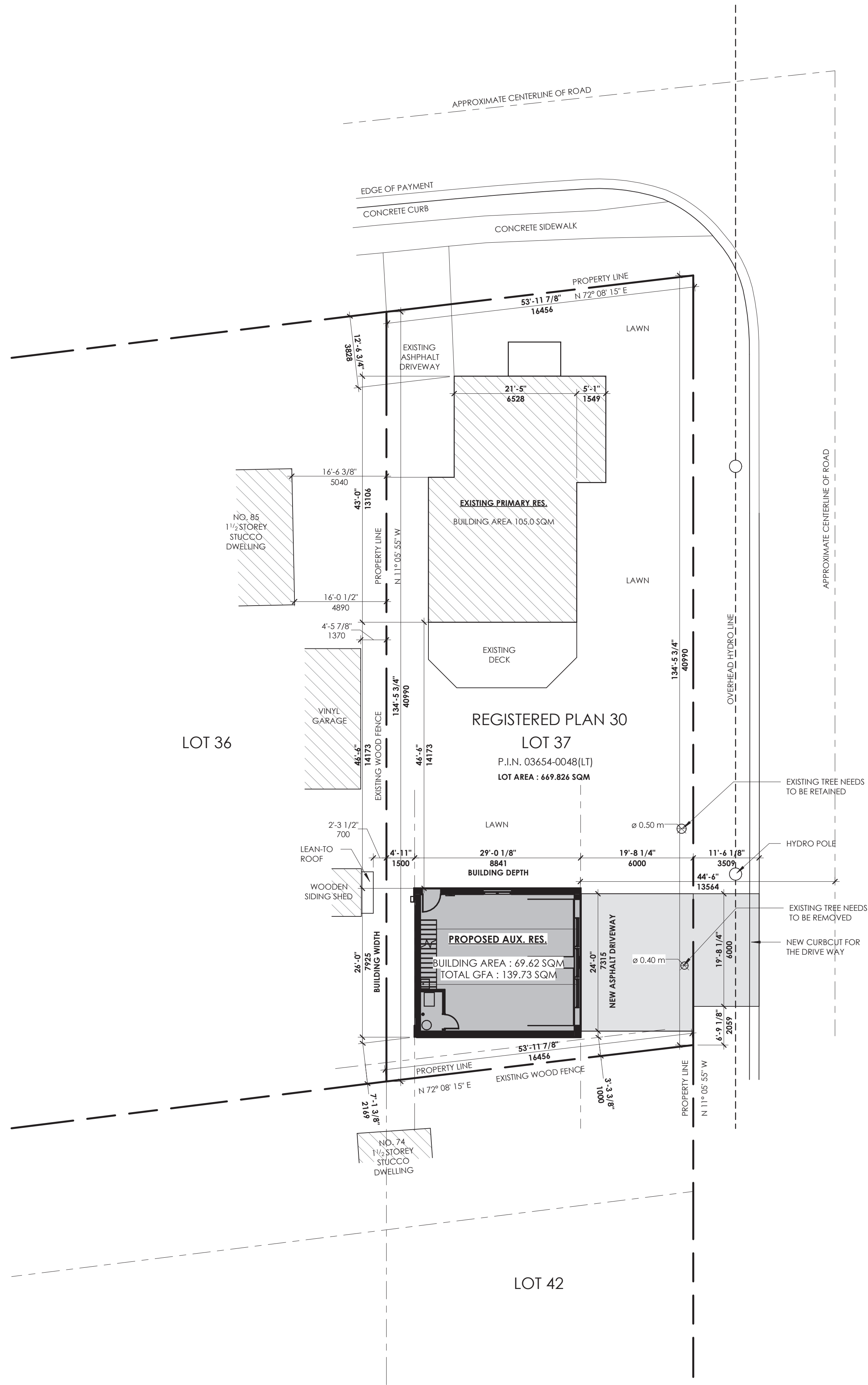


02 SITE PLAN

1 : 150



3	REV. FOR MV	24.09.27
2	REV. FOR PZR	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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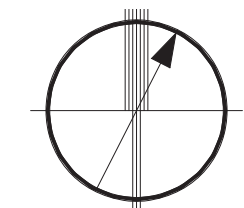
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NORTH  




