

CC13.4 - Confidential Attachment 3 - made public on December 20, 2019

A& Architects Inc.

A& Associates Architects Inc.

6 Carlaw Ave, Suite 205B
Toronto Ontario M4M 2R5

1386 KINGSTON RD

PROJECT NUMBER: 15-132
PROJECT ADDRESS: 1386 KINGSTON RD

04 DECEMBER 2019

ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER PAGE
A002	CONTEXT
A003	STATISTICS
A004	SURVEY
A005	Unnamed
A101	P2 LEVEL
A102	P1 LEVEL
A200	LEVEL 1_CAR MANEUVERING
A201	LEVEL 1
A202	LEVEL 2
A203	LEVEL 3
A204	LEVEL 4

ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name
A205	LEVEL 5
A206	LEVEL 6
A207	MECHANICAL
A301	SOUTH ELEVATION
A302	EAST ELEVATION
A303	NORTH ELEVATION
A304	WEST ELEVATION
A400	SECTION-1
A401	SECTON-2
A404	VIEW-01
A405	VIEW-02
A408	CAR ELEV

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ATRIA
DEVELOPMENT

1386 KINGSTON RD

DRAWN SR	SCALE
CHECKED AL	DATE Issue Date
SHEET NAME COVER PAGE	
PROJECT NO. 15-132	SHEET NO. A000



- Subject Lands**
- 1 1316, 1318, 1320 Kingston Rd.
 - 2 1340 Kingston Rd.
 - 3 1346, 1355, 1364 Kingston Rd.
 - 4 1390, 1394, 1396, 1400 Kingston Rd.
 - 5 1476-1496 Kingston Rd.



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DEVELOPMENT

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SR	
CHECKED	DATE
Checker	Issue Date

SHEET NAME
CONTEXT PLAN

PROJECT NO. 15-132	SHEET NO. A001
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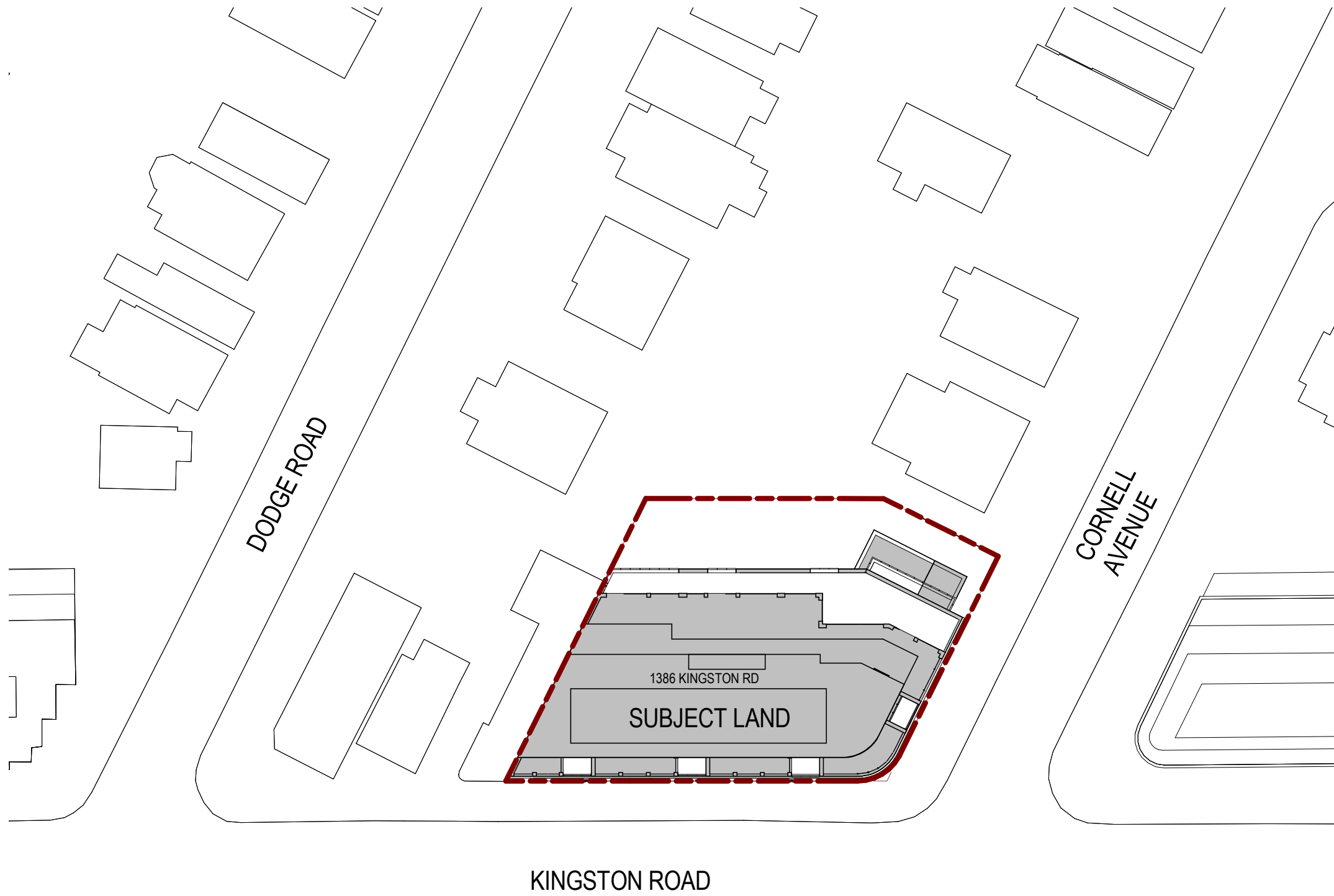
WSP

ATRIA
DEVELOPMENT

Ferris + Associates Inc.
Landscape Architecture and Urban Design

WIND
associates
planning + urban design

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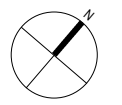
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SR	1 : 500
CHECKED	DATE
AL	Issue Date

SHEET NAME
CONTEXT

PROJECT NO. 15-132	SHEET NO. A002
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STATISTICS

Level	RESIDENTIAL AREA		RESIDENTIAL AREA		RESIDENTIAL AREA		RESIDENTIAL AREA		RESIDENTIAL UNIT COUNT				
	GCA	GCA sf	GFA	GFA sf	SALEABLE	SALEABLE sf	AMENITY	ONE BEDROOM	ONE BEDROOM DEN	TWO BEDROOMS	TWO BEDROOMS DEN	THREE BEDROOMS	NET UNIT
LEVEL 1	710 m ²	7,646 SF	670 m ²	7,211 SF	417 m ²	4,488 SF	66 m ²	0	0	1	6	0	7
LEVEL 2	776 m ²	8,354 SF	776 m ²	8,354 SF	671 m ²	7,219 SF	0 m ²	3	1	1	0	0	5
LEVEL 3	793 m ²	8,535 SF	793 m ²	8,535 SF	718 m ²	7,727 SF	0 m ²	2	2	1	2	1	8
LEVEL 4	691 m ²	7,442 SF	691 m ²	7,442 SF	624 m ²	6,718 SF	0 m ²	0	2	1	2	1	6
LEVEL 5	480 m ²	5,166 SF	480 m ²	5,166 SF	406 m ²	4,370 SF	0 m ²	0	0	0	0	4	4
LEVEL 6	388 m ²	4,174 SF	388 m ²	4,174 SF	356 m ²	3,829 SF	0 m ²	0	0	0	0	0	0
MECHANICAL	157 m ²	1,689 SF	0 m ²	0 SF	0 m ²	0 SF	0 m ²	0	0	0	0	0	0
Grand total: 102	3,995 m ²	43,006 SF	3,798 m ²	40,882 SF	3,191 m ²	34,351 SF	66 m ²	5	5	4	10	6	30

UNIT BREAKDOWN

Level	RESIDENTIAL UNIT COUNT					
	ONE BEDROOM	ONE BEDROOM DEN	TWO BEDROOMS	TWO BEDROOMS DEN	THREE BEDROOMS	NET UNIT
LEVEL 1	0	0	1	6	0	7
LEVEL 2	3	1	1	0	0	5
LEVEL 3	2	2	1	2	1	8
LEVEL 4	0	2	1	2	1	6
LEVEL 5	0	0	0	0	4	4
LEVEL 6	0	0	0	0	0	0
TOTAL	5	5	4	10	6	30
	% 1 BED	% 1 BED DEN	% 2 BED	% 2 BED DEN	% 3 BED	
	17	17	13	33	20	

AMENITY AREA

Level	AMENITY INTERIOR	AMENITY EXTERIOR
LEVEL 1	66 m ²	47 m ²
	66 m ²	47 m ²

COVERAGE _INCLUDED BALCONIES : (901 /1172)= 0.76
 COVERAGE BASE ON NEW SITE AREA _INCLUDED BALCONIES: (901/1170)= 0.77

DENSITY: (3,798/1172)= 3.24
 DENSITY BASE ON NEW SITE AREA: (3,798/1170)= 3.24

AVERAGE GRADE: +135.00 ((135.35+135.25+134.45)/3)
 AVERAGE GRADE @REAR (45 ANGULAR PLAN) : +134.40 (134.15+134.165)/2

SITE AREA: 1172 m²
 NEW SITE AREA(5M RADIUS INCLUDED): 1170 m²

EFFICIENCY: (Saleable/GFA) 0.84%
 AVERAGE UNIT SIZE : (3,191 / 30) 106.3 SM 1,148 SF
 PARKINGS: 36
 RATIO: 1.2

PAGE 8

PARKING REQUIREMENT (POLICY "4")	1B	1B+D	2B	2B+D	3B	TOTAL REQUIRED
	5	5	4	10	6	
RESIDENT	5x0.8=4	5x0.8=4	4x0.9=3.6	10x0.9=9	6x1.1=6.6	27
VISITOR	5x0.15=0.75	5x0.15=0.75	4x0.15=0.6	10x0.15=1.5	6x0.15=0.9	4

PARKING	REQUIRED	PROVIDED
RESIDENT	27	32
VISITOR	4	4
TOTAL	31	36

BIKE	REQUIRED	PROVIDED
VISITOR	30 x 0.10 3	6
RESIDENT	30 x 0.90 27	29
TOTAL	30	35

BIRCHCLIFF COMMUNITY

BY-LAW NUMBER 8786

Front Lot Line

shall mean the line which divides a lot from a street. On a corner lot, the shortest of the lines which divide a lot from a street shall be deemed to be the front lot line.

Games Arcade

shall mean an establishment where one or more electronic or manually operated games machines are used for recreation, entertainment or amusement. A bowling alley, billiard hall or pool hall is not considered to be a Games Arcade.

Gross Floor Area

shall mean the area of all floors, including basements and mezzanine floors, except that storage rooms and washrooms located in the basement, parking structures including ramps and driveways, and utility rooms shall not be included. Gross floor area shall be measured to the external faces of the exterior walls, except that gross floor area of a use occupying a portion of a building shall be measured to the centre line of dividing walls and the external faces of the exterior walls. Where there is no dividing wall between uses, the gross floor area shall be measured to the dividing line between uses.

