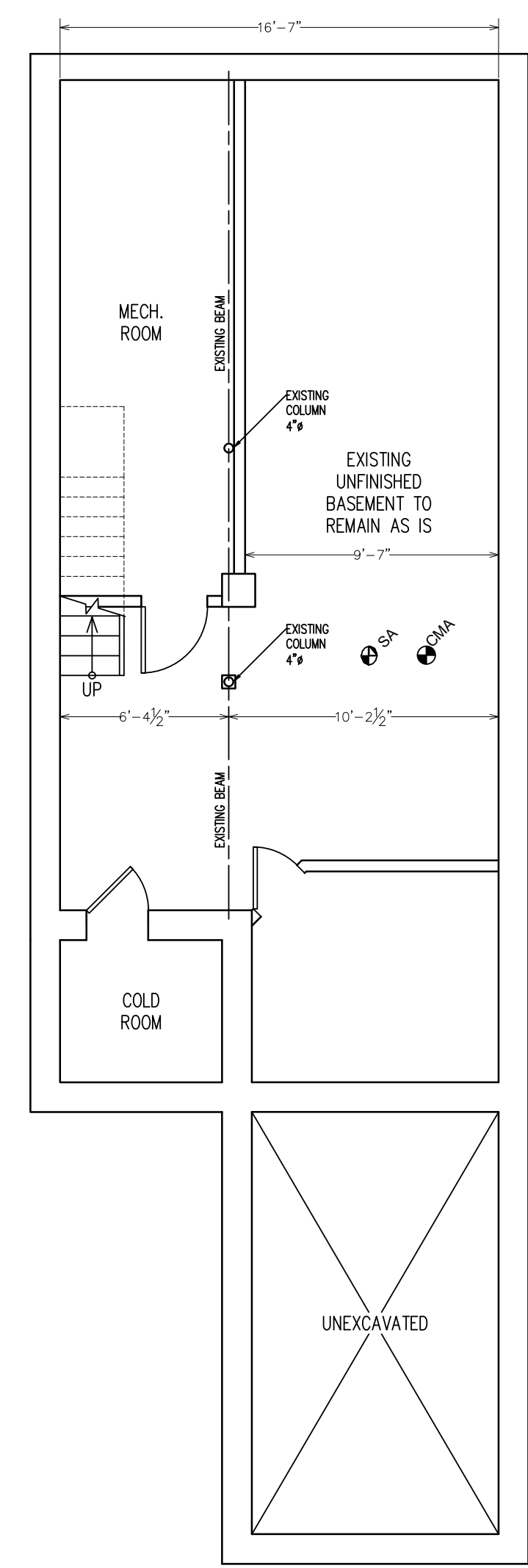


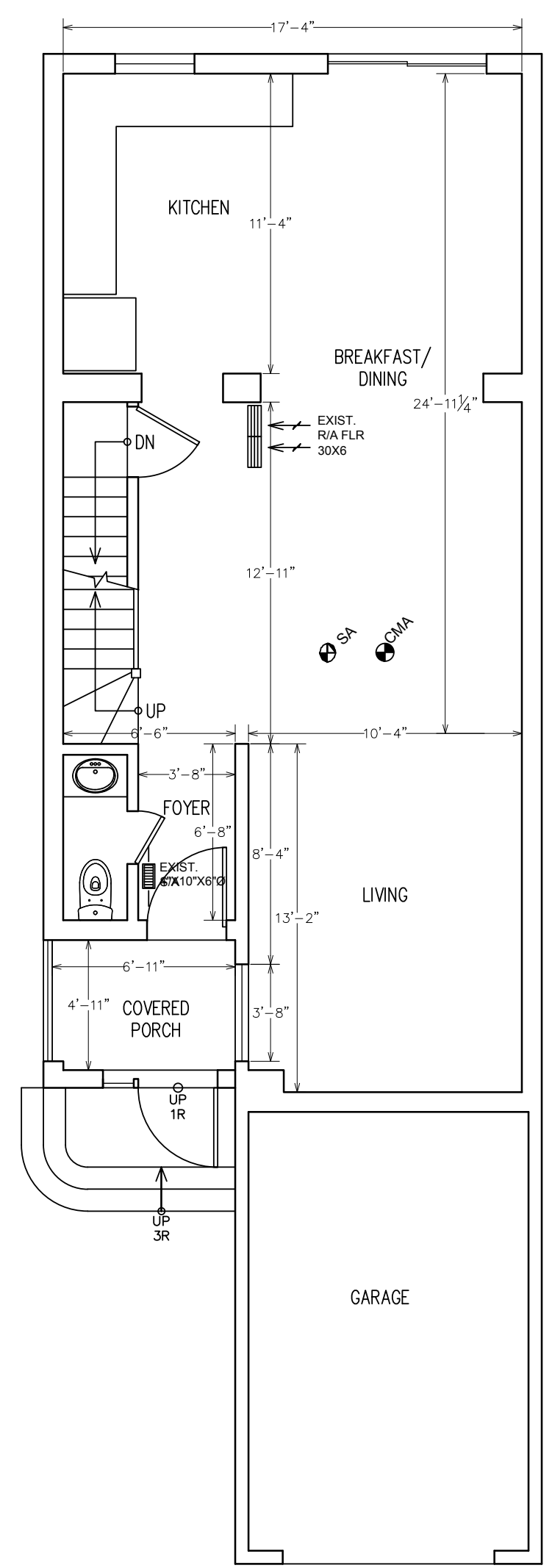
TOTAL LOT AREA=2585sq.ft. (240.15m<sup>2</sup>)  
 EXISTING GROUND FLOOR AREA=944.53sq.ft. (87.74m<sup>2</sup>)  
