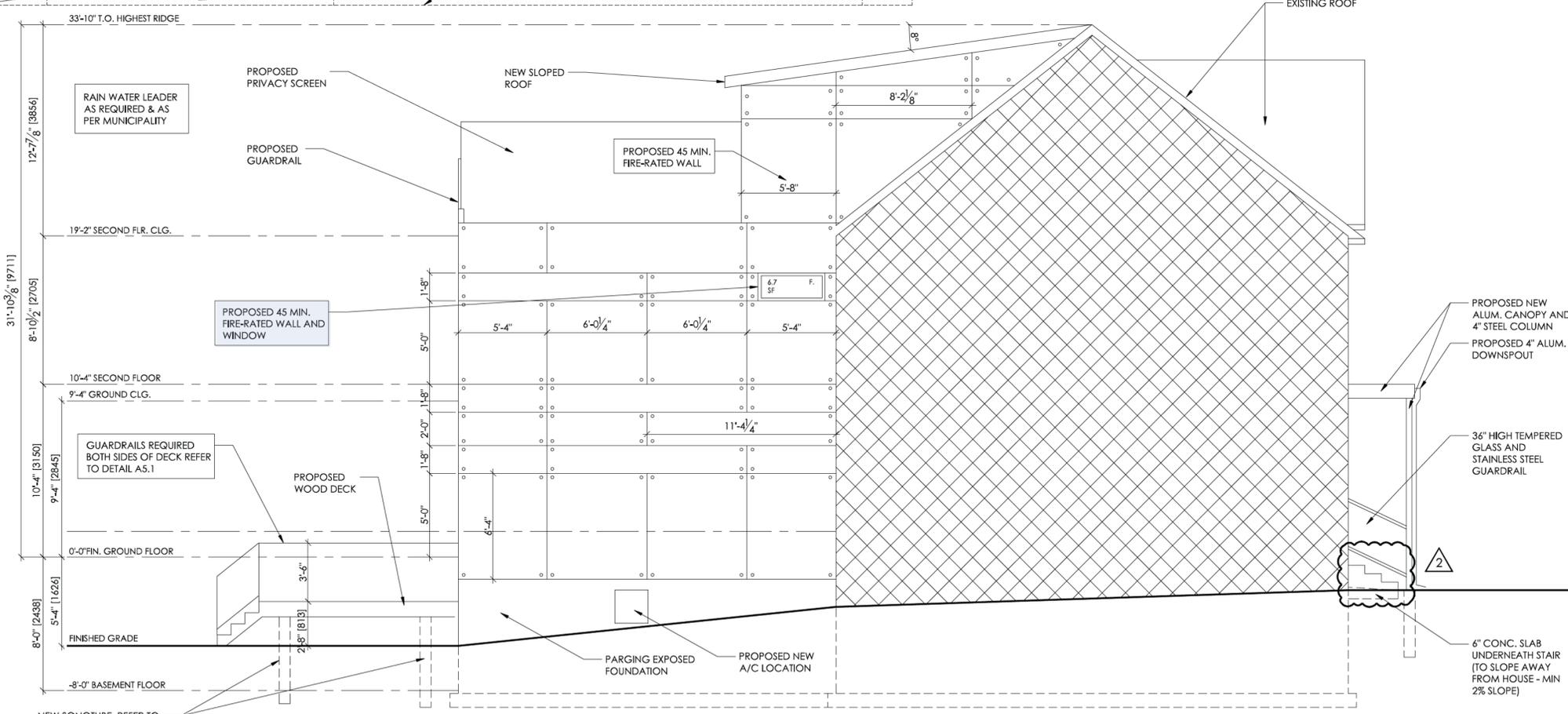
Drawn by GC Reviewed by DA

Title: ELEVATIONS Drawing No.

# A3.3



**EXISTING SIDE ELEVATION (EAST)**



**PROPOSED SIDE ELEVATION (EAST)**

UNPROTECTED OPENINGS ALLOWABLE = 0% AT 3'-2.75" (0.983 M)

- PROPOSED NEW ALUM. CANOPY AND 4" STEEL COLUMN
- PROPOSED 4" ALUM. DOWNSPOUT
- 36" HIGH TEMPERED GLASS AND STAINLESS STEEL GUARDRAIL
- 6" CONC. SLAB UNDERNEATH STAIR (TO SLOPE AWAY FROM HOUSE - MIN 2% SLOPE)

ZONING	Martha's, Ioannis	25/Mar/2019
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

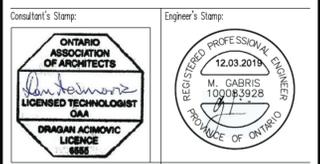
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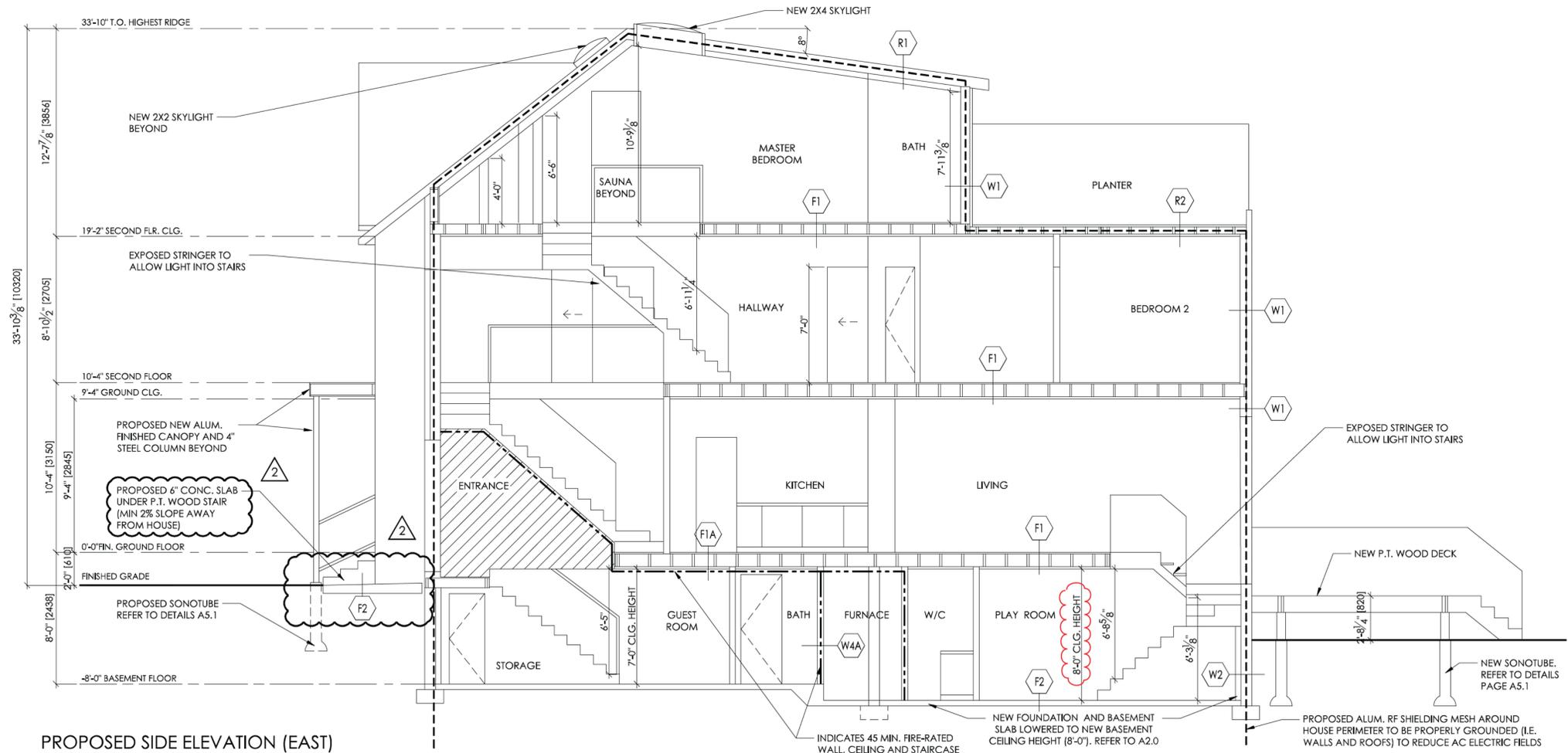
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**Sec 14(1)**



EXISTING SIDE ELEVATION (EAST)



PROPOSED SIDE ELEVATION (EAST)

Project No.	17-062	Scale	1/4" = 1'
Drawn by	GC	Reviewed by	DA
Title	SECTION A		
Drawing No.	A4.1		

**A4.1**

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	

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 PROVINCE OF ONTARIO

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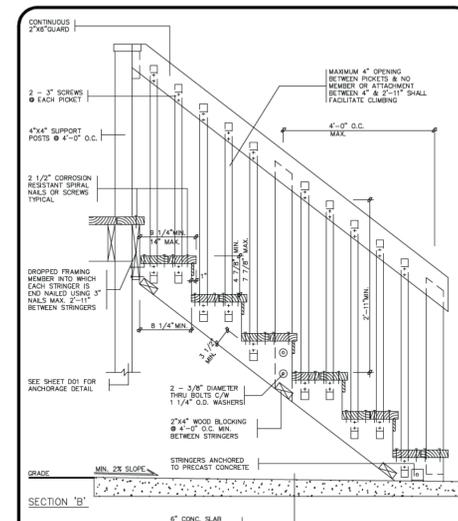
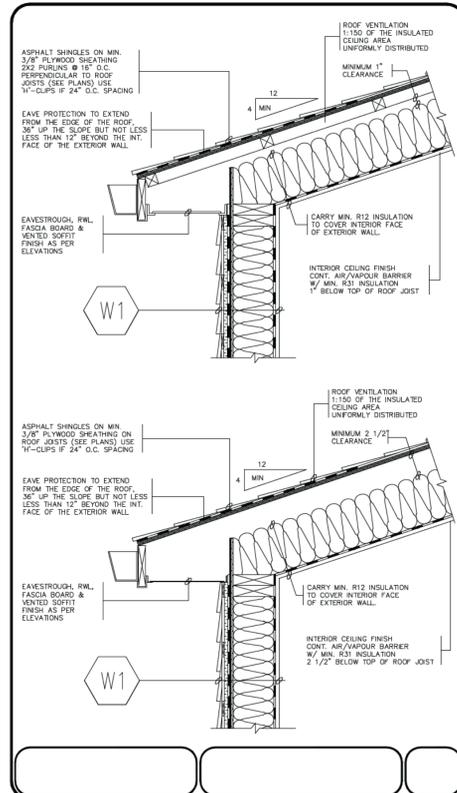
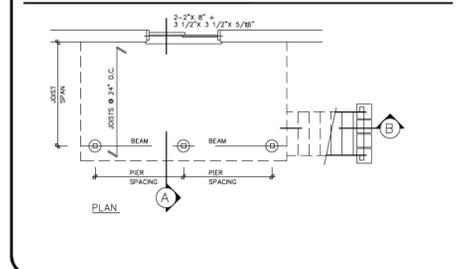
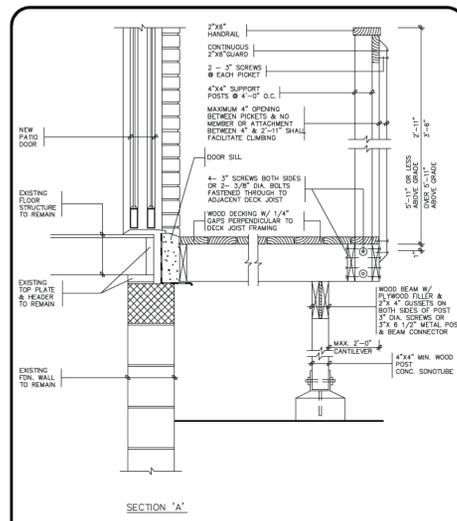
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Project No. 17-062 Job: N.T.S.

Drawn by GC Reviewed by DA

Title: DETAILS Drawing No.

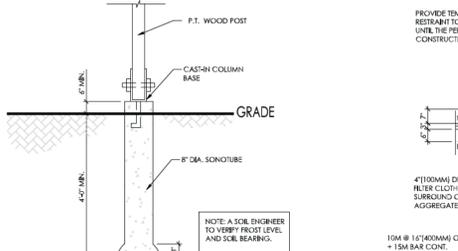
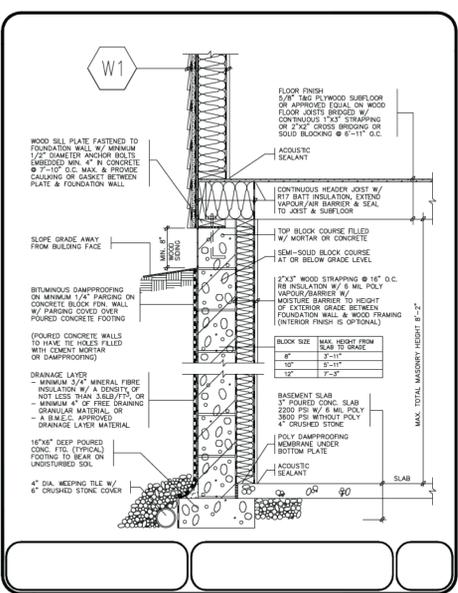
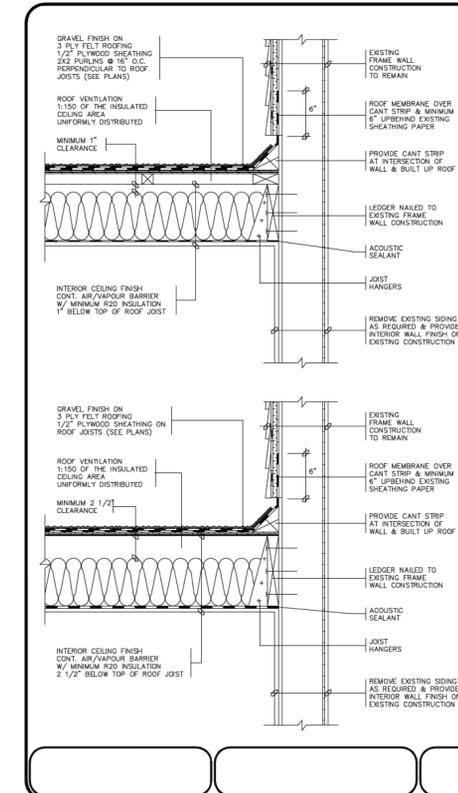
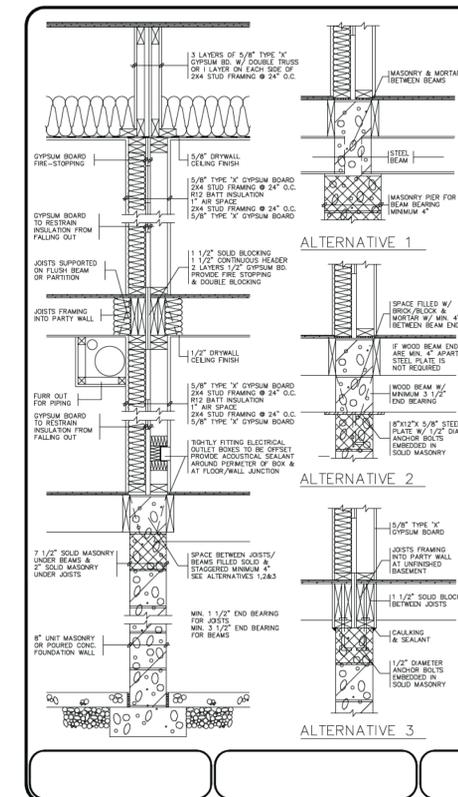
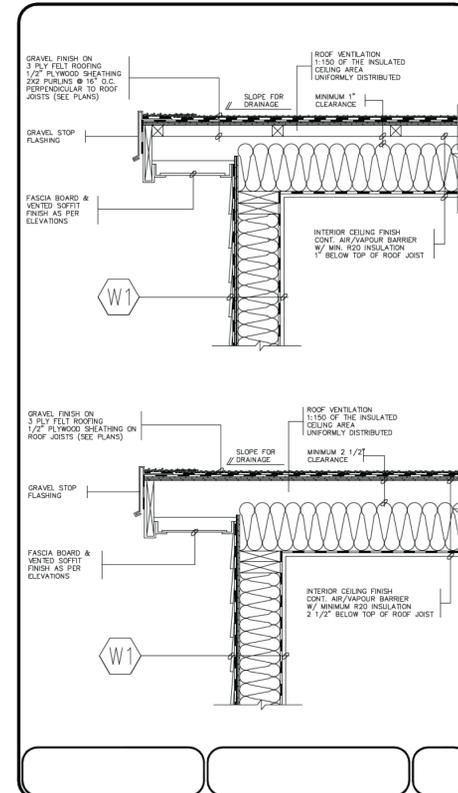
**A5.1**



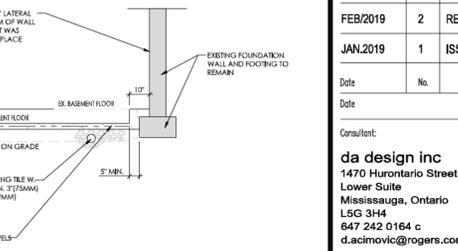
**GENERAL NOTES**

- SITE PLAN OF SURVEY IS REQUIRED. SHOWING ALL LOT LINES & DIMENSIONS. SIZE & LOCATION OF ALL EXISTING BUILDINGS, LOCATION & SIZE OF DECK.
- UMBER NO. 2 SPF OR BETTER. ROOF POSTS MIN. 4x4 (SOLID) USE CORROSION RESISTANT SPIRAL NAILS ON SINKS.
- DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.
- CONCRETE PIERS SHALL BE ON UNFINISHED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
- PROVIDE A HANDRAIL 31"-38" HIGH ON STAIRS IF MORE THAN THREE RISERS. PROVIDE A GUARD ON BOTH SIDES IN ACCORDANCE W/ THE DETAIL ABOVE WHERE THE STAIR EXCEEDS 8 RISERS.

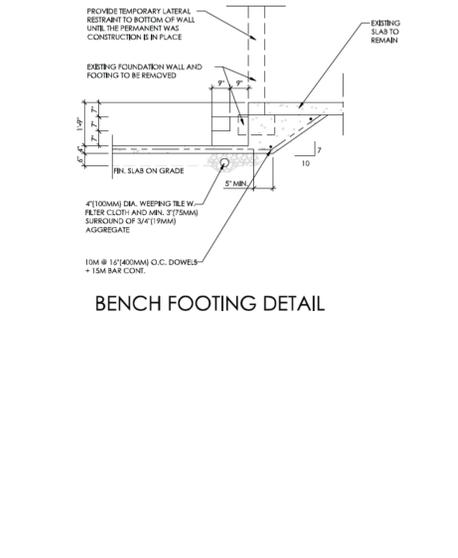
JOIST	PIER SPACING	PIER SIZE	BEAM SIZE	PIER SPACING	BEAM SIZE
6"	8'x8"	10'x12"	14'x14'	2'2"x8"	2'2"x10"
8"	8'x8"	10'x12"	14'x14'	2'2"x8"	2'2"x10"
10"	12'x12"	14'x14'	18'x18'	2'2"x8"	2'2"x10"
12"	12'x12"	14'x14'	18'x18'	2'2"x8"	2'2"x10"
6"	8'x8"	10'x12"	14'x14'	2'2"x8"	2'2"x10"
8"	8'x8"	10'x12"	14'x14'	2'2"x8"	2'2"x10"
10"	12'x12"	14'x14'	18'x18'	2'2"x8"	2'2"x10"
12"	12'x12"	14'x14'	18'x18'	2'2"x8"	2'2"x10"
6"	8'x8"	10'x12"	14'x14'	2'2"x8"	2'2"x10"
8"	8'x8"	10'x12"	14'x14'	2'2"x8"	2'2"x10"
10"	12'x12"	14'x14'	18'x18'	2'2"x8"	2'2"x10"
12"	12'x12"	14'x14'	18'x18'	2'2"x8"	2'2"x10"



SONOTUBE DETAIL



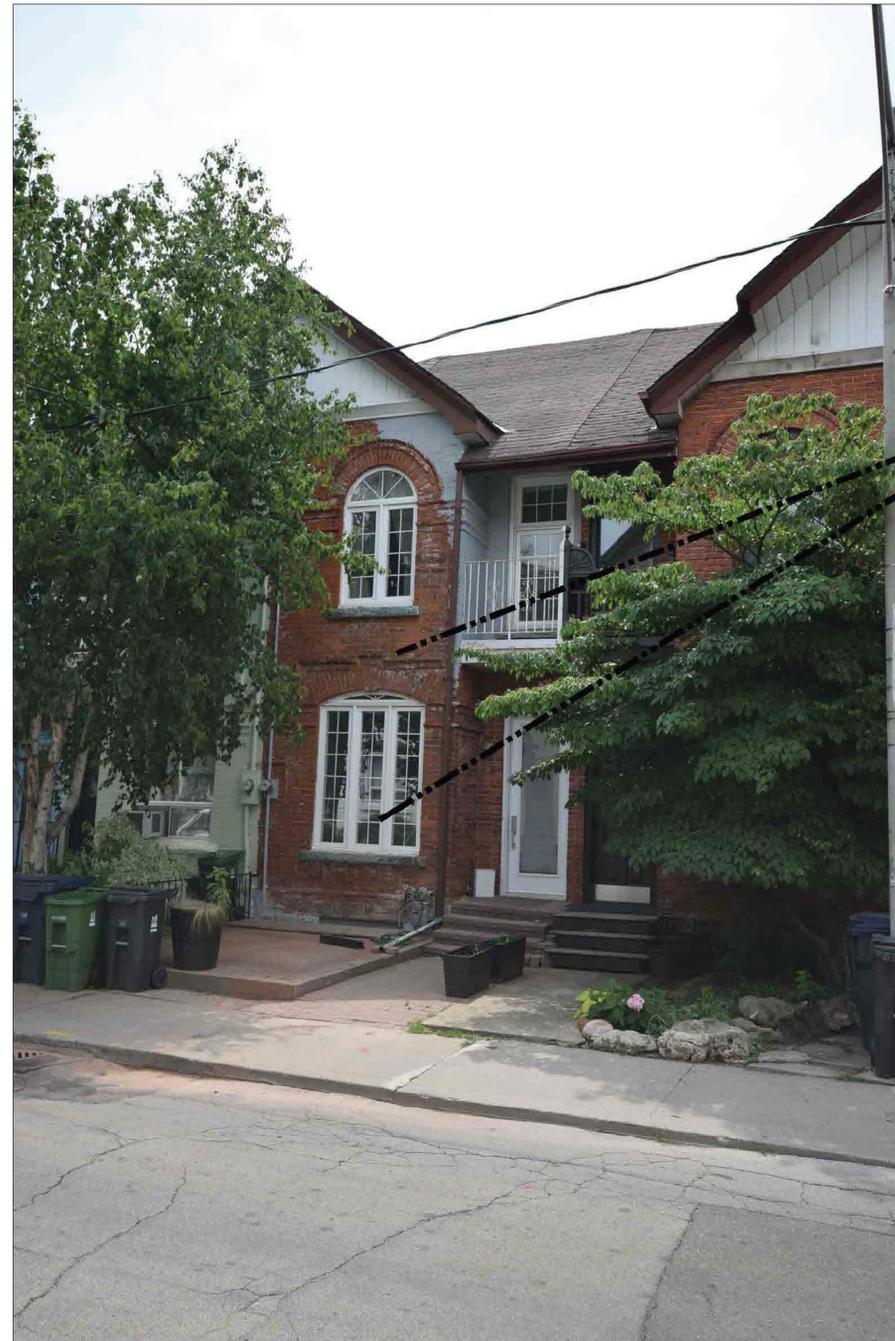
BENCH FOOTING DETAIL



# INTERIOR RENOVATION AND ATTIC ADDITION

13 COLLAHIE ST. TORONTO, ONTARIO

**PERMIT NO: 19 11484 BLD 00 SR**



**EXISTING FRONT VIEW**



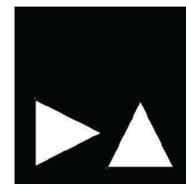
**EXISTING REAR VIEW**

LOCATION OF ATTIC  
ADDITION

LOCATION OF NEW  
FRONT DOOR AND  
PORCH W/ CANOPY

LOCATION OF REAR  
SECOND FLOOR  
ADDITION

LOCATION OF NEW  
WOOD DECK



da | design inc

OWNER **Sec 14(1)**  
 SEPTEMBER 2019

ZONING	
O.B.C.	
PERMIT NO.:	

BUILDING PERMIT NO.:  
**19 114804 BLD 00 SR**

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<b>AUG/22/19</b>	<b>3</b>	<b>REVISED PERMIT SET</b>
<b>FEB/2019</b>	<b>2</b>	<b>REVISED PERMIT SET</b>
<b>JAN 2019</b>	<b>1</b>	<b>ISSUED FOR PERMIT</b>

Building Permit No.: 19 114804 BLD 00 SR

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**Sec 14(1)**

Project No.	<b>17-062</b>	Scale	<b>NTS</b>
Drawn by	<b>GC</b>	Reviewed by	<b>DA</b>
Title	<b>NOTES</b>		

**A0.0**

**CONSTRUCTION NOTES**  
(UNLESS OTHERWISE NOTED)

**1) ROOF CONSTRUCTION**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
-ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>)  
-ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.  
-1" WOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.  
-APPROVED WOOD RAFTERS. REFER TO ROOF PLAN.  
-PREFIN. ALUM. EAVESTROUGH, FASCA, R.W.L. & VENTED SOFFIT  
-ATTIC VENTILATION (ARTICLE 9.19.1.2)  
-ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
-ROOF WITH SLOPE LESS THAN 1 IN 6 1:150 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
-SEE NOTE 11, FOR INSULATION

**DORMERS**  
-MIN. 2" X 6" (38 X 140MM) @ 16" (400MM) O.C.  
-WITH 2" X 6" (38 X 189MM) RIDGE BOARD.  
-AND 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
-CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2" X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M)  
WITH 2" X 6" (38 X 140MM) 16" (400MM) O.C.  
-SEE NOTE 11, FOR INSULATION  
-ALUMINUM RF SHIELDING MESH TO BE GROUNDED.

