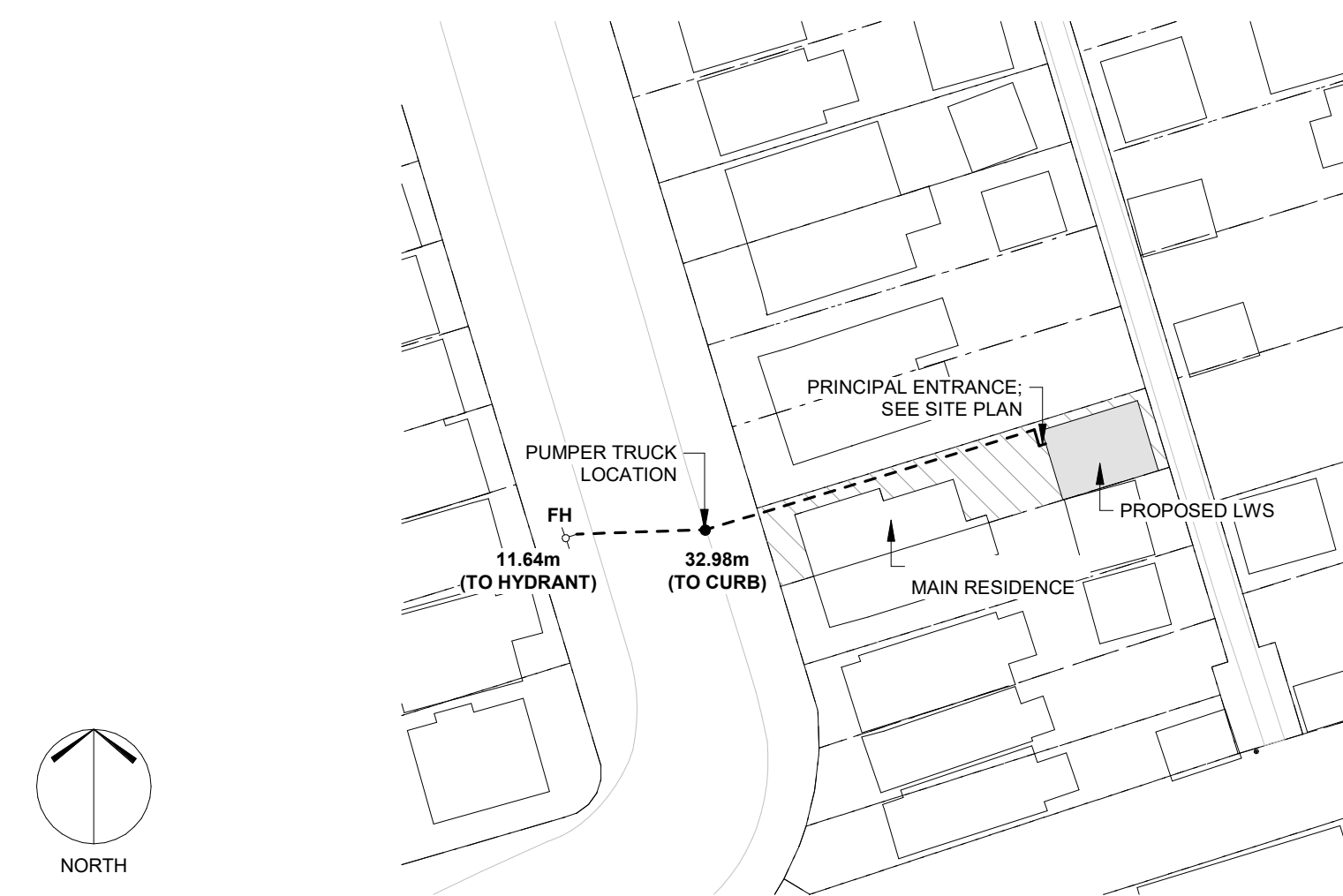


# RENDERING (LANEWAY VIEW)

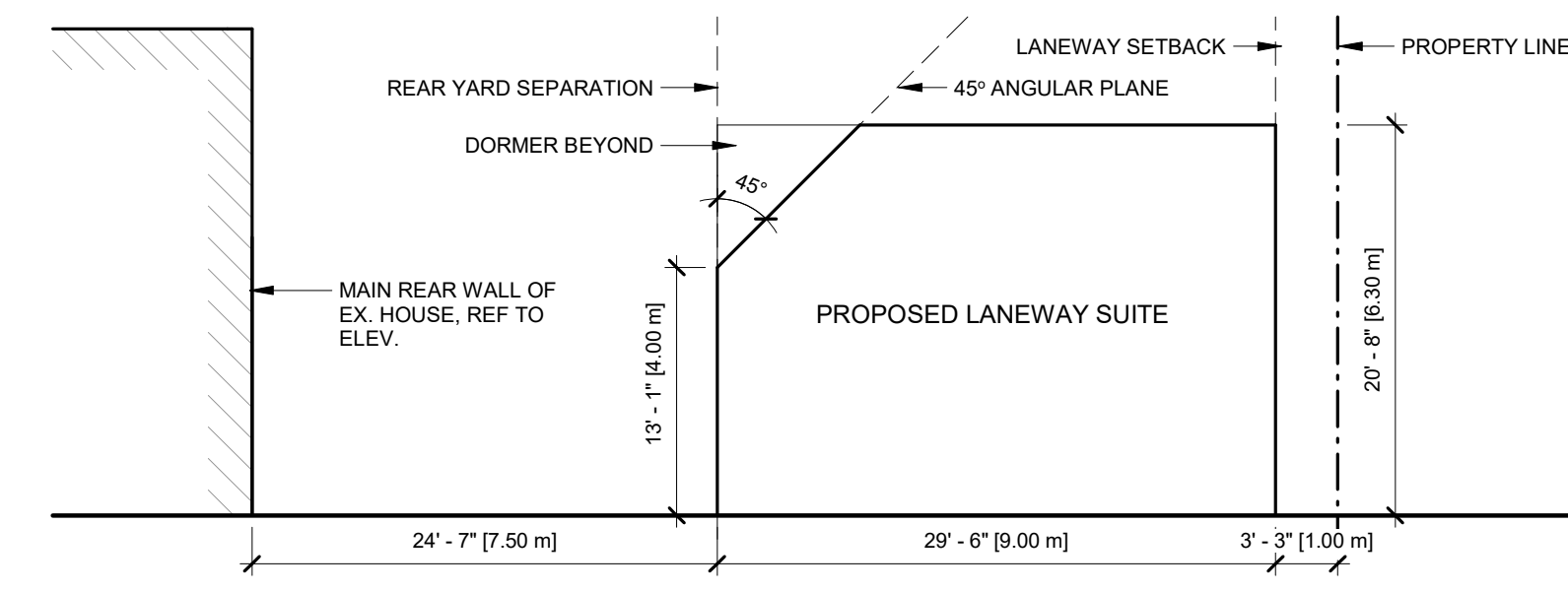
FOR REFERENCE ONLY



# KEY PLAN (EMERGENCY ACCESS)

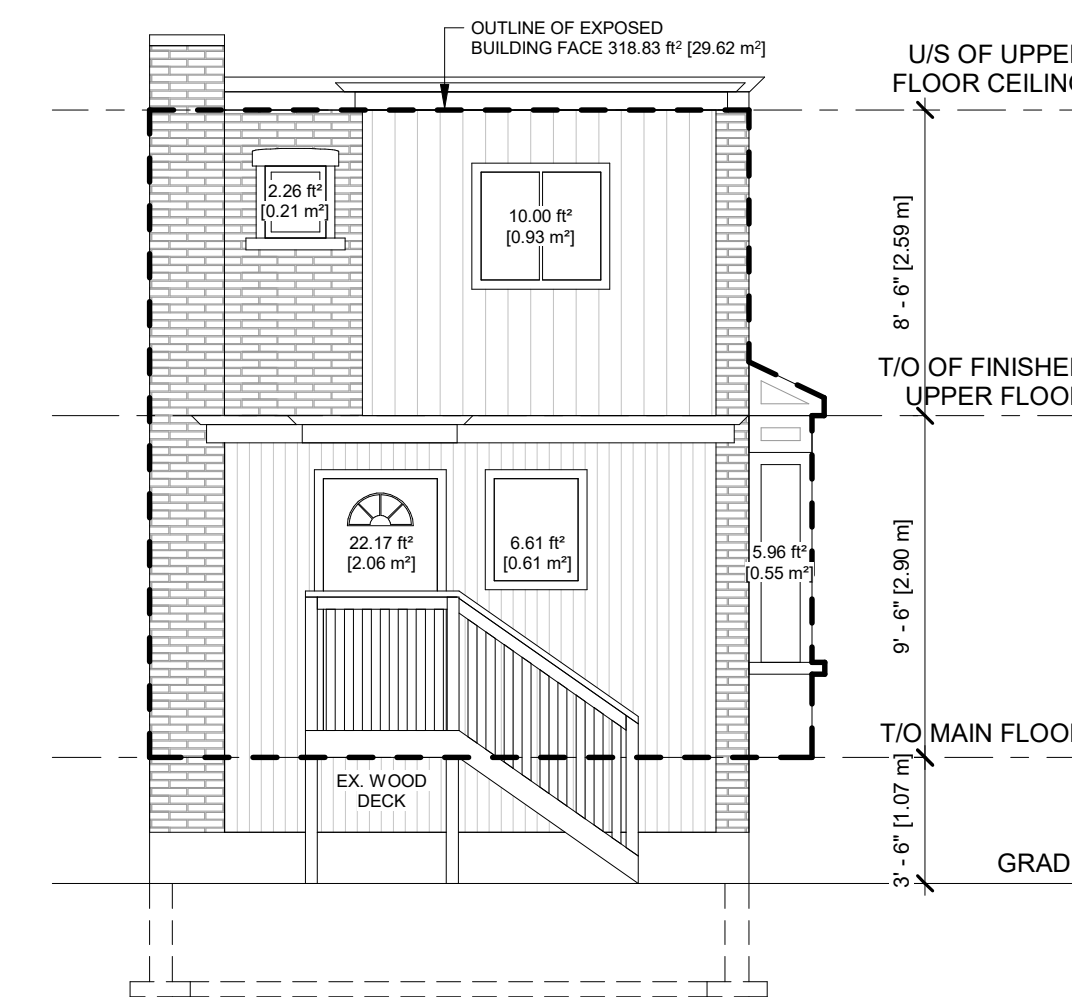


# SITE SECTION (BY-LAW DIAGRAM)



# REAR ELEVATION OF EXISTING HOUSE

## EXISTING REAR ELEVATION



## CALCULATIONS

**TOTAL EXPOSED BUILDING FACE:**  
318.83 sf (29.62m<sup>2</sup>)

**TOTAL UNPROTECTED OPENINGS:**  
47.00 sf (4.36m<sup>2</sup>)

**REQUIRED MIN. LIMITING DISTANCE (LD<sup>2</sup>=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/CO<sub>2</sub> 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.

# CONTACTS

**ARCHITECT**  
LANESCAPE ARCHITECTURE INC.  
SUITE 200 - 282 RICHMOND ST E.,  
TORONTO, ON M5A 1P4  
info@lanescape.ca  
416 414 9944 x0

**GRADING CONSULTANT**

**MECHANICAL DESIGNER**

**STRUCTURAL DESIGNER**

# 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	
	<b>LOT GRADING</b>
	SG-01 SITE GRADING PLAN

Rev.	Description	Date
1	ISSUED FOR PERMIT	

THIS DOCUMENT IS COPYRIGHTED AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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

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

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

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

THE JUNCTION LANEWAY SUITE  
COVERSHEET  
ISSUED FOR PERMIT




DRAWN	
CHECKED	SCALE As indicated
DATE	JOB NO

SHEET	REV
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**A0.0a**

## ASSEMBLIES SCHEDULE

### WALLS/PARTITIONS


	<p><b>TYPE P1 - TYPICAL INTERIOR PARTITION (4 1/2")</b></p> <p>2" x 4" WOOD STUDS @ 16" O/C 1/2" GYPSUM WALL BOARD ON BOTH SIDES</p>
	<p><b>TYPE P6 - TYPICAL KNEE WALL (4 1/2")</b></p> <p>2"x4" LSL STUDS @ 16" O/C 1/2" GYPSUM WALL BOARD ON BOTH SIDES BRACED AS REQUIRED</p>
	<p><b>TYPE W4a- INSULATED EXTERIOR WALL (1 1/2" CLADDING): 10 1/2" ASSEMBLY</b> 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)]</p> <p>1 1/2" CLADDING - REFER TO ELEVATIONS/CLADDING SCHEDULE 1" x 3" STRAPPING @ 16" O/C 1 1/2" (R6C) ROCKWOOL COMFORTBOARD 80 INSULATION WEATHER BARRIER (REFER TO ACCEPTABLE PRODUCTS) 5/8" DENSGLOSS 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 VAPOUR RETARDER (REF. TO ACCEPTABLE PRODUCTS) 5/8" TYPE "X" GYPSUM WALL BOARD FINISH</p>

### FLOORS AND ROOF

	<p><b>TYPE F2 - CONCRETE SLAB ON-GRADE W/ HYDRONIC RADIANT (1'-0") - R20 MIN.</b></p> <p>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</p>
	<p><b>TYPE F3 - TYPICAL ASSEMBLY FLOOR (VARIES)</b></p> <p>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&amp;G PLYWOOD SUBFLOORING, GLUED &amp; SCREWED FLOOR JOISTS (REFER TO FRAMING NOTES) 1/2" GYPSUM WALL BOARD FINISH; TAPE AND SEAL JOINTS</p>
	<p><b>TYPE F7a - TYPICAL EXPOSED FLOOR ASSEMBLY (VARIES)</b> A5 - R35 MIN [SB-12 TABLE 3.1.1.2.A (IP)]</p> <p>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&amp;G PLYWOOD SUBFLOORING, GLUED &amp; 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.). <b>ENSURE NO AIR SPACE IN ASSEMBLY.</b> 5/8" DENSGLOSS GOLD SHEATHING, ALL JOINTS TAPED AND SEALED W/ SHEATHING TAPE (REF. TO ACCEPTABLE PRODUCTS) WEATHER BARRIER (REFER TO ACCEPTABLE PRODUCTS) 1 1/2" (R6) ROCKWOOL COMFORTBOARD 80 INSULATION FURRING AS REQUIRED, MAX 16" O/C VENTED SOFFIT; MATERIAL AND FINISH TBD</p>

	<p><b>TYPE R1 - INSULATED LOW-SLOPE W/ PURLINS ROOF ASSEMBLY (VARIES)</b> A5 - R31 MIN [SB-12 TABLE 3.1.1.2.A (IP)] / C4 - R31 MIN [SB-12 TABLE 3.1.1.2.C (IP)]</p> <p>FLAT ROOF MEMBRANE (REFER TO ACCEPTABLE PRODUCTS) 5/8" T&amp;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.). <b>ENSURE NO AIR SPACE IN ASSEMBLY.</b> 1/2" GYPSUM WALL BOARD FINISH; TAPE AND SEAL JOINTS (NOTE: NO INTERIOR VAPOUR RETARDER IN THIS ASSEMBLY)</p>
	<p><b>TYPE R3 - INSULATED STANDING SEAM SLOPED ROOF ASSEMBLY (VARIES)</b> A5 - R31 MIN [SB-12 TABLE 3.1.1.2.A (IP)] / C4 - R31 MIN [SB-12 TABLE 3.1.1.2.C (IP)]</p> <p>AGWAY METALS NS-25 PROFILE METAL STANDING SEAM CLADDING - 19.5" PANEL, MANUFACTURER'S SHOP FINISH - FINAL COLOUR TBD ICE &amp; 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&amp;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.). <b>ENSURE NO AIR SPACE IN ASSEMBLY.</b> 1/2" GYPSUM WALL BOARD FINISH; TAPE AND SEAL JOINTS (NOTE: NO INTERIOR VAPOUR RETARDER IN THIS ASSEMBLY)</p>

### ASSEMBLY TAGS

	<p>PARTITION/WALL/FLOOR TYPE</p> <p>MODIFIER NOTE AS FOLLOWS:</p> <p>'x' = SUBSTITUTE 5/8" TYPE-X GYPSUM BOARD WITH 1/2" GYPSUM WALL BOARD</p> <p>'t' = CAVITY TO RECEIVE SAFE 'N' SOUND ACOUSTIC INSULATION</p> <p>'f' = SUBSTITUTE 1 x 3 FURRING WITH 2 x 2 FURRING</p>
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## ACCEPTABLE PRODUCTS

FLAT ROOF MEMBRANE	<ul style="list-style-type: none"> <li>2 PLY TORCH-LAY ROOFING MEMBRANE, 3/16" IKO PROTECTION BOARD &amp; BASE SHEET</li> </ul>
FLEXIBLE FLASHING MEMBRANE	<ul style="list-style-type: none"> <li>HENRY BLUESKIN WB</li> </ul>
FOUNDATION WATERPROOFING	<ul style="list-style-type: none"> <li>HENRY BLUESKIN WP200</li> </ul>
ROUGH OPENING MEMBRANE	<ul style="list-style-type: none"> <li>PROCLIMA EXTOSEAL ENCORS</li> <li>SIGA WIGLUV</li> </ul>
SHEATHING TAPE	<ul style="list-style-type: none"> <li>SIGA WIGLUV</li> <li>PROCLIMA TESCON VANA</li> </ul>
VAPOUR RETARDER	<ul style="list-style-type: none"> <li>CERTAINTED MEMBRAIN</li> <li>PROCLIMA INTELLO PLUS SMART</li> <li>SIGA MAJREX</li> </ul>
VAPOUR RETARDER @ LEDGERS & RIM BOARDS	<ul style="list-style-type: none"> <li>15 mil POLY</li> </ul>
WEATHER BARRIER	<ul style="list-style-type: none"> <li>DUPONT TYVEK COMMERCIAL WRAP</li> <li>SIGA MAJVEST 200</li> <li>BLUESKIN VP100</li> <li>PROCLIMA SOLITEX MENTO OR ADHERO</li> </ul>
BASEMENT INTERIOR DRAINAGE LAYER	<ul style="list-style-type: none"> <li>DELTA MS DIMPLE MEMBRANE</li> </ul>
ICE & WATER SHIELD	<ul style="list-style-type: none"> <li>HENRY BLUESKIN RF200 ICE &amp; WATER BARRIER</li> <li>SOPREMA LAST BOND SHIELD</li> </ul>

