



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 DESIGNED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND REGULATORY REQUIREMENTS. THIS QUALIFIED PROFESSIONAL WILL:
 2. a. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFORM SITE-SPECIFIC CONDITIONS AND REGULATORY REQUIREMENTS. THIS REVIEW MUST BE COMPLETED WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE COLOURED ELEMENTS ARE REQUIRED, THE QDP MUST BE LONGER QUALIFIED AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
 3. b. 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 ASSOCIATIONS AND REGULATORY HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY REQUIREMENTS AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
 4. c. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE DESIGN FOR PERMIT REVIEW AND PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
 5. d. 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.

AHJ	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	GROUND WALL BOARD
GRD	GRADE
F/F	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FLR	FLOOR
FR	FIRE RESISTANCE RATING
FDR	FLOOR DRAIN
HR	HOUR
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
N/A	NOT APPLICABLE
NC	NON-COMBUSTIBLE
NTS	NOT TO SCALE
OBC	ONTARIO BUILDING CODE
O/C	ON CENTRE
PARA	PARAPET
PRE-FIN	PREFINISHED
QDP	QUALIFIED DESIGN PROFESSIONAL
RM	ROOM
R/O	ROUGH OPENING
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
REFER TO DOOR SCHEDULE

WINDOW TAG
REFER TO WINDOW SCHEDULE

MATERIAL TAG

KEYNOTES
REFER TO SHEET SPECIFIC KEYNOTE SCHEDULE

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
	CENTRE LINE

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

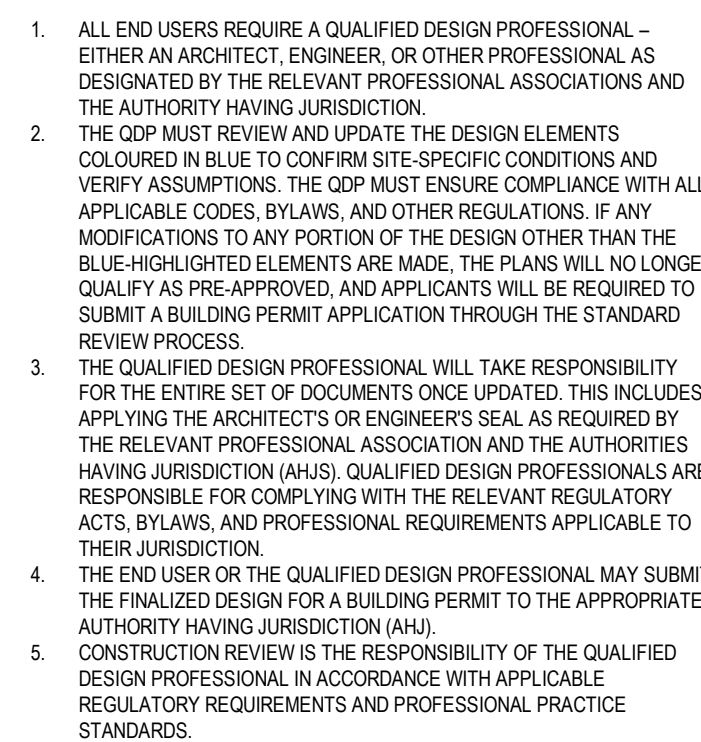
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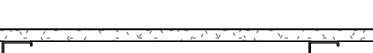
SCALE: 1 : 50

SHEET NO:

A000



A001

S - SHAFT WALL ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION		PERFORMANCE
S1	 VERTICAL SERVICE SPACE	1.0 HR FRR SHAFTWALL SYSTEM TYP SHAFT LOCATIONS 5/8"1/16mm 2-1/2"64mm 1"25mm VAR	GYPSUM BOARD, TYPE X 20 GAUGE NON-LOADBEARING STEEL STUD FRAMING @3510mm O.C. GB-9 GYPSUM BOARD LINER PANEL VERTICAL SERVICE SPACE. REFER TO FLOOR PLANS	
			FRR	1HR
			STC	-
		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.		

P - INTERIOR PARTITION ASSEMBLIES				
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE	
P1		2x4 INTERIOR PARTITION 5/8"/16mm GYPSUM BOARD 3 1/2"/89mm WOOD STUD FRAMING @ 16"/406mm O/C 5/8"/16mm GYPSUM BOARD	FRR	NA
			STC	NA
			16mm 5/8" GYPSUM, TYPE X TO BE USED SUPPORTING STRUCTURE TO PROVIDE 1HR FRR - FRR BASED ON SB-2 TABLE 2.3.4.A. AND 2.3.4.E - SEE DRAWINGS FOR LOCATIONS	
P1a		2x4 INTERIOR PARTITION W/ BATTS 5/8"/16mm GYPSUM BOARD 3 1/2"/89mm WOOD STUD FRAMING @ 16"/406mm O/C W/ ACOUSTIC BATT IN-FILL INSULATION 5/8"/16mm GYPSUM BOARD	FRR	NA
			STC	36
			16mm 5/8" GYPSUM, TYPE X TO BE USED SUPPORTING STRUCTURE TO PROVIDE 1HR FRR - FRR BASED ON SB-2 TABLE 2.3.4.A. AND 2.3.4.E - SEE DRAWINGS FOR LOCATIONS	
P1b		2x6 INTERIOR PARTITION W/ BATTS 5/8"/16mm GYPSUM BOARD 5 1/2"/140mm WOOD STUD FRAMING @ 16"/406mm O/C W/ ACOUSTIC BATT IN-FILL INSULATION 5/8"/16mm GYPSUM BOARD	FRR	NA
			STC	36
			16mm 5/8" GYPSUM, TYPE X TO BE USED SUPPORTING STRUCTURE TO PROVIDE 1HR FRR - FRR BASED ON SB-2 TABLE 2.3.4.A. AND 2.3.4.E - SEE DRAWINGS FOR LOCATIONS	
P2		2x6 INTERIOR PARTITION - BETWEEN UNIT & STAIRS, RATED SEPARATION 5/8"/16mm GYPSUM BOARD, TYPE X 5/8"/16mm GYPSUM BOARD, TYPE X 1/2"/13mm RESILIENT FURRING CHANNELS @ 16"/406mm O/C 5 1/2"/140mm WOOD STUD FRAMING REFER TO STRUCT. 5 1/2"/140mm ACOUSTIC BATT IN-FILL INSULATION 5/8"/16mm GYPSUM BOARD, TYPE X	FRR	1HR
			STC	51
			FRR & STC BASED ON W4a/ AS PER CBC SB-3 PROVIDE PLYWOOD SHEATHING ON ONE FACE WHERE REQ. - SEE STRUCT. FOR LOCATIONS	
P3		PLUMBING CHASE 5/8"/16mm GYPSUM BOARD OR TILE BACKER 1/2"/13mm PLYWOOD SHEATHING, WHERE REQ. 3 1/2"/89mm WOOD STUD FRAMING @ 16"/406mm O/C	FRR	NA
			STC	NA
P4		2x4 DEMISING WALL - LOAD BEARING, RATED SEPARATION 5/8"/16mm GYPSUM BOARD, TYPE X 3 1/2"/89mm WOOD STUD FRAMING REFER TO STRUCT. CW 3 1/2"/89mm ACOUSTIC BATT IN-FILL INSULATION 1/2"25mm AIR SPACE 3 1/2"/89mm WOOD STUD FRAMING REFER TO STRUCT. CW 3 1/2"/89mm ACOUSTIC BATT IN-FILL INSULATION 5/8"/16mm GYPSUM BOARD, TYPE X	FRR	1HR
			STC	57
			FRR & STC BASED ON W13a/ AS PER CBC SB-3 PROVIDE PLYWOOD SHEATHING ON ONE FACE WHERE REQ. - SEE STRUCT. FOR LOCATIONS	

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 ASSEMBLY TYPE MUST BE CONSULTED FOR SPECIFIC REQUIREMENTS TO OBTAIN VALUES NOTED.
5. ALL WALL AND FLOOR ASSEMBLIES REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND SMOKE AS PER OBC 9.10.9.2. REFER TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS.
6. UNLESS OTHERWISE NOTED, ALL RATED PARTITIONS (INCLUDING BUT NOT LIMITED TO ALL COMPONENTS THAT MAKE UP THE PARTITION) AND FURRING ASSEMBLIES ARE TO EXTEND FROM STRUC DECK/SLAB TO U/S OF STRUC DECK/SLAB ABOVE.
7. PROVIDE ULC-LISTED FIRE STOPPING SEALANT AT ALL RATED PARTITIONS AS REQUIRED.
8. ALL PENETRATIONS THROUGH A REQUIRED FIRE SEPARATION TO BE FIRESTOPPED AND/OR SEALED PER THE REQUIREMENTS OF OBC 9.10.9.6.
9. ALL PIPING PENETRATIONS THROUGH A RATED ASSEMBLY OR A MEMBRANE THAT FORMS PART OF A RATED ASSEMBLY TO CONFORM TO OBC 9.10.9.7.
10. ALL OPENINGS FOR ELECTRICAL OR SIMILAR OUTLET BOXES IN RATED ASSEMBLIES TO CONFORM TO OBC 9.10.9.8.
11. PROVIDE ULC-LISTED FIRESTOP SYSTEMS AS REQUIRED FOR ALL BUILDING SERVICE PENETRATIONS THROUGH RATED ASSEMBLIES AND TO ENSURE THE CONTINUITY OF RATED ASSEMBLIES. COORDINATE WITH MECHANICAL AND ELECTRICAL DESIGN DRAWINGS.
12. AS PER 9.10.5.1 (3), DRYWALL FORMING PART OF A RATED ASSEMBLY IS PERMITTED TO BE PIERCED BY AN OPENING LEADING TO DUCTS WITHIN THE CEILING SPACE PROVIDED THE DUCTS, THE AMOUNT OF OPENINGS, AND THEIR PROTECTION CONFORM TO SENTENCE 9.10.13.14 (1) AND THE REQUIREMENTS IN 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 ULC-LISTED ACCESS PANEL WHERE PANEL IS LOCATED IN A RATED CEILING. REFER ALSO TO FIRE SEPARATION DRAWINGS.
18. COORDINATE VERTICAL SERVICE SPACES THAT DO NOT EXTEND THROUGH THE ROOF AND/OR DO NOT TERMINATE AT HORIZONTAL FIRE RATED ASSEMBLY (ROOF, FLOOR, ETC.) TO BE ENCLOSED AT THE TOP AND/OR BOTTOM WITH A ULC CONSTRUCTION ASSEMBLY HAVING A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE VERTICAL SERVICE SPACE WALLS.
19. PROVIDE ALL PLUMBING CHASES AND MECHANICAL SHAFTS IN ADDITION TO ASSEMBLIES. COORDINATE REQUIRED CRITICAL DIMENSIONS WHEN LAYING OUT WALLS.
20. UNLESS NOTED OTHERWISE, ASSEMBLIES ABOVE OR BELOW DOORS, WINDOWS, EXTERIOR OPENINGS AND INTERIOR SCREENS ARE TO BE THE SAME AS THE TYPE DENOTED ON EITHER SIDE. SEE TYPICAL DETAILS.
21. ALL INTERIOR SURFACES ARE REQUIRED TO MEET THE FLAME SPREAD LIMITS DESCRIBED IN OBC 9.10.17.
22. PROVIDE TILE BACKER IN LIEU OF GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISHES, REFER TO PLANS. ENSURE TILE BACKER IS TYPE X GYPSUM BOARD WITH REQUIRED FIRE RESISTANCE RATED ASSEMBLIES. ALL WATERPROOF WALL FINISHES TO MEET MIN. HEIGHT REQ. AS PER OBC 9.29.2. ALL TILED WALLS AS PER OBC 9.29.10.
23. IN AREAS WITH HIGH VAPOUR CONTENT (INCLUDING BUT NOT LIMITED TO BATHROOMS) PROVIDE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. ENSURE THAT THE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD MEETS ALL THE FIRE AND ACOUSTIC RATINGS REFERENCED IN THE ASSEMBLY SCHEDULE.
24. PROVIDE 19mm FIRE RATED PLYWOOD BLOCKING AND STUD REINFORCING IN WALLS FOR INSTALLATION OF ALL ELEMENTS NEEDING BLOCKING/REINFORCEMENT, INCLUDING BUT NOT LIMITED TO ALL FIXTURES, PLUMBING ACCESSORIES, MILLWORK, EQUIPMENT, ELECTRIC PANELS, ETC. DESIGN/BUILD ALL BLOCKING AND STUD REINFORCING AS REQUIRED.
25. ENSURE ADEQUATE BLOCKING/STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS AS PER OBC 9.5.2.4. GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NO LESS THAN 1.3kN AS PER OBC 9.31.2.3.
26. WHERE FLOOR DRAINS ARE LOCATED IN A ROOM, COORDINATE SLOPING ENTIRE FLOOR TOWARD THE DRAIN. THERE WILL BE NO FLAT FLOOR SURFACE IN THE ROOM WITH A REQUIRED FLOOR DRAIN WHERE WATER CAN PUDDLE. FLOOR TO SLOPE A MINIMUM OF 2% . REFER TO THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. REPAIR ANY FLOORS THAT PUDDLE WATER AND/ OR DO NOT DIRECT WATER TO THE PROPER FLOOR DRAIN.
27. FULLY COORDINATE MINIMUM STUD SPACE AND ALL ADDITIONAL SUPPORT REQUIRED FOR SUPPORT AND ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES AS NOTED ON ARCHITECTURAL AND ENGINEERING DRAWINGS.
28. ALL ASSEMBLIES IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS FROM THE GROUND INTO THE BUILDING IN ACCORDANCE WITH OBC 9.13.4.2. IN AREAS OF THE PROVINCE WHERE RADON GASES ARE KNOWN TO BE A PROBLEM, THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE RADON LIMITATIONS IN ARTICLE 9.11.7. 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 VARYIFY 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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NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

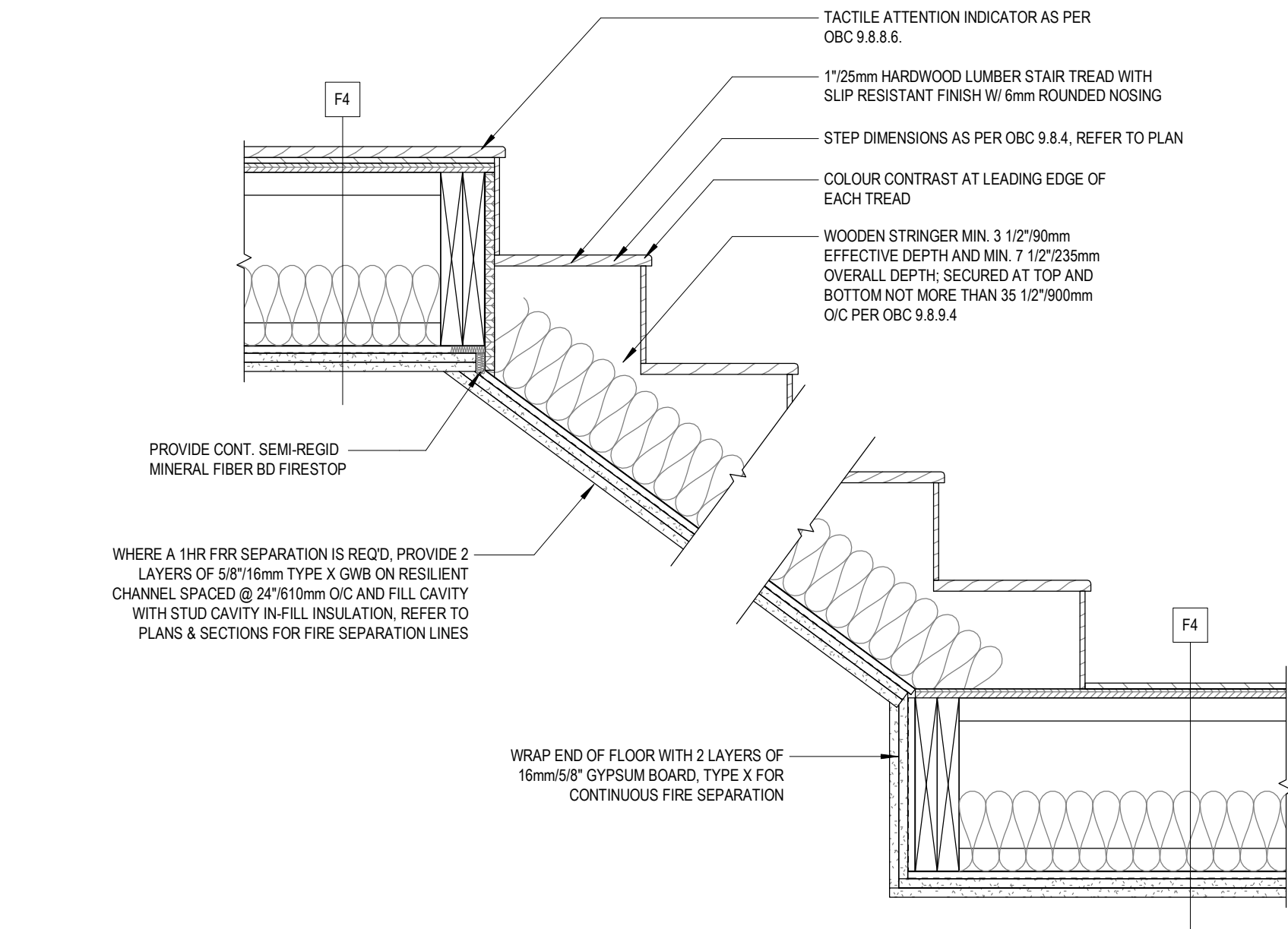
FOURPLEX WIDE

SHEET TITLE:
INTERIOR TYPICAL
DETAILS

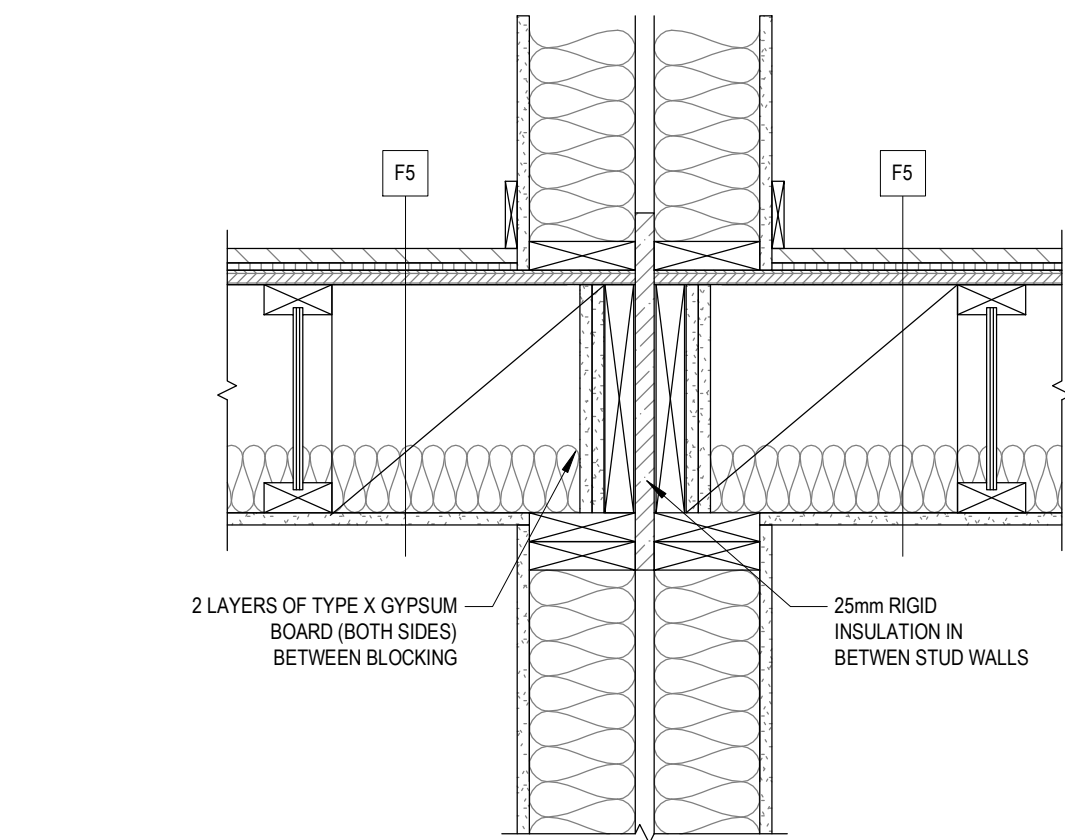
PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A003