 NEW COVERED DECK AREA=186.67sq.ft.(17.34m<sup>2</sup>)

LARKSMERE COURT

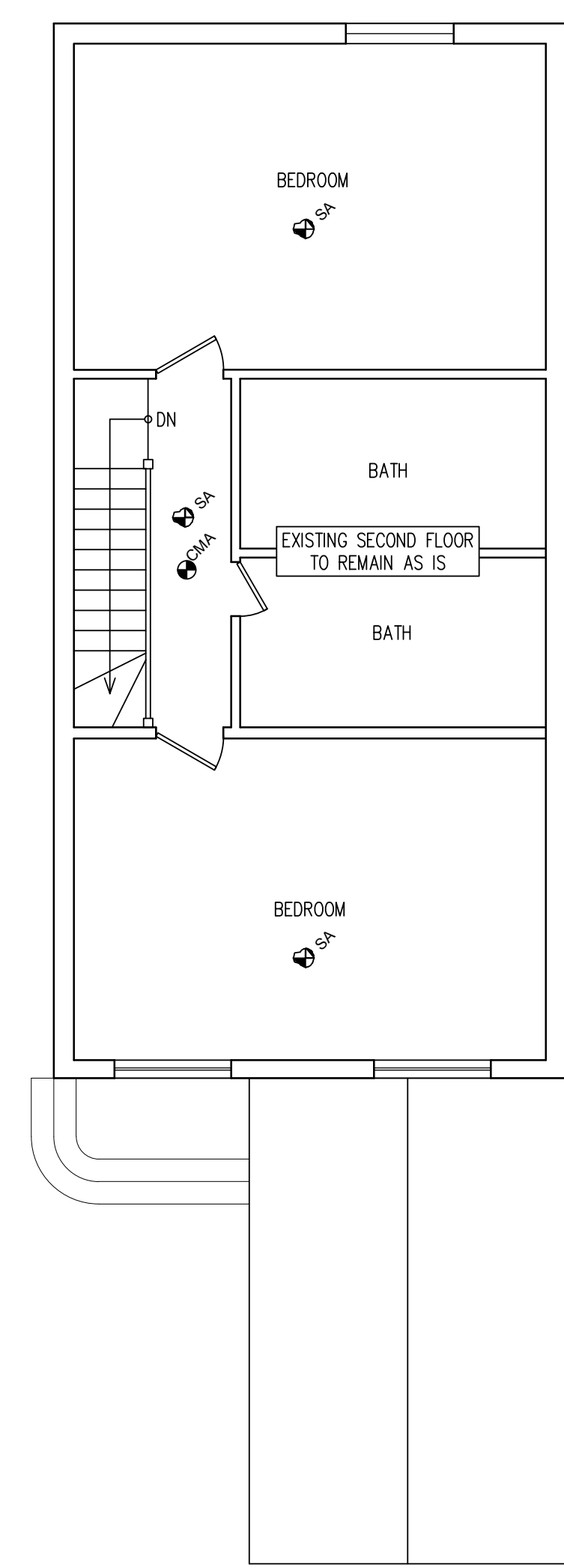
SITE PLAN - 82 LARKSMERE COURT  
 SCALE: 1:100 (1/8"=1'-0")