24.09.19  
OF  
ARCHITECTS  
CHRISTOPHER CLARKE PRETOTTO  
LICENSE  
6706

PROJECT  
ACCESSORY DWELLING

81 TYLER STREET, AURORA

DRAWING TITLE  
SITE PLAN

SCALE  
As indicated

PROJECT NO.  
24-1889

DRAWN BY  
SE

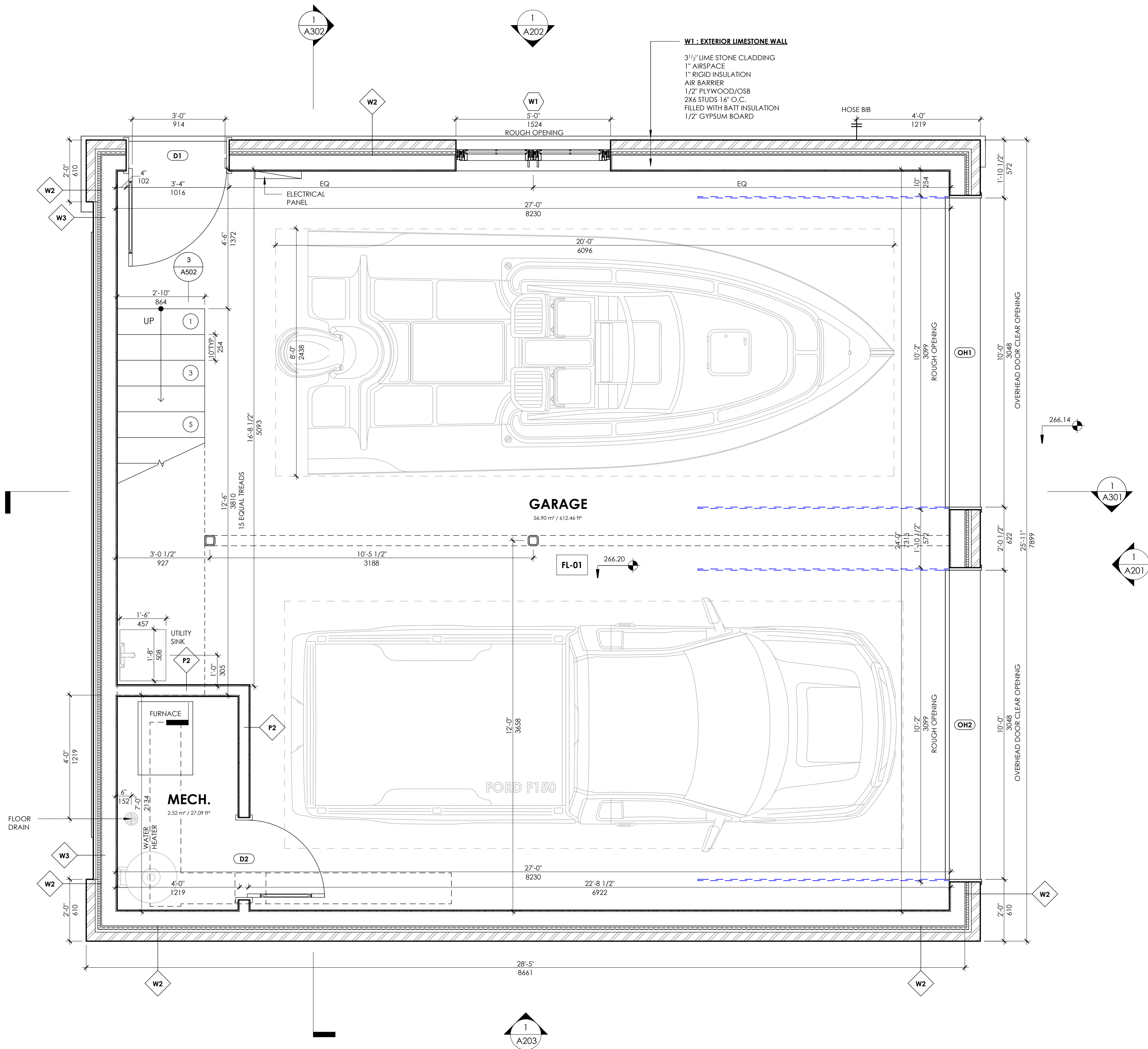
APPROVED  
CP

DATE  
24.09.27

DRAWING NO.  
A005

04 GROUND FLOOR PLAN

1/2" = 1'-0"



PARTITION PLAN GENERAL NOTES

LOCATE ALL DOOR JAMBS 4" FROM CORNER WALL, UNLESS NOTED OTHERWISE.

UNLESS OTHERWISE INDICATED, DIMENSIONS FOR ALL NEW PARTITIONS ARE MEASURED TO THE EDGE OF WALL STUDS.

UNLESS OTHERWISE INDICATED, DIMENSIONS FOR ALL EXISTING PARTITIONS ARE TO THE FINISHED FACE.

GENERAL CONTRACTOR TO BECOME FAMILIAR WITH ALL SITE CONDITIONS AFFECTING CONSTRUCTION.

PRIOR TO PRICING, ANY ELEMENTS IN CONFLICT WITH THE WORKING DRAWINGS ARE TO BE VERIFIED WITH THE DESIGNER.

CONTRACTOR TO PROTECT ALL EXISTING FINISHES TO REMAIN FROM DAMAGE DURING NEW CONSTRUCTION.

COORDINATE ALL DOOR ROUGH OPENINGS WITH DOOR FRAME SCHEDULE AND REVIEWED SHOP DRAWINGS. REFER TO DOOR FRAME & HARDWARE SCHEDULES FOR DOOR DETAIL REFERENCES.

ALL PARTITIONS ARE TO BE CHALKED ON SITE AND APPROVED BY DESIGN CONSULTANT PRIOR TO CONSTRUCTION.

ALL PARTITIONS ARE TO BE FINISHED DOWN TO FLOOR LINE TO ENSURE SMOOTH AND EVEN APPLICATION OF WALL BASE.

APPLY CEMENT BOARD WHERE NOTED ON DWGS. AND ON WALLS ADJACENT TO SINKS IN WASHROOMS.

PROVIDE BLOCKING FOR ANY AND ALL MILLWORK, CEILING SUSPENDED ITEMS AND WHERE APPARENT LOADING IS PRESENT AND/OR AS REQUIRED TO COMPLETE THE WORK.

UNLESS OTHERWISE SHOWN, ALL ANGLES ARE 90 DEGREES OR 45 DEGREES TO THE BASE BUILDING GRID.

PROVIDE SOUND INSULATION WITHIN INDUCTION UNITS WHERE PARTITIONS MEET WINDOW MULLIONS.

ALL NEW DOOR OPENERS SHALL BE LEVER TYPE OPENERS. ALL NEW DOOR SELF-CLOSERS SHALL BE LOW FORCE AND SLOW TYPE.

ALL CABINET MILLWORK TO BE SHOP FINISHED. MILLWORK BY OTHERS.

SUBMIT 3 SETS OF SHOP DRAWINGS SHOWING CONSTRUCTION/ASSEMBLY DETAILS FOR ALL DOORS AND FRAMES TO DESIGN CONSULTANT FOR REVIEW PRIOR TO FABRICATION AND ORDERING OF MATERIALS.

