



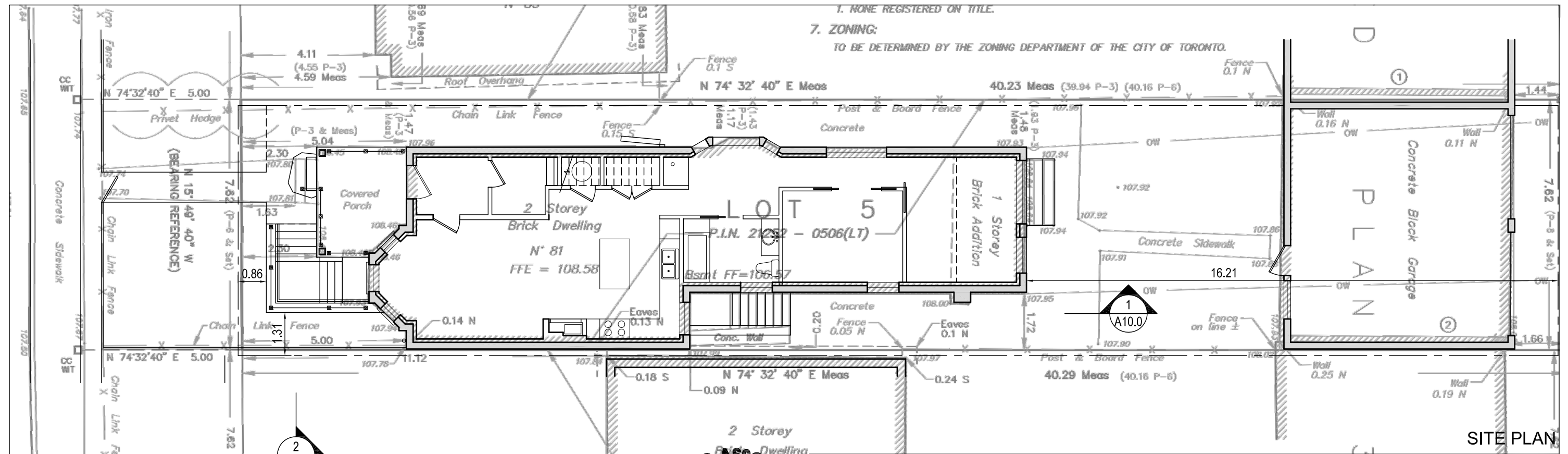
Site Statistics		
Lot Area	3300.00 sf = (306.57) sm	
Ground Floor Existing	1095.41 sf = (101.76) sm	
Second Floor Existing	958.01 sf = (89.00) sm	
Third Floor Existing	393.59 sf = (36.56) sm	
Ground Floor New	0.00 sf = (0.00) sm	
Second Floor New	101.50 sf = (9.43) sm	
Third Floor New	334.51 sf = (31.08) sm	
Gross Floor Area (GFA)	2781.52 sf = (258.40) sm	
GFA / Lot Area	84.29 %	
Footprint	1095.41 sf = (101.76) sm	
Site Coverage	33.19 %	
Area of New Work	436.01 sf = (40.51) sm	
sf = Square Feet		
sm = Square Meters		

DRAWING LIST	
A1.0	Site Plan
A2.0	Basement Existing
A2.1	Basement Proposed
A3.0	First Floor Existing
A3.1	First Floor Proposed
A4.0	Second Floor Existing
A4.1	Second Floor Proposed
A5.0	Third Floor Removals
A5.1	Third Floor Proposed
A6.0	Front Elevation
A7.0	Rear Elevation
A8.0	Side Elevation (North)
A9.0	Side Elevation (South)
A10.0	Section A
A11.0	Section at Stairs

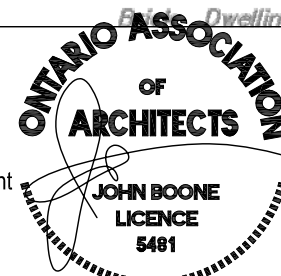
DESCRIPTION OF WORK

- Convert Duplex to 3 unit dwelling
- Second and Third Floor rear addition

LEGAL DESCRIPTION
Lot 5, Plan 348, Toronto



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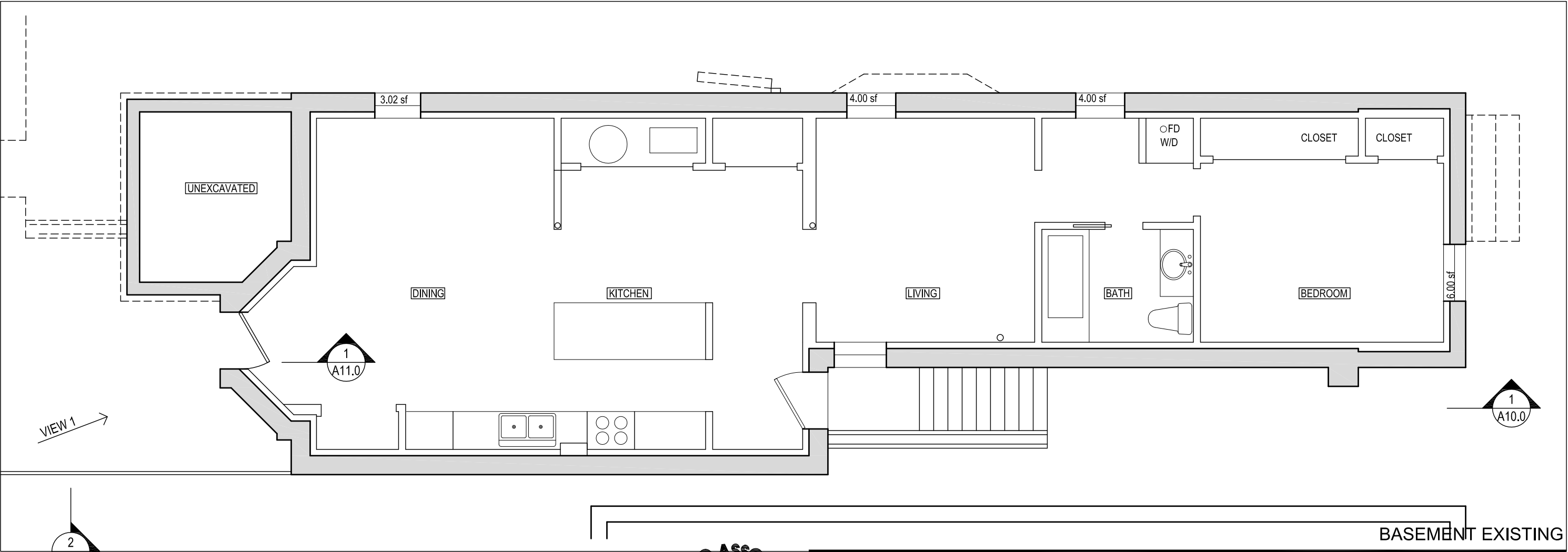
DRAWING SCALE 1" = 10'-0"
PROJECT DATE SEP 17, 2019
PROJECT NUMBER 19A12
DRAWN BY jb