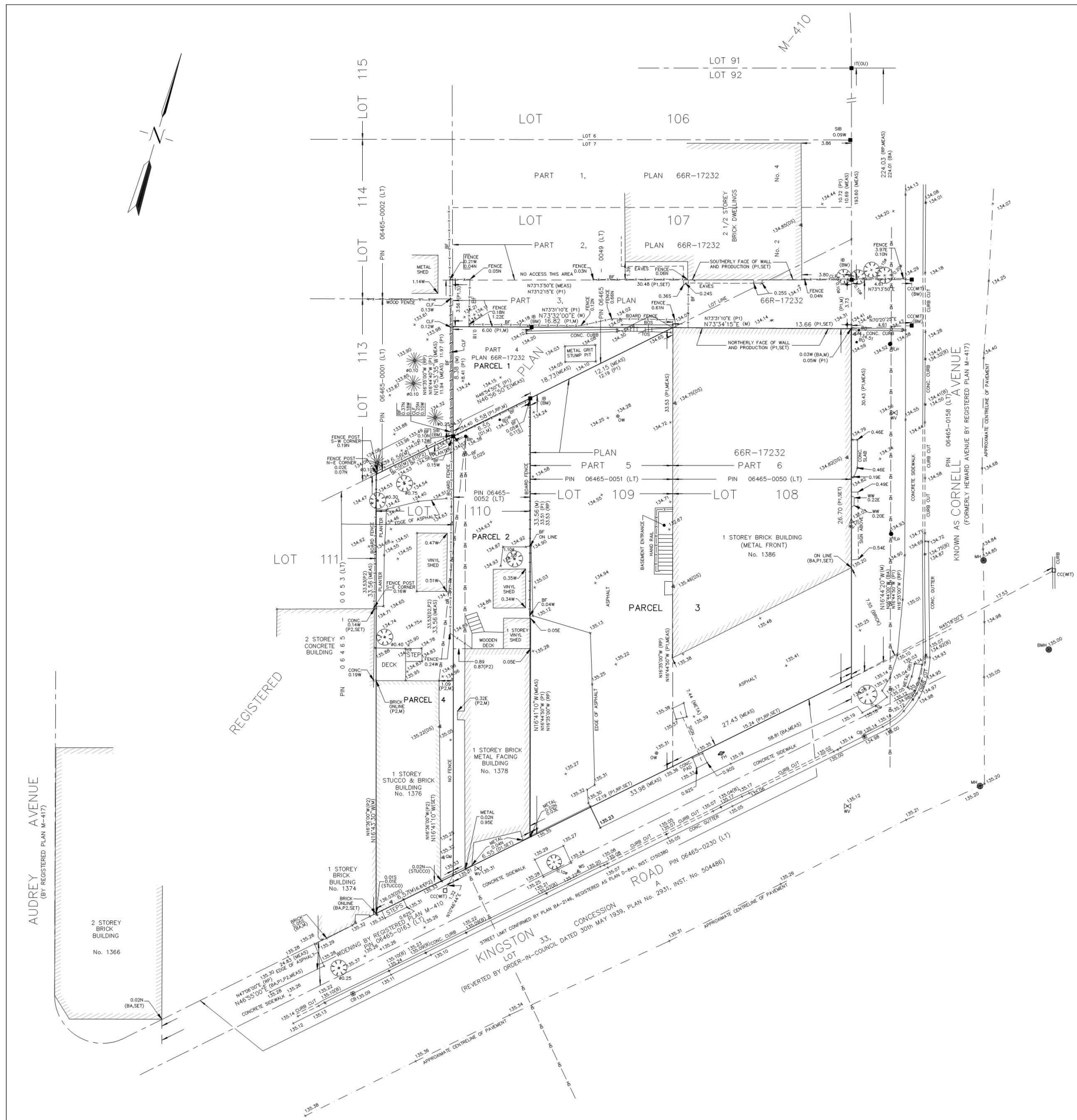
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CHECKED AL	DATE Issue Date
SHEET NAME STATISTICS	
PROJECT NO. 15-132	SHEET NO. A003



SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHY
 PART 1
 PLAN OF
 PART OF LOTS 107, 108
 ALL OF LOTS 109, 110
 REGISTERED PLAN M-410
 CITY OF TORONTO
 (FORMERLY CITY OF SCARBOROUGH)

SCALE 1 : 150

 R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND
 BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM HORIZONTAL CONTROL MONUMENTS No. 0201982696 AND No. 0201981232, ZONE 10, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE, (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-1997))
 HCM No. 02019660696 HCM No. 0201981232
 N 4838472.481 N 4838697.639
 E 323068.609 E 323076.559
 DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998832
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. 12419660735, HAVING AN ELEVATION = 134.907 metres.
 ELEVATIONS AS SHOWN AT CONCRETE CURB INDICATE THE TOP OF CURB UNLESS OTHERWISE NOTED.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IR DENOTES IRON BAR
- CC DENOTES CUT CROSS
- IT DENOTES IRON TUBE
- WT DENOTES WITNESS
- MEAS/M DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- S DENOTES SET
- P1 DENOTES PLAN 66R-17232
- P2 DENOTES BUILDING LOCATION SURVEY BY TOM CZERWINSKI SURVEYING LTD., O.L.S. DATED JUNE 2, 1986
- RP DENOTES REGISTERED PLAN M-410
- BM DENOTES BLANK MARTIN SURVEYING LIMITED, O.L.S.
- D1 DENOTES PCL 110-2, SEC M-410 (PIN 06465-0052 (LT))
- D2 DENOTES PCL 110-1, SEC M-410 (PIN 06465-0053 (LT))
- BA DENOTES PLAN BA-2146
- BGW DENOTES BELL GUY WIRE
- BF DENOTES BOARD FENCE
- BMH DENOTES BELL MANHOLE
- B DENOTES BOTTOM OF CURB
- BO/S DENOTES BOTTOM OF SLOPE
- BO DENOTES BOLLARDS
- BP DENOTES BELL POLE
- CB DENOTES CATCH BASIN
- CONC. DENOTES CONCRETE
- CLF DENOTES CHAIN LINK FENCE
- DS DENOTES DOOR SILL
- FH DENOTES FIRE HYDRANT
- HELP DENOTES HYDRO LIGHT POLE
- OW DENOTES OBSERVATION WELL
- OH DENOTES OVERHEAD WIRE
- MH DENOTES MANHOLE
- TOS DENOTES TOP OF SLOPE
- WV DENOTES WINDOW WELL
- WS DENOTES WARNING SIGN
- WV DENOTES WATER VALVE

- DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
- DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres

DENOTES SPOT ELEVATION

PROPERTY PARCEL NUMBER	AREA (m ²)
1	70.5
2	197.0
3	777.2
4	197.8

PART 2 REPORT SUMMARY 1378 AND 1386 KINGSTON ROAD AND PART OF 2 CORNELL AVENUE
 - BUILDING TIES ARE AS SHOWN ON PLAN.
 - THERE IS NO REGISTERED EASEMENT ON TITLES

PREPARED FOR : HANSALEX CORP.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF NOVEMBER, 2016
 NOVEMBER 28, 2016
 DATE _____ GEORGE C. M. LO
 Ontario Land Surveyor

R. AVIS SURVEYING INC.
 SUITE 203
 235 YORKLAND BOULEVARD
 TORONTO, ONTARIO
 M2J 4Y8
 TEL: (416) 490-8352 FAX: (416) 491-6206
 EMAIL: office@ravisurveying.com

CHECKED BY : G.L. O.L.S.
 CALCULATED BY : SR/BL PROJECT No. : 2959-1
 DRAWN BY : SR/BL DRAWING No. : 2959-1T.DWG

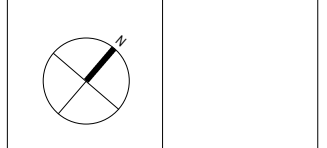
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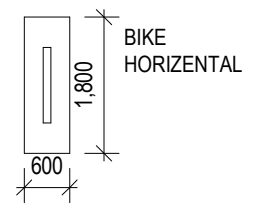
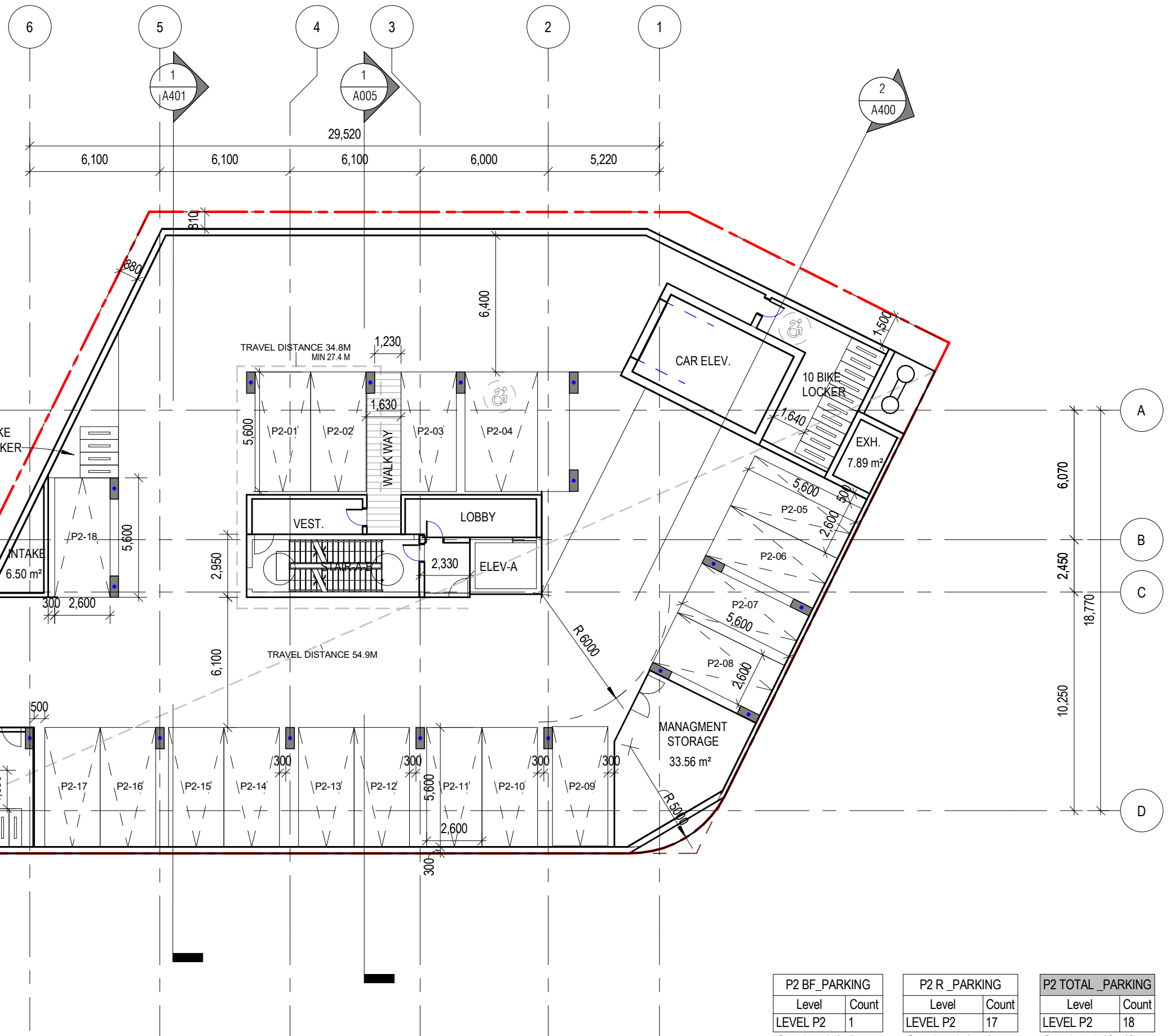


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SHEET NAME	
SURVEY	

PROJECT NO. 15-132 SHEET NO. A004

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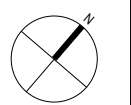
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DRAWN	SCALE
SR	As indicated
CHECKED	DATE
AL	Issue Date

SHEET NAME
P2 LEVEL

PROJECT NO. 15-132	SHEET NO. A101
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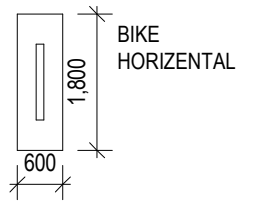
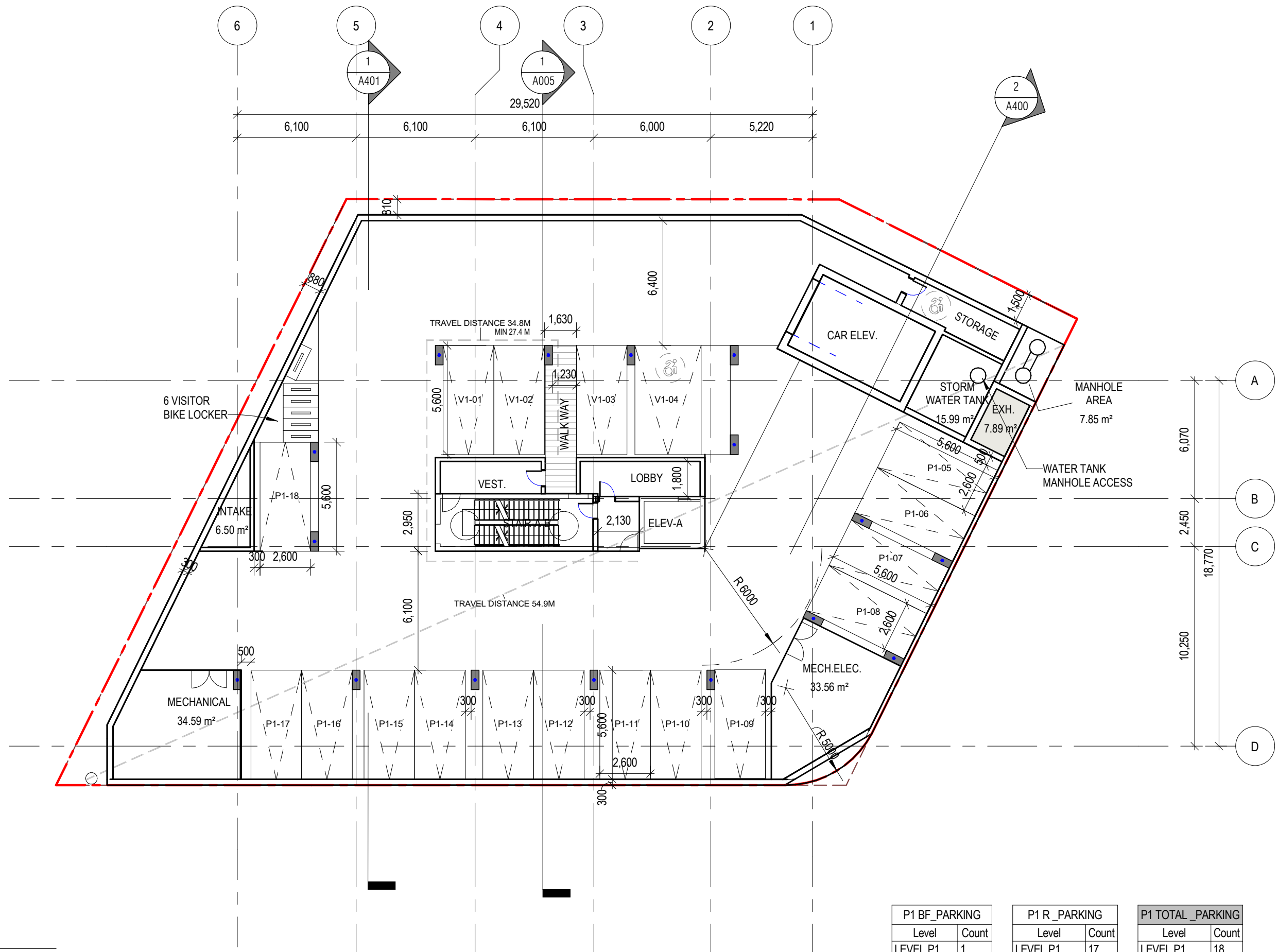
1 LEVEL P2
 A101 1: 200

