

CONTACTS

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GRADING CONSULTANT

MECHANICAL DESIGNER

STRUCTURAL DESIGNER

DRAWING LIST

ARCHITECTURAL	MECHANICAL		
A0.0a COVERSHEET A0.0b COVER SHEET A0.1 SITE PLAN & PROJECT NOTES A1.0 PROPOSED GROUND FLOOR PLANS A1.1 PROPOSED SECOND FLOOR PLANS A1.2 SLAB, ROOF PLAN & STAIR DETAILS	RFW-1/2 RFW-1/2 RFW-2/2 DUCT-1/2 DUCT-2/2 HRV-1/2 HRV-2/2	HYDRONIC HEATING SYSTEM SCHEMATIC RADIANT FLOOR LOOP LAYOUT - 1ST FLOOR RADIANT FLOOR LOOP LAYOUT - 2ND FLOOR HP DUCT LAYOUT - 1ST FLOOR HP DUCT LAYOUT - 2ND FLOOR HRV & EF LAYOUT - 1ST FLOOR HRV & EF LAYOUT - 2ND FLOOR	
A2.0 BUILDING ELEVATIONS			

LOT GRADING

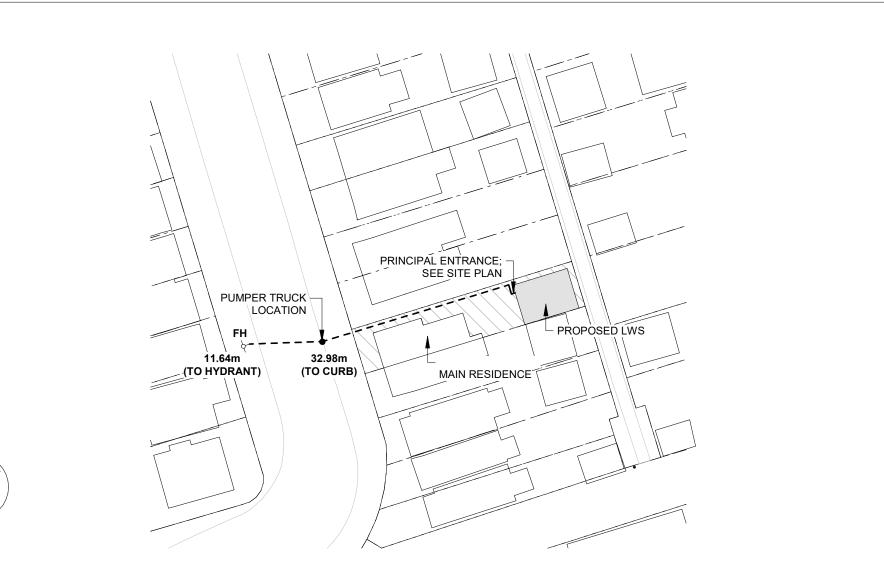
A5.0 DETAILS

A6.0 INTERIOR DETAILS A8.0 PROJECT SCHEDULES

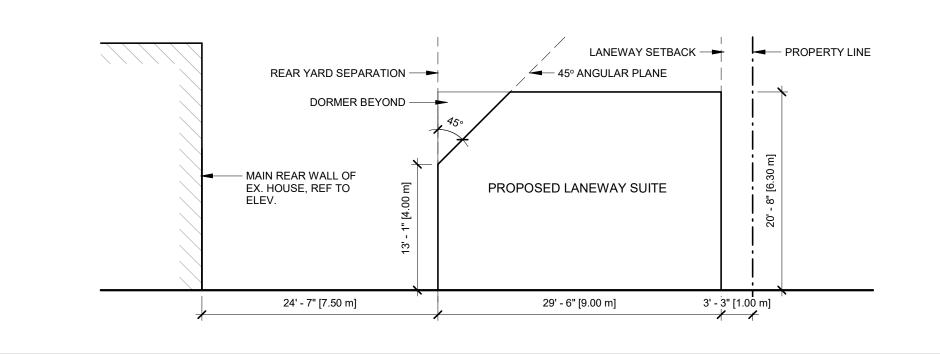
A3.0 BUILDING SECTIONS

SG-01 SITE GRADING PLAN

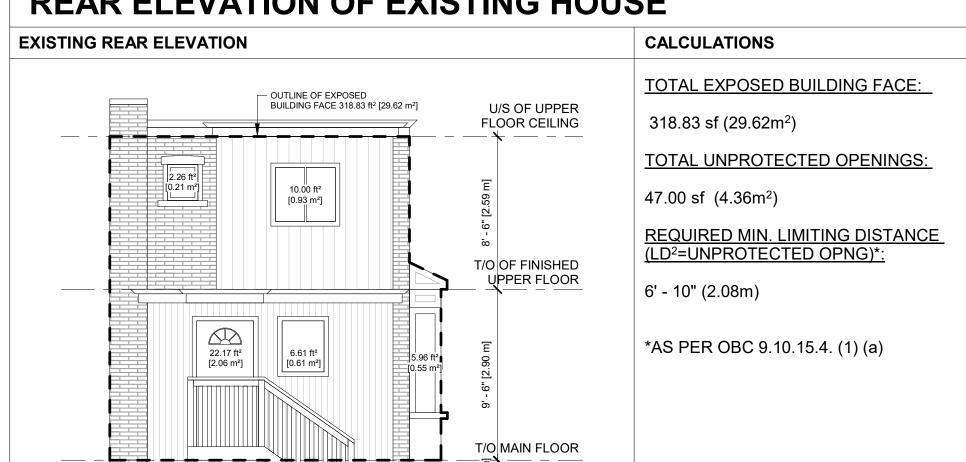
KEY PLAN (EMERGENCY ACCESS)



SITE SECTION (BY-LAW DIAGRAM)



REAR ELEVATION OF EXISTING HOUSE



GENERAL NOTES

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.

GRADE

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.
- ONTARIO BUILDING CODE (OBC). 2. DRAWINGS NOT TO BE SCALED
- 3. CONTRACTORS TO VISIT SITE AND FAMILIARIZE WITH ALL CONDITIONS PRIOR TO
- 4. ALL JOISTS TO RECEIVE CROSS-BRIDGING AS PER OBC REQUIREMENTS. SOLID BRIDGING TO BE USED OVER INTERIOR BEARING WALLS/BEAMS.
- 5. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- 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
- 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.
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- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE 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 ULC LABELED.
 - 10. PROVIDE AND INSTALL ALL PLUMBING DISTRIBUTION AND ROUGH-INS AS INDICATED ON ARCH/MECHANICAL DRAWINGS ACCORDING TO LOCAL PLUMBING CODES.
 - 11. PROVIDE AND INSTALL ELECTRICAL/MECHANICAL ITEMS AS INDICATED ON THE ARCHITECTURAL/MECHANICAL DRAWINGS IN ACCORDANCE WITH LOCAL ELECTRICAL AND MECHANICAL CODES.
 - 12. ALL DIMENSIONS TO BE SITE VERIFIED.
 - 13. CONTRACTOR TO CONFIRM SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION. 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.

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

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TENDER

DRAWN CHECKED As indicated JOB NO

2023

ASSEMBLIES SCHEDULE

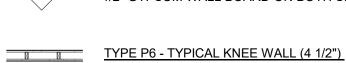
WALLS/PARTITIONS

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



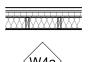
2" x 4" WOOD STUDS @ 16" O/C

1/2" GYPSUM WALL BOARD ON BOTH SIDES





2"x4" LSL STUDS @ 16" O/C 1/2" GYPSUM WALL BOARD ON BOTH SIDES BRACED AS REQUIRED



TYPE W4a- INSULATED EXTERIOR WALL (1 1/2" CLADDING): 10 1/2" ASSEMBLY EW2c - 0.75 HR FRR [OBC MMAH SB-12 - TABLE 1: FIRE AND SOUND RESISTANCE OF WALLS] A5 - R19+5CI MIN [SB-12 TABLE 3.1.1.2.A (IP)]

1 1/2" CLADDING - REFER TO ELEVATIONS/CLADDING SCHEDULE

VAPOUR RETARDER (REF. TO ACCEPTABLE PRODUCTS)

5/8" TYPE "X" GYPSUM WALL BOARD FINISH

1" x 3" STRAPPING @ 16" O/C 1 1/2" (R6CI) ROCKWOOL COMFORTBOARD 80 INSULATION WEATHER BARRIER (REFER TO ACCEPTABLE PRODUCTS) 5/8" DENSGLASS GOLD EXTERIOR SHEATHING, ALL JOINTS TAPED AND SEALED W/ SHEATHING TAPE (REF. TO ACCEPTABLE PRODUCTS) 2" x 6" WOOD STUDS @ 16" O/C 5 1/2" (R22) ROCKWOOL COMFORTBATT INSULATION

