



NOTE :  
 SURVEY INFORMATION OBTAINED FROM  
 SURVEY OF PART LOT 3,  
 REGISTERED PLAN 277, CITY OF TORONTO,  
 FORMERLY IN THE BOROUGH OF EAST YORK,  
 2018, GTA SURVEYING INC.,  
 ONTARIO LAND SURVEYORS.

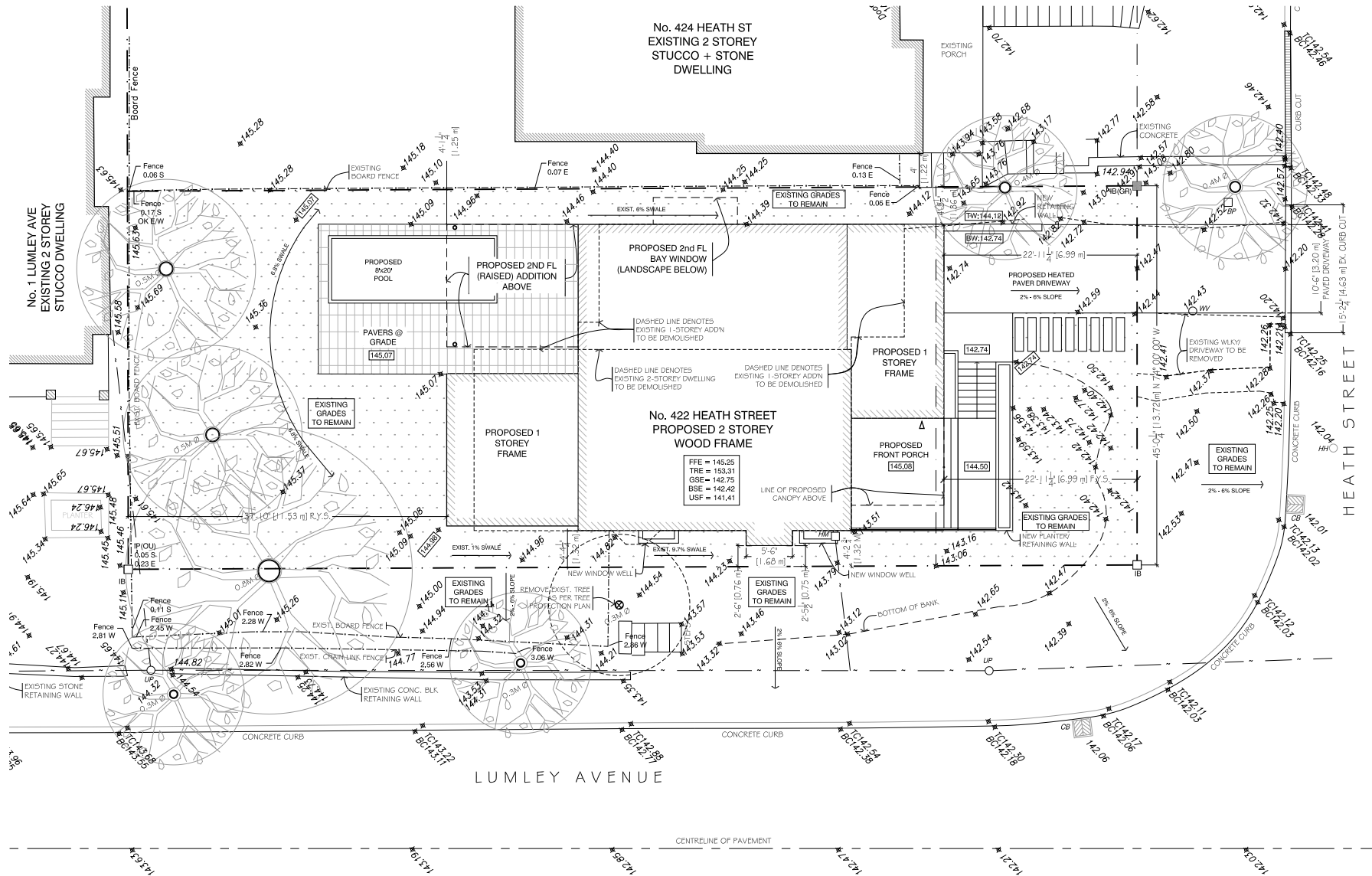
**LEGEND**

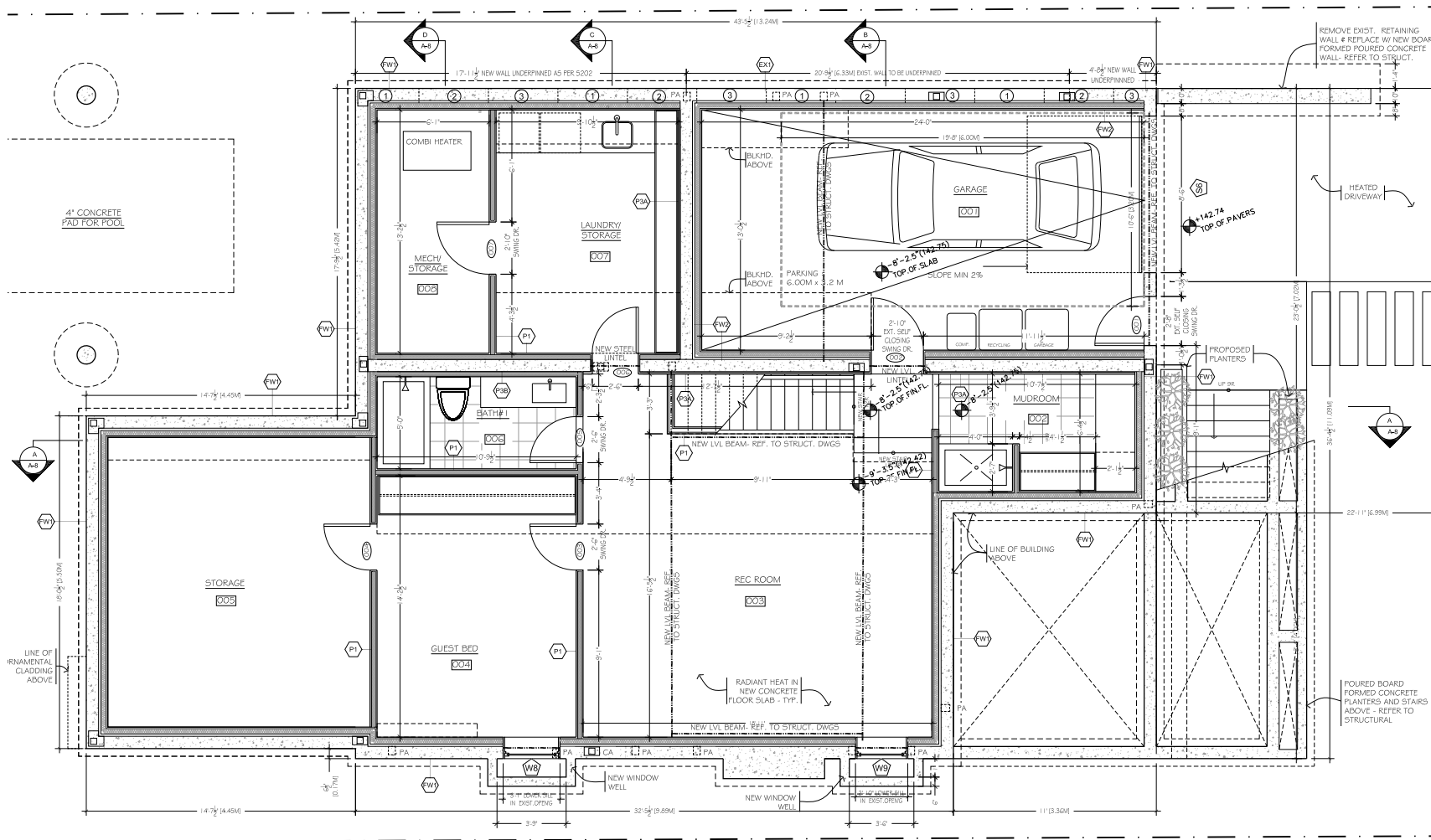
□	DENOTES	SURVEY MONUMENT SET
■	---	SURVEY MONUMENT FOUND
CC	---	CUT CROSS
SIB	---	STANDARD IRON BAR
IB	---	IRON BAR
IP	---	IRON PIPE
RP	---	REGISTERED PLAN 277
RP2	---	REGISTERED PLAN 2566
VD	---	PLAN BY VALDIR DOSEN SURVEYING, O.L.S. DATED JANUARY 3, 2017
GR	---	PLAN BY G. RENTIS, O.L.S. DATED MAY 19, 1993
D	---	INSTRUMENT NO EY117911
N.S.E.W	---	NORTH,SOUTH,EAST, WEST MEASURED
