

## A black and white photograph of a modern, two-story house with a dark, vertically-slatted exterior. The house features large windows and a car parked in the driveway. The surrounding environment includes trees, a fence, and a utility pole.

FOR REFERENCE ONLY

<b>ARCHITECT</b> LANESCAPE ARCHITECTURE INC. SUITE 200 - 282 RICHMOND ST E., TORONTO, ON M5A 1P4 <a href="mailto:info@lanescape.ca">info@lanescape.ca</a> 416 414 9944 x0	<b>GRADING CONSULTANT</b>	<b>MECHANICAL DESIGNER</b>	<b>STRUCTURAL DESIGNER</b>
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ARCHITECTURAL		MECHANICAL	
A0.0a	COVERSHEET	RFW-1/2	HYDRONIC HEATING SYSTEM SCHEMATIC
A0.0b	COVER SHEET	RFW-1/2	RADIANT FLOOR LOOP LAYOUT - 1ST FLOOR
A0.1	SITE PLAN & PROJECT NOTES	RFW-2/2	RADIANT FLOOR LOOP LAYOUT - 2ND FLOOR
A1.0	PROPOSED GROUND FLOOR PLANS	DUCT-1/2	HP DUCT LAYOUT - 1ST FLOOR
A1.1	PROPOSED SECOND FLOOR PLANS	DUCT-2/2	HP DUCT LAYOUT - 2ND FLOOR
A1.2	SLAB, ROOF PLAN & STAIR DETAILS	HRV-1/2	HRV & EF LAYOUT - 1ST FLOOR
A2.0	BUILDING ELEVATIONS	HRV-2/2	HRV & EF LAYOUT - 2ND FLOOR
A3.0	BUILDING SECTIONS	LOT GRADING	
A5.0	DETAILS	SG-01	SITE GRADING PLAN
A6.0	INTERIOR DETAILS		
A8.0	PROJECT SCHEDULES		

The site plan illustrates the proposed fire hydrant (FH) location and the proposed location of the water supply (LWS). A dashed line indicates the proposed LWS route, with a distance of 11.64m to the hydrant and 32.98m to the curb. The plan also shows the 'PUMPER TRUCK LOCATION', 'PRINCIPAL ENTRANCE', and 'MAIN RESIDENCE'. A north arrow and a scale bar are included for orientation and measurement.

Diagram illustrating the setbacks and dimensions for a proposed laneway suite. The diagram shows the suite's footprint relative to the rear yard separation, the main rear wall of the existing house, and the property line.

- REAR YARD SEPARATION:** Indicated by a vertical dashed line.
- DORMER BEYOND:** Indicated by a horizontal dashed line.
- LANEWAY SETBACK:** Indicated by a horizontal dashed line.
- PROPERTY LINE:** Indicated by a vertical dashed line.
- 45° ANGULAR PLANE:** A line extending from the corner of the suite at a 45-degree angle.
- PROPOSED LANEWAY SUITE:** The rectangular structure being proposed.
- MAIN REAR WALL OF EX. HOUSE, REF TO ELEV.:** The existing rear wall of the house, shown with diagonal hatching.

**Dimensions:**

- Horizontal distance from the main rear wall of the existing house to the rear yard separation: 24' - 7" (7.50 m).
- Horizontal distance from the rear yard separation to the laneway setback: 29' - 6" (8.00 m).
- Horizontal distance from the laneway setback to the property line: 3' - 3" (1.00 m).
- Vertical distance from the main rear wall of the existing house to the laneway setback: 13' - 1" (4.00 m).
- Vertical distance from the laneway setback to the property line: 20' - 8" (6.30 m).

EXISTING REAR ELEVATION

OUTLINE OF EXPOSED BUILDING FACE 318.83 ft² [28.62 m²]

U/S OF UPPER FLOOR CEILING

8'-6" [2.59 m]

T/O OF FINISHED UPPER FLOOR

9'-6" [2.90 m]

T/O MAIN FLOOR

9'-0" [2.74 m]

GRADE

2.26 ft² [0.21 m²]

10.00 ft² [0.93 m²]

22.17 ft² [2.06 m²]

6.61 ft² [0.61 m²]

3.96 ft² [0.55 m²]

EX. WOOD DECK

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.**

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (OBC).	9. 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 U/LC LABELED.
2. DRAWINGS NOT TO BE SCALED	10. PROVIDE AND INSTALL ALL PLUMBING DISTRIBUTION AND ROUGH-INS AS INDICATED ON ARCHMECHANICAL DRAWINGS ACCORDING TO LOCAL PLUMBING CODES.
3. CONTRACTORS TO VISIT SITE AND FAMILIARIZE WITH ALL CONDITIONS PRIOR TO TENDER SUBMISSION.	11. PROVIDE AND INSTALL ELECTRICAL/MECHANICAL ITEMS AS INDICATED ON THE ARCHITECTURAL/MECHANICAL DRAWINGS IN ACCORDANCE WITH LOCAL ELECTRICAL AND MECHANICAL CODES.
4. ALL JOISTS TO RECEIVE CROSS-BRIDGING AS PER OBC REQUIREMENTS. SOLID BRIDGING TO BE USED OVER INTERIOR BEARING WALLS/BEAMS.	12. ALL DIMENSIONS TO BE SITE VERIFIED.
5. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.	13. CONTRACTOR TO CONFIRM SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION.
6. 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"	14. 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.
7. 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.	15. 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.
8. THIS DOCUMENT IS NOT FOR CONSTRUCTION, UNLESS IT HAS BEEN INDICATED AS ISSUED FOR CONSTRUCTION	

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## WALLS/PARTITIONS

## FLOORS AND ROOF

**TYPE R1 - INSULATED LOW-SLOPE W/ PURLINS 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)]**

**R1**

FLAT ROOF MEMBRANE (REFER TO ACCEPTABLE PRODUCTS)  
 5/8" T&G PLYWOOD SHEATHING  
 PURLINS AS REQUIRED TO SLOPE; PERP. TO ROOF FRAMING  
 ROOF RAFTERS (REFER TO FRAMING NOTES)  
 4" (R20) SPRAY APPLIED CLOSED CELL MEDIUM DENSITY POLYURETHANE FOAM INSULATION  
 FLAT 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)

**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)]**

**R3**

AWAY METALS NS-25 PROFILE METAL STANDING SEAM CLADDING - 19.5" PANEL,  
 MANUFACTURER'S SHOP FINISH - FINAL COLOUR TBD  
 ICE & WATER SHIELD (REFER TO ACCEPTABLE PRODUCTS)  
 1/2" EXTERIOR GRADE PLYWOOD SHEATHING  
 VENTILATED AIR SPACE; 2" x 3" FURRING @ 16" O/C  
 WEATHER BARRIER (REFER TO ACCEPTABLE PRODUCTS)  
 5/8" T&G PLYWOOD SHEATHING; ALL JOINTS TAPED AND SEALED W/ SHEATHING TAPE (REF. TO ACCEPTABLE PRODUCTS)  
 ROOF JOISTS (REFER TO FRAMING NOTES)  
 4" (R20) SPRAY APPLIED CLOSED CELL MEDIUM DENSITY POLYURETHANE FOAM INSULATION  
 FLAT 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)

PX

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

'F' = SUBSTITUTE 1 x 3 FURRING WITH 2 x 2 FURRING

NOTED SUPPLIERS:

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

**NOTES:**

1. EXTERIOR INSULATION 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
2. REPLACE GYPSUM WALL BOARD W/ MOULD RESISTANT WALL BOARD @ WET SIDE OF W/C LOCATIONS AND CEMENT BOARD @ TILE LOCATIONS
3. ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
4. 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)

AC	AIR CONDITIONING	FURN	FURNACE	RM	ROOM
AB	AIR BARRIER	GALV	GALVANIZED	RTS	REFER TO SCHEDULE
ABV	ABOVE	G.O.	GLAZED OPENING	RWL	RAINWATER LEADER
AFB	ABOVE FINISH FLOOR	G.S.	GARDEN SUITE	SA	SUPPLY AIR
AHJ	AIR HANDLING UNIT	GYP	GYP	SAN	SANITARY
ALUM	ALUMINUM	H.P.	HEAT PUMP	SCHED.	SCHEDULE
ANOD	ANODIZED	H/P	HIGH POINT	SHGT	SHEATHING
AP	ACCESS PANEL	H8	HOSE BIB	SIM	SIMILAR
APPROX	APPROXIMATELY	HORIZ	HORIZONTAL	SL	STEEL LINTEL
ARB	ARBORIST	HRV	HEAT RECOVERY VENTILATOR	SP	SOIL PIPE
AS	AIR SEAL	HSLW	HOLLOW STRUCTURAL STEEL	SPEC	SPECIFICATION
AVG	AVERAGE	HW	HIGH WALL	SF	SPRAY FOAM
BH	BULKHEAD	HWH	HOT WATER HEATER	SS	STAINLESS STEEL
BLDG	BUILDING	HWT	HOT WATER TANK	STL	STEEL
BLW	BELOW	ICF	INSULATING CONCRETE FORM	STRUC	STRUCTURAL
BSMT	BASEMENT	INS	INSULATION	SW	SHEAR WALL
CL	CENTER LINE	INT	INTERIOR	T&G	TONGUE AND GROOVE
C/W	COMPLETE WITH	JB	JUNCTION BOX	T&P	TRENCH & POUR
CAB	CABINET	L/P	LOW POINT	T/O	TOP OF
CANT	CANTILEVER	LAV	LAVATORY	TBC	TO BE CONFIRMED
CB	CEMENT BOARD	LBW	LOAD BEARING WALL	TBD	TO BE DETERMINED
CC	CLOSED CELL	LDGR	LEDGER	TPH	TREE PROTECTION HOARDING
CP	CUT IN PLACE	LW	LOW WALL	TPZ	TREE PROTECTION ZONE
CL	CLOSET	LWS	LANEWAY SUITE	TYP.	TYPICAL
CLG	CEILING	M/P	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	MAN HOUSE	VERT	VERTICAL
DET	DETAIL	MIN	MINIMUM	VR	VAPOUR RETARDER
DIA	DIAMETER	M/W	MIRCOWAVE	W/C	WATER CLOSET
DIM	DIMENSION	MTD	MOUNTED	WB	WEATHER BARRIER
DRN	DRAIN	NOM	NOMINAL	WIC	WALK IN CLOSET
DWG	DRAWING	NOS	NOT TO SCALE	WP	WATERPROOF
E/O	EDGE OF	O/C	ON CENTER	WWM	WELDED WIRE MESH
EF	EXHAUST FAN	O/H	OVERHANG	XPS	EXTRUDED POLYSTYRENE
ELEC	ELECTRICAL	OD	OUTSIDE DIAMETER		
ELEV	ELEVATION	OPNG	OPENING		
ENC	ENCLOSURE	OPP	OPPOSITE		
ENSUITE	ENSUITE	OTA	OPEN TO ABOVE		
EP	ELECTRICAL PANEL	OTB	OPEN TO BELOW		
EPS	EXPANDED POLYSTYRENE	PA	POST ABOVE		
EPX	EPOXY	P/R	POWDER ROOM		
ERV	ENERGY RECOVERY VENTILATOR	PERP	PERPENDICULAR		
EX	EXISTING	PF	PREFINISHED		
EXHAUST	EXHAUST	PL	PROPERTY LINE		
EXP	EXPOSED	PLY	PLYWOOD		
EXT	EXTERIOR	PT	PRESSURE TREATED		
F/O	FACE OF	QTY	QUANTITY		
FD	FLOOR DRAIN	R/O	ROUGH OPENING		
FFE	FINISH FLOOR ELEVATION	RA	RETURN AIR		
FOUND	FOUNDATION	REC	RECESSED		
FRR	FIRE RESISTANCE RATING	REINF	REINFORCED		
FTG	FOOTING	REQ	REQUIRED		
		REV	REVISION		

ITEM	ONTARIO BUILDING CODE 2017 DATA MATRIX PART 9										ONTARIO REFERENCE
<div>REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C</div>											
1	PROJECT DESCRIPTION: <div><input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION - INTERIOR <input type="checkbox"/> CHANGE OF USE</div>						<div><input checked="" type="checkbox"/> PART 9 1.1.2 [A]</div>				
2	MAJOR OCCUPANCY(S)      GROUP    C      DIV.    N/A						9.10.2.				
3	BUILDING AREA (m²)      PROPOSED:      59.24    m²						1.4.1.2 [A]				
4a	GROSS FLOOR AREA (m²) GROUND LEVEL:      48.93    m² UPPER LEVEL:      55.17    m² TOTAL:      104.10 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 <div><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</div>						9.10.8.2 - 4.				
9	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						9.10.18.				
10	BUILDING CLASSIFICATION      3.2.2.4b. 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 <input checked="" type="checkbox"/> #/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING <input type="checkbox"/> N/A (NO CHANGE) GROUND LEVEL:      2 PERSONS PER SLEEPING AREA*      4 PERSONS UPPER LEVEL:      N/A TOTAL:      4 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.				
		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				
17	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										9.10.15.
	WALL	EXPOSED BLDG. FACE (m²)	EBF LIMITING DIST. (m)	GLAZED OPNGS (G.O.) LIMITING DIST.(m) *	PERMITTED MAX GLAZED OPNGS IN EBF **	AREA OF GLAZED OPNGS	FRR (HOURS)	LISTED DESIGN	CONST. REQUIRED	CLADDING REQUIRED ***	PROPOSED
	SOUTH	52.25	0.00	2.40	5.25	1.47	0.75	EW2c:	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMB.
	EAST	38.09	2.48	2.48	5.71	5.70	0.75	EW2c:	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE	BOTH
	NORTH	50.84	1.00	3.68	11.69	0.59	0.75	EW2c:	COMBUSTIBLE OR NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMB.
	WEST	38.02	5.42	5.42	18.25	4.03	0.75	EW2c:	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE	BOTH
		*AS PER OBC 9.10.15.2 (2)		**AS PER OBC 9.10.15.4. (1)(a)		***AS PER OBC 9.10.15.5. (2) to (4)					
18	WASHROOM CALCULATIONS										
	GROUND LEVEL:    1 LAVATORIES + 1 WATER CLOSETS + 1 BATH										
	UPPER LEVEL:    1 LAVATORIES + 1 WATER CLOSETS										