**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 AVAILABLE FROM:  
ECO BUILDING RESOURCES - www.eco-building.ca
- PROCLIMA PRODUCTS AVAILABLE FROM:  
475 BUILDING MATERIALS - www.foursevenfive.ca

## ASSEMBLY NOTES

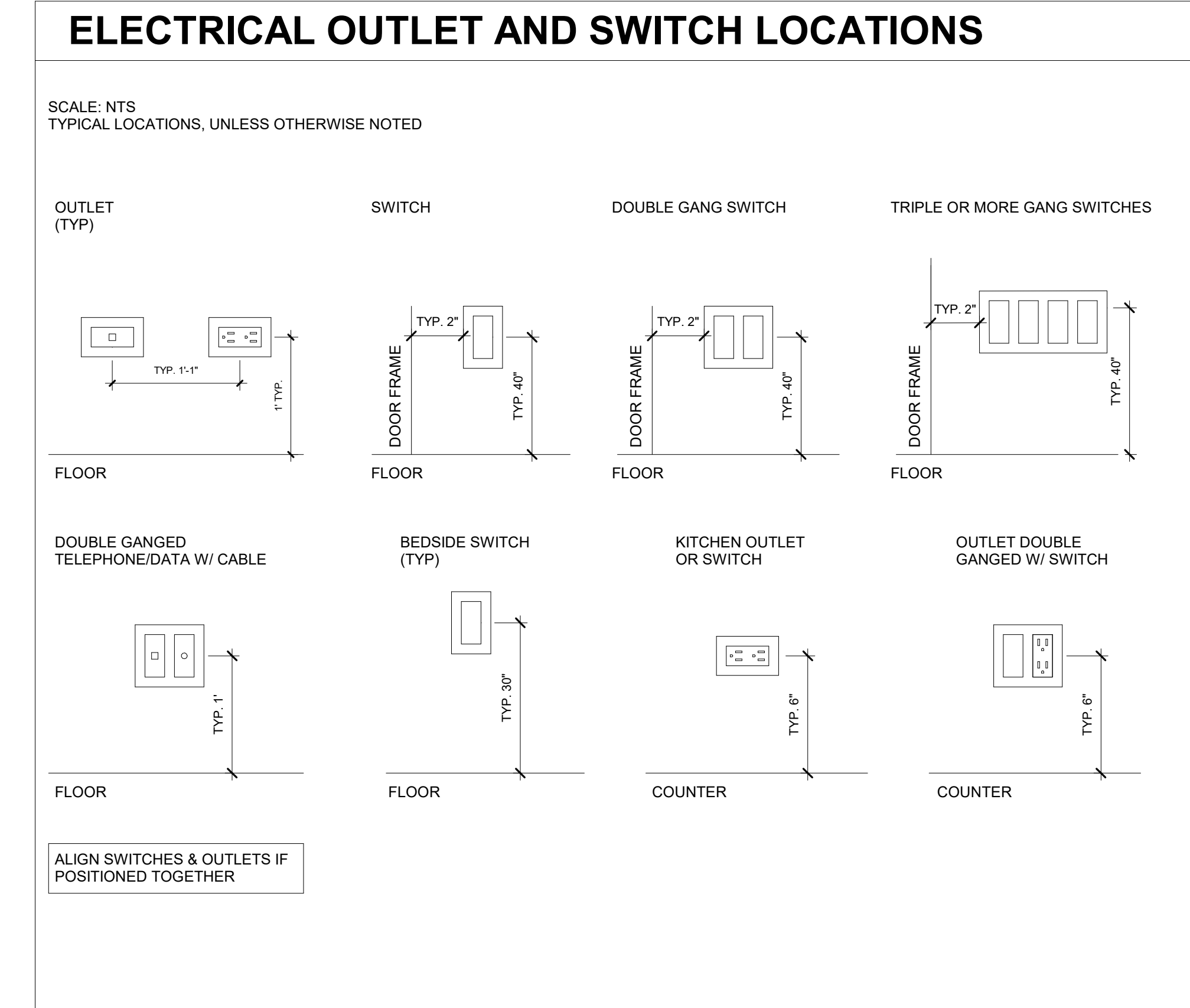
- EXTERIOR WALLS WITHIN 1.2M FROM PROPERTY LINE (AS PER OBC 9.10.15.5), PACK RIMBOARD CAVITY W/ FIBERBATT INSULATION AND INSTALL TYPE 'X' GYPSUM WALL BOARD BETWEEN JOISTS
- REPLACE GYPSUM WALL BOARD W/ MOULD RESISTANT WALL BOARD @ WET SIDE OF WC LOCATIONS AND CEMENT BOARD @ TILE LOCATIONS
- ALL PRODUCTS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

## ABBREVIATION LEGEND

A/C	AIR CONDITIONING	FURN	FURNACE	RM	ROOM
AB	AIR BARRIER	GALV	GALVANIZED	RTS	REFER TO SCHEDULE
ABV	ABOVE	GLAZ	GLAZED OPENING	RWL	RAINWATER LEADER
ABF	ABOVE FINISH FLOOR	GS	GARDEN SUITE	SA	SUPPLY AIR
AHU	AIR HANDLING UNIT	GYP	GYPSUM	SAN	SANITARY
ALUM	ALUMINUM	H.P.	HEAT PUMP	SCHED.	SCHEDULE
ANOD	ANODIZED	H/P	HIGH POINT	SHTG	SHEATHING
AP	ACCESS PANEL	HB	HOSE BIB	SM	SIMILAR
APPROX	APPROXIMATELY	HORIZ	HORIZONTAL	SL	STEEL INTEL
ARB	ARBORIST	HRV	HEAT RECOVERY VENTILATOR	SP	SOIL PIPE
AS	AIR SEAL	HSS	HOLLOW STRUCTURAL STEEL	SPEC	SPECIFICATION
AVG	AVERAGE	HW	HIGH WALL	SPF	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
C/L	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
CIP	CAST IN PLACE	LW	LOW WALL	TPZ	TREE PROTECTION ZONE
CL	CLOSED	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	MAIN HOUSE	VERT	VERTICAL
DET	DETAIL	MIN	MINIMUM	VR	VAPOUR RETARDER
DIA	DIAMETER	M/W	MICROWAVE	W/C	WATER CLOSET
DIM	DIMENSION	MTD	MOUNTED	WB	WEATHER BARRIER
DRN	DRAIN	NOM	NOMINAL	W/C	WALK IN CLOSET
DWG	DRAWING	NTS	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		
ENS	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		
EXH	EXHAUST	PL	PROPERTY LINE		
EXP	EXPOSED	PLY	PLYWOOD		
EXT	EXTERIOR	PT	PRESSURE TREATED		
F/O	FACE OF	QTY	QUANTITY		
F/D	FLOOR DRAIN	R/O	ROUGH OPENING		
FFE	FINISH FLOOR ELEVATION	RA	RETURN AIR		
FND	FOUNDATION	REC	RECESSED		
FRR	FIRE RESISTANCE RATING	REINF	REINFORCED		
FTG	FOOTING	REQ	REQUIRED		
		REV	REVISION		

## OBC MATRIX

ITEM	ONTARIO BUILDING CODE 2017 DATA MATRIX PART 9	ONTARIO REFERENCE REFERENCES ARE TO DIVISION B UNLESS NOTED (A) FOR DIVISION A OR (C) FOR DIVISION C																																																							
1	PROJECT DESCRIPTION: <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION - INTERIOR	<input type="checkbox"/> PART 9 1.1.2(A)																																																							
2	MAJOR OCCUPANCY(S) GROUP: C DIV: N/A	9.10.2																																																							
3	BUILDING AREA (m²) PROPOSED: 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: <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 type="checkbox"/> NOT REQUIRED	9.10.8.2 - 4																																																							
9	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.18																																																							
10	BUILDING CLASSIFICATION: 3.2.2.46. GROUP C, UP TO 3 STOREYS	-																																																							
11	CONSTRUCTION RESTRICTIONS: <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON - COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH	9.10.8																																																							
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"/> 2 PERSONS PER SLEEPING AREA* <input type="checkbox"/> DESIGN OF BUILDING <input type="checkbox"/> N/A (NO CHANGE)	3.1.17																																																							
	GROUND LEVEL: _____ 4 PERSONS UPPER LEVEL: _____ N/A TOTAL: 4 PERSONS *AS PER OBC 3.1.1.7.1 (b)																																																								
14	BARRIER - FREE DESIGN: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.5.2 & 3.8.1.1																																																							
15	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.1.3																																																							
16	REQUIRED FIRE RESISTANCE RATINGS	9.10.8																																																							
	<table border="1"> <thead> <tr> <th></th> <th>HORIZONTAL ASSEMBLY</th> <th>F.R.R. (HOURS)</th> <th>SUPPORT ASSEMBLY</th> <th>LISTED DESIGN</th> <th>NON-COMBUSTIBLE IN LIEU OF F.R.R.</th> </tr> </thead> <tbody> <tr> <td>FLOORS OVER BASEMENT</td> <td>-</td> <td>-</td> <td>-</td> <td><input type="checkbox"/> YES <input type="checkbox"/> NO</td> <td><input checked="" type="checkbox"/> N/A</td> </tr> <tr> <td>FLOORS</td> <td>-</td> <td>-</td> <td>-</td> <td><input type="checkbox"/> YES <input type="checkbox"/> NO</td> <td><input checked="" type="checkbox"/> N/A</td> </tr> <tr> <td>MEZZANINE</td> <td>-</td> <td>-</td> <td>-</td> <td><input type="checkbox"/> YES <input type="checkbox"/> NO</td> <td><input checked="" type="checkbox"/> N/A</td> </tr> <tr> <td>ROOF</td> <td>-</td> <td>-</td> <td>-</td> <td><input type="checkbox"/> YES <input type="checkbox"/> NO</td> <td><input checked="" type="checkbox"/> N/A</td> </tr> </tbody> </table>		HORIZONTAL ASSEMBLY	F.R.R. (HOURS)	SUPPORT ASSEMBLY	LISTED DESIGN	NON-COMBUSTIBLE IN LIEU OF F.R.R.	FLOORS OVER BASEMENT	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A	FLOORS	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A	MEZZANINE	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A	ROOF	-	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A																										
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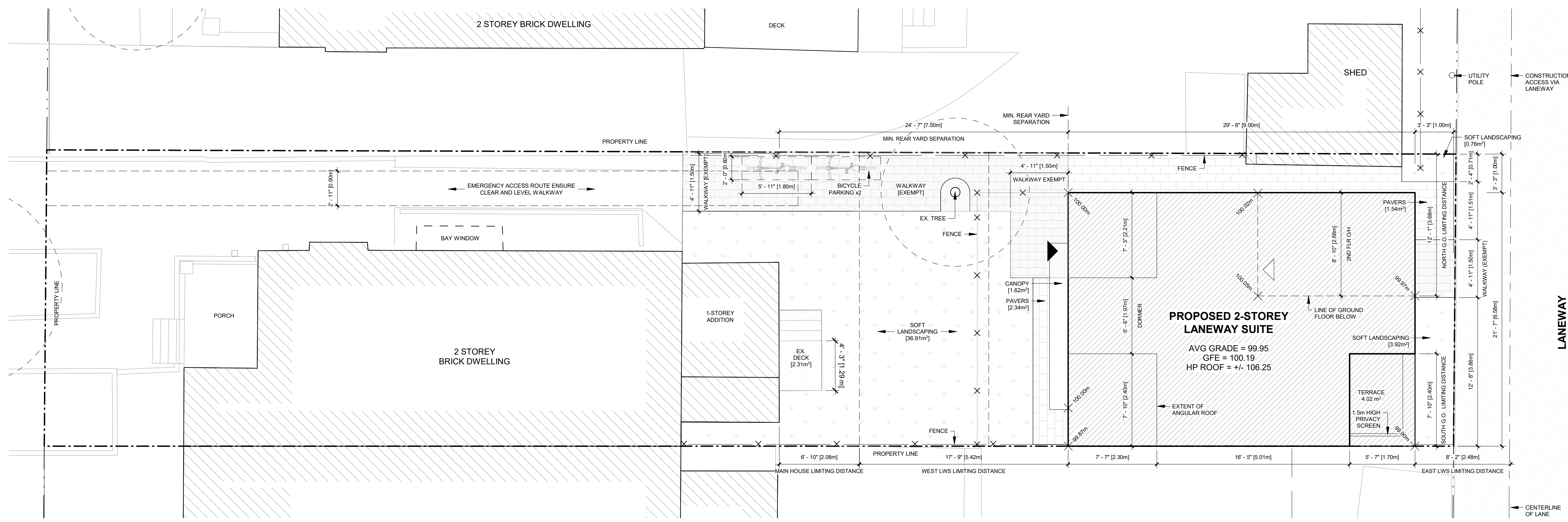
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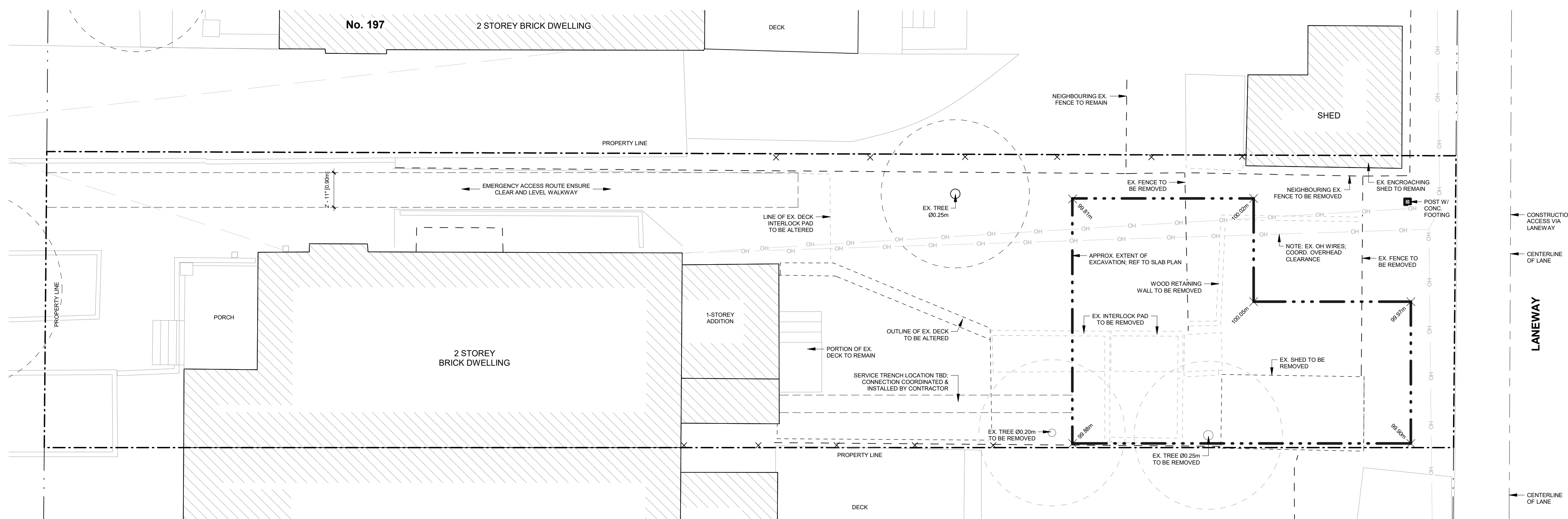
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282 RICHMOND ST E., SUITE 200  
TORONTO, ON M5A 1P4  
416 414 9944 x 0

THE JUNCTION LANEWAY SUITE	COVER SHEET	ISSUED FOR PERMIT
DRAWN	CHECKED	SCALE
		As indicated
DATE		JOB NO
SHEET		REV

# A0.0b



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 <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%

FLOOR	AREA
SECOND	497.52sf [46.22m <sup>2</sup> ]
GROUND	430.46sf [39.99m <sup>2</sup> ]
<b>TOTAL</b>	<b>927.98sf [86.21m<sup>2</sup>]</b>