**2) FLAT ROOF CONSTRUCTION**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
-TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
-R31 INSUL. W/ 2" AIR SPACE ABOVE  
-ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
-WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.  
-INTELLO PLUS AS VAPOUR BARRIER ON WARM SIDE

**3) COR-TEN STEEL CONSTRUCTION (2"X6")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" STEEL ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) PLYWOOD ON 2" X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
- R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
- INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER

(O.B.C. SUBSECTIONS 9.25.3 / 9.25.4.)  
• 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**3A) COR-TEN STEEL CONSTRUCTION (2"X6")**  
**45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" NON-COMBUSTIBLE STEEL ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) EXT. TYPE SHEATHING ON 2" X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL FIRE BATT INSULATION.
- R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
- INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER

(O.B.C. SUBSECTIONS 9.25.3 / 9.25.4.)  
• 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH

**4) INTERIOR STUD PARTITION (2" X 4")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)

-2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.  
-WITH DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.  
-AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (NOTE: O.B.C. ARTICLE 9.23.11.3, SINGLE TOP PLATE FOR NON-LOAD BEARING WALL).

**4A) INSUL. INTERIOR STUD PARTITION (2" X 6")**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)

-SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL BATT INSULATION.

**\*\*NOTE: NO SPRAY FOAM INSULATION ON ENTIRE PROJECT. USE ROXUL BRAND ONLY BETWEEN WINDOWS, DOORS AND FRAMING ALSO.\*\***

**6) FOOTINGS AND FOUNDATIONS**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.15 AND SUBSECTION 9.4.4. AND/OR AS PER SOIL REPORT)

**FOOTINGS:**  
-ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL  
-MIN. FOOTING DEPTH 4'-0" (1200MM) BELOW FINISHED GRADE.

**COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE:**  
(FOR FOOTINGS AND FOUNDATION WALLS)  
-SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2200 PSI. (15MPa) AFTER 28 DAYS U.S.O. (O.B.C. ARTICLE 9.3.1.6.)

**STEPPED FOOTINGS (O.B.C. ARTICLE 9.15.3.9.):**  
-STEPPED FOOTINGS 2'-0" MIN. (600MM) HORIZONTAL. DISTANCE BETWEEN STEPS AND 2'-0" (600MM) MAXIMUM VERTICAL STEPS.

**FOUNDATION WALLS:**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.)  
-FOUNDATION WALL THICKNESS SIZE REFER TO STRUCTURAL PLANS

**DAMP-PROOFING & WATERPROOFING FOUNDATION WALLS DAMPROOFING UNIT MASONRY:**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.13.)  
-WALLS TO BE DAMPROOFED AND PARGED BELOW GRADE LEVEL WITH MIN 1/4" (6MM) MORTAR PARGING AND SHALL BE COVERED OVER FOOTING.

**FOUNDATION WALL REDUCTION IN THICKNESS:**  
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.15.4.7.)  
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90MM) THICK AND TIED TO FACING MATERIAL WITH METAL TIES AT 8" (200MM) VERTICALLY AND 2' - 11" (900MM) HORIZONTALLY.  
-FOR METAL TIES REFER TO O.B.C. SENTENCE 9.20.9.4.(3).

**WATERPROOFING:**  
-CONCRETE OR UNIT MASONRY WALL TO BE WATERPROOFED WITH NOT LESS THAN 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.

**DRAINAGE LAYER:**  
(O.B.C. SUBSECTION 9.14.1.)  
-WHERE INSULATION EXTENDS TO MORE THAN 2' - 11" (900MM) BELOW GRADE A DRAINAGE LAYER SHALL BE INSTALLED.  
-FINISH BASEMENT SHALL HAVE INTERIOR DRAINPROOFING EXTENDING FROM SLAB TO GRADE LEVEL AND SHALL CONFORM TO O.B.C. ARTICLE 9.13.2.6.

**7) FOUNDATION DRAINAGE TILE & PIPE (WEEPING TILES)**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.14.3.)  
-4" (100MM) DIA. MIN. DRAIN TILE WITH 6" (150MM) CRUSHED STONE OVER AND AROUND ALL TILE.

**10) FLOOR ASSEMBLIES**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.14.)

**SUB FLOORING**  
-SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).  
-FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.

**FLOOR FRAMING (JOIST)**  
-REFER TO FLOOR PLANS FOR FLOOR JOIST.  
-FOR CERAMIC TILE FLOOR JOIST TO BE INSTALLED AT 12" (300MM) O.C. WITH PANEL - TYPE UNDERLAY SHALL CONFORM TO (O.B.C. ARTICLES 9.30.2.1, 9.30.2.3, & 9.30.2.4)  
-CERAMIC TILES APPLIED TO MORTAR BED REFER TO O.B.C. SUBSECTION 9.30.6.

**11) THERMAL RESISTANCE FOR ROOF & CEILING ASSEMBLIES:**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.25.2. & SUBSECTION 12.3.2.)  
-R50 MIN ROXUL BATT INSULATION.  
-WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3. & 9.25.4.)  
-R31 IN CATHEDRAL CEILING  
-1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**12) STAIRS HANDRAILS AND GUARDS:**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.)  
-ALL DIMENSION ARE TO CONFORM WITH O.B.C. SUBSECTION 9.8.2.

**STAIRS/ HEADROOM/ LANDING/ RAILING**

	MAX	MIN
RISE	7 7/8" (200MM)	4 7/8" (125MM)
RUN	14" (355MM)	8 1/4" (210MM)
TREAD	14" (355MM)	9 1/4" (235MM)
NOSING	1" (25MM)	
HEADROOM (INTERIOR)	6' - 5" (1950MM)	
HEADROOM (EXTERIOR)	6' - 9" (2050MM)	
LANDING	2' - 11" (900MM)	
HANDRAILS @ LANDING	2' - 11" (900MM)	
HANDRAILS @ STAIRS MIN 2' - 7" (800MM) AND MAX 3' - 2" (965MM)		
WIDTH OF STAIRS (INTERIOR) 2' - 10" (860MM) (BETWEEN WALL FACE)		
WIDTH OF STAIRS (EXTERIOR) 2' - 11" (900MM) (BETWEEN GUARDS)		

**CURVED STAIRS**  
(O.B.C. ARTICLE 9.8.4.4.)  
-MIN RUN 5 7/8" (150MM).  
-MIN. AVG. RUN 7 7/8" (200MM).

**WINDER**  
(O.B.C. ARTICLE 9.8.4.5.)  
-WINDER TURN TO MORE THAN 90°.  
-INDIVIDUAL TREADS TURN THROUGH AN ANGLE OF NOT LESS THAN 30° AND NOT MORE THAN 45°.  
-MORE THAN ONE SET WINDERS IN A SINGLE STAIRWAY WINDERS SHALL BE SEPARATED IN PLAN BY MIN. 4' - 0" (1200MM) (O.B.C. SENTENCE 9.8.4.5.(2)).

**36) STEEL COLUMN**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.17.3.)  
-3 1/2" (90MM) DIA. X 0.188" (4.78MM) NON-ADJUSTABLE STEEL COLUMN.  
-WITH 6" X 6" X 1/2" (150 X 150 X 9.5MM) STEEL PLATE AND 6" X 4" X 1/2" (150 X 100 X 9.5MM) BOTTOM PLATE.  
-ON BASE PLATE 4 1/2" X 10" X 1/2" (120 X 250 X 12.7MM) WITH 2-1/2" Ø X 5" LONG X 2" HOOK ANCHORS (2-12.7 Ø X 200 X 50MM) AND FIELD WELD COLUMN.

**37) LATERAL SUPPORT OF MASONRY WALL**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.20.10.)  
-MASONRY WALLS SHALL BE LATERALLY SUPPORTED AT BOTTOM OF ROOF JOIST AND BOTTOM OF FLOOR JOIST.  
-TO BE STRAPPED TO PARTY WALL AT MAX INTERVALS OF 8' - 7" (2600MM)  
-WITH 1 9/16" X 3/16" (40 X 4.76MM) THICK CORROSION RESISTANT STEEL STRAPS.  
-FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND STRAPS ACROSS BOTTOM OF AT LEAST 3 JOIST.

**42) EXPOSED BUILDING FACE**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.15.5(2))  
-EXPOSED BUILDING FACE WITH LIMITING DISTANCE OF LESS THAN 3' - 11" (1200MM)  
-WITH MIN. FIRE RESISTANCE RATING OF NOT LESS THAN 45min. (REFER TO DETAILS)

**45) LATERAL SUPPORT FOUNDATION WALL**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.)  
-2 - 15M BARS AT TOP OF FOUNDATION WALL FOR LATERAL SUPPORT U.S.O.  
-AT STAIR OPENING AND SUNKEN FLOOR AREAS.  
-EXTEND BARS 2' - 0" (600MM) BEYOND OPENING EACH WAY AND WITH MIN. OF 3/4" (19MM) COVER TO BE INSTALLED INSIDE FACE.

**47) STAIR LANDING**  
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.8.6.2.)  
-MIN. 2" X 6" (38 X 140MM) @ 12" (300MM) O.C. FRAMING FOR LANDING.

**48) CONVENTIONAL ROOF AND CEILING FRAMING**  
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.13.)  
-MIN. 2" X 6" (38 X 140MM) @ 16" (400MM) O.C.  
-WITH 2" X 8" (38 X 189MM) RIDGE BOARD.  
-AND 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
-CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2" X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M)  
WITH 2" X 6" (38 X 140MM) 16" (400MM) O.C.  
-RAFTERS FOR BUILT-UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES SHALL BE MIN. 2" X 4" (38 X 89MM) @ 24" (600MM) O.C.

**49) EXTERIOR FLAT ROOF ASSEMBLY**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
-RUBBERIZED WATERPROOFING MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
-ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
-WITH PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.

**51) EGRESS FROM DWELLING UNITS**  
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.9.3.1.(2))  
-THE TRAVEL LIMIT FROM FLOOR LEVEL TO EXIT IS PERMITTED TO EXCEED 1 STOREY WHERE THE FLOOR LEVEL SERVED BY BALCONY OPERABLE WINDOW AND OR DOOR.  
-PROVIDE A MIN. UNOBSTRUCTED OPENING 3' - 3" H X 21 5/8" W (1000 X 550MM) AND LOCATED THAT THE SILL IS NOT MORE THAN 3' - 3" (1000MM) ABOVE THE FLOOR LEVEL.  
-AND 23' - 0" (7.0M) ABOVE ADJACENT GROUND LEVEL.

**52) BATHROOM OR WATER CLOSET ROOM**  
(IN COMPLIANCE WITH O.B.C. SECTION 9.32. AND PART 6)  
-MECHANICALLY VENTED TO PROVIDE MIN. 2 AIR CHANGES PER HOUR.  
-SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM WEATHER AND INSECTS.  
-SCREENING SHALL BE OF RUST PROOF MATERIAL.

**18) STEEL BEAMS LATERAL SUPPORT**  
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.23.4.3.(3).)  
-WOOD JOIST SHALL BEAR ON THE TOP FLANGE OF STEEL BEAM THE ENTIRE LENGTH NOT LESS THAN 2'-0" (600MM) O.C.  
-AND 1" X 2" (19 X 38MM) WOOD STRIP IN CONTACT WITH TOP FLANGE ARE NEEDED ON BOTH SIDE OF THE BEAM TO THE BOTTOM OF THE JOIST SUPPORT.

**28) CLASS 'B' VENT**  
-INSTALLATION TO CONFORM TO ONTARIO GAS UTILIZATION CODE

BUILDING PERMIT NO.:  
**19 114804 BLD 00 SR**

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DATE	NO.	DESCRIPTION
AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

Building Permit No.: 19 114804 BLD 00 SR

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**Sec 14(1)**

Project No. **17-062** Scale **N.T.S.**  
Drawn by **GC** Reviewed by **DA**  
Title **PRO. SITE PLAN** Drawing No.  
**A1.1**

**PROJECT STATISTICS:**

ADDRESS:	13 COLLAHIE ST. TORONTO, ON. M6J 1T6
ZONING:	R (d1.0) (X804)
LOT AREA:	1,717.76 SF = 159.59 SM
LOT FRONTAGE:	14'-3" (4.34 M)

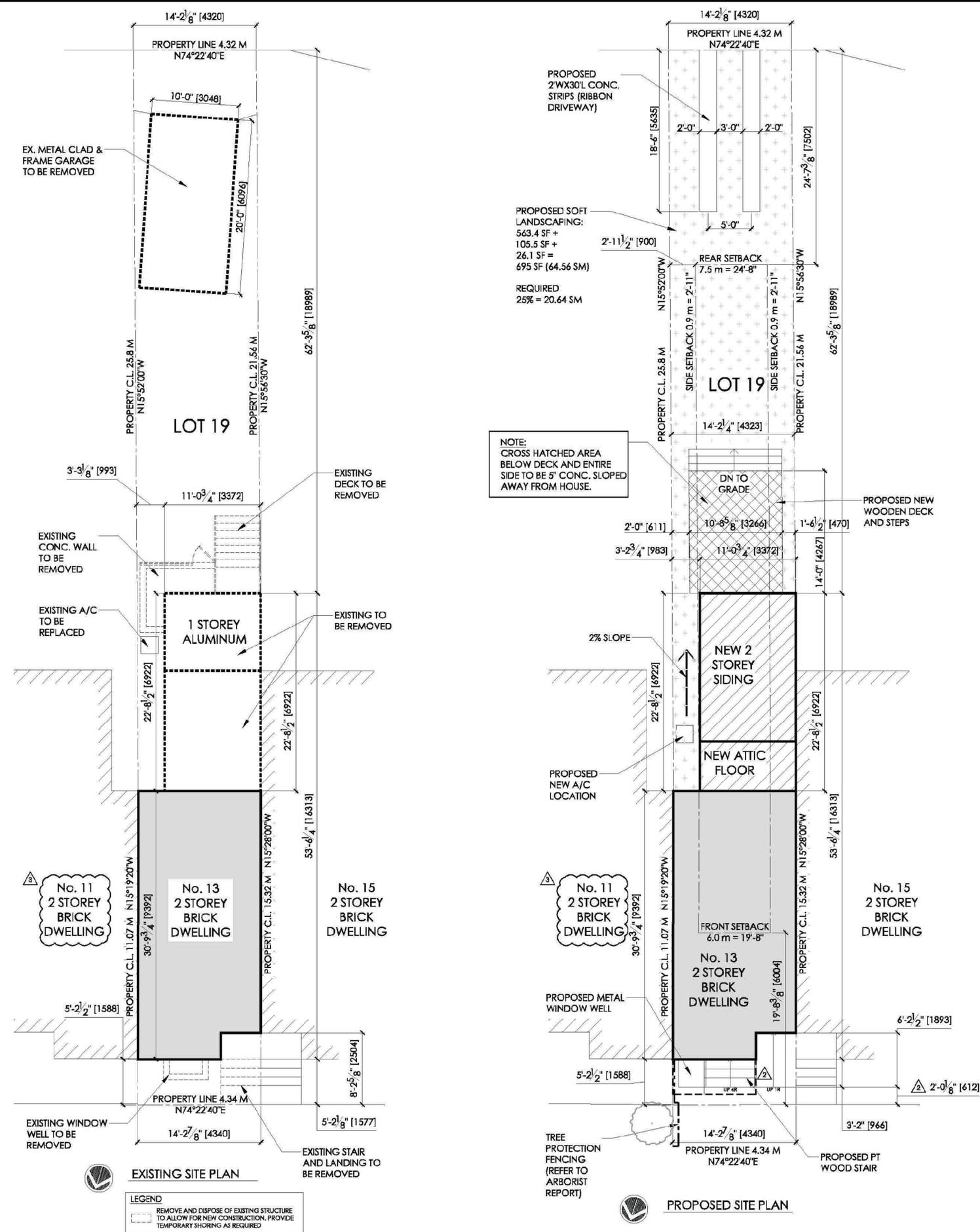
**GROSS FLOOR AREA**

	EXISTING	PROPOSED	TOTAL
GROUND FLOOR	676.5 SF (62.85 SM)	N/A	676.5 SF (62.85 SM)
SECOND FLOOR	578.0 SF (53.70 SM)	98.5 SF (9.15 SM)	676.5 SF (62.85 SM)
ATTIC FLOOR	N/A	410.5 SF (38.14 SM)	410.5 SF (38.14 SM)
BASEMENT FLOOR	N/A (UNFINISHED)	676.5 SF (62.85 SM)	676.5 SF (62.85 SM)
<b>TOTAL GFA:</b>	<b>1,254.5 SF (116.55 SM)</b>	<b>1,185.5 SF (110.14 SM)</b>	<b>2,440.0 SF (226.68 SM)</b>

MAX. G.F.A. CALCULATION: 159.59 SM LOT AREA \* 1.0 = 159.59 SM

**SETBACKS**

	BY-LAW	EXISTING	PROPOSED
FRONT	6.0 M	1.59 M	1.59 M
REAR	7.5 M	18.99 M	18.99 M
INTERIOR (EAST)	0.9 M	0.99 M	0.99 M
INTERIOR (WEST)	0.9 M	N/A	N/A
MAX. BLG. HEIGHT	10.0 M	10.32 M	10.32 M



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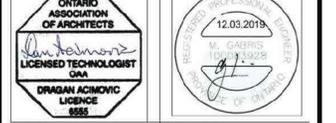
DATE	NO.	DESCRIPTION
AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

Building Permit No.: 19 114804 BLD 00 SR

Consultant:  
**da design inc**  
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 Mississauga, Ontario  
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Consultant's Stamp: [Professional Engineer Seal]



Structural Consultant:  
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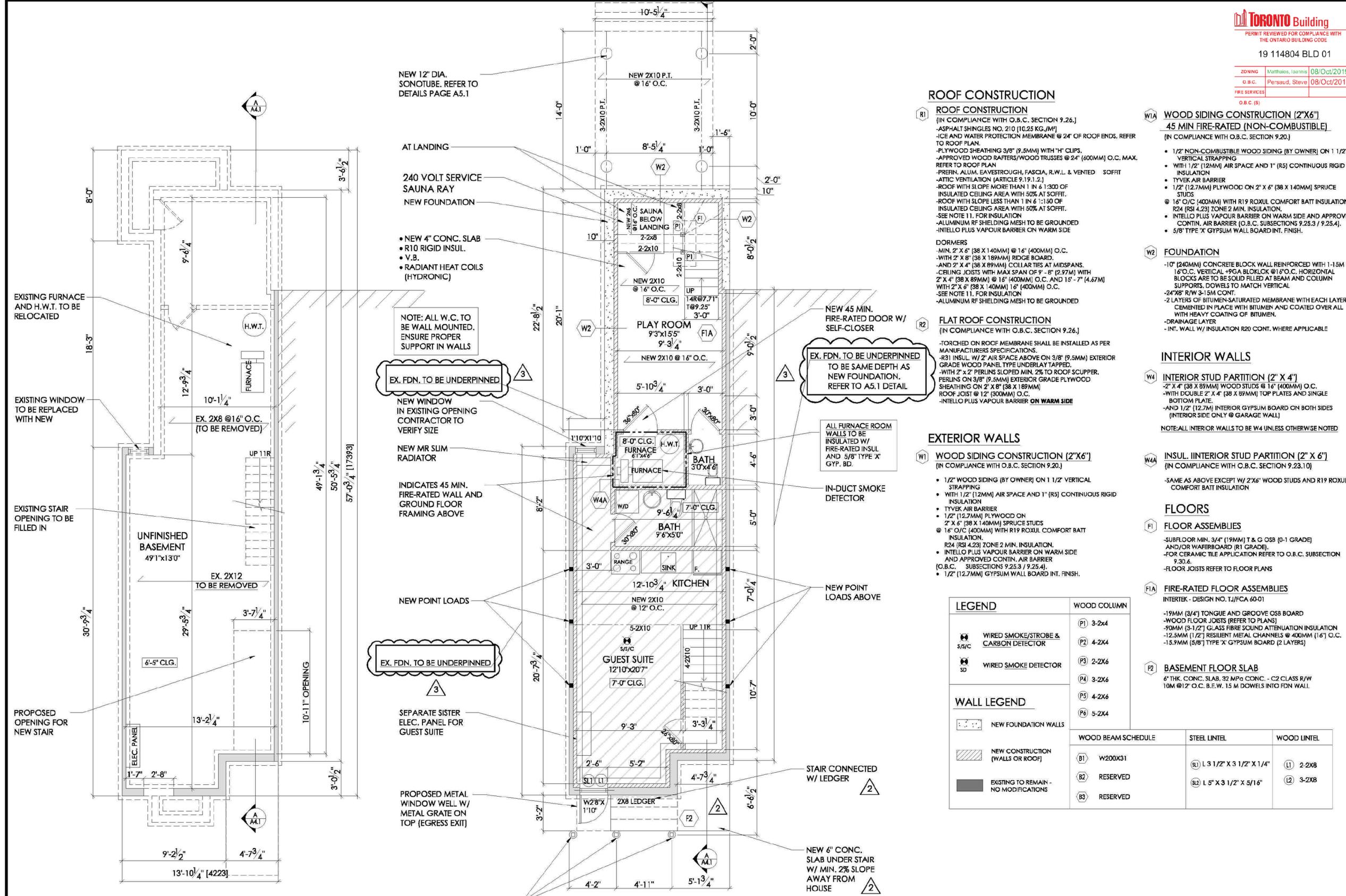
HVAC Consultant:  
**Complete HVAC Design Inc.**  
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 828 Rose St.  
 Cambridge, Ontario  
 905-308-6170  
 completehvac@outlook.com

**Sec 14(1)**

WOOD COLUMN	WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
(P1) 3-2x4	(B1) W200X31	(S1) L 3 1/2" X 3 1/2" X 1/4"	(L1) 2-2x8
(P2) 4-2x4	(B2) RESERVED	(S2) L 5" X 3 1/2" X 5/16"	(L2) 3-2x8
(P3) 2-2x6	(B3) RESERVED		
(P4) 3-2x6			
(P5) 4-2x6			
(P6) 5-2x4			

Project No. **17-062** Scale **1/4"**  
 Drawn by **GC** Reviewed by **DA**  
 Title **BASEMENT PLAN** Drawing No.

**A2.0**



**ROOF CONSTRUCTION**

- (R1) ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 - ASPHALT SHINGLES NO. 210 (10.25 KG./M<sup>2</sup>)  
 - ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.  
 - PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.  
 - APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN.  
 - PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT  
 - ATTIC VENTILATION (ARTICLE 9.19.1.2.)  
 - ROOF WITH SLOPE MORE THAN 1 IN 6:1300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 - ROOF WITH SLOPE LESS THAN 1 IN 6:1300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 - SEE NOTE 11, FOR INSULATION  
 - ALUMINUM RF SHIELDING MESH TO BE GROUNDED  
 - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**  
 - MIN. 2' X 6" (38 X 140MM) @ 16" (400MM) O.C.  
 - WITH 2' X 8" (38 X 189MM) RIDGE BOARD.  
 - AND 2' X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
 - CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2' X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2' X 6" (38 X 140MM) 16" (400MM) O.C.  
 - SEE NOTE 11, FOR INSULATION  
 - ALUMINUM RF SHIELDING MESH TO BE GROUNDED

**(W1A) WOOD SIDING CONSTRUCTION (2"X6")**

- 45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2" X 6" (38 X 140MM) SPRUCE STUDS
  - 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION, R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

**(W2) FOUNDATION**

- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS, DOWELS TO MATCH VERTICAL
- 24XB" R/W 3-15M CONT.
- 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
- DRAINAGE LAYER
- INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

**INTERIOR WALLS**

- (W4) INTERIOR STUD PARTITION (2" X 4")**  
 - 2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.  
 - WITH DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.  
 - AND 1/2" (12.7M) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)
- NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**(W4A) INSUL. INTERIOR STUD PARTITION (2" X 6")**

- (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)  
 - SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

**FLOORS**

- (F1) FLOOR ASSEMBLIES**  
 - SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFERBOARD (R1 GRADE).  
 - FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.  
 - FLOOR JOISTS REFER TO FLOOR PLANS

**(F1A) FIRE-RATED FLOOR ASSEMBLIES**

- INTERTEK - DESIGN NO. T.J/FC4-60-01  
 - 19MM (3/4") TONGUE AND GROOVE OSB BOARD  
 - WOOD FLOOR JOISTS (REFER TO PLANS)  
 - 90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION  
 - 12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.  
 - 15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

**(F2) BASEMENT FLOOR SLAB**

- 6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W  
 10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

**(R2) FLAT ROOF CONSTRUCTION**

- (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 - TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
 - R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
 - WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
 - PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM)  
 - ROOF JOIST @ 12" (300MM) O.C.  
 - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

**EXTERIOR WALLS**

**(W1) WOOD SIDING CONSTRUCTION (2"X6")**

- (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS
  - 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**LEGEND**

	WIRED SMOKE/SROBE & CARBON DETECTOR
	WIRED SMOKE DETECTOR

**WALL LEGEND**

	NEW FOUNDATION WALLS
	NEW CONSTRUCTION (WALLS OR ROOF)
	EXISTING TO REMAIN - NO MODIFICATIONS

**WOOD COLUMN**

(P1)	3-2x4
(P2)	4-2x4
(P3)	2-2x6
(P4)	3-2x6
(P5)	4-2x6
(P6)	5-2x4

**WOOD BEAM SCHEDULE**

(B1)	W200X31
(B2)	RESERVED
(B3)	RESERVED

**STEEL LINTEL**

(S1)	L 3 1/2" X 3 1/2" X 1/4"
(S2)	L 5" X 3 1/2" X 5/16"

**WOOD LINTEL**

(L1)	2-2x8
(L2)	3-2x8

NOTE: ALL W.C. TO BE WALL MOUNTED. ENSURE PROPER SUPPORT IN WALLS

EX. FDN. TO BE UNDERPINNED

EX. FDN. TO BE UNDERPINNED TO BE SAME DEPTH AS NEW FOUNDATION. REFER TO A5.1 DETAIL

EX. FDN. TO BE UNDERPINNED

PROPOSED 8" SONOTUBE W/ BELL FOOT BOTTOM. REFER TO DETAILS PAGE A5.1.