1
A003
INTERIOR DETAIL - FIRE SEPARATION STAIR ON FLOOR
1 : 10



4
A003
INTERIOR DETAIL- DOUBLE STUD PARTY WALL RATED SEPARATION
1 : 10



5
A003
INTERIOR DETAIL - FIRE SEPARATION, HANDRAIL CONNECTION
1 : 10



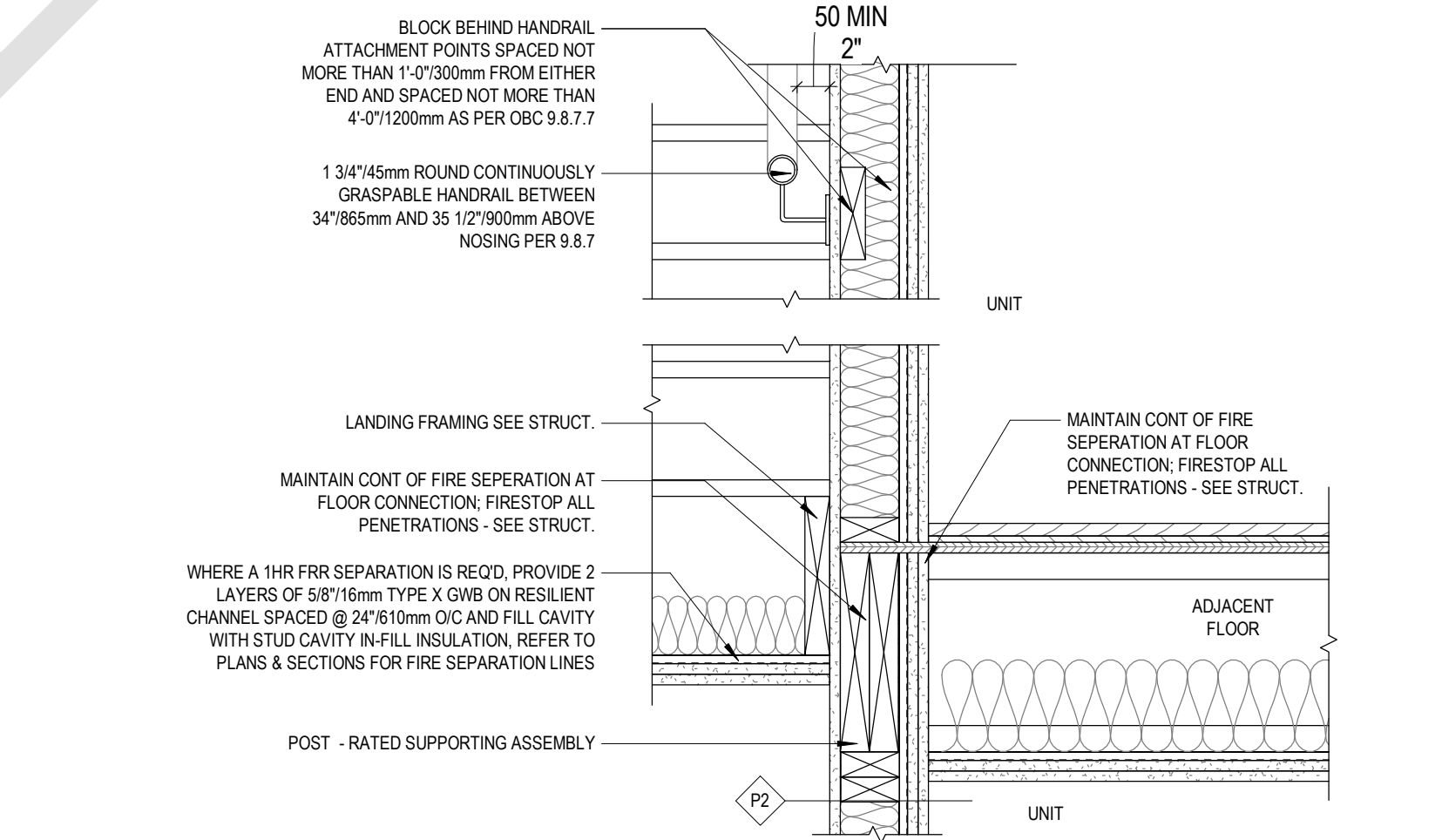
7
A003
INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL
1 : 10



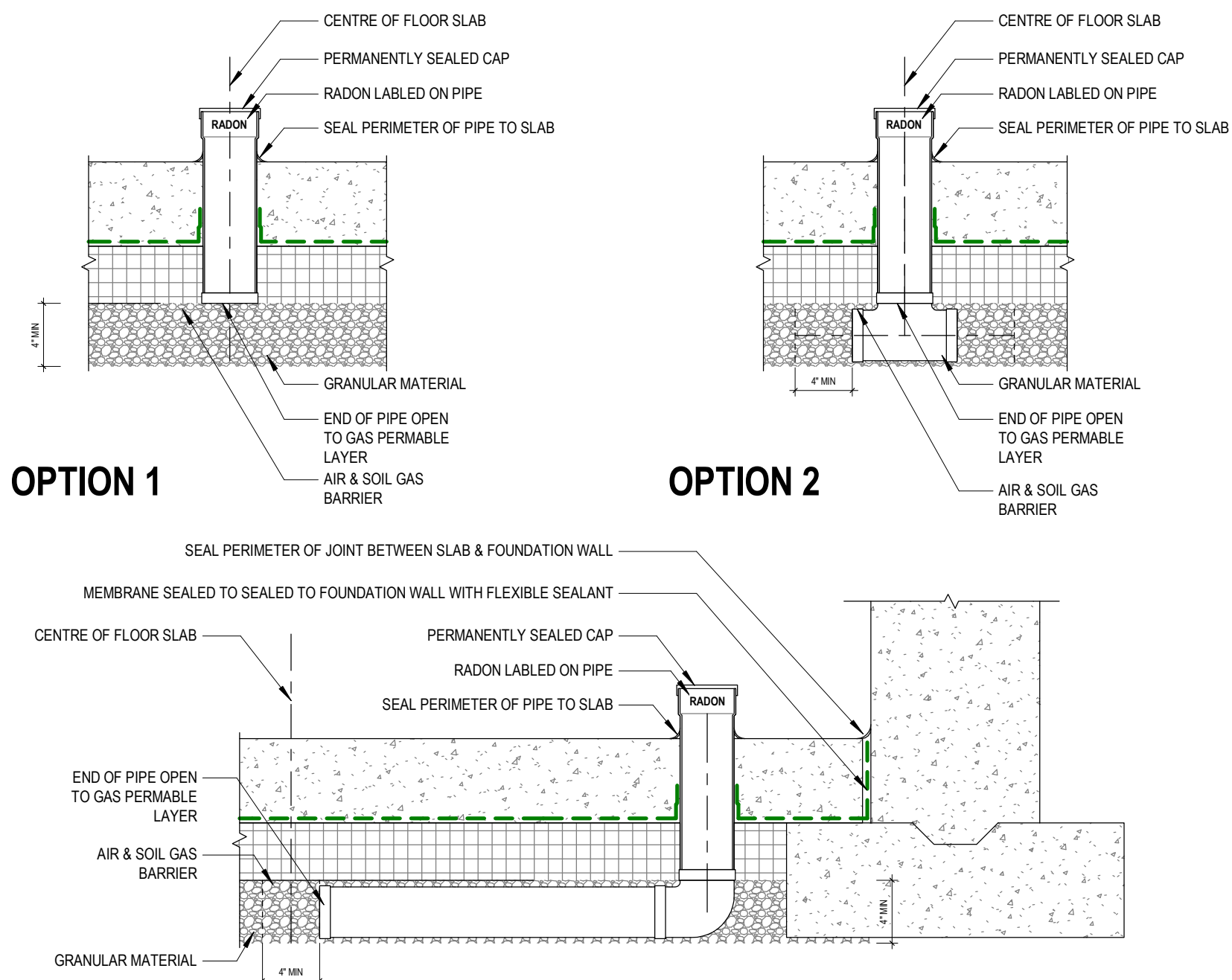
2
A003
INTERIOR DETAIL - FIRE SEPARATION, PARTITION & BULKHEAD TO FLOOR
1 : 10



3
A003
INTERIOR DETAIL - FIRE STOP CEILING BULKHEAD
1 : 10



6
A003
INTERIOR DETAIL - FIRE SEPARATION, STAIR LANDING, ADJACENT FLOOR
1 : 10



8
A003
SECTION DETAIL - RADON MITIGATION OPTIONS
1 : 10

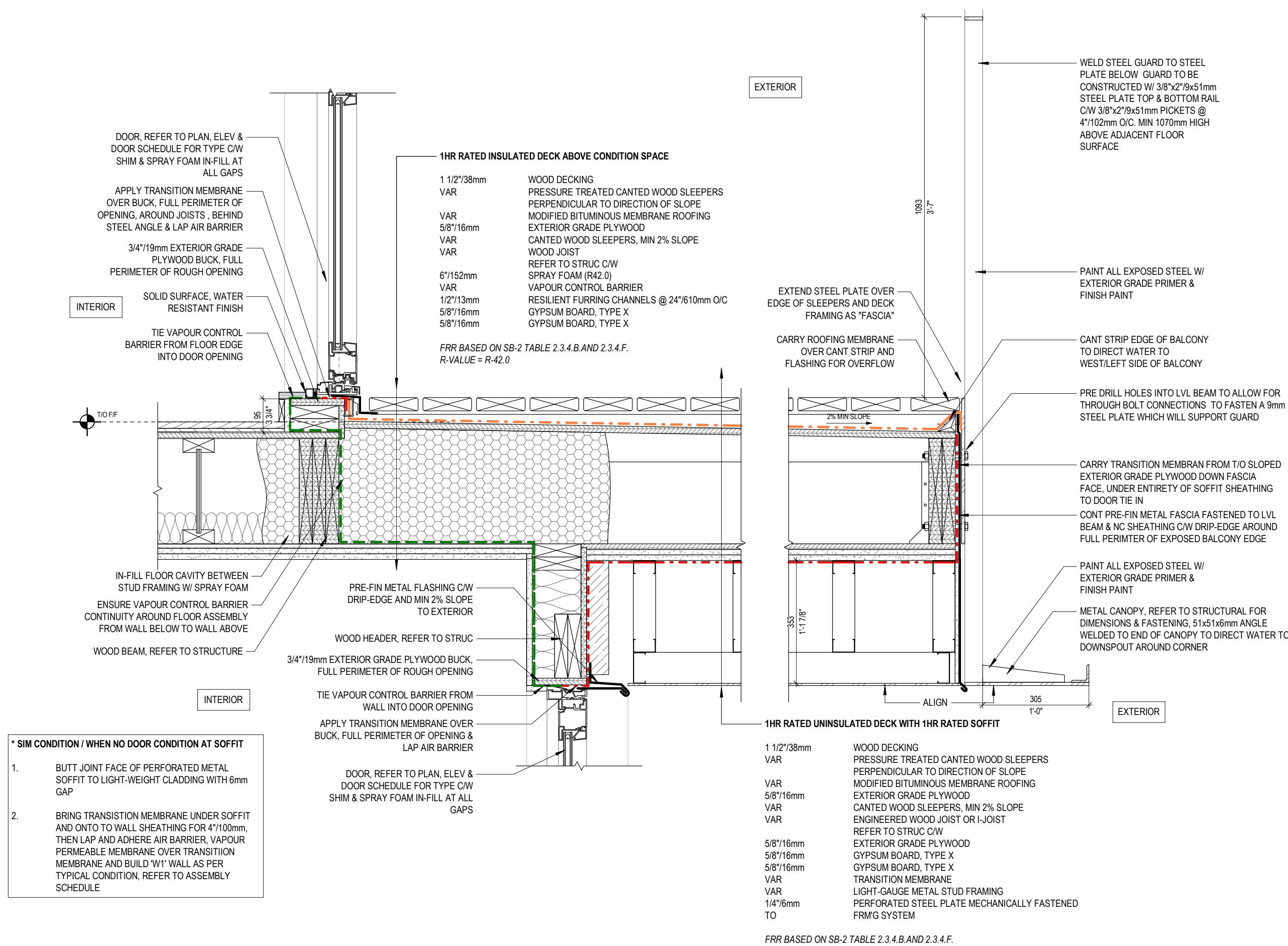
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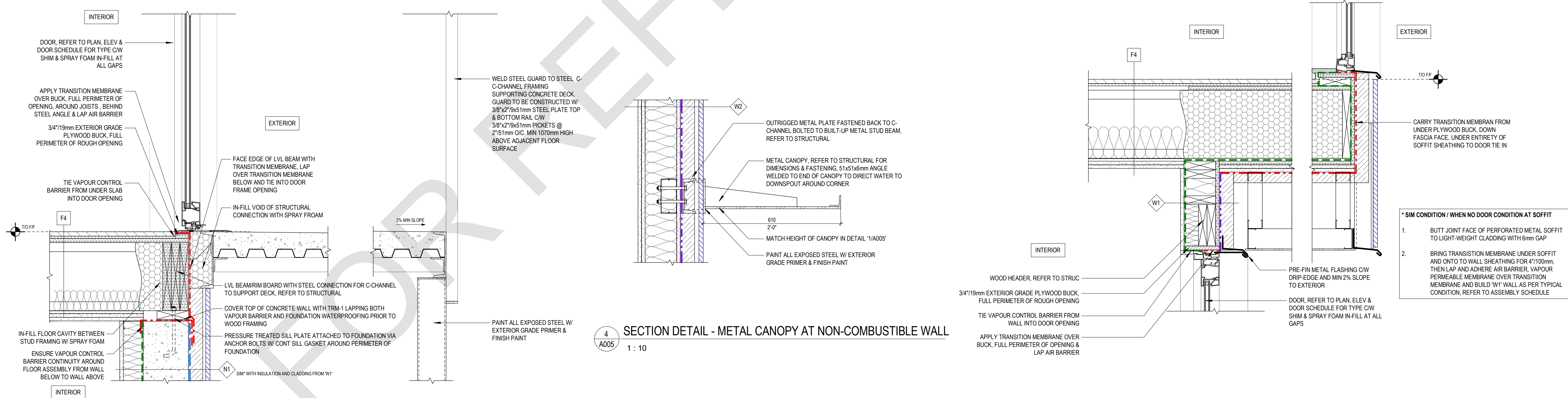


1 SECTION DETAIL - BALCONY OVER CONDITIONED SPACE

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

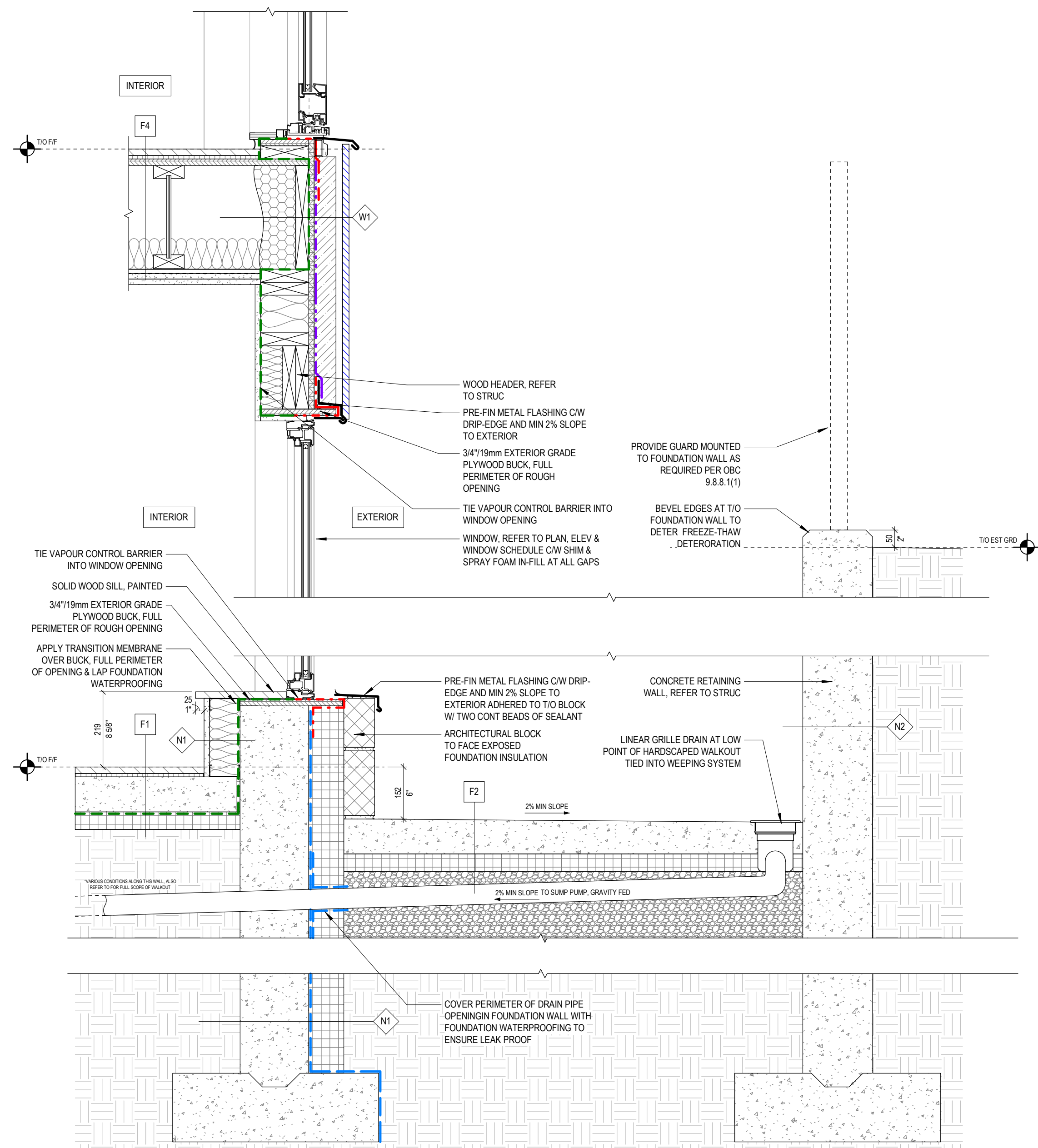
PROFESSIONAL SEAL:

GENERAL NOTES:

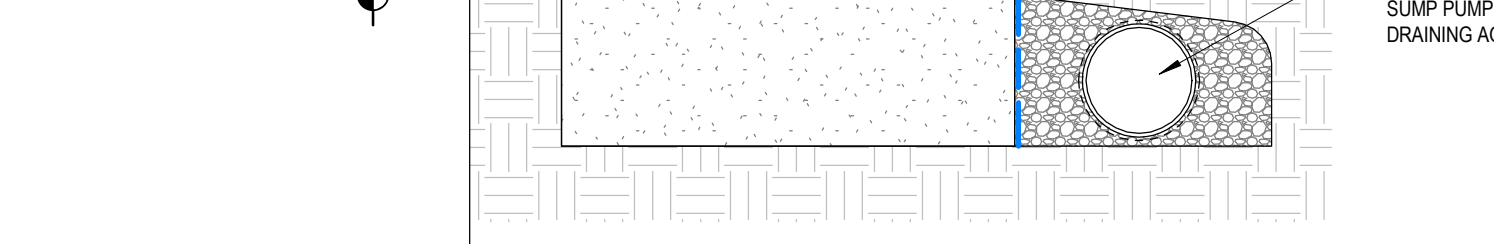
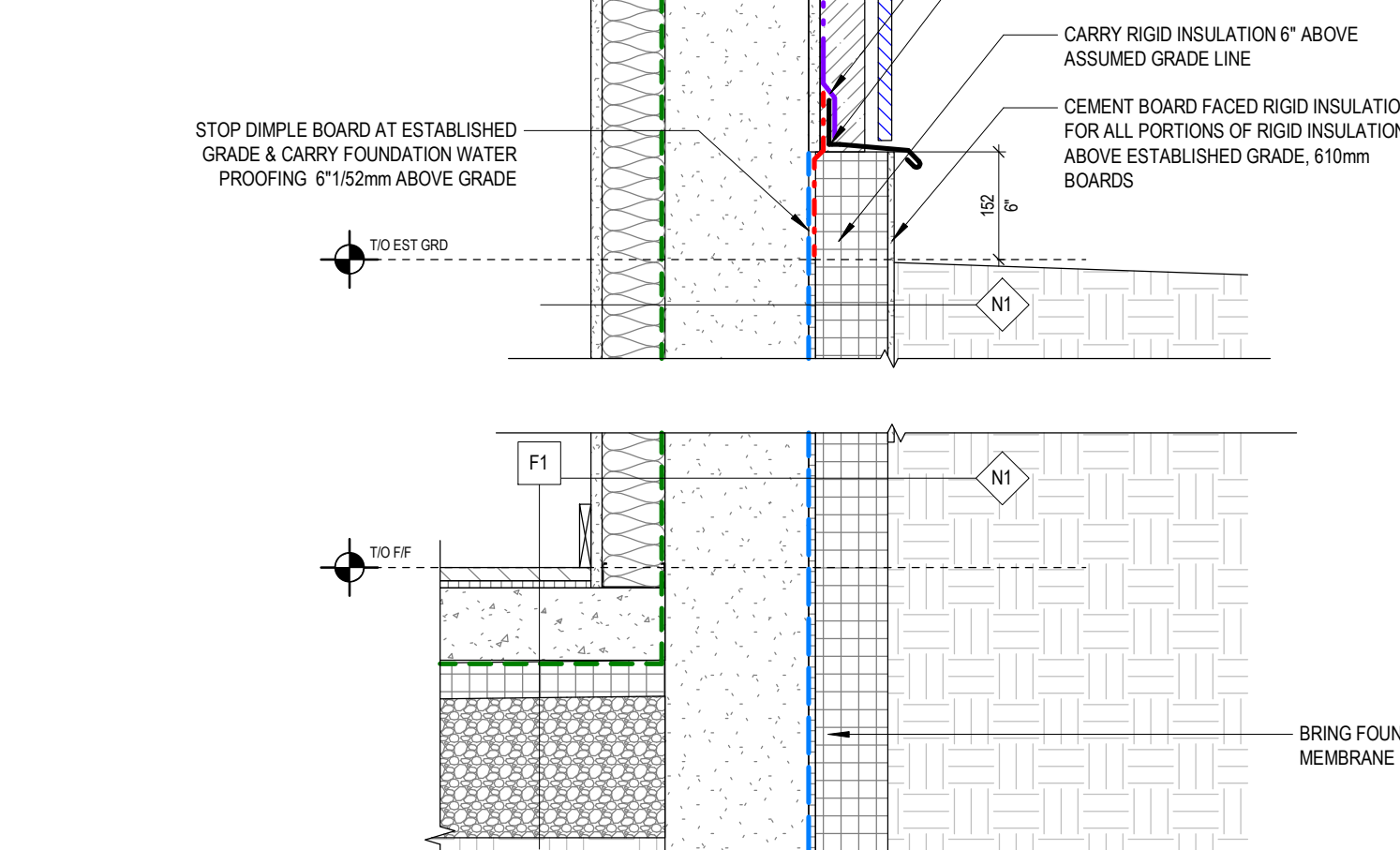
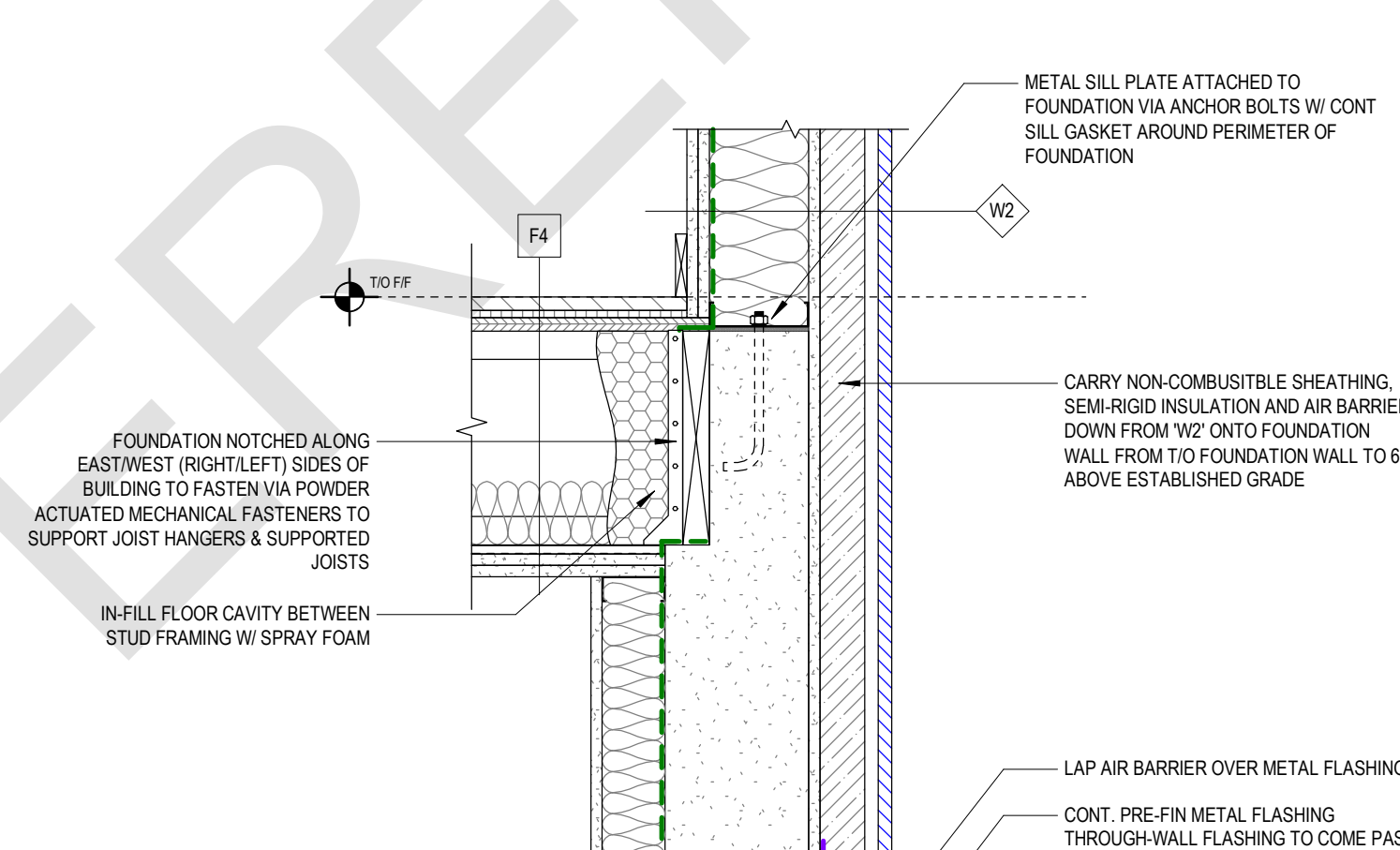
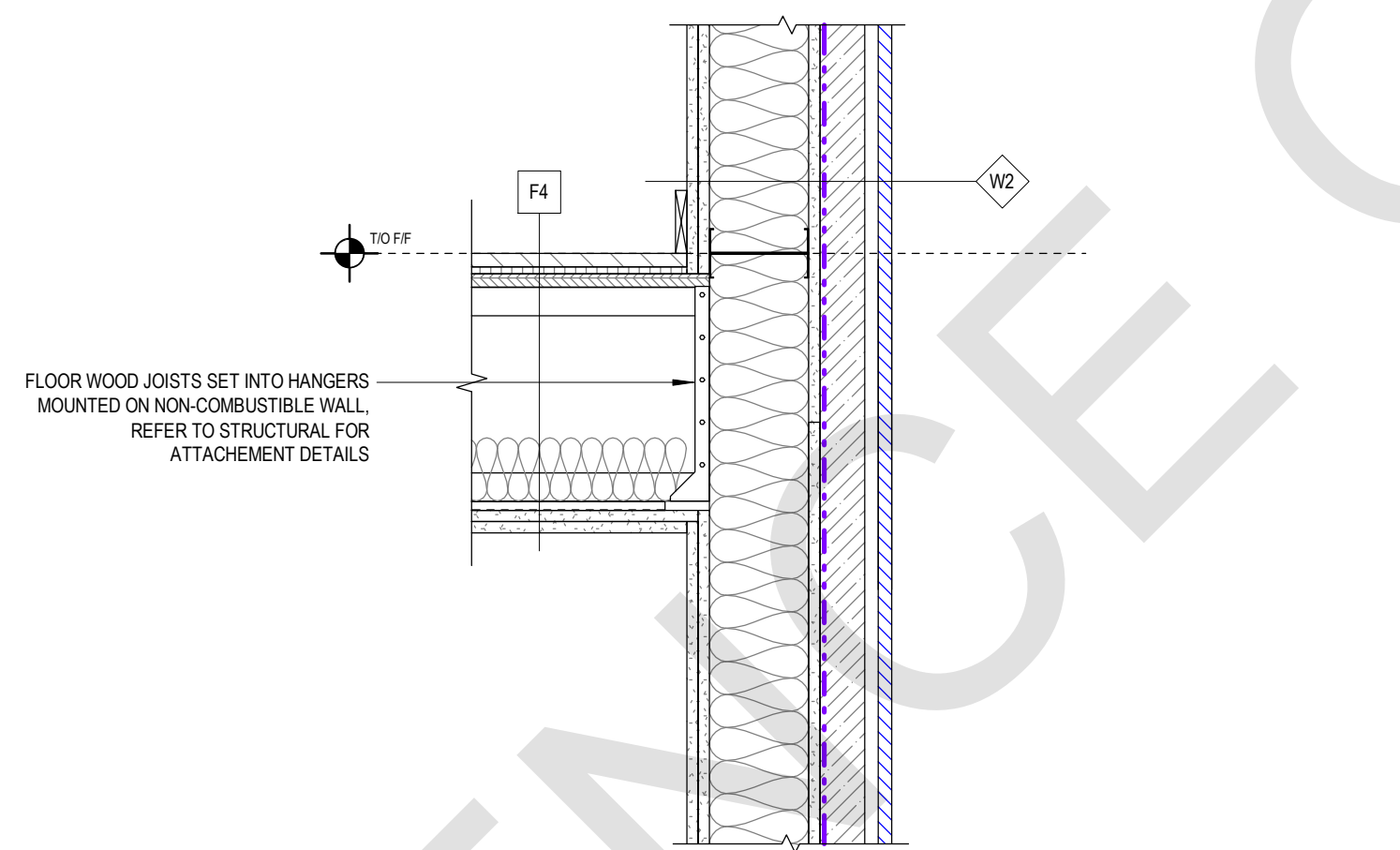
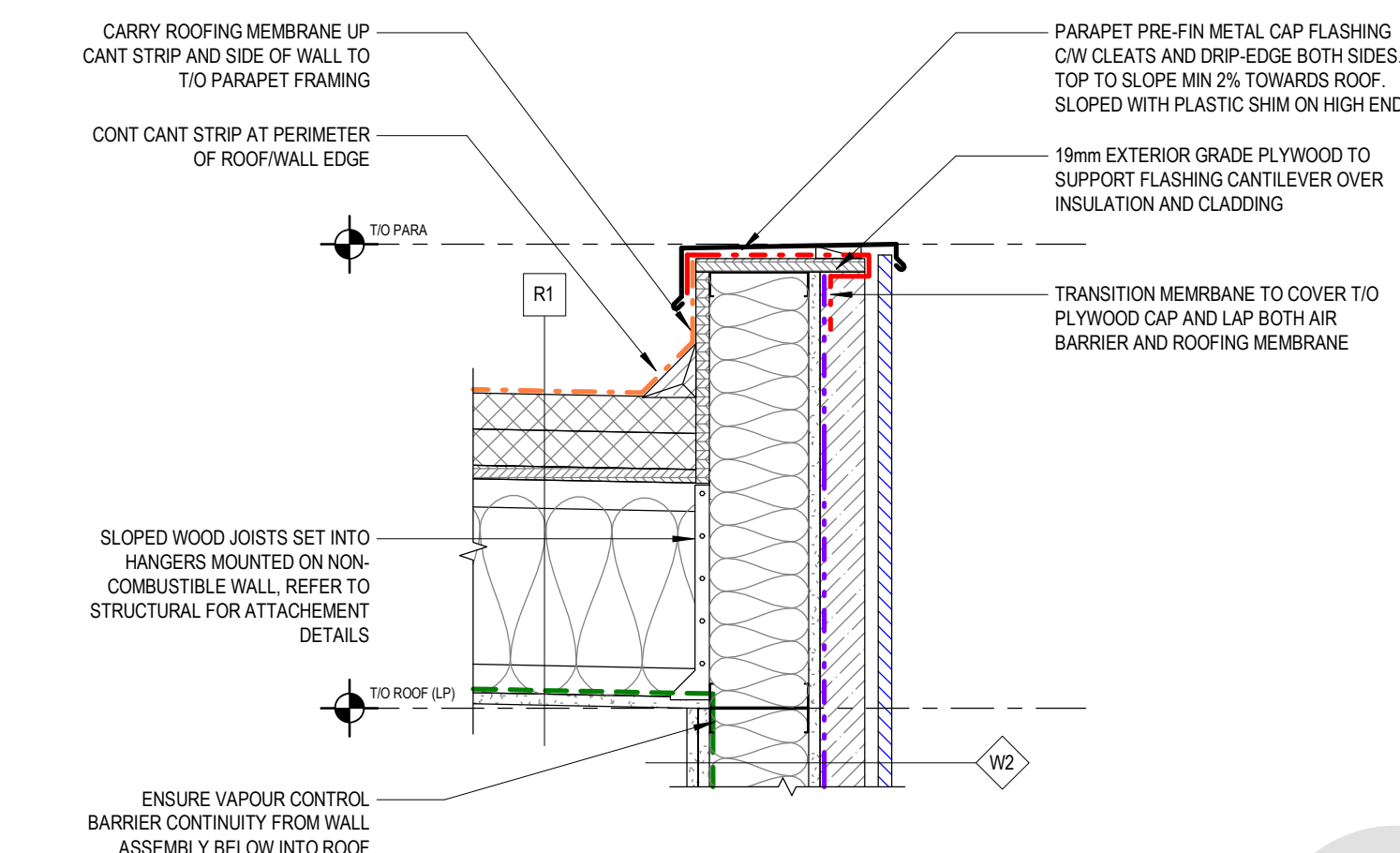
1. NO DRAWINGS WILL BE FOR CONSTRUCTION UNLESS STAMPED BY THE QUALIFIED DESIGN PROFESSIONAL (QDP) AND ISSUED FOR THAT PURPOSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING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

QUALIFIED DESIGN PROFESSIONAL (QDP)

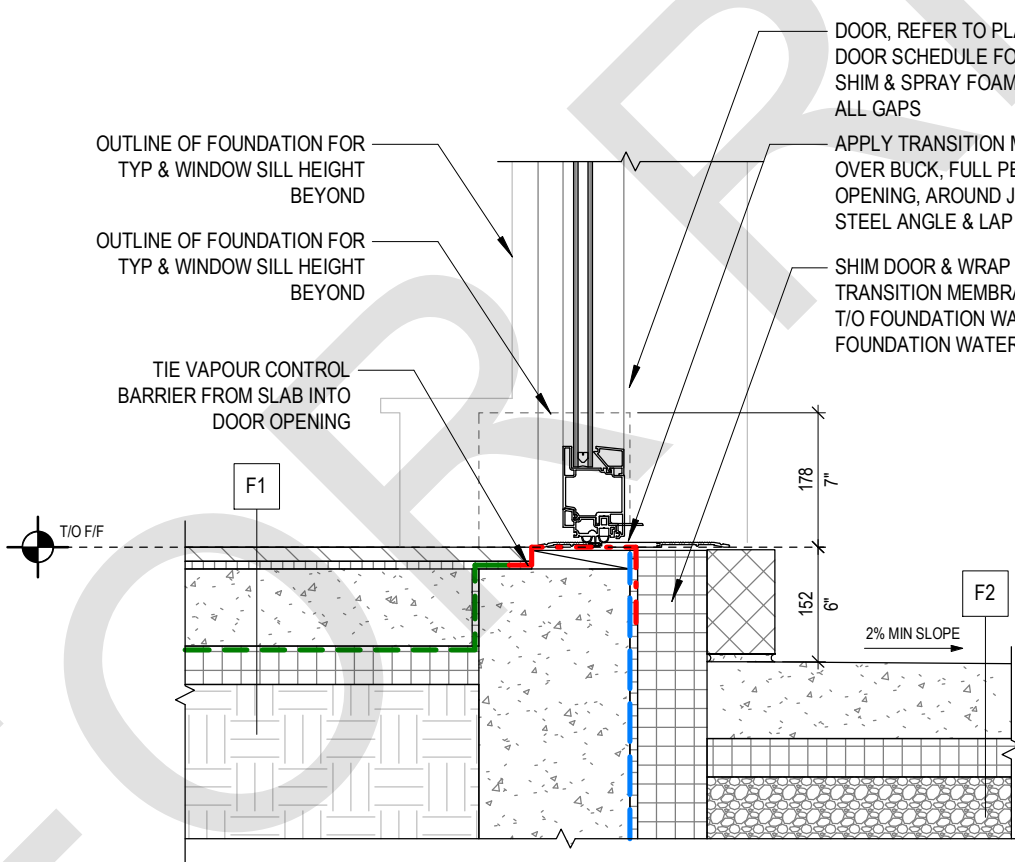
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2. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE QDP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY 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.



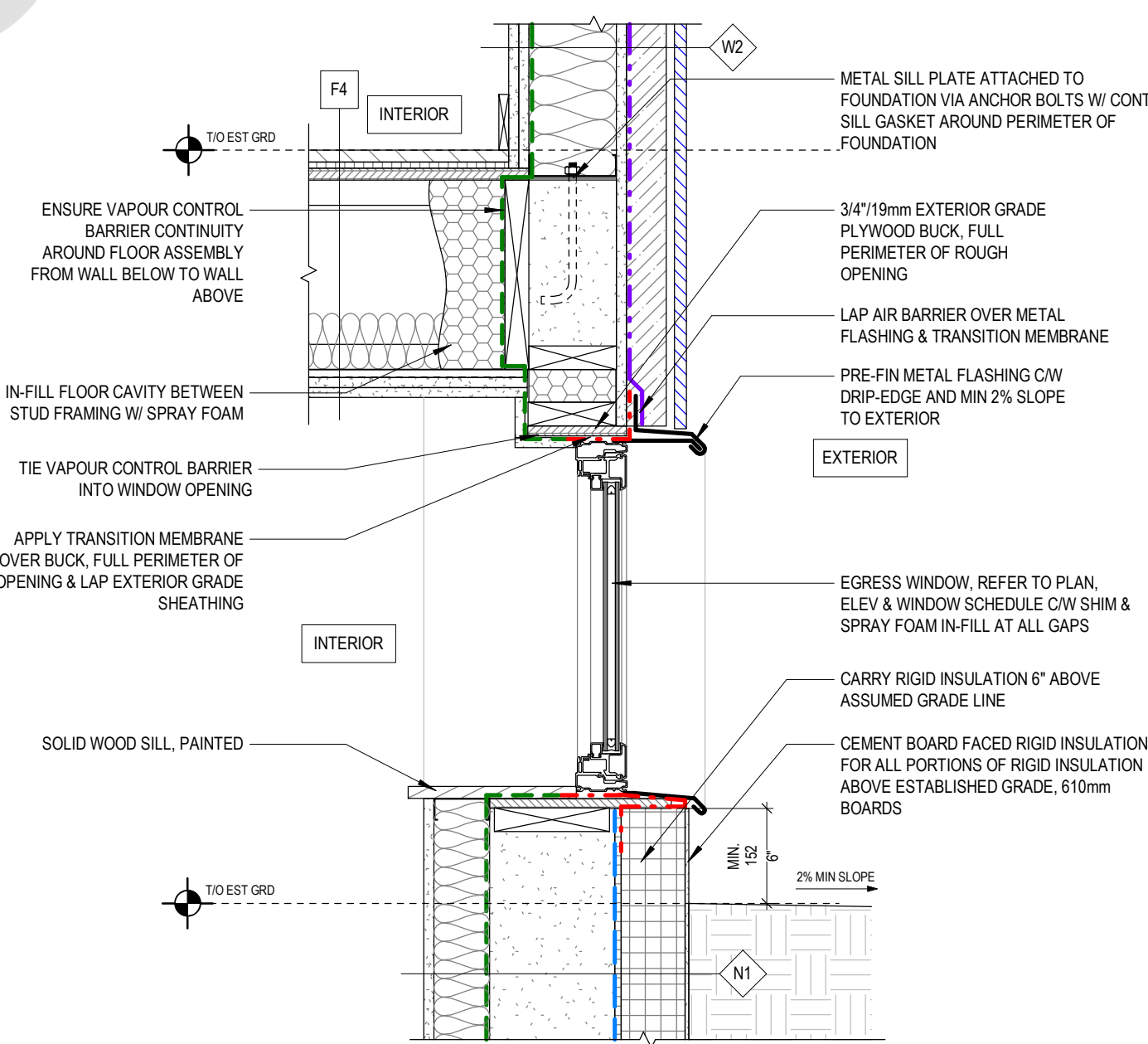
1
A006
SECTION DETAIL - BASEMENT WALKOUT AT WINDOW W/ FLOOR ABOVE
1 : 10



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



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



5
A006
SECTION DETAIL - EGRESS WINDOW
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:

A006

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.
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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:
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

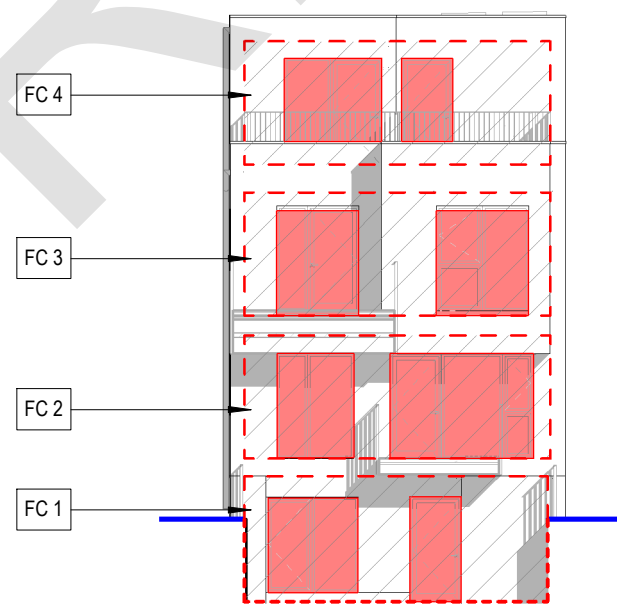
	UNPROTECTED OPENING
	EXPOSED BUILDING FACE (FIRE COMPARTMENT)
	EXPOSED BUILDING FACE (TOTAL BUILDING FACE)
	EXPOSED BUILDING FACE OF BELOW GRADE WALKOUT. REFER TO GENERAL NOTE 6.
	PROTECTED GLAZING. REFER TO GENERAL NOTE 7
	WIRE FRAMED GLAZING
	ESTABLISHED GRADE (EXTENT OF ESTABLISHED GRADE DEPENDENT 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								9.31.3		
CONSTRUCTION TYPE		PERMITTED:	COMBUSTIBLE		HEAVY TIMBER CONSTRUCTION:	NO		9.10.6		
		PROPOSED:	COMBUSTIBLE							
POST-DISASTER BUILDING		NO						[A] 1.1.2.2 (2)		
OCCUPANT LOAD		FLOOR LEVEL:	UNIT #	OCCUPANCY TYPE:	BASED ON:	OCCUPANT LOAD (PERSONS):		3.1.17.(1)(b)		
		BASEMENT	UNIT 1	RESIDENTIAL	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				



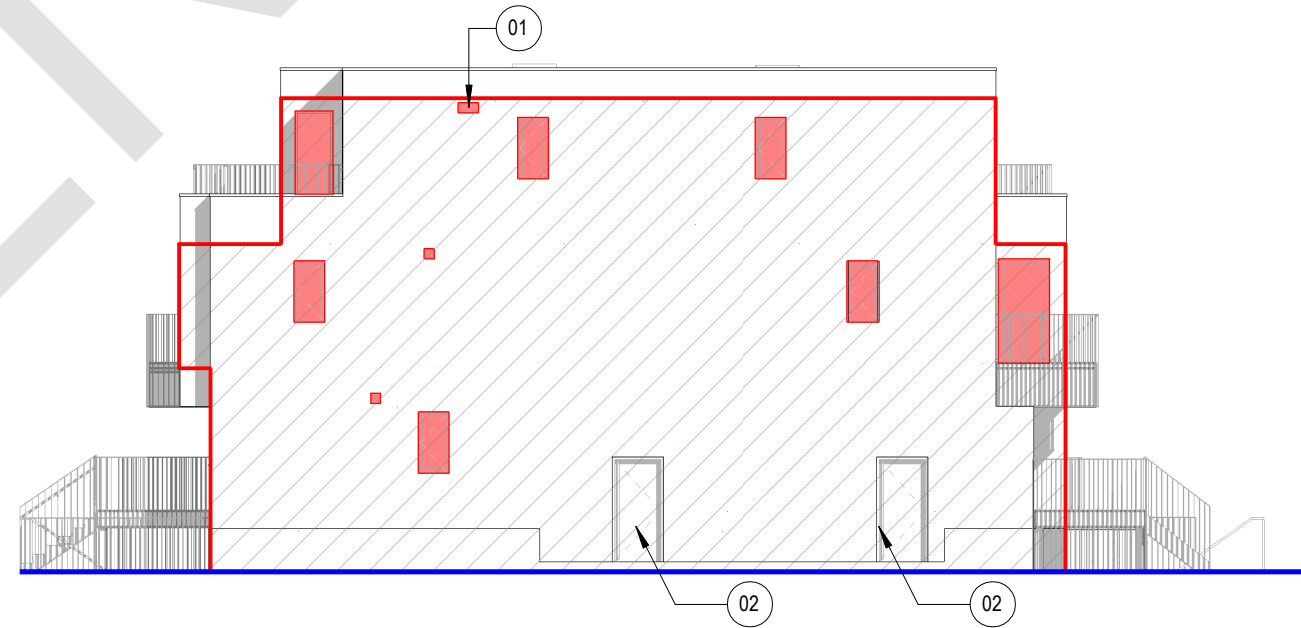
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	71.9 m²	8m	26.0 m²	56	36

