

- R1** NEW ROOF
3 PLY MEMBRANE
1/4" PROTECTION BOARD
5/8" T&G EXT. GRADE PLY
SLOPED PURLINS @ 16" O.C.
2X10 SPF JOISTS @ 10" O.C.
6" - 2 LB POLY. SPRAY FOAM (R31 MIN.)
1/2" GWB WITH PAINT FINISH
- F1** 6" POURED CONCRETE 32 MPa (6% AIR)
6X6 WIRE MESH IN SLAB
2" RIGID INSULATION (HI - 40)
6" COMPACTED GRAVEL
UNDISTURBED GRADE
- F2** 1" FOR TILE AND THINSET
4" POURED CONCRETE 32 MPa
6X6 WIRE MESH IN SLAB
4" RIGID INSULATION (HI - 40)
6" COMPACTED GRAVEL
UNDISTURBED GRADE
- W1** 8" CONCRETE BLOCK FOUNDATION
2" RIGID INSULATION ON INSIDE OF WALL WHERE INDICATED
- W2** 3 COAT STUCCO SYSTEM
1 1/2" RIGID INSULATION
MOISTURE BARRIER
1/2" EXTERIOR GRADE PLY
2x6 SPF STUDS @ 16" O.C.
R24 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GWB WITH PAINT FINISH
- W3** 3/4" T&G WOOD SIDING
1X4 VERT. STRAPPING @ 24" O.C.
1" RIGID INSULATION
MOISTURE BARRIER
1/2" EXT. GRADE PLY
2X6 SPF STUDS @ 16" O.C.
R24 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GWB WITH PAINT FINISH
- W4** 1/2" GWB
2X6 STUDS @ 16" O.C.
R24 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GWB WITH PAINT FINISH
- W5** 1/2" GWB WITH PAINT FINISH
2X4 SPF STUDS @ 16" O.C.
1/2" GWB WITH PAINT FINISH
- EXISTING WALLS OR FLOORS
TO REMAIN SHOWN SHADED



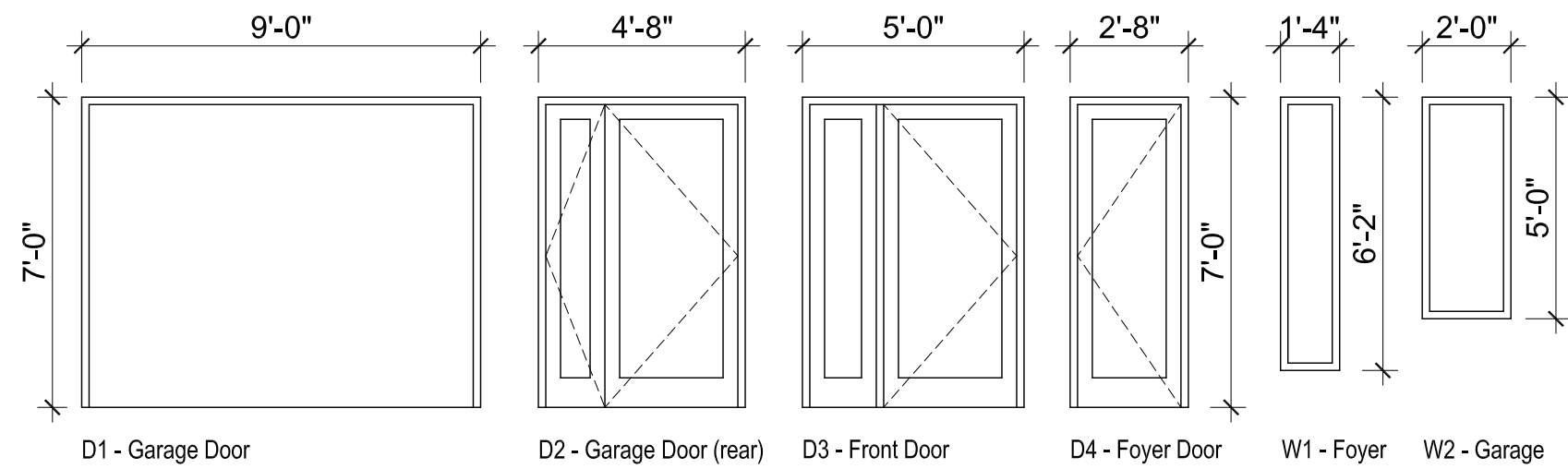
SITE STATISTICS

Lot Area	6875.05 sf = (638.69) sm
First Floor	1249.73 sf = (116.10) sm
First Floor Additions	94.00 sf = (8.73) sm
Second Floor	873.40 sf = (81.14) sm
Garage (New)	290.34 sf = (26.97) sm
GFA	2507.47 sf = (232.94) sm
GFA / Lot Area	36.47 % Density
Footprint / Lot Area	23.77 % Coverage
Total area - House additions	94.00 sf = (8.73) sm
Total area - New garage	290.34 sf = (26.97) sm

sf = square feet
sm = square metres

- DESCRIPTION OF WORK**
- Construct attached garage at northeast area of building
 - Construct new foyer addition
 - Enlarge existing bathroom

- DRAWING LIST**
- A0 COVER PAGE AND NOTES
 - A1.0 SITE PLAN
 - A2.0 FOOTINGS
 - A3.0 FIRST FLOOR PLAN
 - A3.1 FIRST FLOOR - FRAMING OVER
 - A3.2 FIRST FLOOR ELECTRICAL
 - A4.0 SECOND FLOOR & ROOF PLAN
 - A5.0 NORTH ELEVATION (FRONT)
 - A6.0 EAST ELEVATION (SIDE)
 - A7.0 SECTION A
 - A7.1 SECTION A - PARTIAL
 - A8.0 SECTIONS B & C
 - A9.0 SECTION D
 - A10.0 3D AERIAL VIEWS FROM NORTH



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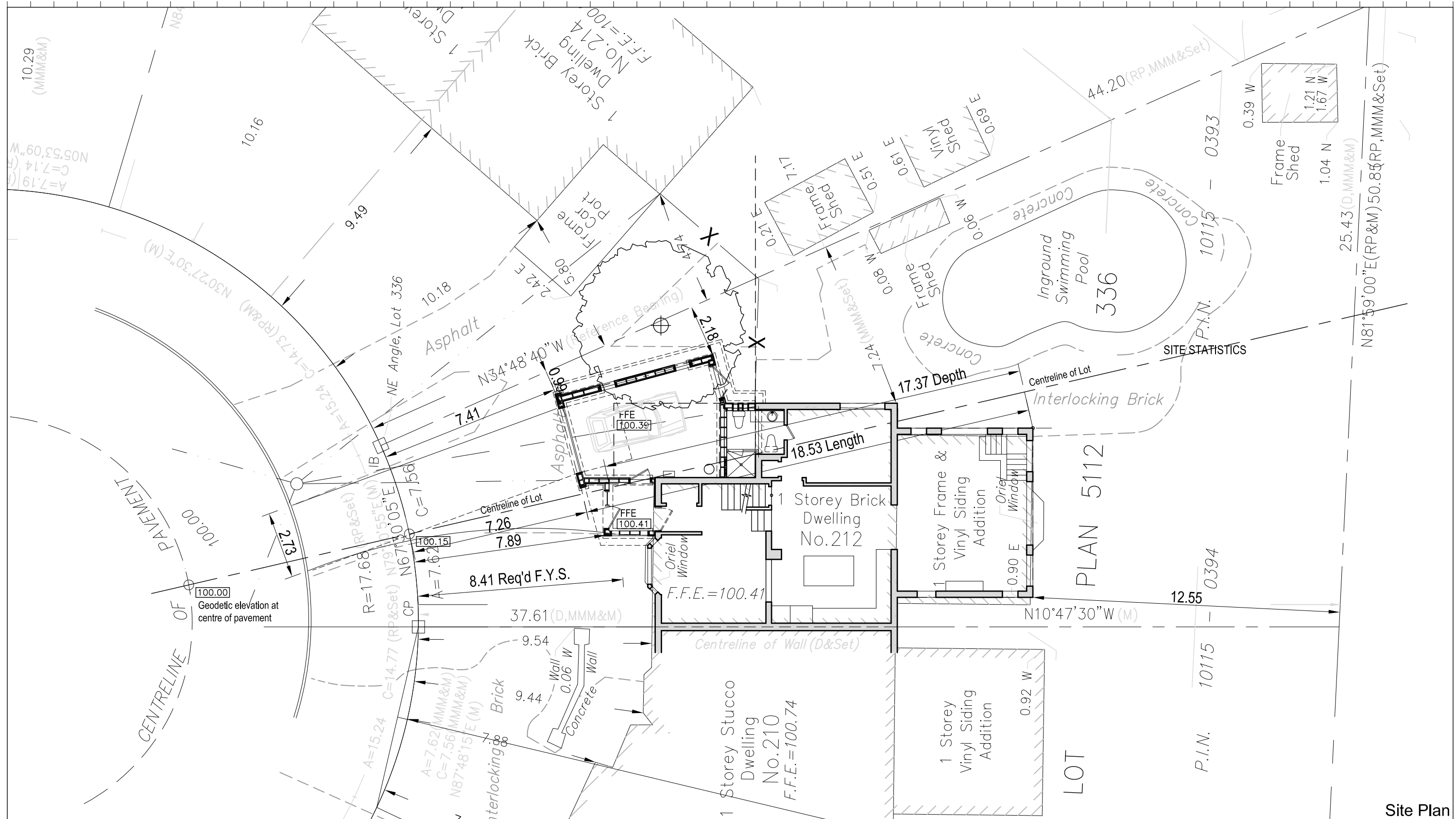


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212 Three Valleys Drive
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PROJECT DATE JAN 2017
PROJECT NUMBER 17A01
DRAWN BY jb

