

SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF LOT 9
 REG'D PLAN 4220
 CITY OF TORONTO
 B.C. TRANSIT. O.L.S.
 DECEMBER 31ST, 1999

KHALMUR CRESCENT

ZONING	LOT NO:		PLAN NO:	LOT AREA		LOT FRONTAGE		LOT DEPTH	
R2 Z0.6	LOT 9		4220	580.64m ²		12200mm		38110mm	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED
LOT COVERAGE	86.52m ²	24.15m ²	110.65m ²	19.0	-----		FRONT YARD	7620mm	7620mm
GROSS FLOOR AREA	86.52m ²	24.15m ²	110.65m ²	19.0	348.39m ²	60.0	REAR YARD	18390mm	12907mm
LANDSCAPED AREA	-----	-----	-----		-----		INTERIOR SIDE (east)	3050mm	3050mm
NO. OF STORIES	1 STOREY 4550mm	1 STOREY 4550mm	1 STOREY 4550mm		10000mm		INTERIOR SIDE (west)	1220mm	1220mm
WIDTH	7930mm	7930mm	7930mm		-----		EXTERIOR	-----	-----
DEPTH	12093mm	3050mm	15143mm		17000mm				
PARKING	-----	-----	-----		-----				

NOTE: ZONING RESTRICTIONS VARY IN EVERY MUNICIPALITY. CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.

