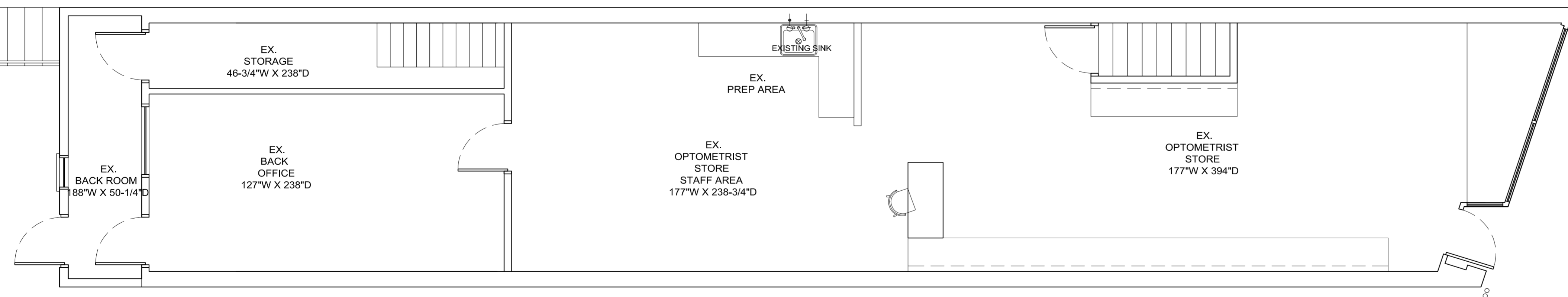


EXISTING BASEMENT PLUMBING PLAN



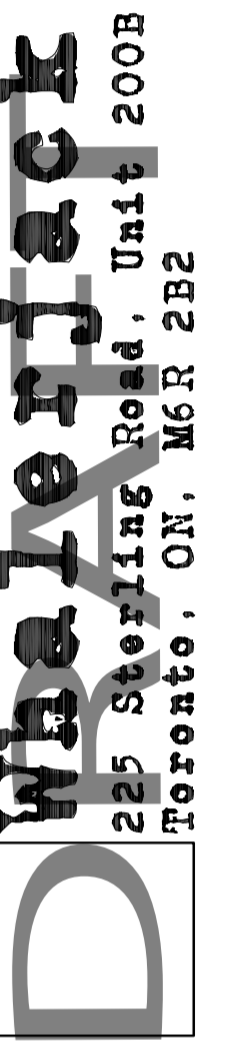
EXISTING GROUND FLOOR PLUMBING PLAN

SITE:

AGAINST ANY
UNAUTHORIZED
REPRODUCTION

CONTRACTOR TO VERIFY
SITE MEASUREMENTS
AND REPORT ANY
DISCREPANCIES TO
DESIGNER

DRAWINGS PREPARED
FOR CONSTRUCTION
PERMIT



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QUALIFICATION INFORMATION	
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REGISTRATION INFORMATION	BCN
COMPANY	SIGNATURE
	BCN

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02	FOR PERMIT	08/02/12

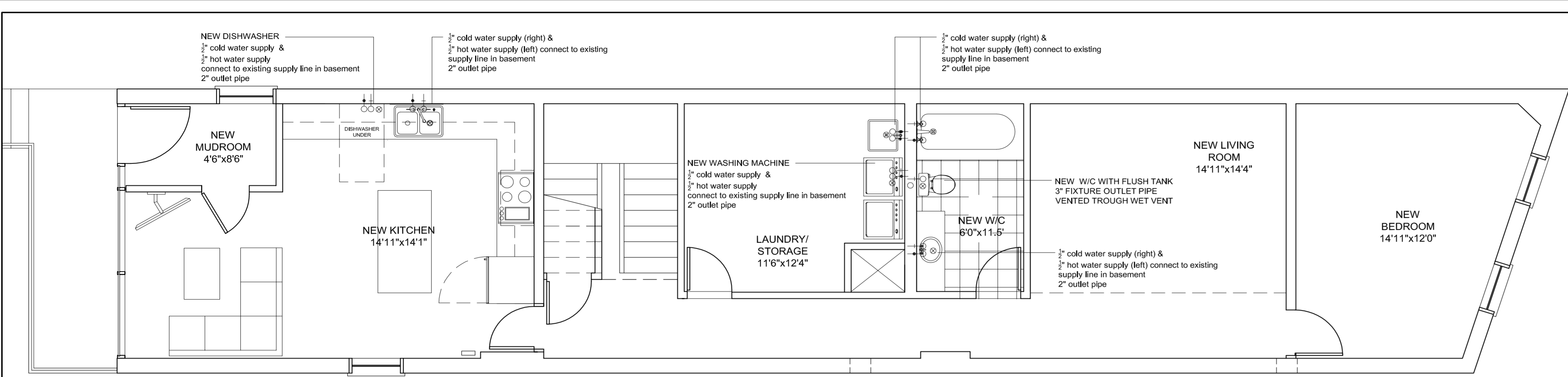
**PLUMBING PLANS
EXISTING**

SCALE: 1/4" = 1"

DATE: 08/02/2012

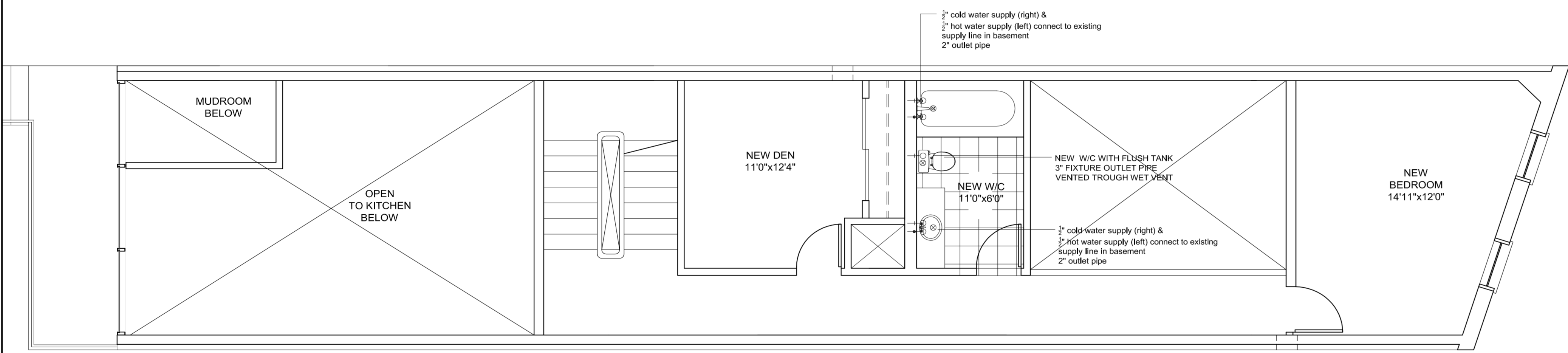
DRAWN BY: K.L & M.M. CHECK BY: T.M.

DWG NO: **P-1**



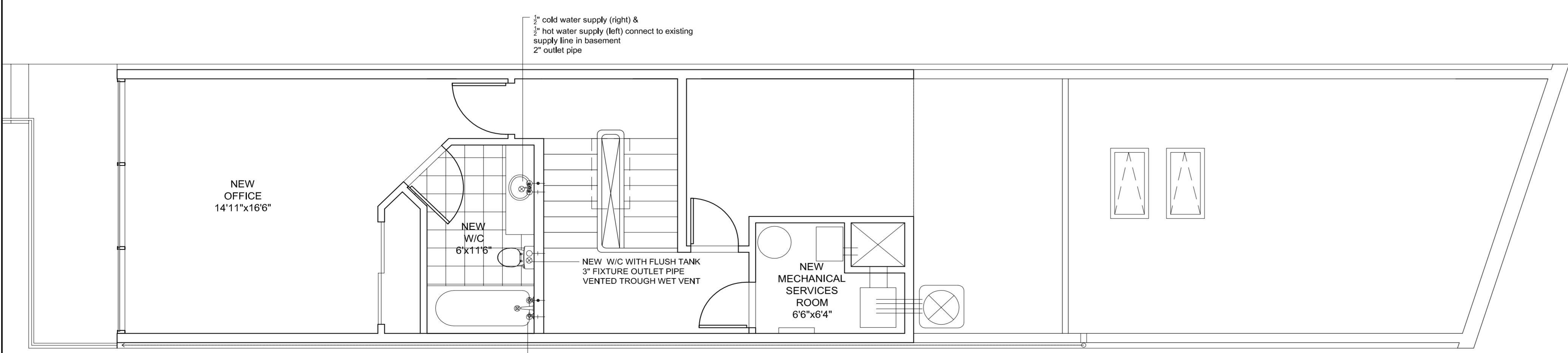
PROPOSED 2ND FLOOR PLUMBING PLAN

<p>NEW FIXTURES</p> <p>W/C (fixture unit 3) 3" outlet connect to new horizontal drain vented through wet vent. 3/4" cold water supply connect to existing supply line in basement</p> <p>LAVATORY SINK (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p> <p>TUB/SHOWER (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p>			<p>KITCHEN SINK (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p> <p>DISHWASHER (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply & 3/4" hot water supply connect to existing supply line in basement</p>	<p>LAUNDRY SINK (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p> <p>WASHING MACHINE (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply & 3/4" hot water supply connect to existing supply line in basement</p>	<p>LEGEND</p> <p>hot water ○→ cold water ○← drain ⊕</p> <p>MATERIALS AND FITTINGS TO COMPLY WITH O.B.C. 7.2</p> <p>MINIMUM SLOPE 1:50 FOR EVERY DRAINAGE PIPE 3" OR LESS & EVERY FIXTURE DRAIN O.B.C. 7.4.8</p> <p>AIR ADMITTANCE VALVES TO BE INSTALLED IN COMPLIANCE WITH O.B.C. 7.5.9</p> <p>PROTECTION OF PIPING BACKFILL OF PIPE TRENCH ISOLATION FROM LOADS, PROTECTION FROM FROST O.B.C. 7.3.5</p>
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PROPOSED 3RD FLOOR PLUMBING PLAN

<p>NEW FIXTURES</p> <p>W/C (fixture unit 3) 3" outlet connect to new horizontal drain vented through wet vent. 3/4" cold water supply connect to existing supply line in basement</p> <p>LAVATORY SINK (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p> <p>TUB/SHOWER (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p>	<p>MATERIALS AND FITTINGS TO COMPLY WITH O.B.C. 7.2</p> <p>MINIMUM SLOPE 1:50 FOR EVERY DRAINAGE PIPE 3" OR LESS & EVERY FIXTURE DRAIN O.B.C. 7.4.8</p> <p>AIR ADMITTANCE VALVES TO BE INSTALLED IN COMPLIANCE WITH O.B.C. 7.5.9</p> <p>PROTECTION OF PIPING BACKFILL OF PIPE TRENCH ISOLATION FROM LOADS, PROTECTION FROM FROST O.B.C. 7.3.5</p>
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PROPOSED 4TH FLOOR PLUMBING PLAN

<p>NEW FIXTURES</p> <p>W/C (fixture unit 3) 3" outlet connect to new horizontal drain vented through wet vent. 3/4" cold water supply connect to existing supply line in basement</p> <p>LAVATORY SINK (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p> <p>TUB/SHOWER (fixture unit 1.5) 2" outlet connect to new horizontal drain 3/4" cold water supply (right) & 3/4" hot water supply (left) connect to existing supply line in basement</p>	<p>MATERIALS AND FITTINGS TO COMPLY WITH O.B.C. 7.2</p> <p>MINIMUM SLOPE 1:50 FOR EVERY DRAINAGE PIPE 3" OR LESS & EVERY FIXTURE DRAIN O.B.C. 7.4.8</p> <p>AIR ADMITTANCE VALVES TO BE INSTALLED IN COMPLIANCE WITH O.B.C. 7.5.9</p> <p>PROTECTION OF PIPING BACKFILL OF PIPE TRENCH ISOLATION FROM LOADS, PROTECTION FROM FROST O.B.C. 7.3.5</p>
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SITE:

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CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

Whalerjack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION	
NAME	39135
SIGNATURE	BCN
REGISTRATION INFORMATION	
COMPANY	40027
SIGNATURE	BCN

NO.	ISSUE:	DATE:
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02	FOR PERMIT	08/02/12

PLUMBING PLANS PROPOSED

SCALE:	1/4" = 1"
DATE:	08/02/2012
DRAWN BY:	CHECK BY:
K.L & M.M	T.M

DWG NO: **P-2**

WALL SCHEDULE

WALL NO.	DESCRIPTION	LOADBEARING	SECTION
T1	<p>EXTERIOR WOOD FRAMED WALL HORIZONTAL SIDING TBD ON 1/2" VERTICAL TRAPPING GALVANIZED METAL FLASHING W/ DRIP EDGE PERFORATED 15LB. ASPHALT 15 LB BUILDING PAPER (MOISTURE BARRIER) 1/2" PLY SHEATHING T&G 2"X6" WOOD STUDS AT 16" O.C R-20 BATT INSULATION 6MM POLYETHYLENE (AIR AND VAPOUR BARRIER) 1/2" GYPSUM BOARD</p>		

