

RENDERING (LANEWAY VIEW)

FOR REFERENCE ONLY



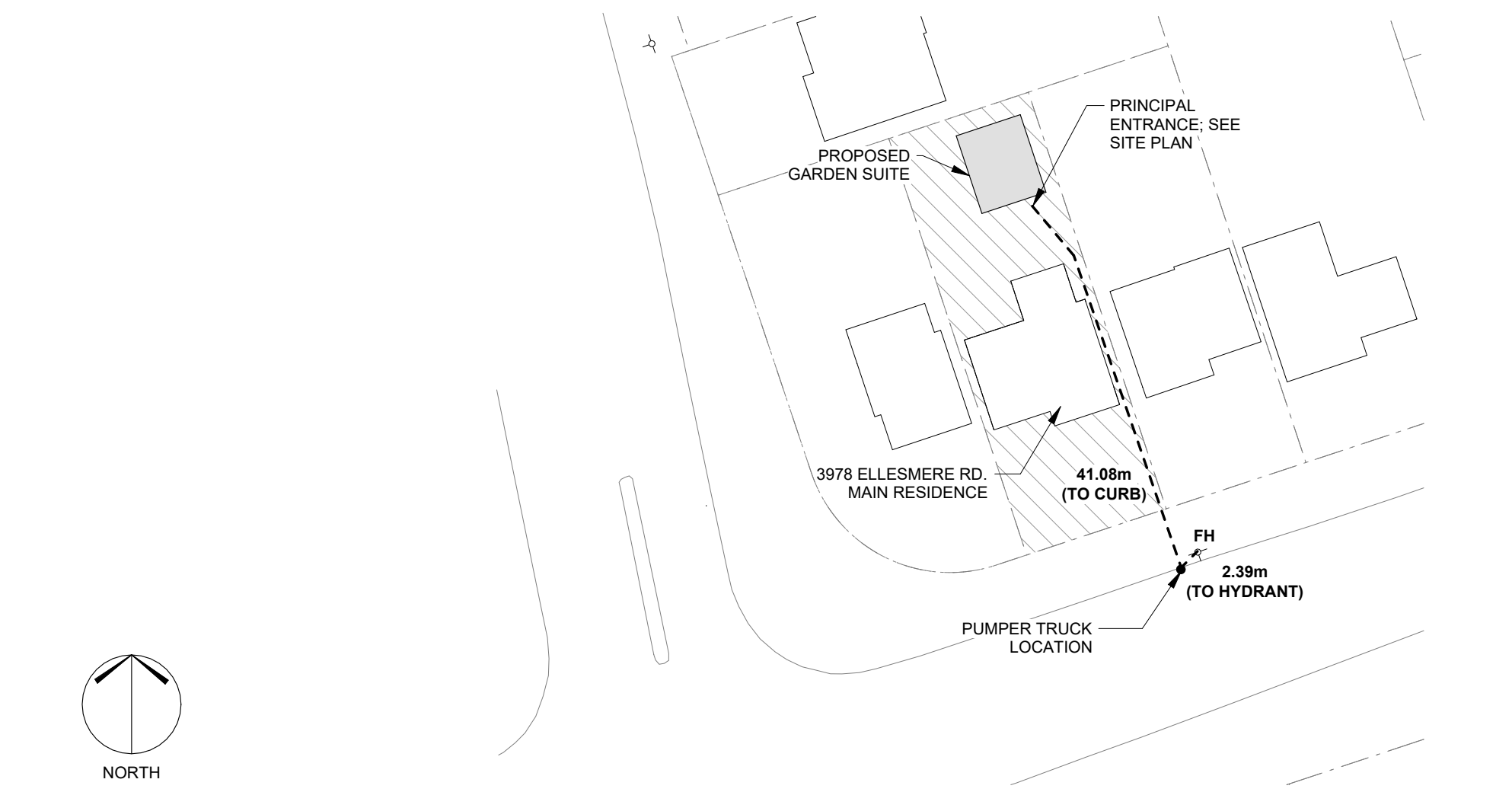
CONTACTS

ARCHITECT LANESCAPE ARCHITECTURE INC. SUITE 200 - 282 RICHMOND ST E., TORONTO, ON M5A 1P4 info@lanescape.ca 416 414 9944 x0	GRADING CONSULTANT	MECHANICAL DESIGNER	STRUCTURAL DESIGNER	
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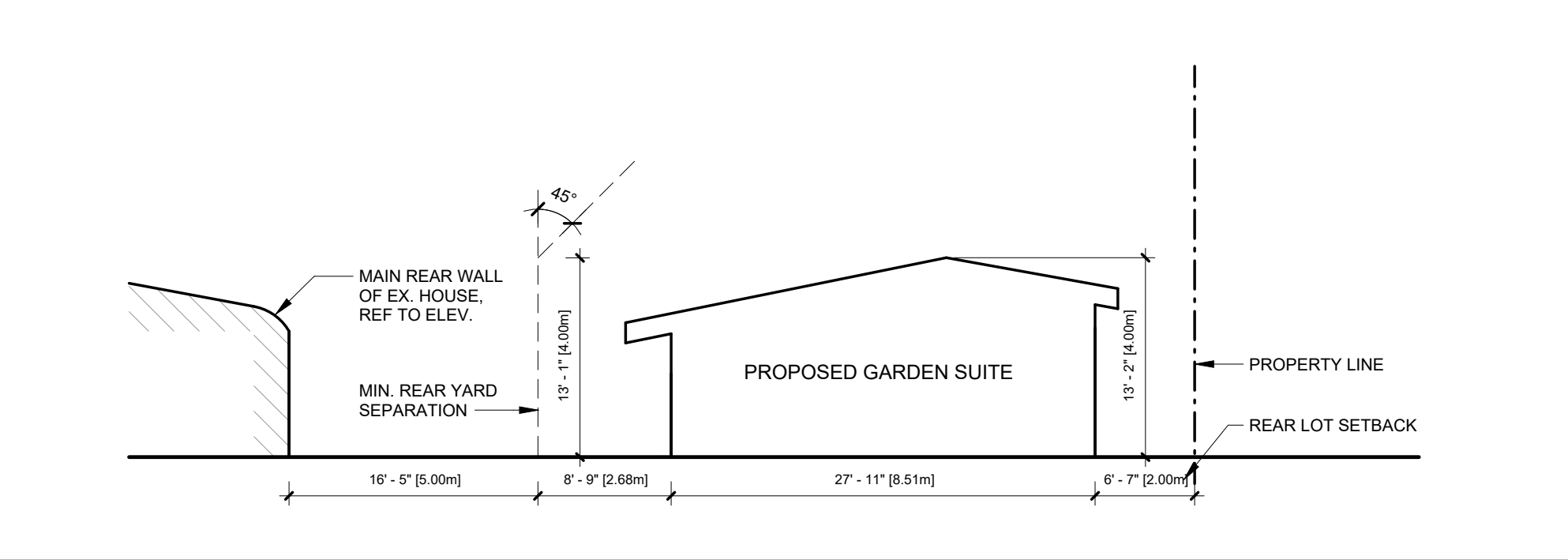
DRAWING LIST

ARCHITECTURAL	MECHANICAL
A0.0a COVER SHEET A0.0b COVER SHEET A0.1 SITE PLAN & PROJECT NOTES A0.2 DEMOLITION, EXCAVATION, CONSTRUCTION PLAN & PROJECT NOTES A1.0 PROPOSED GROUND FLOOR PLANS A1.1 SLAB & ROOF PLAN A2.0 BUILDING ELEVATIONS A3.0 BUILDING SECTIONS A5.0 DETAILS A8.0 PROJECT SCHEDULES	
	LOT GRADING

KEY PLAN (EMERGENCY ACCESS)



SITE SECTION (BY-LAW DIAGRAM)



REAR ELEVATION OF EXISTING HOUSE

EXISTING REAR ELEVATION	CALCULATIONS	*AS PER OBC 9.10.15.4. (1) (a)
	TOTAL EXPOSED BUILDING FACE:	529.69 sf (49.21m²)
	TOTAL UNPROTECTED OPENINGS:	237.13 sf (22.03m²)
	REQUIRED MIN. LIMITING DISTANCE (LD²=UNPROTECTED OPNG)*:	15' - 5" (4.69)

GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE, THE NATIONAL FIRE CODE, THE OCCUPATIONAL HEALTH AND SAFETY ACT AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
- ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. THE CONTRACTOR SHALL PROMPTLY REPORT ANY DISCREPANCIES BETWEEN DRAWINGS OR SITE CONDITIONS TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (OBC).
 - DRAWINGS NOT TO BE SCALED
 - CONTRACTORS TO VISIT SITE AND FAMILIARIZE WITH ALL CONDITIONS PRIOR TO TENDER SUBMISSION.
 - ALL JOISTS TO RECEIVE CROSS-BRIDGING AS PER OBC REQUIREMENTS. SOLID BRIDGING TO BE USED OVER INTERIOR BEARING WALLS/BEAMS.
 - DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
 - TRIPLE JOISTS UNDER ALL LOAD BEARING PARTITIONS. HEADER JOISTS TO BE DOUBLED IN CONDITIONS WHERE THE FLOOR OPENING EXCEEDS 4'-0" TO A MAX. OF 10'-0"
 - PROVIDE GALV METAL JOIST HANGERS FOR SUPPORT OF JOISTS FRAMING INTO SIDES OF WOOD BEAM TRIMMERS AND HEADERS. INSTALL HANGERS IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.
 - THIS DOCUMENT IS NOT FOR CONSTRUCTION, UNLESS IT HAS BEEN INDICATED AS 'ISSUED FOR CONSTRUCTION'
 - SINGLE STATION SMOKE/CO2 DETECTORS SHALL BE INSTALLED AT CEILINGS BETWEEN BEDROOMS AND REMAINDER OF THE LANEWAY SUITE AS SHOWN ON DRAWINGS. DETECTORS SHALL BE ULC LABELED.
 - PROVIDE AND INSTALL ALL PLUMBING DISTRIBUTION AND ROUGH-INS AS INDICATED ON ARCH/MECHANICAL DRAWINGS ACCORDING TO LOCAL PLUMBING CODES.
 - PROVIDE AND INSTALL ELECTRICAL/MECHANICAL ITEMS AS INDICATED ON THE ARCHITECTURAL/MECHANICAL DRAWINGS IN ACCORDANCE WITH LOCAL ELECTRICAL AND MECHANICAL CODES.
 - ALL DIMENSIONS TO BE SITE VERIFIED.
 - CONTRACTOR TO CONFIRM SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION.
 - WHERE PLUMBING FIXTURES ABUT AN EXTERIOR WALL, ROUTE SUPPLY AND DRAIN LINES WITHIN THE INTERIOR FACE OF THE INSULATED CAVITY. PROVIDE STRAPPING OR DRAIN CONNECTIONS TO AN INTERIOR PARTITION AS REQUIRED.
 - PROVIDE INSULATION AS PER OBC 12.3.4.5. AND PROTECTION ON SERVICE CONNECTIONS ENTERING THE BUILDING BELOW GRADE AND WITHIN A 4'-0" RADIUS OF EXPOSED GRADE.

Rev.	Description	Date
1	ISSUED FOR PERMIT	

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ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF LANESCAPE INC. AND MUST BE RETURNED UPON COMPLETION OF WORK.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES WITHOUT DELAY.

THIS DOCUMENT IS NOT FOR CONSTRUCTION, UNLESS IT HAS BEEN "ISSUED FOR CONSTRUCTION"

ELLESMERE GARDEN SUITE

COVER SHEET

ISSUED FOR PERMIT

DRAWN

CHECKED

DATE

SHEET

SCALE

As indicated

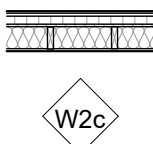
JOB NO

REV

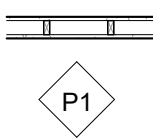
A0.0a

ASSEMBLIES SCHEDULE

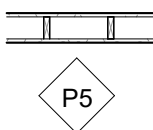
WALLS/PARTITIONS

 **TYPE W2c- INSULATED EXTERIOR WALL (1/2" CLADDING)- 10" ASSEMBLY**
EW2c- 0.75 HR FRR [OBC MMAH SB-12 - TABLE 1: FIRE AND SOUND RESISTANCE OF WALLS] C4 - R22+7.5CI MIN [SB-12 TABLE 3.1.1.2.C (IP)]

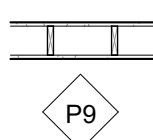
1/2" CLADDING - REFER TO ELEVATIONS/CLADDING SCHEDULE
1" x 3" STRAPPING @ 16" O/C
2" (R8C1) ROCKWOOL COMFORTBOARD 80 INSULATION
DUPONT TYVEK COMMERCIAL WRAP WEATHER BARRIER
5/8" DENSGLASS GOLD EXTERIOR SHEATHING.
ALL JOINTS TAPED AND SEALED W/ PROCLIMA TESCON VANA SHEATHING TAPE
2" x 6" WOOD STUDS @ 16" O/C
5 1/2" (R22) ROCKWOOL COMFORTBATT INSULATION
CERTAINTeed MEMBRAIN VAPOUR RETARDER
5/8" TYPE "X" GYPSUM WALL BOARD FINISH

 **TYPE P1 - TYPICAL INTERIOR PARTITION (4 1/2")**

2" x 4" WOOD STUDS @ 16" O/C
1/2" GYPSUM WALL BOARD ON BOTH SIDES

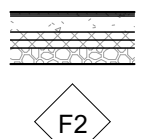
 **TYPE P5 - TYPICAL INTERIOR PARTITION (6 1/2")**

2" x 6" WOOD STUDS @ 16" O/C
1/2" GYPSUM WALL BOARD ON BOTH SIDES

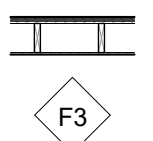
 **TYPE P5 - TYPICAL INTERIOR PARTITION (8 1/4")**

2" x 8" WOOD STUDS @ 16" O/C
1/2" GYPSUM WALL BOARD ON BOTH SIDES

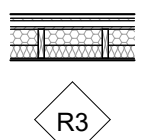
FLOORS AND ROOF

 **TYPE F2 - CONCRETE SLAB ON-GRADE W/ HYDRONIC RADIANT (1'-0") - R20 MIN.**

FLOOR FINISH TO BE SELECTED BY CLIENT
ON UNDERLAYMENT AS PER MANUFACTURER'S SPECIFICATIONS
4" CONCRETE SLAB - 32 MPa @ 28 DAYS, 5% - 8% AIR ENTRAINMENT - TROWEL FINISH, WWM
REINFORCING IN CENTRE OF SLAB
C/W HYDRONIC RADIANT FLOOR HEAT; REFER TO MECH DWGS
15 MIL POLY VAPOUR BARRIER
2 LAYERS OF 2" (R10) XPS INSULATION; STAGGER SEAMS AND TAPE
4" MIN. COMPACTED FREE DRAINING GRANULAR ON UNDISTURBED SOIL


 **TYPE F3 - TYPICAL ASSEMBLY FLOOR (VARIES)**


FLOOR FINISH TO BE SELECTED BY CLIENT
ON UNDERLAYMENT AS PER MANUFACTURER'S SPECIFICATIONS
3/4" T&G PLYWOOD SUBFLOORING, GLUED & SCREWED
FLOOR JOISTS (REFER TO FRAMING NOTES)
1/2" GYPSUM WALL BOARD FINISH; TAPE AND SEAL JOINTS

 **TYPE R3 - INSULATED STANDING SEAM SLOPED ROOF ASSEMBLY (VARIES)**
A5 - R31 MIN [SB-12 TABLE 3.1.1.2.A (IP)] / C4 - R31 MIN [SB-12 TABLE 3.1.1.2.C (IP)]

AGWAY METALS NS-25 PROFILE METAL STANDING SEAM CLADDING - 19.5" PANEL,
MANUFACTURER'S SHOP FINISH - FINAL COLOUR TBD
ICE & WATER SHIELD ROOFING UNDERLAYMENT
1/2" EXTERIOR GRADE PLYWOOD SHEATHING
VENTILATED AIR SPACE: 2" x 3" FURRING @ 16" O/C
DUPONT TYVEK COMMERCIAL WRAP WEATHER BARRIER
5/8" T&G PLYWOOD SHEATHING; ALL JOINTS TAPED AND SEALED W/ PROCLIMA TESCON VANA
SHEATHING TAPE
ROOF JOISTS (REFER TO FRAMING NOTES)
4" (R20) SPRAY APPLIED CLOSED CELL MEDIUM DENSITY POLYURETHANE FOAM INSULATION
FILL CAVITY W/ ROCKWOOL COMFORTBATT (R11 MIN.). **ENSURE NO AIR SPACE IN ASSEMBLY**
1/2" GYPSUM WALL BOARD FINISH; TAPE AND SEAL JOINTS
(NOTE: NO INTERIOR VAPOUR RETARDER IN THIS ASSEMBLY)

ASSEMBLY TAGS

 PARTITION/WALL/FLOOR TYPE

 MODIFIER NOTE AS FOLLOWS:

