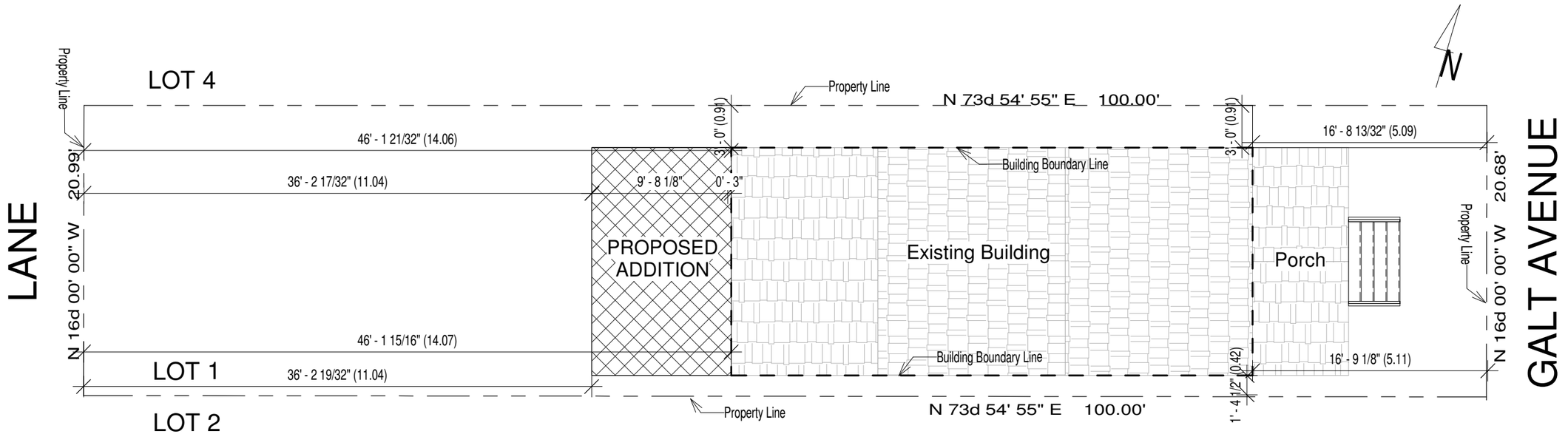


1 SITE PLAN
1/8" = 1'-0"

SITE STATISTICS
LOT AREA: 2072.95 sq.ft.
EXISTING FOOTPRINT: 603.96 sq.ft.
SUNROOM ADDITION: 147.55 sq.ft. (m²)
TOTAL FOOTPRINT: 1184.00 sq.ft.
COVERAGE: 32.29%

SERAY DESIGN

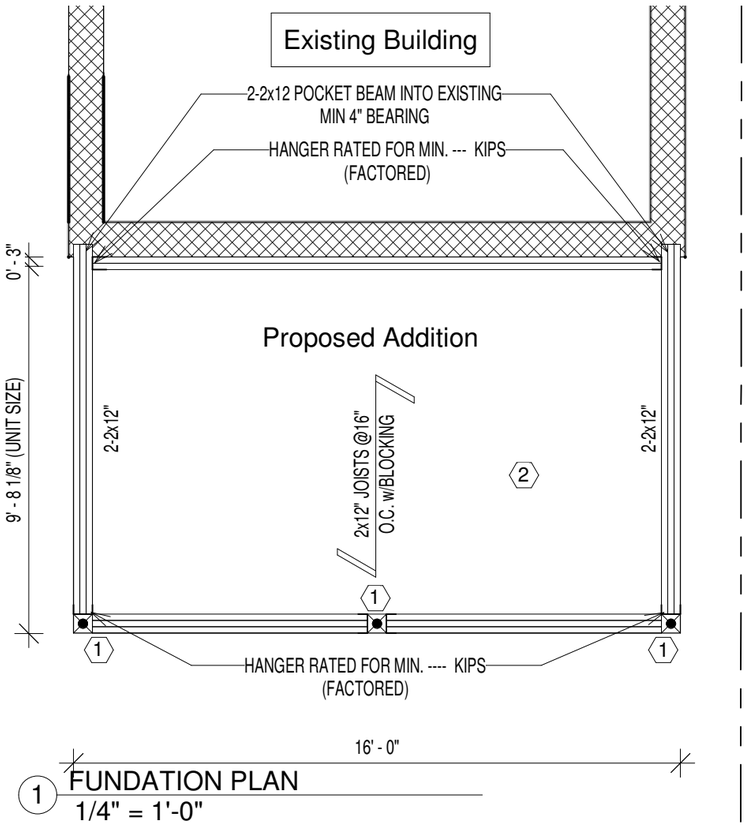
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

SITE PLAN

Project number	Project Number	A100
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"



1 FUNDATION PLAN
1/4" = 1'-0"

NOTES

1 TECHNO POST FOUNDATION
TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
HELICAL PILE FOUNDATION SYSTEM -CCMC APPROVED
MODEL #P2 - 2 3/8" DIA. POST
MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND
MINIMUM 6" ABOVE GRADE - TYPICAL
HELIX TO BE DETERMINED AT TIME OF INSTALLATION

INSTALLATION
INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
GRADE TO REMAIN THE SAME.