PLOT DATE : October 13, 2017



PLAN 5112

Site Plan

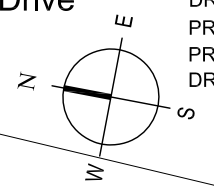
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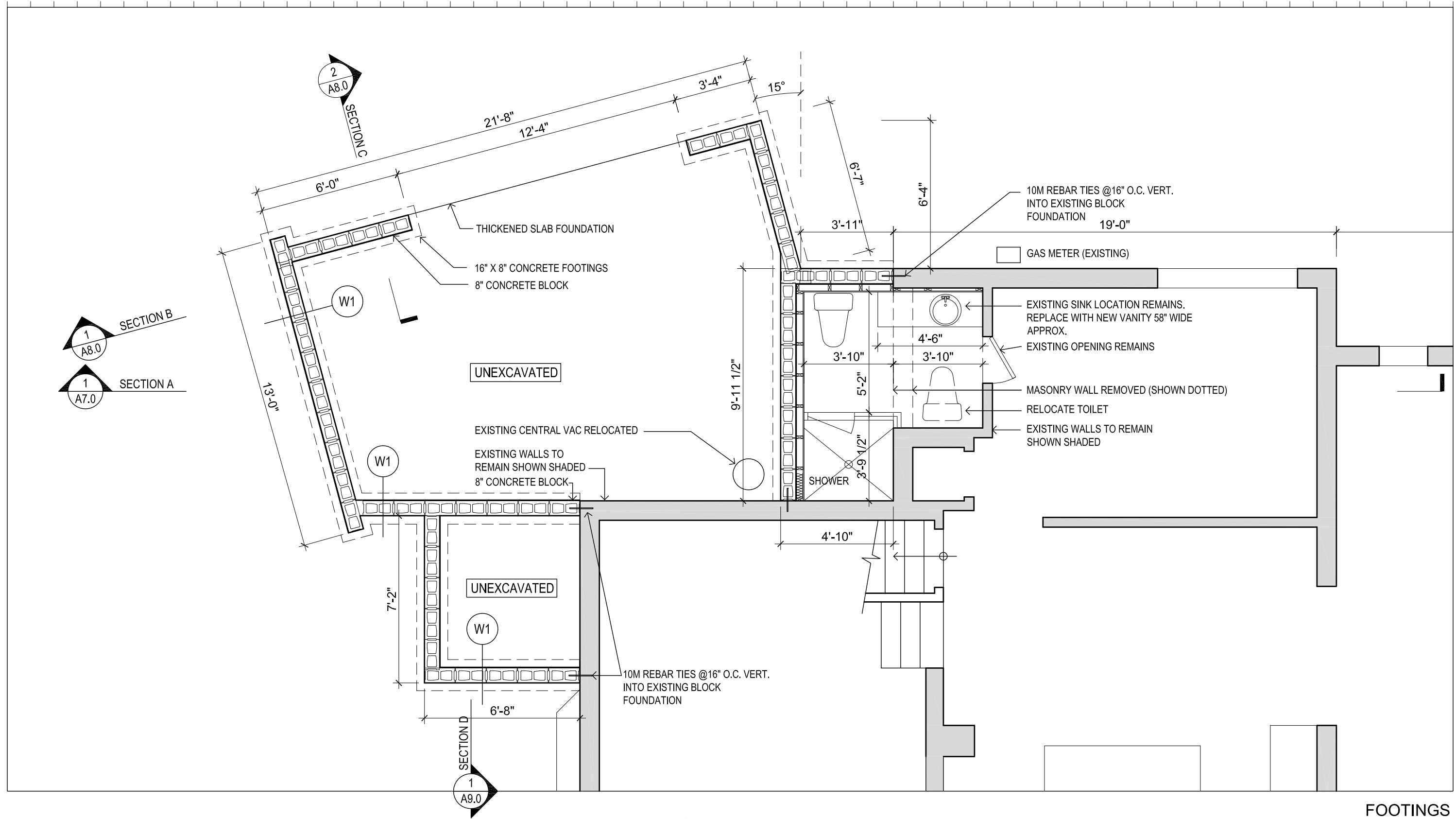
Toronto, Ontario



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PROJECT DATE	JAN 2017
PROJECT NUMBER	17A01
DRAWN BY	jb

PLOT DATE : October 13, 2017

A1



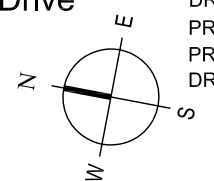
FOOTINGS

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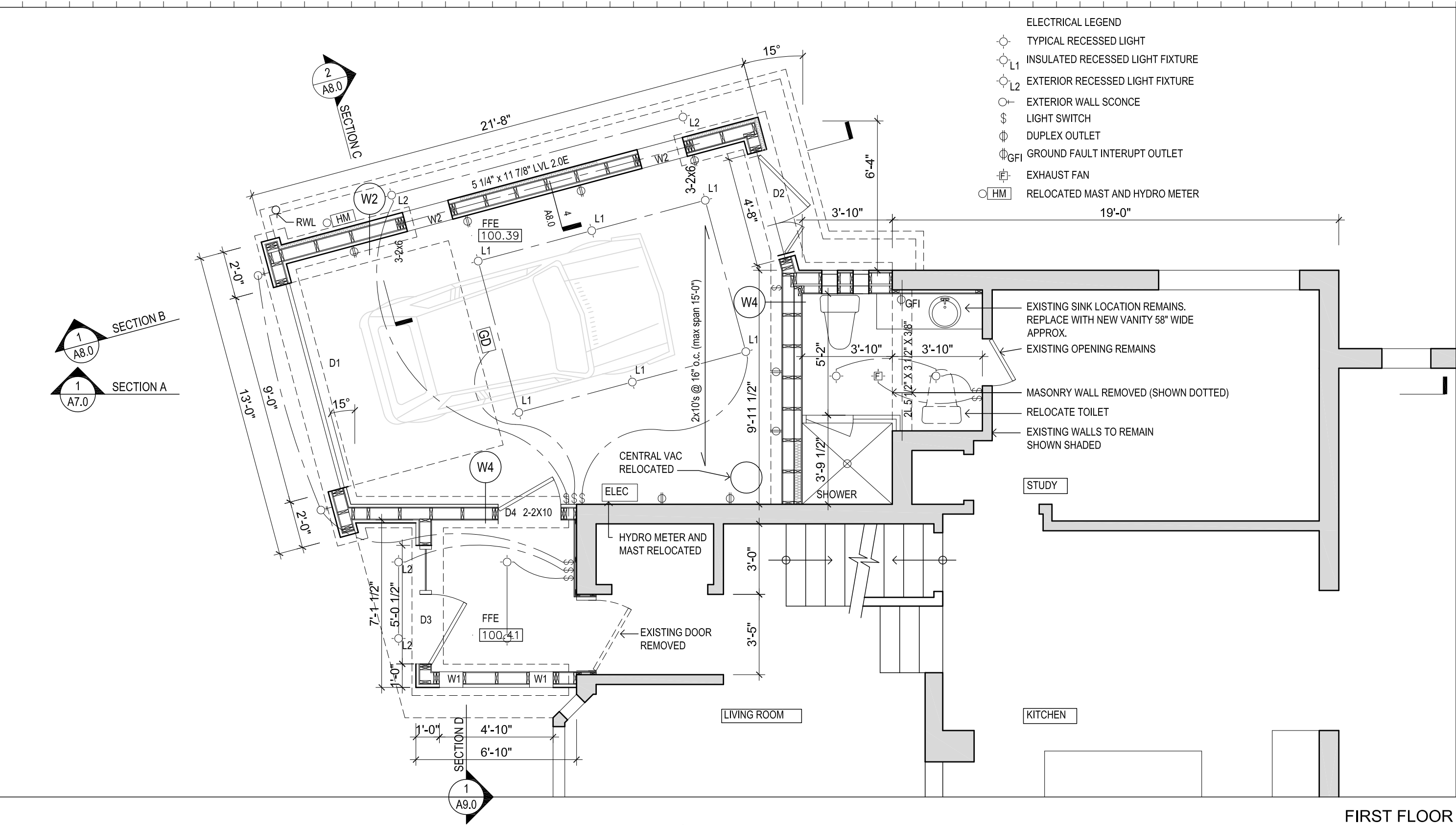
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 PROJECT DATE JAN 2017
 PROJECT NUMBER 17A01
 DRAWN BY jb

PLOT DATE : October 13, 2017

A2.0



- ELECTRICAL LEGEND**
- TYPICAL RECESSED LIGHT
 - L1 INSULATED RECESSED LIGHT FIXTURE
 - L2 EXTERIOR RECESSED LIGHT FIXTURE
 - EXTERIOR WALL SCONCE
 - ⌘ LIGHT SWITCH
 - ⊕ DUPLEX OUTLET
 - ⊕ GFI GROUND FAULT INTERRUPT OUTLET
 - ⊖ EXHAUST FAN
 - HM RELOCATED MAST AND HYDRO METER

- ← EXISTING SINK LOCATION REMAINS. REPLACE WITH NEW VANITY 58" WIDE APPROX.
- ← EXISTING OPENING REMAINS
- ← MASONRY WALL REMOVED (SHOWN DOTTED)
- ← RELOCATE TOILET
- ← EXISTING WALLS TO REMAIN SHOWN SHADED

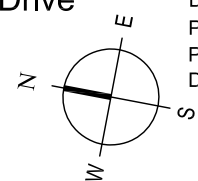
FIRST FLOOR

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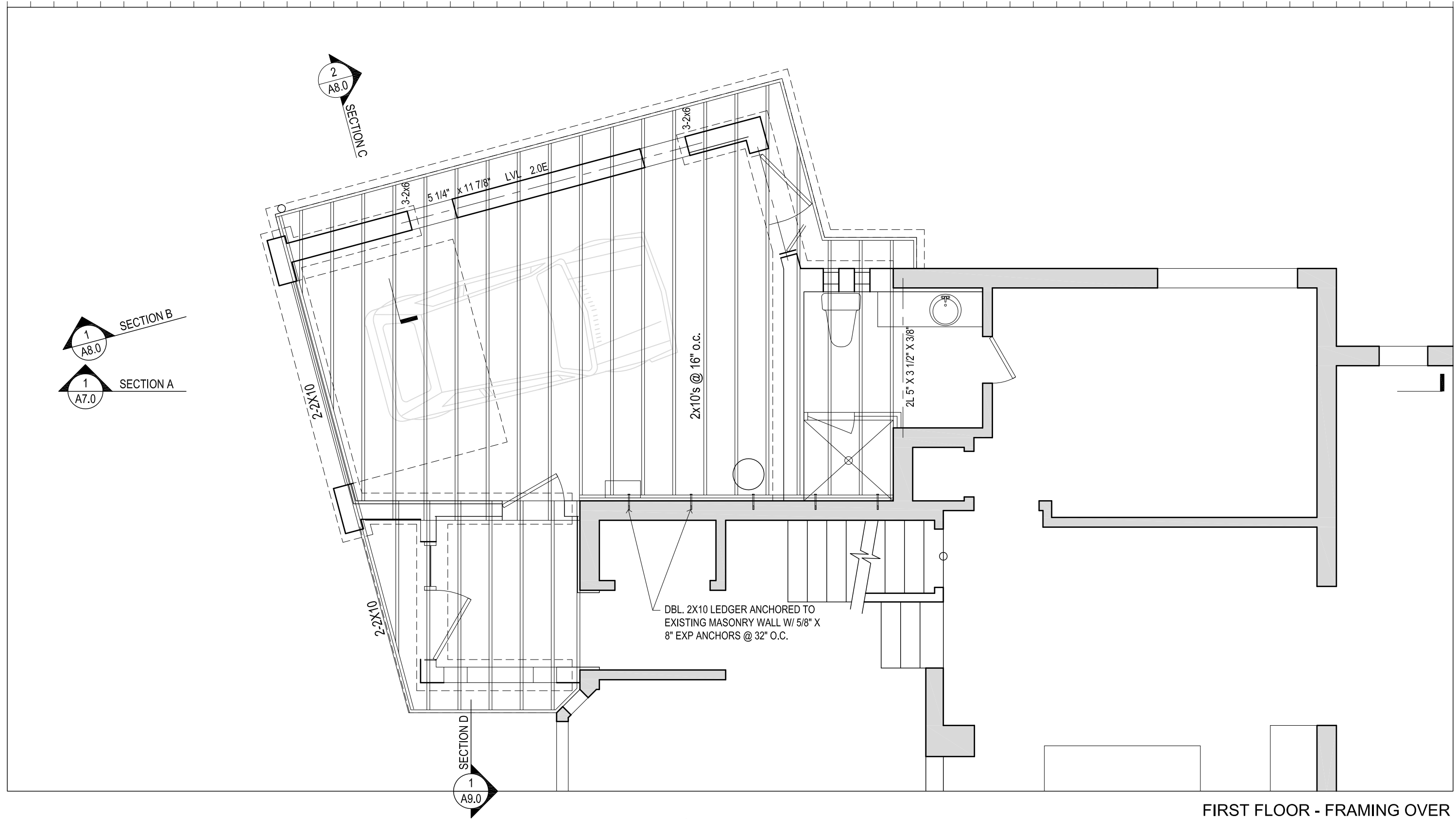
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A3.0