'X' = SUBSTITUTE 5/8" TYPE-X GYPSUM BOARD WITH 1/2" GYPSUM WALL BOARD

'I' = CAVITY TO RECEIVE SAFE 'N' SOUND ACOUSTIC INSULATION

ACCEPTABLE PRODUCTS

FLAT ROOF MEMBRANE	<ul style="list-style-type: none">2 PLY TORCH-LAY ROOFING MEMBRANE, 3/16" IKO PROTECTION BOARD & BASE SHEET
FLEXIBLE FLASHING MEMBRANE	<ul style="list-style-type: none">HENRY BLUESKIN WB
FOUNDATION WATERPROOFING	<ul style="list-style-type: none">HENRY BLUESKIN WP200
ROUGH OPENING MEMBRANE	<ul style="list-style-type: none">PROCLIMA EXTOSEAL ENCORSSIGA WIGLUV
SHEATHING TAPE	<ul style="list-style-type: none">SIGA WIGLUVPROCLIMA TESCON VANA
VAPOUR RETARDER	<ul style="list-style-type: none">CERTAINTeed MEMBRAINPROCLIMA INTELLO PLUS SMART
VAPOUR RETARDER @ LEDGERS & RIM BOARDS	<ul style="list-style-type: none">15 mil POLY
WEATHER BARRIER	<ul style="list-style-type: none">DUPONT TYVEK COMMERCIAL WRAPSIGA MAJVEST 200BLUESKIN VP100

NOTES:

- ALL PRODUCTS INSTALLED PER MANUFACTURER'S INSTRUCTIONS W/ MAUFACTURER'S RECOMMENDED COMPATIBLE TAPES, FASTENERS, ADHESIVES, ETC.
- ALTERNATIVES MUST BE APPROVED BY THE ARCHITECT IN WRITING, IN ADVANCE

NOTED SUPPLIERS:

- SIGA PRODUCTS AVAILABLE FROM:
ECO BUILDING RESOURCES - [www.eco-building.ca](#)
- PROCLIMA PRODUCTS AVAILABLE FROM:
475 BUILDING MATERIALS - [www.fourseventive.ca](#)

ASSEMBLY NOTES

- NOTES:
- EXTERIOR WALLS WITHIN 1.2M FROM PROPERTY LINE (AS PER OBC 9.10.15.5), PACK RIMBOARD CAVITY W/ FIBERBATT INSULATION AND INSTALL TYPE 'X' GYPSUM WALL BOARD BETWEEN JOISTS**
 - REPLACE GYPSUM WALL BOARD W/ MOULD RESISTANT WALL BOARD @ WET SIDE OF W/C LOCATIONS AND CEMENT BOARD @ TILE LOCATIONS**
 - ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS**
 - ACCEPTABLE SUBSTITUTIONS:**
A. 5/8" DENSGLASS GOLD EXTERIOR SHEATHING SUBSTITUTED WITH 5/8" EXTERIOR GRADE PLYWOOD SHEATHING (ORIENTED STRAND BOARD IS **NOT** AN APPROVED SUBSTITUTE)

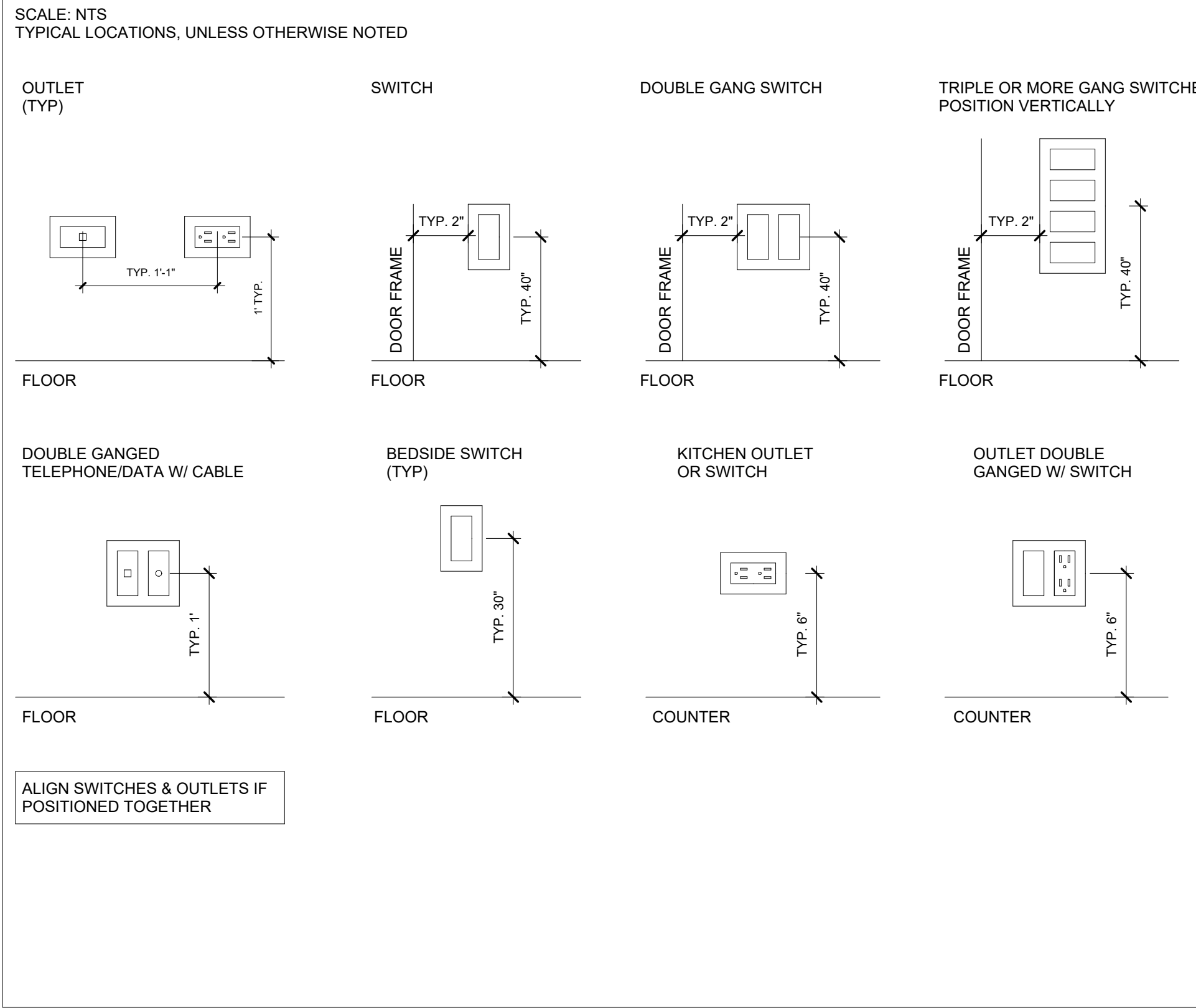
ABBREVIATION LEGEND

A/C	AIR CONDITIONING	FURN	FURNACE	RM	ROOM
AB	AIR BARRIER	GALV	GALVANIZED	RTS	REFER TO SCHEDULE
ABV	ABOVE	GS	GARDEN SUITE	RWL	RAINWATER LEADER
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM	SA	SUPPLY AIR
AHU	AIR HANDLING UNIT	H.P.	HEAT PUMP	SAN	SANITARY
ALUM	ALUMINUM	H/P	HIGH POINT	SCHED.	SCHEDULE
ANOD	ANODIZED	HB	HOSE BIB	SHTG	SHEATHING
AP	ACCESS PANEL	HORIZ	HORIZONTAL	SIM	SIMILAR
APPROX	APPROXIMATELY	HRV	HEAT RECOVERY VENTILATOR	SL	STEEL LINTEL
ARB	ARBORIST	HSS	HOLLOW STRUCTURAL STEEL	SP	SOIL PIPE
AS	AIR SEAL	HW	HIGH WALL	SPEC	SPECIFICATION
AVG	AVERAGE	HWH	HOT WATER HEATER	SPF	SPRAY FOAM
BH	BULKHEAD	HWT	HOT WATER TANK	SS	STAINLESS STEEL
BLDG	BUILDING	ICF	INSULATING CONCRETE FORM	STL	STEEL
BLW	BELOW	INS	INSULATION	STRUC	STRUCTURAL
BSMT	BASEMENT	INT	INTERIOR	SW	SHEAR WALL
C/L	CENTER LINE	JB	JUNCTION BOX	T&G	TONGUE AND GROOVE
C/W	COMPLETE WITH	LJP	LOW POINT	TPZ	TRENCH & POUR
CAB	CABINET	LAV	LAVATORY	T/O	TOP OF
CANT	CANTILEVER	LBW	LOAD BEARING WALL	TBC	TO BE CONFIRMED
CB	CEMENT BOARD	LD	LIMITING DISTANCE	TBD	TO BE DETERMINED
CC	CLOSED CELL	LDGR	LEDGER	TPH	TREE PROTECTION HOARDING
CIP	CAST IN PLACE	LW	LOW WALL	TPZ	TREE PROTECTION ZONE
CLO	CLOSET	LWS	LANEWAY SUITE	TYP.	TYPICAL
CLG	CEILING	MP	MID POINT	U/S	UNDER SIDE
CONC	CONCRETE	MAX	MAXIMUM	UF	URBAN FORESTRY
COND	CONDITIONS	MECH	MECHANICAL	UNF	UNFINISHED
CONT	CONTINUOUS/CONTINUE	MFG	MANUFACTURER	VENT	VENTILATED
CS	COUNTERSUNK	MH	MAIN HOUSE	VERT	VERTICAL
DET	DETAIL	MIN	MINIMUM	VR	VAPOUR RETARDER
DIA	DIAMETER	MTD	MOUNTED	W/C	WATER CLOSET
DIM	DIMENSION	NOM	NOMINAL	WB	WEATHER BARRIER
DRN	DRAIN	NTS	NOT TO SCALE	W/C	WALK IN CLOSET
DWG	DRAWING	O/C	ON CENTER	WP	WATERPROOF
E/O	EDGE OF	O/H	OVERHANG	WWM	WELDED WIRE MESH
EF	EXHAUST FAN	OD	OUTSIDE DIAMETER	XPS	EXTRUDED POLYSTYRENE
ELEC	ELECTRICAL	OPNG	OPENING		
ELEV	ELEVATION	OPP	OPPOSITE		
ENC	ENCLOSURE	OTA	OPEN TO ABOVE		
ENS	ENSUITE	OTB	OPEN TO BELOW		
EP	ELECTRICAL PANEL	PA	POST ABOVE		
EPS	EXPANDED POLYSTYRENE	P/R	POWDER ROOM		
EPX	EPOXY	PERP	PERPENDICULAR		
ERV	ENERGY RECOVERY VENTILATOR	PF	PREFINISHED		
EX	EXISTING	PL	PROPERTY LINE		
EXH	EXHAUST	PLY	PLYWOOD		
EXP	EXPOSED	PT	PRESSURE TREATED		
EXT	EXTERIOR	QTY	QUANTITY		
F/O	FACE OF	R/O	ROUGH OPENING		
FD	FLOOR DRAIN	RA	RETURN AIR		
FFE	FINISH FLOOR ELEVATION	REC	RECESSED		
FND	FOUNDATION	REINF	REINFORCED		
FRR	FIRE RESISTANCE RATING	REQ	REQUIRED		
FTG	FOOTING	REV	REVISION		

OBC MATRIX

ITEM	ONTARIO BUILDING CODE 2017 DATA MATRIX PART 9	ONTARIO REFERENCE																																																		
1	PROJECT DESCRIPTION: <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION - INTERIOR	<input checked="" type="checkbox"/> PART 9 1.1.2.(A)																																																		
2	MAJOR OCCUPANCY(S) GROUP: C DIV: N/A	9.10.2.																																																		
3	BUILDING AREA (m²) PROPOSED: 0.00 m²	1.4.1.2.(A)																																																		
4a	GROSS FLOOR AREA (m²) GROUND LEVEL: 0.00 m² UPPER LEVEL: 0.00 m² TOTAL: 0.00 m²	1.4.1.2.(A)																																																		
5	MEZZANINE(S) AREA (m²) N/A	9.10.4.1.																																																		
6	NUMBER OF STOREYS ABOVE GRADE: 2 BELOW GRADE: 0	1.4.1.2. (A) & 9.10.4																																																		
7	NUMBER OF STREETS/FIRE FIGHTER ACCESS EXISTING (1)	9.10.20																																																		
8	SPRINKLER SYSTEM EXISTING <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	9.10.8.2.2. - 4.																																																		
9	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.18.																																																		
10	BUILDING CLASSIFICATION 3.2.2.46. GROUP C, UP TO 3 STOREYS	-																																																		
11	CONSTRUCTION RESTRICTIONS <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON - COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH	9.10.6.																																																		
12	ACTUAL CONSTRUCTION <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON - COMBUSTIBLE <input type="checkbox"/> BOTH																																																			
13	OCCUPANT LOAD BASED ON GROUND LEVEL: N/A UPPER LEVEL: 2 PERSONS PER SLEEPING AREA* X PERSONS TOTAL: X PERSONS *AS PER OBC 3.1.17.1 (b)	3.1.17																																																		
14	BARRIER - FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.5.2. & 3.8.1.1.																																																		
15	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.1.3.																																																		
16	REQUIRED FIRE RESISTANCE RATINGS	9.10.8.																																																		
	<table><thead><tr><th></th><th>HORIZONTAL ASSEMBLY</th><th>F.R.R. (HOURS)</th><th>SUPPORT ASSEMBLY</th><th>LISTED DESIGN</th><th>NON-COMBUSTIBLE IN LIEU OF F.R.R.</th></tr></thead><tbody><tr><td>FLOORS OVER BASEMENT</td><td>-</td><td>-</td><td>-</td><td><input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A</td></tr><tr><td>FLOORS</td><td>-</td><td>-</td><td>-</td><td><input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A</td></tr><tr><td>MEZZANINE</td><td>-</td><td>-</td><td>-</td><td><input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A</td></tr><tr><td>ROOF</td><td>-</td><td>-</td><td>-</td><td><input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A</td></tr></tbody></table>		HORIZONTAL ASSEMBLY	F.R.R. (HOURS)	SUPPORT ASSEMBLY	LISTED DESIGN	NON-COMBUSTIBLE IN LIEU OF F.R.R.	FLOORS OVER BASEMENT	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	FLOORS	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	MEZZANINE	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	ROOF	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	9.10.15.																								
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17	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS																																																			
	<table><thead><tr><th>WALL</th><th>EXPOSED BLDG FACE (m²)</th><th>LIMITING DIST (m)</th><th>PERMITTED MAX GLAZED OPNGS IN EBF ± (LD)*</th><th>AREA OF GLAZED OPNGS</th><th>FRR (HOURS)</th><th>LISTED DESIGN</th><th>CONST REQUIRED</th><th>CLADDING REQUIRED**</th><th>PROPOSED</th></tr></thead><tbody><tr><td>EAST</td><td>25.35</td><td>1.53</td><td>2.34</td><td>2.06</td><td>N/A</td><td>EW2c</td><td>COMBUSTIBLE OR NON-COMBUSTIBLE</td><td>COMBUSTIBLE OR NON-COMBUSTIBLE</td><td>BOTH</td></tr><tr><td>WEST</td><td>25.35</td><td>6.75</td><td>45.56</td><td>12.31</td><td>N/A</td><td>EW2c</td><td>COMBUSTIBLE OR NON-COMBUSTIBLE</td><td>COMBUSTIBLE OR NON-COMBUSTIBLE</td><td>BOTH</td></tr><tr><td>SOUTH</td><td>16.55</td><td>2.99</td><td>8.94</td><td>1.10</td><td>N/A</td><td>EW2c</td><td>COMBUSTIBLE OR NON-COMBUSTIBLE</td><td>NON-COMBUSTIBLE</td><td>BOTH</td></tr><tr><td>NORTH</td><td>19.80</td><td>0</td><td>-</td><td>0</td><td>0.75</td><td>EW2c</td><td>COMBUSTIBLE OR NON-COMBUSTIBLE</td><td>COMBUSTIBLE OR NON-COMBUSTIBLE</td><td>NON-COMB.</td></tr></tbody></table> <p>*AS PER OBC 9.10.15.4. (1)(c) **AS PER OBC 9.10.15.5. (2) to (4)</p>	WALL	EXPOSED BLDG FACE (m²)	LIMITING DIST (m)	PERMITTED MAX GLAZED OPNGS IN EBF ± (LD)*	AREA OF GLAZED OPNGS	FRR (HOURS)	LISTED DESIGN	CONST REQUIRED	CLADDING REQUIRED**	PROPOSED	EAST	25.35	1.53	2.34	2.06	N/A	EW2c	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE	BOTH	WEST	25.35	6.75	45.56	12.31	N/A	EW2c	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE	BOTH	SOUTH	16.55	2.99	8.94	1.10	N/A	EW2c	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMBUSTIBLE	BOTH	NORTH	19.80	0	-	0	0.75	EW2c	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMB.	
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18	WASHROOM CALCULATIONS GROUND LEVEL: 2 LAVATORIES + 2 WATER CLOSETS + 1 SHOWER UPPER LEVEL:																																																			