**LMCBO
STANDARD
DETAILS**

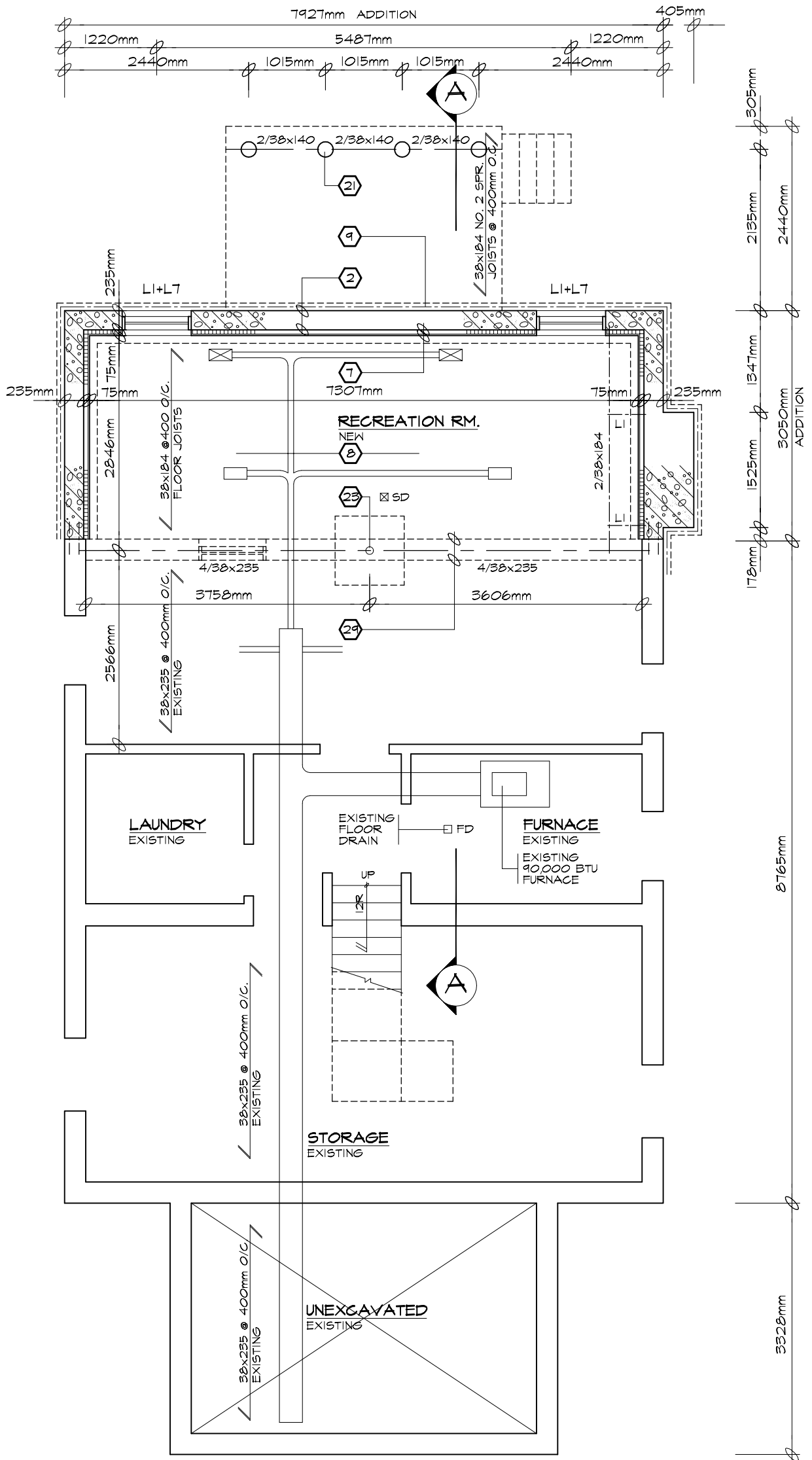
TITLE
SAMPLE DRAWING SITE PLAN

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING JURISDICTION FOR ENFORCING THE ACT AND IT'S REGULATIONS. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER TO ENSURE THAT ALL DESIGNS SUBMITTED FOR A PERMIT ARE IN ACCORDANCE WITH THE BUILDING CODE ACT, BUILDING CODE AND ANY OTHER APPLICABLE LAW.

DWG. NO.

