

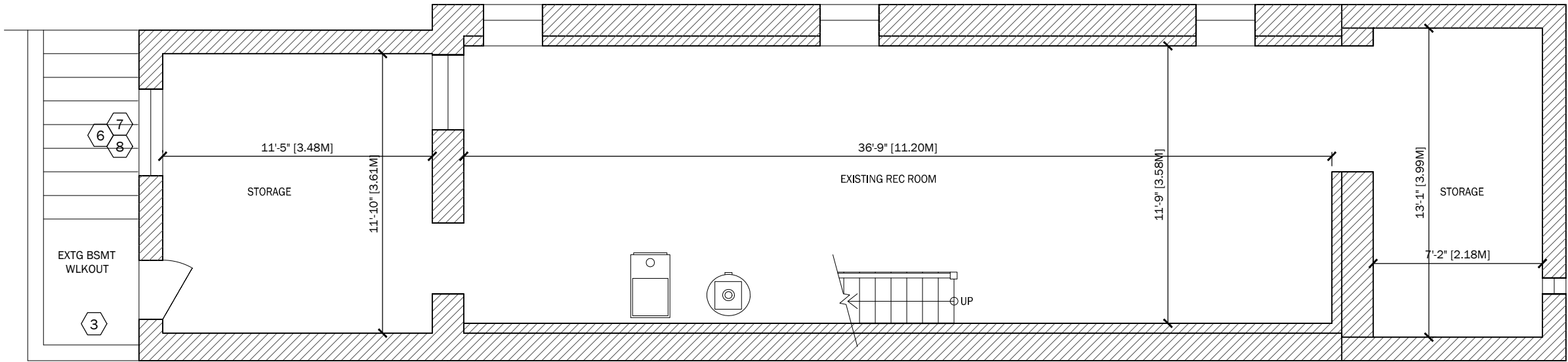
17 261246 BLD 00


ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

doesburg.patterson


Engineering:
Yu Ching Lai
YCL Structural Designs
30 Heron's Hill Way
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M2J 0A7
416-828-5432
Info@YCLstructuraldesigns.ca

Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION






EXISTING




PROPOSED



DEMOLITION



WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario



EX1.0

Title: EXISTING
BASEMENT
FLOOR PLAN

Date: 2017/11/04
Scale: 3/16" = 1'-0"

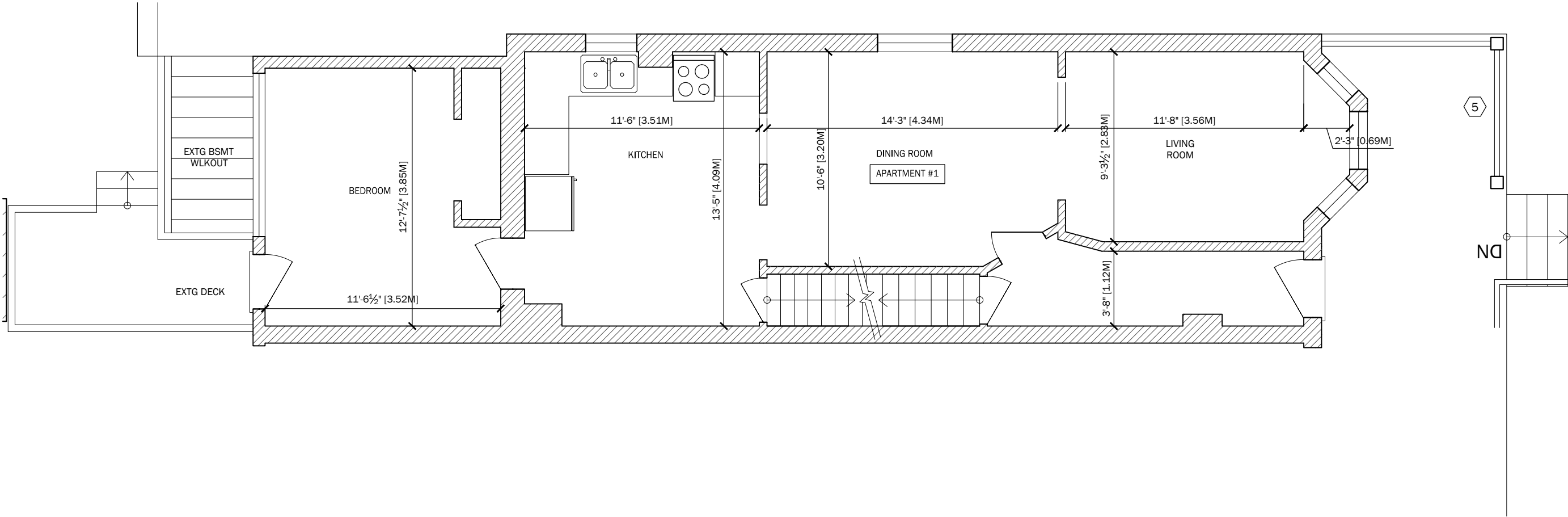
17 261246 BLD 00

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	EXISTING
	PROPOSED
	DEMOLITION



WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario



EX1.1

Title: EXISTING
GROUND
FLOOR PLAN

Date: 2017/11/04
Scale: 3/16" = 1'-0"

ZONING		
O.B.C.		
FIRE SERVICES		

O.B.C. (S)

Date	Issuance
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17.11.04	PERMIT APPLICATION



EXISTING



PROPOSED



DEMOLITION



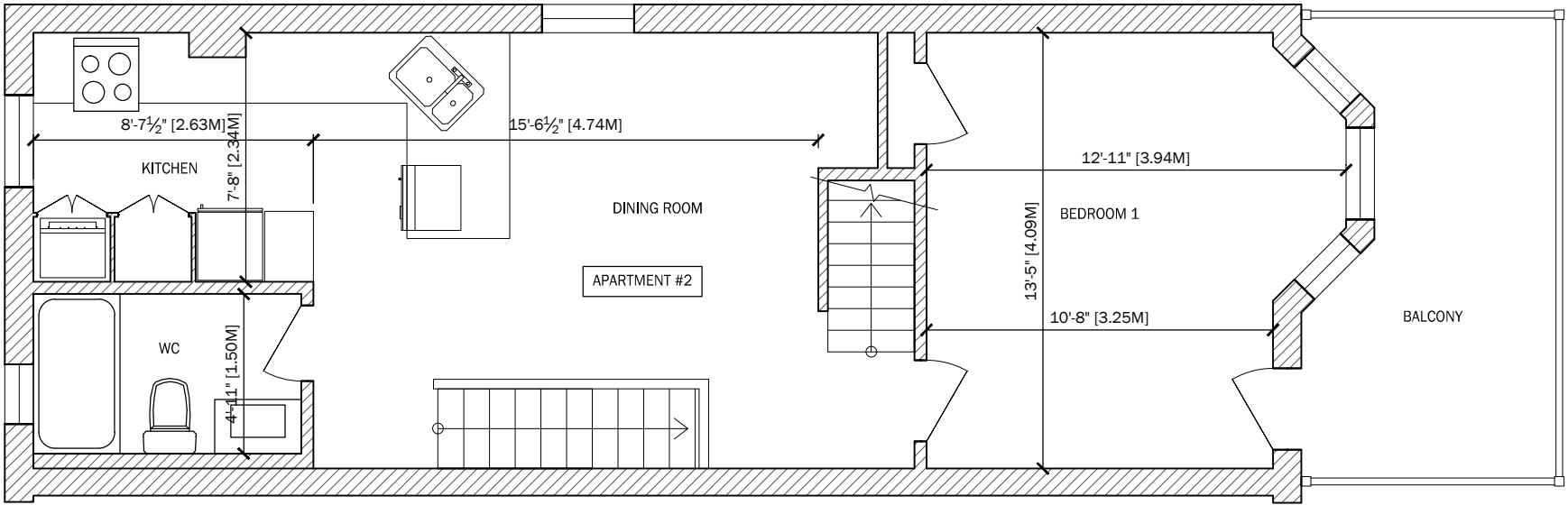
WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario



EX1.2

Title: EXISTING
SECOND
FLOOR PLAN

Date: 2017/11/04
Scale: 3/16" = 1'-0"






17 261246 BLD 00

ZONING		
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FIRE SERVICES		
O.B.C. (S)		

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Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION

	EXISTING
	PROPOSED
	DEMOLITION



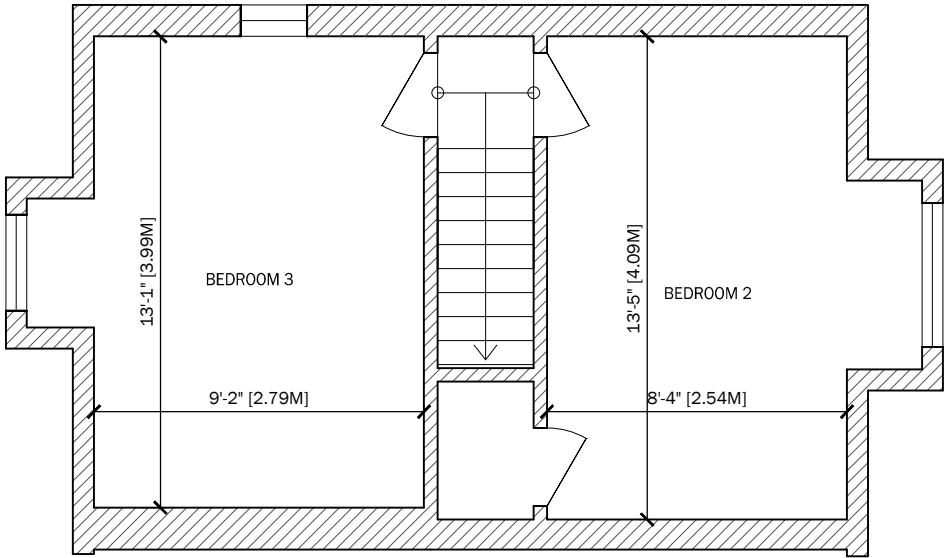
WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario



EX1.3

Title: EXISTING
THIRD
FLOOR PLAN

Date: 2017/11/04
Scale: 3/16" = 1'-0"



NOTE: NO CHANGES PROPOSED TO THE ELEVATIONS



PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

17 261246 BLD-00

ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION

	EXISTING
	PROPOSED
	DEMOLITION



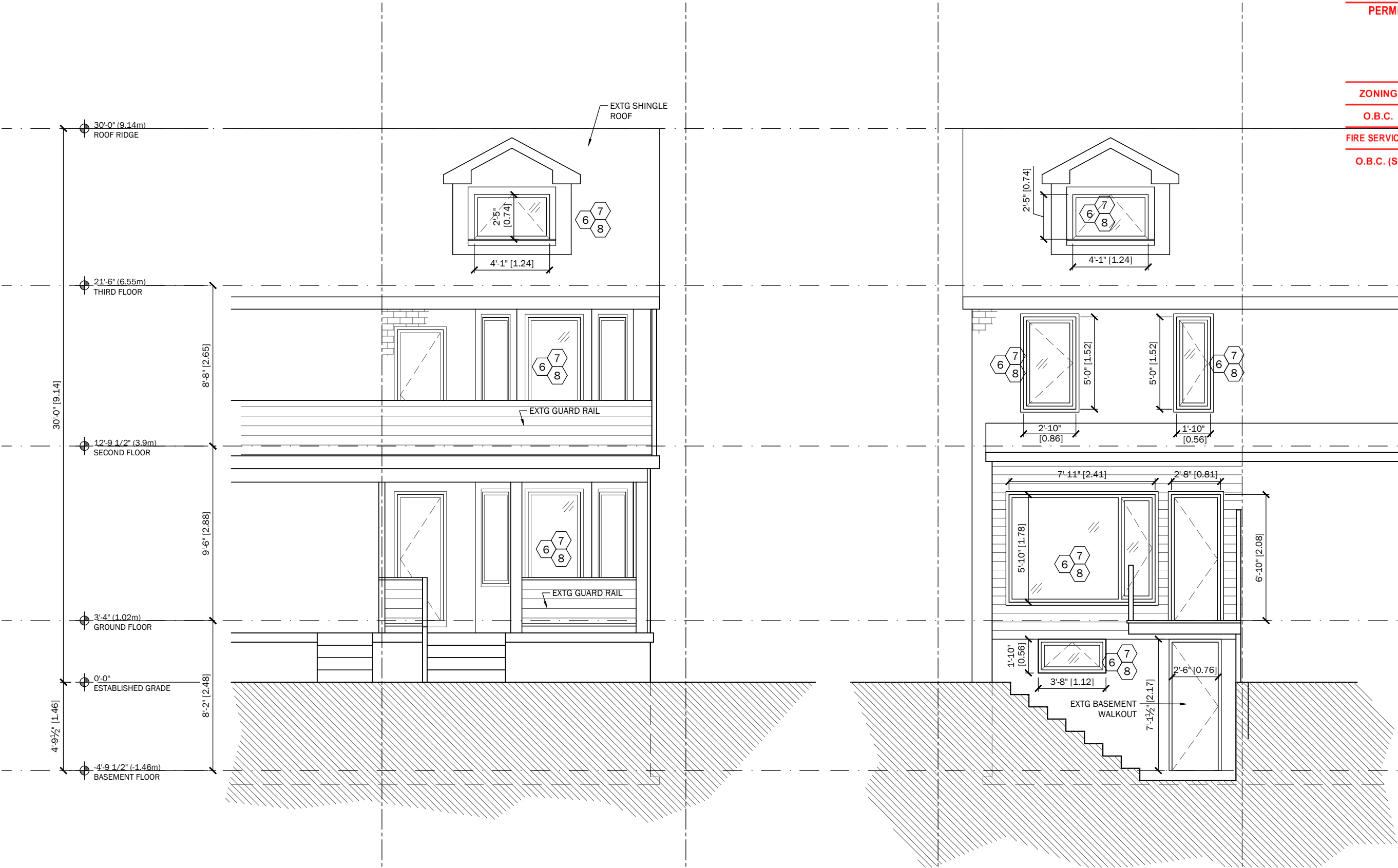
WALLACE
RESIDENCE

223 Wallace Avenue
Toronto, Ontario



Title: EXISTING NORTH &
SOUTH ELEVATIONS

Date: 2017/11/04
Scale: 3/16" = 1'-0"



NOTE: NO CHANGES PROPOSED TO THE ELEVATIONS

17 261246 BLD 00




ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

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Engineering:

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Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION

	EXISTING
	PROPOSED
	DEMOLITION



**WALLACE
RESIDENCE**

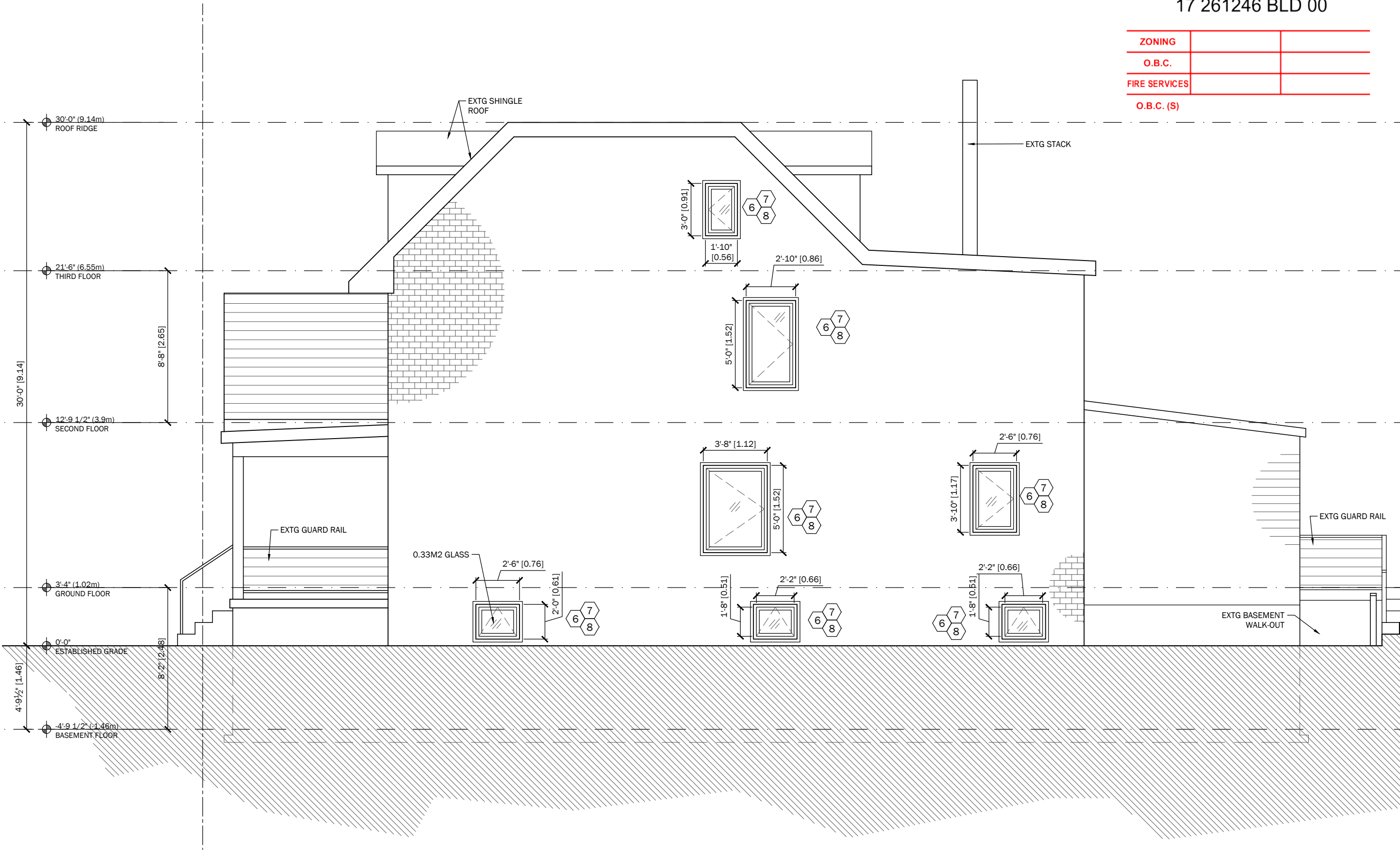
223 Wallace Avenue
Toronto, Ontario



EX2.1

Title: **EXISTING WEST
ELEVATION**

Date: 2017/11/04
Scale: 3/16" = 1'-0"