ELECTRICAL OUTLET AND SWITCH LOCATIONS



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ELLESMERE GARDEN SUITE

COVER SHEET

ISSUED FOR PERMIT

DRAWN

CHECKED

DATE

SHEET

SCALE

As indicated

JOB NO

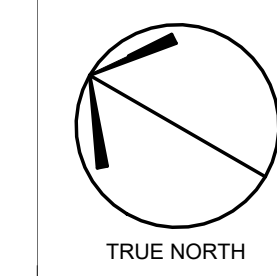
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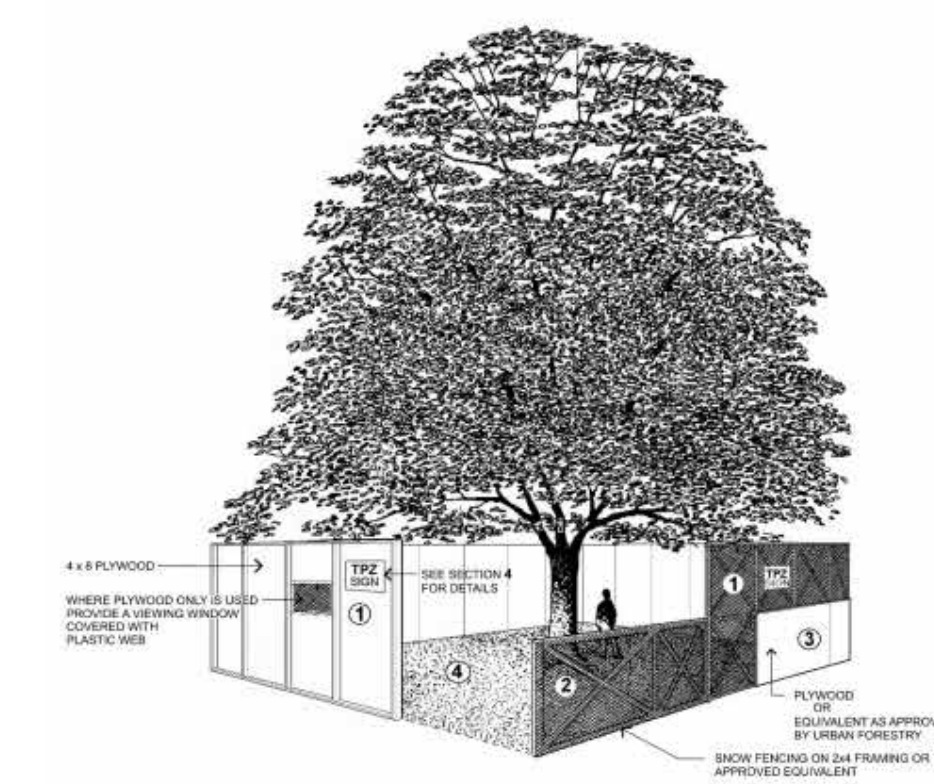


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SITE PLAN & PROJECT NOTES
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CHECKED	SCALE As indicated
DATE	JOB NO


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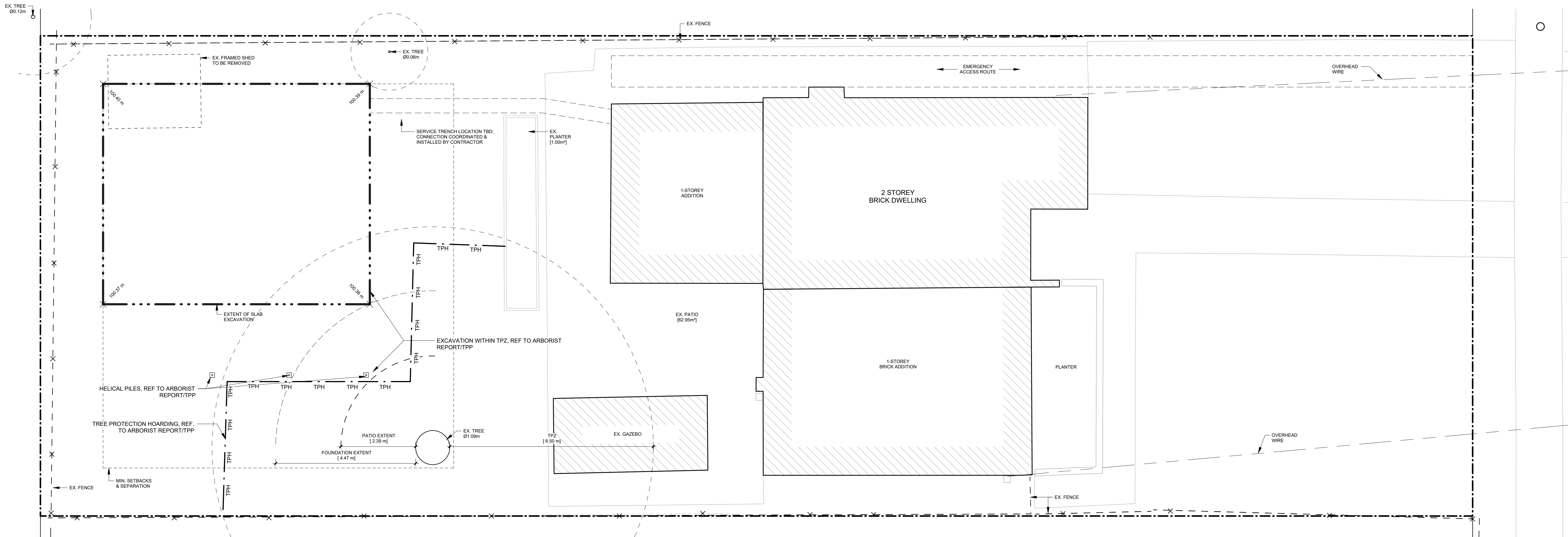


Tree Protection Barriers

- 1 Tree protection barriers must be constructed with a solid wood frame clad with plywood or equivalent. The height of guarding may be less than 8 ft. to accommodate any branches that may be lower.
- 2 Tree protection barriers for trees situated on the City road allowance where visibility must be maintained shall be 1.2m in height and consist of orange plastic with snobling mounted on a wood frame made of 2 x 4 s.
- 3 Where some excavate or fill work is to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- 4 No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:
Sediment control fencing shall be installed in locations indicated in an Urban Permit approved Tree Protection Plan. The sediment control fence must be installed to Ontario Provincial Standards (OPSS-D19-123) heavy duty self align fence and to the satisfaction of the Planning and Design Department.


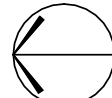

TORONTO Parks, Forestry and Recreation
 Urban Forestry February 2016 **Detail TP-1**



1 DEMOLITION AND EXCAVATION PLAN
A0.2 SCALE: 3/16" = 1'-0"

PROJECT STATISTICS

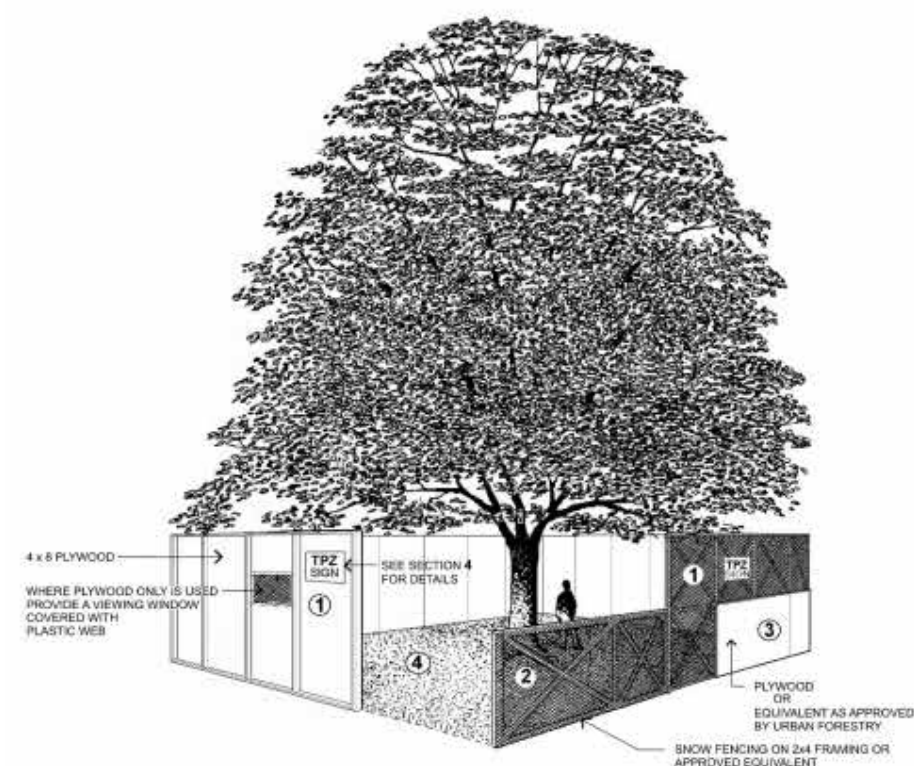
ZONING STATISTICS		
MUNICIPAL ADDRESS		
LEGAL DESCRIPTION		
ZONING DESIGNATION		
LOT AREA	700.3m ²	
REAR YARD AREA	315.05m ²	
REQUIREMENT	PERMITTED	PROPOSED
LANDSCAPING - REAR YARD	50%	50%
SETBACK - REAR	2.0m (MIN.)	2.00m
SETBACK - SIDE (EAST)	1.53m (10% OF LOT FRONTAGE)	1.53m
SETBACK - SIDE (WEST)	1.53m (10% OF LOT FRONTAGE)	6.75m
SEPARATION	5.00m (MIN.)	5.00m
FLOOR AREA	60.0m ² (MAX.)	59.9m ²
ANCILLARY BUILDING LOT COVERAGE	20% (MAX.)	12%
REAR YARD LOT COVERAGE	40% (MAX.)	19%
HEIGHT	4.0M (MAX.)	4.00m

			
TRUE NORTH		PROJECT NORTH	
PROJECT DESCRIPTION			
EXISTING: DETACHED, 2 STOREY DWELLING AND FRAME SHED IN REAR YARD			
PROPOSED: NO CHANGES TO EXISTING DWELLING. FRAMED SHED TO BE DEMOLISHED AND 1-STOREY GARDEN SUITE TO BE CONSTRUCTED IN REAR YARD.			
PROPOSED GARDEN SUITE INTERIOR FLOOR AREA			
FLOOR	AREA		
GROUND	555sf [51.6m ²]		
TOTAL	555sf [51.6m ²]		
EXISTING RESIDENCE GROSS FLOOR AREA			
TOTAL	2,122sf [197.2m ²]		

LEGEND

	PRINCIPAL ENTRY		PROPOSED PLANTING
	SECONDARY ENTRY		EXISTING BUILDING
	OVERHEAD DOOR		EXISTING TREE TO REMAIN TRUNK DIAMETER
	PROPOSED BUILDING AREA		TREE PROTECTION ZONE ONGRADE ROOT PROTECTION TO BE LAID
	PROPOSED CONCRETE WALKWAY/PAVERS		TREE PROTECTION HOARDING 3/4" PLYWOOD ON 2" x 4" FRAME, 2.4m HIGH, SEE ARBORIST REPORT
	PROPOSED SOFT LANDSCAPING		
	PROPOSED CONCRETE/ASPHALT AS NOTED		

TREE HOARDING



Tree Protection Barriers

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note:
Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty still fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2



Parks, Forestry and Recreation
February 2016
Detail TP-1

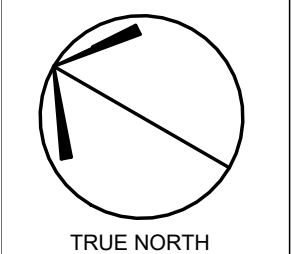
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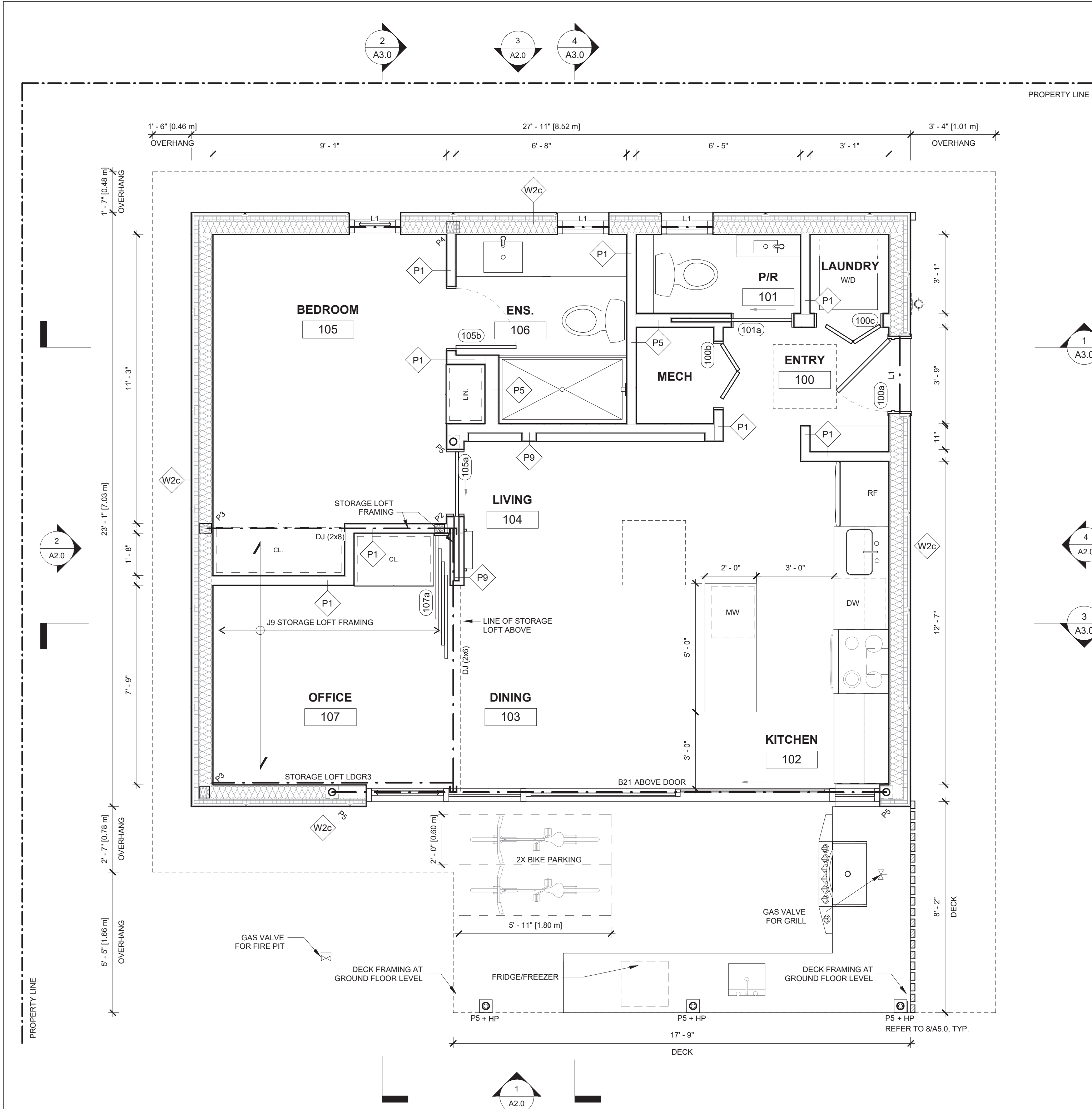
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ELLESMERE GARDEN SUITE	DEMOLITION, EXCAVATION, CONSTRUCTION PLAN & PROJECT NOTES	ISSUED FOR PERMIT
DRAWN		
CHECKED	SCALE	As indicated
DATE	JOB NO	
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A0.2



1 GROUND FLOOR PLAN
SCALE: 3/8" = 1'-0"

LEGEND

ELECTRICAL NOTES

MODIFIER NOTE AS FOLLOWS:

- D' = DIMMER
- T' = TIMER
- M' = MOTION SENSOR
- 3' = 3-WAY

FIXTURE/SWITCH TYPE

ALL LIGHTS TO BE LED @ 3000K, CENTERED IN ROOM, ON WALLS, OR OVER FIXTURES UNLESS NOTED OTHERWISE.

ALL POT LIGHTS TO BE 18" O/C OFF FACE OF WALL/BUILT-INS, UNLESS NOTED OTHERWISE. REFER TO ELEVATIONS AND INTERIOR DRAWINGS FOR HEIGHTS.

WATERTIGHT HOUSINGS AT SHOWER AND OUTDOOR FIXTURES

WHEN GROUPING OUTLETS, ENSURE EQUAL SPACING VERTICALLY AND AN EVEN LINE HORIZONTALLY. USE GANG BOXES AND GANG COVER PLATES WHEREVER POSSIBLE. DIMENSIONS ARE TO CENTER OF OUTLET PLATES UNLESS NOTED OTHERWISE.

REFER TO MILLWORK DETAILS AND ELEVATIONS FOR EXACT LOCATIONS OF OUTLETS AND SWITCHES LOCATED INSIDE OR BELOW MILLWORK UNITS. IN THE CASE OF OUTLETS WHICH ARE TO BE BUILT-IN TO MILLWORK UNITS, THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ELECTRICAL BOXES TO THE MILLWORK CONTRACTOR. ALL WIRING AND TERMINATIONS WILL BE BY THE ELECTRICAL SUB-CONTRACTOR.

ADDITION, SUBTRACTION, OR RELOCATION OF LIGHTING, POWER, AND COMMUNICATIONS MUST BE REVIEWED AND APPROVED BY THE PROJECT MANAGER IN WRITING.

