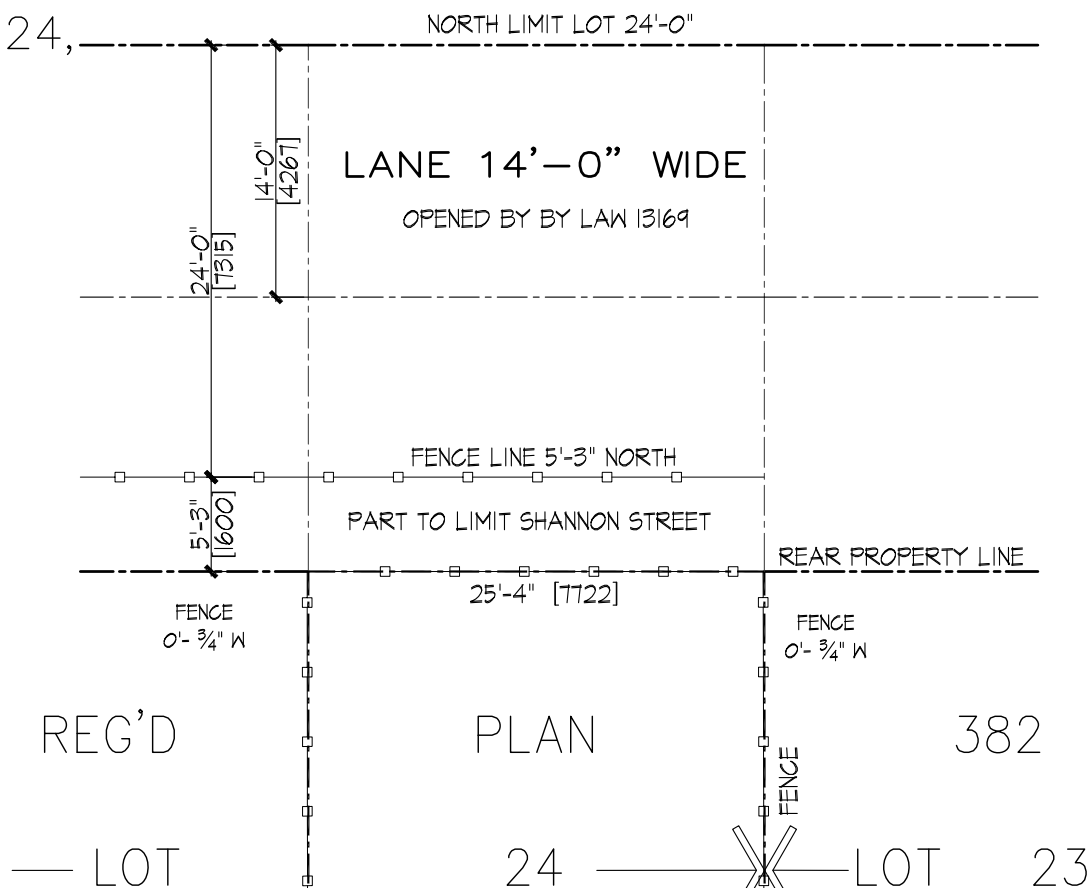
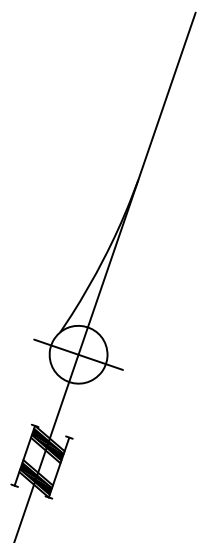


