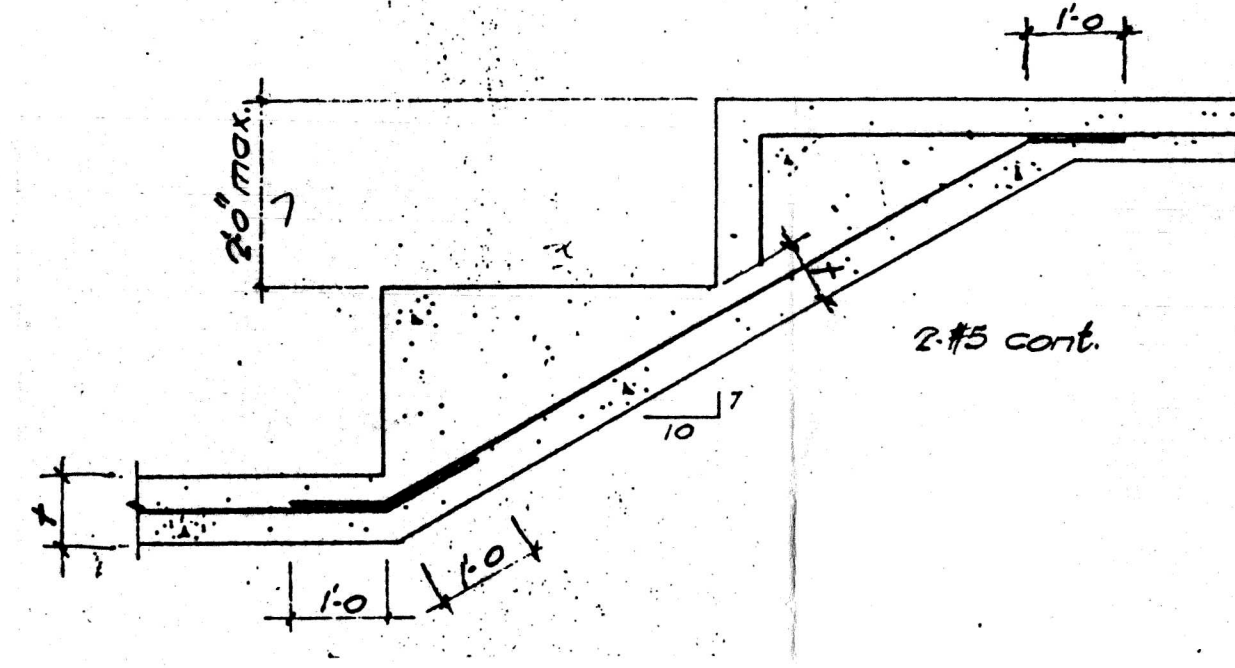


2 CONC. STEPS
SCALE: 1/2" = 1'-0"



1 STEP FOOTING
SCALE: 1/2" = 1'-0"

WALL TYPE LEGEND

—	Existing Wall
- - -	Demolish Existing Wall
///	Repair Masonry
—	Siding one side new frame wall. Exposed other side.
—	Gypsum Board Finish one side, siding other side on New Frame Wall

STRUCTURAL LEGEND

BM1	3 - 2x8
BM2	3 - 2x10
BM3	2 - 2x10
L1	2 - 2x8
L2	2 - 2x6
PST1	2 - 2x6
FTG1	4" projection, 8" deep, two 1/2" re-bars in bottom. Provide key.
FTG2	12" diameter concrete, sonotube. Provide metal support and pin for PST1 over.

- CONSTRUCTION NOTES:**
- See Room Finish Schedule Details and Specification for finishes, materials, and methods.
- EXTERIOR WALLS**
- W1 8" concrete block foundation wall.
 - W2 Inside garage, retain existing wood siding on frame construction. Scrape, clean, and sand, paint finish.
 - W3 Reynolds V-8 vertical aluminum siding on existing frame wall. Remove existing battens and use board finish as sheathing. Provide Tyvek building wrap under aluminum finish.
 - W4 Reynolds H8 horizontal aluminum siding on existing frame wall. Because of window trim and end gable shingle trim details, it is preferable to remove existing horizontal siding before installing new aluminum. Before proceeding, determine if there is sheathing behind the existing siding. If there is, proceed with removing existing siding. If there is not, do not proceed until Architect and Owner decide on installation details. Assume there is sheathing under existing siding. Any new sheathing will be extra to the contract. Provide Tyvek building wrap under aluminum finish.
 - W5 Reynolds V8 vertical aluminum siding installed on new construction: Tyvek building wrap on 1/2" plywood sheathing on 2x6 studs at 16" o.c.. Unfinished interior.
 - W6 Reynolds H8 horizontal aluminum siding installed on new construction: Tyvek building wrap on 1/2" plywood sheathing on 2x6 studs at 16" o.c.. Unfinished interior.
 - W7 Infill opening using 2" framing to suit wall size. Insulate wall to existing stud thickness. Vapour barrier and drywall interior finish. Match exterior finish wood siding profile and "booth-in" with existing. Provide sheathing and building paper to suit existing.
 - W8 Similar to W3 but use 3/4" thick Insul-Wrap in lieu of Tyvek. R-4.8.

