DOOR & WINDOW TYPES

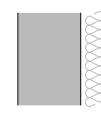
- (D1) $2'-8" \times 6'-8"$ DOOR AND FRAME (PAINT FINISH) WITH STANDARD HARDWARE.
- (D2) $2'-6" \times 6'-8"$ door and frame (paint finish) with STANDARD HARDWARE.
- (D3) 2'-4" x 6'-8" DOOR AND FRAME (PAINT FINISH) WITH STANDARD HARDWARE.
- (D4) 2'-8" x 6'-8" 20 MIN. RATED DOOR & FRAME WITH SELF CLOSING DEVICE & STANDARD HARDWARE (PAINT FINISH)
- (D5) 2'-8" x 6'-8" EXISTING EXTERIOR DOOR & FRAME (PAINT FINISH)

WINDOW TYPES

EXISTING / PROPOSED EXTERIOR VINYL CLAD ALUMINUM FRAME & GLASS WINDOW. SEE PLAN FOR SIZE

WALL & CEILING ASSEMBLY TYPES

A TYPICAL EXTERIOR WALL



EXISTING FOUNDATION WALL 2"X4" OR 2"X6" WOOD STUDS @ 16" O.C. MIN. R12 BATT INSULATION 6 MIL. POLY VAPOUR BARRIER 1" GYPSUM BOARD

B TYPICAL INTERIOR WALL



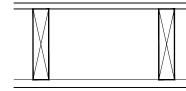
GYPSUM BOARD 2"X4" OR 2"X6" WOOD STUDS @ 16" O.C. OPTIONAL SOUND INSULATION IN ENTIRE STUD CAVITY 1" GYPSUM BOARD

WALL ASSEMBLY W1c (FRR - 30 MIN., STC - N/A)



'GYPSUM BOARD 2"X4" OR 2"X6" WOOD STUDS @ 16" O.C. SOUND INSULATION IN ENTIRE STUD CAVITY 1" GYPSUM BOARD

FLOOR ASSEMBLY F8b (FRR - 30 MIN., STC - 43)



EXISTING PLYWOOD SUBFLOOR EXISTING WOOD JOISTS OPTIONAL 6" SOUND INSULATION RESILIENT CHANNELS @ 610mm O.C. 15.9mm TYPE 'X' GYPSUM BOARD

GENERAL NOTE FOR WALLS:

- WOOD MEMBERS TO BE IN CONTACT WITH CONCRETE TO BE PROTECTED FROM DECAY AND DAMPNESS WITH MIN. 0.05 MM POLYETHYLENE FILM OR TYPE "S" ROLL ROOFING AS PER OBC DIV "B" 9.23.2.2 AND 9.23.2.3
- USE WATER RESISTENT GWB ON WASHROOM, KITCHEN, PANTRY & LAUNDRY SIDE
- PROVIDE BRACING AT STUDS AS REQUIRED.

NOTES

SMOKE ALARM INSTALL SMOKE ALARM IN EVERY DWELLING UNIT AND COMMON AREAS PER OBC 9.10.19. ENSURE THEY ARE WIRED AND INTERCONNECTED FOR THE ENTIRE BUILDING

CARBON M<u>ONOXIDE DETECTOR</u> HARD WIRE CONNECTED CARBON MONOXIDE DETECTORAS PER CAN/CSA-6.19

FURNACE

ENSURE ADEQUATE VENTILATION AND COMBUSTION AIR FOR THE OPTIMUM OPERATION OF THE FURNACE, PER MANUFACTURER'S RECOMMENDATIONS. DUCT TYPE SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING THAT UPON ACTIVATION, MUST TURN OFF THE FUEL SYSTEM SUPPLY & ELECTRICAL POWER TO THE HEATING SYSTEM

DUCT TYPE SMOKE DETECTOR DUCT TYPE SMOKE DETECTOR TO BE INSTALL IN THE SUPPLY OR RETURN AIR DUCT SYSTEM THAT UPON ACTIVATION, TURNS OFF THE FUEL SYSTEM SUPPLY & ELECTRICAL POWER TO THE HEATING SYSTEM

RETURN AIR THE RETURN AIR GRILL SHALL BE INSTALLED NEAR THE FLOOR LEVEL (HRAI REQ'S). THE DOOR TO ANY ROOM WITHOUT RETURN GRILL WILL HAVE UNDERCUT OF 1".

