

**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**

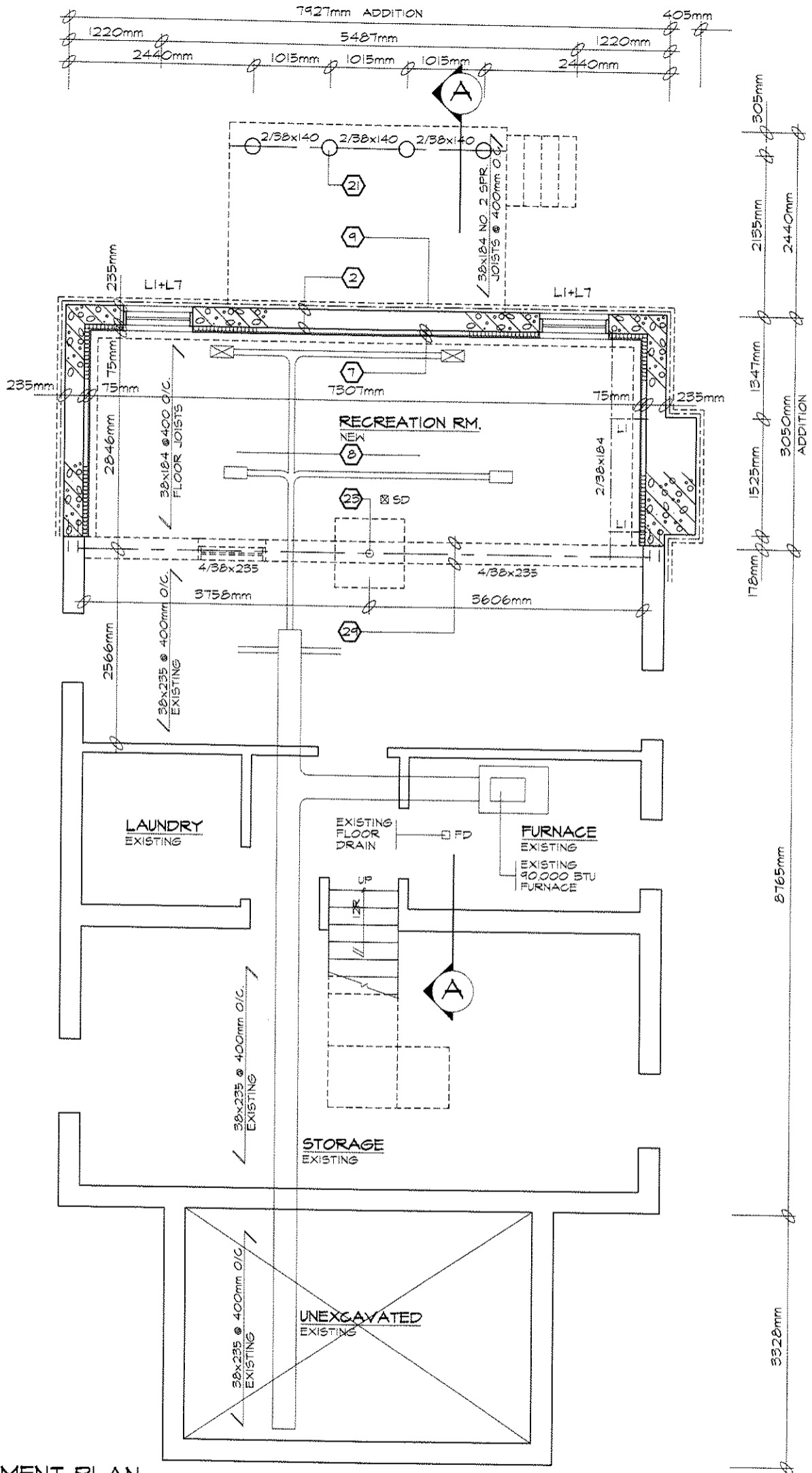
ZONING	LOT NO:		PLAN NO:	LOT AREA		LOT FRONTAGE		LOT DEPTH	
R2 20.6	LOT 9		4220	580.64m <sup>2</sup>		12200mm		38100mm	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED
LOT COVERAGE	86.52m <sup>2</sup>	24.15m <sup>2</sup>	110.65m <sup>2</sup>	19.0	-----		FRONT YARD	7620mm	7620mm
GRDSS FLOOR AREA	86.52m <sup>2</sup>	24.15m <sup>2</sup>	110.65m <sup>2</sup>	19.0	348.34m <sup>2</sup>	60.0	REAR YARD	18340mm	12907mm
LANDSCAPED AREA	-----	-----	-----		-----		INTERIOR SIDE (east)	3050mm	3050mm
NO. OF STORIES HEIGHT	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.

