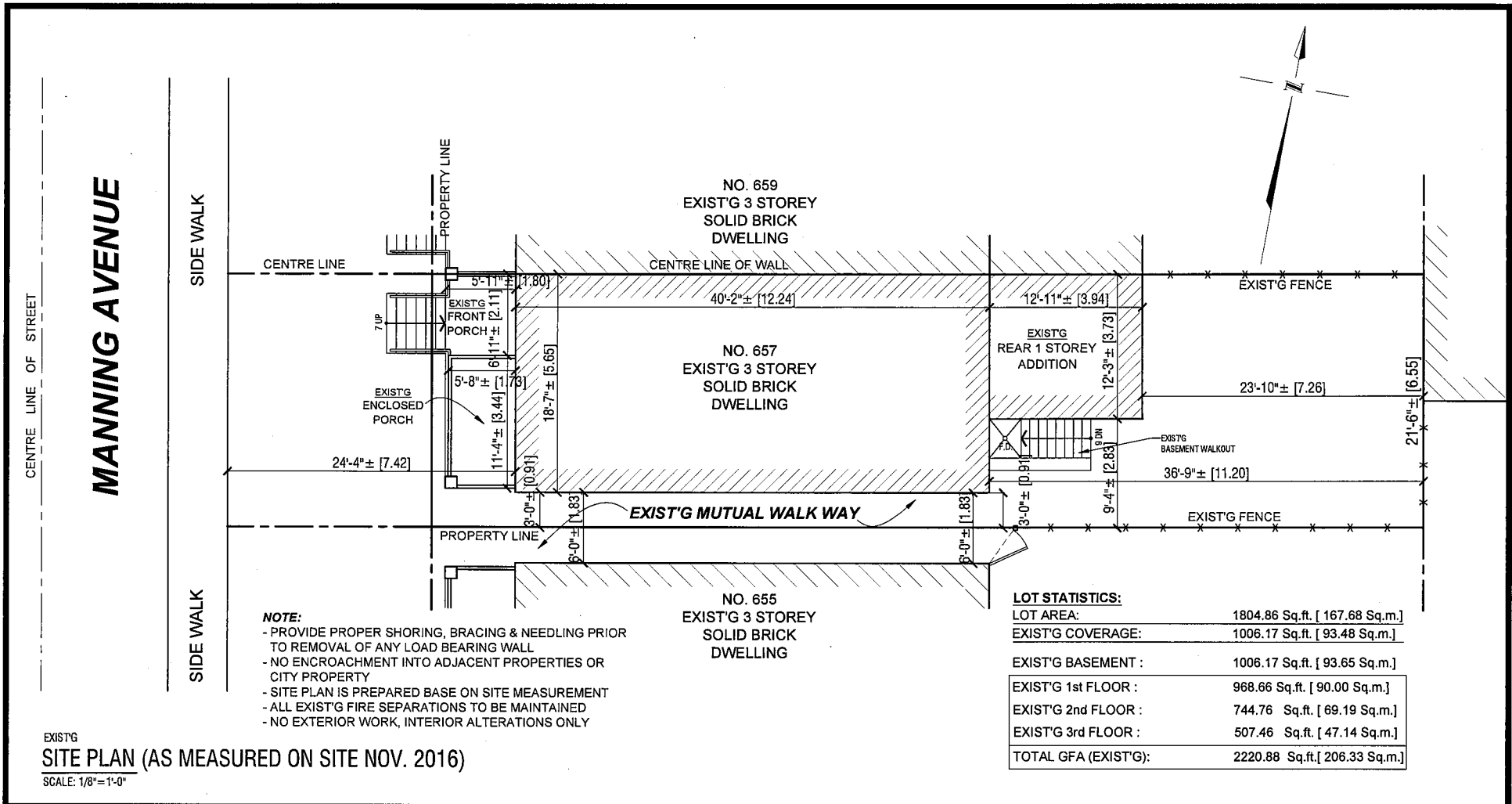


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PROPOSED SCOPE OF WORK:

- 1/ INTERIOR ALTERATIONS
- 2/ CONVERT TO 3 UNITS

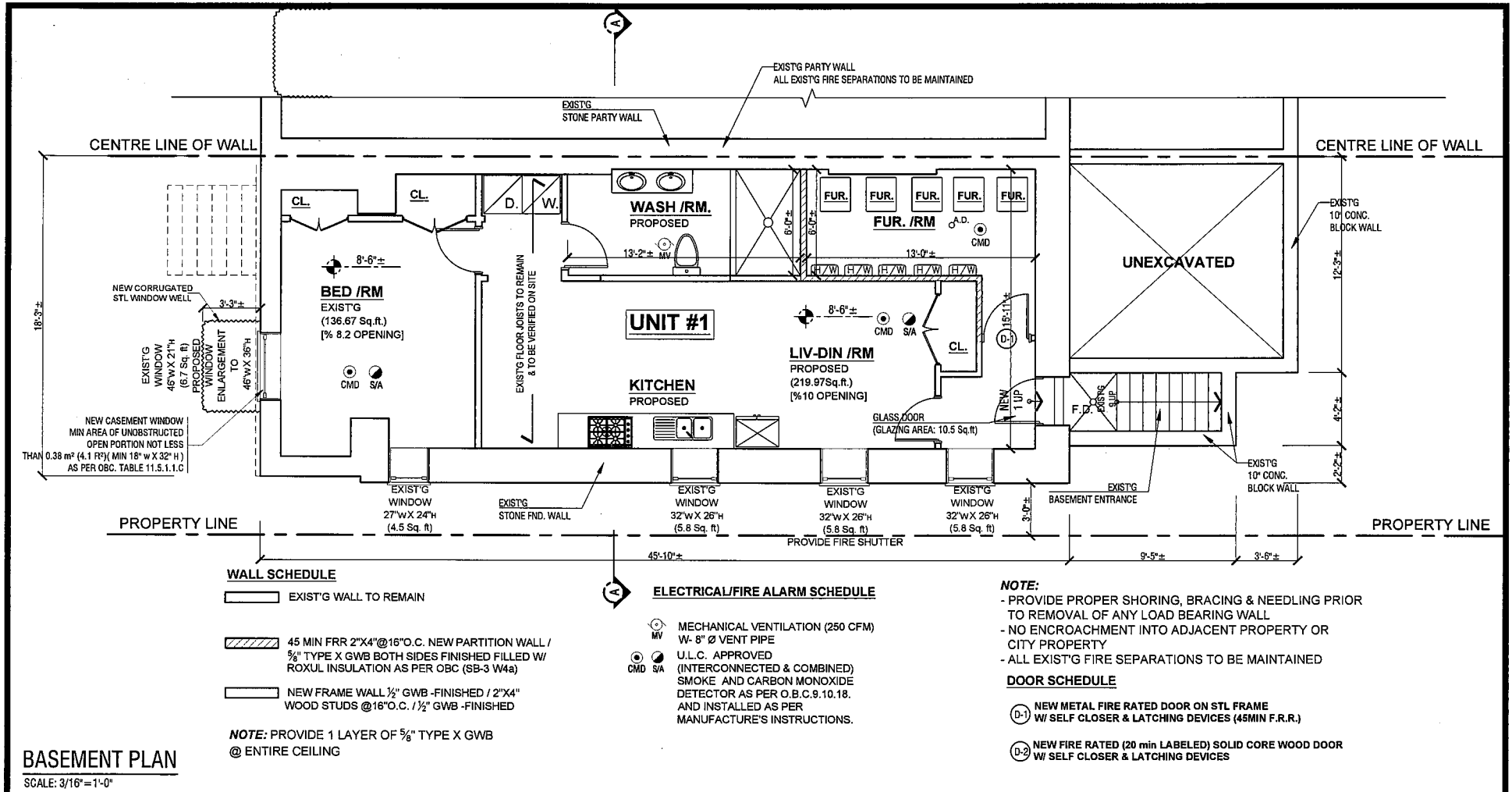
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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO
Drawing Title	EXIST'G + PROPOSED SITE PLAN
Scale: As Shown	Drawn: ALI Checked By:

Drawing No. **A-1**
17-P 01
Date: MARCH 2017

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PROPOSED SCOPE OF WORK:
 1/ INTERIOR ALTERATIONS
 2/ CONVERT TO 3 UNITS

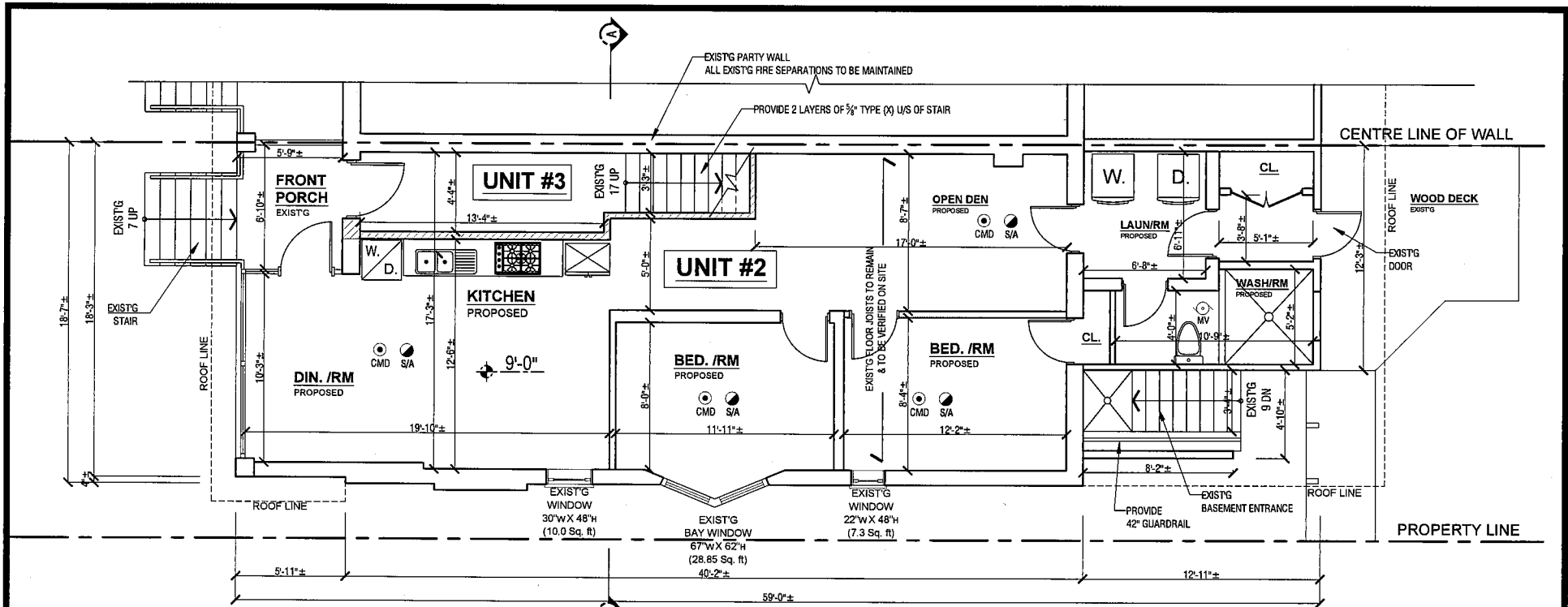
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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO
Drawing Title	BASEMENT PLAN
Scale: As Shown	Drawn: ALI Checked By:

Drawing No.
A-2
 17-P 01
 Date: MARCH 2017

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WALL SCHEDULE

- EXIST'G WALL TO REMAIN
- 45 MIN FRR 2"x4"@16"O.C. NEW PARTITION WALL / 5/8" TYPE X GWB BOTH SIDES FINISHED FILLED W/ ROXUL INSULATION AS PER OBC (SB-3 W4a)
- NEW FRAME WALL 1/2" GWB -FINISHED / 2"x4" WOOD STUDS @16"O.C. / 1/2" GWB -FINISHED

NOTE: PROVIDE 1 LAYER OF 5/8" TYPE X GWB @ ENTIRE CEILING

ELECTRICAL/FIRE ALARM SCHEDULE

- MECHANICAL VENTILATION (250 CFM)
W- 8" Ø VENT PIPE
- U.L.C. APPROVED (INTERCONNECTED & COMBINED) SMOKE AND CARBON MONOXIDE DETECTOR AS PER O.B.C.9.10.18. AND INSTALLED AS PER MANUFACTURE'S INSTRUCTIONS.

NOTE:

- PROVIDE PROPER SHORING, BRACING & NEEDLING PRIOR TO REMOVAL OF ANY LOAD BEARING WALL
- NO ENCROACHMENT INTO ADJACENT PROPERTY OR CITY PROPERTY
- ALL EXIST'G FIRE SEPARATIONS TO BE MAINTAINED

1ST FLOOR PLAN

SCALE: 3/16"=1'-0"

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PROPOSED SCOPE OF WORK:

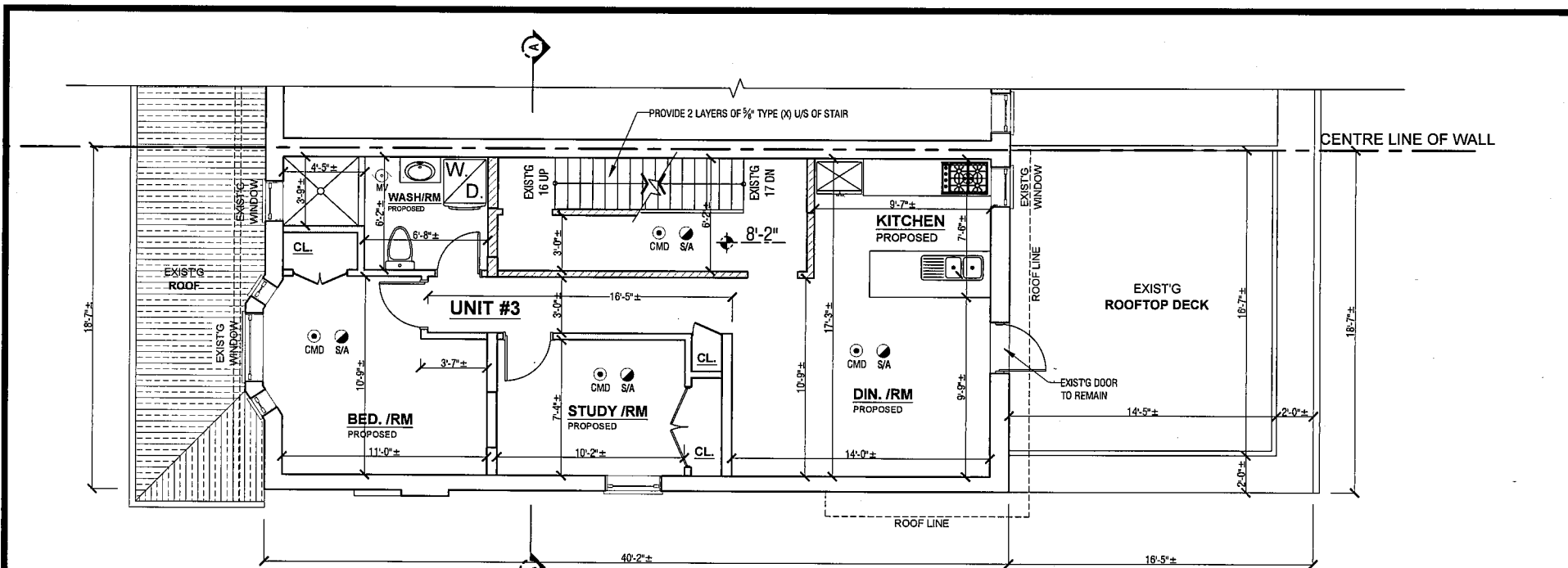
- 1/ INTERIOR ALTERATIONS
- 2/ CONVERT TO 3 UNITS