SKETCH OF SURVEY
OF PART OF LOT 24,
REG'D PLAN 382
CITY OF TORONTO

C. R. O.L.S.
Date: MARCH 31ST, 1934



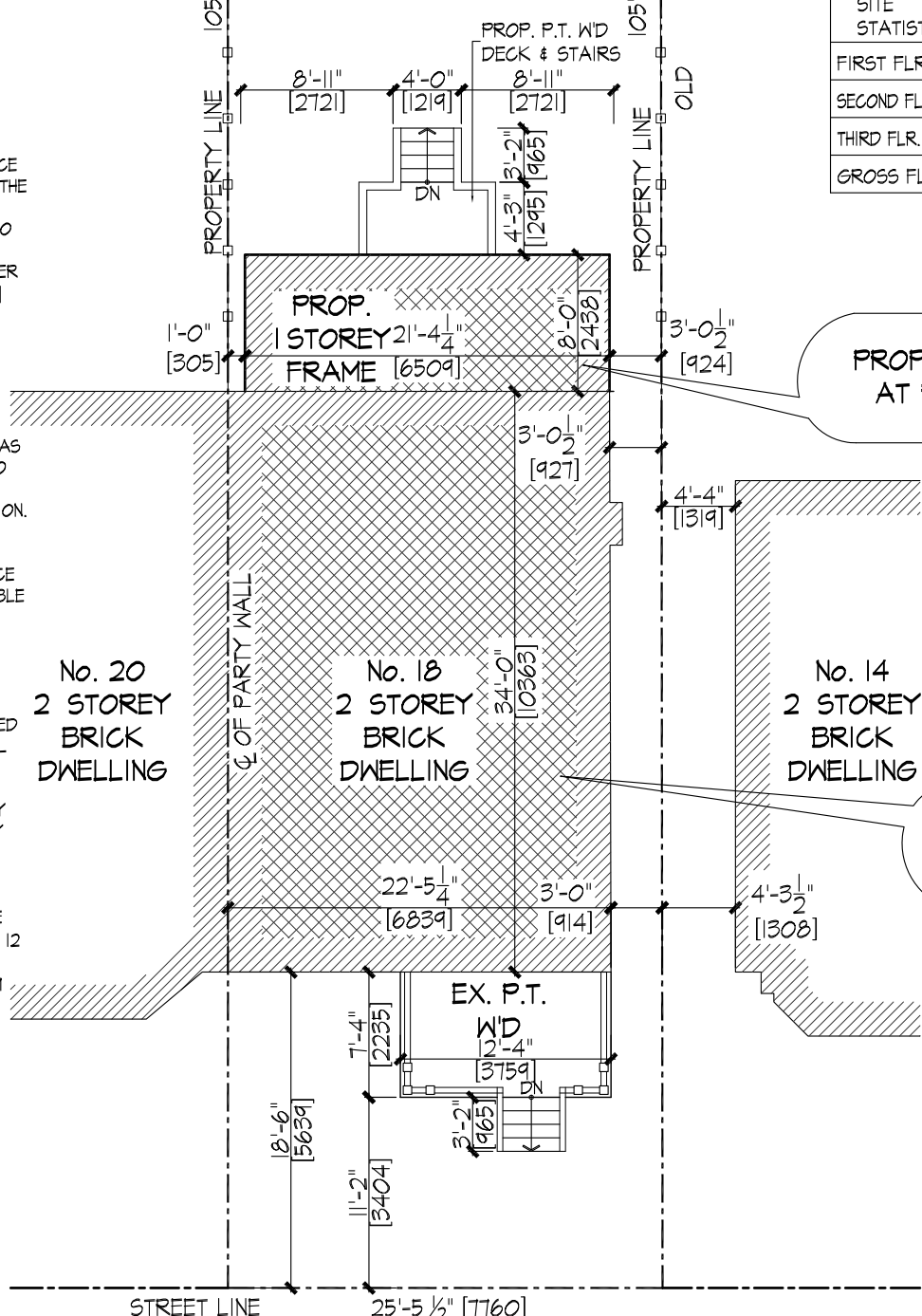
GENERAL NOTES:

- 1- NO WORK TO ENCRANCH ON ADJOINING PROPERTIES
- 2- SMOKE ALARMS
SHALL BE INSTALLED ON EACH STOREY OF A DWELLING UNIT, INCLUDING BASEMENTS No. 6 WINNEFRED AVE. BY-LAW 1994-0580 AND O.B.C. 9.10.18.2. (1) (a) (b) and (c)
- 3- CARBON MONOXIDE DETECTORS :
SHALL BE INSTALLED AS PER No. 6 WINNEFRED AVE. BY-LAW No. 60-1998
- 4- CARBON MONOXIDE DETECTORS :
IN EACH ROOM THAT CONTAINS A FUEL BURNING APPLIANCE PROVIDE A CARBON MONOXIDE DETECTOR ON OR NEAR THE CEILING EQUIPPED WITH AN ALARM AUDIBLE THROUGHOUT DWELLING UNIT OR INTERCONNECT WITH SMOKE ALARM SO THAT WHEN THE CARBON MONOXIDE DETECTOR IS ACTIVATED, IT WILL ACTIVATE THE SMOKE ALARM AS PER O.B.C. 9.33.4.1(1) AND AS PER O.B.C. 9.33.4.2(1) [2] AND [4]
- 5- EXCAVATION NOTES :
EXCAVATION AND / OR CONSTRUCTION ON ADJACENT PROPERTIES REQUIRES THE CONSENT OF AFFECTED PROPERTY OWNER(S).
- 6- EVERY EXCAVATION SHALL BE UNDERTAKEN IN A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROADS AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
- 7- MIN. SOIL BEARING CAPACITY 75KPa.
SOIL IS NOT PEAT, FILL OR SENSITIVE CLAY, THE DISTANCE BETWEEN THE BOTTOM OF FOOTINGS AND THE WATER TABLE IS EQUAL TO OR GREATER THAN THE WIDTH OF THE FOOTGS.
- 8- WHERE THE DEPTH OF EXCAVATION EXCEEDS 4'-0", EXCAVATE AT 45° ANGLE OR IN ACCORDANCE WITH APPROVED SHORING DETAILS. STRUCTURE IS NOT LOCATED ON GROUNDS HAVING A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.
- 9- SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDEWALK, DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY.
- 10- TREES ON PRIVATE PROPERTY
NO PERSON SHALL WITHIN THE CITY'S BOUNDARIES, INJURE OR DESTROY ANY TREE HAVING A DIAMETER OF 30 cm (12 INCHES) OR MORE, MEASURED AT 1.4 m (4'-7") ABOVE GROUND LEVEL UNLESS SO AUTHORIZED BY PERMIT FROM THE COMMISSIONER OF PARKS AND RECREATION. PER MUNICIPAL CODE CHAPTER 331.

