



LOCATION MAP

PROJECT

247 BEECHWOOD AVE
Ottawa, Ontario

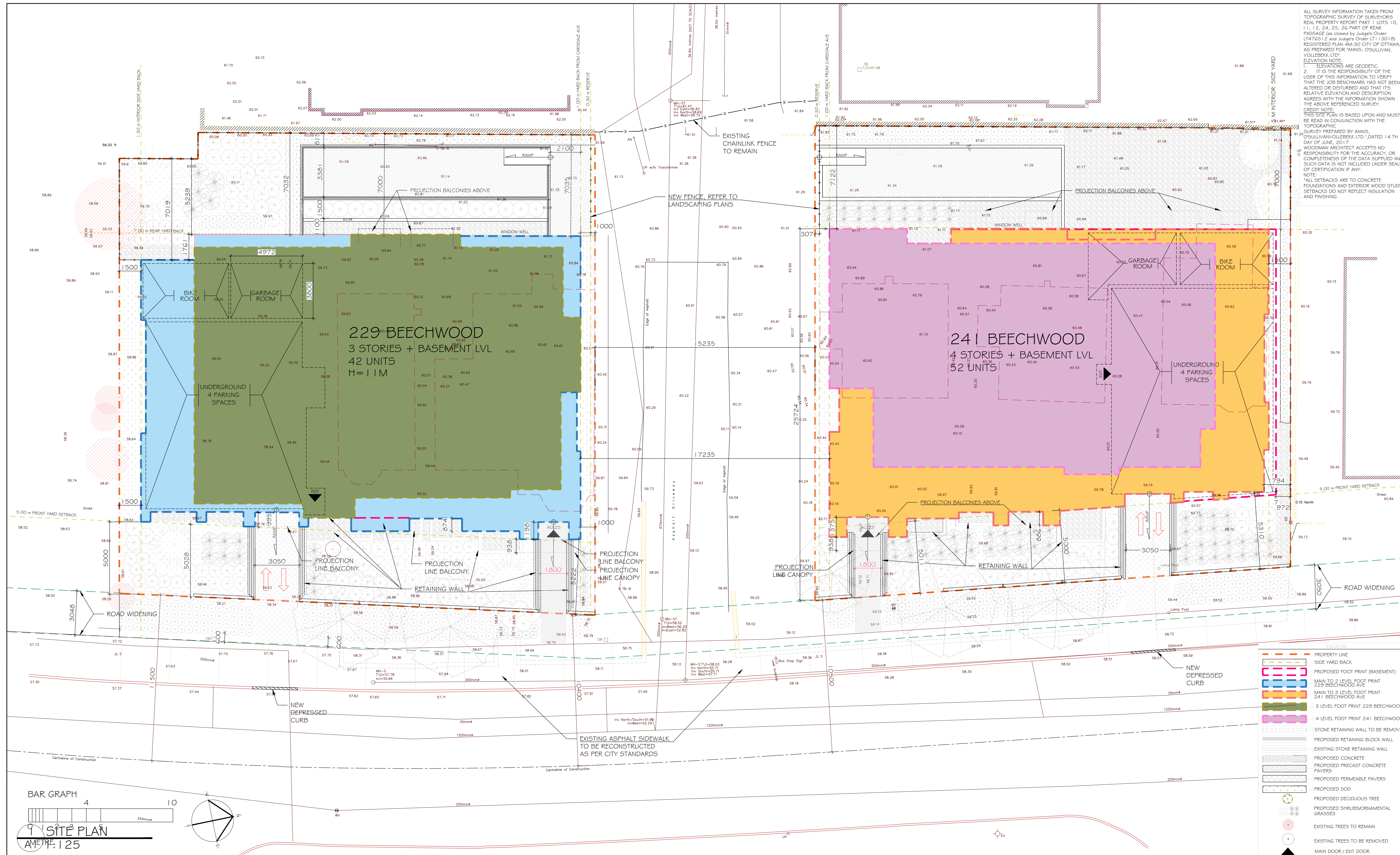
ARCHITECTURAL DRAWINGS

DRAWING LIST	
NUMBER	TITLE
A-000	COVER SHEET
A-001	CONSTRUCTION ASSEMBLIES
A-100	SITE PLAN
A-101	SITE DETAILS
A-101a	SITE DETAILS
A-102	FOUNDATION PLAN
A-103	BASEMENT PLAN
A-104	MAIN TO THIRD LEVEL
A-105	FOURTH LEVEL PLAN
A-106	ROOF AMENITY PLAN
A-200	EAST ELEVATION
A-201	WEST ELEVATION
A-202	NORTH ELEVATION
A-203	SOUTH ELEVATION
A-301	BUILDING SECTION - I
A-302	BUILDING SECTION - II
A-601	DOOR SCHEDULE & DOOR ELEVATIONS
A-603	WINDOW SCHEDULE

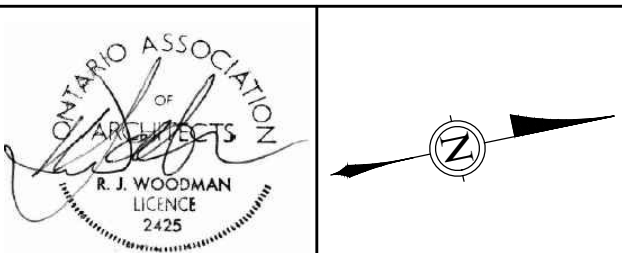
MECHANICAL DRAWINGS

ELECTRICAL DRAWINGS

STRUCTURAL DRAWINGS



ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF SURVEYORS REAL PROPERTY REPORT PART 1 LOTS 10, 11, 12, 24, 25, 26 PART OF REAR PASSAGE (as closed by Judge's Order LT476512 and Judge's Order LT113018) REGISTERED PLAN 484-50 CITY OF OTTAWA, AS PREPARED FOR ANNIS, OSULLIVAN, VOLLEBAEK LTD. ELEVATION NOTE:
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THE ABOVE REFERENCED SURVEY.
 CREDIT NOTE:
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHIC SURVEY PREPARED BY ANNIS OSULLIVAN/VOLLEBAEK LTD. DATED 14 TH DAY OF JUNE, 2017.
 WOODMAN ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.
 NOTE:
 ALL SETBACKS ARE TO CONCRETE FOUNDATIONS AND EXTERIOR WOOD STUDS. SETBACKS DO NOT REFLECT INSULATION AND FINISHING.



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE, AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
 DO NOT SCALE DRAWINGS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.

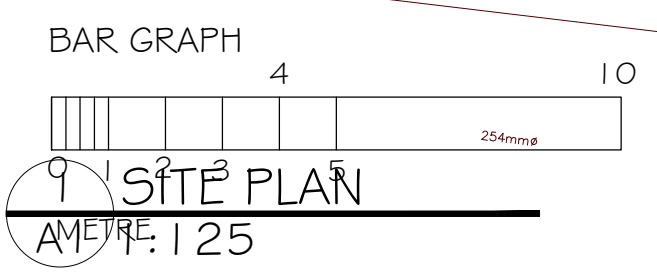
15		
14		
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10	ISSUED FOR APPROVAL	18/08/2023
09	ISSUED FOR REVIEW	10/05/2023
08	ISSUED FOR REVIEW	26/04/2023
07	ISSUED FOR REVIEW	25/02/2022
06	ISSUED FOR REVIEW	10/01/2022
05	ISSUED FOR REVIEW	11/04/2021
04	ISSUED FOR REVIEW	05/25/2021
03	ISSUED FOR REVIEW	03/10/2021
02	ISSUED FOR REVIEW	11/13/2020
01	ISSUED FOR REVIEW	08/04/2020
ND.	REVISION	MM/DD/YY DATE

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CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

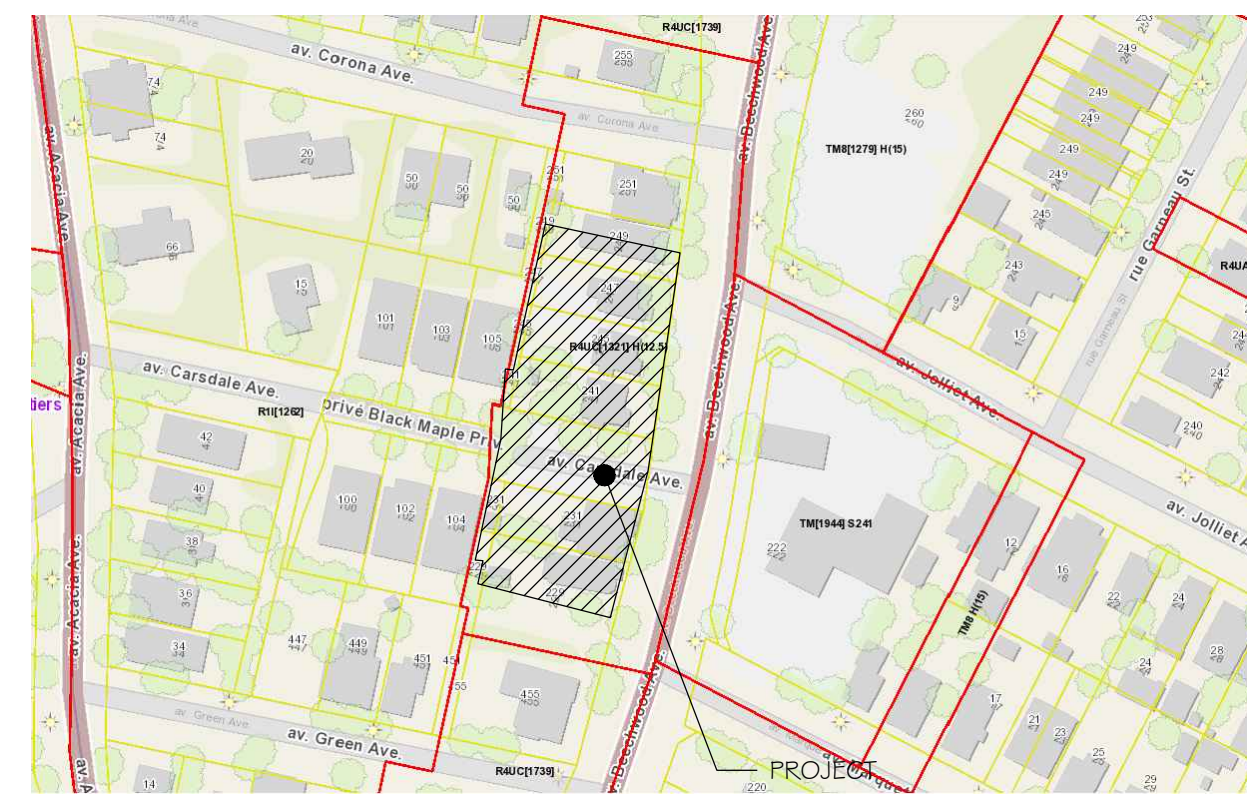
PROJECT
ROCK GARDENS
 229 + 241 BEECHWOOD AVE
 OTTAWA
FOR SMART LIVING PROPERTIES

DRAWING:
SITE PLAN INFORMATION + ZONING
 DATE: SEPT. 2020 JOB NO.: 1971
 SCALE: AS NOTED DRAWING NO.:
 DRAWN BY: DRAWN
 REVIEWED BY: R.J.W. **A1**