P2 BF_PARKING	
Level	Count
LEVEL P2	1
Grand total:	1 1

P2 R_PARKING	
Level	Count
LEVEL P2	17
Grand total:	17 17

P2 TOTAL_PARKING	
Level	Count
LEVEL P2	18
Grand total:	18 18

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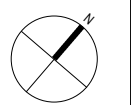
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SR	As indicated
CHECKED	DATE
AL	Issue Date

SHEET NAME
P1 LEVEL

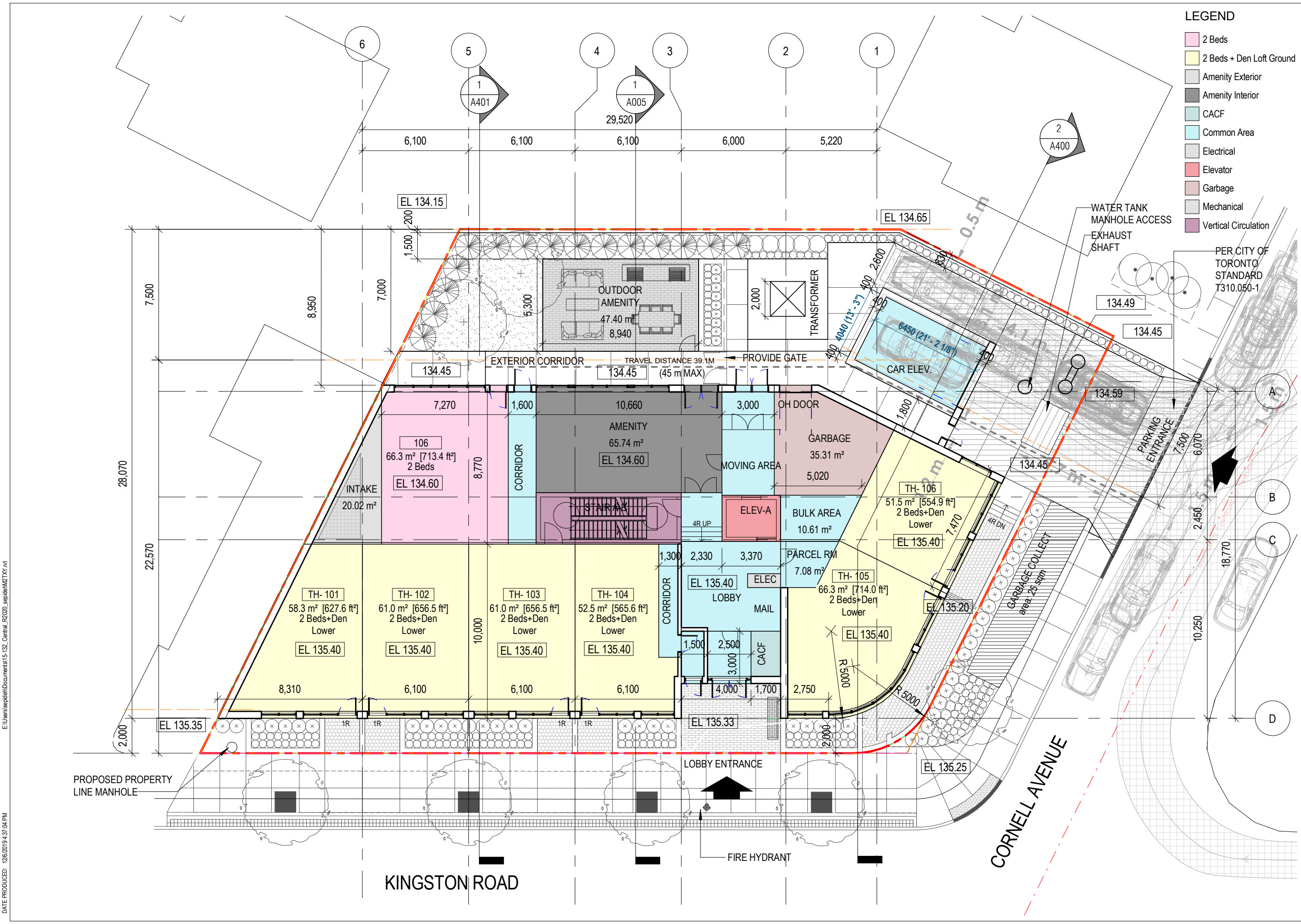
PROJECT NO. 15-132	SHEET NO. A102
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1 LEVEL P1
 A102 1:200

P1 BF_PARKING	
Level	Count
LEVEL P1	1
Grand total:	1 1

P1 R_PARKING	
Level	Count
LEVEL P1	17
Grand total:	17 17

P1 TOTAL_PARKING	
Level	Count
LEVEL P1	18
Grand total:	18 18



- LEGEND**
- 2 Beds
 - 2 Beds + Den Loft Ground
 - Amenity Exterior
 - Amenity Interior
 - CACF
 - Common Area
 - Electrical
 - Elevator
 - Garbage
 - Mechanical
 - Vertical Circulation

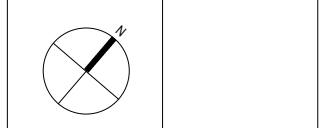
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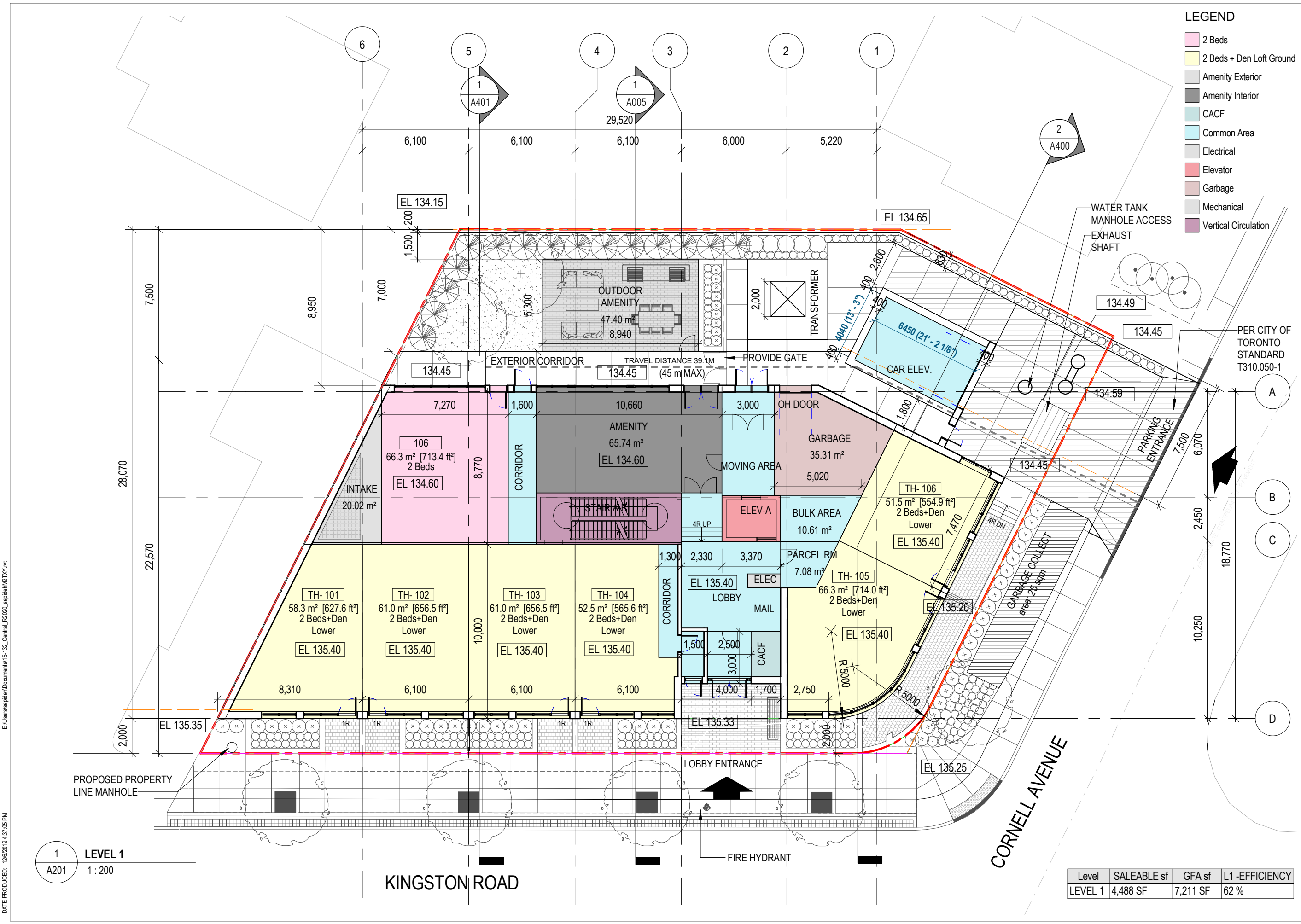
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SR	1 : 200
CHECKED	DATE
Checker	Issue Date

SHEET NAME
LEVEL 1_CAR MANEUVERING

PROJECT NO. 15-132	SHEET NO. A200
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LEGEND

- 2 Beds
- 2 Beds + Den Loft Ground
- Amenity Exterior
- Amenity Interior
- CACF
- Common Area
- Electrical
- Elevator
- Garbage
- Mechanical
- Vertical Circulation

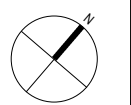
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SR	1 : 200
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AL	Issue Date

SHEET NAME
LEVEL 1

Level	SALEABLE sf	GFA sf	L1 -EFFICIENCY
LEVEL 1	4,488 SF	7,211 SF	62 %

PROJECT NO. 15-132	SHEET NO. A201
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1 LEVEL 1
 A201 1 : 200

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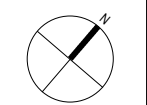
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DRAWN	SCALE
SR	1 : 200
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AL	Issue Date