EXHAUST FAN INSTALL EXHAUST FAN PER OBC DIV B 9.32.1.3(3) REQUIREMENTS. EXHAUST FAN SHALL DISCHARGE DIRECTLY TO OUTSIDE. VENT LOCATION AT BUILDING ENVELOPE SHOULD BE SEPARATED WITH ANY OTHER INTAKE PENETRATIONS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS (GAS VENTS, OIL FILL PIPES, ETC.) BY MINIMUM 900MM (2FT 11 IN).

PROVIDE MINIMUM 30 MIN. FIRE RATING BY ADDING $\frac{1}{2}$ " THICK DRYWALL OR 5%" THICK TYPE X DRYWALL UNDER THE STAIR SOFFIT/CEILING AND ON THE WALLS EMCLOSING STAIRWAYS CONNECTING PRINCIPAL RESIDENCE & BASEMENT APARTMENT/ COMMON AREA

GENERAL NOTES:

- ALL EXISTING SITE CONDITIONS & ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.
- ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE.
- ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.
- IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.

- DO NOT SCALE THE DRAWINGS.

- THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. - FOR ALL ELECTRICAL WORK & PERMIT, CONTACT ESA (ELECTRICAL SAFETY AUTHORITY)

LEGEND

FLOOR DRAIN



RETURN AIR OUTLET AT WALL



SUPPLY AIR OUTLET IN CEILING

EXHAUST FAN VENTED TO EXTERIOR



- 3 WAY CONTROL SWITCH
- CONTROL SWITCH
- CEILING LIGHT FIXTURE
- RECEPTACLE
- 15A, 120V GFCI DUPLEX RECEPTACLE
- 50A, 208V RECEPTACLE AT STOVE & DRIER

SMOKE ALARM



- CARBON MONOXIDE DETECTOR
- SPRINKLER
- EMERGENCY LIGHT WITH BATTERY BACK 4 HRS
- WATER METER LOCATION
- ELECTRICAL PANEL LOCATION

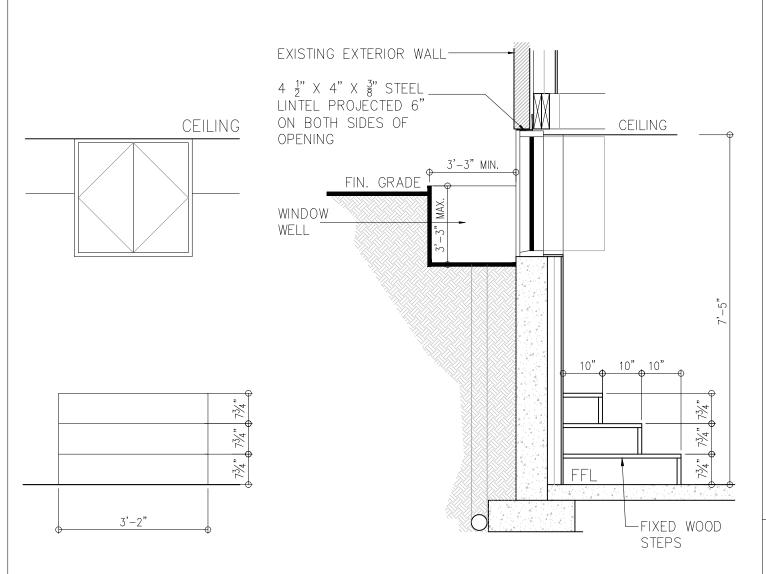


FIRE RATED WALL, SEE LABEL

CEILING HEIGHT

SQUARE FEET

FFL FINISHED FLOOR LEVEL



TYP WINDOW DETAILS

MINIMUM AREA OF UNOBSTRUCTED OPENING NOT LESS THAN 0.35m2 (3.8 SQ.FT.) MINIMUM OPENABLE PORTION OF THE WINDOW NOT LESS THAN 380mm (15")

DESIGN CONSULTANTS

ENGINEERING CONSULTANTS

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VIN ENGINEERING INC. SUNILS@VINGCINC.COM 416.270.3933