DURING CONSTRUCTION, GENERAL CONTRACTOR MUST ENSURE ACCESS TO ALL SERVICE DOORS AT ALL TIMES FOR LANDLORD STAFF. DOORS MAY NOT BE BLOCKED.

PARTITION PLAN LEGEND

- XXX DENOTES ROOM OR AREA NUMBER
- BB DENOTES 'BASE BUILDING'
- CCD DENOTES 'CRITICAL CLEAR DIMENSION' REQUIRED
- AFF DENOTES 'ABOVE FINISHED FLOOR'
- JSM DENOTES 'JOB SITE MEASUREMENT'
- GWB DENOTES 'GYPSUM WALLBOARD'
- SIM DENOTES 'SIMILAR'
- MIN DENOTES 'MINIMUM'
- A DENOTES 'ALIGN'
- F DENOTES 'FLUSH'
- ==== DENOTES EXISTING PARTITION TO REMAIN
- ==== DENOTES NEW PARTITION
- ==== DENOTES LOCATION OF BLOCKING IN PARTITION
- XXX DENOTES DOOR NUMBER
- EXXX DENOTES EXISTING DOOR NUMBER
- XX DENOTES WALL/CURTAIN WALL TYPE
- XX DENOTES GLAZING PANEL, FRAME AND DETAIL NUMBER

2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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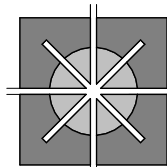
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

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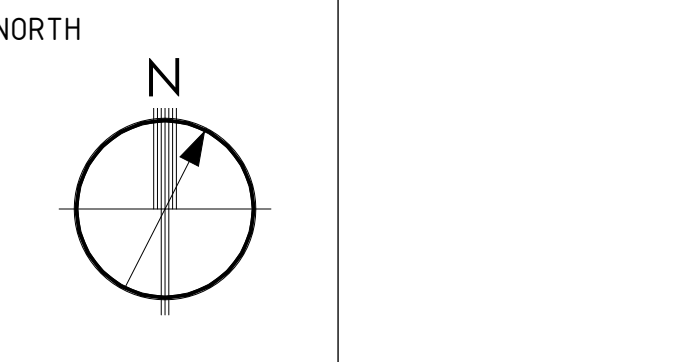
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PROJECT  
ACCESSORY DWELLING

81 TYLER STREET, AURORA

DRAWING TITLE  
GROUND FLOOR PLAN

SCALE  
As indicated

PROJECT NO.  
24-1889

DRAWN BY  
SE

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CP

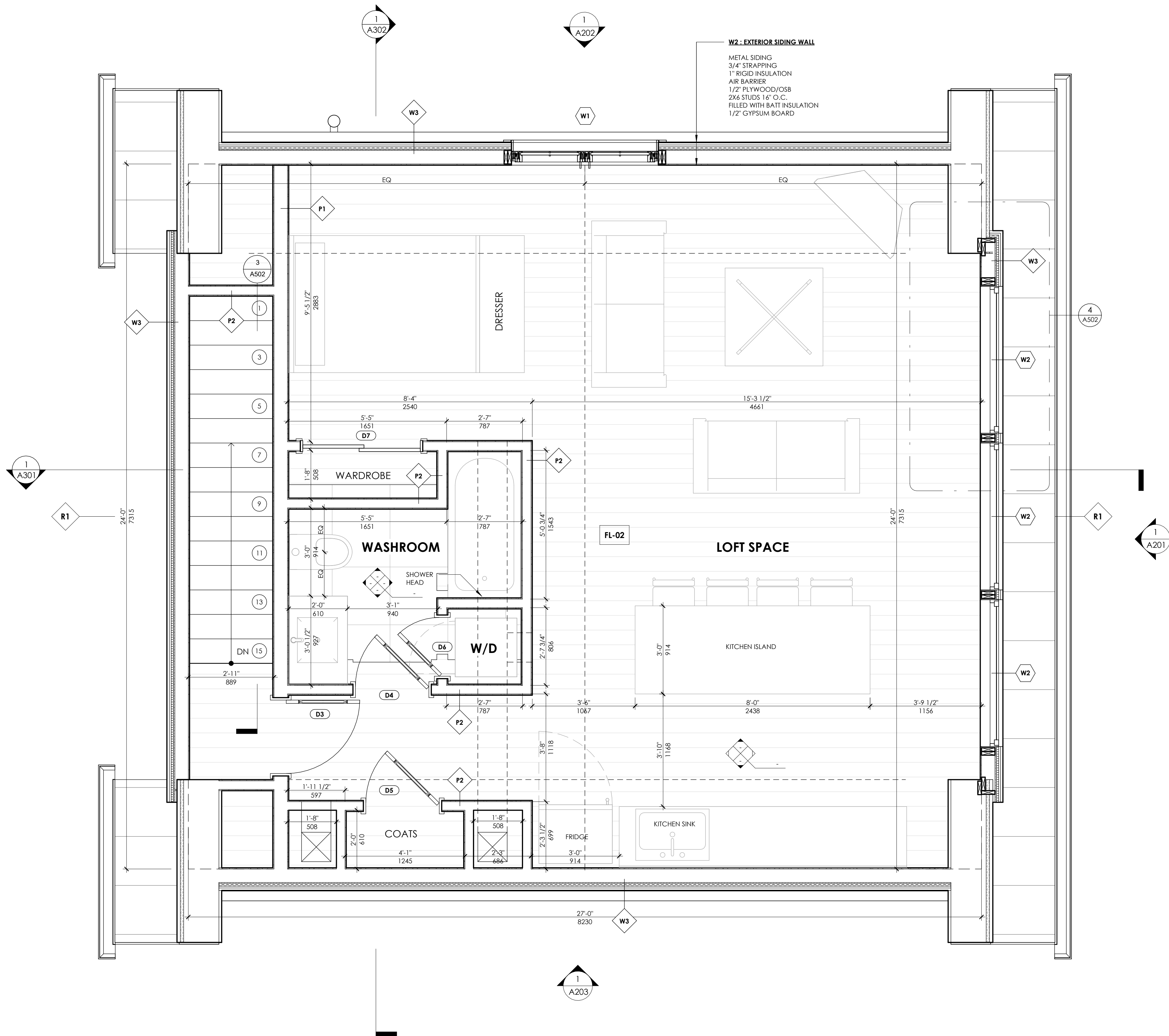
DATE  
24.09.18

DRAWING NO.