SHEET NAME
LEVEL 2

PROJECT NO.	SHEET NO.
15-132	A202

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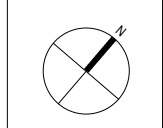
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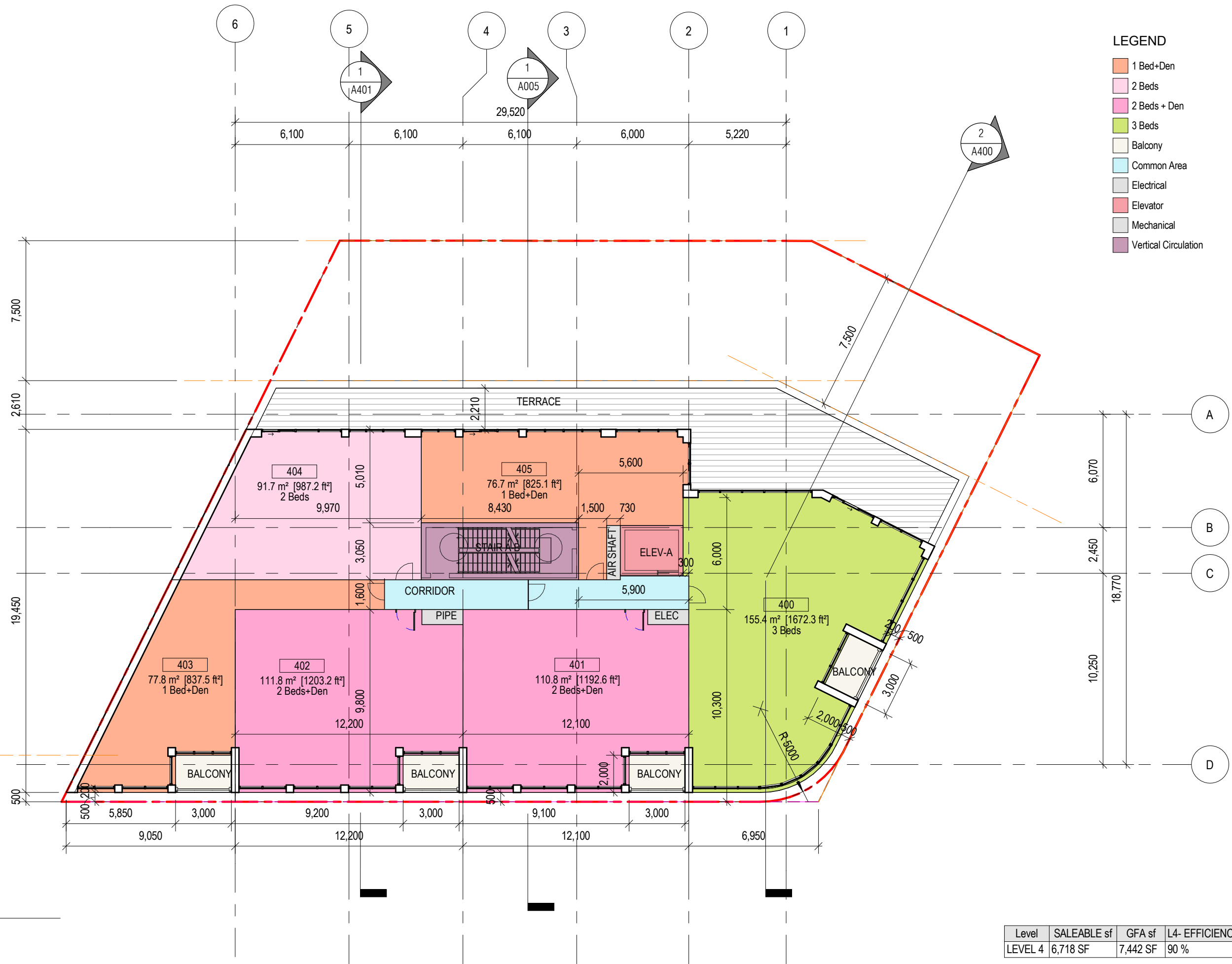
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CHECKED	DATE
AL	Issue Date

SHEET NAME
LEVEL 3

PROJECT NO. 15-132	SHEET NO. A203
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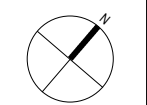
CONFIDENTIAL
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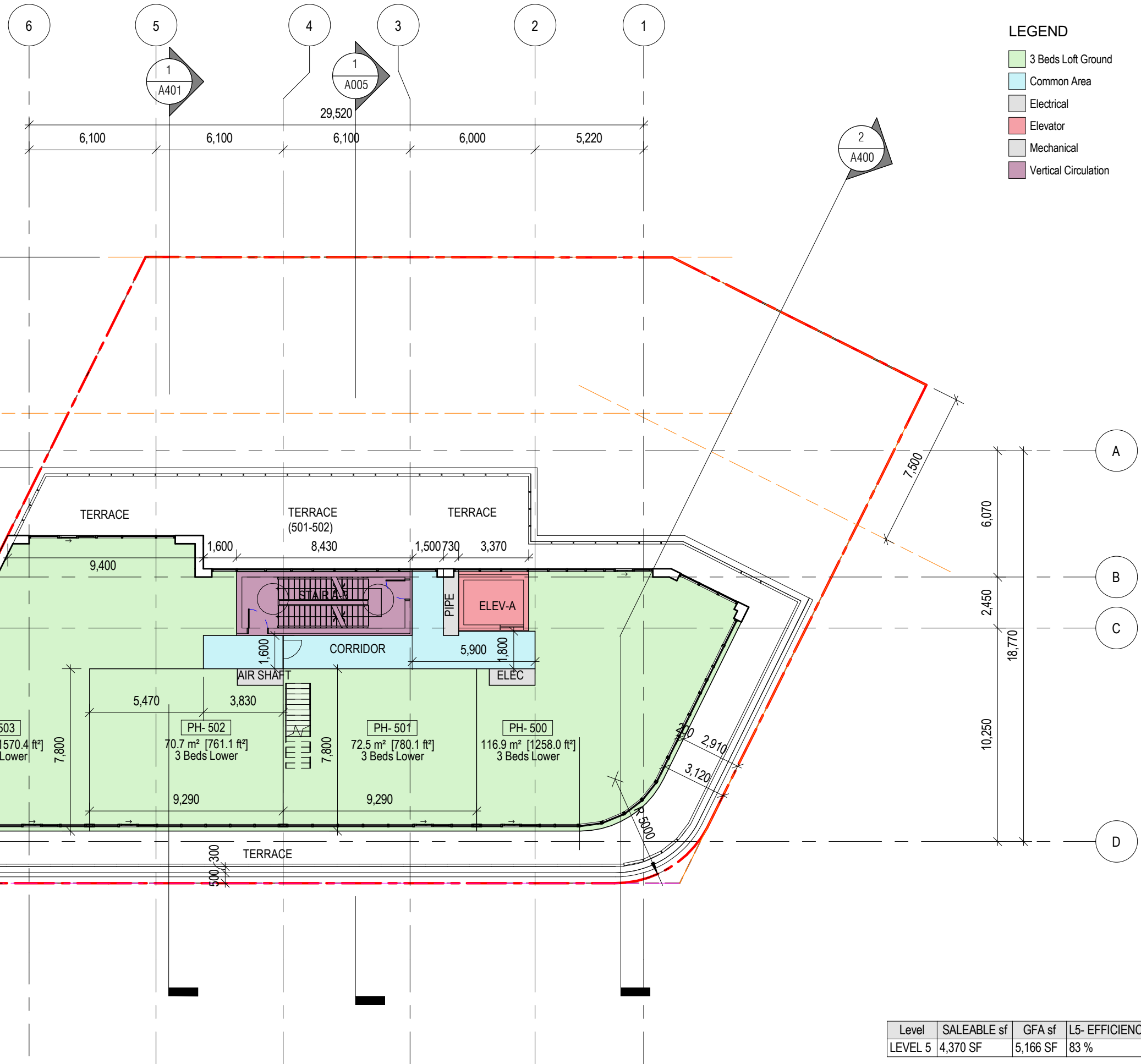
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CHECKED	DATE
AL	Issue Date

SHEET NAME
LEVEL 4

PROJECT NO. 15-132	SHEET NO. A204
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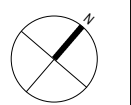
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SHEET NAME
LEVEL 5

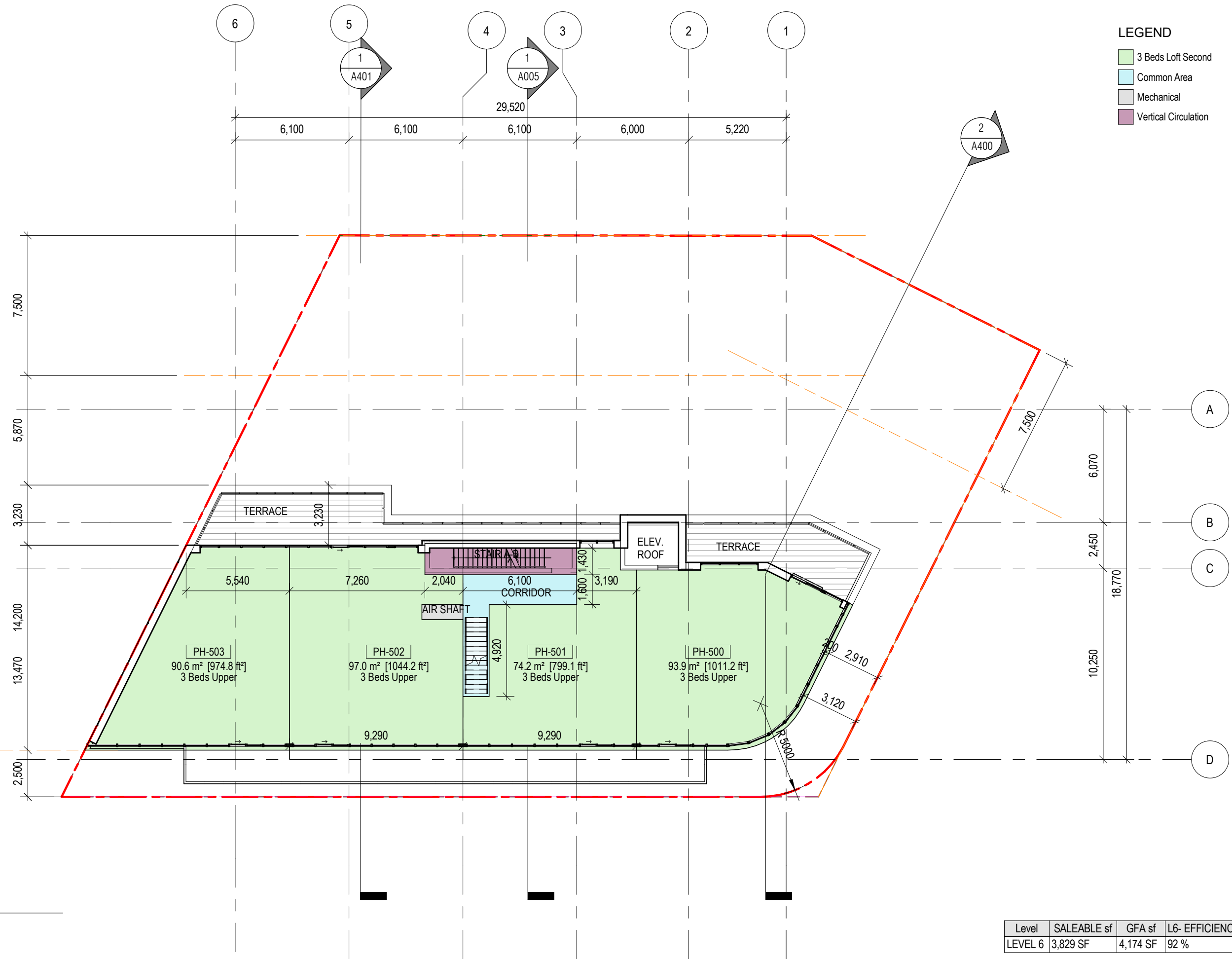
Level	SALEABLE sf	GFA sf	L5- EFFICIENCY
LEVEL 5	4,370 SF	5,166 SF	83 %

PROJECT NO. 15-132	SHEET NO. A205
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1 LEVEL 5
 A205 1 : 200

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LEGEND

- 3 Beds Loft Second
- Common Area
- Mechanical
- Vertical Circulation

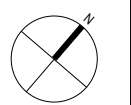
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SHEET NAME
LEVEL 6

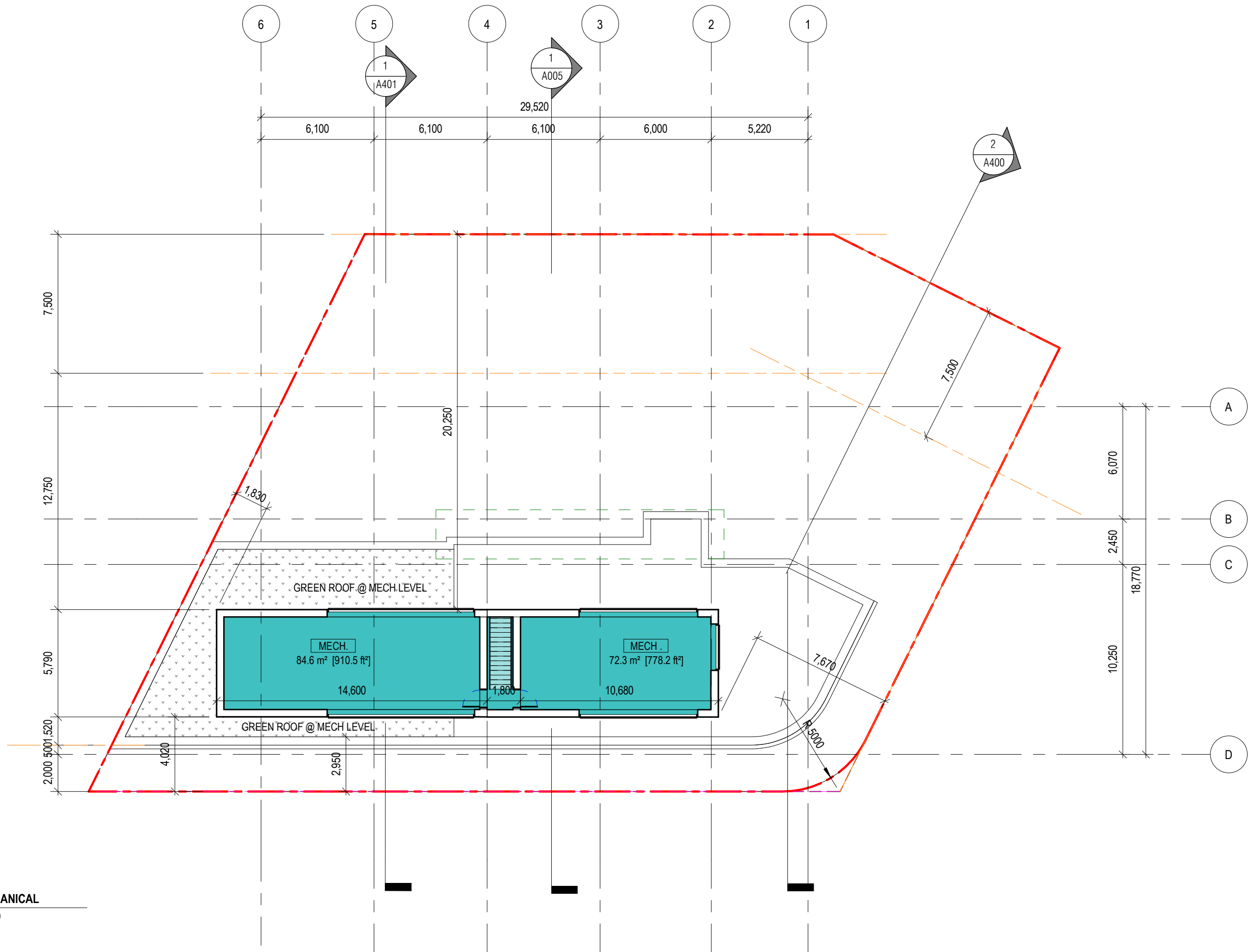
Level	SALEABLE sf	GFA sf	L6- EFFICIENCY
LEVEL 6	3,829 SF	4,174 SF	92 %

