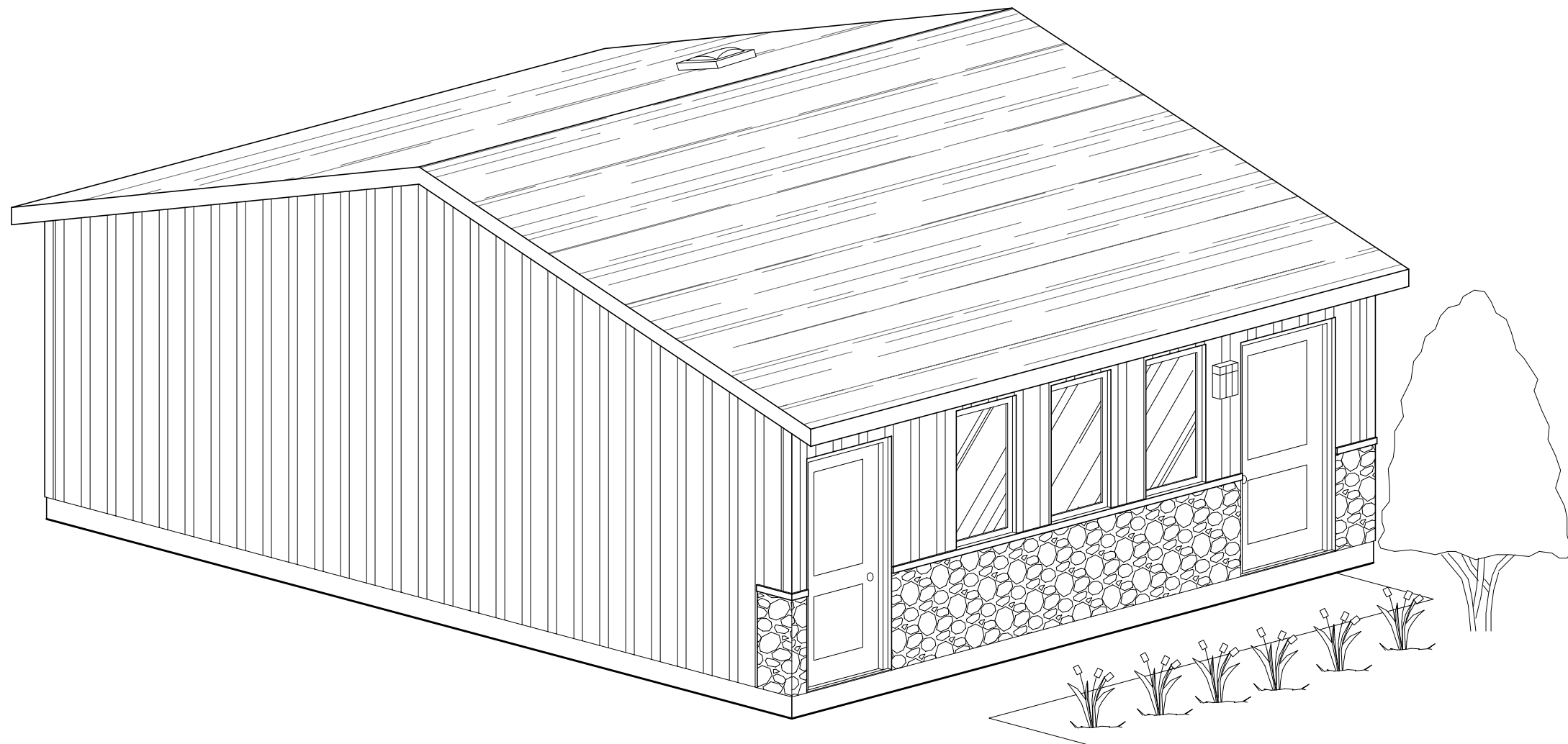


LSF-2 PACKAGE
LANEWAY STUDIO
FURNACE-FIRE
ALARM OPTION

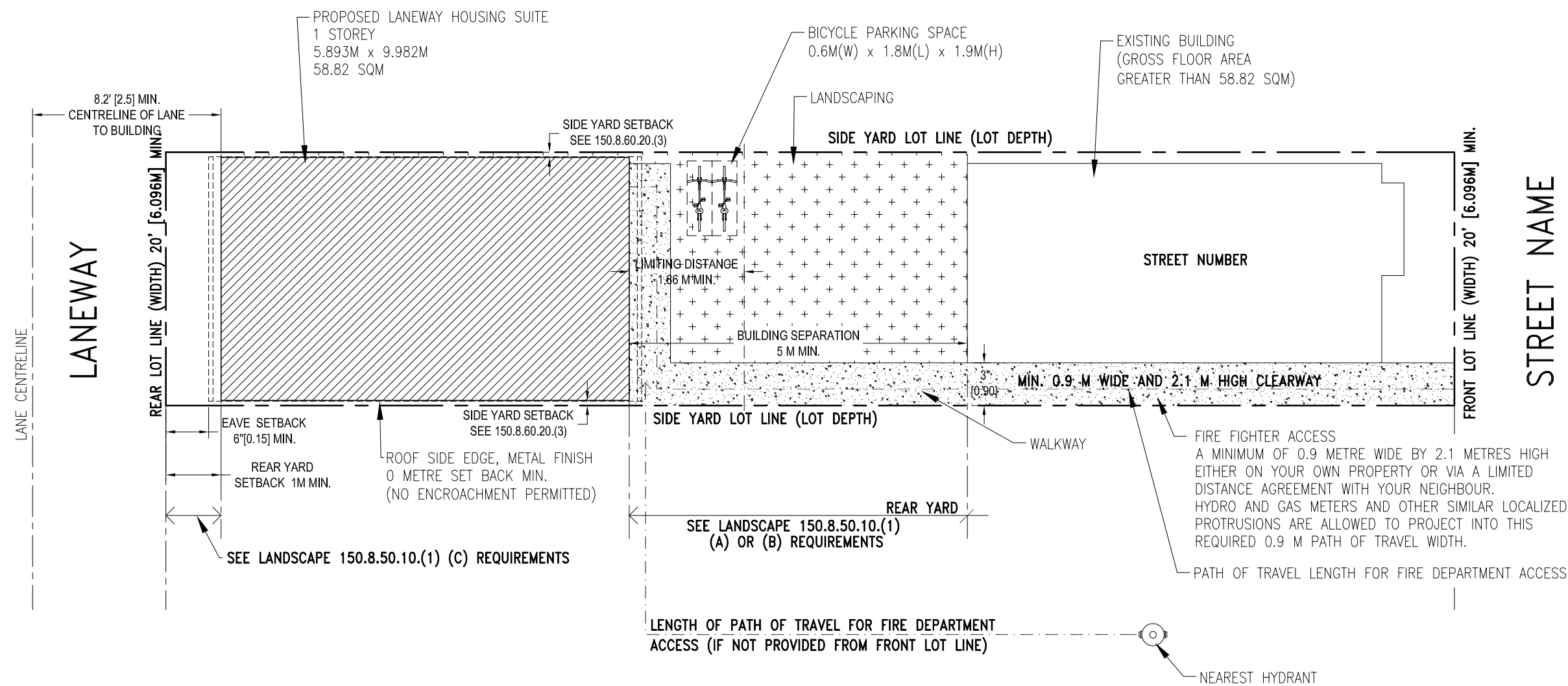
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STUDIO LANEWAY HOUSING



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SITE PLAN

Zoning Bylaw 569-2013 related to Laneway Housing (For lots without an apartment building)

- **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**
TO COMPLY WITH 150.8.60.40 (1)
- **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**
TO COMPLY WITH 150.8.60.30(1)(A) & (B)
- **Floor Area**
TO COMPLY WITH 150.8.60.50(2)
- **Bicycle Parking**
150.8.80.1
(2) A MINIMUM OF TWO BICYCLE PARKING SPACES REQUIRED
- **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)

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.