**TACBOC**  
 STANDARD DETAIL

TITLE  
 SAMPLE DRAWING  
 SITE PLAN

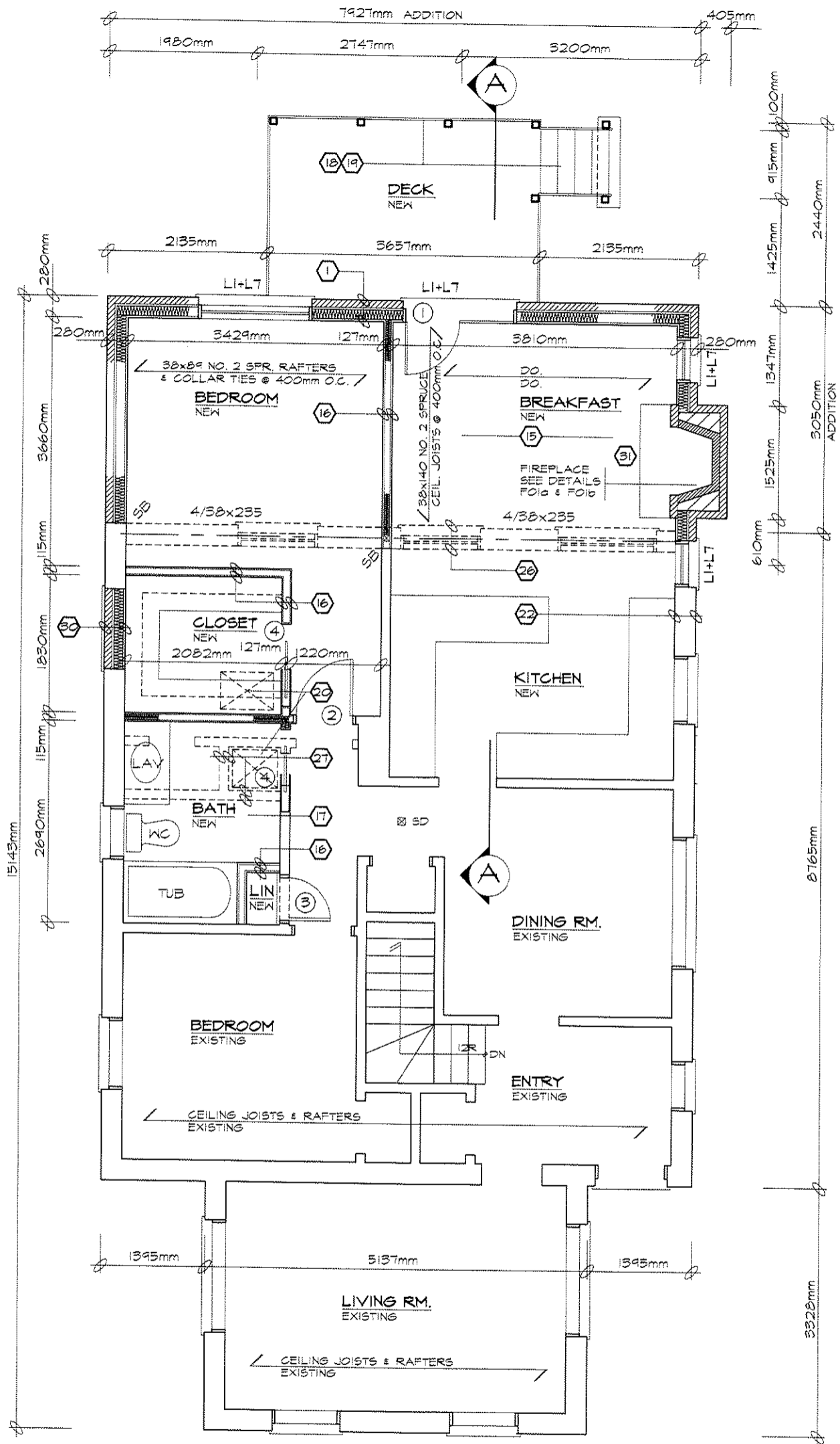
DWG. NO.  
**A03a**  
 2007



RECEMENT DI ANI  
SCALE 1:50

<b>TACBOC</b> STANDARD DETAIL	TITLE
	SAMPLE DRAWING
	BASEMENT PLAN

DWG. NO.  
**A036**  
2007



**GROUND FLOOR PLAN**  
 SCALE 1:50

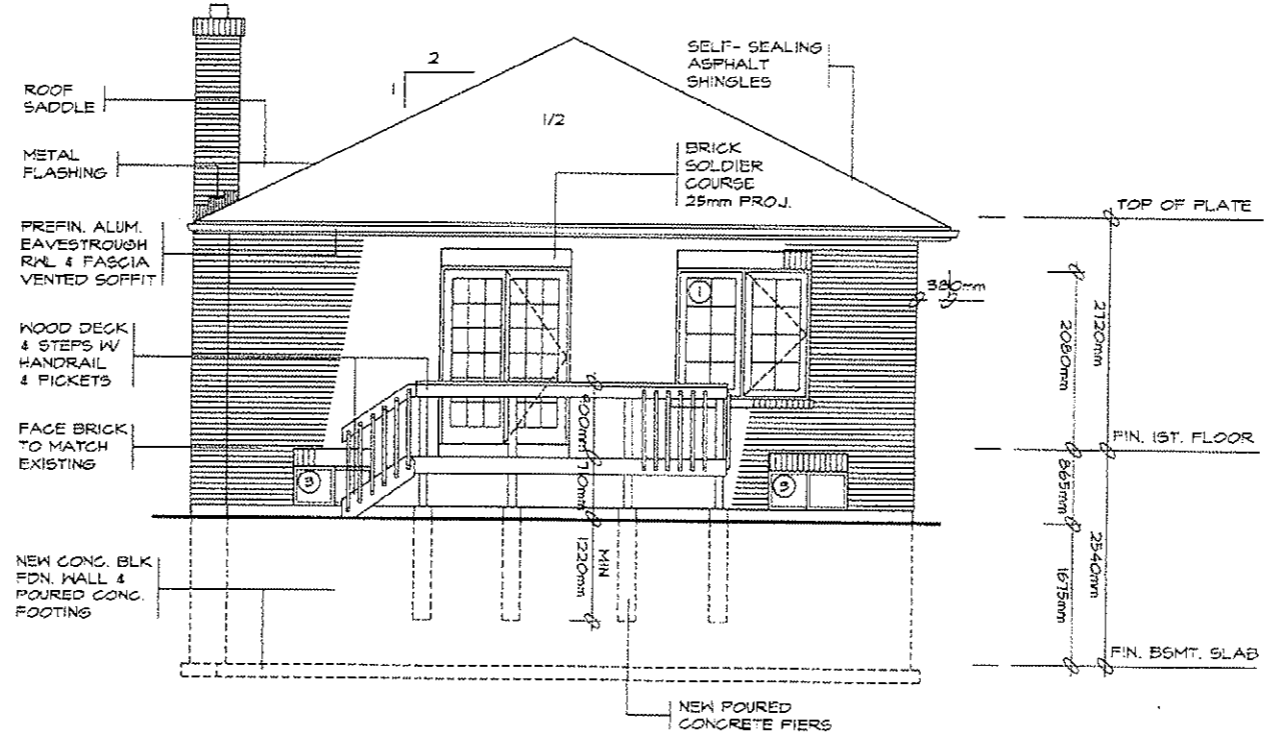
<b>TACBOC</b> STANDARD DETAIL	TITLE
	SAMPLE DRAWING
	GROUND FLOOR PLAN

DWG. NO.  
**A03c**  
 2007

TACBOC  
STANDARD DETAIL

MTC  
SAMPLE DRAWING  
ELEVATION