PROJECT NO. 15-132	SHEET NO. A206
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1 **LEVEL 6**
 A206 1 : 200

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1 MECHANICAL
A207 1 : 200

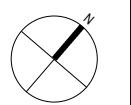
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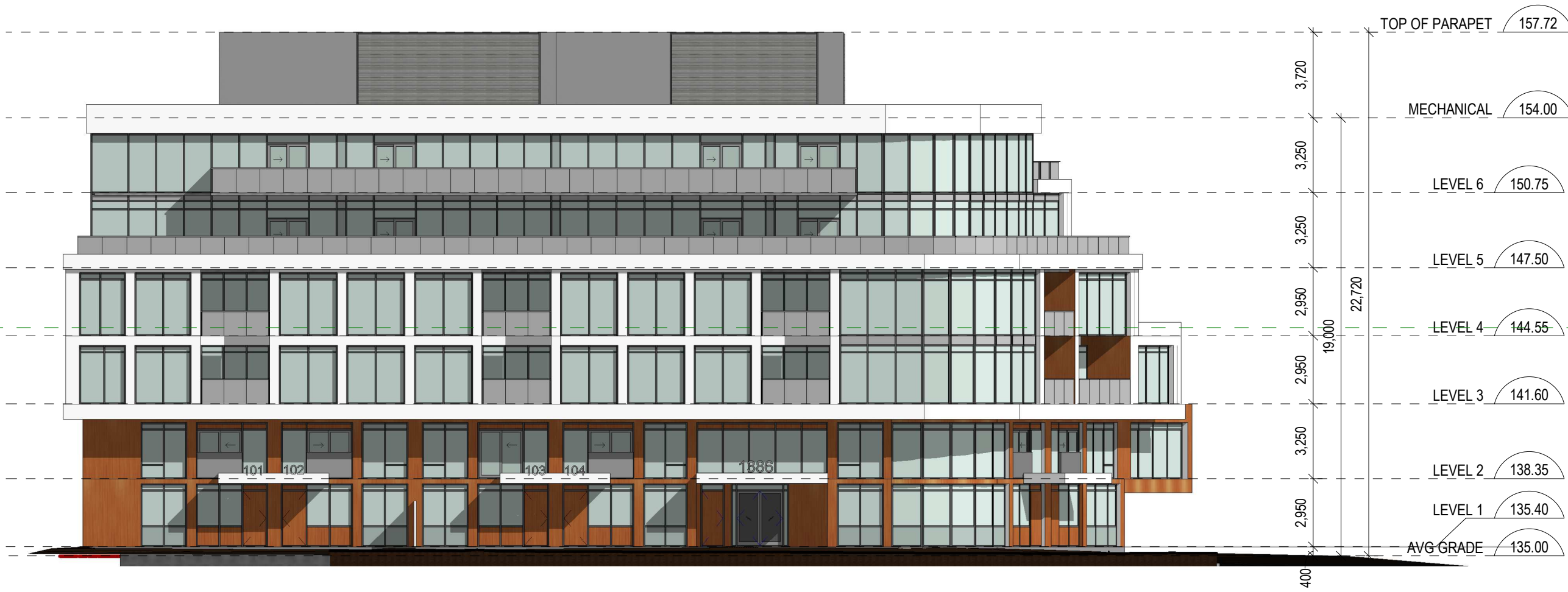
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CHECKED	DATE
AL	Issue Date

SHEET NAME
MECHANICAL

PROJECT NO. 15-132	SHEET NO. A207
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1 SOUTH ELEVATION
A301 1 : 200

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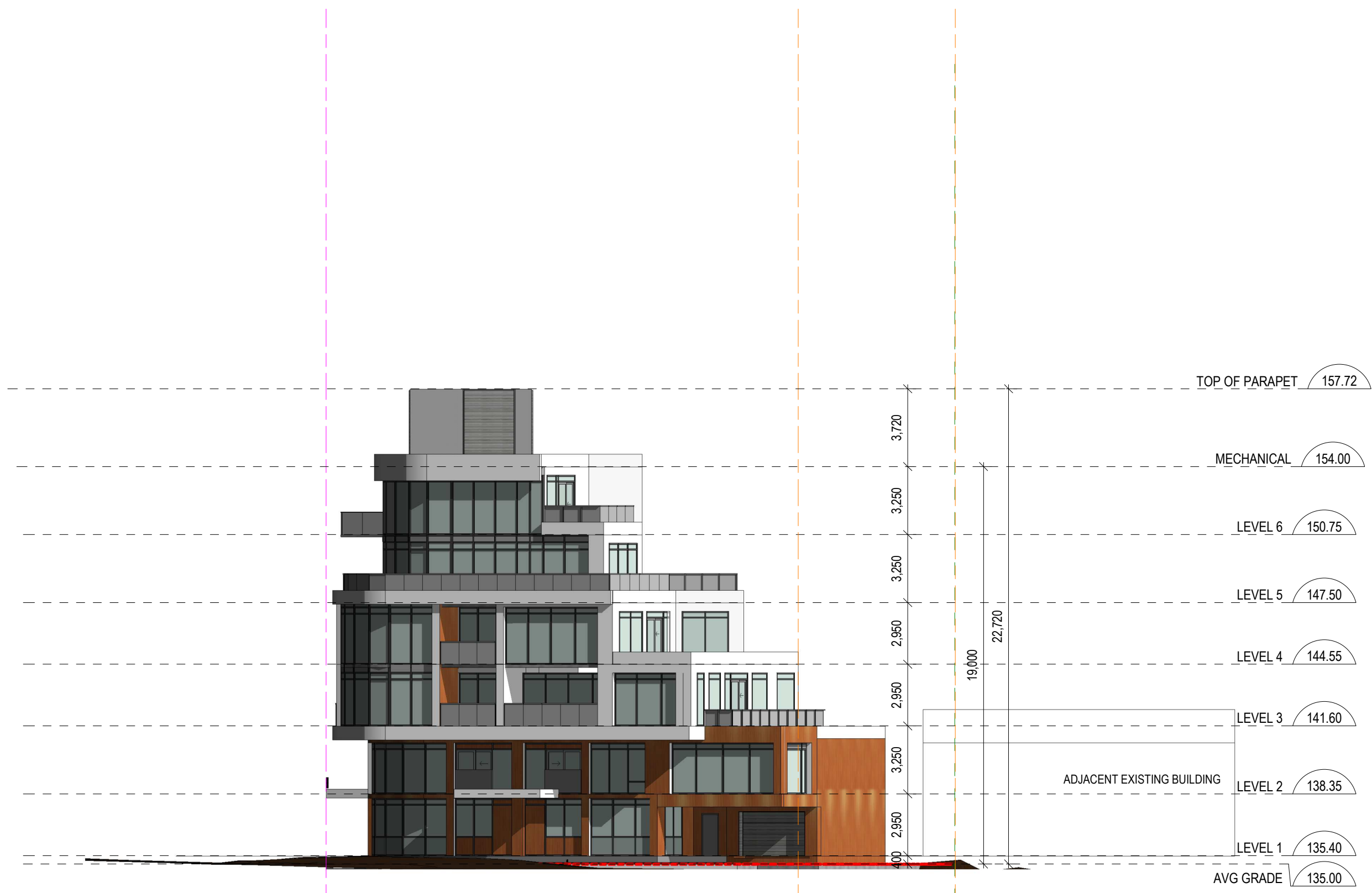
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CHECKED	DATE
AL	Issue Date

SHEET NAME
SOUTH ELEVATION

PROJECT NO. 15-132	SHEET NO. A301
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1 EAST ELEVATION
A302 1:200

CONFIDENTIAL
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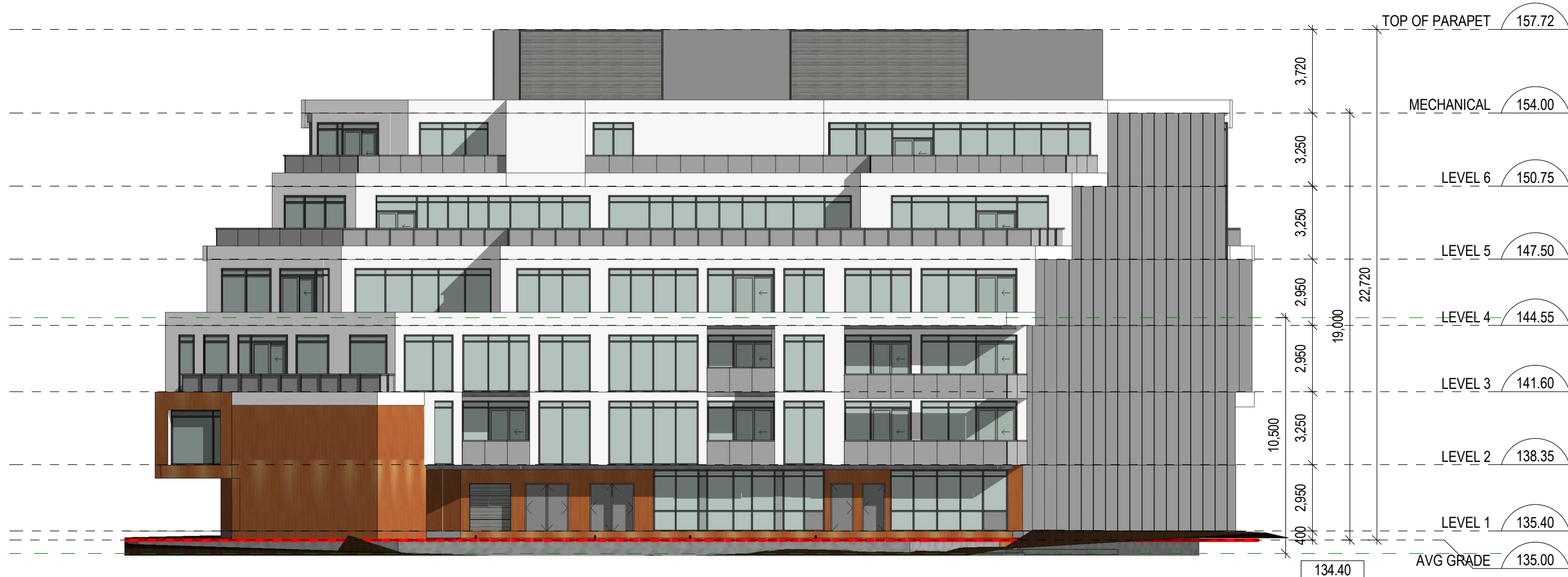
ATRIA
DEVELOPMENT

1386 KINGSTON RD

DRAWN SR	SCALE 1 : 200
CHECKED AL	DATE Issue Date
SHEET NAME EAST ELEVATION	
PROJECT NO. 15-132	SHEET NO. A302

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1 NORTH ELEVATION
A303 1 : 200