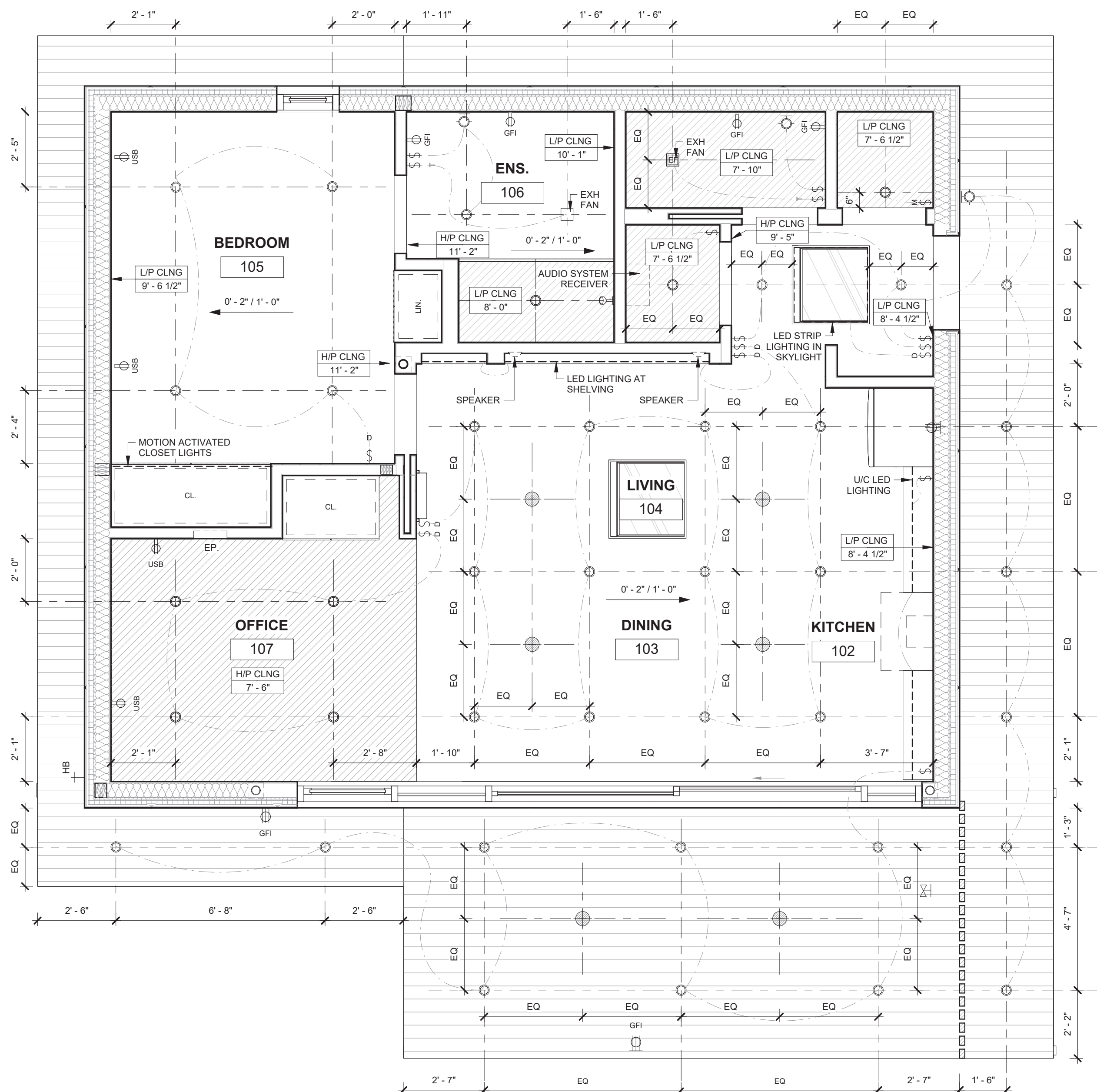
THE ELECTRICAL SUB-CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE PROJECT MANAGER'S APPROVAL FOR THE LOCATION OF OUTLETS, SWITCHES, ETC. PRIOR TO THE START OF WORK AT COMPLETION OF ROUGH-INS.

RCP LEGEND

- GW8 8'-0"**
CEILING FINISH MARKER
INDICATES CEILING CONSTRUCTION AND HEIGHT ABOVE FINISHED FLOOR
- BULKHEAD OR DROPPED CEILING**
RECESSED POT LIGHT FIXTURE
WATER-TIGHT FIXTURE WHERE APPLICABLE
RECESSED DIRECTIONAL POT LIGHT FIXTURE
WATER-TIGHT FIXTURE WHERE APPLICABLE
WALL MOUNTED OCTAGON BOX
INSTALL CLIENT-SUPPLIED FIXTURE (REFER TO ELEVATIONS FOR HEIGHT.)
CEILING MOUNTED OCTAGON BOX
INSTALL CLIENT-SUPPLIED FIXTURE
GAS VALVE
CEILING SPEAKER
WATER-TIGHT FIXTURE WHERE APPLICABLE

- CONCEALED LED STRIP LIGHT IN CABINETRY**
- TWO-WAY SWITCH (THREE-WAY WHERE INDICATED)**
- CEILING MOUNTED LOW DBA EXHAUST FAN**
- UTILITY OUTLET (CO-ORDINATE W/ EQUIPMENT SPECS)**
- INTERCONNECTED SMOKE & CO DETECTOR**
- DUPLEX OUTLET (GFI WHERE INDICATED)**
- DUAL USB DUPLEX RECEPTACLE**
- DATA RECEPTACLE**
- HOSE BIB**

2 BP - GROUND FLOOR RCP
SCALE: 3/8" = 1'-0"



NOTE:
ALL DIMENSIONS TAKEN TO FINISH FACE OF WALL UNLESS OTHERWISE SPECIFIED

ALL WALL FINISHES TO BE PAINTED DRYWALL UNLESS OTHERWISE NOTED, LEVEL 4 FINISH.

STRUCTURAL NOTES

- GENERAL STRUCTURAL NOTES**
- ALL LUMBER TO BE MIN. SPF #1 / #2
 - ALL FOOTINGS TO BE BEARING ON NATIVE SOIL
 - ASSUMED BEARING CAPACITY OF 100 KPA TO BE CONFIRMED ON SITE DURING CONSTRUCTION
 - PROVIDE 3-PLY POST AT ALL BEAM AND LINTEL BEARINGS UNLESS NOTED OTHERWISE
 - CONCRETE STRENGTH TO BE MIN. 20 MPa UNLESS NOTED
 - ALL MULTI-PLY BEAMS TO BE CONNECTED AS PER MANUFACTURER'S INSTRUCTIONS
 - ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED. ALL LVL MEMBERS TO BE PROTECTED FROM THE ELEMENTS.
 - FASTEN DOWN INTERIOR ENDS OF ALL CANTILEVERED BEAMS TO RESIST UPLIFT
- SHEAR WALL:**
- SW1 - TIMBER FRAMED SHEAR WALL. 2X6 STUDS AT 8" O/C WITH BLOCKING @ 24" O/C WITH 3/4" THICK PLYWOOD SHEATHING BOTH SIDES FASTENED WITH NAILS @ 2" O/C. FASTEN BOTTOM SILL PLATE TO FRAMING BELOW WITH 1/2" DIAMETER LAG SCREW @ 8" O/C OR TO FOUNDATION BELOW WITH 1/2" DIAMETER BOLTS @ 8" O/C. [ENSURE OVERALL WIDTH TO HEIGHT RATIO OF SHEAR WALL IS GREATER THAN 1:3.5]
- SW2 - TIMBER FRAMED SHEAR WALL. 2X4 STUDS AT 8" O/C WITH BLOCKING @ 24" O/C WITH 3/4" THICK PLYWOOD SHEATHING BOTH SIDES FASTENED WITH NAILS @ 2" O/C. FASTEN BOTTOM SILL PLATE TO FRAMING BELOW WITH 1/2" DIAMETER LAG SCREW @ 8" O/C OR TO FOUNDATION BELOW WITH 1/2" DIAMETER BOLTS @ 8" O/C. [ENSURE OVERALL WIDTH TO HEIGHT RATIO OF SHEAR WALL IS GREATER THAN 1:3.5]
- FOOTING SCHEDULE**
- (ALL FOOTINGS ON UNDISTURBED SOIL; NOT GRAVEL)
- F1 - 36" x 36" x 12" FOOTING WITH 15M @ 12" O/C EACH WAY
F2 - 24" x 24" x 8" FOOTING ON UNDISTURBED SOIL
F3 - 16" x 16" x 8" POURED CONCRETE PAD FOOTING
HP - HELICAL PILE FOUNDATION (REF TO SHOP DRAWINGS)

BEAM SCHEDULE

- B1 - 2-PLY 1 3/4" x 7 1/4" LVL
B2 - 3-PLY 1 3/4" x 7 1/4" LVL
B3 - 4-PLY 1 3/4" x 7 1/4" LVL
B4 - 2-PLY 1 3/4" x 9 1/2" LVL
B5 - 3-PLY 1 3/4" x 9 1/2" LVL
B6 - 4-PLY 1 3/4" x 9 1/2" LVL
B7 - 2-PLY 1 3/4" x 11 7/8" LVL
B8 - 3-PLY 1 3/4" x 11 7/8" LVL
B9 - 4-PLY 1 3/4" x 11 7/8" LVL
B18 - 3-PLY 1 3/4" x 14" LVL
B19 - 4-PLY 1 3/4" x 14" LVL
B20 - 2-PLY 1 3/4" x 14" LVL
B21 - 3-PLY 1 3/4" x 14" LVL
BP - BEAM POCKET;
MIN 4" SOLID BEARING

POST SCHEDULE

- P1 - (3) 2" x 4"
P2 - (4) 2" x 4"
P3 - (3) 2" x 6"
P4 - (4) 2" x 6"
P5 - HSS 3 1/2" x 1/4"
w/ 6"x6" x 1/4" PLATES
P6 - HSS 4" x 4" x 1/4"
w/ 6"x6" x 1/4" PLATES
P/A- POST ABOVE
P/B- POST BELOW

LINTEL SCHEDULE

- L1 - (2) 2" x 8" SPF
L2 - (3) 2" x 8" SPF
L3 - (2) 2" x 10" SPF
L4 - (3) 2" x 10" SPF

JOISTS/RAFTER SCHEDULE:

- (PROVIDE SOLID BLOCKING BETWEEN LOAD-BEARING WALLS)
- J1 - 2" x 8" @ 16" O.C.
J2 - 2" x 10" @ 16" O.C.
J9 - 2" x 6" @ 12" O.C.

- DJ: DOUBLE JOIST
TJ: TRIPLE JOIST
- R1 - 2" x 6" @ 16" O.C.
R2 - 2" x 8" @ 16" O.C.
R3 - 2" x 10" @ 16" O.C.
- LDGR1: 2 x 8 PT LEDGER FASTNED WITH 1/2" ANCHOR BOLTS @ 16" O.C.
LDGR3: 2 x 8 PT LEDGER FASTNED WITH (3) 1/4" LAG SCREWS @ 16" O.C. DIRECTLY TO STUDS

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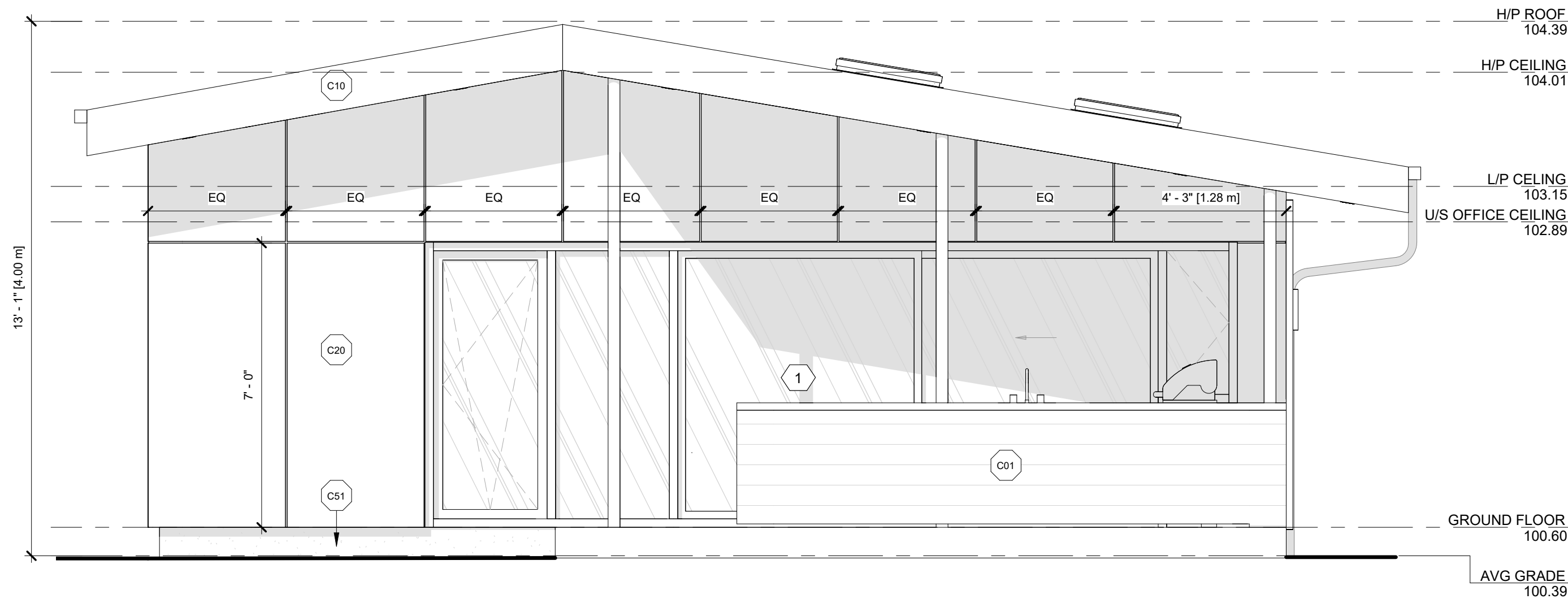
ELLESMERE GARDEN SUITE