PLOT DATE : March 18, 2020

A1.0



VIEW 1 - EXISTING

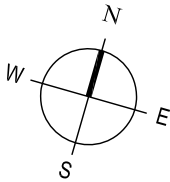


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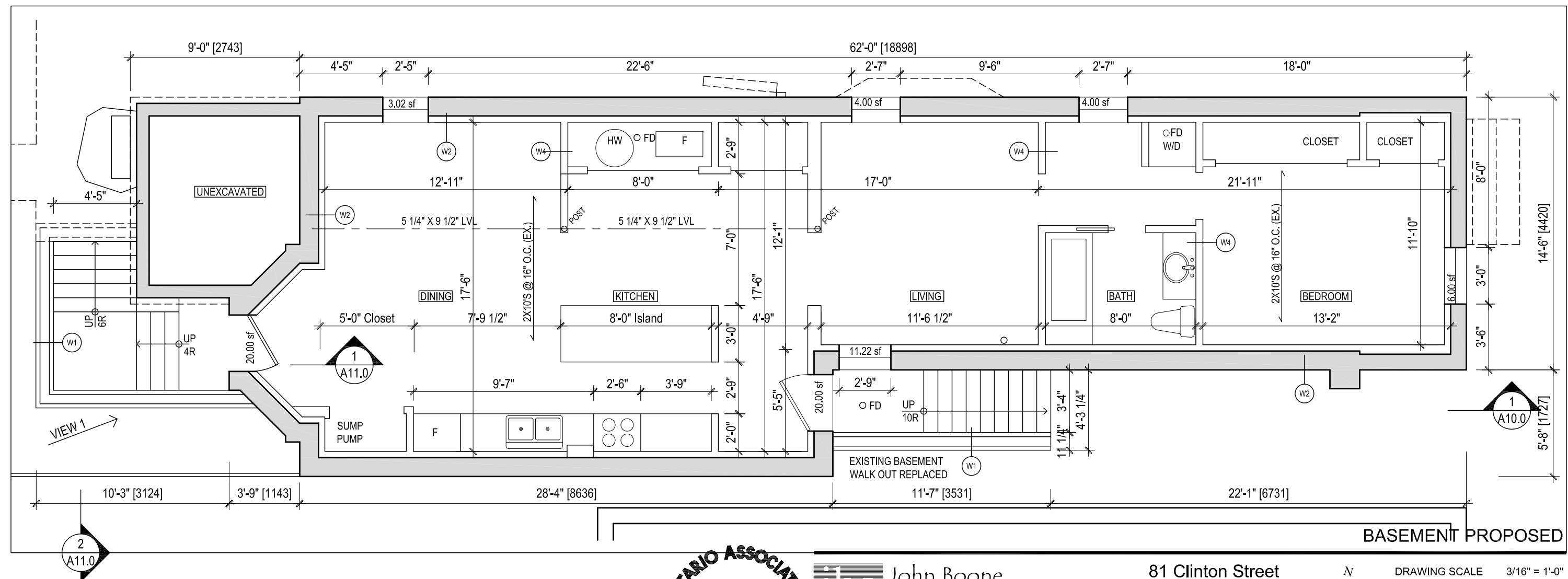


DRAWING SCALE 3/16" = 1'-0"
PROJECT DATE SEP 17, 2019
PROJECT NUMBER 19A15
DRAWN BY jb

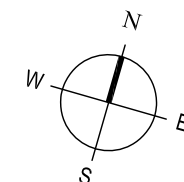
A2.0



- DOWNSPOUT
- REPLACE EXISTING WINDOWS
- REPLACE EXISTING WOOD SILLS
WITH STONE SILLS (5" +/-)
- EXISTING STONE LINTEL REMAINS
- EXISTING WINDOW (3 ft WIDE)
CONVERTED TO DOOR OPENING
- 6" ICF WALL WITH 2" STONE CAP



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**ONTARIO ASSOCIATION
OF
ARCHITECTS**

**JOHN BOONE
LICENCE
5491**

jba John Boone
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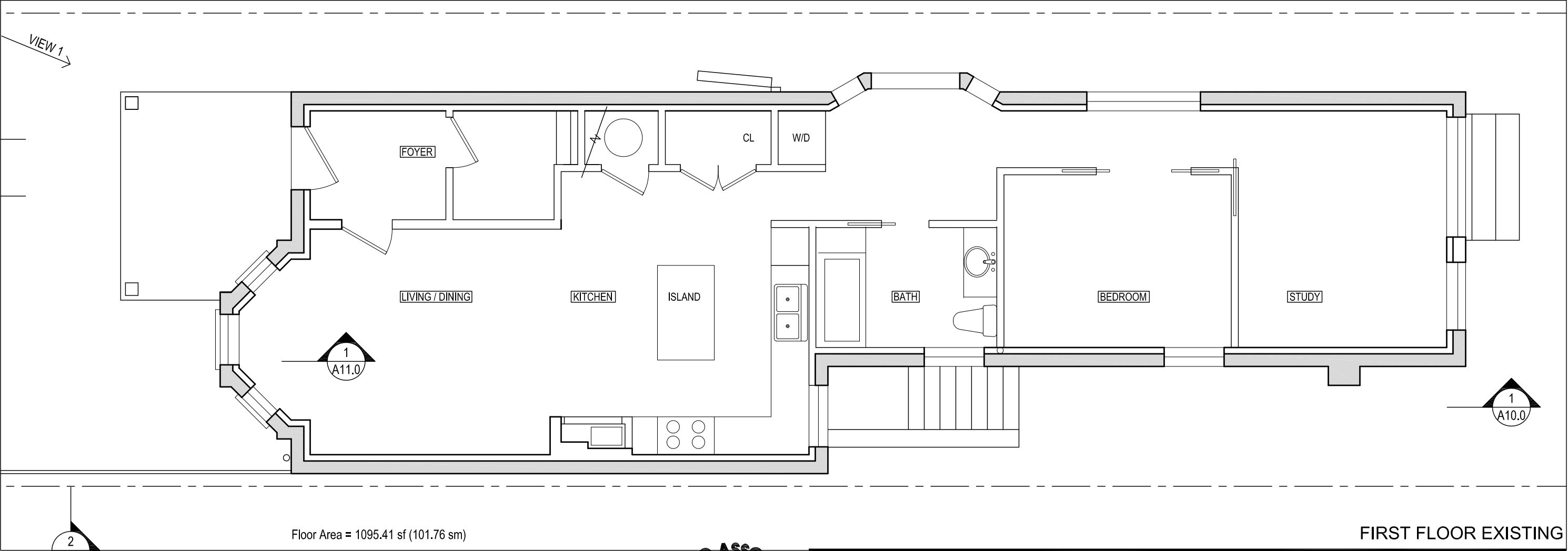
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A2.1



VIEW 1 - EXISTING



Floor Area = 1095.41 sf (101.76 sm)