ZONING INFORMATION:			PROJECT INFORMATION 229 BEECHWOOD AVE (42 UNITS)			PROJECT INFORMATION 247 BEECHWOOD AVE (52 UNITS)		
229-235-241-245-247 BEECHWOOD AVE, WARD 13 RIDEAU-ROCKLIFFE			MIN. ZONING STANDARD			MIN. ZONING STANDARD		
REQ. (REQ. IN AREA "A")			REQ. (REQ. IN AREA "A")			REQ. (REQ. IN AREA "A")		
LOT AREA	440.00 m ²	1,041.20 m ²	LOT AREA	540.00 m ²	1,041.20 m ²	LOT AREA	540.00 m ²	1,041.20 m ²
MAX BUILDING HEIGHT	11.00 m	11.00 m	MAX BUILDING HEIGHT	11.00 m	11.00 m	MAX BUILDING HEIGHT	11.00 m	11.00 m
SETBACKS			SETBACKS			SETBACKS		
FROM CARSDALE AVE	1.00 m	1.00 m	FROM CARSDALE AVE	1.00 m	1.00 m	FROM CARSDALE AVE	1.00 m	1.00 m
FRONT YARD SETBACK	5.00 m	5.00 m	FRONT YARD SETBACK	5.00 m	5.00 m	FRONT YARD SETBACK	5.00 m	5.00 m
REAR YARD SETBACK	7.00 m	7.00 m	REAR YARD SETBACK	7.00 m	7.00 m	REAR YARD SETBACK	7.00 m	7.00 m
INTERIOR SIDE YARD SETBACK	1.00 m	1.50 m	INTERIOR SIDE YARD SETBACK	1.00 m	1.50 m	INTERIOR SIDE YARD SETBACK	1.00 m	1.50 m
SOFT LANDSCAPED AREA IN REAR YARD AREA	30.00 %	33.00 %	SOFT LANDSCAPED AREA IN REAR YARD AREA	30.00 %	33.00 %	SOFT LANDSCAPED AREA IN REAR YARD AREA	30.00 %	33.00 %
SOFT LANDSCAPED AREA IN FRONT YARD AREA	40.00 %	33.00 %	SOFT LANDSCAPED AREA IN FRONT YARD AREA	40.00 %	33.00 %	SOFT LANDSCAPED AREA IN FRONT YARD AREA	40.00 %	33.00 %
95 % OF LOT TO BE LANDSCAPED	312.36 m ²	635.00 m ²	95 % OF LOT TO BE LANDSCAPED	312.36 m ²	635.00 m ²	95 % OF LOT TO BE LANDSCAPED	312.36 m ²	635.00 m ²
AMENITY AREA			AMENITY AREA			AMENITY AREA		
NO MINIMUM AMENITY AREA REQUIRED			NO MINIMUM AMENITY AREA REQUIRED			NO MINIMUM AMENITY AREA REQUIRED		
SOFT LANDSCAPE	280.00 m ²		SOFT LANDSCAPE	260.00 m ²		SOFT LANDSCAPE	260.00 m ²	
ROOF AMENITY	55.00 m ²		ROOF AMENITY	55.00 m ²		ROOF AMENITY	55.00 m ²	
BALCONIES	15.00 m ²		BALCONIES	15.00 m ²		BALCONIES	15.00 m ²	
TOTAL	0.00 m ²	350.00 m ²	TOTAL	0.00 m ²	345.00 m ²	TOTAL	0.00 m ²	345.00 m ²
BICYCLE PARKING			BICYCLE PARKING			BICYCLE PARKING		
NO MINIMUM AMENITY AREA REQUIRED			NO MINIMUM AMENITY AREA REQUIRED			NO MINIMUM AMENITY AREA REQUIRED		
MIN. ZONING STANDARD	21 UNITS	32 UNITS	MIN. ZONING STANDARD	21 UNITS	32 UNITS	MIN. ZONING STANDARD	21 UNITS	32 UNITS
PROVIDED	21 UNITS	32 UNITS	PROVIDED	21 UNITS	32 UNITS	PROVIDED	21 UNITS	32 UNITS

PROJECT INFORMATION 229 BEECHWOOD AVE (42 UNITS)			PROJECT INFORMATION 247 BEECHWOOD AVE (52 UNITS)		
MIN. ZONING STANDARD			MIN. ZONING STANDARD		
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS			ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS		
REQUIRED	0 UNITS	0 UNITS	REQUIRED	0 UNITS	0 UNITS
VISITOR PARKING SPACES			VISITOR PARKING SPACES		
MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12			MIN. 0.1 SPACES PER DWELLING UNIT IN EXCESS OF 12		
REQUIRED	3 UNITS	4 UNITS	REQUIRED	4 UNITS	4 UNITS
PROVIDED	4 UNITS	4 UNITS	PROVIDED	4 UNITS	4 UNITS
BUILDING AREA			BUILDING AREA		
LEVEL	G.R.A.	G.F.A.	LEVEL	G.R.A.	G.F.A.
BASEMENT	575 m ²	280 m ²	BASEMENT	592 m ²	246 m ²
MAIN LEVEL	594 m ²	505 m ²	MAIN LEVEL	576 m ²	469 m ²
SECOND LEVEL	594 m ²	505 m ²	SECOND LEVEL	576 m ²	469 m ²
THIRD LEVEL	461 m ²	369 m ²	THIRD LEVEL	576 m ²	469 m ²
FOURTH LEVEL			FOURTH LEVEL	401 m ²	320 m ²
TOTAL	2 224 m ²	1 659 m ²	TOTAL	2 721 m ²	1 973 m ²
MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS			MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS		
REQUIRED	50%	53%	REQUIRED	50%	53%
PROVIDED	50%	53%	PROVIDED	50%	53%



NUMBER OF UNITS 229 BEECHWOOD							NUMBER OF UNITS 247 BEECHWOOD						
LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TOTAL BY LEVEL	TOTAL	LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TOTAL BY LEVEL	TOTAL
BASEMENT	1	1	0	0	2	2	BASEMENT	1	1	0	0	2	2
1	1	1	1	1	4	4	1	1	1	1	1	4	4
2	1	1	1	1	4	4	2	1	1	1	1	4	4
3	1	1	1	1	4	4	3	1	1	1	1	4	4
4	1	1	1	1	4	4	4	1	1	1	1	4	4
TOTAL	5	5	5	5	20	20	TOTAL	5	5	5	5	20	20

NUMBER OF UNITS 229+247 BEECHWOOD						
LEVEL	STUDIO	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	TOTAL BY LEVEL	TOTAL
BASEMENT	2	2	0	0	4	4
1	4	4	4	4	16	16
2	4	4	4	4	16	16
3	4	4	4	4	16	16
4	4	4	4	4	16	16
TOTAL	18	18	18	18	72	72

D01-12-21-0001 PLAN #B43

FOUNDATION WALL COMPOSITION:

W1

CONCRETE FOUNDATION WALL CONSTRUCTION

- PROVIDE FULL HEIGHT DAMPROOFING ON THE EXTERIOR CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 300mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.

W1a

CONCRETE FOUNDATION WALL CONSTRUCTION

- 75mm RIGID INSULATION (EXTERIOR SIDE OF WALL) TO EXTEND TO FOOTING.
- 10mm DRAINAGE BOARD
- PROVIDE FULL HEIGHT DAMPROOFING ON THE EXTERIOR CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 300mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.
- 89mm WOOD STUD
- 16mm TYPE 'X' GYPSUM FINISH

W1b

CONCRETE FOUNDATION WALL CONSTRUCTION

- 75mm RIGID INSULATION (EXTERIOR SIDE OF WALL) TO EXTEND TO FOOTING.
- 10mm DRAINAGE BOARD
- PROVIDE FULL HEIGHT DAMPROOFING ON THE EXTERIOR CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 350mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.
- 89mm WOOD STUD
- 16mm TYPE 'X' GYPSUM FINISH

W1c

CONCRETE FOUNDATION WALL CONSTRUCTION

- 16mm TYPE 'X' GYPSUM
- CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 300mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.
- 89mm WOOD STUD
- 16mm TYPE 'X' GYPSUM

W1d

CONCRETE FOUNDATION WALL CONSTRUCTION - METAL PANEL

- 12.7mm METAL PANEL FINISH AS PER SUPPLIER
- 25.4mm (1") FURRING STRIPS
- 75mm RIGID INSULATION (EXTERIOR SIDE OF WALL) TO EXTEND TO FOOTING.
- PROVIDE FULL HEIGHT DAMPROOFING ON THE EXTERIOR CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 300mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.
- 89mm WOOD STUD
- 16mm TYPE 'X' GYPSUM FINISH

CONCRETE MASONRY UNITS:

W2a

CONCRETE MASONRY UNITS

- [MIN 2HR BASED ON SECTION 1.6 & TABLE 2.2.1a OBC 2012 SB-2]
- 190MM CMU

W2b

CONCRETE MASONRY UNITS - METAL PANEL FINISH

- [MIN 2HR BASED ON SECTION 1.6 & TABLE 2.2.1a OBC 2012 SB-2]
- 190mm CMU
- 25.4mm (1") FURRING STRIPS
- 12.7mm METAL PANEL

EXTERIOR WOOD-STUD WALL COMPOSITION:

NOTE: STAMPED ENGINEER SHOP DRAWINGS ARE REQUIRED FOR EXTERIOR WALLS

W3a

TYPICAL EXTERIOR WALL CONSTRUCTION (RED BRICK CLADDING)

- [FLAME SPREAD <225FSI, SMOKE DEVELOPMENT <45000]
- 25.4mm (1" THK.) RED TRU BRICK - C/W WEEP HOLES, SHELF ANGLES, TIES, AND SUPPORTS PER MANUFACTURER DETAILS AND RECOMMENDATIONS.
- 25mm AIR SPACE
- 75mm R5 COMFORTBOARD B0
- LIQUID APPLIED WEATHER BARRIER.
- 12.7mm GLASROCK SHEATHING TYPE 'X' PANELS
- 140mm WOOD STUDS (LOAD BEARING) @ 610mm O.C.
- C/W CERTAINTED'S GLASS FIBER INSULATION
- 16mm CERTAINTED TYPE 'X' GYPSUM PANEL
- SEAL GAPS/PENETRATIONS W/ FIRE RATED ACOUSTICAL SEALANTS.

W3b

TYPICAL EXTERIOR WALL CONSTRUCTION (METAL PANEL)

- [FR - 1 HR, STC - 45 (CORE ONLY), FIRE - CUL U425]
- 12.7mm METAL PANEL AS PER SUPPLIER.
- 25mm AIR SPACE
- 75mm R5 COMFORTBOARD B0
- LIQUID APPLIED WEATHER BARRIER.
- 12.7mm GLASROCK SHEATHING TYPE 'X' PANELS
- 140mm WOOD STUDS (LOAD BEARING) @ 610mm O.C.
- C/W CERTAINTED'S GLASS FIBER INSULATION
- 16mm CERTAINTED TYPE 'X' GYPSUM PANEL
- SEAL GAPS/PENETRATIONS W/ FIRE RATED ACOUSTICAL SEALANTS.