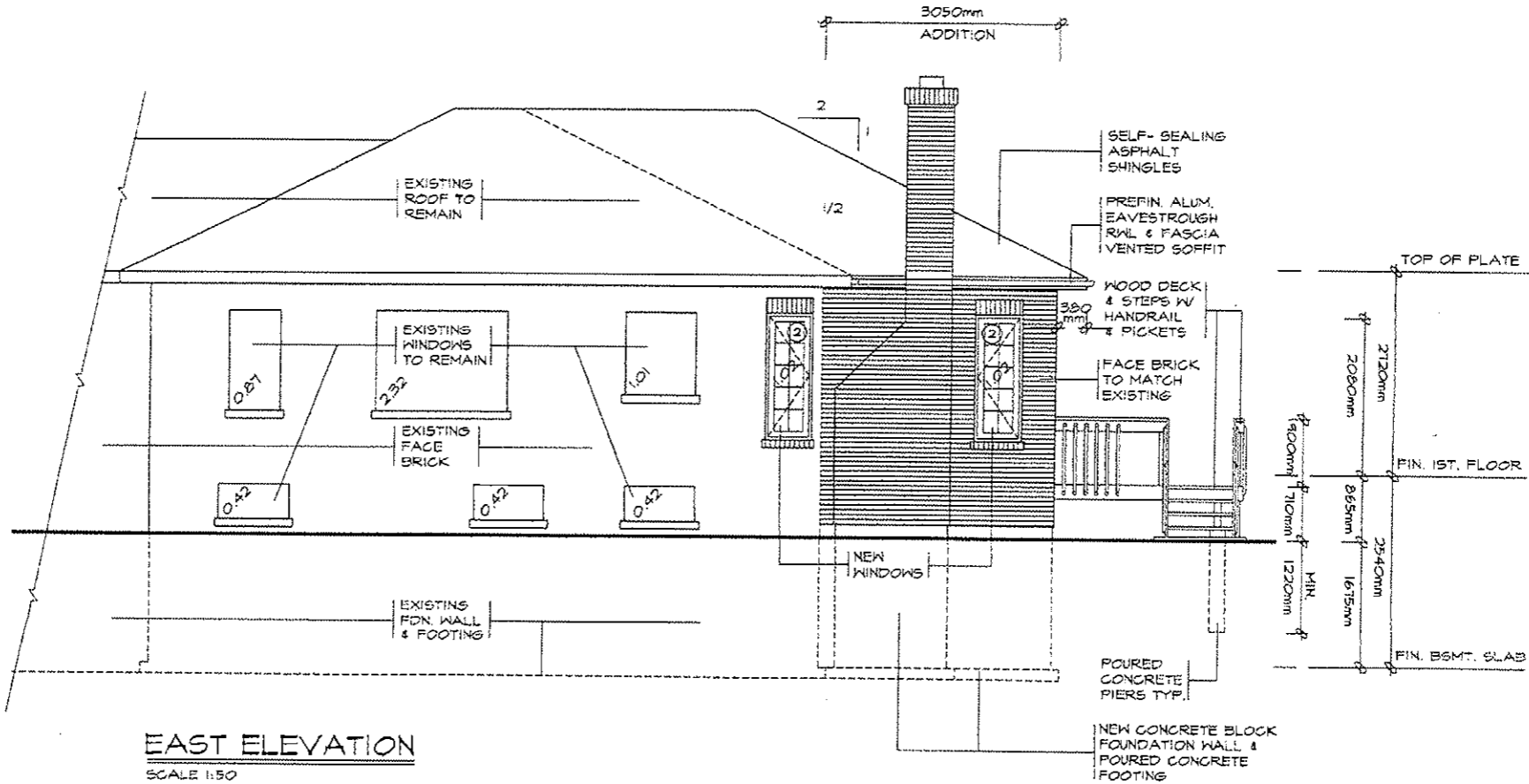
DWG. NO.  
A03d  
2007



NORTH ELEVATION  
SCALE 1:50

TACBOC  
STANDARD DETAIL

FIRE  
SAMPLE DRAWING  
ELEVATION



**EAST ELEVATION**

SCALE 1:50

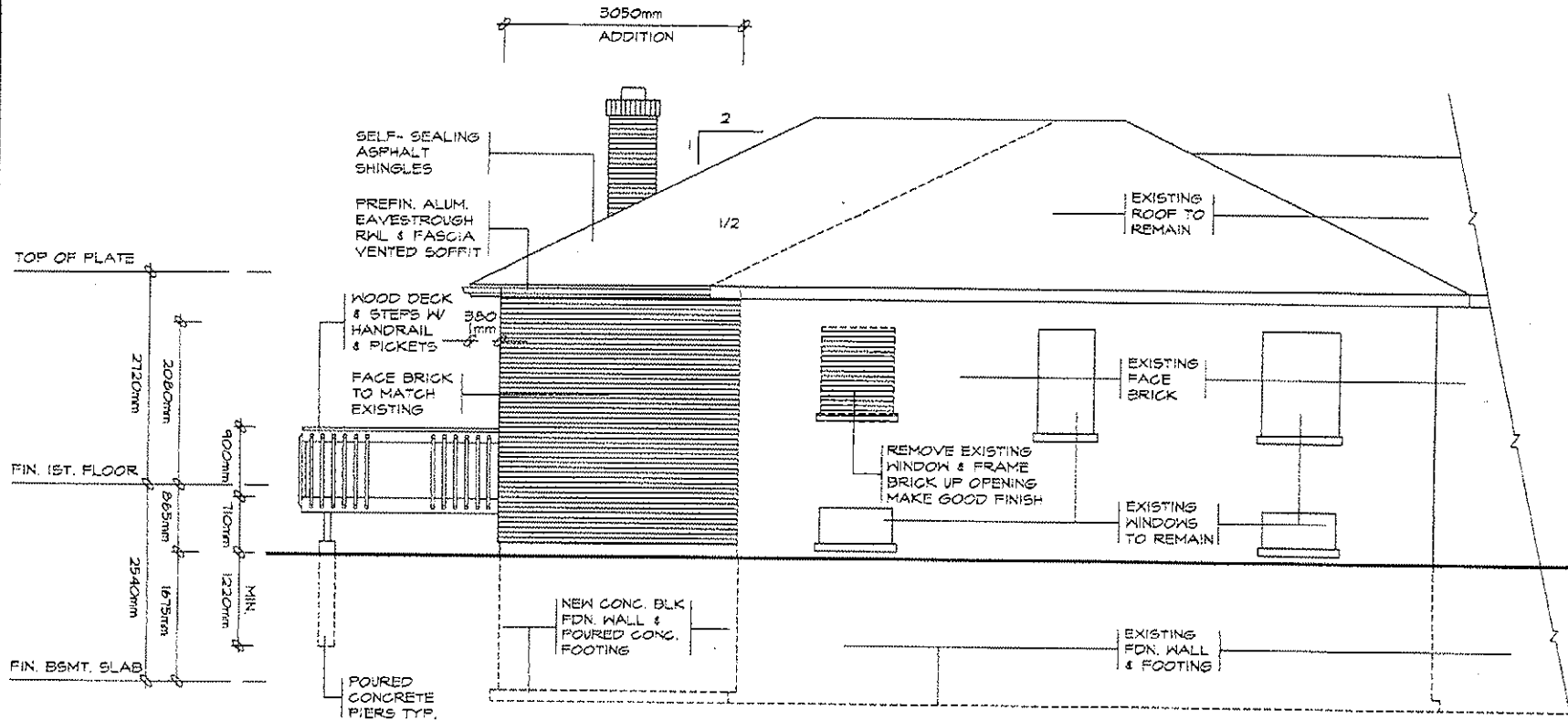
**UNPROTECTED OPENINGS**

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

DWG. NO.  
A030e  
2007

TACBOC  
STANDARD DETAIL

TITLE  
SAMPLE DRAWING  
ELEVATION



WEST ELEVATION

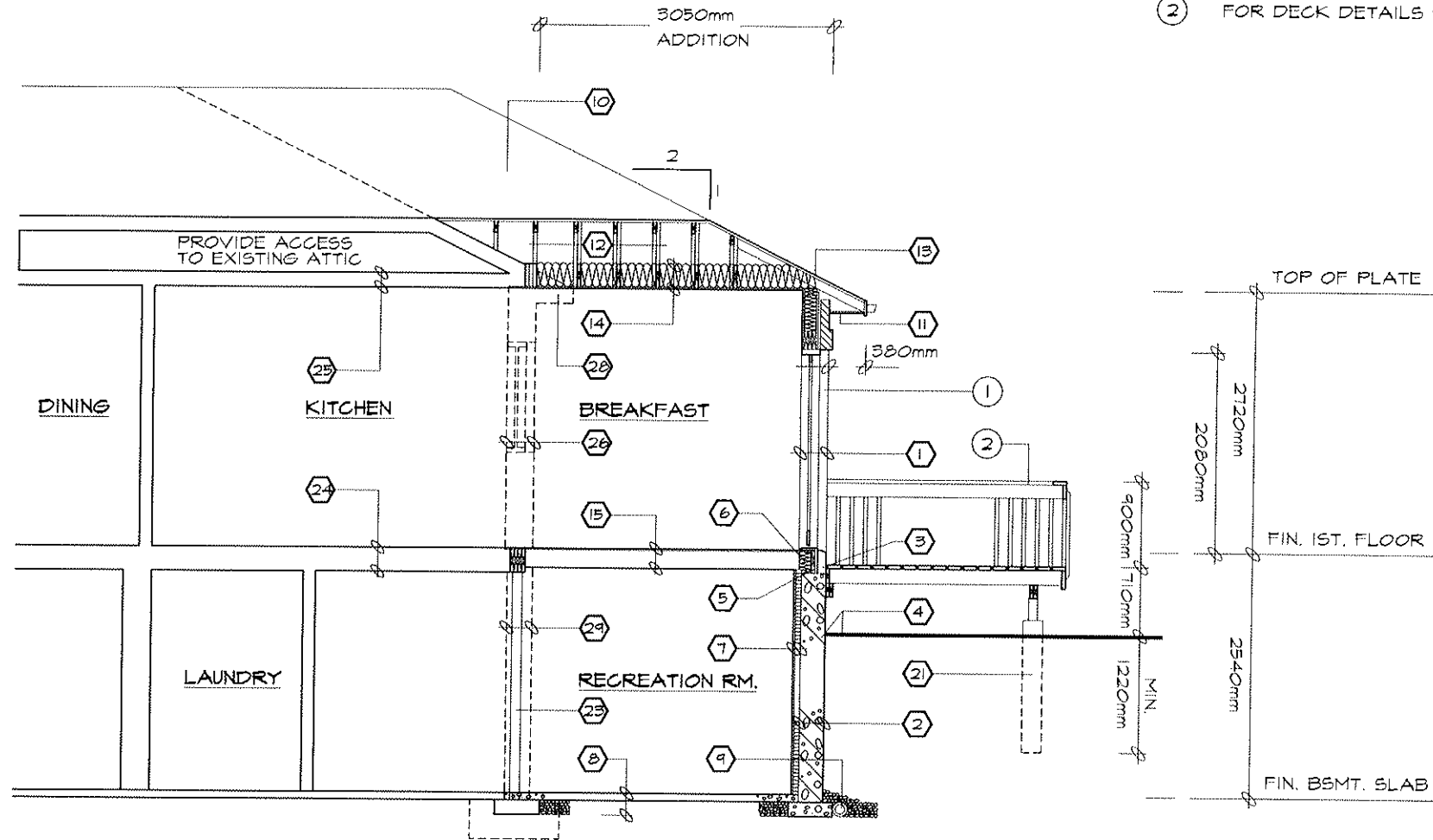
SCALE 1:50

UNPROTECTED OPENINGS