P.I.N.	---	PROPERTY IDENTIFIER NUMBER
---	---	OVERHEAD WRES
UP	---	UTILITY POLE

**LEGEND CONTINUED**

OU	DENOTES	ORIGIN UNKNOWN
BC	---	BOTTOM OF CURB
TC	---	TOP OF CURB
CB	---	CATCH BASIN
HM	---	HYDRO METER
HH	---	HANDHOLE
MH	---	MANHOLE
WV	---	WATER VALVE
CT	---	CONIFEROUS TREE
DT	---	DECIDUOUS TREE
T.R.E.	---	TOP OF ROOF ELEVATION
TFW	---	TOP OF FOUNDATION WALL
BSE	---	BASEMENT SLAB ELEVATION
GSE	---	GARAGE SLAB ELEVATION
USF	---	UNDERSIDE OF FOOTING
RWL	---	RAIN WATER LEADER

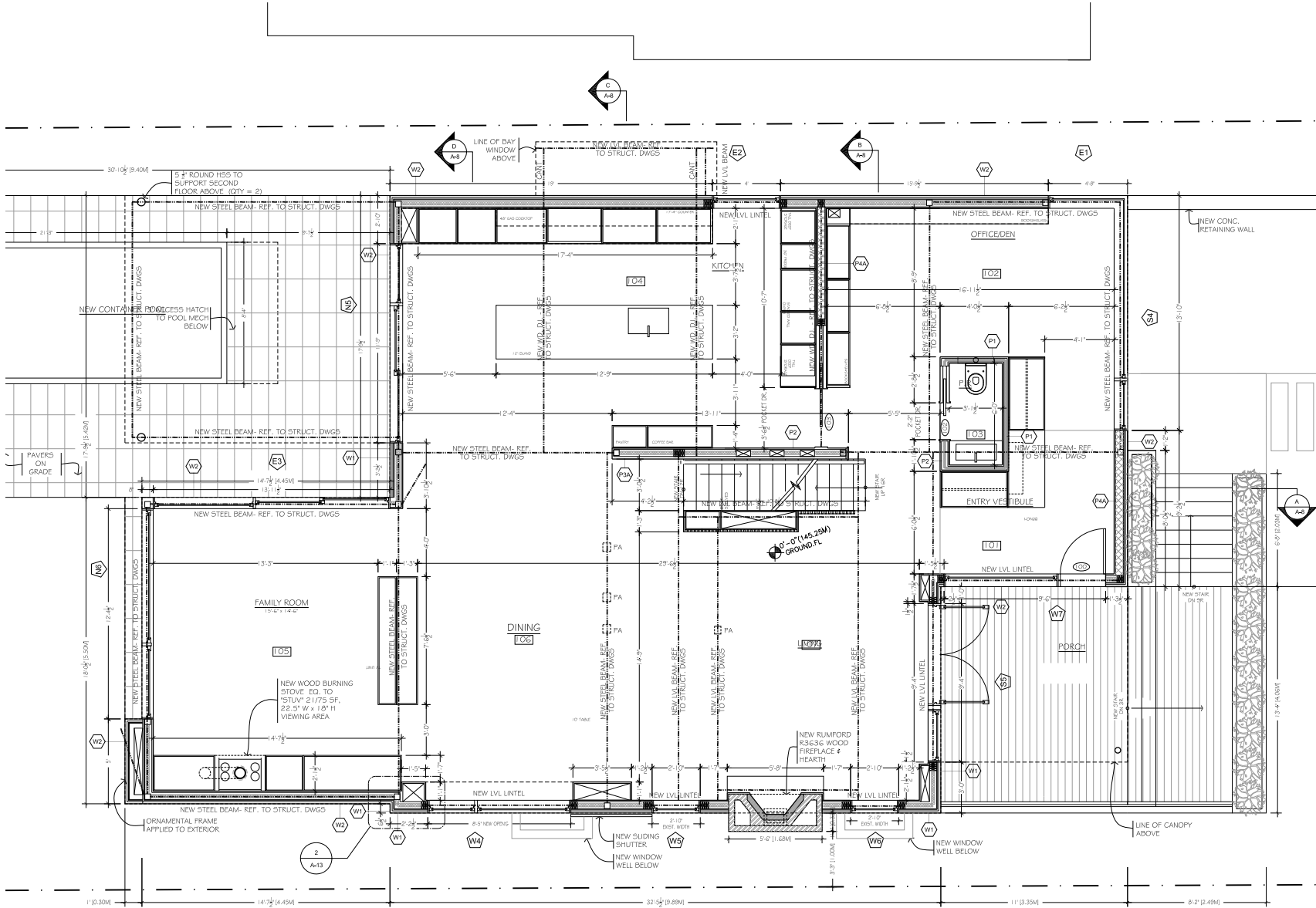
**ELEVATION NOTE**  
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE  
 CITY OF TORONTO BENCHMARK NO. 12719680126, HAVING A  
 PUBLISHED ELEVATION OF 148.582 METRES.





