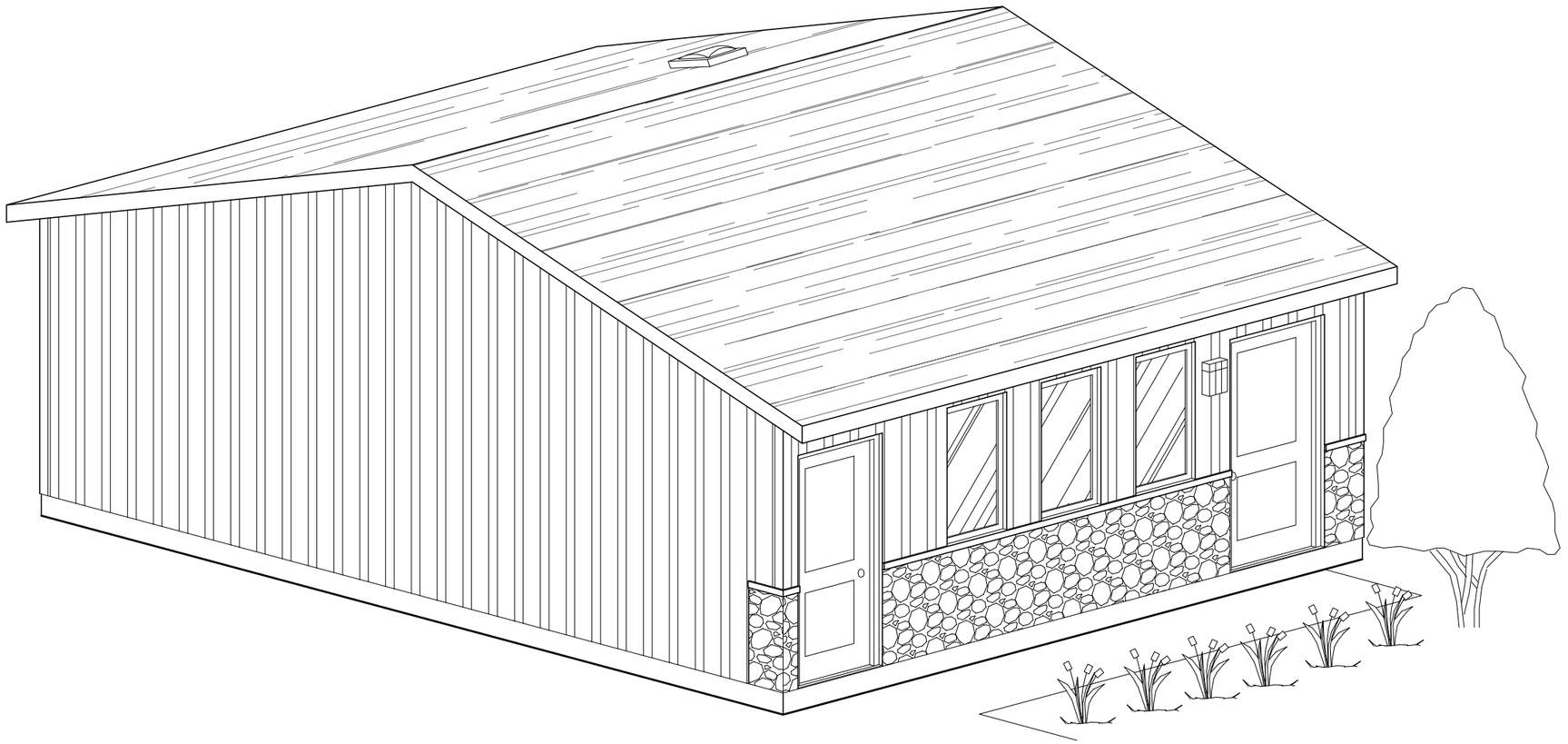
LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

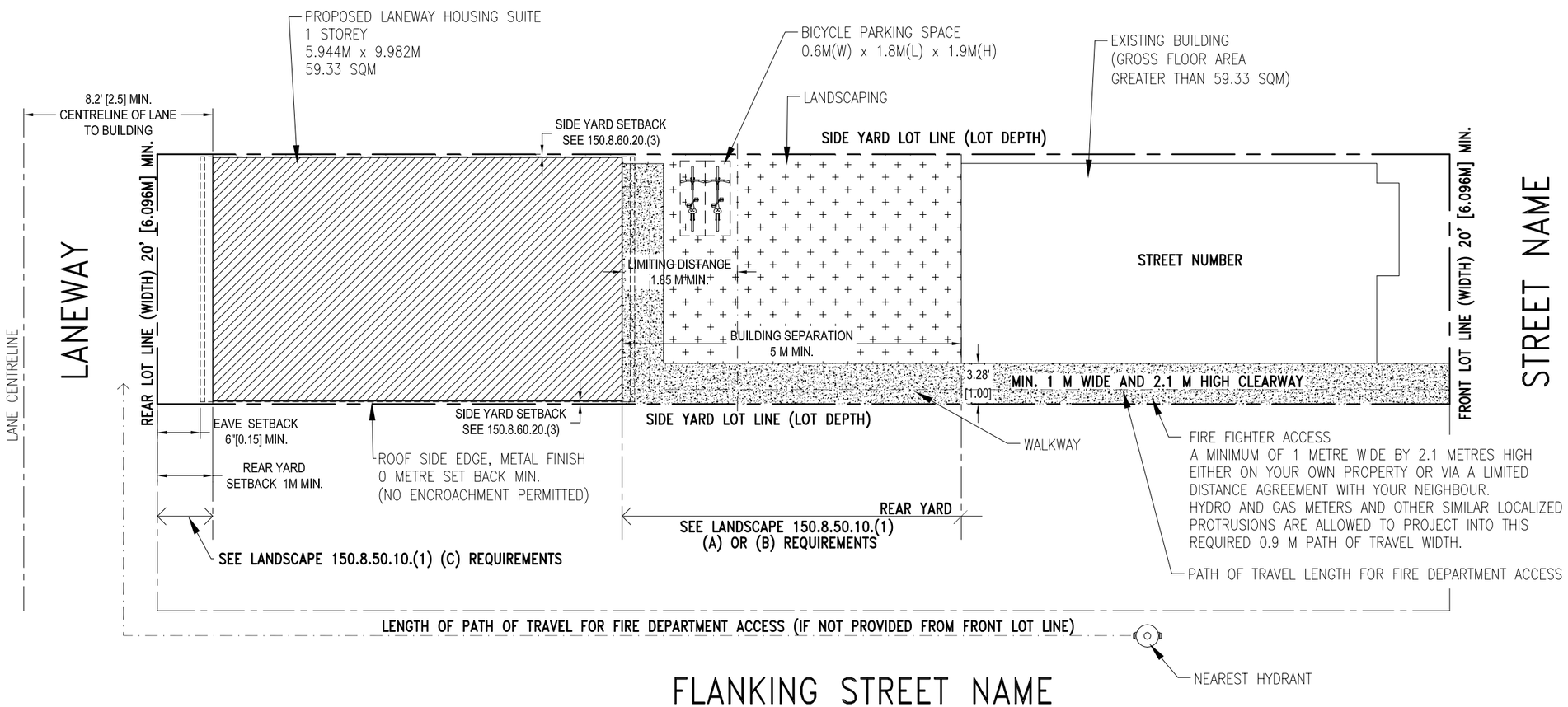
**FOR REFERENCE ONLY**



# STUDIO LANEWAY HOUSING


TORONTO

CITY OF TORONTO
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2




## Zoning Bylaw 569-2013 related to Laneway Housing (Maximum 3 Dwelling Units on the Lot)

- **Landscaping**

  150.8.50.10(1) GARDEN
  (A) LOT FRONTAGE WITH 6M OR LESS, MINIMUM OF 60% OF AREA BETWEEN REAR MAIN WALLS AND FRONT MAIN WALL OF ANCILLARY BUILDING MUST BE LANDSCAPING;
  (B) LOT FRONTAGE OF GREATER THAN 6M, A MINIMUM OF 85% OF THE AREA BETWEEN REAR MAIN WALLS OF RESIDENTIAL BUILDING AND FRONT MAIN WALL OF ANCILLARY BUILDING MUST BE SOFT LANDSCAPING, EXCLUDING 1.5M WALKWAY
  (C) AREA BETWEEN ANCILLARY BUILDING AND LOT LINE ABUTTING THE LANE EXCLUDING PERMITTED DRIVEWAY AND PEDESTRIAN WALKWAY MAX WIDTH OF 1.5M MUST BE LANDSCAPING OF WHICH MUST BE 75% SOFT LANDSCAPING

- **Rear Yard Setbacks**

  150.8.60.20.(2)
  (A) IF REAR LOT LINE DOES NOT ABUT A STREET OR LANE AND THERE ARE NO OPENINGS, 0M REQUIRED
  (B) IN ALL OTHER CASES 1.0M

- **Heights**

  150.8.60.40
  (1) MAXIMUM HEIGHT IS 4M BASED ON SEPARATION OF 4M

- **Side Yard Setbacks**

  150.8.60.20(3)
  (A) IF THE SIDE LOT LINE DOES NOT ABUT A STREET OR LANE AND THERE ARE NO OPENINGS SUCH AS VEHICLE ACCESS, DOORS OR WINDOWS IN THE SIDE MAIN WALL OF THE ANCILLARY BUILDING, 0.0 METRES;
  (B) IF THE SIDE LOT LINE ABUTS A STREET, THE REQUIRED MINIMUM SIDE YARD SETBACK FOR THE RESIDENTIAL BUILDING ON THE LOT;
  (C) IF THE SIDE LOT LINE ABUTS A LOT IN THE R, RD, RS, RT OR RM ZONE AND THE REAR LOT LINE ABUTS A LANE, BEGINNING FROM A HEIGHT OF 4.0 METRES, AN ANCILLARY BUILDING MUST BE SET BACK 1.5 METRES FROM THE SIDE LOT LINE THAT ABUTS THE REAR LOT LINE OF ANOTHER LOT; AND
  (D) IN ALL OTHER CASES, 1.0 METRES.

- **Separation and Dimensions**

  150.8.60.30(1)
  (A) NO LESS THAN 5.0 METRES FROM A RESIDENTIAL BUILDING ON THE SAME LOT IF THE HEIGHT OF THE ANCILLARY BUILDING IS NO GREATER THAN 4.0 METRES; AND
  (B) NO LESS THAN 7.5 METRES FROM A RESIDENTIAL BUILDING ON THE SAME LOT IF THE HEIGHT OF THE ANCILLARY BUILDING IS GREATER THAN 4.0 METRES.

  150.8.60.30
  (5) MAX LENGTH IS 10M
  (6) MAX WIDTH IS 8M

- **Equipment**

  150.8.60.60(7)
  WALL MOUNTED EQUIPMENT ON AN ANCILLARY BUILDING CONTAINING A LANEWAY SUITE, SUCH AS VENTS, PIPES, UTILITY EQUIPMENT, SATELLITE DISHES, ANTENNAE OR AIR CONDITIONERS, MAY ENCROACH A MAXIMUM OF 0.6 METRES INTO:
  (A) ON A MAIN WALL OF THE ANCILLARY BUILDING FACING A LANE, THE MINIMUM BUILDING SETBACKS ABUTTING THE LANE REQUIRED IN CLAUSE 150.8.60.20; AND
  (B)ON THE FRONT MAIN WALL OF THE ANCILLARY BUILDING, THE DISTANCE SEPARATION REQUIRED IN REGULATION 150.8.60.30(1)

- **Floor Area**

  150.8.60.50
  (2) THE INTERIOR FLOOR AREA OF A LANEWAY SUITE MUST BE LESS THAN THE GROSS FLOOR AREA OF THE RESIDENTIAL BUILDING ON THE LOT.

