

Site Statistics

Lot Area	1812.87 sf = (168.42) sm
Ground Floor Existing	547.45 sf = (50.86) sm
Second Floor Existing	462.80 sf = (42.99) sm
Second Floor New	95.34 sf = (8.86) sm
Third Floor New	547.45 sf = (50.86) sm
Gross Floor Area (GFA)	1653.04 sf = (153.57) sm
GFA / Lot Area	91.18 %
Footprint	558.14 sf = (51.85) sm
Site Coverage	30.79 %
Area of New Work	642.79 sf = (59.72) sm

sf = Square Feet
sm = Square Meters

ZONING DESIGNATION

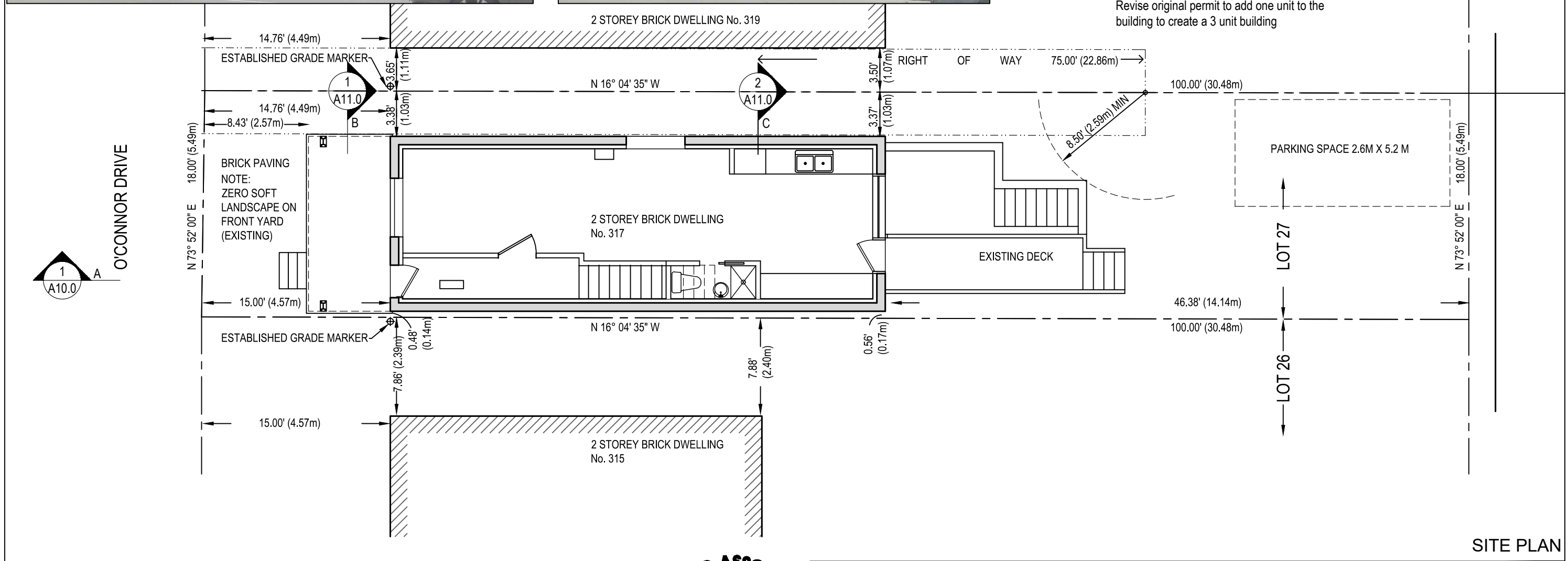
RS (r10.5; a325; d0.75) (x312)
Maximum Height 8.5 m
Lot Coverage 35%

DESCRIPTION OF WORK

Revise original permit to add one unit to the building to create a 3 unit building

DRAWING LIST

- A1.0 Site Plan
- A2.0 Basement
- A3.0 First Floor
- A4.0 Second Floor
- A5.0 Third Floor
- A6.0 Roof Plan
- A7.0 Front Elevation (North)
- A7.1 Side Elevation (east)
- A7.2 Side Elevation (West)
- A7.3 Rear Elevation (South)
- A7.4 Side Elevation (West)
- A8.0 Section A
- A8.1 Section B
- A9.0 3d Aerial Views
- A10.0 Street Views



SITE PLAN

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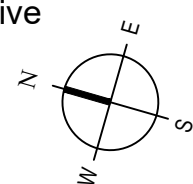


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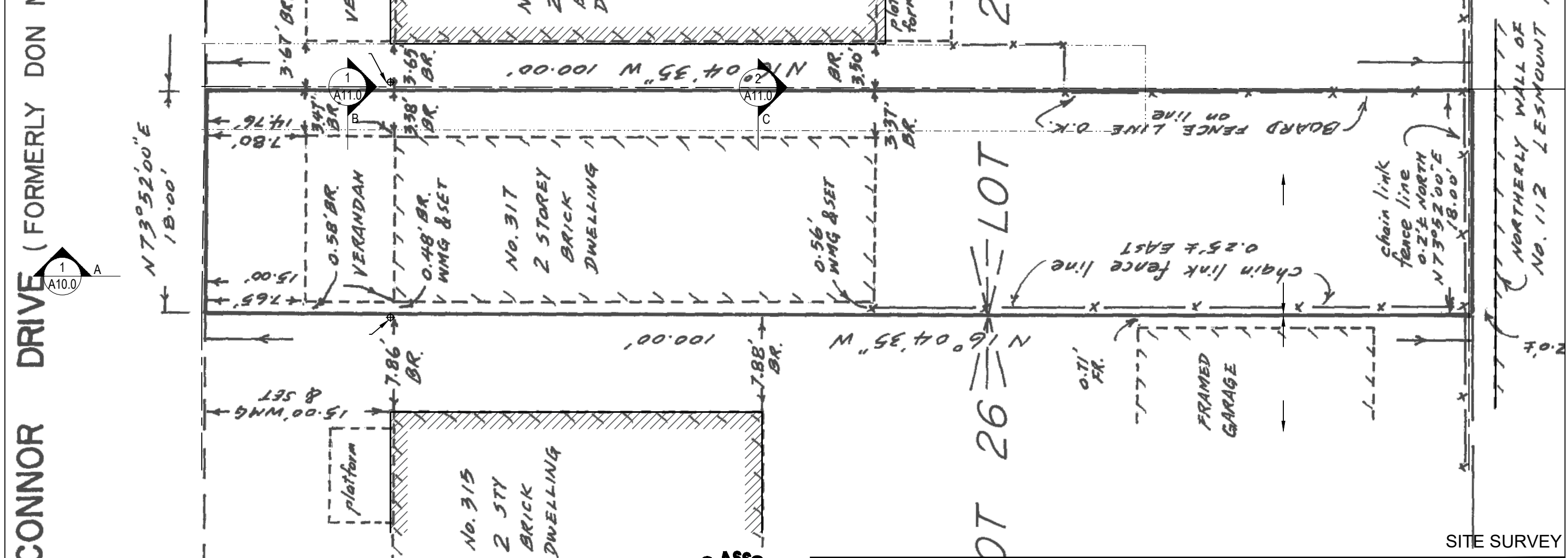
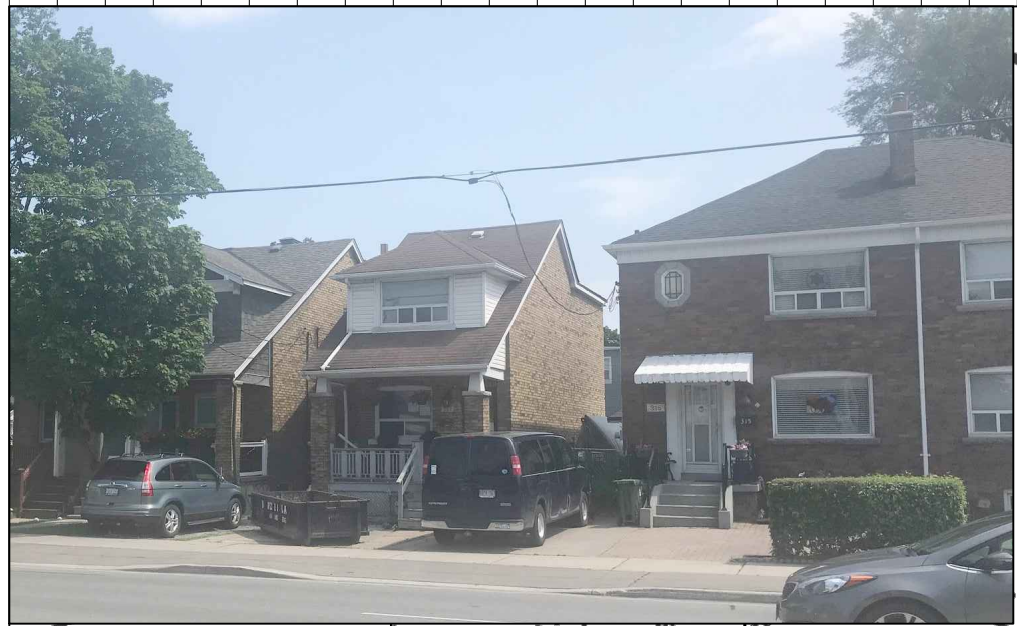
317 O'Connor Drive
Toronto, Ontario



DRAWING SCALE 1/8" = 1'-0"
PROJECT DATE June 12 2020
PROJECT NUMBER 20A05
DRAWN BY JB

PLOT DATE : October 23, 2023

A1.0



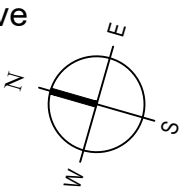
SITE SURVEY

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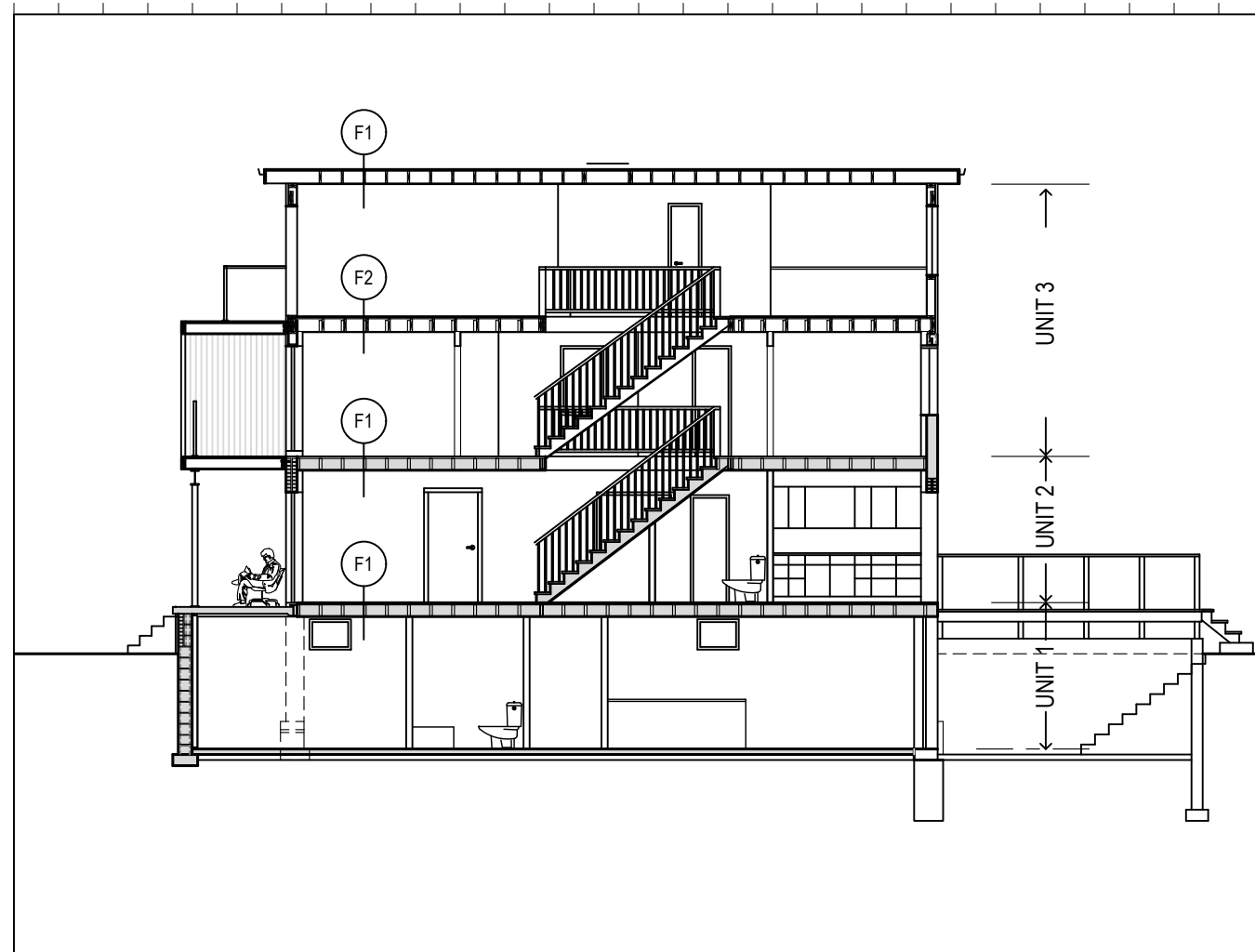
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A1.1



