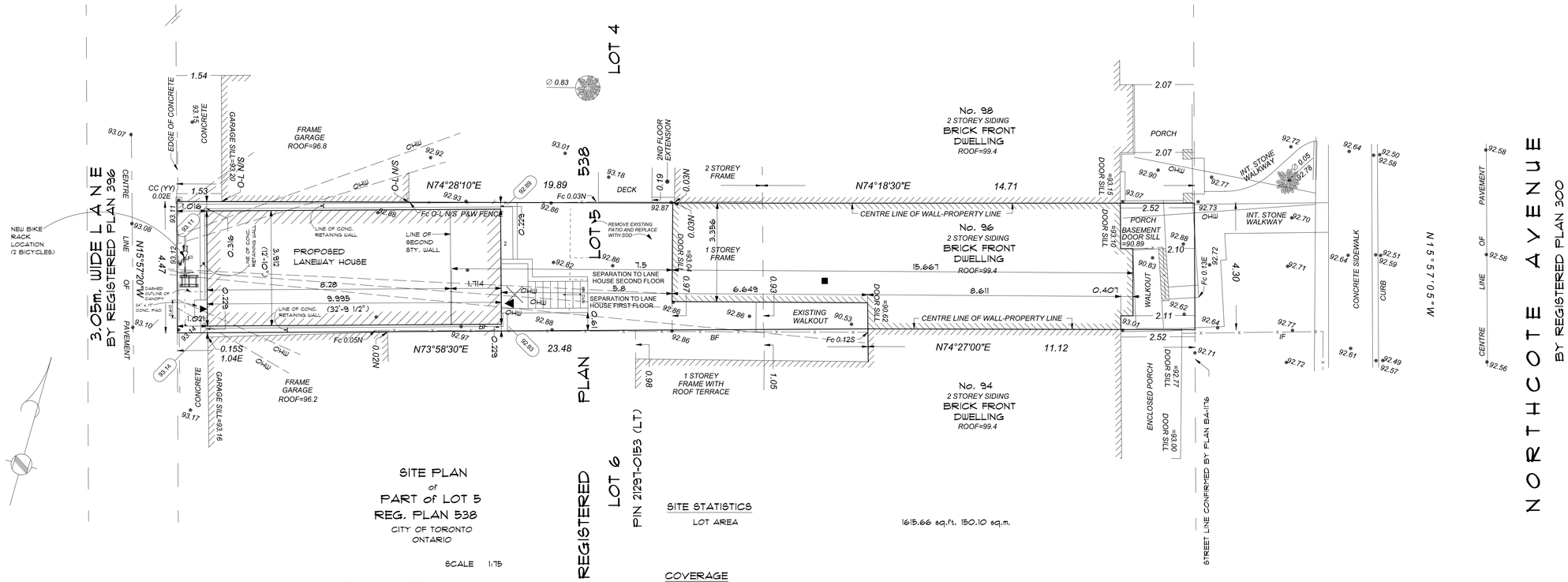


SITE PLAN
of
PART of LOT 5
REG. PLAN 538
CITY OF TORONTO
ONTARIO

SCALE 1:75

THIS SITE PLAN HAS BEEN PREPARED FOR ORIENTATION PURPOSES BASED ON FIELD MEASUREMENTS AND INFORMATION TAKEN FROM SURVEY PROVIDE BY OWNER AND IT DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY DIMENSIONS ARE REQUIRED, REFERENCE MUST BE MADE TO A LEGAL SURVEY OF THE SUBJECT PROPERTY.

ESTABLISHED GRADE
CALCULATIONS FOR GARDEN HOUSE

$\frac{(92.89 + 92.93 + 93.11 + 93.14)}{4} = 93.02$

NOTE:
GEODETIC ELEVATIONS ARE IN METERS.

LEGEND

- DENOTES ENTRY POINTS
- 000.00 — DENOTES EXISTING ELEVATION
- 000.00 — DENOTES PROPOSED ELEVATION
- HARD SURFACE
- SOFT SURFACE

SITE STATISTICS

LOT AREA 1615.66 sq.ft. 150.10 sq.m.

COVERAGE

EXISTING DWELLING COVERAGE		647.66 sq.ft.	60.17 sq.m.
PROPOSED LANEWAY HOUSE COVERAGE		420.80 sq.ft.	39.09 sq.m.
TOTAL COVERAGE	(0.6613)	1068.46 sq.ft.	99.26 sq.m.

(INCLUDES EXISTING DWELLING AND PROPOSED LANEWAY HOUSE)

EXISTING DWELLING FLOOR SPACE INDEX (F.S.I.)

EXISTING DWELLING 1st FLOOR		647.66 sq.ft.	60.17 sq.m.
EXISTING DWELLING 2nd FLOOR		526.24 sq.ft.	48.89 sq.m.
TOTAL DWELLING F.S.I.	(0.7266)	1173.90 sq.ft.	109.06 sq.m.

PROPOSED LANEWAY HOUSE FLOOR SPACE INDEX (F.S.I.)

PROPOSED LANEWAY HOUSE 1st FLOOR		420.80 sq.ft.	39.09 sq.m.
PROPOSED LANEWAY HOUSE 2nd FLOOR		348.60 sq.ft.	32.39 sq.m.
TOTAL LANEWAY HOUSE F.S.I.	(0.4762)	769.40 sq.ft.	71.48 sq.m.
TOTAL F.S.I.	(1.2028)	1943.30 sq.ft.	180.54 sq.m.