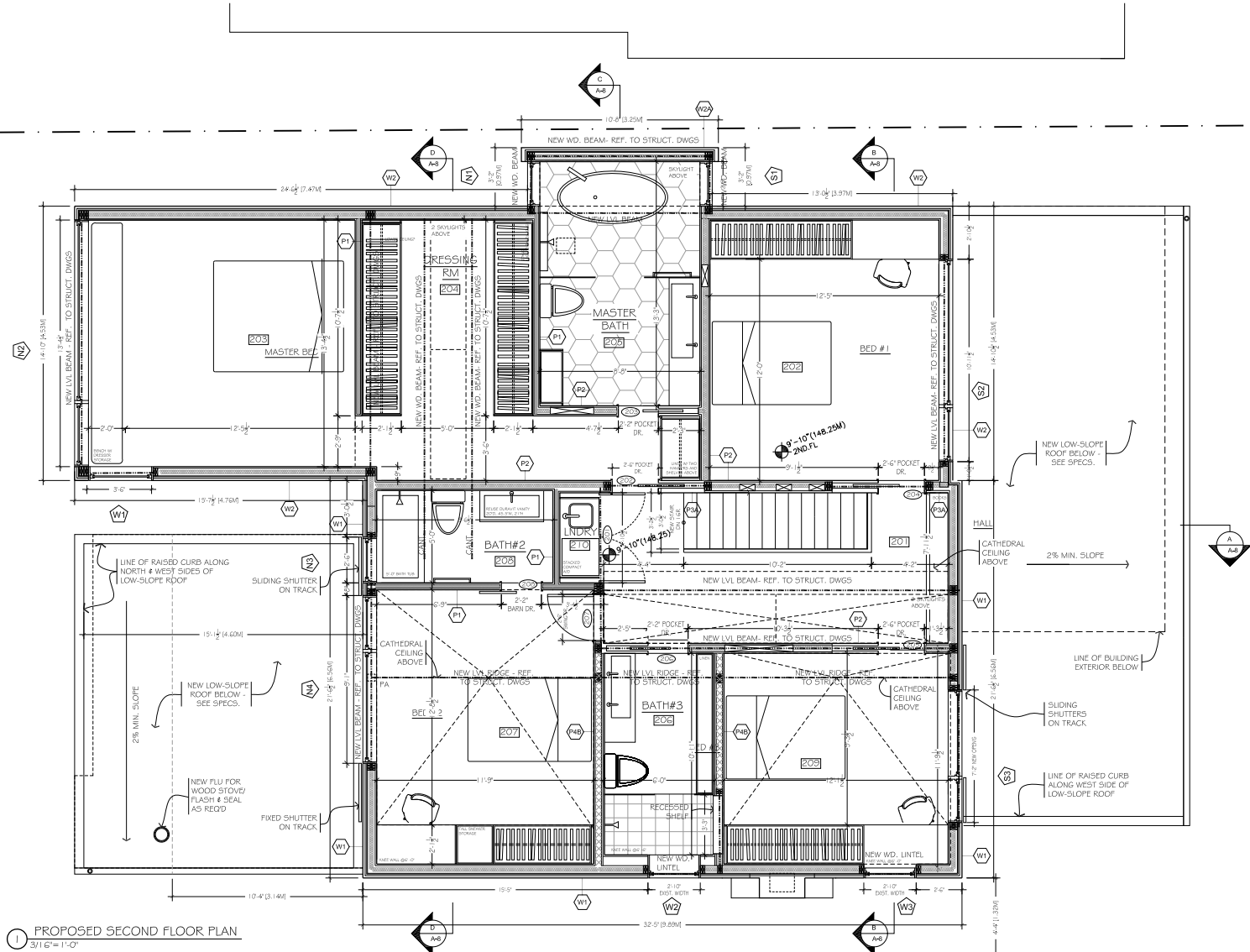
1 PROPOSED BASEMENT PLAN  
1/4" = 1'-0"

TYPICAL FOR ALL NEW STAIRS:  
HEIGHT OF GUARDS MIN = 2'-11", SPECIFIED LOADS AS PER OBC T.9.8.8.3, HEIGHT OF HANDRAILS AT STAIR MIN = 2'-10" AS PER OBC 9.8.7.4, HANDRAILS FASTENED TO WALL AS PER OBC 9.8.7.7, TYP.



