



CITY OF TORONTO MULTIPLEX
SIXPLEX WIDE

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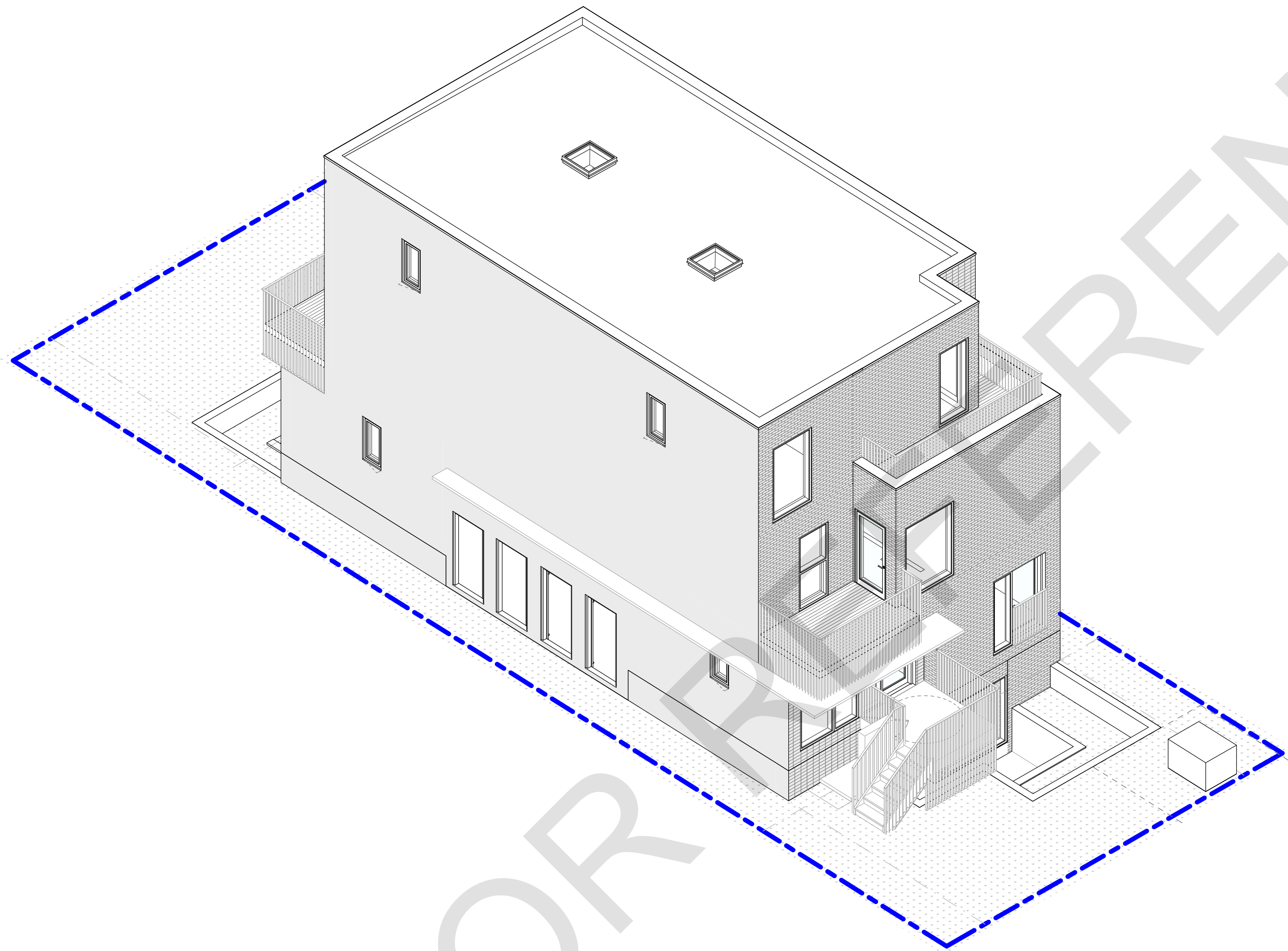
PROFESSIONAL SEAL:

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

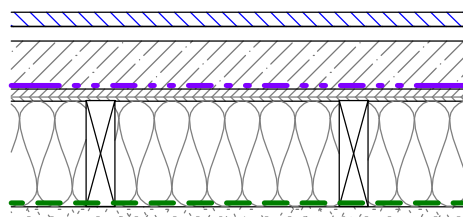
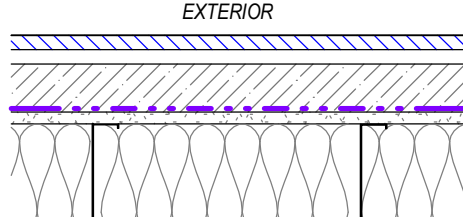
PROJECT NO: 241058

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"28mm METAL STUD FRAMING @ 400mm O/C C/W 3 1/2"28mm 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 INTERIOR	VAR 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>	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						
REQUIRED FIRE RESISTANCE RATING, TYPE OF CONSTRUCTION, AND CLADDING TYPE PER SITE CONDITIONS SEE OBC 9.10.14.4 AND 9.10.14.5							
FRR BASED ON SB-2 Table 2.3.4.A and 2.3.4.E							
W2	 EXTERIOR INTERIOR	VAR 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>	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						
REQUIRED FIRE RESISTANCE RATING, TYPE OF CONSTRUCTION, AND CLADDING TYPE PER SITE CONDITIONS - SEE OBC 9.10.14.4 AND 9.10.14.5							
FRR BASED ON SB-2 Table 2.3.4.A and 2.3.4.E							

R - ROOF ASSEMBLIES							
TYPE	DIAGRAM	DESCRIPTION	PERFORMANCE				
R1		MODIFIED BITUMINOUS MEMBRANE ROOFING. VAR 2'516mm 2'516mm 3/4"119mm 11 7/8"302mm 11"279mm VAR 5/8"16mm ROOFING MEMBRANE - 2 PLY MODIFIED BITUMEN ROOF C/W COVER BOARD (AS REQ.) POLYISOCYANURATE INSULATION BOARD (R-11.1) POLYISOCYANURATE INSULATION BOARD (R-11.1) PLYWOOD ROOF DECK SHEATHING TONGUE AND GROOVE - REFER TO STRUC SLOPED WOOD JOISTS.REFER TO STRUC STUD CAVITY IN-FILL INSULATION (R-43.5) VAPOUR CONTROL BARRIER 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		ROOF DECK, RATED 1 1/2"38mm VAR 2'516mm 2'516mm 5/8"16mm VAR 4"102mm 1/2"13mm 5/8"16mm WOOD DECKING PRESSURE TREATED CANTED WOOD SLEEPERS PERPENDICULAR TO DIRECTION OF SLOPE C/W RUBBER UNDERLAY MODIFIED BITUMINOUS MEMBRANE ROOFING POLYISOCYANURATE INSULATION BOARD (R-11.1) POLYISOCYANURATE INSULATION BOARD (R-11.1) EXTERIOR GRADE PLYWOOD CANTED WOOD SLEEPERS, MIN 2% SLOPE ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W SPRAY FOAM (R28.0) RESILIENT FURRING CHANNELS @ 24"1610mm O/C GYPSUM BOARD, TYPE X	<table><tr><td>R-VALUE</td><td>R-18.4 Cl + R-28.0</td></tr><tr><td>FRR</td><td>3/4 HR</td></tr></table> FRR BASED ON SB-2 TABLE 2.3.4 B AND 2.3.4 F. REFER TO DETAILS TO AROUND DRAINING THROUGH PARAPET WALL	R-VALUE	R-18.4 Cl + R-28.0	FRR	3/4 HR
R-VALUE	R-18.4 Cl + R-28.0						
FRR	3/4 HR						
R3		ROOF DECK, RATED SEPARATION 1 1/2"38mm VAR VAR 1 1/2"38mm 2'516mm 5/8"16mm VAR VAR 4"102mm 1/2"13mm 5/8"16mm 5/8"16mm WOOD DECKING 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 CANTED WOOD SLEEPERS, MIN 2% SLOPE ENGINEERED WOOD JOIST OR I-JOIST REFER TO STRUC C/W SPRAY FOAM (R28.0) RESILIENT FURRING CHANNELS @ 24"1610mm O/C 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><tr><td colspan="2">DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm</td></tr></table>	R-VALUE	R-10	DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm			
R-VALUE	R-10								
DAMP-PROOFING LAYER PER 9.13.2.6(1) MIN 0.15mm THICK WITH JOINTS LAPPED NOT LESS THAN 100mm									
F2		EXTERIOR WALK-OUT SLAB ON GRADE VAR CAST IN PLACE CONCRETE SLAB-ON-GRADE, REFER TO STRUC 2" 51mm XPS RIGID INSULATION (R-10.0) 8" 200mm FREE DRAINING GRANULAR BASE	<table><tr><td>R-VALUE</td><td>R-10</td></tr><tr><td colspan="2">SLAB SLOPED TO FLOOR DRAIN</td></tr></table>	R-VALUE	R-10	SLAB SLOPED TO FLOOR DRAIN			
R-VALUE	R-10								
SLAB SLOPED TO FLOOR DRAIN									
F3		PORCH STEEL DECK WITH CONCRETE TOPPING 3" 76mm CONCRETE TOPPING, REFER TO STRUCTURAL 1 1/2" 38mm METAL DECK, REFER TO STRUC CW STEEL FRAME, REFER TO STRUC							
F4		WOOD FRAMED FLOOR, RATED SEPARATION FLOOR FINISH 3/4" 19mm RUBBER UNDERLAY 3/8" 10mm T&G PLYWOOD SUBFLOOR, SCREWED & GLUED 3/4" 19mm ENGINEERED WOOD JOIST OR I-JOIST VAR REFER TO STRUC 6" 152mm ACOUSTIC BATT IN-FILL INSULATION 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 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 GYPSUM BOARD 3 1/2"89mm WOOD STUD FRAMING @ 16"406mm OC 5/8"16mm GYPSUM BOARD	FRR NA
			STC NA
P1a		2x4 INTERIOR PARTITION W/ BATTS 5/8"16mm GYPSUM BOARD 3 1/2"89mm WOOD STUD FRAMING @ 16"406mm OC W/ 3 1/2"89mm ACOUSTIC BATT IN-FILL INSULATION 5/8"16mm GYPSUM BOARD	FRR NA
			STC 36
P1b		2x6 INTERIOR PARTITION W/ BATTS 5/8"16mm GYPSUM BOARD 5 1/2"140mm WOOD STUD FRAMING @ 16"406mm OC W/ 5 1/2"140mm ACOUSTIC BATT IN-FILL INSULATION 5/8"16mm GYPSUM BOARD	FRR NA
			STC 36
P2		2x6 INTERIOR PARTITION - BETWEEN UNIT & STAIRS, RATED SEPARATION 5/8"16mm GYPSUM BOARD, TYPE X 5/8"16mm GYPSUM BOARD, TYPE X 1/2"13mm RESILIENT FURRING CHANNELS @ 16"406mm OC 5 1/2"140mm WOOD STUD FRAMING 5 1/2"140mm REFER TO STRUC 5/8"16mm ACOUSTIC BATT IN-FILL INSULATION 5/8"16mm GYPSUM BOARD, TYPE X	FRR 1HR
			STC 51
P3		PLUMBING CHASE 5/8"16mm GYPSUM BOARD OR TILE BACKER 1/2"13mm PLYWOOD SHEATHING, WHERE REQ. 3 1/2"89mm WOOD STUD FRAMING @ 16"406mm OC	FRR NA
			STC NA
P4		2x4 DEMISING WALL - LOAD BEARING, RATED SEPARATION 5/8"16mm GYPSUM BOARD, TYPE X 3 1/2"89mm WOOD STUD FRAMING 3 1/2"89mm REFER TO STRUC, C/W 1 7/8"25mm ACOUSTIC BATT IN-FILL INSULATION 3 1/2"89mm AIR SPACE 3 1/2"89mm WOOD STUD FRAMING 3 1/2"89mm REFER TO STRUC, C/W 5/8"16mm ACOUSTIC BATT IN-FILL INSULATION 5/8"16mm GYPSUM BOARD, TYPE X	FRR 1HR
			STC 57
			FRR & STC BASED ON W134 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 UIS 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.



PROFESSIONAL SEAL:

GENERAL NOTES

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3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

- ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL – AN EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL AS DESIGNATED BY THE RELEVANT PROFESSIONAL ASSOCIATIONS AND APPLICANTS AUTHORITY HAVING JURISDICTION (AHJ).
- THE QDP MUST REVIEW AND UPDATE THE DESIGN ELEMENTS COLOURED IN BLUE TO CONFIRM SITE-SPECIFIC CONDITIONS AND ASSUMPTIONS. THE QDP MUST REVIEW THE DESIGN WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS. IF ANY MODIFICATIONS TO ANY PORTION OF THE DESIGN OTHER THAN THE COLOURED ELEMENTS ARE REQUIRED, THE QDP MUST NO LONGER QUALIFY AS PRE-APPROVED, AND APPLICANTS WILL BE REQUIRED TO SUBMIT A BUILDING PERMIT APPLICATION THROUGH THE STANDARD PROCESS.
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- THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE DESIGN FOR PERMIT TO THE APPLICANTS AUTHORITY HAVING JURISDICTION (AHJ).
- CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL, IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

ASSEMBLIES SCHEDULE

PROJECT NO: 241058

SCALE: 1 : 10

SHEET NO:

A001

DOOR TYPES

The diagram illustrates ten 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



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NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

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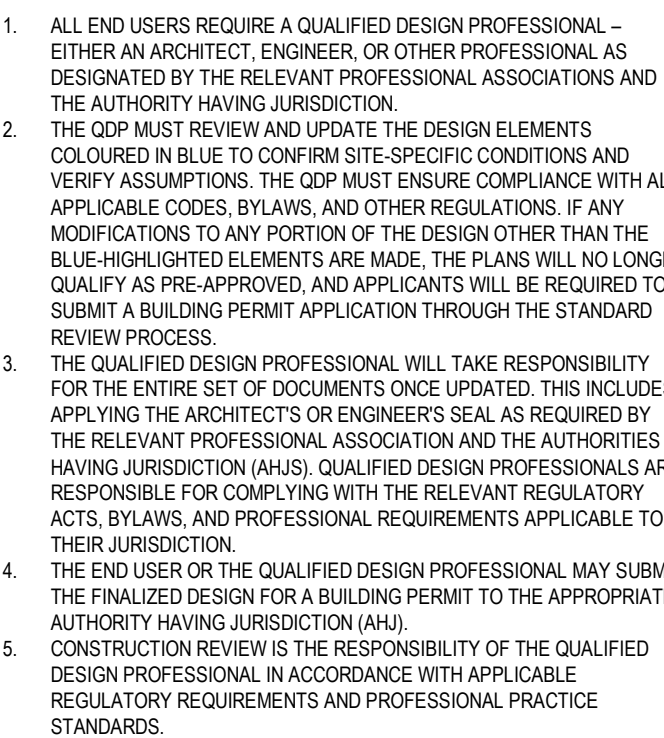
SHEET TITLE:

DOOR AND WINDOW SCHEDULE

PROJECT NO: 241058
SCALE: 1 : 50

SHEET NO:

A002



NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

SIXPLEX WIDE

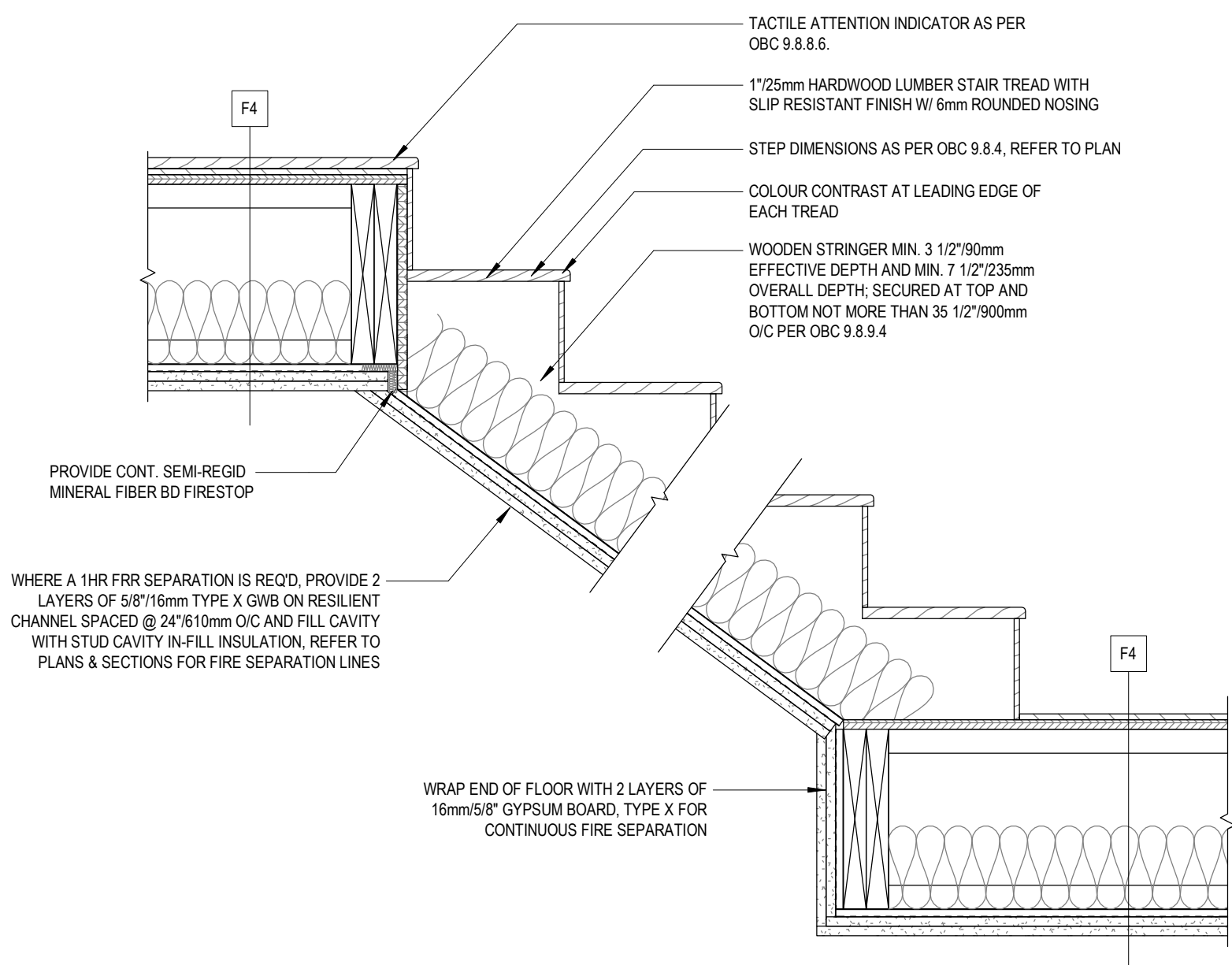
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DETAILS

PROJECT NO: 24105
SCALE: 1 : 10

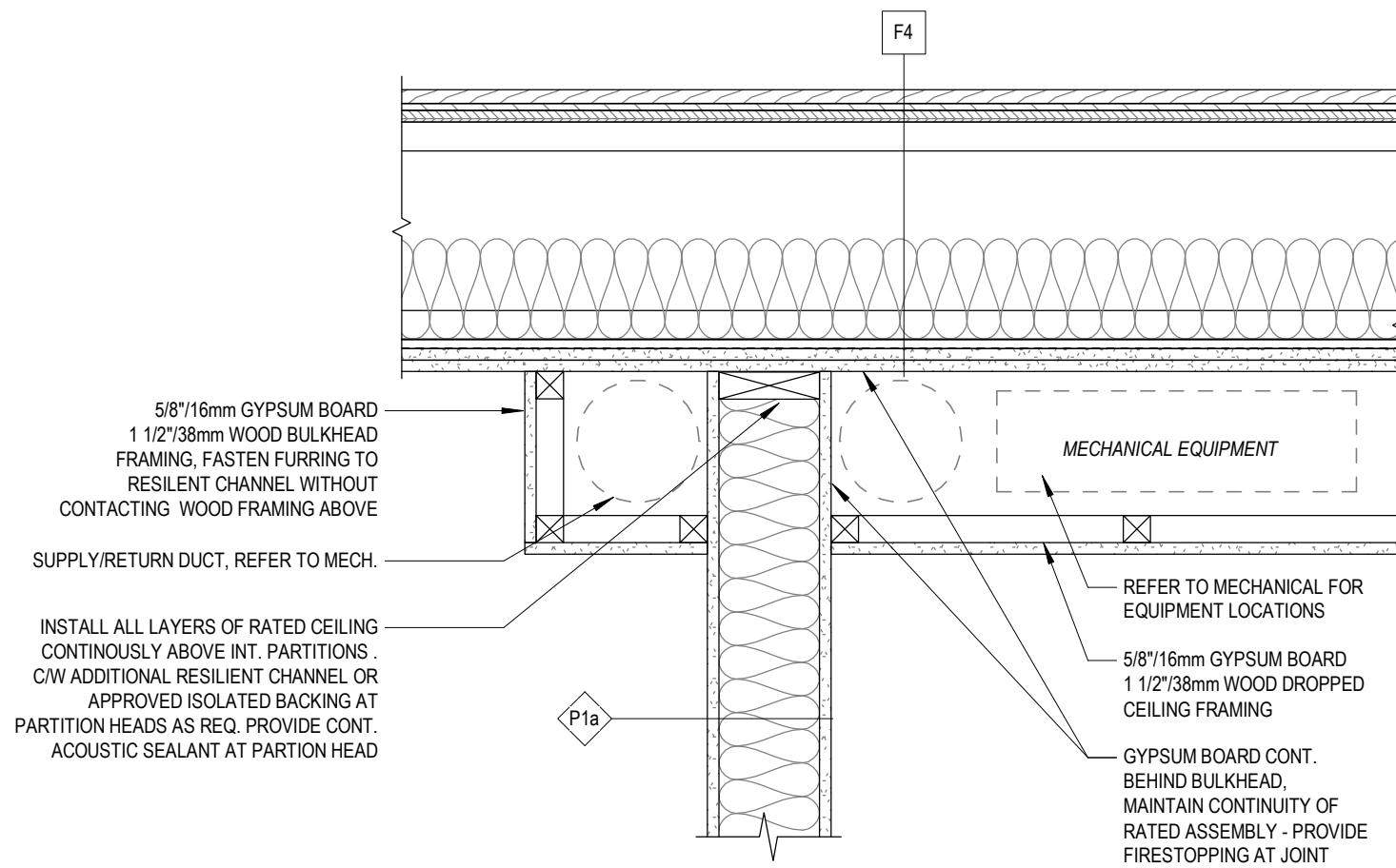
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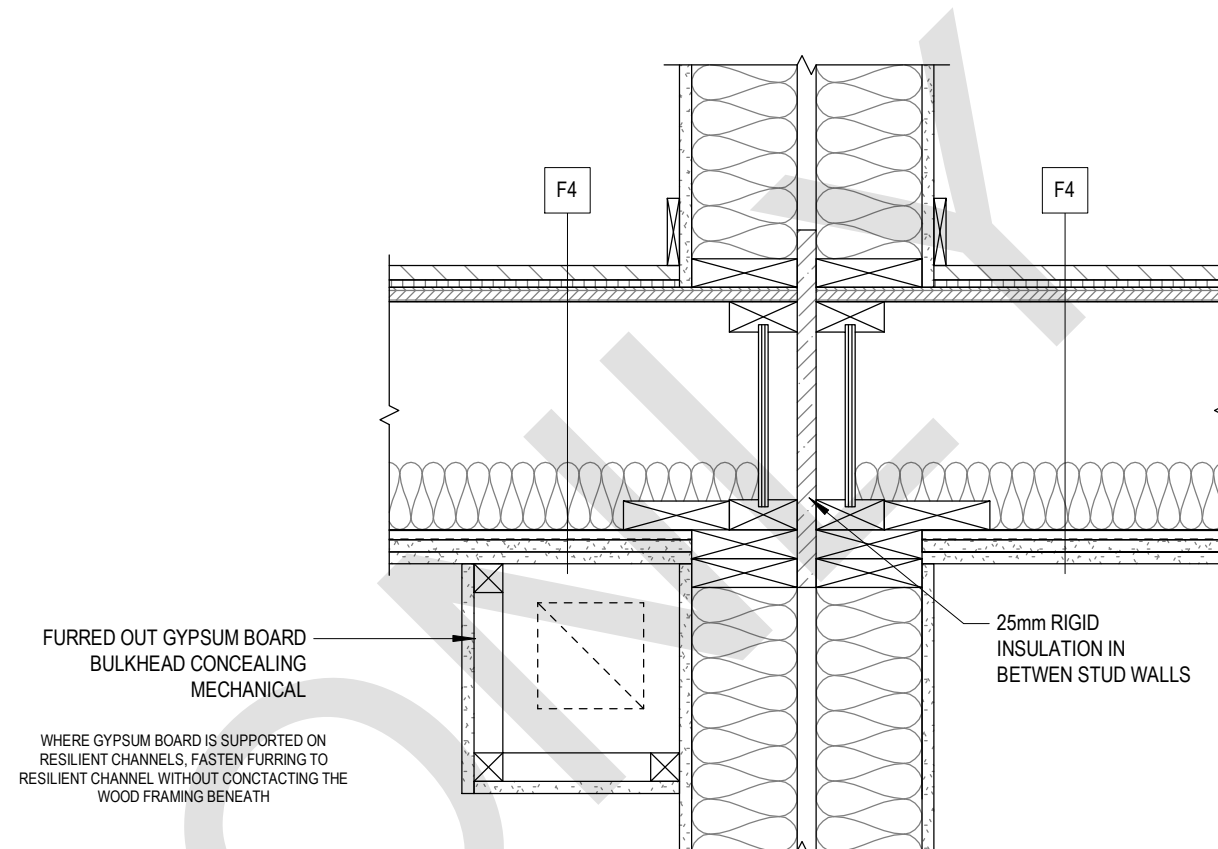
1 INTERIOR DETAIL - FIRE SEPARATION STAIR ON FLOOR

