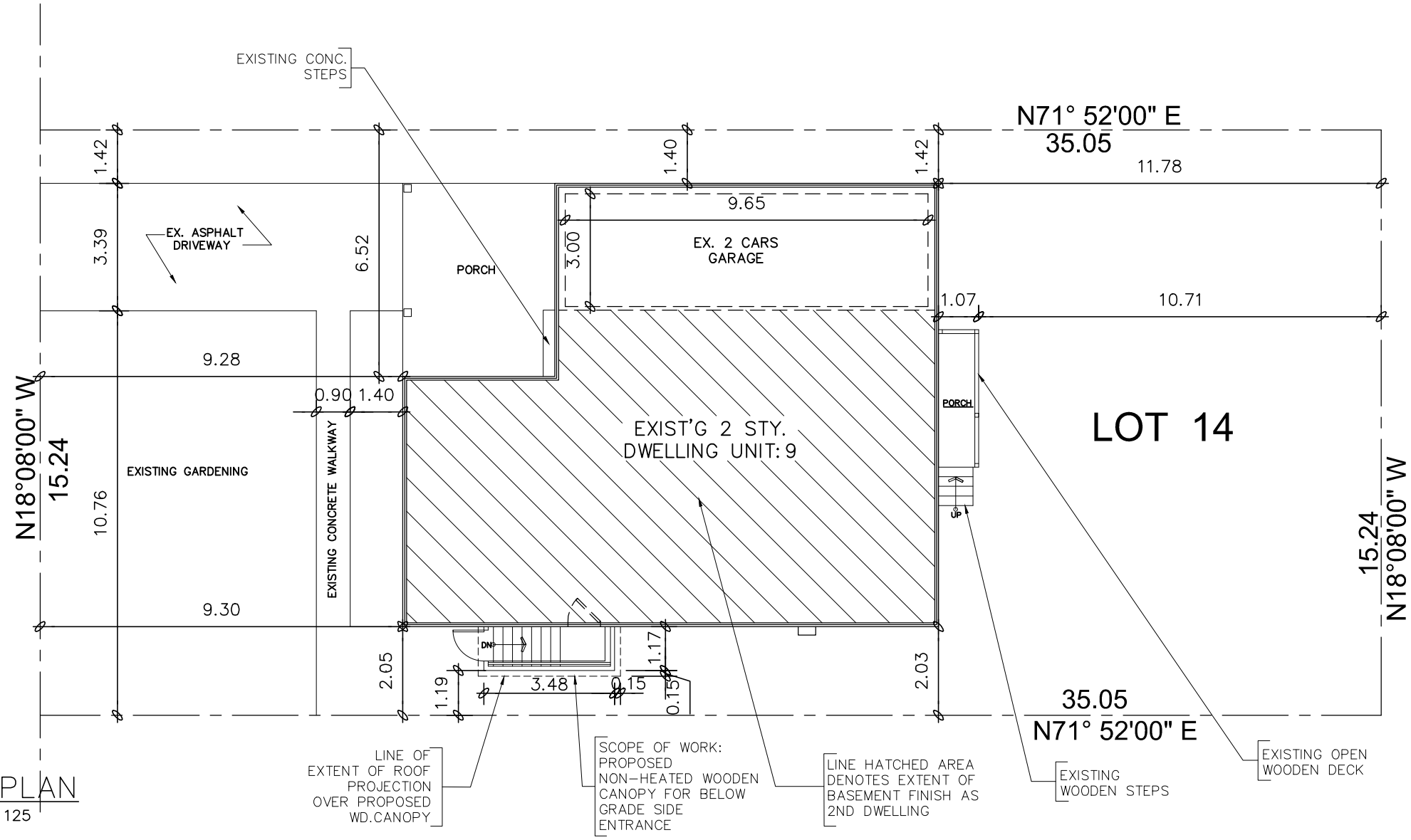


BASEMENT FINISH FOR 2ND
DWELLING AND NON HEATED
WOODEN CANOPY FOR
WALKOUT STAIR AT
9 WARBECK PLACE,
TORONTO, ONTARIO.

1 SITE PLAN
SCALE= 1:125

WARBECK PLACE



2 KEY PLAN
SCALE= N.T.S

SITE DATA		M/SM
ZONING		
PLAN NO:		
LOT NO:		14
LOT AREA		555.48 SQ.M
EXISTING		PROPOSED
BUILDING AREA (G.F) (INCL. FRONT PORCH+EX.GARAGE)		BASEMENT FINISH AREA FOR SECOND DWELLING (EXCL.FURNACE)
= 168.00 SQ.M		= 105.12 SQ.M
LOT COVERAGE		
= 30.24%		
GROUND FLOOR AREA (EXCL.PORCH,GARAGE)		
= 113.59 SQ.M		
SECOND FLOOR AREA		
= 157.78 SQ.M		
GROSS FLOOR AREA		
= 271.37 SQ.M		
BASEMENT AREA (UNFINISHED INCL. FURNACE)		
= 113.59 SQ.M		
WALKOUT STAIR AREA		
= 1.17M X 3.48M		= 4.07 SQ.M
EXISTING LOT COVERAGE UNCHANGED		

Sheet title: SITE PLAN

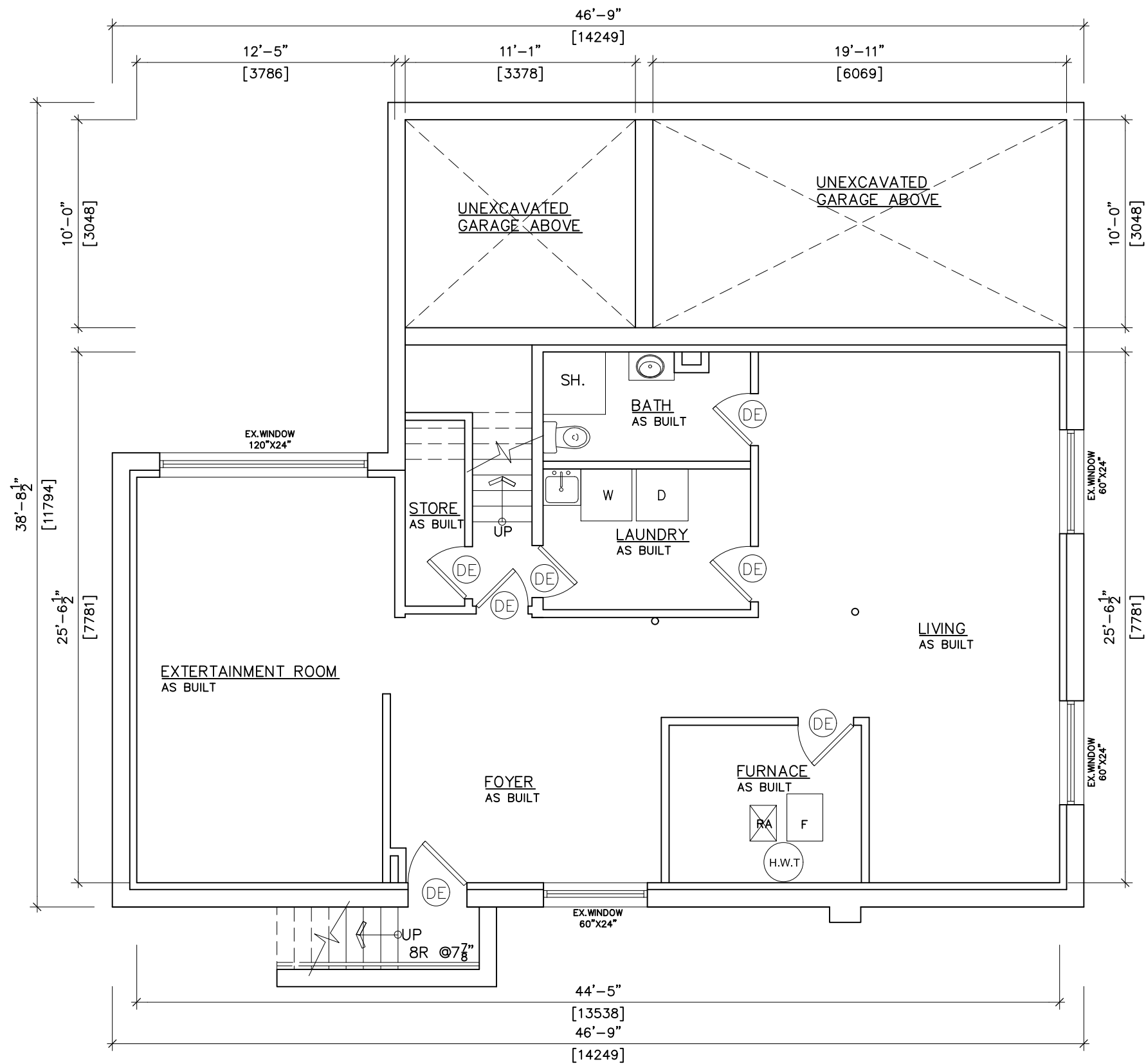
Project No.: 2018024	Checked By: SA	Scale: AS NOTED	TRUE NORTH
Date: 05.11.2020	Drawn By: SF	Revisions	
Dwg. no. A1.0			
REV. NO: -			