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 1 1/2" OF GYPCRETE TOPPING; GROUND AND POLISH TO 600 GRIT, SEALED W/ BELLATRIX OR SIMILAR C/W HYDRONIC RADIANT FLOOR HEAT; REFER TO MECH DWGS 3/4" T&G PLYWOOD SUBFLOORING, GLUED & SCREWED FLOOR JOISTS (REFER TO FRAMING NOTES)

1/2" GYPSUM WALL BOARD FINISH; TAPE AND SEAL JOINTS



(F7c)

TYPE F7a - TYPICAL EXPOSED FLOOR ASSEMBLY (VARIES) A5 - R35 MIN [SB-12 TABLE 3.1.1.2.A (IP)]

FLOOR FINISH TO BE SELECTED BY CLIENT 1 1/2" OF GYPCRETE TOPPING; GROUND AND POLISH TO 600 GRIT, SEALED W/ BELLATRIX OR SIMILAR C/W HYDRONIC RADIANT FLOOR HEAT; REFER TO MECH DWGS

3/4" T&G PLYWOOD SUBFLOORING, GLUED & SCREWED FLOOR JOISTS (REFER TO FRAMING NOTES)

4" (R20) SPRAY APPLIED CLOSED CELL MEDIUM DENSITY POLYURETHANE FOAM INSULATION REMAINDER OF CAVITY FILLED W/ ROCKWOOL COMFORTBATT INSULATION (R11 MIN.). ENSURE NO AIR SPACE

5/8" DENSGLASS GOLD SHEATHING, ALL JOINTS TAPED AND SEALED W/ SHEATHING TAPE (REF. TO ACCEPTABLE PRODUCTS) WEATHER BARRIER (REF. TO ACCEPTABLE PRODUCTS)

1 1/2" (R6) ROCKWOOL COMFORTBOARD 80 INSULATION FURRING AS REQUIRED, MAX 16" O/C VENTED SOFFIT; MATERIAL AND FINISH TBD



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)]

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 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)



 $\langle R3 \rangle$

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 (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

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

PX PARTITION/WALL/FLOOR TYPE MODIFIER NOTE AS FOLLOWS:

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

CAVITY TO RECEIVE SAFE 'N' SOUND ACOUSTIC INSULATION

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

ACCEPTABLE PRODUCTS FLAT ROOF MEMBRANE 2 PLY TORCH-LAY ROOFING MEMBRANE, 3/16" IKO PROTECTION BOARD & BASE SHEET FLEXIBLE FLASHING HENRY BLUESKIN WB **MEMBRANE** FOUNDATION HENRY BLUESKIN WP200 WATERPROOFING **ROUGH OPENING** PROCLIMA EXTOSEAL ENCORS MEMBRANE SIGA WIGLUV SIGA WIGLUV SHEATHING TAPE PROCLIMA TESCON VANA CERTAINTEED MEMBRAIN VAPOUR RETARDER PROCLIMA INTELLO PLUS SMART SIGA MAJREX VAPOUR RETARDER @ 15 mil POLY LEDGERS & RIM BOARDS DUPONT TYVEK COMMERCIAL WRAP WEATHER BARRIER SIGA MAJVEST 200 BLUESKIN VP100 PROCLIMA SOLITEX MENTO OR ADHERO **BASEMENT INTERIOR** DELTA MS DIMPLE MEMBRANE DRAINAGE LAYER ICE & WATER SHIELD HENRY BLUESKIN RF200 ICE & WATER BARRIER SOPREMA LAST BOND SHIELD

NOTES:

ALL PRODUCTS INSTALLED PER MANUFACTURER'S INSTRUCTIONS W/ MANUFACTURER'S RECOMMENDED COMPATIBLE TAPES, FASTENERS, ADHESIVES, ETC.

ALTERNATIVES MUST BE APPROVED BY THE ARCHITECT IN WRITING, IN ADVANCE

NOTED SUPPLIERS:

SIGA PRODUCTS AVAILIBLE FROM:

ECO BUILDING RESOURCES - www.eco-building.ca

PROCLIMA PRODUCTS AVAILABLE FROM: 475 BUILDING MATERIALS - www.foursevenfive.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:

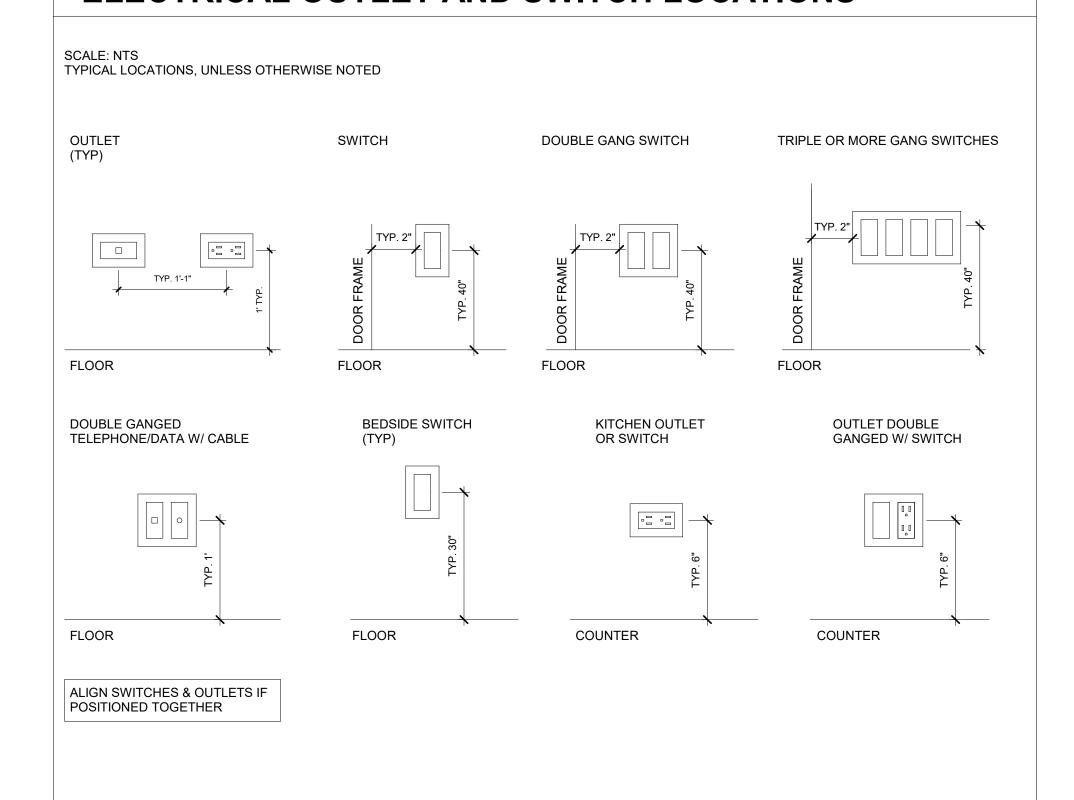
5/8" DENSGLASS GOLD EXTERIOR SHEATHING SUBSTITUTED WITH 5/8" EXTERIOR GRADE PLYWOOD SHEATHING (ORIENTED STRAND BOARD IS **NOT** AN APPROVED SUBSTITUTE)

