



CITY OF TORONTO MULTIPLEX
SIXPLEX WIDE

CITY OF TORONTO MULTIPLEX
SIXPLEX WIDE



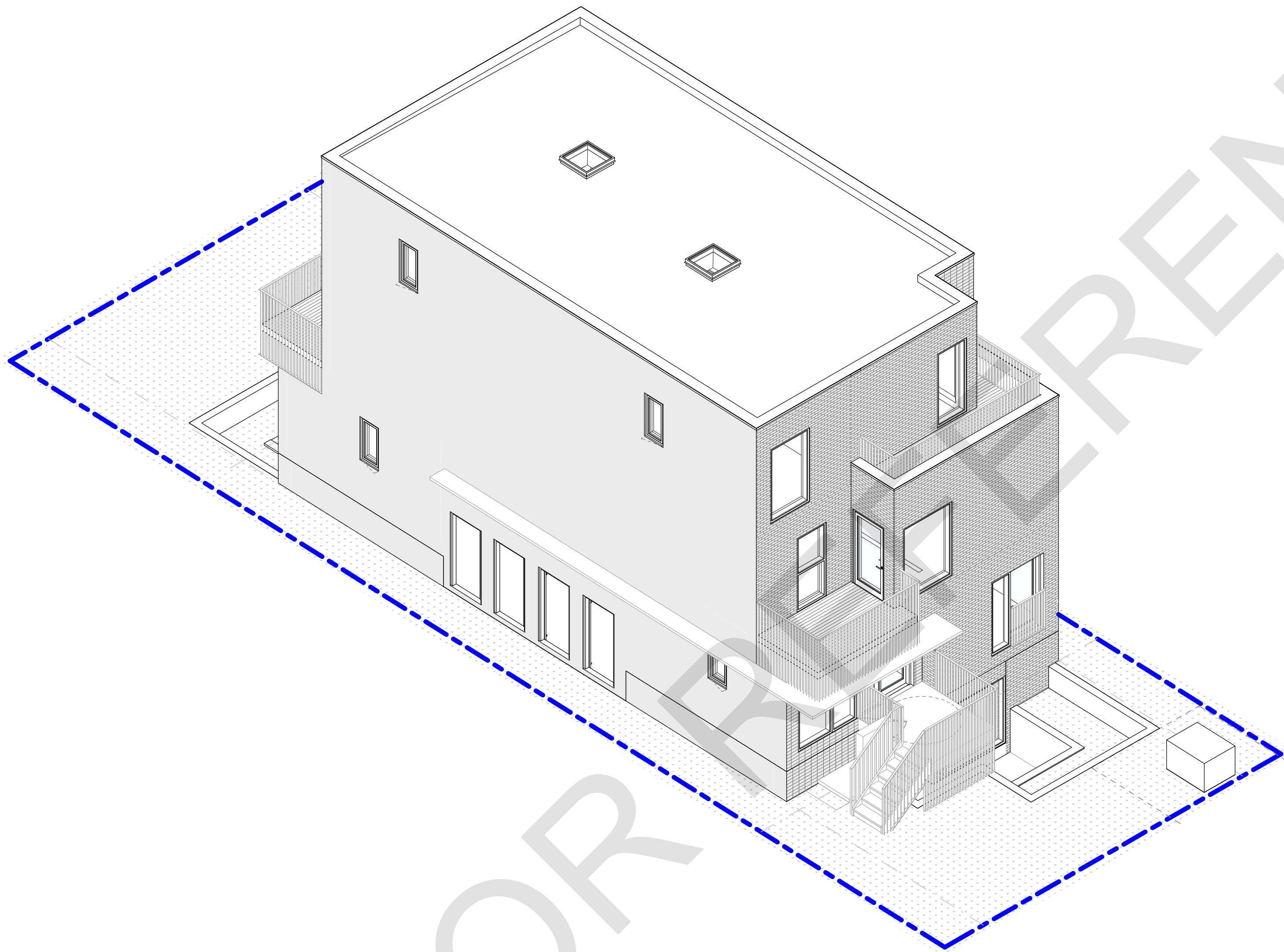
PROFESSIONAL SEAL:

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND 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 (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 IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.



SHEET LIST - SIXPLEX WIDE

000	COVER
A000	COVER SHEET
A001	ASSEMBLIES SCHEDULE
A002	DOOR AND WINDOW SCHEDULE
A003	INTERIOR TYPICAL DETAILS
A004	EXTERIOR TYPICAL DETAILS
A005	EXTERIOR TYPICAL DETAILS
A006	EXTERIOR TYPICAL DETAILS
A010	EBF DIAGRAMS 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

ABBREVIATIONS

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

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

ANNOTATION LEGEND

ASSEMBLY TAGS (REFER TO ASSEMBLIES SCHEDULES)

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

TAGS

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

DRAWING TAGS

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

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

COVER SHEET

PROJECT NO: 241058

SCALE: 1 : 50

SHEET NO:

A000

N - FOUNDATION WALL ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
N1	BACKFILL INTERIOR	CONCRETE FOUNDATION WALL, PERIMETER 9mm CEMENT BOARD (EXTEND 18"455mm BELOW GRADE), PARGED 4 1/2"102mm EXTRUDED POLYSTYRENE (R-20.0) HIGH DENSITY 3/8"10mm DRAINAGE BOARD VAR FOUNDATION WATERPROOFING MEMBRANE VAR CONCRETE FOUNDATION WALL REFER TO STRUC VAR VAPOUR CONTROL BARRIER 1/2"13mm AIR CAVITY 3 1/2"89mm METAL STUD FRAMING @ 400mm O/C C/W 3 1/2"89mm INSULATION (AS REQ.) 5/8"16mm GYPSUM BOARD	<table><tr><td>R-VALUE</td><td>R-20.0 CI</td></tr><tr><td>FRR</td><td>1HR</td></tr></table> SEE TYPICAL DETAILS FOR ABOVE GRADE WALL ASSEMBLY FRR BASED ON SB-2 Table 2.1.1 WITH A MINIMUM CONCRETE THICKNESS OF 90mm	R-VALUE	R-20.0 CI	FRR	1HR
R-VALUE	R-20.0 CI						
FRR	1HR						
N2		CONCRETE FOUNDATION RETAINING WALL, WINDOW WELL AND WALKOUT VAR CONCRETE FOUNDATION WALL REFER TO STRUC					

W - EXTERIOR WALL ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
W1		EXTERIOR ENVELOPE WALL - COMBUSTIBLE VAR 1/2"/13mm 2 1/2"/64mm VAR 5/8"/16mm 5 1/2"/140mm VAR 5/8"/16mm LIGHT-WEIGHT CLADDING (SEE ELEV. FOR TYPE) VENTED CAVITY W/ METAL Z-GIRTS @ 406mm O/C SEMI-RIGID MINERAL WOOL (R-10.0) AIR BARRIER, VAPOUR PERMEABLE PLYWOOD SHEATHING, REFER TO STRUC WOOD STUD FRAMING, 16"/406mm O/C REFER TO STRUC, CW STUD CAVITY IN-FILL INSULATION (R-24.0) VAPOUR CONTROL BARRIER GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-10.0 Cl + R-22.0 (R-32.0)</td></tr><tr><td>FRR</td><td>1HR</td></tr></table> REQUIRED FIRE RESISTANCE RATING, TYPE OF CONSTRUCTION, AND CLADDING TYPE PER SITE CONDITIONS SEE OBC 9.10.14.4 AND 9.10.14.5 FRR BASED ON SB-2 Table 2.3.4.A and 2.3.4.E	R-VALUE	R-10.0 Cl + R-22.0 (R-32.0)	FRR	1HR
			R-VALUE	R-10.0 Cl + R-22.0 (R-32.0)			
FRR	1HR						
W2		EXTERIOR ENVELOPE WALL - RATED NON-COMBUSTIBLE VAR 1/2"/13mm 2 1/2"/64mm VAR 5/8"/16mm 6"/152mm 6"/52mm VAR 1/2"/13mm 1/2"/13mm NON-COMBUSTIBLE LIGHT-WEIGHT CLADDING (SEE ELEV. FOR TYPE) VENTED CAVITY W/ METAL Z-GIRTS @ 406mm O/C SEMI-RIGID MINERAL WOOL (R-10.0) AIR BARRIER, VAPOUR PERMEABLE NON-COMBUSTIBLE EXTERIOR SHEATHING METAL STUD FRAMING, 16"/406 O/C REFER TO STRUC, CW NON-COMBUSTIBLE STUD CAVITY IN-FILL INSULATION (R-24.0) VAPOUR CONTROL BARRIER GYPSUM BOARD, TYPE X GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-10.0 Cl + R-22.0 (R-32.0)</td></tr><tr><td>FRR</td><td>1HR</td></tr></table> REQUIRED FIRE RESISTANCE RATING, TYPE OF CONSTRUCTION, AND CLADDING TYPE PER SITE CONDITIONS - SEE OBC 9.10.14.4 AND 9.10.14.5 FRR BASED ON SB-2 Table 2.3.4.A and 2.3.4.E	R-VALUE	R-10.0 Cl + R-22.0 (R-32.0)	FRR	1HR
			R-VALUE	R-10.0 Cl + R-22.0 (R-32.0)			
FRR	1HR						

R - ROOF ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
R1		VAR ROOFING MEMBRANE - 2 PLY MODIFIED BITUMEN ROOF C/W COVER BOARD (AS REQ.) 2'5/16mm POLYISOCYANURATE INSULATION BOARD (R-11.1) 2'5/16mm POLYISOCYANURATE INSULATION BOARD (R-11.1) 3/4"19mm PLYWOOD ROOF DECK SHEATHING TONGUE AND GROOVE - REFER TO STRUC SLOPED WOOD JOISTS.REFER TO STRUC 11 7/8"302mm STUD CAVITY IN-FILL INSULATION (R-43.5) VAR VAPOUR CONTROL BARRIER 5/8"16mm GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-22 Cl + R-43.5</td></tr></table> ROOFING MEMBRANE TO MEET MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF >78.	R-VALUE	R-22 Cl + R-43.5		
R-VALUE	R-22 Cl + R-43.5						
R2		1 1/2"38mm WOOD DECKING VAR PRESSURE TREATED CANTED WOOD SLEEPERS PERPENDICULAR TO DIRECTION OF SLOPE C/W RUBBER UNDERLAY MODIFIED BITUMINOUS MEMBRANE ROOFING POLYISOCYANURATE INSULATION BOARD (R-11.1) POLYISOCYANURATE INSULATION BOARD (R-11.1) EXTERIOR GRADE PLYWOOD VAR CANTED WOOD SLEEPERS, MIN 2% SLOPE VAR ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W 4"102mm SPRAY FOAM (R28.0) 1/2"13mm RESILIENT FURRING CHANNELS @ 24"1610mm O/C 5/8"16mm GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-18.4 Cl + R-28.0</td></tr><tr><td>FRR</td><td>3/4 HR</td></tr></table> FRR BASED ON SB-2 TABLE 2.3.4 B AND 2.3.4 F. REFER TO DETAILS TO AROUND DRAINING THROUGH PARAPET WALL	R-VALUE	R-18.4 Cl + R-28.0	FRR	3/4 HR
R-VALUE	R-18.4 Cl + R-28.0						
FRR	3/4 HR						
R3		1 1/2"38mm WOOD DECKING VAR PRESSURE TREATED CANTED WOOD SLEEPERS PERPENDICULAR TO DIRECTION OF SLOPE C/W RUBBER UNDERLAY MODIFIED BITUMINOUS MEMBRANE ROOFING POLYISOCYANURATE INSULATION BOARD (R-9.3) POLYISOCYANURATE INSULATION BOARD (R-9.3) EXTERIOR GRADE PLYWOOD VAR CANTED WOOD SLEEPERS, MIN 2% SLOPE VAR ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W 4"102mm SPRAY FOAM (R28.0) 1/2"13mm RESILIENT FURRING CHANNELS @ 24"1610mm O/C 5/8"16mm GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-18.4 Cl + R-28.0</td></tr><tr><td>FRR</td><td>1HR</td></tr></table> FRR BASED ON SB-2 TABLE 2.3.4 B AND 2.3.4 F. REFER TO DETAILS TO AROUND DRAINING THROUGH PARAPET WALL	R-VALUE	R-18.4 Cl + R-28.0	FRR	1HR
R-VALUE	R-18.4 Cl + R-28.0						
FRR	1HR						

F - FLOOR ASSEMBLIES									
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE						
F1		BASEMENT FLOOR SLAB ON GRADE FLOOR FINISH 3/4" 19mm RUBBER UNDERLAY 3/8" 10mm CAST IN PLACE CONCRETE SLAB-ON-GRADE, REFER TO STRUC 2" 51mm XPS RIGID INSULATION (R-10.0) VAR VAPOUR CONTROL (DAMP-PROOFING LAYER 8" 200mm FREE-DRAINING GRANULAR BASE	<table><tr><td>R-VALUE</td><td>R-10</td></tr></table> DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm	R-VALUE	R-10				
R-VALUE	R-10								
F2		EXTERIOR WALK-OUT SLAB ON GRADE VAR CAST IN PLACE CONCRETE SLAB-ON-GRADE, REFER TO STRUC 2" 51mm XPS RIGID INSULATION (R-10.0) 8" 200mm FREE DRAINING GRANULAR BASE	<table><tr><td>R-VALUE</td><td>R-10</td></tr></table> SLAB SLOPED TO FLOOR DRAIN	R-VALUE	R-10				
R-VALUE	R-10								
F3		PORCH STEEL DECK WITH CONCRETE TOPPING 3" 76mm CONCRETE TOPPING, REFER TO STRUCTURAL 1 1/2" 38mm METAL DECK, REFER TO STRUC C/W STEEL FRAME, REFER TO STRUC							
F4		WOOD FRAMED FLOOR, RATED SEPARATION FLOOR FINISH 3/4" 19mm RUBBER UNDERLAY 3/8" 10mm T&G PLYWOOD SUBFLOOR, SCREWED & GLUED 3/4" 19mm ENGINEERED WOOD JOIST OR I-JOIST VAR REFER TO STRUC 6" 152mm ACOUSTIC BATT IN-FILL INSULATION 1/2" 13mm RESILIENT FURRING CHANNELS @ 610mm O/C 5/8" 16mm GYPSUM BOARD, TYPE X 5/8" 16mm GYPSUM BOARD, TYPE X VAR WOOD FRAMED/LIGHT GAUGE STEEL WITH GYPSUM BOARD BULKHEAD/SUSPENDED CEILING AT MECH DUCTS, REFER TO MECHANICAL FOR LOCATIONS	<table><tr><td>FRR</td><td>1HR</td></tr><tr><td>STC</td><td>54</td></tr><tr><td>IIC</td><td>48</td></tr></table> ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 9.10.5.1 BASED ON F36 in SB-3	FRR	1HR	STC	54	IIC	48
FRR	1HR								
STC	54								
IIC	48								
F5		WOOD FRAMED FLOOR, RATED FLOOR FINISH 3/4" 19mm RUBBER UNDERLAY 3/8" 10mm T&G PLYWOOD SUBFLOOR, SCREWED & GLUED 3/4" 19mm ENGINEERED WOOD JOIST OR I-JOIST VAR REFER TO STRUC 6" 152mm ACOUSTIC BATT IN-FILL INSULATION 1/2" 13mm RESILIENT FURRING CHANNELS @ 610mm O/C 5/8" 16mm GYPSUM BOARD, TYPE X 5/8" 16mm GYPSUM BOARD, TYPE X VAR WOOD FRAMED WITH GYPSUM BOARD BULKHEAD/SUSPENDED CEILING AT MECH DUCTS, REFER TO MECHANICAL FOR LOCATIONS	<table><tr><td>FRR</td><td>3/4HR</td></tr><tr><td>STC</td><td>N/A</td></tr><tr><td>IIC</td><td>N/A</td></tr></table> ALL PERMITTED OPENINGS IN CEILING MEMBRANES TO CONFORM TO CBC 9.10.5.1 MIN FRR OF 3/4HR PER 9.10.1.1 BASED ON SB-2 Table 2.3.4.B. and 2.3.4.F	FRR	3/4HR	STC	N/A	IIC	N/A
FRR	3/4HR								
STC	N/A								
IIC	N/A								

P - INTERIOR PARTITION ASSEMBLIES			
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE
P1		2x4 INTERIOR PARTITION 5/8"16mm 3 1/2"89mm 5/8"16mm GYPSUM BOARD WOOD STUD FRAMING @ 16"406mm OC GYPSUM BOARD	FRR NA
			STC NA
P1a		2x4 INTERIOR PARTITION W/ BATTS 5/8"16mm 3 1/2"89mm 3 1/2"89mm 5/8"16mm GYPSUM BOARD WOOD STUD FRAMING @ 16"406mm OC W/ ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD	FRR NA
			STC 36
P1b		2x6 INTERIOR PARTITION W/ BATTS 5/8"16mm 5 1/2"140mm 5 1/2"140mm 5/8"16mm GYPSUM BOARD WOOD STUD FRAMING @ 16"406mm OC W/ ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD	FRR NA
			STC 36
P2		2x6 INTERIOR PARTITION - BETWEEN UNIT & STAIRS, RATED SEPARATION 5/8"16mm 5/8"16mm 1/2"13mm 5 1/2"140mm 5 1/2"140mm 5/8"16mm GYPSUM BOARD, TYPE X GYPSUM BOARD, TYPE X RESILIENT FURRING CHANNELS @ 16"406mm OC WOOD STUD FRAMING REFER TO STRUC ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD, TYPE X	FRR 1HR
			STC 51
P3		PLUMBING CHASE 5/8"16mm 1/2"13mm 3 1/2"89mm GYPSUM BOARD OR TILE BACKER PLYWOOD SHEATHING, WHERE REQ. WOOD STUD FRAMING @ 16"406mm OC	FRR NA
			STC NA
P4		2x4 DEMISING WALL - LOAD BEARING, RATED SEPARATION 5/8"16mm 3 1/2"89mm 3 1/2"89mm 1/2"25mm 3 1/2"89mm 3 1/2"89mm 5/8"16mm GYPSUM BOARD, TYPE X WOOD STUD FRAMING REFER TO STRUC, C/W ACOUSTIC BATT IN-FILL INSULATION AIR SPACE WOOD STUD FRAMING REFER TO STRUC, C/W ACOUSTIC BATT IN-FILL INSULATION GYPSUM BOARD, TYPE X	FRR 1HR
			STC 57
			FRR & STC BASED ON W134'S 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 MM4H 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 MM4H 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 AT REQUIRED FIRE RESISTANCE RATED ASSEMBLIES. ALL WATERPROOF WALL FINISHES TO MEET MIN. HEIGHT REQ. AS PER OBC 9.29.2. ALL TILED WALLS AS PER OBC 9.29.10.
23. IN AREAS WITH HIGH VAPOUR CONTENT (INCLUDING BUT NOT LIMITED TO BATHROOMS) PROVIDE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. ENSURE THAT THE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD MEETS ALL THE FIRE AND ACOUSTIC RATINGS REFERENCED IN THE ASSEMBLY SCHEDULE.
24. PROVIDE 19mm FIRE RATED PLYWOOD BLOCKING AND STUD REINFORCING IN WALLS FOR INSTALLATION OF ALL ELEMENTS NEEDING BLOCKING/REINFORCEMENT, INCLUDING BUT NOT LIMITED TO ALL FIXTURES, PLUMBING ACCESSORIES, MILLWORK, EQUIPMENT, ELECTRIC PANELS, ETC. DESIGN/BUILD ALL BLOCKING AND STUD REINFORCING AS REQUIRED.
25. ENSURE ADEQUATE BLOCKING/STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS AS PER OBC 9.5.2.4. GRAB BARS SHALL BE CAPABLE OF RESISTING A LOAD OF NO LESS THAN 1.3kN AS PER OBC 9.31.2.3.
26. WHERE FLOOR DRAINS ARE LOCATED IN A ROOM, COORDINATE SLOPING ENTIRE FLOOR TOWARD THE DRAIN. THERE WILL BE NO FLAT FLOOR SURFACE IN THE ROOM WITH A REQUIRED FLOOR DRAIN WHERE WATER CAN PUDDLE. FLOOR TO SLOPE A MINIMUM OF 2% . REFER TO THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. REPAIR ANY FLOORS THAT PUDDLE WATER AND/ OR DO NOT DIRECT WATER TO THE PROPER FLOOR DRAIN.
27. FULLY COORDINATE MINIMUM STUD SPACE AND ALL ADDITIONAL SUPPORT REQUIRED FOR SUPPORT AND ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES AS NOTED ON ARCHITECTURAL AND ENGINEERING DRAWINGS.
28. ALL ASSEMBLIES IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS FROM THE GROUND INTO THE BUILDING IN ACCORDANCE WITH OBC 9.13.4.2. IN AREAS OF THE PROVINCE WHERE RADON GASES ARE KNOWN TO BE A PROBLEM, THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE RADON LIMITATIONS IN ARTICLE 9.11.7. BUILDINGS CONTAINING RESIDENTIAL OCCUPANCIES SHALL BE PROVIDED WITH THE ROUGH IN FOR A RADON EXTRACTION SYSTEM CONFORMING TO ARTICLE 9.13.4.3 (SEE ALSO NOTE A-9.13.4.3)
29. ALL MEMBRANES OR MATERIALS THAT MAKE UP THE AIR BARRIER SYSTEM IN AN ASSEMBLY TO BE CONTINUOUS AT TRANSITIONS AND PENETRATIONS. ALL FLEXIBLE SHEET MATERIAL SHALL BE LAPPED A MIN. OF 100MM AND ALL JOINTS SEALED TO MAINTAIN CONTINUITY AS PER OBC 9.25.3.3.
30. ALL THERMAL VALUES DESCRIBED IN ASSEMBLIES ARE MINIMUMS BASED ON OBC **SB-12 TABLE 3.1.1.2.C COMPLIANCE PACKAGE "ELECTRIC SPACE HEATING"**. QDP TO VERIFY WITH ALL SB-12 PRESCRIPTIVE REQUIREMENTS.
31. THE BASIS OF DESIGN DOES NOT INCLUDE ANY AIRTIGHTNESS SUBSTITUTIONS PERMITTED BY SB-12.3.1.1.4.

[illegible]

DOOR TYPES

The diagram illustrates ten different door types, each with its dimensions labeled as WIDTH and HEIGHT. The types are:

- DOOR TYPE A**: EXTERIOR ENTRY DOOR
- DOOR TYPE B**: EXTERIOR GLASS PANEL
- DOOR TYPE C**: EXTERIOR SOLID PANEL
- DOOR TYPE D**: INTERIOR SOLID PANEL
- DOOR TYPE E**: INTERIOR SOLID BI-PANEL
- DOOR TYPE F**: INTERIOR QUADPANEL SLIDING DOOR
- DOOR TYPE G**: INTERIOR BIPANEL SLIDING DOOR
- DOOR TYPE H**: INTERIOR PIVOT HINGE DOOR
- DOOR TYPE I**: INTERIOR SOLID PANEL POCKET DOOR
- DOOR TYPE J**: EXTERIOR GLASS PANEL w/ FIRE RATED GLAZING (WIRED GLASS)

WINDOW TYPES

WINDOW TYPE A 'FIXED'

WINDOW TYPE B 'CASEMENT'

**WINDOW TYPE C
FIXED, TWO PANEL, FIRE
RATED GLAZING SYSTEM
(WIRED GLASS)
SEE NOTE 16**

**WINDOW TYPE D
FIXED, TWO PANEL, FIRE
RATED GLAZING SYSTEM
(WIRED GLASS)
SEE NOTE 16**

**WINDOW TYPE E
'AWNING'**

**WINDOW TYPE F
'FIXED' W/ FIRE
PROTECTION**

**SKYLIGHT TYPE A
'FIXED'**

DOOR, WINDOW & SKYLIGHT GENERAL NOTES

1. WINDOWS AND DOORS TO CONFORM TO REQUIREMENTS OF OBC 9.7.3 AND 9.7.4.
2. ALL GLAZING TO MEET A MINIMUM U-VALUE OF 0.21 UNLESS OTHERWISE STATED IN SELECTED SB-12 COMPLIANCE PACKAGE.
3. MAXIMUM U-VALUE FOR WINDOWS AND DOORS TO CONFORM TO OBC TABLE 9.7.3.3 AND MMAH SUPPLEMENTARY STANDARD SB-12, 3.1.1.9 AND 3.1.1.10. WHERE THE U-VALUES DIFFER, THE MOST RESTRICTIVE U-VALUE SHALL APPLY.
4. ALL EXTERIOR DOORS SHALL HAVE A MINIMUM THERMAL RESISTANCE OF RSI 0.7 AND SHALL HAVE AN INSULATED CORE AND BE INSTALLED WITH WEATHERSTRIPPING AS PER SB-12 3.1.1.10.
5. FILL HOLLOW EXTERIOR DOOR FRAMES AND SPACE BETWEEN FRAMES AND ADJACENT MATERIALS WITH SPRAY FOAM INSULATION TO FULLY SEAL AGAINST ALL AIR INFILTRATION. PROVIDE BACKER ROD WHERE REQUIRED AND PROVIDE CONTINUOUS SEALANT AROUND FRAME TO PROVIDE AIR AND WATER TIGHT BARRIER.
6. ALL OPERABLE WINDOWS WITH A SILL HEIGHT OR OPERABLE SECTION LESS THAN 900mm ABOVE FINISHED FLOOR AND 1800mm ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW SHALL BE PROTECTED BY A SWING LIMITER RESTRICTING THE SWING TO NOT MORE THAN 100mm EITHER VERTICALLY OR HORIZONTALLY PER OBC 9.8.8.1. SEE ELEVATIONS FOR SILL HEIGHTS.
7. ALL GLASS TO MEET OBC 9.6.1.2. MATERIAL STANDARDS AND STRUCTURAL SUFFICIENCY REQUIREMENTS OF OBC 9.6.1.3.
8. ALL SIDELIGHTS OR GLAZING AT ENTRIES TO DWELLING UNITS TO BE TEMPERED OR LAMINATED PER 9.6.1.4.
9. ALL PRINCIPAL ENTRANCE DOORS, EXIT DOORS OR DOORS TO SUITES INCLUDING EXTERIOR DOORS TO DWELLING UNITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEYS AND DOOR RELEASE HARDWARE; SHALL BE GRASPABLE WITH ONE HAND; AND INSTALLED AT 900mm ABOVE FINISHED FLOOR AS PER OBC 9.9.6.7.
10. ALL DOORS WITHOUT GLAZING OR SIDELIGHT SHALL HAVE A DOOR VIEWER AS PER OBC 9.7.2.1.
11. STEEL DOOR FRAMES FORMING PART OF A CLOSURE IN A FIRE SEPARATION SHALL CONFORM TO OBC 9.10.13.6.
12. ALL DOORS IN A FIRE SEPARATION SHALL HAVE LATCH AS PER OBC 9.10.13.9 AND A SELF CLOSING DEVICE AS PER OBC 9.10.13.10.
13. ALL SKYLIGHTS TO BE SIZED AND INSTALLED PER MANUFACTURERS REQUIREMENTS.
14. ALL INTERIOR DOORS TO BE SOLID CORE WOOD DOORS WITH FINISH GRADE TRIM.
15. ALL GLAZING TO HAVE TO HAVE BIRD FRIENDLY GLAZING AS PER TORONTO GREEN STANDARD VERSION 4.0
16. ALL GLAZING AND OPENINGS IN EXTERIOR WALLS LOCATED WITHIN 3m HORIZONTALLY, 5m VERTICALLY ABOVE, AND 10m VERTICALLY BELOW ANY UNENCLOSED EXTERIOR EXIT STAIRWAY SHALL BE FIRE PROTECTED AS PER OBC 9.9.4.4 EITHER WITH FIXED WIRE GLASS INSTALLED IN FIXED STEEL FRAMES AS PER OBC 9.10.13.5; FIRE RATED INSULATED GLASS UNITS THAT MEET CANULC-S01 STANDARDS; SPRINKLER PROTECTED GLAZED WALL ASSEMBLY THAT MEETS THE REQUIREMENTS OF OBC 9.13.20 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LISTING; OR A FIRE SHUTTER THAT MEETS THE REQUIREMENTS OF OBC 9.10.13.1(1) AND IS INSTALLED IN ACCORDANCE WITH CANULC S104. SEE EBF DIAGRAM AND KEY NOTES IN PLANS FOR LOCATIONS.