**PROPOSED BASEMENT LEVEL (676 S.F.)**

**BEARING CAPACITY NOTE:**  
 ASSUMED 150 KPa SOIL BEARING CAPACITY  
 CONTRACTOR TO VERIFY SOIL BEARING CAPACITY UNDER NEW CONCRETE FOOTINGS  
 NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**LOADS**

DESIGN LIVE LOAD = 40 PSF  
 DESIGN DEAD LOAD = 15 PSF

**FOOTING:**  
 (F1) 24X48X8 CONC. FIG.

**EXISTING BASEMENT LEVEL (665 S.F.)**

**LEGEND**

- REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED.



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DATE	NO.	REVISION
AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN/2019	1	ISSUED FOR PERMIT

DATE: No. Description  
 BUILDING PERMIT NO.: 19 114804 BLD 00 SR

Consultant:  
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 1470 Hurontario Street  
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 M. GABRIS  
 ENGINEER OF ARCHITECTURE  
 REG. NO. 10000

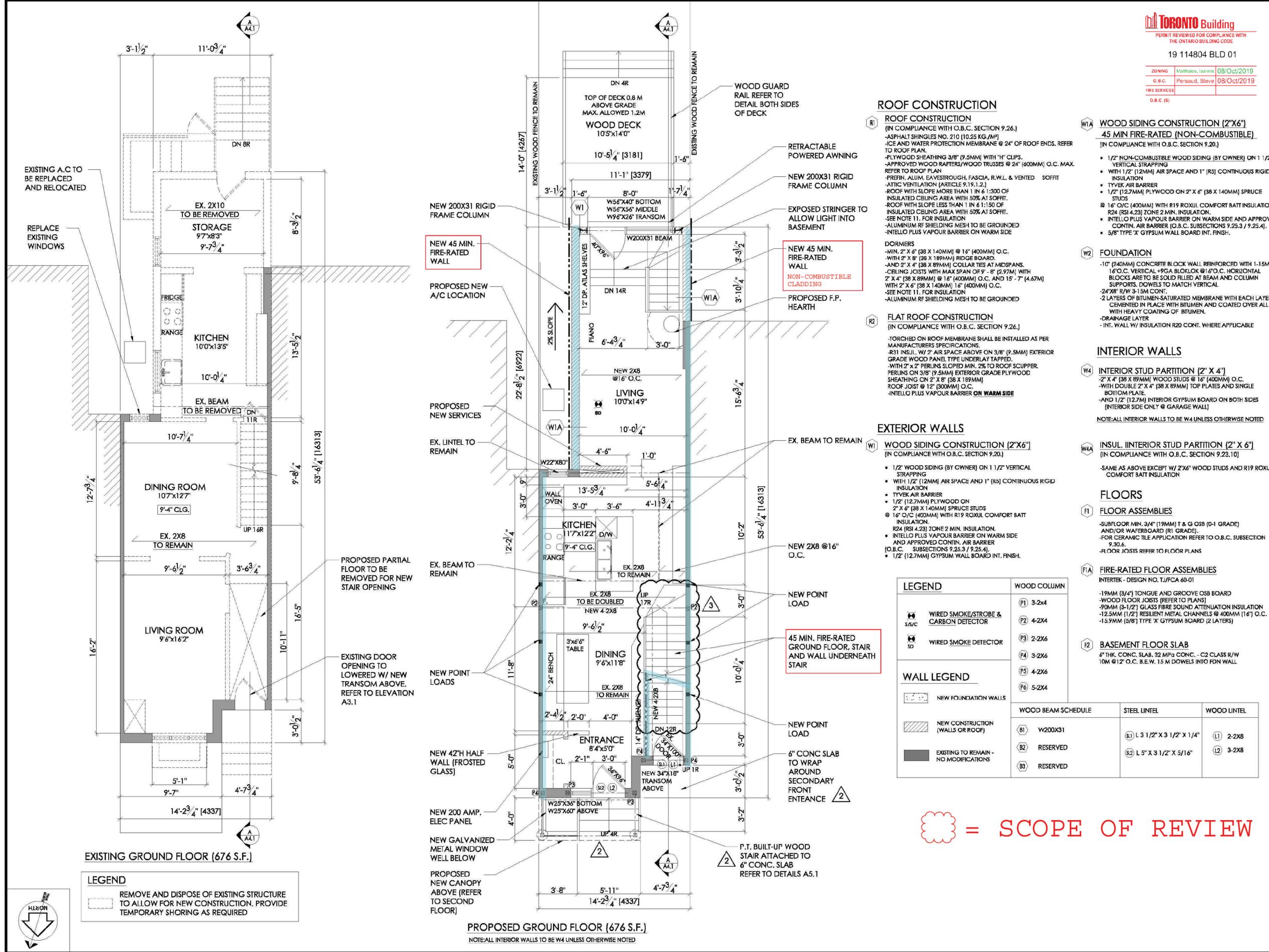
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**Sec 14(1)**

LEGEND	WOOD COLUMN
WIRED SMOKE/STROBE & CARBON DETECTOR	(P1) 3-2x4
WIRED SMOKE DETECTOR	(P2) 4-2x4
	(P3) 2-2x6
	(P4) 3-2x6
	(P5) 4-2x6
	(P6) 5-2x4

WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
(B1) W200X31	(S1) L 3 1/2" X 3 1/2" X 1/4"	(L1) 2-2x8
(B2) RESERVED	(S2) L 5" X 3 1/2" X 5/16"	(L2) 3-2x8
(B3) RESERVED		



**ROOF CONSTRUCTION**

- R1 ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -ASPHALT SHINGLES NO. 210 (10.25 KG/M²)  
 -ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.  
 -PLYWOOD SHEATHING 3/8" (9.5MM) WITH 1" CLIPS.  
 -APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN.  
 -PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT  
 -ATTIC VENTILATION (ARTICLE 9.19.1.2.)  
 -ROOF WITH SLOPE MORE THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -ROOF WITH SLOPE LESS THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -SEE NOTE 11. FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDED  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**  
 -MIN. 2" X 6" (38 X 140MM) @ 16" (400MM) O.C.  
 -WITH 2" X 8" (38 X 189MM) RIDGE BOARD.  
 -AND 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
 -CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2" X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2" X 6" (38 X 140MM) 16" (400MM) O.C.  
 -SEE NOTE 11. FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDED
- R2 FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
 -R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
 -WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
 -PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

**EXTERIOR WALLS**

- W1 WOOD SIDING CONSTRUCTION (2" X 6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2" X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**LEGEND**

LEGEND	WOOD COLUMN
WIRED SMOKE/STROBE & CARBON DETECTOR	(P1) 3-2x4
WIRED SMOKE DETECTOR	(P2) 4-2x4
	(P3) 2-2x6
	(P4) 3-2x6
	(P5) 4-2x6
	(P6) 5-2x4

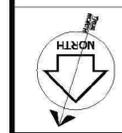
**WALL LEGEND**

NEW FOUNDATION WALLS
NEW CONSTRUCTION (WALLS OR ROOF)
EXISTING TO REMAIN - NO MODIFICATIONS

= SCOPE OF REVIEW

**LEGEND**

- REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED



**PROPOSED GROUND FLOOR (676 S.F.)**  
 NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

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DATE	NO.	DESCRIPTION
AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

Building Permit No.: 19 114804 BLD 00 SR

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Consultant's Stamp: **DRAGAN ACIMOVIC** LICENSED TECHNOLOGIST OAA  
 Engineer's Stamp: **Complete HVAC Design Inc.** 12.03.2019

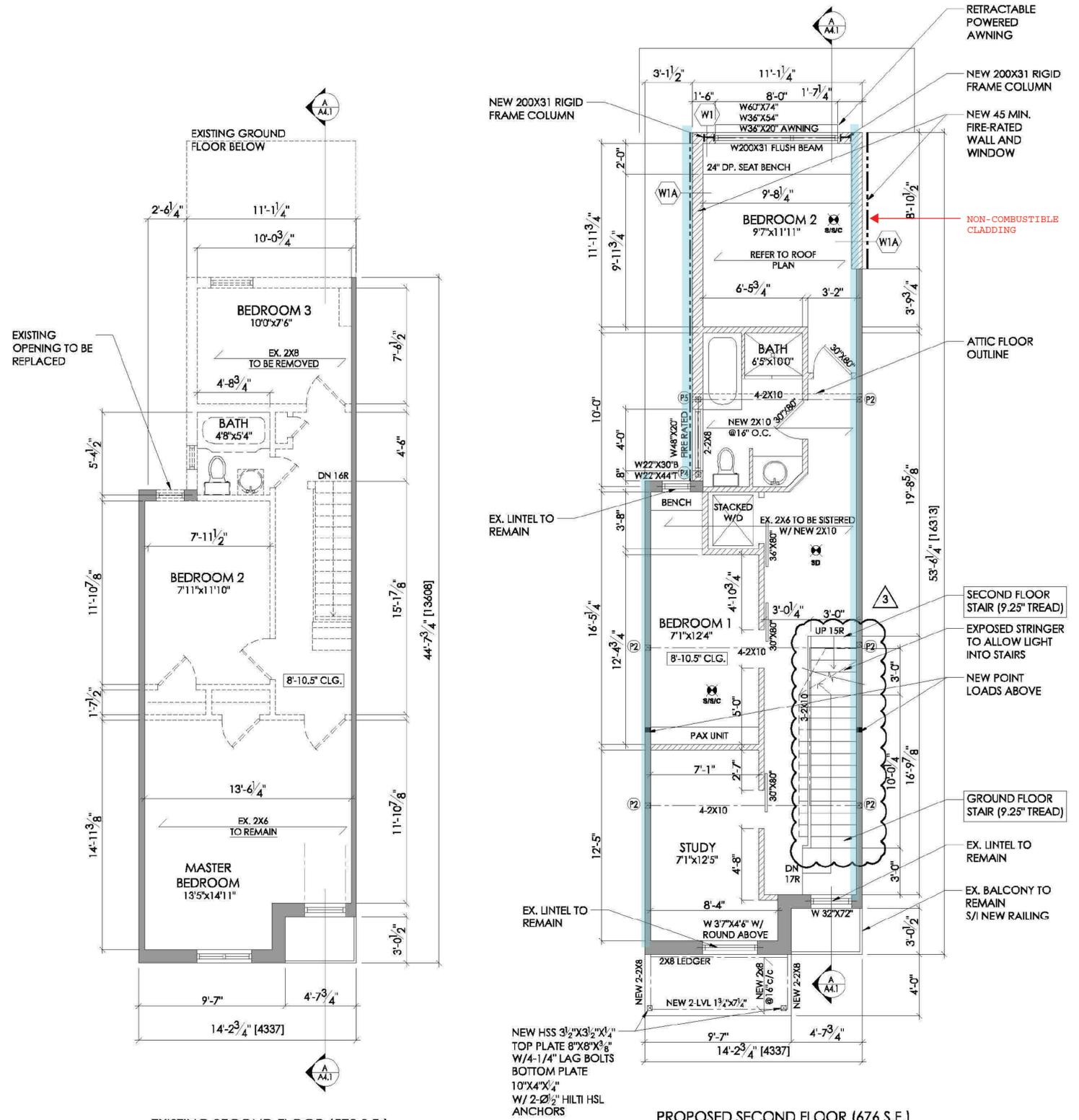
Structural Consultant: **Gabris Associates** Marek Gabris 498A Gladstone Ave. Toronto, Ontario M8H 3H9 info@gabris.ca Tel: (416) 857-4971  
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**Sec 14(1)**

LEGEND	WOOD COLUMN	WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
WIRED SMOKE/STROBE & CARBON DETECTOR	P1 3-2x4	B1 W200X31	1) L 3 1/2" X 3 1/2" X 1 1/4"	1) 2-2x8
WIRED SMOKE DETECTOR	P2 4-2x4	B2 RESERVED	2) L 5" X 3 1/2" X 5 1/6"	2) 3-2x8
NEW FOUNDATION WALLS	P3 2-2x6	B3 RESERVED		
NEW CONSTRUCTION (WALLS OR ROOF)	P4 3-2x6			
EXISTING TO REMAIN - NO MODIFICATIONS	P5 4-2x6			
	P6 5-2x4			

Project No. **17-062** Scale **1/4"**  
 Drawn by **GC** Reviewed by **DA**  
 Title **SECOND FLOOR PLAN** Drawing No.

**A2.2**



**ROOF CONSTRUCTION**

- ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>)  
 -ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.  
 -PLYWOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.  
 -APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN.  
 -PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT  
 -ATTIC VENTILATION (ARTICLE 9.19.1.2.)  
 -ROOF WITH SLOPE MORE THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -ROOF WITH SLOPE LESS THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -SEE NOTE 11. FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDED  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**  
 -WIN. 2' X 6" (38 X 140MM) @ 16" (400MM) O.C.  
 -WITH 2' X 8" (38 X 189MM) RIDGE BOARD.  
 -AND 2' X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
 -CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2' X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2' X 6" (38 X 140MM) 16" (400MM) O.C.  
 -SEE NOTE 11. FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDED

**FLAT ROOF CONSTRUCTION**

- FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
 -R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
 -WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
 -PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2' X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.  
 -SEE NOTE 11. FOR INSULATION  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

**EXTERIOR WALLS**

- WOOD SIDING CONSTRUCTION (2"X6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS
  - 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**WOOD SIDING CONSTRUCTION (2"X6")**

- 45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS
  - 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

**FOUNDATION**

- FOUNDATION**
- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
  - 24"X8" R/W 3-15M CONT.
  - 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
  - DRAINAGE LAYER
  - INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

**INTERIOR WALLS**

- INTERIOR STUD PARTITION (2" X 4")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)  
 -2' X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.  
 -WITH DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.  
 -AND 1/2" (12.7MM) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)  
 NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**INSUL. INTERIOR STUD PARTITION (2" X 6")**

- INSUL. INTERIOR STUD PARTITION (2" X 6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)  
 -SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

**FLOORS**

- FLOOR ASSEMBLIES**
- SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WATERBOARD (R1 GRADE).
  - FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
  - FLOOR JOISTS REFER TO FLOOR PLANS

**FIRE-RATED FLOOR ASSEMBLIES**

- FIRE-RATED FLOOR ASSEMBLIES**  
 INTERTEK - DESIGN NO. TJ/FCA 40-01  
 -19MM (3/4") TONGUE AND GROOVE OSB BOARD  
 -WOOD FLOOR JOISTS (REFER TO PLANS)  
 -90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION  
 -12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.  
 -15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

**BASEMENT FLOOR SLAB**

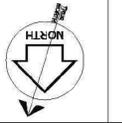
- BASEMENT FLOOR SLAB**  
 6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W  
 10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

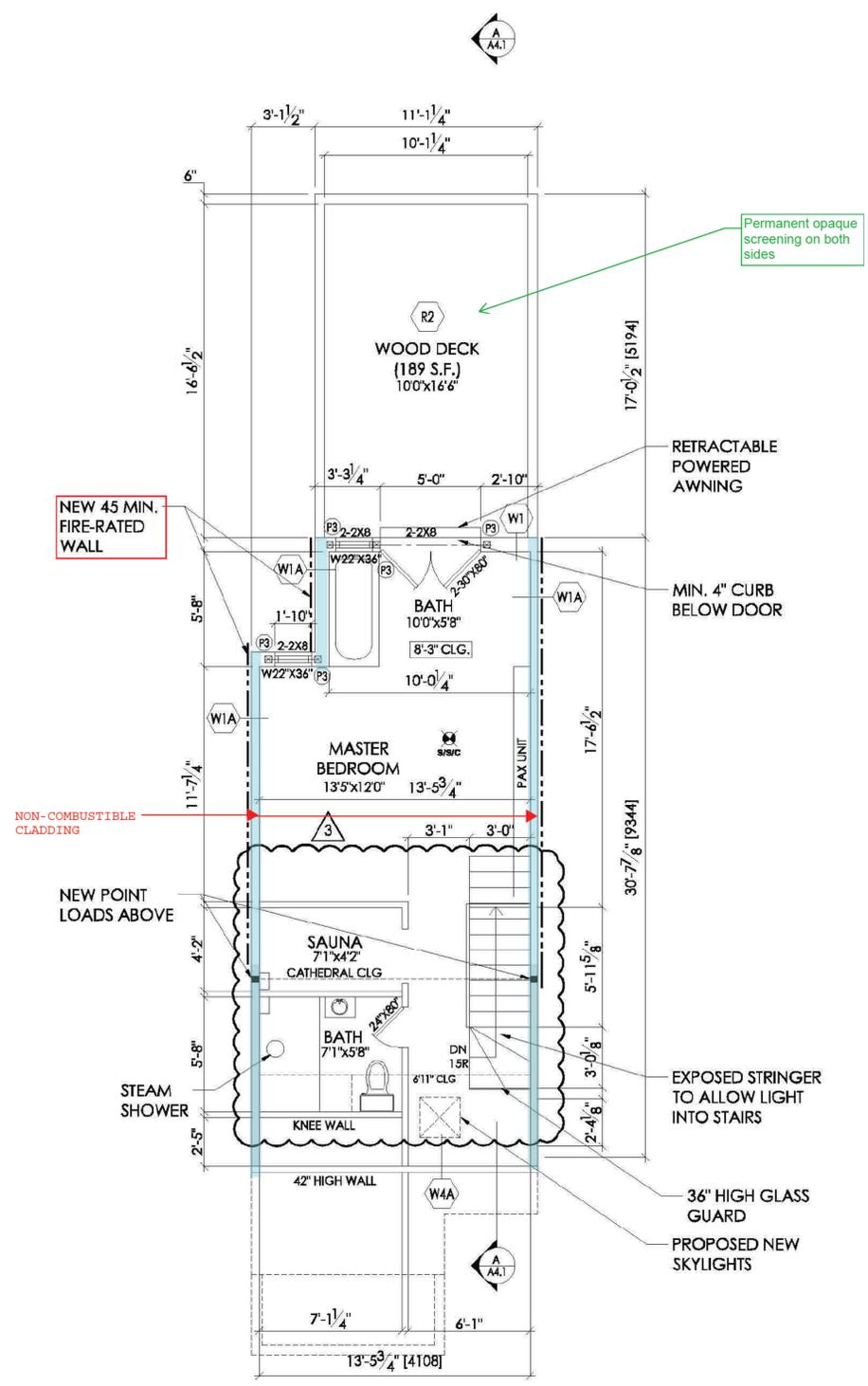
EXISTING SECOND FLOOR (578 S.F.)

PROPOSED SECOND FLOOR (676 S.F.)  
 (98 S.F. ADDITION INCLUDED)

NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**LEGEND**  
 REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED





**PROPOSED ATTIC FLOOR (410 S.F.)**  
 NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**ROOF CONSTRUCTION**

- R1 ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -ASPHALT SHINGLES NO. 210 (10.25 KG/M<sup>2</sup>)  
 -ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.  
 -PL<sup>1</sup> WOOD SHEATHING 3/8" (9.5MM) WITH "H" CLIPS.  
 -APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN  
 -REFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT  
 -ATTIC VENTILATION (ARTICLE 9.19.1.2.)  
 -ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -ROOF WITH SLOPE LESS THAN 1 IN 6 1:150 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -SEE NOTE 11, FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDING  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- R2 DORMERS**  
 -MIN. 2" X 4" (38 X 140MM) @ 16" (400MM) O.C.  
 -WITH 2" X 8" (38 X 189MM) RIDGE BOARD.  
 -AND 2" X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
 -CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2" X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2" X 8" (38 X 140MM) 16" (400MM) O.C.  
 -SEE NOTE 11, FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDING
- R3 FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
 -R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
 -WITH 2" X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
 -PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 189MM)  
 -ROOF JOIST @ 12" (300MM) O.C.  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

**WOOD SIDING CONSTRUCTION (2"X6")**  
**45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
- WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
- TYVEK AIR BARRIER
- 1/2" (12.7MM) PLYWOOD ON 2" X 4" (38 X 140MM) SPRUCE STUDS
- 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION. R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
- INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
- 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

**FOUNDATION**

- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL + 9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
- 24"X8" R/W 3-15M CONT.
- 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
- DRAINAGE LAYER
- INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

**INTERIOR WALLS**

- W4 INTERIOR STUD PARTITION (2" X 4")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)  
 -2" X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.  
 -WITH DOUBLE 2" X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.  
 -AND 1/2" (12.7M) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)  
 NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**EXTERIOR WALLS**

- W1 WOOD SIDING CONSTRUCTION (2"X6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)  
 • 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING  
 • WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION  
 • TYVEK AIR BARRIER  
 • 1/2" (12.7MM) PLYWOOD ON 2" X 4" (38 X 140MM) SPRUCE STUDS  
 • 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.  
 • INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).  
 • 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**INSUL. INTERIOR STUD PARTITION (2" X 6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)

- SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

**FLOORS**

- F1 FLOOR ASSEMBLIES**  
 -SUBFLOOR MIN. 3/4" (19MM) T. & G OSB (0-1 GRADE) AND/OR WAFFERBOARD (R1 GRADE).  
 -FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.  
 -FLOOR JOISTS REFER TO FLOOR PLANS
- F2 FIRE-RATED FLOOR ASSEMBLIES**  
 INTERTEK - DESIGN NO. T1/FCA 60-01  
 -19MM (3/4") TONGUE AND GROOVE OSB BOARD  
 -WOOD FLOOR JOISTS (REFER TO PLANS)  
 -90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION  
 -12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.  
 -15.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

LEGEND	WOOD COLUMN
WIRED SMOKE/STROBE & CARBON DETECTOR	P1 3-2x4
WIRED SMOKE DETECTOR	P2 4-2X4
	P3 2-2X6
	P4 3-2X6
	P5 4-2X6
	P6 5-2X4

WALL LEGEND	WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
NEW FOUNDATION WALLS			
NEW CONSTRUCTION (WALLS OR ROOF)	B1 W200X31	B1 L 3 1/2" X 3 1/2" X 1/4"	L1 2-2X8
EXISTING TO REMAIN - NO MODIFICATIONS	B2 RESERVED	B2 L 5" X 3 1/2" X 5/16"	L2 3-2X8
	B3 RESERVED		

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  - THE CONTRACTOR MUST VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE NATIONAL BUILDING CODE, THE ONTARIO BUILDING CODE, LOCAL ZONING REQUIREMENTS, AND ANY OTHER GOVERNING AUTHORITIES.
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  - DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAMES EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.

DATE	NO.	DESCRIPTION
AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

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**Sec 14(1)**

Project No.	<b>17-062</b>	Scale	1/4"
Drawn by	GC	Reviewed by	DA
Title	ATTIC FLOOR PLAN		

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  - DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAMES EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.