PROPOSED GROUND FLOOR PLANS

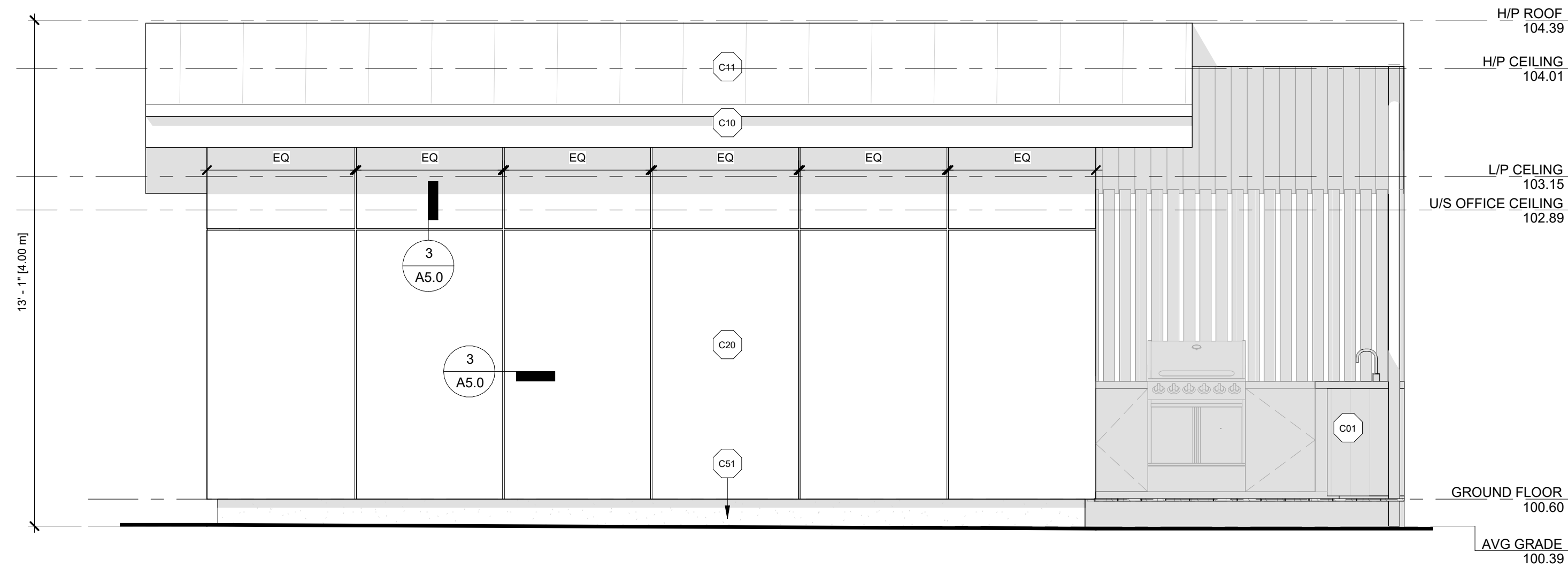
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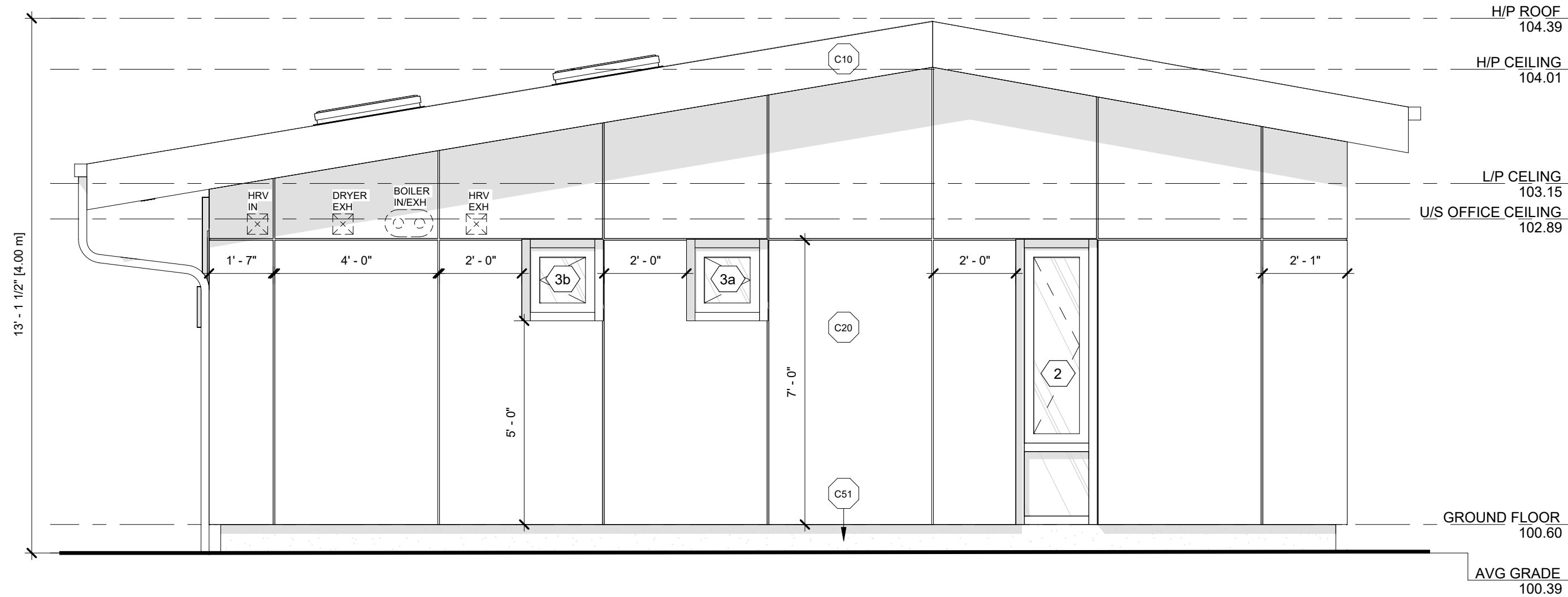
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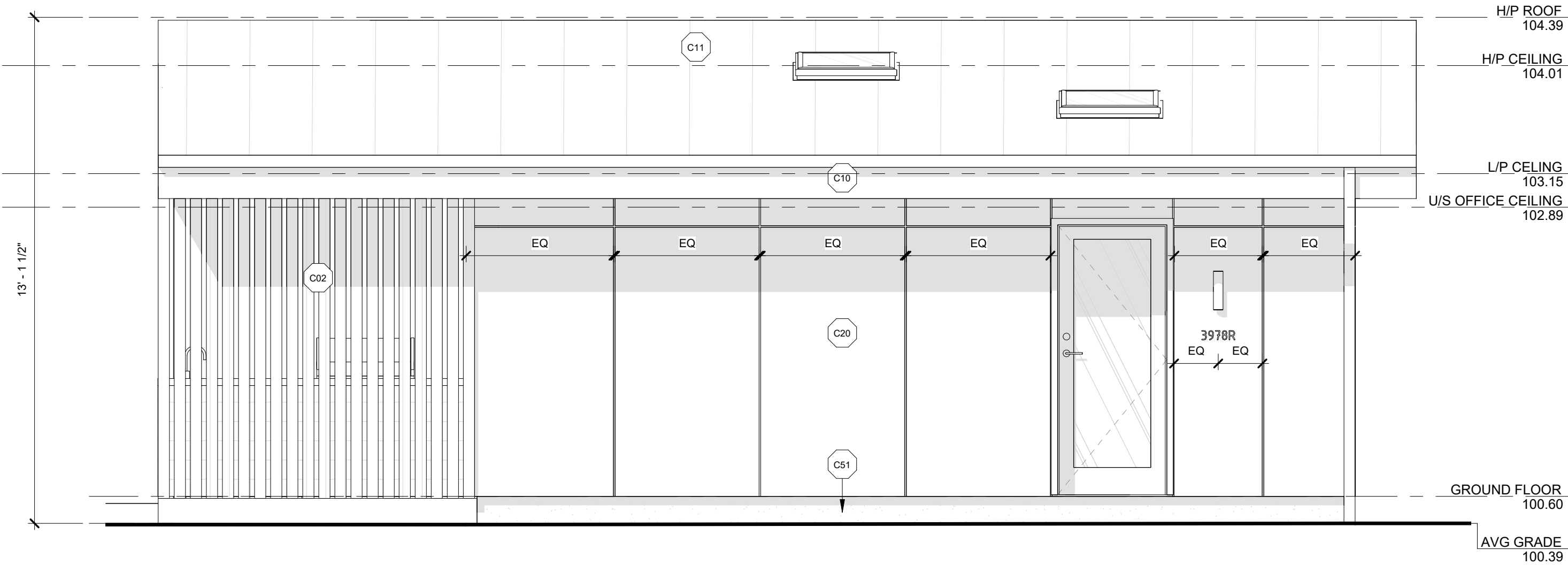
1 WEST ELEVATION
A2.0 SCALE: 3/8" = 1'-0"



2 NORTH ELEVATION
A2.0 SCALE: 3/8" = 1'-0"

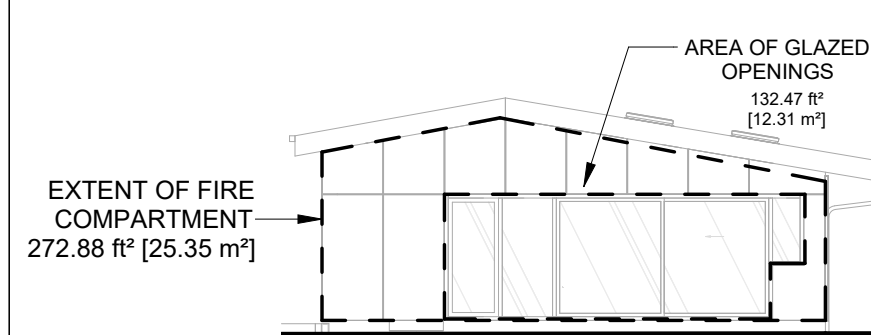


3 EAST ELEVATION
A2.0 SCALE: 3/8" = 1'-0"

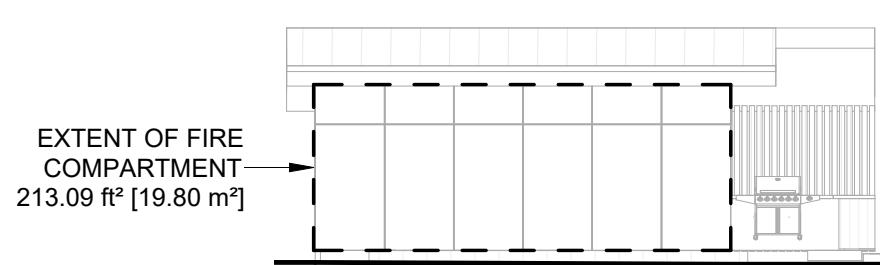


4 SOUTH ELEVATION
A2.0 SCALE: 3/8" = 1'-0"

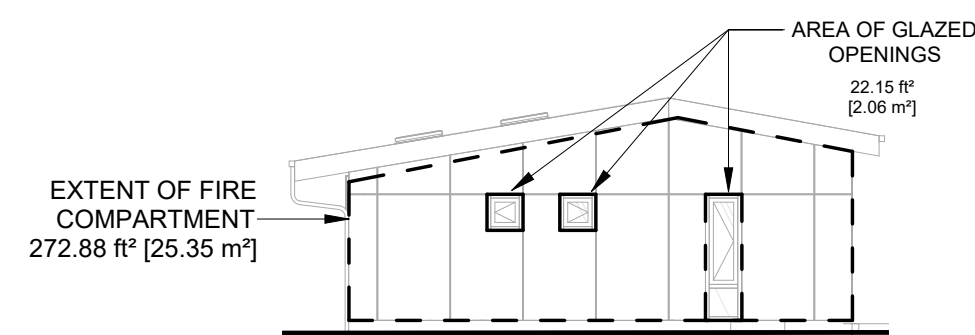
EXPOSED BUILDING FACE DIAGRAMS



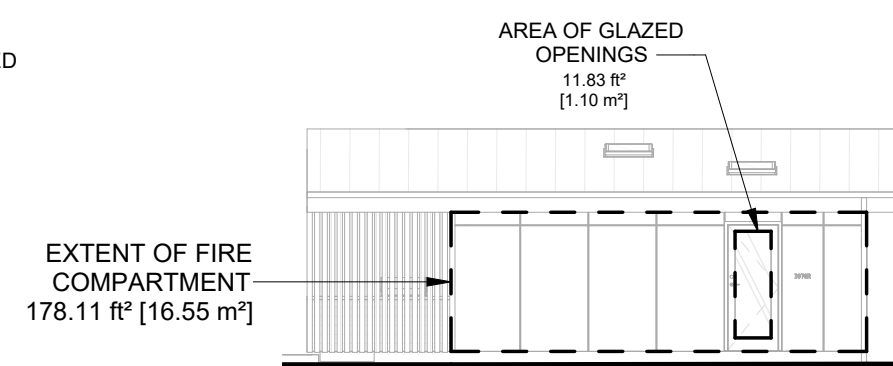
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

EXTERIOR CLADDING SCHEDULE

NO.	DESCRIPTION	FORMAT	MANUFACTURER	FINISH	COLOUR	NOTES
C01	WOOD SIDING	PLANK, 6"	MAIBEC, LONGBOARD, CHAMCLAD, FRASER WOOD PRODUCTS	CEDAR		
C02	WOOD PICKET	2 x 4	TBD	CEDAR		
C10	PREFINISHED ALUMINIUM FLASHING	N/A	N/A	STOCK	BLACK	
C11	STANDING SEAM METAL	NS-25 PROFILE, 19.5"W PANEL	AGWAY METALS	WRINKLE COAT	QC 09822 EBONY	
C20	FIBRE CEMENT PANEL	REVEAL PANEL	JAMES HARDIE	MATTE	RICH ESPRESSO	REF. TO 3/A5.0
C51	PARGING	N/A	N/A	SMOOTH	BLACK	

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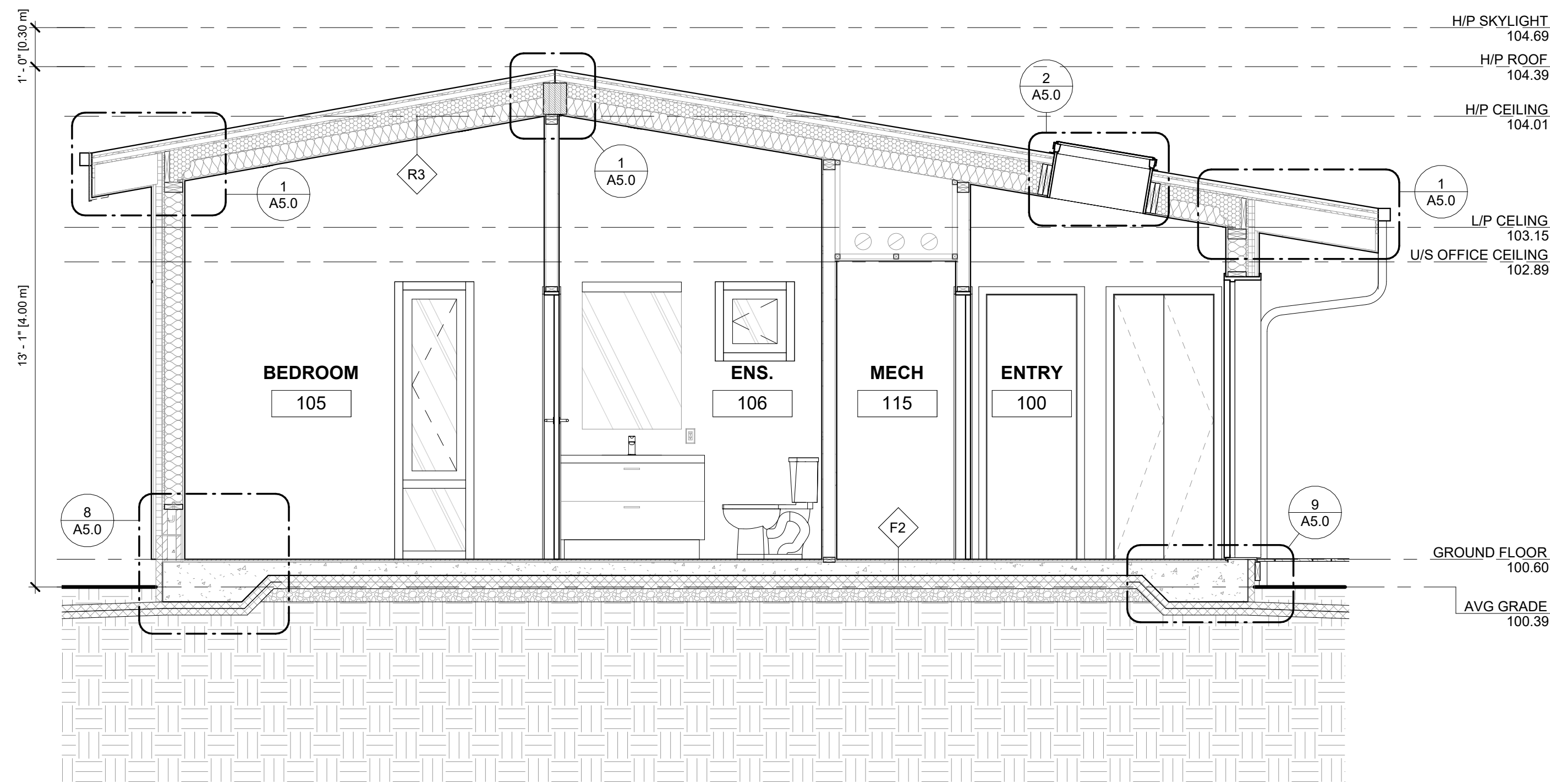
BUILDING ELEVATIONS