1 : 10



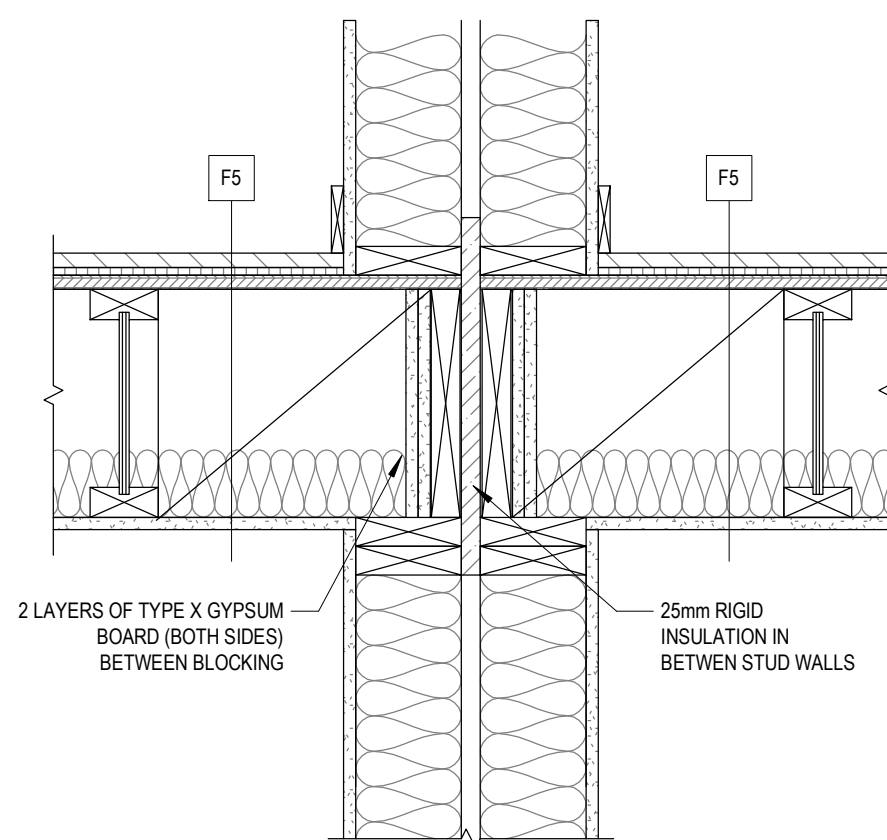
INTERIOR DETAIL - FIRE SEPARATION, PARTITION & BULKHEAD TO FLOOR

1 : 10



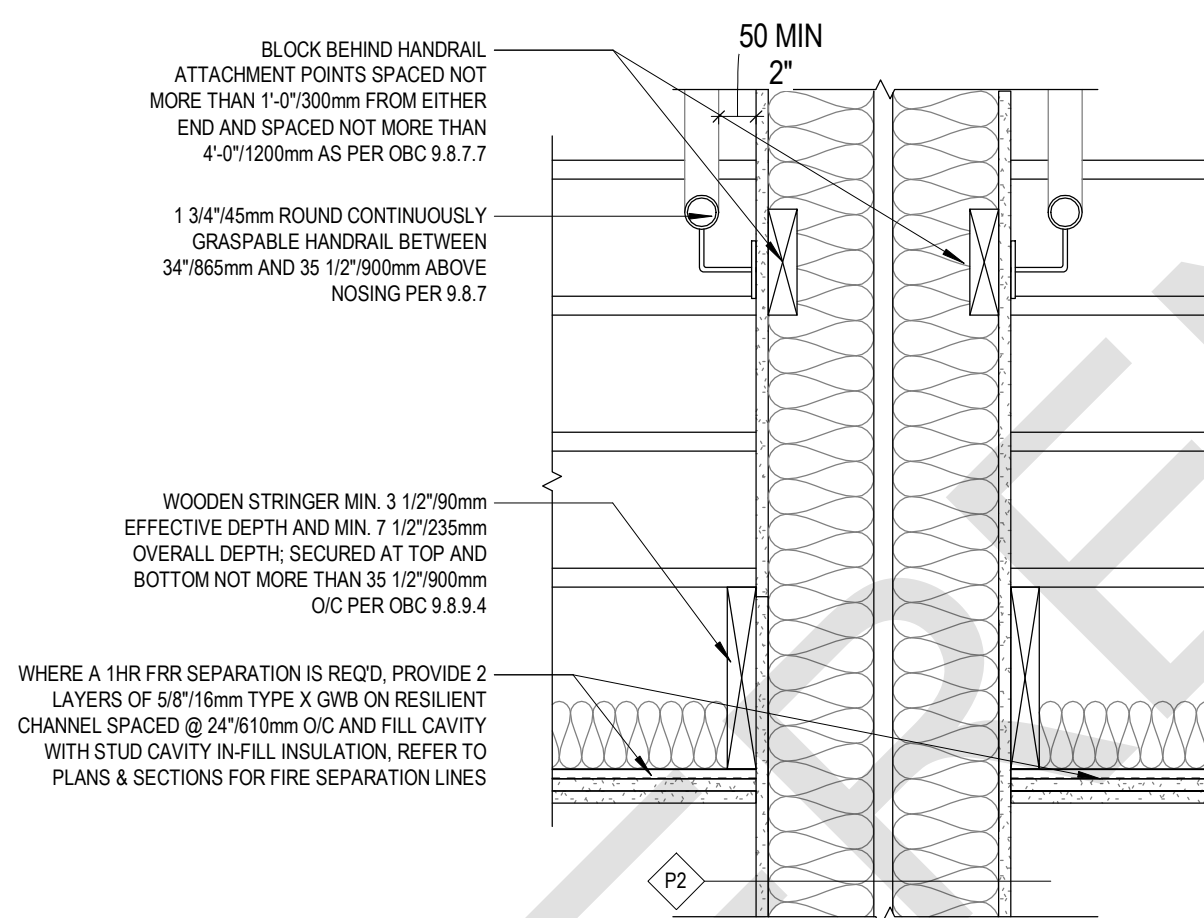
INTERIOR DETAIL - FIRE STOP CEILING BULKHEAD

1 : 10



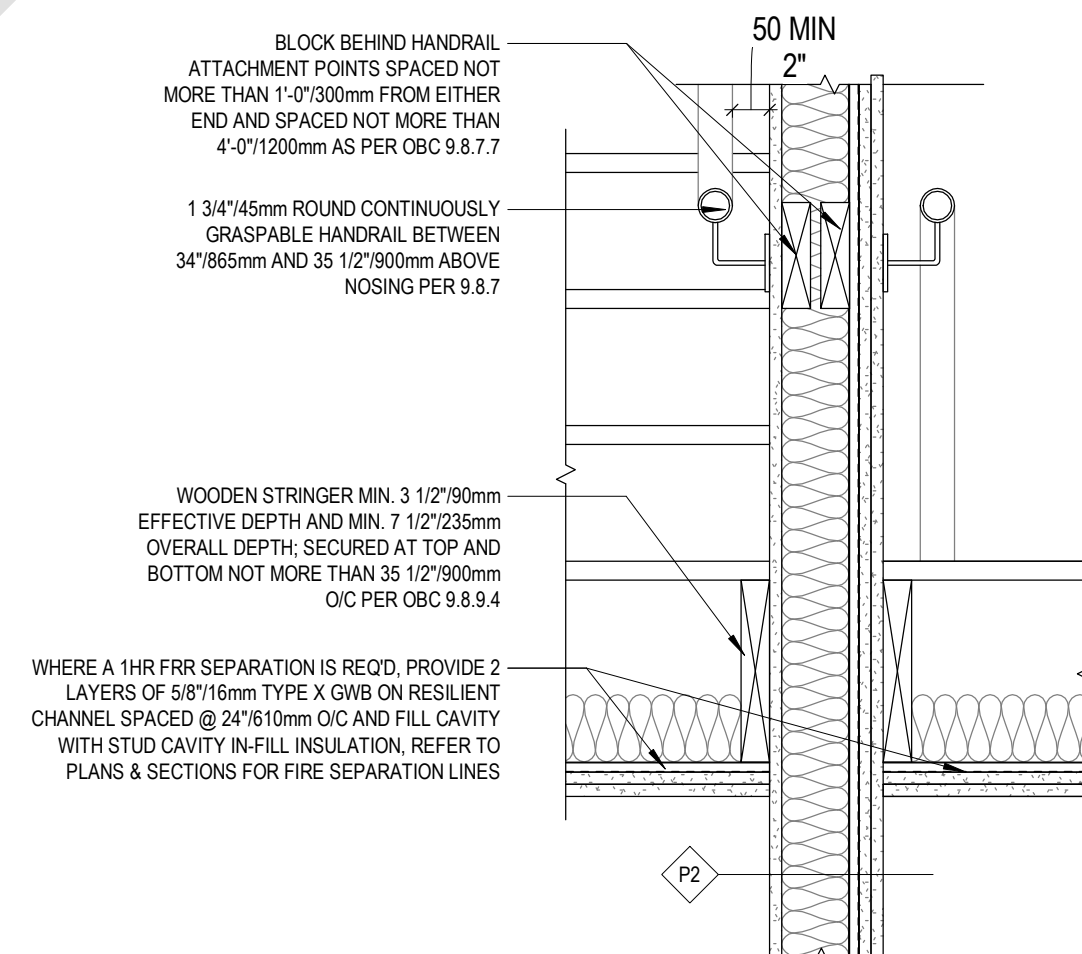
4 INTERIOR DETAIL - DOUBLE STUD PARTY WALL RATED SEPARATION

A003 1 : 1C



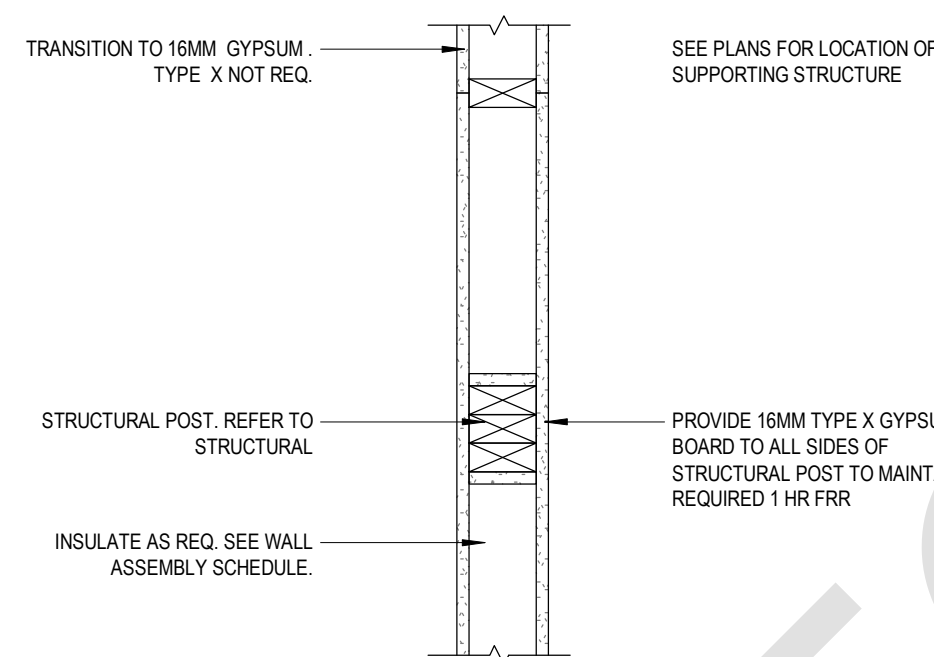
INTERIOR DETAIL - FIRE SEPARATION, DOUBLE STUD WALL AT STAIR

1 : 10



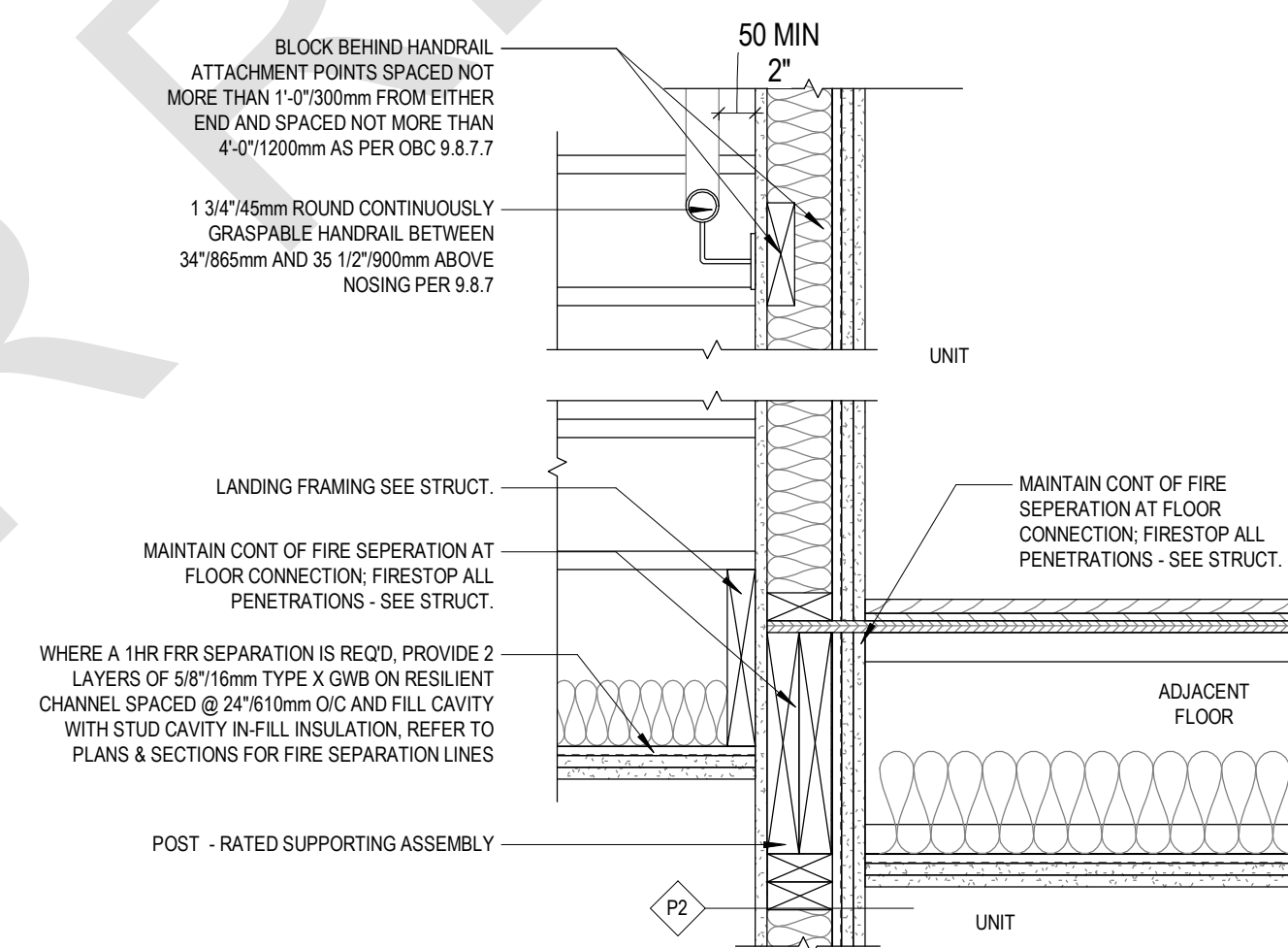
INTERIOR DETAIL - FIRE SEPARATION, HANDRAIL CONNECTION

103 1 : 10



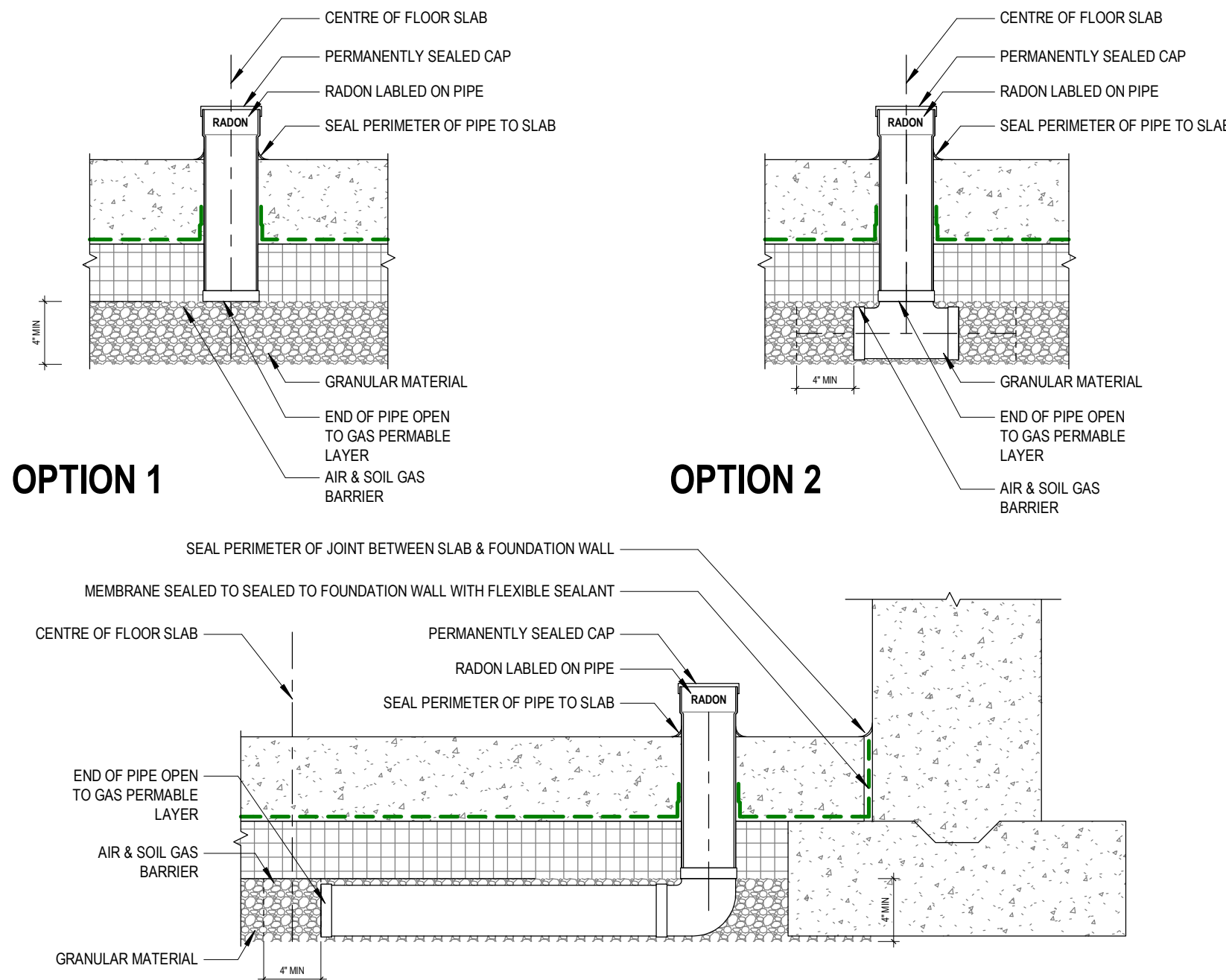
7 INTERIOR DETAIL - FIRE RATED STRUCTURAL POST, PARTITION WALL

A003 1 : 1C



INTERIOR DETAIL - FIRE SEPARATION, STAIR LANDING, ADJACENT FLOOR

1 : 10



SECTION DETAIL - RADON MITIGATION OPTIONS

1 : 10

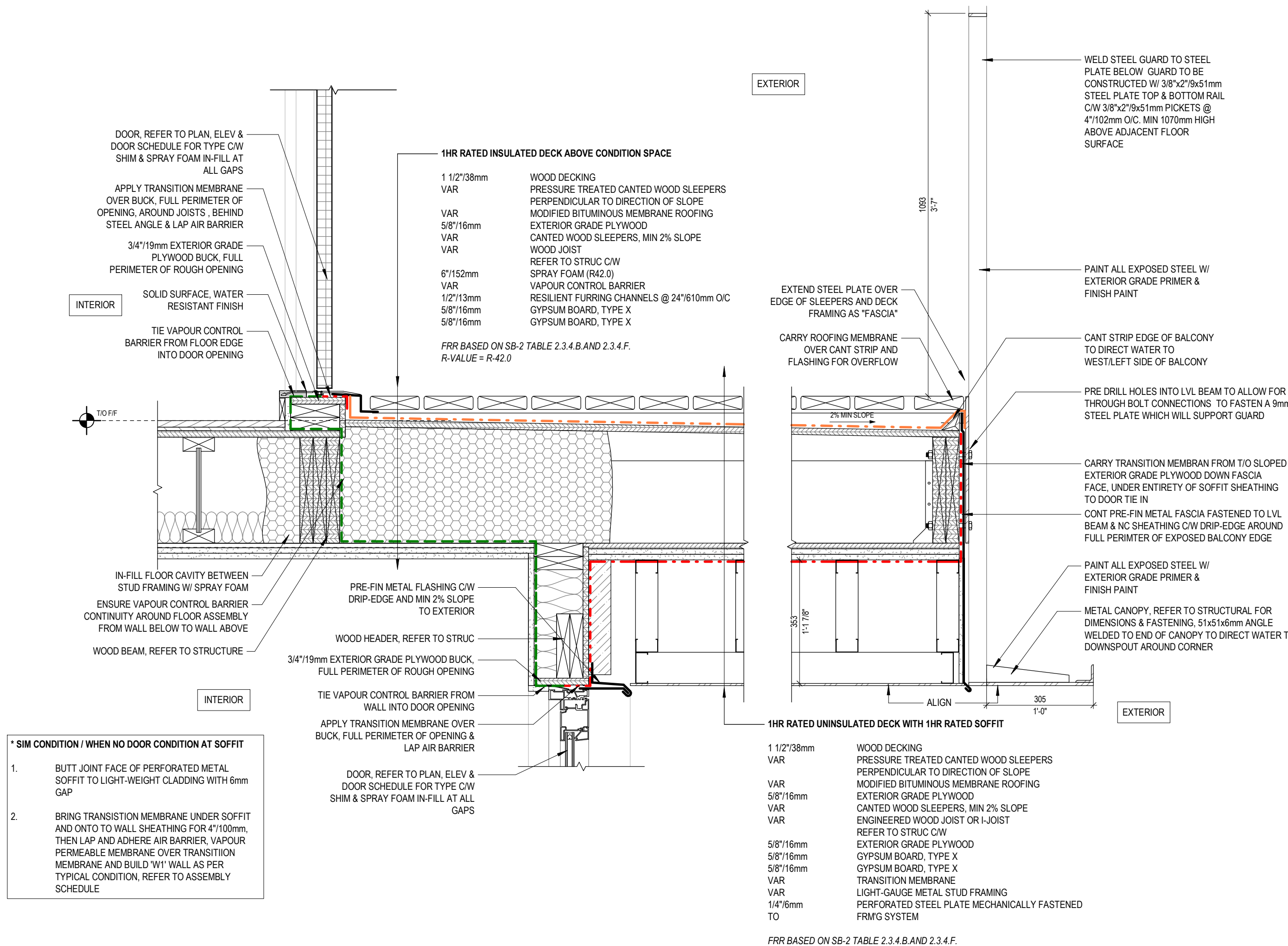
PROFESSIONAL SEAL:

GENERAL NOTES:

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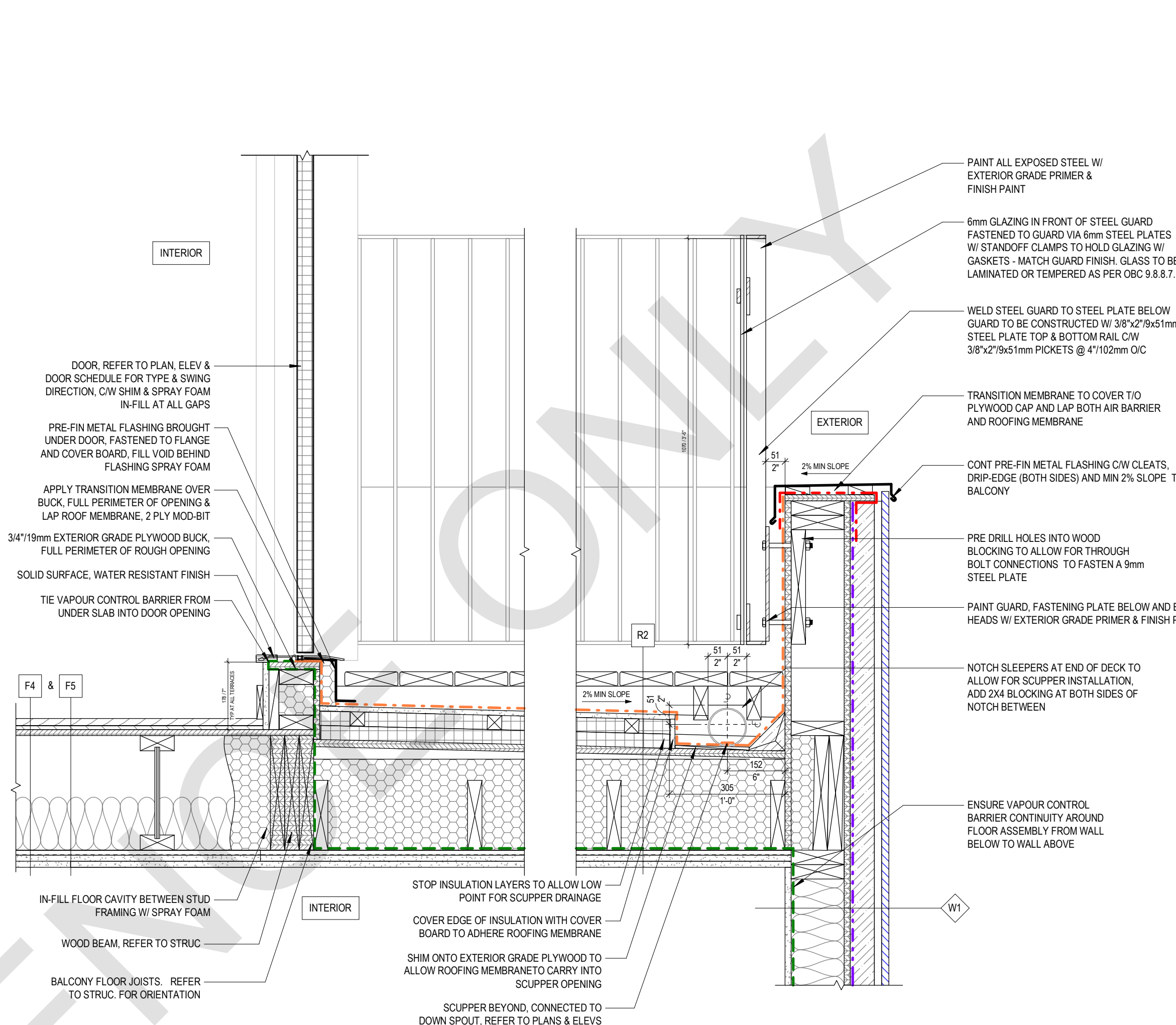
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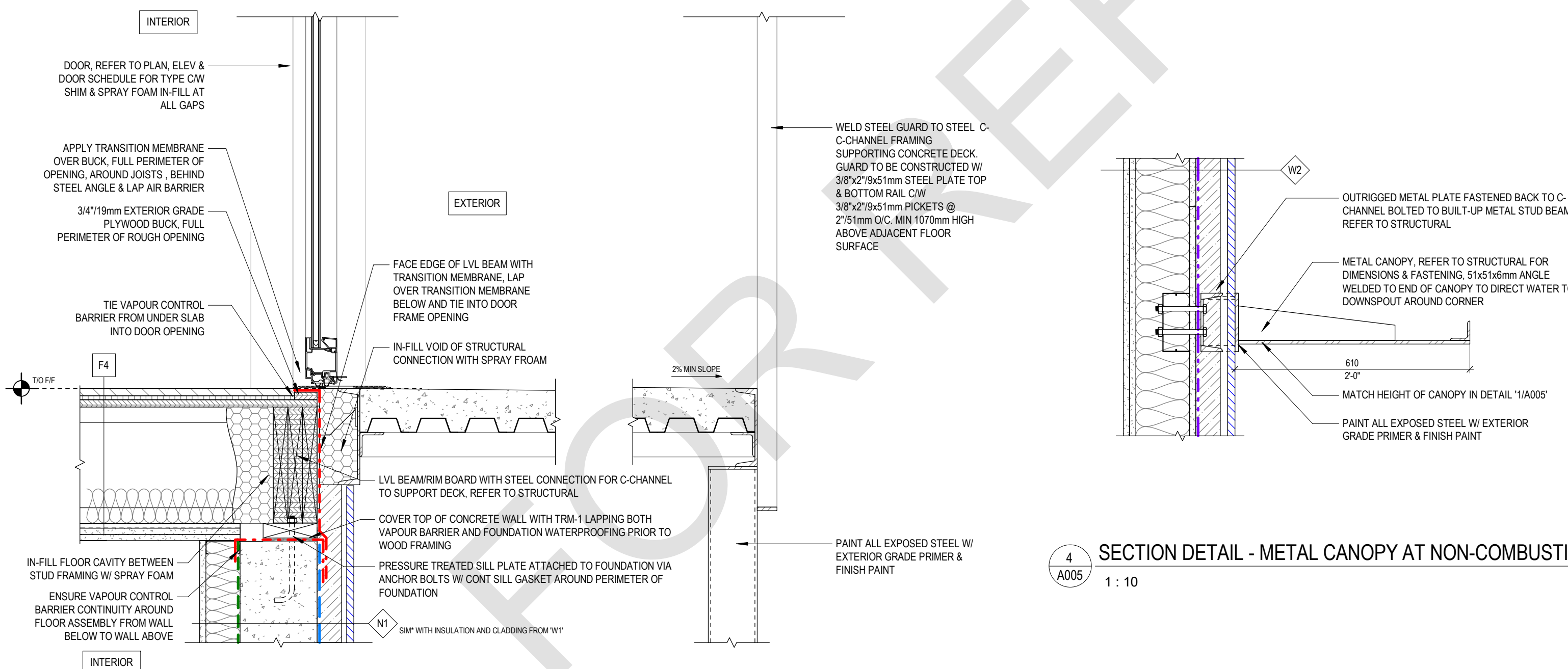
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1 : 10