T2	<p>EXTERIOR WOOD FRAMED WALL 1-1/2" BRICK VENEER TO MATCH EXISTING BELOW GALVANIZED METAL FLASHING W/ DRIP EDGE MORTAR METAL LATH STOP 1" FROM FINISHED EDGES GALVANIZED BRICK TIE NAILED TO EACH STUD 6" PERFORATED 15LB. ASPHALT 15 LB BUILDING PAPER (MOISTURE BARRIER) 1/2" PLY SHEATHING T&G 2"X6" WOOD STUDS AT 16" O.C R-20 BATT INSULATION 6MM POLYETHYLENE (AIR AND VAPOUR BARRIER) 1/2" GYPSUM BOARD</p>		
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T3	<p>EXTERIOR GLASS CURTAIN WALL SYSTEM 2" ALUMINUM THERMALLY BROKEN & INSULATED FRAME DOUBLE PANE LOW E UV PROTECTIVE FILM</p>		<p>OPERABLE</p> <p>INSULATED PANEL AT RIM JOIST</p> <p>MAIN ENTRANCE DOOR D-1</p>
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FLOOR SCHEDULE

WINDOW NO.	DESCRIPTION	DETAIL
F1	<p>3/8 HARDWOOD FLOORING 5/8 PLY SHEATHING 2x10 @ 16" OC 1/2 GYPSUM</p>	

ROOF SCHEDULE

WINDOW NO.	DESCRIPTION	DETAIL
R1	<p>FLAT ROOF (2% SLOPE) 2 PLY MODIFIED BITUMEN ROOF MEMBRANE ROOFING FELT 5/8 PLY SHEATHING RIPPED 2x_ @ 2% SLOPE TO SCUPPERS 2x10 @ 16" OC R30 BATTS INSULATION 1/2 GYPSUM</p>	
R2	<p>FLAT ROOF DECK 12"x12"x1" CONCRETE PAVERS ON ADJUSTABLE PEDASTALS (TILE TECH OR APPROVED EQUAL) 1" RIGID INSULATION DRAINAGE MAT 2 PLY MODIFIED BITUMEN ROOF MEMBRANE ROOFING FELT 5/8 PLY SHEATHING RIPPED 2x_ @ 2% SLOPE TO SCUPPERS 2x10 @ 16" OC R30 BATTS INSULATION 1/2 GYPSUM</p>	

DOOR SCHEDULE

DOOR NO.	DESCRIPTION	DETAIL
D-1	<p>EXTERIOR DOOR IN CURTAIN WALL SYSTEM 1-3/4" THICK</p>	

WINDOW SCHEDULE

WINDOW NO.	DESCRIPTION	DETAIL
G-1	VSE ELECTRIC CURB MOUNTED VENTING SKYLIGHT 22.5" X 46.5" GLASS AREA	
G-2	VSE ELECTRIC CURB MOUNTED VENTING SKYLIGHT 22.5" X 34.5" GLASS AREA	
G-3	DOUBLE HUNG WINDOW TO MATCH EXISTING IN FLOOR BELOW DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING	

SITE:

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DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

Diablo Architects
 225 Sterling Road, Unit 200B
 Toronto, ON, M6R 2B2

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BUILDING NOTES

SCALE:

DATE: 08/02/2012

DRAWN BY: K.L & M.M. CHECK BY: T.M.

DWG NO: **N-1**

Roofing

Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 1/2" into roof sheathing

Every asphalt shingle shall be fastened with at least 4 nails

Eave protection shall extend 2' 11" up the roof slope from the edge, and at least 11 3/4" from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1.5, or where a low slope asphalt shingle application is provided

Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 23 5/8" wide

Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys Sheet metal flashing shall consist of not less than 1/16" sheet lead, 0.013" galvanized steel, 0.018" copper, 0.018" zinc, or 0.019" aluminum

Columns, Beams & Lintels

Steel beams and columns shall be shop primed. Minimum 3 1/2" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam.

Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16"

Wood columns for carports and garages shall be minimum 3 1/2" x 3 1/2"; in all other cases either 5 1/2" x 5 1/2" or 7 1/4" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member

Masonry columns shall be a minimum of 1 3/8" x 11 3/8" or 9 1/2" x 15"

Provide solid blocking the full width of the supported member under all concentrated loads

Insulation & Weatherproofing

Ceiling with attic	R-40
Roof without attic	R-30
Exterior Wall	R-20
Foundation Wall	R-12
Foundation > 50% exposed	R-17
Exposed Floor	R-25
Slabs on Grade	R-12 (unheated) R-10 (heated)

Supply Ducts in unheated space R-17

Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fibreglass type insulations

Ducts passing through unheated space shall be made airtight with tape or sealant

Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding

Weatherstripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior

Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior

Natural Ventilation

Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area

Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150 of insulated area.

Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects

Unheated crawl spaces shall be provided with 1.1 ft² of ventilation for each 538² ft

Minimum natural ventilation areas, where mechanical ventilation is not provided, are:

Bathrooms:	0.97 ft ²
other rooms:	3 ft ²

Unfinished basement: 0.2% of floor area

Doors and Windows

Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft² and no dimension less than 15" which is openable from the inside without tools

Exterior house doors and windows within 6' 7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock The principal entry door shall have either a door viewer, transparent glazing or a sidelight

Exterior Walls

No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from property lines

5/8" fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3' 11" from property lines

Non combustible cladding shall be installed on all exterior walls less than 23 5/8" from property lines

Ceramic Tile

When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of 1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16" o.c. with at least 2 rows cross bridging

Access to Attics and Crawl Spaces

Access hatch minimum 19 3/4" x 2' 4" to be provided to every crawl space and every roof space which is 108 ft² or more in area and more than 23 5/8" in height

Garage Gasproofing

The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes

All plumbing and other penetrations through the walls and ceiling shall be caulked

Doors between the dwelling and attached garage may not open into a bedroom and shall be weatherstripped and have a self-closer

Alarms and Detectors

At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level 2' 11" or more above an adjacent level

Smoke alarms shall be interconnected and located such that one is within 16' 5" of every bedroom door and no more than 49' 3" travel distance from any point on a floor

A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove

Stairs

Maximum Rise	7 7/8"
Minimum Run	8 1/4"
Minimum Tread	9 1/4"
Minimum Head Room	6' 5"
Minimum Width	2' 10"

Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"

Winders which converge to a point in stairs must turn through an angle of no more than 90° with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3' 11" along the run of the stair

A landing minimum 2' 11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers

Exterior concrete stairs with more than 2 risers require foundations

Handrails and Guards

A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers

Guards are required around every accessible surface which is more than 23 5/8" above the adjacent level

Interior and exterior guards min. 2' 11" high. Exterior guards shall be 3' 6" high where height above adjacent surface exceeds 5' 11" Guards shall have no openings greater than 4", and no member between 4" and 2' 11" that will facilitate climbing

Plumbing

Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities

A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well

Electrical

An exterior light controlled by an interior switch is required at every entrance

A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms

Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs Basements require a light for each 323 ft² controlled by a switch at the head of the stairs

Mechanical Ventilation

A mechanical ventilation system is required with a total capacity at least equal to the sum of:
10 cfm each for basement and master bedroom
5 cfm for each other room

A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such

Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity

A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed

Supply air intakes shall be located so as to avoid contamination from exhaust outlets

Excavation and Backfill

Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities

The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material

If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4"

Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter

Dampproofing and Drainage

In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required

Masonry foundation walls shall be parged with 1/4" of mortar coved over the footing prior to dampproofing

4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump Window wells shall be drained to the footing Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion

Concrete slabs in attached garages shall be sloped to drain to the exterior

The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

Footings

minimum 2200 psi poured concrete minimum 48" below finished grade

Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 1570 psf

Footing Size

Floors Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	9 7/8"	9 7/8"	4.3 ft ²
2	13 3/4"	13 3/4"	8.1 ft ²
3	17 3/4"	19 3/4"	10.9 ft ²

Increase footing width by 2 5/8" for each storey of brick veneer supported, and by 5 1/8" for each storey of masonry

The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Step Footings

Vertical Rise
23 5/8" Max. for firm soils
15 3/4" Max. for sand or gravel
Horizontal Run = 23 5/8" Min.

Foundation Walls

To be poured concrete, unit masonry or preserved wood (see drawings for type and thickness)

Dampproofing shall be a heavy coat of bituminous material.

Foundation wall to extend minimum 6 7/8" above finished grade.

A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade.

A drainage layer shall consist of

Min. 3/4" mineral fibre insulation with min. Density of 3.6 lb/ft²

Min. 4" of free drainage granular material, or

An approved system which provides equivalent performance

Foundation walls shall be braced or have the floor joists installed before backfilling

Concrete Floor Slabs

Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete with 5-8% air entrainment

Other slabs 3600psi concrete Minimum 3" thick, placed on a minimum 4" of coarse, clean, granular material

All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

Masonry Walls

Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course Provide 2" solid masonry or continuous 1 1/2" plate under all roof and floor framing members Provide 7 1/2" solid masonry under beams and columns

Masonry wall to be tied to each tier of joists with 1 9/16" x 3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'-7" o.c.

Inside back of wall to be parged and covered with No.15 breather-type asphalt paper

For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.028 in² in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with joints completely filled with mortar

Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing

Masonry Veneer

Minimum 2 3/4" thick if joints are not raked and 3 1/2" thick if joints are raked
Minimum 1" air space to sheathing

Provide weep holes @ 31 1/2" o.c. at the bottom of the cavity and over doors and windows Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8" up behind the sheathing paper

Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced @ 23 5/8" vertically and 15 3/4" horizontally

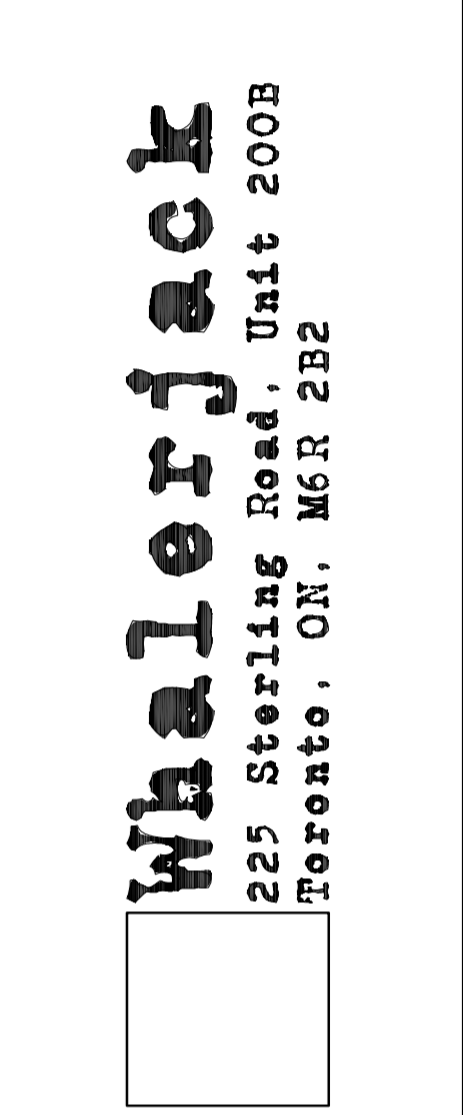
Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1-3/16" into studs

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BUILDING NOTES

SCALE:

DATE: 08/02/2012

DRAWN BY: K.L & M.M. CHECK BY: T.M

DWG NO:

N-2

TIMBER NOTES

- WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD 088 AND TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- LUMBER: UNLESS OTHERWISE NOTED, TO BE SPP SPECIES, GRADE NO.2 CONFORMING TO CSA STANDARD 0141 WITH MAXIMUM MOISTURE CONTENT OF 15% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- NAILS, SPIKES AND STRAPLES: O.C.S.A. STANDARD B11, GALVANIZED FOR EXTERIOR WORK, OR HIGH YIELD AREAS AND FOR TREATED LUMBER. PLAN ELEMENTS WHERE NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.2.3.3 AND 9.2.3.3.4B IN THE ONTARIO BUILDING CODE.
- METAL CONNECTORS AND ROUGH HARROWWARE: BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED.
- WOOD PRESERVATIVE: WHERE REQUIRED, TO CONFORM TO CSA STANDARD 089.0 CSA.
- FRAMING ANCHORS: FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON CONNECTORS OR AN APPROVED EQUAL, SIZED TO THE JOB AND ALL TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UTILIZING SPECIAL WEDGES WHERE REQUIRED.
- STUD WALLS: STUDS TO BE OF SIZE AND SPACING AS NOTED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, A MINIMUM OF TWO (2) STUDS AT CORNERS, INTERSECTIONS AND EACH SIDE OF THE OPENINGS. ALL STUDS TO BE CONTINUOUS FOR FULL STOREY HEIGHT WITH NO SPLICE. MID HEIGHT BRACKING FOR ALL STUDS UNLESS NOTED ON DRAWINGS. PROVIDE MINIMUM TWO (2) TOP PLATES FOR LOAD BEARING WALLS. PLATES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS. NON-LOAD BEARING STUD WALLS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- FLOOR AND ROOF TRUSSES/JOISTS: PROVIDE TRUSSES/JOISTS OF SIZE, SPACING AND SPAN AS NOTED ON THE DRAWING. UNLESS OTHERWISE NOTED, WHERE TRUSSES/JOISTS FRAME INTO THE SIDE OF A WOOD BEAM, PROVIDE APPROPRIATE HANGERS, NAILED TO THE SIDE OF THE BEAM. PROVIDE DOUBLE JOIST UNDER PARTITION WALLS PARALLEL TO JOISTS (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS).
- BRIDGING OR BLOCKING: PROVIDE CROSS BRIDGING OR SOLID BLOCKING OR APPROVED PROPRIETARY METAL STRAPS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. BRIDGING OR BLOCKING TO BE END TO END WITH MAXIMUM GAPS BETWEEN JOISTS NOT EXCEEDING 10% OF THE MAXIMUM SPAN LIMITED BY THE ONTARIO BUILDING CODE. IN WHICH CASE BRIDGING OR BLOCKING SHALL BE AT MAXIMUM NOTING AND BRIDGING ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE ONTARIO BUILDING CODE.
- REMOVE AND REPLACE ANY DEFECTIVE MATERIALS WHEREVER FOUND PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- CONTRACTOR SHALL BRACE ALL CONSTRUCTION TEMPORARILY UNTIL ROOF AND FLOOR SHEATHING AND OTHER PERMANENT BRACING ARE IN PLACE.
- ALL TIMBER CONNECTION SHALL BE IN ACCORDANCE WITH THE REFERENCE STANDARD AND WITH GOOD CARPENTRY PRACTICE.
- ALL STEEL ANGLES OR PLATES SHALL CONFORM TO G40.21 M500W.
- ALL BOLTS SHALL BE A509 BOLTS. PROVIDE STANDARD WASHERS AT TIMBER SURFACE.
- ALL EXTERIOR TIMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

PLYWOOD SHEATHING NOTES

- SHEATHING SHALL BE EXTERIOR TYPE PLYWOOD CONFORMING TO CSA 0124-M1978, DOUGLAS FIR PLYWOOD OR CSA 0191-M1978, CANADIAN SOFTWOOD PLYWOOD.
- ALL SHEATHINGS IS TO BE TONGUED-AND-GROOVED.
- PLYWOOD SHEATHINGS SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE FRAMING AND WITH THE END JOINTS STAGGERED.
- LAYOUT OF PLYWOOD STAGGERED JOINT PATTERN SUCH THAT PLYWOOD SHEET IS AT LEAST TWO SPAN CONTINUOUS WHERE POSSIBLE.
- ALL END JOINTS MUST BE POSITIONED ALONG CENTRE LINE OF SUPPORT.
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH AT LEAST 1/2" GAP BETWEEN SHEETS.
- FASTENERS SHALL BE SPIRAL DRILLING THREAD WALLS 7' LONG MINIMUM UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, PLYWOOD SHEATHING SHALL BE NAILED TO SUPPORTS AT 6" MAXIMUM ALONG EDGES AND 10" MAXIMUM ALONG INTERMEDIATE SUPPORTS.

STRUCTURAL STEEL NOTES

- DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH CAN 3.516.1-94. ALL CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR UNLESS OTHERWISE NOTED.
- MATERIAL SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - ROLLED SECTIONS CSA G40.21M-50W CLASS C
 - HSS SECTIONS CSA G40.21M-50W CLASS C
- WELDING SHALL CONFORM TO CSA STANDARD W59 AND SHALL ONLY BE PERFORMED BY OPERATORS CERTIFIED UNDER CSA W17.1.
- BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A325-70C FOR HEAVY HEXAGONAL STRUCTURAL BOLTS. FIELD-BOLTED CONNECTIONS TO BE BEARING TYPE. BOLTS MINIMUM 20mm DIAMETER.
- ANCHOR BOLTS SHALL BE LOCATED IN THE FIELD FROM ERECTION DIAGRAMS. ANCHOR BOLTS SHALL CONFORM TO ASTM A490. UNLESS NOTED OTHERWISE.
- ERECTION DIAGRAMS AND SHOP DRAWINGS PREPARED IN ACCORDANCE WITH CSA S16.1 SHALL BE SUBMITTED FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO FOR ADEQUACY OF ALL CONNECTION DETAILS.
- ALL STRUCTURAL STEEL SHALL BE SHOP PRIMED. BOLTS, FIELD WELDS AND ABRASIONS TO SHOP COAT SHALL BE FIELD PAINTED. ALL STEEL EXPOSED TO THE WEATHER TO BE HOT DIP GALVANIZED.
- NO HOLES SHALL BE PERMITTED IN STRUCTURAL STEEL EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.

CONCRETE NOTES

- CONCRETE SHALL BE PORTLAND CEMENT TYPE 10, UNLESS NOTED OTHERWISE. CONCRETE SHALL BE STONE CONCRETE WITH A UNIT WEIGHT OF 23.6 kN/m³.
- CONCRETE PROPERTIES:

ELEMENT	MIN. 28 DAY STRENGTH (MPa)	SLUMP	MAX. AGG. SIZE (mm)	EXPOSURE CLASS
FOOTING	25	80	40	F-2
INTERIOR SLAB ON GRADE	30	70	20	C-2
- NOTES:
 - PUMP MIX SLURRS SHALL ALSO CONFORM TO THE ABOVE.
 - WATER CEMENTING MATERIALS RATIOS FOR EXPOSURE CLASSES SHALL BE AS PER CAN3-A23.1.
 - AIR CONTENTS FOR EXPOSURE CLASSES AND AGGREGATE SIZES SHALL BE AS PER CAN3-A23.1.
 - SLUMP TOLERANCES SHALL BE ±20mm FOR SLURRS LESS THAN 80mm, AND ±30mm OTHER WISE.
 - NO CALCIUM CHLORIDE IN ANY FORM, IS PERMITTED IN ANY CONCRETE MIX.
 - CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR WET WEATHER SHALL BE IN ACCORDANCE WITH CAN3-A23.1. FOR COLD WEATHER SEE ALSO COLD WEATHER REQUIREMENTS ON THE STRUCTURAL DRAWINGS.
 - PRECAST AND STEEL STAIRS.

FOUNDATION NOTES

- EXISTING FOOTINGS, FOOTINGS AND NEW FOOTINGS HAVE BEEN REVIEWED AND DESIGNED FOR THE FOLLOWING ALLOWABLE (WORKING STRESS) BEARING PRESSURES:
 - STRIP FOOTINGS 150 kPa
 - SPREAD FOOTINGS 150 kPa
- BEARING SURFACES MUST BE APPROVED BY THE SOILS ENGINEER IMMEDIATELY BEFORE FOOTING CONCRETE IS PLACED.
- REFER TO SOILS REPORT FOR OTHER SPECIFIC DESIGN REQUIREMENTS FOR FOOTINGS. SOIL SLOPES, FROST PROTECTION, MINIMUM COVER, ETC.
- UNLESS OTHERWISE SHOWN, CENTER FOOTINGS UNDER COLUMNS.
- BEARING SURFACES MUST BE PROTECTED FROM FREEZING BEFORE AND AFTER FOOTINGS ARE POURED. PROVIDE 2" GROUND SEAL UNDER FOOTINGS WHERE REQUIRED BY SOIL CONDITIONS.
- FOR GROUND ELEVATIONS AND DRAINAGE SLOPES, SEE ARCHITECT'S DRAWINGS.
- FOOTING ELEVATIONS IF SHOWN ARE NOT FINAL AND MAY VARY ACCORDING TO SITE CONDITIONS. ALL FOOTINGS MUST BE TAKEN TO A BEARING LAYER APPROVED BY THE SOILS ENGINEER.
- FOOTINGS MAY HAVE TO BE LOWERED TO ACCOMMODATE MECHANICAL OR ELECTRICAL SERVICES. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ELEVATIONS OF SAME. FOOTINGS ARE NOT TO BE UNDERMINED BY EXCAVATIONS FOR SERVICES, PITS, ETC.

NON-STRUCTURAL COMPONENTS

- NON-STRUCTURAL COMPONENTS ARE NOT THE RESPONSIBILITY OF "G". THEY ARE DESIGNED, DETAILED AND REVIEWED IN THE FIELD BY OTHERS. THEY APPEAR ON DRAWINGS PERMIT AUTHORITIES FOR THESE COMPONENTS ARE BY OTHERS.
- EXAMPLES OF NON-STRUCTURAL COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO:
 - ARCHITECTURAL COMPONENTS SUCH AS GUARDRAILS, HANDRAILS, FLAG POSTS, CANOPIES, CEILING, MILLWORK, ETC.
 - LANDSCAPE COMPONENTS SUCH AS BENCHES, LIGHT POSTS, PLANTERS, ARE NOT PART OF THE STRUCTURAL DRAWINGS.
 - CLADDING, GLAZING, WINDOW MULLIONS, INTERIOR NON-LOADBEARING STUD WALLS, ARCHITECTURAL PRECAST, PRECAST CLADDING.
 - SKYLIGHTS.
 - MECHANICAL AND ELECTRICAL EQUIPMENT COMPONENTS AND THEIR ATTACHMENT DETAILS.
 - WINDOW WASHING EQUIPMENT AND ITS ATTACHMENTS.
 - ESCALATORS, ELEVATORS AND CONVEYER SYSTEMS.
 - GLASS BLOCK AND ITS ATTACHMENTS.
 - BRICK OR BLOCK VENEERS AND THEIR ATTACHMENTS.
 - NON-LOAD BEARING MASONRY.
 - PRECAST AND STEEL STAIRS.

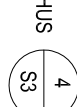
LIST OF DRAWINGS

- S-01 GENERAL NOTES, FOUNDATION / BASEMENT PLAN
- S-02 GROUND FLOOR FRAMING PLAN, EXISTING SECOND FLOOR FRAMING PLAN
- S-03 THIRD FLOOR FRAMING PLAN +202.14'
- S-04 FOUNDATION PLAN AT +30.2.14', ROOF FRAMING PLAN AT +32.4.14'