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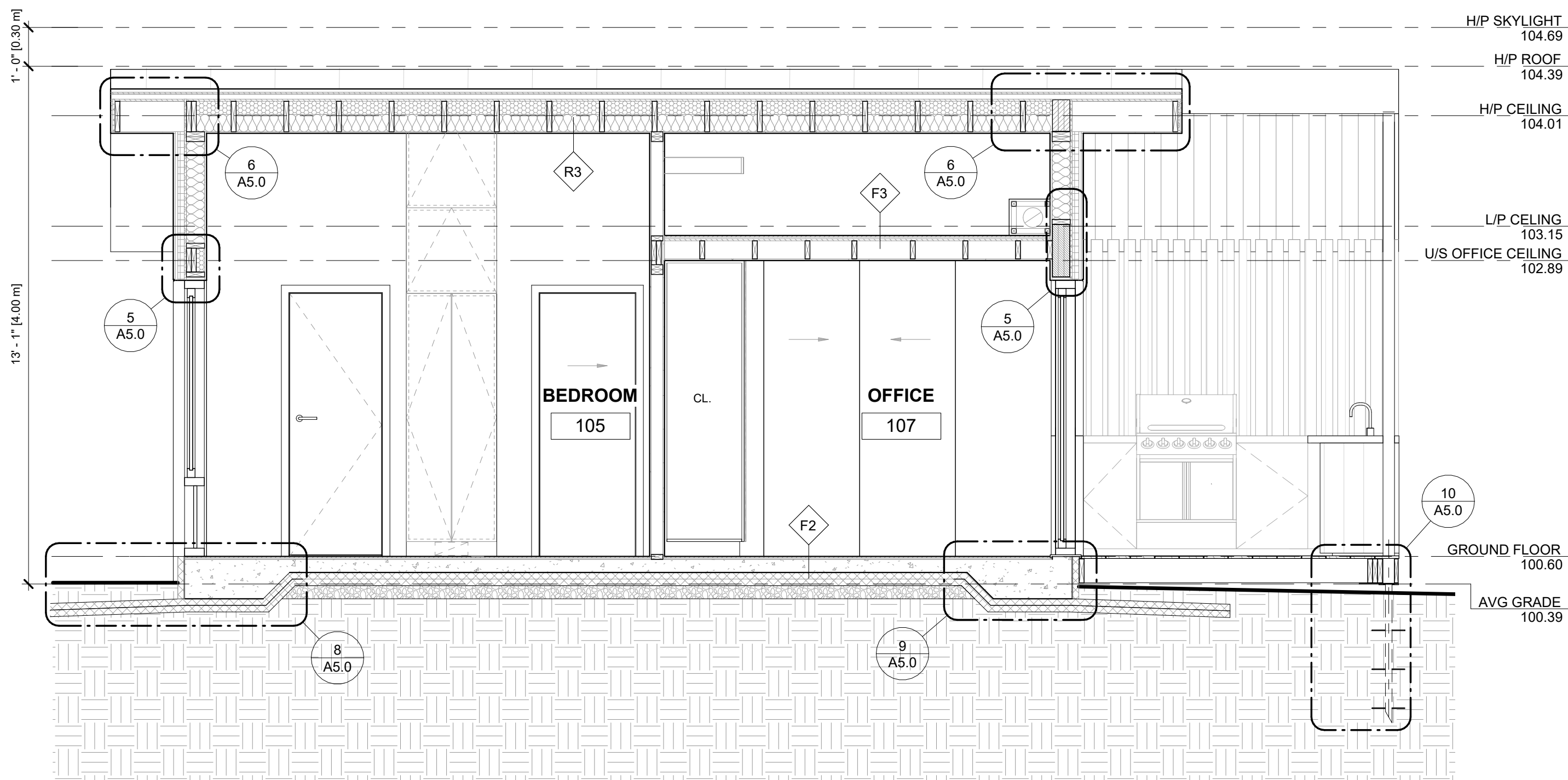
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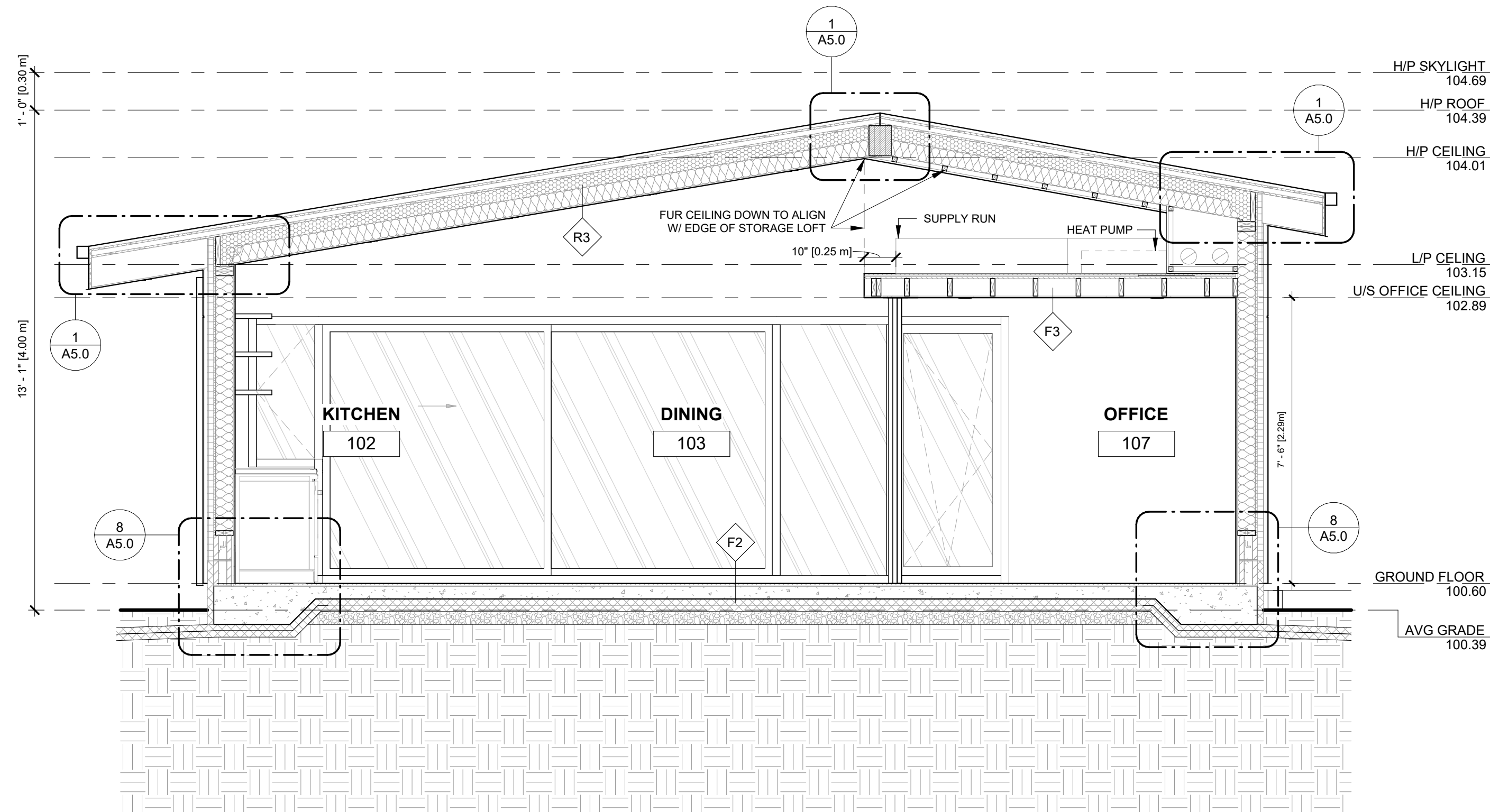
A2.0 1



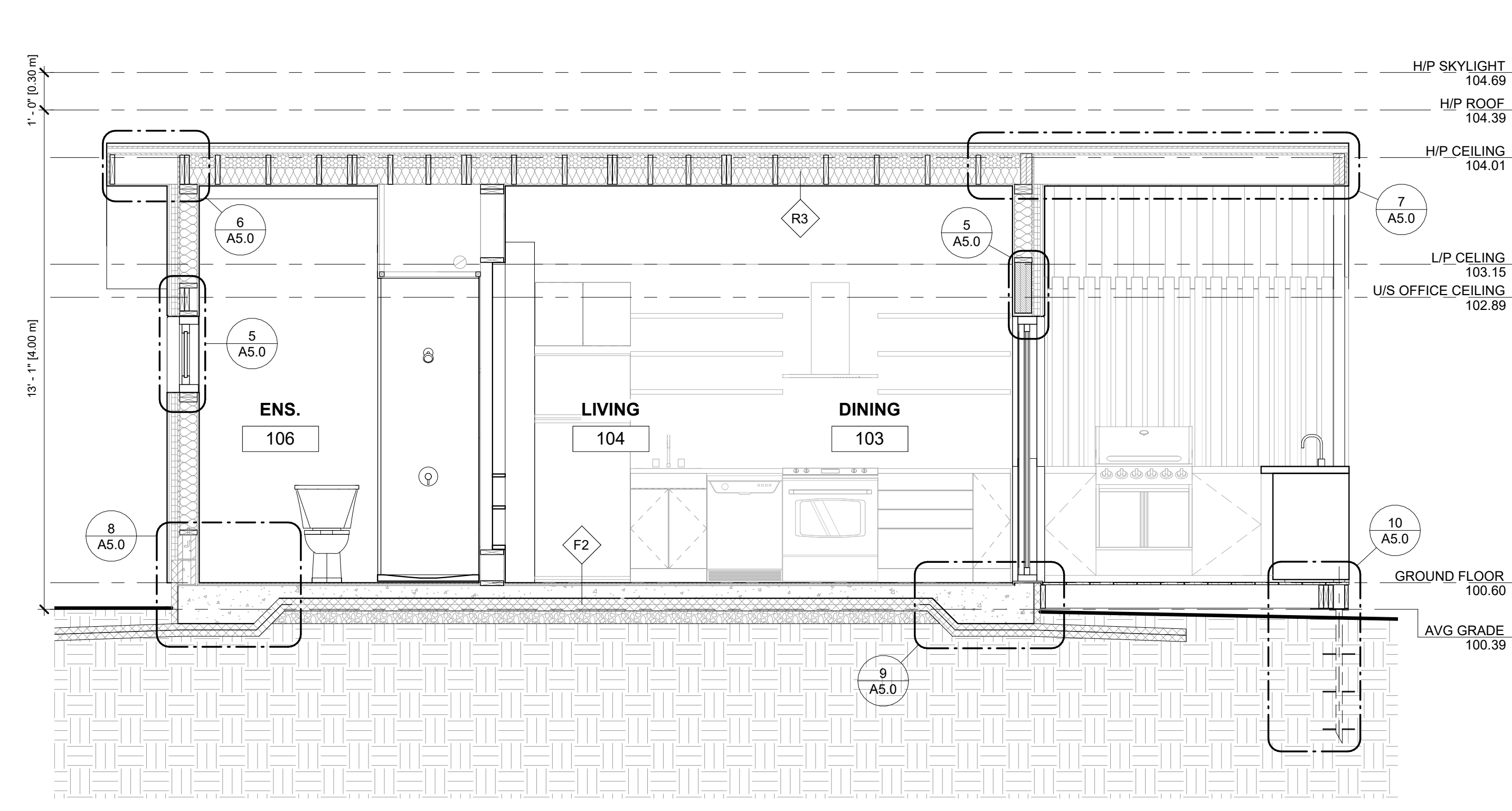
1 LONGITUDINAL SECTION 1
SCALE: 3/8" = 1'-0"



2 TRANSVERSE SECTION 1
SCALE: 3/8" = 1'-0"



3 LONGITUDINAL SECTION 2
SCALE: 3/8" = 1'-0"



4 TRANSVERSE SECTION 2
SCALE: 3/8" = 1'-0"

Rev.	Description	Date
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ELLESMERE GARDEN SUITE

