

CUSTOM HOUSE DESIGN

114 WHITFIELD AVENUE, NORTH YORK,
ONTARIO.

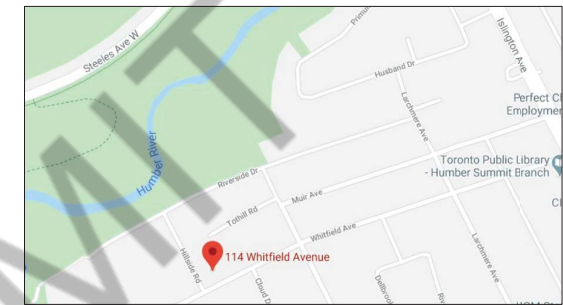
PROPOSED CUSTOM DESIGN DWELLING AT 114 WHITFIELD AVENUE, NORTH YORK, ONTARIO M9L 1G7



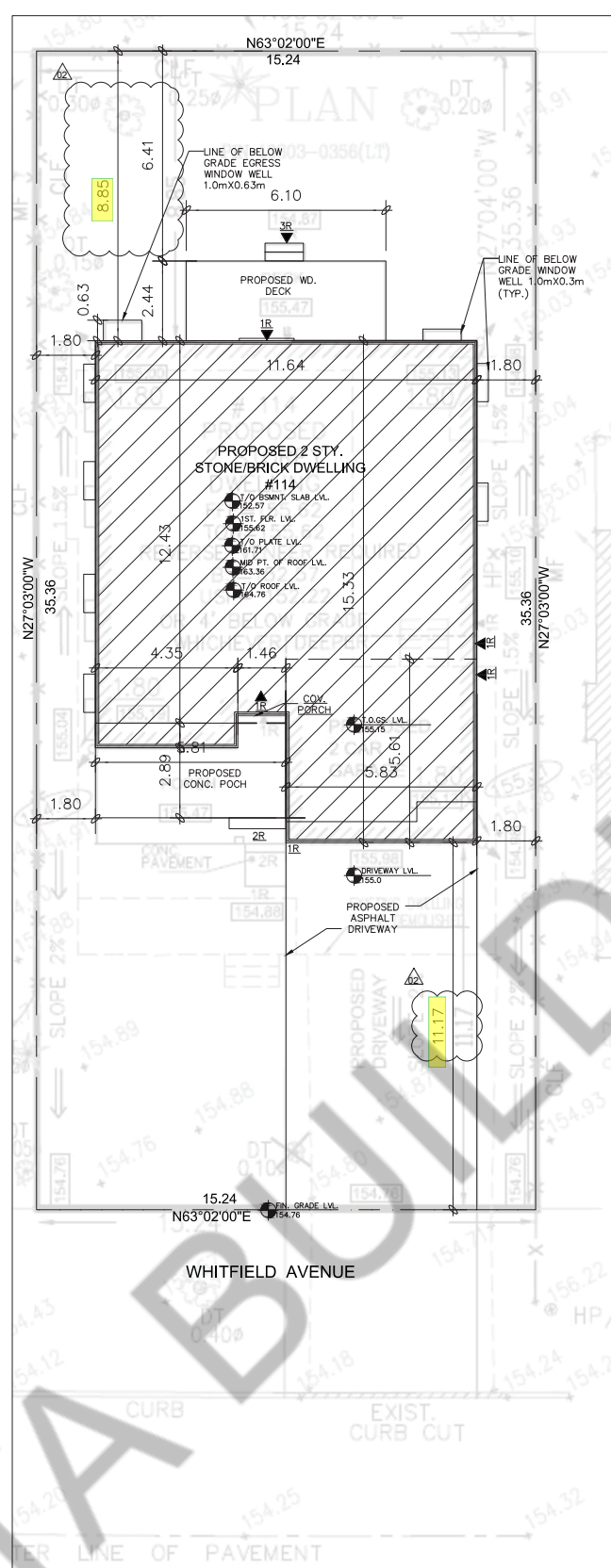
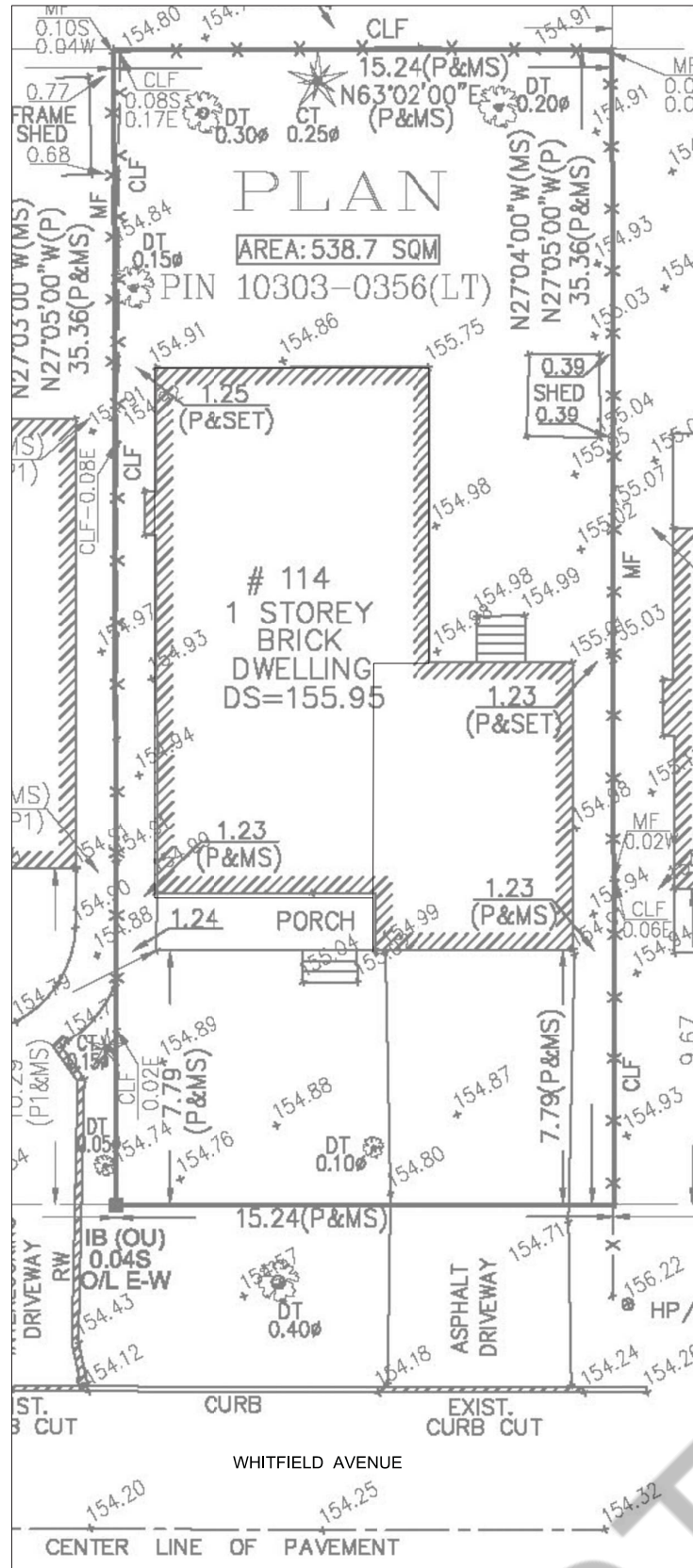
ZONING CERTIFICATE
Issued pursuant to Section 363.11.4
 Chapter 363 - Toronto Municipal Code

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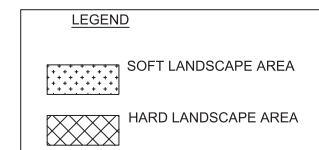
ZONING	Maina, Grace	28/May/2020
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KEY PLAN
 A1.0 N.T.S



3 SITE LANDSCAPE AREA CALCULATION PLAN
 SCALE=1:100



LANDSCAPE AREA CALCULATION:

FRONT YARD AREA			
15.24x11.77	= 170.23 SQ.M		
1.80x2.89	= 21.99 SQ.M		
TOTAL	= 192.22 SQ.M [2,069.06 SQ.FT.]		
SOFT LANDSCAPE AREA	= 179.75 SQ.M [1,934.82 SQ.FT.]	= 93.51%	
HARD LANDSCAPE AREA	= 12.47 SQ.M [134.23 SQ.FT.]	= 6.49%	
REAR YARD AREA			
	= 119.99 SQ.M [1,291.57 SQ.FT.]	= 89.0%	
	= 14.88 SQ.M [160.21 SQ.FT.]	= 11.0%	

EXISTING		PROPOSED	
BUILDING AREA (G.F) (INCL. GARAGE & PORCH)	= 187.38 SQ.M [2,016.96 SQ.FT.]	BUILDING AREA (INCL. GARAGE & PORCH)	= 161.64 SQ.M [1,740.00 SQ.FT.]
LOT COVERAGE	= 34.78%	LOT COVERAGE	= 30%
GROSS COVERED AREA (EXCL. GARAGE PORCH AND VOIDS)	= 123.28 SQ.M [1,327.00 SQ.FT.]	FLOOR AREA (EXCL. GARAGE PORCH AND VOIDS)	= 115.34 SQ.M [1,253.10 SQ.FT.]
BASEMENT AREA	= 123.28 SQ.M [1,327.00 SQ.FT.]	FIRST FLOOR	= 131.01 SQ.M [1,410.25 SQ.FT.]
		SECOND FLOOR	= 282.35 SQ.M [3,039.35 SQ.FT.]
		GROSS FLOOR AREA	= 413.36 SQ.M [4,449.60 SQ.FT.]
		BASEMENT GROSS FLOOR AREA	= 161.64 SQ.M [1,740.00 SQ.FT.]
		BASEMENT FINISH FOR 2ND DWELLING UNIT	= 61.40 SQ.M [661.50 SQ.FT.]
		BASEMENT FINISH FOR MAIN DWELLING	= 100.23 SQ.M [1,079.50 SQ.FT.]

Name of Practice:
 ARCHISYSTEM INC.
 80 EASTERN AVENUE UNIT A-9, BRAMPTON, ON. L6W 0B6 TEL: 905-858-2565 / 647-295-2565 F: 905-459-4849
 CERTIFICATE OF PRACTICE # 5465

Name of Project:
 CUSTOM DESIGN REPLACEMENT DWELLING FOR MR. BASIT AWAN AT 114 WHITFIELD AVENUE, NORTH YORK, ONTARIO.

ONTARIO BUILDING CODE MATRIX - PART 3 OR 9	OBC References		
	PART 11	PART 3	PART 9

Project Description: TO DEMOLITION EX. BUNGALOW & NEW CUSTOM DESIGN TWO STY. DWELLING	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	11.1 TO 11.4	1.12 [A]	
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MAJOR OCCUPANCY(S) GROUP C		3.1.2.1.(1)	9.10.2
BUILDING AREA (m ²)	EXISTING 187.38 SQ.M NEW 161.16 SQ.M TOTAL 161.16 SQ.M	1.4.1.2[A]	1.4.1.2[A]

GROSS AREA	EXISTING 123.28 SQ.M NEW 311.42 SQ.M TOTAL 311.42 SQ.M		
NUMBER OF STOREYS ABOVE GRADE	2	3.1.2.1.(1)	9.10.2
NUMBER OF STOREYS BELOW GRADE	1	3.1.3.1.(2)	9.10.9.11(3)
NUMBER OF STREETS / FIRE FIGHTER ACCESS	1	3.2.20-23	9.10.2.1
BUILDING CLASSIFICATION	C	3.2.20-83	9.10.2.1

SPRINKLER SYSTEM PROPOSED	<input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.73 3.2.1.5 3.2.217	9.1.8.2
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STANDPIPE REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <3000 m ²	3.2.9.	N/A
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FIRE ALARM REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	-	9.10.18.2
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WATER SERVICE / SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7	N/A
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HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6	N/A
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CONSTRUCTION RESTRICTIONS	<input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE PERMITTED <input type="checkbox"/> BOTH	3.2.2.57	9.10.6
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ACTUAL CONSTRUCTION	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH		
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MAZZANINE(S) AREA (m ²)	0	3.2.1.1.(3)-(8)	9.10.4.1
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OCCUPANT LOAD BASED ON	<input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.17.	9.9.1.3
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BASEMENT:	2/BEDRM. LOAD 2 PERSONS		
1ST FLOOR:	2/BEDRM. LOAD 8 PERSONS		
2ND FLOOR:	2/BEDRM. LOAD 8 PERSONS		

BARRIER-FREE DESIGN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN) SINGLE FAMILY DWG.	3.8.	9.5.2.
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HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 & 3.3.1.19	9.10.1.3.(4)
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REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	
	FLOOR N/A HOURS		
	ROOF N/A HOURS		
	MEZZANINE N/A HOURS		

SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS										
	Area of EBF (m ²)	L.D.* (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const. Nonc. Cladding	Non-Comb. Constr.

NORTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
SOUTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
EAST	103.72	1.8	<1.3	8%	7.70%	N/A	N/A	N/A	N/A	
WEST	86.26	1.8	<1.3	8%	7.74%	N/A	N/A	N/A	N/A	

* FROM CENTRE LINE OF PROPERTY

PLUMBING FIXTURE REQUIREMENTS				OBC References	
Male/Female Count @ 50% 50%	OCCUPANT LOAD	OBC TABLE NO.	FIXTURES REQUIRED	FIXTURES PROVIDED	

Basement Occupancy	N/A	-	-	-	
1st Floor Occupancy	N/A	-	-	-	
2nd Floor Occupancy	N/A	-	-	-	
OTHER (Describe)					

SITE DATA		M/S/M	
ZONING	RD (15.0 a550 (x5)		
PLAN NO:	2388		
LOT NO:	PART OF LOT 52		
LOT AREA	538.70 SQ.M		

BUILDING AREA (G.F) (INCL. GARAGE & PORCH)	= 187.38 SQ.M [2,016.96 SQ.FT.]	BUILDING AREA (INCL. GARAGE & PORCH)	= 161.64 SQ.M [1,740.00 SQ.FT.]
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General notes

- Contractor must check and verify all on-site dimensions, levels and be responsible for the reporting of any discrepancies with this drawing to the Architect prior to commencing work. Failure to do so will be at the Contractor's cost.
- Contractor to provide shop drawings for all fixtures and submit these drawings to Architect for approval.
- Drawings are not to be scaled, work to dimensions only.
- The drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect.

