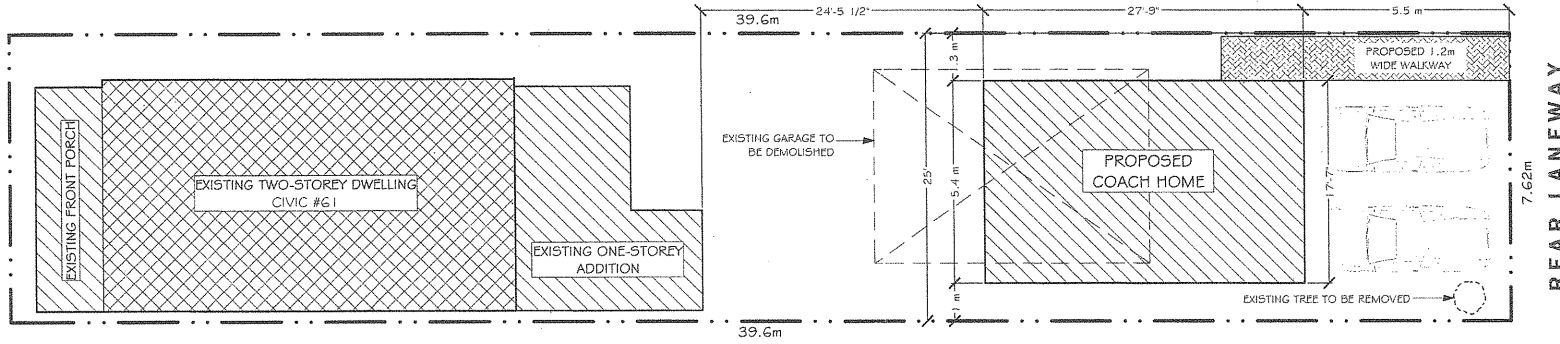


SPADINA AVE
PUBLIC ROAD

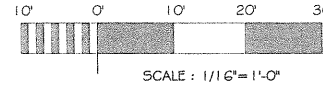
7.62m



REAR LANEWAY

7.62m

G PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

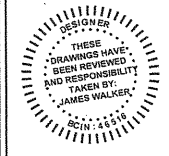


WINDOW SCHEDULE					
NUMBER	LABEL	QTY	WIDTH	HEIGHT	R/O
WO1	108"x72"	1	108"	72"	109"x73"
WO2	24"x36"	1	24"	36"	25"x37"
WO3	24"x48"	1	24"	48"	25"x49"
WO4	48"x18"	1	48"	18"	49"x19"
WO5	76"x48"	1	76"	48"	77"x49"

DOOR SCHEDULE					
NUMBER	LABEL	QTY	WIDTH	HEIGHT	R/O
DO1	30"x80"	2	30"	80"	32"x82 1/2"
DO2	32"x80"	1	32"	80"	34"x83"
DO3	32"x80"	1	32"	80"	34"x82 1/2"



- GENERAL NOTES:**
- DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2012 O. REG. 55/212-1)
 - CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
 - ANY ERRORS SHALL BE REPORTED TO DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION
 - ALL ANGLED WALLS ARE SHOWN ON A 45° ANGLE UNLESS NOTED OTHERWISE
 - DO NOT SCALE DRAWINGS
 - ALL DIMENSIONS TO EXISTING AND NEW CONSTRUCTION TO FRAMING
 - ALL LUMBER SHALL BE SPF NO. 2 OR BETTER
 - ENGINEERED ROOF TRUSSES SHALL NOT BE DRILLED OR NOTCHED UNLESS NOTED IN THE DESIGN
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE SEPARATED WITH NO LESS THAN 6mm POLY
 - PROVIDE SQUASH BLOCKS AS NECESSARY TO TRANSFER POINT LOADS
 - ALL HANDRAILS AND GUARDRAILS TO CONFORM TO SB-7 UNLESS NOTED OTHERWISE
 - ALL AIR BARRIERS ARE TO BE CONTINUOUS (9.25.3.3.)
 - CONSTRUCTION BETWEEN DWELLING UNIT AND GARAGE TO HAVE AN EFFECTIVE BARRIER BETWEEN GAS AND FLAMES
 - GARAGE DOOR TO HAVE WEATHERSTRIPPING AND BE EQUIP WITH A SELF CLOSING DEVICE
 - PROVIDE EXHAUST FANS FOR ALL BATHROOMS WITH DUCT TERMINATING OUTSIDE OF BUILDING ENVELOPE
 - CONTRACTOR RESPONSIBLE FOR ANY REQUIRED SHOPPING INCLUDING INSTALLATION AND DESIGN APPROVED BY ENGINEER
 - ALL PLUMBING FIXTURES TO BE INSTALLED WITH A 1/4 TURN BALL TYPE SHUT-OFF VALVE
 - ALL PLUMBING CONNECTIONS TO BE REVIEWED BY INSPECTOR ON SITE
 - ANY EGRESS WINDOW IS TO HAVE A MINIMUM OF 3.8FT² OF OPERABLE AREA AND HAVE A MINIMUM OF 21-80" CLEARANCE IN FRONT OF WINDOW WELL
 - ELECTRICAL PERMIT REQUIRED FROM ELECTRICAL SAFETY AUTHORITY FOR ANY ELECTRICAL WORK, 1-877-372-7233
 - EAVE PROTECTION TO EXTEND PAST EXTERIOR WALL A MINIMUM OF 12"
 - SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.1.3.3 (5)
 - ALL FASTENING OF FRAMING MEMBERS TO CONFORM TO OBC 9.23.3.
 - ALL LINTELS ABOVE OPENINGS TO BE A 2PLY-2x10 HEADER UNLESS NOTED OTHERWISE



