



CITY OF TORONTO MULTIPLEX
FOURPLEX NARROW

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FOURPLEX NARROW



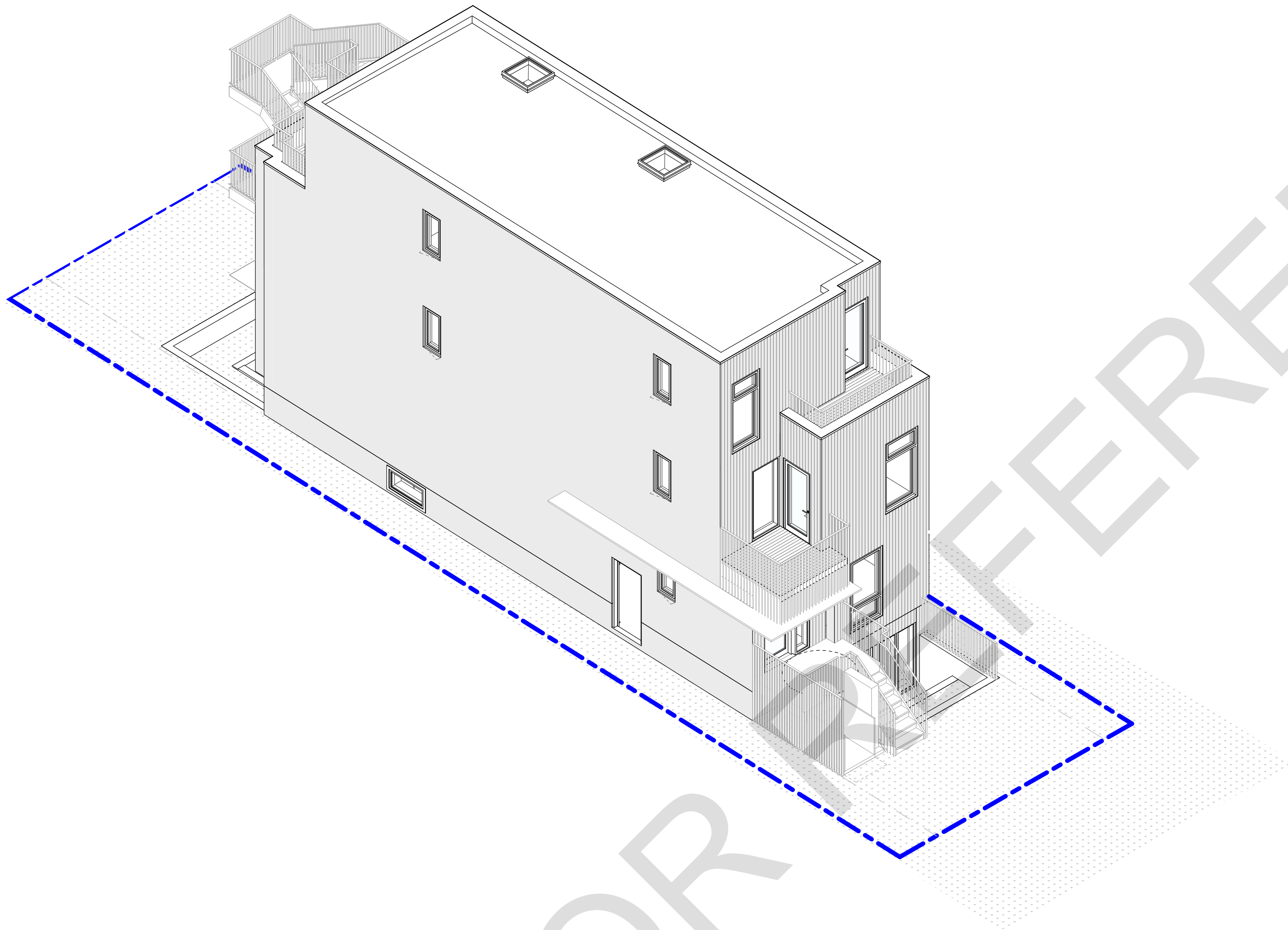
PROFESSIONAL SEAL:

GENERAL NOTES:

- NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
- DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

- ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
- THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE QDP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE, THE PLANS WILL NO LONGER QUALIFY AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.



SHEET LIST - FOURPLEX NARROW

000	COVER
A000	COVER SHEET
A001	ASSEMBLIES SCHEDULE
A002	DOOR AND WINDOW SCHEDULE
A003	INTERIOR TYPICAL DETAILS
A004	EXTERIOR TYPICAL DETAILS
A005	EXTERIOR TYPICAL DETAILS
A006	EXTERIOR TYPICAL DETAILS
A010	EBF DIAGRAMS & CODE MATRIX
A011	SITE PLAN
A100	BASEMENT FLOOR PLAN
A101	MAIN FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A300	SECTIONS
A301	SECTION
A302	SECTIONS

ABBREVIATIONS

ABBREVIATIONS MAY OR MAY NOT INCLUDE PERIOD PUNCTUATION. ABBREVIATIONS APPLY TO ARCHITECTURAL DOCUMENTS ONLY.

AHJ	AUTHORITY HAVING JURISDICTION
ARCH	ARCHITECTURAL
B/O	BOTTOM OF
C/C	CENTRE TO CENTRE
CL	CENTER LINE
CIV	CIVIL
CW	COMES WITH
CSA	CANADIAN STANDARDS ASSOCIATION
CW	COMES WITH
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EBF	EXPOSED BUILDING FACE
EST	ESTABLISHED
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
FRM/G	FRAMING
GEOTECH	GEOTECHNICAL
GWB	GYPSUM WALL BOARD
GRD	GRADE
F/F	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FLR	FLOOR
FRR	FIRE RESISTANCE RATING
FD	FLOOR DRAIN
HR	HOUR
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
N/A	NOT APPLICABLE
NC	NON-COMBUSTIBLE
NTS	NOT TO SCALE
OBC	ONTARIO BUILDING CODE
O/C	ON CENTRE
PARA	PARAPET
PRE-FIN	PREFINISHED
QDP	QUALIFIED DESIGN PROFESSIONAL
RM	ROOM
R/O	ROUGH OPENING
RWIL	RAIN WATER LEADER
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SM	SQUARE METER
SPEC	SPECIFICATION
STC	SOUND TRANSMISSION CLASS
STRUC	STRUCTURE
TBD	TO BE DETERMINED
T/O	TOP OF
T&G	TONGUE & GROOVE
TYP	TYPICAL
U/S	UNDERSIDE
W/C	WASHROOM
W/	WITH

ANNOTATION LEGEND

ASSEMBLY TAGS (REFER TO ASSEMBLIES SCHEDULES)

W#	EXTERIOR WALL TAG
P#	INTERIOR PARTITION TAG
R#	ROOF TAG
F#	FLOOR TAG

TAGS

D#	DOOR TAG REFER TO DOOR SCHEDULE
W#	WINDOW TAG REFER TO WINDOW SCHEDULE
XYZ-#	MATERIAL TAG
#	KEYNOTES REFER TO SHEET SPECIFIC KEYNOTE SCHEDULE

DRAWING TAGS

1 A101	DETAIL NUMBER DRAWING SHEET NUMBER
1 A101	BUILDING SECTION NUMBER DRAWING SHEET NUMBER
1 A101	EXTERIOR ELEVATION NUMBER DRAWING SHEET NUMBER
0	GRID BUBBLE
SPOT	SPOT ELEVATION (ABOVE FINISH FLOOR)
ROOM	ROOM TAG
C	CENTRELINE

PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

COVER SHEET

PROJECT NO: 241058

SCALE: 1 : 50

SHEET NO:

A000

N - FOUNDATION WALL ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
N1		CONCRETE FOUNDATION WALL, PERIMETER 9mm 47102mm 38710mm VAR 12713mm 3 1/2"89mm 3 1/2"89mm 58716mm CEMENT BOARD (EXTEND 18"455mm BELOW GRADE), PARGED EXTRUDED POLYSTYRENE (R-20.0) HIGH DENSITY DRAINAGE BOARD FOUNDATION WATERPROOFING MEMBRANE CONCRETE FOUNDATION WALL. REFER TO STRUC VAPOUR CONTROL BARRIER AIR CAVITY METAL STUD FRAMING @ 400mm O/C C/W INSULATION (AS REQ.) GYPSUM BOARD	R-VALUE R-20.0 CI
			FRR 1HR
N2		CONCRETE FOUNDATION RETAINING WALL, WINDOW WELL AND WALKOUT VAR CONCRETE FOUNDATION WALL. REFER TO STRUC	SEE TYPICAL DETAILS FOR ABOVE GRADE WALL ASSEMBLY FRR BASED ON SB-2 Table 2.1.1 WITH A MINIMUM CONCRETE THICKNESS OF 90mm

W - EXTERIOR WALL ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
W1		EXTERIOR ENVELOPE WALL - COMBUSTIBLE <i>(SEE ELEV. FOR TYPE)</i> VAR 12713mm 2 1/2"64mm VAR 58716mm 5 1/2"140mm 5 1/2"140mm VAR 58716mm LIGHT-WEIGHT CLADDING (SEE ELEV. FOR TYPE) VENTED CAVITY W/ METAL Z-GIRTS @ 406mm O/C SEMI-RIGID MINERAL WOOL (R-10.0) AIR BARRIER, VAPOUR PERMEABLE PLYWOOD SHEATHING. REFER TO STRUC WOOD STUD FRAMING, 16"406mm O/C REFER TO STRUC, C/W STUD CAVITY IN-FILL INSULATION (R-24.0) VAPOUR CONTROL BARRIER GYPSUM BOARD, TYPE X	R-VALUE R-10.0 CI + R-22.0 (R-32.0)
			FRR 1HR
W2		EXTERIOR ENVELOPE WALL - RATED NON-COMBUSTIBLE VAR 12713mm 2 1/2"64mm VAR 58716mm 6"152mm 6"152mm VAR 12713mm 12713mm NON-COMBUSTIBLE LIGHT-WEIGHT CLADDING VENTED CAVITY W/ METAL Z-GIRTS @ 406mm O/C SEMI-RIGID MINERAL WOOL (R-10.0) AIR BARRIER, VAPOUR PERMEABLE NON-COMBUSTIBLE EXTERIOR SHEATHING METAL STUD FRAMING, 16"406 O/C REFER TO STRUC, C/W NON-COMBUSTIBLE STUD CAVITY IN-FILL INSULATION (R-24.0) VAPOUR CONTROL BARRIER GYPSUM BOARD, TYPE X	R-VALUE R-10.0 CI + R-22.0 (R-32.0)
			FRR 1HR

R - ROOF ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
R1		MODIFIED BITUMINOUS MEMBRANE ROOFING VAR 2751mm 2751mm 34719mm 11 7/8"302mm 11 7/8"302mm VAR 58716mm 58716mm ROOFING MEMBRANE - 2 PLY MODIFIED BITUMEN ROOF C/W COVER BOARD (AS REQ.) POLYISOCYANURATE INSULATION BOARD (R-11.1) POLYISOCYANURATE INSULATION BOARD (R-11.1) PLYWOOD ROOF DECK SHEATHING TONGUE AND GROOVE - REFER TO STRUC SLOPED WOOD I-JOISTS.REFER TO STRUC STUD CAVITY IN-FILL INSULATION (R-43.5) VAPOUR CONTROL BARRIER GYPSUM BOARD, TYPE X	R-VALUE R-22.2 CI + R-43.5
			ROOFING MEMBRANE TO MEET MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF >78.
R2		ROOF DECK, RATED 1 1/2"38mm VAR 2751mm 2751mm 58716mm VAR 47102mm 12713mm 58716mm WOOD DECKING PRESSURE TREATED CANTED WOOD SLEEPERS PERPENDICULAR TO DIRECTION OF SLOPE C/W RUBBER UNDERLAY MODIFIED BITUMINOUS MEMBRANE ROOFING POLYISOCYANURATE INSULATION BOARD (R-11.1) POLYISOCYANURATE INSULATION BOARD (R-11.1) EXTERIOR GRADE PLYWOOD CANTED WOOD SLEEPERS, MIN 2% SLOPE ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W SPRAY FOAM (R28.0) RESILIENT FURRING CHANNELS @ 24"610mm O/C GYPSUM BOARD, TYPE X	R-VALUE R-18.4 CI + R-28.0
			FRR 3/4 HR
R3		ROOF DECK, RATED SEPARATION 1 1/2"38mm VAR 2751mm 2751mm 58716mm VAR 1 1/2"38mm 2751mm 58716mm VAR 47102mm 12713mm 58716mm 58716mm WOOD DECKING PRESSURE TREATED CANTED WOOD SLEEPERS PERPENDICULAR TO DIRECTION OF SLOPE C/W RUBBER UNDERLAY MODIFIED BITUMINOUS MEMBRANE ROOFING POLYISOCYANURATE INSULATION BOARD (R-8.3) POLYISOCYANURATE INSULATION BOARD (R-8.3) EXTERIOR GRADE PLYWOOD CANTED WOOD SLEEPERS, MIN 2% SLOPE ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W SPRAY FOAM (R28.0) RESILIENT FURRING CHANNELS @ 24"610mm O/C GYPSUM BOARD, TYPE X	R-VALUE R-18.4 CI + R-28.0
			FRR 1HR

F - FLOOR ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
F1		BASEMENT FLOOR SLAB ON GRADE 3/4"19mm 3/8"10mm VAR 2751mm 87200mm FLOOR FINISH RUBBER UNDERLAY CAST-IN-PLACE CONCRETE SLAB-ON-GRADE. REFER TO STRUC XPS RIGID INSULATION (R-10.0) VAPOUR CONTROL, DAMPPROOFING LAYER FREE-DRAINING GRANULAR BASE	R-VALUE R-10
			DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm
F2		EXTERIOR WALK-OUT SLAB ON GRADE VAR 2751mm 87200mm CAST IN PLACE CONCRETE SLAB-ON-GRADE, REFER TO STRUC XPS RIGID INSULATION (R-10.0) FREE DRAINING GRANULAR BASE	R-VALUE R-10
			SLAB SLOPED TO FLOOR DRAIN
F3		PORCH STEEL DECK WITH CONCRETE TOPPING 3776mm 1 1/2" 38mm CONCRETE TOPPING, REFER TO STRUCTURAL METAL DECK, REFER TO STRUC C/W STEEL FRAME, REFER TO STRUC	
F4		WOOD FRAMED FLOOR, RATED SEPARATION 3/4"19mm 3/8"10mm 3/4"19mm VAR 67152mm 12713mm 58716mm 58716mm VAR FLOOR FINISH RUBBER UNDERLAY T&G PLYWOOD SUBFLOOR, SCREWED & GLUED ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC ACOUSTIC BATT IN-FILL INSULATION RESILIENT FURRING CHANNELS @ 610mm O/C GYPSUM BOARD, TYPE X WOOD FRAMED LIGHT GAUGE STEEL WITH GYPSUM BOARD BULKHEADSUSPENDED CEILING AT MECH DUCTS. REFER TO MECHANICAL FOR LOCATIONS	FRR 1HR
			STC 54 IIC 48 ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO OBC 9.10.5.1 BASED ON F84 IN SB-3
F5		WOOD FRAMED FLOOR, RATED 3/4"19mm 3/8"10mm 3/4"19mm VAR 67152mm 12713mm 58716mm 58716mm VAR FLOOR FINISH RUBBER UNDERLAY T&G PLYWOOD SUBFLOOR, SCREWED & GLUED ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC ACOUSTIC BATT IN-FILL INSULATION RESILIENT FURRING CHANNELS @ 610mm O/C GYPSUM BOARD, TYPE X WOOD FRAMED WITH GYPSUM BOARD BULKHEADSUSPENDED CEILING AT MECH DUCTS. REFER TO MECHANICAL FOR LOCATIONS	FRR 3/4HR
			STC N/A IIC N/A ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO OBC 9.10.5.1 MIN FRR OF 3/4HR PER 9.10.8.1 BASED ON SB-2 Table 2.3.4.B. and 2.3.4.F

P - INTERIOR PARTITION ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
P1		2x4 INTERIOR PARTITION 58716mm 3 1/2"789mm 58716mm GYPSUM BOARD WOOD STUD FRAMING @ 16"406mm O/C GYPSUM BOARD	FRR N/A
			STC N/A 16mm 5/8" GYPSUM, TYPE X TO BE USED SUPPORTING STRUCTURE TO PROVIDE 1HR FRR - FRR BASED ON SB-2 TABLE 2.3.4.A. AND 2.3.4.E. - SEE DRAWINGS FOR LOCATIONS
P1a		2x4 INTERIOR PARTITION W/ BATTS 58716mm 3 1/2"789mm 3 1/2"789mm 58716mm GYPSUM BOARD WOOD STUD FRAMING @ 16"406mm O/C C/W ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD	FRR N/A
			STC 36 16mm 5/8" GYPSUM, TYPE X TO BE USED SUPPORTING STRUCTURE TO PROVIDE 1HR FRR - FRR BASED ON SB-2 TABLE 2.3.4.A. AND 2.3.4.E. - SEE DRAWINGS FOR LOCATIONS
P1b		2x6 INTERIOR PARTITION W/ BATTS 58716mm 5 1/2"140mm 5 1/2"140mm 58716mm GYPSUM BOARD WOOD STUD FRAMING @ 16"406mm O/C C/W ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD	FRR N/A
			STC 36 16mm 5/8" GYPSUM, TYPE X TO BE USED SUPPORTING STRUCTURE TO PROVIDE 1HR FRR - FRR BASED ON SB-2 TABLE 2.3.4.A. AND 2.3.4.E. - SEE DRAWINGS FOR LOCATIONS
P2		2x6 INTERIOR PARTITION - BETWEEN UNIT & STAIRS, RATED SEPARATION 58716mm 58716mm 12713mm 5 1/2"140mm 5 1/2"140mm 58716mm GYPSUM BOARD, TYPE X GYPSUM BOARD, TYPE X RESILIENT FURRING CHANNELS @ 16"406mm O/C WOOD STUD FRAMING REFER TO STRUC ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD, TYPE X	FRR 1HR
			STC 51 FRR & STC BASED ON W4a AS PER OBC SB-3 PROVIDE PLYWOOD SHEATHING ON ONE FACE WHERE REQ. - SEE STRUCT. FOR LOCATIONS
P3		PLUMBING CHASE 58716mm 12713mm 3 1/2"789mm GYPSUM BOARD OR TILE BACKER PLYWOOD SHEATHING, WHERE REQ. WOOD STUD FRAMING @ 16"406mm O/C	FRR N/A
			STC N/A

ASSEMBLIES GENERAL NOTES	
1.	REFER TO STRUC DRAWINGS AND DOCUMENTATION FOR STRUC DESIGN PARAMETERS INCLUDING LOAD-BEARING WALLS, POSTS, STAIRS, CONCRETE ETC.
2.	ALL LOADBEARING WALLS SUPPORTING A RATED FLOOR ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THE SUPPORTED FLOOR ABOVE AS PER OBC 9.10.8.3.
3.	THE DESCRIPTION OF THE ASSEMBLIES NOTED IN THE DRAWINGS ARE NOTED "AS BASIS OF DESIGN" AND MAY NOT REPRESENT THE FULL CRITERIA AS DEFINED BY THE TESTING AUTHORITIES.
4.	FOR ALL ASSEMBLIES BASED ON AN ASSEMBLY FOUND IN MMAH SUPPLEMENTARY STANDARD SB-3, FOOTNOTES FOR EACH ASSEMBLY TYPE MUST BE CONSULTED FOR SPECIFIC REQUIREMENTS TO OBTAIN VALUES NOTED.
5.	ALL WALL AND FLOOR ASSEMBLIES REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND SMOKE AS PER OBC 9.10.9.2. REFER TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS.
6.	UNLESS OTHERWISE NOTED, ALL RATED PARTITIONS (INCLUDING BUT NOT LIMITED TO ALL COMPONENTS THAT MAKE UP THE PARTITION) AND FURRING ASSEMBLIES ARE TO EXTEND FROM STRUC DECK/SLAB TO U/S OF STRUC DECK/SLAB ABOVE.
7.	PROVIDE ULC-LISTED FIRE STOPPING SEALANT AT ALL RATED PARTITIONS AS REQUIRED.
8.	ALL PENETRATIONS THROUGH A REQUIRED FIRE SEPARATION TO BE FIRESTOPPED AND/OR SEALED PER THE REQUIREMENTS OF OBC 9.10.9.6.
9.	ALL PIPING PENETRATIONS THROUGH A RATED ASSEMBLY OR A MEMBRANE THAT FORMS PART OF A RATED ASSEMBLY TO CONFORM TO OBC 9.10.9.7.
10.	ALL OPENINGS FOR ELECTRICAL OR SIMILAR OUTLET BOXES IN RATED ASSEMBLIES TO CONFORM TO OBC 9.10.9.8.
11.	PROVIDE ULC-LISTED FIRESTOP SYSTEMS AS REQUIRED FOR ALL BUILDING SERVICE PENETRATIONS THROUGH RATED ASSEMBLIES AND TO ENSURE THE CONTINUITY OF RATED ASSEMBLIES. COORDINATE WITH MECHANICAL AND ELECTRICAL DESIGN DRAWINGS.
12.	AS PER 9.10.5.1 (3), DRYWALL FORMING PART OF A RATED ASSEMBLY IS PERMITTED TO BE PIERCED BY AN OPENING LEADING TO DUCTS WITHIN THE CEILING SPACE PROVIDED THE DUCTS, THE AMOUNT OF OPENINGS, AND THEIR PROTECTION CONFORM TO SENTENCE 9.10.13.14 (1) AND THE REQUIREMENTS IN MMAH SUPPLEMENTARY STANDARD SB-2 "FIRE AND PERFORMANCE RATINGS".
13.	FIRE SEPARATIONS THAT SEPARATE AN EXIT FROM THE REMAINDER OF THE BUILDING SHALL HAVE NO OPENINGS OR PENETRATIONS AS PER OBC 9.9.4.2.
14.	PROVIDE CONTINUOUS ACOUSTICAL SEALANT (BOTH SIDES) AT TOP AND BOTTOM OF ALL INTERIOR STUD AND GYPSUM BOARD PARTITIONS.
15.	ISOLATE ALL MECHANICAL PIPES, DUCTS, AND EQUIPMENT FROM INTERIOR PARTITIONS TO AVOID ACOUSTIC NOISE TRANSFER.
16.	RECESSED LIGHTING FIXTURES SHALL NOT BE LOCATED IN INSULATED CEILINGS UNLESS THE FIXTURES ARE DESIGNED FOR SUCH INSTALLATIONS AS PER OBC 9.34.1.4
17.	COORDINATE ACCESS PANELS LOCATED WITHIN SUSPENDED GYPSUM BOARD CEILING ASSEMBLIES. ACCESS PANELS TO BE PAINTED OUT TO MATCH THE SURROUNDING CEILING FINISH. PROVIDE ULC-LISTED ACCESS PANEL WHERE PANEL IS LOCATED IN A RATED CEILING. REFER ALSO TO FIRE SEPARATION DRAWINGS.
18.	COORDINATE VERTICAL SERVICE SPACES THAT DO NOT EXTEND THROUGH THE ROOF AND/OR DO NOT TERMINATE AT HORIZONTAL FIRE RATED ASSEMBLY (ROOF, FLOOR, ETC.), TO BE ENCLOSED AT THE TOP AND/OR BOTTOM WITH A ULC CONSTRUCTION ASSEMBLY HAVING A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE VERTICAL SERVICE SPACE WALLS.
19.	PROVIDE ALL PLUMBING CHASES AND MECHANICAL SHAFTS IN ADDITION TO ASSEMBLIES. COORDINATE REQUIRED CRITICAL DIMENSIONS WHEN LAYING OUT WALLS.
20.	UNLESS NOTED OTHERWISE, ASSEMBLIES ABOVE OR BELOW DOORS, WINDOWS, EXTERIOR OPENINGS AND INTERIOR SCREENS ARE TO BE THE SAME AS THE TYPE DENOTED ON EITHER SIDE. SEE TYPICAL DETAILS.
21.	ALL INTERIOR SURFACES ARE REQUIRED TO MEET THE FLAME SPREAD LIMITS DESCRIBED IN OBC 9.10.17.
22.	PROVIDE TILE BACKER IN LIEU OF GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISHES, REFER TO PLANS. ENSURE TILE BACKER IS TYPE X GYPSUM AT REQUIRED FIRE RESISTANCE RATED ASSEMBLIES. ALL WATERPROOF WALL FINISHES TO MEET MIN. HEIGHT REQ. AS PER OBC 9.29.2. ALL TILED WALLS AS PER OBC 9.29.10.
23.	IN AREAS WITH HIGH VAPOUR CONTENT (INCLUDING BUT NOT LIMITED TO BATHROOMS) PROVIDE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. ENSURE THAT THE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD MEETS ALL THE FIRE AND ACOUSTIC RATINGS REFERENCED IN THE ASSEMBLY SCHEDULE.
24.	PROVIDE 19mm FIRE RATED PLYWOOD BLOCKING AND STUD REINFORCING IN WALLS FOR INSTALLATION OF ALL ELEMENTS NEEDING BLOCKING/REINFORCEMENT, INCLUDING BUT NOT LIMITED TO ALL FIXTURES, PLUMBING ACCESSORIES, MILLWORK, EQUIPMENT, ELECTRIC PANELS, ETC. DESIGN/BUILD ALL BLOCKING AND STUD REINFORCING AS REQUIRED.
25.	ENSURE ADEQUATE BLOCKING/STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS AS PER OBC 9.5.2.4. GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NO LESS THAN 1.3kN AS PER OBC 9.31.2.3.
26.	WHERE FLOOR DRAINS ARE LOCATED IN A ROOM, COORDINATE SLOPING ENTIRE FLOOR TOWARD THE DRAIN. THERE WILL BE NO FLAT FLOOR SURFACE IN THE ROOM WITH A REQUIRED FLOOR DRAIN WHERE WATER CAN PUDDLE. FLOOR TO SLOPE A MINIMUM OF 2% . REFER TO THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. REPAIR ANY FLOORS THAT PUDDLE WATER AND/ OR DO NOT DIRECT WATER TO THE PROPER FLOOR DRAIN.
27.	FULLY COORDINATE MINIMUM STUD SPACE AND ALL ADDITIONAL SUPPORT REQUIRED FOR SUPPORT AND ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES AS NOTED ON ARCHITECTURAL AND ENGINEERING DRAWINGS.
28.	ALL ASSEMBLIES IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS FROM THE GROUND INTO THE BUILDING IN ACCORDANCE WITH OBC 9.13.4.2. IN AREAS OF THE PROVINCE WHERE RADON GASES ARE KNOWN TO BE A PROBLEM, THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE RADON LIMITATIONS IN ARTICLE 9.1.1.7. BUILDINGS CONTAINING RESIDENTIAL OCCUPANCIES SHALL BE PROVIDED WITH THE ROUGH IN FOR A RADON EXTRACTION SYSTEM CONFORMING TO ARTICLE 9.13.4.3 (SEE ALSO NOTE A-9.13.4.3)
29.	ALL MEMBRANES OR MATERIALS THAT MAKE UP THE AIR BARRIER SYSTEM IN AN ASSEMBLY TO BE CONTINUOUS AT TRANSITIONS AND PENETRATIONS. ALL FLEXIBLE SHEET MATERIAL SHALL BE LAPPED A MIN. OF 100mm AND ALL JOINTS SEALED TO MAINTAIN CONTINUITY AS PER OBC 9.25.3.3.
30.	ALL THERMAL VALUES DESCRIBED IN ASSEMBLIES ARE MINIMUMS BASED ON OBC SB-12 TABLE 3.1.1.2.C COMPLIANCE PACKAGE "ELECTRIC SPACE HEATING" . QDP TO VARY WITH ALL SB-12 PRESCRIPTIVE REQUIREMENTS.
31.	THE BASIS OF DESIGN DOES NOT INCLUDE ANY AIRTIGHTNESS SUBSTITUTIONS PERMITTED BY SB-12 3.1.1.4.

MEMBRANE LEGEND	

INSULATION LEGEND	

PROFESSIONAL SEAL:

GENERAL NOTES:

QUALIFIED DESIGN PROFESSIONAL (QDP)

DISCLAIMER (WALL ASSEMBLIES):

PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

ASSEMBLIES SCHEDULE

PROJECT NO:

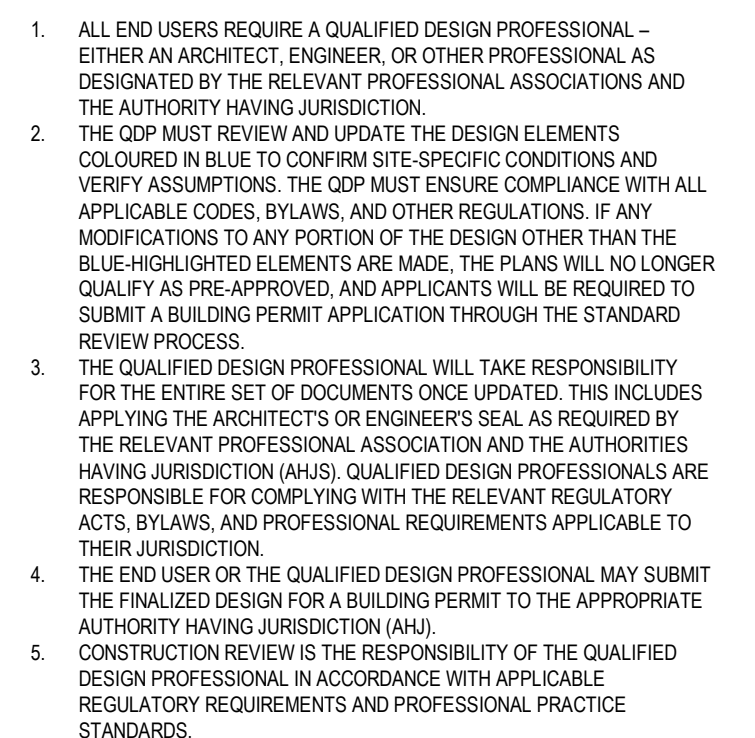
241058

SCALE:

As indicated

SHEET NO:

A001



NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

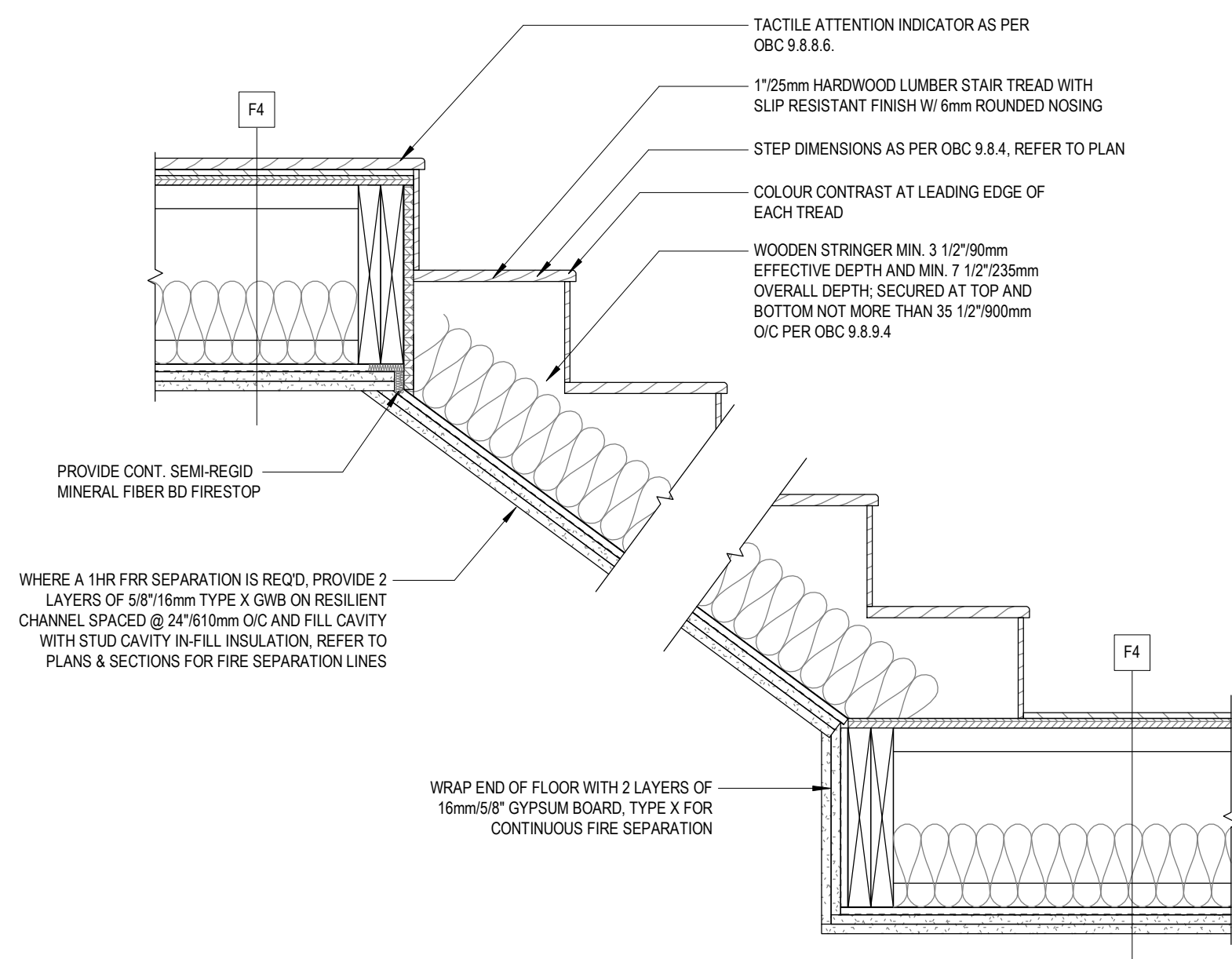
INTERIOR TYPICAL DETAILS

PROJECT NO: 241058

SCALE: 1 : 10

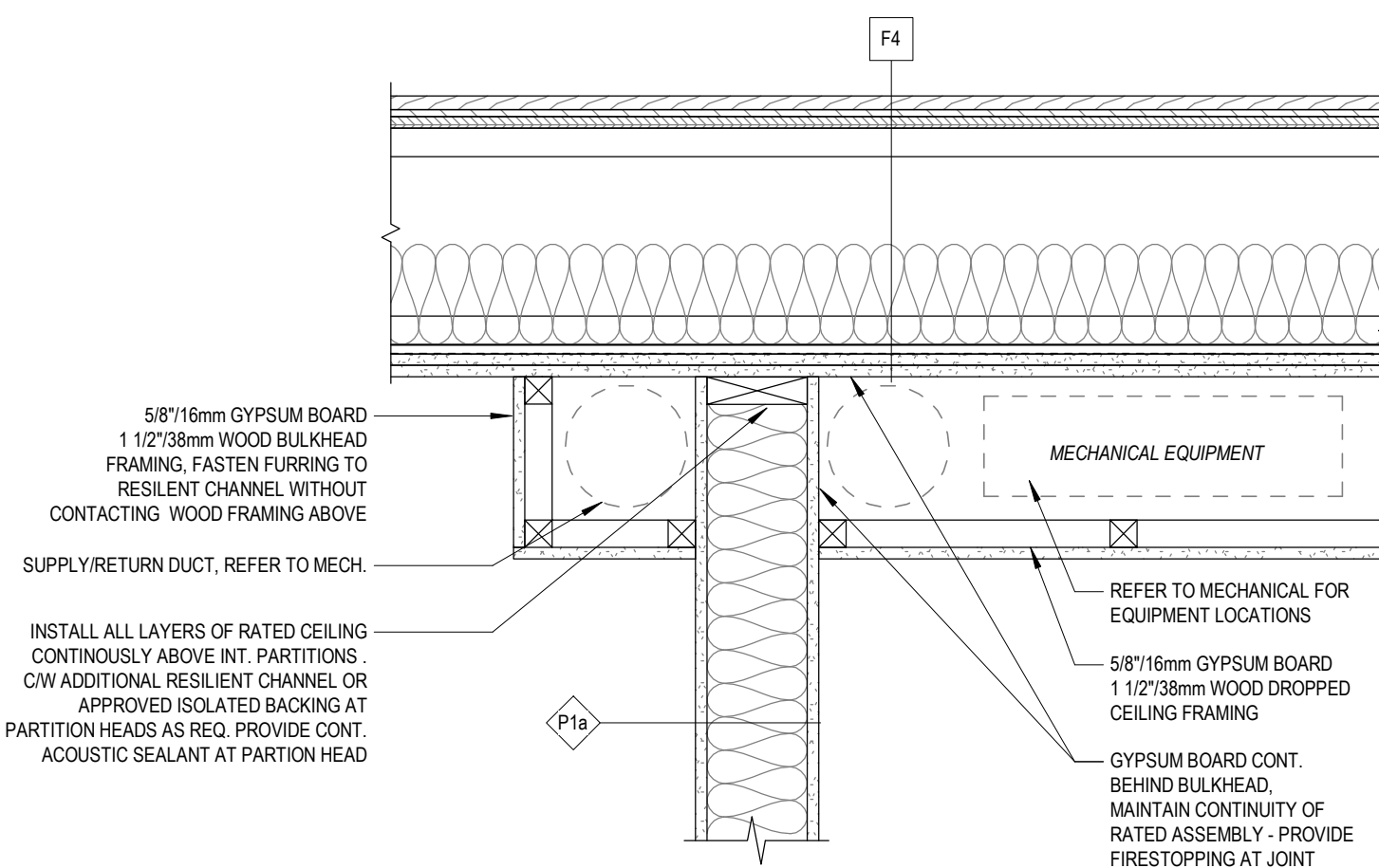
SHEET NO:

A003



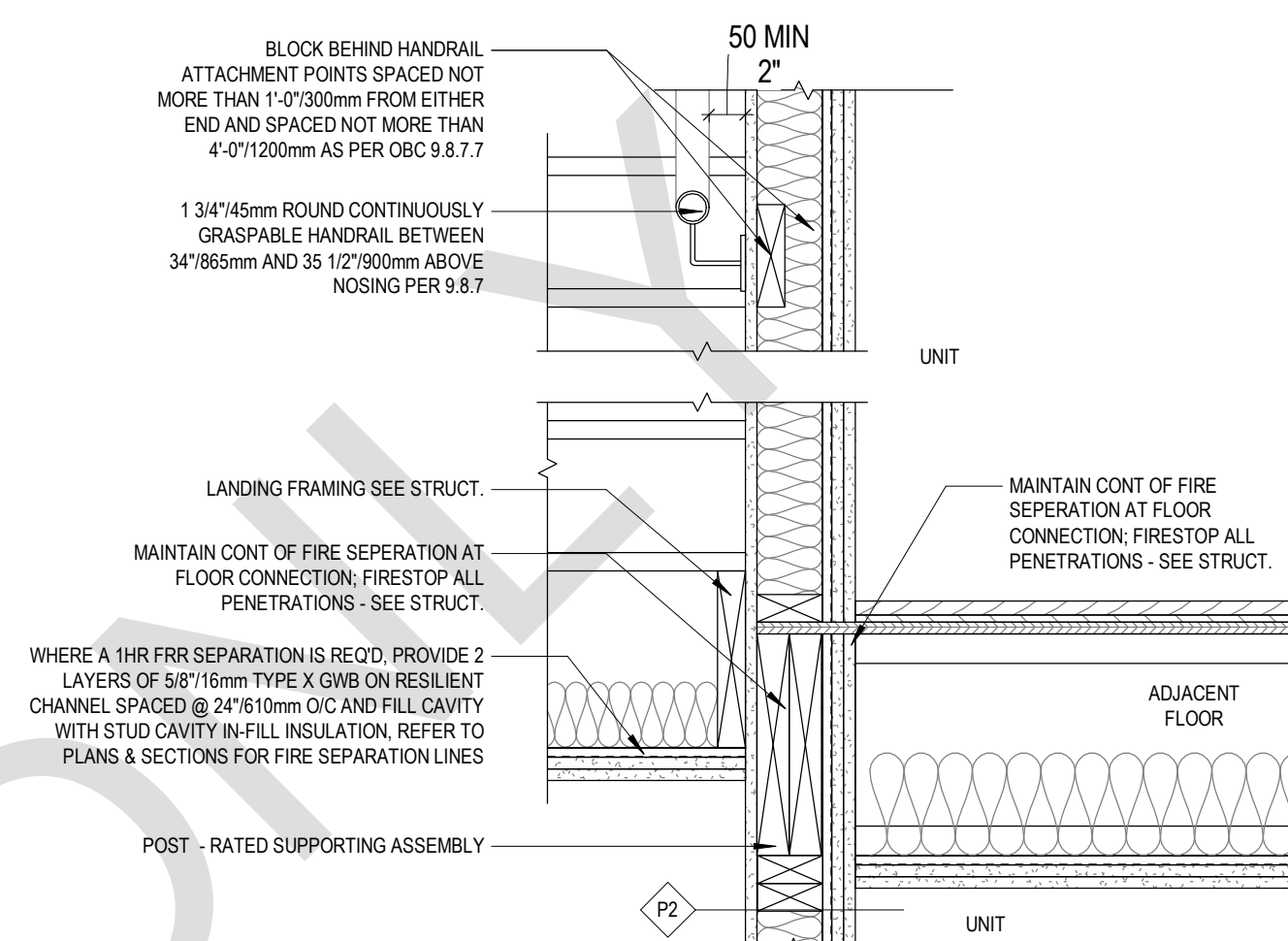
1 INTERIOR DETAIL - FIRE SEPARATION STAIR ON FLOOR

A003 1 · 10



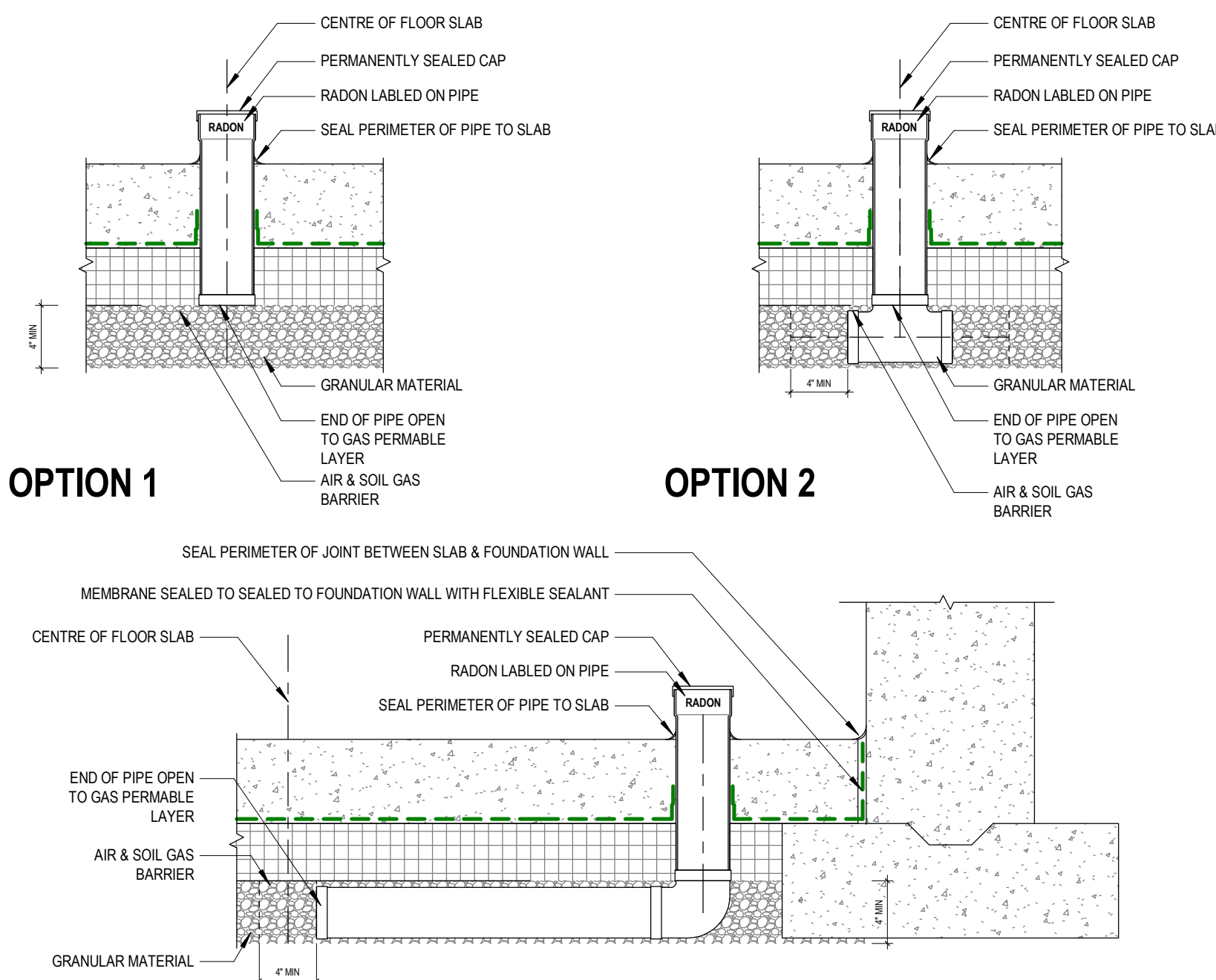
2 INTERIOR DETAIL - FIRE SEPARATION, PARTITION & BULKHEAD TO FLOOR

A003 1:10



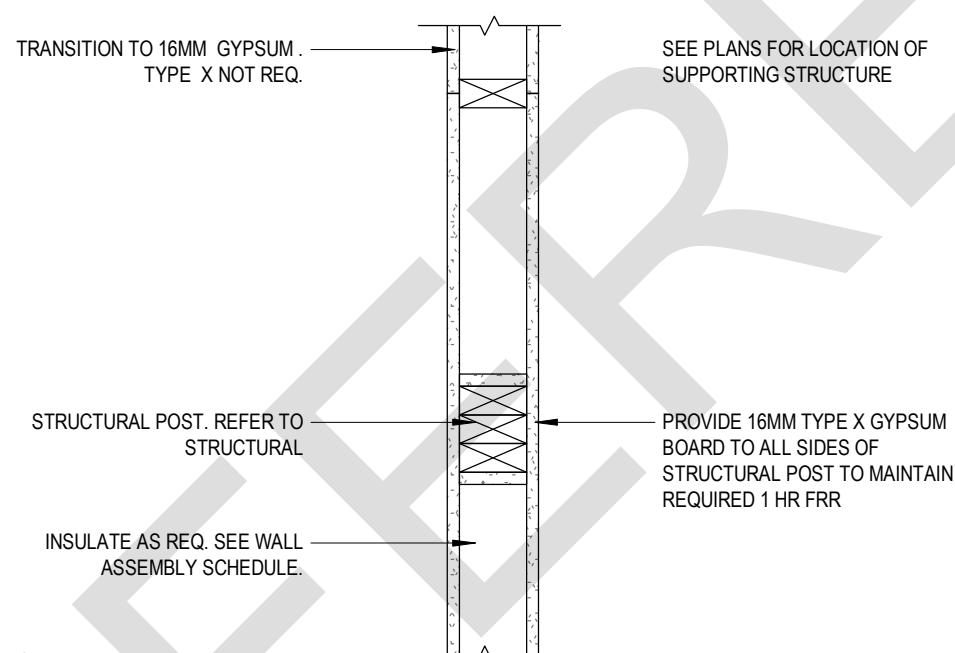
3 INTERIOR DETAIL - FIRE SEPARATION, STAIR LANDING, ADJACENT FLOOR

A003 $1 \cdot 10^{-4}$



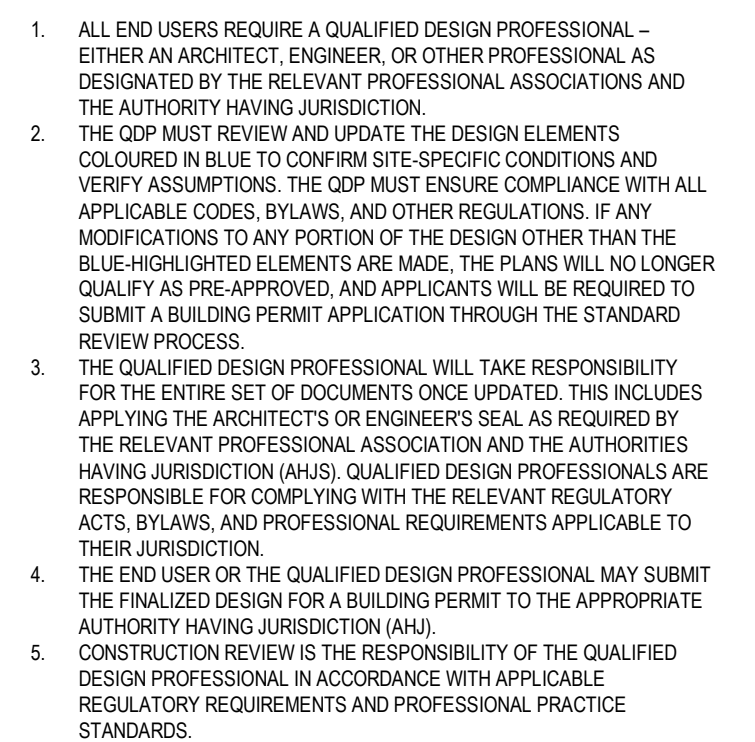
5 SECTION DETAIL - RADON MITIGATION OPTIONS

A003 1:10



4 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL

A003 1 : 10



NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

EXTERIOR TYPICAL DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A004

1 PLAN DETAIL - CORNER WINDOW
A004 1 : 10

2 SECTION DETAIL - SKYLIGHT
A004 1 : 10

3 SECTION DETAIL - ROOF SCUPPER
A004 1:10

4 SECTION DETAIL - TYP WINDOW HEAD & SILL
A004 1 : 10

5 SECTION DETAIL - FLOOR CONNECTION, COMBUSTIBLE
A004 1 : 10

6 SECTION DETAIL - ENTRY AT GRADE
A004 1 : 10

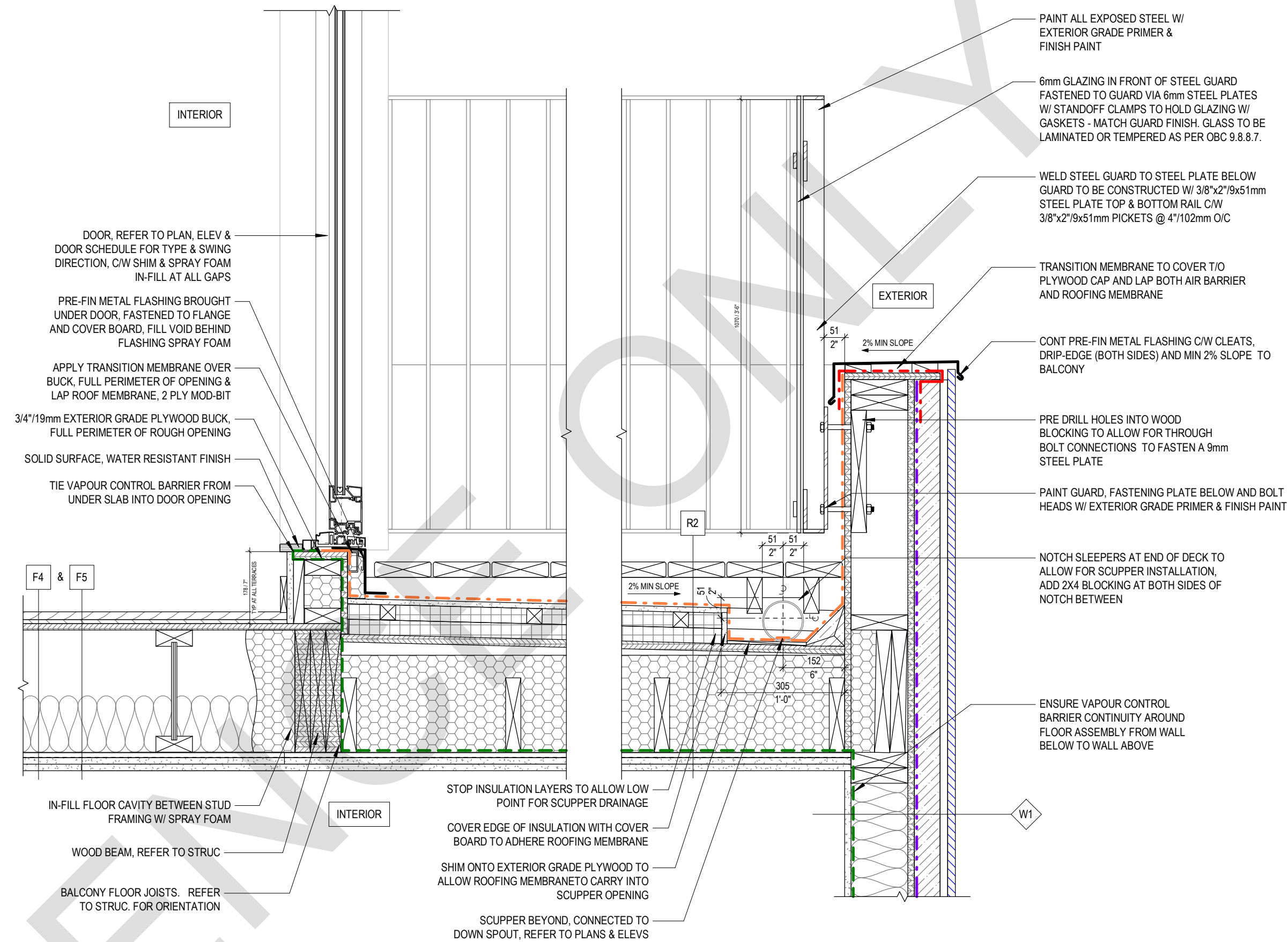
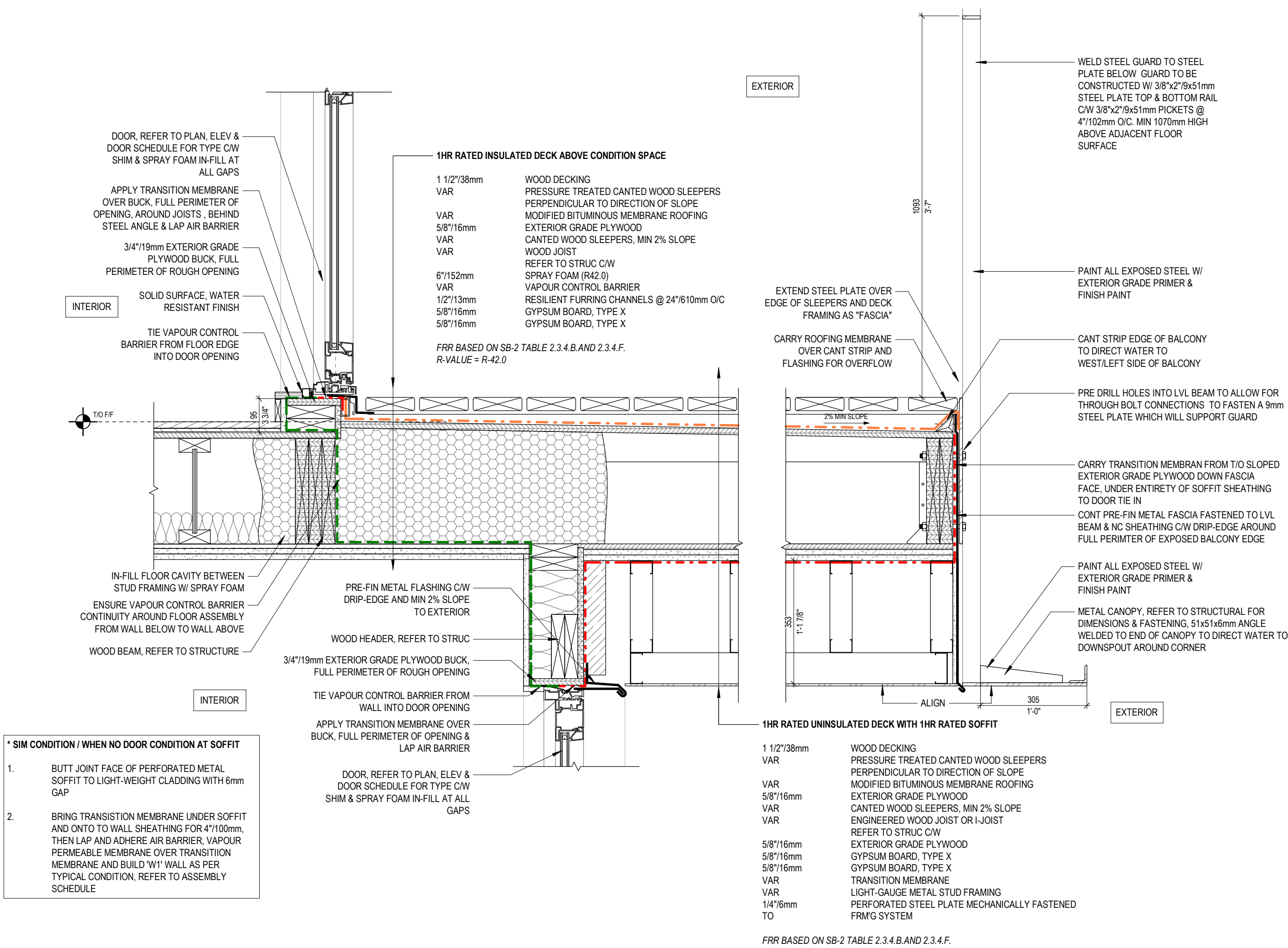
PROFESSIONAL SEAL:

GENERAL NOTES:

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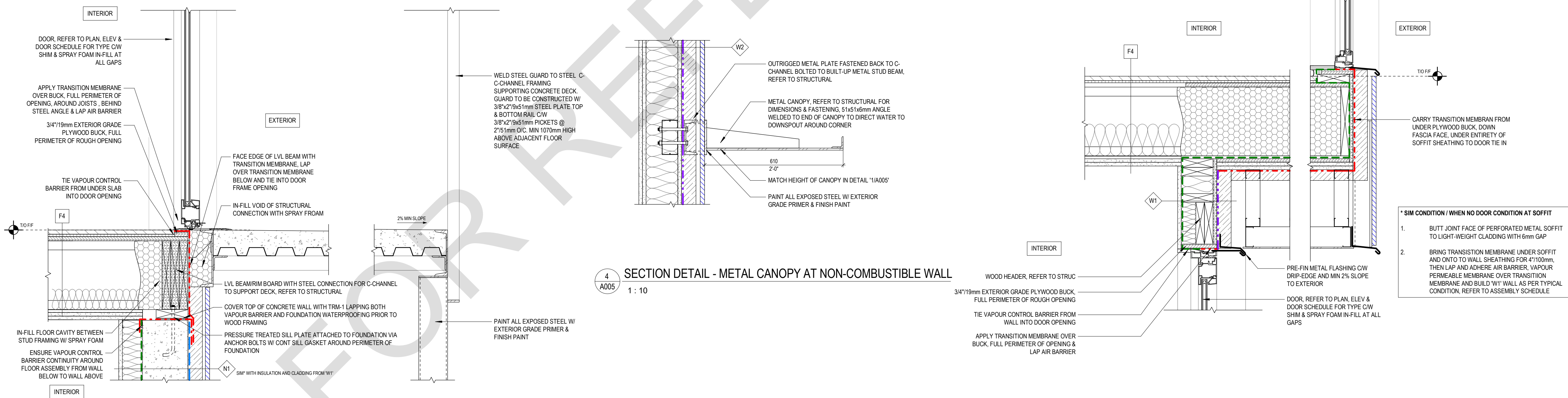
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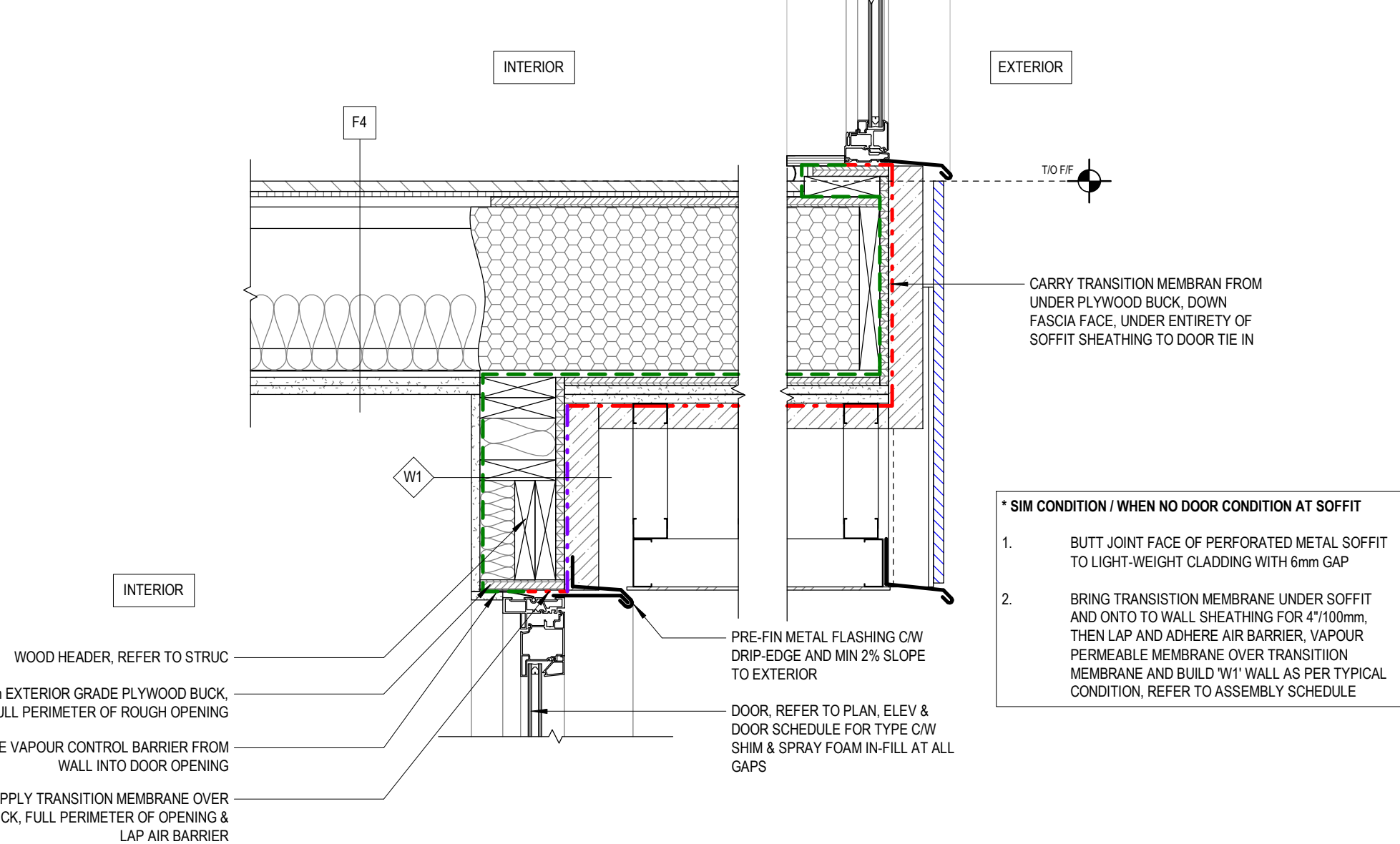


1 SECTION DETAIL - BALCONY OVER CONDITIONED SPACE
A005 1 : 10

2 SECTION DETAIL - ROOF DECK
A005 1 : 10



4 SECTION DETAIL - METAL CANOPY AT NON-COMBUSTIBLE WALL
A005 1 : 10



5 SECTION DETAIL - SOFFIT
A005 1 : 10

3 SECTION DETAIL - PORCH
A005 1 : 10

NO.	DATE	DESCRIPTION
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PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
EXTERIOR TYPICAL
DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A005

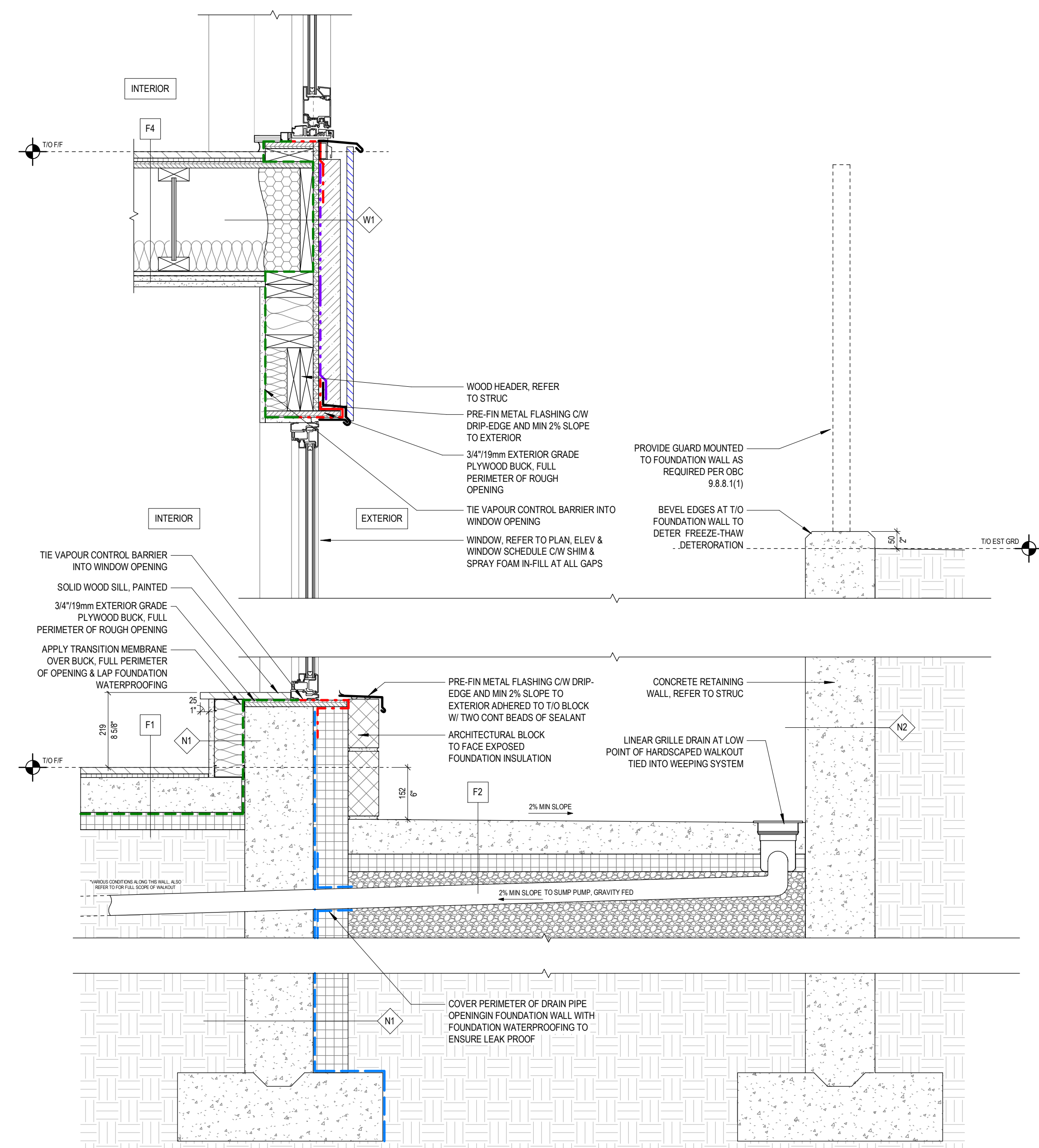
PROFESSIONAL SEAL:

GENERAL NOTES:

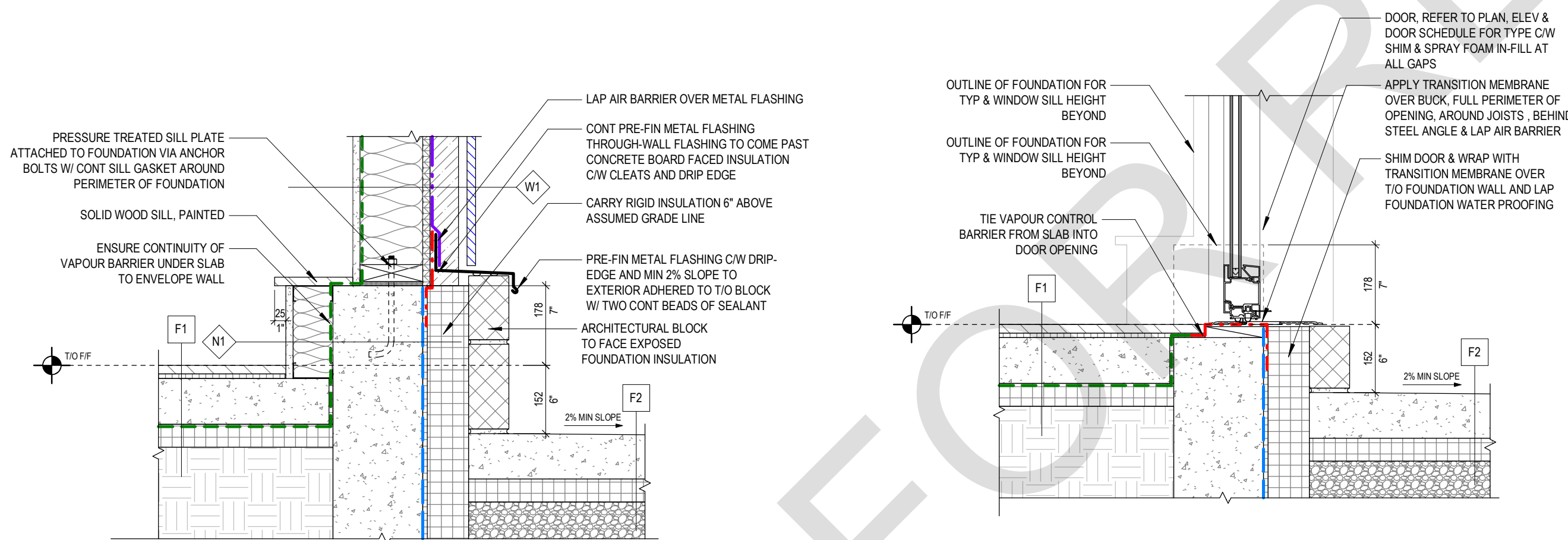
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QUALIFIED DESIGN PROFESSIONAL (QDP)