Project
REVISED PERMIT #18 258201
BLD 00 SR FOR BASEMENT
FINISH FOR 2ND DWELLING
AND NON HEATED WOODEN
CANOPY FOR WALKOUT STAIR
AT 9 WARBECK PLACE,
TORONTO, ON. M9R 3C2.
Owners:
SHAHID MAAN
KULSOOM MAAN

ONTARIO ASSOCIATION
OF
ARCHITECTS
SARWAT S AHMED
LICENCE
7987

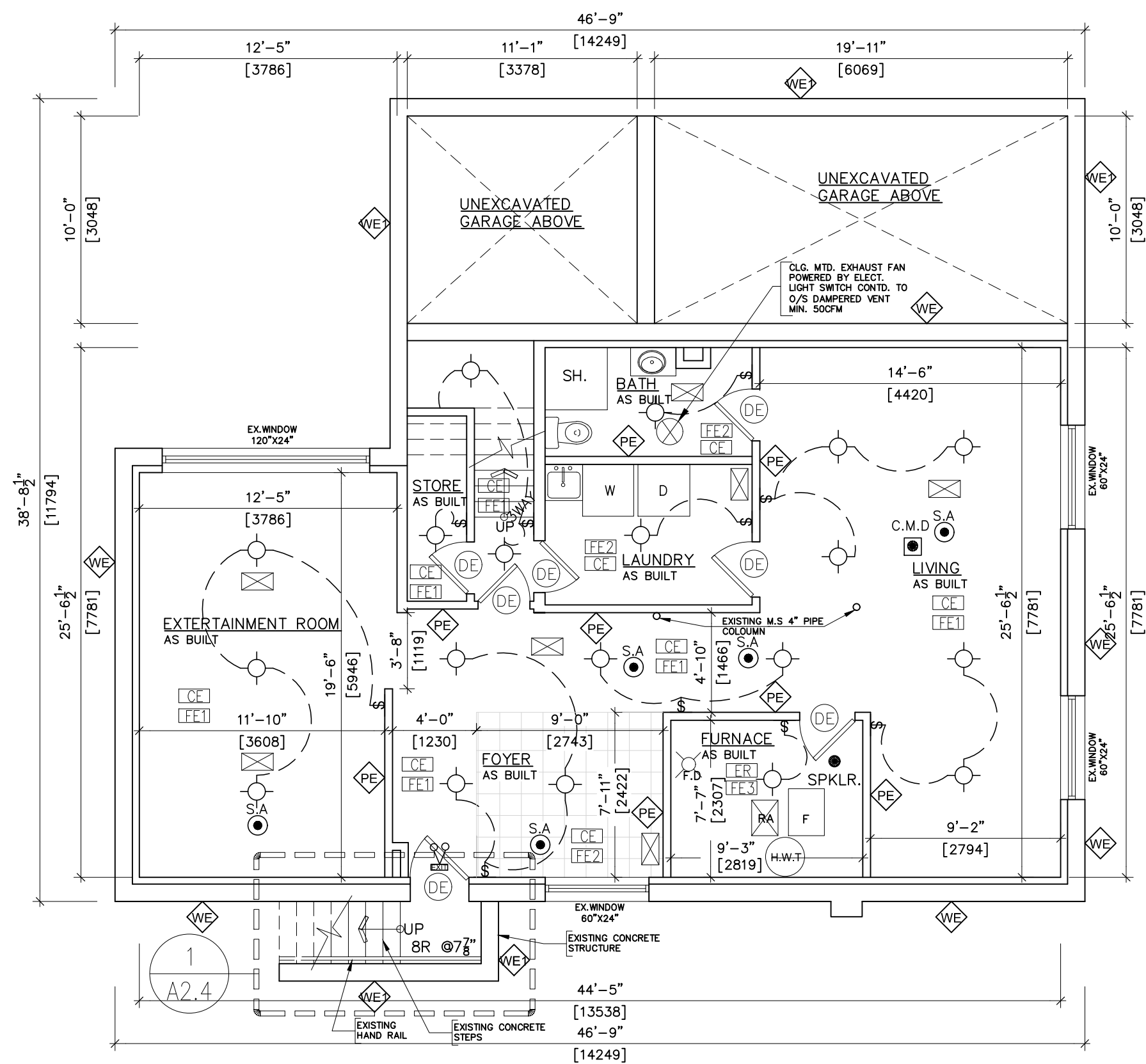
ARCHITECTS SYSTEMS
CONSULTING ARCHITECTS
CERTIFICATE OF PRACTICE # 5465

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e-mail: archisystem@gmail.com



1 EXISTING BASEMENT FLOOR PLAN
A2.0 SCALE= 3/16"=1'-0"

Sheet title: EXISTING BASEMENT FLOOR PLAN		Checked By: SA	Project No.: 2018024
Drawn By: SF	Scale: AS NOTED	Date: 05.11.2020	Dwg. no. A2.0
Revisions	TRUE NORTH ↑		
Project REVISED PERMIT #18 258201 BLD 00 SR FOR BASEMENT FINISH FOR 2ND DWELLING AND NON HEATED WOODEN CANOPY FOR WALKOUT STAIR AT 9 WARBECK PLACE, TORONTO, ON. M9R 3C2. Owners: SHAHID MAAN KULSOOM MAAN			
ARCHITECTS & ENGINEERS CONSULTING ARCHITECTS CERTIFICATE OF PRACTICE # 5465 80 Eastern Ave. Unit A9 Brampton, ON. Canada L6W 0B6 Tel: (O) 905 858-2565 (C) 647-295-2565 www.thearchisystem.com e-mail: archisystem@gmail.com			



