



CITY OF TORONTO MULTIPLEX
FOURPLEX WIDE

CITY OF TORONTO MULTIPLEX FOURPLEX WIDE



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 REGULATORY BODIES HAVING JURISDICTION (A/EP/OTHER).
2. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFORM SITE-SPECIFIC CONDITIONS AND LOCAL REGULATIONS. THE QDP MUST 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 APPROVED FOR CONSTRUCTION WITHOUT THE QDP'S REVIEW AND 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 ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND REGULATORY BODIES HAVING JURISDICTION (A/EP/OTHER). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE DESIGN.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE BUILDING DEPARTMENT FOR CONSTRUCTION REVIEW.
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

SHEET LIST - FOURPLEX WIDE	
A000	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 AND 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	SECTIONS
A302	SECTIONS
A303	SECTIONS

ABBREVIATIONS

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

AHU	AUTHORITY HAVING JURISDICTION
ARCH	ARCHITECTURAL
B/O	BOTTOM OF
C/C	CENTRE TO CENTRE
CL	CENTER LINE
CIV	CIVIL
C/W	COMES WITH
CSA	CANADIAN STANDARDS ASSOCIATION
C/W	COMES WITH
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EBF	EXPOSED BUILDING FACE
EST	ESTABLISHED
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
FRMG	FRAMING
GEOTECH	GEOTECHNICAL
GWB	GUWMB WALL BOARD
GRD	GRADE
F/F	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FLR	FLOOR
FRR	FIRE RESISTANCE RATING
FRD	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
RIM	ROOM
R/O	ROUGH OPENING
RWL	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)

	EXTERIOR WALL TAG
	INTERIOR PARTITION TAG
	ROOF TAG
	FLOOR TAG

TAGS

	DOOR TAG <i>REFER TO DOOR SCHEDULE</i>
	WINDOW TAG <i>REFER TO WINDOW SCHEDULE</i>
	MATERIAL TAG
	KEYNOTES <i>REFER TO SHEET SPECIFIC KEYNOTE SCHEDULE</i>

DRAWING TAGS

	DETAIL NUMBER DRAWING SHEET NUMBER
	BUILDING SECTION NUMBER DRAWING SHEET NUMBER
	EXTERIOR ELEVATION NUMBER DRAWING SHEET NUMBER
	GRID BUBBLE
	SPOT ELEVATION (ABOVE FINISH FLOOR)
	ROOM TAG
	CENTERLINE

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

COVER SHEET

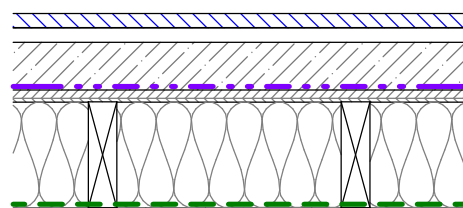
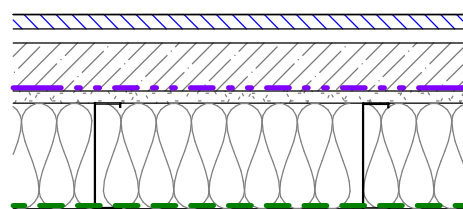
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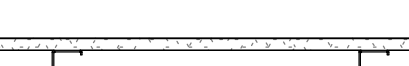
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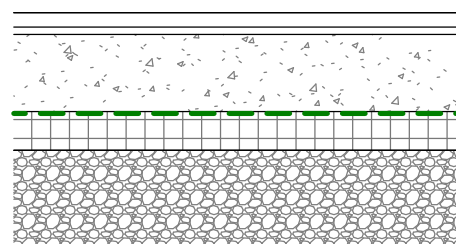
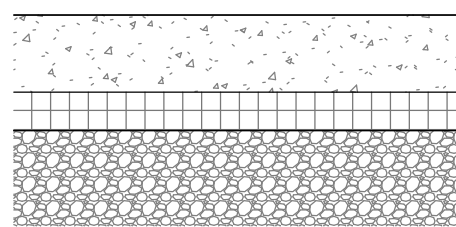
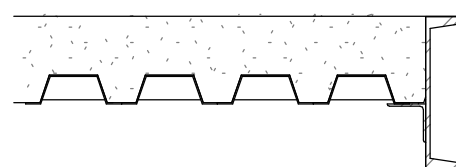
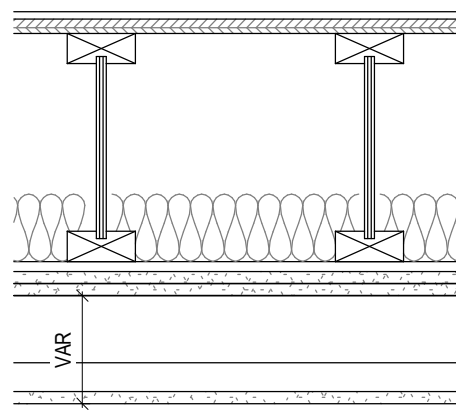
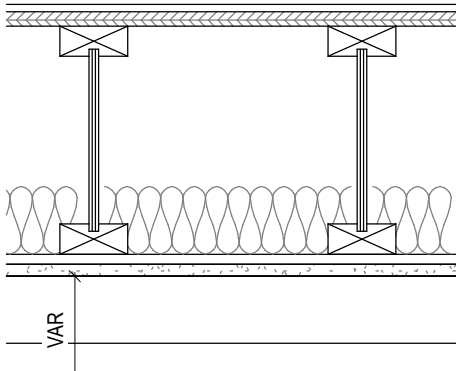
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N - FOUNDATION WALL ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
N1	BACKFILL INTERIOR	CONCRETE FOUNDATION WALL, PERIMETER 9mm 4 1/2"102mm 3/8"10mm VAR VAR VAR 1 1/2"13mm 3 1/2"89mm 3 1/2"89mm 5/8"16mm CEMENT BOARD (EXTEND 18"x455mm BELOW GRADE), PARGED EXTRUDED POLYSTYRENE (R-20.0) HIGH DENSITY DRAINAGE BOARD FOUNDATION WATERPROOFING MEMBRANE CONCRETE FOUNDATION WALL REFER TO STRUCTURE VAPOUR CONTROL BARRIER AIR CAVITY METAL STUD FRAMING @ 400mm O/C C/W INSULATION (AS REQ.) GYPSUM BOARD	<table><tr><td>R-VALUE</td><td>R-20.0 CI</td></tr><tr><td>FRR</td><td>1HR</td></tr></table>	R-VALUE	R-20.0 CI	FRR	1HR
			R-VALUE	R-20.0 CI			
FRR	1HR						
SEE TYPICAL DETAILS FOR ABOVE GRADE WALL ASSEMBLY							
FRR BASED ON SB-2 Table 2.1.1 WITH A MINIMUM CONCRETE THICKNESS OF 90mm							
N2		CONCRETE FOUNDATION RETAINING WALL, WINDOW WELL AND WALKOUT VAR CONCRETE FOUNDATION WALL. REFER TO STRUCTURE					

W - EXTERIOR WALL ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
W1		EXTERIOR ENVELOPE WALL - COMBUSTIBLE VAR 12/1713mm 2 12/164mm VAR 5/8/16mm 5 1/2/140mm 5 1/2/140mm VAR 5/8/16mm 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 STRUCT WOOD STUD FRAMING, 16"/406mm O/C REFER TO STRUCT, CW STUD CAVITY IN-FILL INSULATION (R-24.0) VAPOUR CONTROL BARRIER GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-10.0 CI + R-22.0 (R-32.0)</td></tr><tr><td>FRR</td><td>1HR</td></tr></table>	R-VALUE	R-10.0 CI + R-22.0 (R-32.0)	FRR	1HR
			R-VALUE	R-10.0 CI + R-22.0 (R-32.0)			
FRR	1HR						
REQUIRED FIRE RESISTANCE RATING, TYPE OF CONSTRUCTION, AND CLADDING TYPE PER SITE CONDITIONS SEE OBC 9.10.14.4 AND 9.10.14.5							
FRR BASED ON SB-2 Table 2.3.4 A and 2.3.4 E							
W2		EXTERIOR ENVELOPE WALL - RATED NON-COMBUSTIBLE VAR 12/1713mm 2 12/164mm VAR 5/8/16mm 6/1/152mm 6"/52mm VAR 12/1713mm 12/1713mm NON-COMBUSTIBLE 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 NON-COMBUSTIBLE EXTERIOR SHEATHING METAL STUD FRAMING, 16"/406 O/C REFER TO STRUCT, CW NON-COMBUSTIBLE STUD CAVITY IN-FILL INSULATION (R-24.0) VAPOUR CONTROL BARRIER GYPSUM BOARD, TYPE X GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-10.0 CI + R-22.0 (R-32.0)</td></tr><tr><td>FRR</td><td>1HR</td></tr></table>	R-VALUE	R-10.0 CI + R-22.0 (R-32.0)	FRR	1HR
			R-VALUE	R-10.0 CI + R-22.0 (R-32.0)			
FRR	1HR						
REQUIRED FIRE RESISTANCE RATING, TYPE OF CONSTRUCTION, AND CLADDING TYPE PER SITE CONDITIONS - SEE OBC 9.10.14.4 AND 9.10.14.5							
FRR BASED ON SB-2 Table 2.3.4 A and 2.3.4 E							

R - ROOF ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
R1		MODIFIED BITUMINOUS MEMBRANE ROOFING. VAR ROOFING MEMBRANE - 2 PLY MODIFIED BITUMEN ROOF C/W COVER BOARD (AS REQ.) 2'5 1/8mm POLYISOCYANURATE INSULATION BOARD (R-11.1) 2'5 1/8mm POLYISOCYANURATE INSULATION BOARD (R-11.1) 3/4"19mm PLYWOOD ROOF DECK SHEATHING, TONGUE AND GROOVE - REFER TO STRUC SLOPED WOOD I-JOISTS.REFER TO STRUC. 11 7/8"302mm STUD CAVITY INFILL INSULATION (R-43.5) 11"279mm VAR VAPOUR CONTROL BARRIER 5/8"16mm GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-22.2 Cl + R-43.5</td></tr></table> ROOFING MEMBRANE TO MEET MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF >78.	R-VALUE	R-22.2 Cl + R-43.5		
R-VALUE	R-22.2 Cl + R-43.5						
R2		ROOF DECK, RATED 1 1/2"38mm WOOD DECKING VAR PRESSURE TREATED CANTED WOOD SLEEPERS PERPENDICULAR TO DIRECTION OF SLOPE C/W RUBBER UNDERLAY MODIFIED BITUMINOUS MEMBRANE ROOFING 2'5 1/8mm POLYISOCYANURATE INSULATION BOARD (R-11.1) 2'5 1/8mm POLYISOCYANURATE INSULATION BOARD (R-11.1) 5/8"16mm EXTERIOR GRADE PLYWOOD VAR CANTED WOOD SLEEPERS, MIN 2% SLOPE VAR ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W 4"102mm SPRAY FOAM (R28.0) 1/2"13mm RESILIENT FURRING CHANNELS @ 24"1610mm O/C 5/8"16mm GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-18.4 Cl + R-28.0</td></tr><tr><td>FRR</td><td>3/4 HR</td></tr></table> FRR BASED ON SB-2 TABLE 2.3.4.B. AND 2.3.4.F. REFER TO DETAILS TO AROUND DRAINING THROUGH PARAPET WALL	R-VALUE	R-18.4 Cl + R-28.0	FRR	3/4 HR
R-VALUE	R-18.4 Cl + R-28.0						
FRR	3/4 HR						
R3		ROOF DECK, RATED SEPARATION 1 1/2"38mm WOOD DECKING VAR PRESSURE TREATED CANTED WOOD SLEEPERS PERPENDICULAR TO DIRECTION OF SLOPE C/W RUBBER UNDERLAY MODIFIED BITUMINOUS MEMBRANE ROOFING 2'5 1/8mm POLYISOCYANURATE INSULATION BOARD (R-9.3) 2'5 1/8mm POLYISOCYANURATE INSULATION BOARD (R-9.3) 5/8"16mm EXTERIOR GRADE PLYWOOD VAR CANTED WOOD SLEEPERS, MIN 2% SLOPE VAR ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W 4"102mm SPRAY FOAM (R28.0) 1/2"13mm RESILIENT FURRING CHANNELS @ 24"1610mm O/C 5/8"16mm GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-18.4 Cl + R-28.0</td></tr><tr><td>FRR</td><td>1HR</td></tr></table> FRR BASED ON SB-2 TABLE 2.3.4.B AND 2.3.4.F. REFER TO DETAILS TO AROUND DRAINING THROUGH PARAPET WALL	R-VALUE	R-18.4 Cl + R-28.0	FRR	1HR
R-VALUE	R-18.4 Cl + R-28.0						
FRR	1HR						

S - SHAFT WALL ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
S1	 VERTICAL SERVICE SPACE	1.0 HR FRR SHAFTWALL SYSTEM TYP SHAFT LOCATIONS 5/8"16mm 2-1/2"64mm 1"25mm VAR GYPSUM BOARD, TYPE X 20 GAUGE NON-LOADBEARING STEEL STUD FRAMING @610mm O.C. GB-9 GYPSUM BOARD LINER PANEL VERTICAL SERVICE SPACE. REFER TO FLOOR PLANS	<table><tr><th>FRR</th><th>1HR</th></tr><tr><td>STC</td><td>-</td></tr></table> STUD SPACING AND GYPSUM THICKNESS SHOWN ARE FOR REFERENCE ONLY. WALL CONSTRUCTION TO CONFORM TO ULC LISTING INDICATED. NOTE: FRR IS DERIVED FROM CAN ULC DESIGN NUMBER W446, SYSTEM F.	FRR	1HR	STC	-
FRR	1HR						
STC	-						

F - FLOOR ASSEMBLIES															
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE												
F1		BASEMENT FLOOR SLAB ON GRADE FLOOR FINISH 3/4"19mm RUBBER UNDERLAY 3/8"10mm CAST-IN-PLACE CONCRETE SLAB-ON-GRADE, VAR REFER TO STRUC 2"51mm XPS RIGID INSULATION (R-10.0) VAR VAPOUR CONTROL /DAMP-PROOFING LAYER 8"200mm FREE-DRAINING GRANULAR BASE	<table><tr><td>R-VALUE</td><td>R-10</td></tr><tr><td colspan="2">DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm</td></tr></table>	R-VALUE	R-10	DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm									
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 CAST IN PLACE CONCRETE SLAB-ON-GRADE, REFER TO STRUC 2"51mm XPS RIGID INSULATION (R-10.0) 8"200mm FREE DRAINING GRANULAR BASE	<table><tr><td>R-VALUE</td><td>R-10</td></tr><tr><td colspan="2">SLAB SLOPED TO FLOOR DRAIN</td></tr></table>	R-VALUE	R-10	SLAB SLOPED TO FLOOR DRAIN									
R-VALUE	R-10														
SLAB SLOPED TO FLOOR DRAIN															
F3		PORCH STEEL DECK WITH CONCRETE TOPPING 3"76mm CONCRETE TOPPING, REFER TO STRUCTURAL 1 1/2" 38mm METAL DECK, REFER TO STRUC CW STEEL FRAME, REFER TO STRUC													
F4		WOOD FRAMED FLOOR, RATED SEPARATION FLOOR FINISH 3/4"19mm RUBBER UNDERLAY 3/8"10mm T&G PLYWOOD SUBFLOOR, SCREWED & GLUED 3/4"19mm ENGINEERED WOOD JOIST OR I-JOIST VAR REFER TO STRUC 6"152mm ACOUSTIC BATT IN-FILL INSULATION 12"113mm RESILIENT FURRING CHANNELS @ 610mm O/C 5/8"16mm GYPSUM BOARD, TYPE X 5/8"16mm GYPSUM BOARD, TYPE X WOOD FRAMED/LIGHT GAUGE STEEL WITH GYPSUM BOARD BULKHEAD/SUSPENDED CEILING AT MECH DUCTS, VAR REFER TO MECHANICAL FOR LOCATIONS	<table><tr><td>FRR</td><td>1HR</td></tr><tr><td>STC</td><td>54</td></tr><tr><td>ICC</td><td>48</td></tr><tr><td colspan="2">ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 9.10.5.1</td></tr><tr><td colspan="2">BASED ON F36 IN SB-3</td></tr></table>	FRR	1HR	STC	54	ICC	48	ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 9.10.5.1		BASED ON F36 IN SB-3			
FRR	1HR														
STC	54														
ICC	48														
ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 9.10.5.1															
BASED ON F36 IN SB-3															
F5		WOOD FRAMED FLOOR, RATED FLOOR FINISH 3/4"19mm RUBBER UNDERLAY 3/8"10mm T&G PLYWOOD SUBFLOOR, SCREWED & GLUED 3/4"19mm ENGINEERED WOOD JOIST OR I-JOIST VAR REFER TO STRUC 6"152mm ACOUSTIC BATT IN-FILL INSULATION 12"113mm RESILIENT FURRING CHANNELS @ 610mm O/C 5/8"16mm GYPSUM BOARD, TYPE X 5/8"16mm GYPSUM BOARD, TYPE X WOOD FRAMED WITH GYPSUM BOARD BULKHEAD/SUSPENDED CEILING AT MECH DUCTS, VAR REFER TO MECHANICAL FOR LOCATIONS	<table><tr><td>FRR</td><td>3/4HR</td></tr><tr><td>STC</td><td>N/A</td></tr><tr><td>ICC</td><td>N/A</td></tr><tr><td colspan="2">ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 9.10.5.1</td></tr><tr><td colspan="2">MIN FRR OF 3/4HR PER 9.10.8.1</td></tr><tr><td colspan="2">BASED ON SB-2 Table 2.3.4.B. and 2.3.4.F</td></tr></table>	FRR	3/4HR	STC	N/A	ICC	N/A	ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 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	
FRR	3/4HR														
STC	N/A														
ICC	N/A														
ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 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 5/8"/16mm 3 1/2"/89mm 5/8"/16mm GYPSUM BOARD WOOD STUD FRAMING @ 16"/406mm O/C GYPSUM BOARD	FRR	N/A
			STC	N/A
P1a		2x4 INTERIOR PARTITION W/ BATTS 5/8"/16mm 3 1/2"/89mm 3 1/2"/89mm 5/8"/16mm GYPSUM BOARD WOOD STUD FRAMING @ 16"/406mm O/C W/ ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD	FRR	N/A
			STC	36
P1b		2x6 INTERIOR PARTITION W/ BATTS 5/8"/16mm 5 1/2"/140mm 5 1/2"/140mm 5/8"/16mm GYPSUM BOARD WOOD STUD FRAMING @ 16"/406mm O/C W/ ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD	FRR	N/A
			STC	36
P2		2x6 INTERIOR PARTITION - BETWEEN UNIT & STAIRS, RATED SEPARATION 5/8"/16mm 5/8"/16mm 1/2"/13mm 5 1/2"/140mm 5 1/2"/140mm 5/8"/16mm GYPSUM BOARD, TYPE X GYPSUM BOARD, TYPE X RESULT 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
P3		PLUMBING CHASE 5/8"/16mm 1/2"/13mm 3 1/2"/89mm GYPSUM BOARD OR TILE BACKER PLYWOOD SHEATHING, WHERE REQ. WOOD STUD FRAMING @ 16"/406mm O/C	FRR	N/A
			STC	N/A
P4		2x4 DEMISING WALL - LOAD BEARING, RATED SEPARATION 5/8"/16mm 3 1/2"/89mm 3 1/2"/89mm 1/2"25mm 3 1/2"/89mm 5/8"/16mm GYPSUM BOARD, TYPE X WOOD STUD FRAMING REFER TO STRUC, C/W ACOUSTIC BATT IN-FILL INSULATION AIR SPACE WOOD STUD FRAMING REFER TO STRUC, C/W ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD, TYPE X	FRR	1HR
			STC	57

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 MMH SUPPLEMENTARY STANDARD SB-3, FOOTNOTES FOR EACH ASSEMBLING 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 UL-C 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 UL-C 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 MMH 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 UL-C 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 BAKER 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 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 9.11.7. 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 VERIFY 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.



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 - 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 FOR PRE-APPROVED, AND THE PROJECT WILL BE REQUIRED TO OBTAIN A BUILDING PERMIT APPLICATING THROUGH THE STANDARD REVIEW PROCESS.
 - 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 (AHS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY AHS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
 - THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT FOR FINAL 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]

PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

ASSEMBLIES SCHEDULE

PROJECT NO: 241058

SCALE: 1 : 10

SHEET NO:

A001

DOOR TYPES

The diagram illustrates nine door types, each with its dimensions labeled as WIDTH and HEIGHT. A north arrow is positioned to the left of the first door type.

- DOOR TYPE A**: EXTERIOR ENTRY DOOR
- DOOR TYPE B**: EXTERIOR GLASS PANEL
- DOOR TYPE C**: EXTERIOR SOLID PANEL
- DOOR TYPE D**: INTERIOR SOLID PANEL
- DOOR TYPE E**: INTERIOR SOLID BI-PANEL
- DOOR TYPE F**: INTERIOR QUADPANEL SLIDING DOOR
- DOOR TYPE G**: INTERIOR BI-PANEL SLIDING DOOR
- DOOR TYPE H**: INTERIOR PIVOT HINGE DOOR
- DOOR TYPE I**: INTERIOR SOLID PANEL POCKET DOOR

WINDOW TYPES

The diagram illustrates six different window and skylight configurations, each with a label and dimensions. The windows are shown in a row, with a dashed line indicating the ground level. The dimensions are labeled as follows:

- WINDOW TYPE A 'FIXED'**: A single rectangular window with a label for **WIDTH** and **HEIGHT**.
- WINDOW TYPE B 'CASEMENT'**: A single rectangular window with a label for **WIDTH** and **HEIGHT**.
- WINDOW TYPE C 'CASEMENT TOP W/ BOTTOM FIXED'**: A double-hung window with a label for **WIDTH** and **HEIGHT**.
- WINDOW TYPE D 'AWNING TOP W/ BOTTOM FIXED'**: A double-hung window with a label for **WIDTH** and **HEIGHT**.
- WINDOW TYPE E 'AWNING'**: A small, square window with a label for **WIDTH** and **HEIGHT**.
- SKYLIGHT TYPE A 'FIXED'**: A rectangular skylight with a label for **WIDTH** and **HEIGHT**.

DOOR, WINDOW & SKYLIGHT GENERAL NOTES

1. WINDOWS AND DOORS TO CONFORM TO REQUIREMENTS OF OBC 9.7.3 AND 9.7.4.
2. ALL GLAZING TO MEET A MINIMUM U-VALUE OF 0.21 UNLESS OTHERWISE STATED IN SELECTED SB-12 COMPLIANCE PACKAGE.
3. MAXIMUM U-VALUE FOR WINDOWS AND DOORS TO CONFORM TO OBC TABLE 9.7.3.3 AND MMHA SUPPLEMENTARY STANDARD SB-12, 3.1.1.9 AND 3.1.1.10. WHERE THE U-VALUES DIFFER, THE MOST RESTRICTIVE U-VALUE SHALL APPLY.
4. ALL EXTERIOR DOORS SHALL HAVE A MINIMUM THERMAL RESISTANCE OF RSI 0.7 AND SHALL HAVE AN INSULATED CORE AND BE INSTALLED WITH WEATHERSTRIPPING AS PER SB-12 3.1.1.10.
5. FILL HOLLOW EXTERIOR DOOR FRAMES AND SPACE BETWEEN FRAMES AND ADJACENT MATERIALS WITH SPRAY FOAM INSULATION TO FULLY SEAL AGAINST ALL AIR INFILTRATION. PROVIDE BACKER ROD WHERE REQUIRED AND PROVIDE CONTINUOUS SEALANT AROUND FRAME TO PROVIDE AIR AND WATER TIGHT BARRIER.
6. ALL OPERABLE WINDOWS WITH A SILL HEIGHT OR OPERABLE SECTION LESS THAN 900mm ABOVE FINISHED FLOOR AND 1800mm ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL BE PROTECTED BY A SWING LIMITER RESTRICTING THE SWING TO NOT MORE THAN 100mm EITHER VERTICALLY OR HORIZONTALLY PER OBC 9.8.8.1. SEE ELEVATIONS FOR SILL HEIGHTS.
7. ALL GLASS TO MEET OBC 9.6.1.2. MATERIAL STANDARDS AND STRUCTURAL SUFFICIENCY REQUIREMENTS OF OBC 9.6.1.3.
8. ALL SIDELIGHTS OR GLAZING AT ENTRIES TO DWELLING UNITS TO BE TEMPERED OR LAMINATED PER 9.6.1.4.
9. ALL PRINCIPAL ENTRANCE DOORS, EXIT DOORS OR DOORS TO SUITES INCLUDING EXTERIOR DOORS TO DWELLING UNITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEYS AND DOOR RELEASE HARDWARE, SHALL BE GRASPABLE WITH ONE HAND, AND INSTALLED AT 900mm ABOVE FINISHED FLOOR AS PER OBC 9.6.7.
10. ALL DOORS WITHOUT GLAZING OR SIDELIGHT SHALL HAVE A DOOR VIEWER AS PER OBC 9.7.2.1.
11. STEEL DOOR FRAMES FORMING PART OF A CLOSURE IN A FIRE SEPARATION SHALL CONFORM TO OBC 9.10.13.6.
12. ALL DOORS IN A FIRE SEPARATION SHALL HAVE LATCH AS PER OBC 9.10.13.9 AND A SELF CLOSING DEVICE AS PER OBC 9.10.13.10.
13. ALL SKYLIGHTS TO BE SIZED AND INSTALLED PER MANUFACTURES REQUIREMENTS.
14. ALL INTERIOR DOORS TO BE SOLID CORE WOOD DOORS WITH FINISH GRADE TRIM.
15. ALL GLAZING TO HAVE TO HAVE BIRD FRIENDLY GLAZING AS PER TORONTO GREEN STANDARD VERSION 4.0

DOOR SCHEDULE (FOURPLEX WIDE)							
TAG	TYPE	METRIC SIZE (mm)		IMPERIAL SIZE (FT-IN")		FIRE RATING	NOTES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
D401	DOOR TYPE A	915	2032	3'-0"	6'-8"	1HR	DOOR VIEWER, SELF CLOSER
DB01	DOOR TYPE B	915	2032	3'-0"	6'-8"	N/A	
DB02	DOOR TYPE B	915	2032	3'-0"	6'-8"	N/A	
DD01	DOOR TYPE D	762	2032	2'-6"	6'-8"	N/A	
DD02	DOOR TYPE D	813	2032	2'-8"	6'-8"	N/A	
DD03	DOOR TYPE D	915	2032	3'-0"	6'-8"	N/A	
DD05	DOOR TYPE D	457	2032	1'-6"	6'-8"	N/A	
DF01	DOOR TYPE F	1829	2032	6'-0"	6'-8"	N/A	
DG01	DOOR TYPE G	864	2032	2'-10"	6'-8"	N/A	
DG02	DOOR TYPE G	1067	2032	3'-6"	6'-8"	N/A	
DG03	DOOR TYPE G	1219	2032	4'-0"	6'-8"	N/A	
DG04	DOOR TYPE G	1524	2032	5'-0"	6'-8"	N/A	
DG06	DOOR TYPE G	1067	1100	3'-6"	3'-7 5/16"	N/A	
DH01	DOOR TYPE H	REFER TO PLAN	2134	REFER TO PLAN	7'-0"	N/A	

WINDOW SCHEDULE (FOURPLEX WIDE)						
TAG	TYPE	METRIC SIZE (mm)		IMPERIAL SIZE (ft-in")		GLAZING AREA
		WIDTH	HEIGHT	WIDTH	HEIGHT	
SA01	SKYLIGHT TYPE A	851	851	2'9 1/2"	2'9 1/2"	0.5 m²
WA01	WINDOW TYPE A	914	2083	3'-0"	6'-10"	1.3 m²
WA02	WINDOW TYPE A	610	2083	2'-0"	6'-10"	0.9 m²
WA04	WINDOW TYPE A	457	2083	1'-6"	6'-10"	0.6 m²
WA07	WINDOW TYPE A	610	1902	2'-0"	6'-2 7/8"	0.8 m²
WA08	WINDOW TYPE A	914	1901	3'-0"	6'-2 13/16"	1.2 m²
WB02	WINDOW TYPE B	610	1219	2'-0"	4'-0"	0.5 m²
WC02	WINDOW TYPE C	610	2083	2'-0"	6'-10"	0.9 m²
WC03	WINDOW TYPE C	1067	2083	3'-6"	6'-10"	1.5 m²
WD01	WINDOW TYPE D	1067	2083	3'-6"	6'-10"	1.5 m²
WD02	WINDOW TYPE D	914	2083	3'-0"	6'-10"	1.3 m²
WE01	WINDOW TYPE E	1219	610	4'-0"	2'-0"	0.5 m²

PROFESSIONAL SEAL:

GENERAL NOTES

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[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

DOOR AND WINDOW SCHEDULE

PROJECT NO: 241058

SCALE: 1 : 50

SHEET NO:

A002

PROFESSIONAL SEAL:

GENERAL NOTES:

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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

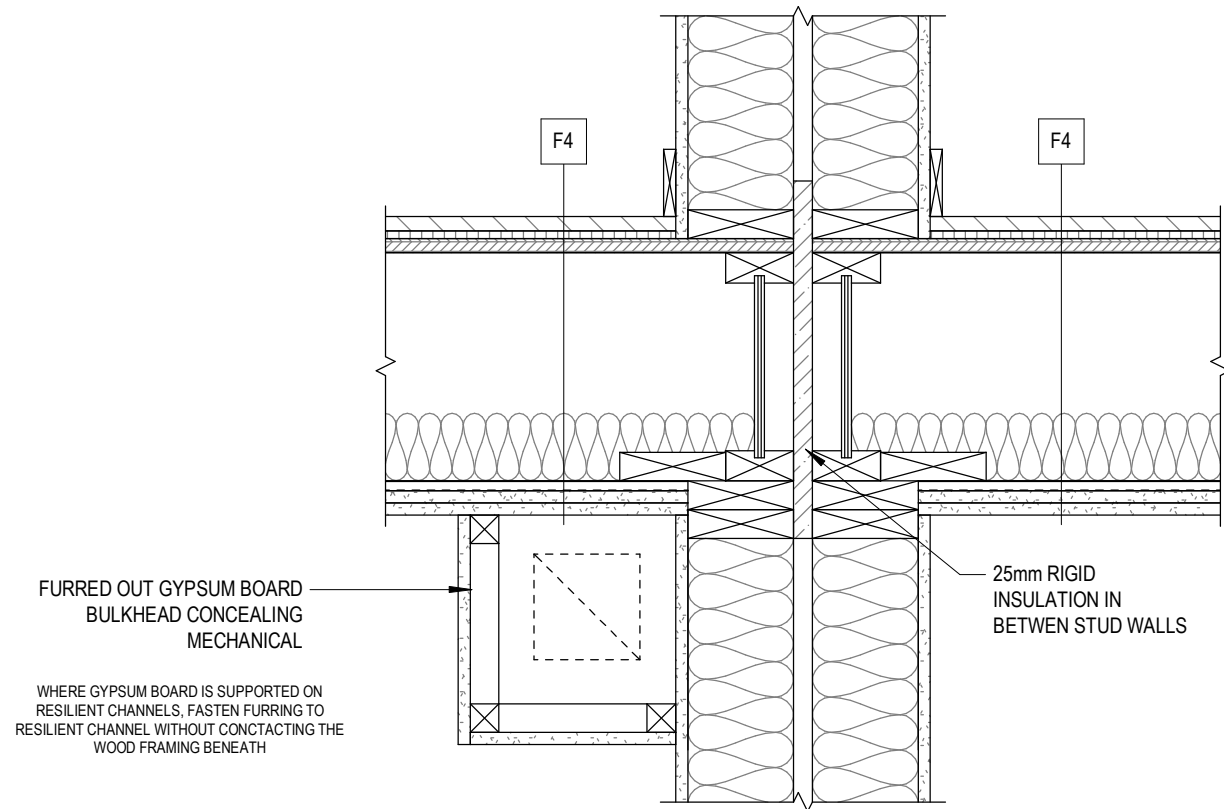
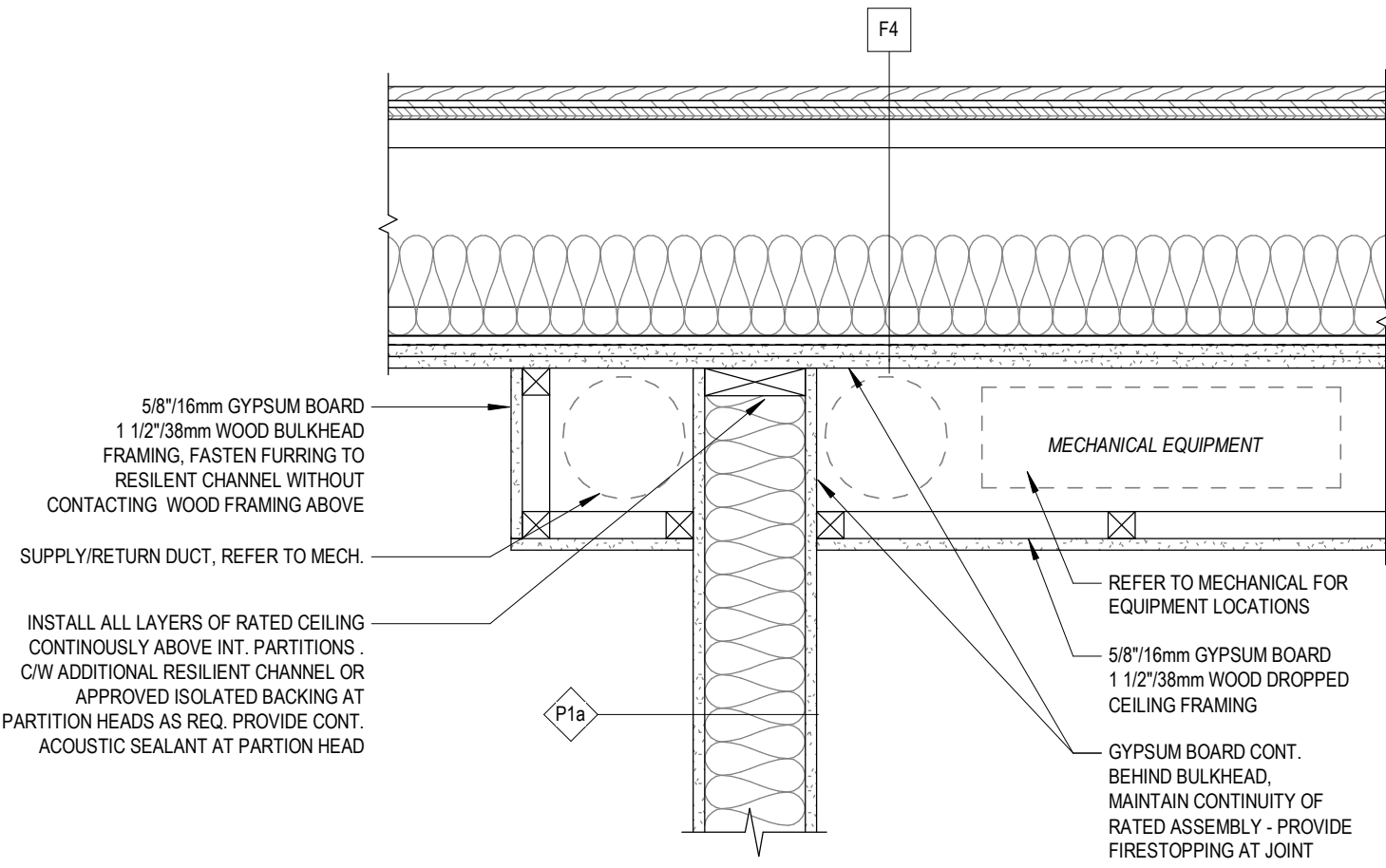
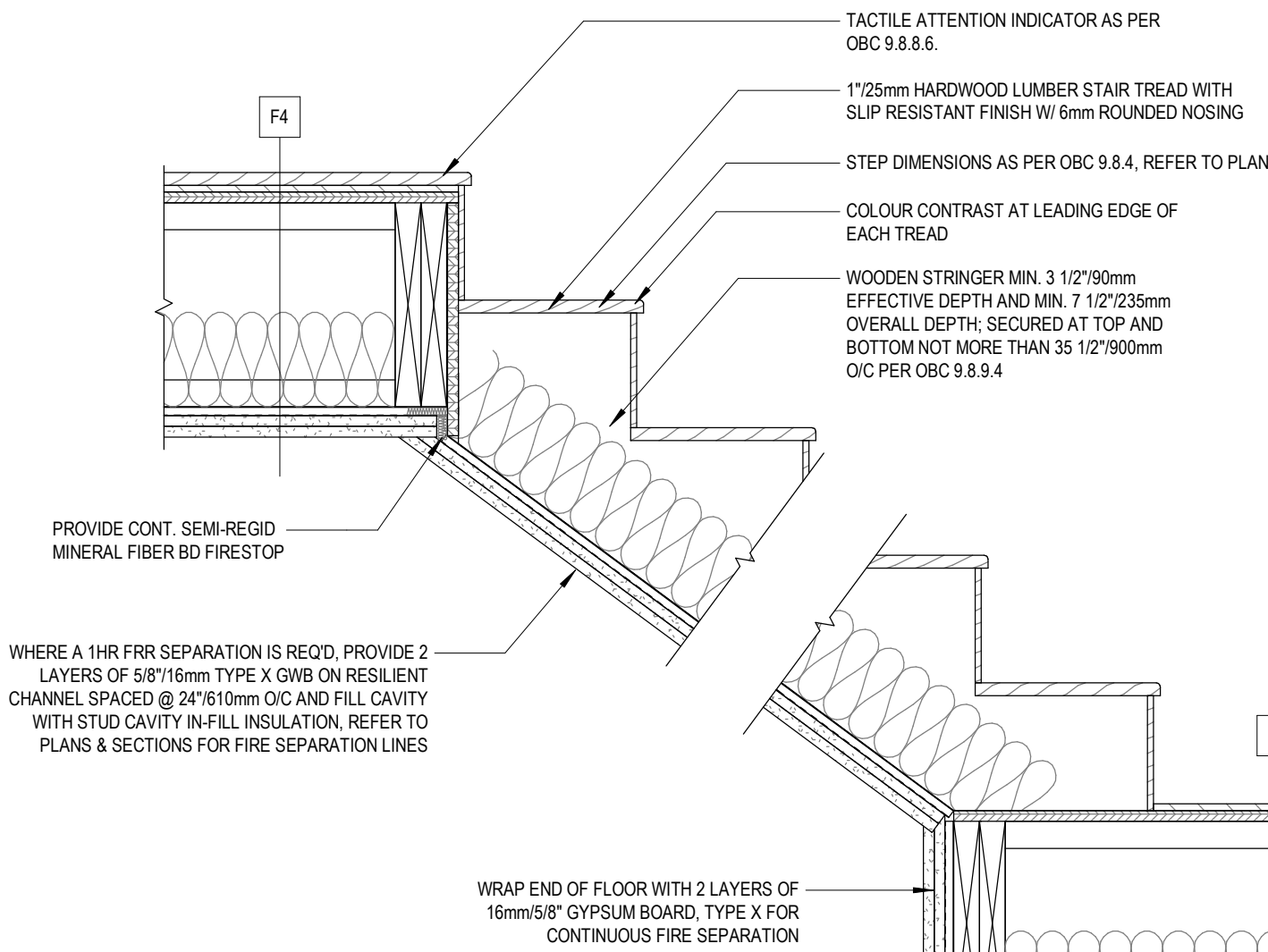
FOURPLEX WIDE