A03a

2012



BASEMENT PLAN
SCALE 1:50

**LMCBO
STANDARD
DETAILS**

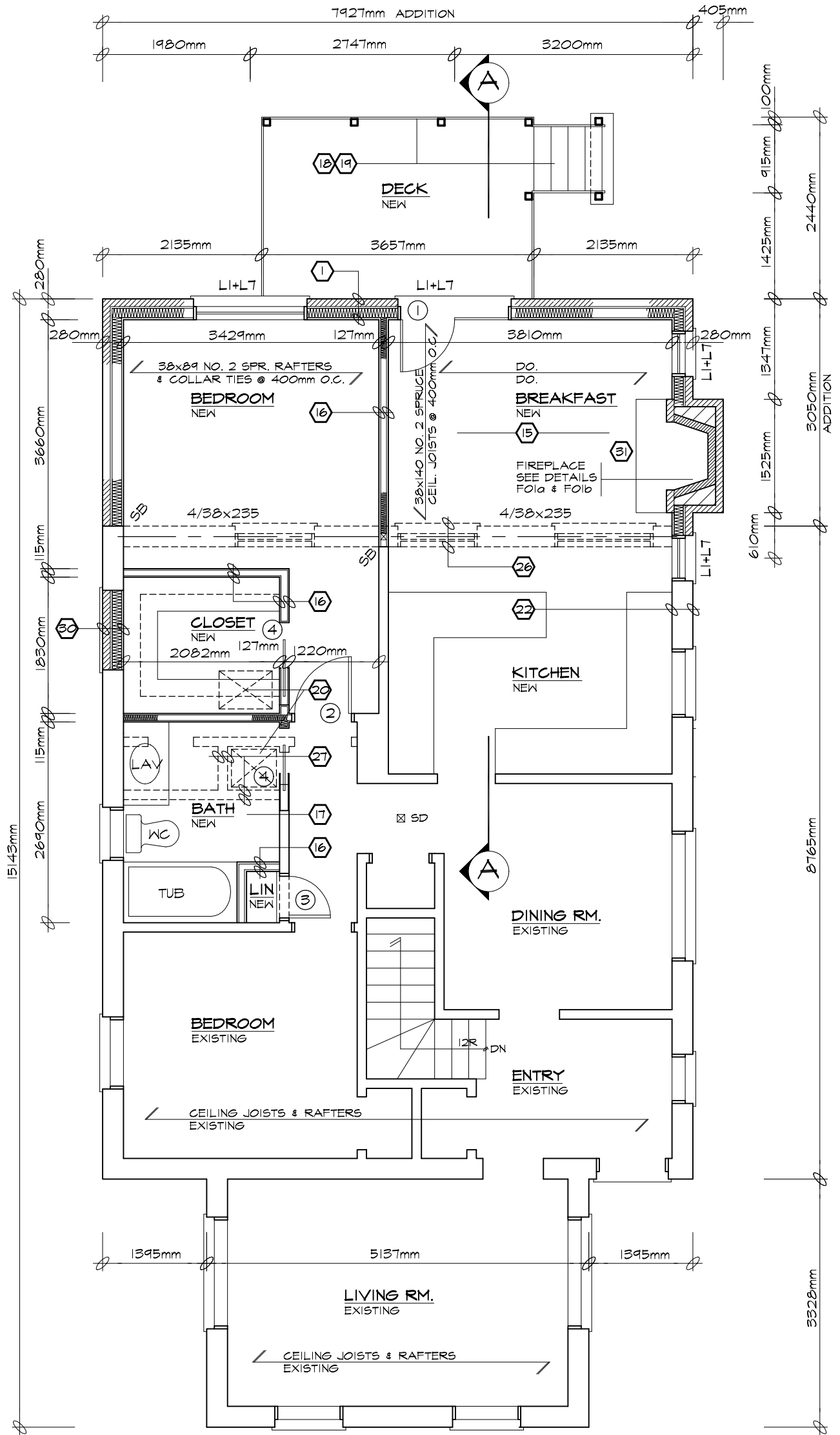
TITLE
SAMPLE DRAWING BASEMENT PLAN

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A03b

2012



GROUND FLOOR PLAN
 SCALE 1:50

**LMCBO
 STANDARD
 DETAILS**

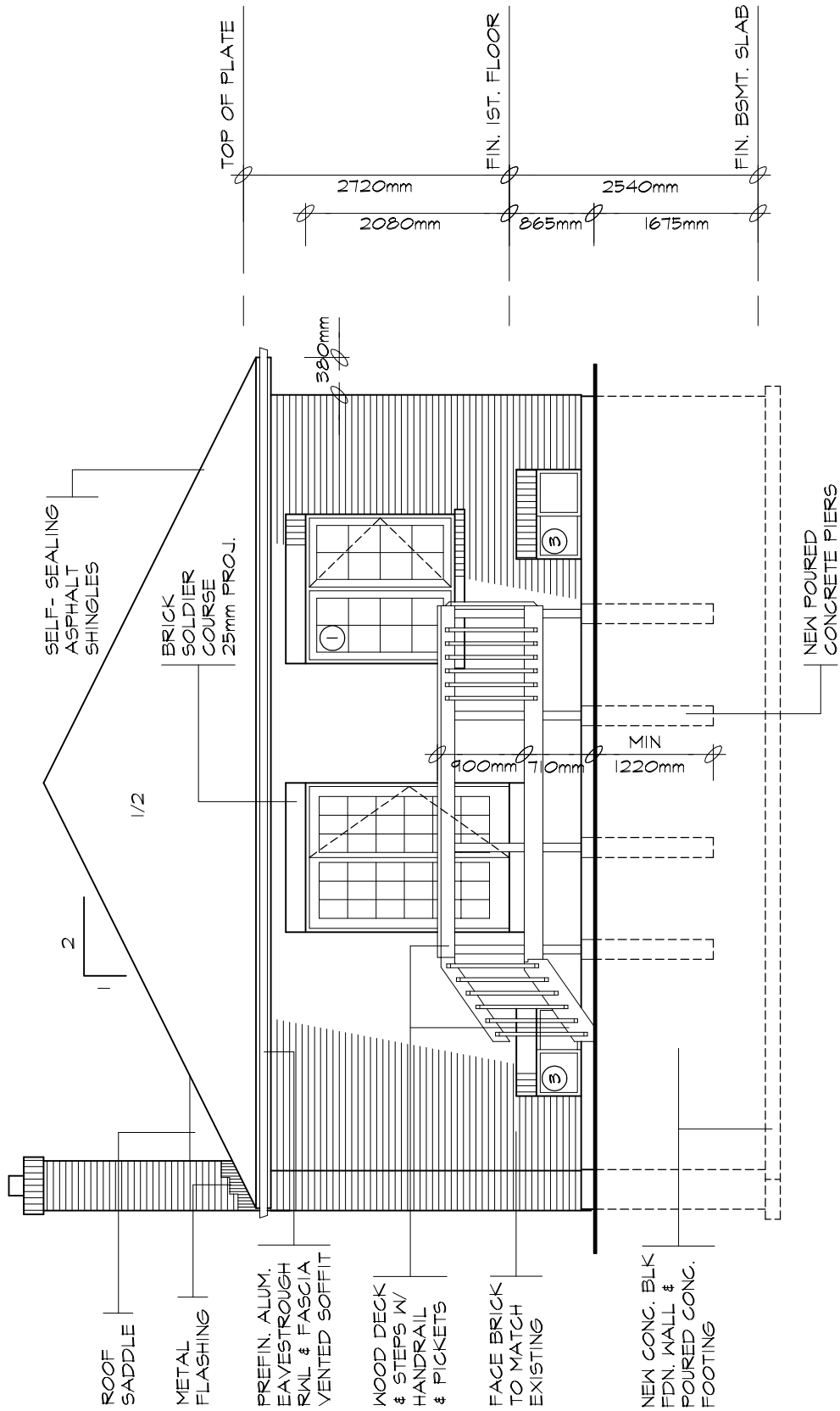