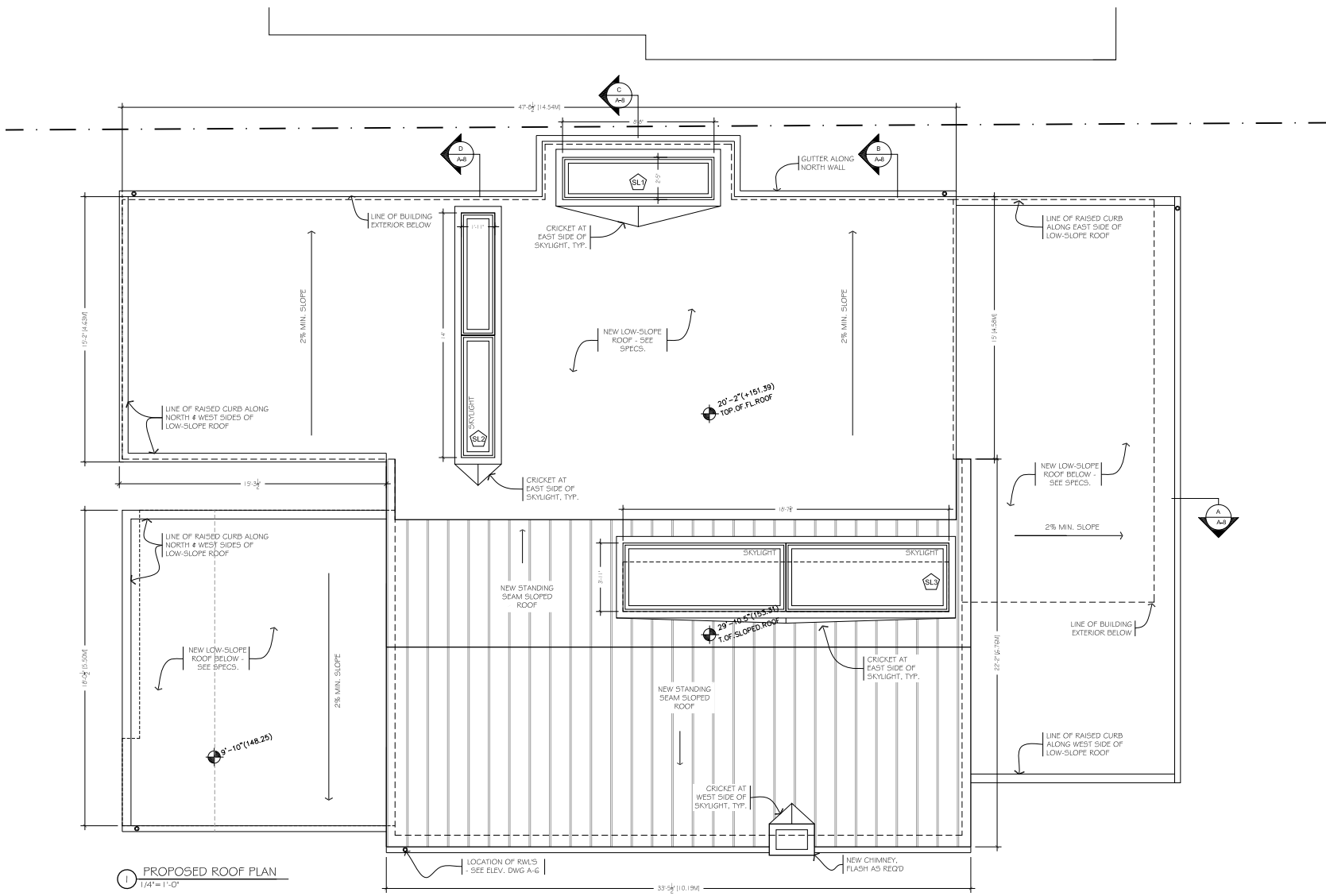
1 PROPOSED GROUND FLOOR PLAN  
3/16" = 1'-0"

TYPICAL FOR ALL NEW STAIRS:  
 HEIGHT OF GUARDS MIN =  
 2'-11" AS PER OBC 9.8.7.4,  
 PER OBC 1.9.8.8.2. HEIGHT OF  
 HANDRAILS AT STAIR MIN =  
 2'-10" AS PER OBC 9.8.7.4,  
 HANDRAILS FASTENED TO WALL  
 AS PER OBC 9.8.7.7, TYP.



1 PROPOSED SECOND FLOOR PLAN  
3/16" = 1'-0"

TYPICAL FOR ALL NEW STAIRS:  
 HEIGHT OF GUARDS MIN =  
 2'-11"; SPECIFIED LOADS AS  
 PER OBC 1-9.8.8.2, HEIGHT OF  
 HANDRAILS AT STAIR MIN =  
 2'-10" AS PER OBC 9.8.7.4,  
 HANDRAILS FASTENED TO WALL  
 AS PER OBC 9.8.7.7, TYP.



1 PROPOSED ROOF PLAN  
1/4" = 1'-0"

LOCATION OF RWLS  
- SEE ELEV. DWG A-6

33'-0" (10.190)

20'-2" (+151.39)  
TOP OF FL. ROOF

29'-10" (+153.30)  
TOP OF SLOPED ROOF

9'-10" (148.25)

19'-2" (5.841)

19'-0"

19'-0" (5.841)

47'-0" (14.540)

19'-14.54M

19'-2" (5.841)

2'-0"

1'-11"

1'-11"

8'-11"

1'-11"

2'-0"

1'-11"

1'-11"

8'-11"

1'-11"

1'-11"

1'-11"

1'-11"

1'-11"

1'-11"

1'-11"

1'-11"

1'-11"

1'-11"

1'-11"