W3c

TYPICAL EXTERIOR WALL CONSTRUCTION (GREY BRICK CLADDING)

- [FLAME SPREAD <225FSI, SMOKE DEVELOPMENT <45000]
- 25.4mm (1" THK.) GREY TRU BRICK CLADDING
- 25mm AIR SPACE
- 75mm R5 COMFORTBOARD B0
- LIQUID APPLIED WEATHER BARRIER.
- 12.7mm GLASROCK SHEATHING TYPE 'X' PANELS
- 140mm WOOD STUDS (LOAD BEARING) @ 610mm O.C.
- C/W CERTAINTED'S GLASS FIBER INSULATION
- 16mm CERTAINTED TYPE 'X' GYPSUM PANEL
- SEAL GAPS/PENETRATIONS W/ FIRE RATED ACOUSTICAL SEALANTS.

W3

INTERIOR WALLS - RATED

DEMISING WALL

- PARTITION [System WFC257a - 1HR ULC U411 - STC 52]
- 1 LAYER - 16mm TYPE 'X' GYPSUM
- 140mm WOOD STUD @ 600mm O.C. C/W GLASS FIBRE INSULATION WITHIN CAVITY
- 12.7mm RESILIENT CHANNELS
- 2 LAYERS - 16mm TYPE 'X' GYPSUM

W4

INTERIOR WALLS - NON RATED

INTERIOR WALL

- 1 LAYER - 16mm TYPE 'X' GYPSUM
- 89mm WOOD STUD @ 600mm O.C.
- 1 LAYER - 16mm TYPE 'X' GYPSUM

NOTE: ADD INSULATION FOR SOUND ATTENUATION IN ALL SUITE WASHROOMS

W5

FURRED WALLS - NON RATED

FURRED WALL

- 1 LAYER - 16mm TYPE 'X' GYPSUM
- 89mm WOOD STUD @ 600mm O.C.

F1

FLOOR COMPOSITION:

- 16mm SUBFLOOR
- 228.6mm PRE-ENGINEERED WOOD JOISTS C/W ROXUL INSULATION
- 25mm RESILIENT CHANNELS
- 2 X 16mm TYPE 'X' GYPSUM BOARD
- FR - 1 HR (SB-2, TABLE 2.3.4.8)
- STC - 54 (SB-3, TABLE 2, FR-4)
- R - 41

AT SOFFIT CONDITION

- FILL FLOOR FRAMING CAVITY
- 2" RIGID INSULATION BELOW FLOOR FRAMING
- PRE-FINISHED METAL VENTED SOFFIT

F2

TYPICAL SLAB ON GRADE CONSTRUCTION

- 100mm POURED CONC. FLOOR C/W STEEL MESH AND REINFORCING AS PER STRUCTURAL DRAWINGS
- VAPOUR BARRIER
- R-15 INSULATION FIRST METER @ PERIMETER, R5 BALANCE
- 50mm SAND
- 75mm GRAVEL
- COMPACT FILL

ROOF COMPOSITION:

R1a

ROOF CONSTRUCTION - METAL FINISH BELOW

- PROTECTION BOARD
- 2 LAYERS OF MOD. BITUMEN LAYERS
- SLOPED INSULATION
- 152mm RIGID INSULATION
- VAPOUR BARRIER
- 16mm SUBFLOOR
- 350mm OPEN WEB WOODEN JOIST C/W R31 2LB CLOSED CELL SPRAY POLYURETHANE FOAM
- 25mm RESILIENT CHANNELS
- 38mm METAL PANEL FINISH

R2

ROOF DECK CONSTRUCTION

- 38mm (NOMINAL 2" x 4") WOOD DECKING
- 38mm (NOMINAL 2" x 4") WOOD SLEEPERS
- 1 FLY ROOFING MEMBRANE
- 16mm PLYWOOD SLOPED WOOD SLEEPERS
- 228.6mm (9") PRE-ENGINEERED WOODEN FLOOR JOIST SYSTEM WITH SPRAYED-IN-PLACE POLYURETHANE INSULATION
- 25mm RESILIENT CHANNELS
- DOUBLE 15.9 TYPE 'X' GYPSUM BOARD

R1b

ROOF CONSTRUCTION - GYPSUM FINISH BELOW

- 2 LAYERS OF MOD. BITUMEN LAYERS
- PROTECTION BOARD
- SLOPED INSULATION
- 152mm RIGID INSULATION
- VAPOUR BARRIER
- 16mm SUBFLOOR
- 228.6mm OPEN WEB WOODEN JOIST C/W R31 2LB CLOSED CELL SPRAY POLYURETHANE FOAM
- 25mm RESILIENT CHANNELS
- DOUBLE 16mm TYPE 'X' GYPSUM BOARD

ABBREVIATIONS:

ACOUS.	ACOUSTICAL	EA.	EACH	JL/JTS.	JOINT, JOINTS	PROJ.	PROJECT
ADJ.	ADJUSTABLE	E.F.S.	EXTERIOR FINISH SYSTEM	L.	LONG	PRV	PRESSURE REDUCING VALVE
A.F.F.	ABOVE FINISHED FLOOR (SLAB)	E.F.S.	EXTERIOR INSULATION & FINISH SYS.	LAM.	LAMINATE, LAMINATED	PT	PRESSURE TREATED
ALUM.	ALUMINUM	ELEV.	ELEVATION	LP.	LINEAR FOOT, LINEAL FOOT	PTAC	PACKAGED TERMINAL AIR CONDITIONER
ANOD.	ANODIZED	ELEC.	ELECTRICAL	LQ.	LIQUID	PVC	POLYVINYL CHLORIDE
APPROX.	APPROXIMATE	ENCL.	ENCLOSURE	LP.	LOW POINT	Q.T.	QUARRY TILE
BD.	BOARD BOARD	EQ.	EQUAL	LT.WTL.	LIGHT WEIGHT	QTR.	QUARTER
B.F.F.	BELOW FINISHED FLOOR (SLAB)	EQUIP.	EQUIPMENT	MAS.	MASONRY	R	RADIUS
BLDG.	BUILDING	EXH.	EXHAUST	MAX.	MAXIMUM	R.C.	REFRIGERATION CONTRACTOR
BLK.	BLOCK	EXIST.	EXISTING	M.B.S.	METAL BUILDING SUPPLIER	R.C.P.	REFLECTED CEILING PLAH
BLK.G.	BLOCKING	EXP.	EXPANSION	MECH.	MECHANICAL	R.D.	ROOF DRAIN
BM.	BEAM	EXT.	EXTERIOR	MFL.	METAL	R.L.	ROOF LEADER
BTM.	BOTTOM	F.D.	FLOOR DRAIN	MFG.	MANUFACTURING	REC.D.	RECEIVED
BTWN.	BETWEEN	FDN.	FOUNDATION	M.H.	MANHOLE	REFRIG.	REFRIGERATION
CB	CATCH BASIN	FF	FACTORY FINISH / FINISHED FLOOR	MNL.	MINIMUM	REINFC.	REINFORCING
C.G.	CORNER GUARD	FHS	FLAT HEAD SCREW	MISC.	MISCELLANEOUS	REQ.D.	REQUIRED
C.I.	CAST IRON	FL.	FLOOR FLOOR	M.D.	MASONRY OPENING	R.O.	ROUGH OPENING
C.I.P.	CAST IN PLACE	F.L.O.	FURNISHED & INSTALLED BY OWNER	M.R.	MOISTURE RESISTANT	R.C.	SCHEDULE
C.L.	CENTER LINE	FIN.	FINISH	MULL.	MULLION	S.C.	SOLID CORE
CL.	CLEAR	F.R.P.	FIBER REINFORCED PLASTIC PANEL(S)	MTO.	MOUNTED	S.I.C.	SUPPLIED BY OWNER INSTALLED BY CONTRACTOR
CLG.	CEILING	FRT.	FIRE RETARDANT TREATED	MTG.	MOUNTING	SHT.	SHEET
CMU	CONCRETE MASONRY UNIT	FTG.	FOOTING	N.I.C.	NOT IN CONTRACT	SIM.	SIMILAR
COL.	COLUMN	GA.	GAUGE	NOM.	NOMINAL	S.I.C.	SUPPLIED & INSTALLED BY OWNER
CONC.	CONCRETE	GALV.	GALVANIZED	N.T.S.	NOT TO SCALE	S.I.V.	SUPPLIED & INSTALLED BY OWNER
CONT.	CONTINUOUS	G.C.	GENERAL CONTRACTOR	O.A.	OVERALL	S.O.I.C.	SUPPLIED BY OWNER INSTALLED BY CONTRACTOR
CONSTR.	CONSTRUCTION	G.W.B.	GYPSUM WALLBOARD, GYPSUM BOARD	O.C.	ON CENTER	S.O.V.	SUPPLIED BY OWNER INSTALLED BY VENDOR
CONTR.	CONTRACTOR	H.B.	HOSE BIBB	O.H.	OVERHEAD	SQ.	SQUARE
C.T.	CERAMIC TILE	H.C.	HANDICAPPED	OPN.	OPENING	S.S.	SERVICE SINK, SANITARY SEWER
C/W	COMPLETE WITH	H.M.	HOLLOW METAL	OPP.	OPPOSITE	SST.	STAINLESS STEEL
DBL.	DOUBLE	HORZ.	HORIZONTAL	PTH.	PARTITION	STD.	STANDARD STANDARD
DEMO.	DEMOLISH	H.P.	HIGH POINT	PERP.	PERPENDICULAR	STL.	STEEL
DIA.	DIAMETER	HT.	HEIGHT	PL.	PLATE, PROPERTY LINE PLATE	STRUCT.	STRUCTURE, STRUCTURAL
DM.	DIMENSION	HTR.	HEATER	P.LAM.	PLASTIC LAMINATE	SUSP.	SUSPENDED
DTL.	DETAIL	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	PLYWD.	PLYWOOD	SYS.	SYSTEM
D.F.	DRINKING FOUNTAIN	IC	INTERNATIONAL BUILDING CODE	PLBG.	PLUMBING	THK.	THICKNESS
DNWT.	DOMESTIC HOT WATER TANK	INSUL.	INSULATION	PNL.	PANEL, PANELING PANEL		
D.S.	DOWNSPOUT	INT.	INTERIOR	PR.	PAIR		
DWG.	DRAWING						

GENERAL NOTES:

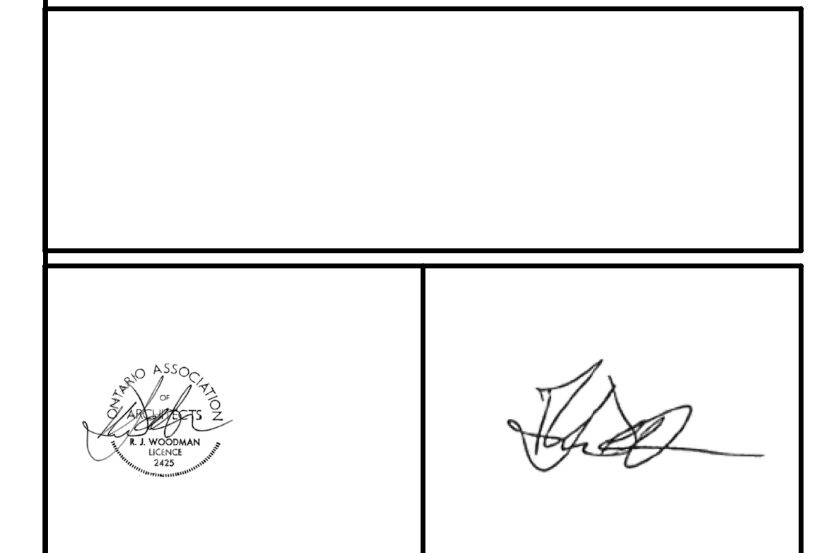
- REFER TO STRUCTURAL FOR ALL RELATED ZING, REQUIREMENTS, DETAILS, LOCATION OF ALL COLUMNS AND BEAMS.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL UTILITIES, SERVICES, EQUIPMENT AND FIXTURES ABOVE AND INCORPORATED WITHIN NEW WALLS AND CEILING SYSTEMS. PROVIDE BLOCKING AS REQUIRED FOR FASTENING AND SUPPORT.
- INSTALLATION OF ALL ELEVATING DEVICES TO CONFORM TO PROVINCE OF ONTARIO STANDARDS AND LICENSING REGULATIONS.