SCALE: NTS  
TYPICAL LOCATIONS, UNLESS OTHERWISE NOTED

OUTLET (TYP)

FLOOR

SWITCH

DOOR FRAME

FLOOR

DOUBLE GANG SWITCH

DOOR FRAME

FLOOR

TRIPLE OR MORE GANG SWITCHES

DOOR FRAME

FLOOR

DOUBLE GANGING TELEPHONE/DATA W/ CABLE

FLOOR

BEDSIDE SWITCH (TYP)

FLOOR

KITCHEN OUTLET OR SWITCH

COUNTER

OUTLET DOUBLE GANGING W/ SWITCH

COUNTER

ALIGN SWITCHES & OUTLETS IF POSITIONED TOGETHER

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THE JUNCTION LANEWAY SUITE
COVER SHEET
ISSUED FOR PERMIT

SHEET

REV













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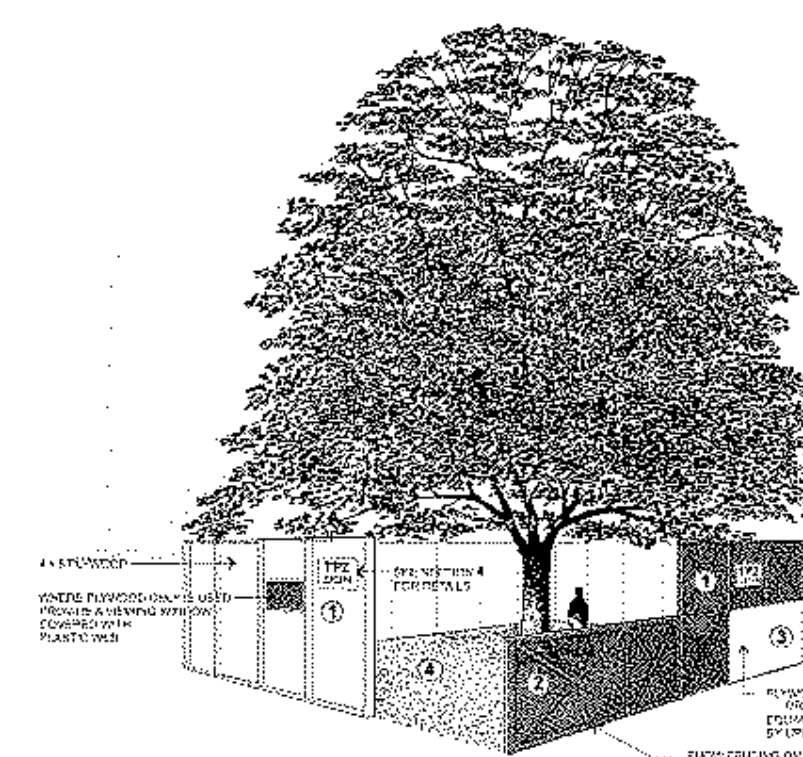


ZONING STATISTICS		
MUNICIPAL ADDRESS		
LEGAL DESCRIPTION		
ZONING DESIGNATION		
LOT AREA	279.2m <sup>2</sup>	
REQUIREMENT	PERMITTED	PROPOSED
LANDSCAPING - LANEWAY	75% (MIN. EXCL. WALK)	75%
LANDSCAPING - REAR YARD	85% (MIN. EXCL. WALK)	85%
SETBACK - REAR (LANE)	1.0m (MIN.)	1.00m
SETBACK - SIDE (NORTH)	0.0m	1.00m
SETBACK - SIDE (SOUTH)	0.0m	0.00m
SEPARATION	7.5m (MIN.)	7.50m
BUILDING LENGTH	10.0m (MAX.)	9.00m
BUILDING WIDTH	8.0m (MAX.)	6.58m
HEIGHT	6.3m (MAX.)	6.30m
LOT COVERAGE	30% (MAX.)	21.1%

## 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" PL WOOD ON 2" x 4" FRAME, 2.4m HIGH SEE ARBORIST REPORT
	PROPOSED SOFT LANDSCAPING		
	PROPOSED CONCRETE/ASPHALT AS NOTED		

## TREE HOARDING



### Tree Protection Barriers

- ① Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoardings 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 can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- ③ Where some excavation 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.
- 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 Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

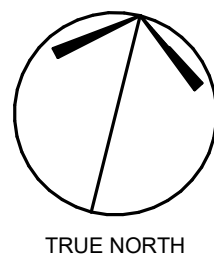
Parks, Forestry and Recreation  
February 2016  
Detail TP-1[illegible]

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TRUE NORTH

LANE  SCAPES

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

## THE JUNCTION LANEWAY SUITE

## SITE PLAN & PROJECT NOTES

**ISSUED FOR PERMIT**

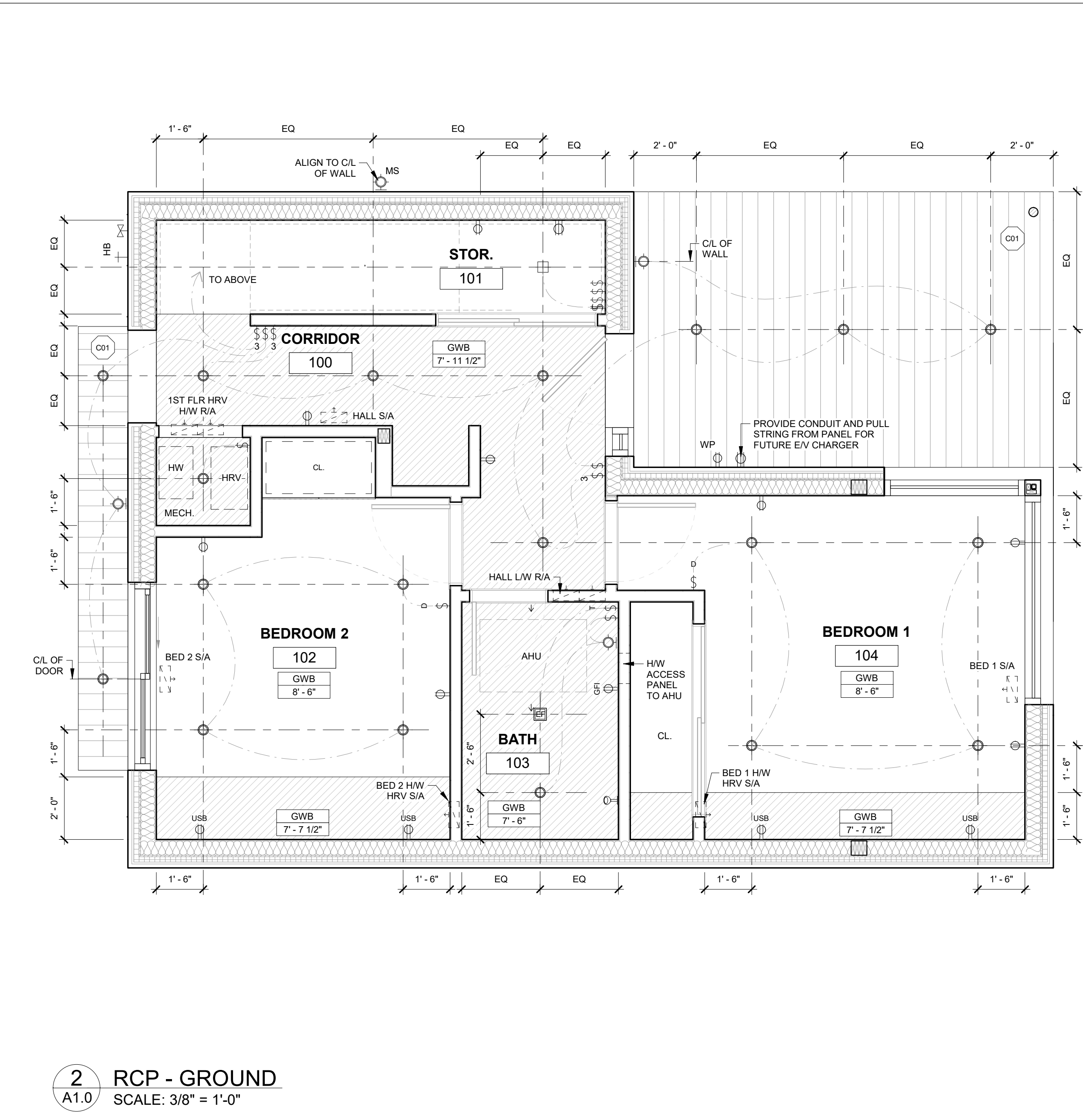
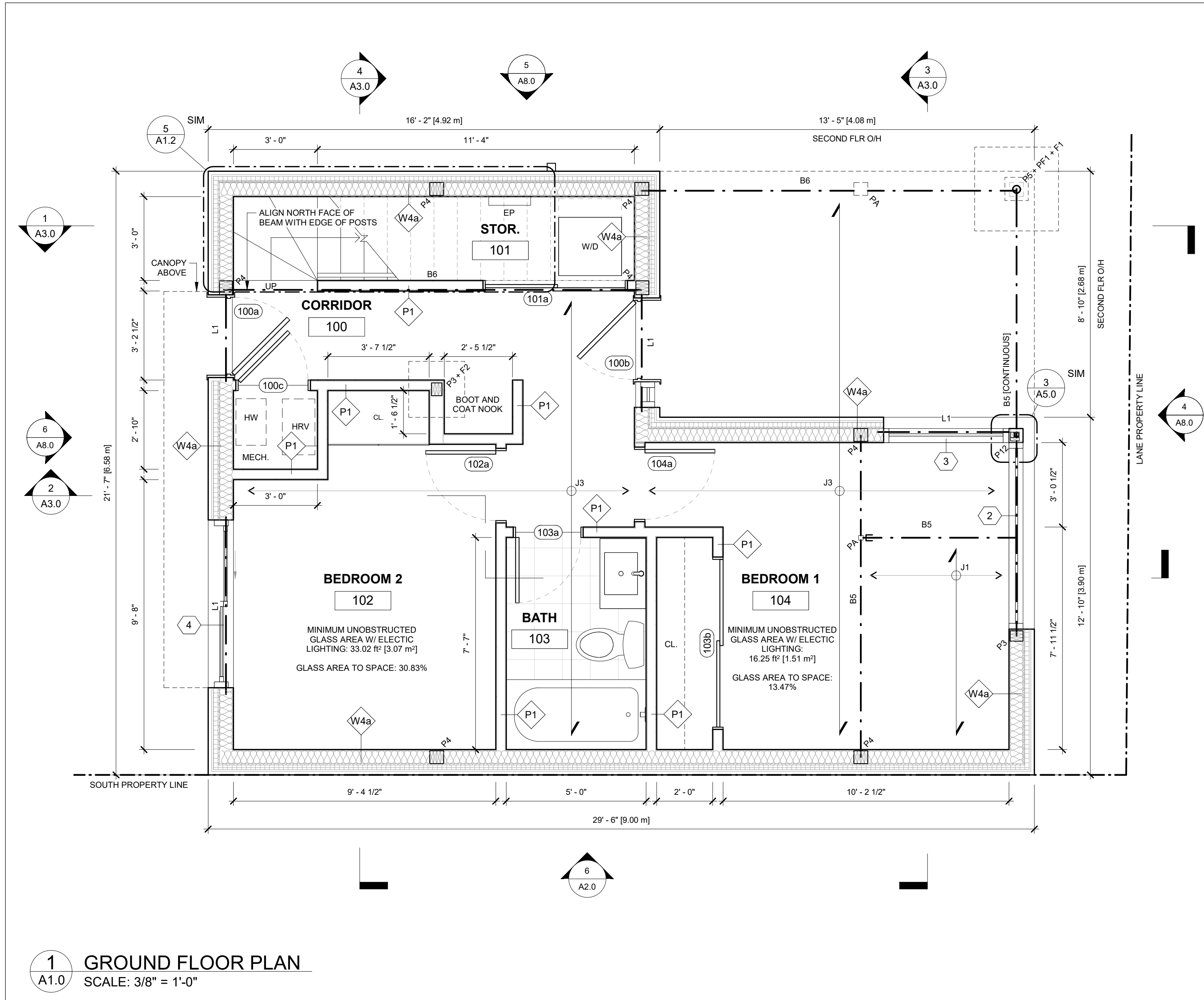
DRAWN	
CHECKED	SCALE As indicated
DATE	JOB NO

SHEET

REV

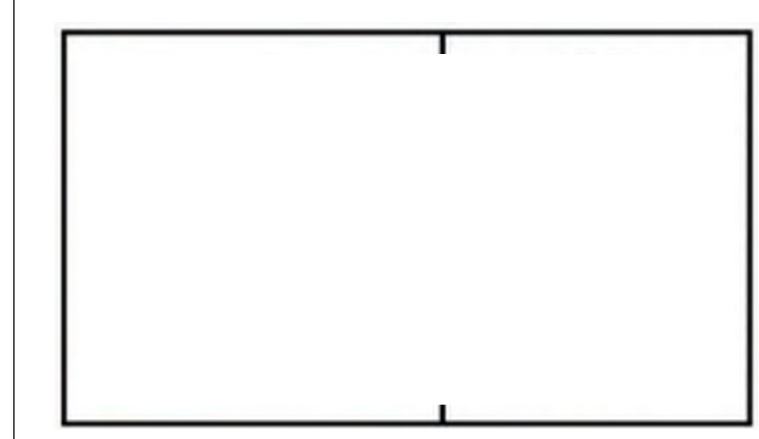
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1 GROUND FLOOR PLAN  
SCALE: 3/8" = 1'-0"