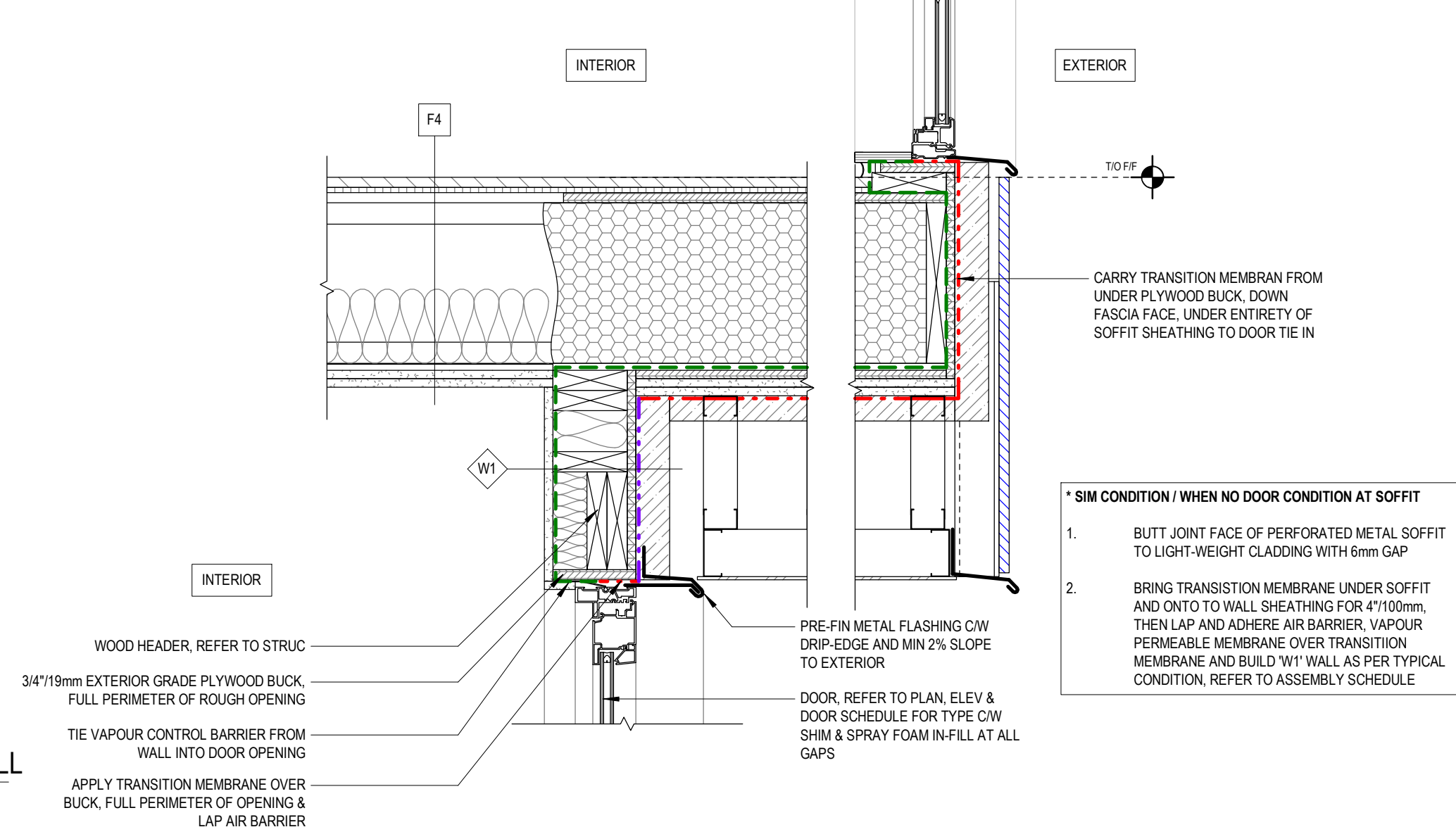
2 SECTION DETAIL - ROOF DECK

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

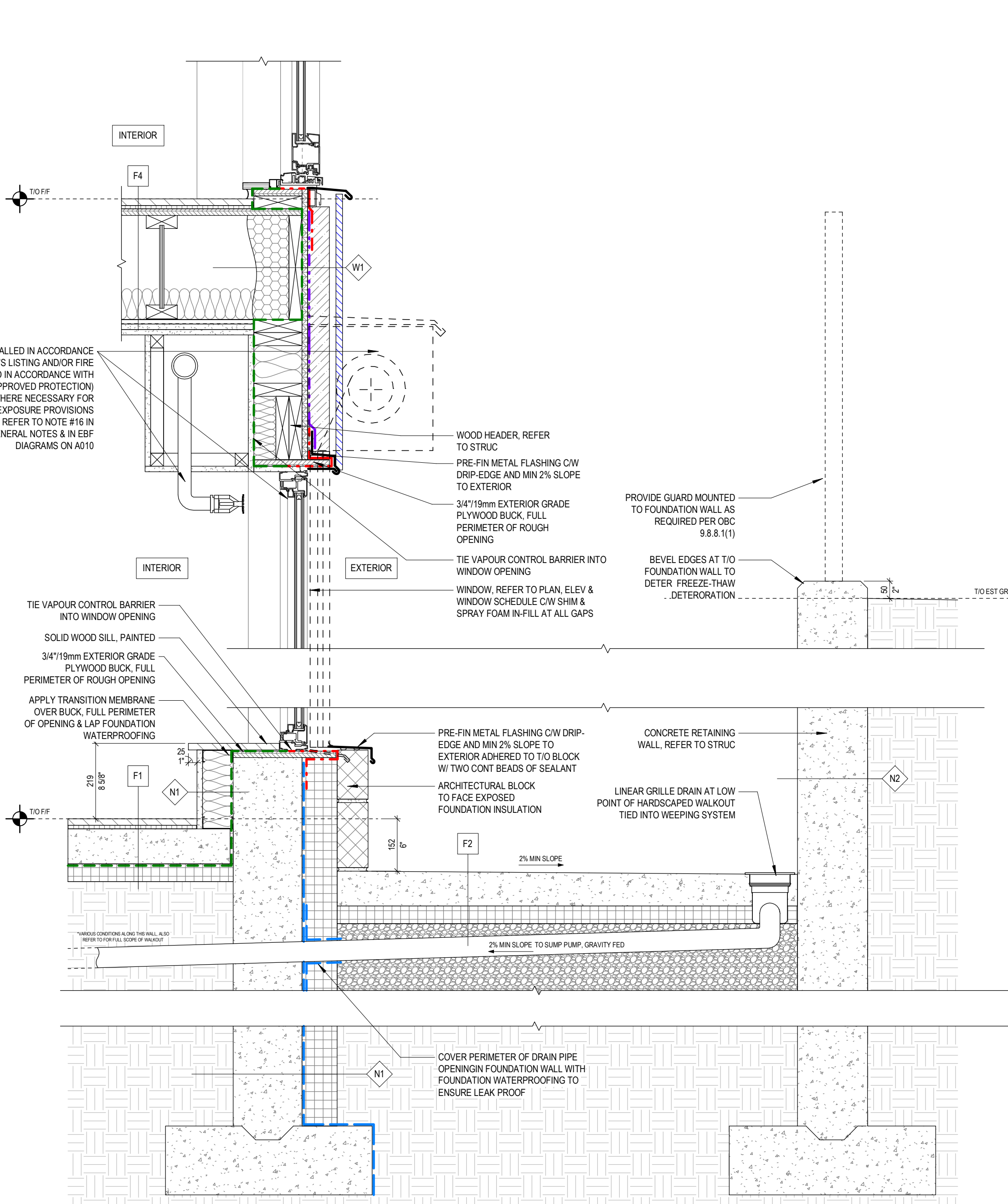
PROFESSIONAL SEAL:

GENERAL NOTES:

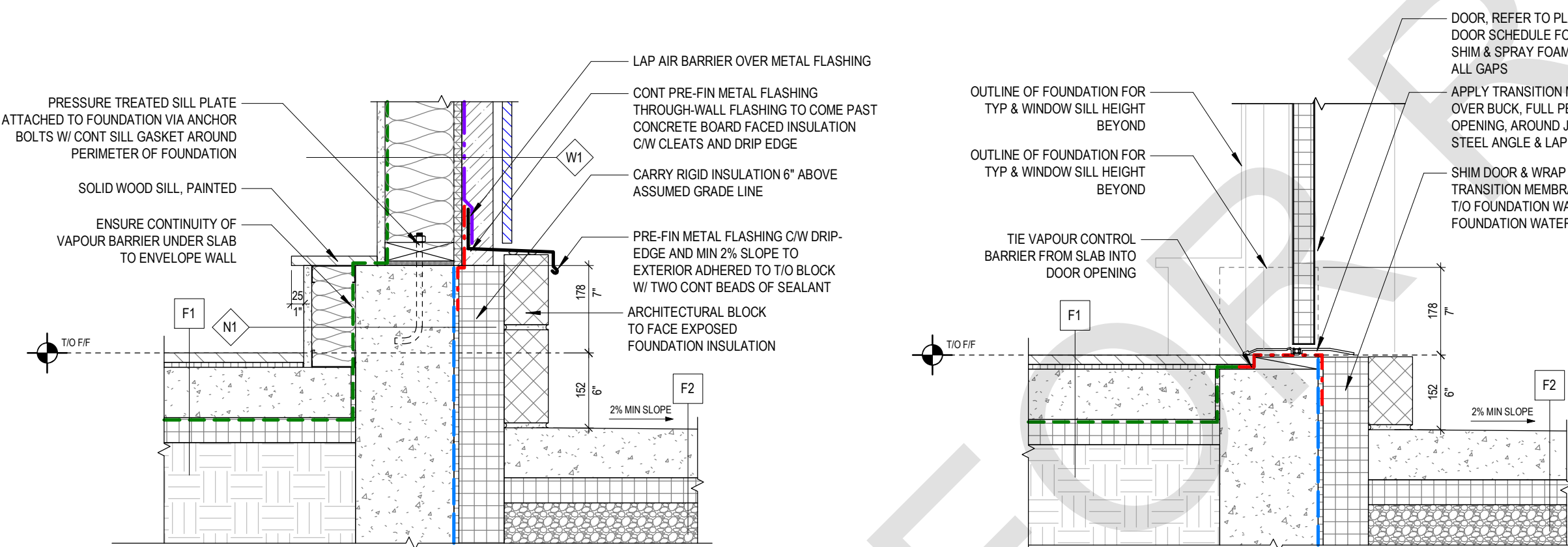
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QUALIFIED DESIGN PROFESSIONAL (QDP)

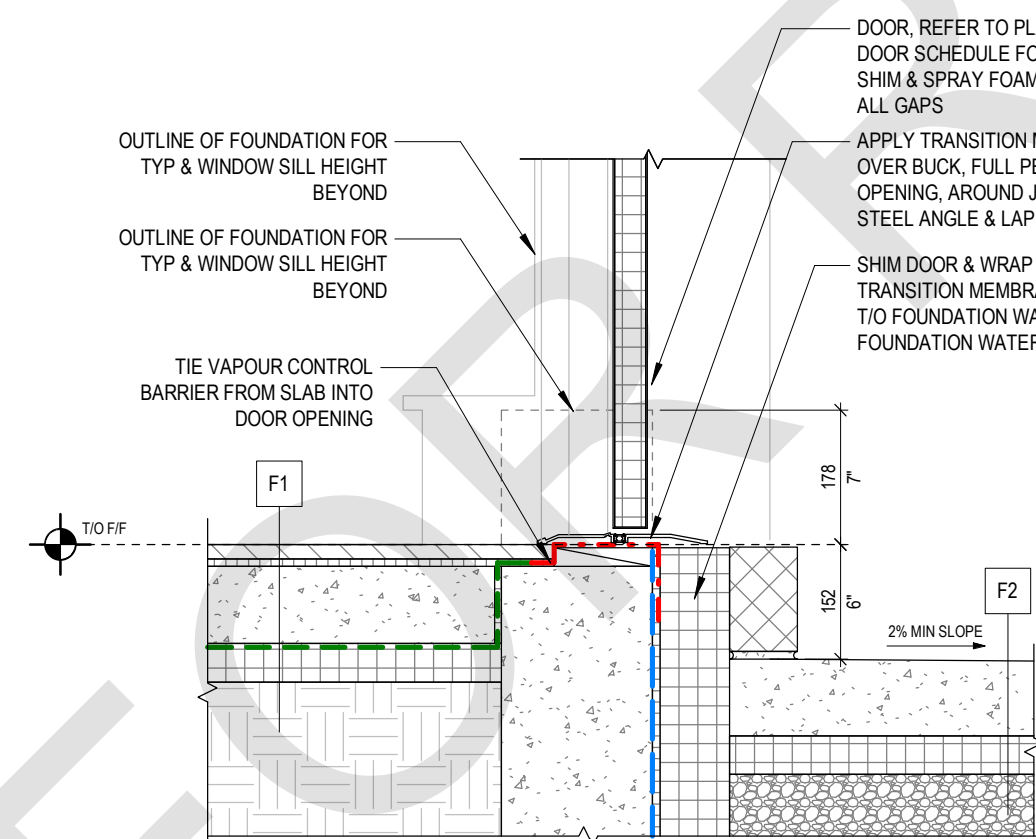
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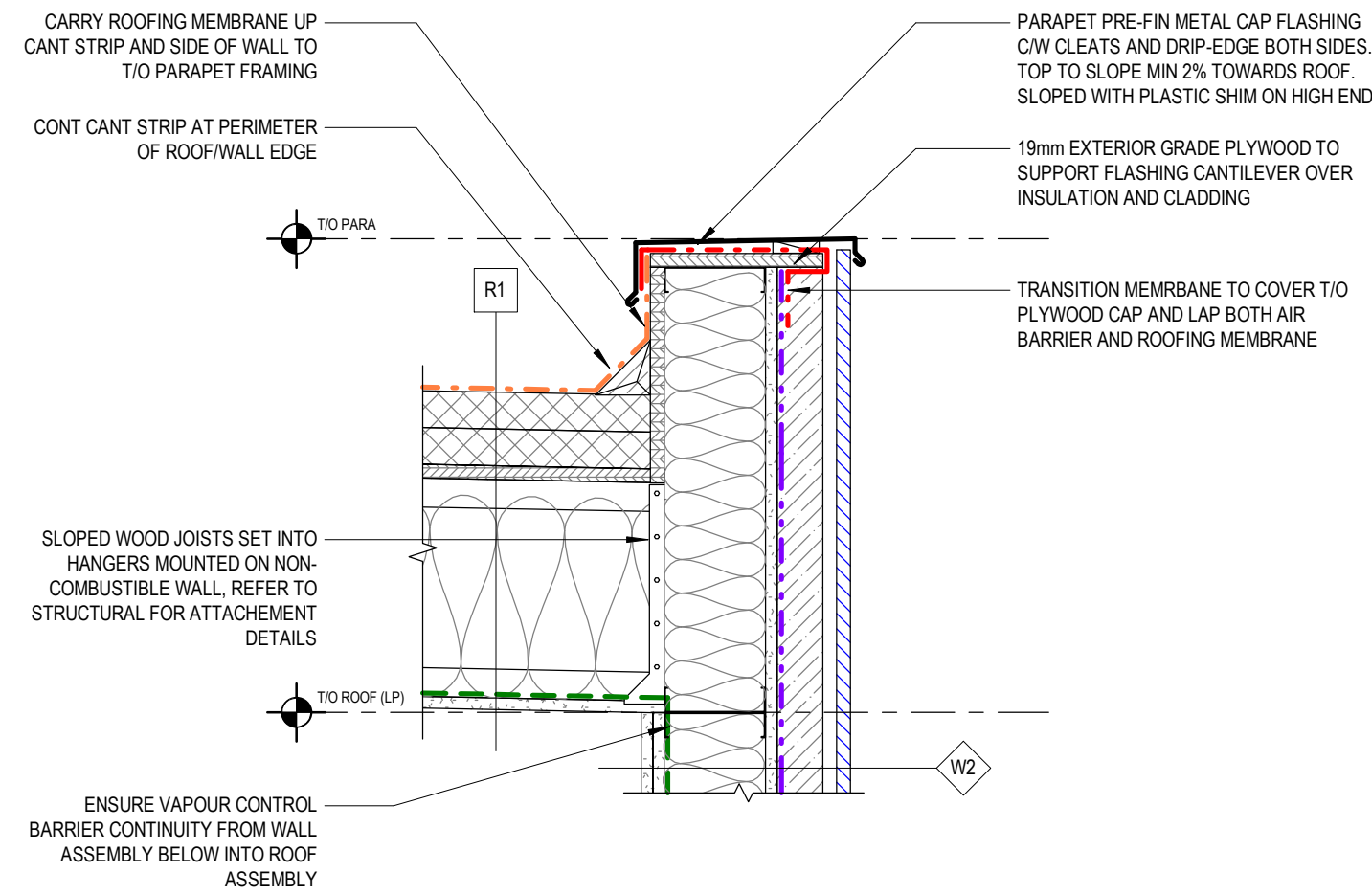
1 SECTION DETAIL - BASEMENT WALKOUT AT WINDOW W/ FLOOR ABOVE
A006 1 : 10



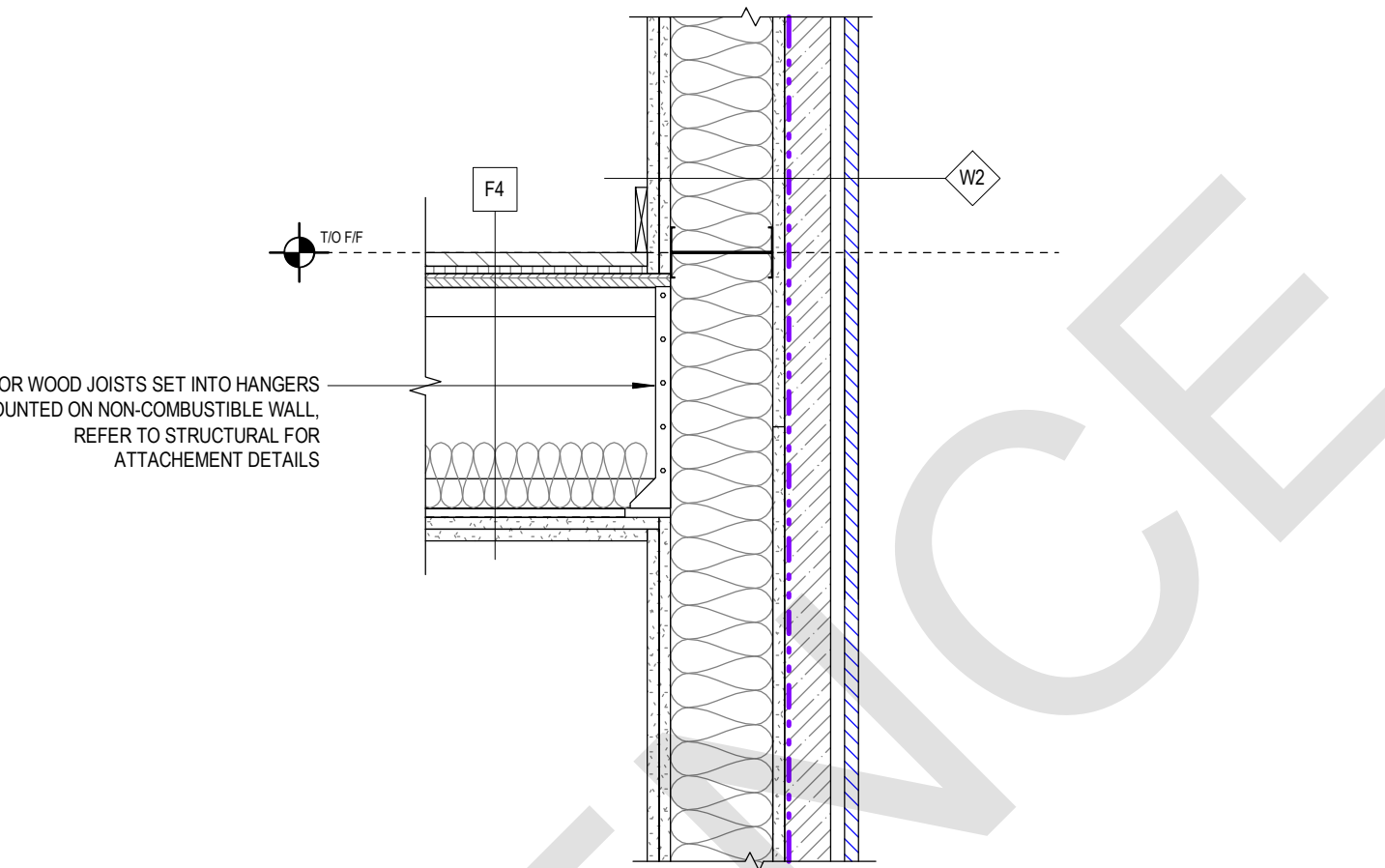
2 SECTION DETAIL - BASEMENT WALKOUT AT SILL
A006 1 : 10



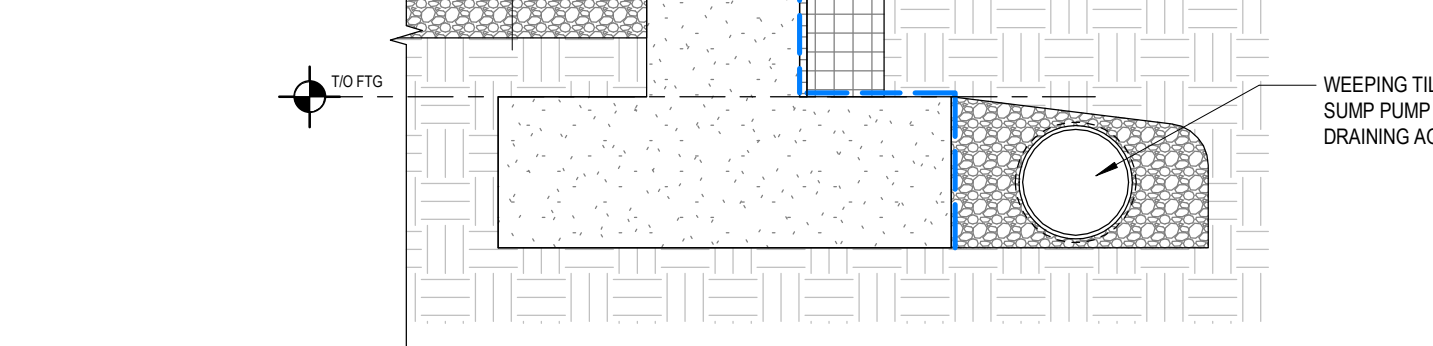
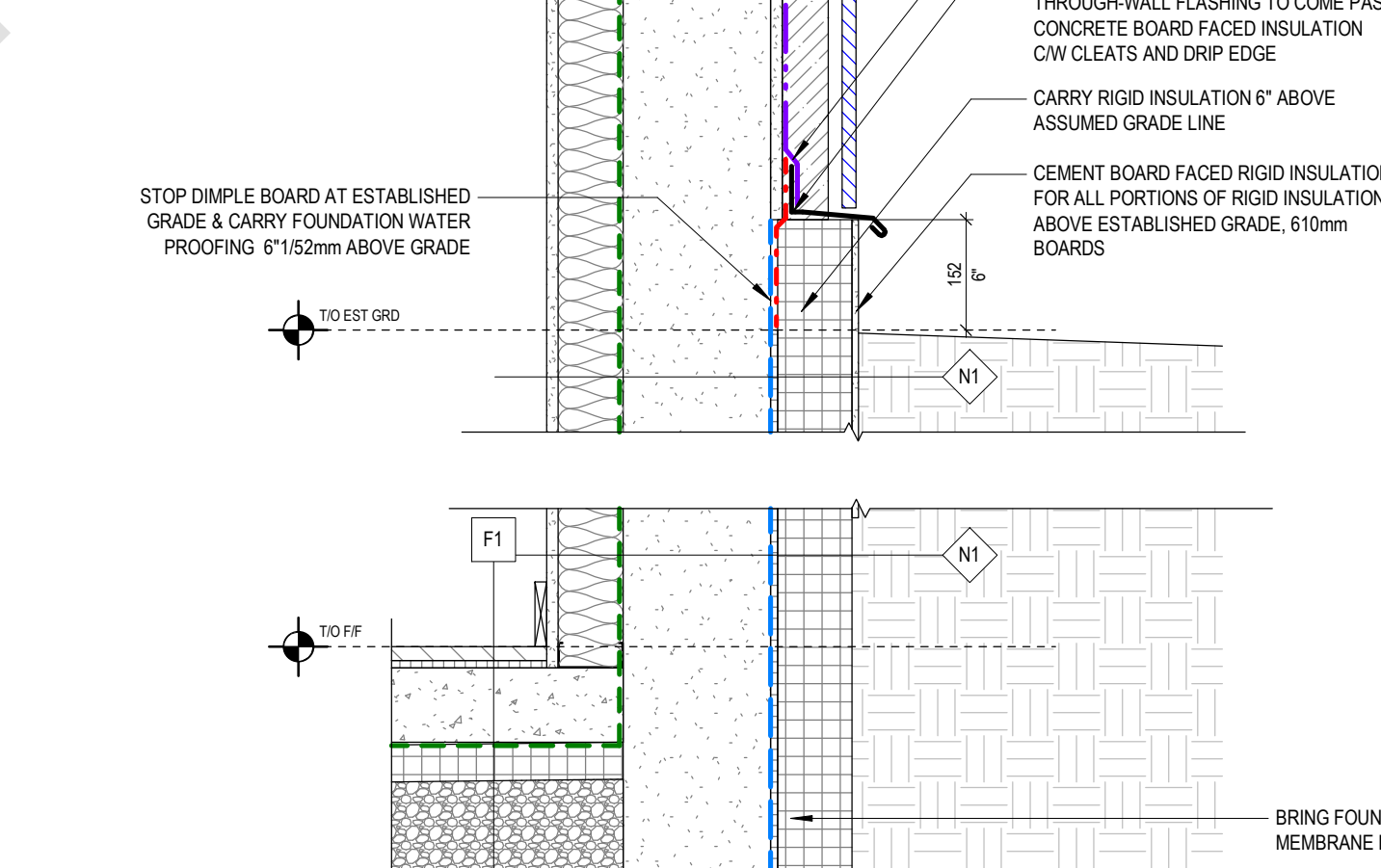
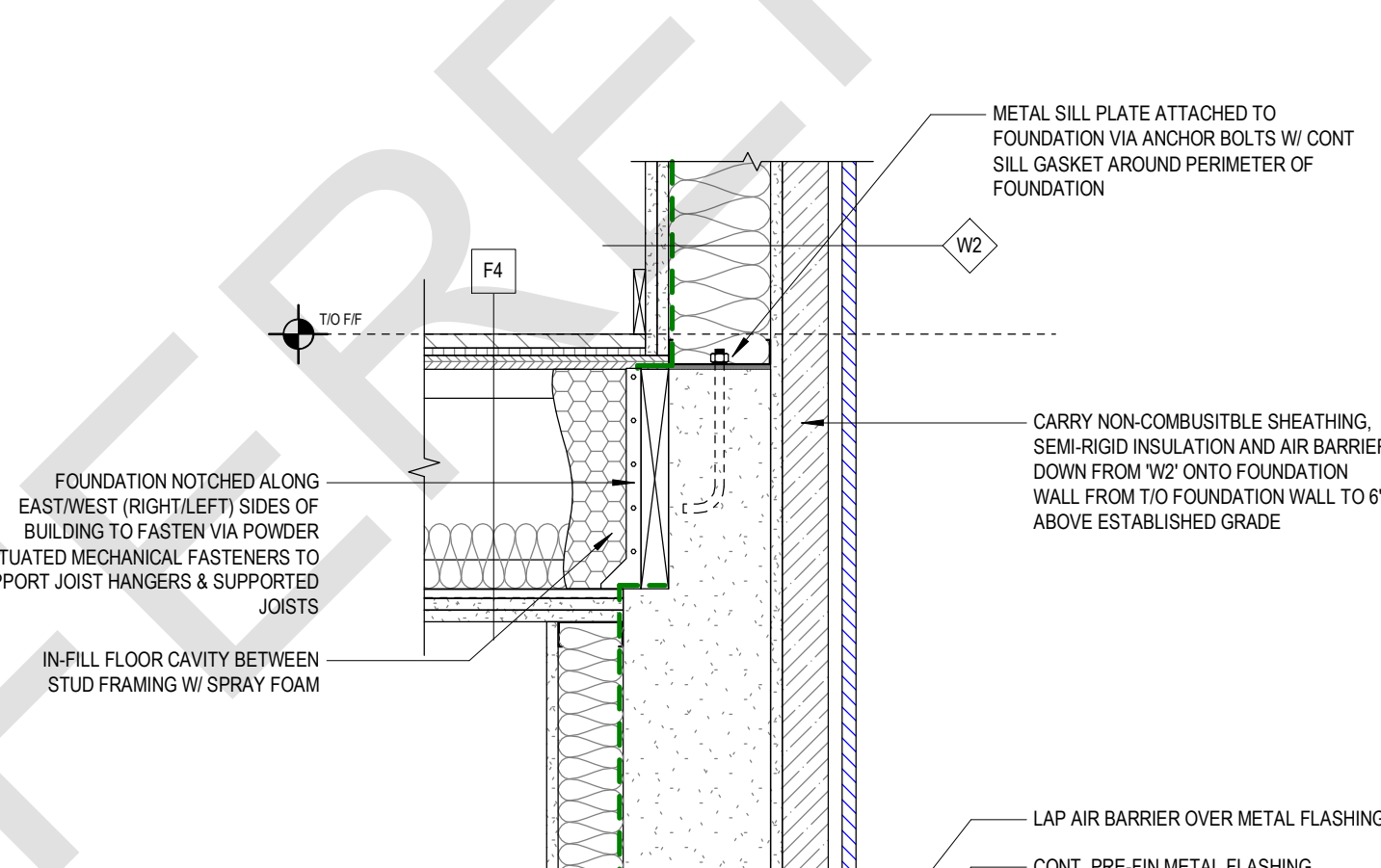
3 SECTION DETAIL - BASEMENT WALKOUT AT DOOR
A006 1 : 10