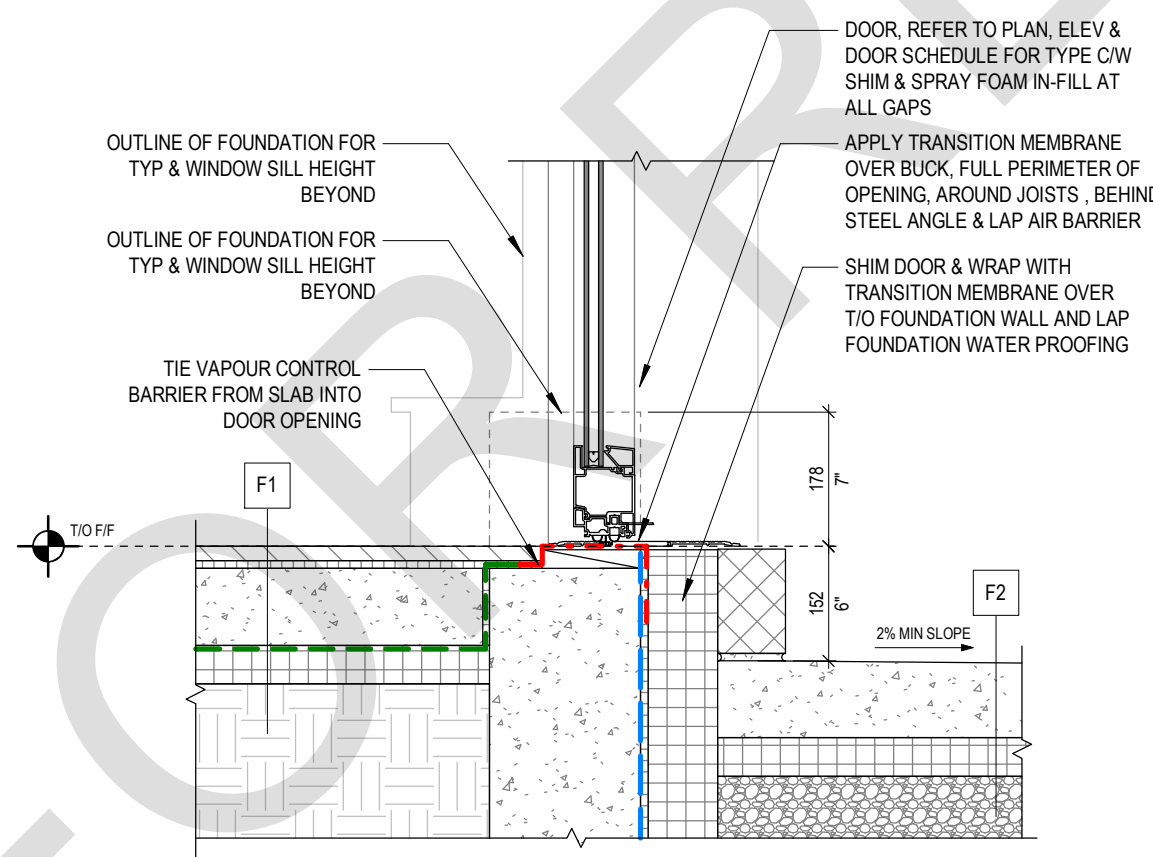
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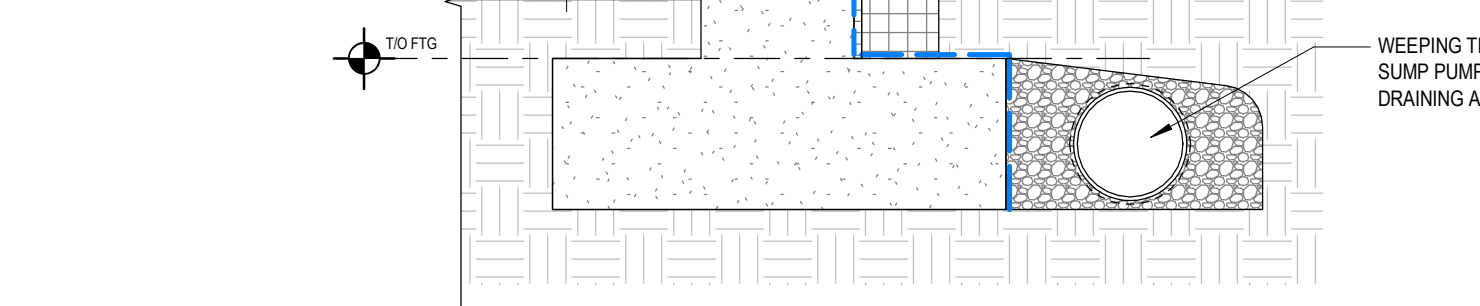
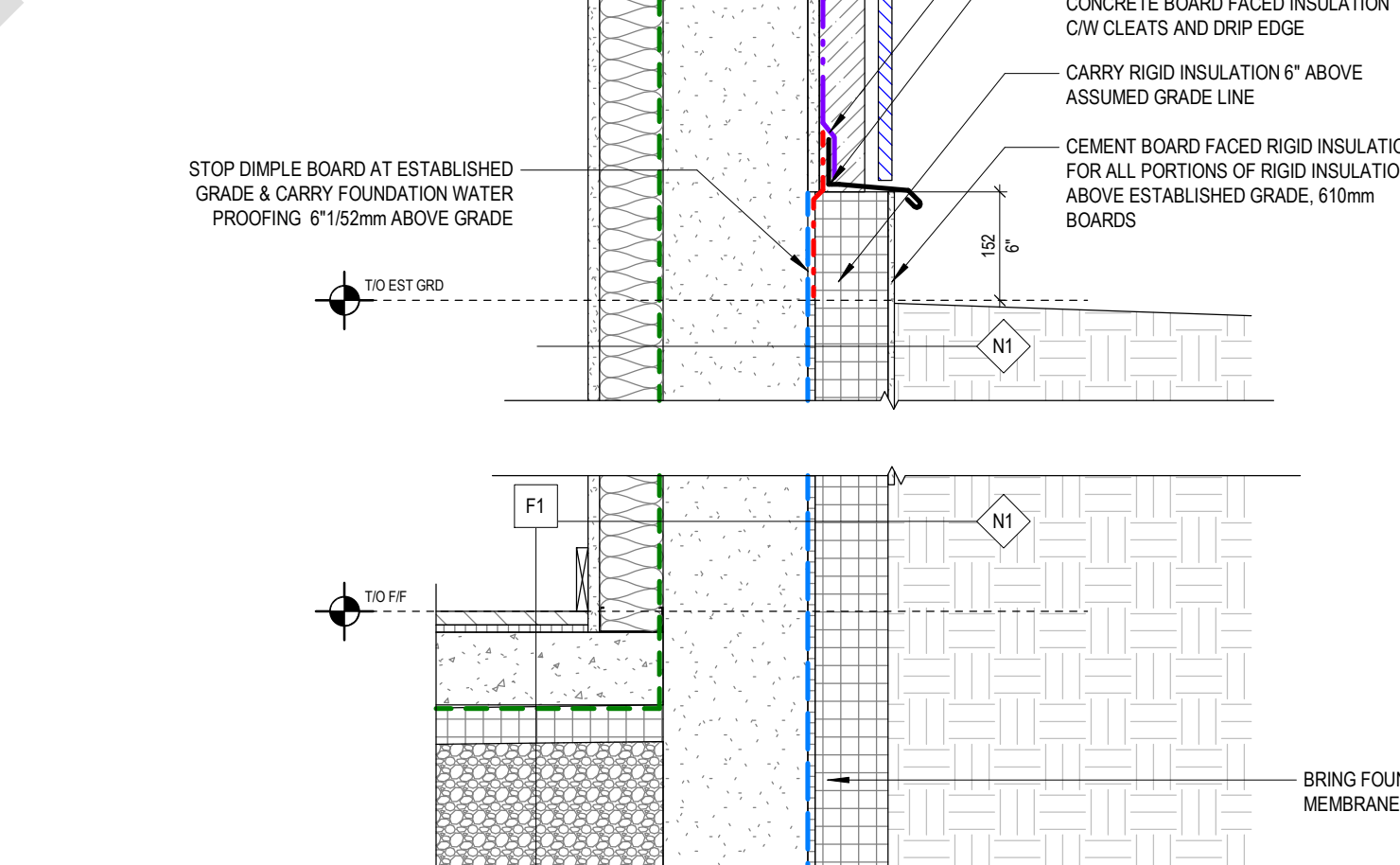
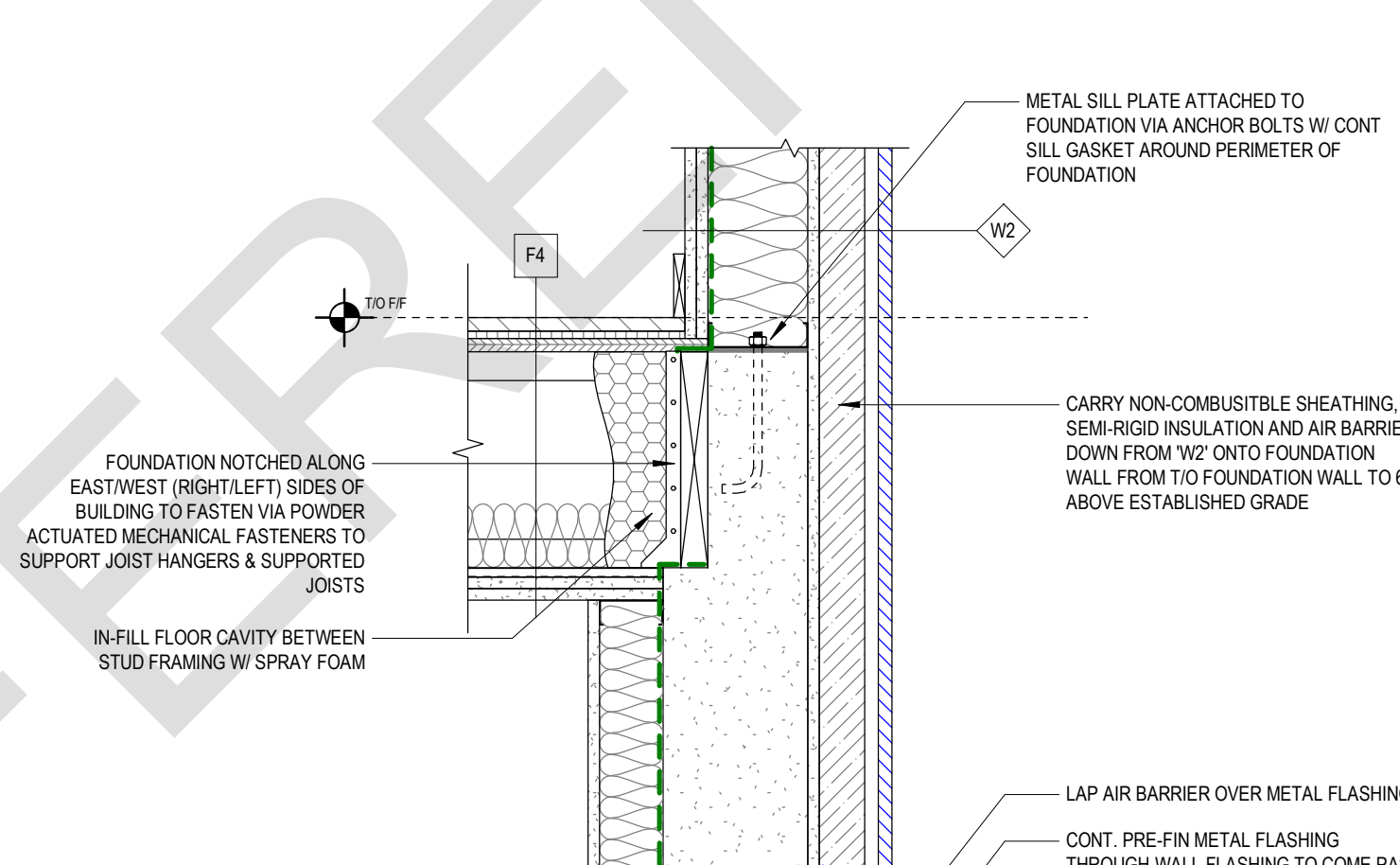
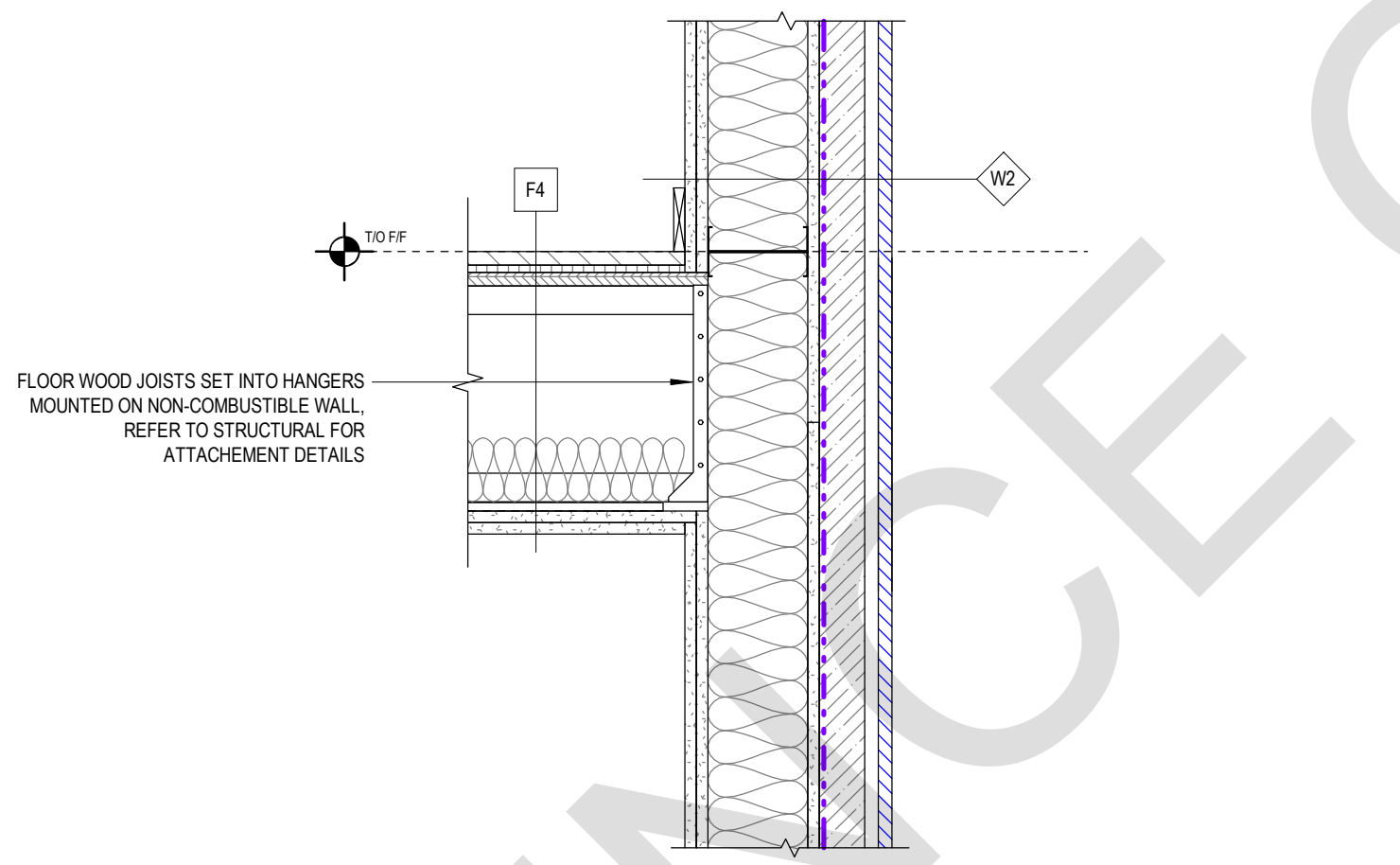
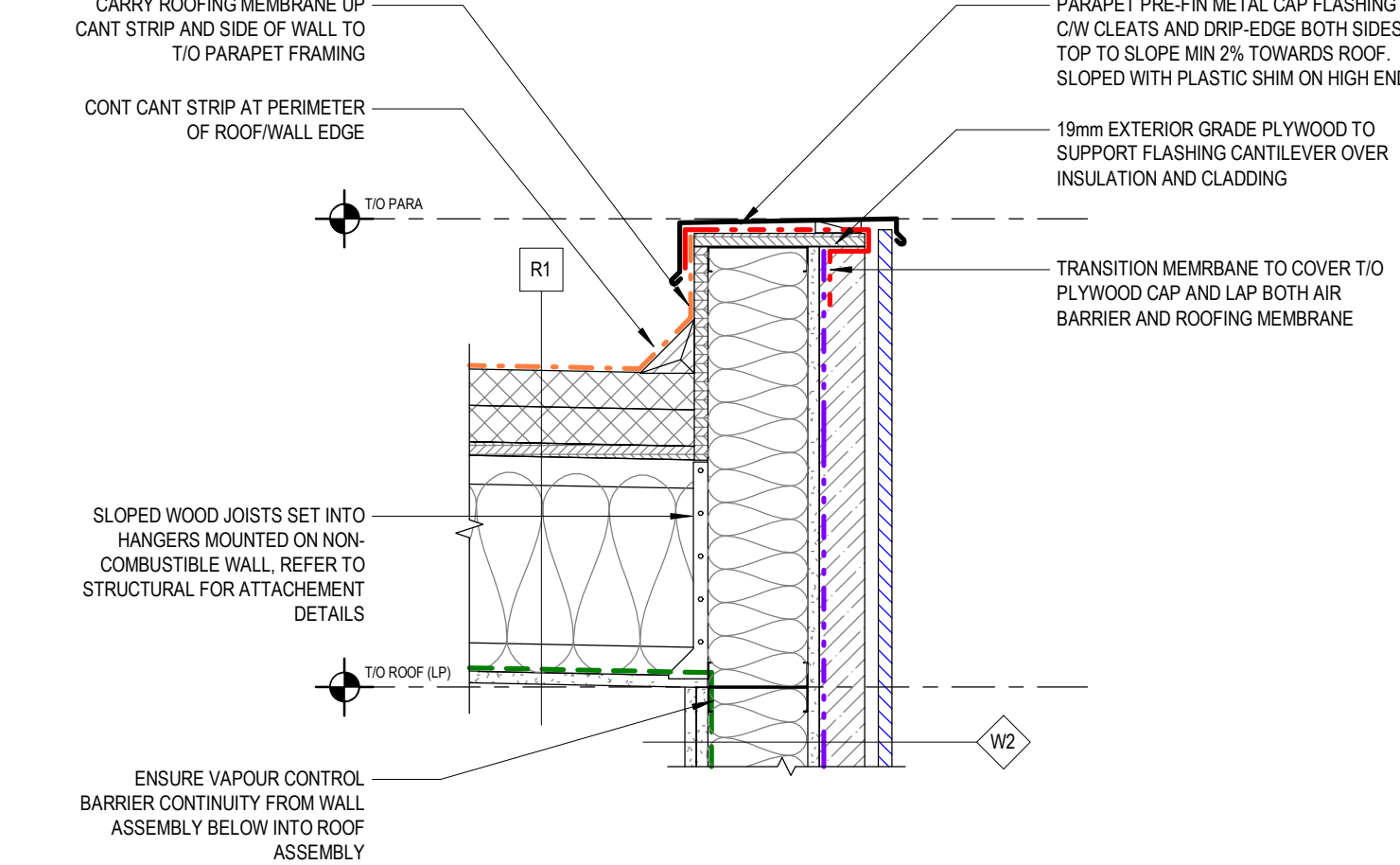
1 SECTION DETAIL - BASEMENT WALKOUT AT WINDOW W/ FLOOR ABOVE
A006 1 : 10



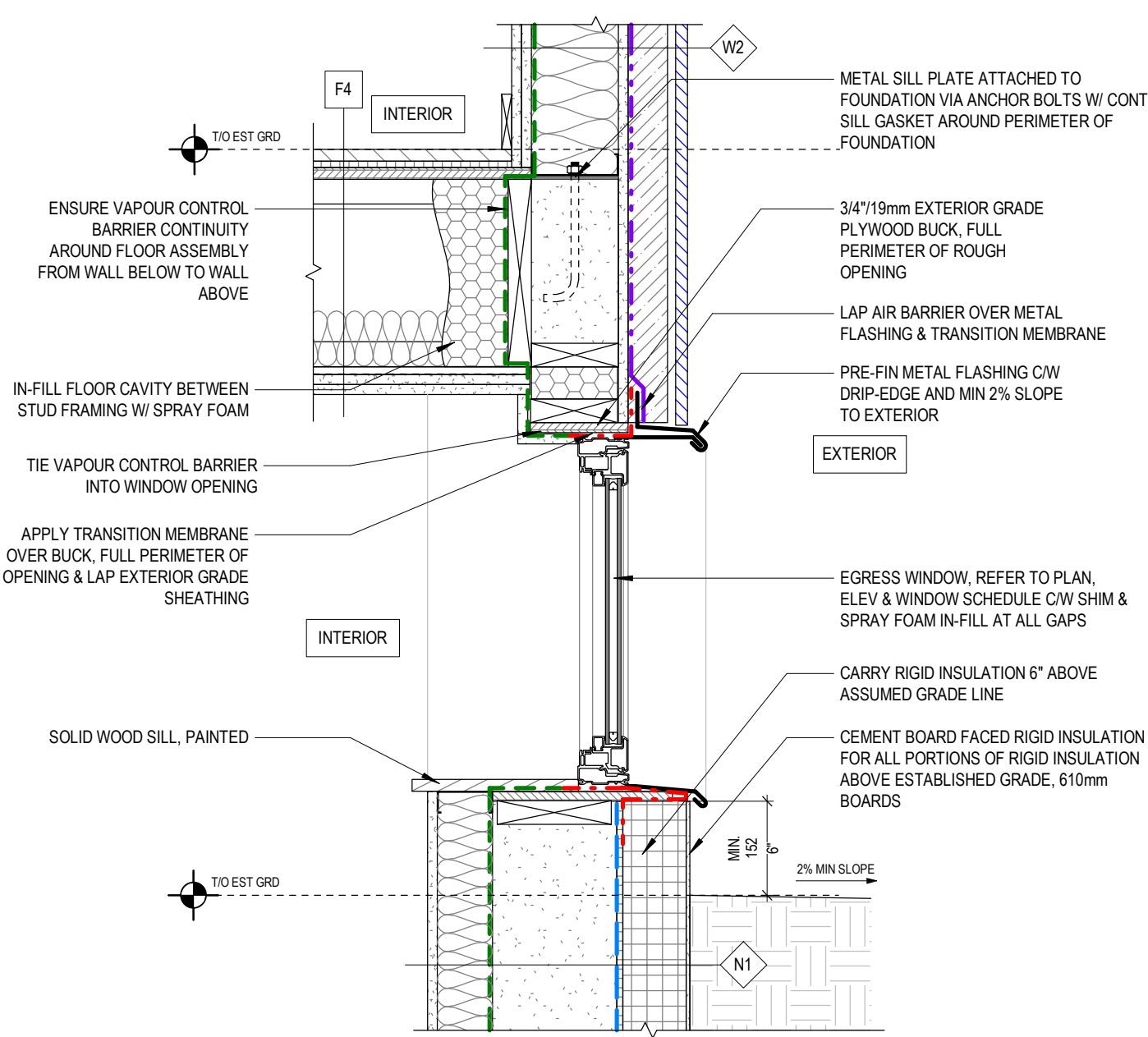
2 SECTION DETAIL - BASEMENT WALKOUT AT SILL
A006 1 : 10



3 SECTION DETAIL - BASEMENT WALKOUT AT DOOR
A006 1 : 10



4 SECTION DETAIL - NON COMBUSTIBLE WALL SECTION
A006 1 : 10



5 SECTION DETAIL - EGRESS WINDOW
A006 1 : 10

NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
EXTERIOR TYPICAL
DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A006

PROFESSIONAL SEAL:

GENERAL NOTES:

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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
EBF DIAGRAMS & CODE
MATRIX

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

A010

EXPOSED BUILDING FACE DIAGRAMS GENERAL NOTES

1. ALL ITEMS IN BLUE DEPENDENT ON REQUIRED SITE SURVEY. TO BE UPDATED BY QDP.
2. ALL LIMITING DISTANCES ARE FOR REFERENCE ONLY. LIMITING DISTANCES AND ALLOWABLE UNPROTECTED OPENINGS TO BE UPDATED BY QDP. WITH REQUIRED SITE SURVEY.
3. FRONT YARD LIMITING DISTANCE SHOWN AS MINIMUM SETBACK FOR REFERENCE ONLY. QDP TO UPDATE LIMITING DISTANCE TO CENTRELINE OF FRONT FACING STREET FROM REQUIRED SURVEY.
4. AREA OF EXPOSED BUILDING FACE DEPENDENT ON ESTABLISHED GRADE. QDP TO UPDATE AREAS WITH REQUIRED SITE SURVEY.
5. QDP TO SELECT EXPOSED BUILDING FACE CALCULATION METHOD AS PER OBC 9.10.14.2.
6. EXPOSED BUILDING FACE OF BELOW GRADE WALKOUT SHOWN TYPICALLY TO HIGHLIGHT STRICTEST EBF AREA CALCULATION. QDP TO CALCULATE EBF FROM ESTABLISHED GRADE.
7. ALL GLAZING AND OPENINGS IN EXTERIOR WALL REQUIRING PROTECTION AS PER OBC 9.9.4.4 TO BE PROTECTED WITH WIRE GLASS, FIRE RATED GLASS, SPRINKLERS, OR FIRE SHUTTERS. SEE NOTE 16 ON WINDOW SCHEDULE. PROTECTED GLAZING NOT INCLUDED IN EBF CALCULATIONS.

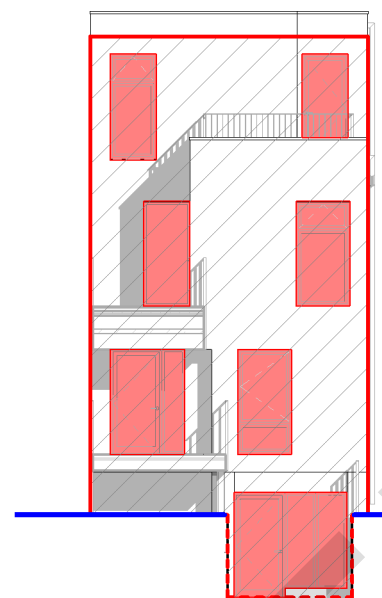
EXPOSED BUILDING FACE DIAGRAMS KEY NOTES

- 01 UNPROTECTED MECHANICAL OPENINGS REPRESENTATIVE ONLY. REFER TO MECH. FOR EXACT LOCATIONS.
- 02 RATED DOOR(S). REFER TO DOOR SCHED.
- 03 FIRE SHUTTERS IF REQUIRED. REFER TO NOTE 16 ON WINDOW SCHEDULE.

EXPOSING BUILDING FACE DIAGRAMS LEGEND

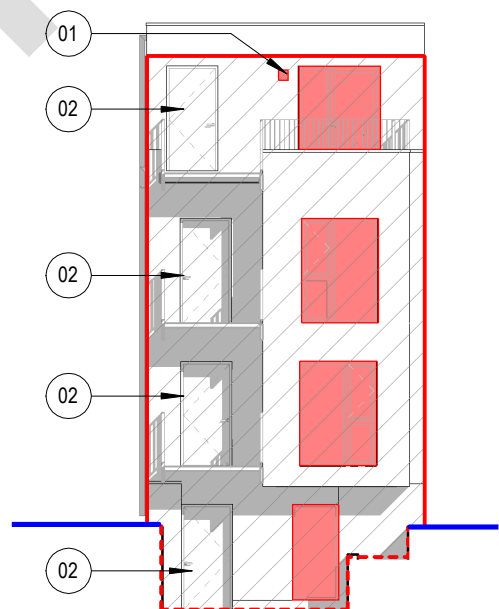
	UNPROTECTED OPENING
	EXPOSED BUILDING FACE (FIRE COMPARTMENT)
	EXPOSED BUILDING FACE (TOTAL BUILDING FACE)
	EXPOSED BUILDING FACE OF BELOW GRADE WALKOUT. REFER TO GENERAL NOTE 6.
	PROTECTED GLAZING. REFER TO GENERAL NOTE 7
	WIRE FRAMED GLAZING
	ESTABLISHED GRADE (EXTENT OF ESTABLISHED GRADE DEPENDENT ON REQUIRED SITE SURVEY. TO BE UPDATED BY QDP.)

BUILDING CODE DATA MATRIX											
PART 9 - HOUSING AND SMALL BUILDINGS											
BUILDING CODE VERSION		O REG. 163/24				LAST AMENDMENT: O REG. 5/25			OBC REFERENCE		
PROJECT TYPE		NEW CONSTRUCTION CONSTRUCTION OF NEW THREE STOREY MULTI UNIT RESIDENTIAL BUILDING							[A] 1.1.2.		
MAJOR OCCUPANCY CLASSIFICATION		GROUP / DIVISION:	DESCRIPTION:	USE:			9.10.2.				
		C	THREE STOREY FOUR UNIT BUILDING			RESIDENTIAL					
SUPERIMPOSED MAJOR OCCUPANCIES		NO									9.10.2.3.
BUILDING AREA (m²)		DESCRIPTION:				TOTAL (m²):		[A] 1.4.1.2.			
		NEW CONSTRUCTION				94.7					
GROSS AREA (m²)		FLOOR LEVEL:	DESCRIPTION:			TOTAL (m²):		[A] 1.4.1.2.			
		BASEMENT	1 RESIDENTIAL UNIT			92.7					
		GROUND FLOOR	1 RESIDENTIAL UNIT			94.6					
		SECOND FLOOR	1 RESIDENTIAL UNIT			94.0					
		THIRD FLOOR	1 RESIDENTIAL UNIT			77.9					
		TOTAL (m²):				359.2					
BUILDING HEIGHT		3	STOREYS ABOVE GRADE			10.00 m ABOVE ASSUMED GRADE			[A] 1.4.1.2. AND 9.10.4.		
NUMBER OF STREETS		1 STREET									9.10.20
SPRINKLER SYSTEM		NOT REQUIRED	PROVIDED: N/A								9.10.8.2. TO 9.10.8.4.
FIRE ALARM SYSTEM		NOT REQUIRED	TYPE PROVIDED: N/A						9.10.18		
WATER SUPPLY IS ADEQUATE		YES/NO									9.31.3
CONSTRUCTION TYPE		PERMITTED:		COMBUSTIBLE		HEAVY TIMBER CONSTRUCTION:		NO		9.10.6	
		PROPOSED:		COMBUSTIBLE							
POST-DISASTER BUILDING		NO									[A] 1.1.2.2.(2)
OCCUPANT LOAD		FLOOR LEVEL:	UNIT #	OCCUPANCY TYPE:	BASED ON:		OCCUPANT LOAD (PERSONS):		3.1.17.(1)b		
		BASEMENT	UNIT 1	RESIDENTIAL	2 SLEEPING ROOMS		4				
		GROUND FLOOR	UNIT 2	RESIDENTIAL	1 SLEEPING ROOM		2				
		SECOND FLOOR	UNIT 3	RESIDENTIAL	2 SLEEPING ROOMS		4				
		THIRD FLOOR	UNIT 4	RESIDENTIAL	1 SLEEPING ROOM		2				



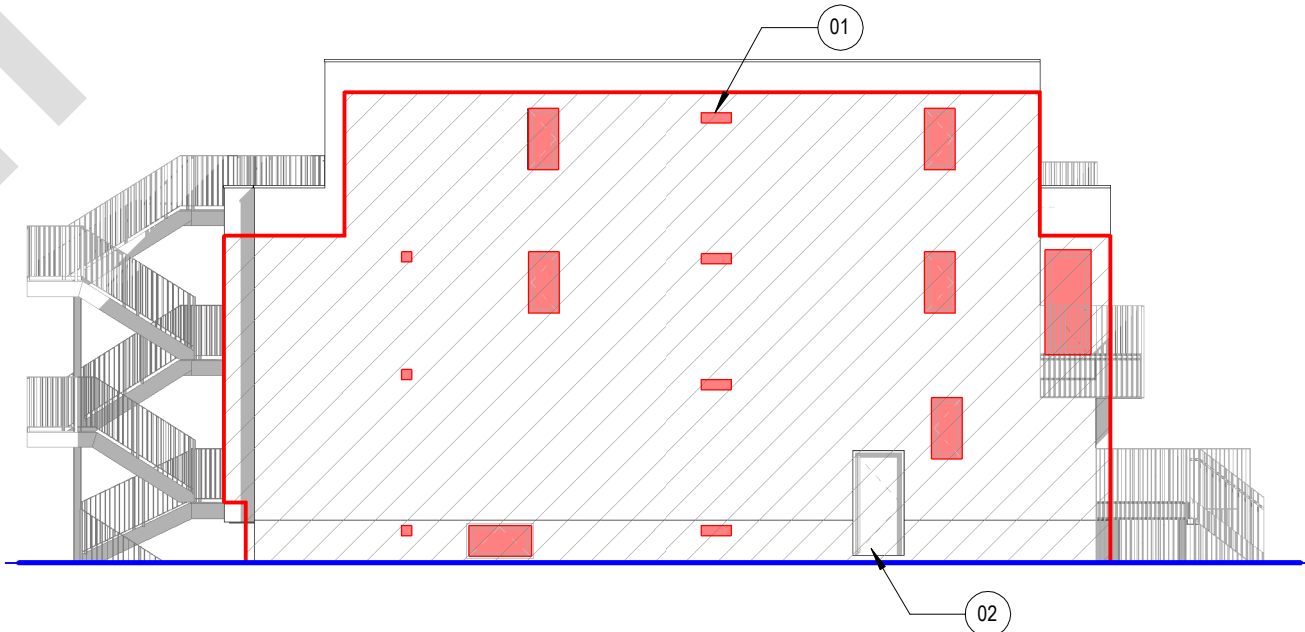
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	56.3 m²	8m	17.3 m²	56	31

4 A010 EXPOSING BUILDING FACE DIAGRAM - FRONT ELEVATION
1 : 150



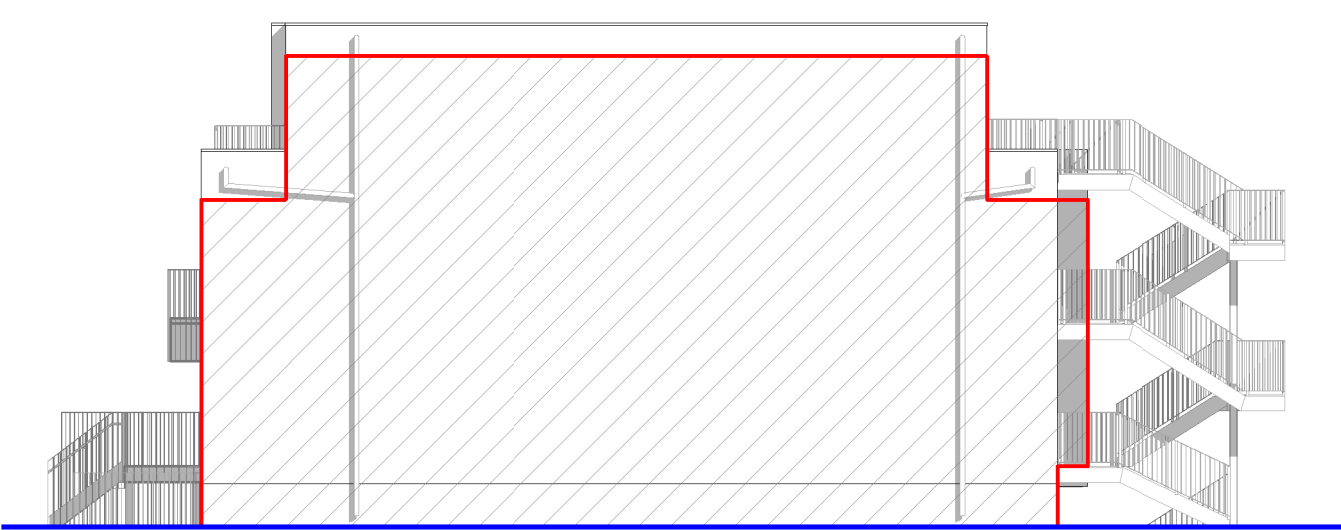
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	58.2 m²	6.9	10.8 m²	34	19