1 AS BUILT BASEMENT FINISH PLAN
A2.1 SCALE= 3/16"=1'-0"

Sheet title:
AS BUILT BASEMENT FINISH PLAN

Drawn By:
SA

Checked By:
SA

Project No.:
2018024

Revisions

Scale:
AS NOTED

Date:
05.11.2020

Dwg. no.
A2.1

REV. NO.: -

Project
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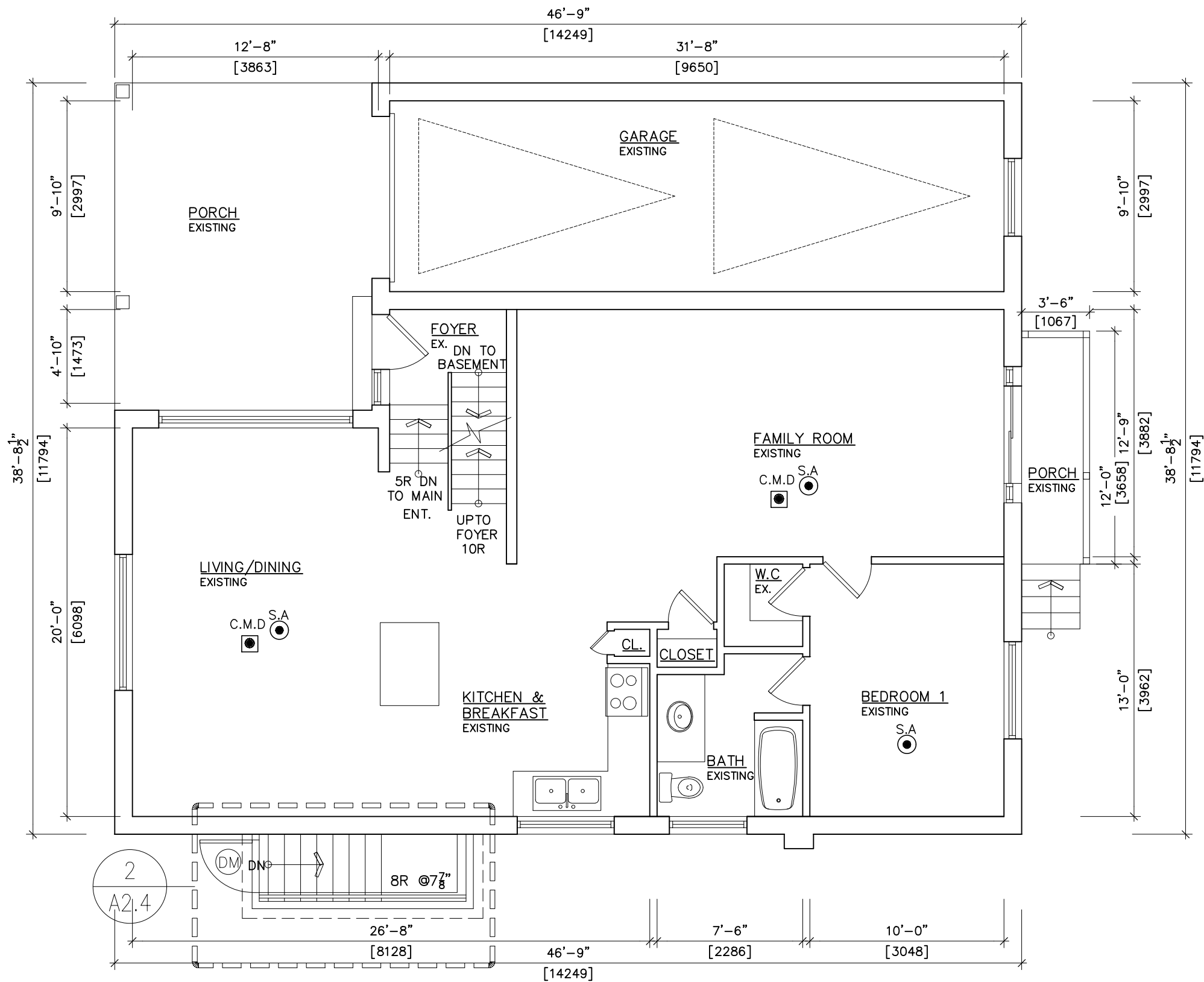
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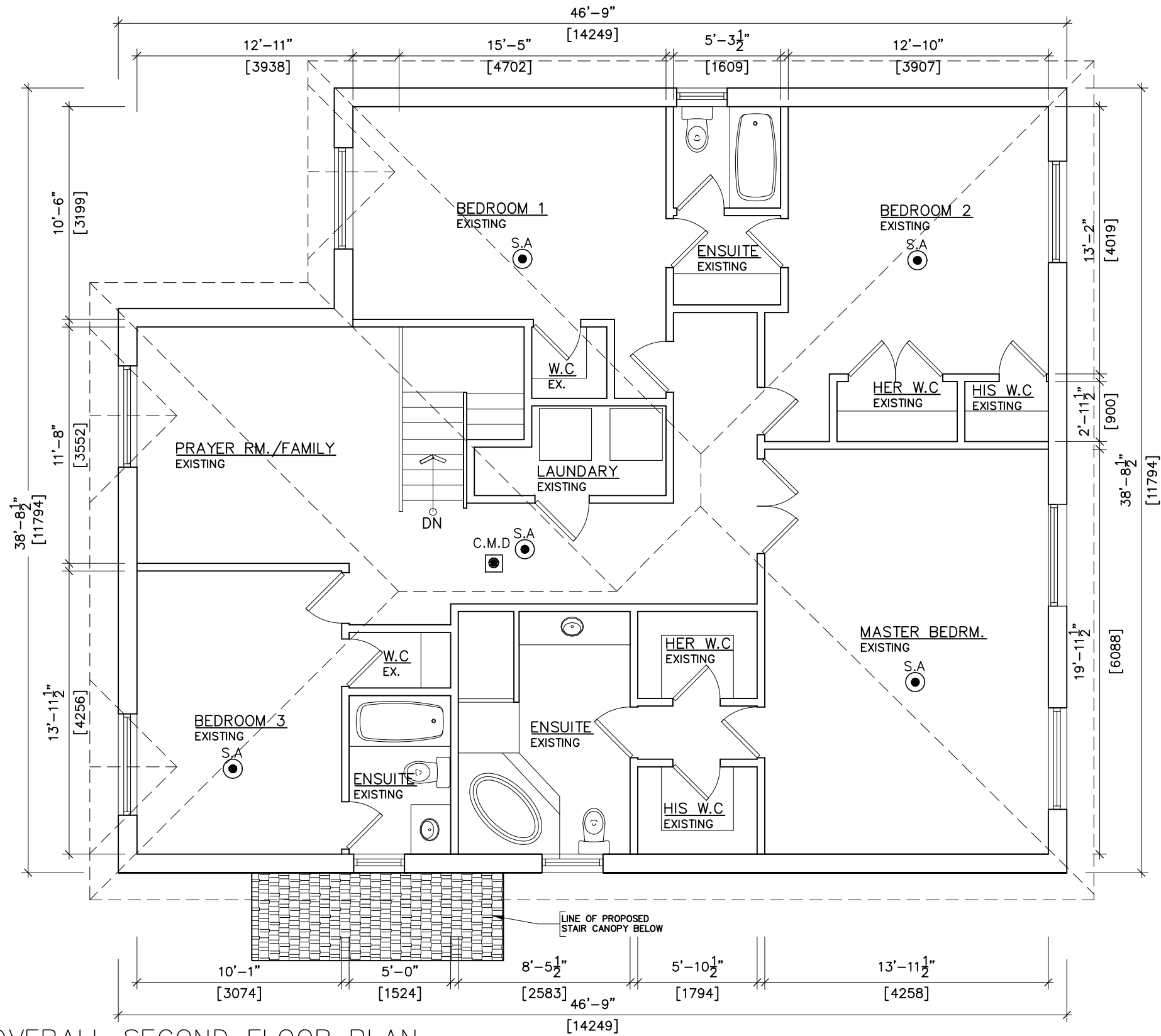
1 EXISTING OVERALL GROUND FLOOR PLAN
A2.2 SCALE= 3/16"=1'-0"

Sheet title: OVERALL GROUND FLOOR PLAN		Checked By: SA	Project No.: 2018024
Drawn By: SF	Scale: AS NOTED	Date: 03.11.2020	Dwg. no. A2.2
Revisions	TRUE NORTH 		
Project REVISED PERMIT #18 258201 BLD 00 SR FOR BASEMENT FINISH FOR 2ND DWELLING AND NON HEATED WOODEN CANOPY FOR WALKOUT STAIR AT 9 WARBECK PLACE, TORONTO, ON M9R 3C2. Owners: SHAHID MAAN KULSOOM MAAN			
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1
A2.3