DATE	NO.	DESCRIPTION
AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

DATE: [ ] NO. [ ] DESCRIPTION [ ]  
 BUILDING PERMIT NO.: 19 114804 BLD 00 SR

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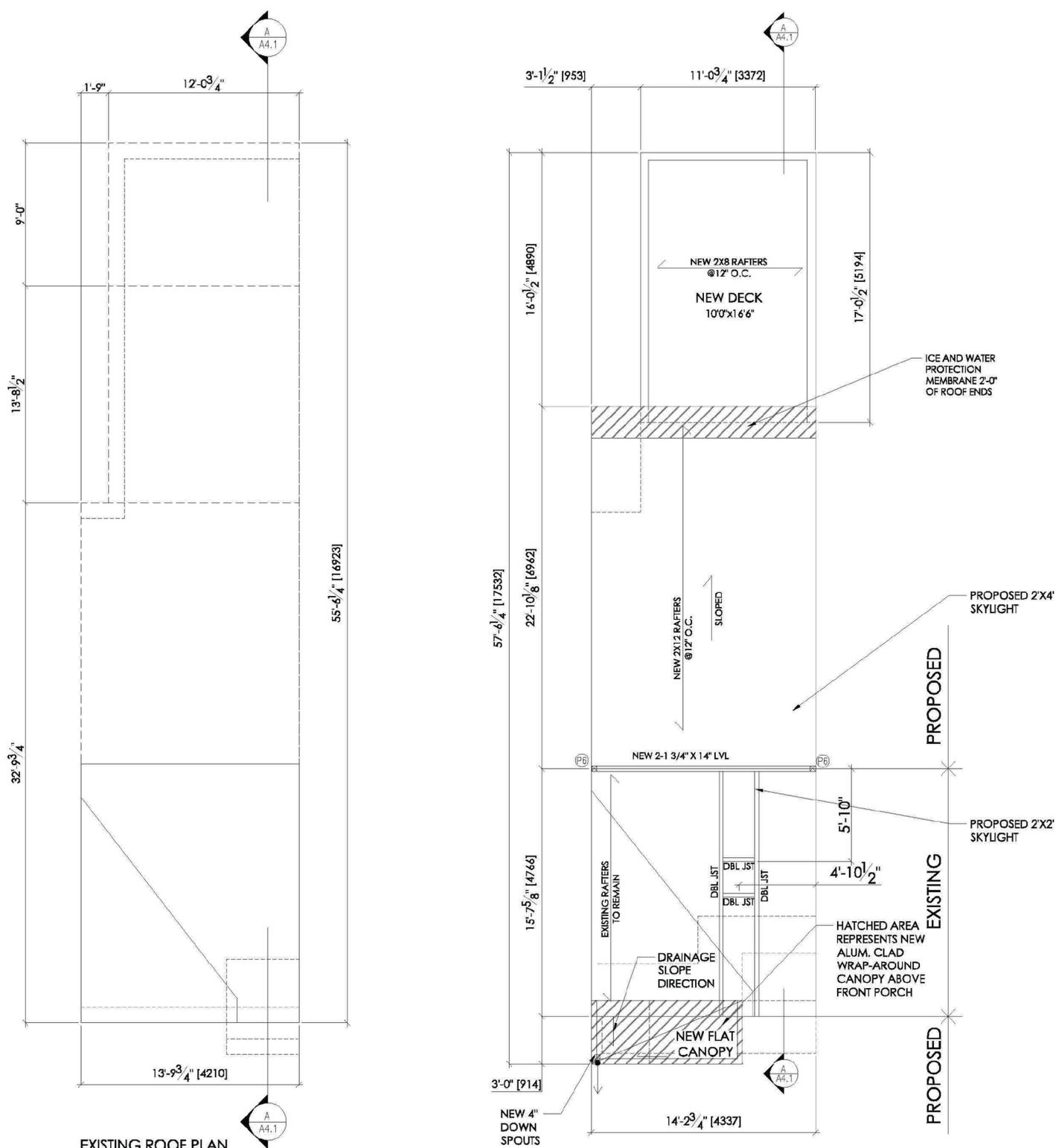
**Sec 14(1)**

Project No. **17-062** Scale **1/4"**

Drawn by **GC** Reviewed by **DA**

Title **ROOF PLAN** Drawing No. [ ]

**A2.4**



**LEGEND**  
 REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED

**ROOF CONSTRUCTION**

- R1 ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -ASPHALT SHINGLES NO. 210 (10.25 KG./M²)  
 -ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS. REFER TO ROOF PLAN.  
 -PLYWOOD SHEATHING 3/8" (9.5MM) WITH 1" CLIPS.  
 -APPROVED WOOD RAFTERS/WOOD TRUSSES @ 24" (600MM) O.C. MAX. REFER TO ROOF PLAN.  
 -PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT  
 -ATTIC VENTILATION (ARTICLE 9.19.1.2.)  
 -ROOF WITH SLOPE MORE THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -ROOF WITH SLOPE LESS THAN 1 IN 6:1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.  
 -SEE NOTE 11. FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDED  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE
- DORMERS**  
 -MIN. 2' X 6" (38 X 140MM) @ 16" (400MM) O.C.  
 -WITH 2' X 8" (38 X 189MM) RIDGE BOARD.  
 -AND 2' X 4" (38 X 89MM) COLLAR TIES AT MIDSPANS.  
 -CEILING JOISTS WITH MAX SPAN OF 9' - 8" (2.97M) WITH 2' X 4" (38 X 89MM) @ 16" (400MM) O.C. AND 15' - 7" (4.67M) WITH 2' X 6" (38 X 140MM) 16" (400MM) O.C.  
 -SEE NOTE 11. FOR INSULATION  
 -ALUMINUM RF SHIELDING MESH TO BE GROUNDED
- R2 FLAT ROOF CONSTRUCTION**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.26.)  
 -TORCHED ON ROOF MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
 -R31 INSUL. W/ 2" AIR SPACE ABOVE ON 3/8" (9.5MM) EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPPED.  
 -WITH 2' X 2" PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
 -PERLINS ON 3/8" (9.5MM) EXTERIOR GRADE PLYWOOD SHEATHING ON 2' X 8" (38 X 189MM) ROOF JOIST @ 12" (300MM) O.C.  
 -SEE NOTE 11. FOR INSULATION  
 -INTELLO PLUS VAPOUR BARRIER ON WARM SIDE

**EXTERIOR WALLS**

- W1 WOOD SIDING CONSTRUCTION (2"X6")**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER
  - (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 1/2" (12.7MM) GYPSUM WALL BOARD INT. FINISH.

**WOOD SIDING CONSTRUCTION (2"X6")**

- 45 MIN FIRE-RATED (NON-COMBUSTIBLE)**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 1/2" NON-COMBUSTIBLE WOOD SIDING (BY OWNER) ON 1 1/2" VERTICAL STRAPPING
  - WITH 1/2" (12MM) AIR SPACE AND 1" (R5) CONTINUOUS RIGID INSULATION
  - TYVEK AIR BARRIER
  - 1/2" (12.7MM) PLYWOOD ON 2' X 6" (38 X 140MM) SPRUCE STUDS @ 16" O/C (400MM) WITH R19 ROXUL COMFORT BATT INSULATION.
  - R24 (RSI 4.23) ZONE 2 MIN. INSULATION.
  - INTELLO PLUS VAPOUR BARRIER ON WARM SIDE AND APPROVED CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4).
  - 5/8" TYPE 'X' GYPSUM WALL BOARD INT. FINISH.

**FOUNDATION**

- W2 FOUNDATION**
- 10" (240MM) CONCRETE BLOCK WALL REINFORCED WITH 1-15M @ 16" O.C. VERTICAL +9GA BLOKLOK @ 16" O.C. HORIZONTAL BLOCKS ARE TO BE SOLID FILLED AT BEAM AND COLUMN SUPPORTS. DOWELS TO MATCH VERTICAL
  - 24"X8" R/W 3-15M CONT.
  - 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
  - DRAINAGE LAYER
  - INT. WALL W/ INSULATION R20 CONT. WHERE APPLICABLE

**INTERIOR WALLS**

- W4 INTERIOR STUD PARTITION (2" X 4")**
- 2' X 4" (38 X 89MM) WOOD STUDS @ 16" (400MM) O.C.
  - WITH DOUBLE 2' X 4" (38 X 89MM) TOP PLATES AND SINGLE BOTTOM PLATE.
  - AND 1/2" (12.7M) INTERIOR GYPSUM BOARD ON BOTH SIDES (INTERIOR SIDE ONLY @ GARAGE WALL)
- NOTE: ALL INTERIOR WALLS TO BE W4 UNLESS OTHERWISE NOTED

**INSUL. INTERIOR STUD PARTITION (2" X 6")**

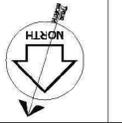
- W4A**  
 (IN COMPLIANCE WITH O.B.C. SECTION 9.23.10)  
 -SAME AS ABOVE EXCEPT W/ 2"X6" WOOD STUDS AND R19 ROXUL COMFORT BATT INSULATION

**FLOORS**

- F1 FLOOR ASSEMBLIES**
- SUBFLOOR MIN. 3/4" (19MM) T & G OSB (0-1 GRADE) AND/OR WAFFERBOARD (R1 GRADE).
  - FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
  - FLOOR JOISTS REFER TO FLOOR PLANS
- F1A FIRE-RATED FLOOR ASSEMBLIES**
- INTERTEK - DESIGN NO. T1J/CA 60-01
  - 19MM (3/4") TONGUE AND GROOVE OSB BOARD
  - WOOD FLOOR JOISTS (REFER TO PLANS)
  - 90MM (3-1/2") GLASS FIBRE SOUND ATTENUATION INSULATION
  - 12.5MM (1/2") RESILIENT METAL CHANNELS @ 400MM (16") O.C.
  - 13.9MM (5/8") TYPE 'X' GYPSUM BOARD (2 LAYERS)

- F2 BASEMENT FLOOR SLAB**
- 6" THK. CONC. SLAB, 32 MPa CONC. - C2 CLASS R/W
  - 10M @ 12" O.C. B.E.W. 15 M DOWELS INTO FDN WALL

LEGEND	WOOD COLUMN	WOOD BEAM SCHEDULE	STEEL LINTEL	WOOD LINTEL
WIRED SMOKE/STROBE & CARBON DETECTOR	P1 3-2x4	B1 W200X31	(S1) L 3 1/2" X 3 1/2" X 1/4"	(L1) 2-2x8
WIRED SMOKE DETECTOR	P2 4-2x4	B2 RESERVED	(S2) L 5" X 3 1/2" X 5/16"	(L2) 3-2x8
WIRED SMOKE DETECTOR	P3 2-2x6	B3 RESERVED		
NEW FOUNDATION WALLS	P4 3-2x6			
NEW CONSTRUCTION (WALLS OR ROOF)	P5 4-2x6			
EXISTING TO REMAIN - NO MODIFICATIONS	P6 5-2x4			



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AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

Date: No. Description  
 BUILDING PERMIT NO.: 19 114804 BLD 00 SR

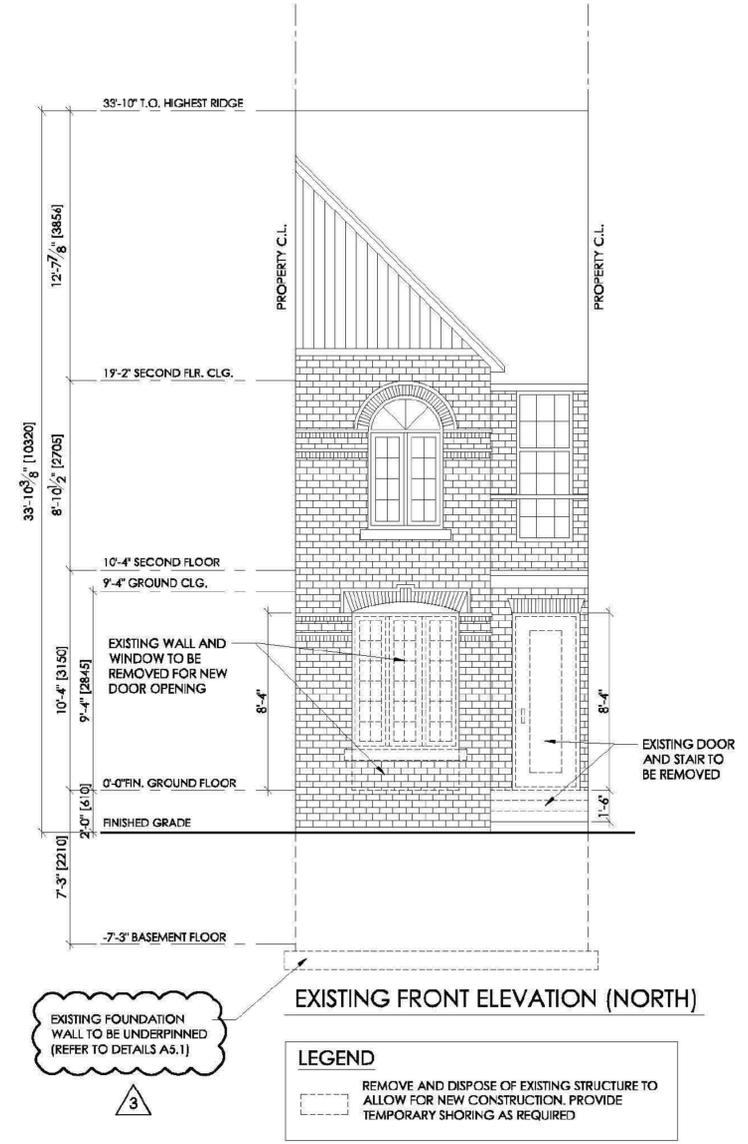
Consultant:  
**da design inc**  
 1470 Hurontario Street  
 Lower Suite  
 Mississauga, Ontario  
 L5G 3H4  
 647 242 0164 e  
 d.a.design@rogers.com



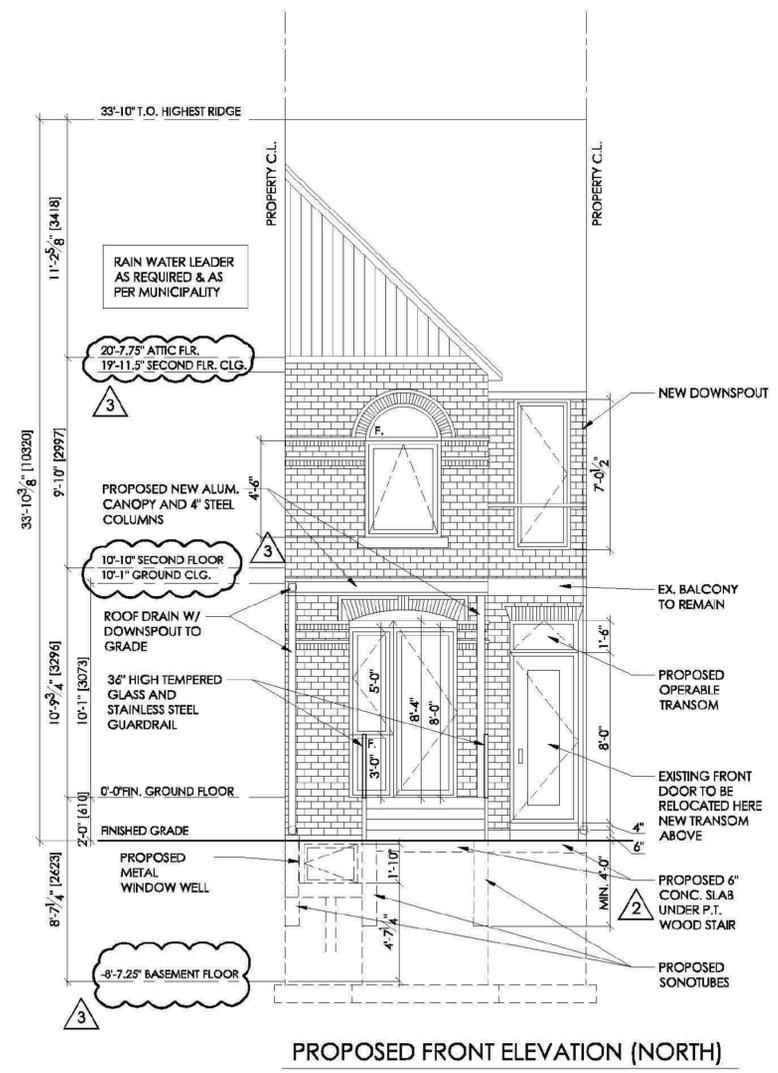
Consultant's Stamp:  

Structural Consultant:  
**Gabris Associates**  
 Marek Gabris  
 498A Gladstone Ave.  
 Toronto, Ontario  
 M6H 3H9  
 Info@gabris.ca  
 Tel: (416) 857-4971

HVAC Consultant:  
**Complete HVAC Design Inc.**  
 Brenda House  
 828 Rose St.  
 Cambridge, Ontario  
 905-308-6170  
 completehvac@outlook.com



**LEGEND**  
 REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED



**Sec 14(1)**

Project No. **17-062** Scale **1/4"**

Drawn by **GC** Reviewed by **DA**

Title **EXISTING ELEVATIONS** Drawing No.

**A3.1**

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AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

Date	No.	Description
BUILDING PERMIT NO.: 19 114804 BLD 00 SR		

Consultant:  
**da design inc**  
 1470 Hurontario Street  
 Lower Suite  
 Mississauga, Ontario  
 L5G 3H4  
 647 242 0164 e  
 d.acimovic@rogers.com

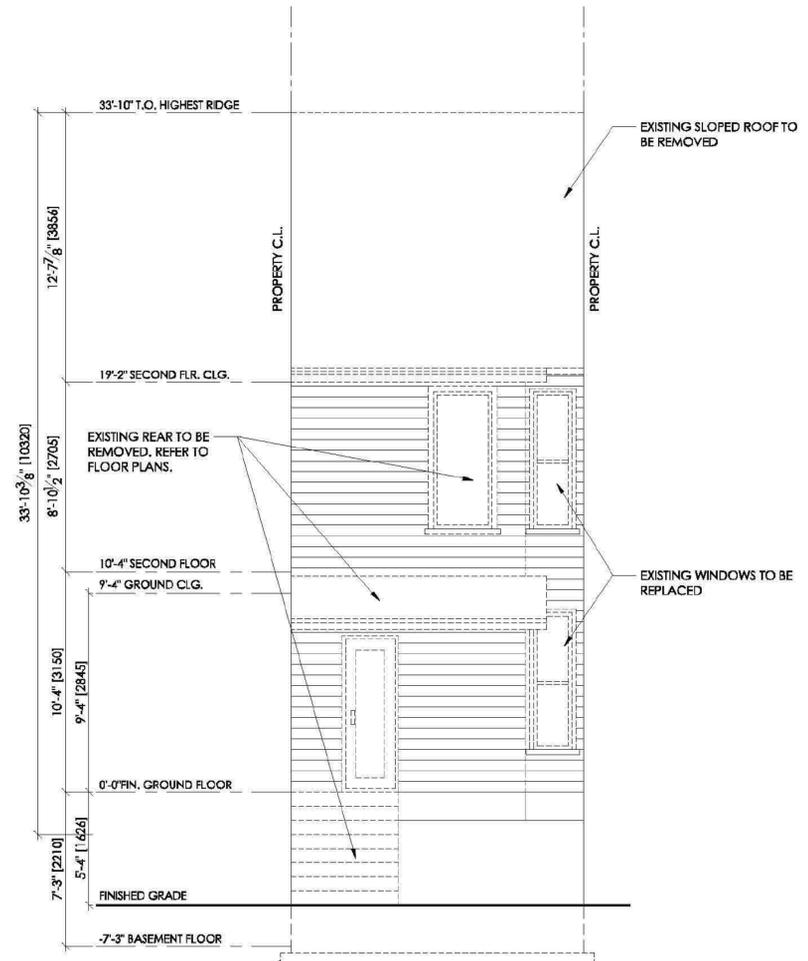


Consultant's Stamp:

Engineer's Stamp:

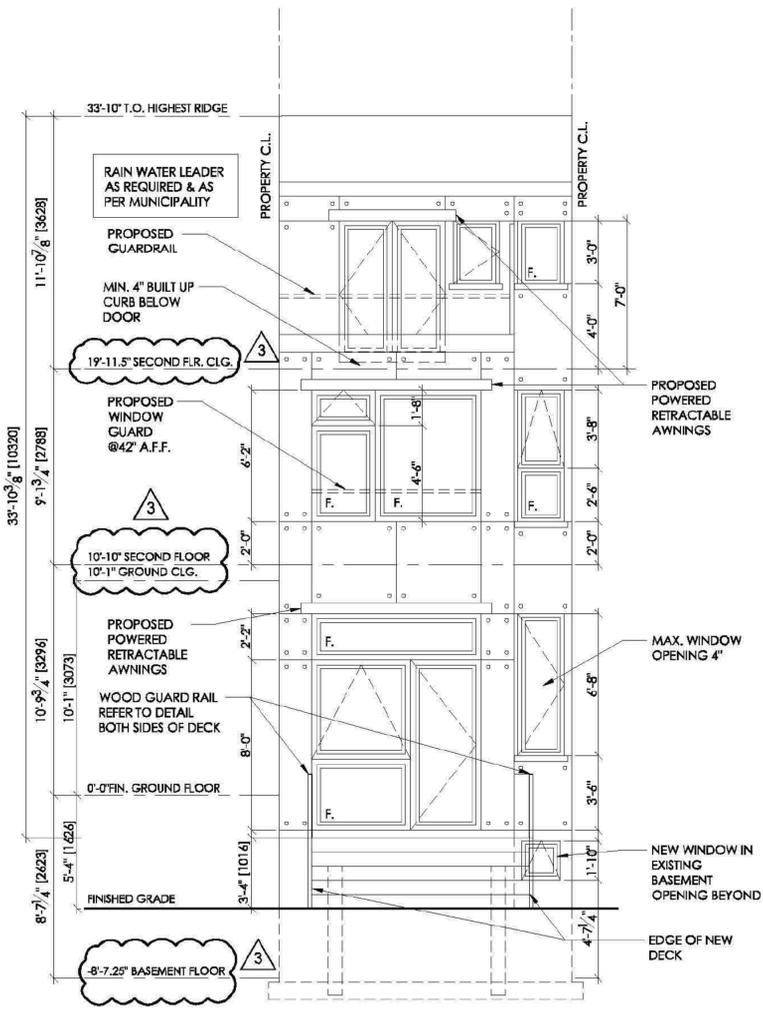
Structural Consultant:  
**Gabris Associates**  
 Marek Gabris  
 498A Gladstone Ave.  
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 Tel: (416) 857-4971

HVAC Consultant:  
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 completehvac@outlook.com



**LEGEND**

REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED



**UNPROTECTED OPENINGS**  
 ALLOWABLE = N/A AT 62'-3" (18.98 M)

**Sec 14(1)**

Project No.	17-062	Scale	1/4"
Drawn by	GC	Reviewed by	DA
Title	ELEVATIONS		

**A3.2**

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AUG/22/19	3	REVISED PERMIT SET
FEB/2019	2	REVISED PERMIT SET
JAN.2019	1	ISSUED FOR PERMIT

Date	No.	Description
BUILDING PERMIT NO.: 19 114804 BLD 00 SR		

Consultant:  
**da design inc**  
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 Mississauga, Ontario  
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 905.242.0164 e  
 d.acimovic@rogers.com



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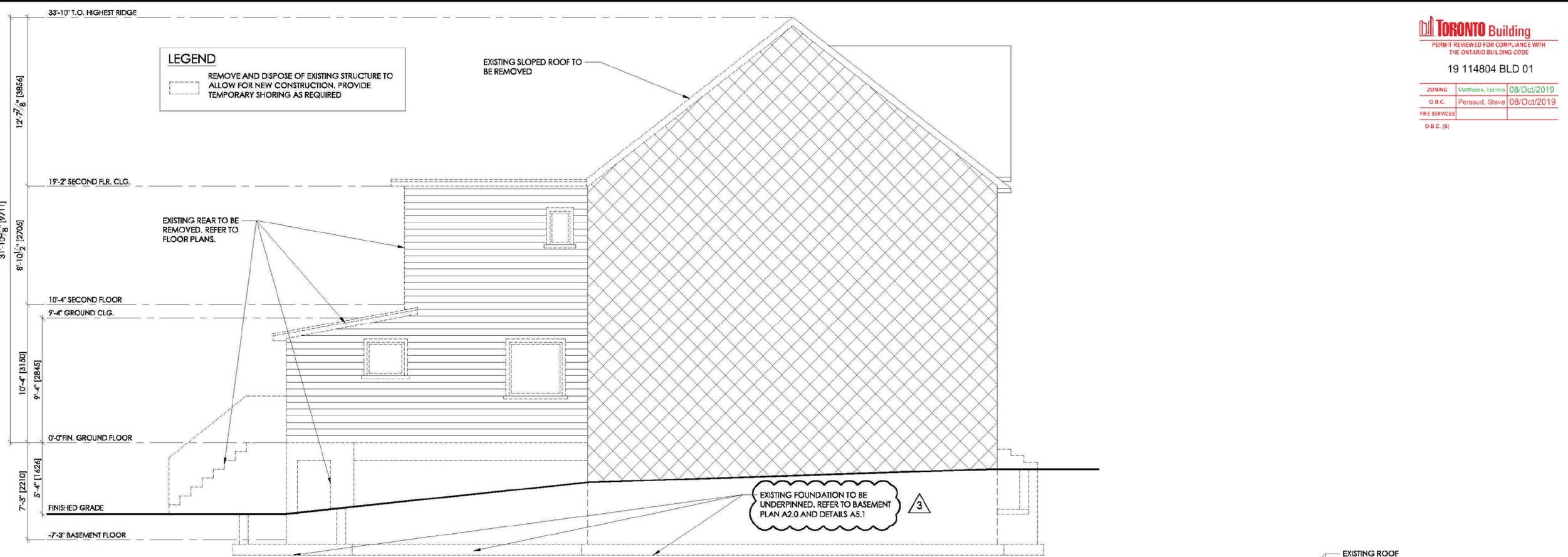
**Sec 14(1)**

Project No. **17-062** Scale **1/4"**

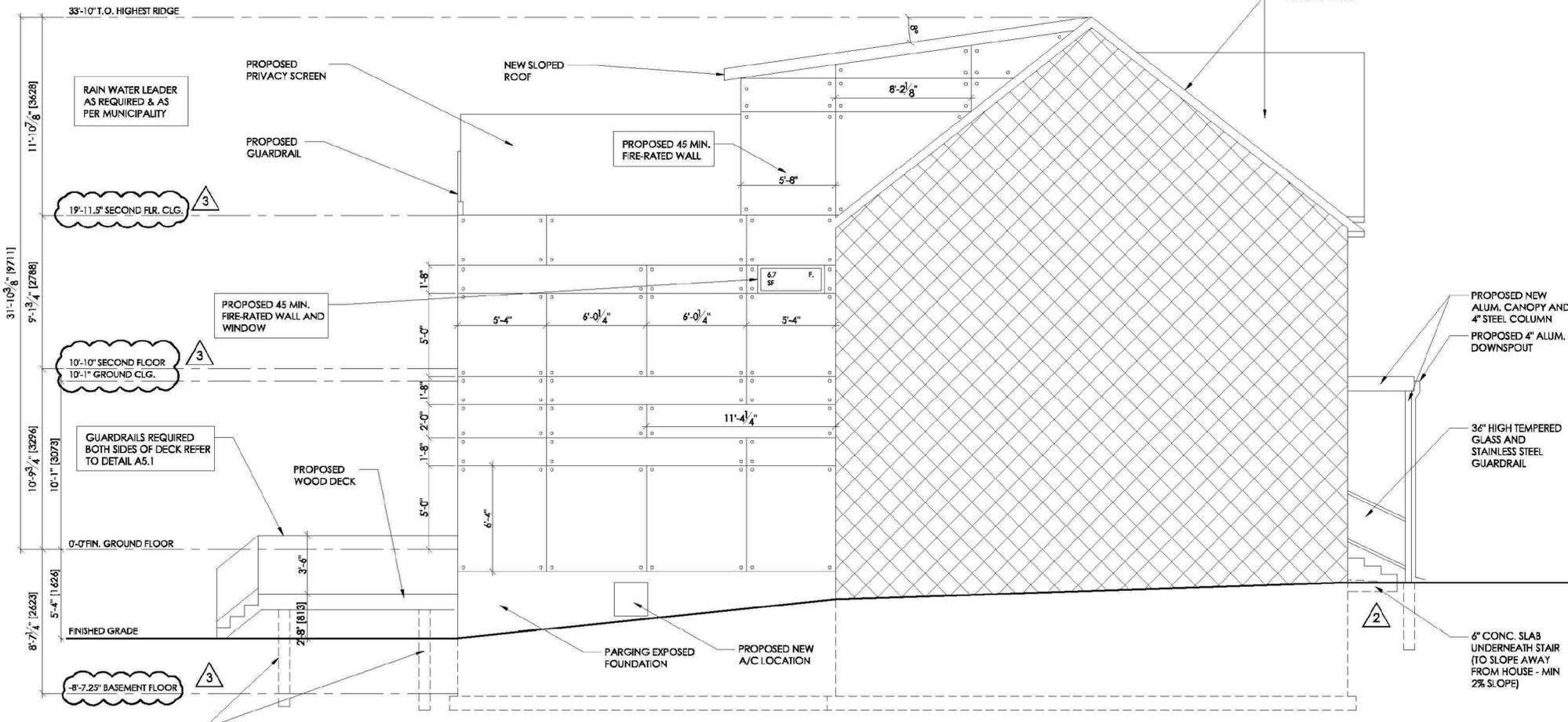
Drawn by **GC** Reviewed by **DA**

Title **ELEVATIONS** Drawing No.