LOT AREA = 247.73 m² 2666.56 SQ. FT.) ZONING: R (d0.6) (x729) HT=10.0 m

SITE STATISTICS	EXISTING		PROPOSED		NEW TOTAL	
	FT ²	m ²	FT ²	m ²	FT ²	m ²
FIRST FLR. AREA	763.26	70.91	170.83	15.87	934.09	86.78
SECOND FLR. AREA	839.36	77.98	-0-	-0-	839.36	77.98
THIRD FLR. AREA	708.72	65.84	-0-	-0-	708.72	65.84
GROSS FLR. AREA	2311.34	214.73	170.83	15.87	2482.17	230.60

MAX. F.S.I. PERMITTED (60%) = 148.64 m²
EXISTING F.S.I. (43.08%) = 230.60 m²



S H A N N O N S T R E E T

SITE PLAN
SCALE : 1/8" = 1'-0"

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CIVIL ENGINEERING

Victor M.D. Rosa
BASC., P.ENG.

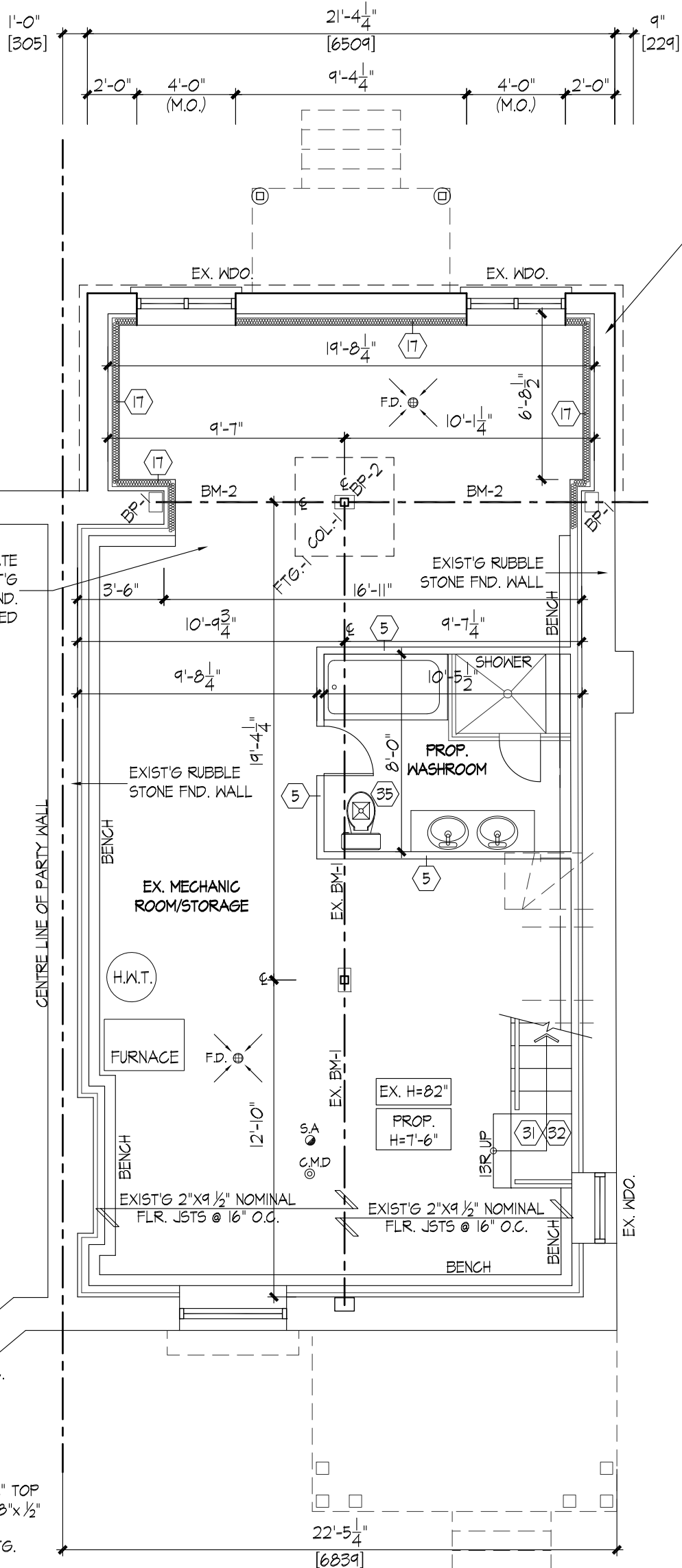
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Toronto Ontario, M6N 1J1
Tel: (416) 588-0001 Fax: (416) 588-3728

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PROJECT
**PROPOSED REAR 1 STY.
ADDTN. & INT. ALTNS.
AT 18 SHANNON STREET
CITY OF TORONTO**

DRAWING	
SITE PLAN	
SCALE AS SHOWN	DRAWN BY LM
DATE JUNE,02-2017	APPROVED BY V.M.D.R.
PROJECT No. 17017	DRAWING No. A-1

NOTE FOR SHORING:
 PROVIDE ADEQUATE TEMPORARY
 SHORING TO SUPPORT EXISTING
 STRUCTURE PRIOR TO REMOVAL
 OF FOUNDATION WALL AND
 BEAM INSTALLED



DASHED LINES INDICATE
 OUTLINES OF EXIST'G
 RUBBLE STONE FND.
 WALL TO BE REMOVED

BASEMENT BENCH
 &
 INTERIOR ALTNS.
 PERMIT 17 166961
 BLD

BEAM SCHEDULE:

BM-1: W200x42 STEEL BEAM

BM-2:

BP-1: PROPOSED 6"x8"x1/2" THK. STEEL
 BEARING PLATE FOR BEAM
 ANCHORED TO SOLID MASONRY
 W/ 1/2"φ x 8" LG. A. BOLT EPOXY
 INTO PRE-DRILLED HOLE

BP-2: PROPOSED 8"x10"x1/2" THK. STEEL
 BASE PLATE FOR ST. BM. & COL.
 ANCHORED TO SOLID MASONRY
 W/ 2 - 5/8"φ x 12" LG. A. BOLT
 EPOXY INTO PRE-DRILLED HOLE
 AT TOP OF FDN. WALL

FOOTING SCHEDULE:

FTG.-1: 48"x48"x12" THICK POURED CONC.
 PAD FOOTING ON UNDISTURBED
 SOIL. REINF. W/ 5-15M BARS EA.
 WAY BOTTOM

COLUMN SCHEDULE:

COL.-1: 89x89x4.78 STL. COL. W/ 6"x6"x3/8" TOP
 PLATE WELDED TO COLUMN & 6"x8"x1/2"
 BOTTOM PLATE WELDED TO BOT.
 ANCH'D TO TOP OF CONC. PAD FTG.
 W/2-1/2" φ x 8" LONG A.B.

LEGEND

- SA SMOKE ALARM
- C.M.D CARBON MONOXIDE DETECTOR
- ⊗ MECHANICAL VENTILATION
- S.B. SOLID WOOD BEARING
- PL POINT LOAD

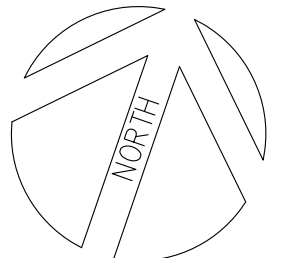
EXIST'G 10" REINF.
 CONC. BLOCK

PROPERTY LINE

EXISTING

PROPOSED

1 BASEMENT FLOOR PLAN
 A 2 SCALE : 3/16" = 1'-0"



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PROJECT
**PROPOSED REAR 1 STY.
 ADDTN. & INT. ALTNS.
 AT 18 SHANNON STREET
 CITY OF TORONTO**

DRAWING
BASEMENT FLOOR PLAN

SCALE
 AS SHOWN

DATE
 JUNE,02-2017

PROJECT No.
 17017

DRAWN BY
 LM

APPROVED BY
 V.M.D.R.

DRAWING No.
 A-2

NOTE FOR SHORING:
 PROVIDE ADEQUATE TEMPORARY
 SHORING TO SUPPORT EXISTING
 STRUCTURE PRIOR TO REMOVAL
 OF LOAD BEARING WALLS AND
 BEAMS INSTALLED

PROP. W'D SIDING
 WALL FINISH
 (4)

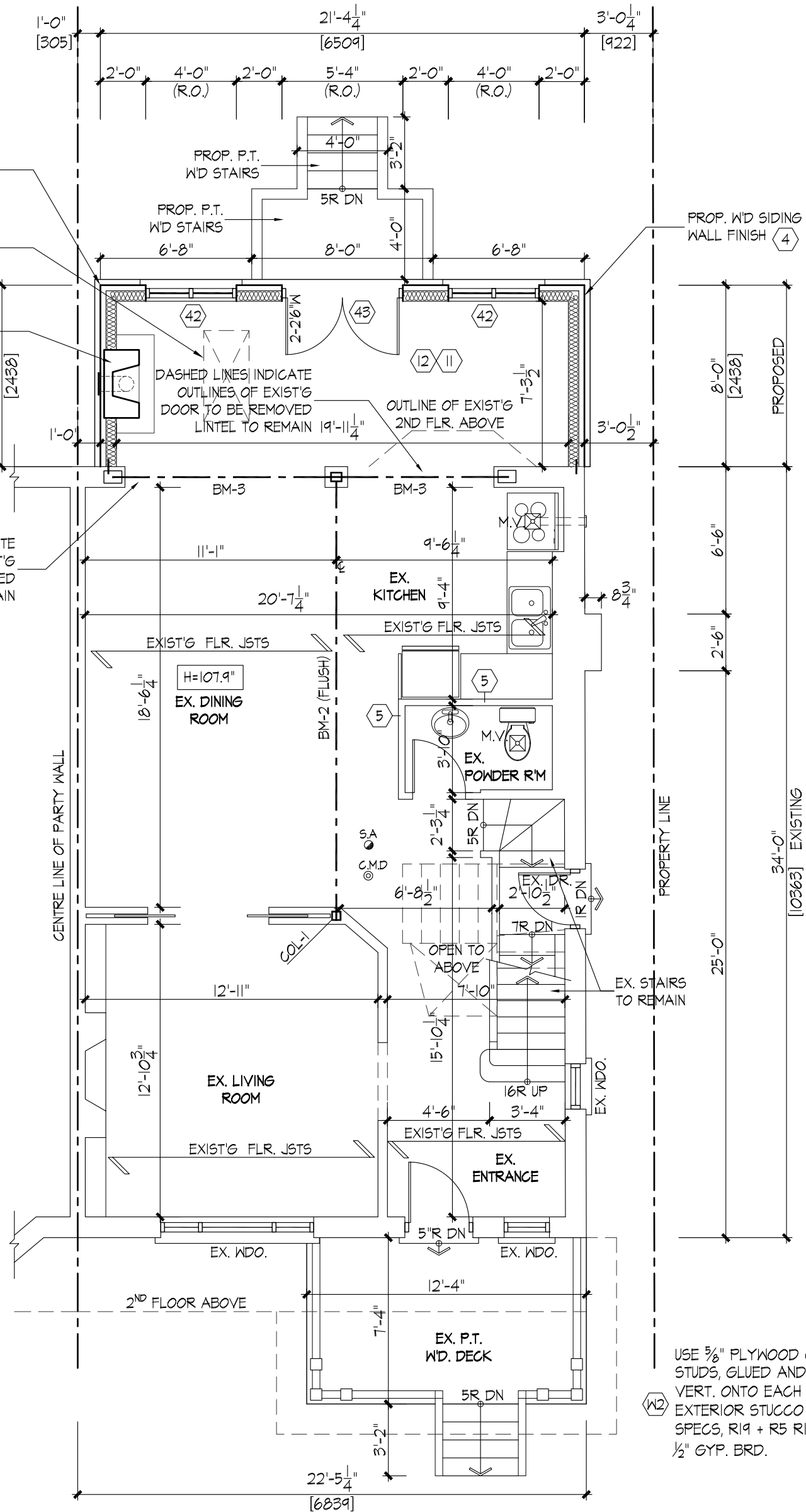
PROP. 2'-0" X 4'-0"
 SKYLIGHT PROVIDE
 DBL. FRAME