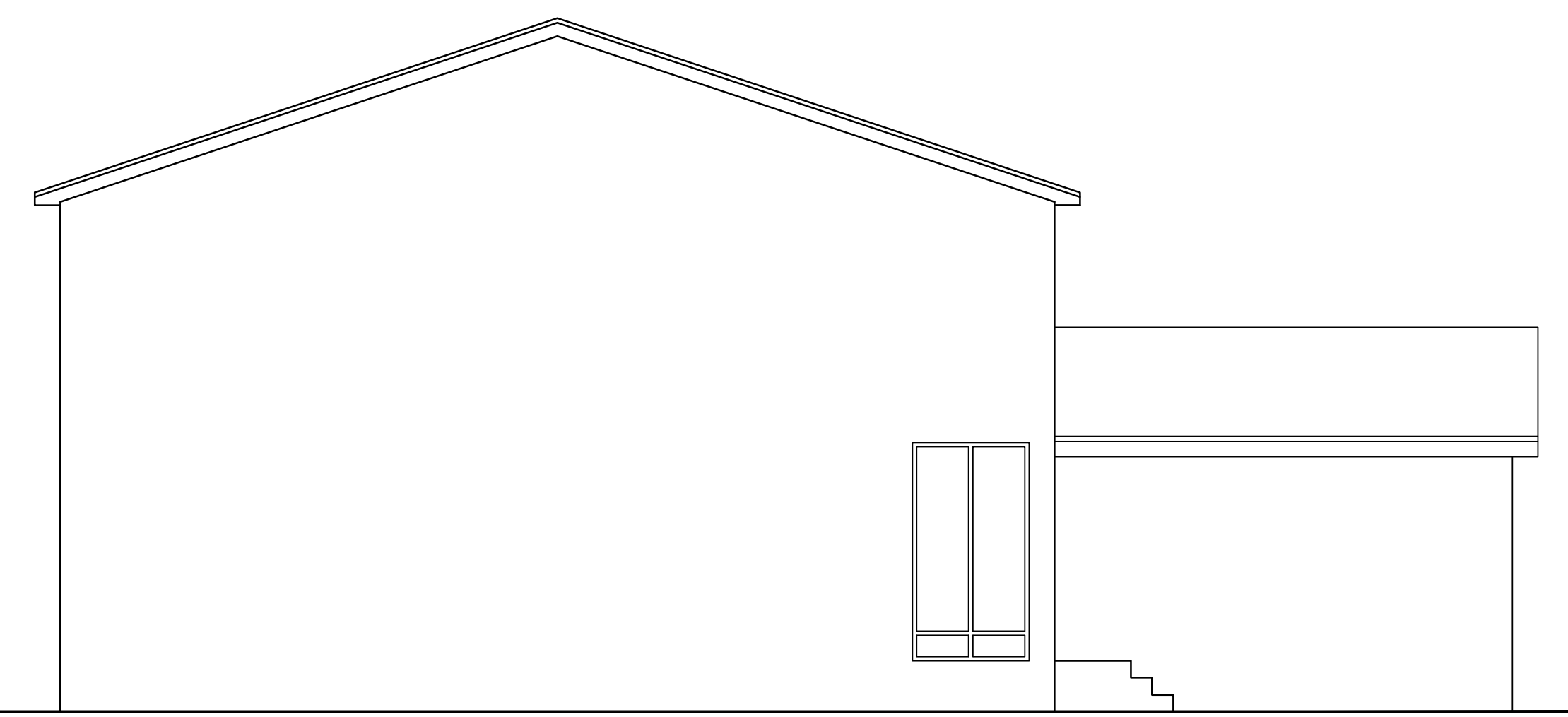
EXISTING BASEMENT  
 SCALE: 3/16"=1'-0"