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



LEGEND

ELECTRICAL NOTES

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

GWB  
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

HOSE BIB

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

WEATHER PROTECTED DUPLEX RECEPTACLE

DATA RECEPTACLE

STRUCTURAL NOTES

GENERAL STRUCTURAL NOTES

1) ALL LUMBER TO BE MIN. SPF #1 / #2  
2) ALL FOOTINGS TO BE BEARING ON NATIVE SOIL  
3) ASSUMED BEARING CAPACITY OF 100 kPa TO BE CONFIRMED ON SITE DURING CONSTRUCTION  
4) PROVIDE 3-PLY POST AT ALL BEAM AND UNTEL BEARINGS UNLESS NOTED OTHERWISE  
5) CONCRETE STRENGTH TO BE MIN. 20 MPa UNLESS NOTED  
6) ALL MULTI-PLY BEAMS TO BE CONNECTED AS PER MANUFACTURER'S INSTRUCTIONS  
7) ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED. ALL LVL MEMBERS TO BE PROTECTED FROM THE ELEMENTS.  
8) 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  
F4 - 42" x 42" x 16" POURED CONCRETE PAD FOOTING WITH 15M @ 10" O/C EACH WAY  
HELICAL PILE PIER FOUNDATION

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  
B10 - W8 X 16 STEEL BEAM  
B11 - W6 X 25 STEEL BEAM  
B12 - W8 X 21 STEEL BEAM  
B13 - W8 X 28 STEEL BEAM  
B14 - W8 X 35 STEEL BEAM  
B15 - W8 X 48 STEEL BEAM  
B16 - W10 X 26 STEEL BEAM  
B17 - W10 X 45 STEEL BEAM  
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  
BP - BEAM POCKET;  
MIN 4" SOLID BEARING

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  
SL1 - 3 1/2" x 3 1/2" x 1/4"  
SL2 - 4" x 3 1/2" x 1/4"  
SL3 - 5" x 3 1/2" x 5/16"  
SL3 - 6" x 4" x 3/8"

POST SCHEDULE

P3 - (3) 2" x 6"  
P4 - (4) 2" x 6"  
P5 - HSS 3 1/2x 1/4"  
w/ 6"x6" x1/4" PLATES  
P6 - HSS 4" x 4" x 1/4"  
w/ 6" x 6" x 1/4" PLATES  
PF1 - 10" PIER W/ (4) - 10M VERTICAL REBAR DOWELED TO F1 4'-0" BELOW GRADE  
P12 - HSS 2" x 2" x 1/4"  
w/ 6" x 6" x 1/4" PLATES  
P/A- POST ABOVE  
P/B- POST BELOW

JOISTS/RAFTER SCHEDULE:

(PROVIDE SOLID BLOCKING BETWEEN LOAD-BEARING WALLS)

J1 - 2" x 8" @16" O.C.  
J2 - 2" x 10" @16" O.C.  
J3 - 9 1/2" TJI s31 @16" O.C.  
J4 - 9 1/2" TJI s47 @16" O.C.  
J5 - 11 7/8" TJI s31 @16" O.C.  
J6 - 11 7/8" TJI s47 @16" 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.