DIRECT VENT GAS
 FIREPLACE AS PER
 MANUF. SPECS

DASHED LINES INDICATE
 OUTLINES OF EXIST'G
 DOOR TO BE REMOVED
 LINTEL TO REMAIN

DASHED LINES INDICATE
 OUTLINES OF EXIST'G
 WINDOW TO BE REMOVED
 LINTEL TO REMAIN

BASEMENT BENCH
 &
 INTERIOR ALTNS.
 PERMIT 17 166961
 BLD



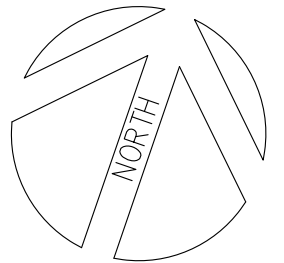
USE 5/8" PLYWOOD ON EACH SIDE OF 2"x6"
 STUDS, GLUED AND 2.5" NAILS @ 8" O.C.
 VERT. ONTO EACH STUD. DBL. END STUDS
 EXTERIOR STUCCO FIN. AS PER MANUF.
 SPECS, R19 + R5 RIGID INSUL., VB,
 1/2" GYP. BRD.

LEGEND

- SA SMOKE ALARM
- C.M.D. CARBON MONOXIDE DETECTOR
- M.V. MECHANICAL VENTILATION
- S.B. SOLID WOOD BEARING
- PL POINT LOAD

1 FIRST FLOOR PLAN
 A3 SCALE : 3/16" = 1'-0"

EXIST'G FIRST FLOOR AREA =
 763.26 FT² = 70.91 m²



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**PROPOSED REAR 1 STY.
 ADDTN. & INT. ALTNS.
 AT 18 SHANNON STREET
 CITY OF TORONTO**