TITLE
SAMPLE DRAWING GROUND FLOOR PLAN

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A03c

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NORTH ELEVATION

SCALE 1:50

**LMCBO
STANDARD
DETAILS**

TITLE
SAMPLE DRAWING ELEVATION

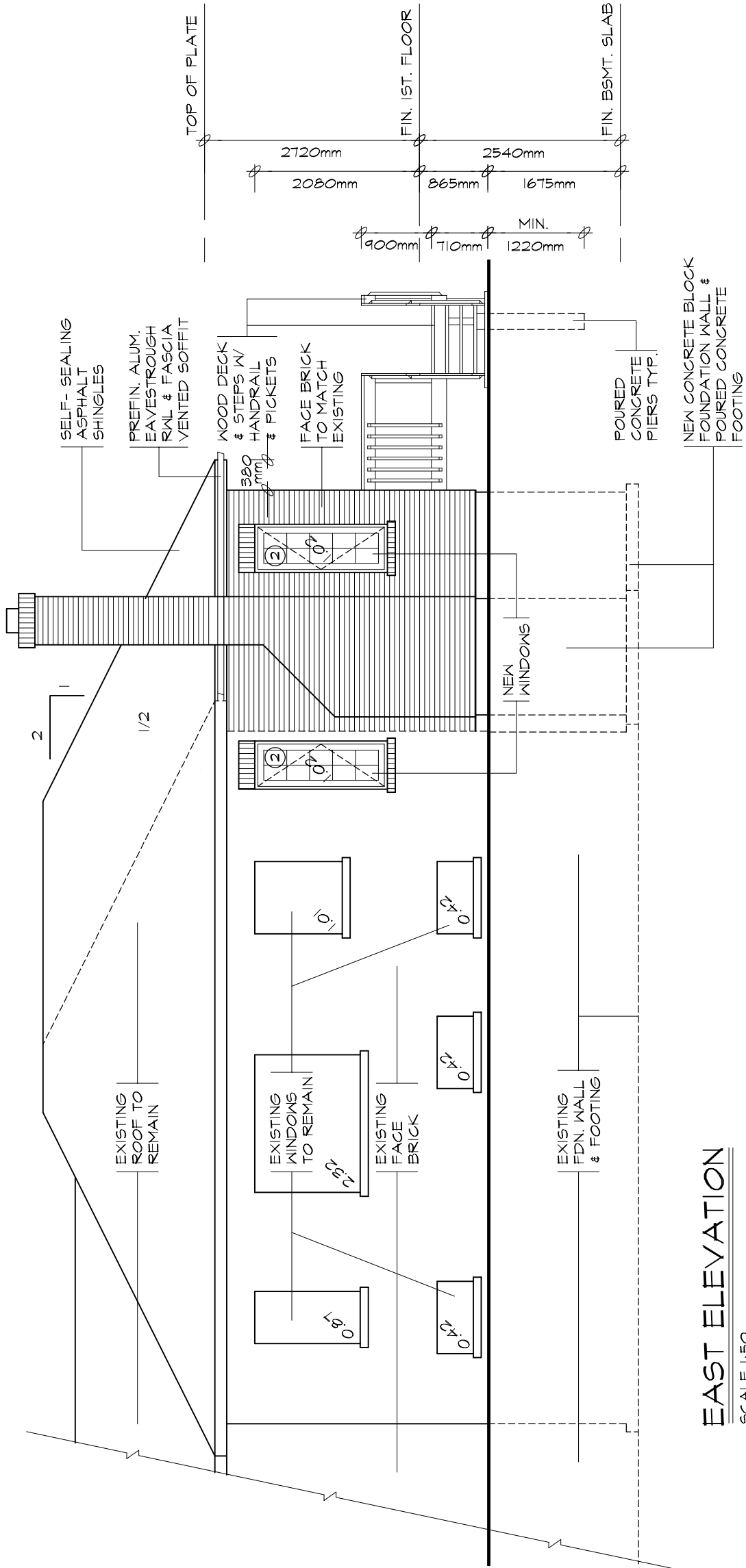
DWG. NO.