2 FLOOR DECK
5/8" T&G PLYWOOD SUB FLOOR GLUE AT JOINTS FOR VAPOUR BARRIER
SCREWED & GLUED TO JOISTS SUB FLOOR HEIGHT
2x12 FLOOR JOIST @ 16" O.C.
R31- R 39 INSULATION / VAPOUR BARRIER
1/2" SHEATHING UNDERNEATH
2 - 2 x 12 WOOD BEAM
BEAM TO BE UNDER FLOOR
WITH P.T. 6x6 POSTS AND 2x6 BRACING
FASTENED TO TECHNO POST WITH STEEL SADDLE
JOIST FASTENED WITH METAL JOIST HANGERS
ALL JOISTS WITH BRIDGING @ MAX. 6'-11"
2 - 2 x 10 STRINGER BOLTED WITH 1/2" EXPANSION BOLTS @ 20" O.C. TO EXISTING FOUNDATION

SERAY DESIGN

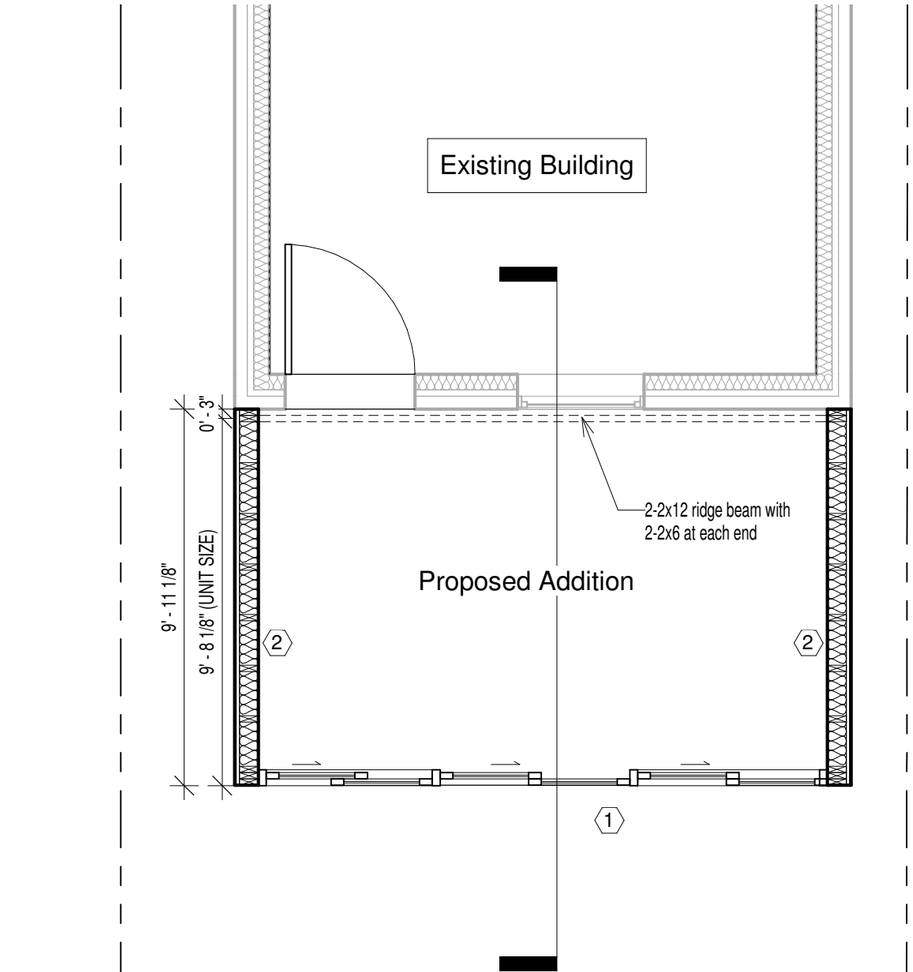
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

FUNDATION PLAN

Project number	Project Number	A101
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

NOTES

1 VERTICAL GLAZING
DOORS & WINDOWS- RESISTANCE TO FORCED ENTRY
AND AS TO O.B.C. DIV. B, 9.7.2. & 9.7.3. * 9.7.4. & 9.7.6.
7E HIGH PERFORMANCE GLAZING
TO BE CONSERVAGLASS (MC-7E)
MULTI-COAT GLAZING TECHNOLOGY (CODE 7E)
EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN
TECHNOLOGY
ARGON GAS FILLED FOR BETTER INSULATION
75% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
HIGH VISIBLE TRANSMITTANCE
R 4.0/ U 0.25 CENTER OF GLASS INSULATION VALUE
STAINLESS STEEL CONTINUOUS BENT SPACERS
DUAL POLY- ISOBUTYLENE AND SILICONE SEALS
FULLY TEMPERED INSULATED SAFETY GLASS
PROTECTIVE GLASS MASKING

2 BASEWALL/ SOLID WALLS

WALL STUDS TO BE 2x6 ON 16" CENTERS
R20 BATT INSULATION w. R10ci w. 6 MIL VAPOUR BARRIER
1/2" DRYWALL TAPED, SANDED, PRIMED WHITE READY FOR PAINT
1/2" PLYWOOD EXTERIOR SHEATHING WITH TYVEK BUILDING PAPER
HORIZONTAL VINYL SIDING TO BE APPLIED TO EXTERIOR