DRAWING
FIRST FLOOR PLAN

SCALE
 AS SHOWN

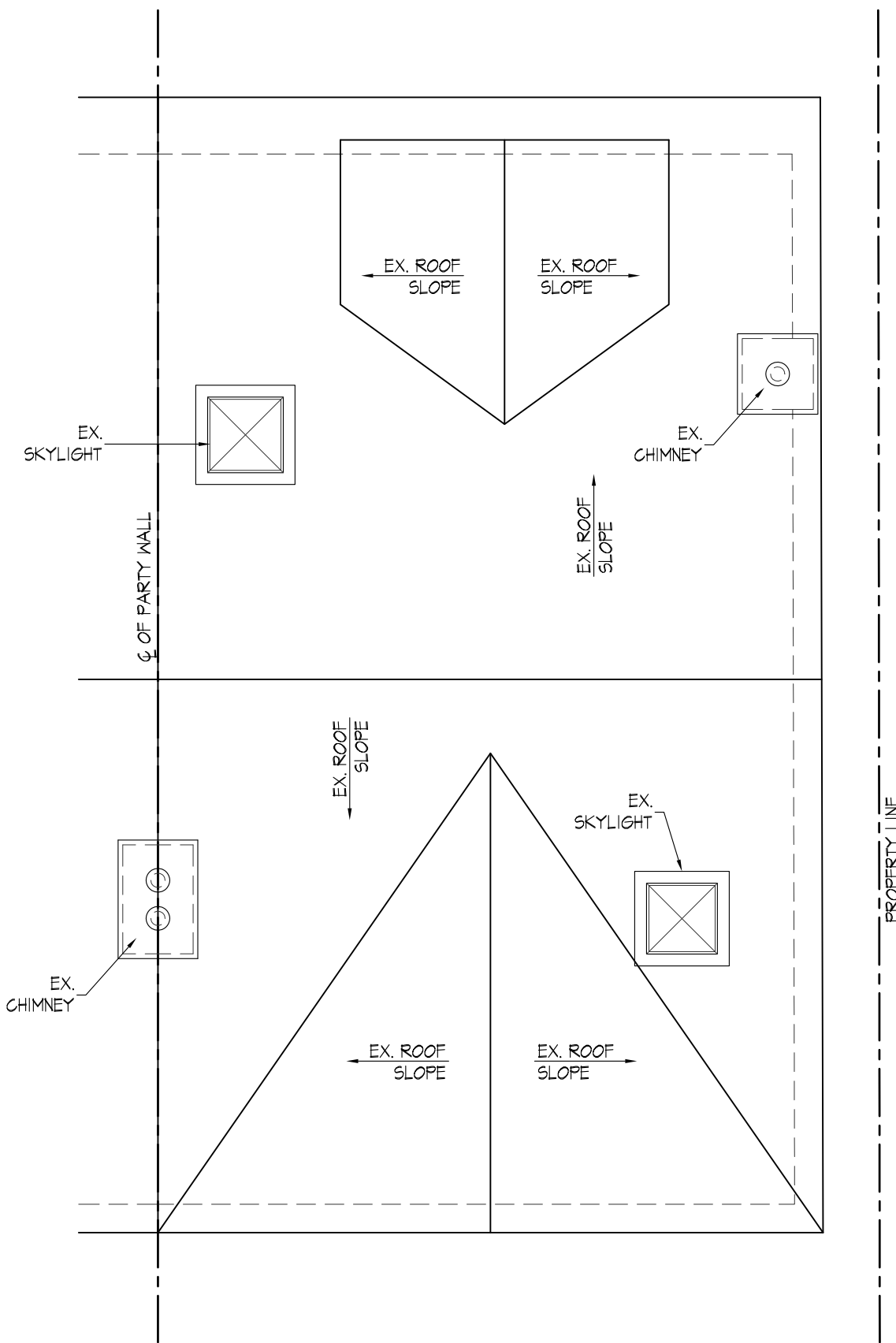
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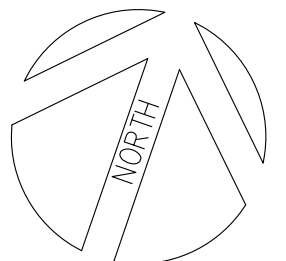
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DRAWING No.
 A-3



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

FOR REFERENCE ONLY



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 CITY OF TORONTO**

DRAWING
ROOF PLAN

SCALE
AS SHOWN

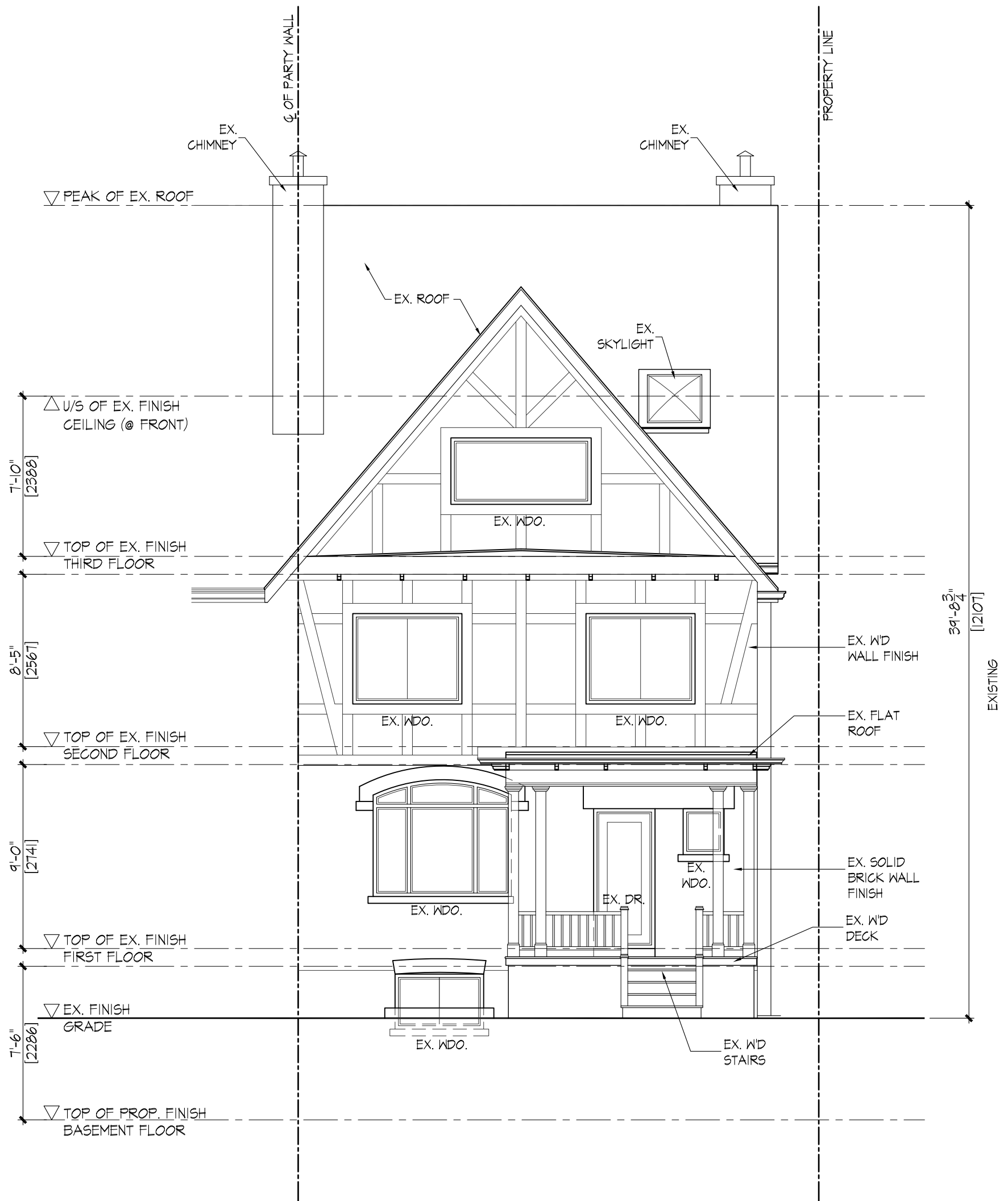
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DRAWING No.
A-6