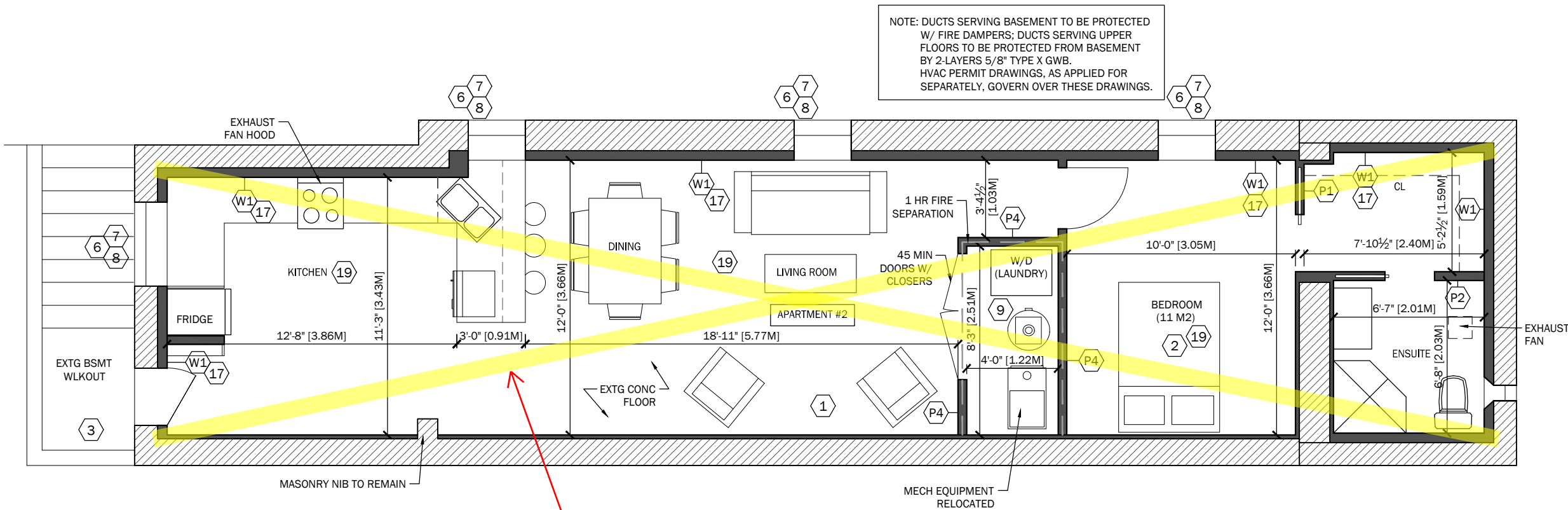
ZONING	Cipolletta, Brandon	15/Nov/2017
O.B.C.	Cipolletta, Brandon	15/Nov/2017
FIRE SERVICES		
O.B.C. (S)		

Engineering:

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BASEMENT IS FOR EXCLUSIVE
USE OF BASEMENT UNIT

Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION



EXISTING	
PROPOSED	
DEMOLITION	



WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario



A1.0

Title: OPTION A
BASEMENT
FLOOR PLAN

Date: 2017/11/04
Scale: 3/16" = 1'-0"

ENSURE/PROVIDE MINIMUM 15
MINUTES FRR PER OBC PART 11 C147
& C152. IF SMOKE ALARMS ARE NOT
INTERCONNECTED PROVIDE 30
MINUTES FRR PER OBC PART 11 C147

MIN 1.95M CLEAR HEIGHT REQ'D FOR THE
BASEMENT UNIT

Engineering:
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416-828-5432
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Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION

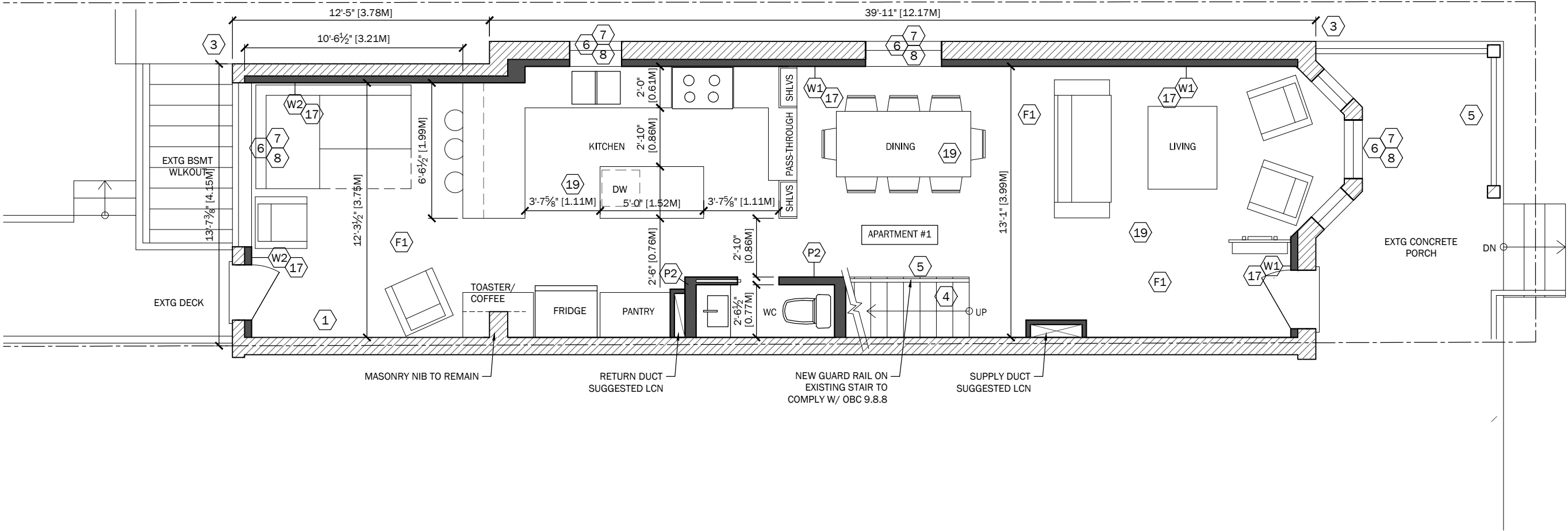


PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

17 261246 BLD 00

ZONING	Cipolletta, Brandon	15/Nov/2017
O.B.C.	Cipolletta, Brandon	15/Nov/2017
FIRE SERVICES		