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
Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO	Drawing No.
Drawing Title	1ST FLOOR PLAN	A-3
Scale: As Shown	Drawn: ALI	17-P 01
Checked By:		Date: MARCH 2017

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WALL SCHEDULE

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-  NEW FRAME WALL 1/2" GWB -FINISHED / 2"x4" WOOD STUDS @16"O.C. / 1/2" GWB -FINISHED

NOTE: PROVIDE 1 LAYER OF 5/8" TYPE X GWB @ ENTIRE CEILING

ELECTRICAL/FIRE ALARM SCHEDULE

-  MECHANICAL VENTILATION (250 CFM) W- 8" Ø VENT PIPE
-  U.L.C. APPROVED (INTERCONNECTED & COMBINED) SMOKE AND CARBON MONOXIDE DETECTOR AS PER O.B.C.9.10.18. AND INSTALLED AS PER MANUFACTURE'S INSTRUCTIONS.

NOTE:

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- ALL EXIST'G FIRE SEPARATIONS TO BE MAINTAINED

DOOR SCHEDULE

-  NEW METAL FIRE RATED DOOR ON STL FRAME W/ SELF CLOSER & LATCHING DEVICES (45MIN F.R.R.)
-  NEW FIRE RATED (20 min LABELED) SOLID CORE WOOD DOOR W/ SELF CLOSER & LATCHING DEVICES

2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PROPOSED SCOPE OF WORK:

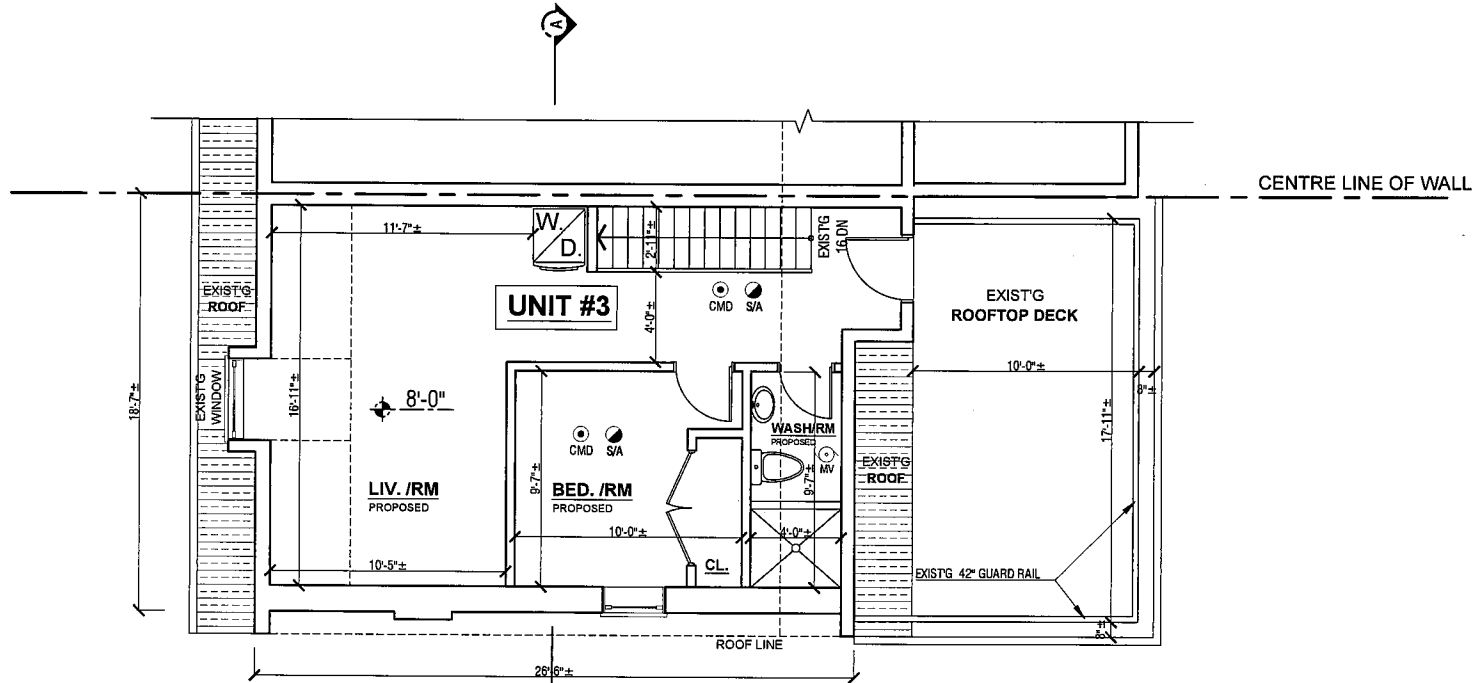
- 1/ INTERIOR ALTERATIONS
- 2/ CONVERT TO 3 UNITS

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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO	Drawing No.	A-4
Drawing Title	2ND FLOOR PLAN	17-P 01	
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WALL SCHEDULE

-  EXIST'G WALL TO REMAIN
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-  NEW FRAME WALL 1/2" GWB -FINISHED / 2"x4" WOOD STUDS @16"O.C. / 1/2" GWB -FINISHED

NOTE: PROVIDE 1 LAYER OF 5/8" TYPE X GWB @ ENTIRE CEILING

ELECTRICAL/FIRE ALARM SCHEDULE

-  MECHANICAL VENTILATION (250 CFM) W- 8" Ø VENT PIPE
-  U.L.C. APPROVED (INTERCONNECTED & COMBINED) SMOKE AND CARBON MONOXIDE DETECTOR AS PER O.B.C.9.10.18. AND INSTALLED AS PER MANUFACTURE'S INSTRUCTIONS.