THE JUNCTION LANEWAY SUITE

PROPOSED GROUND FLOOR PLANS

ISSUED FOR PERMIT

DRAWN

CHECKED

SCALE

As indicated

DATE

JOB NO

SHEET

REV

A1.0

Rev.	Description	Date
1	ISSUED FOR PERMIT	

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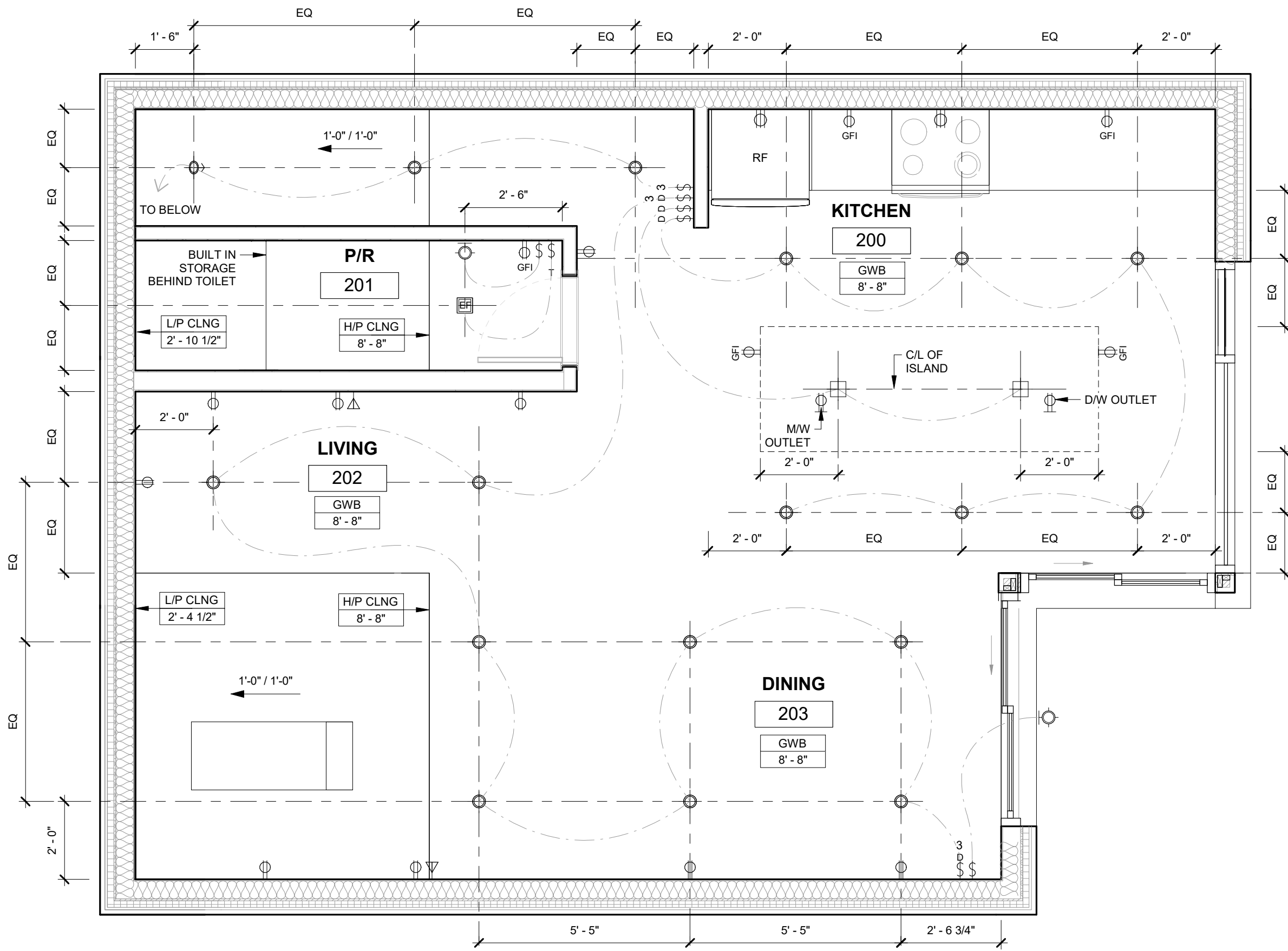
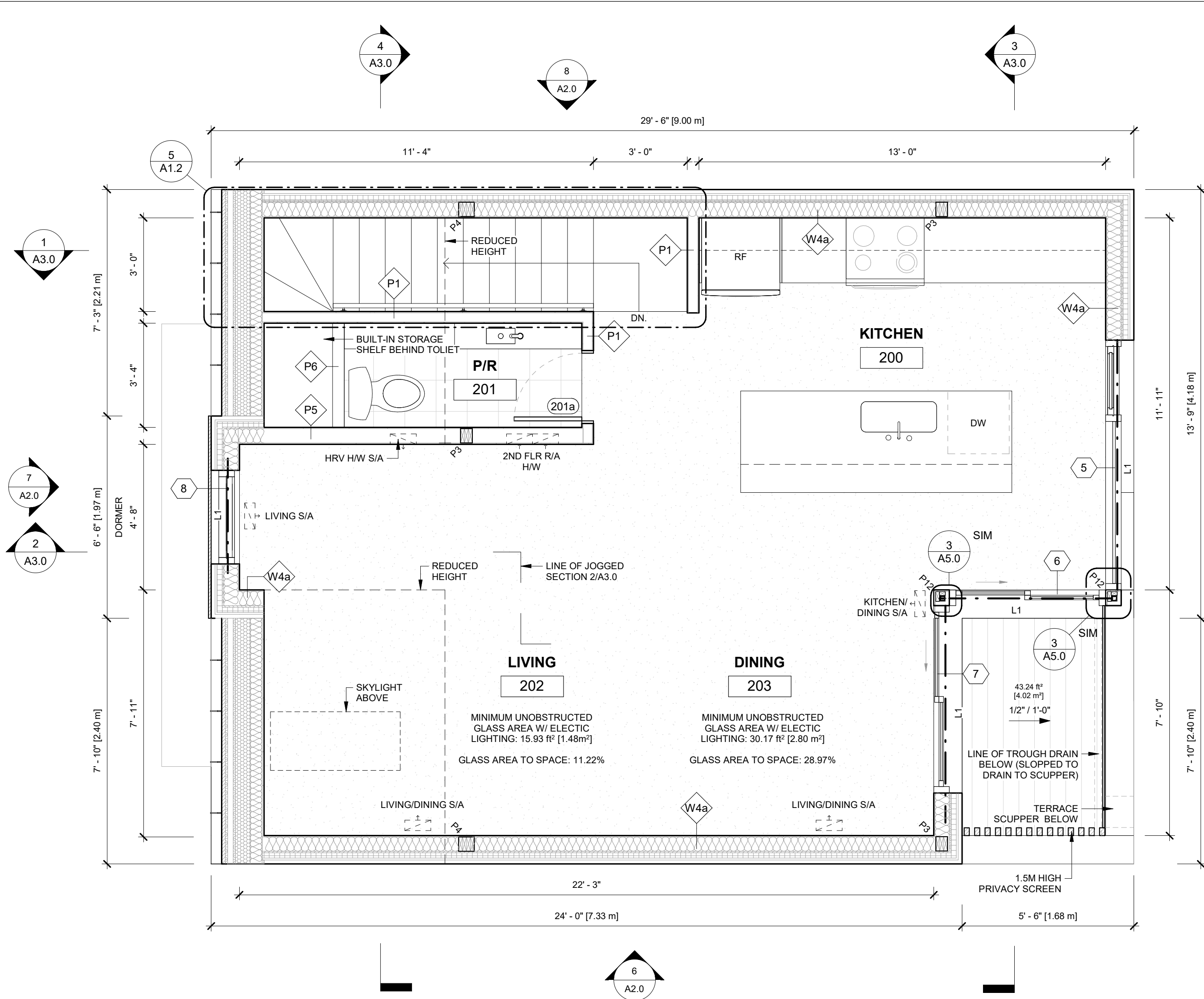
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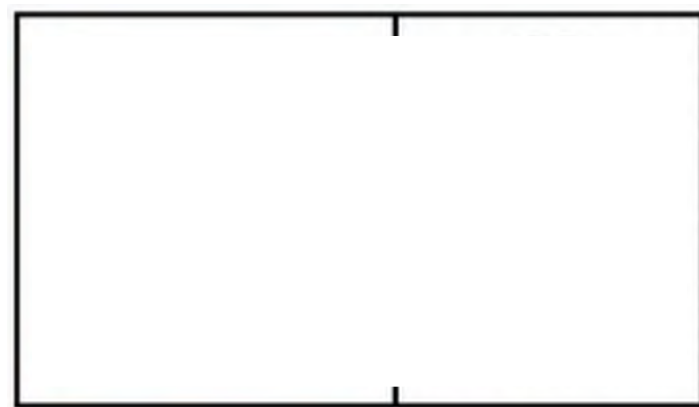
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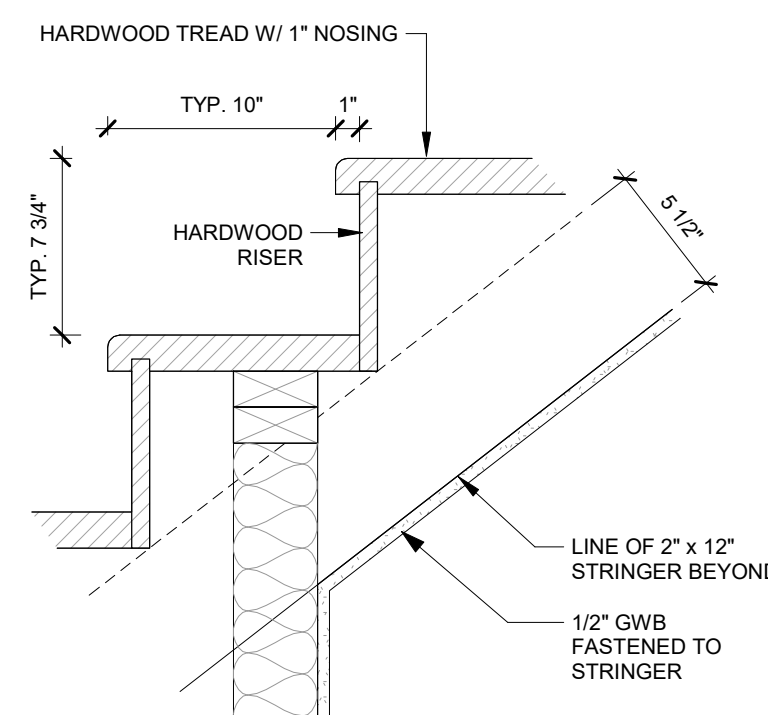
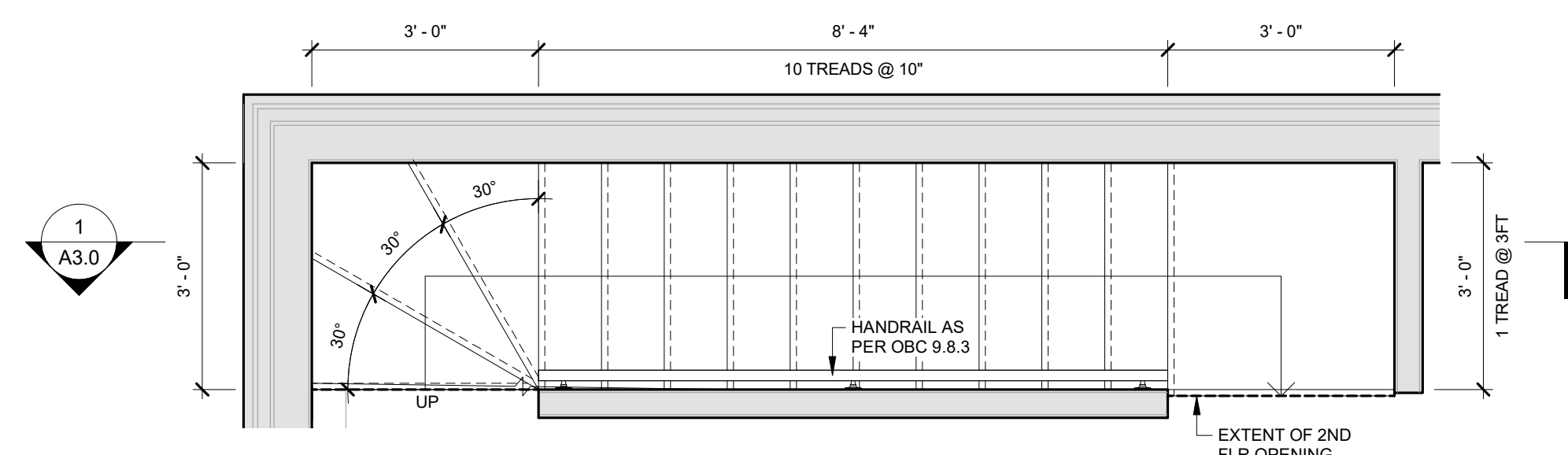
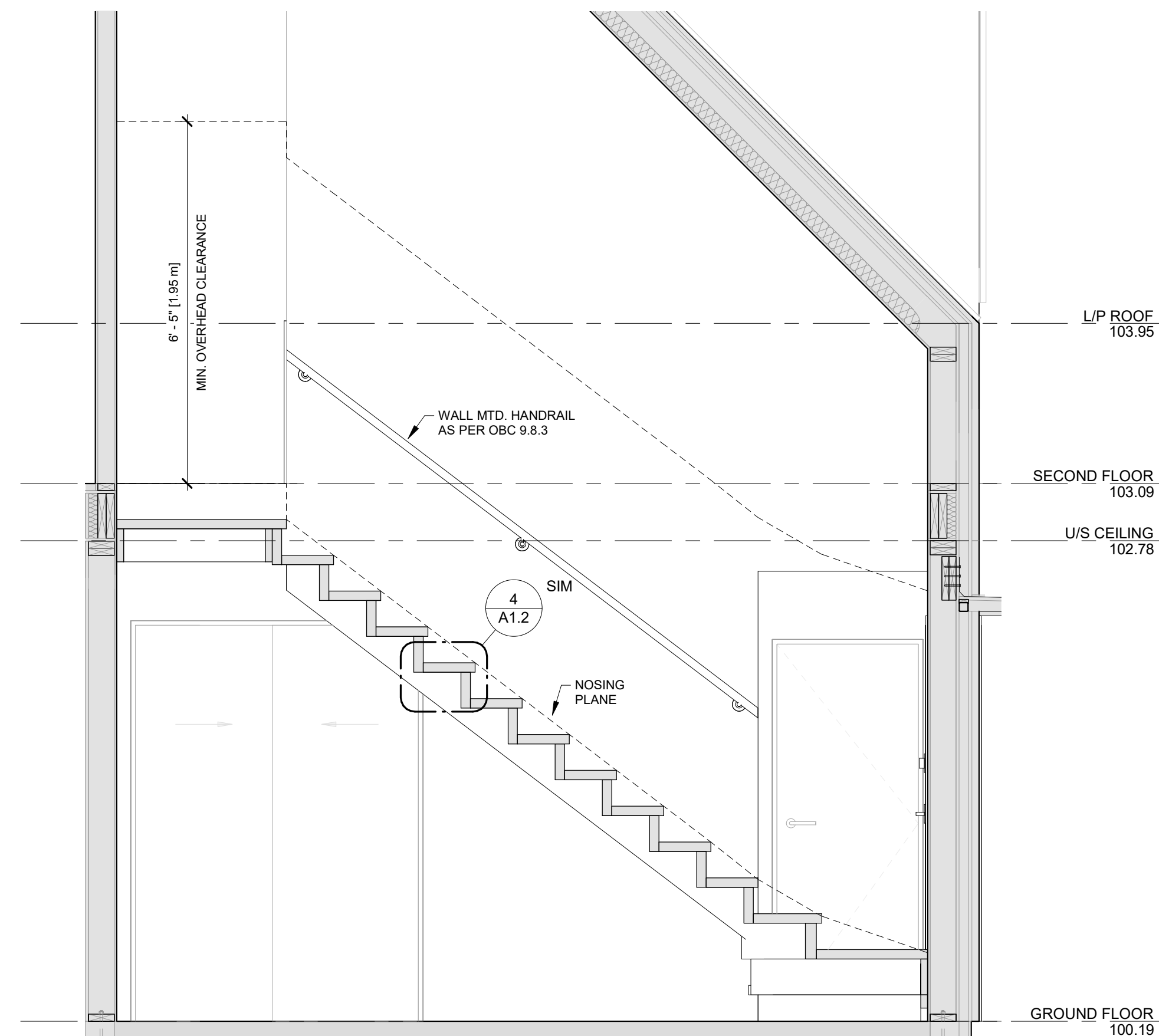
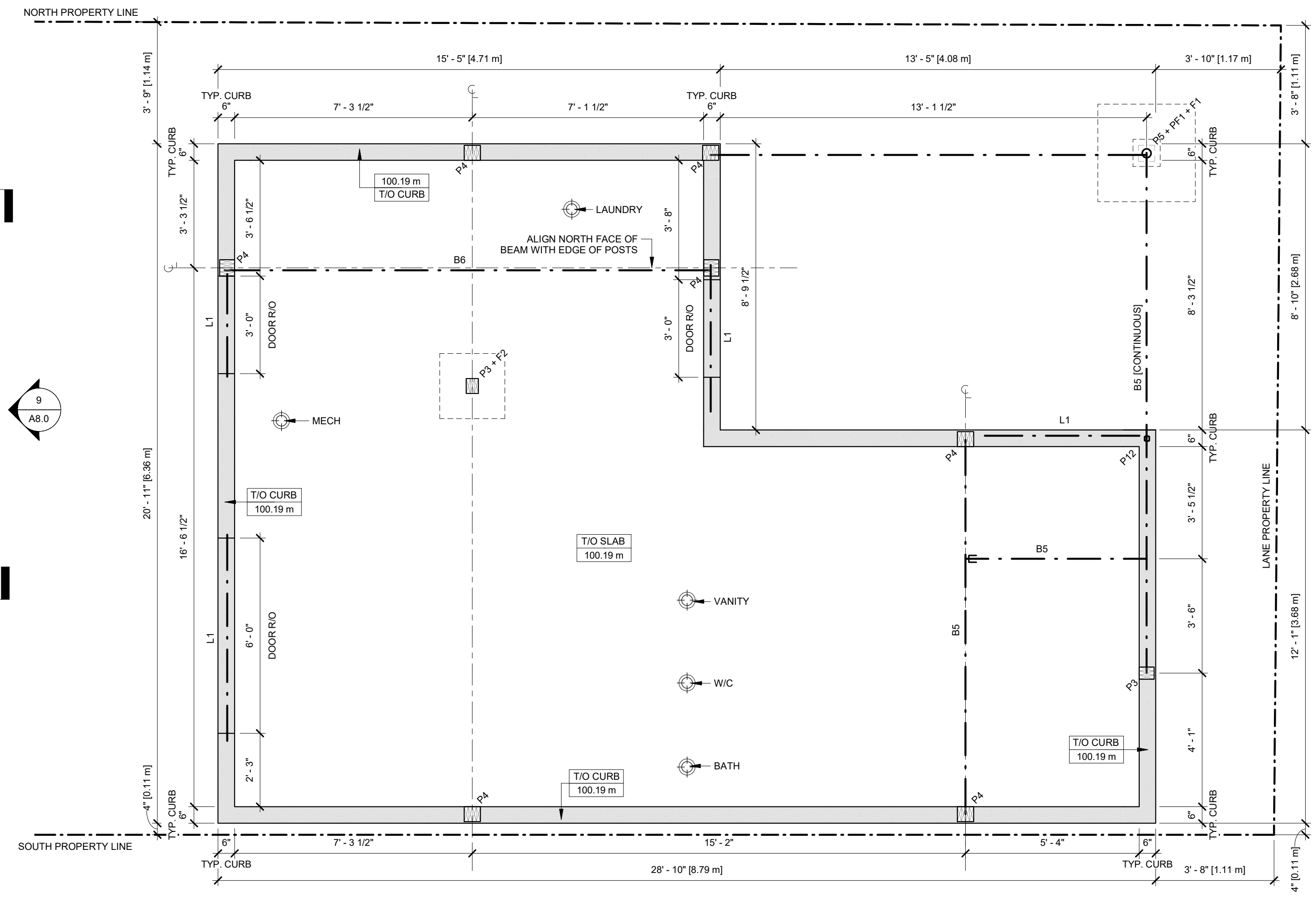
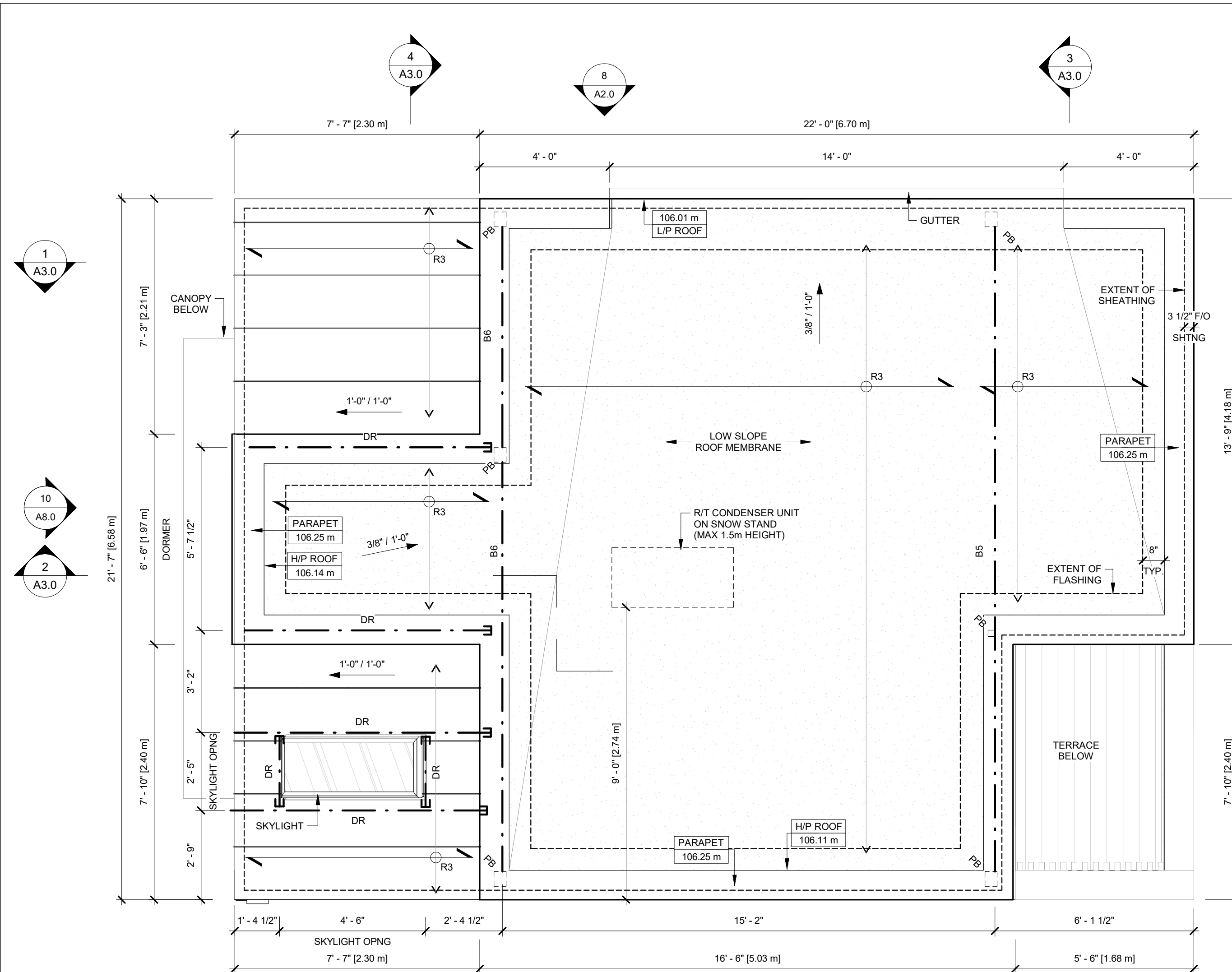
2 SECOND FLOOR PLAN  
A1.1 SCALE: 3/8" = 1'-0"