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
 REGISTERED ARCHITECTS
 CERTIFICATE OF PRACTICE # 5465

80 Eastern Avenue Unit A-9 Brampton, ON L6W 0B6
 Tel: 905-858-2565 Cell: 647-295-2565
 www.archisystem.com
 E: main@archisystem.com

CUSTOM DESIGN REPLACEMENT DWELLING
 114 WHITFIELD AVENUE, NORTH YORK, ON. M9L 1G7

OWNER: BASIT AWAN

Issued record

NO.	DESCRIPTION	DATE
ZC-R1		05.19.2020
ZC		02.29.2020

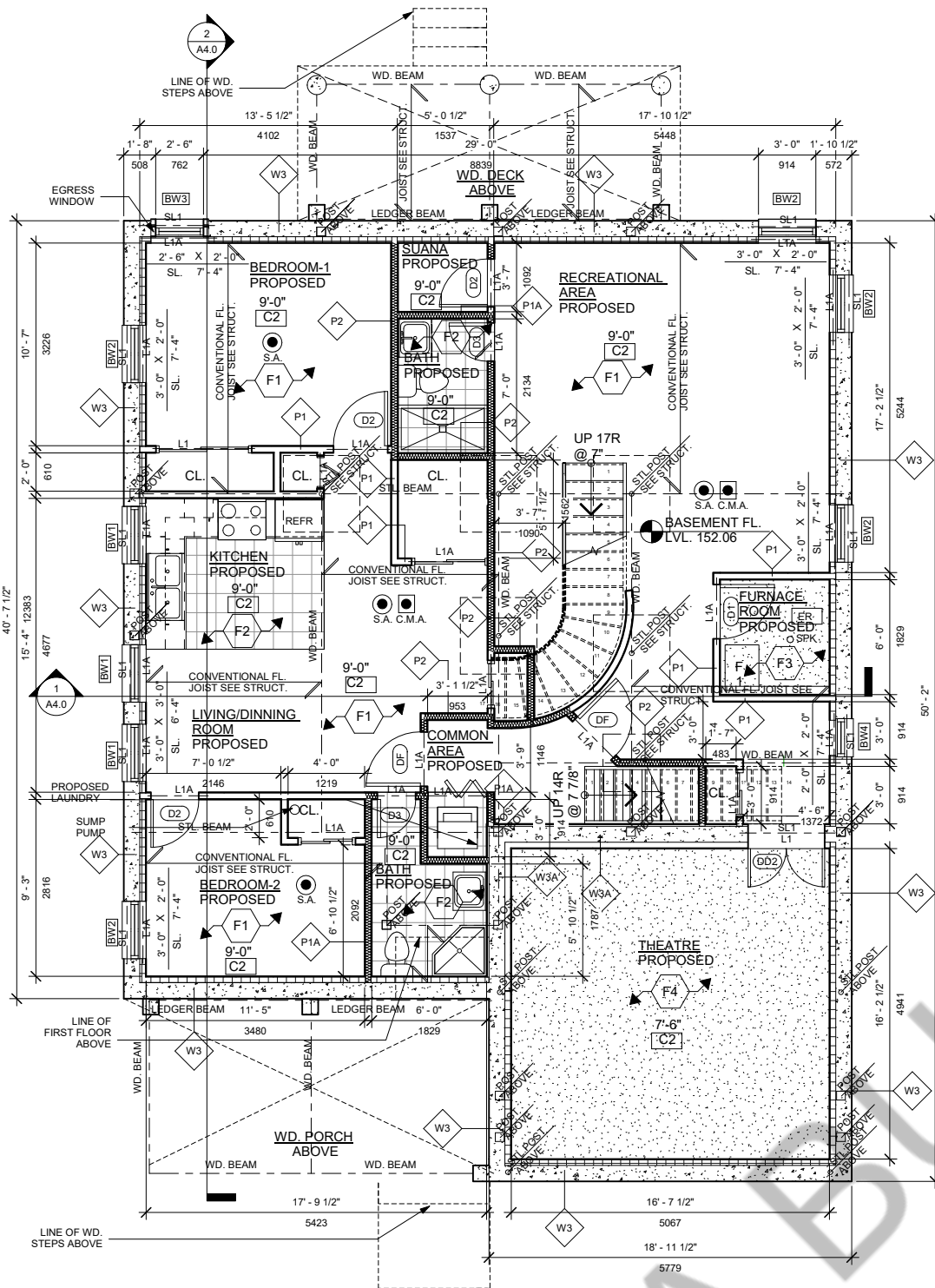
ZONING CERTIFICATE APPLICATION FEB/ 2020

SHEET TITLE:
SITE PLAN & OBC MATRIX

JOB #: 2019194

SCALE: AS NOTED

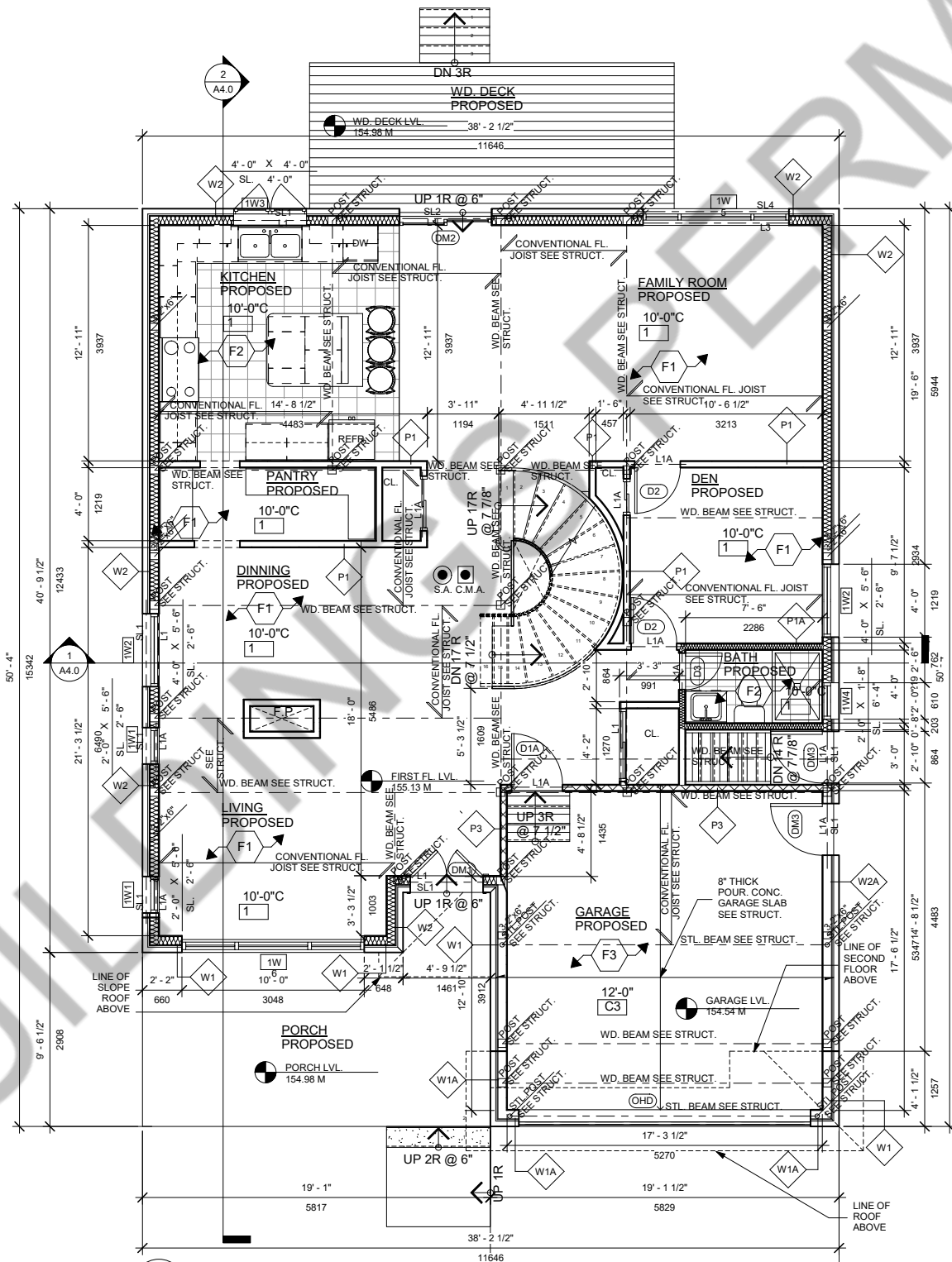
SHEET NO: A1.0



1 BASEMENT FLOOR
Scale: 1/4" = 1'-0"

CALCULATION OF GLASS AREA AS PER OBC 9.7.2.3			
ROOM LABEL	ROOM TYPE	AREA OF ROOM	AREA OF WINDOWS PROVIDED
[A]	LIVING /DINNING & KITCHEN	241.52 SQ.FT	24.3 SQ.FT 36"X36" = 8.1 SQ.FT 36"X36" = 8.1 SQ.FT 36"X36" = 8.1 SQ.FT
[B]	BEDROOM-1	135.37 SQ.FT	9.9 SQ.FT 30"X24" = 4.5 SQ.FT 36"X24" = 5.4 SQ.FT
[C]	BEDROOM-2	94.96 SQ.FT	5.4 SQ.FT 36"X24" = 5.4 SQ.FT

NOTE: * 90% OF TOTAL WINDOW AREA



2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

- ### EXTERIOR WALL TYPES
- W1 3-1/2" SAND STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6 MIL POLY AVB 1/2" GWB TAPPED & PLASTERED
 - W1A 3-1/2" SAND STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6 MIL POLY AVB 1/2" GWB TAPPED & PLASTERED
 - W2 3-1/2" BRICK CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6 MIL POLY AVB 1/2" GWB TAPPED & PLASTERED
 - W2A 3-1/2" BRICK CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6 MIL POLY AVB 1/2" GWB TAPPED & PLASTERED
 - W3 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB
 - W3A 1/2" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @24" O/C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR
- ### INTERIOR WALL TYPES
- P1 NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B. S 2"x4" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED
 - P1A NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B. IS WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED
 - P2 NEW 45M NON-LOAD BEARING F.R. PARTITION WALL W/IC SB-3 STC-53 89mm THICK ABSORPTIVE MATERIAL AND 12.7 GB MINIMUM (WALL TYPE W4D)
 - P2A NEW N.L.B 4-1/2" PARTITION WALL IN 1/2" G.W.B S 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED. PROVIDE WATER-RESISTANT GWB IN WASHROOMS AND WATER-BOURNE AREAS
 - P3 NEW NON-LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B S 2"x4" WD. STUDS @ 16" O/C TAPED 2LB/SQ.FT SPRAY-FOAM INSULATION, SANDED AND PAINTED, GAS PROOF WALL CONSTRUCTION
- ### ROOF TYPES
- R1 PROPOSED ROOF CONST.
ASPHALT SHINGLES
#15 BUILDING PAPER
1/2" EXT. PLYWOOD SHEATHING OVER
PRE-ENG. WD. TRUSSES @ 24" O/C
- ### FLOOR TYPES
- F1 LAMINATED WD. FLOORING
 - F2 CERAMIC TILES, FLOORING
 - F3 CONC. FLOORING
 - F3 CARPET
- ### CEILING TYPES
- C1 1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS
 - C2 NEW 45MIN F.R.R. CEILING, SB-3 STC-51 (CEILING TYPE F74) WITH ABSORPTIVE MATERIAL, WITH WOOD JOISTS OR WOOD I-JOISTS SPACED 610 MM O.C, 15.9MM TYPE X GYPSUM
 - C3 1/2" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R50
 - C4 1/2" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES ATTIC SPACE TO BE FILLED W/BLOW OUT LOOSE INSULATION MIN. R50

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

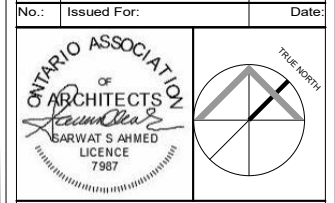
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NOTES:
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OWNER / CLIENT: **AWAN BASIT**

STRUCTURAL ENGINEERS:

No.:	Issued For:	Date:

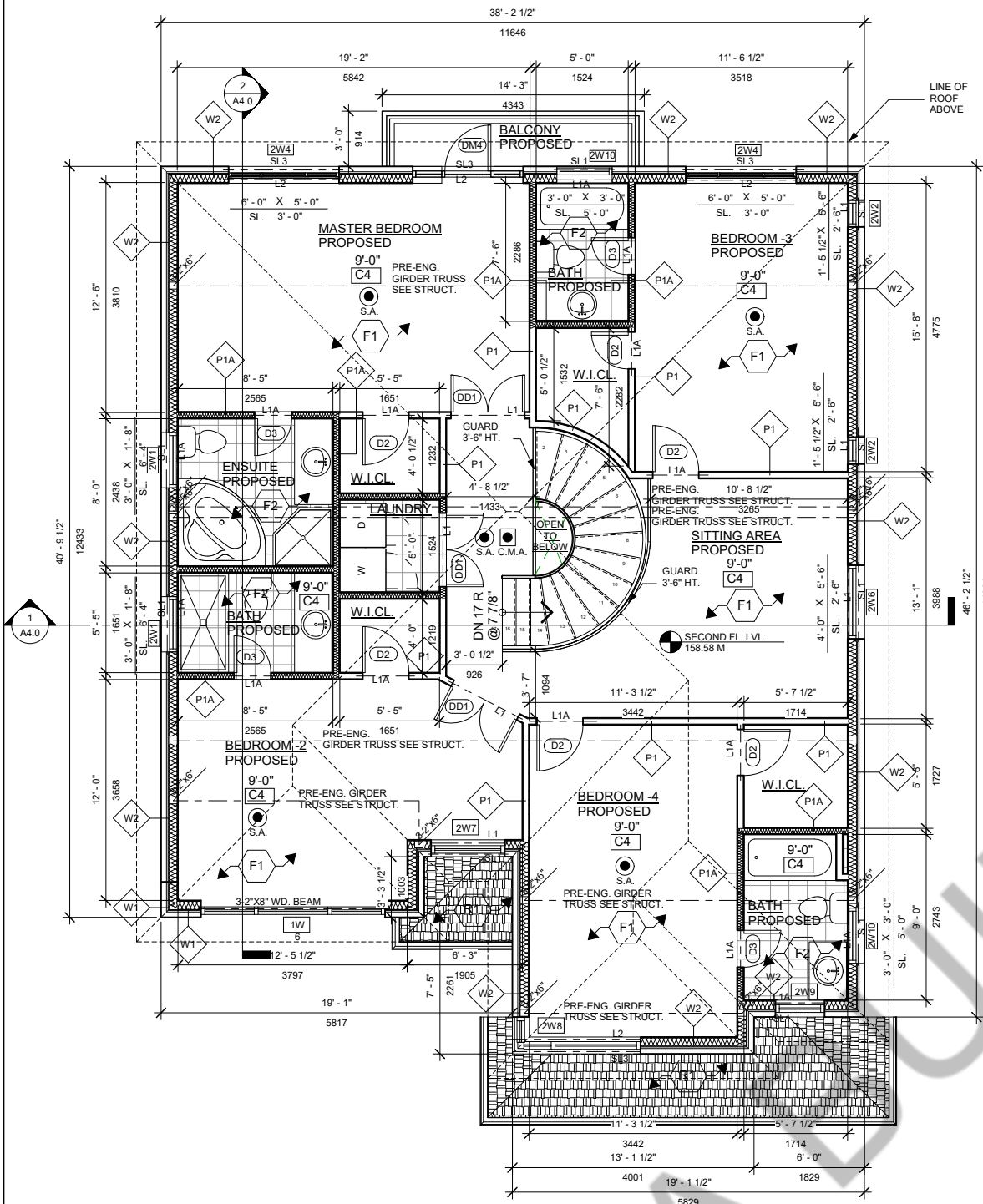


PROJECT:
114 WHITFIELD AVENUE

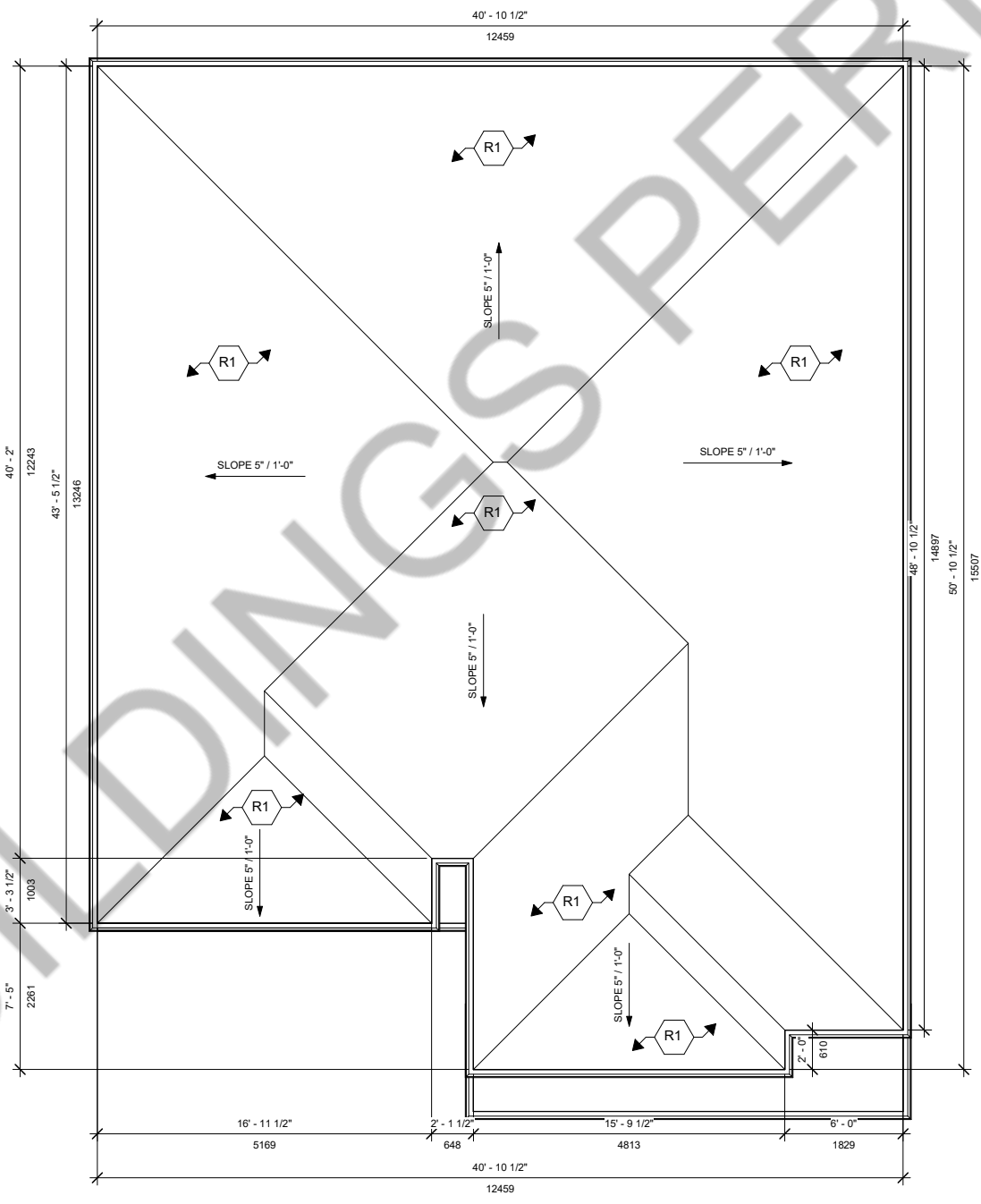
DRAWING TITLE:
BASEMENT & FIRST FLOOR PLAN

JOB # Project Number
SCALE: As indicated
SHEET NO.:

A2.0



2 SECOND FLOOR PLAN
A2.1 Scale: 1/4" = 1'-0"



1 ROOF PLAN
A2.1 Scale: 1/4" = 1'-0"

EXTERIOR WALL TYPES

- W1** 3-1/2" SAND STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 3" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6MIL POLY AVB; GWB TAPPED & PLASTERED
- W1A** 3-1/2" SAND STONE CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 3" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES; GWB TAPPED & PLASTERED
- W2** 3-1/2" BRICK CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 3" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6MIL POLY AVB; GWB TAPPED & PLASTERED
- W2A** 3-1/2" BRICK CLADDING 1" AIR SPACE TYVAK HOUSE WRAP AVB 3" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES; GWB TAPPED & PLASTERED
- W3** 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB
- W3A** 1" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @ 24" O/C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR

INTERIOR WALL TYPES

- P1** NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED
- P1A** NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B. B/S WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED
- P2** NEW 45M NON LOAD BEARING F.R. PARTITION WALL W/IC SB-3 STC-53 89mm THICK ABSORPTIVE MATERIAL AND 12.7 GB MINIMUM (WALL TYPE W4D)
- P3** NEW NON-LOAD-BEARING 4" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED 2LB/SQ.FT SPRAY-FOAM INSULATION, SANDED AND PAINTED, GAS PROOF WALL CONSTRUCTION

ROOF TYPES

- R1** PROPOSED ROOF CONST.
ASPHALT SHINGLES
#15 BUILDING PAPER
1" EXT. PLYWOOD SHEATHING OVER PRE-ENG. WD. TRUSSES @ 24" O/C

FLOOR TYPES

- F1** LAMINATED WD. FLOORING
- F2** CERAMIC TILES FLOORING
- F3** CONC. FLOORING
- F3** CARPET

CEILING TYPES

- C1** 3/8" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS
- C2** NEW 45M F.R.R. CEILING SB-3 STC-51 (CEILING TYPE F17D) WITH ABSORPTIVE MATERIAL, WITH WOOD JOISTS OR WOOD I-JOISTS SPACED 610 MM O.C. 15.9MM TYPE X GYPSUM
- C3** 3/8" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R31
- C4** 3/8" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSULATION MIN. R50

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

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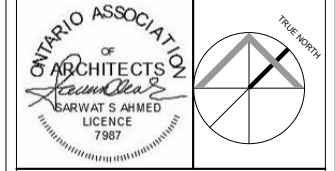
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ALLWORKS TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO PREVAILING ONTARIO BUILDING CODE.

OWNER / CLIENT: **AWAN BASIT**

STRUCTURAL ENGINEERS:

No.: Issued For: Date:



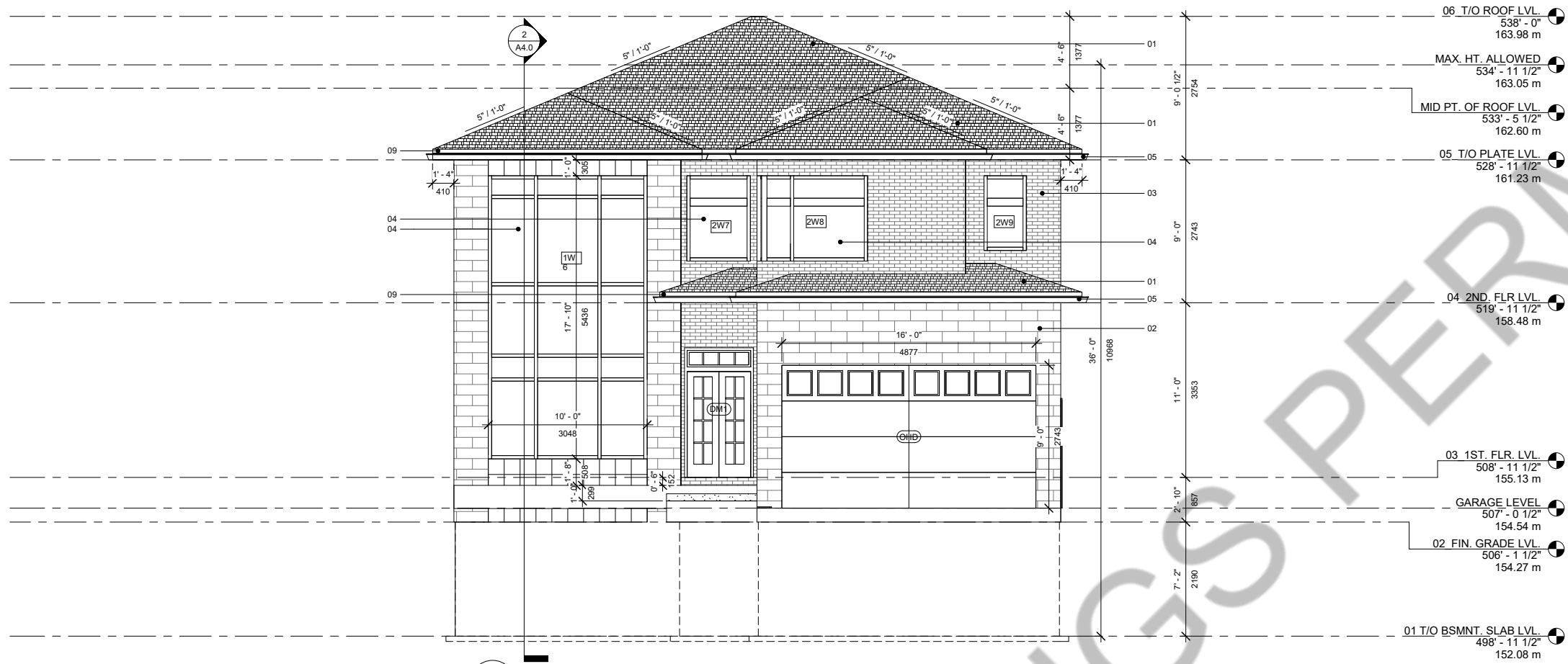
PROJECT:
114 WHITFIELD AVENUE

DRAWING TITLE:

SHEET TITLE: **SECOND FLOOR & ROOF PLAN**

JOB # Project Number
SCALE: As indicated

SHEET NO.: **A2.1**



1 South Elevation
 Scale: 1/4" = 1'-0"

01	ASPHALT SHINGLES COLOUR T.B.D.
02	CULTURED STONE COLOUR T.B.D.
03	BRICK COLOUR T.B.D.
04	VINYL FRAMED DBL GLASED WINDOW
05	26 GA P.F.MTL. EAVETROUGH COLOUR T.B.D.
06	PRECAST CONC. STAIRS
07	WD STAIRS
08	3'-6" HIGH ALUMINUM GUARDRAIL
09	P.F. METAL FASCIA BOARD COLOUR T.B.D.



2 North Elevation
 Scale: 1/4" = 1'-0"

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ARCHISYSTEM INC.