SERAY DESIGN

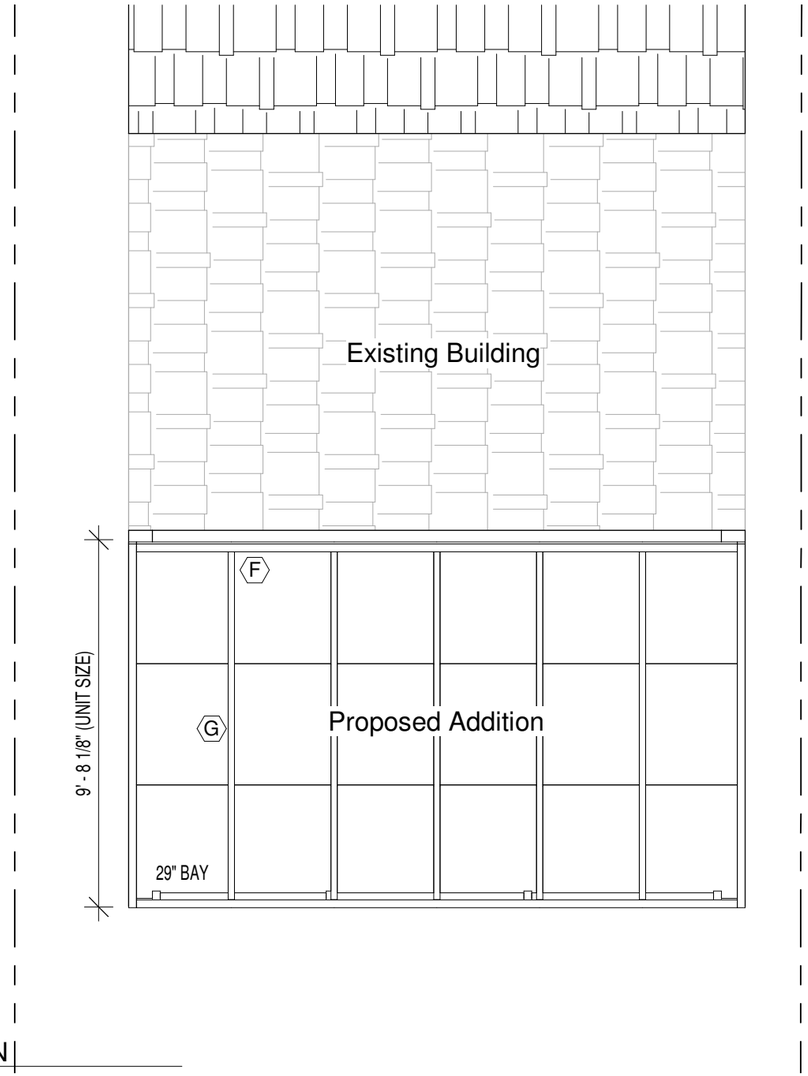
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

FLOOR PLAN

Project number	Project Number	A102
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

NOTES

G ROOF GLAZING
CODE 78 HIGH PERFORMANCE GLAZING
TO BE CONSERVAGLASS (MC-16)
EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN TECHNOLOGY
ARGON GAS FILLED FOR BETTER INSULATION
90% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
HIGH VISIBLE TRANSMITTANCE
R 4.0/ U 0.25 CENTER OF GLASS INSULATION VALUE
STAINLESS STEEL CONTINUOUS BENT SPACERS
DUAL POLY-ISOBUTYLENE AND SILICONE SEALS
FULLY TEMPERED INSULATED SAFETY GLASS
PROTECTIVE GLASS MASKING

F FLASHING
ALUM. FLASHINGS @ SILICONE SEALANT AT RIDGE MIN. 0.48mm
THICK ALUM. COATED FLASHING SEAL AT SUNROOM RIDGE

Snow: --- PSF (--- kPa)
Wind: --- PSF (--- kPa)