SHEET TITLE:
INTERIOR TYPICAL
DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A003



1
A003
INTERIOR DETAIL - FIRE SEPARATION STAIR ON FLOOR

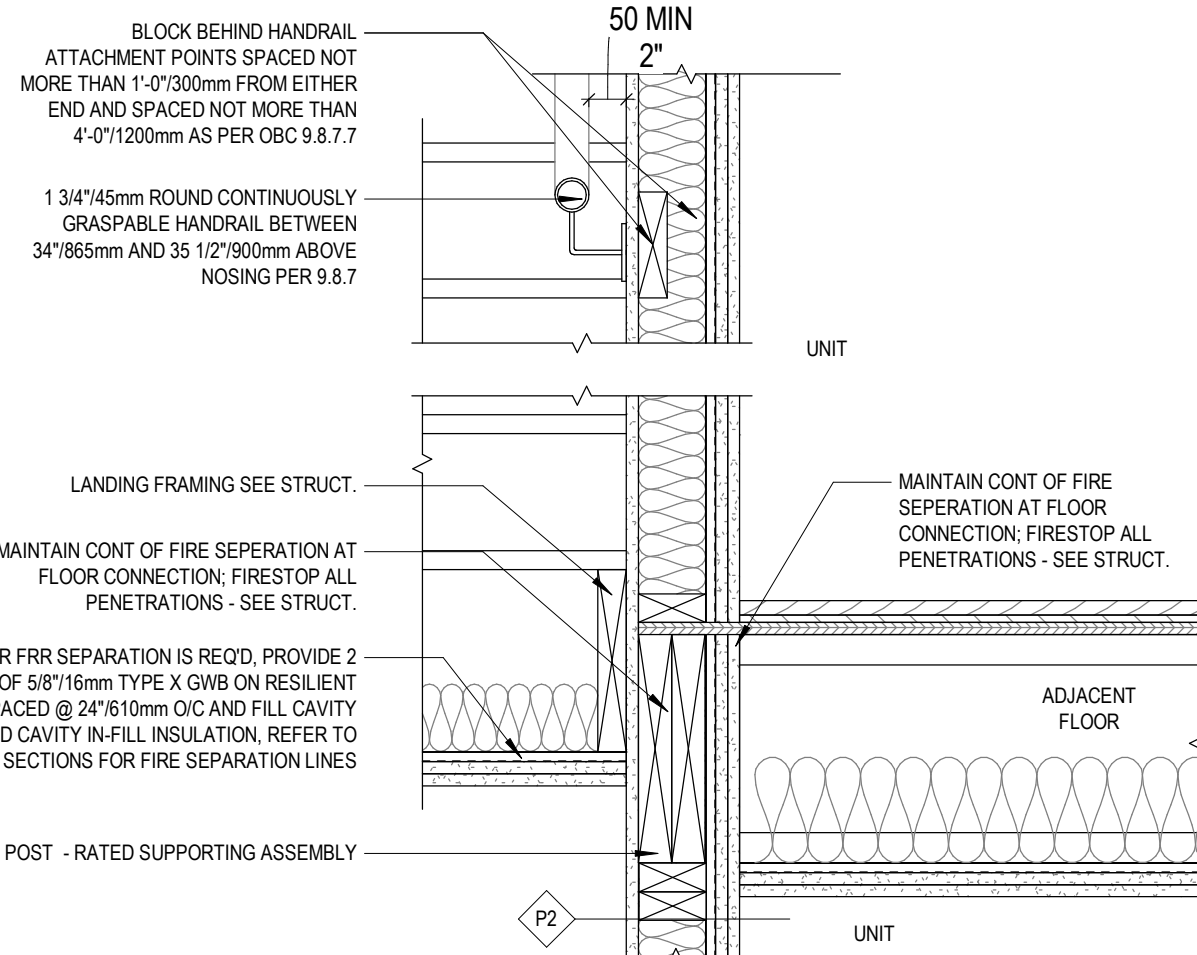
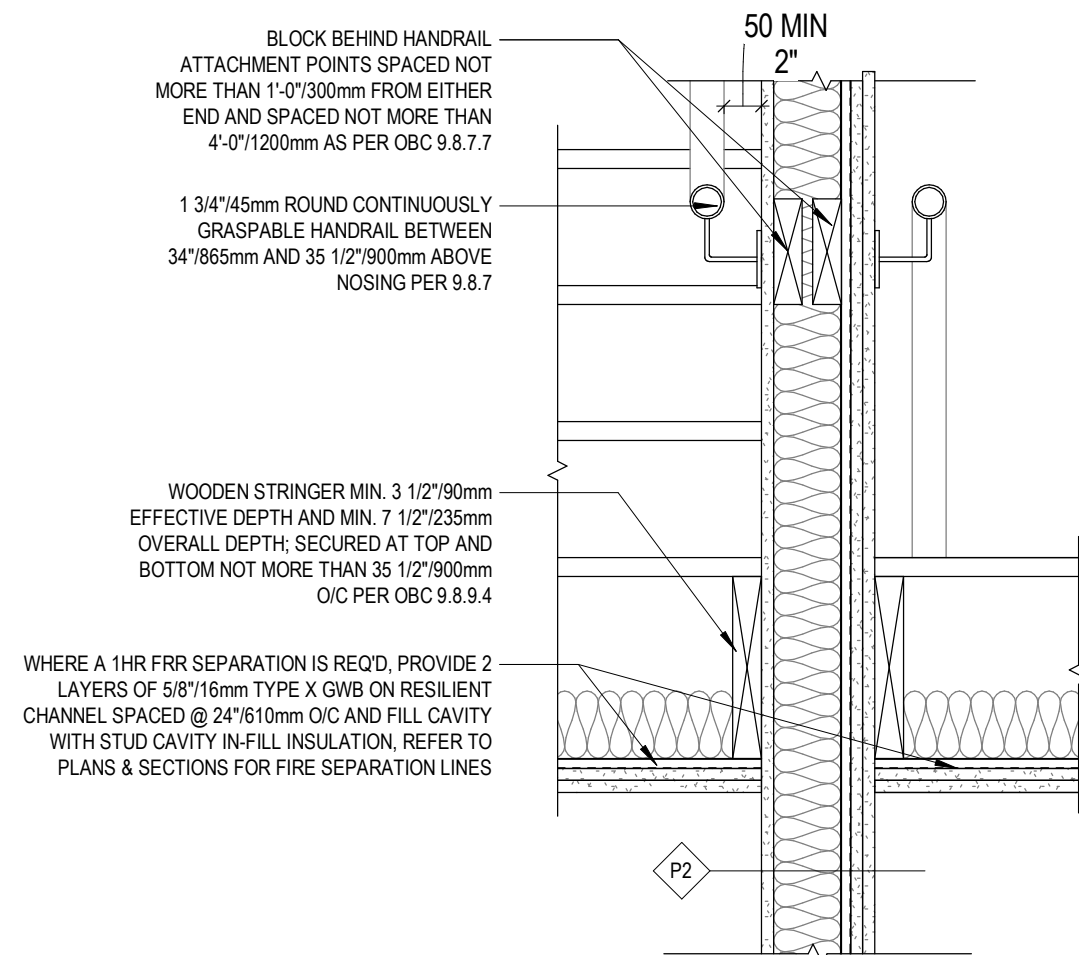
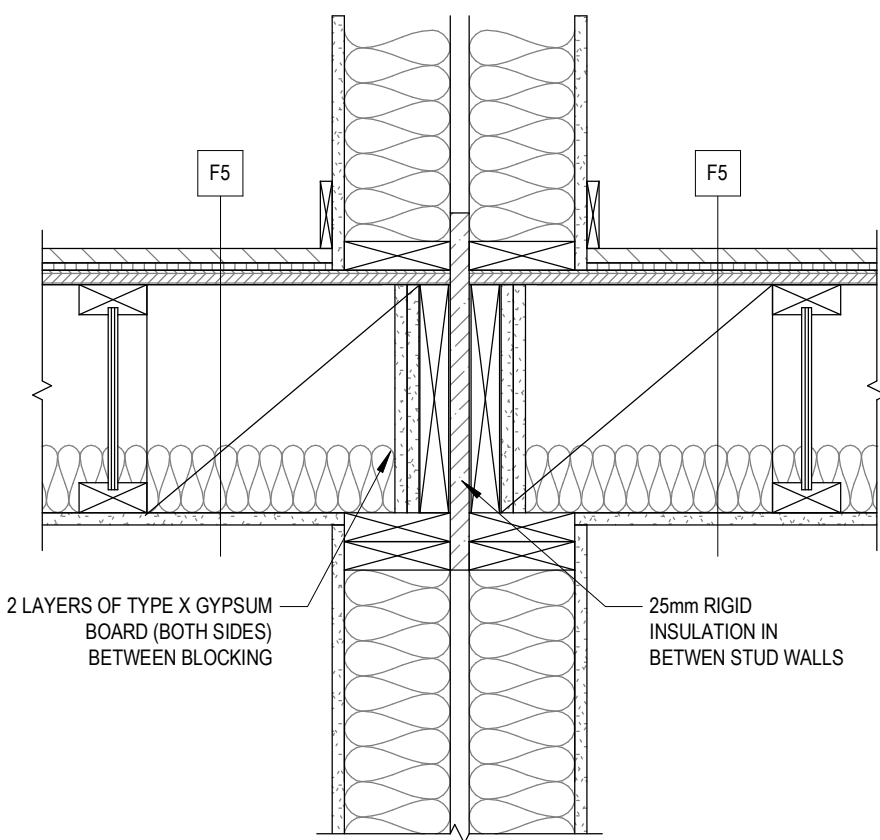
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2
A003
INTERIOR DETAIL - FIRE SEPARATION, PARTITION & BULKHEAD TO FLOOR

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3
A003
INTERIOR DETAIL - FIRE STOP CEILING BULKHEAD

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4
A003
INTERIOR DETAIL - DOUBLE STUD PARTY WALL RATED SEPARATION

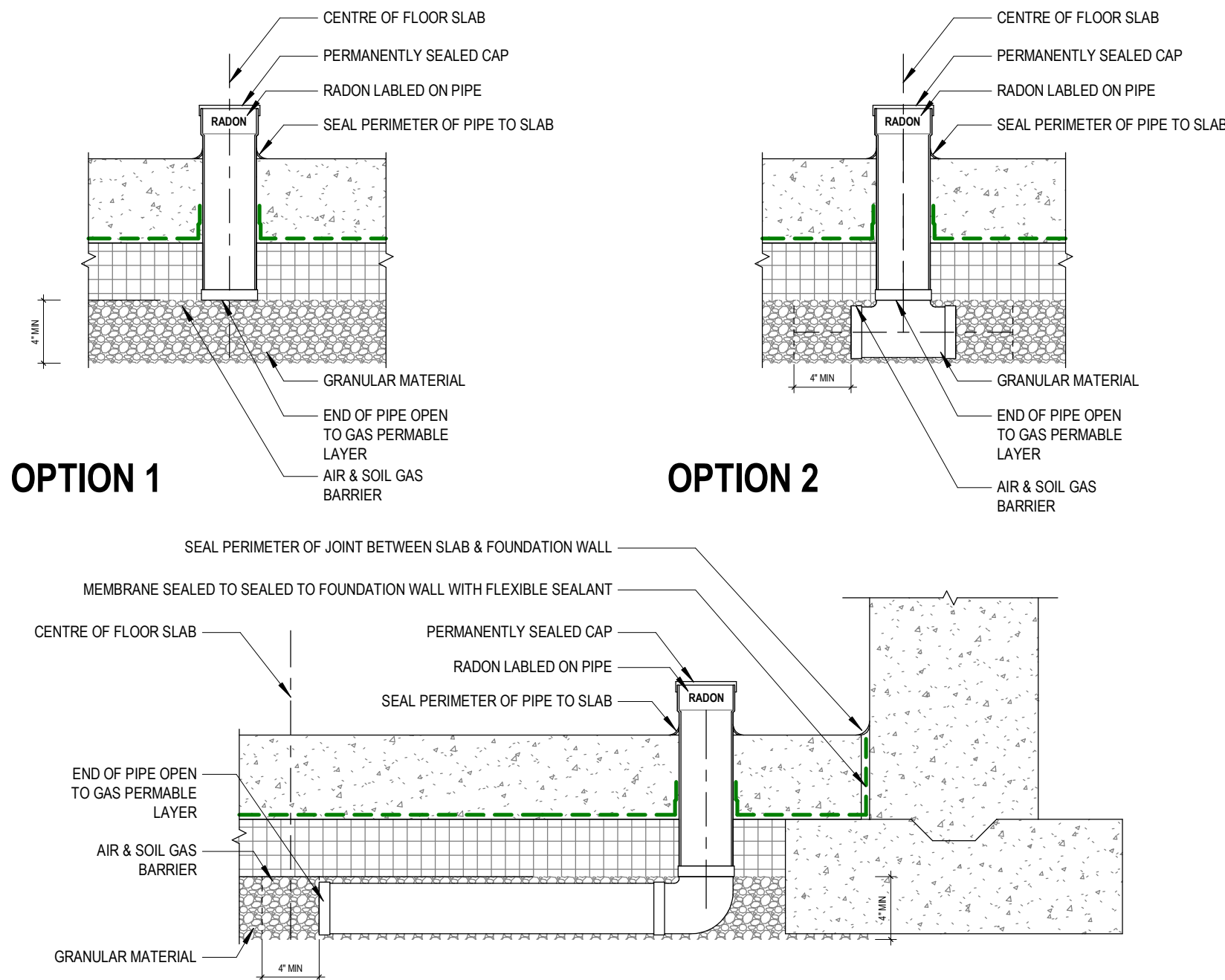
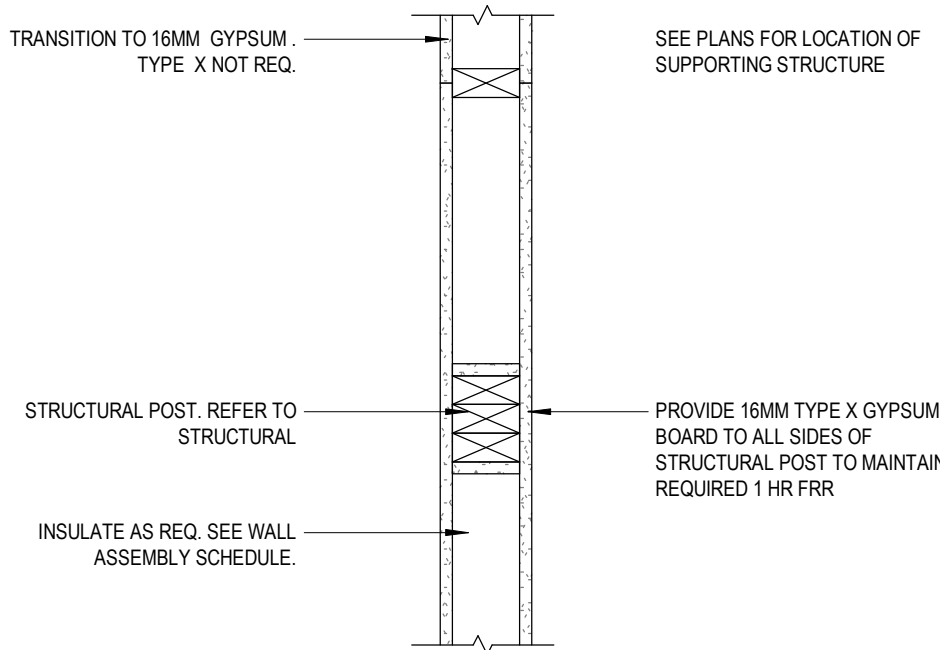
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5
A003
INTERIOR DETAIL - FIRE SEPARATION, HANDRAIL CONNECTION

1 : 10

6
A003
INTERIOR DETAIL - FIRE SEPARATION, STAIR LANDING, ADJACENT FLOOR

1 : 10



7
A003
INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL

1 : 10

8
A003
SECTION DETAIL - RADON MITIGATION OPTIONS

1 : 10

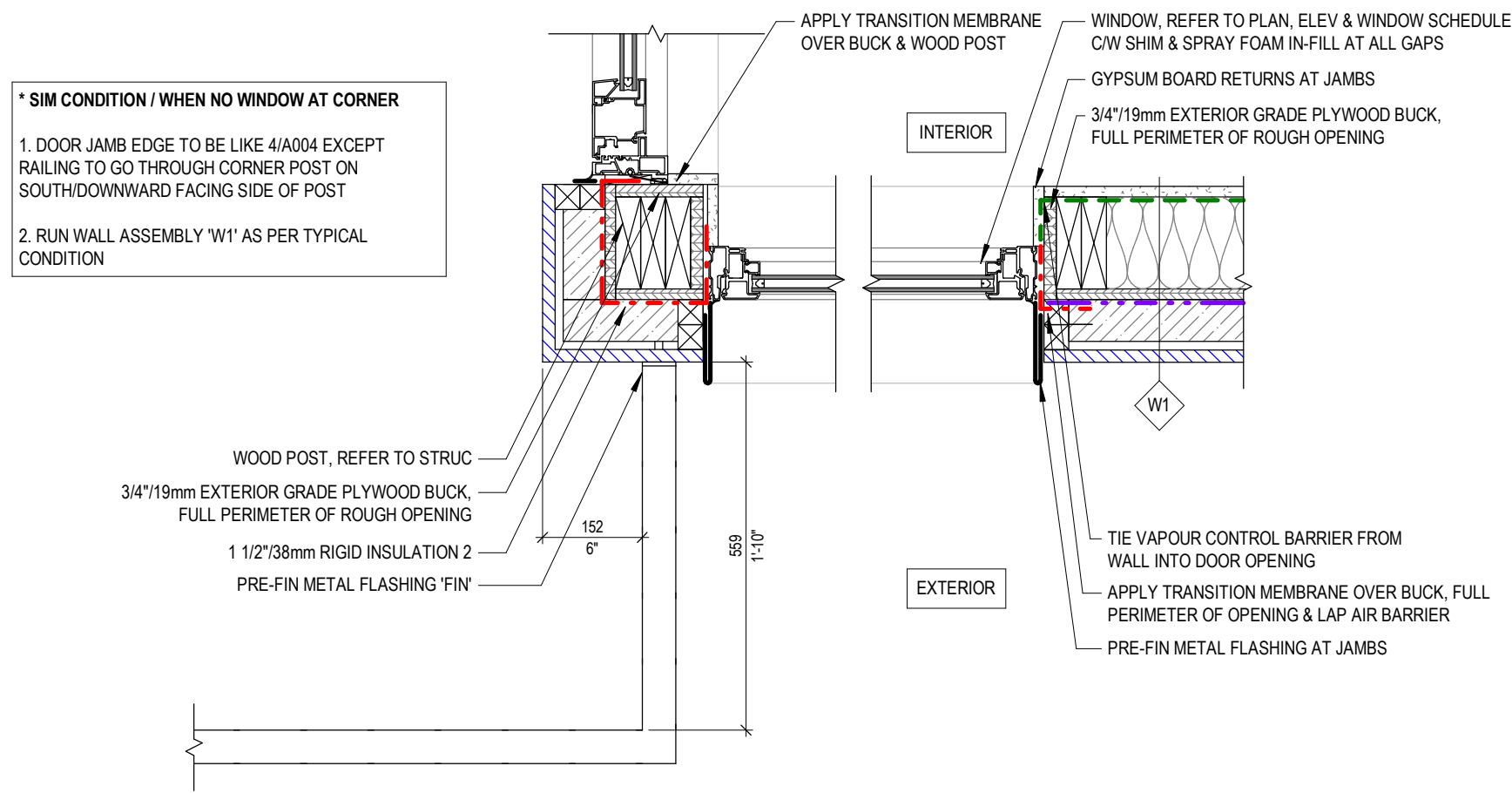
PROFESSIONAL SEAL:

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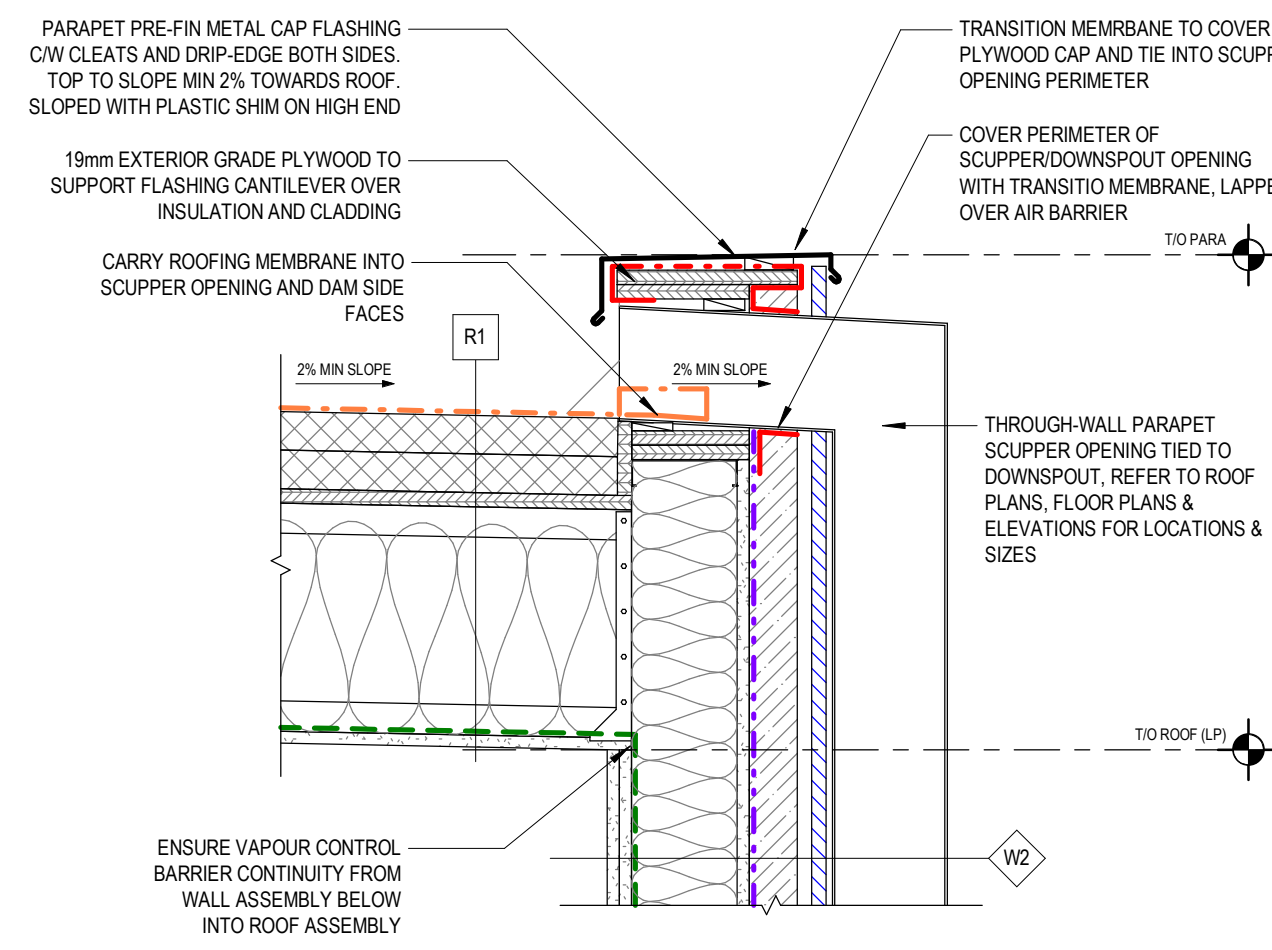


1 PLAN DETAIL - CORNER WINDOW

1 : 10

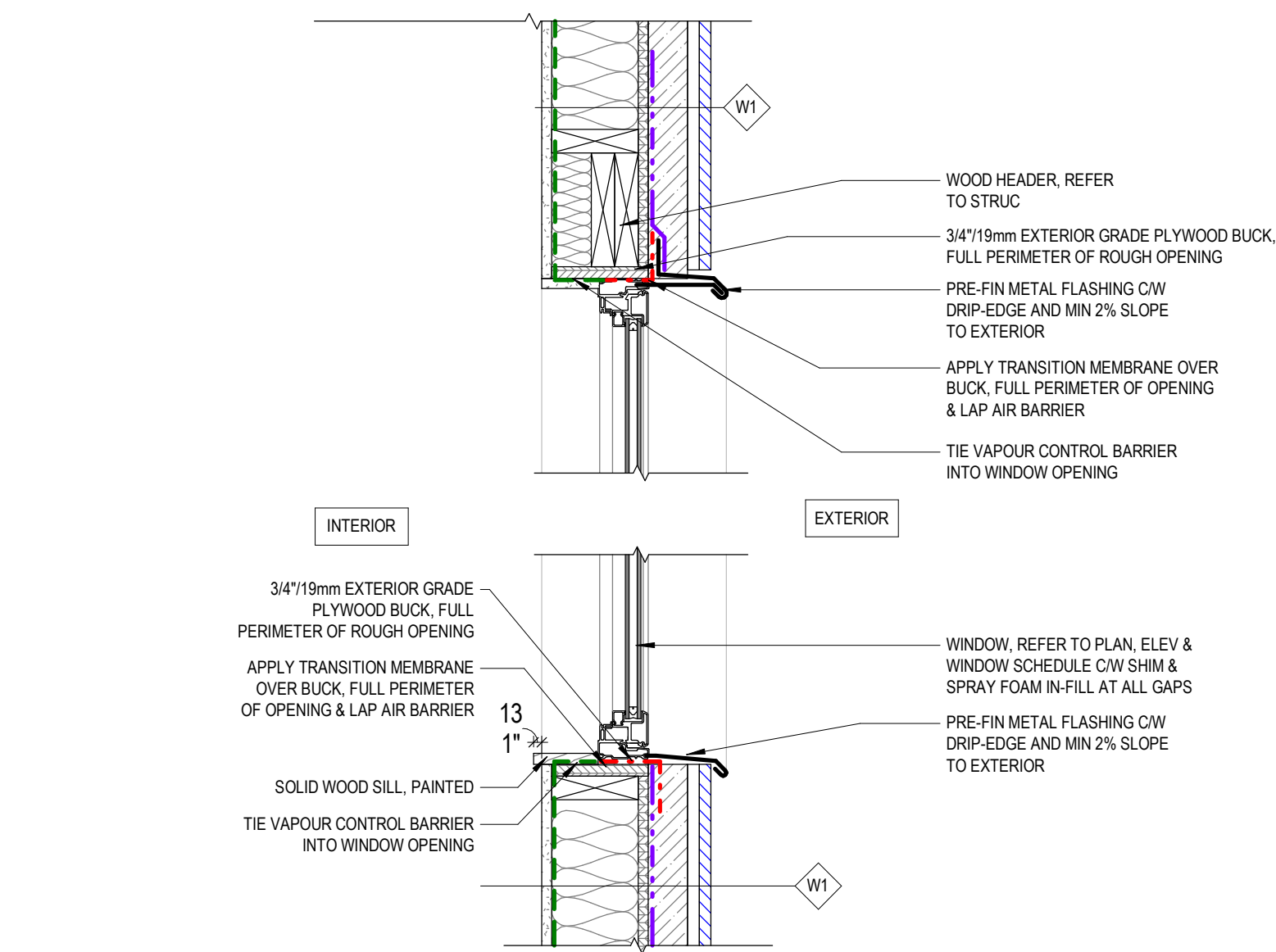
2 SECTION DETAIL - SKYLIGHT

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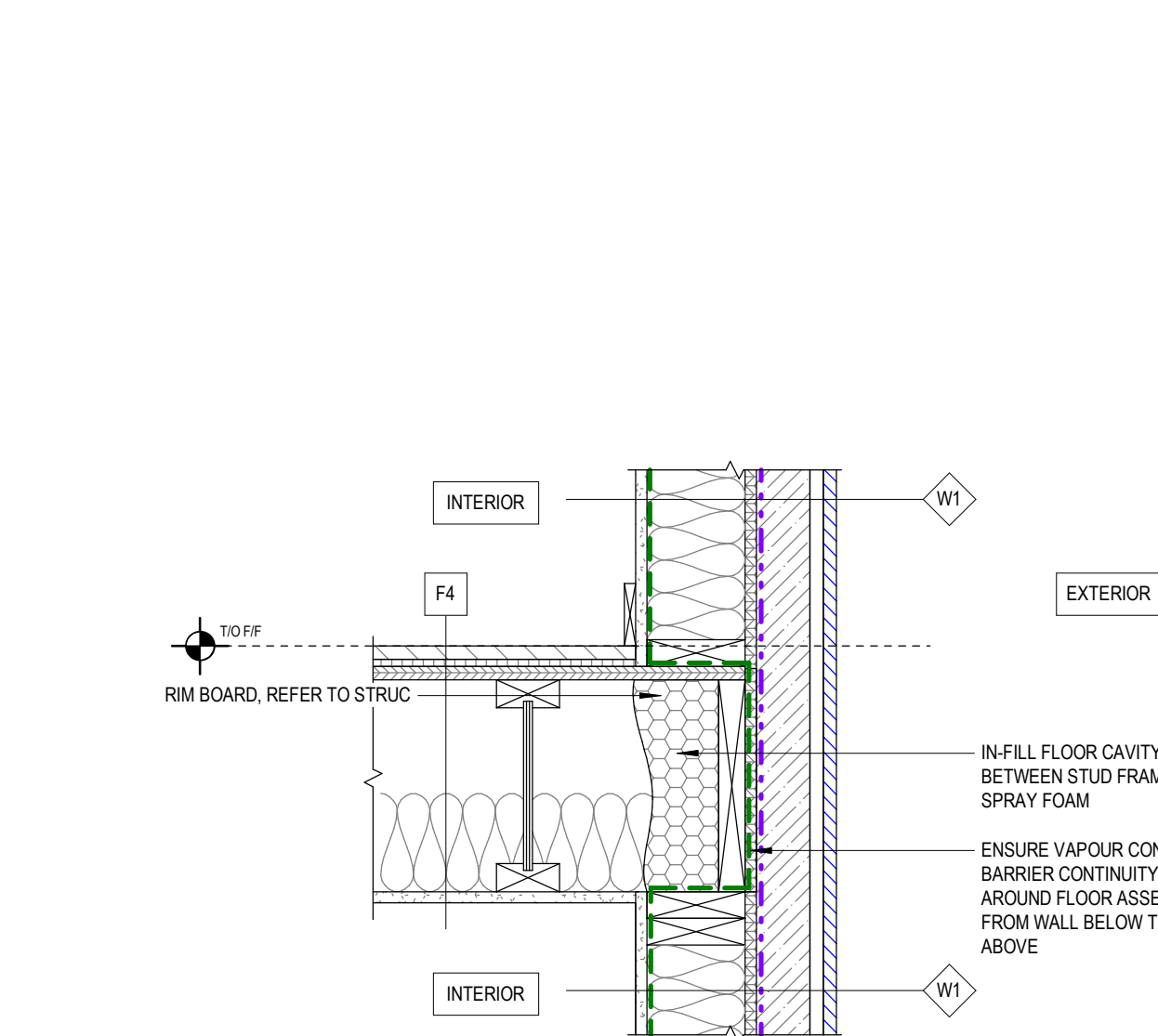
3 SECTION DETAIL - ROOF SCUPPER