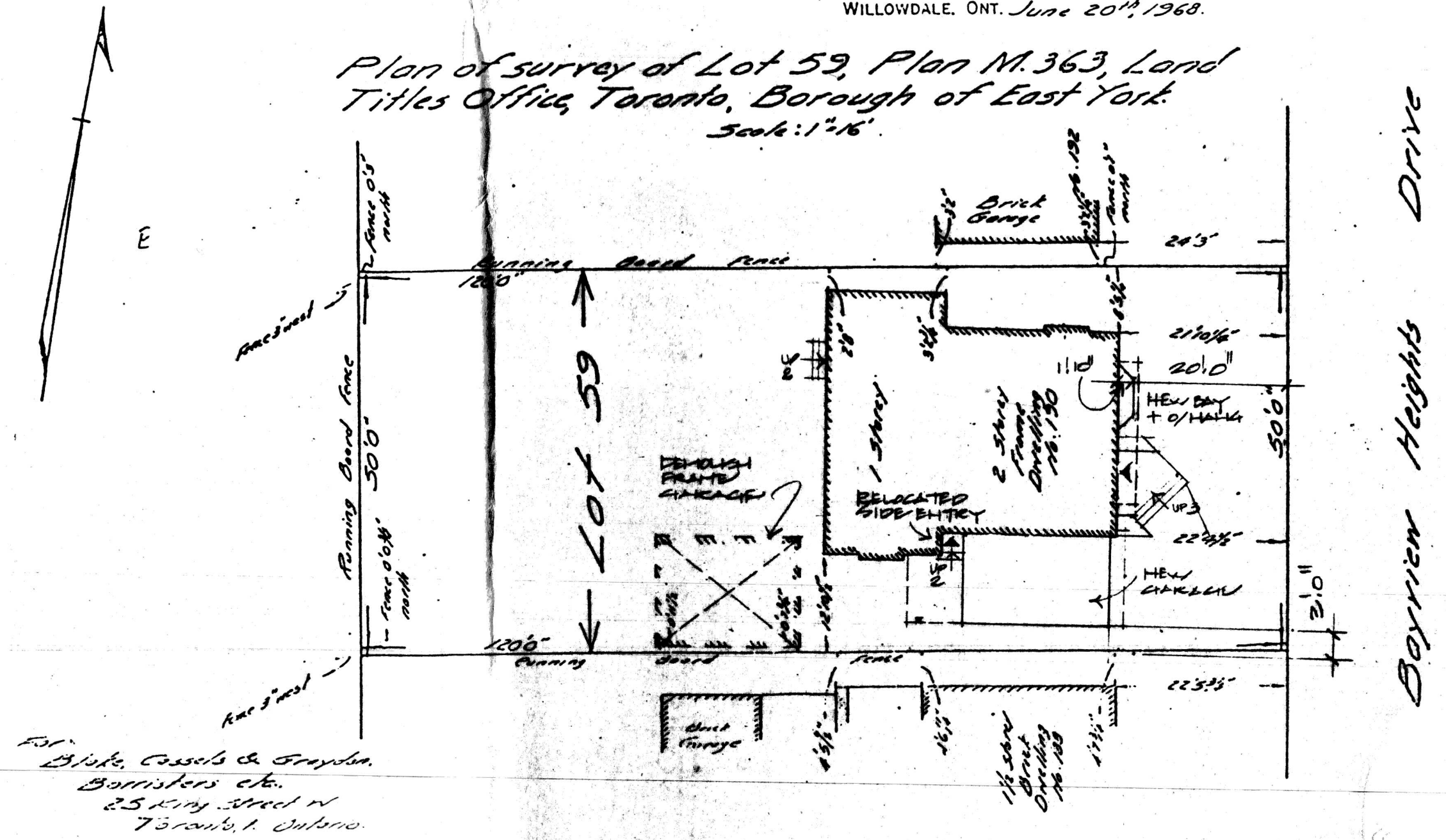
- FLOORS**
- F1 5" concrete slab, wire mesh reinforcing, on 6" compact granular material on compacted subbase.
- ROOFS**
- R1 Asphalt shingles on 5/8" plywood sheathing on wood framing as per plans.
 - R2 As per R1 but include batt insulation R-31 at ceiling.
- SOFFITS**
- S1 Aluminum soffits on new or existing construction. Verify solid or vented before proceeding. Coordinate with existing venting system.