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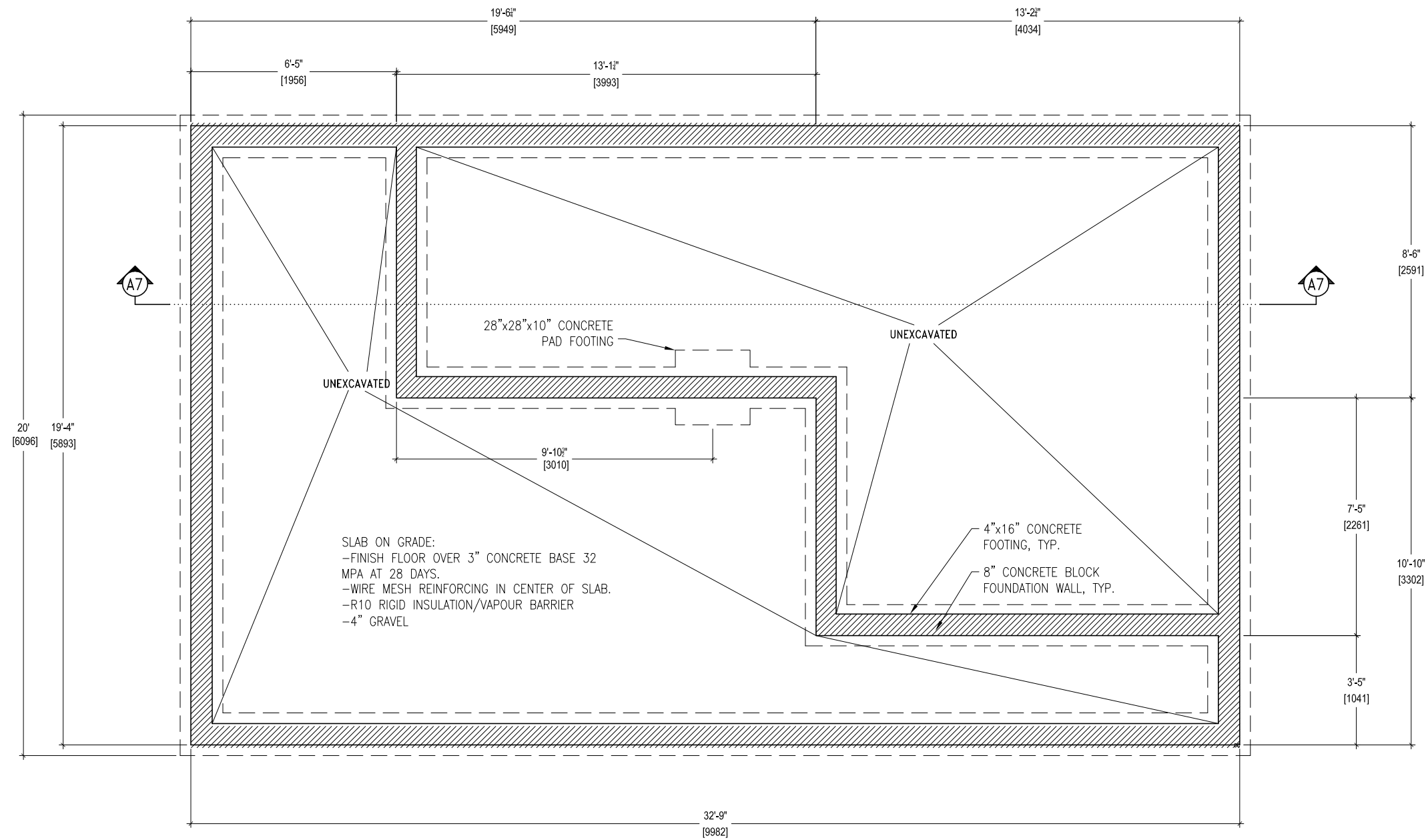
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DATE: MARCH 2025	DRAWING NO.: A1
SCALE: 1"=10'-0"	

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DEVELOPMENT AND GROWTH SERVICES
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LANEWAY STUDIO
FURNACE-FIRE
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FOUNDATION PLAN