NO NEW OPENINGS  
EXISTING TO REMAIN

DWG. NO.  
A03F  
2007

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



**SECTION A-A**  
SCALE 1:50

## CONSTRUCTION SPECIFICATIONS

- ① **BRICK VENEER WALL**  
 90mm FACE BRICK, 25mm AIR SPACE  
 0.75mm THICK x 22mm RIBS  
 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 3.34 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 PARINGS ON  
 CONCRETE BLOCK FDN WALL  
 TOP BLOCK COURSE FILLED  
 W/ MORTAR OR CONCRETE  
 PROVIDE PARINGS COVERED OVER  
 450mmx50mm POURED CONC. FOOTING  
 TO BEAR ON UNDISTURBED SOIL.  
 PROVIDE DRAINAGE LAYER  
 - MIN. 19mm MINERAL FIBRE  
 INSULATION W/ A DENSITY OF  
 NOT LESS THAN 51kg/m<sup>3</sup>. 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 4.40 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 2.11 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. KEEPING TILE W/  
 150mm CRUSHED STONE COVER
- ⑩ **ROOF CONSTRUCTION**  
 20 YEAR ASPHALT SHINGLES W/  
 EAVES PROTECTION ON MIN. 4.5mm  
 EXTERIOR PLYWOOD SHEATHING  
 ON APPROVED ROOF TRUSSES OR  
 CONVENTIONAL FRAMING (SEE PLANS)  
 USE 'H' CLIPS IF 600mm O.C. SPACING
- ⑪ **OVERHANGS 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, 400mm 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 1.00 BATT INSULATION
- ⑮ **FLOOR CONSTRUCTION**  
 15.5mm T&G PLYWOOD SUBFLOOR  
 38x184 FLOOR JOISTS @ 400mm O.C.  
 FLOOR JOISTS BRIDGED W/  
 CONTINUOUS 19mmx64mm STRAPPINGS  
 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	=	1850mm