2 A010 EXPOSING BUILDING FACE DIAGRAM - REAR ELEVATION
1 : 150



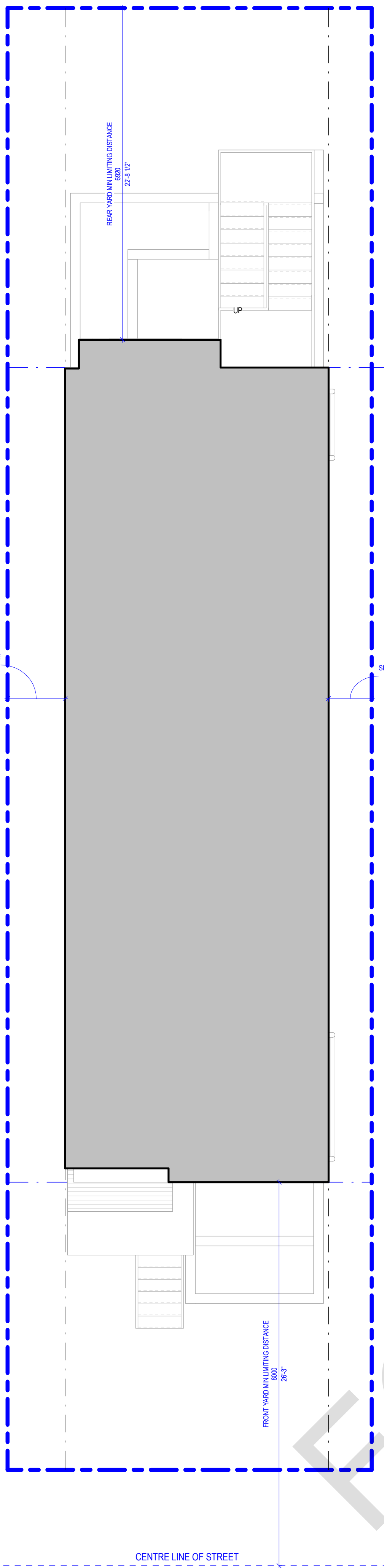
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	153.2 m²	1.2	7.0 m²	7	5

3 A010 EXPOSING BUILDING FACE DIAGRAM - SIDE 1 ELEVATION
1 : 150



Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	153.3 m²	0.9m	0.0 m²	0	0

1 A010 EXPOSING BUILDING FACE DIAGRAM - SIDE 2 ELEVATION
1 : 150



5 A010 EXPOSING BUILDING FACE DIAGRAM - SITE PLAN
1 : 60

PROFESSIONAL SEAL:

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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
SITE PLAN

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

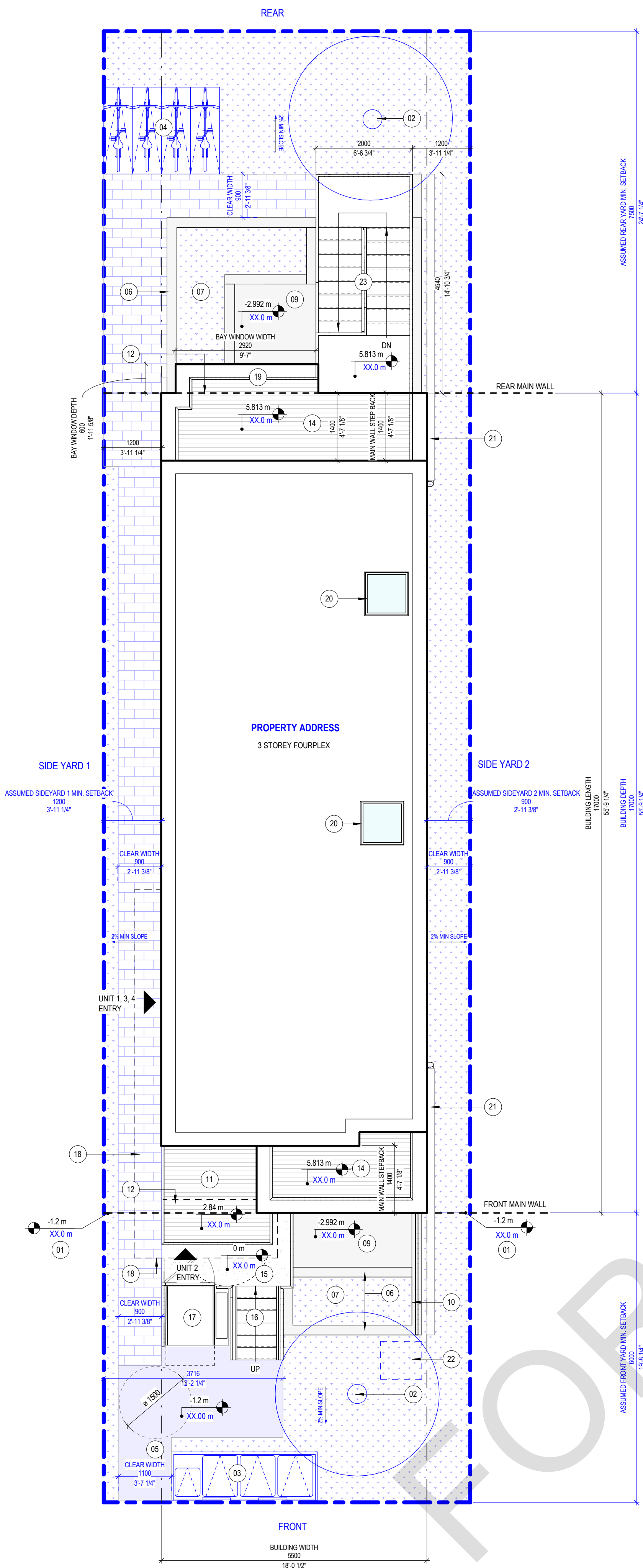
A011

COT ZONING MATRIX			NOTES
LOT SIZE			LOT AREA, FRONTAGE, AND DEPTH (DEPENDENT ON REQUIRED SITE SURVEY, QDP TO UPDATE)
LOT AREA (m²)		— m²	
LOT FRONTAGE (m)		— m	
LOT DEPTH (m)		— m	
SETBACKS			ALL SETBACK REQUIREMENTS AND PERMITTED ENCROACHMENTS ARE DEPENDENT ON RESIDENTIAL ZONE AND SITE. QDP RESPONSIBLE TO ENSURE ALL SETBACKS AND PERMITTED ENCROACHMENTS TO COMPLY WITH APPLICABLE ZONING BYLAW AND BUILDING CODE (LIMITING DISTANCE)
FRONT YARD SETBACK	6.0m		
REAR YARD SETBACK	7.5m		
SIDEYARD 1 SETBACK	1.2m		
SIDEYARD 2 SETBACK	0.9m		
RESIDENTIAL UNITS			BEDROOMS:
BASEMENT	1 DWELLING UNIT	2 BEDROOMS	
GROUND FLOOR	1 DWELLING UNIT	1 BEDROOM	CSA B-652.23 ACCESSIBLE DWELLING UNIT
SECOND FLOOR	1 DWELLING UNIT	2 BEDROOMS	
THIRD FLOOR	1 DWELLING UNIT	1 BEDROOM	
TOTAL BEDROOMS			6 BEDROOMS
TOTAL DWELLING UNITS			4
BUILDING AREA			94.7m²
GROSS FLOOR AREA			
BASEMENT	78.5m²		
OVERALL	92.7m²		
EXCLUSIONS (STAIRWELLS, UTILITY STORAGE)	14.3m²		
GROUND FLOOR	82.2m²		
OVERALL	94.6m²		
EXCLUSIONS (STAIRWELLS)	12.4m²		
SECOND FLOOR	81.8m²		
OVERALL	94.0m²		
EXCLUSIONS (STAIRWELLS)	12.2m²		
THIRD FLOOR	65.5m²		
OVERALL	77.7m²		
EXCLUSIONS (STAIRWELLS)	12.2m²		
TOTAL GROSS FLOOR AREA			308m²
LANDSCAPED AREA			
YARD AREA TOTAL	LANDSCAPING AREA TOTAL	% LANDSCAPING AREA	% SOFT LANDSCAPING AREA
FRONT YARD	— m²	— %	— %
REAR YARD	— m²	— %	— %
SIDE YARD 1	— m²	— %	— %
SIDE YARD 2	— m²	— %	— %
BUILDING HEIGHT			
HEIGHT ALLOWABLE PER ZONING (m)	10.0m		
PROPOSED BUILDING HEIGHT	10.0m		BUILDING HEIGHT IS DEPENDENT ON CALCULATION OF ESTABLISHED GRADE. QDP TO UPDATE WITH REQUIRED SITE PLAN. LOWEST POINT OF MAIN PEDESTRIAN ENTRANCES TO BE NO HIGHER THAN 1.2 METERS ABOVE ESTABLISHED GRADE.
BUILDING DEPTH			
DEPTH ALLOWABLE PER ZONING (m)	17.0m		
DEPTH PROPOSED (m)	— m		BUILDING DEPTH IS DEPENDENT ON FRONT YARD SETBACK AND LOCATION OF REAR MAIN WALL. BUILDING DEPTH REQUIREMENTS ARE DEPENDENT ON RESIDENTIAL ZONE, REQUIRED SETBACKS AND SITE CONDITIONS. QDP RESPONSIBLE TO ENSURE BUILDING DEPTH COMPLIES WITH APPLICABLE ZONING BYLAW.
VEHICULAR PARKING PROVIDED			
PARKING SPACES	0		QDP TO PROVIDE PARKING QUANTITY IF PROPOSED
ACCESSIBLE PARKING SPACES	0		
BICYCLE PARKING PROVIDED			
LONG TERM STALLS	0		BICYCLE PARKING QTY: IS SUGGESTION ONLY. QDP TO PROVIDE BIKE PARKING QUANTITY IF PROPOSED
SHORT TERM STALLS	4		

SITE PLAN KEYNOTES	
01	QDP TO CALCULATE ESTABLISHED GRADE USING THE REQUIRED SITE SURVEY. ESTABLISHED GRADE TO BE CALCULATED PER SECTION 800.50(240) OF THE CITY OF TORONTO ZONING BY-LAW.
02	PROPOSED TREE LOCATION AND REQUIRED SOIL VOLUME TO BE ADDED BY QDP. ALL EXISTING TREES SUBJECT TO TORONTO MUNICIPAL CODE CHAPTER 813, TREES.
03	WASTE STORAGE LOCATION AND SIZING TO BE DETERMINED BY QDP. ALL WASTE STORAGE SHOWN AS ENCLOSED WITH SCREEN. WASTE STORAGE SHALL NOT BE ENCLOSED WITH A ROOF OR WALL. SCREEN AND ACCESS DOOR SHALL NOT ENCRoACH BEYOND PROPERTY LINE.
04	VISITOR BIKE PARKING LOCATION AND QUANTITY TO BE DETERMINED BY QDP. PROPOSED BIKE PARKING STALLS TO COMPLY WITH GUIDELINES FOR THE DESIGN AND MANAGEMENT OF BICYCLE PARKING FACILITIES (2024).
05	QDP TO ENSURE ALL EXTERIOR WALKWAYS LEADING TO ACCESSIBLE DWELLING UNIT TO CONFORM TO OBC BARRIER FREE REQUIREMENTS.
06	CONCRETE FOUNDATION RETAINING WALL. REFER TO STRUCT. QDP TO COORDINATE FOUNDATION WALL HEIGHT WITH REQUIRED SITE SURVEY. REFER TO STRUCT.
07	LANDSCAPED TERRACE. QDP TO CONFIRM GRADE CHANGE AT ALL LANDSCAPED TERRACES WITH REQUIRED SITE SURVEY. QDP TO DETERMINE IF GRADE CHANGE REQUIRES GUARD PER OBC 9.8.8.1.(1).
08	RESERVED
09	BELOW GRADE WALKOUT. CONCRETE SLAB ON GRADE. REFER TO ARCH.
10	1070MM GUARD MOUNTED ON FOUNDATION WALL AS REQUIRED PER OBC 9.8.8.1.(1).
11	PROJECTED BALCONY. REFER TO ARCH.
12	EXTENT OF BUILDING FOOTPRINT BELOW. REFER TO ARCH.
13	JULIET BALCONY. REFER TO ARCH.
14	ROOF DECK. REFER TO ARCH.
15	ENTRY PORCH. STEEL DECK WITH CONCRETE TOPPING REFER TO STRUCT.
16	GALVANISED STEEL STAIR. WITH GALVANISED GRATE TREADS. REFER TO STRUCT.
17	UNENCLOSED VERTICAL LIFT AS PER CSA B355.24
18	NON-COMBUSTIBLE CANOPY. REFER TO ARCH.
19	BAY WINDOW. REFER TO ARCH.
20	SKYLIGHT. REFER TO ARCH.
21	DOWN SPOUT AND EXTENSION AS PER OBC 9.26.18.2.(1). LENGTH AND PLACEMENT OF EXTENSION TO BE CONFIRMED BY QDP. PLACEMENT SHALL NOT IMPEDE SIDE YARD ACCESS.
22	DRAINAGE DITCH OR DRY WELL FOR SUMP PUMP IF REQUIRED PER 9.14.5.2(3). LOCATION TO BE DETERMINED BY QDP.
23	UNENCLOSED GALVANISED STEEL EXTERIOR EXIT STAIR AND LANDINGS. REFER TO STRUCT.
24	PADMOUNTED TRANSFORMER. QDP TO ENSURE LOCATION, DIMENSIONS, AND SETBACKS COMPLY WITH ALL TORONTO HYDRO REQUIREMENTS.

SITE PLAN GENERAL NOTES	
1.	A SITE SURVEY WILL BE REQUIRED FOR THE PERMIT APPLICATION AND ALL DIMENSIONS, SETBACKS AND GEODETIC ELEVATIONS IDENTIFIED ON THE FINAL SITE PLAN SHALL BE DERIVED FROM THE SITE SPECIFIC INFORMATION.
2.	THE SITE PLAN IN THE DOCUMENT IS REPRESENTATIVE ONLY AND INTENDED TO ILLUSTRATE SAMPLE SOLUTIONS TO THE RANGE OF ITEMS TO BE INCLUDED IN THE FINAL SITE PLAN SUBMITTED FOR PERMIT. REFER TO SAMPLE COT ZONING MATRIX INCORPORATED IN THE PACKAGE FOR THE REQUIRED INFORMATION.
3.	ALL ACCESSIBLE REQUIREMENTS ON THE SITE PLAN ARE BASED ON THE PERTINENT OBC DIMENSIONS. AN ALTERNATIVE COMPLIANCE DOCUMENT IS THE CSA B651.23.
4.	ALL FINISHED LANDSCAPE SHOWN INCLUDING TREES AND SOFTSCAPE IS A GUIDELINE ONLY.
5.	ALL MATERIALS INDICATED IN SITE PLAN KEY NOTES ARE REPRESENTATIVE ONLY AND INTENDED TO ILLUSTRATE A SAMPLE FINISH.
6.	ALL STRUCTURED WASTE MANAGEMENT AND BICYCLE PARKING ON SITE PLAN ARE REPRESENTATIVE ONLY AND INTENDED TO ILLUSTRATE SAMPLE SOLUTIONS.
7.	ALL SITE PLANS TO INCLUDE BUILDING NORTH.
8.	THESE PLANS ARE EXPECTED TO COMPLY WITH PART 9 OF THE ONTARIO BUILDING CODE TAKING INTO CONSIDERATION THE BUILDING HEIGHT, AS DEFINED BY THE ONTARIO BUILDING CODE (OBC), IS DETERMINED BASED ON THE AVERAGE GRADE CALCULATED AROUND THE PERIMETER OF THE BUILDING. THE LOWEST LEVEL IS REQUIRED TO BE CLASSIFIED AS A "BASEMENT". THE QDP IS REQUIRED TO PROVIDE AVERAGE GRADE AND FIRST-STOREY CALCULATIONS DEMONSTRATING THIS. THE USE OF PLANTERS, RETAINING WALLS, OR PODIUMS TO ARTIFICIALLY ENHANCE THE GRADING OF THE SITE AS IT RELATES THE BUILDING HEIGHT IS NOT PERMITTED.
9.	THE SITE PLAN SHOWN IS DIAGRAMMATIC ONLY. PROPERTY LINES, GRADES, ELEVATIONS, SETBACKS, SERVICING LOCATIONS, TREE PROTECTION ZONES, SOFT LANDSCAPING, PARKING, WASTE STORAGE, DRAINAGE PATTERNS, RETAINING WALLS, AND ACCESSIBILITY FEATURES SHALL BE DERIVED FROM A CURRENT SITE SURVEY AND VERIFIED BY THE QUALIFIED DESIGN PROFESSIONAL.

SITE PLAN LEGEND	
	SOFT LANDSCAPE, QDP TO UPDATE AS PER SOFT LANDSCAPING REQUIREMENTS
	CONCRETE UNIT PAVERS
	CONCRETE HARDSCAPE AT GRADE TO BE UPDATED BY QDP
	CONCRETE HARDSCAPE (REFER TO ARCH.)
	DECKING AT WALKOUT TERRACE (REFER TO ARCH.)
	SCREENED WASTE STORAGE AREA. REFER TO KEYNOTE 03.
	SPOT ELEVATION. GEODETIC ELEVATION TO BE UPDATED BY QDP WITH REQUIRED SITE SURVEY.
	SHORT TERM BIKE PARKING STALL. REFER TO KEYNOTE 04.
	UNENCLOSED VERTICAL LIFT. REFER TO KEYNOTE 17
	1800MM TURNING DIAMETER AT ENTRY PORCH TO CONFORM TO CSA-B652.23. 1500MM TURNING DIAMETER AS PER OBC AT GRADE WHERE REQUIRED.
	SUGGESTED TREE LOCATION. REFER TO KEYNOTE 02.



PROFESSIONAL SEAL:

GENERAL NOTES:

- NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
- DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

- ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
- THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE QDP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE, THE PLANS WILL NO LONGER QUALIFY AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
BASEMENT FLOOR PLAN

PROJECT NO: 241058
SCALE: 1:50

SHEET NO:

A100

FLOOR PLAN GENERAL NOTES

- MIN CEILING HEIGHTS AS PER OBC TABLE 9.5.3.1
BATHROOMS & HALLWAYS = 2100mm
BEDROOM = 2300mm (50%) OR 2100mm (100%)
LIVING/DINING/KITCHEN = 2300mm (75%) OR 2100mm (100%)
- MIN ROOM AREAS AS PER OBC TABLE 9.5.3A-E
LIVING ROOM = 13.5m² (11m² COMBINED WITH KITCHEN & DINING FOR TWO PEOPLE)
DINING = 3.25m² (COMBINED ROOM)
KITCHEN = 4.2m² (3.7m² FOR TWO PEOPLE)
BEDROOM = 6m² (WITH CLOSET)
MASTER BEDROOM = 8.8m² (WITH CLOSET)
COMBINED LIVING, DINING, AND KITCHEN = 21.25m² (17.95m² FOR TWO PEOPLE)
- ALL ROOMS LABELLED AS 'DEN' SHALL NOT BE USED AS A BEDROOM. DENS SHALL NOT BE PROVIDED WITH A DOOR.
- ALL DROPPED CEILINGS AND BULKHEADS FOR MECHANICAL TO PROVIDE MIN 2100mm CLEAR HEIGHT BELOW
- UNITS SHOWING ONLY ONE BEDROOM ARE DESIGNED TO ACCOMMODATE NOT MORE THAN TWO PEOPLE
- ALL EXTERIOR STAIRS DESIGNED FROM FLOOR LEVEL TO ASSUMED GRADE. QDP TO ADJUST AS REQ. PER SITE GRADING AND ENSURE REQUIREMENTS OF OBC 9.8 ARE MET.

FIRE SEPARATION LEGEND (MIN. REQ.)

- 1HR FIRE SEPARATION
- 45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

- 1HR FRR
- 45MIN FRR

FLOOR PLAN KEYNOTES

- 01 ROOF DECK
- 02 ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT
- 03 ALL STUD WALLS TO BE REINFORCED TO PERMIT FUTURE INSTALLATION OF GRAB BARS BEHIND WATER CLOSETS, BATHUBS/SHOWERS AS PER 9.5.2.4. ALL GWB TO BE MOISTURE RESISTANT AND SUBSTITUTED FOR TILE BACKER ON ALL TILED WALL SURFACES.
- 04 NON COMBUSTIBLE CANOPY ABOVE ENTRANCES
- 05 RESERVED
- 06 LANDSCAPED TERRACE
- 07 BELOW GRADE WALKOUT
- 08 STORM WATER SUMP PUMP BELOW SLAB REFER TO MECH- DISCHARGE PER SITE CONDITIONS - SEE SITE PLAN
- 09 RESERVED
- 10 1070MM GUARD AS REQUIRED PER 9.8.8.1(1)
- 11 UNENCLOSED VERTICAL LIFT AS PER CSA B355.24
- 12 ENTRY PORCH
- 13 PROJECTED BALCONY
- 14 SANITARY SUMP PIT BELOW SLAB IF REQUIRED. REFER TO MECH
- 15 LATERAL STABILIZING COLUMN ON CONCRETE PIER. REFER TO STRUCT.
- 16 SKYLIGHT ABOVE
- 17 STRUCTURAL STUD WALL WITH PLYWOOD SHEATHING-REFER TO STRUCT. COW 16 MM TYPE X GIBB ON EACH SIDE
- 18 1 HR FRR SUPPORTING STRUCTURE. SEE STRUCT. REFER TO A003 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL
- 19 ALTERNATE CURVED LANDING. REFER TO STRUCT
- 20 DOUBLE STUD WALL WITH PLYWOOD SHEATHING ON ONE SIDE. REFER TO STRUCT.
- 21 PROTECTED WINDOW
- 22 PROVIDE FURRING ON WALL FRAMING AS REQUIRED TO ALIGN WITH STAIR DIMENSIONS
- 23 RESERVED

FLOOR PLAN LEGEND

	FLOOR MOUNTED TOILET
	PRE-FAB STANDING SHOWER
	PRE-FAB TUB
	KITCHEN SINK
	KITCHEN SINK (SMALL)
	WASHROOM SINK
	WASHER (W) DRYER (D) STACKED WASHER AND DRYER (W/D)
	DOMESTIC HOT WATER
	AIR HANDLER
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	REFRIGERATOR (NARROW)
	DISHWASHER
	DISHWASHER (NARROW)
	CLOSET COAT ROD
	ELECTRICAL PANEL

1 A100 BASEMENT FLOOR PLAN
1:50

LEGEND

GENERAL NOTE:
UNIT 2 DESIGNED TO CSA/ASC B652.23 - "ACCESSIBLE DWELLINGS." CONSULT THE STANDARD FOR A COMPLETE SET OF REQUIREMENTS.

DOORS AND DOORWAYS (B652:23 5.7)

REFER TO B652:23 5.7 DOORS AND DOORWAYS FOR ADDITIONAL REQUIREMENTS:
1. DOOR WIDTH AND CLEARANCE REQUIREMENTS
2. POWER DOOR OPERATOR REQUIREMENTS

SLIDING DOOR

SWINGING DOOR

BATHROOMS (B652:23 5.9)

REFER TO B652:23 5.9 BATHROOM(S) FOR ADDITIONAL REQUIREMENTS:
1. WALL REINFORCING BACKING AND GRAB BARS
2. VANITY AND ACCESSORY REQUIREMENTS
3. WASHROOM ILLUMINATION REQUIREMENTS

ROLL-IN SHOWER

TOILET

BATHROOM SINK

KITCHEN (B652:23 5.10)

REFER TO B652:23 5.10 KITCHENS FOR ADDITIONAL REQUIREMENTS:
1. MIN. REQ COUNTER SPACE BETWEEN COOKTOP AND SINK NOT LESS THAN 820mm
2. ADDITIONAL KITCHEN FIXTURE AND APPLIANCE REQUIREMENTS
3. ELECTRICAL REQUIREMENTS IN KITCHEN
4. ADDITIONAL CABINETRY AND SPACE PLANNING REQUIREMENTS

REFRIGERATOR

KITCHEN SINK

COOKTOP

MICROWAVE

BEDROOMS (B652:23 5.11)

REFER TO B652:23 5.11 BEDROOMS FOR ADDITIONAL REQUIREMENTS:
1. CLEAR SPACE AND TRANSFER SPACES AROUND BED
2. ELECTRICAL REQUIREMENTS IN BEDROOMS

LAUNDRY (B652:23 5.12)

REFER TO B652:23 5.12 LAUNDRY FOR ADDITIONAL REQUIREMENTS:
1. APPLIANCE REQUIREMENTS
2. CLOSET DOORS SHALL ALLOW FULL ACCESS TO SIDE-BY-SIDE UNITS
3. STORAGE AND ACCESSORY REQUIREMENTS

WASHER AND DRYER

CLOSETS (B652:23 5.13)

REFER TO B652:23 5.13 CLOSETS FOR ADDITIONAL REQUIREMENTS:
1. SHELVES, HANGING ROD HEIGHTS AND STORAGE REQUIREMENTS

WASHER AND DRYER

1
A101

1:50

MAIN FLOOR PLAN

FLOOR PLAN GENERAL NOTES

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FIRE SEPARATION LEGEND (MIN. REQ.)

1HR FIRE SEPARATION

45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

1HR FRR

45MIN FRR

FLOOR PLAN KEYNOTES

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02 ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT
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FLOOR PLAN LEGEND

FLOOR MOUNTED TOILET

PRE-FAB STANDING SHOWER

PRE-FAB TUB

KITCHEN SINK

KITCHEN SINK (SMALL)

WASHROOM SINK

WASHER (W)
DRYER (D)
STACKED WASHER AND DRYER (W/D)

DOMESTIC HOT WATER

AIR HANDLER

RANGE, TYPICAL

RANGE, NARROW

REFRIGERATOR

REFRIGERATOR (NARROW)

DISHWASHER

DISHWASHER (NARROW)

CLOSET COAT ROD

ELECTRICAL PANEL

Toronto

PROFESSIONAL SEAL:

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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex
FOURPLEX NARROW
SHEET TITLE:
MAIN FLOOR PLAN
PROJECT NO: 241058
SCALE: 1:50
SHEET NO:
A101

PROFESSIONAL SEAL:

GENERAL NOTES:

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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
SECOND FLOOR PLAN

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

A102

FLOOR PLAN GENERAL NOTES

- MIN CEILING HEIGHTS AS PER OBC TABLE 9.5.3.1
BATHROOMS & HALLWAYS = 2100mm
BEDROOM = 2300mm (50%) OR 2100mm (100%)
LIVING/DINING/KITCHEN = 2300mm (75%) OR 2100mm (100%)
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FIRE SEPARATION LEGEND (MIN. REQ.)

	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

	1HR FRR
	45MIN FRR

FLOOR PLAN KEYNOTES

- ROOF DECK
- ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT
- ALL STUD WALLS TO BE REINFORCED TO PERMIT FUTURE INSTALLATION OF GRAB BARS BEHIND WATER CLOSETS, BATHUBS/SHOWERS AS PER 9.5.2.4. ALL GWB TO BE MOISTURE RESISTANT AND SUBSTITUTED FOR TILE BACKER ON ALL TILED WALL SURFACES.
- NON COMBUSTIBLE CANOPY ABOVE ENTRANCES
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- PROTECTED WINDOW
- PROVIDE FURRING ON WALL FRAMING AS REQUIRED TO ALIGN WITH STAIR DIMENSIONS
- RESERVED

FLOOR PLAN LEGEND

	FLOOR MOUNTED TOILET
	PRE-FAB STANDING SHOWER
	PRE-FAB TUB
	KITCHEN SINK
	KITCHEN SINK (SMALL)
	WASHROOM SINK
	WASHER (W) DRYER (D) STACKED WASHER AND DRYER (WD)
	DOMESTIC HOT WATER
	AIR HANDLER
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	REFRIGERATOR (NARROW)
	DISHWASHER
	DISHWASHER (NARROW)
	CLOSET COAT ROD
	ELECTRICAL PANEL

SECOND FLOOR PLAN
1 : 50

PROFESSIONAL SEAL:

GENERAL NOTES:

- NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
- DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

- ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
- THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE QDP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE, THE PLANS WILL NO LONGER QUALIFY AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
THIRD FLOOR PLAN

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

A103

FLOOR PLAN GENERAL NOTES

- MIN CEILING HEIGHTS AS PER OBC TABLE 9.5.3.1
BATHROOMS & HALLWAYS = 2100mm
BEDROOM = 2300mm (50%) OR 2100mm (100%)
LIVING/DINING/KITCHEN = 2300mm (75%) OR 2100mm (100%)
- MIN ROOM AREAS AS PER OBC TABLE 9.5.3A-E
LIVING ROOM = 13.5m² (11m² COMBINED WITH KITCHEN & DINING FOR TWO PEOPLE)
DINING = 3.25m² (COMBINED ROOM)
KITCHEN = 4.2m² (3.7m² FOR TWO PEOPLE)
BEDROOM = 6m² (WITH CLOSET)
MASTER BEDROOM = 8.8m² (WITH CLOSET)
COMBINED LIVING, DINING, AND KITCHEN = 21.25m² (17.95m² FOR TWO PEOPLE)
- ALL ROOMS LABELLED AS 'DEN' SHALL NOT BE USED AS A BEDROOM. DENS SHALL NOT BE PROVIDED WITH A DOOR.
- ALL DROPPED CEILINGS AND BULKHEADS FOR MECHANICAL TO PROVIDE MIN 2100mm CLEAR HEIGHT BELOW
- UNITS SHOWING ONLY ONE BEDROOM ARE DESIGNED TO ACCOMMODATE NOT MORE THAN TWO PEOPLE
- ALL EXTERIOR STAIRS DESIGNED FROM FLOOR LEVEL TO ASSUMED GRADE. QDP TO ADJUST AS REQ. PER SITE GRADING AND ENSURE REQUIREMENTS OF OBC 9.8 ARE MET.

FIRE SEPARATION LEGEND (MIN. REQ.)

	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

	1HR FRR
	45MIN FRR

FLOOR PLAN KEYNOTES

- ROOF DECK
- ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT
- ALL STUD WALLS TO BE REINFORCED TO PERMIT FUTURE INSTALLATION OF GRAB BARS BEHIND WATER CLOSETS, BATHUBS/SHOWERS AS PER 9.5.2.4. ALL GWB TO BE MOISTURE RESISTANT AND SUBSTITUTED FOR TILE BACKER ON ALL TILED WALL SURFACES.
- NON COMBUSTIBLE CANOPY ABOVE ENTRANCES
- RESERVED
- LANDSCAPED TERRACE
- BELOW GRADE WALKOUT
- STORM WATER SUMP PUMP BELOW SLAB REFER TO MECH- DISCHARGE PER SITE CONDITIONS - SEE SITE PLAN
- RESERVED
- 1070MM GUARD AS REQUIRED PER 9.8.8.1(1)
- UNENCLOSED VERTICAL LIFT AS PER CSA B355.24
- ENTRY PORCH
- PROJECTED BALCONY
- SANITARY SUMP PIT BELOW SLAB IF REQUIRED. REFER TO MECH
- LATERAL STABILIZING COLUMN ON CONCRETE PIER. REFER TO STRUCT.
- SKYLIGHT ABOVE
- STRUCTURAL STUD WALL WITH PLYWOOD SHEATHING-REFER TO STRUCT. COW 16 MM TYPE X GIBS ON EACH SIDE
- 1 HR FRR SUPPORTING STRUCTURE. SEE STRUCT. REFER TO A003 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL
- ALTERNATE CURVED LANDING. REFER TO STRUCT
- DOUBLE STUD WALL WITH PLYWOOD SHEATHING ON ONE SIDE. REFER TO STRUCT.
- PROTECTED WINDOW
- PROVIDE FURRING ON WALL FRAMING AS REQUIRED TO ALIGN WITH STAIR DIMENSIONS
- RESERVED

FLOOR PLAN LEGEND

	FLOOR MOUNTED TOILET
	PRE-FAB STANDING SHOWER
	PRE-FAB TUB
	KITCHEN SINK
	KITCHEN SINK (SMALL)
	WASHROOM SINK
	WASHER (W) DRYER (D) STACKED WASHER AND DRYER (WD)
	DOMESTIC HOT WATER
	AIR HANDLER
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	REFRIGERATOR (NARROW)
	DISHWASHER
	DISHWASHER (NARROW)
	CLOSET COAT ROD
	ELECTRICAL PANEL

1 A103
THIRD FLOOR PLAN
1 : 50



1. ALL ROOFING TYPES TO COMPLY WITH REQUIRED MINIMUM SLOPES AS PER OBC 9.26.3 AND MANUFACTURER REQUIREMENTS FOR SPECIFIED ROOFING TYPE
2. ALL ROOFS, GUTTERS AND TROUGHS HAVE POSITIVE SLOPE TO DRAIN

- 01 RESERVED
- 02 COUNTER SLOPE TO DRAINS WITH TAPERED BOARD INSULATION OR SLOPE MARINE GRADE PLYWOOD
- 03 ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT
- 04 ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT WITH SLOPED HORIZONTAL TO MAIN ROOF DOWNSPOUT

GENERAL NOTES

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND REGULATORY AGENCIES BY HAVING THE APPROPRIATE REGISTRATION.
2. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFORM SITE-SPECIFIC CONDITIONS AND LOCAL REGULATIONS. THE QDP MUST ALSO REVIEW THE PLANS WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE, THE PLANS WILL NO LONGER BE CONSIDERED APPROVED. THE QDP MUST BE NOTIFIED AND REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
3. THE QDP DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND REGULATORY AGENCIES. HAVING JURISDICTION (A/E/C), QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY AGENCIES, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR DISCIPLINE.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AGENCY. HAVING JURISDICTION (A/E/C), QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR THE SUBMITTAL OF THE PERMIT APPLICATION.
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

ROOF PLAN

PROJECT NO.