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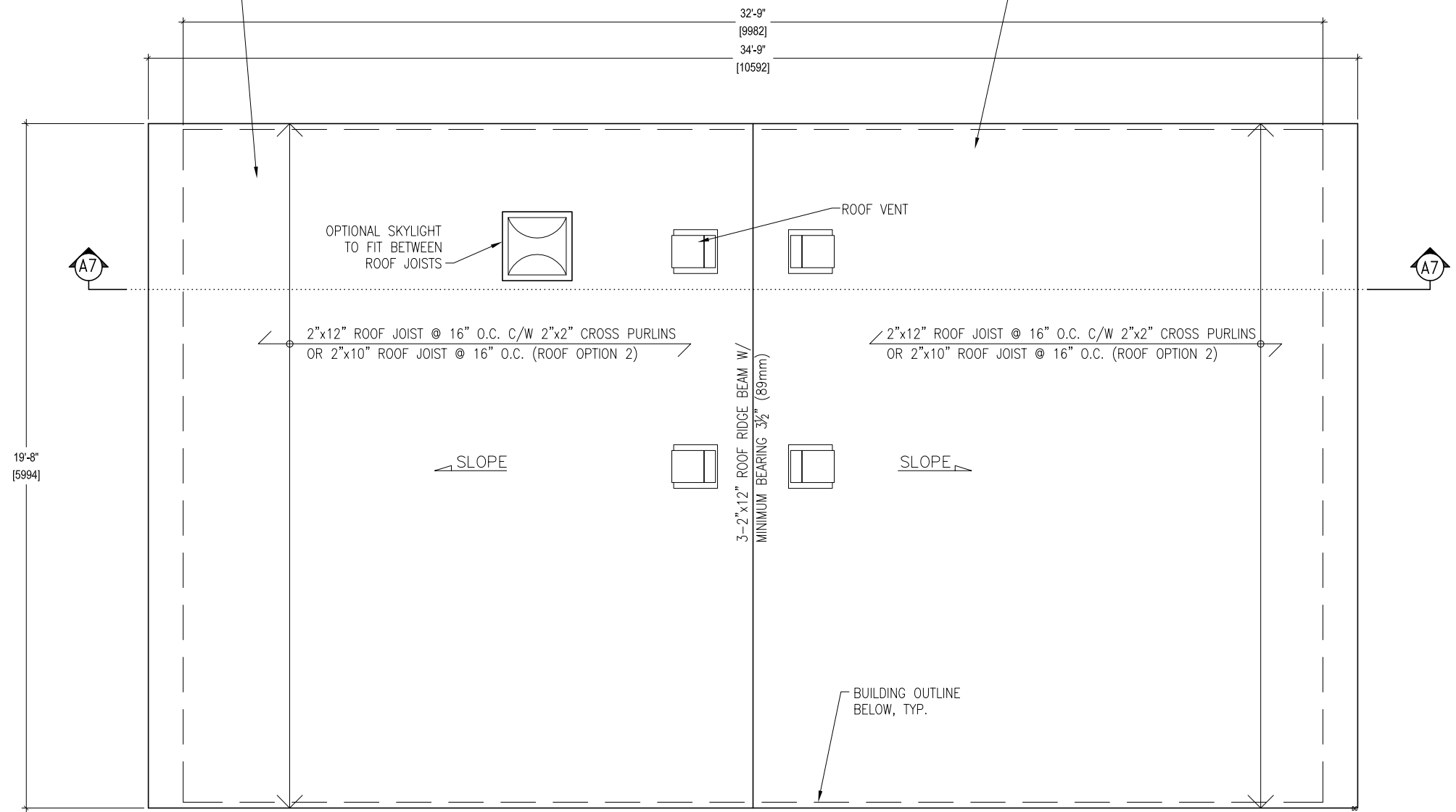
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GARAGE ROOF, TYP.
OPTIONAL 1/2" GYPSUM BOARD
-2"x12" @ 16" O.C.
-2"x2" CROSS PURLINS @ 16" O.C.
-1/2" ROOF SHEATHING
-SHEATHING PAPER
-LOW SLOPE ASPHALT SHINGLES

ROOF, TYP.
-1/2" GYPSUM BOARD
-VAPOUR BARRIER
-2"x12" @ 16" O.C.
-R31 BATT INSULATION
-2"x2" CROSS PURLINS @ 16" O.C.
-1/2" ROOF SHEATHING
-SHEATHING PAPER
-LOW SLOPE ASPHALT SHINGLES



ROOF PLAN

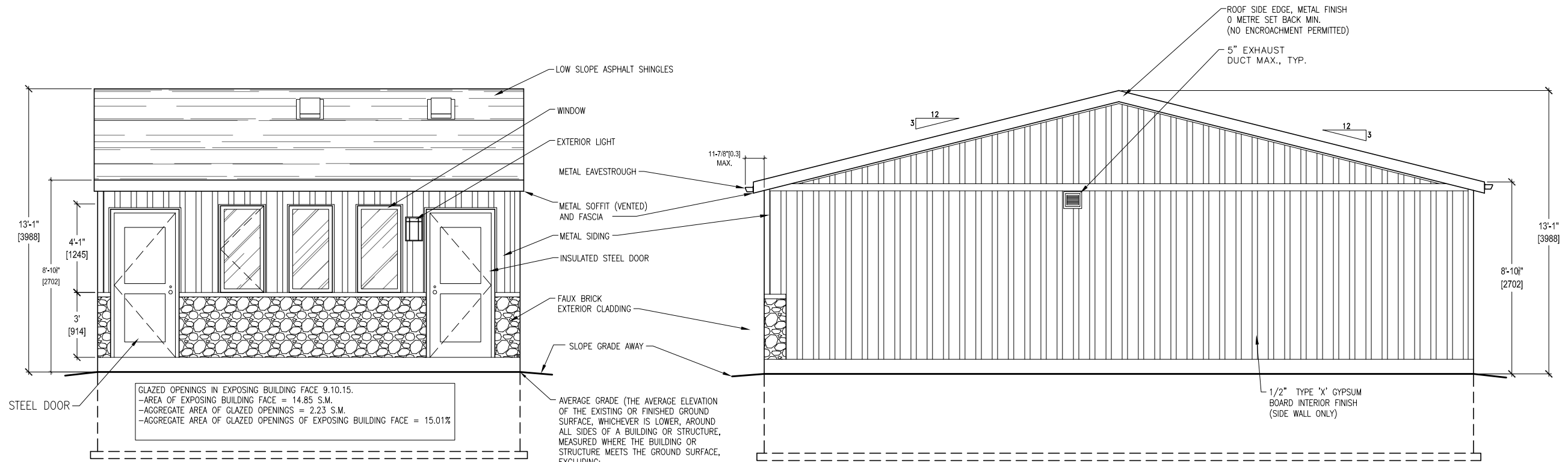
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ELEVATIONS (OPTION 1)



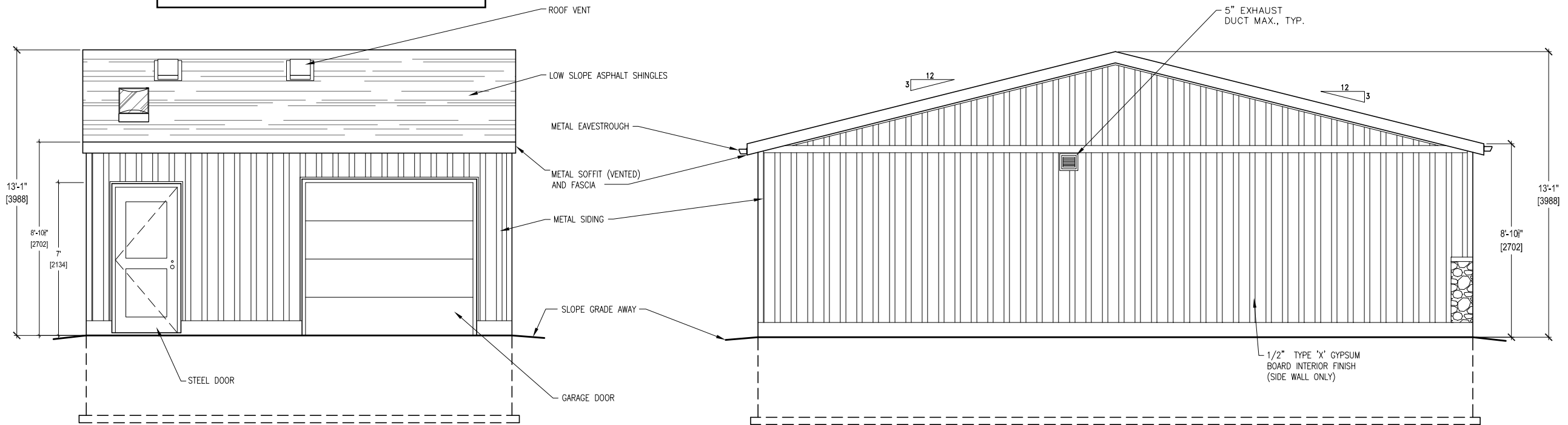
FRONT ELEVATION

LEFT SIDE ELEVATION

GLAZED OPENINGS IN EXPOSING BUILDING FACE 9.10.15.
-AREA OF EXPOSING BUILDING FACE = 14.85 S.M.
-AGGREGATE AREA OF GLAZED OPENINGS = 2.23 S.M.
-AGGREGATE AREA OF GLAZED OPENINGS OF EXPOSING BUILDING FACE = 15.01%