O.B.C. (S)



	EXISTING
	PROPOSED
	DEMOLITION



WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario



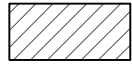


A1.1

Title: OPTION A
GROUND
FLOOR PLAN

Date: 2017/11/04
Scale: 3/16" = 1'-0"


Engineering:
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YCL Structural Designs
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Date	Issuance
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17.11.04	PERMIT APPLICATION

	EXISTING
	PROPOSED
	DEMOLITION



WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario

 **A1.2**

Title: **OPTION A
SECOND
FLOOR PLAN**

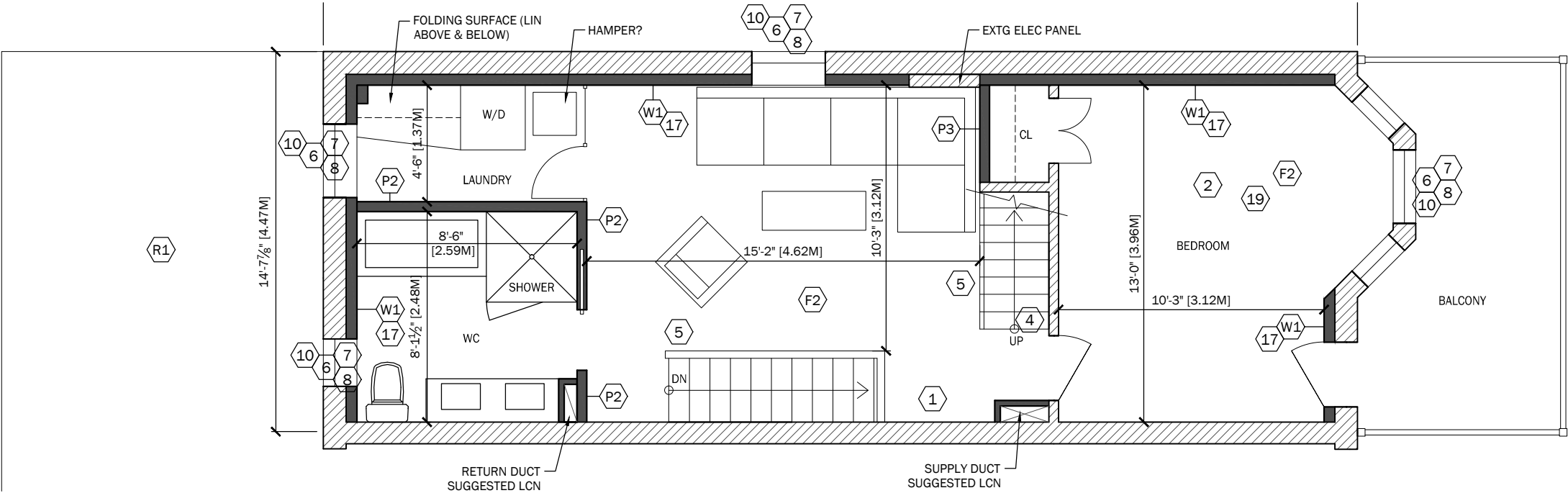
Date: 2017/11/04
Scale: 3/16" = 1'-0"



PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

17 261246 BLD 00

ZONING	Cipolletta, Brandon	15/Nov/2017
O.B.C.	Cipolletta, Brandon	15/Nov/2017
FIRE SERVICES		
O.B.C. (S)		



NOTE: NO CHANGES PROPOSED THIS FLOOR




ZONING		
O.B.C.	Cipolletta, Brandon	15/Nov/2017
FIRE SERVICES		
O.B.C. (S)		

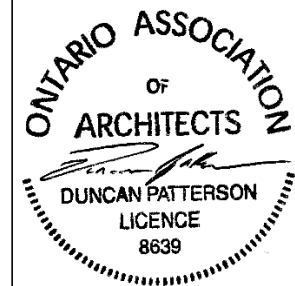
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Engineering:

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Date	Issuance
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	EXISTING
	PROPOSED
	DEMOLITION



