

RENDERING (LANEWAY VIEW)

FOR REFERENCE ONLY



CONTACTS

ARCHITECT
LANESCAPE ARCHITECTURE INC.
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416 414 9944 x0

GRADING CONSULTANT

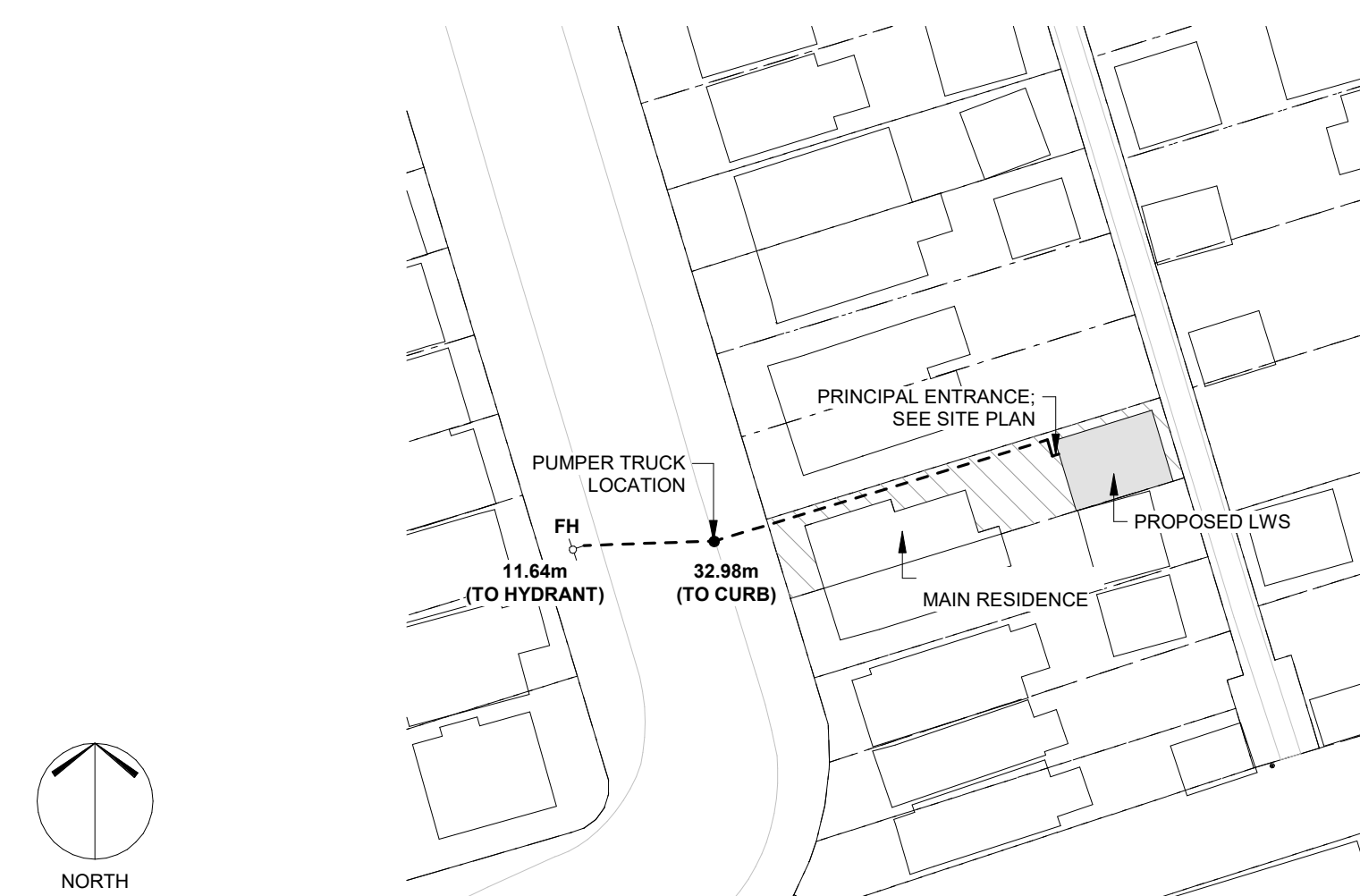
MECHANICAL DESIGNER

STRUCTURAL DESIGNER

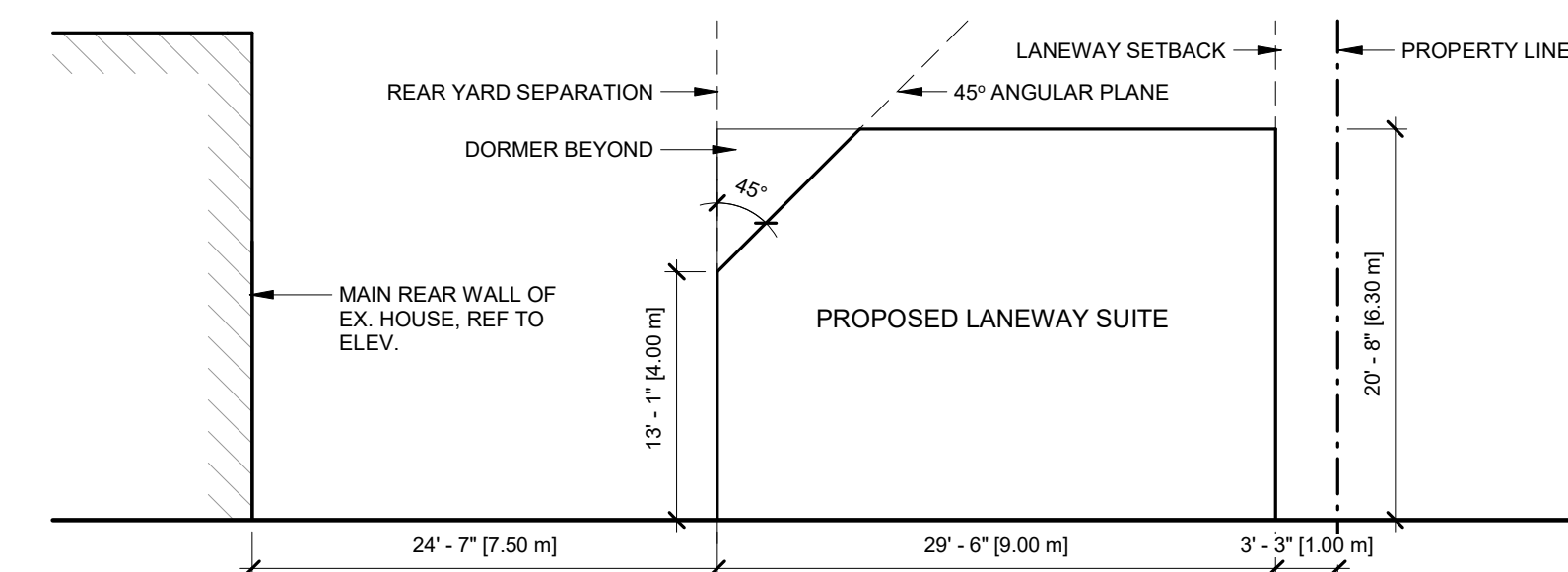
DRAWING LIST

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	
A5.0 DETAILS	
A6.0 INTERIOR DETAILS	
A8.0 PROJECT SCHEDULES	
	LOT GRADING
	SG-01 SITE GRADING PLAN

KEY PLAN (EMERGENCY ACCESS)

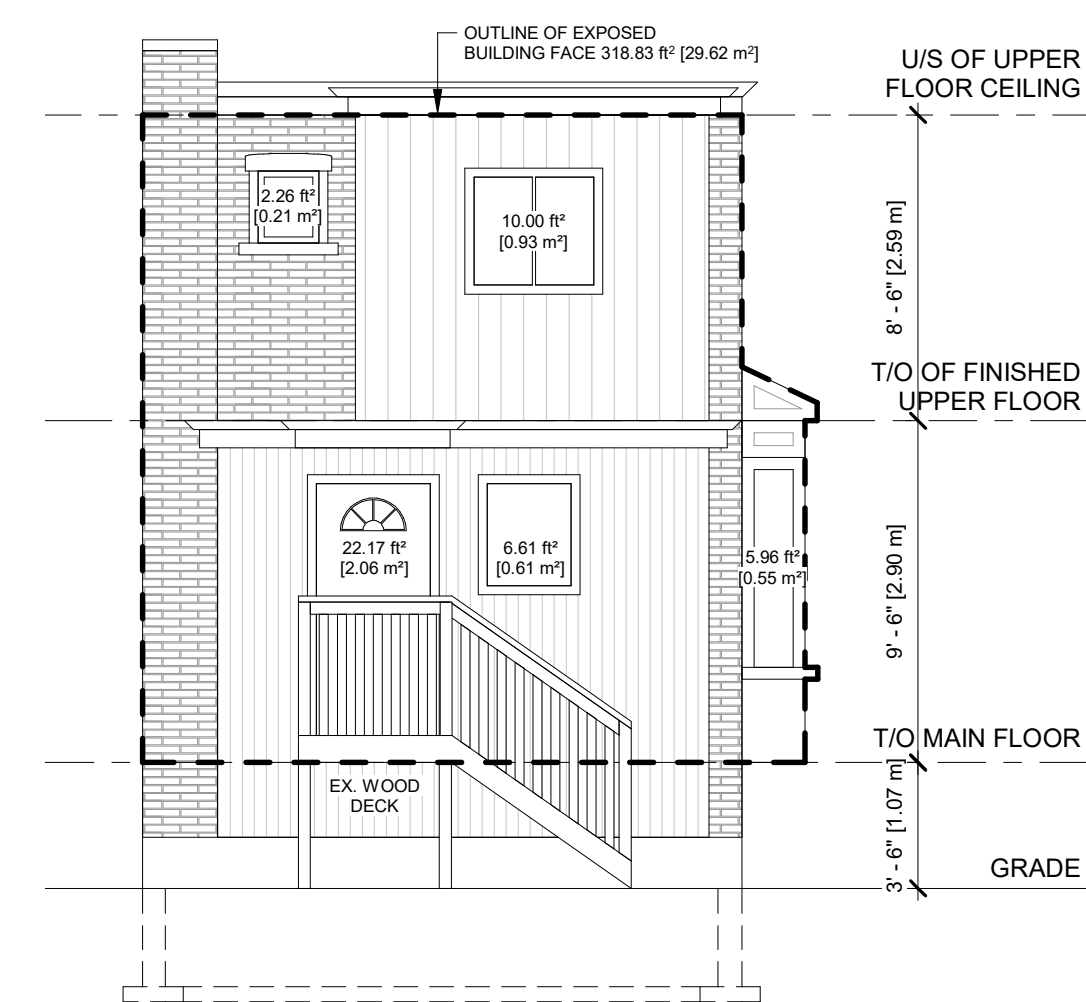


SITE SECTION (BY-LAW DIAGRAM)



REAR ELEVATION OF EXISTING HOUSE

EXISTING REAR ELEVATION



CALCULATIONS

TOTAL EXPOSED BUILDING FACE:
318.83 sf (29.62m²)

TOTAL UNPROTECTED OPENINGS:
47.00 sf (4.36m²)

REQUIRED MIN. LIMITING DISTANCE (LD²=UNPROTECTED OPNG)*:
6' - 10" (2.08m)

*AS PER OBC 9.10.15.4. (1) (a)

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 ARCHMECHANICAL 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.

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2	ISSUED FOR TENDER	

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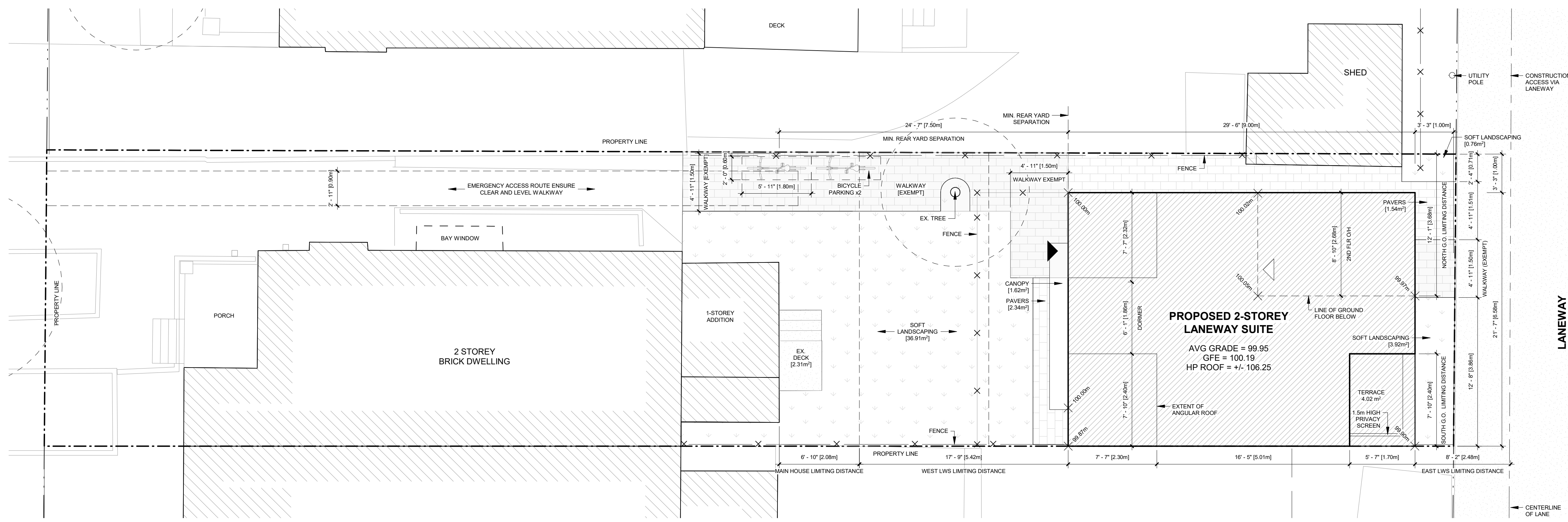
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416 414 9944 x 0

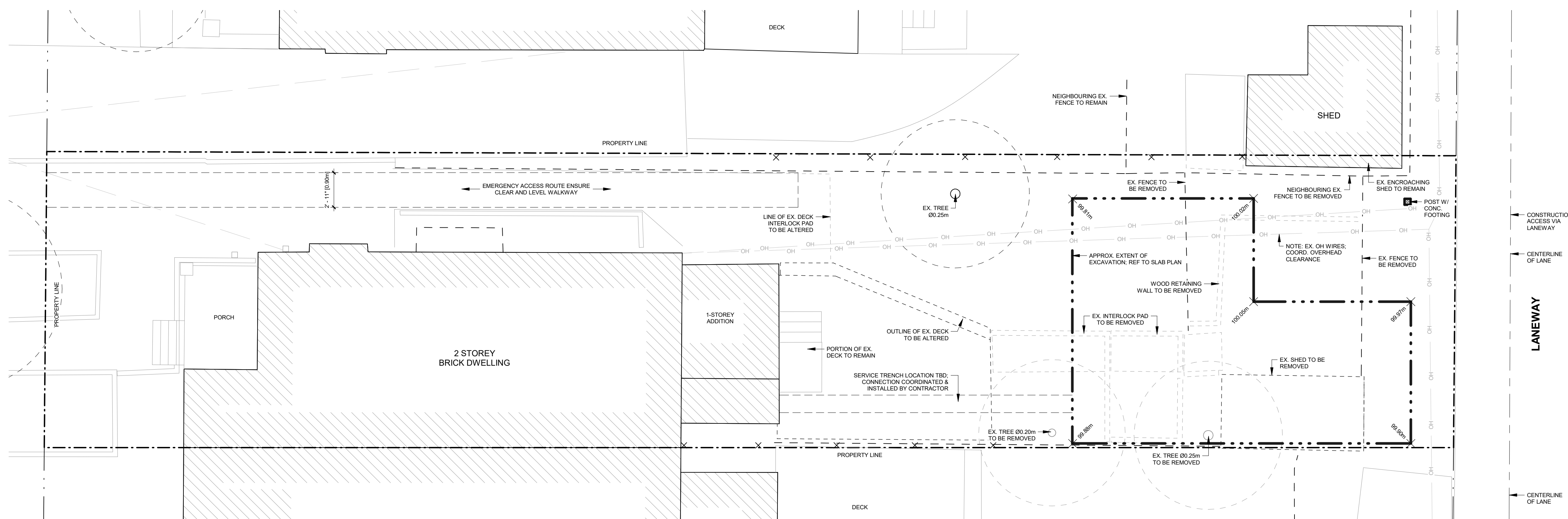
LANEWAY SUITE	COVERSHEET	ISSUED FOR TENDER	NOT FOR CONSTRUCTION
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DRAWN	
CHECKED	SCALE As indicated
DATE 2023	JOB NO
SHEET	REV

A0.0a



1 SITE PLAN
A0.1 SCALE: 3/16" = 1'-0"



2 DEMO PLAN
A0.1 SCALE: 3/16" = 1'-0"

PROJECT STATISTICS

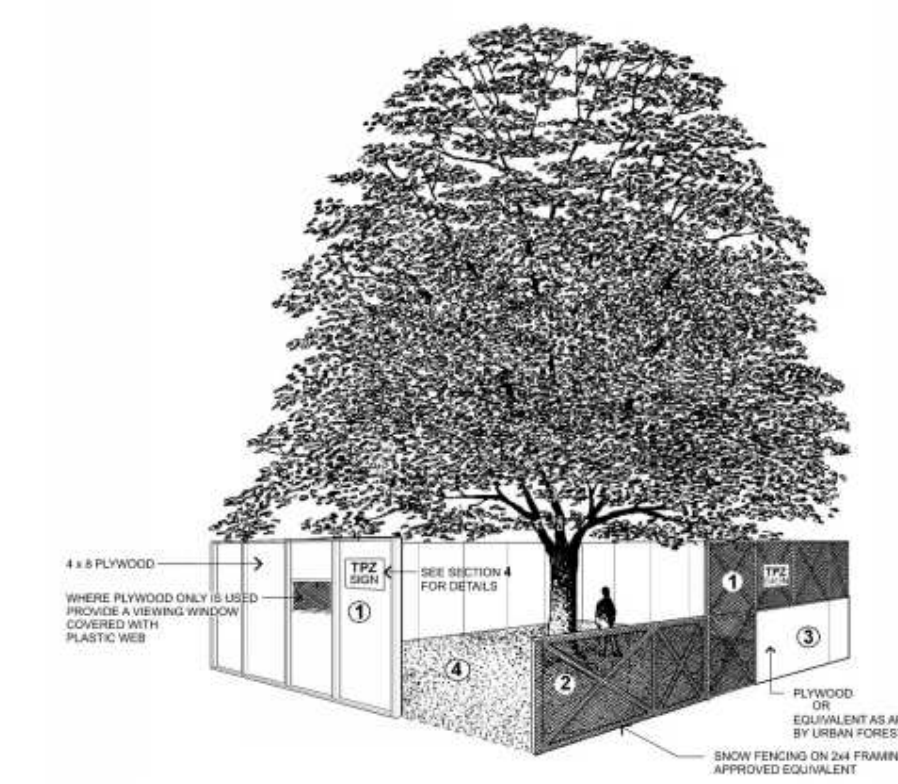
ZONING STATISTICS		
MUNICIPAL ADDRESS		
LEGAL DESCRIPTION		
ZONING DESIGNATION		
LOT AREA	279.2m ²	
REQUIREMENT	PERMITTED	PROPOSED
LANDSCAPING - LANEWAY	75% (MIN. EXCL. WALK)	75%
LANDSCAPING - REAR YARD	85% (MIN. EXCL. WALK)	85%
SETBACK - REAR (LANE)	1.0m (MIN.)	1.00m
SETBACK - SIDE (NORTH)	0.0m	1.00m
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%

FLOOR	AREA
SECOND	497.52sf [46.22m ²]
GROUND	430.46sf [39.99m ²]
TOTAL	927.98sf [86.21m²]
EXISTING RESIDENCE GROSS FLOOR AREA	
TOTAL	1,404sf [130.4m²]

LEGEND

- ▲ PRINCIPAL ENTRY
- △ SECONDARY ENTRY
- ▴ OVERHEAD DOOR
- ▨ PROPOSED BUILDING AREA
- ▤ PROPOSED CONCRETE WALKWAY/PAVERS
- ▥ PROPOSED SOFT LANDSCAPING
- ▧ PROPOSED CONCRETE/ASPHALT AS NOTED
- ☉ PROPOSED PLANTING
- ▩ EXISTING BUILDING
- ⊙ EXISTING TREE TO REMAIN TRUNK DIAMETER
- ▨ TREE PROTECTION ZONE ONGRADE ROOT PROTECTION TO BE LAID
- TPH— TREE PROTECTION HOARDING 3/4" PLYWOOD ON 2" x 4" FRAME, 2.4m HIGH, SEE ARBORIST REPORT

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 silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

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

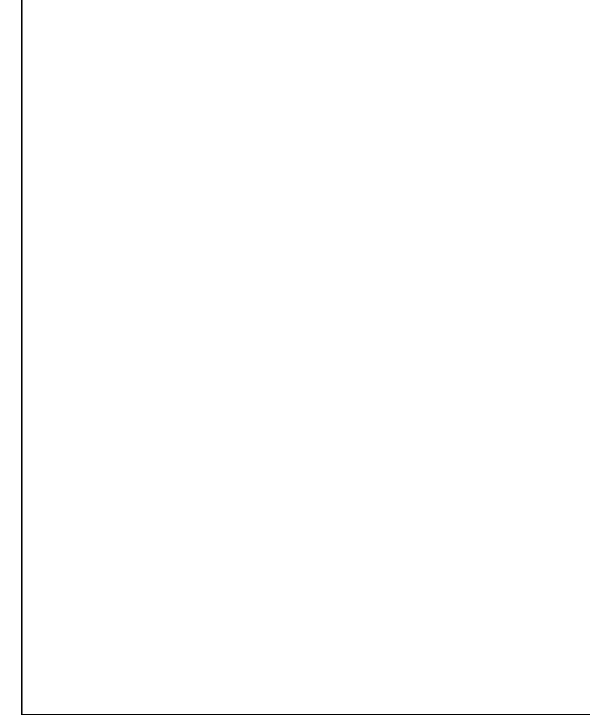
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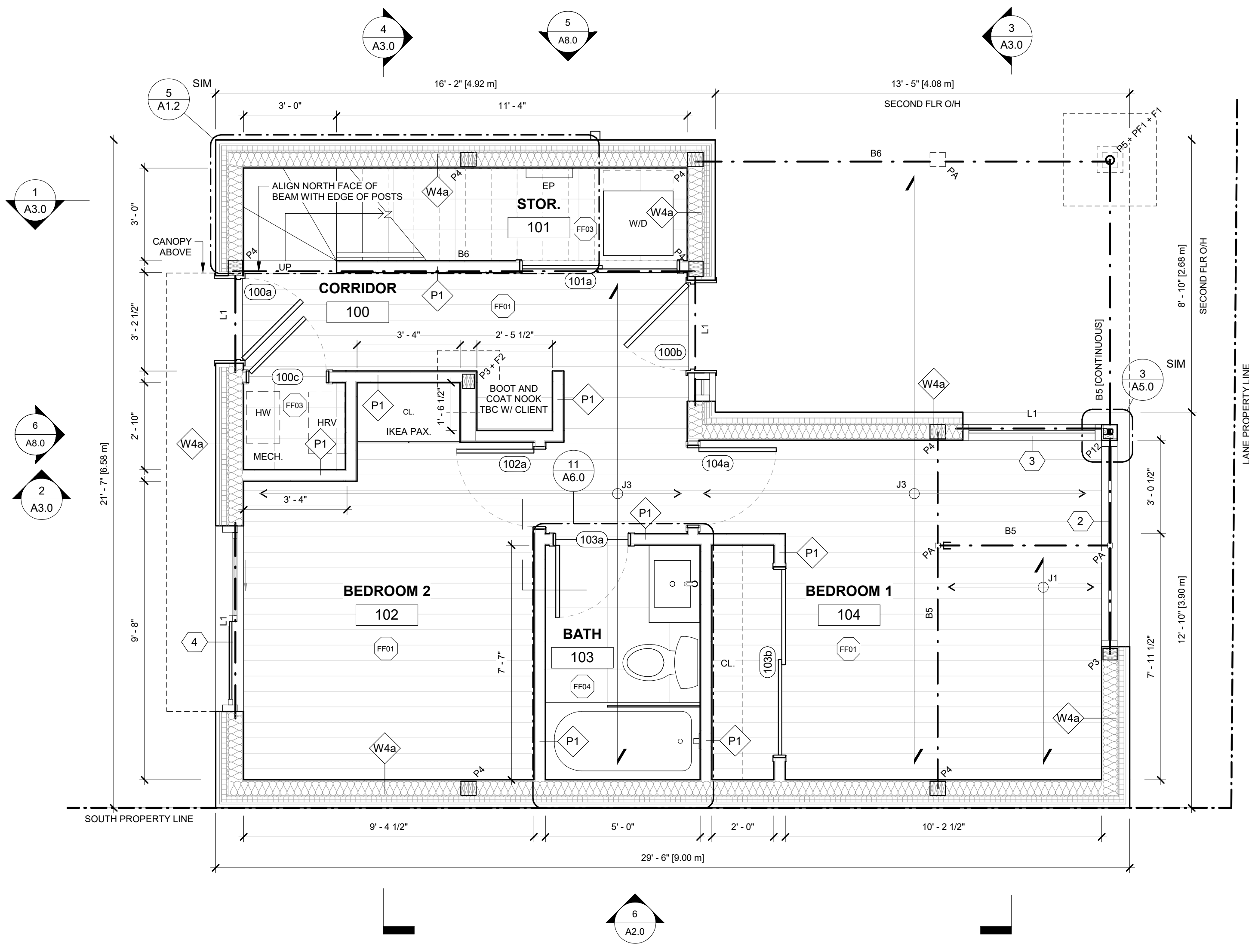
SITE PLAN & PROJECT NOTES

ISSUED FOR TENDER

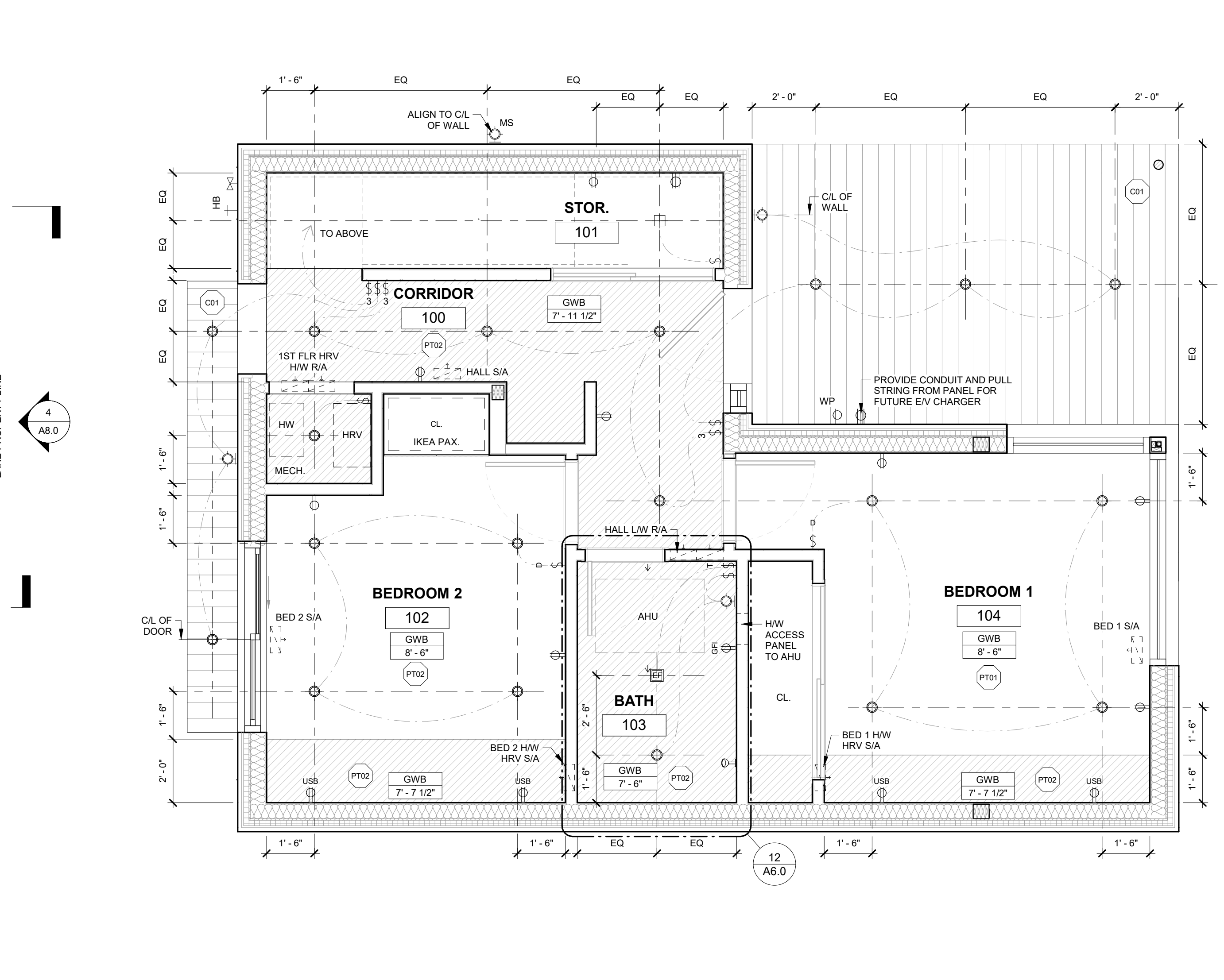
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A0.1



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



2 RCP - GROUND
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.

LEGEND

ELECTRICAL NOTES

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

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.