BUILDING SECTIONS

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DATE

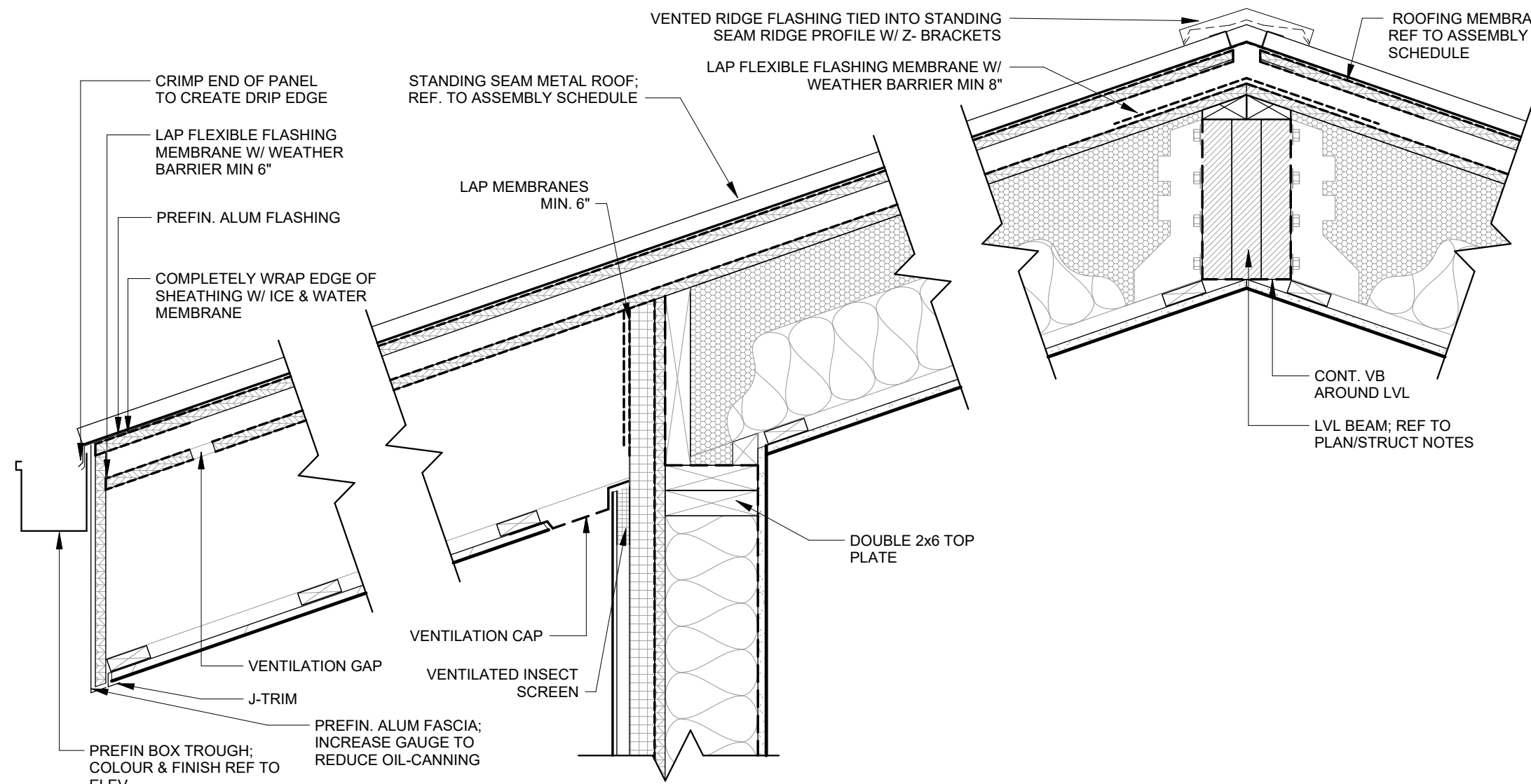
SHEET

SCALE

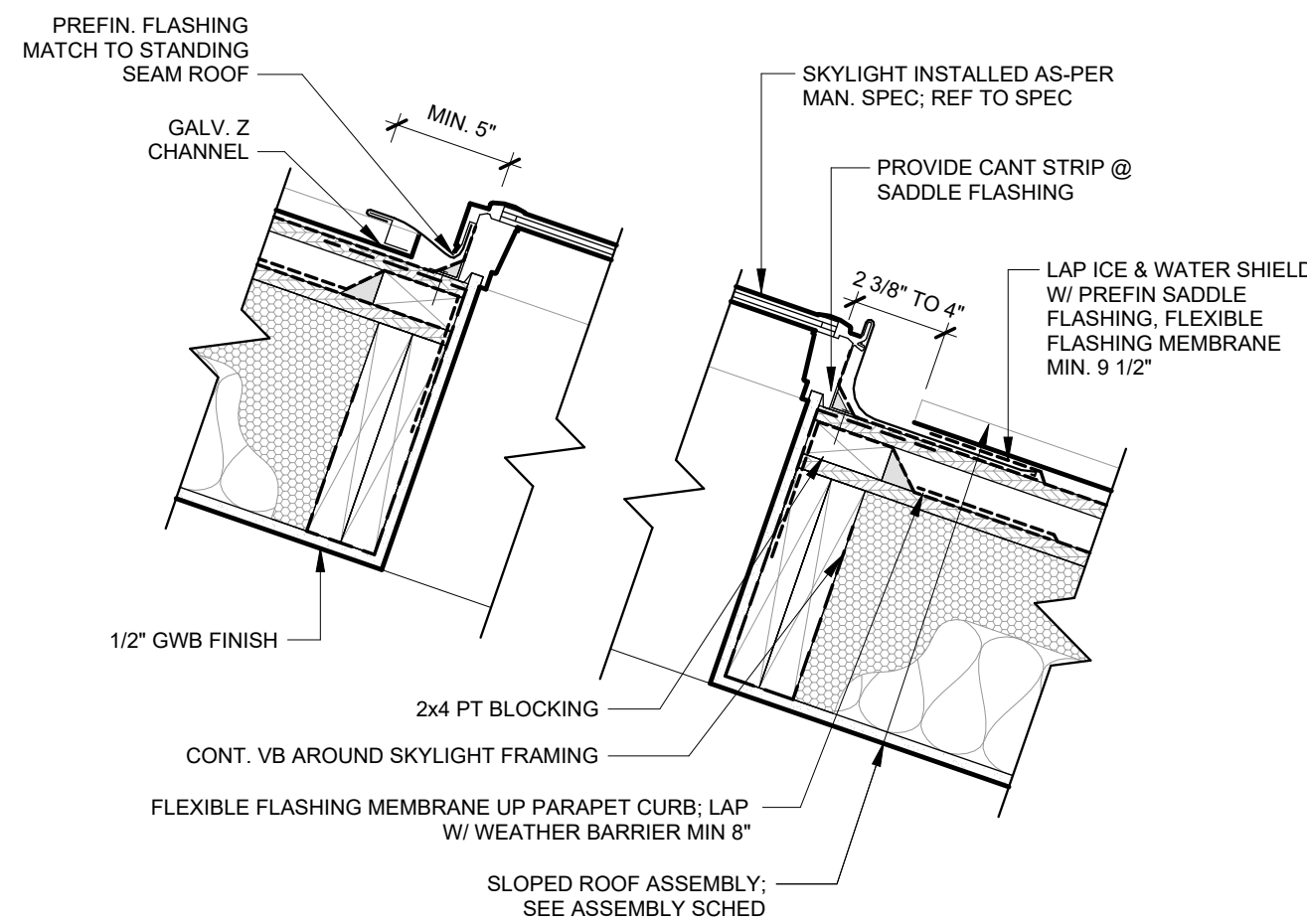
JOB NO

REV

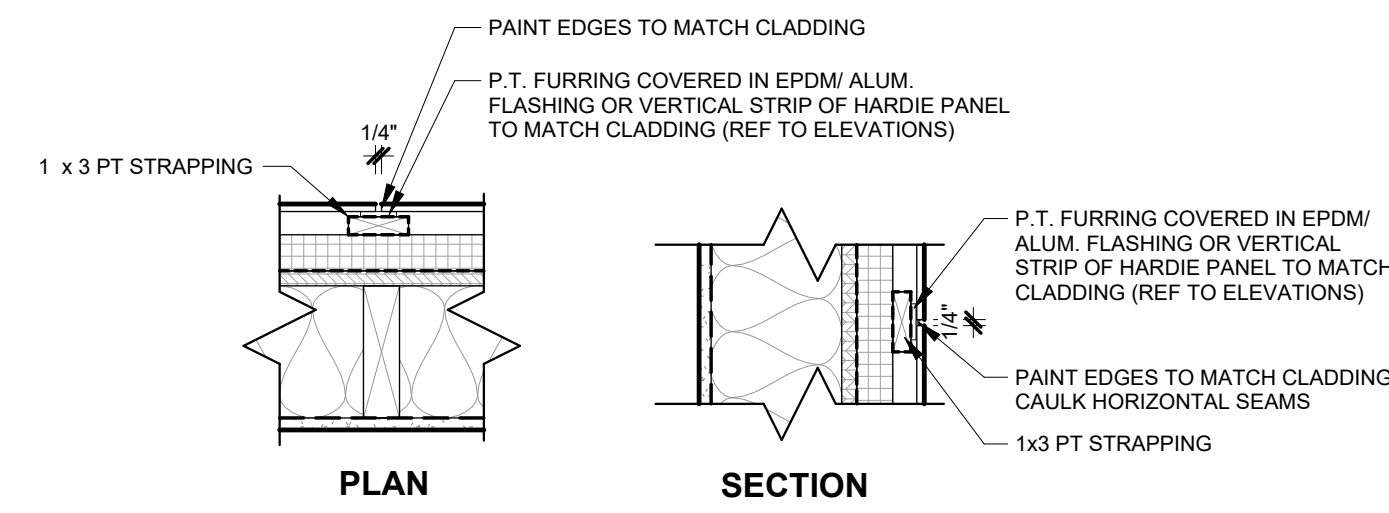
A3.0



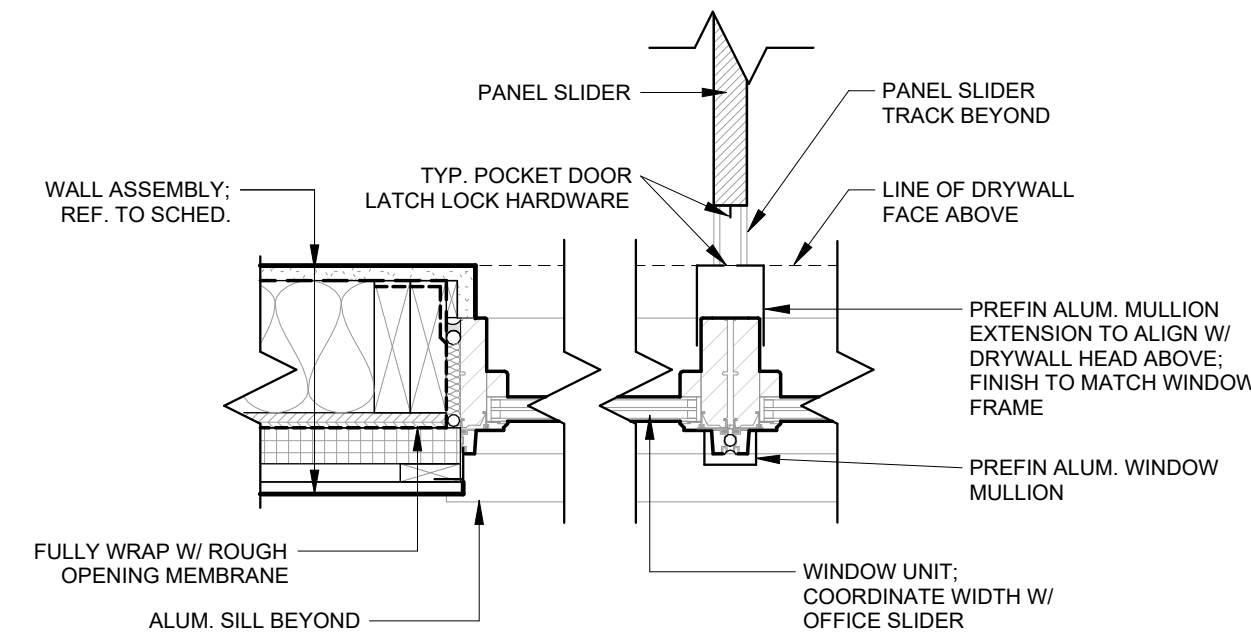
1 TYP. UNVENTED OVERHANG SLOPED ROOF
SCALE: 1 1/2" = 1'-0"



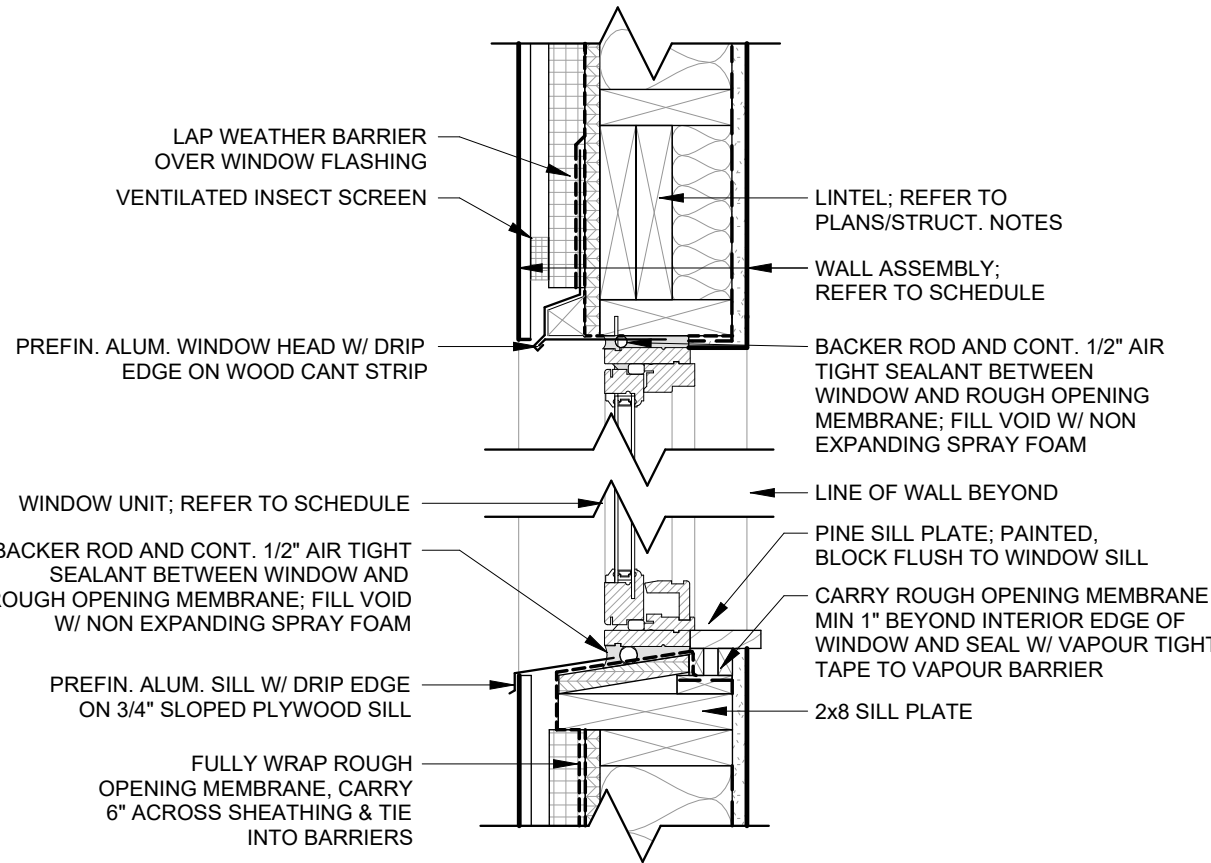
2 TYP. SKYLIGHT @ SLOPED ROOF
SCALE: 1 1/2" = 1'-0"



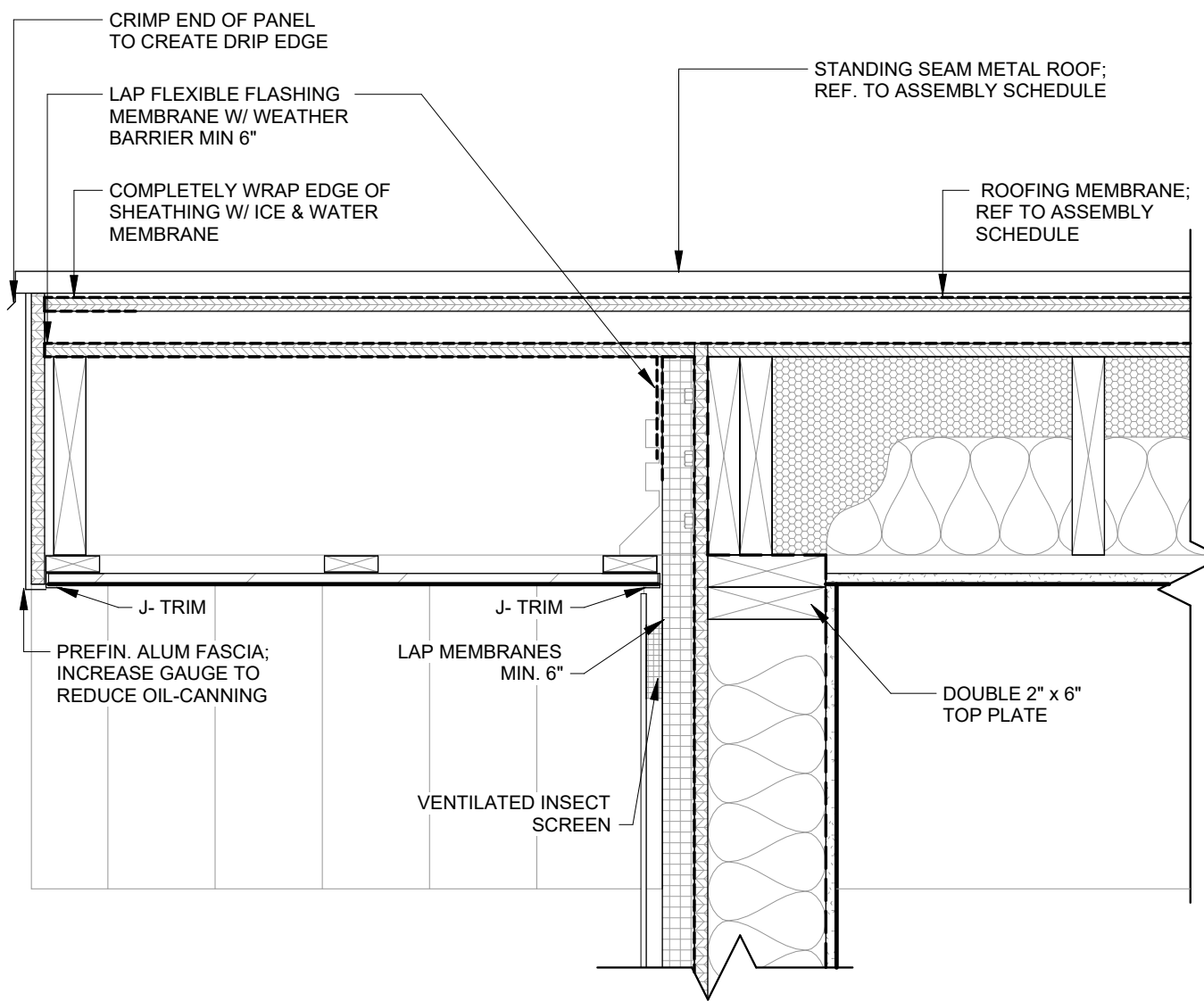
3 TYP. FIBRE CEMENT PANEL JOINTS
SCALE: 1 1/2" = 1'-0"



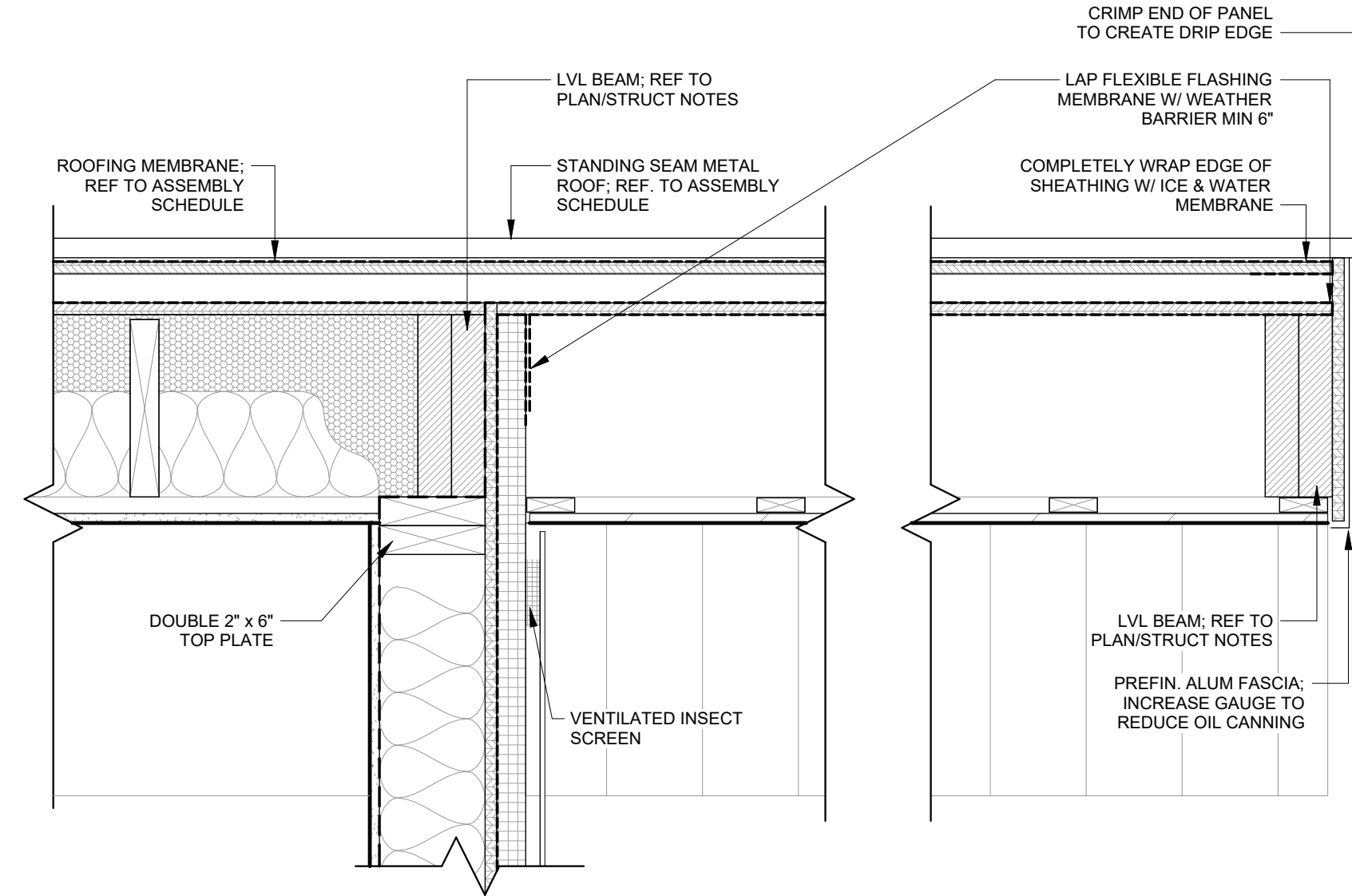
4 TYP. SLIDER PANEL DOOR @ WINDOW MULLION
SCALE: 1 1/2" = 1'-0"