WALLACE
RESIDENCE

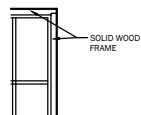
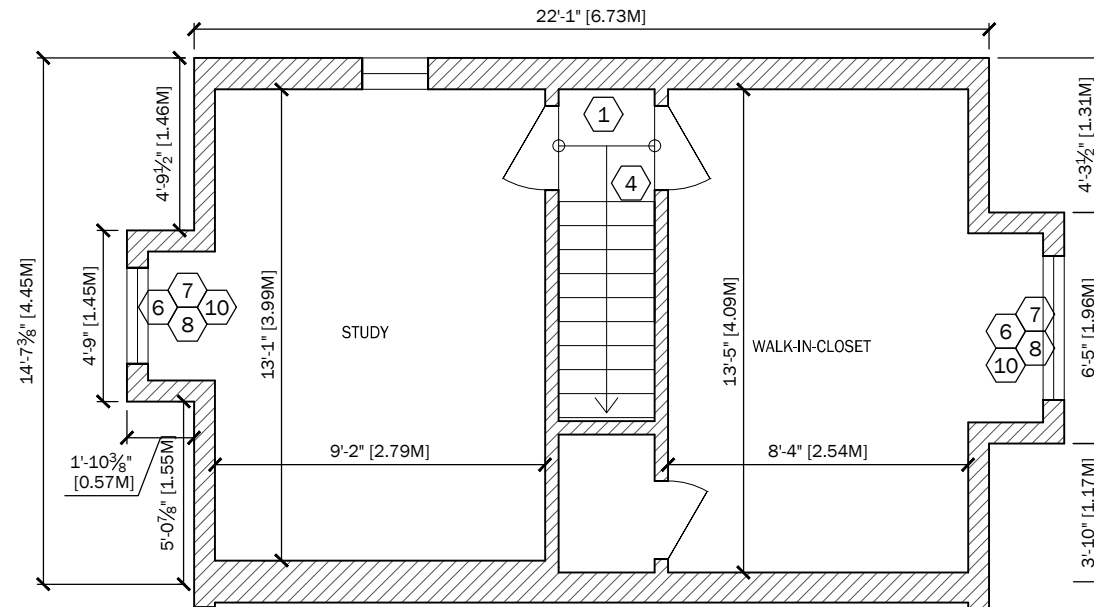
223 Wallace Avenue
Toronto, Ontario



A1.3

Title: OPTION A
THIRD
FLOOR PLAN

Date: 2017/11/04
Scale: 3/16" = 1'-0"



ZONING		
O.B.C.	Cipolletta, Brandon	15/Nov/2017
FIRE SERVICES		
O.B.C. (S)		

ALL LOADS MUST BE SUPPORTED AND TRANSFERRED TO FOUNDATION OR ADEQUATE SUPPORT. O.B.C. 9.23.4.2., 9.17.9.15.,9.20.8.3., 9.23.8.1., 9.23.10.7. AND 9.23.9.8.


THE STAMP AND SEAL OF THE ENGINEER OF RECORD IS GENERALLY AN ACCEPTANCE THAT THE CONTENTS OF THE DOCUMENTS SEALED REFLECT PROFESSIONAL KNOWLEDGE, DILIGENCE AND RESPONSIBILITY, AND THAT APPLICABLE STATUTES, STANDARDS, CODES AND REGULATIONS HAVE BEEN DULY FOLLOWED.





STRUCTURAL DWG.
CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING, SITE VERIFYING ASSUMPTIONS AND CALLING FOR INSPECTIONS

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17.11.04	PERMIT APPLICATION

 EXISTING

 PROPOSED

 DEMOLITION

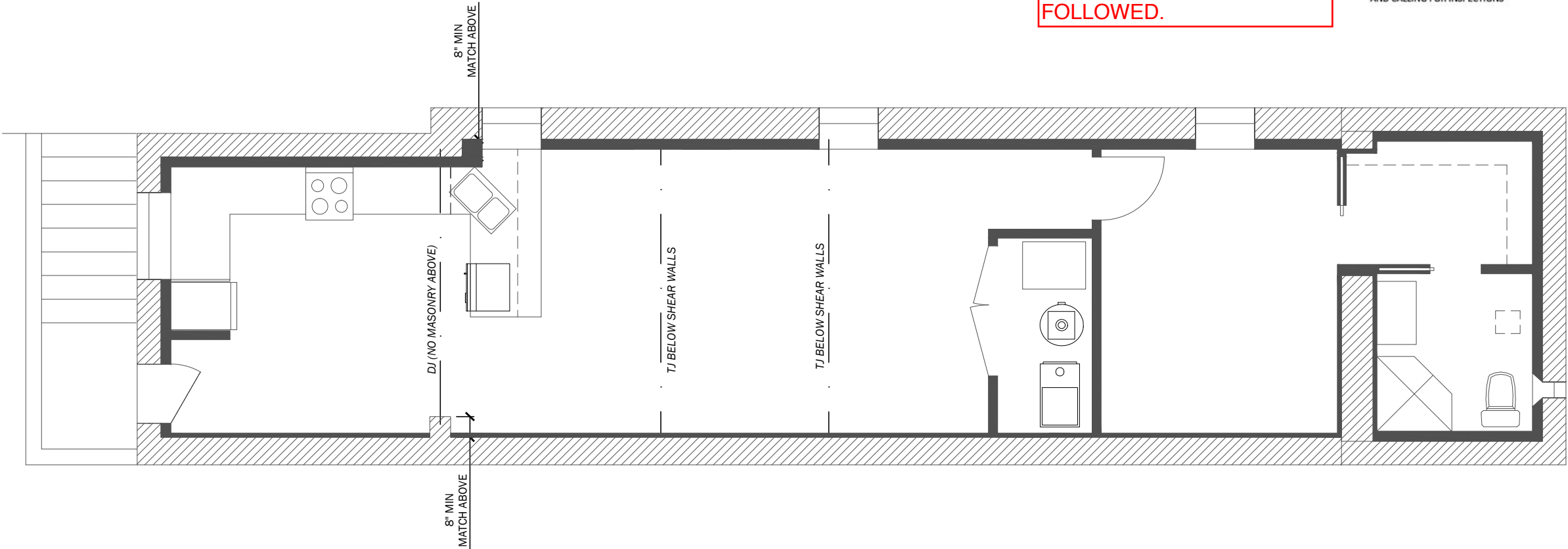
WALLACE
RESIDENCE
223 Wallace Avenue
Toronto, Ontario