- **Bicycle Parking**

  150.8.80.1
  (2)A MINIMUM OF TWO BICYCLE PARKING SPACES REQUIRED

### Length of Path of Travel for Fire Department Access

A MAXIMUM OF 45 METRES IN LENGTH MEASURED FROM THE PUBLIC STREET TO THE ENTRY OF THE LANEWAY SUITE,
–A MAXIMUM OF 90 METRES IN LENGTH MEASURED FROM THE PUBLIC STREET OR A FLANKING STREET THROUGH THE LANEWAY TO THE ENTRY OF THE LANEWAY SUITE ALONG WITH AT LEAST ONE ADDITIONAL FIRE–SAFETY MEASURE, ACCEPTABLE TO THE CITY OF TORONTO.
–A FIRE HYDRANT MUST ALSO BE LOCATED WITHIN 45 METRES OF WHERE A FIREFIGHTING VEHICLE WOULD PARK IN FRONT OF THE SUBJECT PROPERTY OR AT THE INTERSECTION OF A FLANKING STREET AND THE LANEWAY.

### Additional Fire-Safety Measures

THERE ARE TWO OPTIONS FOR FIRE–SAFETY MEASURES DEVELOPED BY THE CITY OF TORONTO THAT DESIGNERS MAY INCORPORATE WITHIN THEIR LANEWAY SUITE DESIGNS TO ALLOW THE MAXIMUM TRAVEL DISTANCE TO INCREASE FROM 45 M TO 90 M:

OPTION 1: AUTOMATIC SPRINKLER; EXTERIOR STROBE LIGHT AND SMOKE ALARMS/WARNING SYSTEM

OPTION 2: INCREASED FIRE PROTECTION MATERIALS AND BUILDING METHODS; EXTERIOR STROBE LIGHT; AND SMOKE ALARMS/WARNING SYSTEM.

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**

# SITE PLAN

| NO. | REVISION | DATE |
|---|---|---|
| | | |

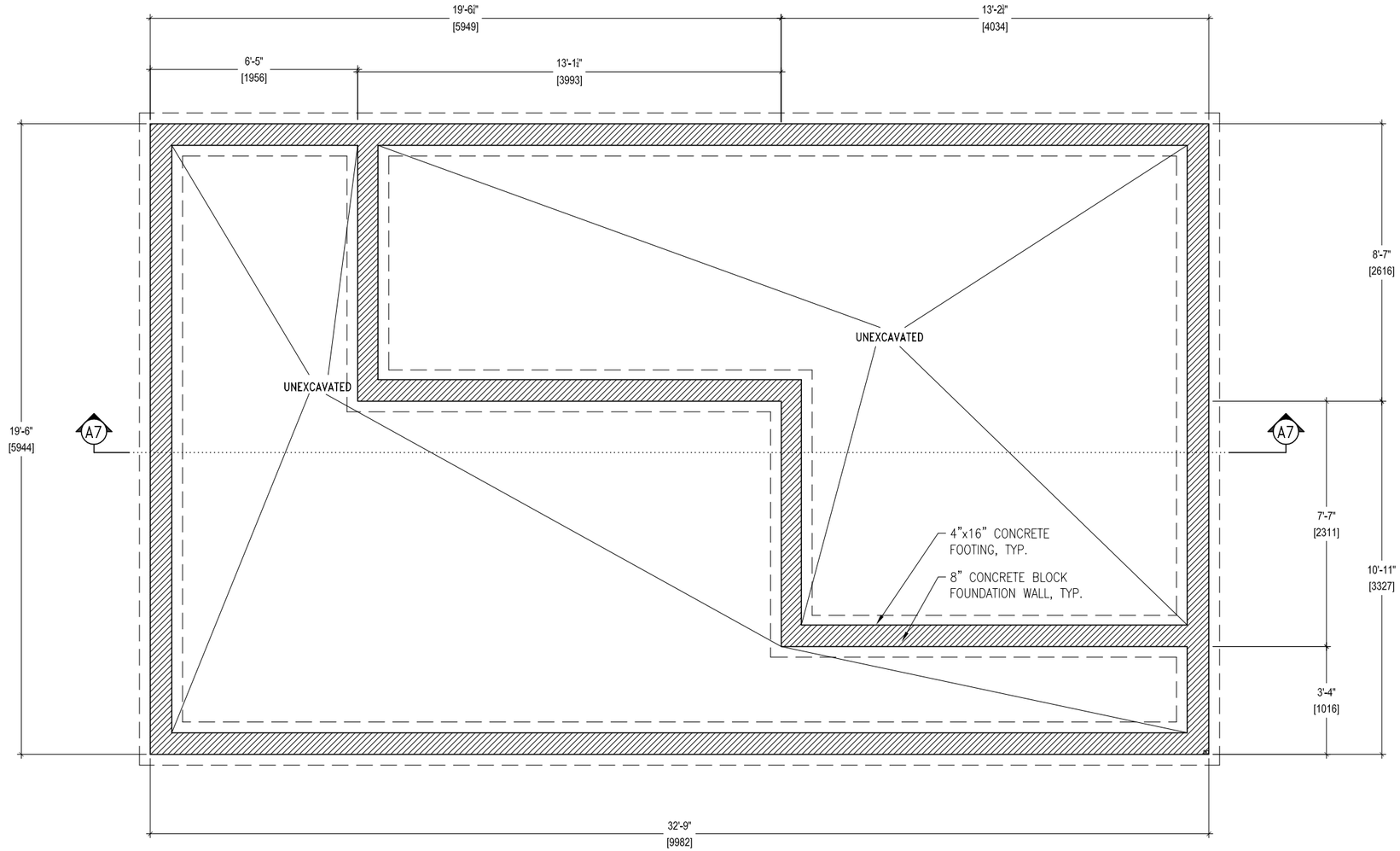
TITLE:
STUDIO LANEWAY HOUSING
PRE–APPROVED PLANS

DATE: MARCH 2025
DRAWING NO.: A1
SCALE: 1"=10'–0"


TORONTO
CITY OF TORONTO
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**




# FOUNDATION PLAN

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

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

DRAWING NO.: A2


TORONTO

**CITY OF TORONTO**
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
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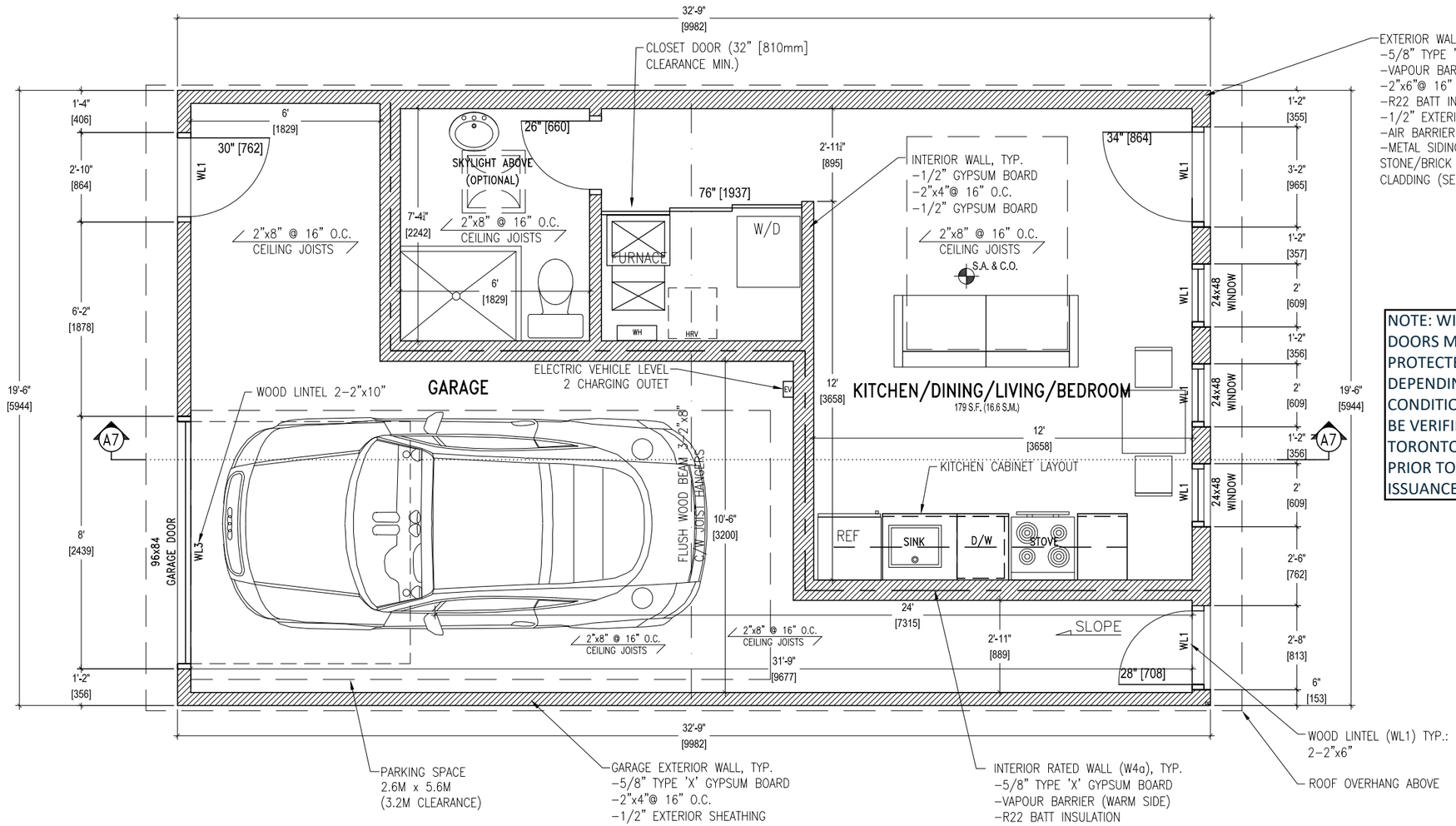
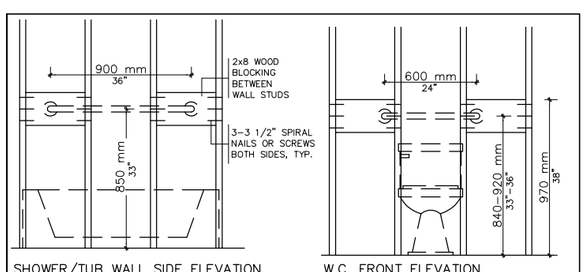
LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**




NOTE: WINDOWS AND DOORS MAY REQUIRE PROTECTED OPENINGS DEPENDING ON SITE CONDITIONS. THIS MUST BE VERIFIED BY TORONTO BUILDING PRIOR TO PERMIT ISSUANCE.




## GRAB BAR REINFORCEMENT

REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN THE MAIN BATHROOM OF A DWELLING UNIT. IF GRAB BAR IS NOT INSTALLED AT TIME OF CONSTRUCTION, BLOCKING FOR BOTH CONFIGURATIONS AT SIDE OF WATER CLOSET IS REQUIRED.