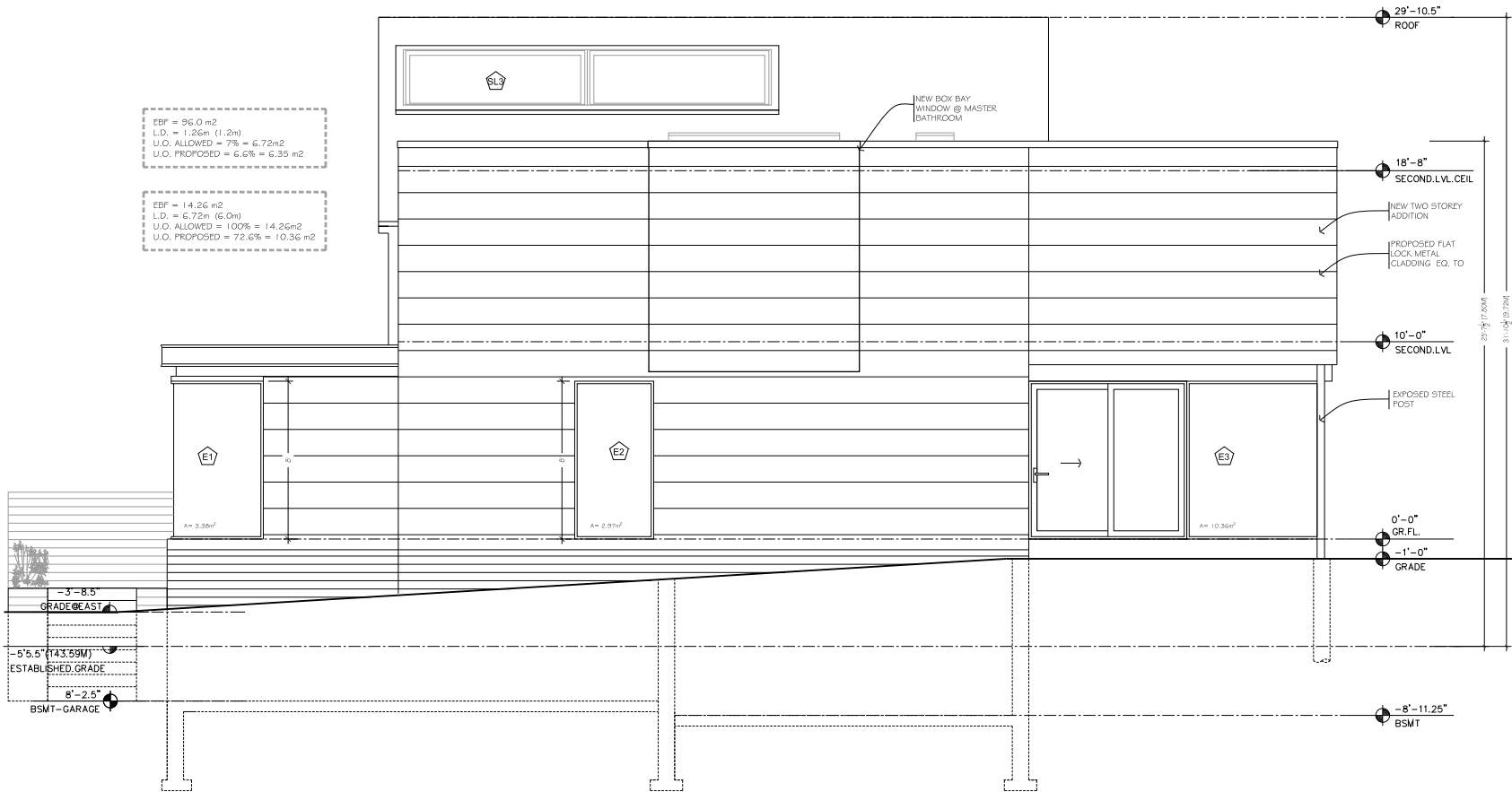
1'-11"

1'-11"

1'-11"

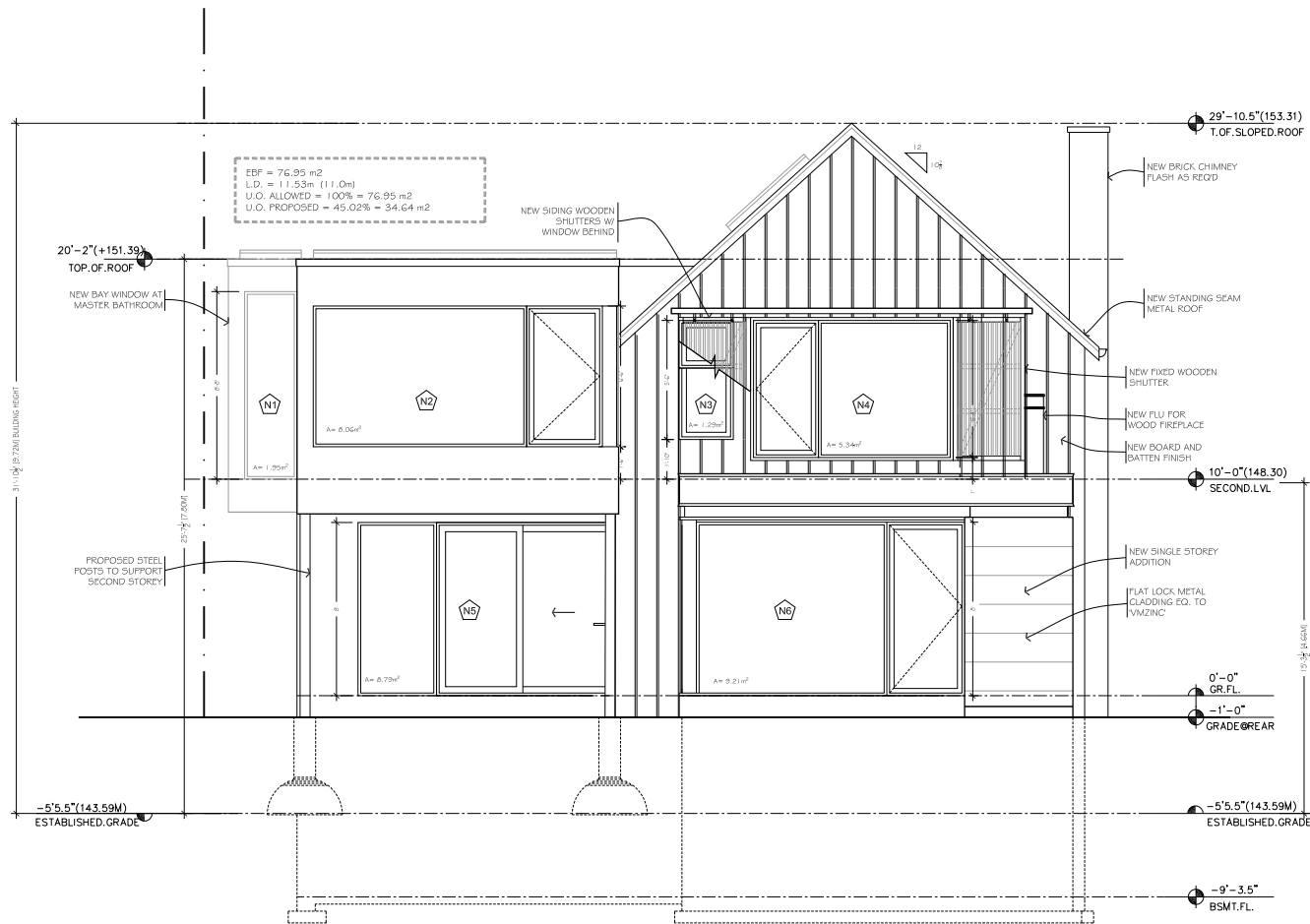
1'-11"