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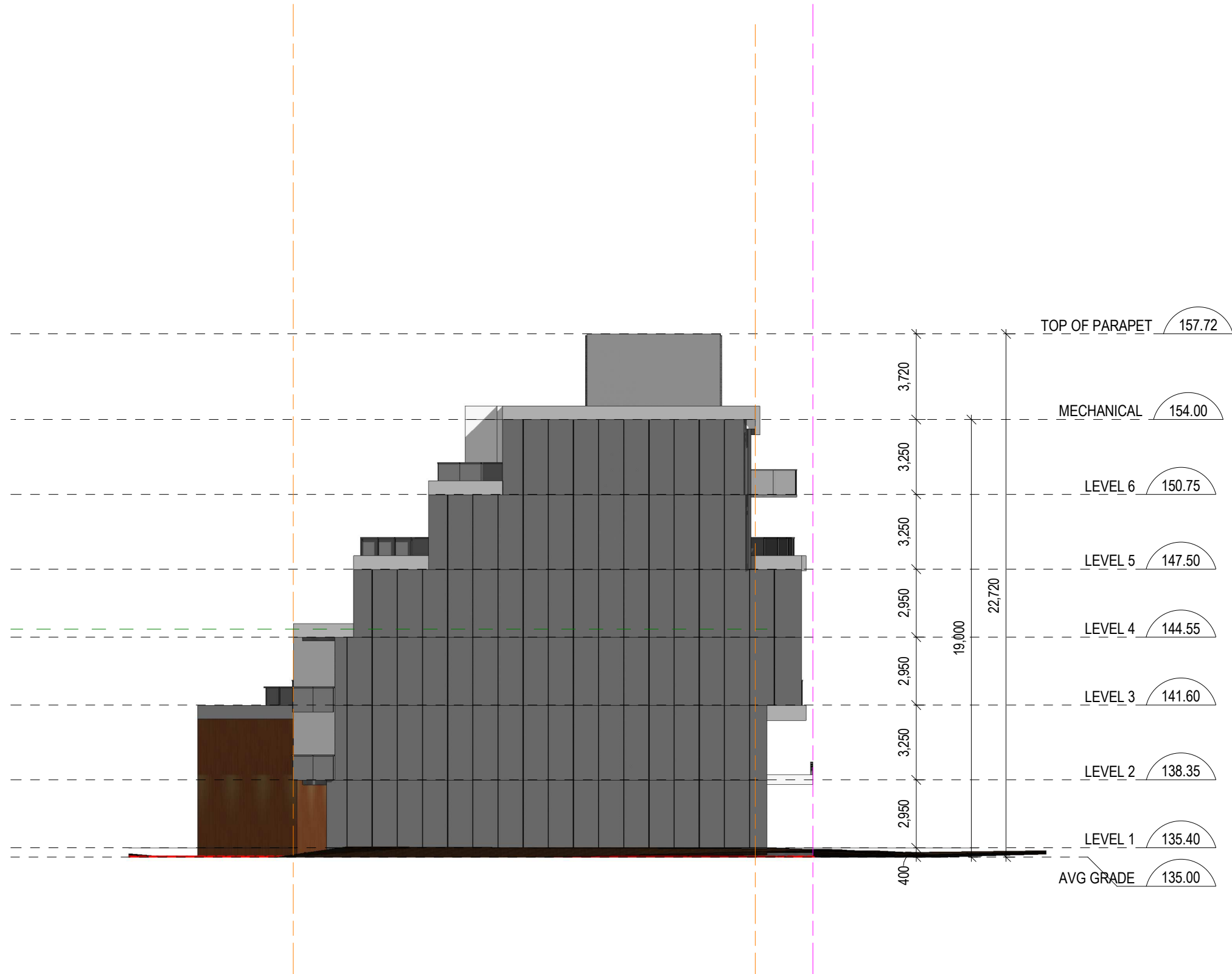
ATRIA
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1386 KINGSTON RD

DRAWN	SCALE
SR	1 : 200
CHECKED	DATE
AL	Issue Date

SHEET NAME
NORTH ELEVATION

PROJECT NO. 15-132	SHEET NO. A303
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1 WEST ELEVATION
A304 1 : 200

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DRAWN SR	SCALE 1 : 200
CHECKED AL	DATE Issue Date

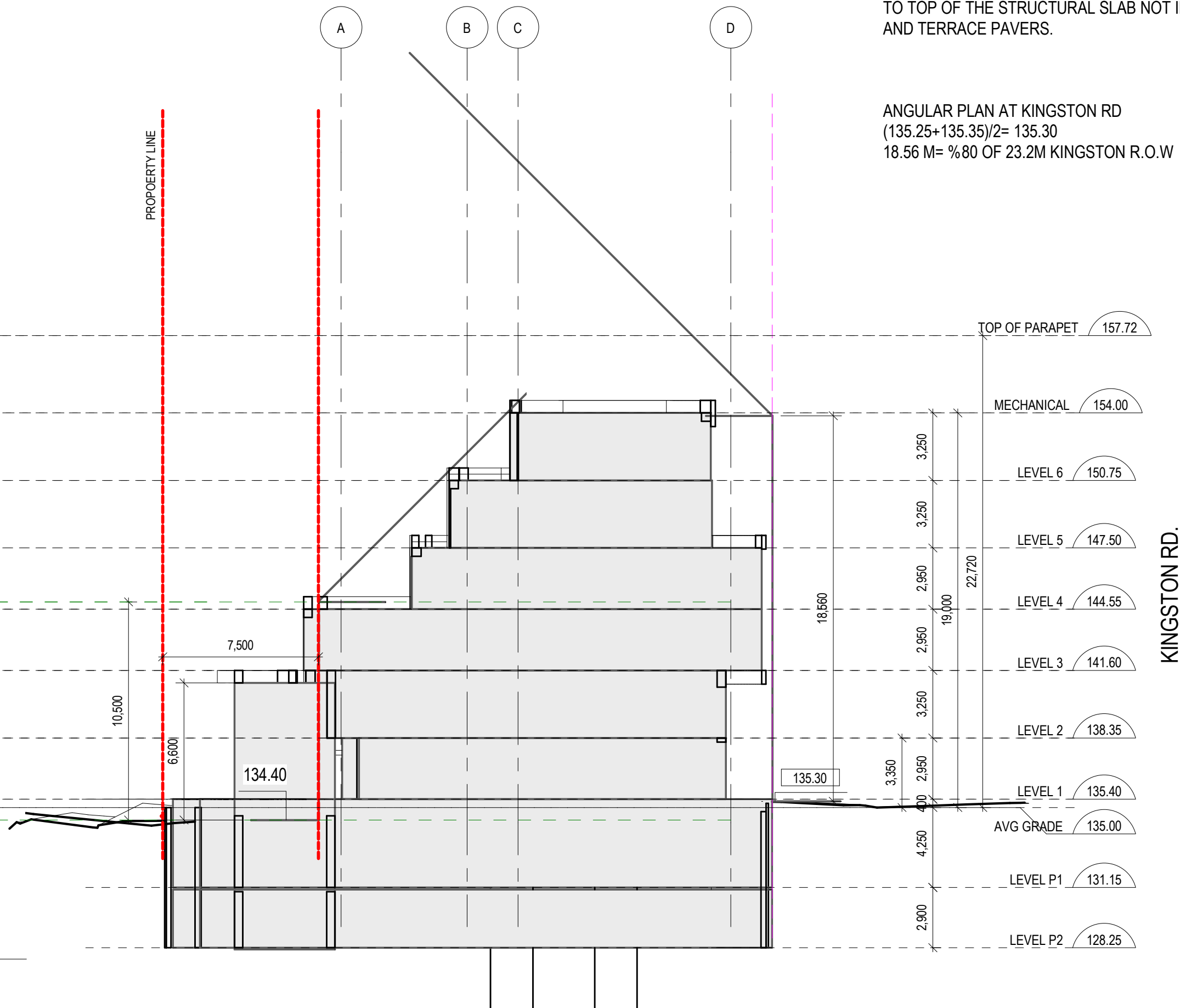
SHEET NAME
WEST ELEVATION

PROJECT NO. 15-132	SHEET NO. A304
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THE ANGULAR PLAN HAS BEEN CALCULATED TO TOP OF THE STRUCTURAL SLAB NOT INCLUDING PARAPET AND TERRACE PAVERS.

ANGULAR PLAN AT KINGSTON RD
 $(135.25+135.35)/2= 135.30$
 18.56 M= %80 OF 23.2M KINGSTON R.O.W



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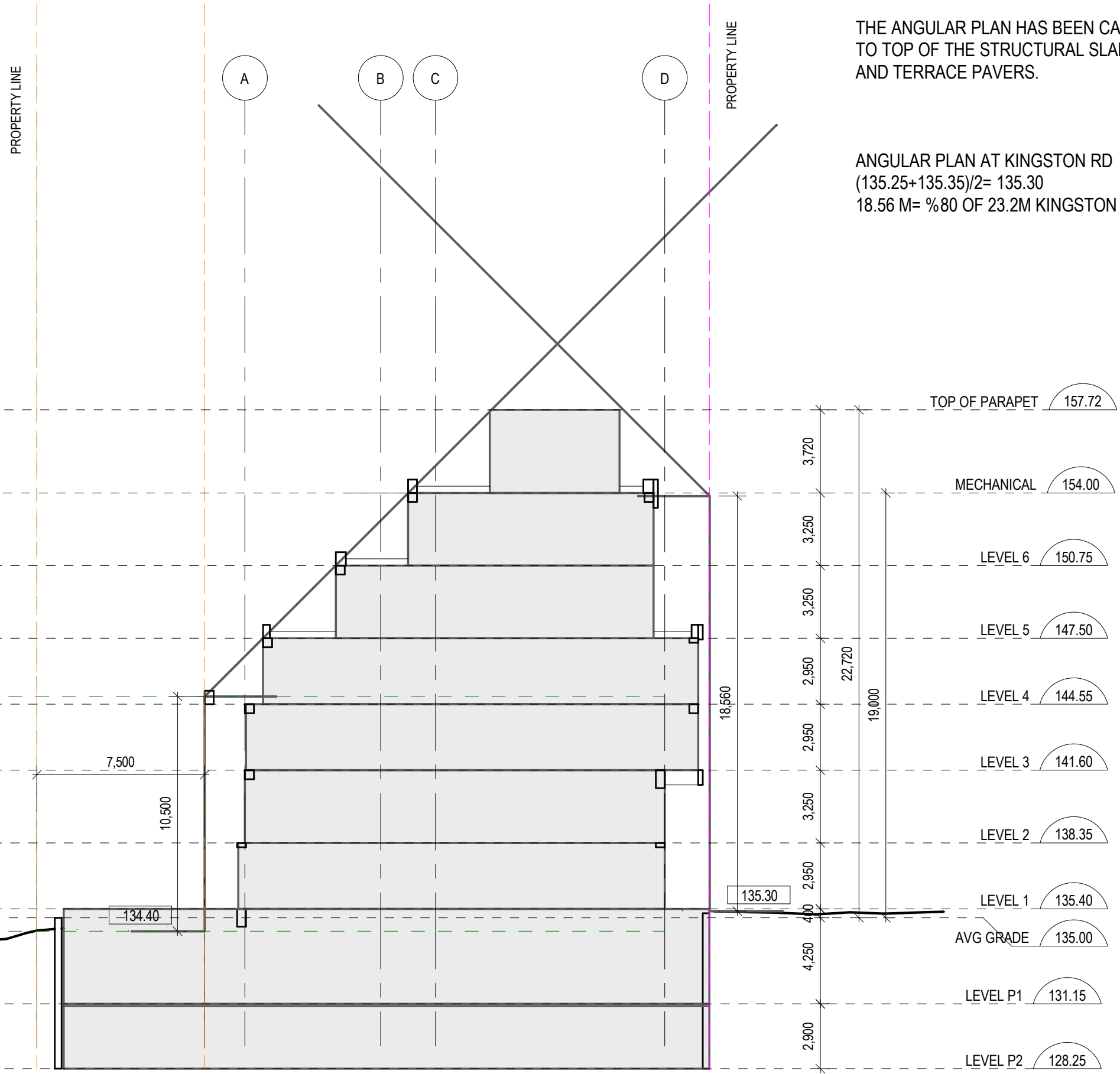
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SHEET NAME: **SECTION-1**

PROJECT NO. **15-132** SHEET NO. **A400**

1 Section 5
 A400 1:200

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THE ANGULAR PLAN HAS BEEN CALCULATED TO TOP OF THE STRUCTURAL SLAB NOT INCLUDING PARAPET AND TERRACE PAVERS.

ANGULAR PLAN AT KINGSTON RD
 $(135.25+135.35)/2= 135.30$
 18.56 M= %80 OF 23.2M KINGSTON R.O.W

KINGSTON RD.