FIRST FLOOR - FRAMING OVER

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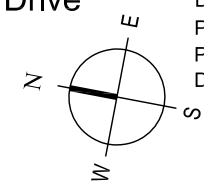


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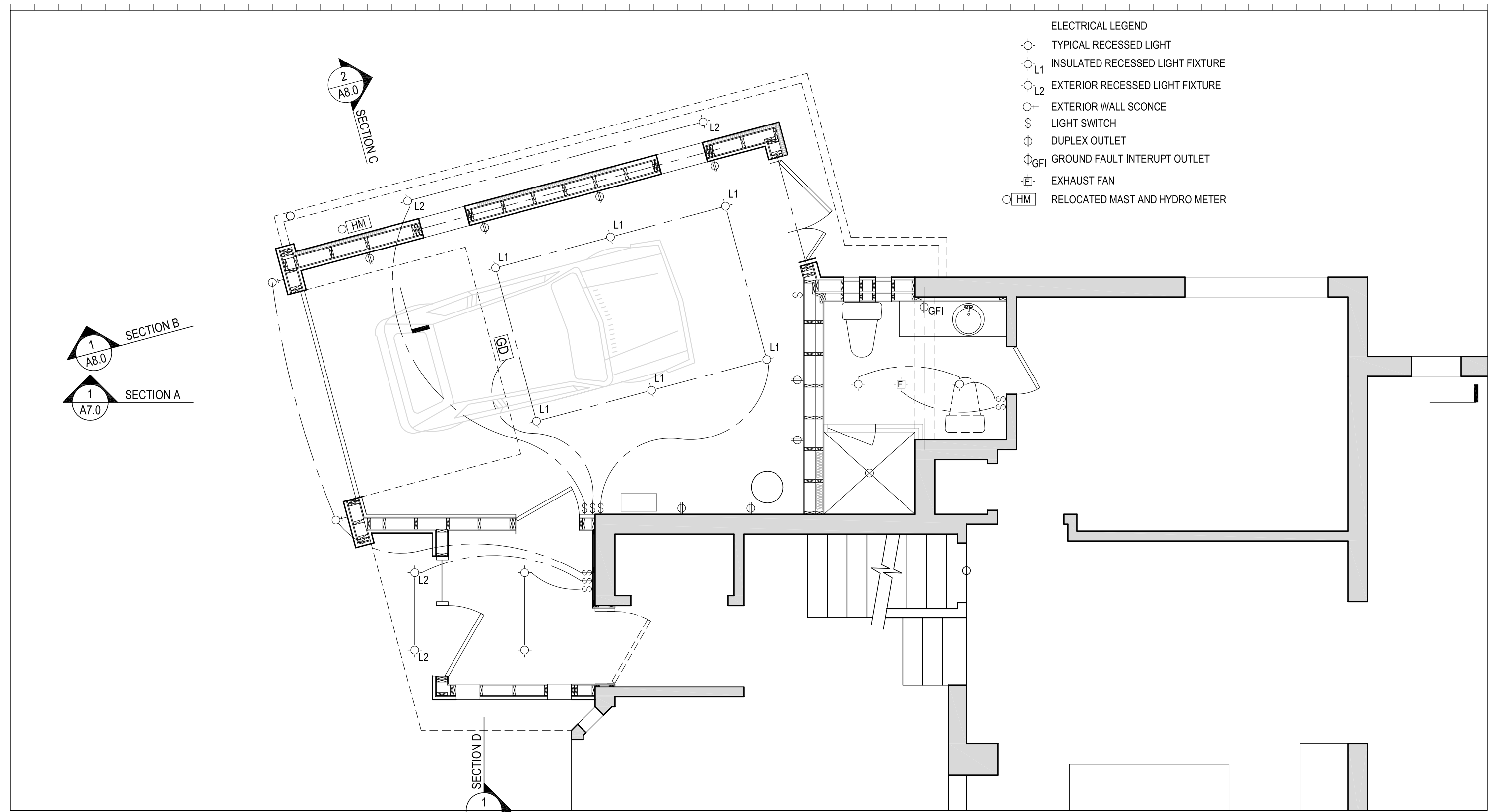


DRAWING SCALE 1/4" = 1'-0"
PROJECT DATE JAN 2017
PROJECT NUMBER 17A01
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A3.1

- ELECTRICAL LEGEND**
- TYPICAL RECESSED LIGHT
 - L1 INSULATED RECESSED LIGHT FIXTURE
 - L2 EXTERIOR RECESSED LIGHT FIXTURE
 - EXTERIOR WALL SCONCE
 - \$ LIGHT SWITCH
 - ⊕ DUPLEX OUTLET
 - ⊕ GFI GROUND FAULT INTERRUPT OUTLET
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 - HM RELOCATED MAST AND HYDRO METER



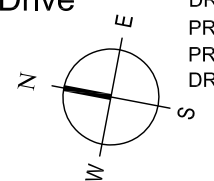
FIRST FLOOR - ELECTRICAL

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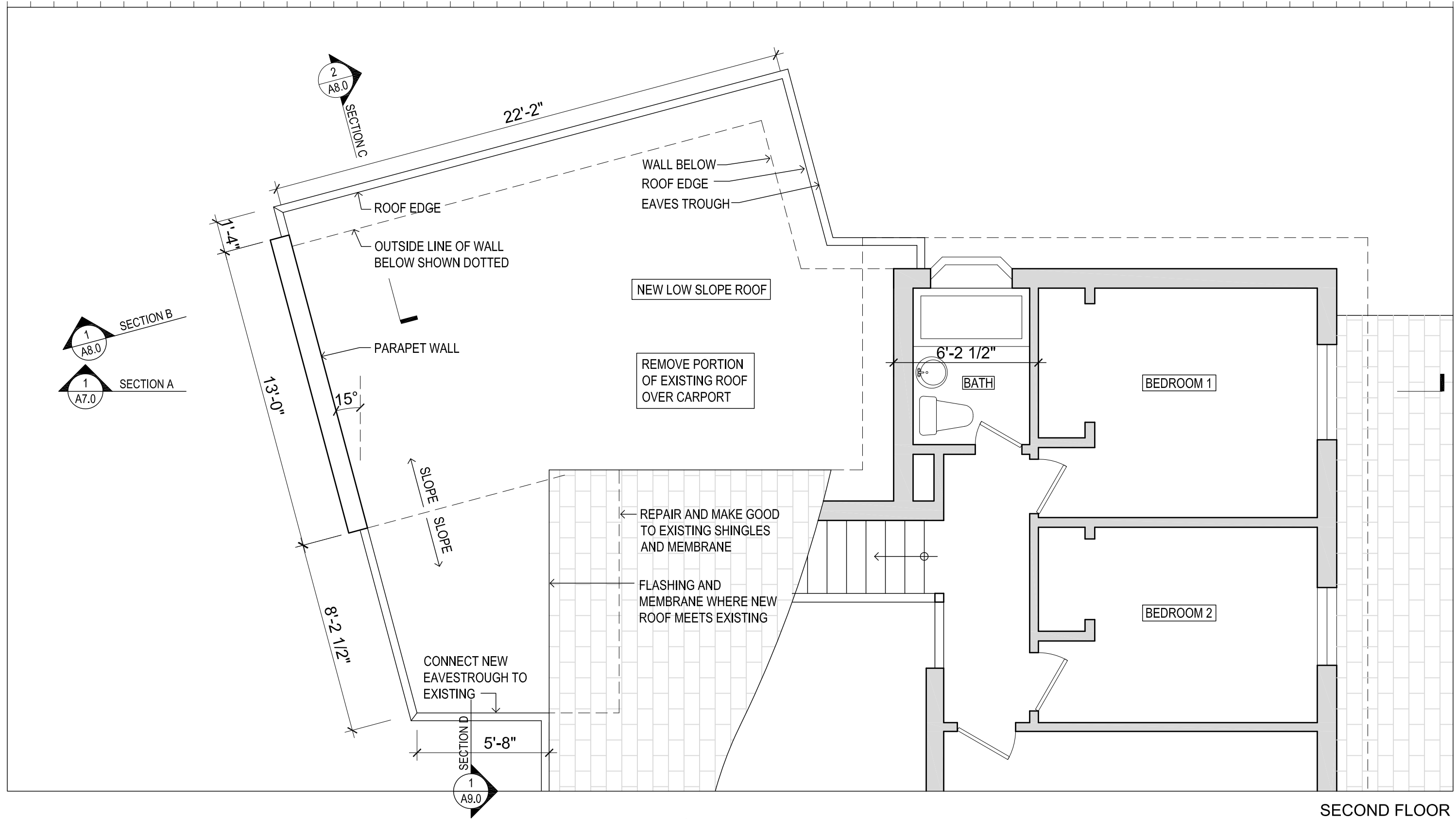
212 Three Valleys Drive
 Toronto, Ontario



DRAWING SCALE 1/4" = 1'-0"
 PROJECT DATE JAN 2017
 PROJECT NUMBER 17A01
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A3.2



SECOND FLOOR

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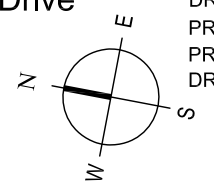