**A3.3**



**EXISTING SIDE ELEVATION (EAST)**



**PROPOSED SIDE ELEVATION (EAST)**

UNPROTECTED OPENINGS ALLOWABLE = 0% AT 3'-2.75" (0.983 M)

**LEGEND**  
 REMOVE AND DISPOSE OF EXISTING STRUCTURE TO ALLOW FOR NEW CONSTRUCTION. PROVIDE TEMPORARY SHORING AS REQUIRED.

**TORONTO Building**  
 PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE  
 19 114804 BLD 01  
 ZONING: Matthias, Ianna 08/Oct/2019  
 O.B.C.: Persaud, Steve 08/Oct/2019  
 FIRE SERVICES  
 O.B.C. (S)

BUILDING PERMIT NO.:  
**19 114804 BLD 00 SR**

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FEB/2019	2	REVISED PERMIT SET
JAN/2019	1	ISSUED FOR PERMIT

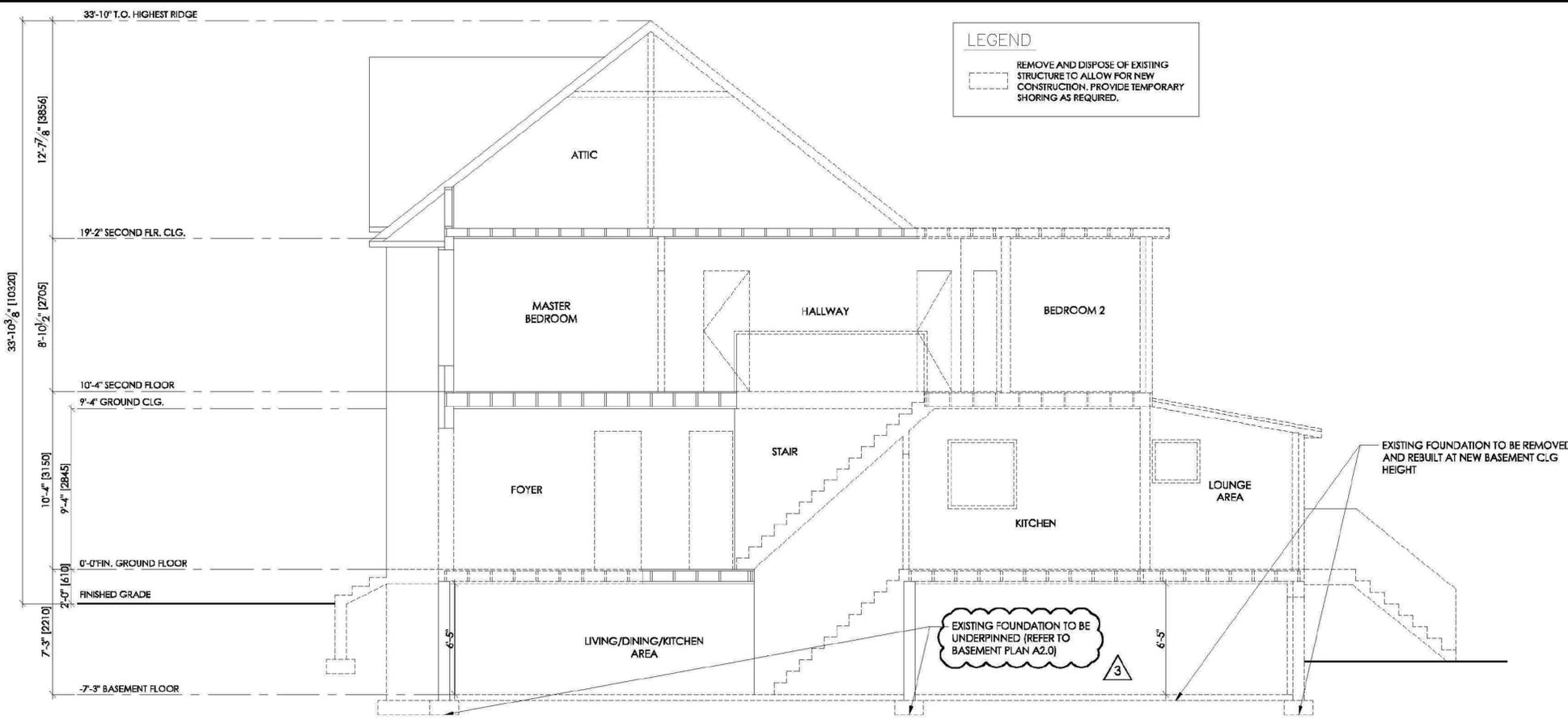
Date	No.	Description
BUILDING PERMIT NO.: 19 114804 BLD 00 SR		

Consultant:  
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 1470 Hurontario Street  
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 947 242 0164 e  
 d.acimovic@rogers.com

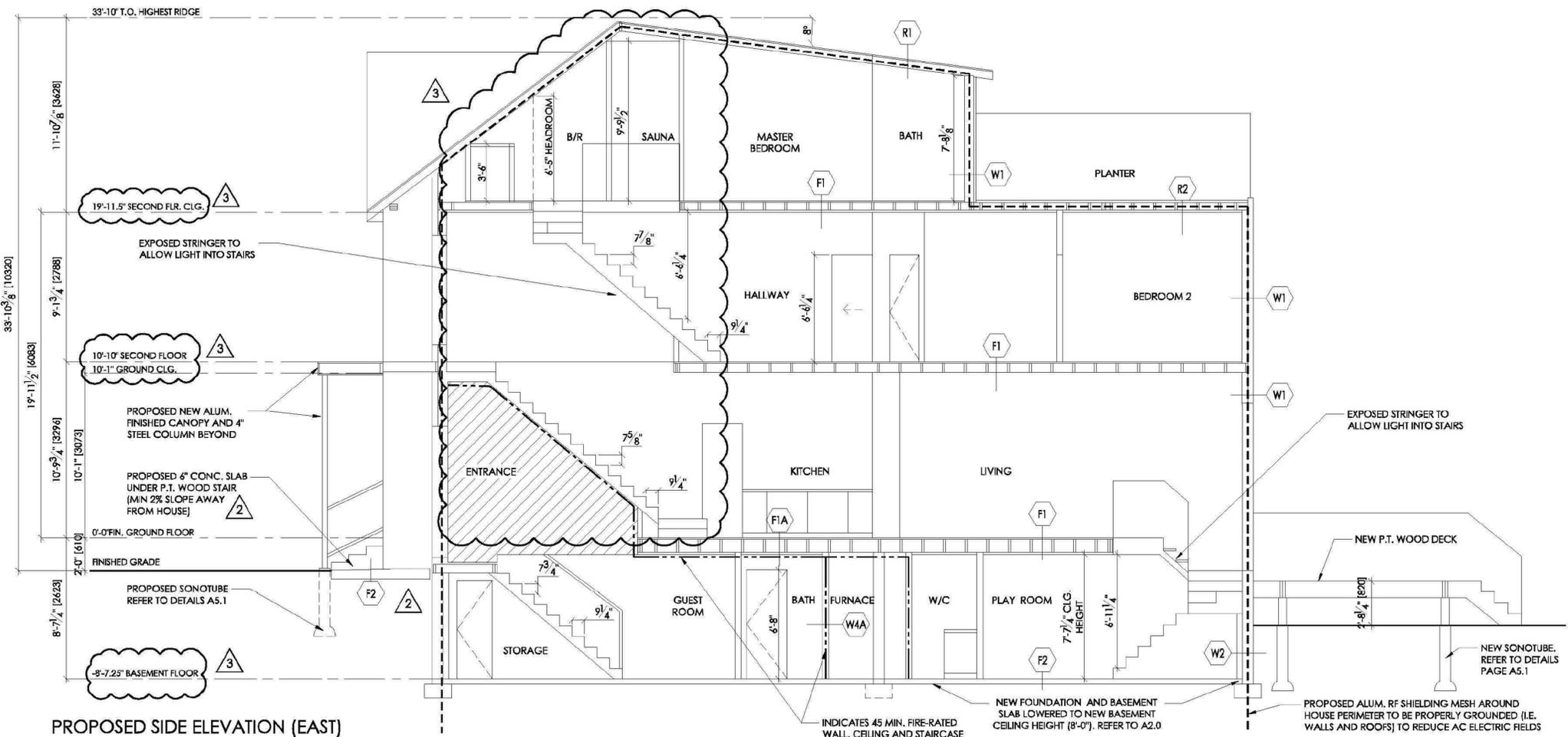


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 completehvac@completehvac.com



EXISTING SIDE ELEVATION (EAST)



PROPOSED SIDE ELEVATION (EAST)

**Sec 14(1)**

Project No.	17-062	Scale	1/4"
Drawn by	GC	Reviewed by	DA
Title	SECTION A		
Drawing No.	<b>A4.1</b>		

13 COLLAHIE ST.  
TORONTO  
ON M6J 1T6

PROPOSED BASEMENT RENOVATION  
(UNDERPINNING)



PERMIT REVIEWED FOR COMPLIANCE WITH  
THE ONTARIO BUILDING CODE

18 163029 BLD 00

ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

BASEMENT UNDERPINNING PERMIT	
SHEET #	SHEET NAME
P_000	BASEMENT PERMIT COVER SHEET
P_17-802-02	EXISTING SITE SURVEY - ROUSE SURVEYORS
P_200	EXISTING BASEMENT
P_201	EXISTING 1ST FLOOR
P_203	EXISTING 2ND FLOOR
P_204	EXISTING ROOF
P_210	BASMENT PERMIT - PLAN
P_400	SECTIONS EXISTING
P_401	BASEMENT PERMIT - SECTIONS
P_403	BASEMENT PERMIT - SECTION AND DETAILS
P_404	FOUNDATION WALL SECTIONS
P_S01	STRUCTURAL - GENERAL NOTES
P_S02	STRUCTURAL - PLANS
P_S03	STRUCTURAL - SECTIONS 1



386 Pacific Avenue, Toronto, ON M6P 2R1  
t/ 416 868 9774 f/ 416 868 1029 e/ info@coolearth.ca

Project Number 17022

BASEMENT  
UNDERPINNING

13 COLLAHIE ST.  
TORONTO, ON M6J 1T6

Rev.	Description	Date
4	ISSUED FOR PRICING	16/05/2018
6	ISSUED FOR PERMIT	18/05/2018



BASEMENT PERMIT COVER SHEET

Drawn by Author Checked by Checker  
Scale at 11" x 17" **P\_000**

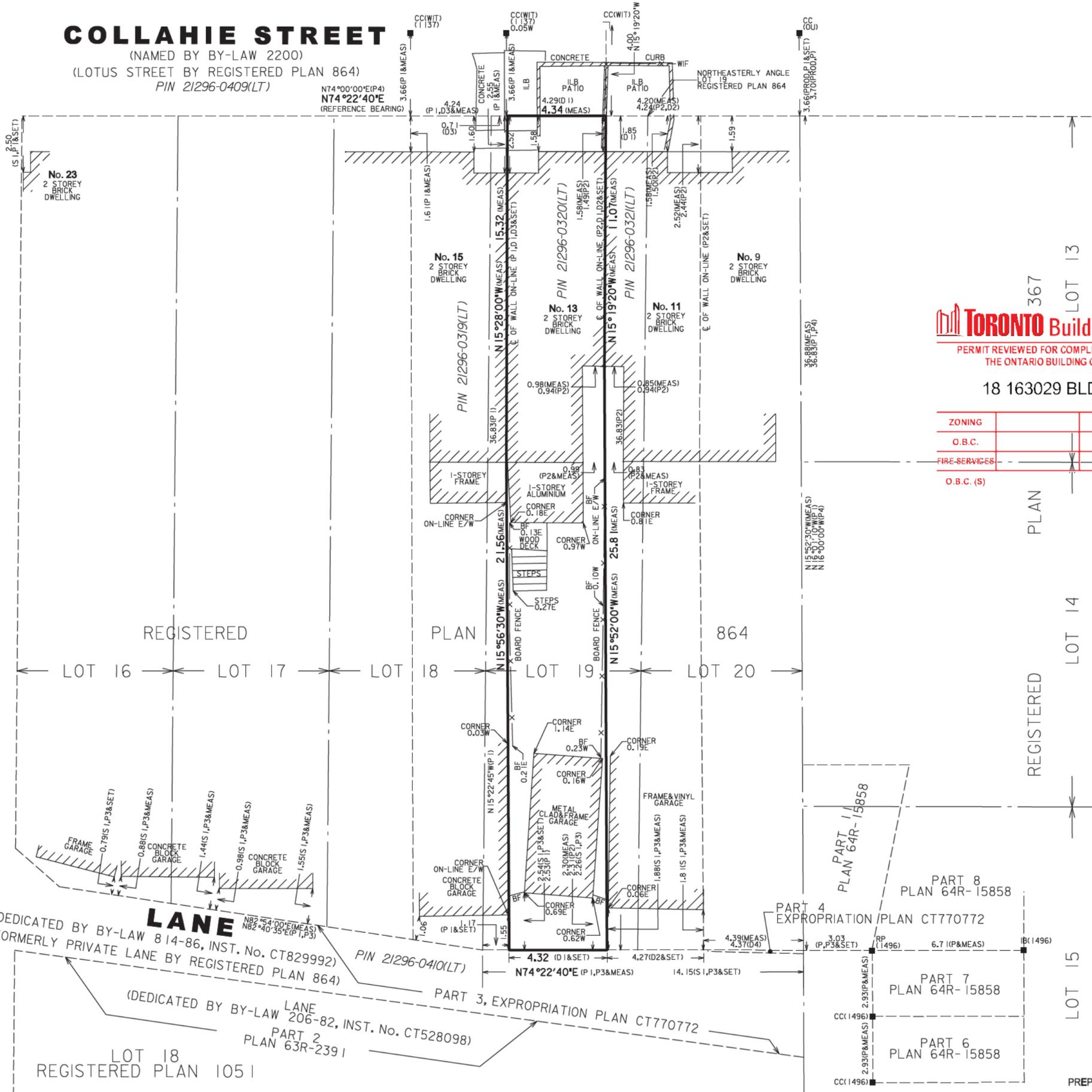
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18/05/2018 11:25:11 AM

# COLLAHIE STREET

(NAMED BY BY-LAW 2200)  
(LOTUS STREET BY REGISTERED PLAN 864)  
PIN 21296-0409(LT)

N74°00'00"E(P4)  
N74°22'40"E  
(REFERENCE BEARING)



## SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN SHOWING PART OF LOT 19 REGISTERED PLAN 864 CITY OF TORONTO

SCALE 1 : 150



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ROUSE SURVEYORS INC.

**METRIC** DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

### PART 2 - SURVEY REPORT

THIS PLAN TO BE READ IN CONJUNCTION WITH PART 2 - SURVEY REPORT, DATED OCTOBER 30, 2017.

### NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF COLLAHIE STREET HAVING A BEARING OF N74°22'40"E IN ACCORDANCE WITH EXPROPRIATION PLAN CT770772, CITY PLAN 1676-1.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
RP	DENOTES	ROCK POST
MEAS	DENOTES	MEASURED
PROD	DENOTES	PRODUCTION
WIT	DENOTES	WITNESSED
OU	DENOTES	ORIGIN UNKNOWN
1137	DENOTES	R. G. MCKIBBON LTD, O.L.S.
1496	DENOTES	RABIDEAU & CZERWINSKI, O.L.S.
P	DENOTES	PLAN 64R-15858
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY R.G.MCKIBBON LIMITED, O.L.S., DATED MAY 6, 1998.
P2	DENOTES	PLAN OF SURVEY BY BRODIE & GARDINER, O.L.S., DATED SEPTEMBER 15, 1960.
P3	DENOTES	EXPROPRIATION PLAN CT770772, CITY PLAN 1676-1
P4	DENOTES	REGISTERED PLAN 864
S1	DENOTES	SURVEY FIELD NOTES BY CITY OF TORONTO SURVEYS, DATED MAY 20, 1982.
D1	DENOTES	INSTRUMENT No. CT302132
D2	DENOTES	INSTRUMENT No. CA168619
D3	DENOTES	INSTRUMENT No. CA552880
D4	DENOTES	INSTRUMENT No. CA325332
BF	DENOTES	BOARD FENCE
WIF	DENOTES	WROUGHT IRON FENCE
ILB	DENOTES	INTERLOCKING BRICK

**Toronto Building**  
PERMIT REVIEWED FOR COMPLIANCE WITH  
THE ONTARIO BUILDING CODE

18 163029 BLD 00

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON OCTOBER 30, 2017.

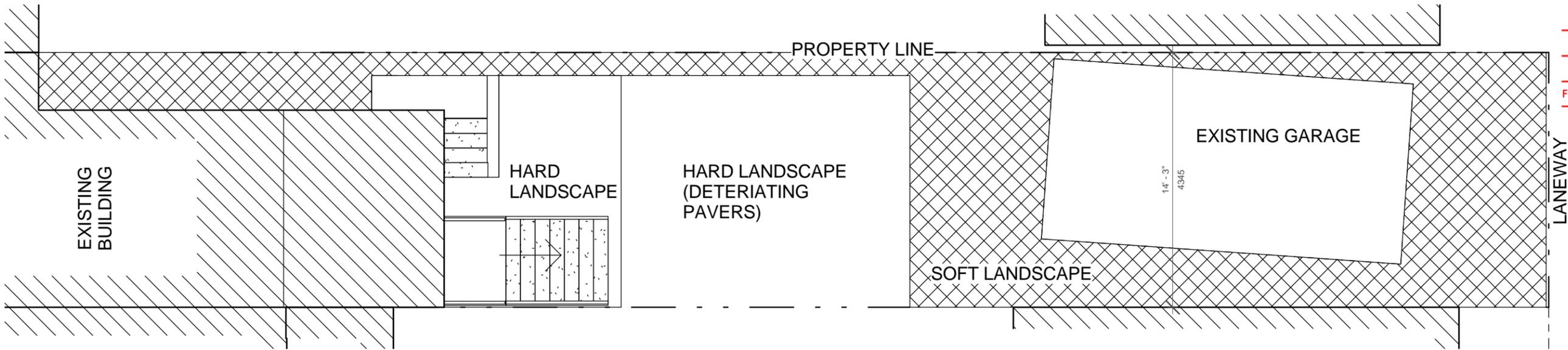
DATE: OCTOBER 30, 2017

*Tracy R. Rouse*  
TRACY R. ROUSE  
ONTARIO LAND SURVEYOR

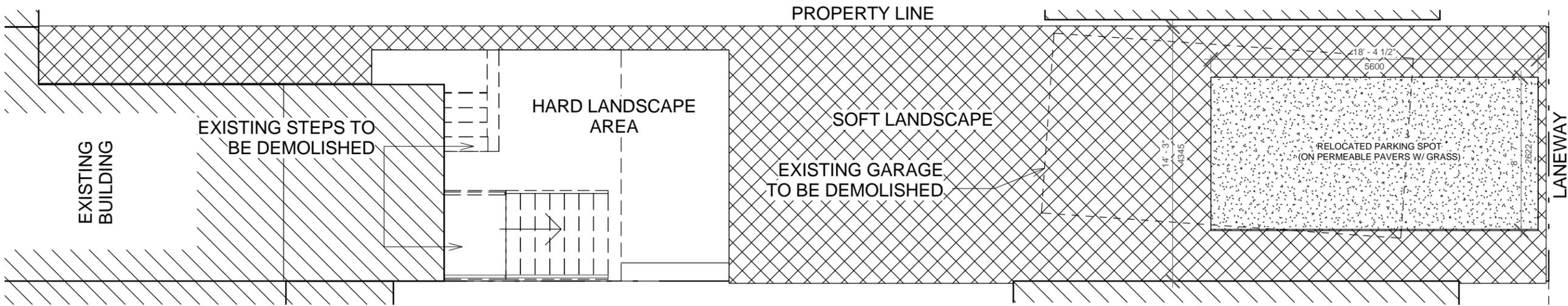
<p>ROUSE SURVEYORS INC.</p> <p>EST. 2010 • TORONTO</p> <p>56 FORT YORK BOULEVARD, TORONTO ONTARIO M5V 4A6 T: 416-598-3933 F: 647-436-7940 W: ROUSESURVEYORS.COM</p>	<p>ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2035863</p> <p>THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).</p>
	<p>DRAWN BY: MK</p> <p>CHECKED BY: TRR/LED</p> <p>REFERENCE NO. 17-802-00</p> <p>FILE: S:\JOBS\1780200\DGN\1780200.DGN</p> <p>DATED: OCTOBER 30, 2017</p>

PREPARED FOR **Sec 14(1)**

ZONING	Matthaios, Ioannis	05/Jun/2018
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		