DOOR SCHEDULE (SIPLEX WIDE)							
TAG	TYPE	METRIC SIZE (mm)		IMPERIAL SIZE (FT-IN")		FIRE RATING	NOTES
		WIDTH	HEIGHT	WIDTH	HEIGHT		
DA01	DOOR TYPE A	915	2032	3'-0"	6'-8"	1HR	DOOR VIEWER, SELF CLOSER
DA02	DOOR TYPE A	762	2032	2'-6"	6'-8"	1HR	
DB01	DOOR TYPE B	915	2032	3'-0"	6'-8"	N/A	
DB02	DOOR TYPE B	915	2032	3'-0"	6'-8"	N/A	
DD01	DOOR TYPE D	762	2032	2'-6"	6'-8"	N/A	
DD02	DOOR TYPE D	813	2032	2'-8"	6'-8"	N/A	
DD03	DOOR TYPE D	915	2032	3'-0"	6'-8"	N/A	
DD05	DOOR TYPE D	457	2032	1'-6"	6'-8"	N/A	
DD06	DOOR TYPE D	610	2032	2'-0"	6'-8"	N/A	
DF02	DOOR TYPE F	2134	2032	7'-0"	6'-8"	N/A	
DG01	DOOR TYPE G	864	2032	2'-10"	6'-8"	N/A	
DG02	DOOR TYPE G	1067	2032	3'-6"	6'-8"	N/A	
DG03	DOOR TYPE G	1219	2032	4'-0"	6'-8"	N/A	
DG04	DOOR TYPE G	1524	2032	5'-0"	6'-8"	N/A	
DH01	DOOR TYPE H	REFER TO PLAN	2134	REFER TO PLAN	7'-0"	N/A	
DI01	DOOR TYPE I	914	2134	3'-0"	7'-0"	N/A	
DI02	DOOR TYPE I	762	2134	2'-6"	7'-0"	N/A	
DJ01	DOOR TYPE J	915	2032	3'-0"	6'-8"	N/A	

TAG	TYPE	METRIC SIZE (mm)		IMPERIAL SIZE (ft-in")		GLAZING AREA
		WIDTH	HEIGHT	WIDTH	HEIGHT	
SA01	SKYLIGHT TYPE A	851	851	2'-9 1/2"	2'-9 1/2"	0.5 m²
WA01	WINDOW TYPE A	914	2083	3'-0"	6'-10"	1.3 m²
WA02	WINDOW TYPE A	610	2083	2'-0"	6'-10"	0.9 m²
WA03	WINDOW TYPE A	1067	2083	3'-6"	6'-10"	1.5 m²
WA05	WINDOW TYPE A	762	2083	2'-6"	6'-10"	1.1 m²
WB02	WINDOW TYPE B	610	1219	2'-0"	4'-0"	0.5 m²
WB04	WINDOW TYPE B	610	1372	2'-0"	4'-6"	0.6 m²
WC01	WINDOW TYPE C	610	2083	2'-0"	6'-10"	0.9 m²
WD01	WINDOW TYPE D	914	2083	3'-0"	6'-10"	1.3 m²
WE01	WINDOW TYPE E	1219	610	4'-0"	2'-0"	0.5 m²
WF01	WINDOW TYPE F	1524	2083	5'-0"	6'-10"	2.1 m²
WF02	WINDOW TYPE F	1219	2083	4'-0"	6'-10"	1.7 m²
WF03	WINDOW TYPE F	1829	2083	6'-0"	6'-10"	2.6 m²
WF04	WINDOW TYPE F	914	2083	3'-0"	6'-10"	1.3 m²
WF06	WINDOW TYPE F	1829	1901	6'-0"	6'-2 13/16"	2.3 m²



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 – AN EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL ASSOCIATIONS AND DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND SOCIETIES HAVING JURISDICTION (HJUS).
2. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND ASSUMPTIONS, THE QDP MUST REVIEW AND UPDATE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS, IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE COLOURED ELEMENTS ARE REQUIRED TO THE PLAN, THE QDP NO LONGER QUALIFIES AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
3. THE QDP DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED, THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND SOCIETIES HAVING JURISDICTION (HJUS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY AGENCIES' BYLAWS AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AGENCY HAVING JURISDICTION.
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
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

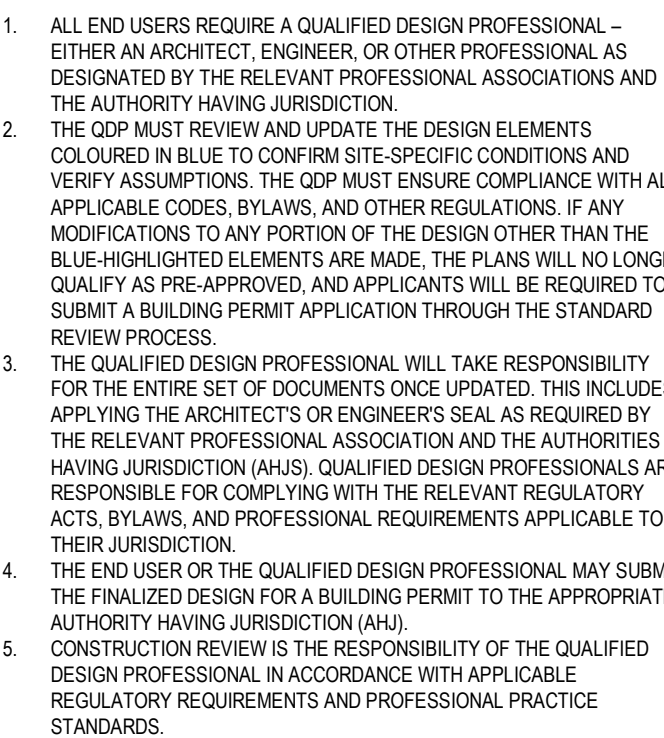
SHEET TITLE:

DOOR AND WINDOW SCHEDULE

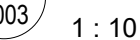
PROJECT NO: 241058
SCALE: 1 : 50

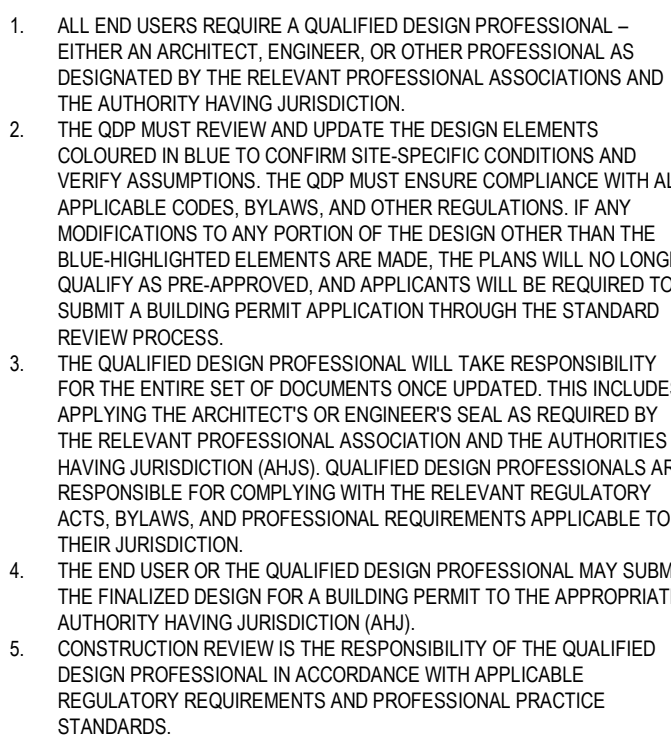
SHEET NO:

A002



A003





A004

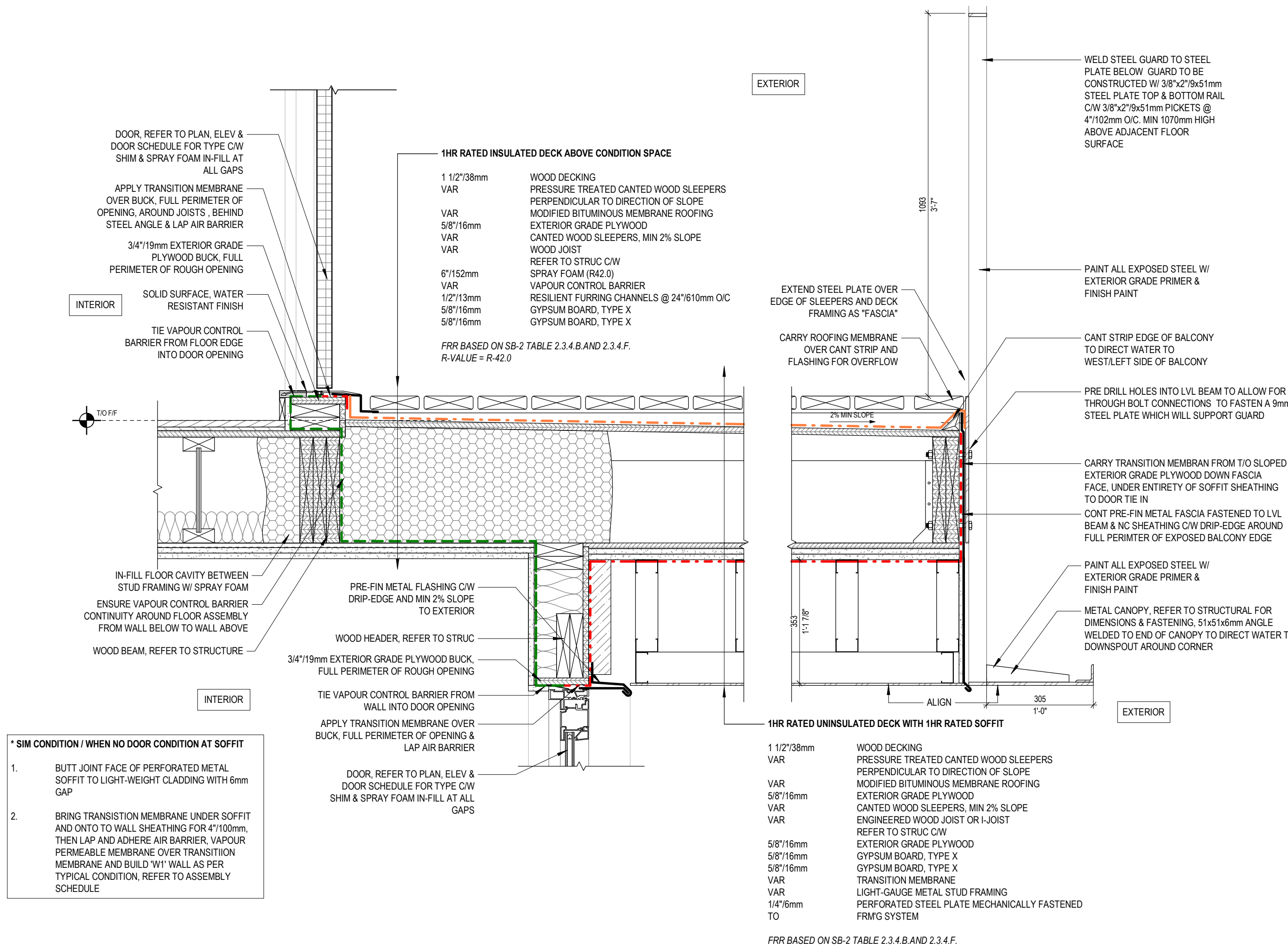
PROFESSIONAL SEAL:

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.

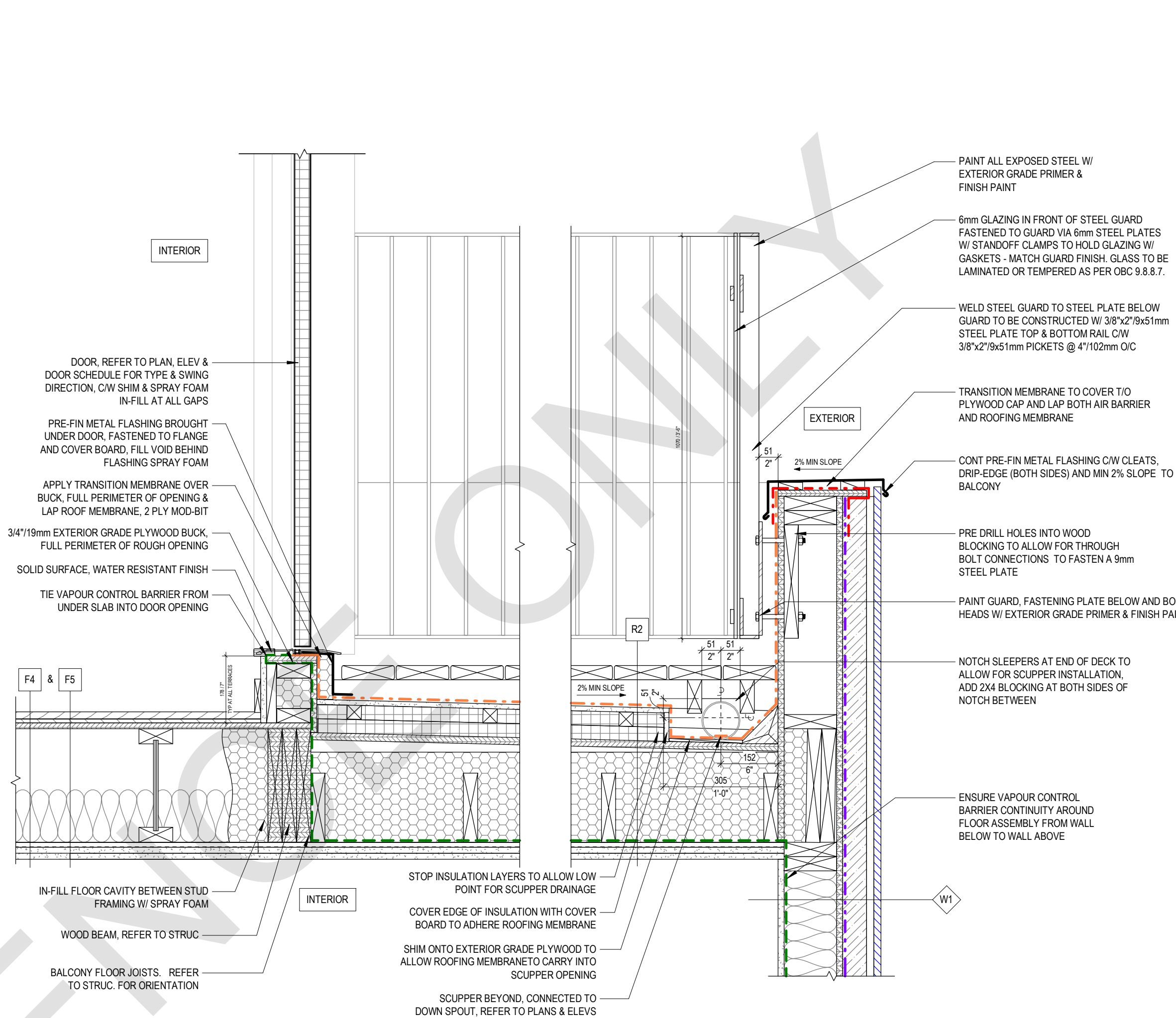
QUALIFIED DESIGN PROFESSIONAL (QDP)

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 (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 IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.



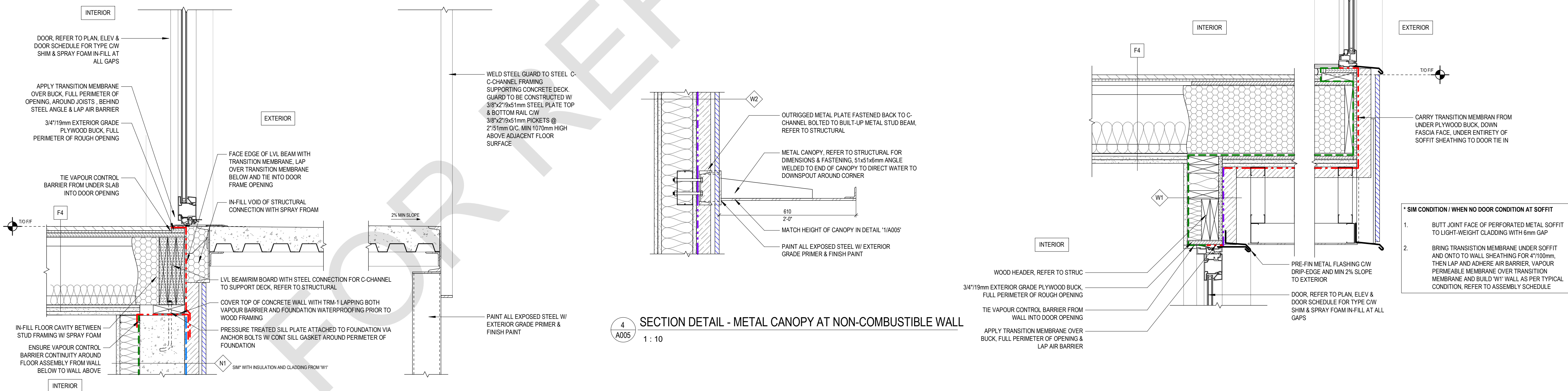
1 SECTION DETAIL - BALCONY OVER CONDITIONED SPACE

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

SIXPLEX WIDE

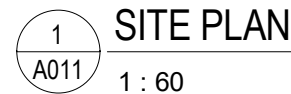
SHEET TITLE:
EXTERIOR TYPICAL
DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

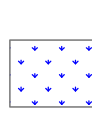
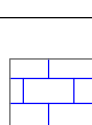
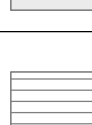
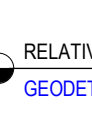
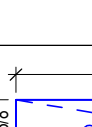
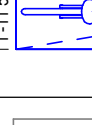
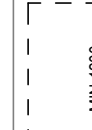
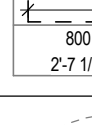
SHEET NO:

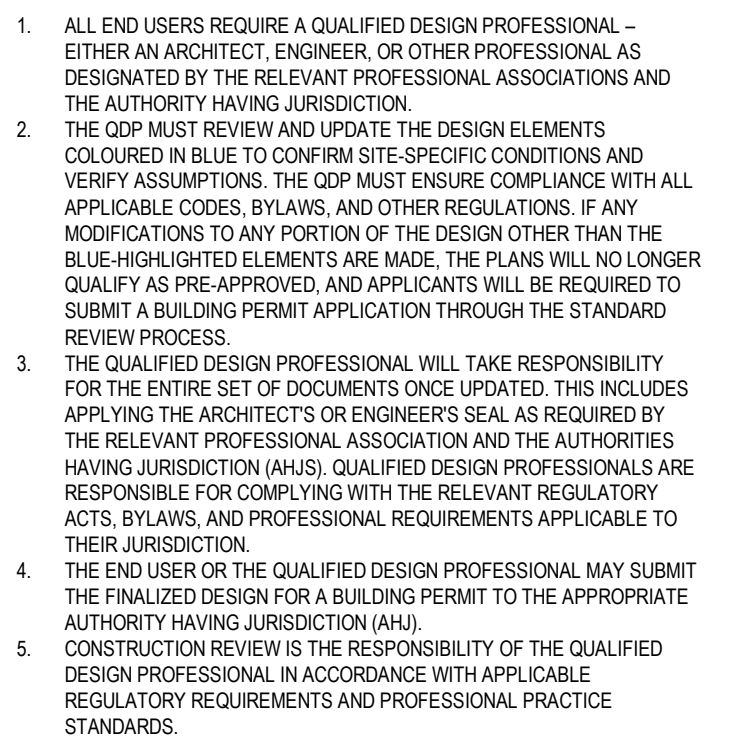
A005

A006



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 81.3, 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 WALLS LEADING TO ACCESSIBLE DWELLING UNIT TO CONFORM TO OBC BARRIER FREE REQUIREMENTS.
06	CONCRETE FOUNDATION RETAINING WALL. REFER TO STRUCT. QDP TO COORDINATE FOUNDATION WALL HEIGHT WITH REQUIRED SITE SURVEY. REFER TO STRUCT.
07	LANDSCAPED TERRACE. QDP TO CONFIRM GRADE CHANGE AT ALL LANDSCAPED TERRACES WITH REQUIRED SITE SURVEY. QDP TO DETERMINE IF GRADE CHANGE REQUIRES GUARD PER OBC 9.8.8.1 (1).
08	RESERVED
09	BELOW GRADE WALKOUT. CONCRETE SLAB ON GRADE. REFER TO ARCH.
10	107MM GUARD MOUNTED ON FOUNDATION WALL AS REQUIRED PER OBC 9.8.8.1 (1).
11	PROJECTED BALCONY. REFER TO ARCH.
12	EXTENT OF BUILDING FOOTPRINT BELOW. REFER TO ARCH.
13	JULIET BALCONY. REFER TO ARCH.
14	ROOF DECK. REFER TO ARCH.
15	ENTRY PORCH. STEEL DECK WITH CONCRETE TOPPING REFER TO STRUCT.
16	GALVANISED STEEL STAIR WITH GALVANISED GRATE TREADS. REFER TO STRUCT.
17	UNENCLOSED VERTICAL LIFT AS PER CSA B355.24
18	NON-COMBUSTIBLE CANOPY. REFER TO ARCH.
19	BAY WINDOW. REFER TO ARCH.
20	SKYLIGHT. REFER TO ARCH.
21	DOWN SPOUT AND EXTENSION AS PER OBC 9.8.2.16.2 (1). LENGTH AND PLACEMENT OF EXTENSION TO CONFIRMED BY QDP. PLACEMENT SHALL NOT IMPEDE SIDE YARD ACCESS.
22	DRAINAGE DITCH OR DRY WELL FOR SUMP PUMP IF REQUIRED PER 9.14.5.2 (3). LOCATION TO BE DETERMINED BY QDP.
23	UNENCLOSED GALVANISED STEEL EXTERIOR EXIT STAIR AND LANDINGS. REFER TO STRUCT.
24	PADMOUNTED TRANSFORMER. QDP TO ENSURE LOCATION, DIMENSIONS, AND SETBACKS COMPLY WITH ALL TORONTO HYDRO REQUIREMENTS.

	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 UNDER REQUIRED SITE SURVEY.
	RELATIVE ELEV. (m) GEODETIC ELEV. (m)
	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.



NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:
City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

SITE PLAN

PROJECT NO: 241058
SCALE: As indicated

SHEET NO:

A011

PROFESSIONAL SEAL:

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

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

NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:
BASEMENT FLOOR PLAN

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

A100

FLOOR PLAN GENERAL NOTES

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

FIRE SEPARATION LEGEND (MIN. REQ.)