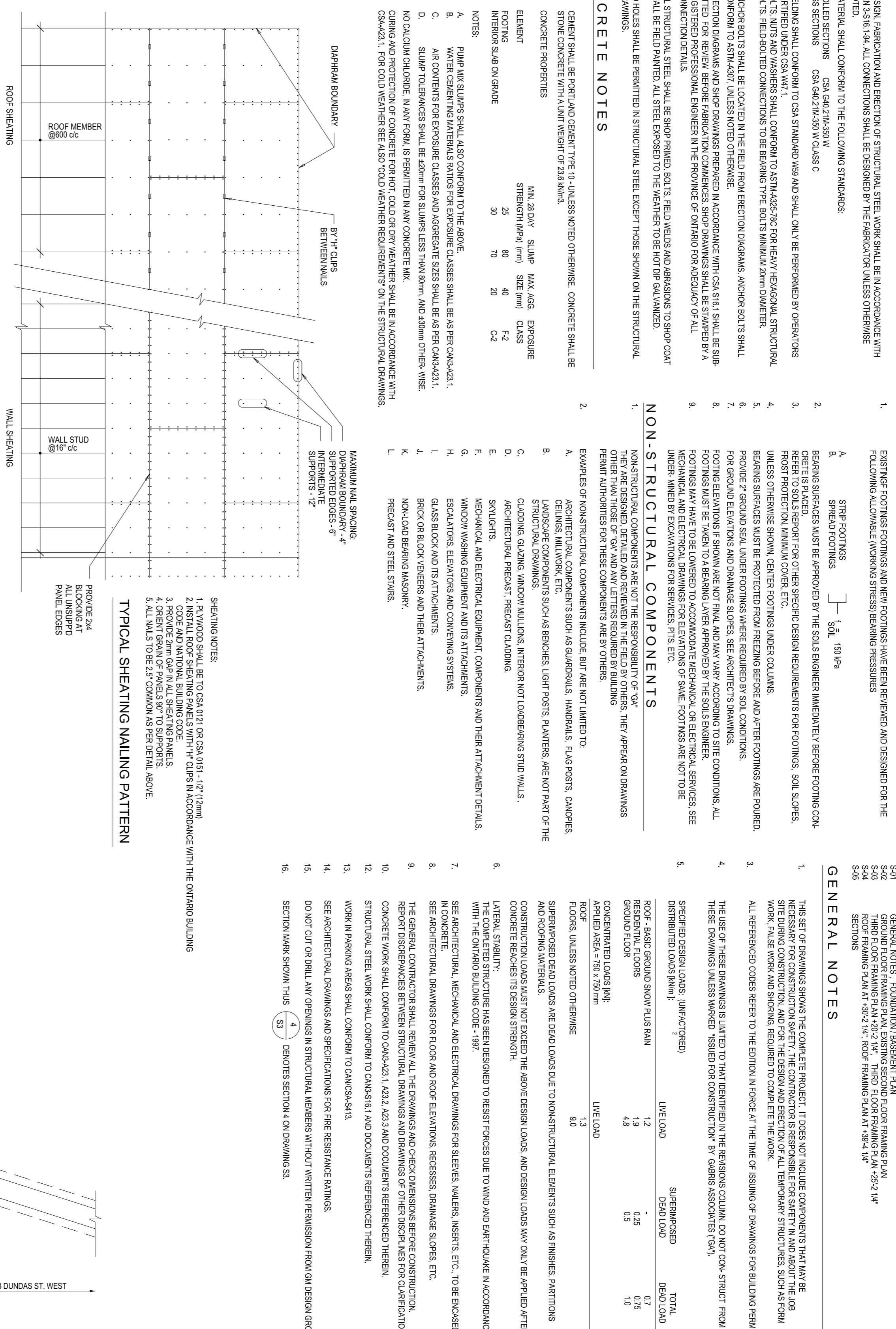
GENERAL NOTES

- THIS SET OF DRAWINGS SHOWS THE COMPLETE PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, SUCH AS FORM WORK, FALSE WORK AND SHORING, REQUIRED TO COMPLETE THE WORK.
- ALL REFERENCED CODES REFER TO THE EDITION IN FORCE AT THE TIME OF ISSUING OF DRAWINGS FOR BUILDING PERMIT.
- THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CON-STRUCT FROM THESE DRAWINGS UNLESS MARKED "ASSUED FOR CONSTRUCTION" BY GABRIS ASSOCIATES ("G").
- SCHEDULED DESIGN LOADS (UNFACTORED)

LINE LOAD	SUPERIMPOSED DEAD LOAD	DEAD LOAD	TOTAL DEAD LOAD
1.2	0.25	0.7	1.95
1.9	0.25	0.75	2.9
4.8	0.5	1.0	6.3
- CONCENTRATED LOADS (MINI-APPLIED AREA = 750 x 750 mm)

LINE LOAD	LIVE LOAD
1.3	9.0
- FLOORS, UNLESS NOTED OTHERWISE SUPERIMPOSED DEAD LOADS ARE DEAD LOADS DUE TO NON-STRUCTURAL ELEMENTS SUCH AS FINISHES, PARTITIONS AND ROOMING MATERIALS.
- CONSTRUCTION LOADS MUST NOT EXCEED THE ABOVE DESIGN LOADS, AND DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.
- LATERAL STABILITY: THE COMPLETED STRUCTURE HAS BEEN DESIGNED TO RESIST FORCES DUE TO WIND AND EARTHQUAKE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, 1997.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, NAILERS, INSERTS, ETC., TO BE ENCASED IN CONCRETE.
- SEE ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF ELEVATIONS, RECESSES, DRAINAGE SLOPES, ETC.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER DISCIPLINES FOR CLARIFICATION. CONCRETE WORK SHALL CONFORM TO CAN3-A23.1, A23.2, A23.3 AND DOCUMENTS REFERENCED THEREIN.
- STRUCTURAL STEEL WORK SHALL CONFORM TO CAN3-S16.1 AND DOCUMENTS REFERENCED THEREIN.
- WORK IN PARKING AREAS SHALL CONFORM TO CAN3-A24.13.
- SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FIRE RESISTANCE RATINGS.
- DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM OUR DESIGN GROUP.
- SECTION MARK SHOWN THUS  DENOTES SECTION 4 ON DRAWING S3.

FOUNDATION / BASEMENT PLAN

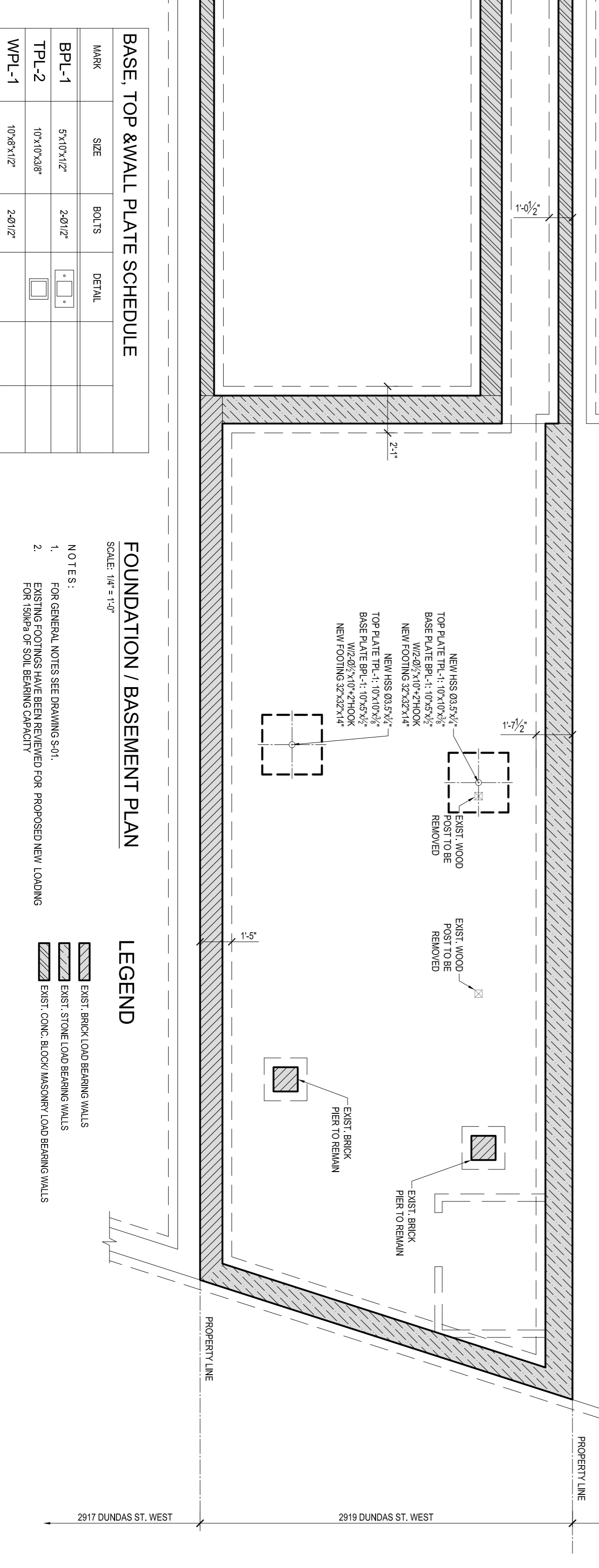


TYPICAL SHEATHING NAILING PATTERN

- PLYWOOD SHALL BE TO CSA 0124-M1978 OR CSA 0191-1127 (12mm)
- INSTALL ROOF SHEATHING PANELS WITH "H" CLIPS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE.
- PROVIDE 2mm GAP IN ALL SHEATHING PANELS.
- ORIENT GRAIN OF PANELS 90° TO SUPPORTS.
- ALL NAILS TO BE 2.5" COMMON AS PER DETAIL ABOVE.

SHEATHING NOTES

- PROVIDE 2x4 BLOCKING AT ALL UNSUPP. PANEL EDGES
- EXIST. WOOD POSTS TO BE REMOVED
- EXIST. WOOD POSTS TO BE REMOVED
- EXIST. BRICK PER TO REMAIN
- EXIST. BRICK PER TO REMAIN



GENERAL NOTES
FOUNDATION / BASEMENT PLAN

DATE: DEC. 2011
SCALE: 1/4" = 1'-0"
DRAWN: M.G.
SHEET: S-01

PROJECT: _____

GABRIS Associates
496A Gladstone Avenue
Toronto, Ontario, M6H 3H9
Tel. 416-857-4971
Fax. 416-883-9119

REGISTERED PROFESSIONAL ENGINEER
ON THE REGISTRY OF PROFESSIONAL ENGINEERS
OF THE PROVINCE OF ONTARIO
12/20/2011

DATE: _____
ISSUE: _____

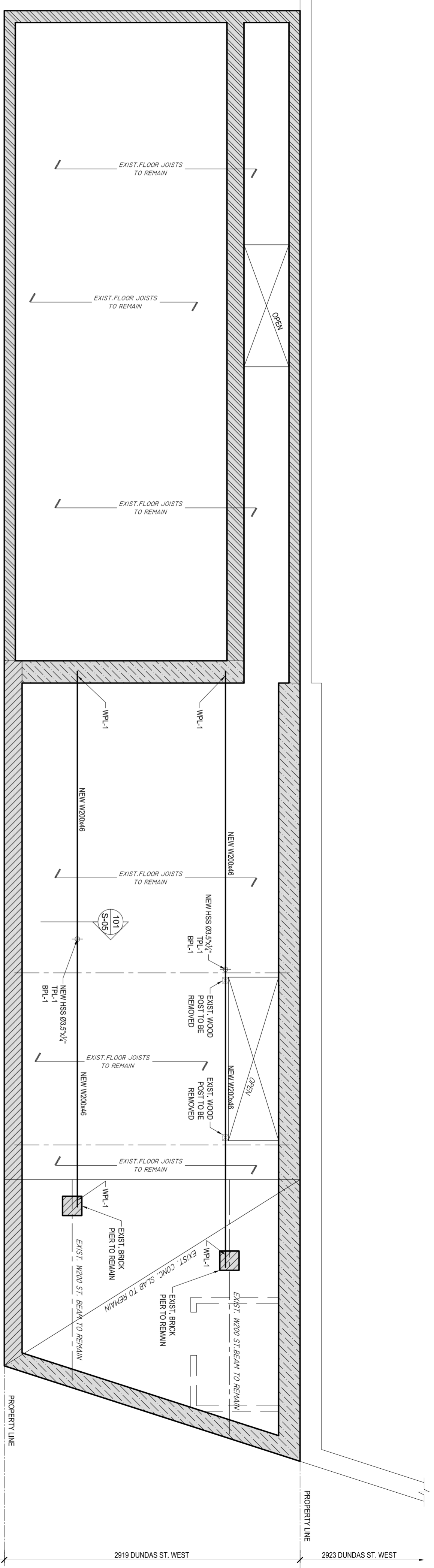


VALID WHEN DATED AND
 SIGNED BY THE PROFESSIONAL
 ENGINEER
 M. GABRIS
 10088
 12/20/11

DATE:	ISSUE:

**GROUND FLOOR FRAMING PLAN
 EXISTING SECOND FLOOR FRAMING PLAN**

TITLE:	PROJECT:
DATE:	
SCALE:	
DRAWN:	
SHEET:	



GROUND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

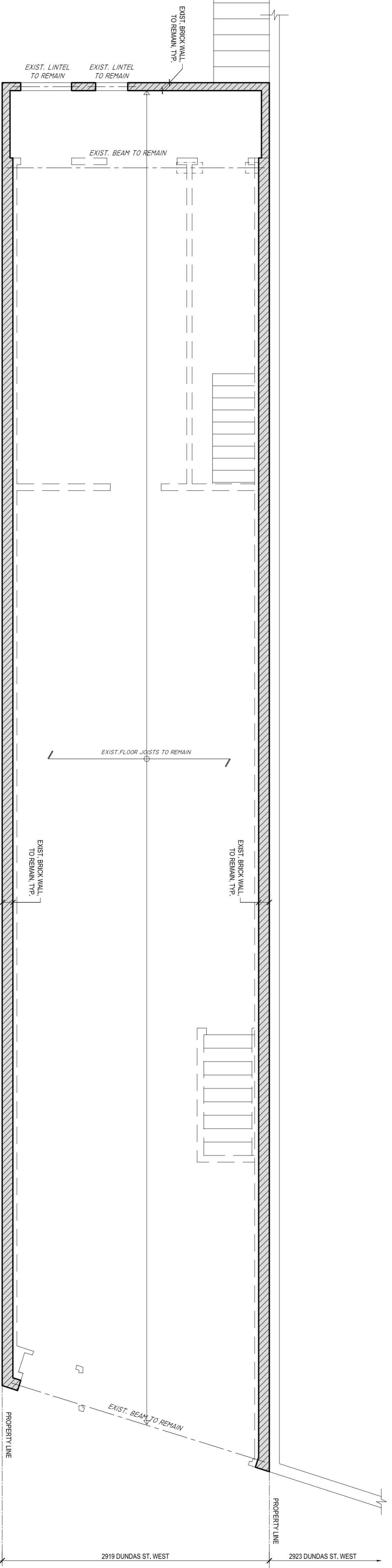
- EXIST. BRICK LOAD BEARING WALLS
- EXIST. STONE LOAD BEARING WALLS
- EXIST. CONC. BLOCK/MASONRY LOAD BEARING WALLS