1 SOUTH (FRONT) ELEVATION
 A7 SCALE : 3/16" = 1'-0"



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**PROPOSED REAR 1 STY.
 ADDTN. & INT. ALTNS.
 AT 18 SHANNON STREET
 CITY OF TORONTO**

DRAWING
SOUTH (FRONT) ELEVATION

SCALE
AS SHOWN

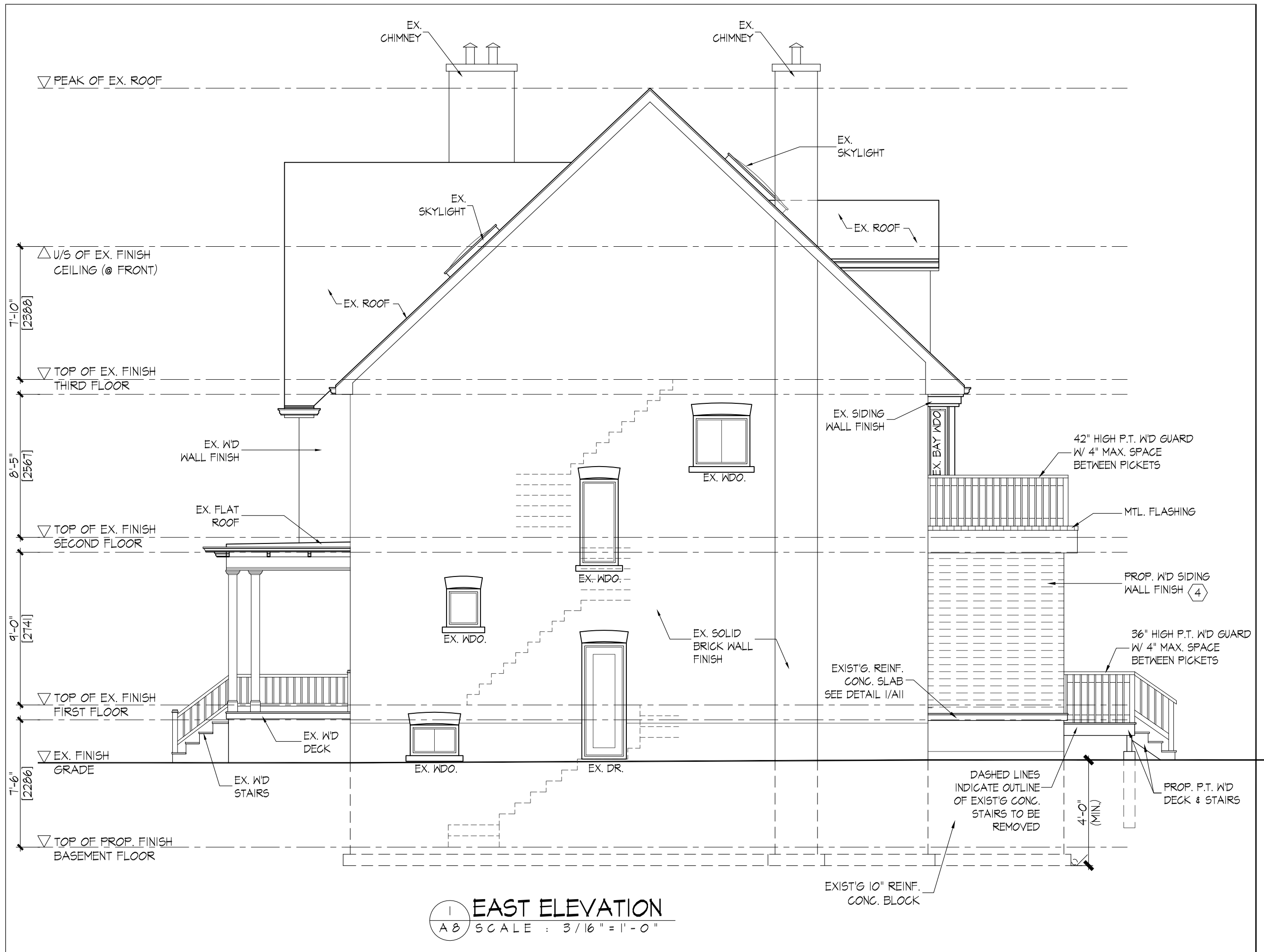
DATE
JUNE,02-2017

PROJECT No.
17017

DRAWN BY
LM

APPROVED BY
V.M.D.R.