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|--|---|--|---|--|---|--|---|--|--|--|--|--|---|--|--|--|--|--|--|---|--|--|--|--|--|--|
| | <p>W8 1/2" GWB
2X4 STUDS @ 16" O.C.
1/2" GWB WITH PAINT FINISH</p> | | <p>W7 5/8" TYPE 'X' GWB
1/2" RESILIENT CHANNELS @ 16" O.C.
2X4 STUDS @ 16" O.C.
3 1/2" ROXUL INSULATION
5/8" TYPE 'X' GWB - 2 LAYERS
SB-3 Wall Type W5a
FRR - 45 MIN, STC - 51</p> | | <p>W6 METAL SIDING
1" RIGID INSULATION
MOISTURE BARRIER
1/2" EXT. PLY
2X6 STUDS @ 16" O.C.
R24 BATT INSULATION
5/8" TYPE 'X' GWB WITH PAINT FINISH</p> | | <p>W5 METAL SIDING - HOUSE WALL
1" RIGID INSULATION
MOISTURE BARRIER
1/2" EXT. PLY
2X6 STUDS @ 16" O.C.
R24 BATT INSULATION
1/2" GWB WITH PAINT FINISH</p> | | <p>W4 METAL SIDING - FRONT PORCH
1" RIGID INSULATION
MOISTURE BARRIER
1/2" EXT. PLY
2X6 STUDS @ 16" O.C.
1/2" EXTERIOR PLY
3/4" T&G CEDAR</p> | | <p>W3 8" BRICK MASONRY (RECLAIMED BRICK)
2X4 STUDS @ 16" O.C.
3 1/2" SPRAY FOAM
6 MIL POLY VAPOUR BARRIER
5/8" TYPE 'X' GWB WITH PAINT FINISH</p> | | <p>W2 8" BRICK MASONRY (EXISTING)
2X4 STUDS @ 16" O.C.
3 1/2" SPRAY FOAM
6 MIL POLY VAPOUR BARRIER
5/8" TYPE 'X' GWB WITH PAINT FINISH</p> | | <p>W1 8" BRICK MASONRY (EXISTING)
2X4 STUDS @ 16" O.C.
3 1/2" SPRAY FOAM
6 MIL POLY VAPOUR BARRIER
1/2" GWB WITH PAINT FINISH</p> | <p>EXISTING WALLS OR FLOORS
TO REMAIN SHOWN SHADED</p> | | <p>R2 PORCH ROOF
3 PLY MEMBRANE
1/4" PROTECTION BOARD
3/4" T&G EXT. GRADE PLY
2 X 8 SPF JOISTS @ 16" O.C.
3/4" CEDAR SOFFIT</p> | | <p>R1 NEW ROOF
3 PLY MEMBRANE
1/4" PROTECTION BOARD
TAPERED POLY ISO INSULATION
3/4" T&G EXT. GRADE PLY
2 X 10 SPF JOISTS @ 16" O.C.
6" POLY. SPRAY FOAM (R31 MIN.)
6 MIL POLY VAPOUR BARRIER
1/2" GWB WITH PAINT FINISH</p> | | <p>F3 FLOATING WOOD COMPOSITE DECK
3 PLY ROOF MEMBRANE
3/4" T&G PLYWOOD SUBFLOOR
2x8 SPF JOISTS SISTERED @ 16" O.C.
3/4" CEDAR SOFFIT</p> | | <p>F2 1/4" VINYL LAMINATE FLOORING
1 1/2" GYPCRETE AND RADIANT FLOOR
3/4" T&G PLYWOOD SUBFLOOR
2x10 SPF JOISTS SISTERED @ 16" O.C.
5 1/2" ROXUL INSULATION IN JOIST CAVITIES
2x8 JOISTS EXISTING
1/2" RESILIENT CHANNEL @ 16" O.C.
5/8" TYPE X GWB WITH PAINT FINISH
(SB-3) Floor Type F14e - FRR 1hr, STC 60</p> | | <p>F1 1/4" VINYL LAMINATE FLOORING
1 1/2" GYPCRETE AND RADIANT FLOOR
3/4" T&G PLYWOOD SUBFLOOR
2x8 FIR JOISTS @ 16" O.C.
5 1/2" ROXUL INSULATION IN JOIST CAVITIES
1/2" RESILIENT CHANNEL @ 16" O.C.
5/8" TYPE X GWB WITH PAINT FINISH
(SB-3) Floor Type F14e - FRR 1hr, STC 60</p> |
|--|---|--|---|--|---|--|---|--|--|--|--|--|---|--|--|--|--|--|--|---|--|--|--|--|--|--|

WALL, FLOOR AND ROOF TYPES

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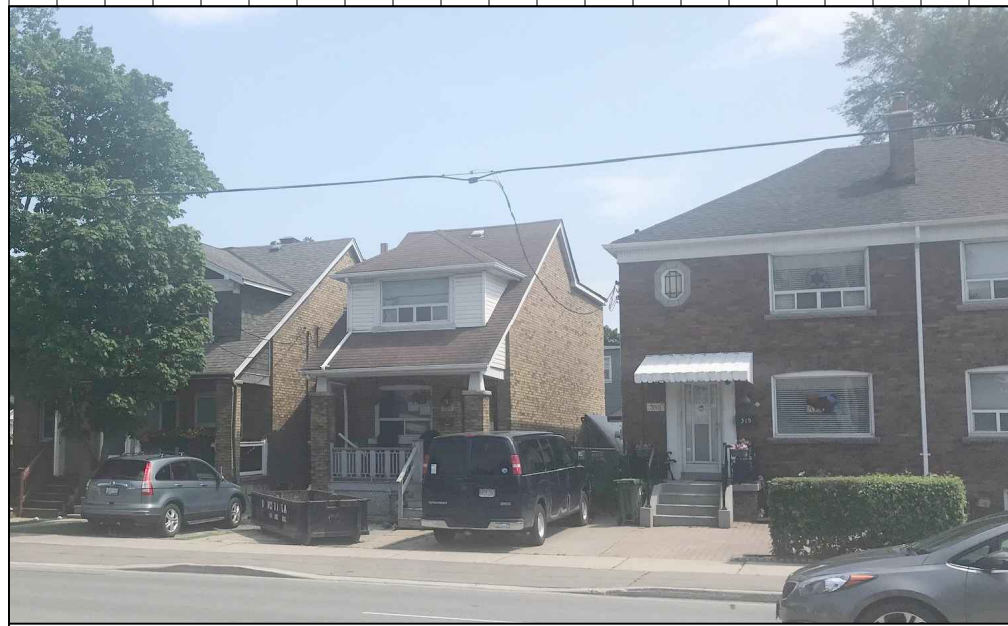
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 Toronto, Ontario

DRAWING SCALE NTS
 PROJECT DATE June 12 2020
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 DRAWN BY JB

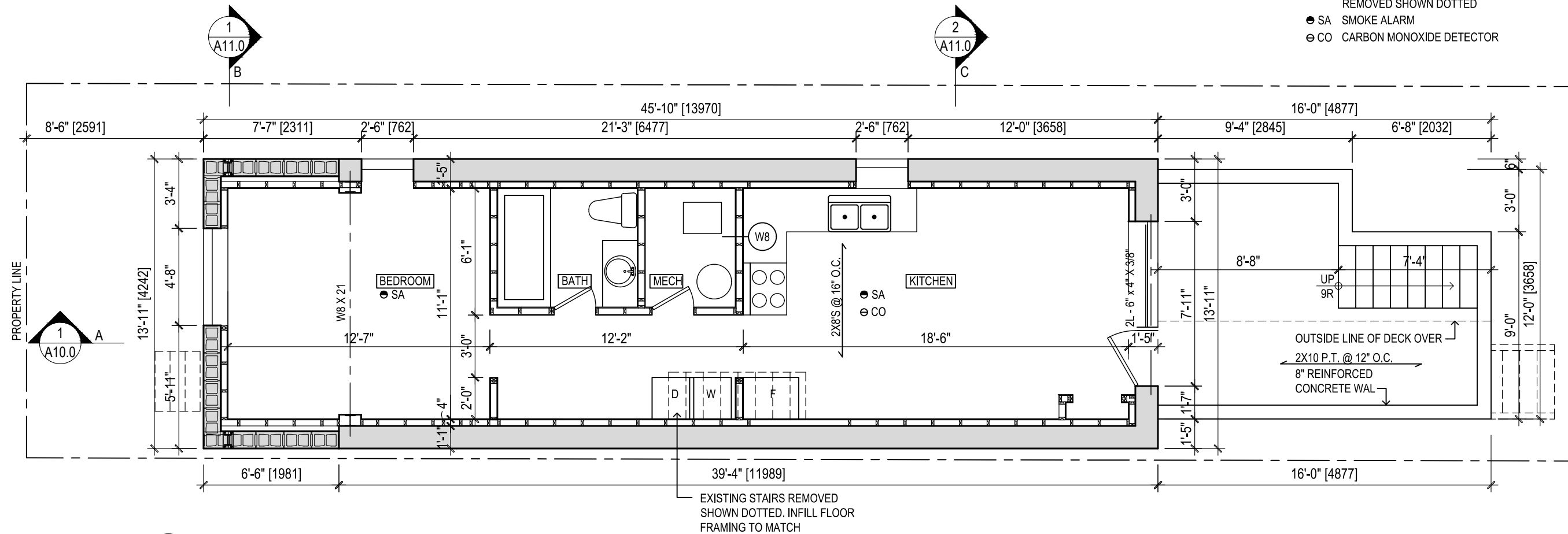
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SCHEDULES

A1.2



- EXISTING WALLS TO REMAIN SHOWN SHADED
- NEW WALLS SHOWN HOLLOW
- - - EXISTING WALLS TO BE REMOVED SHOWN DOTTED
- SA SMOKE ALARM
- CO CARBON MONOXIDE DETECTOR



1 BASEMENT
A2.0 Scale: 3/16" = 1'-0"

UNIT 1

BASEMENT

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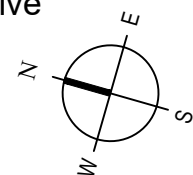