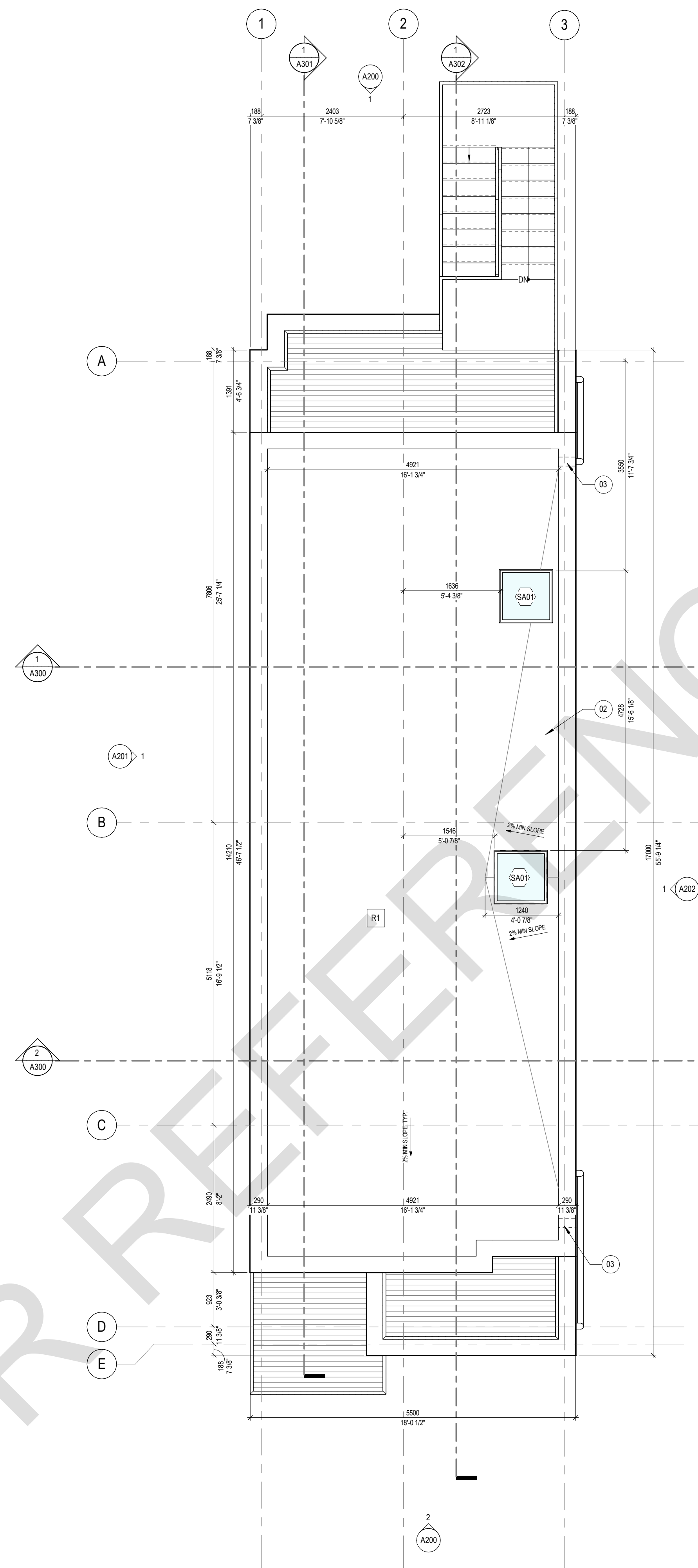
241058

SCALE:

1 : 50

SHEET NO:

A104



ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CP-3	CLADDING, TYPE 3
CP-4	CLADDING, TYPE 4
PFM	PRE-FINISHED METAL FLASHING

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AGENCY HAVING JURISDICTION TO PERFORM SUCH DESIGN.
2. THE GCP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFORM SITE-SPECIFIC CONDITIONS AND VARYING ASSUMPTIONS. THE GCP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND REGULATORY REQUIREMENTS. ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE. THE PLANS WILL NO LONGER BE CONSIDERED AN APPROVED DESIGN. THE GCP WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
3. THE GCP'S DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPROVING THE ARCHITECTS OR ENGINEERS S&C AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION. THE GCP'S DESIGN PROFESSIONAL IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AGENCY HAVING JURISDICTION TO PERFORM SUCH DESIGN.
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

ELEVATIONS

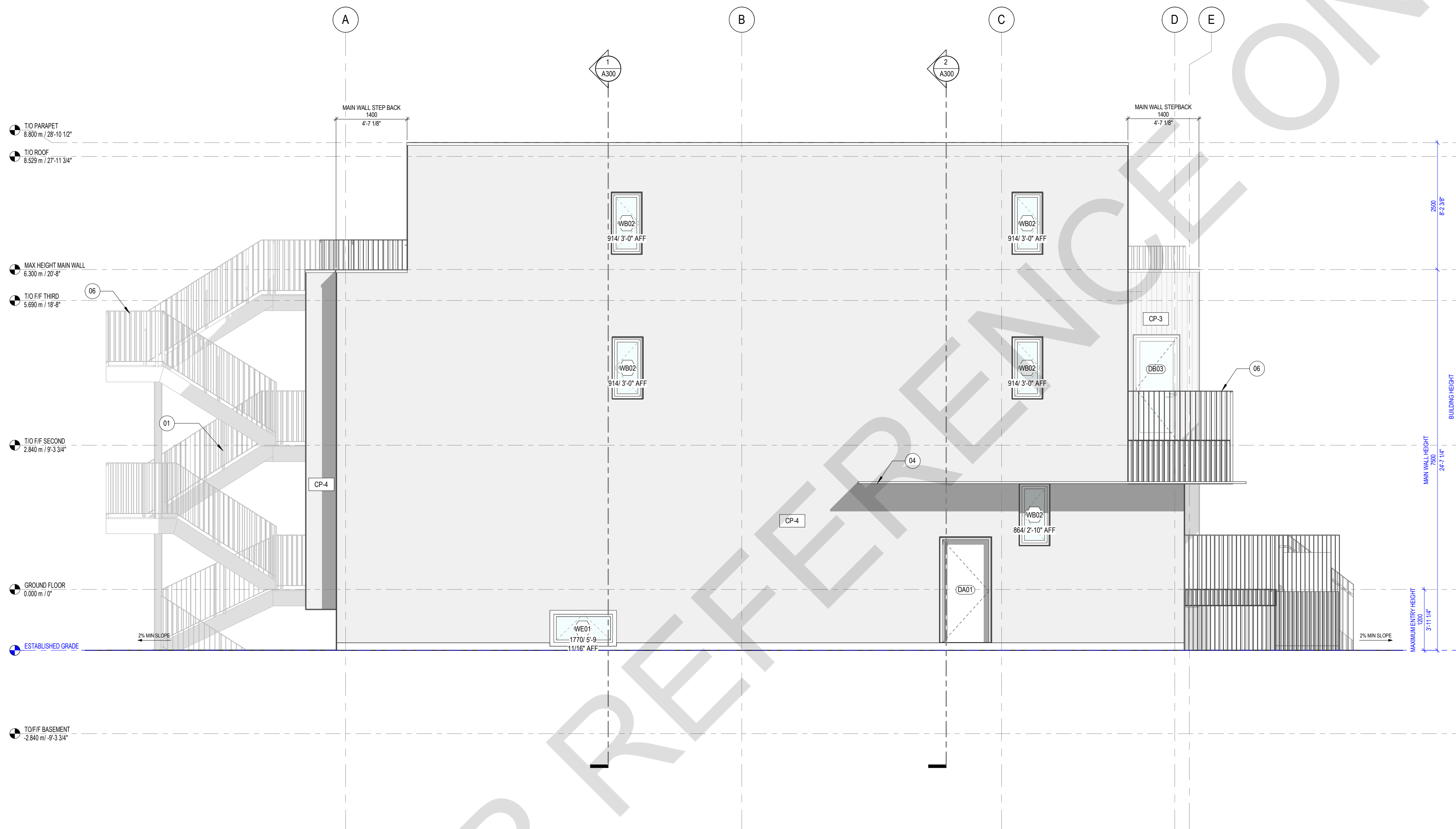
PROJECT NO:

241058

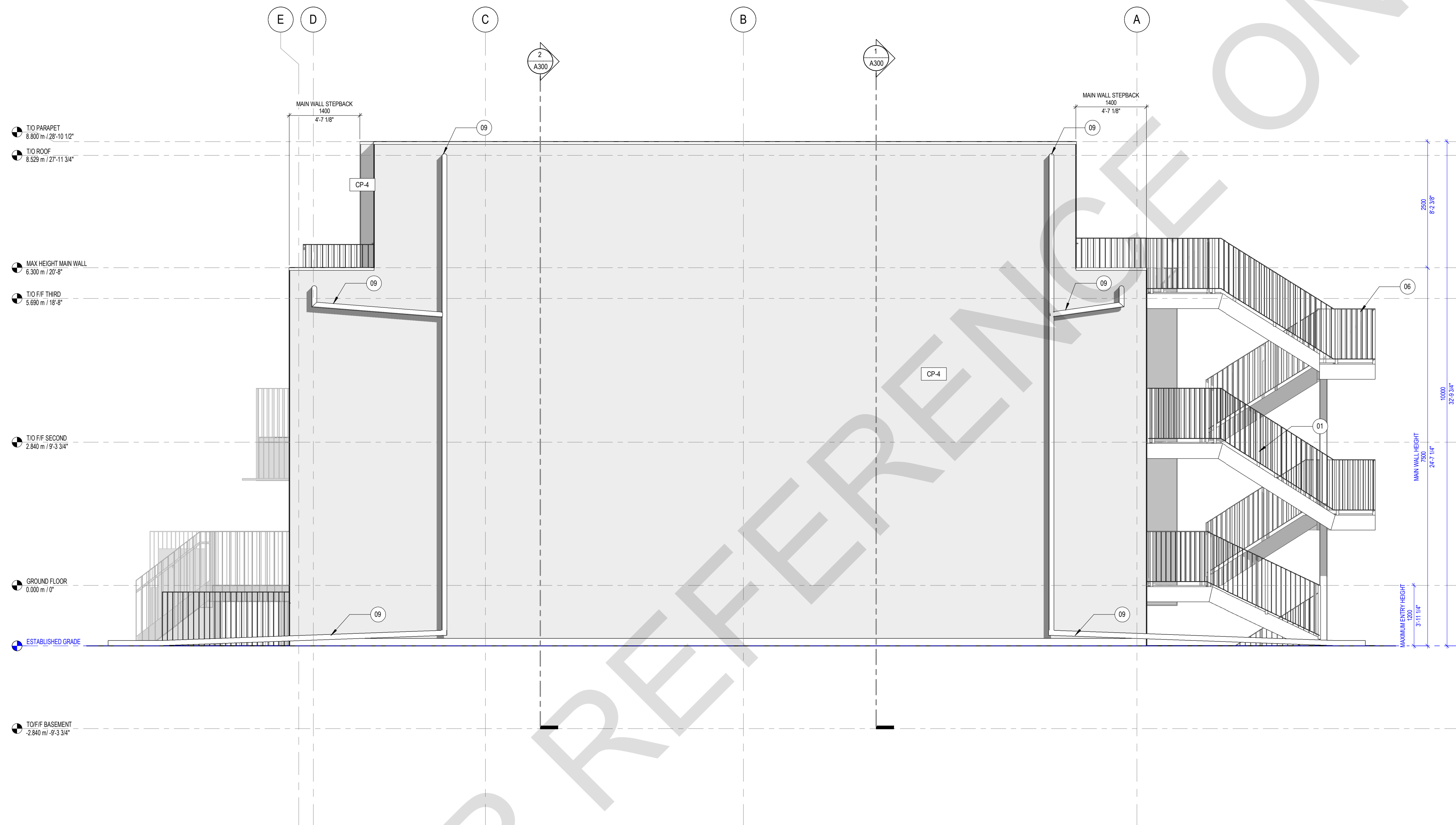
SCALE: As indicated

SHEET NO:

A201



ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CP-3	CLADDING, TYPE 3
CP-4	CLADDING, TYPE 4
PFM	PRE-FINISHED METAL FLASHING

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
ELEVATIONS

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

A202

 BUILDING SECTION 2
1 : 50

PROFESSIONAL SEAL:

GENERAL NOTES:

- NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
- DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

- ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
- THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE QDP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE, THE PLANS WILL NO LONGER QUALIFY AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

NO.	DATE	DESCRIPTION
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PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
SECTION

PROJECT NO: 241058
SCALE: 1:50

SHEET NO:

A301

SECTION KEYNOTES

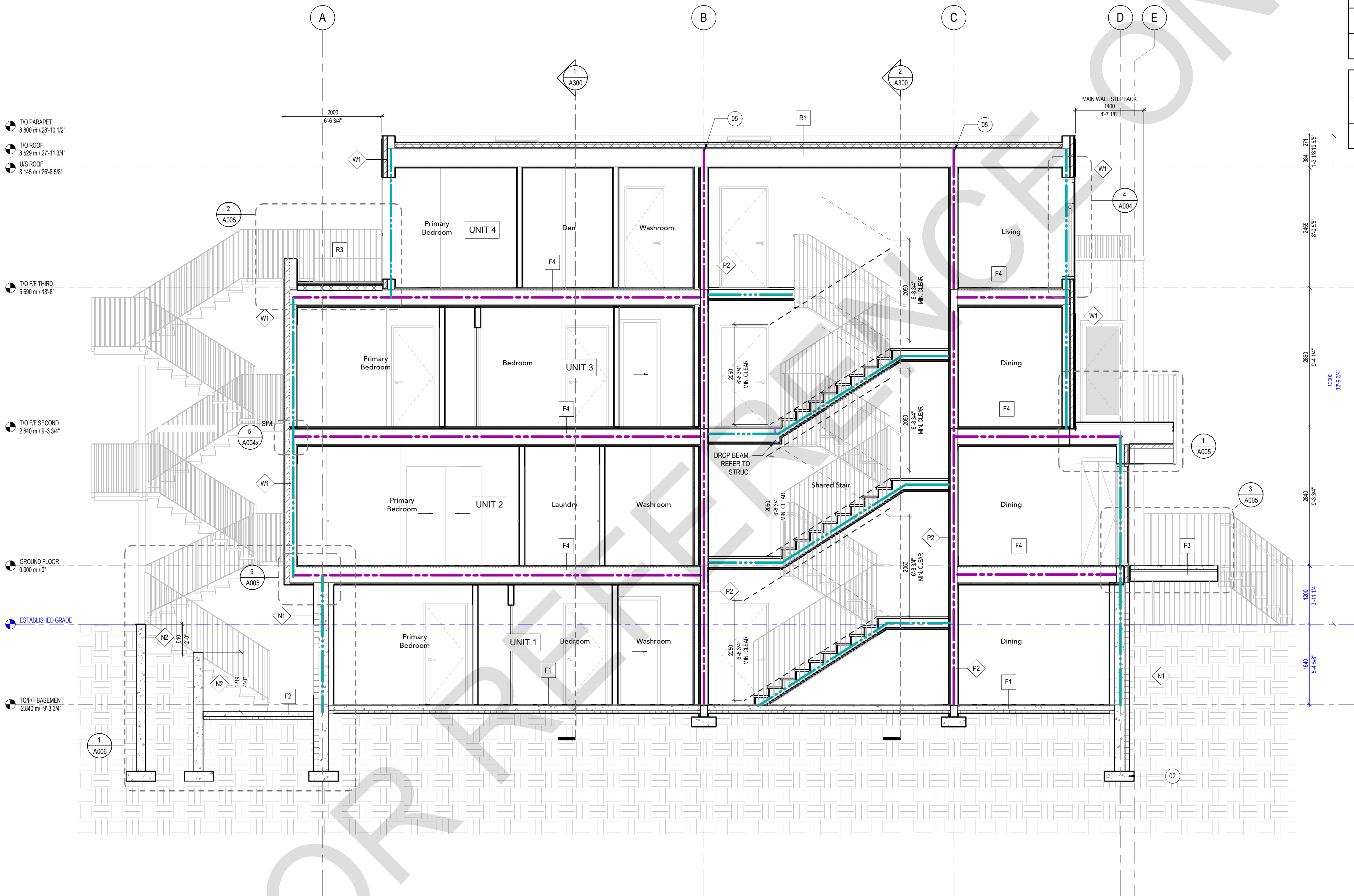
- STRUCTURAL STEEL COLUMNS REFER TO STRUCTURAL.
- ALL FOUNDATION WALLS AND FOOTING SIZES VARIES. REFER TO STRUCT.
- THICKENED SLAB. REFER TO STRUCT.
- ALL WALL AND FLOOR ASSEMBLIES AT STAIRS AND LANDINGS REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND SMOKE AS PER OBC 9.10.9.2. REFER TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS.
- CONTINUE FIRE SEPARATION THROUGH ROOF ASSEMBLY.

FIRE SEPARATION LEGEND (MIN. REQ.)

- 1HR FIRE SEPARATION
- 45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

- 1HR FRR
- 45MIN FRR



1
A301
BUILDING SECTION 3
1:50

1 BUILDING SECTION 4
A302 1 : 50

**CITY OF TORONTO MULTIPLEX
FOURPLEX NARROW**
STRUCTURAL DRAWINGS



PROFESSIONAL SEAL:

GENERAL NOTES:

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
 2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
 3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE APPLICABLE PROFESSIONAL ASSOCIATION AND THE AUTHORITY HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE JURISDICTION.
 4. THE ENGINEER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

COVER

PROJECT NO:

SCALE: N.T.S.

SHEET NO:

S-000

1. USE OF THESE STRUCTURAL DRAWINGS
 - 1.1. STRUCTURAL MEMBERS SHOWN ON THIS SET OF DRAWINGS HAVE BEEN DESIGNED TO RESIST PART 9 ENVIRONMENTAL DESIGN LOADS BASED ON WORST CASE WIND, SNOW AND SEISMIC VALUES FOR METROPOLITAN TORONTO LOCATIONS PER CBC 2024 S8-1 TABLE 2 - CLIMATIC DESIGN DATA.
 - 1.2. SIZING OF ENGINEERING LUMBER, FRAMING, STEEL ELEMENTS, COLD FORMED STEEL FRAMING, REINFORCED CONCRETE FOUNDATION WALLS AND FOOTINGS HAS BEEN CALCULATED IN ACCORDANCE WITH PART 4 OF THE CBC WHERE DESIGN REQUIREMENTS EXCEED THE LIMITS OF PART 9.
 - 1.3. LATERAL RESISTING ELEMENTS AND CONNECTIONS ARE PROVIDED BY BRACED WALL BANDS AND PANELS CALCULATED IN ACCORDANCE WITH CBC 9.2.3.1.4 AND WHERE ARCHITECTURAL DESIGN IMPERATIVES EXCEED THE LIMITS OF PART 9, SHEAR WALLS AND LATERAL RESISTING ELEMENTS WERE DESIGNED IN ACCORDANCE WITH PART 4 OF THE CBC USING LOADS GENERATED USING PART 4.
 - 1.4. ANY CHANGES TO FLOOR LAYOUT, ASSEMBLIES, MATERIALS, CONNECTIONS AND /OR LOCATION OF THE BUILDING OUTSIDE OF METROPOLITAN TORONTO (2026 BOUNDARIES) MUST BE CARRIED OUT BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - 1.5. FOUNDATION ELEMENTS HAVE BEEN DESIGNED USING AN ALLOWABLE SOIL BEARING VALUE OF 75 kPa.
 - 1.6. THE OWNER MUST CONFIRM THIS MINIMUM BEARING VALUE BY GEOTECHNICAL INVESTIGATION OR BY MEANS THAT IS IN ACCORDANCE WITH CBC 9.4 AND APPROVED BY THE CITY OF TORONTO'S CBO (CITY BUILDING OFFICIAL).
 - 1.7. THE OWNER MUST CONFIRM THE SOIL BEARING VALUE TO OPTIMIZE FOOTING SIZES SHOWN ON THESE DRAWINGS MUST BE BASED ON FINDINGS AND RECOMMENDATIONS MADE BY A GEOTECHNICAL INVESTIGATION AND DESIGN REVISIONS CARRIED OUT BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - 1.8. THE OWNER MUST CONFIRM THE LOCATION OF THE CONSTRUCTION THAT PROPOSED EXCAVATIONS AND CONSTRUCTION OF FOUNDATIONS OR OTHER BUILDING ELEMENTS WILL BE ABOVE OR BELOW A 7.10% ANGLE OF REPOSE TO ADJACENT BUILDING FOUNDATIONS, CONSTRUCTING WITHIN THIS ANGLE OF REPOSE REQUIRES FOUNDATIONS TO BE DESIGNED AND REVIEWED ON SITE BY A PROFESSION ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
2. LOADS USED IN THE DESIGN:
 - 2.1. SNOW: 1.08 kPa
 - 2.2. LIVE: 1.9 kPa (RESIDENTIAL OCCUPANCY AND 4.8 kPa COMMON AND EGRESS AREAS.
 - 2.3. DEAD: 1.0 kPa (ROOF) and 1.7 kPa (FLOORS) and 0.7 kPa (EXTERIOR WALLS).
 - 2.4. WIND: 0.83 kPa ULS and 0.63 kPa SLS FOR PART 4 SHEAR WALLS AND MOMENT RESISTING COLUMNS.
 - 2.5. INTERNAL WIND PRESSURE: 0.5 kPa
3. SUBMITTALS:
 - 3.1. SHOP DRAWINGS DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO OR SUPPLIER APPROVED BY THE CITY BUILDING OFFICIAL OF THE CITY OF TORONTO ARE REQUIRED FOR REVIEW AND APPROVAL BY THE PROJECT DESIGN PROFESSIONAL OF THE FOLLOWING ELEMENTS:
 - 3.2. ENGINEERING LUMBER ROOF AND FLOOR FRAMING FOR GRAVITY LOADS SHOWN ON THESE DRAWINGS.
 - 3.3. COLD FORMED STEEL (CFS) BEARING WALLS FOR GRAVITY, WIND, AND LATERAL FORCES SHOWN ON THESE DRAWING.
 - 3.4. MISCELLANEOUS METALS ITEMS SUCH AS EXTERIOR ENTRY STAIRS, EXTERIOR EGRESS STAIRS, GUARD RAILS AND OTHER METAL ELEMENTS SUPPORTING LIVE, SNOW OR WIND LOADS.
 - 3.5. GEOTECHNICAL ENGINEERING REPORTS AS REQUIRED.
 - 3.6. CONFIRMATION THAT BUILDING FOUNDATIONS, SHORING AND EXCAVATIONS DO NOT EXCEED ON SAFE ANGLE OF REPOSE TO ADJACENT BUILDING OR STRUCTURE FOUNDATIONS.
 - 3.7. RESERVED.
 - 3.8. RESERVED.
4. GENERAL
 - 4.1. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2024, O.R.G. 163/24 AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
 - 4.2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
 - 4.3. BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE APPROVED DESIGN PROFESSIONAL. DO NOT SCALE THE DRAWINGS.
 - 4.4. CHECK THE ARCHITECTURAL AND OTHER DRAWINGS FOR LOCATIONS AND DIMENSIONING OF OPENINGS AND SLEEVES NOT SHOWN ON THE STRUCTURAL DRAWINGS. ASSUME TYPICAL DETAILS APPLY, HOWEVER, OBTAIN THE APPROVED DESIGN PROFESSIONAL'S PRIOR APPROVAL BEFORE INSTALLING OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
 - 4.5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF FITS, BASES, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS. ADJUST UNDERSIDE ELEVATIONS OF FOOTINGS AS REQUIRED TO AVOID UNDERMINING THE FOOTINGS AND FOUNDATIONS.
 - 4.6. HORIZONTAL AND VERTICAL DIMENSIONS SHALL BE IN METERS. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
 - 4.7. TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
 - 4.8. CONTRACTOR TO PROVIDE AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY WORKS.
 - 4.9. THE INFORMATION SHOWN ON STRUCTURAL DRAWINGS REPRESENT THE BUILDING IN ITS FINISHED STATE. CONTRACTOR TO REVIEW THESE REQUIREMENTS AND DETERMINE ALL TEMPORARY WORKS REQUIRED TO COMPLETE THE STRUCTURE PER CONSTRUCTION DOCUMENTS INCLUDING MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, TEMPORARY SHORING AND/OR BRACING, TEMPORARY OPENINGS, EXCAVATION SHORING, ERECTION PROCEDURES, ETC.
5. DESIGN NOTES
 - 5.1. THE BUILDING IS DESIGNATED AS BELONGING TO THE NORMAL IMPORTANCE CATEGORY, AS DEFINED IN THE CBC 2024.
 - 5.2. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.3.
 - 5.3. ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD 086.
 - 5.4. LATERAL FORCES ON STRUCTURAL FRAME
 - 5.5. THE LATERAL FORCES ARE RESISTED BY BRACED WALLS AS PER 9.2.3.1.2.(2)(a) OF THE CBC 2024. WOOD SHEAR WALLS, CFS BRACED FRAMES, AND MOMENT RESISTING BEAM COLUMNS.
 - 5.6. THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
 - 5.7. WIND:
 - 5.8. THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON AN HOURLY WIND PRESSURE OF 0.47 kPa (BASED ON 150 YEAR RETURN FOR SCARBOROUGH).
 - 5.9. EXPOSURE CONDITION: ROUGH TERRAIN.
 - 5.10. THE IMPORTANCE FACTOR, I_s , IS 1.0 FOR DEFLECTION ANALYSIS. THE FACTOR IS 0.75.
 - 5.11. WHERE CBC 9.2.3.1.1 WAS NOT APPLICABLE THE DESIGN WIND FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024 AND WITH THE "STATIC" PROCEDURE DESCRIBED IN THE USER'S GUIDE - NBC 2020 - STRUCTURAL COMMENTARIES (PART 4).
 - 5.12. LATERAL FORCES ON FOUNDATION WALLS
 - 5.13. WALLS RETAINING EARTH ARE DESIGNED TO SAFELY WITHSTAND A HORIZONTAL PRESSURE AT ANY DEPTH (h) GIVEN BY THE EXPRESSION:
$$P = K \cdot \gamma \cdot (h + a)$$
WHERE
 - K IS THE LATERAL EARTH PRESSURE COEFFICIENT
 - P IS THE PRESSURE EXERTED HORIZONTALLY
 - h IS THE DEPTH BELOW GRADE
 - \gamma IS THE UNIT WEIGHT OF SOIL
 - a IS THE SURCHARGE ON THE GROUND SURFACE
 - 5.14. THE WALLS ARE BEING DESIGNED AS SUCH THAT THERE IS FREE-DRAINAGE BACKFILL, OR THAT OTHER PROVISIONS HAVE BEEN MADE SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.
 - 5.15. IN ACCORDANCE WITH CBC C18.4.4.6, THE WALLS HAVE BEEN DESIGNED USING $K=0.83$ AND $\gamma=21 \text{ kN/m}^3$.
 - 5.16. SNOW LOADS ON ROOFS
 - 5.17. THE ROOFS HAVE BEEN DESIGNED WITH $S_e = 1.2 \text{ kPa}$ AND $S_r = 0.4 \text{ kPa}$.
 - 5.18. THE IMPORTANCE FACTOR, I_s , IS 1.0 FOR ULS AND 0.9 FOR SLS.
 - 5.19. LIVE AND OTHER LOADS
 - 5.20. SEE NOTES BELOW FLOOR PLANS.
 - 5.21. IN THE DESIGN OF COLUMNS, WALLS, BEAMS, FLAT SLABS ETC, THE INDICATED LIVE LOADS HAVE NOT BEEN REDUCED AS PER TRIBUTARY AREA CONSIDERATIONS OF THE ONTARIO BUILDING CODE.
 - 5.22. FUTURE EXTENSIONS
 - 5.23. THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS.
6. CONCRETE
- 6.1. MATERIALS
- 6.1.1. CONCRETE
 - 6.1.1.1. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS RATIO AND AIR CONTENT:
 - 6.1.1.2. FOR NORMALLY UNREINFORCED CONCRETE, CONFORM TO THE REQUIREMENTS OF CSA STANDARD A438 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS RATIO AND AIR CONTENT, INCLUDING THE FOLLOWING:
 - 6.1.1.2.1. CONCRETE STRENGTH 20 MPa, INCREASE TO:
 - 6.1.1.2.2. 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK.
 - 6.1.1.2.3. 25 MPa FOR INTERIOR SLABS ON GRADE, UNLESS DAMP PROOFING IS PROVIDED (0.15 mm POLYETHYLENE BELOW THE SLAB OR EQUAL).
 - 6.1.1.2.4. AIR CONTENT OF 4% WHERE EXPOSED TO FREEZE-THAW, REDUCE TO 3%-4% FOR FOOTINGS.
 - 6.1.1.2.5. MAXIMUM SLUMP OF 100 mm, INCREASE TO 150mm FOR CONVENTIONAL FOUNDATIONS.
 - 6.1.1.3. NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 20 mm. USE SMALLER AGGREGATES AS APPROPRIATE IN AREAS OF CONCRETE IN CONTACT WITH STEEL OR TO IMPROVE WORKABILITY. MODIFY MIX DESIGNS TO SUIT.
 - 6.1.1.3.1. WHERE AGGREGATES SMALLER THAN 14 mm ARE USED, INCREASE AIR CONTENT BY 1%.
 - 6.1.1.3.2. REINFORCED CONCRETE EXPOSED TO DE-ICING CHEMICALS TO HAVE DQ CORROSION INHIBITOR @ 111cc/m.
 - 6.1.1.3.3. DOSAGE OF OR APPROVED EQUIVALENT
 - 6.1.1.3.3. MAX. 25kg CEMENT/m³
- 6.1.2. REINFORCEMENT
 - 6.1.2.1. CONFORM TO THE REQUIREMENTS OF CSA G30.18 FOR CARBON STEEL REINFORCING BARS
 - 6.1.2.2. CONFORM TO THE REQUIREMENTS OF ASTM A1064/1064M FOR WELDED WIRE FABRIC.
 - 6.1.2.3. REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH $f_y = 400 \text{ MPa}$, AND WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH $f_y = 386 \text{ MPa}$. SUPPLY IN FLAT SHEETS.
 - 6.1.2.4. WHERE WELDING OF REBAR IS INDICATED, WELDABLE GRADE REBAR SHALL BE USED.

- 6.2. EXECUTION
- 6.2.1. CONCRETE AND REINFORCEMENT
- 6.2.1.1. PROVIDE REINFORCING BARS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED OTHERWISE.
- 6.2.1.2. CONSTRUCTION JOINTS:
 - 6.2.1.2.1. VERTICALLY, CONSTRUCTION JOINTS MAY BE MADE ONLY AT MID-SPAN OF BEAMS, JOISTS, AND SLABS UNLESS OTHERWISE SHOWN OR DIRECTED AND THEIR LOCATION SHALL BE REVIEWED BY THE CONSULTANT.
 - 6.2.1.2.2. PROVIDE 360deg KEYS AT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
 - 6.2.1.2.3. NO SLEEVES TO BE PLACED VERTICALLY OR HORIZONTALLY THROUGH BEAMS WITHOUT BEING REVIEWED BY THE CONSULTANT.
- 6.2.1.2.4. WELDING OF REBAR SHALL BE DONE IN ACCORDANCE WITH CSA W186.
- 6.2.2. CONCRETE COVER TO REINFORCEMENT
- 6.2.2.1. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) FOR COVER TO REINFORCEMENT.
- 6.2.2.2. ADDITIONAL COVER REQUIREMENTS AS APPLICABLE.
- 6.2.2.2.1. CONCRETE CAST AGAINST AND PERMANENTLY

7.1.3. WELDS - CONFORM TO CSA W58-03
7.1.4. ANCHOR RODS - CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300M UNLESS NOTED OTHERWISE.
7.1.5. ALL OTHER - CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300M
7.1.6. NOMINAL GRADE PAINT PROTECTION: IN ACCORDANCE WITH GISCOPMA 1-73a - A QUICK-DRYING ONE COAT PAINT FOR USE ON STRUCTURAL STEEL

7.2. EXECUTION

7.2.1. PROVIDE A MINIMUM BEARING OF 200 mm FOR ALL STEEL BEAMS BEARING ON MASONRY AND A MINIMUM OF 100 mm ON STRUCTURAL STEEL, UNLESS NOTED OTHERWISE.
7.2.2. CENTRE BEARING PLATES UNDER BEAMS, OR AS NOTED.
7.2.3. BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB.
7.2.4. NO STRUCTURAL STEEL SHALL BE CUT WITHOUT THE PERMISSION OF THE APPROVED DESIGN PROFESSIONAL.
7.2.5. PROVIDE FULL HEIGHT WEB STIFFENERS AT ALL BEAMS BEARING ON COLUMNS AND ALL BEAMS SUPPORTING COLUMNS. WEB STIFFENERS SHALL BE OF THE SAME SIZE AND THICKNESS AS THE COLUMN FLANGES AND SHALL ALIGN WITH THE FLANGES OF THE SUPPORTING COLUMN.
7.2.6. CONNECT BEAMS FOR THE FACTORED REACTIONS INDICATED ON THE DRAWINGS. IF BEAM REACTIONS ARE NOT SPECIFIED, THE CONNECTION SHALL BE DESIGNED FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN PRESENTED IN THE CISC HANDBOOK OF STEEL CONSTRUCTION. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS.
7.2.7. WELDS SUR TO BE MADE TO PROVIDE INTERCONNECTION BETWEEN BUILT UP MEMBERS AS NOTED, WHERE NOT NOTED, STEEL SUPPLIER IS TO INTERCONNECT AS REQUIRED TO ENSURE ADEQUATE CAPACITY FOR THE DESIGN FORCES SHOWN OR IMPLIED IN THE DRAWINGS.
7.2.8. WELDS SUR TO BE MADE TO PROVIDE INTERCONNECTION OF SINGLE ANGLE MEMBERS FOR THE FORCES SHOWN OR IMPLIED IN THE DRAWINGS, SUCH THAT CONNECTIONS ARE MADE TO THE SAME LEG EACH END BY WELDING OR WITH A MINIMUM OF TWO BOLTS.
7.2.9. ALL STRUCTURAL STEEL LOCATED OUTSIDE OF THE BUILDING ENVELOPE OR EXPOSED TO HIGH HUMIDITY OR MOISTURE SHALL BE HOT GALVANIZED IN ACCORDANCE WITH CSA G184.
7.2.9.1. WHERE GALVANIZING IS DAMAGED, THE COATING SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780/A780M.
7.2.9.2. PROVIDE 2 COATS OF BITUMINOUS COATING TO ALL STEEL EXTENDING BELOW GRADE, INCLUDING IF STEEL IS ENCASED IN CONCRETE.

8. LIGHTWEIGHT STEEL FRAMING SYSTEM

8.1. MATERIALS

8.1.1. CONFORM TO THE REQUIREMENTS OF CSA-S136.
8.1.2. STEEL SHALL MEET THE REQUIREMENTS OF CANCSA-S136 WITH A MINIMUM YIELD STRENGTH OF 228 MPa FOR MATERIAL DESIGN THICK AND THINNER AND 345 MPa FOR MATERIAL 1.4mm AND THICKER.
8.1.3. USE METALLIC COATINGS CONFORMING TO ASTM-A653/A653M AND THE FOLLOWING:
8.1.3.1. MINIMUM COATING OF Z180 GALVANIZING IN ACCORDANCE WITH ASTM-A653/A653M FOR EXTERIOR BUILDING ENVELOPE.
8.1.3.2. MINIMUM Z775 GALVANIZED COATING FOR STEEL STUD/BRICK VENEER ASSEMBLIES.
8.1.4. BOLTS, NUTS AND WASHERS - ASTM A307 OR ASTM F3125, HOT-DIP GALVANIZED WHERE EXPOSED TO CORROSION POTENTIAL.
8.1.5. SHEET METAL SCREWS AND CONCRETE ANCHORS - MINIMUM 0.008mm COATING OF ZINC.
8.1.6. USE ZINC RICH PAINT CONFORMING TO CANCSG-118 FOR TOUCHING UP WELDS AND DAMAGED METALLIC COATING.
8.1.7. MINIMUM PLATE DESIGNATION SHALL BE AS FOLLOWS, EVALUATIVE OF COATING:
8.1.7.1. MEMBER DEPTH 152mm OR LESS - 0.87mm
8.1.7.2. MEMBER DEPTH 203mm - 1.14mm
8.1.7.3. MEMBER DEPTH 254mm - 1.43mm
8.1.7.4. MEMBER DEPTH 305mm OR MORE - 1.81mm
8.1.7.5. BRIDGING CHANNELS - 1.087mm FOR STUDS, 1.367mm FOR JOISTS
8.1.7.6. CLIP ANGLES - 1.367mm FOR STUDS, 1.720mm FOR JOISTS
8.1.7.7. TRACK, CLIP ANGLES AND THE LIKE ARE TO BE AT LEAST THE SAME THICKNESS AS THE STUD OR JOIST.