# FLOOR PLAN

| NO. | REVISION | DATE |
|---|---|---|
| | | |

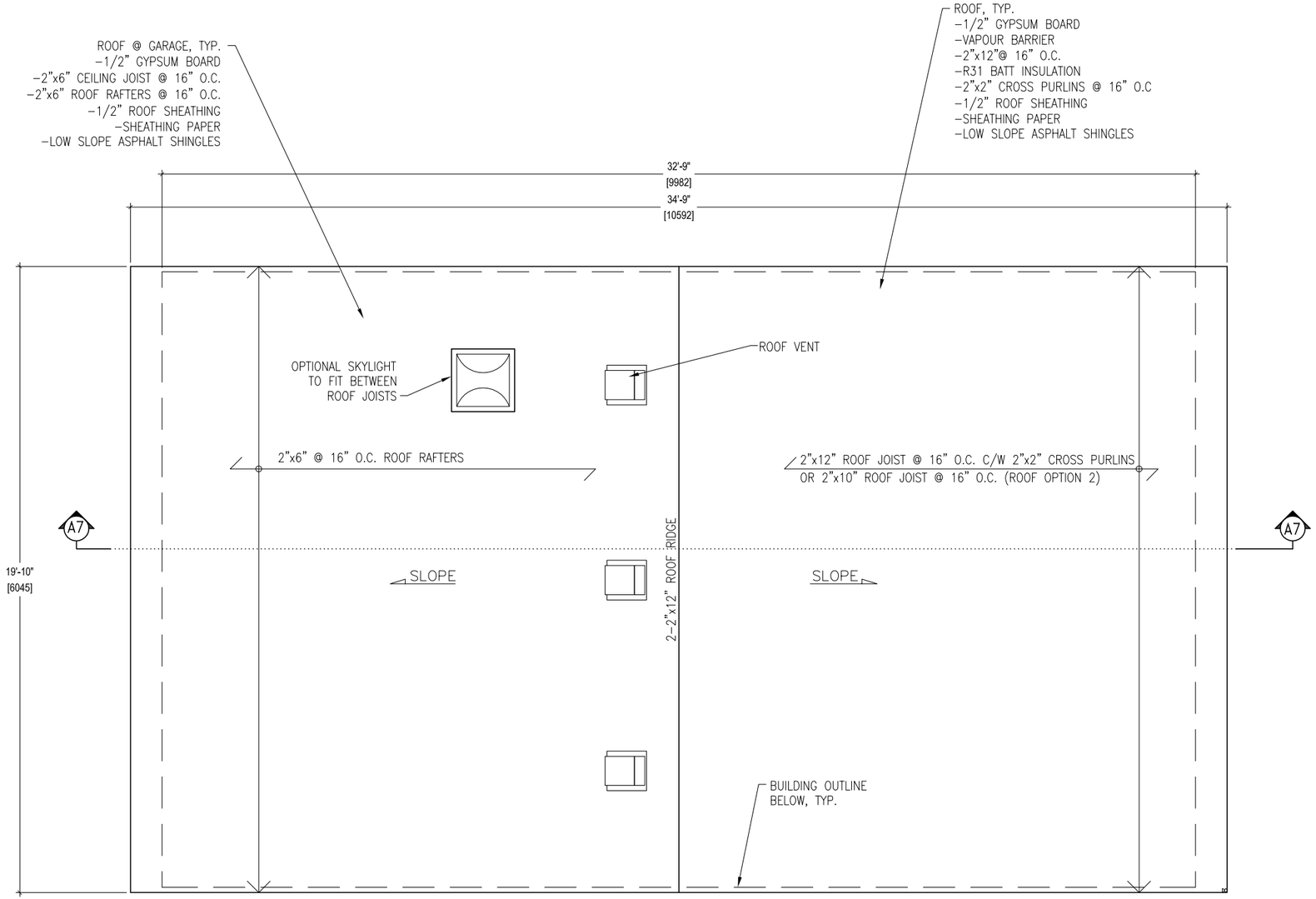
TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

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

DRAWING NO.: A3


TORONTO
CITY OF TORONTO
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2




LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**

# ROOF PLAN

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

DRAWING NO.: A4

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


TORONTO

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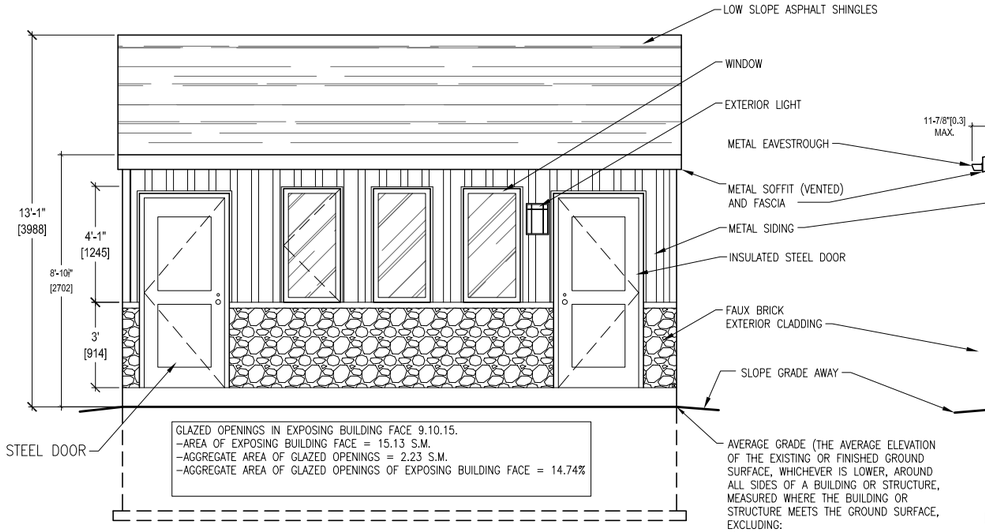
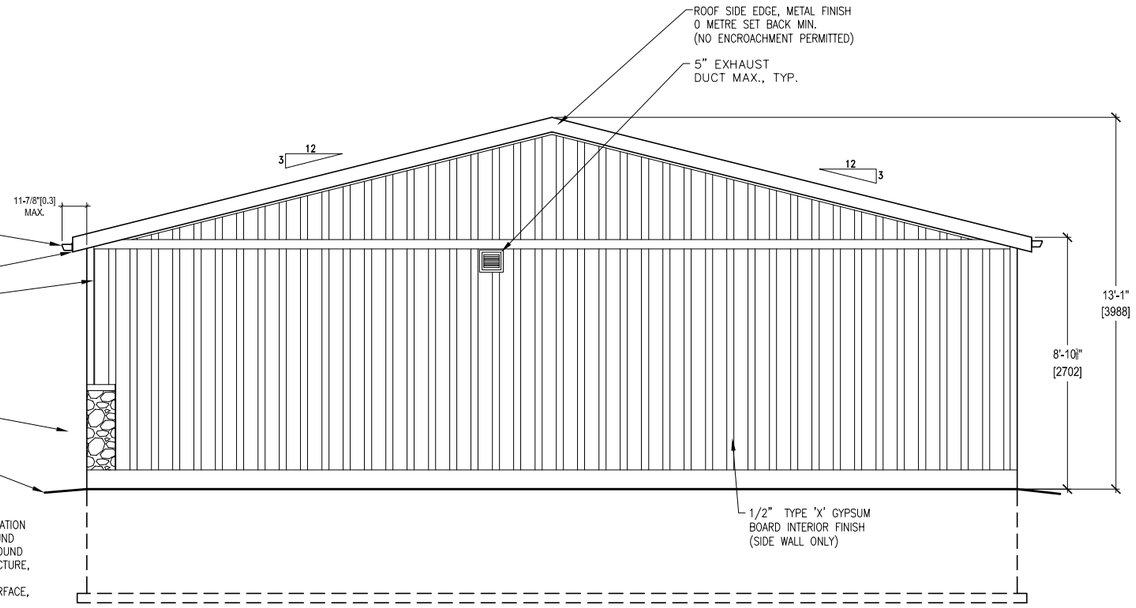
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2

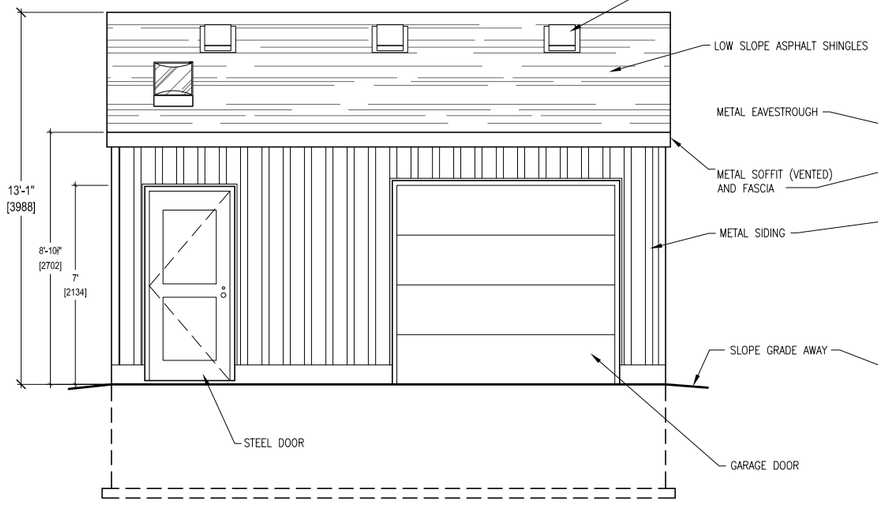



FRONT ELEVATION — 1 / A5

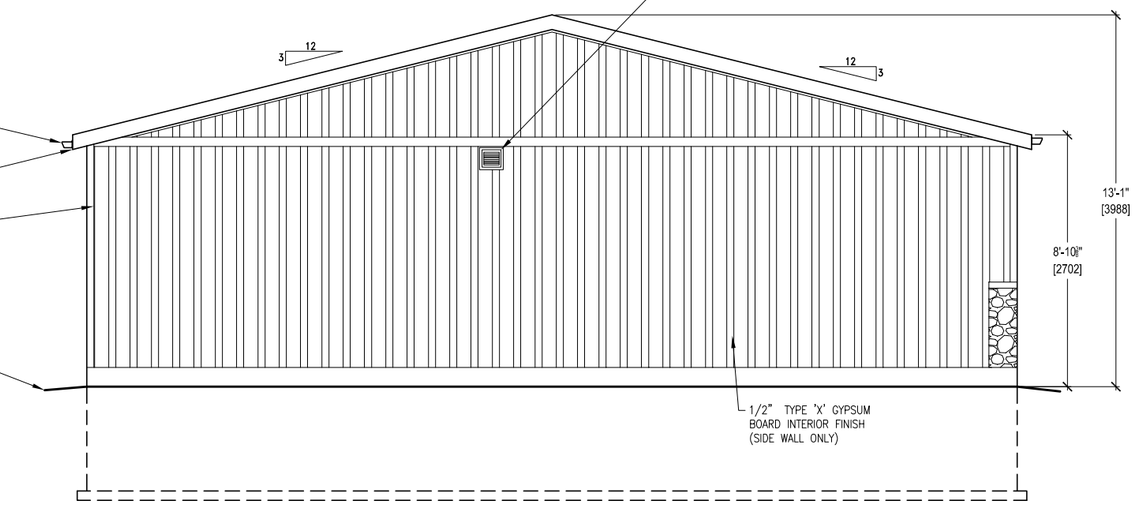
NOTE: WINDOWS AND DOORS MAY REQUIRE PROTECTED OPENINGS DEPENDING ON SITE CONDITIONS. THIS MUST BE VERIFIED BY TORONTO BUILDING PRIOR TO PERMIT ISSUANCE.