S. E. GIBSON
311 WEST AVE DRIVE
WILLOWDALE, ONT. M2H 1P4
RECORDS ON FILE

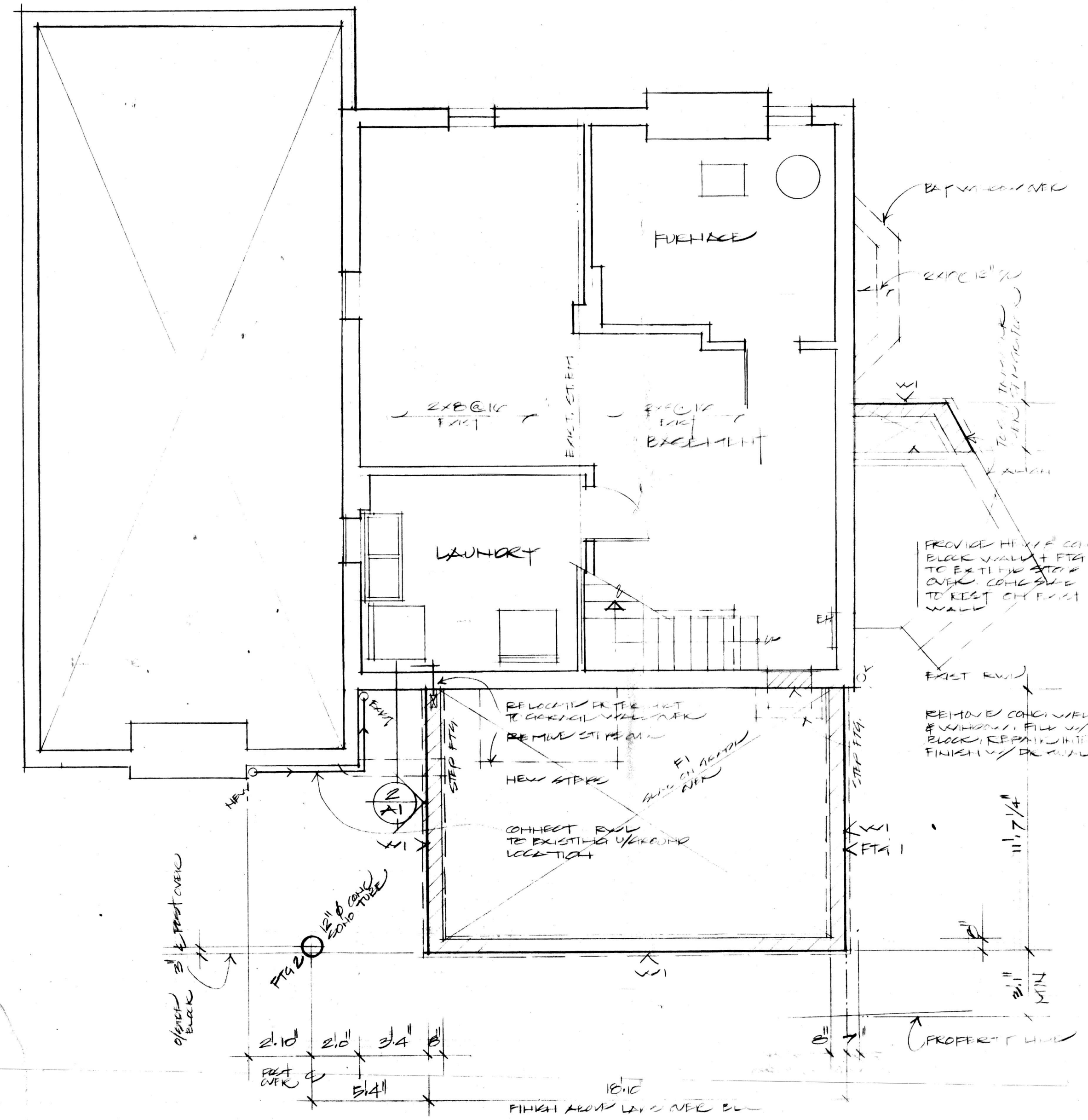
W. S. GIBSON & SONS
ONTARIO LAND SURVEYORS
ESTABLISHED 1820
4678 YONGE STREET PHONE DALLAM 5-1121
WILLOWDALE, ONT. June 20th 1968.

C. W. GIBSON
111 HURONTARIO ST.
TORONTO, ONT. M5S 1A5
REFERENCE NO.
68
17-363

Plan of survey of Lot 59, Plan M.363, Land Titles Office, Toronto, Borough of East York. Scale: 1" = 16'



SITE PLAN
SCALE: 1" = 16'



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

NO.	DATE	BY	REVISION
1	JUNE 25/68	JHK	PERMIT SET
2	JUNE 13/68	JHK	PERMIT SET

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UNION ASSOCIATION OF ARCHITECTS
JUNE 11/68
2510

Roth-Knibb Architects
888 QUEEN STREET WEST TORONTO, ONTARIO M6J 1G3 416 596 2118

190 Bayview Hts. Drive
East York, Ontario

DRAWING TITLE

Site Plan
Basement Plan

DATE	JUNE 10/68	SCALE	AS SHOWN
DRAWN	JHK	DRAWING NUMBER	A-1
CHECKED			
PROJECT	9313		

ROOM FINISH SCHEDULE

ROOM No.	NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT	RATG	REMARKS
		MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	
HALL								DO NOT DISTURB
STUDY								MINIMUM REPAIR PAINT EAST WALL ONLY
ENTRY								SEE NOTE 2.2 PAINT SOUTH WALL ONLY
FAMILY								PT. C NEW FRAMES ONLY
GARAGE								SEE W2 C NORTH WALL - PT

WINDOW SCHEDULE

1. See specifications.
2. See plans and elevations for location, quantity, operators, swing direction.
3. For trim type see drawing details.
4. Shop drawings required.