FIRST FLOOR EXISTING

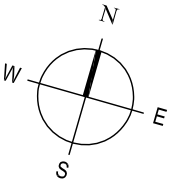
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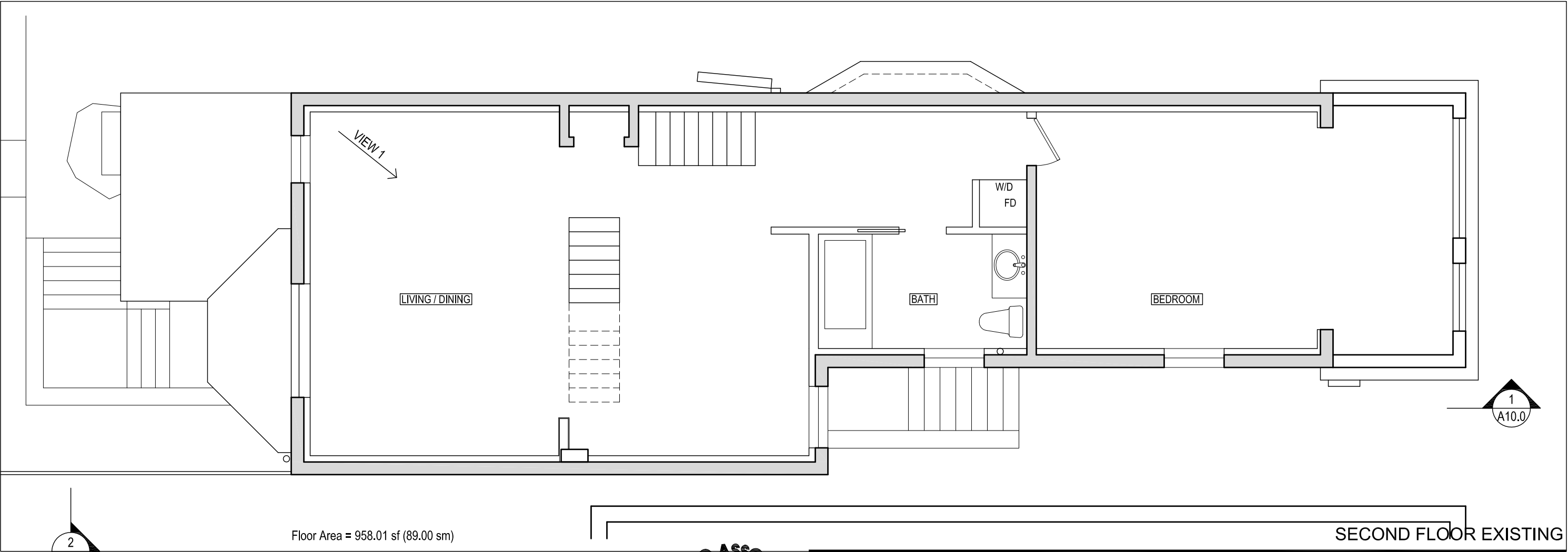
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A3.0



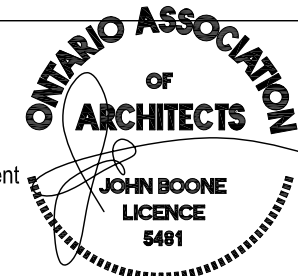
VIEW 1 - EXISTING



Floor Area = 958.01 sf (89.00 sm)

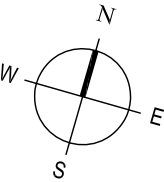
SECOND FLOOR EXISTING

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A4.0

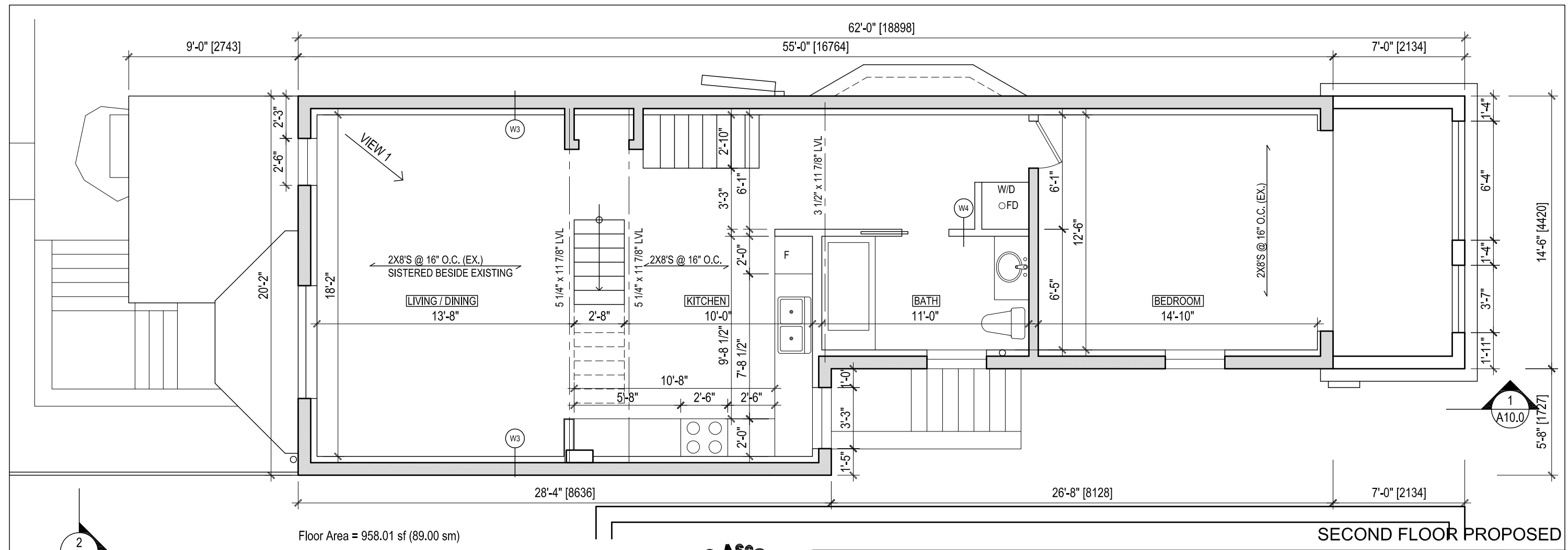


VIEW 1 - EXISTING



VIEW 1 - PROPOSED

- ← 2X8'S @ 16" O.C. SISTERED BESIDE EXISTING JOISTS
- ← NEW 5 1/4" X 11 7/8" BEAM BOTH SIDES OF STAIR OPENING
- ← EXISTING SOLID MASONRY WALL (TO BE INSULATED)



2
A11.0

1
A10.0

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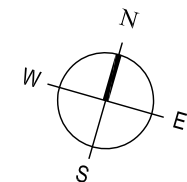