WATERTIGHT HOUSINGS AT SHOWER AND OUTDOOR FIXTURES

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

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 LINTEL 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 1/2" x 1/4"
P6 - W6 X 6 X 1/4" PLATES
P7 - HSS 4" x 4" x 1/4"
P8 - W6 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"
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 - 9 1/2" TJI s47 @ 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.

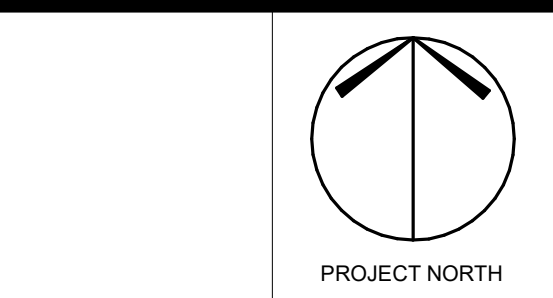
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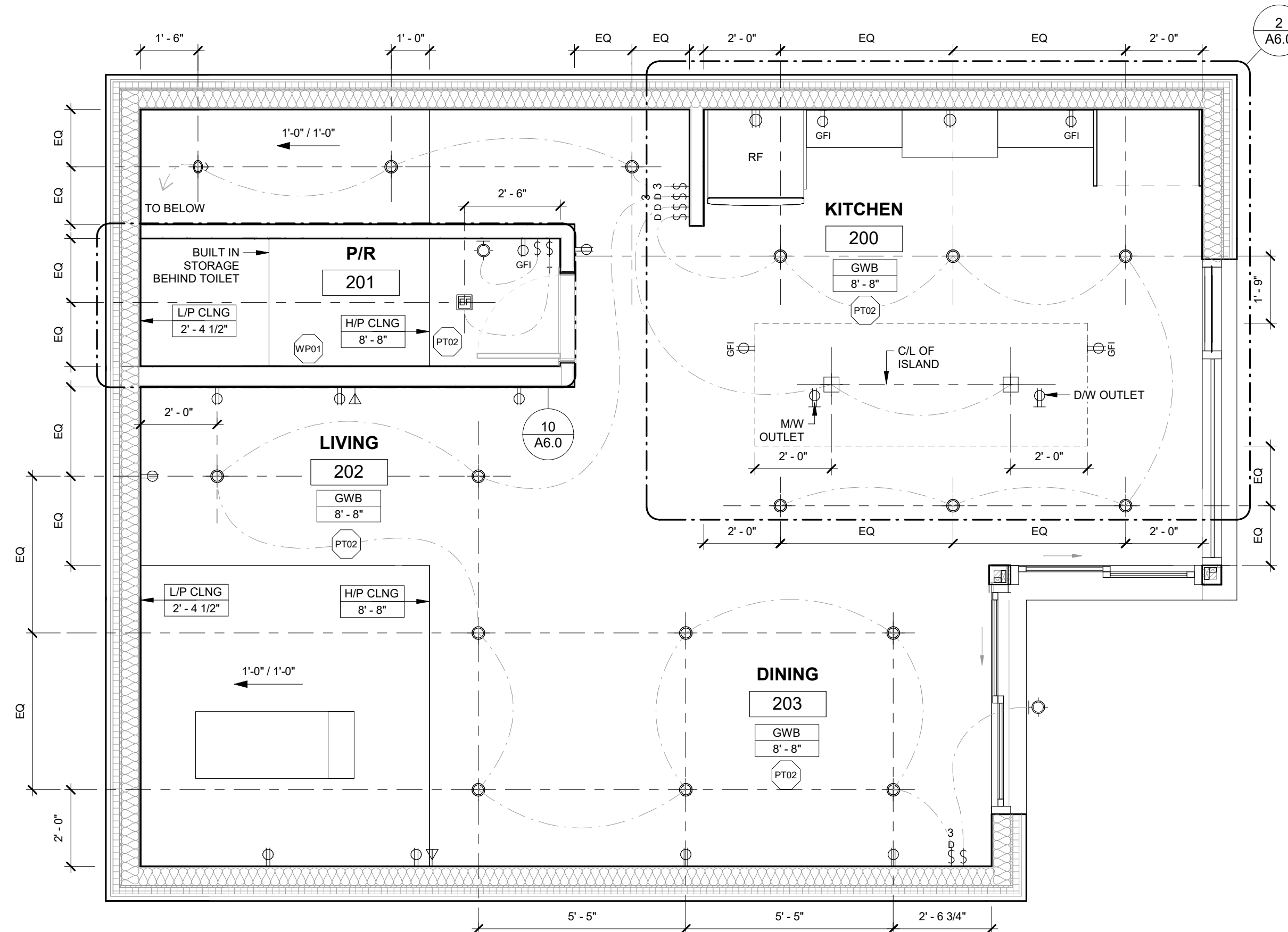
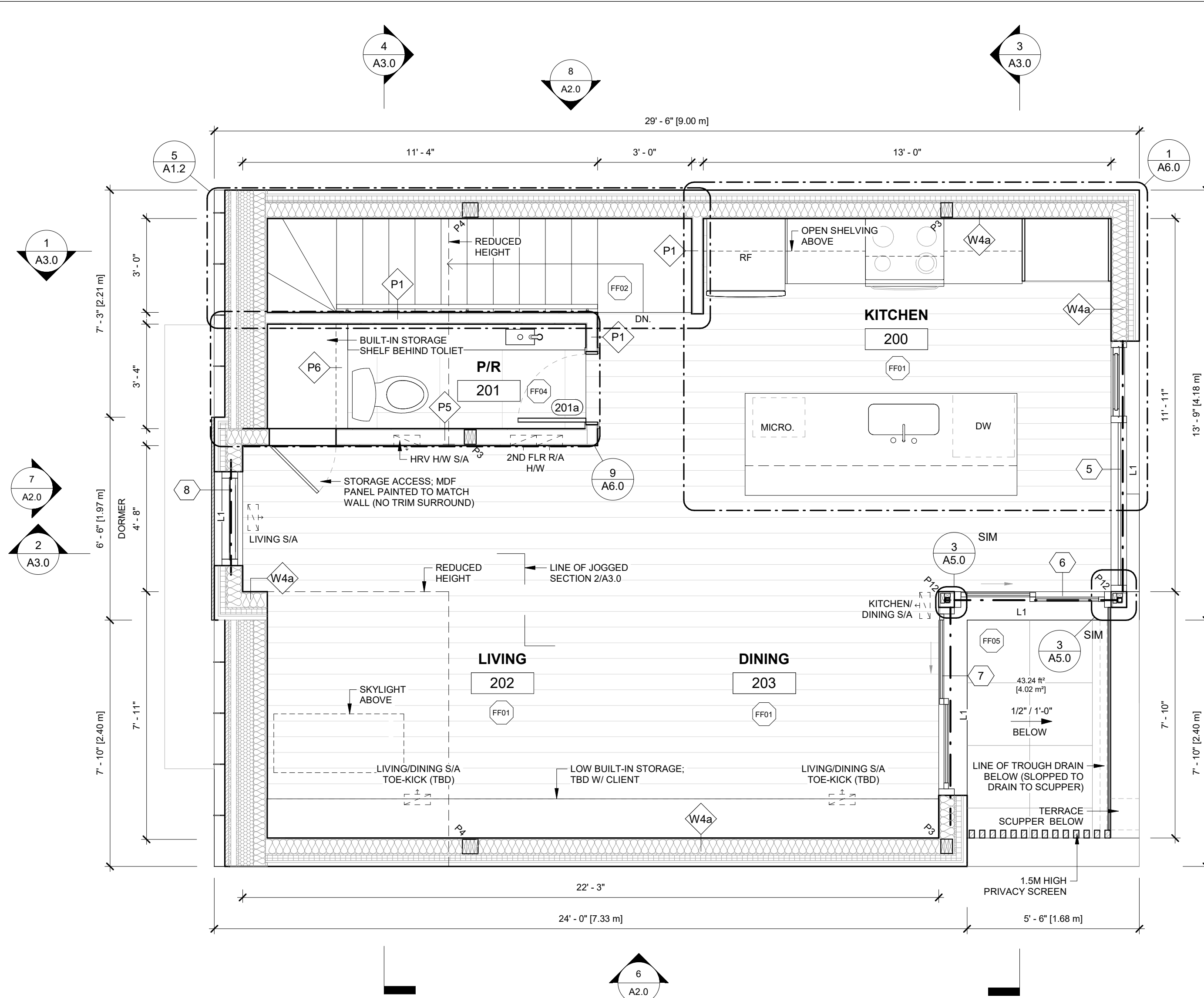
LANEWAY SUITE

PROPOSED GROUND FLOOR PLANS

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CHECKED	As indicated
DATE	JOB NO
2023	
SHEET	REV
A1.0	



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

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

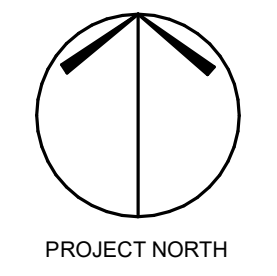
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PROPOSED SECOND FLOOR PLANS
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LEGEND

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

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RCP LEGEND

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 CABINETY

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 LINTEL 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 - 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 - BEAM POCKET; MIN 4" SOLID BEARING

POST SCHEDULE

P3 - (3) 2" x 6"
P4 - (4) 2" x 6"
P5 - HSS 3 1/2" x 1/4"
P6 - 6"x6"x1/4" PLATES
P7 - HSS 4" x 4" x 1/4"
P8 - 6" x 6" x 1/4" PLATES
P9 - 10" PIER W/ (4) - 10M VERTICAL REBAR DOWELED TO F1 4'-0" BELOW GRADE
P10 - HSS 2" x 2" x 1/4"
P11 - 6" x 6" x 1/4" PLATES
P/A - POST ABOVE
P/B - POST BELOW

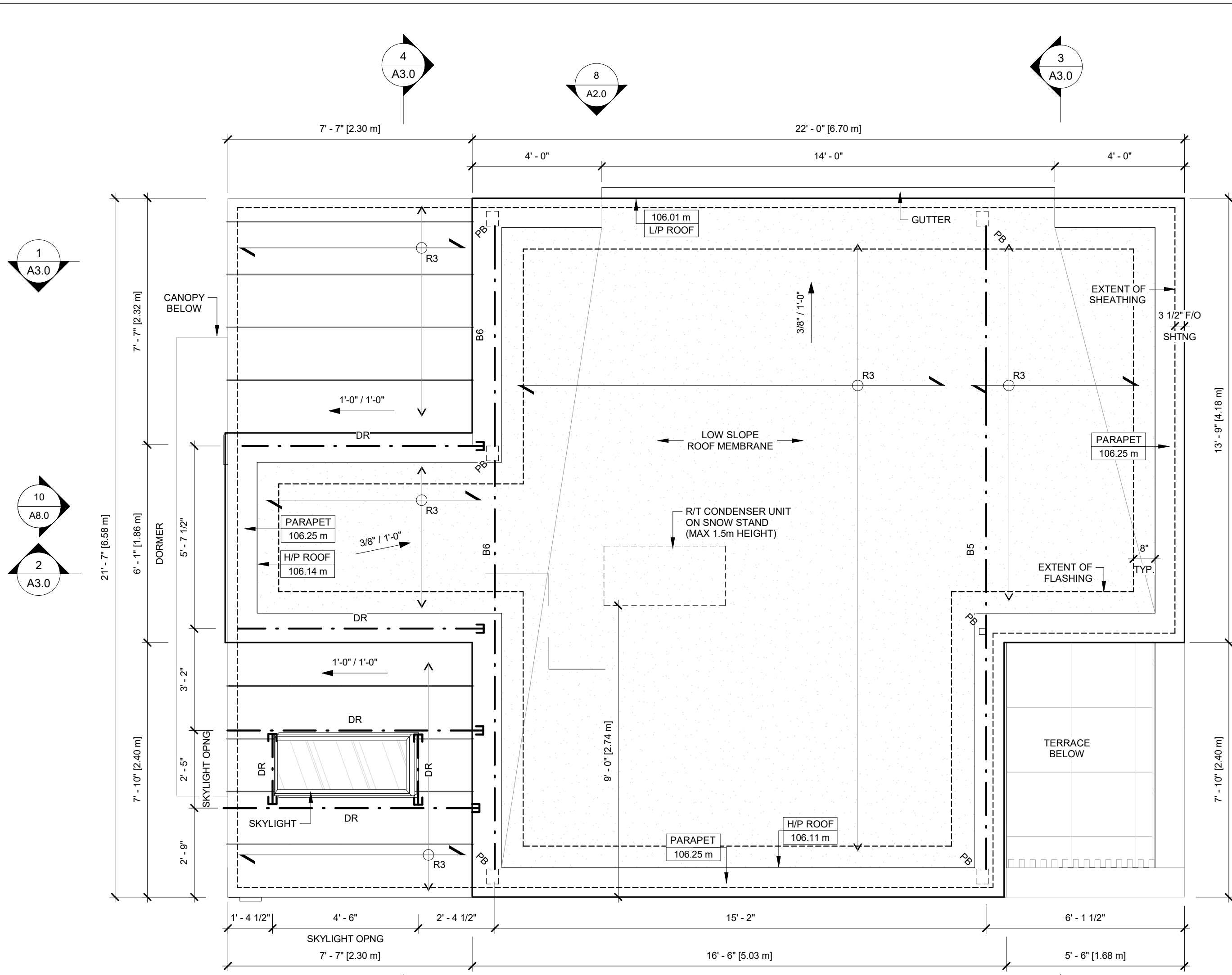
JOISTS/RAFTER SCHEDULE:
(PROVIDE SOLID BLOCKING BETWEEN LOAD-BEARING WALLS)

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 - 9 1/2" TJI s31 @ 16" O.C.
J6 - 11 7/8" TJI s47 @ 16" O.C.

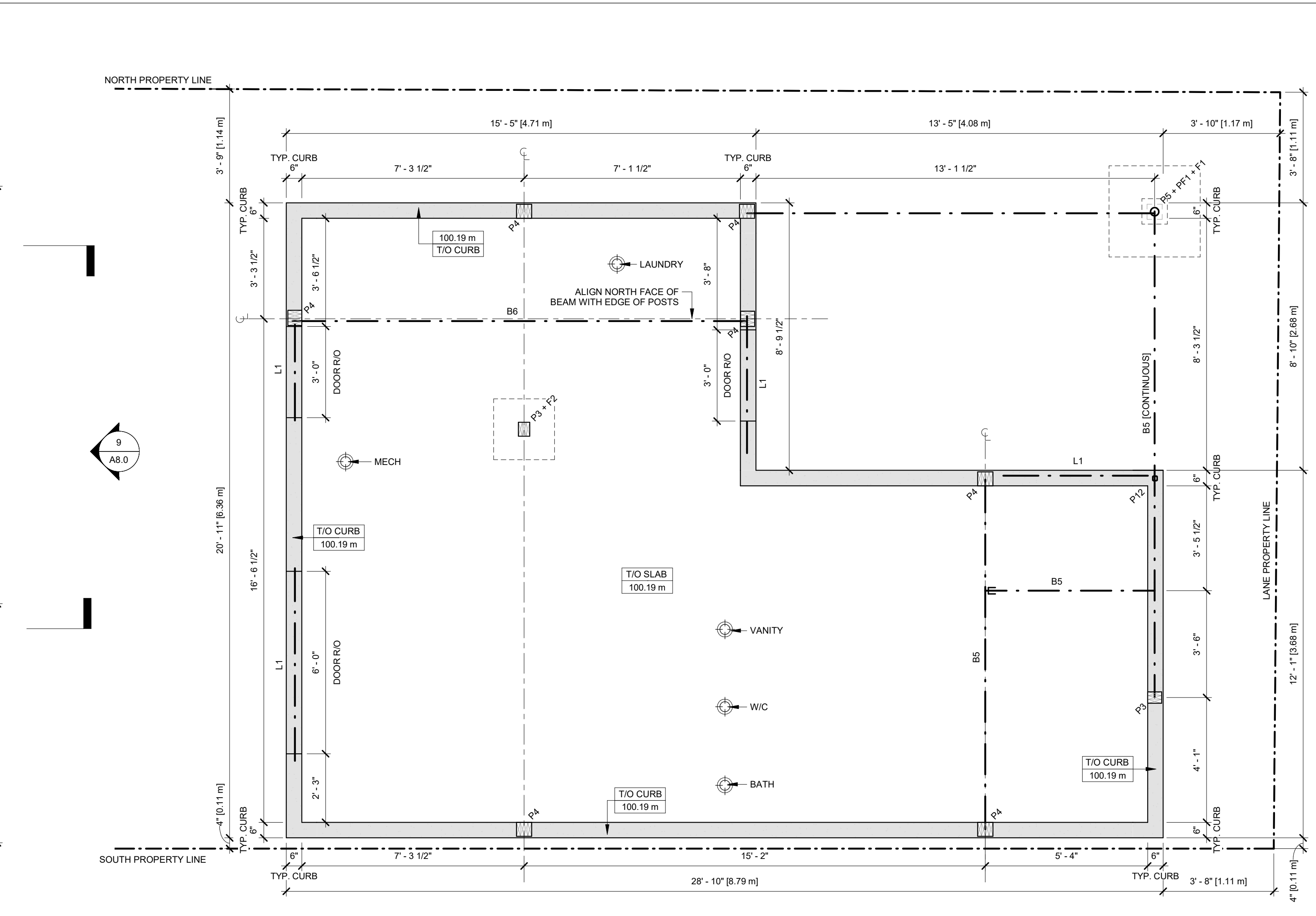
DJ: DOUBLE JOIST
TJ: TRIPLE JOIST

R1 - 2" x 6" @ 16" O.C.
R2 - 2" x 8" @ 16" O.C.
R3 - 2" x 10" @ 16" O.C.

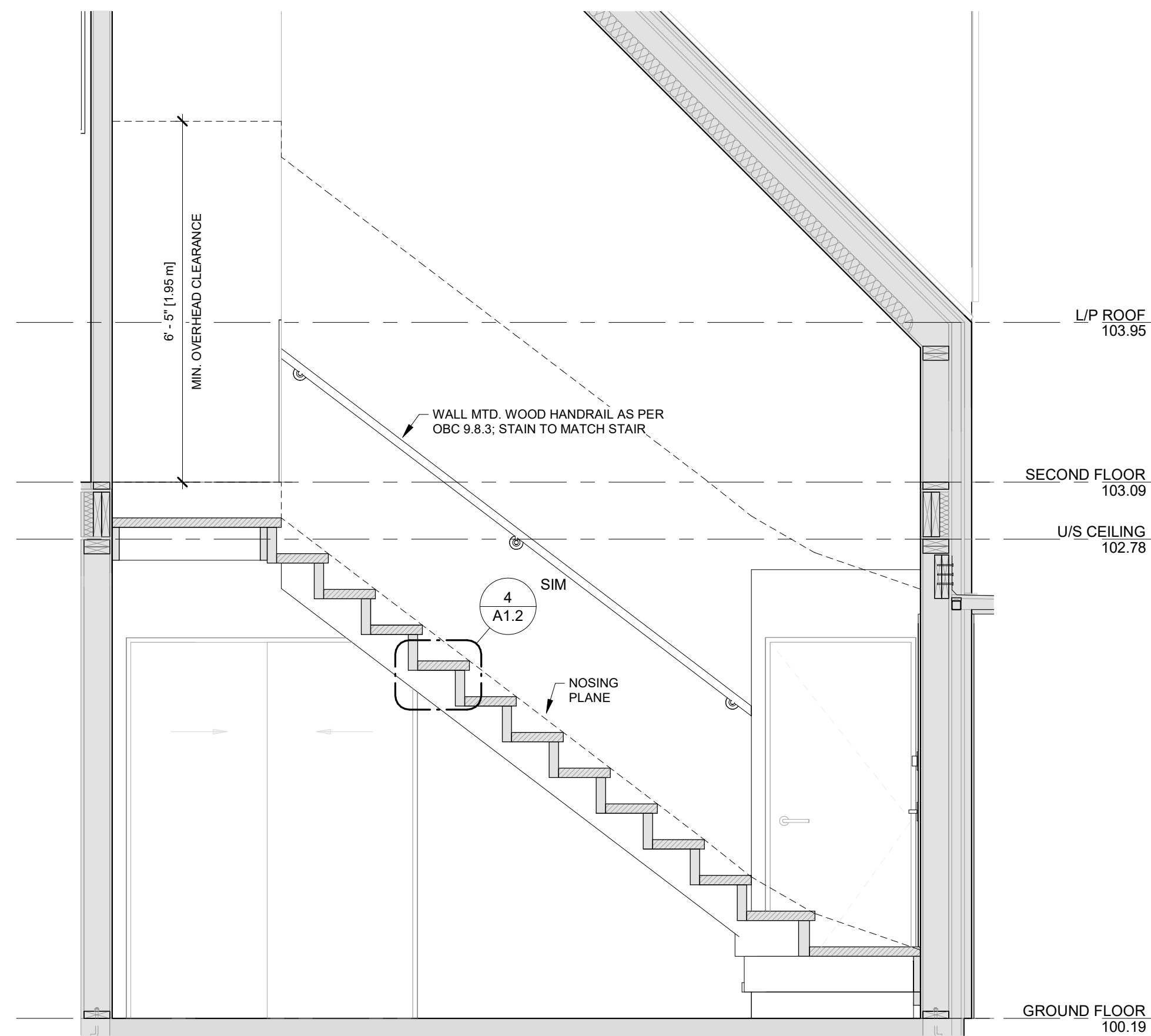
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DATE	JOB NO
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SHEET	REV
A1.1	



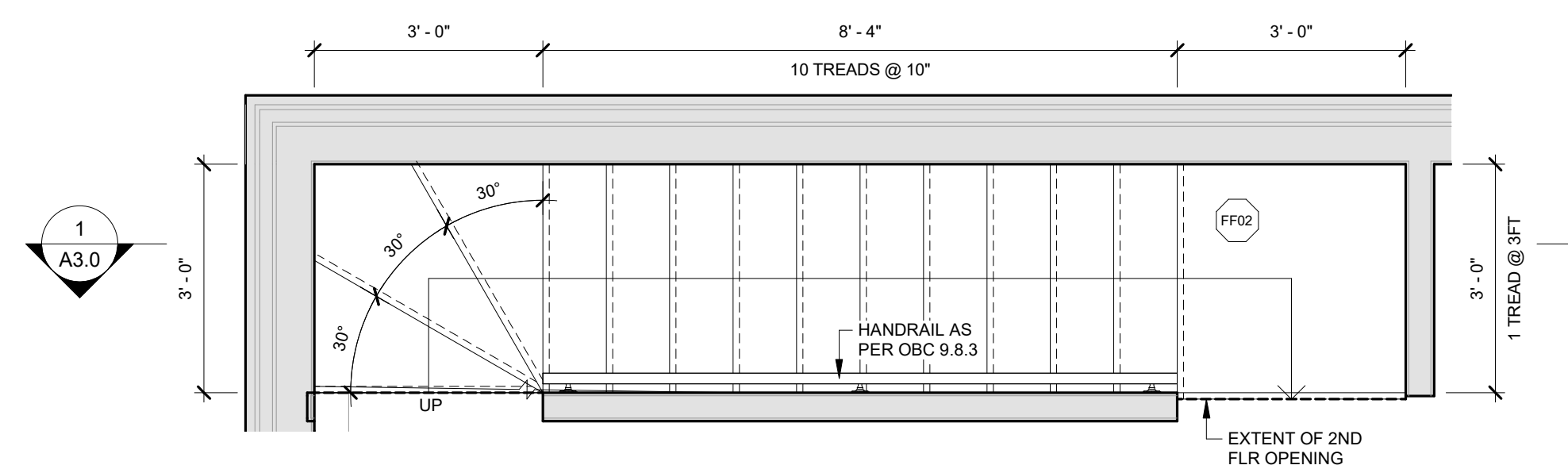
1 ROOF PLAN
SCALE: 3/8" = 1'-0"



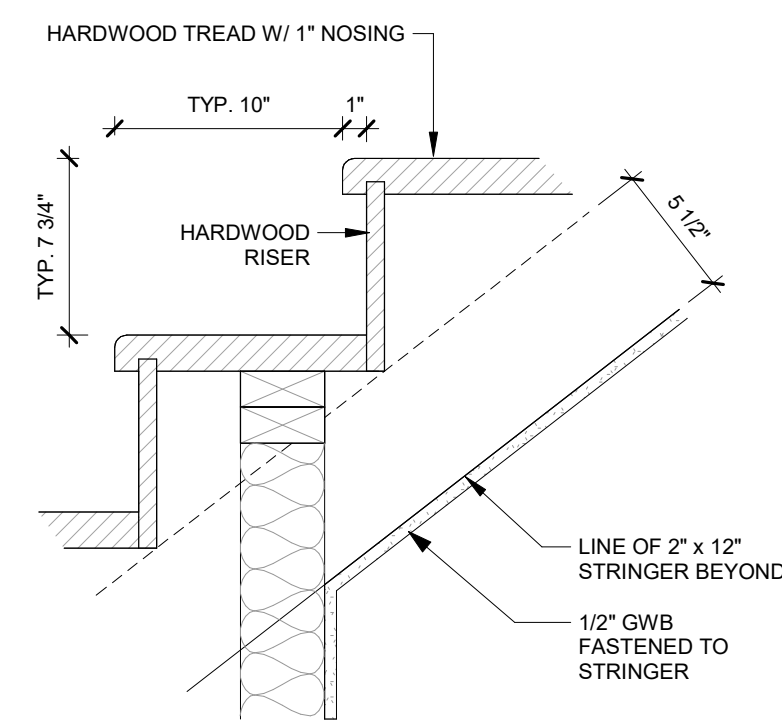
2 SLAB PLAN
SCALE: 3/8" = 1'-0"



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



5 BP - STAIR PLAN
SCALE: 1/2" = 1'-0"



4 TYP. HARDWOOD STAIR TREAD
SCALE: 1 1/2" = 1'-0"

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 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]

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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

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 1/2" x 1/4"
- P6 - HSS 4" x 4" x 1/4"
- P7 - 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"
- P/A - POST ABOVE
- P/B - POST BELOW

JOISTS/RAFTER SCHEDULE:

(PROVIDE SOLID BLOCKING BETWEEN LOAD-BEARING WALLS)

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- 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.