No.	NAME	MATERIAL	FINISH	TRIM	(INSIDE)	TRIM	OUTSIDE	REMARKS
A	FELLA CND 1654 C1	CND		W	PT	PT	PT	ARCHITECT SERIES, TRADITIONAL
B	FELLA CND 4204 C1	CND		W	PT	PT	PT	ARCHITECT SERIES, TRADITIONAL
C	EXISTING TO REMAIN							
D	SLIMLINE # 3000	ALUM		W	PT	PT	PT	MODERN, ANGLE EDGE, 1/2" CURB
E	CUSTOM SITE MEAS	CND		W	PT	PT	PT	* PT. INCL. COVER FLAPS BETWEEN CASING UNITS
F	CUSTOM SITE MEAS	CND		W	PT	PT	PT	

DOOR SCHEDULE

1. See specification, plans, elevations & interior elevations.

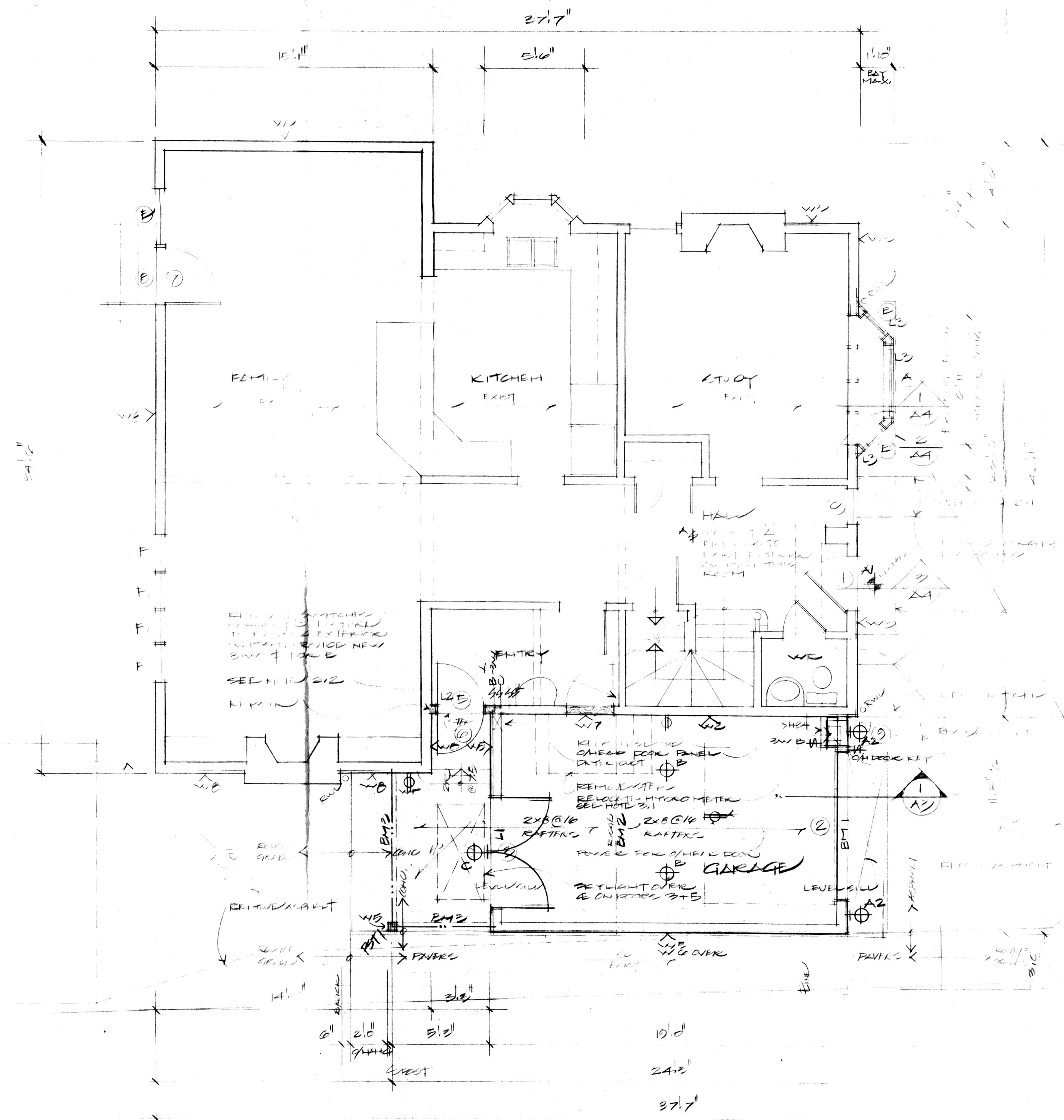
No.	NAME / SIZE	RATG	DOOR	FRAME	TRIM	(IN)	TRIM	(OUT)	HARDWARE	REMARKS	
			MAT'L	FINISH	TYPE	FINISH	TYPE	FINISH			
1	2'0" x 7'0" #		WD	PT	EX	PT	EX	PT	LS DE, JUST	DO NOT EXIST. NITE	
2	2'0" x 7'0" OVERHEAD		ST	PT	ALUM				BY HAND, SEE W2	ELECT. COVERS	
3	HUNT MEHUNG 2'-3'0" W X 6'10" H		ST	PT	ST	PT			LS, DE, DUM	HI STYLE, JUST	
5	EXIST. 2'0" x 6'10" H		WD	PT	WD	PT	MATCH	PT	WD	PT	RELOCATED EXIST. EGRESS
6	STEEL SCREEN 2'10" x 6'10"		ALUM		ALUM						NEW WD. FRAME
7	EXISTING REMAINS										MATCH EXIST. TRIM
8	EXISTING REMAINS										WHITE PEBBLE
9	METAL ACCESS 1'6" x 1'6" x 3/4" FLT		WD	PT	ALUM				RC		FULL WALL
10	MATCH EXIST. SHUTTERS		WD	PT							SEE NOTE 3.1 FINISH FULL EXTENT PAINT.