AVERAGE GRADE (THE AVERAGE ELEVATION OF THE EXISTING OR FINISHED GROUND SURFACE, WHICHEVER IS LOWER, AROUND ALL SIDES OF A BUILDING OR STRUCTURE, MEASURED WHERE THE BUILDING OR STRUCTURE MEETS THE GROUND SURFACE, EXCLUDING:
A) THE PART OF THE GROUND ALONG ANY ONE MAIN WALL WHERE THERE IS A PERMITTED VEHICLE ENTRANCE INTO THE BUILDING OR STRUCTURE; AND
B) PARTS OF THE GROUND ALONG EACH MAIN WALL, UP TO A CUMULATIVE MAXIMUM OF 25% OF THE HORIZONTAL LENGTH OF THE MAIN WALL, WHERE THERE ARE PEDESTRIAN ENTRANCES OR WINDOW WELLS.

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

RIGHT SIDE ELEVATION

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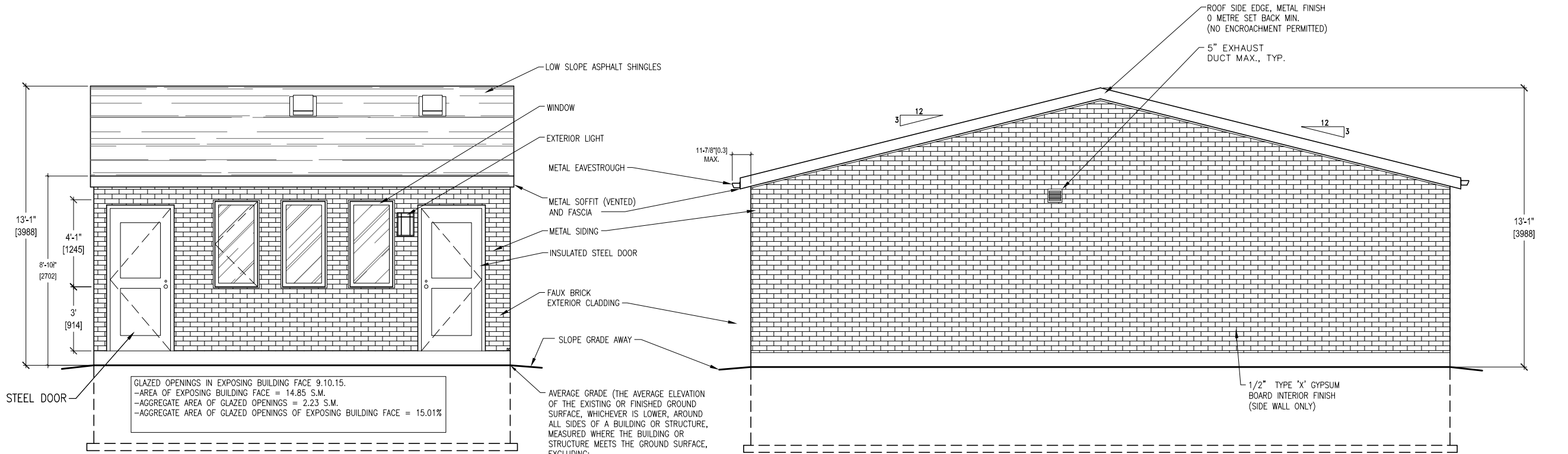


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FURNACE-FIRE
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ELEVATIONS (OPTION 2)



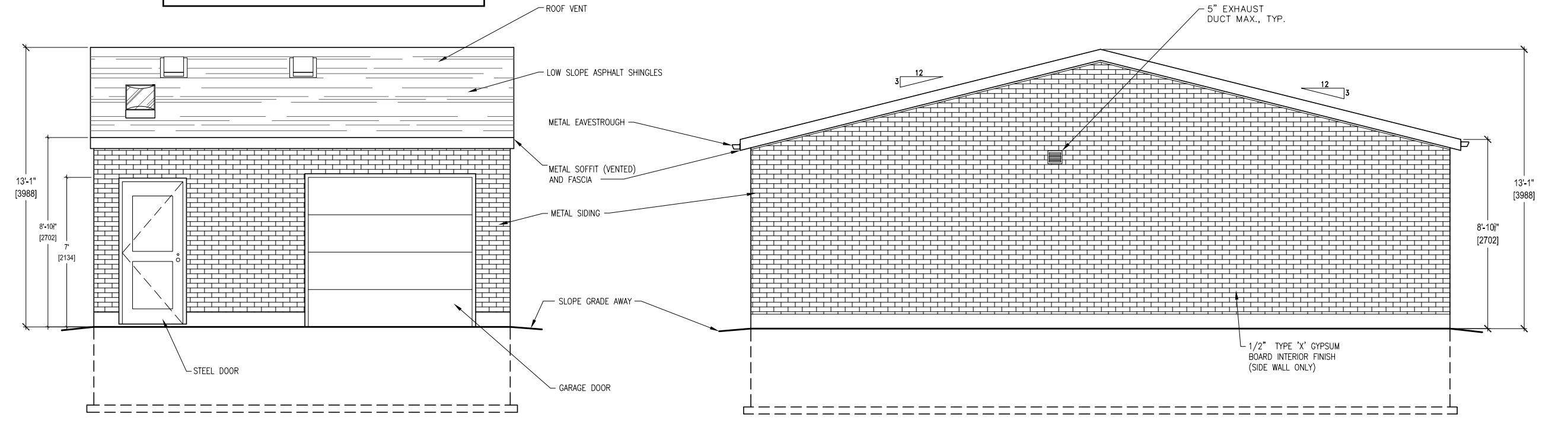
FRONT ELEVATION

LEFT SIDE ELEVATION

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AVERAGE GRADE (THE AVERAGE ELEVATION OF THE EXISTING OR FINISHED GROUND SURFACE, WHICHEVER IS LOWER, AROUND ALL SIDES OF A BUILDING OR STRUCTURE, MEASURED WHERE THE BUILDING OR STRUCTURE MEETS THE GROUND SURFACE, EXCLUDING:
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REAR ELEVATION