COMMON COMPOSITION NOTES:

- PROVIDE COMPRESSIBLE FOAM GASKET BETWEEN BOTTOM TRACK/METAL STUDS AND CONCRETE AND BETWEEN TOP TRACK AND STEEL DECK/STEEL BEAM AND U/S OF SLAB AROUND ALL BUILDING PERIMETER WALL.
- SET BOTTOM TRACK IN DOUBLE CONTINUOUS BEAD OF SEALANT
- PROVIDE DEFLECTION TRACS AT STUD WALL ASSEMBLIES, TYPICAL
- PROVIDE FIRE-RATED ACOUSTICAL SEALANTS TO CLOSE PERIMETER (TOP, BOTTOM, VERTICAL INTERSECTS) JOINTS AND OPENINGS WHERE MECHANICAL, PLUMBING, ELECTRICAL OR OTHER DEVICES PENETRATE THROUGH SOUND RATED WALLS. SET THE SILL AND TOP PLATES IN CONTINUOUS SEALANT IN STUD FRAME CONSTRUCTION.
- PROVIDE GYPSUM BOARD ON FINISHED SIDE ONLY AT CHASES AND FURRED SITUATIONS U.N.O. SEE ALSO ENLARGED PLANS AND DETAILS.
- PROVIDE MOISTURE RESISTANT (MR) GYPSUM BOARD AT ALL WET AREAS AND AREAS PRONE TO MOISTURE. PROVIDE CEMENT BOARD IN WASHROOM AREAS, JANITOR'S CLOSET, WHERE TILE ARE TO BE APPLIED.
- PROVIDE ABUSE RESISTANT GYPSUM BOARD IN GARBAGE ROOM.
- PROVIDE FRP PANELS OVER FINISH GYPSUM IN KITCHEN AREAS AND AROUND FLOOR SINK IN JANITOR'S CLOSET. COORDINATE W/ SCHEDULE.
- PROVIDE PLYWOOD BACKING/WOOD BLOCKING WHERE REQUIRED.
- COORDINATE ALL WINDOW AND DOOR ROUGH OPENINGS WITH SCHEDULE AND MANUFACTURER INSTALLATION DETAILS AND RECOMMENDATIONS.

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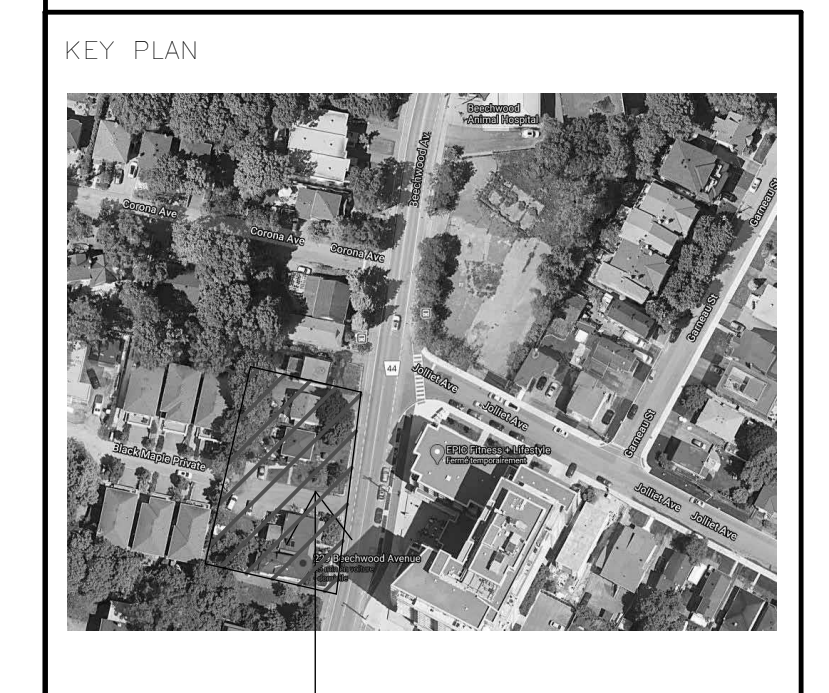
PROJECT
247 BEECHWOOD AVE

DRAWING
CONSTRUCTION ASSEMBLIES

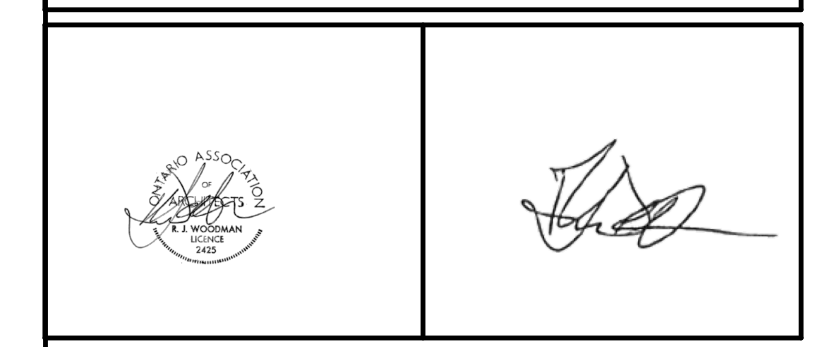
DATE	03/2023 2-44-53 PM	DATE	1971
SCALE	As indicated	DRAWING NO.	A-001
DRAWN BY	Author	CHECKED BY	
REVISED BY	Checker		

007-12-21-0001 PLAN #18403

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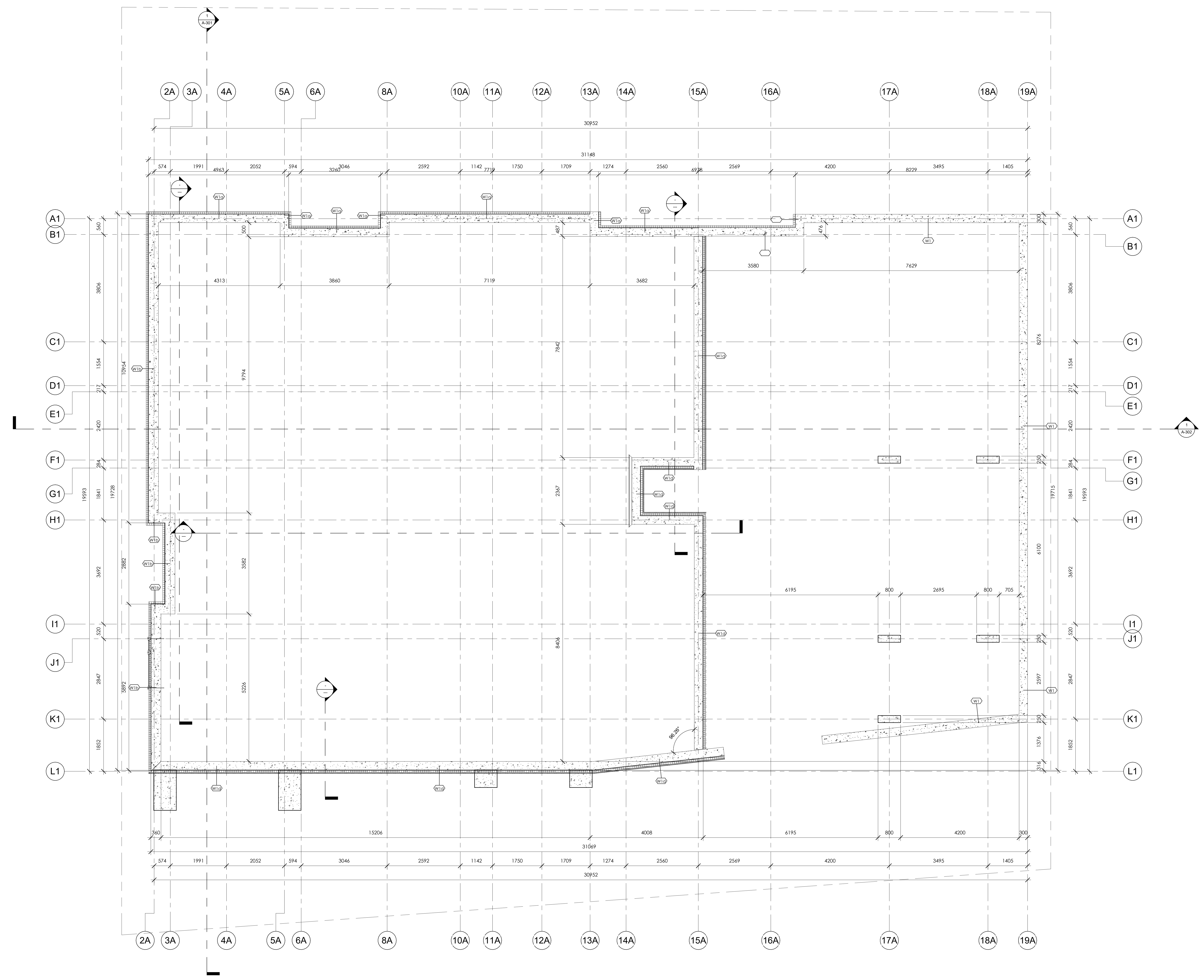
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PROJECT
247 BEECHWOOD AVE

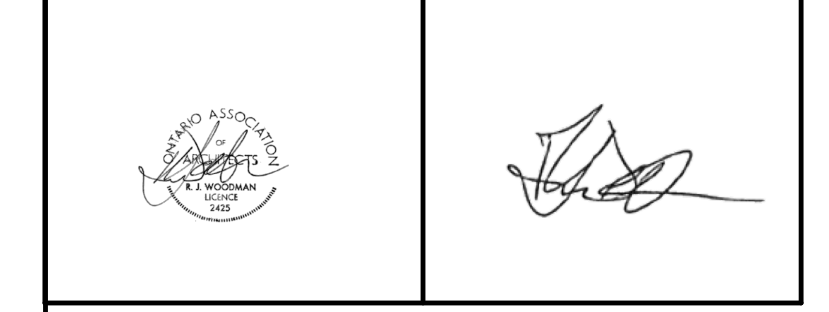
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DATE: 8/23/2023 2:44:54 PM
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 DESIGNED BY: Author
 CHECKED BY: Checker