NOTES:

- FOR GENERAL NOTES SEE DRAWING S-01.
- THIS DRAWING SHOWS EXISTING / NEW GROUND FLOOR FRAMING AND SUPPORTING STRUCTURE BELOW.
- TOP OF FINISHED GROUND FLOOR IS AT 1'-0" 0"
- GROUND FLOOR LOAD:
 TOTAL SPECIFIED DEAD LOAD = 1.0MPa
 SPECIFIED LIVE LOAD = 4.8MPa

BASE, TOP & WALL PLATE SCHEDULE

MARK	SIZE	BOLTS	DETAIL
BPL-1	5x10x1/2"	2@1/2"	
TPL-2	10"x10"x3/8"		
WPL-1	10"x8"x1/2"	2@1/2"	



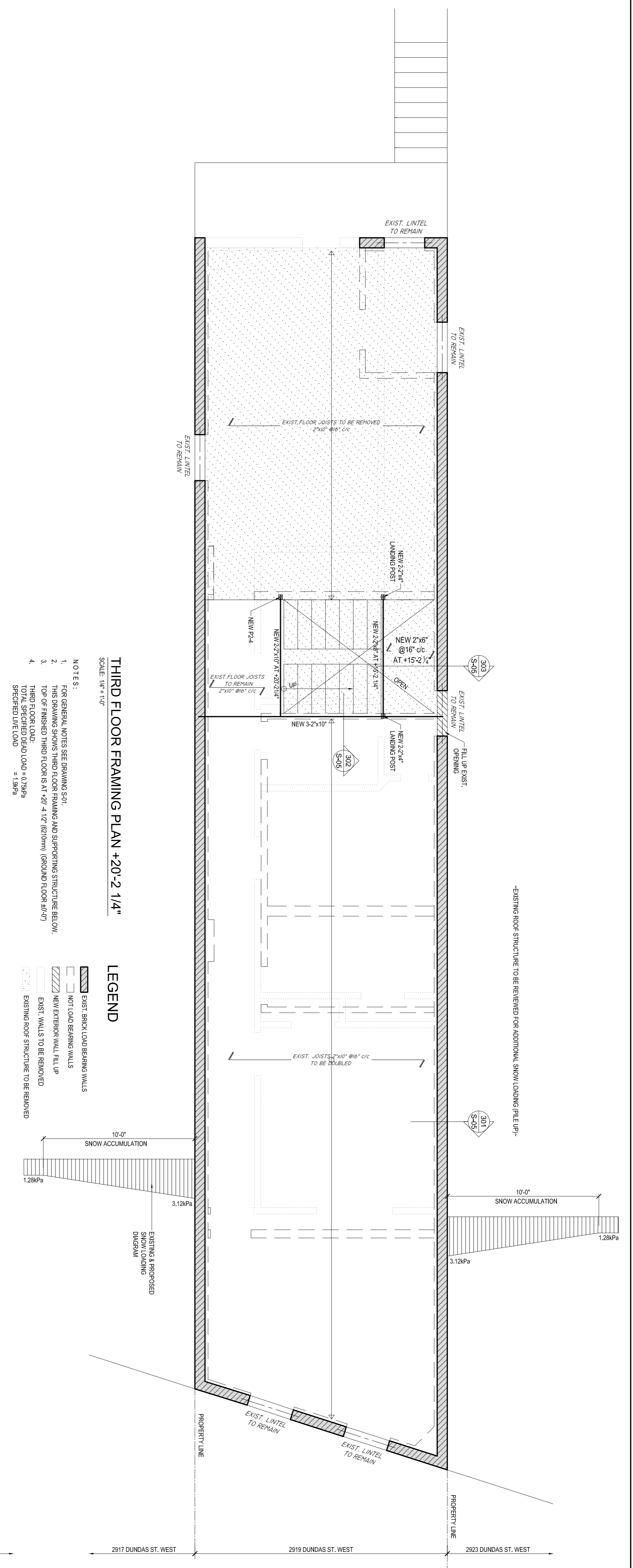
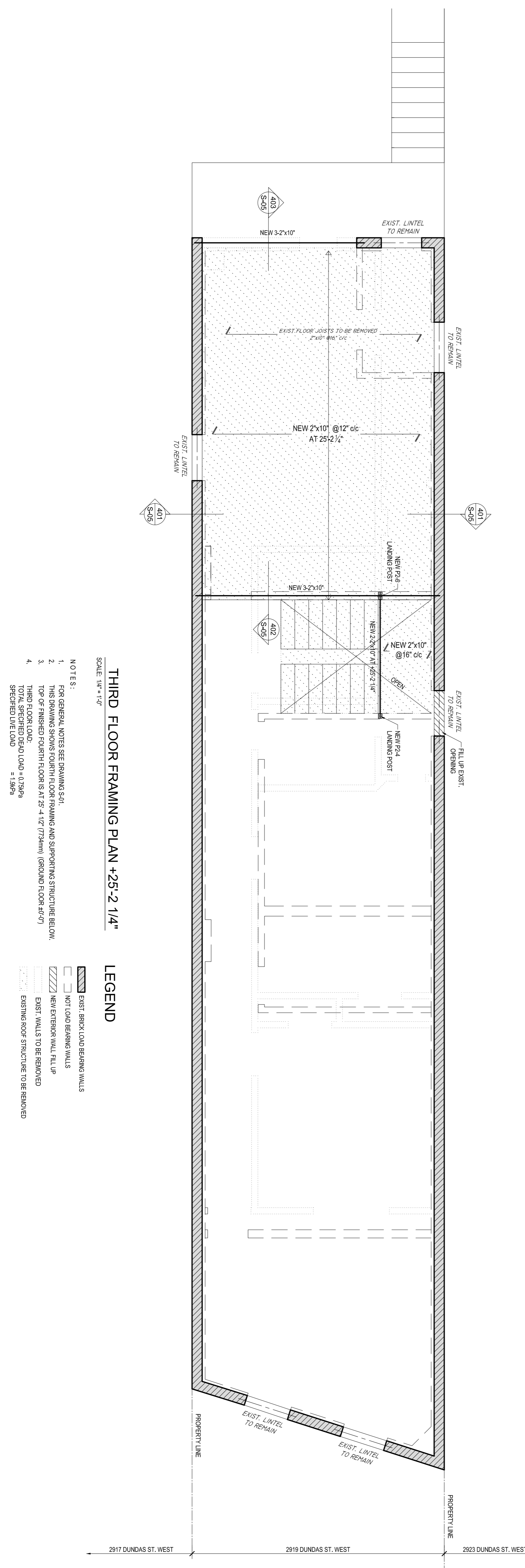
EXISTING SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

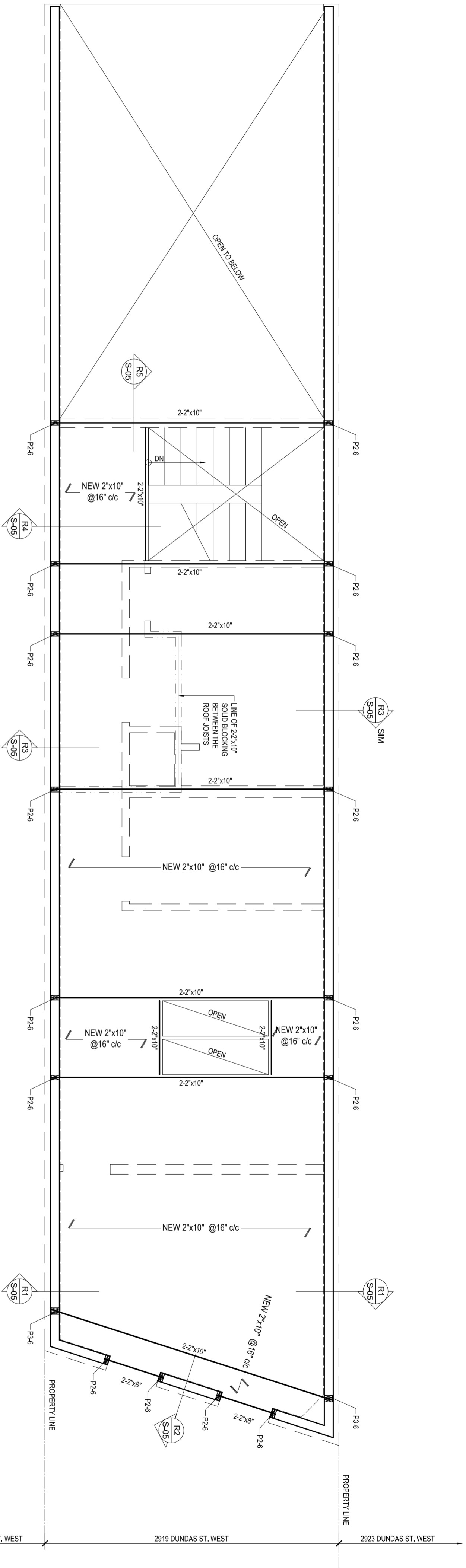
LEGEND

- EXIST. BRICK LOAD BEARING WALLS
- NOT LOAD BEARING WALLS
- EXIST. WALLS TO BE REMOVED
- NEW BUILD UP ROOF

NOTES:

- FOR GENERAL NOTES SEE DRAWING S-01.
- THIS DRAWING SHOWS EXISTING / NEW SECOND FLOOR FRAMING AND SUPPORTING STRUCTURE BELOW.
- TOP OF FINISHED SECOND FLOOR IS AT 10'-4 1/2" (3162mm) (GROUND FLOOR FIN-07)
- SECOND FLOOR LOAD:
 TOTAL SPECIFIED DEAD LOAD = 0.75MPa
 SPECIFIED LIVE LOAD = 1.9MPa





ROOF FRAMING PLAN AT +30'-2 1/4"

SCALE: 1/4" = 1'-0"

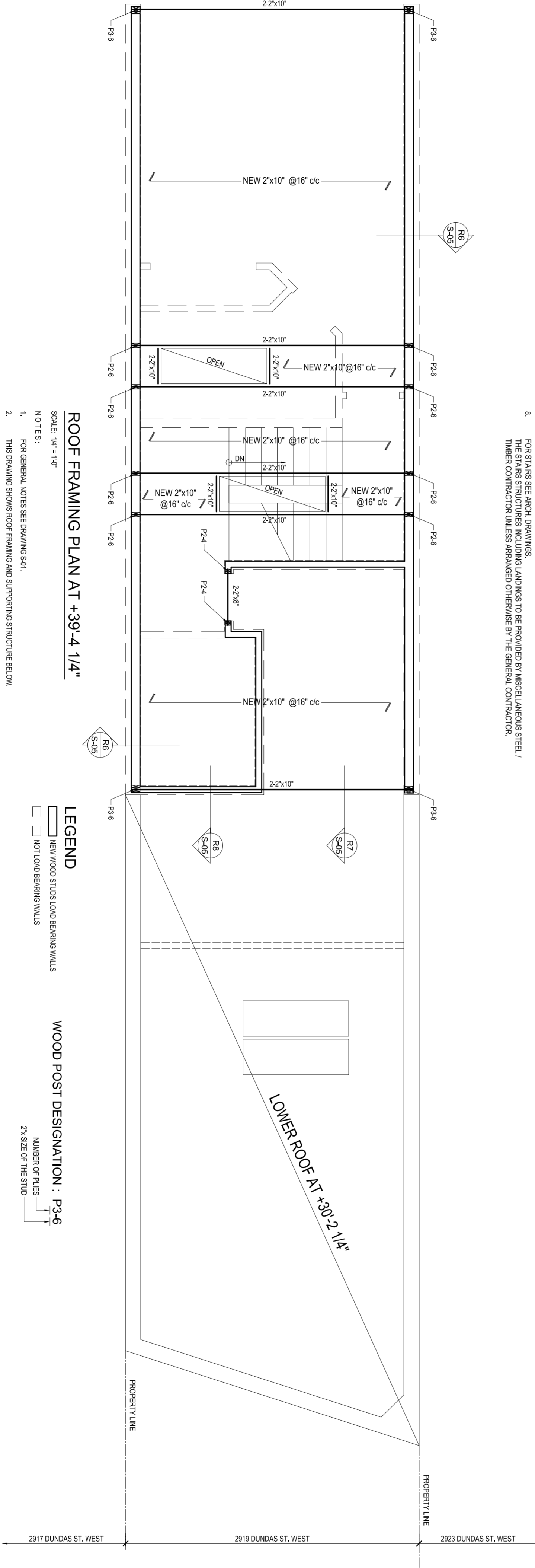
- NOTES:
- FOR GENERAL NOTES SEE DRAWING S-01.
 - THIS DRAWING SHOWS ROOF FRAMING AND SUPPORTING STRUCTURE BELOW.
 - LOADING:
TOTAL DEAD LOAD = 0.7kPa
LIVE LOAD = 1.2kPa
 - PROVIDE 3/2x6" BUILT UP COLLUMS ON EACH SIDE OF DOOR OR WINDOW OPENINGS AND BELOW EACH BEAM LUNTEL UNLESS NOTED OTHERWISE FOR ROOF SI OPES SEE ARCHITECTURAL DRAWINGS
 - TYPICAL ROOF FRAMING CONSISTS OF 1/2" PLYWOOD NAILED TO THE ROOF JOISTS, WHERE BUILT UP FLOOR / ROOF STRUCTURE IS REQUIRED, MIN. BUILT UP PURLINS FOR ROOF STRUCTURE TO BE 2x2" @24" c/c OUT IN SLOPE, FOR FLOOR STRUCTURE BUILT UP PURLINS TO BE MIN. 2x4" ON FLAT @6" c/c.
 - LOAD BEARING WALLS:
NEW EXTERIOR WOOD STUDS LOADBEARING WALLS - 2x6" @16" SP-F No. 1 IN Q. 2 U.N.O. 7/16" OSB EXTERIOR SHEATHING FOR STAIRS SEE ARCH. DRAWINGS.
THE STAIRS STRUCTURES INCLUDING LANDINGS TO BE PROVIDED BY MISCELLANEOUS STEEL / TIMBER CONTRACTOR UNLESS ARRANGED OTHERWISE BY THE GENERAL CONTRACTOR.