NOTE:

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- NO ENCROACHMENT INTO ADJACENT PROPERTY OR CITY PROPERTY
- ALL EXIST'G FIRE SEPARATIONS TO BE MAINTAINED

3RD FLOOR PLAN

SCALE: 3/16"=1'-0"

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PROPOSED SCOPE OF WORK:

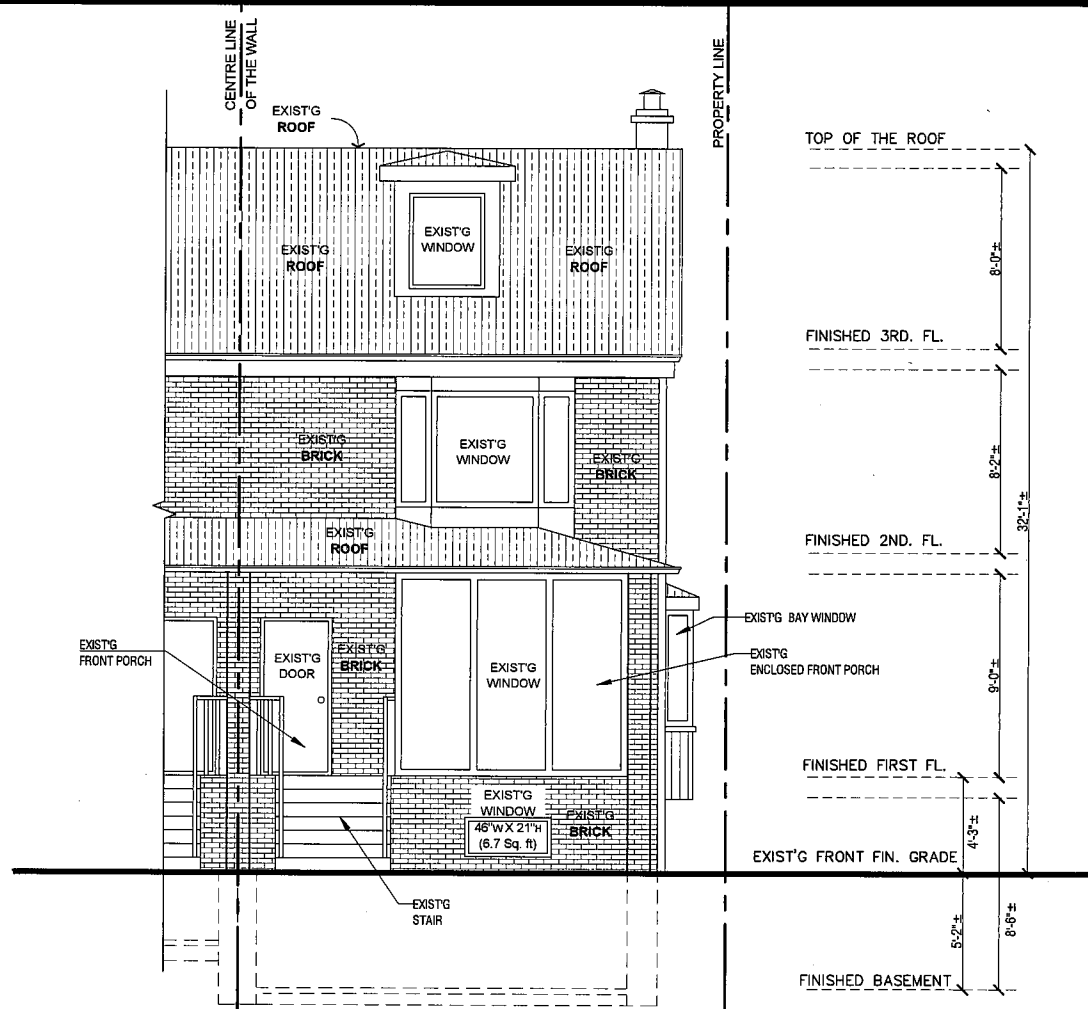
- 1/ INTERIOR ALTERATIONS
- 2/ CONVERT TO 3 UNITS

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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO	Drawing No.	A-5
Drawing Title	3RD FLOOR PLAN	17-P 01	
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EXIST'G
WEST (FRONT) ELEVATION
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PROPOSED SCOPE OF WORK:

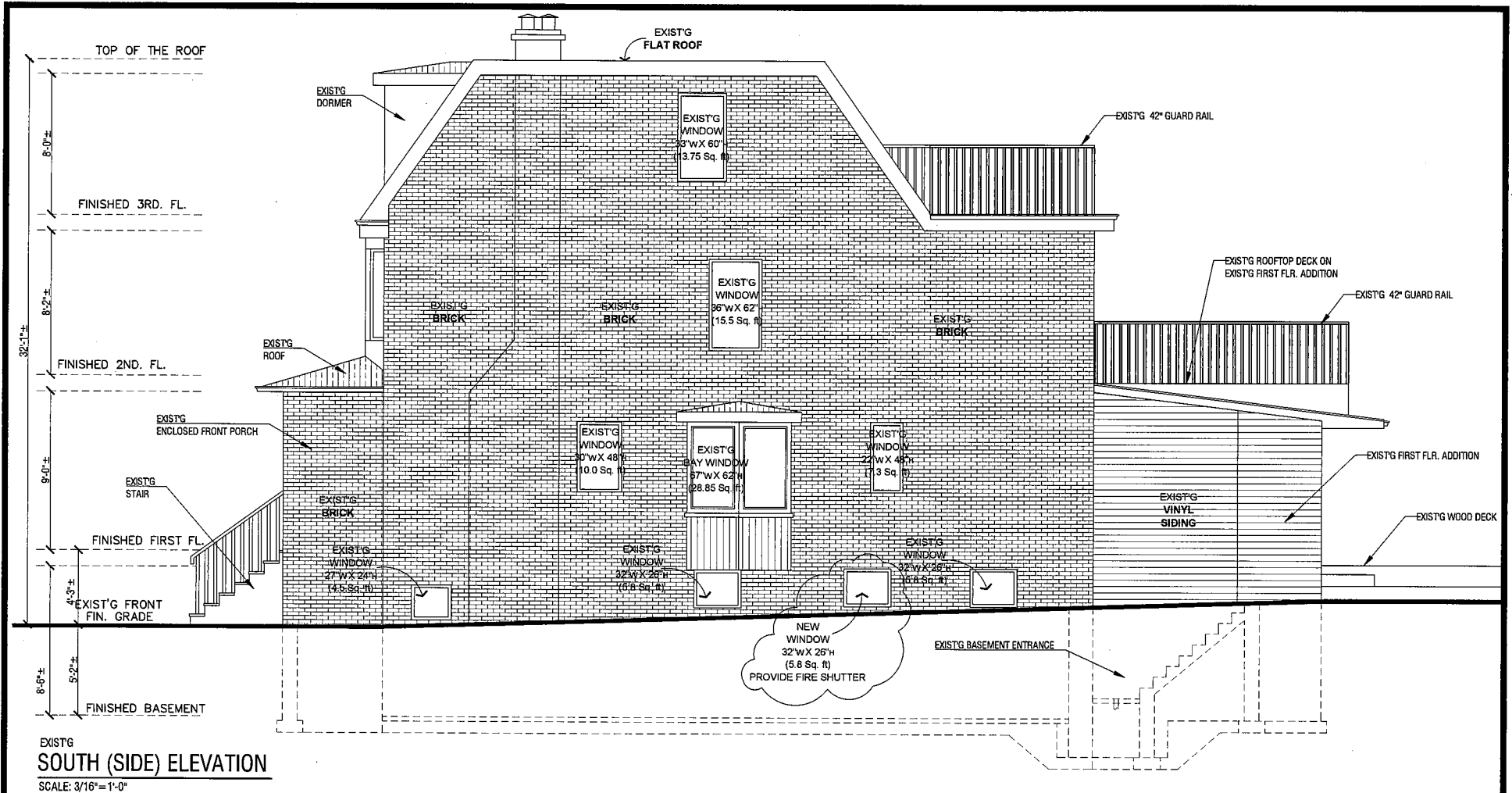
- 1/ INTERIOR ALTERATIONS
- 2/ CONVERT TO 3 UNITS

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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO	Drawing No.	A-6
Drawing Title	SECTION	17-P 01	
Scale: As Shown	Drawn: ALJ	Checked By:	Date: MARCH 2017