1 RCP - SECOND  
A1.1 SCALE: 3/8" = 1'-0"



LEGEND	ELECTRICAL NOTES													
		<p>ALL LIGHTS TO BE LED @ 3000K, CENTERED IN ROOM, ON WALLS, OR OVER FIXTURES UNLESS NOTED OTHERWISE.</p> <p>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.</p> <p>WATERTIGHT HOUSINGS AT SHOWER AND OUTDOOR FIXTURES</p> <p>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.</p> <p>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. 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PRIOR TO THE START OF WORK AT COMPLETION OF ROUGH-INS.</p>	<p>CEILING FINISH MARKER</p> <p>INDICATES CEILING CONSTRUCTION AND HEIGHT ABOVE FINISHED FLOOR</p> <p>BULKHEAD OR DROPPED CEILING</p> <p>RECESSED POT LIGHT FIXTURE</p> <p>WATER-TIGHT FIXTURE WHERE APPLICABLE</p> <p>RECESSED DIRECTIONAL POT LIGHT FIXTURE</p> <p>WATER-TIGHT FIXTURE WHERE APPLICABLE</p> <p>WALL MOUNTED OCTAGON BOX</p> <p>INSTALL CLIENT-SUPPLIED FIXTURE (REFER TO ELEVATIONS FOR HEIGHT.)</p> <p>CEILING MOUNTED OCTAGON BOX</p> <p>INSTALL CLIENT-SUPPLIED FIXTURE</p> <p>GAS VALVE</p> <p>HOSE BIB</p>	<p>CONCEALED LED STRIP LIGHT IN CABINETRY</p> <p>TWO-WAY SWITCH (THREE-WAY WHERE INDICATED)</p> <p>CEILING MOUNTED LOW DBA EXHAUST FAN</p> <p>UTILITY OUTLET (CO-ORDINATE W/ EQUIPMENT SPECS)</p> <p>INTERCONNECTED SMOKE &amp; CO DETECTOR</p> <p>DUPLEX OUTLET (GFI WHERE INDICATED)</p> <p>DUAL USB DUPLEX RECEPTACLE</p> <p>WEATHER PROTECTED DUPLEX RECEPTACLE</p> <p>DATA RECEPTACLE</p>	<p>GENERAL STRUCTURAL NOTES</p> <p>1) ALL LUMBER TO BE MIN. SPF #1 / #2</p> <p>2) ALL FOOTINGS TO BE BEARING ON NATIVE SOIL</p> <p>3) ASSUMED BEARING CAPACITY OF 100 kPa TO BE CONFIRMED ON SITE DURING CONSTRUCTION</p> <p>4) PROVIDE 3-PLY POST AT ALL BEAM AND LINTEL BEARINGS UNLESS NOTED OTHERWISE</p> <p>5) CONCRETE STRENGTH TO BE MIN. 20 MPa UNLESS NOTED</p> <p>6) ALL MULTI-PLY BEAMS TO BE CONNECTED AS PER MANUFACTURER'S INSTRUCTIONS</p> <p>7) ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED. ALL LVL MEMBERS TO BE PROTECTED FROM THE ELEMENTS.</p> <p>8) FASTEN DOWN INTERIOR ENDS OF ALL CANTILEVERED BEAMS TO RESIST UPLIFT</p> <p>SHEAR WALL:</p> <p>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]</p> <p>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]</p> <p>FOOTING SCHEDULE</p> <p>(ALL FOOTINGS ON UNDISTURBED SOIL; NOT GRAVEL)</p> <p>F1 - 36" x 36" x 12" FOOTING WITH 15M @ 12" O/C EACH WAY</p> <p>F2 - 24" x 24" x 8" FOOTING ON UNDISTURBED SOIL</p> <p>F3 - 16" x 16" x 8" POURED CONCRETE PAD FOOTING</p> <p>F4 - 42" x 42" x 16" POURED CONCRETE PAD FOOTING WITH 15M @ 10" O/C EACH WAY</p> <p>HELICAL PILE PIER FOUNDATION</p>	<p>BEAM SCHEDULE</p> <p>B1 - 2-PLY 1 3/4" x 7 1/4" LVL</p> <p>B2 - 3-PLY 1 3/4" x 7 1/4" LVL</p> <p>B3 - 4-PLY 1 3/4" x 7 1/4" LVL</p> <p>B4 - 2-PLY 1 3/4" x 9 1/2" LVL</p> <p>B5 - 3-PLY 1 3/4" x 9 1/2" LVL</p> <p>B6 - 4-PLY 1 3/4" x 9 1/2" LVL</p> <p>B7 - 2-PLY 1 3/4" x 11 7/8" LVL</p> <p>B8 - 3-PLY 1 3/4" x 11 7/8" LVL</p> <p>B9 - 4-PLY 1 3/4" x 11 7/8" LVL</p> <p>B10 - W6 X 16 STEEL BEAM</p> <p>B11 - W6 X 25 STEEL BEAM</p> <p>B12 - W8 X 21 STEEL BEAM</p> <p>B13 - W8 X 28 STEEL BEAM</p> <p>B14 - W8 X 35 STEEL BEAM</p> <p>B15 - W8 X 48 STEEL BEAM</p> <p>B16 - W10 X 26 STEEL BEAM</p> <p>B17 - W10 X 45 STEEL BEAM</p> <p>B18 - 3-PLY 1 3/4" x 14" LVL</p> <p>B19 - 4-PLY 1 3/4" x 14" LVL</p> <p>B20 - 2-PLY 1 3/4" x 14" LVL</p> <p>BP - BEAM POCKET; MIN 4" SOLID BEARING</p> <p>LINTEL SCHEDULE</p> <p>L1 - (2) 2" x 8" SPF</p> <p>L2 - (3) 2" x 8" SPF</p> <p>L3 - (2) 2" x 10" SPF</p> <p>L4 - (3) 2" x 10" SPF</p> <p>SL1 - 3 1/2" x 3 1/2" x 1/4"</p> <p>SL2 - 4" x 3 1/2" x 1/4"</p> <p>SL3 - 5" x 3 1/2" x 5/16"</p> <p>SL3 - 6" x 4" x 3/8"</p>	<p>POST SCHEDULE</p> <p>P3 - (3) 2" x 6"</p> <p>P4 - (4) 2" x 6"</p> <p>P5 - HSS 3 1/2" x 1/4"</p> <p>w/ 6"x6" x1/4" PLATES</p> <p>P6 - HSS 4" x 4" x 1/4"</p> <p>w/ 6" x 6" x 1/4" PLATES</p> <p>PF1 - 10" PIER W/ (4) - 10M VERTICAL REBAR DOWELED TO F1 4'-0" BELOW GRADE</p> <p>P12 - HSS 2" x 2" x 1/4"</p> <p>w/ 6" x 6" x 1/4" PLATES</p> <p>P/A- POST ABOVE</p> <p>P/B- POST BELOW</p> <p>JOISTS/RAFTER SCHEDULE:</p> <p>(PROVIDE SOLID BLOCKING BETWEEN LOAD-BEARING WALLS)</p> <p>J1 - 2" x 8" @16" O.C.</p> <p>J2 - 2" x 10" @16" O.C.</p> <p>J3 - 9 1/2" TJI s31 @16" O.C.</p> <p>J4 - 9 1/2" TJI s47 @16" O.C.</p> <p>J5 - 11 7/8" TJI s31 @16" O.C.</p> <p>J6 - 11 7/8" TJI s47 @16" O.C.</p> <p>DJ: DOUBLE JOIST</p> <p>TJ: TRIPLE JOIST</p> <p>R1 - 2" x 6" @ 16" O.C.</p> <p>R2 - 2" x 8" @ 16" O.C.</p> <p>R3 - 2" x 10" @ 16" O.C.</p>	<p>THE JUNCTION</p> <p>DRAWN</p> <p>CHECKED</p> <p>SCALE</p> <p>As indicated</p> <p>DATE</p> <p>JOB NO</p> <p>SHEET</p> <p>REV</p>	<p>PROPOSED</p> <p>ISSUED FOR PERMIT</p> <p>A1.1</p>					





## STRUCTURAL NOTES

### GENERAL STRUCTURAL NOTES

- 1) ALL LUMBER TO BE MIN. SPF #1 / #2
- 2) ALL FOOTINGS TO BE BEARING ON NATIVE SOIL
- 3) ASSUMED BEARING CAPACITY OF 100 KPA TO BE CONFIRMED ON SITE DURING CONSTRUCTION
- 4) PROVIDE 3-PLY POST AT ALL BEAM AND LINTEL BEARINGS UNLESS NOTED OTHERWISE
- 5) CONCRETE STRENGTH TO BE MIN. 20 MPa UNLESS NOTED
- 6) ALL LVL TO BE FULLY CONNECTED AS PER MANUFACTURER'S INSTRUCTIONS
- 7) ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED. ALL LVL MEMBERS TO BE PROTECTED FROM THE ELEMENTS.
- 8) FASTEN DOWN INTERIOR ENDS OF ALL CANTILEVERED BEAMS TO RESIST UPLIFT

**SHEAR WALL:**

SW1 - TIMBER FRAMED SHEAR WALL. 2X6 STUDS @ 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  
F4 - 42" x 42" x 16" POURED CONCRETE PAD FOOTING WITH 15M @ 10" O/C EACH WAY  
HELICAL PILE PIER FOUNDATION

### 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  
B10    W6 X 16 STEEL BEAM  
B11    W6 X 25 STEEL BEAM  
B12    W8 X 21 STEEL BEAM  
B13    W8 X 28 STEEL BEAM  
B14    W8 X 35 STEEL BEAM  
B15    W8 X 48 STEEL BEAM  
B16    W10 X 26 STEEL BEAM  
B17    W10 X 45 STEEL BEAM  
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  
BP    - MIN POKCKET;  
      - MIN 4" SOLID BEARING

**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  
SL1 - 3 1/2" x 3 1/2" x 1/4"  
SL2 - 4" x 3 1/2" x 1/4"  
SL3 - 5" x 3 1/2" x 5/16"  
SL3 - 6" x 4" x 3/8"

**POST SCHEDULE**

- P3 - (3) 2" x 6"  
P4 - (4) 2" x 6"  
P5 - HSS 3 1/2ø x 1/4"  
w/ 6"x6" x 1/4" PLATES  
P6 - HSS 4" x 4" x 1/4"  
w/ 6" x 6" x 1/4" PLATES  
PF1 - 10" PIER W/ (4) - 10M VERTICAL  
REBAR DOWNED TO F1 4'-0"  
BELOW GRADE  
P12 - HSS 2" x 2" x 1/4"  
w/ 6" x 6" x 1/4" PLATES  
P/A- POST ABOVE  
P/B- POST BELOW

**JOISTS/RAFTER SCHEDULE:**

(PROVIDE SOLID BLOCKING  
BETWEEN LOAD-BEARING WALLS)

- J1 - 2" x 8" @16" O.C.  
J2 - 2" x 10" @16" O.C.  
J3 - 9 1/2" TJI s31 @16" O.C.  
J4 - 9 1/2" TJI s47 @16" O.C.  
J5 - 11 7/8" TJI s31 @16" O.C.  
J6 - 11 7/8" TJI s47 @16" 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.

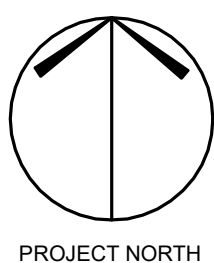
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LANE  SCAPE

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

THE JUNCTION LANEWAY SUITE

SLAB, ROOF PLAN &amp; STAIR DETAILS

**ISSUED FOR PERMIT**

DRAWN

CHECKE

SCALE
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As indicated

DATE \_\_\_\_\_

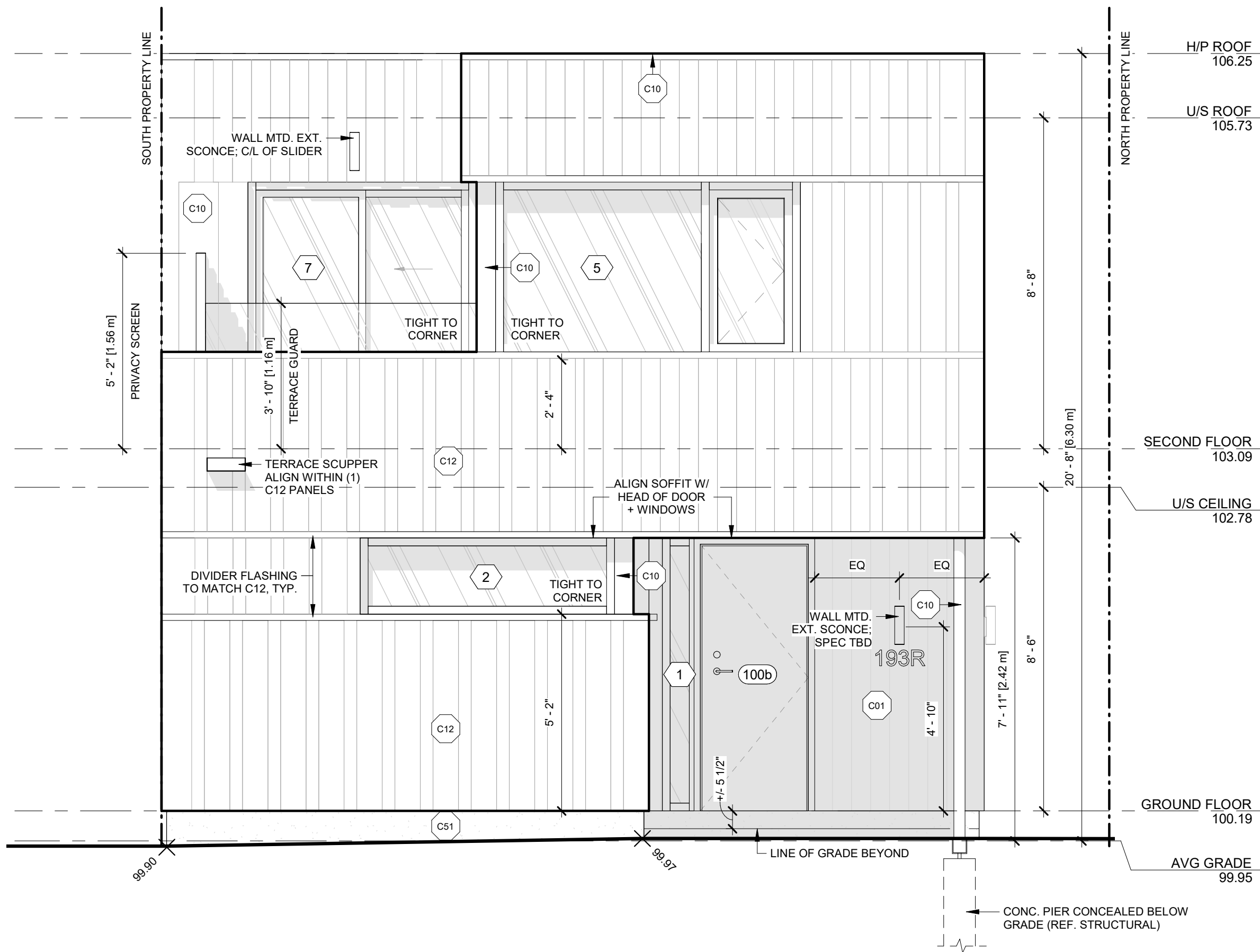
JOB NO	
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SHEET