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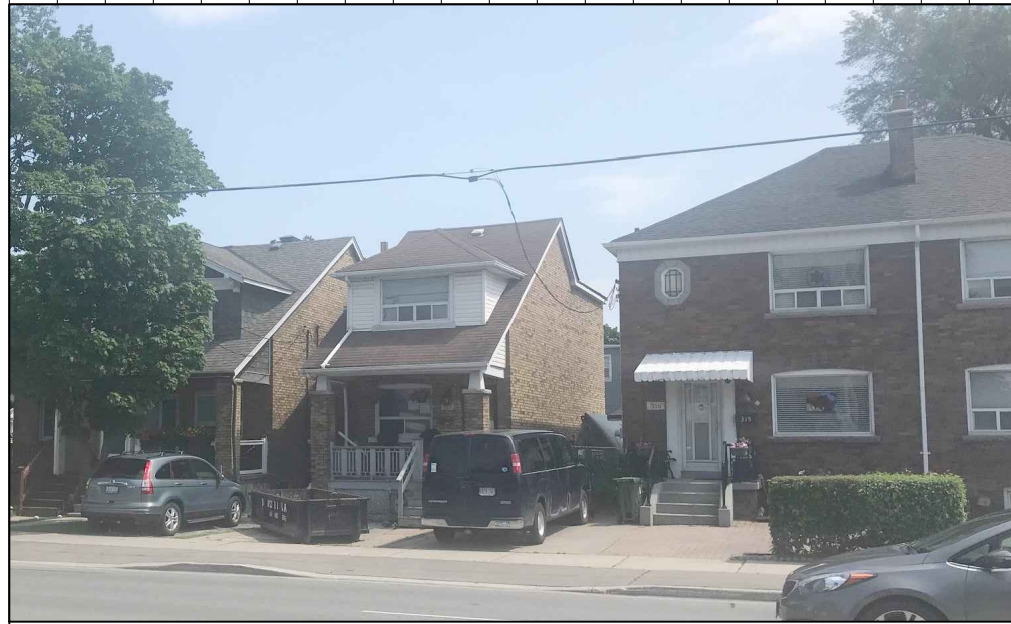
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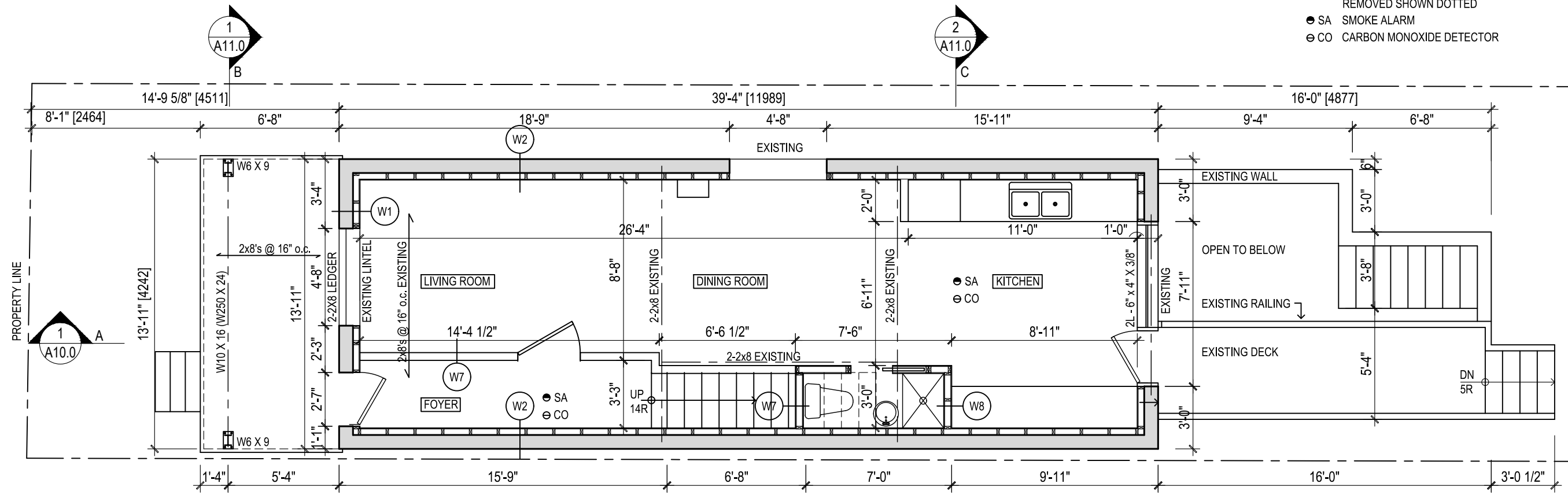
DRAWING SCALE 3/16" = 1'-0"
PROJECT DATE June 12 2020
PROJECT NUMBER 20A05
DRAWN BY JB

PLOT DATE : October 23, 2023

A2.0



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- NEW WALLS SHOWN HOLLOW
- EXISTING WALLS TO BE REMOVED SHOWN DOTTED
- SA SMOKE ALARM
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1
A3.0
FIRST FLOOR
Scale: 3/16" = 1'-0"

First Floor Existing 547.44 sf (50.86 sm)

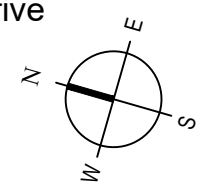
UNIT 2
FIRST FLOOR

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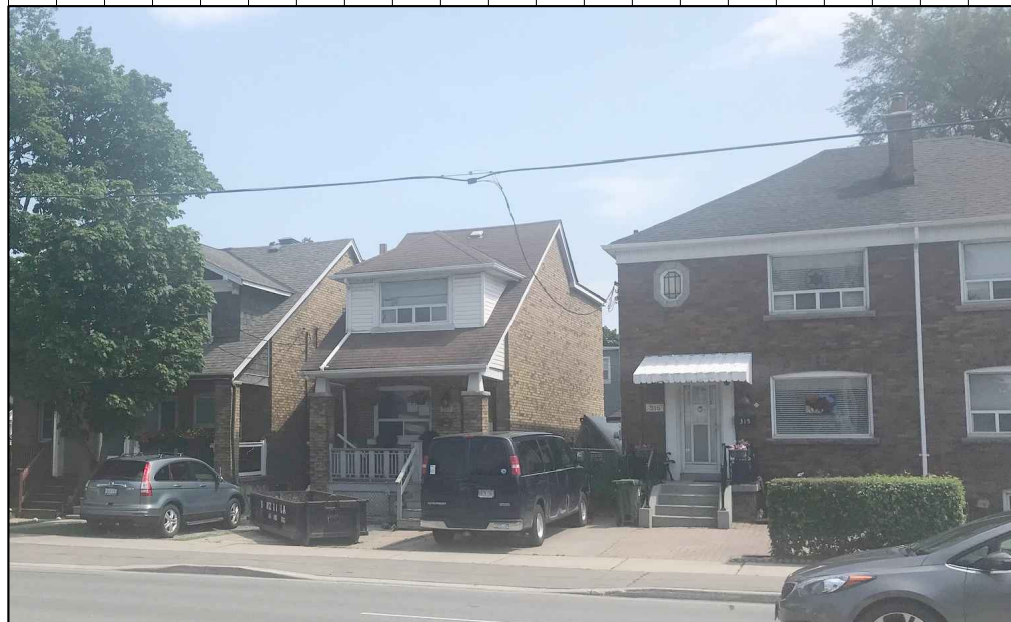
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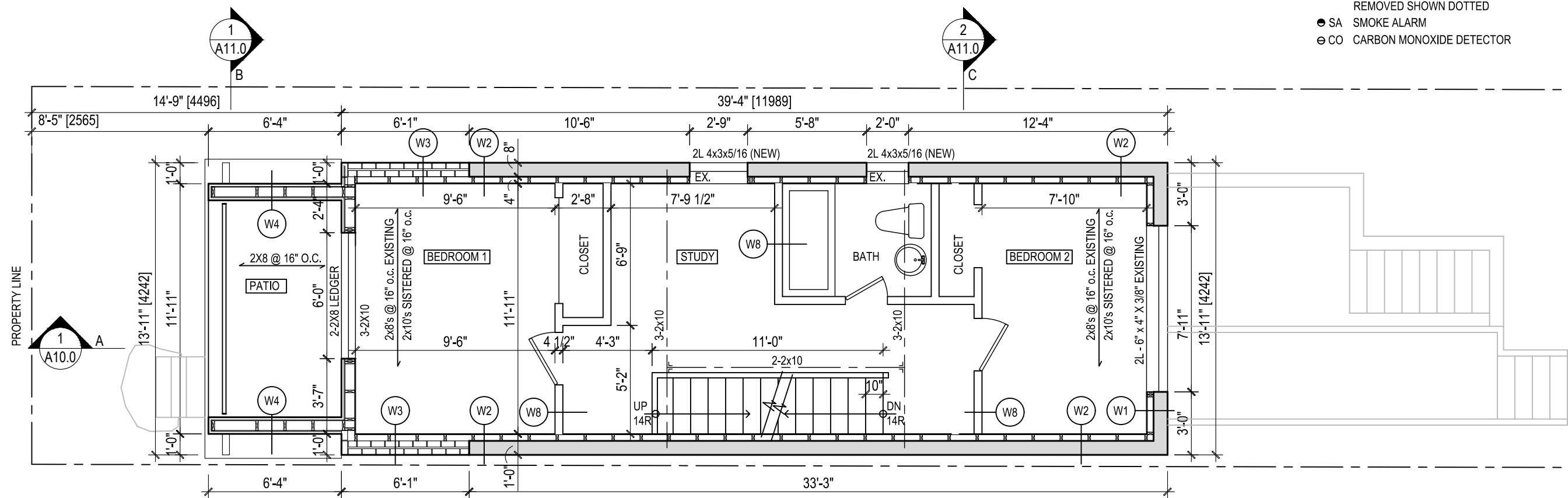
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 DRAWN BY JB

PLOT DATE : October 23, 2023

A3.0



- EXISTING WALLS TO REMAIN SHOWN SHADED
- NEW WALLS SHOWN HOLLOW
- EXISTING WALLS TO BE REMOVED SHOWN DOTTED
- SA SMOKE ALARM
- CO CARBON MONOXIDE DETECTOR



1
A4.0
SECOND FLOOR
Scale: 3/16" = 1'-0"

Second Floor Area 547.44 sf (50.86 sm)

UNIT 3

SECOND FLOOR

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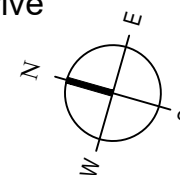


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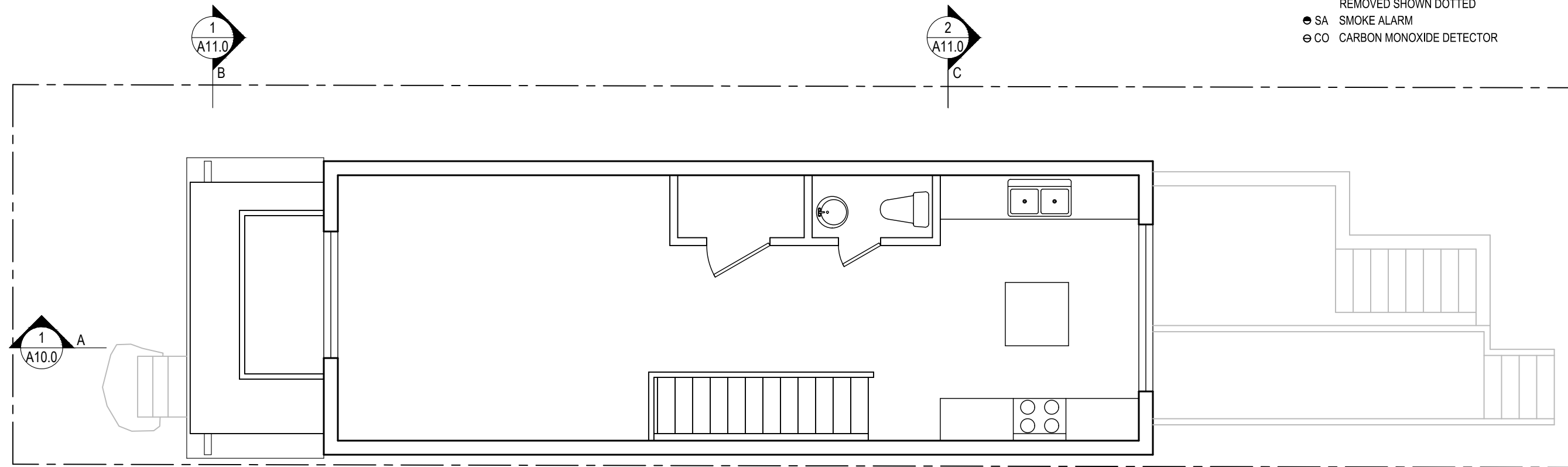
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PLOT DATE : October 23, 2023

A4.0



- EXISTING WALLS TO REMAIN SHOWN SHADED
- NEW WALLS SHOWN HOLLOW
- - - - EXISTING WALLS TO BE REMOVED SHOWN DOTTED
- SA SMOKE ALARM
- ⊙ CO CARBON MONOXIDE DETECTOR