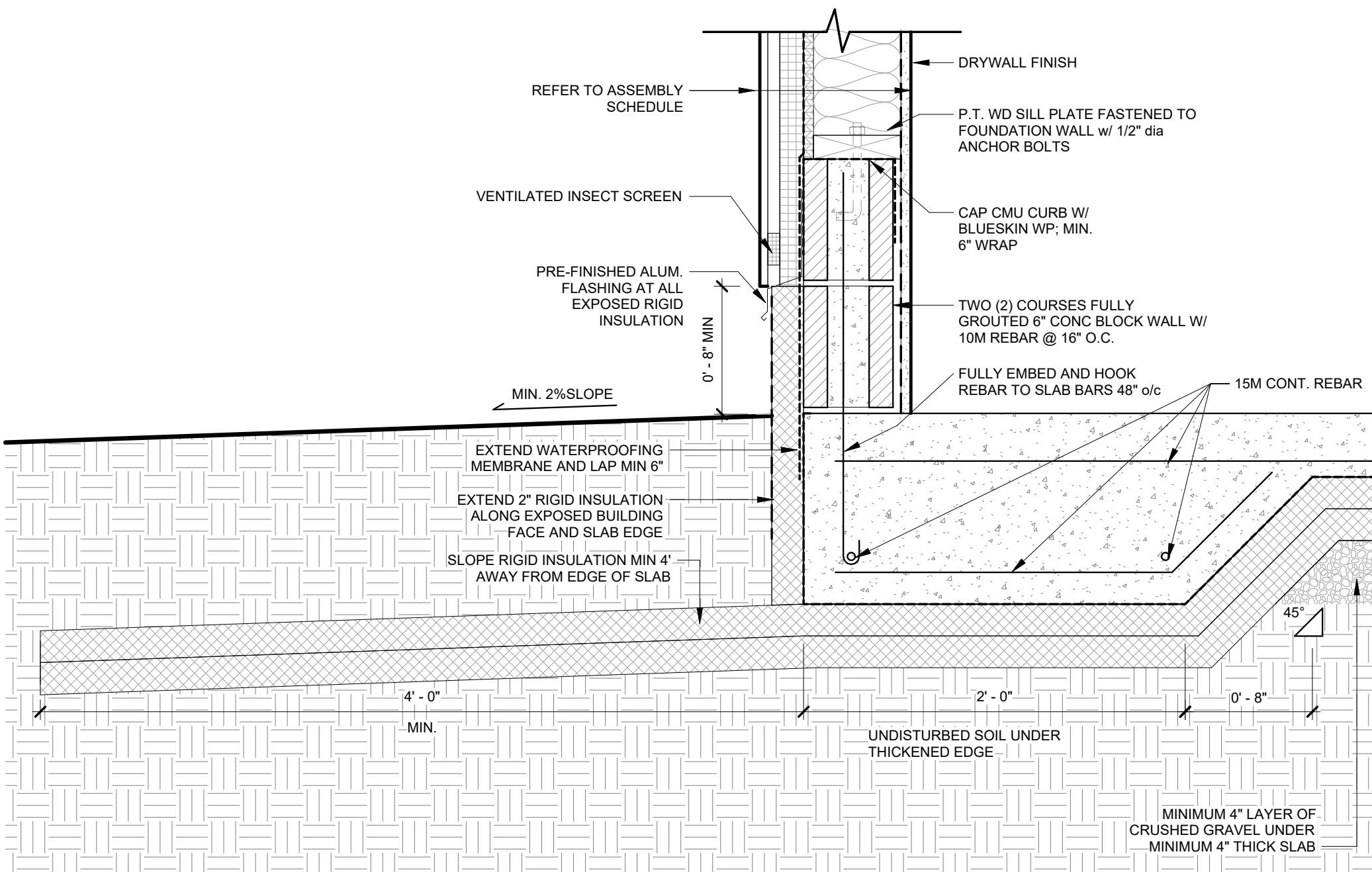
5 TYP. WINDOW HEAD AND SILL
SCALE: 1 1/2" = 1'-0"



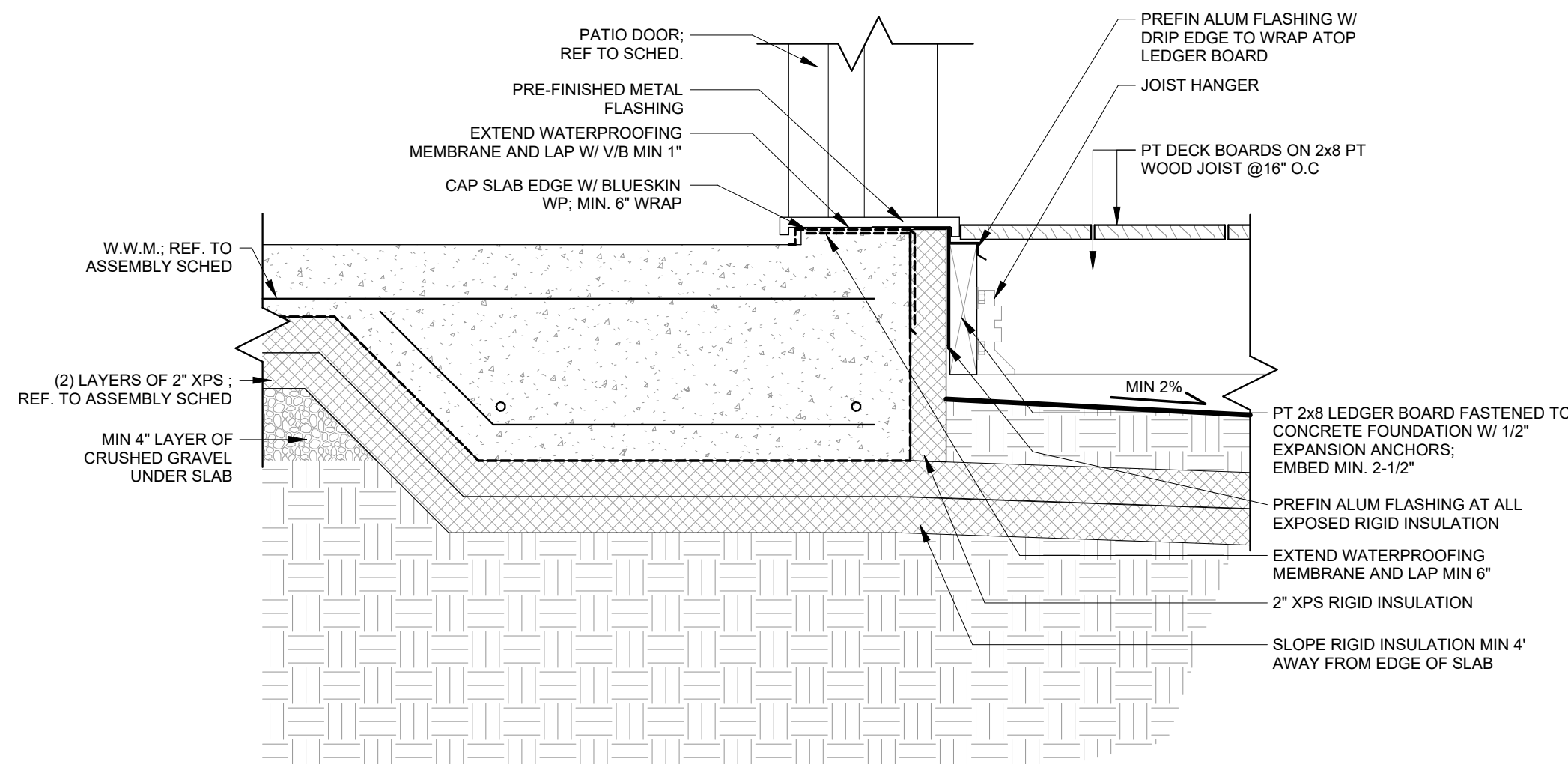
6 TYP. ROOF OVERHANG LADDER FRAME
SCALE: 1 1/2" = 1'-0"



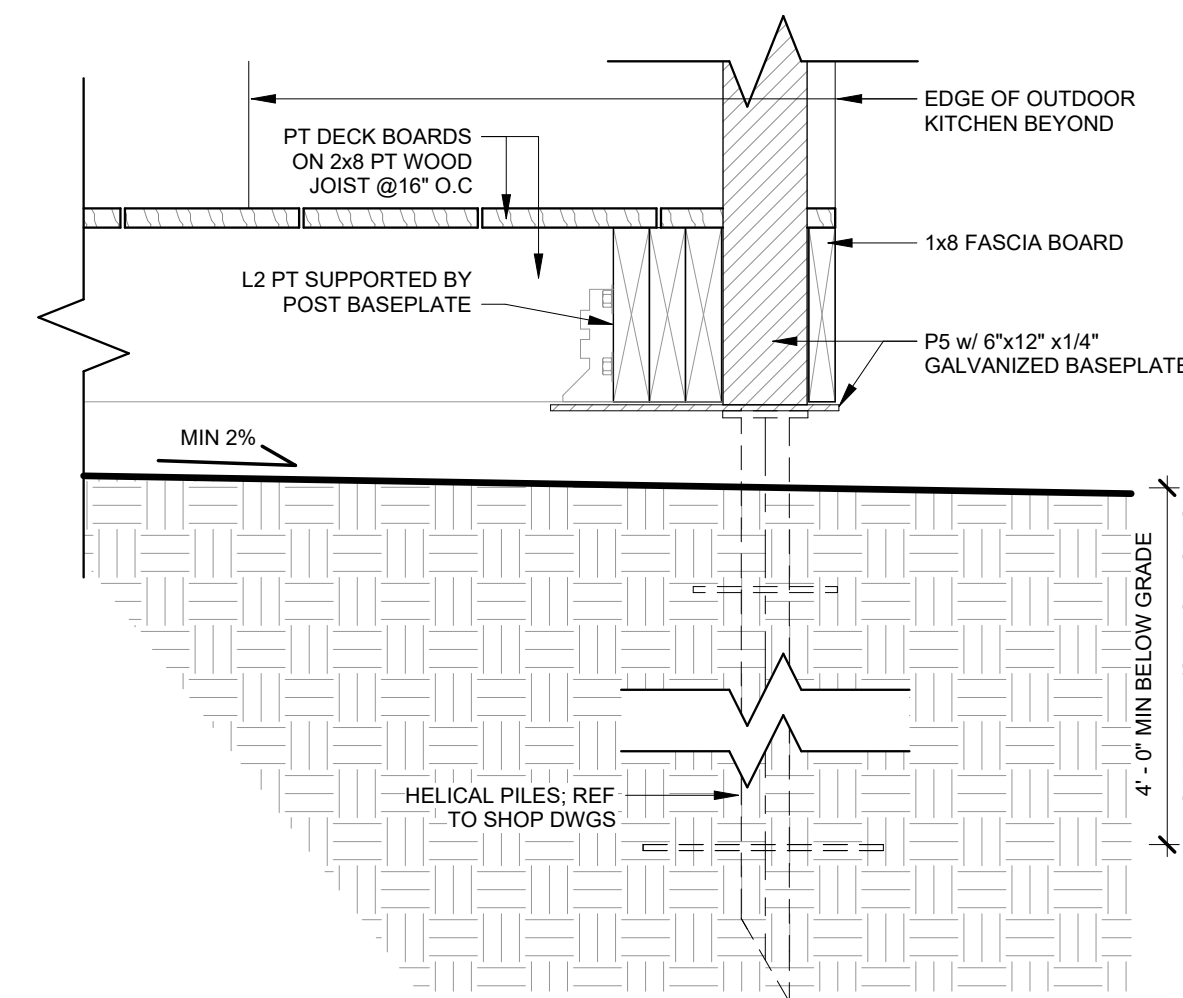
7 TYP. DECK CANOPY ROOF
SCALE: 1 1/2" = 1'-0"



8 TYP. SLAB ON GRADE
SCALE: 1 1/2" = 1'-0"



9 TYP. SILL TO DECK
SCALE: 1 1/2" = 1'-0"



10 TYP. WOOD DECK HELICAL PILE
SCALE: 1 1/2" = 1'-0"

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LANESCAPE
LANESCAPE ARCHITECTURE INC.
282 RICHMOND ST E., SUITE 200
TORONTO, ON M5A 1P4
416 414 9944 x 0

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DATE	JOB NO
SHEET	REV

A5.0

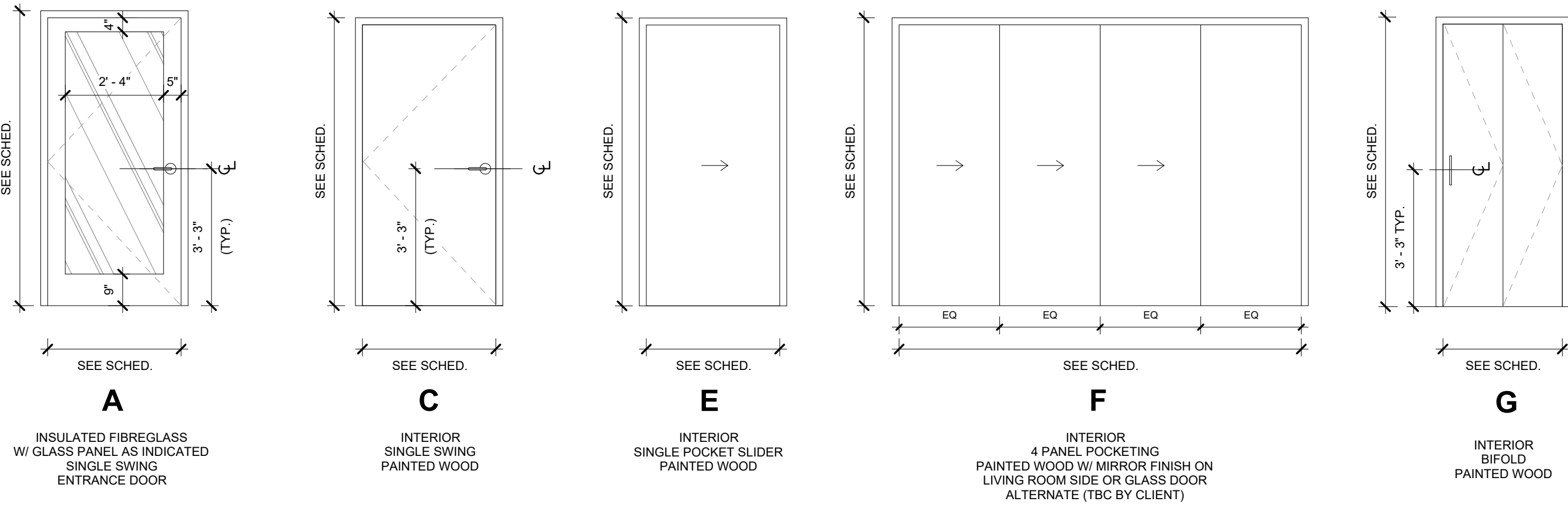
DOOR / HARDWARE SCHEDULE

LOCATION				DOOR				FRAME				HARDWARE		REMARKS
ARCH. OPENING NO.	FROM	KEYSIDE	TO	TYPE	CONSTRUCTION	FINISH	LEAF SIZE	THICKNESS	FIRE RATING	CONSTRUCTION	FINISH	STYLE	FUNCTION	
100a	EXTERIOR	EXTERIOR	ENTRY	A	INSULATED FIBREGLASS	SHOP	2' - 10" x 7' - 0"	1 3/4"	-	INSULATED FIBREGLASS	SHOP	LATCH	KEY OPERATED LOCKSET & DEADBOLT	INSULATED EXTERIOR DOOR AND INSULATED FRAME W/ VISION PANEL
100b	ENTRY	-	MECH	G	SOLID CORE	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	WOOD	PAINT	LEVER	N/A	SINGLE BIFOLD DOOR C/W SOFT GLIDE TRACK
100c	ENTRY	-	LAUNDRY	G	SOLID CORE	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	WOOD	PAINT	LEVER	N/A	SINGLE BIFOLD DOOR C/W SOFT GLIDE TRACK
101a	ENTRY	-	P/R	E	SOLID CORE		2' - 4" x 6' - 8"	1 1/2"						POCKET DOOR C/W SOFT GLIDE TRACK
105a	LIVING	-	BEDROOM	E	SOLID CORE	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	WOOD	PAINT	LINEAR PULL	N/A	POCKET DOOR C/W SOFT GLIDE TRACK
105b	BEDROOM		ENS.	C	SOLID CORE		2' - 4" x 6' - 8"	1 1/2"						SWING DOOR
107a	DINING		OFFICE	F	SOLID CORE	PAINT	9' - 8 1/2" x 7' - 6"	1 1/2"	-	WOOD	PAINT	LINEAR PULL	N/A	4-PANEL BYPASS SLIDING DOOR C/W SOFT GLIDE TRACK

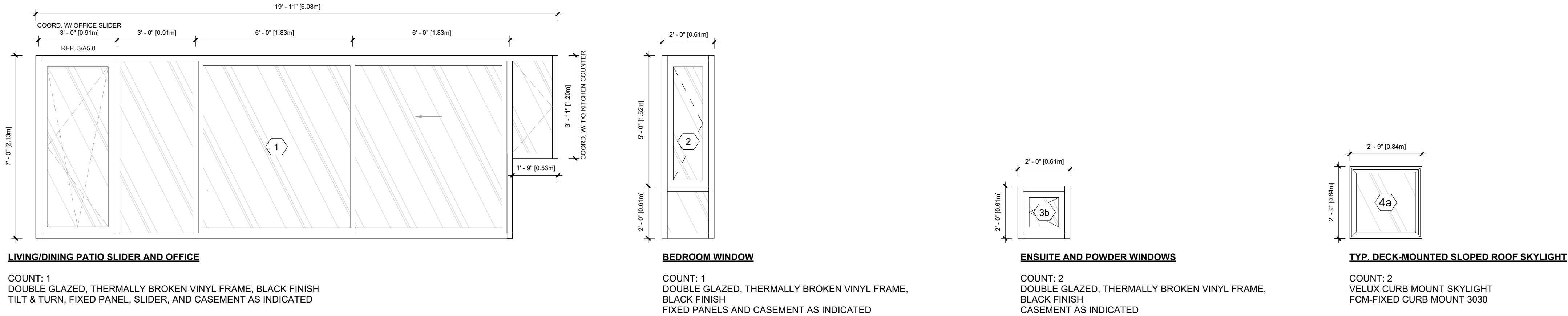
GROUND FLOOR: 7

NOTE:
ALL FINISH / HARDWARE SELECTIONS TBD BY CLIENT

DOOR TYPES



WINDOW SCHEDULE



Date

Rev.

Description

1

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PROJECT SCHEDULES

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