SERAY DESIGN

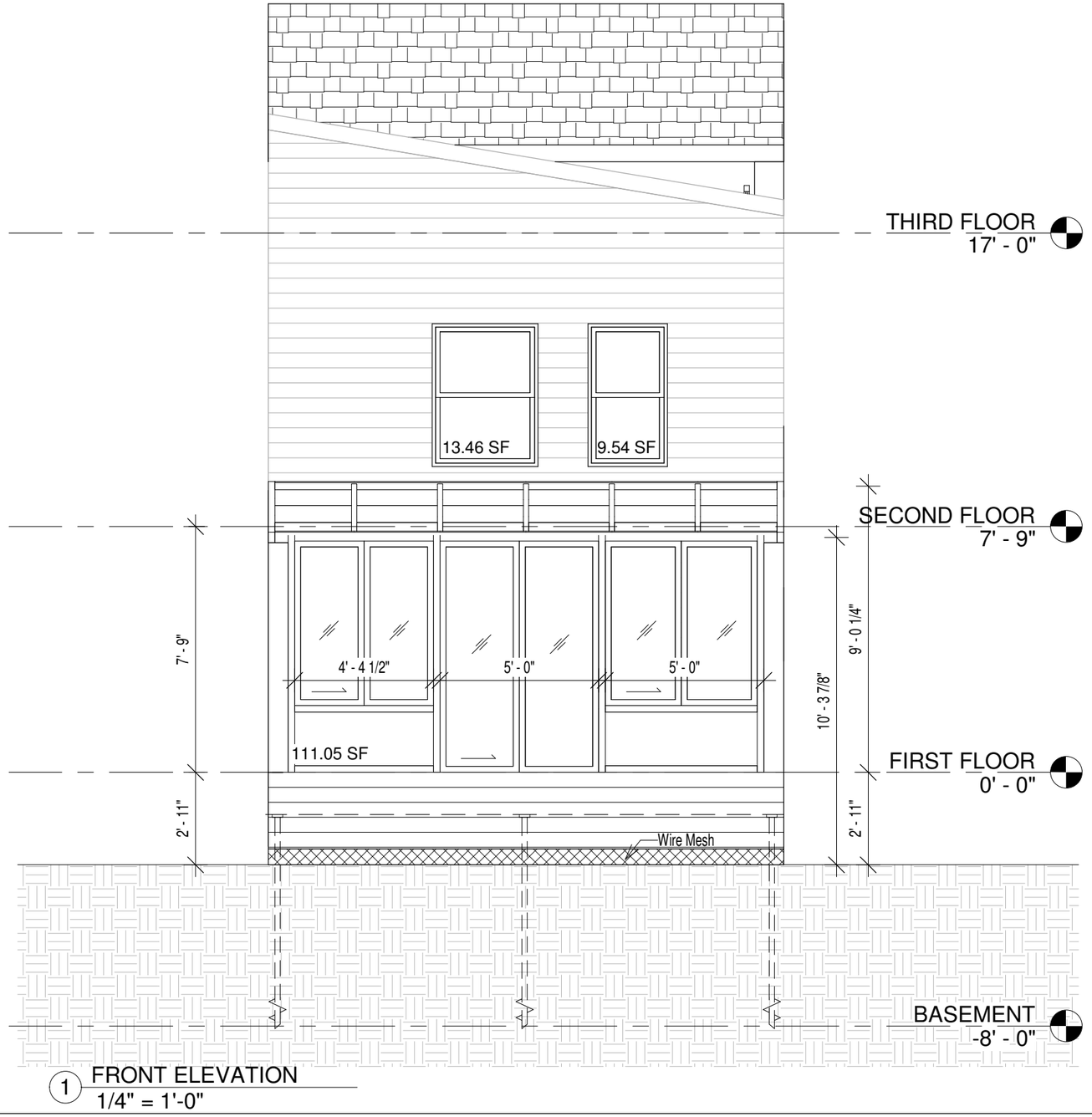
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

ROOF PLAN

Project number	Project Number	A103
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

GLAZED OPENING CALCULATIONS

PER O.B.C TABLE 9.10.15.4

Front Elevation

#	WIDTH	DEPTH	WINDOW/DOOR FREAME SIZE(S.F)
1	Existing		23.00
2	New		111.05

Spatial Calculations

Exposing Building Face	353.10	S.F.
	32.80	S.M.
Portion Wall Area		

Limiting Distance	36' 2 17/32"	
Max. % Openings	100	%
Openings Allowed	353.10	S.F.
Openings provided	134.05	S.F.