A101

05 SECOND FLOOR PLAN

1/2" = 1'-0"



No.	Description	Date
2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26

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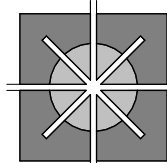
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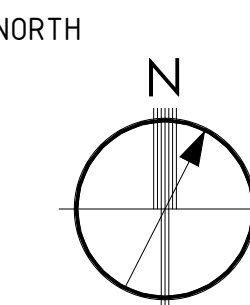
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PROJECT  
ACCESSORY DWELLING

81 TYLER STREET, AURORA

DRAWING TITLE  
SECOND FLOOR PLAN

SCALE  
1/2" = 1'-0"

PROJECT NO.

24-1889

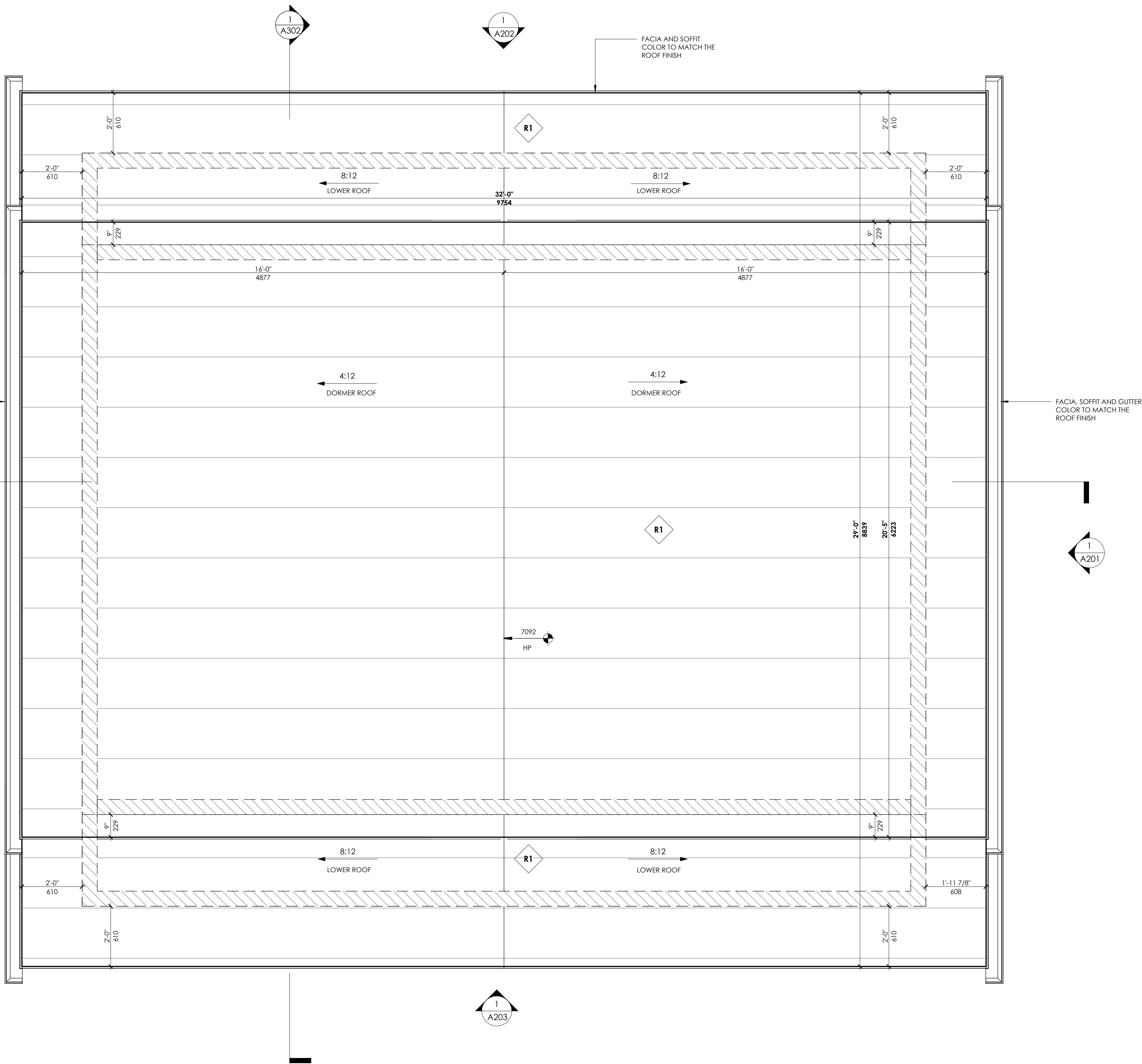
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SE

APPROVED  
CP

DATE  
24.09.18

DRAWING NO.

