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DESIGN BY QUADRANGLE & ERA

REFER TO MECH. ENG. DWGS. FOR ALL DUCT AND LOUVER SIZES (ANY DISCREPANCIES OR CONFLICTS TO BE NOTIFIED TO CONSULTANTS PRIOR TO CONSTRUCTION)

REFER TO ELECTRICAL DWGS. FOR ALL HEIGHT REQUIREMENTS OF SWITCHES, PULL STATIONS ETC. VERIFY ALL BULKHEAD SIZES AND LOCATIONS WITH MECH. DWGS. (ANY DISCREPANCIES OR CONFLICTS TO BE NOTIFIED TO CONSULTANTS PRIOR TO CONSTRUCTION)

PROVIDE ACOUSTICAL INSULATION FOR PIPE SPACES FACING A MAIN LIVING SPACEREFER TO ELECTRICAL ENG. DRAWINGS FOR ANNUNCIATOR ELECT. AND SECURITY PANEL INFORMATION, SPECS. AND LOCATION. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES DETAILING AND SPECS FOR ALL PUBLIC SPACES AND SUITE ENTRIES

PROVIDE SOLID BACKING TO ALL GRAB BARS CAPABLE OF SUPPORTING A 23KN PULL - INTERIOR GYPSUM BOARD PARTITIONS TO HAVE CONTROL JOINTS AT 9000 mm MAX. SPACING. ALL INTERIOR GYPSUM CEILING TO HAVE CONTROL JOINTS AT 15000 mm MAX. SPACING IN EITHER DIRECTIONS.

REFER TO GENERAL NOTES ON A8-03 (WALL SCHEDULE). CONSTRUCTIONS WITH SOUND TRANSMISSION CLASS RATING OF 50 OR MORE, REQUIRE ACOUSTIC SEALANT APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS AND AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

ALL GYPSUM BOARD JOINTS TO BE TAPED AND FILLED

ALL INTERIOR CONCRETE BLOCK WALLS TO BE CONSTRUCTED TO U/S OF SLAB UNLESS OTHERWISE NOTED

STEEL STUDS USED IN WALLS REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL BE INSTALLED SO THAT THERE IS AT LEAST A 12mm CLEARANCE BETWEEN THE TOP OF THE STUD AND THE TOP OF THE RUNNER TO ALLOW FOR EXPANSION IN THE EVENT OF FIRE

INSTALL TILE BACKER WALLBOARD AT ALL SHOWER & BATHTUB ENCLOSURES IN LIEU OF GYPSUM BOARD TO PREVENT MOLD AND MOISTURE PENETRATION.

PROVIDE 92 mm METAL STUDS AT ELEC. PANEL, 64mm METAL STUDS AT SUITE SECURITY PANELS REFER TO ELECTRICAL ENG. DRAWINGS FOR SMOKE ALARM LOCATION AND SPECS.

ALL EXPOSED CONCRETE WALLS OR FACES TO HAVE AN APPLIED CEMENTIOUS FINISH TO MATCH PRECAST CONCRETE WALL.WALL ENCLOSING SUITE MECHANICAL HEAT PUMPS TO BE INSTALLED C/W ACOUSTICAL INSULATION AND GYPSUM BOARD TO CONC. SLABS/ WALLS PRIOR TO INSTALLATION OF ADJACENT WALLS.

REFER TO NOTES ON A8-02 FOR UNDERGROUND GARAGE SIGNAGE, MAINTENANCE, AND LIGHTING STANDARDS.
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<tr>
<th>No.</th>
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<th>Date</th>
<th>By</th>
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</thead>
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<td>AR</td>
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<td>2</td>
<td>REISSUED FOR SPA MAY 03, 2019</td>
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</tbody>
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**GROUND WATER SUMP PUMP**
- Chamber: 915mm Dia. x 2.6m Deep

**E.V. CHARGING**
- Chamber: 915mm Dia. x 2.6m Deep

**GROUND WATER SETTLING CHAMBER**
- Chamber: 915mm Dia. x 2.6m Deep

**LEVEL**
- C.B.: 153.07

**PARKING NOTES**
- Total: 41 parking spaces
  - 400 spaces (37 standard + 4 compact)

**ELEVATOR SUMP PIT CHAMBER**
- Chamber: 915mm Dia. x 3.6m Deep

**LANE WIDENING**
- Chamber: 915mm Dia. x 3.6m Deep

**SANITARY SUMP PIT CHAMBER**
- Chamber: 915mm Dia. x 2.6m Deep

**ACCESS LOUVER**
- Size: 5 m²

**STAIR A**
- 2 (F.F.)

**CONVEX MIRROR**
- Size: 5 m²

**MECH**
- Accessible parking: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**ACCESSIBLE PARKING**
- Size: 5600mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**RESIDENTIAL ELEVATOR**
- Size: 5600mm wide x 5600mm long