SERAY DESIGN

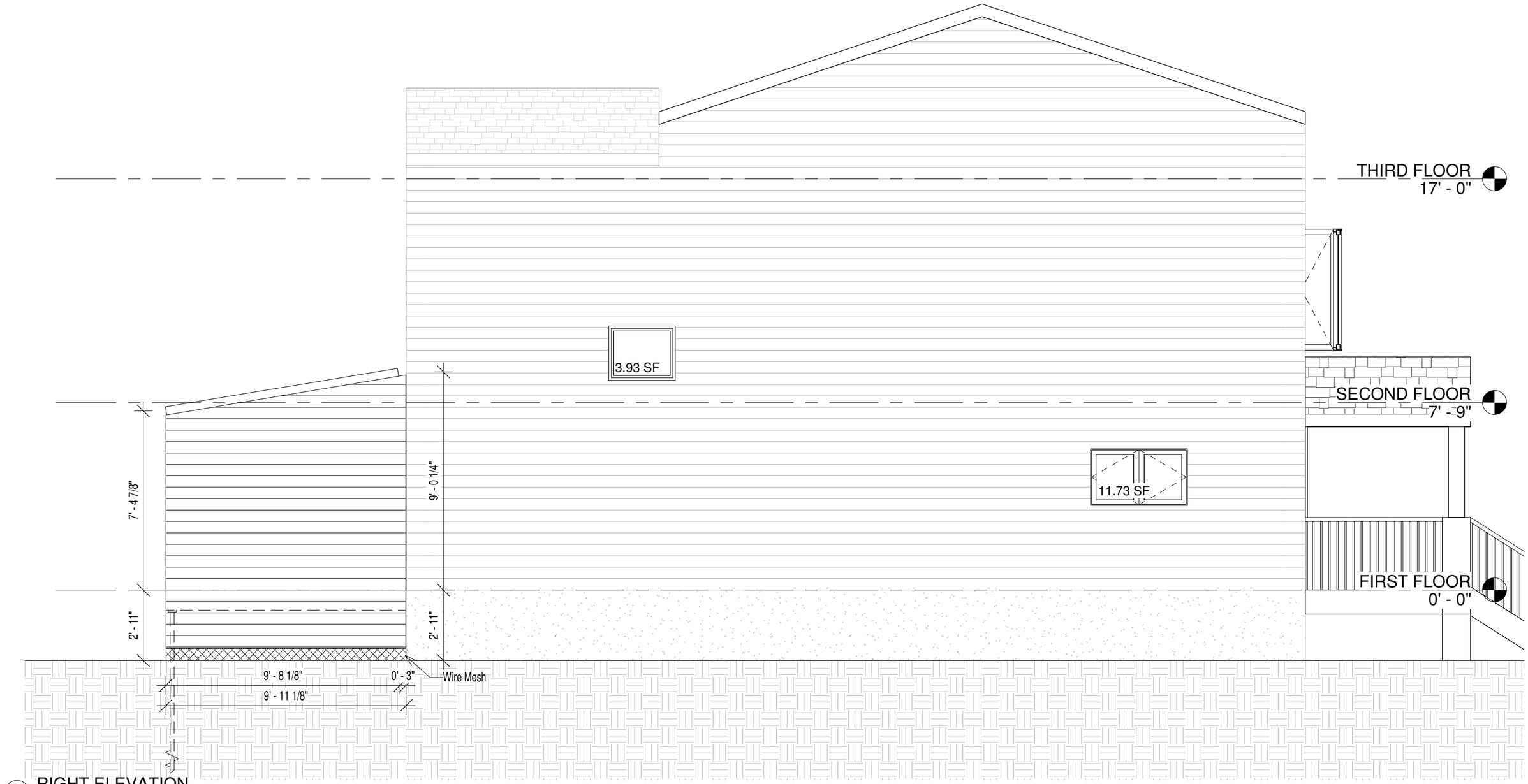
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

FRONT ELEVATION

Project number	Project Number	A104
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



1 RIGHT ELEVATION
1/4" = 1'-0"

SERAY DESIGN

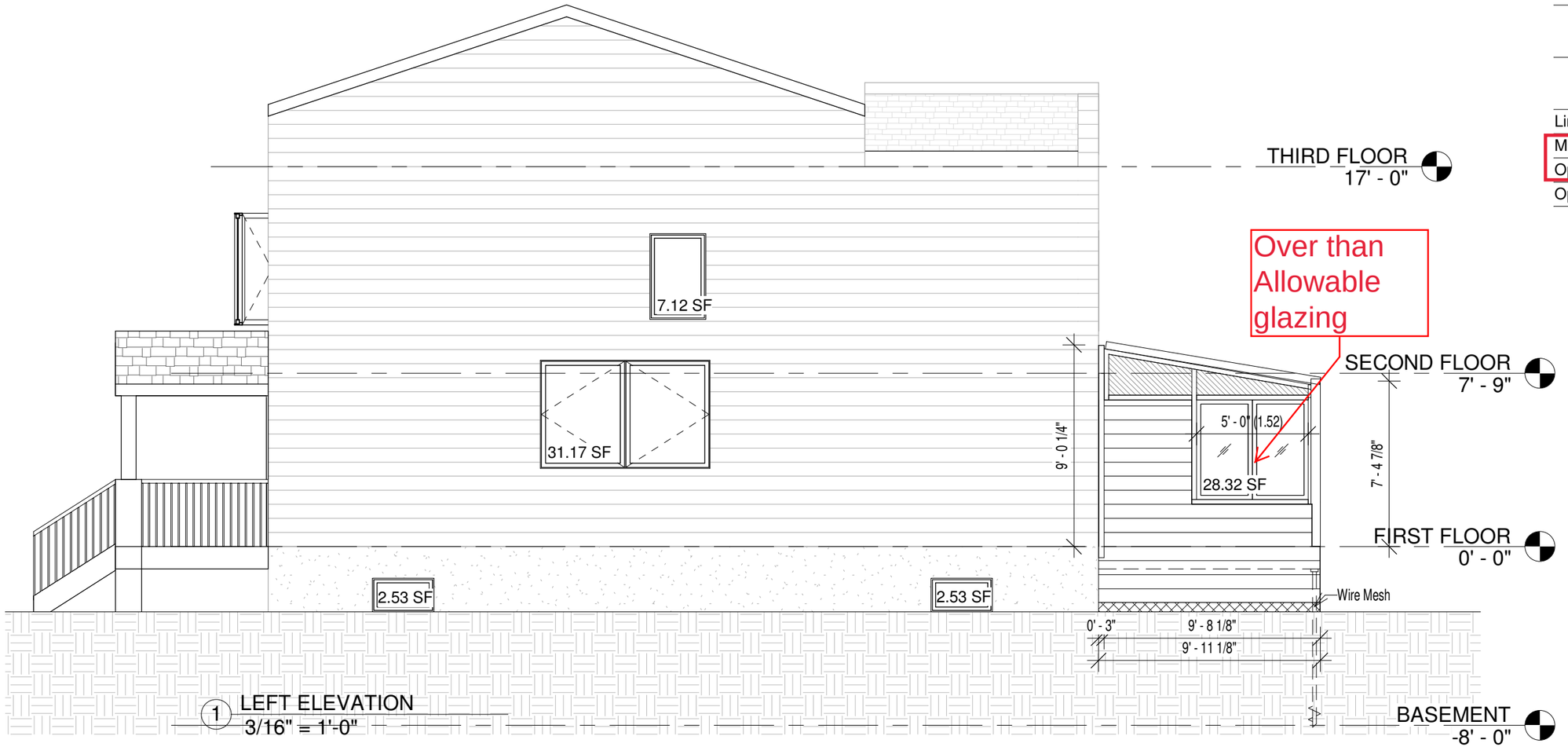
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