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	AWJ	2017/11/21
2	CONCEPT VARI 1	AWJ	2017/11/21
3	CONCEPT VARI 2	AWJ	2017/11/21
4	CONCEPT VARI 3	AWJ	2017/10/25
5	CONCEPT VARI 4	AWJ	2017/10/15

SHEET TITLE:
COVER SHEET

PROJECT DESCRIPTION:
61 SPADINA AVE
LOFT + COACH HOME

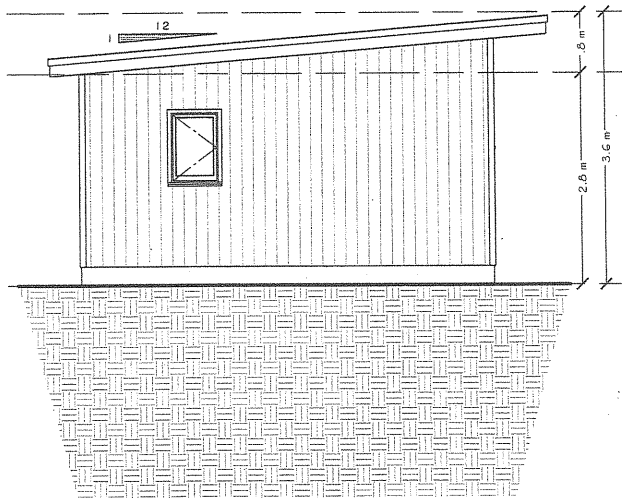
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2018-02-28

SCALE:
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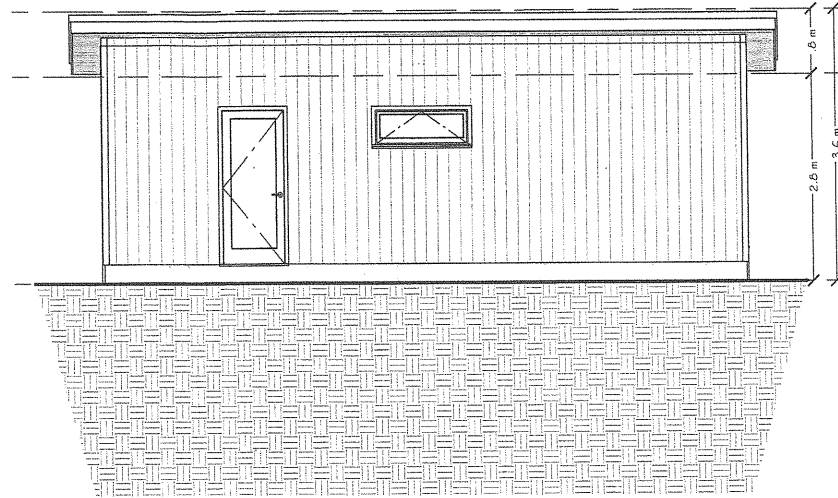
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SHEET:
A-1
OF 3