RIGHT SIDE ELEVATION

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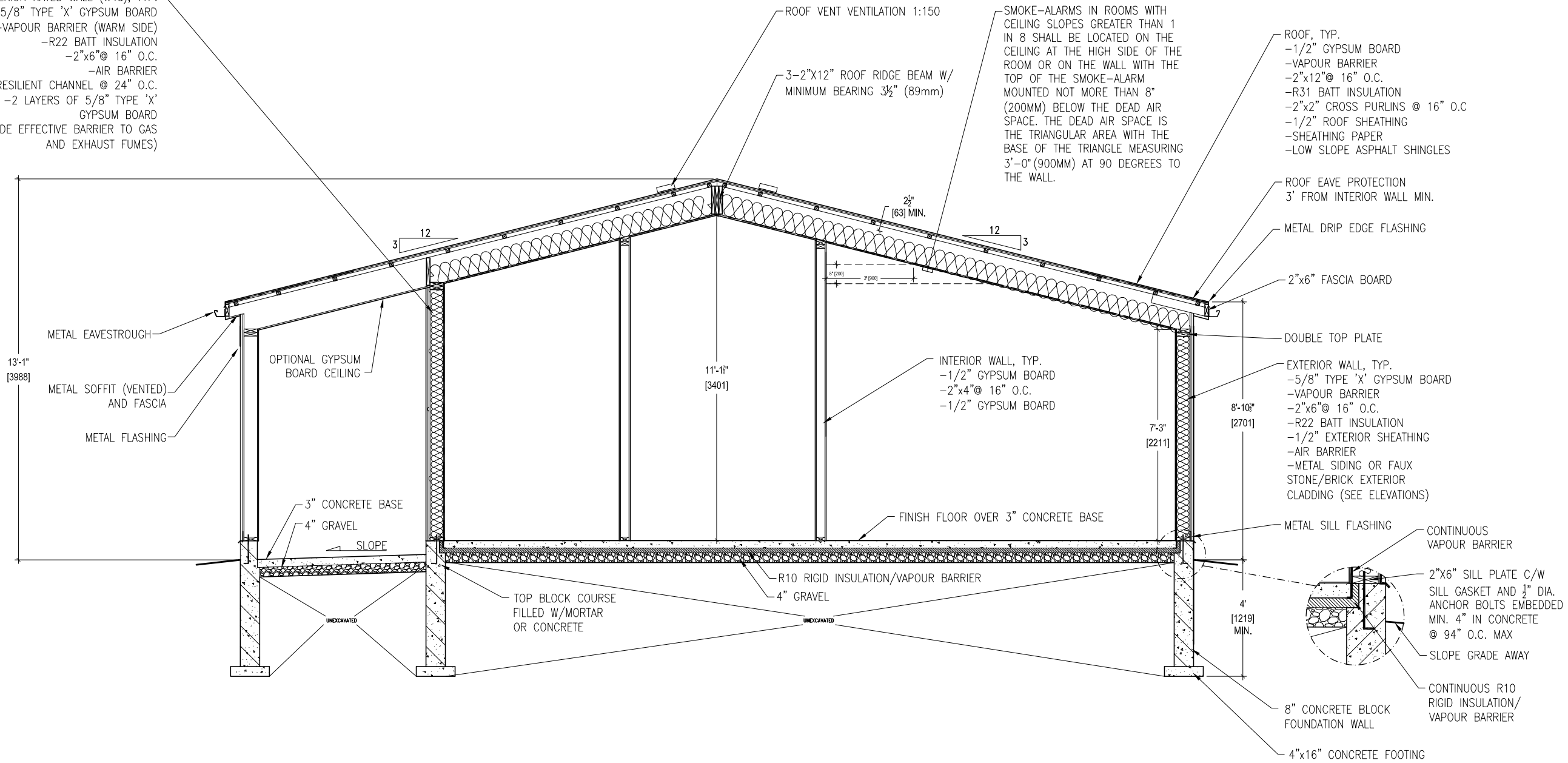
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LSF-2 PACKAGE
LANEWAY STUDIO
FURNACE-FIRE
ALARM OPTION

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BUILDING SECTION

INTERIOR RATED WALL (W4a), TYP.
-5/8" TYPE 'X' GYPSUM BOARD
-VAPOUR BARRIER (WARM SIDE)
-R22 BATT INSULATION
-2"x6"@ 16" O.C.
-AIR BARRIER
-RESILIENT CHANNEL @ 24" O.C.
-2 LAYERS OF 5/8" TYPE 'X'
GYPSUM BOARD
(PROVIDE EFFECTIVE BARRIER TO GAS
AND EXHAUST FUMES)



ROOF, TYP.
-1/2" GYPSUM BOARD
-VAPOUR BARRIER
-2"x12"@ 16" O.C.
-R31 BATT INSULATION
-2"x2" CROSS PURLINS @ 16" O.C.
-1/2" ROOF SHEATHING
-SHEATHING PAPER
-LOW SLOPE ASPHALT SHINGLES

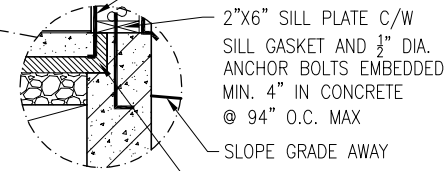
ROOF EAVE PROTECTION
3" FROM INTERIOR WALL MIN.
METAL DRIP EDGE FLASHING

2"x6" FASCIA BOARD

DOUBLE TOP PLATE

EXTERIOR WALL, TYP.
-5/8" TYPE 'X' GYPSUM BOARD
-VAPOUR BARRIER
-2"x6"@ 16" O.C.
-R22 BATT INSULATION
-1/2" EXTERIOR SHEATHING
-AIR BARRIER
-METAL SIDING OR FAUX
STONE/BRICK EXTERIOR
CLADDING (SEE ELEVATIONS)

METAL SILL FLASHING
CONTINUOUS
VAPOUR BARRIER



2"x6" SILL PLATE C/W
SILL GASKET AND 1/2" DIA.
ANCHOR BOLTS EMBEDDED
MIN. 4" IN CONCRETE
@ 94" O.C. MAX

CONTINUOUS R10
RIGID INSULATION/
VAPOUR BARRIER

8" CONCRETE BLOCK
FOUNDATION WALL

4"x16" CONCRETE FOOTING

SMOKE-ALARMS IN ROOMS WITH
CEILING SLOPES GREATER THAN 1
IN 8 SHALL BE LOCATED ON THE
CEILING AT THE HIGH SIDE OF THE
ROOM OR ON THE WALL WITH THE
TOP OF THE SMOKE-ALARM
MOUNTED NOT MORE THAN 8"
(200MM) BELOW THE DEAD AIR
SPACE. THE DEAD AIR SPACE IS
THE TRIANGULAR AREA WITH THE
BASE OF THE TRIANGLE MEASURING
3'-0" (900MM) AT 90 DEGREES TO
THE WALL.

ROOF VENT VENTILATION 1:150

3-2"x12" ROOF RIDGE BEAM W/
MINIMUM BEARING 3 1/2" (89mm)

2 1/2"
[83] MIN.

11'-1 1/8"
[3401]

7'-3"
[2211]

8'-10"
[2701]

4"
[1219]
MIN.