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



5 SECTION DETAIL - EGRESS WINDOW
A006 1 : 10



NO.	DATE	DESCRIPTION
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PROJECT:
City of Toronto - Multiplex

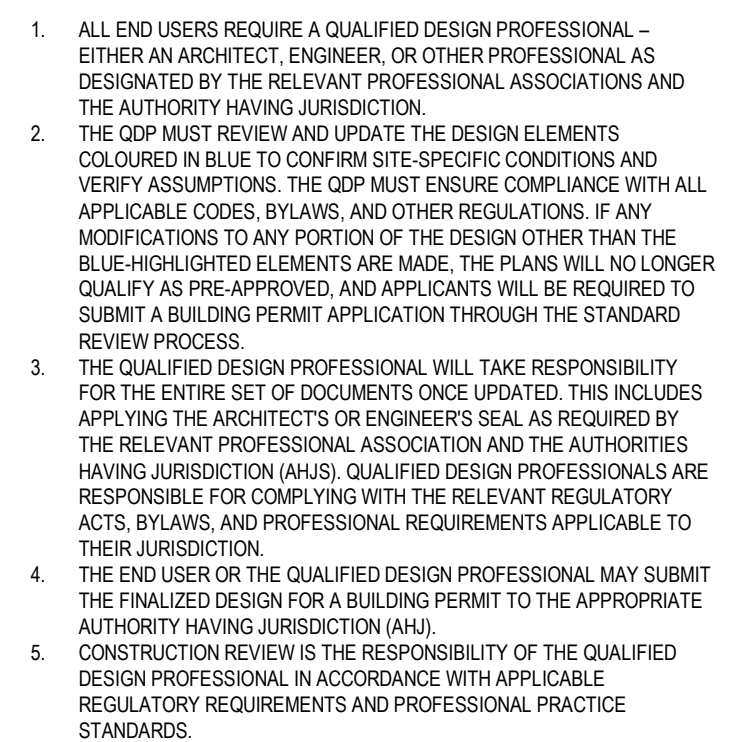
SIXPLEX WIDE

SHEET TITLE:
EXTERIOR TYPICAL
DETAILS

PROJECT NO: 241058
SCALE: 1 : 10

SHEET NO:

A006

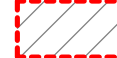
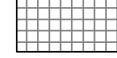


A010

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A010

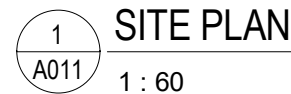
EXPOSING BUILDING FACE DIAGRAM - SIDE 2 ELEVATION

1 : 150

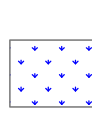
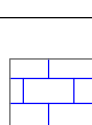
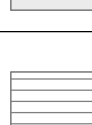
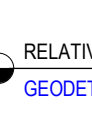
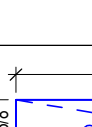
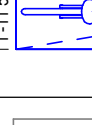
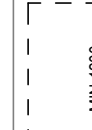
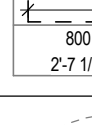
EXPOSING BUILDING FACE DIAGRAMS		LEGEND
	UNPROTECTED OPENING	
	EXPOSED BUILDING FACE (FIRE COMPARTMENT)	
	EXPOSED BUILDING FACE (TOTAL BUILDING FACE)	
	EXPOSED BUILDING FACE OF BELOW GRADE WALKOUT. REFER TO GENERAL NOTE 6.	
	PROTECTED GLAZING. REFER TO GENERAL NOTE 7	
	WIRE FRAMED GLAZING	
	ESTABLISHED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

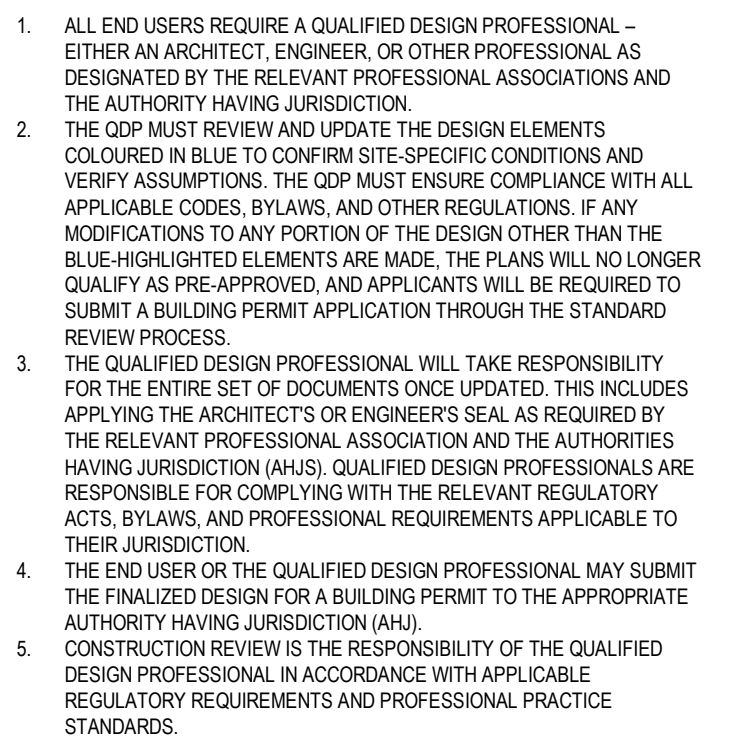
5 EXPOSING BUILDING FACE DIAGRAM - SITE PLAN
A010 1 : 60

5
A010



SITE PLAN KEYNOTES	
01	QDP TO CALCULATE ESTABLISHED GRADE USING THE REQUIRED SITE SURVEY. ESTABLISHED GRADE TO BE CALCULATED PER SECTION 800.50(240) OF THE CITY OF TORONTO ZONING BY-LAW.
02	PROPOSED TREE LOCATION AND REQUIRED SOIL VOLUME TO BE ADDED BY QDP. ALL EXISTING TREES SUBJECT TO TORONTO MUNICIPAL CODE CHAPTER 813, TREES.
03	WASTE STORAGE LOCATION AND SIZING TO BE DETERMINED BY QDP. ALL WASTE STORAGE SHOWN AS ENCLOSED WITH SCREEN. WASTE STORAGE SHALL NOT BE ENCLOSED WITH A ROOF OR WALL. SCREEN AND ACCESS DOOR SHALL NOT ENCROACH BEYOND PROPERTY LINE.
04	VISITOR BIKE PARKING LOCATION AND QUANTITY TO BE DETERMINED BY QDP. PROPOSED BIKE PARKING STALLS TO COMPLY WITH GUIDELINES FOR THE DESIGN AND MANAGEMENT OF BICYCLE PARKING FACILITIES (2024).
05	QDP TO ENSURE ALL EXTERIOR WALKWAYS LEADING TO ACCESSIBLE DWELLING UNIT TO CONFORM TO OBC BARRIER FREE REQUIREMENTS.
06	CONCRETE FOUNDATION RETAINING WALL. REFER TO STRUCT. QDP TO COORDINATE FOUNDATION WALL HEIGHT WITH REQUIRED SITE SURVEY. REFER TO STRUCT.
07	LANDSCAPED TERRACE. QDP TO CONFIRM GRADE CHANGE AT ALL LANDSCAPED TERRACES WITH REQUIRED SITE SURVEY. QDP TO DETERMINE IF GRADE CHANGE REQUIRES GUARD PER OBC 9.8.8.1 (1).
08	RESERVED
09	BELOW GRADE WALKOUT. CONCRETE SLAB ON GRADE. REFER TO ARCH.
10	107MM GROUND 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 B35.24
18	NON-COMBUSTIBLE CANOPY. REFER TO ARCH.
19	RAY WINDOW. REFER TO ARCH.
20	SKYLIGHT. REFER TO ARCH.
21	DOWN SPOUT AND EXTENSION AS PER OBC 9.2.8, 16.2 (1). LENGTH AND PLACEMENT OF EXTENSION TO CONFIRMED BY QDP. PLACEMENT SHALL NOT IMPEDRE 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
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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.)

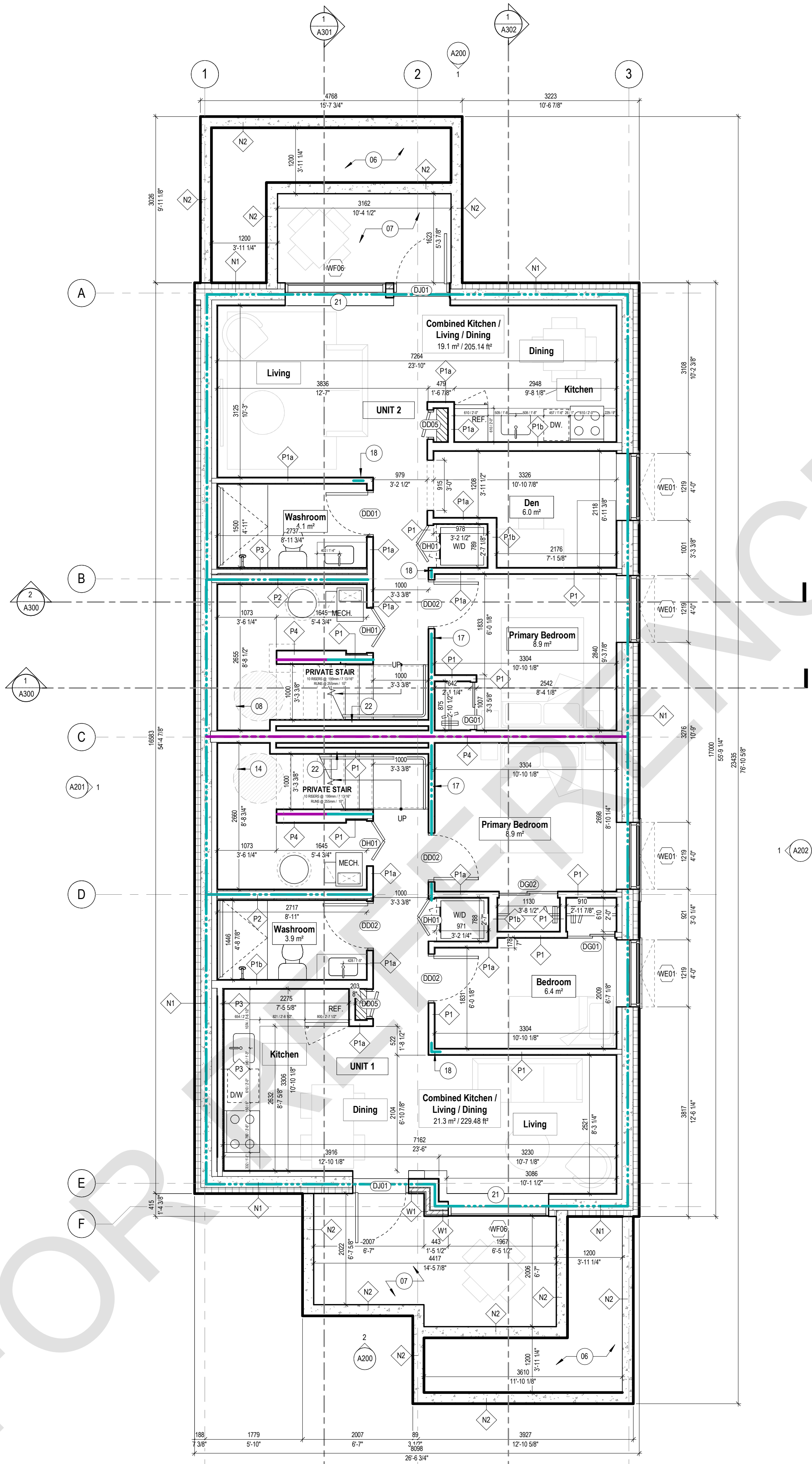
	1HR FRR
	45MIN FRR

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

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

BATHROOMS (B652:23 5.9)

REFER TO B652:23 5.9 BATHROOM(S) FOR ADDITIONAL REQUIREMENTS:

1. WALL REINFORCING BACKING AND GRAB BARS

2. VANITY AND ACCESSORY REQUIREMENTS

3. WASHROOM ILLUMINATION REQUIREMENTS

ROLL-IN SHOWER

TOILET

BATHROOM SINK

KITCHEN (B652:23 5.10)

REFER TO B652:23 5.10 KITCHENS FOR ADDITIONAL REQUIREMENTS:

1. MIN. REQ COUNTER SPACE BETWEEN COOKTOP AND SINK NOT LESS THAN 820mm

2. ADDITIONAL KITCHEN FIXTURE AND APPLIANCE REQUIREMENTS

3. ELECTRICAL REQUIREMENTS IN KITCHEN

4. ADDITIONAL CABINETRY AND SPACE PLANNING REQUIREMENTS

REFRIGERATOR

KITCHEN SINK

COOKTOP

MICROWAVE

BEDROOMS (B652:23 5.11)

REFER TO B652:23 5.11 BEDROOMS FOR ADDITIONAL REQUIREMENTS:

1. CLEAR SPACE AND TRANSFER SPACES AROUND BED

2. ELECTRICAL REQUIREMENTS IN BEDROOMS

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

CLOSETS (B652:23 5.13)

REFER TO B652:23 5.13 CLOSETS FOR ADDITIONAL REQUIREMENTS:

1. SHELVES, HANGING ROD HEIGHTS AND STORAGE REQUIREMENTS

WASHER AND DRYER

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

FLOOR PLAN GENERAL NOTES

1. MIN CEILING HEIGHTS AS PER OBC TABLE 9.5.3.1

BATHROOMS & HALLWAYS = 2100mm

BEDROOM = 2300mm (80%) 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 9.8.1(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.

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.
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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.)

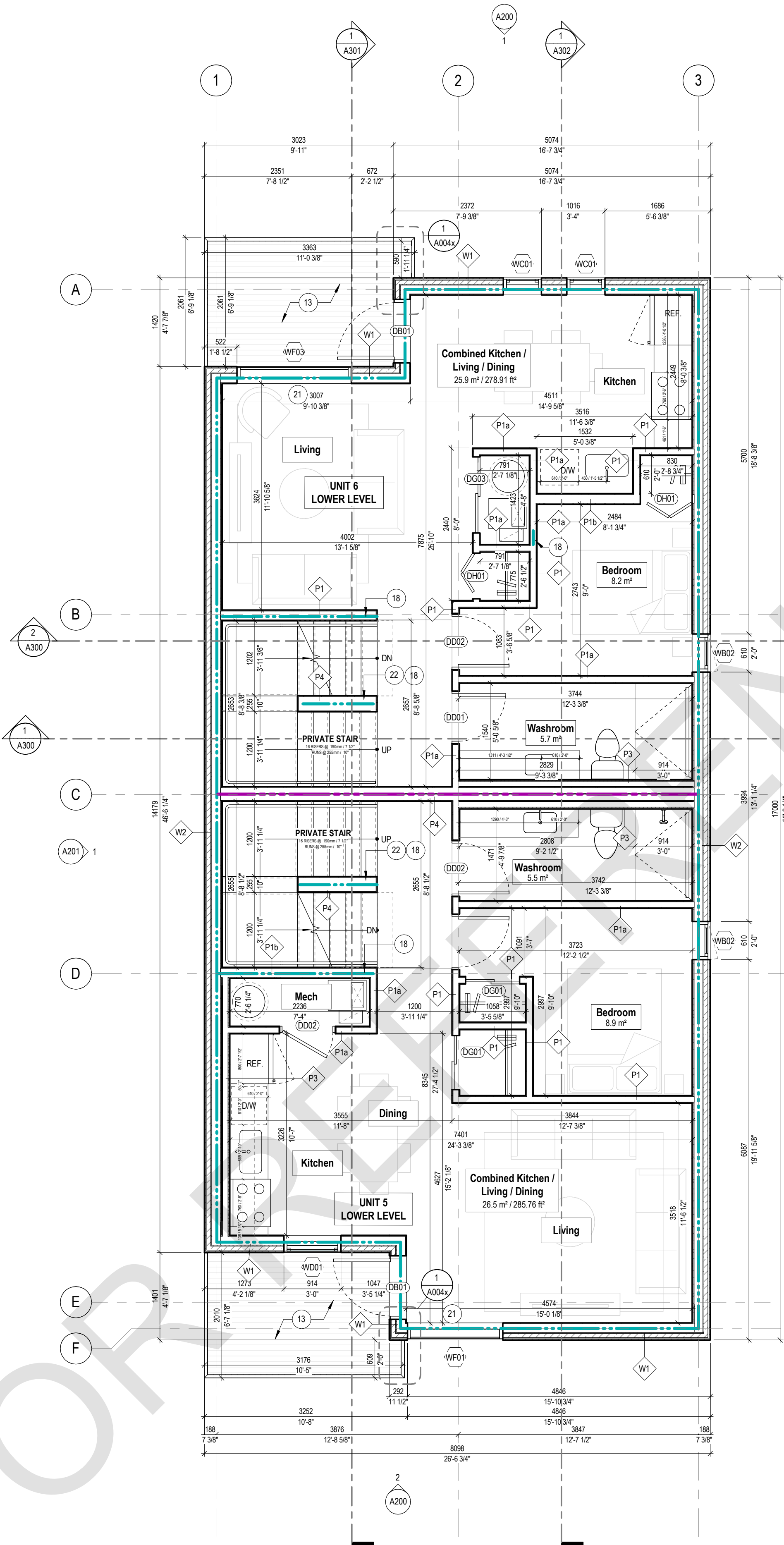
	1HR FRR
	45MIN FRR

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

1
A103
THIRD FLOOR PLAN
1 : 50



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

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

GENERAL NOTES

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

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

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

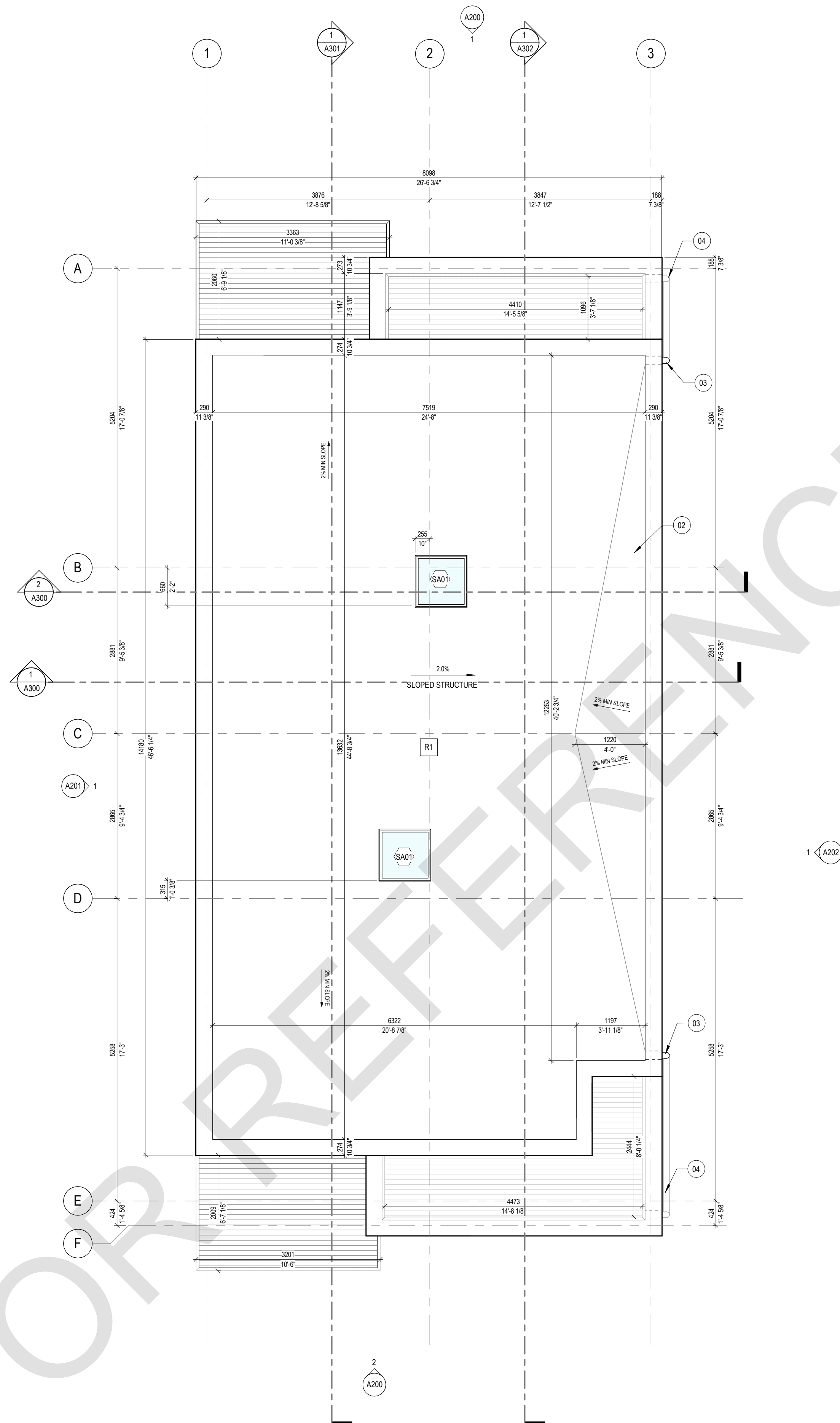
ROOF PLAN

PROJECT NO: 241058

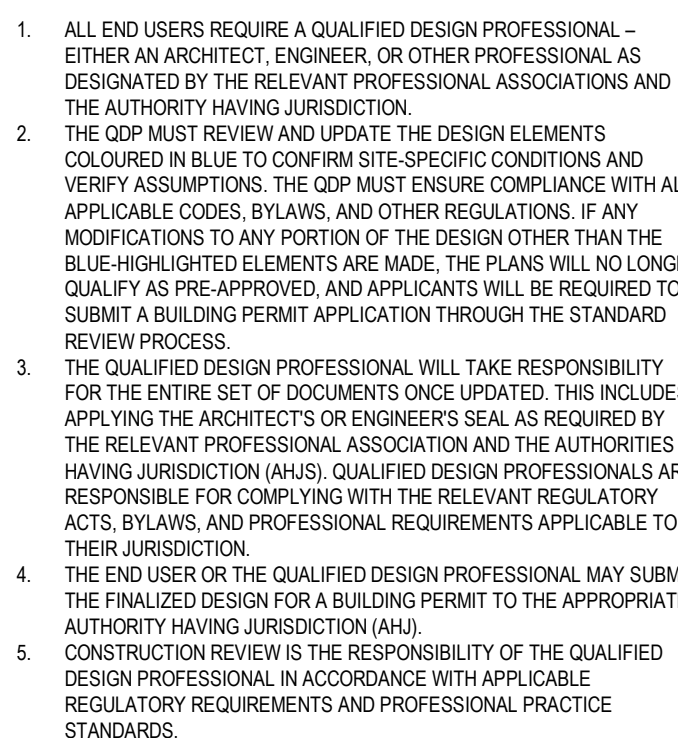
SCALE: 1 : 50

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



NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

SIXPLEX WIDE

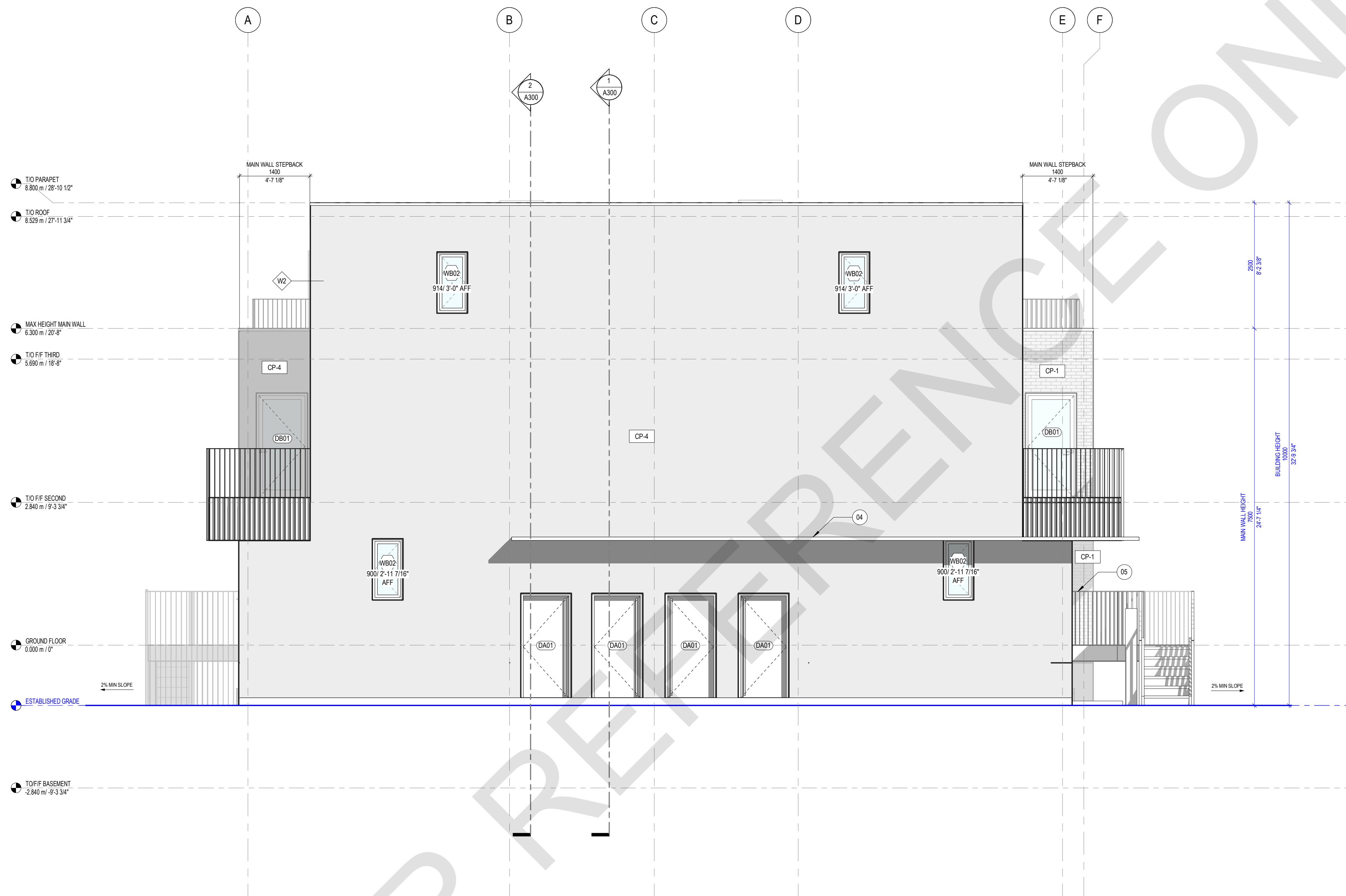
SHEET TITLE:
ELEVATIONS

PROJECT NO: 241051
SCALE: 1 : 50

SHEET NO:

A200

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

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

SIXPLEX WIDE

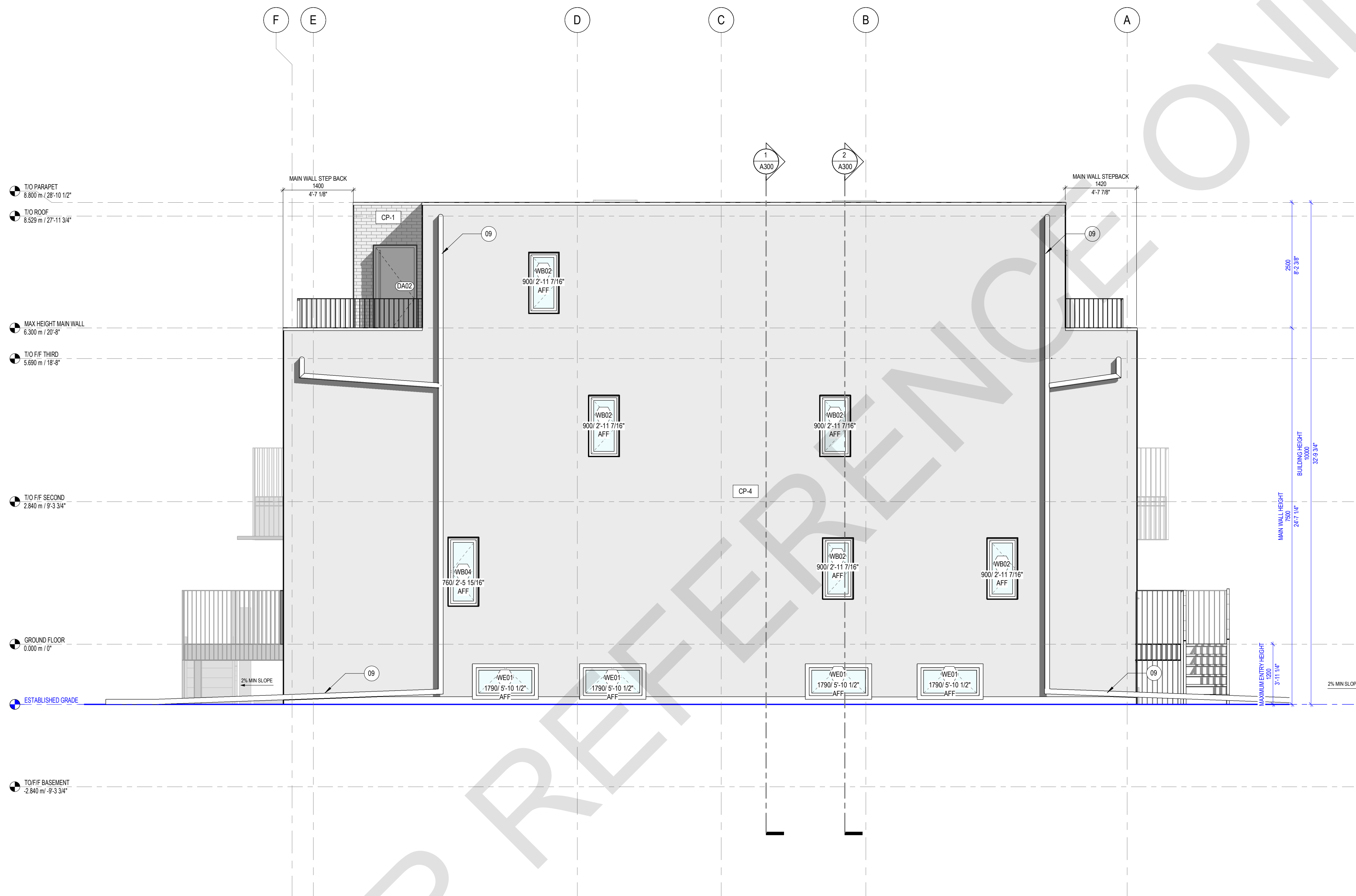
SHEET TITLE:
ELEVATIONS

PROJECT NO: 241051
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



1 BUILDING ELEVATION - SIDE 2
A202 1 : 50

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

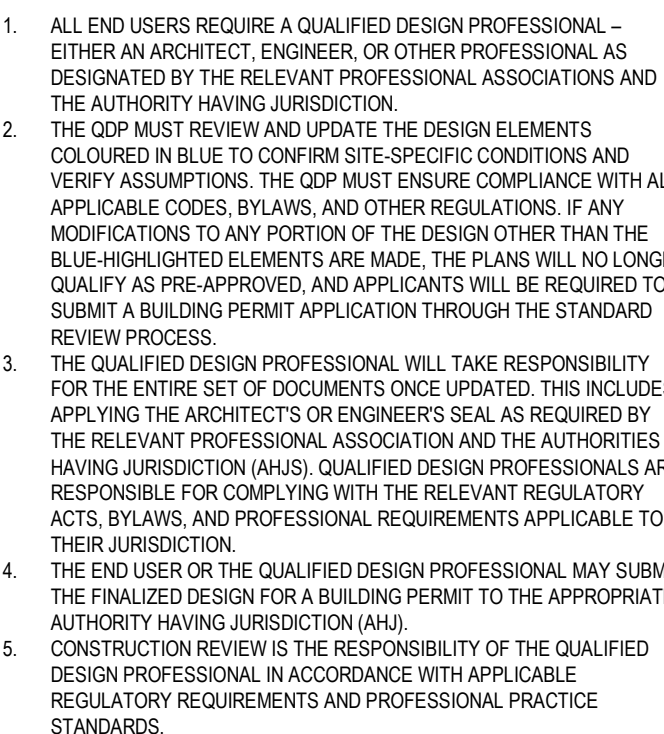
SIXPLEX WIDE

SHEET TITLE:
ELEVATIONS

PROJECT NO: 24105
SCALE: 1 : 50

SHEET NO:

A202

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT: City of Toronto - Multiplex

SIXPLEX WIDE

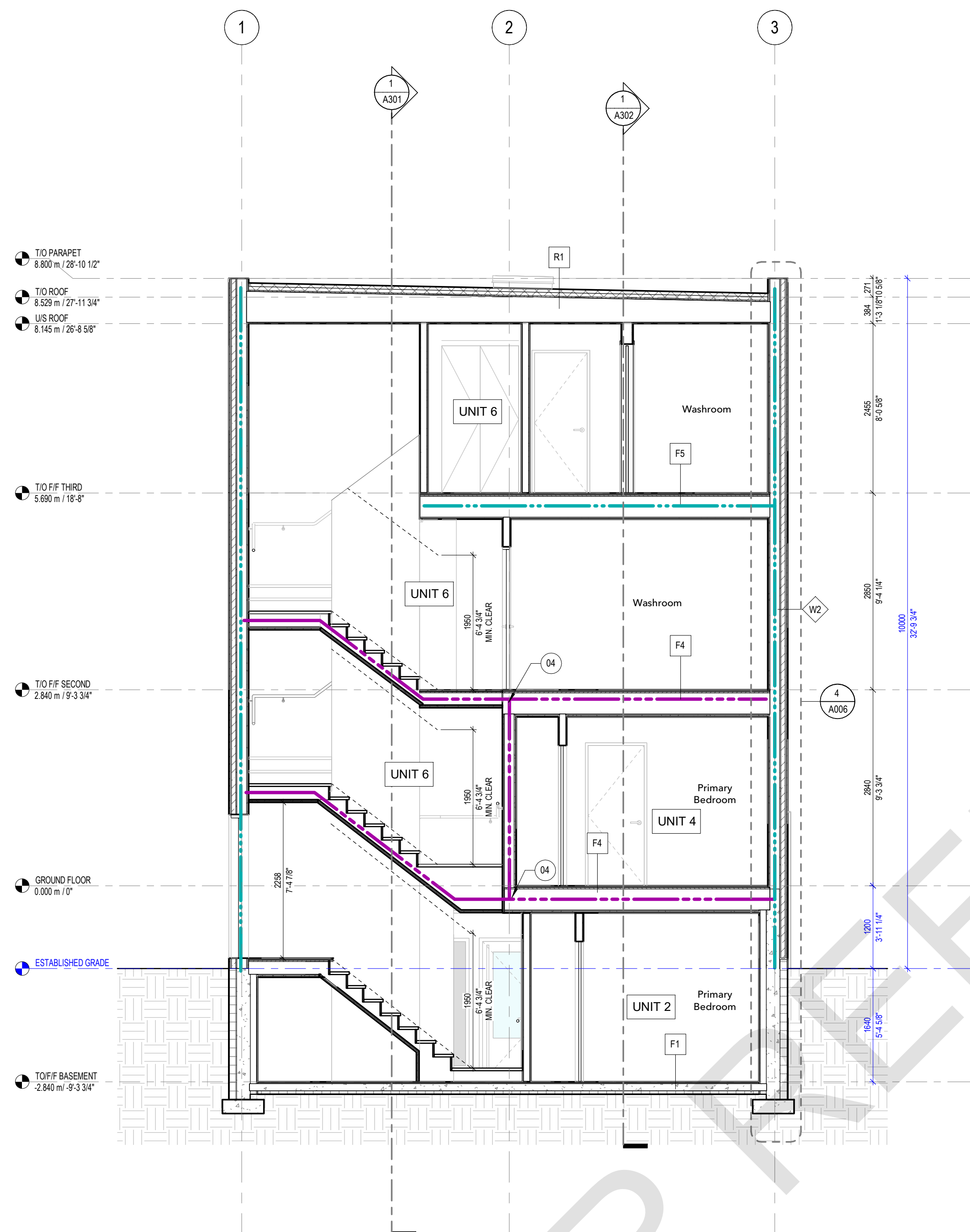
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SECTIONS

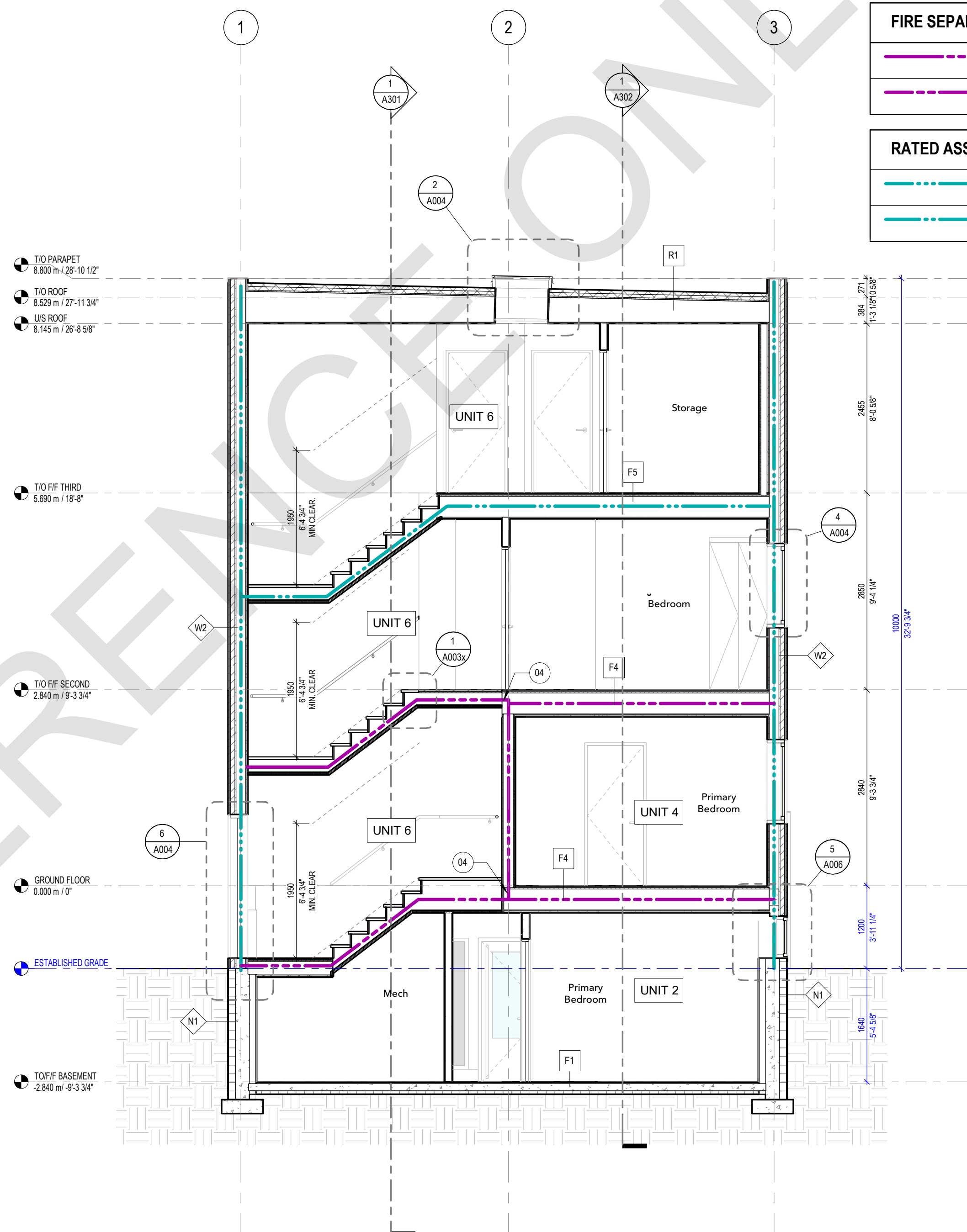
PROJECT NO: 24105
SCALE: 1 : 50

SHEET NO:

A300



1 BUILDING SECTION 1
A300 1 : 50



 BUILDING SECTION 2
1 : 50

SECTION KEYNOTES

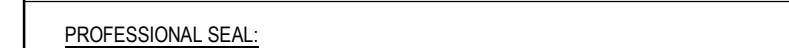
- 01 STRUCTURAL STEEL COLUMNS REFER TO STRUCTURAL
- 02 ALL FOUNDATION WALLS AND FOOTING SIZES VARIES. REFER TO STRUCT.
- 03 THICKENED SLAB. REFER TO STRUCT.
- 04 ALL WALL AND FLOOR ASSEMBLIES AT STAIRS AND LANDINGS REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE AND SMOKE AS PER CBC 3.10.9.2. REFER TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS.
- 05 CONTINUE FIRE SEPARATION THROUGH ROOF ASSEMBLY.

FIRE SEPARATION LEGEND (MIN. REQ.)

	1HR FIRE SEPARATION
	45MIN FIRE SEPARATION

RATED ASSEMBLIES LEGEND (MIN. REQ.)

	1HR FRR
	45MIN FRR



- 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 REVIEW AND APPROVE.
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 REVIEW AND APPROVE. THE GDD IS RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO THEIR DISCIPLINE.
4. THE END USER OR THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE AUTHORITY HAVING JURISDICTION TO REVIEW AND APPROVE.
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

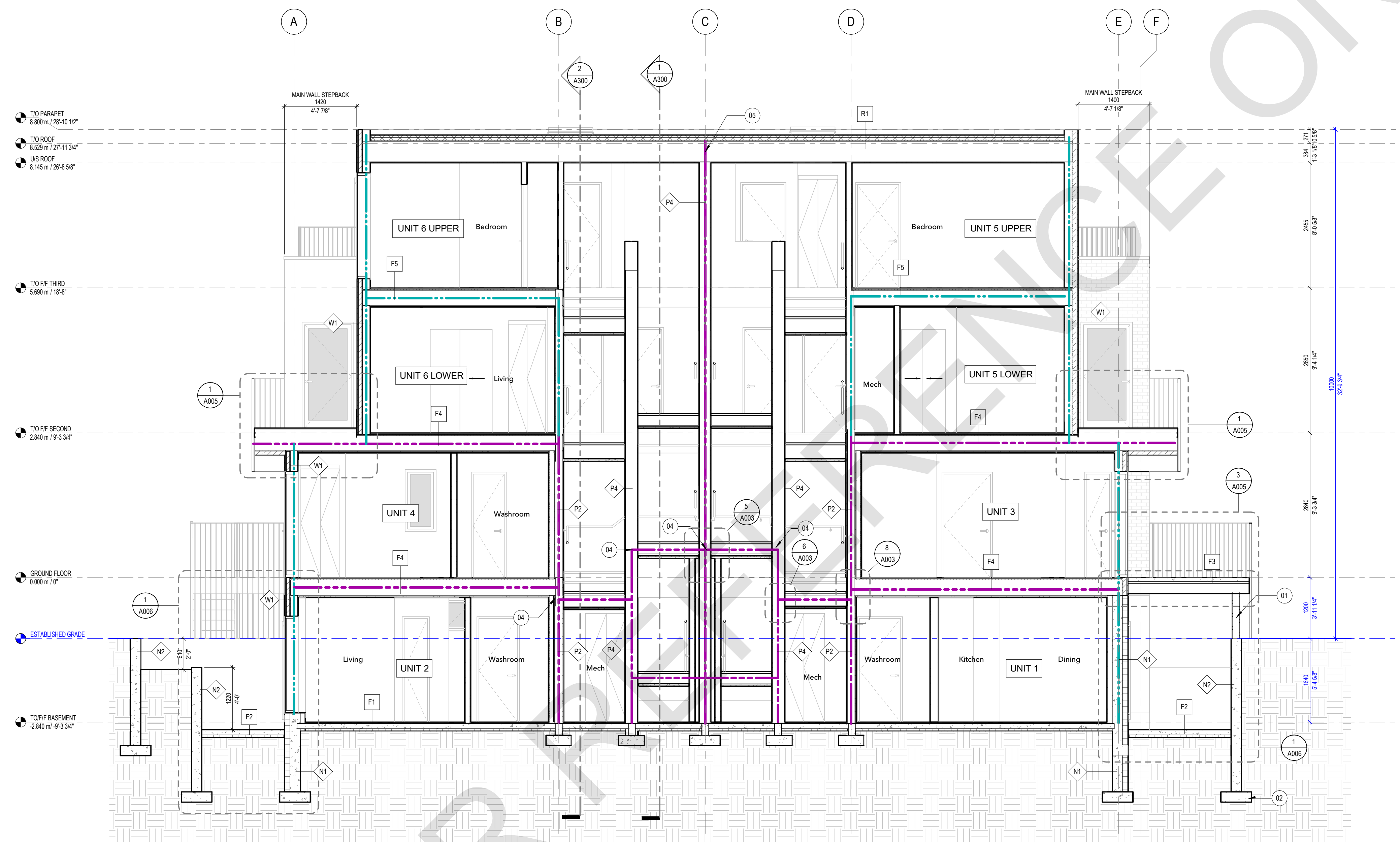
SECTIONS

PROJECT NO:

241058

SHEET NO:

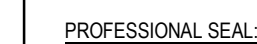
A301



1 BUILDING SECTION 3
A301 1 : 50

PROJECT NO:	241058
SCALE:	1 : 50

SHEET NO:



- 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 PERMITS. 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 AND ODP ARE 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
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

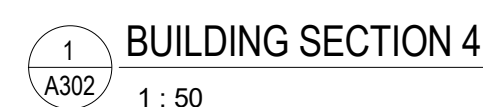
SECTIONS

PROJECT NO: 241058

SCALE: 1 : 50

SHEET NO:

A302



**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 BOARD OF REGULATION AND AUTHORITIES 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.

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NO.	DATE	DESCRIPTION
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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
 - 1.1. STRUCTURAL MEMBERS SHOWN ON THIS SET OF DRAWINGS HAVE BEEN DESIGNED TO RESIST PART 9 ENVIRONMENTAL DESIGN LOADS BASED ON WORST CASE WIND, SNOW AND SEISMIC VALUES FOR METROPOLITAN TORONTO LOCATIONS PER CBC 2024 S8.1 TABLE 2 - CLIMATE AND SEISMIC LOADS FOR PART 4 OF THE OBC WHERE DESIGN
 - 1.2. SIZING OF ENGINEERED LUMBER FRAMING, STEEL ELEMENTS, COLD FORMED STEEL FRAMING, REINFORCED CONCRETE FOUNDATION WALLS AND FOOTINGS HAS BEEN CALCULATED IN ACCORDANCE WITH PART 4 OF THE OBC WHERE DESIGN REQUIREMENTS EXCEEDS EXISTING CONDITIONS.
 - 1.3. LATERAL RESISTANCE TO WIND LOADS PROVIDED ARE PROVIDED BY BRACED WALL BANDS AND PANELS CALCULATED IN ACCORDANCE WITH OBC 9.23.13 AND WHERE ARCHITECTURAL DESIGN IMPERATIVES EXCEED THE LIMITS OF PART 9, SHEAR WALLS AND LATERAL RESISTING ELEMENTS WERE DESIGNED IN ACCORDANCE WITH PART 4 OF THE OBC USING LOADS GENERATED USING PART 4.
 - 1.4. ANY CHANGES TO FRAMING LAYOUT, ASSEMBLIES, MATERIALS, CONNECTIONS AND /OR LOCATION OF THE BUILDING OUTSIDE OF METROPOLITAN TORONTO (2026 BUILDING CODES) MUST BE CARRIED OUT BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - 1.5. FOUNDATION ELEMENTS HAVE BEEN DESIGNED USING AN ALLOWABLE SOIL BEARING VALUE OF 75 kPa.
 - 1.6. THE OWNER MUST CONFIRM THIS MINIMUM BEARING VALUE BY GEOTECHNICAL INVESTIGATION OR BY MEANS THAT IS IN ACCORDANCE WITH THAT APPROVED BY THE CITY OF TORONTO'S CHIEF BUILDING OFFICIAL.
 - 1.7. USE OF HIGHER ALLOWABLE SOIL BEARING VALUES TO OPTIMIZE FOOTING SIZES SHOWN ON THESE DRAWINGS MUST BE BASED ON FINDINGS AND RECOMMENDATIONS MADE BY A GEOTECHNICAL INVESTIGATION AND DESIGN REVISIONS CARRIED OUT BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - 1.8. THE OWNER MUST CONFIRM PRIOR TO CONSTRUCTION THAT PROPOSED EXCAVATIONS AND CONSTRUCTION OF FOUNDATIONS OR OTHER BUILDING ELEMENTS WILL BE ABOVE OR BELOW A 7:10 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:
 - 2.1. SNOW: 1.08 kPa.
 - 2.2. LIVE: 1.9 kPa RESIDENTIAL OCCUPANCY AND 4.8 kPa COMMON AND EGRESS AREAS.
 - 2.3. DEAD: 1.0 kPa (ROOF) AND 1.7 kPa (FLOORS) AND 1.7 kPa (EXTERIOR WALLS).
 - 2.4. WIND: 0.83 kPa FOR ULS AND 0.7 kPa FOR SLS FOR PART 4 SHEAR WALLS AND MOMENT RESISTING COLUMNS
 - 2.5. OVERLAP WINDING: 0.5 kPa
3. SUBMITTALS:
 - 3.1. SHOP DRAWINGS DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO OR SUPPLIER APPROVED BY THE CHIEF BUILDING OFFICIAL OF THE CITY OF TORONTO ARE REQUIRED FOR REVIEW AND APPROVAL BY THE PROJECT DESIGN PROFESSIONAL OF THE FOLLOWING ELEMENTS:
 - 3.2. ENGINEERED LUMBER ROOF AND FLOOR FRAMING FOR GRAVITY LOADS SHOWN ON THESE DRAWINGS.
 - 3.3. COLD FORMED STEEL (CFS) BEARING WALLS FOR GRAVITY, WIND, AND LATERAL FORCES SHOWN ON THESE DRAWING.
 - 3.4. MISCELLANEOUS METALS ITEMS SUCH AS EXTERIOR ENTRY STAIRS, EXTERIOR EGRESS STAIRS, GUARD RAILS AND OTHER LATERAL ELEMENTS SUPPORTING LIVE, SNOW OR WIND LOADS.
 - 3.5. GEOTECHNICAL ENGINEERING REPORTS AS REQUIRED.
 - 3.6. CONFIRMATION THAT BUILDING FOUNDATIONS, SHORING AND EXCAVATIONS DO NOT ENROACH ON SAFE ANGLE OF REPOSE TO ADJACENT BUILDING OR STRUCTURE FOUNDATIONS.
 - 3.7. RESERVED.
4. GENERAL
 - 4.1. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2024, O.R.G. 163/24 AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
 - 4.2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
 - 4.3. BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE APPROVED DESIGN PROFESSIONAL. DO NOT SCALE THE DRAWINGS.
 - 4.4. REFER TO THE ARCHITECTURAL AND OTHER DRAWINGS FOR LOCATIONS AND DIMENSIONING OF OPENINGS AND SLEEVES NOT SHOWN ON THE STRUCTURAL DRAWINGS. ASSUME TYPICAL DETAILS APPLY, HOWEVER, OBTAIN THE APPROVED DESIGN PROFESSIONAL'S PRIOR APPROVAL BEFORE INSTALLING OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
 - 4.5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PITS, BASES, SUMP, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS. ADJUST UNDERSIDE PROFILES OF FOOTINGS AS REQUIRED TO AVOID UNDERMINING THE FOOTINGS AND FOUNDATIONS.
 - 4.6. HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
 - 4.7. TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
 - 4.8. CONTRACTOR TO PROVIDE AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY WORKS.
 - 4.9. THE INFORMATION SHOWN ON STRUCTURAL DRAWINGS REPRESENT THE BUILDING IN ITS FINISHED STATE. CONTRACTOR TO BE RESPONSIBLE FOR 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
 - 5.1. THE BUILDING IS DESIGNATED AS BELONGING TO THE NORMAL IMPORTANCE CATEGORY, AS DEFINED IN THE OBC 2024, S8.1 TABLE 2 - CLIMATE AND SEISMIC LOADS FOR PART 4 OF THE OBC WHERE DESIGN.
 - 5.2. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.3.
 - 5.3. ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.
 - 5.4. LATERAL FORCES ON STRUCTURAL FRAME
 - 5.5. LATERAL RESISTANCE TO WIND LOADS FOR 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.
 - 5.6. THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
 - 5.7. WIND:
 - 5.8. THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON AN HOURLY WIND PRESSURE OF 0.47 kPa (BASED ON 150 YEAR RETURN FOR SCARBOROUGH).
 - 5.9. EXPOSURE CONDITION: ROUGH TERRAIN.
 - 5.10. THE IMPORTANCE CATEGORY WIND DESIGN IS 1.0. FOR DEFLECTION ANALYSIS, THE FACTOR IS 0.75.
 - 5.11. WHERE OBC 9.23.13.1 WAS NOT APPLICABLE THE DESIGN WIND FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2024 AND WITH THE "STATIC" PROCEDURE DESCRIBED IN THE USER'S GUIDE - NBC 2020 - STRUCTURAL COMMENTARIES (PART 4).
 - 5.8. LATERAL FORCES ON FOUNDATION WALLS
 - 5.9. WALLS RETAINING EARTH ARE DESIGNED TO SAFELY WITHSTAND A HORIZONTAL PRESSURE AT ANY DEPTH (h) GIVEN BY THE EXPRESSION:
$$P = K \cdot \gamma \cdot h^2 \cdot c$$
 WHERE
K IS THE LATERAL EARTH PRESSURE COEFFICIENT
P IS THE PRESSURE EXERTED HORIZONTALLY
h IS THE DEPTH BELOW GRADE
γ IS THE UNIT WEIGHT OF SOIL
c IS THE SURCHARGE ON THE GROUND SURFACE
 - 5.12. THE WALLS HAVE BEEN DESIGNED ASSUMING THAT THERE IS FREE-DRAINAGE BACKFILL, OR THAT OTHER PROVISIONS HAVE BEEN MADE, SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.
 - 5.13. IN ACCORDANCE WITH OBC C9.4.4.6, THE WALLS HAVE BEEN DESIGNED USING K=0.83, AND γ=21 kn/m3.
- 5.8. SNOW LOADS ON ROOF:
 - 5.9. THE ROOFS HAVE BEEN DESIGNED WITH Ss = 1.2 kPa AND Sr = 0.4 kPa.
 - 5.10. THE IMPORTANCE FACTOR, IS, IS 1.0 FOR ULS AND 0.9 FOR SLS.
- 5.8. LIVE AND OTHER LOADS
 - 5.9. SEE NOTES BELOW FLOOR PLANS.
 - 5.10. IN THE DESIGN OF COLUMNS, WALLS, BEAMS, FLAT SLABS ETC, THE INDICATED LIVE LOADS HAVE NOT BEEN REDUCED AS PER TRIBUTARY AREA CONSIDERATIONS OF THE ONTARIO BUILDING CODE.
 - 5.11. FUTURE EXTENSIONS
 - 5.12. THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS.