EXPOSING BUILDING FACE DIAGRAM - FRONT ELEVATION



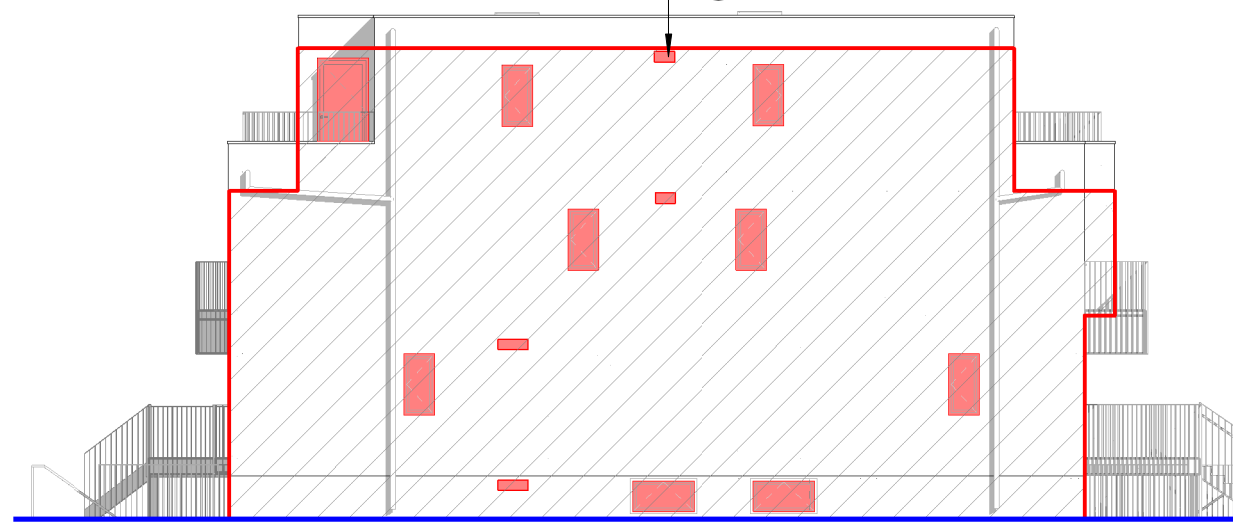
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
FC 1	15.0 m²	6.9 m	5.5 m²	100	37
FC 2	14.8 m²	6.9 m	9.1 m²	100	61
FC 3	14.8 m²	6.9 m	4.9 m²	100	33
FC 4	14.8 m²	6.9 m	7.2 m²	100	49

EXPOSING BUILDING FACE DIAGRAM - REAR ELEVATION



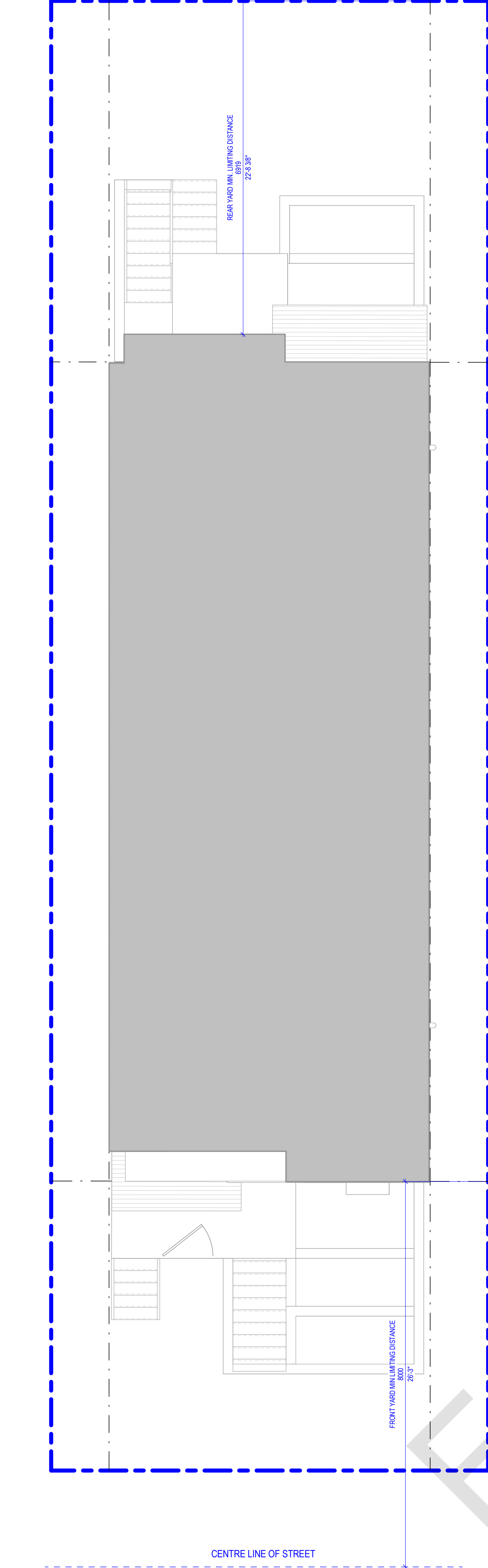
Comments	UPO - Exposed Building Face	UPO - Limiting Distance	UPO - Proposed Unprotected Opening Area	UPO - Allowable % Openings	UPO - Proposed % Openings
TOTAL EBF	153.0 m²	1.2	7.3 m²	7	5

EXPOSING BUILDING FACE DIAGRAM - SIDE 1 ELEVATION



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

EXPOSING BUILDING FACE DIAGRAM - SIDE 2 ELEVATION



EXPOSING BUILDING FACE DIAGRAM - SITE PLAN

1 : 60

PROFESSIONAL SEAL:

GENERAL NOTES:

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3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

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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:

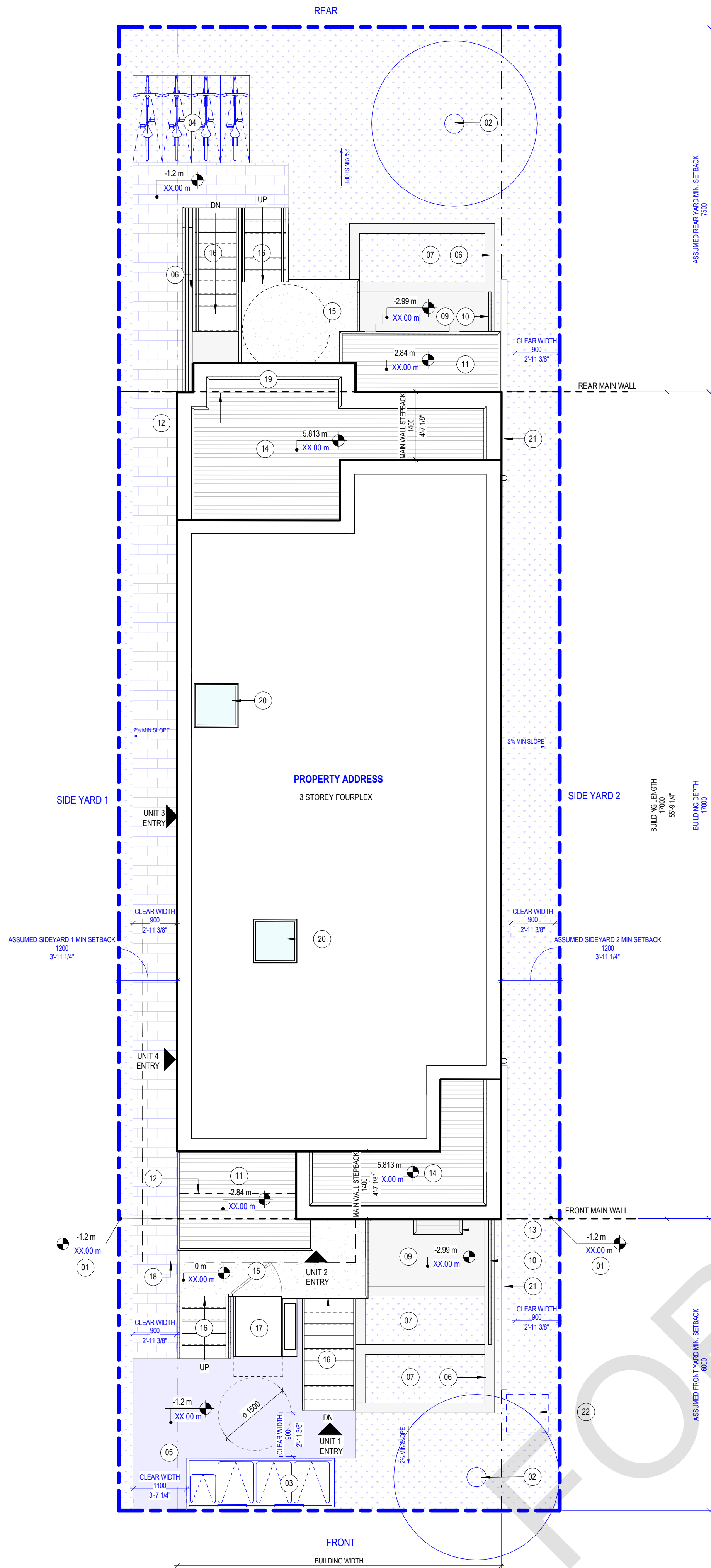
A011

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			
FRONT YARD SETBACK		6.0m	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).
REAR YARD SETBACK		7.5m	
SIDEYARD 1 SETBACK		1.2m	
SIDEYARD 2 SETBACK		1.2m	
RESIDENTIAL UNITS			
BASEMENT	1 DWELLING UNIT	3 BEDROOMS	CSA B-652.23 ACCESSIBLE DWELLING UNIT
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
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	
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(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(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 DETERMINED 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 (AHS). 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 (AHS).
- 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 DRAINTHROUGH 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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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.

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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 CABINETRY AND SPACE PLANNING REQUIREMENTS

REFRIGERATOR

KITCHEN SINK

COOKTOP

MICROWAVE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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)

CLOSETS (B652:23 5.13)

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

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

WASHER AND DRYER

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

MIN. 12" (305mm) CLEARANCE

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

FLOOR PLAN GENERAL NOTES

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FIRE SEPARATION LEGEND (MIN. REQ.)

1HR FIRE SEPARATION

45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

1HR FRR

45MIN FRR

FLOOR PLAN KEYNOTES

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 9.8.1(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
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16 SKYLIGHT ABOVE
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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
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FLOOR PLAN LEGEND

FLOOR MOUNTED TOILET

PRE-FAB STANDING SHOWER

PRE-FAB TUB

KITCHEN SINK

KITCHEN SINK (SMALL)

WASHROOM SINK

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

DOMESTIC HOT WATER

AIR HANDLER

RANGE, TYPICAL

RANGE, NARROW

REFRIGERATOR

REFRIGERATOR (NARROW)

DISHWASHER

DISHWASHER (NARROW)

CLOSET COAT ROD

ELECTRICAL PANEL

Toronto

PROFESSIONAL SEAL:

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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:

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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%)
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FIRE SEPARATION LEGEND (MIN. REQ.)

- 1HR FIRE SEPARATION
- 45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

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- 45MIN FRR

FLOOR PLAN KEYNOTES

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FLOOR PLAN LEGEND

	FLOOR MOUNTED TOILET
	PRE-FAB STANDING SHOWER
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	KITCHEN SINK
	KITCHEN SINK (SMALL)
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	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	REFRIGERATOR (NARROW)
	DISHWASHER
	DISHWASHER (NARROW)
	CLOSET COAT ROD
	ELECTRICAL PANEL

1 SECOND FLOOR PLAN

1:50

PROFESSIONAL SEAL:

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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
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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

ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CP-1	CLADDING, TYPE 1
CP-3	CLADDING, TYPE 3
CP-4	CLADDING, TYPE 4
PFM	PRE-FINISHED METAL FLASHING

TAG	MATERIAL
CP-1	CLADDING, TYPE 1
CP-3	CLADDING, TYPE 3
CP-4	CLADDING, TYPE 4
PFM	PRE-FINISHED METAL FLASHING

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

FOURPLEX WIDE

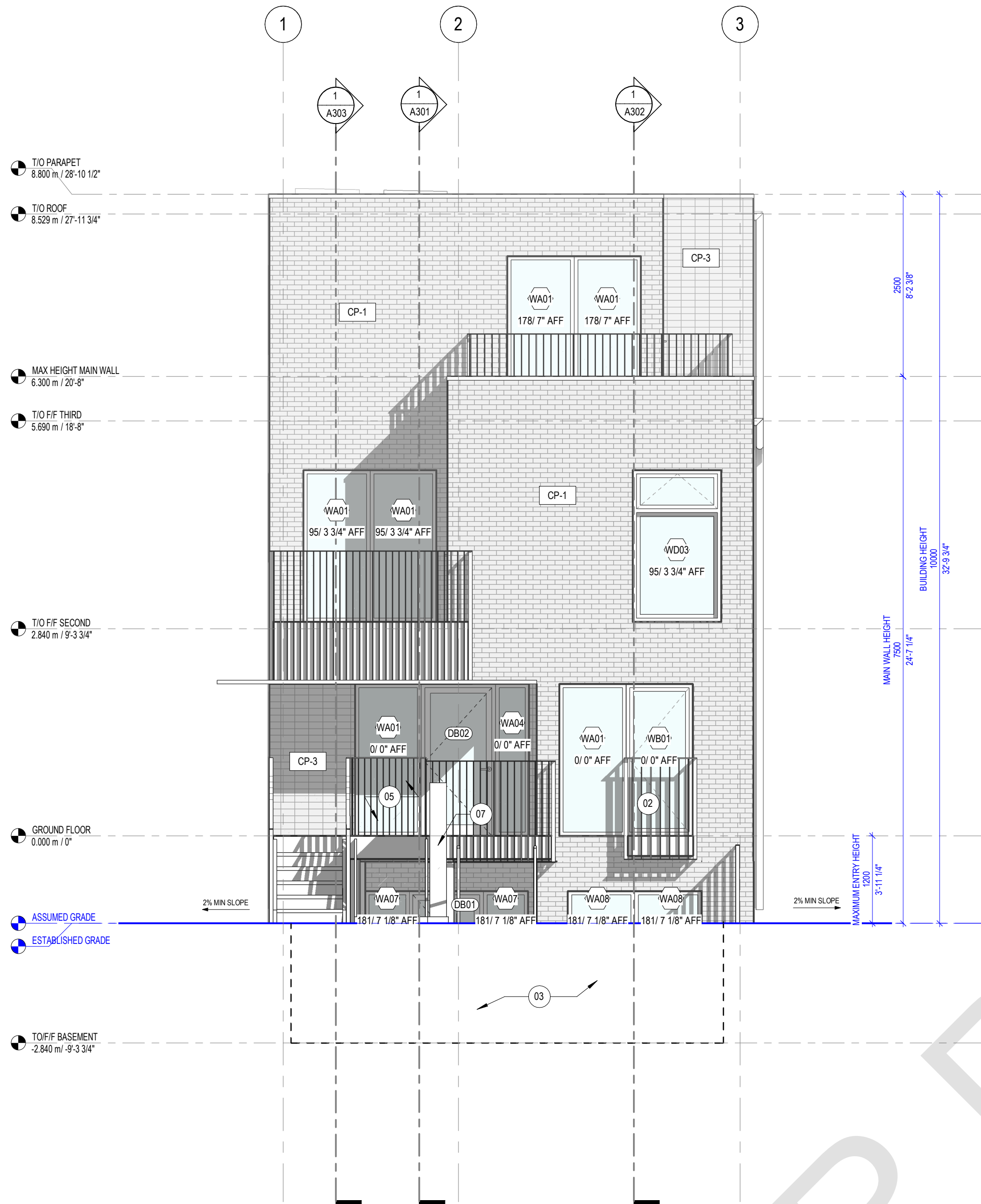
SHEET TITLE:

ELEVATIONS

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

A200



2 BUILDING ELEVATION - FRONT
A200 1 : 50



1 BUILDING ELEVATION - REAR
A200 1 : 50

ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CP-1	CLADDING, TYPE 1
CP-3	CLADDING, TYPE 3
CP-4	CLADDING, TYPE 4
PFM	PRE-FINISHED METAL FLASHING

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL ENDUSERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
2. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND ASSUMPTIONS. THE QDP MUST REVIEW THE DESIGN WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS, IF ANY. MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE, THE PLANS WILL NO LONGER BE CONSIDERED APPROVED. THE QDP MUST BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
3. THE QDP OF THE DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED, THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND REGULATORY REQUIREMENTS. THE QDP OF THE DESIGN PROFESSIONAL IS 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 AGENCY. THE BUILDING PERMIT 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:

ELEVATIONS

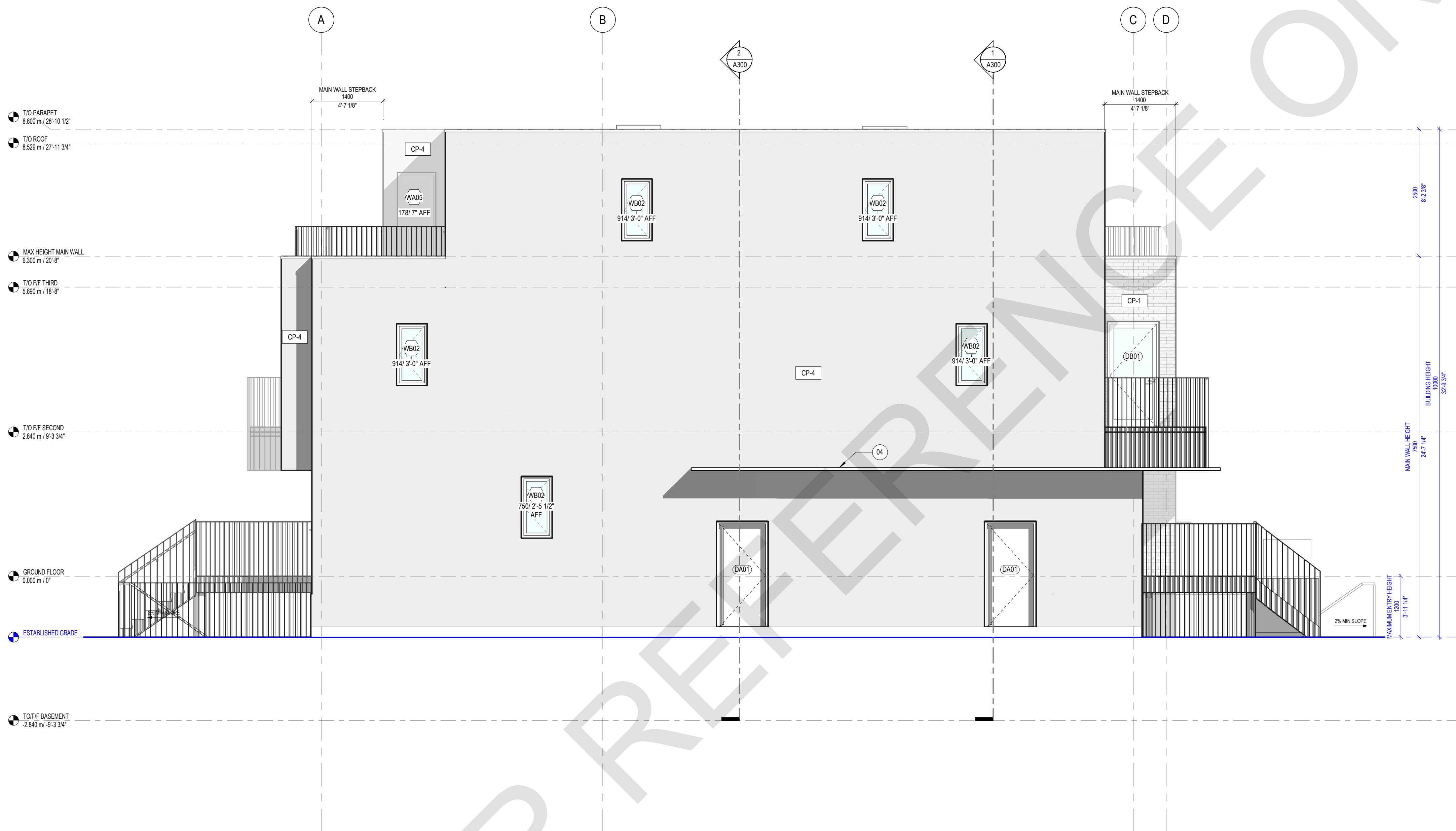
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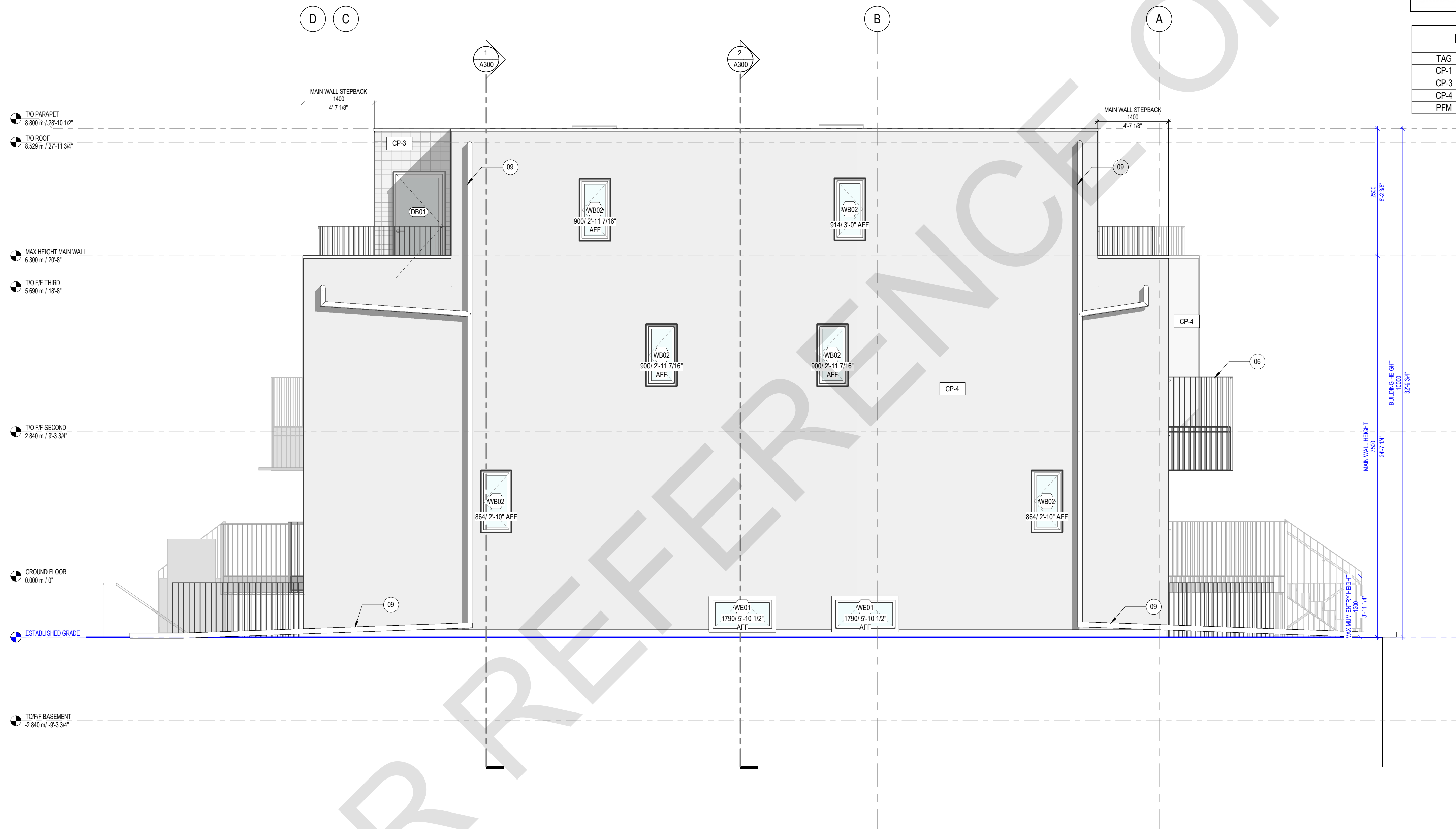
SCALE: As indicated

SHEET NO:

A201



ELEVATION MATERIAL SCHEDULE	
TAG	MATERIAL
CP-1	CLADDING, TYPE 1
CP-3	CLADDING, TYPE 3
CP-4	CLADDING, TYPE 4
PFM	PRE-FINISHED METAL FLASHING

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

FOURPLEX WIDE

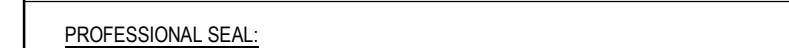
SHEET TITLE:
ELEVATIONS

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:
A202

RATED ASSEMBLIES LEGEND (MIN. REQ.)