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AL	Issue Date

SHEET NAME
SECTION-2

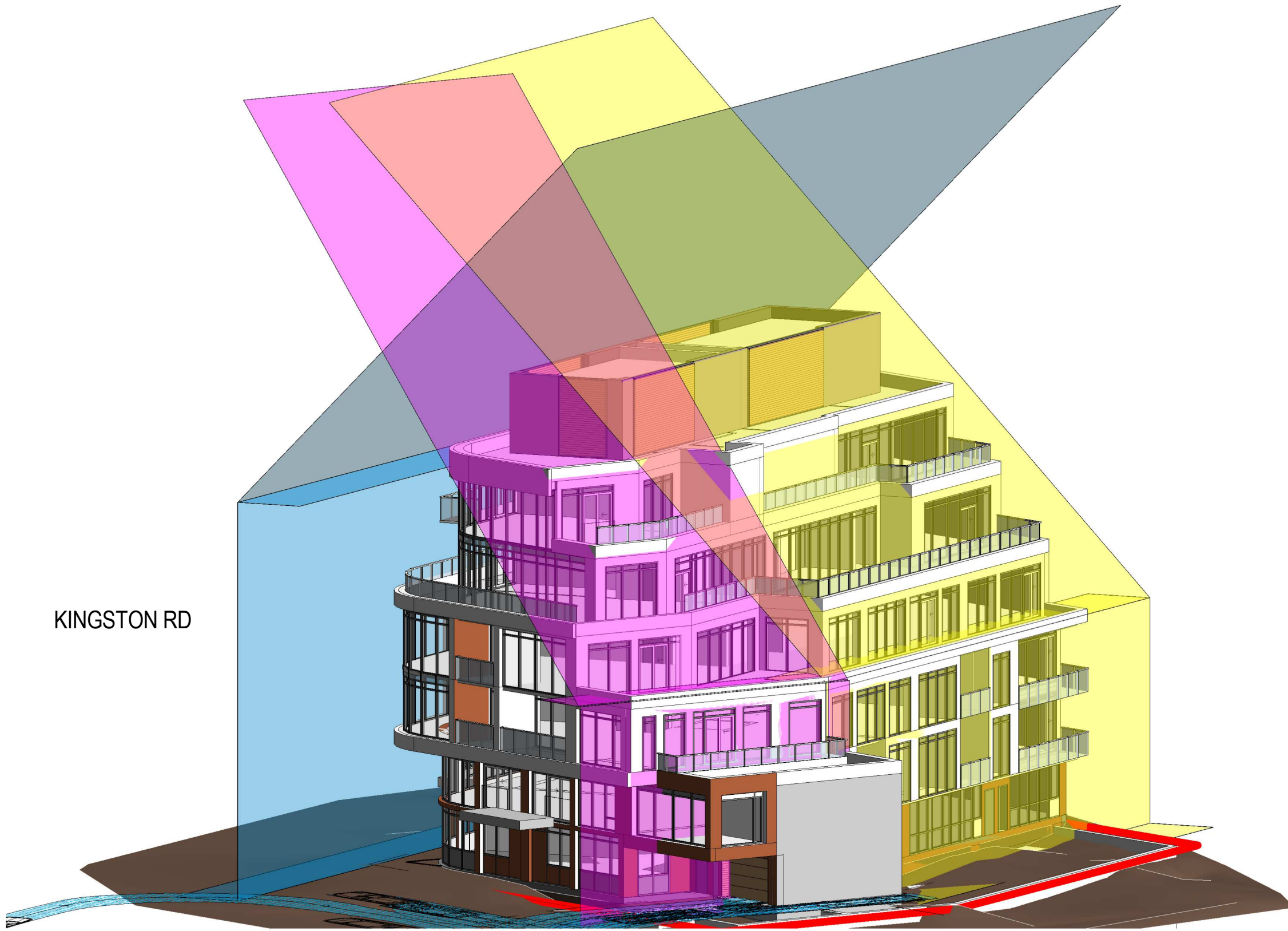
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1 Section 1
A401 1:200

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KINGSTON RD

1
A404

VIEW-01

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SR	
CHECKED	DATE
AL	Issue Date

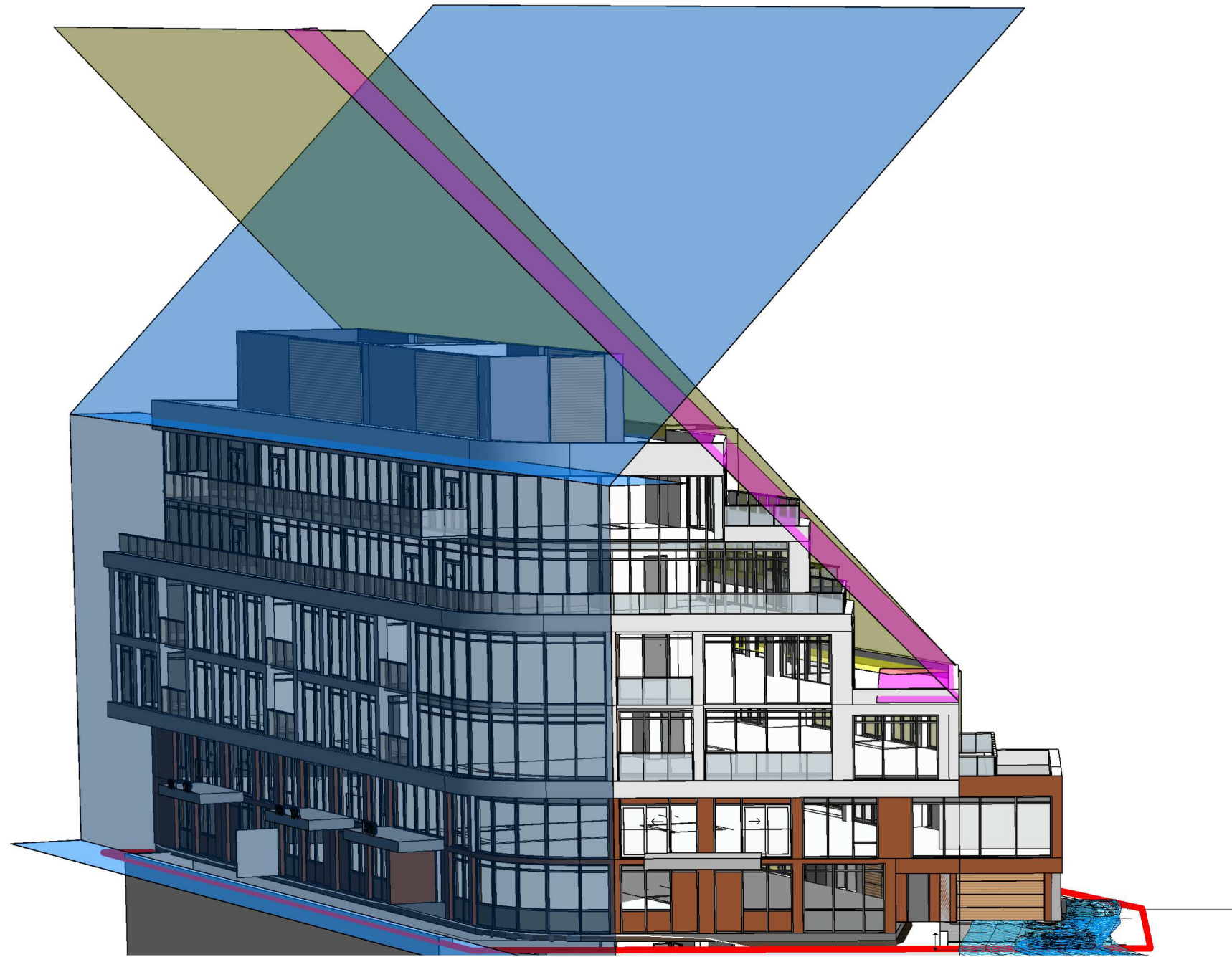
SHEET NAME
VIEW-01

PROJECT NO. 15-132	SHEET NO. A404
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KINGSTON RD



1
A405

VIEW-02

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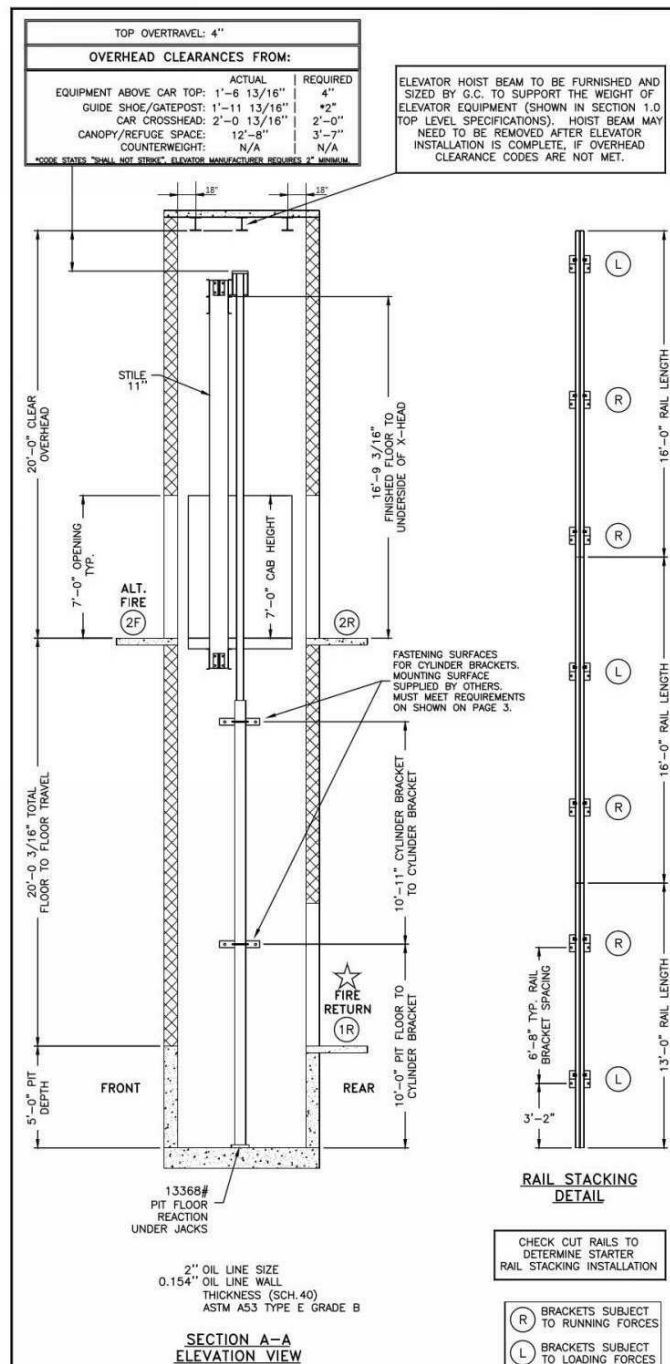
1386 KINGSTON RD

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AL	Issue Date

SHEET NAME
VIEW-02

PROJECT NO. 15-132	SHEET NO. A405
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APPROVING AUTHORITY MUST REVIEW ALL BUILDING DIMENSIONS FOR ACCURACY AND COMPLIANCE. EXAMPLE OF THESE ITEMS ARE, BUT NOT LIMITED TO, HOISTWAY AND PLATFORM SIZES, PIT DEPTH, CLEAR OVERHEAD, TRAVEL, SPEED, VOLTAGE, AND CAPACITY. PROVIDE INFORMATION WHEREVER "ADVISE" IS STATED.