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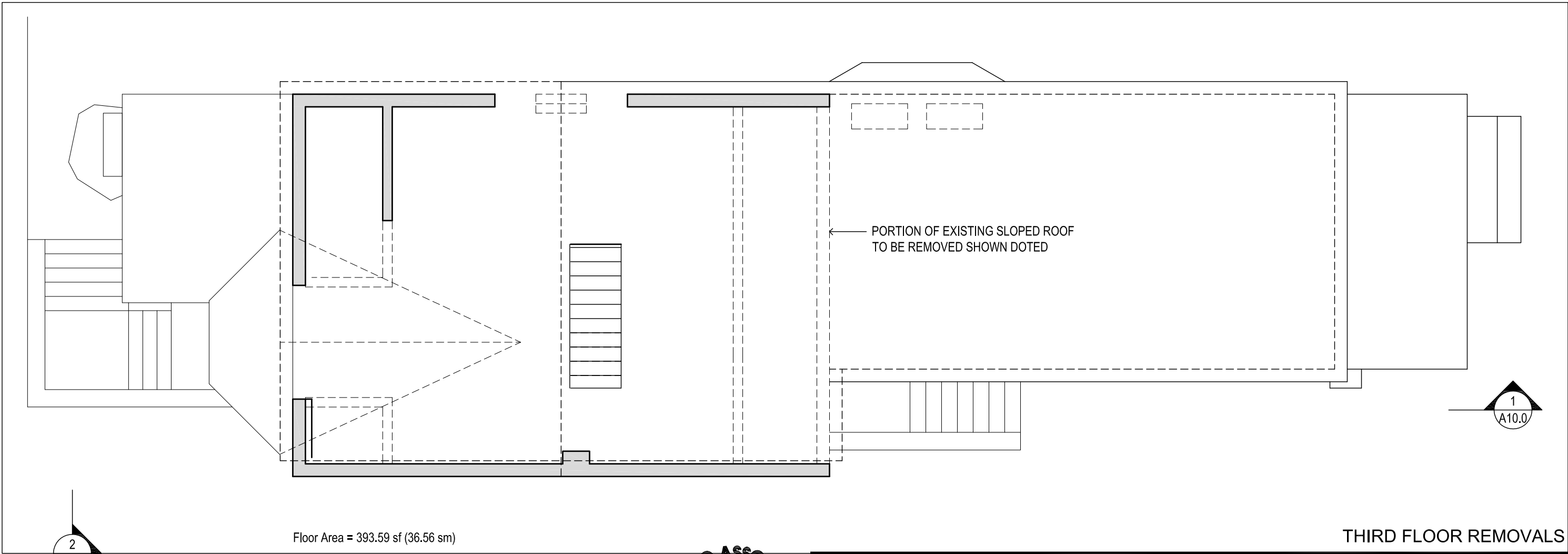
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PROJECT DATE SEP 17, 2019
PROJECT NUMBER 19A15
DRAWN BY jb

PLOT DATE : March 18, 2020

A4.1



2
A11.0

Floor Area = 393.59 sf (36.56 sm)

THIRD FLOOR REMOVALS

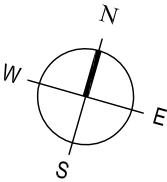
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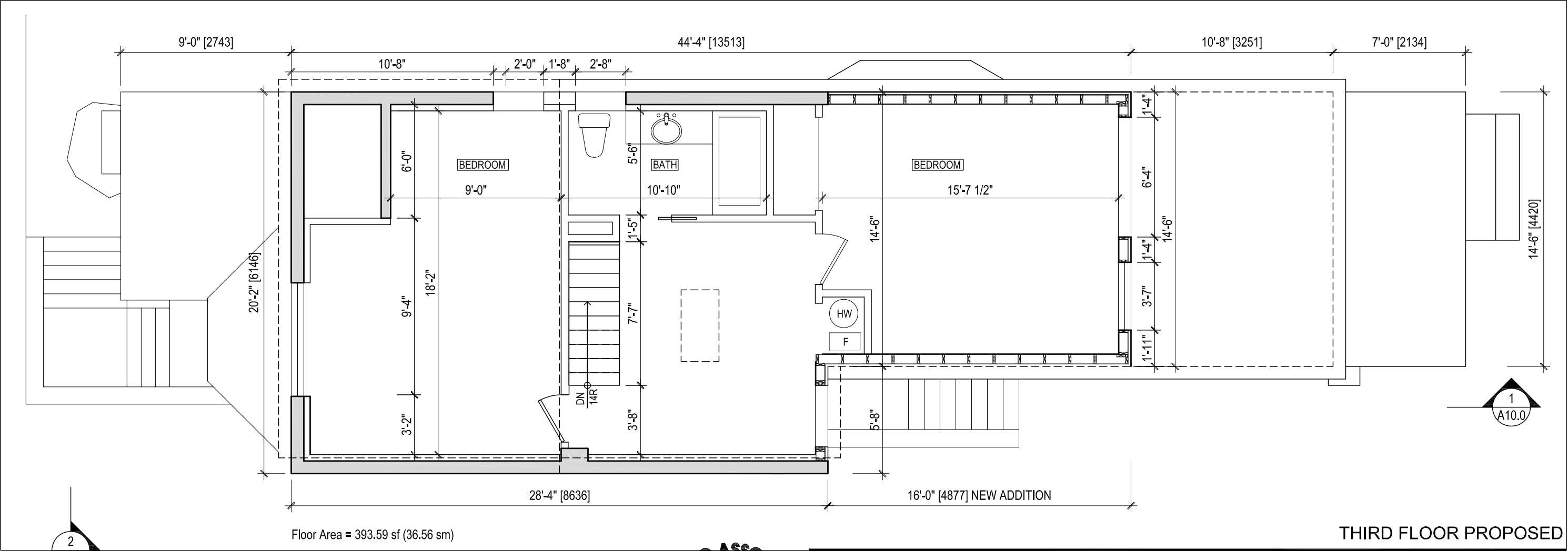
81 Clinton Street
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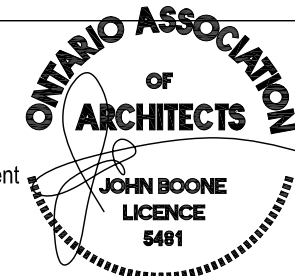
DRAWING SCALE 3/16" = 1'-0"
PROJECT DATE SEP 17, 2019
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PLOT DATE : March 18, 2020

A5.0



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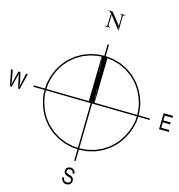
John Boone
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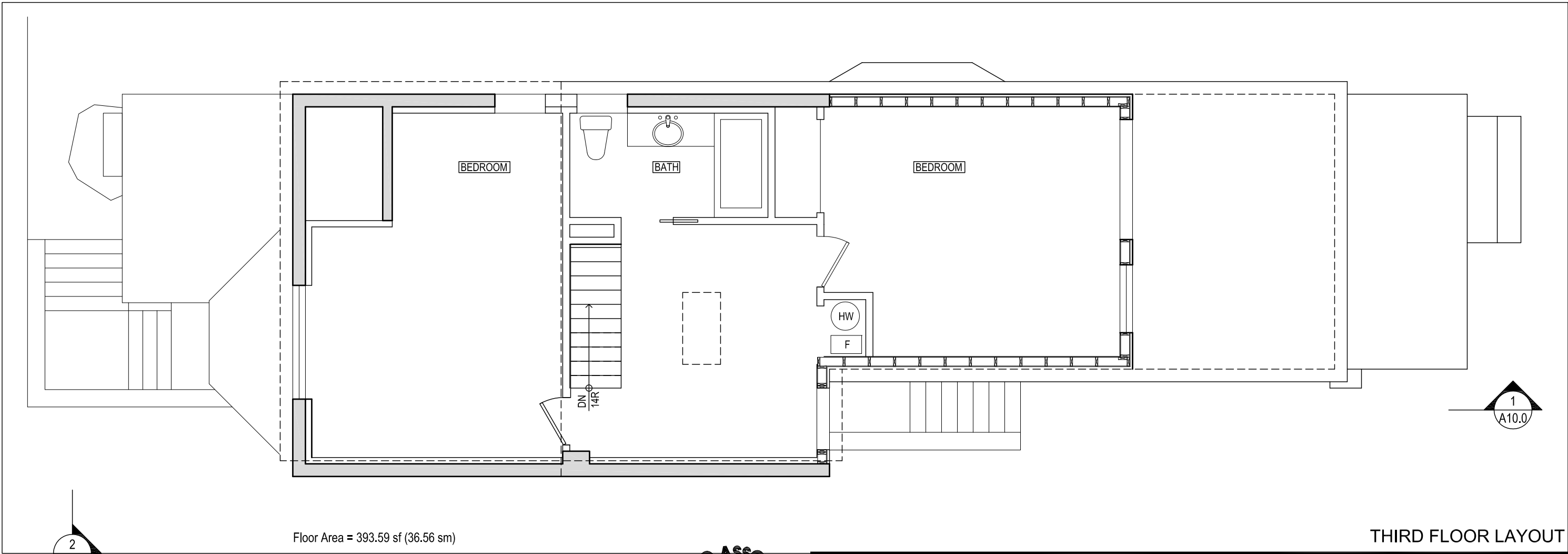
81 Clinton Street
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PLOT DATE : March 18, 2020