⑲ **GUARDS**  

INTERIOR LANDINGS	=	900mm
EXTERIOR BALCONY	=	1070mm
INTERIOR STAIRS	=	900mm
EXTERIOR STAIRS	=	900mm
MAX. BETWEEN PICKETS	=	400mm

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. 545mmx382mm W/ INSULATION  
 & WEATHER STRIPPING

㉑ **PIERS**  
 PROVIDE 200mm DIA. SOND TUBE  
 FOR POURED CONCRETE PIERS  
 MINIMUM 1200mm BELOW GRADE

㉒ EXISTING SOLID MASONRY  
 EXTERIOR WALL TO REMAIN.

㉓ 13mm DIA. PIPE COLUMN W/  
 100mmx100mmx635mm  
 TOP & BOTTOM PLATE  
 115mmx450mm 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 OVERHANGS  
 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/CSA-6.19 OR UL 2034

**TACBOC**  
 STANDARD DETAIL

TILE  
 SAMPLE DRAWING  
 CONSTRUCTION SPECIFICATIONS

DWG. NO.

A03h

2097



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	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2120mm	
2	BREAKFAST	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2120mm	MAPLE TO MATCH EXISTING
3	BEDROOM	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2120mm	MAPLE TO MATCH EXISTING
4	CLOSET	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2120mm	MAPLE TO MATCH EXISTING
5	BATH	CERAMIC TILE	WOOD	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2120mm	
	BASEMENT										
6	RIG. ROOM	CONC.	CERAMIC TILE	WOOD	PAINT	DRYWALL	PAINT			2340mm	

DOOR SCHEDULE				
NO.	TYPE	SIZE	QTY.	REMARKS
1	EXTERIOR	1525mm x 2030mm	1	FRENCH DOOR
2	SLAB	160mm x 2030mm	1	DOO SERIES
3	SLAB	610mm x 2030mm	1	DOO SERIES
4	POCKET DOOR	610mm x 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	90mm x 90mm 6mm L
8	90mm x 90mm 6mm L
9	100mm x 90mm 6mm L

LEGEND	
	DUPLEX OUTLET ( WEATHERPROOF )
	DUPLEX OUTLET ( 1ST. ABOVE FLR. )
	DUPLEX OUTLET ( 300mm ABOVE FLR. )
	EXHAUST FAN
	SWITCH
	HOSE BIB
	SMOKE DETECTOR
	HEAVY DUTY OUTLET
	LIGHT FIXTURE ( WALL MOUNTED )
	LIGHT FIXTURE ( CEILING MOUNTED )
	POT LIGHT FIXTURE
	LIGHT FIXTURE ( WATER RESISTANT )
	LIGHT FIXTURE ( CAPPED )
	FLUORESCENT LIGHT FIXTURE
	SOLID HOOD BEARING
	FLOOR DRAIN
	TV CABLE OUTLET
	TELEPHONE OUTLET
	COMPUTER OUTLET
	DRYER EXHAUST

WINDOW SCHEDULE				
NO.	TYPE	SIZE	QTY.	REMARKS
1	CASEMENT	1525mm x 1525mm	1	
2	CASEMENT	610mm x 1525mm	2	
3	SLIDER	915mm x 450mm	2	

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.36m<sup>2</sup> W/ NO DIMENSION LESS THAN 580mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR.

**TACBOC**  
STANDARD DETAIL

TITLE  
SAMPLE DRAWING  
SCHEDULES

DWG. NO.

A031

2007