DRAWING NOTES A - 2

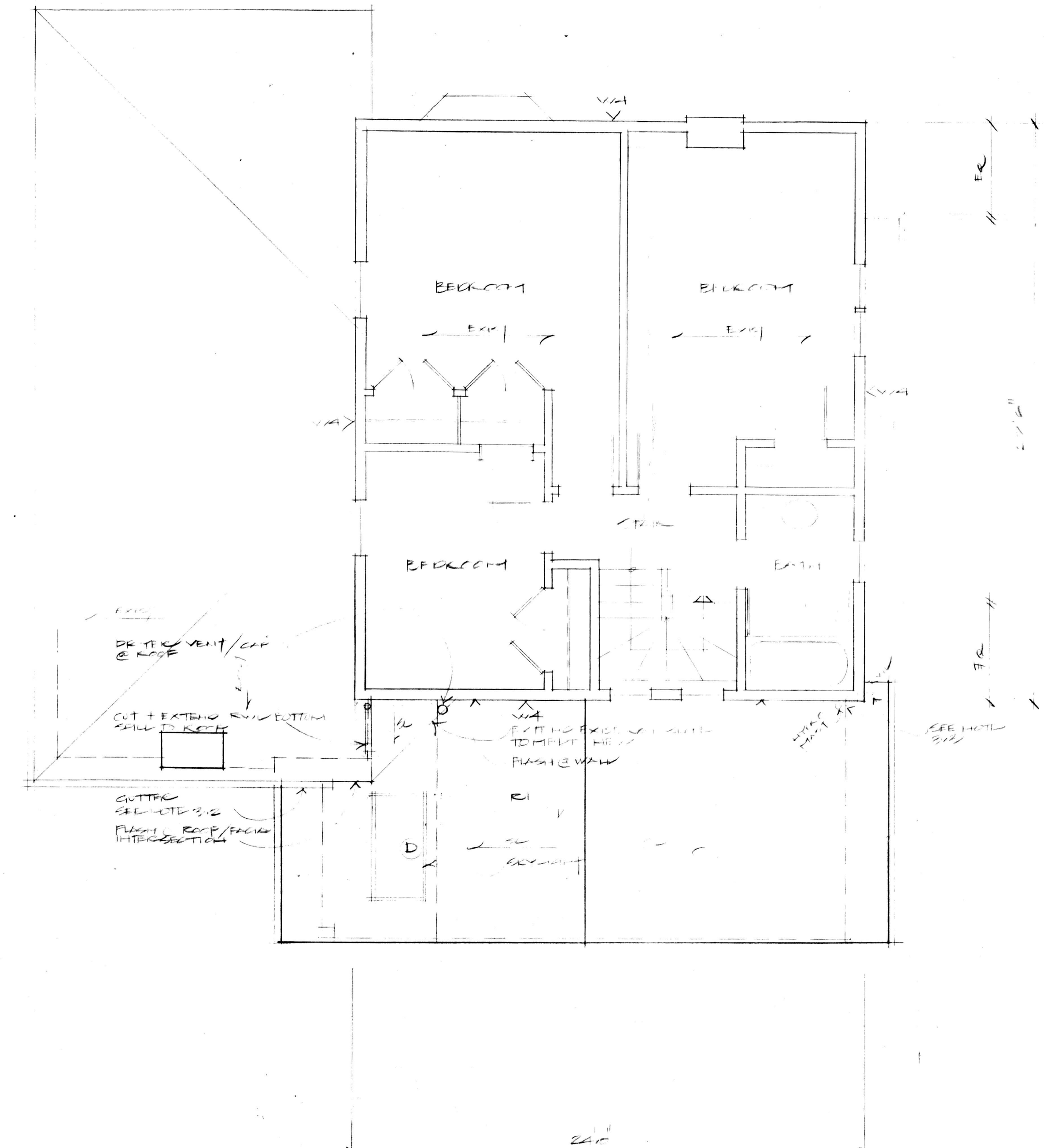
1. Locate edge of flagstone porch so that it projects 2" minimum beyond outside of vertical trim above.
2. Protect existing full height and width mirror at side wall. Remove trim at door jambs. Replace door trim at mirror side with new full height trim to cover gap at edge of mirror. Provide similar full height trim at left hand side mirror. Use oakwood # painted.
3. Verify property line location with respect to trees and report before proceeding with footing locations.