LEFT SIDE ELEVATION — 2 / A5




REAR ELEVATION — 3 / A5




RIGHT SIDE ELEVATION — 4 / A5

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**

# ELEVATIONS (OPTION 1)

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

DRAWING NO.: A5

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

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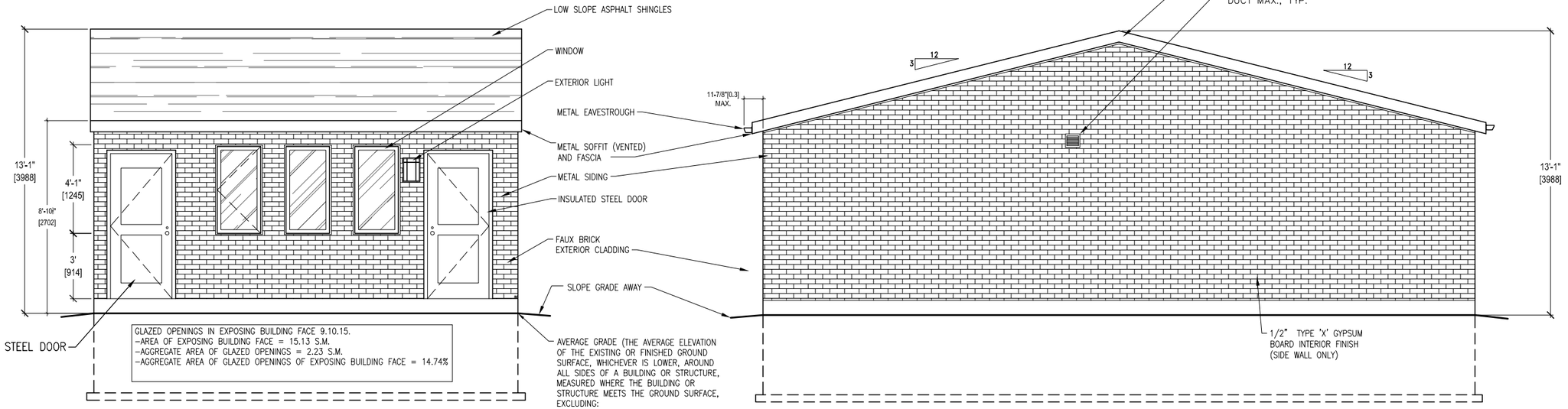
TORONTO, ON, M5H 2N2

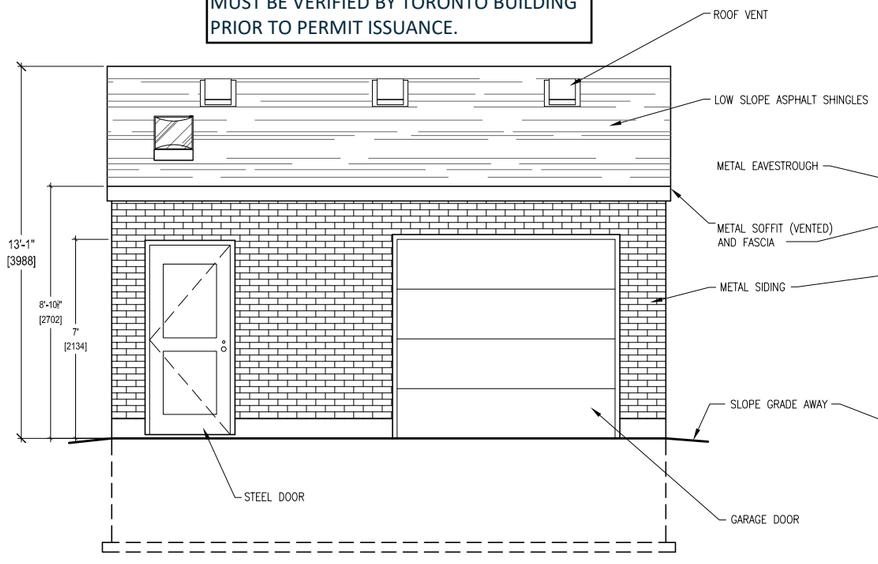



FRONT ELEVATION — 1 / A6

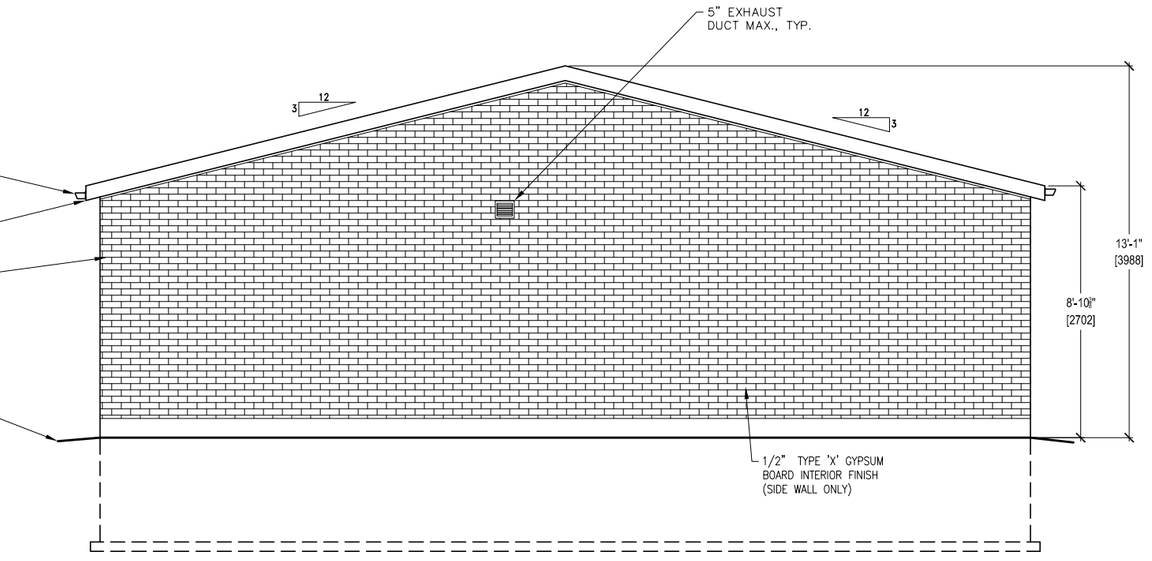



LEFT SIDE ELEVATION — 2 / A6

NOTE: WINDOWS AND DOORS MAY REQUIRE PROTECTED OPENINGS DEPENDING ON SITE CONDITIONS. THIS MUST BE VERIFIED BY TORONTO BUILDING PRIOR TO PERMIT ISSUANCE.




REAR ELEVATION — 3 / A6




RIGHT SIDE ELEVATION — 4 / A6

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**

# ELEVATIONS (OPTION 2)

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

DRAWING NO.: A6

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


TORONTO

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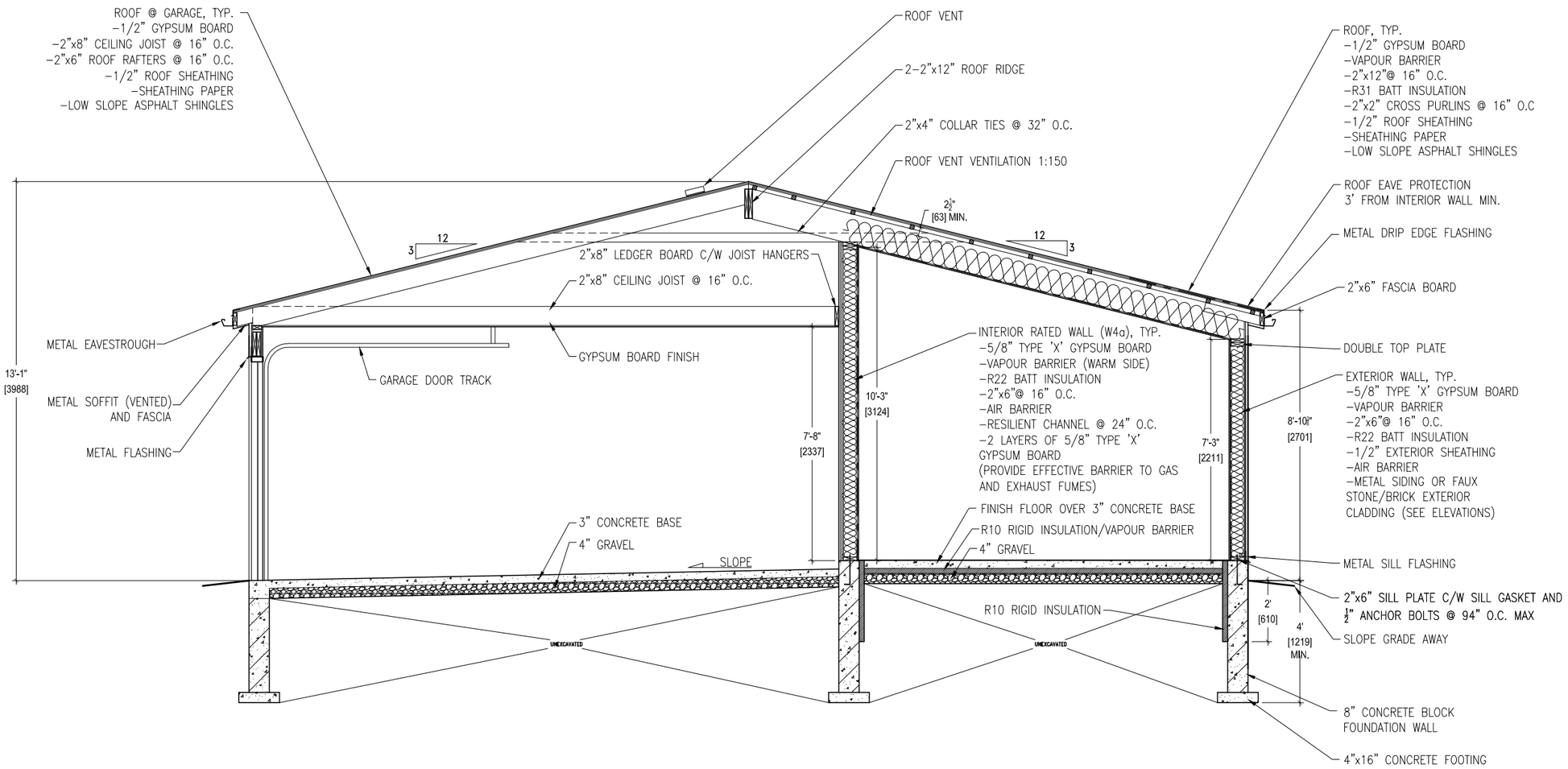



LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE ALARM OPTION

**FOR REFERENCE ONLY**

# BUILDING SECTION

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE–APPROVED PLANS

DATE: MARCH 2025

SCALE: 1/4"=1'–0"