DRAWING No.
A-7



DRAWING EAST ELEVATION	DRAWN BY LM	APPROVED BY V.M.D.R.
	SCALE AS SHOWN	DATE JUNE 02-2017
	PROJECT NO. 17017	DRAWING NO. A-8

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PROJECT
**PROPOSED REAR 1 STY.
 ADDTN. & INT. ALTNs.
 AT 18 SHANNON STREET
 CITY OF TORONTO**

EXIST'G. REINF. CONC. SLAB SEE DETAIL I/ALL

DASHED LINES INDICATE OUTLINE OF EXIST'G CONC. STAIRS TO BE REMOVED

4'-0" (MIN)

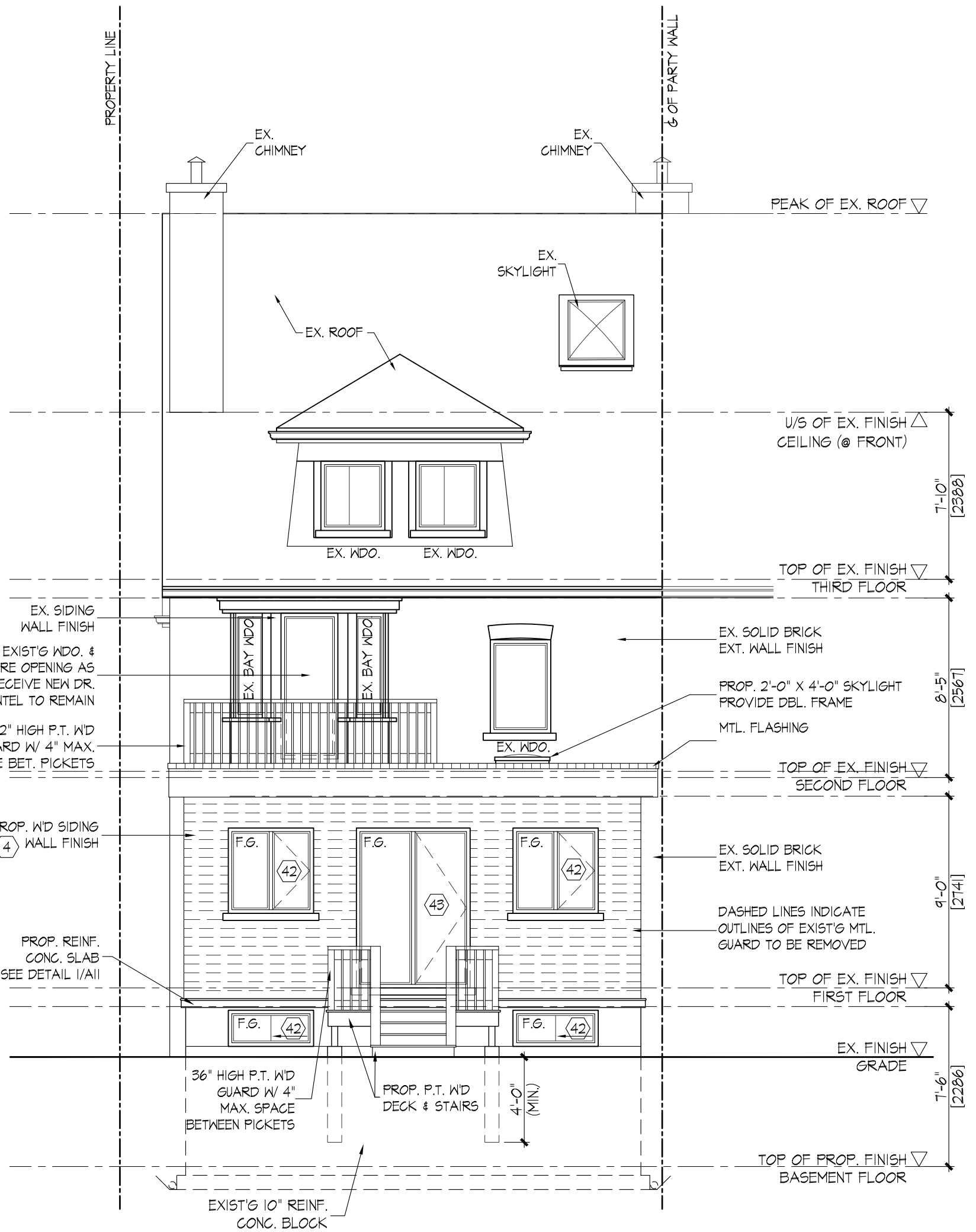
PROP. P.T. W/D DECK & STAIRS

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1
A9
NORTH (SOUTH) ELEVATION
 SCALE : 3/16" = 1'-0"



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 ADDTN. & INT. ALTNS.
 AT 18 SHANNON STREET
 CITY OF TORONTO**

DRAWING
NORTH (SOUTH) ELEVATION

SCALE
AS SHOWN

DATE
JUNE,02-2017

PROJECT No.
17017

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DRAWING No.
A-9