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 CERTIFICATE OF PRACTICE # 5465

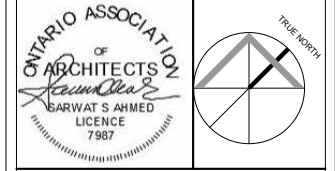
80 Eastern Ave. Unit A9, Brampton, ON
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 Tel (O) 905-858-2565 (C) 647-295-2565
 www.thearchisystem.com
 e-mail archisystem@gmail.com

NOTES:
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OWNER / CLIENT:
AWAN BASIT

STRUCTURAL ENGINEERS:

No.: Issued For: Date:



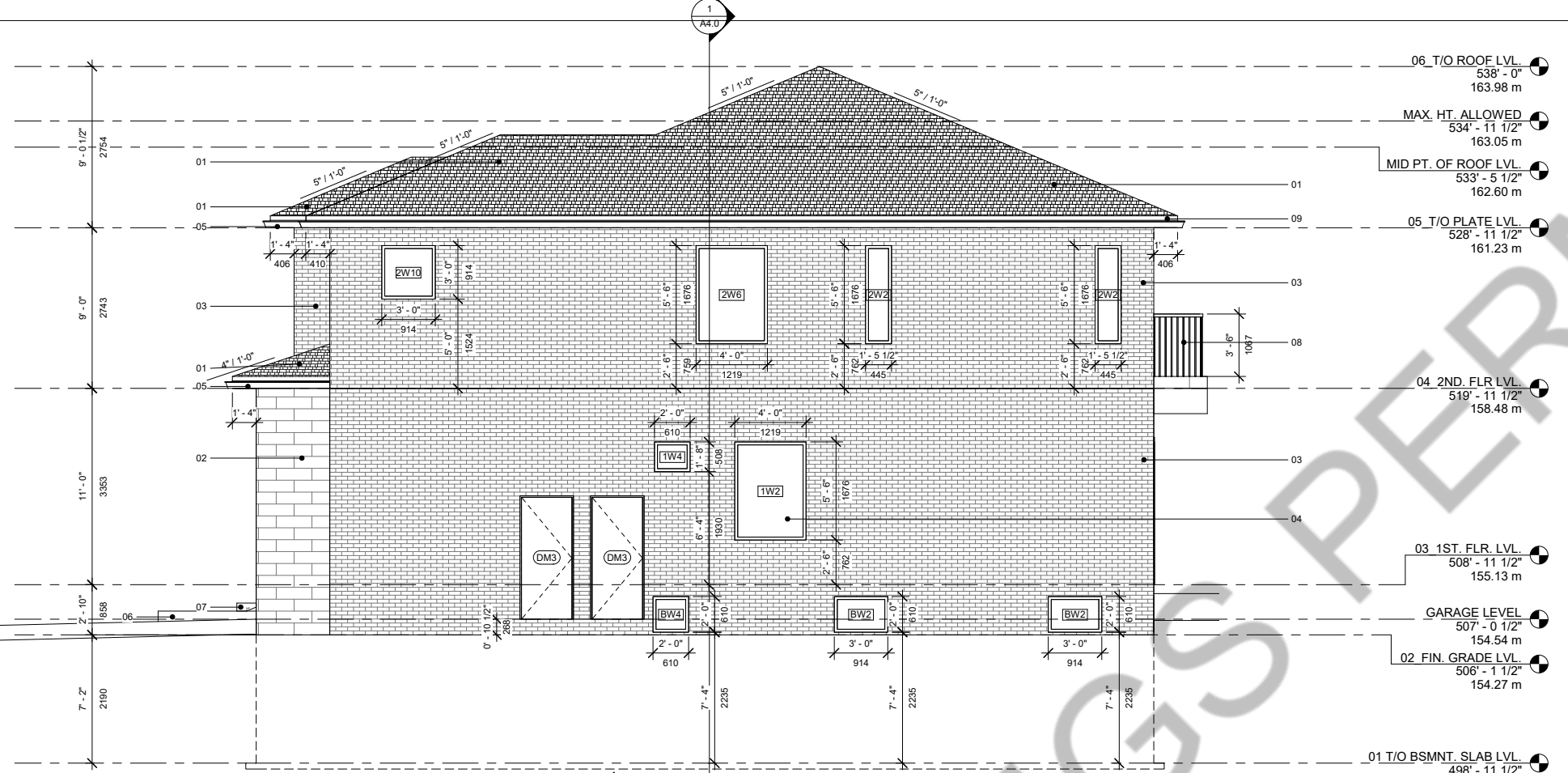
PROJECT:
114 WHITFIELD AVENUE

DRAWING TITLE:

SHEET TITLE:
NORTH & SOUTH ELEVATIONS

JOB # Project Number
 SCALE: 1/4" = 1'-0"

SHEET NO.:
A3.0

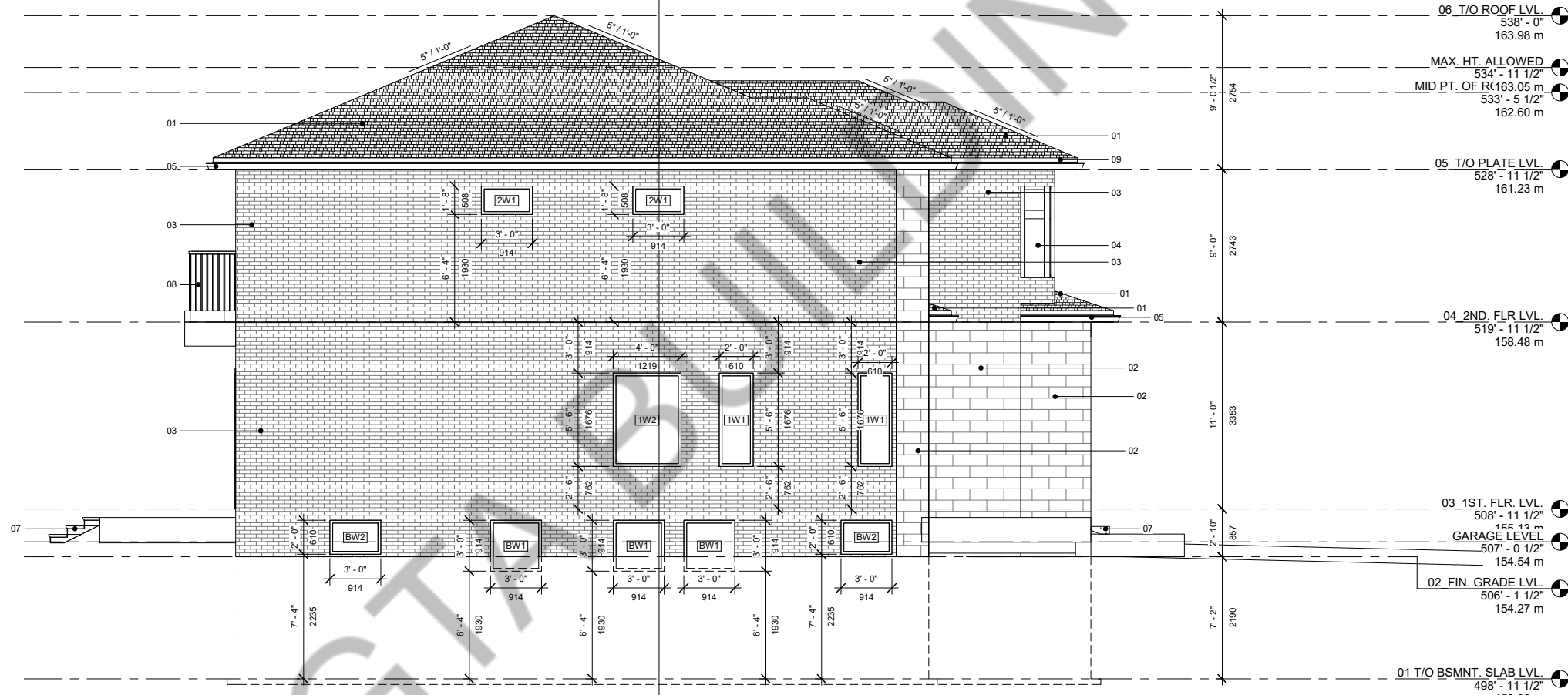
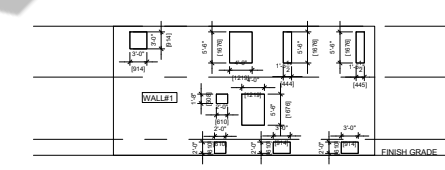


1 East Side Elevation
 A3.1 Scale: 1/4" = 1'-0"

01	ASPHALT SHINGLES COLOUR T.B.D.
02	CULTURED STONE COLOUR T.B.D.
03	BRICK COLOUR T.B.D.
04	VINYL FRAMED DBL GLAZED WINDOW T.B.D.
05	26 GA P.F.MTL.EAVETROUGH COLOUR T.B.D.
06	PRECAST CONC. STAIRS
07	WD STAIRS
08	3'-6" HIGH ALUMINUM GUARDRAIL
09	P.F. METAL FASCIA BOARD COLOUR T.B.D.

WALL #1

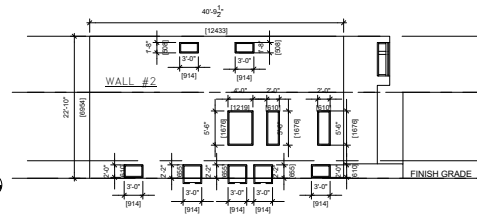
CALCULATION OF UNPROTECTED OPENINGS OBC 2012 (9.10.15.4)		
TOTAL EXPOSED WALL AREA		=97.93 SQ.M
UNPROTECTED WINDOW AREA	=7.38 SQ.M	
LIMITING DISTANCE	=1.80 M	
%AGE ALLOWED @ 1.5M <100 SQ.M	=8%	=7.83 SQ.M
%AGE OF TOTAL UNPROTECTED WINDOWS PROPOSED	=7.54%	



2 West Side Elevation
 A3.1 Scale: 1/4" = 1'-0"

WALL #2

CALCULATION OF UNPROTECTED OPENINGS OBC 2012 (9.10.15.4)		
TOTAL EXPOSED WALL AREA		=86.454 SQ.M
UNPROTECTED WINDOW AREA	=6.632 SQ.M	
LIMITING DISTANCE	=1.80 M	
%AGE ALLOWED @ 1.5M <100 SQ.M	=8%	=6.91 SQ.M
%AGE OF TOTAL UNPROTECTED WINDOWS PROPOSED	=7.67%	



PROJECT ARCHITECTS:
ARCHISYSTEM INC.

CONSULTING ARCHITECTS
 CERTIFICATE OF PRACTICE # 5465

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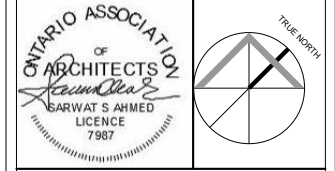
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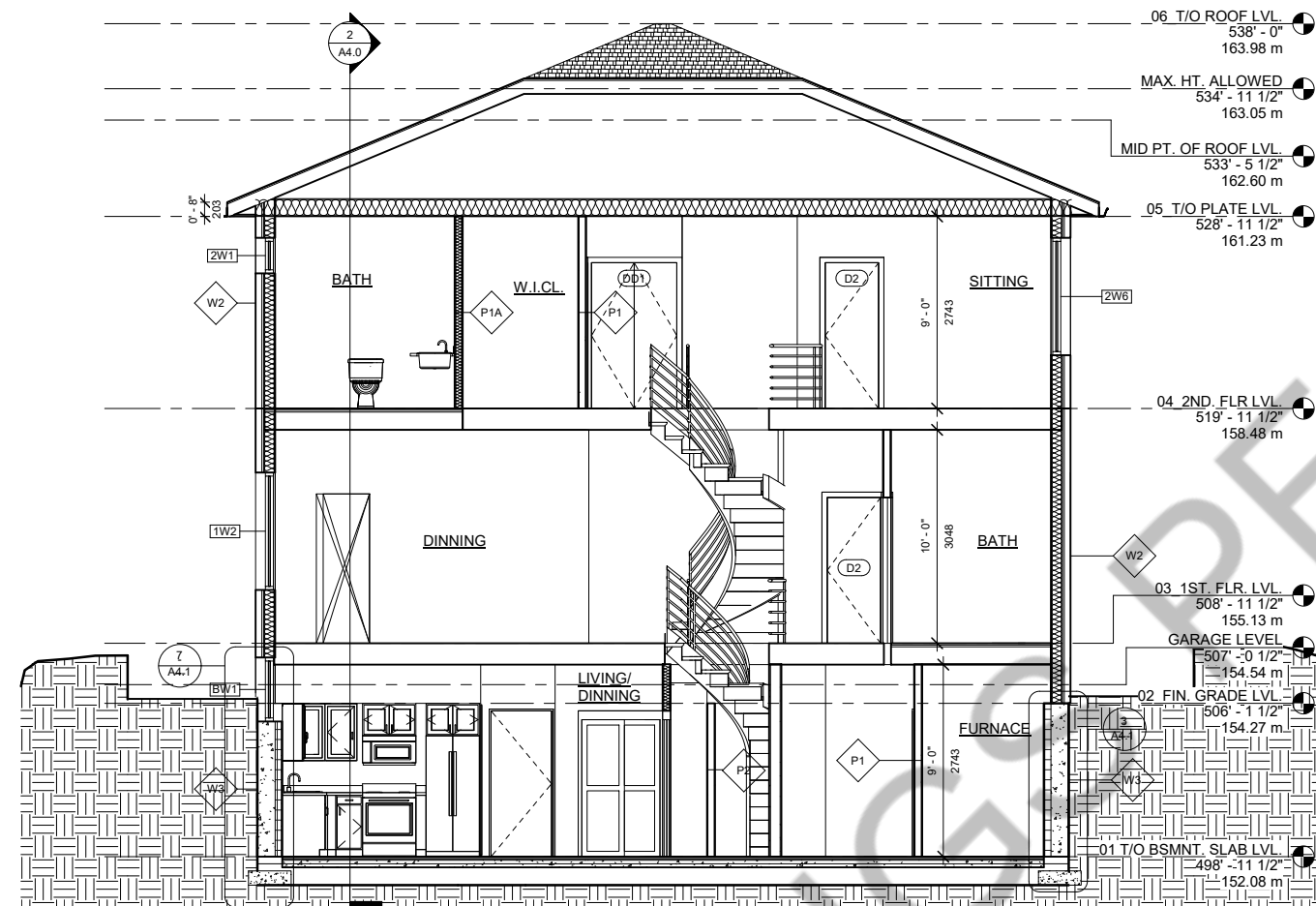
PROJECT:
114 WHITFIELD AVENUE