A102



06 ROOF PLAN  
1/2" = 1'-0"

2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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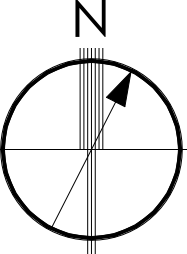
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PROJECT  
ACCESSORY DWELLING

81 TYLER STREET, AURORA

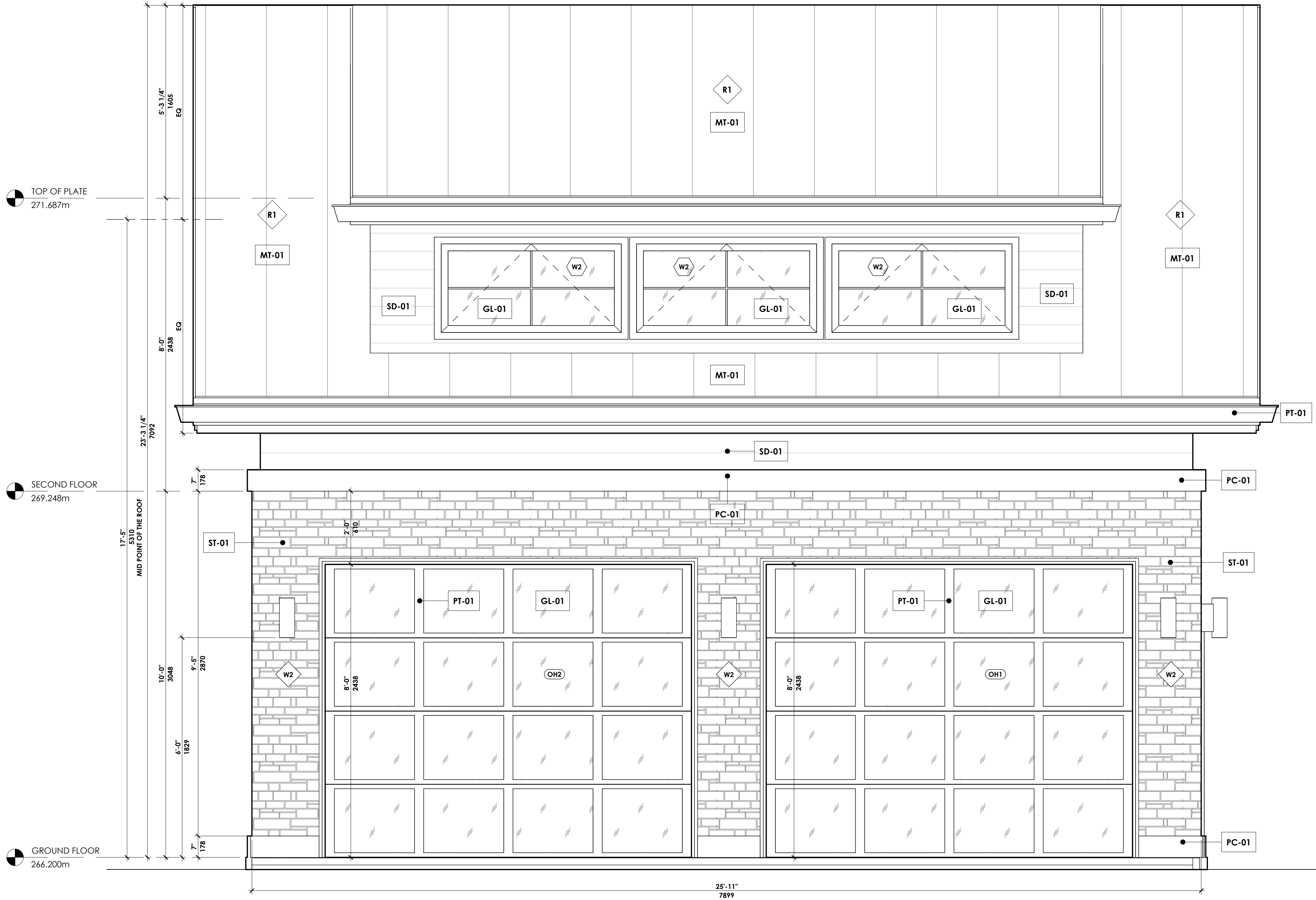
DRAWING TITLE  
ROOF PLAN

SCALE 1/2" = 1'-0"	PROJECT NO. 24-1889
DRAWN BY JK	APPROVED CP
	DATE 24.09.18

DRAWING NO.  
A104

FAST ELEVATION UNPROTECTED OPENINGS CALCULATION	
EXPOSED BUILDING FACE	: 41.08 SQM
7.9(L) X 6.8(H)	: 1.1 : 1
LIMITING DISTANCE	: 13.5 M
UNPROTECTED OPENINGS	: 19.32 SQM
% OF UNPROTECTED OPENINGS	: 47.0%
MAX ALLOWED % OF UNPROTECTED OPENINGS	: 100%

MATERIAL LEGEND	
GL-01	: CLEAR GLAZING
PT-01	: PAINTED FINISH - RAL 7024 - GRAPHITE GREY
MT-01	: METAL ROOF - VIC WEST PRESTEGE OR APPROVED EQUIV. - CHARCOAL - 56072 (26G)
PC-01	: PRECAST CONCRETE FINISH
SD-01	: LAP SIDING - JAMES HARDIE ARTISAN SIDING OR APPROVED EQUIV. - IRON GREY
ST-01	: LIMESTONE CLADDING - MANITOBA TYNDALL STONE



FRONT ELEVATION - EAST  
1 : 20

2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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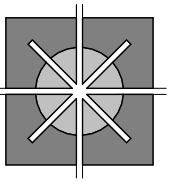
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PROJECT

ACCESSORY DWELLING

81 TYLER STREET, AURORA

DRAWING TITLE

ELEVATION - FRONT - EAST

SCALE  
1 : 20

PROJECT NO.  
24-1889

DRAWN BY  
JK

APPROVED  
CP

DATE  
24.09.18

DRAWING NO.