1 THIRD FLOOR
A5.0 Scale: 3/16" = 1'-0"

UNIT 3 THIRD FLOOR

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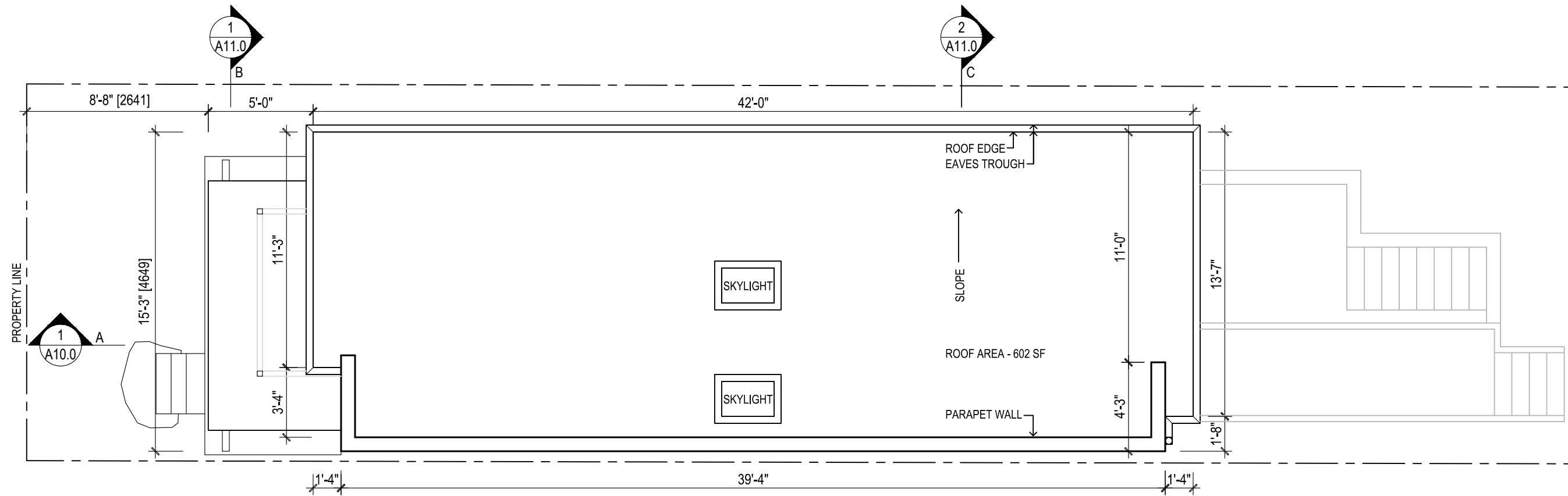
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A5.0



1 ROOF PLAN
A6.0 Scale: 3/16" = 1'-0"

ROOF PLAN

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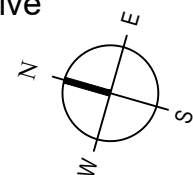


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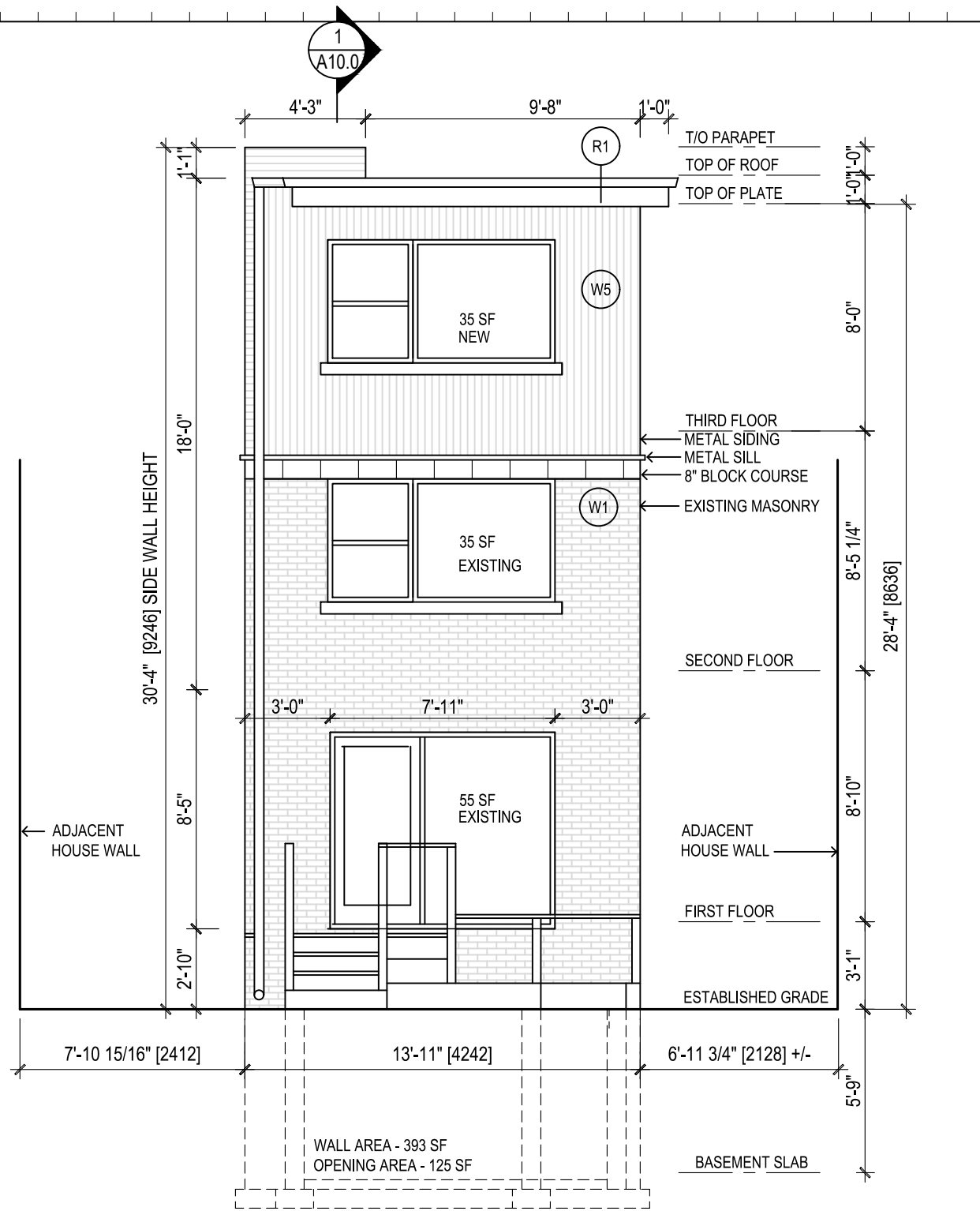
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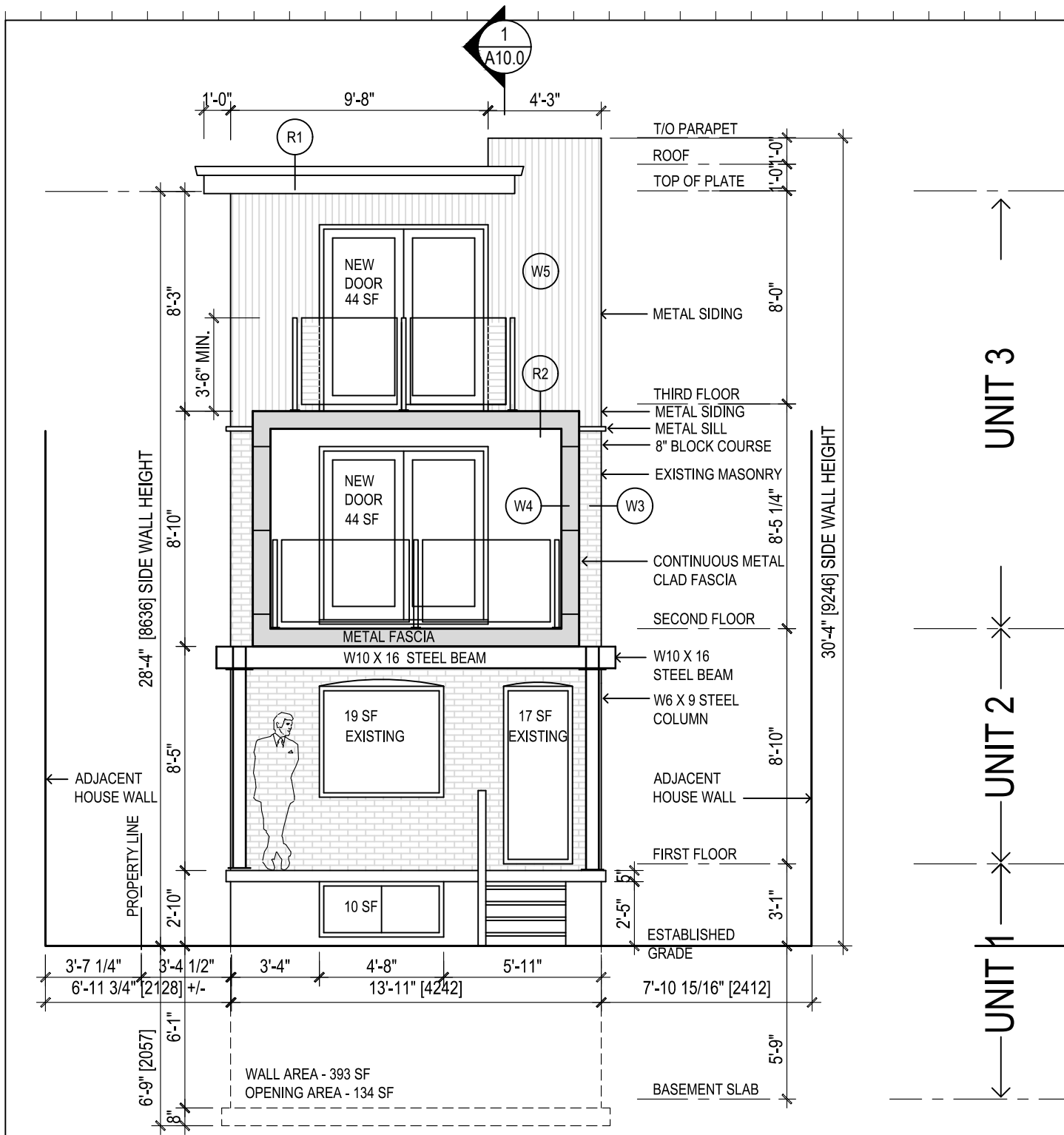
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A6.0