1 EXISTING - REAR YARD - LANDSCAPING  
1:75



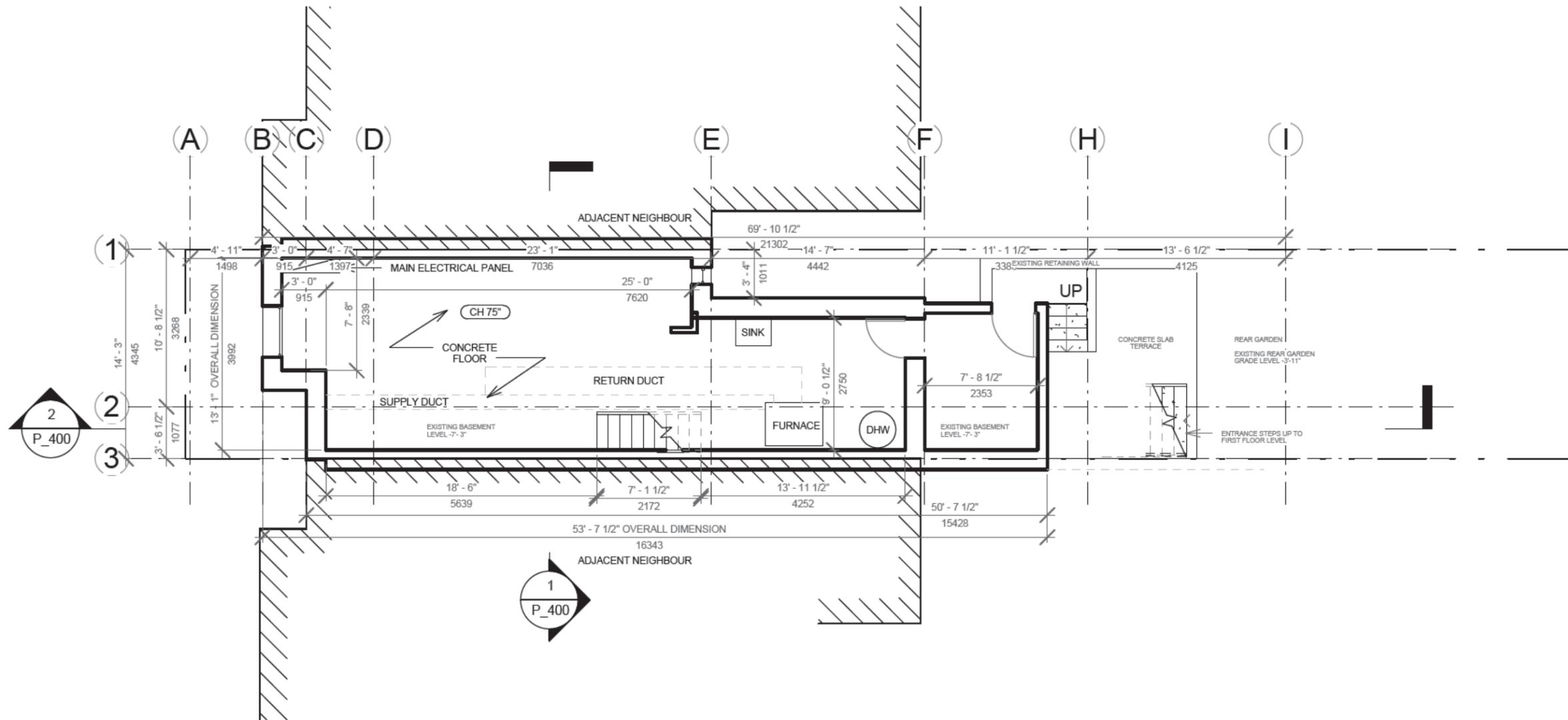
22 PROPOSED - REAR YARD - LANDSCAPING  
1:75

HARD AND SOFT LANDSCAPING AREAS

	EXISTING	PROPOSED
HARD LANDSCAPING	32 SQM	20 SQM
SOFT LANDSCAPING	37 SQM	55 SQM
PARKING SPACE	19 SQM	14.5 SQM

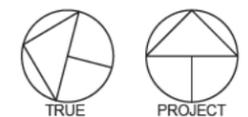
Rev.	Description	Date

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	



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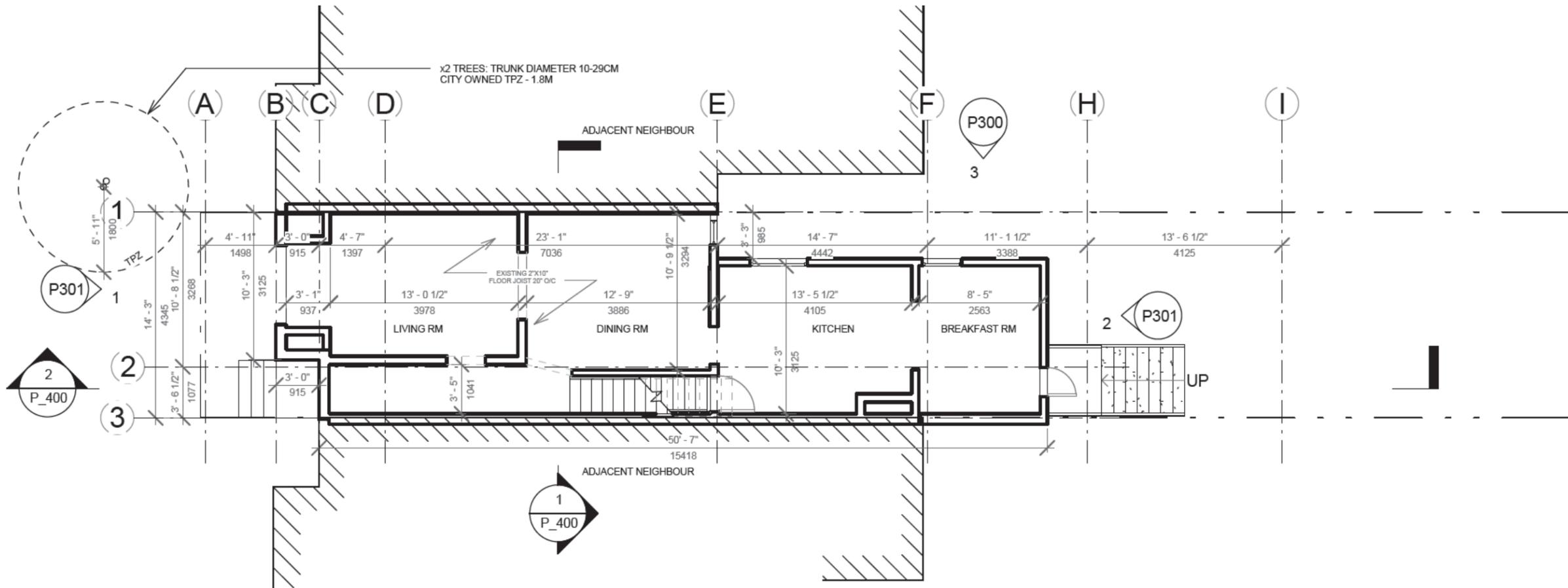
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1 : 100



Rev.	Description	Date
4	ISSUED FOR PRICING	16/05/2018
6	ISSUED FOR PERMIT	18/05/2018

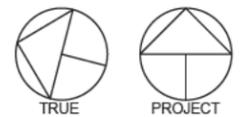


ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	



**FOR REFERENCE ONLY**

1 EXIST. - 1ST FLR  
1 : 100



**cooearth**  
architecture inc.

386 Pacific Avenue, Toronto, ON M6P 2R1  
t/ 416 868 9774 f/ 416 868 1029 e/ info@cooearth.ca

Project Number 17022

**BASEMENT UNDERPINNING**

13 COLLAHIE ST.  
TORONTO, ON M6J 1T6

Rev.	Description	Date
4	ISSUED FOR PRICING	16/05/2018
6	ISSUED FOR PERMIT	18/05/2018

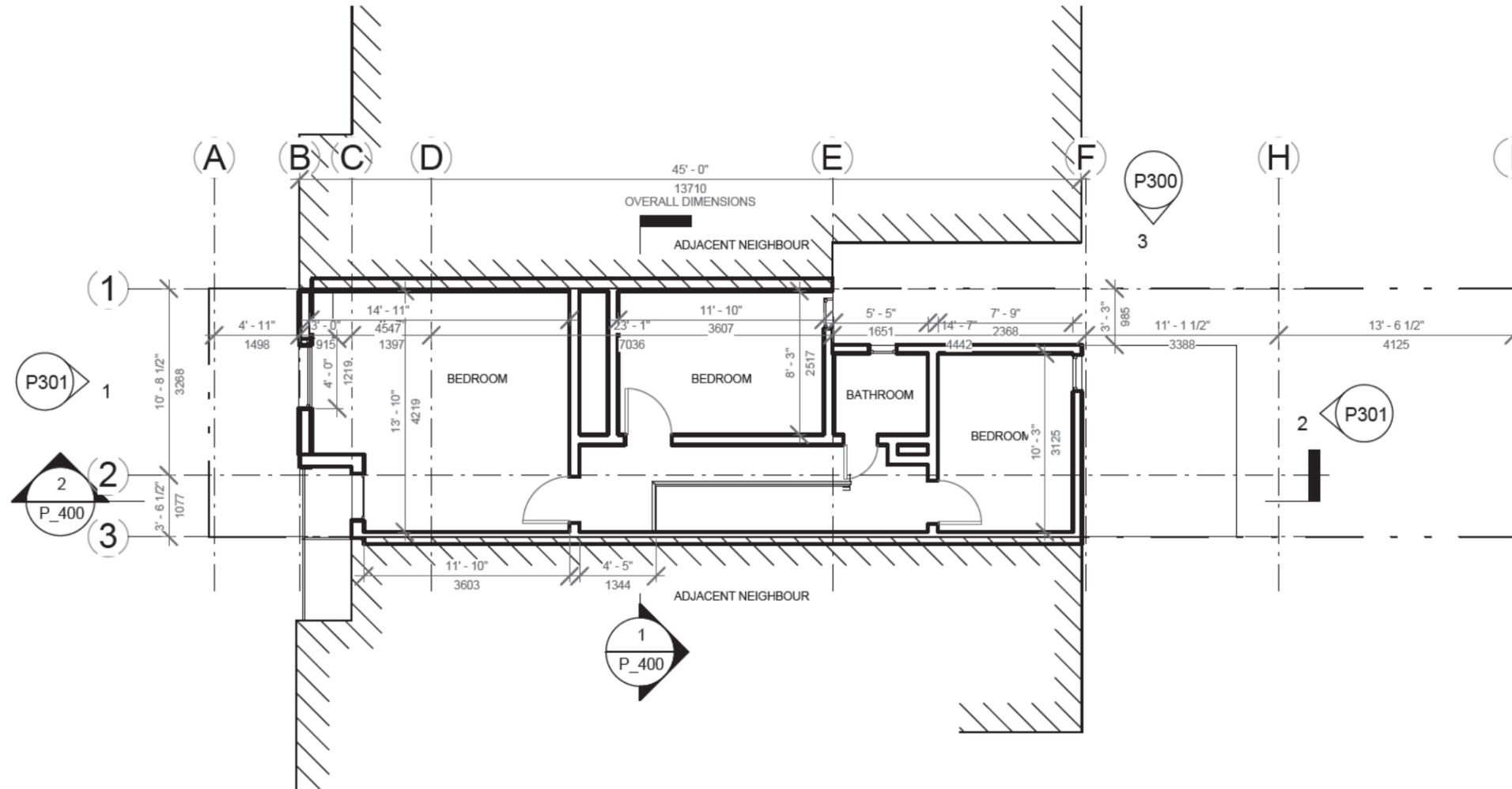


**EXISTING 1ST FLOOR**

Drawn by Author Checked by Checker  
Scale 1 : 100 at 11" x 17" **P\_201**

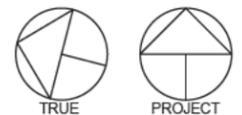
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ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	

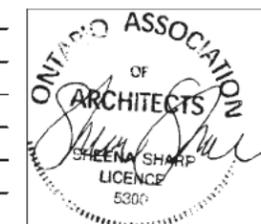


**FOR REFERENCE ONLY**

1 EXIST. 2ND FLOOR  
1 : 100

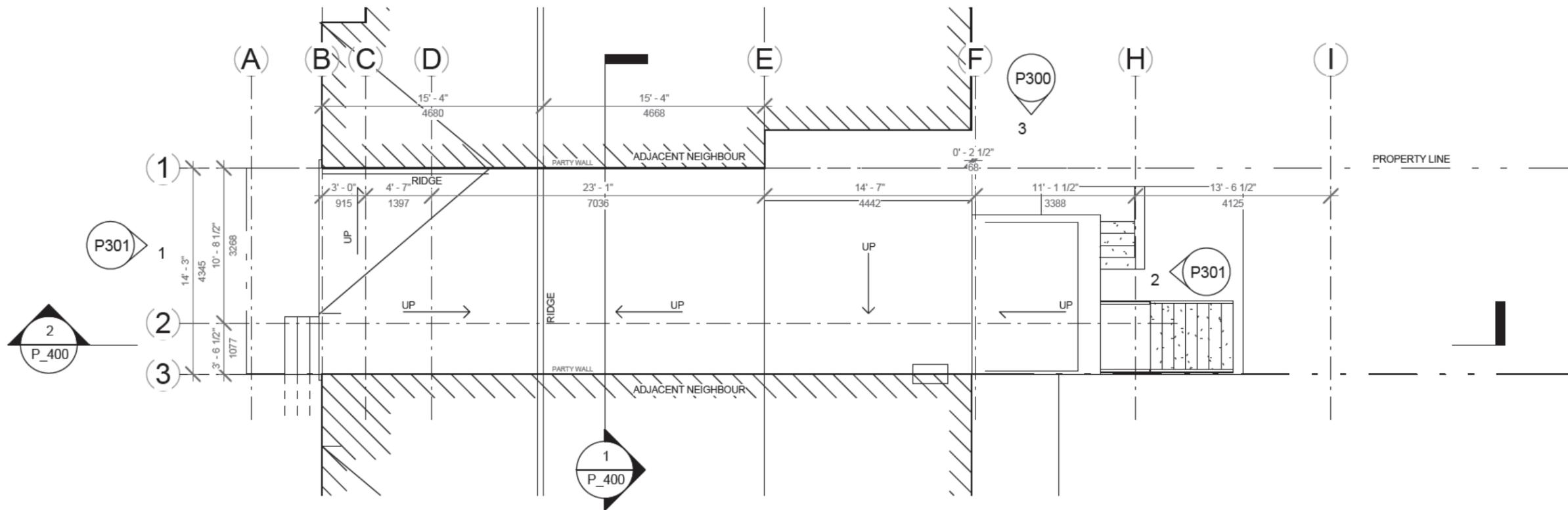


Rev.	Description	Date
4	ISSUED FOR PRICING	16/05/2018
6	ISSUED FOR PERMIT	18/05/2018

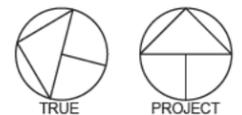


ZONING	
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FIRE SERVICES	
O.B.C. (S)	

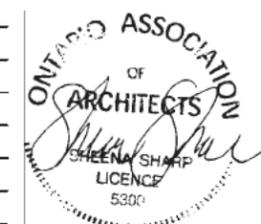
**FOR REFERENCE ONLY**



1 EXIST. - ROOF  
1 : 100



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4	ISSUED FOR PRICING	16/05/2018
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**OBC compliance reviewed for single family dwelling only**

ZONING	Matthaios, Ioannis	05/Jun/2018
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

EXISTING EXTERNAL WALLS TO RECEIVE INSULATION TO INTERIOR - REFER TO DETAILS

EGRESS WINDOW- INWARD OPENING 914MM X 1000MM MIN. 0.35M2 (9.9.10.1)

RELOCATE EXISTING WINDOW OPENING. REPLACE WINDOW WITH NEW OPENABLE EGRESS WINDOW. SEE WINDOW SCHEDULE.

x2 TREES: TRUNK DIAMETER 10-29CM CITY OWNED TPZ - 1.8M

LIGHT/WINDOW WELL  
RETAINING WALLS REFER TO STRUCTURAL DRAWINGS

DRAINAGE TO CONNECT TO EXISTING DRAINAGE TO FRONT OF PROPERTY. PUMP MAY BE REQUIRED, INVESTIGATIONS TO CONFIRM LEVEL OF CONNECTION TO EXISTING REQUIRED ON SITE

CONCRETE PAD TO ALLOW FOR FUTURE POINT LOAD

EXISTING WALLS TO BE UNDERPINNED AND NEW FOUNDATIONS - REFER TO STRUCTURAL DRAWINGS

EXISTING STEPS ALTERED W/ NEW STEPS TO ACCOMMODATE BASEMENT FLOOR LEVEL

NEW LOWERED INSULATED FLOOR SLAB THROUGHOUT BASEMENT AREA.

EXISTING INTERNAL PARTY WALLS TO RECEIVE ADDITIONAL 3" POLYISO INSULATION (R21) TO INSIDE FACE - SEE WALL DETAILS  
RETAIN EXISTING WINDOW OPENING  
REPLACE WINDOW

EXISTING WALL

DEMOLISHED

PROPOSED

ADJACENT BUILDINGS

LEGEND

1:100

REMOVE EXISTING SLAB, ALTER TO SUIT NEW GRADE LEVEL

REMOVE EXISTING STEPS & RETAINING WALL

NEW LOWER LEVEL OF TERRACE WALK OUT AREA

DRAINAGE TO CONNECT TO EXISTING DRAINAGE TO REAR OF PROPERTY. PUMP MAY BE REQUIRED, INVESTIGATIONS TO CONFIRM LEVEL OF CONNECTION TO EXISTING REQUIRED ON SITE

LEVEL TO MATCH EXISTING EXTERNAL GRADE LEVEL

REMOVE EXISTING WOOD STEPS FROM GROUND FLOOR

NEW OPENING

REPLACE DETERIORATING EXISTING WALL OF BUILDING W/ NEW WALL, INSULATION & CLADDING REFER TO DETAILS.

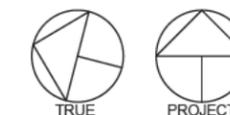
REMOVE EXISTING WALL & DOOR TO CREATE LARGE OPEN PLAN SPACE

FINAL LOCATION FOR SUMP PUMP PIT FOR BASEMENT DRAINAGE TO BE CONFIRMED ON SITE WITH CONTRACTOR.

2 ZONES REQUIRED FOR UNDERFLOOR HEATING  
1- GRIDLINE E-G  
2- GRIDLINE D-E  
FINAL DETAILS/AREA TBC W/CLIENTS

Basement to be used in conjunction with the rest of the building as a single family house

1 PROPOSED - BSMT\_PERMIT  
1:100

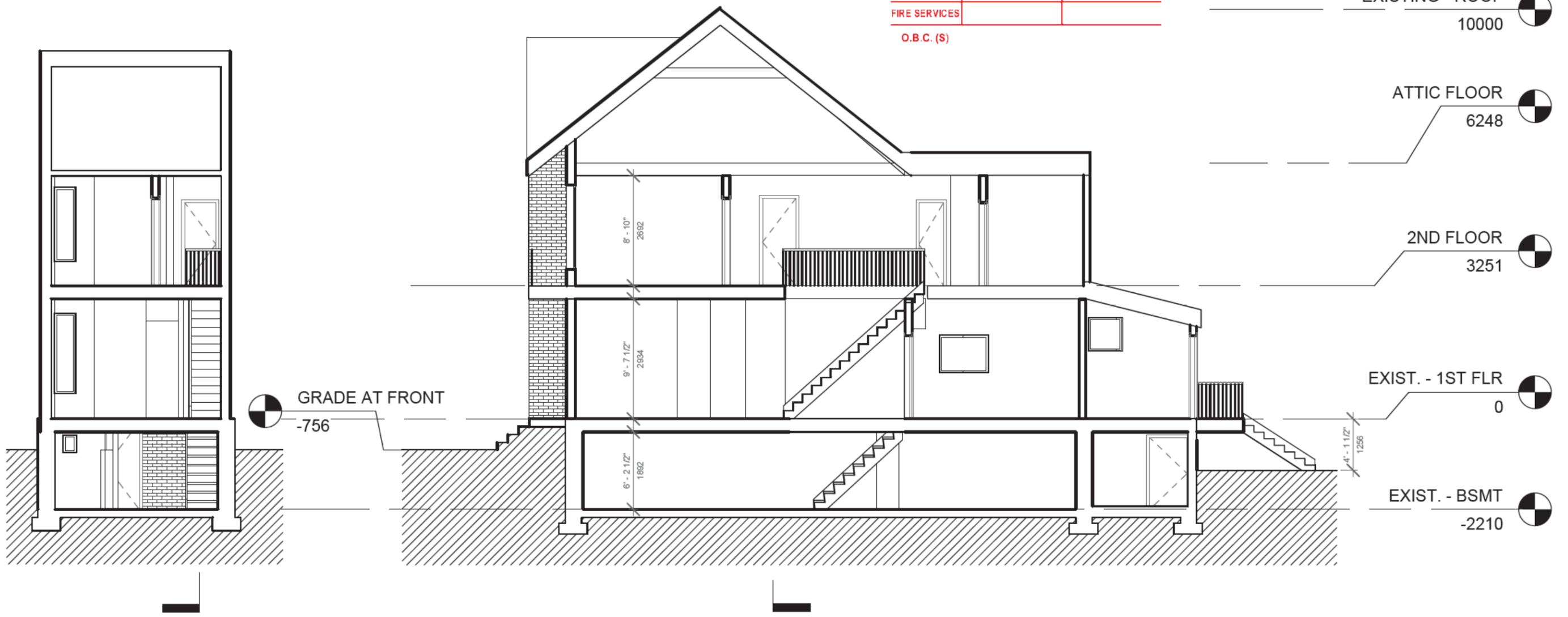
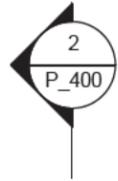


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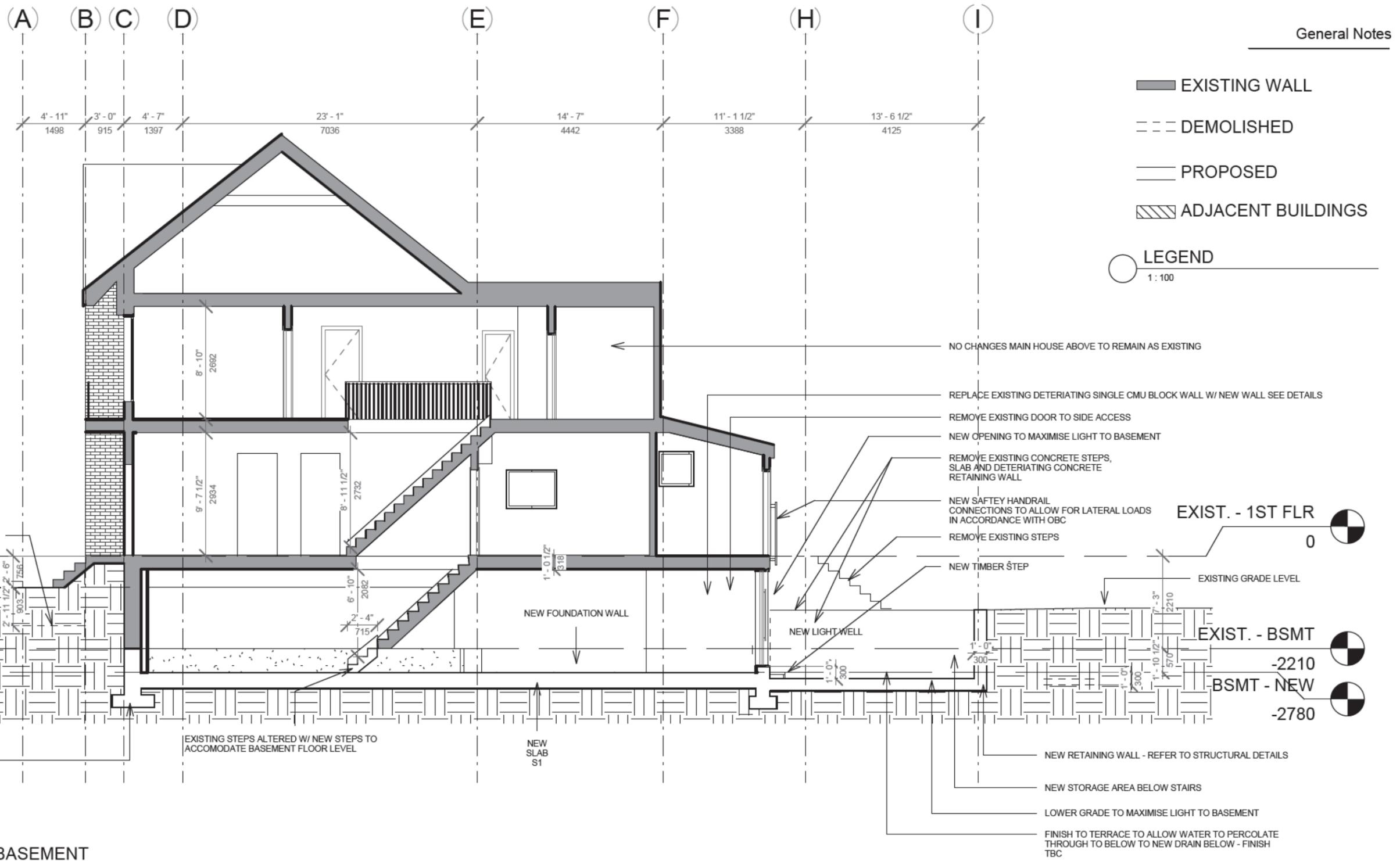
1 SECTION B-B EXISTING  
1:100

2 SECTION A-A EXISTING  
1:100

Rev.	Description	Date
1	SCHEMATIC DESIGN - FINAL	14/11/2017
4	ISSUED FOR PRICING	16/05/2018
6	ISSUED FOR PERMIT	18/05/2018



ZONING	Matthaios, Ioannis	05/Jun/2018
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		



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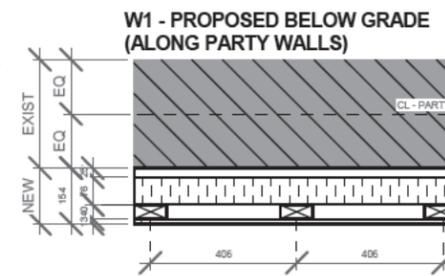
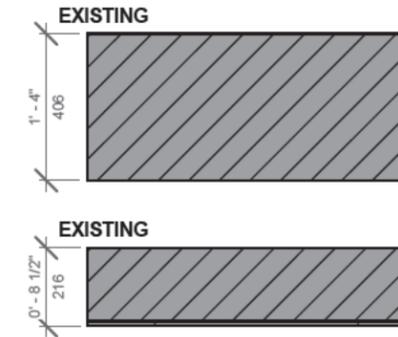


ZONING	
O.B.C.	
FIRE SERVICES	

O.B.C. (S)

EXISTING EXTERNAL BRICK WALL 16" (406MM)