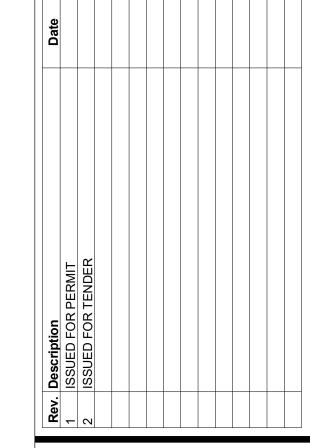
ABBREVIATION LEGEND

CIP CAST IN PLACE CL. CLOSET CLOSET CLG CELLING M/P MID POINT U/S UNDER SIDE CONC CONCRETE MAX MAXIMUM UF URBAN FORESTRY UNFINISHED CONT CONDITIONS MECH MECHANICAL UNF UNFINISHED CONT CONTINUOUS/CONTINUE MFG MANUFACTURER VENT VENTICAL UNF UNFINISHED VERT VERTICAL VENT VERTICAL VENT VERTICAL WC WATER CLOSET WAY WC WATER CLOSET WAY WC WALK IN CLOSET WOM MIRCOWAVE WC WALK IN CLOSET WOM MIRCOWAVE WC WALK IN CLOSET WOM WICH WALK IN CLOSET WOM WALK IN CLOSET WAS WELDED WOM WALK IN CLOSET WOM WALK IN CLOSET WOM WALK IN CLOSET WOM WALK IN CLOSET WAS WEATHER WAS WOM WAS W	A/C		FURN	FURNACE	RM	ROOM
FND FOUNDATION REC RECESSED FRR FIRE RESISTANCE RATING REINF REINFORCED FTG FOOTING REQ REQUIRED	AB ABV AFF AHUM ANP APPROX ARS AV BLW BSMT C/W BSMT C/W BSMT CCOND CCOND CS DIM DRW E/F ENC ENC EP EP EX	ABOVE ABOVE FINISH FLOOR AIR HANDLING UNIT ALUMINUM ANODIZED ACCESS PANEL APPROXIMATELY ARBORIST AIR SEAL AVERAGE BULKHEAD BUILDING BELOW BASEMENT CENTER LINE COMPLETE WITH CABINET CANTILEVER CEMENT BOARD CLOSED CELL CAST IN PLACE CLOSET CEILING CONCRETE CONDITIONS CONTINUOUS/CONTINUE COUNTERSUNK DETAIL DIAMETER DIMENSION DRAIN DRAWING EDGE OF EXHAUST FAN ELECTRICAL ELEVATION ENCLOSURE ENSUITE ELECTRICAL PANEL EXPANDED POLYSTYRENE EPOXY ENERGY RECOVERY VENTILATOR EXISTING EXHAUST EXPOSED EXTERIOR FACE OF FLOOR DRAIN FINISH FLOOR ELEVATION FOUNDATION FIRE RESISTANCE RATING	GALV G.O. GS GYP. H/P. HB HORV HSS. HWH HWT. ICF. INT. JB L/P V LBW LDW S. M/P MAX. MECH. MFG. MH. MIN. MTD. NOM. NTS. O/H. OPP. OTA. OPP. OTA. PER. PER. PER. PER. PER. PER. PER. PER	GALVANIZED GLAZED OPENING GARDEN SUITE GYPSUM HEAT PUMP HIGH POINT HOSE BIB HORIZONTAL HEAT RECOVERY VENTILATOR HOLLOW STRUCTURAL STEEL HIGH WALL HOT WATER HEATER HOT WATER TANK INSULATION INTERIOR JUNCTION BOX LOW POINT LAVATORY LOAD BEARING WALL LEDGER LOW WALL LANEWAY SUITE MID POINT MAXIMUM MECHANICAL MANUFACTURER MAIN HOUSE MINIMUM MIRCOWAVE MOUNTED NOMINAL NOT TO SCALE ON CENTER OVERHANG OUTSIDE DIAMETER OPENING OPPOSITE OPEN TO ABOVE OPEN TO BELOW POST ABOVE POWDER ROOM PERPENDICULAR PREFINISHED PROPERTY LINE PLYWOOD PRESSURE TREATED QUANTITY ROUGH OPENING RETURN AIR RECESSED REINFORCED	RTS RWL SA SAN SCHED. SHTG SIM SL SP SPEC SPF SS STL STRUC SW T&G T&P T/O TBC TBD TPH TPZ TYP. U/S UF UNF VENT VERT VR W/C WB WIC WP WWM	REFER TO SCHEDULE RAINWATER LEADER SUPPLY AIR SANITARY SCHEDULE SHEATHING SIMILAR STEEL LINTEL SOIL PIPE SPECIFICATION SPRAY FOAM STAINLESS STEEL STRUCTURAL SHEAR WALL TONGUE AND GROOVE TRENCH & POUR TOP OF TO BE CONFIRMED TO BE DETERMINED TREE PROTECTION HOARDING TREE PROTECTION ZONE TYPICAL UNDER SIDE URBAN FORESTRY UNFINISHED VENTILATED VERTICAL VAPOUR RETARDER WATER CLOSET WEATHER BARRIER WALK IN CLOSET WATERPROOF WELDED WIRE MESH

EM					ONTARIO BI DATA M	JILDING C MATRIX PA		,						ONTARIO REFERENCE REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C
1	PROJECT I	DESCRIPTION	ON:		NEW CON	STRUCTION								PART 9
				CHANGE OF USE	ADDITION	ON - INTERIO	7 P							1.1.2.[A]
2	MA IOR OC	CCUPANCY(CHANGE OF USE	GROUP C		N/A							9.10.2.
3	BUILDING				PROPOSED:	59.24								1.4.1.2.[A]
4a		OOR AREA	(m²)		GROUND LEVE	L: 48.93	3 m²							1.4.1.2.[A]
					UPPER LEVEL: TOTAL:	55.17 104.1								
5	MEZZANINI	E(S) AREA (m²) <u>N/A</u>											9.10.4.1.
6	NUMBER C	F STOREY	3 ABC	OVE GRADE 2	BEI	OW GRADE	0							1.4.1.2. [A] & 9.10.4
7	NUMBER C	F STREETS	FIRE FIGHT	ER ACCESS EXIST	TING (1)		_							9.10.20
8	SPRINKLE	R SYSTEM I	:XISTING		SELECTION SELECT	E BUILDING CTED COMP CTED FLOOF MENT	ARTMENTS R AREAS	ROOF RATING						9.10.8.2 4.
9	FIRE ALAR	M REQUIRE	 :D		YES	■ NO								9.10.18.
0	BUILDING (CLASSIFICA	.TION	3.2.2.46. GROUP	C, UP TO 3 STOREY									-
11	CONSTRUC	CTION RES	TRICTIONS	COMBUSTIBI	LE NON-	COMBUSTIE	BLE	ВОТН						9.10.6.
2	ACTUAL CO	ONSTRUCT	ON	COMBUSTIBLE	LE NON	COMBUSTIE	BLE	ВОТН						
3	OCCUPAN	T LOAD BAS	ED ON	m²/PERSON	DESIG	N OF BUILD	ING	N/A (NO CH	ANGE)					3.1.17
	GROUND LEVEL: 2 PERSONS PER SLEEPING AREA* 4 PERSONS LIPPER LEVEL: N/A													
4		R OBC 3.1.1		YES NO	0									9.5.2.& 3.8.1.1.
15		JS SUBSTA		YES NO										9.10.1.3.
16	REQUIRED	FIRE RESI	STANCE RAT											9.10.8.
				HORIZONT <i>i</i>	AL ASSEMBLY		R.R. URS)	SUPPORT. ASSEMBLY	LISTED DESIGN		N-COMBUST			
				FLOORS OVE	ER BASEMENT	,	-	-	-	YES		N/A		
				FLC	OORS		-	-	-	YES	S NO NA			
				MEZZ	ZANINE		-	-	-	YES				
17	ODATIAL O	EDADATION.	L CONOTRU	CTION OF EXTERIOR	DOF		-	-	-	YES	□ NO	N/A		0.40.45
,	WALL	EXPOSED BLDG.	EBF LIMITING	GLAZED OPNGS (G.O.) LIMITING	PERMITED MAX. GLAZED OPNGS	AREA OF GLAZED	FRR (HOURS)	LISTED DESIGN	CONS REQUIF		CLADE REQUI	RED	PROPOSED	9.10.15.
	SOUTH	FACE (m²) 52.25	0.00	DIST.(m) *	IN EBF ** 5.25	OPNGS 1.47	0.75	EW2c	COMBUSTIE NON-COMBU		NON-COME		NON- COMB	
	EAST	38.09	2.48	2.48	5.71	5.70	0.75	EW2c	COMBUSTIE NON-COMBU		COMBUST NON-COME		вотн	
	NORTH	50.84	1.00	3.68	11.69	0.59	0.75	EW2c	COMBUSTIE NON-COMBU		NON-COME	BUSTIBLE	NON- COMB	
		38.02	5.42	5.42	18.25	4.03	0.75	EW2c	COMBUSTI NON-COMB		COMBUST NON-COME		вотн	
	WEST		*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)											
		BC 9.10.15.						1						
8	*AS PER C	OBC 9.10.15.	ATIONS											
8	*AS PER C		1 LAVAT	ORIES + 1 WATER C										