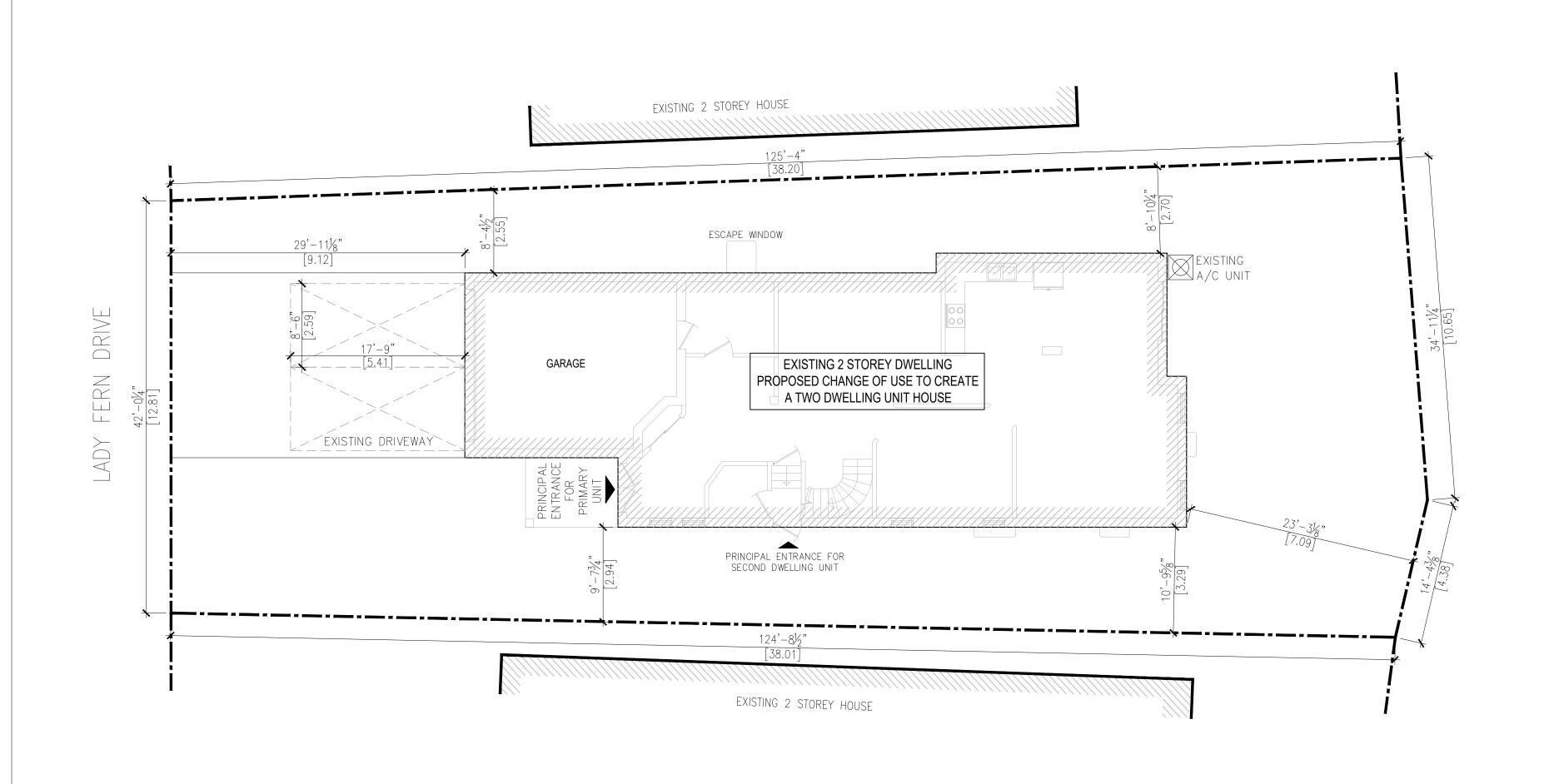
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DRAWING TITLE:

GROUND FLOOR PLAN & SIDE ELEVATION



AREA STATISTICS:
FINISHED GROUND FLOOR AREA
FINISHED SECOND FLOOR AREA : 1437.86 SF : 1198.99 SF

PRIMARY DWELLING UNIT TOTAL GFA : 2636.85 SF

BASEMENT SECOND UNIT FLOOR AREA: 1168.50 SF (44.31% OF GFA)