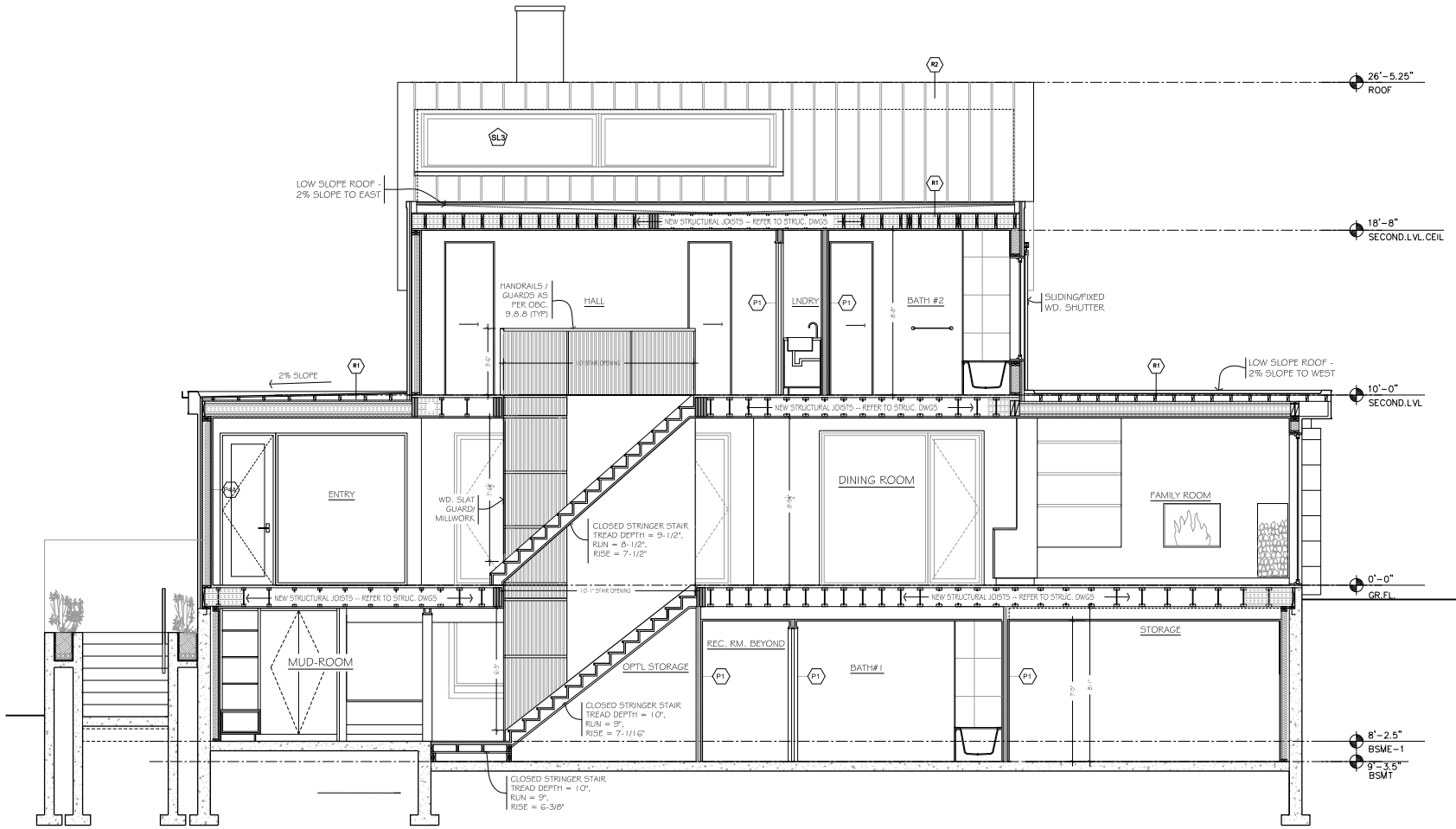
1 PROPOSED SIDE [EAST] ELEVATION  
1/4" = 1'-0"