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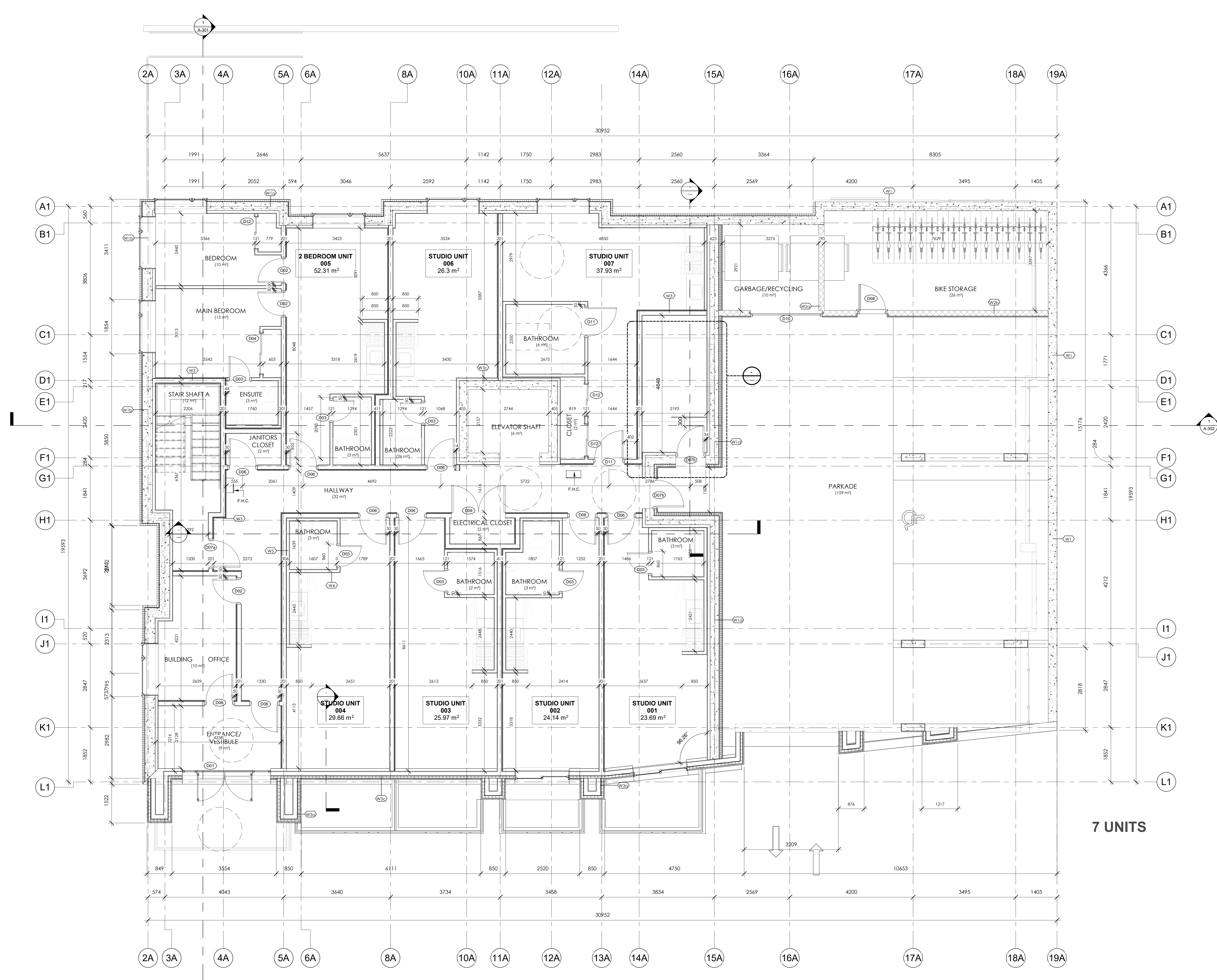
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PROJECT
247 BEECHWOOD AVE

DRAWING:
BASEMENT PLAN

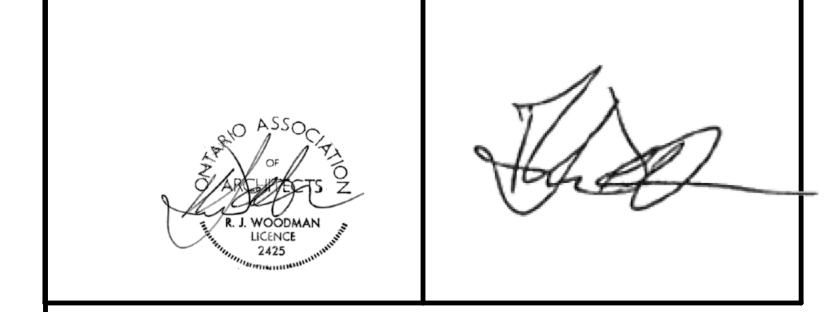
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DESIGN BY: Author	CHECKED BY: Checker
REVISED BY:	



1 BASEMENT BUILDING B
 A-103 1:50

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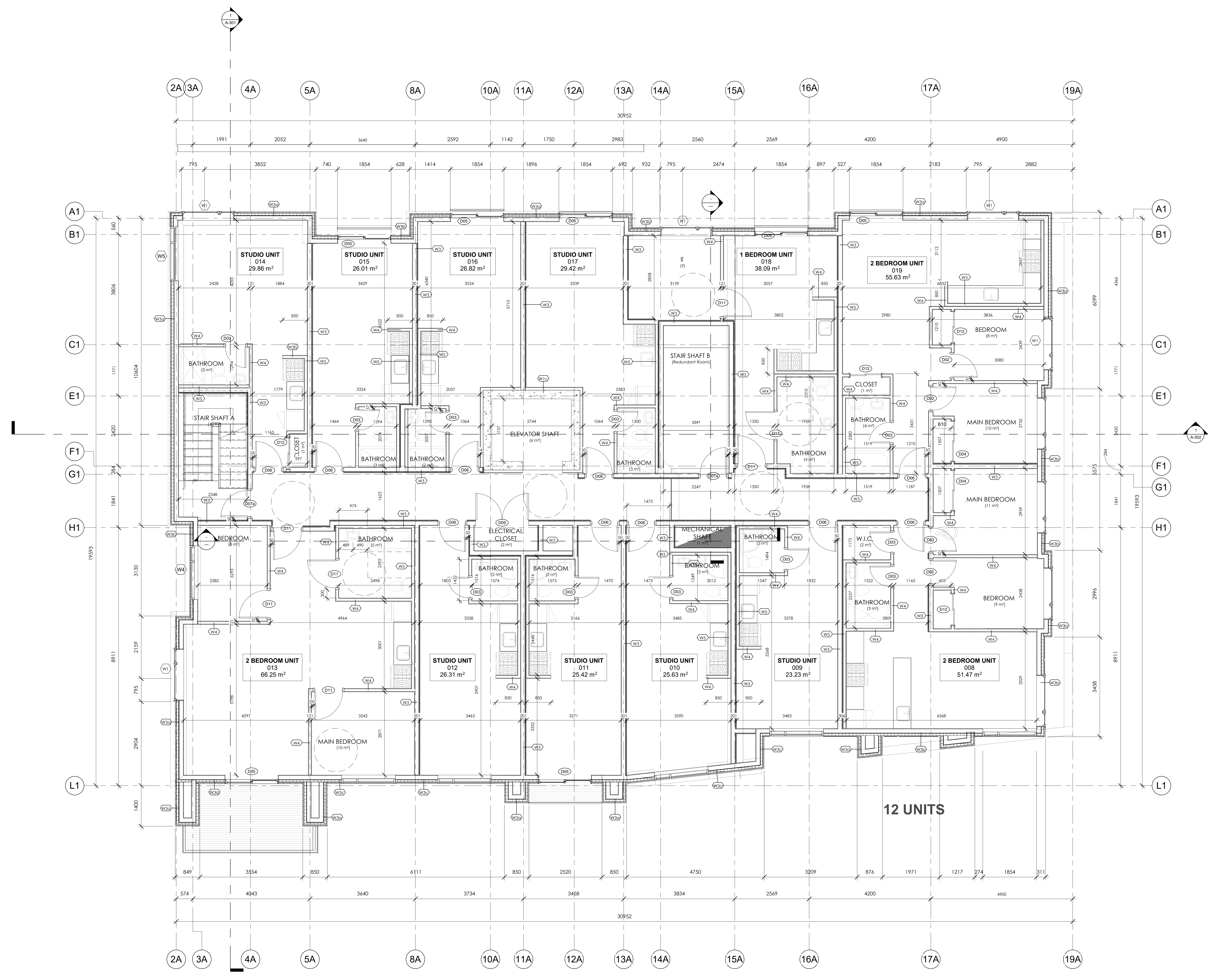
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PROJECT
247 BEECHWOOD AVE

DRAWING:
MAIN TO THIRD LEVEL

DATE	8/23/2023 2:45:02 PM	FILE NO.	1971
SCALE	As indicated	DRAWING NO.	
DRAWN BY	Author	CHECKED BY	
REVISED BY	Checker		