A201



NORTH ELEVATION UNPROTECTED OPENINGS CALCULATION	
EXPOSED BUILDING FACE	: 59.84 SQM
8.8(L) X 6.8(H)	: 1.3 : 1
LIMITING DISTANCE	: 14.1 M
UNPROTECTED OPENINGS	: 5.5 SQM
% OF UNPROTECTED OPENINGS	: 9.1%
MAX ALLOWED % OF UNPROTECTED OPENINGS	: 100%

MATERIAL LEGEND	
GL-01	: CLEAR GLAZING
PT-01	: PAINTED FINISH - RAL 7024 - GRAPHITE GREY
MT-01	: METAL ROOF, VIC WEST PRESTIGE OR APPROVED EQUIV. - CHARCOAL - 56072 (26G)
PC-01	: PRECAST CONCRETE FINISH
SD-01	: LAP SIDING - JAMES HARDIE ARTISAN SIDING OR APPROVED EQUIV. - IRON GREY
ST-01	: LIMESTONE CLADDING - MANITOBA TYNDALL STONE



SIDE ELEVATION - PRIM. RES. - NORTH  
1 : 20

No.	Description	Date
2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26

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NORTH	
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PROJECT  
ACCESSORY DWELLING  
  
81 TYLER STREET, AURORA

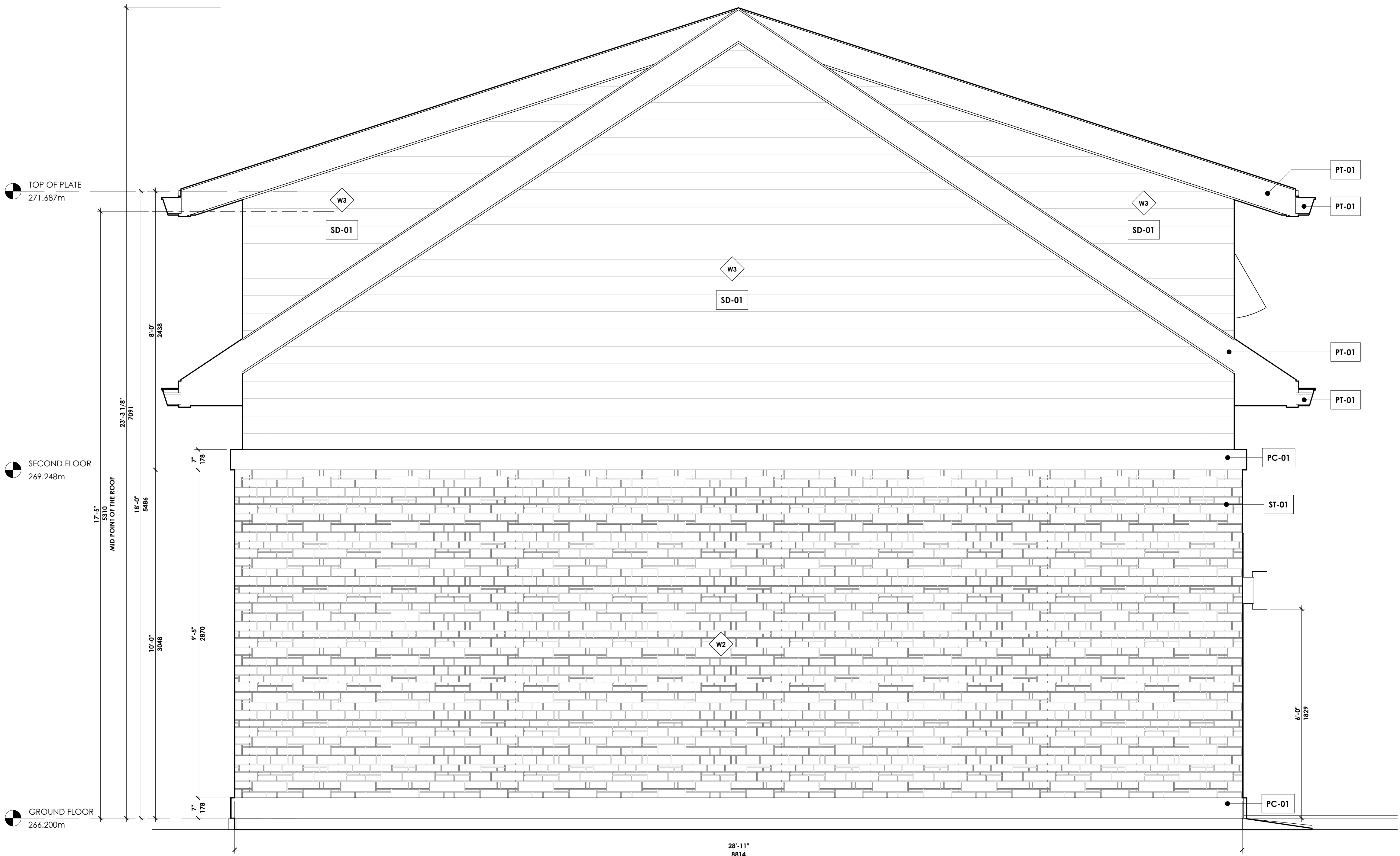
DRAWING TITLE  
ELEVATIONS - NORTH SIDE

SCALE 1 : 20		PROJECT NO. 24-1889
DRAWN BY JK	APPROVED CP	DATE 24.09.18

DRAWING NO.  
  