A03d

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2012

3050mm
ADDITION



EXISTING ROOF TO REMAIN

EXISTING WINDOWS TO REMAIN

EXISTING FACE BRICK

EXISTING FDN WALL & FOOTING

SELF-SEALING ASPHALT SHINGLES

PREFIN. ALUM. EAVE TROUGH RAL & FASCIA VENTED SOFFIT

WOOD DECK & STEPS W/ HANDRAIL & PICKETS

FACE BRICK TO MATCH EXISTING

POURED CONCRETE PIERS TYP.

NEW CONCRETE BLOCK FOUNDATION WALL & POURED CONCRETE FOOTING

NEW WINDOWS

EAST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

WALL AREA	42.36m ²
LIMITING DISTANCE	3050mm @ 18.00%
MAX. ALLOWABLE OPENINGS	7.62m ²
TOTAL OPENINGS PROVIDED	7.50m ²

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SAMPLE DRAWING ELEVATION

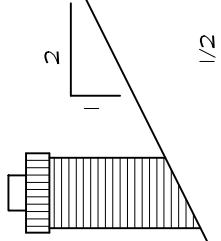
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DWG. NO.

A03e

2012

3050mm
ADDITION



SELF-SEALING
ASPHALT
SHINGLES

PREFIN. ALUM.
EAVESTROUGH
RAL & FASCIA
VENTED SOFFIT

WOOD DECK
& STEPS W/
HANDRAIL
& PICKETS

FACE BRICK
TO MATCH
EXISTING

POURED
CONCRETE
PIERS TYP.