	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

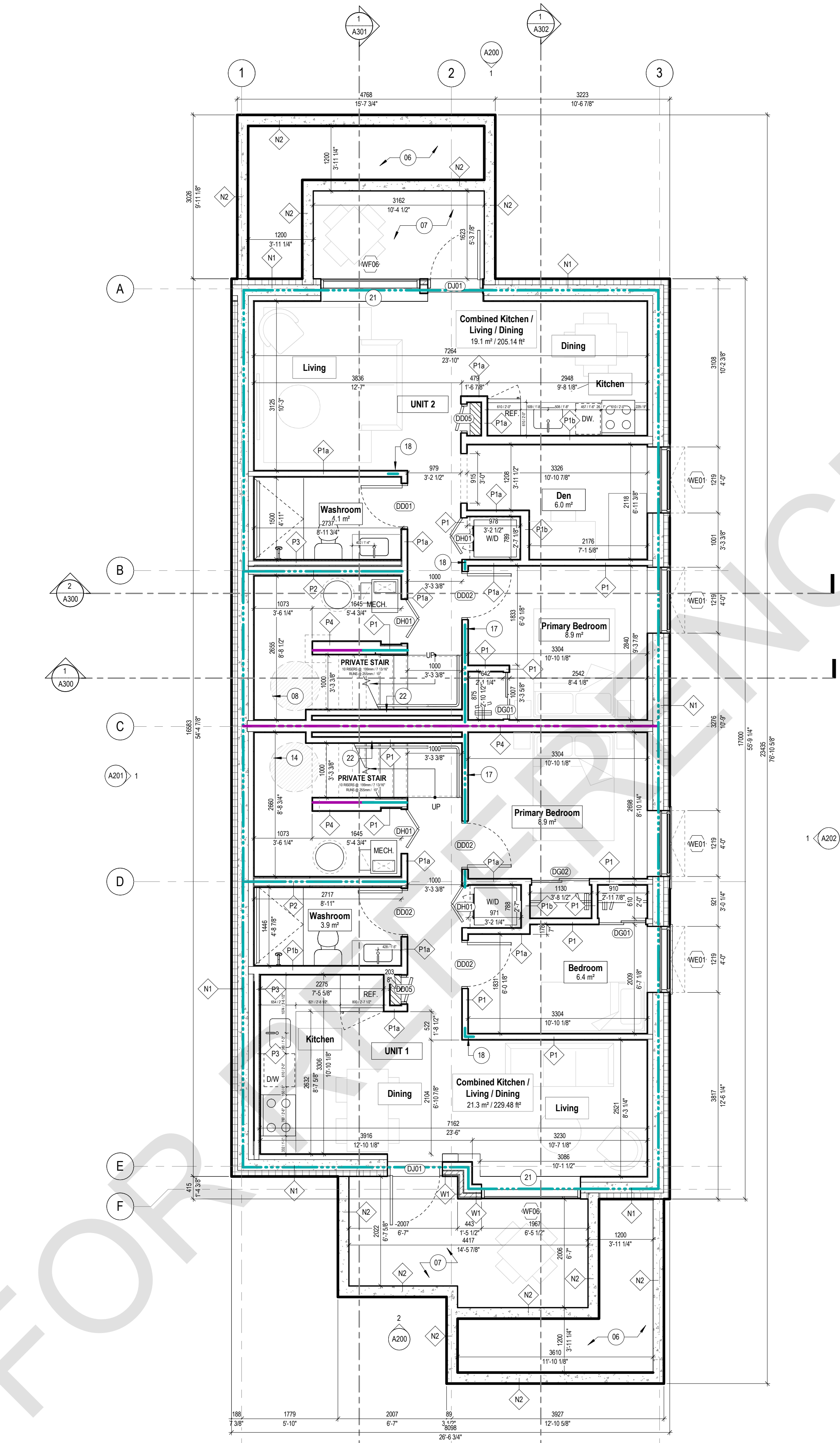
	1HR FRR
	45MIN FRR

FLOOR PLAN KEYNOTES

- ROOF DECK
- ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT
- ALL STUD WALLS TO BE REINFORCED TO PERMIT FUTURE INSTALLATION OF GRAB BARS BEHIND WATER CLOSETS, BATHUBS/SHOWERS AS PER 9.5.2.4. ALL GWB TO BE MOISTURE RESISTANT AND SUBSTITUTED FOR TILE BACKER ON ALL TILED WALL SURFACES.
- NON COMBUSTIBLE CANOPY ABOVE ENTRANCES
- RESERVED
- LANDSCAPED TERRACE
- BELOW GRADE WALKOUT
- STORM WATER SUMP PUMP BELOW SLAB REFER TO MECH- DISCHARGE PER SITE CONDITIONS - SEE SITE PLAN
- RESERVED
- 1070MM GUARD AS REQUIRED PER 9.8.8.1(1)
- UNENCLOSED VERTICAL LIFT AS PER CSA B355.24
- ENTRY PORCH
- PROJECTED BALCONY
- SANITARY SUMP PIT BELOW SLAB IF REQUIRED. REFER TO MECH
- LATERAL STABILIZING COLUMN ON CONCRETE PIER. REFER TO STRUCT.
- SKYLIGHT ABOVE
- STRUCTURAL STUD WALL WITH PLYWOOD SHEATHING-REFER TO STRUCT.
- 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 (WD)
	DOMESTIC HOT WATER
	AIR HANDLER
	RANGE, TYPICAL
	RANGE, NARROW
	REFRIGERATOR
	REFRIGERATOR (NARROW)
	DISHWASHER
	DISHWASHER (NARROW)
	CLOSET COAT ROD
	ELECTRICAL PANEL



1 BASEMENT FLOOR PLAN
A100 1 : 50

LEGEND

GENERAL NOTE:
UNIT 3 DESIGNED TO CSA/ASC B652.23 - "ACCESSIBLE DWELLINGS," CONSULT THE STANDARD FOR A COMPLETE SET OF REQUIREMENTS.

DOORS AND DOORWAYS (B652:23 5.7)

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

SLIDING DOOR

SWINGING DOOR

PULL SIDE

PUSH SIDE

BATHROOMS (B652:23 5.9)

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

ROLL-IN SHOWER

TOILET

BATHROOM SINK

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

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

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

KITCHEN (B652:23 5.10)

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

REFRIGERATOR

KITCHEN SINK

COOKTOP

MICROWAVE

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

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

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

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

BEDROOMS (B652:23 5.11)

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

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

LAUNDRY (B652:23 5.12)

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

WASHER AND DRYER

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

CLOSETS (B652:23 5.13)

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

1
A101

MAIN FLOOR PLAN

1 : 50

FLOOR PLAN GENERAL NOTES

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

2. MIN ROOM AREAS AS PER OBC TABLE 9.5.3A-E
LIVING ROOM = 13.5m² (11m² COMBINED WITH KITCHEN & DINING FOR TWO PEOPLE)
DINING = 3.25m² (COMBINED ROOM)
KITCHEN = 4.2m² (3.7m² FOR TWO PEOPLE)
BEDROOM = 6m² (WITH CLOSET)
MASTER BEDROOM = 8.9m² (WITH CLOSET)
COMBINED LIVING, DINING, AND KITCHEN = 21.25m² (17.95m² FOR TWO PEOPLE)

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

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

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

6. ALL EXTERIOR STAIRS DESIGNED FROM FLOOR LEVEL TO ASSUMED GRADE. ODP TO ADJUST AS REQ. PER SITE GRADING AND ENSURE REQUIREMENTS OF OBC 9.8 ARE MET.

FIRE SEPARATION LEGEND (MIN. REQ.)

1HR FIRE SEPARATION

45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

1HR FRR

45MIN FRR

FLOOR PLAN KEYNOTES

01 ROOF DECK

02 ROOF DRAIN/THROUGH WALL SCUPPER CONNECTED TO DOWNSPOUT

03 ALL STUD WALLS TO BE REINFORCED TO PERMIT FUTURE INSTALLATION OF GRAB BARS BEHIND WATER CLOSETS, BATHS/SHOWERS AS PER 9.5.2.4. ALL GWB TO BE MOISTURE RESISTANT AND SUBSTITUTED FOR TILE BACKER ON ALL TILED WALL SURFACES.

04 NON COMBUSTIBLE CANOPY ABOVE ENTRANCES

05 RESERVED

06 LANDSCAPED TERRACE

07 BELOW GRADE WALKOUT

08 STORM WATER SUMP PUMP BELOW SLAB REFER TO MECH- DISCHARGE PER SITE CONDITIONS - SEE SITE PLAN

09 RESERVED

10 1070MM GUARD AS REQUIRED PER 9.8.8.1(1)

11 UNENCLOSED VERTICAL LIFT AS PER CSA B355.24

12 ENTRY PORCH

13 PROJECTED BALCONY

14 SANITARY SUMP PIT BELOW SLAB IF REQUIRED. REFER TO MECH

15 LATERAL STABILIZING COLUMN ON CONCRETE PIER. REFER TO STRUCT.

16 SKYLIGHT ABOVE

17 STRUCTURAL STUD WALL WITH PLYWOOD SHEATHING-REFER TO STRUCT. C/W 15.16 MIN TYPE X GWB ON EACH SIDE

18 1HR FRR SUPPORTING STRUCTURE. SEE STRUCT. REFER TO A003 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL

19 RESERVED

20 DOUBLE STUD WALL WITH PLYWOOD SHEATHING ON ONE SIDE. REFER TO STRUCT.

21 PROTECTED WINDOW

22 PROVIDE FURRING ON WALL FRAMING AS REQUIRED TO ALIGN WITH STAIR DIMENSIONS

23 RESERVED

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

Toronto

PROFESSIONAL SEAL:

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 (AHS). 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 (AHS).

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

SIXPLEX WIDE

SHEET TITLE:
MAIN FLOOR PLAN

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:
A101

PROFESSIONAL SEAL:

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

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

NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:
SECOND FLOOR PLAN

PROJECT NO: 241058
SCALE: 1:50

SHEET NO:

A102

FLOOR PLAN GENERAL NOTES

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

FIRE SEPARATION LEGEND (MIN. REQ.)

	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

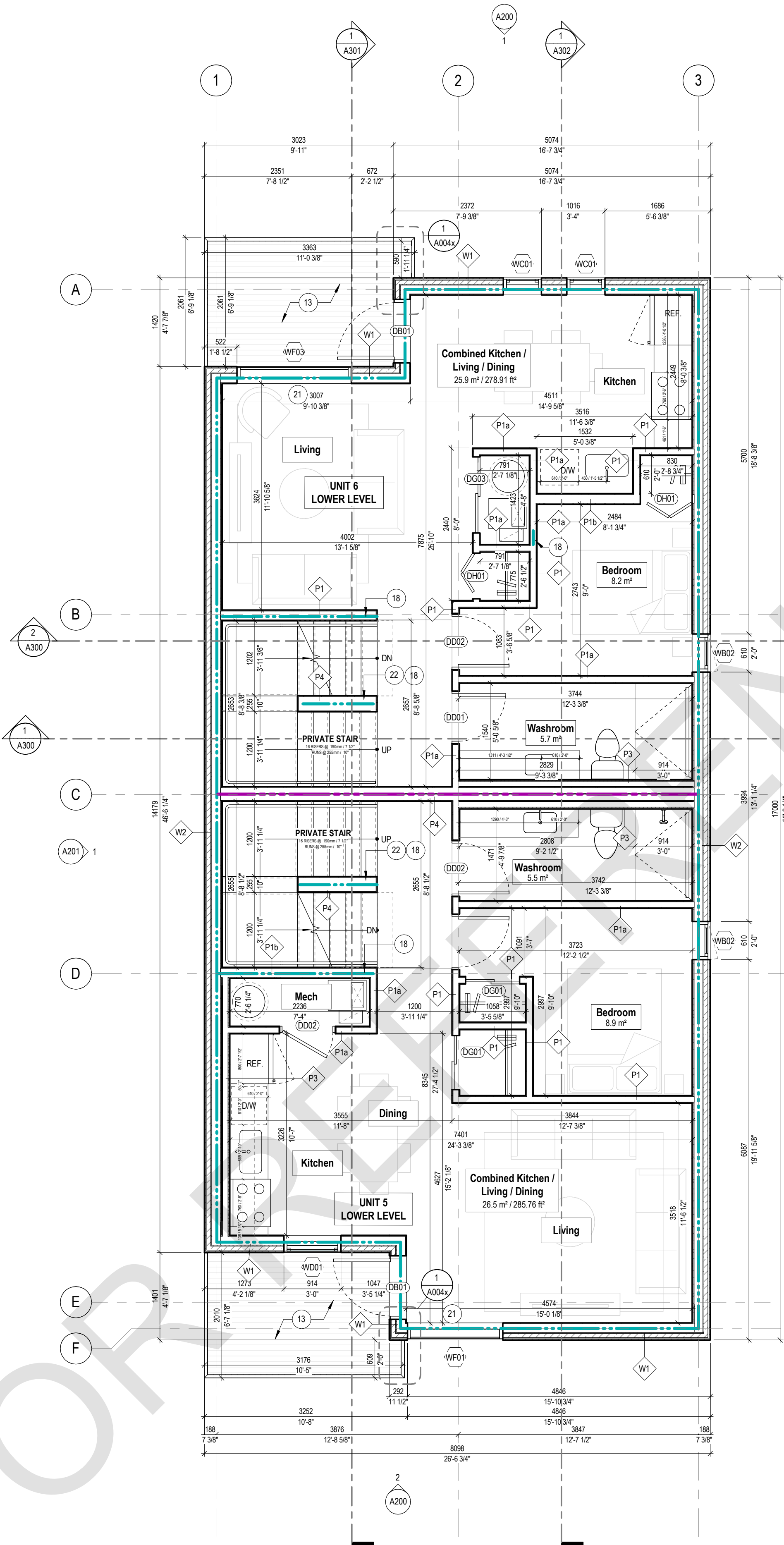
	1HR FRR
	45MIN FRR

FLOOR PLAN KEYNOTES

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

FLOOR PLAN LEGEND

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



SECOND FLOOR PLAN

1:50

PROFESSIONAL SEAL:

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

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

NO. DATE DESCRIPTION

PROJECT:
City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:
THIRD FLOOR PLAN

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

A103

FLOOR PLAN GENERAL NOTES

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

FIRE SEPARATION LEGEND (MIN. REQ.)

	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

	1HR FRR
	45MIN FRR

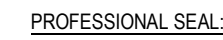
FLOOR PLAN KEYNOTES

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

FLOOR PLAN LEGEND

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

1
A103
THIRD FLOOR PLAN
1 : 50



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

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

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL –
EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONALS AS
DESIGNED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND
THE AUTHORITY HAVING JURISDICTION (AHJ).
2. THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS
COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND
THE ASSUMPTIONS, THE DESIGNER'S DESIGN COORDINATION WITH ALL
APPlicable CODES, BYLAWS, AND OTHER REGULATIONS, IF ANY
MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE
COLOURED DESIGN ELEMENTS ARE REQUIRED. IF NO CHANGES OR NO LONGER
REQUIRED 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 ASSOCIATIONS AND THE AUTHORITY
HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE
RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY
REQUIREMENTS AND PROFESSIONAL REQUIREMENTS APPLICABLE TO
THEIR JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT
THE QUALIFIED DESIGN FOR REVIEW AND 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
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

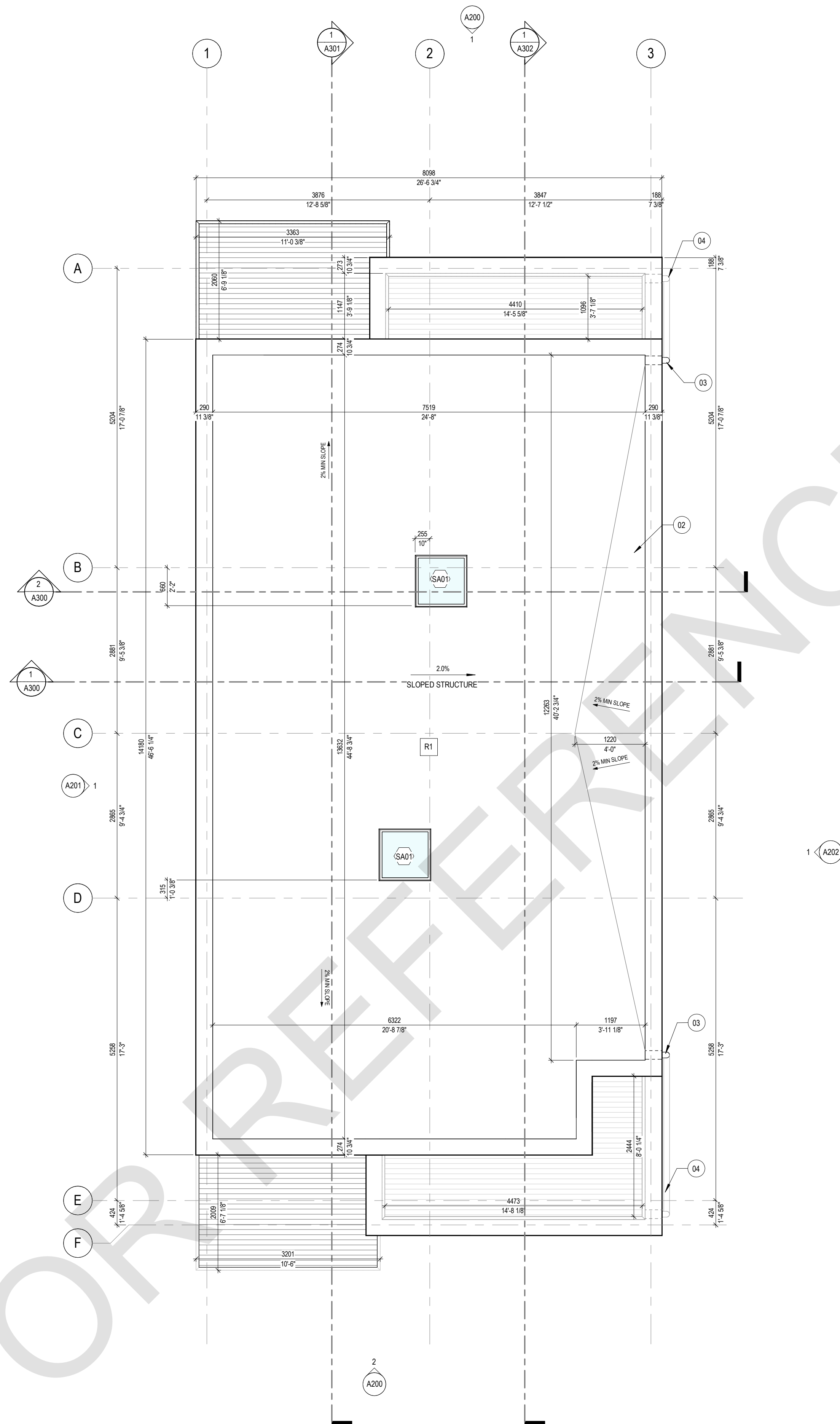
ROOF PLAN

PROJECT NO: 241058

SCALE: 1 : 50

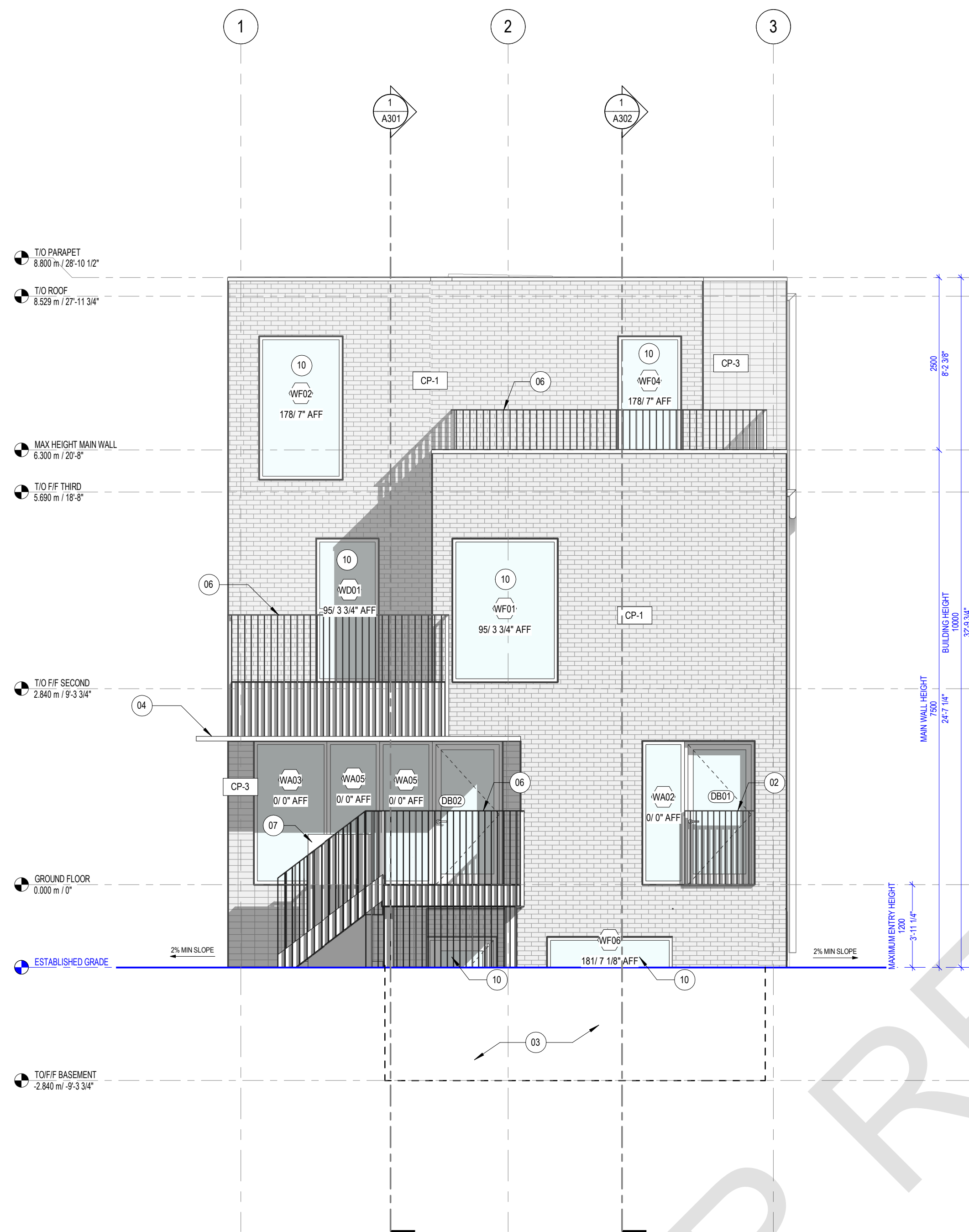
SHEET NO:

A104

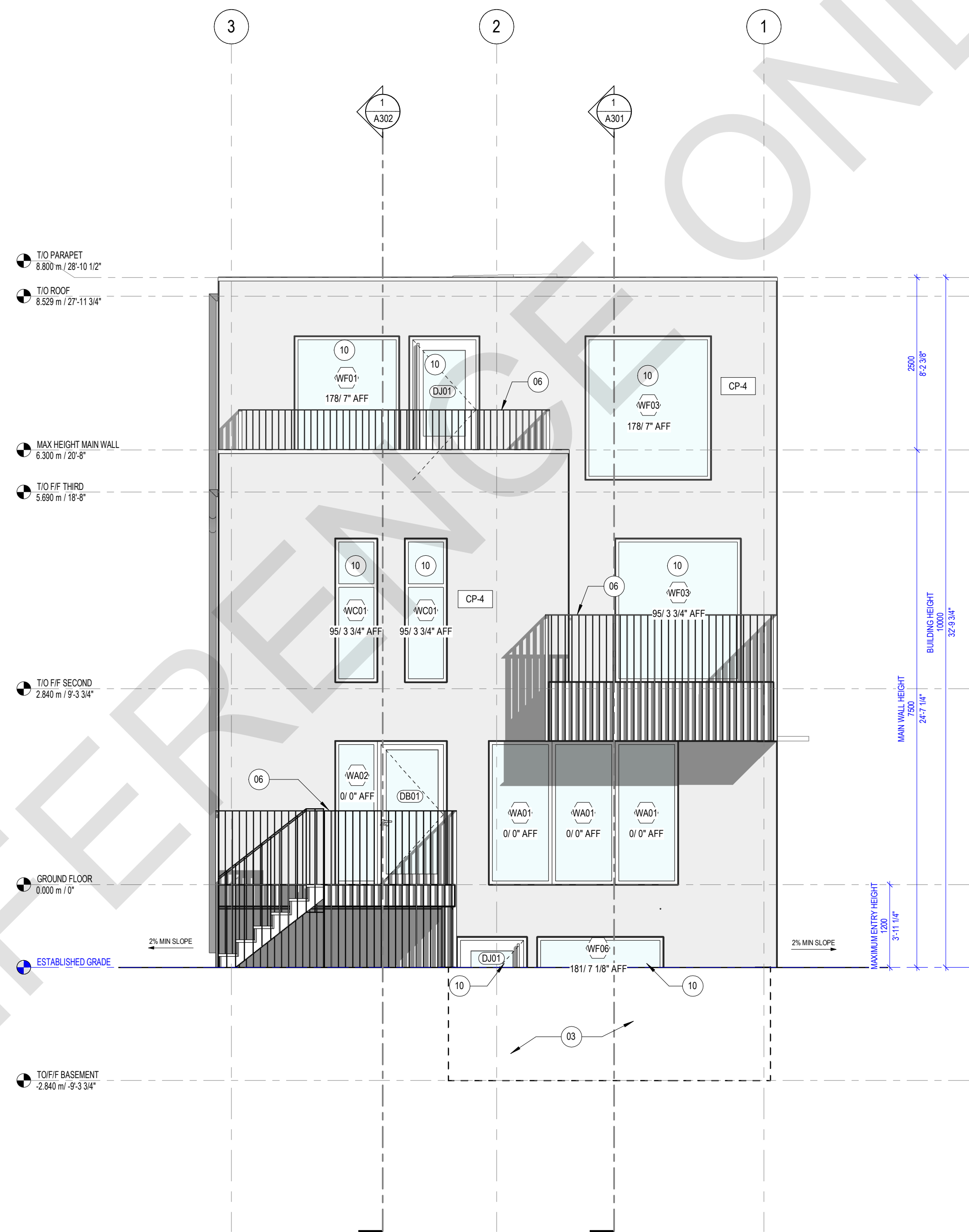


1 ROOF PLAN
A104
1 : 50

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



2 BUILDING ELEVATION - FRONT
A200 1 : 50



1 BUILDING ELEVATION - REAR
A200 1 : 50

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:
City of Toronto - Multiplex

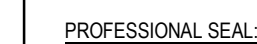
SIXPLEX WIDE

SHEET TITLE:
ELEVATIONS

PROJECT NO: 241051
SCALE: 1 : 50

SHEET NO:

A200



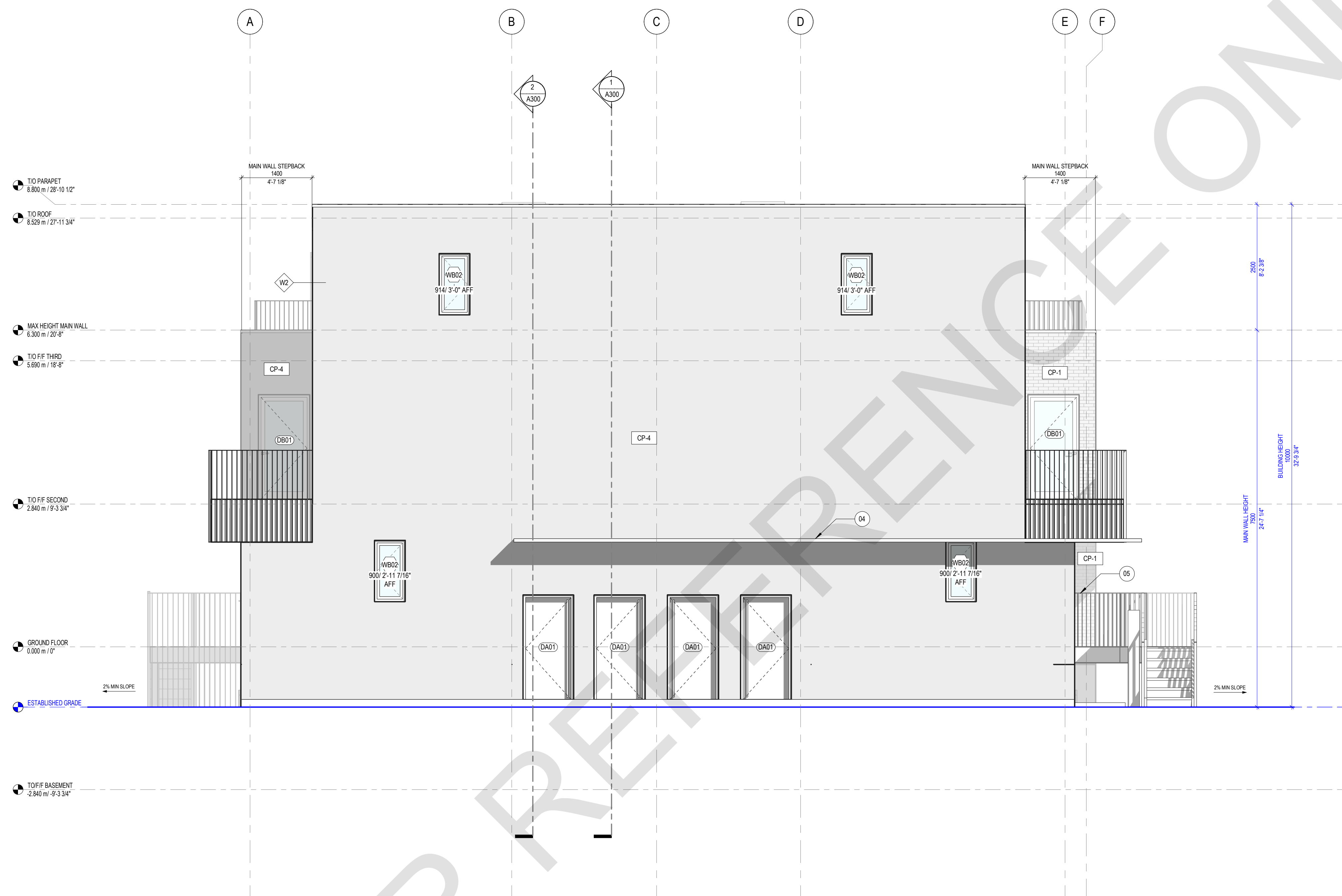
GENERAL NOTES

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 ANY OTHER AGENCIES HAVING JURISDICTION OVER THE PROJECT.
2. THE ODP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VARYING ASSUMPTIONS. THE ODP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, EVALUATE THE NEED FOR ANY REQUIRED MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE, THE PLANS WILL NO LONGER BE VALID FOR THE PRE-APPROVED PROJECT AND THE ODP MUST TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
3. THE ODP DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS UPON UPDATE. THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES OF JURISDICTION (AND ANY OTHER AGENCIES) AND BE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT A FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPLICABLE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
5. THE CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

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
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

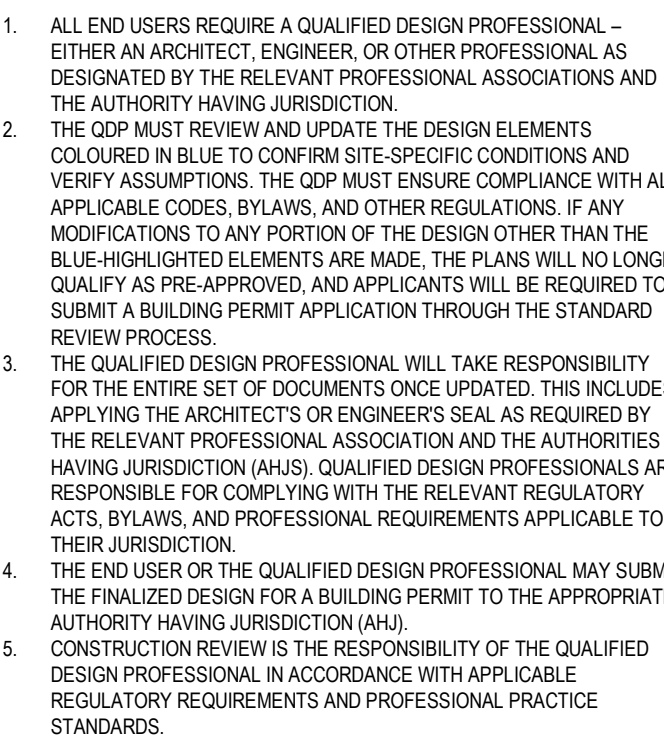
SHEET TITLE:

ELEVATIONS

PROJECT NO: 241058
SCALE: 1 : 50

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
-----	------	-------------

PROJECT: City of Toronto - Multiplex

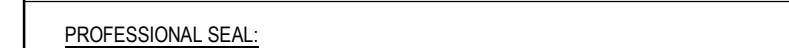
SIXPLEX WIDE

SHEET TITLE:
ELEVATIONS

PROJECT NO: 24105
SCALE: 1 : 50

SHEET NO:

A202



- 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.

	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 OTHER 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 APPROVED DESIGN. 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.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

SECTIONS

PROJECT NO:

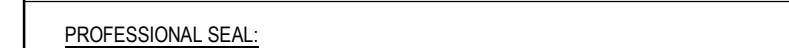
241058

SCALE: 1 : 50

SHEET NO:

A300





- 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 QCB 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 BOARD HAVING JURISDICTION TO PERFORM SUCH SERVICES.
2. THE GDD MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE GDD MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, ORDINANCES, REGULATORY AND ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE. THE PLANS WILL NO LONGER BE APPROVED AS PRE-APPROVED. THE GDD MUST REVIEW AND 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 TO PERFORM SUCH SERVICES. THE GDD IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR PROFESSION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION TO PERFORM SUCH SERVICES.
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

SIXPLEX WIDE

SHEET TITLE:

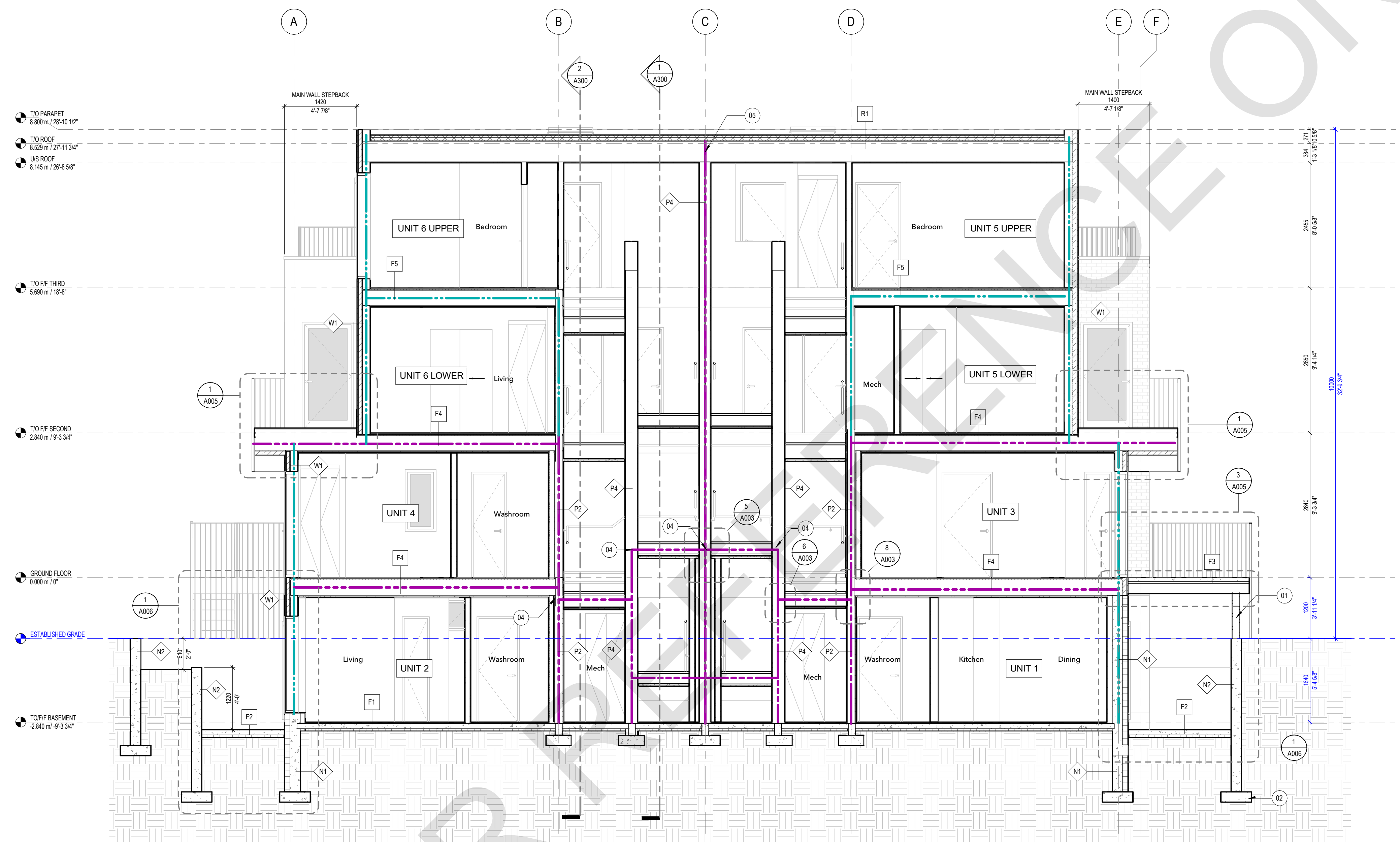
SECTIONS

PROJECT NO: 241058

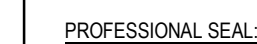
SCALE: 1 : 50

SHEET NO:

A301



1 BUILDING SECTION 3
A301 1 : 50



- 01 STRUCTURAL STEEL COLUMNS REFER TO STRUCTURAL.
- 02 ALL FOUNDATION WALLS AND FOOTING SIZES VARIES. REFER TO FOUNDATION.
- 03 THICKENED SLAB. REFER TO STRUCT.
- 04 ALL WALL AND FLOOR ASSEMBLIES AT STAIRS AND LANDINGS REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND SMOKE AS PER CBC 9.10.9.2. REFER TO FIRE SEPARATION DRAWINGS FOR FURTHER 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 USER MUST REVIEW AND APPROVE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE SPECIFIC CONDITIONS AND VERIFY ASSUMPTIONS. THE ODP MUST ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND PROFESSIONAL REGULATORY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE BLUE-HIGHLIGHTED ELEMENTS ARE MADE. THE PLANS WILL NO LONGER BE PRE-APPROVED FOR CONSTRUCTION. THE USER MUST SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD REVIEW PROCESS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE PREPARED SET OF DOCUMENTS Once UPDATED. THIS INCLUDES APPROVING THE ARCHITECTS OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AND THE USER). THE USER IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE CONSTRUCTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT A 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.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

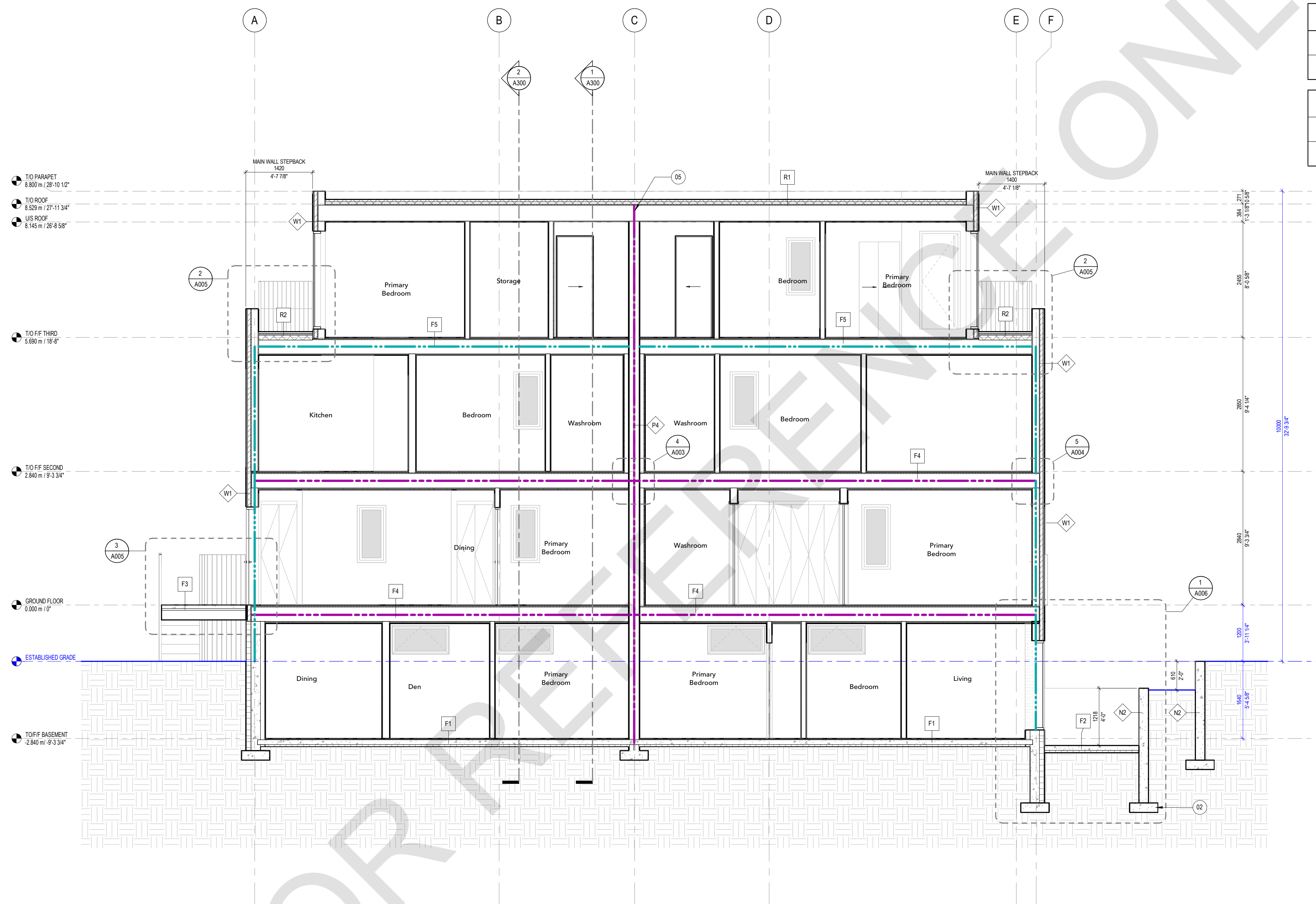
SECTIONS

PROJECT NO: 241058

SCALE: 1 : 50

SHEET NO:

A302



1 BUILDING SECTION 4
A302 1 : 50

**CITY OF TORONTO MULTIPLEX
SIXPLEX 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 ARCHITECTS' OR ENGINEERS' SEAL AS REQUIRED BY THE APPLICABLE PROFESSIONAL ASSOCIATION AND THE AUTHORITY HAVING JURISDICTION (AHJ). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE JURISDICTION.
 4. THE ENGINEER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

COVER

PROJECT NO:

SCALE: N.T.S.

SHEET NO:

S-000

1. USE OF THESE STRUCTURAL DRAWINGS

- STRUCTURAL MEMBERS SHOWN ON THIS SET OF DRAWINGS HAVE BEEN DESIGNED TO RESIST PART 9 ENVIRONMENTAL DESIGN LOADS BASED ON WORST CASE WIND, SNOW AND SEISMIC VALUES FOR METROPOLITAN TORONTO LOCATIONS PER OBC 2024 SB-1 TABLE 2. CLIMATIC DESIGN DATA.
- SIZING OF ENGINEERED LUMBER FRAMING, STEEL ELEMENTS, COLD FORMED STEEL FRAMING, REINFORCED CONCRETE FOUNDATION WALLS AND FOOTINGS HAS BEEN CALCULATED IN ACCORDANCE WITH PART 4 OF THE OBC WHERE DESIGN REQUIREMENTS EXCEED THE LIMITS OF PART 9.
- LATERAL RESISTANCE TO WIND LOADS PROVIDED ARE PROVIDED BY BRACED WALL BANDS AND PANELS CALCULATED IN ACCORDANCE WITH OBC 9.23.13 AND WHERE ARCHITECTURAL DESIGN IMPERATIVES EXCEED THE LIMITS OF PART 9, SHEAR WALLS AND LATERAL RESISTING ELEMENTS WERE DESIGNED IN ACCORDANCE WITH PART 4 OF THE OBC USING LOADS GENERATED USING PART 4.
- ANY CHANGES TO FRAMING LAYOUT, ASSEMBLIES, MATERIALS, CONNECTIONS AND /OR LOCATION OF THE BUILDING OUTSIDE OF METROPOLITAN TORONTO (2026 BOUNDARIES) MUST BE CARRIED OUT BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
- FOUNDATION ELEMENTS HAVE BEEN DESIGNED USING AN ALLOWABLE SOIL BEARING VALUE OF 75 kPa. THE OWNER MUST CONFIRM THIS MINIMUM BEARING VALUE BY GEOTECHNICAL INVESTIGATION OR BY MEANS THAT IS IN ACCORDANCE WITH PART 9.4 AND APPROVED BY THE CITY OF TORONTO'S CBO (CHIEF BUILDING OFFICIAL).
- USE OF HIGHER ALLOWABLE SOIL BEARING VALUES TO OPTIMIZE FOOTING SIZES SHOWN ON THESE DRAWINGS MUST BE BASED ON FINDINGS AND RECOMMENDATIONS MADE BY A GEOTECHNICAL INVESTIGATION AND DESIGN REVISIONS CARRIED OUT BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
- THE OWNER MUST CONFIRM PRIOR TO CONSTRUCTION THAT PROPOSED EXCAVATIONS AND CONSTRUCTION OF FOUNDATIONS OR OTHER BUILDING ELEMENTS WILL BE ABOVE OR BELOW A 7:10 ANGLE OF REPOSE TO ADJACENT BUILDING FOUNDATIONS. CONSTRUCTING WITHIN THIS ANGLE OF REPOSE REQUIRES FOUNDATIONS TO BE DESIGNED AND REVIEWED ON SITE BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

2. LOADS USED IN THE DESIGN:

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

3. SUBMITTALS:

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

4. GENERAL

- CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2024, O.REG. 163/24 AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
- BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE APPROVED DESIGN PROFESSIONAL. DO NOT SCALE THE DRAWINGS.
- REFER TO THE ARCHITECTURAL AND OTHER DRAWINGS FOR LOCATIONS AND DIMENSIONING OF OPENINGS AND SLEEVES NOT SHOWN ON THE STRUCTURAL DRAWINGS. ASSUME TYPICAL DETAILS APPLY, HOWEVER, OBTAIN THE APPROVED DESIGN PROFESSIONAL'S PRIOR APPROVAL BEFORE INSTALLING OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PITS, BASINS, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS. ADJUST UNDERSIDE EXCAVATIONS OF FOOTINGS AS REQUIRED TO AVOID UNDERMINING THE FOOTINGS AND FOUNDATIONS.
- HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
- TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR TO PROVIDE AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY WORKS.
- THE INFORMATION SHOWN ON STRUCTURAL DRAWINGS REPRESENT THE BUILDING IN ITS FINISHED STATE. CONTRACTOR TO REVIEW THESE REQUIREMENTS AND DETERMINE ALL TEMPORARY WORKS REQUIRED TO COMPLETE THE STRUCTURE PER CONTRACT DOCUMENTS INCLUDING MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, TEMPORARY SHORING AND/OR BRACING, TEMPORARY OPENINGS, EXCAVATION SHORING, ERECTION PROCEDURES, ETC.

5. DESIGN NOTES

- THE BUILDING IS DESIGNATED AS BELONGING TO THE NORMAL IMPORTANCE CATEGORY, AS DEFINED IN THE OBC 2024.
- ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.3.
- ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.
- LATERAL FORCES ON STRUCTURAL FRAME
- THE LATERAL FORCES ARE RESISTED BY BRACED WALLS AS PER 9.23.1.3.(2),(a) OF THE OBC 2024. WOOD SHEAR WALLS, CFS BRACED FRAMES, AND MOMENT RESISTING BEAM COLUMNS.
- THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
- WIND:
 - THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON AN HOURLY WIND PRESSURE OF 0.47 kPa (BASED ON 1/50 YEAR RETURN FOR SCARBOROUGH).
 - EXPOSURE CONDITION: ROUGH TERRAIN.
 - THE IMPORTANCE FACTOR, I_w , FOR WIND DESIGN IS 1.0. FOR DEFLECTION ANALYSIS, THE FACTOR IS 0.75.
 - WHERE OBC 9.23.13.1 WAS NOT APPLICABLE THE DESIGN WIND FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024 AND WITH THE "STATIC" PROCEDURE DESCRIBED IN THE USER'S GUIDE - NBC 2020 - STRUCTURAL COMMENTARIES (PART 4).
- LATERAL FORCES ON FOUNDATION WALLS
 - WALLS RETAINING EARTH ARE DESIGNED TO SAFELY WITHSTAND A HORIZONTAL PRESSURE AT ANY DEPTH (h) GIVEN BY THE EXPRESSION: $P = K \cdot (h + c)$ WHERE:
 - K IS THE LATERAL EARTH PRESSURE COEFFICIENT
 - P IS THE PRESSURE EXERTED HORIZONTALLY
 - h IS THE DEPTH BELOW GRADE
 - v IS THE UNIT WEIGHT OF SOIL
 - q IS THE SURCHARGE ON THE GROUND SURFACE
 - THE WALLS HAVE BEEN DESIGNED ASSUMING THAT THERE IS FREE-DRAINING BACKFILL, OR THAT OTHER PROVISIONS HAVE BEEN MADE, SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.
- SNOW LOADS ON ROOFS
 - THE ROOFS HAVE BEEN DESIGNED WITH $S_s = 1.2$ kPa AND $S_r = 0.4$ kPa.
 - THE IMPORTANCE FACTOR, I_s , IS 1.0 FOR ULS AND 0.9 FOR SLS.
- LIVE AND OTHER LOADS
 - SEE NOTES BELOW FLOOR PLANS.
 - IN THE DESIGN OF COLUMNS, WALLS, BEAMS, FLAT SLABS ETC. THE INDICATED LIVE LOADS HAVE NOT BEEN REDUCED AS PER TRIBUTARY AREA CONSIDERATIONS OF THE ONTARIO BUILDING CODE.
 - FUTURE EXTENSIONS
 - THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS.

6. CONCRETE

6.1. MATERIALS

- CONCRETE
 - CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS CONTENT AND AIR CONTENT:
 - FOR NOMINALLY UNREINFORCED CONCRETE, CONFORM TO THE REQUIREMENTS OF CSA STANDARD A438 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS CONTENT AND AIR CONTENT, INCLUDING THE FOLLOWING:
 - CONCRETE STRENGTH 20 MPa, INCREASE TO:
 - 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK.
 - 25 MPa FOR INTERIOR SLABS ON GRADE, UNLESS DAMP PROOFING IS PROVIDED (0.15 mm POLYETHYLENE BELOW THE SLAB, OR EQUAL).
 - AIR CONTENT OF 5%-8% WHERE EXPOSED TO FREEZE-THAW, REDUCE TO 3%-6% FOR FOOTINGS.
 - MAXIMUM SLUMP OF 100 mm, INCREASE TO 150mm FOR CONVENTIONAL FOUNDATIONS.
 - NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 20 mm. USE SMALLER AGGREGATES AS APPROPRIATE IN AREAS OF CONGESTED REINFORCING STEEL, OR TO IMPROVE WORKABILITY. MODIFY MIX DESIGNS TO SUIT.
 - WHERE AGGREGATES SMALLER THAN 14 mm ARE USED, INCREASE AIR CONTENT BY 1%.
 - REINFORCED CONCRETE EXPOSED TO DE-ICING CHEMICALS TO HAVE DCl CORROSION INHIBITOR @ 11%ucm.
 - MAX. 29kg CEMENT/1cu.m.
 - REINFORCEMENT
 - CONFORM TO THE REQUIREMENTS OF CSA G30.18 FOR CARBON STEEL REINFORCING BARS
 - CONFORM TO THE REQUIREMENTS OF ASTM A1064/A1064M FOR WELDED WIRE FABRIC.
 - REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH $f_y = 400$ MPa, AND WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH OF $f_y = 360$ MPa, SUPPLY IN FLAT SHEETS.
 - WHERE WELDING OF REBAR IS INDICATED, WELDABLE GRADE REBAR SHALL BE USED.

6.2. EXECUTION

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

7. STRUCTURAL STEEL

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

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

7.2. EXECUTION

- PROVIDE A MINIMUM BEARING OF 200 mm FOR ALL STEEL BEAMS BEARING ON MASONRY AND A MINIMUM OF 100 mm ON STRUCTURAL STEEL, UNLESS NOTED OTHERWISE.
- CENTRE BEARING PLATES UNDER BEAMS, OR AS NOTED.
- BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB.
- NO STRUCTURAL STEEL SHALL BE WELDED IN THE PRESENCE OF THE PERMISSIBLE SOIL SLOPES ARE BASED ON 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.
- PROVIDE FULL HEIGHT WEB STIFFENERS AT ALL BEAMS BEARING ON COLUMNS AND ALL BEAMS SUPPORTING COLUMNS. WEB STIFFENERS SHALL BE OF THE SAME SIZE AND THICKNESS AS THE COLUMN FLANGES AND SHALL ALIGN WITH THE FLANGES OF THE SUPPORTING COLUMN.
- CONNECT BEAMS FOR THE FACTORED REACTIONS INDICATED ON THE DRAWINGS. IF BEAM REACTIONS ARE NOT INDICATED, THE CONNECTIONS SHALL BE DESIGNED FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN PRESENTED IN THE CISC HANDBOOK OF STEEL CONSTRUCTION. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS.
- STEEL SUPPLIER TO DESIGN AND PROVIDE INTERCONNECTION BETWEEN BUILT UP MEMBERS AS NOTED. WHERE NOT NOTED, STEEL SUPPLIER IS TO INTERCONNECT AS REQUIRED TO ENSURE ADEQUATE CAPACITY FOR THE DESIGN FORCES SHOWN OR IMPLIED IN THE DRAWINGS.
- STEEL SUPPLIER TO DESIGN CONNECTIONS OF SINGLE ANGLE MEMBERS FOR THE FORCES SHOWN OR IMPLIED IN THE DRAWINGS, SUCH THAT CONNECTIONS ARE MADE TO THE SAME LEG EACH END BY WELDING OR WITH A MINIMUM OF TWO BOLTS.
- ALL STRUCTURAL STEEL LOCATED OUTSIDE OF THE BUILDING ENVELOPE OR EXPOSED TO HIGH HUMIDITY OR MOISTURE SHALL BE FULLY GALVANIZED IN ACCORDANCE WITH CSA G164.
- WHERE GALVANIZING IS DAMAGED, THE COATING SHALL BE REPAIRED IN ACCORDANCE WITH ASTM A780/A780M.
- PROVIDE 2 COATS OF BITUMINOUS COATING TO ALL STEEL EXTENDING BELOW GRADE, INCLUDING IF STEEL IS ENCASED IN CONCRETE.