A202

NORTH ELEVATION UNPROTECTED OPENINGS CALCULATION	
EXPOSED BUILDING FACE	: 59.84 SQM
8.8(L) X 6.8(H)	: 1.3 : 1
LIMITING DISTANCE	: 1.5 M
UNPROTECTED OPENINGS	: 0.0 SQM
% OF UNPROTECTED OPENINGS	: 0.0%
MAX ALLOWED % OF UNPROTECTED OPENINGS	: 8.0%

MATERIAL LEGEND	
GL-01	: CLEAR GLAZING
PT-01	: PAINTED FINISH - RAL 7024 - GRAPHITE GREY
MT-01	: METAL ROOF - VIC WEST PRESTIGE OR APPROVED EQUIV. - CHARCOAL - 56072 (26G)
PC-01	: PRECAST CONCRETE FINISH
SD-01	: LAP SIDING - JAMES HARDIE ARTISAN SIDING OR APPROVED EQUIV. - IRON GREY
ST-01	: LIMESTONE CLADDING - MANITOBA TYNDALL STONE



SIDE ELEVATION - EXT. SIDE - SOUTH  
1 : 20

2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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PROJECT  
ACCESSORY DWELLING  
  
81 TYLER STREET, AURORA

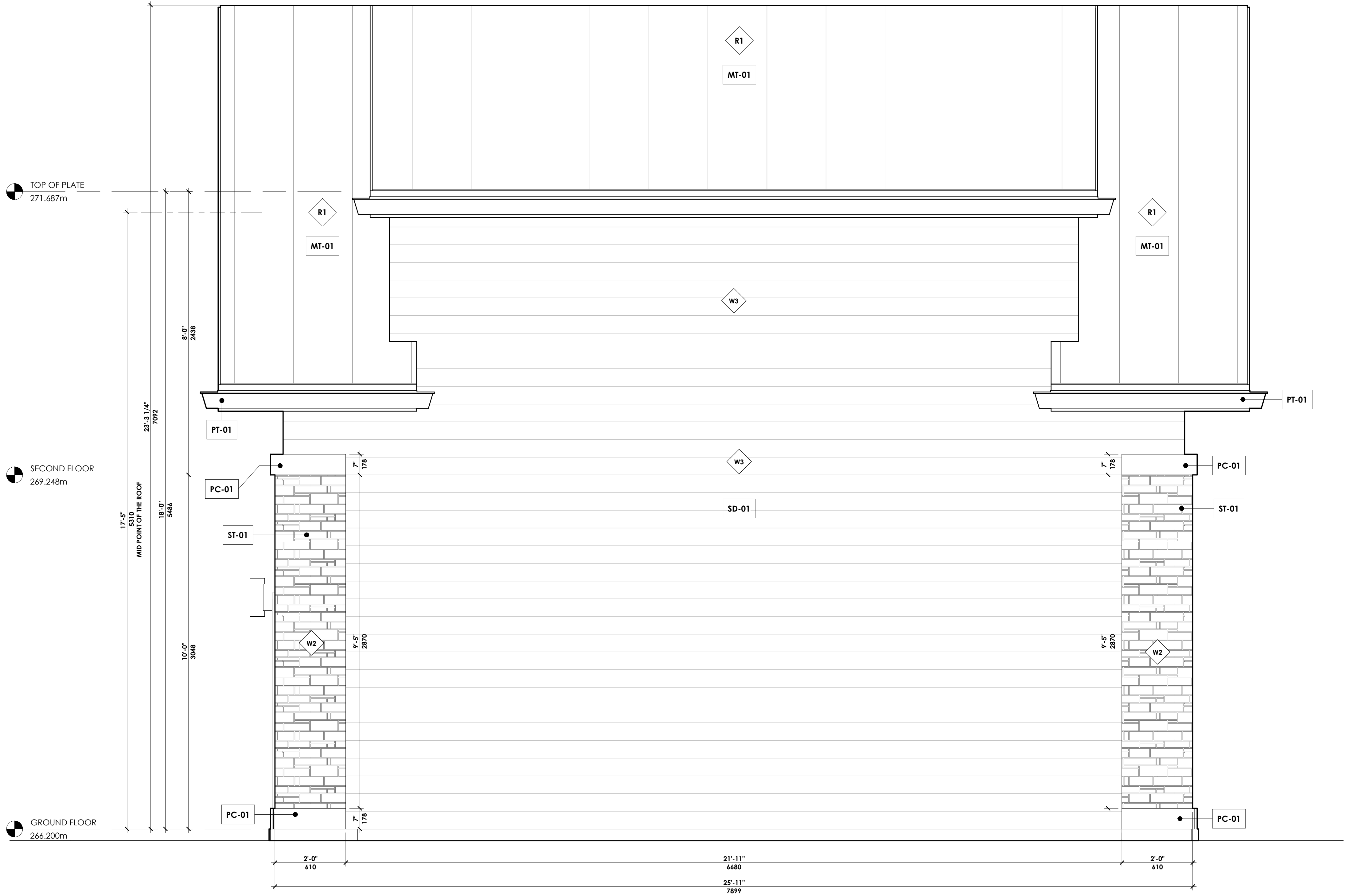
DRAWING TITLE  
ELEVATIONS - SOUTH SIDE

SCALE 1 : 20		PROJECT NO. 24-1889	
DRAWN BY JK	APPROVED CP		DATE 24.09.18

DRAWING NO.  
  
A203

EAST ELEVATION UNPROTECTED OPENINGS CALCULATION	
EXPOSED BUILDING FACE	: 41.08 SQM
7.9(L) X 6.8(H)	: 1.1 : 1
LIMITING DISTANCE	: 1.5 M
UNPROTECTED OPENINGS	: 0.0 SQM
% OF UNPROTECTED OPENINGS	: 0.0%
MAX ALLOWED % OF UNPROTECTED OPENINGS	: 8%

MATERIAL LEGEND	
GL-01	: CLEAR GLAZING
PT-01	: PAINTED FINISH - RAL 7024 - GRAPHITE GREY
MT-01	: METAL ROOF, VIC. WEST PRESTIGE OR APPROVED EQUIV. - CHARCOAL - S6072 (26G)
PC-01	: PRECAST CONCRETE FINISH
SD-01	: LAP SIDING - JAMES HARDIE ARTISAN SIDING OR APPROVED EQUIV. - IRON GREY
ST-01	: LIMESTONE CLADDING - MANITOBA TYNDALL STONE