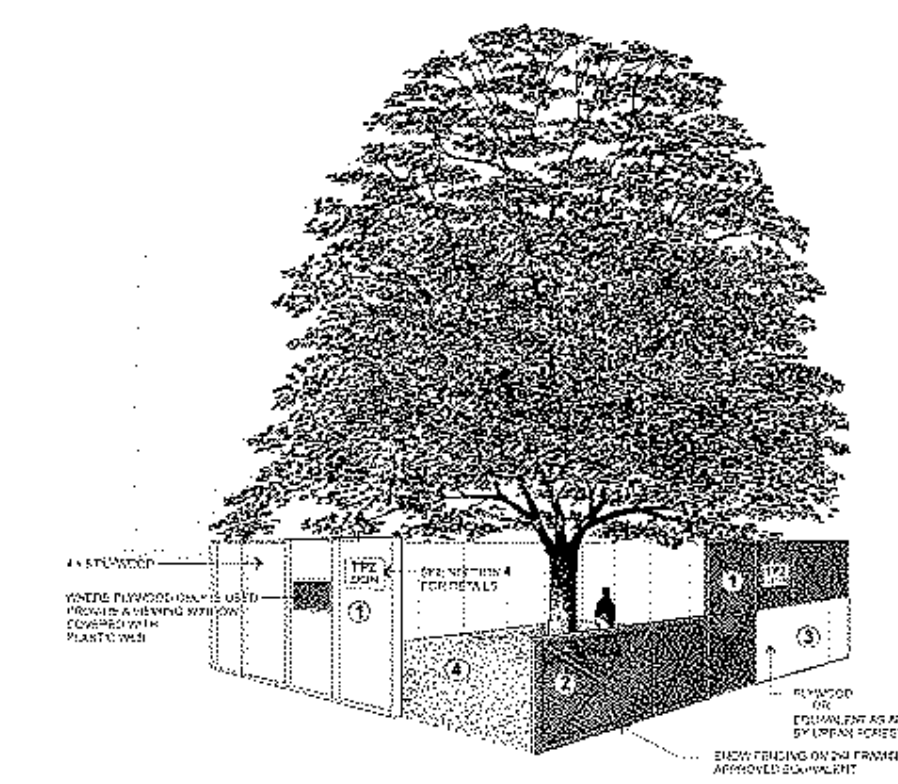
  

EXISTING RESIDENCE GROSS FLOOR AREA	
<b>TOTAL</b>	<b>1,404sf [130.4m<sup>2</sup>]</b>

**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 areas 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 cone excavators or lift ladders are 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 6ft fence barriers and to the restriction of Urban Forestry. See Detail TP-2

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

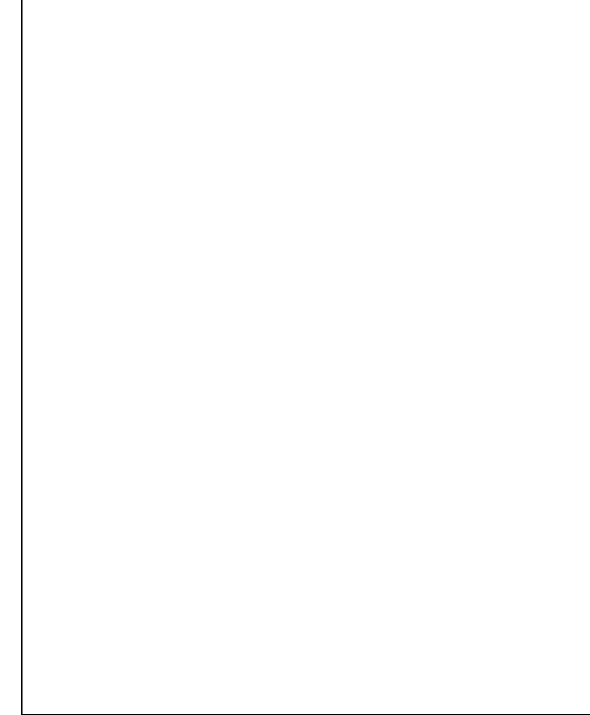
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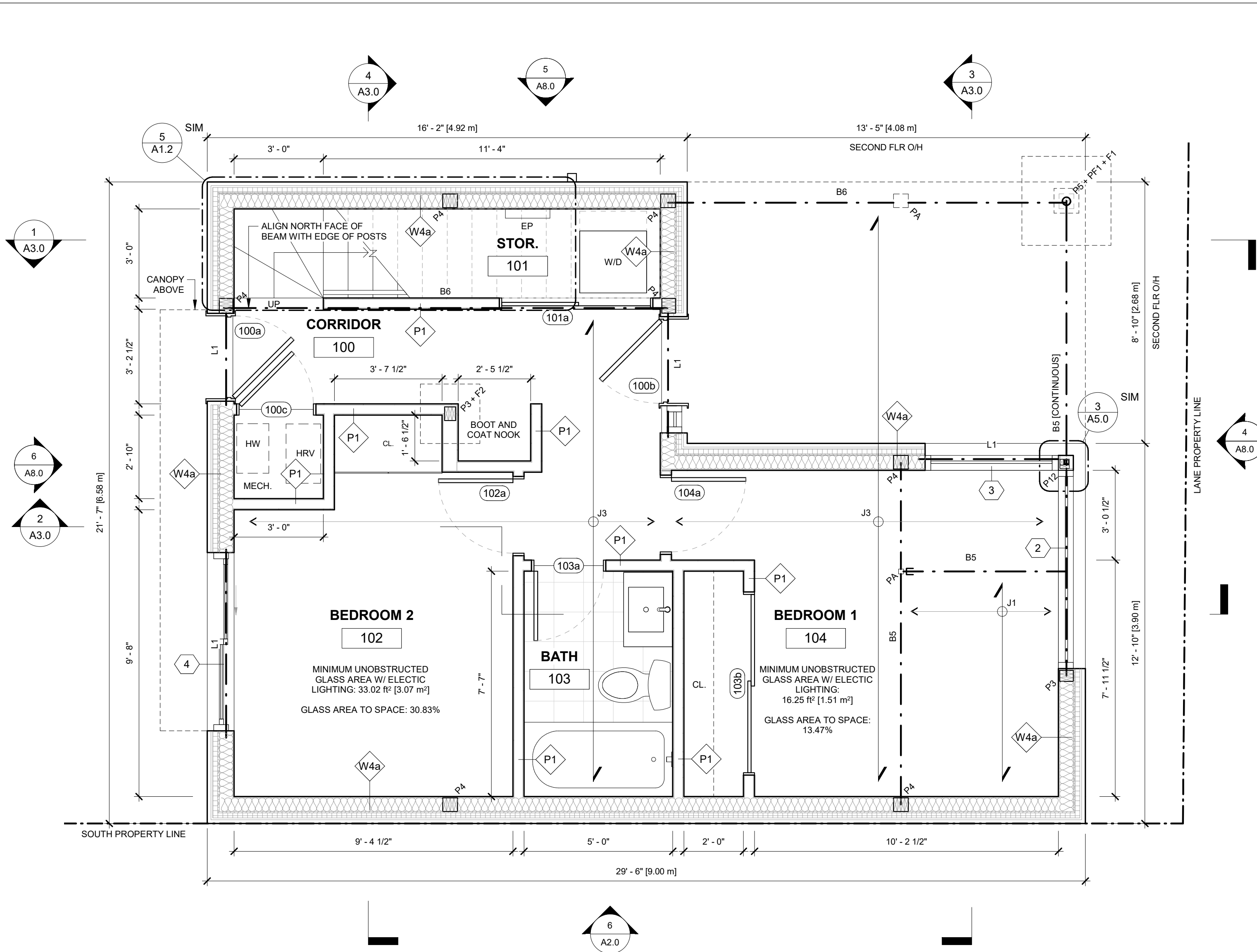
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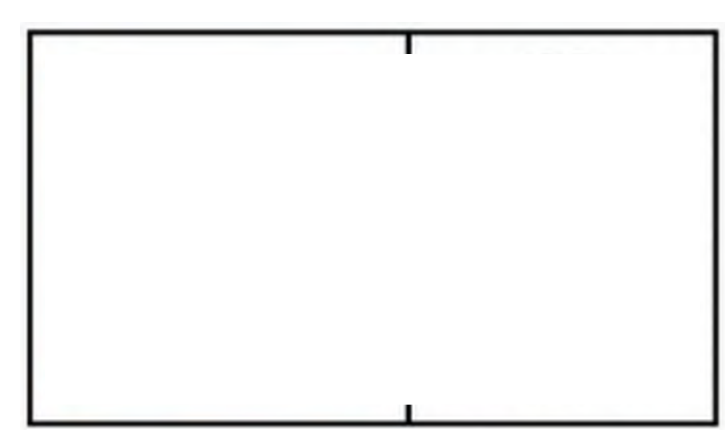
SITE PLAN & PROJECT NOTES

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		As indicated
DATE		JOB NO
SHEET		REV
		<b>A0.1</b>



**1** GROUND FLOOR PLAN  
 A1.0 SCALE: 3/8" = 1'-0"



LEGEND	
<b>ELECTRICAL NOTES</b>	<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. ALL WIRING AND TERMINATIONS WILL BE BY THE ELECTRICAL SUB-CONTRACTOR.</p> <p>ADDITION, SUBTRACTION, OR RELOCATION OF LIGHTING, POWER, AND COMMUNICATIONS MUST BE REVIEWED AND APPROVED BY THE PROJECT MANAGER IN WRITING.</p> <p>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.</p>
<b>RCP LEGEND</b>	<p><b>CEILING FINISH MARKER</b>        INDICATES CEILING CONSTRUCTION AND HEIGHT ABOVE FINISHED FLOOR</p> <p><b>BULKHEAD OR DROPPED CEILING</b></p> <p><b>RECESSED POT LIGHT FIXTURE</b>        WATER-TIGHT FIXTURE WHERE APPLICABLE</p> <p><b>RECESSED DIRECTIONAL POT LIGHT FIXTURE</b>        WATER-TIGHT FIXTURE WHERE APPLICABLE</p> <p><b>WALL MOUNTED OCTAGON BOX</b>        INSTALL CLIENT-SUPPLIED FIXTURE (REFER TO ELEVATIONS FOR HEIGHT.)</p> <p><b>CEILING MOUNTED OCTAGON BOX</b>        INSTALL CLIENT-SUPPLIED FIXTURE</p> <p><b>GAS VALVE</b></p> <p><b>HOSE BIB</b></p>

<b>CONCEALED LED STRIP LIGHT IN CABINETRY</b>	<b>CEILING MOUNTED LOW DBA EXHAUST FAN</b>
<b>TWO-WAY SWITCH (THREE-WAY WHERE INDICATED)</b>	<b>UTILITY OUTLET (CO-ORDINATE W/ EQUIPMENT SPECS)</b>
<b>CEILING MOUNTED LOW DBA EXHAUST FAN</b>	<b>INTERCONNECTED SMOKE &amp; CO DETECTOR</b>
<b>UTILITY OUTLET (CO-ORDINATE W/ EQUIPMENT SPECS)</b>	<b>DUPLEX OUTLET (GFI WHERE INDICATED)</b>
<b>INTERCONNECTED SMOKE &amp; CO DETECTOR</b>	<b>DUAL USB DUPLEX RECEPTACLE</b>
<b>DUPLEX OUTLET (GFI WHERE INDICATED)</b>	<b>WEATHER PROTECTED DUPLEX RECEPTACLE</b>
<b>DUAL USB DUPLEX RECEPTACLE</b>	<b>DATA RECEPTACLE</b>
<b>WEATHER PROTECTED DUPLEX RECEPTACLE</b>	
<b>DATA RECEPTACLE</b>	

**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	POST 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 1/2" x 1/4"
B4 - 2-PLY 1 3/4" x 9 1/2" LVL	w/ 6"x6" x 1/4" PLATES
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
B7 - 2-PLY 1 3/4" x 11 7/8" 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"
B9 - 4-PLY 1 3/4" x 11 7/8" LVL	BELOW GRADE
B10 - W8 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	
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	
<b>LINTEL SCHEDULE</b>	<b>JOISTS/RAFTER SCHEDULE:</b>
L1 - (2) 2" x 8" SPF	(PROVIDE SOLID BLOCKING BETWEEN LOAD-BEARING WALLS)
L2 - (3) 2" x 8" SPF	J1 - 2" x 8" @ 16" O.C.
L3 - (2) 2" x 10" SPF	J2 - 2" x 10" @ 16" O.C.
L4 - (3) 2" x 10" SPF	J3 - 9 1/2" TJI s31 @ 16" O.C.
SL1 - 3 1/2" x 3 1/2" x 1/4"	J4 - 9 1/2" TJI s47 @ 16" O.C.
SL2 - 4" x 3 1/2" x 1/4"	J5 - 9 1/2" TJI s31 @ 16" O.C.
SL3 - 5" x 3 1/2" x 5/16"	J6 - 11 7/8" TJI s47 @ 16" O.C.
SL4 - 6" x 4" x 3/8"	
	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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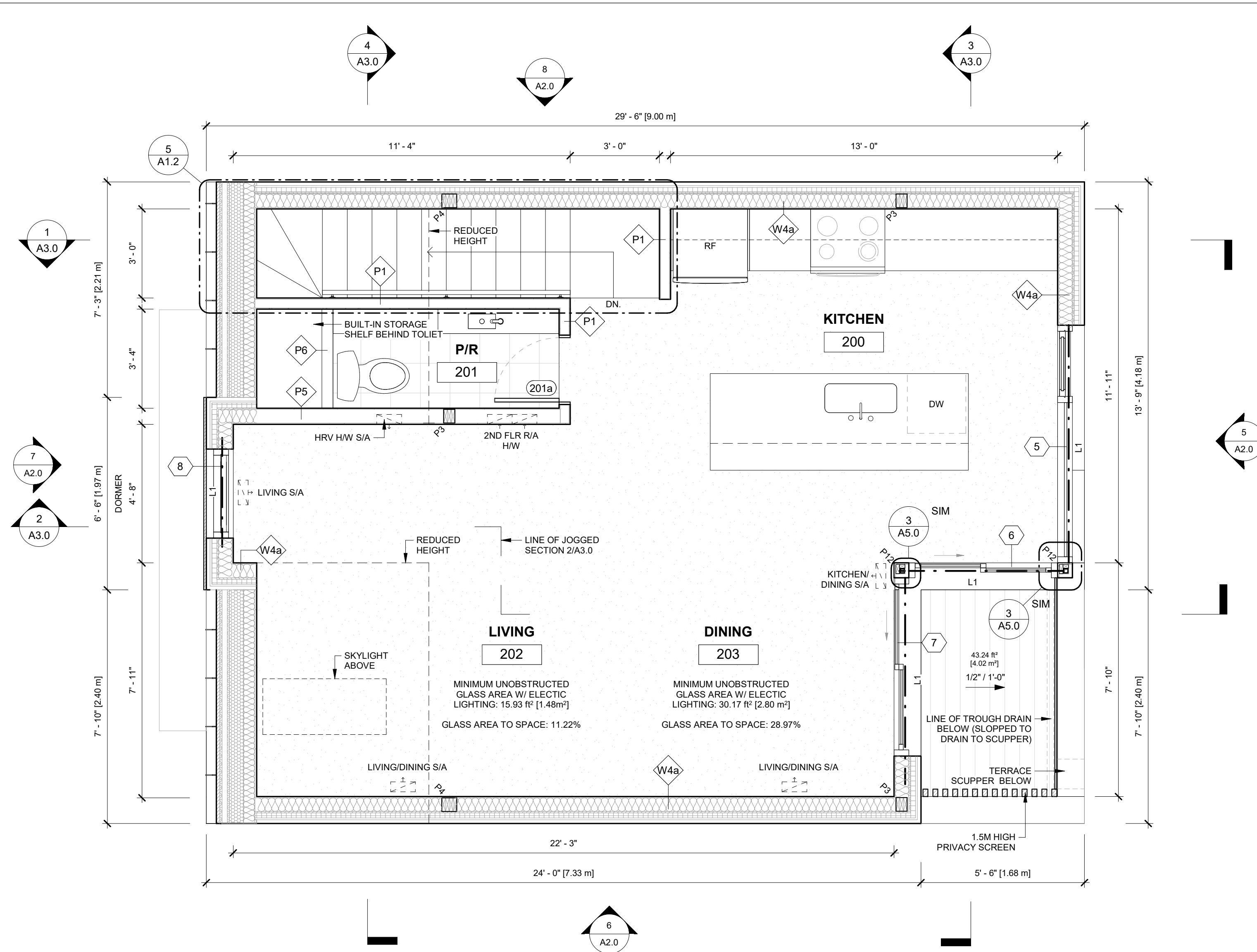
PROJECT NORTH

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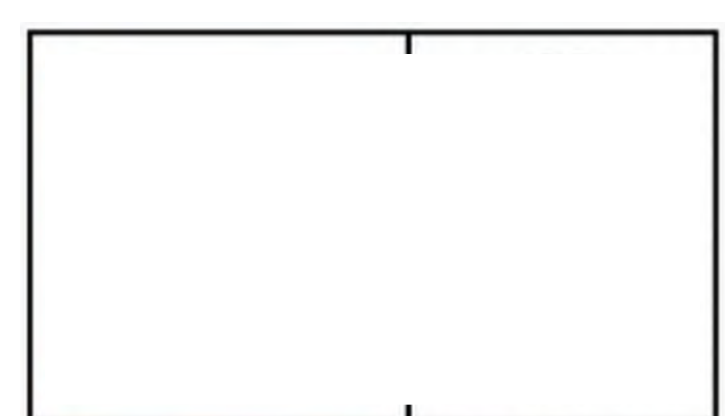
THE JUNCTION LANEWAY SUITE	PROPOSED GROUND FLOOR PLANS	ISSUED FOR PERMIT
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DRAWN	SCALE
CHECKED	As indicated
DATE	JOB NO
SHEET	REV

A1.0



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



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**THE JUNCTION LANEWAY SUITE**

PROPOSED SECOND FLOOR PLANS

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**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.