	1HR FRR
	45MIN FRR



01. STRUCTURAL STEEL COLUMNS REFER TO STRUCTURAL.
02. ALL FOUNDATION WALLS AND FOOTING SIZES VARIES. REFER TO FOUNDATION.
03. THICKENED SLAB. REFER TO SLURC.
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.

	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

	1HR FRR
	45MIN FRR

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 SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND DETAILS OF THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE QUALIFIED DESIGN PROFESSIONAL SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, ORDINANCES, AND REGULATORY REQUIREMENTS. ANY NECESSARY DESIGN MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE. THE PLANS WILL NO LONGER BE THE PROPERTY OF THE DESIGNER. THE QUALIFIED DESIGN PROFESSIONAL SHALL 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 ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION. THE QUALIFIED DESIGN PROFESSIONAL IS 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 AUTHORITY HAVING JURISDICTION.
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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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

SECTIONS

PROJECT NO: 241058

SCALE: 1 : 50

SHEET NO:

A301



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 THE DEPARTMENT HAVING THE JURISDICTION OF THE PROJECT. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND THE DESIGN ELEMENTS COLOURED IN RED TO CONFIRM WITH APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE DESIGN ELEMENTS COLOURED IN RED ARE REQUIRED, THE QDP MUST OBTAIN A 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 INCLUDE APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE DEPARTMENT HAVING JURISDICTION (HQA). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY STANDARDS, 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 DEPARTMENT HAVING JURISDICTION.
- 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:

SECTIONS

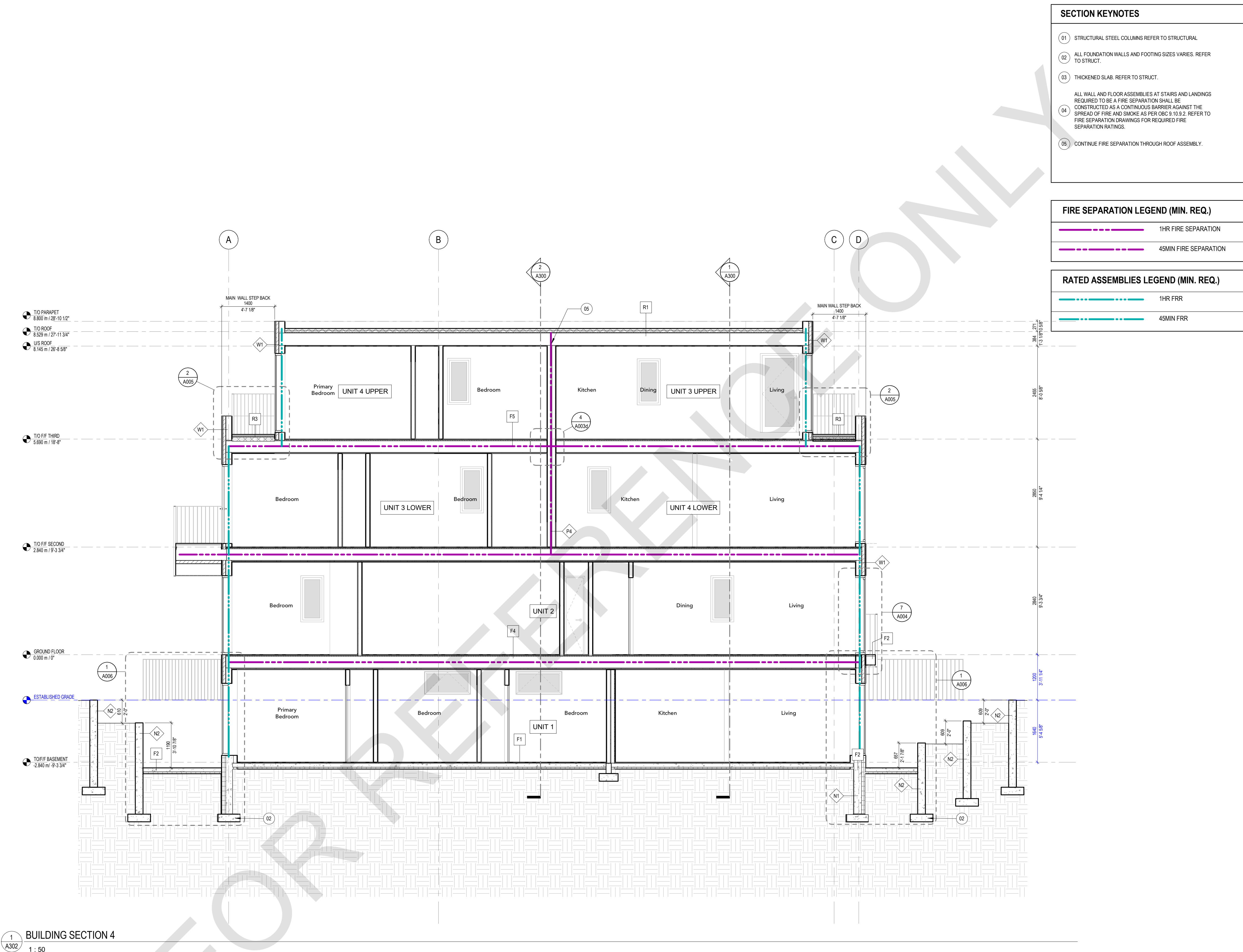
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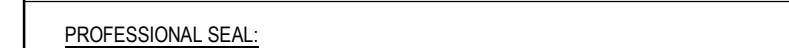
PROJECT NO: 241058

SCALE: 1 : 50

SHEET NO:

A302





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 REQUIRED BY THE RELEVANT REGULATORY ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
2. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS OF THE BUILDING TO BE CONSTRUCTED TO REFLECT THE LATEST AND VERY APPLICABLE CODES, STANDARDS, ORDINANCES, REGULATIONS, AND OTHER REQUIREMENTS. 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 QUALIFIED DESIGN ELEMENTS ARE REQUIRED, THE QDP MUST LONGER QUALIFY AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
3. QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS NOW UPDATED. THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION. QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR PROFESSIONAL ASSOCIATION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION.
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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PROJECT:
City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

SECTIONS

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

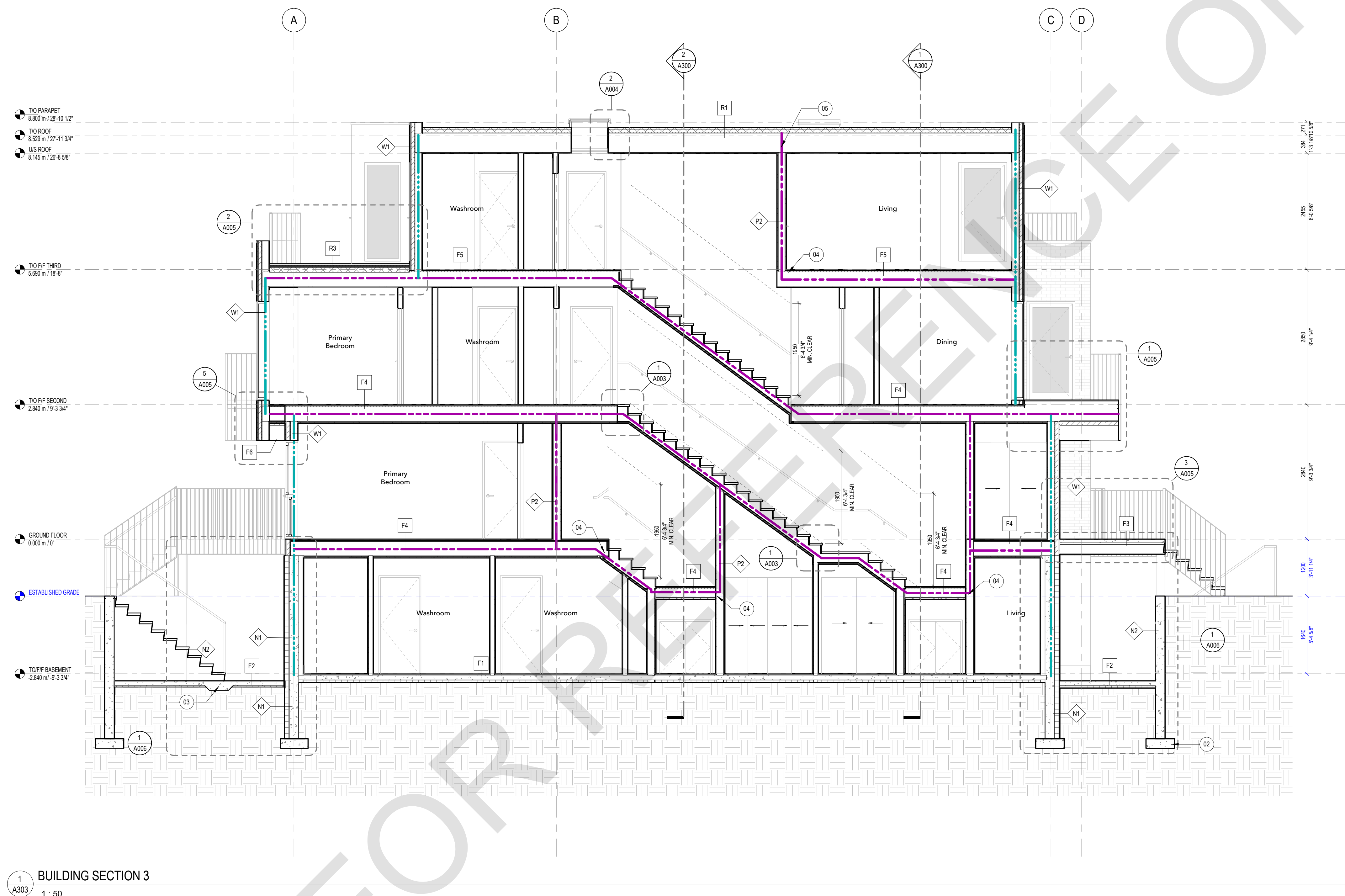
A303

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 OBC 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.)	
	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)	
	1HR FRR
	45MIN FRR



1 BUILDING SECTION 3
A303 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.
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 JURISDICTION.
4. THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

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

1. USE OF THESE STRUCTURAL DRAWINGS
 - 1.1. STRUCTURAL MEMBERS SHOWN ON THIS SET OF DRAWINGS HAVE BEEN DESIGNED TO RESIST PART 9 ENVIRONMENTAL DESIGN LOADS BASED ON WORST CASE WIND, SNOW AND SEISMIC VALUES FOR METROPOLITAN TORONTO LOCATIONS PER OBC 2024 S8, TABLE 2 - CLIMATIC DESIGN DATA
 - 1.2. 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 OBC REQUIREMENTS
 - 1.3. 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.
 - 1.4. 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
 - 1.5. FOUNDATION ELEMENTS HAVE BEEN DESIGNED USING AN ALLOWABLE SOIL BEARING VALUE OF 75 kPa
 - 1.6. THE OWNER MUST CONFIRM THIS MINIMUM BEARING VALUE BY GEOTECHNICAL INVESTIGATION OR BY MEANS THAT IS IN ACCORDANCE WITH THE LATEST EDITION APPROVED BY THE CITY OF TORONTO'S CBO (CHIEF BUILDING OFFICIAL)
 - 1.7. 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
 - 1.8. 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 RATIO OF REPOSE TO ADJACENT BUILDING FOUNDATIONS. CONSTRUCTING WITHIN THIS ANGLE OF REPOSE REQUIRES FOUNDATIONS TO BE DESIGNED AND REVIEWED ON SITE BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
2. LOADS USED IN THE DESIGN:
 - 2.1. SNOW: 1.08 kPa
 - 2.2. LIVE: 1.9 kPa RESIDENTIAL OCCUPANCY AND 4.8 kPa COMMON AND EGRESS AREAS.
 - 2.3. DEAD: 1.0 kPa (ROOF) and 1.7 kPa (FLOORS) and 0.7 kPa (EXTERIOR WALLS).
 - 2.4. S8, TABLE 2: 0.83 kPa (WIND) AND 0.83 kPaSLS FOR PART 4 SHEAR WALLS AND MOMENT RESISTING COLUMNS
 - 2.5. INTERNAL WIND PRESSURE: 0.5 kPa
3. SUBMITTALS:
 - 3.1. SHOP DRAWINGS DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO OR SUPPLIER APPROVED BY THE CHIEF BUILDING OFFICIAL OF THE CITY OF TORONTO ARE REQUIRED FOR REVIEW AND APPROVAL BY THE PROJECT DESIGN PROFESSIONAL OF THE FOLLOWING ELEMENTS:
 - 3.2. ENGINEERED LUMBER ROOF AND FLOOR FRAMING FOR GRAVITY LOADS SHOWN ON THESE DRAWINGS
 - 3.3. COLD FORMED STEEL (CFS) BEARING WALLS FOR GRAVITY, WIND, AND LATERAL FORCES SHOWN ON THESE DRAWING
 - 3.4. MISCELLANEOUS METALS ITEMS SUCH AS EXTERIOR ENTRY STAIRS, EXTERIOR EGRESS STAIRS, GUARD RAILS AND OTHER LATERAL ELEMENTS SUPPORTING LIVE, SNOW OR WIND LOADS.
 - 3.5. GEOTECHNICAL ENGINEERING REPORTS AS REQUIRED.
 - 3.6. CONFIRMATION THAT BUILDING FOUNDATIONS, SHORING AND EXCAVATIONS DO NOT ENROACH ON SAFE ANGLE OF REPOSE TO ADJACENT BUILDING OR STRUCTURE FOUNDATIONS.
 - 3.7. RESERVED.
 - 3.2. GENERAL
 - 4.1. REFER TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2024, O.R.G. 163/24 AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION
 - 4.2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS
 - 4.3. BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE APPROVED DESIGN PROFESSIONAL. DO NOT MAKE THE DRAWINGS.
 - 4.4. 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
 - 4.5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PITS, BASES, SLUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS. ADJUST UNDERSIDE ELEVATIONS OF FOOTINGS AS REQUIRED TO AVOID UNDERMINING THE FOOTINGS AND FOUNDATIONS.
 - 4.6. HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
 - 4.7. TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
 - 4.8. CONTRACTOR TO PROVIDE AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY WORKS.
 - 4.9. THE INFORMATION SHOWN ON STRUCTURAL DRAWINGS REPRESENT THE BUILDING IN ITS FINISHED STATE. CONTRACTOR TO REVEAL THE DESIGN REQUIREMENTS AND DETERMINE ALL TEMPORARY WORKS REQUIRED TO COMPLETE THE STRUCTURE PER CONTRACT DOCUMENTS INCLUDING MEANS, METHOD, TECHNIQUES, SEQUENCES, PROCEDURES, TEMPORARY SHORING AND/OR BRACING, TEMPORARY OPENINGS, EXCAVATION SHORING, ERECTION PROCEDURES, ETC.
5. DESIGN NOTES
 - 5.1. THE BUILDING IS DESIGNATED AS BELONGING TO THE NORMAL IMPORTANCE CATEGORY, AS DEFINED IN THE OBC 2024.
 - 5.2. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.1.
 - 5.3. ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.
 - 5.4. LATERAL FORCES ON STRUCTURAL FRAME
 - 5.5. THE LATERAL FORCE COEFFICIENT FOR 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.
 - 5.6. THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
 - 5.7. WIND:
 - 5.8. THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON AN HOURLY WIND PRESSURE OF 0.47 kPa (BASED ON 150 YEAR RETURN FOR SCARBOROUGH).
 - 5.9. EXPOSURE CATEGORY: ROUGH TERRAIN.
 - 5.10. THE IMPORTANCE FACTOR FOR WIND DESIGN IS 1.0. FOR DEFLECTION ANALYSIS, THE FACTOR IS 0.75.
 - 5.11. 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).
 - 5.4. LATERAL FORCES ON FOUNDATION WALLS
 - 5.5. WALLS RETAINING EARTH ARE DESIGNED TO SAFELY WITHSTAND A HORIZONTAL PRESSURE AT ANY DEPTH (h) GIVEN BY THE EXPRESSION:
$$P = K \gamma (h + q)$$
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
 - 5.12. THE WALLS HAVE BEEN DESIGNED ASSUMING THAT THERE IS FREE-DRAINAGE BACKFILL, OR THAT OTHER PROVISIONS HAVE BEEN MADE, SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.
 - 5.13. IN ACCORDANCE WITH OBC C18.4.4.6, THE WALLS HAVE BEEN DESIGNED USING K=0.83, AND γ=21 kn/m3.
 - 5.7. SNOW LOADS ON ROOF:
 - 5.8. THE ROOFS HAVE BEEN DESIGNED WITH Ss = 1.2 kPa AND Sr = 0.4 kPa.
 - 5.12. THE IMPORTANCE FACTOR, I/S, IS 1.0 FOR ULS AND 0.9 FOR SLS.
 - 5.13. LIVE AND OTHER LOADS:
 - 5.14. SEE NOTES BELOW FLOOR PLANS.
 - 5.15. IN THE DESIGN OF COLUMNS, WALLS, BEAMS, FLAT SLABS ETC. THE INDICATED LIVE LOADS HAVE NOT BEEN REDUCED AS PER TRIBUTARY AREA CONSIDERATIONS OF THE ONTARIO BUILDING CODE.
 - 5.16. FUTURE EXTENSIONS:
 - 5.17. THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS.
6. CONCRETE
 - 6.1. MATERIALS
 - 6.1.1. CONCRETE
 - 6.1.1.1. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, CURING AND DESIGNED MATERIALS CONTENT AND AIR CONTENT.
 - 6.1.1.2. 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:
 - 6.1.1.2.1. CONCRETE STRENGTH 50 MPa, INCREASE TO
 - 6.1.1.2.2. 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK.
 - 6.1.1.2.3. 25 MPa FOR INTERIOR SLABS ON GRADE, UNLESS DAMP PROOFING IS PROVIDED (0.15 mm POLYETHYLENE BELOW SLAB OR 25 MPa)
 - 6.1.1.2.4. AIR CONTENT OF 5%-8% WHERE EXPOSED TO FREEZE-THAW, REDUCE TO 3%-6% FOR FOOTINGS.
 - 6.1.1.2.5. MAXIMUM SLUMP OF 100 mm. INCREASE TO 150mm FOR CONVENTIONAL FOUNDATIONS
 - 6.1.1.3. NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL 20 mm. USE SMALLER AGGREGATES AS APPROPRIATE IN AREAS OF CONGESTED REINFORCING STEEL OR TO IMPROVE WORKABILITY. MODIFY MIX DESIGNS TO SUIT.
 - 6.1.1.3.1. WHERE AGGREGATES SMALLER THAN 14 mm ARE USED, INCREASE AIR CONTENT BY 1%.
 - 6.1.1.3.2. REINFORCED CONCRETE IS DESIGNED TO DE-icing CHEMICALS TO HAVE DC CORROSION INHIBITOR @ 111cu.m.
 - 6.1.1.3.3. DOSAGE OR APPROVED EQUIVALENT
 - 6.1.1.3.4. MAX 25kg cement/cu.m.
 - 6.1.2. REINFORCEMENT
 - 6.1.2.1. CONFORM TO THE REQUIREMENTS OF CSA G30.18 FOR CARBON STEEL REINFORCING BARS
 - 6.1.2.2. CONFORM TO THE REQUIREMENTS OF ASTM A1064/A1064M FOR WELDED WIRE FABRIC
 - 6.1.2.3. REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH Fy = 400 MPa, AND WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH OF Fy = 386 MPa. SUPPLY IN FLAT SHEETS.
 - 6.1.2.4. WHERE WELDING OF REBAR IS INDICATED, WELDABLE GRADE REBAR SHALL BE USED.
 - 6.2. EXECUTION
 - 6.2.1. CONCRETE AND REINFORCEMENT
 - 6.2.1.1. PROVIDE DOWELS TO WALLS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED OTHERWISE.
 - 6.2.2. CONSTRUCTION JOINTS:
 - 6.2.2.1. VERTICAL CONSTRUCTION JOINTS MAY BE MADE ONLY AT MID-SPAN OF BEAMS, JOISTS, AND SLABS UNLESS OTHERWISE SHOWN OR DIRECTED AND THEIR LOCATION SHALL BE REVIEWED BY THE CONSULTANT.
 - 6.2.2.2. PROVIDE 36x89 KEYS AT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
 - 6.2.2.3. NO SLABS TO BE PLACED VERTICALLY OR HORIZONTALLY THROUGH BEAMS WITHOUT BEING REVIEWED BY THE CONSULTANT.
 - 6.2.2.4. WELDING OF REBAR SHALL BE DONE IN ACCORDANCE WITH CSA W186.
 - 6.2.3. CONCRETE COVER TO REINFORCEMENT
 - 6.2.3.1. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) FOR COVER TO REINFORCEMENT.
 - 6.2.3.2. ADDITIONAL COVER REQUIREMENTS AS APPLICABLE.
 - 6.2.3.3. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
 - 6.2.3.4. 30M BARS AND SMALLER: 75mm
 - 6.2.3.5. CONCRETE EXPOSED TO CHLORIDES (C-1, C-3

7.1.5. WELDS - CONFORM WITH CSA W59-03

7.1.6. ANCHOR RODS - CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300W UNLESS NOTED OTHERWISE.

7.1.7. ALL OTHER - CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300W

7.1.8. NOMINAL GRADE PLATE PROTECTION: IN ACCORDANCE WITH CISC/PICA-173a - A QUICK-DRYING ONE COAT PAINT FOR USE ON STRUCTURAL STEEL.