(INCLUDES EXISTING DWELLING AND PROPOSED LANEWAY HOUSE)

LANEWAY HOUSE - FRONT YARD LANDSCAPING

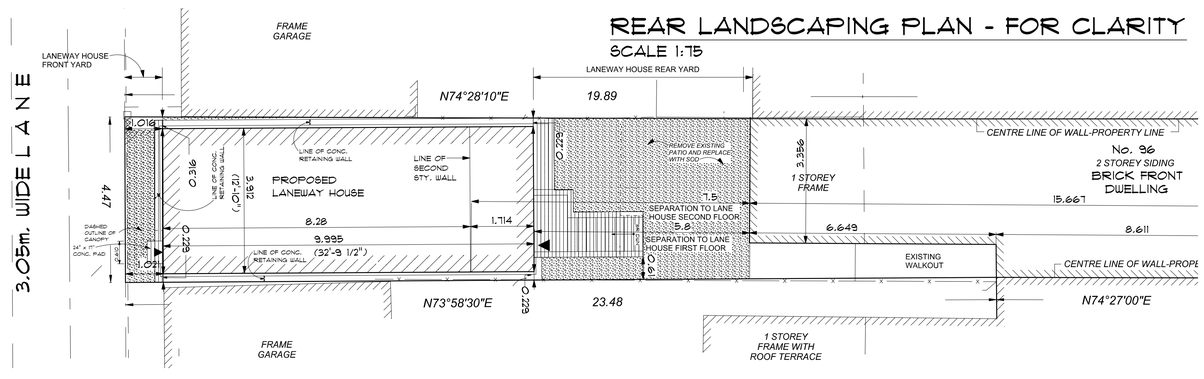
FRONT LOT AREA		49.00 sq.ft.	4.55 sq.m.
NEW RETAINING WALL		9.10 sq.ft.	0.85 sq.m.
NEW WALKWAY AT LANE		2.80 sq.ft.	0.26 sq.m.
TOTAL HARD SURFACE		11.90 sq.ft.	1.11 sq.m.
TOTAL SOFT SURFACE	(75.7%)	37.10 sq.ft.	3.45 sq.m.

LANEWAY HOUSE - REAR YARD LANDSCAPING

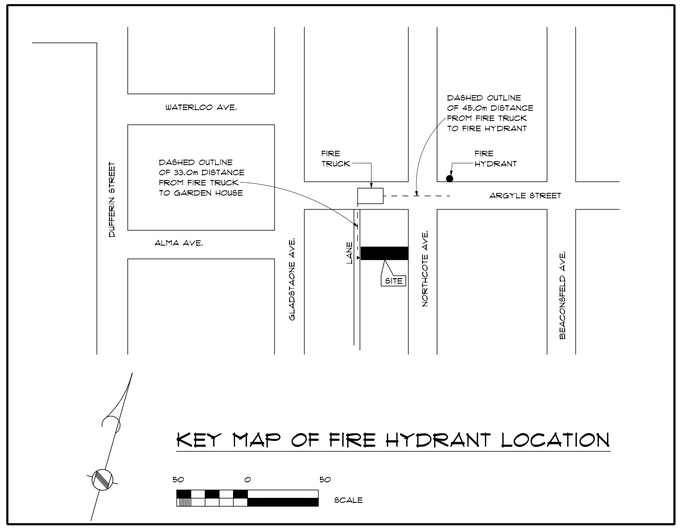
REAR LOT AREA		272.40 sq.ft.	25.31 sq.m.
NEW WALK UP - HARD SURFACE		58.55 sq.ft.	5.44 sq.m.
TOTAL SOFT SURFACE	(78.5%)	213.85 sq.ft.	19.87 sq.m.

REAR LANDSCAPING PLAN - FOR CLARITY

SCALE 1:75



KEY MAP OF FIRE HYDRANT LOCATION



CONSTRUCTION NOTES:

1. ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER OBC 9.23.2.1.

2. PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK.

3. ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT. O.B.C. 9.23.4.2., 9.17.9.15, 9.20.8.3., 9.23.8.1., 9.23.10.1. AND 9.23.9.8.

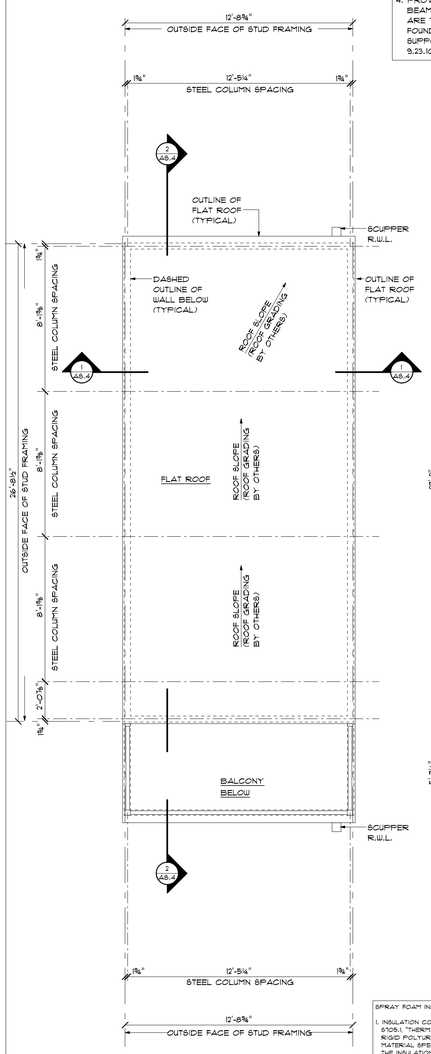
4. PROVIDE POSTS UNDER ALL BEAMS/GIRDER TRUSSES, ETC. POSTS ARE TO RUN CONTINUOUS TO THE FOUNDATION OR EQUIVALENT SUPPORT. OBC 9.20.8.3., 9.23.8.1., 9.23.10.1.