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

CEILING FINISH MARKER

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**

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

**SHEAR WALL:**

SW1 - TIMBER FRAMED SHEAR WALL. 2X6 STUDS AT 8" O/C WITH BLOCKING @ 24" O/C WITH 3/4" THICK PLYWOOD SHEATHING BOTH SIDES FASTENED WITH NAILS @ 2" O/C. FASTEN BOTTOM SILL PLATE TO FRAMING BELOW WITH 1/2" DIAMETER LAG SCREW @ 8" O/C OR TO FOUNDATION BELOW WITH 1/2" DIAMETER BOLTS @ 8" O/C. [ENSURE OVERALL WIDTH TO HEIGHT RATIO OF SHEAR WALL IS GREATER THAN 1.3:5]

SW2 - TIMBER FRAMED SHEAR WALL. 2X4 STUDS AT 8" O/C WITH BLOCKING @ 24" O/C WITH 3/4" THICK PLYWOOD SHEATHING BOTH SIDES FASTENED WITH NAILS @ 2" O/C. FASTEN BOTTOM SILL PLATE TO FRAMING BELOW WITH 1/2" DIAMETER LAG SCREW @ 8" O/C OR TO FOUNDATION BELOW WITH 1/2" DIAMETER BOLTS @ 8" O/C. [ENSURE OVERALL WIDTH TO HEIGHT RATIO OF SHEAR WALL IS GREATER THAN 1.3:5]

**FOOTING SCHEDULE**

(ALL FOOTINGS ON UNDISTURBED SOIL; NOT GRAVEL)

F1 - 36" x 36" x 12" FOOTING WITH 15M @ 12" O/C EACH WAY

F2 - 24" x 24" x 8" FOOTING ON UNDISTURBED SOIL

F3 - 16" x 16" x 8" POURED CONCRETE PAD FOOTING

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

**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 - w/ 6"x6" x 1/4" PLATES

P7 - 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 - 9 1/2" TJI s31 @ 16" O.C.

J6 - 11 7/8" TJI s47 @ 16" O.C.

DJ: DOUBLE JOIST

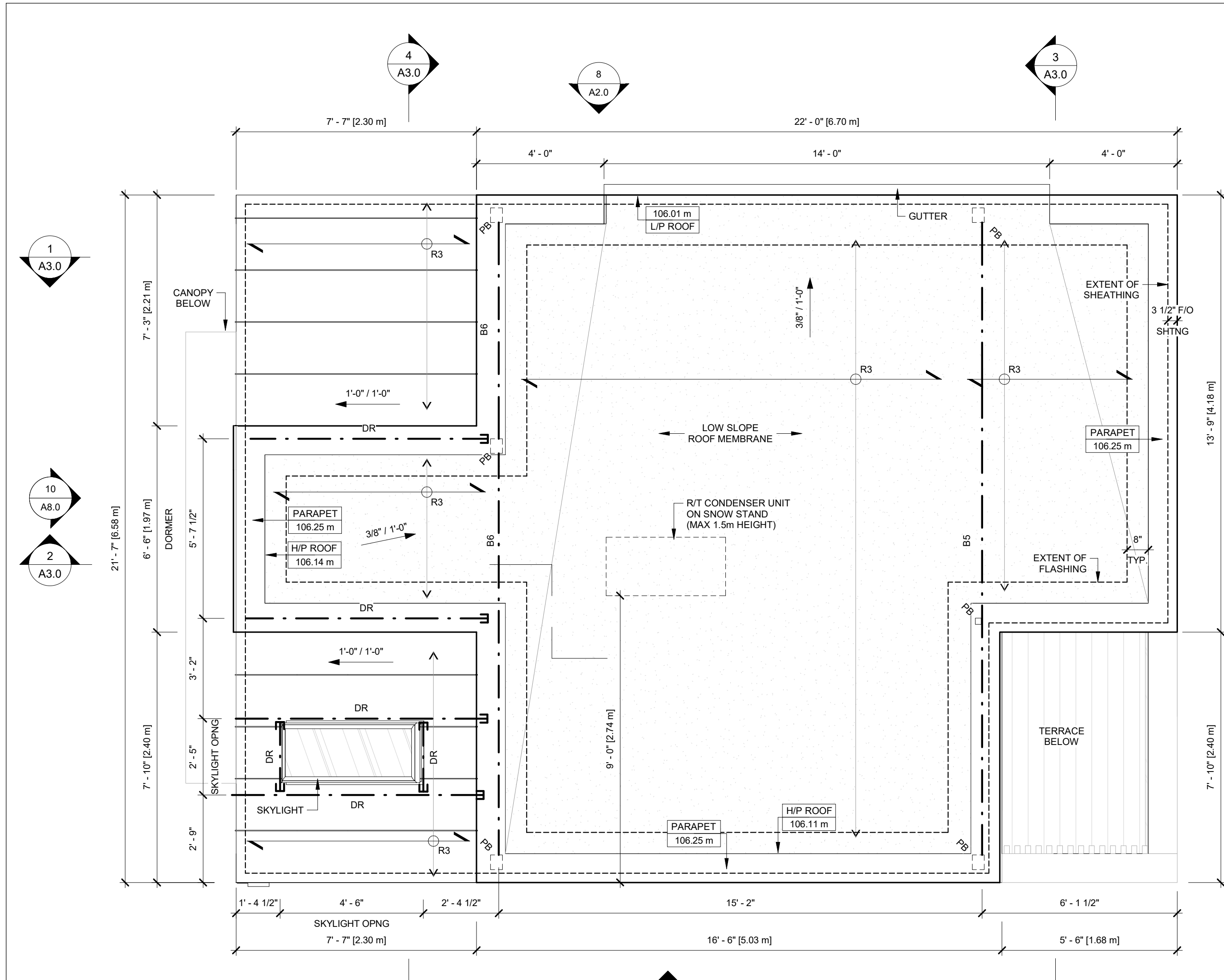
TJ: TRIPLE JOIST

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

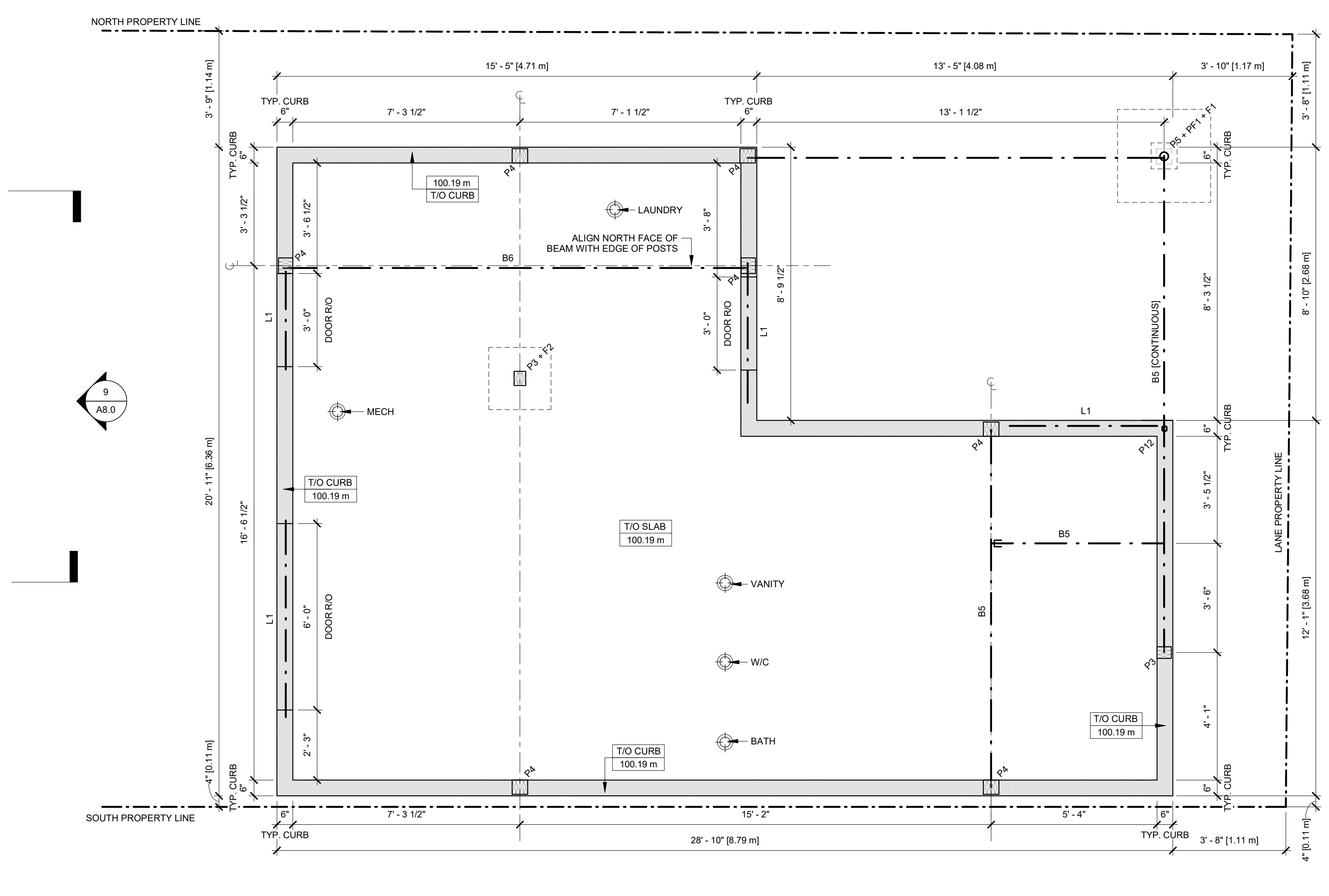
R2 - 2" x 8" @ 16" O.C.

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

DRAWN	
CHECKED	SCALE
As indicated	
DATE	JOB NO
SHEET	REV
<b>A1.1</b>	



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



**2 SLAB PLAN**  
SCALE: 3/8" = 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]
- FOOTING SCHEDULE**
- (ALL FOOTINGS ON UNDISTURBED SOIL; NOT GRAVEL)
- F1 - 36" x 36" x 12" FOOTING WITH 15M @ 12" O/C EACH WAY  
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 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"  
 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 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.

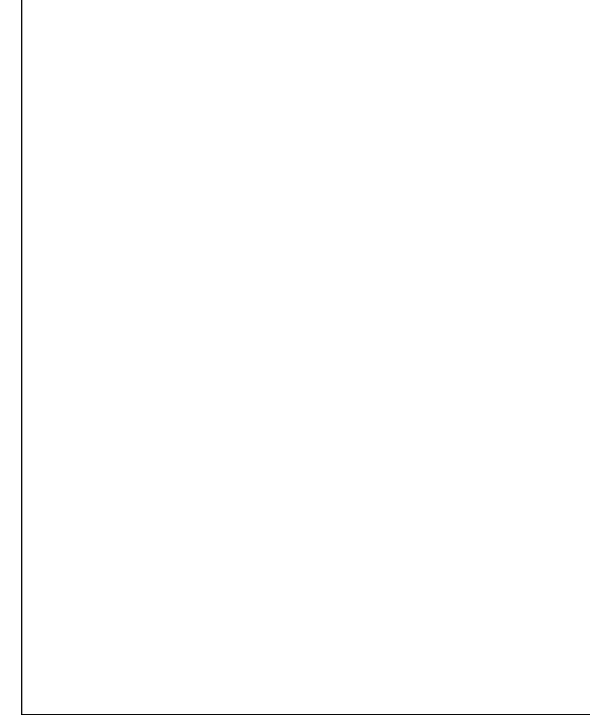
Rev.	Description	Date
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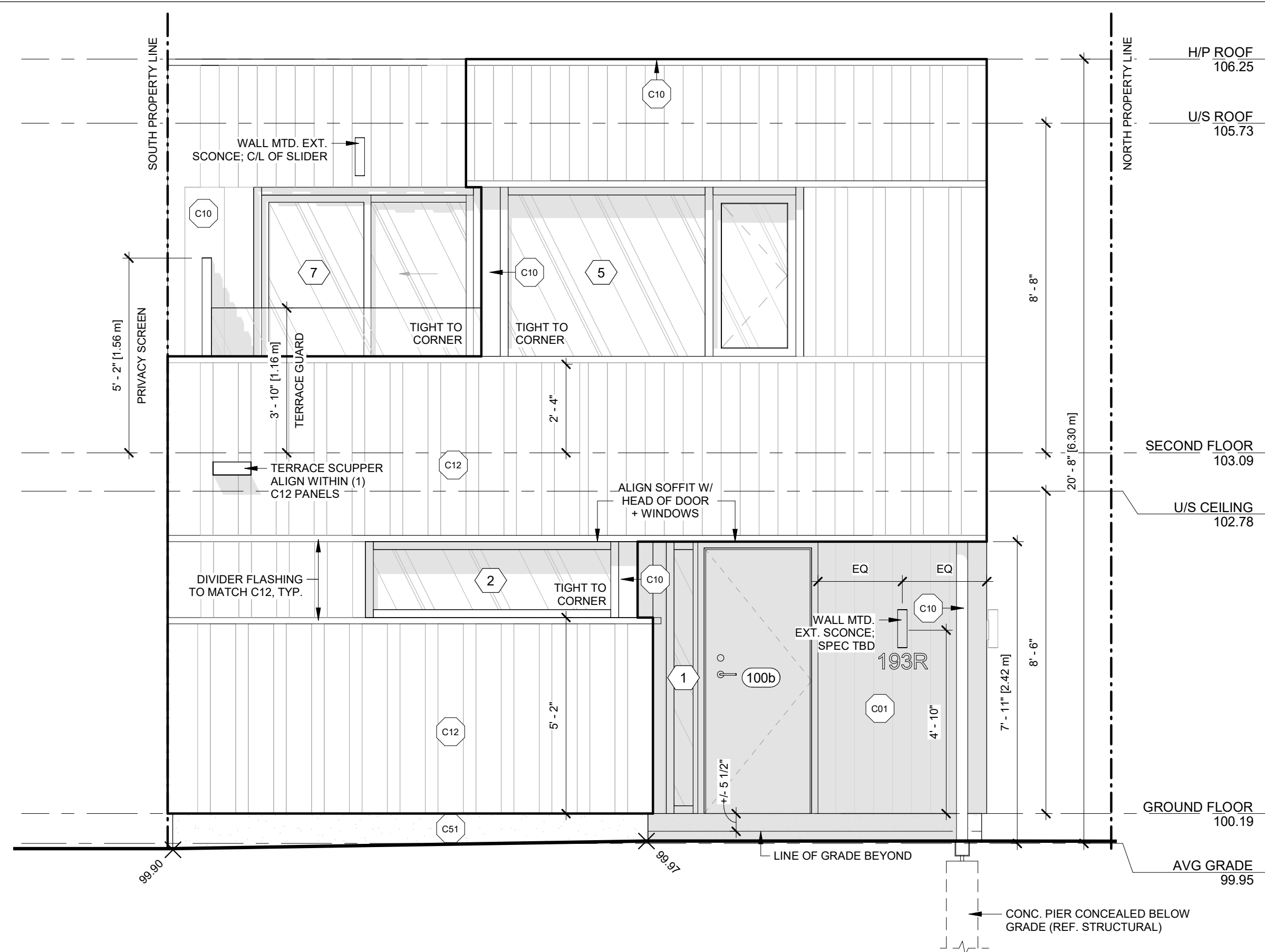
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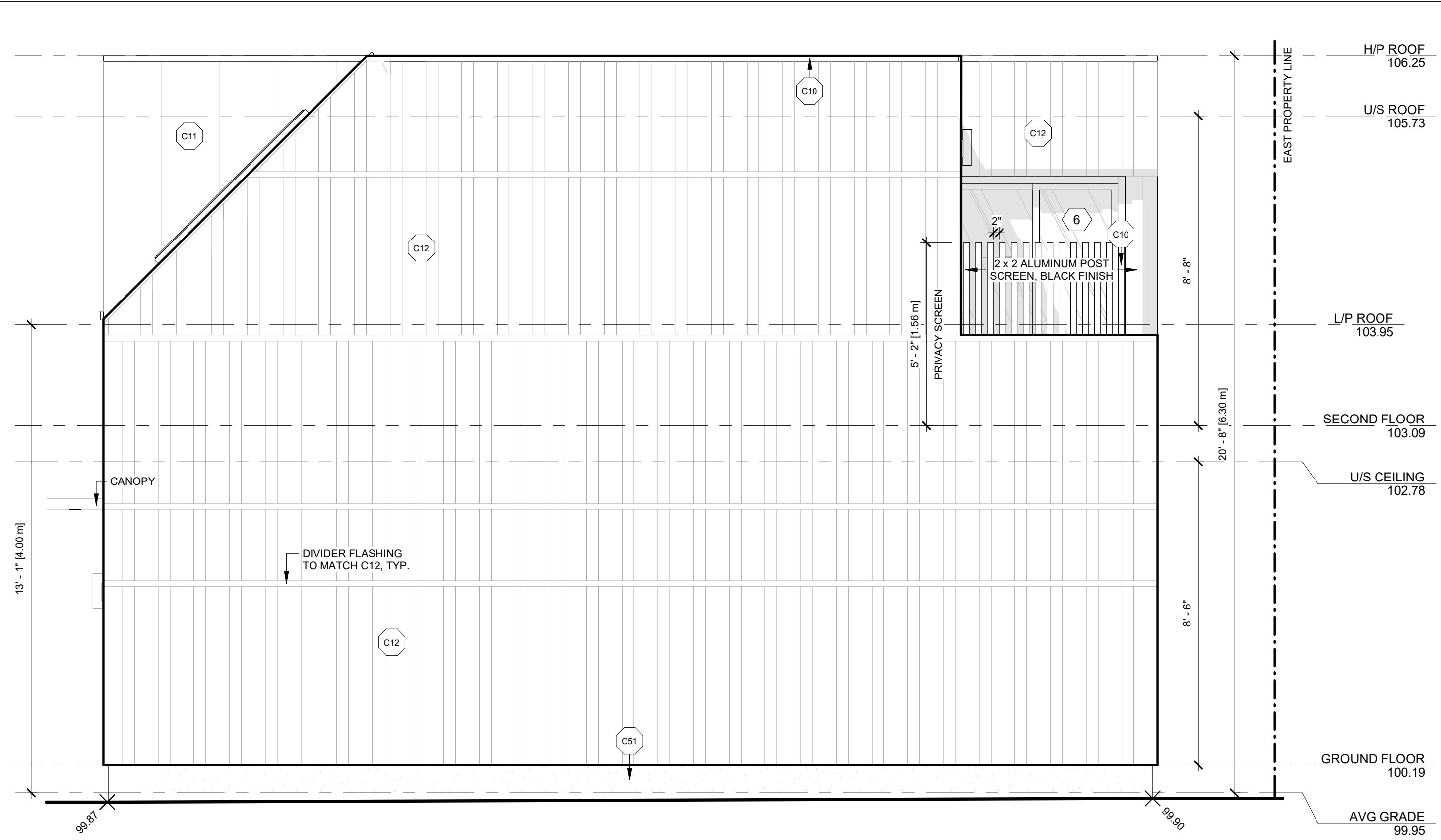