8.2. DESIGN AND EXECUTION

8.2.1. DESIGN ALL FRAMING, INCLUDING CONNECTIONS, BRIDGING, TRACKS, CLOSURE CHANNELS, WEB STIFFENERS, WEB CUT-OUTS, SHEAR WALL CROSS BRACING, AND THE LIKE FOR THE LOADINGS AND FORCES SHOWN OR IMPLIED ON THE DRAWINGS. THE DESIGN AND REVIEW SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
8.2.2. DESIGN WIND-BEARING EXTERIOR STUDS TO RESIST THE SPECIFIED WIND LOAD BUT NOT LESS THAN 1.0 kPa. DESIGN LOAD-BEARING EXTERIOR STUDS TO RESIST THE SPECIFIED WIND LOAD BUT NOT LESS THAN 1.25 kPa.
8.2.3. DESIGN EXTERIOR STUD SUCH THAT THE DEFLECTION UNDER SLS WIND LOAD DOES NOT EXCEED 1/860 OF THE SPAN OF THE STUD.
8.2.4. FABRICATE STUDS IN SUCH A WAY THAT THERE IS AT LEAST 300mm FROM THE END OF THE MEMBER TO THE CENTRE OF THE FIRST PERFORATION.
8.2.5. PROVIDE HORIZONTAL BRIDGING SPACED AT NOT MORE THAN 1200mm FOR STUDS.
8.2.6. SUBMIT FIELD REVIEW FOR THE ABOVE, AND SUBMIT FIELD REVIEW REPORTS BEARING THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
8.2.7. PERFECT SHOP AND ERECTION DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR REVIEW BY THE CONSULTANT.
8.2.8. AT THE REQUEST OF THE CONSULTANT, PROVIDE CALCULATIONS BEARING THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
8.2.9. NO STEEL SHALL BE CUT WITHOUT THE PERMISSION OF THE APPROVED DESIGN PROFESSIONAL.
8.2.10. PROVIDE CUT-OUTS CENTRED IN WEBS OF MEMBERS TO ACCOMMODATE SERVICES WHERE REQUIRED FOR MECHANICAL AND ELECTRICAL SERVICES.
8.2.11. PROVIDE FRAMING AROUND ALL OPENINGS GREATER THAN 100mm. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. 060000 MATERIALS

9.1. MATERIALS

9.1.1. SAWN LUMBER
9.1.1.1. CONFORM TO THE REQUIREMENTS OF CSA-O141
9.1.1.2. SPECIES - SPRUCE-PINE-FIR
9.1.1.3. GRADE - No.1/Ng.2
9.1.1.4. ALL WOOD EXPOSED TO WEATHER AND EARTH TO BE PRESERVED TREATED IN ACCORDANCE WITH CSA O80.
9.1.2. PLYWOOD SHEATHING
9.1.2.1. CONFORM TO THE REQUIREMENTS OF CSA O121 AND CSA O151
9.1.2.2. FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE.
9.1.3. JOISTS
9.1.3.1. JOISTS MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS AND BE IN CONFORMANCE WITH CSA O86 AND O325
9.1.4. LAMINATED VENEER LUMBER (LVL)
9.1.4.1. MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O86
9.1.5. BENDING MEMBERS PROPERTIES - E = 2.0x10⁶ psi, Fb = 4,805 psi
9.1.6. LAMINATED STRAND LUMBER (LSL)
9.1.6.1. MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O86
9.1.7. BENDING MEMBERS PROPERTIES - E = 1.3x10⁶ psi, Fb = 3,140 psi OR E = 1.55x10⁶ psi, Fb = 4,295 psi
9.1.8. COMPRESSION MEMBERS PROPERTIES - E = 1.3x10⁶ psi, Fc = 3,140 psi, Fc|| = 2,235 psi

9.2. CONNECTIONS

9.2.1. ALL WOOD TO WOOD CONNECTIONS OR WOOD TO STEEL CONNECTIONS, UNLESS OTHERWISE NOTED, ARE TO BE THE APPROPRIATE FACE OR TOP MOUNT HANGERS, SIZED FOR THE CONNECTION FORCE AND MEMBER CONFIGURATION INDICATED.
9.2.2. NAILS ARE TO BE COMMON STEEL WIRE NAILS CONFORMING TO THE REQUIREMENTS OF ASTM F1667 OR CSA B111. NAILS SHALL HAVE A MINIMUM DIAMETER (CORRESPONDING TO NAIL LENGTH) AS FOLLOWS: 2.27mm (FOR 57mm/2-1/4" LONG NAILS); 3.25mm (6mm/1-1/2" LONG); 3.66mm (76mm/3" LONG); AND 4.8mm (12mm/1/2" LONG).
9.2.3. SUBSTITUTION OF THE ABOVE-SPECIFIED NAIL DIAMETERS IS SUBJECT TO APPROVAL BY THE ENGINEER. FOR PART 9 BUILDINGS, NAIL SUBSTITUTION MAY BE PERFORMED IN ACCORDANCE WITH CL. A.9.23.3.1.12 IN THE APPENDIX OF NBC 2000.
9.2.4. WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.6.1. REFER TO CSA O86 FOR DIAMETER AND MINIMUM YIELD STRENGTH INFORMATION.
9.2.5. ALL NAILS AND SCREWS FOR EXTERIOR APPLICATION OR USED WITH PRESERVATIVE TREATED WOOD SHALL BE APPROPRIATELY COATED WITH A PROTECTIVE COATING COMPATIBLE WITH THE WOOD PRESERVATIVE TREATMENT.
9.2.6. BOLTS, NUTS AND WASHERS: ASTM A307 OR SAE J429 GRADE 2.
9.2.7. ALL SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.2.1.
9.2.8. ALL LAG BOLTS, THRU BOLTS OR OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
9.2.9. ALL LAG BOLTS SHALL HAVE SHARP THREADS FOR AT LEAST ONE-HALF THE TOTAL BOLT LENGTH, UP TO 152 mm (6") THREADED LENGTH. LAG BOLT WITH DULL THREADS OR INSUFFICIENT THREADED LENGTH WILL BE REJECTED OUTRIGHT. CONSTRUCTION SHALL BE APPROVED BY THE PROFESSIONAL ENGINEER. ALL NAILS ARE TO HAVE FULL ROUND HEADS; CLIPPED HEAD NAILS ARE NOT ACCEPTABLE. NAILS ARE TO BE DRIVEN FLUSH, DO NOT OVERDRIVE NAILS.
9.2.10. HOLD DOWNS SHALL BE INSTALLED IN DOUBLE STUDS AT THE END OF THE SHEARWALL UNLESS NOTED OTHERWISE. PLACE AND HOLD DOWNS TO BE LOCATED TOWARD FROM THE WALL END DUE TO FIELD CONDITIONS, THE SHEATHING SHALL BE NAILED TO THE DOUBLE STUDS CARRYING THE HOLD DOWN WITH EDGE NAIL SPACING.

9.2. EXECUTION

9.2.1. PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE.
9.2.2. MORE THAN 10% OF MATERIAL THAT WILL PASS A 4mm sieve.
9.2.3. DIMENSION LUMBER WITH SMALLER NOMINAL DIMENSION OF 2 INCHES (2-BY.) PRESERVATIVE TREATED FOR EXTERIOR APPLICATION SHALL BE USED, IF INCISED LUMBER IS TO BE USED, CONFIRM MEMBER SIZES WITH THE ENGINEER PRIOR TO CONSTRUCTION.
9.2.4. ALL JOISTS, UNTELS AND BUILT UP BEAMS COMPRISED OF 2-BY. 1" SAWN LUMBER MUST BEAR FULLY 38mm MINIMUM ON MORE SUPPORT SURFACES. IF LONGERS ARE USED, THEY MUST ADEQUATELY SUPPORT THE FULL SHEAR CAPACITY OF THE MEMBER, UNLESS NOTED OTHERWISE.
9.2.5. PROVIDE APPROPRIATE FACE OR TOP MOUNT CONNECTIONS AT ALL JOIST TO JOIST, JOIST TO BEAM, AND BEAM TO POST CONNECTIONS UNLESS OTHERWISE NOTED OTHERWISE.
9.2.6. NAIL ALL OTHER FRAMING IN ACCORDANCE WITH OBC CLAUSE 9.2.3 AND OBC TABLE 9.2.3.4.
9.2.7. THE NUMBER OF NAILS SPECIFIED IN TABLE 9.2.3.4 SHALL BE INCREASED BY 50% WHEN THE DIAMETER OF THE SUPPLIED NAILS DO NOT CONFORM TO THE DIAMETERS INDICATED ABOVE.

10. FOUNDATIONS

10.1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING AN ULTIMATE BEARING VALUE OF 125 kPa AND AN ALLOWABLE BEARING VALUE OF 75 kPa.
10.2. FOUND FOOTINGS EXPOSED TO FREEZING BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR, BUT AT A MINIMUM 900 mm BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER.
10.3. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 1 IN 7 RUN OF 10. AT STEPS CONSTRUCT LOWER FOOTINGS PRIOR TO CONSTRUCTING HIGHER FOOTINGS.
10.4. FOUND ALL FOOTINGS ON GRADE ON MATERIAL CAPABLE OF SAFELY SUSTAINING 24 kPa WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOUNDATIONS.
10.5. BEFORE PLACING SLAB, PLACE 100mm of COARSE, CLEAN GRANULAR MATERIAL OVER THE SUB-GRADE, CONTAINING NOT MORE THAN 10% OF MATERIAL THAT WILL PASS A 4mm sieve.
10.6. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF THE WALLS IS POURED AND HAS ATTAINED 70% OF ITS SPECIFIED STRENGTH.
10.7. CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE EARTH OR BACKFILLING ON ONE SIDE OF THE WALLS IS NEVER MORE THAN 500 mm DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.

ABBREVIATIONS

TD0001

Ⓐ	= AT	DS	= DRAG STRUT
A.BOLT	= ANCHOR BOLT	DWG(S)	= DRAWING(S)
ADJ	= ADJUSTABLE	DWL(S)	= DOWEL(S)
ALT	= ALTERNATE	EA	= EACH
ARCH	= ARCHITECTURAL	EF	= EACH FACE
ASL	= ACCUMULATED SNOW LOAD	EW	= EACH WAY
B	= BOTTOM	EL	= ELEVATION
BEW	= BOTTOM EACH WAY	ELEC	= ELECTRICAL
BUL	= BOTTOM LOWER LAYER	ELEV	= ELEVATOR
BUL	= BOTTOM UPPER LAYER	E-W	= EAST-WEST
BLDG	= BUILDING	EQ	= EQUAL
BM	= BEAM	EXIST	= EXISTING
BPL, BSPL	= BASE OR BEARING PLATE	EXPJT	= EXPANSION JOINT
BSMT	= BASEMENT	EXT	= EXTERIOR
cbc, c/c	= CENTRE TO CENTRE	FF	= FAR
c/w	= COMPLETE WITH	FDN	= FOUNDATION
C, PL, AJ	= FACTORED COMPRESSION OR AXIAL FORCE, KN	FIN	= FINISHED
CANT	= CANTILEVER	FL	= FLOOR
CFW	= COLD-FORMED STUD WALL	FTG	= FOOTING
CA	= COLUMN ABOVE	FW	= FOUNDATION WALL
CB	= COLUMN BELOW	fc	= CONCRETE STRENGTH, MPa
CDL	= COMPRESSION DEVELOPMENT LENGTH, mm	GA	= GAUGE
CIF	= CONFIRM IN FIELD	GLV	= GALVANIZED
CJ	= CONSTRUCTION JOINT	GEN	= GENERAL
CLS	= COMPRESSION LAP SPACE, mm	GL	= GLULAM
CLT	= CROSS LAMINATED TIMBER	H, HOR	= HORIZONTAL
CLTW	= CROSS LAMINATED TIMBER WALL	HDB	= HOT DIP GALVANIZED
COL	= COLUMN	HEF, H EF	= HORIZONTAL EACH FACE
COMP	= COMPRESSION	HEE	= HOOKED EACH END
CONC	= CONCRETE	HFC	= HORIZONTALLY SLOTTED CONNECTION
CONSTR	= CONSTRUCTION	IF	= INSIDE FACE
CONT	= CONTINUOUS	INT	= INTERIOR
CW	= CONCRETE WALL	J	= JOINT
DET	= DETAIL	KN	= KILONEWTON
DEV	= DEVELOPMENT	kg	= KILOGRAM
DIAG	= DIAGONAL	kN/m	= KILONEWTON METRES
DIA, Ø	= (BAR) DIAMETER	kN/m ²	= KN PER SQUARE METRE
DM	= DIMENSION	kN/m	= KN PER METRE
DJ	= DOUBLE JOINT	kPa	= KILOPASCAL
DL	= DEAD LOAD		
DLH	= DEVELOPMENT LENGTH FOR STANDARD HOOKS, mm		
DO	= DITTO		

FOOTING ADJACENT TO EXCAVATION

TD3101

ADJUST FOOTING ELEVATIONS SHOWN ON DRAWINGS IF NECESSARY TO MAINTAIN THE MAX. 7 TO 10 SLOPE BETWEEN FOOTINGS AND ADJACENT EXCAVATIONS FOR DRAINS OR OTHER ITEMS

RELATION TO ADJACENT FOOTINGS AND EXCAVATIONS

RELATION TO SERVICES

NOTES:

- WHERE MECH SERVICES UNDERMINE PAD FOOTINGS, EXTEND EXCAVATION BELOW SLOPE OF REPOSE AND RAISE GRADE WITH EITHER LEAN MIX, ENGINEERED FILL (IF APPLICABLE) OR OVERPOUR FOOTING.
- DO NOT PLACE SERVICE PIPES UNDER PAD FOOTINGS.
- THE PROVISIONS NOTED ABOVE REGARDING THE PERMISSIBLE SOIL SLOPES ARE BASED ON THE STRUCTURAL REQUIREMENTS ONLY. CONTRACTORS ARE RESPONSIBLE FOR FOLLOWING ALL MINISTRY OF LABOUR REQUIREMENTS RELATED TO EXCAVATIONS AND TRENCHING.

SUMP PITS AND TRENCHES

TD0322

SUMP PIT NOTES:

- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUMP PIT LOCATIONS.
- WHERE SUMP PITS UNDERMINE STRIP OR PAD FOOTINGS, LOWER THE US OF FOOTINGS ELEVATIONS FROM THOSE SHOWN ON PLAN AS PER TD3101.
- THE SUMP PITS DO NOT HAVE TO BE CAST IN PLACE REINFORCED CONCRETE. REFER TO MECHANICAL SPECIFICATIONS FOR REQUIREMENTS.

ABBREVIATIONS

TD3104

LL	= LIVE LOAD	SIM	= SIMILAR
LG	= LONG	SI	= STRUCTURALLY INSULATED PANEL
LLV	= LONG LEG VERTICAL	SL	= SNOW LOAD
LLH	= LONG LEG HORIZONTAL	SOQ	= SLAB ON GRADE
LW	= LIGHT-WOOD WALL	SPECS	= SPECIFICATIONS
MC, M	= MOMENT CONNECTION	SQ	= SQUARE
MECH	= MECHANICAL	STD	= STANDARD
MEW	= MIDDLE EACH WAY	STRUC	= STRUCTURAL
MEZZ	= MEZZANINE	SW	= SHEAR WALL OR STUD WALL
M	= MIDDLE	T	= TOP
MISC	= MISCELLANEOUS	TD	= TYPICAL DETAIL
ML	= MIDDLE LAYER	TDL	= TENSION DEVELOPMENT LENGTH, mm
mm	= MILLIMETRE	T/O, TOS	= TOP OF SLAB
MM	= MIDDLE	TJ	= THE JOIST
MMOM	= MOMENT	TEN	= TENSION
m	= METRE, METRIC	TEW	= TOP EACH WAY
MPa	= MEGAPASCAL	TF	= FACTORED TORSIONAL MOMENT, kNm
NW	= NON-WALL	TI	= FACTORED TENSION FORCE, kN
N	= NORTH	TJ	= THE JOIST
Mr, My	= FACTORED MOMENT ABOUT X-AXIS OR Y-AXIS, kNm	TLL	= TOP LOWER LAYER
MPW	= MASONRY FOUNDATION WALL	TUL	= TOP UPPER LAYER
MRW	= MASONRY RETAINING WALL	TEMP	= TEMPERATURE
N	= NETWORKS	TLS	= TENSION LAP SPICE, mm
NF	= NEAR FACE	TYP	= TYPICAL
NC	= NOT IN CONTRACT	UL	= UPPER LAYER
NLT	= NAIL LAMINATED TIMBER	UN, UNO	= UNLESS NOTED OTHERWISE
N-S	= NORTH-SOUTH	US	= UNLESS SHEDDOR OR VERTICAL FORCE, kN
NTS	= NOT TO SCALE	V, VERT	= VERTICAL
OF	= OUTSIDE FACE	VEF, V EF	= VERTICAL EACH FACE
OWSJ	= OPEN WEB STEEL JOISTS	VB	= VERTICAL BRACE/BRACING
OPEN	= OPENING	VSC	= VERTICALLY SLOTTED CONNECTION
PL	= PLATE	WPL	= WALL PLATE
PC	= PRECAST	WW	= WOOD WALL
PROJ	= PROJECTION	WWF	= WELDED WIRE FABRIC
R	= REACTION	WWM	= WELDED WIRE MESH
RAD	= RADIUS	W, W	= WITH
REF	= REFERENCE	W, W	= UNIFORMLY DISTRIBUTED LOADS
REIN	= REINFORCEMENT		
REINQ	= REINFORCED		
REV	= REVISION		
RF	= FACTORED REACTION FORCE, kN		
r/w, R/W	= RETAINING WITH		
RW	= RETAINING WALL		
SECT	= SECTION		
SOF	= STEP DOWN FOOTING		

WALL FOOTINGS

TD3104

STRIP FOOTINGS FOR CONCRETE WALLS

STRIP FOOTING FOR ALL LOAD BEARING MASONRY WALLS

TYPICAL STEPPING DETAIL FOR STRIP FOOTINGS MARKED SOF (STEP DOWN FOOTING) ON PLAN

PIPES CROSSING BENEATH CONT. WALL FOOTINGS

SLAB ON GRADE - JOINTS, STEPS, SAWCUTS

TD0320

STEPS UP TO 750

STEPS OVER 750 BUT NOT GREATER THAN 2000

TYPICAL SAWCUT

ISOLATION JOINT AROUND COLUMN

SAWCUTS AT COLUMN



PROFESSIONAL SEAL

- GENERAL NOTES:
-
1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
 3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

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2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE APPROVED DESIGN DOCUMENTS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATORY REQUIREMENTS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS UPON WHICH THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION AND AN ANOTHER QUALIFIED DESIGN PROFESSIONAL ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE AUTHORITY FOR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

GENERAL NOTES AND TYPICAL DETAILS

PROJECT NO:

SCALE: N.T.S

SHEET NO:

S-001

PROFESSIONAL SEAL:

GENERAL NOTES:

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
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ANCHOR RODS AND BASEPLATES FOR GRAVITY COLUMNS TD0501

NOTES:

1. THE BASE PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE COLUMN WEB, OR TO THE LONG DIMENSION OF THE COLUMN. IF THE COLUMN IS SQUARE OR ROUND, THE DIMENSION GIVEN FIRST IS PARALLEL TO THE NORTH-SOUTH AXIS.
2. TYPICAL MINIMUM EDGE DISTANCE: 1/4" FROM CENTRE OF HOLE TO EDGE OF THE PLATE TO BE 1.5 X HOLE DIAMETER AT ROLLED, SAWN OR CUT EDGES, AND 1.8 X HOLE DIAMETER AT SHEARED EDGES.
3. CONNECT COLUMN TO THE BASE PLATE FOR BASE REACTIONS NOTED IN THE COLUMN SCHEDULE. IF NONE SPECIFIED, FIT COLUMN TO BEAR AND WELD FOR A SHEAR FORCE EQUAL TO 2% OF THE FACTORED AXIAL LOAD.
4. REFER TO TABLE BELOW FOR MAXIMUM ANCHOR ROD HOLE SIZES AND MINIMUM PLATE WASHER SIZES. REFER TO PROJECT SPECIFIC DETAILS FOR WELD WASHERS AT BRACE OR FRAME LOCATIONS.
5. CIRCULAR DIAMETER OR SQUARE (SIDE) WASHERS MEETING THE MIN. WASHER SIZE ARE ACCEPTABLE.
6. DO NOT WELD WASHERS TO THE BASE PLATE UNLESS NOTED OTHERWISE.
7. FOR 1/2" DIAMETER ANCHOR RODS, 20mm DIAMETER HOLES MAY BE USED WITH ASTM F844 WASHERS IN PLACE OF FABRICATED PLATE WASHERS.

ANCHOR ROD DIAMETER (in.)	MAX HOLE DIAMETER (in.)	MIN. WASHER SIZE	MIN. WASHER THICKNESS (1554 Gr.36)	MIN. WASHER THICKNESS (1554 Gr.55)
1/2"	33	51	1.4	7.9
3/4"	40	64	7.9	7.9
1"	45	76	9.5	9.5
1 1/4"	52	89	13	13
1 1/2"	59	102	13	16
1 3/4"	70	114	16	16
2"	83	127	19	19
2 1/2"	95	140	19	22

COLD-FORMED STEEL - BEAM SUPPORTING JOISTS TD0560

NOTE: SEE PLANS AND/OR SECTIONS FOR SIZES OF JOISTS AND BEAMS

COLD-FORMED STEEL - FRAMING AT WALLS TD0561

NOTE: SCREW BOTH FLANGES OF WALL TRACKS TO STUDS

COLD-FORMED STEEL - BUILT-UP BEAMS TD0562

WOOD FRAMING (1 OF 2) TD0601

NOTES:

1. SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406].
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4.
3. WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4.
4. LINES OF BRIDGING AND/OR STRAPPING ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c.
5. UNLESS NOTED OTHERWISE, JOISTS ARE NOT TO BE NOTCHED.
6. WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH, CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS, WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW.
7. HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.

WOOD FRAMING (2 OF 2) TD0602

NOTES:

1. EDGES OF FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE.
2. USE 2" NAILS OR 1/2" SCREWS FOR SHEATHING LESS THAN 1/2" THICK.
3. USE 2 1/2" NAILS OR 2" SCREWS FOR 1/2" TO 1" SHEATHING.
4. MINIMUM THICKNESS OF SUB-FLOOR SHALL BE 1/2" FOR JOIST SPACING UP TO 1'-8" [508] AND 3/4" FOR JOIST SPACING OF 2'-0" [609].

WOOD FRAMING - BUILT-UP BEAMS TD0604

FASTENING OF BEAMS
NOTE: SEE ABOVE SPACING OF ANCHORS

NOTES:

1. THE PILES OF 4-PLY AND 5-PLY BEAMS ARE TO BE FASTENED USING BOLTS ONLY. 2-PLY AND 3-PLY BEAMS MAY BE NAILED OR BOLTED.
2. 4-PLY AND 5-PLY BEAMS ARE TO BE TOP LOADED WHENEVER POSSIBLE; THEY MAY BE SIDE LOADED PROVIDED THEY ARE LOADED EQUALLY FROM BOTH SIDES.

WOOD FRAMING - SUPPORTING LEDGERS TD0605

NOTES:

1. SUITABLE FOR RESIDENTIAL FLOORS WITH LL=40 PSF (1.9kPa), DL=30 PSF (1.4kPa), MAXIMUM SPAN 16'-0" (4.88m).
2. EMBEDMENT MATERIAL TO BE 2" O.E. 9.4MPa (ic.)
3. EMBEDMENT DEPTH SPECIFIED IS EFFECTIVE
4. BRICK ANCHORS TO BE INSTALLED IN CENTER OF THE FACE OF BRICK MASONRY UNITS
5. CMU AND ANCHORS TO BE INSTALLED IN FACE OF BLOCK MASONRY UNITS
6. REFER TO PLANS FOR SHEATHING AND JOIST SPECIFICATIONS
7. PROVIDE SILL GASKET FOR BELOW GRADE APPLICATIONS
8. ADDITIONAL ANCHORS IF REQUIRED/NOTED ON PLAN FOR TRANSFER OF DIAPHRAGM FORCES

STUD WALL - FLOOR FRAMING TD0620

NOTES:

1. SEE PLANS FOR STUD SIZE, SPECIES, LUMBER GRADE AND SPACING. SPACING NOT TO EXCEED 2'-0".
2. ALL STUDS TO BE CONTINUOUS FOR FULL STOREY HEIGHT EXCEPT AT OPENINGS
3. WIDE FACE OF STUD IS TO BE ORIENTED PERPENDICULAR TO THE WALL FACE.
4. NOTES SHOWN FOR THE EXTERIOR WALL CONDITION APPLY TO THE INTERIOR WALL ALSO.

STUD WALL - DETAILS TD0621

NOTES:

1. MAXIMUM HOLE DIAMETER IS LIMITED TO 1/4"
2. HOLES SHALL BE CENTRED ON THE WIDE FACE OF THE STUD AND DRILLED PERPENDICULAR TO THE STUD
3. WHERE HOLES ARE TO BE LOCATED NEAR (WITHIN A DISTANCE D1 OF A CHECK OR A KNOT (LOOSE, OR 3/4"), PROVIDE A DOUBLE STUD WHERE HOLES ARE REQUIRED THAT DEVIATE FROM THE ABOVE LIMITS. CONTACT THE CONSULTANT FOR FURTHER INSTRUCTION.

BUILT-UP WOOD COLUMN/STUD TD0640

NOTES:

1. NO SPLICES SHALL BE MADE IN ANY BUILT-UP WOOD COLUMNS.
2. DETAILS ABOVE ONLY APPLY TO 3PF COLUMNS.
3. ALL NAILS TO BE COMMON WIRE NAILS.

WOOD FRAMED SHEAR WALLS TD0630

NOTES:

1. ALL PANEL EDGES ARE TO BE BACKED WITH MINIMUM 1/2" [38] WIDE FRAMING MEMBERS.
2. SHEATHING IS TO BE PLYWOOD, OSB, OR WAFFERBOARD. CONFORM TO CSA O121 FOR DOUGLAS FIR PLYWOOD, OR CSA O191 FOR CANADIAN SOFTWOOD PLYWOOD. CONFORM TO CSA C407 OR CSA C408 FOR OSB AND WAFFERBOARD. PANELS ARE TO BE 1200x2400 [4881] OR LARGER EXCEPT WHERE SMALLER SHEETS ARE NEEDED NEAR BOUNDARIES.
3. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL SHEAR WALLS ARE TO BE SHEATHED WITH MINIMUM 11mm [7/16"] THICK SHEATHING ON ONE SIDE, NAILED IN ACCORDANCE WITH THE PATTERNS SHOWN ABOVE.
4. NAIL LENGTHS ARE TO CONFORM TO THE FOLLOWING: UNLESS OTHERWISE NOTED

NO.	DATE	DESCRIPTION
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PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

GENERAL NOTES AND TYPICAL DETAILS

PROJECT NO:

SCALE: N.T.S.

SHEET NO:

S-002

4PLEX NARROW SECOND FLOOR MEMBER SCHEDULE (FACTORED LOADS)						
LABEL	SECTION	REACTIONS (kN, UNO)		COMMENTS		FINAL DESIGN FOR CONSTRUCTION (IFC)
		LEFT	RIGHT			
2J1	302 JOIST @406 oc	6	6	M ₁ = 7 kN-m V ₁ = 6 kN E ₁ = 255 x 10 ³ N-mm ²		BY EWP SUPPLIER
2J2	38x215 SPF @406 oc CONTINUOUS	2	4	2		AS SHOWN ON PLAN
LJ1	38 x 184 SPF @406 LANDING JOISTS	4	4			AS SHOWN ON PLAN
2B1	(2) 38 x 184 SPF (DROPPED)	15	15	SUPPORT LEFT SIDE w/ FACE-MOUNT HANGER, RIGHT SIDE w/ POST AS PER PLAN		AS SHOWN ON PLAN
2B2	(2) 44 x 302 LVL (FLUSH)	15	10	SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE w/ FACE-MOUNT HANGER		AS SHOWN ON PLAN
2B3	(3) 44 x 302 LVL (FLUSH)	35	20	SUPPORT WITH POSTS AS PER PLAN		AS SHOWN ON PLAN
2B4	(2) 44 x 302 LVL (FLUSH, CONTINUOUS)	5	5	5	SUPPORTS VARY, REFER TO PLAN	AS SHOWN ON PLAN
2B5	(2) 600S200-68 + (2) 600T150-48 BUILT-UP CFS UNITS	15	15		SUPPORT WITH POSTS AS PER PLAN	BY CFS STUD SUPPLIER
2B6	(2) 44 x 302 LVL (FLUSH, CANTILEVERED)	10	10		SUPPORT WITH FACE-MOUNT HANGERS	AS SHOWN ON PLAN
2B7	(2) 44 x 241 LVL (RECESSED, CANTILEVERED)	20	5	5 (10)	SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE w/ FACE-MOUNT HANGER	AS SHOWN ON PLAN
2B8	(2) 44 x 302 LVL (FLUSH)	5	5		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
LB1	(2) 44 x 184 LVL LANDING BEAM	20	20		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
SB1	C250 x 30 LANDING BEAM	5	5		SUPPORT WITH FRAMING AS PER PLAN	STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
SB2	C250 x 30 LANDING BEAM	Rf = 25 Mf = 20kN-m Cf = Tf = 5 kN	Rf = 25 Mf = 5kN-m Cf = Tf = 5 kN		SUPPORT WITH FRAMING AS PER PLAN	STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
SB4	C250 x 30 STRINGER	Rf = 10 Cf=Tf= 15kN	Rf = 10 Cf=Tf= 15kN		SUPPORT WITH FRAMING AS PER PLAN	STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
SB5	C250 x 30 STRINGER	Rf = 10 Mf = 5kN-m Cf = Tf = 10kN	Rf = 10 Mf = 5kN-m Cf = Tf = 10kN		SUPPORT WITH FRAMING AS PER PLAN	STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
SB6	C250 x 30 LANDING OUTRIGGER	Rf = 15 Mf = 10kN-m			REFER TO PLAN FOR MOMENT CONNECTION LOCATIONS	STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
SB7	LOW C200 x 31	Rf = 15 Mf = 10kN-m			ALTERNATE ROUNDED LANDING FRAMING - REFER TO PLANS	STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR

MEMBER SCHEDULE NOTES:

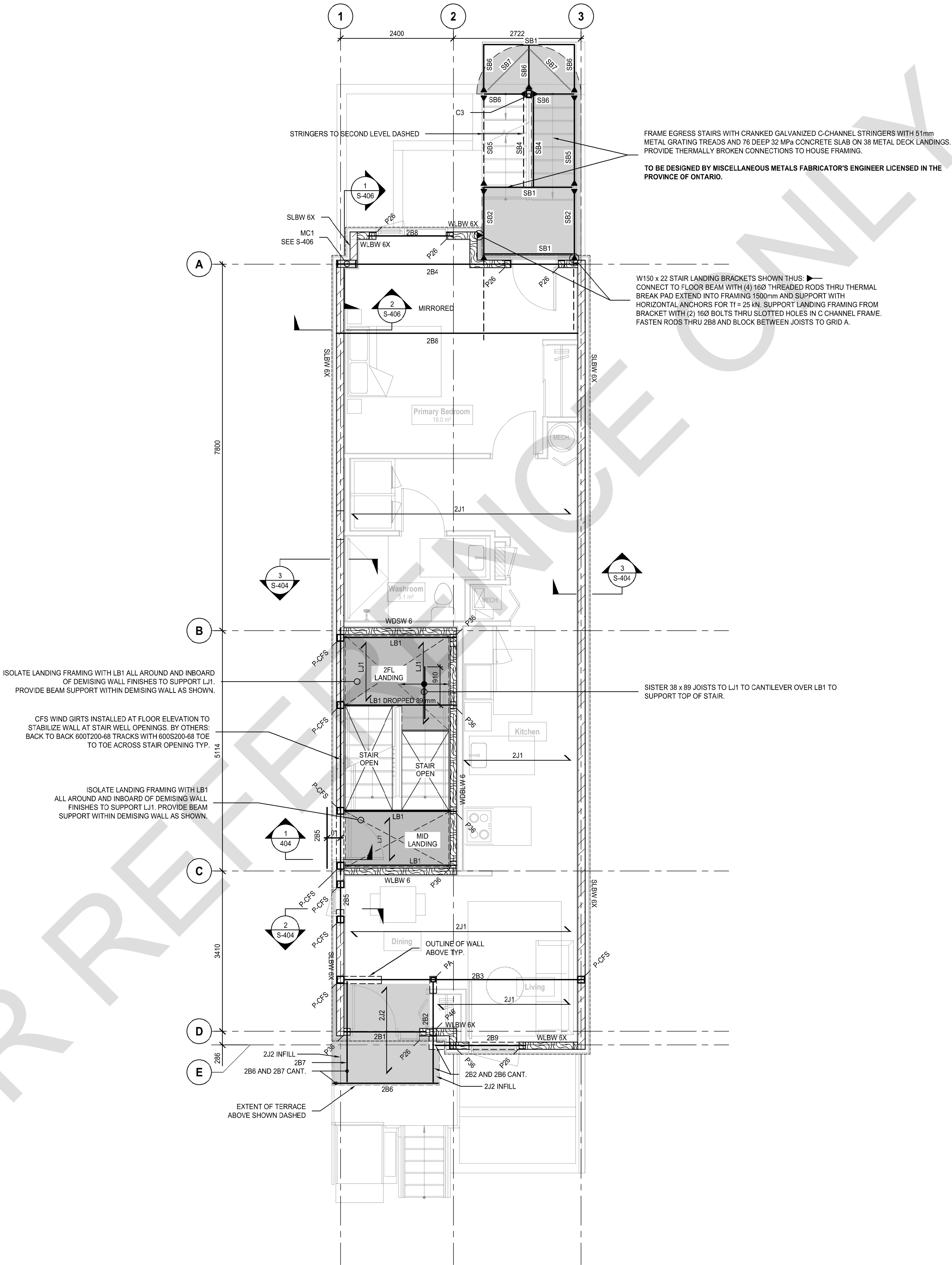
- LEFT AND RIGHT ENDS OF BEAMS ARE DEFINED BY THE ORIENTATION OF THE BEAM MARK ON PLAN. PLAN DOWN = LEFT, PLAN UP = RIGHT.
- PROVIDE APPROPRIATE HOLD DOWN STRAPS, TIES AND ANCHORS WHERE UPLIFT FORCES ARE NOTED OR AT BACK SPAN SUPPORT OF CANTILEVERED BEAMS.
- WHERE REACTION FORCES ARE NOT SHOWN FOR WOOD BEAMS, BEAM CONNECTIONS SHALL BE DESIGNED FOR 70% OF THE SHEAR CAPACITY OF THE BEAM.

WALL, COLUMN AND POST SCHEDULE			
LABEL	ELEMENT	COMMENTS	FINAL DESIGN (IFC)
MC1	W410 x 46 BEAM COLUMN MOMENT CONNECT TO TOP OF 300 FOUNDATION WALL WITH (6) 180 HEAVY HEX HEAD ANCHOR RODS - 310 EMBED	REFER TO S406	AS SHOWN ON PLAN & DETAILS
C3	HSS 152 x 102 x 13 COLUMN. C CHANNEL FLANGES MAY BE COPED AT COLUMN AND OUTRIGGER BEAMS TO REDUCE MEMBER SPACING AND OVERALL STAIR WIDTH	FOURPLEX NARROW REAR EXTERIOR STAIR COLUMN	STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
WLBW 6X	33 x 140 SPF @406 EXTERIOR LOAD BEARING STUD WALLS WITH 16mm PLYWOOD SHEATHING SHOWN THUS TYP.	TYPICAL EXTERIOR WOOD WALL	AS SHOWN ON PLAN
SLBW 6X	605/62-68 CFS STUDS @406 + 600T150 TAB-68 TRACKS WITH 16mm NON-COMBUSTIBLE SHEATHING BY CFS SUPPLIER.	TYPICAL EXTERIOR CFS WALL	BY CFS STUD SUPPLIER
WOLBW 6	33 x 140 SPF @406 INTERIOR LOAD BEARING STUD WALL	INTERIOR LOAD BEARING WALLS	AS SHOWN ON PLAN
WDSW 6	33 x 140 SPF @406 STUD SHEAR WALL. CLAD ONE SIDE OF WALL WITH 12.7mm PLYWOOD SHEATHING FOR EXTENT SHOWN	INTERIOR LOAD BEARING SHEAR WALLS	AS SHOWN ON PLAN
P1P4	(F) 38 x 89 SPF BUILT UP POST		AS SHOWN ON PLAN
P1P6	(F) 38 x 140 SPF BUILT UP POST		AS SHOWN ON PLAN
P-CFS	BUILT-UP CFS STUDS TO MATCH WALL WIDTH		BY CFS STUD SUPPLIER

SECOND LEVEL FRAMING NOTES

- LOADS USED IN THE DESIGN:
LIVE: 1.9 kPa RESIDENTIAL AREAS
4.8 kPa COMMON AND EGRESS AREAS
SNOW: 1.06 kPa

DEAD LOAD: 0.50 kPa (PARTITIONS) BALCONY: 0.30 kPa (ROOFING)
0.15 kPa (FLOORING) 0.20 kPa (STRUCTURE)
0.25 kPa (STRUCTURE) 0.10 kPa (FINISHES)
0.20 kPa (INSULATION) 0.40 kPa (SUSPENDED)
0.10 kPa (FINISHES) 0.30 kPa (DECK FRAMING)
0.50 kPa (SUSPENDED) 1.30 kPa (ROOF DECK TOTAL)
1.70 kPa (FLOOR TOTAL)
- REFER TO ARCHITECTURAL DRAWINGS FOR DATUM ELEVATIONS.
- ALL NEW FLOOR SHEATHING TO BE 3/4" T&G FASTENED DIRECTLY TO FLOOR JOISTS.
- ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE MADE WITH APPROPRIATE TOP OR FACE MOUNT HANGERS.
- ALL TEMPORARY WORKS, INCLUDING SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE SOLID BLOCKING IN JOIST SPACE (SQUASH BLOCKS) AND CONTINUE ALL BUILT UP POSTS DOWN TO T/O FOUNDATION WALLS.
- "PA" DENOTES POST POINT LOAD FROM ABOVE & "CA" DENOTES COLUMN POINT LOAD FROM ABOVE.
- BUILT-UP SPF POSTS MARKED "P36", "P46", ETC. DENOTES (3) 38x140, (4) 38x140, ETC.
- WHERE POSTS ARE NOT MARKED ON PLAN, PROVIDE MATCHING NUMBER OF BUILT-UP STUDS TO SUPPORT DIMENSIONAL LUMBER BEAMS AND MATCHING NUMBER OF STUDS PLUS (1) TO SUPPORT ENGINEERED LUMBER BEAMS. TYP.
- P-CFS NOTES BUILT-UP COLD FORMED STEEL POST BY SUPPLIER.
- REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
- DO NOT SCALE STRUCTURAL DRAWINGS.