13'-1"
[3988]

12

12

3

3

OPTIONAL GYPSUM
BOARD CEILING

INTERIOR WALL, TYP.
-1/2" GYPSUM BOARD
-2"x4"@ 16" O.C.
-1/2" GYPSUM BOARD

FINISH FLOOR OVER 3" CONCRETE BASE

R10 RIGID INSULATION/VAPOUR BARRIER

TOP BLOCK COURSE
FILLED W/MORTAR
OR CONCRETE

4" GRAVEL

3" CONCRETE BASE

4" GRAVEL

SLOPE

UNDEGRADED

UNDEGRADED

METAL EAVESTROUGH

METAL SOFFIT (VENTED)
AND FASCIA

METAL FLASHING

1 AS PER DIVISION COMMENTS 07/2025

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PRE-APPROVED PLANS

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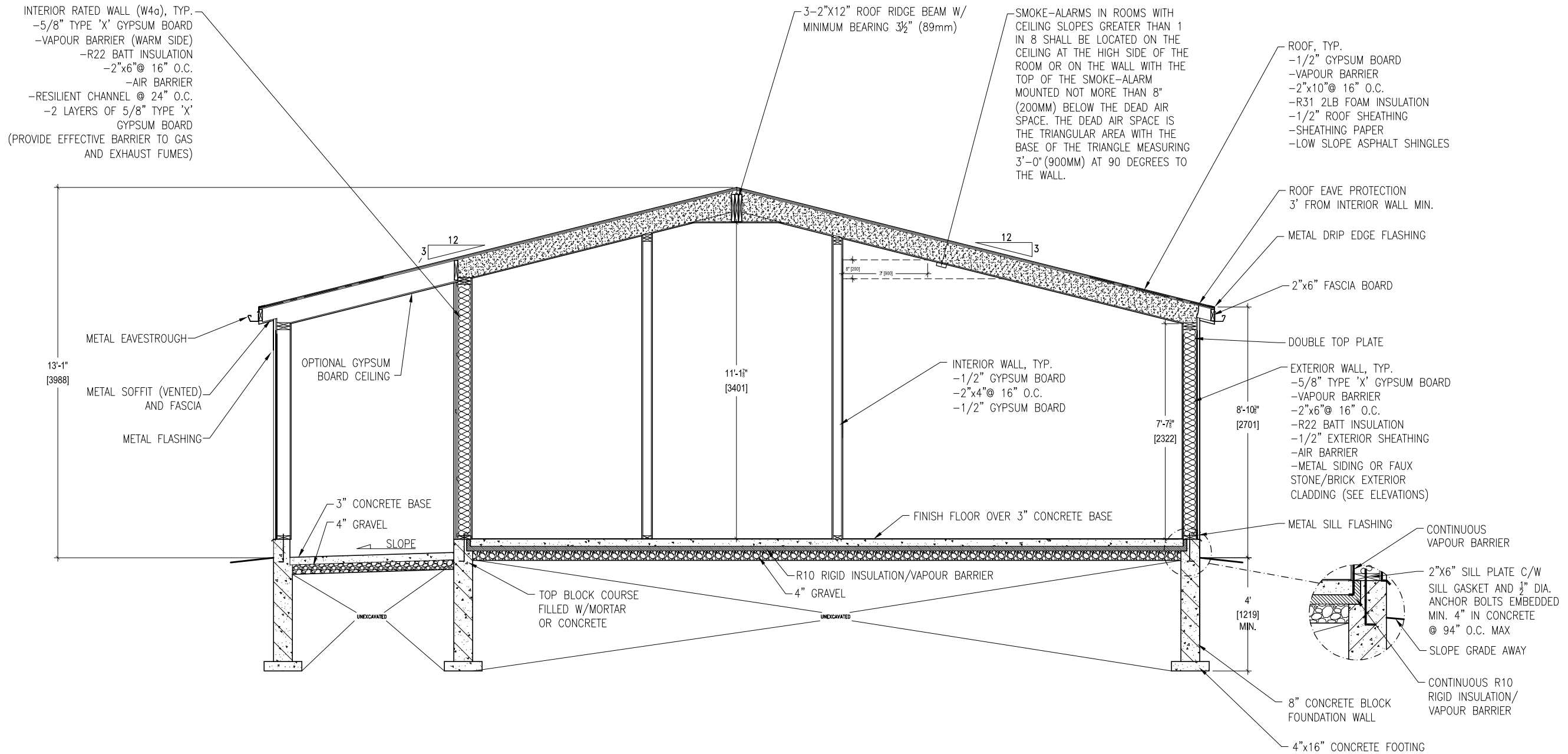
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BUILDING SECTION
(ROOF OPTION 2)



1 AS PER DIVISION COMMENTS 07/2025

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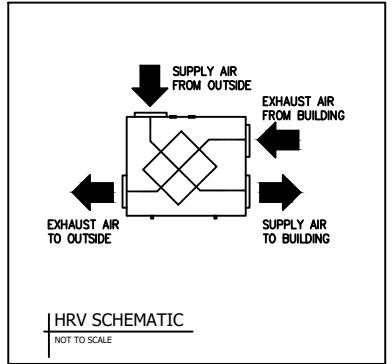
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INSULATE ALL DUCTS EXPOSED TO UNCONDITION SPACE. PROVIDE R12, DENSITY REINFORCED, FOIL FACED FLEXIBLE DUCT INSULATION WITH VAPOR SEAL AND GASPROOFING

-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

	D/F	AUTOMATIC DAMPER		BATH FAN
	D/F	FIRE DAMPER		EXHAUST/INTAKE TERMINATION
	D/B	BALANCING DAMPER		NEW CEILING MOUNTED SUPPLY AIR REGISTER
	STANDARD DUCTWORK			FLOOR MOUNTED SUPPLY AIR REGISTER
	DUCTWORK WITH 1" ACOUSTIC LINING (SIZE SHOWN IS CLEAR INSIDE DIMENSION)			NEW WALL/SIDE MOUNTED SUPPLY AIR REGISTER
	DUCTWORK WITH THERMAL INSULATION			WALL MOUNTED RETURN AIR REGISTER
	FLEXIBLE DUCT WITH CONICAL TAKE-OFF C/W MANUAL BALANCING DAMPER			
	SUPPLY AIR DUCT UP / DOWN			
	RETURN AIR DUCT UP / DOWN			
	EXISTING MECHANICAL - TO REMAIN			
	TRUNK TAPER OR REDUCER			
	VERTICAL HEAT PUMP/AIR HANDLER/FAN COIL/FURNACE UNIT			