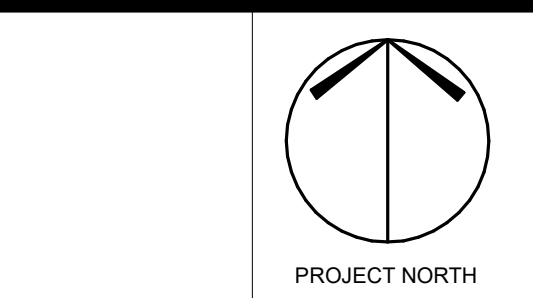
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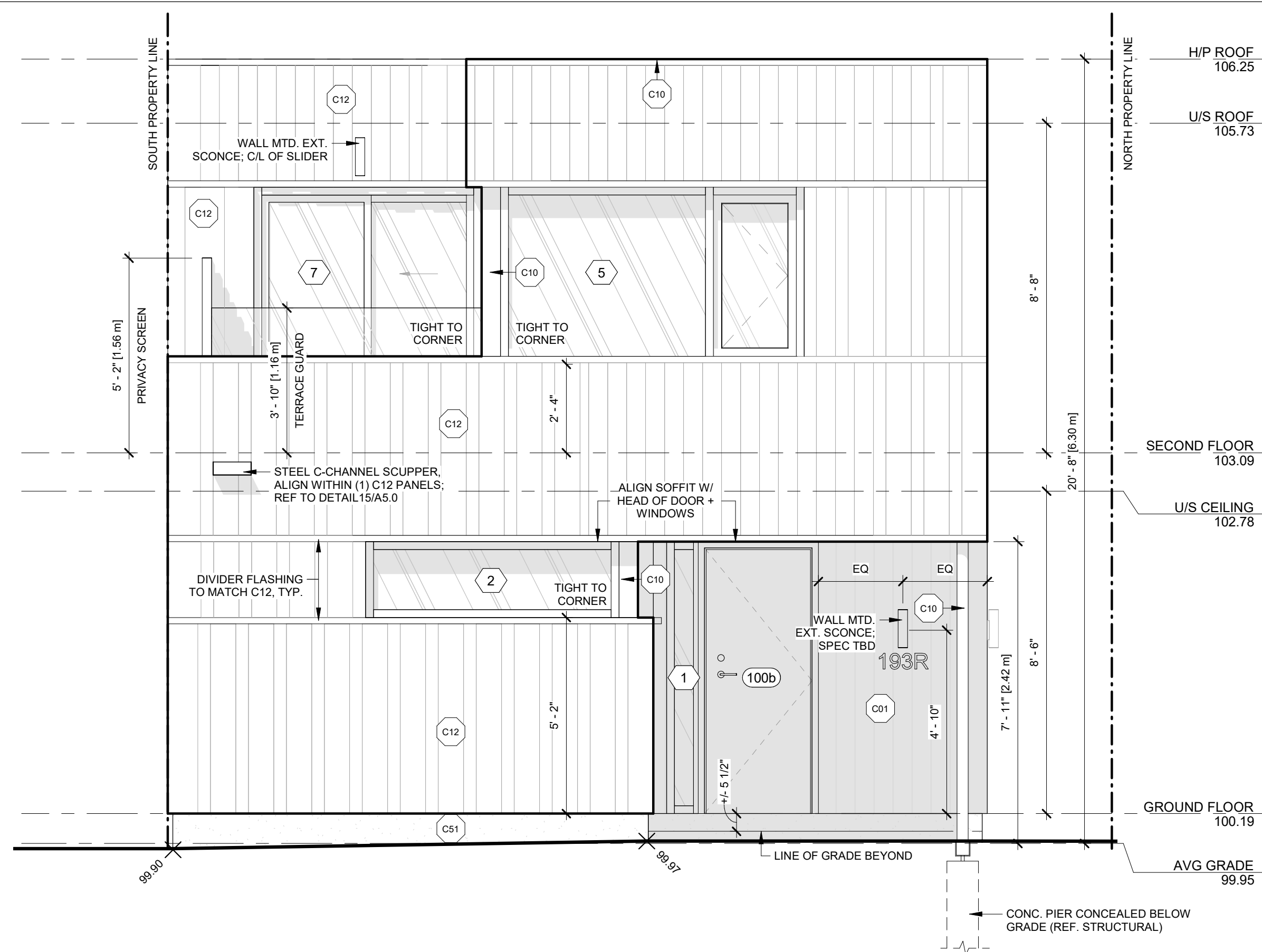


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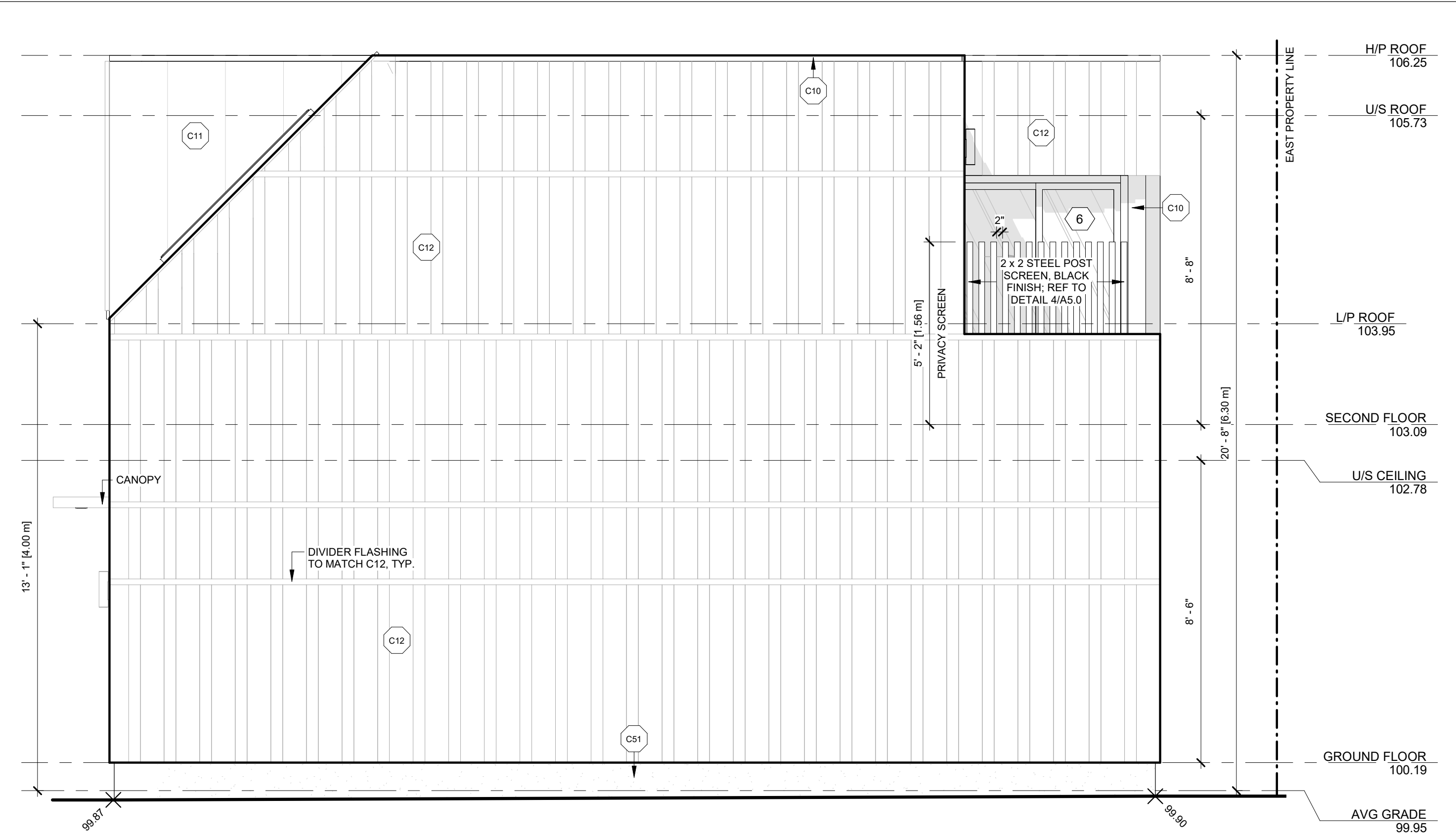
LANEWAY SUITE	SLAB, ROOF PLAN & STAIR DETAILS	ISSUED FOR TENDER	NOT FOR CONSTRUCTION

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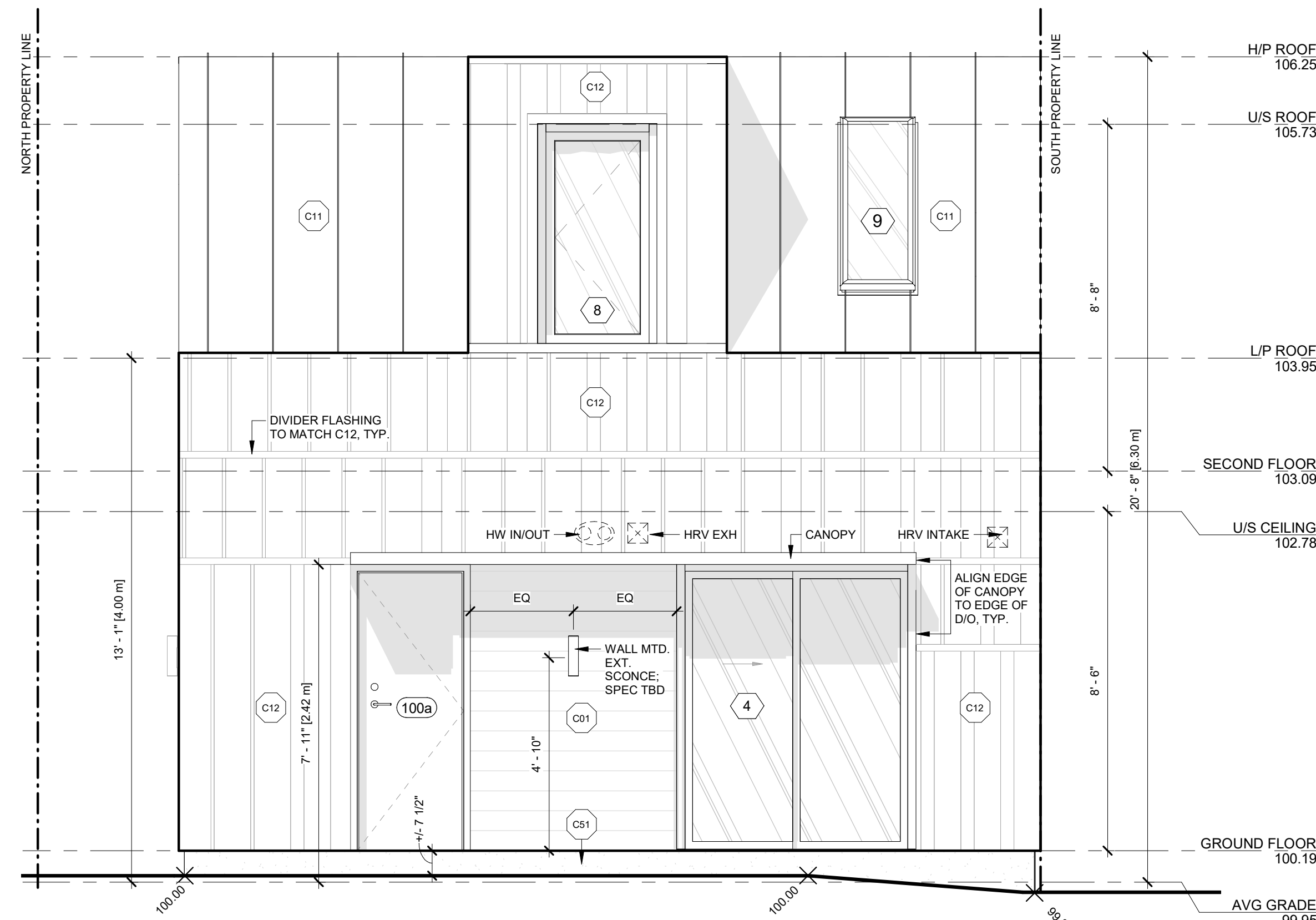
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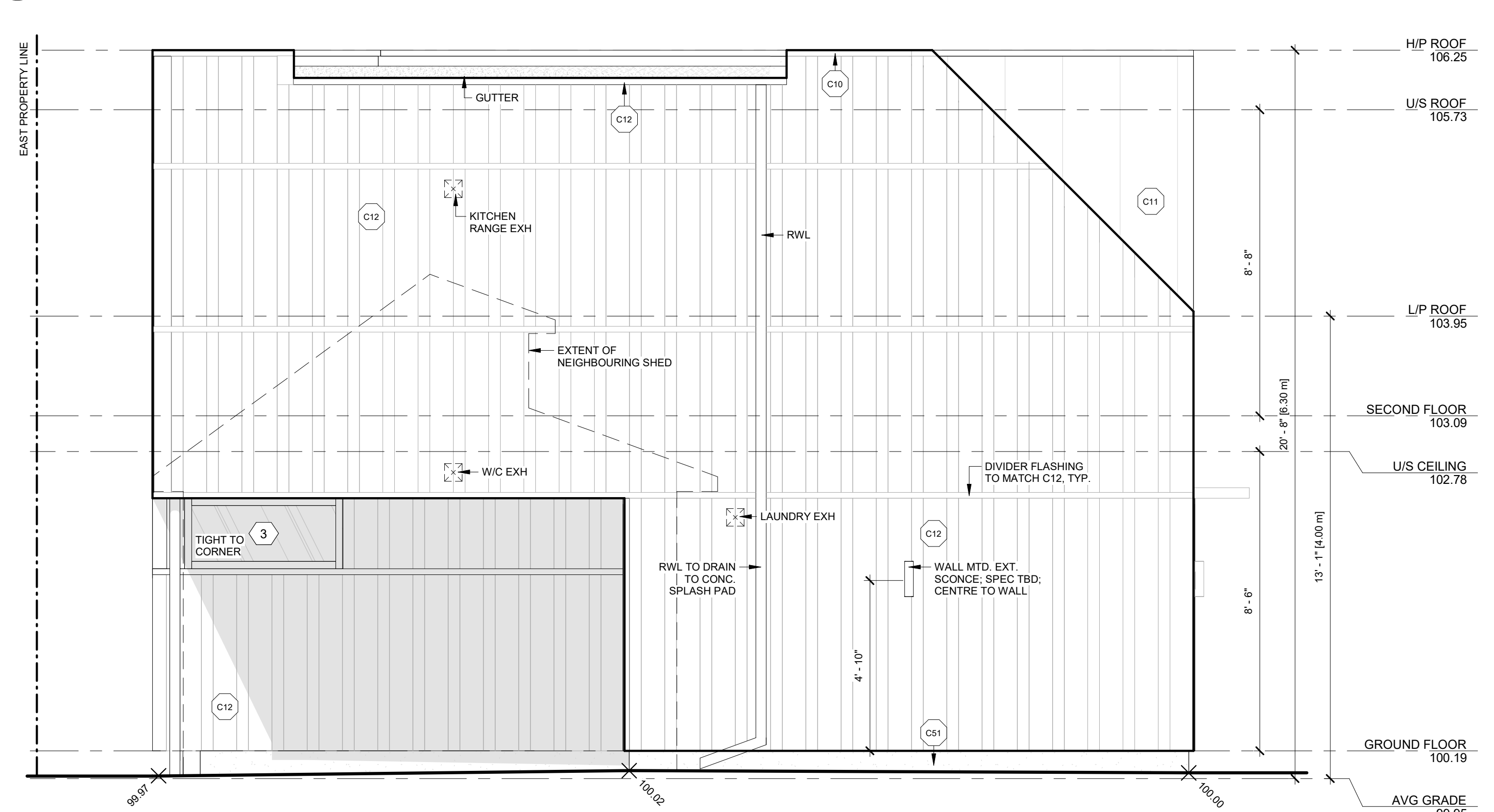
5 EAST ELEVATION
A2.0 SCALE: 3/8" = 1'-0"



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

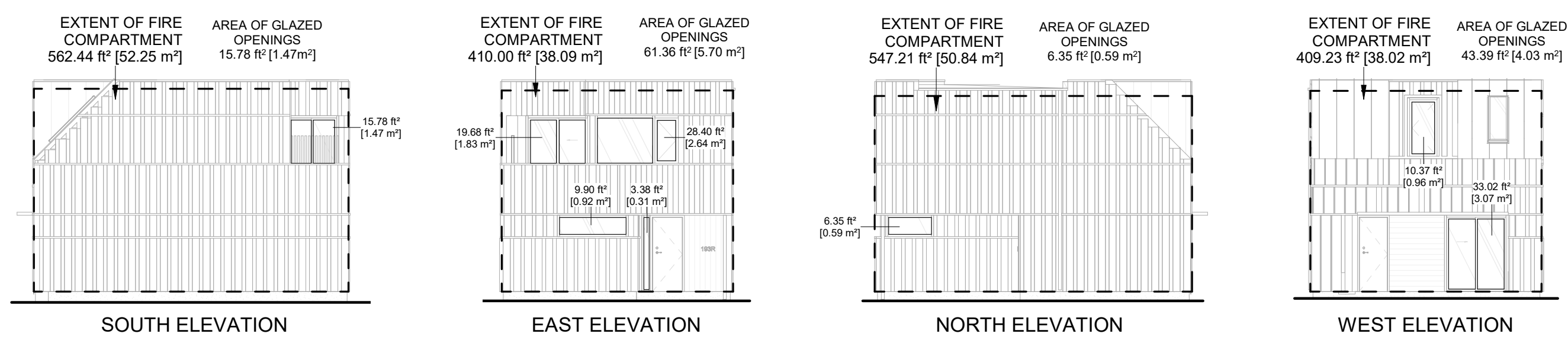


7 WEST ELEVATION
A2.0 SCALE: 3/8" = 1'-0"



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	WRINKLE COAT	QC 09821 GRAPHITE	PROVIDE SAMPLE FOR APPROVAL
C12	METAL CASSETTE PANEL	VARIES, HF-6,8,11,12	AGWAY METALS	WRINKLE COAT	QC 09821 GRAPHITE	VARYING PROFILES THROUGHOUT; HF-6, HF-8, HF-11, HF-12
C51	PARGING	N/A	N/A	SMOOTH	MATCH TO C11 / C12	