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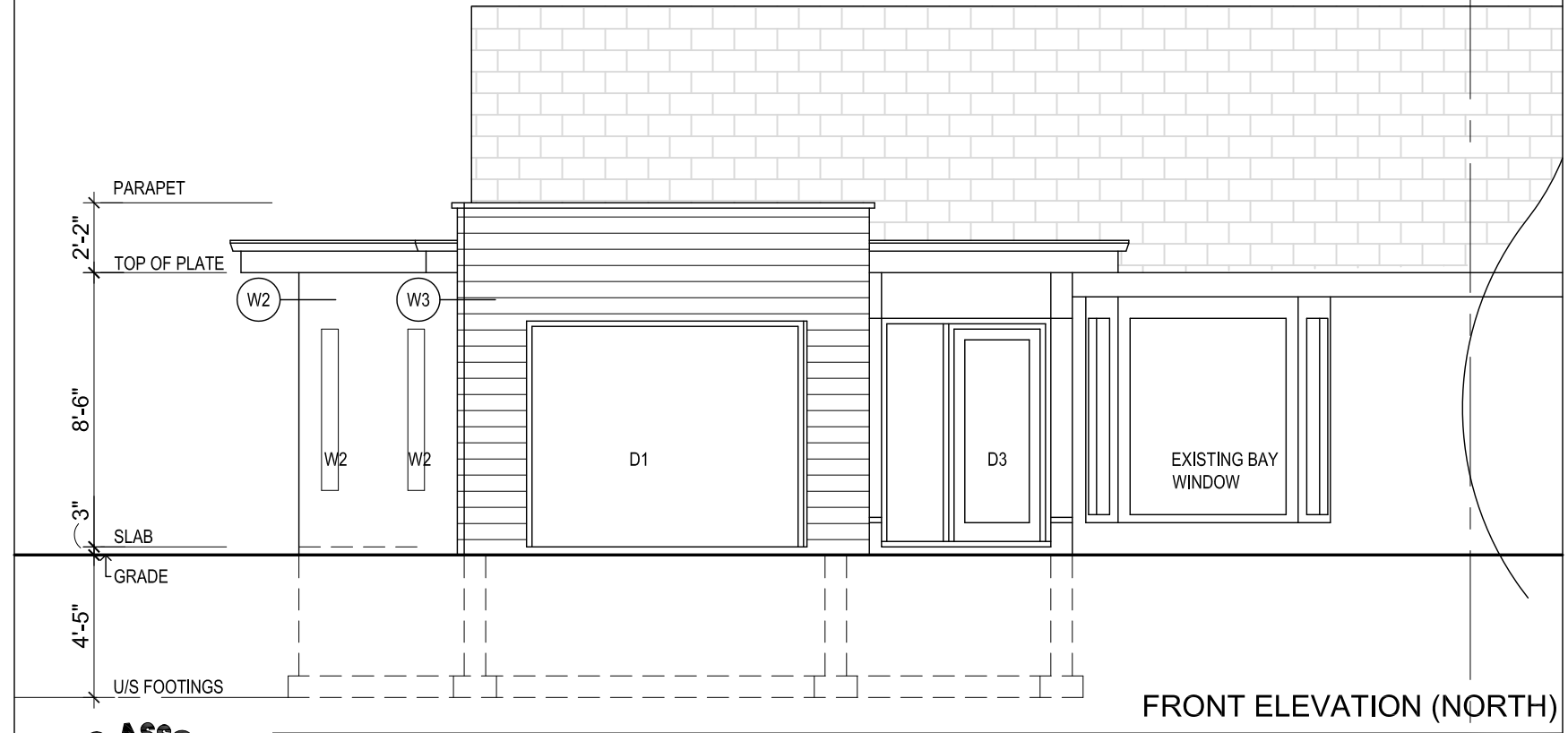
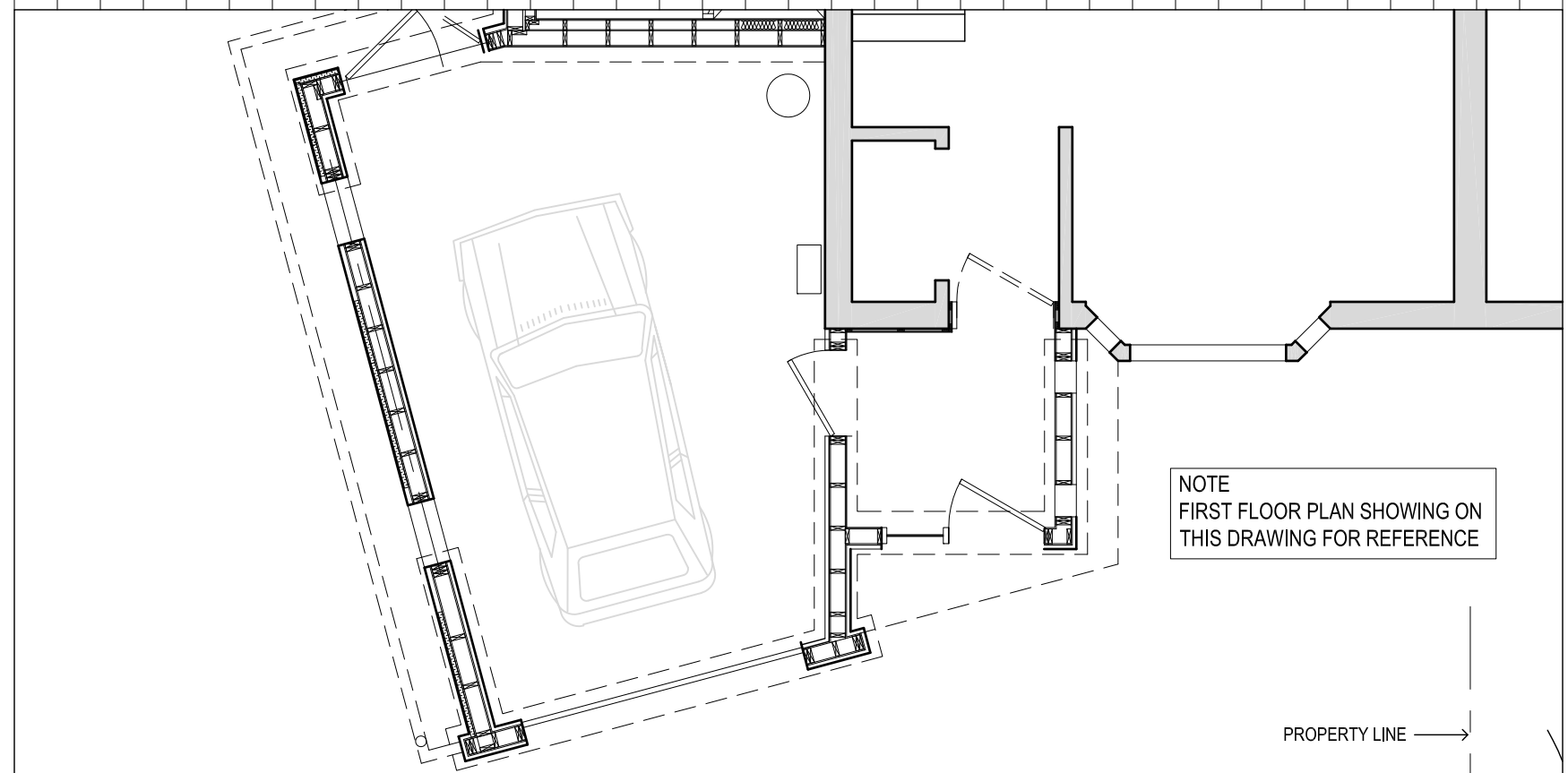
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 PROJECT DATE JAN 2017
 PROJECT NUMBER 17A01
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PLOT DATE : October 13, 2017

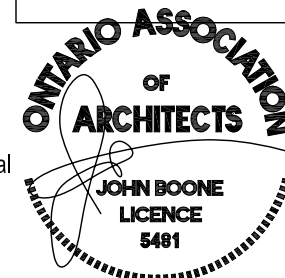
A4.0



VIEW TOWARD EXISTING HOUSE SHOWING AREA OF NEW WORK



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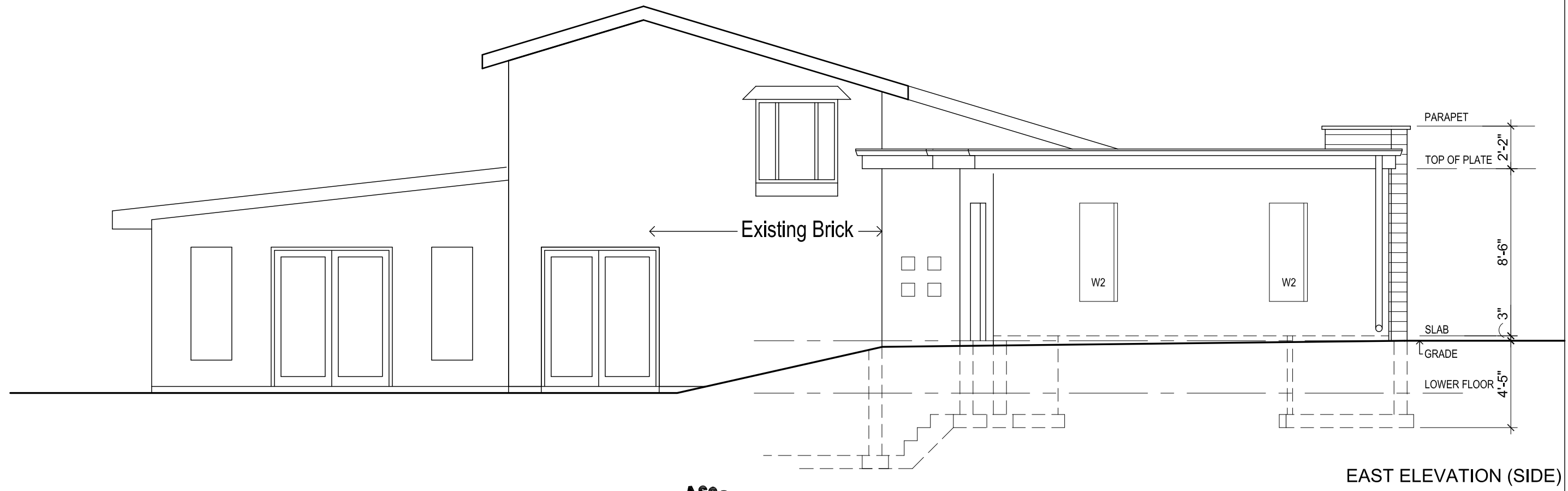
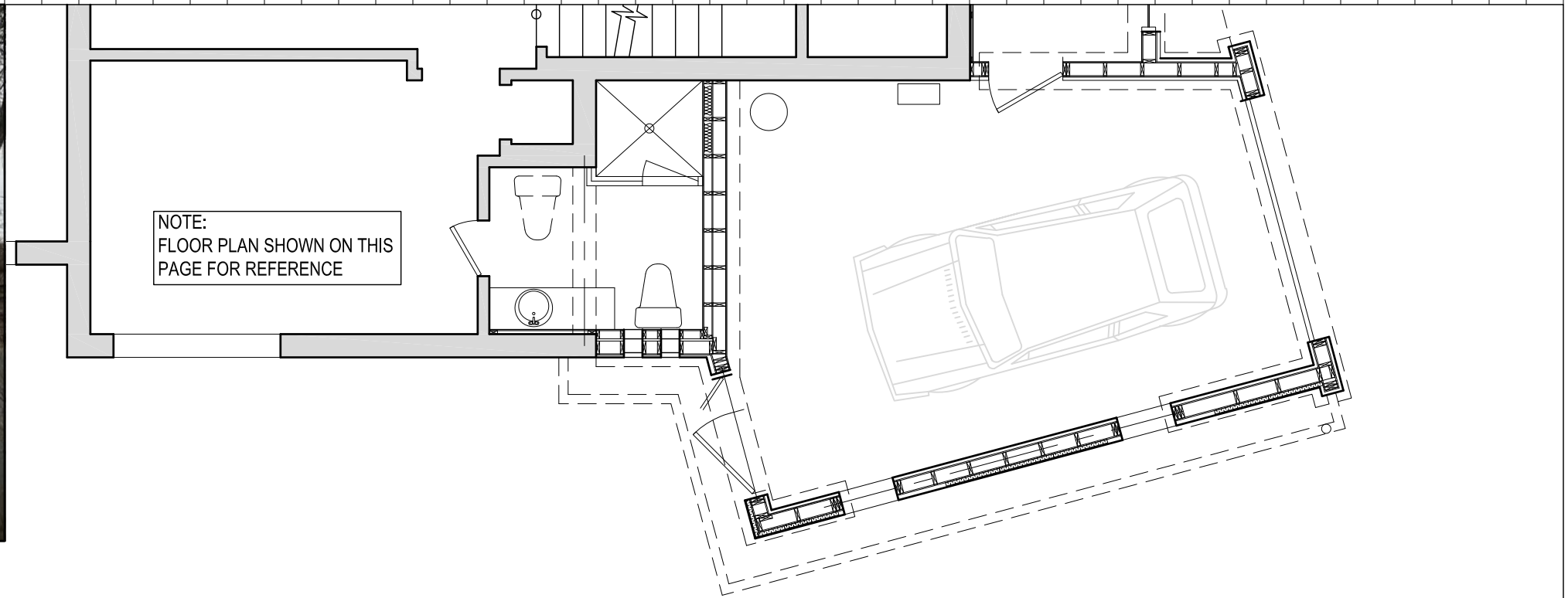
212 Three Valleys Drive