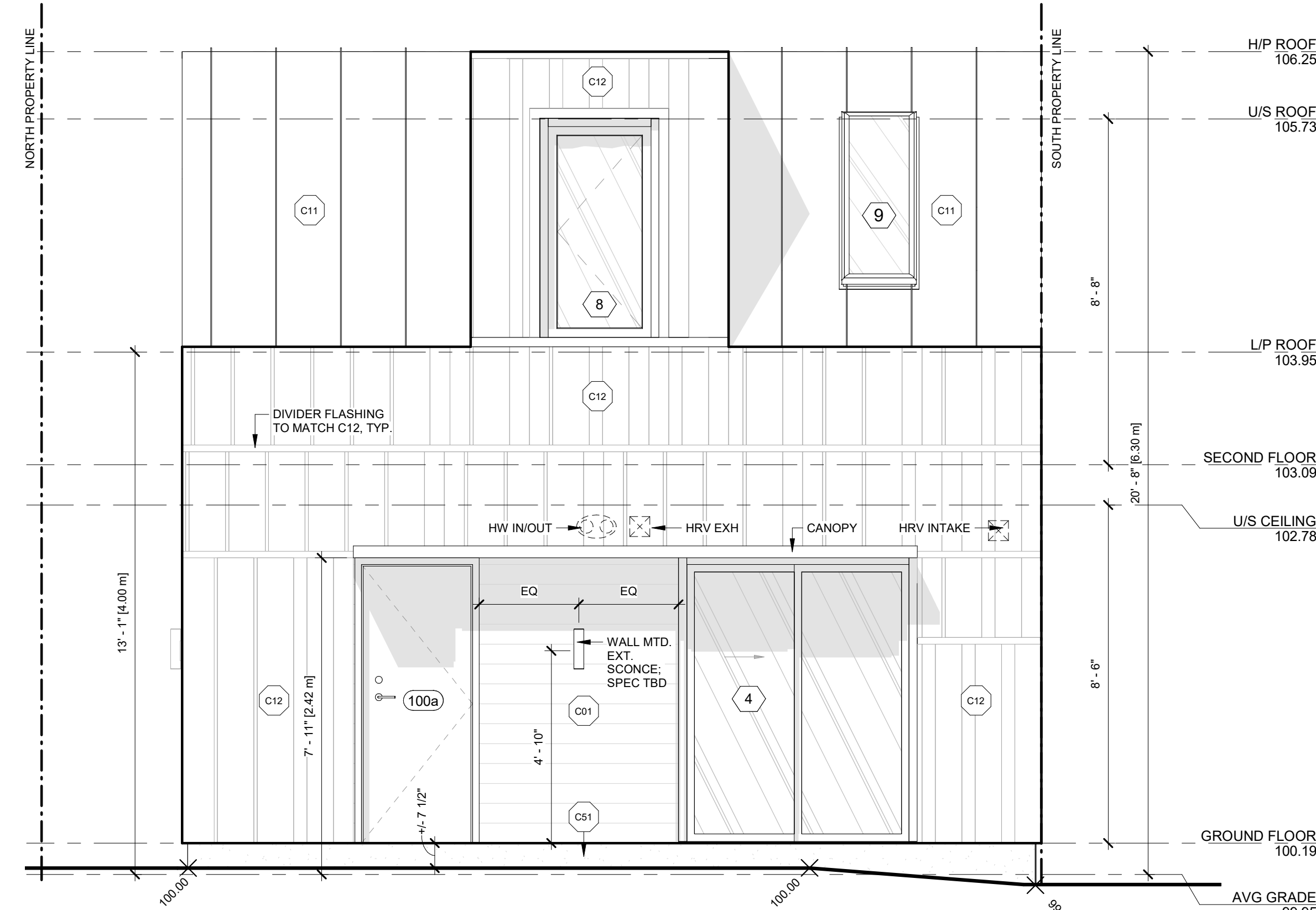
REV

## A1.2

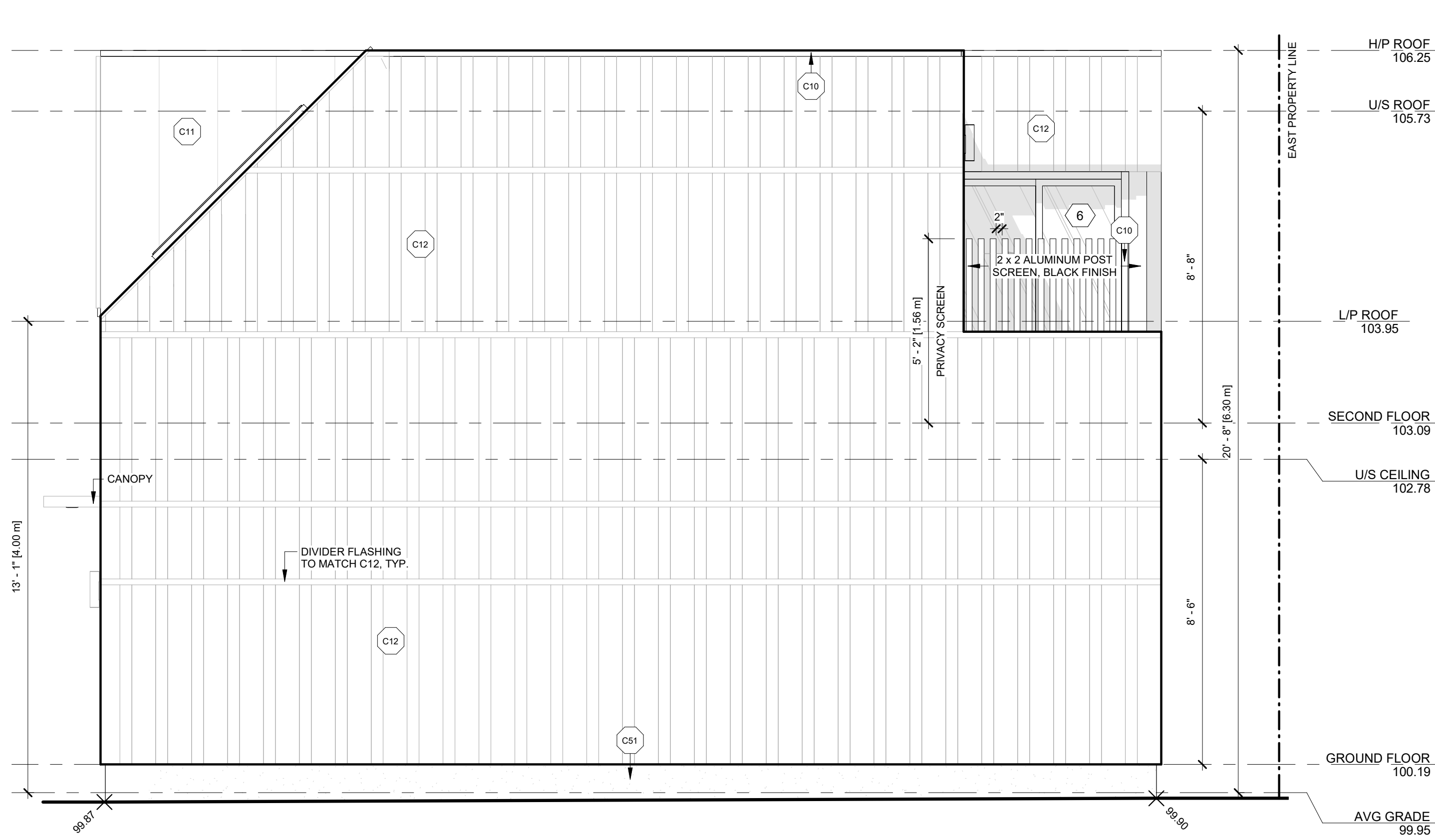




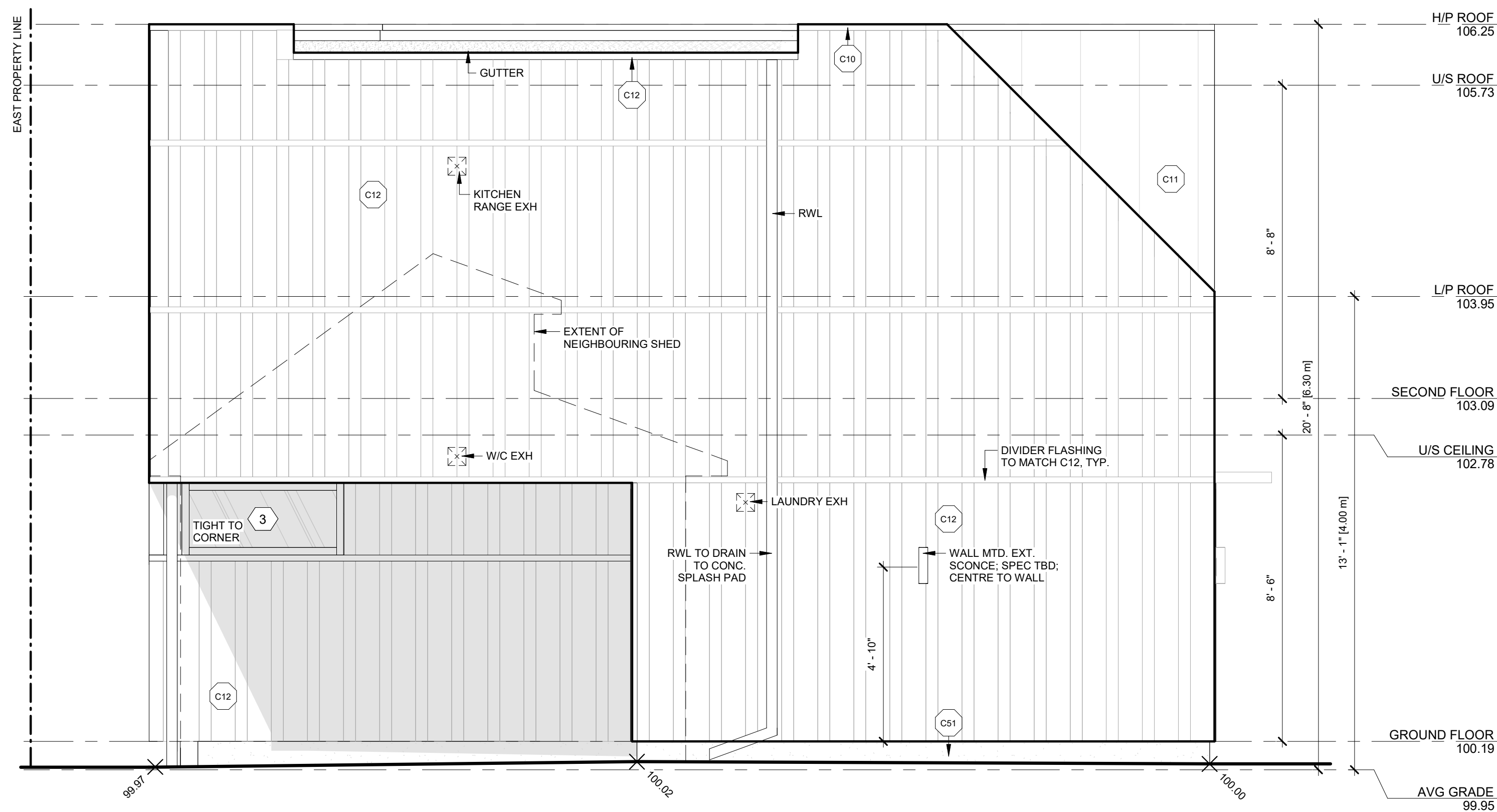
5 EAST ELEVATION  
A2.0 SCALE: 3/8" = 1'-0"