EXISTING
ROOF TO
REMAIN

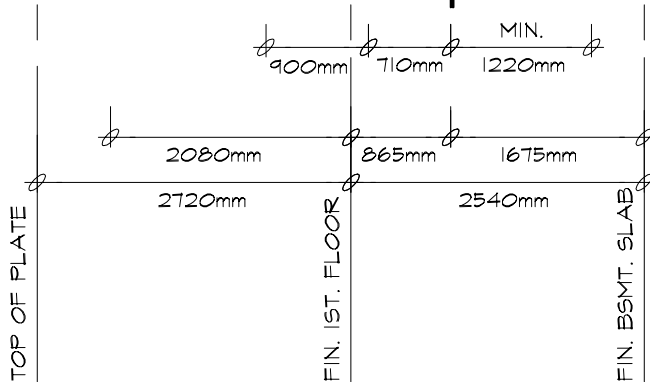
EXISTING
FACE
BRICK

REMOVE EXISTING
WINDOW & FRAME
BRICK UP OPENING
MAKE GOOD FINISH

EXISTING
WINDOWS
TO REMAIN

EXISTING
FDN. WALL
& FOOTING

NEW CONG. BLK
FDN. WALL &
POURED CONG.
FOOTING



WEST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

NO NEW OPENINGS
EXISTING TO REMAIN

**LMCBO
STANDARD
DETAILS**

TITLE
SAMPLE DRAWING ELEVATION

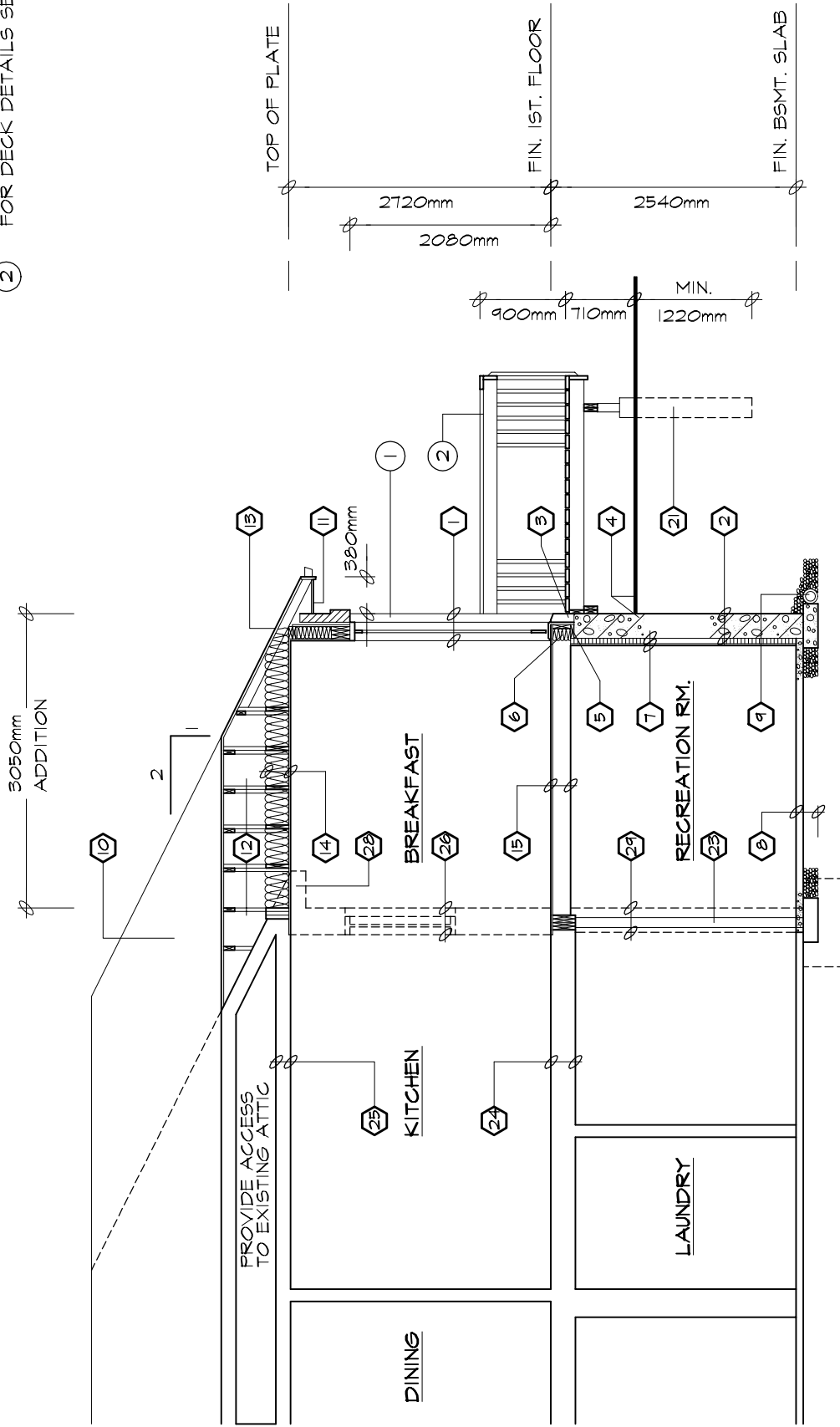
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A03f

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- ① FOR WALL SECTION SEE W02
- ② FOR DECK DETAILS SEE D01a - D01d



SECTION A-A
SCALE 1:50

**LMCBO
STANDARD
DETAILS**

TITLE
SAMPLE DRAWING CROSS SECTION

DWG. NO.

A03g

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2012

CONSTRUCTION SPECIFICATIONS

1 BRICK VENEER WALL

90mm FACE BRICK, 25mm AIR SPACE
0.76mm THICK x 22mm WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
400mm O.C. HORIZ., 600mm O.C. VERT.
AIR BARRIER, LAYERS
TO OVERLAP EACH OTHER
EXTERIOR TYPE SHEATHING
38x140 WOOD STUDS @ 400mm O.C.
RSI 4.23 BATT INSUL. IN CONTINUOUS
CONTACT W/ EXTERIOR SHEATHING
CONTINUOUS AIR / VAPOUR BARRIER
12.7mm INTERIOR DRYWALL FINISH
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM

2 FOUNDATION WALL

BITUMINOUS DAMPPROOFING ON
MINIMUM 6mm PARGING ON
CONCRETE BLOCK FDN. WALL
TOP BLOCK COURSE FILLED
W/ MORTAR OR CONCRETE
PROVIDE PARGING COVERED OVER
450mmx150mm POURED CONC. FOOTING
TO BEAR ON UNDISTURBED SOIL
PROVIDE DRAINAGE LAYER
- MIN. 19mm MINERAL FIBRE
INSULATION W/ A DENSITY OF
NOT LESS THAN 57kg/m³. OR
- MIN. 100mm OF FREE DRAINING
GRANULAR MATERIAL OR
- A B.M.E.C. APPROVED
DRAINAGE LAYER MATERIAL

3 BRICK VENEER @ FDN. WALL

0.5mm POLY FLASHING MINIMUM
150mm UP BEHIND SHEATHING PAPER
KEEP HOLES @ MIN. 800mm APART

4 GRADE

SLOPE GRADE AWAY FROM
BUILDING FACE & PROVIDE
SEMI-SOLID BLOCK COURSE
AT OR BELOW GRADE LEVEL

5 SILL PLATE

38x140 SILL PLATE FASTENED
TO FOUNDATION WALL WITH
MIN. 12.7mm DIA. ANCHOR BOLTS
EMBEDDED MIN. 100mm IN CONCRETE
@ 2400mm O/C. MAX. & PROVIDE A
CONTINUOUS AIR BARRIER BETWEEN
THE FOUNDATION WALL & WOOD
FRAME CONSTRUCTION