1 : 10



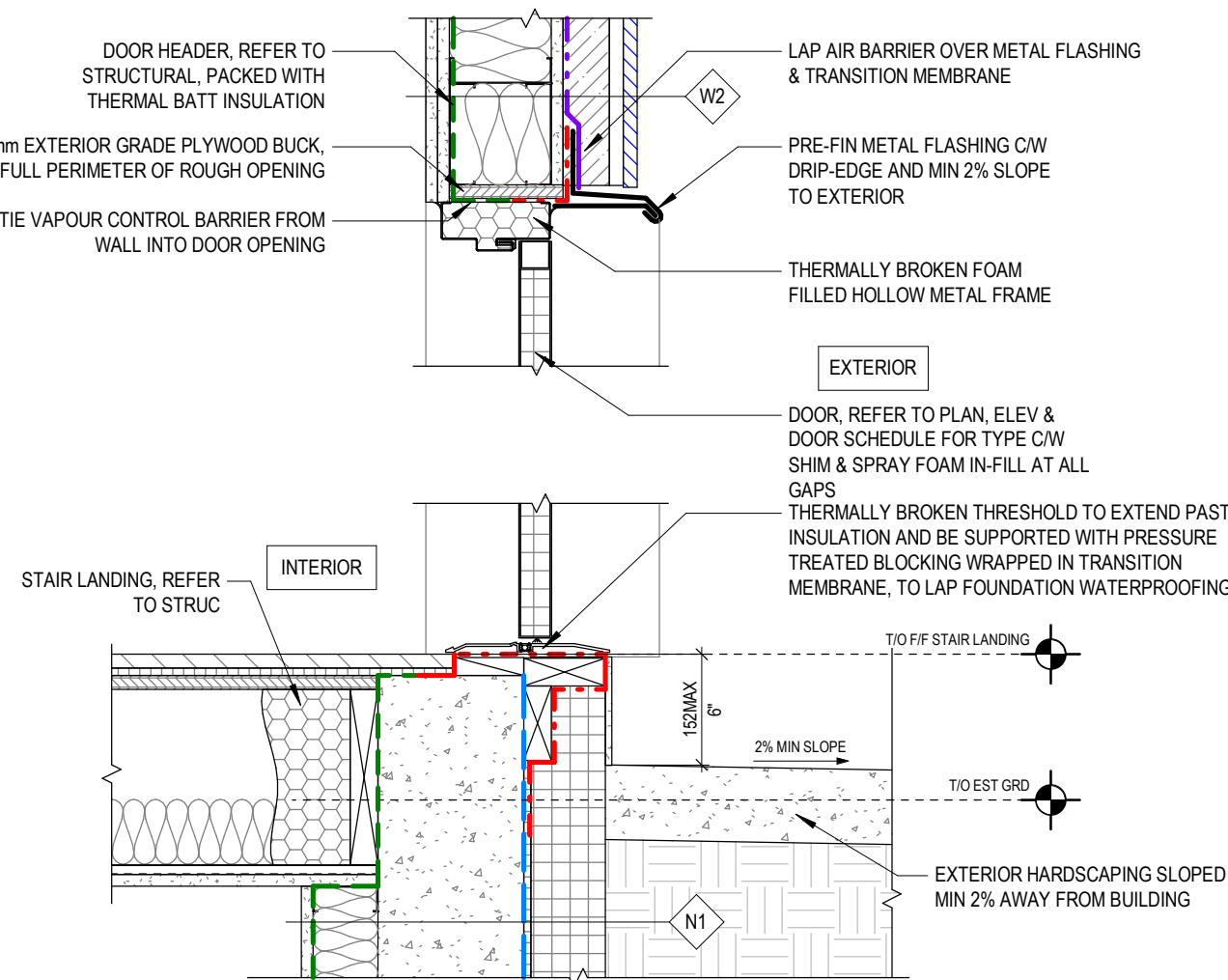
4 SECTION DETAIL - TYP WINDOW HEAD & SILL

1 : 10



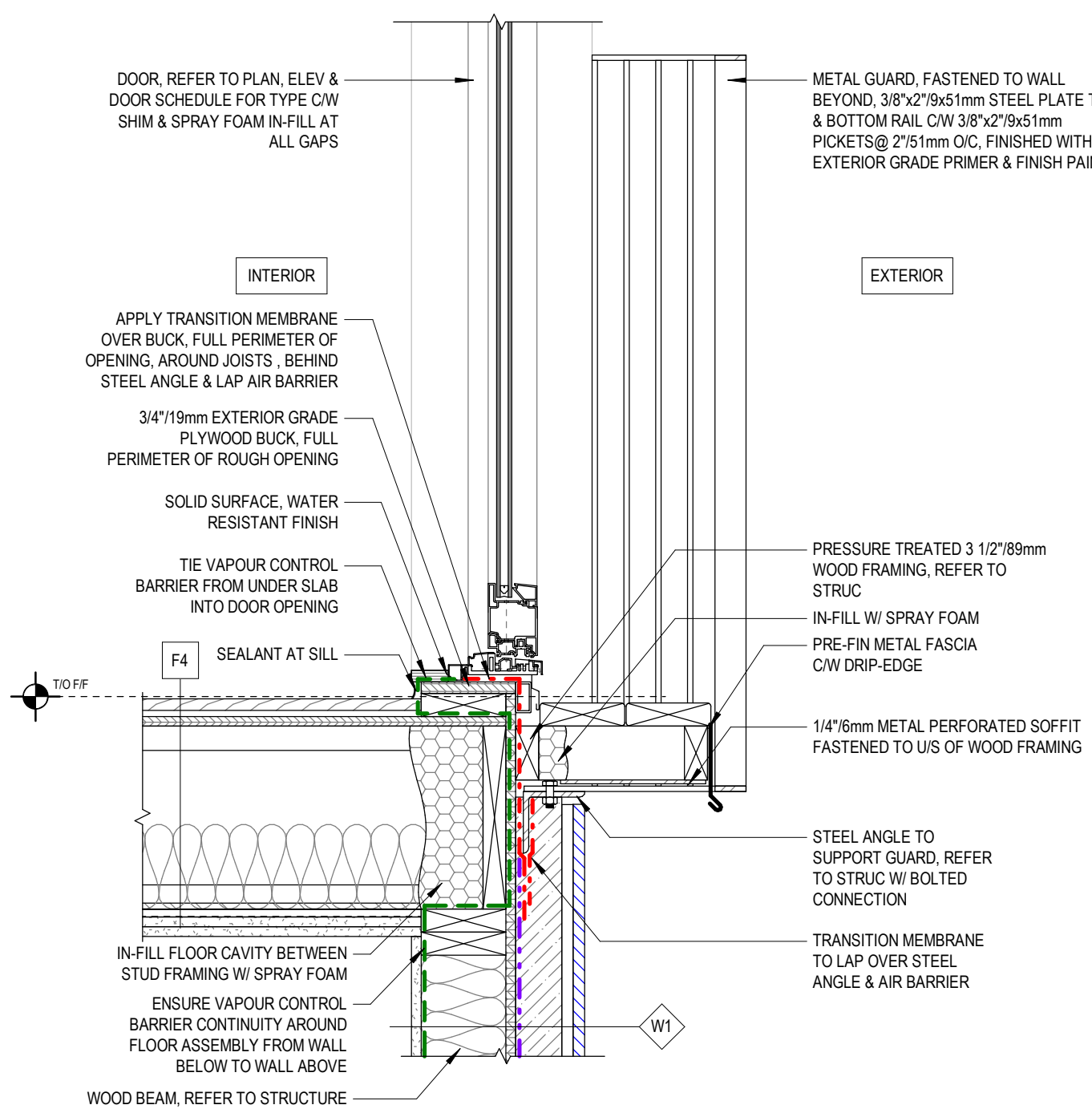
5 SECTION DETAIL - FLOOR CONNECTION, COMBUSTIBLE

1 : 10



6 SECTION DETAIL - ENTRY AT GRADE

1 : 10

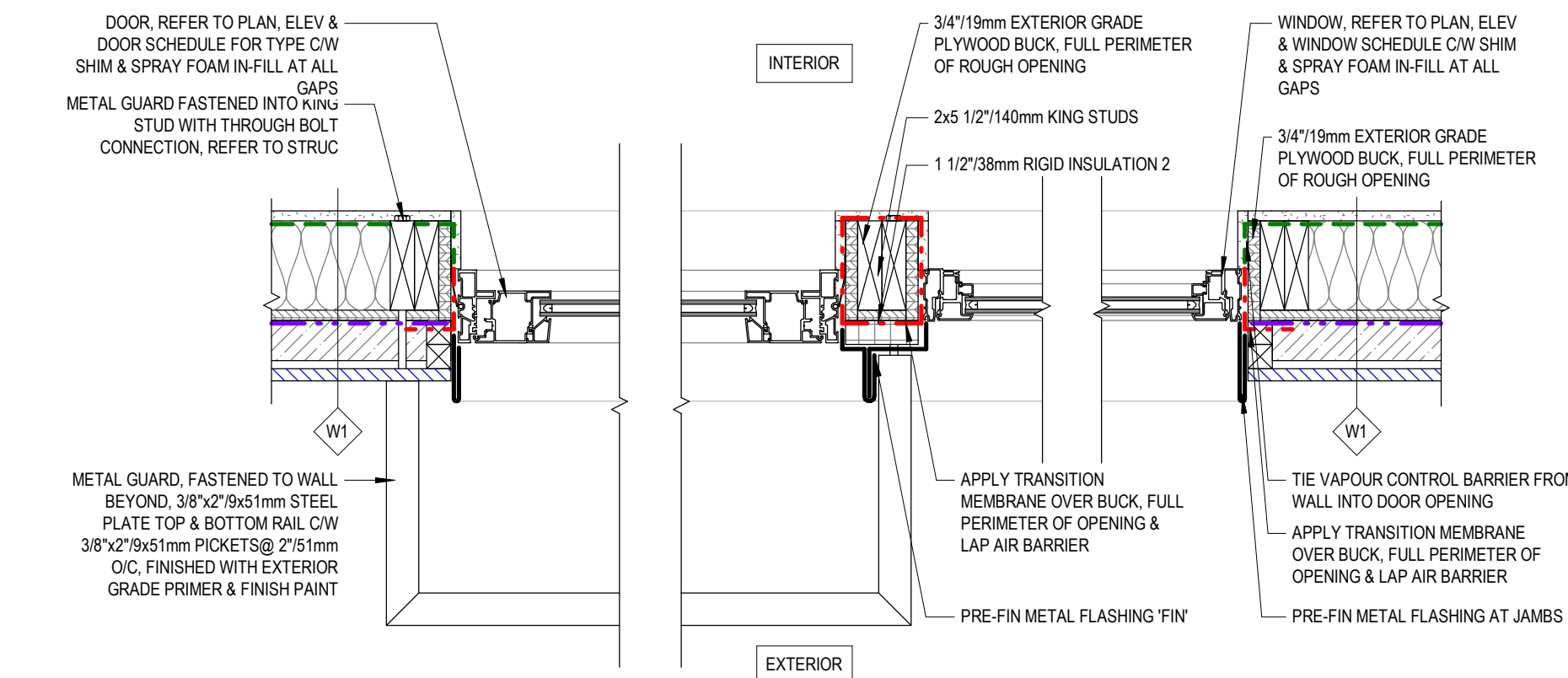


7 SECTION DETAIL- JULIET BALCONY

1 : 10

* SIM CONDITION / WHEN NO WINDOW BESIDE JULIET BALCONY

1. MIRROR LEFT SIDE DOOR JAMB CONDITION AND CONTINUE TYP "W1" WALL FRAMING AS REQ'D
2. NO POST WRAPPED IN TRANSITION MEMBRANE, JUST KICK & JACK STUD WITH THROUGH BOLT RAILING CONNECTION AS SHOWN ON LEFT SIDE DOOR JAMB



8 PLAN DETAIL - PLAN DETAIL - JULIET BALCONY

1 : 10

NO.	DATE	DESCRIPTION
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PROJECT:
City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:
EXTERIOR TYPICAL
DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A004

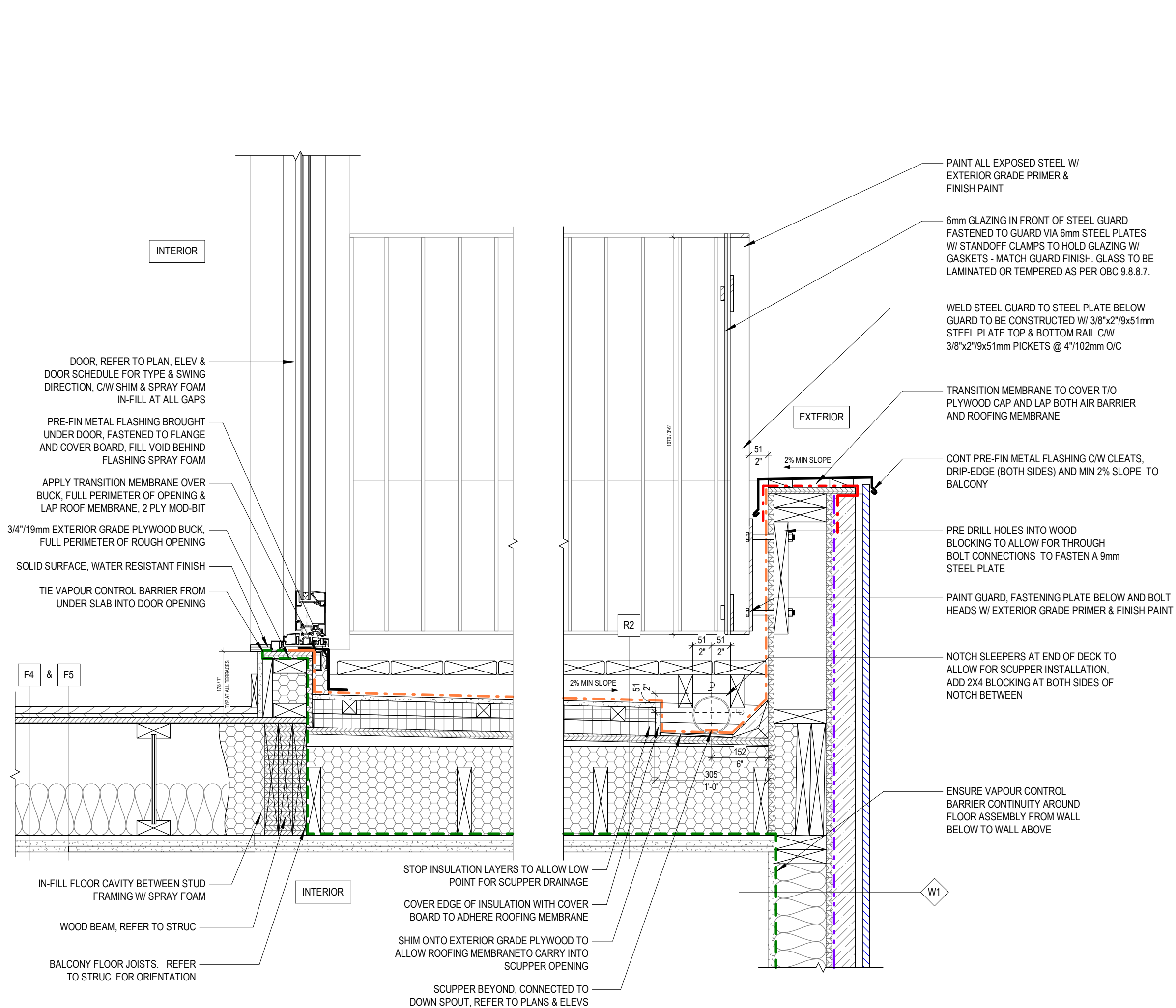
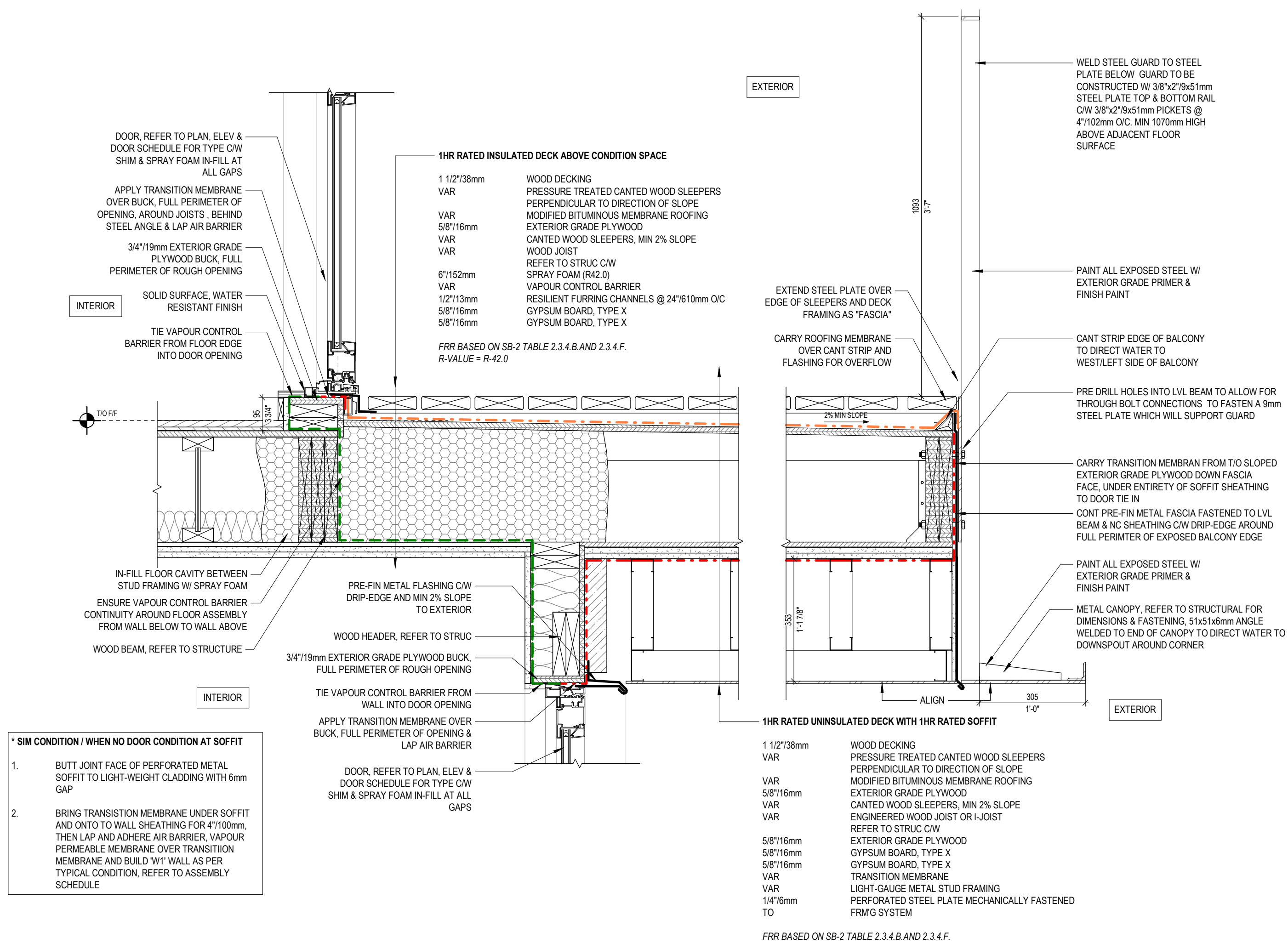
PROFESSIONAL SEAL:

GENERAL NOTES:

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3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

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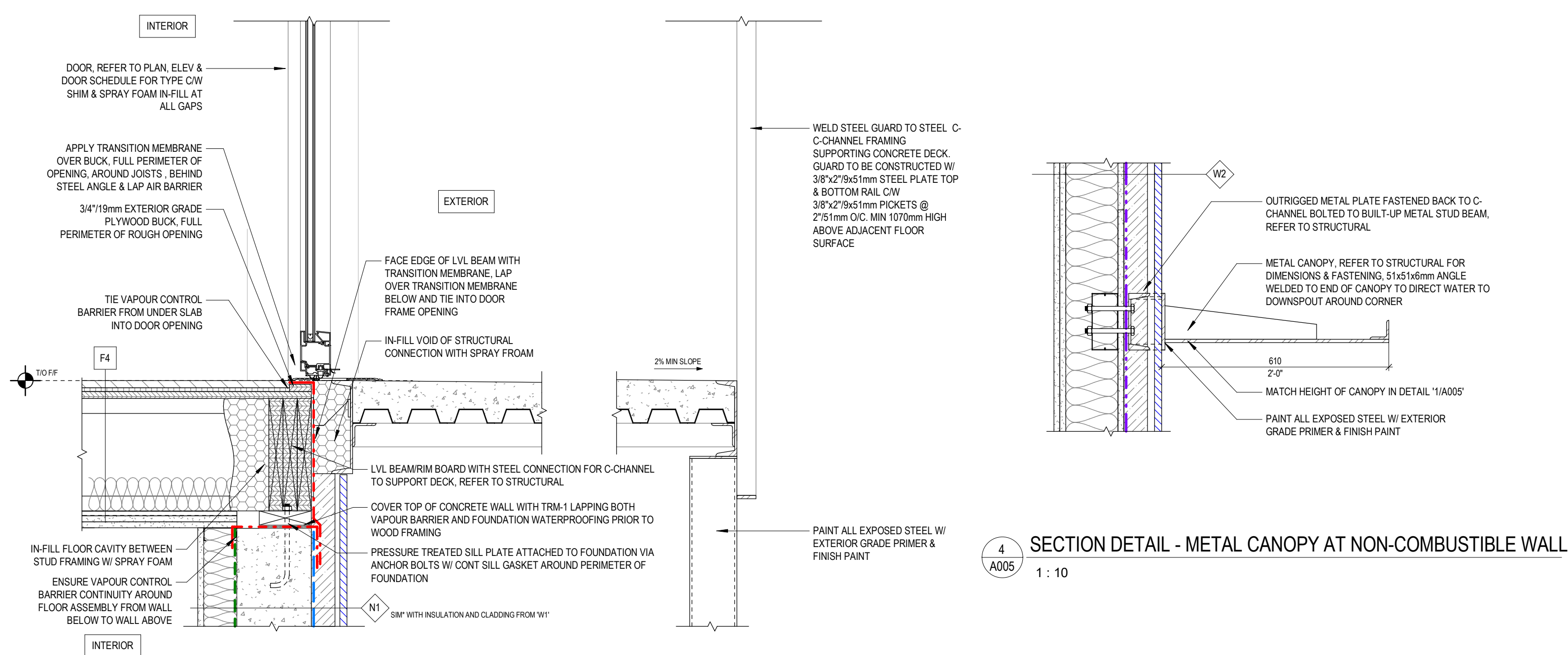


1 SECTION DETAIL - BALCONY OVER CONDITIONED SPACE

1 : 10

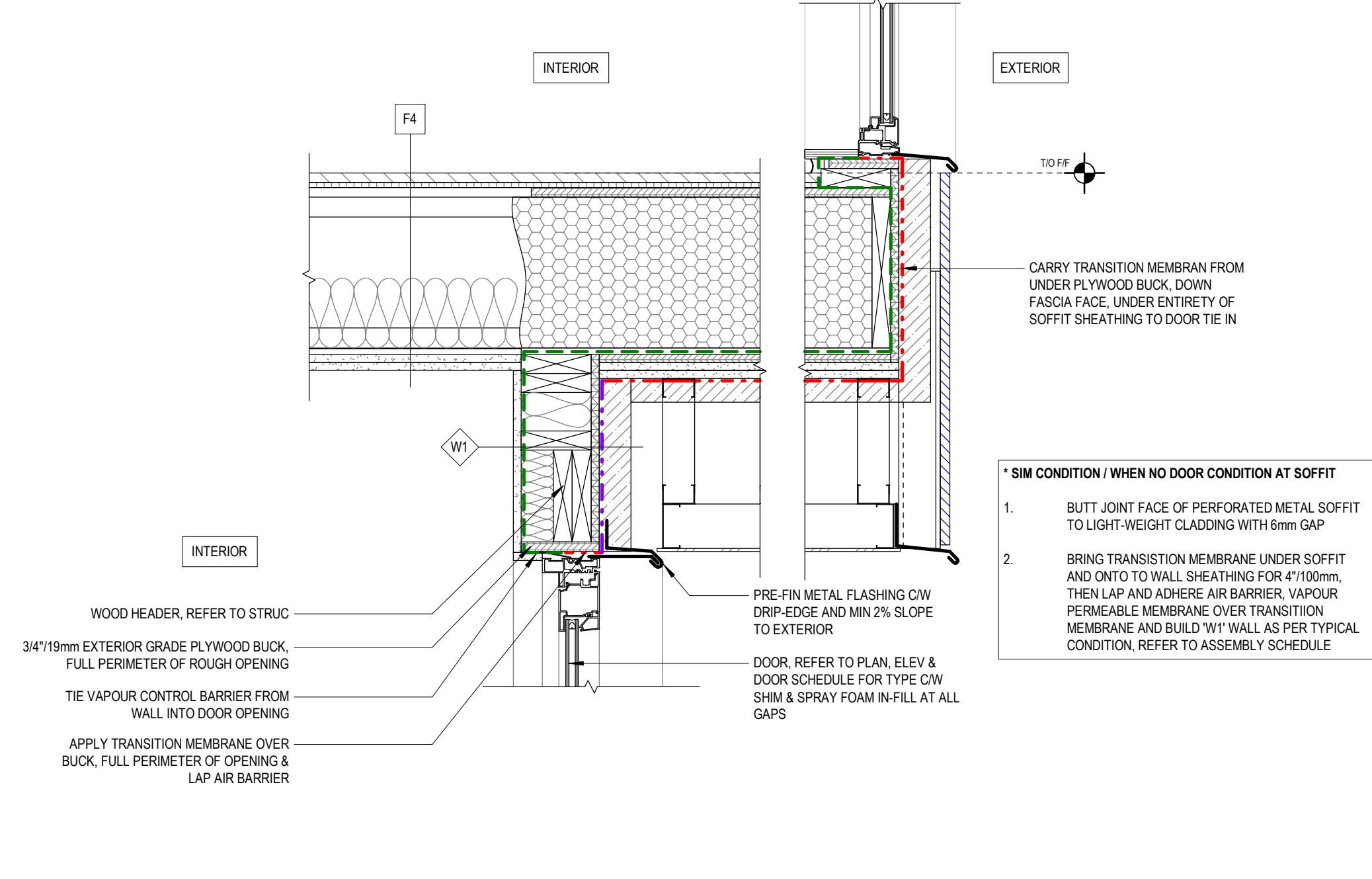
2 SECTION DETAIL - ROOF DECK

1 : 10



4 SECTION DETAIL - METAL CANOPY AT NON-COMBUSTIBLE WALL

1 : 10



5 SECTION DETAIL - SOFFIT

1 : 10

3 SECTION DETAIL- PORCH

1 : 10

NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

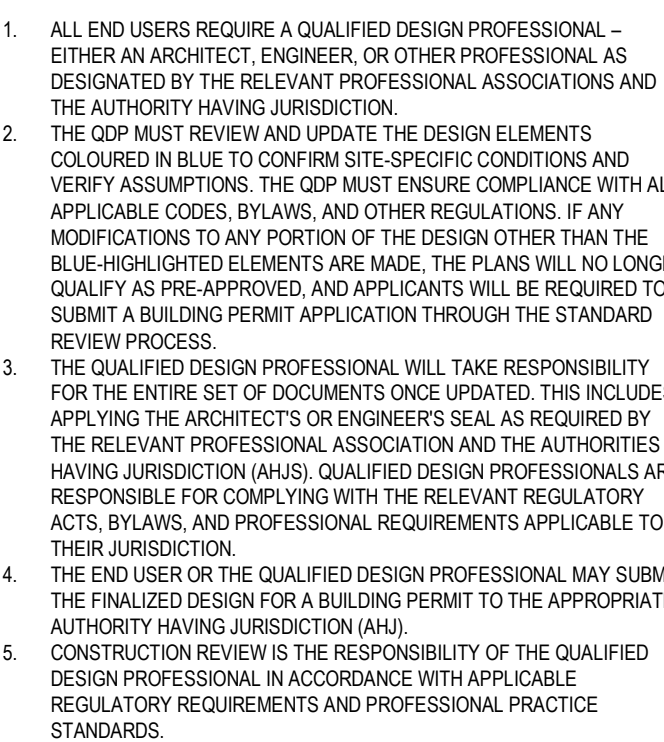
FOURPLEX WIDE

SHEET TITLE:
EXTERIOR TYPICAL
DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A005



NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

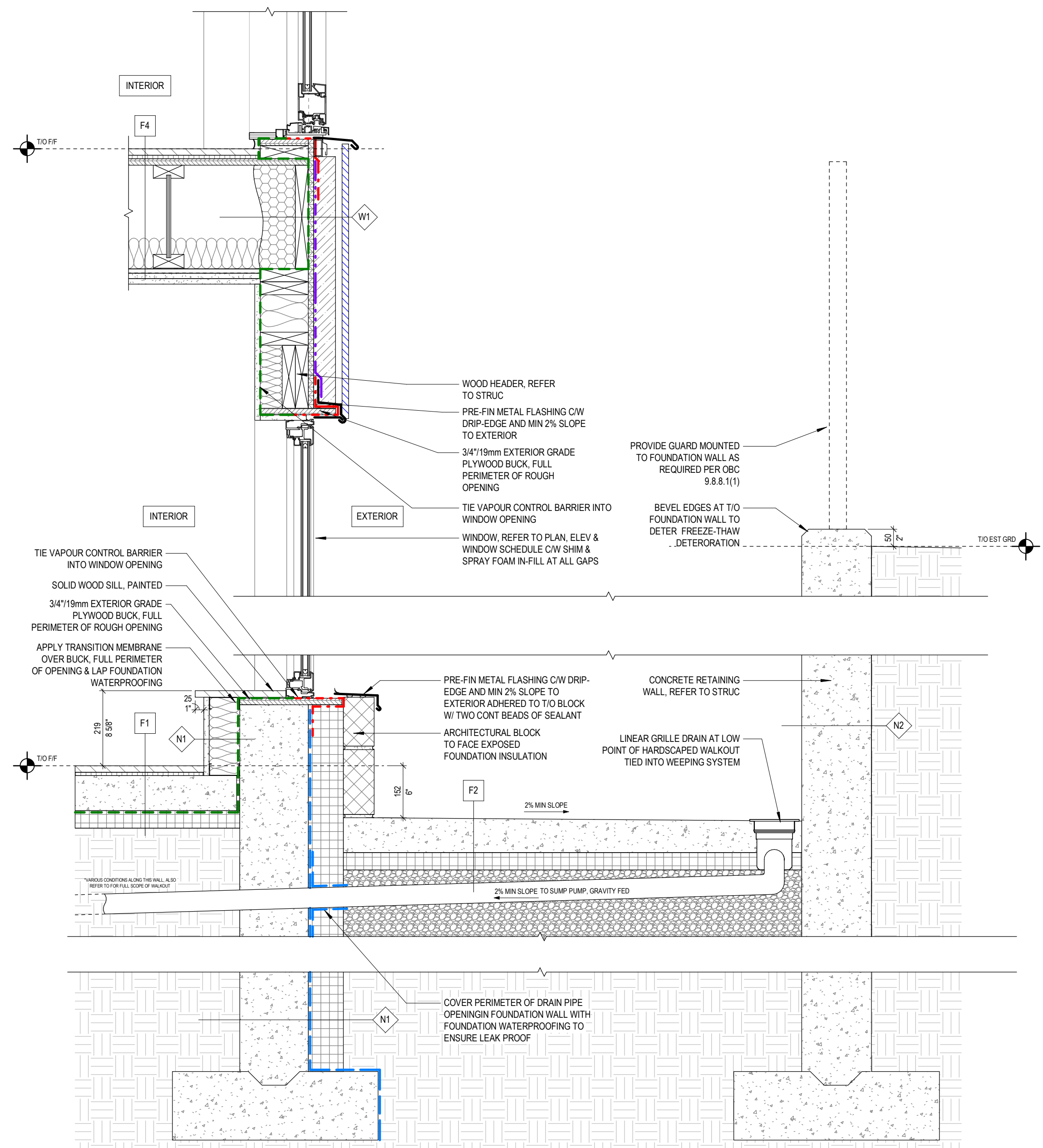
SHEET TITLE:

EXTERIOR TYPICAL DETAILS

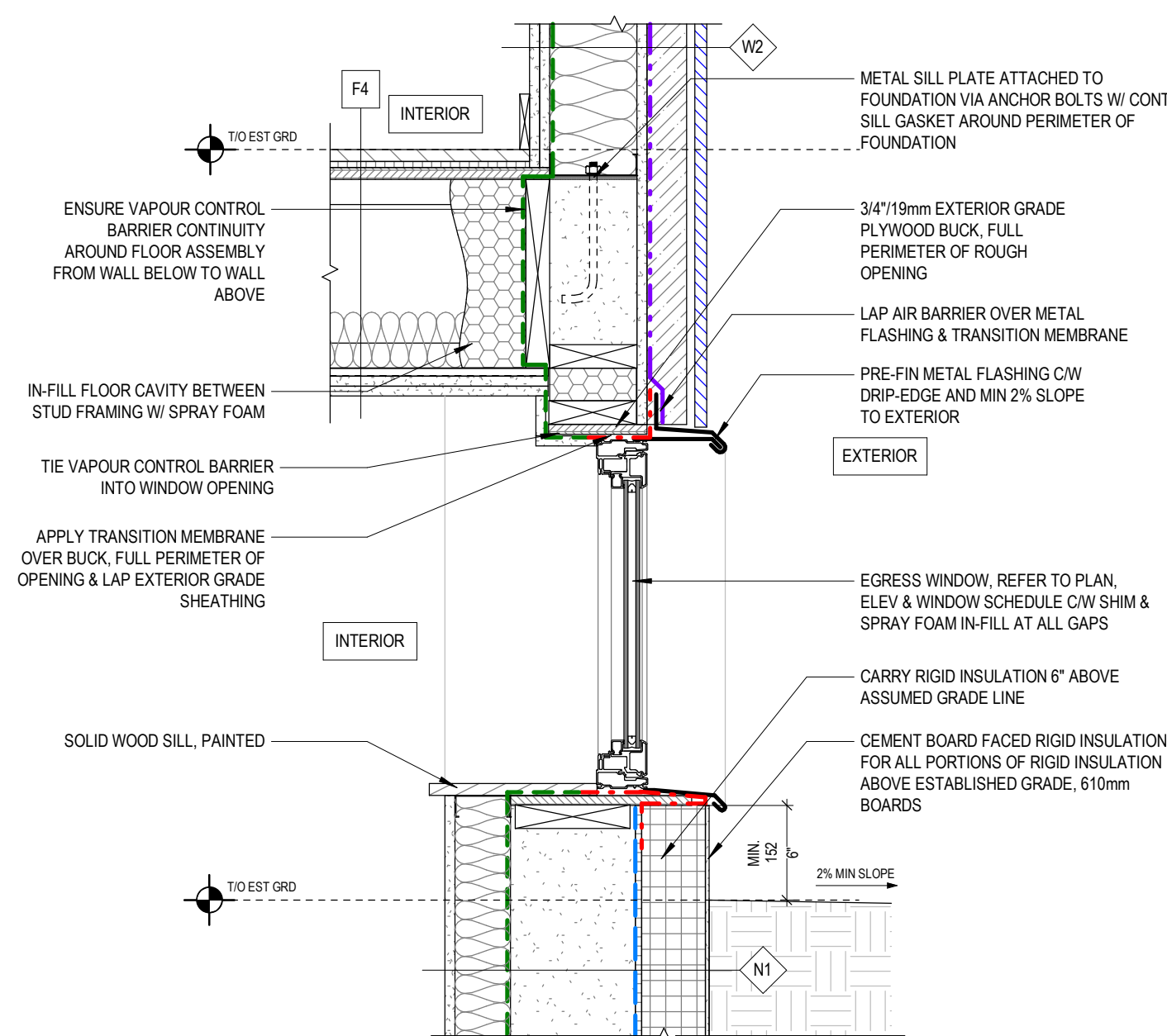
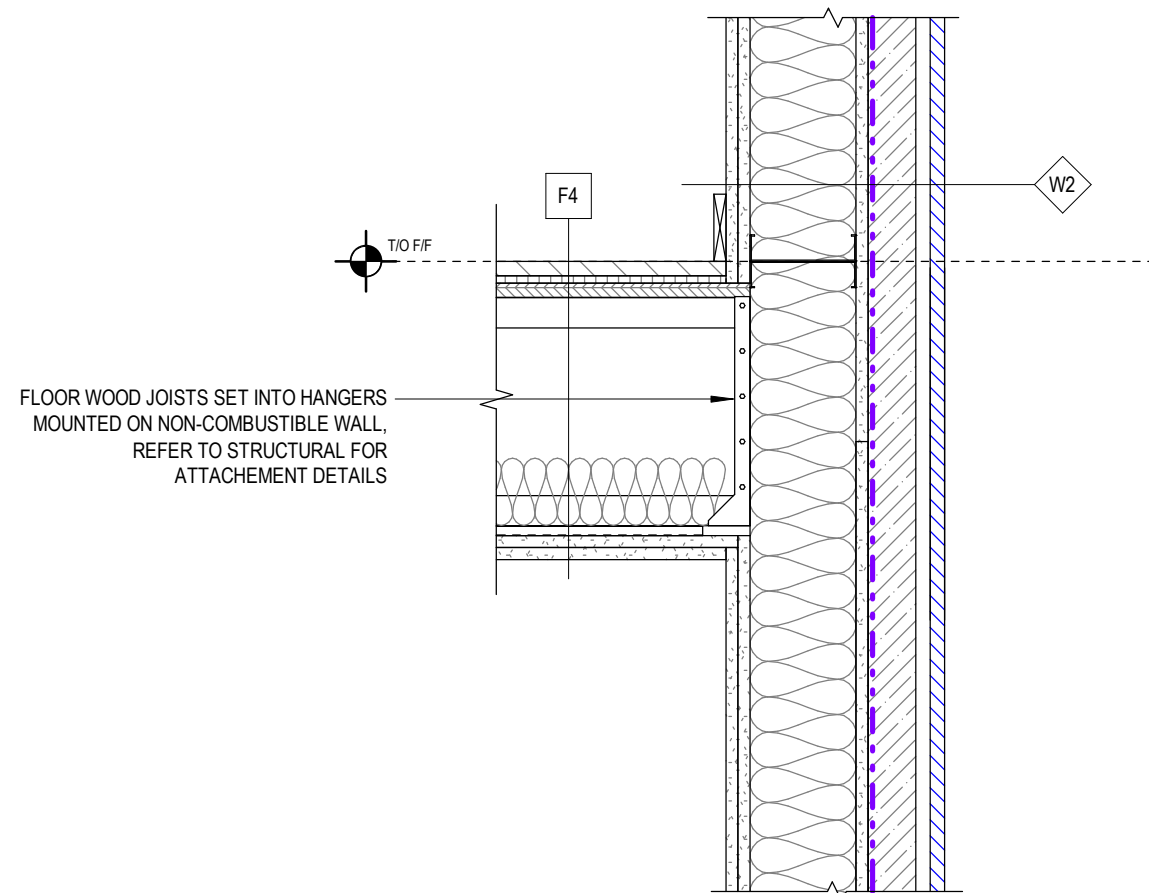
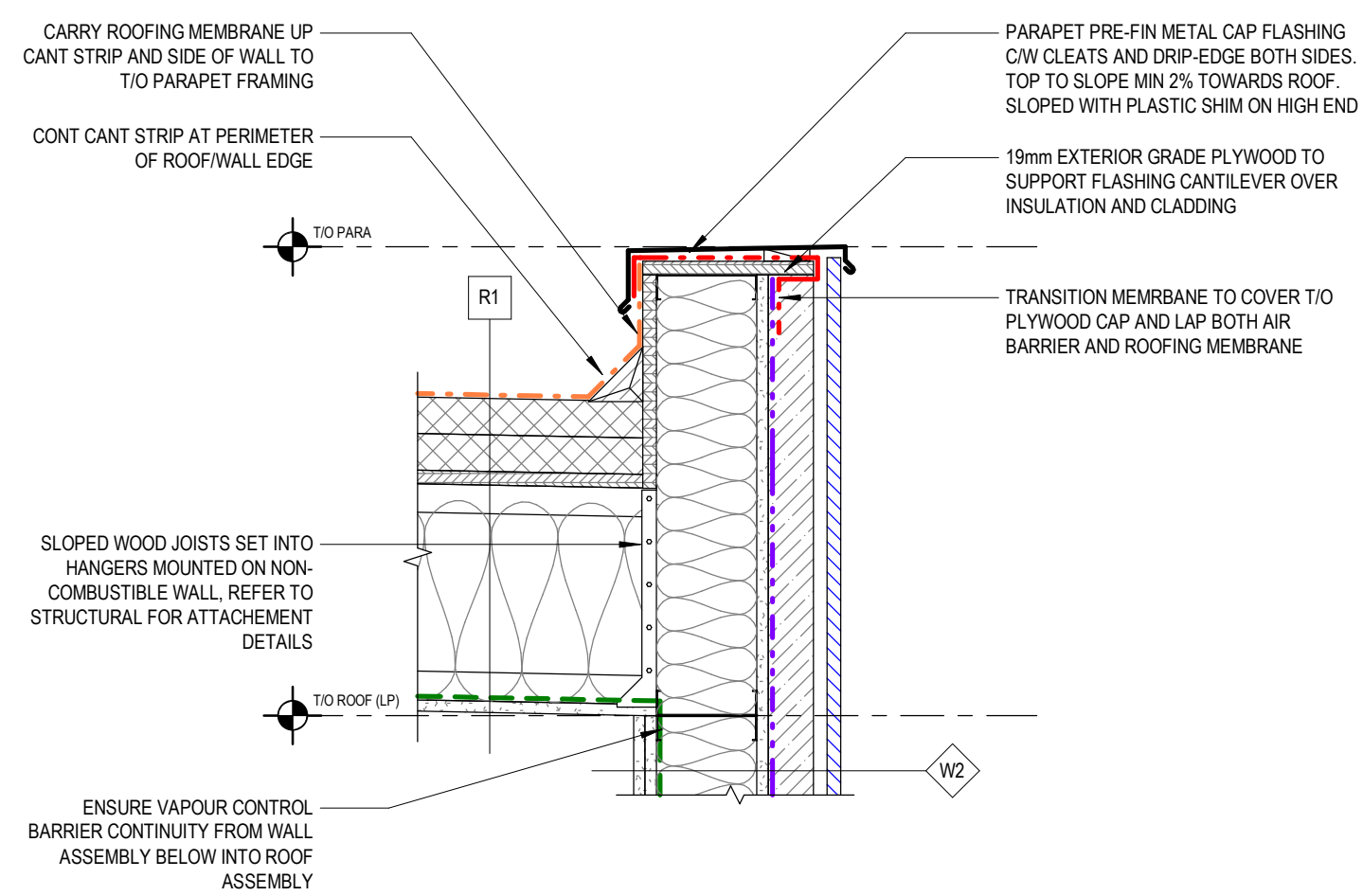
PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

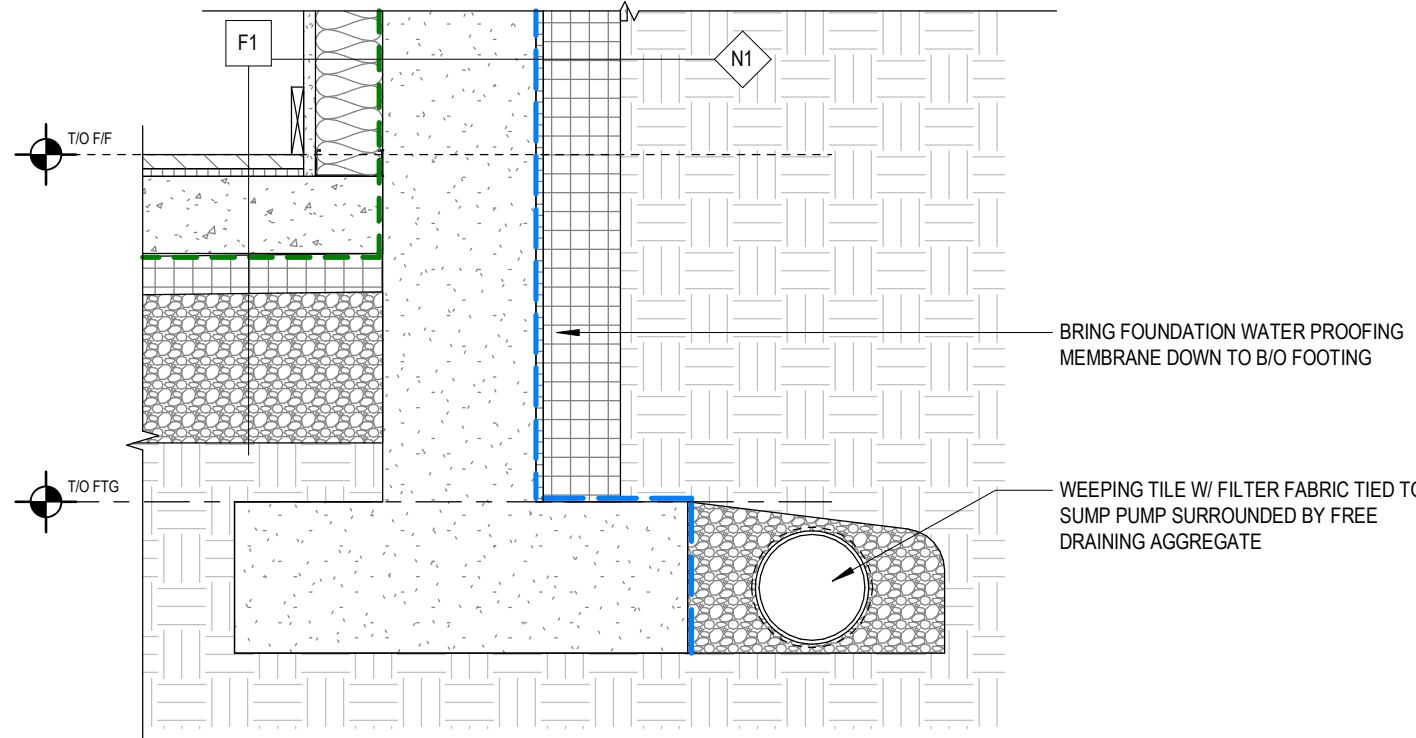
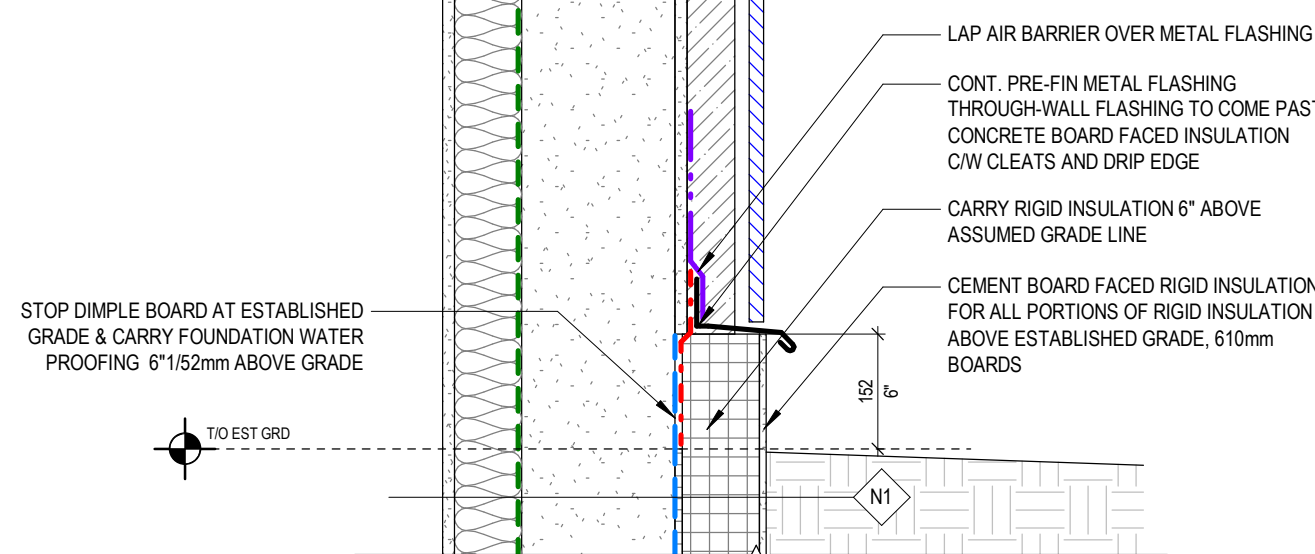
A006



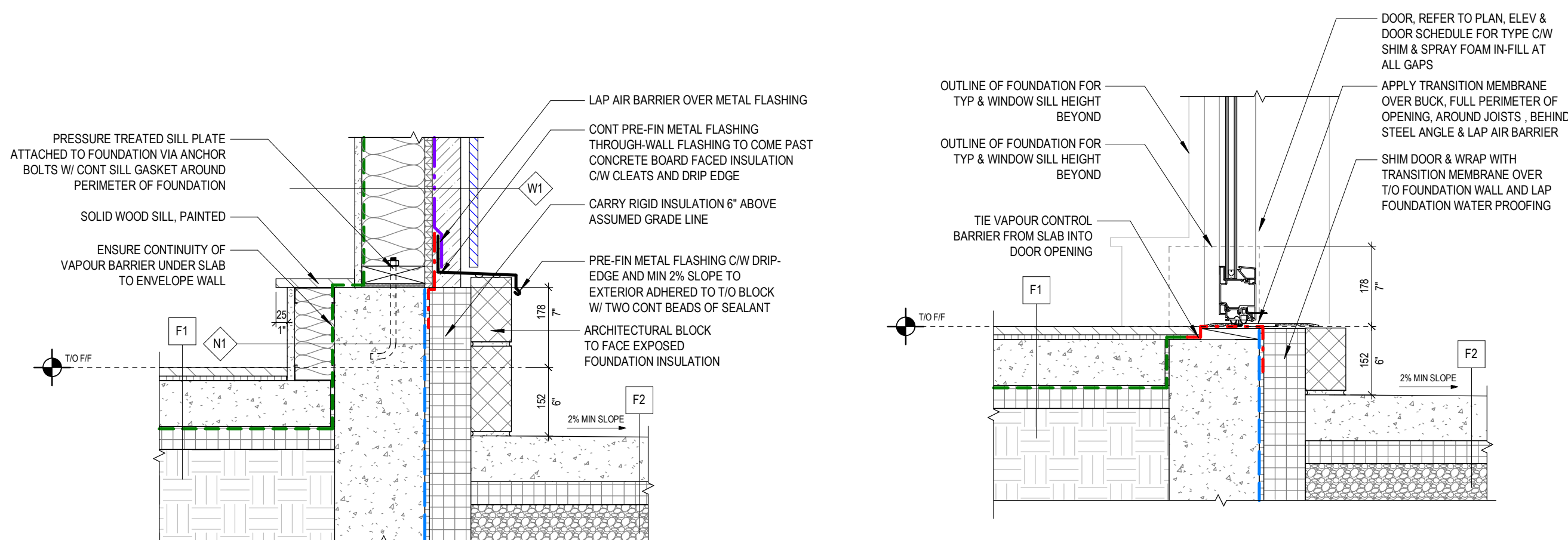
1 SECTION DETAIL - BASEMENT WALKOUT AT WINDOW W/ FLOOR ABOVE
A006 1 : 10



5 SECTION DETAIL - EGRESS WINDOW
A006 1:10



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



SECTION DETAIL- BASEMENT WALKOUT AT DOOR

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

PROFESSIONAL SEAL:

GENERAL NOTES:

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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:
EBF DIAGRAMS AND 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.

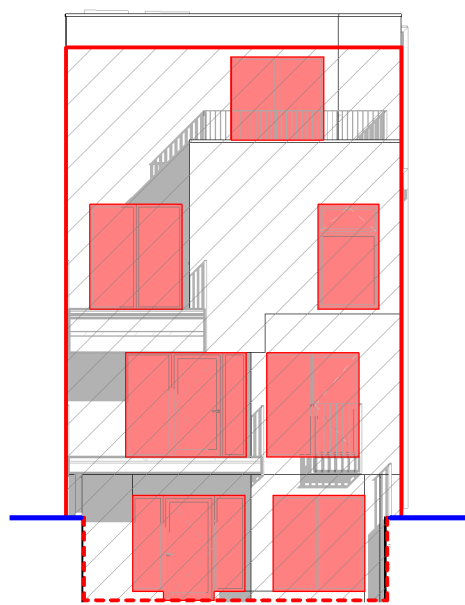
EXPOSED BUILDING FACE DIAGRAMS KEY NOTES

- 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

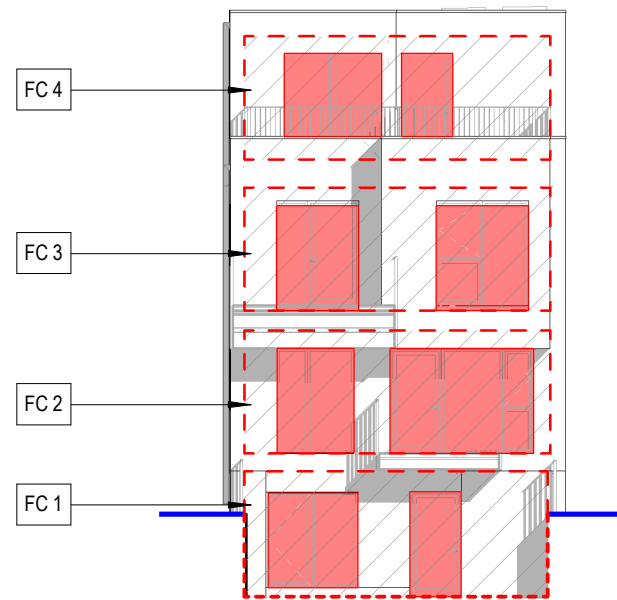
	UNPROTECTED OPENING
	EXPOSED BUILDING FACE (FIRE COMPARTMENT)
	EXPOSED BUILDING FACE (TOTAL BUILDING FACE)
	EXPOSED BUILDING FACE OF BELOW GRADE WALKOUT. REFER TO GENERAL NOTE 6.
	PROTECTED GLAZING. REFER TO GENERAL NOTE 7
	WIRE FRAMED GLAZING
	ESTABLISHED GRADE (EXTENT OF ESTABLISHED GRADE DEPENDENT 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			113.3					
GROSS AREA (m²)		FLOOR LEVEL:	DESCRIPTION:		TOTAL (m²):		[A] 1.4.1.2.			
		BASEMENT	1 RESIDENTIAL UNITS		109.7					
		GROUND FLOOR	1 RESIDENTIAL UNITS		109.7					
		SECOND FLOOR	2 RESIDENTIAL UNITS*		111.5					
		THIRD FLOOR	2 RESIDENTIAL UNITS*		88.5					
		TOTAL (m²):			319.4					
BUILDING HEIGHT		3	STOREYS ABOVE GRADE		10.00 m ABOVE ASSUMED GRADE		[A] 1.4.1.2. AND 3.7.4.5.			
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										9.3.13
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)
		BASMENT	UNIT 1	RESIDENTIAL	3 SLEEPING ROOMS	6				
		GROUND FLOOR	UNIT 2	RESIDENTIAL	2 SLEEPING ROOMS	4				
		SECOND FLOOR	UNIT 3 (LOWER)	RESIDENTIAL	0 SLEEPING ROOMS	0				
		SECOND FLOOR	UNIT 4 (LOWER)	RESIDENTIAL	3 SLEEPING ROOMS	6				
		THIRD FLOOR	UNIT 3 (UPPER)	RESIDENTIAL	2 SLEEPING ROOMS	4				
		THIRD FLOOR	UNIT 4 (UPPER)	RESIDENTIAL	0 SLEEPING ROOMS	0				
		TOTAL COUNT:			10 SLEEPING ROOMS	20				
BARRIER-FREE DESIGN		1 BARRIER FREE UNIT REQUIRED. UNIT 2 CONFORMS TO THE REQUIREMENTS OF ASC/CSA B652.23								9.5.2.
HAZARDOUS SUBSTANCES		NO								9.10.1.3.
REQUIRED FIRE RESISTANCE RATINGS		HORIZONTAL ASSEMBLY:		RATING:	SUPPORTING ASSEMBLY:		9.10.8.			
		FLOORS:		VARIES. REFER TO PLAN AND SECTION DRAWINGS AND LEGEND:						
SPATIAL SEPARATION		WALL:	EBF AREA (m²):	LD (m):	% OPENINGS MAX	% PROVIDED	REQ. RATING:	CONSTRUCTION TYPE:	CLADDING TYPE:	
		FRONT	71.9	8.0	56%	36%	45 MIN	COMBUSTIBLE	NON-COMBUSTIBLE	
		REAR	REFER TO DRAWING 2/A010					45 MIN	COMBUSTIBLE	NON-COMBUSTIBLE
		SIDE 1	153.0	1.2	7%	5%	1 HR	NON-COMBUSTIBLE	NON-COMBUSTIBLE	
		SIDE 2	152.4	1.2	7%	5%	1 HR	NON-COMBUSTIBLE	NON-COMBUSTIBLE	
PLUMBING FIXTURE REQUIREMENTS		A KITCHEN SINK, LAVATORY, BATHTUB OR SHOWER, AND WATER CLOSET SHALL BE PROVIDED FOR EVERY DWELLING UNIT								9.31.4(1) and 3.7.4.5
NOTES		01 ALL REFERENCES ARE TO DIVISION B OF THE ONTARIO BUILDING CODE UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C.								



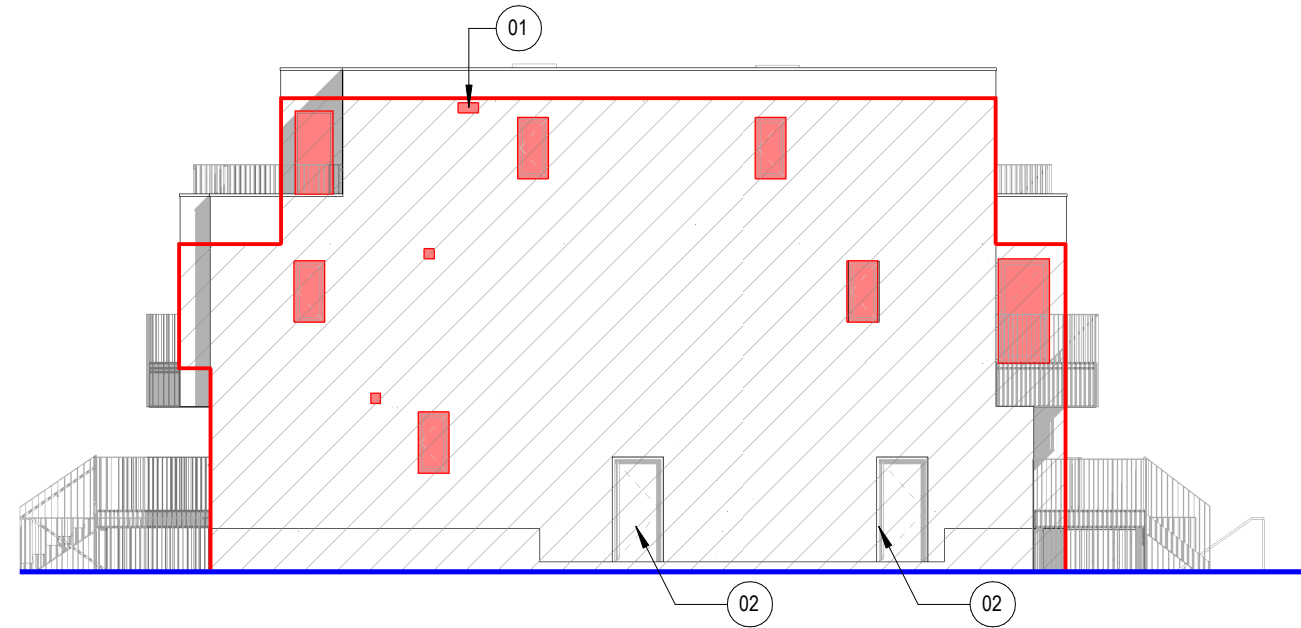
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	71.9 m²	8m	26.0 m²	56	36

4 EXPOSING BUILDING FACE DIAGRAM - FRONT ELEVATION
1 : 150



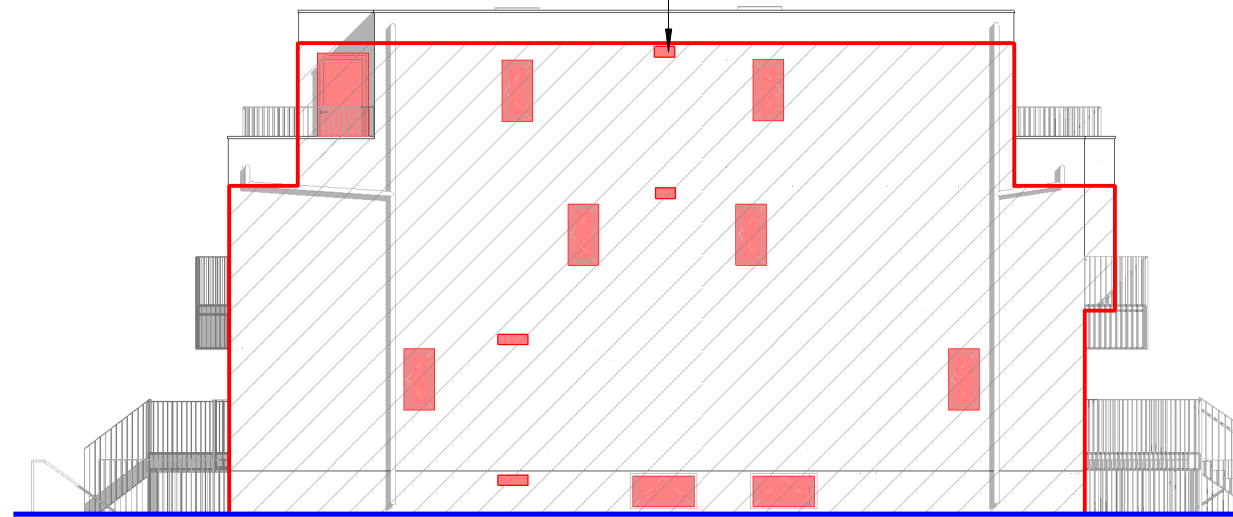
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
FC 1	15.0 m²	6.9 m	5.5 m²	100	37
FC 2	14.8 m²	6.9 m	9.1 m²	100	61
FC 3	14.8 m²	6.9 m	4.9 m²	100	33
FC 4	14.8 m²	6.9 m	7.2 m²	100	49

2 EXPOSING BUILDING FACE DIAGRAM - REAR ELEVATION
1 : 150



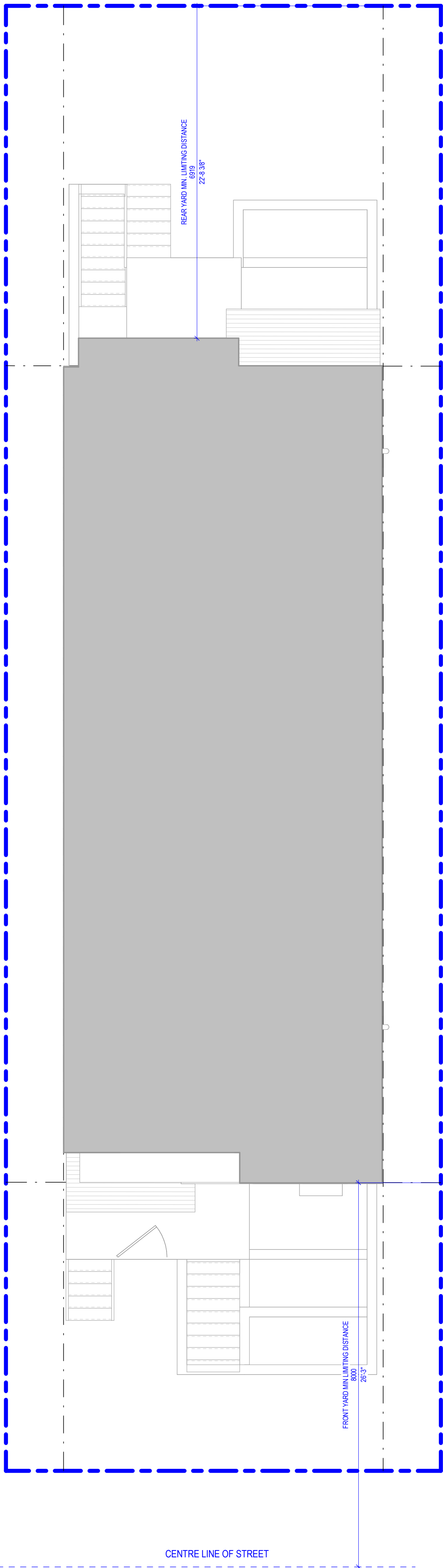
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	153.0 m²	1.2	7.3 m²	7	5

3 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
EBF 1	152.4 m²	1.2	8.0 m²	7	5

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



5 EXPOSING BUILDING FACE DIAGRAM - SITE PLAN
1 : 60

PROFESSIONAL SEAL:

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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:
SITE PLAN

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

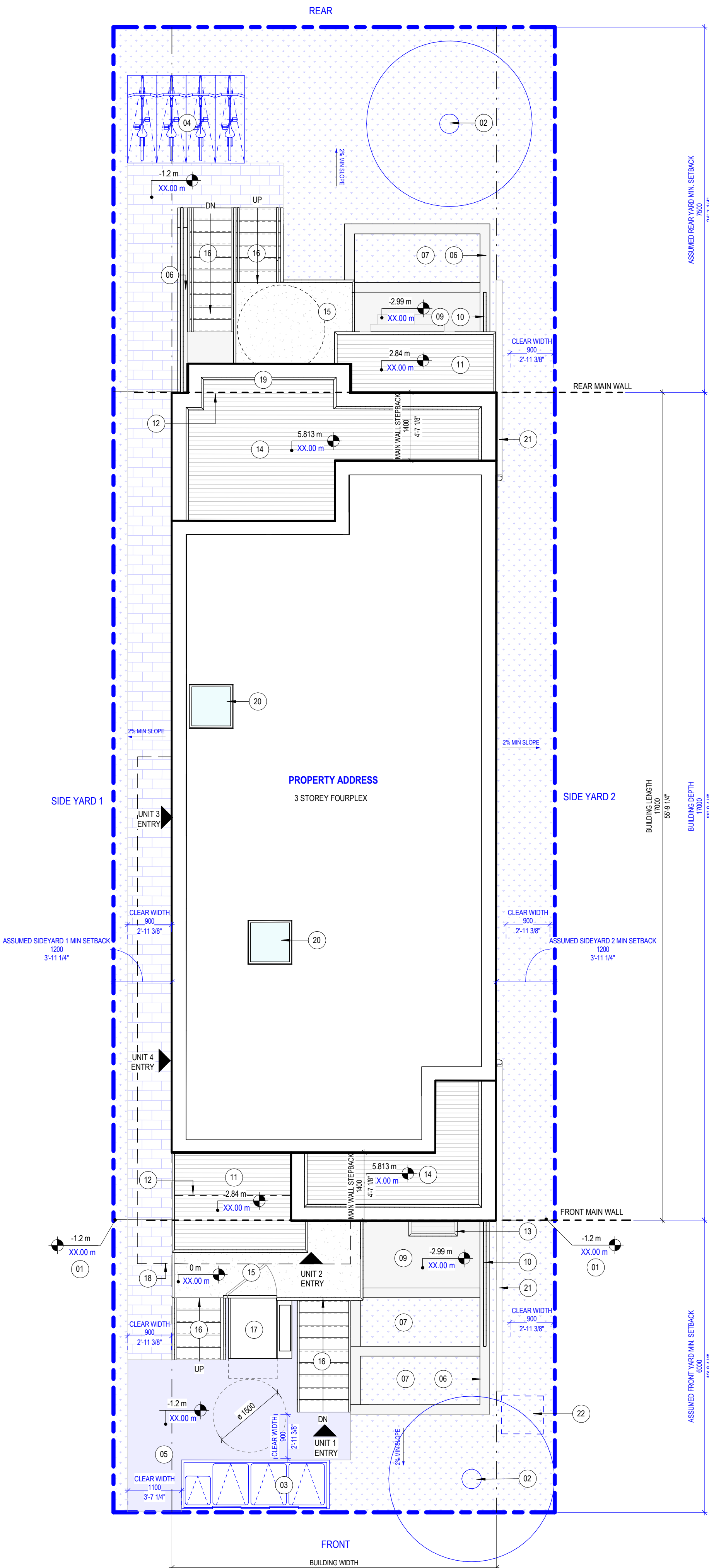
A011

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			1.2m	
RESIDENTIAL UNITS				CSA B-652.23 ACCESSIBLE DWELLING UNIT
BASEMENT	1 DWELLING UNIT	3 BEDROOMS		
GROUND FLOOR	1 DWELLING UNIT	2 BEDROOMS		
SECOND FLOOR	1 DWELLING UNIT (LOWER)	0 BEDROOMS		
SECOND FLOOR	1 DWELLING UNIT (UPPER)	3 BEDROOMS		
THIRD FLOOR	1 DWELLING UNIT (UPPER)	2 BEDROOMS		
THIRD FLOOR	1 DWELLING UNIT (UPPER)	0 BEDROOMS		
TOTAL BEDROOMS		10 BEDROOMS		
TOTAL DWELLING UNITS		4		
BUILDING AREA		113.3		
GROSS FLOOR AREA				
BASEMENT		108.1m²		
OVERALL		109.7m²		
EXCLUSIONS (STAIRWELLS, UTILITY STORAGE)		1.6m²		
GROUND FLOOR		109.7m²		
OVERALL		109.7m²		
EXCLUSIONS		0.0m²		
SECOND FLOOR		111.5m²		
OVERALL		111.5m²		
EXCLUSIONS		0.0m²		
THIRD FLOOR		88.5m²		
OVERALL		88.5m²		
EXCLUSIONS		0.0m²		
TOTAL GROSS FLOOR AREA		417.8m²		
LANDSCAPED AREA				
	YARD AREA TOTAL	LANDSCAPING AREA TOTAL	% LANDSCAPING AREA	LANDSCAPING AND SOFT LANDSCAPING REQUIREMENT IS DEPENDENT ON LOT DEPTH, FRONTAGE, EXISTENCE OF DRIVEWAY, AND IF SIDE YARD ADJACENT STREET. CALCULATION OF LANDSCAPING AND SOFT LANDSCAPING IS DEPENDENT ON REQUIRED SITE PLAN. QDP TO UPDATE AND ENSURE SITE MEETS ALL LANDSCAPING AND SOFT LANDSCAPING REQUIREMENTS.
FRONT YARD	— m²	— m²	— %	
REAR YARD	— m²	— m²	— %	
SIDE YARD 1	— m²	— m²	— %	
SIDE YARD 2	— m²	— m²	— %	
BUILDING HEIGHT				
HEIGHT ALLOWABLE PER ZONING (m)			10.0m	BUILDING HEIGHT IS DEPENDENT ON CALCULATION OF ESTABLISHED GRADE. QDP TO UPDATE WITH REQUIRED SITE PLAN.
PROPOSED BUILDING HEIGHT			10.0m	LOWEST POINT OF MAIN PEDESTRIAN ENTRANCES TO BE NO HIGHER THAN 1.2 METERS ABOVE ESTABLISHED GRADE.
BUILDING DEPTH				
DEPTH ALLOWABLE PER ZONING (m)			17m	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.
DEPTH PROPOSED (m)			— m	
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	107MM 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-STORY 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 (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 WIDE

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

- 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
- RESERVED
- 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 (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

PULL SIDE

PUSH SIDE

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

WHEN SHOWER IS USED AS PART OF THE TURNING DIAMETER, THE SHOWER TO REMAIN UNOBSTRUCTED, HAVE A SLOPE LESS THAN 2% AND BE CONSTRUCTED AS A WET ROOM.