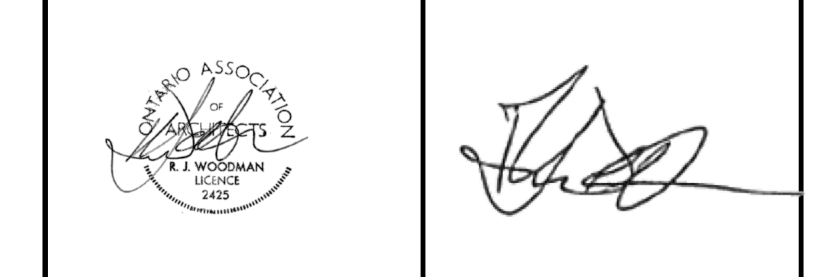
A-104



1 MAIN LEVEL - 247 BEECHWOOD AVE
 A-104 1:50

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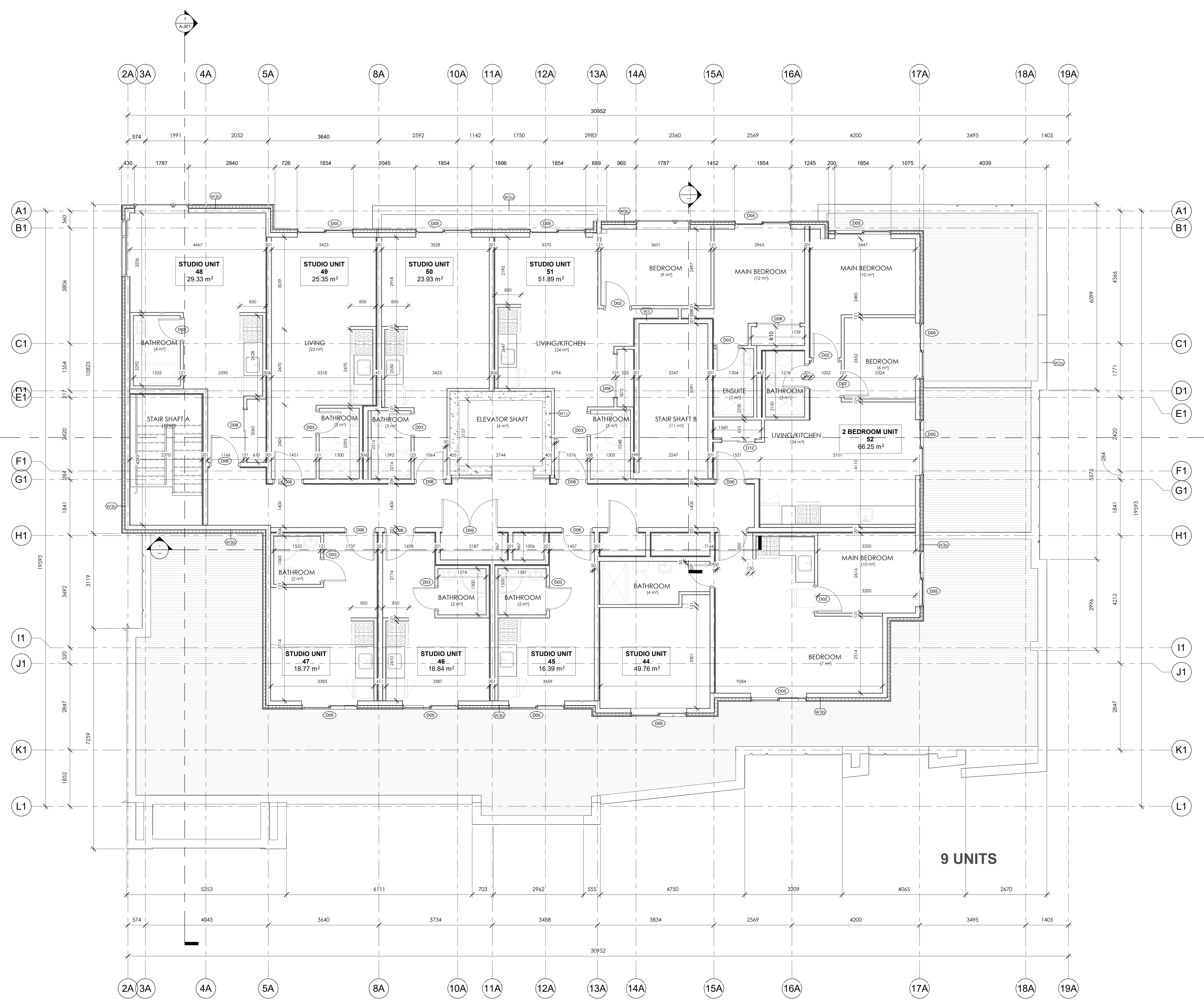
PROJECT
247 BEECHWOOD AVE

DRAWING
FOURTH LEVEL PLAN

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DESIGN BY	Author		
REVISED BY	Checker		

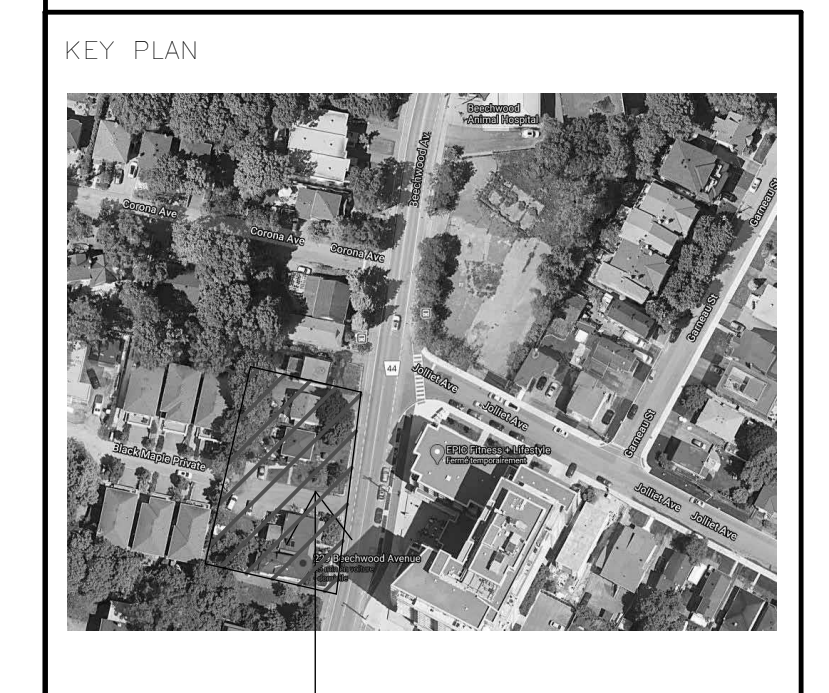
A-105

FOURTH LEVEL - 247 BEECHWOOD
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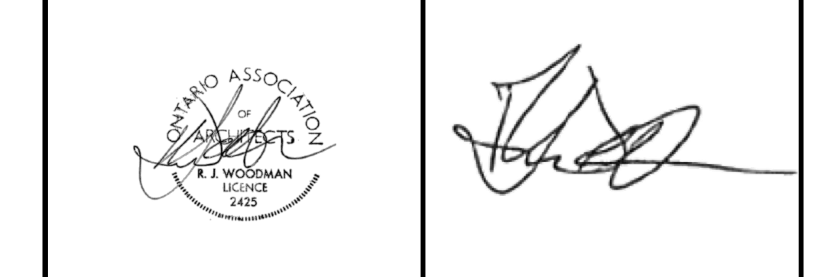


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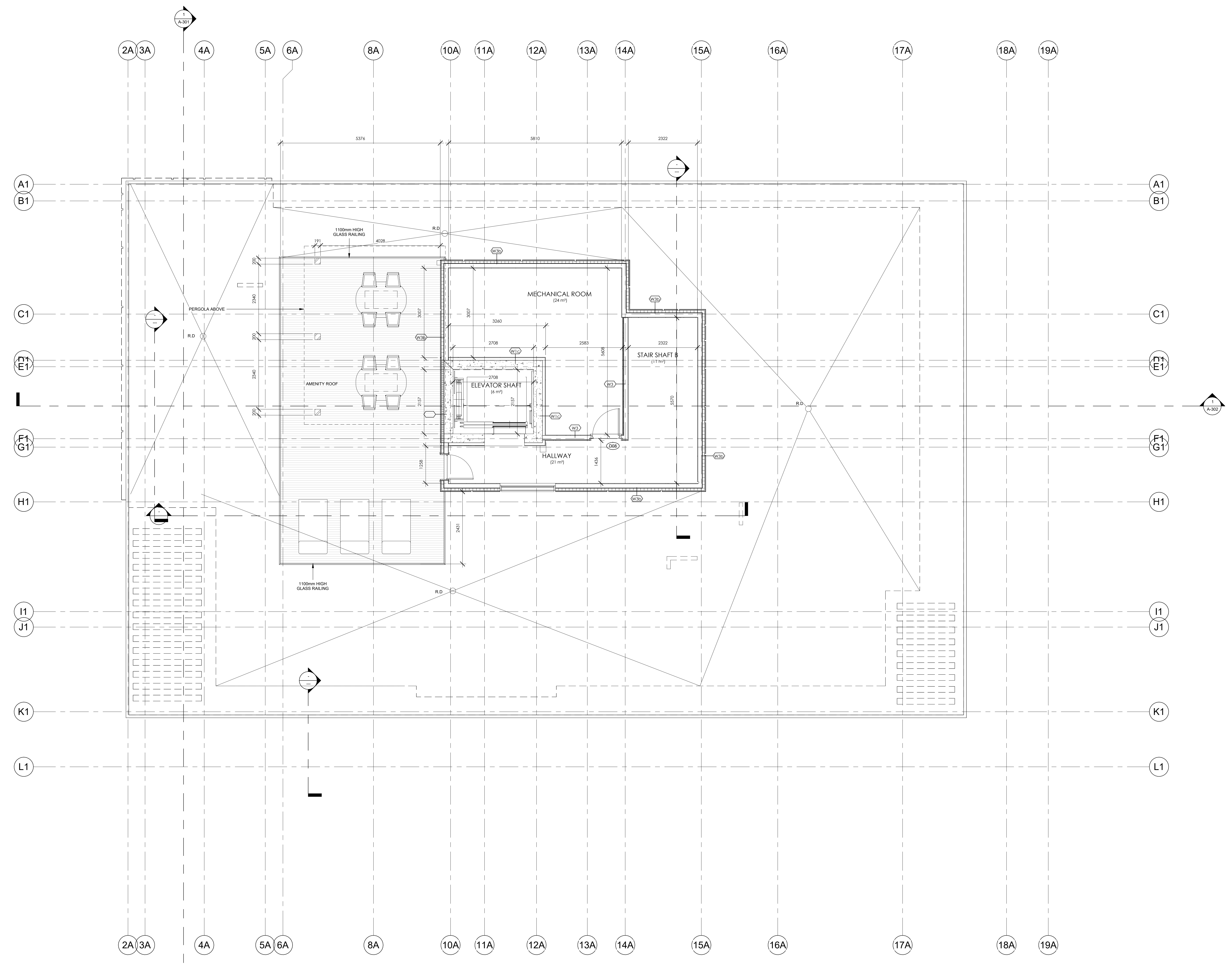
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PROJECT
247 BEECHWOOD AVE

DRAWING:
ROOF AMENITY PLAN

DATE: 8/23/2023 2:45:06 PM
 SCALE: As indicated
 DRAWN BY: Author
 CHECKED BY: Checker
 SHEET NO.: 101
A-106

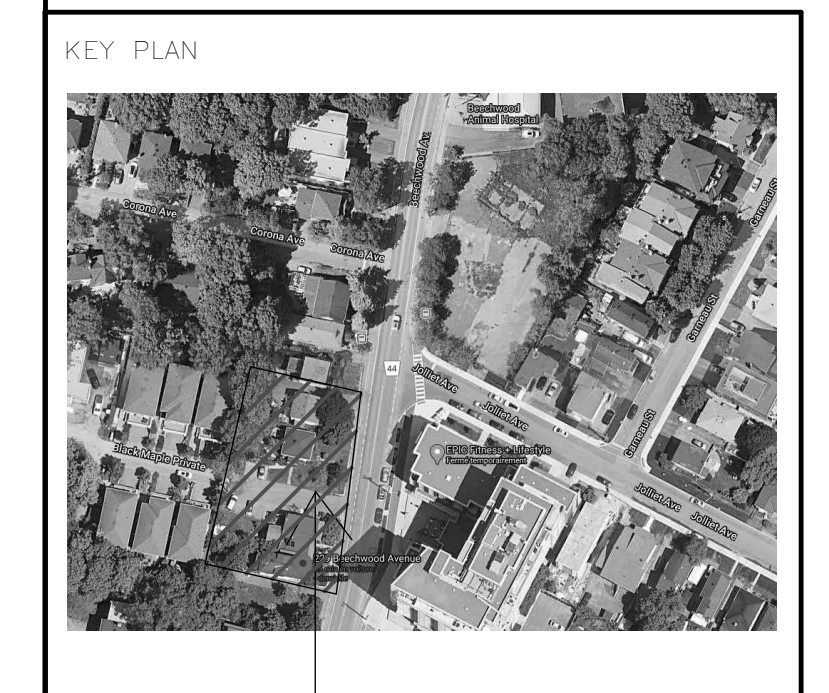


1 ROOF AMENITY - 247 BEECHWOOD
 A-106 1:50

007-12-21-0001 PLAN #18403

ID	TYPE	MATERIAL	COLOUR	SIZE	MANUFACTURER
A	UNIT	BRICK	RED	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
B	UNIT	BRICK	GREY	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
C	PANEL	METAL	GREY	TBD	TBD
D	FLASHING	METAL	TBD	TBD	TBD
E	CORNICE	STONE	TBD	TBD	TBD