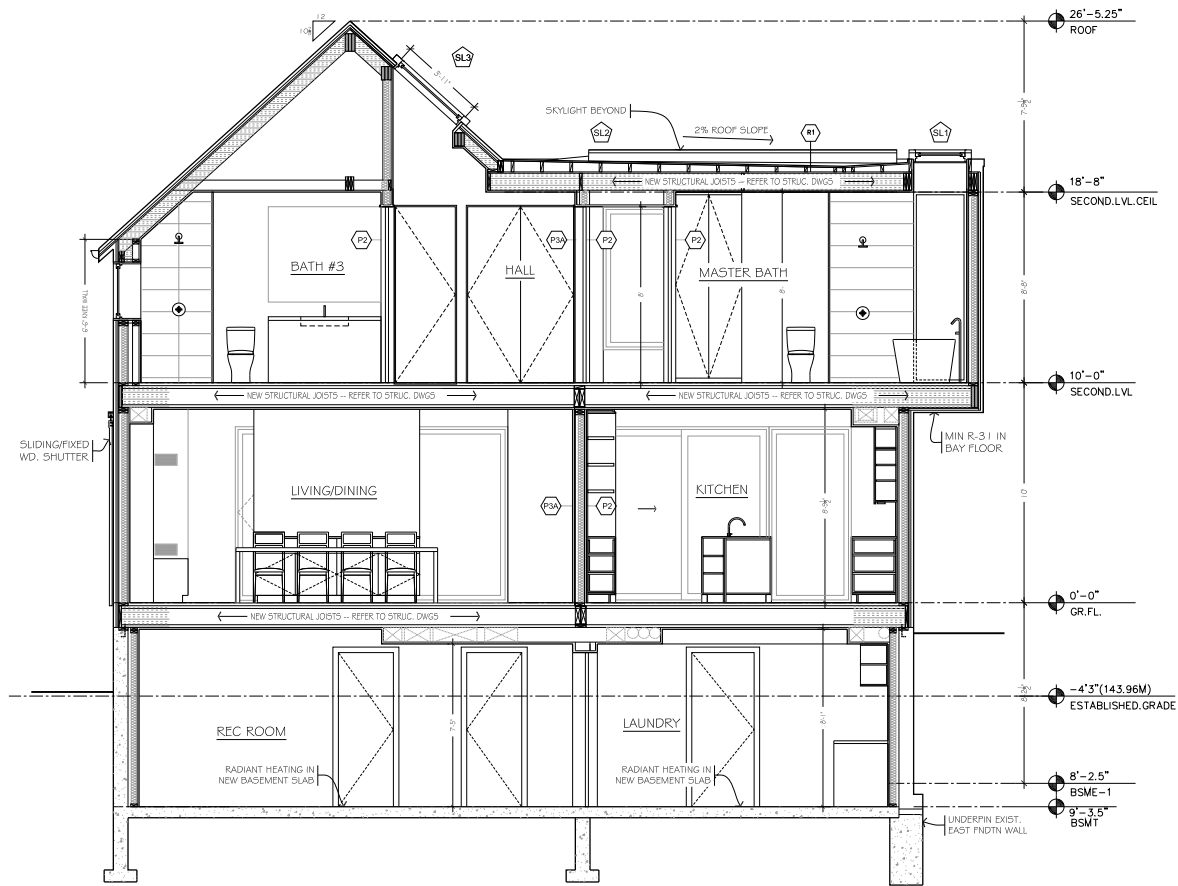
1 PROPOSED REAR [NORTH] ELEVATION  
1/4" = 1'-0"



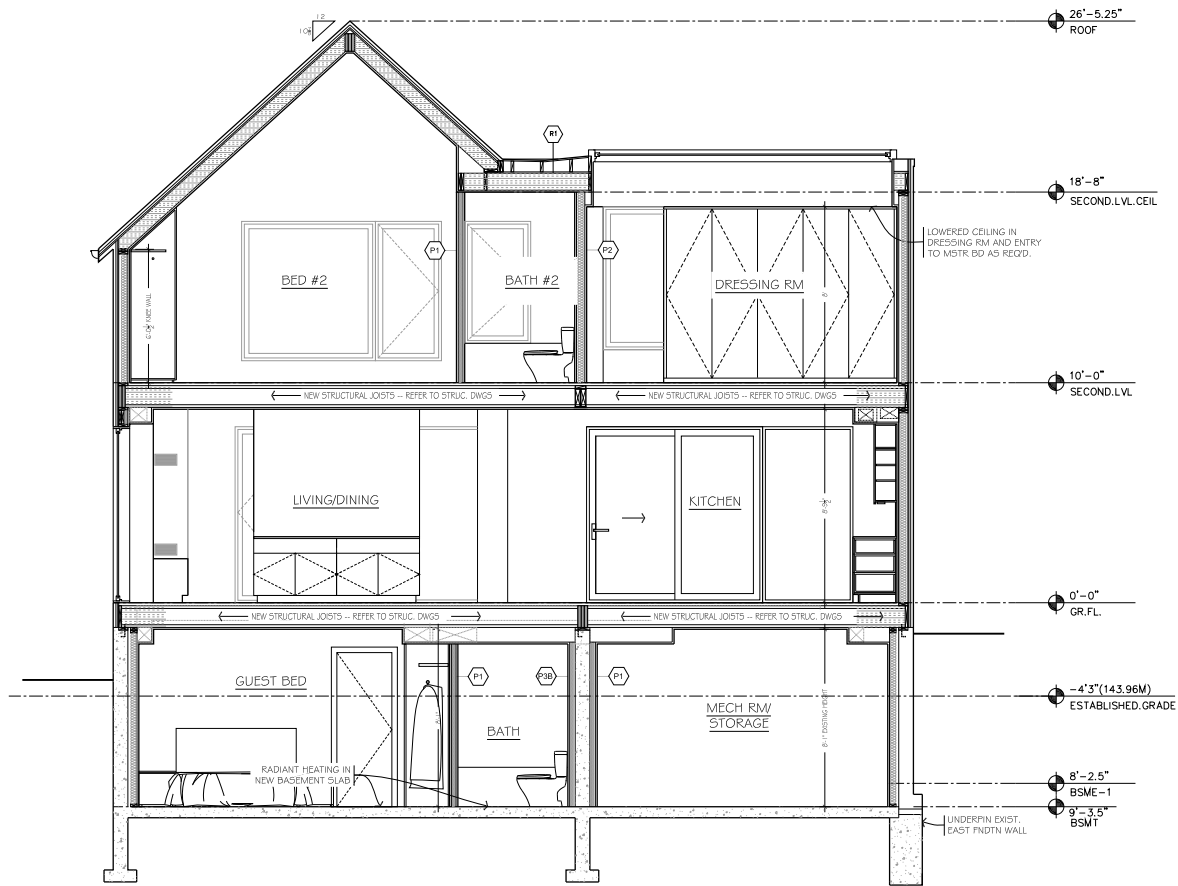


SECTION A  
1/4" = 1'-0"