EXISTING OVERALL SECOND FLOOR PLAN

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



Sheet title:
EXISTING OVERALL SECOND FL.PLAN

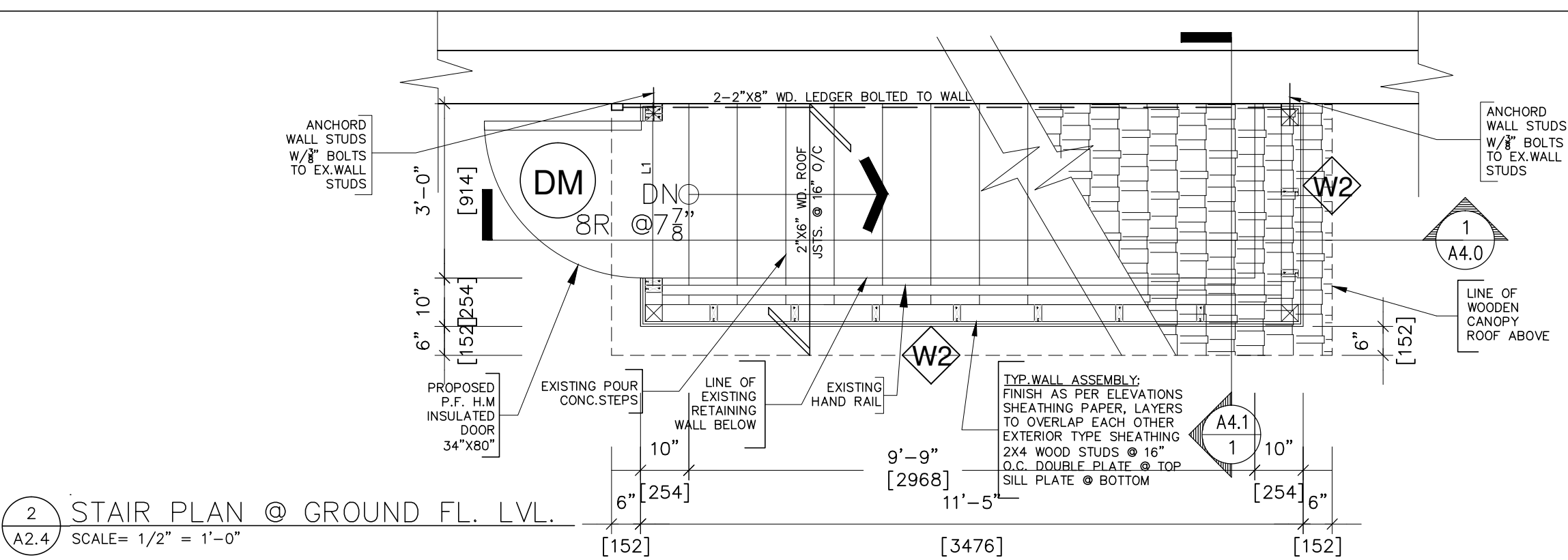
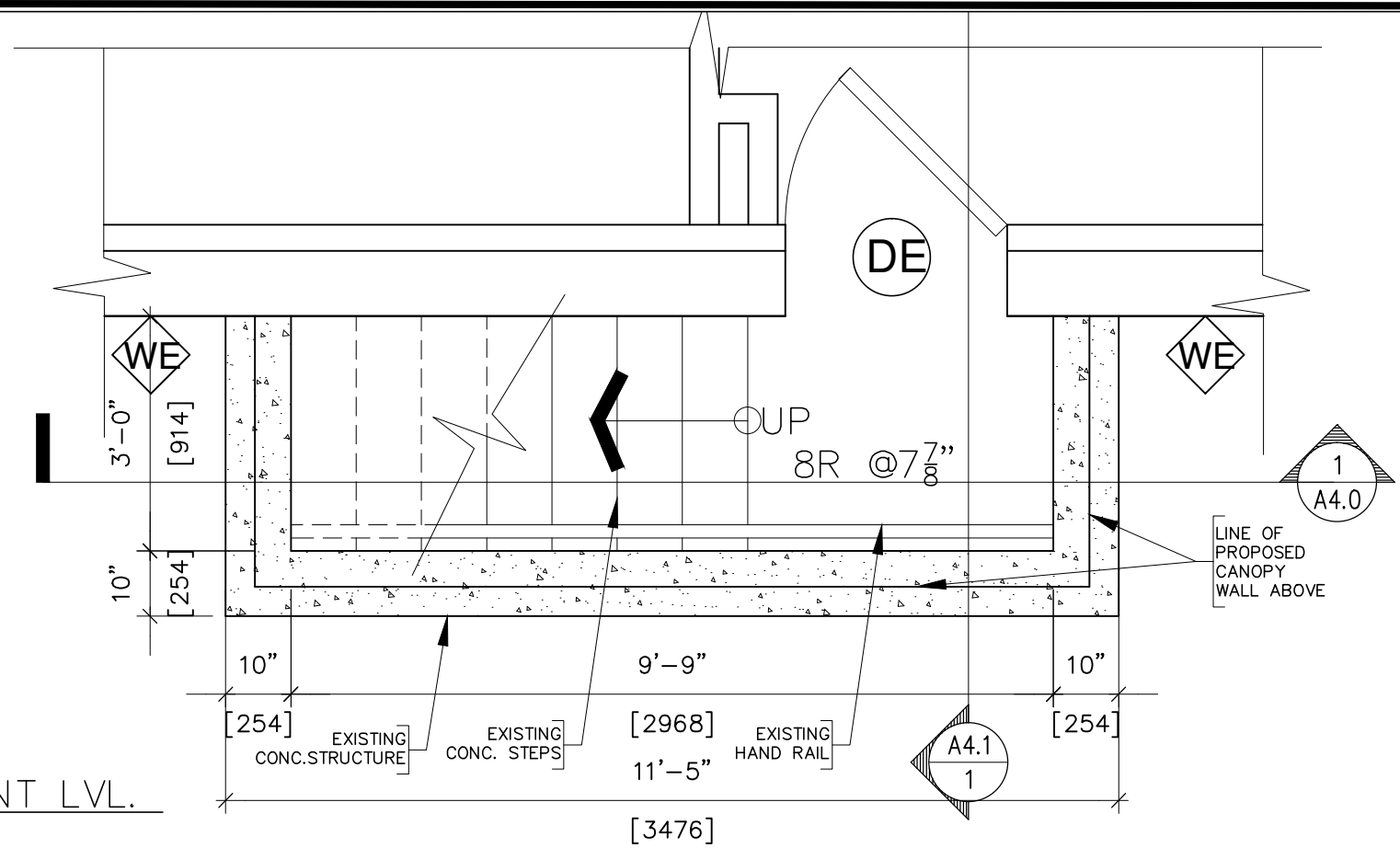
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Revisions	Scale: AS NOTED	Date: 05.11.2020
		Dwg. no. A2.3
		REV. NO: -

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1 STAIR PLAN @ BASEMENT LVL.
SCALE= 1/2" = 1'-0"



2 STAIR PLAN @ GROUND FL. LVL.
SCALE= 1/2" = 1'-0"

Sheet title: STAIR DETAIL PLAN			
Drawn By: SF	Checked By: SA	Project No.: 2018024	 A2.4 REV. NO.: -
Revisions	Scale: AS NOTED	Date: 05.11.2020	
		Dwg. no.	