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A5.1



Floor Area = 393.59 sf (36.56 sm)

THIRD FLOOR LAYOUT

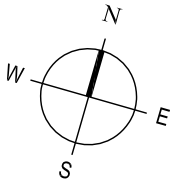
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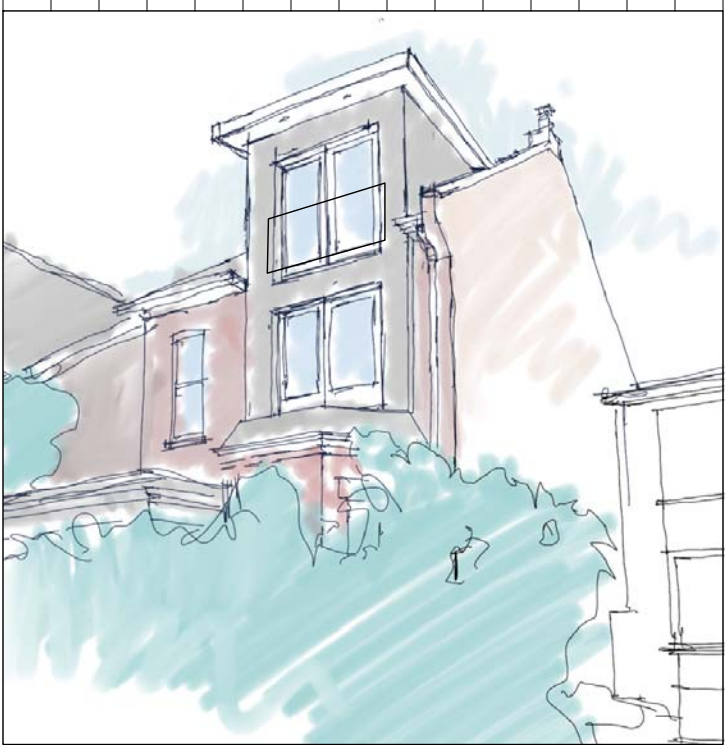
DRAWING SCALE 3/16" = 1'-0"
PROJECT DATE SEP 17, 2019
PROJECT NUMBER 19A12
DRAWN BY jb

PLOT DATE : March 18, 2020

A5.2



FRONT EXISTING



FRONT PROPOSED

EXISTING WALLS OR FLOORS TO REMAIN SHOWN SHADED

W5 1/2" TYPE 'X' GWB
2X4 STUDS @ 16" O.C.
MINERAL WOOL INSULATION
1/2" TYPE 'X' GWB

W4 1/2" GWB
2X4 STUDS @ 16" O.C.
1/2" GWB WITH PAINT FINISH

W3 8" MASONRY BRICK WALL
MOISTURE BARRIER
2x4 SPF STUDS @ 16" O.C.
R19 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GWB WITH PAINT FINISH

W2 12" CONCRETE BLOCK
MOISTURE BARRIER
2X4 STUDS @ 16" O.C.
R19 INSULATION
6 MIL POLY VAPOUR BARRIER
1/2" GWB

W1 ICF FOUNDATION (Stair walls)
2 5/8" RIGID INSULATION
6" CONCRETE
2 5/8" RIGID INSULATION

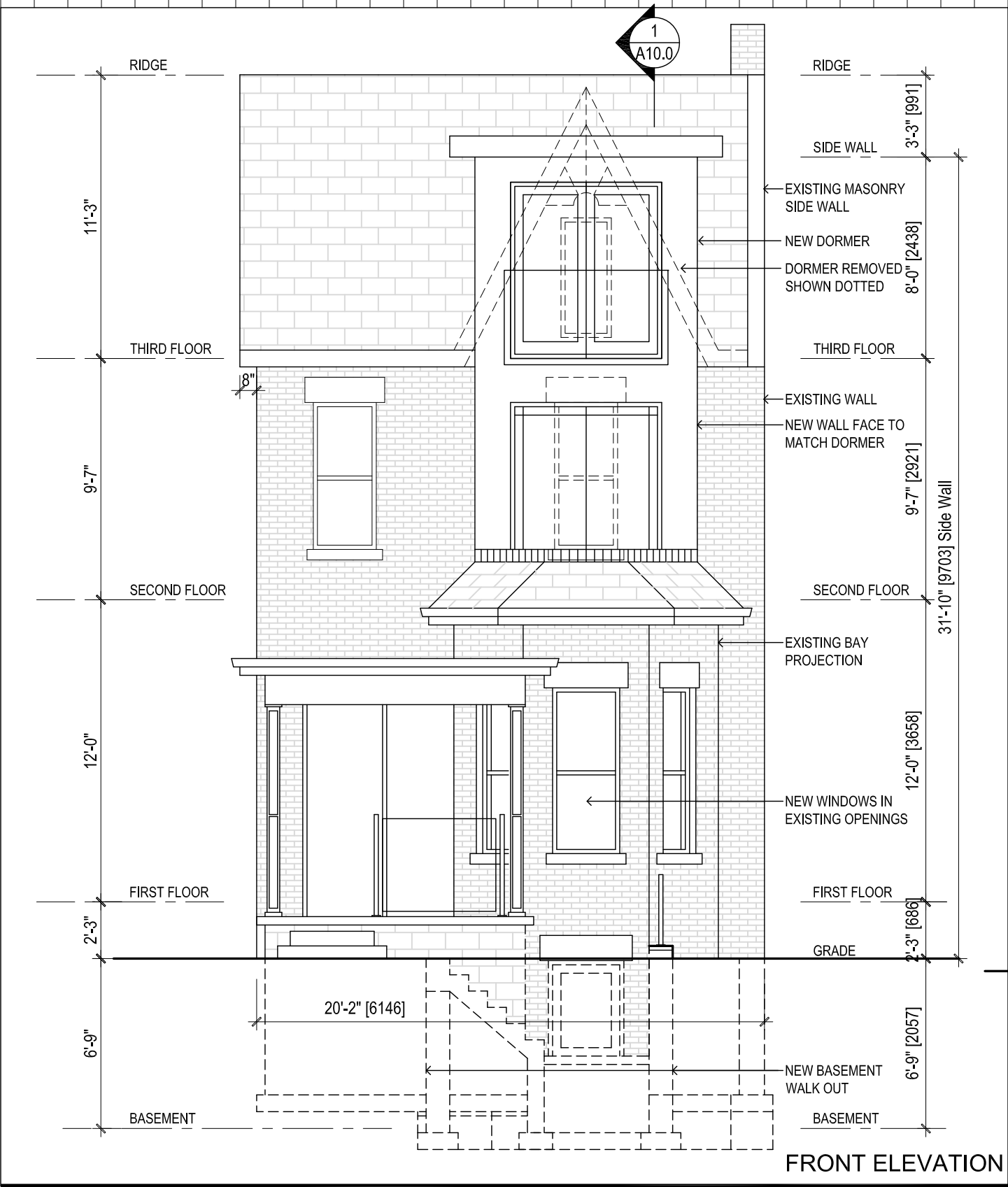
F3 3/4" HARDWOOD FLOOR
3/4" T&G PLYWOOD SUBFLOOR
2x8 SPF JOISTS @ 16" O.C.
SISTERED BESIDE EXISTING JOISTS
8" MINERAL WOOL INSULATION
RESILIENT CHANNELS @ 16" O.C.
1/2" TYPE 'X' GWB