EXISTING MAIN FLOOR  
 SCALE: 3/16"=1'-0"



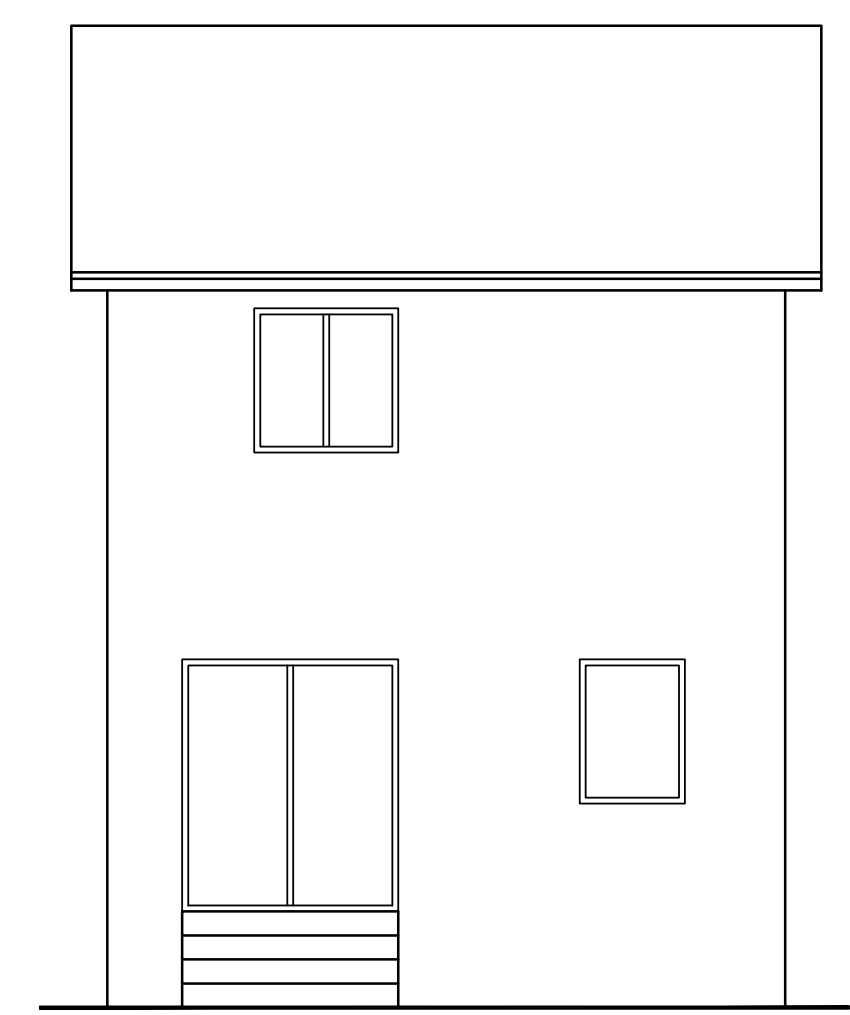
EXISTING SECOND FLOOR  
 SCALE: 3/16"=1'-0"



EXISTING LEFT ELEVATION (NORTH)  
 SCALE: 3/16"=1'-0"



EXISTING FRONT ELEVATION (WEST)  
 SCALE: 3/16"=1'-0"



EXISTING BACK ELEVATION (EAST)  
 SCALE: 3/16"=1'-0"

- NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
- CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS & CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK. (ALL DISCREPANCIES TO BE REPORTED TO THE OWNER)
- ALL INTERIOR AND EXTERIOR FINISHES AND COLOURS ARE TO BE APPROVED BY THE OWNER
- DO NOT SCALE DRAWINGS.
- ALL WORK TO CONFORM TO ALL GOVERNING CODE AND BY-LAWS
- SMOKE ALARM - OBC 9.10.19
  - PROVIDE ONE PER FLOOR NEAR THE STAIRS, IN EVERY SLEEPING ROOM & IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY
  - ALARMS TO BE CONNECTED IN CIRCUIT, INTERCONNECTED SO ALL ALARMS SOUND WHEN ONE SOUNDS, TO BE PROVIDED WITH A BATTERY BACKUP & TO HAVE A VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE ALARM - OBC 9.33.4
  - WHERE THERE IS A SOLID FUEL BURNING APPLIANCE A CMA SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA
  - CMA TO BE WIRED SO WHEN ACTIVATED, THE SMOKE ALARM WILL SOUND

THE UNDERSIGNED HAS REVIEW AND TAKE RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION / REGISTRATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.3.(5) AND/OR 3.2.4.7 DIVISION C OF THE ONTARIO BUILDING CODE.

NAME: **CESAR ALARCON ONTIVEROS** INDIVIDUAL BCIN: **122317**  
 FIRM NAME: **ARQ** FIRM BCIN: **123678**

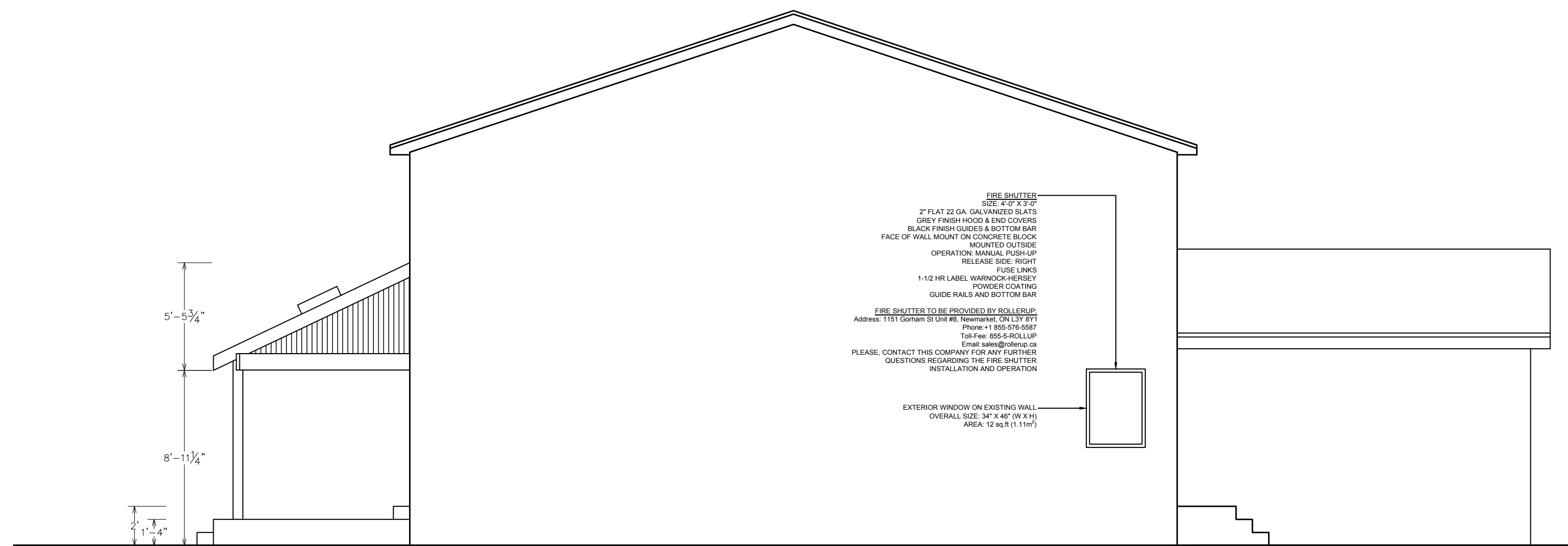
SIGNATURE: \_\_\_\_\_  
 THIS DOCUMENT MUST BE SIGNED ABOVE TO BE VALID.  
 REPRODUCTIONS SHOULD NOT BE ACCEPTED.