SCHEDULES LEGEND

- AST astragal
- BLK block
- CONC concrete
- DUM DUMMIES
- DW drywall
- EP edge pull
- EXIST existing
- EXP exposed
- FB flush bolt
- FS floor stop
- FX fixed
- GB gypsum wall board
- GL glass
- HM hollow metal
- HS hinge stop
- L lock
- LS latchset
- MS mail slot
- NAT natural
- NIC not in contract
- PL plaster
- PT painted
- QT quarry tile
- RC roller catch
- RP recessed pull
- SC solid core
- SG sheet goods
- ST steel
- THR threshold
- TYP typical
- U/S underside
- VCT(VAT) vinyl composite tile
- VB vapour barrier
- WD wood
- WS wall stop
- WST weatherstripping



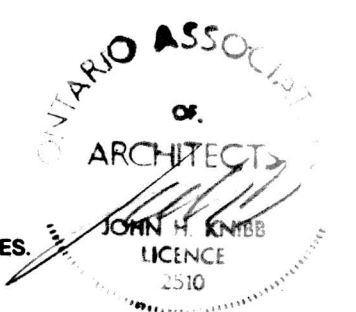
GROUND FLOOR



SECOND FLOOR

NO.	DATE	BY	REVISION
2	2/10/12	JLH	TRIM, EGRESS
1	1/10/12	JLH	FFLTH

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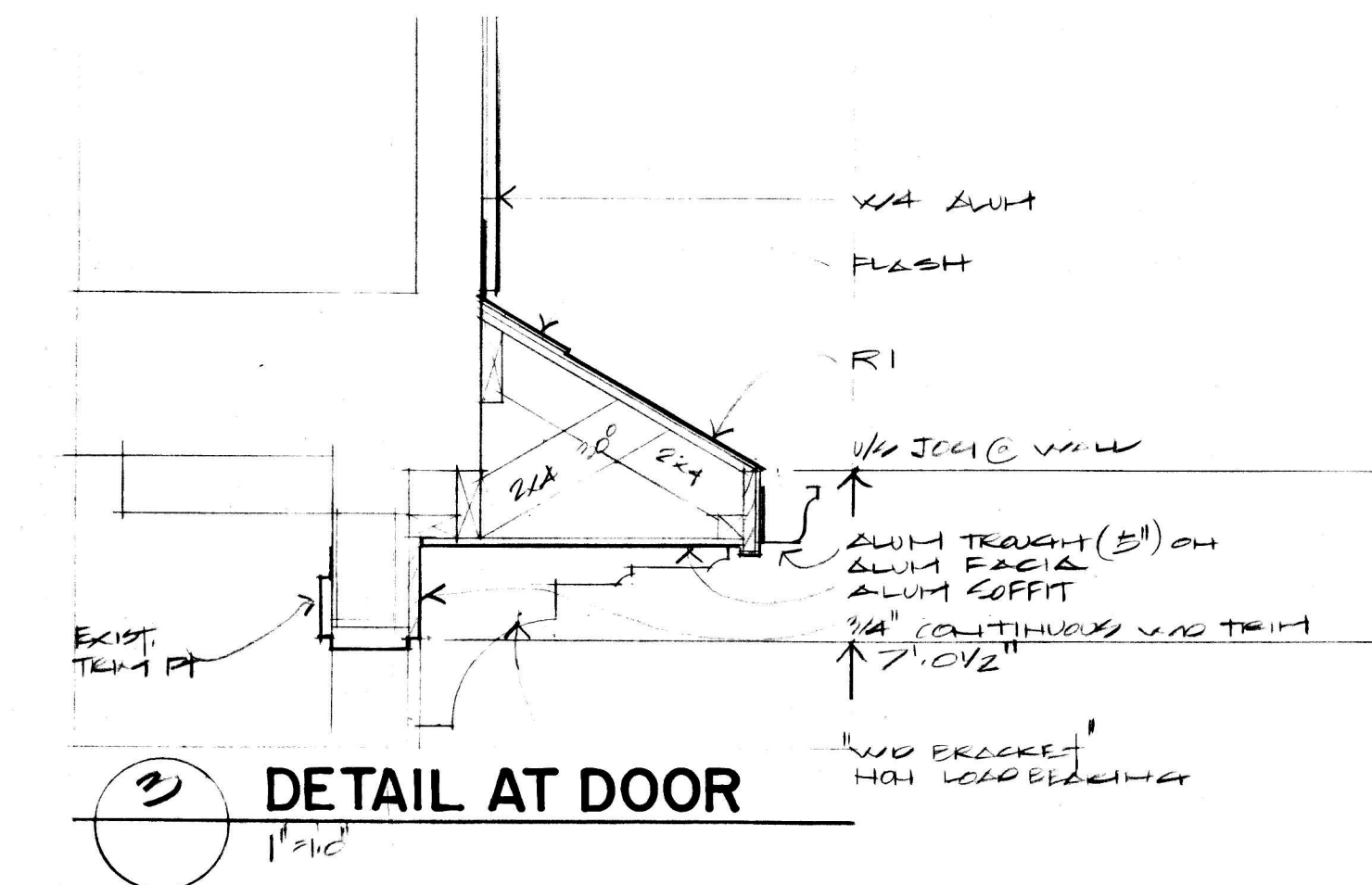
Roth-Knibb Architects
886 QUEEN STREET WEST • TORONTO, ONTARIO
M6J 1G3 416 536 2118