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 TORONTO, ON M5A 1P4  
 416 414 9944 x 0

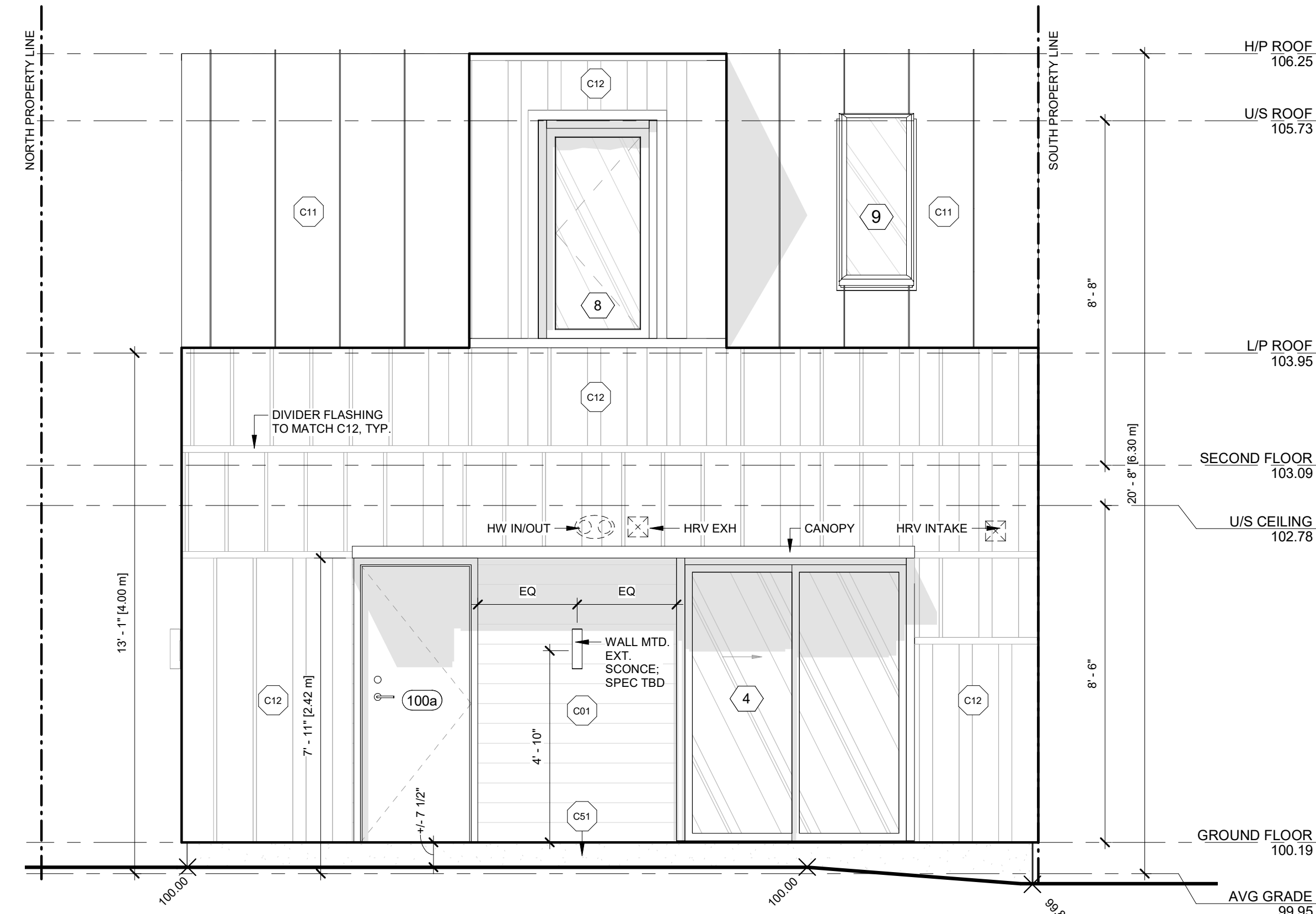
THE JUNCTION LANEWAY SUITE	
SLAB, ROOF PLAN & STAIR DETAILS	ISSUED FOR PERMIT
DRAWN	CHECKED
SCALE	As indicated
DATE	JOB NO
SHEET	REV
<b>A1.2</b>	



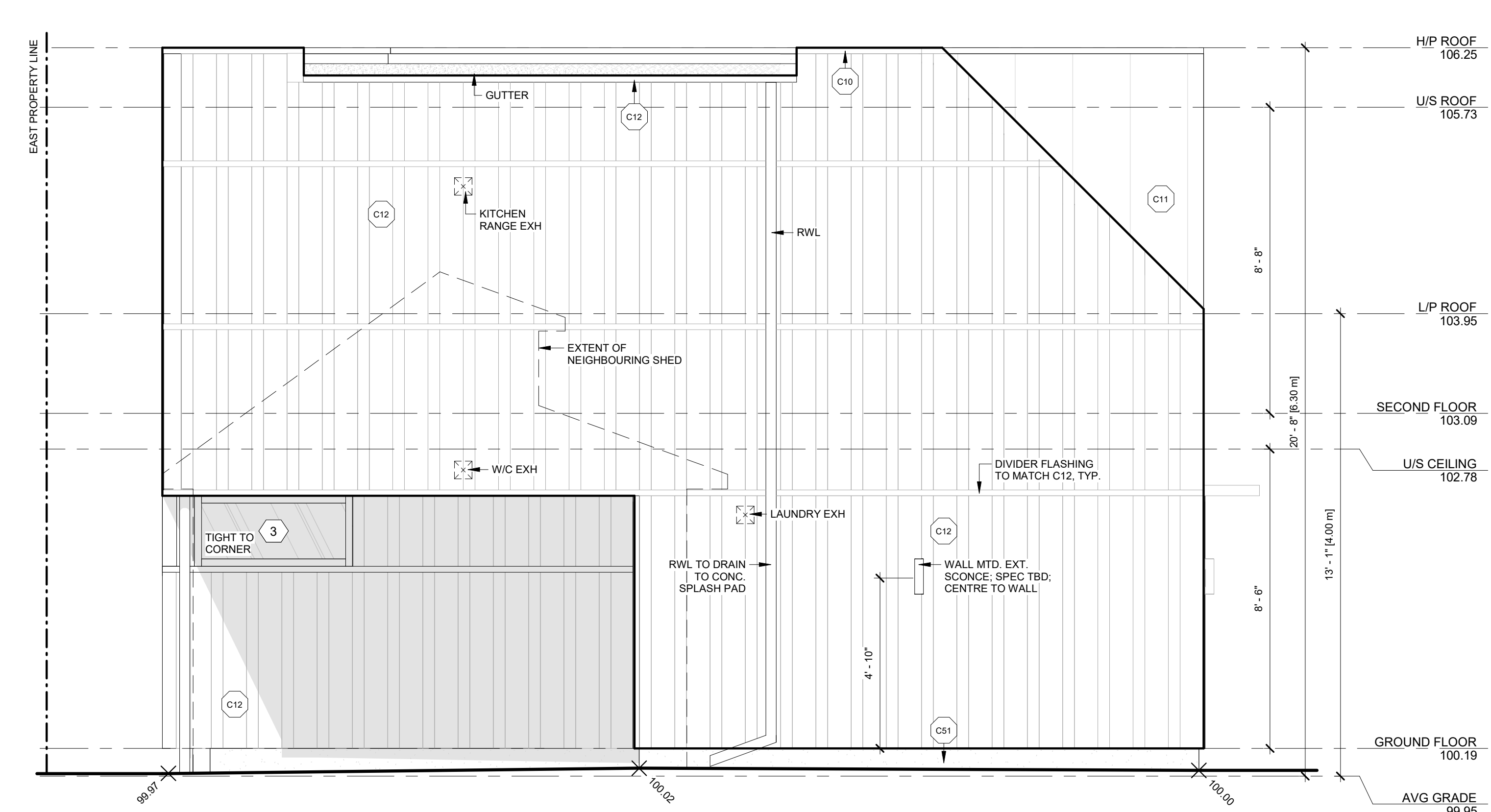
**5 EAST ELEVATION**  
A2.0 SCALE: 3/8" = 1'-0"



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

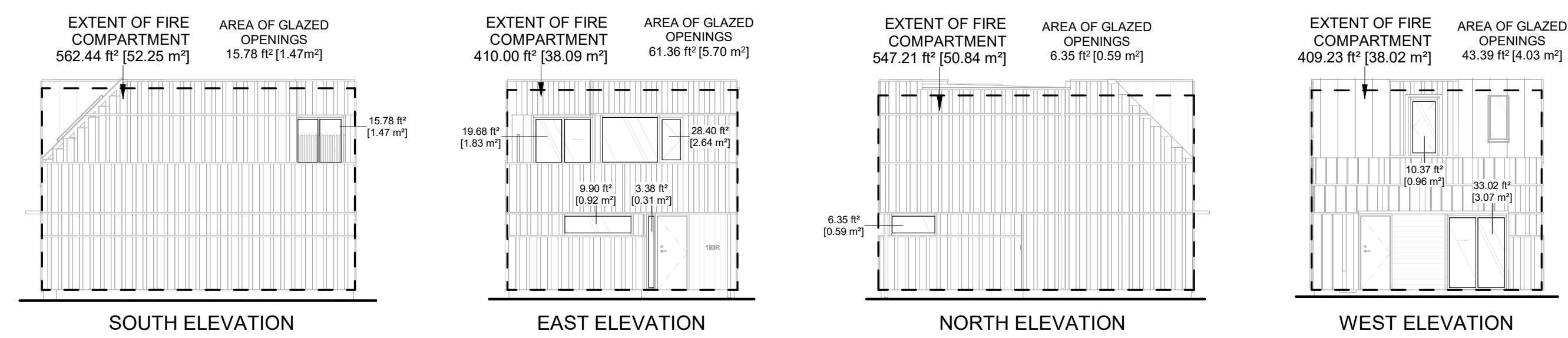


**7 WEST ELEVATION**  
A2.0 SCALE: 3/8" = 1'-0"



**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	GRANITE MATTE	QC 09821 GRAPHITE	PROVIDE SAMPLE FOR APPROVAL
C12	METAL CASSETTE PANEL	VARIABLES, HF-6,8,11,12	AGWAY METALS	GRANITE MATTE	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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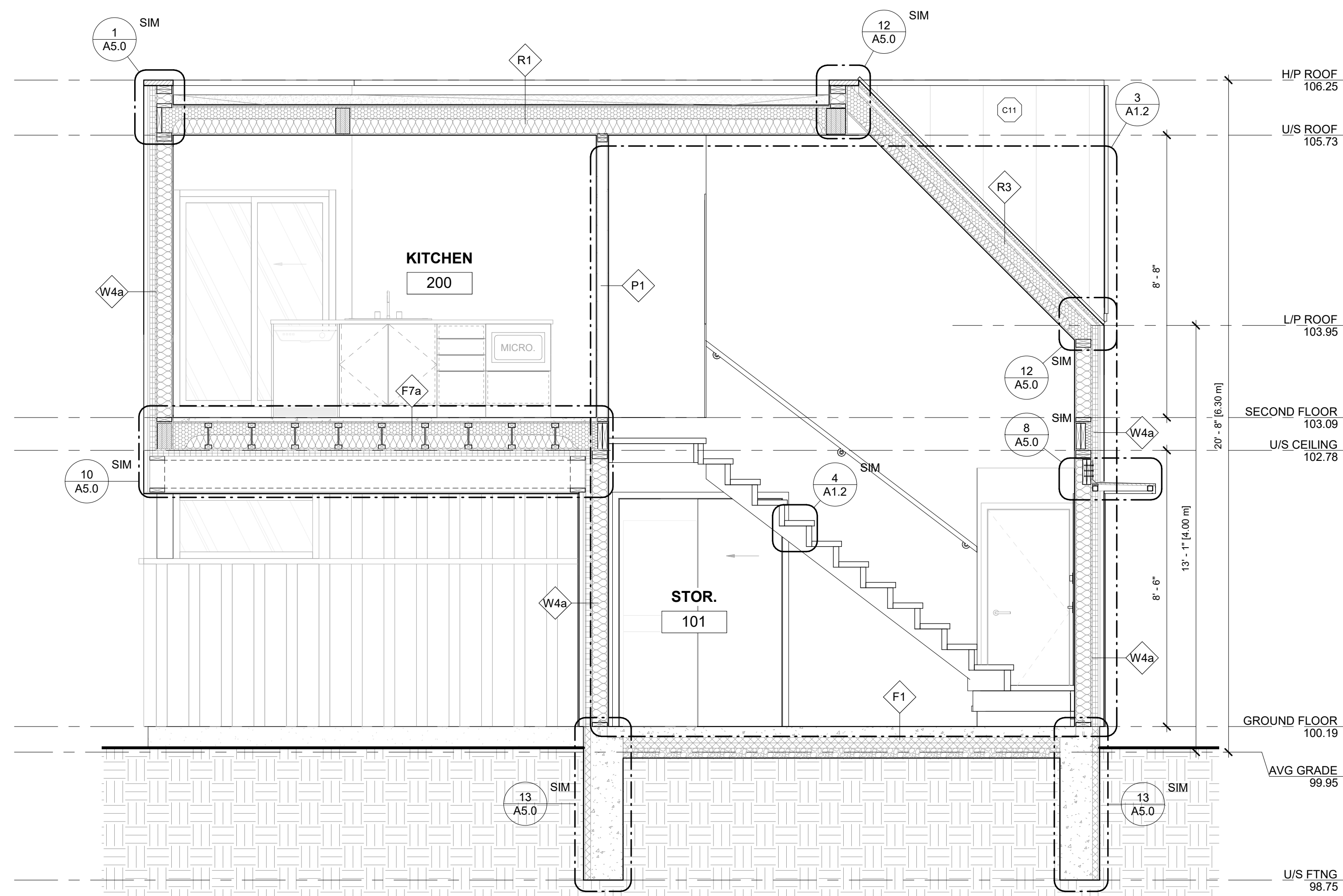
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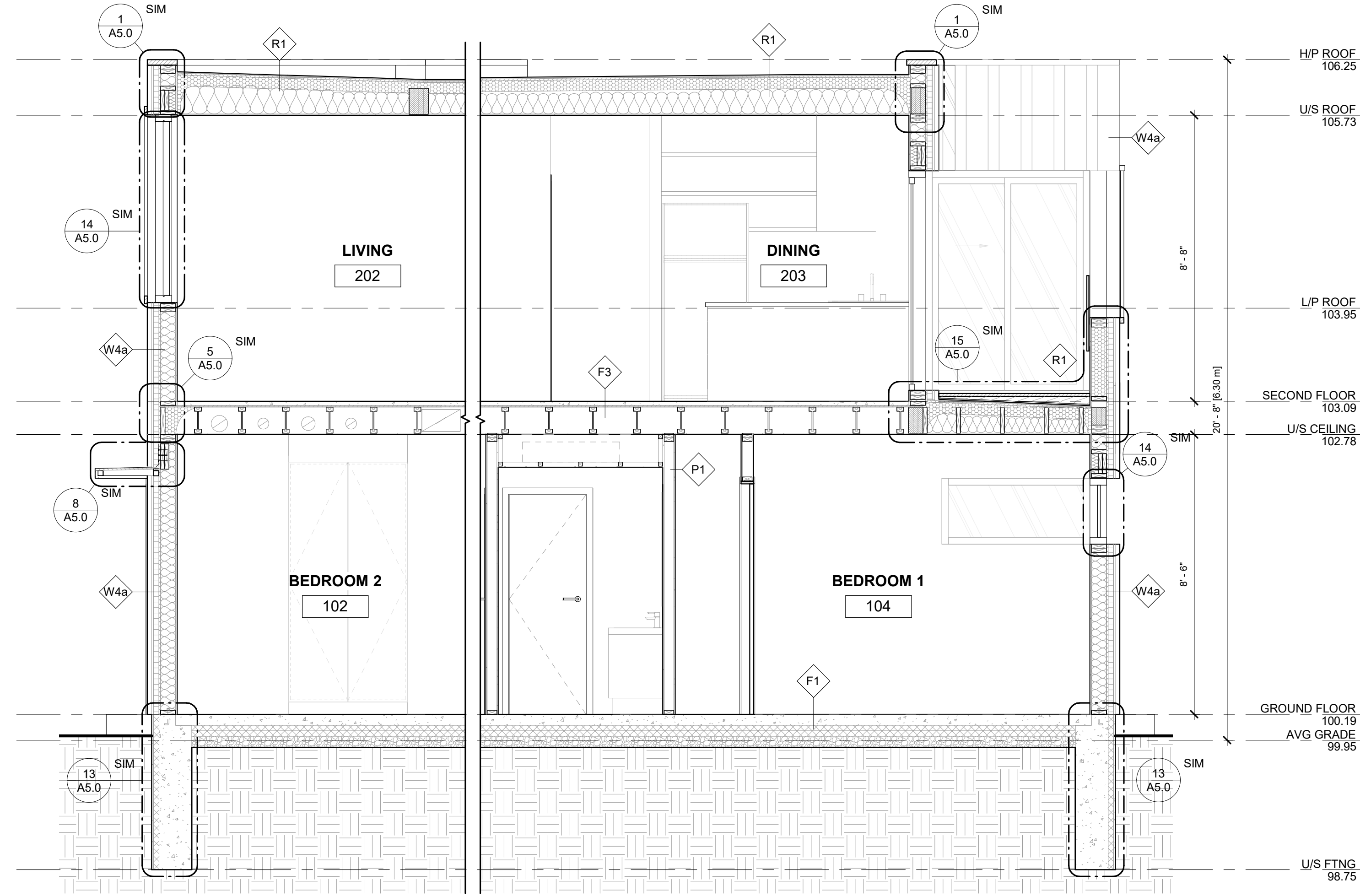
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LANESCAPE ARCHITECTURE INC.  
282 RICHMOND ST E., SUITE 200  
TORONTO, ON M5A 1P4  
416 414 9944 x0