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1 FRONT ELEVATION
A3.0 SCALE= 3/16"=1'-0"

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Owners:
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KULSOOM MAAN

Sheet title:
FRONT ELEVATION

Revisions	Drawn By: HT	Checked By: SA
△	Scale: AS NOTED	Date: 05-11-2020
△		Dwg. no. A3.0
△		REV. NO: -
△		



1 REAR ELEVATION
A3.1 SCALE= 3/16"=1'-0"

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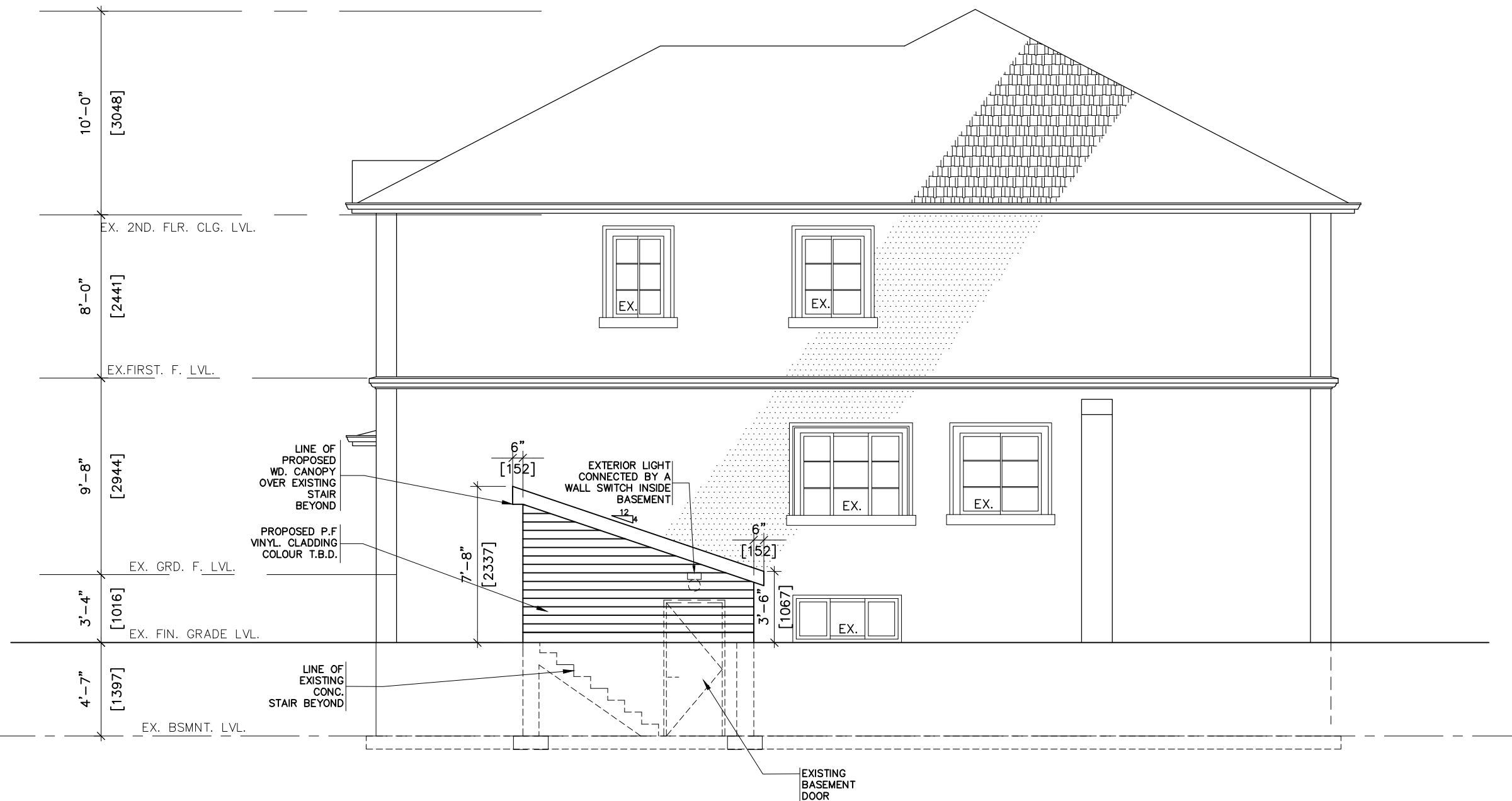
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Sheet title:
REAR ELEVATION

Revisions	Drawn By: HT	Checked By: SA
△	Scale: AS NOTED	Date: 05-11-2020
△		Dwg. no. A3.1
△		REV. NO: -
△		



1 RIGHT SIDE ELEVATION
A3.2 SCALE= 3/16"=1'-0"

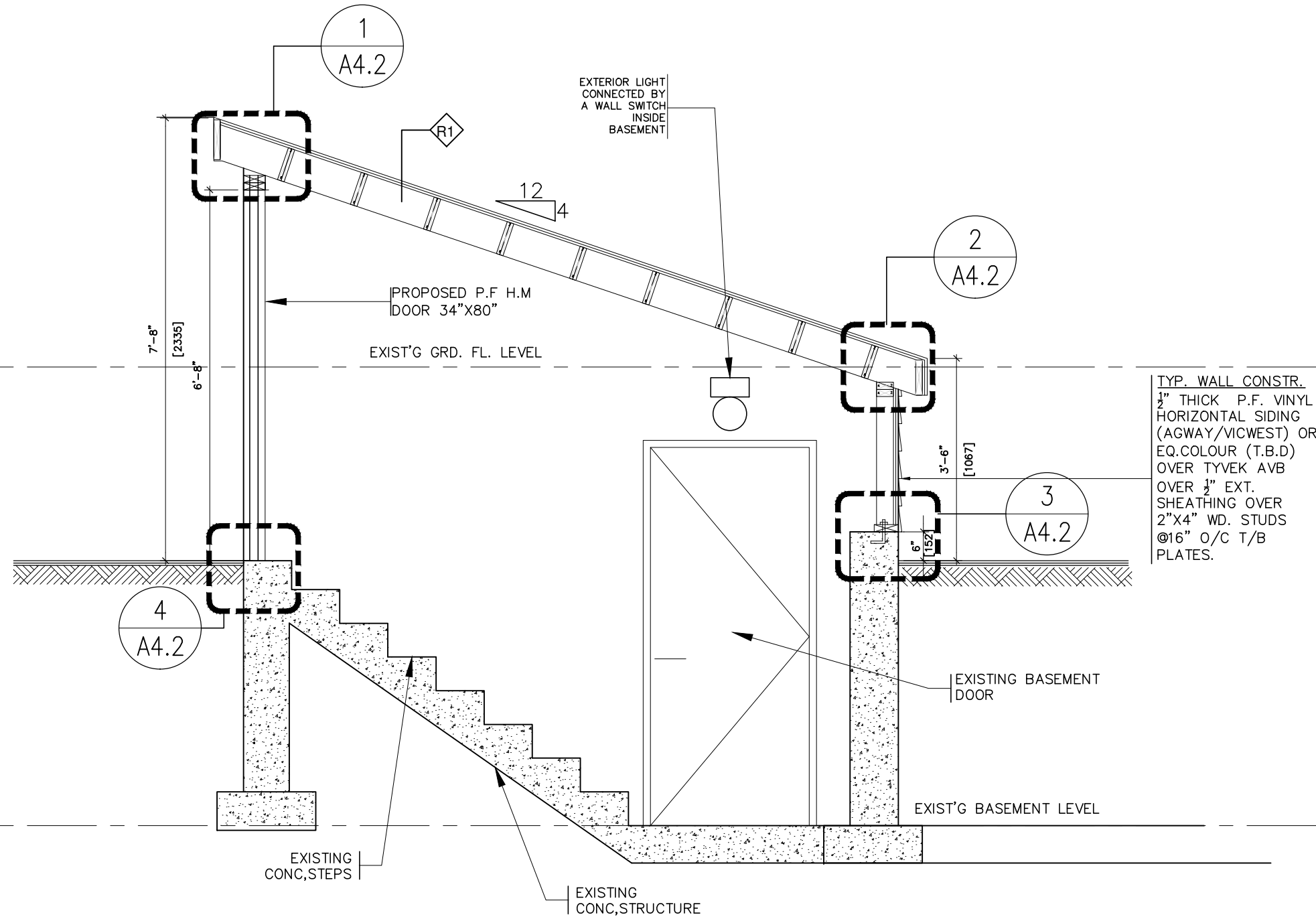
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Sheet title:
RIGHT SIDE ELEVATION