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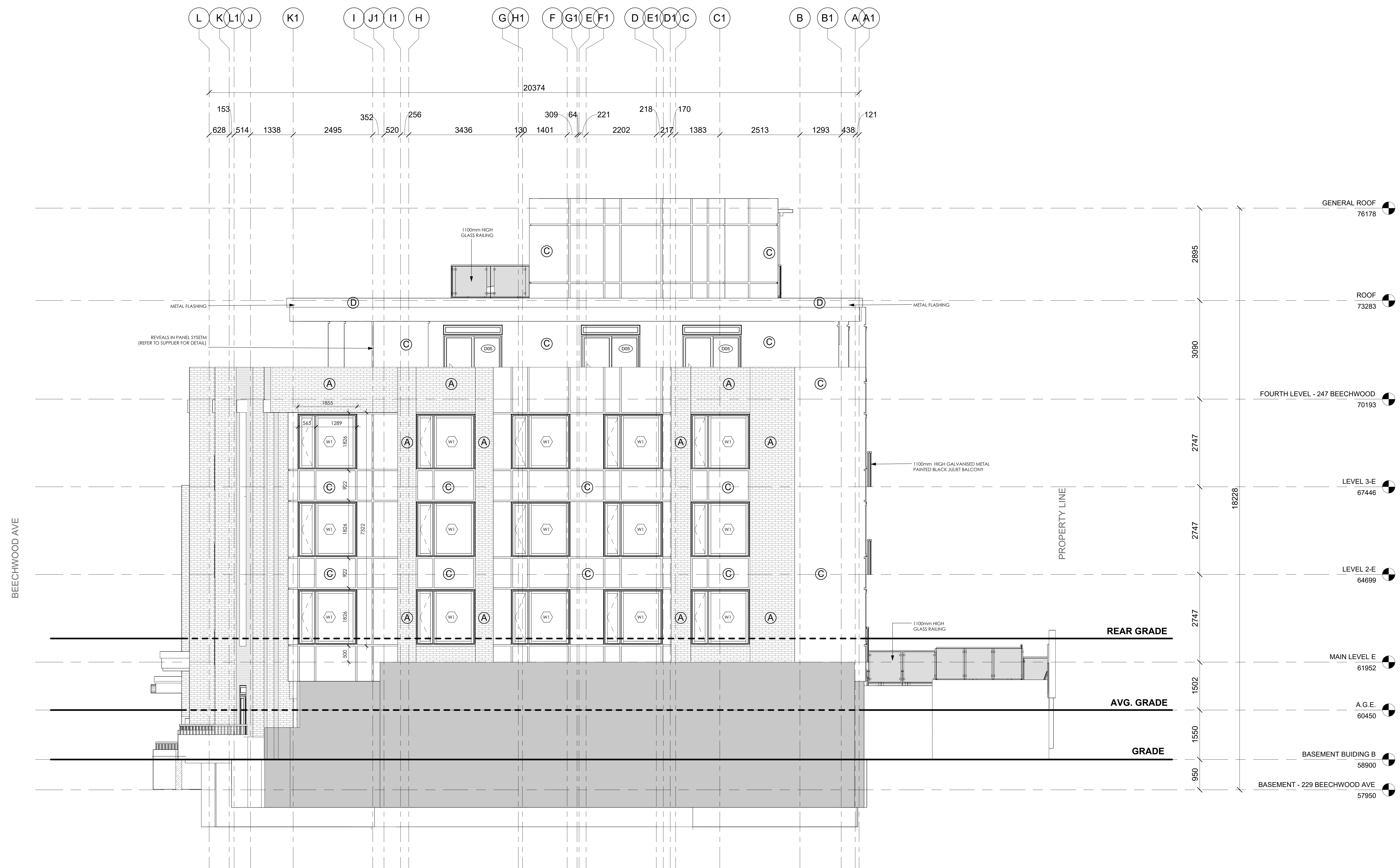
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PROJECT
247 BEECHWOOD AVE

DRAWING:
EAST ELEVATION

DATE: 8/23/2023 2:45:12 PM
 SCALE: As indicated
 DRAWING NO: **A-200**
 DESIGNED BY: Author
 CHECKED BY: Verica
 DATE: 1971

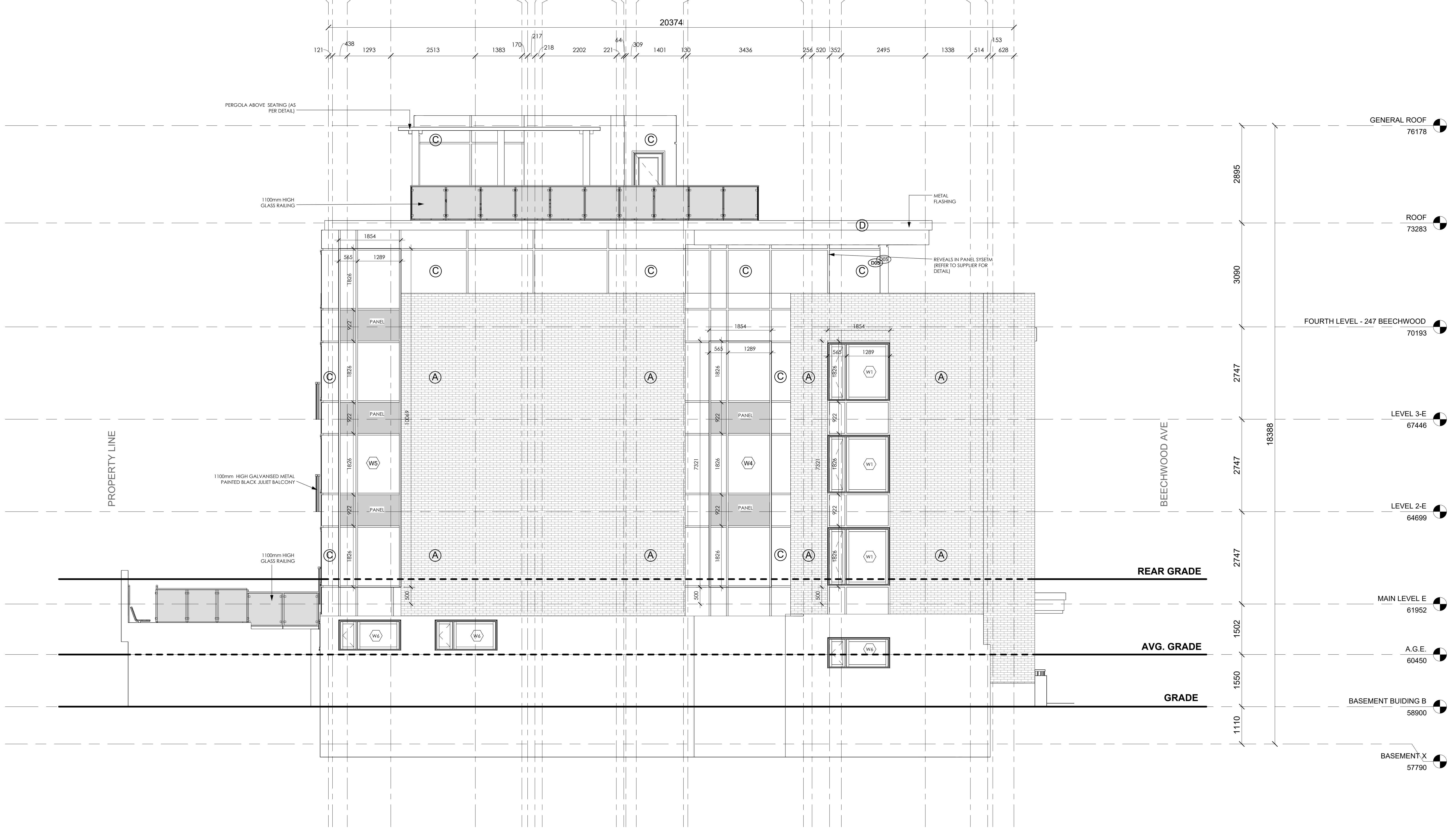


1 EAST ELEVATION 247 BEECHWOOD
 A-200 1:50

007-12-21-0001 PLAN #18403

ID	TYPE	MATERIAL	COLOUR	SIZE	MANUFACTURER
A	UNIT	BRICK	RED	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
B	UNIT	BRICK	GREY	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
C	PANEL	METAL	GREY	TBD	TBD
D	FLASHING	METAL	TBD	TBD	TBD
E	CORNICE	STONE	TBD	TBD	TBD

Grid lines: A, B, C, C1, C D1, E1, D, F1, E G1, F, H1, G, H, I, J1, I, K1, J, L1, K, L



1 WEST ELEVATION 247 BEECHWOOD
1:50

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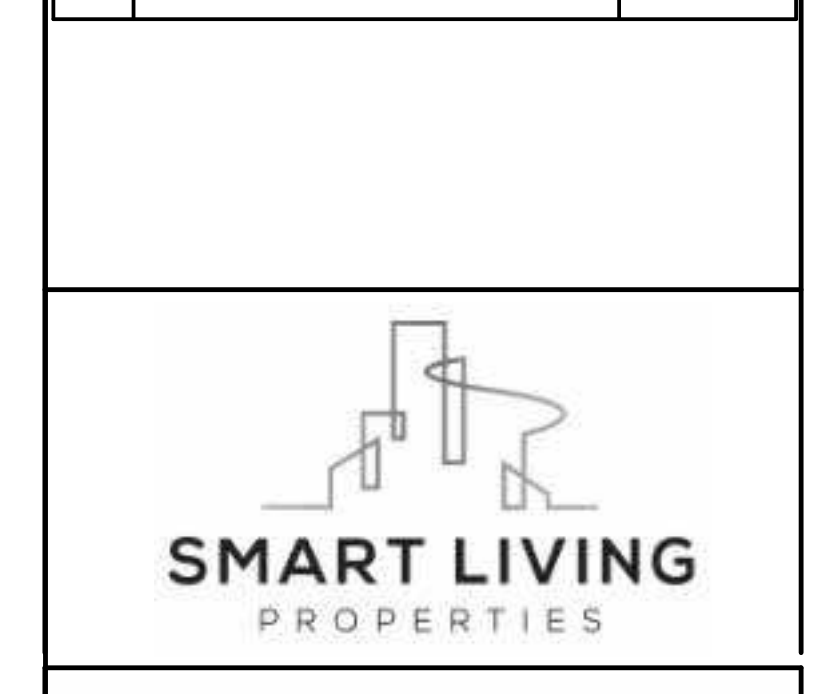


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1	RESUBMIT FOR SITE PLAN	23/08/2023

#	REVISION	DATE
1	RESUBMIT FOR SITE PLAN	23/08/2023



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PROJECT
247 BEECHWOOD AVE

DRAWING:
WEST ELEVATION

DATE: 8/23/2023 2:45:16 PM
SCALE: As indicated
DRAWN BY: Author
REVIEWED BY: Verifactor