THE JUNCTION LANEWAY SUITE  
BUILDING ELEVATIONS  
**ISSUED FOR PERMIT**

DRAWN	
CHECKED	SCALE As indicated
DATE	JOB NO
SHEET	REV
<b>A2.0</b>	



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



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

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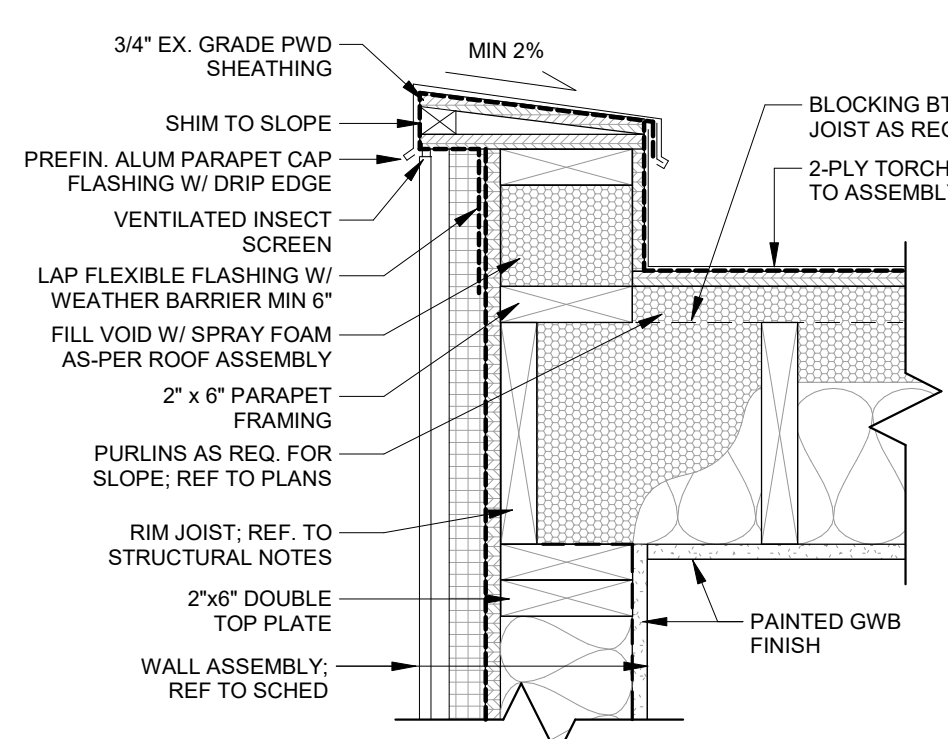
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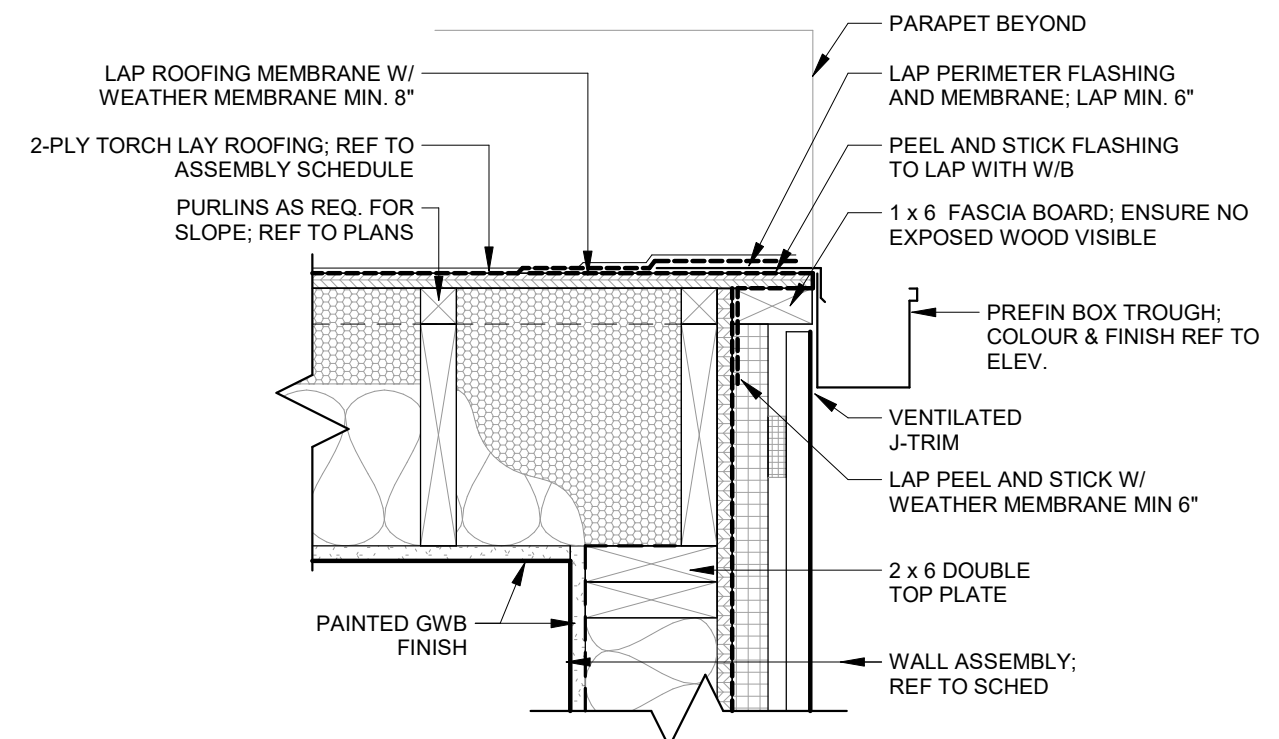
THE JUNCTION LANEWAY SUITE	BUILDING SECTIONS	ISSUED FOR PERMIT
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DRAWN	
CHECKED	SCALE 3/8" = 1'-0"
DATE	JOB NO

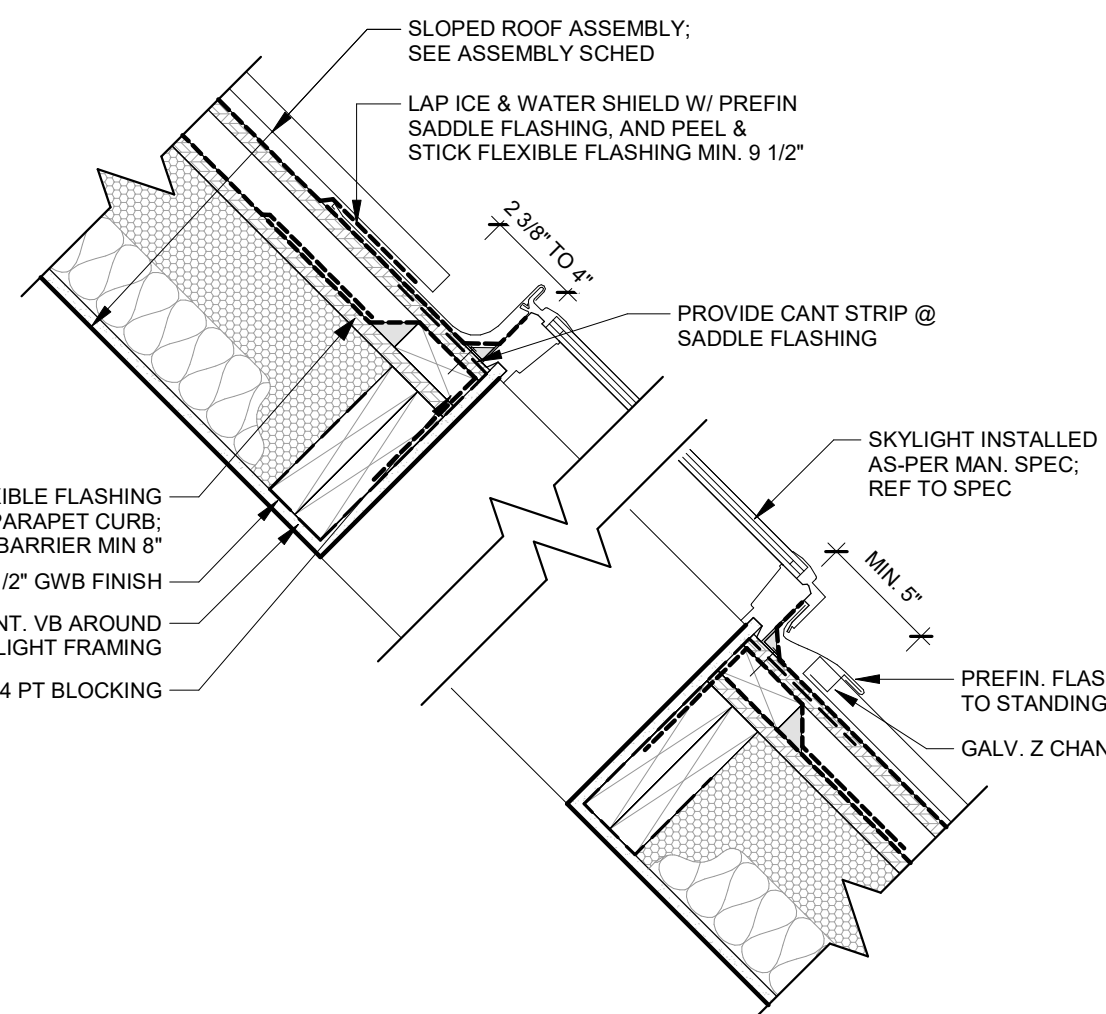
SHEET	REV
<b>A3.0</b>	



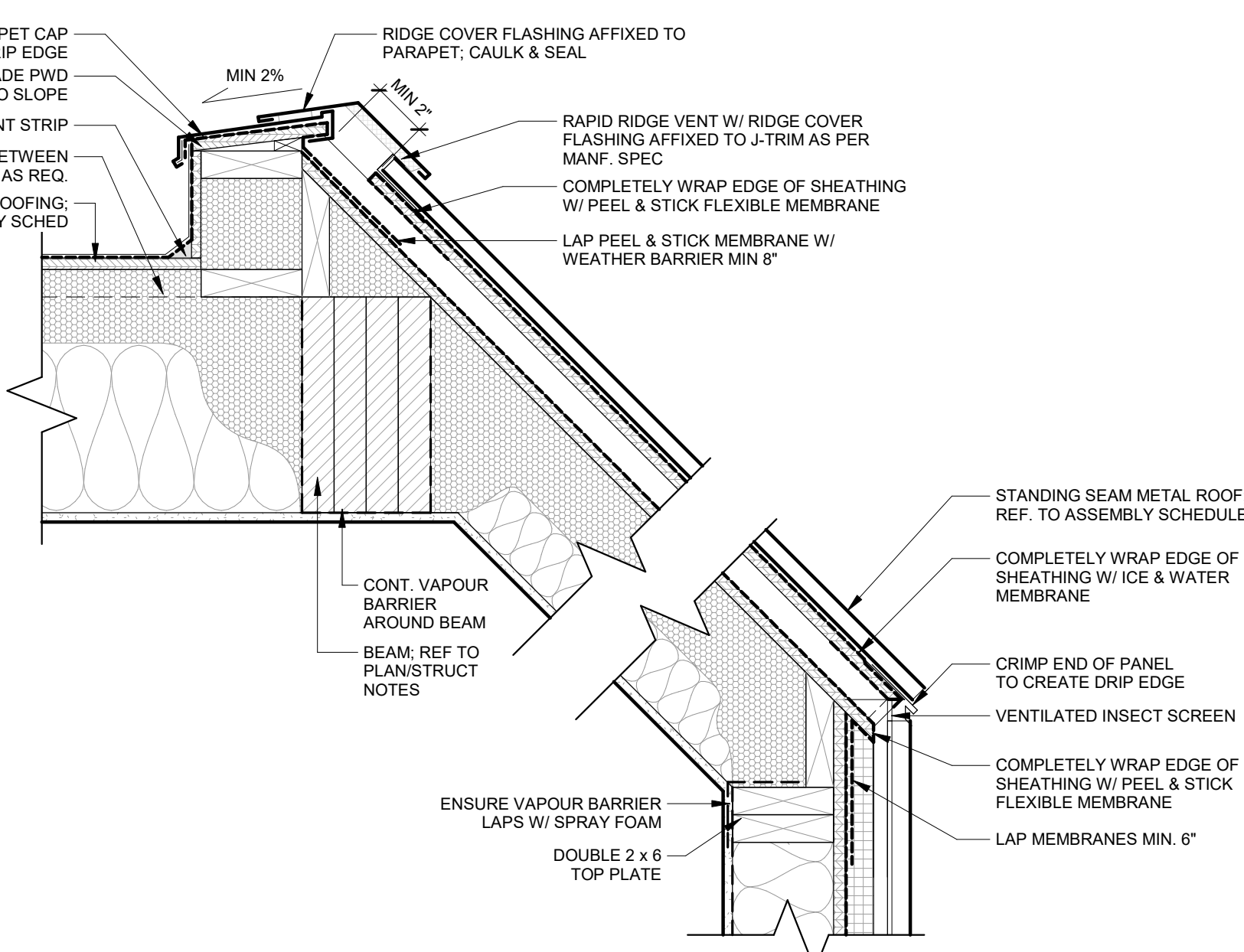
**1 TYP. ROOF PARAPET**  
A5.0 SCALE: 1 1/2" = 1'-0"



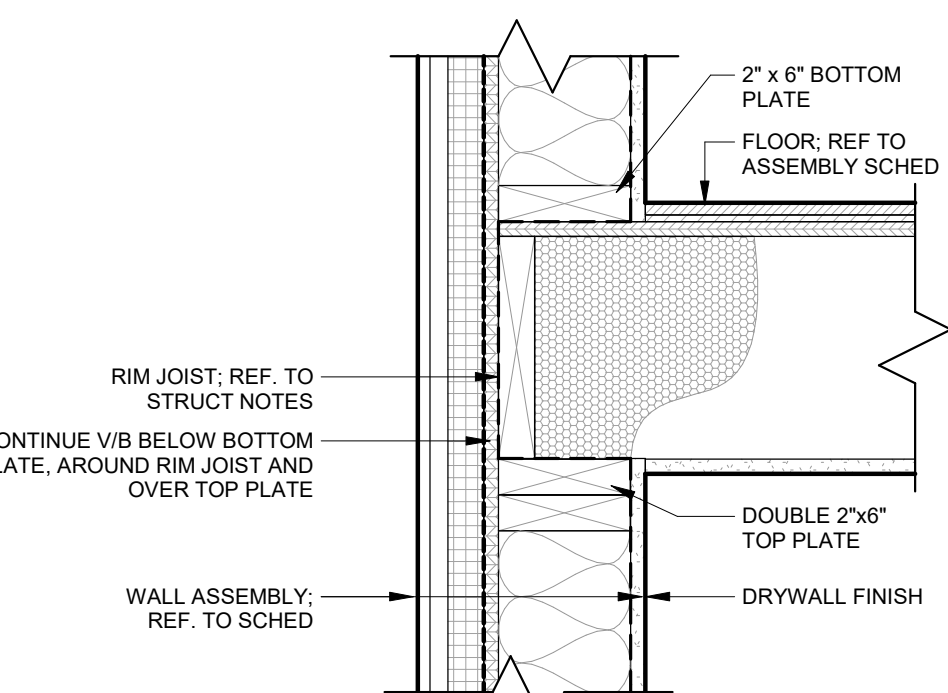
**2 TYP. SURFACE MOUNTED TROUGH**  
A5.0 SCALE: 1 1/2" = 1'-0"