ELECTRICAL OUTLET AND SWITCH LOCATIONS





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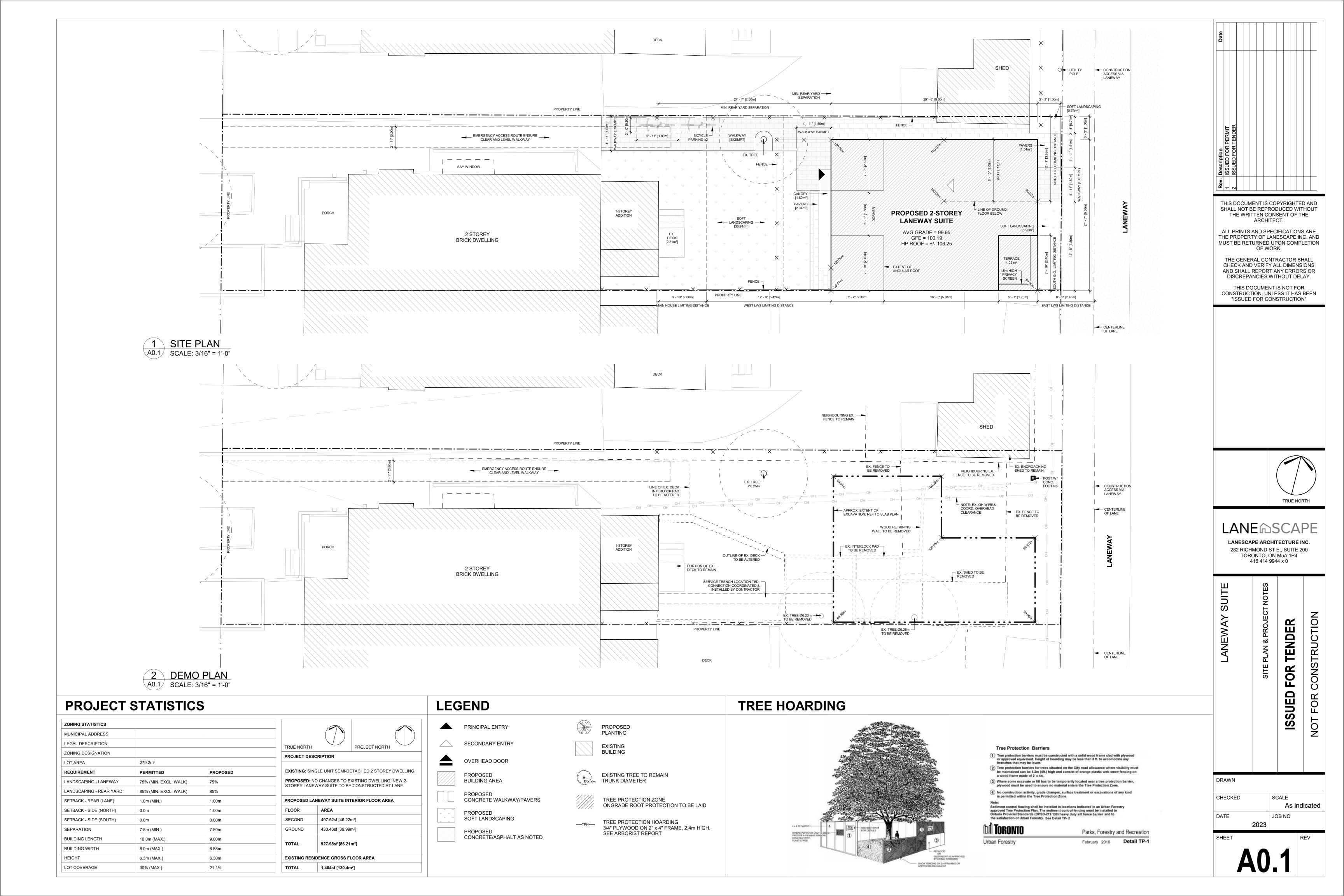
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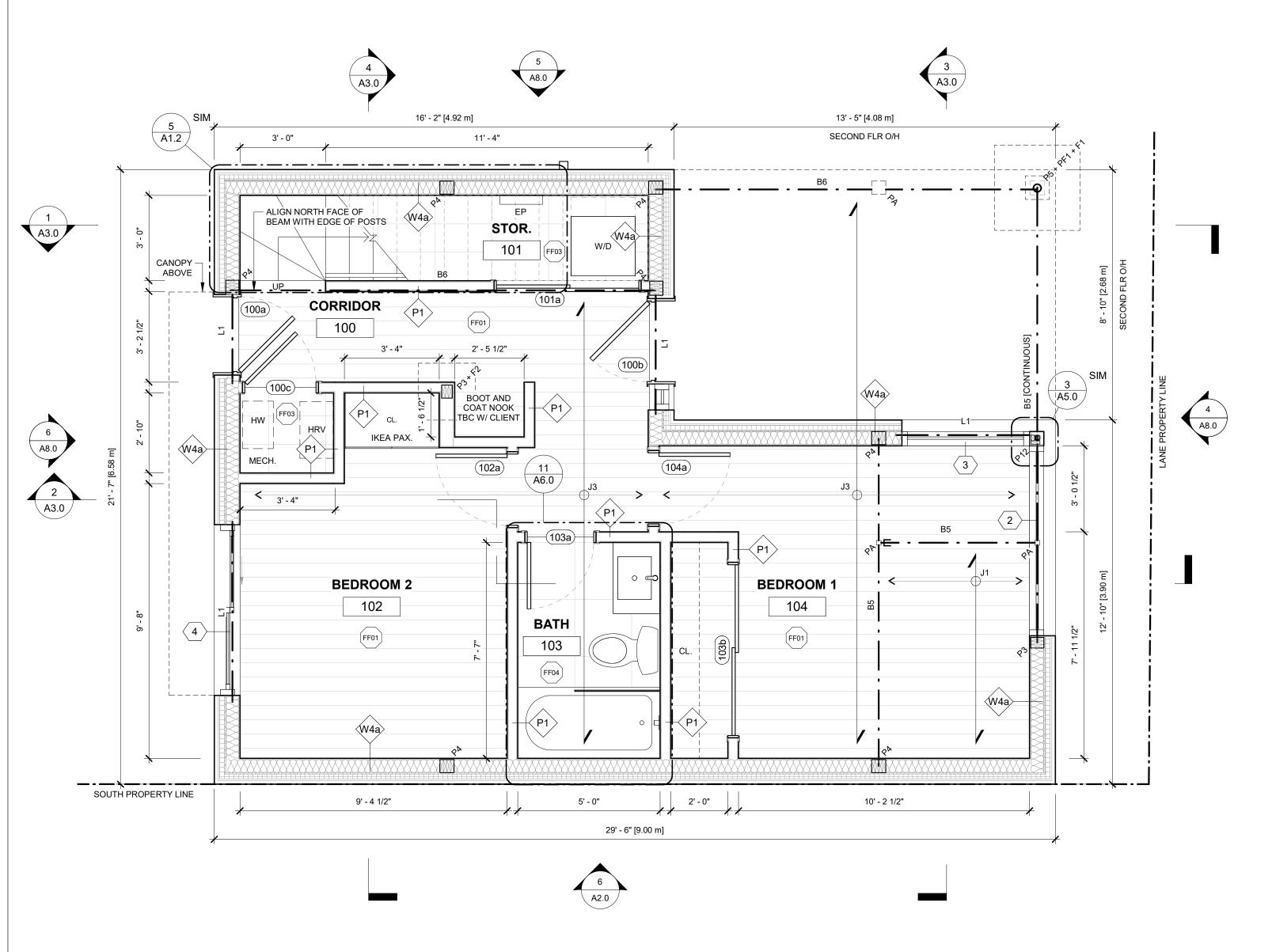
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TENDER

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DRAWN CHECKED As indicated DATE JOB NO 2023





ALIGN TO C/L — OF WALL STOR. 101 TO ABOVE CORRIDOR GWB 7' - 11 1/2" 100 H/W R/A THALL SIA - PROVIDE CONDUIT AND PULL STRING FROM PANEL FOR FUTURE E/V CHARGER MECH. **BEDROOM** BEDROOM 2 104 C/L OF \neg BED 1 S/A DOOR 🖠 ACCESS GWB 8' - 6" 103 HRV S/A BED 2 H/W/ 1' - 6"

PROJECT NORTH

ENDE

OR

SUE

LANE SCAPE

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416 414 9944 x 0

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ALL DIMENSIONS TAKEN TO FINISH FACE OF WALL UNLESS OTHERWISE SPECIFIED

ALL WALL FINISHES TO BE PAINTED DRYWALL UNLESS OTHERWISE NOTED,

POST SCHEDULE

LEVEL 4 FINISH.

END G Щ

'T' = TIMFR 'M' = MOTION SENSOR '3' = 3-WAY FIXTURE/SWITCH TYPE

1 GROUND FLOOR PLAN

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

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-

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.

END 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

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

CONCEALED LED STRIP LIGHT IN CABINETRY

TWO-WAY SWITCH (THREE-WAY WHERE INDICATED)

8) FASTEN DOWN INTERIOR ENDS OF ALL CANTILEVERED BEAMS TO RESIST UPLIFT **SHEAR WALL:**

@ 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]

3) ASSUMED BEARING CAPACITY OF 100 kPA TO BE CONFIRMED ON SITE DURING CONSTRUCTION

TIMBER FRAMED SHEAR WALL. 2X6 STUDS AT 8" O/C WITH BLOCKING @ 24" O/C WITH

FASTEN BOTTOM SILL PLATE TO FRAMING BELOW WITH 1/2" DIAMETER LAG SCREW

3/4" THICK PLYWOOD SHEATHING BOTH SIDES FASTENED WITH NAILS @ 2" O/C.

4) PROVIDE 3-PLY POST AT ALL BEAM AND LINTEL BEARINGS UNLESS NOTED OTHERWISE

6) ALL MULTI-PLY BEAMS TO BE CONNECTED AS PER MANUFACTURER'S INSTRUCTIONS

FOOTING SCHEDULE

GENERAL STRUCTURAL NOTES

1) ALL LUMBER TO BE MIN. SPF #1 / #2

PROTECTED FROM THE ELEMENTS.