Toronto, Ontario

DRAWING SCALE 3/16" = 1'-0"
 PROJECT DATE JAN 2017
 PROJECT NUMBER 17A01
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PLOT DATE : October 13, 2017

A5.0



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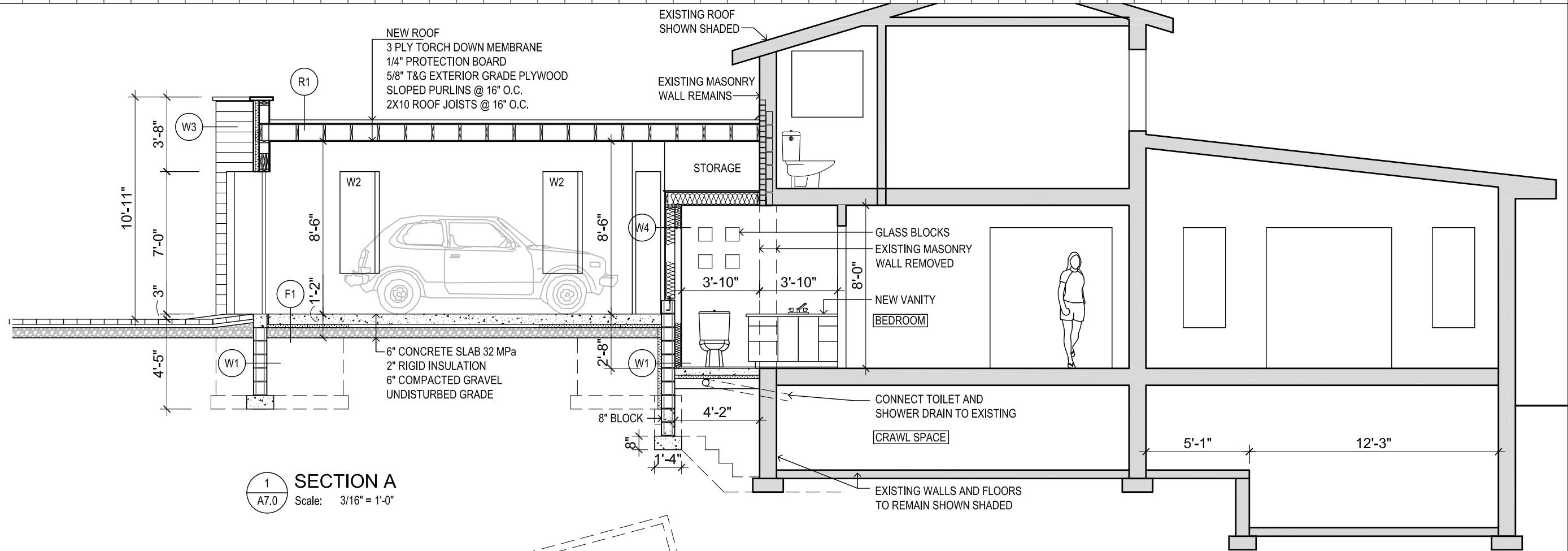
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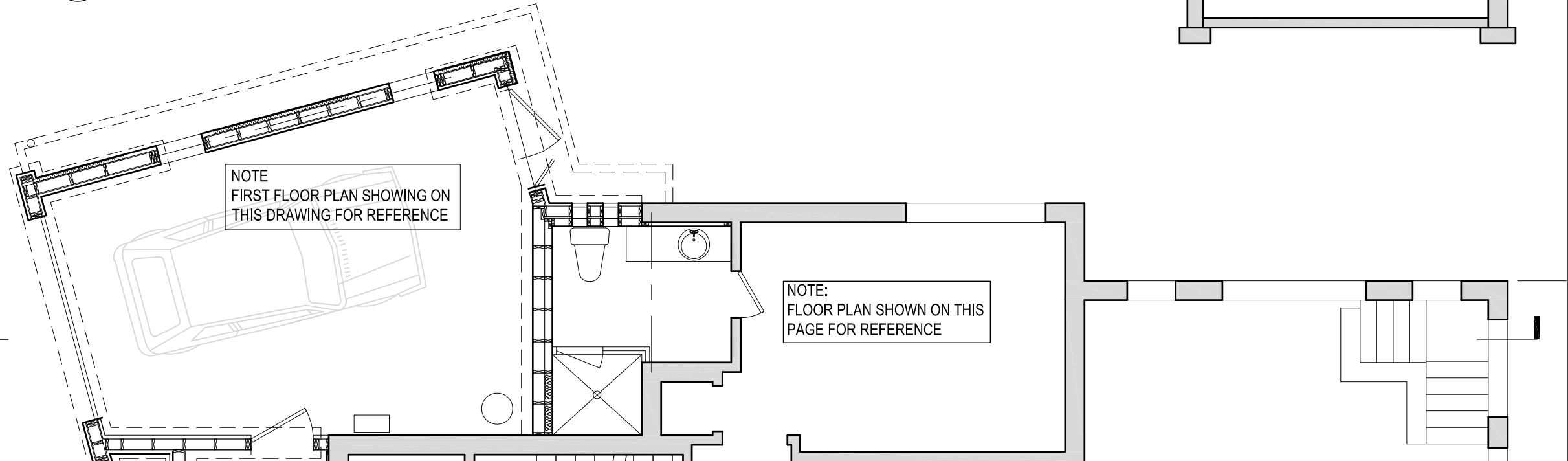
DRAWING SCALE 3/16" = 1'-0"
PROJECT DATE JAN 2017
PROJECT NUMBER 17A01
DRAWN BY jb

PLOT DATE : October 13, 2017

A6.0



1 SECTION A
A7.0 Scale: 3/16" = 1'-0"



SECTION A

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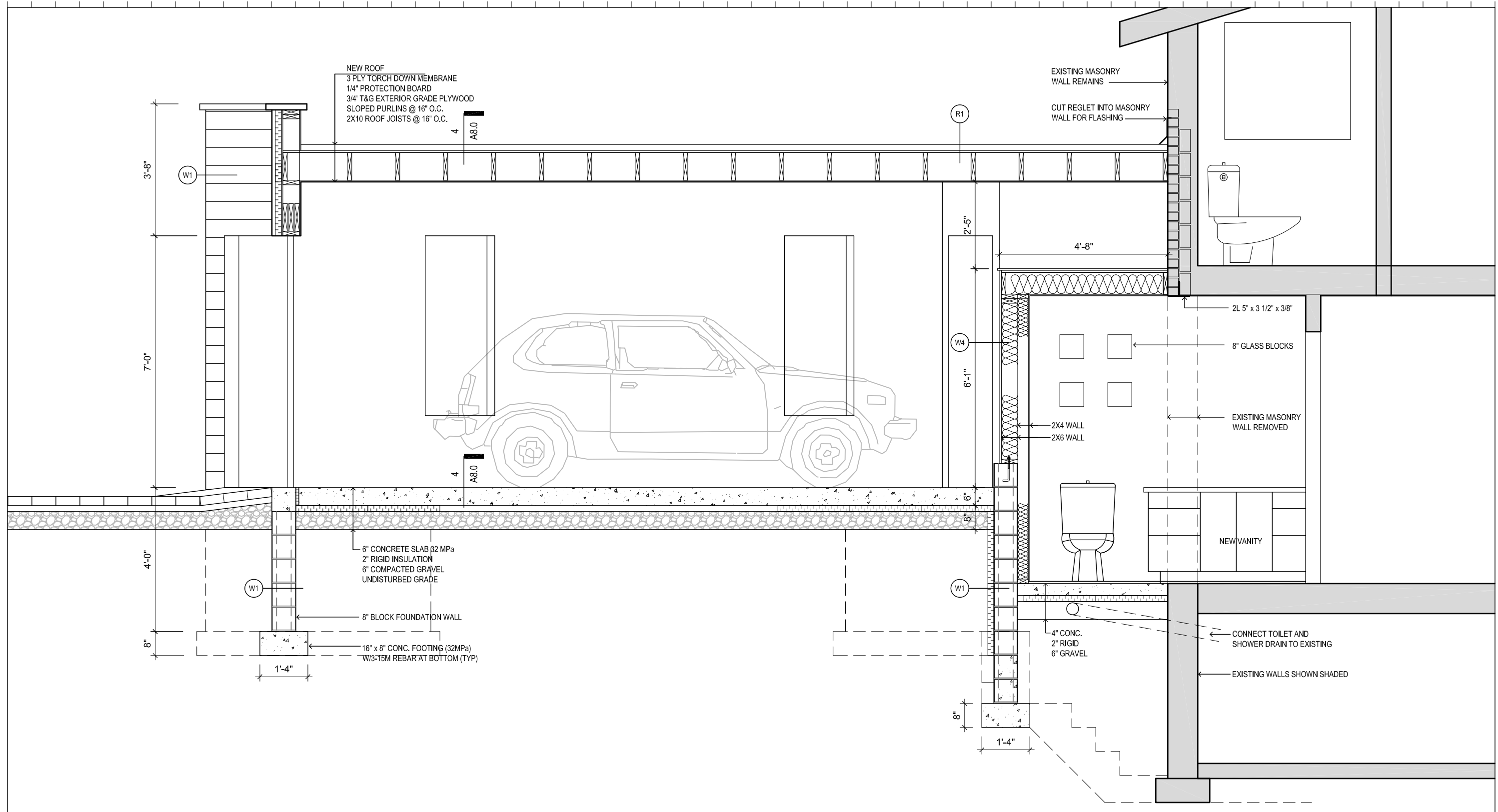
212 Three Valleys Drive