**LOBBY**
- Size: 5600mm wide x 5600mm long

**VESTIBULE**
- Size: 5600mm wide x 5600mm long

**ACCEESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long with shared space
  - Maintain minimum headroom clearance of 2100mm

**PARALLEL W/ ONE SIDE OBSTRUCTION**
- Size: 3200mm wide x 5600mm long

**PARALLEL W/ TWO SIDES OBSTRUCTION**
- Size: 3200mm wide x 5600mm long

**STANDARD PARKING SPACE**
- Size: 5600mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**VISITOR COMPACT PARKING**
- Size: 300mm wide x 2600mm long

**RESIDENT PARKING SPACE**
- Size: 5600mm wide x 5600mm long

**BICYCLE PARKING**
- Size: 190mm wide x 190mm long

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESS LOUVER**
- Size: 5 m²

**MECH**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 5600mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**PARALLEL W/ ONE SIDE OBSTRUCTION**
- Size: 2900mm wide x 5600mm long

**PARALLEL W/ TWO SIDES OBSTRUCTION**
- Size: 2900mm wide x 5600mm long

**STANDARD PARKING SPACE**
- Size: 5600mm wide x 5600mm long

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**PARALLEL W/ ONE SIDE OBSTRUCTION**
- Size: 2900mm wide x 5600mm long

**PARALLEL W/ TWO SIDES OBSTRUCTION**
- Size: 2900mm wide x 5600mm long

**STANDARD PARKING SPACE**
- Size: 5600mm wide x 5600mm long

**ACCESSIBLE PARKING**
- Size: 5600mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²

**ACCESSIBLE PARKING**
- Size: 4900mm wide x 5600mm long
  - Maintain minimum headroom clearance of 2100mm

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**CONVEX MIRROR**
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**SHARED SPACE**
- Size: 600mm wide x 5600mm long

**CONVEX MIRROR**
- Size: 5 m²
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As indicated

Checked By: [Name]

Date: [Date]

Plotted: [Plotted By]
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NOTES:

4. All non-residential bins to be individually labelled (Painted or stenciled lettering ranging in height from 0.15m to 0.30m or 'Non-Residential Use Only'. Refuse from the retail units must be only by trained maintenance staff. Return until the next scheduled day.

8. A warning system (which includes a warning beacon/light and signs) should be provided close to the parking garage entrance, warning the residents when leaving the garage that loading operations are occurring.

10. Prior to solid waste collection services are to commence, the City will be provided with a letter certified by a professional engineer that states that in all cases where a collection area or for the storage of such during non-collection days.

A. Design code: Ont. Bldg Code
B. Design Load: City Bulk Lift Vehicle in addition to building code requirements; C. Impact factor: 5% for max. vehicle speeds to 15km/hr. Add 30% for higher speeds.

Reinforced concrete.

Requirements for garbage, recycling and organics collection services for new developments and re-developments as Chapter 844, solid municipal code.

HSU Outbound

Ground floor Overall
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PROPERTY LINE

GREEN ROOF STATISTICS

GENERAL PROJECT DESCRIPTION PROPOSED

TYPICAL NON-VEGETATED MAINTENANCE AVAILABLE ROOF SPACE CALCULATION PROPOSED

WALKWAY PROVIDED AT MECH. ROOF AND MECH. PH = 600mm² HIGH ALBEDO ROOF PAVER

TOTAL ROOF AREA (m²) 1,291 m²

AREA OF RESIDENTIAL PRIVATE TERRACES (m²) 897 m²

AREA OF RENEWABLE ENERGY DEVICES (m²) 0 m²

TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m² 0 m²

GREEN ROOF COVERAGE REQUIRED PROPOSED

NOTE:

13,041 m² TOTAL GROSS FLOOR AREA

769 m² TOTAL AVAILABLE ROOF SPACE (m²)

463 m² AREA OF PHOTOVOLTAIC SYSTEMS (m²)

750 m² AREA OF LOW INTENSITY LIGHTING (m²)

308 m² GREEN ROOF COVERAGE REQUIRED PROPOSED

40% 60%
CLADDING MATERIALS

1. PRECAST CONCRETE - WHITE
2. DURANAR SUSTORM BRASS
3. MARBLE GIORGIO SAN MARCO
4. DURANAR XL ANTIQUE BRONZE FINISH
5. DARK GRANITE BASE COFFEE BROWN
6. VISION GLASS AGC ENERGY SELECY 40
7. PRECAST CONCRETE - WHITE

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6. PRECAST CONCRETE - WHITE

No. Description Date By
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2 REISSUED FOR SPA MAY 03, 2019 AR

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Date: 2/05/2019
2:42:29 PM
Author: Checker: 2018-01-04

1140 Sheppard Ave. West, Unit 1
Toronto, Ontario M3K 2A2
Telephone: (416) 398-7500
Fax: (416) 398-8956

DESIGN BY QUADRANGLE & ERA

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