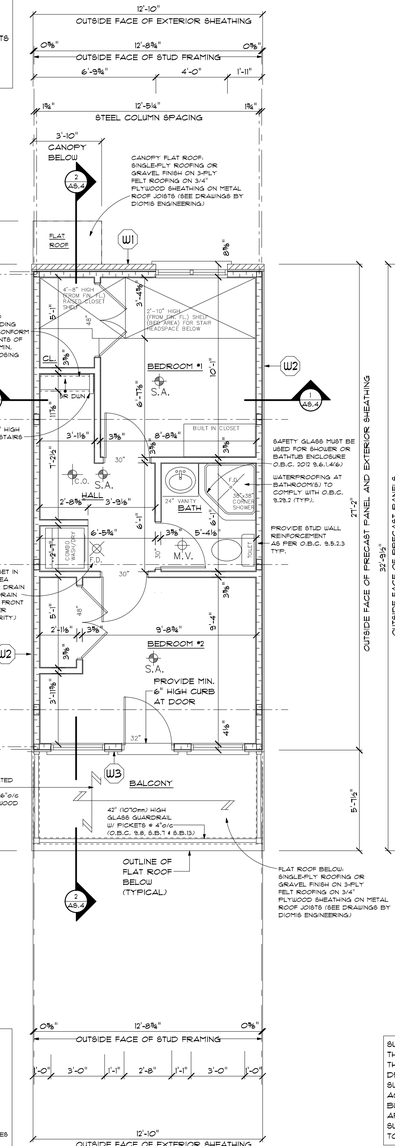
WALL LEGEND

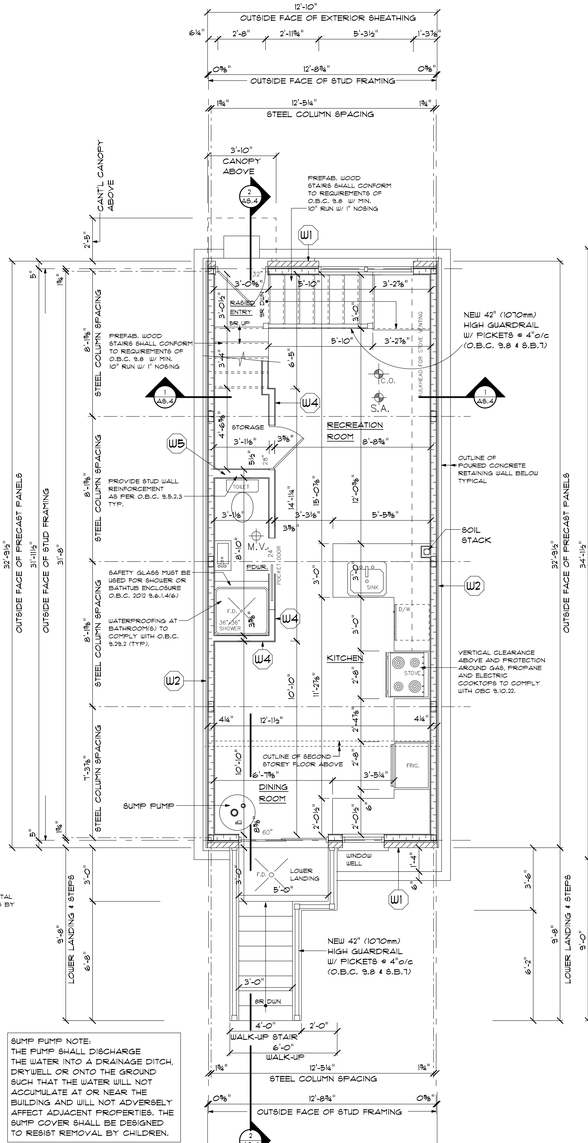
- W1 — EXTERIOR VENEER WALL: PRECAST PANELS (REFER TO PRECAST PANEL STRUCTURAL DRAWINGS FOR CONNECTION TO FRAMING), 1" AIR SPACE, SHEATHING PAPER LAYERS TO OVERLAP, 1/2" PLWD EXT. TYPE SHEATH, 362-S162-43 LIGHT GAUGE STEEL STUDS @ 24"o/c, R-22 MEDIUM DENSITY CLOSED-CELL SPRAY FOAM INSULATION, 1/2" DRYWALL OR EQUIVALENT FINISH (TAPED & SANDED), SINGLE TOP PLATE & SOLE PLATE @ BOTTOM
- W2 — EXTERIOR VENEER WALL: EXTERIOR SIDING, SHEATHING PAPER LAYERS TO OVERLAP, 5/8" DENSGLASS FIREGUARD SHEATHING, 362-S162-43 LIGHT GAUGE STEEL STUDS @ 24"o/c, R-22 MEDIUM DENSITY CLOSED-CELL SPRAY FOAM INSULATION, 5/8" TYPE "X" DRYWALL OR EQUIVALENT FINISH (TAPED & SANDED), MIN. 3/4 HOUR F.R.R., (TAPED & SANDED), SINGLE TOP PLATE & SOLE PLATE @ BOTTOM
- W3 — EXTERIOR VENEER WALL: EXTERIOR SIDING, SHEATHING PAPER LAYERS TO OVERLAP, 1/2" PLWD EXT. TYPE SHEATH, 362-S162-43 LIGHT GAUGE STEEL STUDS @ 24"o/c, R-22 MEDIUM DENSITY CLOSED-CELL SPRAY FOAM INSULATION, 1/2" DRYWALL OR EQUIVALENT FINISH (TAPED & SANDED), SINGLE TOP PLATE & SOLE PLATE @ BOTTOM
- W4 — INTERIOR PARTITION: 3 5/8" 362-S162-43 LIGHT GAUGE STEELSTUDS @ 16"o/c W/ 1/2" DRYWALL OR EQUIVALENT FINISH (TAPED & SANDED)
- W5 — INTERIOR PARTITION: 6" 600-S162-33 LIGHT GAUGE STEEL STUDS @ 16"o/c W/ 1/2" DRYWALL OR EQUIVALENT FINISH (TAPED & SANDED)