DRAWING TITLE:

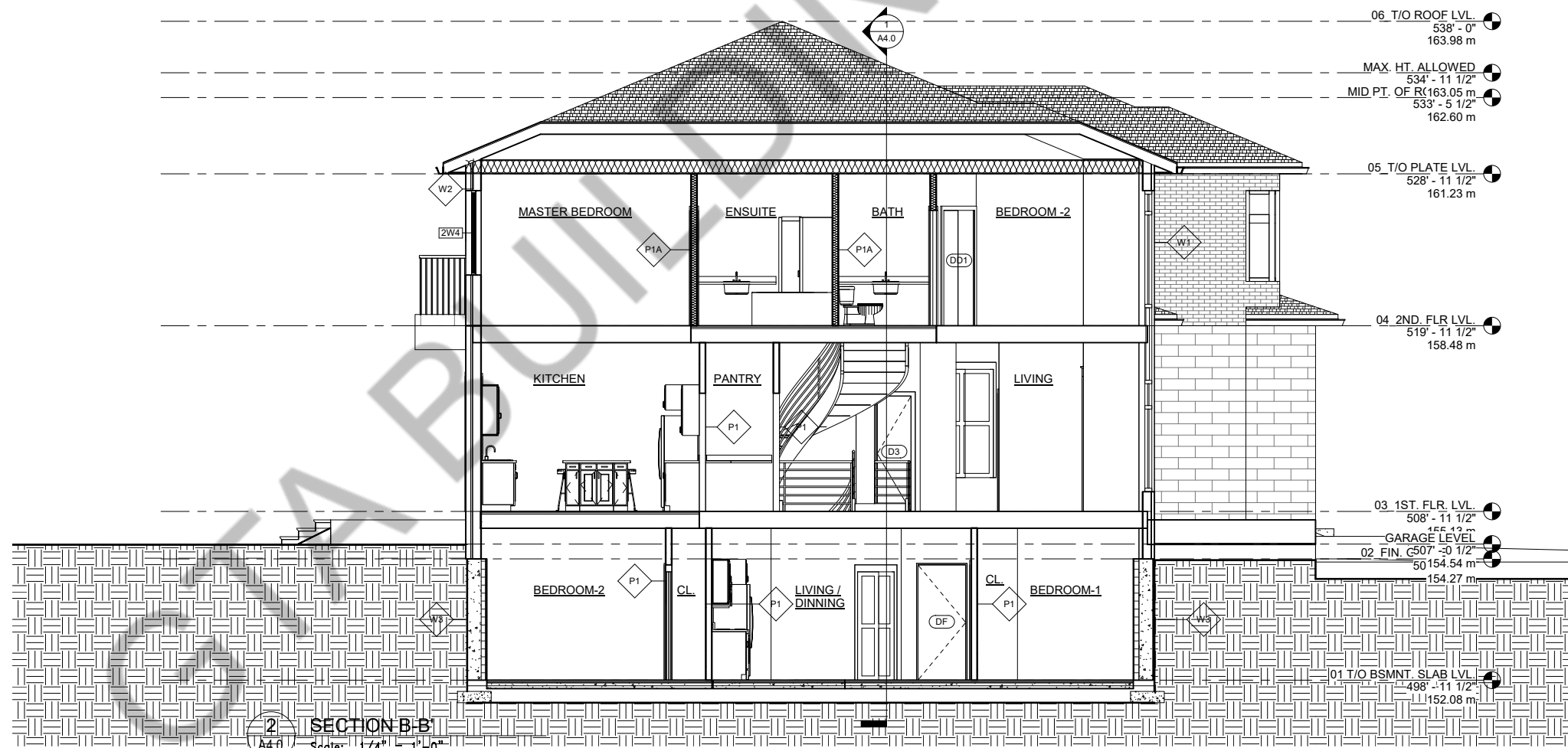
SHEET TITLE: **EAST AND WEST SIDE ELEVATION**

JOB # Project Number
 SCALE: As indicated

SHEET NO.: **A3.1**



1 SECTION A-A'
A4.0 Scale: 1/4" = 1'-0"



2 SECTION B-B'
A4.0 Scale: 1/4" = 1'-0"

PROJECT ARCHITECTS:
ARCHISYSTEM INC.
CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

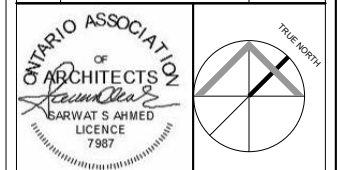
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PROJECT:
114 WHITFIELD AVENUE

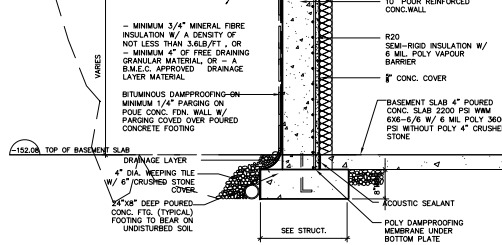
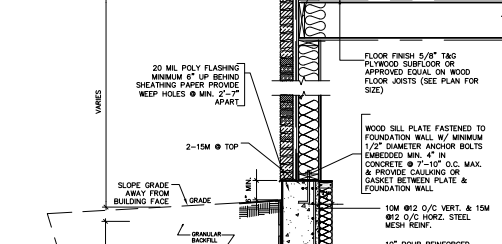
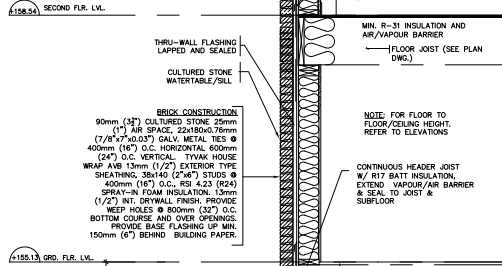
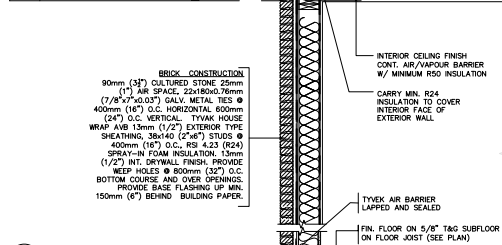
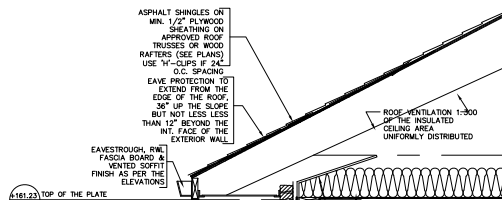
DRAWING TITLE:

SHEET TITLE: **SECTIONS**

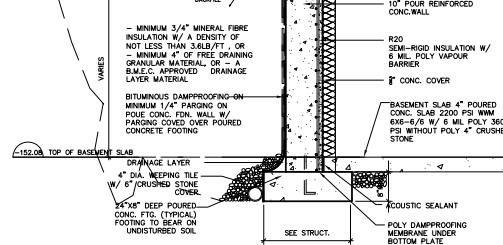
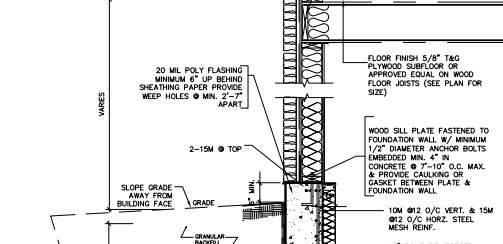
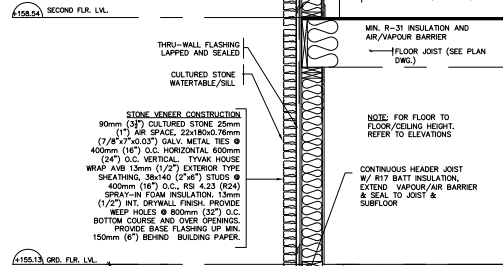
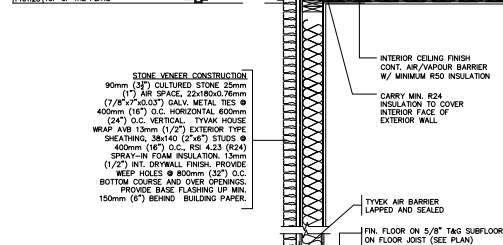
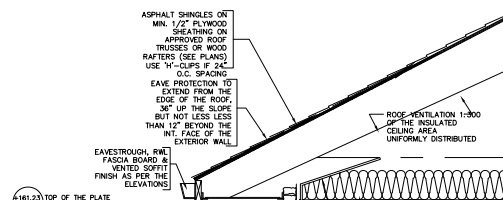
JOB # Project Number

SCALE: 1/4" = 1'-0"

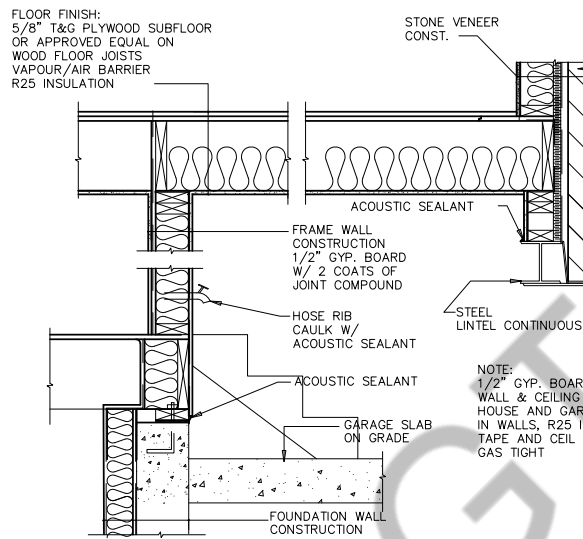
SHEET NO.: **A4.0**



1 WALL SECTION
A4.1 SCALE= 1/2"=1'-0"



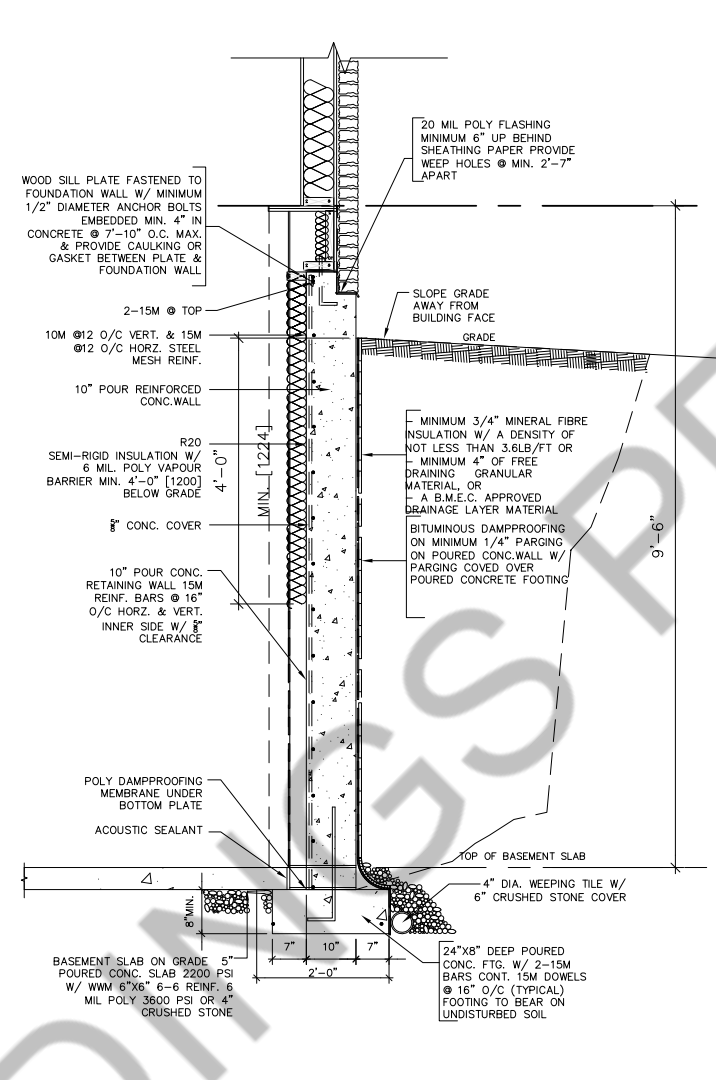
2 WALL SECTION
A4.1 SCALE= 1/2"=1'-0"



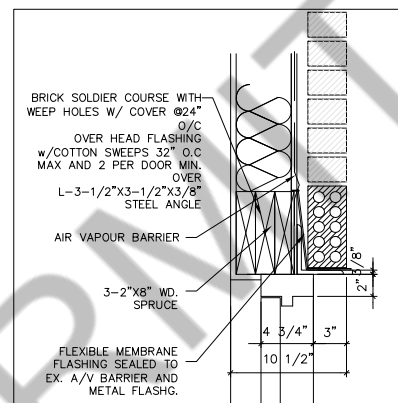
4 SECTION DETAIL AT GARAGE
A4.1 SCALE= 3/4"=1'-0"

- GASPROOFING NOTES:**
ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT INFILTRATION OF GASES INTO DWELLING.
1. PROVIDE 1/2" DRYWALL WITH MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING
 2. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS WITH ACOUSTIC SEALANT
 3. EXTERIOR TYPE INSULATED DOOR GASPROOFED, EQUIPPED WITH A SELF CLOSING DEVICE AND WEATHERSTRIPPING
 4. GARAGE SLAB SHALL BE SLOPED TO DRAIN TO OUTDOORS
 5. WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE CARRY DRYWALL UP TO ROOF SHEATHING AND CAULK WITH ACOUSTIC SEALANT