- 6. CONCRETE
- 6.1. MATERIALS
 - 6.1.1. CONCRETE
 - 6.1.1.1. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS RATIO AND AIR CONTENT:
 - 6.1.1.2. FOR NORMALLY UNREINFORCED CONCRETE: CONFORM TO THE REQUIREMENTS OF CSA STANDARD A438 (LATEST VERSION) AND THE FOLLOWING FOR STRENGTH, SLUMP, WATER-TO-CEMENTING MATERIALS RATIO AND AIR CONTENT, INCLUDING THE FOLLOWING:
 - 6.1.1.2.1. CONCRETE STRENGTH 50 MPa, INCREASE TO
 - 6.1.1.2.2. 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK.
 - 6.1.1.2.3. 25 MPa FOR INTERIOR SLABS ON GRADE, UNLESS DAMP PROOFING IS PROVIDED (0.15 mm POLYETHYLENE BELOW THE EXTERIOR).
 - 6.1.1.2.4. AIR CONTENT OF 5%-8% WHERE EXPOSED TO FREEZE-THAW, REDUCE TO 3%-6% FOR FOOTINGS.
 - 6.1.1.2.5. MAXIMUM SLUMP OF 100 mm, INCREASE TO 150mm FOR CONVENTIONAL FOUNDATIONS.
 - 6.1.1.3. NOMINAL MAX 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.
 - 6.1.1.3.1. WHERE AGGREGATES SMALLER THAN 14 mm ARE USED, INCREASE AIR CONTENT BY 1%.
 - 6.1.1.3.2. REINFORCED CONCRETE EXPOSED TO DE-ICING CHEMICALS TO HAVE DCl CORROSION INHIBITOR @ 111cu.m.
 - 6.1.1.3.3. DOSAGE OR APPROVED EQUIVALENT
 - 6.1.1.3.4. MAX. 25kg CEMENT/cu.m.
 - 6.1.2. REINFORCEMENT
 - 6.1.2.1. CONFORM TO THE REQUIREMENTS OF CSA G30.18 FOR CARBON STEEL REINFORCING BARS
 - 6.1.2.2. CONFORM TO THE REQUIREMENTS OF ASTM A1064/1064M FOR WELDED WIRE FABRIC.
 - 6.1.2.3. REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH Y = 400 MPa, AND WELDED WIRE FABRIC SHALL HAVE A MINIMUM YIELD STRENGTH OF Y = 586 MPa, SUPPLY IN FLAT SHEETS.
 - 6.1.2.4. WHERE WELDING OF REBAR IS INDICATED, WELDABLE GRADE REBAR SHALL BE USED.
- 6.2. EXECUTION
- 6.2.1. CONCRETE AND REINFORCEMENT
 - 6.2.1.1. PROVIDE DOWN TO WALLS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED OTHERWISE.
 - 6.2.1.2. CONSTRUCTION JOINTS:
 - 6.2.1.2.1. VERTICAL CONSTRUCTION JOINTS MAY BE MADE ONLY AT MID-SPAN OF BEAMS, JOISTS, AND SLABS UNLESS OTHERWISE SHOWN OR DIRECTED AND THEIR LOCATION SHALL BE REVIEWED BY THE CONSULTANT.
 - 6.2.1.2.2. PROVIDE 360° KEYS AT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
 - 6.2.1.2.3. NO SLEEVES TO BE PLACED VERTICALLY OR HORIZONTALLY THROUGH BEAMS WITHOUT BEING REVIEWED BY THE CONSULTANT.
 - 6.2.1.2.4. WELDING OF REBAR SHALL BE DONE IN ACCORDANCE WITH CSA W186.
 - 6.2.1.3. CONCRETE COVER TO REINFORCEMENT:
 - 6.2.1.3.1. CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.1 (LATEST VERSION) FOR COVER TO REINFORCEMENT.
 - 6.2.1.3.2. ADDITIONAL COVER REQUIREMENTS AS APPLICABLE:
 - 6.2.1.3.3. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
 - 6.2.1.3.4. 30M BARS AND SMALLER: 75mm
 - 6.2.1.3.5. CONCRETE EX

7.1.4. WELDS - CONFORM WITH CSA W59-03

7.1.5. ANCHOR BOLTS - CONFORM TO THE REQUIREMENTS OF CSA 400.21 GRADE 300W UNLESS NOTED OTHERWISE.

7.1.6. ALL OTHER - CONFORM TO THE REQUIREMENTS OF CSA 400.21 GRADE 300W

7.1.7. MINIMUM GRADE PAINT PROTECTION, IN ACCORDANCE WITH DISC/CPMA 1-75a. A QUICK-DRYING ONE COAT PAINT FOR USE ON STRUCTURAL STEEL.

7.2. EXECUTION

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

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

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

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

7.2.5. PROVIDE FIELD WIND STIFFENERS AT ALL BEAM BEARING ON COLUMNS AND ALL BEAMS SUPPORTING COLUMNS.

7.2.6. WIND STIFFENERS SHALL BE OF THE SAME SIZE AND THICKNESS AS THE COLUMN FLANGES AND SHALL ALIGN WITH THE FLANGES OF THE SUPPORTING COLUMN.

7.2.7. DO NOT CUT OR WEAR STRUCTURED 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 MUST HAVE A MINIMUM OF TWO BOLTS.

7.2.8. 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.

7.2.9. STEEL SUPPLIER TO DESIGN CONNECTIONS OF SINGLE ANGLE MEMBERS FOR THE FORCES SHOWN OR IMPLIED IN THE DRAWINGS, SUCH THAT CONNECTIONS ARE MADE TO THE SAME LEG EACH END BY WELDING OR WITH A MINIMUM OF TWO BOLTS.

7.2.10. ALL STRUCTURAL STEEL LOCATED OUTSIDE OF THE BUILDING ENVELOPE OR EXPOSED TO HIGH HUMIDITY OR MOISTURE SHALL BE FULLY GALVANIZED IN ACCORDANCE WITH CSA G184.

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

7.2.12. PROVIDE AN EPOXY/URETHANE COATING TO ALL STEEL EXCEEDING BELOW GRADE, INCLUDING IF STEEL IS ENCASED IN CONCRETE.

8. LIGHTWEIGHT STEEL FRAMING SYSTEM

8.1. MATERIALS

8.1.1. CONFORM TO THE REQUIREMENTS OF CSA-S136.

8.1.2. STEEL SHALL MEET THE REQUIREMENTS OF CAN/CSA-S136 WITH A MINIMUM YIELD STRENGTH OF 225 MPa FOR MATERIAL 1.2mm THICK AND THINNER AND 345 MPa FOR MATERIAL 1.4mm AND THICKER.

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

8.1.3.1. MINIMUM COATING OF Z190 GALVANIZING IN ACCORDANCE WITH ASTM-A653/A653M FOR EXTERIOR BUILDING ENVELOPE GALVANIZING.

8.1.3.2. MINIMUM Z275 GALVANIZING CONFORM FOR STEEL STUD/BURCK VENER ASSEMBLIES.

8.1.4. BOLTS, NUTS AND WASHERS - ASTM A307 OR ASTM F1512, HOT-DIP GALVANIZED WHERE EXPOSED TO CORROSION POTENTIAL.

8.1.5. SHEET METAL SCREWS AND CONCRETE ANCHORS - MINIMUM 0.008mm COATING OF ZINC.

8.1.6. USE ZINC RICH PAINT COMPOUND CAN/CSA-1181 FOR TOUCHING UP WELDS AND DAMAGED METALLIC COATINGS.

8.1.7. MINIMUM PLATE DESIGN THICKNESSES, EXCLUSIVE OF COATING:

8.1.7.1. MEMBER DEPTH 152mm OR LESS - 0.87mm

8.1.7.2. MEMBER DEPTH 203mm - 1.148mm

8.1.7.3. MEMBER DEPTH 254mm - 1.438mm

8.1.7.4. MEMBER DEPTH 305mm OR MORE - 1.818mm

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

8.1.7.6. CLIP ANGLES - 1.381mm FOR STUDS, 1.703mm FOR JOISTS

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

8.2. DESIGN AND EXECUTION

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

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

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

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

8.2.5. PROVIDE HORIZONTAL BRIDGING SPACES AT NOT MORE THAN 1200mm FOR STUDS.

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

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

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

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

8.2.10. PROVIDE FIELD REVIEW REPORTS BEARING THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER FOR MECHANICAL AND ELECTRICAL. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS.

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

9. 060000 WOOD

9.1. MATERIALS

9.1.1. SAWN LUMBER

9.1.1.1. CONFORM TO THE REQUIREMENTS OF CSA-O141

9.1.1.2. SPECIES - SPRUCE-PINE-FIR

9.1.1.3. GRADE - NO.1/NC2

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

9.1.2. PLYWOOD SHEATHING

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

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

9.1.3. WOOD JOISTS

9.1.3.1. JOISTS MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS AND BE IN CONFORMANCE WITH CSA O80 AND O325

9.1.4. LAMINATED VENEER LUMBER (LVL)

9.1.4.1. MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O80

9.1.4.2. BENDING MEMBERS PROPERTIES - $E = 2.0 \times 10^6 \text{ psi}$, $F_b = 4,805 \text{ psi}$

9.1.4.3. LAMINATED STRAND LUMBER (LSL)

9.1.4.1. MUST MEET OR EXCEED THE DESIGN REQUIREMENTS SHOWN ON THE STRUCTURAL DRAWINGS, BE IN CONFORMANCE WITH CSA O80

9.1.4.2. BENDING MEMBERS PROPERTIES - $E = 1.3 \times 10^6 \text{ psi}$, $F_b = 3,140 \text{ psi}$ OR $E = 1.55 \times 10^6 \text{ psi}$, $F_b = 4,295 \text{ psi}$

9.1.4.3. COMPRESSION MEMBERS PROPERTIES - $E = 1.3 \times 10^6 \text{ psi}$, $F_c = 3,140 \text{ psi}$, $F_{cl} = 2,235 \text{ psi}$

9.2. CONNECTIONS

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

9.2.2. NAILS ARE TO BE COMMON STEEL WIRE NAILS CONFORMING TO THE REQUIREMENTS OF ASTM F1967 OR CSA B111. NAILS SHALL HAVE A MINIMUM DIAMETER (CORRESPONDING TO NAIL LENGTH) AS FOLLOWS: 2.87mm (FOR 67mm-214" LONG NAILS); 3.25mm (64mm-212" LONG); 3.66mm (76mm-314" LONG); 4.88mm (102mm-144" LONG).

9.2.2.1. SUBSTITUTION OF THE ABOVE-SPECIFIED NAIL DIAMETERS IS SUBJECT TO APPROVAL BY THE ENGINEER. FOR PART 9 PERMITS, NAIL SUBSTITUTION MAY BE PERFORMED IN ACCORDANCE WITH CL. A.9.2.3.1. (2) IN THE APPENDIX OF NBCC 2020.

9.2.3. WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.61. REFER TO CSA O80 FOR DIAMETER AND MINIMUM YIELD STRENGTH INFORMATION.

9.2.4. ALL NAILS AND SCREWS USED IN EXTERIOR APPLICATION OR USED WITH PRESERVATIVE TREATED WOOD SHALL BE APPROPRIATELY COATED WITH A PROTECTIVE COATING COMPATIBLE WITH THE WOOD PRESERVATIVE TREATMENT.

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

9.2.6. LAG SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B182.1

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

9.2.8. ALL LAG BOLTS SHALL HAVE SHARP THREADS FOR AT LEAST ONE-HALF THE TOTAL BOLT LENGTH, UP TO 152 mm (6")

9.2.9. THE SUPPORT SURFACE, THAT THE HANGERS ARE USED, THEY MUST ADEQUATELY SUPPORT THE FULL SHEAR CAPACITY OF THE MEMBER, UNLESS NOTED OTHERWISE.

9.2.10. UNLESS OTHERWISE APPROVED BY THE APPROVED DESIGN PROFESSIONAL, ALL NAILS ARE TO HAVE FULL ROUND HEADS, CLIPPED HEAD NAILS ARE NOT ACCEPTABLE. NAILS ARE TO BE DRIVEN FLUSH; DO NOT OVERDRIVE NAILS.

9.2.11. 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

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

9.2.2. MORE THAN ONE COAT OF PAINT THAT WILL PASS A 14mm (1/2") WATERPROOFING IS COMPLETELY ENOUGH TO PROTECT SURFACES THAT ARE TO RECEIVE FINISH MATERIALS REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT FOR THE FINISH SPECIFIED.

9.2.3. PRESERVATIVE TREATED WOOD SHALL BE PRESERVATIVE TREATED TO A MINIMUM OF 2 INCHES (50.8 mm) 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.

9.2.4. ALL JOISTS, LINTELS AND BUILT-UP BEAMS COMPRSED OF 2-BY-1" 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.

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

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

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

10. FOUNDATIONS

10.1. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL, CAPABLE OF SAFELY SUSTAINING AN ULTIMATE BEARING VALUE OF 125 kPa AND AN ALLOWABLE BEARING VALUE OF 75 kPa.

10.2. FOUND FOOTINGS EXPOSED TO FREEZING BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR, BUT A MINIMUM OF 100 mm BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER.

10.3. THE LINE OF SOLE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPED FOOTINGS SHALL NOT EXCEED A RISE OF 1 IN A RUN OF 10. AT STEPS CONSTRUCT LOWER FOOTINGS PRIOR TO CONSTRUCTING HIGHER FOOTINGS.

10.4

ABBREVIATIONS

TD0011

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

FOOTING ADJACENT TO EXCAVATION

TD3101

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

RELATION TO ADJACENT FOOTINGS AND EXCAVATIONS

RELATION TO SERVICES

NOTES:

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

SUMP PITS AND TRENCHES

TD0322

SUMP PIT NOTES:

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

ABBREVIATIONS

TD0302

LL	= LIVE LOAD
LG	= LONG
LLV	= LONG LEG VERTICAL
LLH	= LONG LEG HORIZONTAL
LW	= LIGHT-WOOD WALL
MC, M	= MOMENT CONNECTION
MECH	= MECHANICAL
MEW	= MIDDLE EACH WAY
MEZZ	= MEZZAINE
MID	= MIDDLE
MISC	= MISCELLANEOUS
ML	= MIDDLE LAYER
mm	= MILLIMETRE
MOM	= MOMENT
m	= METRE, METRIC
MPa	= MEGAPASCAL
MW	= MASONRY WALL
MF	= FACTORED MOMENT
MR, My	= FACTORED MOMENT ABOUT X-AXIS OR Y-AXIS, kNm
MFW	= MASONRY FOUNDATION WALL
MRW	= MASONRY RETAINING WALL
N	= NETWORKS
NF	= NEAR FACE
NIC	= NOT IN CONTRACT
NLT	= NAIL LAMINATED TIMBER
NLS	= NORTH SOUTH
NTS	= NOT TO SCALE
OF	= OUTSIDE FACE
OWSJ	= OPEN WEB STEEL JOISTS
OPEN	= OPENING
PL	= PLATE
PC	= PRECAST
PROJ	= PROJECTION
R	= REACTION
RAD	= RADIUS
REF	= REFERENCE
REINF	= REINFORCE, REINFORCEMENT
REQ'D	= REQUIRED
REV	= REVISION, REVISED
RF	= FACTORED REACTION FORCE, kN
rw, RW	= REINFORCED WITH
RW	= RETAINING WALL
SECT	= SECTION
SOF	= STEP DOWN FOOTING

SIM	= SIMILAR
SI	= STRUCTURALLY INSULATED PANEL
SL	= SNOW LOAD
SOG	= SLAB ON GRADE
SPECS	= SPECIFICATIONS
SO	= SQUARE
STD	= STANDARD
STRUCT	= STRUCTURAL
SW	= SHEAR WALL OR STUD WALL
T	= TOP
TD	= TYPICAL DETAIL
TDL	= TENSION DEVELOPMENT LENGTH, mm
T/O, TOS	= TOP OF SLAB
TEN	= TENSION
TEW	= TOP EACH WAY
TMF	= FACTORED TORSIONAL MOMENT, kNm
TF	= FACTORED TENSION FORCE, kN
THE JOIST	= THE JOIST
TLL	= TOP LOWER LAYER
TUL	= TOP UPPER LAYER
TEMP	= TEMPERATURE
TLS	= TENSION LAP SPICE, mm
TYP	= TYPICAL
UL	= UPPER LAYER
UN, UNO	= UNLESS NOTED OTHERWISE
UIS	= UNDERSIDE
VI	= FACTORED SHEAR OR VERTICAL, kN
V, VERT	= VERTICAL
V, V F	= VERTICAL, EACH FACE
VB	= VERTICAL BRACED/RACING
VSC	= VERTICALLY SLOTTED CONNECTION
WPL	= WALL PLATE
WW	= WOOD WALL
WWF	= WELDED WIRE FABRIC
WWM	= WELDED WIRE MESH
W, w	= WITH
wD, wL	= UNIFORMLY DISTRIBUTED LOADS

WALL FOOTINGS

TD3104

The figure contains several technical drawings for wall footings:

- STRIP FOOTINGS FOR CONCRETE WALLS:** A cross-section showing a concrete wall on a strip footing. It includes reinforcement details: 100 MIN. TYP. U/LIN, 1-15M CONT., and 250 TYP. U/LIN. A note states: "PROVIDE VERTICAL DOWELS TO MATCH VERTICAL WALL REINFORCING".
- STRIP FOOTING FOR ALL LOAD BEARING MASONRY WALLS:** A cross-section showing a masonry wall on a strip footing. It includes reinforcement details: 100 TYP. U/LIN, 250 TYP. U/LIN, and 2-15M CONT. A note states: "DOWEL TO MATCH VERT. REINF. IN WALL".
- Typical Stepping Detail for Strip Footings:** A plan view showing a stepped footing. It includes dimensions: 600 MIN., 800 MIN., and 10. A note states: "IF TOTAL HEIGHT OF STEPPING 'D' EXCEEDS 2000, PROVIDE INTERMEDIATE HORIZONTAL SECTIONS WITH A MINIMUM HORIZONTAL LENGTH OF 1200 BETWEEN STEPPED FOOTINGS".
- PIPES CROSSING BENEATH CONT. WALL FOOTINGS:** A cross-section showing a wall footing over a pipe. It includes dimensions: 100mm, 150mm, and 100mm. A note states: "PROVIDE PVC SLEEVE, ID 100mm LARGER THAN SERVICE PIPE, FILL GAP WITH FIBERGLASS, WRAP WITH GEOTEXTILE TO PREVENT FINE SOIL FROM ENTERING".

SLAB ON GRADE - JOINTS, STEPS, SAWCUTS

TD0320

The figure contains several technical drawings for slab on grade:

- CONSTRUCTION JOINT:** A cross-section showing a construction joint between two pours. It includes dimensions: 300, 150, 750 MAX., and 1-15M T&B. A note states: "REIN. - SEE PLAN".
- STEPS UP TO 750:** A cross-section showing a step in the slab. It includes dimensions: 300, 150, 750 MAX., and 1-15M T&B. A note states: "REIN. - SEE PLAN".
- STEPS OVER 750 BUT NOT GREATER THAN 2000:** A cross-section showing a step in the slab. It includes dimensions: 300, 150, 750 MAX., and 1-15M T&B. A note states: "REIN. - SEE PLAN".
- SAWCUT @ 25 TIMES SLAB THICKNESS MAX. AND LESS THAN 4500 o/c:** A cross-section showing a sawcut in the slab. It includes dimensions: 25, 150, and 1-15M T&B. A note states: "REIN. AT MID DEPTH. SEE PLAN (DO NOT CUT)".
- ISOLATION JOINT AROUND COLUMN:** A plan view showing an isolation joint around a column. It includes dimensions: 300, 150, and 1-15M T&B. A note states: "POUR CONCRETE MIN. 7 DAYS AFTER POURING SURROUNDING SLAB".
- SAWCUTS AT COLUMN:** A plan view showing sawcuts at a column. It includes dimensions: 300, 150, and 1-15M T&B. A note states: "EXTEND SAWCUT AS CLOSE AS PRACTICAL WITHOUT MARRING COLUMN".



PROFESSIONAL SEAL

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

QUALIFIED DESIGN PROFESSIONAL (QDP)

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

[illegible]

PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

GENERAL NOTES AND TYPICAL DETAILS

PROJECT NO:

SCALE: N.T.S

SHEET NO:

S-001

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 –
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- 2 THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE
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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
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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
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

GENERAL NOTES AND TYPICAL DETAILS

PROJECT NO:

SCALE: N.T.S

SHEET NO:

S-002

ANCHOR RODS AND BASEPLATES FOR GRAVITY COLUMNS NOTES: - THE BASE PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE COLUMN WEB, OR TO THE LONG DIMENSION OF THE COLUMN. - IF THE COLUMN IS SQUARE OR ROUND, THE DIMENSION GIVEN FIRST IS PARALLEL TO THE NORTH-SOUTH AXIS. - TYPICAL MINIMUM EDGE DISTANCE 'x' FROM CENTRE OF HOLE TO EDGE OF THE PLATE TO BE 1.2 x HOLE DIAMETER AT ROLLED, SAWN OR CUT EDGES, AND 1.6 x HOLE DIAMETER AT SHEARED EDGES. - CONNECT COLUMN TO THE BASE PLATE FOR BASE REACTIONS NOTED IN THE COLUMN SCHEDULE. IF NONE SPECIFIED, FIT COLUMN TO BEAR AND WELD FOR A SHEAR FORCE EQUAL TO 2% OF THE FACTORED AXIAL LOAD. - REFER TO TABLE BELOW FOR MAXIMUM ANCHOR ROD HOLE SIZES AND MINIMUM PLATE WASHER SIZES. REFER TO PROJECT SPECIFIC DETAILS FOR WELD WASHERS AT BRACE OR FRAME LOCATIONS. - CIRCULAR (DIAMETER) OR SQUARE (SIDE) WASHERS MEETING THE MIN. WASHER SIZE ARE ACCEPTABLE. - DO NOT WELD WASHERS TO THE BASE PLATE UNLESS NOTED OTHERWISE. - FOR 1" DIAMETER ANCHOR RODS, 20mm DIAMETER HOLES MAY BE USED WITH ASTM A307 WASHERS IN PLACE OF FABRICATED PLATE WASHERS. <table border="1"> <thead> <tr> <th>ANCHOR ROD DIAMETER (in.)</th> <th>MAX HOLE DIAMETER</th> <th>MIN. WASHER SIZE</th> <th>MIN. WASHER THICKNESS (1554 Gr.36)</th> <th>MIN. WASHER THICKNESS (1554 Gr.55)</th> </tr> </thead> <tbody> <tr> <td>1"</td> <td>33</td> <td>51</td> <td>5.4</td> <td>7.9</td> </tr> <tr> <td>1 1/2"</td> <td>40</td> <td>64</td> <td>7.9</td> <td>7.9</td> </tr> <tr> <td>1 3/4"</td> <td>46</td> <td>76</td> <td>9.5</td> <td>9.5</td> </tr> <tr> <td>1 7/8"</td> <td>52</td> <td>89</td> <td>13</td> <td>13</td> </tr> <tr> <td>2"</td> <td>59</td> <td>102</td> <td>13</td> <td>16</td> </tr> <tr> <td>2 1/4"</td> <td>79</td> <td>114</td> <td>16</td> <td>16</td> </tr> <tr> <td>2 1/2"</td> <td>83</td> <td>127</td> <td>19</td> <td>19</td> </tr> <tr> <td>2 3/4"</td> <td>95</td> <td>140</td> <td>19</td> <td>22</td> </tr> </tbody> </table>	ANCHOR ROD DIAMETER (in.)	MAX HOLE DIAMETER	MIN. WASHER SIZE	MIN. WASHER THICKNESS (1554 Gr.36)	MIN. WASHER THICKNESS (1554 Gr.55)	1"	33	51	5.4	7.9	1 1/2"	40	64	7.9	7.9	1 3/4"	46	76	9.5	9.5	1 7/8"	52	89	13	13	2"	59	102	13	16	2 1/4"	79	114	16	16	2 1/2"	83	127	19	19	2 3/4"	95	140	19	22	COLD-FORMED STEEL - BEAM SUPPORTING JOISTS NOTES: SEE PLANS AND/OR SECTIONS FOR SIZES OF JOISTS AND BEAMS.	COLD-FORMED STEEL - FRAMING AT WALLS NOTES: SEE PLANS AND/OR SECTIONS FOR SIZES OF JOISTS AND BEAMS.	COLD-FORMED STEEL - BUILT-UP BEAMS NOTES: SEE PLANS AND/OR SECTIONS FOR SIZES OF JOISTS AND BEAMS.
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2 3/4"	95	140	19	22																																												
WOOD FRAMING (1 OF 2) NOTES: - SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406]. - UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - UNLESS NOTED OTHERWISE, JOISTS ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c. - WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH. CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS, WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN. HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW. - HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.	WOOD FRAMING (2 OF 2) NOTES: - SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406]. - UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - UNLESS NOTED OTHERWISE, JOISTS ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c. - WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH. CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS, WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN. HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW. - HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.	WOOD FRAMING - BUILT-UP BEAMS NOTES: - SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406]. - UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - UNLESS NOTED OTHERWISE, JOISTS ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c. - WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH. CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS, WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN. HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW. - HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.	WOOD FRAMING - SUPPORTING LEDGERS NOTES: - SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406]. - UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - UNLESS NOTED OTHERWISE, JOISTS ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c. - WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH. CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS, WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN. HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW. - HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.																																													
STUD WALL - FLOOR FRAMING NOTES: - SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406]. - UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - UNLESS NOTED OTHERWISE, JOISTS ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c. - WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH. CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS, WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN. HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW. - HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.	STUD WALL - DETAILS NOTES: - SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406]. - UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - UNLESS NOTED OTHERWISE, JOISTS ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c. - WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH. CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS, WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN. HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW. - HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.	BUILT-UP WOOD COLUMN/STUD NOTES: - SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406]. - UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4. - UNLESS NOTED OTHERWISE, JOISTS ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" o.c. - WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF																																														

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.

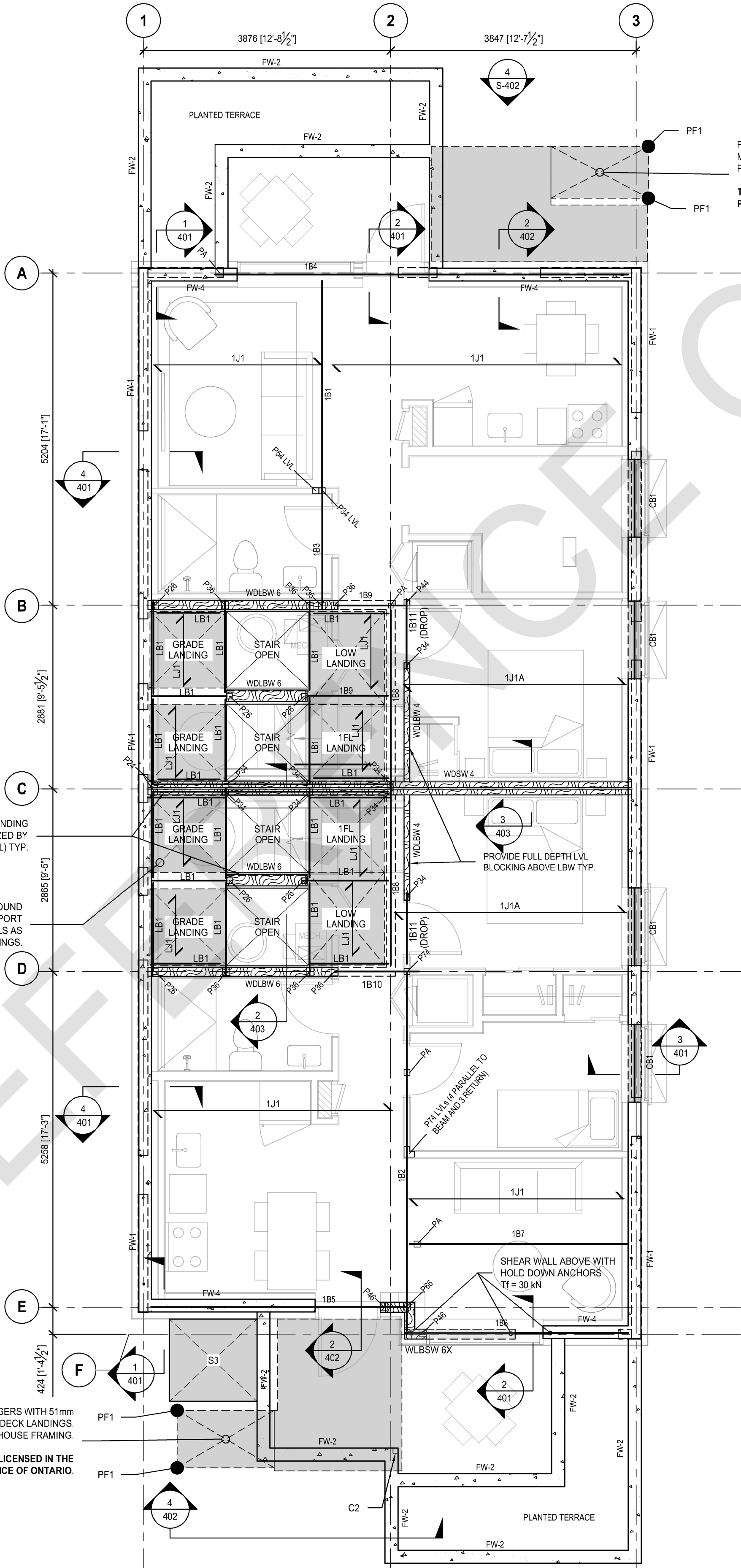
WALLS, COLUMNS, POSTS, FOUNDATIONS AND SLABS SCHEDULE			
LABEL	ELEMENT	COMMENTS	FINAL DESIGN (IFC)
C2	HSS 76 x 76 x 6.4 STUB COLUMN SUPPORTING STEEL FRONT/REAR LANDING EDGE		STEEL TO STEEL CONNECTIONS BY MISCELLANEOUS METALS FABRICATOR
PI#4	(V) 38 x 89 SPF BUILT UP POST		AS SHOWN ON PLAN
PI#6	(V) 38 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", "P46", ETC. DENOTES (3) 38x140, (4) 38x140, ETC.
- WHERE POSTS ARE NOT MARKED ON PLAN, PROVIDE MATCHING NUMBER OF BUILT-UP STUDS TO SUPPORT DIMENSIONAL LUMBER BEAMS AND MATCHING NUMBER OF STUDS PLUS (1) TO SUPPORT ENGINEERED LUMBER BEAMS, TYP.
- P-CFS NOTES BUILT-UP COLD FORMED STEEL POST BY SUPPLIER.
- REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
- DO NOT SCALE STRUCTURAL DRAWINGS.