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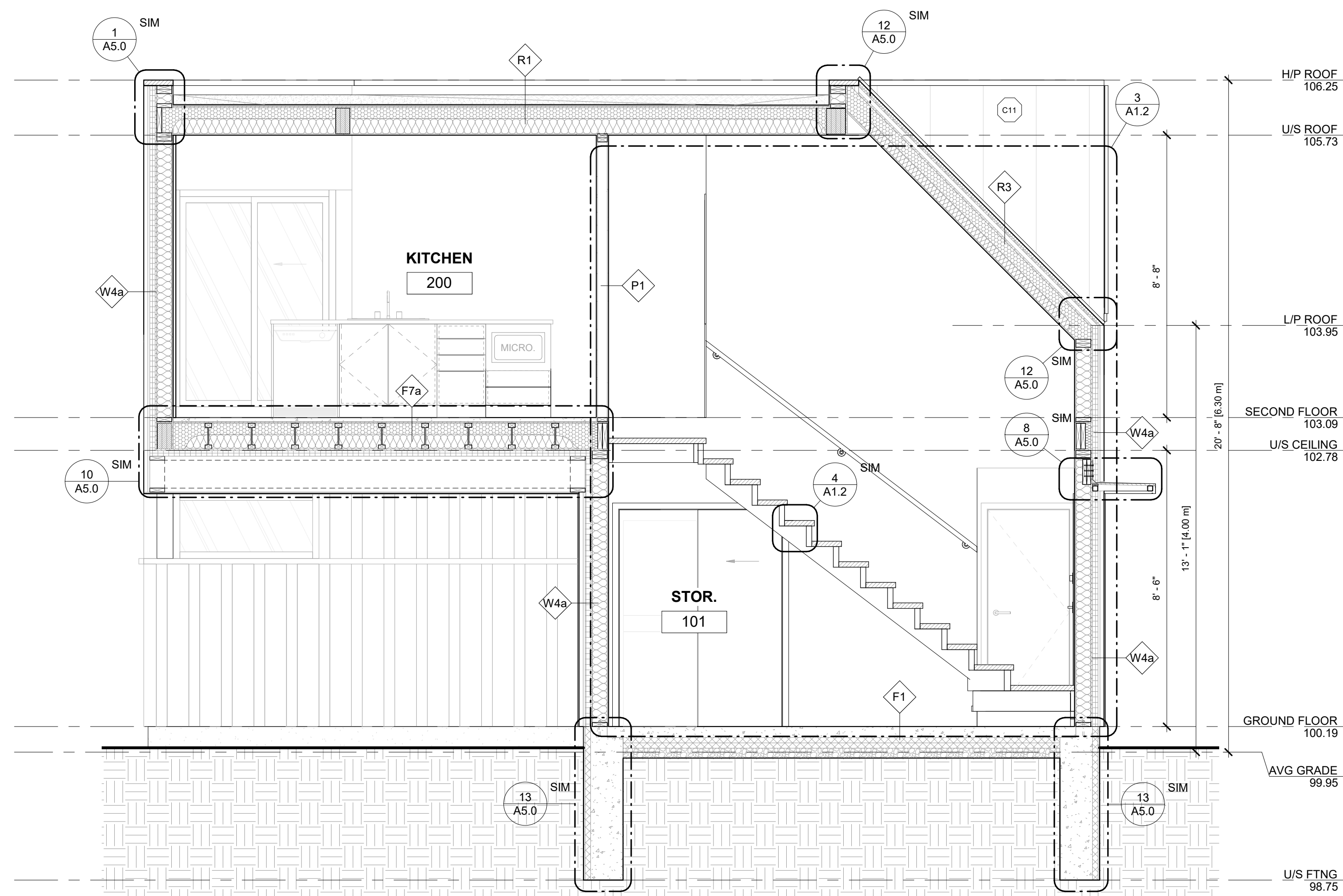
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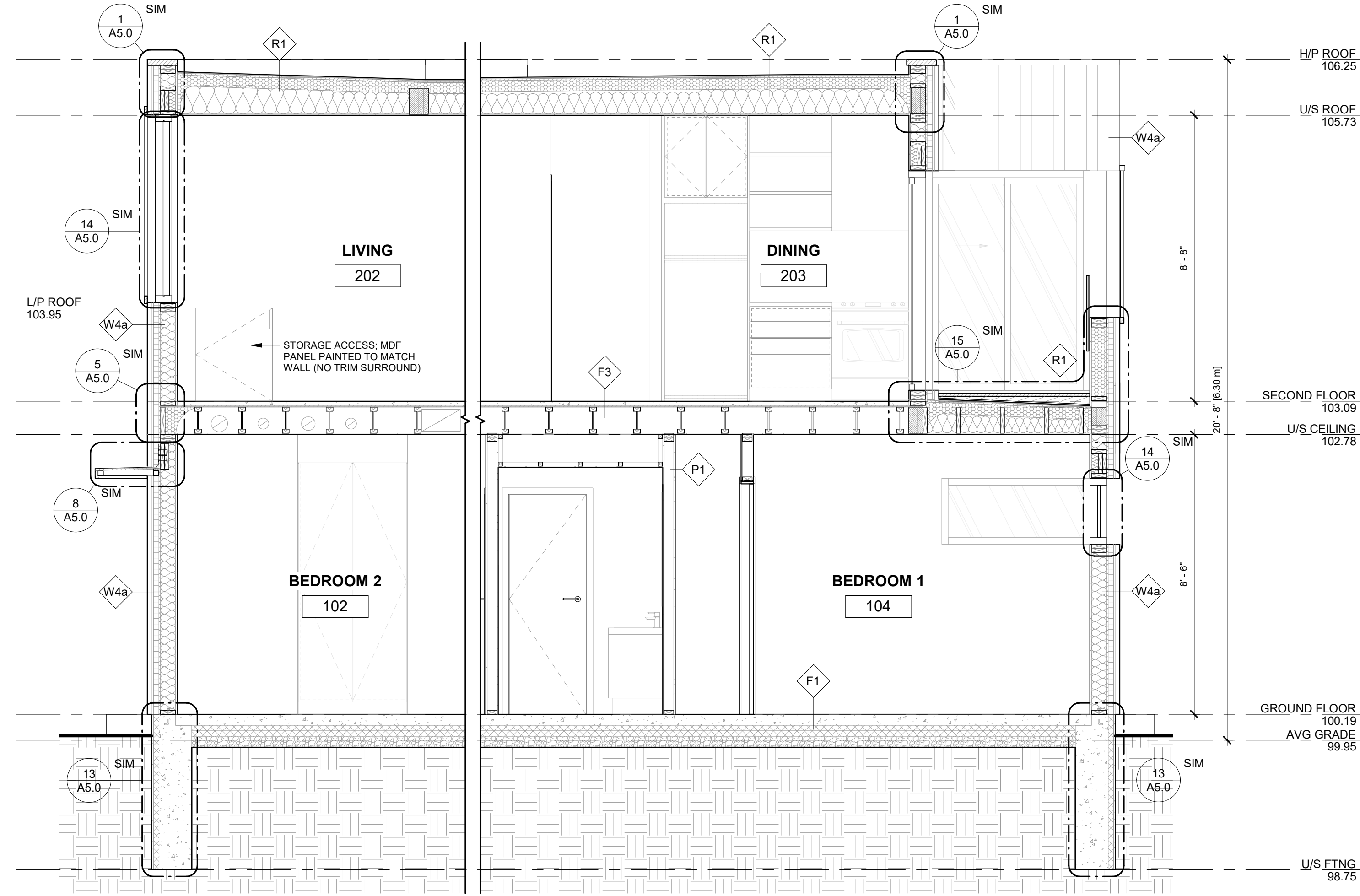
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LANEWAY SUITE
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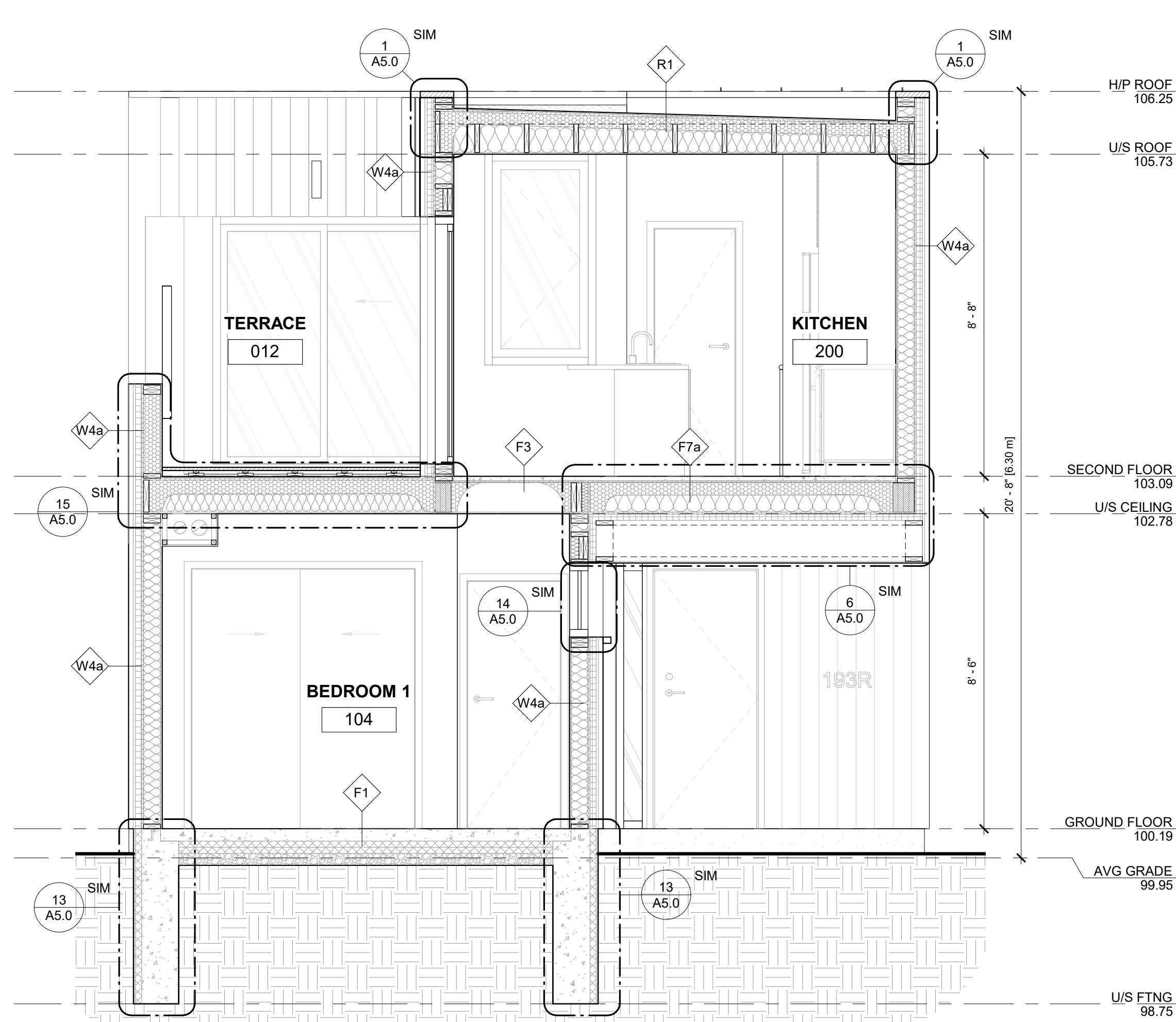
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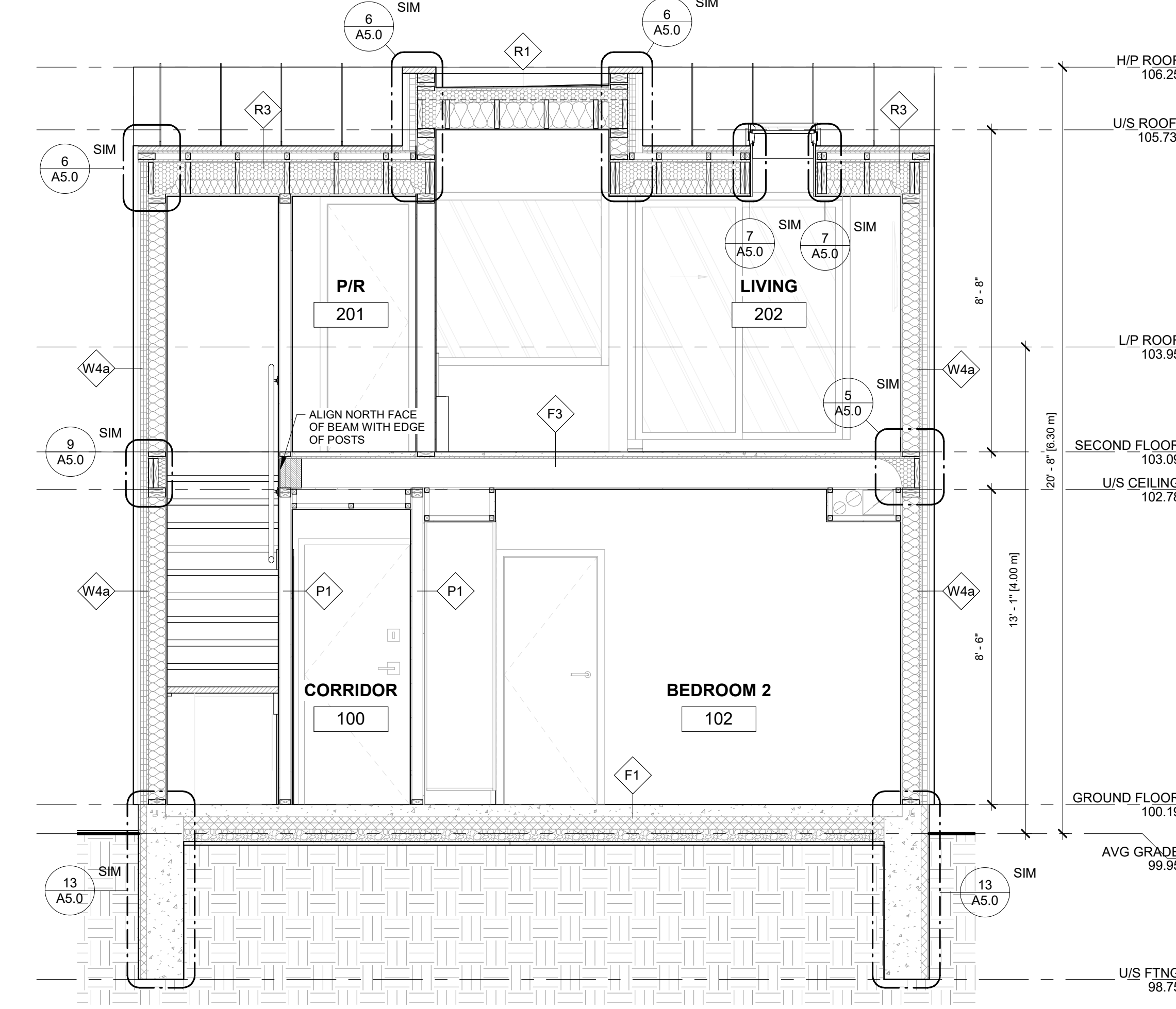
1 BP - LONGITUDINAL SECTION 1
A3.0 SCALE: 3/8" = 1'-0"



2 BP - LONGITUDINAL SECTION 2
A3.0 SCALE: 3/8" = 1'-0"



3 BP - TRANSVERSE SECTION 1
A3.0 SCALE: 3/8" = 1'-0"



4 BP - TRANSVERSE SECTION 2
A3.0 SCALE: 3/8" = 1'-0"

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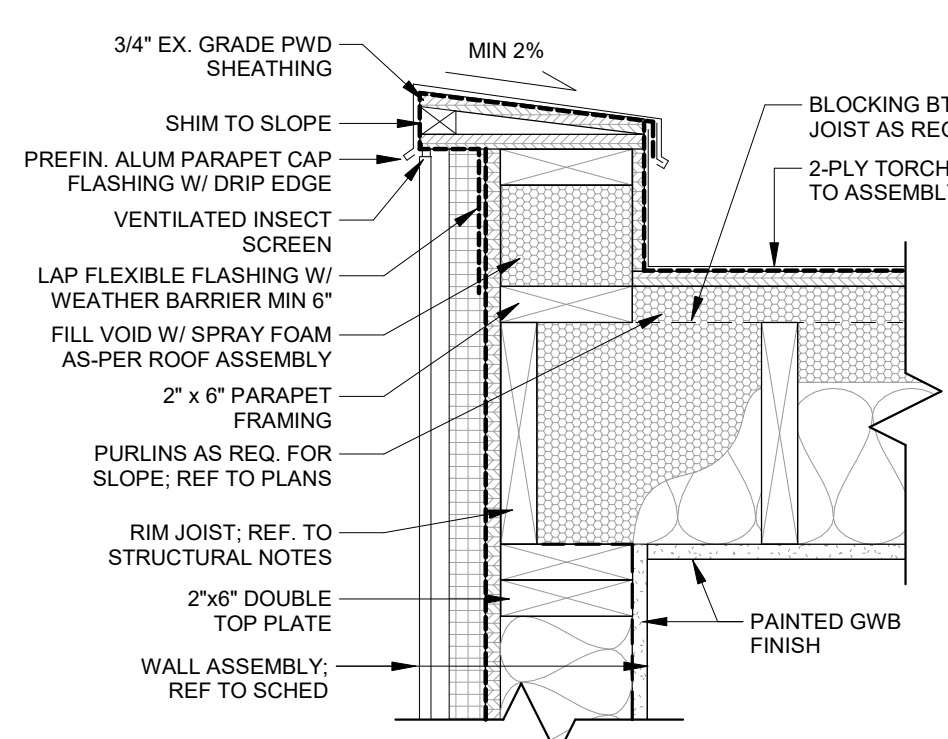
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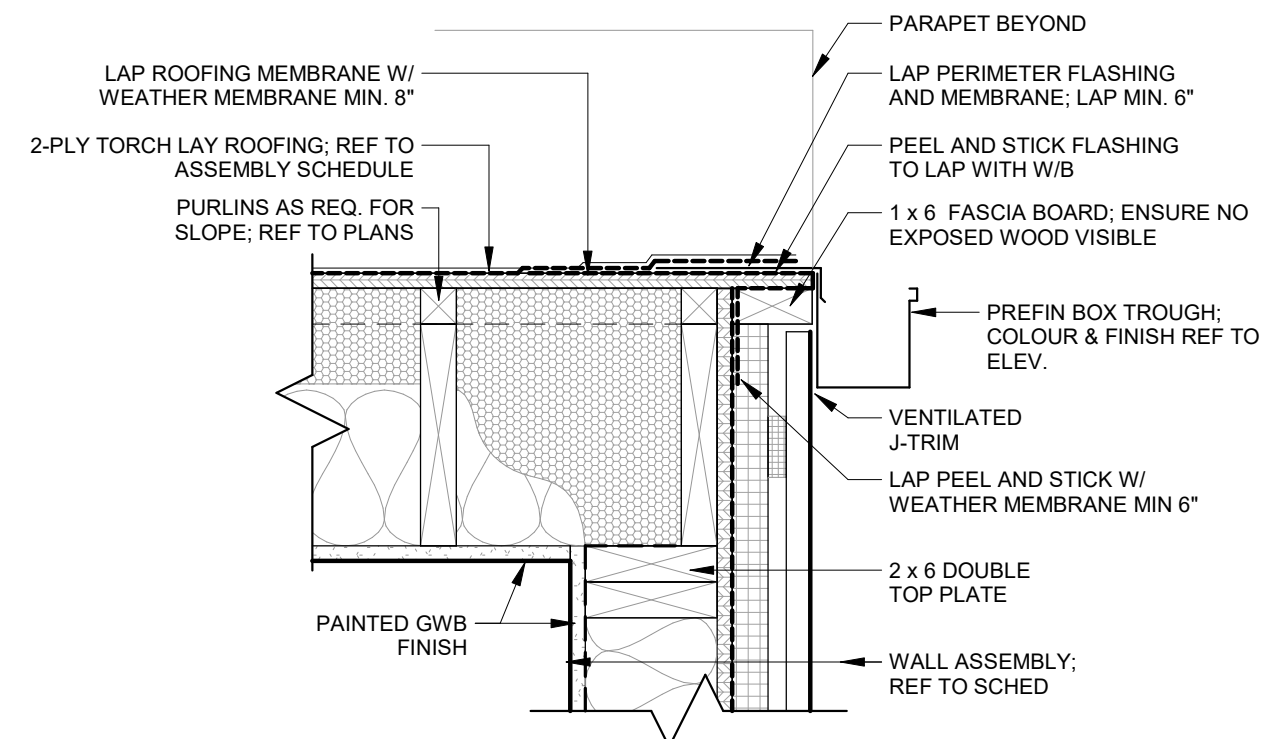
LANEWAY SUITE	BUILDING SECTIONS	ISSUED FOR TENDER	NOT FOR CONSTRUCTION
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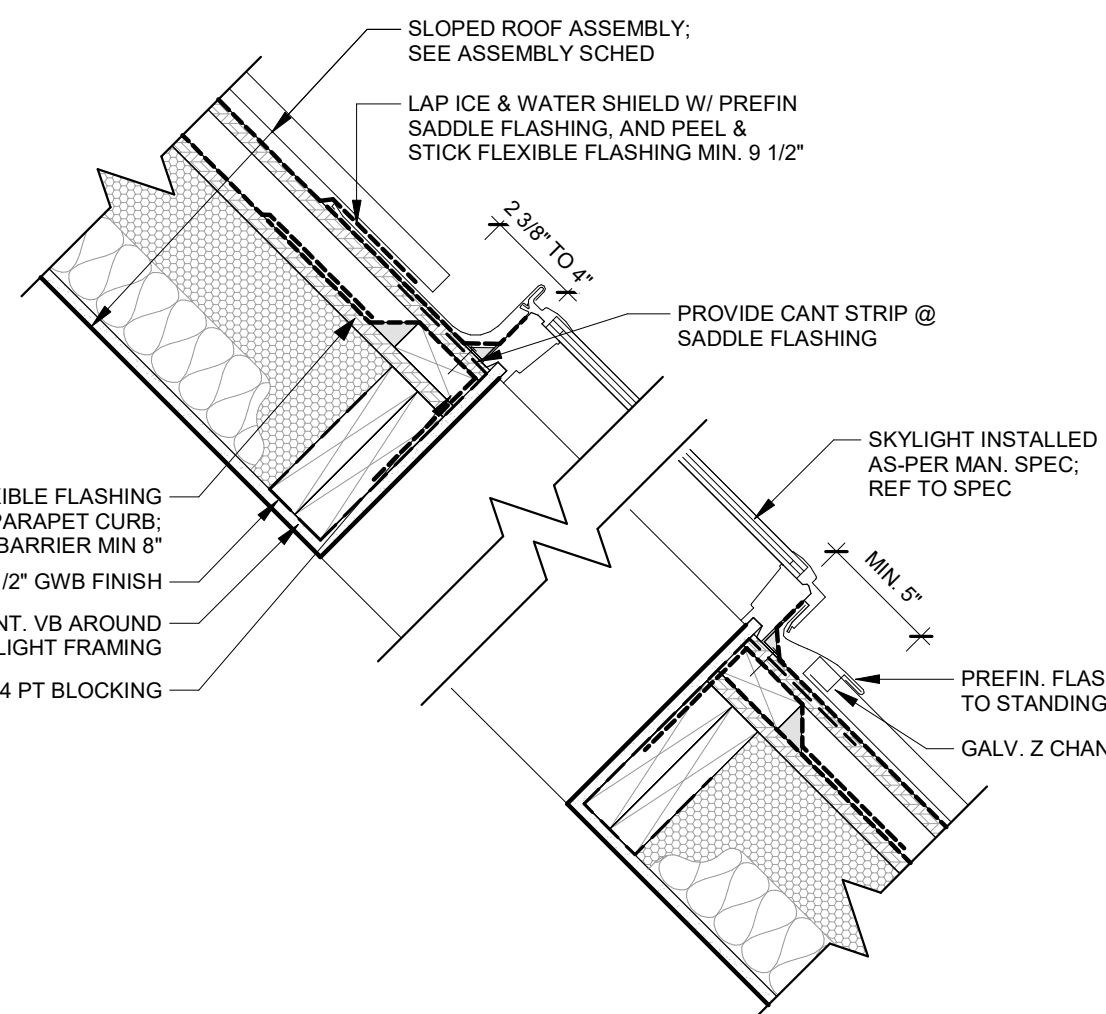
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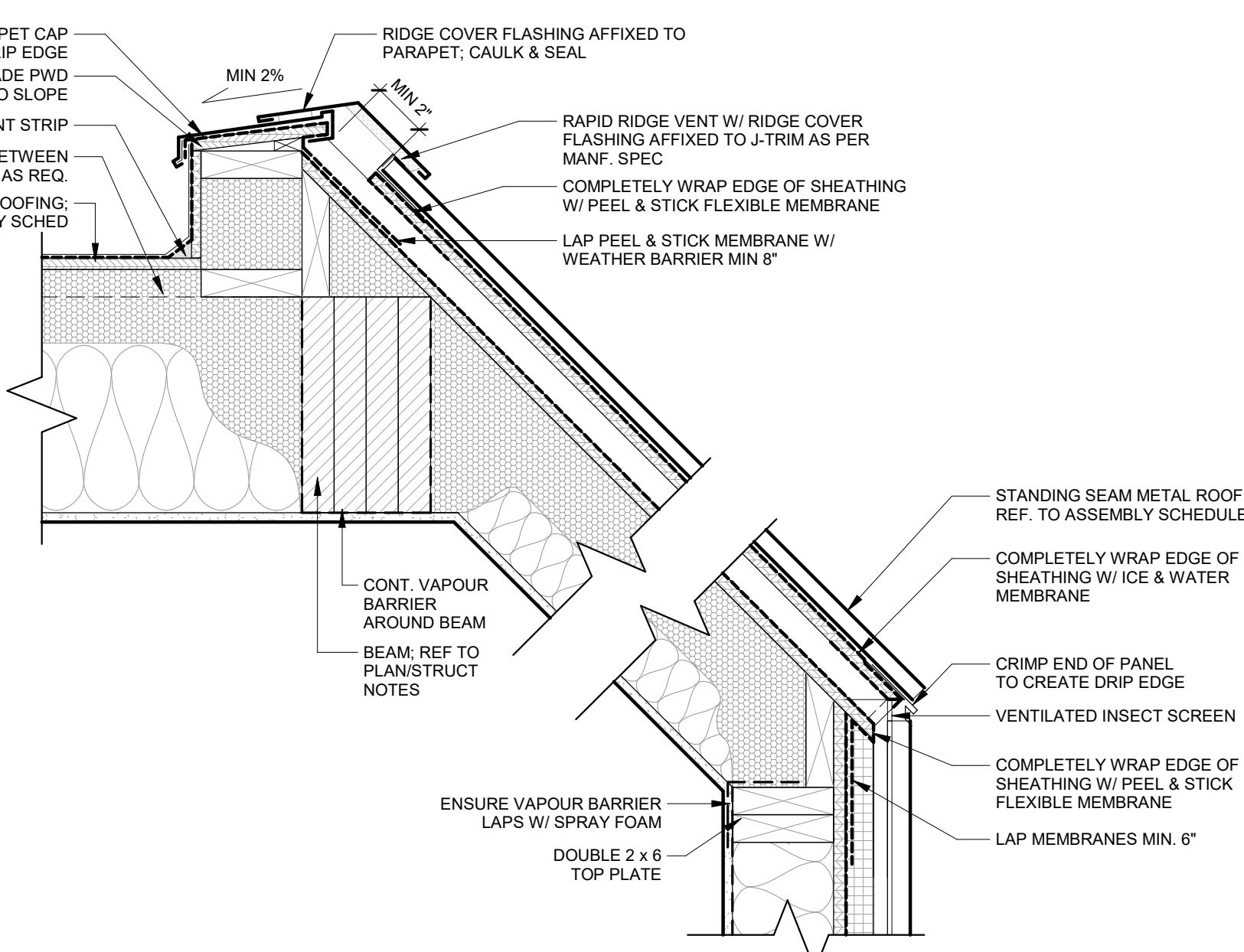
1 TYP. ROOF PARAPET
A5.0 SCALE: 1 1/2" = 1'-0"



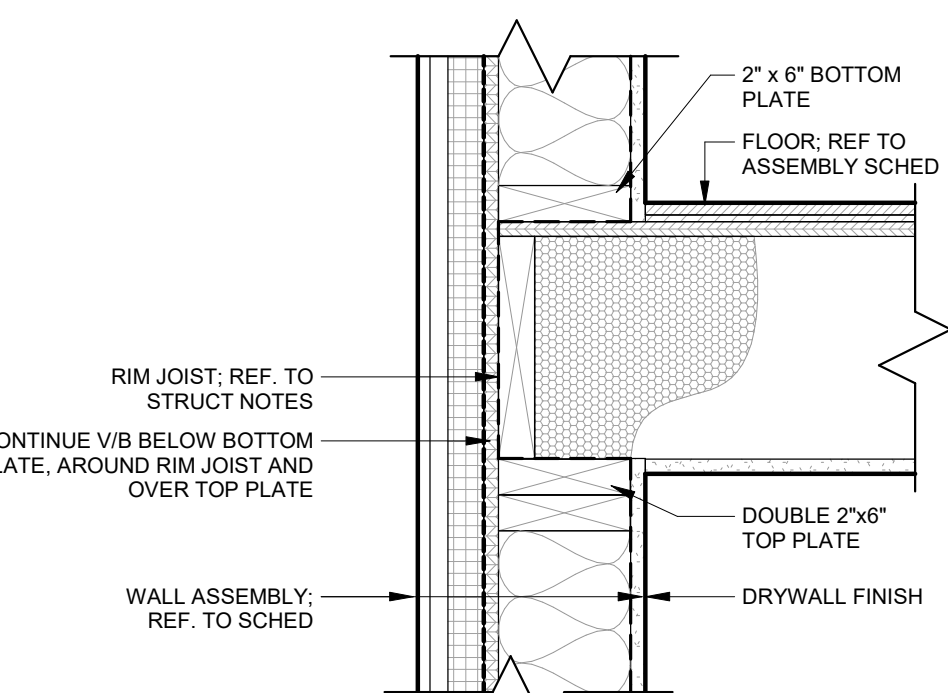
2 TYP. SURFACE MOUNTED TROUGH
A5.0 SCALE: 1 1/2" = 1'-0"