2) ALL FOOTINGS TO BE BEARING ON NATIVE SOIL

5) CONCRETE STRENGTH TO BE MIN. 20 MPa UNLESS NOTED

(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 P3 - (3) 2" x 6" B2 - 3-PLY 1 3/4" x 7 1/4" LVL P4 - (4) 2" x 6"

B3 - 4-PLY 1 3/4" x 7 1/4" LVL P5 - HSS 3 1/2ø x 1/4" w/ 6"x6" x1/4" PLATES B4 - 2-PLY 1 3/4" x 9 1/2" LVL B5 - 3-PLY 1 3/4" x 9 1/2" LVL P6 - HSS 4" x 4" x 1/4" B6 - 4-PLY 1 3/4" x 9 1/2" LVL w/ 6" x 6" x 1/4" PLATES 7) ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED. ALL LVL MEMBERS TO BE B7 - 2-PLY 1 3/4" x 11 7/8" LVL PF1 - 10" PIER W/ (4) - 10M VERTICAL

REBAR DOWELED TO F1 4'-0" B8 - 3-PLY 1 3/4" x 11 7/8" LVL B9 - 4 PLY 1 3/4" x 11 7/8" LVL **BELOW GRADE** B10 - W6 X 16 STEEL BEAM P12 - HSS 2" x 2" x 1/4" B11 - W6 X 25 STEEL BEAM w/ 6" x 6" x 1/4" PLATES

B12 - W8 X 21 STEEL BEAM P/A- POST ABOVE B13 - W8 X 28 STEEL BEAM P/B- POST BELOW B14 - W8 X 35 STEEL BEAM B15 - W8 X 48 STEEL BEAM JOISTS/RAFTER SCHEDULE:

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;

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"

MIN 4" SOLID BEARING

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.

(PROVIDE SOLID BLOCKING

BETWEEN LOAD-BEARING WALLS)

DJ: DOUBLE JOIST TJ: TRIPLE JOIST

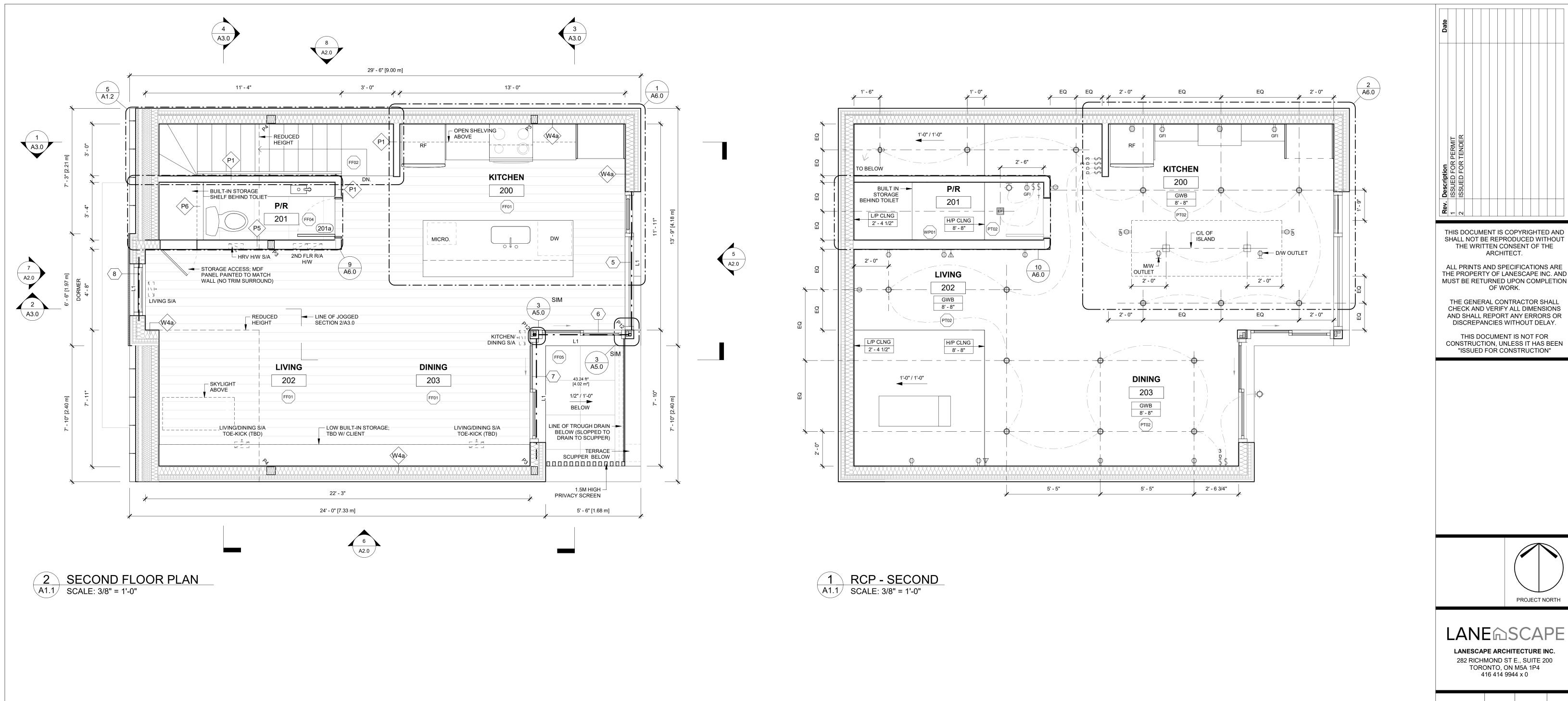
R1 - 2" x 6" @ 16" O.C.

R2 - 2" x 8" @ 16" O.C.

R3 - 2" x 10" @ 16" O/C

DRAWN CHECKED As indicated DATE JOB NO 2023

SHEET



LANE SCAPE LANESCAPE ARCHITECTURE INC. 282 RICHMOND ST E., SUITE 200

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SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE

ARCHITECT.

ALL PRINTS AND SPECIFICATIONS ARE

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"

TORONTO, ON M5A 1P4 416 414 9944 x 0

PROJECT NORTH

DE

OR

S

As indicated

ഗ

POST SCHEDULE

w/ 6"x6" x1/4" PLATES

w/ 6" x 6" x 1/4" PLATES

w/ 6" x 6" x 1/4" PLATES

JOISTS/RAFTER SCHEDULE:

(PROVIDE SOLID BLOCKING

BETWEEN LOAD-BEARING WALLS)

P3 - (3) 2" x 6"

P4 - (4) 2" x 6"

BELOW GRADE

P/A- POST ABOVE

P/B- POST BELOW

P12 - HSS 2" x 2" x 1/4"

ALL DIMENSIONS TAKEN TO FINISH FACE OF WALL UNLESS OTHERWISE SPECIFIED ALL WALL FINISHES TO BE PAINTED DRYWALL UNLESS OTHERWISE NOTED, LEVEL 4 FINISH.

END G Щ

OTHERWISE.

'3' = 3-WAY ALL LIGHTS TO BE LED @ 3000K, CENTERED IN ROOM, ON WALLS, OR OVER FIXTURES UNLESS NOTED

'M' = MOTION SENSOR

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.

'T' = TIMFR

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-

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INDICATES CEILING CONSTRUCTION AND HEIGHT

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END

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P5 - HSS 3 1/2ø x 1/4" B4 - 2-PLY 1 3/4" x 9 1/2" LVL B5 - 3-PLY 1 3/4" x 9 1/2" LVL P6 - HSS 4" x 4" x 1/4" B6 - 4-PLY 1 3/4" x 9 1/2" LVL PF1 - 10" PIER W/ (4) - 10M VERTICAL B8 - 3-PLY 1 3/4" x 11 7/8" LVL REBAR DOWELED TO F1 4'-0"

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BP - BEAM POCKET; MIN 4" SOLID BEARING

LINTEL SCHEDULE

L3 - (2) 2" x 10" SPF

L4 - (3) 2" x 10" SPF

SL3 - 6" x 4" x 3/8"

L1 - (2) 2" x 8" SPF L2 - (3) 2" x 8" SPF

SL1 - 3 1/2" x 3 1/2" x 1/4"