Revisions	Drawn By: SF	Checked By: SA
△	Scale: AS NOTED	Date: 05-11-2020
△		D'wg. no.
△		A3.2
△		REV. NO: -



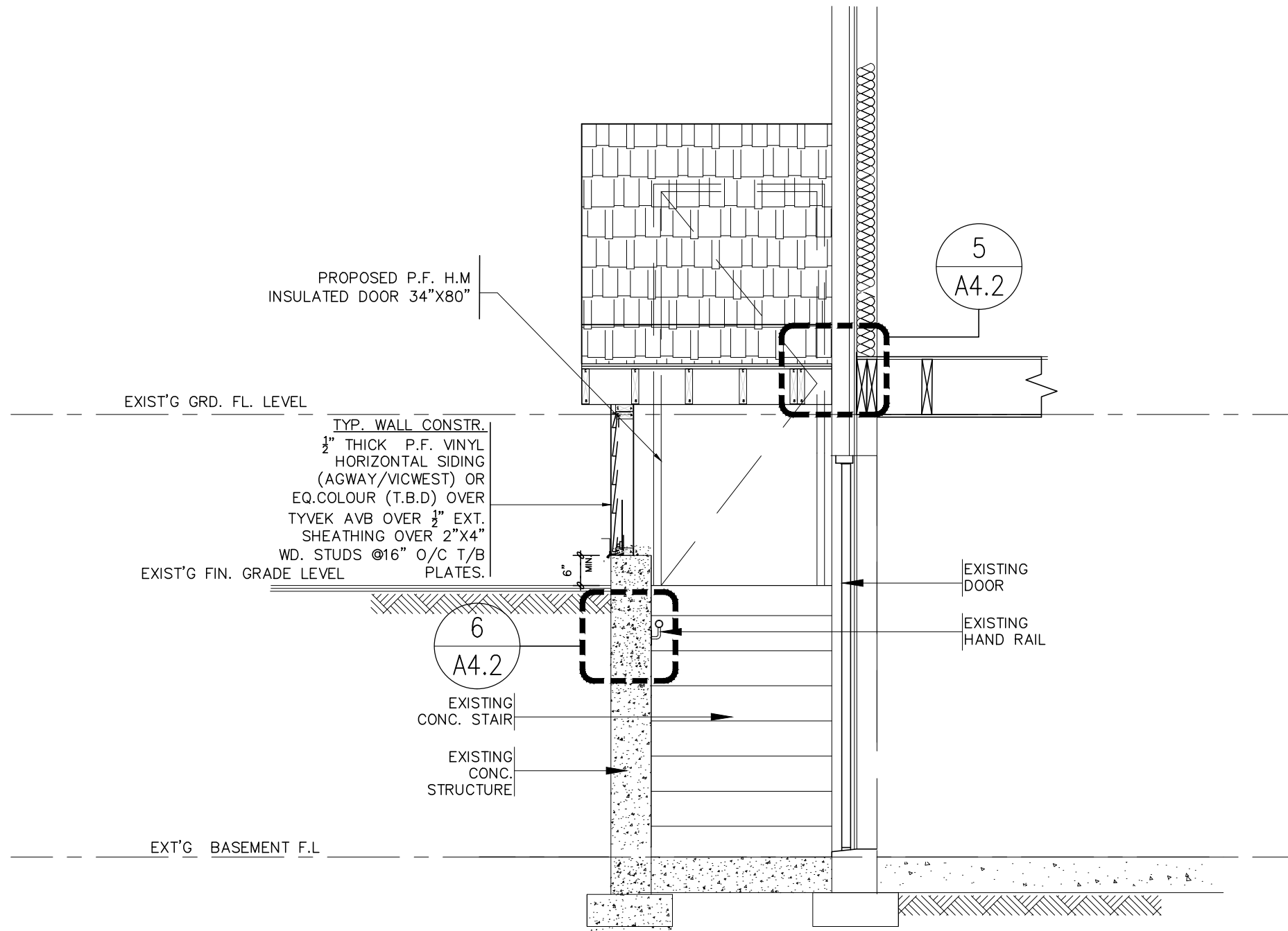
1 STAIR LONGITUDNAL SECTION
A4.0 SCALE= 1/2" = 1'-0"

Sheet title: STAIR LONGITUDNAL SECTION			
Revisions	Drawn By: SF	Checked By: SA	Dwg. no. A4.0 REV. NO. :-
△	Scale: AS NOTED	Date: 05-11-2020	
△			

Project
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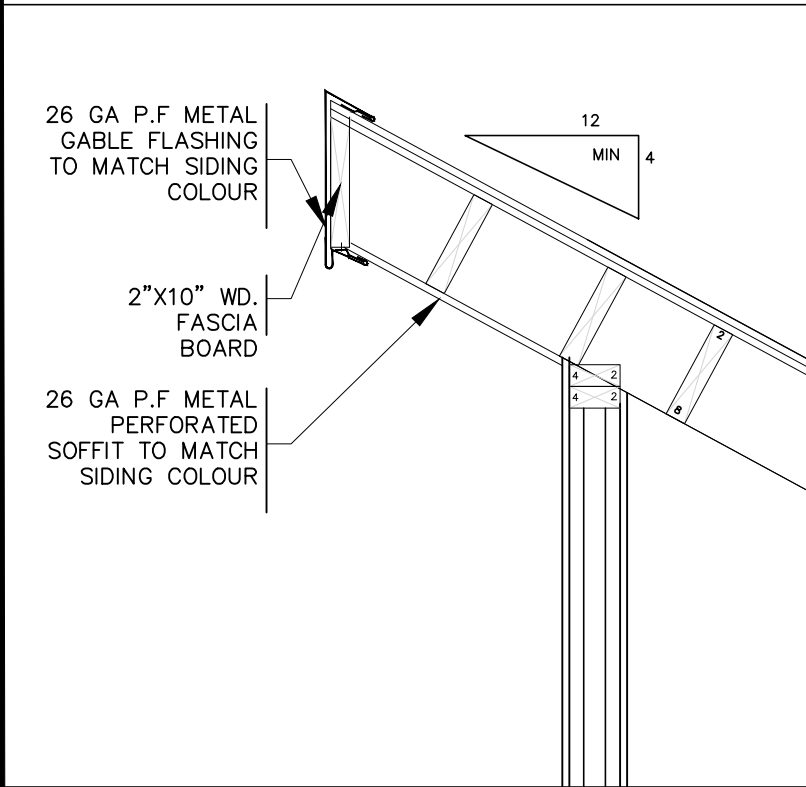
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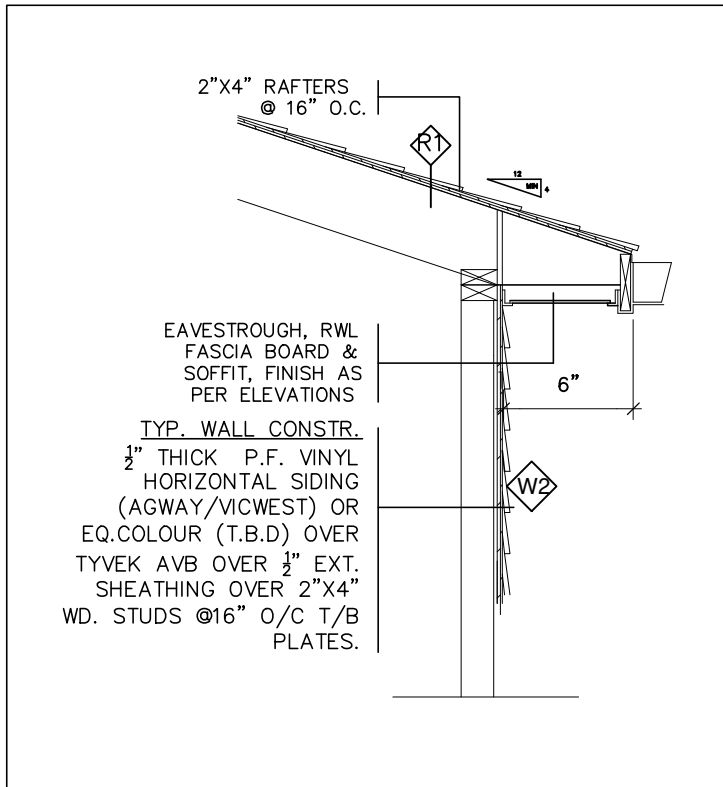
1 STAIR TRANSVERSE SECTION
A4.1 SCALE= 1/2" = 1'-0"