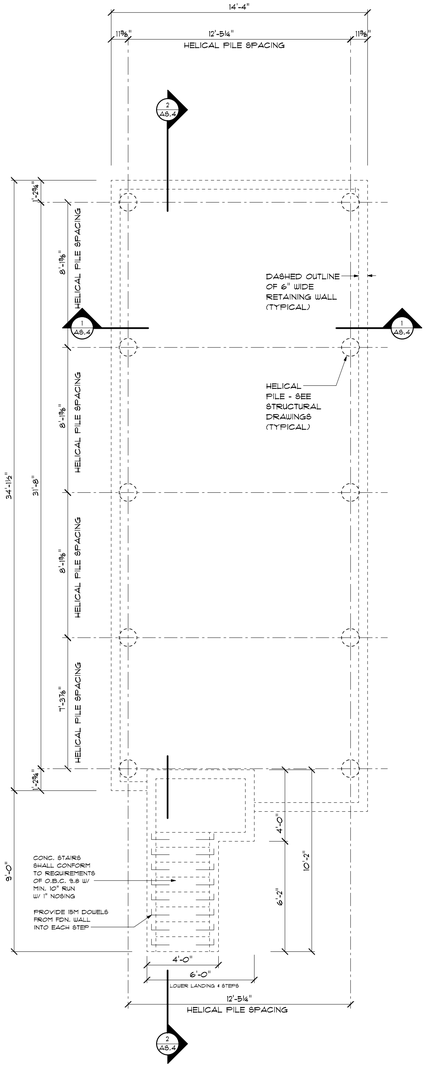
LEGEND

- S.A. — SMOKE ALARMS AS PER 9.10.19 2012 O.B.C.
- M.V. — MECHANICAL VENTILATION
- C.O. — CARBON MONOXIDE AS PER 9.33.4 2012 O.B.C.
- F.D. — FLOOR DRAIN









ROOF PLAN

SCALE 1/4" = 1'

ROOF NOTES:

1. ALL ROOFING MATERIAL SHALL CONFORM TO THE STANDARDS LISTED IN O.B.C. 2012, 9.26.2. AND THE SLOPE APPLICATION LIMITS FOR THE ROOFING MATERIALS MUST COMPLY WITH TABLE 9.26.3.1.

2. FLAT ROOF: SINGLE-PLY ROOFING OR GRAVEL FINISH ON 3-PLY FELT ROOFING ON 3/4" PLYWOOD SHEATHING ON METAL ROOF JOISTS (SEE DRAWINGS BY DIOMIS ENGINEERING)

SPRAY FOAM INSULATION

1. INSULATION CONFORMS TO CAN/ULC S705.1, "THERMAL INSULATION SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY MATERIAL SPECIFICATIONS." VERIFICATION THAT THE INSULATION CONFORMS TO THIS STANDARD IS TO BE SUBMITTED TO PLAN REVIEW.

2. INSULATION INSTALLERS ARE TO BE CERTIFIED BY THE MANUFACTURER. INSULATION IS TO BE INSTALLED IN ACCORDANCE WITH CAN/ULC S705.2 "MATERIAL INSULATION SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY. INSTALLERS'S RESPONSIBILITIES SPECIFICATION."

3. UPON COMPLETION OF THE SPRAY FOAM INSTALLATION, THE CERTIFIED INSTALLER OR A PROFESSIONAL ENGINEER MUST SUBMIT TO THE INSPECTOR, VERIFICATION THAT THE INSTALLATION OF THE SYSTEM HAS BEEN COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS/STANDARDS.

4. DUE TO THE HAZARDOUS CONDITIONS RELATED TO OFF GASSING, NO INSPECTIONS SHALL BE CONDUCTED UNTIL 24 HOURS AFTER INSTALLATION.

5. CONTINUOUS 6 MIL POLY VAPOUR BARRIER IS TO BE INSTALLED ON THE WARM SIDE OF THE CEILING. POT LIGHTS ARE ACCEPTABLE IF THEY ARE SEALED UNITS LISTED BY ULC AND THE VAPOUR BARRIER IS INSTALLED AROUND THE LIGHT.

FIRE BLOCKING NOTES TYPICAL:
FIREBLOCK NOT REQUIRED IN WALL ASSEMBLY WITH ONE CONCEALED SPACE WITH WIDTH 120MM FIREBLOCKS ARE REQUIRED IN ALL CONCEALED SPACES BETWEEN INTERIOR AND EXTERIOR WALLS. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN CEILINGS AND SOFFITS, AND THE TOP AND BOTTOM OF EACH RUN OF STAIRS WHERE THEY PASS THROUGH A FLOOR CONTAINING CONCEALED SPACE, FIREBLOCKS SHALL BE PROVIDED TO BLOCK OF CONCEALED SPACES WITHIN WALL ASSEMBLIES (WHERE NO INSULATION IS INSTALLED) AT EACH FLOOR LEVEL AND CEILING LEVEL SO THAT THE DISTANCE BETWEEN FIREBLOCKS DOES NOT EXCEED 20M HORIZONTALLY AND 3M VERTICAL. O.B.C. 2012, 9.10.16 FIREBLOCKS MATERIALS/S SHALL REMAIN IN PLACE AND PREVENT THE PASSAGE OF FLAMES FOR NOT LESS THAN 15MIN. WHEN SUBJECT TO CAN/ULC-S101 OR COMPLY WITH MATERIALS SPECIFIED IN O.B.C. 2012, 9.10.16.3(2) AND (3).

FIRST FLOOR PLAN

SCALE 1/4" = 1'

ALL FLOORS TO BE USED IN CONJUNCTION AS A SINGLE LANEWAY SUITE

SUMP PUMP NOTE:
THE PUMP SHALL DISCHARGE THE WATER INTO A DRAINAGE DITCH, DRYWELL OR ONTO THE GROUND SUCH THAT THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. THE SUMP COVER SHALL BE DESIGNED TO RESIST REMOVAL BY CHILDREN.