PROFESSIONAL SEAL:

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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
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QUALIFIED DESIGN PROFESSIONAL (QDP)

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- THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BY-LAWS, AND OTHER REGULATIONS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BY-LAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
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NO.	DATE	DESCRIPTION
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PROJECT:
City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
GROUND FLOOR PLAN SHOWING
SECOND LEVEL FRAMING

PROJECT NO:
SCALE: 1 : 50

SHEET NO:

S-103

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
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- THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE-SPECIFIC CONDITIONS, VERIFY ASSUMPTIONS, AND INCORPORATE DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER RELEVANT REGULATORY REQUIREMENTS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS UPON UPDATE. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL, AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION (A/HJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY REQUIREMENTS AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT A REQUEST FOR A VARIATION FROM THE PRE-APPROVED DESIGN DRAWINGS FOR THE AUTHORITY HAVING JURISDICTION (A/HJ) TO PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (A/HJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

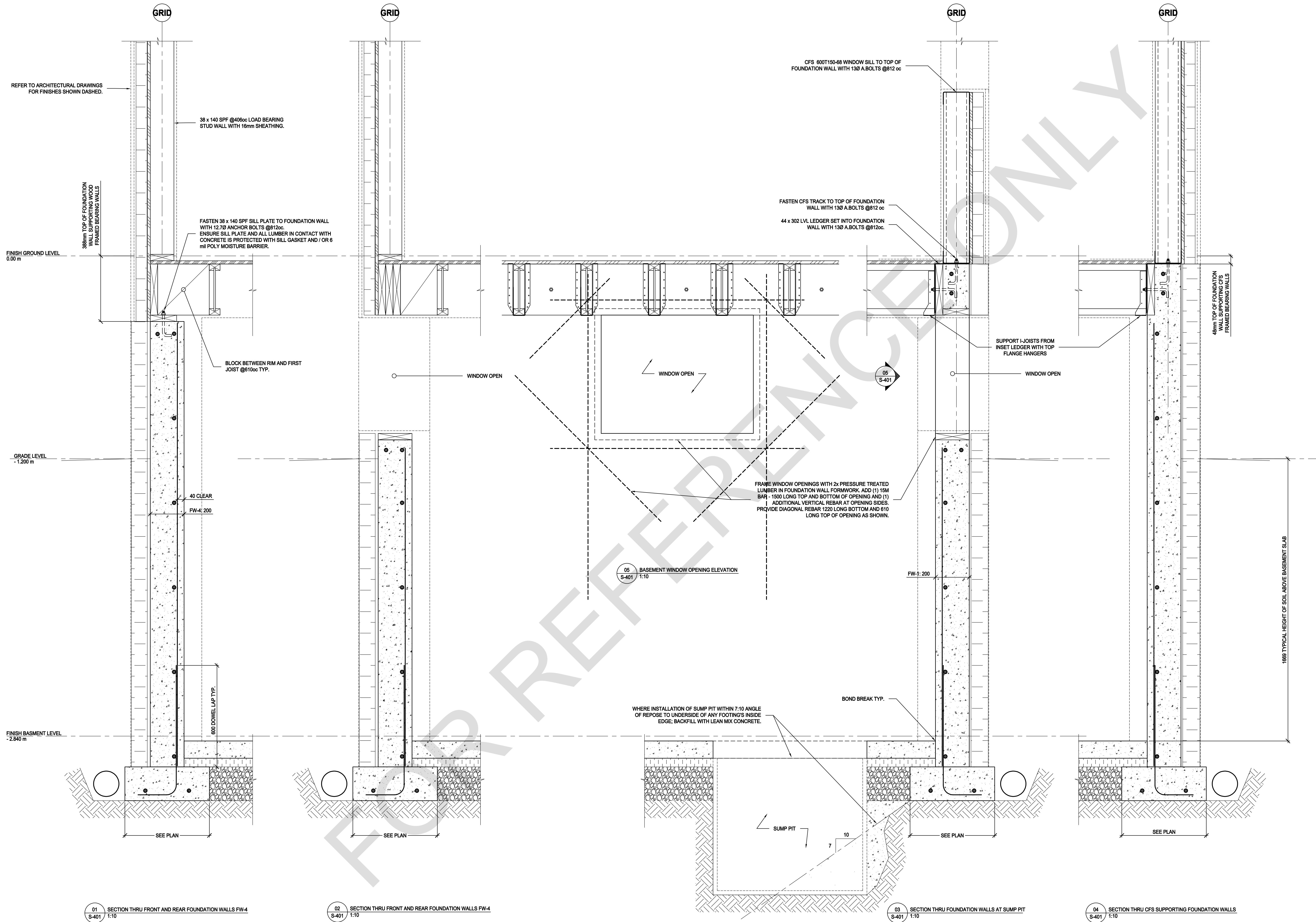
FOUNDATION DETAILS

PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-401



PROFESSIONAL SEAL:

GENERAL NOTES:

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
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3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END-USER REQUESTS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE APPROVED DESIGN DOCUMENTS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATORY REQUIREMENTS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS NOW UPDATED. THIS INCLUDES APPEALING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (A/HJ). THE QUALIFIED DESIGN PROFESSIONAL IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE ARCHITECT OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (A/HJ).
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

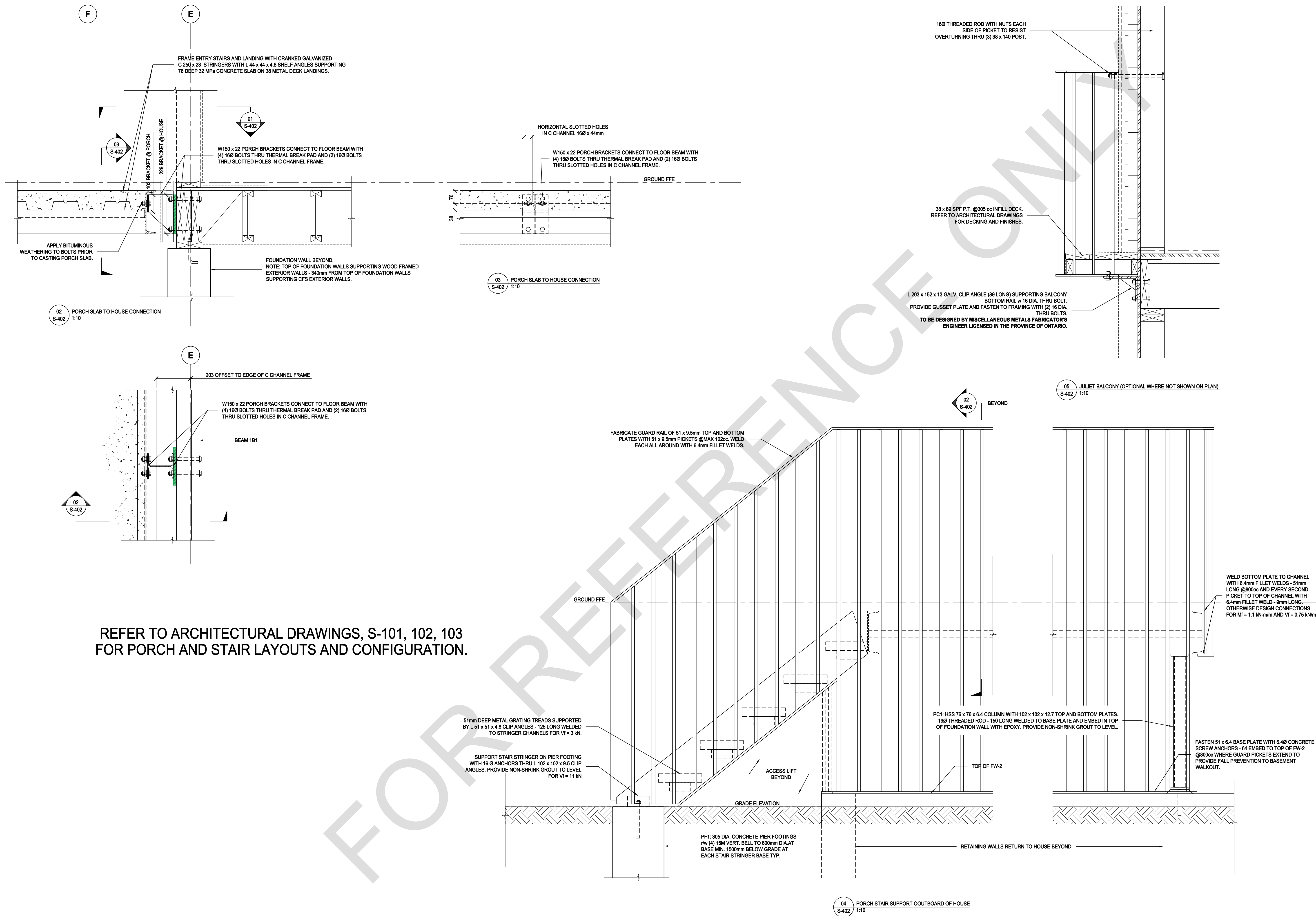
ENTRY PORCH AND EGRESS STAIR SUPPORT DETAILS

PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-402



1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND REGULATORY REQUIREMENTS HAVING JURISDICTION (AHJ).
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS (AND UPDATED), THIS INCLUDES ANY PRELIMINARY ARCHITECTURAL, ENGINEERING, OR OTHER DESIGN BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. CONSTRUCTION REVIEW AND VERIFICATION OF THE QUALIFIED DESIGN PROFESSIONAL'S RESPONSIBILITY IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

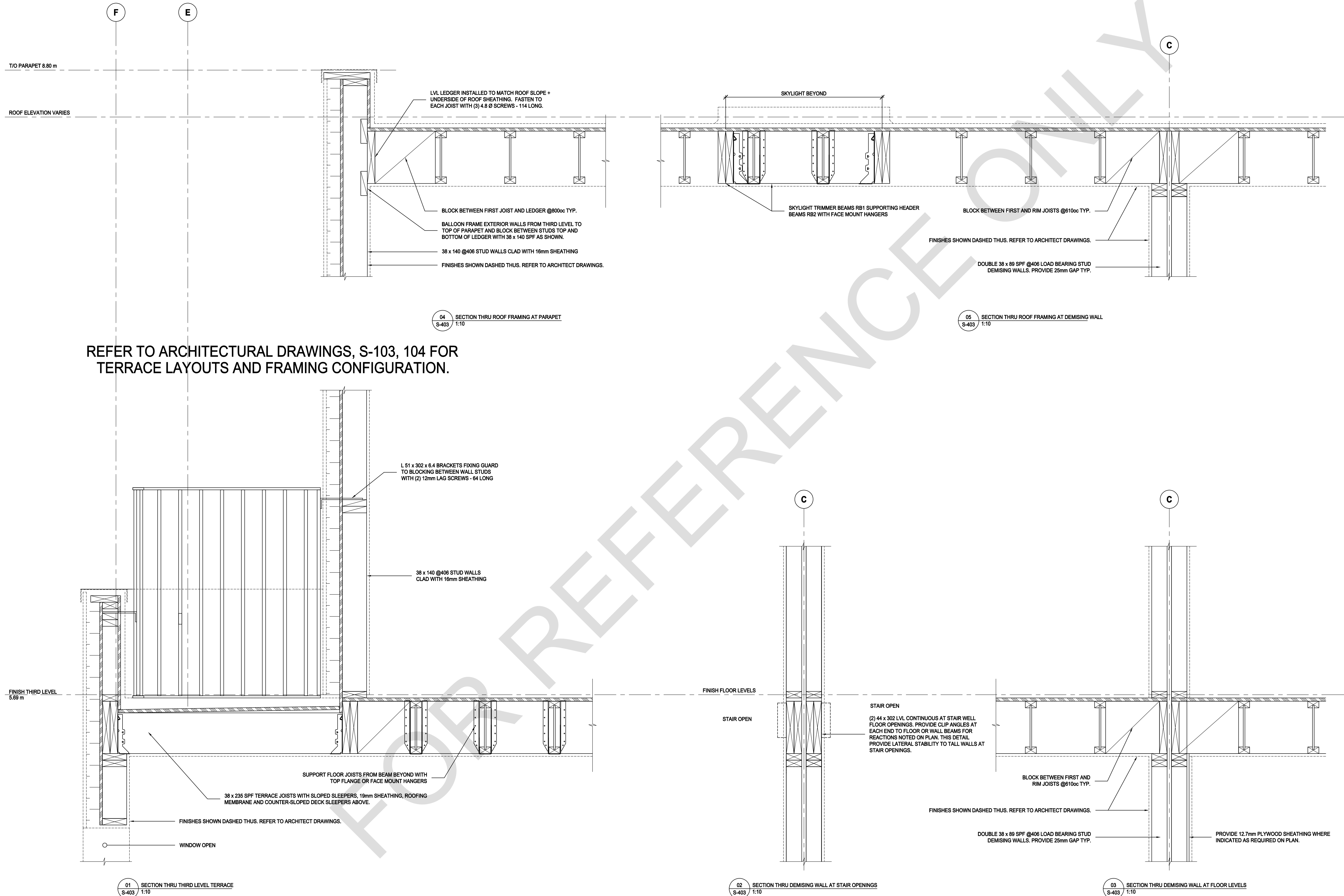
WOOD FRAMING DETAILS

PROJECT NO: 250580

SCALE: 1 : 10

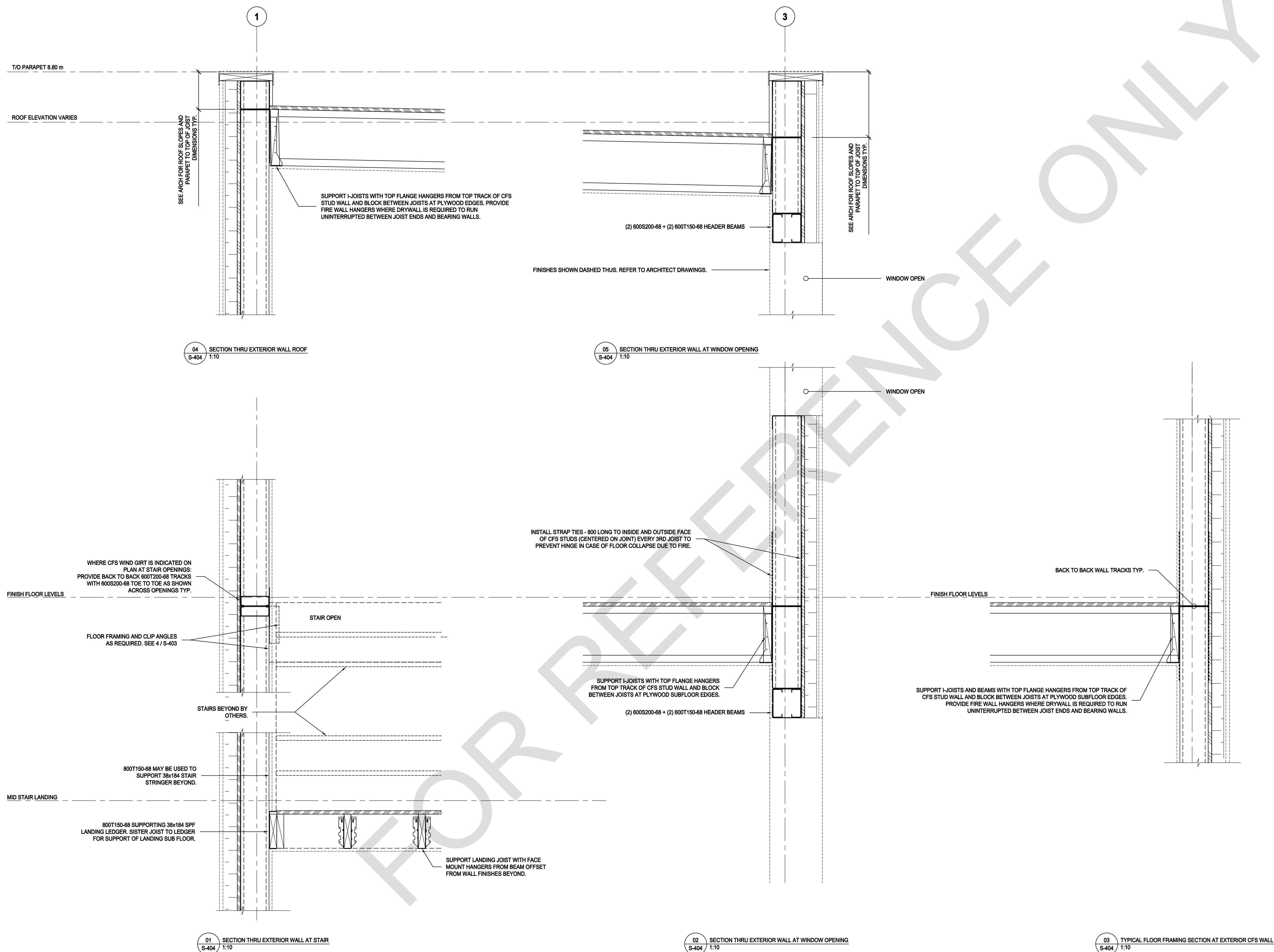
SHEET NO:

S-403



NO.	DATE	DESCRIPTION
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S-404



[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:

FOUNDATION DETAILS

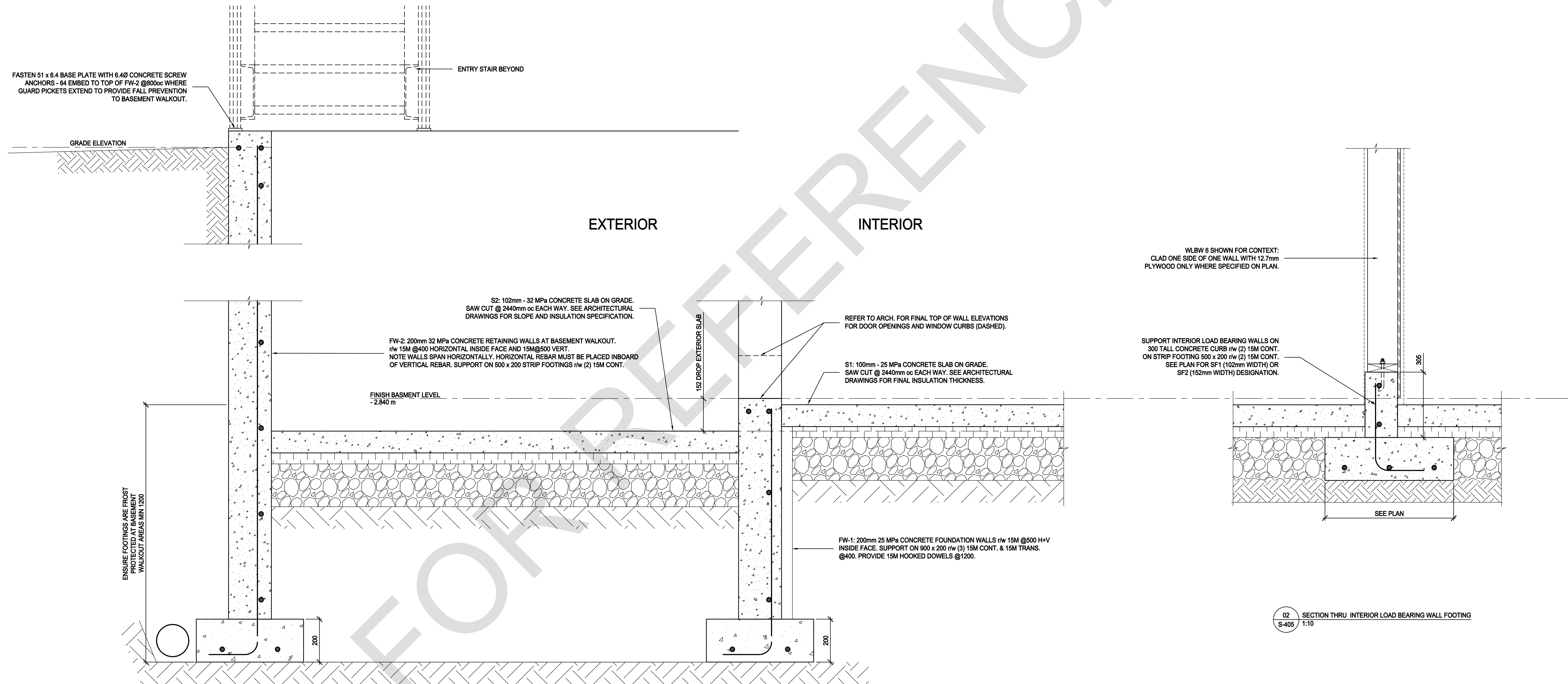
PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-405

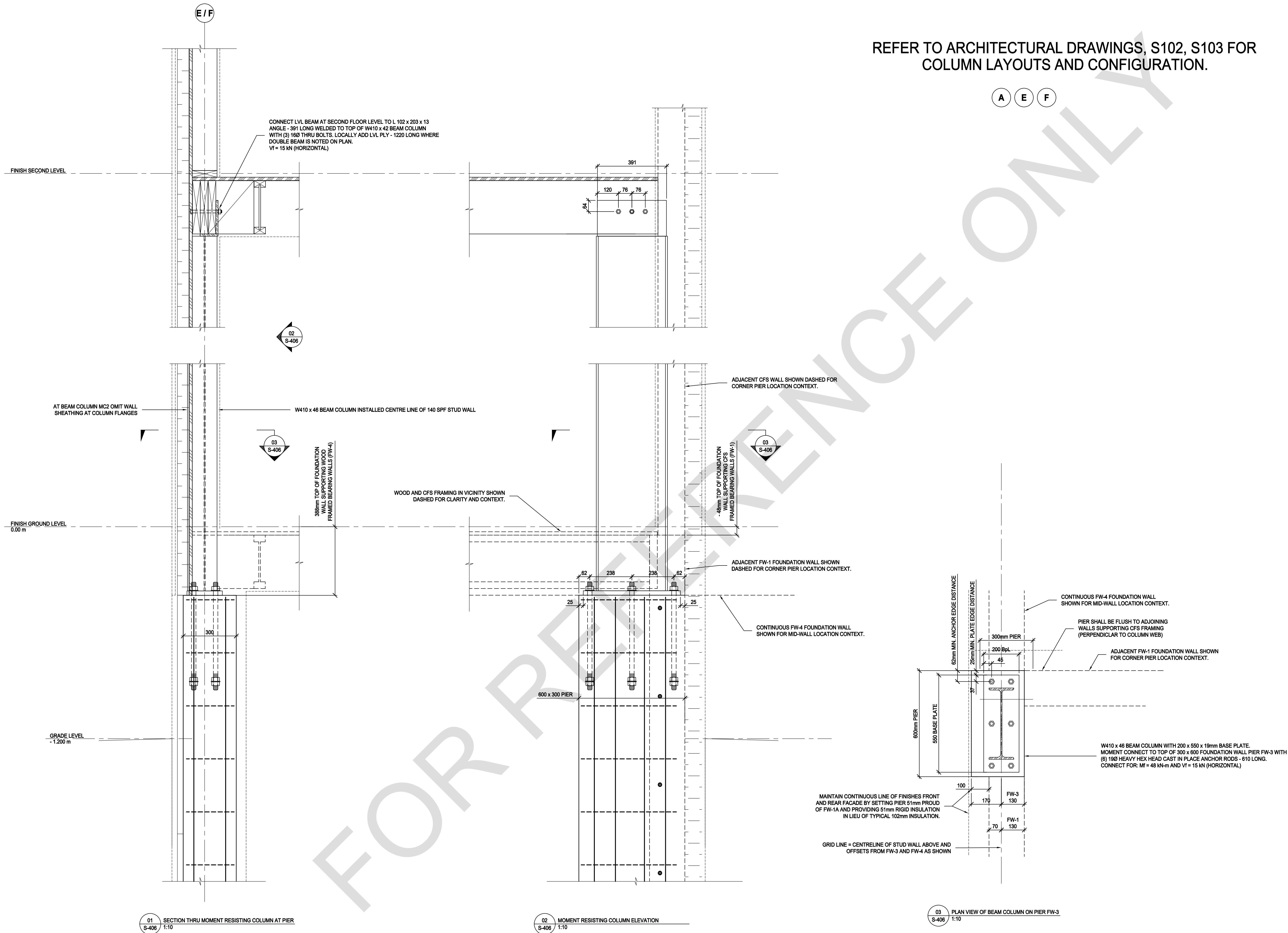
REFER TO ARCHITECTURAL DRAWINGS, S-101, 102, 103
FOR PORCH AND STAIR LAYOUTS AND CONFIGURATION.



01	SECTION THRU BASEMENT WALKOUT SLAB AND WALLS
S-405	1:10

REFER TO ARCHITECTURAL DRAWINGS, S102, S103 FOR
COLUMN LAYOUTS AND CONFIGURATION.

A E F



GENERAL NOTES:

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

- ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
- THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE-SPECIFIC CONDITIONS, VERIFY ASSUMPTIONS, AND INCORPORATE DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER RELEVANT REGULATORY REQUIREMENTS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS UPON UPDATE. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL, AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION (A/HJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY REQUIREMENTS AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT A REQUEST FOR A VARIATION FROM THE PRE-APPROVED DESIGN DRAWINGS FOR THE AUTHORITY HAVING JURISDICTION (A/HJ) TO PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (A/HJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH THE APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

FOURPLEX NARROW

SHEET TITLE:
LATERAL STABILIZING COLUMN
DETAILS

PROJECT NO: _____
SCALE: 1 : 10

SHEET NO:
S-406

CITY OF TORONTO MULTIPLEX FOURPLEX NARROW MECHANICAL DRAWINGS - HYBRID

MECHANICAL DRAWING LIST	
DRAWING NO.	DRAWING NAME
M000	MECHANICAL COVER SHEET & SYMBOLS
M001	MECHANICAL OUTLINE SPECIFICATIONS
M002	MECHANICAL DETAILS - HYBRID
M100	FOURPLEX NARROW PLUMBING (BELOW GRADE & BASEMENT) - HYBRID
M101	FOURPLEX NARROW PLUMBING (MAIN FLOOR TO THIRD FLOOR) - HYBRID
M102	FOURPLEX NARROW HVAC

ABBREVIATIONS	
SYMBOL	DESCRIPTION
S/A	SUPPLY AIR
R/A	RETURN AIR
E/A	EXHAUST AIR
O/A	OUTDOOR AIR

PLUMBING AND DRAINAGE	
SYMBOL	DESCRIPTION
	P-TRAP
	CLEAN OUT (FLOOR & CEILING)
	ROUND FLOOR DRAIN
	HUB DRAIN
	DOMESTIC COLD WATER (DCW) PIPING
	DOMESTIC HOT WATER (DHW) PIPING
	SANITARY DRAINAGE (SAN) PIPING
	WATER METER

MECHANICAL PIPING	
SYMBOL	DESCRIPTION
	PIPE DOWN
	PIPE UP
	PIPE UP & DOWN
	VALVE
	BALANCING VALVE
	PIPE CONTINUATION
	CONDENSATE DRAINAGE PIPING
	FLOW DIRECTION

DUCTWORK	
SYMBOL	DESCRIPTION
	SUPPLY AIR DUCT UP & DOWN
	RETURN / EXHAUST AIR DUCT UP & DOWN
	ROUND DUCT UP & DOWN
	DUCT CONTINUATION (ROUND & RECTANGULAR)
	SUPPLY / RETURN GRILLE
	RETURN / EXHAUST GRILLE
	TOILET EXHAUST FAN
	FLOOR GRILLE
	CEILING GRILLE
	FLOOR BOOT
	THERMOSTAT
	DOOR UNDERCUT



PROFESSIONAL SEAL

DISCLAIMER

GENERAL NOTES:

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3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – (i.e., EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND AN APPROPRIATE AUTHORITY HAVING JURISDICTION).
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ACCURACY OF THE INFORMATION, AND MAKE SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECTS' OR ENGINEERS' SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES OF JURISDICTION (AND/OR ANY OTHER APPLICABLE REQUIREMENTS) AND BE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. THE REVIEW AND SUBMITTAL OF THE QUALIFIED DESIGN PROFESSIONAL, IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. QDP SHALL COMPLETE DESIGNS AND CONFIRM COMPLIANCE WITH SELECTED SB-12 PACKAGE.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

MECHANICAL COVER SHEET & SYMBOLS

PROJECT NO: 241058

SCALE: NTS

SHEET NO:

M000



DESIGN CRITERIA AND REQUIREMENTS

1. THE MECHANICAL SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC), SPECIFIC REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION, DESIGN PRINCIPLES AND STANDARDS OBTAINED FROM THE OWNER AND DESIGN TEAM AS WELL AS STANDARDS OF GOOD ENGINEERING PRACTICES.
2. WORK SHALL BE COMPLETED IN ACCORDANCE WITH STANDARDS PUBLISHED BY THE FOLLOWING PARTIAL LIST OF AUTHORITIES:
 - A. THERMAL ENVIRONMENTAL CONDITIONS FOR HUMAN OCCUPANCY, ANSI/ASHRAE STANDARD 55 (LATEST EDITION);
 - B. VENTILATION REQUIREMENTS TO BE BASED ON MOST CURRENT OBC PART 9 TABLE 9.3.2.3.3.
 - C. HANDBOOKS PUBLISHED BY AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE).
3. HEATING AND COOLING CALCULATIONS TO BE BASED ON MOST CURRENT CLIMATICAL DATA (SB-1) AND ENERGY EFFICIENCY OF HOUSING COMPLIANCE PACKAGES (SB-12) PUBLISHED IN THE ONTARIO BUILDING CODE AND SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARD CAN/CSA-F280-12 (R2021) TO DETERMINE THE SIZE/CAPACITY OF THE HEATING/AIR CONDITIONING SYSTEMS.

- A. ALL OCCUPIED AREAS WILL BE AIR CONDITIONED WITH THE FOLLOWING ENVIRONMENTAL CONDITIONS:
 - a. WINTER: 22.0°C ± 1°C AND 20% ± 5% RELATIVE HUMIDITY
 - b. SUMMER: 24.0°C ± 1°C AND 60% ± 5% RELATIVE HUMIDITY
4. PIPING, DUCTWORK AND EQUIPMENT SIZED IN THESE PACKAGES ARE BASIS OF DESIGN AND ALL LOAD CALCULATIONS SHALL BE COMPLETED BY THE QUALIFIED DESIGN PROFESSIONAL. THE CAPACITY OF SYSTEM, CORRESPONDING FLOW RATE AND ALL SERVICES SIZING SHALL BE CONFIRMED WITH RESPECT TO ACTUAL SITE CONDITION AND ORIENTATION.
5. ALL EFFICIENCIES NOTED IN SPECIFICATION ARE MINIMUMS. DESIGNER SHALL CONFIRM EQUIPMENT TO BE COORDINATED WITH THOSE EFFICIENCY DESIGN FORM PER ENERGY EFFICIENCY OF HOUSING COMPLIANCE PACKAGES (SB-12).
6. ALL UNPROTECTED MECHANICAL PENETRATIONS ON EXPOSING BUILDING FACE MORE THAN 130MM SHALL BE COORDINATED WITH THE QUALIFIED DESIGN PROFESSIONAL AND NOTED ON ARCHITECTURAL DRAWINGS AS PER OBC 9.10.14.6.

1. WATER SERVICES

- A. ONE (1) POTABLE WATER SERVICE WILL BE PROVIDED TO THE BUILDING THEN THE SERVICE WILL SPLIT AND RUN TO INDIVIDUAL UTILITY METER INSIDE EACH RESIDENTIAL UNIT.
2. SANITARY SEWERS:
- A. ONE (1) SANITARY SERVICE CONNECTION WILL BE PROVIDED TO THE BUILDING COMPLETE WITH SAMPLING PORT IN COORDINATION WITH THE QUALIFIED DESIGN PROFESSIONAL OF SITE SERVICES. COORDINATE LOCATION AND INVERT OF INCOMING CONNECTION WITH THE QUALIFIED DESIGN PROFESSIONAL OF SITE SERVICES. THE QUALIFIED DESIGN PROFESSIONAL SHALL CONFIRM SANITARY PUMP DESIGN TO SUIT ACTUAL SITE CONDITION AS REQUIRED.
- B. ROOF GUTTERS TO BE PIPED AND ROUTED DOWN THE SIDE OF THE BUILDING TO SPILL ON GRADE.

1. POTABLE WATER:
- A. AN INCOMING POTABLE WATER CONNECTION COMPLETED WITH A METER ASSEMBLY WILL SUPPLY WATER TO EACH RESIDENTIAL UNIT. OPTIONAL WATER FILTRATION INCLUDING CARBON ACTIVATED FILTERS, UV AND RO CAN BE PROVIDED IN AREAS WHERE WATER QUALITY IS OF CONCERN.
- B. POLYETHYLENE PEX PIPING WILL BE PROVIDED TO DISTRIBUTE COLD AND HOT WATER THROUGHOUT THE UNIT.
- a. TUBE SHALL BE CROSS-LINKED POLYETHYLENE (PEX) MANUFACTURED BY PEX-A OR PEROXIDE METHOD. PEX TUBING SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F876, ASTM F877 AND CAN/CSA-B137.5. THE TUBE SHALL BE LISTED TO ASTM BY AN INDEPENDENT THIRD PARTY AGENCY.
- b. FITTINGS SHALL BE MANUFACTURED OF ENGINEERED PLASTIC (EP). FITTINGS SHALL BE PEX-A COLD EXPANSION TYPE CERTIFIED TO ASTM F1960.
- (1) FITTINGS SHALL BE SUPPLIED BY THE PEX TUBING MANUFACTURER.
- (2) PEX-A COLD EXPANSION TYPE FITTINGS SHALL BE AN ASSEMBLY CONSISTING OF INSERT AND PEX-A COLD EXPANSION RING.
- (3) FITTING TYPE: UPONOR ENGINEERED PLASTIC (EP).

4. ALL SANITARY DRAIN AND MAIN VENT STACKS SHALL BE PLASTIC ABS WITH GLUED CONNECTIONS, WHERE REQUIRED TO MEET FIRE SPREAD AND SMOKE DEVELOPMENT RATINGS METALLIC PIPING OR XFR PIPING IS TO BE PROVIDED BASED ON LOCAL JURISDICTION APPROVAL.
5. UNDERGROUND DRAINAGE PIPING SHALL BE PVC DR35 RIGID SEWER PIPING. PIPING 4" AND LARGER TO BE GREEN PVC HUB AND SPIGOT SEWER PIPE AND FITTINGS TO CAN/CSA B182.2. SIZE 3" PIPE TO BE PVC WITH SOLVENT WELD JOINTS CERTIFIED TO CSA B182.1 AND COLOUR CODED AS PER LOCAL CODES.
6. DOMESTIC HOT WATER PRODUCTION:
 - A. AN ELECTRIC DOMESTIC HOT WATER (DHW) TANK WILL BE PROVIDED FOR EACH RESIDENTIAL UNIT.
 - B. DOMESTIC HOT WATER SHALL BE STORED AT A MINIMUM OF 52°C (125°F).
 - C. A MIXING VALVE SHALL BE PROVIDED TO SUPPLY 49°C (120°F) DOMESTIC HOT WATER TO THE FIXTURES.
7. PRESSURE BALANCING TYPE MIXING VALVES SHALL BE PROVIDED FOR ALL SHOWERS.
8. DRAIN WATER HEAT RECOVERY COIL SHALL BE PROVIDED FOR EACH MULTI-STORY UNIT.
9. PLUMBING FIXTURES SHALL BE LOW FLOW AND OF FIRST QUALITY.