ADDRESS:  
**82 LARKSMERE COURT**

**SITE AND EXISTING PLANS**

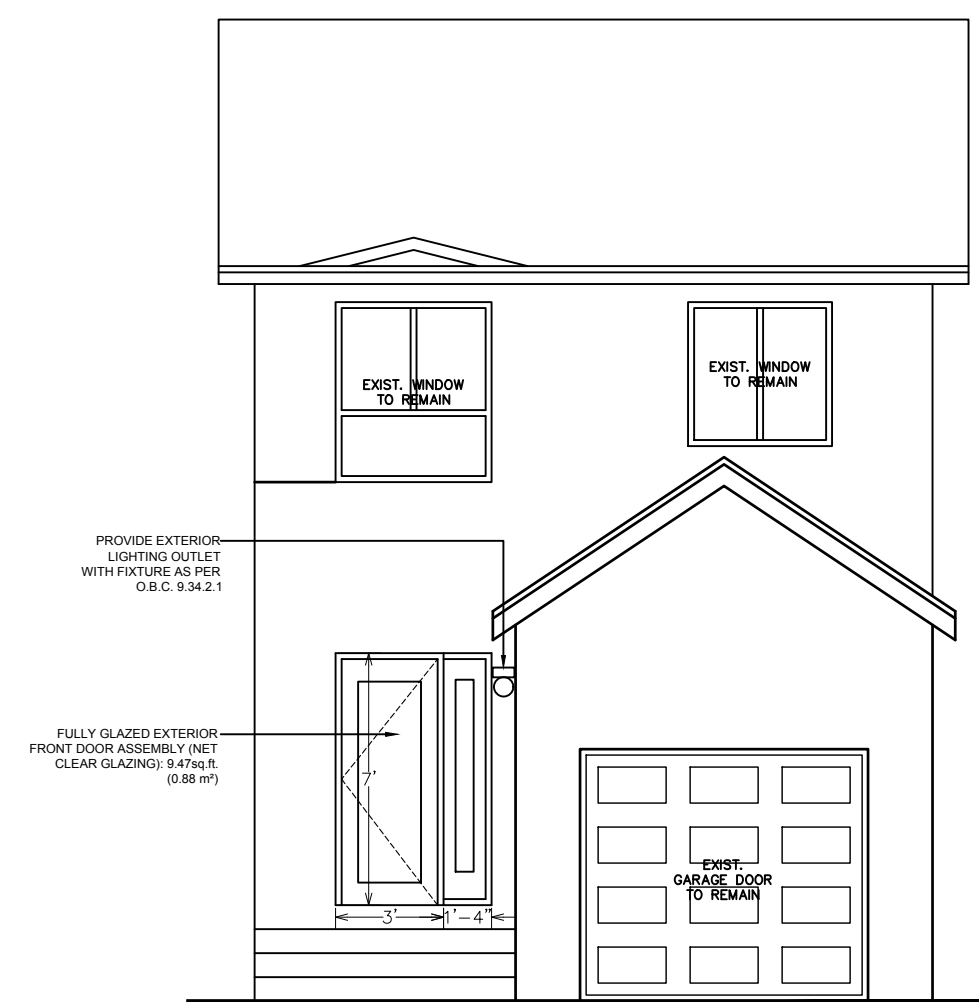
DATE: **AUG 2024**  
 SCALE: **INDICATED**