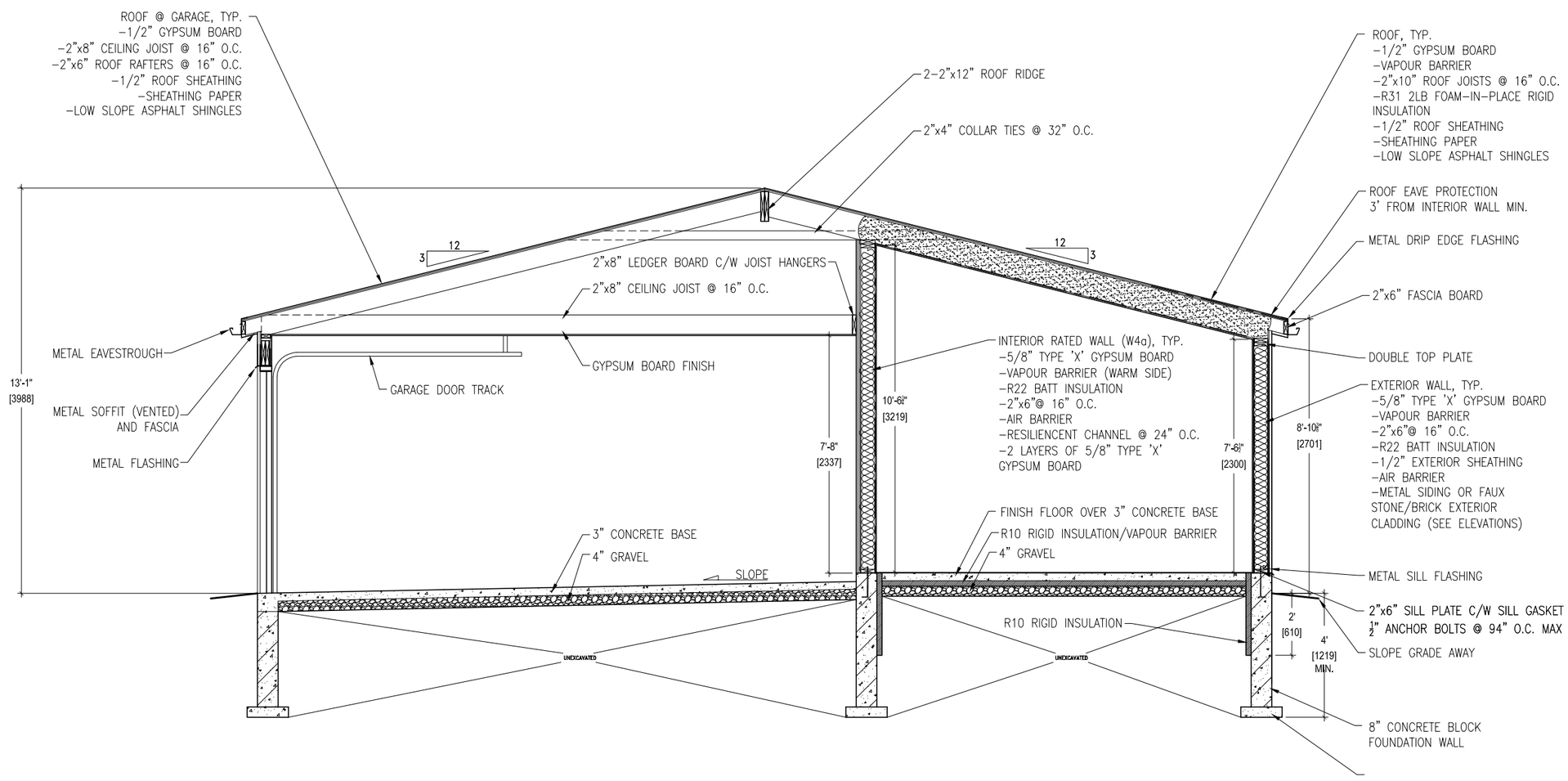
DRAWING NO.: A7


TORONTO

**CITY OF TORONTO**
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**




# BUILDING SECTION (ROOF OPTION 2)

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

DRAWING NO.: A7-2

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


TORONTO

**CITY OF TORONTO**
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2

## EXCAVATIONS AND BACKFILL

- EXCAVATIONS SHALL PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTIES AND UTILITIES.
- EXCAVATIONS SHALL NOT IMPOSE INTO ANY ADJACENT PROPERTIES FOOTING'S ANGLE OF REPOSE UNLESS APPROVED AND MONITORED BY A PROFESSIONAL ENGINEER OF ONTARIO
- EXCAVATION BASE SHALL BE FREE OF ANY ORGANIC MATERIALS
- EXCAVATION BASE BEARING CAPACITY SHALL MEET THE ONTARIO BUILDING CODE MINIMUM UNLESS OTHERWISE STATED BY A PROFESSIONAL ENGINEER OF ONTARIO
- ALL BACKFILL MATERIAL WITHIN 24" (600mm) OF THE FOUNDATION WALL SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 10" (250mm) DIAMETER

## FOOTINGS AND FOUNDATIONS

- FOOTINGS SHALL BE MINIMUM 15MPa POURED CONCRETE AND A MINIMUM OF 48" (1200mm) BELOW FINISHED GRADE
- FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OF COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 11 PSI (75kPa)
- FOUNDATION WALLS SHALL EXTEND MINIMUM OF 7-7/8" (200mm) ABOVE FINISHED GRADE
- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1/4" (6mm) OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING
- FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING
- THE EXTERIOR GRADING SHALL BE GRADED SO THAT THE SURFACE IS GRADING AWAY FROM THE BUILDING AND SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES

## CONCRETE FLOOR SLABS

- GARAGE, CARPORT AND EXTERIOR SLABS AND STEPS SHALL BE 32MPa CONCRETE WITH 5-8% AIR ENTRAINMENT
- INTERIOR SLAB 25MPa CONCRETE, MINIMUM 3" (75mm) THICK OVER R10 RIGID INSULATION AND MINIMUM 4" (100mm) OF COARSE, CLEAN, GRANULAR MATERIAL
- ATTACHED GARAGE CONCRETE SLABS SHALL BE SLOPED TO DRAIN TO THE EXTERIOR

## WOOD FRAME CONSTRUCTION

- ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 & 2, CONTAIN A GRADE STAMP AND MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION
- ALL FRAMING LUMBER WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETED WITH 0.05mm POLYETHYLENE OR TYPE 'S' ROLL ROOFING
- ALL EXTERIOR FRAMING LUMBER SHALL BE PRESSURE TREATED LUMBER AND CUT ENDS ARE TO BE TREATED TO MAINTAIN TREATMENT
- EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS TO CONTAIN SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE
- FLOOR JOIST TO HAVE MINIMUM $1\frac{1}{2}$" (38mm) OF END BEARING
- FLOOR JOIST SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH $\frac{1}{2}$" (12.7mm) ANCHOR BOLTS SPACED 7'-10" (2400mm) MAX
- HEADER JOIST BETWEEN 3-11" (1200mm) AND 10'-6" (3200mm) IN LENGTH SHALL BE DOUBLED. HEADER JOIST EXCEEDING 10'-6" (3200mm) SHALL BE SIZED BY CALCULATIONS
- TRIMMER JOIST SHALL BE DOUBLE WHEN SUPPORTED HEADER IS BETWEEN 2-7" (800mm) AND 6'-6" (2000mm). TRIMMER JOISTS EXCEEDING 6'-6" (2000mm) SHALL BE SIZED BY CALCULATIONS
- 2"x2" CROSS BRIDGING REQUIRED NOT MORE THAN 6'-10" (2100mm) FROM EACH SUPPORTED AND OTHER CROSS BRIDGING
- JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS AND HEADERS
- NON LOADING WALLS SHALL BE SUPPORTED ON A DOUBLE JOIST OR ON WOOD BLOCKING SPACED 2'0" (600mm) O.C. BETWEEN JOISTS
- HIP AND VALLEY RAFTER SHALL BE 2" (38mm) DEEPER THAN THE COMMON RAFTER
- 2"x4" (38mm x89mm) COLLAR TIES WITH 1"x4" (19mm x 89mm) CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 7'-10" (2400mm) IN LENGTH
- HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE NOT LARGER THAN $\frac{1}{4}$ THE ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" (50mm) FROM EDGES
- HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN 1/2 THE ACTUAL DEPTH FROM THE OF BEARING AND NOT GREATER THAN 1/3 THE JOIST DEPTH
- WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, AND $1\frac{1}{2}$" (40mm) IF NON-LOAD BEARING.
- ROOF TRUSSES MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN
- ENGINEERED LUMBER JOIST OR BEAMS CAN BE NOTCHED OR DRILLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

## COLUMNS, BEAMS AND LINTELS

- STEEL BEAMS AND COLUMNS SHALL BE PRIMED
- MINIMUM $3\frac{1}{2}$" (89mm) END BEARING FOR BEAMS WITH $7\frac{1}{2}$" SOLID MASONRY BENEATH THE BEAM
- STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIAMETER OF 3" (73mm) AND $\frac{3}{16}$" (5mm) MINIMUM THICKNESS
- WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM $3\frac{1}{2}$" x $3\frac{1}{2}$" (89mm x 89mm), IN ALL OTHER CASES EITHER $5\frac{1}{2}$" x $5\frac{1}{2}$" (140mm x 140mm) OR $7\frac{1}{2}$" (184mm) ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS

## THERMAL INSULATION

- MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR SB12 PACKAGE A-1:

| | ZONE 1 | |
|---|---|---|
| CEILING WITH ATTIC SPACE | R60 | |
| CEILING WITHOUT ATTIC SPACE | R31 | |
| EXPOSED FLOOR | R31 | |
| WALLS ABOVE GRADE | R22 | |
| BASEMENT WALLS | R20 C.I. | |
| EDGE OF BELOW GRADE SLAB [≤ 1'-11" (600mm) BELOW GRADE] | R10 | |
| WINDOWS AND SLIDING GLASS DOORS | U 0.28 MAX. | |
| SKYLIGHTS | U 0.50 MAX. | |

- INSULATION SHALL BE PROTECTED BY GYPSUM BOARD EXCEPT FOR UNFINISHED BASEMENTS WHERE 6mil POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS
- DUCTS THRU UNHEATED SPACE SHALL BE AIRTIGHT WITH TAPE OR SEALANT, DUCTS SHALL BE INSULATED WITH MINIMUM R12 (RSI 2.11)

  CAULKING SHALL BE APPLIED TO ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND EXTERIOR CLADDING
- WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR
- EXTERIOR WALLS, CEILING AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR

## ROOFING

- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT AND SHALL PENETRATE THROUGH OR AT LEAST $\frac{3}{4}$" INTO ROOF SHEATHING
- EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS FOR 3'-3" (1000mm) WIDE SHINGLE
- EAVE PROTECTION SHALL EXTEND 3'-0" (900mm) UP THE ROOF SLOPE FROM THE EDGE, AND AT LEAST 1'-0" (300mm) FROM THE INSIDE FACE OF THE EXTERIOR WALL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS
- OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING OR 1 LAYER OF METAL FLASHING
- FLASHING SHALL BE PROVIDED AT SHINGLED ROOF AND EXTERIOR WALL OR CHIMNEY INTERSECTIONS
- ACCESS TO ROOF ATTIC [>108 S.F. (10 S.M.)] TO BE MINIMUM 20" (500mm) x 28" (700mm) INSULATED AND WEATHERSTRIPPED

## NATURAL VENTILATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH OBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA
- EVERY ROOF SPACE WITHOUT ATTIC SPACE SHALL BE VENTILATED WITH OBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS
- UNHEATED CRAWL SPACE SHALL BE VENTED TO A MINIMUM 1 S.F. (0.1 S.M.) FOR EVERY 538 S.F. (500 S.M.)
- PROVIDE 4" (100mm) Ø VENT OPENING FOR COLD CELLAR WITHOUT WINDOWS AND DESIGNED TO PREVENT THE ENTRY OF OF RAIN, SNOW OR INSECTS

## DOOR AND WINDOWS

- EXTERIOR DWELLING DOORS AND WINDOWS WITHIN 6'-6" (2000mm) FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADLOCK BOLT
- 10% FLOOR AREA OF HABITABLE ROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW, NATURAL VENTILATION 3 S.F. (0.279 S.M.) MINIMUM
- 5% FLOOR AREA OF BEDROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW OF 6 S.F. (0.557 S.M.) MINIMUM
- PROVIDE STORM WINDOWS AND DOORS TO ALL EXTERIOR OPENINGS