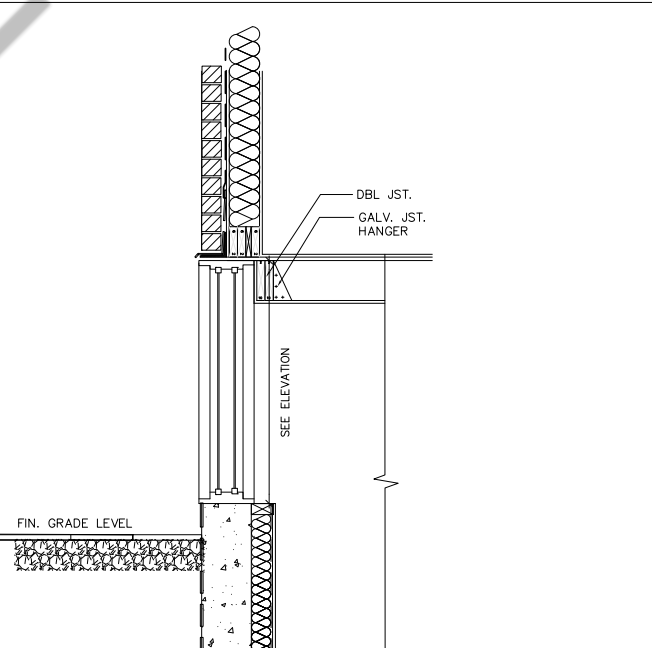
NOTE:
1/2" GYP. BOARD ON WALL & CEILING BETWEEN HOUSE AND GARAGE, R19 IN WALLS, R25 IN CEILING TAPE AND CEIL ALL JOINTS GAS TIGHT



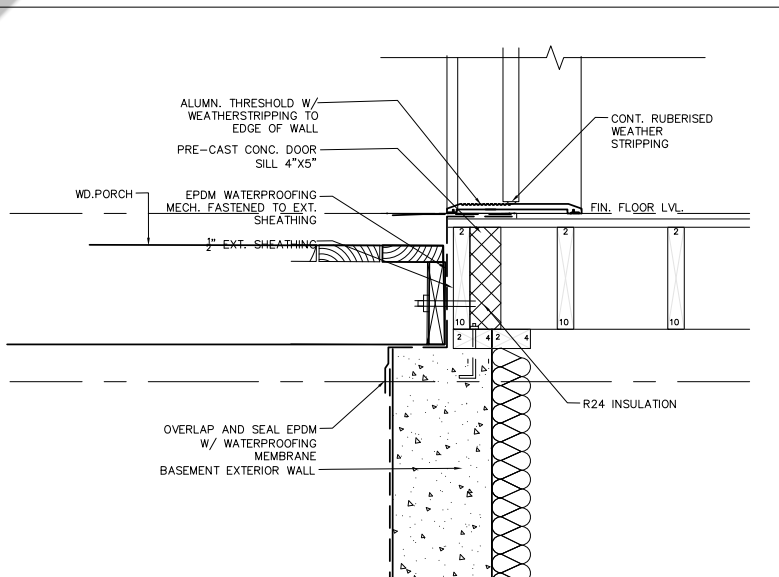
3 SECTION DETAIL
A4.1 SCALE= 3/4"=1'-0"



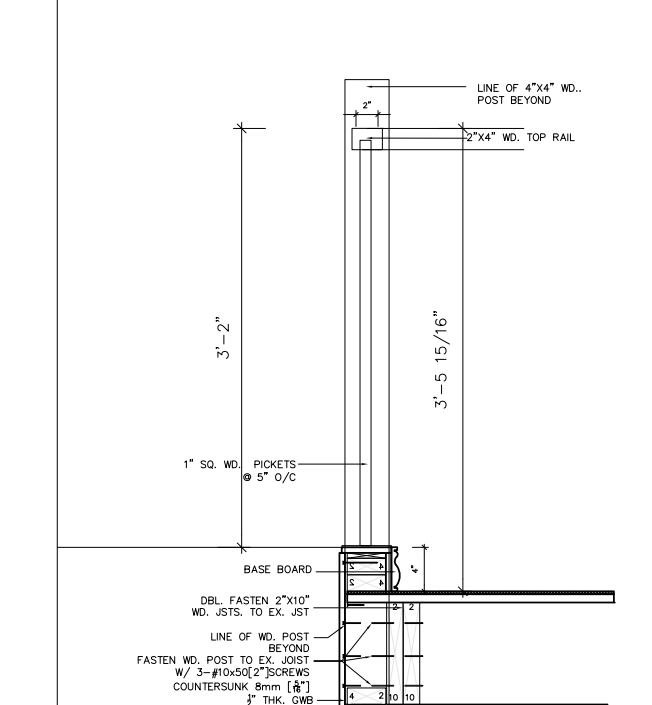
6 SECTION DETAIL WINDOW/ DOOR HEAD
A4.1 SCALE= 1 1/2"=1'-0"



7 SECTION DETAIL
A4.1 SCALE= 1 1/2"=1'-0"



5 SECTION DETAIL AT MAIN ENTRANCE
A4.1 SCALE= 3/4"=1'-0"



8 SECTION
A4.1 SCALE= 3/4"=1'-0"

PROJECT ARCHITECTS:
ARCHITECTS

REGISTERED ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

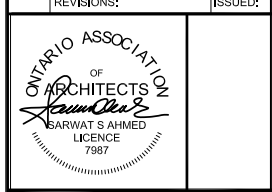
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- General notes**
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 3. Drawings are not to be scaled, work to dimensions only.
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Structural Engineers:

NO.	REVISIONS:	ISSUED:

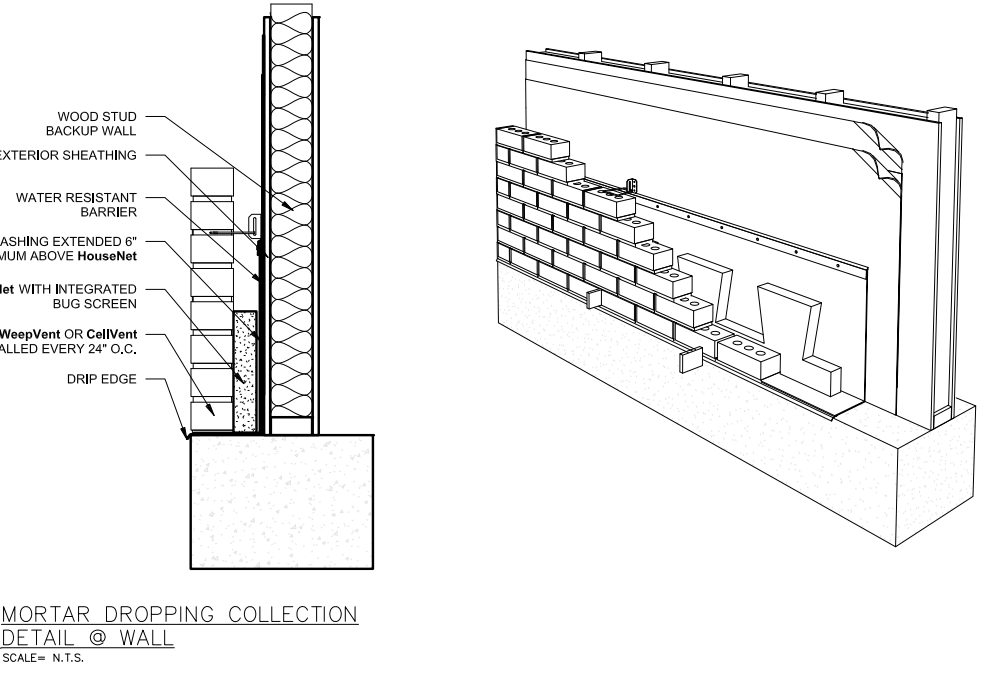
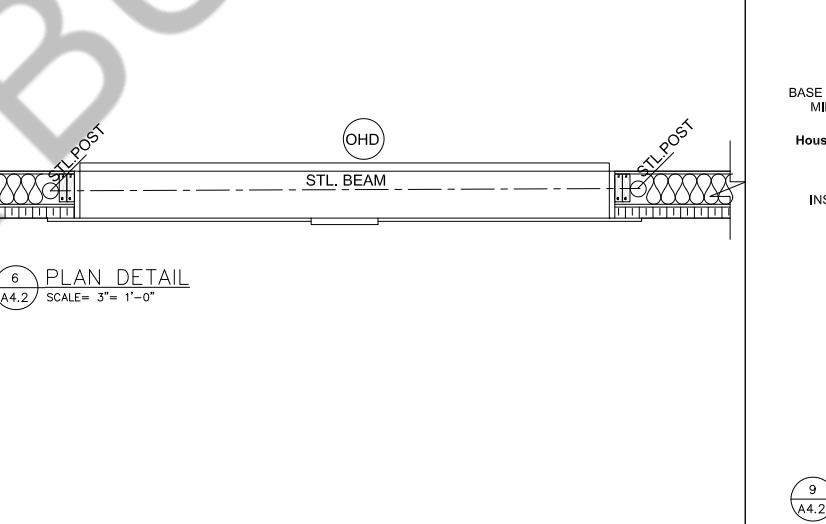
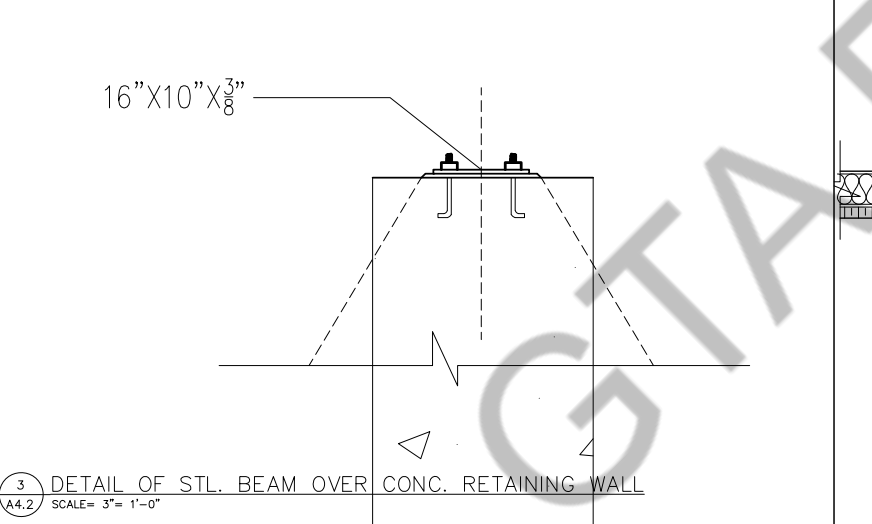
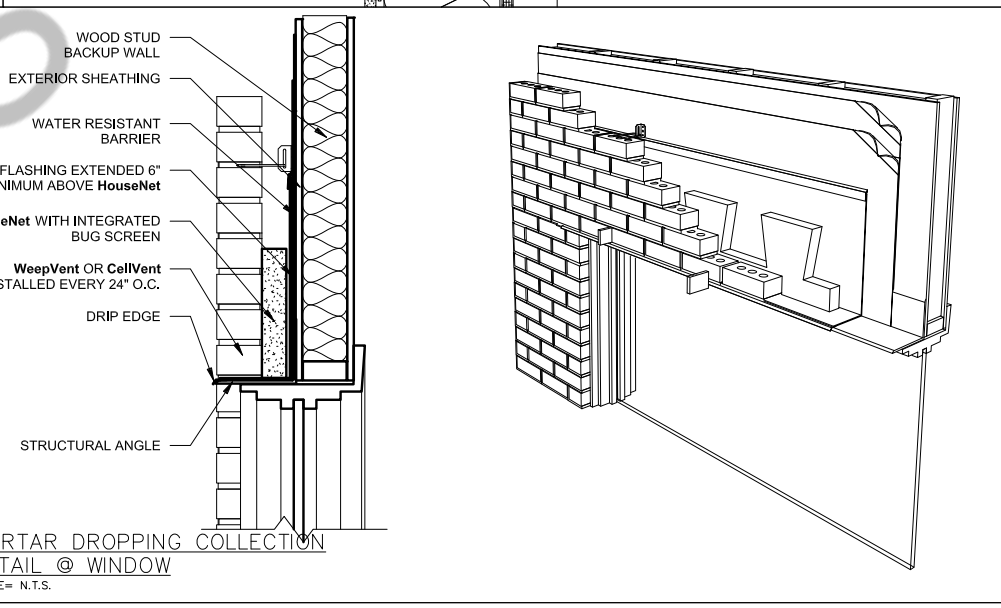
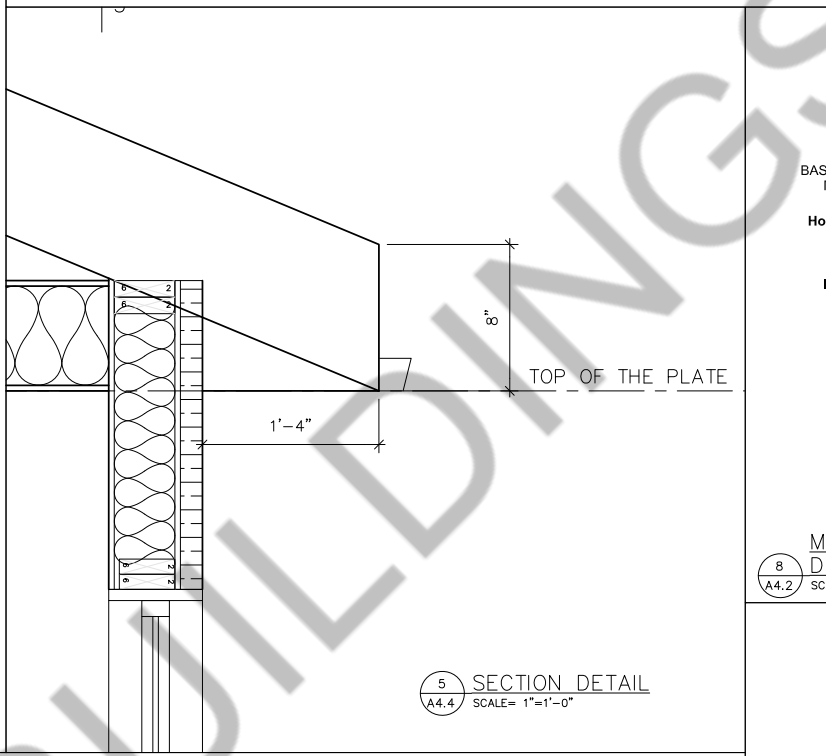
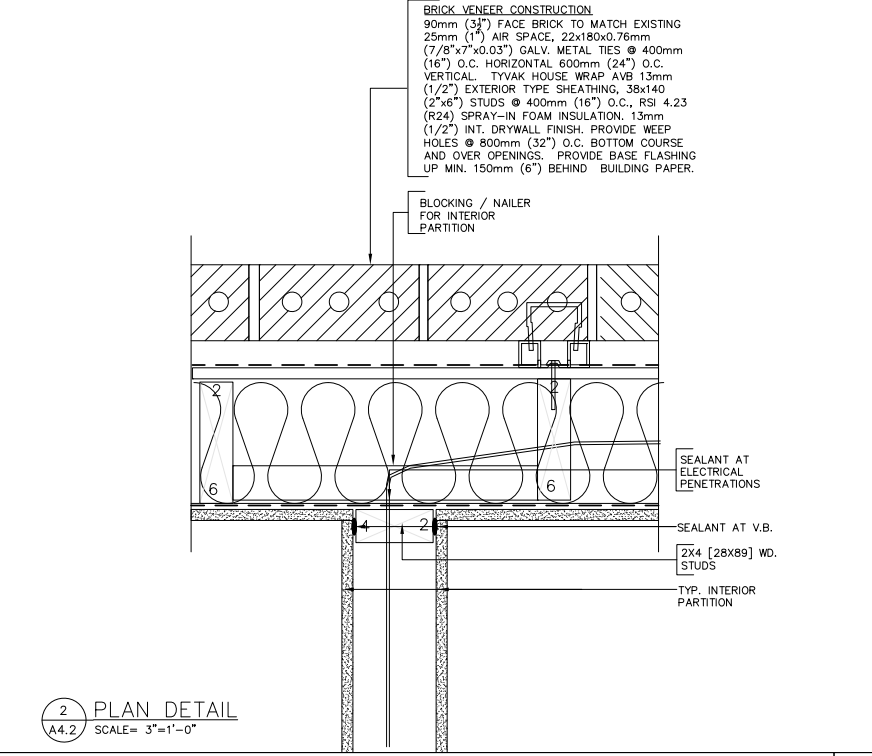
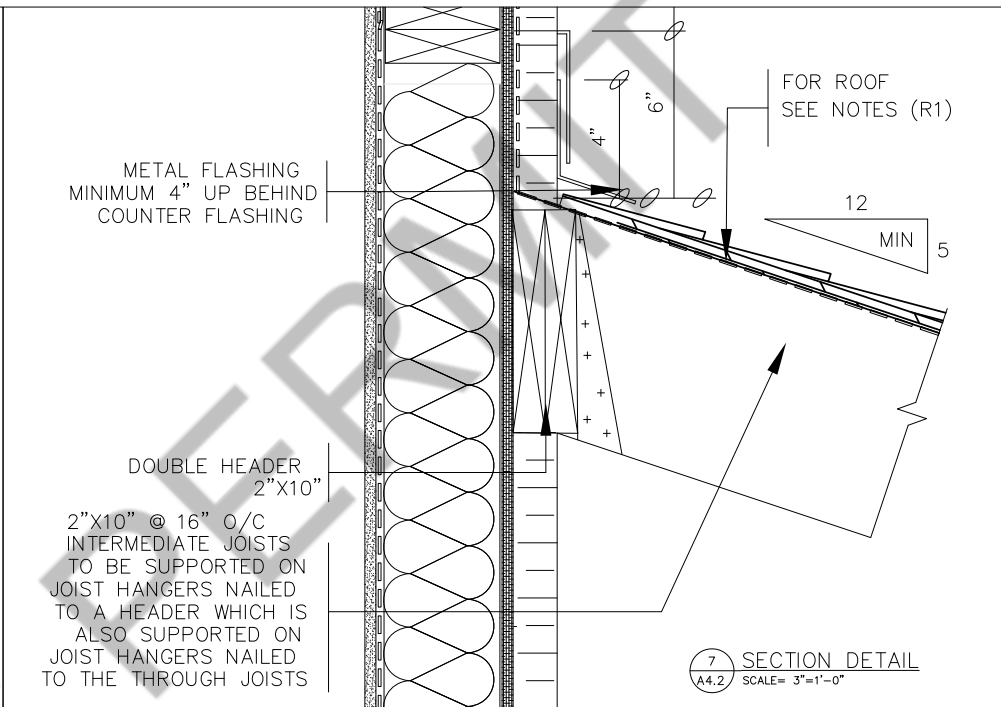
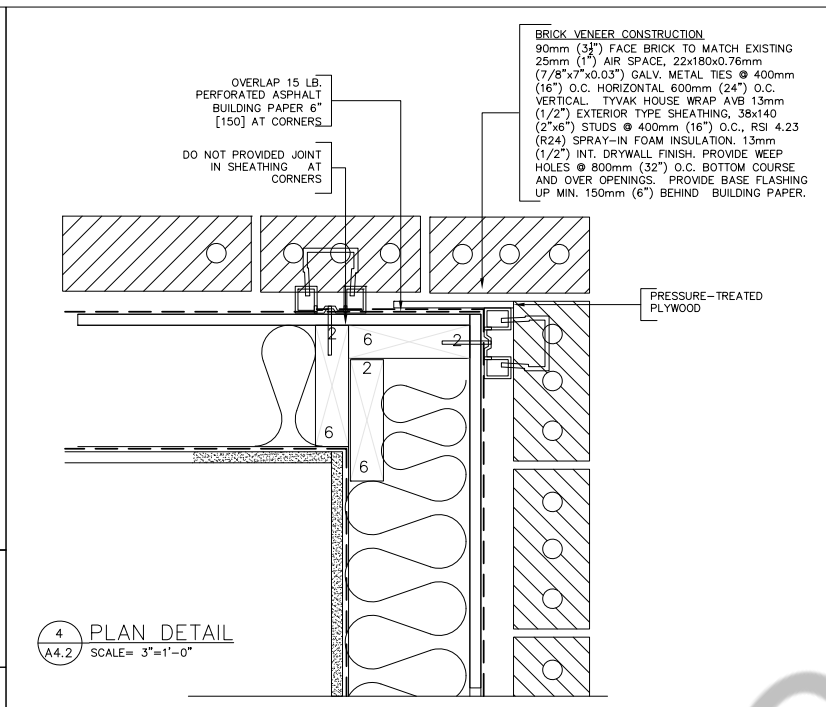
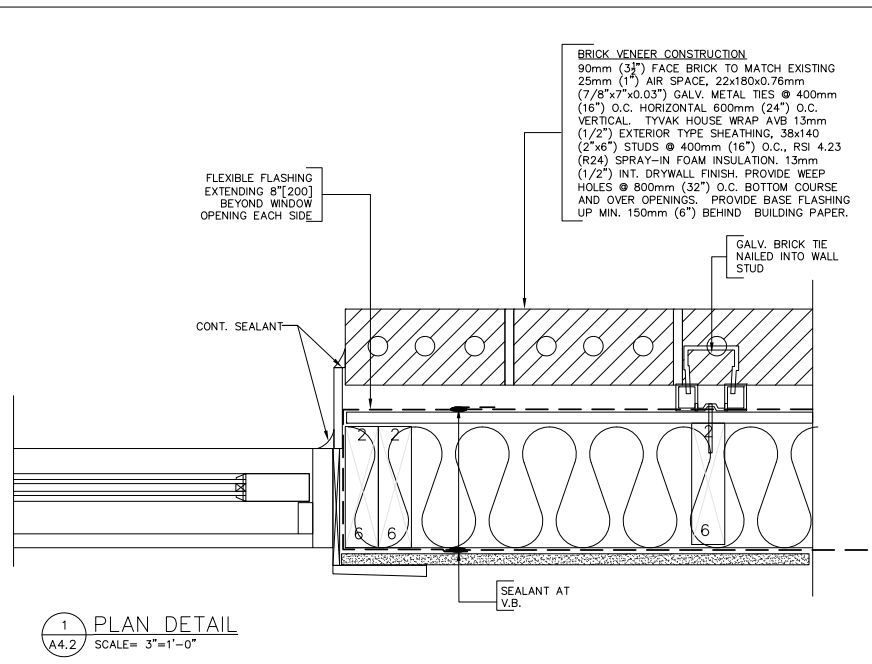


CUSTOM DESIGN REPLACEMENT DWELLING
114 WHITFIELD AVENUE, NORTH YORK, ON, M9L 1G7

DRAWING TITLE:
PERMIT SET ARCHITECTURAL

SHEET TITLE:
NOTES & LEGEND

JOB #: 2019194
SCALE: AS NOTED
SHEET NO: **A4.1**



PROJECT ARCHITECTS:
ARCHITECTS
 REGISTERED ARCHITECTS
 CERTIFICATE OF PRACTICE # 5465

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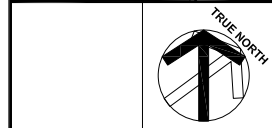
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OWNER / CLIENT:

Structural Engineers:

REVISIONS:	ISSUED:



**CUSTOM DESIGN
 REPLACEMENT
 DWELLING**
 114 WHITFIELD AVENUE, NORTH
 YORK, ON, M9L 1G7

DRAWING TITLE:
**PERMIT SET
 ARCHITECTURAL**

SHEET TITLE:
**PLAN & SECTIONAL
 DETAIL**

JOB #: 2019194
 SCALE: AS NOTED
 SHEET NO: **A4.2**

EXTERIOR WALL TYPES

W1 3-1/2" SAND STONE CLADDING 1" AIR SPACE TYVAK 'HOUSE WRAP' AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6MIL POLY AVB. 1/2" GWB TAPPED & PLASTERED

W1A 3-1/2" SAND STONE CLADDING 1" AIR SPACE TYVAK 'HOUSE WRAP' AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES. 1/2" GWB TAPPED & PLASTERED

W2 3-1/2" BRICK CLADDING 1" AIR SPACE TYVAK 'HOUSE WRAP' AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES R24 BATT INSULATION 6MIL POLY AVB. 1/2" GWB TAPPED & PLASTERED

W2A 3-1/2" BRICK CLADDING 1" AIR SPACE TYVAK 'HOUSE WRAP' AVB 1/2" EXTERIOR SHEATHING 2"x6" WD. STUDS @ 16" O/C TOP/BOTTOM PLATES. 1/2" GWB TAPPED & PLASTERED

W3 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARING WHERE REQUIRED R20 BATT INSULATION, 6 MIL POLY AVB

W3A 1/2" G.W.B. TAPPED & PLASTERED OVER 1" WD. STRAPPING @24" O/C. 10" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR

INTERIOR WALL TYPES

P1 NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED, PLASTERED, SANDED AND PAINTED

P1A NEW NON LOAD-BEARING 4-1/2" PARTITION WALL IN 1/2" MOISTURE RESISTANT G.W.B 1/S WATER BOURNE AREAS E.G BATHS & KITCHEN 2"x4" OR 2"x6" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED

P2 NEW- 45M NON LOAD BEARING F.R PARTITION WALL W/C,SB-3,STC-53 89mm THICK ABSORPTIVE MATERIAL AND 12.7 GB MINIMUM. (WALL TYPE W4D) NEW N.L.B 4-1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED, SANDED AND PAINTED. PROVIDE WATER-RESISTANT GWB IN WASHROOMS AND WATER-BOURNE AREAS

P3 NEW NON-LOAD-BEARING 4 1/2" PARTITION WALL IN 1/2" G.W.B B/S 2"x4" WD. STUDS @ 16" O/C TAPED 2LB/SQ.FT SPRAY-FOAM INSULATION, SANDED AND PAINTED, GAS PROOF WALL CONSTRUCTION

ROOF TYPES

R1 PROPOSED ROOF CONST.
ASPHALT SHINGLES
#15 BUILDING PAPER
3/8" EXT. PLYWOOD SHEATHING OVER
PRE-ENG. WD. TRUSSES @ 24" O/C

FLOOR TYPES

- F1** LAMINATED WD. FLOORING
- F2** CERAMIC TILES. FLOORING
- F3** CONC. FLOORING
- F3** CARPET

CEILING TYPES

- C1** 5/8" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS
- C2** NEW- 45MIN. F.R.R. CEILING, SB-3, STC-51 (CEILING TYPE F17d) WITH ABSORPTIVE MATERIAL, WITH WOOD JOISTS OR WOOD I-JOISTS SPACED 610 MM O.C.15.9MM TYPE X GYPSUM
- C3** 5/8" GWB SMOOTH PLASTERED CLG. ON CLG. JSTS TO BE FILLED W/SPRAY FORM INSULATION MIN. R31
- C4** 5/8" GWB SMOOTH PLASTERED CLG. ON ROOF TRUSSES ATTIC SPACE TO BE FILLED W/ BLOW OUT LOOSE INSULATION MIN. R50