**A01**

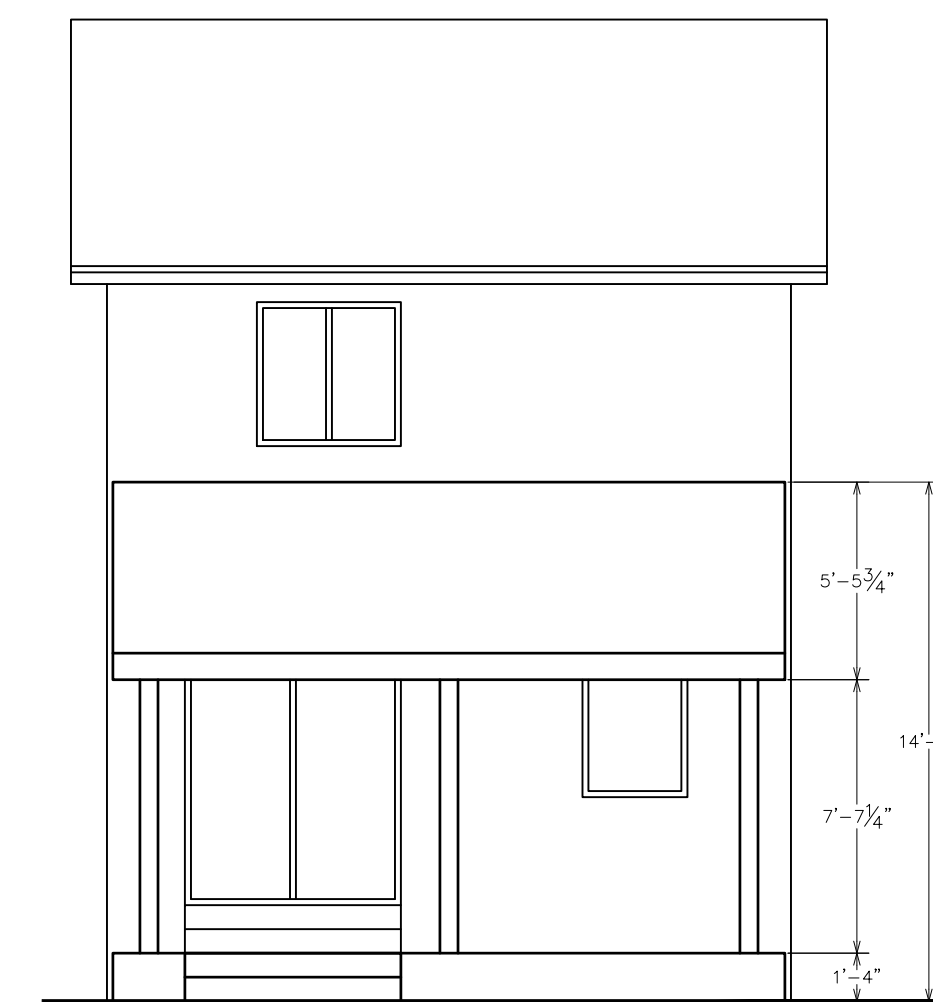


RIGHT ELEVATION WALL AREA= 910.8 sq.ft. [84.6m<sup>2</sup>]  
 PROPOSED AREA OF OPENINGS= 12 sq.ft. [1.11m<sup>2</sup>]= 1.31%  
 MAX. PERCENTAGE ALLOWED (O.B.C. TABLE 9.10.15.4)= 0%