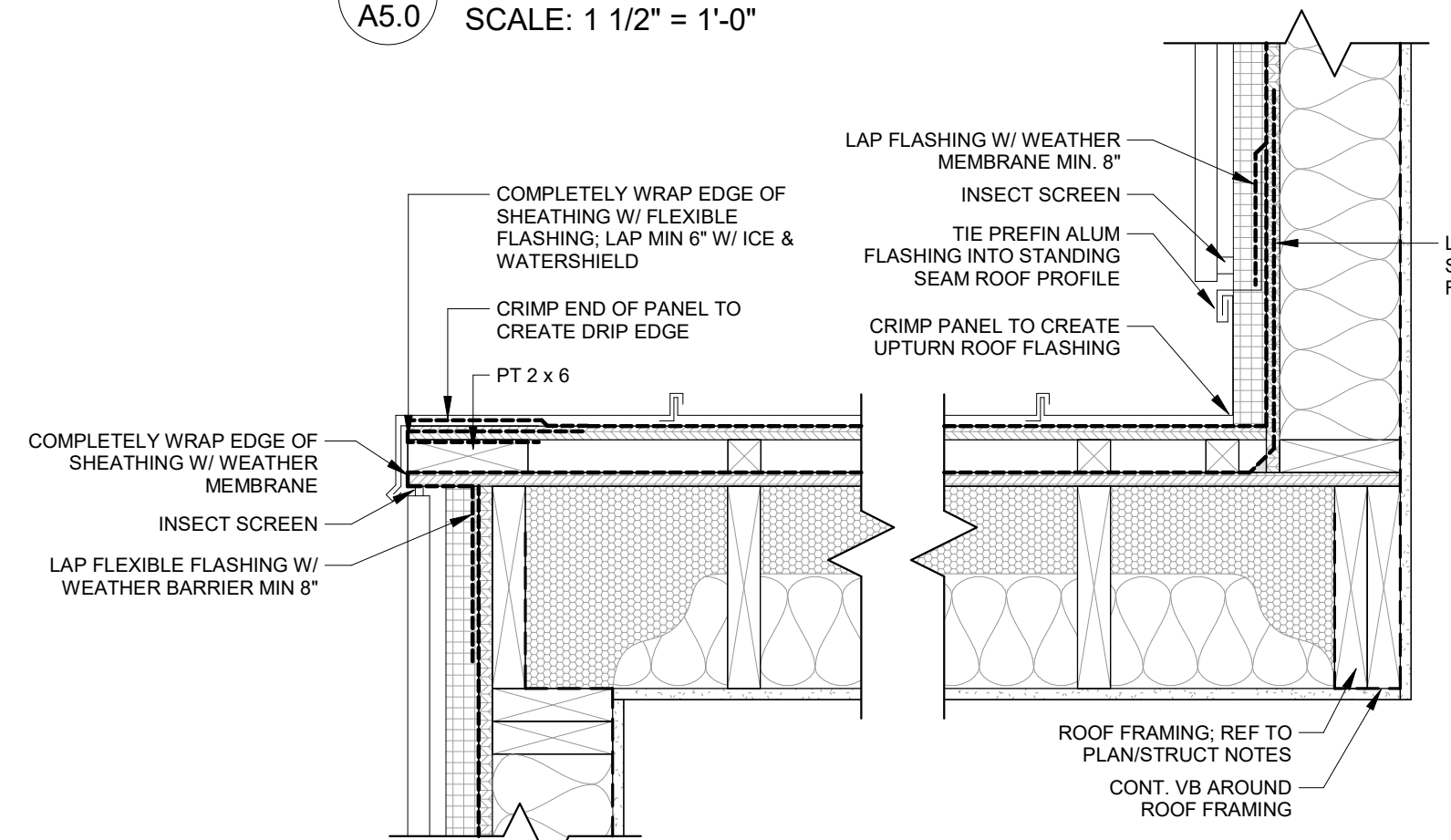
**7 TYP. SKYLIGHT @ SLOPED ROOF**  
A5.0 SCALE: 1 1/2" = 1'-0"



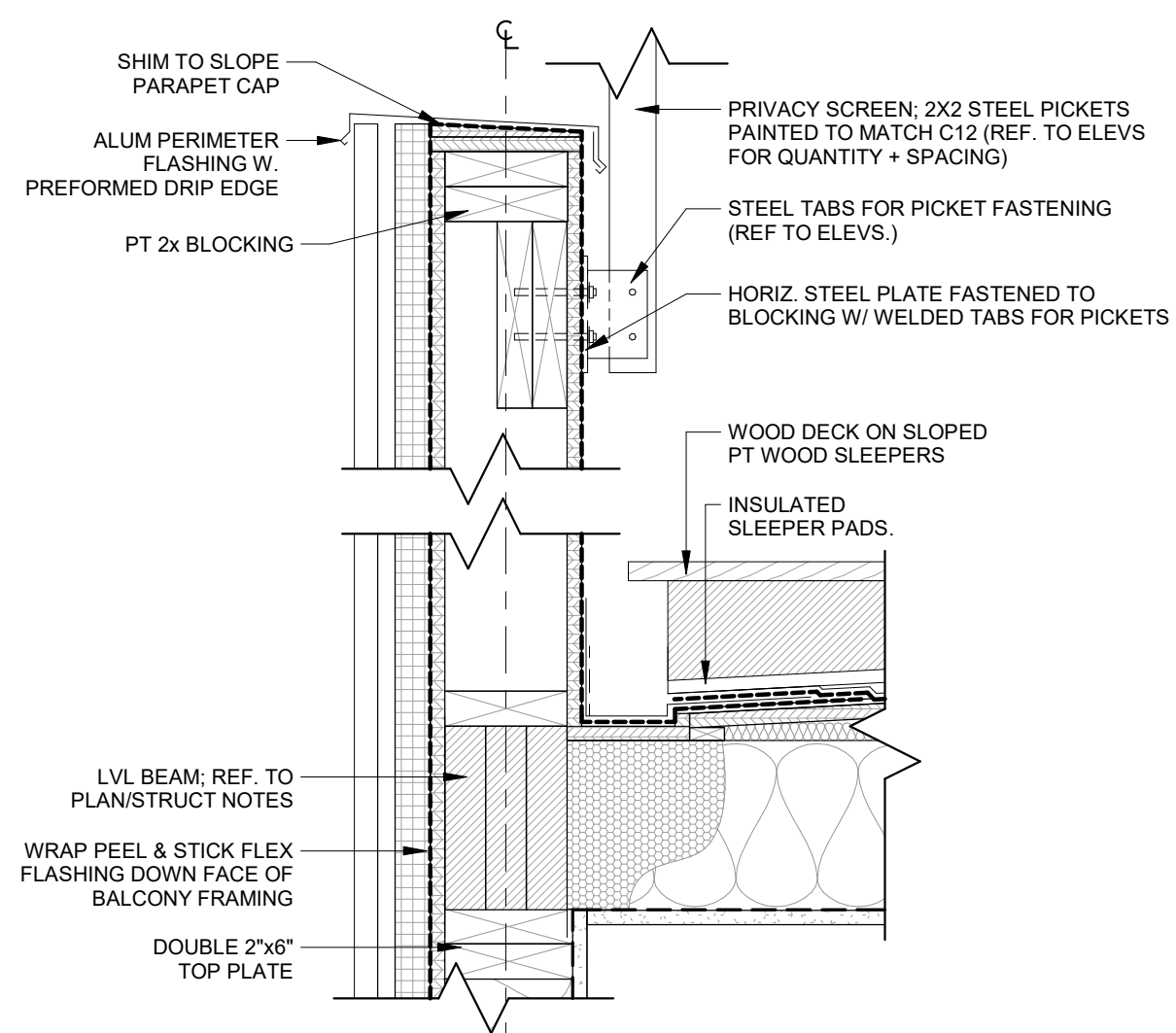
**12 TYP. STANDING SEAM SLOPED ROOF**  
A5.0 SCALE: 1 1/2" = 1'-0"



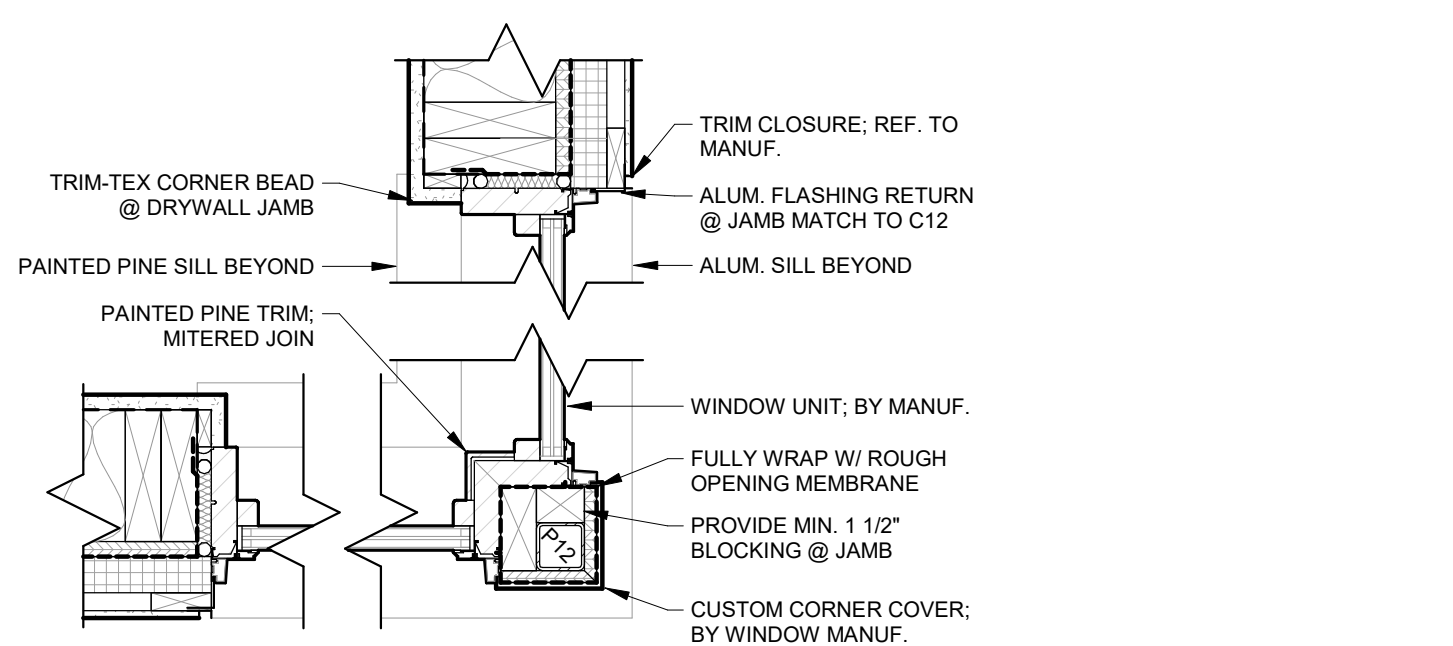
**5 TYP. RIMJOIST**  
A5.0 SCALE: 1 1/2" = 1'-0"



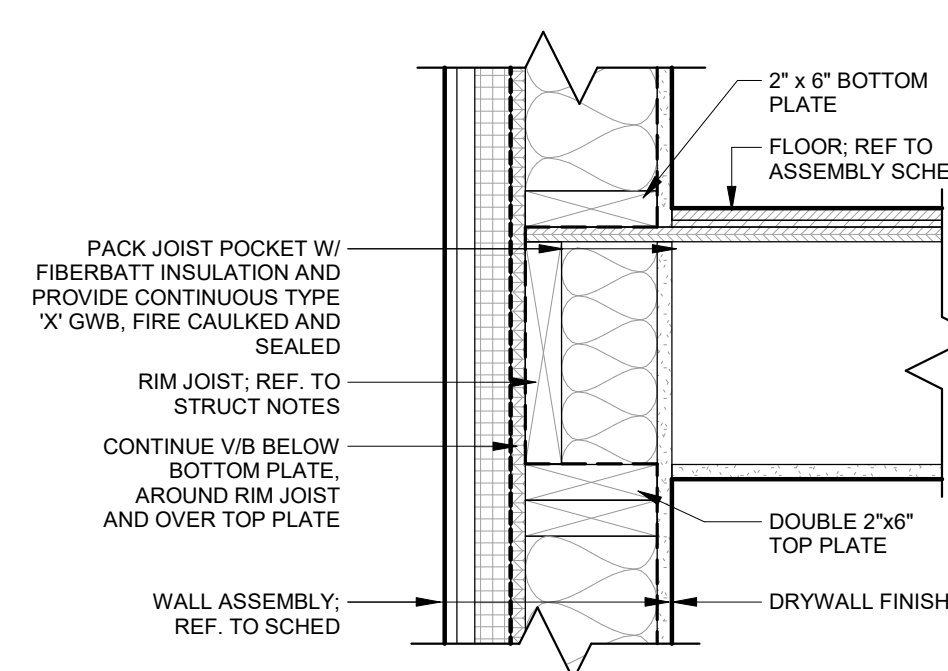
**6 TYP. DORMER TO SLOPED ROOF**  
A5.0 SCALE: 1 1/2" = 1'-0"



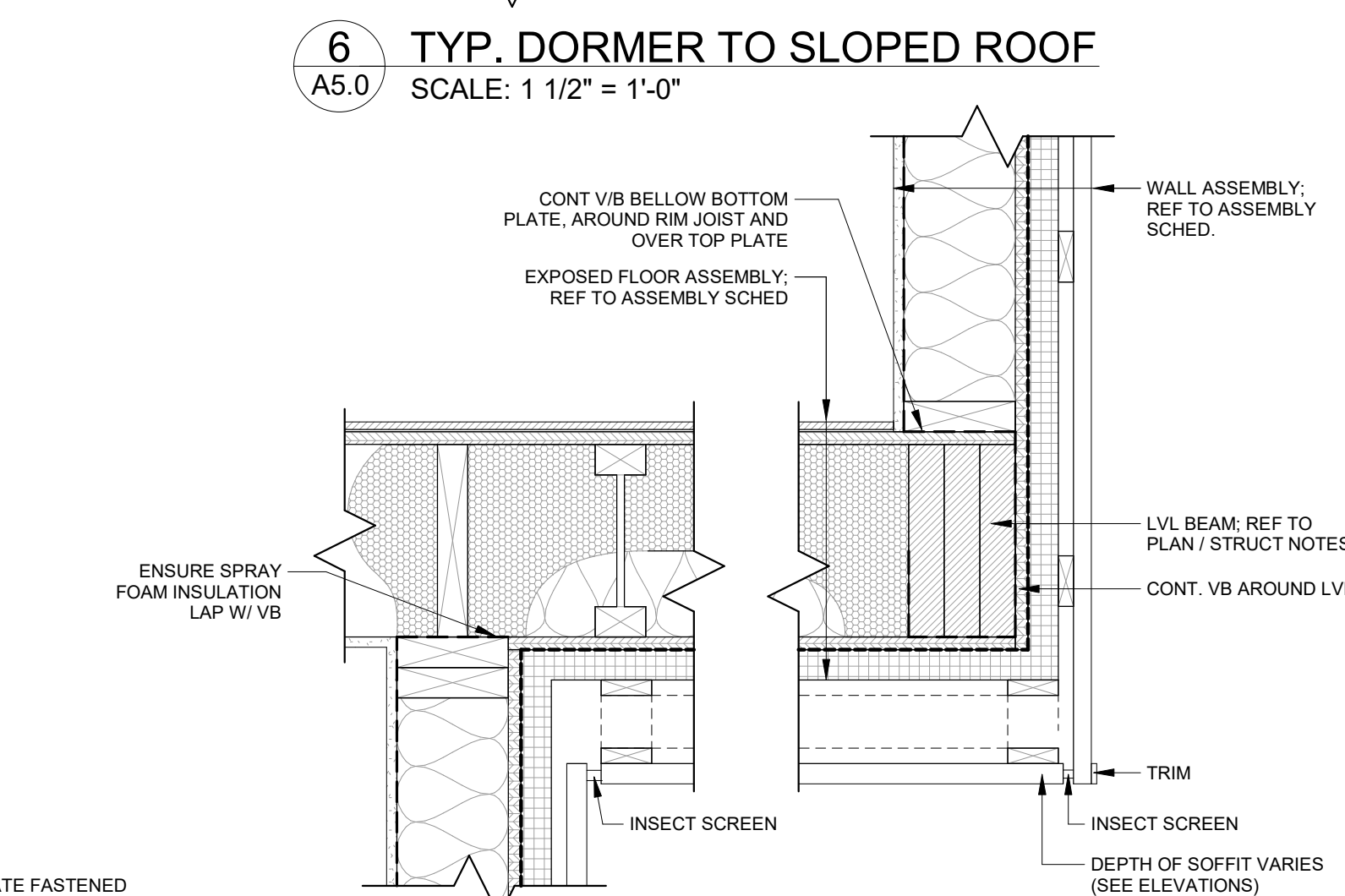
**4 TYP. PRIVACY SCREEN GUARD**  
A5.0 SCALE: 1 1/2" = 1'-0"



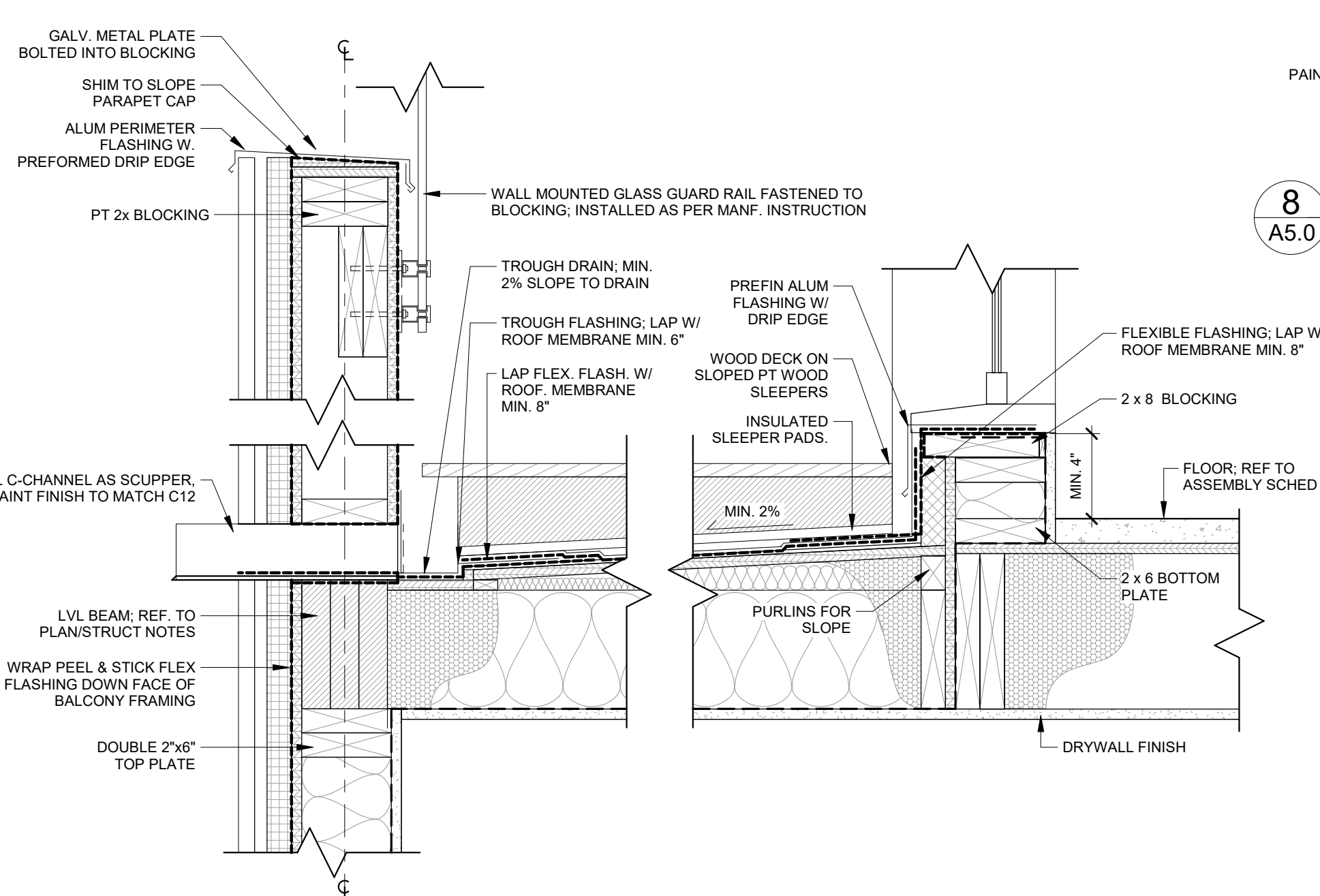
**3 WINDOW JAMB @ CORNER**  
A5.0 SCALE: 1 1/2" = 1'-0"