7.2. EXECUTION

7.2.1. PROVIDE A MINIMUM BEARING OF 200 mm FOR ALL STEEL BEAMS BEARING ON MASONRY AND A MINIMUM OF 100 mm ON STRUCTURAL STEEL, UNLESS NOTED OTHERWISE.

7.2.2. CENTRE BEARING PLATES UNDER BEAMS, OR AS NOTED.

7.2.3. BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB.

7.2.4. FOR STRUCTURAL STEEL, SHIP BE CUT WITHOUT THE INTERFERENCE OF THE APPROVED DESIGN PROFESSIONAL.

7.2.5. PROVIDE FULL DEPTH WEB STIFFENERS AT ALL BEAMS BEARING ON COLUMNS AND ALL BEAMS SUPPORTING COLUMNS. WEB STIFFENERS SHALL BE OF THE SAME SIZE AND THICKNESS AS THE COLUMN FLANGES AND SHALL ALIGN WITH THE FLANGES OF THE SUPPORTING COLUMN.

7.2.6. CONJOINT 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 PER JOINT.

7.2.7. 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 IMPOSED OR IMPLIED ON THE CONNECTIONS.

7.2.8. 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.

7.2.9. 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.

7.2.9.1. WHERE GALVANIZING IS REQUIRED, THE COATING SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780/A780M.

7.2.9.2. PROVIDE COATINGS OF Z180 GALVANIZING IN ACCORDANCE WITH ASTM-A653/A653M FOR EXTERIOR BUILDING ENVELOPE. STEEL IS ENCASED IN CONCRETE.

8. LIGHTWEIGHT STEEL FRAMING SYSTEM

8.1. MATERIALS

8.1.1. CONFORM TO THE REQUIREMENTS OF CSA-S136

8.1.2. STEEL SHALL MEET THE REQUIREMENTS OF 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.

8.1.3. USE METALLIC COATINGS CONFORMING TO ASTM-A653/A653M AND THE FOLLOWING:

8.1.3.1. PROVIDE COATINGS OF Z180 GALVANIZING IN ACCORDANCE WITH ASTM-A653/A653M FOR EXTERIOR BUILDING ENVELOPE GALVANIZING.

8.1.3.2. MINIMUM Z275 GALVANIZING COATING FOR STEEL STUD/BLOCK VENEER ASSEMBLIES.

8.1.4. BOLTS, NUTS AND WASHERS - ASTM A307 OR ASTM F3125, HOT-DIP GALVANIZED WHERE EXPOSED TO CORROSION POTENTIAL.

8.1.5. SHEET METAL SCREWS AND CONCRETE ANCHORS - MINIMUM 0.008mm coating of ZINC.

8.1.6. USE 200 MESH PAINT COATING TO CAN/CSC-181 FOR TOUCHING UP WELDS AND DAMAGED METALLIC COATING.

8.1.7. MINIMUM PLATE DESIGN THICKNESSES, EXCLUSIVE OF COATING:

8.1.7.1. MEMBER DEPTH 152mm OR LESS - 0.87mm

8.1.7.2. MEMBER DEPTH 203mm - 1.148mm

8.1.7.3. MEMBER DEPTH 254mm - 1.43mm

8.1.7.4. MEMBER DEPTH 305mm OR MORE - 1.818mm

8.1.7.5. BRIDGING CHANNELS - 1.087mm FOR STUDS, 1.367mm FOR JOISTS

8.1.7.6. U-P LIP ANGLES - 1.387mm FOR STUDS, 1.720mm FOR JOISTS

8.1.7.7. TRACK, CLIP ANGLES AND THE LIKE ARE TO BE AT LEAST THE SAME THICKNESS AS THE STUD OR JOIST.

8.2. DESIGN AND EXECUTION

8.2.1. DESIGN ALL FRAMING, INCLUDING CONNECTIONS, BRIDGING, TRACKS, CLOSURE CHANNELS, WEB STIFFENERS, WEB CUT-OUTS, SHEATHING, CROSS BRACING, AND THE LIKE FOR THE LOADINGS AND FORCES SHOWN OR IMPLIED ON THE DRAWINGS. THE DESIGN AND REVIEW SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.

8.2.2. DESIGN WIND-BEARING EXTERIOR STUDS TO RESIST THE SPECIFIED WIND LOAD BUT NOT LESS THAN 1.0 kPa. DESIGN LOAD-BEARING EXTERIOR STUDS TO RESIST THE SPECIFIED WIND LOAD BUT NOT LESS THAN 1.25 kPa.

8.2.3. DESIGN EXTERIOR STUDS SUCH THAT THE DEFLECTION UNDER SL WIND LOAD DOES NOT EXCEED 1/360 OF THE SPAN OF THE STUD.

8.2.4. FINITE STUDS IN SUCH A WAY THAT THERE IS AT LEAST 300mm FROM THE END OF THE MEMBER TO THE CENTRE OF THE FIRST PERFORATION.

8.2.5. PROVIDE HORIZONTAL BRACING SPACED AT NOT MORE THAN 1200mm FOR STUDS.

8.2.6. DESIGN PERMANENT CONNECTIONS AND SUBMIT FIELD REVIEW REPORTS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, FOR REVIEW BY THE CONSULTANT.

8.2.7. SUBMIT SHOP AND ERECTION DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, FOR REVIEW BY THE CONSULTANT.

8.2.8. AT THE REQUEST OF THE CONSULTANT SUBMIT CALCULATIONS BEARING THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

8.2.9. NO STEEL SHALL BE CUT WITHOUT THE PERMISSION OF THE APPROVED DESIGN PROFESSIONAL.

8.2.10. PROVIDE COATINGS OF Z180 GALVANIZING IN WEBS OF MEMBERS TO ACCOMMODATE SERVICES WHERE REQUIRED FOR MECHANICAL AND ELECTRICAL. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SERVICES.

8.2.11. PROVIDE FRAMING AROUND ALL OPENINGS GREATER THAN 100mm. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. 060000 WOOD

9.1. MATERIALS

9.1.1. SAWN LUMBER

9.1.1.1. CONFORM TO THE REQUIREMENTS OF CSA-O141

9.1.1.2. SPECIES - SPOUCE-PINE-FIR

9.1.1.3. GRADE - No.1/No.2

9.1.1.4. ALL WOOD EXPOSED TO WEATHER AND EARTH TO BE PRESURE TREATED IN ACCORDANCE WITH CSA O80.

9.1.2. PLYWOOD SHEATHING

9.1.2.1. CONFORM TO THE REQUIREMENTS OF CSA O121 AND CSA O151

9.1.2.2. FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE.

9.1.3. WOOD JOISTS

9.1.3.1. JOISTS MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS AND BE IN CONFORMANCE WITH THE FOLLOWING:

9.1.4. LAMINATED VENEER LUMBER (LVL)

9.1.4.1. MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA C08

9.1.4.2. BENDING MEMBERS PROPERTIES - $E = 2.0 \times 10^6$ psi, $F_b = 4.805$ ksi

9.1.5. LAMINATED STRAND LUMBER (LSL)

9.1.5.1. MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA C08

9.1.4.2. BENDING MEMBERS PROPERTIES - $E = 1.3 \times 10^6$ psi, $F_b = 3.140$ ksi OR $E = 1.55 \times 10^6$ psi, $F_b = 4.295$ ksi

9.1.4.3. COMPRESSION MEMBERS PROPERTIES - $E = 1.3 \times 10^6$ psi, $F_c = 3.140$ ksi, $F_{cl} = 2.235$ ksi

9.2. CONNECTIONS

9.2.1. ALL WOOD TO WOOD CONNECTIONS OR WOOD TO STEEL CONNECTIONS, UNLESS OTHERWISE NOTED, ARE TO BE THE APPROPRIATE FACE OR TOP MOUNT HANGERS, SIZED FOR THE CONNECTION FORCE AND MEMBER CONFIGURATION INDICATED.

9.2.2. NAILS ARE TO BE COMMON STEEL WIRE NAILS CONFORMING TO THE REQUIREMENTS OF ASTM F1667 OR CSA B111. NAILS SHALL HAVE A MINIMUM DIAMETER (CORRESPONDING TO NAIL LENGTH) AS FOLLOWS: 2.87mm (FOR 57mm/2-1/4" LONG NAILS); 3.25mm (54mm/2-1/2" LONG); 3.66mm (76mm/3" LONG) AND 8.2mm/3-1/4" (LONG); 4.88mm (102mm/4" LONG).

9.2.2.1. SUBSTITUTION OF THE ABOVE-SPECIFIED NAIL DIAMETERS IS SUBJECT TO APPROVAL BY THE ENGINEER. FOR PART 9 PLACING AND NAIL SUBSTITUTION MAY BE PERFORMED IN ACCORDANCE WITH CL. A-5.2.3.1.1 (2) IN THE APPENDIX OF NBC 2002.

9.2.3. WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.6-1. REFER TO CSA O80 FOR DIAMETER AND MINIMUM YIELD STRENGTH THAT WE PASS A 4mm SIEVE.

9.2.4. 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.

9.2.5. BOLTS, NUTS AND WASHERS: ASTM A307 OR SAE J429 GRADE 2

9.2.6. LAG SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.2.1

9.2.7. ALL LAG BOLTS, THRU BOLTS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED

9.2.8. ALL LAG BOLTS SHALL HAVE SHARP THREADS FOR AT LEAST ONE-HALF THE TOTAL BOLT LENGTH, UP TO 162 mm (6")

9.2.9. TWO-ENDED LONG LAG BOLT WITH FULL THREADS OR INSUFFICIENT THREADED LENGTH WILL BE REJECTED OUTRIGHT, UNLESS OTHERWISE APPROVED BY THE APPROVED DESIGN PROFESSIONAL. ALL NAILS ARE TO HAVE FULL ROUND HEADS; CLIPPED HEAD NAILS ARE NOT ACCEPTABLE. NAILS ARE TO BE DRIVEN FLUSH; DO NOT OVERDRIVE NAILS.

9.2.10. DRIVEN DOWN NAILS OR DOUBLE STUDS AT THE END OF THE SHEARWALL, UNLESS NOTED OTHERWISE, SHOULD THE HEAD DOWN BE ACCEPTED INWARD FROM THE WALL END DUE TO FIELD CONDITIONS. THE SHEATHING SHALL BE NAILED TO THE DOUBLE STUDS CARRYING THE HOLD DOWN WITH EDGE NAIL SPACING.

9.2. EXECUTION

9.2.1. PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE.

9.2.2. BEFORE INSTALLING DECORATIVE SHEATHING FROM EXCESSIVE MOISTURE UNTIL FINAL WATERPROOFING IS COMPLETE. ENSURE SURFACES THAT ARE TO RECEIVE FINISHES MEET MANUFACTURERS REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT FOR THE FINISH SPECIFIED.

9.2.3. DIVISION 9.2.2.1. PRESERVATIVE TREATMENT. DIMENSION OF 2" (51.8mm) - 1" PRESERVATIVE TREATED FOR EXTERIOR APPLICATIONS SHALL NOT BE INCISED. IF INCISED LUMBER IS TO BE USED, CONFORM MEMBER SIZES WITH THE ENGINEER PRIOR TO CONSTRUCTION.

9.2.4. MORE THAN ONE BUILT-UP BEAMS COMPRISED OF 2-BY - 12" 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.

9.2.5. PROVIDE APPROPRIATE FACE OR TOP MOUNT CONNECTORS AT ALL JOINTS TO JOIST, JOIST TO BEAM, AND BEAM TO POST CONNECTIONS UNLESS OTHERWISE NOTED.

9.2.6. NAIL ALL OTHER FRAMING IN ACCORDANCE WITH OBC CLAUSE 9.2.3.3 AND OBC TABLE 9.2.3.4.

9.2.7. THE NUMBER OF NAILS SPECIFIED IN TABLE 9.2.3.4 SHALL BE INCREASED BY 50% WHEN THE DIAMETER OF THE SUPPLIED NAILS DO NOT CONFORM TO THE DIAMETERS INDICATED ABOVE.

10. FOUNDATIONS

10.1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL, CAPABLE OF SAFELY SUSTAINING AN ULTIMATE BEARING VALUE OF 125 kPa AND AN ALLOWABLE BEARING VALUE OF

ABBREVIATIONS

TD0001

@	= AT	DS	= DRAG STRUT
A.BOLT	= ANCHOR BOLT	DWG(S)	= DRAWING(S)
ADJ	= ADJUSTABLE	DWL(S)	= DOWEL(S)
ALT	= ALTERNATE	EA	= EACH
ARCH	= ARCHITECTURAL	EF	= EACH FACE
ASL	= ACCUMULATED SNOW LOAD	EW	= EACH WAY
B	= BOTTOM	EL	= ELEVATION
BEW	= BOTTOM EACH WAY	ELEC	= ELECTRICAL
BL	= BOTTOM LOWER LAYER	ELEV	= ELEVATOR
BUL	= BOTTOM UPPER LAYER	EW	= EAST-WEST
BLDG	= BUILDING	EQ	= EQUAL
BM	= BEAM	EXIST	= EXISTING
BPL, BSPL	= BASE OR BEARING PLATE	EXPJT	= EXPANSION JOINT
BSMT	= BASEMENT	EXT	= EXTERIOR
C	= CENTRE TO CENTRE	FF	= FAR
c/w	= COMPLETE WITH C	FDN	= FOUNDATION
C	= EPOXY COATED	FIN	= FINISHED
C, PL, AJ	= FACTORED COMPRESSION OR AXIAL FORCE, KN	FL	= FLOOR
CANT	= CANTILEVER	FTG	= FOOTING
CFW	= COLD-FORMED STUD WALL	FW	= FOUNDATION WALL
CA	= COLUMN ABOVE	f _c	= CONCRETE STRENGTH, MPa
CB	= COLUMN BELOW	GA	= GAUGE
CDL	= COMPRESSION DEVELOPMENT LENGTH, mm	GALV	= GALVANIZED
CFE	= CONFIRM IN FIELD	GEN	= GENERAL
CJ	= CONNECTION JUMP	GL	= GULLIAM
CLS	= COMPRESSION LAP SPICE, mm	H, HOR	= HORIZONTAL
CLT	= CROSS LAMINATED TIMBER	HDG	= HOT DIP GALVANIZED
COL	= COLUMN	HEF, H EF	= HORIZONTAL EACH FACE
COMP	= COMPRESSION	HEE	= HOOKED EACH END
CONC	= CONCRETE	HF	= FACTORED HOR FORCE, kN
CONSTR	= CONSTRUCTION	HSC	= HORIZONTALLY SLOTTED CONNECTION
CONT	= CONTINUOUS	IF	= INSIDE FACE
CW	= CONCRETE WALL	INT	= INTERIOR
DET	= DETAIL	J	= JOINT
DEV	= DEVELOPMENT	kN	= KILOWATT
DIA Ø	= DIAGONAL	kg	= KILOGRAM
DAB	= DIA/BØ	kNm	= KILOWATT METRES
DM	= DIMENSION	kN/m²	= kN PER SQUARE METRE
DJ	= DOUBLE JOIST	kNm	= kN PER METRE
DL	= DEAD LOAD	kPa	= KILOPASCAL
DLH	= DEVELOPMENT LENGTH FOR STANDARD HOOKS, mm		
DO	= DITTO		

FOOTING ADJACENT TO EXCAVATION

TD3101

RELATION TO ADJACENT FOOTINGS AND EXCAVATIONS

RELATION TO SERVICES

NOTES:

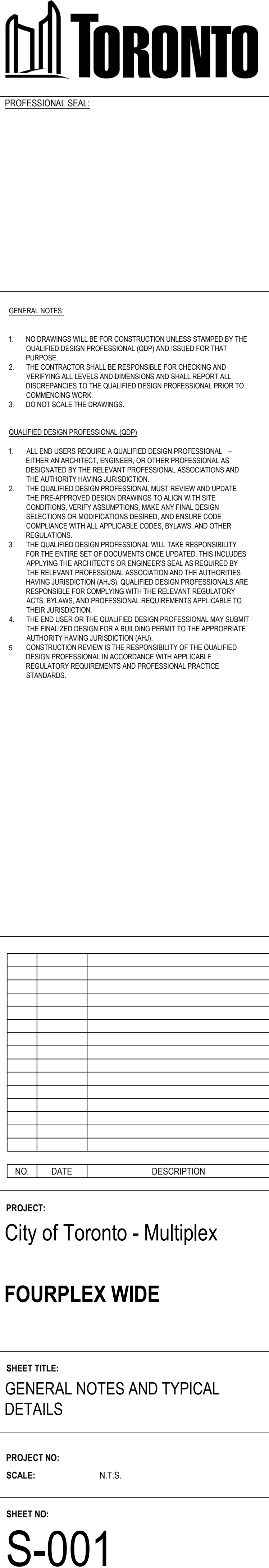
- WHERE MECH SERVICES UNDERMINE PAD FOOTINGS, EXTEND EXCAVATION BELOW SLOPE OF REPOSE AND RAISE GRADE WITH EITHER LEAN MIX, ENGINEERED FILL (IF APPLICABLE) OR OVERPOUR FOOTING.
- DO NOT PLACE SERVICE PIPES UNDER PAD FOOTINGS.
- THE PROVISIONS NOTED ABOVE REGARDING THE PERMISSIBLE SOIL SLOPES ARE BASED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

SUMPS PITTS AND TRENCHES

TD0022

SUMP PIT NOTES:

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

[illegible]

S-002

4PLEX WIDE ROOF MEMBER SCHEDULE (FACTORED LOADS)						
LABEL	SECTION	REACTIONS (kN, UNO)		COMMENTS	FINAL DESIGN FOR CONSTRUCTION (IFC)	
		LEFT	RIGHT			
RJ1	302 LJOIST @406 cc SLOPED ROOF JOISTS	5	5	ML > 7 kNm V > 5 kN E _{max} = 460 x 10 ⁻³ N/mm ²	BY EWP SUPPLIER	
RB1	(2) 44 x 302 LVL	20	10	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
RB2	(4) 44 x 302 LVL	10	10	SUPPORT ROOFS JOISTS w/ SLOPE ABLE FACE MOUNT HANGERS	AS SHOWN ON PLAN	
RB3	(2) 44 x 302 LVL	5	5	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
	(2) 600S200-68 + (2) 600T150-68 BUILD-UP CFS INTEL			SUPPORT WITH POSTS AS PER PLAN	BY CFS STUD SUPPLIER	

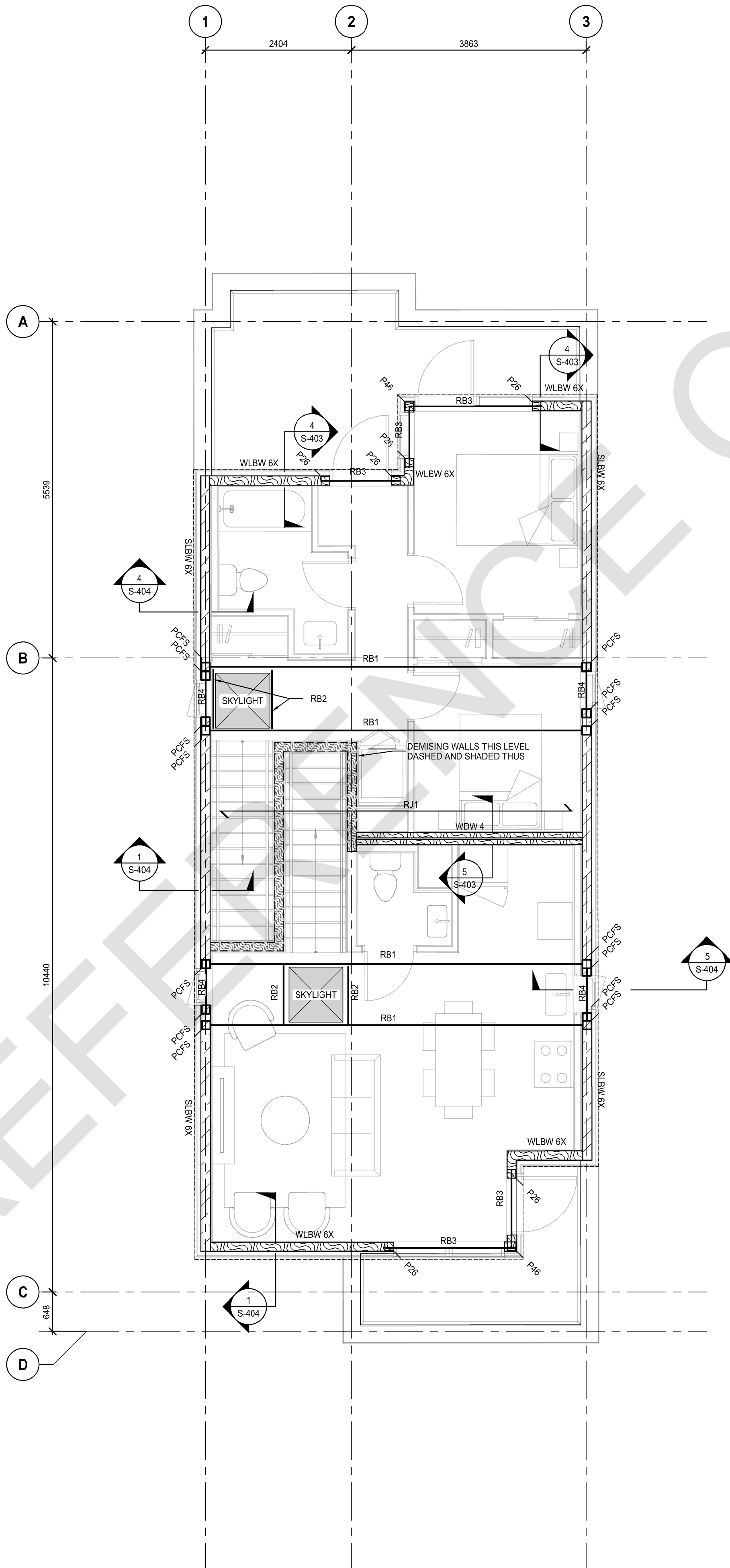
MEMBER SCHEDULE NOTES:

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

WALL AND POST SCHEDULE			
LABEL	ELEMENT	COMMENTS	FINAL DESIGN (IFC)
WLBW-6X	38 x 140 SPF @436 EXTERIOR LOAD BEARING STUD WALLS WITH 16mm P-CF3000 SHEATHING SHOWN THIS TYPE	TYPICAL EXTERIOR WOOD WALL	AS SHOWN ON PLAN
SLBW-6X	600S162 CFS STUDS @416 + 600T16S T&E TRAKS WITH 16mm NON-COMBUSTIBLE SHEATHING BY CFS SUPPLIER.	TYPICAL EXTERIOR CFS WALL	<u>BY CFS STUD SUPPLIER</u>
WDW-4	DOUBLE 38 x 89 SPF @96 STUD DEMISING WALLS WITH 25mm G&P BETWEEN	INTERIOR LOAD BEARING DEMISING WALLS	AS SHOWN ON PLAN
PW-4	(W) 38 x 89 SPF BUILT UP POST		AS SHOWN ON PLAN
PW-6	(W) 38 x 140 SPF BUILT UP POST		AS SHOWN ON PLAN
P-CFS	BUILT-UP CFS STUDS TO MATCH WALL WIDTH		<u>BY CFS STUD SUPPLIER</u>

ROOF LEVEL FRAMING NOTES

1. LOADS USED IN THE DESIGN:
SNOW: 1.06 kPa
DEAD LOAD: 0.30 kPa (ROOFING)
0.20 kPa (STRUCTURE)
0.10 kPa (FIN/SHELS)
0.40 kPa (SUSPENDED)
1.00 kPa (ROOF TOTAL)
2. SOLAR PANEL ALLOWANCE OF 0.5 kPa HAS BEEN ASSESSED FOR ROOF FRAMING DESIGN.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DATUM ELEVATIONS.
4. ALL NEW FLOOR SHEATHING TO BE 3/4" & T4 FASTENED DIRECTLY TO ROOF JOISTS.
5. ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE MADE WITH APPROPRIATE TOP OR FACE MOUNT HANGERS.
6. ALL TEMPORARY BRACING OR SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. PROVIDE SOLID BLOCKING IN JOIST SPACE (SQUASH BLOCKS) AND CONTINUE ALL BUILT UP POSTS DOWN TO TIE FOUNDATION WALLS.
8. BUILT-UP SPF POSTS MARKED "P36", "P48", ETC. DENOTES (3) 36x140, (4) 38x140, ETC.
9. WHERE POSTS ARE NOT MARKED ON PLAN, PROVIDE MATCHING NUMBER OF BUILT-UP STUDS TO SUPPORT DIMENSIONAL LUMBER BEAMS AND MATCHING NUMBER OF STUDS PLUS (1) TO SUPPORT ENGINEERED LUMBER BEAMS, TYP.
10. PCFS NOTES BUILT-UP COLD FORMED STEEL PROF BY SUPPLIER.
11. REFERS TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
12. DO NOT SCALE STRUCTURAL DRAWINGS.



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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 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 THIS 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.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

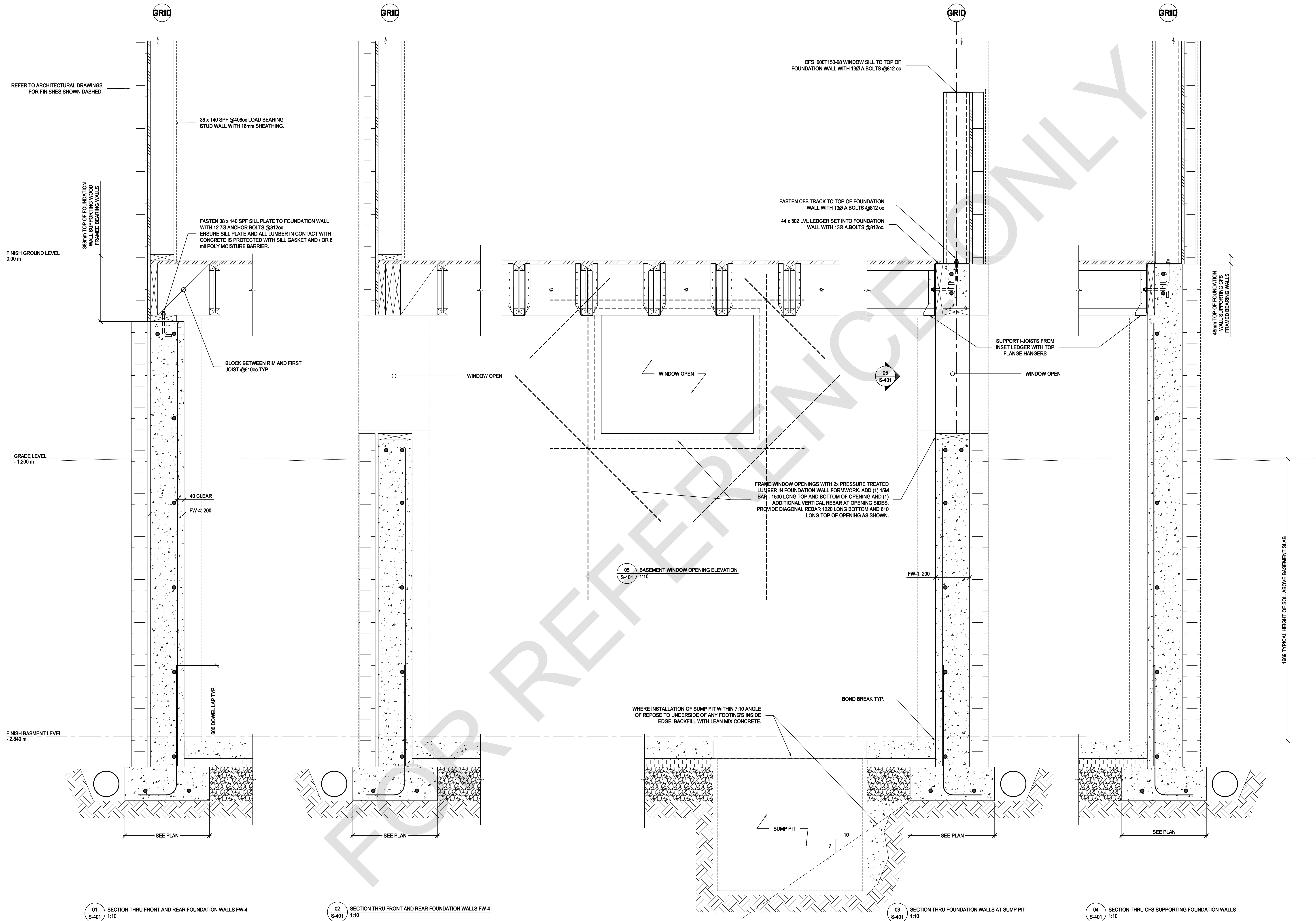
FOUNDATION DETAILS

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.
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3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS (ONCE UPDATED). THIS INCLUDES ANY AND ALL ARCHITECTURAL, ENGINEERING, AND SURVEYING AS WELL AS THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. CONSTRUCTION REVIEW AND VERIFICATION OF THE QUALIFIED DESIGN PROFESSIONAL'S RESPONSIBILITY IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

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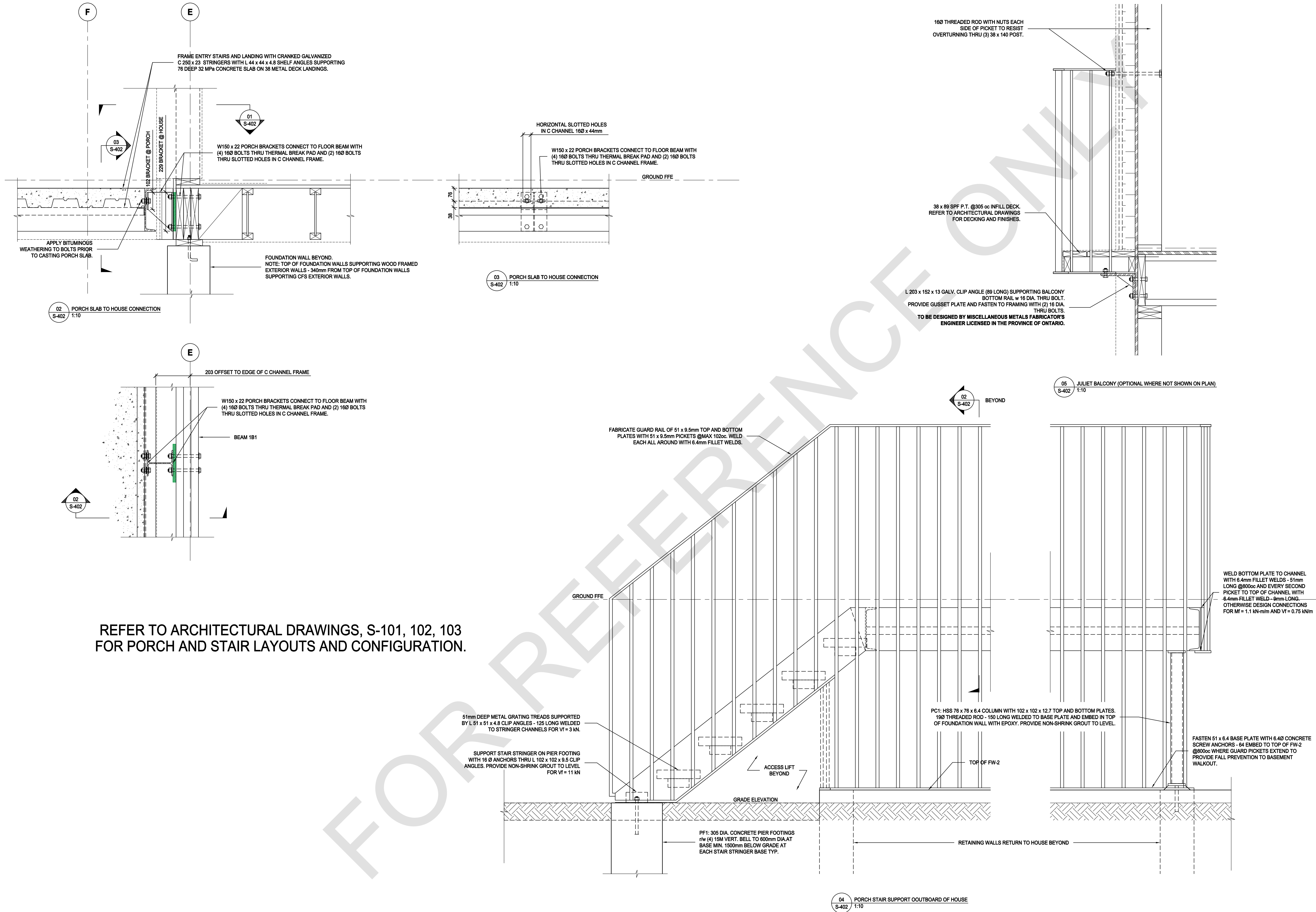
ENTRY PORCH AND EGRESS STAIR SUPPORT DETAILS

PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-402



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

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NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

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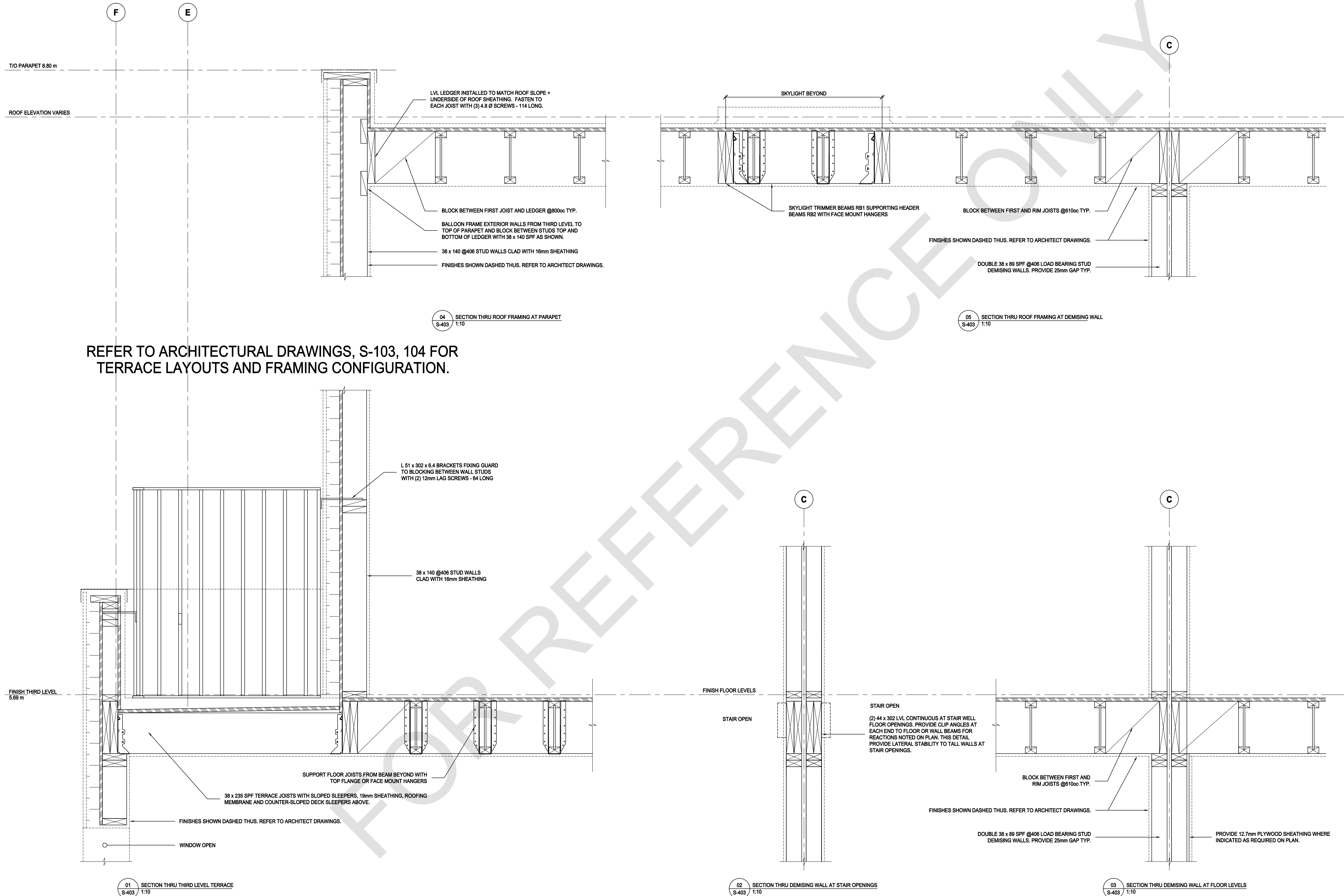
WOOD FRAMING DETAILS

PROJECT NO: 250580

1 : 10

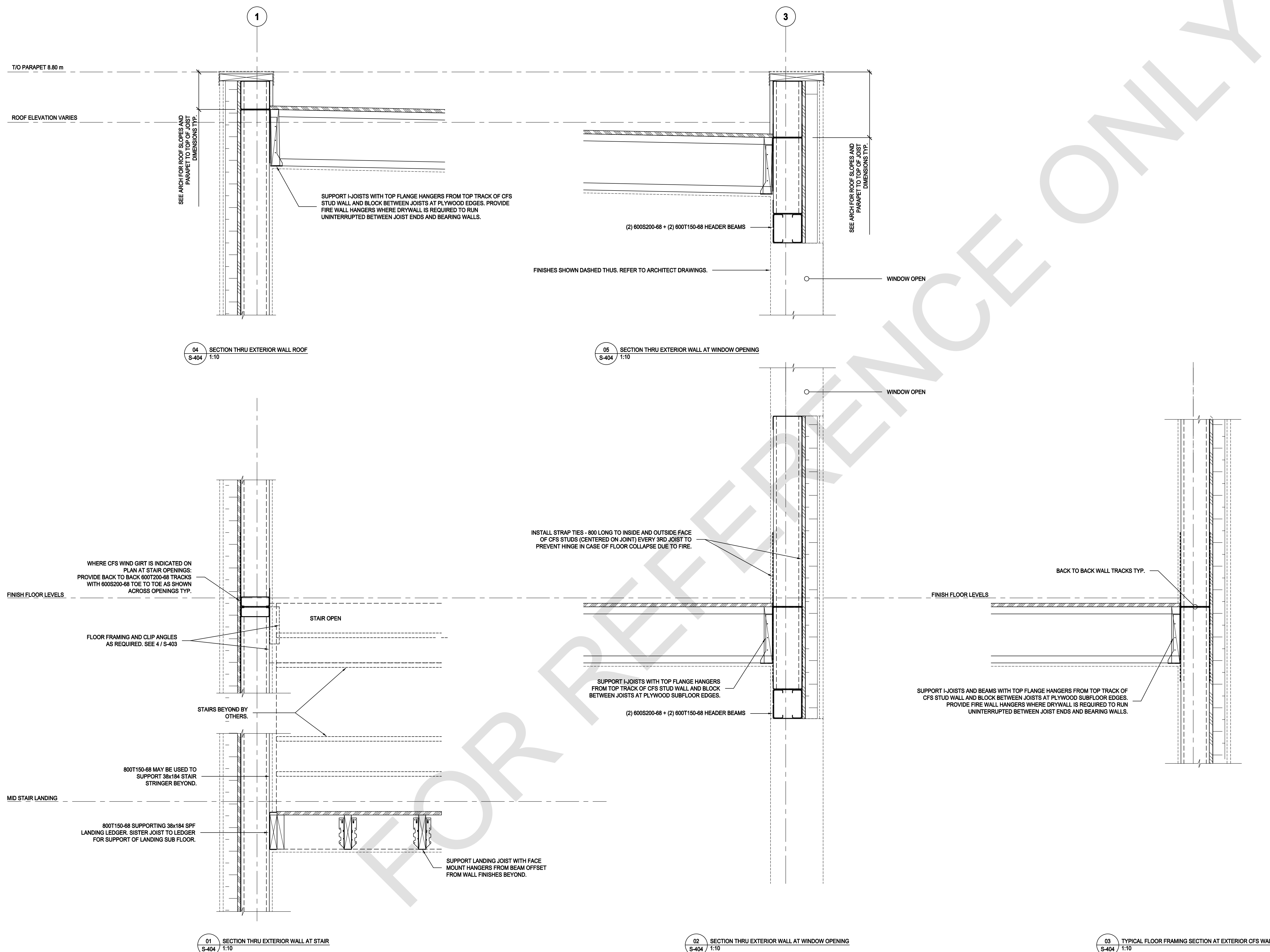
SHEET NO:

S-403



NO.	DATE	DESCRIPTION
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S-404



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PROJECT:

City of Toronto - Multiplex

FOURPLEX WIDE

SHEET TITLE:

FOUNDATION DETAILS

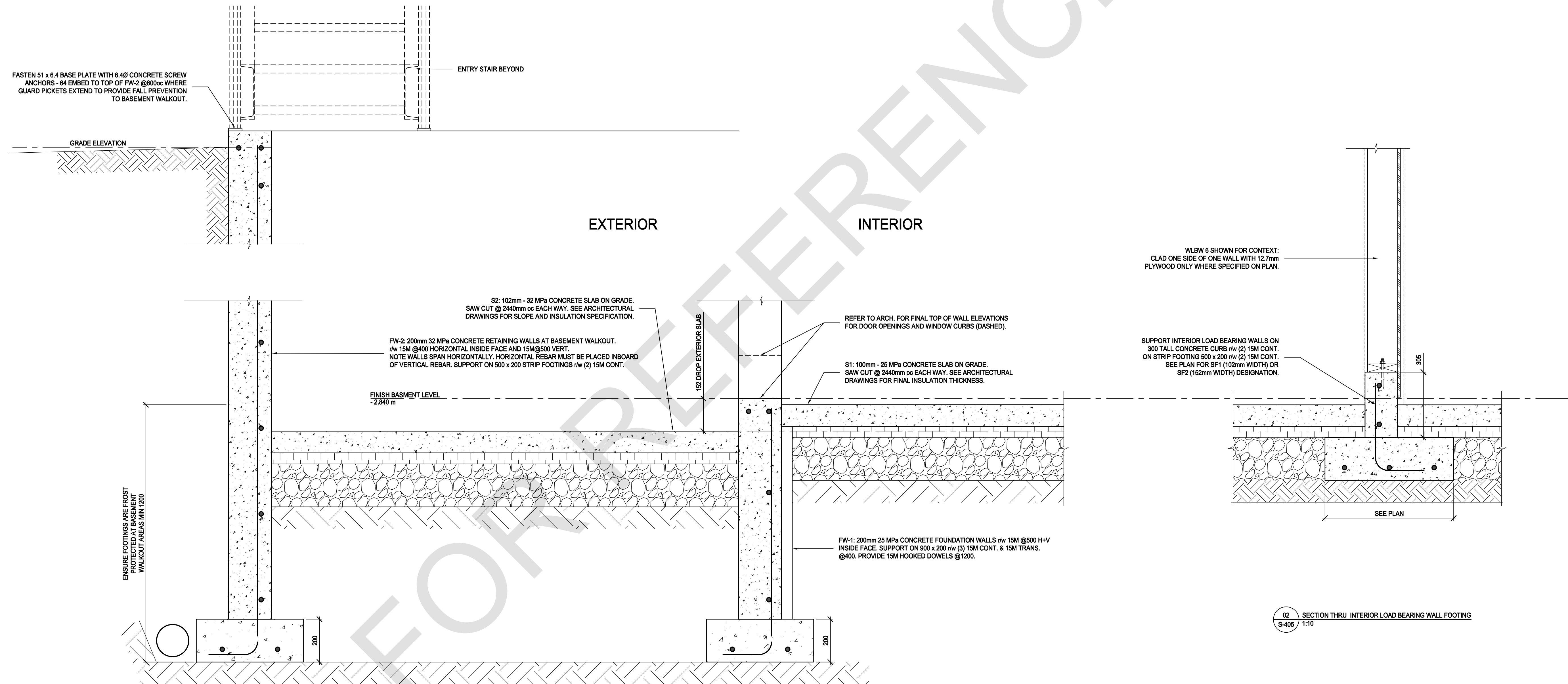
PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-405