REAR ELEVATION - WEST  
1 : 20

2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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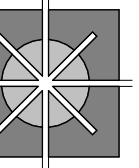
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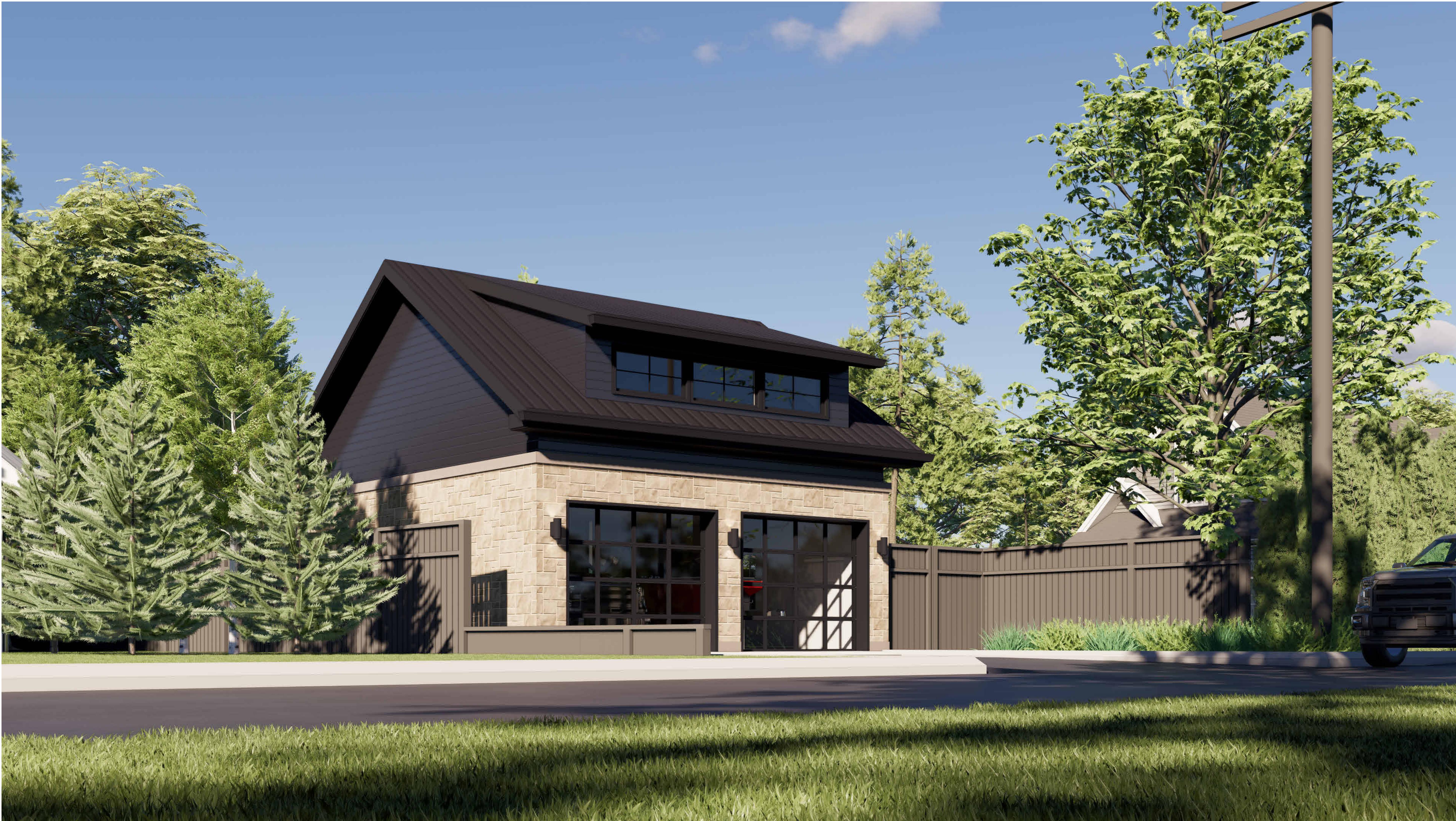
PROJECT  
ACCESSORY DWELLING  
  
81 TYLER STREET, AURORA

DRAWING TITLE  
ELEVATION - REAR - WEST

SCALE 1 : 20		PROJECT NO. 24-1889	
DRAWN BY JK	APPROVED CP		DATE 24.09.18

DRAWING NO.  
  
A204





2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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PROJECT  
ACCESSORY DWELLING

81 TYLER STREET, AURORA

DRAWING TITLE  
3D RENDERINGS

SCALE

PROJECT NO.  
24-1889

DRAWN BY  
SE

APPROVED  
CCP

DATE  
24.09.18

DRAWING NO.  
  
A901





2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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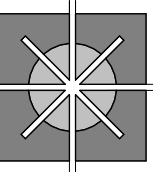
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PROJECT  
ACCESSORY DWELLING

81 TYLER STREET, AURORA

DRAWING TITLE  
3D RENDERINGS

SCALE	PROJECT NO. 24-1889	
DRAWN BY SE	APPROVED CCP	DATE 24.09.18

DRAWING NO.

A902





2	REV. FOR P2R	24.09.18
1	OWNER REVIEW	24.08.26
No.	Description	Date

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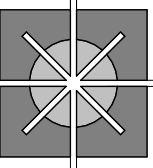
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PROJECT  
ACCESSORY DWELLING

81 TYLER STREET, AURORA

DRAWING TITLE  
3D RENDERINGS

SCALE	PROJECT NO. 24-1889	
DRAWN BY SE	APPROVED CCP	DATE 24.09.18

DRAWING NO.

A903