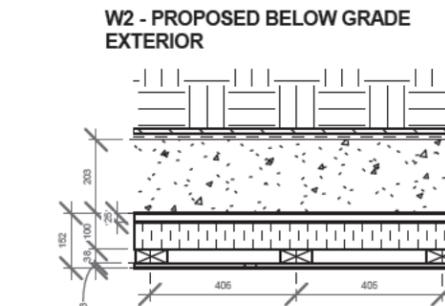
EXISTING EXTERNAL WALL 8" (216MM)  
EXISTING PLASTERED FINISH 1/2" (13MM)



EXTERIOR

- EXISTING EXTERNAL BRICK WALL 16" (406MM)
- NEW 1" (25MM) DIMPLE BOARD
- NEW 3" (75MM) POLYISO INSULATION R21 (R7/')
- NEW 2x3" (NOMINAL) W/D STUD 24" O/C TO CREATE SERVICE VOID
- NEW 5/8" (15MM) GWB TYPE-X

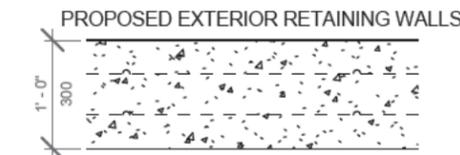
INTERIOR



EXTERIOR

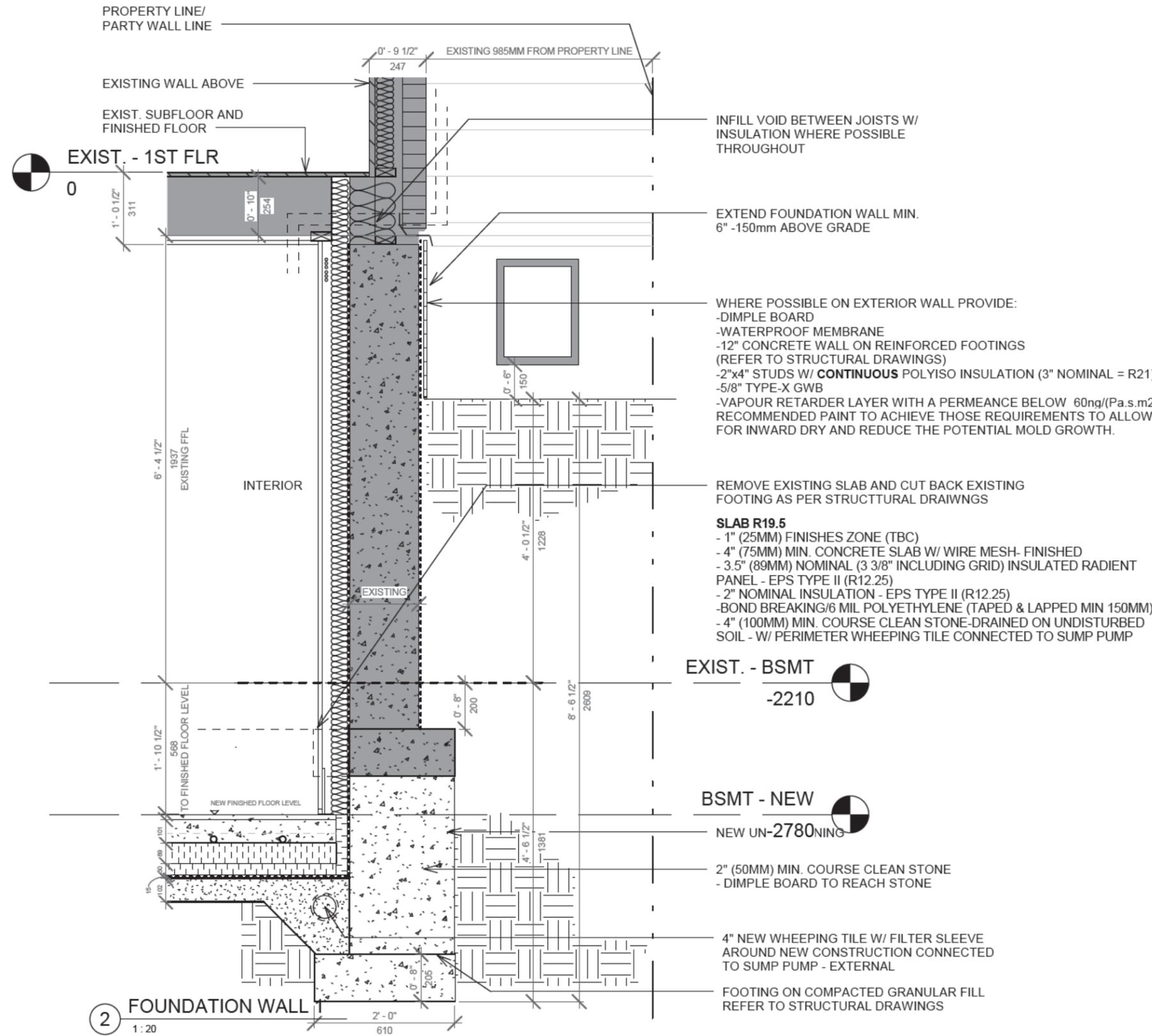
- EARTH
- NEW DIMPLE BOARD FASTENED W/ CONCRETE NAILS @ 8" O/C (200MM) AND SEALED ALONG GRADE LINE WITH MOLD STRIP OR SIMILAR APPROVED
- NEW WATERPROOF MEMBRANE
- NEW 12" (304MM) CONCRETE WALL (REFER TO STRUCTURAL DRAWINGS)
- NEW 1" (25MM) DIMPLE BOARD
- NEW 3" (75MM) GAP W/ CONTINUOUS POLYISO INSULATION (R21)
- NEW 2"x3" STUDS (NOMINAL) 24" (610MM) O/C
- NEW 5/8" (15MM) GWB TYPE-X
- NEW VAPOUR RETARDER LAYER WITH A PERMEANCE BELOW 60ng/(Pa.s.m2). RECOMMENDED PAINT TO ACHIEVE THOSE REQUIREMENTS TO ALLOW FOR INWARD DRY AND REDUCE THE POTENTIAL MOLD GROWTH.

INTERIOR



REFER TO STRUCTURAL DRAWINGS FOR SHORING & REINFORCEMENT DETAILS

BASEMENT PERMIT - TYP. WALL DETAILS  
1:20



INFILL VOID BETWEEN JOISTS W/ INSULATION WHERE POSSIBLE THROUGHOUT

EXTEND FOUNDATION WALL MIN. 6" -150mm ABOVE GRADE

WHERE POSSIBLE ON EXTERIOR WALL PROVIDE:  
-DIMPLE BOARD  
-WATERPROOF MEMBRANE  
-12" CONCRETE WALL ON REINFORCED FOOTINGS (REFER TO STRUCTURAL DRAWINGS)  
-2"x4" STUDS W/ CONTINUOUS POLYISO INSULATION (3" NOMINAL = R21)  
-5/8" TYPE-X GWB  
-VAPOUR RETARDER LAYER WITH A PERMEANCE BELOW 60ng/(Pa.s.m2). RECOMMENDED PAINT TO ACHIEVE THOSE REQUIREMENTS TO ALLOW FOR INWARD DRY AND REDUCE THE POTENTIAL MOLD GROWTH.

REMOVE EXISTING SLAB AND CUT BACK EXISTING FOOTING AS PER STRUCTURAL DRAWINGS

**SLAB R19.5**  
- 1" (25MM) FINISHES ZONE (TBC)  
- 4" (75MM) MIN. CONCRETE SLAB W/ WIRE MESH- FINISHED  
- 3.5" (89MM) NOMINAL (3 3/8" INCLUDING GRID) INSULATED RADIANT PANEL - EPS TYPE II (R12.25)  
- 2" NOMINAL INSULATION - EPS TYPE II (R12.25)  
- BOND BREAKING/6 MIL POLYETHYLENE (TAPED & LAPPED MIN 150MM)  
- 4" (100MM) MIN. COURSE CLEAN STONE-DRAINED ON UNDISTURBED SOIL - W/ PERIMETER WHEEPPING TILE CONNECTED TO SUMP PUMP

EXIST. - BSMT  
-2210

BSMT - NEW  
UN-2780NINGS

2" (50MM) MIN. COURSE CLEAN STONE  
- DIMPLE BOARD TO REACH STONE

4" NEW WHEEPPING TILE W/ FILTER SLEEVE AROUND NEW CONSTRUCTION CONNECTED TO SUMP PUMP - EXTERNAL

FOOTING ON COMPACTED GRANULAR FILL REFER TO STRUCTURAL DRAWINGS

FOUNDATION WALL  
1:20

Project Number 17022

**cooearth**  
architecture inc.

386 Pacific Avenue, Toronto, ON M6P 2R1  
t/ 416 868 9774 f/ 416 868 1029 e/ info@cooearth.ca

**BASEMENT UNDERPINNING**

13 COLLAHIE ST.  
TORONTO, ON M6J 1T6

Rev.	Description	Date
4	ISSUED FOR PRICING	16/05/2018
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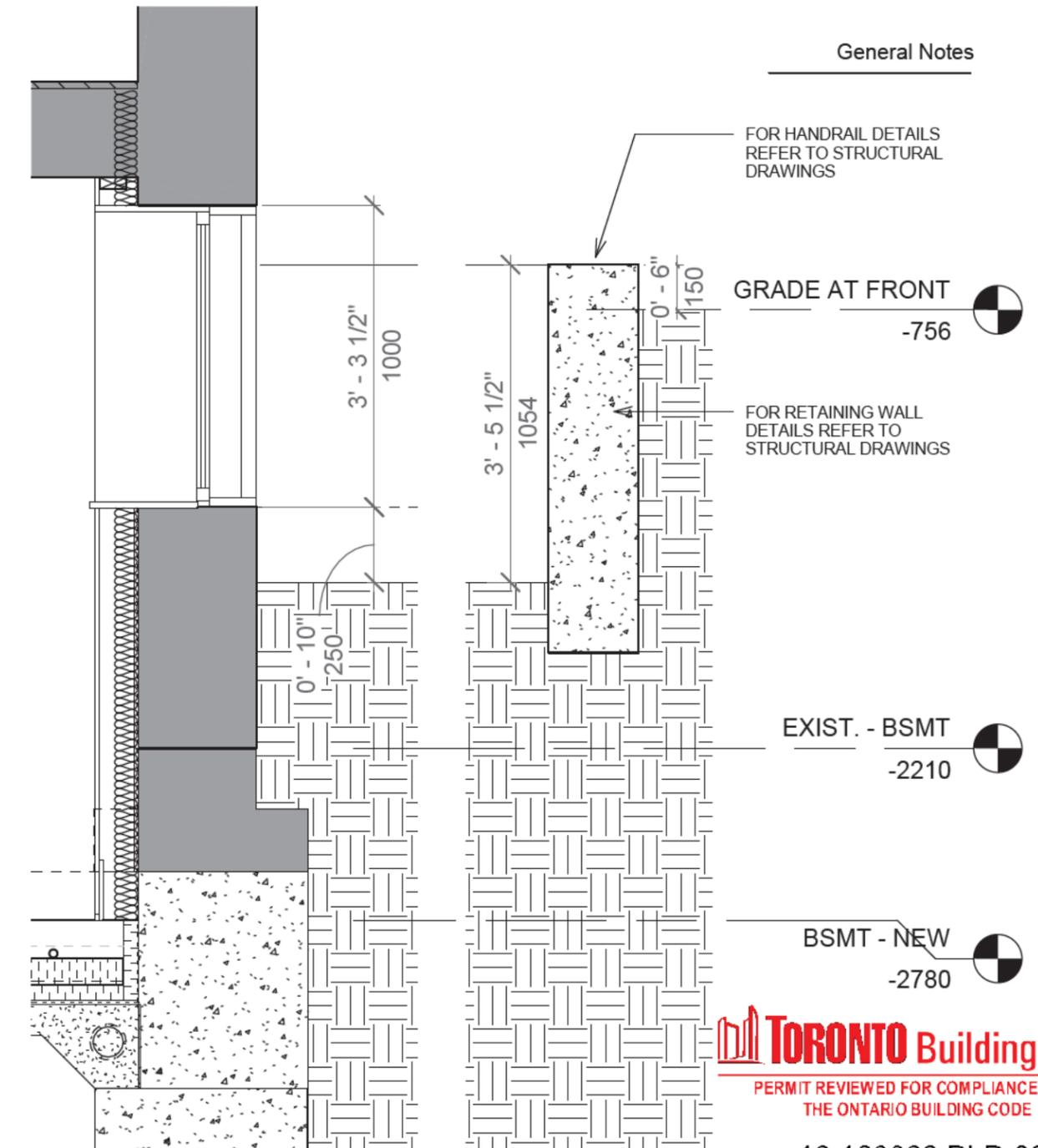
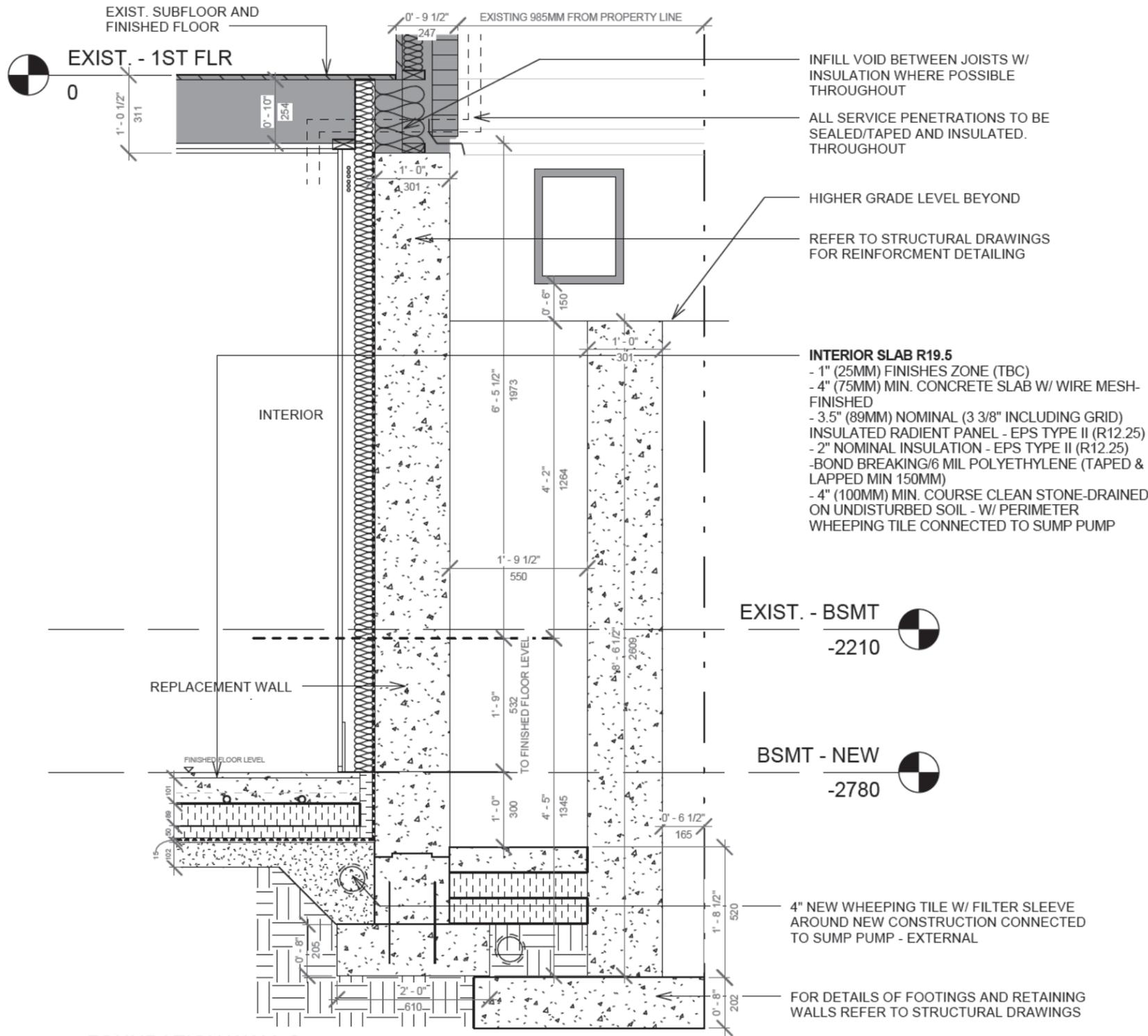


**BASEMENT PERMIT - SECTION AND DETAILS - P\_403**

Drawn by GV Checked by GV  
Scale 1:20 at 11" x 17"

Drawing Should Not Be Scaled

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1 FOUNDATION WALL 2  
1:20

2 FRONT WINDOW WELL /EGRESS  
1:20

**General Notes**

FOR HANDRAIL DETAILS REFER TO STRUCTURAL DRAWINGS

GRADE AT FRONT  
-756

FOR RETAINING WALL DETAILS REFER TO STRUCTURAL DRAWINGS

EXIST. - BSMT  
-2210

BSMT - NEW  
-2780



PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

18 163029 BLD 00

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (\$) :	

**cooearth**  
architecture inc.

Project Number 17022

**BASEMENT UNDERPINNING**

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**FOUNDATION WALL SECTIONS**

Drawn by Author Checked by Checker  
Scale 1:20 at 11" x 17" **P\_404**

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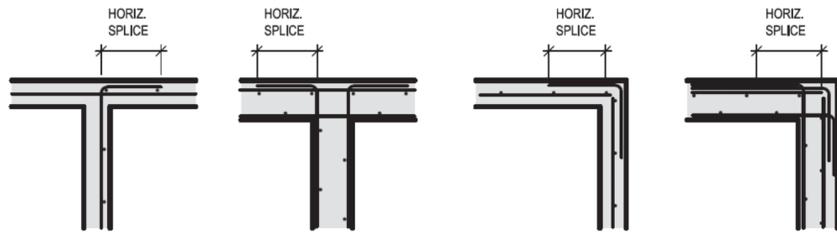


## WALL REINFORCING NOTES

- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS BELOW GRADE AND ALL EXTERIOR WALLS EXPOSED TO THE WEATHER ABOVE GRADE SHALL HAVE CRACK CONTROL JOINTS AT 6000mm MAXIMUM. SEE CONTROL JOINT DETAIL ON STRUCTURAL DRAWINGS.
- UNLESS OTHERWISE NOTED, WALLS SHALL BE REINFORCED AS FOLLOWS:  
METRIC UNITS  
150mm: 10M @ 450 VERT. .... 10M @ 330 HOR.  
200mm: 10M @ 330 VERT. .... 15M @ 500 HOR.  
250mm: 15M @ 500 VERT. .... 15M @ 400 HOR.  
300mm: 10M @ 450 VERT. E.F. STAGG ..... 10M @ 330 HOR. E.F. STAGG  
FOR OTHER THICKNESS, REINFORCEMENT SHALL BE PROPORTIONAL TO ABOVE.
- ALL WALL REINFORCING SHALL BE CONTINUOUS, WITH HOOKS OR CORNER BARS USED AT ALL WALL JOINTS. EXTEND HOOKS TO FAR FACE OF WALL. CORNER BARS SHALL BE LOCATED ON OUTSIDE FACE OR CENTER OF WALL.
- SPLICING SHALL BE AS FOLLOWS:
 

BAR:	10M	15M
A. HORIZONTAL SPLICES SHALL HAVE LAPS OF:	400mm	600mm
B. VERTICAL SPLICES SHALL HAVE LAPS OF:	350mm	450mm

 UNLESS OTHERWISE NOTED ON THE DRAWINGS.

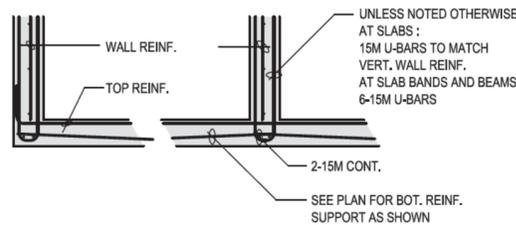


DETAIL OF HORIZONTAL REINFORCEMENT AT CORNERS  
(SEE ALSO ZONE REINFORCING DETAILS)

- AT ENDS OF WALLS, PROVIDE 2-15M BARS VERTICAL LAPPED 600mm UNLESS OTHERWISE NOTED ON WALL SCHEDULE.
- AT OPENINGS IN WALLS, PROVIDE 2-15M BARS PARALLEL TO ALL EDGES AND EXTENDING 600mm BEYOND CORNERS.
- PROVIDE DOWELS IN FOOTINGS TO MATCH VERTICAL STEEL. UNLESS NOTED OTHERWISE ON WALL SCHEDULE, DOWELS SHALL BE:



- PROVIDE U-BARS AS SHOWN WHERE FLOORS ARE SUPPORTED FROM THE BOTTOM OF WALLS. SHORING SHALL REMAIN UNTIL WALL CONCRETE STRENGTH IS 17MPa MINIMUM.



UNLESS NOTED OTHERWISE AT SLABS: 15M U-BARS TO MATCH VERT. WALL REINF. AT SLAB BANDS AND BEAMS 6-15M U-BARS  
SEE PLAN FOR BOT. REINF. SUPPORT AS SHOWN

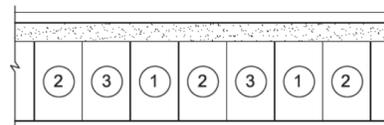
## REINFORCING NOTES

- REINFORCEMENT SHALL BE BILLET STEEL CONFORMING TO THE FOLLOWING STANDARDS:
  - C.S.A. G30.18 M - GRADE 400 MPa - 10M AND LARGER.
  - C.S.A. G30.5 - WELDED WIRE MESH.
  - C.S.A. G30.15 - DEFORMED WELDED WIRE MESH.
  - C.S.A. G30.18 - ALL REINFORCING THAT WILL BE WELDED.
  - ASTM A775 - EPOXY REINFORCING
- CONCRETE COVER:  
UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONCRETE COVER IN mm (inches) OVER REINFORCEMENT SHALL BE AS LISTED BELOW:
 

	FIRE RESISTANCE RATING		
	0 - 1 HR.	2 HRS.	3 HRS.
A. SURFACE PLACED IN CONTACT WITH GROUND	75	75	75
B. FORMED SURFACE EXPOSED TO GROUND OR WEATHER	50	50	50
C. COLUMNS (TO TIES)	40	40	55
D. SLABS			
TOP	20	20	20
BOTTOM	20	25	35
E. WALLS	30	30	30
- DESIGNATION OF REINFORCING BARS:
  - BARS SHOWN THIS IN TOP OF BEAMS AND SLABS OR IN NEAR FACE OF WALL.  
BARS SHOWN THIS IN BOTTOM OF BEAMS AND SLABS OR IN FAR FACE OF WALL.
  - STRAIGHT BARS: EG.  
6-10M 13' MEANS 6-10M BARS 13' LONG.
  - BENT BARS: EG.  
13-A20M 10'-6" MEANS 13-20M BARS 10'-6" LONG, HIE 180".  
3-C25M 10'-6" MEANS 3-25M BARS 10'-6" LONG, HIE 90".  
THE LENGTH IS THE TOTAL BAR LENGTH, INCLUDING THE HOOK.

## UNDERPINNING NOTES

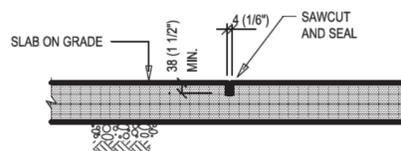
- CONCRETE SHALL HAVE A 28-DAY STRENGTH OF 25MPa AND A MAXIMUM SLUMP OF 75mm (3").
- UNDERPINNING SHALL BE DONE IN 914mm (36") LENGTHS MAX.
- REINFORCING STEEL SHALL BE BILLET STEEL GRADE 400 CONFORMING TO CSA G30.12M.
- NUMBERS ON PANELS INDICATE STAGES IN WHICH UNDERPINNING SHALL PROCEED, I.E. ALL SECTIONS MARKED #1 FOLLOWED BY ALL SECTIONS MARKED #2 FOLLOWED AND THEN #3. POUR CONCRETE IN PLACE AND LEAVE FOR 24 HOURS BEFORE DRYPACKING AND PROCEEDING WITH NEXT STAGE.
- UNDERPINNING FOR EXISTING WALLS IS SHOWN FOR ASSUMED CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL JOB CONDITIONS AND THE DETAILS SHOWN ON THIS DRAWING SHALL BE REPORTED TO THE ARCHITECT AND STRUCTURAL CONSULTANT FOR APPROPRIATE INSTRUCTION(S) BEFORE PROCEEDING WITH WORK.
- PROVIDE ALL NECESSARY SHORING OF EXISTING STRUCTURE REQUIRED TO CARRY OUT THIS WORK.
- FOOTING AND UNDERPINNING EXCAVATIONS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE TO CONFIRM ADEQUACY OF SUB-GRADE.
- MAX. HEIGHT OF UNDERPINNING SHALL NOT BE MORE THAN 1200mm (4'-0") TYPICAL, UNLESS APPROVED BY SOIL ENGINEER.