DOORS SCHEDULE

TYPE	SIZE		DESCRIPTION
	WIDTH	HEIGHT	
DM1	4'-0"	8'-0"	ALUMN. FRAME H.M INSULATED DOOR WITH FIXED DBL. GLAZED WINDOW
DM2	5'-0"	8'-0"	ALUMN. FRAME H.M INSULATED DOOR WITH FIXED DBL. GLAZED WINDOW
DM3	2'-10"	8'-0"	ALUMN. FRAME H.M INSULATED DOOR
DD1	4'-0"	7'-0"	WD. FRAME INTERIOR TYPE SOLID WD. DBL. DOOR WITH FIXED DBL. FROSTED SAFETY GLAZED WINDOW W/ PRIVACY LOCK DOOR CLOSER
DD2	4'-0"	7'-0"	WD. paneled door w/ privacy lock copper hinges and door stop
D1A	3'-0"	7'-0"	ALUMN. FRAME H.M INSULATED DOOR W/LATCHED LOCK AT GARAGE WITH GAS-PROOF SEALANT
D1	2'-10"	7'-0"	INTERIOR TYPE paneled door with latched lock, hinges and door stop
D2	2'-6"	7'-0"	INTERIOR TYPE paneled door with latched lock, hinges and door stop
D3	2'-0"	7'-0"	INTERIOR TYPE WD. paneled door w/ privacy lock copper hinges and door stop
OHD	16'-0"	9'-0"	P.F METAL INSULATED O/H SECTIONAL DOOR W/ REMOTE CONTROL MECHANICAL GARAGE OPENER RWCOX OR EQ.
DF	2-10"	7-0"	MIN. 20 MIN. FIRE-RATED INTERIOR TYPE DOOR W/ SELF-CLOSING DEVICE. EMERGENCY EXIT TYPE 1/S LOCK

WINDOWS SCHEDULE

TYPE	SIZE		SILL LVL. (SL)	DESCRIPTION
	WIDTH	HEIGHT		
1W1	2'-0"	5'-6"	+2'-6"	ALUMN. FRAME THERMOPAN DBL GLAZED WINDOW PROVIDE INSECT SCREEN AT OPERABLE PANS
1W2	4'-0"	5'-6"	+2'-6"	DO
1W3	4'-0"	4'-0"	4'-0"	DO
1W4	2'-0"	1'-8"	+6'-4"	DO
1W5	8'-0"	6'-6"	+1'-6"	DO
1W6	10'-0"	7'-10"	+1'-8"	DO
2W1	3'-0"	1'-8"	+6'-4"	DO
2W2	1'-5 1/8"	8'-6"	+2'-6"	DO
2W4	6'-0"	5'-0"	3'-0"	DO
2W6	4'-0"	5'-6"	+2'-6"	DO
2W7	4'-0"	5'-0"	+2'-6"	DO
2W8	4'-0"	5'-0"	+2'-6"	DO
2W9	3'-0"	5'-0"	+2'-6"	DO
2W10	3'-0"	3'-0"	5'-0"	DO
BW1	3'-0"	3'-0"	+6'-4"	DO
BW2	3'-0"	2'-0"	+7'-4"	DO
BW3	3'-0"	2'-0"	+7'-4"	DO- EGRESS WINDOW

SCHEDULE OF WOOD LINTELS

TYPE	SIZE
L1A	2-2"x6" S-P-F NO.1/NO.2
L1	2-2"x8" S-P-F NO.1/NO.2
L2	3-2"x8" S-P-F NO.1/NO.2
L3	2-2"x10" S-P-F NO.1/NO.2

SCHEDULE OF STEEL LINTELS

TYPE	SIZE
SL1	STL. GALV. L 3 1/2"x3 1/2"x 1/4"
SL2	STL. GALV. L 3 1/2"x3 1/2"x 3/8"
SL3	STL. GALV. L 4"x3 1/2"x 3/8"
SL4	STL. GALV. L 5"x3 1/2"x 3/8"

NOTE: PROVIDE MIN. 6" BEARING OF LINTEL AT B/S OF WALL

SPECIFICATIONS

- CONFORM TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- ALL MATERIALS SHALL BE FURNISHED AND ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE GRADES, OR STANDARDS OF MATERIALS, STANDARDS OF WORKMANSHIP AND MANUFACTURE'S SPECIFICATIONS LISTED OR MENTIONED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK. CONTRACTOR TO VERIFY STRUCTURE OF WALLS, FLOOR AND CEILING AT NEW ENTRANCES, WINDOWS, CANOPY AND EXTERIOR CLADDING.
- INSPECT THE EXISTING SITE AND NOTE ANY CONDITIONS WHICH WOULD AFFECT THE WORK. NO CLAIM FOR AN ADDITION TO THE CONTRACT AMOUNT WILL BE CONSIDERED RESULTING FROM FAILURE TO BECOME FAMILIAR WITH ALL, APPARENT EXISTING SITE CONDITIONS.
- UNLESS OTHERWISE SPECIFIED, PROVIDE AND MAINTAIN ALL NECESSARY PROTECTION INCLUDING HOARDING, BARRICADES, WARNING LIGHTS AND SIGNS, BEFORE AND DURING DEMOLITION WORK.
- PROTECT ALL MECHANICAL AND ELECTRICAL EQUIPMENT AND PIPING THAT IS TO REMAIN.
- PROTECT ALL EXISTING FINISH SURFACES WHICH ARE NOT SUBJECT TO DEMOLITION.
- MAINTAIN PROPER ACCESS TO PREMISES.
- MAKE GOOD DAMAGE TO SUCH STRUCTURES RESULTING FROM WORK UNDER THIS SECTION AT NO COST TO OWNER.
- EXERCISE CAUTION IN DISMANTLING OR DISCONNECTING WORK ADJACENT TO EXISTING WORK DESIGNATED TO REMAIN.
- MAKE GOOD ANY DEMOLITION TO THE EXISTING WORK BEYOND THAT NECESSARY FOR CARRYING OUT NEW WORK, AT NO EXPENSE TO THE OWNER.
- CARRY OUT DEMOLITION AS SCHEDULED, IN A ORDERLY AND CAREFUL MANNER.
- AT COMPLETION OF WORK, THE PREMISES SHALL BE LEFT BROOM CLEAN.
- REPORT TO THE ARCHITECT AND INTERIOR DESIGNER ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS. CONTRACTOR TO MAINTAIN AT THE JOB SITE AN UPDATED SET OF DRAWINGS AND RECORD ANY CHANGES TO BUILDING PERMIT DRAWINGS.

2. SITE WORK

- MAINTAIN PROPER ACCESS TO THE SITE. PROVIDE ADEQUATE PROTECTION TO CURBS, SIDEWALKS AND LIGHTS. MAKE GOOD ANY DAMAGE AT NO COST TO THE OWNER.
- REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL RUBBISH, AND SURPLUS MATERIALS RESULTING FROM THE WORK.

3. CONCRETE

- CONCRETE MATERIALS SHALL CONFORM TO REQUIREMENTS OF CAN/CSA A23.1-M90, 266-M78
- BEFORE COMMENCING WORK, ENSURE THAT SURFACES ARE ACCEPTABLE TO RECEIVE AND MAINTAIN CONCRETE FINISHING AND THAT SPECIFIED INSTALLATION WILL BE ACHIEVED.
 - PATCHING CONCRETE SHALL BE THOROUGHLY COMPACTED INTO PLACE AND FINISHED IN SUCH A MANNER AS TO MATCH ADJOINING CONCRETE. RUB DOWN TO GIVE UNIFORM, SMOOTH, FLUSH, MONOLITHIC SURFACE FREE OF ALL DEFECTS IN APPEARANCE TO ARCHITECTS APPROVAL.
 - ALL MASONRY SHALL BE PATCHED AND REPAIRED USING METHODS AND MATERIALS TO MATCH EXISTING WORK.
- 5. METALS**
- CONFORM TO REQUIREMENTS OF CAN/CSA-G40.21 & M92 (HOT DIP GALV. PARTS)
- WORK TO BE EXECUTED BY FIRM THOROUGHLY FAMILIAR WITH LAWS, BY-LAWS AND REGULATIONS WHICH GOVERN, AND CAPABLE OF WORKMANSHIP OF BEST GRADE AND FIELD PRACTISE KNOWN TO BE RECOGNIZED MANUFACTURE'S SPECIALIZING IN THIS WORK.
 - PAINT PRIMER TO BE ZINC CHROMATE CONFORMING TO CGSB 1-6P-40D. FINISH COLOUR TO BE AS PER APPROVED SAMPLE BY INTERIOR DESIGNER.

ELECTR. LEGEND

- SMOKE ALARM/ DETECTOR
- CARBON MONO-OXIDE ALARM/DETECTOR
- EXISTING DOOR TO REMAIN
- PROPOSED H.C FLUSH DOOR U/N
- FLOOR DRAIN

- MATERIALS SHALL BE CAREFULLY CHECKED, UNLOADED STORED AND HANDLED TO PREVENT DAMAGE. PROTECT MATERIALS WITH SUITABLE NON-STAINING WATERPROOF COVERINGS.
- SUPPLY ALL LABOUR, MATERIALS, EQUIPMENT, SERVICES AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE ALL ROUGH CARPENTRY WORK, TO THE FULL INTENT OF THE DRAWINGS AND AS HEREIN SPECIFIED.
- ALL INTERIOR ROUGH CARPENTRY APPLIED TO WALLS, FLOORS, AND CEILING IS TO HAVE A FLAME SPREAD RATING OF 150 OR LESS.

7. THERMAL AND MOISTURE PROTECTION

- MAINTAIN EXISTING LEVELS OF INSULATION.
- ALL MATERIALS AND METHODS USED IN APPLICATION SHALL BE IN STRICT ACCORDANCE WITH THE PRINTED INSTRUCTIONS OF THE MANUFACTURER.
- INSTALL INSULATION TO MAINTAIN CONTINUITY OF THERMAL PROTECTION TO BUILDING ELEMENTS AND SPACES.
- INSTALL LOOSE INSULATION IN LOCATIONS AND THICKNESS SHOWN, AND FOR PACKING WHERE REQUIRED TO MAINTAIN THE INTEGRITY OF THE THERMAL BARRIER. SEAL JOINTS TO PREVENT THE TRANSFER OF MOISTURE.
- SEALANTS AND COLOUR TO BE SELECTED BY INTERIOR DESIGNER.
- CLEAN JOINTS AND SPACES TO BE CAULKED AND ENSURE THEY ARE DRY AND FREE OF DUST, LOOSE MORTAR, OIL, GREASE AND OTHER FOREIGN MATERIAL. CLEAN FERROUS MATERIALS OR RUST, MILL, SCALE AND FOREIGN MATERIALS BY WIRE BRUSHING, GRINDING OR SANDING.
- UPON COMPLETION, REMOVE MASKING AND SEALANT SMEARS AND DROPPINGS FROM ADJACENT AND OTHER SURFACES.
- PATCH AND REPAIR EXISTING WORK, REQUIRED DUE TO THE WORK OF THE EXISTING WORK, WHERE IT IS NOT POSSIBLE, SUBMIT PROPOSALS TO THE INTERIOR DESIGNER FOR APPROVAL.
- CAULKING: PROVIDE CAULKING AS PER OBC 9.27.4 AT ALL EXPOSED JOINTS BETWEEN MASONRY TO WINDOWS, ROOFING, AND FLASHINGS.

8. DOORS AND WINDOWS

STEEL DOORS AND FRAMES:

- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS, SHOW EACH TYPE OF FRAME, DOOR, HARDWARE, BLANKING, REINFORCING TAPPING AND DRILLING ARRANGEMENTS, METAL GAUGES, THICKNESS AND FINISHES. SUBMIT DOOR AND FRAME SCHEDULE IDENTIFYING EACH UNIT. APPROVAL TO BE MADE BY INTERIOR DESIGNER.
- MANUFACTURE SOLID CORE VENEERED AND PLASTIC LAMINATED FACED WOOD DOORS TO ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA LATEST REVISIONS, FOR PREMIUM GRADE SPECIALTY DOORS.
- SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL CONDITIONS ILLUSTRATING DOOR CONSTRUCTION FOR THE INTERIOR DESIGNER TO REVIEW.

WOOD DOORS AND FRAMES:

9. FINISHES

GYPSUM WALLBOARD:

- EXECUTE THE GYPSUM WALLBOARD WORK COMPLETE IN ALL RESPECTS AND FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP AFFECTING APPEARANCE AND PERFORMANCE.
- EXAMINE AND CO-ORDINATE WORK WITH THE OTHER TRADES AND ENSURE THAT ANCHORS, GROUNDS, ELECTRICAL CONDUIT, WIRING AND MECHANICAL WORK, WHICH IS TO BE INSTALLED IN OR BEHIND WORK UNDER THIS CONTRACT HAS BEEN INSTALLED, TESTED AND APPROVED.
- CONFORM TO CURRENT C.S.A. STANDARDS A82.30 AND A82.31, EXEPT AS SPECIFIED OTHERWISE HEREIN.
- FINISHED GYPSUM WALLBOARD SURFACES SHALL BE TRUE PLANES WITHIN 1/8 INCH WHEN CHECKED WITH 12 FEET STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE. SURFACES SHALL BE FREE FROM WAVES, IRREGULATIONS AND OTHER DEFECTS. VERTICAL SURFACES, PLUMB AND TRUE TO LINE, HORIZONTAL SURFACES LEVEL.

PROJECT ARCHITECTS:
ARCHITECTS SYSTEM INC.

REGISTERED ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

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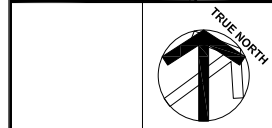
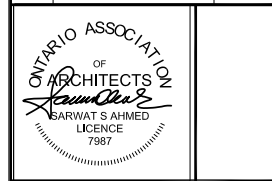
General notes

- Contractor must check and verify all on-site dimensions, levels and be responsible for the reporting of any discrepancies with this drawing to the Architect prior to commencing work. Failure to do so will be at the Contractor's cost.
- Contractor to provide shop drawings for all fixtures and submit these drawings to Architect for approval.
- Drawings are not to be scaled, work to dimensions only.
- The drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect.

OWNER / CLIENT:

Structural Engineers:

NO.	REVISIONS:	ISSUED:



CUSTOM DESIGN REPLACEMENT DWELLING
114 WHITFIELD AVENUE, NORTH YORK, ON, M9L 1G7

DRAWING TITLE:
PERMIT SET ARCHITECTURAL

SHEET TITLE:
NOTES & LEGEND

JOB #: 2019194
SCALE: AS NOTED
SHEET NO: **A5.0**