Sheet title: STAIR TRANSVERSE SECTION		Checked By: SA	Date: 05-11-2020	A4.1	REV. NO: -
Revisions	Drawn By: SF	Scale: AS NOTED	Dwg. no.		
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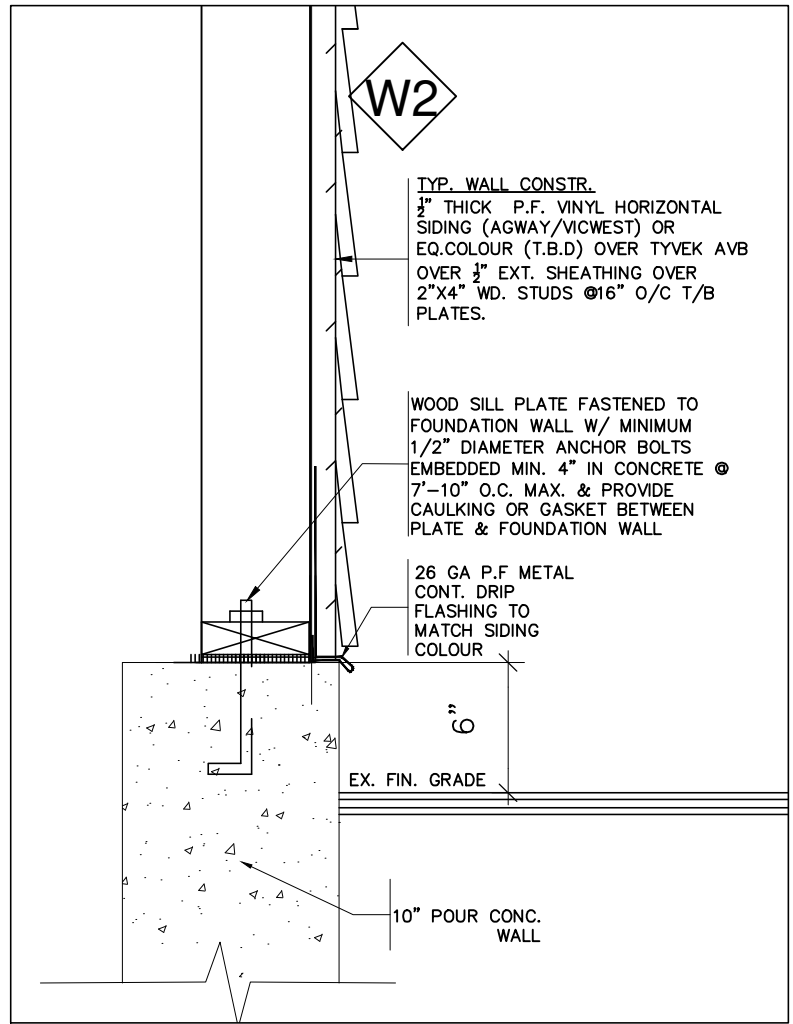
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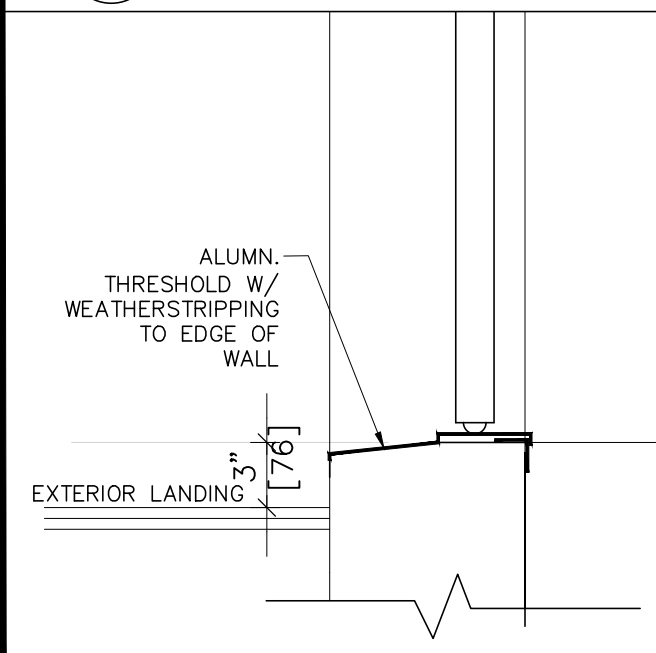
1 SECTION DETAIL
A4.2 SCALE: 1"=1'-0"



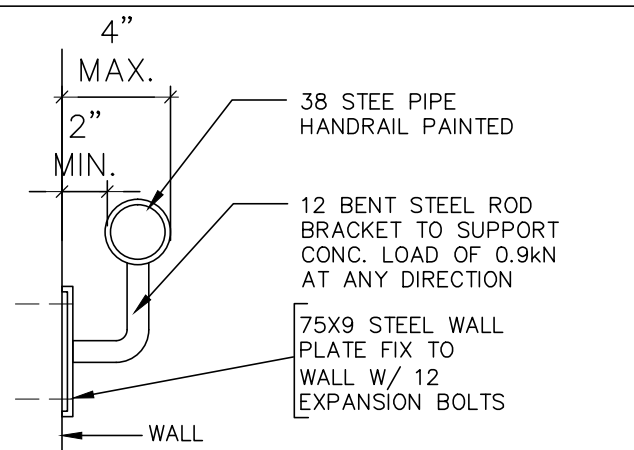
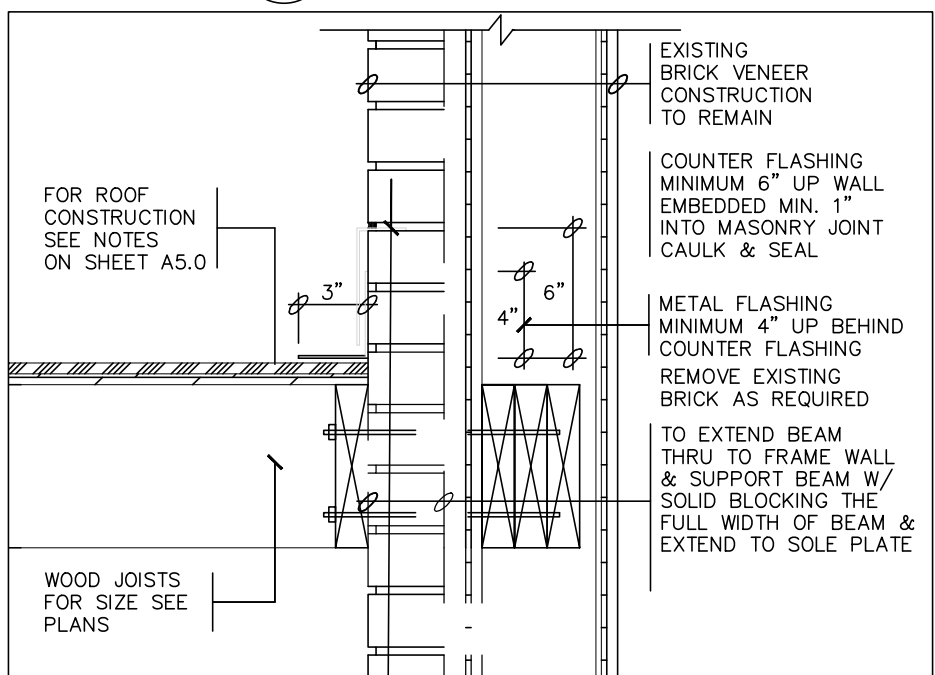
2 SECTION DETAIL
A4.2 SCALE: 1/2"=1'-0"