2 REAR ELEVATION
A7.0 Scale: 3/16" = 1'-0"



1 FRONT ELEVATION
A7.0 Scale: 3/16" = 1'-0"

FRONT AND REAR ELEVATIONS

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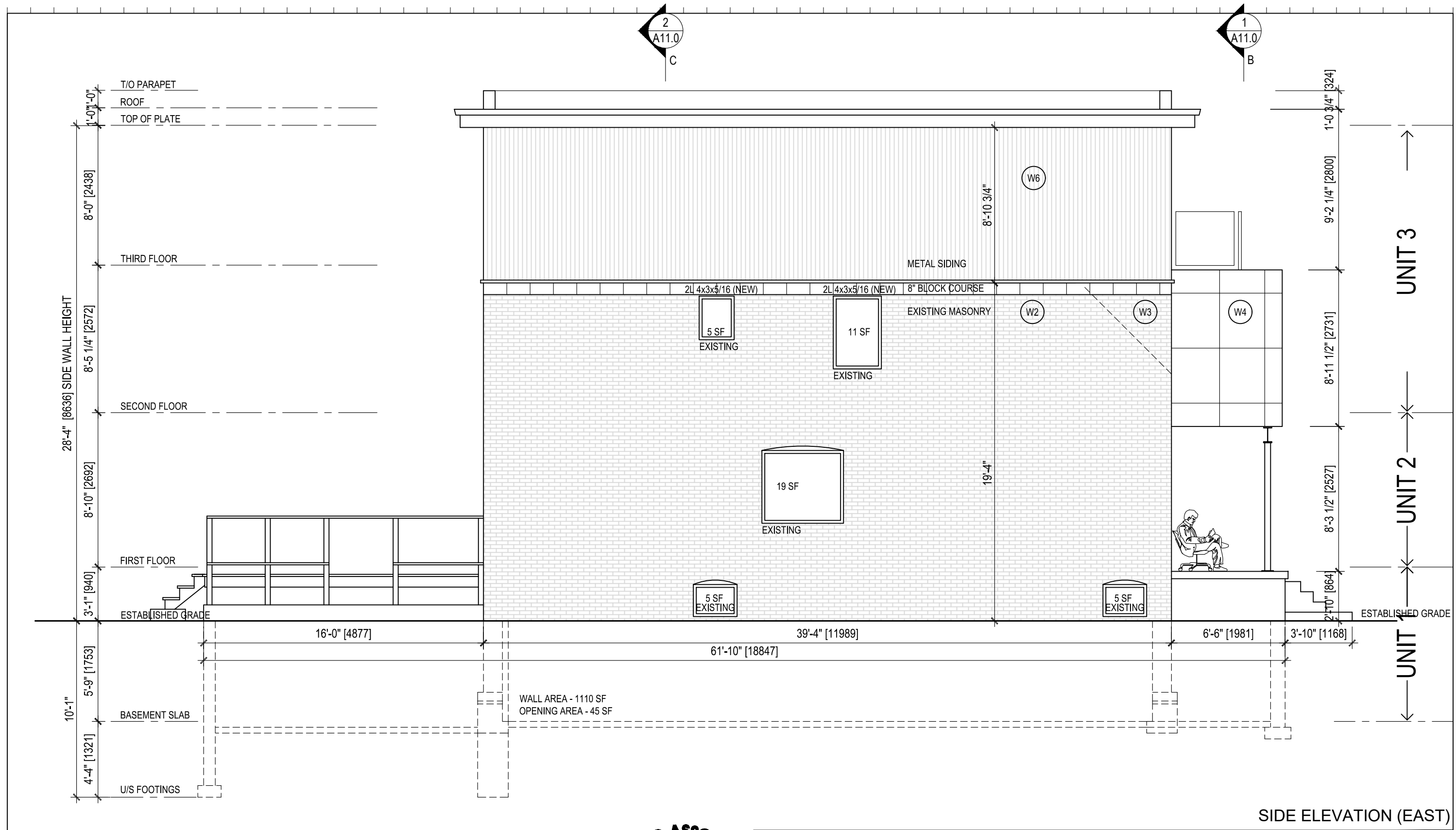
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A7.0



SIDE ELEVATION (EAST)

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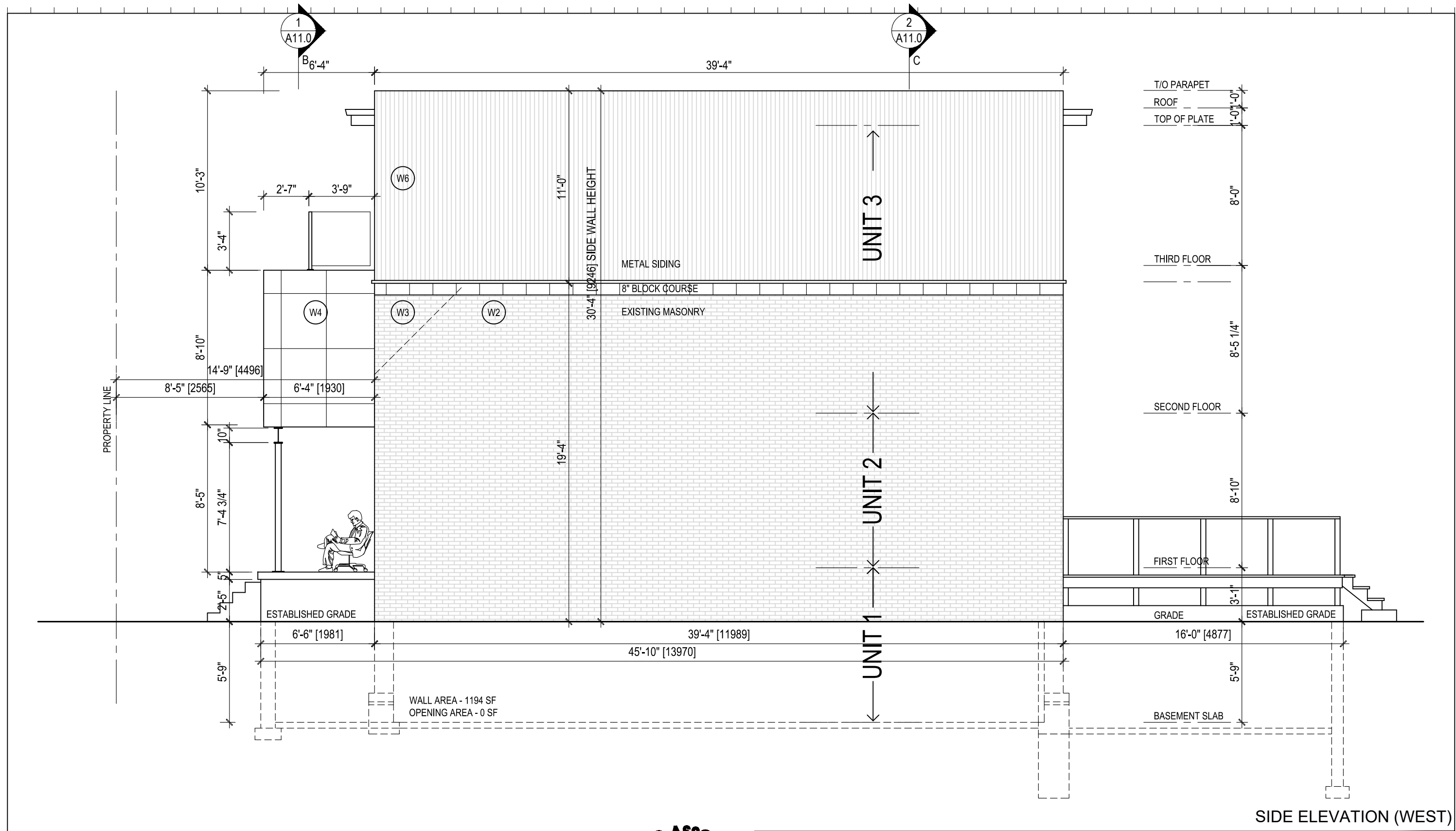
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A8.0



SIDE ELEVATION (WEST)

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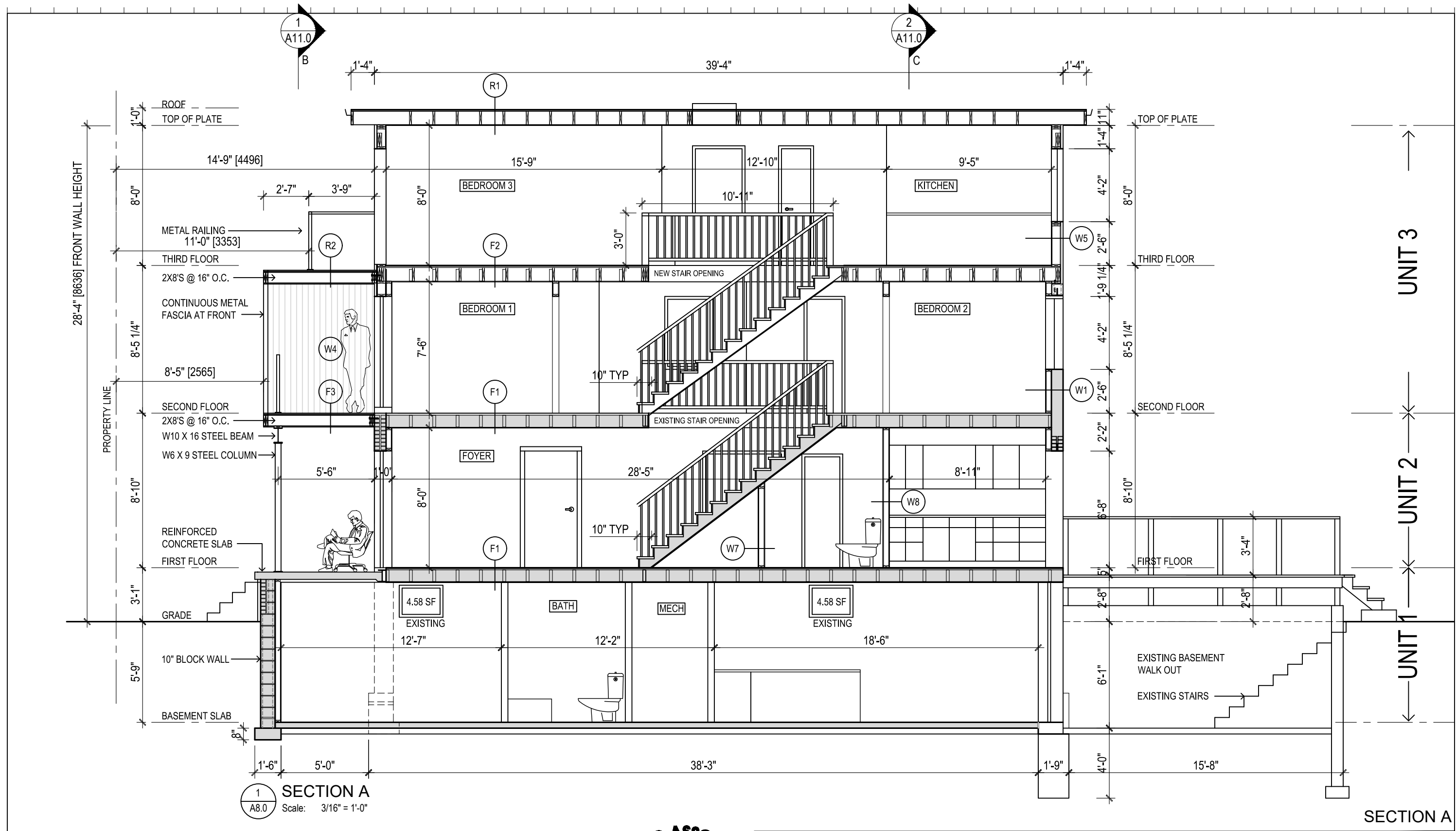
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A9.0