PROFESSIONAL SEAL:

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, BYLAWS, 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 (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
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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 (KN, UNO)		COMMENTS		FINAL DESIGN FOR CONSTRUCTION (IFC)
		LEFT	RIGHT			
SECOND FLOOR FRAMING						
2J1	302 JOIST @406 oc	5	5	M _y = 8 kNm V _y = 5 kN E ₁₀₀ > 400 x10 ⁶ N/mm ²	BY EWP SUPPLIER	
2J2	38 x 235 SPF @406 oc CONTINUOUS	2	3	1	RECESSED BALCONY FRAMING: USE FACE-MOUNT HANGERS AT BEAMS	AS SHOWN ON PLAN
LJ1	38 x 184 SPF @408 LANDING JOISTS	3	3		SUPPORT WITH LB1 AS PER PLAN	AS SHOWN ON PLAN
2B1	(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
2B2	(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
2B3	(2) 44 x 302 LVL (FLUSH)	35	20		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
2B4	(2) 44 x 302 LVL (FLUSH)	40	50		SUPPORT ENDS WITH FACE-MOUNT HANGER	AS SHOWN ON PLAN
2B5	(3) 44 x 302 LVL (DROPPED)	25	45		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
2B6	(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
2B7	(4) 44 x 302 LVL (FLUSH CONTINUOUS)	40	110	5 (15)	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
2B8	(2) 44 x 302 LVL (FLUSH, CANTILEVERED)	10	10		SUPPORT ENDS WITH FACE-MOUNT HANGER	AS SHOWN ON PLAN
2B9	(2) 44 x 241 LVL (RECESSED, CANTILEVERED)	30	5 (20)		SUPPORT LEFT SIDE w/ POST AS PER PLAN, RIGHT SIDE w/ FACE-MOUNT HANGER	AS SHOWN ON PLAN
2B10	(2) 44 x 302 LVL (FLUSH)	30	30		SUPPORT ENDS WITH FACE-MOUNT HANGER	AS SHOWN ON PLAN
2B11	(3) 44 x 302 LVL (FLUSH CONTINUOUS)	15	55	5 (5)	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
2B12	(2) 44 x 302 LVL (FLUSH)	5	5		SUPPORTS VARY. PROVIDE FACE-MOUNT HANGER AT BEAMS	AS SHOWN ON PLAN
2B13	(2) 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
2B14	(4) 44 x 302 LVL (FLUSH CONTINUOUS)	5 (20)	115	1	SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
2B15	(3) 44 x 302 LVL (DROPPED)	35	45		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
2B16	(2) 600S200-68 + (2) 600T150-68 BUILT-UP CFS LINTEL	15	15		SUPPORT WITH POSTS AS PER PLAN	BY CFS STUD SUPPLIER
2B17	(2) 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
2B18	(2) 44 x 302 LVL (FLUSH)	20	20		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
2B19	(2) 44 x 302 LVL (FLUSH)	20	20		SUPPORT WITH POSTS AS PER PLAN	AS SHOWN ON PLAN
LB1	(2) 38 x 184 SPF LANDING BEAM	10	10		SUPPORTS VARY. PROVIDE FACE-MOUNT HANGER AT BEAMS	AS SHOWN ON PLAN

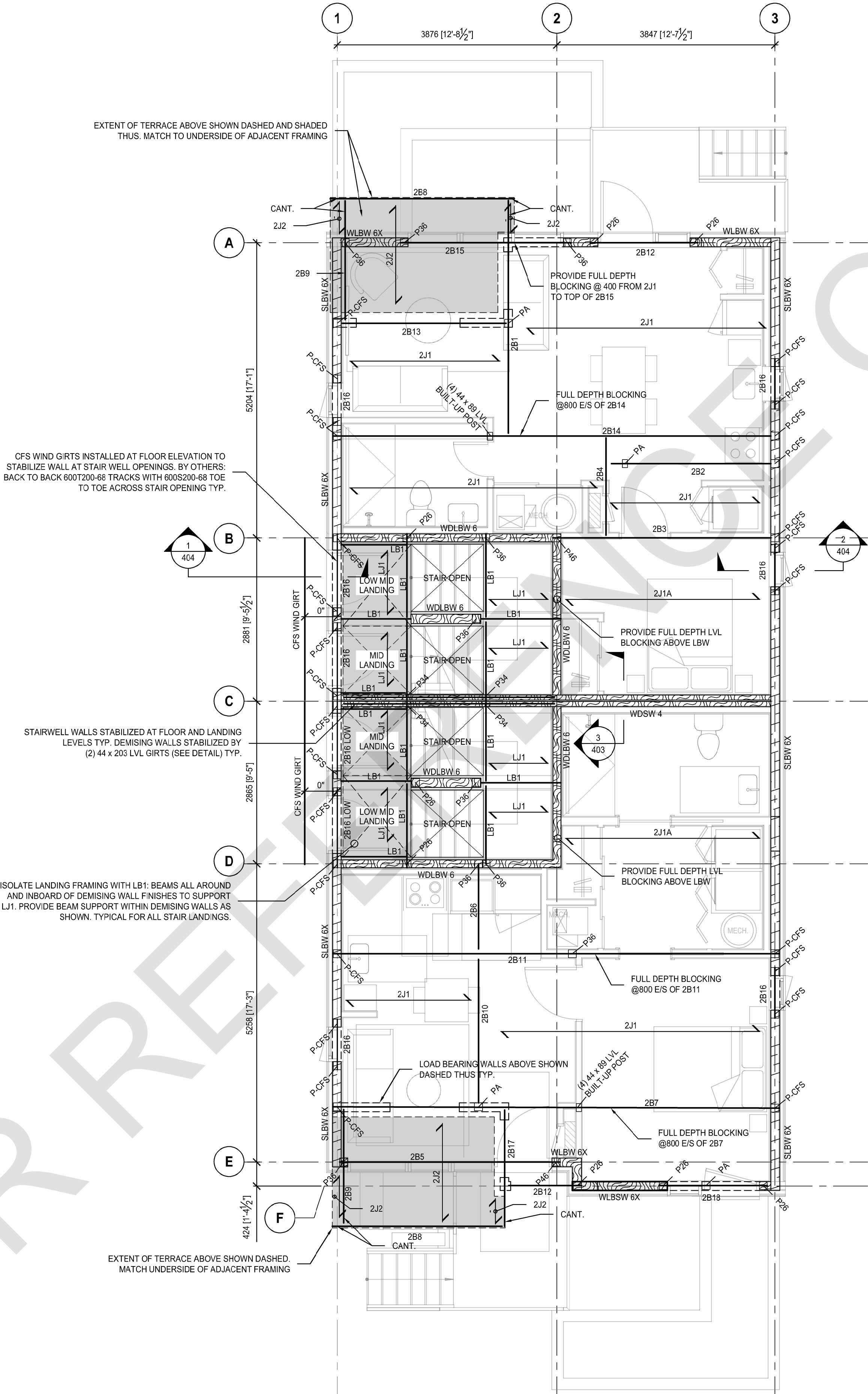
MEMBER SCHEDULE NOTES:

- 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.

WALL AND POST SCHEDULE			
LABEL	ELEMENT	COMMENTS	FINAL DESIGN (IFC)
WLBW 6X	38 x 140 SPF @408 EXTERIOR LOAD BEARING STUD WALLS WITH 16mm PLYWOOD SHEATHING SHOWN THUS TYP.	TYPICAL EXTERIOR WOOD WALL	AS SHOWN ON PLAN
SLBW 6X	600S152-68 CFS STUDS @408 + 600T150-68 T&B TRACKS WITH 16mm NON-COMBUSTIBLE SHEATHING BY CFS SUPPLIER	TYPICAL EXTERIOR CFS WALL	BY CFS STUD SUPPLIER
WDLBW 6	38 x 140 SPF @408 INTERIOR LOAD BEARING STUD WALL	INTERIOR LOAD BEARING WALLS	AS SHOWN ON PLAN
WDSW 4	DOUBLE 38 x 38 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
WOLBSW 6X	38 x 140 SPF @408 EXTERIOR LOAD BEARING SHEAR WALL WITH 16MM PLYWOOD SHEATHING. PROVIDE 6MM NAILS @51MM ALONG ALL PANEL EDGES. PROVIDE HOLD-DOWN ANCHORS AT BREAK WALL ENDS FOR 1T = 30 KN INTO BEAMS AND FOUNDATION WALL BELOW.		AS SHOWN ON PLAN
PW4	(#) 38 x 89 SPF BUILT-UP POST		AS SHOWN ON PLAN
PW6	(#) 38 x 140 SPF BUILT-UP POST		AS SHOWN ON PLAN
P-CFS	BUILT-UP CFS STUDS TO MATCH WALL WIDTH		BY CFS STUD SUPPLIER

SECOND LEVEL FRAMING NOTES

- LOADS USED IN THE DESIGN:
LIVE: 1.9 kPa RESIDENTIAL AREAS
4.8 kPa COMMON AND EGRESS AREAS
SNOW: 1.06 kPa
DEAD LOAD: 0.50 kPa (PARTITIONS) 0.30 kPa (ROOFING)
0.15 kPa (FLOORING) 0.20 kPa (STRUCTURE)
0.25 kPa (STRUCTURE) 0.10 kPa (FINISHES)
0.20 kPa (INSULATION) 0.40 kPa (SUSPENDED)
0.10 kPa (FINISHES) 0.30 kPa (DECK FRAMING)
0.50 kPa (SUSPENDED) 1.30 kPa (ROOF DECK TOTAL)
1.70 kPa (FLOOR TOTAL)
- REFER TO ARCHITECTURAL DRAWINGS FOR DATUM ELEVATIONS.
- ALL NEW FLOOR SHEATHING TO BE 3/4" T&G FASTENED DIRECTLY TO FLOOR JOISTS.
- ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE MADE WITH APPROPRIATE TOP OR FACE MOUNT HANGERS.
- ALL TEMPORARY WORKS, INCLUDING SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE SOLID BLOCKING IN JOIST SPACE (SQUASH BLOCKS) AND CONTINUE ALL BUILT-UP POSTS DOWN TO T/O FOUNDATION WALLS.
- "PA" DENOTES POST POINT LOAD FROM ABOVE & "CA" DENOTES COLUMN POINT LOAD FROM ABOVE.
- BUILT-UP SPF POSTS MARKED "P36", "P46", ETC. DENOTES (3) 38x140, (4) 38x140, ETC.
- WHERE POSTS ARE NOT MARKED ON PLAN, PROVIDE MATCHING NUMBER OF BUILT-UP STUDS TO SUPPORT DIMENSIONAL LUMBER BEAMS AND MATCHING NUMBER OF STUDS PLUS (1) TO SUPPORT ENGINEERED LUMBER BEAMS. TYP.
- P-CFS NOTES BUILT-UP COLD FORMED STEEL POST BY SUPPLIER.
- REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
- DO NOT SCALE STRUCTURAL DRAWINGS.



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
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

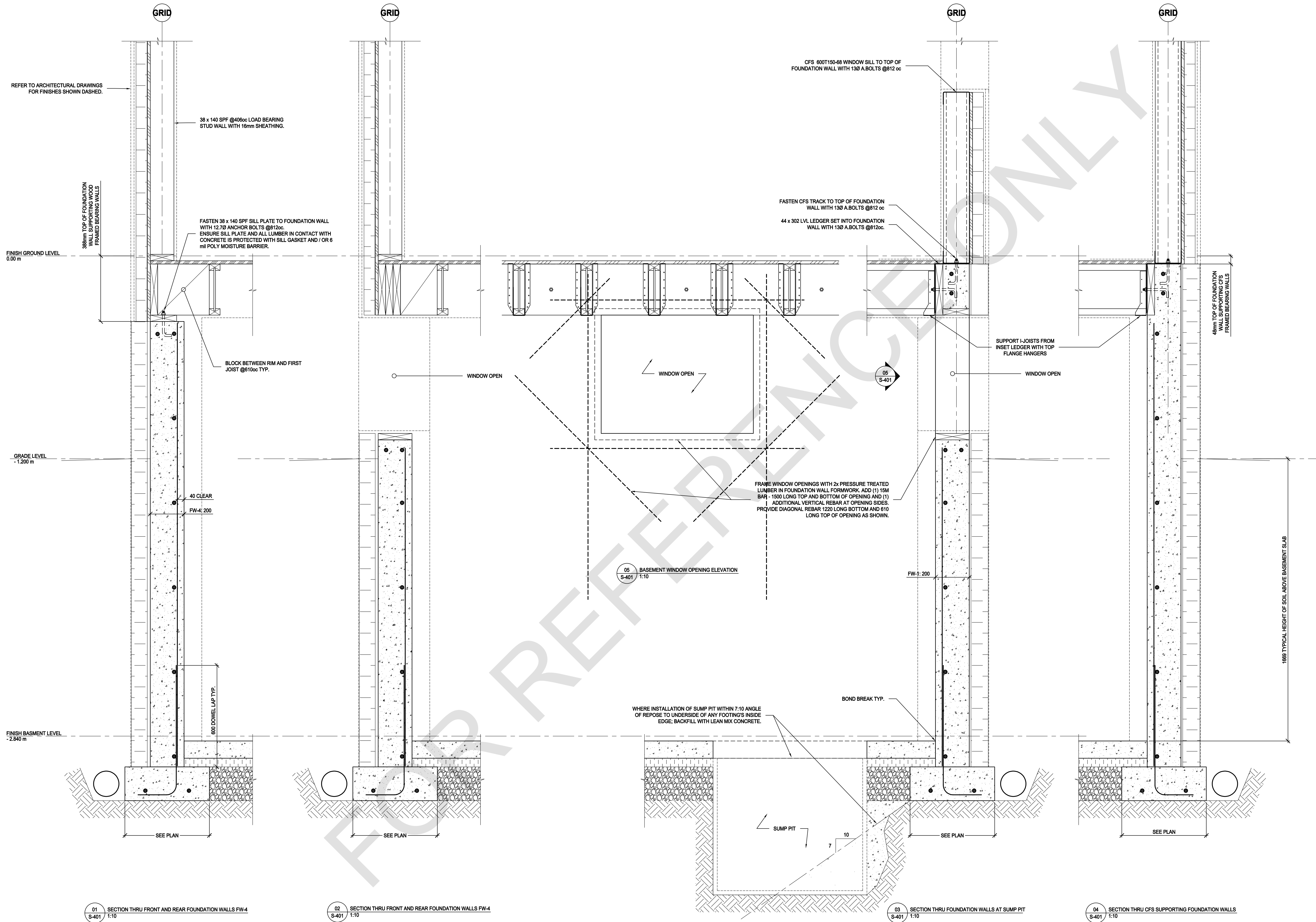
FOUNDATION DETAILS

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.

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

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

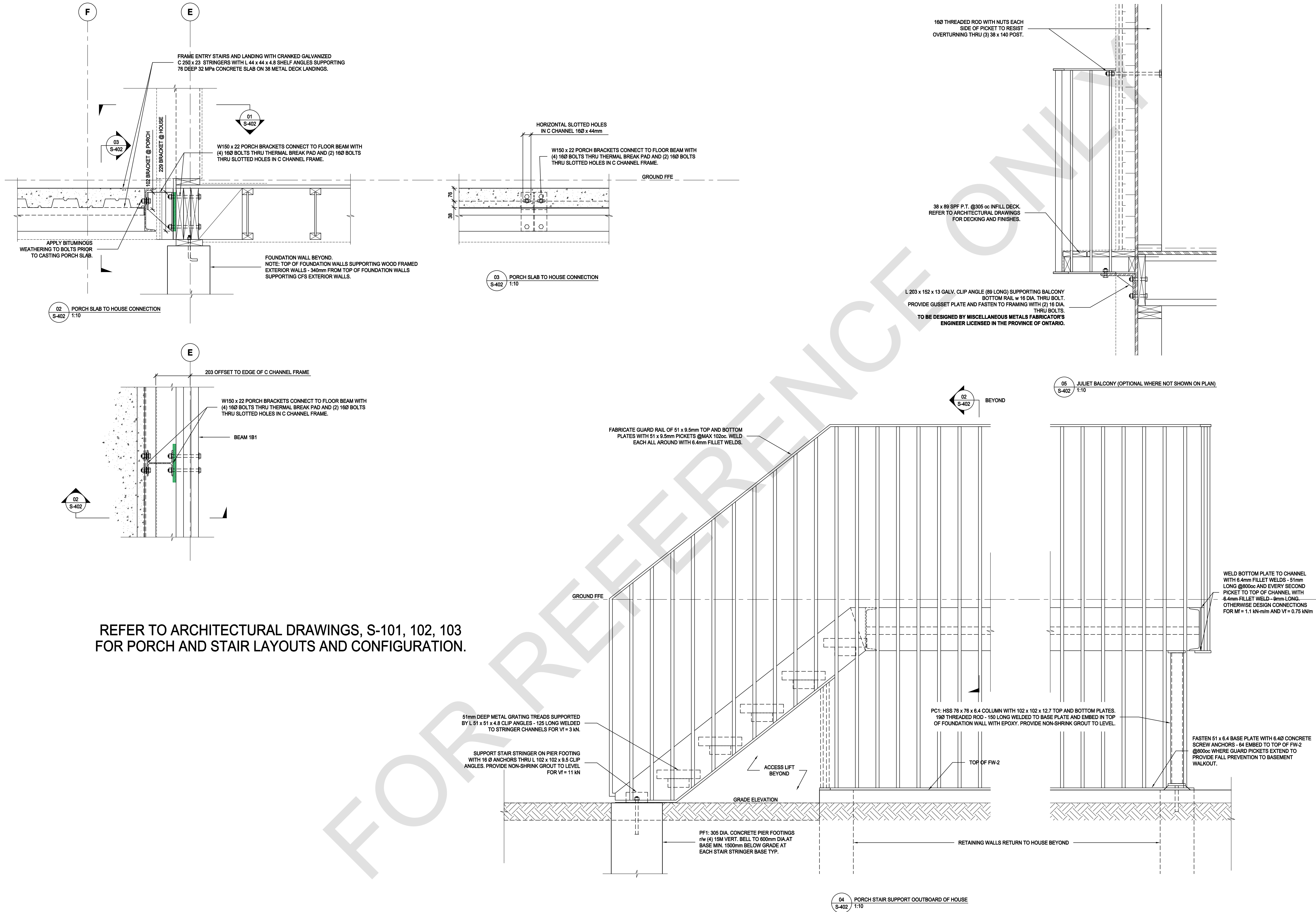
ENTRY PORCH AND EGRESS STAIR SUPPORT DETAILS

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
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

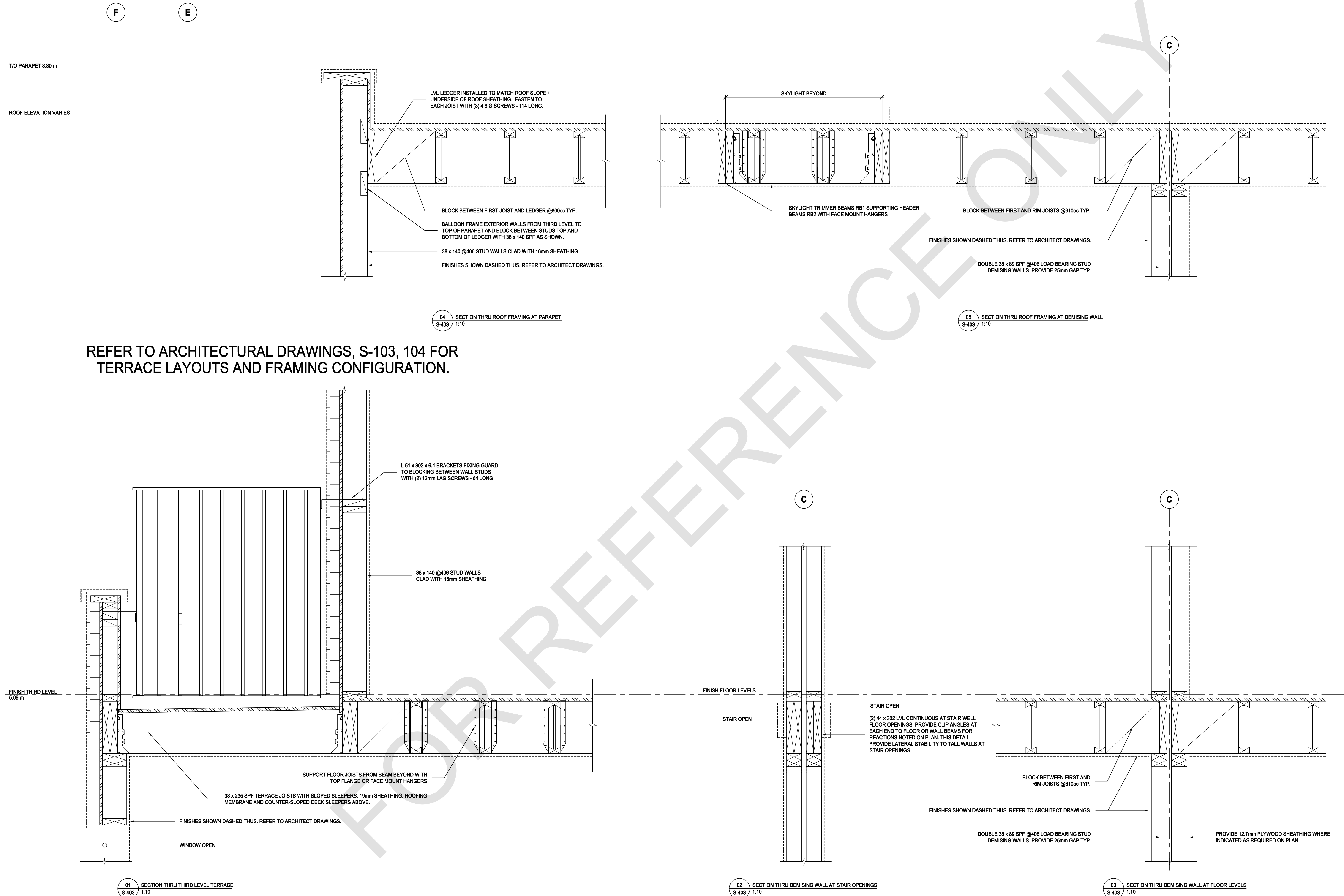
WOOD FRAMING DETAILS

PROJECT NO: 250580

SCALE: 1 : 10

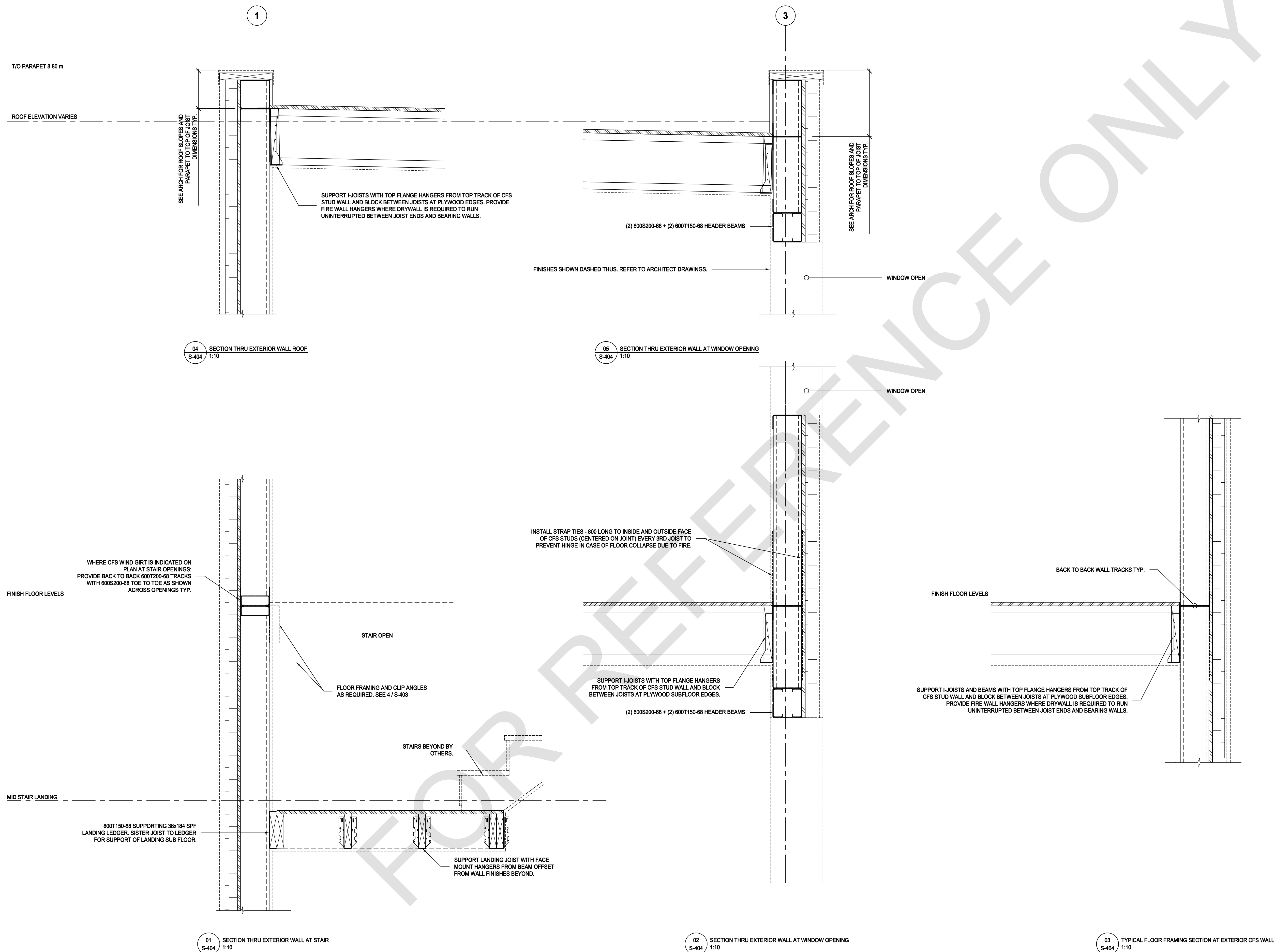
SHEET NO:

S-403



NO.	DATE	DESCRIPTION
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S-404



[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SIXPLEX WIDE

SHEET TITLE:

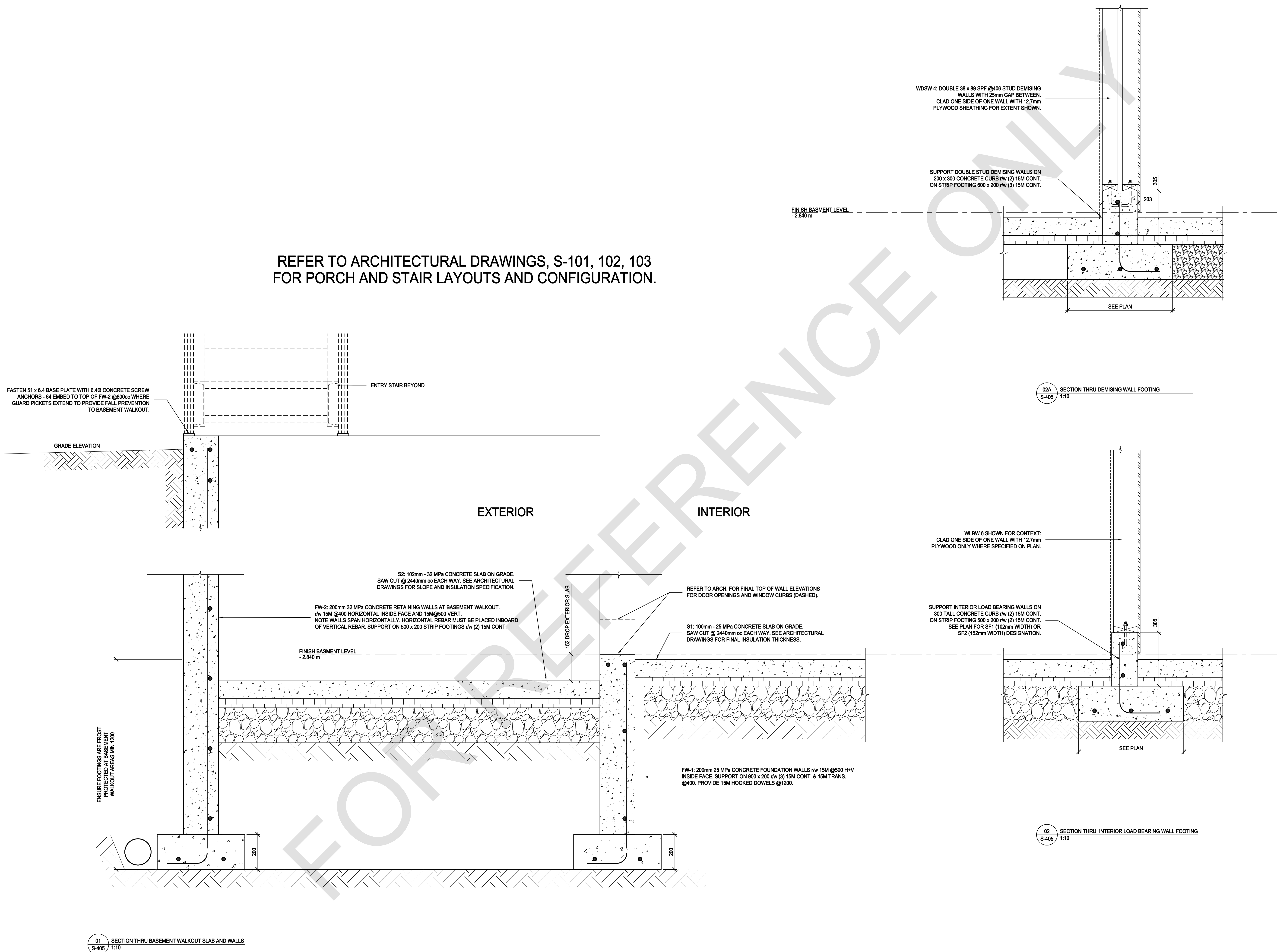
FOUNDATION DETAILS

PROJECT NO:

SCALE: 1 : 10

SHEET NO:

S-405



CITY OF TORONTO MULTIPLEX SIXPLEX WIDE MECHANICAL DRAWINGS - HYBRID

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

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

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

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

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
THEIR RESPECTIVE HAVING SUFFICIENT KNOWLEDGE AND SKILL.
2. THE QUALIFIED DESIGN PROFESSIONAL MUST REVIEW AND UPDATE
THE PRE-APPROVED DESIGN DRAWINGS TO ALIGN WITH SITE
CONDITIONS. VARIOUS ASSUMPTIONS MAY BE MADE FOR
SELECTIONS OR MODIFICATIONS DESIRED, 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
OF JURISDICTION. THE QUALIFIED DESIGN PROFESSIONAL IS
RESPONSIBLE FOR COMPLYING WITH THE RELEVANT REGULATORY
ACTS, BYLAWS, AND PROFESSIONAL REQUIREMENTS APPLICABLE TO
THEIR JURISDICTION.
4. THE QUALIFIED DESIGN PROFESSIONAL MAY SUBMIT
THE FINALIZED DESIGN FOR A BUILDING PERMIT TO THE APPROPRIATE
AUTHORITY HAVING JURISDICTION (AHJ).
5. THE QUALIFIED DESIGN PROFESSIONAL SHALL BE RESPONSIBLE OF THE QUALIFIED
DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE
REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE
STANDARDS.
6. COP SHALL COMPLETE FEEDS AND CONFIRM COMPLIANCE WITH SELECTED
SD-12 PACKAGE.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

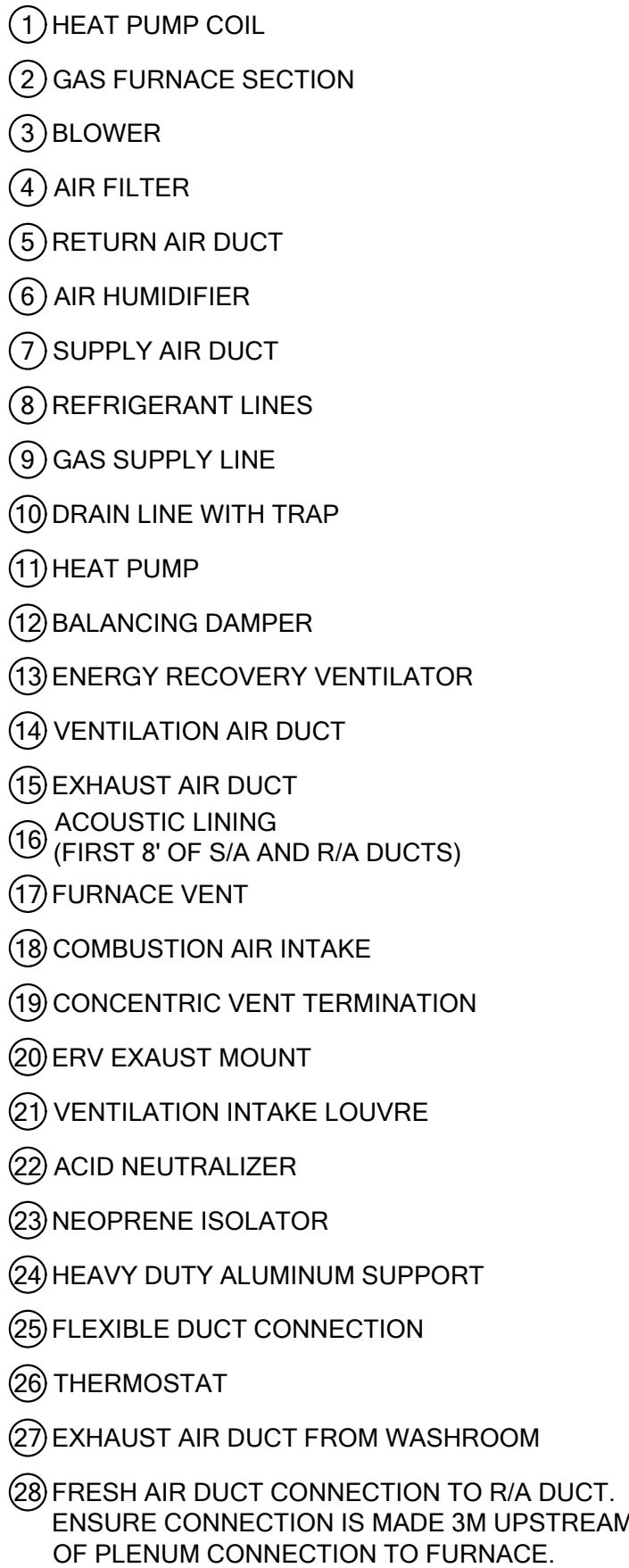
MECHANICAL COVER SHEET & SYMBOLS

PROJECT NO: 241058

SCALE: NTS

SHEET NO:

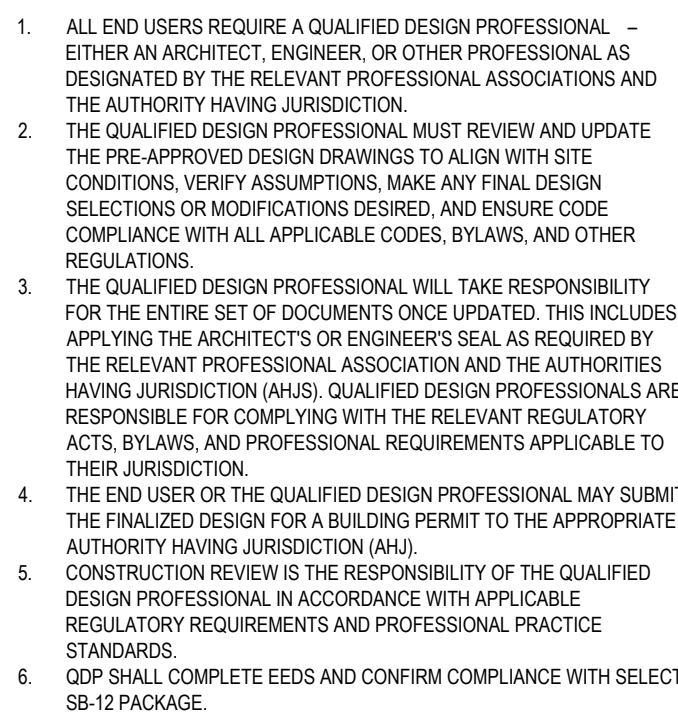
M000



SCALE: NTS



SCALE: NTS



SCHEDULE OF ELECTRIC DOMESTIC HOT WATER STORAGE HEATERS

SCHEDULE OF GAS FURNACE

SCHEDULE OF HEAT PUMP

SCHEDULE OF INDOOR ERV

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

NO.	DATE	DESCRIPTION
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City of Toronto - Multiplex

MECHANICAL DETAILS

- HYBRID

SCALE: NT

SHEET NO:

M002

NOTE: CONTRACTOR TO VERIFY LOCATION & INVERT OF LEAVING SANITARY CONNECTION. IF PIPING IS TOO LOW, SUBMIT PLUMBING DESIGN REVISION TO INCLUDE SEWAGE GRINDER PUMP

DISCLAIMER

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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE QUALIFIED DESIGN PROFESSIONAL PRIOR TO COMMENCING WORK.
3. DO NOT SCALE THE DRAWINGS.

QUALIFIED DESIGN PROFESSIONAL (QDP)

1. ALL END USERS REQUIRE A QUALIFIED DESIGN PROFESSIONAL - EITHER AN ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL 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, VARYING ASSUMPTIONS, MAKE ANY FINAL DESIGN CHANGES OR MODIFICATIONS DESIRED, AND ENSURE THE DESIGN COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER REGULATIONS.
3. THE QUALIFIED DESIGN PROFESSIONAL WILL TAKE RESPONSIBILITY FOR THE PREPARE 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 PROFESSIONAL ASSOCIATIONS ARE 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 WILL BE RESPONSIBLE FOR THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.
6. THE QUALIFIED DESIGN PROFESSIONAL SHALL VERIFY MUNICIPAL WATER PRESSURE AND SANITARY SERVICE CONDITIONS.
7. INCOMING SANITARY INVERT ELEVATIONS SHALL BE CONFIRMED PRIOR TO PERMIT APPLICATION.
8. REQUIREMENT FOR SANITARY ELEVATORS, SUMP PUMPS AND BACKWATER VALVES SHALL BE VERIFIED BY THE QDP.
9. QDP SHALL COMPLETE EDDS AND CONFIRM COMPLIANCE WITH SELECTED SPS 2 PACKAGE.

[illegible]

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

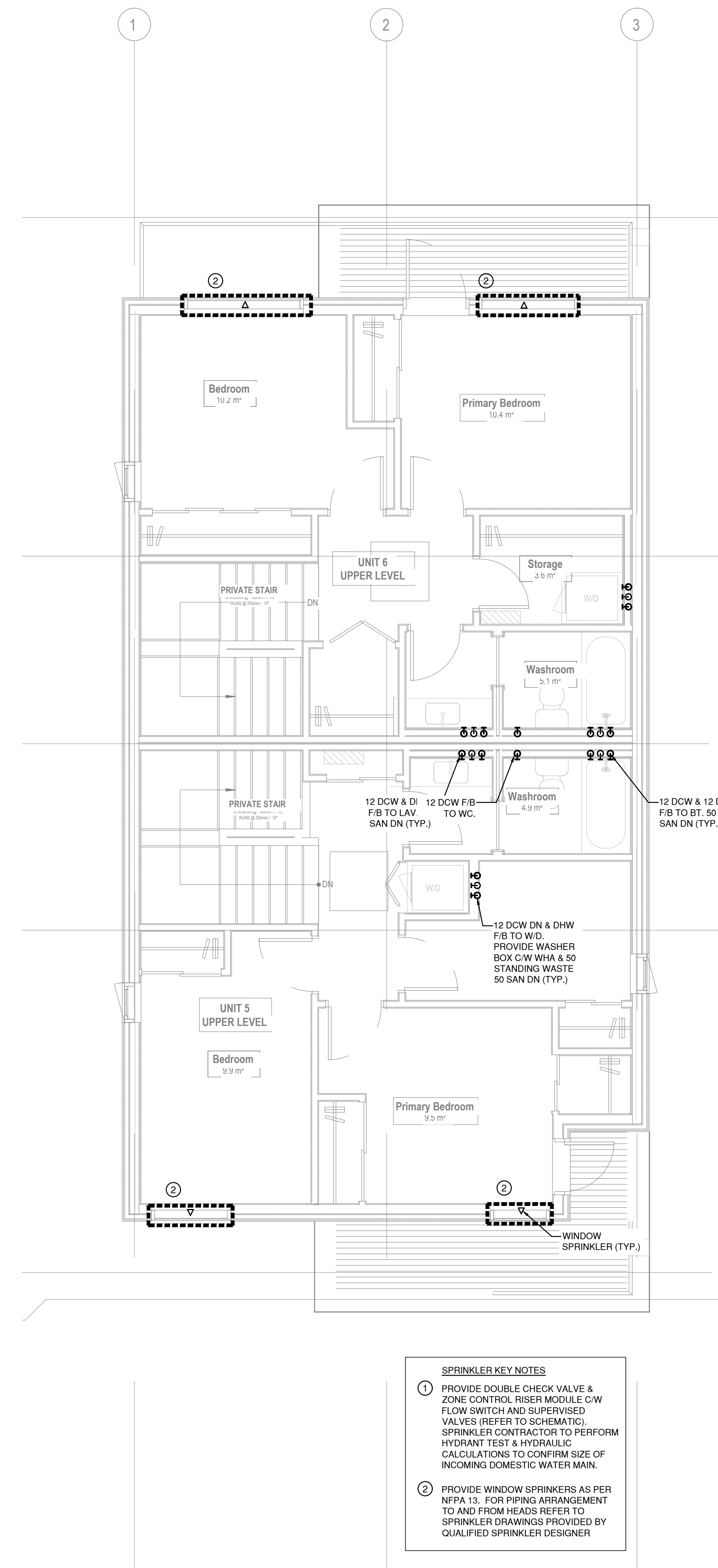
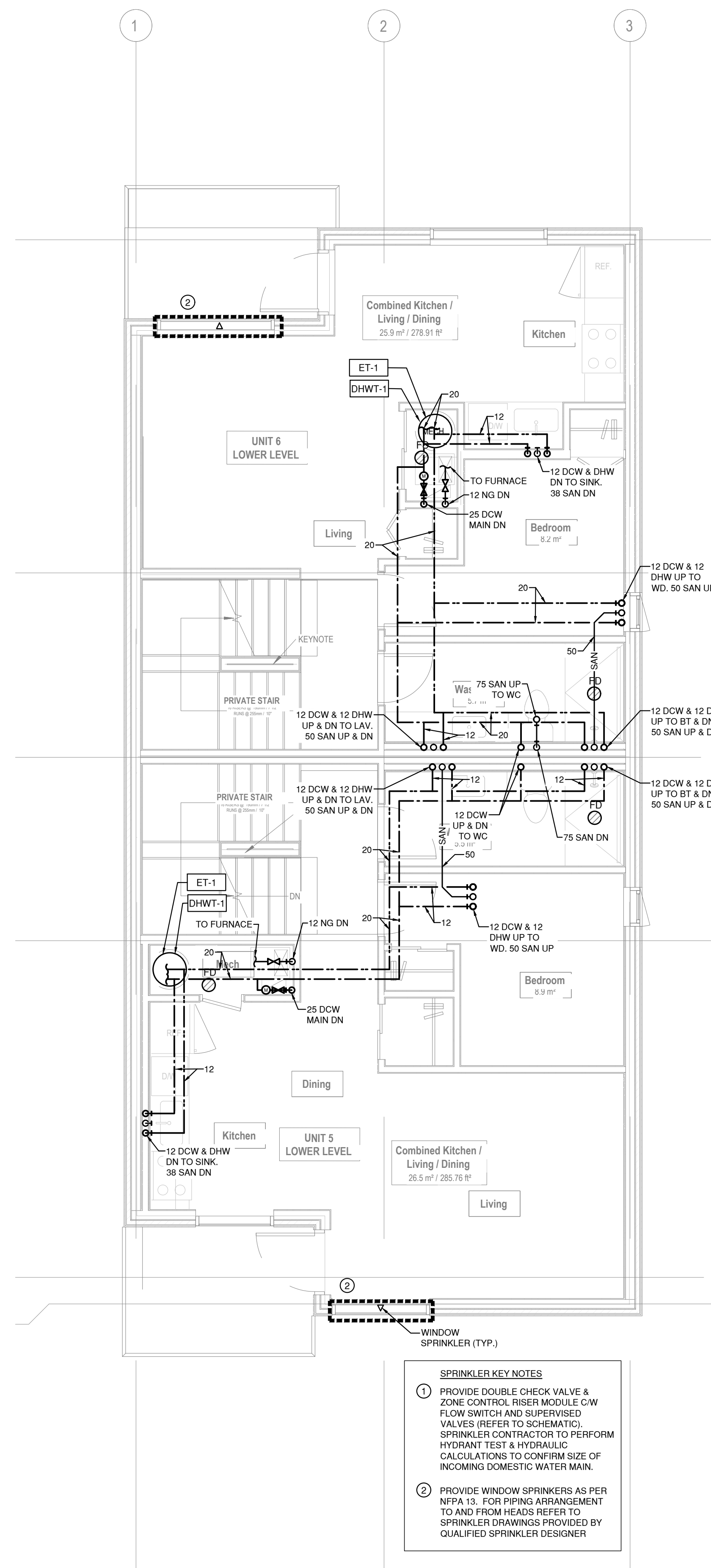
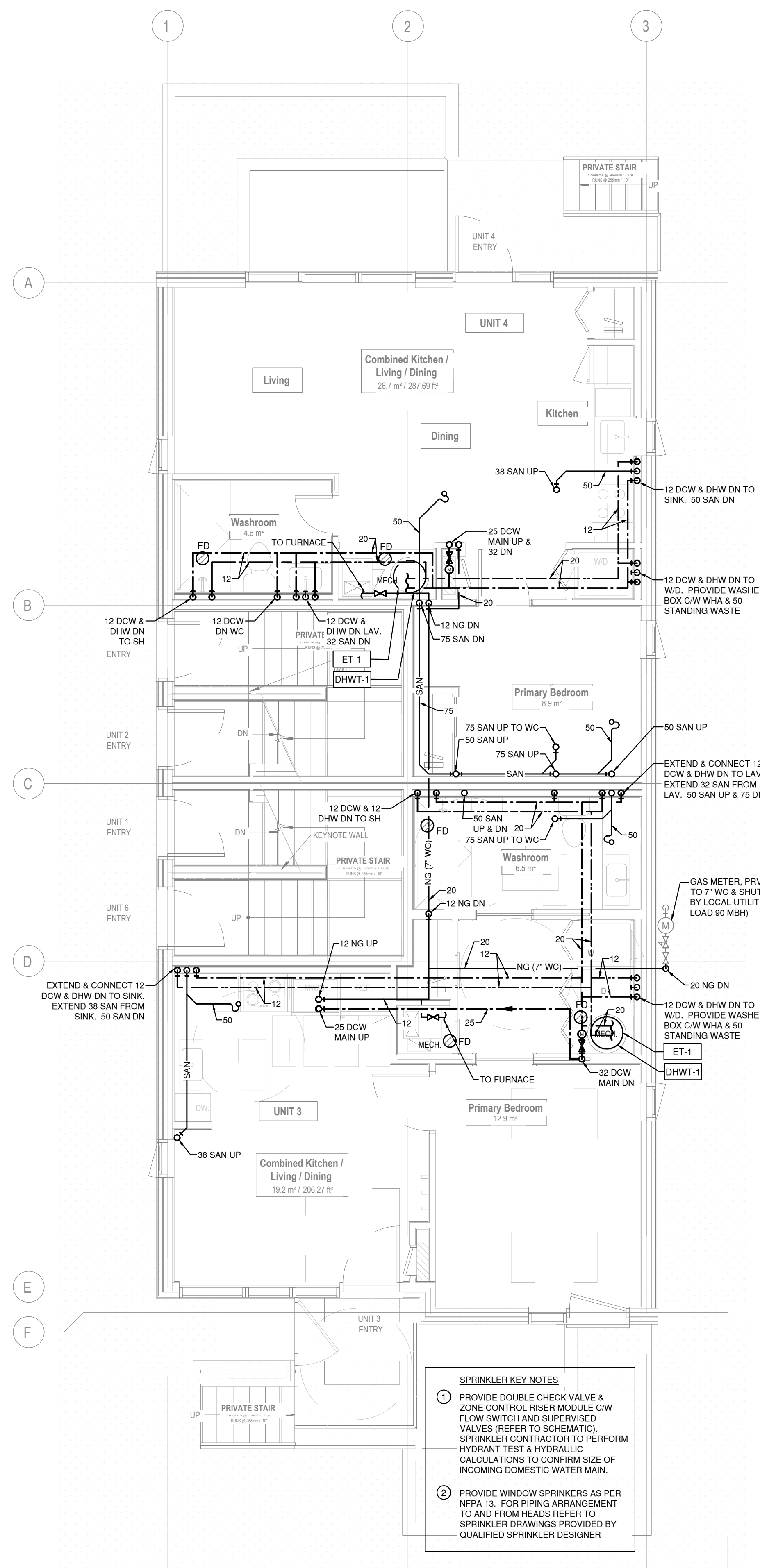
SIXPLEX WIDE
PLUMBING & FIRE
PROTECTION (MAIN FLOOR
TO THIRD FLOOR)
- HYBRID

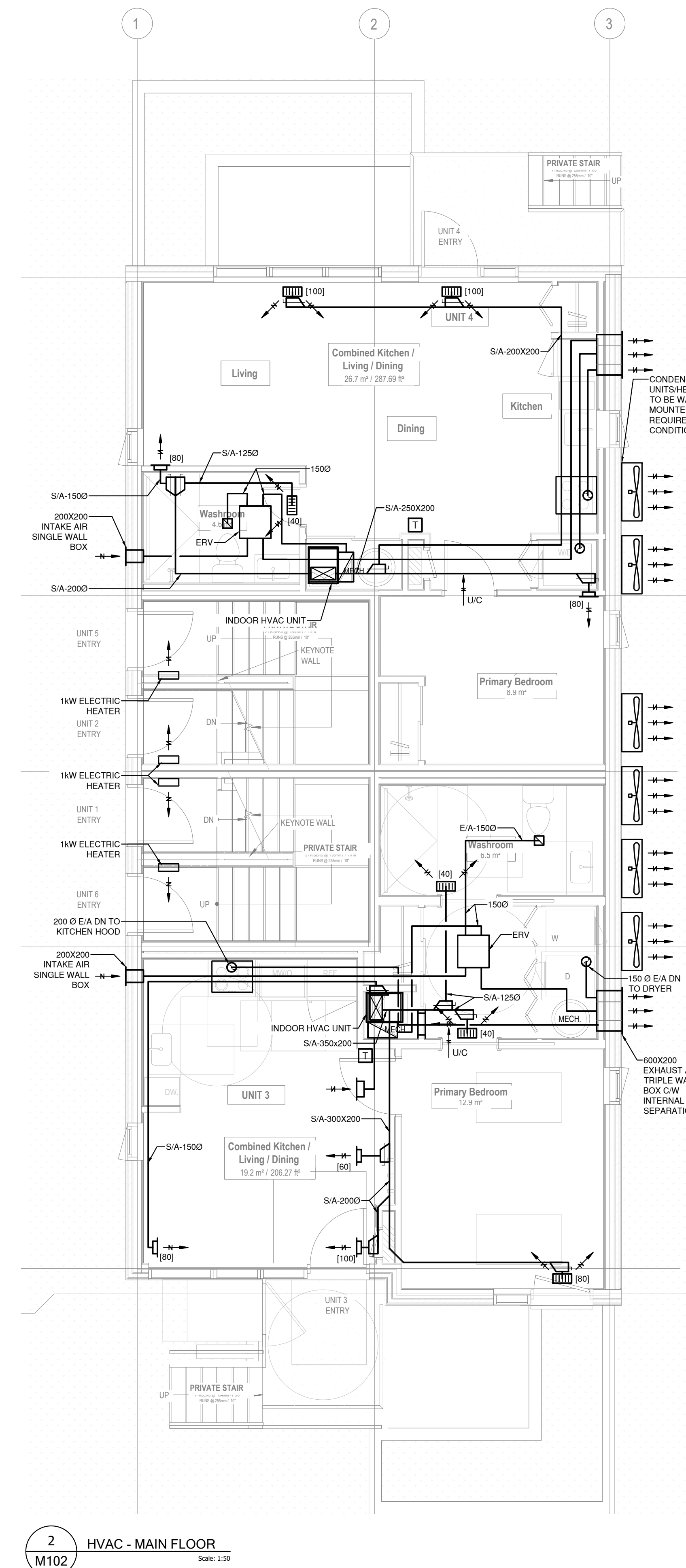
PROJECT NO: 241058

SCALE: AS NOTED

SHEET NO:

M101





DISCLAIMER

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 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 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 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.

NO.	DATE	DESCRIPTION
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City of Toronto - Multiplex

ELECTRICAL COVER SHEET, SYMBOLS & ELECTRICAL OUTLINE SPECIFICATION

E000



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, VERIFY ACCURACY OF INFORMATION, AND ADDRESS USER SELECTIONS OR MODIFICATIONS DESIRED, AND ENSURE CODE COMPLIANCE WITH ALL APPLICABLE CODES, BYLAWS, AND OTHER RELEVANT REGULATIONS.
3. 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 OF THE RELEVANT 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 A/HJ FOR REVIEW AND APPROVAL.
5. CONSTRUCTION REVIEW IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND PROFESSIONAL PRACTICE STANDARDS.

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

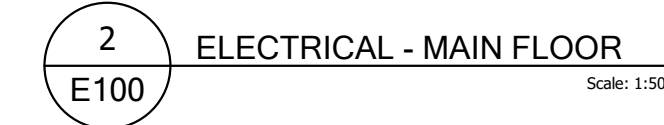
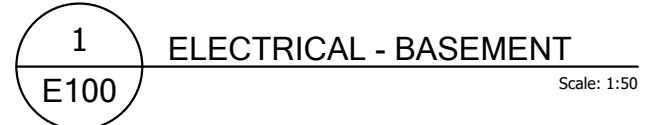
SIXPLEX WIDE
ELECTRICAL
(BASEMENT TO MAIN
FLOOR)

PROJECT NO: 241058

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

NO.	DATE	DESCRIPTION
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PROJECT:

City of Toronto - Multiplex

SHEET TITLE:

SIXPLEX WIDE
ELECTRICAL (SECOND
FLOOR TO THIRD
FLOOR)

PROJECT NO: 241058

T.S

SHEET NO:

E101