8. LIGHTWEIGHT STEEL FRAMING SYSTEM

- MATERIALS
 - CONFORM TO THE REQUIREMENTS OF CSA-S136.
 - STEEL SHALL MEET THE REQUIREMENTS OF CAN/CSA-S136 WITH A MINIMUM YIELD STRENGTH OF 228 MPa FOR MATERIAL 1.2mm THICK AND THINNER AND 345 MPa FOR MATERIAL 1.4mm AND THICKER.
 - USE METALLIC COATINGS CONFORMING TO ASTM-A653/A653M AND THE FOLLOWING:
 - MINIMUM COATING WEIGHT OF 2100 G/M² IN ACCORDANCE WITH ASTM-A653/A653M FOR EXTERIOR BUILDING ENVELOPE FRAMING.
 - MINIMUM Z775 GALVANIZED COATING FOR STEEL STUD/BRICK VENEER ASSEMBLIES.
 - BOLTS, NUTS AND WASHERS - ASTM A307 OR ASTM F3125, HOT-DIP GALVANIZED WHERE EXPOSED TO CORROSION POTENTIAL.
 - SHEET METAL SCREWS AND CONCRETE ANCHORS - MINIMUM 0.008mm COATING OF ZINC.
 - USE ZINC RICH PAINT CONFORMING TO CAN/CSA-S131 FOR TOUCHING UP WELDS AND DAMAGED METALLIC COATINGS.
 - MINIMUM PLATE DESIGN THICKNESSES, EXCLUSIVE OF COATING:
 - MEMBER DEPTH 152mm OR LESS - 0.879mm
 - MEMBER DEPTH 203mm - 1.148mm
 - MEMBER DEPTH 254mm - 1.438mm
 - MEMBER DEPTH 305mm OR MORE - 1.818mm
 - BRIDGING CHANNELS - 1.087mm FOR STUDS, 1.367mm FOR JOISTS
 - CLIP ANGLES - 1.287mm FOR STUDS, 1.287mm FOR JOISTS
 - TRUCK, CLIP ANGLES AND THE LIKE ARE TO BE AT LEAST THE SAME THICKNESS AS THE STUD OR JOIST.

8.2. DESIGN AND EXECUTION

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

9. 060000 WOOD

9.1. MATERIALS

- SAWN LUMBER
 - CONFORM TO THE REQUIREMENTS OF CSA-O141
 - SPECIES - SPRUCE-PINE-FIR
 - GRADE - No.1No.2
 - ALL WOOD EXPOSED TO WEATHER AND EARTH TO BE PRESSURE TREATED IN ACCORDANCE WITH CSA O80.
- PLYWOOD SHEATHING
 - CONFORM TO THE REQUIREMENTS OF CSA O121 AND CSA O151
 - FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE.
- WOOD JOISTS
 - JOISTS MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS AND BE IN CONFORMANCE WITH CSA O88 AND O325
 - LAMINATED STRAND LUMBER (LSL)
 - MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O86
 - BENDING MEMBERS PROPERTIES - $E = 2.0 \times 10^6$ psi, $F_b = 4,805$ psi
 - LAMINATED STRAND LUMBER (LSL)
 - MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O86
 - BENDING MEMBERS PROPERTIES - $E = 1.3 \times 10^6$ psi, $F_b = 3,140$ psi OR $E = 1.55 \times 10^6$ psi, $F_b = 4,295$ psi
 - COMPRESSION MEMBERS PROPERTIES - $E = 1.3 \times 10^6$ psi, $F_c = 3,140$ psi, $F_{cl} = 2,235$ psi

9.2. CONNECTIONS

- ALL WOOD TO WOOD CONNECTIONS OR WOOD TO STEEL CONNECTIONS, UNLESS OTHERWISE NOTED, ARE TO BE THE APPROPRIATE FACE OR TOP MOUNT HANGERS, SIZED FOR THE CONNECTION FORCE AND MEMBER CONFIGURATION INDICATED.
- NAILS ARE TO BE COMMON STEEL WIRE NAILS CONFORMING TO THE REQUIREMENTS OF ASTM F1667 OR CSA B111. NAILS SHALL HAVE A MINIMUM DIAMETER (CORRESPONDING TO NAIL LENGTH) AS FOLLOWS: 2.87mm (FOR 57mm/2-1/4" LONG NAILS); 3.26mm (64mm/2-1/2" LONG); 3.66mm (76mm/3" LONG); 4.88mm (98mm/3-7/8" LONG); 4.88mm (102mm/4" LONG). SUBSTITUTION OF THE ABOVE-SPECIFIED NAIL DIAMETERS IS SUBJECT TO APPROVAL BY THE ENGINEER. FOR PART 9 BUILDINGS, NAIL SUBSTITUTION MAY BE PERFORMED IN ACCORDANCE WITH CL. A.9.23.3.1.(2) IN THE APPENDIX OF NBC 2020.
- WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.6.1. REFER TO CSA O86 FOR DIAMETER AND MINIMUM YIELD STRENGTH INFORMATION.
- ALL NAILS AND SCREWS USED IN AN EXTERIOR APPLICATION OR USED WITH PRESERVATIVE TREATED WOOD SHALL BE APPROPRIATELY COATED WITH A PROTECTIVE COATING COMPATIBLE WITH THE WOOD PRESERVATIVE TREATMENT.
- BOLTS, NUTS AND WASHERS: ASTM A307 OR SAE J429 GRADE 2.
- LAG SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.2.1.
- ALL LAG BOLTS, THRU-BOLT HARDWARE TO BE HOT DIPPED GALVANIZED
- ALL LAG BOLTS SHALL HAVE SHARP THREADS FOR AT LEAST ONE-HALF THE TOTAL BOLT LENGTH, UP TO 152 mm (6")
- THREADED LENGTH: LAG BOLT WITH DULL THREADS OR INSUFFICIENT THREADED LENGTH WILL BE REJECTED. OUTRIGHT, CLIPPED HEAD NAILS ARE NOT ACCEPTABLE. NAILS ARE TO BE DRIVEN FLUSH; DO NOT OVERDRIVE NAILS.
- HOLD DOWNS SHALL BE INSTALLED IN DOUBLE STUDS AT THE END OF THE SHEARWALL UNLESS NOTED OTHERWISE. SHOULD THE HOLD DOWN BE LOCATED 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

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

10. FOUNDATIONS

- FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING AN ULTIMATE BEARING VALUE OF 120 kPa AND AN ALLOWABLE BEARING VALUE OF 75 kPa.
- FOUND FOOTINGS EXPOSED TO FREEZING BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR, BUT A MINIMUM OF 1200 mm BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDATION LOWER.
- THE LINE OF EXCAVATION OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10. AT STEPS CONSTRUCT LOWER FOOTINGS PRIOR TO CONSTRUCTING HIGHER FOOTINGS.
- PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF SAFELY SUSTAINING 24 kPa WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOUNDATIONS.
- IF PLACING SLAB, PLACE 100mm OF COARSE, CLEAN GRANULAR MATERIAL OVER THE SUB-GRADE, CONTAINING NOT MORE THAN 10% OF MATERIAL THAT WILL PASS A 4mm SIEVE.
- DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF THE WALL IS COMPLETED AND HAS ATTAINED 70% OF ITS SPECIFIED STRENGTH.
- CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 500 mm DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.

ABBREVIATIONS

TD0001

@	= AT	DS	= DRAG STRUT
ABOLT	= ANCHOR BOLT	DWG(S)	= DRAWING(S)
ADJ	= ADJUSTABLE	DWL(S)	= DOWEL(S)
ALT	= ALTERNATE	EA	= EACH
ARCH	= ARCHITECTURAL	EF	= EACH FACE
ASL	= ACCUMULATED SNOW LOAD	EW	= EACH WAY
B	= BOTTOM	EL	= ELEVATION
BEW	= BOTTOM EACH WAY	ELEC	= ELECTRICAL
BL	= BOTTOM LOWER LAYER	ELEV	= ELEVATOR
BUL	= BOTTOM UPPER LAYER	E-W	= EAST-WEST
BULD	= BUILDING	EQ	= EQUAL
BM	= BEAM	EXIST	= EXISTING
BPL, BPSL	= BASE OR BEARING PLATE	EXPTJ	= EXPANSION JOINT
BSMT	= BASEMENT	EXT	= EXTERIOR
CL, CLC	= CENTRE TO CENTRE	FF	= FAR
CLW	= COMPLETE WITH	FDN	= FOUNDATION
C	= EPOXY COATED	FIN	= FINISHED
CL, PL, AI	= FACTORED COMPRESSION OR AXIAL FORCE, kN	FL	= FLOOR
CANT	= CANTILEVER	FTG	= FOOTING
CFW	= COLD-FORMED STUD WALL	FW	= FOUNDATION WALL
CA	= COLUMN ABOVE	FC	= CONCRETE STRENGTH, MPa
CB	= COLUMN BELOW	GA	= GAUGE
COL	= COMPRESSION DEVELOPMENT LENGTH, mm	GALV	= GALVANIZED
COL	= COLUMN	GEN	= GENERAL
CONF	= CONFIRM IN FIELD	GL	= GLUAM
CONJ	= CONSTRUCTION JOINT	H, HOR	= HORIZONTAL
CLS	= COMPRESSION LAP SPICE, mm	HOG	= HOT DIP GALVANIZED
CLT	= CROSS LAMINATED TIMBER	HEF, HF	= HOOKED EACH FACE
CLTW	= CROSS LAMINATED TIMBER WALL	HEE	= HOOKED EACH END
COL	= COLUMN	HF	= FACTORED HOR FORCE, kN
COMP	= COMPRESSION	HSC	= HORIZONTALLY SLOTTED CONNECTION
CONC	= CONCRETE	IF	= INSIDE FACE
CONSTR	= CONSTRUCTION	INT	= INTERIOR
CONT	= CONTINUOUS	J	= JOINT
CONJ	= CONCRETE WALL	KN	= KILONEWTON
DET	= DETAIL	kg	= KILOGRAM
DEV	= DEVELOPMENT	KL	= KILONEWTON METRES
DIAG	= DIAGONAL	KL/m	= kN PER SQUARE METRE
DIA Ø	= (BARK) DIAMETER	KL/m	= kN PER METRE
DM	= DIMENSION	KPa	= KILOPASCAL
DL	= DOUBLE JOIST		
DJ	= DEAD LOAD		
DLH	= DEVELOPMENT LENGTH FOR STANDARD HOOKS, mm		
DO	= DITTO		

FOOTING ADJACENT TO EXCAVATION		TD3101
RELATION TO ADJACENT FOOTINGS AND EXCAVATIONS		
RELATION TO SERVICES		

SUMP PITS AND TRENCHES		TD0322
NOTES: - WHERE MECH SERVICES UNDERNEAD PAD FOOTINGS, EXTEND EXCAVATION BELOW SLOPE OF REPOSE AND RAISE GRADE WITH EITHER LEAN MIX CONCRETE, OR WITH EITHER LEAN MIX CONCRETE 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.		

ABBREVIATIONS		TD0002	
LL	= LIVE LOAD	SIM	= SIMILAR
LG	= LONG	SIP	= STRUCTURALLY INSULATED PANEL
LLV	= LONG LEG VERTICAL	SL	= SNOW LOAD
LLH	= LONG LEG HORIZONTAL	SOG	= SLAB ON GRADE
LW	= LIGHT-WOOD WALL	SPECS	= SPECIFICATIONS
MAC, P	= MOMENT CONNECTION	SQ	= SQUARE
MECH	= MECHANICAL	STD	= STANDARD
MEZ	= MEZZANINE	STRUCT	= STRUCTURAL
MID	= MIDDLE	SW	= SHEAR WALL OR STUD WALL
MISC	= MISCELLANEOUS	T	= TOP
ML	= MIDDLE LAYER	TD	= TYPICAL DETAIL
mm	= MILLIMETRE	TDL	= TENSION DEVELOPMENT LENGTH, mm
MM	= MOMENT	TOL, TOS	= TOP OF SLAB
MT	= METRE, METRIC	TEN	= TENSION
MPa	= MEGAPASCAL	TEW	= TOP EACH WAY
MW	= MASONRY WALL	TMT	= FACTORED TORSIONAL MOMENT, kNm
MI	= FACTORED MOMENT	TI	= FACTORED TENSION FORCE, kN
Mix, My	= FACTORED MOMENT ABOUT X-AXIS OR Y-AXIS, kNm	TJ	= THE JOIST
mm	= MILLIMETRE	TLL	= TOP LOWER LAYER
NFV	= MASONRY FOUNDATION WALL	TUL	= TOP UPPER LAYER
NRW	= MASONRY RETAINING WALL	TEMP	= TEMPERATURE
N	= NETWORKS	TLS	= TENSION LAP SPICE, mm
NF	= NEAR FACE	TYP	= TYPICAL
NIC	= NOT IN CONTRACT	UL	= UPPER LAYER
NLT	= NAIL LAMINATED TIMBER	UN, UNO	= UNLESS NOTED OTHERWISE
NS	= NORTH-SOUTH	US	= UNDERSIDE
NTS	= NOT TO SCALE	VI	= FACTORED SHEAR OR VERTICAL FORCE, kN
OF	= OUTSIDE FACE	V, VERT	= VERTICAL
OWSJ	= OPEN WEB STEEL JOISTS	VF, V F	= VERTICAL EACH FACE
OPEN	= OPENING	V8	= VERTICAL BRACE/RACING
PL	= PLATE	VSC	= VERTICALLY SLOTTED CONNECTION
PC	= PRECAST	WPL	= WALL PLATE
PROJ	= PROJECTION	WW	= WOOD WALL
R	= REACTION	WWF	= WELDED WIRE FABRIC
RAD	= RADIUS	WWW	= WELDED WIRE MESH
REF	= REFERENCE	Wi, wI	= WITH
REIN	= REINFORCE, REINFORCEMENT	w0, wI	= UNIFORMLY DISTRIBUTED LOADS
REQD	= REQUIRED		
REV	= REVISION, REVISED		
RI	= FACTORED REACTION FORCE, kN		
rw, RW	= REINFORCED WITH		
RF	= RETAINING WALL		
SECT	= SECTION		
SDF	= STEP DOWN FOOTING		

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
HAVING THE NECESSARY LICENSES.
- 2 THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE
THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE
CONDITIONS, VERIFY ADEQUACY OF THE DESIGN, AND ADDRESS
SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE
COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER
RELEVANT STANDARDS.
- 3 THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY
FOR THE ENTIRE SET OF DOCUMENTS UPON UPDATED. THIS INCLUDES
APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY
THE RELEVANT PROFESSIONAL ASSOCIATION AND ANY LOCALITIES
HAVING JURISDICTION (AHS). QUALIFIED DESIGN PROFESSIONALS
ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY
ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO
THEIR JURISDICTION.
- 4 THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT
THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE
LOCAL BUILDING JURISDICTION.
- 5 CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED
DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE
RELEVANT REQUIREMENTS AND PROFESSIONAL PRACTICE
STANDARDS.

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

GENERAL NOTES AND TYPICAL DETAILS

PROJECT NO:

SCALE: N.T.S

SHEET NO:

S-002

[illegible]

6PLEX WIDE GROUND FLOOR MEMBER SCHEDULE (FACTORED LOADS)					
LABEL	SECTION	REACTIONS (kN, UNO)		COMMENTS	FINAL DESIGN FOR CONSTRUCTION (IFC)
		LEFT	RIGHT		
1/J1	302 JOIST @408 oc	5	5	M > 6 kNm V > 5 kN E _{allow} > 460 x10 ³ N/mm ²	BY EWP SUPPLIER
1/J1A	302 JOIST @408 oc CONTINUOUS	2 6 5		M > 6 kNm V > 5 kN E _{allow} > 460 x10 ³ N/mm ²	BY EWP SUPPLIER
LJ1	38 x 184 SPF @408 LANDING JOISTS	3	3	SUPPORT WITH LB1 AS PER PLAN	AS SHOWN ON PLAN
1B1	(3) 44 x 302 LVL (FLUSH)	35	35	SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE w/ FACE-MOUNT HANGER	AS SHOWN ON PLAN
1B2	(4) 44 x 302 LVL (FLUSH CONTINUOUS)	75 165 40		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
1B3	(2) 44 x 302 LVL (FLUSH)	15	15	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
1B4	(3) 44 x 302 LVL (FLUSH)	30	60	SUPPORT ON FOUNDATION WALL	AS SHOWN ON PLAN
1B5	(3) 44 x 302 LVL (FLUSH)	10	10	SUPPORT LEFT SIDE ON FOUNDATION WALL, RIGHT SIDE w/ POST AS PER PLAN	AS SHOWN ON PLAN
1B6	(3) 44 x 302 LVL (FLUSH)	10 (5)	40 (25)	SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE ON FOUNDATION WALL	AS SHOWN ON PLAN
1B7	(4) 44 x 302 LVL (FLUSH)	110	15	SUPPORT ENDS WITH FACE-MOUNT HANGER	AS SHOWN ON PLAN
1B8	(2) 44 x 302 LVL (FLUSH)	25	25	SUPPORTS VARY, PROVIDE FACE-MOUNT HANGER AT BEAMS	AS SHOWN ON PLAN
1B9	(2) 44 x 302 LVL (FLUSH)	20	50	SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE w/ FACE-MOUNT HANGER	AS SHOWN ON PLAN
1B10	(2) 44 x 302 LVL (FLUSH)	10	20	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
LB1	(2) 38 x 184 SPF LANDING BEAM	10	10	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
CB1	200 WIDE x 250 DEEP 25MPa CONC LINTEL, r/w (2) 15M T&B & 10M CLOSED STIRRUPS @300, EXTEND 15M RE-NF, MIN 600 BEYOND OPENING EA, END TYP. PROVIDE DIAGONAL BARS AT CORNERS.				AS SHOWN ON PLAN

MEMBER SCHEDULE NOTES:

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

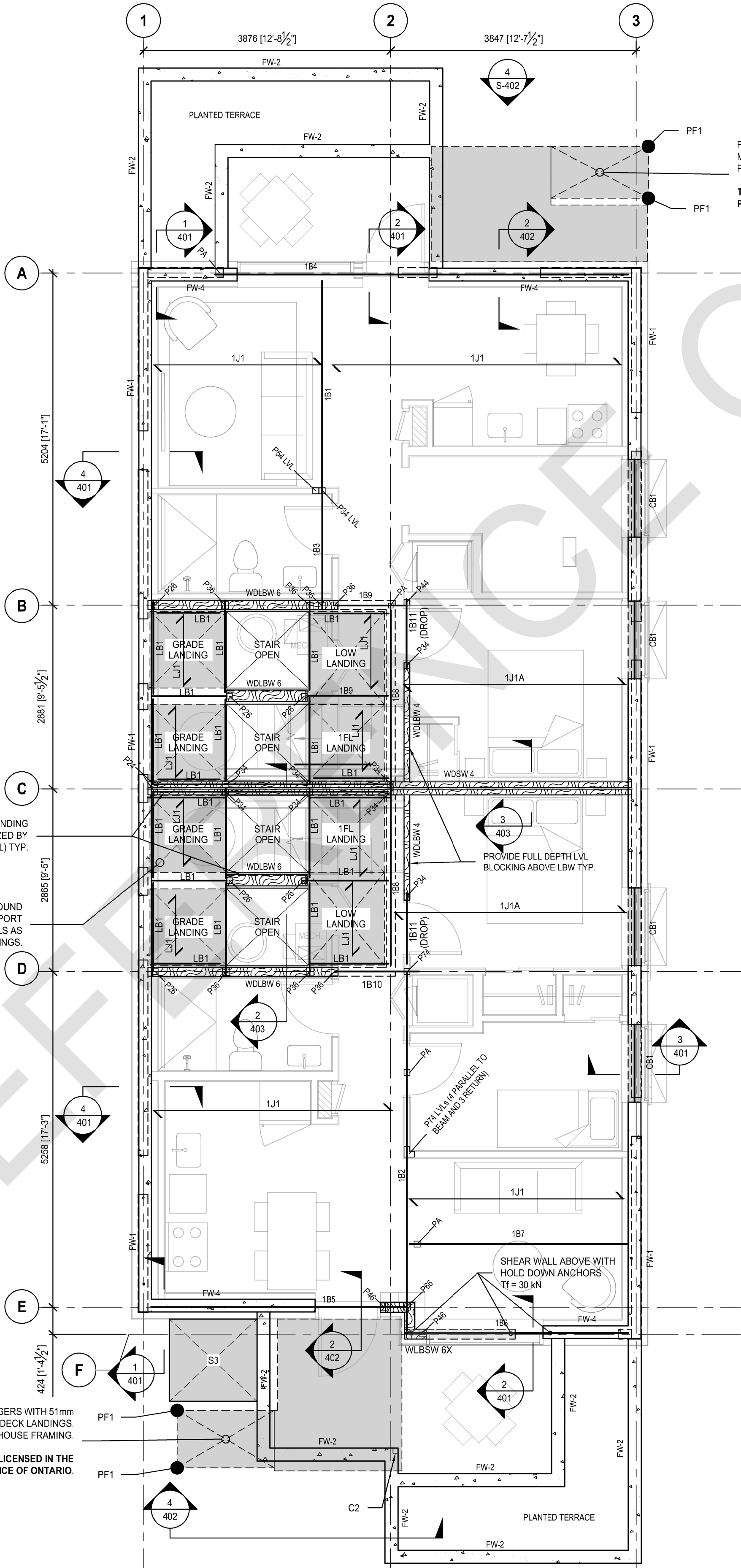
WALLS, COLUMNS, POSTS, FOUNDATIONS AND SLABS SCHEDULE			
LABEL	ELEMENT	COMMENTS	FINAL DESIGN (IFC)
C2	HSS 76 x 76 x 6.4 STUB COLUMN SUPPORTING STEEL FRONT/REAR LANDING EDGE		STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
PI#4	(V) 38 x 89 SPF BUILT UP POST		AS SHOWN ON PLAN
PI#6	(V) 38 x 140 SPF BUILT UP POST		AS SHOWN ON PLAN
WLBW EX	38 x 140 SPF @406 EXTERIOR LOAD BEARING STUD WALLS WITH 16mm PLYWOOD SHEATHING SHOWN THUS TYP.	TYPICAL EXTERIOR WOOD WALL	AS SHOWN ON PLAN
WDLBW 6	38 x 140 SPF @406 INTERIOR LOAD BEARING STUD WALL	INTERIOR LOAD BEARING WALLS	AS SHOWN ON PLAN
WDSW 4	DOUBLE 38 x 89 SPF @408 STUD DEMISING WALLS WITH 25mm GAP BETWEEN. CLAD ONE SIDE OF ONE WALL WITH 12.7mm PLYWOOD SHEATHING FOR EXTENT SHOWN.	INTERIOR LOAD BEARING DEMISING SHEAR WALLS	AS SHOWN ON PLAN
WDLBW 4	38 x 89 SPF @405 INTERIOR LOAD BEARING STUD WALL	INTERIOR LOAD BEARING WALLS	AS SHOWN ON PLAN
FW-1	200 25 MPa CONCRETE FOUNDATION WALLS (w/ 15M @200 HVV INSIDE FACE, SUPPORT ON 1000 x 200 (w/ B) 15M CONT. & 15M TRANS. @400, PROVIDE 15M HOOKED DOWELS @1200	TW @ -44 BELOW GROUND FFE, SIDE FOUNDATION WALLS SUPPORTING CFS FRAMING	MIN BEARING PRESSURE PER CBC 9.15.1.1, OR REVISE TO SUIT GEOTECHNICAL INVESTIGATION
FW-2	200 25 MPa CONCRETE RETAINING WALLS AT BASEMENT WALKOUT, r/w 15M @400 HVV INSIDE FACE, SUPPORT ON 500 x 200 STRIP FOOTINGS (w/ 15M CONT. PROVIDE 15M HOOKED DOWELS @1200. NOTE FW-2 WALLS SPAN HORIZONTALLY. HORIZONTAL REBAR MUST BE INSTALLED INSIDE FACE OF WALL.	TYPICAL RETAINING WALL	MIN BEARING PRESSURE PER CBC 9.15.1.1, OR REVISE TO SUIT GEOTECHNICAL INVESTIGATION
FW-4	200 25 MPa CONCRETE FOUNDATION WALLS (w/ 15M @200 HVV INSIDE FACE, SUPPORT ON 1000 x 200 (w/ B) 15M CONT. & 15M TRANS. @400, PROVIDE 15M HOOKED DOWELS @1200	TW @ -388 BELOW GROUND FFE, FRONT AND END REAR FOUNDATION WALLS SUPPORTING WOOD FRAMING	MIN BEARING PRESSURE PER CBC 9.15.1.1, OR REVISE TO SUIT GEOTECHNICAL INVESTIGATION
S3	150mm - 32 MPa CONCRETE LANDING SLAB ON GRADE ON COMPACTED CLEAR CRUSHED STONE	LANDING SLAB ON GRADE	AS SHOWN ON PLAN
PF1	305 DIA. - 32 MPa CONCRETE PIER FOOTINGS (w/ (4) 15M VERT. BELL TO 600mm DIA. AT BASE MIN. 1500mm BELOW GRADE AT EACH STAIR STRINGER BASE TYP.	TYPICAL STAIR STRINGER FOOTING	MIN BEARING PRESSURE PER CBC 9.15.1.1, OR REVISE TO SUIT GEOTECHNICAL INVESTIGATION

GROUND LEVEL FRAMING NOTES

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

DEAD LOAD: 0.50 kPa (PARTITIONS) 0.30 kPa (FLOORING) 0.30 kPa (STRUCTURE) 0.40 kPa (ROOFING AND FINISHES) 0.20 kPa (INSULATION) 0.30 kPa (SUSPENDED) 0.10 kPa (FINISHES) 1.80 kPa (CONCRETE ON METAL DECK) 0.50 kPa (SUSPENDED) 2.80 kPa (TOTAL) 1.70 kPa (FLOOR TOTAL)

EGRESS AND BALCONIES:
0.30 kPa (STRUCTURE)
0.40 kPa (ROOFING AND FINISHES)
0.30 kPa (SUSPENDED)
1.80 kPa (CONCRETE ON METAL DECK)
2.80 kPa (TOTAL)
- REFER TO ARCHITECTURAL DRAWINGS FOR DATUM ELEVATIONS.
- ALL NEW FLOOR SHEATHING TO BE 3/4" T&G FASTENED DIRECTLY TO FLOOR JOISTS.
- ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE MADE WITH APPROPRIATE TOP OR FACE MOUNT HANGERS.
- ALL TEMPORARY WORKS, INCLUDING SHORING, IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE SOLID BLOCKING IN JOIST SPACE (SQUASH BLOCKS) AND CONTINUE ALL BUILT UP POSTS DOWN TO T/O FOUNDATION WALLS.
- "PA" DENOTES POST POINT LOAD FROM ABOVE & "CA" DENOTES COLUMN POINT LOAD FROM ABOVE.
- BUILT-UP SPF POSTS MARKED "P36", "P40", ETC. DENOTES (3) 38x140, (4) 38x140, ETC.
- WHERE POSTS ARE NOT MARKED ON PLAN, PROVIDE MATCHING NUMBER OF BUILT-UP STUDS TO SUPPORT DIMENSIONAL LUMBER BEAMS AND MATCHING NUMBER OF STUDS PLUS (1) TO SUPPORT ENGINEERED LUMBER BEAMS, TYP.
- P-CFS NOTES BUILT-UP COLD FORMED STEEL POST BY SUPPLIER.
- REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
- DO NOT SCALE STRUCTURAL DRAWINGS.