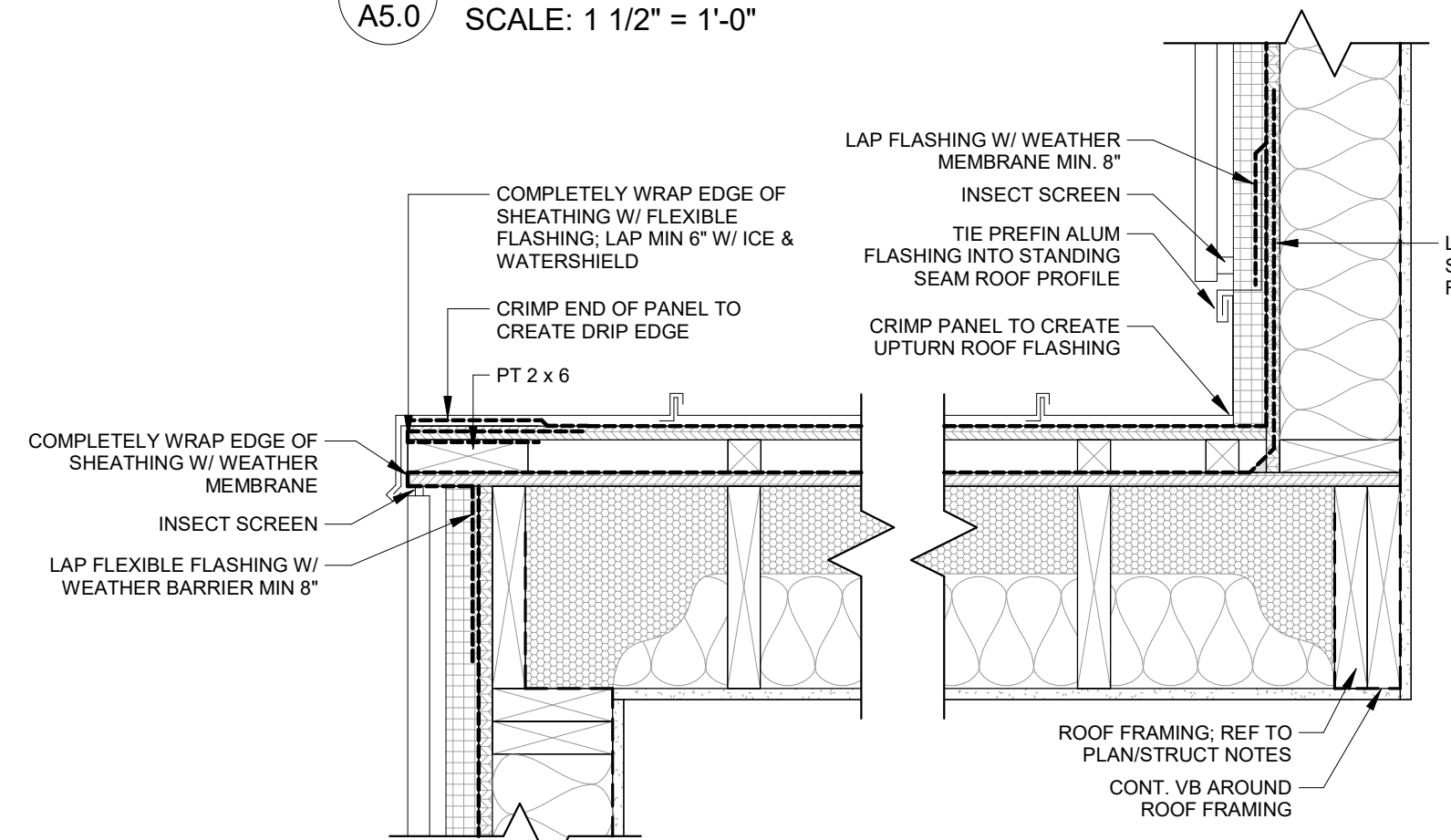
7 TYP. SKYLIGHT @ SLOPED ROOF
A5.0 SCALE: 1 1/2" = 1'-0"



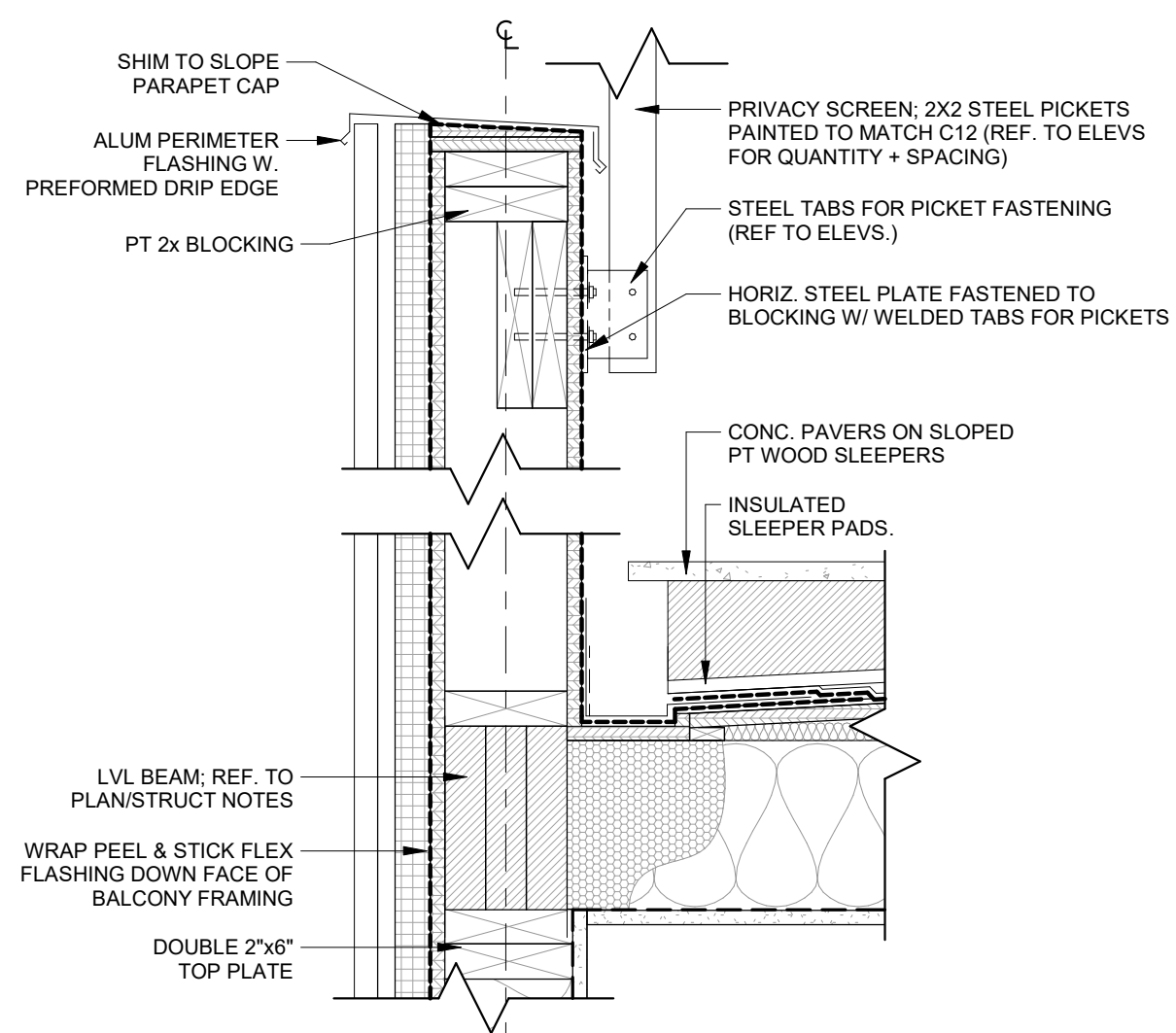
12 TYP. STANDING SEAM SLOPED ROOF
A5.0 SCALE: 1 1/2" = 1'-0"



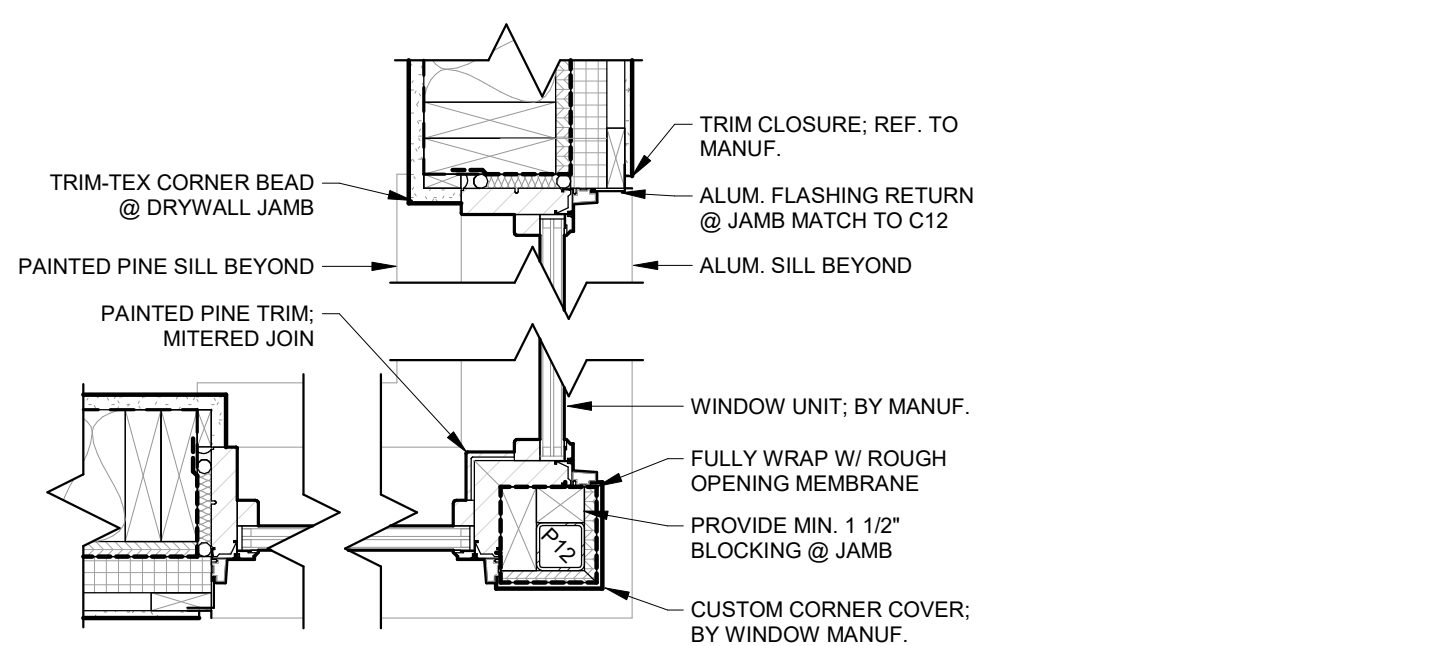
5 TYP. RIMJOIST
A5.0 SCALE: 1 1/2" = 1'-0"



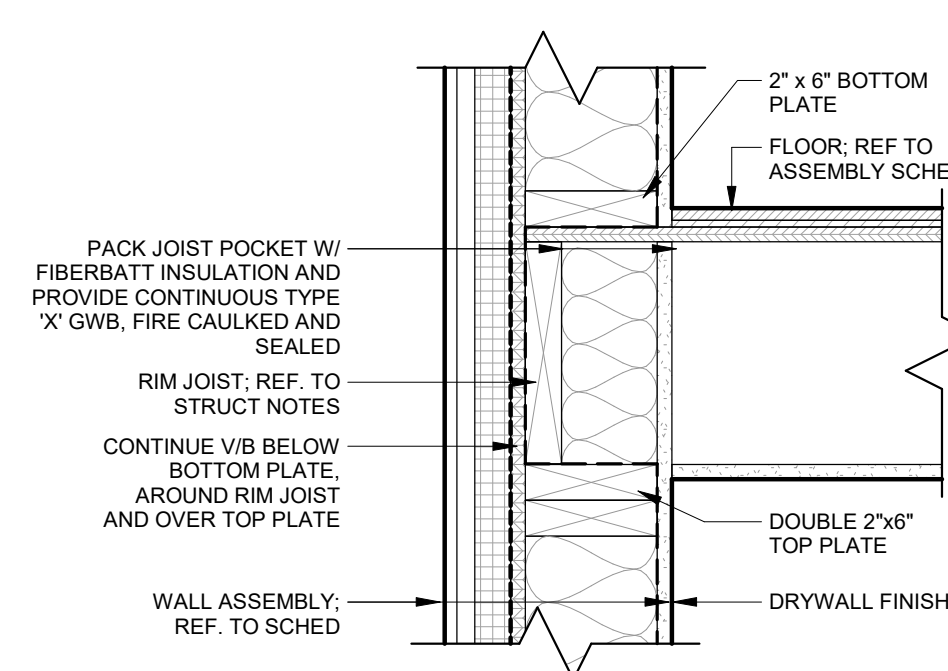
6 TYP. DORMER TO SLOPED ROOF
A5.0 SCALE: 1 1/2" = 1'-0"



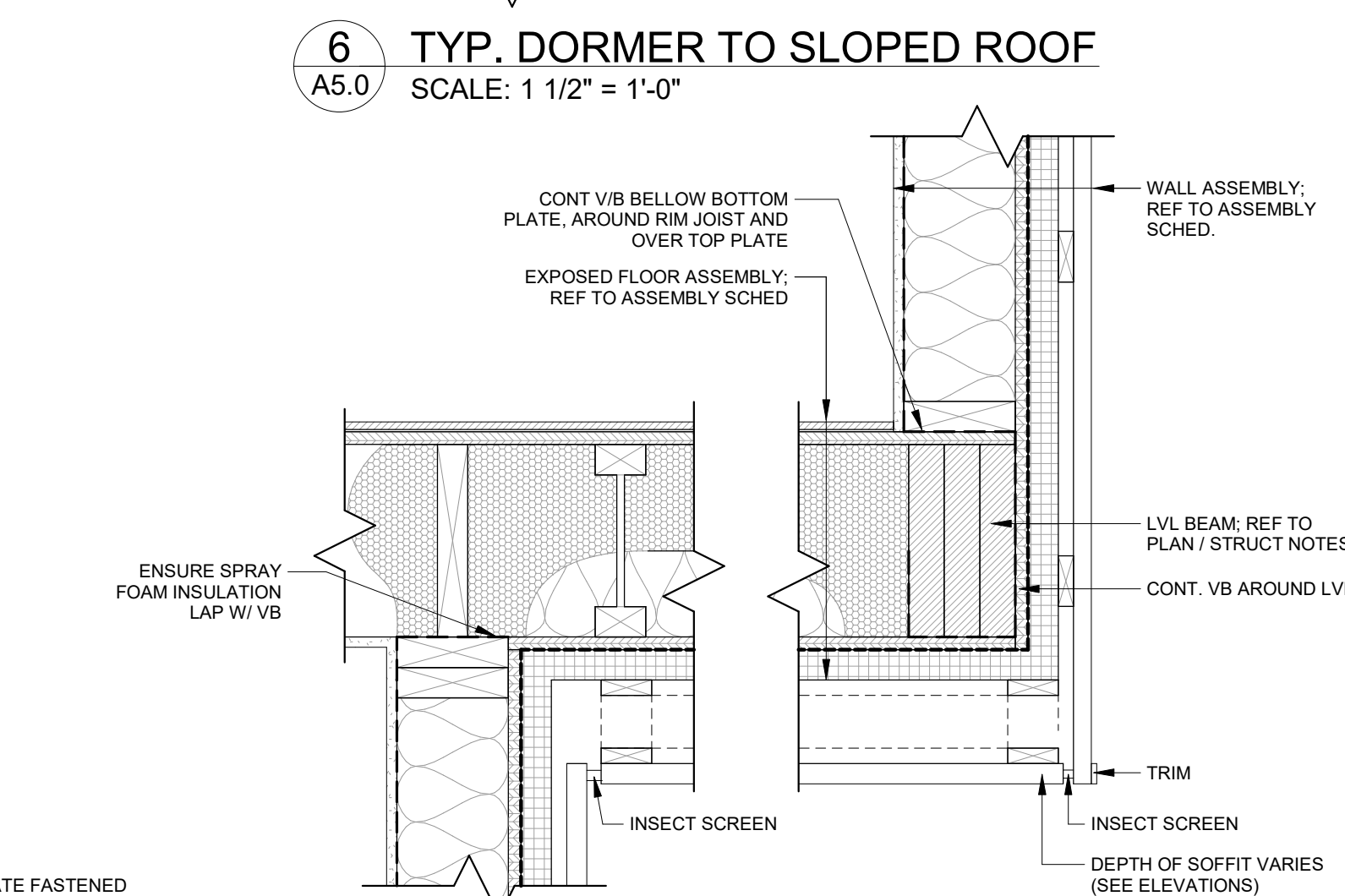
4 TYP. PRIVACY SCREEN GUARD
A5.0 SCALE: 1 1/2" = 1'-0"



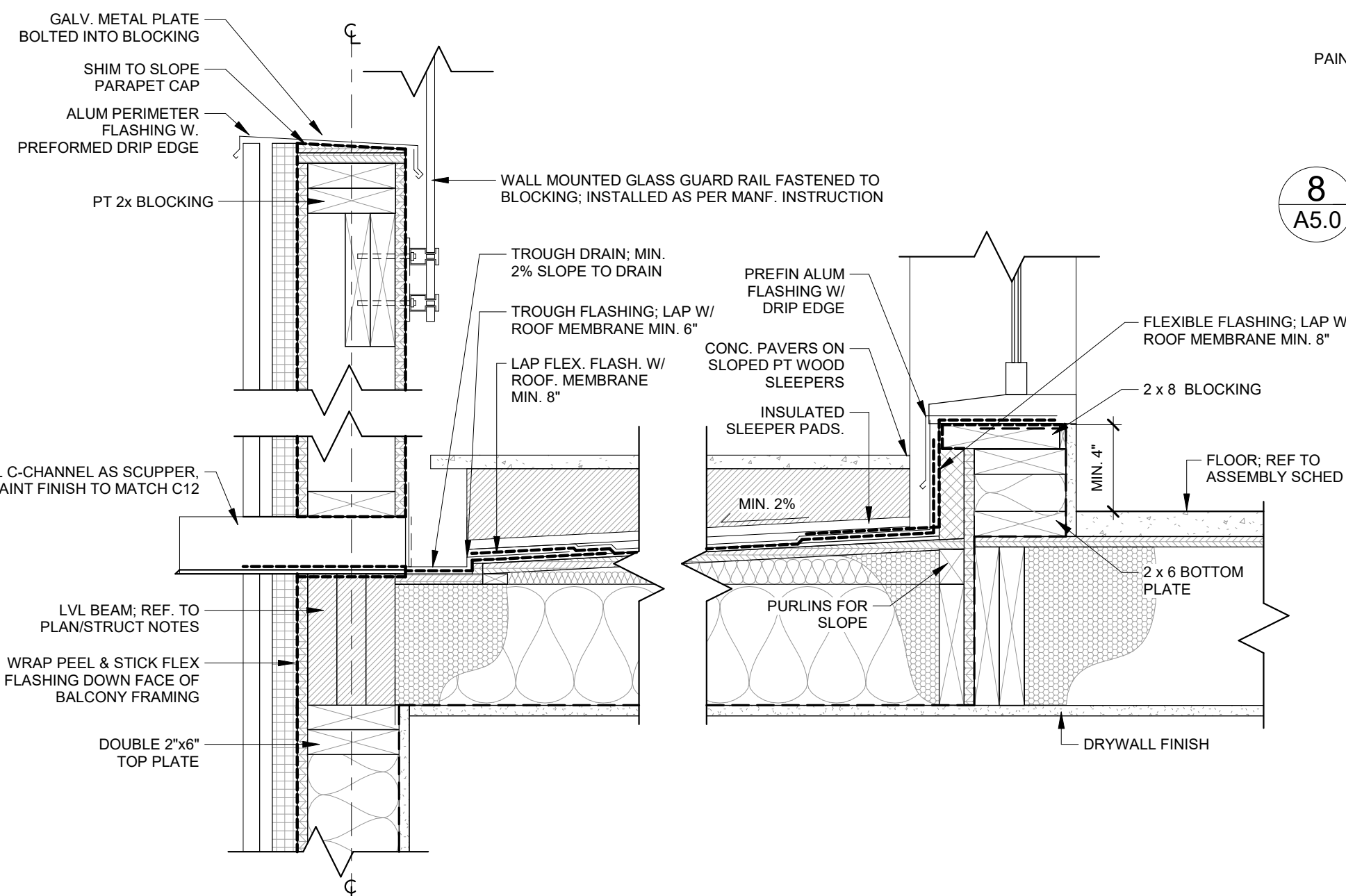
3 WINDOW JAMB @ CORNER
A5.0 SCALE: 1 1/2" = 1'-0"



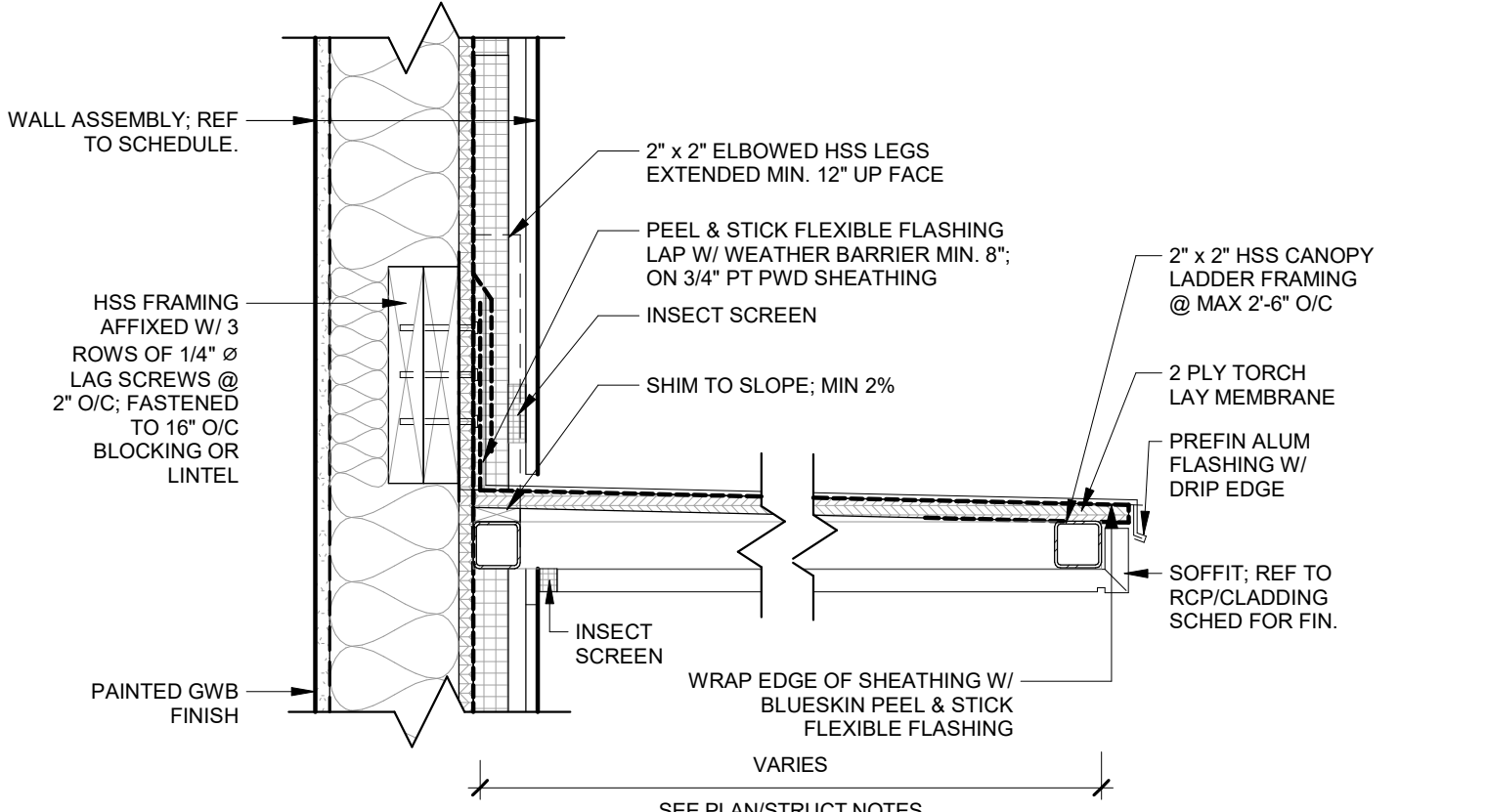
9 TYP. FIRE RATED RIM JOIST
A5.0 SCALE: 1 1/2" = 1'-0"