LEGEND

NEW WOOD STUDS LOAD BEARING WALLS
NOT LOAD BEARING WALLS

WOOD POST DESIGNATION: P3-6

NUMBER OF PILES
2x SIZE OF THE STUD



ROOF FRAMING PLAN AT +39'-4 1/4"

SCALE: 1/4" = 1'-0"

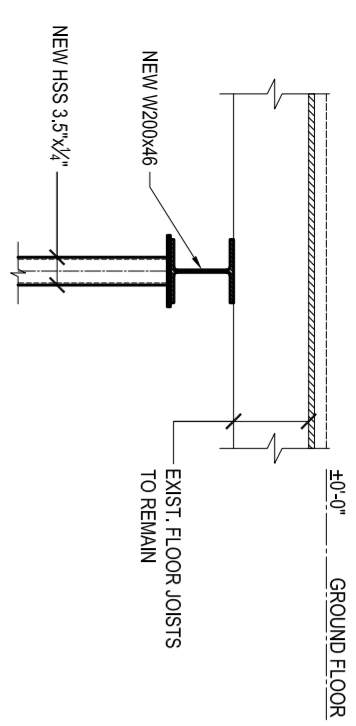
- NOTES:
- FOR GENERAL NOTES SEE DRAWING S-01.
 - THIS DRAWING SHOWS ROOF FRAMING AND SUPPORTING STRUCTURE BELOW.
 - LOADING:
TOTAL DEAD LOAD = 0.7kPa
LIVE LOAD = 1.2kPa
 - PROVIDE 3/2x6" BUILT UP COLLUMS ON EACH SIDE OF DOOR OR WINDOW OPENINGS AND BELOW EACH BEAM LUNTEL UNLESS NOTED OTHERWISE FOR ROOF SI OPES SEE ARCHITECTURAL DRAWINGS
 - TYPICAL ROOF FRAMING CONSISTS OF 1/2" PLYWOOD NAILED TO THE ROOF JOISTS, WHERE BUILT UP ROOF STRUCTURE IS REQUIRED, MIN. BUILT UP PURLINS TO BE 2x2" @24" c/c OUT IN SLOPE.
 - LOAD BEARING WALLS:
NEW EXTERIOR WOOD STUDS LOADBEARING WALLS - 2x6" @16" SP-F No. 1 IN Q. 2 U.N.O. 7/16" OSB EXTERIOR SHEATHING

LEGEND

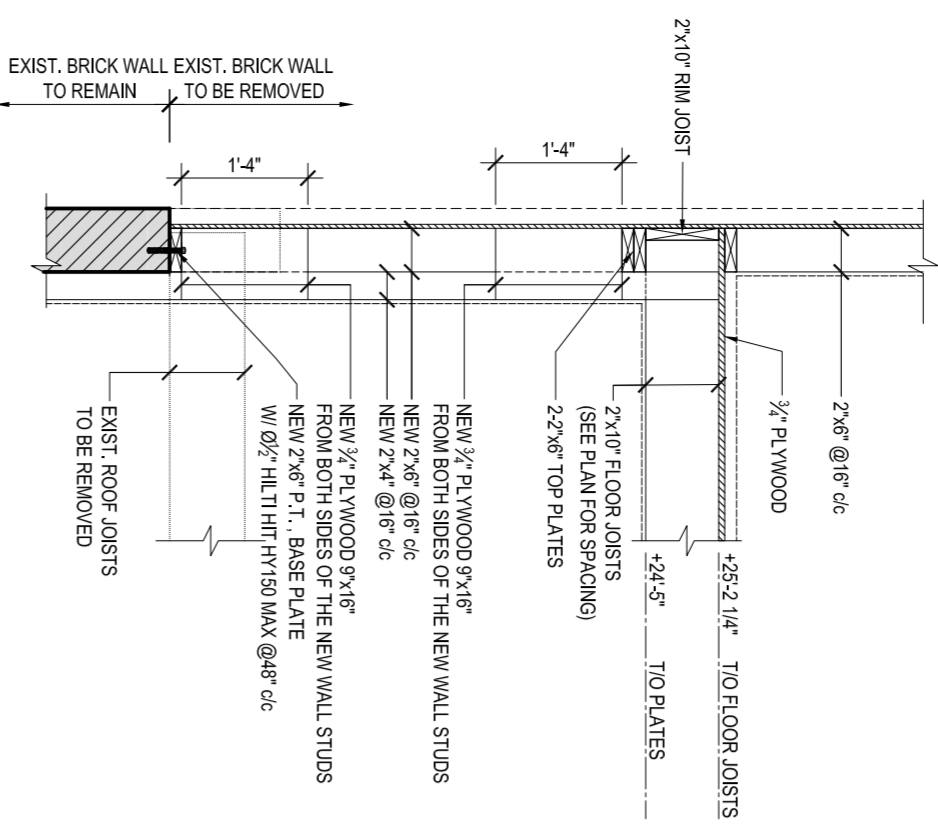
NEW WOOD STUDS LOAD BEARING WALLS
NOT LOAD BEARING WALLS

WOOD POST DESIGNATION: P3-6

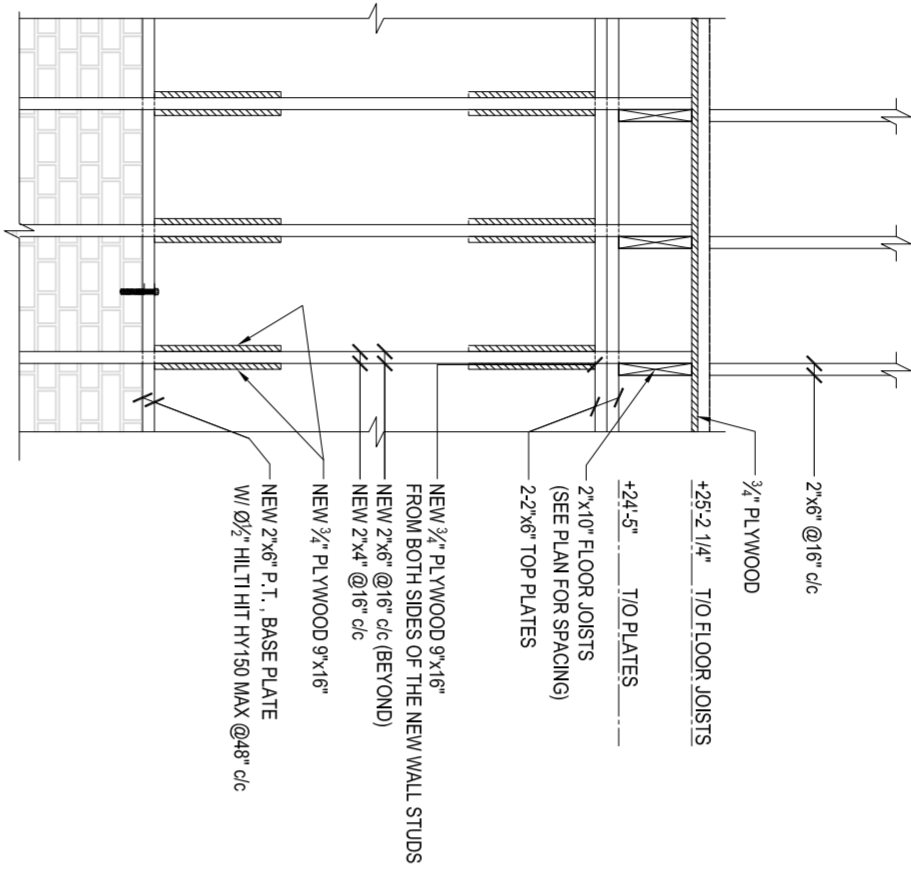
NUMBER OF PILES
2x SIZE OF THE STUD



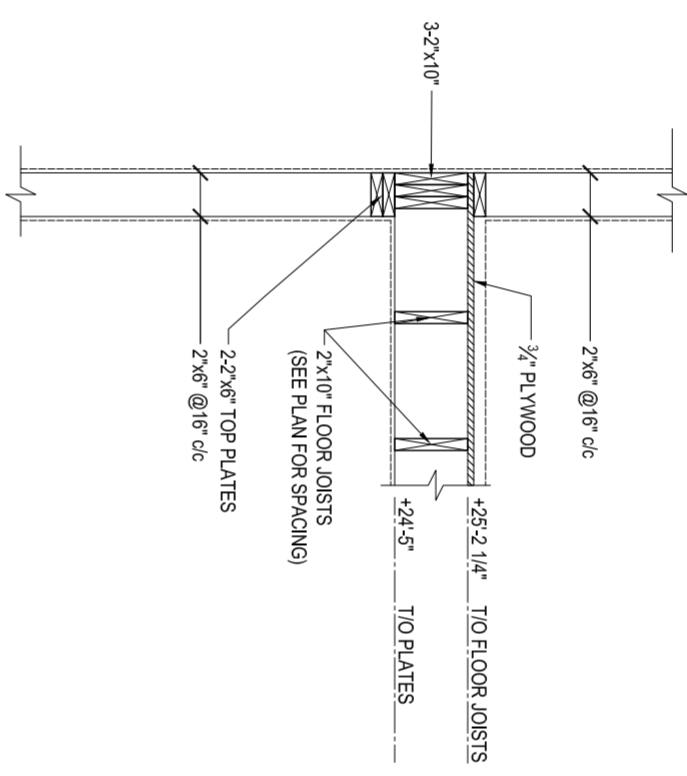
101
S-05 1/2" = 1'-0"



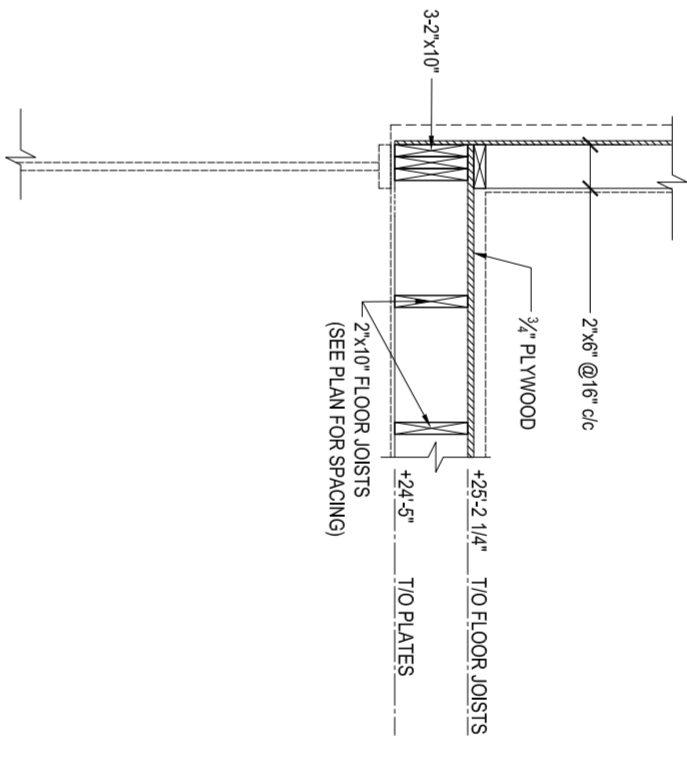
401
S-05 1/2" = 1'-0"