S1.0

Title: GROUND FLOOR
FRAMING

Date: 2017/11/04
Scale: 3/16" = 1'-0"



ZONING		
O.B.C.	Cipolletta, Brandon	15/Nov/2017
FIRE SERVICES		
O.B.C. (S)		



STRUCTURAL DIV.

CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING, SITE VERIFYING ASSUMPTIONS AND CALLING FOR INSPECTIONS

Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION

	EXISTING
	PROPOSED
	DEMOLITION

WALLACE RESIDENCE
223 Wallace Avenue
Toronto, Ontario



S1.1

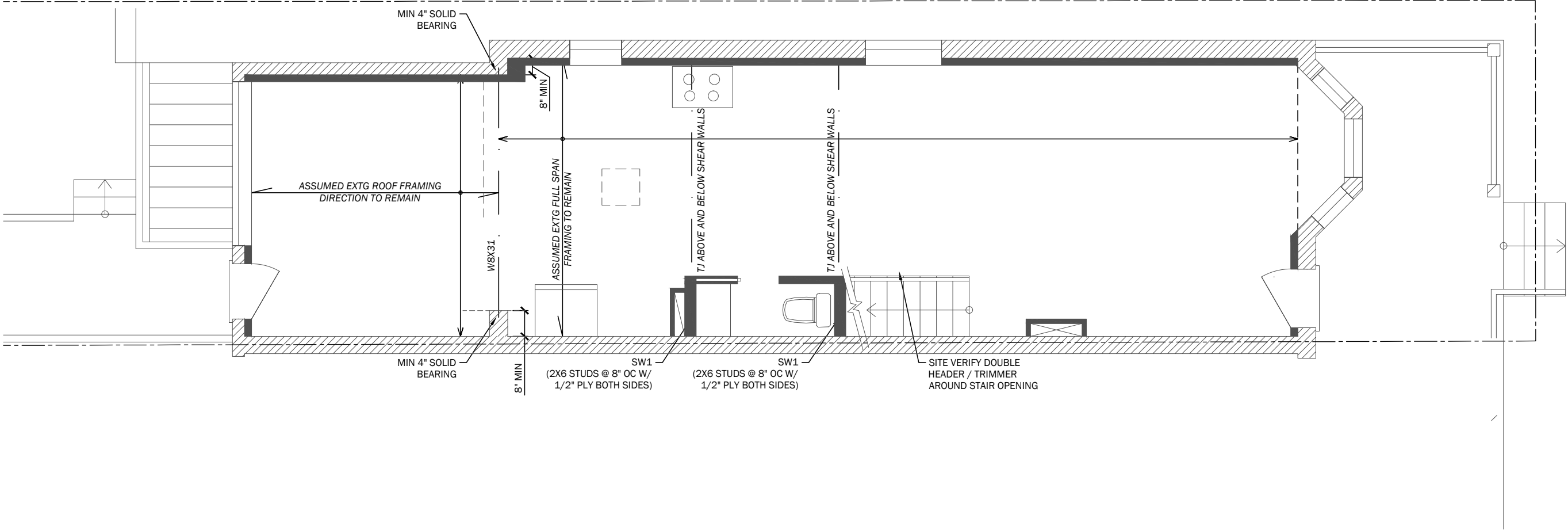
Title: SECOND FLOOR FRAMING

Date: 2017/11/04
Scale: 3/16" = 1'-0"

ALL MEMBERS SHALL BE SO FRAMED, FASTENED, TIED, BRACED AND ANCHORED TO PROVIDE THE NECESSARY STRENGTH, RIGIDITY AND STABILITY PER OBC 9.23.2.1.

VERIFY/REINFORCE EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION.

PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK.





STRUCTURAL DIV.

CONTRACTOR IS RESPONSIBLE
FOR TEMPORARY SHORING,
SITE VERIFYING ASSUMPTIONS
AND CALLING FOR INSPECTIONS

ZONING		
O.B.C.	Cipolletta, Brandon	15/Nov/2017
FIRE SERVICES		

O.B.C. (S)

Date	Issuance
17.10.18	ZONING CERTIFICATE APP
17.11.04	PERMIT APPLICATION



EXISTING



PROPOSED



DEMOLITION

WALLACE
RESIDENCE

223 Wallace Avenue
Toronto, Ontario



S1.2

Title: **THIRD FLOOR
FRAMING**

Date: 2017/11/04
Scale: 3/16" = 1'-0"