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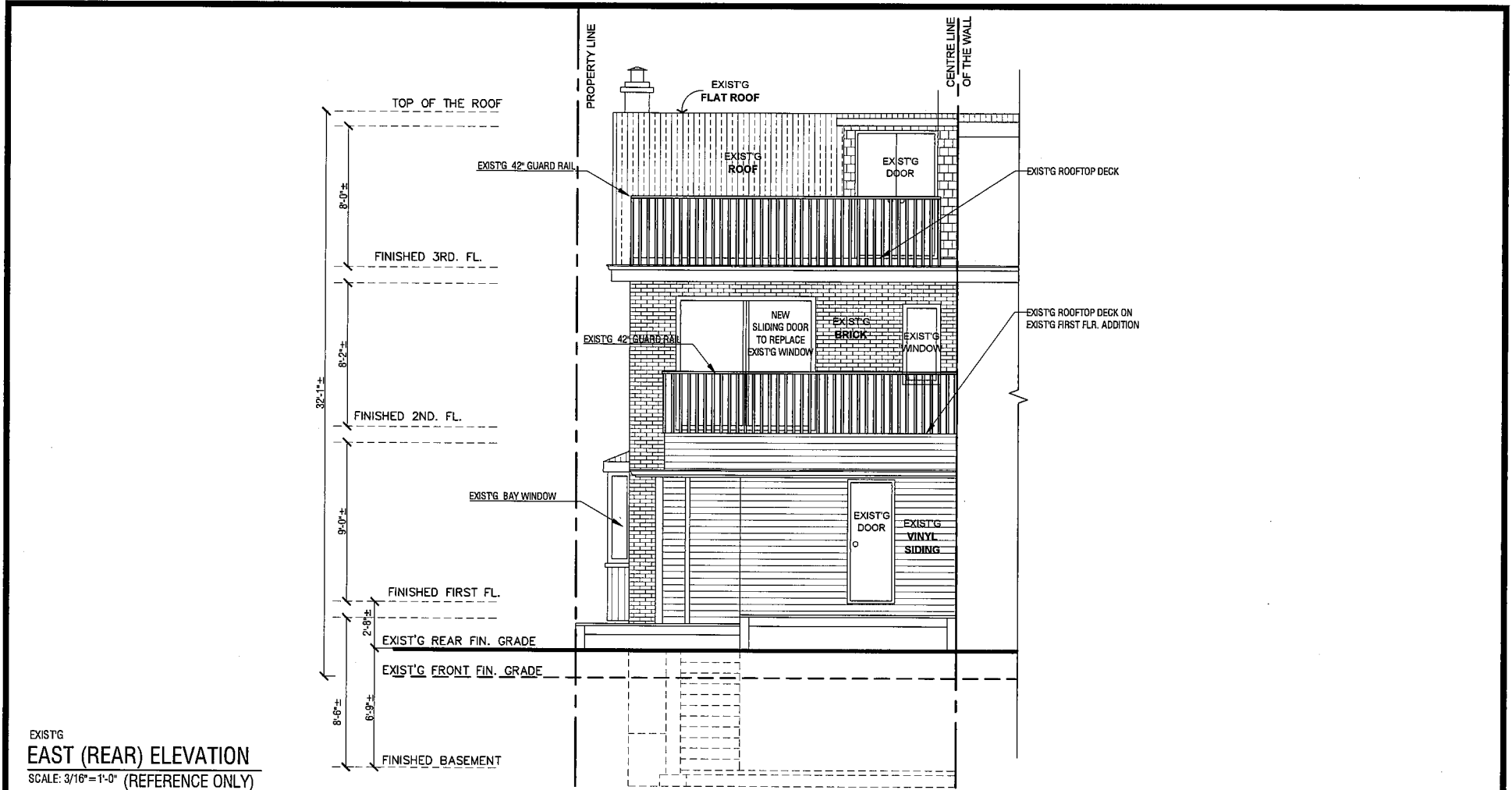
- 1/ INTERIOR ALTERATIONS
- 2/ CONVERT TO 3 UNITS

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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO	Drawing No.	A-7
Drawing Title	SECTION	17-P 01	
Scale: As Shown	Drawn: ALI	Checked By:	Date: MARCH 2017

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EXIST'G
EAST (REAR) ELEVATION
SCALE: 3/16" = 1'-0" (REFERENCE ONLY)

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PROPOSED SCOPE OF WORK:

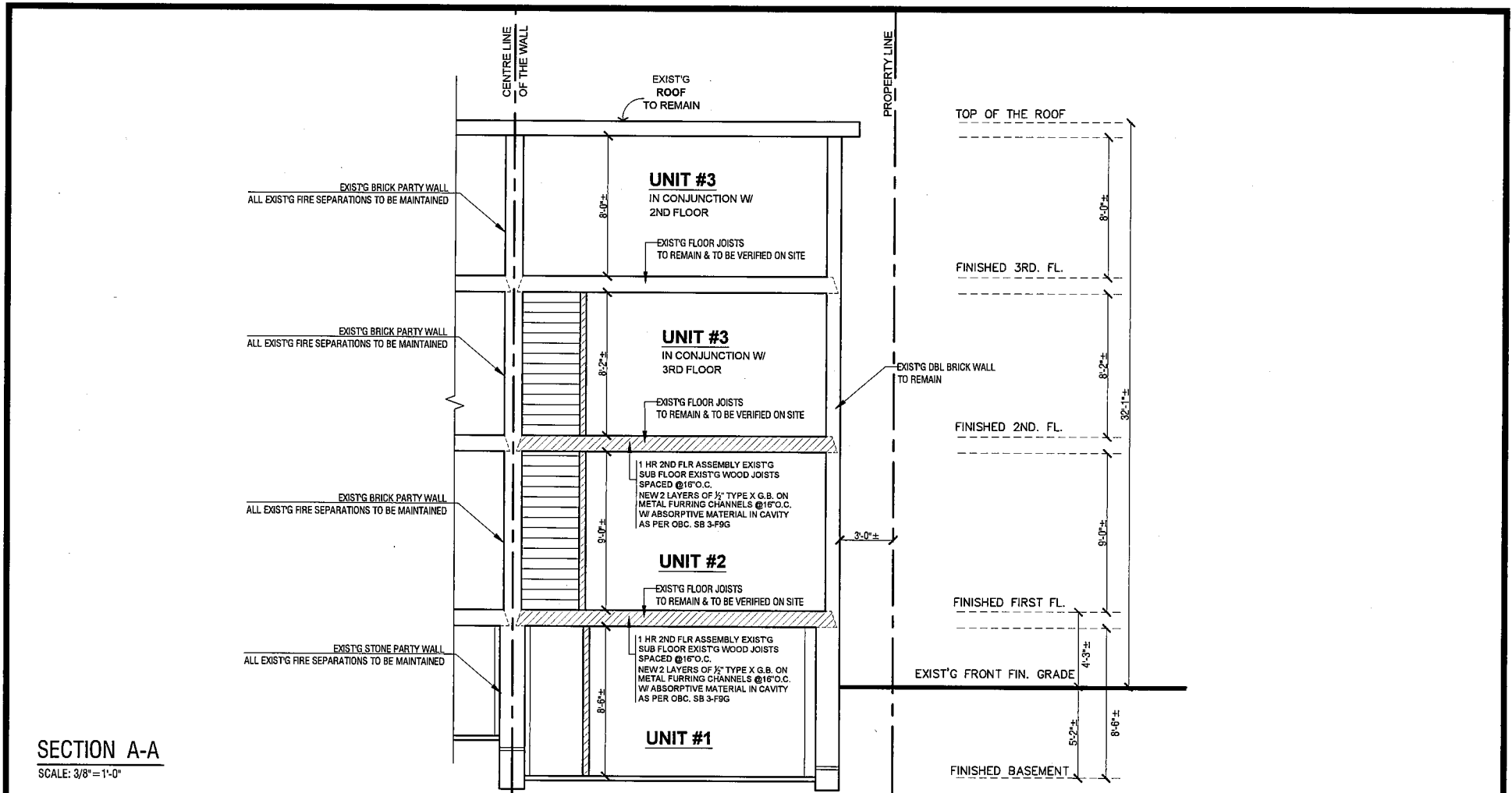
- 1/ INTERIOR ALTERATIONS
- 2/ CONVERT TO 3 UNITS