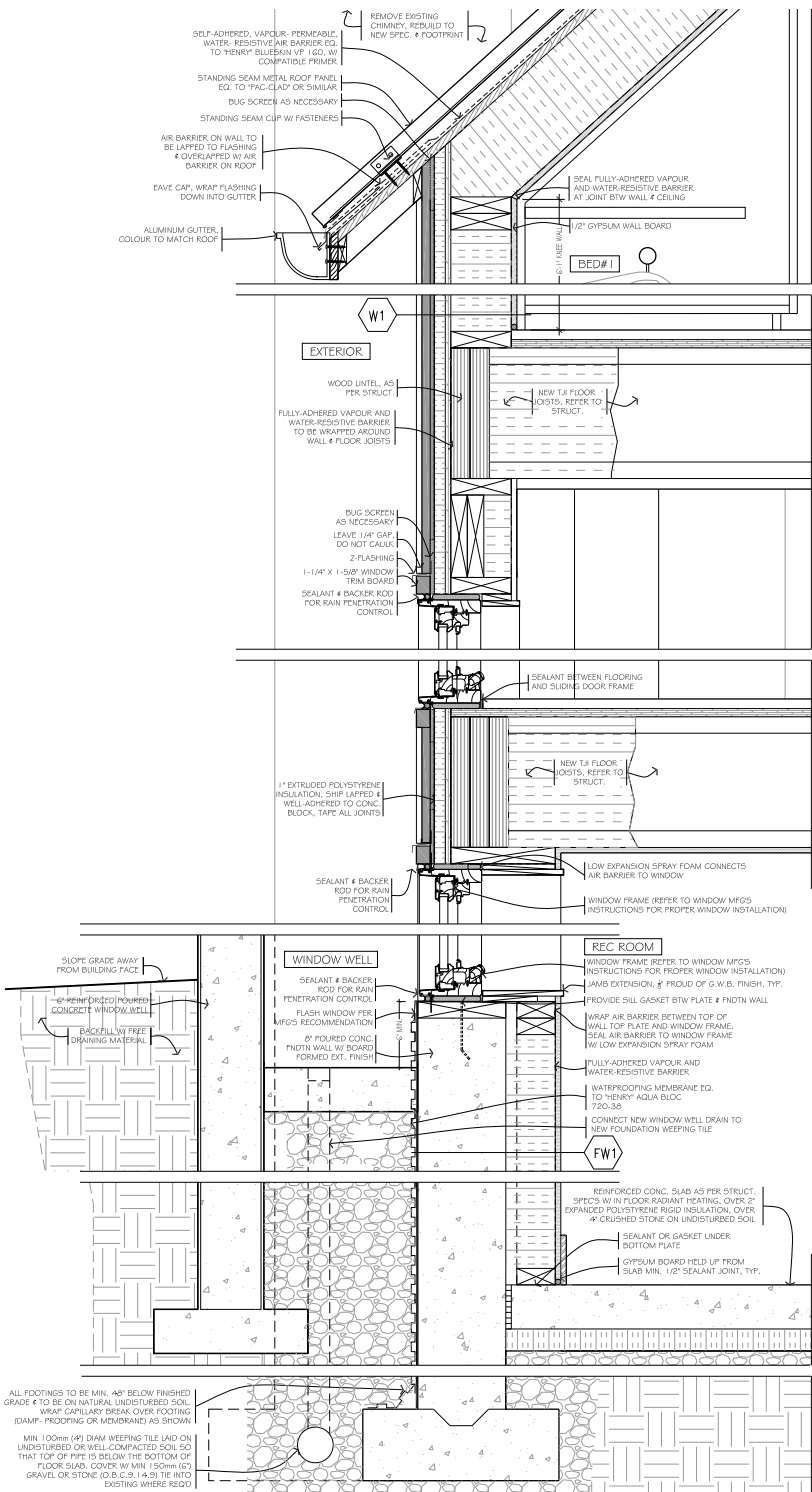




SECTION C  
 3/16" = 1'-0"

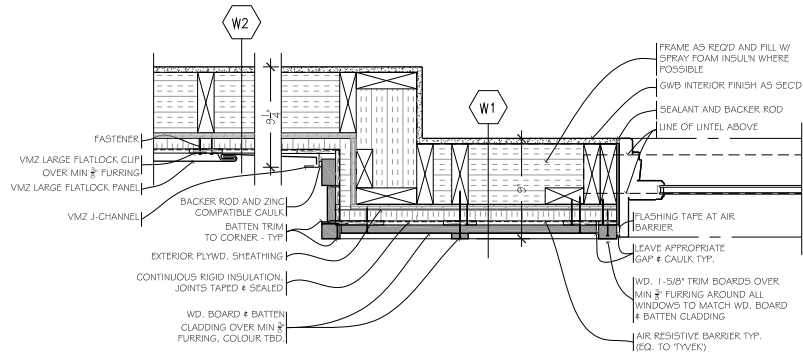


SECTION D  
3/16" = 1'-0"



ALL FOOTINGS TO BE MIN. 48" BELOW FINISHED GRADE & TO BE ON NATURAL UNDISTURBED SOIL. W/AF CARTRIDGE BREAK OVER FOOTING (DAMP-PROOFING OR MEMBRANE) AS SHOWN.

MIN. 100mm (4") DIAM WEEPING TILE LAID ON UNDISTURBED OR WELL-COMPACTED SOIL SO THAT TOP OF PIPE IS BELOW THE BOTTOM OF FLOOR SLAB. COVER W/ MIN. 150mm (6") GRAVEL OR STONE (O.B.C. 21.14.9) THE INTO EXISTING WHERE REQD.



2 CORNER PLAN DETAIL  
1 1/2" - 1'-0"

1 SIDE WALL DETAIL (TYP)  
1 1/2" - 1'-0"