## EXTERIOR WALLS

- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3'-11" (1200mm) FROM PROPERTY LINES
- $\frac{5}{8}$" (15.9mm) TYPE 'X' FIRE RATED GYPSUM BOARD SHALL BE INSTALLED ON THE INSIDE FACE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN 3'-11"(1200mm) AND NOT LESS THAN 2' (600mm) FROM PROPERTY LINES
- NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 2' (600mm) FROM PROPERTY LINES

## GARAGE GASPROOFING

- THE WALLS AND CEILING OF AN ATTACHED GARAGE SHALL BE CONSTRUCTED AND SEALED SO AS TO PROVIDE AN EFFECTIVE BARRIER TO EXHAUST FUMES
- ALL PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED
- DOORS BETWEEN THE DWELLING AND ATTACHED GARAGE MAY NOT OPEN INTO A BEDROOM AND SHALL BE WEATHERSTRIPPED AND HAVE A SELF-CLOSER

## STAIRS

- STAIRS TO MEET OBC REQUIREMENTS:

| | |
|---|---|
| MINIMUM RISE | $4\frac{7}{8}$" (125mm) |
| MAXIMUM RISE | $7\frac{7}{8}$" (200mm) |
| MINIMUM RUN | 10" (255mm) |
| MAXIMUM RUN | $13\frac{7}{8}$" (355mm) |
| MINIMUM HEAD ROOM | 6'-6$\frac{3}{4}$" (1950mm) |
| MINIMUM WIDTH | 33$\frac{7}{8}$" (860mm) |

- TAPERED TREADS SHALL HAVE A MINIMUM RUN OF 6" (150mm) AT THE NARROW END AND MINIMUM RUN FROM 12" (300MM) FROM THE NARROW END HANDRAIL CENTERLINE
- WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90° WITH NO LESS THAN 30° OR MORE THAN 45° PER TREAD. SETS OF WINDERS MUST BE SEPARATED IN PLANE BY AT LEAST 4'-0" (1200mm)
- A LANDING IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO A DWELLING AND OTHER EXTERIOR ENTRANCES WITH MORE THAN THREE RISERS
- EXTERIOR CONCRETE STAIRS WITH MORE THAN TWO RISERS REQUIRE FOUNDATION

## HANDRAILS AND GUARDS

- A HANDRAIL IS REQUIRED FOR INTERIOR STAIRS CONTAINING MORE THAN TWO RISERS AND EXTERIOR STAIRS CONTAINING MORE THAN THREE RISERS
- GUARDS ARE REQUIRED ROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 2'-0" (600mm) ABOVE THE ADJACENT LEVEL AND WHERE THE ADJACENT SURFACE WITHIN 1.2 M
- INTERIOR AND EXTERIOR GUARDS MINIMUM 3'-0" (900mm) HIGH. EXTERIOR GUARDS MINIMUM 3'-6" (1070mm) HIGH WHERE HEIGHT ABOVE ADJACENT SURFACE EXCEEDS 5-10" (1800mm)
- GUARDS SHALL HAVE OPENINGS SMALLER THAN 4" (100mm) AND NO MEMBER BETWEEN $5\frac{1}{2}$" (140mm) AND 3'-0" (900mm) THAT WILL FACILITATE CLIMBING

## ALARMS AND DETECTORS

- AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH FLOOR AND BASEMENT LEVEL 3'-0" (900mm) OR MORE ABOVE AN ADJACENT LEVEL
- SMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED IN EVERY BEDROOM C/W VISUAL COMPONENT
- A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EVERY SLEEPING AREA FOR DWELLINGS WITH FUEL BURNING FIREPLACE OR STOVE, OR AN ATTACHED GARAGE

## ROOF DRAINAGE

- ROOF WATER FROM UPPER ROOF LEVEL SHALL BE PIPED DIRECTLY TO GRADE AWAY FROM THE BUILDING
- NO ROOF WATER TO DRAIN TO ADJACENT PROPERTIES

## PLUMBING

- EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, TOILET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES
- WHERE PIPING MAY BE EXPOSED TO FREEZING CONDITIONS, IT SHALL BE PROTECTED FROM THE EFFECTS OF FREEZING [REFER TO 7.3.5.4.]

## ELECTRICAL

- AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE
- A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCH RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS
- STAIRS SHALL BE LIGHTED AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A THREE WAY SWITCH AT THE TOP AND BASE OF THE STAIRS
- BASEMENTS REQUIRE A LIGHT FOR EACH 323 S.F 30 S.M.) CONTROLLED BY A SWITCH AT THE TOP OF THE STAIRS

## MECHANICAL VENTILATION

- A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:
  -10.0 L/S EACH FOR BASEMENT AND MASTER BEDROOM
  -5.0 L/S FOR EACH OTHER ROOM
- A PRINCIPAL DWELLING EXHAUST SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH
- SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOMS AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY
- A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED
- SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS

## FIRE FIGHTER ACCESS ROUTE

- ACCESS PATHS FROM THE STREET TO THE FRONT DOOR OF THE GARDEN SUITE SHALL BE CONSTRUCTED OF CONCRETE, ASPHALT, BRICK, OR ALTERNATE HARD SURFACE.
- GRADIENT CHANGES, INCLUDING STAIRS, ARE BUILDING CODE COMPLIANT.
- NO LOCKED GATES ALONG PATH OF TRAVEL
- THE HORIZONTAL PATH OF TRAVEL PERMITS THE TRANSPORT OF A 24-FOOT EXTENSION LADDER (COLLAPSED LENGTH – 12 FEET FOR A SMOOTH PATH OF TRAVEL TO NAVIGATE AND AVOID ANY SHARP TURNING RADIUS).
- ACCESS PATHS MUST REMAIN UNOBSTRUCTED AND CLEAR OF SNOW AND ICE

## GENERAL NOTES

- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CITY OF TORONTO AND ARE TO BE USED FOR BUILDING PERMITS WITHIN THE CITY OF TORONTO
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSION AND EXISTING CONDITIONS
- INSTALL EXTERIOR CLADDING AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS
- INSTALL FLASHING, TRIM AND CAULKING TO EXTERIOR CLADDING TO PREVENT WATER PENETRATIONS
- INSTALL ROOF SKYLIGHT AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS
- INSTALL KITCHEN AND WASHROOM CABINETS AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS
- INSTALL INTERIOR TRIM, FLOORING AND DOORS AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS
- DESIGN LOADS:
  UNIFORMLY DISTRIBUTED LIVE LOAD 1.9 kPa
  SNOW LOAD 1.2 kPa

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**

# SPECIFICATIONS

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

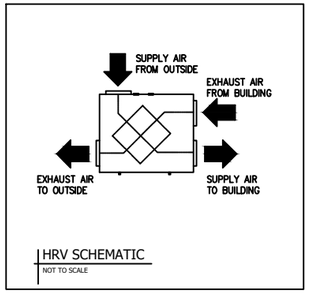
SCALE: NTS

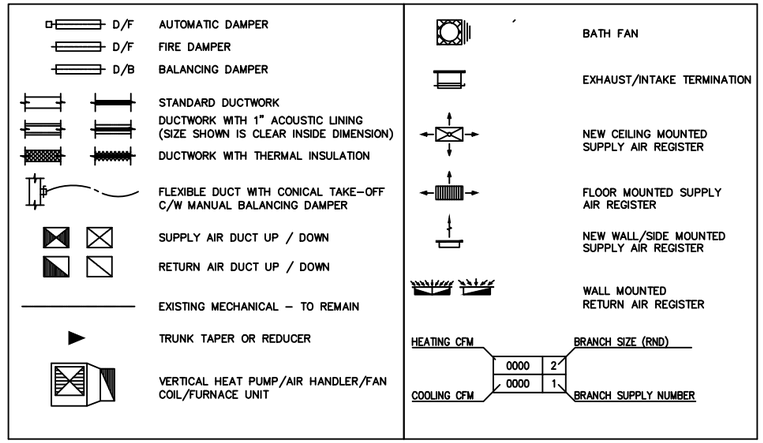
DRAWING NO.: A8

TORONTO
CITY OF TORONTO
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2

INSULATE ALL DUCTS EXPOSED TO UNCONDITION SPACE. PROVIDE R12, DENSITY REINFORCED, FOIL FACED FLEXIBLE DUCT INSULATION WITH VAPOR SEAL AND GASPROOFING

-ALL MATERIAL AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS.
-SEAL DUCT JOINTS IN CONDITIONED SPACES WITH CLASS C SEAL
-PROVIDE DOOR UNDERCUT FOR RETURN AIR.
-ALL DUCT SHALL BE OF GALVANIZED STEEL.
-ALL BRANCH SUPPLY DUCTS TO BE EQUIPPED WITH VOLUME CONTROL DAMPERS.




MECHANICAL LEGEND

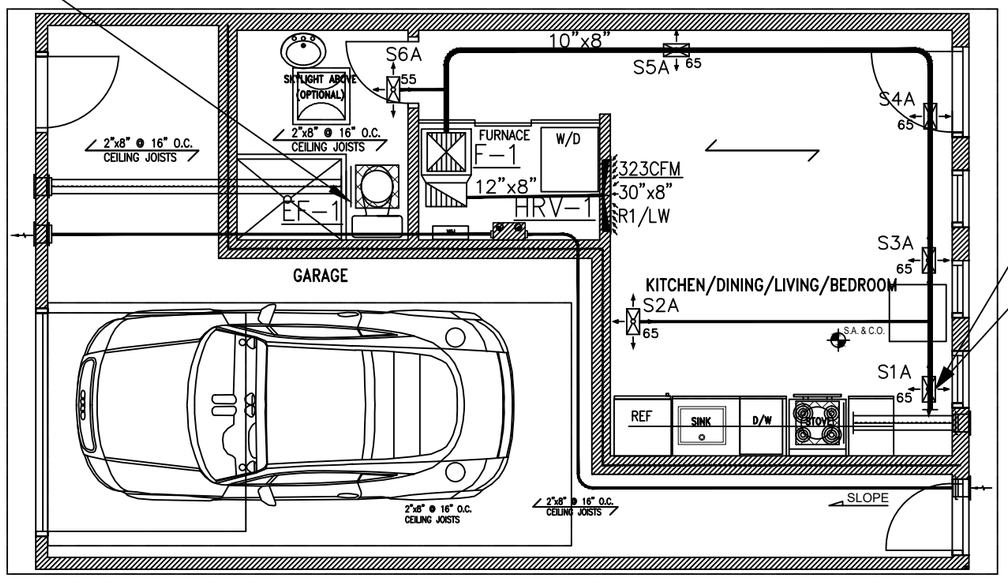
OBC 9.32.3.4.(5) AN OUTDOOR AIR SUPPLY SHALL BE INSTALLED BETWEEN THE OUTDOORS AND THE FURNACE RETURN AIR PLENUM AND SHALL BE CONNECTED
(A) NOT LESS THAN 3 M UPSTREAM OF THE PLENUM CONNECTION TO THE FURNACE, AS MEASURED ALONG THE LENGTH OF THE DUCT, OR
(B) THROUGH AN ACCEPTABLE MIXING DEVICE INSTALLED IN THE RETURN AIR PLENUM.