6 FLOOR INSULATION

CONTINUOUS HEADER JOIST WITH
RSI 5.46 BATT INSULATION, EXTEND
VAPOUR / AIR BARRIER & SEAL
TO JOIST AND SUBFLOOR

7 FOUNDATION INSULATION

12.7mm INTERIOR DRYWALL FINISH
38x89 WOOD STRAPPING @ 400mm O/C.
MIN. RSI 3.52 INSULATION W/ 0.15mm POLY
VAPOUR BARRIER FULL HEIGHT.
MOISTURE BARRIER TO HEIGHT OF
EXTERIOR GRADE BETWEEN
FOUNDATION WALL & WOOD FRAMING

8 BASEMENT SLAB

75mm POURED CONCRETE SLAB
(25 MPa CONC. STRENGTH)
100mm CRUSHED STONE BELOW

9 DRAINAGE

100mm DIA. WEEPING TILE W/
150mm CRUSHED STONE COVER

10 ROOF CONSTRUCTION

20 YEAR ASPHALT SHINGLES W/
EAVES PROTECTION ON MIN. 9.5mm
EXTERIOR PLYWOOD SHEATHING
ON APPROVED ROOF TRUSSES OR
CONVENTIONAL FRAMING (SEE PLANS)
USE 'H' CLIPS IF 600mm O.C. SPACING

11 OVERHANG CONSTRUCTION

PREFINISHED ALUMINUM FASCIA,
EAVESTROUGH & RAIN WATER LEADERS
TO MATCH EXISTING FINISHES. PROVIDE
DRIP EDGE AT FASCIA & VENTED SOFFIT
EXTEND DOWNSPOUTS TO GRADE LEVEL

12 ROOF VENTILATION

1:300 OF THE INSULATED CEILING
AREA UNIFORMLY DISTRIBUTED.

13 EAVES PROTECTION

EAVES PROTECTION MEMBRANE TO
EXTEND FROM THE EDGE OF THE
ROOF, 900mm UP THE SLOPE BUT NOT
LESS THAN 300mm BEYOND THE
INTERIOR FACE OF THE EXTERIOR WALL

14 CEILING CONSTRUCTION

15.9mm INTERIOR DRYWALL FINISH
CONTINUOUS AIR / VAPOUR BARRIER
W/ MINIMUM RSI 8.81 BATT INSULATION

15 FLOOR CONSTRUCTION

15.5mm T&G PLYWOOD SUBFLOOR
38x184 FLOOR JOISTS @ 400mm O/C.
FLOOR JOISTS BRIDGED W/
CONTINUOUS 19mmx64mm STRAPPING
OR 2 ROWS OF 38mmx38mm CROSS
BRIDGING OR SOLID BLOCKING

16 INTERIOR STUD PARTITION

12.7mm DRYWALL FINISH BOTH SIDES OF
38x89 WOOD STUDS @ 400mm O/C
2 TOP PLATES & 1 BOTTOM PLATE
PROVIDE REINFORCEMENT FOR FUTURE
GRAB BAR INSTALLATION IN BATHROOM

17 MECHANICAL VENTILATION

PROVIDE MIN. 5.0 L/S IN KITCHENS
AND BATHROOMS, 37.5 L/S FOR
PRINCIPAL EXHAUST FAN

18 STAIRS INTERIOR/EXTERIOR

MAXIMUM RISE	=	200mm
MINIMUM RISE	=	125mm
MINIMUM RUN	=	210mm
MAXIMUM RUN	=	355mm
MINIMUM TREAD	=	235mm
MAXIMUM TREAD	=	355mm
MAXIMUM NOSING	=	25mm
MINIMUM WIDTH	=	860mm
MINIMUM HEADROOM	=	1950mm

19 GUARDS

INTERIOR LANDINGS	=	900mm
EXTERIOR BALCONY	=	1070mm
INTERIOR STAIRS	=	900mm
EXTERIOR STAIRS	=	900mm
MAX. BETWEEN PICKETS	=	<100mm

GUARD HEIGHT IF
DECK TO GRADE IS:
GREATER THAN 1800mm = 1070mm
1800mm OR LESS = 900mm
NO MEMBER OR ATTACHMENT
BETWEEN 140mm & 900mm HIGH
SHALL FACILITATE CLIMBING