EVERY WALKING SURFACE SHALL BE PROTECTED BY A WALL OR PROPER GUARD WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE WALKING SURFACE AND ADJACENT SURFACE/ GRADE EXCEEDS 600MM (2 5/8") - TYP. O.B.C. 2012, 9.8.8.1(1)(A)

HANDRAILS AND GUARDS:
ALL HANDRAILS AND GUARDS MUST COMPLY WITH 8B-7 AND OBC 9.8.8. (TYP.,) OR COMPLY TO THE LOADING CRITERIA IN ARTICLE 9.8.8.2 GUARDS SHALL HAVE OPENINGS NOT GREATER THAN 100MM UNLESS PERMITTED UNDER ARTICLE 9.8.8.5, AND NOT CLIMBABLE AS PER ARTICLE 9.8.8.6

BATHROOM DESIGN REQUIREMENTS:
WALL ENCLOSING THE MAIN BATHROOM IN A DWELLING UNIT, SHALL HAVE REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF A GRAB-BAR ON THE WALL ADJACENT TO A WATER CLOSET AND A SHOWER AND BATHTUB. O.B.C. 2012, 9.5.2.3. STUD WALL REINFORCEMENT IS REQUIRED FOR A WATER CLOSET, A SHOWER AND A BATHROOM FOR THE MAIN BATHROOM IN A DWELLING UNIT. SEE O.B.C. 2012, VOL-2 APPENDIX, A-3.8.3.13/(4) FOR THE REQUIRED THE GRAB BAR REINFORCEMENT LOCATIONS. SAFETY GLASS MUST BE USED FOR SHOWEN OR BATHTUB ENCLOSURES/1.O.B.C. 2012, 9.6.1.4.(6) TYP.

BASEMENT PLAN

SCALE 1/4" = 1'

ALL FLOORS TO BE USED IN CONJUNCTION AS A SINGLE LANEWAY SUITE

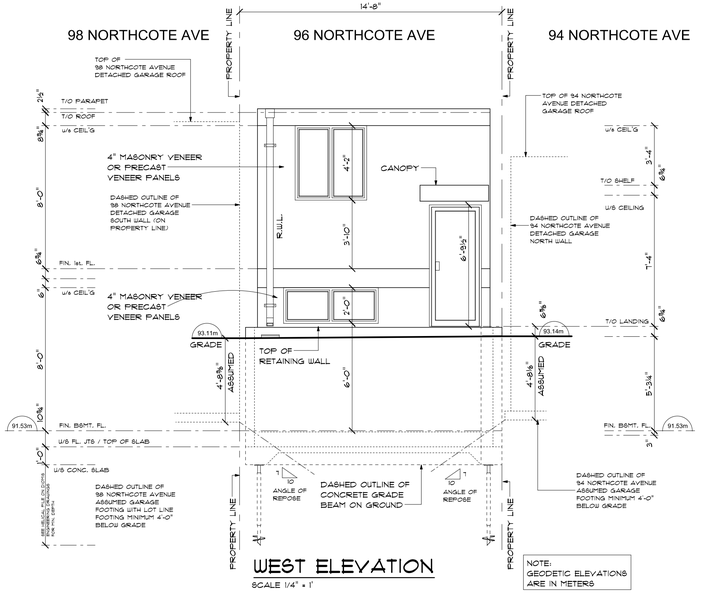
NOTE:
FOR STRUCTURAL INFORMATION SEE DRAWINGS BY DIOMIS ENGINEERING

WALK OUT GENERAL NOTES

1. FOOTINGS-ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. CONCRETE: MINIMUM COMPRESSIVE STRENGTH 4640 PSI (32 MPa) @ 28 DAYS W/ 5-8% AIR ENTRAINMENT.
3. STAIRS-7-7/8" RISE MAXIMUM 8-1/4" RUN MINIMUM 10" TREAD MINIMUM
4. INSULATION: MINIMUM R12 INSULATION AND VAPOR BARRIER ON THE INSIDE FACE OF EXPOSED FOUNDATION WALL.

FOUNDATION PLAN

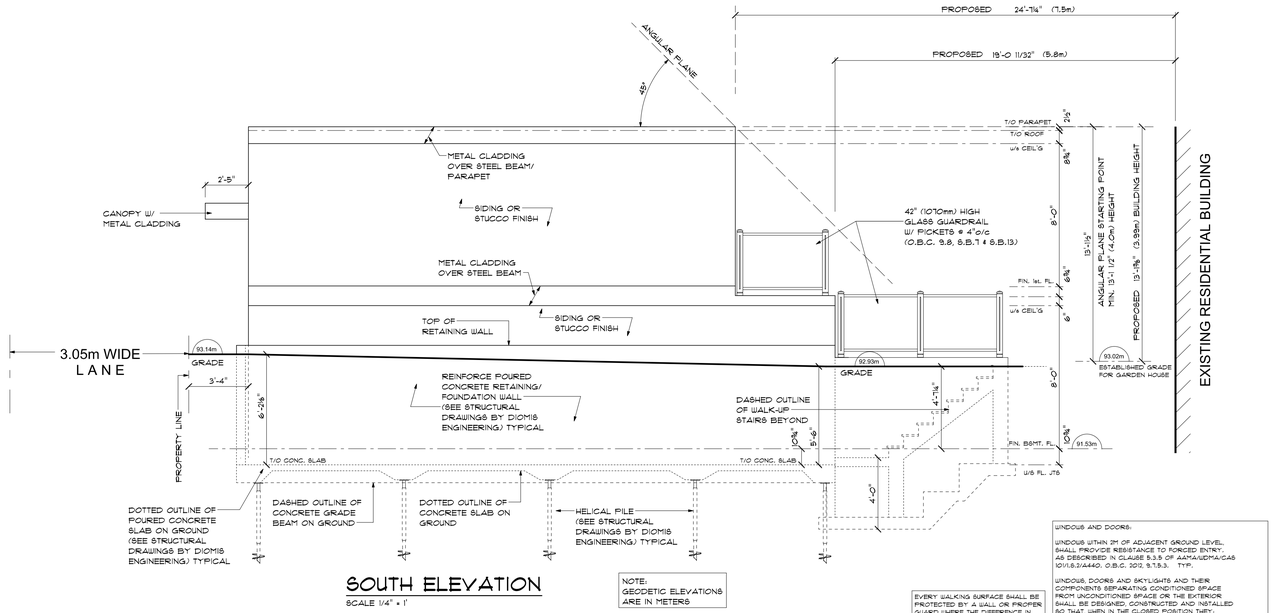
SCALE 1/4" = 1'