- UNLESS OTHERWISE NOTED, SLOPE ALL 75 MM (3") DRAINAGE PIPING AT 2% SLOPE AND ALL 100 MM (4") AND LARGER DRAINAGE PIPING AT 1% SLOPE.
- HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)
1. HEATING AND COOLING SYSTEMS:
- A. HEATING AND COOLING WILL BE PRODUCED BY SELECTING ONE OF THE FOLLOWING OPTIONS:
- COLD CLIMATE HEAT PUMP & ERV (ALL ELECTRIC)
 - GAS FURNACE C/W HEAT PUMP & ERV (HYBRID)
 - GAS FURNACE C/W DX COOLING & ERV (GAS)
- B. THE CAPACITY OF THE SYSTEM SHALL BE SIZED AND SELECTED TO MEET THE FULL HEATING AND COOLING LOAD REQUIREMENTS OF THE RESIDENTIAL UNIT.
- C. UNIT TO BE COMPLETE WITH MINIMUM MERV 8 FILTRATION.
- D. THE OUTDOOR CONDENSING UNIT IS TO BE LOCATED WITHIN CLOSE PROXIMITY TO THE INDOOR UNIT AND CONNECTED WITH REFRIGERANT PIPING.
- E. REFER TO SEPARATE SPECIFICATION AND DETAILS SHEET FOR PARTICULAR OPTION OF SYSTEM.

- A. VENTILATION AIR WIBE PROVIDED BY AN ENERGY RECOVERY VENTILATOR (ERV) THAT WILL TRANSFER ENERGY FROM THE PRIMARY BATHROOM EXHAUST TO PRE-CONDITION OUTDOOR AIR THAT WILL BE DUCTED BACK TO THE INDOOR UNIT. SIZE OF ERV TO BE DETERMINED BASED ON OBC PART 9 REQUIREMENT. ERV PERFORMANCE SHALL HAVE A MINIMUM OF 75% EFFECTIVENESS. WHERE REQUIRED, AN ELECTRIC DUCT HEATER SHALL BE PROVIDED. THE ERV SHALL BE CONTROLLED BY A LOCAL TIMER SWITCH.
- B. SECONDARY WASHROOMS WILL BE PROVIDED WITH DEDICATED CEILING MOUNTED TOILET EXHAUST FANS COMPLETE WITH LOCAL SWITCH.
- C. CLOTHES DRYERS WILL BE PROVIDED WITH A LINT TRAP AND DRYER BOOSTER FAN CONNECTED TO A CURRENT SENSOR TO AIDE IN DRYER EXHAUST. LINT TRAP'S WILL BE PROVIDED ON THE SUCTION SIDE OF THE FAN WITHIN THE SUITE LAUNDRY ROOM.
- D. KITCHEN HOOD EXHAUSTS WILL BE SIZED FOR MINIMUM 150 CFM AND DUCTED TO OUTDOORS.
- E. ALL EXHAUST DUCTWORK WILL BE DISCHARGED TO THE EXTERIOR THROUGH THE EXTERIOR WALLS OF THE UNIT OR THROUGH THE ROOF FOR THE TOP LEVEL.

- F. EXHAUST DUCTWORK SHALL BE INSULATED FOR THE FIRST 10FT FROM THE EXTERIOR LOUVRE.

3. AIR DISTRIBUTION:

- A. DUCTWORK SHALL BE GALVANIZED SHEET METAL UNLESS OTHERWISE INDICATED. DUCTS SHALL BE SIZED AT A PRESSURE DROP OF 0.08" (20PA) PER 100' (30.5M) WITH MAXIMUM AIR VELOCITIES OF 1400 FEET (427M) PER MINUTE.
 - B. DUCTWORK TO BE INSULATED TO MEET ASHRAE 90.1 AND THE GOVERNING AUTHORITY REQUIREMENTS.
 - C. PROVIDE ACOUSTIC LINING FOR ALL SUPPLY AND RETURN AIR DUCTWORK SERVING MECHANICAL EQUIPMENT WITH FANS TO A MAXIMUM OF 4.5M (15') FROM THE EQUIPMENT, MEASURED OUTWARD IN ALL DIRECTIONS.
 - D. SUPPLY AIR FROM THE INDOOR UNIT SHALL BE DUCTED TO EACH ROOM VIA 200X100 SIDEWALL GRILLES OR FLOOR REGISTERS.
 - E. EACH ROOM SHALL HAVE A RETURN AIR GRILLE OR AN 1" (25MM) DOOR UNDERCUT FOR AIR TRANSFER.
 - F. PROVIDE BALANCING DAMPERS AT ALL DUCT BRANCHES FOR AIR BALANCING.
 - G. A PROGRAMMABLE THERMOSTAT WITH OCCUPANCY SENSOR SHALL BE PROVIDED TO CONTROL THE SUITE HVAC SYSTEM.
 - H. DUCTWORK PERFORATING CEILING MEMBRANES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL CONFORM TO REQUIREMENTS MENTIONED PER CBC 9.10.5.1. (3).
4. REFRIGERATION:
- A. DESIGN AND INSTALLATION OF REFRIGERATION SYSTEM SHALL BE IN ACCORDANCE WITH CSA B52 MECHANICAL REFRIGERATION CODE, ONTARIO BUILDING CODE, AHRI, AND EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
 - B. NEW REFRIGERATION PIPING SHALL BE ACR SEAMLESS COPPER TUBING SUITABLE FOR AIR CONDITIONING OR REFRIGERATION SYSTEMS.
 - C. KEEP TUBING RUNS AND NUMBER OF ELBOWS AND FITTINGS TO A MINIMUM.
 - D. ENSURE TUBING IS DEHYDRATED, TESTED, ADEQUATELY CHARGED, AND GAS TIGHT.
 - E. PIPING SHALL BE INSULATED WITH FLEXIBLE ELASTOMERIC, CLOSED CELL, SLEEVE TYPE LONGITUUDINALLY SPLIT SELF-SEAL FORMED PLASTIC PIPE INSULATION EQUAL TO ARMACELL API/ARMAFLEX SS. INSULATION SHALL BE 25 MM (1") THICK.
 - F. COORDINATE AND RUN ALL REFRIGERANT LINES INSIDE DESIGNATED CAVITY. NO EXTERIOR RUNS PERMITTED UNLESS OTHERWISE INSTRUCTED.

5. FIRE STOPPING AND SMOKE SEAL SYSTEMS

- A. LABELS-FREE, ELASTOMERIC MATERIALS AND INTUMESCENT MATERIALS. TESTED, LISTED AND ASSEMBLED BY ULC IN ACCORDANCE WITH CANULC S115, AND CANULC S101 FOR INSTALLATION IN ULC DESIGNATED FIRESTOPPING, AND SMOKE SEAL SYSTEMS TO PROVIDE A POSITIVE FIRE, WATER AND SMOKE SEAL AND A FIRE RESISTANCE RATING (FLAME, HOSE STREAM AND TEMPERATURE) NO LESS THAN FIRE RATING FOR SURROUNDING CONSTRUCTION.
- B. FIRESTOPPING AND SMOKE SEAL MATERIAL SYSTEM TO BE SPECIFICALLY ULC CERTIFIED WITH DESIGNATED REFERENCE NUMBER FOR ITS SPECIFIC INSTALLATION.
- C. SMOKE AND FIRE SEAL MATERIALS AND MANUFACTURERS MUST BE SPECIFICALLY APPROVED FOR EACH APPLICATION OF PENETRATED SURFACES, AS APPROVED BY FM GLOBAL AND LISTED IN FM GLOBAL APPROVAL GUIDE. LISTED COMPANIES HEREIN AND OTHER MANUFACTURERS ARE ONLY ACCEPTABLE IF COMPLIANT WITH THESE REQUIREMENTS.
- D. MATERIALS ARE TO BE COMPATIBLE WITH ABUTTING DISSIMILAR MATERIALS AND FINISHES AND COMPLETE WITH PRIMERS, DAMPING AND BACK-UP MATERIALS, SUPPORTS, AND ANCHORING DEVICES IN ACCORDANCE WITH FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS AND ULC TESTED ASSEMBLY. COORDINATE MATERIAL REQUIREMENTS WITH TRADES SUPPLYING ABUTTING AREAS OF MATERIALS.
- E. TYPICALLY, FOR OPENINGS OF UP TO 250 MM (10") IN DIAMETER, PROVIDE PUTTY PAD TYPE FIRESTOP MATERIALS INTUMESCENT, NON-HARDENING, WATER RESISTANT PUTTIES CONTAINING NO SOLVENTS, INORGANIC FIBRES OR SILICONE COMPOUNDS.
- F. TYPICALLY, FOR OPENINGS OF GREATER THAN 250 MM (10") IN DIAMETER, AND FOR RECTANGULAR OPENINGS, PROVIDE PILLOW TYPE FIRESTOP MATERIALS RE-ENTERABLE, NON-CURING, MINERAL FIBRE CORE ENCAPSULATED ON SIX SIDES WITH INTUMESCENT COATING CONTAINED IN A FLAME RETARDANT POLY BAG.
- G. SUPPLY PRODUCTS OF A SINGLE MANUFACTURER FOR USE ON WORK OF THIS DIVISION.
- H. INSTALL TO BE MANUFACTURER TRAINED AND CERTIFIED ON SPECIFIC PRODUCT.
- I. INCLUDE FOR MANUFACTURER'S AUTHORIZED REPRESENTATIVE TO INSPECT AND VERIFY EACH INSTALLATION AND APPLICATION.

1. UNIT SHALL BE FACTORY ASSEMBLED, WIRED AND TESTED AND SHALL CONFORM TO CSA AND UL STANDARDS.
2. UNIT SHALL BE COMPACT WITH A LOW PROFILE SUITABLE FOR INSTALLATION IN BULKHEADS AND DROPPED CEILINGS WITH MINIMUM 2100mm CLEAR HEIGHT BELOW.
3. CABINET SHALL BE CONSTRUCTED OF 22-GAUGE PRE-PAINTED GALVANIZED STEEL FOR CORROSION RESISTANCE AND INSULATED TO PREVENT EXTERIOR CONDENSATION. CABINET SHALL BE COMPLETE WITH DRAIN CONNECTIONS, BALANCING PORTS, AND THREADED INSERTS TO ACCEPT S-HOOKS AND HANGING STRAPS SUPPLIED WITH UNIT.
4. ENERGY RECOVERY ASSEMBLY SHALL BE THERMALLY CONDUCTIVE, ALUMINUM CROSS-FLOW ENERGY RECOVERY CORE WITH MINIMUM SRE OF 75% OR MINIMUM EFFICIENCY IN COMPLIANCE WITH ENERGY EFFICIENCY OF HOUSING COMPLIANCE PACKAGES (5B-12). THE CORE SHALL BE EASILY REMOVABLE FOR CLEANING AND SERVICE.
5. UNIT COMPLETE WITH WASHABLE MERV-6 AIR FILTERS LOCATED IN EXHAUST AND SUPPLY AIR STREAMS.
6. EACH AIRSTREAM HAS AN INDEPENDENT CENTRIFUGAL HIGH EFFICIENCY ECM BLOWER WITH MULTIPLE FAN SPEED OPERATION.
7. DEFROST MODE: SUPPLY AIR SHUTS OFF TO DEFROST CORE WITH WARM EXHAUST AIR AT HIGH SPEED.
8. UNIT COMPLETE WITH WALL MOUNT CONTROLLER WITH SELECTABLE ON/OFF, AND FAN SPEED SETTINGS.

1. CSA CERTIFIED ELECTRIC DOMESTIC HOT WATER TANK AND HEATER WITH MINIMUM EF RATING OF 0.8, AND COMPLETE WITH:
 - A. 1035 KPA (150 PSIG) RATED (WORKING PRESSURE) STEEL TANK, GLASS LINED, INSULATED (EXCEPT FOR CONTROL PANEL AREA) WITH INJECTED MINIMUM R-16 FOAM INSULATION, COVERED WITH AN ENAMELLED STEEL JACKET, AND EQUIPPED WITH 40 MM (1-1/2") DIA. NPS BRASS NIPPLE WATER INLET AND OUTLET CONNECTIONS, A DRAIN VALVE, AND SACRIFICIAL ANODE RODS;
 - B. REMOVABLE MULTIPLE IMMERSION HEATING ELEMENTS, EACH CONSISTING OF A WIRE FILAMENT IN A SEALED STAINLESS STEEL SHEATH;
 - C. ASME RATED TEMPERATURE AND PRESSURE RELIEF VALVE;
 - D. FACTORY PRE-WIRED POWER AND CONTROL PANEL.
2. EQUIP ENAMELLED STEEL VENTILATED CONTROL PANEL WITH REMOVABLE GLASS FIBRE INSULATION TO COVER BARE AREA OF TANK, A HINGED DOOR, MULTIPLE KNOCKOUTS, A GROUND SCREW, AND FOLLOWING:
 - A. TERMINAL BLOCK FOR POWER WIRING CONNECTIONS;
 - B. MAGNETIC CONTACTORS FOR HEATING ELEMENTS;
 - C. ADJUSTABLE IMMERSION THERMOSTAT;
 - D. MANUAL RESET IMMERSED HIGH TEMPERATURE LIMIT CONTROL FOR EACH ELEMENT;
 - E. FUSE BLOCK WITH FUSES;
 - F. ELEMENT DIAGNOSTIC PANEL WITH LED'S FOR EACH ELEMENT TO MONITOR ON-OFF OPERATION OF EACH ELEMENT.
3. UNIT SHALL HAVE MINIMUM EFFICIENCY IN COMPLIANCE WITH ENERGY EFFICIENCY OF HOUSING COMPLIANCE PACKAGES (B8-12).

TOILET EXHAUST FANS

1. CEILING EXHAUST FAN SHALL BE HVI CERTIFIED AND IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
2. 26 GAUGE ZINC-ALUMINUM-MAGNESIUM (ZAM) HOUSING C/W INTEGRATED 6" DUCT ADAPTOR, BUILT-IN DAMPER AND BUILT IN METAL FLANGE;
3. FAN C/W POLY PRO MATERIAL AND ATTACHES DIRECTLY TO HOUSING WITH TORSION SPRINGS;
4. MOTOR BE TO TOTALLY ENCLOSED WITH A BRUSHLESS ECM MOTOR TECHNOLOGY RATED FOR CONTINUOUS RUN AND EQUIPPED WITH THERMAL-CUTOFF FUSE. MOTOR TO BE REMOVABLE WITH PERMANENTLY LUBRICATED PLUG-IN MOTOR;
5. FAN VENTILATION RATES SHALL BE MANUALLY ADJUSTABLE;
6. FAN SHALL BE UL AND CUL LISTED FOR TUBSHOWER ENCLOSURE WHEN GFCI PROTECTED.

1. DRYER BOOSTER FAN SHALL BE HVI CERTIFIED AND IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- A. 26-GAUGE GALVANISED STEEL HOUSING SUPPLIED WITH VIBRATION ISOLATION TO SUIT MOUNTING;
 - B. ROUND INLET AND DISCHARGE COLLAR;
 - C. FIELD WIRING COMPARTMENT WITH REMOVABLE ACCESS PANEL;
 - D. BACKWARDLY-INCLINED, SELF-CLEANING IMPELLER, FULLY-SEALED IMPELLER ASSEMBLY WITH AUTOMATIC-RESET THERMAL OVERLOAD PROTECTION, AND PERMANENTLY-LUBRICATED MOTOR;
- E. ACCESSORIES:
- a. AMP SENSOR (CURRENT-SENSING RELAY SWITCH!);
 - b. LINT TRAP;
 - c. WALL BOX.

1. DUCTED RANGE HOODS, CSA CERTIFIED, ROTARY SOLID STATE SPEED CONTROL PROVIDING INFINITE RANGE, ROTARY LIGHT CONTROL SWITCH, BACKDRAFT DAMPER, WITH LIGHT LENS AND PERMANENT, WASHABLE ALUMINUM MESH GREASE FILTER(S).

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

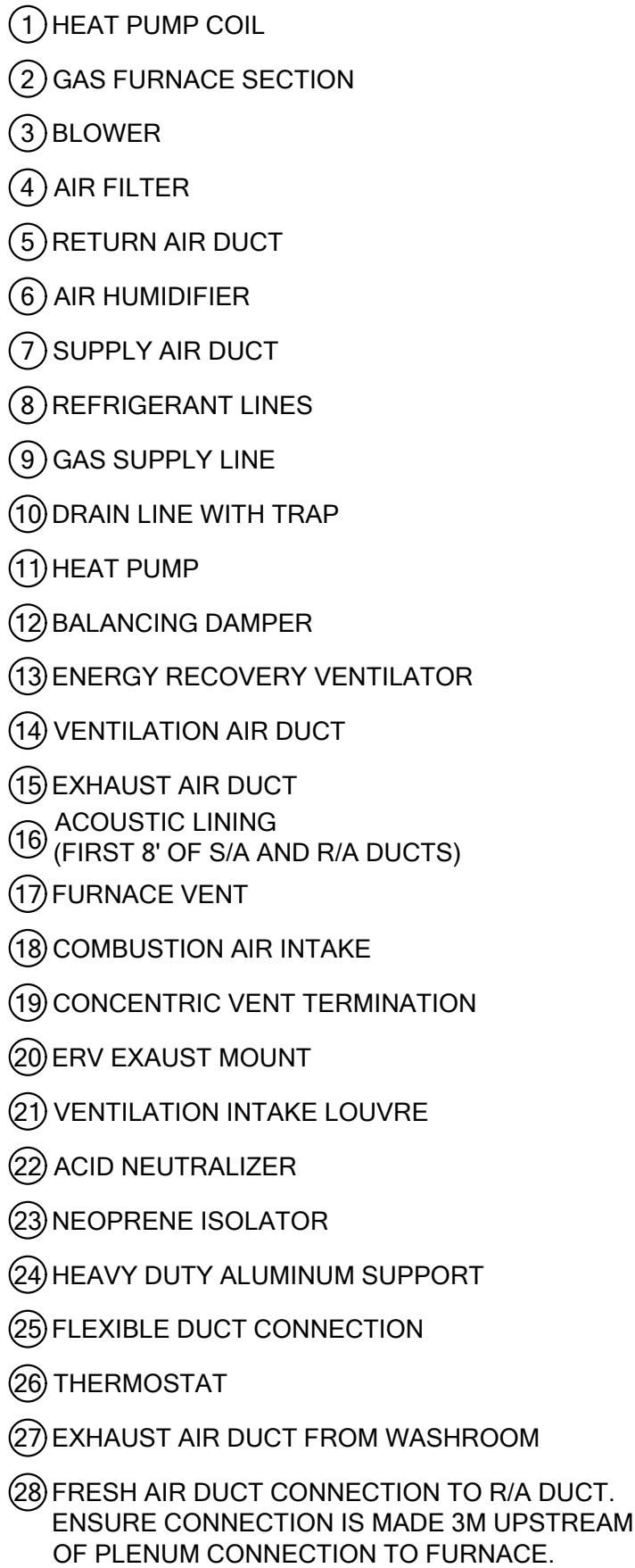
SHEET TITLE:

MECHANICAL OUTLINE
SPECIFICATIONS

PROJECT NO: 241058
SCALE: NTS

SHEET NO:

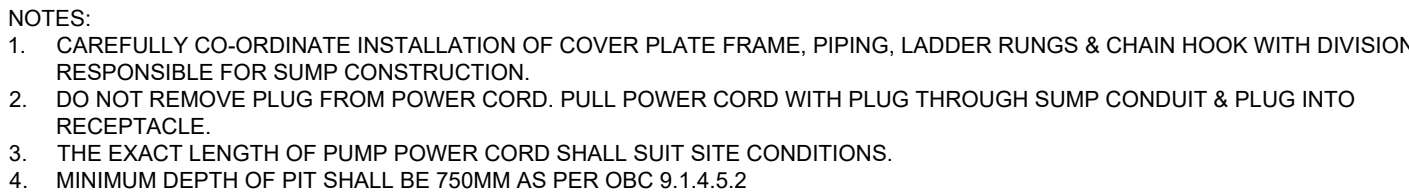
M001



SCALE: NTS



1.	ALL EFFICIENCIES NOTED IN SPECIFICATION ARE MINIMUMS. QUALIFIED DESIGN PROFESSIONAL SHALL CONFIRM EQUIPMENT TO BE COORDINATED WITH THOSE EFFICIENCY DESIGN FORM PER ENERGY EFFICIENCY OF HOUSING COMPLIANCE PACKAGES (SB-12).
2.	ALL EFFICIENCIES NOTED IN SPECIFICATION ARE MINIMUMS. QUALIFIED DESIGN PROFESSIONAL SHALL CONFIRM EQUIPMENT TO BE COORDINATED WITH THOSE EFFICIENCY DESIGN FORM PER ENERGY EFFICIENCY OF HOUSING COMPLIANCE PACKAGES (SB-12).



SCALE: NTS

1. C/W 1 KW ELECTRIC PRE-HEATER BEFORE ERV CORE ON THE OUTDOOR AIR INTAKE
2. C/W 5 SPEED OPTIONS

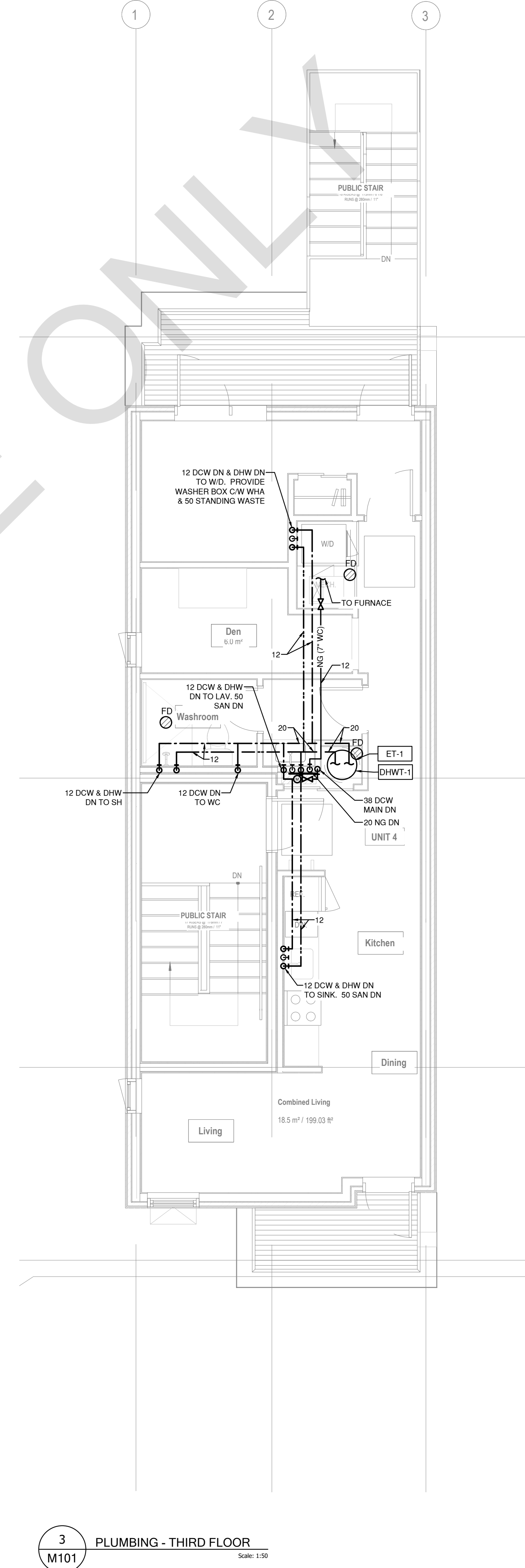
1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND AUTHORITY HAVING JURISDICTION (AHJ).
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN CHANGES OR MODIFICATIONS REQUIRED, ADVISE THE USER OF COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJ). THE QUALIFIED DESIGN PROFESSIONAL IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. THE CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN CONJUNCTION WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. QIP MUST COMPLETE EEDS AND CONFIRM COMPLIANCE WITH SELECTED SB-12 PACKAGE.

PROJECT: City of Toronto - Multiplex

MECHANICAL DETAILS - HYBRID

NTS

M002



DISCLAIMER

GENERAL NOTES:

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN DECISIONS OR MODIFICATIONS, AND SUBMIT THE FINAL DESIGN DOCUMENTS WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED, THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION. HAVING JURISDICTION DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (A/HJ).
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN CONSULTATION WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. THE DESIGN AND COOLING LOAD CALCULATIONS SHALL BE COMPLETED BY THE ODP.
7. EQUIPMENT SCHEDULES SHOULD BE CONCEPTUAL AND MUST BE FURNISHED FOR THE PROJECT.
8. SUPPLY RETURN AND EXHAUST AIRFLOW QUANTITIES SHALL BE VERIFIED BY THE ODP.
9. ODP SHALL COMPLETE FEEDS AND CONFIRM COMPLIANCE WITH SELECTED SIPS OFFICE.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

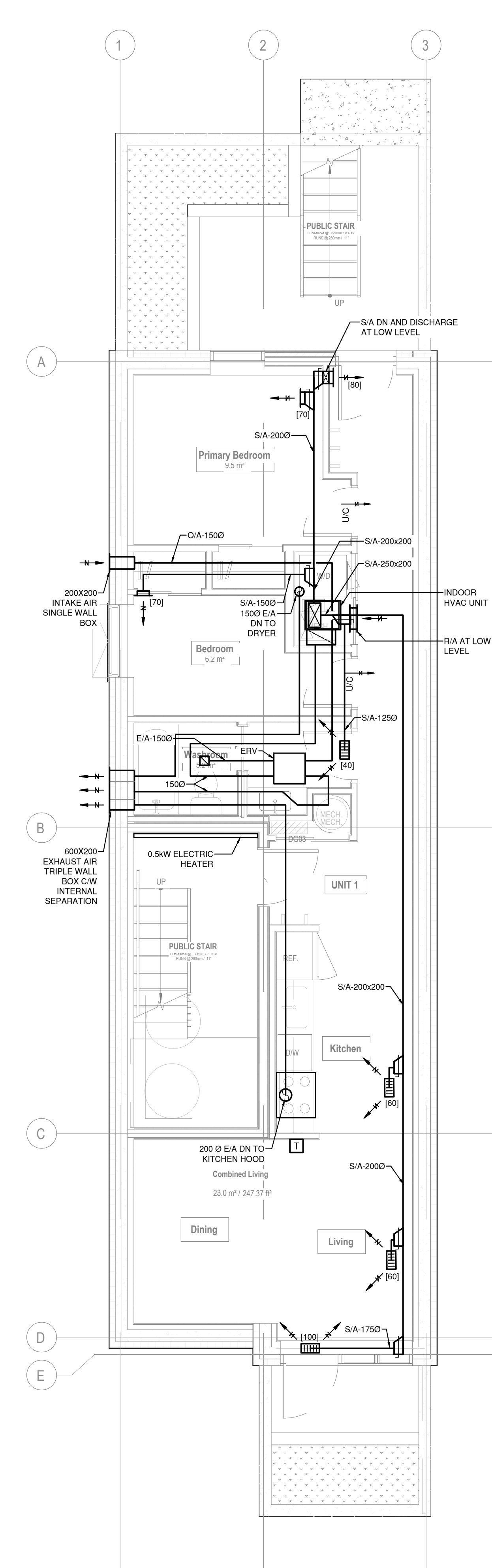
FOURPLEX NARROW
HVAC

PROJECT NO: 241058

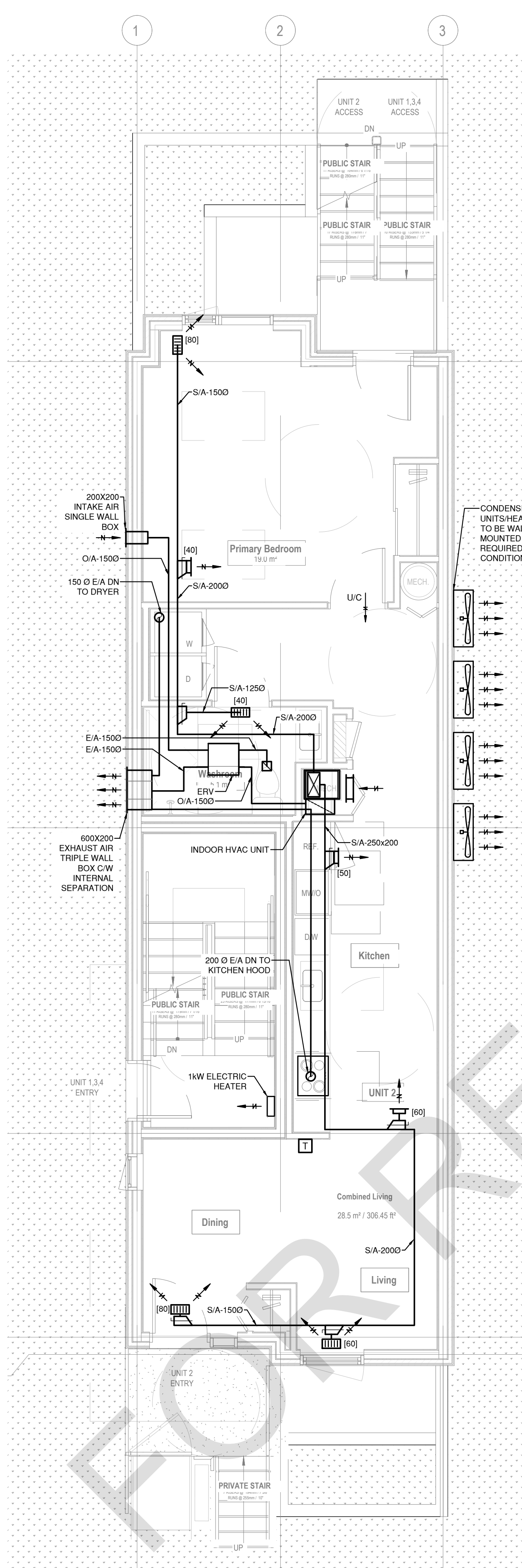
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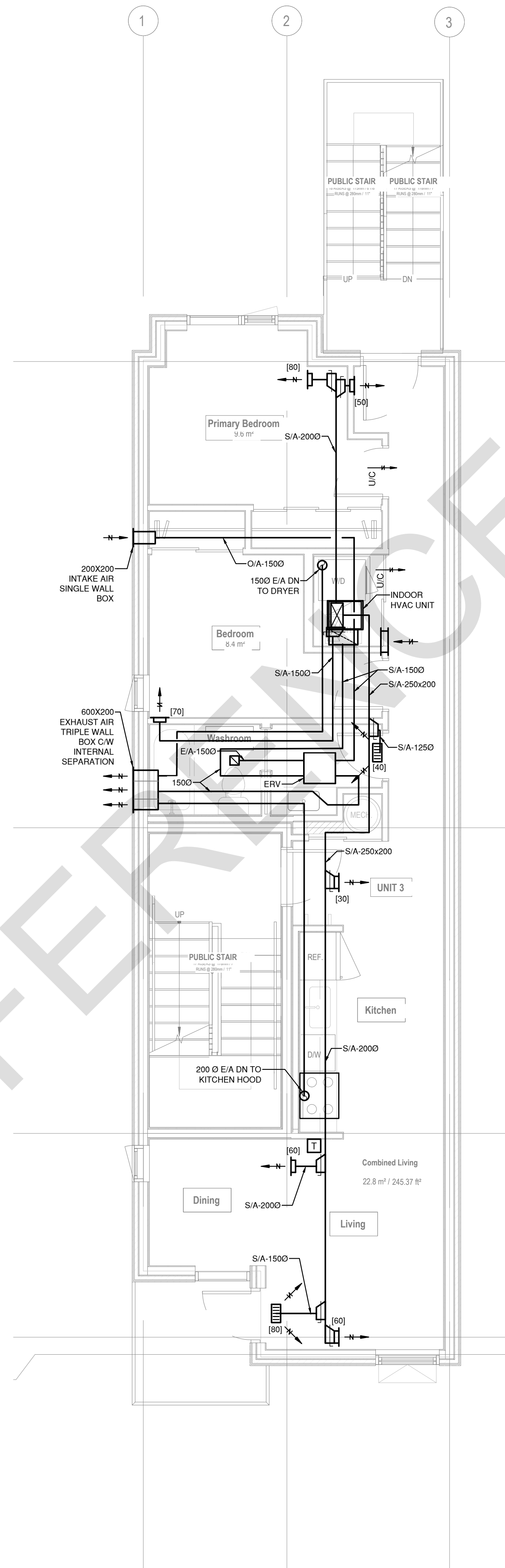
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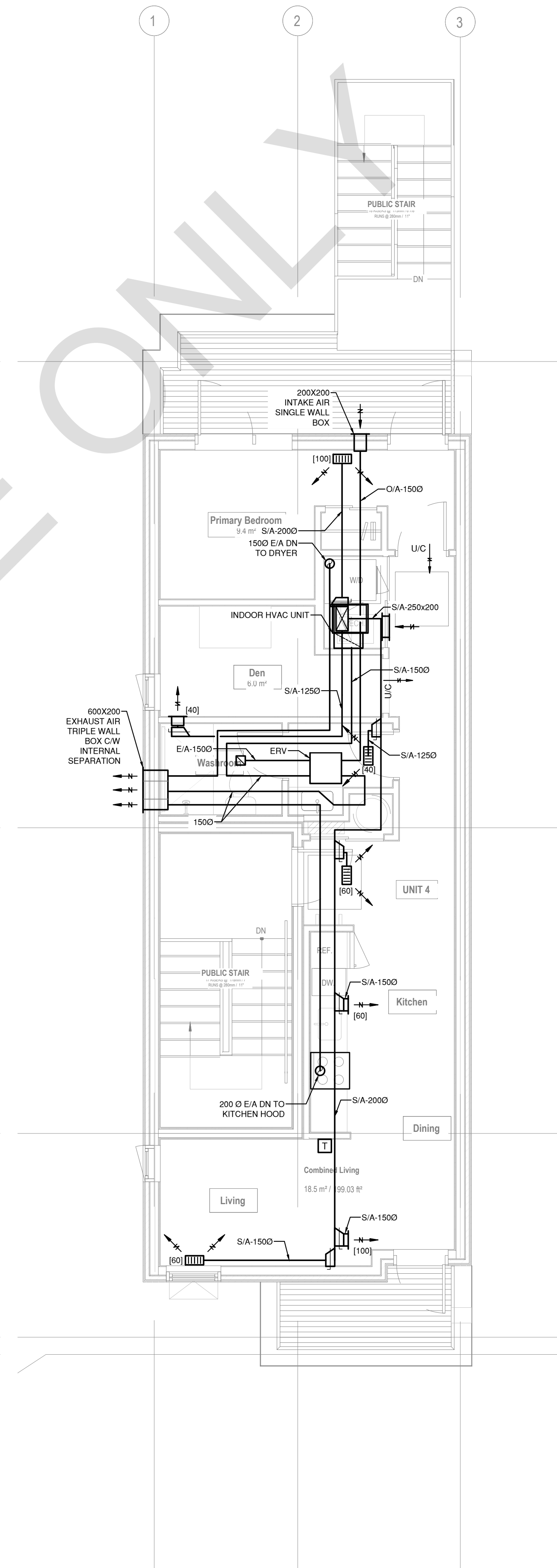
1 HVAC - BASEMENT
M102 Scale: 1:50



2 HVAC - MAIN FLOOR
M102 Scale: 1:50



3 HVAC - SECOND FLOOR
M102 Scale: 1:50



4 HVAC - THIRD FLOOR
M102 Scale: 1:50



GENERAL NOTES:

1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

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2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS (ONCE UPDATED). THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE APPLICABLE PROFESSIONAL LAW AND ANY OTHER PROFESSIONS HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

FOURPLEX NARROW
ELECTRICAL

PROJECT NO: 241058
SCALE: AS NOTED

SHEET NO:

E100