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

SECTION A

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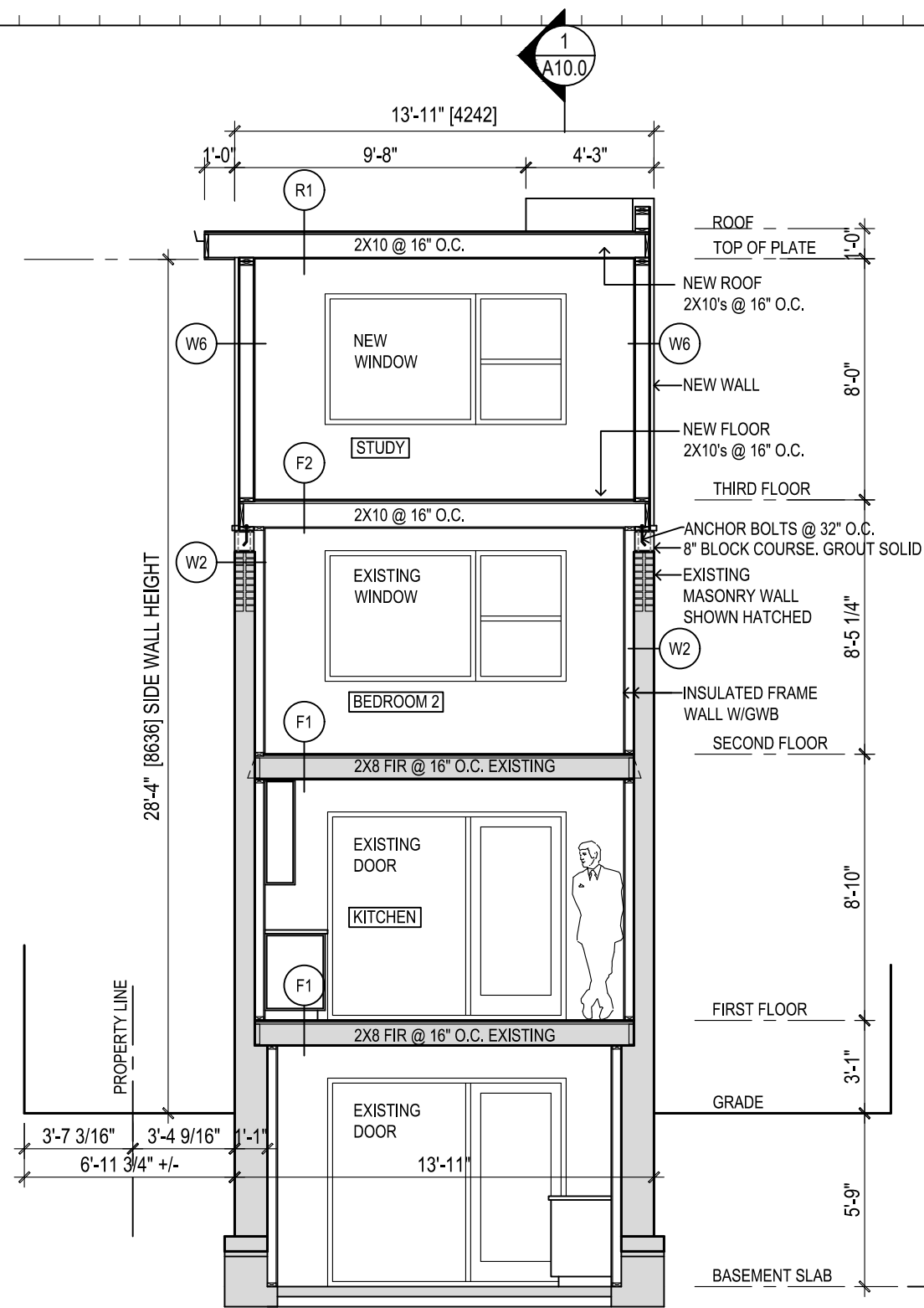
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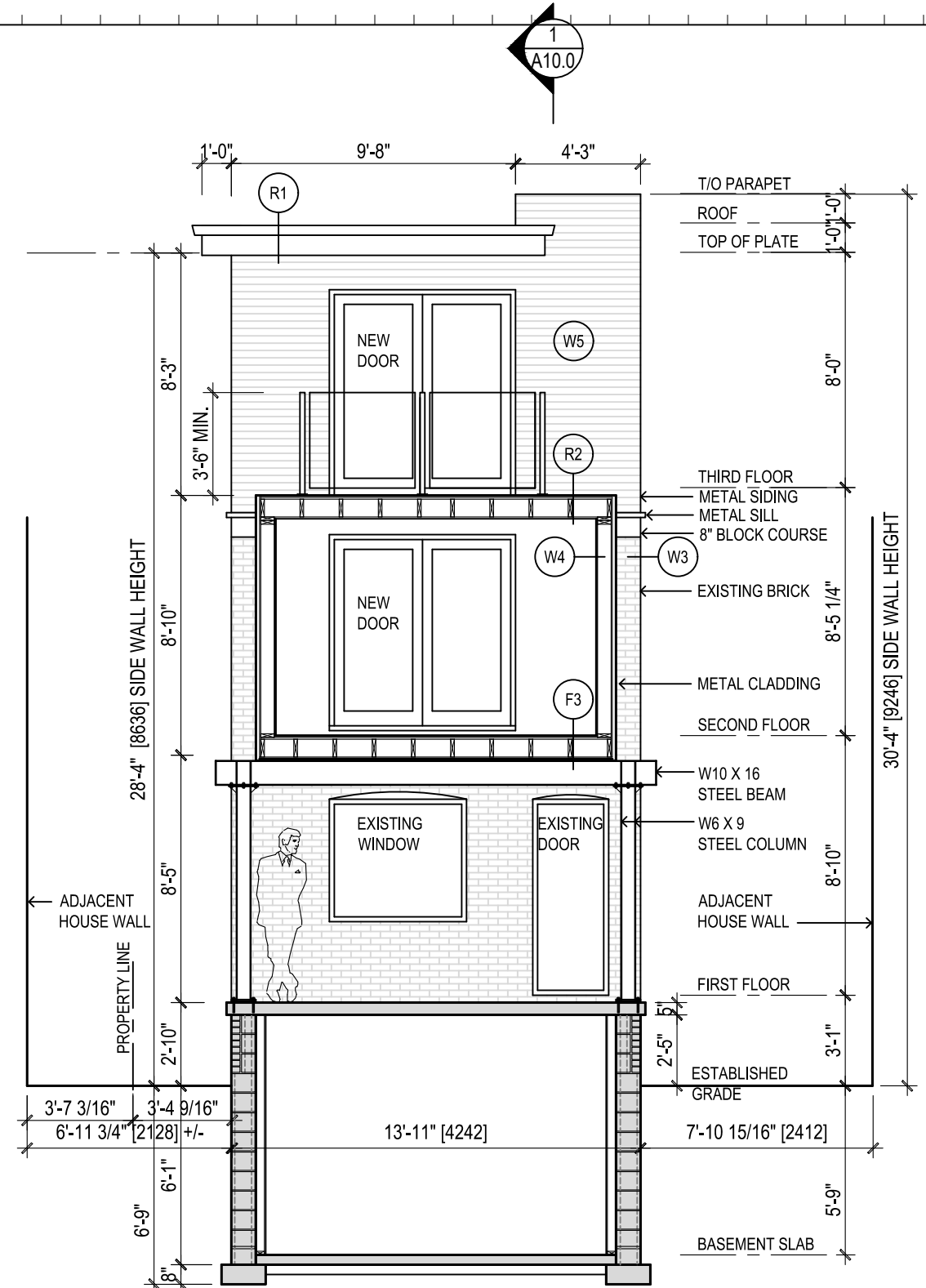
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A10.0



2 SECTION C
A11.0 Scale: 3/16" = 1'-0"



1 SECTION B
A11.0 Scale: 3/16" = 1'-0"

SECTIONS B & C

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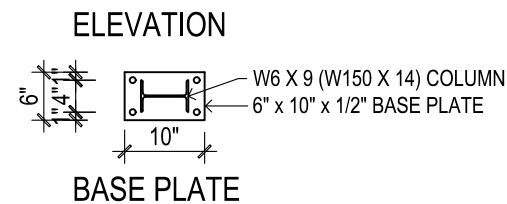
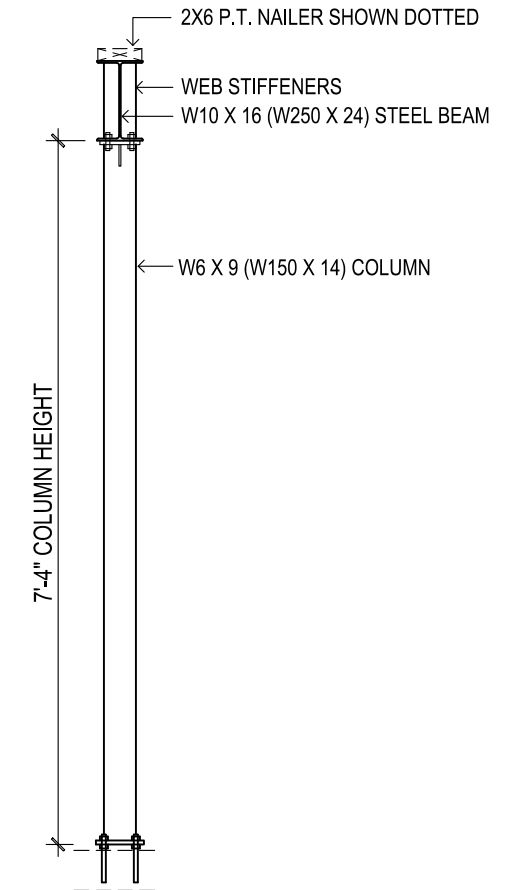
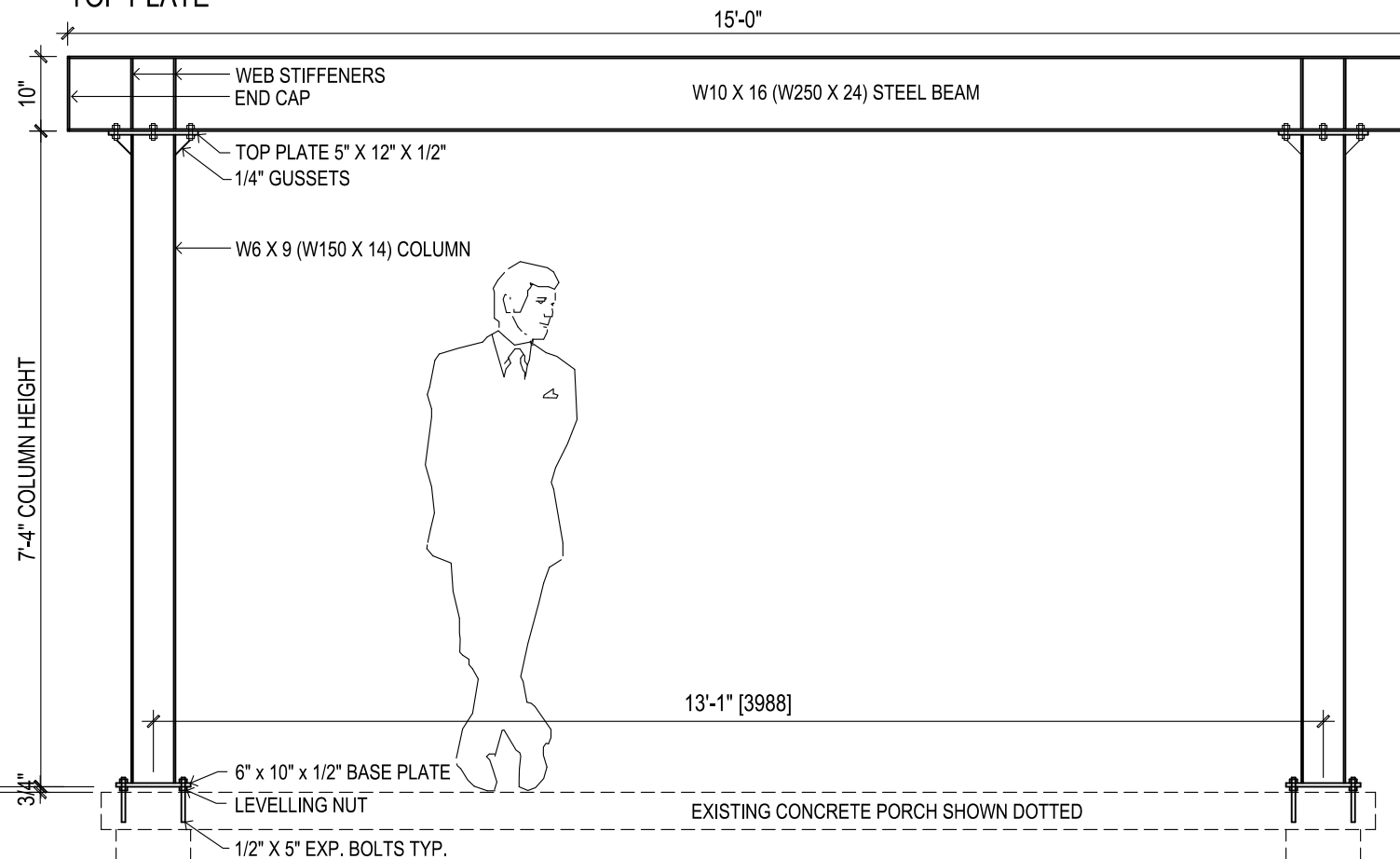
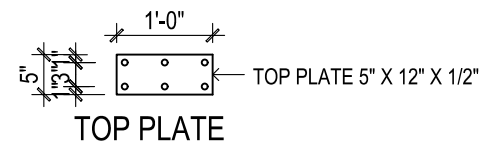
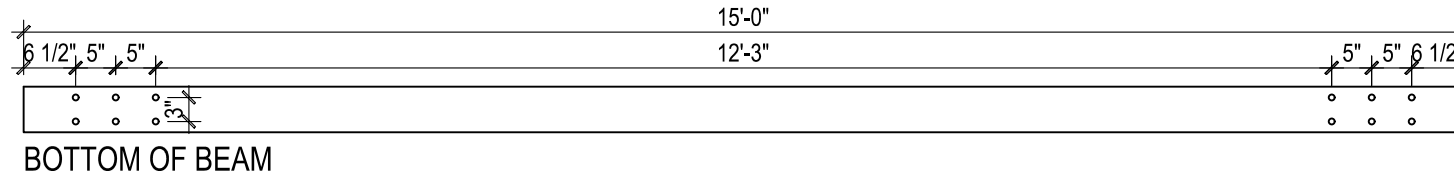
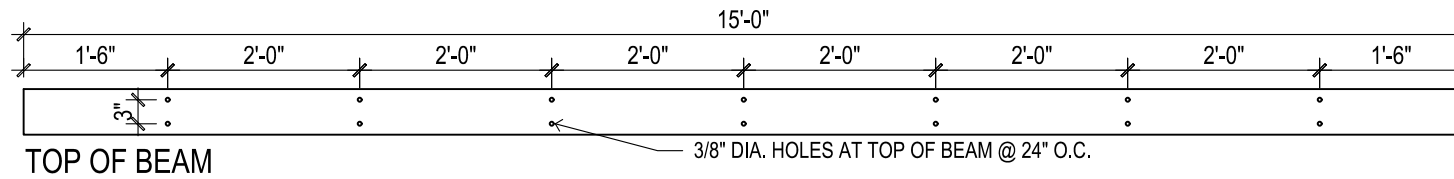
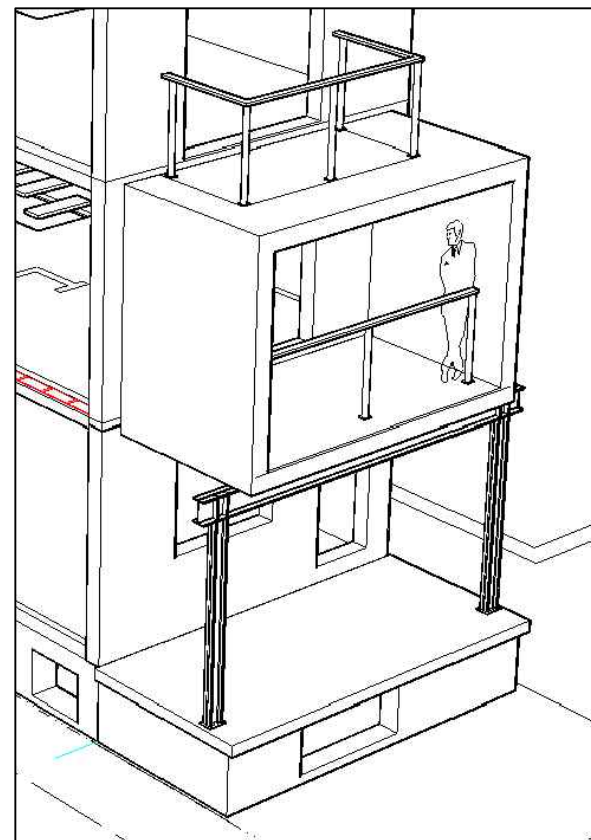
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317 O'Connor Drive
Toronto, Ontario