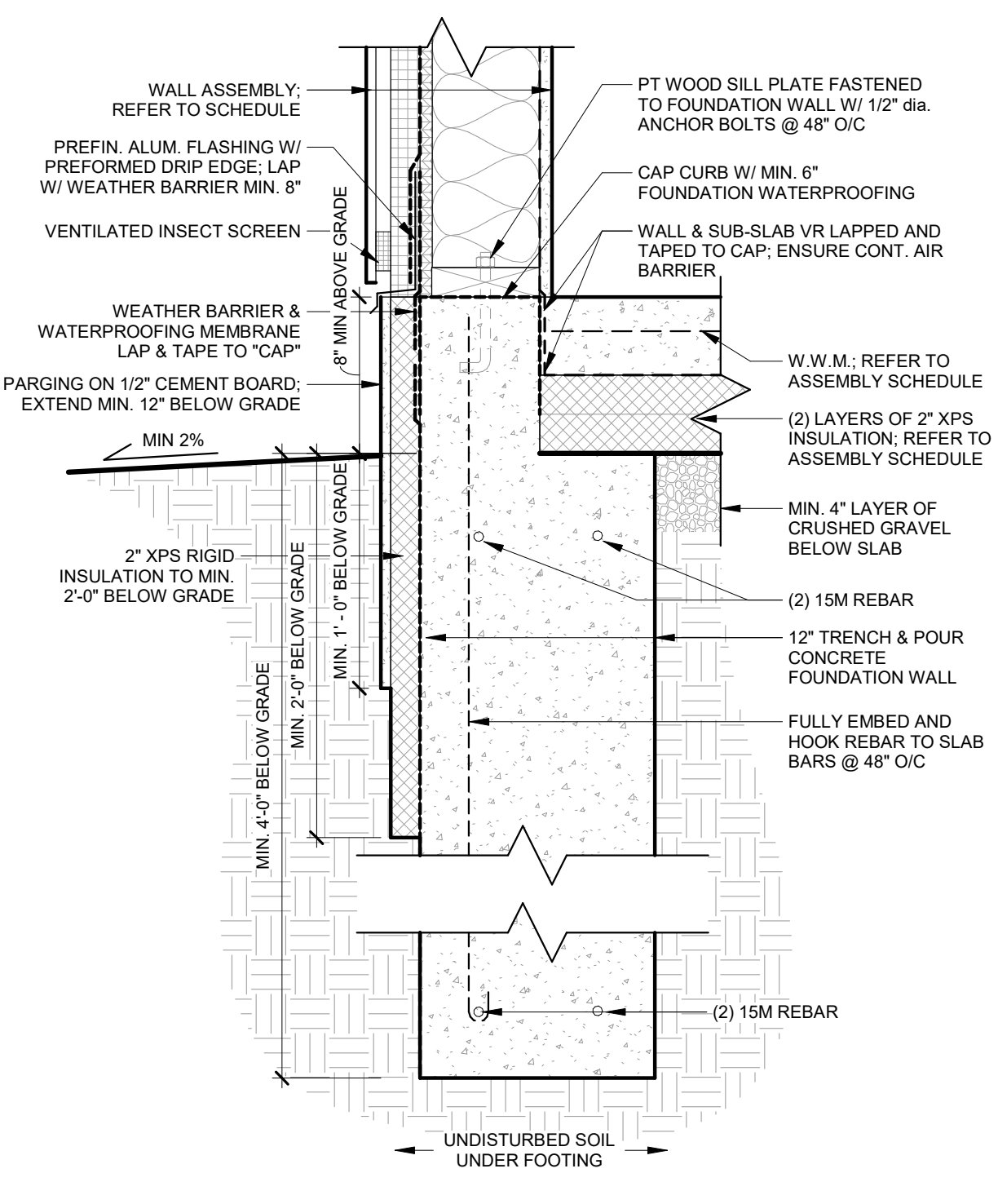
10 TYP. EXPOSED FLOOR
A5.0 SCALE: 1 1/2" = 1'-0"



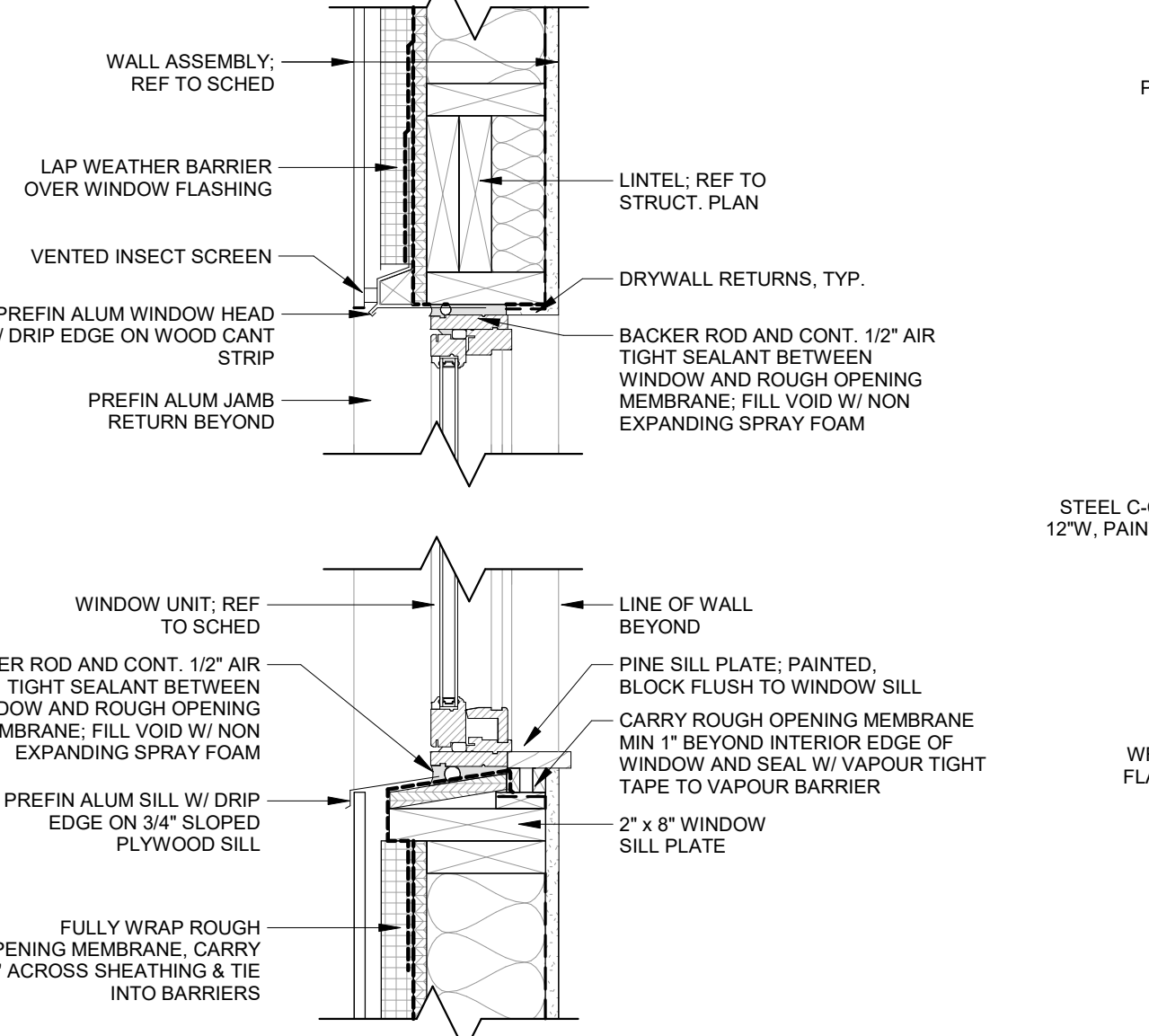
15 TYP. DOOR SILL & GUARD @ TERRACE & SCUPPER
A5.0 SCALE: 1 1/2" = 1'-0"



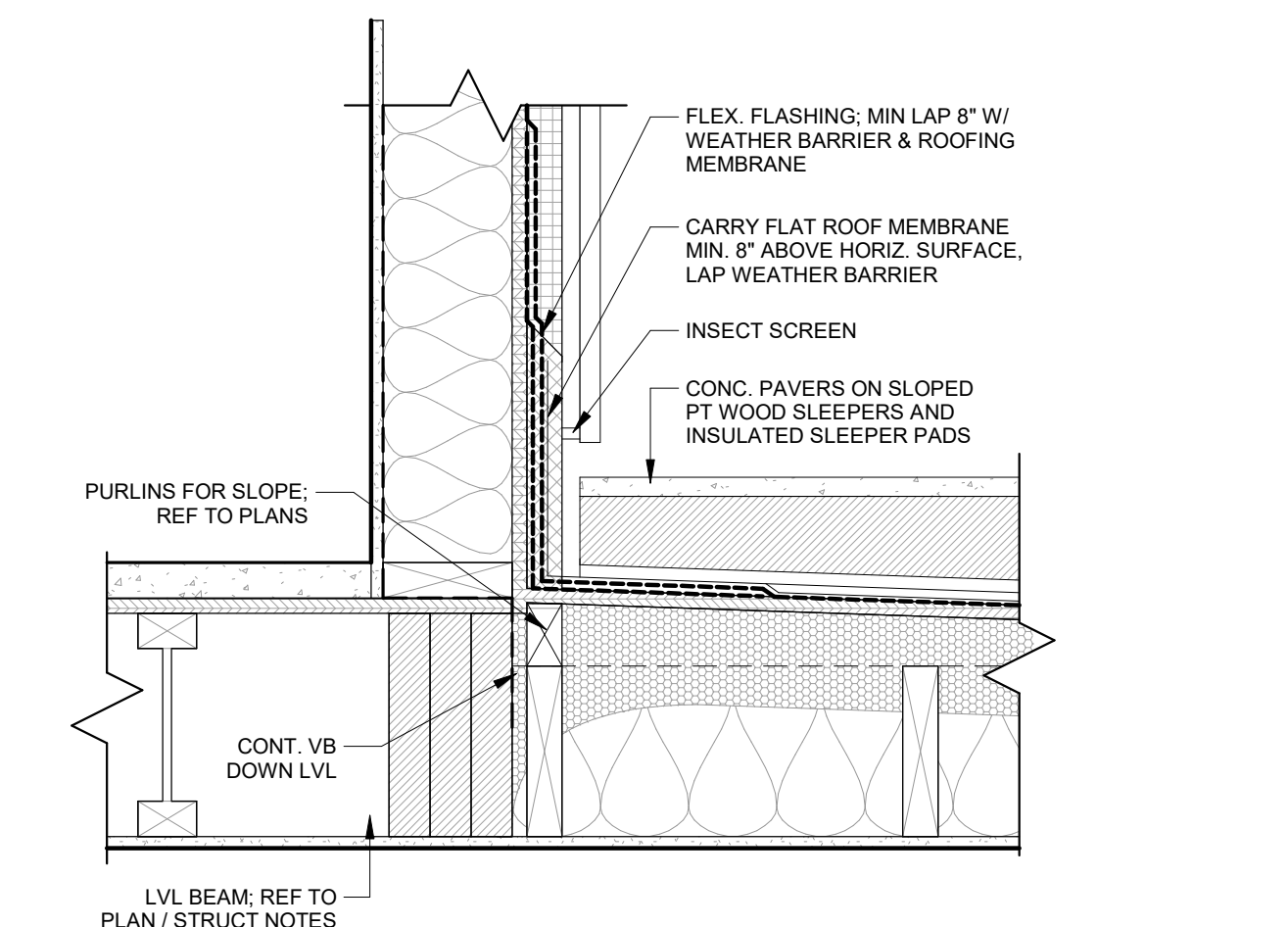
8 TYP. STEEL FRAMED CANOPY @ EXTERIOR WALL
A5.0 SCALE: 1 1/2" = 1'-0"



13 TYP. TRENCH & POUR FOUNDATION
A5.0 SCALE: 1 1/2" = 1'-0"



14 TYP. WINDOW HEAD AND SILL
A5.0 SCALE: 1 1/2" = 1'-0"



16 TYP. TERRACE DETAIL
A5.0 SCALE: 1 1/2" = 1'-0"

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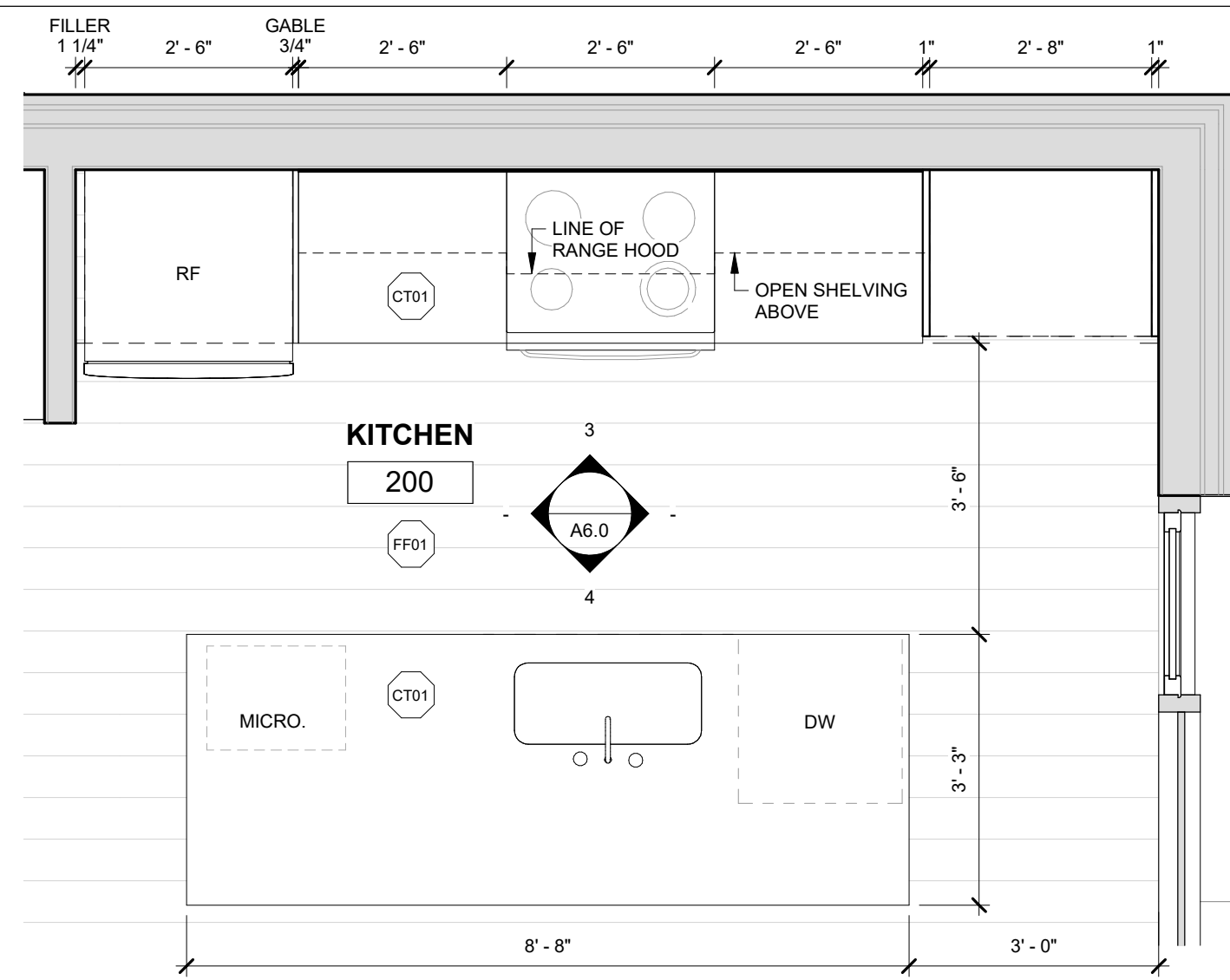
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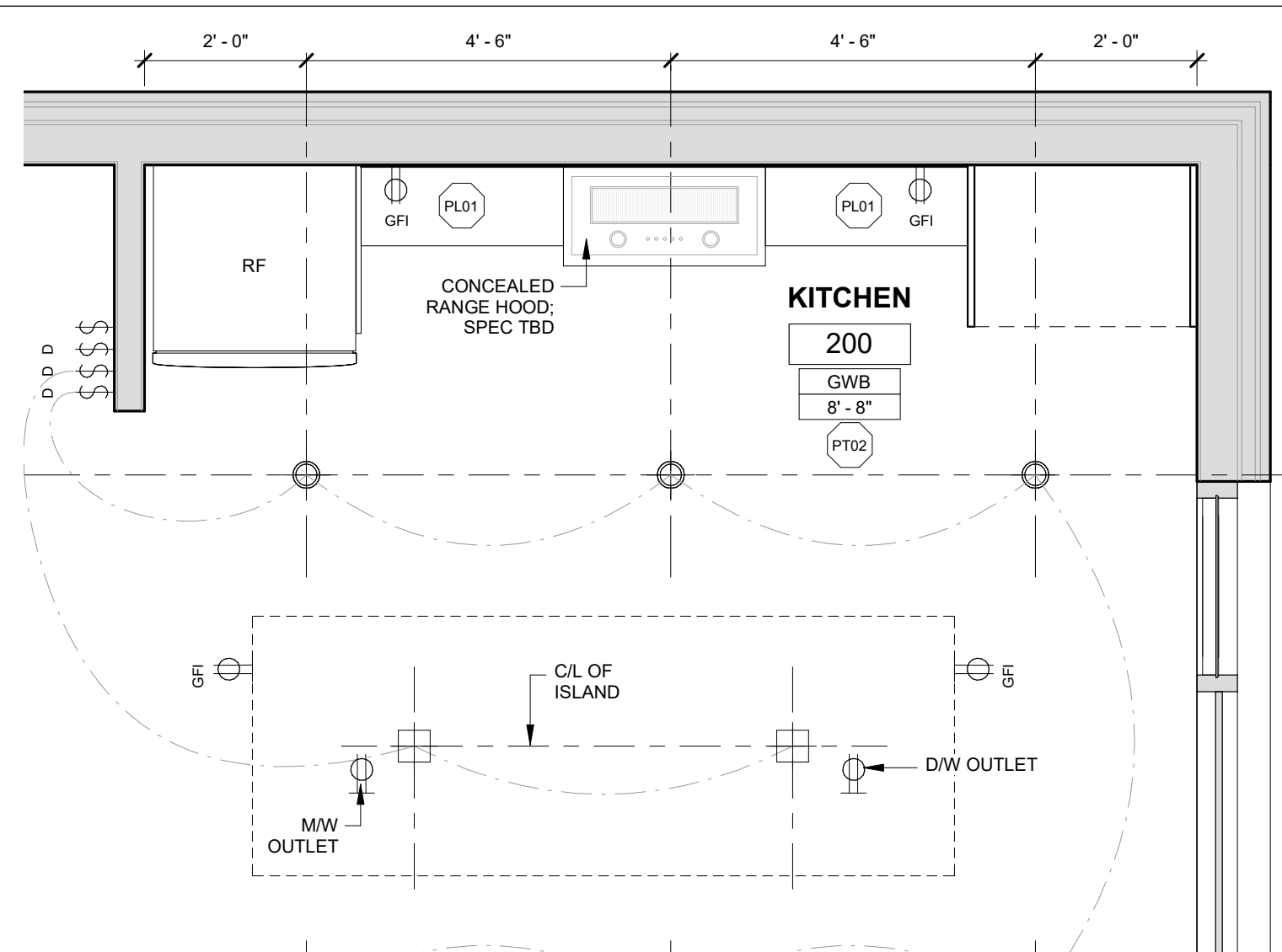
LANEWAY SUITE
DETAILS
ISSUED FOR TENDER
NOT FOR CONSTRUCTION

DRAWN	SCALE
CHECKED	1 1/2" = 1'-0"
DATE	JOB NO
2023	
SHEET	REV

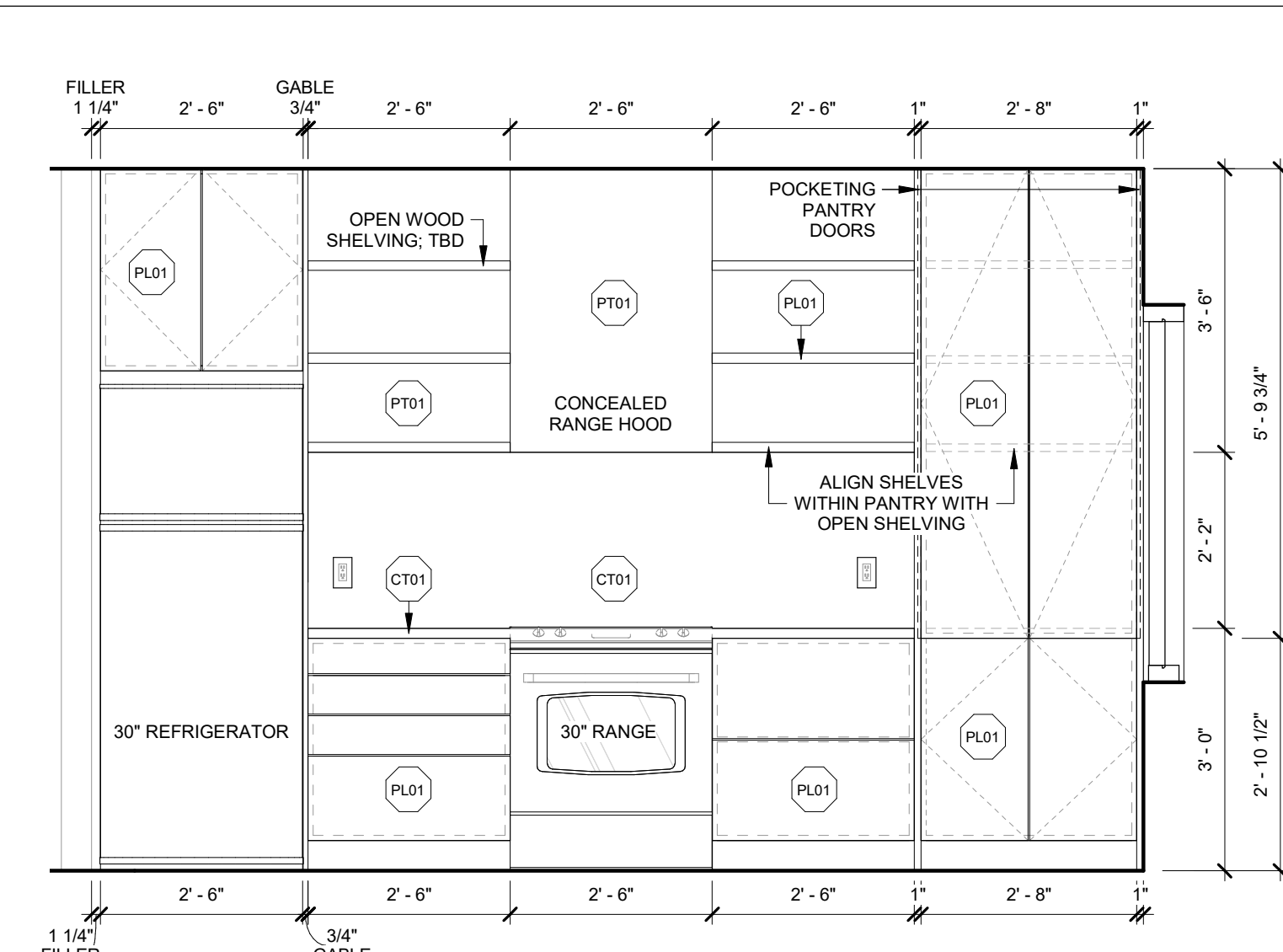
A5.0



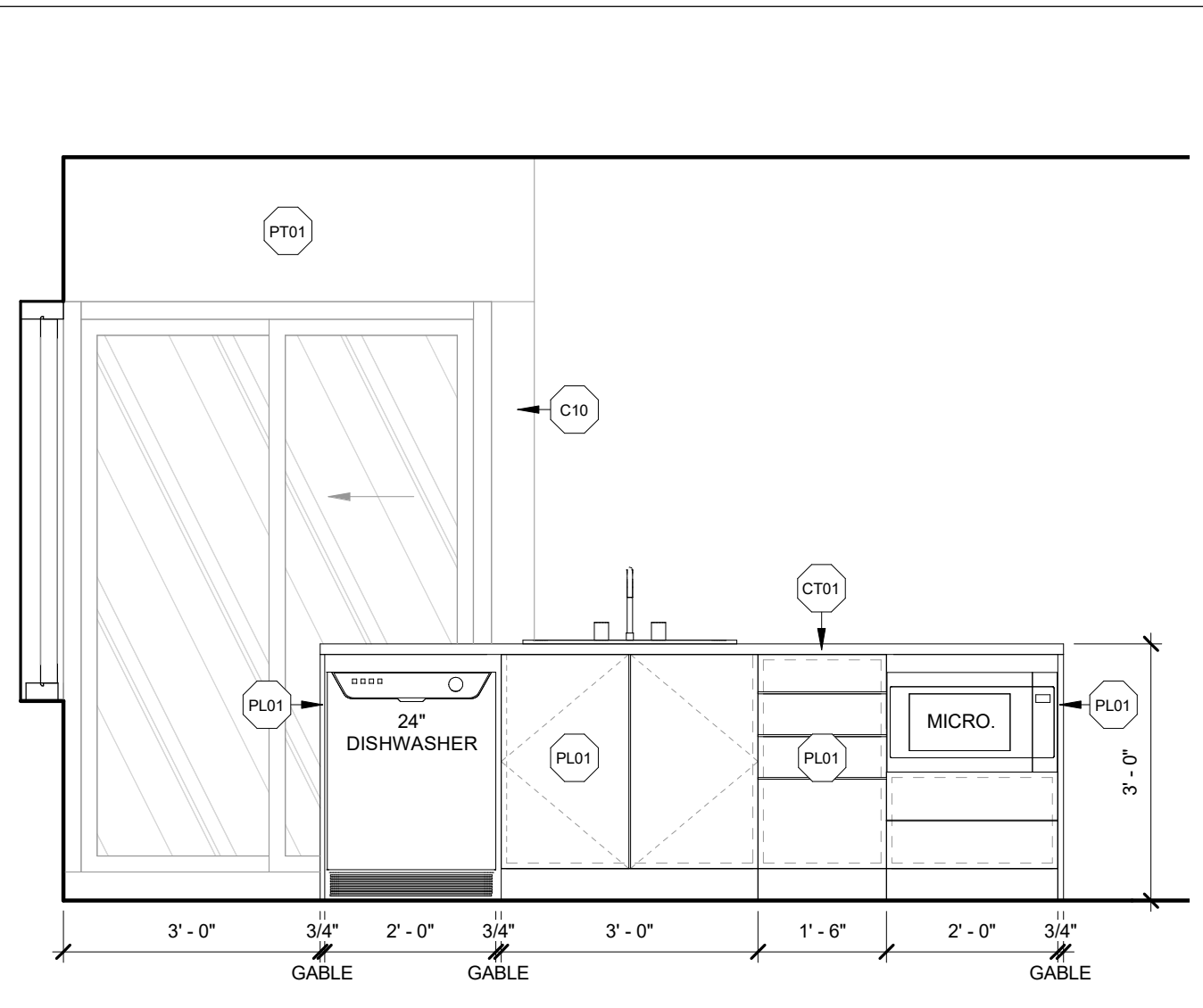
1 KITCHEN PLAN
A6.0 SCALE: 1/2" = 1'-0"