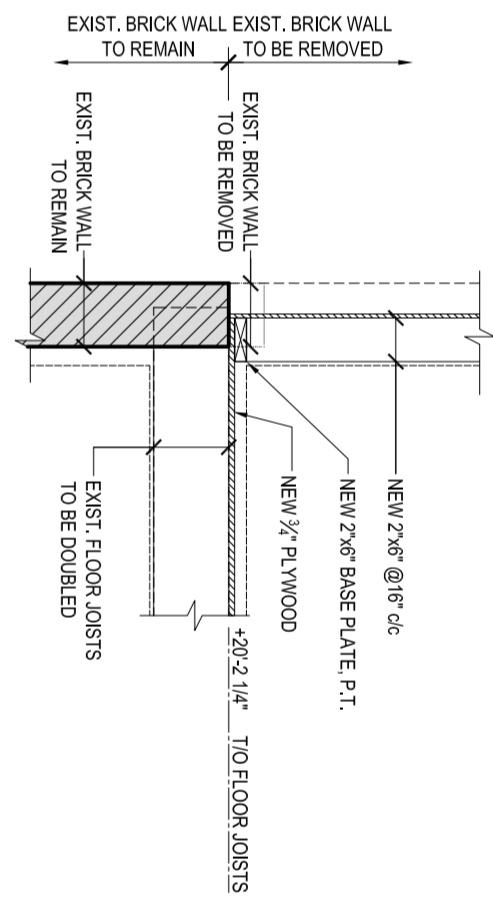
401A
S-05 1/2" = 1'-0"



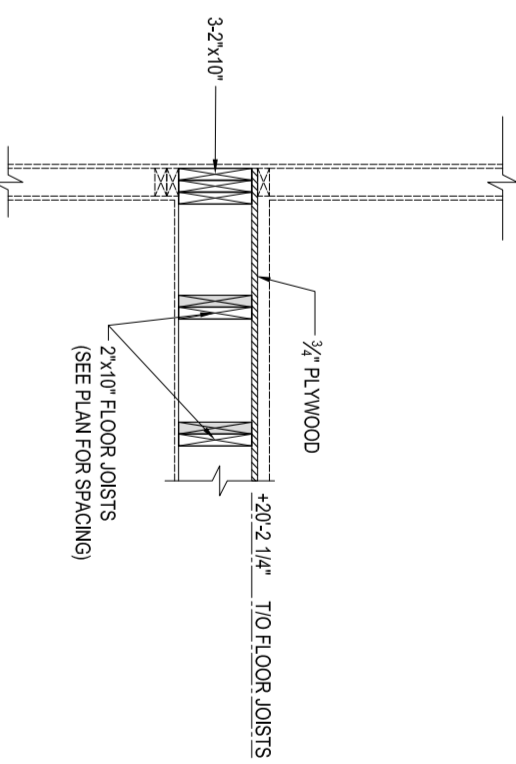
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S-05 1/2" = 1'-0"



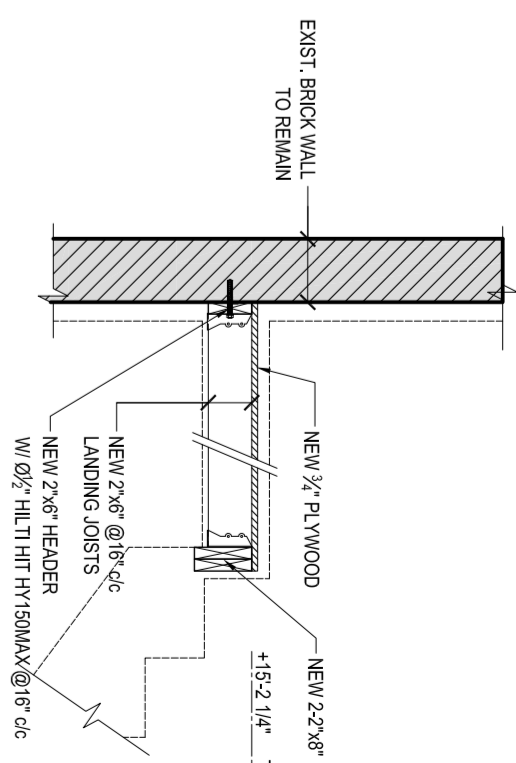
403
S-05 1/2" = 1'-0"



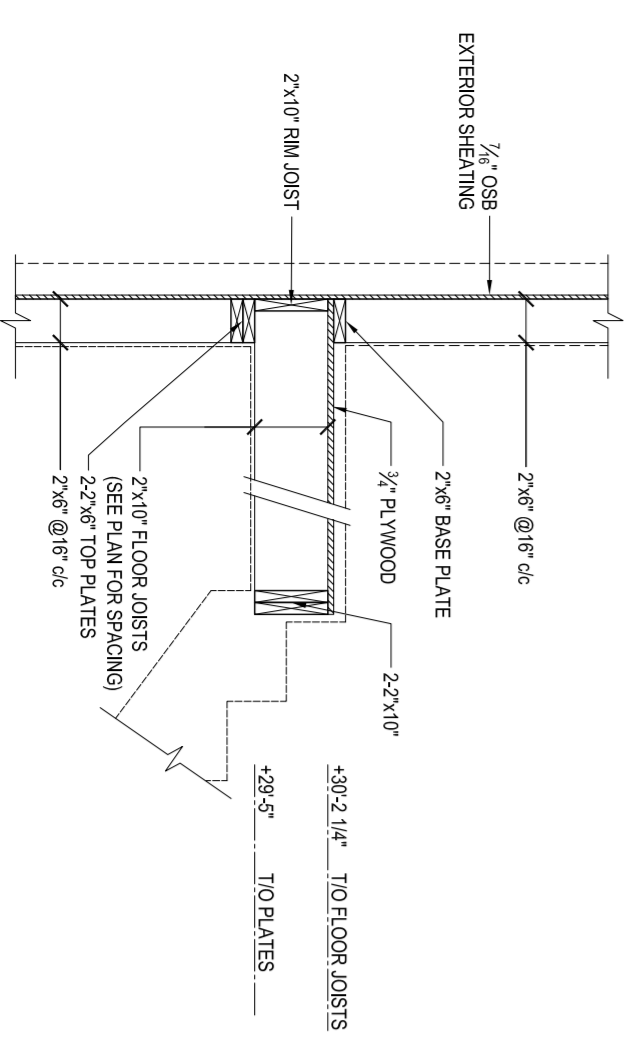
301
S-05 1/2" = 1'-0"



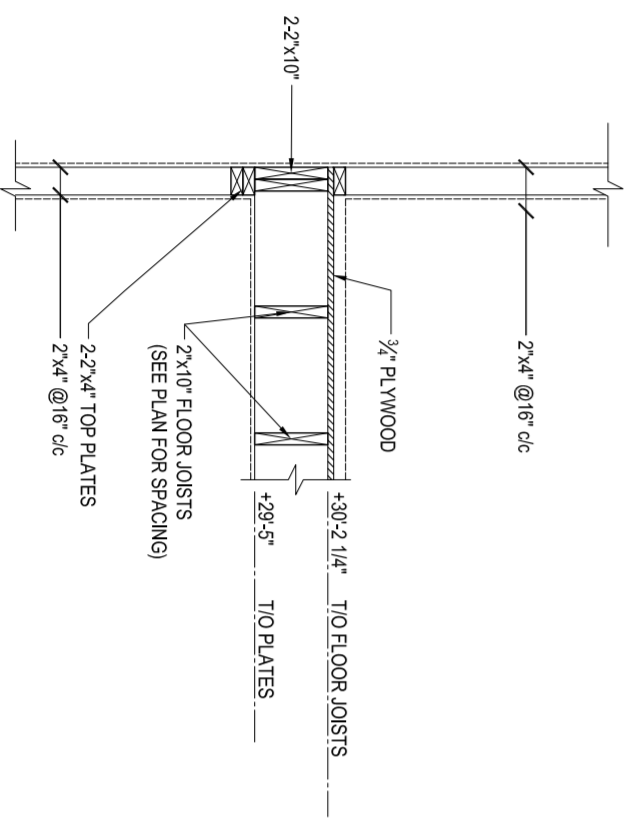
302
S-05 1/2" = 1'-0"



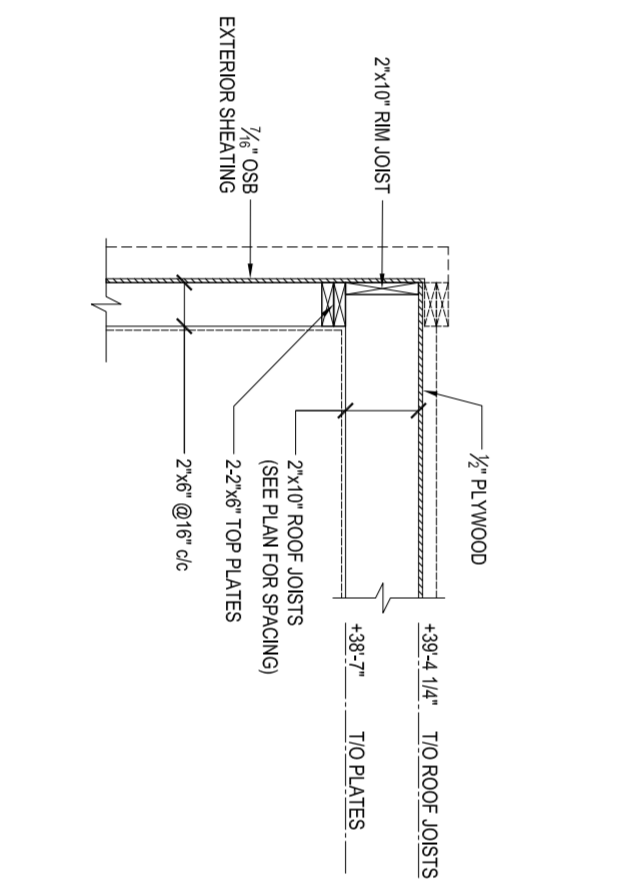
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S-05 1/2" = 1'-0"



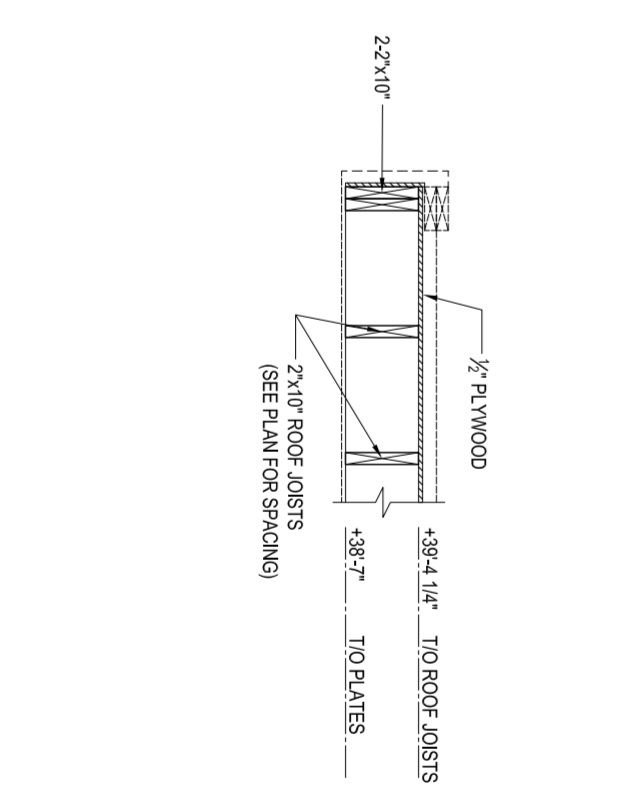
R4
S-05 1/2" = 1'-0"