RIGHT ELEVATION

Project number	Project Number	A105
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



Please go to next page for proposed Left Elevation.

GLAZED OPENING CALCULATIONS

PER O.B.C TABLE 9.10.15.4

Front Elevation

#	WIDTH	DEPTH	WINDOW/DOOR FREAME SIZE(S.F)
1	Existing		43.35
2	New		28.32

Spatial Calculations

Exposing Building Face	972.12	S.F.
	90.31	S.M.
Portion Wall Area		
Limiting Distance		3'
Max. % Openings	0	%
Openings Allowed	0	S.F.
Openings provided	71.67	S.F.

SERAY DESIGN

Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

LEFT ELEVATION

Project number	Project Number	A106
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 3/16" = 1'-0"

1 LEFT ELEVATION
1/4" = 1'-0"

SERAY DESIGN

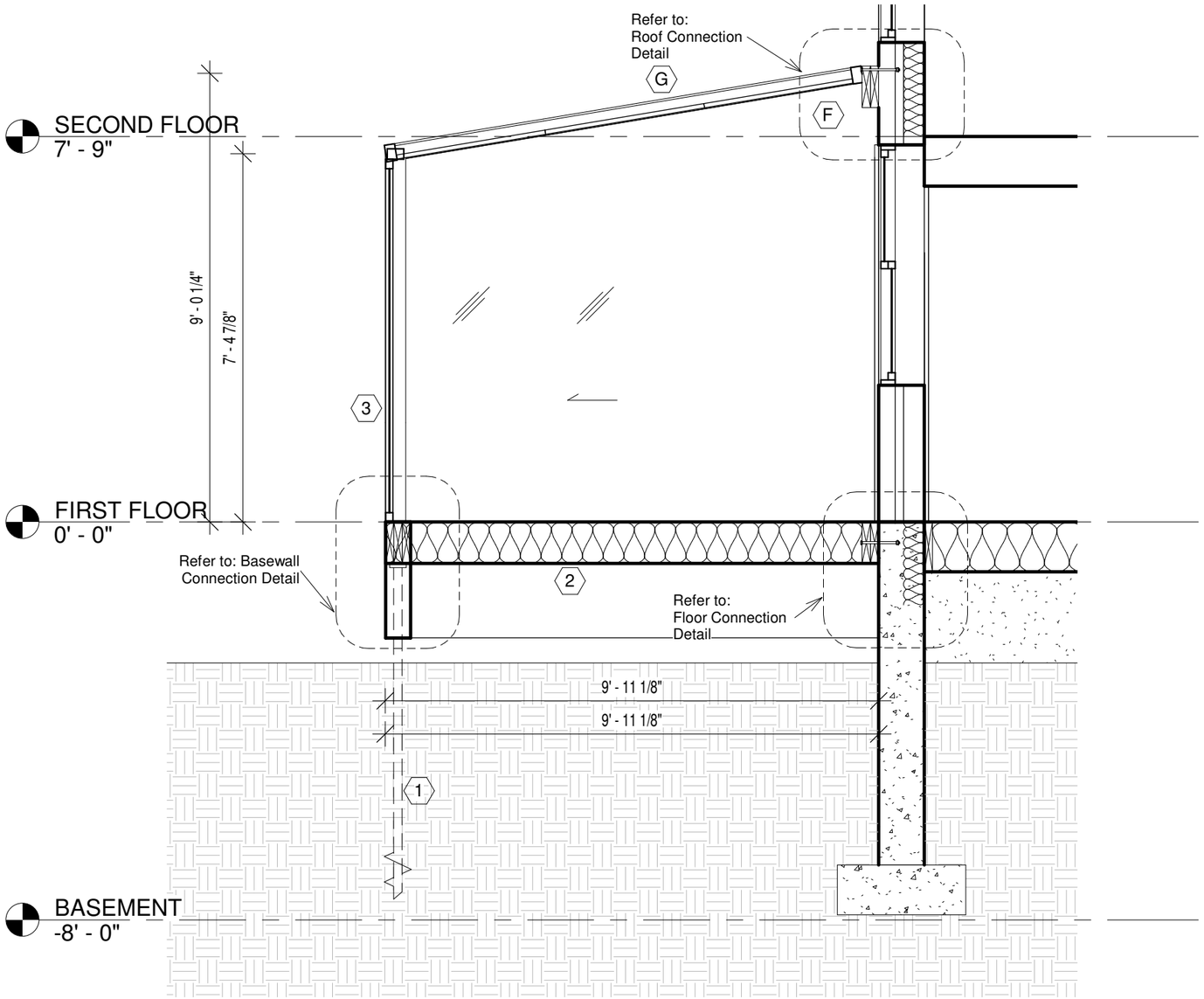
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