DRAWING SCALE 3/16" = 1'-0"
PROJECT DATE June 12 2020
PROJECT NUMBER 20A05
DRAWN BY JB

PLOT DATE : October 23, 2023

A11.0



STEEL FRAME

No.	DATE	DESCRIPTION
7	October 15, 2023	Revised for Building Permit
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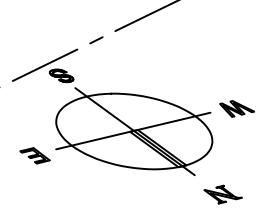
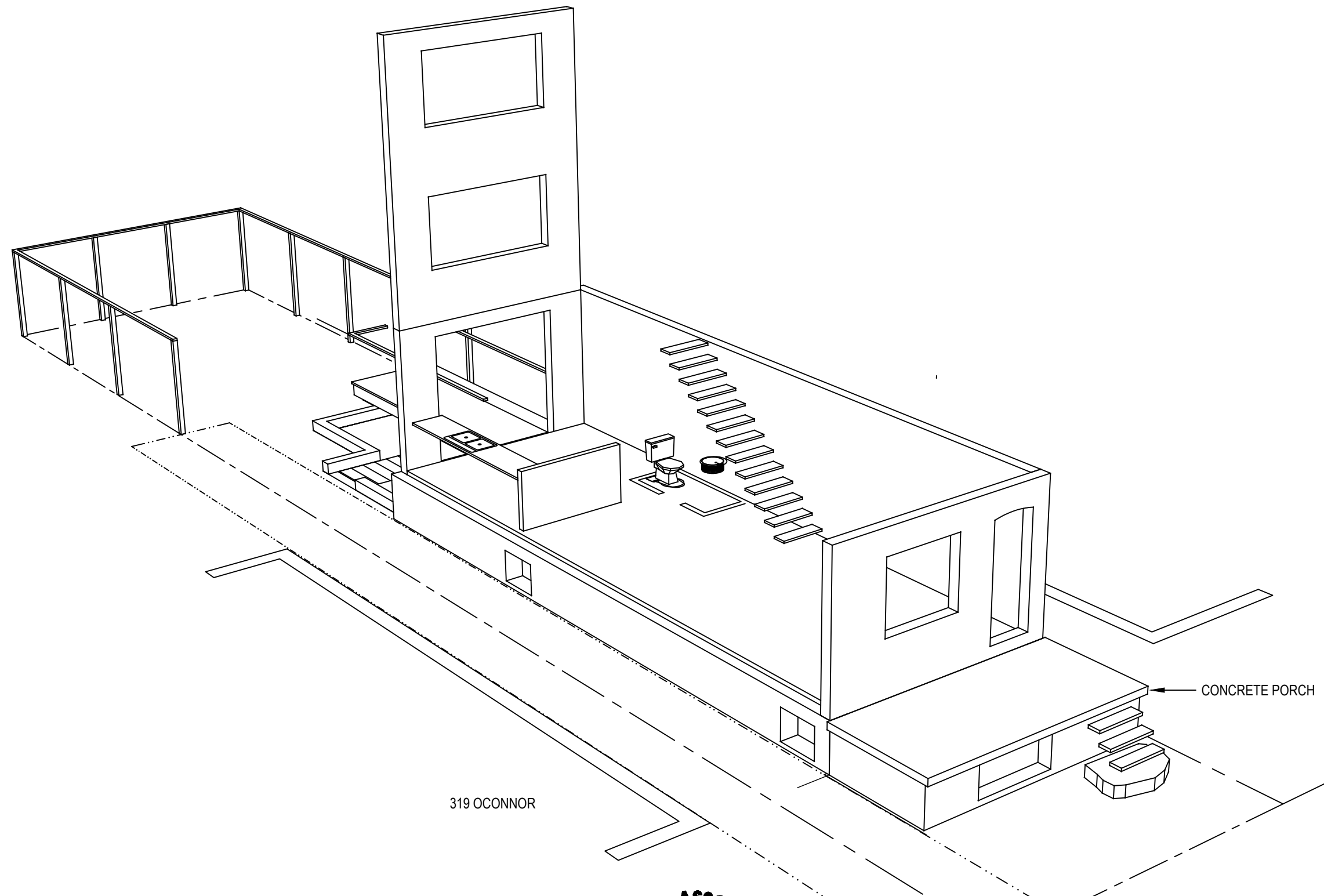
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DRAWING SCALE 1/2" = 1'-0"
PROJECT DATE June 12 2020
PROJECT NUMBER 20A05
DRAWN BY JB

PLOT DATE : October 23, 2023

A11.1



AERIAL VIEW

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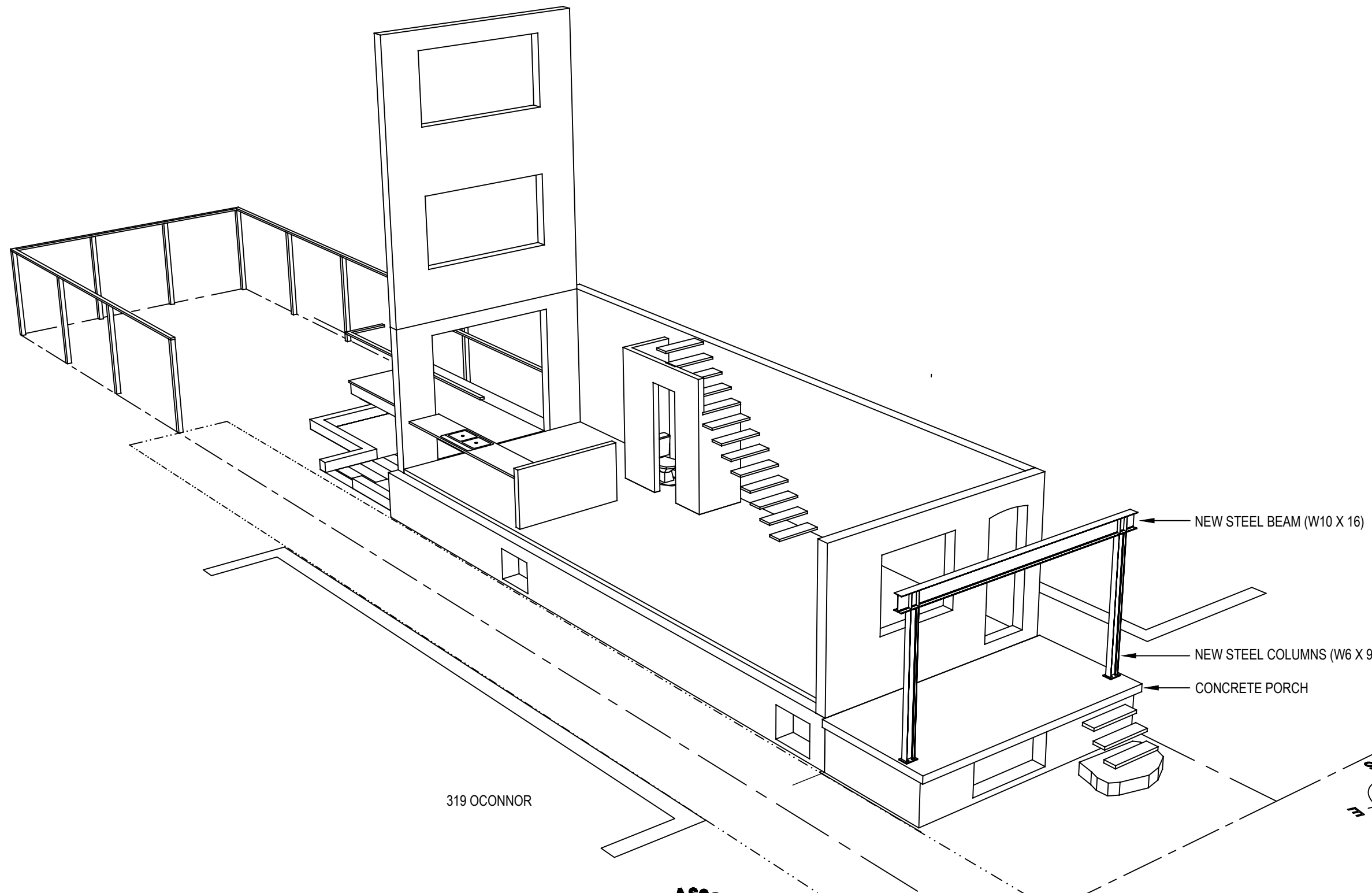
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DRAWING SCALE NTS
PROJECT DATE June 12 2020
PROJECT NUMBER 20A05
DRAWN BY JB

PLOT DATE : October 23, 2023

A12.0

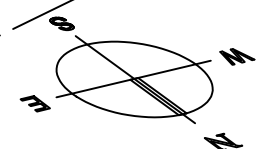


319 OCONNOR

NEW STEEL BEAM (W10 X 16)

NEW STEEL COLUMNS (W6 X 9)