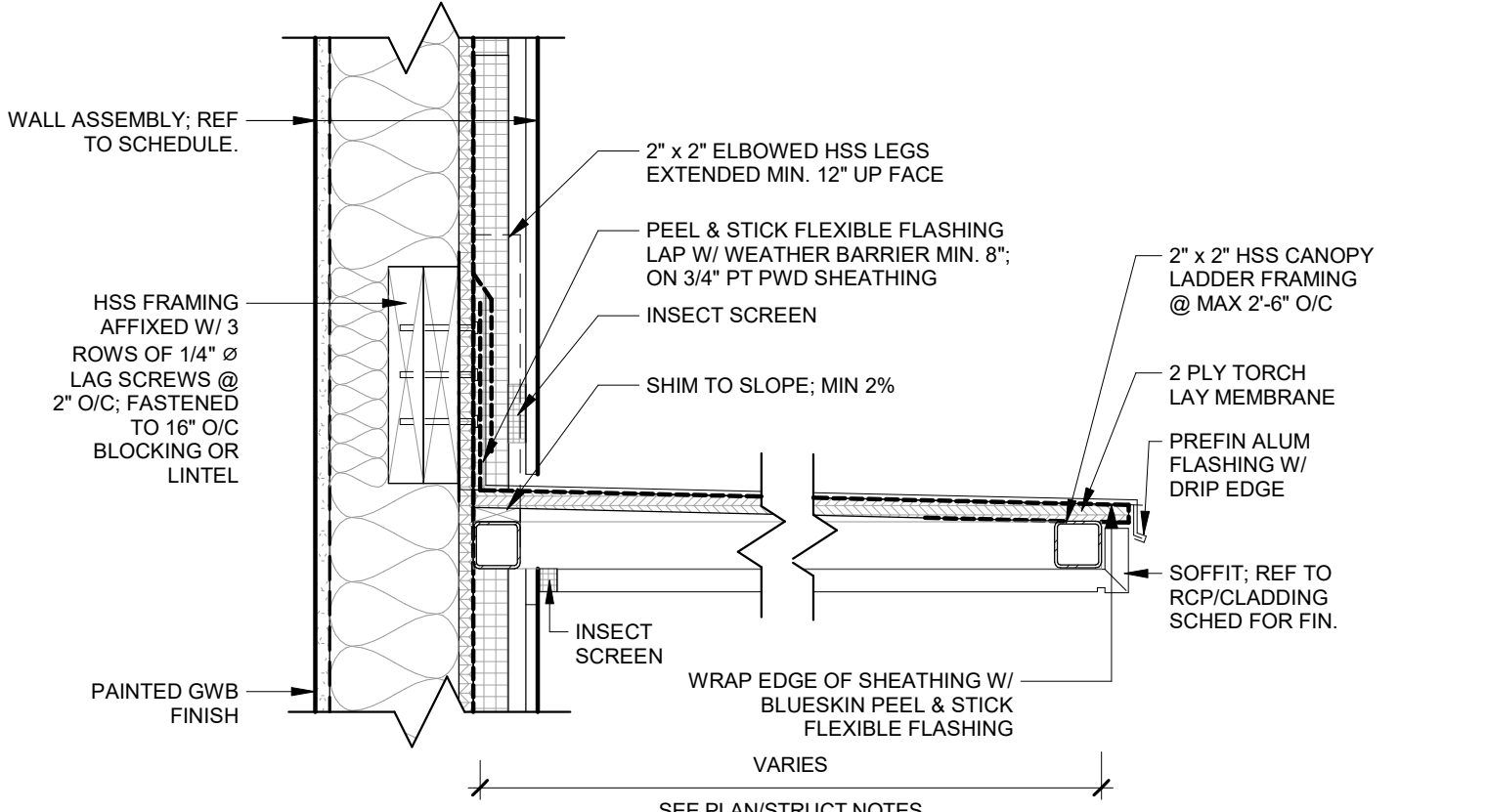
**9 TYP. FIRE RATED RIM JOIST**  
A5.0 SCALE: 1 1/2" = 1'-0"



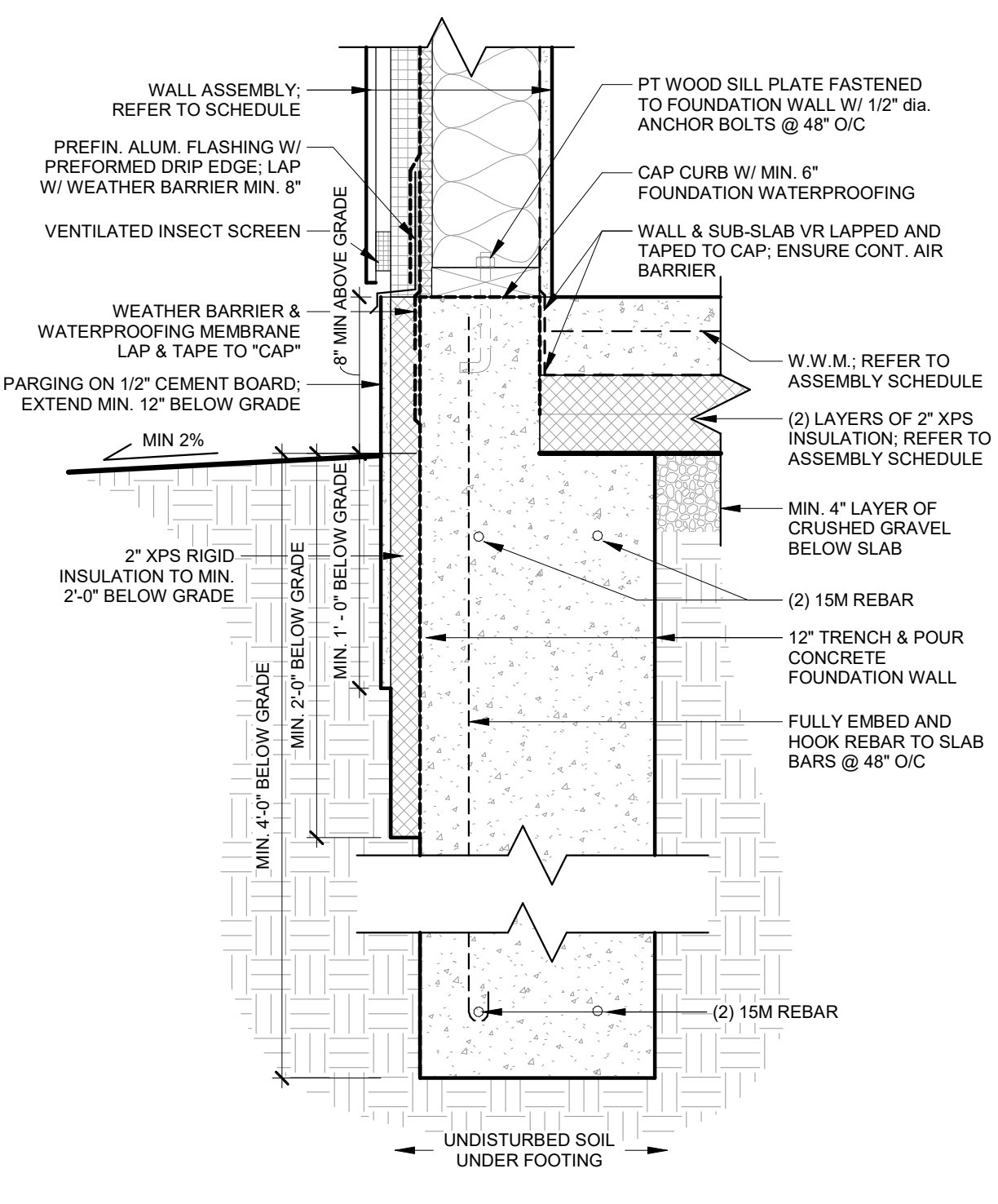
**10 TYP. EXPOSED FLOOR**  
A5.0 SCALE: 1 1/2" = 1'-0"



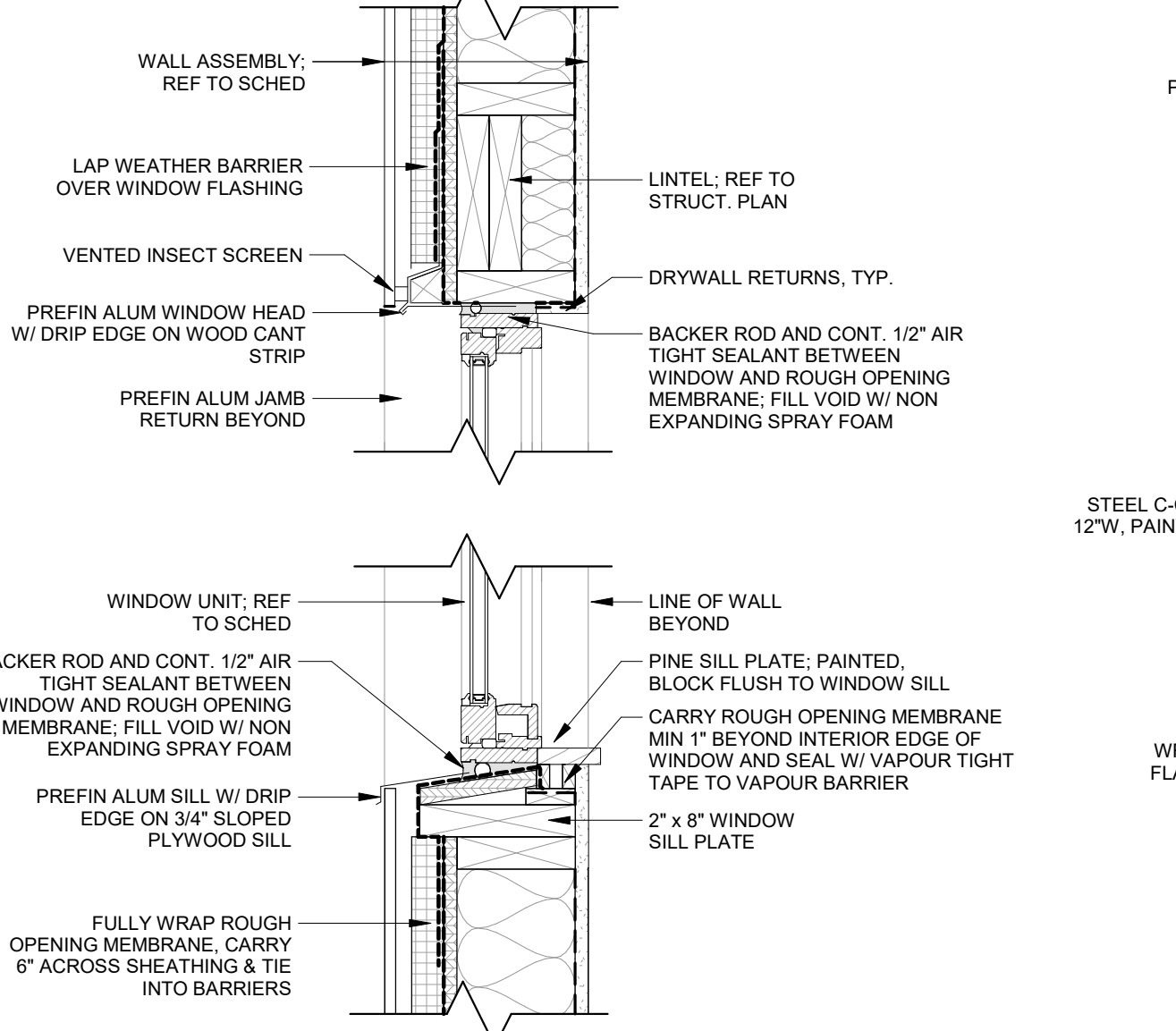
**15 TYP. DOOR SILL & GUARD @ TERRACE & SCUPPER**  
A5.0 SCALE: 1 1/2" = 1'-0"



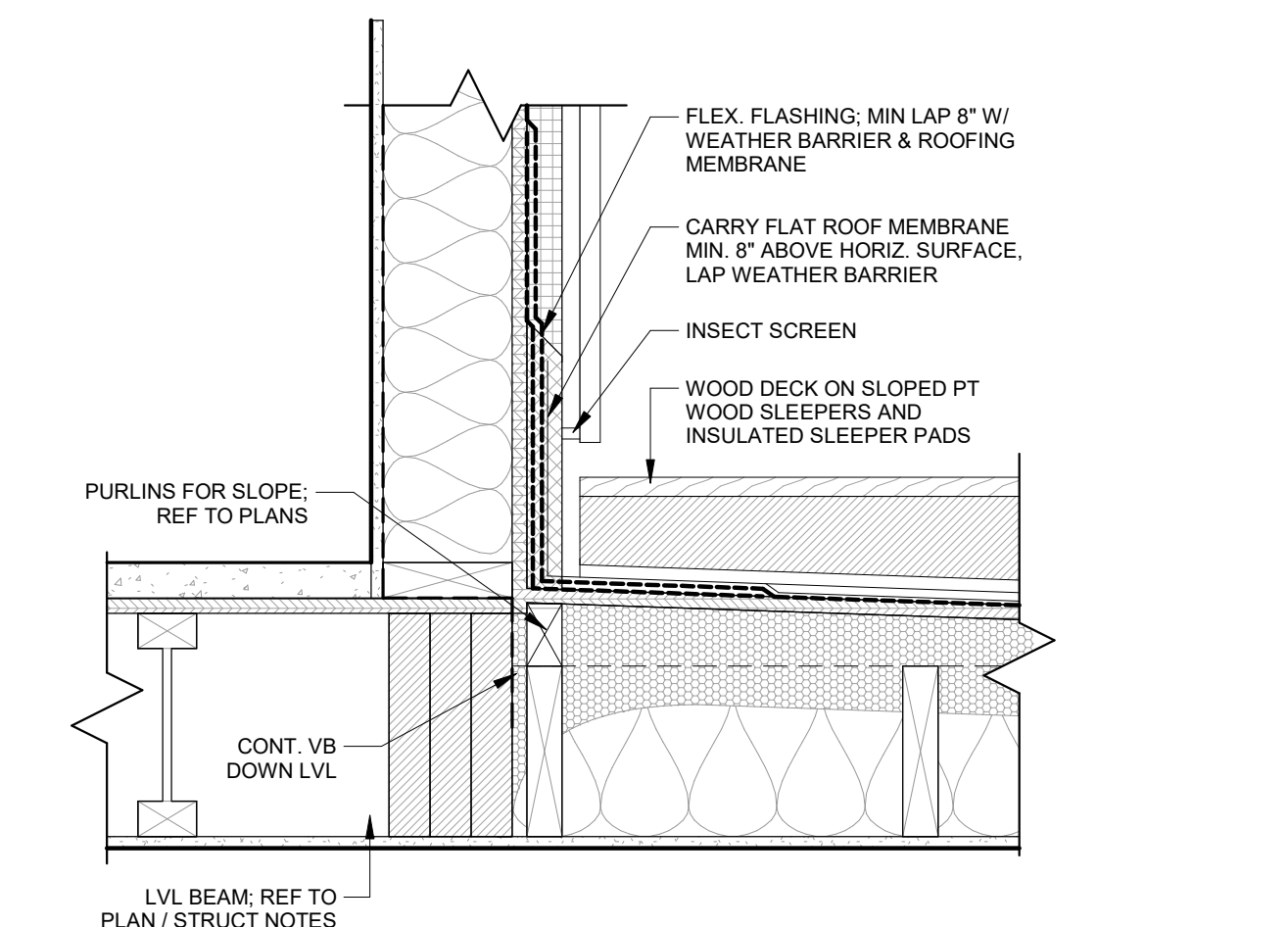
**8 TYP. STEEL FRAMED CANOPY @ EXTERIOR WALL**  
A5.0 SCALE: 1 1/2" = 1'-0"



**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"

Rev.	Description	Date
1	ISSUED FOR PERMIT	

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**LANESCAPE**  
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416 414 9944 x 0

THE JUNCTION LANEWAY SUITE

DETAILS

ISSUED FOR PERMIT

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

**A5.0**