TRANSFER SPACE AND CLEAR SPACE AS PER B652:23 5.9
BLOCKING BESIDE TOILET FOR GRAB BAR AS PER B652:23 5.9
GRAB RAILS AS PER B652:23 5.9.11
GRAB BARS

WASHROOM SINK AS PER B652:23 5.9 BATHROOM(S)
CLEAR SPACE BELOW AS PER B652:23 5.9 BATHROOM(S)

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 CABINERY AND SPACE PLANNING REQUIREMENTS

REFRIGERATOR

KITCHEN SINK

COOKTOP

MICROWAVE

REFRIGERATOR AS PER B652:23 5.10 KITCHENS
CLEAR SPACE IN FRONT AS PER B652:23 5.10 KITCHENS

KITCHEN SINK AS PER B652:23 5.10 KITCHENS
CLEAR SPACE BELOW AS PER B652:23 5.10 KITCHENS

COOKTOP AS PER B652:23 5.10 KITCHENS
CLEAR SPACE BELOW AS PER B652:23 5.10 KITCHENS

MICROWAVE AND OVEN AS PER B652:23 5.10 KITCHENS
CLEAR SPACE IN FRONT AS PER B652:23 5.10 KITCHENS

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

THE BED SHALL HAVE A 1200mm ACCESSIBLE PATH ON THREE SIDES AND PROVIDE A TURNING DIAMETER OF 1800mm WHERE A BEDROOM CONTAINS A BUILT-IN CLOSET

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)

WASHER AND DRYER AS PER B652:23 5.12 KITCHENS
CLEAR SPACE AS PER B652:23 5.12 LAUNDRY

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

1800mm MIN. TURNING DIAMETER IN FRONT OF BEDROOM CLOSET AS PER B652:23 5.11 BEDROOMS

1
A101

MAIN FLOOR PLAN
1 : 50

FLOOR PLAN GENERAL NOTES

1.

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%)

2.

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)

3.

ALL ROOMS LABELLED AS 'DEN' SHALL NOT BE USED AS A BEDROOM. DENS SHALL NOT BE PROVIDED WITH A DOOR.

4.

ALL DROPPED CEILINGS AND BULKHEADS FOR MECHANICAL TO PROVIDE MIN 2100mm CLEAR HEIGHT BELOW

5.

UNITS SHOWING ONLY ONE BEDROOM ARE DESIGNED TO ACCOMMODATE NOT MORE THAN TWO PEOPLE

6.

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 GIBS ON EACH SIDE

18

1 HR FRR SUPPORTING STRUCTURE. SEE STRUCT. REFER TO A003 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL

19

RESERVED

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 (WD)
	DOMESTIC HOT WATER
	AIR HANDLER
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	REFRIGERATOR (NARROW)
	DISHWASHER
	DISHWASHER (NARROW)
	CLOSET COAT ROD
	ELECTRICAL PANEL

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 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.

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 (AHJS). 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 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 WIDE

SHEET TITLE:
MAIN FLOOR PLAN

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

A101

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)

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- 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 WIDE

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%)
- 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 STRUC. REFER TO A003 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL
- RESERVED
- 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 (W/D)
	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 WIDE

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.)

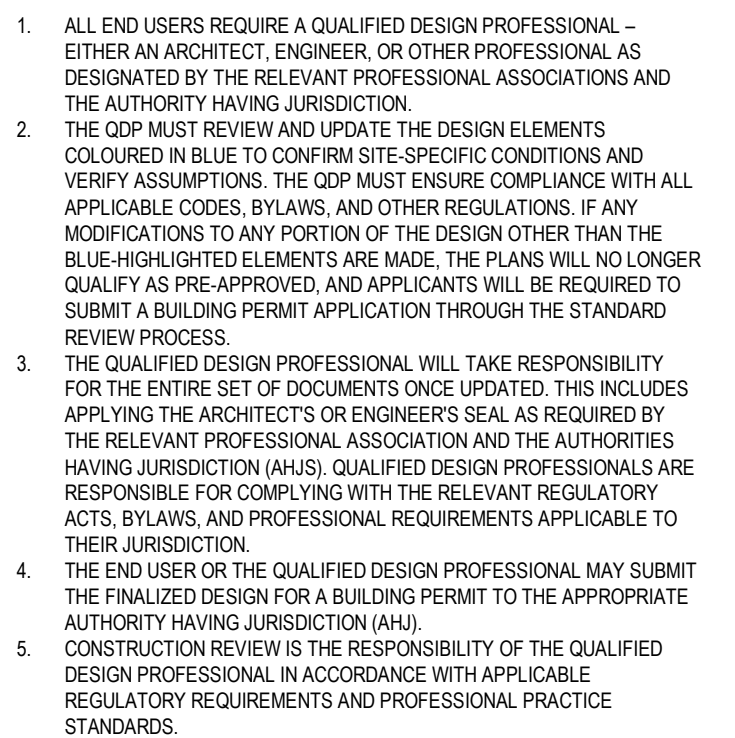
- 1HR FRR
- 45MIN FRR

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 GWB ON EACH SIDE
- 1 HR FRR SUPPORTING STRUCTURE. SEE STRUCT. REFER TO A003 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL
- RESERVED
- 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
- PARTITION WALL AT MECHANICAL SHAFT W/ 16MM TYPE X GWB ON EACH SIDE. 1 HR FIRE SEPARATION

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



NO.	DATE	DESCRIPTION
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PROJECT:
City of Toronto - Multiplex

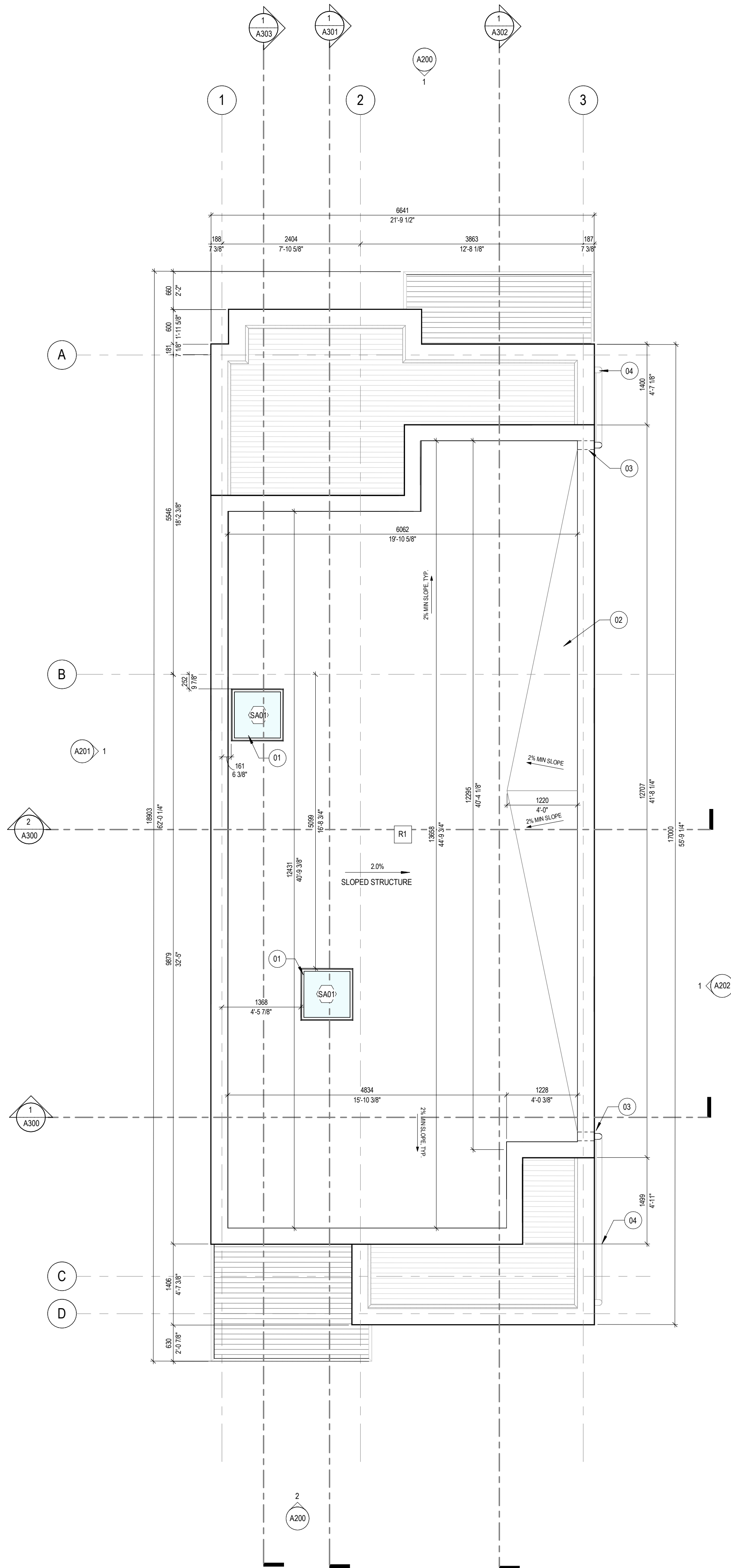
FOURPLEX WIDE

SHEET TITLE:
ROOF PLAN

PROJECT NO: 24105
SCALE: 1 : 50

SHEET NO:

A104



A200 1 : 50

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)

- ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL –
EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS
DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND
THEIR RESPECTIVE REGULATORY AUTHORITIES. THE USER SHALL
THE QD MUST REVIEW AND UPDATE THE DESIGN ELEMENTS
COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND
REQUIREMENTS. THE USER SHALL REVIEW THE PLANS WITH 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 VALID. THE USER SHALL SUBMIT THE PLANS TO THE AUTHORITIES
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
THEIR RESPECTIVE PROFESSIONAL ASSOCIATIONS. THE AUTHORITIES
HAVING JURISDICTION (AHS), QUALIFIED DESIGN PROFESSIONALS ARE
RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY
ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO
THEIR RESPECTIVE PROFESSIONS.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT
THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE
BUILDING DEPARTMENT. THE QUALIFIED DESIGN PROFESSIONAL HAS
CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED
DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE
REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE

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NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

SECTIONS

PROJECT NO:

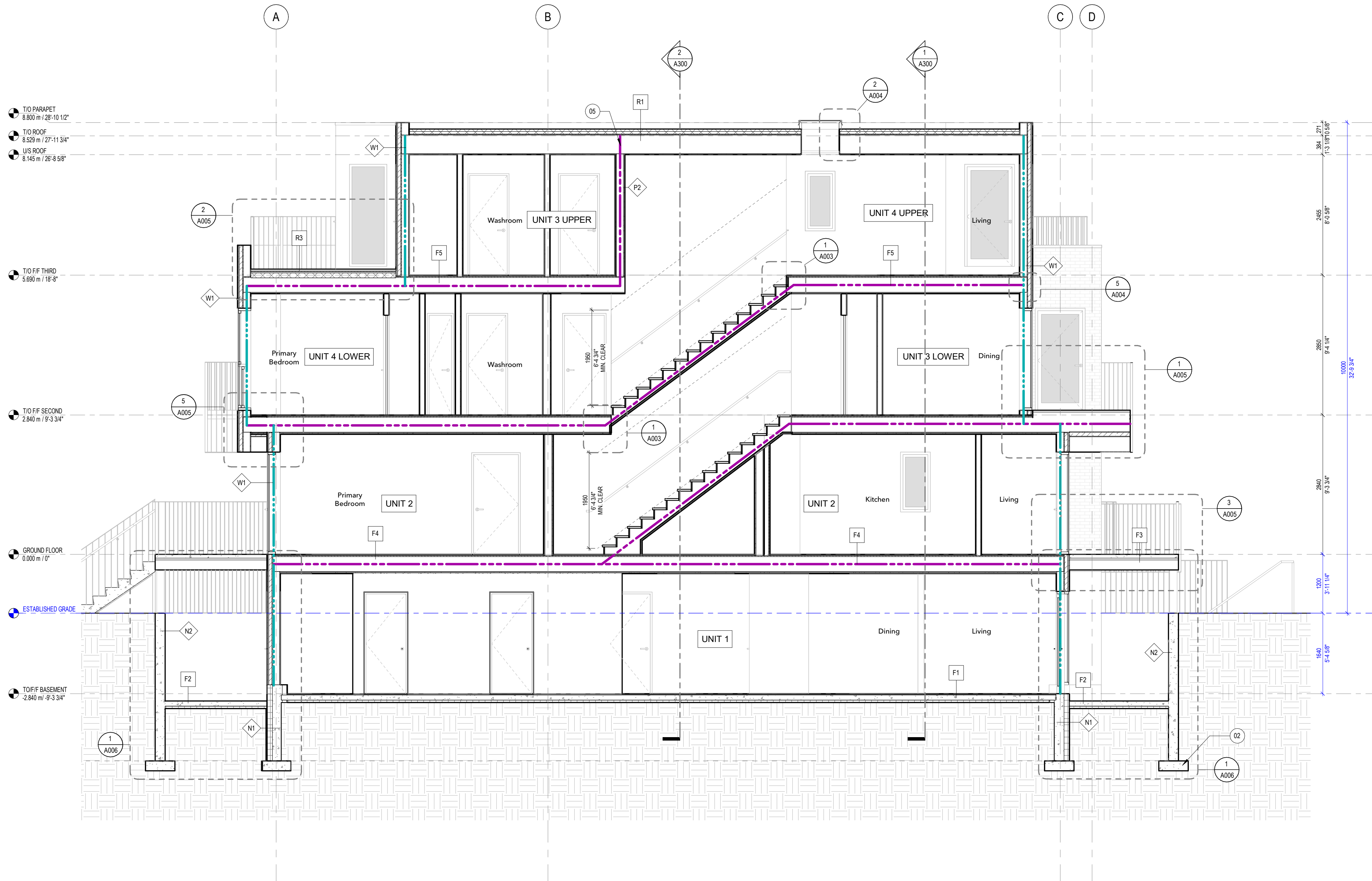
241058

SCALE:

1 : 50

SHEET NO:

A301



SECTION KEYNOTES

- 01 STRUCTURAL STEEL COLUMNS REFER TO STRUCTURAL
- 02 ALL FOUNDATION WALLS AND FOOTING SIZES VARIES. REFER TO STRUCT.
- 03 THICKENED SLAB. REFER TO STRUCT.
- 04 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 CBC 9.10.9.2. REFER TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS.
- 05 CONTINUE FIRE SEPARATION THROUGH ROOF ASSEMBLY.

FIRE SEPARATION LEGEND (MIN. REQ.)

-

RATED ASSEMBLIES LEGEND (MIN. REQ.)

- 1HR FRR
- 45MIN FRR

1 BUILDING SECTION 4
A302 1:50

CITY OF TORONTO MULTIPLEX
FOURPLEX WIDE
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 (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 (ONCE UPDATED, THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION (AHJ)). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR PRACTICE.
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 IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE LOCAL REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

COVER

PROJECT NO:

SCALE: N.T.S.

SHEET NO:

S-000

STRUCTURAL SHEET LIST	
S001	GENERAL NOTES AND TYPICAL DETAILS
S002	GENERAL NOTES AND TYPICAL DETAILS
S101	FOUNDATION PLAN
S102	BASMEMENT FLOOR PLAN SHOWING GROUND LEVEL FRAMING
S103	GROUND FLOOR PLAN SHOWING SECOND LEVEL FRAMING
S104	SECOND FLOOR PLAN SHOWING THIRD LEVEL FRAMING
S105	THIRD FLOOR PLAN SHOWING ROOF LEVEL FRAMING
S401	FOUNDATION DETAILS
S402	ENTRY PORCH AND EGRESS STAIR SUPPORT DETAILS
S403	WOOD FRAMING DETAILS
S404	CFS FRAMING DETAILS
S405	FOUNDATION DETAILS
S406	LATERAL STABILIZING COLUMN DETAILS

1. USE OF THESE STRUCTURAL DRAWINGS

- 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 OBC 2024 SB-1 TABLE 2. CLIMATIC DESIGN DATA.
- SIZING OF ENGINEERED LUMBER FRAMING, STEEL ELEMENTS, COLD FORMED STEEL FRAMING, REINFORCED CONCRETE FOUNDATION WALLS AND FOOTINGS HAS BEEN CALCULATED IN ACCORDANCE WITH PART 4 OF THE OBC WHERE DESIGN REQUIREMENTS EXCEED THE LIMITS OF PART 9.
- LATERAL RESISTANCE TO WIND LOADS PROVIDED ARE PROVIDED BY BRACED WALL BANDS AND PANELS CALCULATED IN ACCORDANCE WITH OBC 9.23.13 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 OBC USING LOADS GENERATED USING PART 4.
- ANY CHANGES TO FRAMING 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.
- FOUNDATION ELEMENTS HAVE BEEN DESIGNED USING AN ALLOWABLE SOIL BEARING VALUE OF 75 kPa. THE OWNER MUST CONFIRM THIS MINIMUM BEARING VALUE BY GEOTECHNICAL INVESTIGATION OR BY MEANS THAT IS IN ACCORDANCE WITH PART 9.4 AND APPROVED BY THE CITY OF TORONTO'S CBO (CHIEF BUILDING OFFICIAL).
- USE OF HIGHER ALLOWABLE SOIL BEARING VALUES 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.
- THE OWNER MUST CONFIRM PRIOR TO 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:

- SNOW: 1.05 kPa
- LIVE: 1.9 kPa RESIDENTIAL OCCUPANCY AND 4.8 kPa COMMON AND EGRESS AREAS.
- DEAD: 1.0 kPa (ROOF) and 1.7 kPa (FLOORS) AND 0.75 kPa (EXTERIOR WALLS).
- WIND: 0.83 kPa ULS AND 0.83 kPa SLS FOR PART 4 SHEAR WALLS AND MOMENT RESISTING COLUMNS
- INTERNAL WIND PRESSURE: 0.5 kPa

3. SUBMITTALS:

- SHOP DRAWINGS DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO OR SUPPLIER APPROVED BY THE CHIEF BUILDING OFFICIAL OF THE CITY OF TORONTO ARE REQUIRED FOR REVIEW AND APPROVAL BY THE PROJECT DESIGN PROFESSIONAL OF THE FOLLOWING ELEMENTS:
 - ENGINEERED LUMBER ROOF AND FLOOR FRAMING FOR GRAVITY LOADS SHOWN ON THESE DRAWINGS.
 - COLD FORMED STEEL (CFS) BEARING WALLS FOR GRAVITY, WIND, AND LATERAL FORCES SHOWN ON THESE DRAWING.
 - MISCELLANEOUS METALS ITEMS SUCH AS EXTERIOR ENTRY STAIRS, EXTERIOR EGRESS STAIRS, GUARD RAILS AND OTHER METAL ELEMENTS SUPPORTING LOADS.
 - GEOTECHNICAL ENGINEERING REPORTS AS REQUIRED.
 - CONFIRMATION THAT BUILDING FOUNDATIONS, SHORING AND EXCAVATIONS DO NOT ENCROACH ON SAFE ANGLE OF REPOSE TO ADJACENT BUILDING OR STRUCTURE FOUNDATIONS.
 - RESERVED.

4. GENERAL

- CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2024, O.REG. 163/24 AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
- 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.
- REFER TO 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.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PITS, BASINS, 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.
- HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
- TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR TO PROVIDE AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY WORKS.
- 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 CONTRACT DOCUMENTS INCLUDING MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, TEMPORARY SHORING AND/OR BRACING, TEMPORARY OPENINGS, EXCAVATION SHORING, ERECTION PROCEDURES, ETC.

5. DESIGN NOTES

- THE BUILDING IS DESIGNATED AS BELONGING TO THE NORMAL IMPORTANCE CATEGORY, AS DEFINED IN THE OBC 2024.
- ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.3.
- ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.
- LATERAL FORCES ON STRUCTURAL FRAME
- THE LATERAL FORCES ARE RESISTED BY BRACED WALLS AS PER 9.23.13.1,(2),(a) OF THE OBC 2024. WOOD SHEAR WALLS, CFS BRACED FRAMES, AND MOMENT RESISTING BEAM COLUMNS.
- THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
- WIND:
 - THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON AN HOURLY WIND PRESSURE OF 0.47 kPa (BASED ON 1/50 YEAR RETURN FOR SCARBOROUGH).
 - EXPOSURE CONDITION: ROUGH TERRAIN.
 - THE IMPORTANCE FACTOR, *iw*, FOR WIND DESIGN IS 1.0. FOR DEFLECTION ANALYSIS, THE FACTOR IS 0.75.
 - WHERE OBC 9.23.13.1 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).
- LATERAL FORCES ON FOUNDATION WALLS
 - WALLS RETAINING EARTH ARE DESIGNED TO SAFELY WITHSTAND A HORIZONTAL PRESSURE AT ANY DEPTH (*h*) GIVEN BY THE EXPRESSION:
$$P = K \cdot (1 + \frac{q}{\gamma h}) \cdot q$$

WHERE
K IS THE LATERAL EARTH PRESSURE COEFFICIENT
P IS THE PRESSURE EXERTED HORIZONTALLY
h IS THE DEPTH BELOW GRADE
γ IS THE UNIT WEIGHT OF SOIL
q IS THE SURCHARGE ON THE GROUND SURFACE
 - THE WALLS HAVE BEEN DESIGNED ASSUMING THAT THERE IS FREE-DRAINING BACKFILL, OR THAT OTHER PROVISIONS HAVE BEEN MADE, SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.
- SNOW LOADS ON ROOFS
 - THE ROOFS HAVE BEEN DESIGNED WITH *Ss* = 1.2 kPa AND *Sr* = 0.4 kPa.
 - THE IMPORTANCE FACTOR, *is*, IS 1.0 FOR ULS AND 0.9 FOR SLS.
- LIVE AND OTHER LOADS
 - SEE NOTES BELOW FLOOR PLANS.
 - 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.
- FUTURE EXTENSIONS
 - THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS.

6. CONCRETE

6.1. MATERIALS

6.1.1. CONCRETE

- CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS CONTENT AND AIR CONTENT:
 - FOR NOMINALLY UNREINFORCED CONCRETE, CONFORM TO THE REQUIREMENTS OF CSA STANDARD A438 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS CONTENT AND AIR CONTENT, INCLUDING THE FOLLOWING:
 - CONCRETE STRENGTH 20 MPa, INCREASE TO:
 - 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK.
 - 25 MPa FOR INTERIOR SLABS ON GRADE, UNLESS DAMP PROOFING IS PROVIDED (0.15 mm POLYETHYLENE BELOW THE SLAB, OR EQUAL).
 - AIR CONTENT OF 5%-8% WHERE EXPOSED TO FREEZE-THAW, REDUCE TO 3%-6% FOR FOOTINGS.
 - MAXIMUM SLUMP OF 100 mm, INCREASE TO 150mm FOR CONVENTIONAL FOUNDATIONS.
 - NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 20 mm. USE SMALLER AGGREGATES AS APPROPRIATE IN AREAS OF CONGESTED REINFORCING STEEL, OR TO IMPROVE WORKABILITY. MODIFY MIX DESIGNS TO SUIT.
- WHERE AGGREGATES SMALLER THAN 14 mm ARE USED, INCREASE AIR CONTENT BY 1%.
- REINFORCED CONCRETE EXPOSED TO DE-ICING CHEMICALS TO HAVE DCl CORROSION INHIBITOR @ 11%ucm.
- DOSAGE OR APPROVED EQUIVALENT
- MAX. 29kg CEMENT/1cu.m.

- REINFORCEMENT
 - CONFORM TO THE REQUIREMENTS OF CSA G30.18 FOR CARBON STEEL REINFORCING BARS
 - CONFORM TO THE REQUIREMENTS OF ASTM A1064/A1064M FOR WELDED WIRE FABRIC.
 - REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH *fy* = 400 MPa, AND WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH OF *fy* = 360 MPa, SUPPLY IN FLAT SHEETS.
 - WHERE WELDING OF REBAR IS INDICATED, WELDABLE GRADE REBAR SHALL BE USED.

6.2. EXECUTION

- CONCRETE AND REINFORCEMENT
 - PROVIDE DOWELS TO WALLS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED OTHERWISE.
 - CONSTRUCTION JOINTS:
 - VERTICAL CONSTRUCTION JOINS 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.
 - PROVIDE 360 KEYS AT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
 - NO SLEEVES TO BE PLACED VERTICALLY OR HORIZONTALLY THROUGH BEAMS WITHOUT BEING REVIEWED BY THE CONSULTANT.
 - WELDING OF REBAR SHALL BE DONE IN ACCORDANCE WITH CSA V186.
- CONCRETE COVER TO REINFORCEMENT:
 - CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) FOR COVER TO REINFORCEMENT.
 - ADDITIONAL COVER REQUIREMENTS AS APPLICABLE:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
 - 35M BARS AND SMALLER: 75mm
 - CONCRETE EXPOSED TO CHLORIDES (C-1, C-3) (DOES NOT INCLUDE CONCRETE PROTECTED BY A WATERPROOFING MEMBRANE)
 - 30M BARS AND SMALLER: 60mm
 - EXPOSED TO EARTH OR WEATHER (F-1, F-2, N)
 - 25M AND SMALLER: 40mm

7. STRUCTURAL STEEL

7.1. MATERIALS

- HSS MEMBERS - CONFORM TO THE REQUIREMENTS OF G40.21 350W CLASS C
 - NOTE THAT ASTM A500 IS NOT AN ACCEPTABLE ALTERNATE FOR HSS MEMBERS WITHOUT REVIEW AND RESIZING (INCREASED SECTION SIZE OR WALL THICKNESS) BY THE APPROVED DESIGN PROFESSIONAL.
- HSS PRODUCED TO ASTM A1085 IS AN ACCEPTABLE ALTERNATE TO CSA G40.21 350W CLASS C.
- BOLTS, NUTS AND WASHERS - ASTM F3125, GRADE A325

- WELDS - CONFORM WITH CSA W59-03
- ANCHOR RODS - CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300W UNLESS NOTED OTHERWISE.
- ALL OTHER G40.21 GRADE 300W
- NOMINAL GRADE PAINT PROTECTION: IN ACCORDANCE WITH CISC/CPMA 1-73a - A QUICK-DRYING ONE COAT PAINT FOR USE ON STRUCTURAL STEEL.

7.2. EXECUTION

- 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.
- CENTRE BEARING PLATES UNDER BEAMS, OR AS NOTED.
- BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB.
- NO STRUCTURAL STEEL SHALL BE WELDED WITHOUT THE PERMISSION OF THE APPROVED DESIGN PROFESSIONAL.
- 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.
- CONNECT BEAMS FOR THE FACTORED REACTIONS INDICATED ON THE DRAWINGS. IF BEAM REACTIONS ARE NOT INDICATED, THE CONNECTIONS 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.
- STEEL SUPPLIER TO DESIGN AND 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.
- STEEL SUPPLIER TO DESIGN CONNECTIONS 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.
- ALL STRUCTURAL STEEL LOCATED OUTSIDE OF THE BUILDING ENVELOPE OR EXPOSED TO HIGH HUMIDITY OR MOISTURE SHALL BE FULLY GALVANIZED IN ACCORDANCE WITH CSA G164.
 - WHERE GALVANIZING IS DAMAGED, THE COATING SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780/A780M.
 - 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

- CONFORM TO THE REQUIREMENTS OF CSA-S136.
- STEEL SHALL MEET THE REQUIREMENTS OF CAN/CSA-S136 WITH A MINIMUM YIELD STRENGTH OF 228 MPa FOR MATERIAL 1.2mm THICK AND THINNER AND 345 MPa FOR MATERIAL 1.4mm AND THICKER.
- USE METALLIC COATINGS CONFORMING TO ASTM-A653/A653M AND THE FOLLOWING:
 - MINIMUM COATING WEIGHT OF 2100 G/M² IN ACCORDANCE WITH ASTM-A653/A653M FOR EXTERIOR BUILDING ENVELOPE FRAMING.
 - MINIMUM Z775 GALVANIZED COATING FOR STEEL STUD/BRICK VENEER ASSEMBLIES.
- BOLTS, NUTS AND WASHERS - ASTM A307 OR ASTM F3125, HOT-DIP GALVANIZED WHERE EXPOSED TO CORROSION POTENTIAL.
- SHEET METAL SCREWS AND CONCRETE ANCHORS - MINIMUM 0.008mm COATING OF ZINC.
- USE ZINC RICH PAINT CONFORMING TO CAN/CSA-1321 FOR TOUCHING UP WELDS AND DAMAGED METALLIC COATINGS.
- MINIMUM PLATE DESIGN THICKNESSES, EXCLUSIVE OF COATING:
 - MEMBER DEPTH 152mm OR LESS - 0.87mm
 - MEMBER DEPTH 203mm - 1.148mm
 - MEMBER DEPTH 254mm - 1.438mm
 - MEMBER DEPTH 305mm OR MORE - 1.818mm
- BRIDGING CHANNELS - 1.087mm FOR STUDS, 1.367mm FOR JOISTS
- CLIP ANGLES - 1.287mm FOR STUDS, 1.287mm FOR JOISTS
- TRUCK, CLIP ANGLES AND THE LIKE ARE TO BE AT LEAST THE SAME THICKNESS AS THE STUD OR JOIST.

8.2. DESIGN AND EXECUTION

- 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.
- DESIGN WIND-BEARING EXTERIOR STUDS TO RESIST THE SPECIFIED WIND LOAD BUT NOT LESS THAN 1.0 kPa. DESIGN EXTERIOR STUDS TO RESIST THE BEARING OF EXTERIOR STUDS TO RESIST THE SPECIFIED WIND LOAD BUT NOT LESS THAN 1.0 kPa. DESIGN EXTERIOR STUDS SUCH THAT THE DEFLECTION UNDER SLS WIND LOAD DOES NOT EXCEED 1/860 OF THE SPAN OF THE STUD.
- 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.
- PROVIDE HORIZONTAL BRIDGING SPACED AT NOT MORE THAN 1200mm FOR STUDS.
- PERFORM FIELD REVIEW FOR THE ABOVE, AND SUBMIT FIELD REVIEW REPORTS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, FOR REVIEW BY THE CONSULTANT.
- SUBMIT SHOP AND ERECTION DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR REVIEW BY THE CONSULTANT.
- AT THE REQUEST OF THE CONSULTANT, SUBMIT CALCULATIONS BEARING THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
- NO STEEL SHALL BE CUT WITHOUT THE PERMISSION OF THE APPROVED DESIGN PROFESSIONAL.
- PROVIDED CUT-OUTS AND WEBS COMMON TO JOINTS WHERE REQUIRED FOR MECHANICAL AND ELECTRICAL. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SERVICES.
- PROVIDE FRAMING AROUND ALL OPENINGS GREATER THAN 100mm. SEE ARCHITECTURAL, MECHANICAL AND ELETRICAL DRAWINGS FOR OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. 060000 WOOD

9.1. MATERIALS

- SAWN LUMBER
 - CONFORM TO THE REQUIREMENTS OF CSA-O141
 - SPECIES - SPRUCE-PINE-FIR
 - GRADE - No.1No.2
 - ALL WOOD EXPOSED TO WEATHER AND EARTH TO BE PRESSURE TREATED IN ACCORDANCE WITH CSA O80.
- PLYWOOD SHEATHING
 - CONFORM TO THE REQUIREMENTS OF CSA O121 AND CSA O151
 - FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE.
- WOOD JOISTS
 - JOISTS MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS AND BE IN CONFORMANCE WITH CSA O86 AND O325
 - LAMINATED LUMBER (LVL)
 - MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O86
 - BENDING MEMBERS PROPERTIES - *E* = 2.0x10⁶ psi, *Fb* = 4,805 psi
 - LAMINATED STRAND LUMBER (LSL)
 - MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O86
 - BENDING MEMBERS PROPERTIES - *E* = 1.3x10⁶ psi, *Fb* = 3,140 psi OR *E* = 1.55x10⁶ psi, *Fb* = 4,295 psi
 - COMPRESSION MEMBERS PROPERTIES - *E* = 1.3x10⁶ psi, *Fb* = 3,140 psi, *Fcl* = 2,235 psi

9.2. CONNECTIONS

- 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.
- 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: 2.87mm (FOR 57mm/2-1/4" LONG NAILS); 3.26mm (64mm/2-1/2" LONG); 3.66mm (3-1/4" LONG); 4.88mm (20mm/1" LONG).
- 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.(2) IN THE APPENDIX OF NBC 2020.
- WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.6.1. REFER TO CSA O86 FOR DIAMETER AND MINIMUM YIELD STRENGTH INFORMATION.
- ALL NAILS AND SCREWS USED IN AN EXTERIOR APPLICATION OR USED WITH PRESERVATIVE TREATED WOOD SHALL BE APPROPRIATELY COATED WITH A PROTECTIVE COATING COMPATIBLE WITH THE WOOD PRESERVATIVE TREATMENT.
- BOLTS, NUTS AND WASHERS: ASTM A307 OR SAE J429 GRADE 2.
- LAG SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.2.1.
- ALL LAG BOLTS, THRU-BOLT AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED
- 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, CLIPPED HEAD NAILS ARE NOT ACCEPTABLE. NAILS ARE TO BE DRIVEN FLUSH; DO NOT OVERDRIVE NAILS.
- HOLD DOWNS SHALL BE INSTALLED IN DOUBLE STUDS AT THE END OF THE SHEARWALL TO BE NOTED OTHERWISE. SHOULD THE HOLD DOWN BE LOCATED INWARD FROM THE WALL END DUE TO FIELD CONDITIONS, THE SHEATHING SHALL BE INSTALLED TO THE DOUBLE STUDS CARRYING THE HOLD DOWN WITH EDGE NAIL SPACING.