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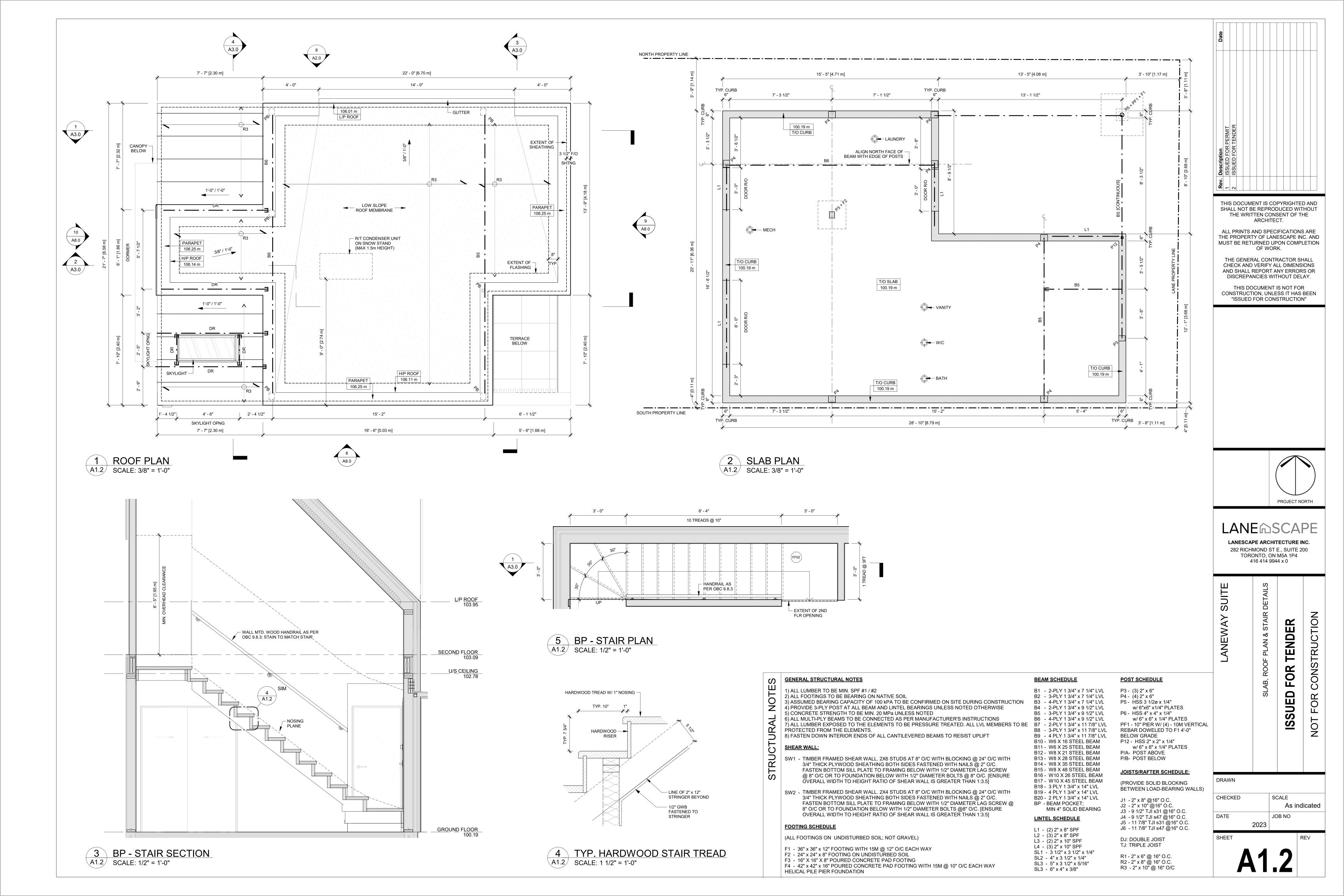
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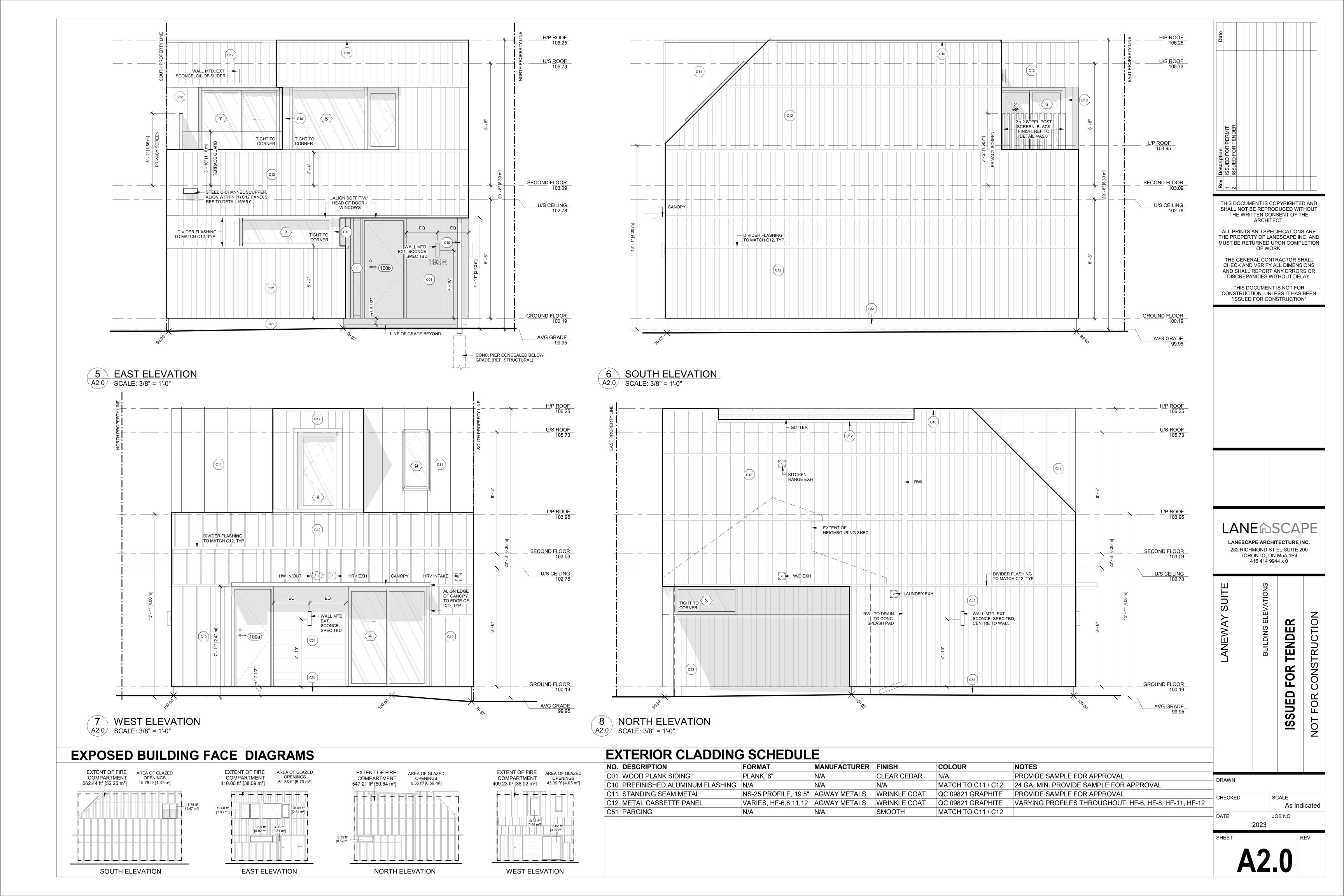
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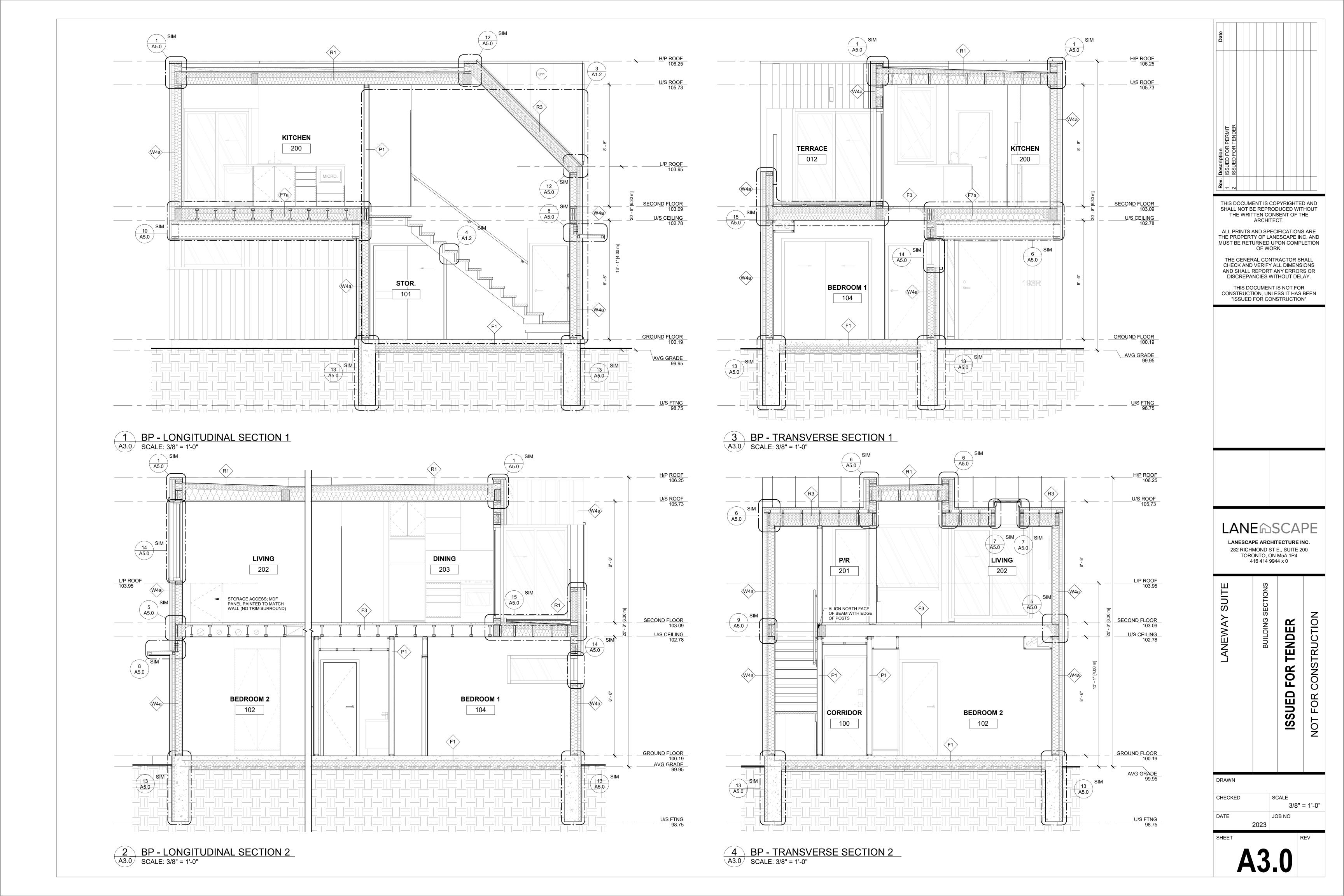
DATE