F2 3/4" HARDWOOD FLOOR
3/4" T&G PLYWOOD SUBFLOOR
2x10 SPF JOISTS @ 16" O.C.
8" MINERAL WOOL INSULATION
RESILIENT CHANNELS @ 16" O.C.
1/2" TYPE 'X' GWB

F1 4" POURED CONCRETE 32 MPa
6" COMPACTED GRAVEL
UNDISTURBED GRADE

2 Floor, Wall and Roof Types
A6.0 Scale: 1/2" = 1'-0"

3 March 20, 2020
2 February 20, 2020
1 September 17, 2019



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A6.0



AERIAL VIEW FROM SOUTH EAST - EXISTING



AERIAL VIEW FROM SOUTH EAST - PROPOSED



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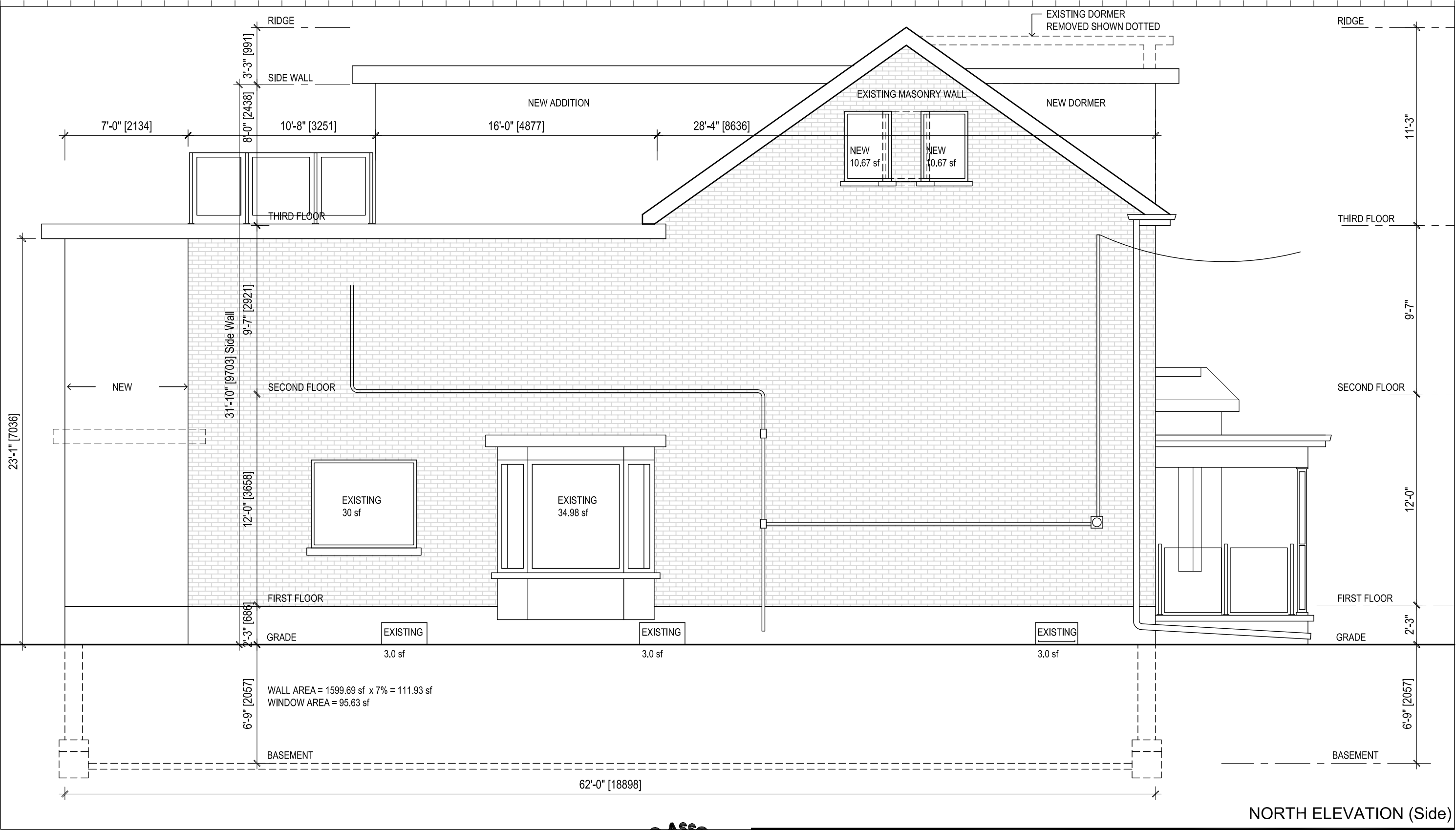
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A7.0