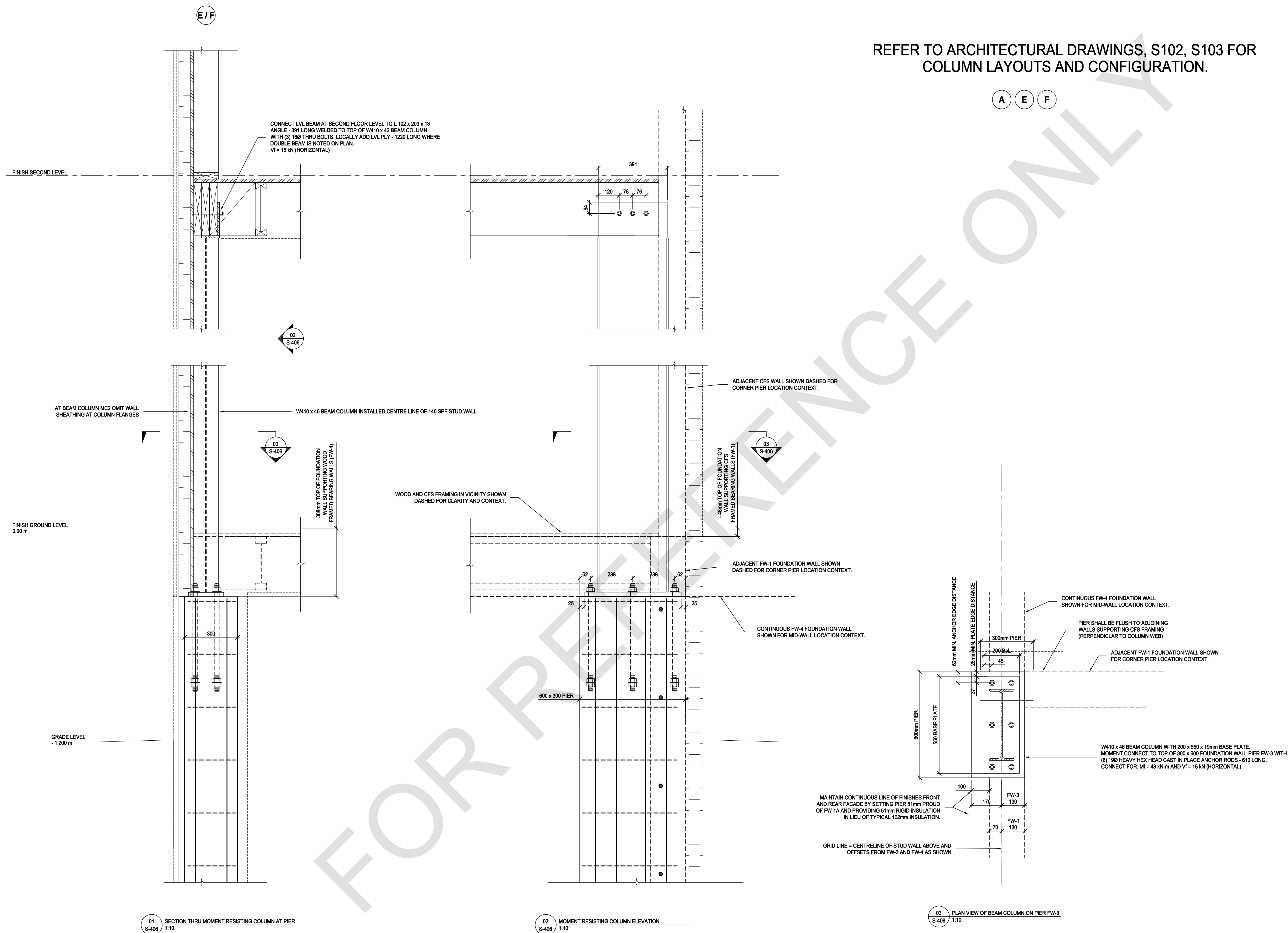
REFER TO ARCHITECTURAL DRAWINGS, S-101, 102, 103
FOR PORCH AND STAIR LAYOUTS AND CONFIGURATION.



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

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

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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

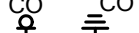
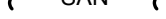
SHEET NO:

S-406

CITY OF TORONTO MULTIPLEX FOURPLEX WIDE MECHANICAL DRAWINGS - GAS

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

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QUALIFIED DESIGN PROFESSIONAL (QDP)

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3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS (SUCH AS) UPDATED, THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION. THE QUALIFIED DESIGN PROFESSIONAL SHALL BE 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 (AAH).
5. THE DESIGN REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. CDR SHALL COMPLETE 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

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3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

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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'S SIGNATURE. THE USER IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTIONS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE PROJECT.
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 USER MUST REVIEW AND ACCEPT THE QUALITY 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:

M001

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

- 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 CANISCA-B137.5. THE TUBE SHALL BE LISTED TO ASTM BY AN INDEPENDENT THIRD PARTY AGENCY.
- b. FITTINGS SHALL BE MANUFACTURED OF ENGINEERED PLASTIC (EP). FITTINGS SHALL BE PEX-A COLD EXPANSION TYPE CERTIFIED TO ASTM F1960.
- (1) FITTINGS SHALL BE SUPPLIED BY THE PEX TUBING MANUFACTURER.
- (2) PEX-A COLD EXPANSION TYPE FITTINGS SHALL BE AN ASSEMBLY CONSISTING OF INSERT AND PEX-A COLD EXPANSION RING.
- (3) FITTING TYPE: UPONOR ENGINEERED PLASTIC (EP).

2. DRAINAGE:

- A. 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.
- B. 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 CANISCA B182.2. SIZE 3" PIPE TO BE PVC WITH SOLVENT WELD JOINTS CERTIFIED TO CSA B182.1 AND COLOUR CODED AS PER LOCAL CODES.

3. DOMESTIC HOT WATER PRODUCTION

3. AN ELECTRIC DOMESTIC HOT WATER (DHW) TANK WILL BE PROVIDED FOR EACH RESIDENTIAL UNIT.
4. DOMESTIC HOT WATER SHALL BE STORED AT A MINIMUM OF 52°C (125°F).
5. A MIXING VALVE SHALL BE PROVIDED TO SUPPLY 49°C (120°F) DOMESTIC HOT WATER TO THE FIXTURES.
6. PRESSURE BALANCING TYPE MIXING VALVES SHALL BE PROVIDED FOR ALL SHOWERS.
7. DRAIN WATER HEAT RECOVERY COIL SHALL BE PROVIDED FOR EACH MULTI-STOREY 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 INSTALLED 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 MINIMUM 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. REFRIGERATION:**
- A. DESIGN AND INSTALLATION OF REFRIGERATION SYSTEM SHALL BE IN ACCORDANCE WITH CSA B52 MECHANICAL REFRIGERATION CODE, ONTARIO BUILDING CODE, AHRI, AND EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
- B. NEW REFRIGERATION PIPING SHALL BE ACR SEAMLESS COPPER TUBING SUITABLE FOR AIR CONDITIONING OR REFRIGERATION SYSTEMS.
- C. KEEP TUBING RUNS AND NUMBER OF ELBOWS AND FITTINGS TO A MINIMUM.
- D. ENSURE TUBING IS DEHYDRATED, TESTED, ADEQUATELY CHARGED, AND GAS TIGHT.
- E. PIPING SHALL BE INSULATED WITH FLEXIBLE ELASTOMERIC, CLOSED CELL, SLEEVE TYPE LONGITUUDINALLY SPLIT SELF-SEALED FORMED PLASTIC PIPE INSULATION EQUAL TO ARMACELL AP/ARMAFLEX SS. INSULATION SHALL BE 25 MM (1") THICK.
- F. COORDINATE AND RUN ALL REFRIGERANT LINES INSIDE DESIGNATED CAVITY. NO EXTERIOR RUNS PERMITTED UNLESS OTHERWISE INSTRUCTED.

5. FIRE STOPPING AND SMOKE SEAL SYSTEMS

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

- 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 IMMERSER 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

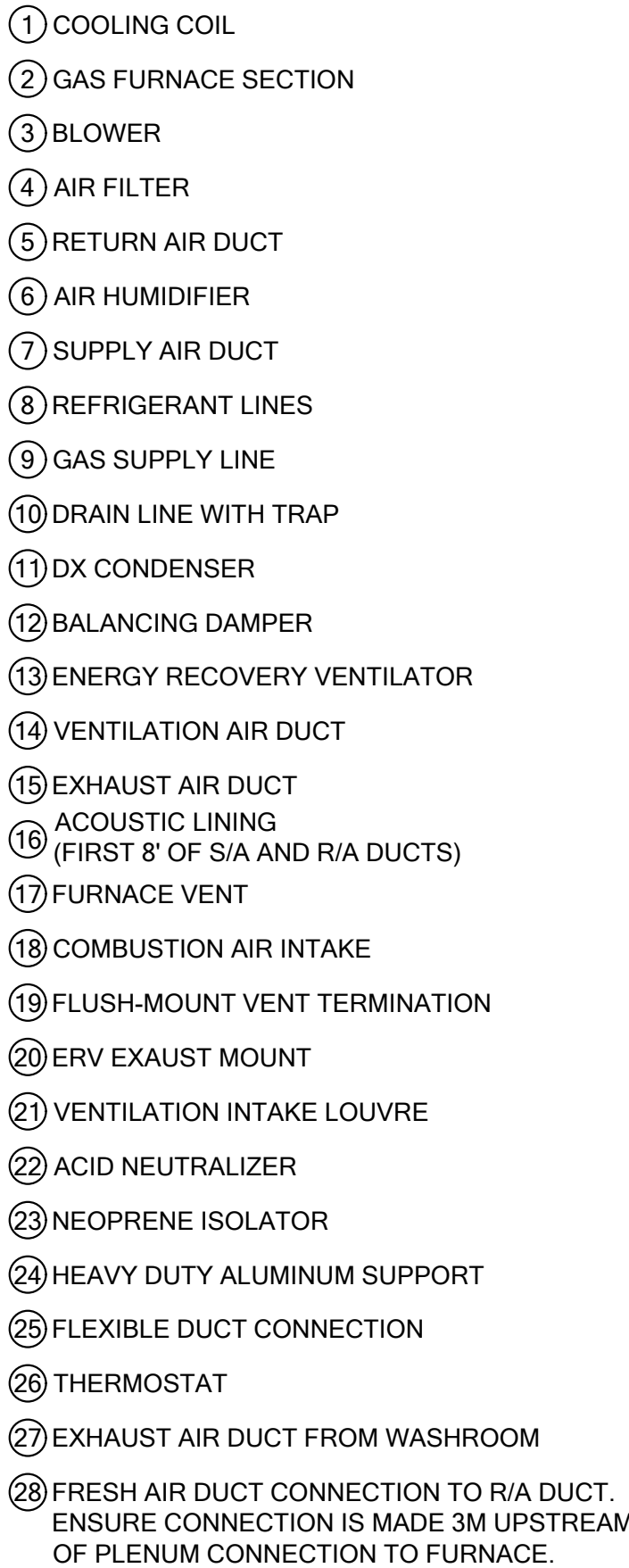
1. CEILING EXHAUST FAN SHALL BE HVI CERTIFIED AND IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
2. 26 GAUGE ZINC-ALUMINUM-MAGNESIUM (ZAM) HOUSING C/W INTEGRATED 6" DUCT ADAPTOR, BUILT-IN DAMPER AND BUILT IN METAL FLANGE;
3. FAN C/W POLY PRO MATERIAL AND ATTACHES DIRECTLY TO HOUSING WITH TORSION SPRINGS;
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).



SCALE: NTS



B. UNIT COMPLETE WITH FACTORY INSTALLED THERMAL EXPANSION VALVE SUITABLE FOR COOLING APPLICATION;

C. COIL PROVIDED WITH AN ANTI-MICROBIAL, RUST RESISTANT DRAIN PAN.

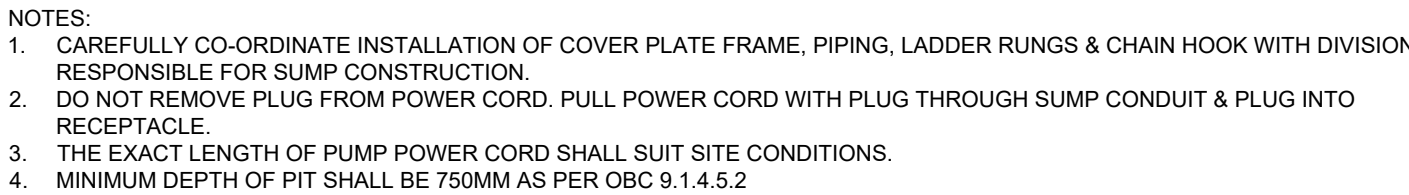
3. AIR COOLED CONDENSING UNIT:

A. CABINET SHALL BE CONSTRUCTED OF HEAVY-GAUGE GALVANIZED STEEL C/W BAKED-ON POWDER-PAINT FINISH;

B. UNIT COMPLETE WITH HIGH EFFICIENCY TWO-STAGE SCROLL COMPRESSOR, HIGH DENSITY FOAM COMPRESSOR SOUND BLANKET, COPPER TUBE/ALUMINUM FIN COIL, AND QUIET TWO-SPEED ECM OUTDOOR FAN MOTOR;

C. UNIT SHALL BE PROVIDED WITH FACTORY INSTALLED FILTER DRIER, AMBIENT TEMPERATURE SENS. TRANSFORMER, AND HIGH AND LOW-PRESSURE SWITCHES.

1.	ALL EQUIPMENT SIZED IN THIS PACKAGE ARE BASIS OF DESIGN AND ALL LOAD CALCULATIONS SHALL BE COMPLETED BY THE QUALIFIED DESIGN PROFESSIONAL. THE CAPACITY OF THE 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).



SCALE: NTS

SCHEDULE OF ELECTRIC DOMESTIC HOT WATER STORAGE HEATERS

SCHEDULE OF GAS FURNACE

SCHEDULE OF DX COOLING

SCHEDULE OF INDOOR ERV

NO.	DATE	DESCRIPTION
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SHEET TITLE:

PROJECT NO: 241058

SCALE: NTS

SHEET NO:

M002

DISCLAIMER

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USER 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 SHALL REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN CORRECTIONS OR MODIFICATIONS DESIRED, AND ENSURE 100% COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE SITE SET OF DOCUMENTS (AS UPDATED), THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJ).SHE/HE SHALL BE 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 APPLICATE AUTHORITY HAVING JURISDICTION (AHJ).
5. THE DESIGN REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. QDP SHALL VERIFY MUNICIPAL WATER PRESSURE AND SANITARY SERVICE CONDITIONS.
7. INCOMING SANITARY INVERT ELEVATIONS SHALL BE CONFIRMED PRIOR TO ANY SANITARY APPLICATION.
8. REQUIREMENT FOR SANITARY ELEVATIONS, SUMP PUMPS AND BACKFLOW VALVES SHALL BE VERIFIED BY THE QDP.
9. QDP SHALL COMPLETE DEEDS AND CONFORM COMPLIANCE WITH SELECTED SB-12/PAGE 26.

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

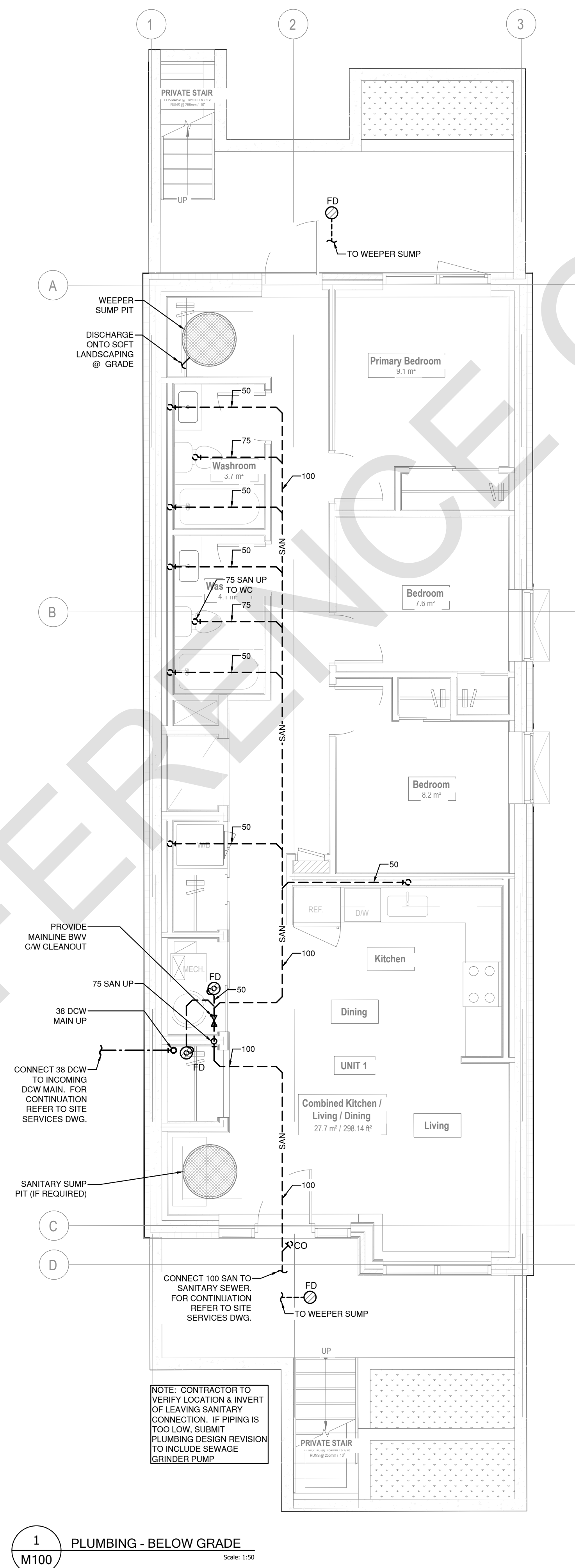
FOURPLEX WIDE
PLUMBING (BELOW GRADE
& BASEMENT)
- GAS

PROJECT NO: 241058

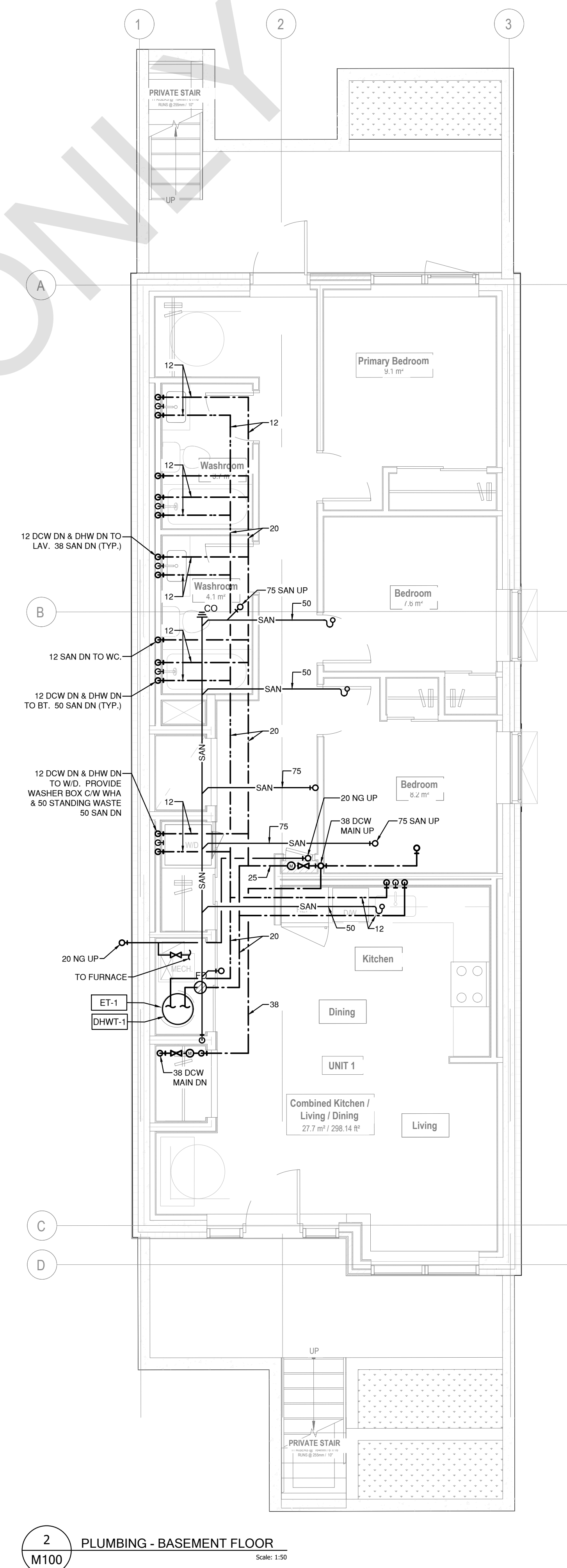
SCALE: AS NOTED

SHEET NO:

M100



1 PLUMBING - BELOW GRADE
M100 Scale: 1:50



2 PLUMBING - BASEMENT FLOOR
M100 Scale: 1:50

3 PLUMBING - THIRD FLOOR
M101 Scale: 1:50



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 – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL – TO BE RESPONSIBLE FOR THE RELATIONSHIP WITH 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, VERY SPECIFICALLY, TO ACCOMMODATE USER 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 UPON UPDATE. THIS INCLUDES ANY ARCHITECTS OR ENGINEERS WHOSE WORK IS INCLUDED IN THE RELEVANT PROFESSIONAL'S DESIGN. THE QUALIFIED DESIGN PROFESSIONAL HAS 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 A REQUEST FOR DESIGN FOR CONSTRUCTION TO BE SUBMITTED 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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PROJECT: City of Toronto - Multiplex

SHEET TITLE:

FOURPLEX WIDE
ELECTRICAL

PROJECT NO: 241058
SCALE: AS NOTED

SHEET NO:

E100