3 SECTION DETAIL OF SIDING
A4.2 SCALE: 1 1/2"=1'-0"



4 SECTION DETAIL @ DOOR THRESHOLD
A4.1 SCALE: 1-1/2"=1'-0"



5 SECTION DETAIL @ HAND RAIL
A4.1 3"=1'-0"

Sheet title: SECTION DETAILS	Checked By: SA	Date: 07-10-2020	A4.2	REV. NO: -	
	Drawn By: SF	Scale: AS NOTED			Dwg. no.
	Revisions				

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WALL TYPE & NOTES LEGEND

WE EXISTING 8" POUR CONC. REINFORCED WALL O/S TOWEL APPLIED WATERPROOFING LAYER PROTECTION BOARD INTERIOR SMOOTH SURFACE W/ CEMENT MORTAR PARGING EXISTING R12 BATT INSULATION, 6 MIL POLY AVB

WE1 NEW POUR CONC. 10" THK. BASEMENT WALK-OUT STAIR EXTERIOR WALL WITH WATERPROOFING & PROTECTION BOARD

W2 EXISTING 8" THK. POUR CONC. EXTERIOR BASEMENT WALL

PE TYP. CANOPY WALL CONSTR. FRAME WALL CONSTRUCTION: FINISH AS PER ELEVATIONS SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SHEATHING 2X4 WOOD STUDS @ 16" O.C. DOUBLE PLATE @ TOP SILL PLATE @ BOTTOM

P1 EXISTING 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.

P2 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.

P2 PROPOSED 30M NON-LOAD BEARING F.R PARTITION WALL (RE: SB3 (W1C) 30 MIN. F.R.R STC=32 . 1/2" [13] TYPE=X G.W.B FINISH B/S TAPED & PLASTERED

R1 PROPOSED ROOF CONST. ASPHALT SHINGLES TO MATCH EXISTING #15 BUILDING PAPER 3/8" EXT. PLYWOOD SHEATHING OVER 2"x8" WD. JOISTS @ 16" O/C

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

ABBREVIATIONS LEGEND

CL. CLOSET
CLG. CEILING
CONC. CONCRETE
COV. COVERED
DN DOWN
DO DITTO
ELECT. ELECTRICAL
EX. EXISTING
FLR. FLOOR
GALV. GALVANIZED
H.C. HOLLOW CORE
HT. HEIGHT
I/S INSIDE
JST. JOIST
MAX. MAXIMUM
MIN. MINIMUM /MINUTE
MNTD. MOUNTED
N.L.B. NON-LOAD BEARING
P.F. PRE-FINISHED
STL. STEEL
SQ.M. SQUARE METER
SQ.FT. SQUARE FOOT
WD. WOOD
W.I. WALK IN

WIRE SMOKE ALARM/ DETECTOR IN COMMON AREAS. USE INTERCONNECTED STROBE TYPE FOR ALL SLEEPING AREAS
UNIT MUST CONFORM TO CAN/ULC-S531, CSA-6.19-01 & CAN/ULC-S52 & NFPA-72

CARBON MONOXIDE ALARM/DETECTOR CONFORMING C.M.A TO CAN/CGA-6.19 OR UL-2034

CLG. MTD. EXHAUST FAN POWERED BY ELECT. LIGHT SWITCH CONTD. TO O/S DAMPERED VENT MIN. 50CFM

CABINET MTD. EXHAUST FAN POWERED BY ELECT. LIGHT SWITCH CONTD. TO O/S DAMPERED VENT MIN. 200 CFM

HVAC AIR GRILL AT WALL MAX.1'-0" A.F.F

RETURN-AIR GRILL AT MAX. 1'-0" A.F.F

120 VOLT DUPLEX RECEPTACLE

220 VOLT 20 AMP. OUTLET

120 VOLT DUPLEX RECEPTACLE WATERPROOF

WALL SWITCH

EMERGENCY LIGHT

CEILING MOUNTED LIGHT

RECESSED INCANDESCENT POT LIGHT

MECH. EXHAUST

NOTE:
ALL NEW ELECTRICAL SERVICES CONFORMING TO O.B.C.2012 SECTION 9.34

EXISTING DOOR TO REMAIN

PROPOSED H.C FLUSH DOOR U/N

FLOOR DRAIN

FE1 NEW HARDWOOD FLOORING, 1/8" THK. FELT OVER EX. LEVELED CONC. FLOOR SLAB

FE2 CERAMIC TILES. FLOORING

FE3 EX. CONC. FLOORING

CEILING TYPES

CE EXISTING 1/2" G.B CEILING MIN. 15M F.R.R W/ SMOOTH PLASTER AT WATER BOURNE AREAS

ER EXPOSED RAFTERS .

DOOR/WINDOWS SCHEDULE				
TYPE	SIZE		HEIGHT	DESCRIPTION
	WIDTH	HEIGHT		
DM	2'-10"	6'-8"		H.C P.F METAL FIRE-RATED EXTERIOR TYPE DOOR WITH BOLTED LOCK, HINGES WEATHER STRIP, ALUMN. THRESHOLD AND DOOR STOP
DE	EXISTING DOOR TO REMAIN			

WINDOWS SCHEDULE				
TYPE	SIZE		SILL LVL. (SL)	DESCRIPTION
	WIDTH	HEIGHT		
EXW	EXISTING WINDOW TO REMAIN			

LINTEL SCHEDULE			
LINTEL	OPENINGS	SIZE	
STEEL LINTEL	UPTO 54" OPENINGS	3.5"x3.5"x0.3125"	
SL1	UPTO 66" OPENINGS	4.0"x3.5"x0.3125"	
WOOD LINTEL	UPTO 42" OPENINGS	2-2"x6"	
L1	UPTO 66" OPENINGS	2-2"x8"	
	UPTO 78" OPENINGS	3-2"x10"	
	UPTO 90" OPENINGS	3-2"x12"	

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

SPECIFICATIONS

- 1. GENERAL REQUIREMENTS**
- 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.
- 4. MASONRY**
- MAINTAIN DIMENSIONS, LINES AND LEVELS OF EXISTING WORK.
- TAKE SPECIAL CARE OF ERECTING BLOCK WALLS TO WHICH OTHER SECTIONS WILL APPLY FINISHES. TO ENSURE TOLERANCES REQUIRED OF FOLLOWING SECTIONS CAN BE MET WITH REASONABLE CONSTRUCTION PROCEDURES (E.G. THIN SET APPLICATION OF GRANITE TILES.)
 - 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.
- 6. WOOD AND PLASTICS**
- 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 CONTACT. USE THE EXACT SAME METHODS AND MATERIALS TO MATCH THE EXISTING WORK. WHERE IT IS NOT POSSIBLE, SUBMIT PROPOSALS TO THE INTERIOR DESIGNER FOR APPROVAL.
- 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 DOOR 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.
- 9. FINISHES**
- GYPSTUM 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.

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Project: REVISED PERMIT #18 258201 BLD 00 SR FOR BASEMENT FINISH FOR 2ND DWELLING AND NON HEATED WOODEN CANOPY FOR WALKOUT STAIR AT 9 WARBECK PLACE, TORONTO, ON M9R 3C2.

Owners: SHAHID MAAN KULSOOM MAAN



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