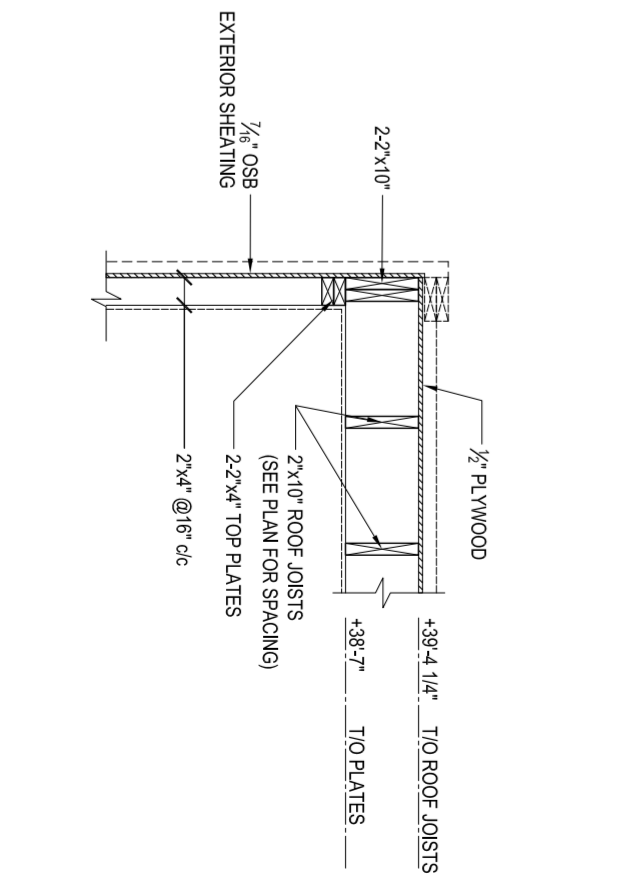
R5
S-05 1/2" = 1'-0"



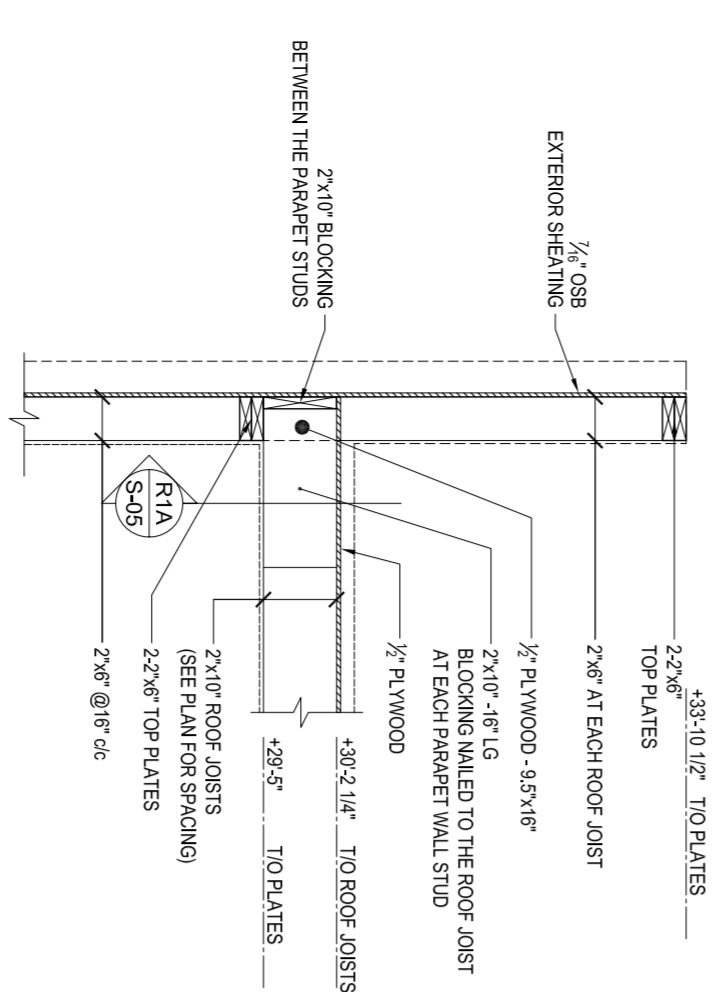
R6
S-05 1/2" = 1'-0"



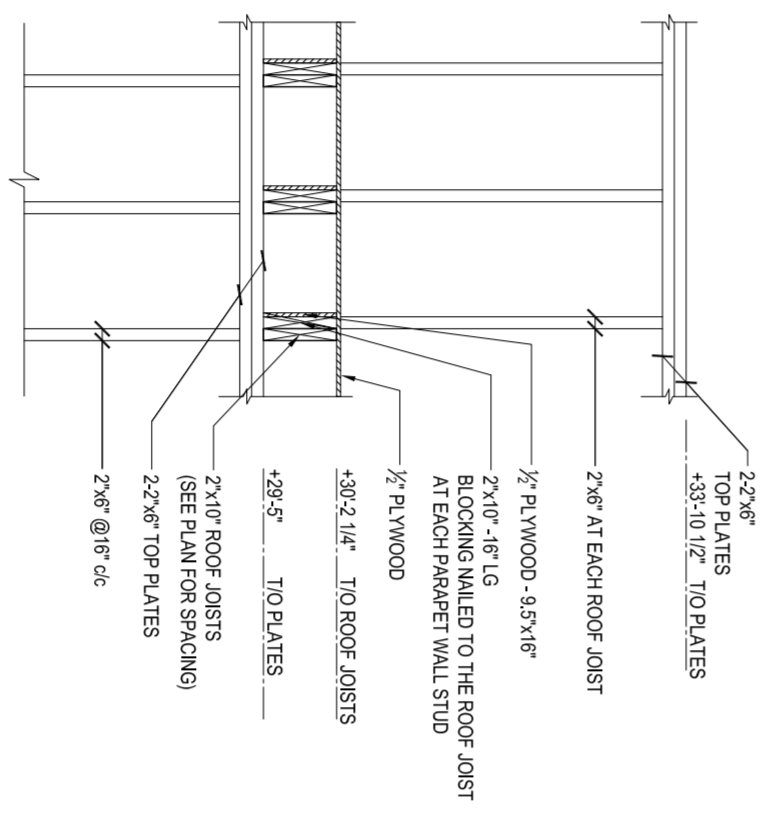
R7
S-05 1/2" = 1'-0"



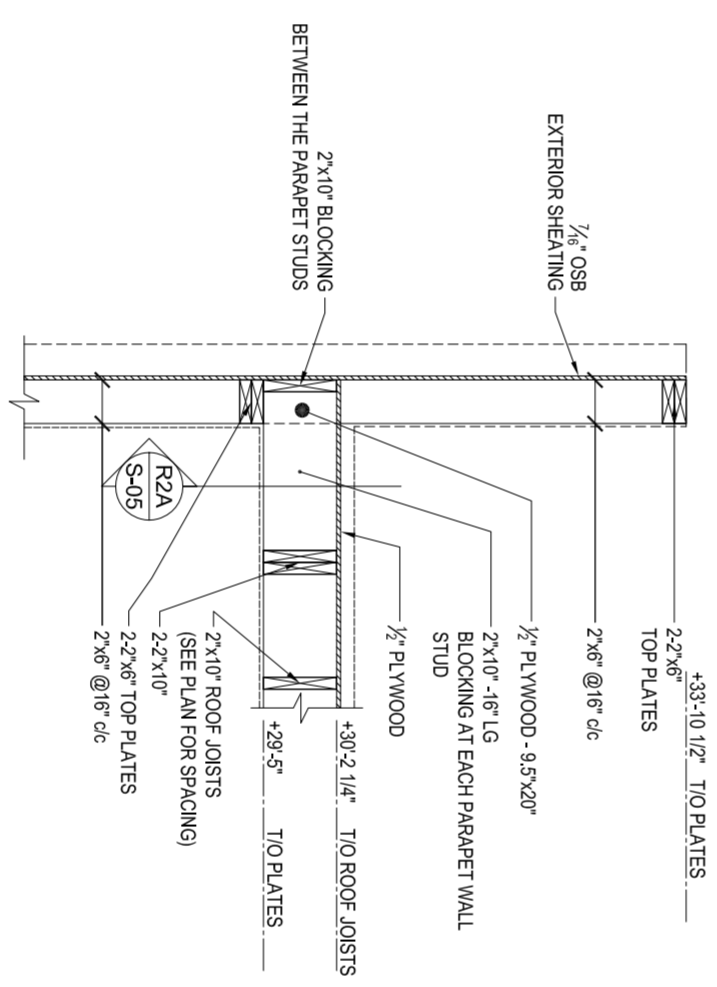
R8
S-05 1/2" = 1'-0"



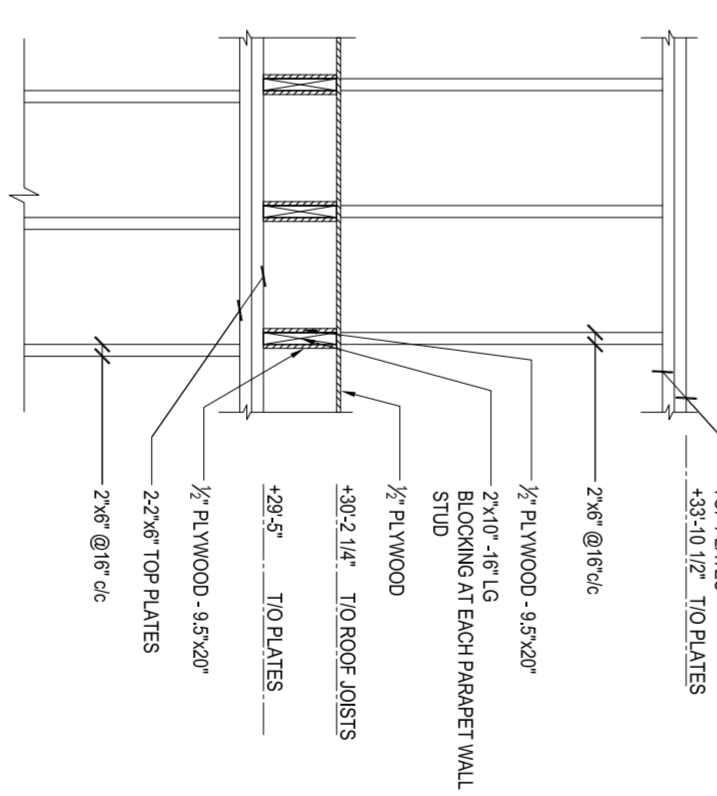
R1
S-05 1/2" = 1'-0"



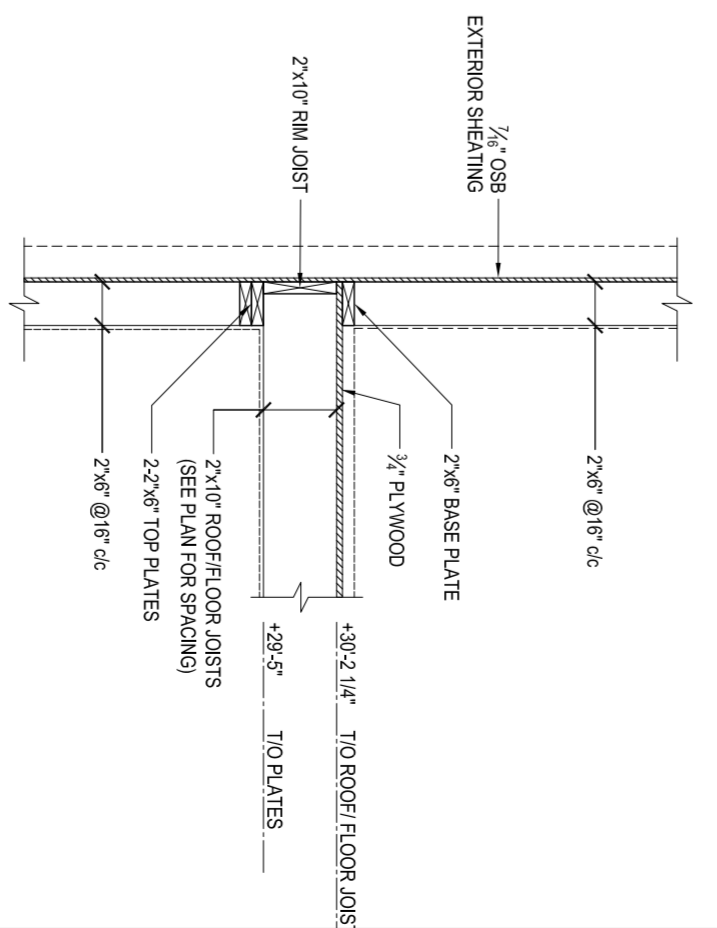
R1A
S-05 1/2" = 1'-0"



R2
S-05 1/2" = 1'-0"



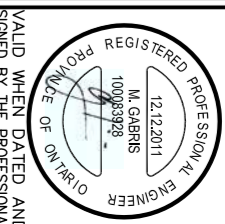
R2A
S-05 1/2" = 1'-0"



R3
S-05 1/2" = 1'-0"

DETAILS

2919 DUNDAS STREET WEST, TORONTO



VALID WHEN DATED AND
SIGNED BY THE PROFESSIONAL

DATE: ISSUED:

TITLE:	PROJECT:
DATE: DEC. 2011	SCALE: 1/4" = 1'-0"
DRAWN: MG	SHEET: S-05