UNDERPINNING ELEVATION

## PROPOSED UNDERPINNING PROCEDURES

- EXCAVATE FOR UNDERPINNING IN 920mm (36") LONG SECTIONS MAX.
- EXCAVATE FOR ALL SECTIONS 1 REFER TO ELEVATION.
- CLEAN UNDERSIDE OF EXISTING FOOTING/WALL.
- POUR CONCRETE SAME WIDTH AS EXISTING FOOTING/WALL UP TO 75mm (3") BELOW FOOTING/WALL.
- LEAVE CONCRETE TO CURE FOR AT LEAST 24 HOURS BEFORE DRYPACKING TIGHT TO UNDERSIDE OF FOOTING/WALL.
- WHEN ALL SECTIONS MARKED ① HAVE BEEN DRYPACKED, REPEAT FOR SECTIONS MARKED ②
- WHEN ALL SECTIONS MARKED ② HAVE BEEN DRYPACKED, REPEAT FOR SECTIONS MARKED ③



SECTION

- NOTE: THE SLAB SHALL BE CUT NOT LONGER THEN 18 HOURS AFTER CONCRETE IS FINISHED. MAX. SPACING IS 15' EACH WAY.

1  
S-01  
TYPICAL SLAB ON GRADE  
CRACK CONTROL JOINT

## LIST OF DRAWINGS

- S-01 GENERAL NOTES  
S-02 FOUNDATION / BASEMENT PLAN  
S-03 SECTIONS I  
S-03 SECTIONS II.

## GENERAL NOTES

- THIS SET OF DRAWINGS SHOWS THE COMPLETE PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, SUCH AS FORM WORK, FALSE WORK AND SHORING, REQUIRED TO COMPLETE THE WORK.
- ALL REFERENCED CODES REFER TO THE EDITION IN FORCE AT THE TIME OF ISSUING OF DRAWINGS FOR BUILDING PERMIT.
- THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CON-STRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY GABRIS ASSOCIATES ("GA").
- SPECIFIED DESIGN LOADS: (UNFACTORED)  
DISTRIBUTED LOADS [kN/m] :<sup>2</sup>

	LIVE LOAD	SUPERIMPOSED DEAD LOAD	TOTAL DEAD LOAD
ROOF - BASIC GROUND SNOW PLUS RAIN	1.5	-	1.0
TYPICAL RESIDENTIAL FLOOR	1.9	0.5	1.0
- CONCENTRATED LOADS [kN]:  
APPLIED AREA = 750 x 750 mm
 

	LIVE LOAD
ROOF FLOORS, UNLESS NOTED OTHERWISE	1.3
	9.0
- SUPERIMPOSED DEAD LOADS ARE DEAD LOADS DUE TO NON-STRUCTURAL ELEMENTS SUCH AS FINISHES, PARTITIONS AND ROOFING MATERIALS.
- CONSTRUCTION LOADS MUST NOT EXCEED THE ABOVE DESIGN LOADS, AND DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.
- LATERAL STABILITY:  
THE COMPLETED STRUCTURE HAS BEEN DESIGNED TO RESIST FORCES DUE TO WIND AND EARTHQUAKE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE - 2012.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, NAILERS, INSERTS, ETC., TO BE ENCASED IN CONCRETE.
- SEE ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF ELEVATIONS, RECESSES, DRAINAGE SLOPES, ETC.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER DISCIPLINES FOR CLARIFICATION.
- CONCRETE WORK SHALL CONFORM TO CAN3-A23.1, A23.2, A23.3 AND DOCUMENTS REFERENCED THEREIN.
- STRUCTURAL STEEL WORK SHALL CONFORM TO CAN3-S16.1 AND DOCUMENTS REFERENCED THEREIN.
- SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FIRE RESISTANCE RATINGS.
- DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM GM DESIGN GROUP
- SECTION MARK SHOWN THIS DENOTES SECTION 4 ON DRAWING S3.

## CONCRETE NOTES

- CEMENT SHALL BE PORTLAND CEMENT TYPE 10 - UNLESS NOTED OTHERWISE. CONCRETE SHALL BE STONE CONCRETE WITH A UNIT WEIGHT OF 23.6 kN/m<sup>3</sup>.
- CONCRETE PROPERTIES
 

ELEMENT	MIN. 28 DAY STRENGTH (MPa)	SLUMP (mm)	MAX. AGG. SIZE (mm)	EXPOSURE CLASS
FOOTING	25	80	40	N
EXTERIOR SLAB ON GRADE	32	70	20	C-2
INTERIOR SLAB ON GRADE	32	70	20	N
SLABS AND BEAMS	30	70	20	N
FOUNDATION WALLS	30	80	20	F-2
WALLS (U.N.O.)	30	70	20	
MASONRY GROUT	20	150	10	

### NOTES:

- PUMP MIX SLUMPS SHALL ALSO CONFORM TO THE ABOVE.
  - WATER CEMENTING MATERIALS RATIOS FOR EXPOSURE CLASSES SHALL BE AS PER CAN3-A23.1.
  - AIR CONTENTS FOR EXPOSURE CLASSES AND AGGREGATE SIZES SHALL BE AS PER CAN3-A23.1.
  - SLUMP TOLERANCES SHALL BE ±20mm FOR SLUMPS LESS THAN 80mm, AND ±30mm OTHER-WISE.
- ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AND ALL EXPOSED COLUMN AND WALL EDGES SHALL BE BEVELED 20 x 20.  
ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS SHALL BE TOOLED, UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.  
NO CALCIUM CHLORIDE, IN ANY FORM, IS PERMITTED IN ANY CONCRETE MIX.  
CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER SHALL BE IN ACCORDANCE WITH CSA-A23.1. FOR COLD WEATHER SEE ALSO "COLD WEATHER REQUIREMENTS" ON THE STRUCTURAL DRAWINGS.

**TORONTO Building**  
PERMIT REVIEWED FOR COMPLIANCE WITH  
THE ONTARIO BUILDING CODE

18 163029 BLD 00

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	



VALID WHEN DATED AND SIGNED BY THE PROFESSIONAL

1.	BUILDING PERMIT	MAY 2018
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CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT. NO PORTIONS OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

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Toronto, ON

**GABRIS Associates**  
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Toronto, Ontario, M6H 3H9  
Tel. 416-857 4971  
E-mail: info@gabris.ca

Project # 18 03.523 Sheet S-01  
Date AS NOTED

The City has Relied upon the plans and drawings prepared and submitted by the qualified architects and/or engineers on this project.

The issuance of a permit does not imply a complete design review of this project has been performed and does not relieve the owner and designers from the need to comply with the Ontario Building Code and referenced standards where contravention are subsequently noted.

**THE STAMP AND SEAL OF THE ENGINEER OF RECORD IS GENERALLY AN ACCEPTANCE THAT THE CONTENTS OF THE DOCUMENTS SEALED REFLECT PROFESSIONAL KNOWLEDGE, DILIGENCE AND RESPONSIBILITY, AND THAT APPLICABLE STATUTES, STANDARDS, CODES AND REGULATIONS HAVE BEEN DULY FOLLOWED.**

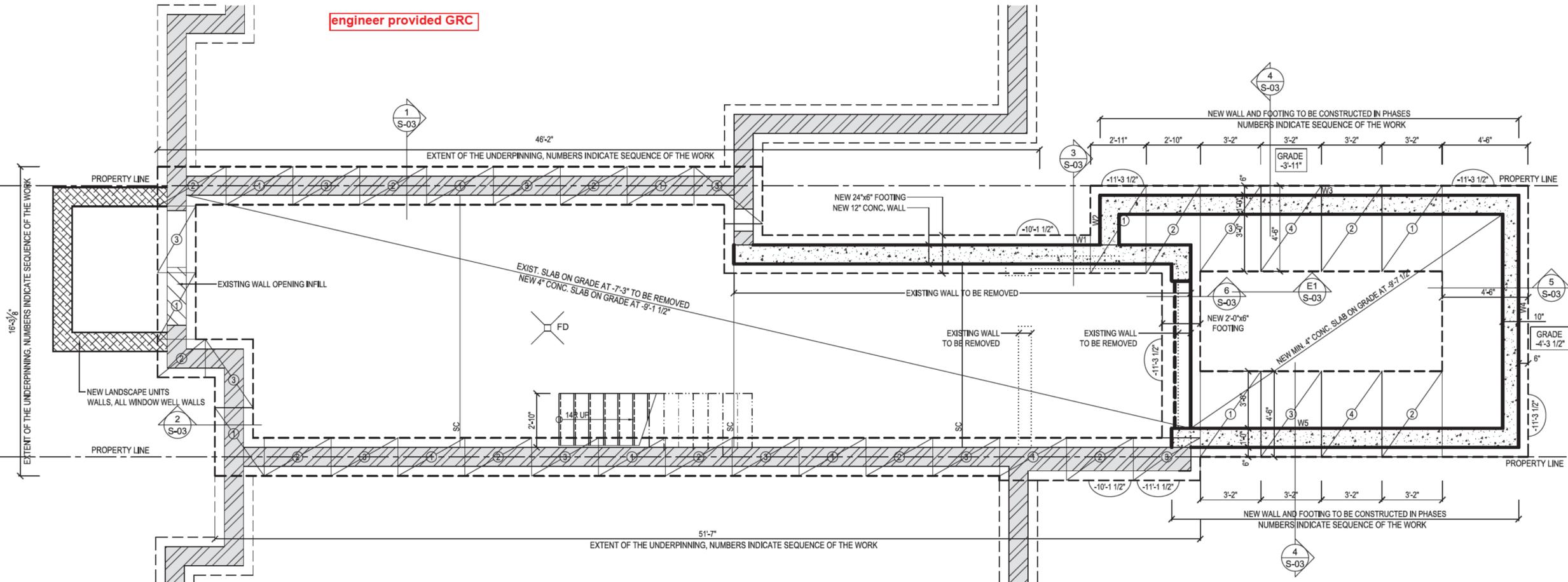
Where structural design values, component sizes, types, locations, spans, and any other aspect pertaining to structural information is duplicated between structural and architectural drawings, drawings containing the seal of a professional engineer registered in the province of Ontario, will govern for the purpose of this review.

PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

18 163029 BLD 00

ZONING		
O.B.C.	Lukic, Ljiljana (Lily)	27/Jun/2018
FIRE SERVICES		
O.B.C. (S)		

engineer provided GRC



**CONCRETE WALL SCHEDULE**

MARK	THICKNESS	REINFORCING		NOTES
		INTERIOR FACE	EXTERIOR FACE	
W1	12"	15M @ 16" V 15M @ 16" H		
W2	12"	15M @ 12" V 15M @ 12" H	15M @ 12" V 15M @ 12" H	
W5	12"	15M @ 16" V 15M @ 12" H	15M @ 12" V 15M @ 12" H	
W4	10"		15M @ 10" V 15M @ 12" H	

**FOUNDATION PLAN / BASEMENT PLAN**

SCALE 1/4" = 1'-0"

NOTE: NEW WINDOW WELL WALLS TO BE RISI STONE (DURAHOLD) WALL, SHOP DRAWINGS SHALL BE PROVIDED BY SUPPLIER

**SEQUENCE OF WORK FOR REAR WALK OUT WALLS CONSTRUCTION:**

- EXCAVATION 3'-0" BELOW EXISTING GRADE (EL. -6'-11")
- CONSTRUCTION OF WALLS W2, W3, W5 - PHASE 1
- EXCAVATION AND WALL W4 CONSTRUCTION. EXTENT OF EXCAVATION IS ONLY FOR W4 AND ITS FOOTING CONSTRUCTION ONLY - STRAIGHT CUT.
- WALL W5 PHASE 2 CONSTRUCTION. SEQUENCE OF WORK AS PER NUMBERS INDICATED ON THE PLAN.
- WALL W2, W3 PHASE 2 CONSTRUCTION. SEQUENCE OF WORK AS PER NUMBERS INDICATED ON THE PLAN.

**LEGEND**

- EXISTING CONC. BLOCK WALL TO REMAIN
- EXISTING WALL OPENING INFILL
- NEW POURED CONCRETE WALL
- 12" LANDSCAPE UNITS WALL "DURAHOLD" BY RISI STONE
- EXISTING WALLS TO BE REMOVED



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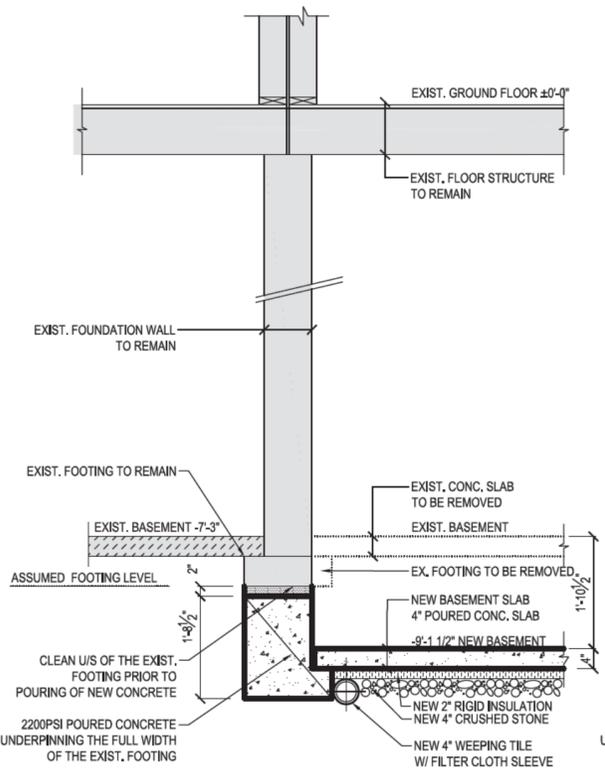
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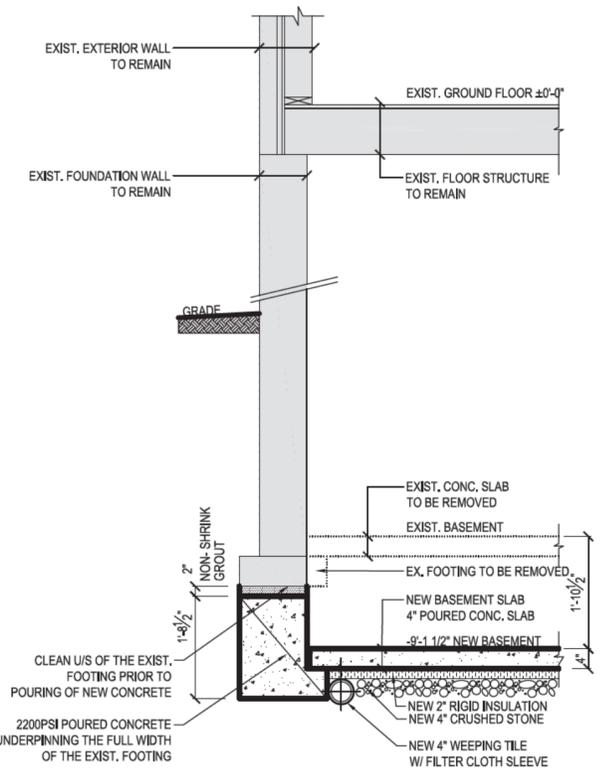
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Scale	AS NOTED		

FOUNDATION / BASEMENT PLAN

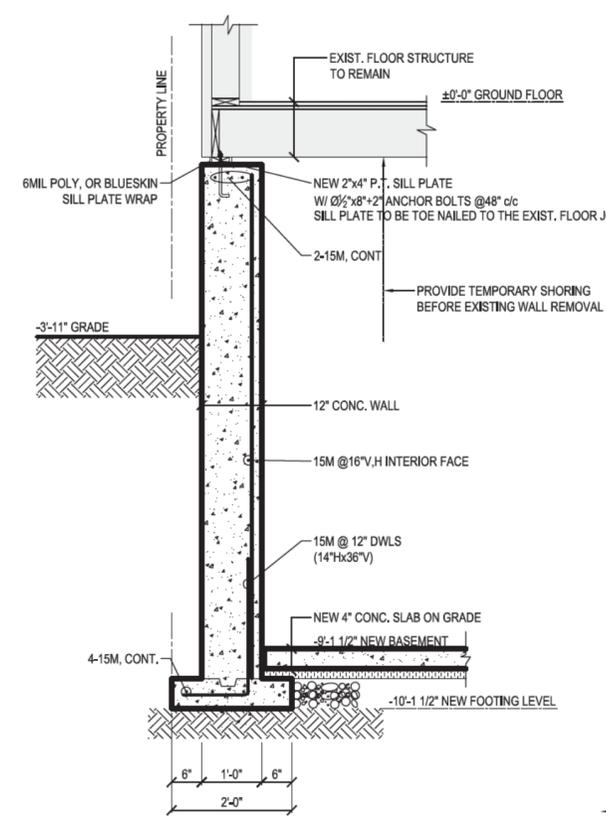
ZONING	
O.B.C.	
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O.B.C. (S)	



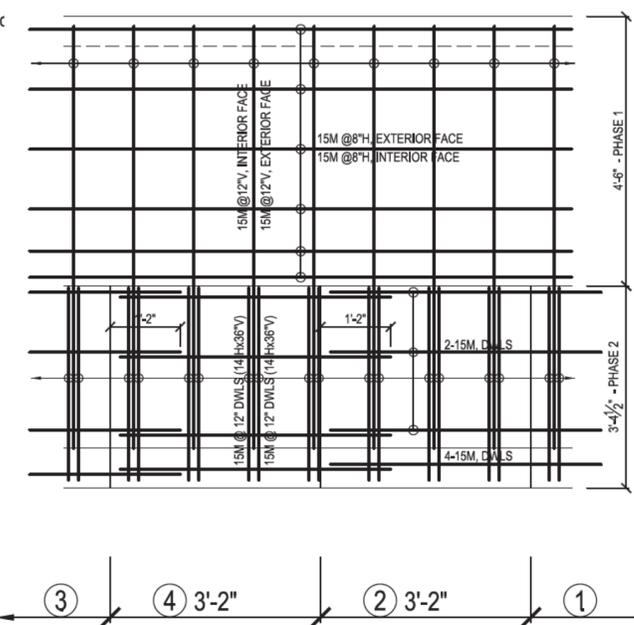
1  
S-03 1/2" = 1'-0"



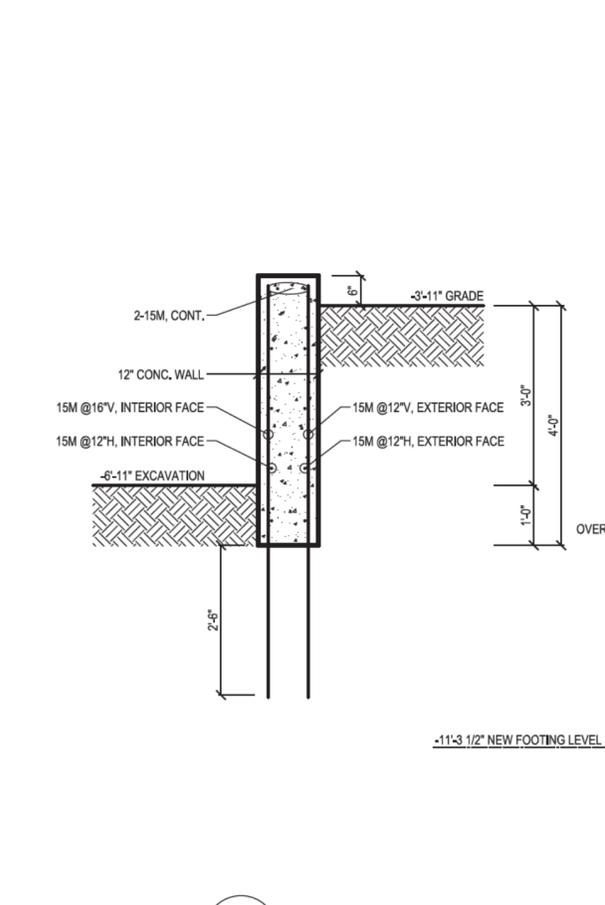
2  
S-03 1/2" = 1'-0"



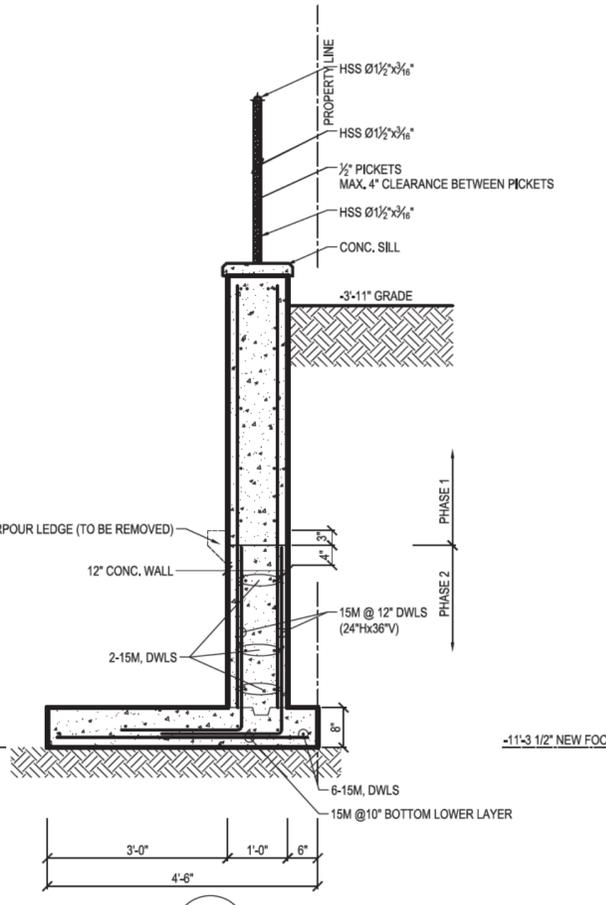
3  
S-03 1/2" = 1'-0"



E1  
S-03 1/2" = 1'-0"

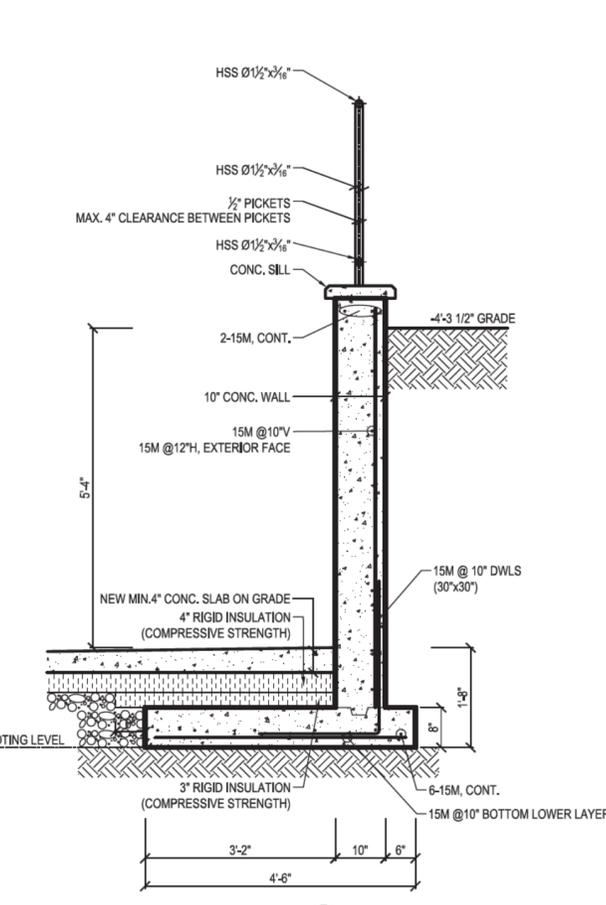


4 PHASE 1  
S-03 1/2" = 1'-0"

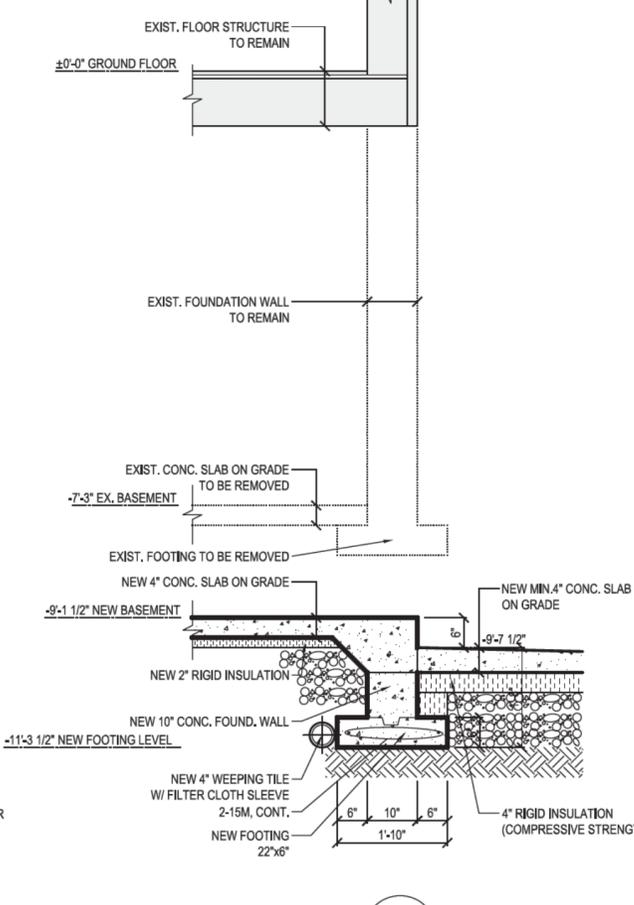


4 PHASE 2  
S-03 1/2" = 1'-0"

PHASE 2 SHALL BE CONSTRUCTED AS AN UNDERPINNING PROCEDURE



5  
S-03 1/2" = 1'-0"



6  
S-03 1/2" = 1'-0"



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SECTIONS I.