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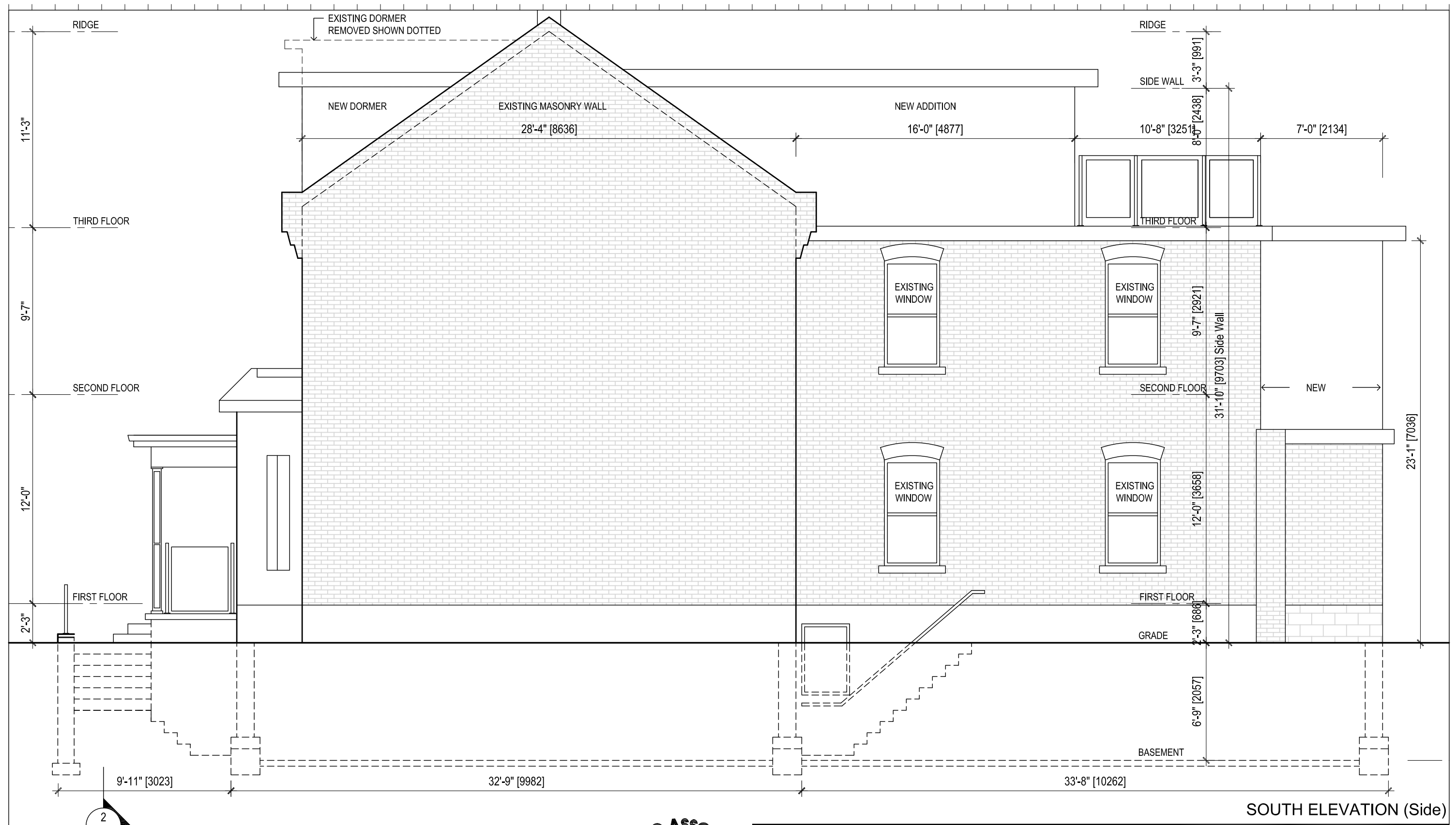
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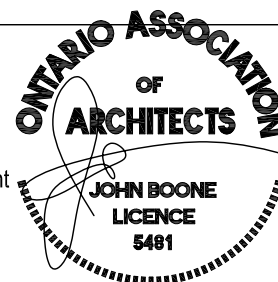
A8.0



2
A11.0

SOUTH ELEVATION (Side)

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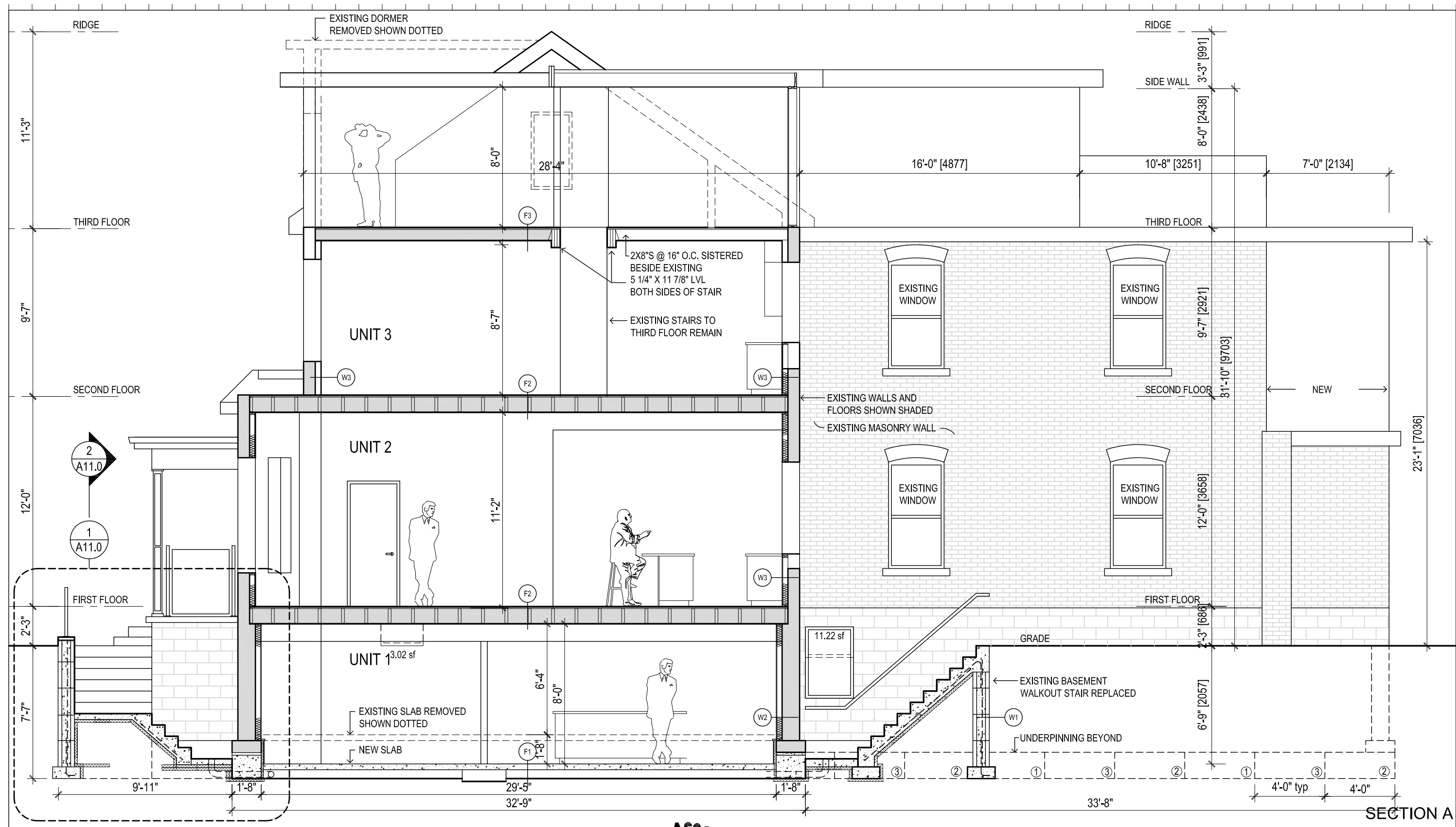
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A9.0