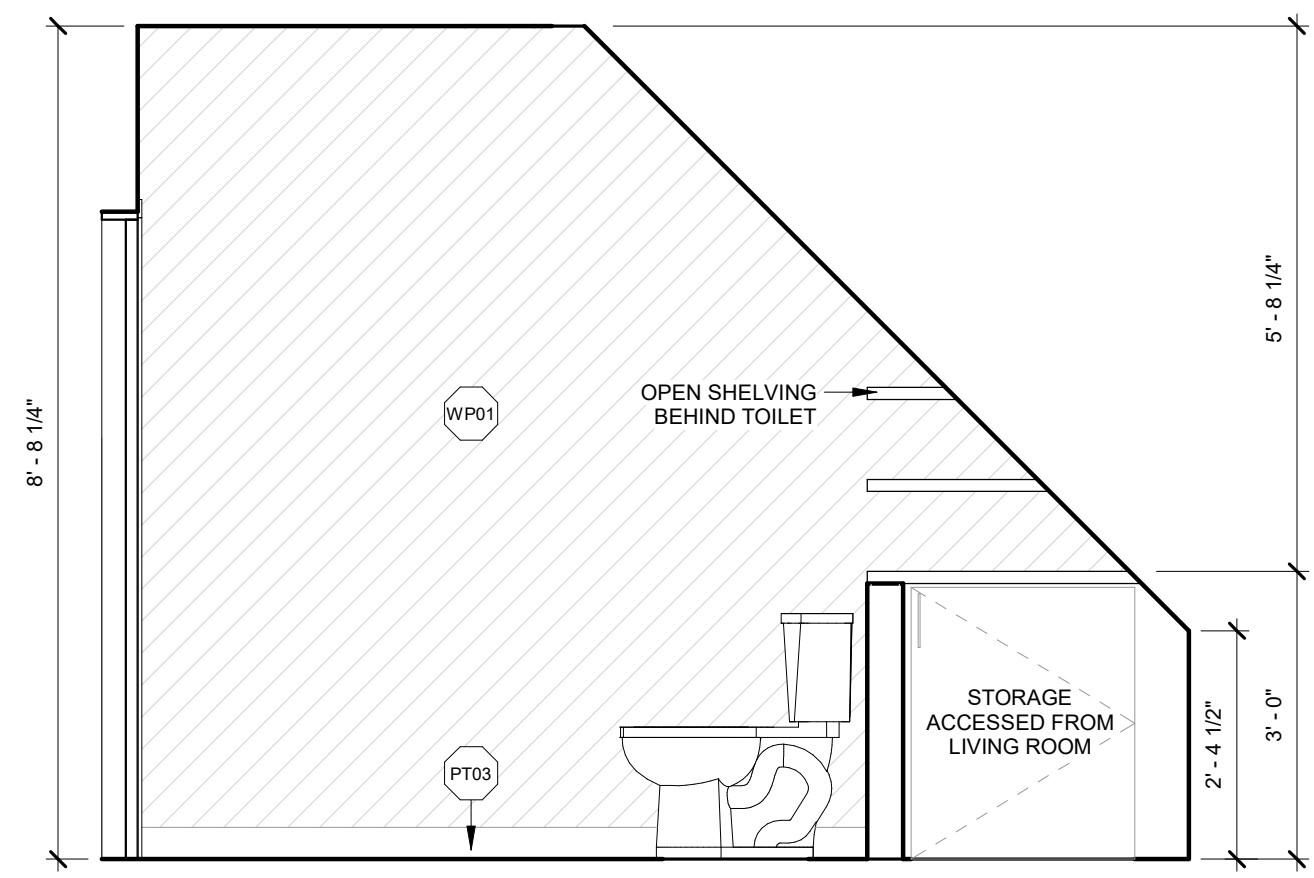
2 KITCHEN RCP
A6.0 SCALE: 1/2" = 1'-0"



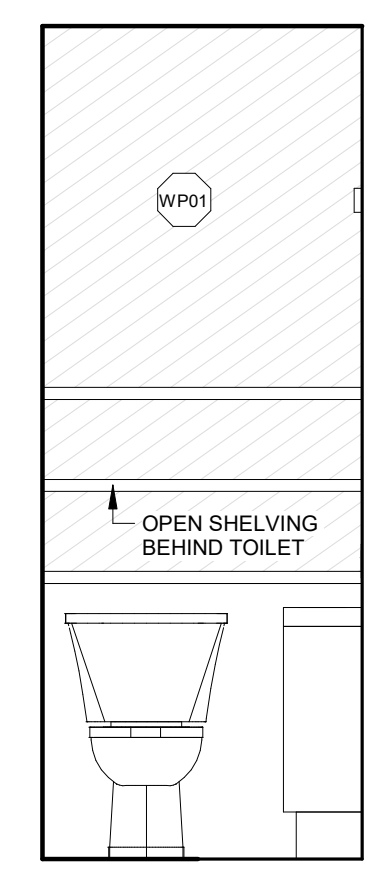
3 KITCHEN ELEVATION A
A6.0 SCALE: 1/2" = 1'-0"



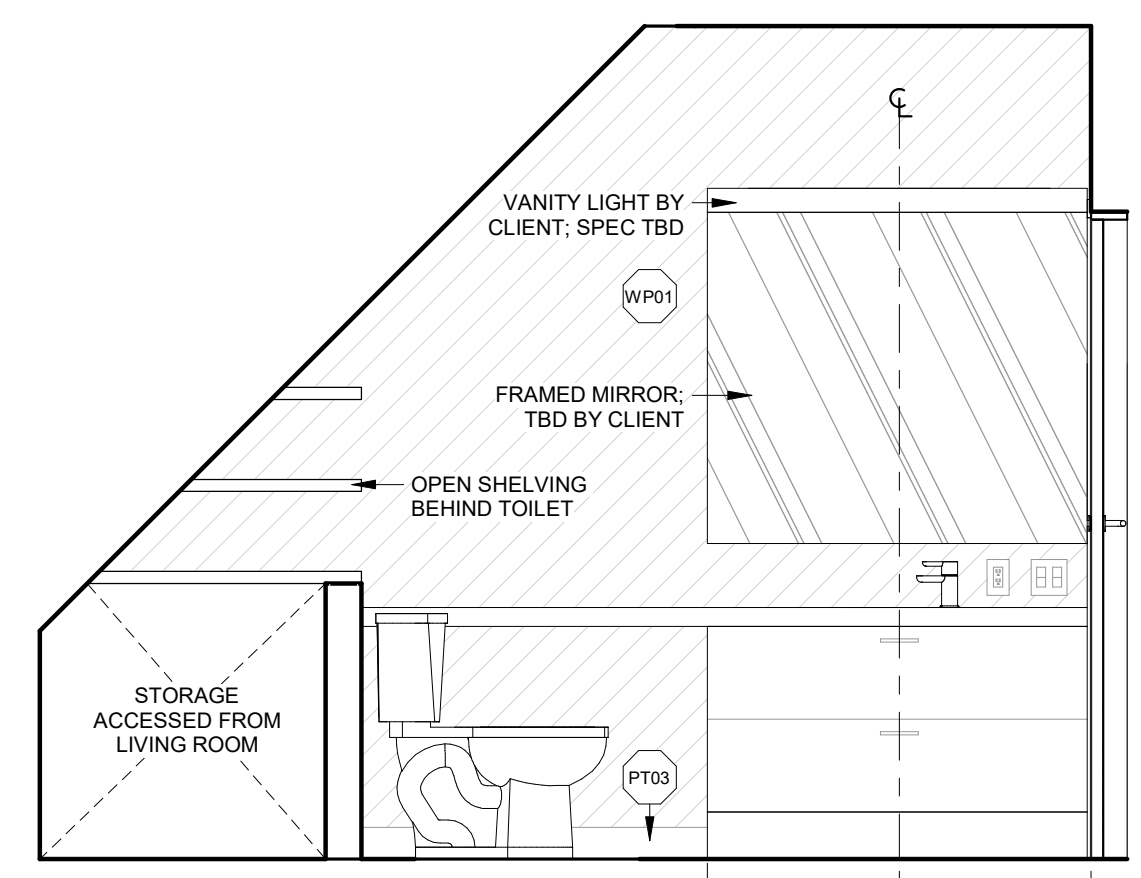
4 KITCHEN ELEVATION C
A6.0 SCALE: 1/2" = 1'-0"



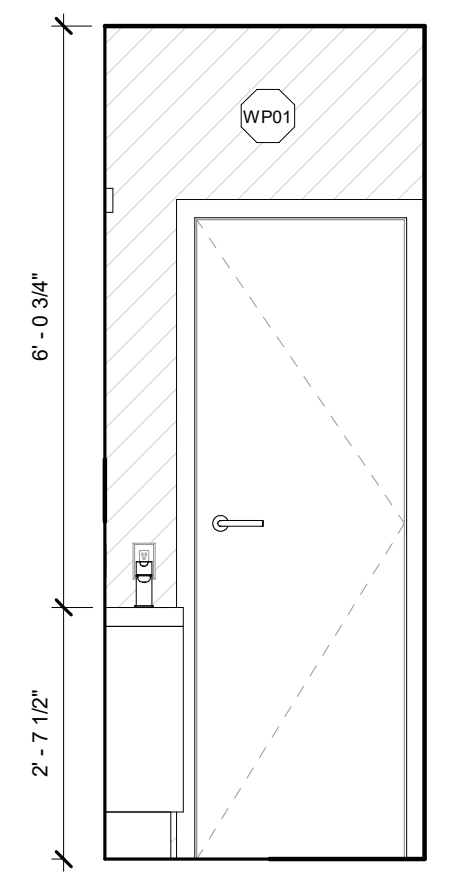
5 PR BATH A
A6.0 SCALE: 1/2" = 1'-0"



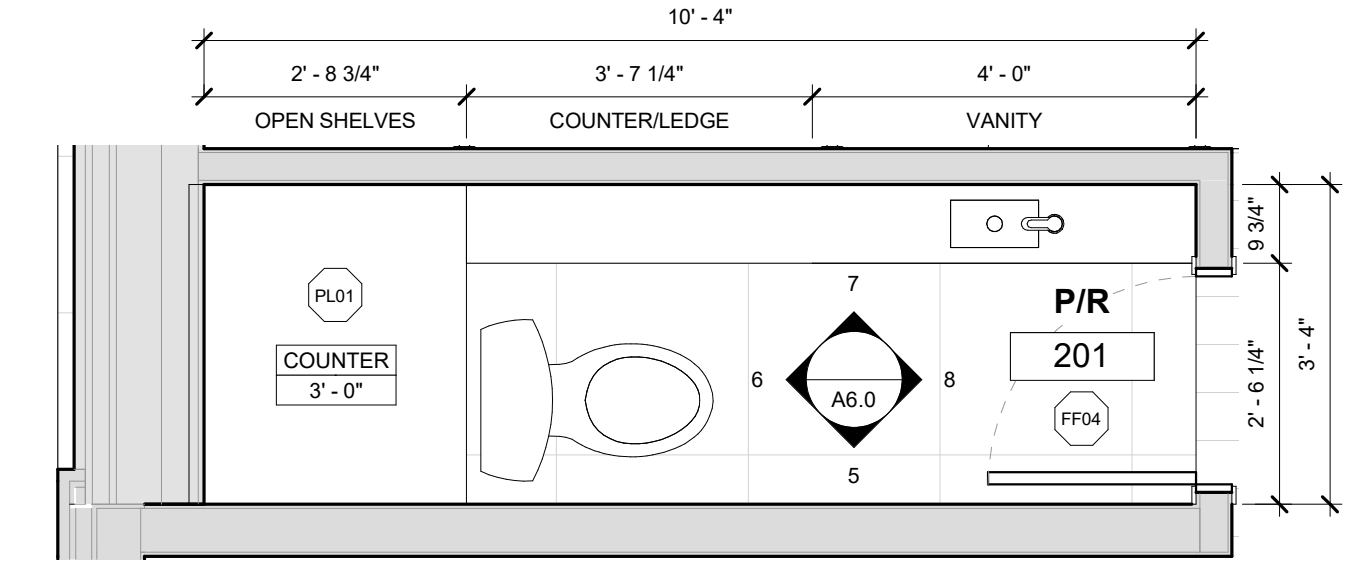
6 PR BATH B
A6.0 SCALE: 1/2" = 1'-0"



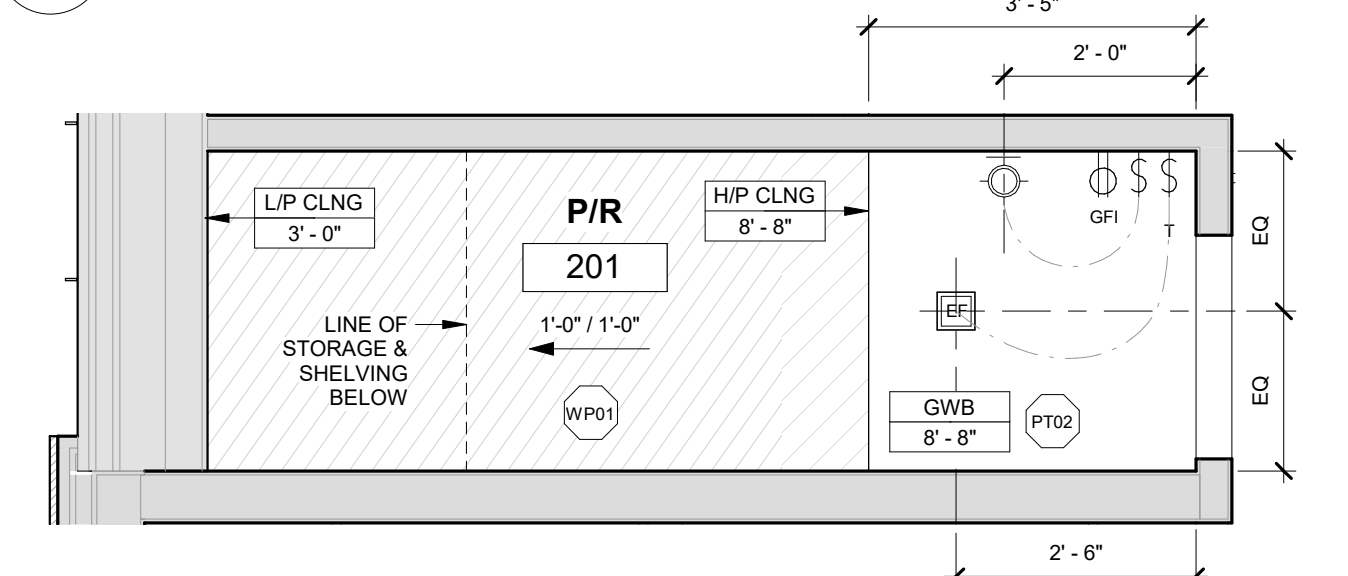
7 PR BATH C
A6.0 SCALE: 1/2" = 1'-0"



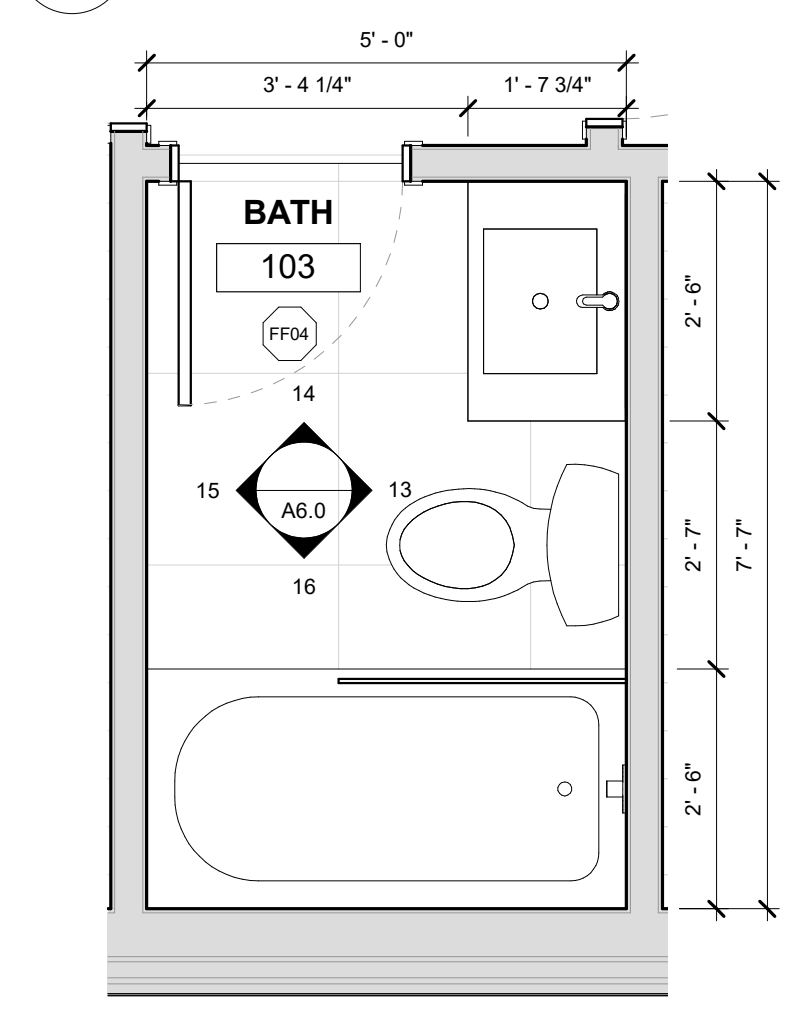
8 PR BATH D
A6.0 SCALE: 1/2" = 1'-0"



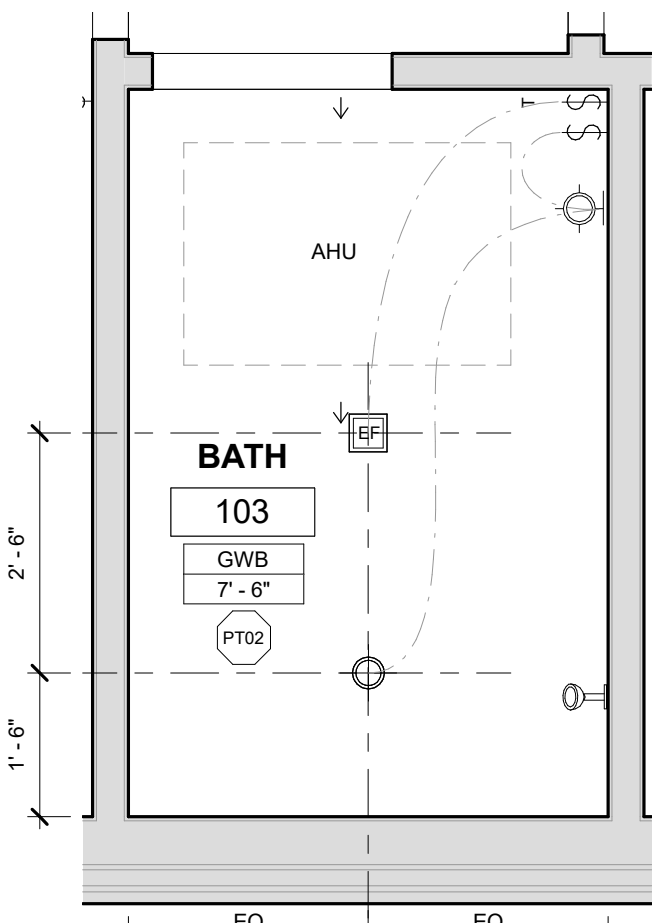
9 POWDER ROOM PLAN
A6.0 SCALE: 1/2" = 1'-0"



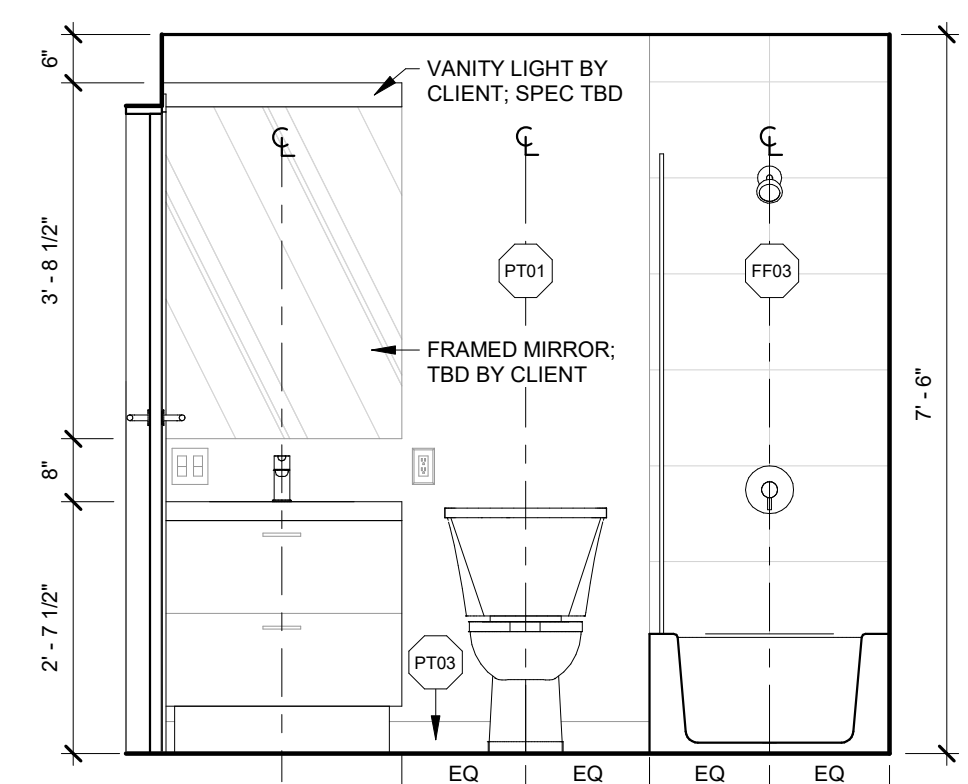
10 PR RCP
A6.0 SCALE: 1/2" = 1'-0"



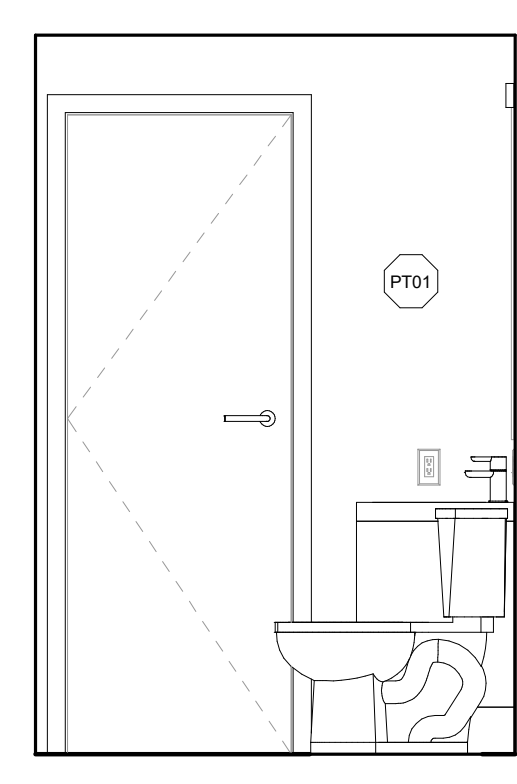
11 BATHROOM PLAN
A6.0 SCALE: 1/2" = 1'-0"



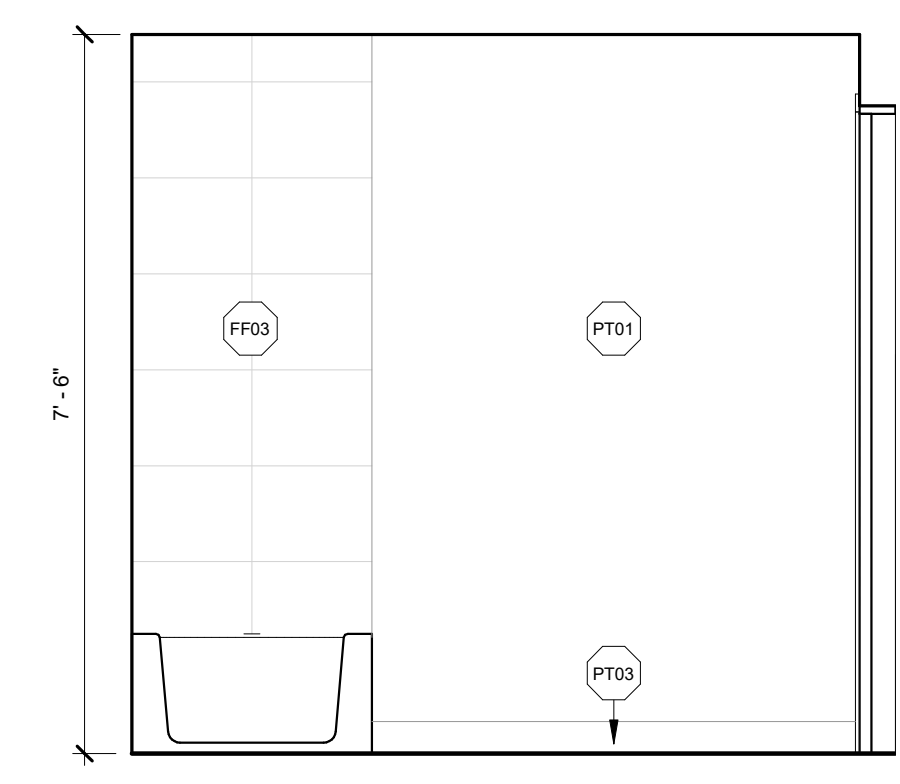
12 BATHROOM RCP
A6.0 SCALE: 1/2" = 1'-0"



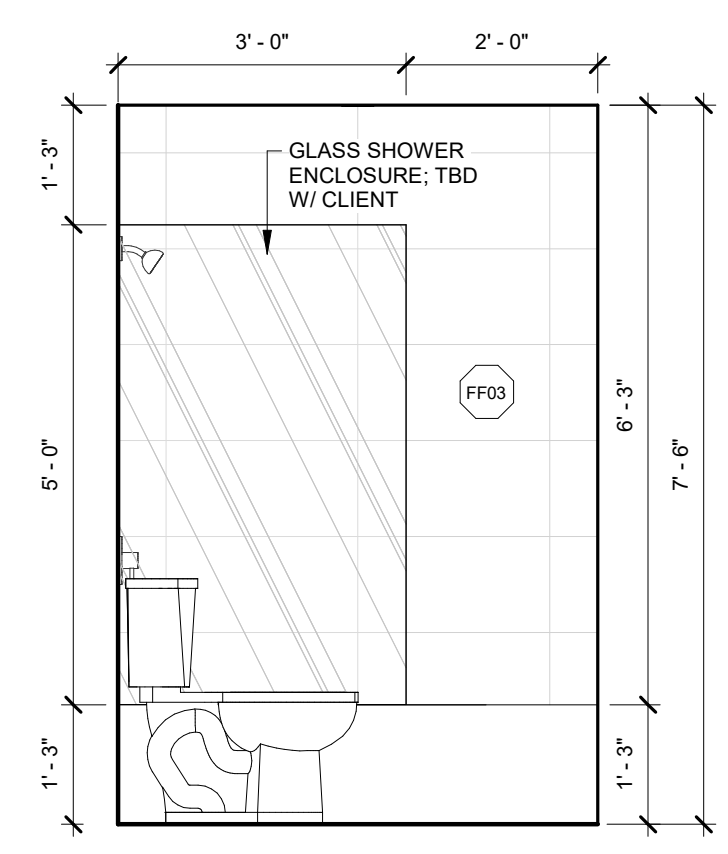
13 BATH ELEV. A
A6.0 SCALE: 1/2" = 1'-0"