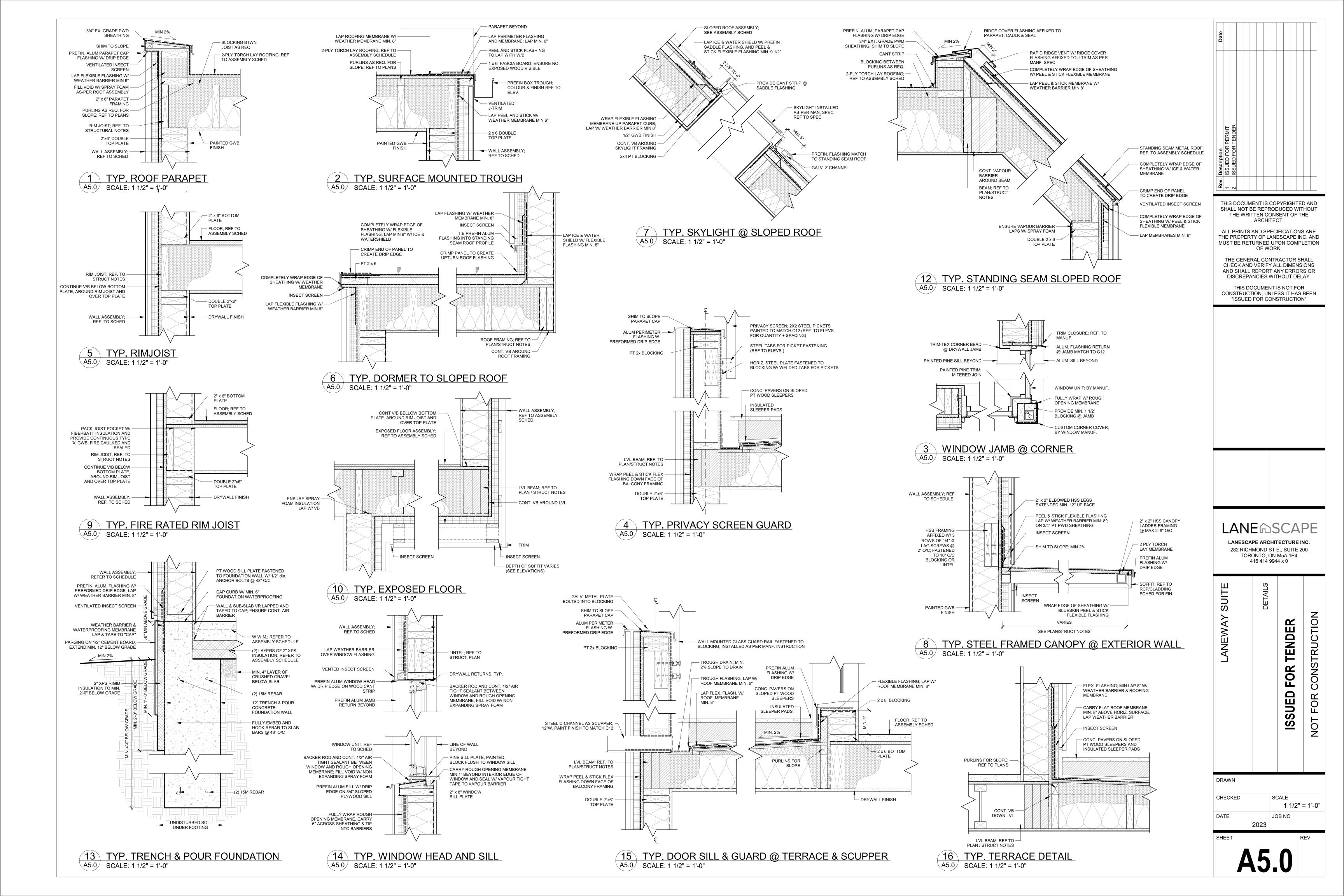
2023

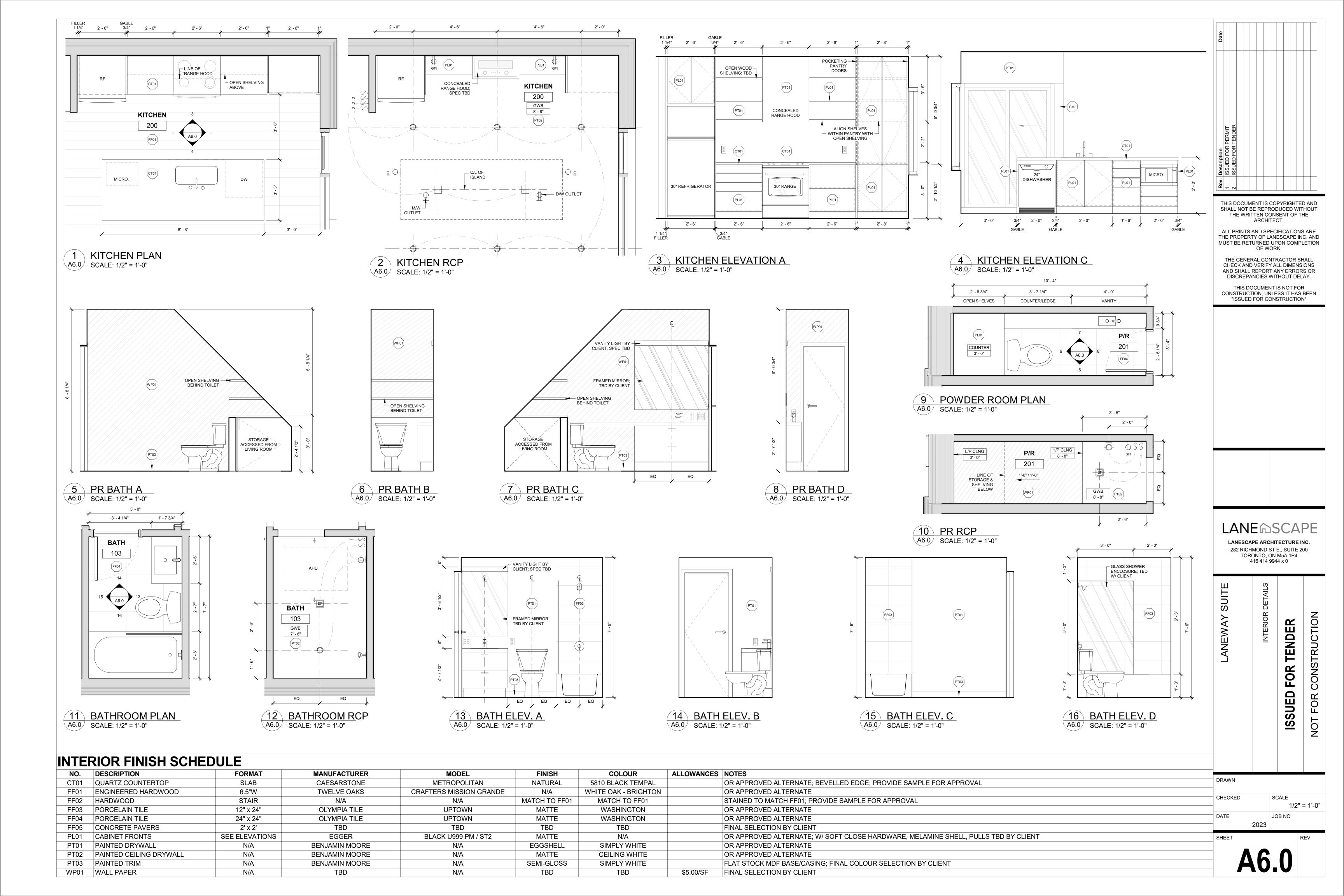
JOB NO











-				REMARKS	WARE	HAI	FRAME					DOOR			ATION
								FIRE							RCH.
					LE FUNCTIO		CONSTRUCTION	ESS RATING		LEAF SIZE	FINISH	TYPE CONSTRUCTION		FROM KEYSIDI	NG NO.
	D DEADBOLT, WEATHER STRIPPING, BOTTOM SWEEP					MATCH C12 LAT			1 3/4"	H 2' - 8" x 7' - 0"		A INSULATED STEEL	OR CORRIDOR		
	T, WEATHER STRIPPING, BOTTOM SWEEP	ED; KEYPAD ENTRY AND DEADBOLT, W				MATCH C12 LAT							OR CORRIDOR		
			W KEY OPERATED LATCHSET			PAINT LEV				2' - 6" x 6' - 8"	PAINT		CORRIDOR	ECH	
_			R C/W SOFT GLIDE TRACK	DOUBLE BYPASS SLIDING DO								F HOLLOW CORE WOOD	STOR.	ORRIDOR -	
				SWING DOOR		PAINT LEV					PAINT	C SOLID CORE WOOD		ORRIDOR -	
			D OAN OOFT OURS TRACK	SWING DOOR		PAINT LEV					PAINT	C SOLID CORE WOOD	BATH	ORRIDOR -	
TENDE			R C/W SOFT GLIDE TRACK	DOUBLE BYPASS SLIDING DO								F HOLLOW CORE WOOD	CL.	EDROOM 1 -	
				SWING DOOR	PRIVACY	PAINT LEV	HOLLOW CORE WOOD		1 1/2"	2' - 6" x 6' - 8"	PAINT	C SOLID CORE WOOD	BEDROOM 1	ORRIDOR -	
iption ID FOR I				SWINC DOOP		PAINT LEV			1 1/0"	21 211 4 61 011	PAINT	C SOLID CORE WOOD	P/R	8 ITCHEN -	D FLOOF
				SWING DOOR	PRIVACT	PAINI LEV	HOLLOW CORE WOOD		1 1/2	2' - 2" x 6' - 8"	PAINI	C SOLID CORE WOOD	P/K) FLOOF
Descri ISSUEI ISSUEI														<u> </u>	D FLOOR
2 1 R													CLIENT	ARE SELECTIONS TBD BY C	SH / HARDV
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SHALL NOT BE REF											ULE	VINDOW SCHEDI	V	YPES	OR 1
ARCI															
ALL PRINTS AND S			6' - 0"	<u>.</u>								11"			
THE PROPERTY OF MUST BE RETURNED			1	1										7	+ -
OF V	8' - 0"	8' - 0'													
THE GENERAL CO		/	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\												
CHECK AND VERI AND SHALL REPO	2' - 6"	6" 5' - 6"													
DISCREPANCIES		+										<u>K</u>			
THIS DOCUM				_								_ 8			뜅
CONSTRUCTION,			4	2								\frac{1}{2} \leq \frac{1}{2}			S

BEDROOM 1 CORNER WINDOW B

FIXED UNIT AS INDICATED

LIVING ROOM WINDOW

MODEL/FINISH

STAINLESS

MATTE BLACK

STAINLESS

STAINLESS

STAINLESS

STAINLESS

STAINLESS

MODEL/FINISH

MODEL/FINISH

TBD

TBD

MATTE BLACK

PORCELAIN

MATTE BLACK

TBD

TBD

MODEL/FINISH

TBD

TBD

MATTE BLACK

PORCELAIN

TBD

BLACK FINISH

TEMPERED GLASS

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

8

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

SIZE

30"W

30"W

30"W

24"W

24"W

SIZE

27"W

SIZE

30"W x 20"D

N/A

N/A

N/A

60"W

N/A

SEE ELEVATIONS

SIZE

48"W x 10"D

N/A

N/A

N/A

SEE ELEVATIONS

SEE ELEVATIONS

SIDE HUNG CASEMENT AS INDICATED

SEE FINISH SCHEDULE SEE ELEVATIONS

BEDROOM 2 PATIO SLIDER

PATIO SLIDER AS INDICATED

LIVING ROOM SKYLIGHT

SHOP FINISH

FS C12

ALLOWANCE (\$) NOTES

ALLOWANCE (\$) NOTES

ALLOWANCE (\$) NOTES

400

400

BY CLIENT

BY CLIENT

BY CLIENT

BY CLIENT

N/A

200

300

1000

500

500

N/A

250

BY CLIENT