LEFT ELEVATION

Project number	Project Number	A106
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



1 Section 1
3/8" = 1'-0"

NOTES

1 TECHNO POST FOUNDATION
TECHNO METAL POST (AS PER ENGINEERED DRAWINGS INCLUDED)
HELICAL PILE FOUNDATION SYSTEM -CCMC APPROVED
MODEL #P2 - 2 3/8" DIA. POST
MINIMUM 4'-0" BELOW GRADE ON UNDISTURBED GROUND
MINIMUM 6" ABOVE GRADE - TYPICAL
HELIX TO BE DETERMINED AT TIME OF INSTALLATION
INSTALLATION
INSTALLATION TO BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
GRADE TO REMAIN THE SAME.

2 FLOOR DECK
5/8" T&G PLYWOOD SUB FLOOR GLUE AT JOINTS FOR VAPOUR BARRIER SCREWED & GLUED TO JOISTS SUB FLOOR HEIGHT TO PLACE 1 STEP LOWER THAN EXISTING MAIN FLOOR
2x12 FLOOR JOIST @ 16" O.C.
R 39 INSULATION / VAPOUR BARRIER
1/2" SHEATHING UNDERNEATH
2 - 2 x 12 WOOD BEAM
BEAM TO BE UNDER FLOOR
WITH P.T. 6x6 POSTS AND 2x6 BRACING
FASTENED TO TECHNO POST WITH STEEL SADDLE
JOIST FASTENED WITH METAL JOIST HANGERS
ALL JOISTS WITH BRIDGING @ MAX. 6'-11"
2 - 2 x 10 STRINGER BOLTED WITH 1/2" EXPANSION BOLTS @ 20" O.C. TO EXISTING FOUNDATION

3 VERTICAL GLAZING
DOORS & WINDOWS- RESISTANCE TO FORCED ENTRY AND AS TO O.B.C. DIV. B, 9.7.2. & 9.7.3. * 9.7.4. & 9.7.6.
7E HIGH PERFORMANCE GLAZING TO BE CONSERVAGLASS (MC-7E)
MULTI-COAT GLAZING TECHNOLOGY (CODE 7E)
EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN TECHNOLOGY
ARGON GAS FILLED FOR BETTER INSULATION
75% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
HIGH VISIBLE TRANSMITTANCE
R 4.0/ U 0.25 CENTER OF GLASS INSULATION VALUE
STAINLESS STEEL CONTINUOUS BENT SPACERS
DUAL POLY- ISOBUTYLENE AND SILICONE SEALS
FULLY TEMPERED INSULATED SAFETY GLASS
PROTECTIVE GLASS MASKING

G ROOF GLAZING
CODE 78 HIGH PERFORMANCE GLAZING
TO BE CONSERVAGLASS (MC-16)
EASY-CLEAN II EXTERIOR COATING + STAY-CLEAN TECHNOLOGY
ARGON GAS FILLED FOR BETTER INSULATION
90% REDUCTION IN TOTAL SOLAR TRANSMITTANCE
HIGH VISIBLE TRANSMITTANCE
R 4.0/ U 0.25 CENTER OF GLASS INSULATION VALUE
STAINLESS STEEL CONTINUOUS BENT SPACERS
DUAL POLY-ISOBUTYLENE AND SILICONE SEALS
FULLY TEMPERED INSULATED SAFETY GLASS
PROTECTIVE GLASS MASKING