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

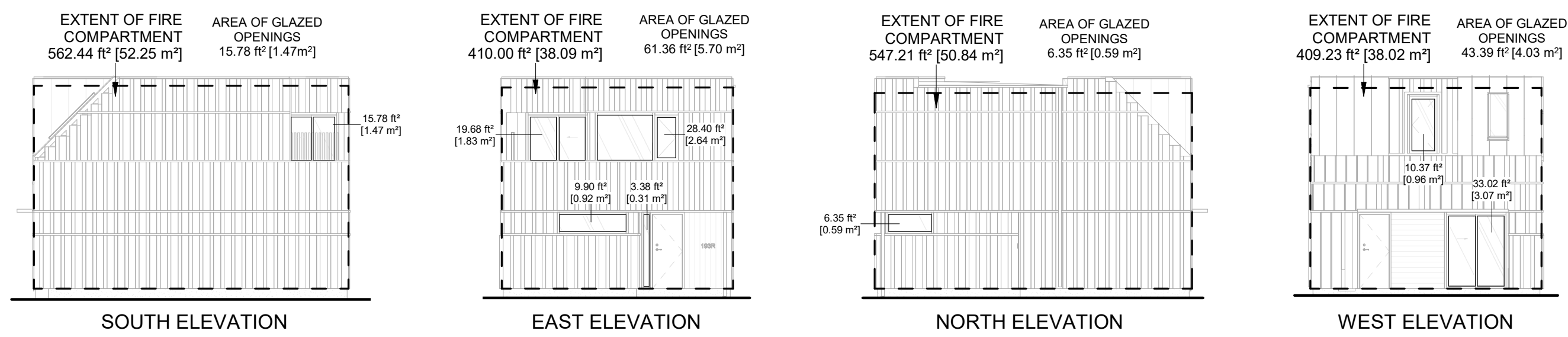


6 SOUTH ELEVATION  
A2.0 SCALE: 3/8" = 1'-0"



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

## EXPOSED BUILDING FACE DIAGRAMS



## EXTERIOR CLADDING SCHEDULE

NO.	DESCRIPTION	FORMAT	MANUFACTURER	FINISH	COLOUR	NOTES
C01	WOOD PLANK SIDING	PLANK, 6"	N/A	CLEAR CEDAR	N/A	PROVIDE SAMPLE FOR APPROVAL
C10	PREFINISHED ALUMINUM FLASHING	N/A	N/A	N/A	MATCH TO C11 / C12	24 GA. MIN. PROVIDE SAMPLE FOR APPROVAL
C11	STANDING SEAM METAL	NS-25 PROFILE, 19.5"	AGWAY METALS	GRANITE MATTE	QC 09821 GRAPHITE	PROVIDE SAMPLE FOR APPROVAL
C12	METAL CASSETTE PANEL	VARIES, HF-6,8,11,12	AGWAY METALS	GRANITE MATTE	QC 09821 GRAPHITE	VARYING PROFILES THROUGHOUT; HF-6, HF-8, HF-11, HF-12
CS1	PARGING	N/A	N/A	SMOOTH	MATCH TO C11 / C12	

Rev.	Description	Date
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LANESCAPE ARCHITECTURE INC.  
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TORONTO, ON M5A 1P4  
416 414 9944 x0

THE JUNCTION LANEWAY SUITE

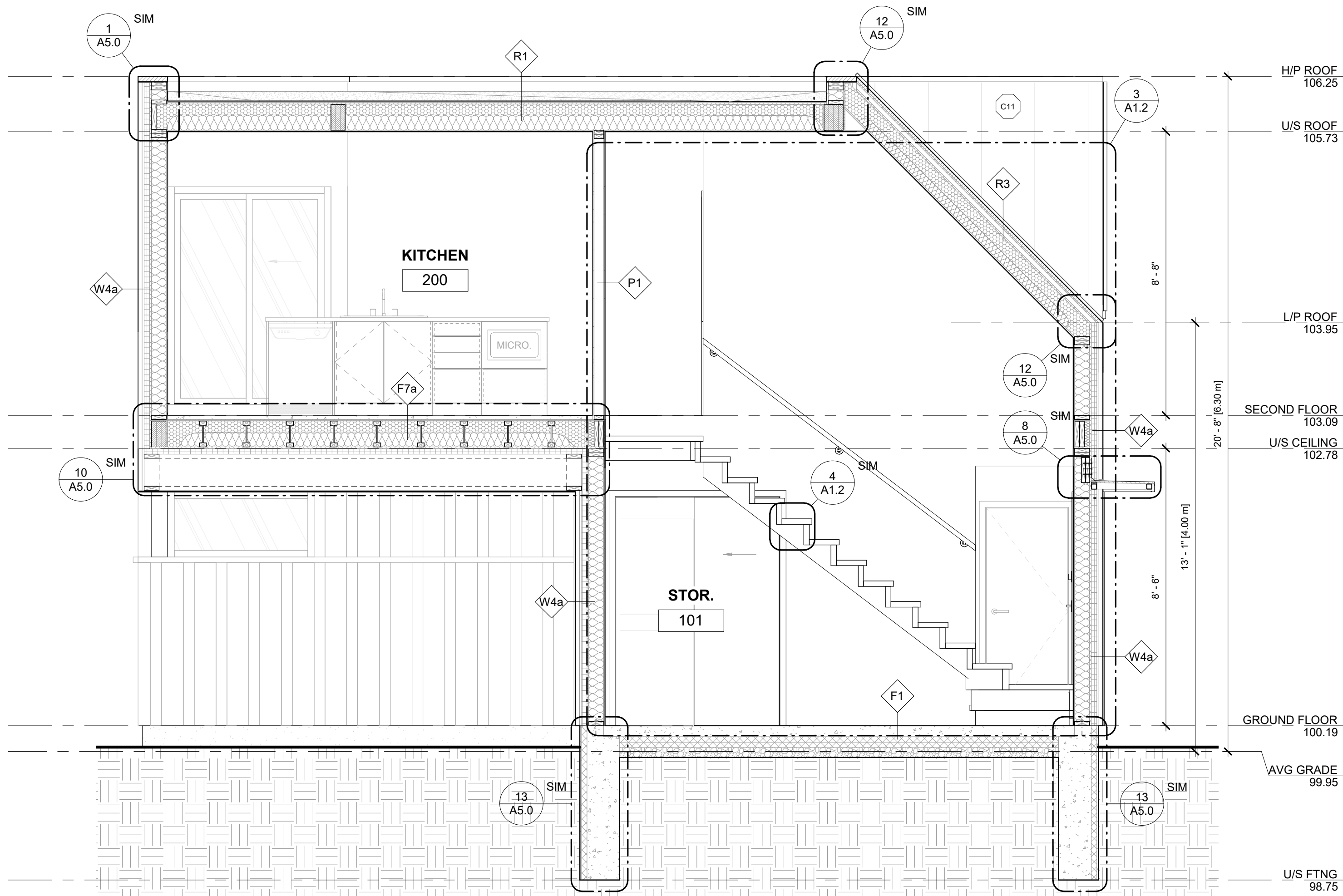
BUILDING ELEVATIONS

ISSUED FOR PERMIT

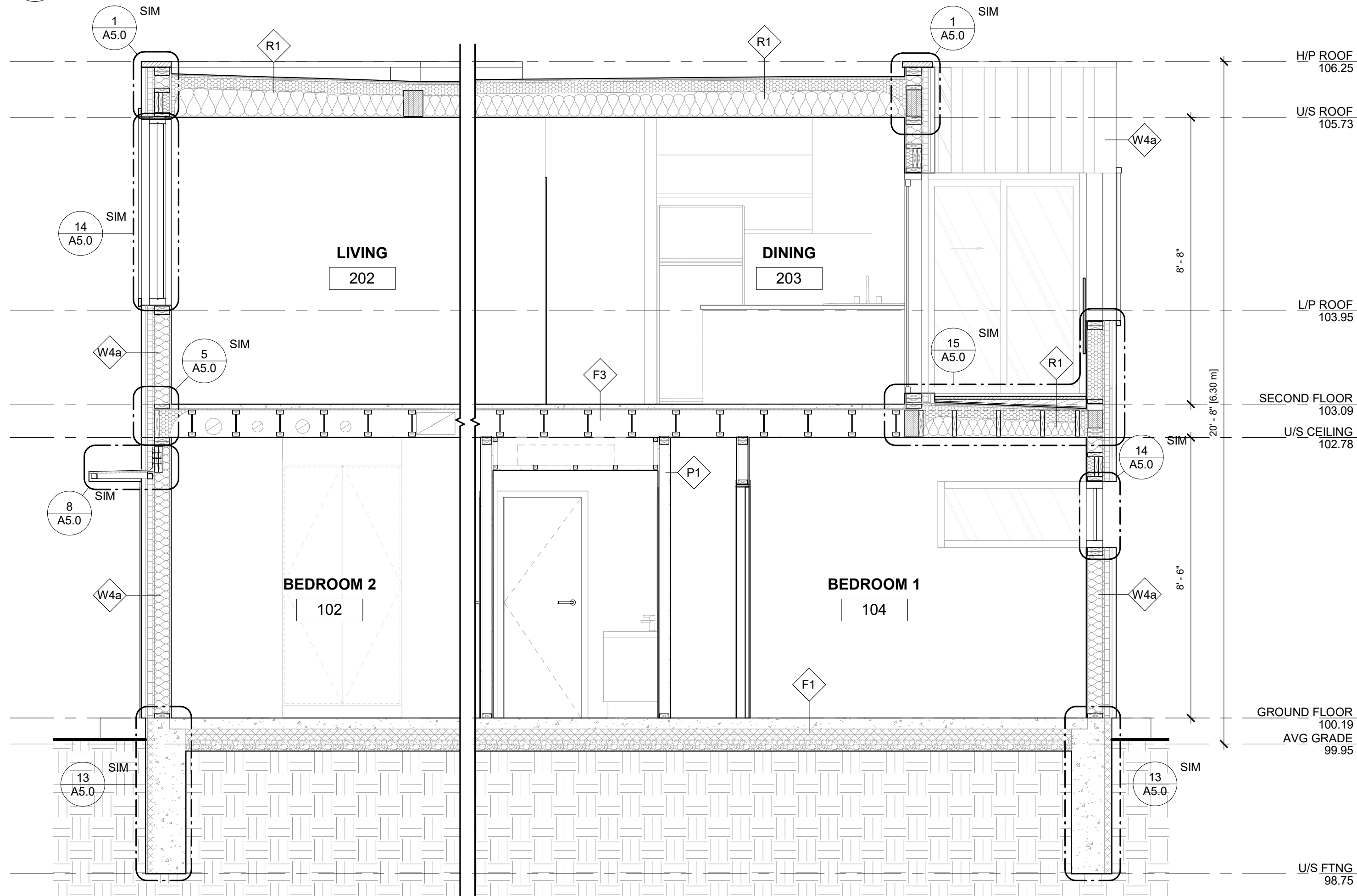
DRAWN	CHECKED	SCALE
DATE	JOB NO	As indicated
SHEET	REV	