HEATING CFM	0000	2	BRANCH SIZE (RND)
COOLING CFM	0000	1	BRANCH SUPPLY NUMBER

LSF-2 PACKAGE
LANEWAY STUDIO
FURNACE-FIRE
ALARM OPTION

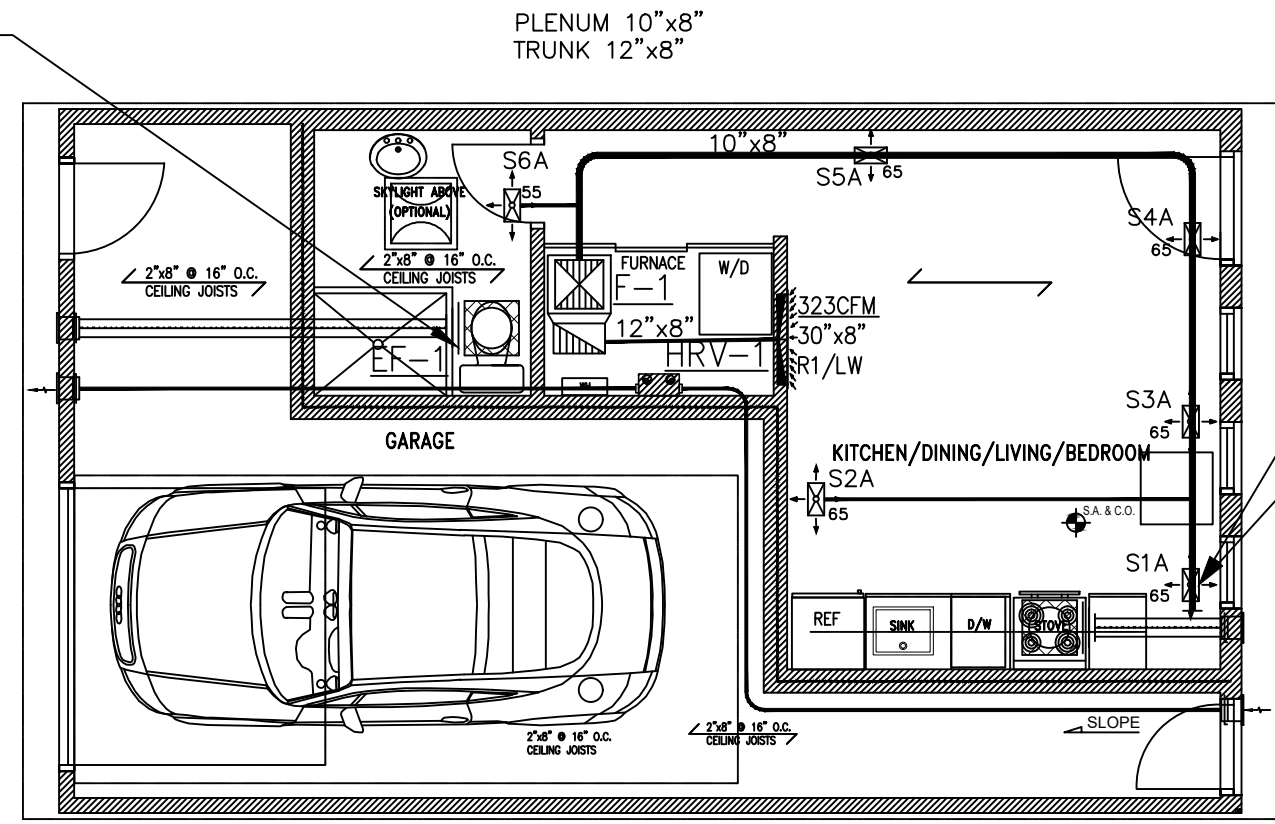
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OBC 9.32.3.4.(5) AN OUTDOOR AIR SUPPLY SHALL BE INSTALLED BETWEEN THE OUTDOORS AND THE FURNACE RETURN AIR PLENUM AND SHALL BE CONNECTED (A) NOT LESS THAN 3 M UPSTREAM OF THE PLENUM CONNECTION TO THE FURNACE, AS MEASURED ALONG THE LENGTH OF THE DUCT,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



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

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 TORONTO BUILDING DIVISION
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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.

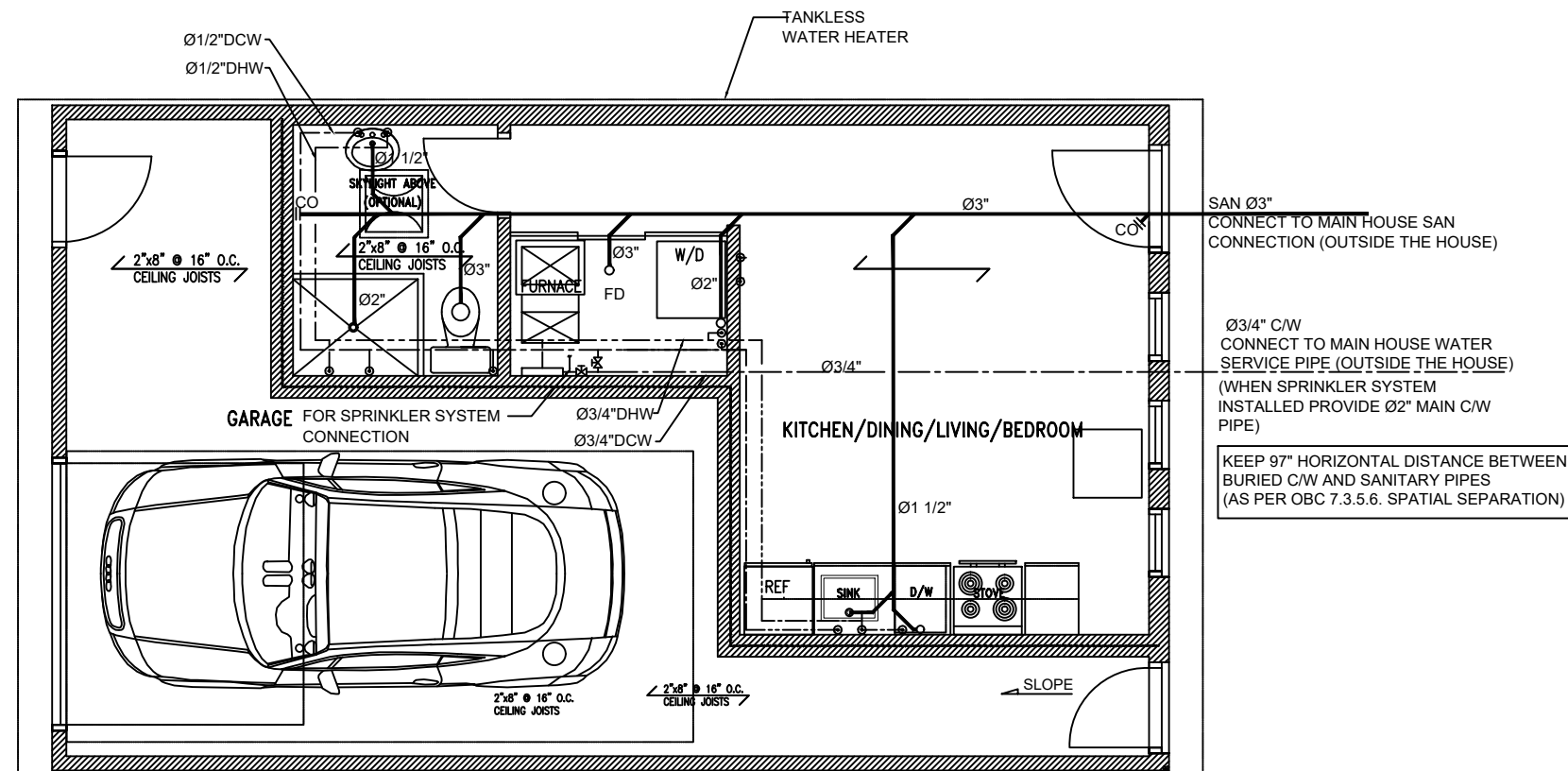
EVERY DRAINAGE PIPE SHALL HAVE A DOWNWARD SLOPE IN THE DIRECTION OF FLOW OF AT LEAST 1 IN 50, AS PER OBC 7.4.8.