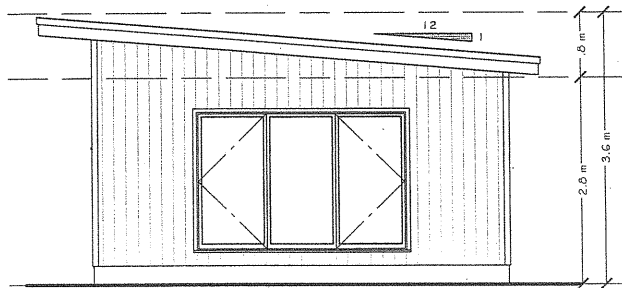
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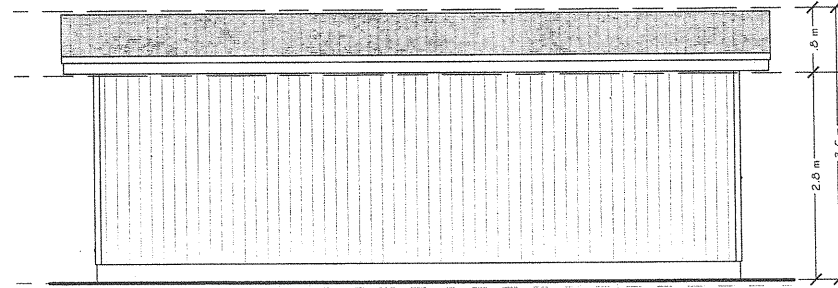
G PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



G PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



G PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



G PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2012 O. REG. 332/21)
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
3. ANY ERRORS SHALL BE REPORTED TO DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION
4. ALL ANGLED WALLS ARE SHOWN ON A 45° ANGLE UNLESS NOTED OTHERWISE
5. DO NOT SCALE DRAWINGS
6. ALL DIMENSIONS TO EXISTING AND NEW CONSTRUCTION TO FRAMING
7. ALL LUMBER SHALL BE SPF NO 2 OR BETTER
8. ENGINEERED ROOF TRUSSES SHALL NOT BE DRILLED OR NOTCHED UNLESS NOTED IN THE DESIGN
9. PROVIDE SQUASH BLOCKS AS NECESSARY TO TRANSFER POINT LOADS
10. ALL HANDRAILS AND GUARDRAILS TO CONFORM TO S5.7 UNLESS NOTED OTHERWISE
11. AIR BARRIERS ARE TO BE CONTINUOUS (9.25.3.3.)
12. CONSTRUCTION BETWEEN DWELLING UNIT AND GARAGE TO HAVE AN EFFECTIVE BARRIER BETWEEN GAS AND FLAMES
13. GARAGE DOOR TO HAVE WEATHERSTRIPPING AND BE EQUIP WITH A SELF-CLOSING DEVICE
14. PROVIDE EXHAUST FANS FOR ALL BATHROOMS WITH DUCT TERMINATING OUTSIDE OF BUILDING ENVELOPE
15. CONTRACTOR RESPONSIBLE FOR ANY REQUIRED SHORING, INCLUDING INSTALLATION AND DESIGN APPROVED BY ENGINEER
16. ALL PLUMBING FIXTURES TO BE INSTALLED WITH A 1/4" TURN BALL TYPE SHUTOFF VALVE
17. ALL PLUMBING CONNECTIONS TO BE REVIEWED BY INSPECTOR ON SITE
18. ANY EGRESS WINDOW IS TO HAVE A MINIMUM OF 3.875' OF OPENABLE AREA AND HAVE A MINIMUM OF 2'-5 1/2" CLEARANCE IN FRONT OF WINDOW WELL
19. ELECTRICAL PERMIT REQUIRED FROM ELECTRICAL SAFETY AUTHORITY FOR ANY ELECTRICAL WORK, 1-877-372-7233
20. RAVE PROTECTION TO EXTEND FAST EXTERIOR WALL A MINIMUM OF 12"
21. SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3 (3)
22. ALL FASTENING OF FRAMING MEMBERS TO CONFORM TO OBC 9.23.3
23. ALL LINTELS ABOVE OPENINGS TO BE A2710-210 READER UNLESS NOTED OTHERWISE



NO.	DESCRIPTION	BY	DATE
1	CONCEPT WKS. 1	JAW	2017-10-26
2	CONCEPT WKS. 2	JAW	2017-11-21
3	CONCEPT WKS. 3	JAW	2017-11-21
4	CONCEPT WKS. 1	JAW	2017-11-13
5	CONCEPT WKS. 2	JAW	2017-11-13
6	CONCEPT WKS. 1	JAW	2017-10-26
7	CONCEPT WKS. 0	JAW	2017-10-15

PROJECT TITLE:
COACH HOME ELEVATIONS

PROJECT DESCRIPTION:
**61 SPADINA AVE
LOFT + COACH HOME**

DATE:
2018-02-28

SCALE:
INDICATED

SIZE:
11x17

SHEET:
A-3
OF 3

1:31:30 AM