A2.0

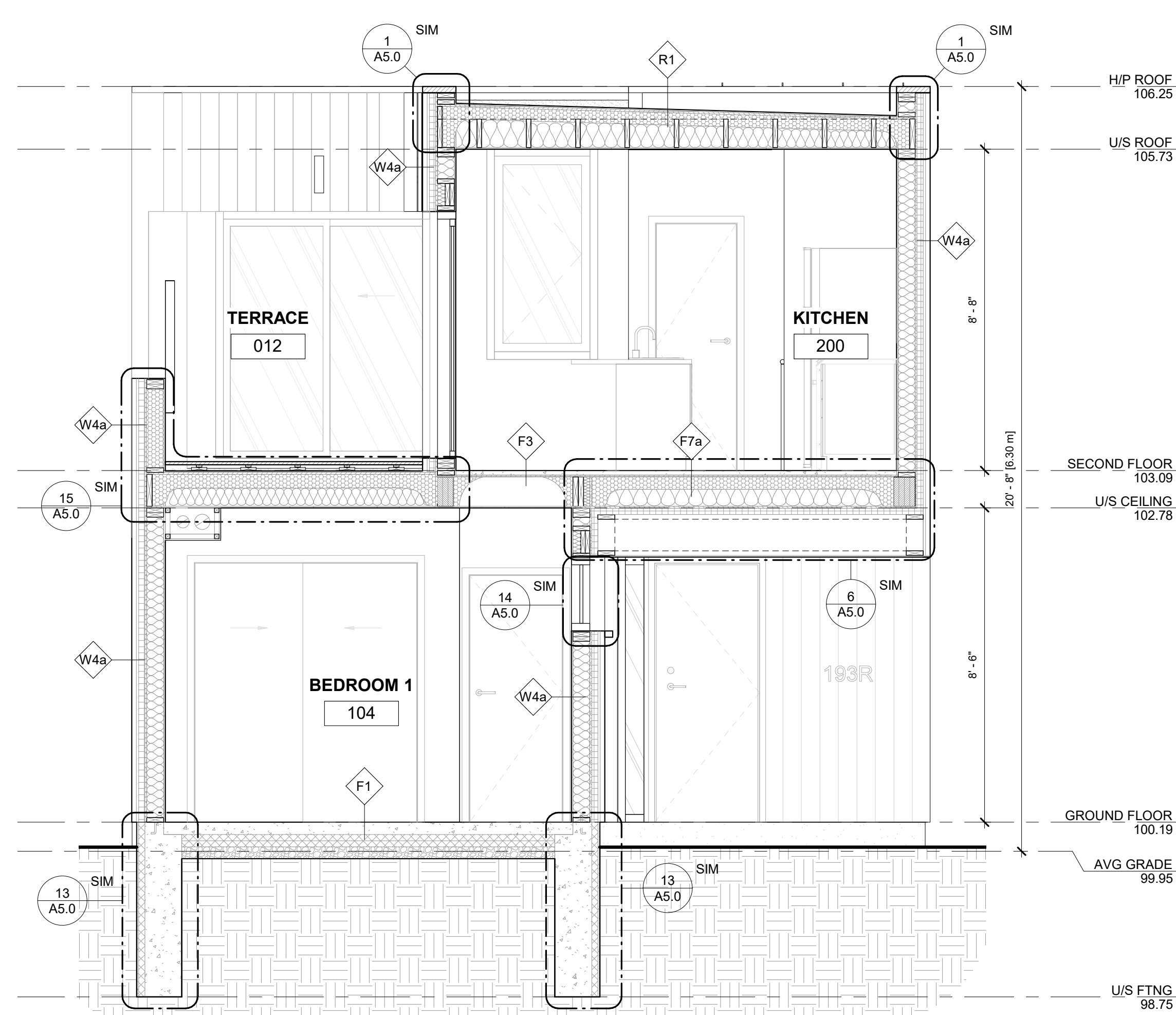




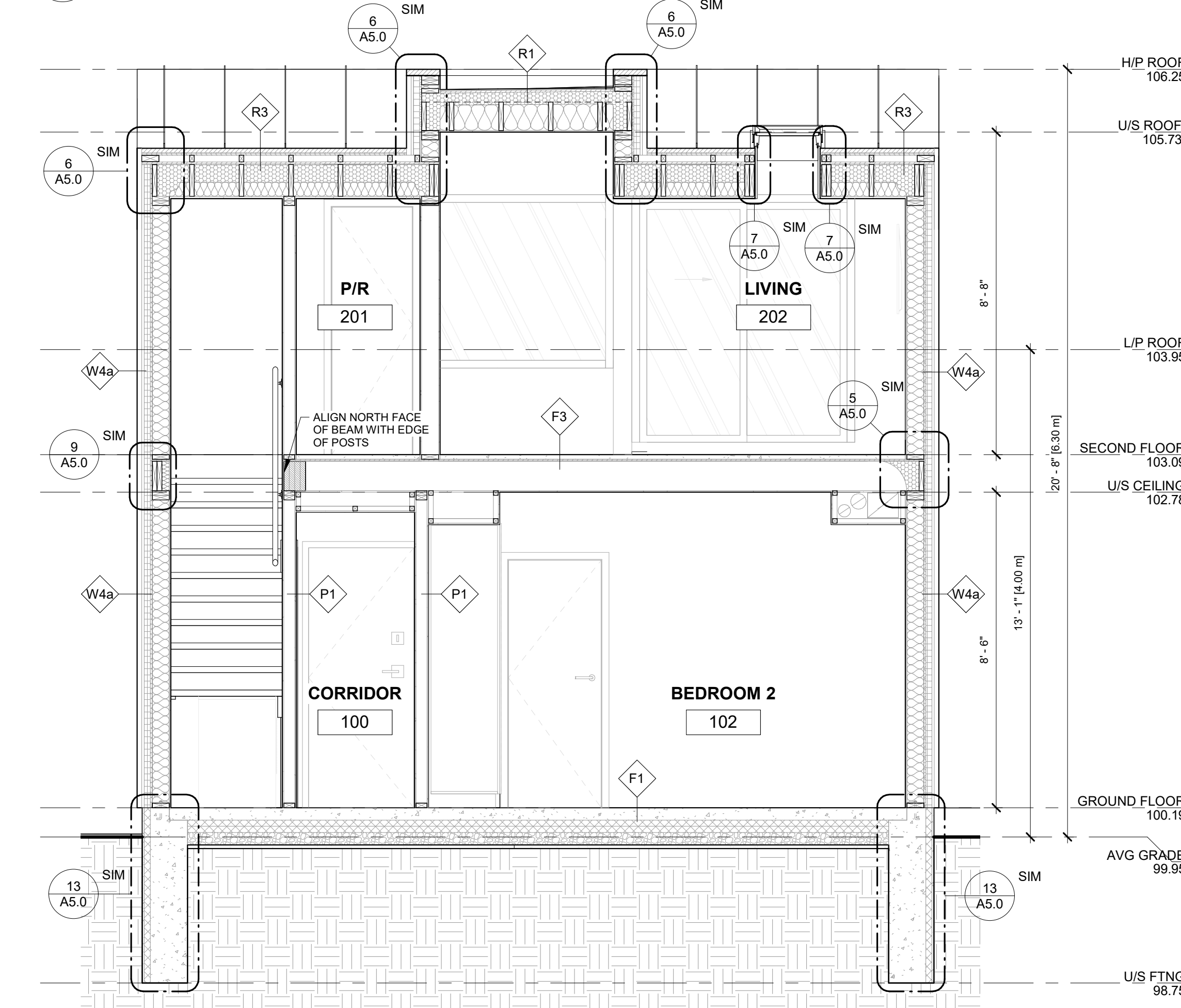
1 BP - LONGITUDINAL SECTION 1  
SCALE: 3/8" = 1'-0"



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



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



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

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TORONTO, ON M5A 1P4  
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THE JUNCTION LANEWAY SUITE

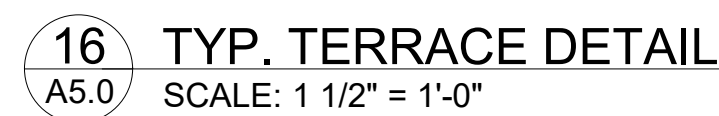
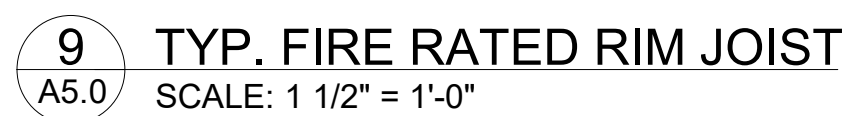
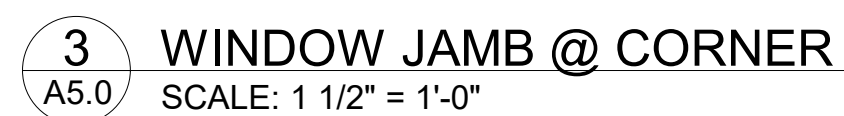
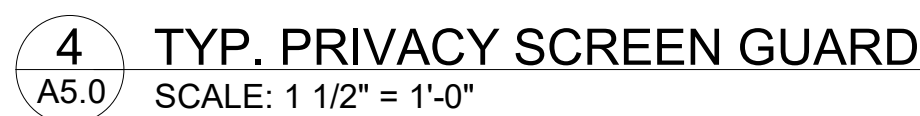
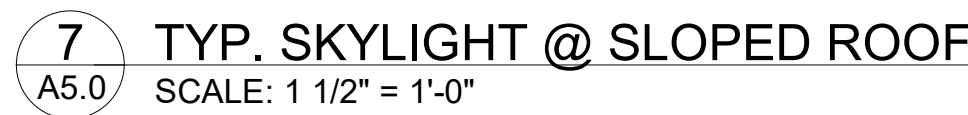
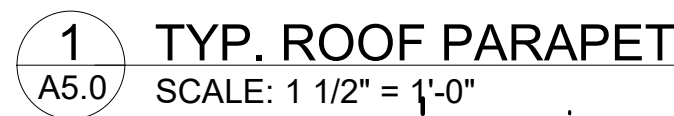
BUILDING SECTIONS

ISSUED FOR PERMIT

DRAWN	CHECKED	SCALE
		3/8" = 1'-0"
DATE	JOB NO	
SHEET	REV	

A3.0





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## A5.0

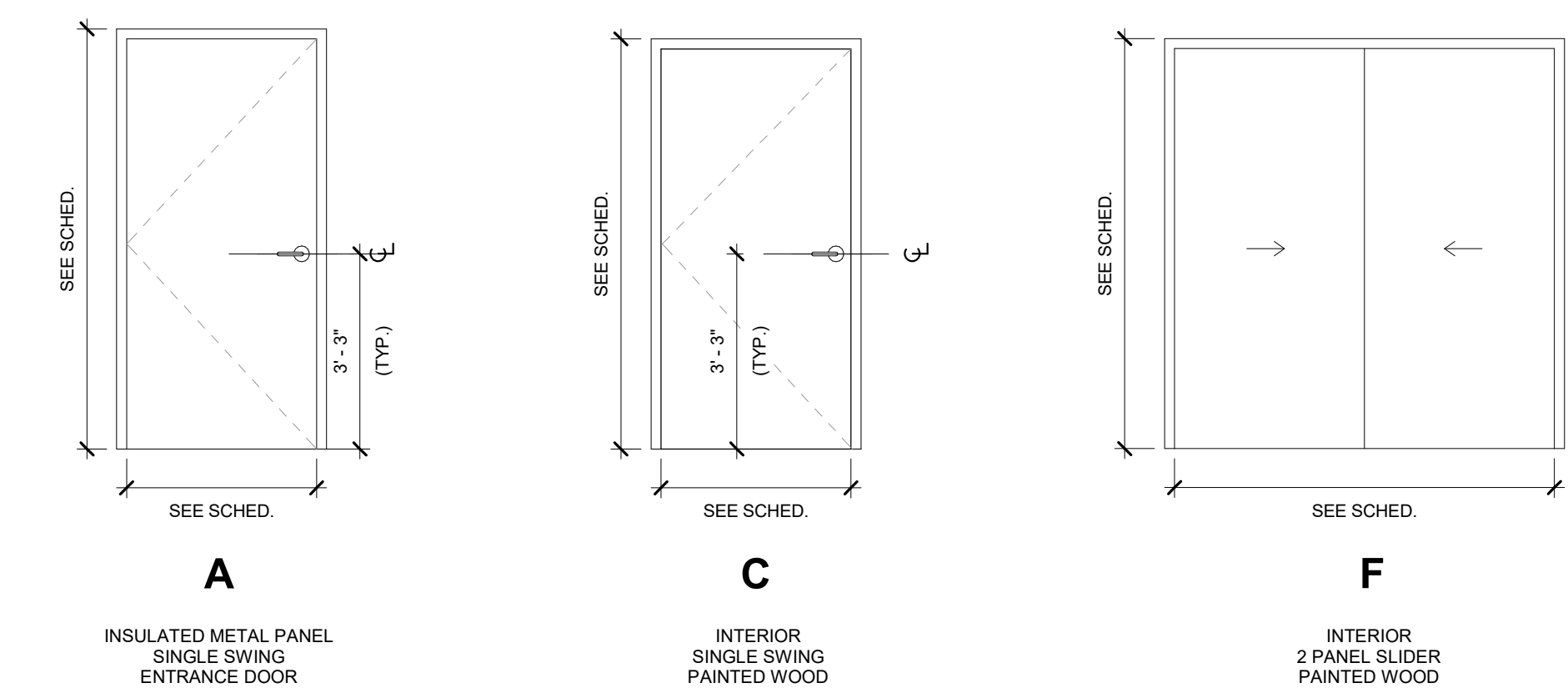


DOOR / HARDWARE SCHEDULE

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	CORRIDOR	A	INSULATED STEEL	SHOP FINISH	2' - 9 1/2" x 7' - 0"	1 3/4"	-	INSULATED STEEL	MATCH C12	LATCH	ENTRY	INSULATED EXTERIOR DOOR AND INSULATED FRAME AS INDICATED; KEY OPERATED LATCHSET AND DEADBOLT, WEATHER STRIPPING, BOTTOM SWEEP
100b	EXTERIOR	EXTERIOR	CORRIDOR	A	INSULATED STEEL	SHOP FINISH	2' - 10" x 7' - 0"	1 3/4"	-	INSULATED STEEL	MATCH C12	LATCH	ENTRY	INSULATED EXTERIOR DOOR AND INSULATED FRAME AS INDICATED; KEY OPERATED LATCHSET AND DEADBOLT, WEATHER STRIPPING, BOTTOM SWEEP
100c	MECH.	-	CORRIDOR	C	HOLLOW CORE WOOD	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LEVER	PASSAGE	SWING DOOR
101a	CORRIDOR	-	STOR.	F	HOLLOW CORE WOOD	PAINT	5' - 0" x 7' - 0"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LINEAR PULL	PASSAGE	DOUBLE BYPASS SLIDING DOOR C/W SOFT GLIDE TRACK
102a	CORRIDOR	-	BEDROOM 2	C	HOLLOW CORE WOOD	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LEVER	PRIVACY	SWING DOOR
103a	CORRIDOR	-	BATH	C	HOLLOW CORE WOOD	PAINT	2' - 4" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LEVER	PRIVACY	SWING DOOR
103b	BEDROOM 1	-	CL.	F	HOLLOW CORE WOOD	PAINT	6' - 0" x 7' - 0"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LINEAR PULL	PASSAGE	DOUBLE BYPASS SLIDING DOOR C/W SOFT GLIDE TRACK
104a	CORRIDOR	-	BEDROOM 1	C	HOLLOW CORE WOOD	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LEVER	PRIVACY	SWING DOOR
GROUND FLOOR: 8														
201a	KITCHEN	-	P/R	C	HOLLOW CORE WOOD	PAINT	2' - 2" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LEVER	PRIVACY	SWING DOOR
SECOND FLOOR: 1														

**NOTE:**  
ALL FINISH / HARDWARE SELECTIONS TBD BY CLIENT

DOOR TYPES



WINDOW SCHEDULE

**ENTRANCE**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
FIXED UNIT AS INDICATED  
TEMPERED GLASS

**BEDROOM 1 CORNER WINDOW A**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
FIXED UNIT AS INDICATED  
TEMPERED GLASS

**BEDROOM 1 CORNER WINDOW B**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
FIXED UNIT AS INDICATED  
TEMPERED GLASS

**BEDROOM 2 PATIO SLIDER**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
PATIO SLIDER AS INDICATED

**KITCHEN CORNER WINDOW**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
FIXED PANEL AND SIDE HUNG CASEMENT AS INDICATED

**KITCHEN CORNER PATIO SLIDER**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
PATIO SLIDER AS INDICATED

**TERRACE PATIO SLIDER**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
PATIO SLIDER AS INDICATED

**LIVING ROOM WINDOW**  
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,  
BLACK FINISH  
  
SIDE HUNG CASEMENT AS INDICATED

**LIVING ROOM SKYLIGHT**  
VELUX SLOPED ROOF SKYLIGHT  
SHOP FINISH  
  
FS C12

Date

Rev.

Description

1

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THE JUNCTION LANEWAY SUITE

PROJECT SCHEDULES

ISSUED FOR PERMIT

DRAWN

CHECKED

SCALE

3/8" = 1'-0"

DATE

JOB NO

SHEET

REV

A8.0