OBC 6.3.2.10.(7) EXHAUST DUCTS CONNECTED TO LAUNDRY DRYING EQUIPMENT SHALL BE,
(A) INDEPENDENT OF OTHER EXHAUST DUCTS,
(B) DESIGNED AND INSTALLED THAT THE ENTIRE DUCT CAN BE CLEANED, AND
(C) CONSTRUCTED OF SMOOTH CORROSION-RESISTANT MATERIAL.

HRV TO BE INSTALLED AS PER MANUFACTURER SPECIFICATION.

NEW EXHAUST FAN MIN. AIR FLOW 80CFM, NOISE LEVEL 0.3 SONES,120V/1PH/60HZ.

PLENUM 10"x8"
TRUNK 12"x8"




| | |
|---|---|
| 65CFM | 6" |
| - | 1A |

(TYPICAL FOR 5)

NEW CEILING MOUNT SUPPLY AIR GRILLE. BALANCE TO AIR QUANTITY SHOWN. (TYPICAL)

OBC 9.32.3.13.(3) THE DISTANCE SEPARATING AIR INTAKES FOR MECHANICAL VENTILATION FROM EXHAUST OUTLETS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS, SUCH AS GAS VENTS OR OIL FILL PIPES, SHALL BE NOT LESS THAN 1800 mm. (REFER TO KITCHEN EXHAUST AND ERV/HRV INTAKE LOCATIONS).

EXHAUST FAN KITCHEN 110 CFM/ Ø6"/1.3 SONES, OR RANGE HOOD (MIN 100CFM & TO BE SELECTED BY CONTRACTOR WITH OWNER/ARCHITECT).

SB-12 Table 3.1.1.2.A (IP), ZONE 1 - COMPLIANCE PACKAGE A1
TOTAL HEAT LOSS-12379 BTU/H.
HIGH EFFICIENCY GAS FURNACE: FURNACE HEATING INPUT-28000 BTU/H, FURNACE HEATING OUTPUT-26880 BTU/H, MIN 96% AFUE, SYSTEM AIR FLOW 380 CFM.
HRV - 90 CFM @ 0.3" ESP, MIN. 75% SENSIBLE EFF. @ 0°C, COUPLED TO FORCED AIR HEATING SYSTEM.

# STUDIO LANEWAY HOUSING

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

SCALE: 3/16"=1'

DRAWING NO.: M1


**CITY OF TORONTO**
**TORONTO BUILDING DIVISION**
**DEVELOPMENT AND GROWTH SERVICES**
**100 QUEENS ST W**
**TORONTO, ON, M5H 2N2**

NEW PLUMBING CONNECTION TO BE IN ACCORDANCE WITH OBC 7.1.2.4.

INSULATE ALL PIPES EXPOSED TO UNCONDITIONED SPACE, PROTECTION AGAINST FREEZING, AS PER OBC 7.3.5.3.

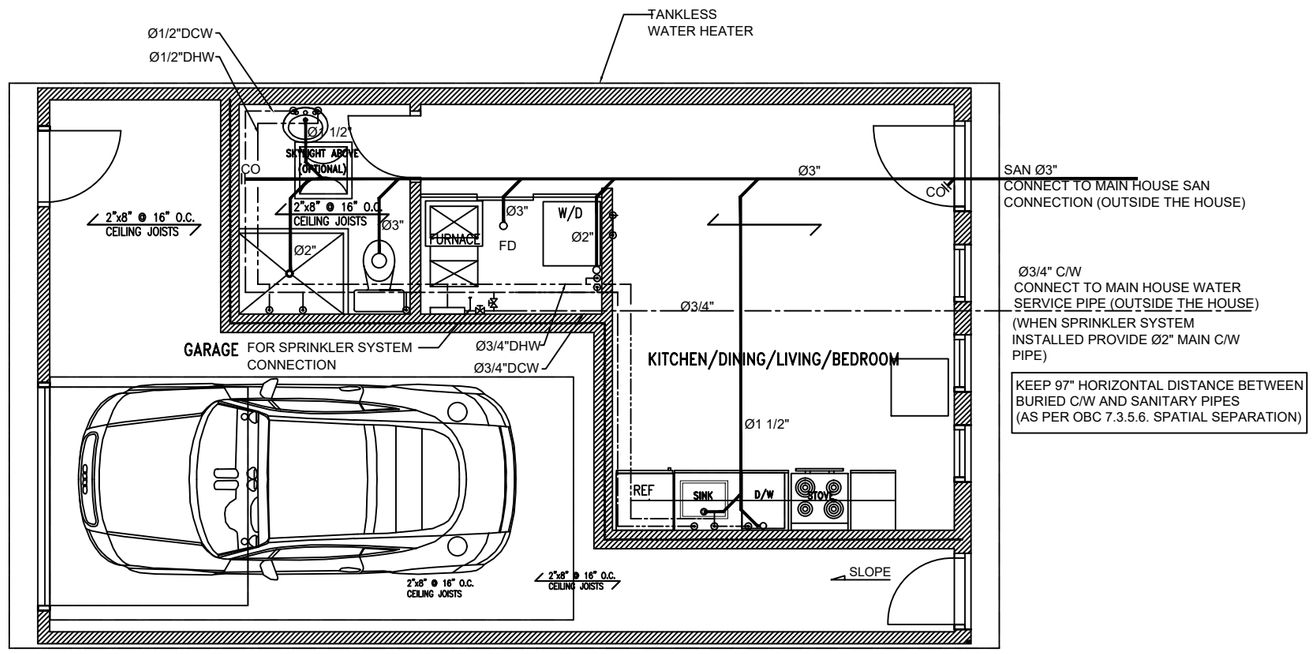
INSTALL SANITARY CLEANOUT AT EACH CHANGE OF DIRECTION GREATER THAN 45 DEG, AS PER OBC 7.4.7.1.

EVERY DRAINAGE PIPE SHALL HAVE A DOWNWARD SLOPE IN THE DIRECTION OF FLOW OF AT LEAST 1 IN 50, AS PER OBC 7.4.8.

TRAP PROTECTION TO BE INSTALLED AS PER OBC 7.4.5.

CONTRACTOR TO VERIFY IF ANY PIPING IS TOO LOW TO DRAIN BY GRAVITY. IF TOO LOW, SUBMIT PLUMBING DESIGN REVISION TO INCLUDE SEWAGE EJECTOR PUMP.

OBC 7.4.9.3.(3) WHERE CLOTHES WASHERS DO NOT DRAIN TO A LAUNDRY TRAY,THE TRAP INLET SHALL BE NOT LESS THAN NPS 2 AND BE FITTED WITH A VERTICAL STANDPIPE THAT IS NOT LESS THAN 600 mm LONG MEASURED FROM THE TRAP WEIR AND TERMINATES ABOVE THE FLOOD LEVEL RIM OF THE CLOTHES WASHER.




KEEP 97" HORIZONTAL DISTANCE BETWEEN BURIED C/W AND SANITARY PIPES (AS PER OBC 7.3.5.6. SPATIAL SEPARATION)

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE ALARM OPTION

**FOR REFERENCE ONLY**

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
STUDIO LANEWAY HOUSING
PRE-APPROVED PLANS

DATE: MARCH 2025

SCALE: 3/16"=1'

DRAWING NO.: P1

# STUDIO LANEWAY HOUSING


**CITY OF TORONTO**
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2

LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM DESIGN

**FOR REFERENCE ONLY**

## PLUMBING AND DRAINAGE NOTES

1. ALL DRAINAGE PIPING 3" OR LESS SHALL BE SLOPPED IN THE DIRECTION OF FLOW.
2. ALL DRAINAGE PIPING 4" OR LARGER SHALL BE SLOPPED IN THE DIRECTION OF THE FLOW.
3. SANITARY DRAIN AND VENT PIPING ABOVE GRADE SHALL BE TYPE:
   DMW HRD COPPER FITTINGS TO ASTM B306. WITH CAST BRASS OR WROUGHT COPPER CERTIFIED TO CAN/CSA B125, OR
   ABS SCHEDULE 40 PLASTIC PIPE CERTIFIED TO CAN/CSA-B181.1,
   PVC SCHEDULE 40 PLASTIC PIPE CERTIFIED TO CAN/CSA-B181.12.,
   XFR-PVC SCHEDULE 40 CERTIFIED TO CAN/CSA B181.2, "PVC DRAIN, WASTE AND VENT PIPE FITTINGS".
   IPEX-SYSTEM 15 (DWV) SCHEDULE 40 CERTIFIED TO CAN/CSA-B181.2, "PVC DRAIN, WASTE AND VENT PIPE AND FITTINGS", OR
   CAST IRON PIPE CERTIFIED TO ASTM A888, PLAIN ENDS, ALL COUPLINGS SHALL BE HUBLESS JOINTS COUPLINGS WITH NEOPRENE GASKETS AND STAINLESS STEEL SHIELD AND CLAMPS.
4. SANITARY DRAIN PIPING BELOW GRADE SHALL BE HUBLESS CAST IRON PIPE CERTIFIED TO ASTM A888, PLAIN ENDS, ALL COUPLINGS SHALL BE HUBLESS JOINT COUPLINGS WITH NEOPRENE GASKETS AND STAINLESS STEEL SHIELD AND CLAMPS.
   DRAIN BELOW GRADE SHALL BE ABS SDR. USED UNDERGROUND OUTSIDE OF BUILDING OR UNDER A BUILDING. SANITARY DRAINAGE SYSTEM SHALL BE CERTIFIED TO CAN/CSA-B182.2, CAN/CSA-B181.1, OR
   DRAIN BELOW GRADE SHALL BE PLASTIC PIPE, USED UNDERGROUND OUTSIDE OF BUILDING OR UNDER THE BUILDING. A SANITARY DRAINAGE SYSTEM OR VENTING SYSTEM SHALL BE CERTIFIED TO (C) CAN/CSA-B181.2, "PVC DRAIN, WASTE AND VENT PIPE AND PIPE FITTINGS.
   IPEX-SYSTEM 15 (DWV) SCHEDULE 40 CERTIFIED TO CAN/CSA-B181.2., IPEX BDS ( BUILDIND DRAIN, SEWER AND STORM) CERTIFIED TO CAN/CSA.
5. PUMPED DRAIN PIPING BELOW GRADE SHALL BE TYPE K SOFT COPPER, ASTM B88 SEAMLESS PLAIN ENDS.
6. PROVIDE TRAP SEAL PRIMING TO ALL FLOOR DRAINS AS INDICATED WITH P-TRAPS IN ACCORDANCE WITH ONTARIO BUILDING CODE, PART 7 AND THE REQUIREMENTS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.
7. LOCATE AND CONFIRM ELEVATIONS OF ALL SANITARY DRAINAGE TIE-IN POINTS.
8. INSTALL AND TEST ALL PLUMBING AND DRAINAGE SYSTEMS IN ACCORDANCE WITH ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.
9. FINAL LOCATIONS OF ALL FLOOR DRAINS TO BE CONFIRMED IN THE FIELD TO SUIT PROCESS EQUIPMENT LAYOUT AND INTERIOR WALLS.

ALL SANITARY VENT TERMINALS THAT PASSES THROUGH EXTERIOR WALLS SHALL BE VERTICAL, MINIMAL SIZE OF 3" AND TERMINATE A MINIMAL DISTANCE OF 1 METER ABOVE FROM ANY OPENABLE WINDOW, DOOR AND AIR INLET OR CONNECT DIRECTLY TO A BRANCH VENT OR VENT STACK WITHIN THE BUILDING.

PROVIDE SHUT OFF VALVES FOR A HOT AND COLD WATER SUPPLY LINES FOR EVERY INDIVIDUAL RESIDENTIAL SUITE IN ORDER TO INSULATE INDIVIDUAL SUITE WITHOUT AFFECTING THE WATER SUPPLY TO ANY OTHER AREA WITHIN THE BUILDING.