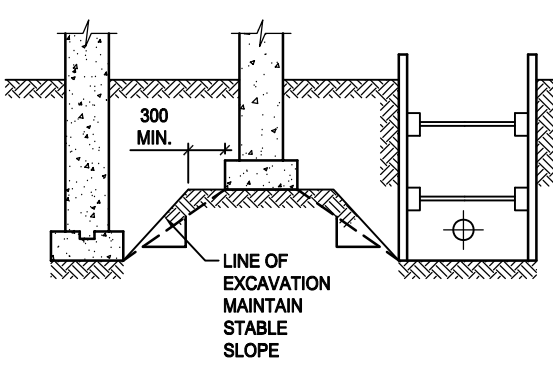
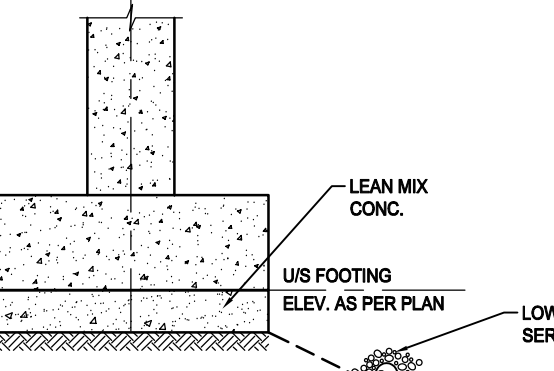
9.2. EXECUTION

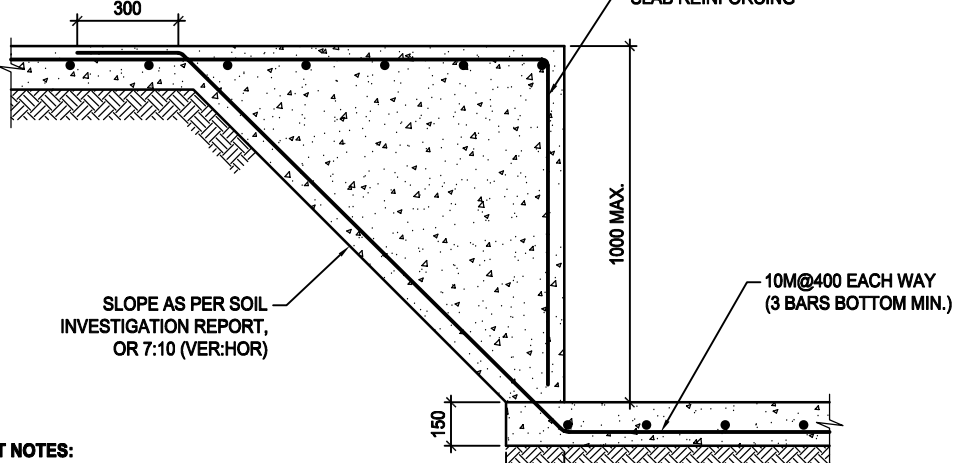
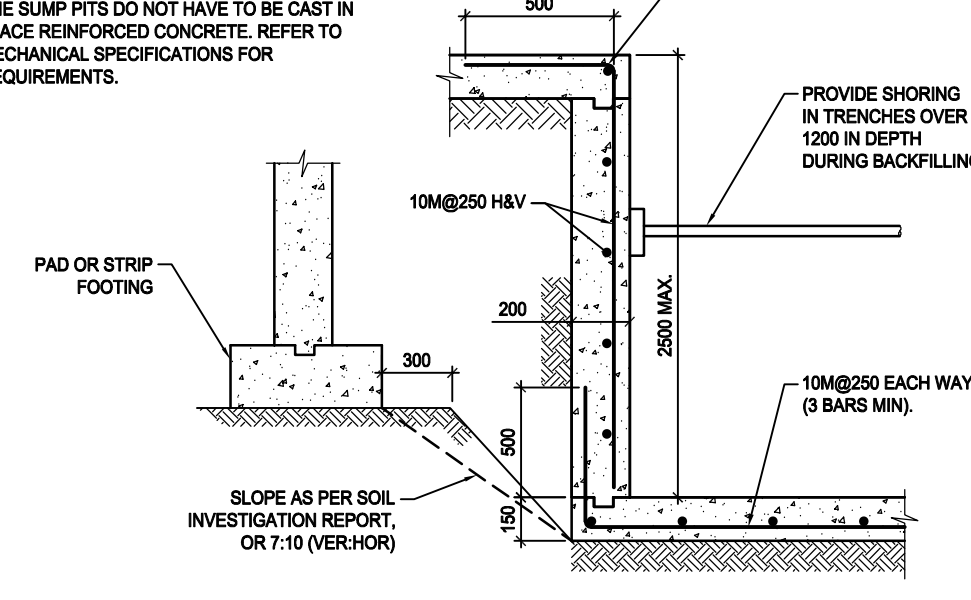
- PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE.
- PROTECT INSTALLED DECKING AND SHEATHING FROM EXCESSIVE MOISTURE UNTIL FINAL WATERPROOFING IS COMPLETE. ENSURE THAT ALL WATER TO BE REMOVED FINISHES MEET MANUFACTURERS REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT FOR THE FINISH SPECIFIED.
- DIMENSION LUMBER WITH SMALLER NOMINAL DIMENSION OF 2 INCHES (2-BY -) PRESERVATIVE TREATED FOR EXTERIOR APPLICATIONS. LUMBER IS NOT TO BE INCISED. IF INCISED LUMBER IS TO BE USED, CONFIRM MEMBER SIZES WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL JOISTS, LINTELS AND BUILT-UP BEAMS COMPRISED OF 2-BY - " SAWN LUMBER MUST BEAR FULLY 38mm MINIMUM ON THE SUPPORT SURFACE. IF HANGERS ARE USED, THEY MUST ADEQUATELY SUPPORT THE FULL SHEAR CAPACITY OF THE MEMBER, UNLESS NOTED OTHERWISE.
- PROVIDE APPROPRIATE FACE OR TOP MOUNT CONNECTORS AT ALL JOIST TO JOIST, JOIST TO BEAM, AND BEAM TO POST CONNECTIONS UNLESS NOTED OTHERWISE.
- NAIL ALL OTHER FRAMING IN ACCORDANCE WITH OBC CLAUSE 9.23.3 AND OBC TABLE 9.23.3.4.
- THE NUMBER OF NAILS SPECIFIED IN TABLE 9.23.3.4 SHALL BE INCREASED BY 50% WHEN THE DIAMETER OF THE SUPPLIED NAILS DO NOT CONFORM TO THE DIAMETERS INDICATED ABOVE.

10. FOUNDATIONS

- FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING AN ULTIMATE BEARING VALUE OF 120 kPa AND ALLOWABLE BEARING VALUE OF 75 kPa.
- FOUND FOOTINGS EXPOSED TO FREEZING BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR, BUT A MINIMUM OF 1200 mm BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER.
- THE LINE OF EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10. AT STEPS CONSTRUCT LOWER FOOTINGS PRIOR TO CONSTRUCTING HIGHER FOOTINGS.
- PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF SAFELY SUSTAINING 24 kPa WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOUNDATIONS.
- IF 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.
- DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF THE WALL IS COMPLETED AND HAS ATTAINED 70% OF ITS SPECIFIED STRENGTH.
- CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 500 mm DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.

ABBREVIATIONS		TD0001	
Ⓐ	= AT	DS	= DRAG STRUT
ABOLT	= 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
BL	= BOTTOM LOWER LAYER	ELEV	= ELEVATOR
BUL	= BOTTOM UPPER LAYER	E-W	= EAST-WEST
BUDG	= BUILDING	EG	= EQUAL
BM	= BEAM	EXIST	= EXISTING
BPL, B SPL	= BASE OR BEARING PLATE	EXPTJ	= EXPANSION JOINT
BSMT	= BASEMENT	EXT	= EXTERIOR
CLC, CLC	= CENTRE TO CENTRE	FF	= FAR
CLW	= COMPLETE WITH	FDN	= FOUNDATION
C	= EPOXY COATED	FIN	= FINISHED
CL, PL, AI	= FACTORED COMPRESSION OR AXIAL FORCE, kN	FL	= FLOOR
CANT	= CANTILEVER	FTG	= FOOTING
CFW	= COLD-FORMED STUD WALL	FC	= FOUNDATION WALL
CA	= COLUMN ABOVE	GA	= GAUGE
CB	= COLUMN BELOW	GALV	= GALVANIZED
COL	= COMPRESSION DEVELOPMENT LENGTH, mm	GEN	= GENERAL
COL	= COLUMN	GL	= GLULAM
CONF	= CONFIRM IN FIELD	H, HOR	= HORIZONTAL
CONJ	= CONSTRUCTION JOINT	HOT	= HOT DIP GALVANIZED
CLS	= COMPRESSION LAP SPICE, mm	HEE	= HORIZONTAL EACH FACE
CLT	= CROSS LAMINATED TIMBER	HEE, HF	= HOOKED EACH END
CLTW	= CROSS LAMINATED TIMBER WALL	HFC	= HORIZONTAL HOR FORCE, kN
COL	= COLUMN	HSC	= HORIZONTALLY SLOTTED CONNECTION
COMP	= COMPRESSION	IF	= INSIDE FACE
CONC	= CONCRETE	INT	= INTERIOR
CONSTR	= CONSTRUCTION	J	= JOINT
CONT	= CONTINUOUS	KN	= KILOWEIGHTON
DET	= DETAIL	kN	= KILOGRAM
DEV	= DEVELOPMENT	kN/m	= KILOWEIGHTON METRES
DIAG	= DIAGONAL	kN/m, m	= kN PER SQUARE METRE
DIA Ø	= BARK DIAMETER	kN/m	= kN PER METRE
DM	= DIMENSION	kPa	= KILOPASCAL
DJ	= DOUBLE JOIST		
DL	= DEAD LOAD		
DLH	= DEVELOPMENT LENGTH FOR STANDARD HOOKS, mm		
DO	= DITTO		

FOOTING ADJACENT TO EXCAVATION		TD3101
 RELATION TO ADJACENT FOOTINGS AND EXCAVATIONS ADJUST FOOTING ELEVATIONS SHOWN ON DRAWINGS IF NECESSARY TO MAINTAIN THE MAX. 7 TO 10 SLOPE BETWEEN FOOTINGS AND ADJACENT EXCAVATIONS FOR DRAINING OR OTHER ITEMS		
 RELATION TO SERVICES LEAN MIX CONC. US FOOTING ELEV. AS PER PLAN LOWER SERVICE PIPE		
NOTES: - WHERE MED. SERVICES UNDERNEAD PAD FOOTINGS, EXTEND EXCAVATION BELOW SLOPE OF REPOSE AND RAISE GRADE WITH EITHER LEAN MIX, ENGINEERED FILL OR APPLICATION OF OVERLAP 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 SHOT 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.		
 SUMP PIT NOTES: - REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUMP PIT LOCATIONS. - WHERE SUMP PITS UNDERMINE SHOT 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		TD0002	
LL	= LIVE LOAD	SIM	= SIMILAR
LG	= LONG	SIP	= STRUCTURALLY INSULATED PANEL
LLV	= LONG LEG VERTICAL	SL	= SNOW LOAD
LLH	= LONG LEG HORIZONTAL	SOG	= SLAB ON GRADE
LW	= LIGHT-WOOD WALL	SPECS	= SPECIFICATIONS
MAC, P	= MOMENT CONNECTION	SQ	= SQUARE
MECH	= MECHANICAL	STD	= STANDARD
MEW	= MIDDLE EACH WAY	STRUCT	= STRUCTURAL
MEZZ	= MEZZANINE	SW	= SHEAR WALL OR STUD WALL
MID	= MIDDLE	TD	= TOP
MISC	= MISCELLANEOUS	TD	= TYPICAL DETAIL
ML	= MIDDLE LAYER	TDL	= TENSION DEVELOPMENT LENGTH, mm
mm	= MILLIMETRE	T/O, TOS	= TOP OF SLAB
MOM	= MOMENT	TEN	= TENSION
MT	= METRIC, METRIC	TEW	= TOP EACH WAY
MW	= MEGAPASCAL	TMT	= FACTORED TORSIONAL MOMENT, kNm
MI	= MASONRY WALL	TI	= FACTORED TENSION FORCE, kN
MF	= FACTORED MOMENT	TJ	= THE JOIST
Mx, My	= FACTORED MOMENT ABOUT X-AXIS OR Y-AXIS, kNm	TL	= TOP LOWER LAYER
MT	= MASONRY FOUNDATION WALL	TLU	= TOP UPPER LAYER
MW	= MASONRY RETAINING WALL	TEMP	= TEMPERATURE
N	= NETWORKS	TLS	= TENSION LAP SPlice, mm
NF	= NEAR FACE	TYP	= TYPICAL
NIC	= NOT IN CONTRACT	UL	= UPPER LAYER
NLT	= NAIL LAMINATED TIMBER	UN, UNO	= UNLESS NOTED OTHERWISE
N/S	= NORTH-SOUTH	US	= UNDERSIDE
NTS	= NOT TO SCALE	V	= VERTICAL
OF	= OUTSIDE FACE	VER, V EF	= VERTICAL EACH FACE
OWSJ	= OPEN WEB STEEL JOISTS	VBR	= VERTICAL BRACE/RACING
OPEN	= OPENING	VSC	= VERTICALLY SLOTTED CONNECTION
PL	= PLATE	WPL	= WALL PLATE
PC	= PRECAST	WW	= WOOD WALL
PROJ	= PROJECTION	WWF	= WELDED WIRE FABRIC
R	= REACTION	WWW	= WELDED WIRE MESH
RAD	= RADIUS	W, w	= WITH
REF	= REFERENCE	Wd, wd	= UNIFORMLY DISTRIBUTED LOADS
RENF	= REINFORCE, REINFORCEMENT		
REQD	= REQUIRED		
REV	= REVISION, REVISED		
RI	= FACTORED REACTION FORCE, kN		
RW, RW	= REINFORCED WITH		
RW	= RETAINING WALL		
SECT	= SECTION		
SDF	= STEP DOWN FOOTING		



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 END USER, OF HAVING REVIEWED THE DESIGN.
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE SPECIFIC CONDITIONS, VERY AMBIGUOUS OR INCOMPLETE 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 ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE END USER, HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY REQUIREMENTS 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, FOLLOWING JURISDICTIONAL REQUIREMENTS.
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL. IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

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NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

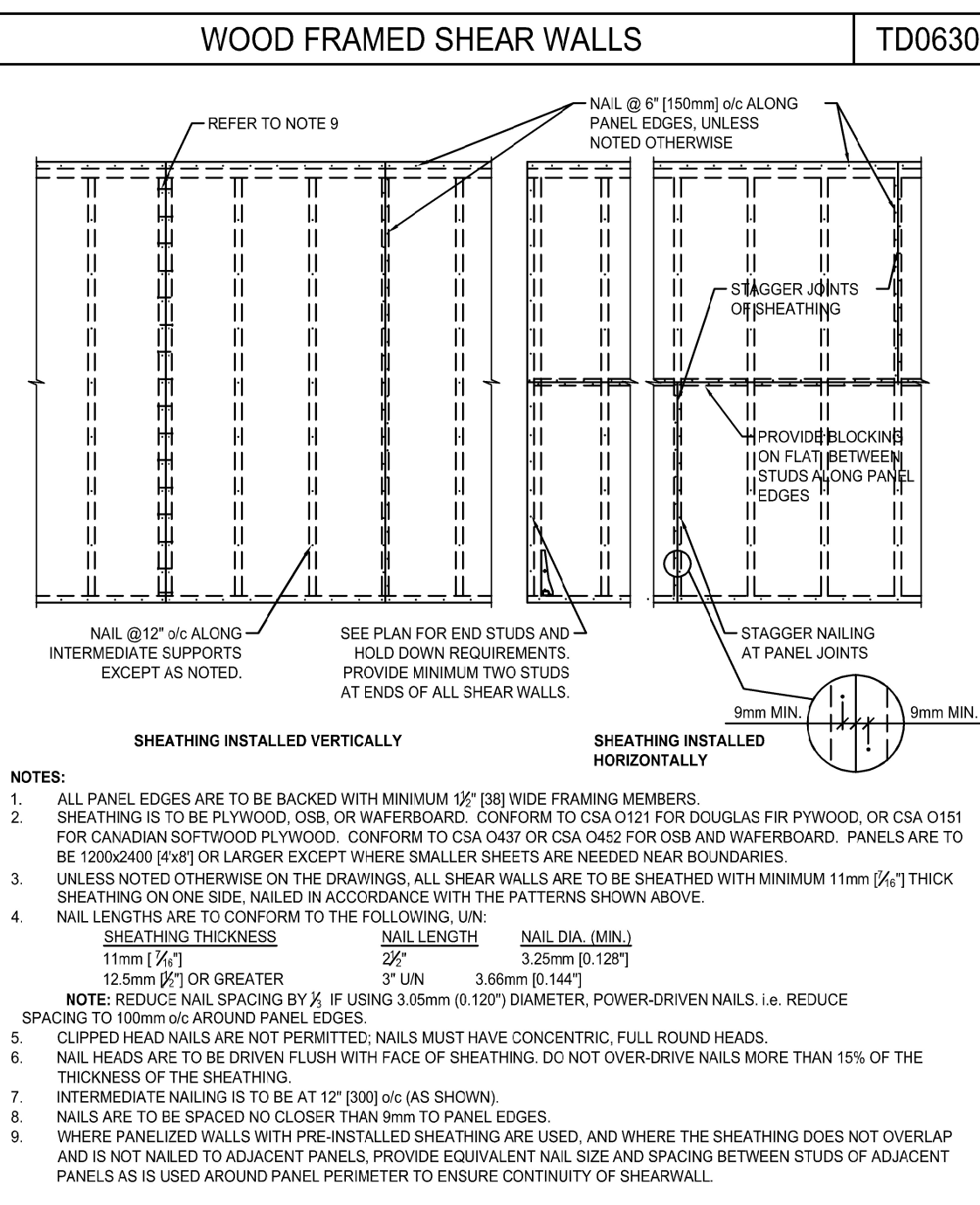
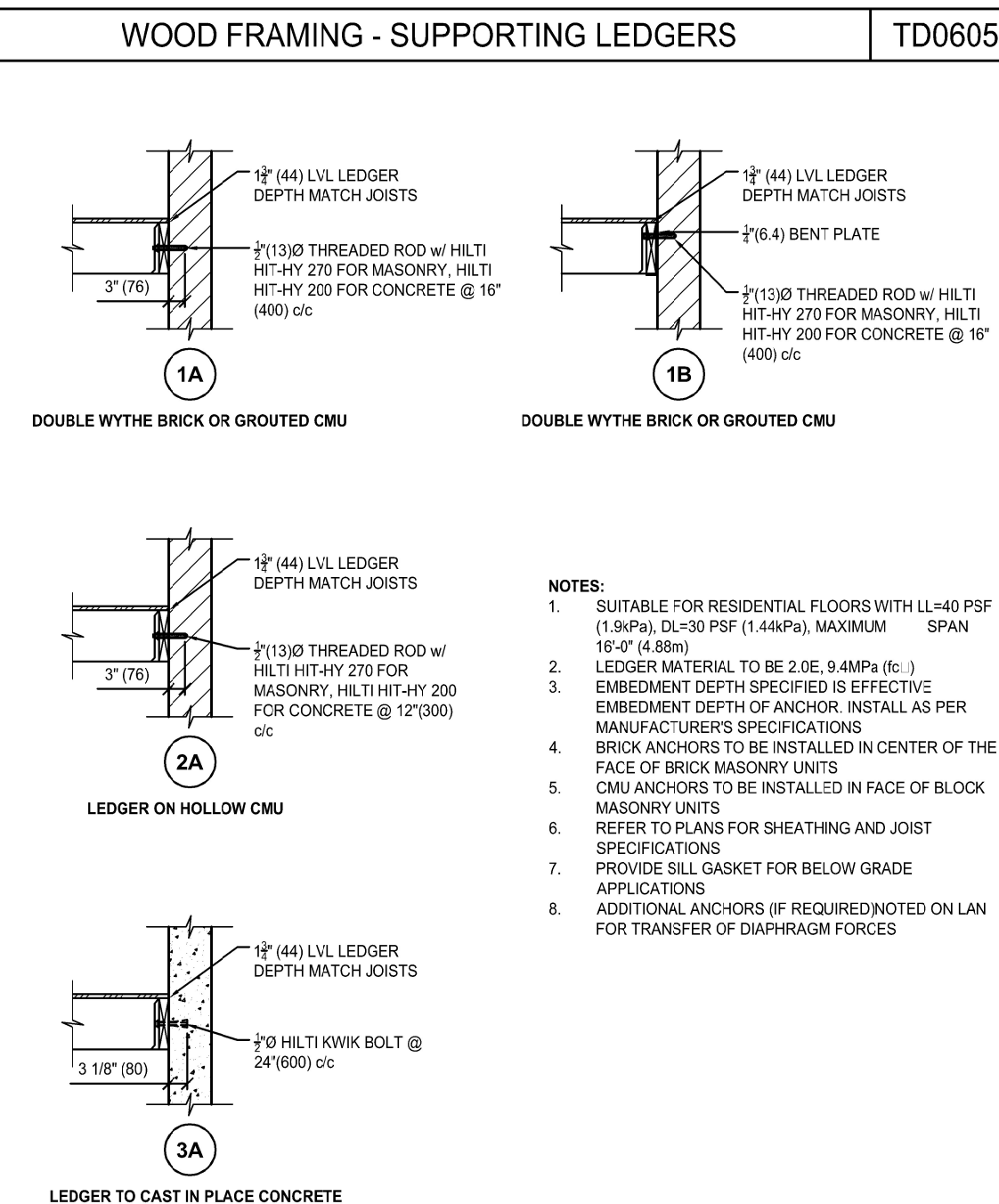
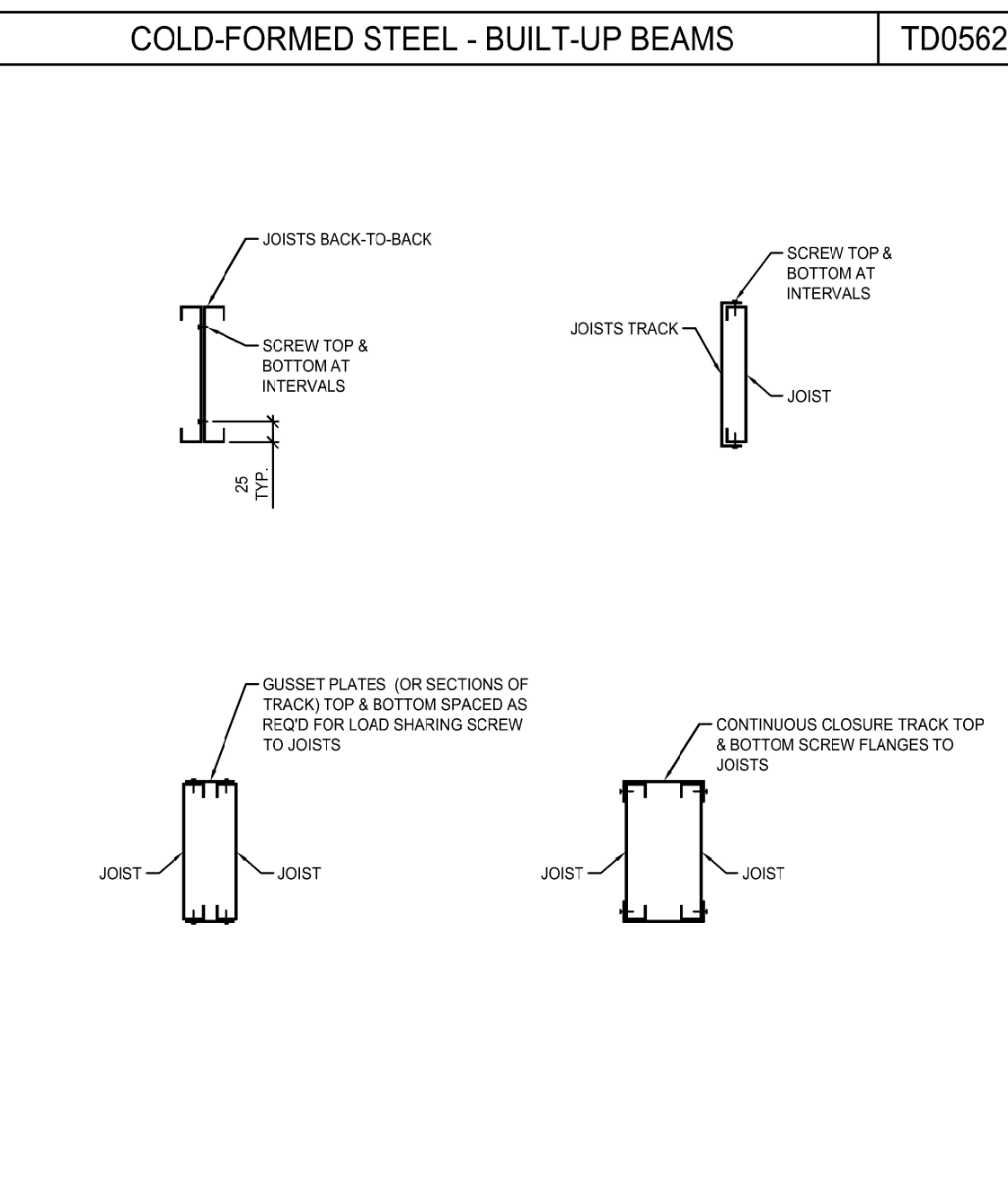
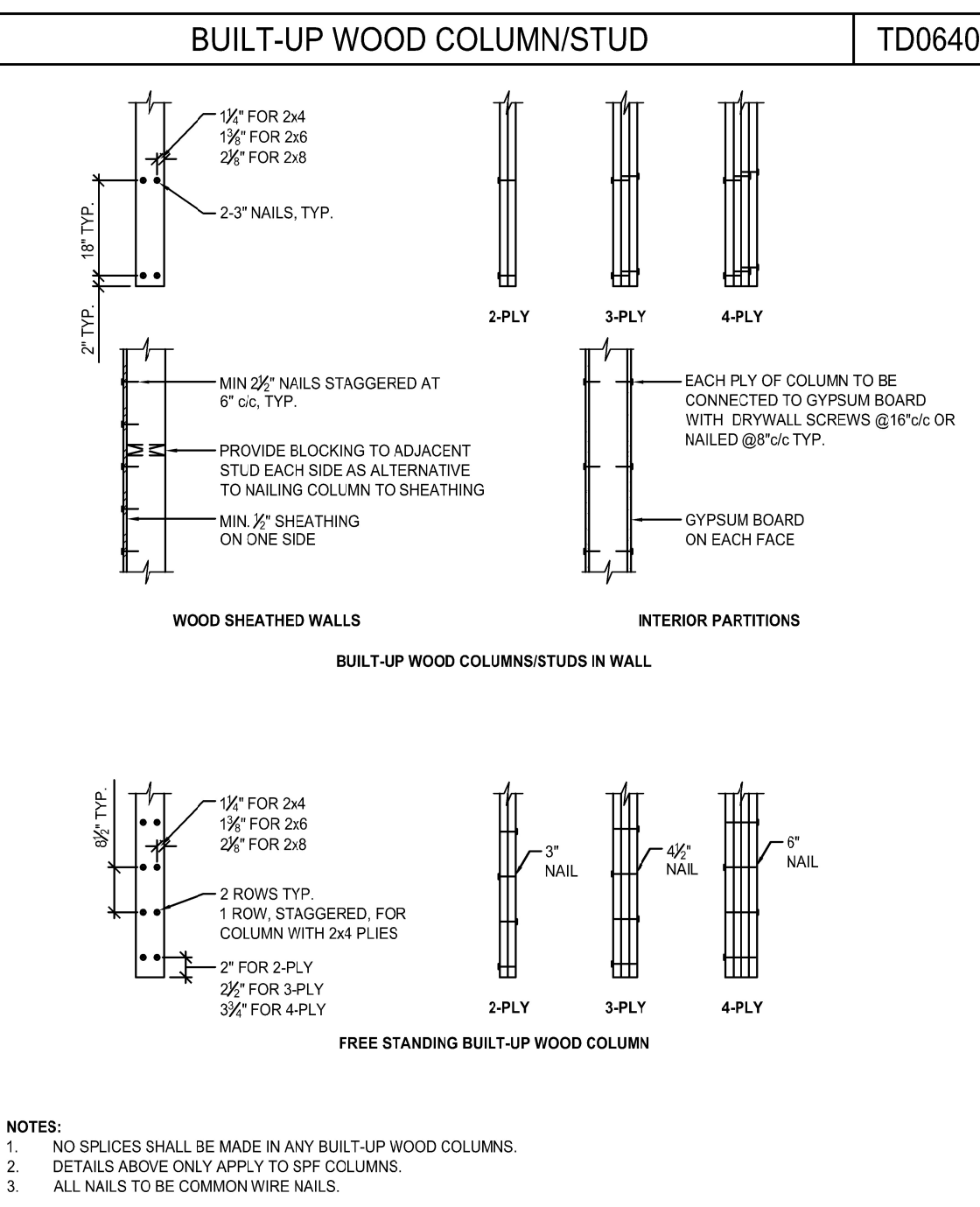
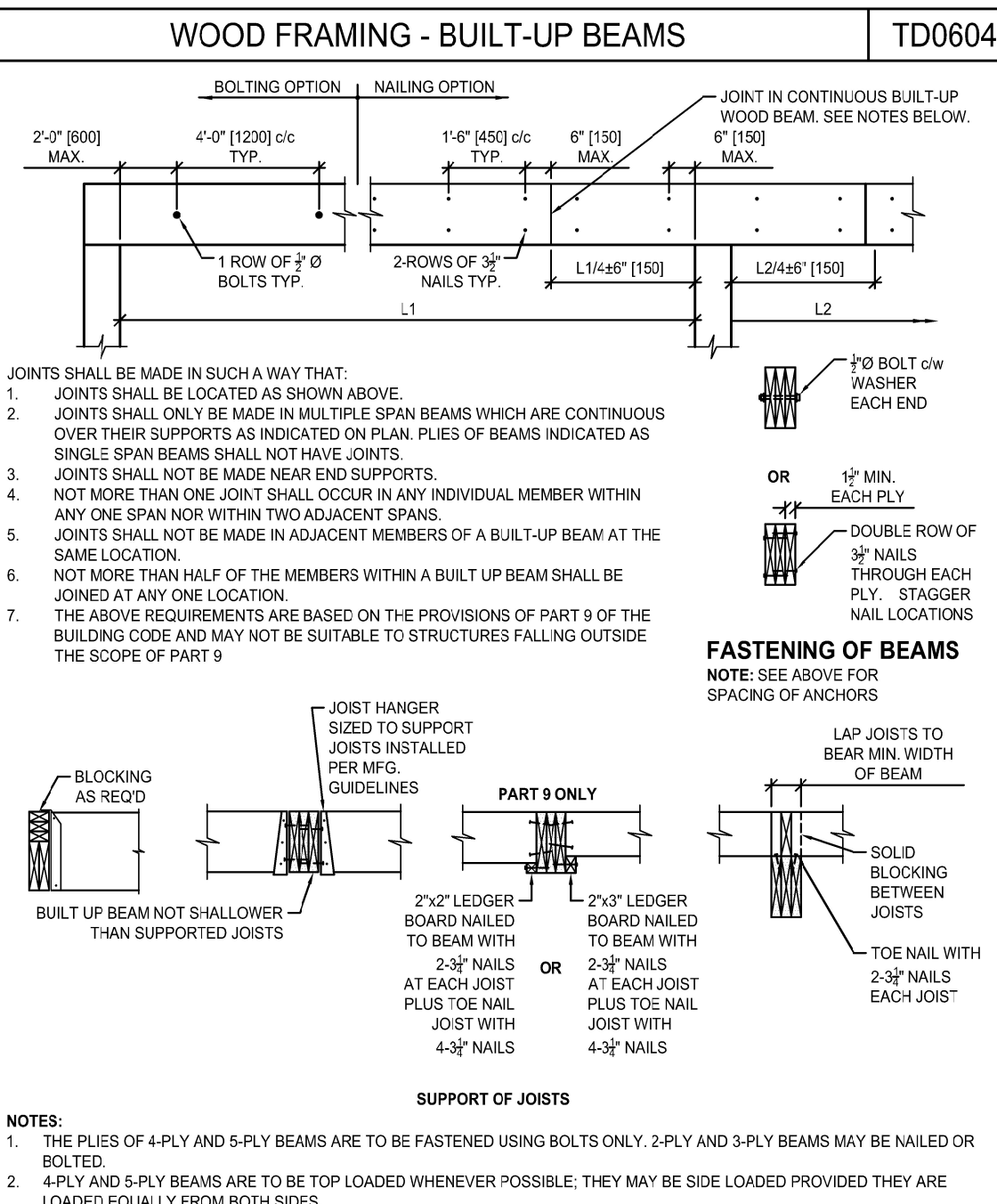
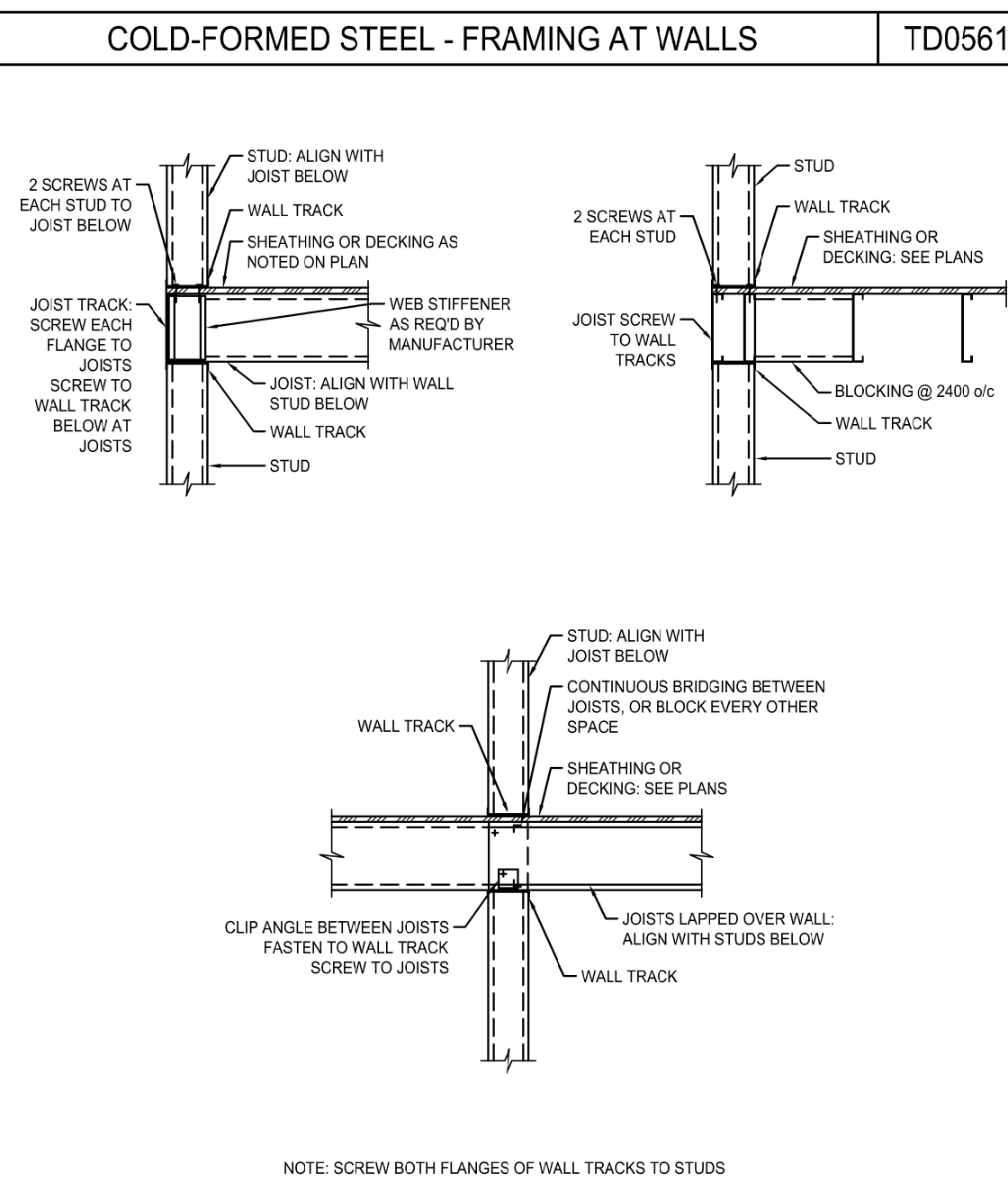
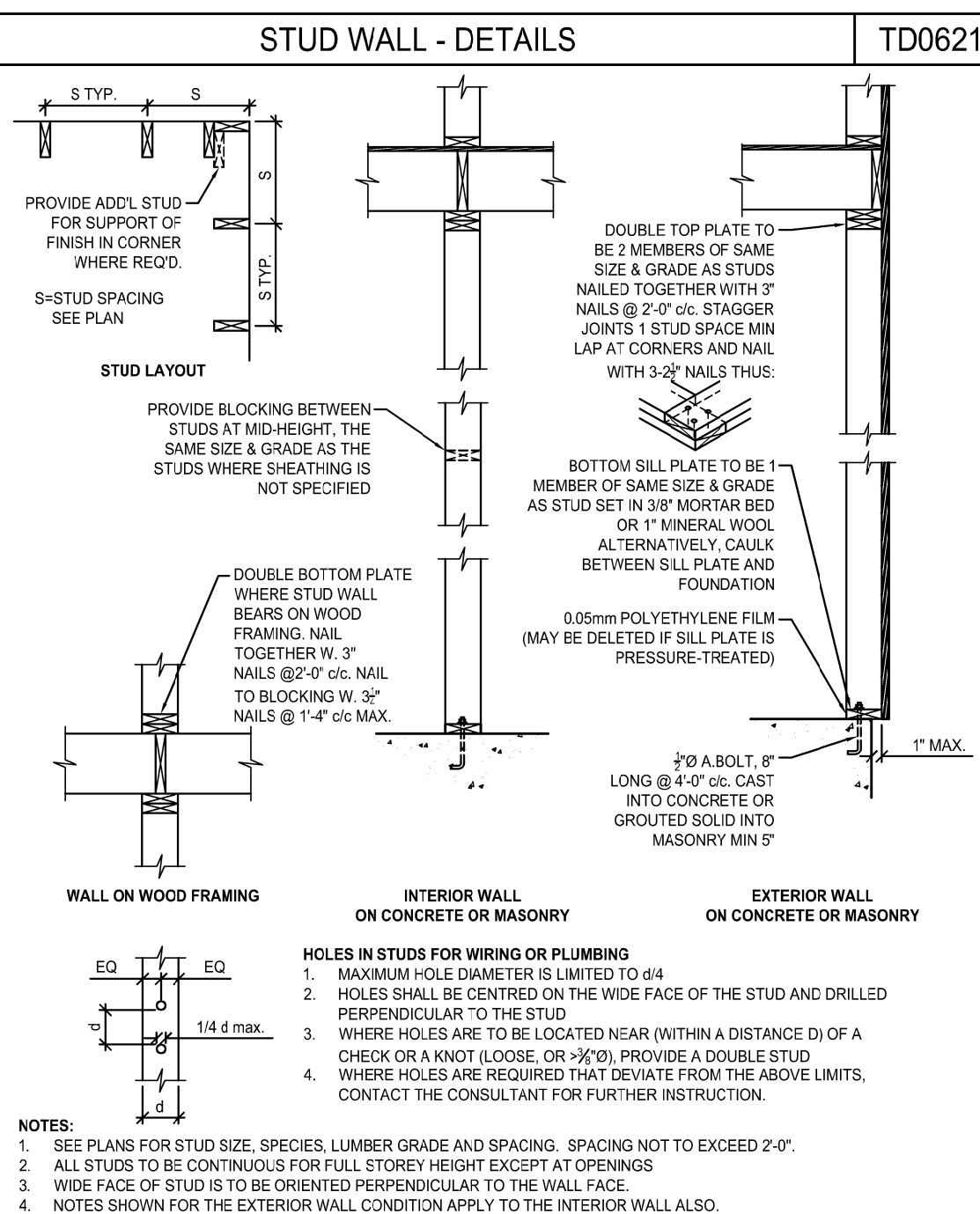
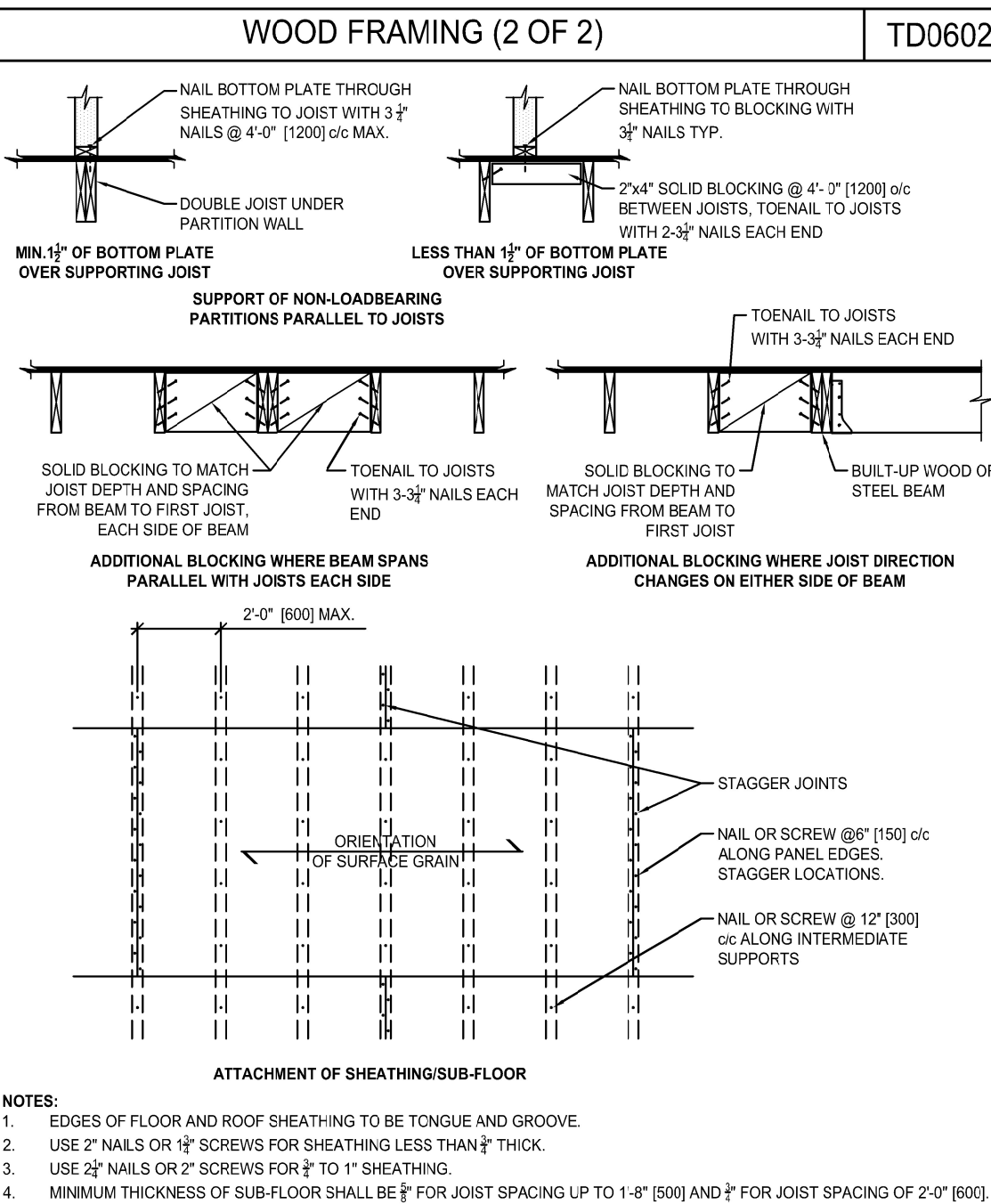
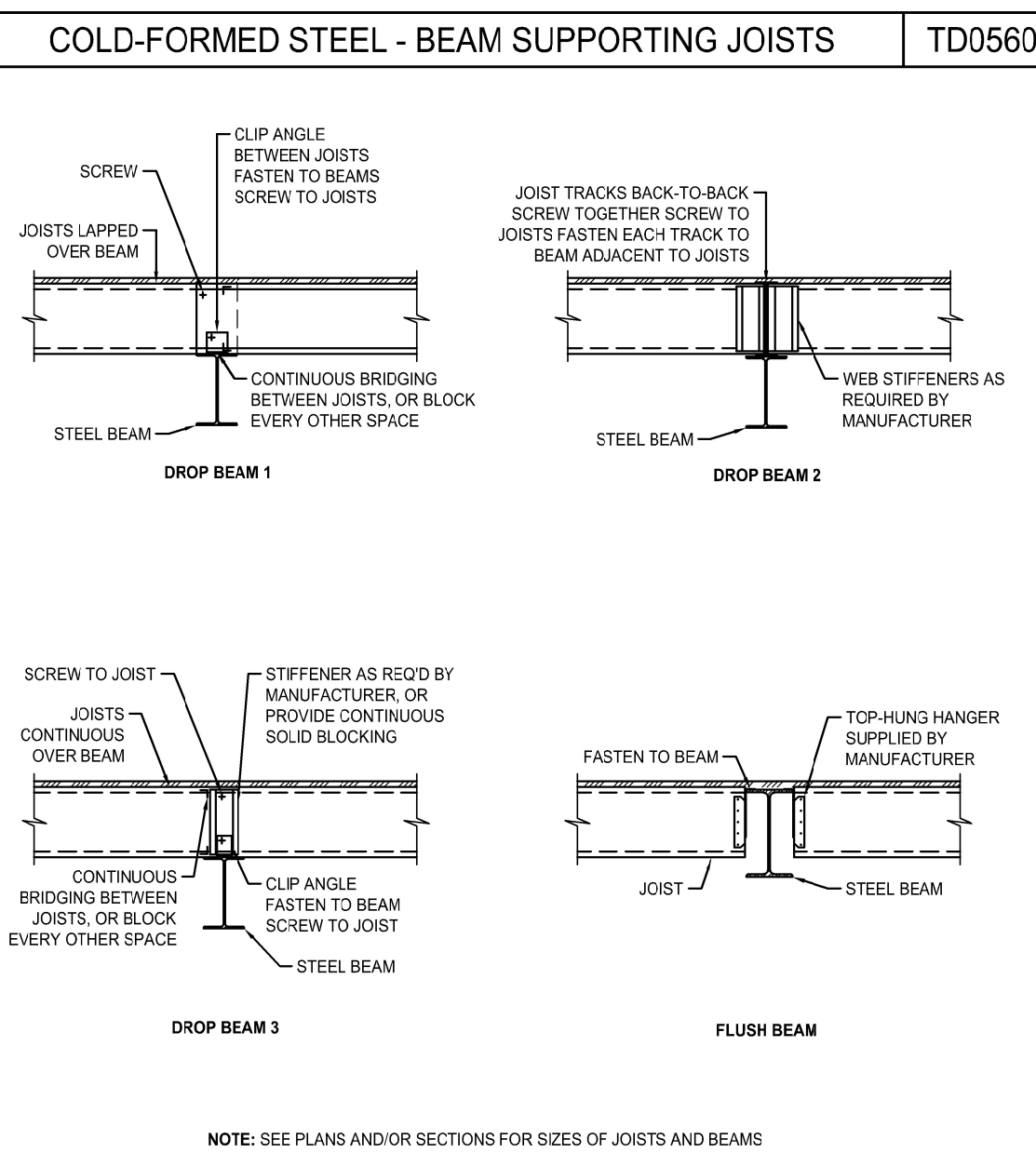
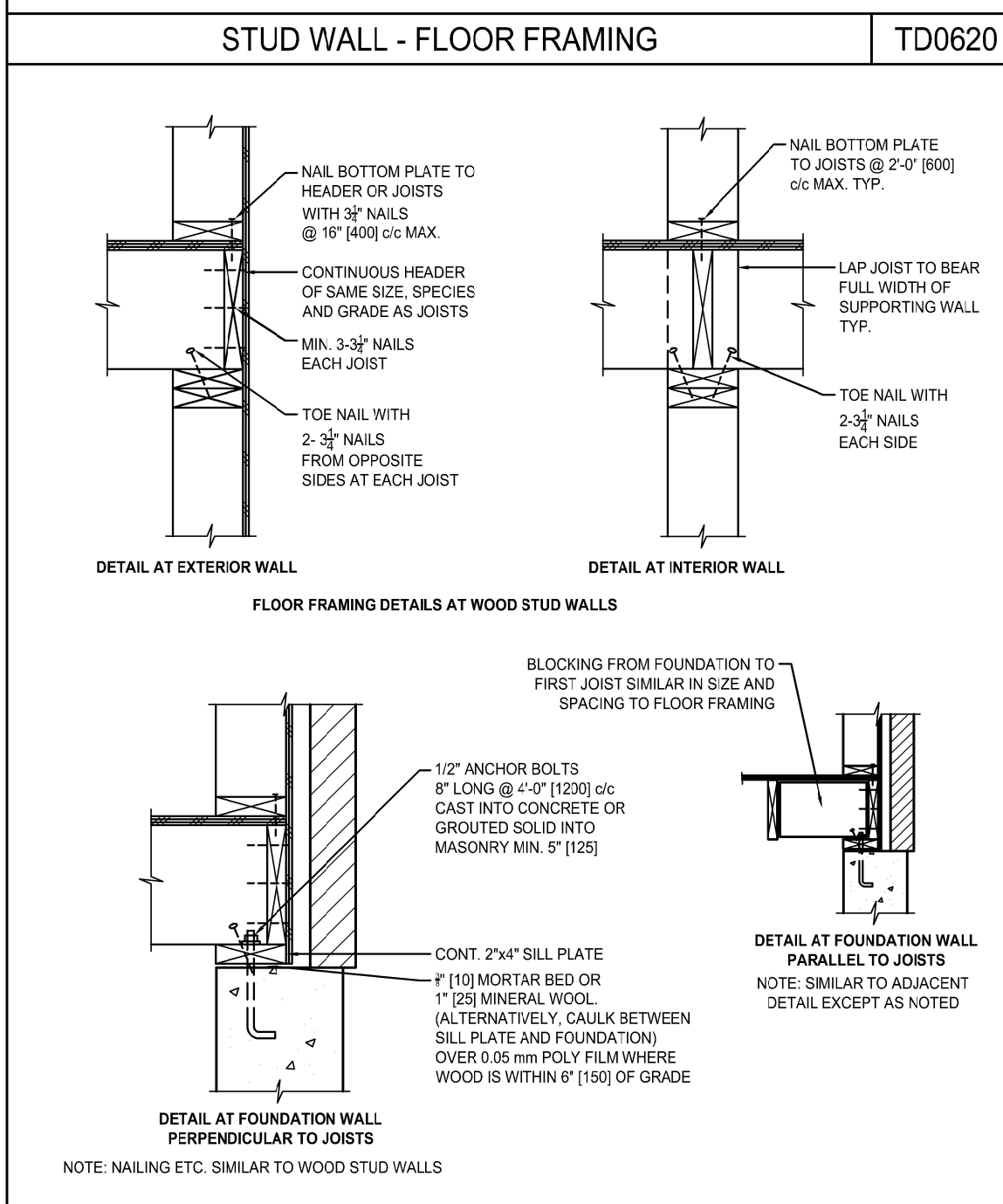
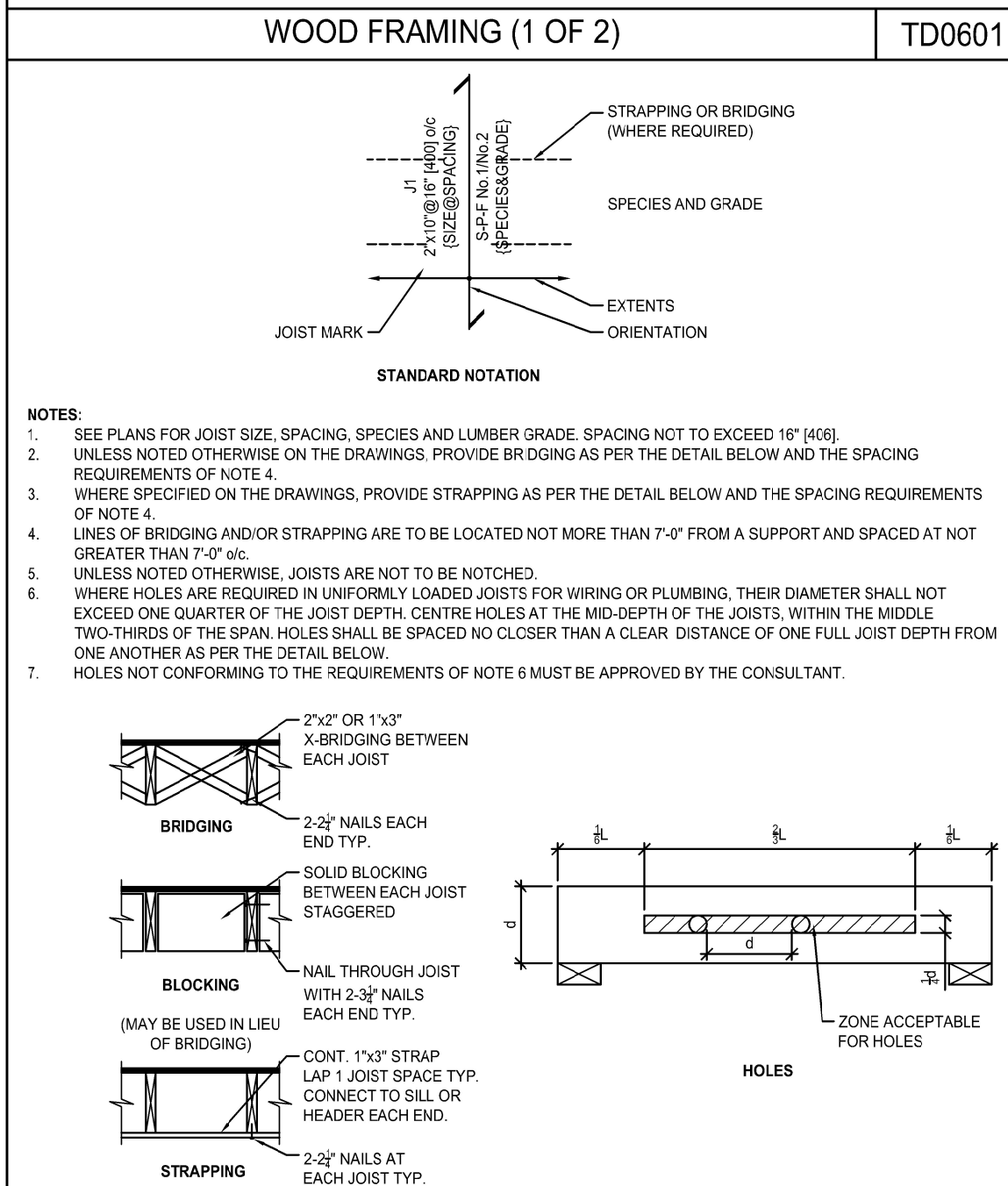
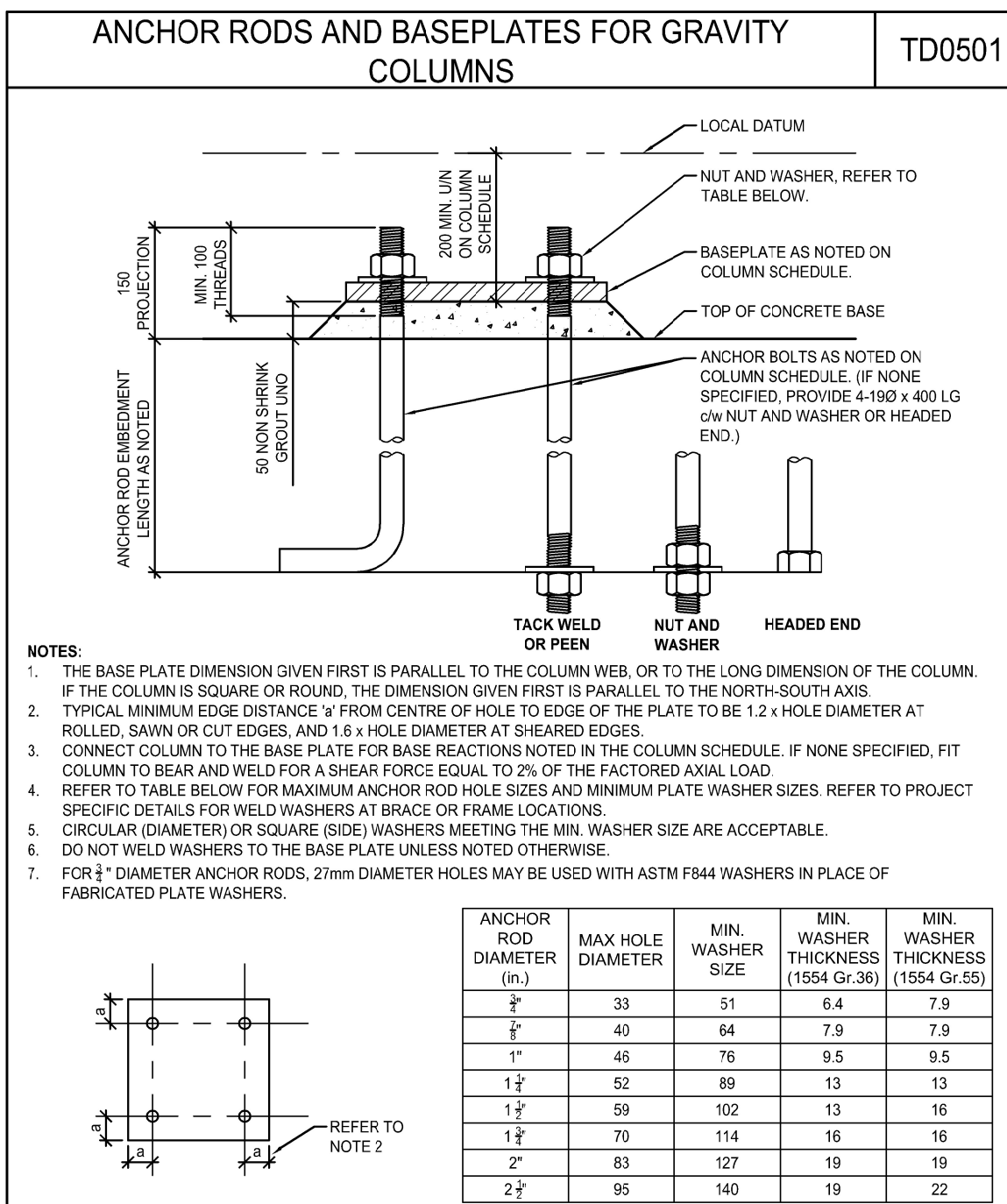
GENERAL NOTES AND TYPICAL DETAILS