14 BATH ELEV. B
A6.0 SCALE: 1/2" = 1'-0"



15 BATH ELEV. C
A6.0 SCALE: 1/2" = 1'-0"



16 BATH ELEV. D
A6.0 SCALE: 1/2" = 1'-0"

INTERIOR FINISH SCHEDULE

NO.	DESCRIPTION	FORMAT	MANUFACTURER	MODEL	FINISH	COLOUR	ALLOWANCES	NOTES
CT01	QUARTZ COUNTERTOP	SLAB	CAESARSTONE	METROPOLITAN	NATURAL	5810 BLACK TEMPAL		OR APPROVED ALTERNATE; BEVELLED EDGE; PROVIDE SAMPLE FOR APPROVAL
FF01	ENGINEERED HARDWOOD	6.5"W	TWELVE OAKS	CRAFTERS MISSION GRANDE	N/A	WHITE OAK - BRIGHTON		OR APPROVED ALTERNATE
FF02	HARDWOOD	STAIR	N/A	N/A	MATCH TO FF01	MATCH TO FF01		STAINED TO MATCH FF01; PROVIDE SAMPLE FOR APPROVAL
FF03	PORCELAIN TILE	12" x 24"	OLYMPIA TILE	UPTOWN	MATTE	WASHINGTON		OR APPROVED ALTERNATE
FF04	PORCELAIN TILE	24" x 24"	OLYMPIA TILE	UPTOWN	MATTE	WASHINGTON		OR APPROVED ALTERNATE
FF05	CONCRETE PAVERS	2' x 2'	TBD	TBD	TBD	TBD		FINAL SELECTION BY CLIENT
PL01	CABINET FRONTS	SEE ELEVATIONS	EGGER	BLACK U999 PM / ST2	MATTE	N/A		OR APPROVED ALTERNATE; W/ SOFT CLOSE HARDWARE, MELAMINE SHELL, PULLS TBD BY CLIENT
PT01	PAINTED DRYWALL	N/A	BENJAMIN MOORE	N/A	EGGSHELL	SIMPLY WHITE		OR APPROVED ALTERNATE
PT02	PAINTED CEILING DRYWALL	N/A	BENJAMIN MOORE	N/A	MATTE	CEILING WHITE		OR APPROVED ALTERNATE
PT03	PAINTED TRIM	N/A	BENJAMIN MOORE	N/A	N/A	SEMI-GLOSS		FLAT STOCK MDF BASE/CASING; FINAL COLOUR SELECTION BY CLIENT
WP01	WALL PAPER	N/A	TBD	N/A	TBD	TBD	\$5.00/SF	FINAL SELECTION BY CLIENT

Rev.	Description	Date
1	ISSUED FOR PERMIT	
2	ISSUED FOR TENDER	

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416 414 9944 x 0

LANEWAY SUITE
INTERIOR DETAILS
ISSUED FOR TENDER
NOT FOR CONSTRUCTION

DRAWN	
CHECKED	SCALE 1/2" = 1'-0"
DATE	JOB NO
2023	
SHEET	REV

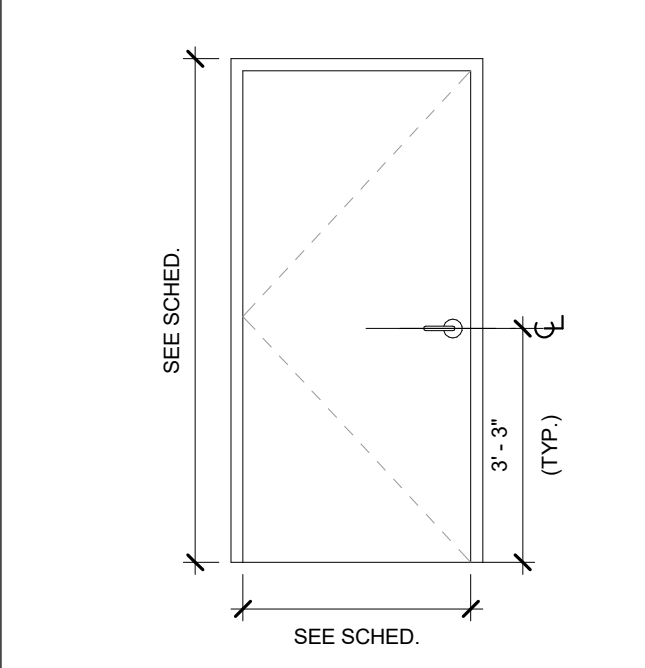
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DOOR / HARDWARE SCHEDULE

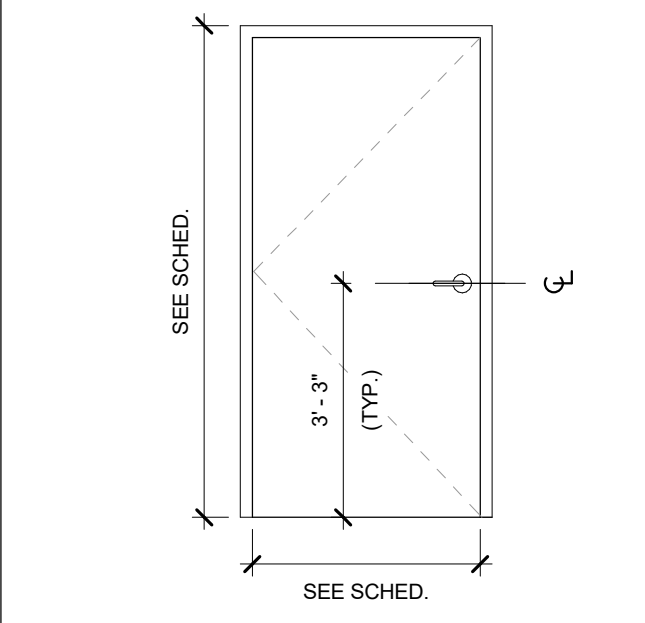
LOCATION				DOOR					FRAME		HARDWARE		REMARKS	
ARCH. OPENING NO.	FROM	KEYSIDE	TO	TYPE	CONSTRUCTION	FINISH	LEAF SIZE	THICKNESS	FIRE RATING	CONSTRUCTION	FINISH	STYLE		FUNCTION
100a	EXTERIOR	EXTERIOR	CORRIDOR	A	INSULATED STEEL	SHOP FINISH	2' - 8" x 7' - 0"	1 3/4"	-	INSULATED STEEL	MATCH C12	LATCH	ENTRY	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; KEYPAD ENTRY AND DEADBOLT, WEATHER STRIPPING, BOTTOM SWEEP
100c	MECH.	-	CORRIDOR	C	SOLID CORE WOOD	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LEVER	PASSAGE	SWING DOOR AS INDICATED; C/W KEY OPERATED LATCHSET
101a	CORRIDOR	-	STOR.	F	HOLLOW CORE WOOD	PAINT	5' - 0" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LINEAR PULL	PASSAGE	DOUBLE BYPASS SLIDING DOOR C/W SOFT GLIDE TRACK
102a	CORRIDOR	-	BEDROOM 2	C	SOLID CORE WOOD	PAINT	2' - 6" x 6' - 8"	1 1/2"	-	HOLLOW CORE WOOD	PAINT	LEVER	PRIVACY	SWING DOOR
103a	CORRIDOR	-	BATH	C	SOLID 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	SOLID 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	SOLID 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

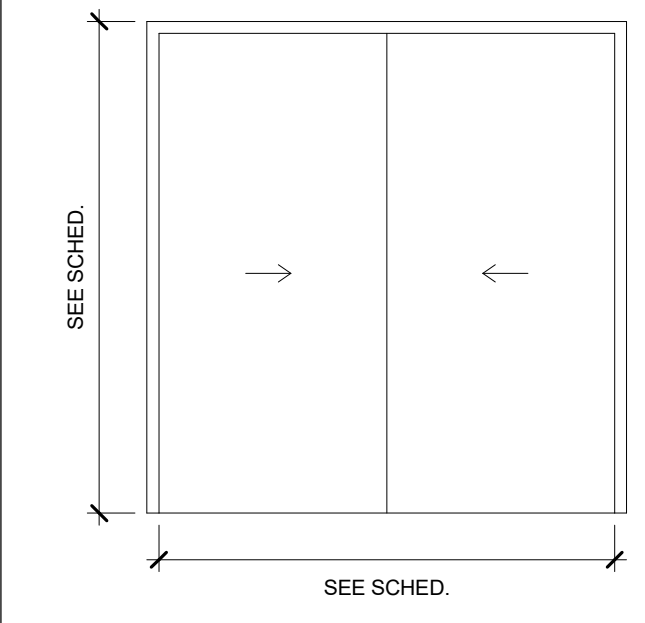
DOOR TYPES



A
INSULATED METAL PANEL SINGLE SWING ENTRANCE DOOR

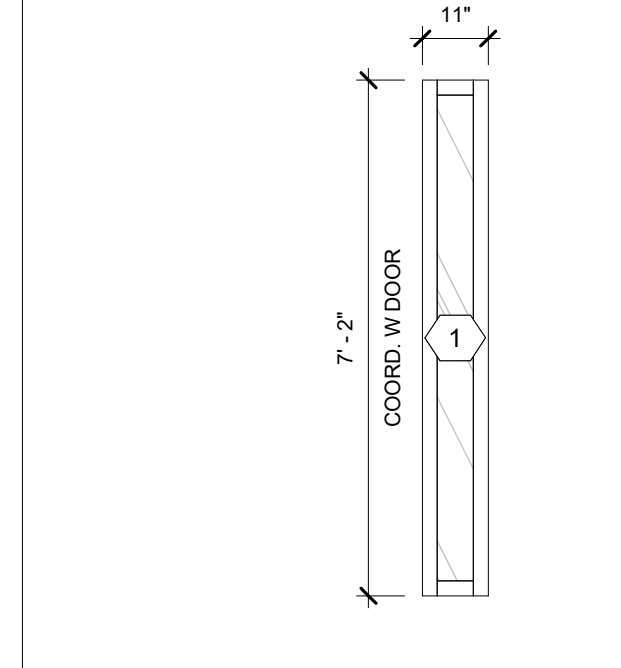


C
INTERIOR SINGLE SWING PAINTED WOOD

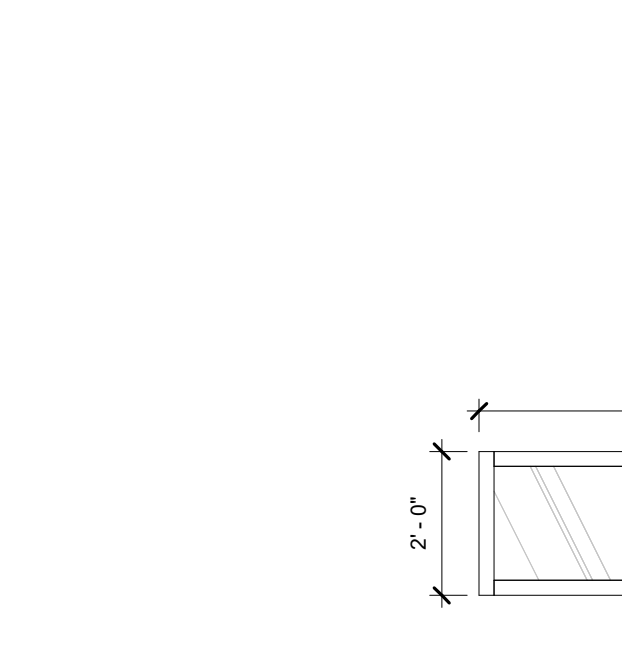


F
INTERIOR 2 PANEL SLIDER PAINTED WOOD

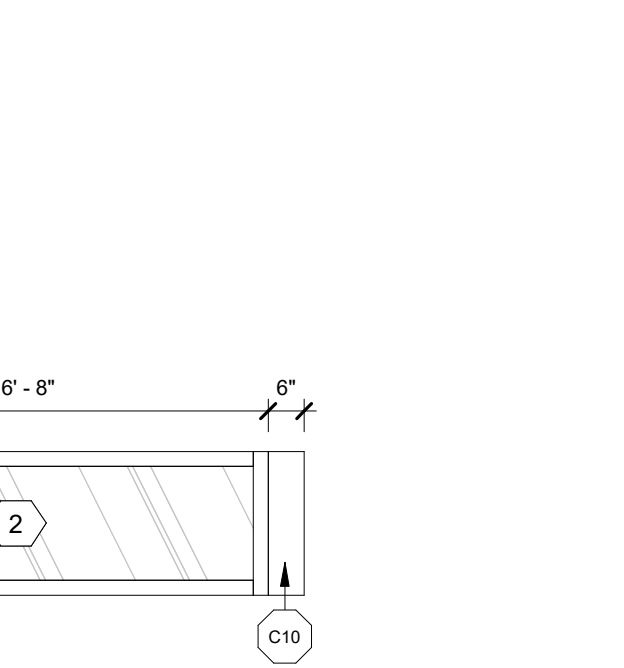
WINDOW SCHEDULE



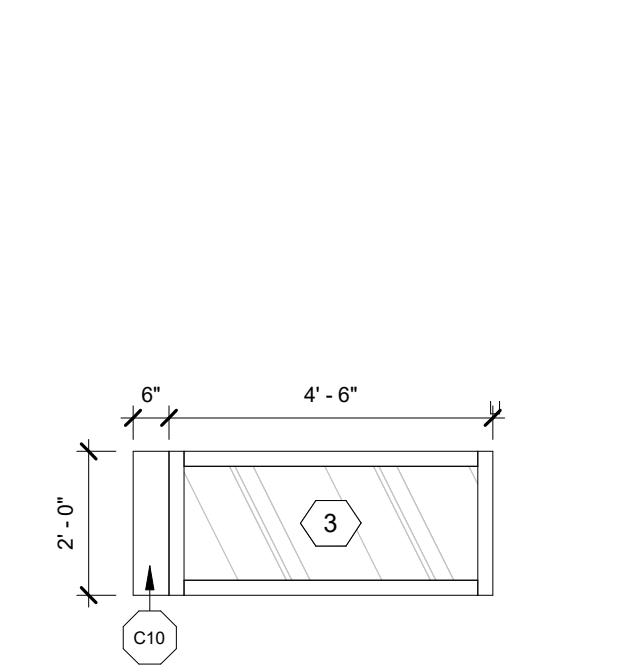
ENTRANCE
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME, BLACK FINISH
FIXED UNIT AS INDICATED TEMPERED GLASS



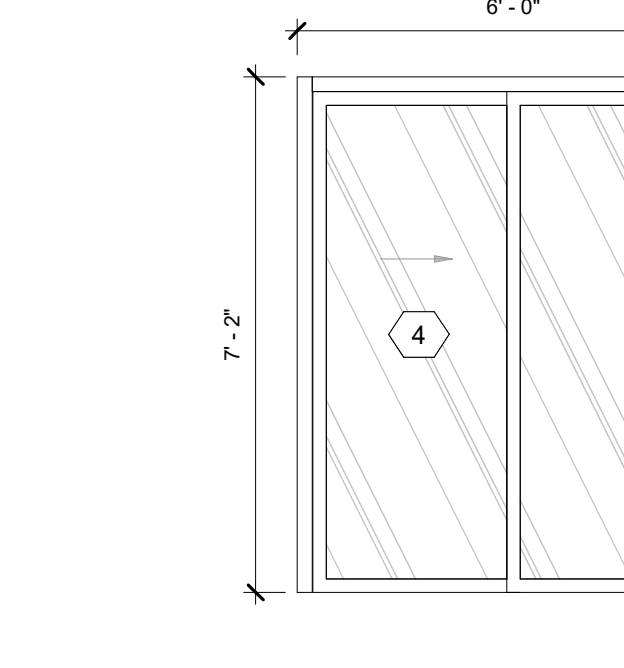
BEDROOM 1 CORNER WINDOW A
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME, BLACK FINISH
FIXED UNIT AS INDICATED TEMPERED GLASS



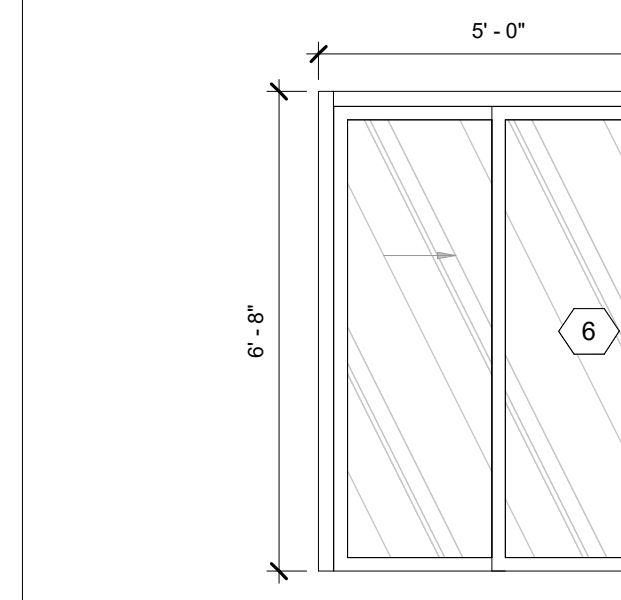
BEDROOM 1 CORNER WINDOW B
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME, BLACK FINISH
FIXED UNIT AS INDICATED TEMPERED GLASS



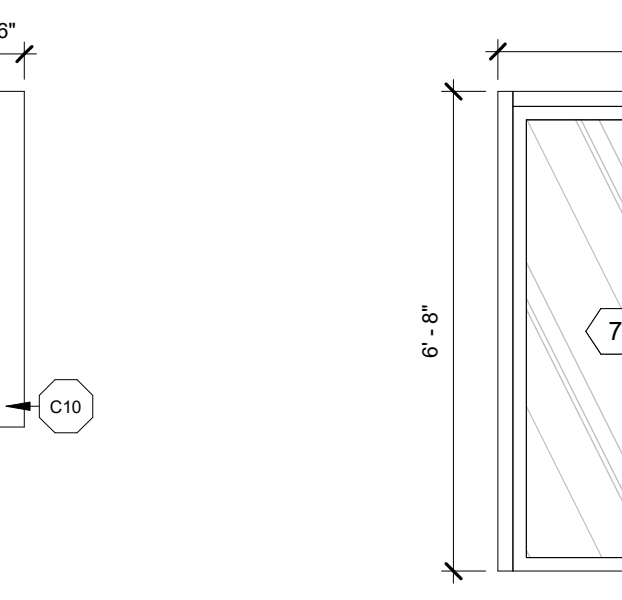
BEDROOM 2 PATIO SLIDER
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME, BLACK FINISH
PATIO SLIDER AS INDICATED



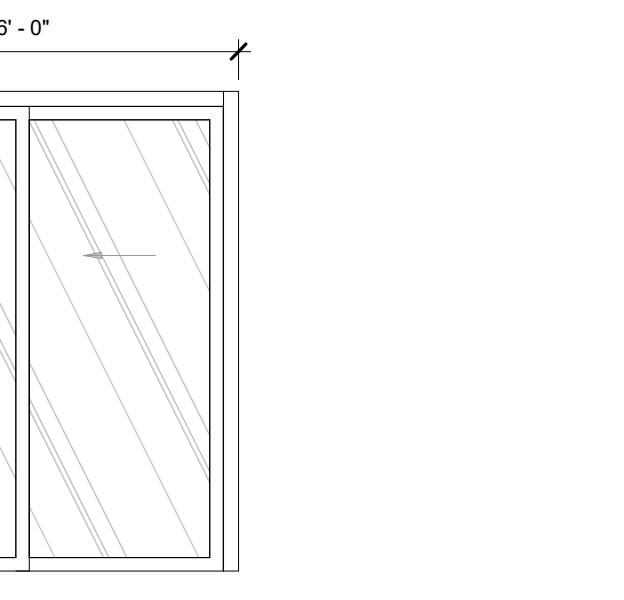
KITCHEN CORNER WINDOW
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME, BLACK FINISH
FIXED PANEL AND SIDE HUNG CASEMENT AS INDICATED



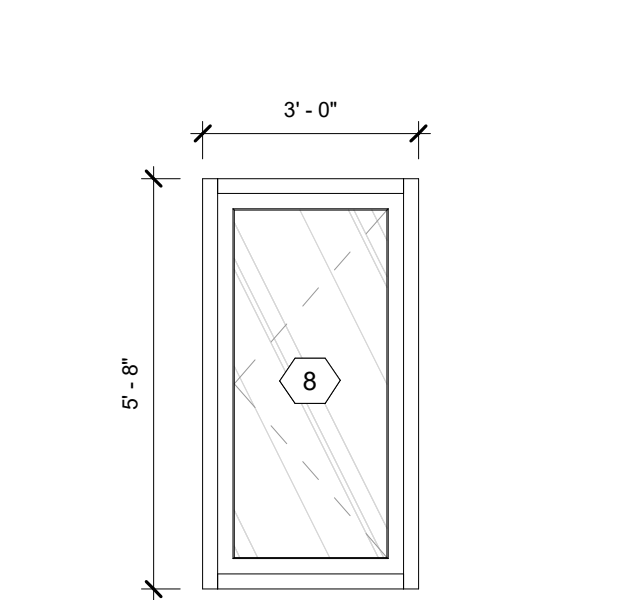
KITCHEN CORNER PATIO SLIDER
DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME, BLACK FINISH
PATIO SLIDER AS INDICATED



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

FIXTURE SCHEDULE

KITCHEN							
ITEM	DESCRIPTION	MOUNTING	SUPPLIER/MANUF.	MODEL/FINISH	SIZE	ALLOWANCE (\$)	NOTES
KITCHEN CABINETS	CUSTOM FRONTS, PREFAB CARCASS	SEE ELEVATIONS	IKEA OR SIM.	SEE FINISH SCHEDULE	SEE ELEVATIONS	N/A	SOFT-CLOSE H/W, PULLS AND HARDWARE TBD BY CLIENT.
KITCHEN SINK	SINGLE BASIN	UNDERMOUNT	TBD	STAINLESS	30"	400	FINAL SELECTION TBD BY CLIENT.
KITCHEN FAUCET	GOOSENECK/PULL DOWN	DECK MOUNTED	TBD	MATTE BLACK	N/A	400	FINAL SELECTION TBD BY CLIENT.
REFRIGERATOR	STANDARD REFRIGERATOR	N/A	TBD	STAINLESS	30"W	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.
RANGE	ELECTRIC RANGE	N/A	TBD	STAINLESS	30"W	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.
RANGE HOOD	CANOPY HOOD	WALL - SEE ELEVATIONS	TBD	STAINLESS	30"W	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.
DISHWASHER	BUILT-IN DISHWASHER	UNDERCOUNTER	TBD	STAINLESS	24"W	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.
MICROWAVE	BUILT-IN MICROWAVE	CABINET MOUNTED	TBD	STAINLESS	24"W	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.
LAUNDRY							
ITEM	DESCRIPTION	MOUNTING	SUPPLIER/MANUF.	MODEL/FINISH	SIZE	ALLOWANCE (\$)	NOTES
WASHER/DRYER	STANDARD STACKED	N/A	TBD	TBD	27"W	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.
COMMON BATH							
ITEM	DESCRIPTION	MOUNTING	SUPPLIER/MANUF.	MODEL/FINISH	SIZE	ALLOWANCE (\$)	NOTES
VANITY	VANITY UNIT	FLOOR MOUNTED	TBD	TBD	30"W x 20"D	800	FINAL SELECTION TBD BY CLIENT.
VANITY SINK	SINGLE BASIN	INTEGRATED/DROP-IN SINK	TBD	TBD	N/A	N/A	FINAL SELECTION TBD BY CLIENT.
VANITY FAUCET	SINGLE LEVER	DECK MOUNTED	TBD	MATTE BLACK	N/A	200	FINAL SELECTION TBD BY CLIENT.
WATER CLOSET	STANDARD TOILET	FLOOR MOUNTED	TBD	PORCELAIN	N/A	300	FINAL SELECTION TBD BY CLIENT.
BATHTUB	ALCOVE TUB	FLOOR MOUNTED	TBD	TBD	60"W	1000	FINAL SELECTION TBD BY CLIENT.
SHOWER/TUB FITTING	SHOWER/TUB FAUCET	WALL	TBD	MATTE BLACK	N/A	500	FINAL SELECTION TBD BY CLIENT.
TUB ENCLOSURE	PREFAB GLASS ENCLOSURE	SEE ELEVATIONS	TBD	TBD	SEE ELEVATIONS	500	FINAL SELECTION TBD BY CLIENT.
MIRROR	MEDICINE CABINET/MIRROR	WALL	TBD	TBD	SEE ELEVATIONS	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.
POWDER ROOM							
ITEM	DESCRIPTION	MOUNTING	SUPPLIER/MANUF.	MODEL/FINISH	SIZE	ALLOWANCE (\$)	NOTES
VANITY	PREFAB VANITY UNIT	FLOOR MOUNTED	TBD	TBD	48"W x 10"D	800	FINAL SELECTION TBD BY CLIENT.
VANITY SINK	COMPACT VANITY	INTEGRATED SINK	TBD	TBD	N/A	N/A	FINAL SELECTION TBD BY CLIENT.
VANITY FAUCET	SINGLE LEVER	DECK MOUNTED	TBD	MATTE BLACK	N/A	250	FINAL SELECTION TBD BY CLIENT.
WATER CLOSET	STANDARD TOILET	FLOOR MOUNTED	TBD	PORCELAIN	N/A	300	FINAL SELECTION TBD BY CLIENT.
MIRROR	MEDICINE CABINET/MIRROR	WALL	TBD	TBD	SEE ELEVATIONS	BY CLIENT	SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.

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