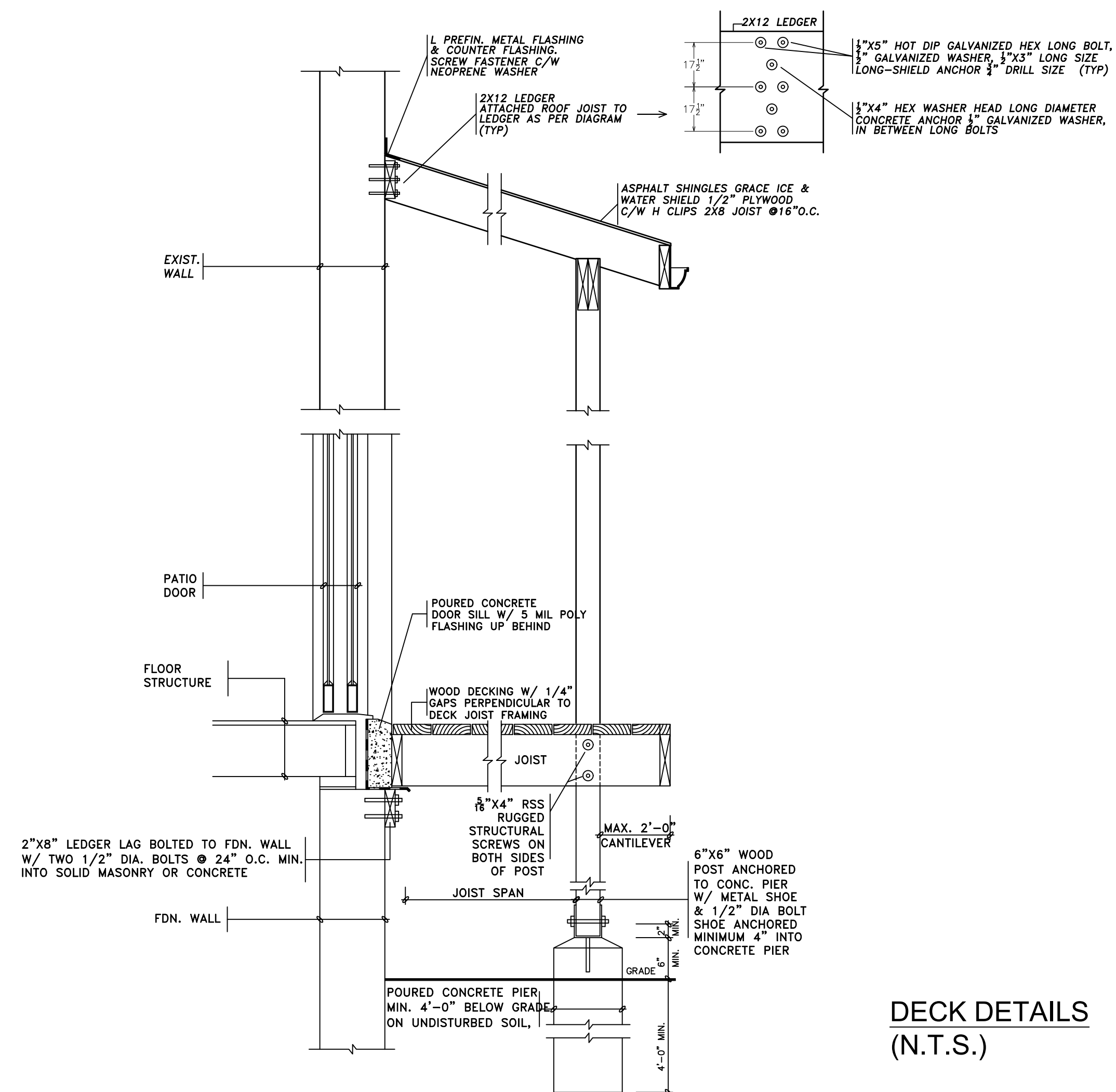
PROPOSED LEFT ELEVATION (NORTH)  
 SCALE: 3/16"=1'-0"



PROPOSED FRONT ELEVATION (WEST)  
 SCALE: 3/16"=1'-0"



PROPOSED BACK ELEVATION (EAST)  
 SCALE: 3/16"=1'-0"



DECK DETAILS  
 (N.T.S.)

- NO WORK TO PROCEED PRIOR TO OBTAINING BUILDING PERMIT.
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- SMOKE ALARM - OBC 9.10.19**  
 - PROVIDE ONE PER FLOOR NEAR THE STAIRS, IN EVERY SLEEPING ROOM & IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY  
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**QUALIFICATION / REGISTRATION INFORMATION**  
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.3 (5) AND/OR 3.2.4.7 DIVISION C OF THE ONTARIO BUILDING CODE.

NAME: **CESAR ALARCON ONTIVEROS** INDIVIDUAL BCIN: **122317**  
 FIRM NAME: **ARQ** FIRM BCIN: **123678**

SIGNATURE: \_\_\_\_\_  
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ADDRESS:  
**82 LARKSMERE COURT**

**ELEVATIONS  
 AND DETAILS**

DATE: FEB 2026

SCALE: INDICATED

**A03**