PROJECT TITLE
190 Bayview Hts. Drive
East York, Ontario

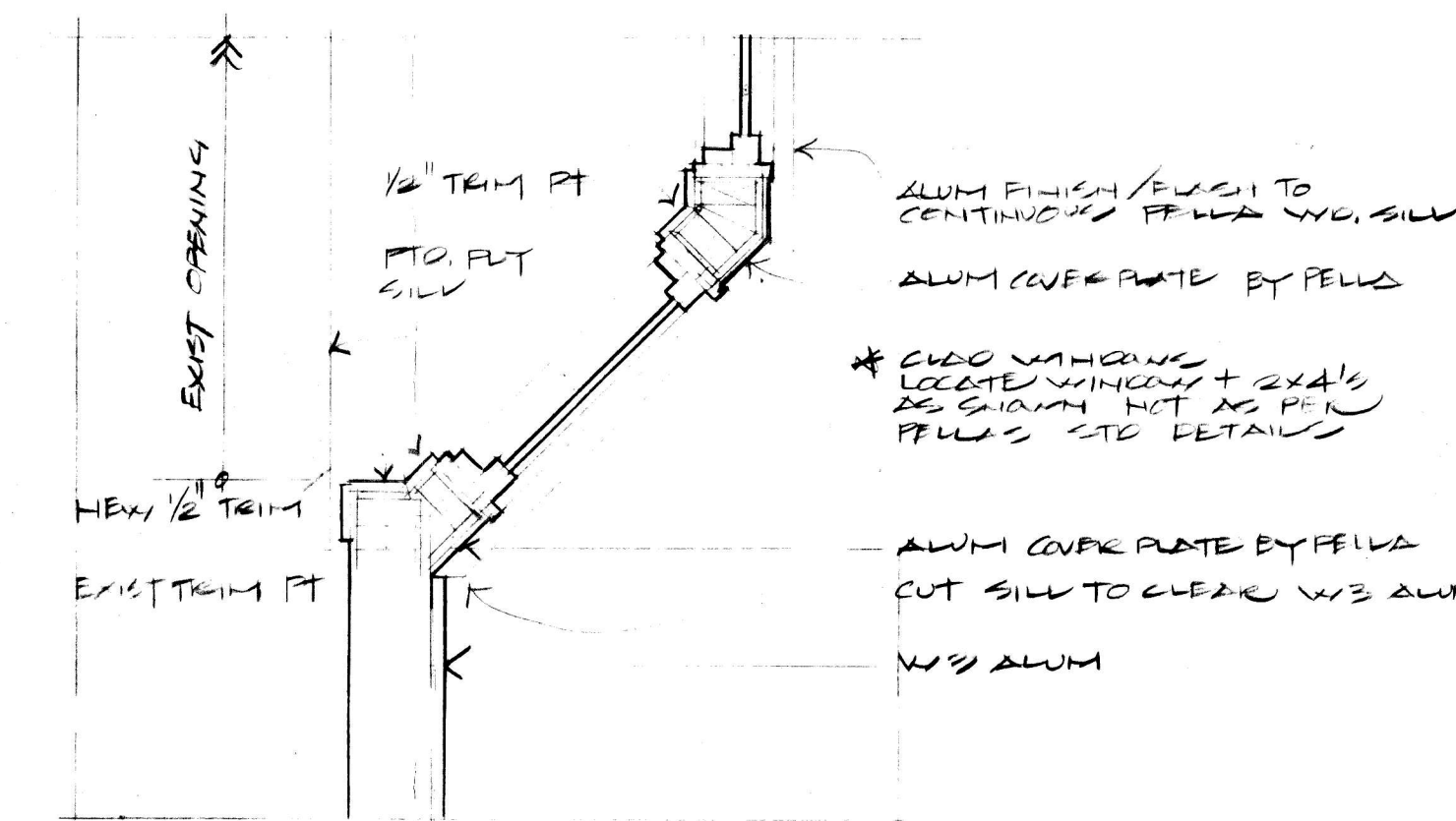
DRAWING TITLE
Ground Floor
Second Floor

DATE	JUNE 10/12	SCALE	1/2"=1'
DRAWN	JLH	DRAWING NUMBER	A-2
CHECKED			
PROJECT	7215		

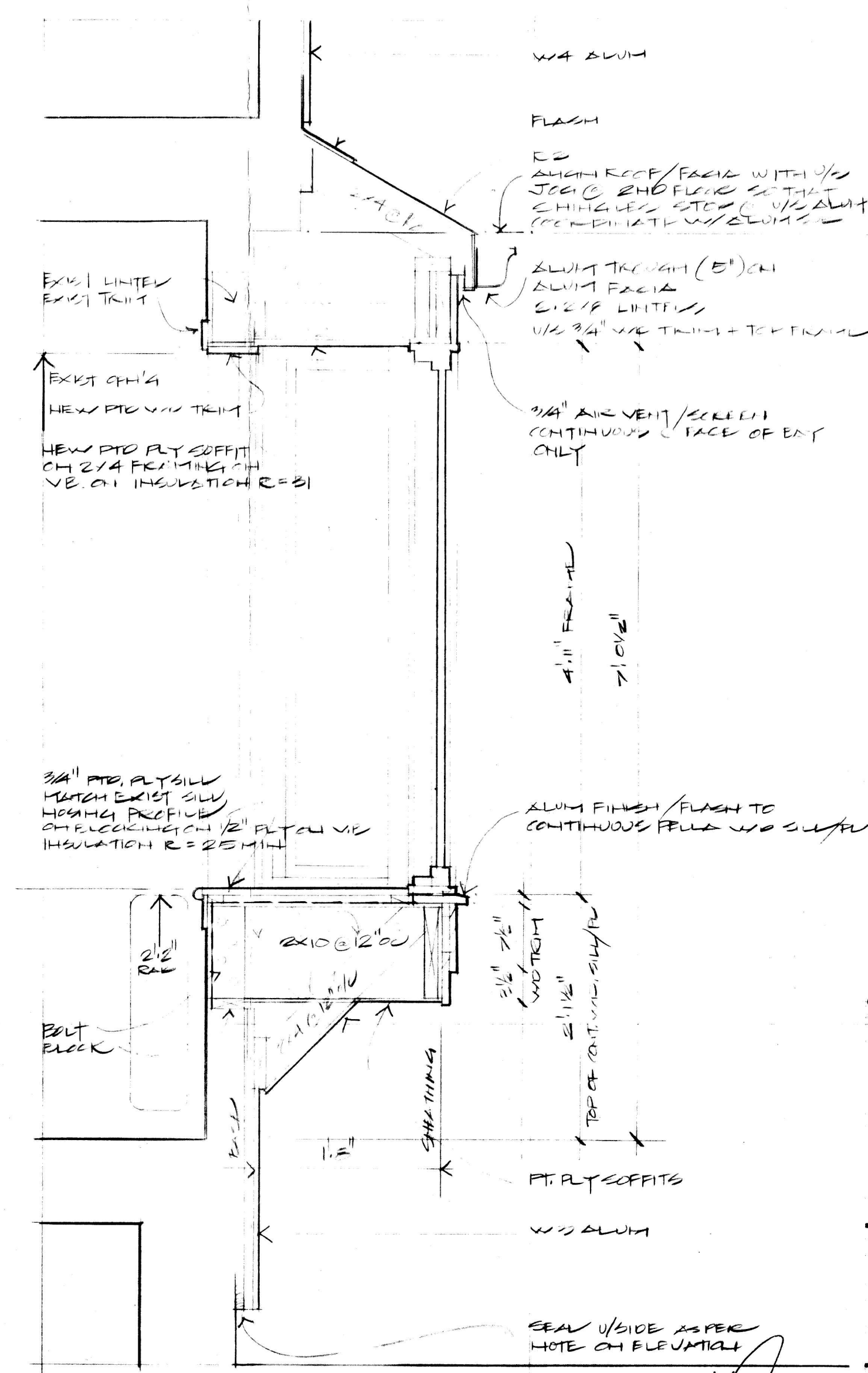
[Handwritten signatures]



2) DETAIL AT DOOR
1/2" x 1/2"



2) PLAN AT BAY
1/2" x 1/2"



1) SECTION AT BAY
1/2" x 1/2"

NO.	DATE	BY	REVISION
2	JUN 23/93	JHK	PERMITS SET
1	JUN 10/93	JHK	PERMITS SET

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DRAWING TITLE
Details

DATE	JUN 16/93	SCALE	AS SHOWN
DRAWN	JHK	DRAWING NUMBER	
CHECKED			
PROJECT	9310		

A-4