REMOVE CAPS FROM TEMPERATURE AND PRESSURE SAFETY RELIEF VALVE PARTS ON HOT WATER TANKS AND INSTALL TEMPERATURE AND PRESSURE SAFETY RELIEF VALVES.

PROVIDE A MIXING VALVE OR OTHER MEANS TO MAINTAIN A MAXIMUM HOT WATER TEMPERATURE OF 49°C TO ALL RESIDENTIAL SUITE.

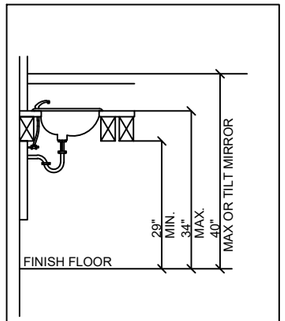
PROVIDE A TRAP SEAL PRIMER OR AN EQUALLY EFFECTIVE WAY TO PROVIDE A TRAP SEAL FOR ALL FLOOR DRAINS AND TUB DOORS.

FIRE RATED PVC (XFR) PIPES SHALL BE USED FOR EACH PIPE PENETRATES THRU FIRE RATED ASSEMBLY.
ABS PIPES CAN BE USED WITHIN THE UNITS. PROVIDE FIRE STOP DONUTS AT EACH PIPE PENETRATION THRU FIRE RATED ASSEMBLY.

PROVIDE VALVE $\frac{1}{2}$" COLD/ HOT WATER PIPING CONNECTIONS TO ALL PLG FIXTURES.

ALL SANITARY PIPES UNDER RAISED FLOOR OR SLAB, AND C/W AND H/W PIPE IN CEILING.

CONTRACTOR TO LOCATE ON SITE CONNECTION MAIN COLD WATER LINE, HOT WATER TANK AND DRAIN LINES IN MAIN BUILDING.



STANDARD VANITY DETAIL

### PLUMBING LEGEND

| | |
|---|---|
| ——— | SANITARY DRAINAGE |
| —·—·— | DOMESTIC COLD WATER |
| —··—··— | DOMESTIC HOT WATER |
| CO | CEANOUT |
| FDO | FLOOR DRAIN |

## PLUMBING FIXTURE CONNECTION

| TAG | DESCRIPTION | | WATER | | DRAIN | |
|---|---|---|---|---|---|---|
| | | | H.W. | H.W. | WASTE | VENT |
| WC | WATER CLOSET | | - | 1/2" | 3" | 1 1/2" |
| L | LAVATORY | | 1/2" | 1/2" | 1 1/2" | 1 1/4" |
| KS | KITCHEN SINK | | 1/2" | 1/2" | 2" | 1 1/2" |
| FD | FLOOR DRAIN | | - | - | 3" | 1 1/2" |
| SH | SHOWER | | 1/2" | 1/2" | 1 1/2" | 1 1/4" |
| TUB | BATH TUB | | 1/2" | 1/2" | 2" | 1 1/2" |
| DW | DISHWASHER | | 1/2" | - | 2" | 1 1/2" |

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
PLUMBING NOTES
PRE-APPROVED PLANS

DATE: MARCH 2025

SCALE: 3/16"=1'

DRAWING NO.: P2

**CITY OF TORONTO**
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2

## FIRE ALARM LEGEND

| | |
|---|---|
| RFCU | RESIDENTIAL FIRE WARNING CONTROL UNIT |
| | SMOKE ALARM WITH VISUAL SIGNALING COMPONENTS |
| | FIRE ALARM SMOKE DETECTOR |
| | FIRE ALARM HEAT DETECTOR |
| | FIRE ALARM PULL STATION |
| | FIRE ALARM SIGNALING DEVICE |
| SA | SELF CONTAINED 120V CARBON MONOXIDE AND SMOKE DETECTOR |
| CO | CARBON MONOXIDE DETECTOR |
| | HORN STROBE |
| RST | FIRE ALARM MINI HORN C/W RESET BUTTON |
| C | CEILING SPEAKER |
| S | STROBE |
| N | NEW |
| R | RELOCATED OR REMOVED |
| EX | EXISTING |

## FIRE ALARM NOTES

THE SYSTEM MUST CONFORM TO THE LATEST APPLICABLE STANDARDS OF ULC, CSA AND REQUIREMENTS OF THE ONTARIO FIRE CODE (OFC), ONTARIO BUILDING CODE (OBC) AND THE AUTHORITY HAVING JURISDICTION.

1. SMOKE ALARMS ARE REQUIRED TO COMPLY WITH CAN/ULC-S531, "SMOKE ALARMS", AND HAVE VISUAL SIGNALING COMPONENT.
2. SMOKE ALARMS/WARNING SYSTEM MUST HAVE A RESIDENTIAL FIRE WARNING SYSTEM THAT IS INSPECTED, TESTED AND MAINTAINED IN ACCORDANCE WITH CAN/ULC-S540 AND THE APPLICABLE PROVISIONS IN THE ONTARIO FIRE CODE (OFC)
3. THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE OBC, DIV B, PART 3, SUBSECTION 3.2.4., AND IN CONFORMANCE WITH CAN/ULC-S524, "INSTALLATION OF FIRE ALARM SYSTEMS".
4. THE VERIFICATION OF THE FIRE ALARM SYSTEMS IS REQUIRED PRIOR TO FINAL TESTING AND SHALL BE DONE IN ACCORDANCE WITH CAN/ULC -S537 "THE STANDARD FOR THE VERIFICATION OF FIRE ALARM SYSTEMS"
5. THE FIRE ALARM SOUND PRESSURE LEVELS AND TEMPORAL PATTERNS SHALL CONFIRM TO OBC, DIV. B, PART 3, ARTICLE 3.2.4.18. THE SOUND PRESSURE LEVELS SHALL NOT BE LESS THAN 10dBA ABOVE AMBIENT NOISE AND SHALL BE MINIMUM 65dBA.
6. EMERGENCY POWER SHALL BE PROVIDED FOR FIRE ALARM SYSTEMS, AS PER OBC, DIV. B, PART 3, ARTICLE 3.2.7.8.

## NOTE

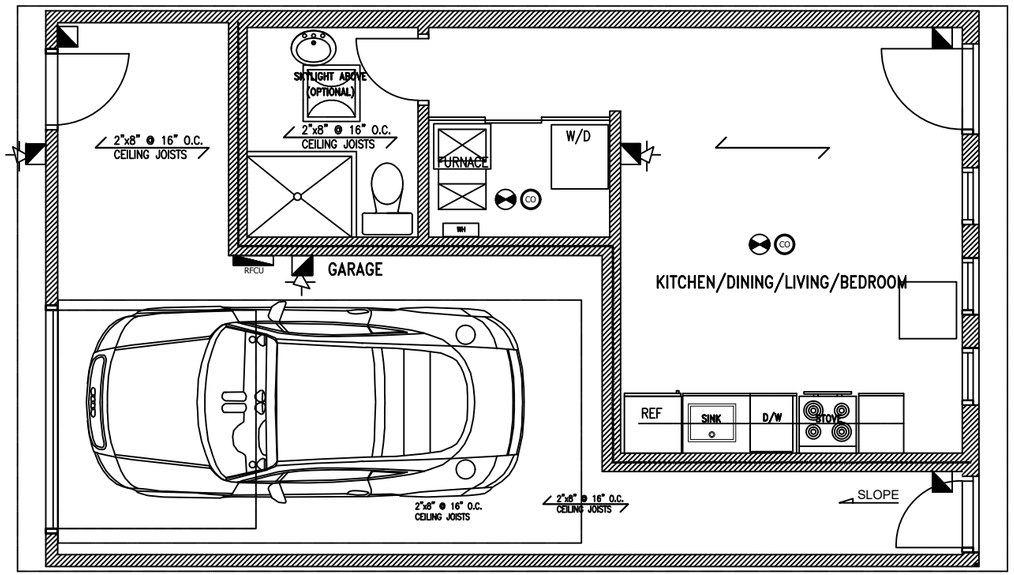
CONTRACTOR TO INSTALL EXTERIOR STROBE LIGHT ON EXTERIOR SIDE OF THE BUILDING FACING THE LANEWAY.
-MUST CONFORM TO CAN/ULC-S540, "RESIDENTIAL FIRE AND LIFE SAFETY WARNING SYSTEMS: INSTALLATION, INSPECTION, TESTING AND MAINTENANCE".
-MUST CONFORM TO CAN/ULC-S526, "VISIBLE SIGNAL DEVICES FOR FIRE ALARM SYSTEMS, INCLUDING ACCESSORIES".
-THE STROBE IS TO BE RATED FOR EXTERIOR USE AND ACTIVATED BY THE INTERCONNECTED SMOKE ALARMS LOCATED WITHIN THE LANEWAY SUITE.
-THE STROBE IS TO BE LOCATED AT A MINIMUM HEIGHT OF 1.8M ABOVE THE ADJACENT GROUND LEVEL AND BE VISIBLE FROM THE LANEWAY WITH CONSIDERATION OF OBSTRUCTIONS SUCH AS TREES AND FENCING.
-A CONTROL PANEL MUST BE INCLUDED AS A PART OF THIS SYSTEM.

# OPTION 2: INCREASED FIRE PROTECTION MATERIALS AND BUILDING METHODS; EXTERIOR STROBE LIGHT; AND SMOKE ALARMS/WARNING SYSTEM

- THE STROBE LIGHT IS REQUIRED TO FACE THE LANEWAY SUITE.
- STROBE LIGHT TO BE RATED FOR THE OUDOOR USE AND ACTIVATED BY THE INTERCONNECTED SMOKE ALARMS OR HEAT DETECTORS WITHIN THE SUITE.
- THE FINAL STROBE DESIGN AND LOCATION WILL BE REQUIRE TO BE INSPECTED, TESTED AND MAINTAINED IN ACCORDANCE WITH SECTION 6.5 OF THE OFC.

SEQUENCE OF OPERATIONS:

1. UPON DETECTION OF SMOKE BY ANY OF THE SMOKE ALARMS, THAT PARTICULAR SMOKE ALARM SOUND SHALL BECOME AUDIBLE AND STROBE LIGHT SHALL ILLUMINATE ON/OFF IN A STROBE LIKE MANNER.
2. FURTHER TO POINT 1, ALL OTHER SMOKE ALARMS WITHIN THE LANEWAY SUITE SHALL BECOME AUDIBLE AND LIGHT STROBE SHALL ILLUMINATE ON/OFF IN A STROBE LIKE MANNER FOR ALL SMOKE ALARMS.
3. FURTHER TO POINT 1 AND 2, UPON SMOKE DETECTION BY ANY SMOKE ALARM WITHIN THE LANEWAY SUITE, THE EXTERIOR STROBE LIGHT SHALL ILLUMINATE ON/OFF IN STROBE LIKE MANNER.




LSF-2 PACKAGE
LANEWAY STUDIO
FURANCE- FIRE
ALARM OPTION

**FOR REFERENCE ONLY**

| NO. | REVISION | DATE |
|---|---|---|
| | | |

TITLE:
FIRE ALARM LAYOUT
PRE-APPROVED PLANS

DATE: JUNE 2025
SCALE: 3/16"=1'
DRAWING NO.: FA1


**CITY OF TORONTO**
TORONTO BUILDING DIVISION
DEVELOPMENT AND GROWTH SERVICES
100 QUEENS ST W
TORONTO, ON, M5H 2N2


# STUDIO LANEWAY HOUSING