WEST ELEVATION

SCALE 1/4" = 1'

NOTE:
GEODETIC ELEVATIONS ARE IN METERS



SOUTH ELEVATION

SCALE 1/4" = 1'

NOTE:
GEODETIC ELEVATIONS ARE IN METERS

WINDOWS AND DOORS:

WINDOWS WITHIN 2M OF ADJACENT GROUND LEVEL SHALL PROVIDE RESISTANCE TO FORCED ENTRY, AS DESCRIBED IN CLAUSE 9.3.5 OF AAMA/WDMA/CAS 101/I.S.2/A440, O.B.C. 2012, 9.7.5.3. TYP.

WINDOWS, DOORS AND SKYLIGHTS AND THEIR COMPONENTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE OR THE EXTERIOR SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED SO THAT, WHEN IN THE CLOSED POSITION THEY; RESIST THE INGRESS OF PRECIPITATION INTO INTERIOR SPACE, RESIST WIND LOADS, CONTROL AIR LEAKAGE, RESIST THE INGRESS OF INSECTS AND VERMIN, WHERE REQUIRED, RESIST FORCED ENTRY AND ARE EASILY OPERABLE UNLESS THEY ARE FIXED UNITS. O.B.C. 2012, 9.5.3.1. TYP.

MANUFACTURED WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO AAMA/WDMA/CAS101/I.S.2/A440 "NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS AND SKYLIGHTS" AND THE CANADIAN SUPPLEMENT CSA A440S1. TYP.

GLASS IN DOORS SHALL CONFORM TO O.B.C. 2012, 9.6.6.3.-TYP.

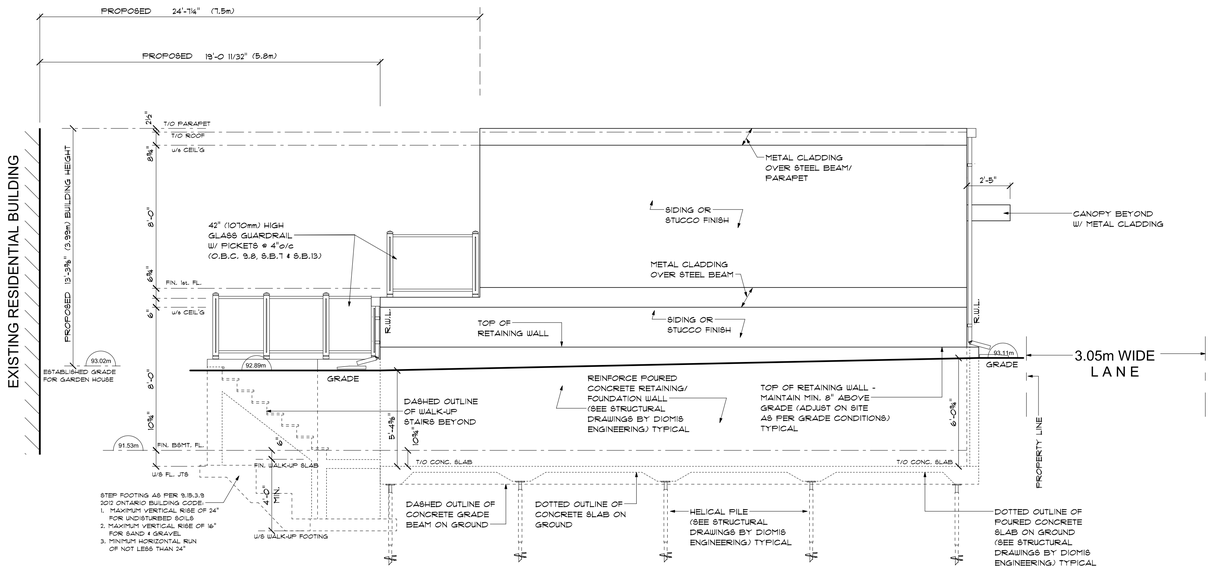
GLASS SIDELIGHTS 1500 MM WIDE, GLASS IN STORM DOORS AND SLIDING DOORS WITHIN OR AT EVERY ENTRANCE TO A DWELLING UNIT SHALL BE SAFETY GLASS OF TEMPERED OR LAMINATED TYPE OR WIRED GLASS. O.B.C. 2012, 9.6.1.4.- TYP.

EVERY WALKING SURFACE SHALL BE PROTECTED BY A WALL OR PROPER GUARD WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE WALKING SURFACE AND ADJACENT SURFACE/ GRADE EXCEEDS 600MM (23 5/8"). - TYP. O.B.C. 2012, 9.8.8.1(1)(A)

ENTRY DOORS:

MAIN ENTRANCE DOORS AND THEIR COMPONENTS SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED SO THAT, WHEN INEPT CLOSED POSITION, THEY, CONTROL AIR LEAKAGE, RESIST THE INGRESS OF INSECTS AND VERMIN, RESIST FORCED ENTRY (AS PER O.B.C. 2012, 9.7.5.2.) AND ARE EASILY OPERABLE. O.B.C. 2012, 9.7.3. TYP.