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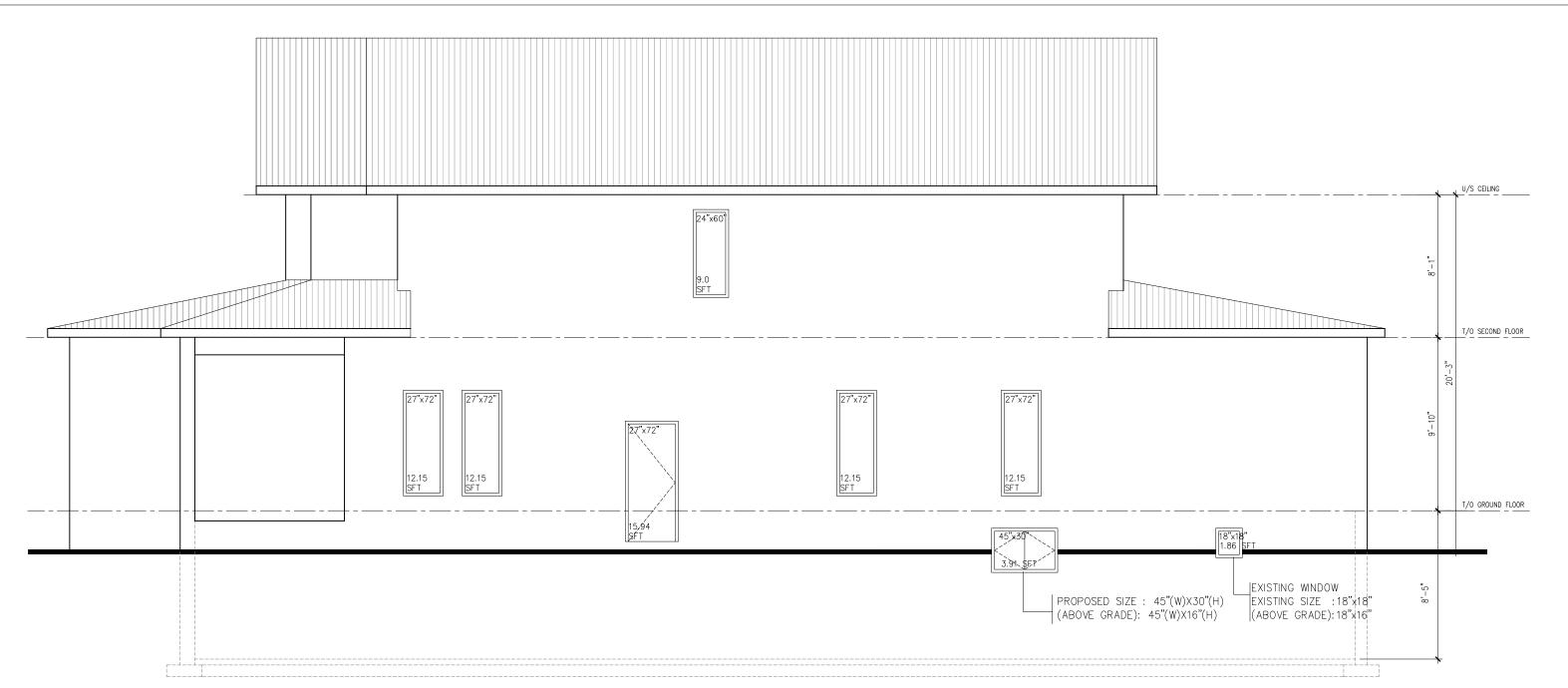
1 JULY 08, 2019 ISSUED FOR BUILDING PERMIT
No Date Revisions DATE: JULY 05, 2019 DRAWN BY: ST CHECKED BY: SS SCALE: 3/16": 1'-0"

PROJECT:

PROPOSED BASEMENT APARTMENT 36 LADY FERN DR, MARKHAM, ON L3S 4C2

DRAWING TITLE:

SITE PLAN

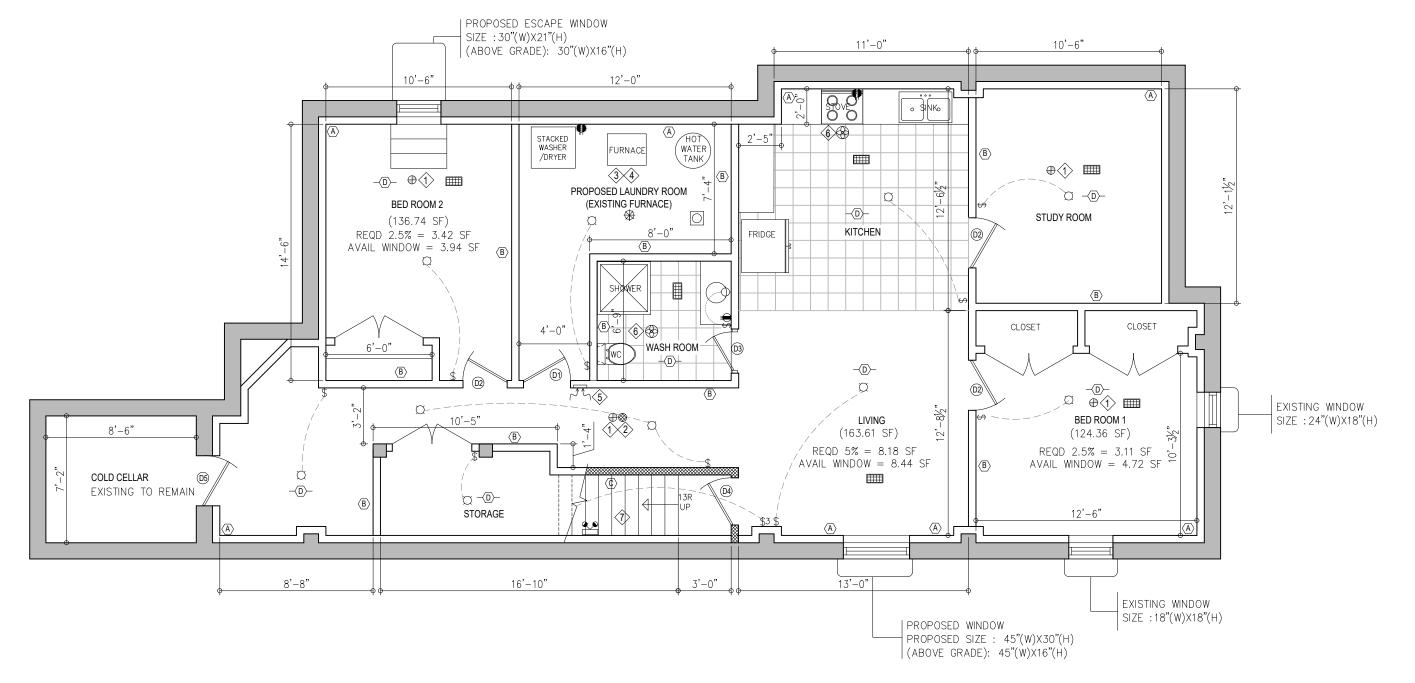


EXPOSING BLDG FACE AREA: 1038.61 SFT (96.49 m2)

OPENING AREA: 63.9 SFT (5.94 m2) [BASEMENT (6.30 SFT) + FIRST FLOOR (48.60 SFT) + SECOND FLOOR (9.00 SFT)]

:6.15% OF TOTAL EXPOSING BLDG FACE AREA

SIDE ELEVATION



BASEMENT FLOOR PLAN

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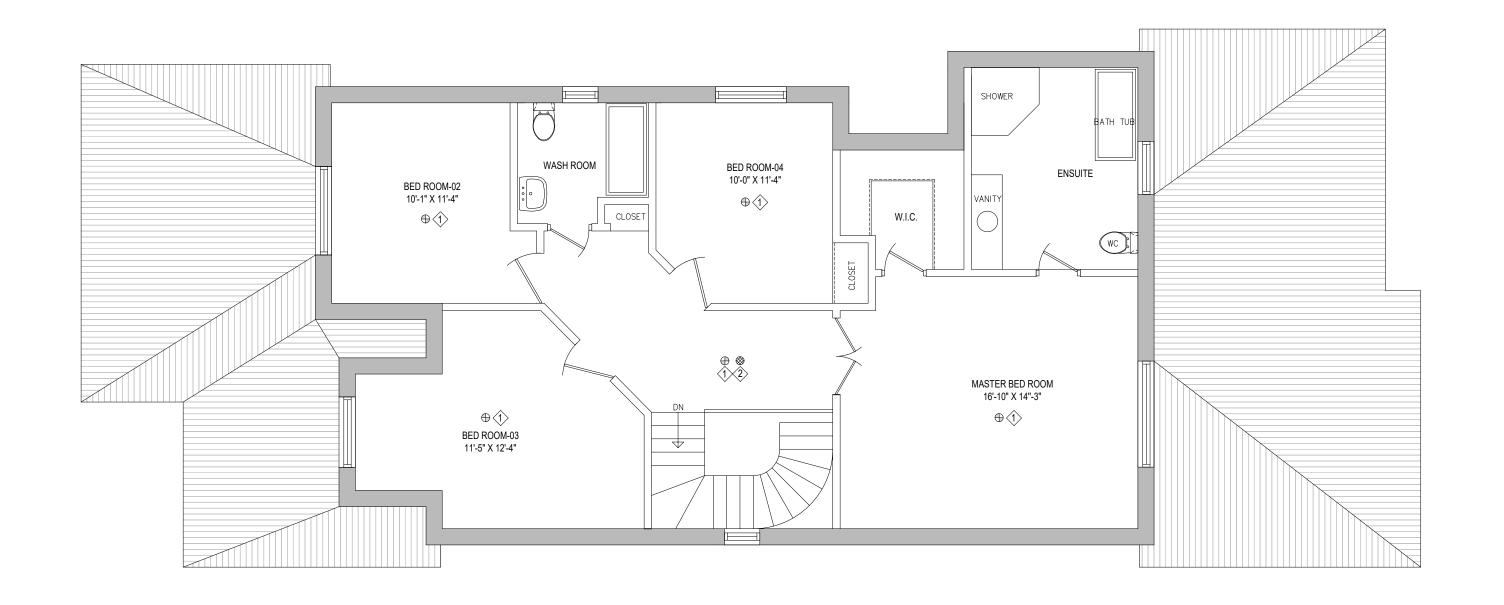
PROJECT:

PROPOSED BASEMENT APARTMENT

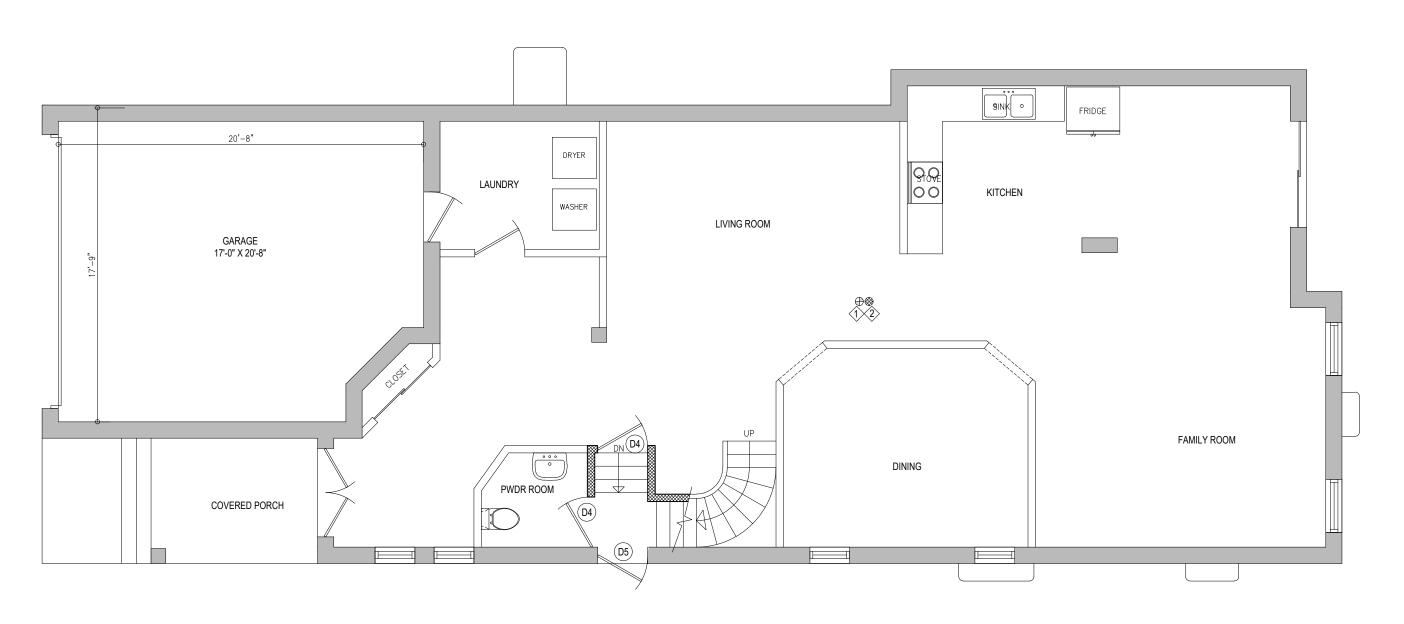
DRAWING TITLE :

36 LADY FERN DR, MARKHAM, ON L3S 4C2

GROUND FLOOR PLAN & SIDE ELEVATION



SECOND FLOOR PLAN



GROUND FLOOR PLAN

DESIGN CONSULTANTS

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DRAWN BY: ST DATE: JULY 05, 2019

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PROJECT:

PROPOSED BASEMENT APARTMENT 36 LADY FERN DR, MARKHAM, ON L3S 4C2



GROUND FLOOR PLAN & SECOND FLOOR PLAN