Toronto, Ontario

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A7.0



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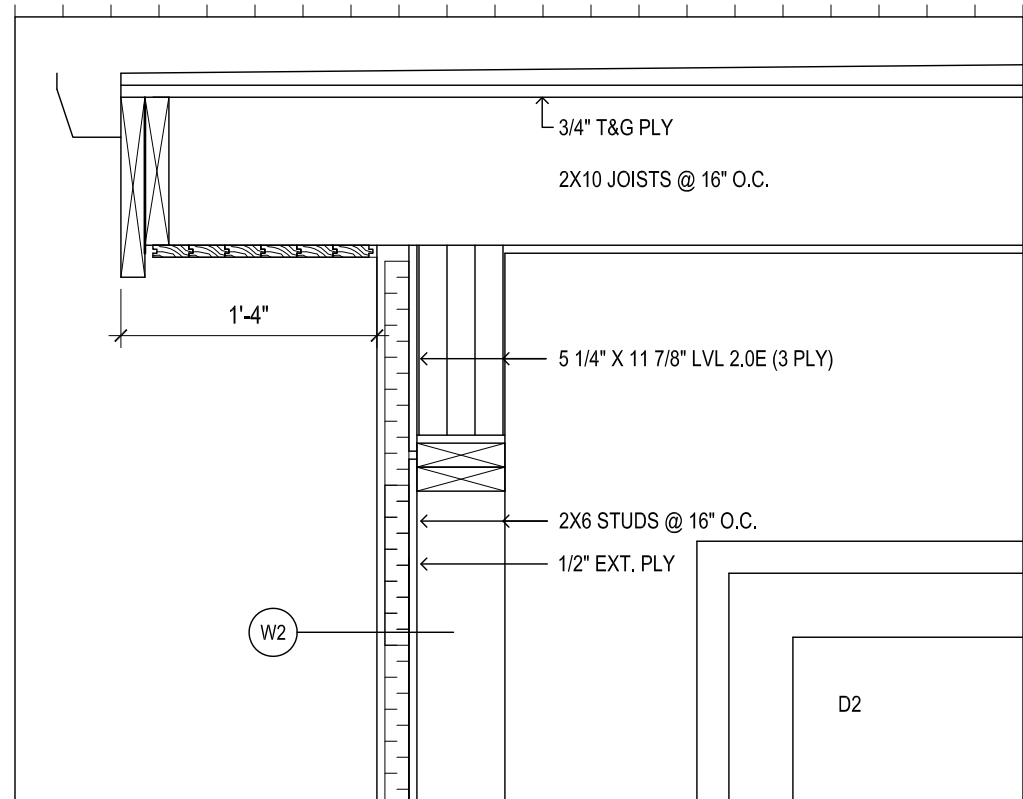
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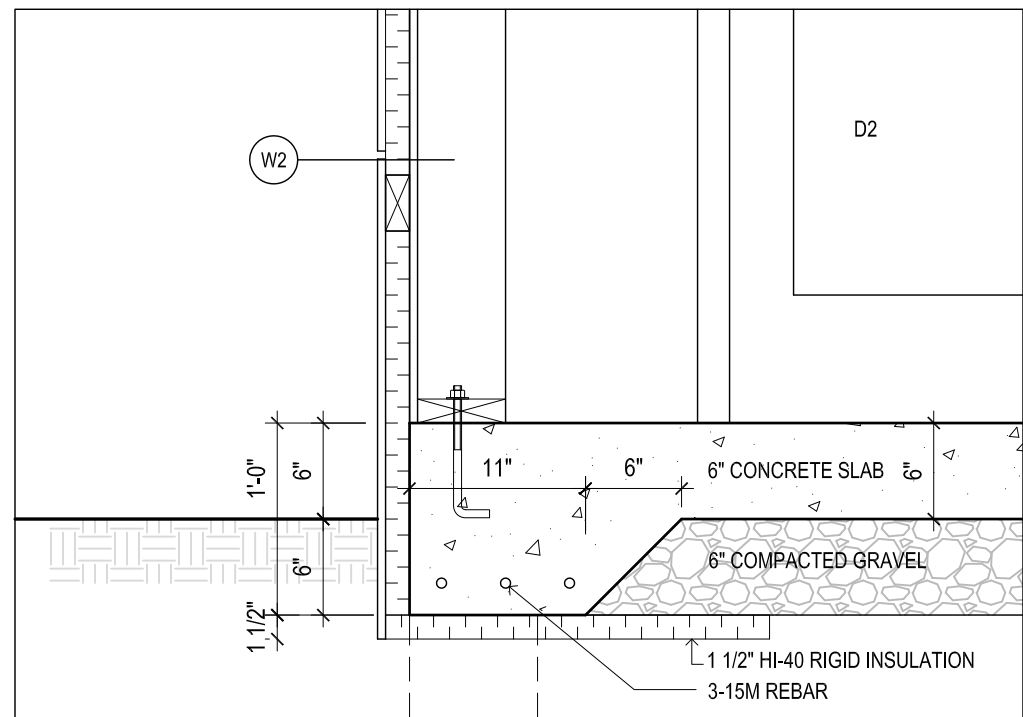
DRAWING SCALE 1/2" = 1'-0"
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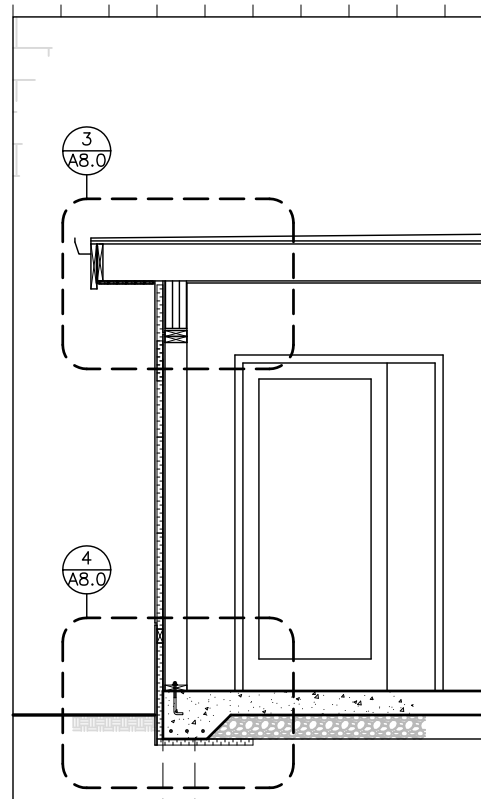
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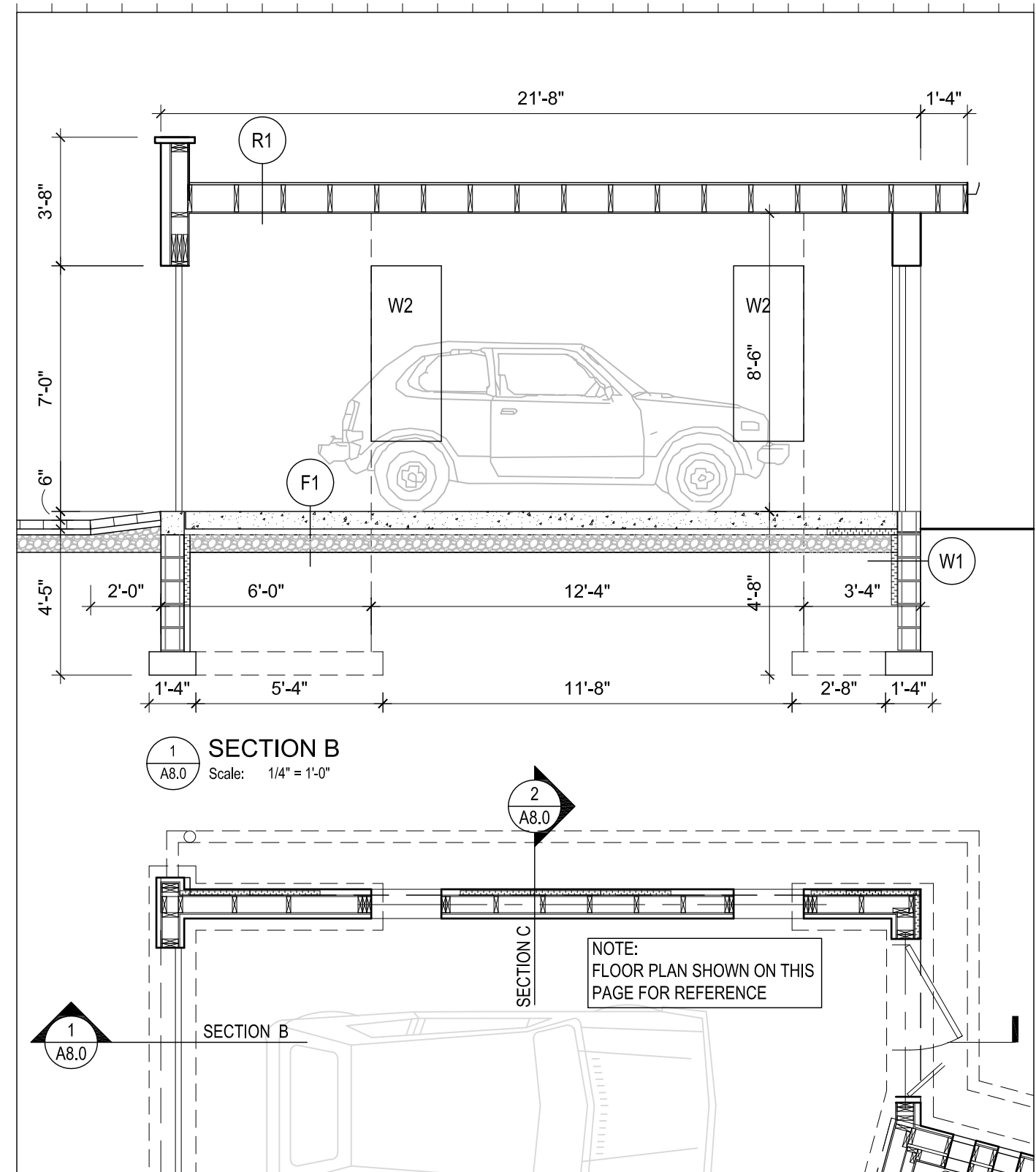
3 SECTION AT ROOF EDGE
A8.0 Scale: 1" = 1'-0"