20 ATTIC ACCESS

PROVIDE ATTIC ACCESS
MIN. 545mmx588mm W/ INSULATION
& WEATHER STRIPPING

21 PIERS

PROVIDE 200mm DIA. SONO TUBE
FOR POURED CONCRETE PIERS
MINIMUM 1200mm BELOW GRADE

22 EXISTING SOLID MASONRY
EXTERIOR WALL TO REMAIN.

23 73mm DIA. PIPE COLUMN W/
100mmx100mmx6.35mm
TOP & BOTTOM PLATE
1mx1mx450mm CONCRETE FOOTING

24 EXISTING FLOOR STRUCTURE
TO REMAIN.

25 EXISTING CEILING STRUCTURE
TO REMAIN.

26 REMOVE EXISTING EXTERIOR WALL
AS SHOWN DOTTED

27 REMOVE EXISTING INTERIOR STUD
PARTITIONS AS SHOWN DOTTED

28 REMOVE EXISTING ROOF OVERHANG
AS SHOWN DOTTED

29 REMOVE EXISTING FOUNDATION WALL
AS SHOWN DOTTED

30 REMOVE EXISTING WINDOW & FRAME
MAKE GOOD OPENING W/ BRICK TO
MATCH EXISTING ON THE EXTERIOR

31 INSTALL A CARBON MONOXIDE
DETECTOR CONFORMING TO
CAN/CGA-6.19 OR UL 2034

ROOM FINISH SCHEDULE

RM. NO.	ROOM NAME	FLOOR		BASE		WALLS		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
	FIRST FLOOR										
①	KITCHEN	CERAMIC TILE	-----	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	
②	BREAKFAST	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
③	BEDROOM	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
④	CLOSET	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
⑤	BATH	CERAMIC TILE	-----	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	
	BASEMENT										
⑥	REC. ROOM	CONC.	CERAMIC TILE	WOOD	PAINT	DRYWALL	PAINT			2340mm	

DOOR SCHEDULE

NO.	TYPE	SIZE	QTY.	REMARKS
①	EXTERIOR	1525mmx 2030mm	1.	FRENCH DOOR
②	SLAB	760mmx 2030mm	1.	800 SERIES
③	SLAB	610mmx 2030mm	1.	800 SERIES
④	POCKET DOOR	610mmx 2030mm	2.	

LINTEL SCHEDULE

NO.	DESCRIPTION
①	2-38x184 SPRUCE
②	3-38x184 SPRUCE
③	2-38x235 SPRUCE
④	3-38x235 SPRUCE
⑤	2-38x286 SPRUCE
⑥	3-38x286 SPRUCE
⑦	90mmx 90mm 6mm L
⑧	90mmx 90mm 8mm L
⑨	100mmx 90mm 6mm L

LEGEND

- ⊖^{WP} DUPLEX OUTLET (WEATHERPROOF)
- ⊖^{HT} DUPLEX OUTLET (HGT. ABOVE FLR.)
- ⊖³⁰⁰ DUPLEX OUTLET (300mm ABOVE FLR.)
- ⊖ EXHAUST FAN
- ⊖ SWITCH
- ⊖^{HB} HOSE BIB
- ⊖^{SD} SMOKE DETECTOR
- ⊖ HEAVY DUTY OUTLET
- ⊖ LIGHT FIXTURE (WALL MOUNTED)
- ⊖ LIGHT FIXTURE (CEILING MOUNTED)
- ⊖ POT LIGHT FIXTURE
- ⊖ LIGHT FIXTURE (WATER RESISTANT)
- ⊖ LIGHT FIXTURE (CAPPED)
- ⊖^{FL} FLUORESCENT LIGHT FIXTURE
- ⊖^{WB} SOLID WOOD BEARING
- ⊖^{FD} FLOOR DRAIN
- ⊖ TV CABLE OUTLET
- ⊖ TELEPHONE OUTLET
- ⊖ COMPUTER OUTLET
- ⊖^{DE} DRYER EXHAUST

WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.35m² W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR

NO.	TYPE	SIZE	QTY.	REMARKS
①	CASEMENT	1525mmx 1525mm	1.	MAXIMUM U-VALUE 1.8
②	CASEMENT	610mmx 1525mm	2.	MAXIMUM U-VALUE 1.8
③	SLIDER	915mmx 450mm	2.	MAXIMUM U-VALUE 1.8

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TITLE
SAMPLE DRAWING SCHEDULES

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