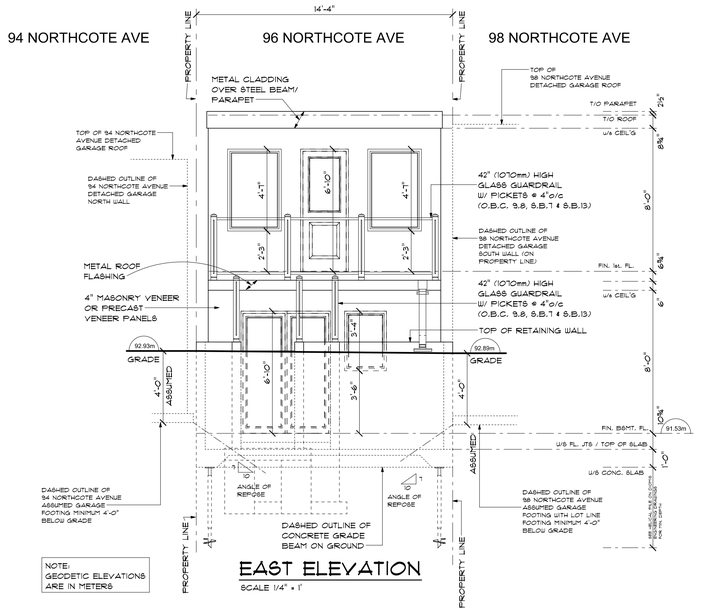
GLASS IN THE MAIN ENTRANCE DOOR THAT HAS AN AREA >0.562M² AND EXTENDS TO LESS THAN 900MM (2'-11") FROM THE BOTTOM OF THE DOOR MUST BE SAFETY GLASS OR WIRED GLASS. O.B.C. 2012, 9.6.1.4.(2)-TYP.



NORTH ELEVATION

SCALE 1/4" = 1'

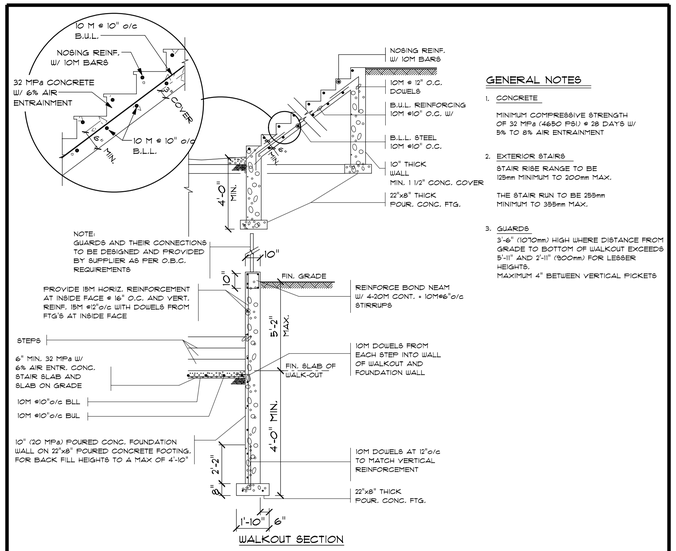
NOTE:
GEODETIC ELEVATIONS ARE IN METERS



EAST ELEVATION

SCALE 1/4" = 1'

NOTE:
GEODETIC ELEVATIONS ARE IN METERS



POURED CONCRETE FOUNDATION WALL

3/4 TYPICAL WALK OUT REINFORCING DETAIL

SCALE NTS

GENERAL NOTES

1. CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF 32 MPa (4650 PSI) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT

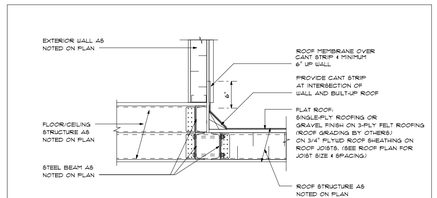
2. EXTERIOR STAIRS

STAIR RISE RANGE TO BE 125mm MINIMUM TO 200mm MAX.

THE STAIR RUN TO BE 255mm MINIMUM TO 355mm MAX.

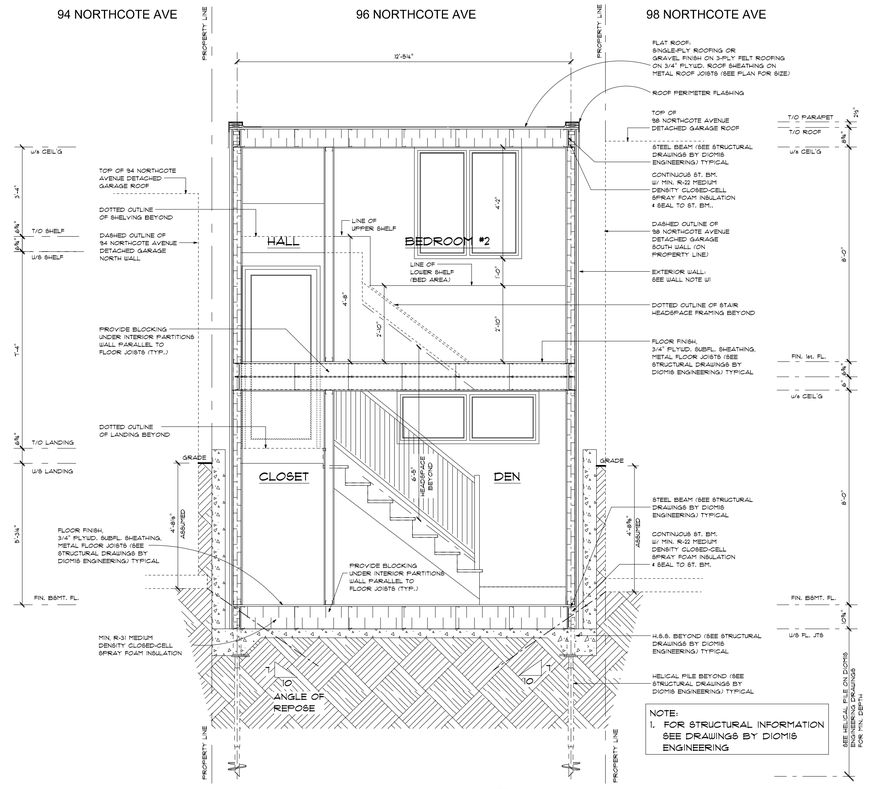
3. GUARDS

3'-6" (1070mm) HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11" AND 2'-11" (900mm) FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS



4/AS.4 FLASHING DETAIL

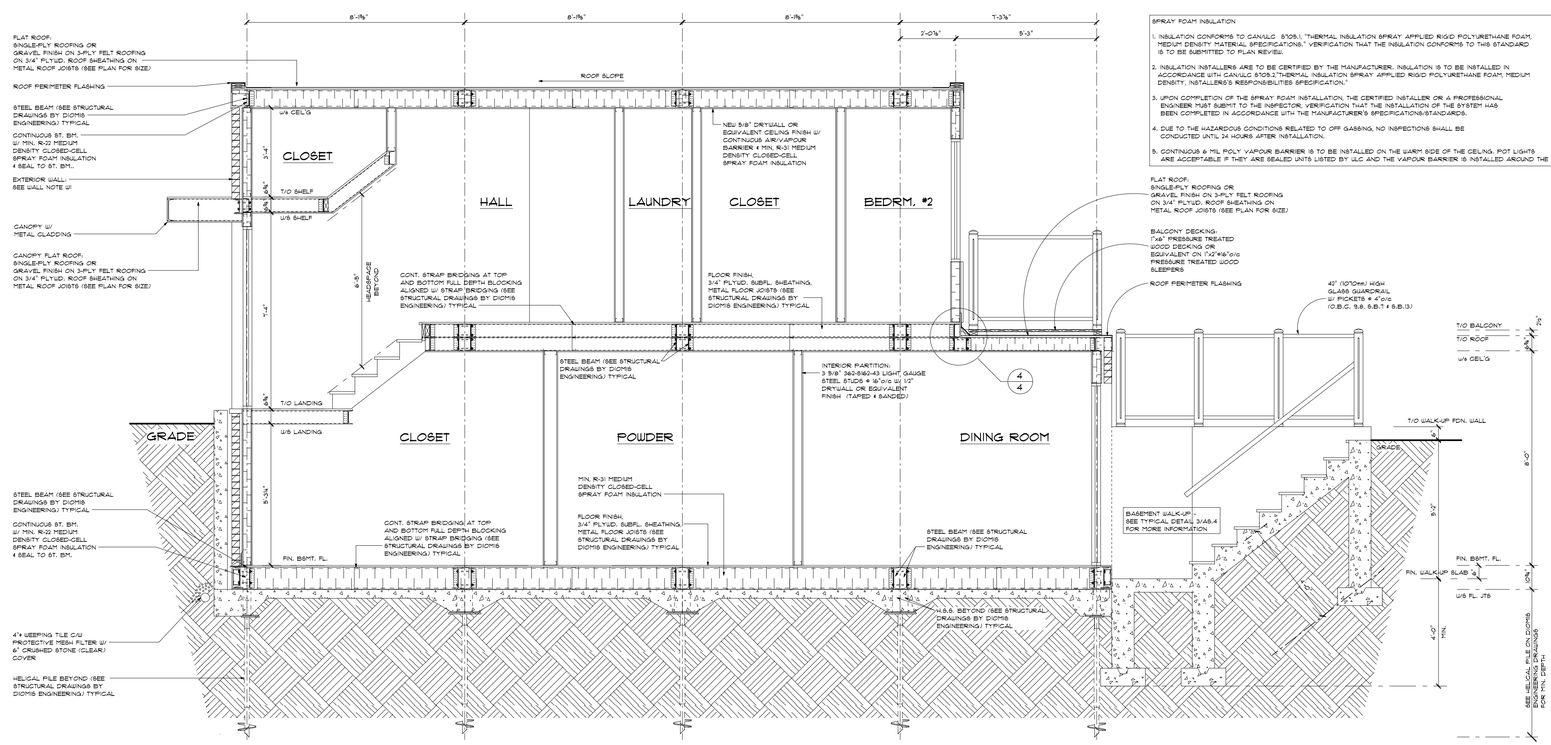
SCALE: N.T.S.



NOTE:
1. FOR STRUCTURAL INFORMATION SEE DRAWINGS BY DIOMIS ENGINEERING

1/AS.4 CROSS SECTION

SCALE: 3/8" = 1'



2/AS.4 CROSS SECTION

SCALE: 3/8" = 1'

NOTE:
1. FOR STRUCTURAL INFORMATION SEE DRAWINGS BY DIOMIS ENGINEERING

SPRAY FOAM INSULATION

1. INSULATION CONFORMS TO CAN/ULC S705.1, 'THERMAL INSULATION SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY MATERIAL SPECIFICATIONS.' VERIFICATION THAT THE INSULATION CONFORMS TO THIS STANDARD IS TO BE SUBMITTED TO PLAN REVIEW.

2. INSULATION INSTALLERS ARE TO BE CERTIFIED BY THE MANUFACTURER. INSULATION IS TO BE INSTALLED IN ACCORDANCE WITH CAN/ULC S705.2,'THERMAL INSULATION SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY, INSTALLERS'S RESPONSIBILITIES SPECIFICATION.'

3. UPON COMPLETION OF THE SPRAY FOAM INSTALLATION, THE CERTIFIED INSTALLER OR A PROFESSIONAL ENGINEER MUST SUBMIT TO THE INSPECTOR, VERIFICATION THAT THE INSTALLATION OF THE SYSTEM HAS BEEN COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS/STANDARDS.

4. DUE TO THE HAZARDOUS CONDITIONS RELATED TO OFF GASSING, NO INSPECTIONS SHALL BE CONDUCTED UNTIL 24 HOURS AFTER INSTALLATION.

5. CONTINUOUS 6 MIL POLY VAPOUR BARRIER IS TO BE INSTALLED ON THE WARM SIDE OF THE CEILING. POT LIGHTS ARE ACCEPTABLE IF THEY ARE SEALED UNITS LISTED BY ULC AND THE VAPOUR BARRIER IS INSTALLED AROUND THE LIGHT.