PROJECT NO:

SCALE: N.T.S.

SHEET NO:

S-002



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.

- 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 AUGUST WITH SITE SPECIFIC AND VARYING APPLICABLE REQUIREMENTS AND/OR DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER RELEVANT 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 FOR THE PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (A/HJ).
- 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 WIDE

SHEET TITLE:

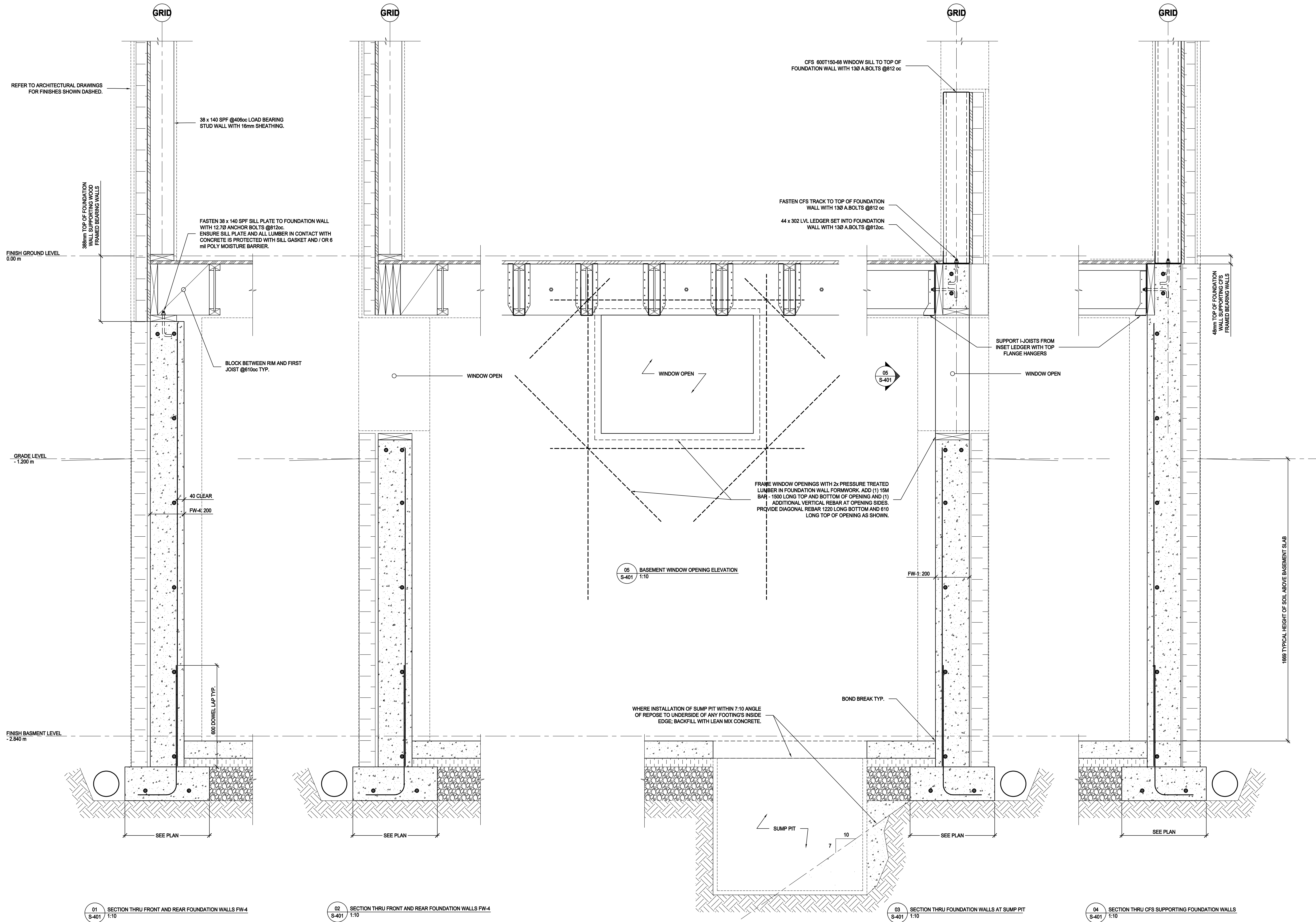
FOUNDATION DETAILS

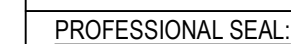
PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-401





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 ENGINEERS 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 TO REFLECT ALL CHANGES TO THE 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 UPDATE. THIS INCLUDES APPEALING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJ). THE QUALIFIED DESIGNER WILL BE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE ENGINEER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE QUALIFIED 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.

NO.	DATE	DESCRIPTION
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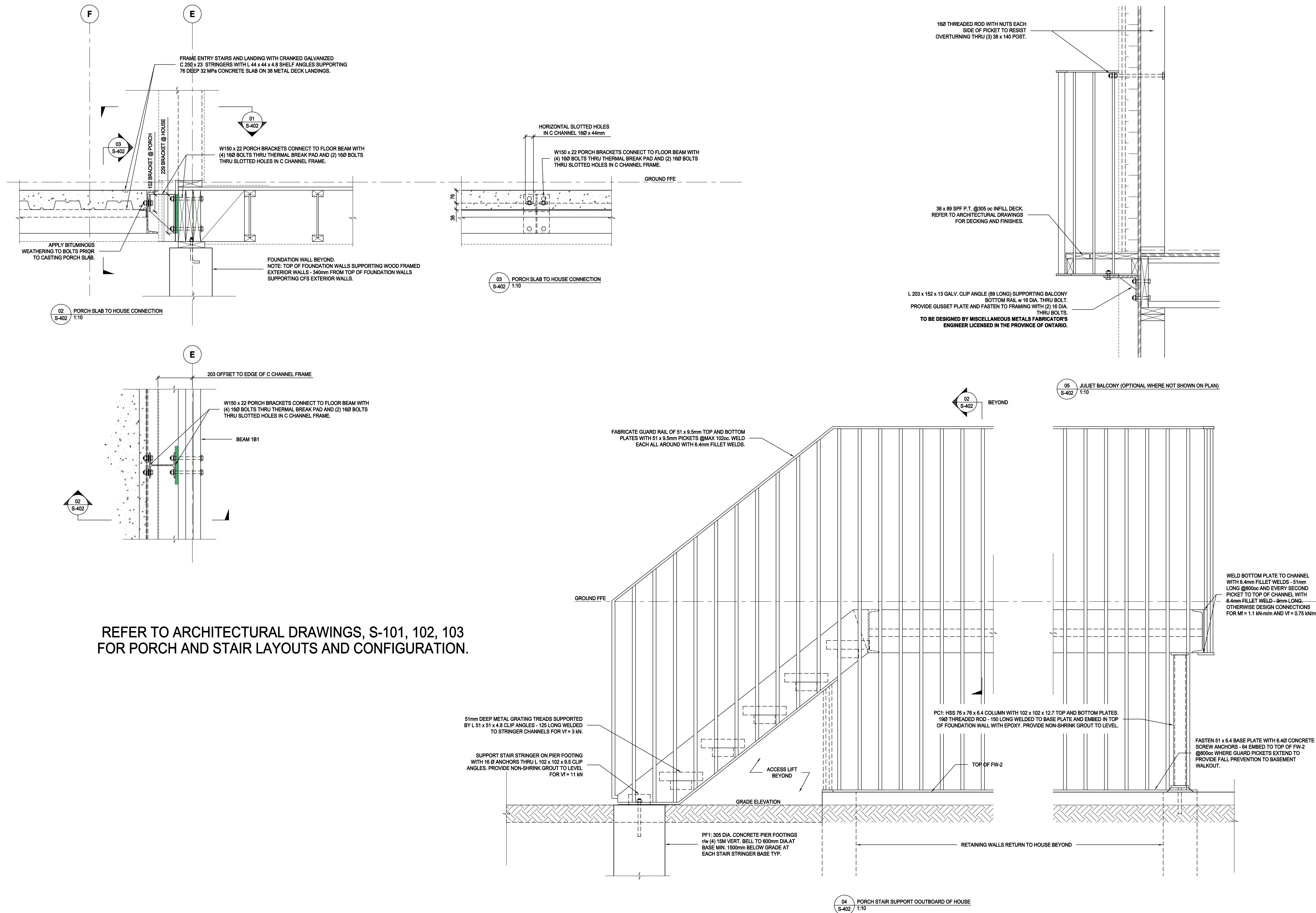
City of Toronto - Multiplex

FOURPLEX WIDE

ENTRY PORCH AND EGRESS STAIR SUPPORT DETAILS

SCALE: 1 : 10

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 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 ASSOCIATIONS AND THE AUTHORITIES HAVING JURISDICTION (AHS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE ISSUER 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 WIDE

SHEET TITLE:

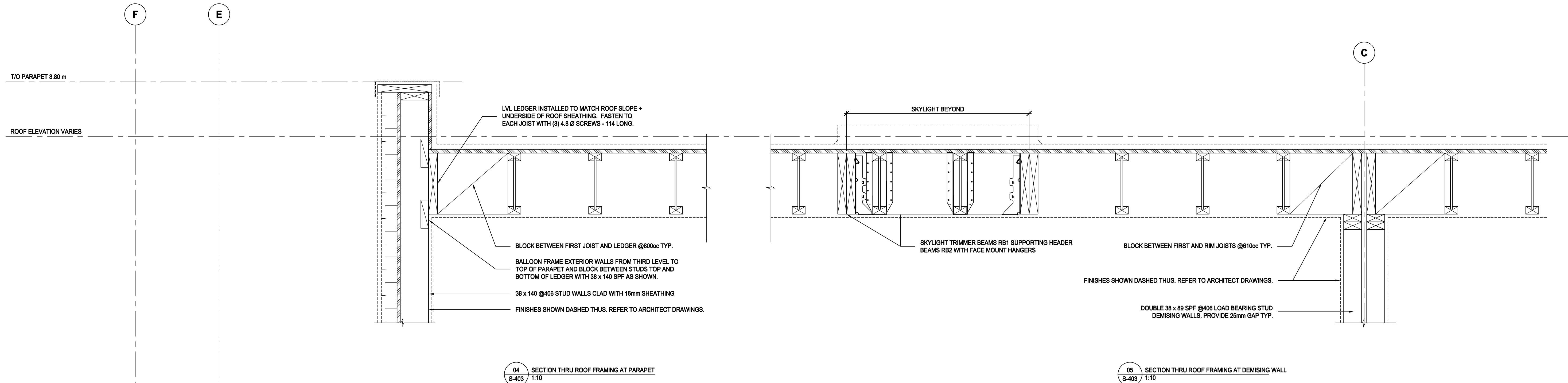
WOOD FRAMING DETAILS

PROJECT NO: 250580

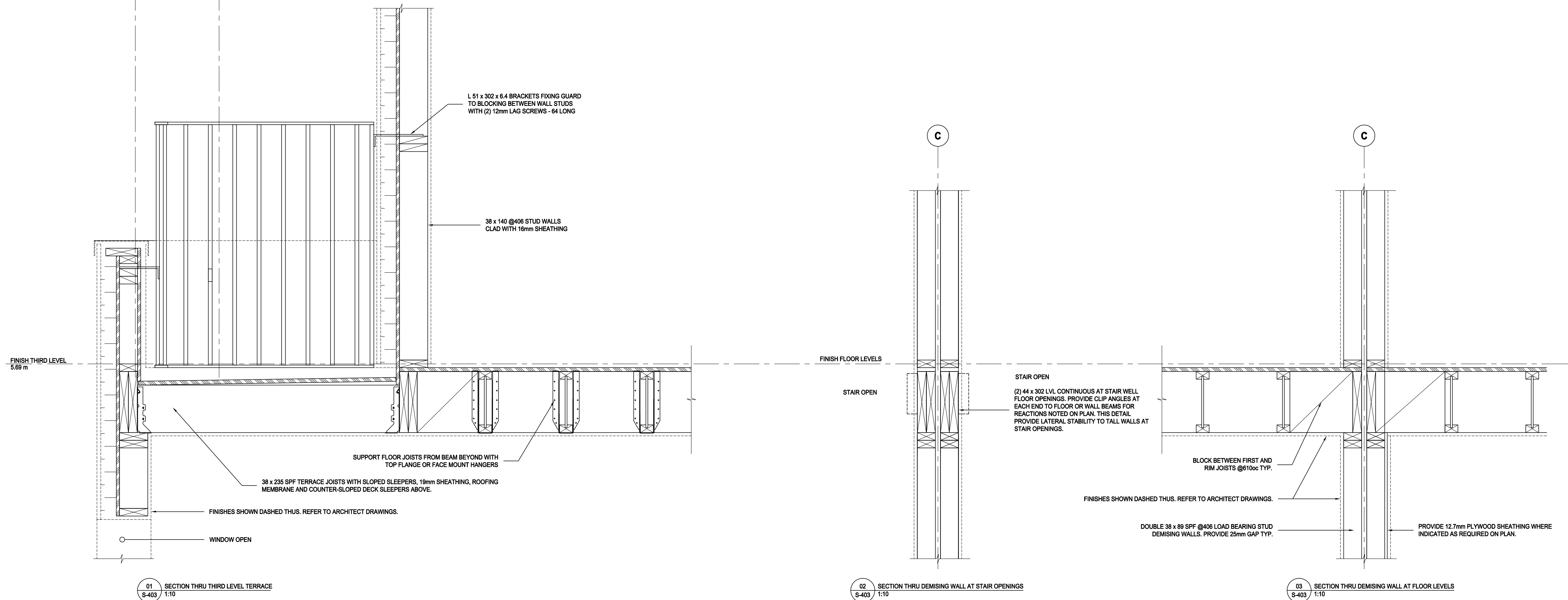
SCALE: 1 : 10

SHEET NO:

S-403



REFER TO ARCHITECTURAL DRAWINGS, S-103, 104 FOR
TERRACE LAYOUTS AND FRAMING CONFIGURATION.