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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO	Drawing No.	A-8
Drawing Title	SECTION	17-P 01	
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PROPOSED SCOPE OF WORK:
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 2/ CONVERT TO 3 UNITS

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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO
Drawing Title	SECTION
Scale: As Shown	Drawn: ALI Checked By:

Drawing No. **A-9**
 17-P 01
 Date: MARCH 2017

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1.0 GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL ENSURE THE SAFETY AND STABILITY OF ALL WORK DURING CONSTRUCTION.
2. SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDEWALK, DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTIES.
3. NO WORK TO ENCROACH ON TO CITY OR ADJOINING PROPERTY.
4. CONTRACTOR(S) MUST CHECK, VERIFY AND COORDINATE ALL DIMENSION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT(S) / ENGINEER(S) BEFORE THE COMMENCEMENT OF ANY WORK.
5. READ ALL DRAWINGS IN CONJUNCTIONS WITH SPECIFICATIONS, OTHER RELEVANT CONTRACT DOCUMENT, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
6. TEMPORARY SHORING AND BRACING TO BE PROVIDED AS REQUIRED BY THE NATIONAL BUILDING CODE OF CANADA (NBC), 1990 AND THE LATEST EDITION OF THE OCCUPATIONAL HEALTH AND SAFETY ACT.
7. REFERENCE TO CODES, STANDARDS ETC., MADE ON THE DRAWING OR IN THE SPECIFICATIONS SHALL BE TO THE MOST RECENT EDITION.
8. EXCAVATION. EVERY EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
9. BEARING CAPACITY. MINIMUM SOIL BEARING CAPACITY 75 kPa. SOIL IS NOT PEAT, FILL OR SENSITIVE CLAY. THE DISTANCE BETWEEN THE BOTTOM OF THE FOOTINGS AND THE WATER TABLE IS EQUAL TO OR GREATER THAN THE WIDTH OF THE FOOTING.
10. DEPTH OF EXCAVATION. WHEN THE DEPTH EXCEEDS 4'-0," EXCAVATE AT A 45' ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DETAILS.
STRUCTURE IS NOT LOCATED ON THE GROUNDS HAVING A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.
11. A COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE WATER FROM FOUNDATION DRAINS, OVERLAND TO CATCH BASIN CONNECTED TO A THOROUGHFARE OR TO A DRAINAGE DITCH OR DRY WELL AS PER O.B.C. 9.14.5.3.

ADDITIONAL NOTES

1. ALL WOOD MUST BE SPF # 2 CONSTRUCTION GRADE OR BETTER.
2. CONCRETE: CONFORM TO CSA STD. CAN3-A23.1 AND TABLE 1 FOR STRENGTH AND SLUMP, TABLE 2 FOR AIR ENTRAINMENT AND WATER CEMENT RATIO AND TABLE 3 FOR CEMENT CONTENT IN SLAB. CONCRETE ON PIER AND FOOTINGS TO BE MINIMUM 25 MPa.

EXCAVATION

1. ALL THE EXCAVATION WORK SHOULD CONFORM TO THE SAFETY REGULATIONS OF THE OCCUPATIONAL HEALTH & SAFETY ACT OF ONTARIO. CUTS DEEPER THAN 1.2M SHOULD BE SLOPED BACK AT A SAFE ANGLE OR SUPPORTED OTHERWISE.
2. NO MASS EXCAVATION SHOULD BE CARRIED BELOW THE IMAGINARY LINE PROJECTING DOWNWARD AT A SLOPE OF 2 HORIZONTAL TO 1 VERTICAL THROUGH THE BOTTOM OF ANY ADJOINING EXISTING FOOTINGS UNLESS THEY HAVE BEEN UNDERPINNED OR SUPPORTED USING RIGID SHORING.

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PROPOSED SCOPE OF WORK:

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Project Name And Address	657 MANNING AVENUE TORONTO, ONTARIO	Drawing No. A-10
Drawing Title	NOTE	
Scale: As Shown	Drawn: ALI	Checked By:
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