VELUX SLOPED ROOF SKYLIGHT

BLACK FINISH

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

R.O. 5' - 10" [1.78 m]

FINAL SELECTION TBD BY CLIENT.

FINAL SELECTION TBD BY CLIENT.

BY CLIENT SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.

BY CLIENT SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.

FINAL SELECTION TBD BY CLIENT.

BY CLIENT SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.

FINAL SELECTION TBD BY CLIENT.

SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.

SOFT-CLOSE H/W. PULLS AND HARDWARE TBD BY CLIENT.

SUPPLIED BY CLIENT, INSTALLED BY CONTRACTOR.

KITCHEN CORNER WINDOW

BLACK FINISH

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

FIXED PANEL AND SIDE HUNG CASEMENT AS INDICATED

SEE SCHED.

INSULATED METAL PANEL

SINGLE SWING

ENTRANCE DOOR

SEE SCHED.

INTERIOR

SINGLE SWING PAINTED WOOD

SEE SCHED.

2 PANEL SLIDER

PAINTED WOOD

ENTRANCE

BLACK FINISH

FIXED UNIT AS INDICATED

KITCHEN CORNER PATIO SLIDER

FIXTURE SCHEDULE

PATIO SLIDER AS INDICATED

KITCHEN CABINETRY

KITCHEN SINK

KITCHEN FAUCET

REFRIGERATOR

RANGE

RANGE HOOD

DISHWASHER

MICROWAVE

ITEM WASHER/DRYER

> ITEM VANITY

VANITY SINK

VANITY FAUCET

WATER CLOSET

BATHTUB

SHOWER/TUB FITTING

TUB ENCLOSURE

MIRROR

ITEM

VANITY

VANITY SINK

VANITY FAUCET

WATER CLOSET

MIRROR

BLACK FINISH

KITCHEN

LAUNDRY

COMMON BATH

POWDER ROOM

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

DESCRIPTION

CUSTOM FRONTS, PREFAB CARCASS

SINGLE BASIN

GOOSENECK/PULL DOWN

STANDARD REFRIGERATOR

CANOPY HOOD

BUILT-IN DISHWASHER

BUILT-IN MICROWAVE

DESCRIPTION

STANDARD STACKED

DESCRIPTION

VANITY UNIT

SINGLE BASIN

SINGLE LEVER

ALCOVE TUB

SHOWER/TUB FAUCET

PREFAB GLASS ENCLOSURE

MEDICINE CABINET/MIRROR

DESCRIPTION

PREFAB VANITY UNIT

COMPACT VANITY

STANDARD TOILET

MEDICINE CABINET/MIRROR

SINGLE LEVER

STANDARD TOILET

ELECTRIC RANGE

TEMPERED GLASS

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

BEDROOM 1 CORNER WINDOW A

 $\overline{7}$

TERRACE PATIO SLIDER

PATIO SLIDER AS INDICATED

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

MOUNTING

SEE ELEVATIONS

UNDERMOUNT

DECK MOUNTED

N/A

N/A

WALL - SEE ELEVATIONS

UNDERCOUNTER

CABINET MOUNTED

MOUNTING

N/A

MOUNTING

FLOOR MOUNTED

INTEGRATED/DROP-IN SINK

DECK MOUNTED

FLOOR MOUNTED

FLOOR MOUNTED

WALL

SEE ELEVATIONS

WALL

MOUNTING

FLOOR MOUNTED

INTEGRATED SINK

DECK MOUNTED

FLOOR MOUNTED

WALL

SUPPLIER/MANUF.

IKEA OR SIM.

TBD

TBD

TBD

TBD

TBD

TBD

TBD

SUPPLIER/MANUF.

TBD

SUPPLIER/MANUF.

TBD

TBD

TBD

TBD

TBD

TBD

TBD

TBD

SUPPLIER/MANUF.

TBD

TBD

TBD

TBD

TBD

FIXED UNIT AS INDICATED

TEMPERED GLASS

BLACK FINISH

DOUBLE GLAZED, THERMALLY BROKEN VINYL FRAME,

LANE SCAPE

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

TENDER

CONSTRUCTION FOR ISSUED FOR

DRAWN CHECKED 3/8" = 1'-0" JOB NO

DATE 2023 SHEET