PROFESSIONAL SEAL:

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 QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BY-LAWS, AND OTHER REGULATIONS.
- THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION (AHJS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BY-LAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
- 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

SIXPLEX WIDE

SHEET TITLE:
BASEMENT FLOOR PLAN SHOWING
GROUND LEVEL FRAMING

PROJECT NO:
SCALE: 1 : 50

SHEET NO:

S-102

6PLEX WIDE SECOND FLOOR MEMBER SCHEDULE (FACTORED LOADS)						
LABEL	SECTION	REACTIONS (Kt, UNO)		COMMENTS	FINAL DESIGN FOR CONSTRUCTION (IFC)	
		LEFT	RIGHT			
SECOND FLOOR FRAMING						
231	302 L JOIST @406 oc	5	5	M = 8 kN-m V = 5 kN E _{lxx} = 460 x 10 ⁹ N-mm ²	BY EWP SUPPLIER	
232	38 x 255 SPP @406 oc CONTINUOUS	2	3 2	RECESSED BALCONY FRAMING, USE FACE-MOUNT HANGERS AT BEAMS	AS SHOWN ON PLAN	
L31	38 x 184 SPP @406 LANDING JOISTS	3	3	SUPPORT WITH L31 AS PER PLAN	AS SHOWN ON PLAN	
281	(4) 44 x 302 LVL (FLUSH, CANTILEVERED)	55	60	SUPPORT LEFT SIDE w/ FACE-MOUNT HANGER, RIGHT SIDE w/ DROPPED BEAM	AS SHOWN ON PLAN	
282	(2) 44 x 302 LVL (FLUSH)	45	10	SUPPORT LEFT SIDE w/ FACE-MOUNT HANGER, RIGHT SIDE w/ POST AS PER PLAN	AS SHOWN ON PLAN	
283	(2) 44 x 302 LVL (FLUSH)	35	20	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
284	(4) 44 x 302 LVL (FLUSH)	40	50	SUPPORT ENDS WITH FACE-MOUNT HANGER	AS SHOWN ON PLAN	
285	(3) 44 x 302 LVL (DROPPED)	25	45	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
286	(2) 44 x 302 LVL (FLUSH)	20	20	SUPPORT LEFT SIDE w/ FACE-MOUNT HANGER, RIGHT SIDE w/ POST AS PER PLAN	AS SHOWN ON PLAN	
287	(4) 44 x 302 LVL (FLUSH CONTINUOUS)	40 110 5 (15)		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
288	(2) 44 x 302 LVL (FLUSH, CANTILEVERED)	10	10	SUPPORT ENDS WITH FACE-MOUNT HANGER	AS SHOWN ON PLAN	
289	(4) 44 x 302 LVL (RECESSED, CANTILEVERED)	30	5 (20)	SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE w/ FACE-MOUNT HANGER	AS SHOWN ON PLAN	
290	(2) 44 x 302 LVL (FLUSH)	30	30	SUPPORT ENDS WITH FACE-MOUNT HANGER	AS SHOWN ON PLAN	
2811	(3) 44 x 302 LVL (FLUSH CONTINUOUS)	15 55 5 (5)		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
2812	(4) 44 x 302 LVL (FLUSH)	5	5	SUPPORTS VARY, PROVIDE FACE-MOUNT HANGER AT BEAMS	AS SHOWN ON PLAN	
2813	(4) 44 x 302 LVL (FLUSH)	20	20	SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE w/ FACE-MOUNT HANGER	AS SHOWN ON PLAN	
2814	(4) 44 x 302 LVL (FLUSH CONTINUOUS)	5 (20) 115 25		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
2815	(3) 44 x 302 LVL (DROPPED)	35	45	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
2916	(2) 605X200-68 + (2) 600T 150-68 BUILT-UP CFS LINTEL	15	15	SUPPORT WITH POSTS AS PER PLAN	BY CFS STUDY SUPPLIER	
2817	(4) 44 x 302 LVL (FLUSH, CANTILEVERED)	55	5 (15)	SUPPORT LEFT SIDE ON DROPPED BEAM, RIGHT SIDE w/ FACE-MOUNT HANGER	AS SHOWN ON PLAN	
2818	(4) 44 x 302 LVL (FLUSH)	20	20	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
2819	(2) 44 x 302 LVL (FLUSH)	20	20	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN	
L31	38 x 184 SPP LANDING BEAM	10	10	SUPPORTS VARY, PROVIDE FACE-MOUNT HANGER AT BEAMS	AS SHOWN ON PLAN	

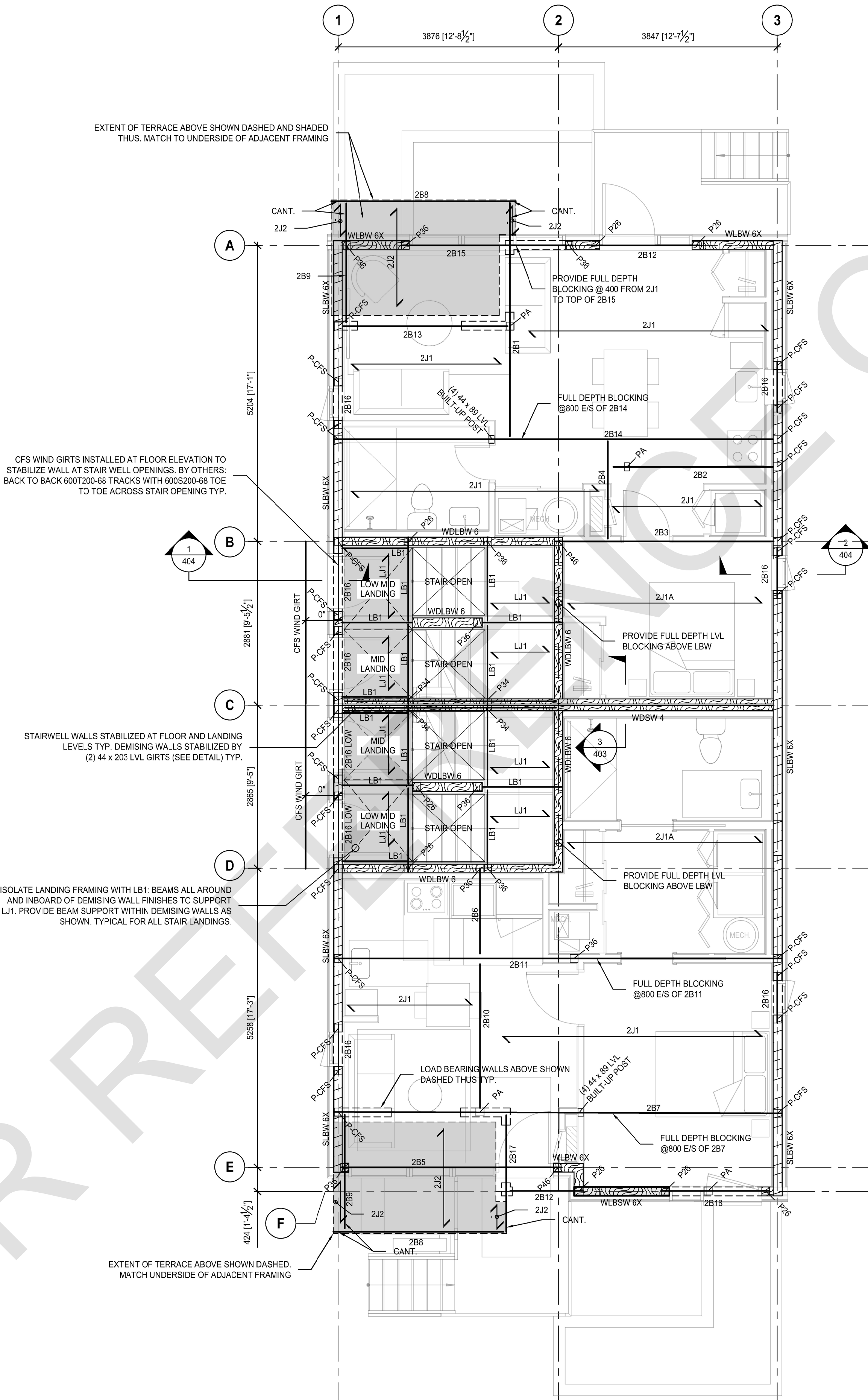
MEMBER SCHEDULE NOTES:

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)
VLBW/6X	35 x 140 SPF #406 EXTERIOR LOAD BEARING STUD WALLS WITH 16mm PLYWOOD SHEATHING SHOWN TURN TYP.	TYPICAL EXTERIOR WOOD WALL	AS SHOWN ON PLAN
SLBW/6X	600126-68 CFS STUDS @ 4006 + 600156-68 TB TRACKS WITH 16mm NON-COMBUSTIBLE SHEATHING BY CFS SUPPLIER.	TYPICAL EXTERIOR CFS WALL	BY CFS STUD SUPPLIER
VDWB/6	35 x 140 SPF #406 INTERIOR LOAD BEARING STUD WALLS	INTERIOR LOAD BEARING WALL	AS SHOWN ON PLAN
WDW/4	DOUBLE 35x89 SPF #406 STUD DEMISING WALLS WITH 25mm GAP BETWEEN CLAD ONE SIDE OF ONE WALL WITH 12.7mm PLYWOOD SHEATHING FOR EXTERIOR SHOWN.	INTERIOR LOAD BEARING DEMISING SHEAR WALLS	AS SHOWN ON PLAN
WDLBW/6X	35 x 140 SPF #406 EXTERIOR LOAD BEARING SHEAR WALLS WITH 16MM PLYWOOD SHEATHING. PROVIDE 6MM WALLS @51MM ALONG ALL PANEL EDGES. PROVIDE HOLD DOWN ANCHORS AT SHEAR WALL ENDS FOR TF = 30 KN INTO BEAMS AND FOUNDATION WALL BELOW		AS SHOWN ON PLAN
PW/4	(#) 35 x 89 SPF BUILT UP POST		AS SHOWN ON PLAN
PW/6	(#) 35 x 140 SPF BUILT UP POST		AS SHOWN ON PLAN
P-CFS	BUILT-UP CFS STUDS TO MATCH WALL WIDTH		BY CFS STUD SUPPLIER

SECOND LEVEL FRAMING NOTES

- LOADS USED IN THE DESIGN:
- LIVE: 1.9 kPa RESIDENTIAL AREAS
4.8 kPa COMMON AND EGRESS AREAS
- SNOW: 1.06 kPa
-
- | | | | |
|------------|--|----------|--|
| DEAD LOAD: | 0.50 kPa (PARTITIONS)
0.15 kPa (FLOORING)
0.25 kPa (STRUCTURE)
0.20 kPa (INSULATION)
0.10 kPa (FINISHES)
0.50 kPa (SUSPENDED)
1.70 kPa (FLOOR TOTAL) | BALCONY: | 0.30 kPa (ROOFING)
0.20 kPa (STRUCTURE)
0.10 kPa (FINISHES)
0.40 kPa (SUSPENDED)
0.30 kPa (DECK FRAMING)
1.30 kPa (ROOF DECK TOTAL) |
|------------|--|----------|--|
-
2. REFER TO ARCHITECTURAL DRAWINGS FOR DATUM ELEVATIONS.
3. ALL NEW FLOOR SHEATHING TO BE 3/4" T&G FASTENED DIRECTLY TO FLOOR JOISTS.
4. ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE MADE WITH APPROPRIATE TOP OR FACE MOUNT HANGERS.
5. ALL TEMPORARY SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. PROVIDE SOLID BLOCKING IN JOIST SPACE (SQUASH BLOCKS) AND CONTINUE ALL BUILT UP POSTS DOWN TO FLOORATION WALLS.
7. "PA" DENOTES POST LOAD FROM ABOVE & "CA" DENOTES COLUMN POINT LOAD FROM ABOVE.
8. BUILT-UP STUDS "T&G", "T&G", ETC. DENOTES (3) 38x140, (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. P-CFS NOTES BUILT-UP COLD FORMED STEEL JOIST BY SUPPLIER.
11. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
12. DO NOT SCALE 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 AS
AN EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS
SPECIFIED IN 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
CONSTRUCTION AND VERIFY AS-BUILT CONDITIONS AND ANY
SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE
COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER
RELEVANT REGULATORY REQUIREMENTS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY
FOR THE ENTIRE SET OF DOCUMENTS (ONCE UPDATED) THIS INCLUDES
APPLYING THE ARCHITECT OR ENGINEER'S SIGNATURE AND
RELEVANT PROFESSIONAL SEAL OR ENDORSEMENT TO THE AUTHORITIES
HAVING JURISDICTION (A/HJ). 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
THESE DOCUMENTS TO THE A/HJ FOR PERMIT TO THE APPROPRIATE
AUTHORITY HAVING JURISDICTION (A/HJ).
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED
DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE
RELEVANT REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE
STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

GROUND FLOOR PLAN SHOWING SECOND LEVEL FRAMING

PROJECT NO:

SCALE: 1 : 50

SHEET NO:

S-103

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

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL. – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION.
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINAL DESIGN SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED, THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL, AS REQUIRED BY THE APPLICABLE PROFESSIONAL BOARD OF REGULATION OR 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). CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

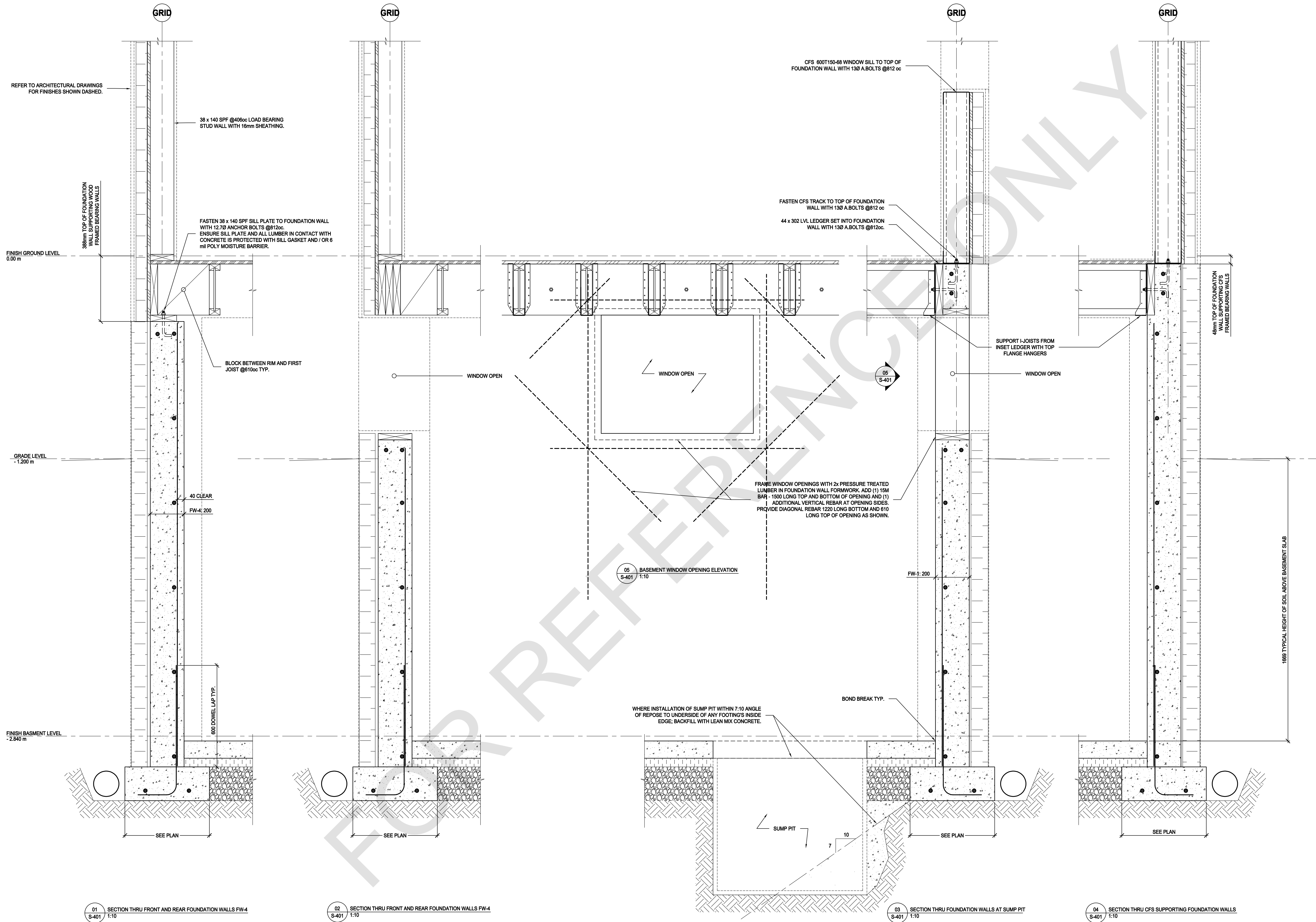
FOUNDATION DETAILS

PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-401



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

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

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

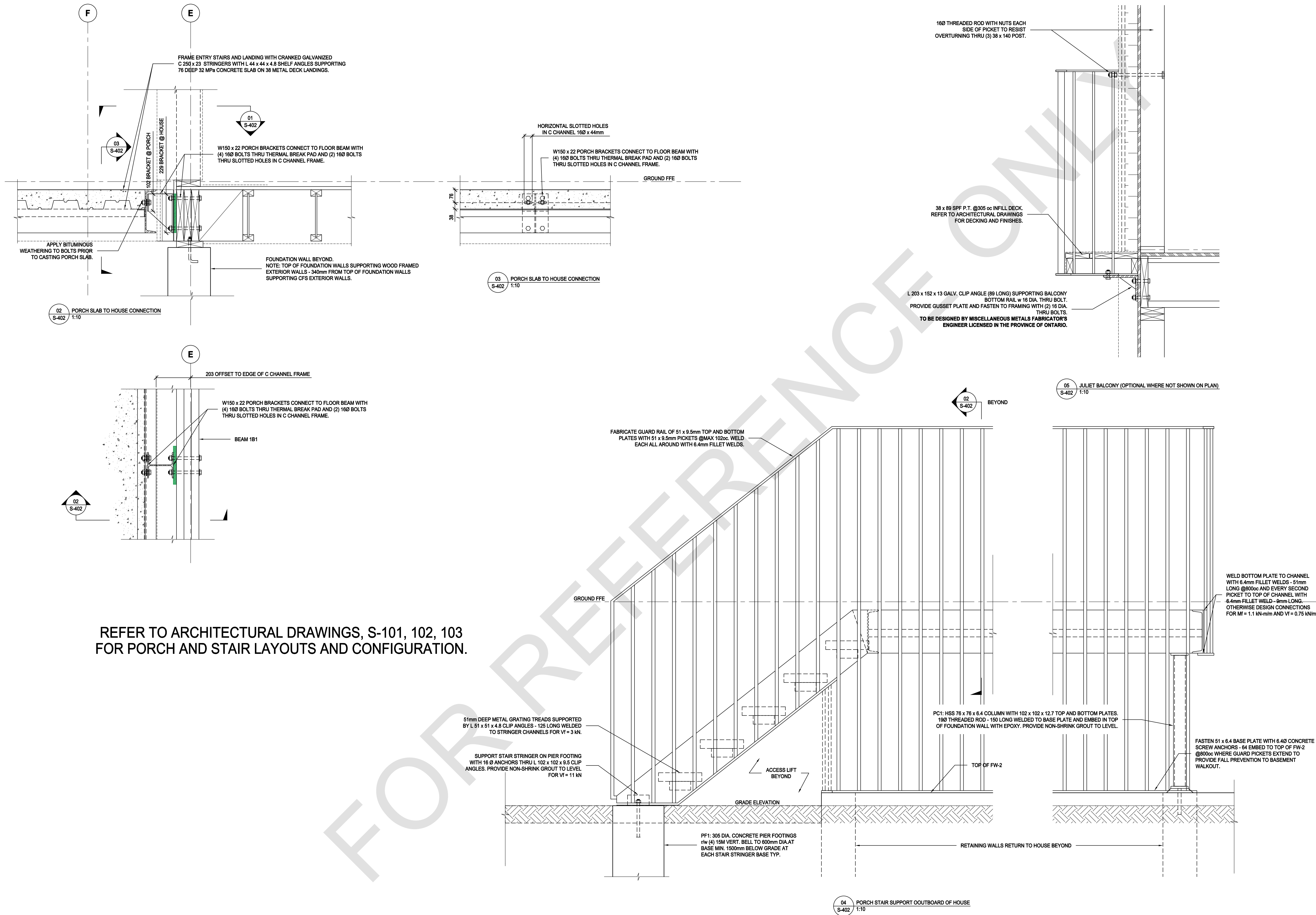
ENTRY PORCH AND EGRESS STAIR SUPPORT DETAILS

PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-402



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

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND 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 AUTHORITIES HAVING JURISDICTION (AHS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ). CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

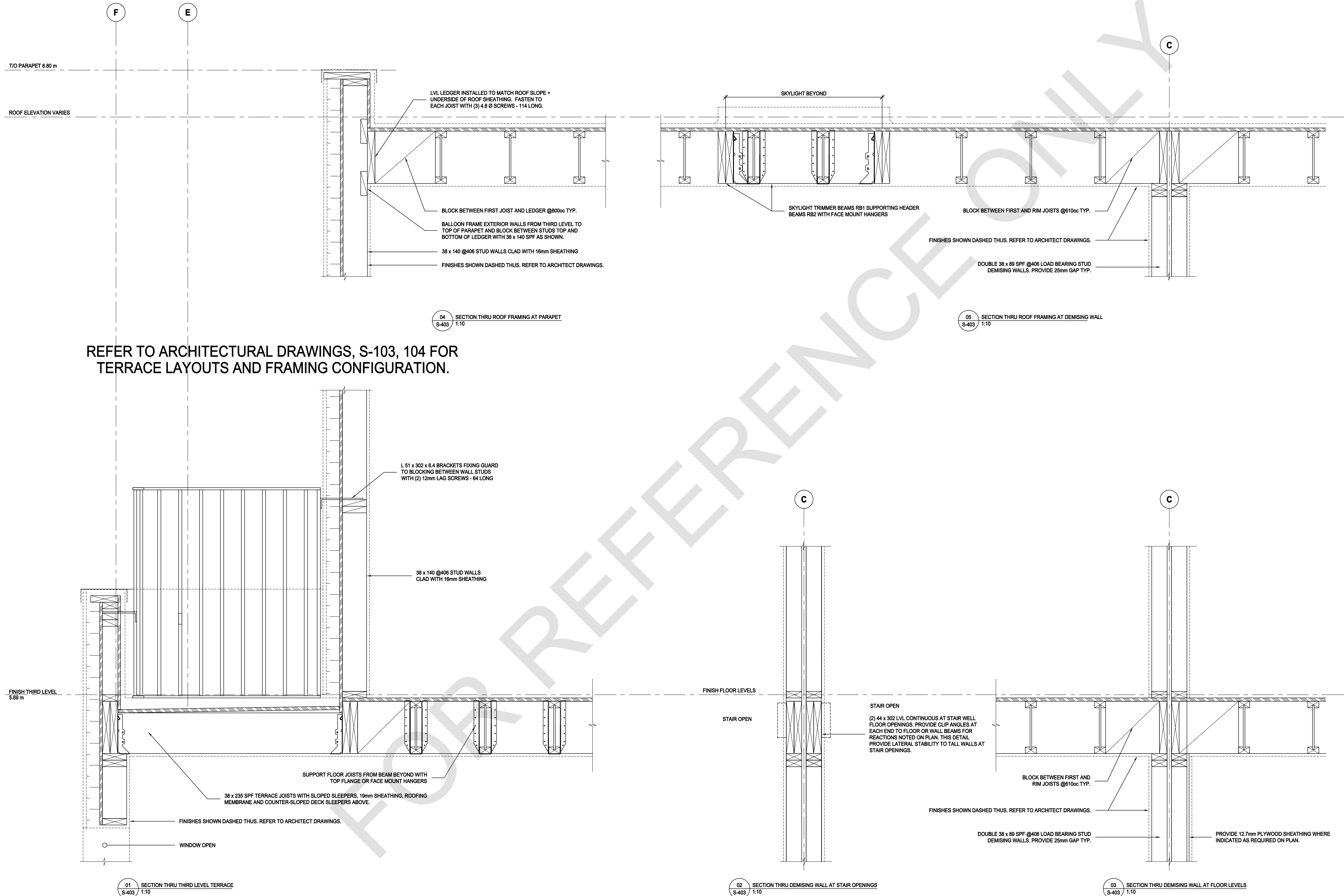
WOOD FRAMING DETAILS

PROJECT NO: 250580

SCALE: 1 : 10

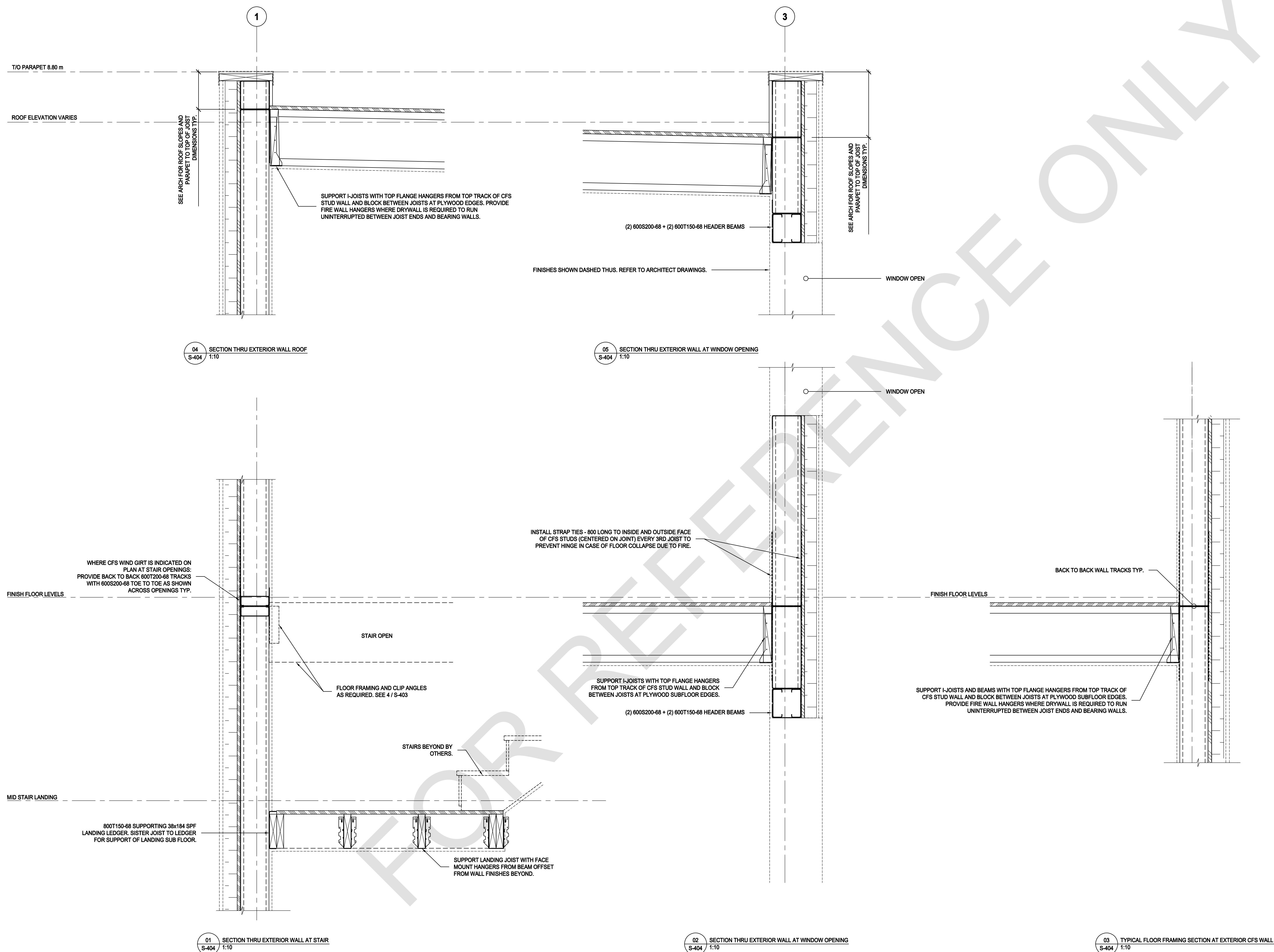
SHEET NO:

S-403



NO.	DATE	DESCRIPTION
-----	------	-------------

S-404



[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

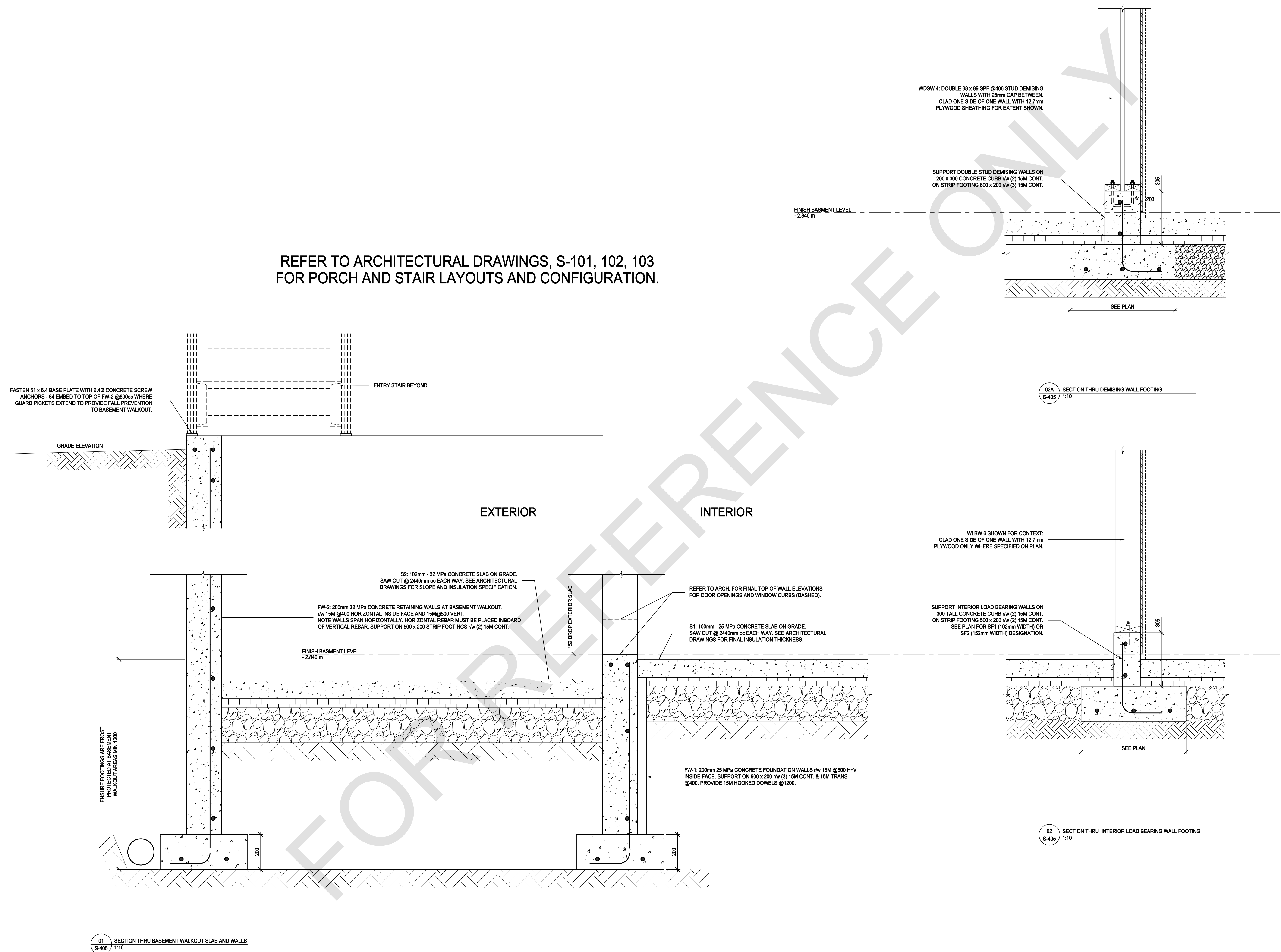
FOUNDATION DETAILS

PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-405



CITY OF TORONTO MULTIPLEX SIXPLEX WIDE MECHANICAL DRAWINGS - ALL ELECTRIC

MECHANICAL DRAWING LIST	
DRAWING NO.	DRAWING NAME
M000	MECHANICAL COVER SHEET & SYMBOLS
M001	MECHANICAL OUTLINE SPECIFICATIONS
M002	MECHANICAL DETAILS - ALL ELECTRIC
M100	SIXPLEX WIDE PLUMBING & FIRE PROTECTION (BELOW GRADE & BASEMENT) - ALL ELECTRIC
M101	SIXPLEX WIDE PLUMBING & FIRE PROTECTION (MAIN FLOOR TO THIRD FLOOR) - ALL ELECTRIC
M102	SIXPLEX WIDE HVAC (BASEMENT TO MAIN FLOOR)
M103	SIXPLEX WIDE HVAC (SECOND TO THIRD FLOOR)

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

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, VERY SPECIFICALLY TAKE INTO ACCOUNT 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 ONCE UPDATED, THIS INCLUDES APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION. THE QUALIFIED DESIGN PROFESSIONAL IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THE 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. THE QUALIFIED DESIGN REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. QDP SHALL COMPLETE FEES AND CONFIRM COMPLIANCE WITH SELECTED SB-12 PACKAGE.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

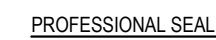
MECHANICAL COVER SHEET & SYMBOLS

PROJECT NO: 241058

SCALE: NTS

SHEET NO:

M000



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 AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE CONDITIONS, VERIFY ASSUMPTIONS, MAKE ANY FINA DESIGN CHANGES OR MODIFICATIONS AND ENSURE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED, THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATION AND THE AUTHORITIES HAVING JURISDICTION AND THE QUALIFIED DESIGN PROFESSIONAL IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE ARCHITECT OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION (AHJ).
5. THE QUALIFIED DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE CONSTRUCTION REVIEW OF THE REBUILDABILITY OF THE QUALIFIED REBUILDING PROFESSIONAL, IN ADDITION TO THE APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. OPR SHALL COMPLETE EEDS AND CONFORM COMPLIANCE WITH SELECTED SB 12 PACKAGE.

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

SHEET TITLE:

MECHANICAL DETAILS

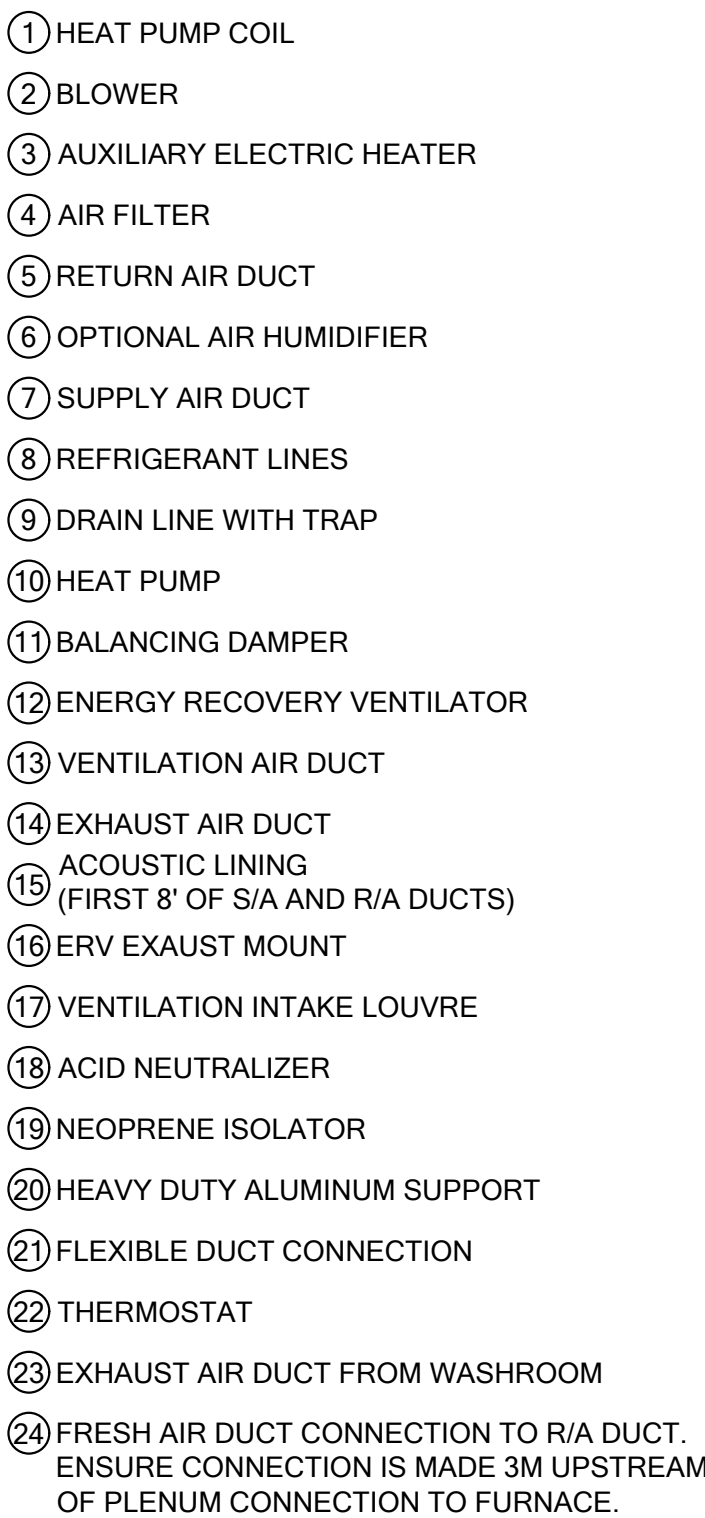
- ALL ELECTRIC

PROJECT NO: 241058

SCALE: NTS

SHEET NO:

M002



DETAIL OF COLD CLIMATE HEAT PUMP & ERV

SCALE: NTS

SCHEDULE OF AIR HANDLER & HEAT PUMP SYSTEMS

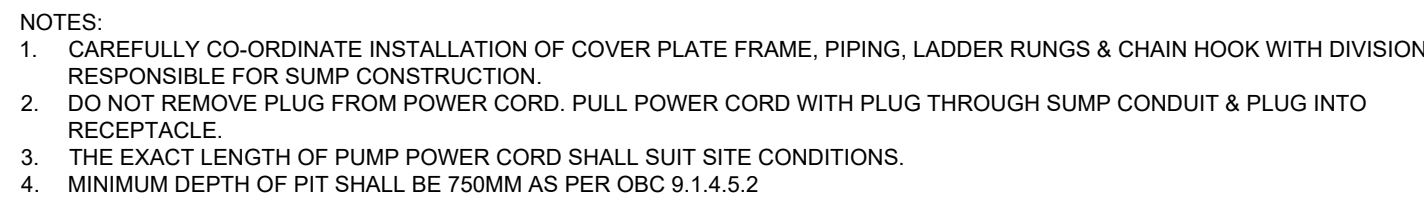
SCHEDULE OF INDOOR ERV

NOTES

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



SCALE: NTS



DETAIL OF FIBREGLASS SUMP PIT AND SIMPLEX PUMP

SCALE: NTS

MECHANICAL EQUIPMENT SPECIFICATION - ALL ELECTRIC

COLD CLIMATE HEAT PUMP SYSTEM

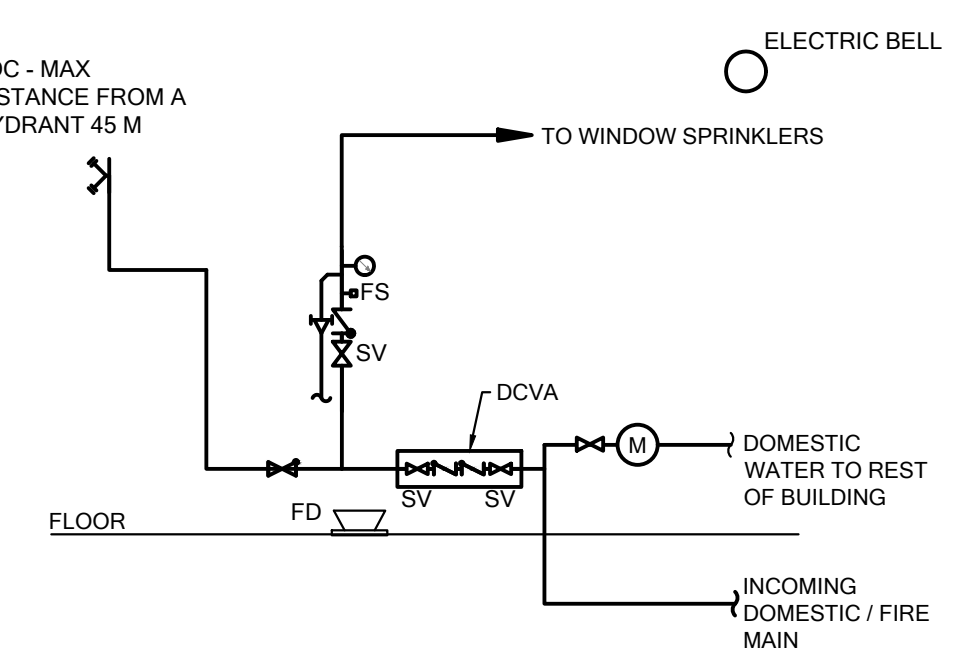
1. FACTORY ASSEMBLED AND TESTED, PACKAGE TYPE SYSTEM CONSISTING OF AN INDOOR VERTICAL HANDLER UNIT AND A DEDICATED EXTERIOR CONDENSING UNIT, CSA OR ETL LISTED AND LABELLED, ARIH1 RATED AND CERTIFIED AND WITH A MINIMUM SYSTEM EFFICIENCY OF 17 SEER AND 9.0 HSPF. UNIT SHALL HAVE A MINIMUM OF EFFECTIVENESS IN COMPLIANCE WITH ENERGY EFFICIENCY OF HOUSING COMPLIANCE PACKAGES (SB-12)
2. HIGH STATIC, VERTICAL DUCTED INDOOR EVAPORATOR UNIT CONSISTING OF GALVANIZED STEEL PLATE CASING C/W COATED POLYSTYRENE INSULATING MATERIAL ON COLD SURFACES. EVAPORATOR COMPLETE WITH:
 - A. FLANGED SUPPLY AND RETURN AIR OPENING READY FOR FIELD INSTALLED DUCTWORK;
 - B. FACTORY ASSEMBLED, PIPED AND WIRED ELECTRONIC EXPANSION VALVE (EEV) FOR REFRIGERANT CONTROL;
 - C. DIRECT DRIVEN SUPPLY FANS WITH THE FAN MOTOR MOUNTED ON VIBRATION ATTENUATING RUBBER GROMMETS, DIGITALLY CONTROLLED WITH PERMANENTLY LUBRICATED AND SEALED BEARINGS;
 - D. REMOVABLE, WASHABLE RETURN AIR FILTER;
 - E. COIL COMPRISED OF ALUMINUM FIN MECHANICALLY BONDED ON COPPER TUBING C/W FACTORY SUPPLIED CONDENSATE DRAIN PAN BELOW COIL;
 - F. FACTORY INSTALLED AND WIRED CONDENSATE PUMP WITH SAFETY SWITCH TO SHUT OFF UNIT IF CONDENSATE RISES TOO HIGH IN DRAIN PAN;
 - G. FACTORY INSTALLED TEMPERATURE THERMISTORS FOR RETURN AIR, REFRIGERANT ENTERING COIL, AND REFRIGERANT LEAVING COIL.
3. FACTORY RUN TESTED, WEATHERPROOF CONDENSING UNIT EQUIPPED WITH A FACTORY INSTALLED MICROPROCESSOR CONTROLLER TO INTERFACE WITH INDOOR UNIT AND PERFORM ALL NECESSARY OPERATION FUNCTIONS. EACH CONDENSING UNIT COMPLETE WITH:
 - A. 20-GAUGE GALVANIZED STEEL, WITH AN ENAMEL FINISH CABINET C/W HEAVY GAUGE COATED WIRE COIL GUARD WITH FRONT ACCESS PANEL;
 - B. REFRIGERANT STRAINER, CHECK VALVES, OIL SEPARATOR, ACCUMULATOR, 4-WAY REVERSING VALVE, ELECTRONIC EXPANSIVE VALVE, HIGH SIDE AND LOW SIDE REFRIGERANT CHARGING PORTS, AND A SERVICE PORT;
 - C. INTELLIGENT DEFROST OPERATION TO MELT ACCUMULATED FROST, SNOW AND ICE OFF THE OUTDOOR UNIT HEAT EXCHANGER;
 - D. OIL MANAGEMENT SYSTEM TO MAXIMIZE COMPRESSOR EFFICIENCY AND ENSURE CONSISTENT FILM OF OIL ON ALL MOVING COMPRESSOR PARTS AT ALL SPEEDS;
 - E. DIRECT DRIVE VARIABLE SPEED PROPELLER FAN(S) WITH PERMANENTLY LUBRICATED BEARINGS, DIGITALLY CONTROLLED INVERTER MOTOR AND A VERTICAL AIR DISCHARGE C/W RAISED FERROUS WIRE METAL GUARD WITH A BANKED ENAMEL FINISH;
 - F. OUTDOOR COIL COMPRISED OF ALUMINUM FIN MECHANICALLY BONDED ON COPPER TUBING WITH FACTORY APPLIED CORROSION RESISTANT MATERIAL;
 - G. HERMETICALLY SEALED, DIGITALLY CONTROLLED, INVERTER DRIVEN HIGH SIDE SHELL (HSS) SCROLL COMPRESSOR(S) MOUNTED ON VIBRATION ATTENUATING RUBBER GROMMETS. ALL COMPRESSORS SHALL BE PROTECTED WITH HIGH PRESSURE SWITCH, OVER-CURRENT/UNDER CURRENT PROTECTION, PHASE FAILURE, AND PHASE REVERSAL.
 - H. SUCTION TEMPERATURE SENSOR, DISCHARGE TEMPERATURE SENSOR, HIGH PRESSURE SENSOR, LOW PRESSURE SENSOR, OUTDOOR TEMPERATURE SENSOR, AND OUTDOOR HEAT EXCHANGE TEMPERATURE SENSOR.
4. SYSTEM CONTROLS CONSISTING OF A MICROPROCESSOR IN EACH INDOOR AND OUTDOOR UNIT, INDOOR WALL MOUNTED CONTROLLER SITE CONNECTED TO THE ASSOCIATED INDOOR EVAPORATOR UNIT AND A CENTRAL CONTROLLER.

A. INDOOR WALL MOUNTED REMOTE CONTROLLER SHALL BE CAPABLE OF MONITORING AND CONTROLLING THE INDOOR UNIT IN TERMS OF ON/OFF, MODE OF OPERATION, AIRFLOW DIRECTION, FAN SPEED, SPACE TEMPERATURE, AND SPACE TEMPERATURE SETPOINT BASED ON A 7 DAY PROGRAMMABLE SCHEDULING OF OCCUPIED/UNOCCUPIED SETTINGS. CONTROLLER SHALL HAVE A TOUCH-SCREEN, BACKLIT, LCD DISPLAY.

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

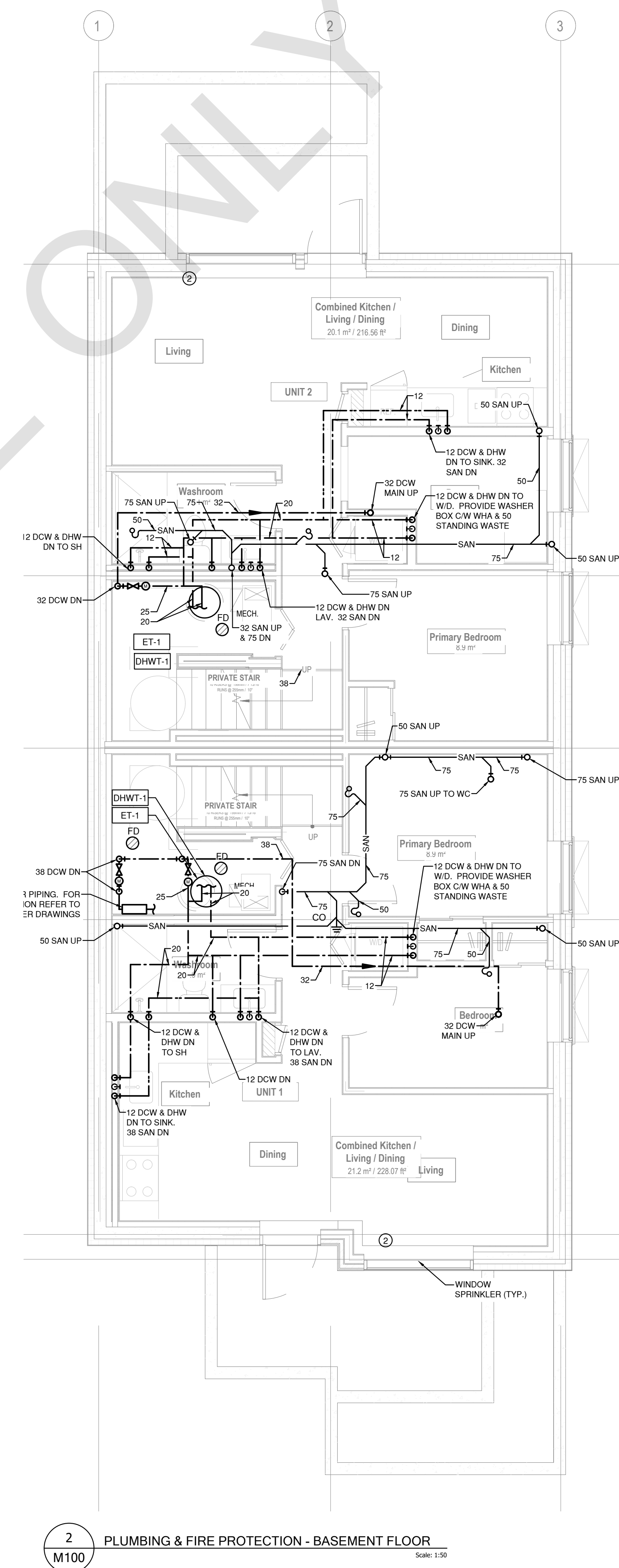
GENERAL NOTE

- | | |
|----|--|
| 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 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). |