4 SECTION AT THICKENED SLAB
A8.0 Scale: 1" = 1'-0"



2 SECTION C
A8.0 Scale: 1/4" = 1'-0"



1 SECTION B
A8.0 Scale: 1/4" = 1'-0"

2 SECTION C
A8.0

NOTE:
FLOOR PLAN SHOWN ON THIS
PAGE FOR REFERENCE

SECTIONS B & C

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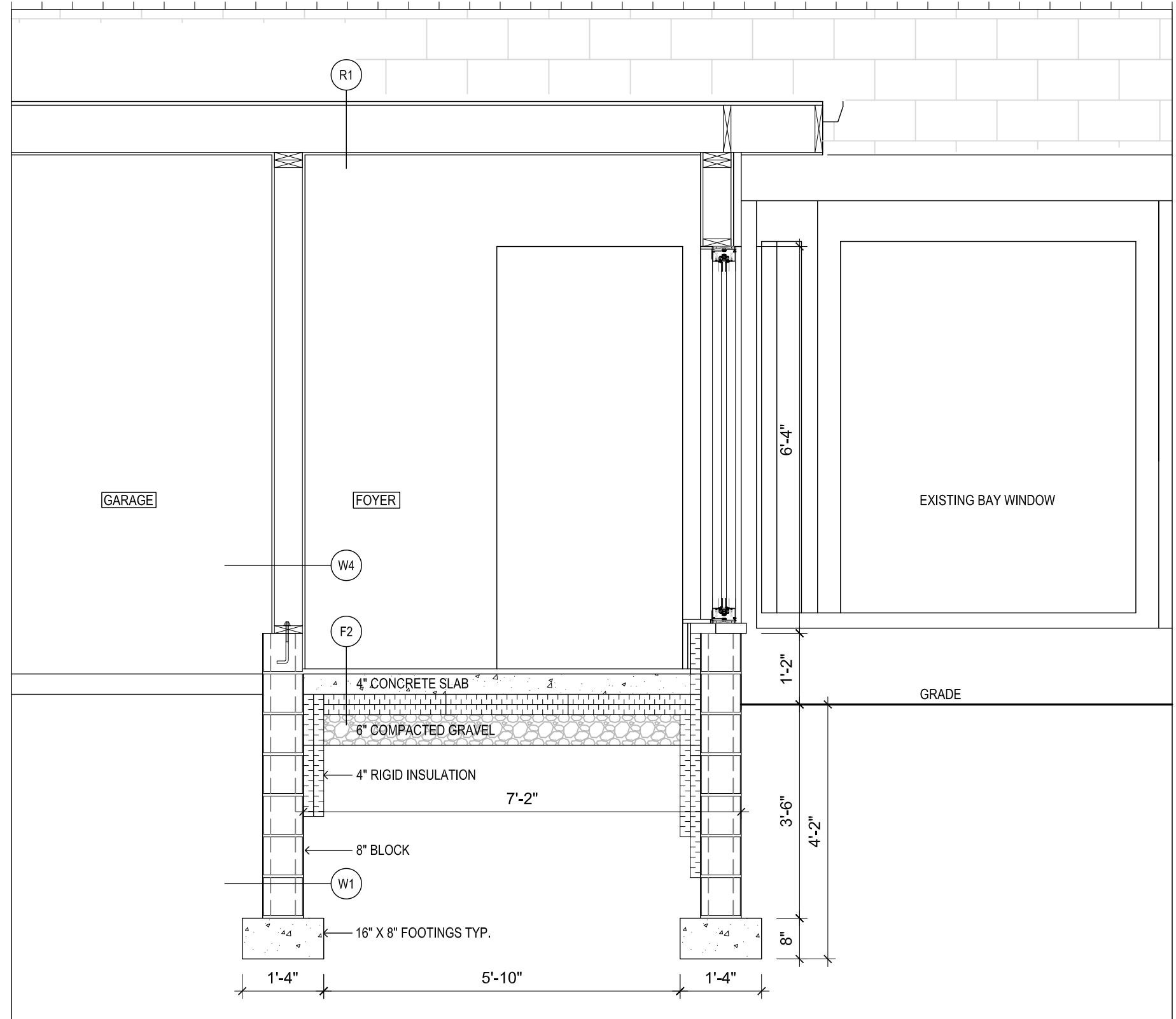
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DRAWN BY jb

PLOT DATE : October 13, 2017

A8.0



1 SECTION D
A9.0 Scale: 1/2" = 1'-0"

SECTION D

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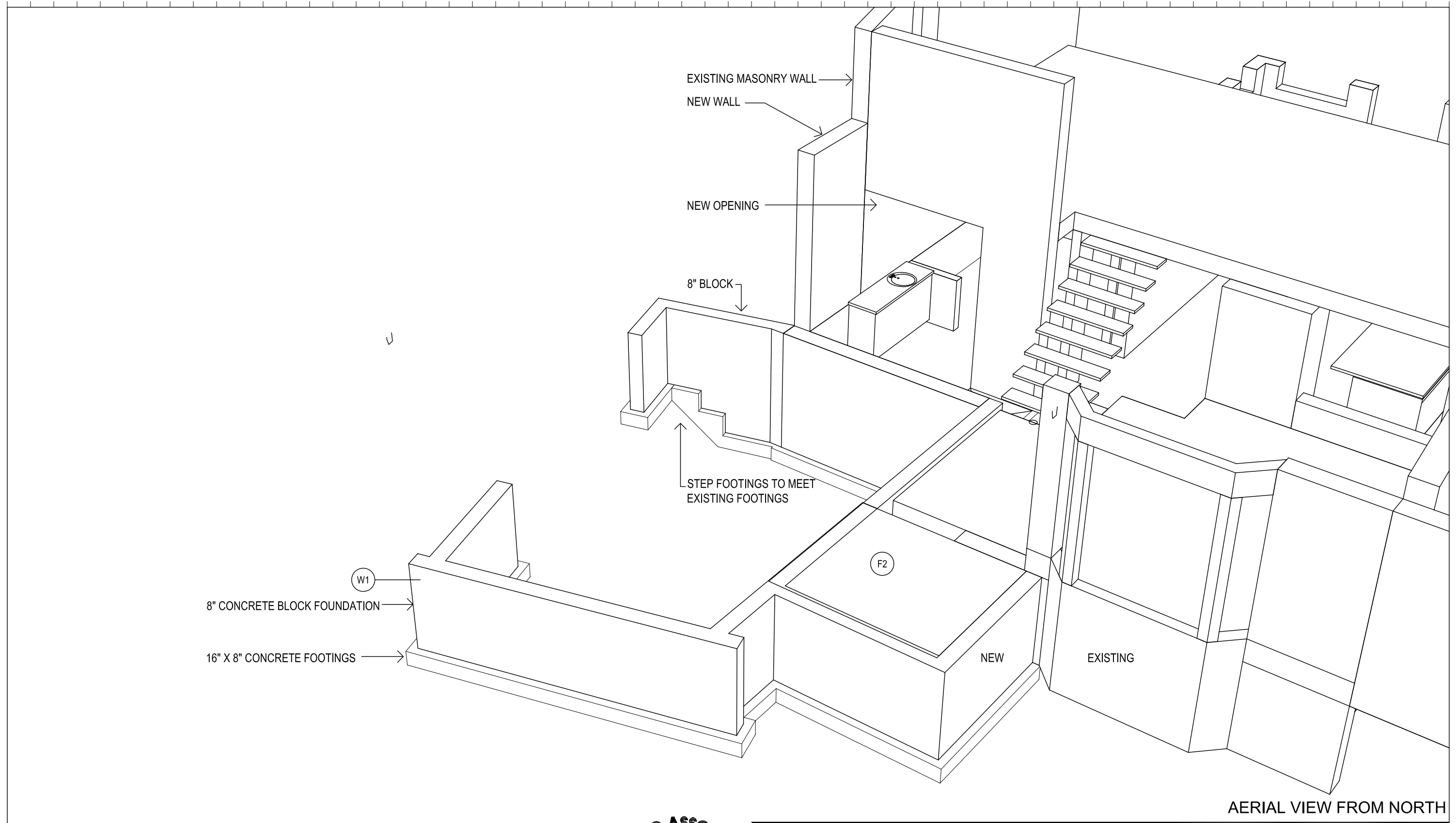
212 Three Valleys Drive