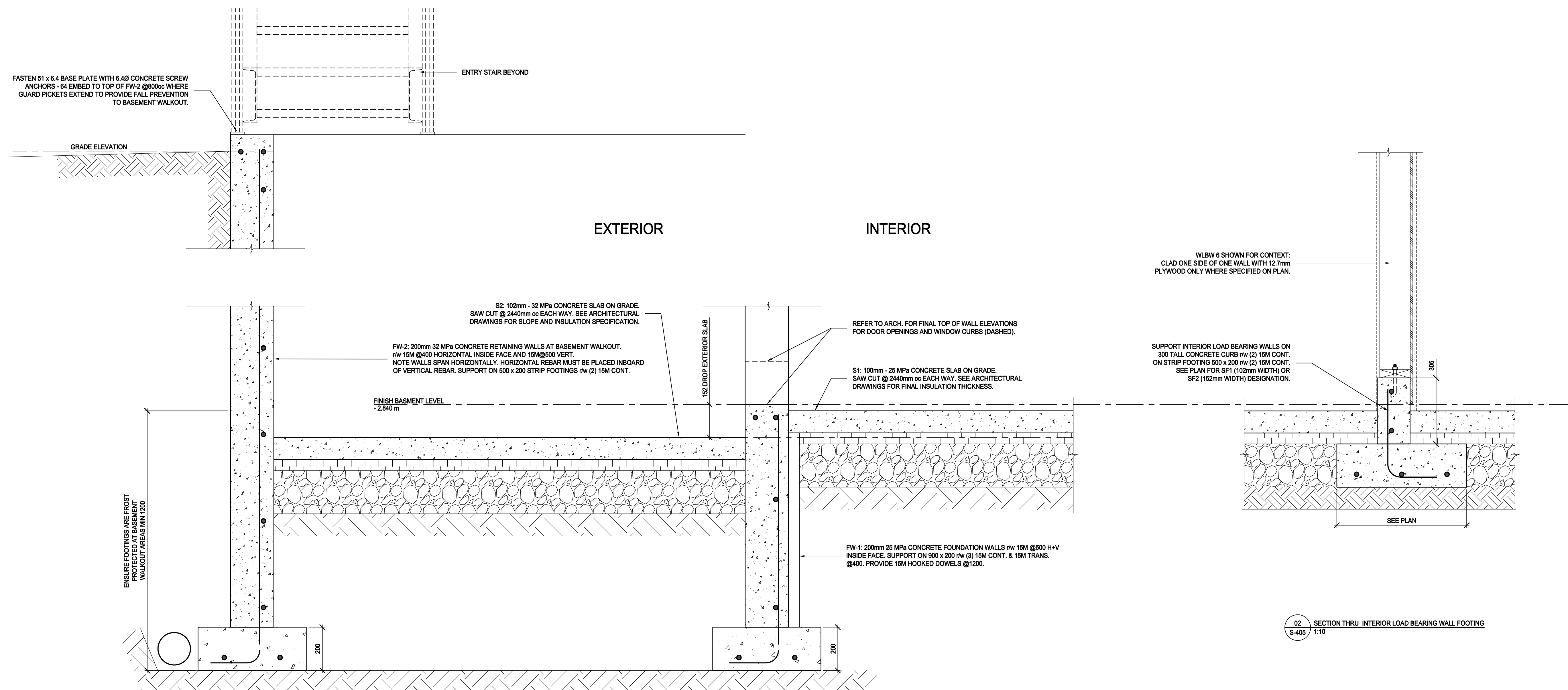


NO.	DATE	DESCRIPTION
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S-404

03 TYPICAL FLOOR FRAMING SECTION AT EXTERIOR CFS WALL
S-404 1:10

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

02 SECTION THRU INTERIOR LOAD BEARING WALL FOOTING
S-405 1:10

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

FOUNDATION DETAILS

PROJECT NO:

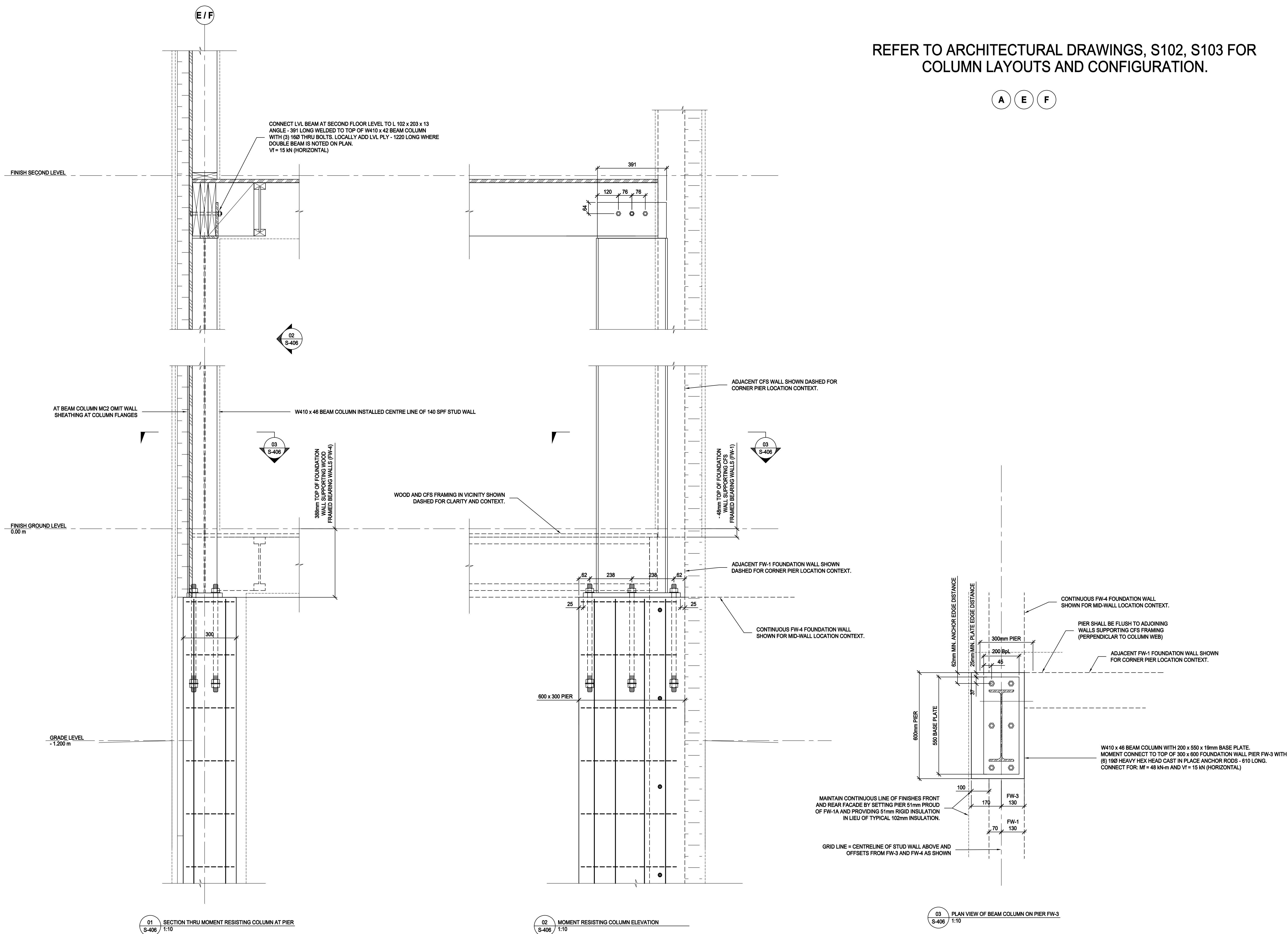
SCALE: 1 : 10

SHEET NO:

S-405

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

A E F

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

LATERAL STABILIZING COLUMN DETAILS

PROJECT NO:

SCALE: 1 : 10

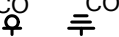
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S-406

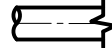
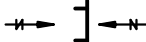
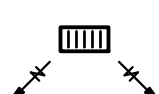
CITY OF TORONTO MULTIPLEX FOURPLEX WIDE MECHANICAL DRAWINGS - ALL ELECTRIC

MECHANICAL DRAWING LIST	
DRAWING NO.	DRAWING NAME
M000	MECHANICAL COVER SHEET & SYMBOLS
M001	MECHANICAL OUTLINE SPECIFICATIONS
M002	MECHANICAL DETAILS - ALL ELECTRIC
M100	FOURPLEX WIDE PLUMBING (BELOW GRADE & BASEMENT) - ALL ELECTRIC
M101	FOURPLEX WIDE PLUMBING (MAIN FLOOR TO THIRD FLOOR) - ALL ELECTRIC
M102	FOURPLEX WIDE 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)
	FD ROUND FLOOR DRAIN
	HD 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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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 - AS 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 ADEQUACY OF THE DESIGN, AND ADDRESS ANY 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 ARCHITECT'S OR ENGINEER'S 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 ARCHITECT OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. THE OWNER OR END USER IS RESPONSIBLE FOR THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. QIP SHALL COMPLETE, REEVALUATE 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



PROFESSIONAL SEAL

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 (AHJ).
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VARYING ASSESSMENT REQUIREMENTS, AND/OR SPECIAL 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 ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION AND THE USER OF THE DESIGN SHALL BE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTIONS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE DESIGN.
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. THE END USER MUST REVIEW THE QUALITY AND RELIABILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. COP SHALL COMPLETE EEDS AND CONFIRM COMPLIANCE WITH SELECTED SP-12 PACKAGE.

[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:

MECHANICAL OUTLINE SPECIFICATIONS

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 9.32.3.3.
 - 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.
4. 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 SIZING 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. QUALIFIED DESIGN PROFESSIONAL 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 130MM2 SHALL BE COORDINATED WITH THE QUALIFIED DESIGN PROFESSIONAL AND NOTED ON ARCHITECTURAL DRAWINGS AS PER OBC 9.10.14.6.

SITE SERVICES

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. 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.

PLUMBING AND DRAINAGE

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-G13.7.5. 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).

2. DRAINAGE:

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 B182.1. 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.
 - D. PRESSURE BALANCING TYPE MIXING VALVES SHALL BE PROVIDED FOR ALL SHOWERS.
7. DRAIN WATER HEAT RECOVERY COIL SHALL BE PROVIDED FOR EACH MULTI-STORY UNIT.
8. PLUMBING FIXTURES SHALL BE LOW FLOW AND OF FIRST QUALITY.
9. SANITARY DRAINS WILL BE COLLECTED AND CONNECTED TO THE MUNICIPAL SANITARY NETWORK. 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:

1. 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)
2. THE CAPACITY OF THE SYSTEM SHALL BE SIZED AND SELECTED TO MEET THE FULL HEATING AND COOLING LOAD REQUIREMENTS OF THE RESIDENTIAL UNIT.
3. UNIT TO BE COMPLETE WITH MINIMUM MERV 8 FILTRATION.
4. THE OUTDOOR CONDENSING UNIT IS TO BE LOCATED WITHIN CLOSE PROXIMITY TO THE INDOOR UNIT AND CONNECTED WITH REFRIGERANT PIPING.
5. REFER TO SEPARATE SPECIFICATION AND DETAILS SHEET FOR PARTICULAR OPTION OF SYSTEM.
2. VENTILATION AND EXHAUST SYSTEMS:
- A. VENTILATION AIR WILL BE PROVIDED BY AN ELECTRIC 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 AID IN DRYER EXHAUST. LINT TRAPS 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 PENETRATING CEILING MEMBRANES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL CONFORM TO REQUIREMENTS MENTIONED PER CBC 9.10.5.1. (3).
4. REFRIGERIGATION:
- 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/ARMFLEX 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. ASBESTOS-FREE, ELASTOMERIC MATERIALS AND INTUMESCENT MATERIALS. TESTED, LISTED AND LABELLED BY ULC IN ACCORDANCE WITH CANULC S115, AND CANULC S101 FOR INSTALLATION IN ULC DESIGNED 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, DAMMING 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. INSTALLER TO BE MANUFACTURER TRAINED AND CERTIFIED ON SPECIFIC PRODUCT.
- I. INCLUDE FOR MANUFACTURERS' AUTHORIZED REPRESENTATIVE TO INSPECT AND VERIFY EACH INSTALLATION AND APPLICATION.
- J. ACCEPTABLE CERTIFICATION TO ALSO INCLUDE CERTIFICATION BY UNDERWRITERS LABORATORIES OF NORTHBROOK IL, USING TESTS CONFORMING TO ULC-S115 AND GIVEN CUL LISTING PUBLISHED BY UL IN THEIR "PRODUCTS CERTIFIED FOR CANADA (CUL) DIRECTORY".

ENERGY RECOVERY VENTILATOR (ERV)

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 (SB-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.

ELECTRIC DOMESTIC HOT WATER TANK

1. CSA CERTIFIED ELECTRIC DOMESTIC HOT WATER TANK AND HEATER WITH MINIMUM EF RATING OF 0.8, AND COMPLETE WITH:
 - A. 1035 KPA (150 PSI) 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 (SB-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 TUB/SHOWER ENCLOSURE WHEN GFCI PROTECTED.

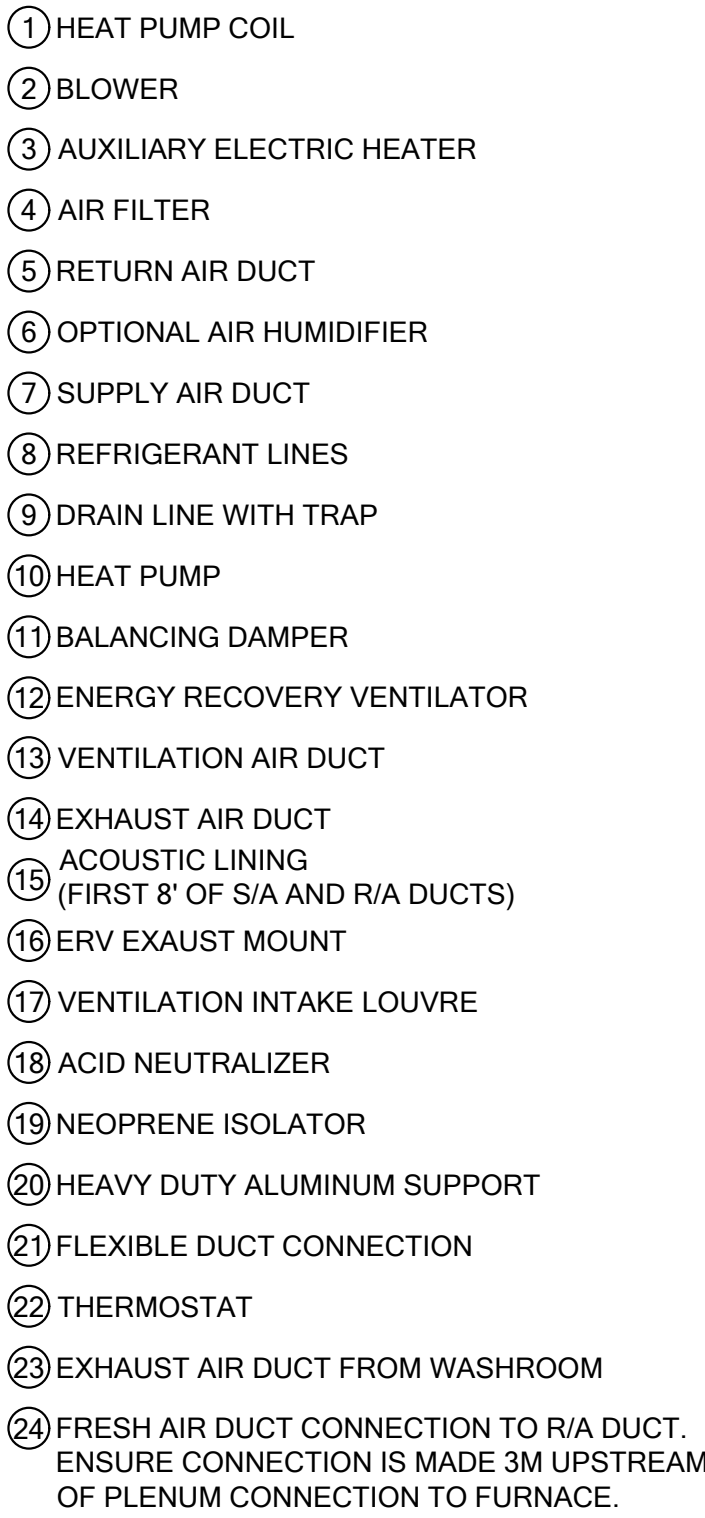
DRYER EXHAUST

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.

KITCHEN RANGE HOOD

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).

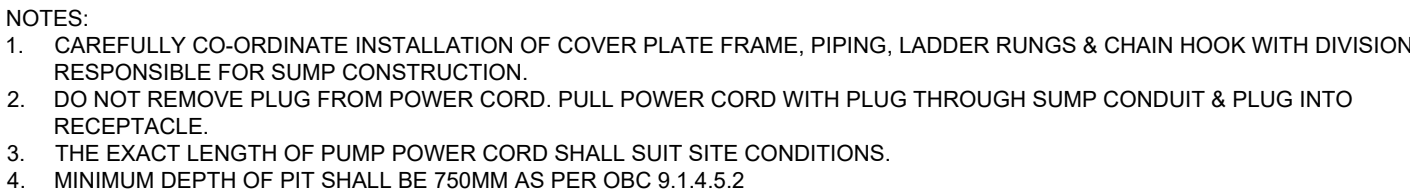
M001



SCALE: NTS



SCALE: NTS



SCALE: NTS

B. SYSTEM CENTRAL CONTROLLER SHALL BE CAPABLE OF MONITORING AND CONTROL OF THE INDOR SYSTEM AND OUTDOOR UNIT VIA A DAI5-CHAIN CONFIGURATION THROUGH ITS TOUCHSCREEN INTERFACE AND EMBEDDED WEB BROWSER. IT CAN PROVIDE PROGRAMMABLE SCHEDULING OF OCCUPIED/UNOCCUPIED SETTINGS, ON/OFF, MODE OF OPERATION, SETPOINT AND FAN SPEED FOR THE ENTIRE SYSTEM. THE CENTRAL CONTROLLER SHALL BE CAPABLE OF GENERATING OPERATION AND ERROR HISTORY LOG, REMOTE CONTROLLER LOCK (ALL, SETPOINT MODE, FAN SPEED), ERROR EMAIL NOTIFICATION, AND VISUAL FLOOR NAVIGATION.

1.	PROFESSIONAL THE CAPACITY OF SYSTEM, CORRESPONDING FLOW RATE AND ALL SERVICES SIZING SHALL BE CONFIRMED WITH RESPECT TO ACTUAL SITE CONDITION AND ORIENTATION.
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).

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 RELEVANT REGULATORY AGENCIES.
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE SPECIFIC REGULATORY ASSASSINATIONS AND REQUIREMENTS, AND MAKE SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE 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. THE DESIGN PROFESSIONAL WILL BE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE DESIGN PROFESSIONAL FOR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (A.H.J.).
5. THE DESIGN PROFESSIONAL WILL BE RESPONSIBLE FOR THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. COPIES SHALL COMPLETE EDES AND CONFIRM COMPLIANCE WITH SELECT SB-12 PACKAGE.

SCHEDULE OF AIR HANDLER & HEAT PUMP SYSTEMS											
SYSTEM	AIRFLOW	COOLING	HEATING				ELECTRICAL			AUXILIARY HEATING COIL	REMARKS
		RATED COOLING CAPACITY (80°F)	RATED HEATING CAPACITY (47°F)	RATED HEATING CAPACITY (17°F)	MAX HEATING CAPACITY (-4°F)	MAX HEATING CAPACITY (-13°F)	MCA	MOCP	POWER		
	(CFM)	(MBH)	(MBH)	(MBH)	(MBH)	(MBH)			(V/PH/Hz)		
HP-1	471 - 573 - 675	21	23	14	16	10	17	31	208/1/60	3KW	

NOTES:

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

NO.	DATE	DESCRIPTION
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City of Toronto - Multiplex

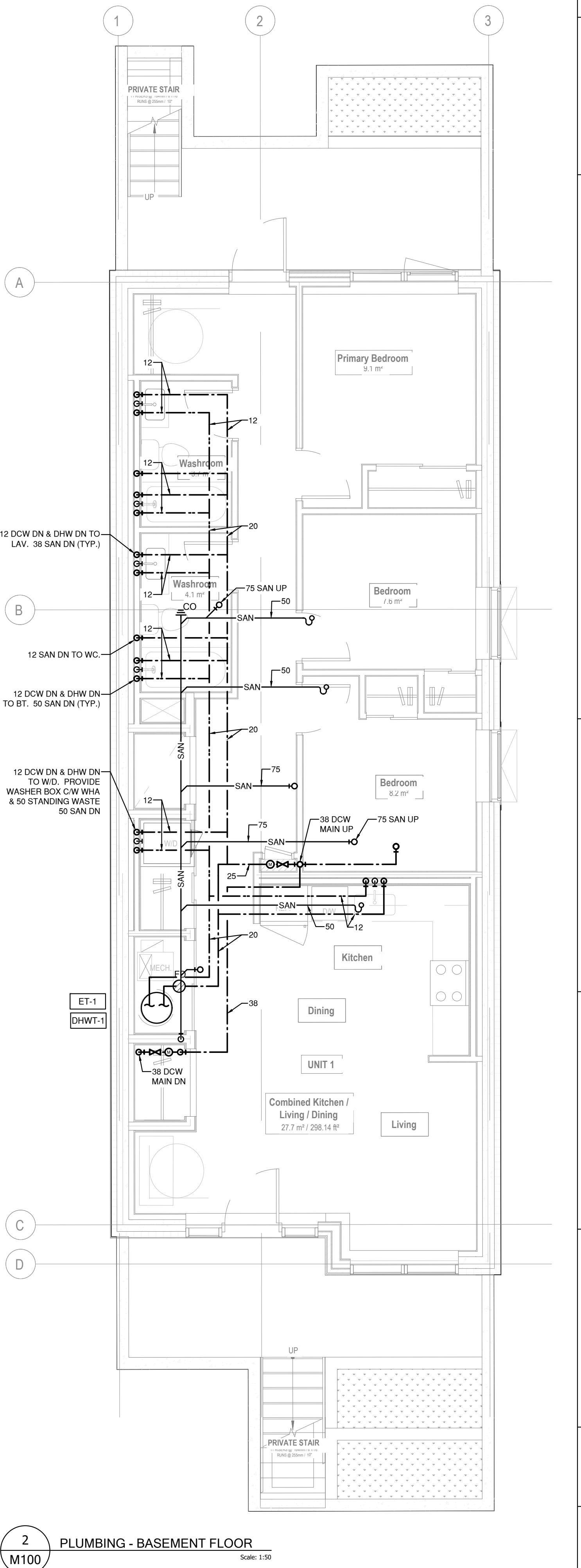
MECHANICAL DETAILS

- ALL ELECTRIC

241058

NTS

M002



3 PLUMBING - THIRD FLOOR
M101 Scale: 1:50

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 APPROVED DESIGN TO BE ABLE 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 REQUIREMENTS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE 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 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 ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

3	2026/09/03	ISSUED FOR FINAL REVIEW

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

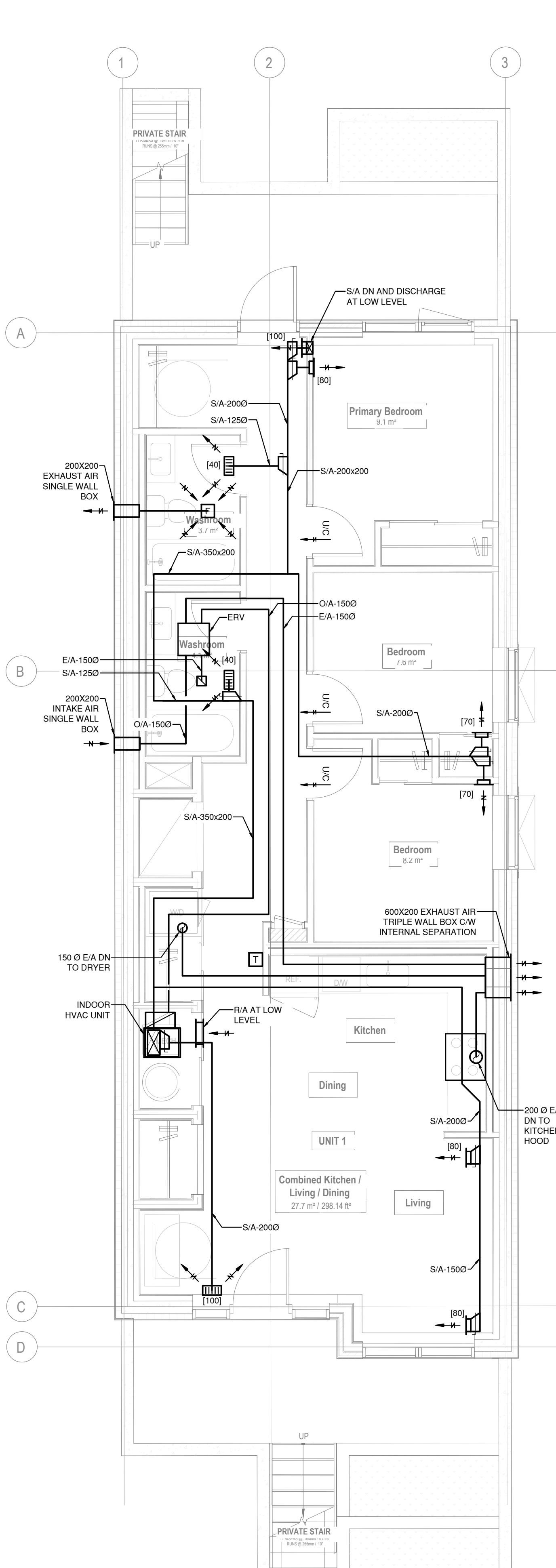
FOURPLEX WIDE
HVAC

PROJECT NO: 241058

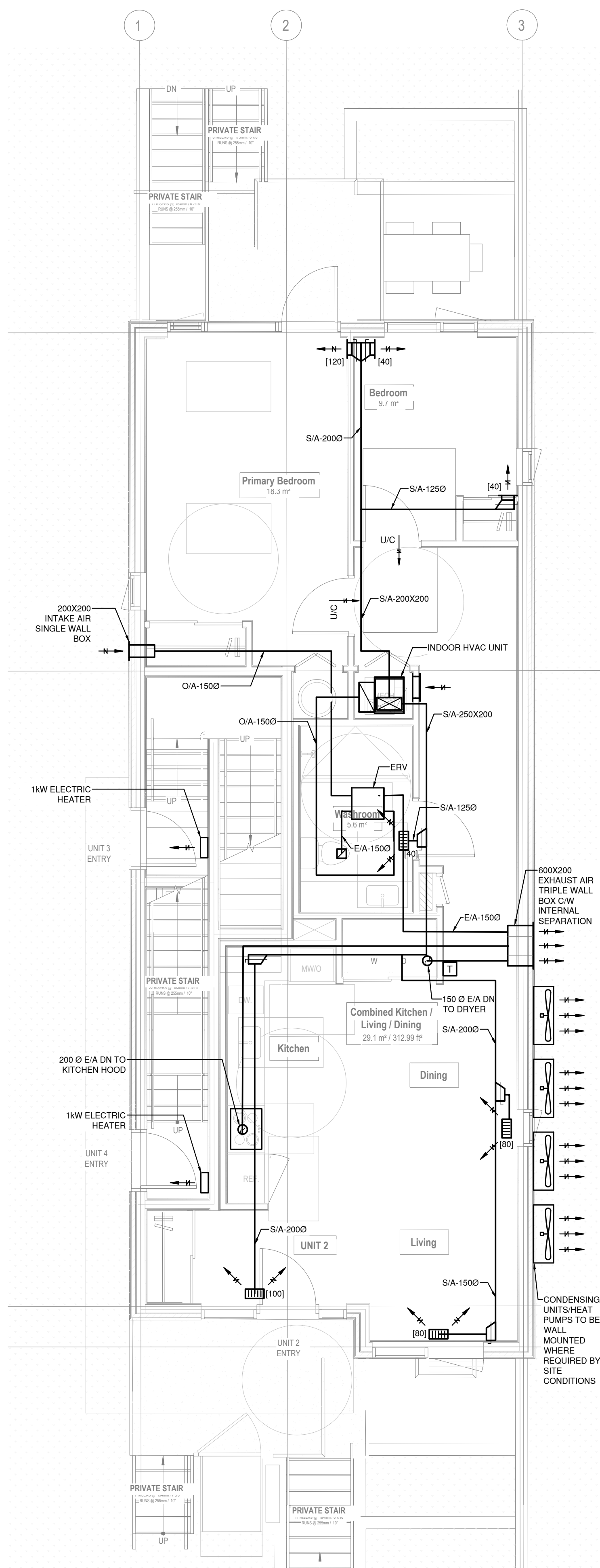
SCALE: AS NOTED

SHEET NO.

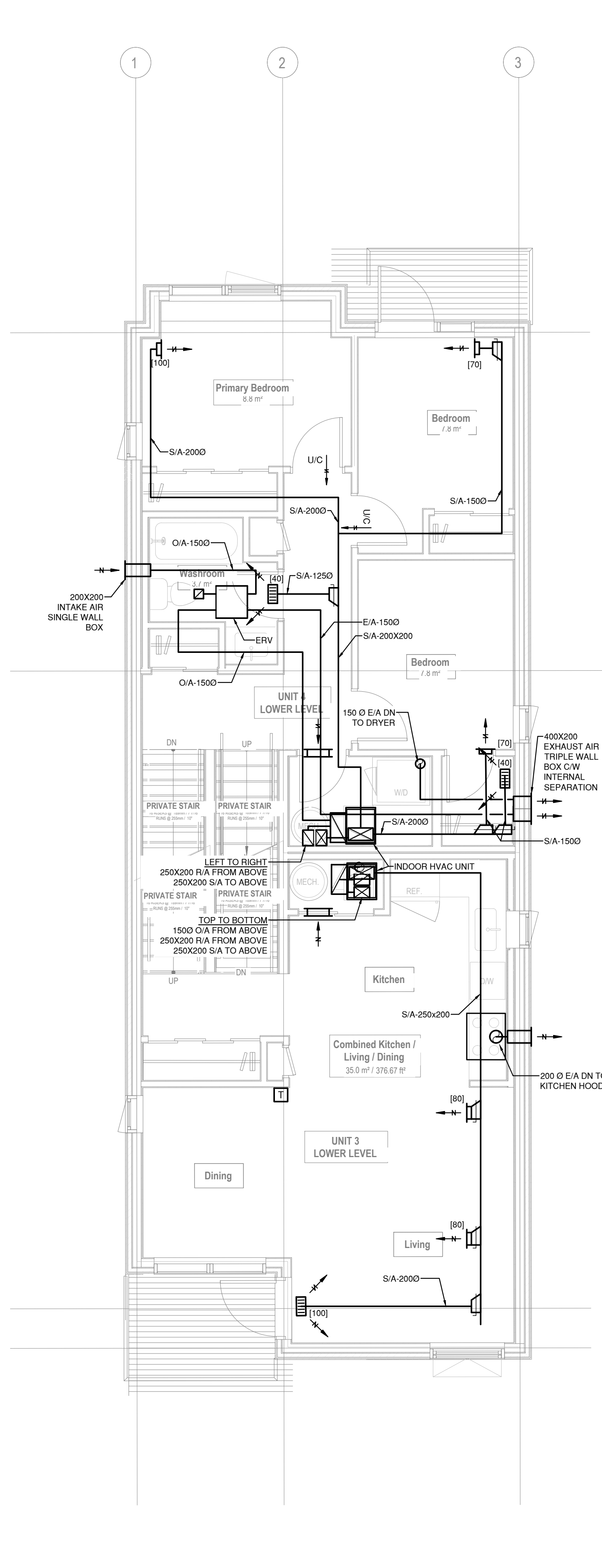
M102



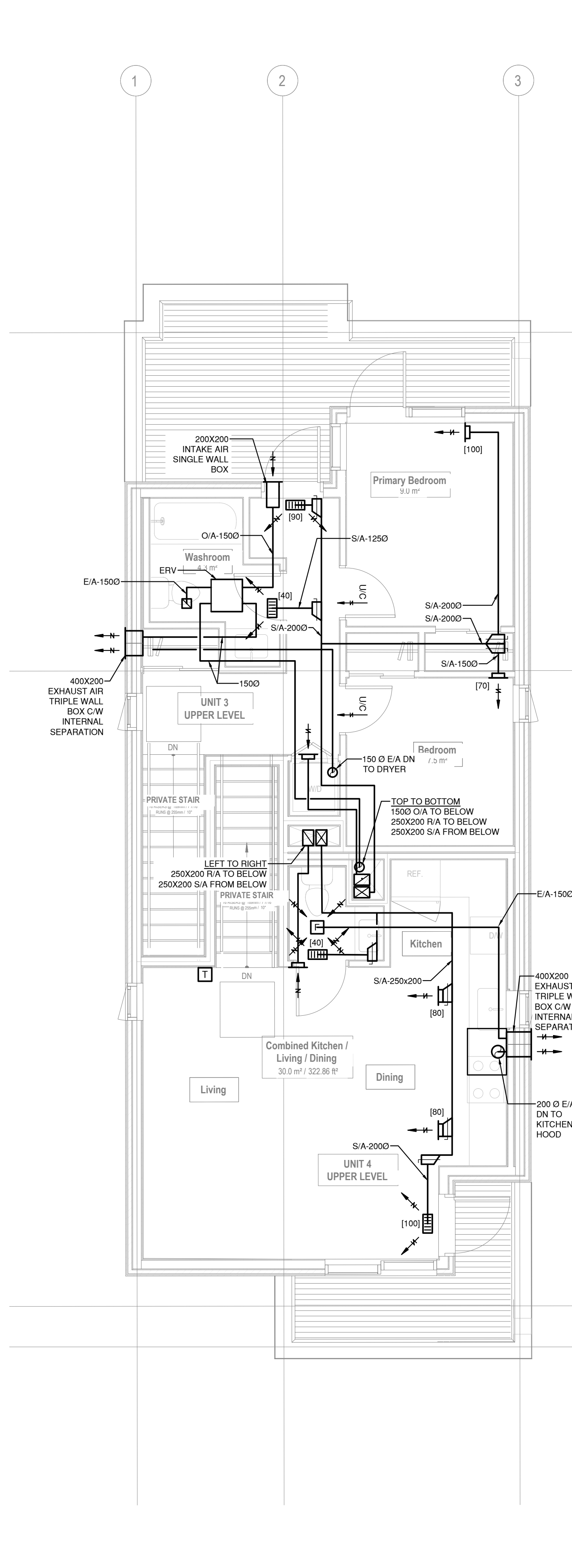
1 HVAC - BASEMENT
M102 Scale: 1:50



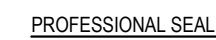
1 HVAC - MAIN FLOOR
M102 Scale: 1:50



3 HVAC - SECOND FLOOR
M102 Scale: 1:50



4 HVAC - THIRD FLOOR
M102 Scale: 1:50



DISCLAIMER

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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, VARIOUS ASSUMPTIONS, MATERIALS, AND DESIGN SELECTIONS OR MODIFICATIONS, AND MUST 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 ASSOCIATIONS AND ANY OTHER BODIES HAVING JURISDICTION (AHS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR PRACTICE.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE REGULATORY BODY HAVING JURISDICTION.
5. THE 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 WIDE
ELECTRICAL

PROJECT NO: 241058

AS NOTED

SHEET NO:

E100



ELECTRICAL - BASEMENT

Scale: 1:9



ELECTRICAL - MAIN FLOOR

Scale: 1:5



ELECTRICAL - SECOND FLOOR

Scale 1-50



ELECTRICAL - THIRD FLOOR

Cooling: 4.50