SECTION 1.0 TOP LEVEL SPECIFICATIONS
 CAR TYPE: HOLELESS FREIGHT CLASS: B
 CAPACITY: 10000# RAIL GUIDES: SLIDE-18.5# RAIL NEMA: 1
 GROSS LOAD: 23770# SPEED UP: 30FPM SPEED DOWN: 30FPM
 CAB WEIGHT: 2071# VOLTAGE: 600 PHASE: 3 HERTZ: 60

SECTION 2.0 POWER UNIT
 MOTOR HP: 30 QUANTITY: 1
 -MFR. FULL LOAD AMPS (PER MOTOR): 32 AMPS
 -STARTING AMPS (PER MOTOR): 94 AMPS
 -LOCKED ROTOR AMPS (REF): 174 AMPS
 -ELEVATOR RATED STARTS PER HOUR: 80 -MOTOR STARTER TYPE: SOLID STATE
 OIL REQUIREMENTS:
 -GALLONS REQ. FOR SYSTEM: 205 -OIL TYPE: HYDRAULIC ISO VG32
 -MAXIMUM MOISTURE CONTENT: 35 PARTS/MILLION -MAXIMUM OIL TEMP.: 150°F
 BTU OUTPUT @ MAXIMUM RUNTIME: 18890

SECTION 3.0 JACK REQUIREMENTS
 TYPE: SINGLE STAGE NUMBER OF SECTIONS: 1
 PISTON DIA.: 6" PISTON WALL THICK: 0.375"
 CYLINDER DIA.: 8.625" CYLINDER WALL THICK: 0.322"
 COLLAPSED CYLINDER LENGTH: 21'-11 7/16"
 COUPLING: YES NO COUPLING O.D.:
 PVC LINER: YES NO PVC O.D.: PVC COUPLING OD:
 ESTIMATED FULL LOAD WORKING PRESSURE: 513 PSI

WORK BY OTHERS (THE FOLLOWING NOTES MUST BE CONSIDERED BY THE PURCHASER BEFORE APPROVING THIS DRAWING)

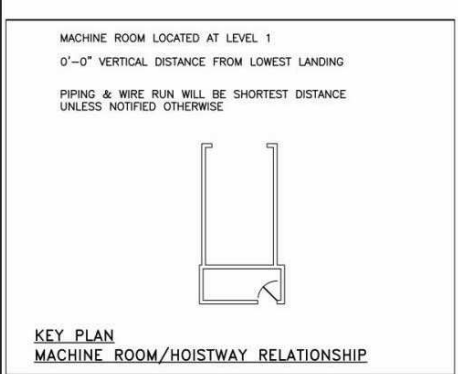
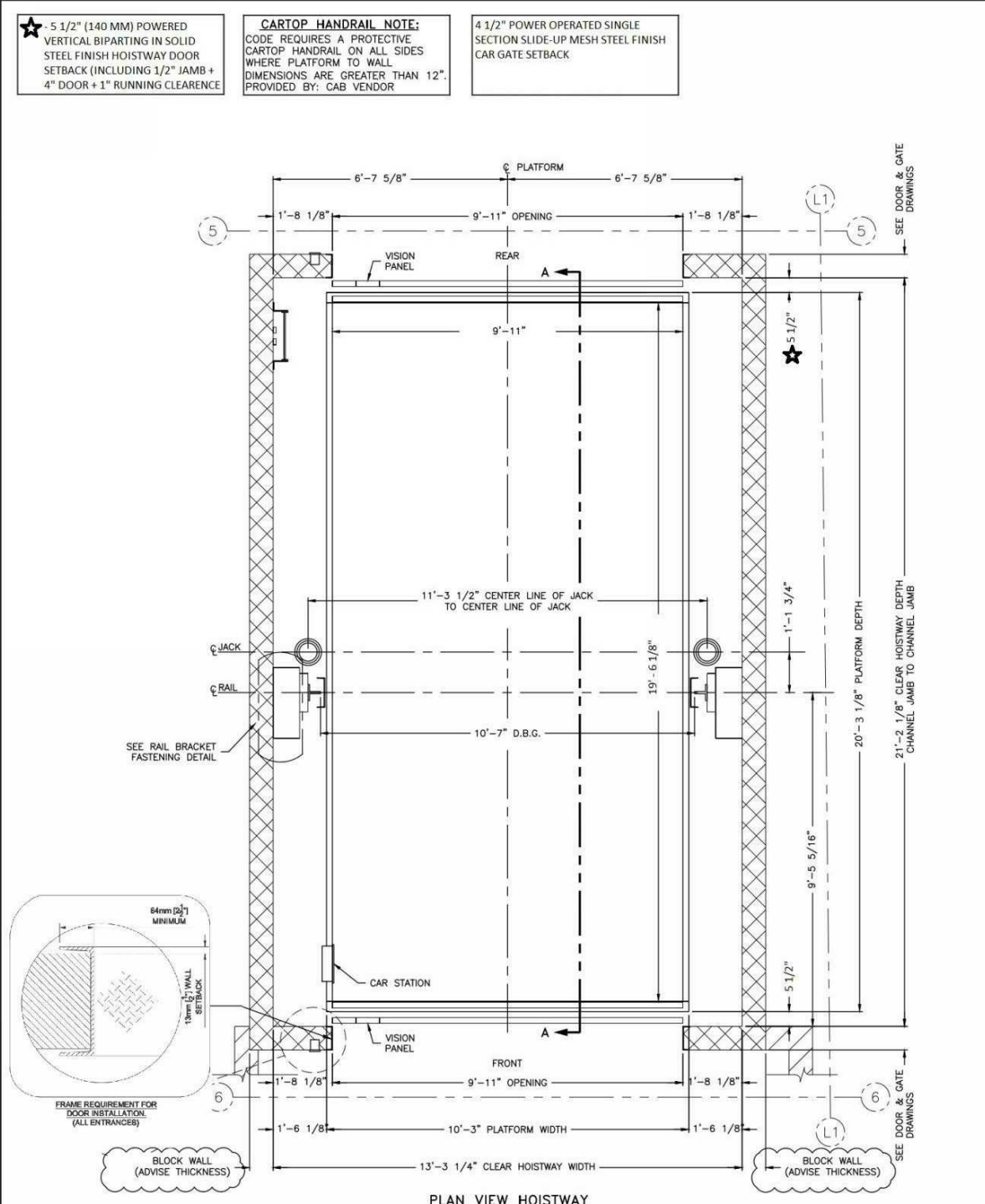
- BY THE GENERAL/MECHANICAL CONTRACTOR**
- HOISTWAY WALLS TO BE ERECTED PLUMB WITHIN ± 1/2". CONSTRUCTION OF THE HOISTWAY, MACHINE ROOM, AND ELEVATOR LOBBY TO CONFORM TO REQUIREMENTS OF LOCAL BUILDING CODE. HOISTWAY SHALL CONFORM TO CSA B44 CL 2.1 AND 3.1.1.
 - PROVIDE AND INSTALL FREIGHT DOOR FRAMES PLUMB TO EACH OTHER ± 1/8". REFER TO ENTRANCE MANUFACTURER DRAWING FOR ATTACHMENT OF ENTRANCE FRAME TO BUILDING WALL. PROVIDE ADEQUATE LINTELS OVER HOISTWAY DOORS, FRAMES & NON SKID SILL ANGLE FINISH PAINT HOISTWAY DOORS AND FRAMES (IF REQUIRED).
 - WALL CONSTRUCTION MUST SUPPORT THE NOTED RAIL FORCES AT EACH RAIL BRACKET/INSERT LOCATION. ALL GYPSUM BOARD HOISTWAYS WILL REQUIRE BACKING SUPPORT AT EACH RAIL BRACKET/INSERT LOCATION.
 - BEVEL GUARDS ON ALL PROJECTIONS OR SETBACKS OVER 4" EXCEPT ON SIDE USED FOR LOADING/UNLOADING, SHALL BE 75°.
 - MEANS MUST BE PROVIDED TO MAINTAIN THE MACHINE ROOM TEMPERATURE BETWEEN 55°F AND 90°F, AND HOISTWAY BETWEEN 40°F AND 90°F. RELATIVE HUMIDITY NOT TO EXCEED 85%. SEE POWER UNIT SECTION ABOVE FOR BTU OUTPUT.
 - BLOCKOUT/CUTOOUT THROUGH WALL AS REQUIRED, TO ACCOMMODATE HALL BUTTON BOXES, SIGNAL FIXTURES, AND THEIR PATCHING.
 - ACCESS TO MACHINE ROOM AND MACHINERY SPACE.
 - PROVIDE SLEEVES FOR OIL AND ELECTRIC LINES BETWEEN HOISTWAY AND MACHINE ROOM WHEN HOISTWAY WALL IS CONCRETE.
 - PROVIDE ATTACHMENT FOR PERSONNEL FALL ARREST ROPE.
 - TYPICAL MACHINE ROOM ARRANGEMENT SHOWN. FINAL ARRANGEMENT WILL DEPEND ON SITE CONDITIONS.
 - ELECTRICAL WIRING, PIPES AND DUCTS SHALL ONLY BE PERMITTED IN THE HOISTWAY, MACHINE ROOM AND MACHINERY SPACES WHEN USED DIRECTLY IN CONNECTION WITH ELEVATOR FOR HEATING AND COOLING OF THESE AREAS ONLY (CSA B44 2.8).
 - SPRINKLERS CONFORMING TO MFPA 13 OR THE NBC, WHICH EVER IS APPLICABLE, ARE PERMITTED IN THE HOISTWAY. ALL SPRINKLER RISERS AND RETURNS SHALL BE LOCATED OUTSIDE OF THE HOISTWAY (CSA B44 7.1.8.2).
 - PROVIDE PIT DRAIN OR SOME PUMP CAPABLE OF REMOVING WATER 11.4M³/HR. CL.2.2.2.5
 - PROVIDE OIL SEPARATOR AND COMPLY WITH PLUMBING REGULATIONS
 - PROVIDE PIT LADDER

- BY THE ELECTRICAL CONTRACTOR**
- CONDUCTORS PROVIDED SHALL BE COPPER THROUGHOUT.
 - IN THE MACHINE ROOM, SIZE AND PROVIDE A MAIN POWER DISCONNECT (WITH A DEDICATED EARTH GROUND) TO SUPPLY POWER CHARACTERISTICS AS SHOWN PER CODED REQUIREMENTS, INCLUDING A SEPARATE GROUND WIRE FROM DISCONNECT TO ELEVATOR CONTROLLER. PROVIDE A MAIN POWER FUSED DISCONNECT COMPLYING WITH CSA 22.1CL38-051. FUSES ARE TO BE SIZED IN ACCORDANCE WITH CL 28-200.
 - PROVIDE A SEPARATE CAR LIGHTING SUPPLY, WITH LOCKABLE DISCONNECT AND SEPARATE BRANCH CIRCUIT PER CODE 120 VAC 15 AMP, TO MACHINE ROOM. TO BE LOCATED NEAR OR ON THE ELEVATOR CONTROLLER PANEL. THIS CAR LIGHTING DISCONNECT TO COMPLY WITH CSA 22.1 CL 38-053 AND BRANCH CIRCUIT PER CL 38-022.
 - PROVIDE A SEPARATE 120 VAC 20 AMP CIRCUIT WITH LIGHT RECEPTACLE, LIGHT SWITCH, AND G.F.I. OUTLET IN ELEVATOR PIT. THE LIGHT RECEPTACLE, & G.F.I. NEED TO BE ON SEPARATE CIRCUITS. PIT LIGHT WITH GUARD, SWITCH AND RECEPTACLE AS PER CSA 22.1 CL 38-024. MACHINE ROOM LIGHT WITH GUARD, SWITCH AND RECEPTACLE AS PER CSA 22.1 CL 38-025.
 - MAKE CONNECTIONS FROM DISCONNECT BOXES TO ELEVATOR CONTROLLER. DISCONNECTS MUST BE LOCATED SUCH THAT THEY ARE VISIBLE ON ENTRY TO THE MACHINE ROOM. (CSA 22-1 38-051(5))
 - PROVIDE A TELEPHONE RECEPTACLE FOR EACH ELEVATOR, IN MACHINE ROOM, NEAR THE CONTROLLER. PROGRAMMING AND CONFIGURATION BY OTHERS.
 - FOUR FIRE ALARM SIGNALS (NORMAL OPEN DRY CONTACTS) TO ELEVATOR CONTROLLER. RECALL LEVEL: GROUND LEVEL. AUXILIARY RECALL: 2 FRONT SIDE
 -SIGNAL 1: FROM 2ND LEVEL, BUILDING GENERAL FIRE ALARM
 -SIGNAL 2: FROM GROUND LEVEL
 -SIGNAL 3: FROM TOP OF HOISTWAY
 -SIGNAL 4: FROM MACHINE ROOM AND PIT
 - SEE MACHINE ROOM PLAN FOR ADDITIONAL ELECTRICAL REQUIREMENTS FOR SPECIAL FEATURES.

EXPRESS ELEVATORS & LIFTS
 HELPING YOU REACH HIGHER

JOB NAME: AUDI - MARK MOTORS OF OTTAWA - ELEVATOR 1
 JOB LOCATION: OTTAWA, ON, CANADA
 DRAWN BY: KJS CHECKED BY: BTW
 PROJECT MANAGER: LEON SIEBERG

DO NOT SCALE



REV.	DESCRIPTION	DATE	INT.
FOR APPROVAL		6/14/18	KJS

NOT FOR CONSTRUCTION

EXPRESS ELEVATORS & LIFTS
 HELPING YOU REACH HIGHER

JOB NAME: AUDI - MARK MOTORS OF OTTAWA - ELEVATOR 1
 JOB LOCATION: OTTAWA, ON, CANADA
 DRAWN BY: KJS CHECKED BY: BTW

DO NOT SCALE

REV.	DESCRIPTION	DATE	INT.
FOR APPROVAL		6/14/18	KJS

NOT FOR CONSTRUCTION

LAYOUT PRINT APPROVAL (FOR CUSTOMER)

INT.	DATE	APPROVAL
		THIS DESIGN PRINT IS APPROVED AS SHOWN.
		THIS DESIGN PRINT IS APPROVED NOTING REQUIRED CHANGES. ELEVATOR CONTRACTOR MUST MAKE UPDATES AS REQUIRED WHICH MAY CHANGE EQUIPMENT SHOWN.
		MAKE CHANGES, REVISE AND RESUBMIT THIS DESIGN PRINT IN ACCORDANCE WITH COMMENTS CONTAINED HEREIN. ELEVATOR CONTRACTOR TO MAKE UPDATES AS REQUIRED, WHICH MAY CHANGE EQUIPMENT SHOWN.

DO NOT SCALE

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Checker	Issue Date
SHEET NAME	
CAR ELEV	

PROJECT NO. 15-132 SHEET NO. A408