SECTION A



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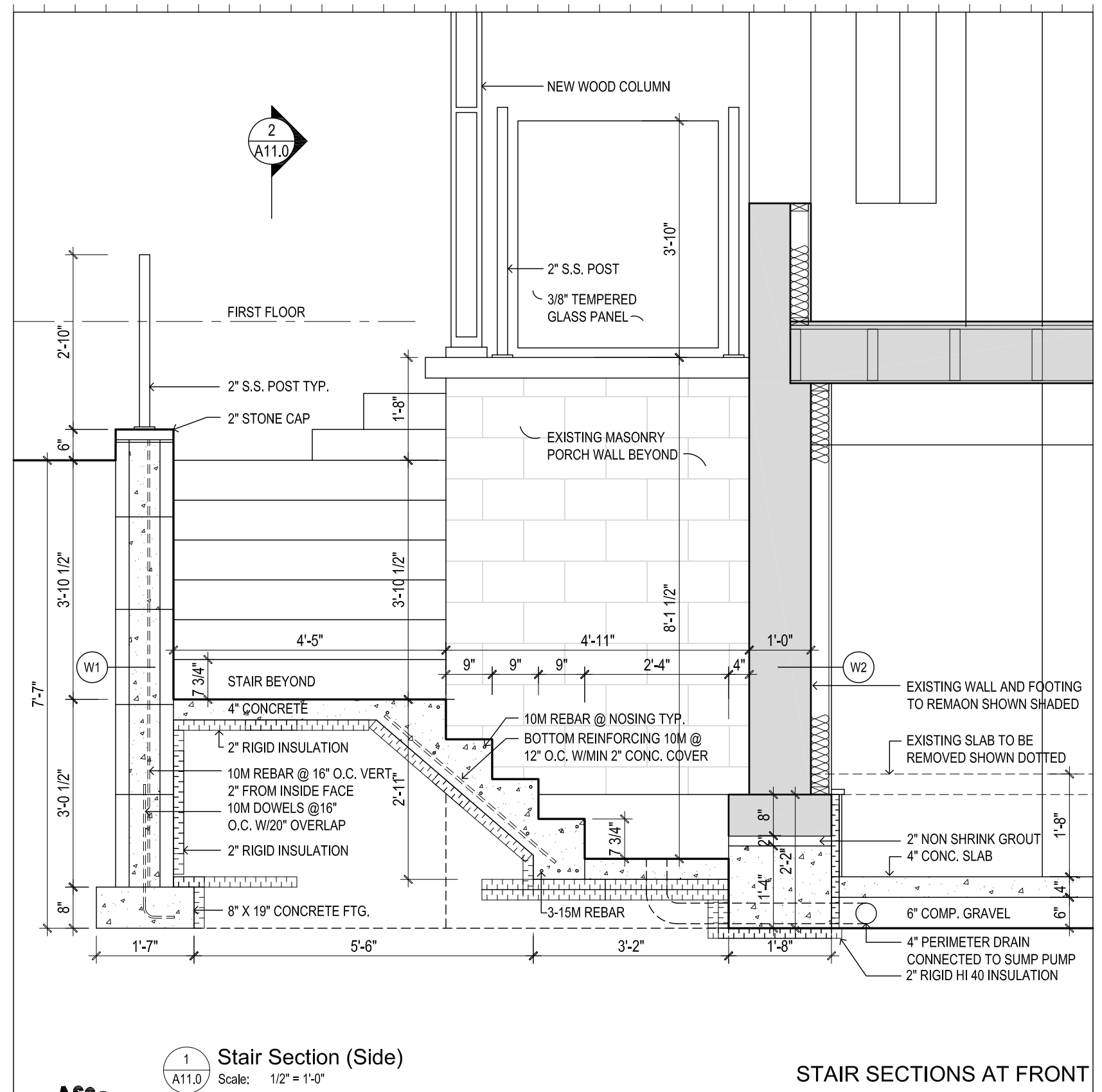
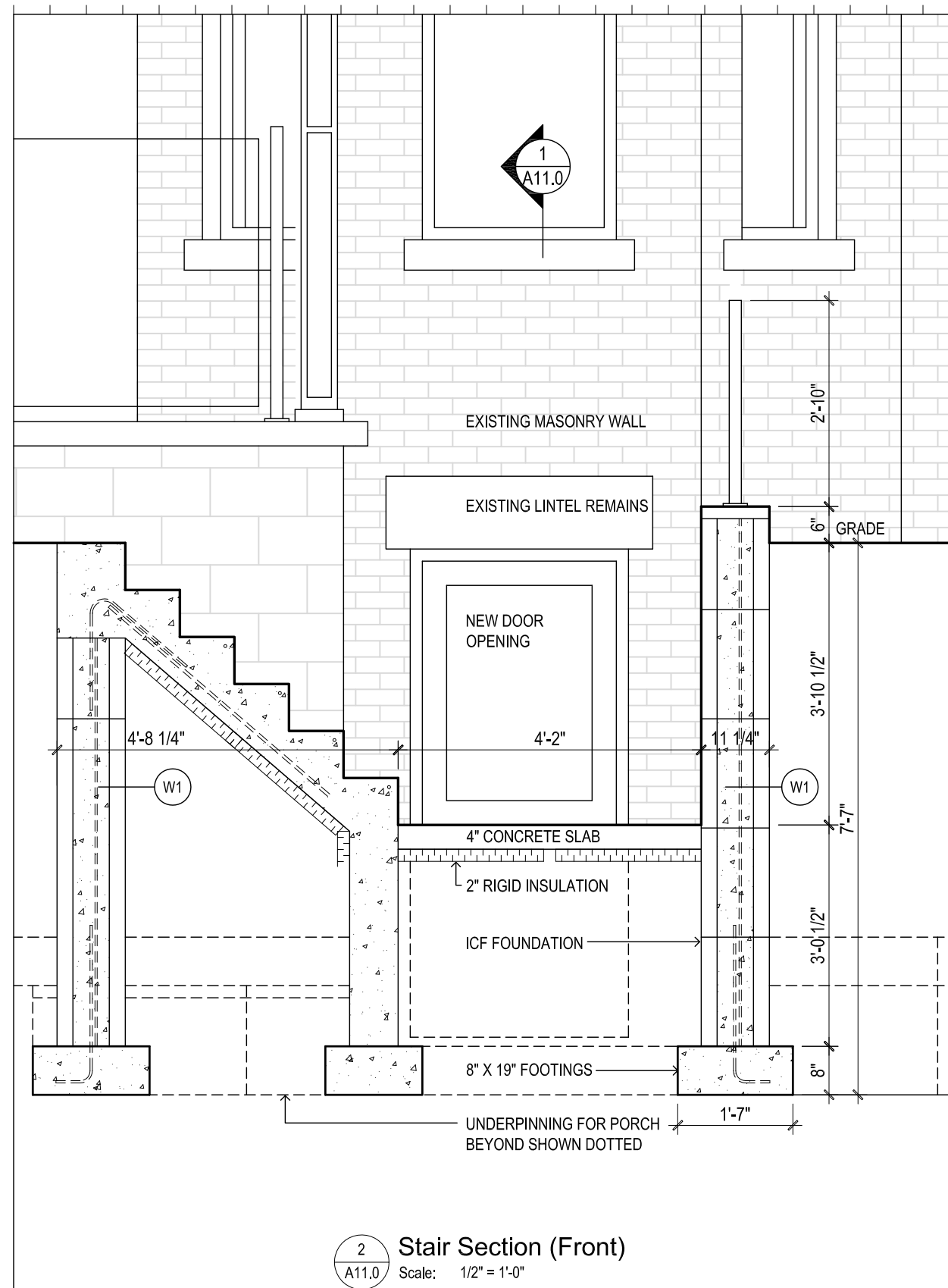
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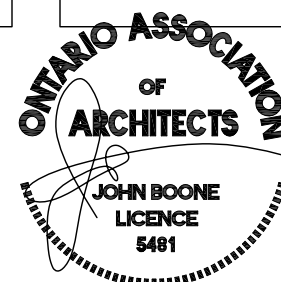
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A10.0

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STAIR SECTIONS AT FRONT



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A11.0

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