CONCRETE PORCH



AERIAL VIEW

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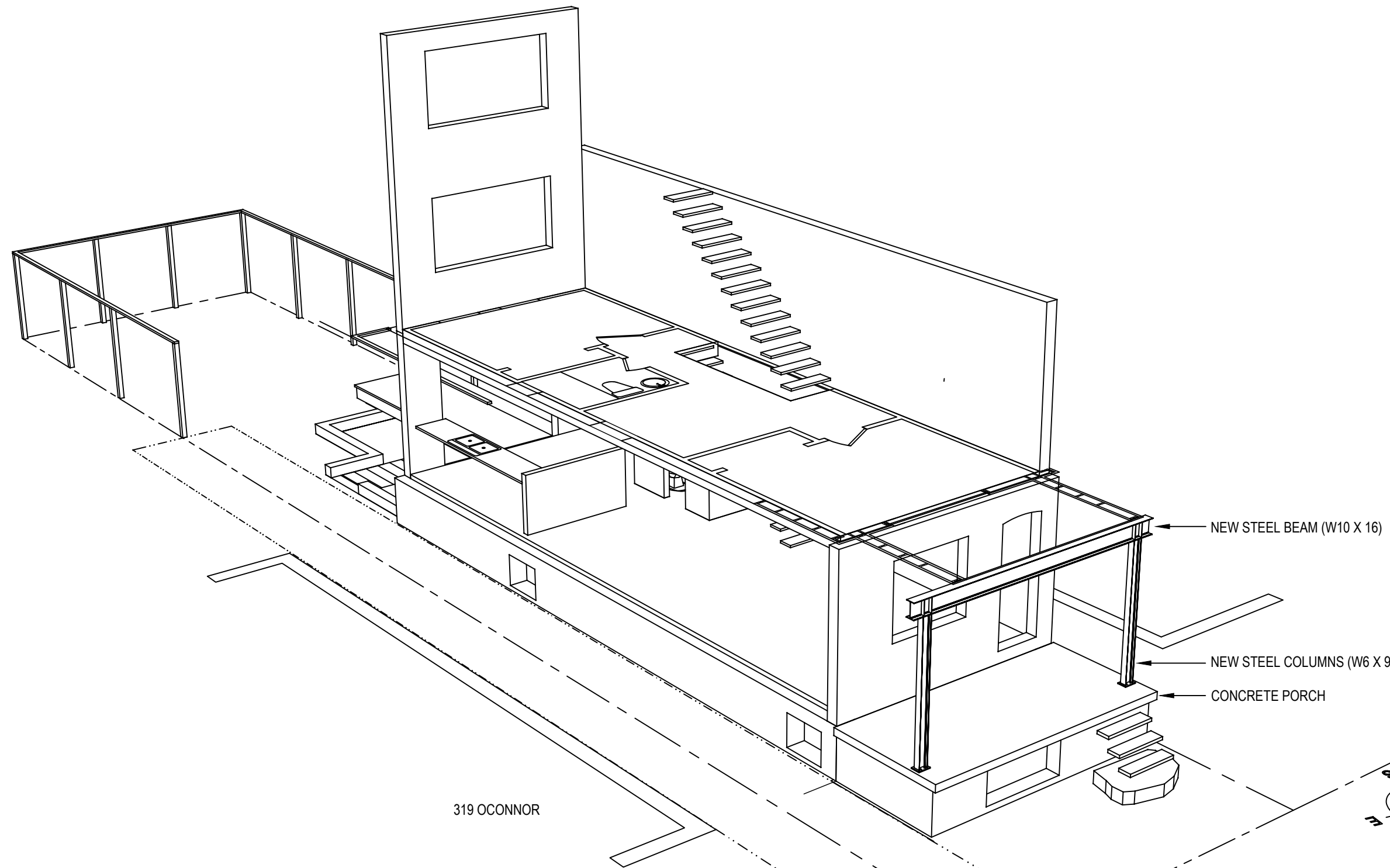
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DRAWING SCALE NTS
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PLOT DATE : October 23, 2023

A12.1



AERIAL VIEW

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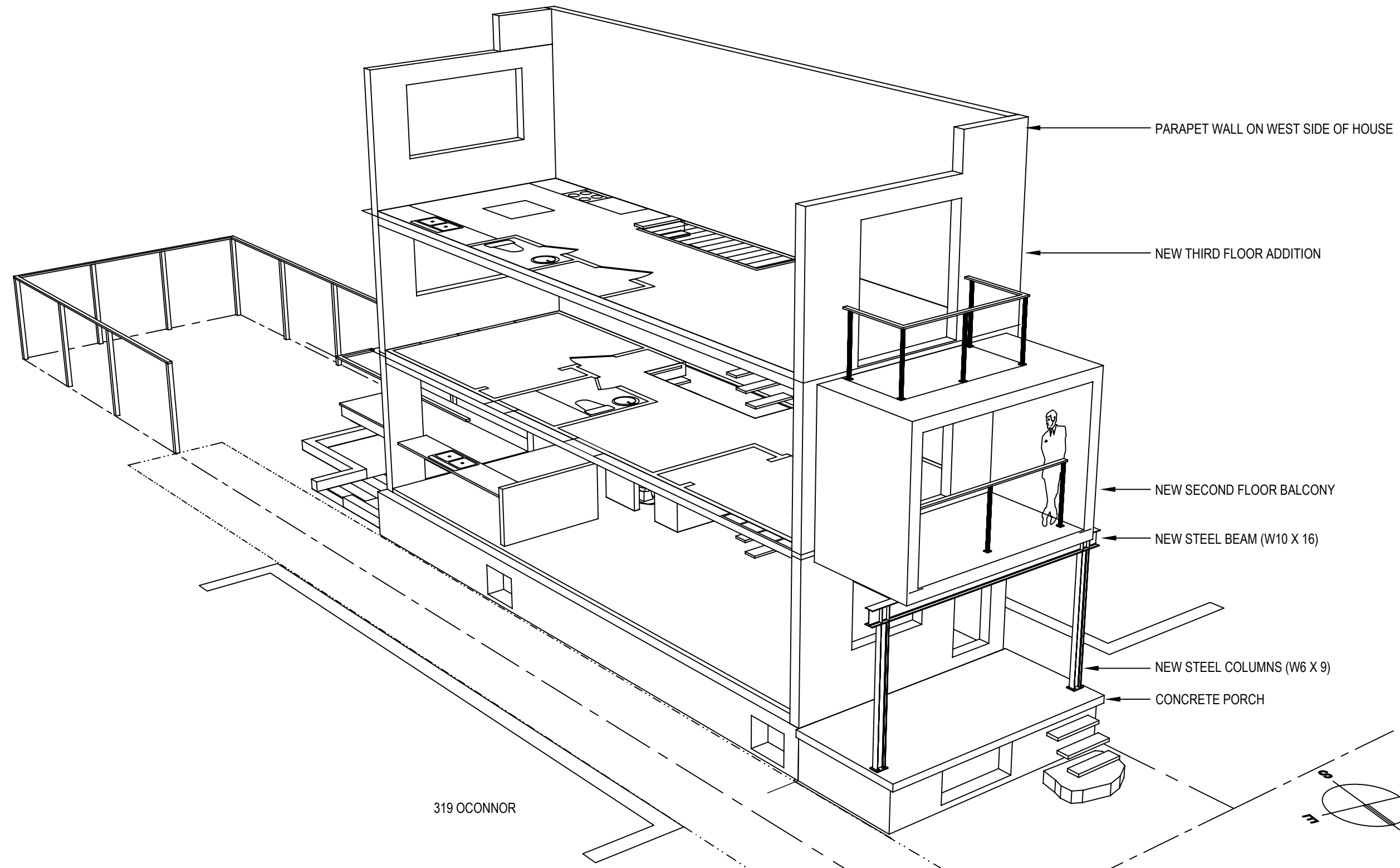
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A12.2



PARAPET WALL ON WEST SIDE OF HOUSE

NEW THIRD FLOOR ADDITION

NEW SECOND FLOOR BALCONY

NEW STEEL BEAM (W10 X 16)

NEW STEEL COLUMNS (W6 X 9)

CONCRETE PORCH

319 OCONNOR

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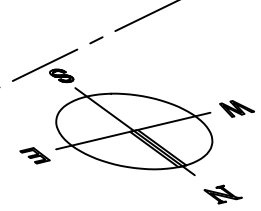
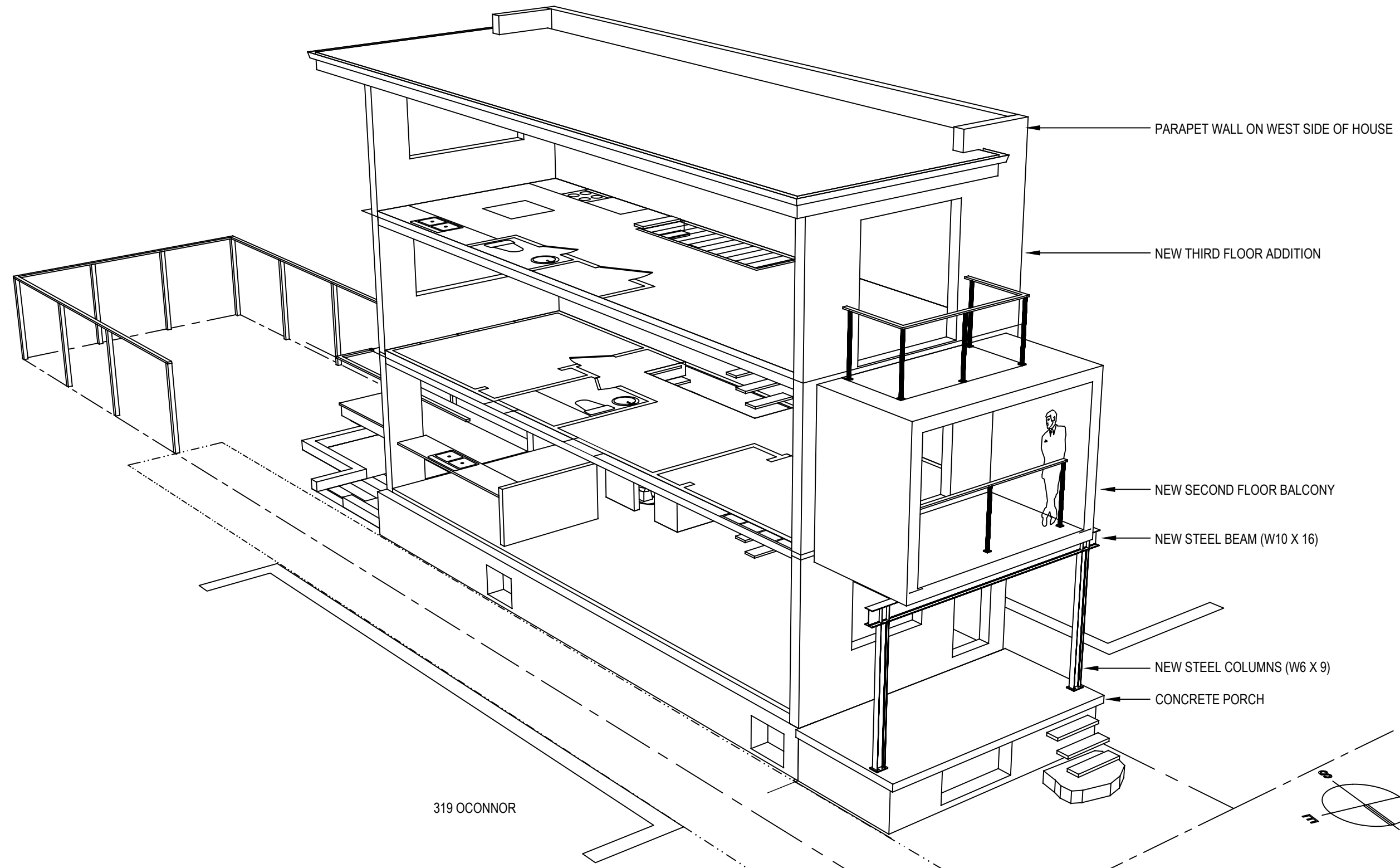
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 PROJECT NUMBER 20A05
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A12.3



AERIAL VIEW

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 DRAWN BY JB

PLOT DATE : October 23, 2023

A12.4



STREET VIEW

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PROJECT DATE June 12 2020
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A12.5



STREET VIEW

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A12.6