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.

II

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.



LSF-2 PACKAGE
LANEWAY STUDIO
FURNACE-FIRE
ALARM OPTION

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STUDIO LANEWAY HOUSING

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FURNACE-FIRE
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PLUMBING AND DRAINAGE NOTES

- ALL DRAINAGE PIPING 3" OR LESS SHALL BE SLOPPED IN THE DIRECTION OF FLOW.
- ALL DRAINAGE PIPING 4" OR LARGER SHALL BE SLOPPED IN THE DIRECTION OF THE FLOW.
- 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.
- 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.

- PUMPED DRAIN PIPING BELOW GRADE SHALL BE TYPE K SOFT COPPER, ASTM B88 SEAMLESS PLAIN ENDS.
- 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.
- LOCATE AND CONFIRM ELEVATIONS OF ALL SANITARY DRAINAGE TIE-IN POINTS.
- INSTALL AND TEST ALL PLUMBING AND DRAINAGE SYSTEMS IN ACCORDANCE WITH ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.
- 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.

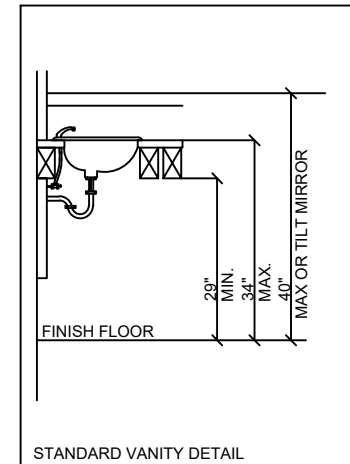
PROVIDE A TRAP SEAL PRIMER OR AN EQUALLY EFFECTIVE WAY TO PROVIDE A TRAP SEAL FOR ALL FLOOR DRAINS AND TUB DOORS.

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 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.



PLUMBING LEGEND	
	SANITARY DRAINAGE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	CEANOUT
	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"

1	AS PER DIVISION COMMENTS	07/2025
NO.	REVISION	DATE
TITLE: PLUMBING NOTES PRE-APPROVED PLANS		
DATE:	MARCH 2025	DRAWING NO.:
SCALE:	3/16"=1'	P2

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

LSF-2 PACKAGE
LANEWAY STUDIO
FURNACE-FIRE
ALARM OPTION

FOR
REFERENCE
ONLY

FIRE ALARM LEGEND	
	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
	SELF-CONTAINED 120V CARBON MONOXIDE AND SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HORN STROBE
	FIRE ALARM MINI HORN C/W RESET BUTTON
	CEILING SPEAKER
	STROBE
N	NEW
R	RELOCATED OR REMOVED
EX	EXISTING

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.

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.

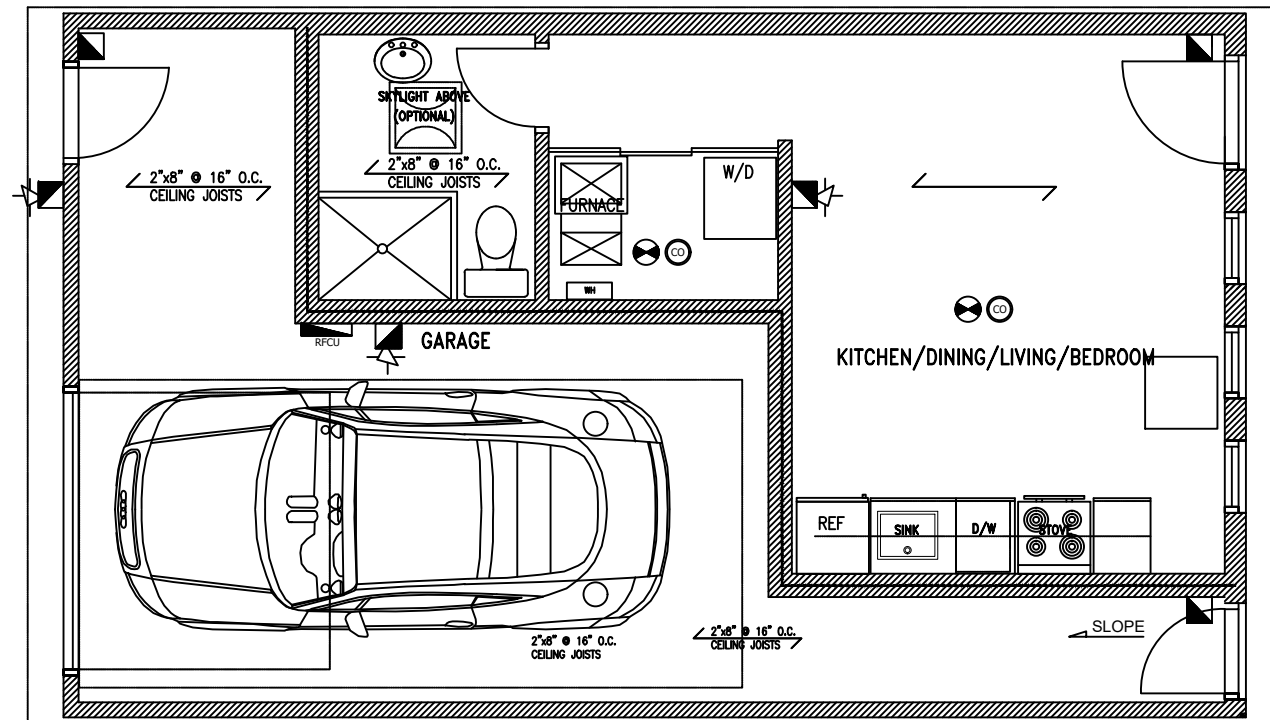
-MUST CONFORM TO CAN/ULC-S540, "RESIDENTIAL FIRE AND LIFE SAFETY WARNING SYSTEMS: INSTALLATION, INSPECTION, TESTING AND MAINTENANCE".

-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.



NO.	REVISION	DATE
1	AS PER DIVISION COMMENTS	07/2025
TITLE: FIRE ALARM LAYOUT PRE-APPROVED PLANS		
DATE:	JUNE 2025	DRAWING NO.:
SCALE:	3/16"=1'	FA1