F FLASHING
ALUM. FLASHINGS @ SILICONE SEALANT AT RIDGE MIN. 0.48mm THICK ALUM. COATED FLASHING SEAL AT SUNROOM RIDGE

SERAY DESIGN

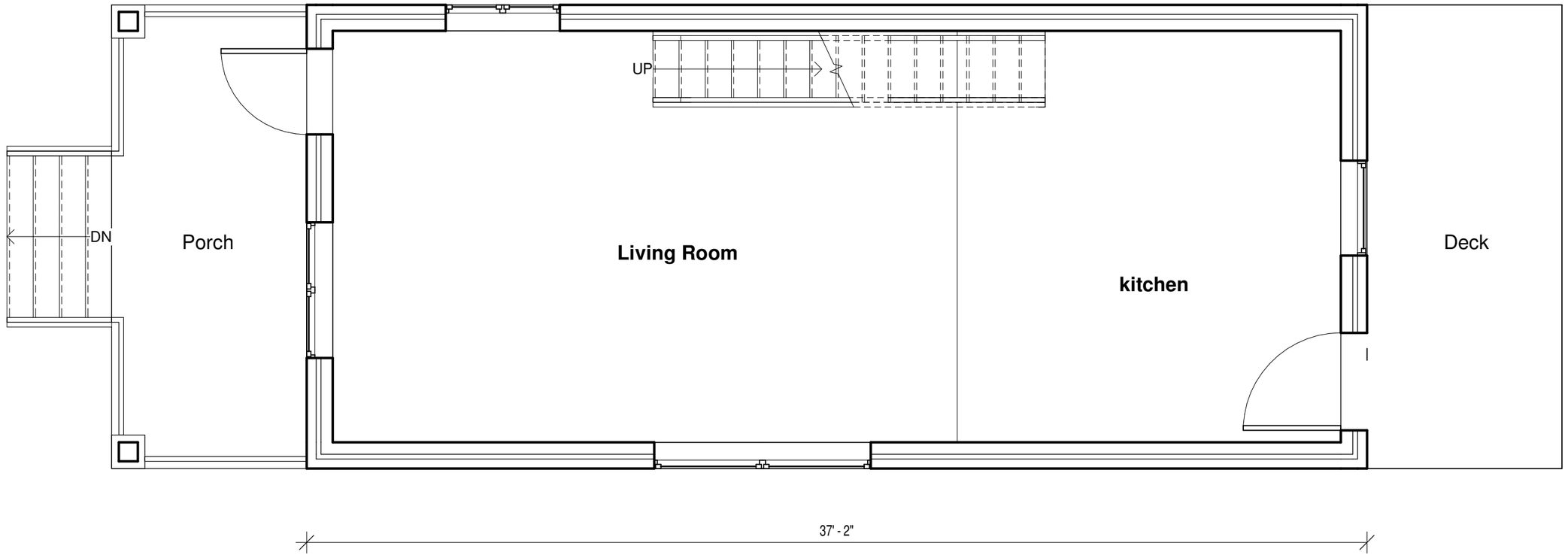
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

SECTION

Project number	Project Number	A107
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 3/8" = 1'-0"



1 TOP OF MAIN FLOOR Copy 1
1/4" = 1'-0"

SERAY DESIGN

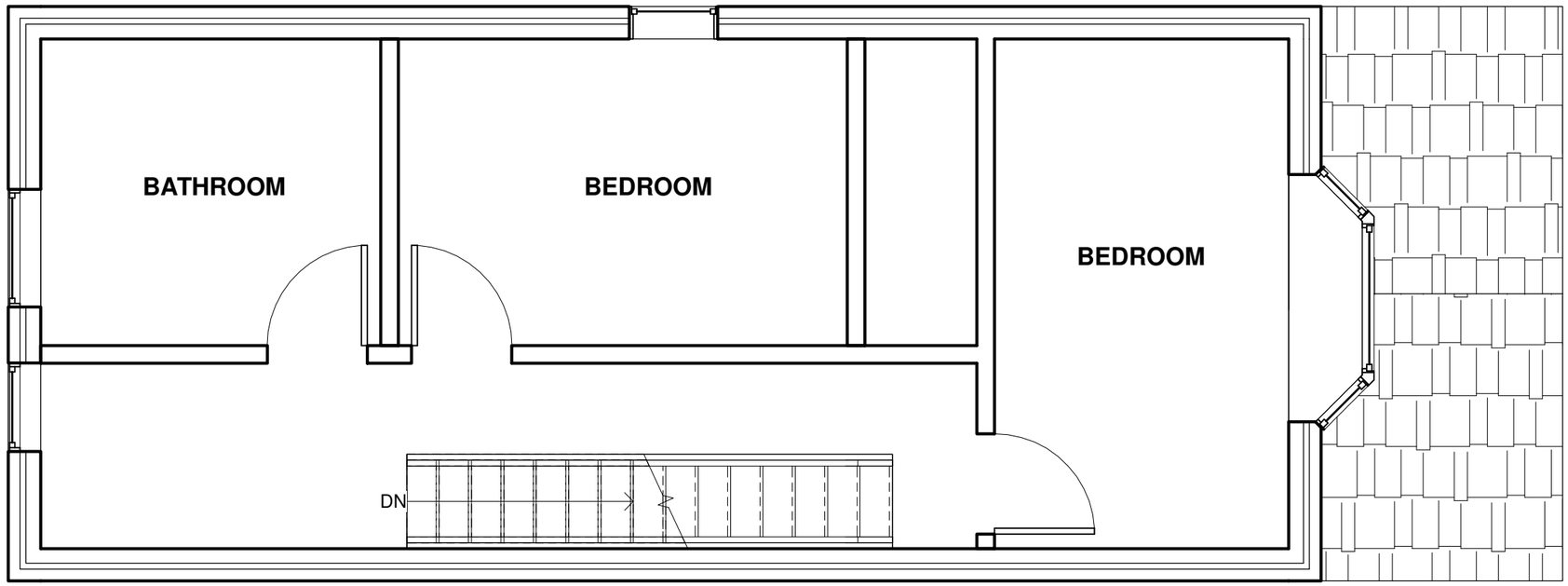
Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

EXISTING FLOOR PLAN

Project number	Project Number	A108
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"



1 SECOND FLOOR
1/4" = 1'-0"

SERAY DESIGN

Zhao, Wendy & Victor Savkin

30 Galt Ave. Toronto,
ON M4M 2Z1

No.	Description	Date

EXISTING FLOOR PLAN 2

Project number	Project Number	A109
Date	2020.12.15	
Drawn by	Author	
Checked by	Checker	Scale 1/4" = 1'-0"