Toronto, Ontario

DRAWING SCALE AS NOTED
PROJECT DATE JAN 2017
PROJECT NUMBER 17A01
DRAWN BY jb

PLOT DATE : October 13, 2017

A9.0



AERIAL VIEW FROM NORTH

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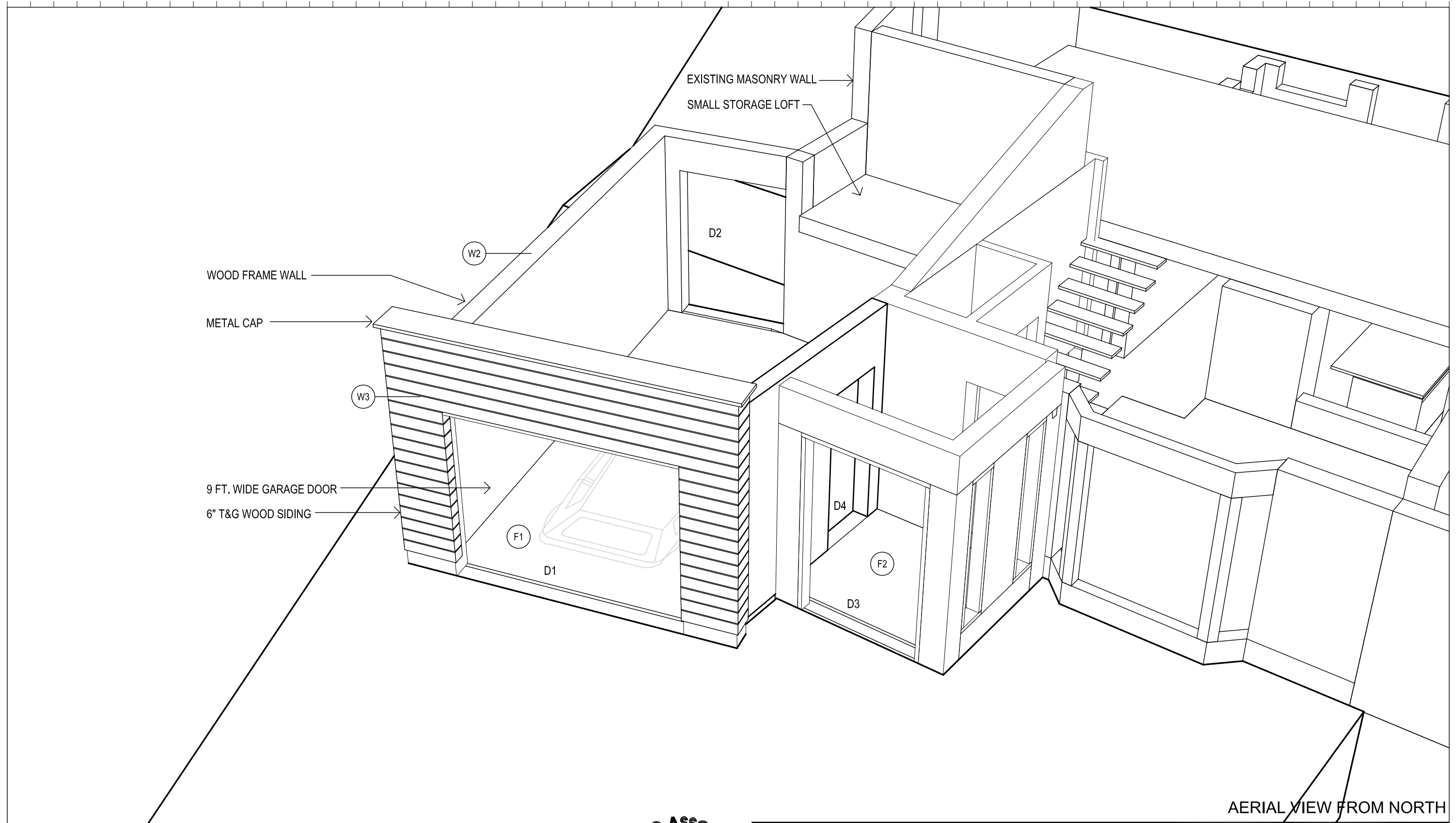
212 Three Valleys Drive

Toronto, Ontario

DRAWING SCALE nts
PROJECT DATE JAN 2017
PROJECT NUMBER 17A01
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PLOT DATE : October 13, 2017

A10.0



AERIAL VIEW FROM NORTH

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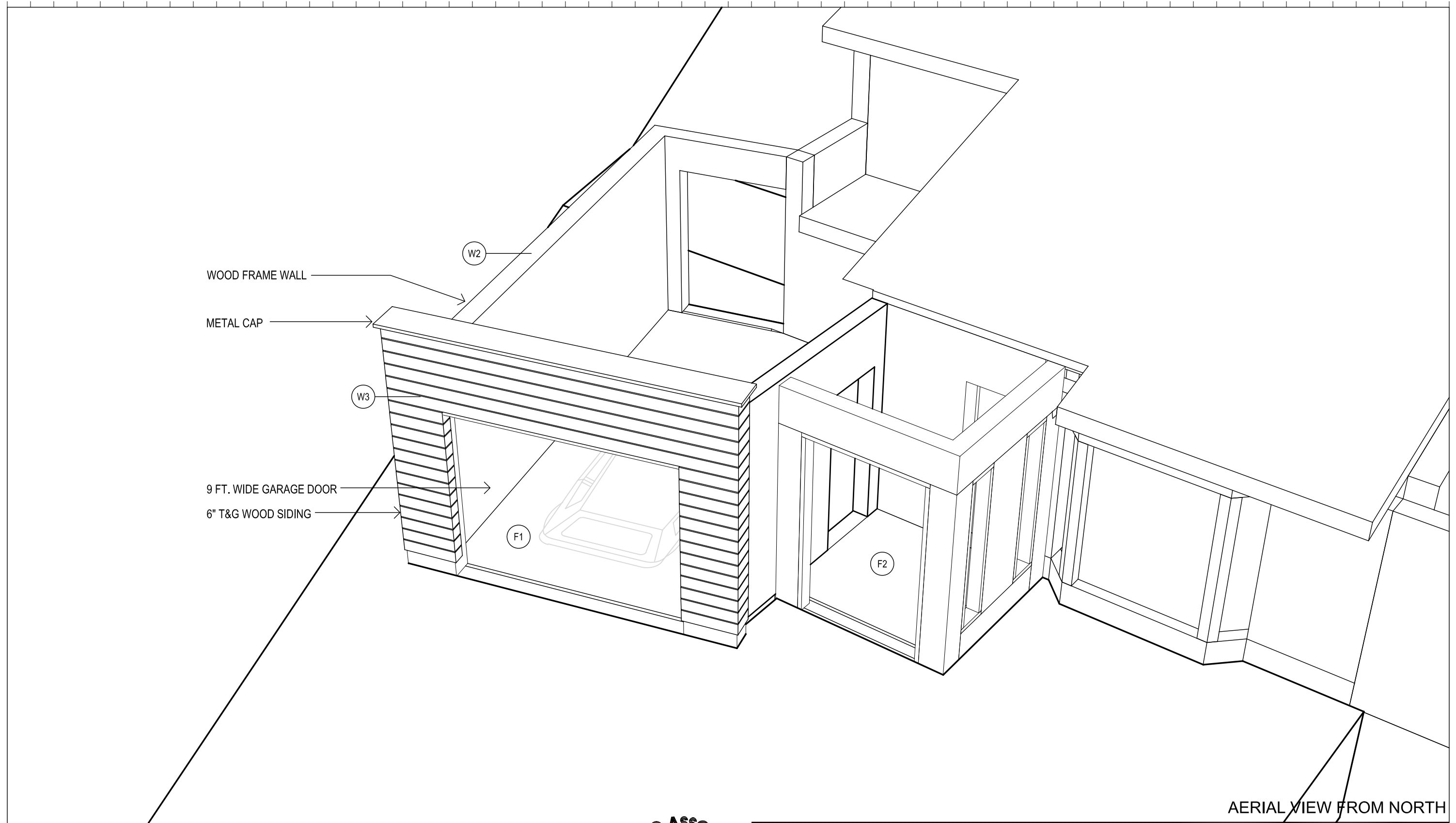
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DRAWING SCALE nts
PROJECT DATE JAN 2017
PROJECT NUMBER 17A01
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PLOT DATE : October 13, 2017

A10.1



AERIAL VIEW FROM NORTH

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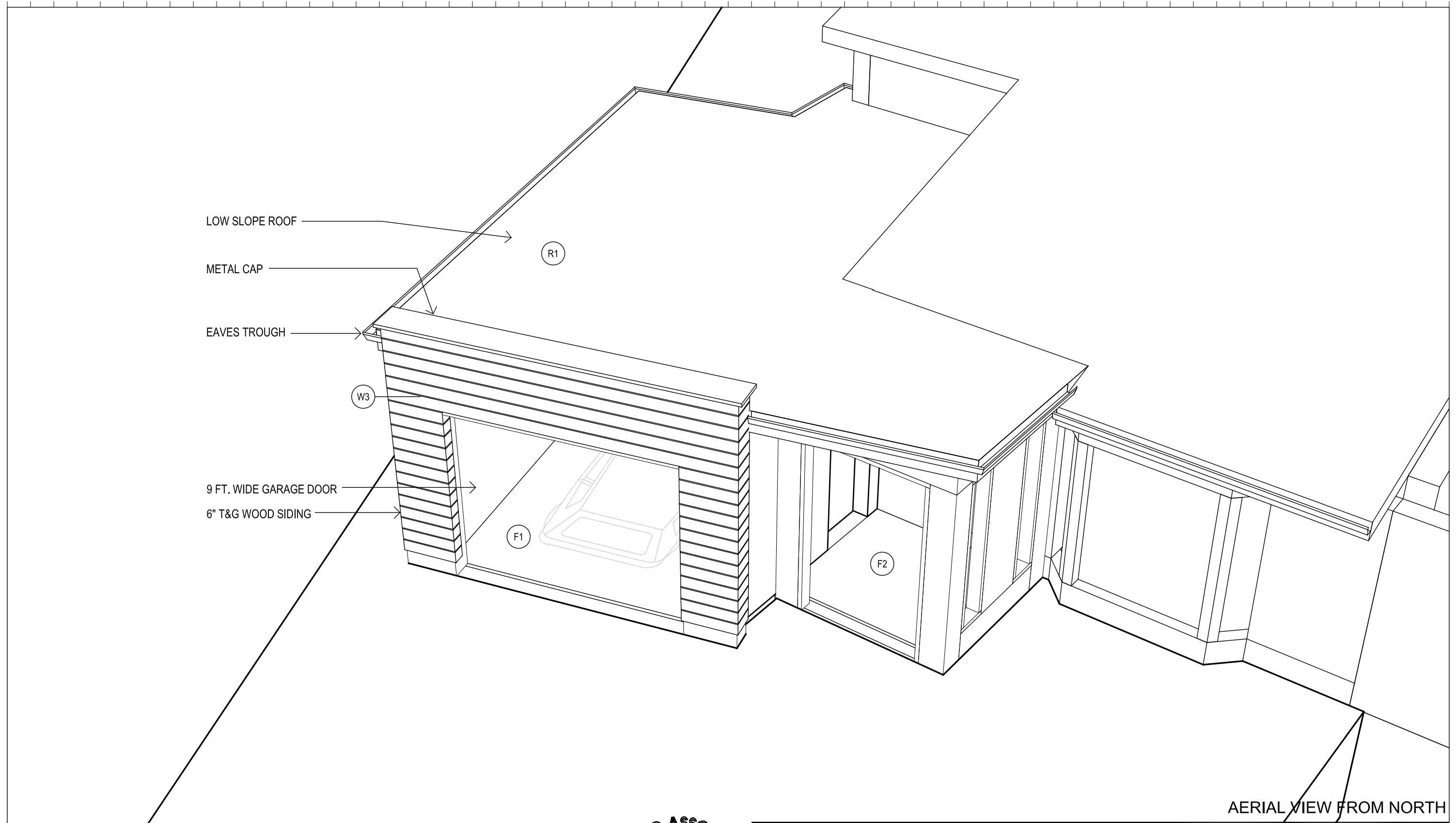
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DRAWING SCALE nts
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A10.2



AERIAL VIEW FROM NORTH

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Toronto, Ontario

DRAWING SCALE nts
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