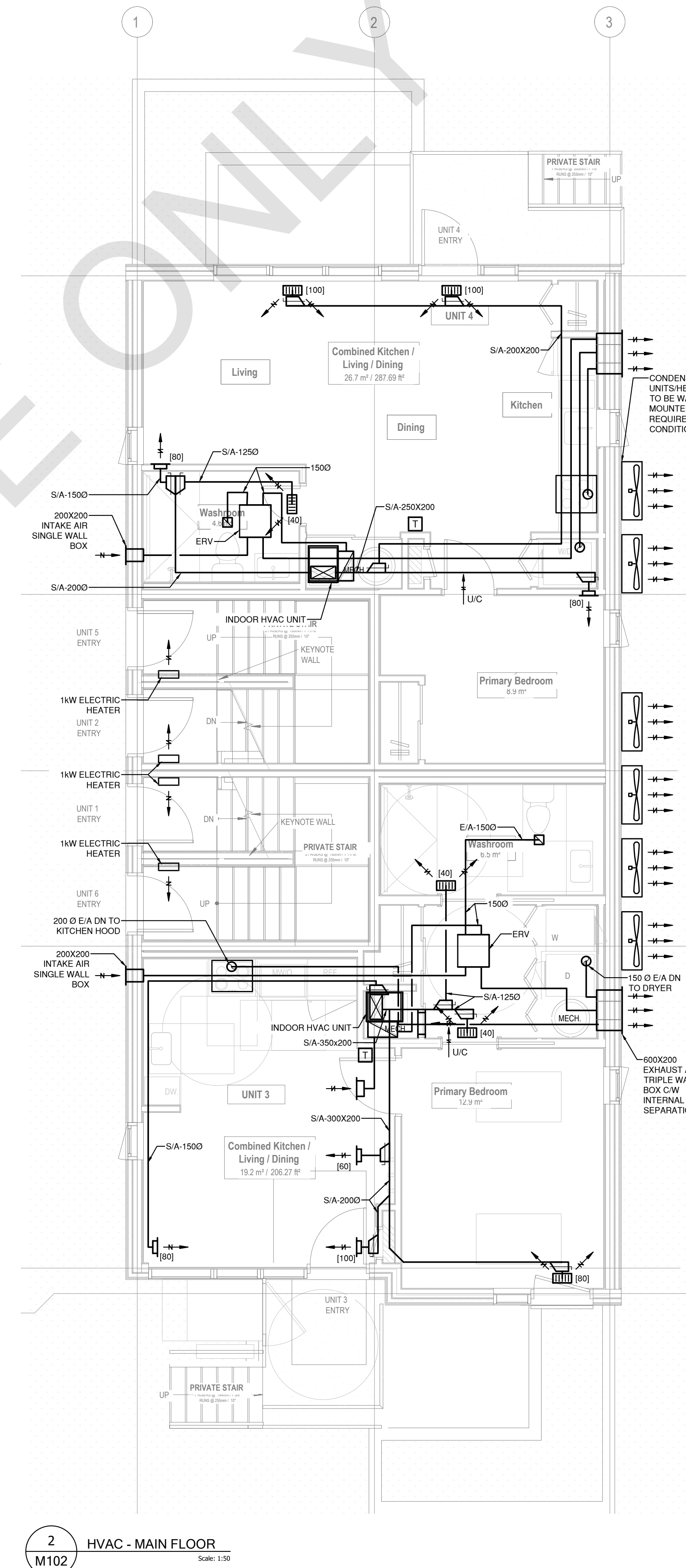
SPRINKLER SCHEMATIC

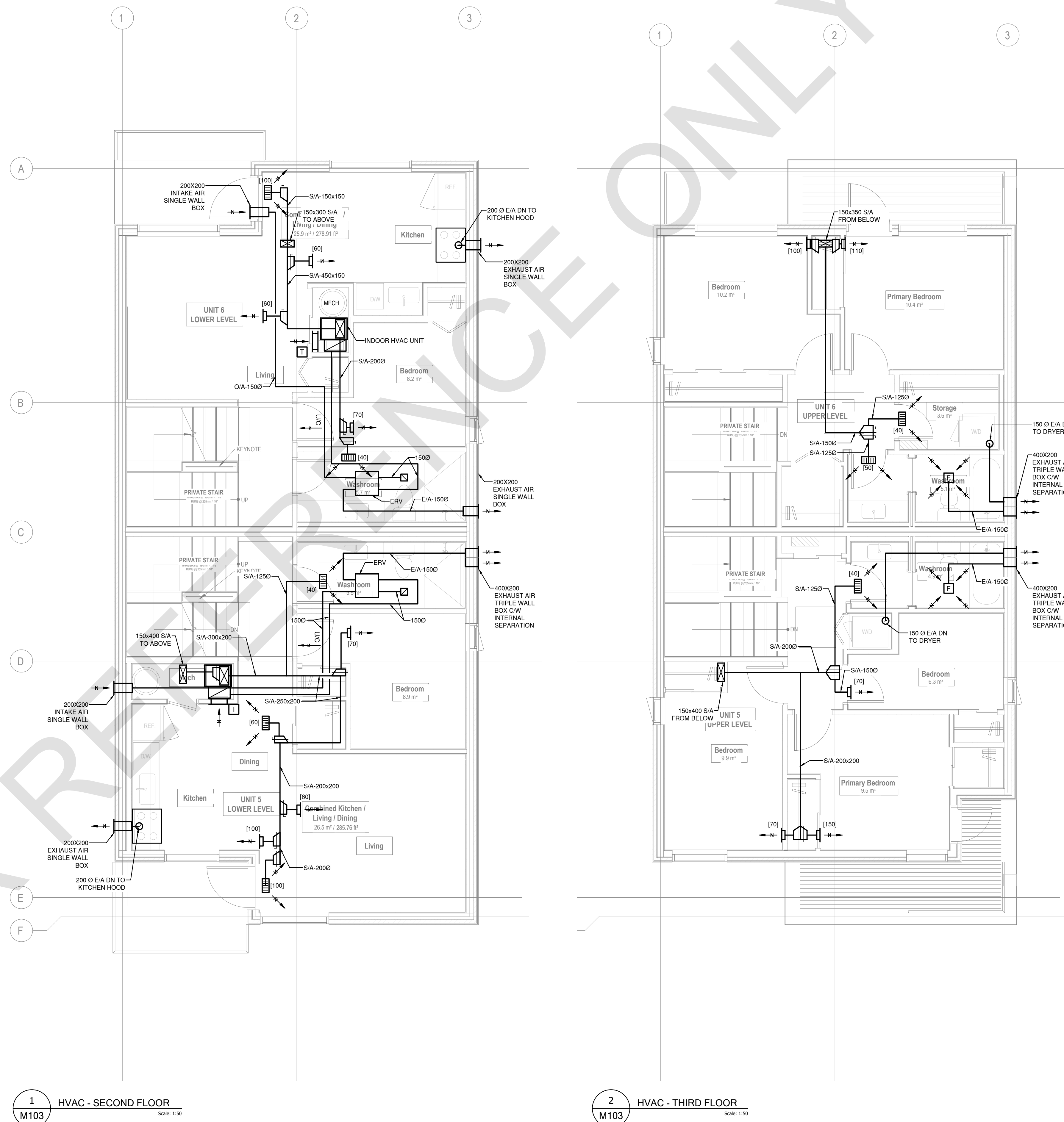
SCALE: NTS



SPRINKLER KEY NOTES

- ① PROVIDE DOUBLE CHECK VALVE & ZONE CONTROL RISER MODULE C/W FLOW SWITCH AND SUPERVISED VALVES (REFER TO SCHEMATIC). SPRINKLER CONTRACTOR TO PERFORM HYDRANT TEST & HYDRAULIC CALCULATIONS TO CONFIRM SIZE OF INCOMING DOMESTIC WATER MAIN.
- ② PROVIDE WINDOW SPRINKLERS AS PER NFPA 13. FOR PIPING ARRANGEMENT TO AND FROM HEADS REFER TO SPRINKLER DRAWINGS PROVIDED BY QUALIFIED SPRINKLER DESIGNER





CITY OF TORONTO MULTIPLEX SIXPLEX WIDE ELECTRICAL DRAWINGS



PROFESSIONAL SEAL

DISCLAIMER

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS REQUIRED 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, VERY SPECIFICALLY ADDRESSING ANY CHANGES, SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATORY REQUIREMENTS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE ENTIRE SET OF DOCUMENTS ONCE UPDATED. THIS INCLUDES APPLYING THE ARCHITECTS OR ENGINEERS SEAL AS REQUIRED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE AUTHORITY HAVING JURISDICTION (AHS). QUALIFIED DESIGN PROFESSIONALS ARE RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY REQUIREMENTS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR JURISDICTION.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION.
5. THE CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

ELECTRICAL COVER SHEET, SYMBOLS & ELECTRICAL OUTLINE SPECIFICATION

PROJECT NO: 241058

SCALE: N.T.S.

SHEET NO:

E000

ELECTRICAL OUTLINE SPECIFICATIONS

- ## GENERAL
- 1.1. THE DOCUMENT IS MEANT TO BE VIEWED IN CONJUNCTION WITH AND CROSS REFERENCED TO THE ENCLOSED ELECTRICAL SCHEMATIC DRAWINGS.
2. ELECTRICAL SYSTEMS
- 2.1. DESIGN AND PERFORMANCE GOALS
- 2.1.1. THE FOLLOWING INFORMATION IS PROVIDED AS GUIDANCE
- 2.1.2. THIS OUTLINE SPECIFICATION PROVIDE CHMC REQUIREMENTS FOR THE ELECTRICAL SYSTEM.
- 2.1.3. THESE REQUIREMENT INTENDS TO OBTAIN FUNCTIONAL ELECTRICAL SYSTEMS, THAT ARE FLEXIBLE AND SUITABLE FOR BOTH ADAPTABLE UNITS AND ACCESSIBILITY UNIT WITH MINIMAL ALTERATION TO THE ELECTRICAL SYSTEM.
- 2.2. APPLICABLE CODES AND STANDARDS
- 2.2.1. ELECTRICAL SYSTEMS FOR THE BUILDING SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING LATEST STANDARDS AND CODES:
- 2.2.1.1. LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE (OESC);
- 2.2.1.2. CAN/ULC-S524
- 2.2.1.3. CANADIAN STANDARDS ASSOCIATION (CSA-C22.1);
- 2.2.1.4. LATEST EDITION OF THE ONTARIO BUILDING CODE (OBC).
3. DESIGN CRITERIA AND REQUIREMENTS
- 3.1. THE FOLLOWING INFORMATION IS PROVIDED AS A REQUIREMENT.
- 3.1.1. WIRING DEVICES:
- 3.1.1.1. ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE CSA APPROVED.
- 3.1.1.2. DUPLEX RECEPTACLE SHALL BE MINIMUM RESIDENTIAL GRADE, TAMPER RESISTANT AND ARC FAULT CIRCUIT INTERRUPTER PER ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT.
- 3.1.1.3. RECEPTACLE WITHIN 1.5 METER TO THE SINK SHALL BE RATED FOR GROUND FAULT INTERRUPTER.
- 3.1.1.4. PROVIDE 5-20R DUPLEX RECEPTACLE OR SPLIT 5-15R DUPLEX RECEPTACLE ABOVE KITCHEN COUNTER, QUANTITY AND SPACING SHALL BE DESIGNED PER ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT.
- 3.1.1.5. RECEPTABLES EXPOSED TO WEATHER SHALL BE PROVIDED WITH WET LOCATION COVER PLATE, AND GROUND FAULT INTERRUPTER.
- 3.1.1.6. INTERIOR SPACE RECEPTACLE LAYOUT SHALL BE DESIGNED IN CONFORMANCE TO THE ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT.
- 3.1.2. BASIC MATERIAL
- 3.1.2.1. ALL POWER WIRING SHALL BE COPPER, NON-METALLIC SHEATH CABLES, RESIDENTIAL RATED, SIMILAR TO ROMEX WITHIN THE UNIT.
- 3.1.2.2. OUTLET BOX PENETRATE THE MEMBRANE OF AN ASSEMBLY REQUIRE TO HAVE FIRE-RESISTANCE RATING MUST BE SEALED AT THE PENETRATION BY A FIRESTOP THAT HAS AN FT RATING NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE SEPARATION.
- 3.1.2.3. PROVIDE EMT CONDUIT COMPLETE WITH SEPARATE INSULATED GROUND WRING FROM HYDRO METER TO SUITE LOAD CENTER.
- 3.1.2.4. CONDUITS INSTALLED UNDERGROUND SHALL BE RIGID PVC.
- 3.1.2.5. LOAD CENTER SHALL BE SIZED PER ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT AND SHALL COMPLETE WITH THE FOLLOWING COMPONENTS:
- 3.1.2.5.1. MAIN BREAKER
- 3.1.2.5.2. SURFACE MOUNTED AT PLYWOOD BACKBOARD IN ELECTRICAL CLOSET/CABINET.
- 3.1.2.5.3. QUANTITY OF BRANCH BREAKERS MEETING DESIGN REQUIREMENT.
- 3.1.2.5.4. TYPE PRINTED PANEL DIRECTORY
- 3.1.2.5.5. FILLER PLATE FOR ANY OPENING.
- 3.1.3. MOUNTING HEIGHT
- 3.1.3.1. MOUNTING OF EQUIPMENT SHALL BE COMPLIANT WITH ONTARIO BUILDING CODE.
- 3.1.3.2. UNLESS OTHERWISE INDICATED, INSTALL EQUIPMENT AT FOLLOWING HEIGHT:
- 3.1.3.2.1. LOCAL SWITCH: 900MM TO 1100MM ABOVE THE FINISHED FLOOR
- 3.1.3.2.2. DUPLEX RECEPTACLE: 400MM TO THE CENTRE
- 3.1.3.2.3. SUITE PANEL: 200MM TO THE TOP
- 3.1.3.2.4. DATA/TV OUTLET: 400MM TO THE CENTRE
- 3.1.3.2.5. INTERCOM 900MM TO 1100MM ABOVE THE FINISHED FLOOR
- 3.1.4. SMOKE ALARM
- 3.1.4.1. PROVIDE A/C POWERED SMOKE ALARMS (COMPLETE WITH STROBE & SOUNDER BASES) IN ACCORDANCE WITH OBC REQUIREMENTS. THESE DETECTORS SHALL BE "NON-ADDRESSABLE" TYPES. A COMBINATION OF SMOKE AND CO ALARMS SHALL BE PROVIDED ADJACENT TO, AND ABOVE AND BELOW THE FLOOR LEVEL OF THE GAS-FIRED EQUIPMENT.
- 3.1.4.2. SMOKE ALARM/ COMBINATION OF SMOKE & CO ALARM SHALL BE 120V HARD WIRE CONNECTION COMPLETE WITH BATTERY BACKUP.
- 3.1.4.3. SMOKE ALARM/COMBINATION OF SMOKE & CO ALARM SHALL BE CONNECTED TO A LIGHTING CIRCUIT OR A MIX OF LIGHTING & RECEPTACLE CIRCUIT IN ACCORDANCE WITH ONTARIO ELECTRICAL SAFETY CODE.
- 3.1.4.4. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.
- 3.1.4.5. SMOKE ALARM/COMBINATION OF SMOKE & CO ALARM SHALL BE EQUIPPED WITH A TESTING/SILENCE BUTTON ON THE FRONT OF THE UNIT.
- 3.1.4.6. SMOKE ALARM SOUND PATTERN SHALL EMIT A T3 ALARM (THREE INTERMITTENT BEEPS FOLLOWED BY A PERIOD OF SILENCE).
- 3.1.4.7. CARBON MONOXIDE ALARM SOUND PATTERN SHALL EMIT T4 ALARM (FOUR INTERMITTENT BEEPS FOLLOWED BY A PERIOD OF SILENCE)
- 3.1.5. LIGHTING
- 3.1.5.1. PRODUCT SHALL BE CSA APPROVED AND/OR ULC LISTED.
- 3.1.5.2. ENERGY-EFFICIENT LED LIGHTING FIXTURE SHALL BE PROVIDED.
- 3.1.5.3. RECESSED LIGHTING SHALL NOT BE LOCATED IN FIRE RATED GLazing.
- 3.1.5.4. RECESSED LIGHTING SHALL NOT BE LOCATED IN INSULATED CEILINGS UNLESS THE FIXTURES ARE DESIGNED FOR SUCH INSTALLATIONS.
- 3.1.5.5. LIGHTING SHALL BE CONTROLLED THROUGH A LOCALIZED LIGHT SWITCH IN EACH SPACE.
- 3.1.5.6. AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED

WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE.

- | | |
|--------------------------------|--|
| 3.1.5.7. | 3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT THE LEAST ONE LIGHTING OUTLET. |
| 3.1.5.8. | MINIMUM LIGHTING LEVEL TO BE ACHIEVED FOR THE FOLLOWING AREAS: |
| a. | KITCHEN 300LX |
| b. | BEDROOM ADULT 100 TO 300LX |
| c. | BEDROOM (CHILD) 500LX |
| d. | BATHROOM 300LX |
| e. | LIVING ROOMIDEN 300LX |
| f. | FAMILY ROOM 300LX (TV REVIEWING 150LX) |
| g. | LAUNDRY/UTILITY 200LX |
| h. | DINING ROOM 200LX |
| i. | HALL/LANDING/STAIRWAY 100LX TO 500LX |
| j. | HOME OFFICE 500LX |
| k. | GARAGE 500LX |
| l. | WORKSHOP 800LX |
| m. | EXTERIOR (PATIO, BALCONIES) 50LX |
| ELECTRICAL DESIGN BY UNIT TYPE | |
| 4.0.1. | 6-PLEX RESIDENTIAL UNITS SERVICE |
| 4.0.1.1. | PROVIDE ONE (1) 120/240V SERVICE FOR THE SITE. THE EXACT SIZE SHALL BE DESIGNED PER ONTARIO ELECTRICAL SAFETY CODE, AND THE TORONTO HYDRO UTILITY REQUIREMENTS. COORDINATE WITH TORONTO HYDRO UTILITY EARLY IN THE PROJECT TO SUPPORT THE DESIGN OF THE INCOMING SERVICE WORK AND TO AVOID POTENTIAL DELAYS. |
| 4.0.1.1.1. | DEPENDING ON THE REQUIRED LOAD, ON-SITE TRANSFORMATION FACILITIES MAY BE NECESSARY. LOCATION AND CAPACITY OF THE ON-SITE TRANSFORMER SHALL BE COORDINATED WITH TORONTO HYDRO WHERE REQUIRED. |
| 4.0.1.1.2. | PROVISION OF AN ALTERNATIVE SUPPLY AT 120/208V, THREE-PHASE, FOUR-WIRE SERVICE MAY BE AVAILABLE, SUBJECT TO TORONTO HYDRO UTILITY REQUIREMENTS AND SYSTEM CAPACITY. |
| 4.0.1.2. | SUBJECT TO LOCAL HYDRO UTILITY REQUIREMENTS AND AVAILABLE SUPPLY, A METER CENTRE WITH ASSOCIATED RESIDENTIAL-GRADE HYDRO METERS, INSTALLED EITHER WITHIN THE BUILDING OR ON AN EXTERIOR WALL, IN ACCORDANCE WITH LOCAL HYDRO UTILITY STANDARDS. |
| 4.0.1.2.1. | WHERE THE METER CENTRE SHALL BE INSTALLED WITHIN THE BUILDING, IT SHALL BE INSTALLED IN A CLOSET AT THE SUITABLE LOCATION DETERMINED BY THE END USER QUALIFIED DESIGN PROFESSIONAL. |
| 4.0.1.2.2. | FOR ROW- OR TOWN-HOUSE TYPE DEVELOPMENTS, INDIVIDUALLY METER SUPPLIED ARRANGEMENT MAY BE AVAILABLE BY THE LOCAL HYDRO UTILITY. CONTACT THE LOCAL HYDRO UTILITY FOR AVAILABILITY. |
| 4.0.1.3. | PROVIDE GANGED RESIDENTIAL GRADE HYDRO METERS AND ASSOCIATED EQUIPMENT PER TORONTO HYDRO REQUIREMENT AND INSTALL ON THE EXTERIOR WALL OF THE RESIDENTIAL UNITS PER TORONTO HYDRO UTILITY REQUIREMENTS. |
| 4.0.1.4. | PROVIDE ONE (1) 120/240V RATED ELECTRICAL LOAD CENTRE PANEL AT THE ELECTRICAL CLOSET/CABINET IN EACH UNIT FOR POWER DISTRIBUTION. |
| 4.0.1.5. | PROVIDE TELECOMMUNICATION SERVICE AND TERMINATE AT THE ELECTRICAL/CABINET IN EACH UNIT FOR COMMUNICATION SERVICE DISTRIBUTION. |
| 4.0.1.5. | ELECTRICAL LAYOUT SHOWN ARE SCHEMATIC ONLY AND REQUIRE COMPLETION BY THE ELECTRICAL QUALIFIED DESIGN PROFESSIONAL. |
| 4.0.2. | RECEPTACLE |
| 4.0.2.1. | DUPLEX RECEPTACLE SPACING SHALL BE PER ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT. |
| 4.0.2.2. | DUPLEX RECEPTACLE SHALL BE TAMPER RESISTANT. |
| 4.0.2.3. | OTHER THAN WASHROOM AND KITCHEN, RECEPTACLES SHALL BE AFCI RATED PER ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT. |
| 4.0.2.4. | COORDINATE WITH DESIGN PROFESSION TO CONFIRM KITCHEN APPLIANCES - STOVE OR COOK TOP & WALL OVEN, PROVIDE SUITABLE POWER CONNECTION. |
| ACCESSIBLE UNIT | |
| 1. | THE ELECTRICAL DESIGN FOR THE ACCESSIBLE UNIT SHALL BE IN COMPLIANCE TO CSA/ASC B652.23 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: |
| 5.1.1. | LIGHTING & LIGHTING CONTROL |
| 5.1.1.1. | LIGHTING ILLUMINATION REQUIREMENT SHALL REFER TO SECTION 3.1.5. |
| 5.1.1.2. | VANITY (TASK) LIGHTING SHALL BE DIMMABLE AND MOUNTED AT MINIMUM 1000MM TO 1700MM ABOVE FINISH FLOOR. |
| 5.1.1.3. | LIGHT SWITCH SHALL BE ILLUMINATED TYPE IN THE BATHROOM. |
| 5.1.1.4. | LIGHT SWITCH SHALL BE LUMINANCE (COLOR) CONTRASTED WITH THEIR BACKGROUND IN ALL OTHER SPACES. |
| 5.1.1.5. | AT THE LEAST ONE (1) LIGHT SWITCH SHALL BE PROVIDED BESIDE THE BED AT A HEIGHT BETWEEN 550MM AND 650MM ABOVE THE FLOOR. |
| 5.1.2. | RECEPTACLE |
| 5.1.2.1. | PROVIDE ONE RECEPTACLE IN THE CEILING FOR FUTURE LIFT ABOVE THE BED. |
| 5.1.2.2. | PROVIDE ONE RECEPTACLE BELOW THE BED TO ACCOMMODATE FUTURE ELECTRICALLY ADJUSTABLE BEDS OR LIFTS. |
| 5.1.2.3. | RECEPTACLE IN THE KITCHEN SHALL BE INSTALLED ON FRONT FACE OF COUNTERS HOWEVER, IT IS ACCEPTABLE TO BE INSTALLED ALONG THE BACK OF COUNTERS IF NEEDED. |
| 5.1.2.7. | INSTALL ALL RECEPTACLE AT THE SPACING PER CSA/ASC B652 REQUIREMENT. |
| 5.1.2.8. | INSTALL ALL ELECTRICAL DEVICE AT THE HEIGHT PER CSA/ASC B652 REQUIREMENT. |
| 5.1.2.9. | PROVIDE QUAD RECEPTACLE NEXT TO THE BED PER CSA/ASC B652 REQUIREMENT. |
| 5.1.2.10. | BATHROOM SHALL BE DESIGNED IN ACCORDANCE WITH CSA/ASC B652 REQUIREMENT. |
| 5.1.2.11. | KITCHEN COUNTER RECEPTACLE SHALL BE INSTALLED ALONG THE BACK COUNTER |
| 5.1.2.12. | OUTLET CONNECTION FOR STACK DRYER & WASHER SHALL BE INSTALLED SIDE BY SIDE. |

- 5.2. PROVIDE FOLLOWING ELECTRICAL DEVICES IN COMPLIANCE TO ACCESSIBLE UNIT REQUIREMENT.
- 5.2.1. LIGHT SWITCH BY THE BED SIDE.
- 5.2.2. ONE OUTLET BELOW BED AND ONE OUTLET IN THE CEILING OF THE BEDROOM COMPLETE V
PULL STRING FOR FUTURE ADJUSTABLE BED AND LIFT
- 5.2.3. OUTLET FOR AUTOMATED DOOR OPENER FOR THE ASSIGNED ADAPTABLE WASHROOM, I
ENTRANCE.
- 5.2.4. OUTLET FOR DOOR BELL, INTERCOM AND SECURITY CAMERA.
- 5.2.5. OUTLET CONNECTION FOR VANITY LIGHTING IN THE BATHROOM.
- 5.2.6. PROVIDE POWER ASSISTED DOOR AT BATHROOM DOOR AND MAIN ENTRANCE.

ELECTRICAL DRAWING LIST

DRAWING NO.	DRAWING NAME
E000	ELECTRICAL COVER SHEET, SYMBOLS & ELECTRICAL OUTLINE SPECIFICATION
E100	SIXPLEX WIDE ELECTRICAL (BASEMENT TO MAIN FLOOR)
E101	SIXPLEX WIDE ELECTRICAL (SECOND FLOOR TO THIRD FLOOR)

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	120V COMBINATION SMOKE/CARBON MONOXIDE ALARM COMPLETE WITH STROBE, AUDIO ALARM AND BATTERY BACKUP.
	SURFACE OR FLUSH MOUNTED ELECTRICAL PANELS
	HYDRO METER & METER BASE
	FUSED DISCONNECT SWITCH



DISCLAIMER

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

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

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

SIXPLEX WIDE
ELECTRICAL
(BASEMENT TO MAIN
FLOOR)

PROJECT NO:	241058
SCALE:	AS NOTED

SHEET NO:

E100





DISCLAIMER

GENERAL NOTES:

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL. -
2. EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS
3. DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND
4. THE RELEVANT PROFESSIONAL MUST REVIEW AND UPDATE
5. THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE
6. VISIT, VISUAL ASSESSMENT, AND VISUAL ANALYSIS OF THE
7. SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE
8. COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER
9. REGULATIONS.
10. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY
11. FOR THE ENTIRE SET OF DOCUMENTS UPON UPDATE. THIS INCLUDES
12. APPLYING THE ARCHITECT'S OR ENGINEER'S SEAL AS REQUIRED BY
13. THE RELEVANT PROFESSIONAL ASSOCIATIONS AND THE RELEVANT
14. JURISDICTION (A/E/C). QUALIFIED DESIGN PROFESSIONALS ARE
15. RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY
16. REQUIREMENTS OF THE RELEVANT PROFESSIONAL ASSOCIATIONS
17. AND THE RELEVANT JURISDICTION.
18. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT
19. THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE
20. RELEVANT JURISDICTION.
21. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED
22. DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE
23. REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE
24. STANDARDS.

NO.	DATE	DESCRIPTION
-----	------	-------------

PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

SIXPLEX WIDE
ELECTRICAL (SECOND
FLOOR TO THIRD
FLOOR)

PROJECT NO: 241058

T.S

SHEET NO:

E101