DWG NO: 1071
DRAWING NO: A-201

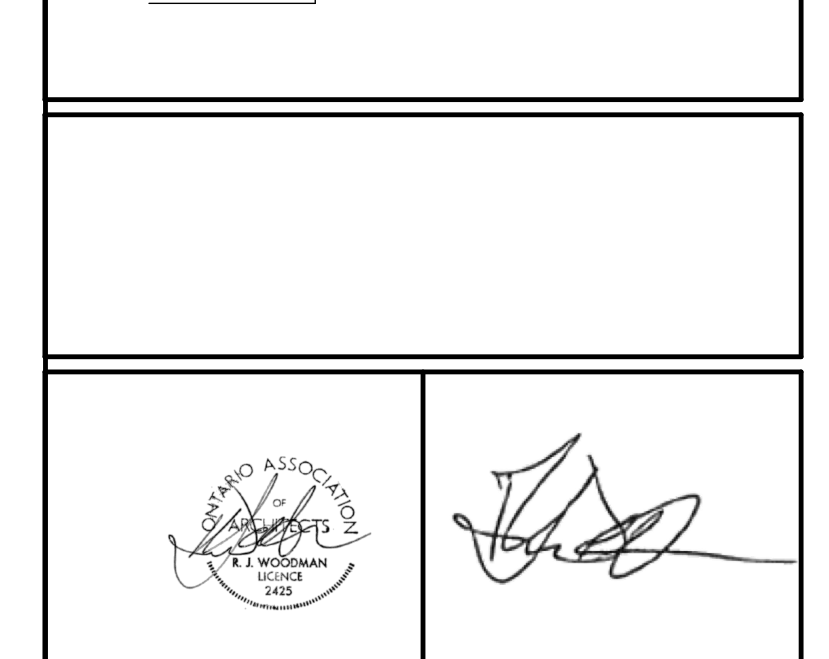
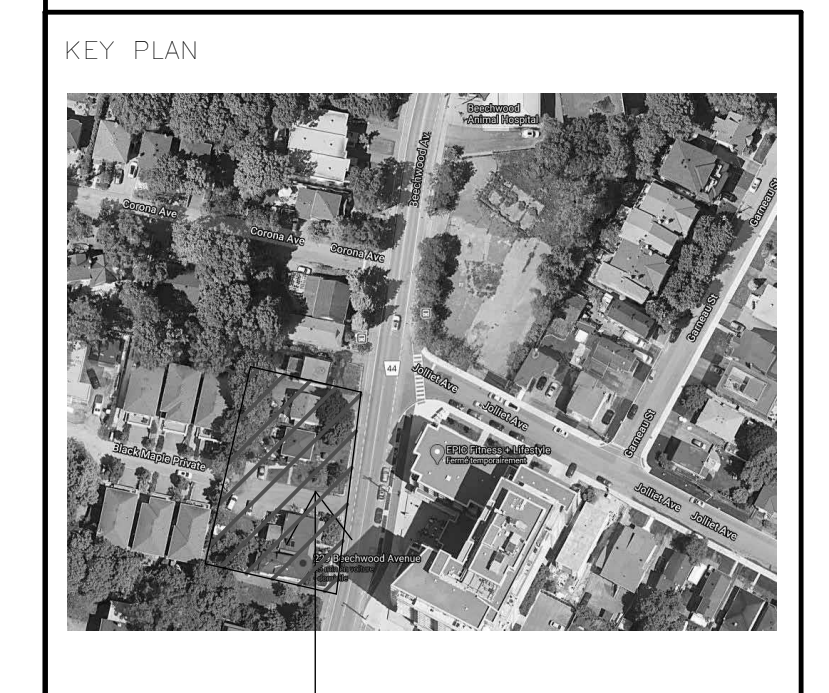
007-12-21-0001 PLAN #18403

ID	TYPE	MATERIAL	COLOUR	SIZE	MANUFACTURER
A	UNIT	BRICK	RED	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
B	UNIT	BRICK	GREY	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
C	PANEL	METAL	GREY	TBD	TBD
D	FLASHING	METAL	TBD	TBD	TBD
E	CORNICE	STONE	TBD	TBD	TBD



1 NORTH ELEVATION 247 BEECHWOOD
A-202 1:50

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PROJECT
247 BEECHWOOD AVE

DRAWING:
NORTH ELEVATION

DATE: 03/2023 2:45:19 PM
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Verifactor
DRAWING NO: A-202
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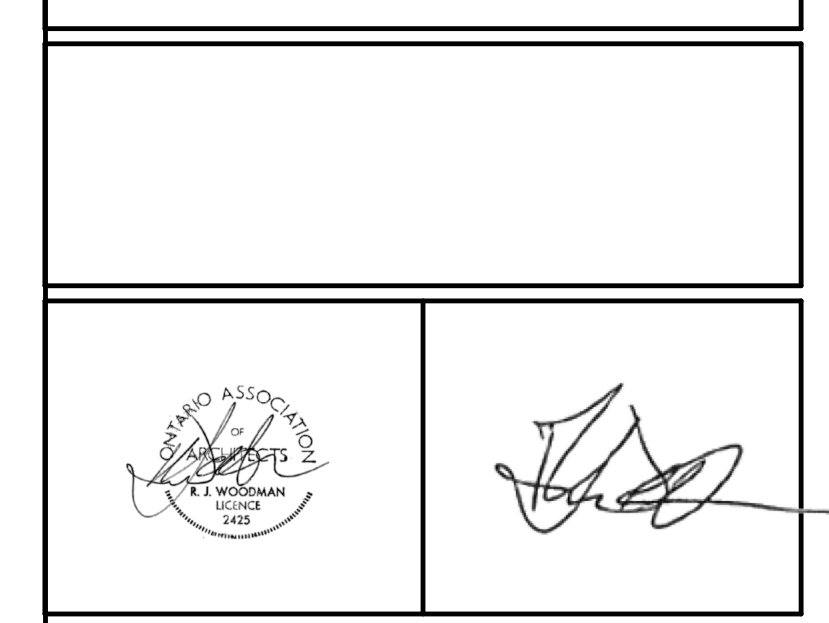
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ID	TYPE	MATERIAL	COLOUR	SIZE	MANUFACTURER
A	UNIT	BRICK	RED	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
B	UNIT	BRICK	GREY	2 1/4" H x 7 5/8" L x 1" T	TRU BRICK
C	PANEL	METAL	GREY	TBD	TBD
D	FLASHING	METAL	TBD	TBD	TBD
E	CORNICE	STONE	TBD	TBD	TBD



1 SOUTH ELEVATION 247 BEECHWOOD
A-203/ 1:50

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PROJECT
247 BEECHWOOD AVE

DRAWING:
SOUTH ELEVATION

DATE: 8/23/2023 2:45:22 PM	DWG. NO.: 1971
SCALE: As indicated	DRAWING NO. A-203
DESIGN BY: Author	REVISED BY: Verifactor

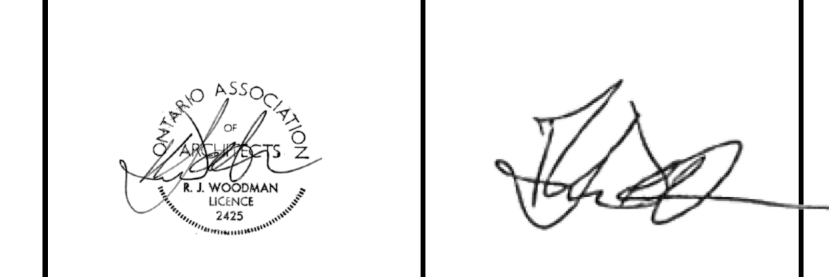
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KEY PLAN



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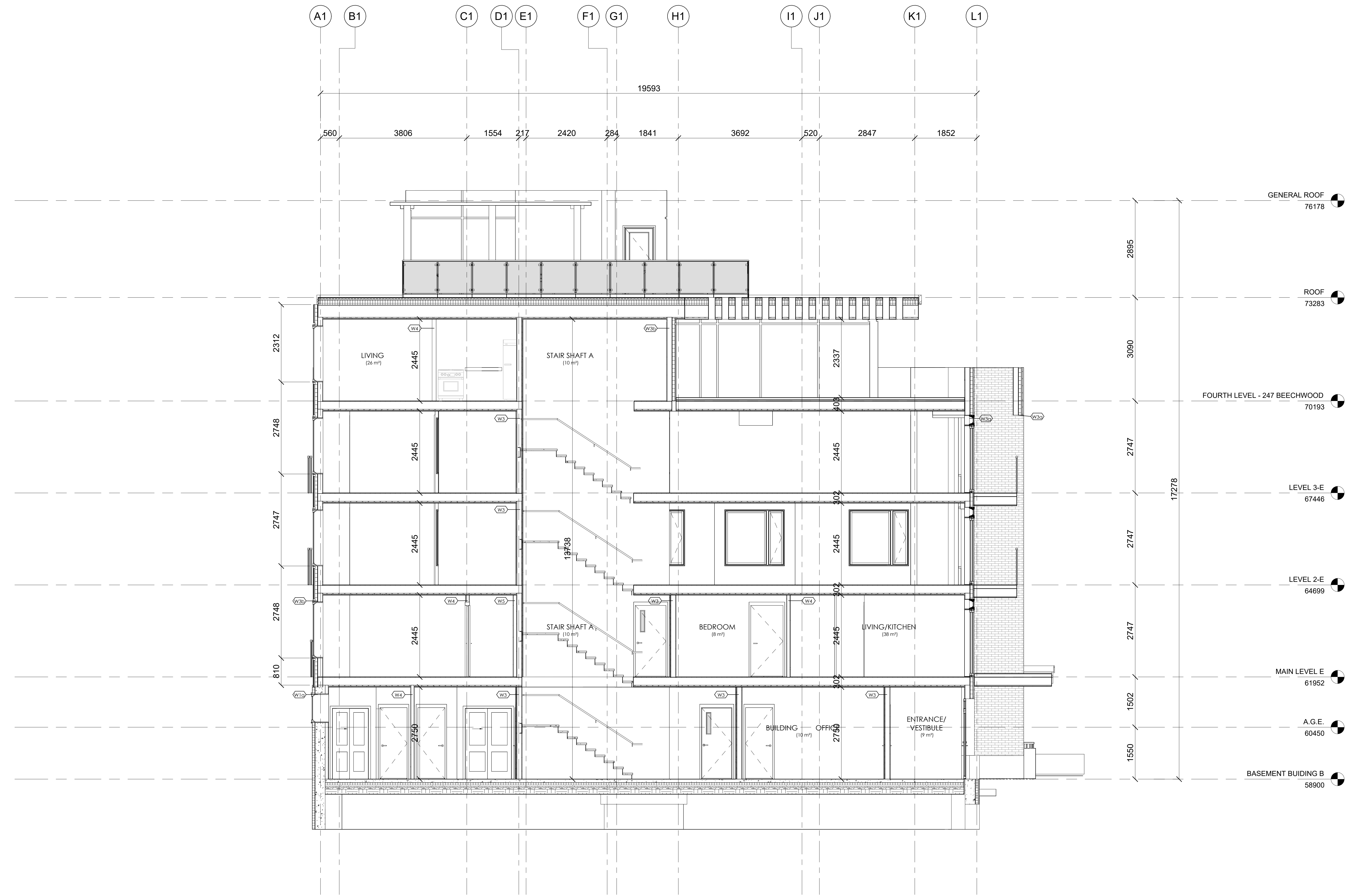
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PROJECT
247 BEECHWOOD AVE

DRAWING:
BUILDING SECTION - I

DATE: 8/23/2023 2:45:25 PM
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 DRAWING NO: **A-301**
 DRAWN BY: Author
 CHECKED BY: Checker



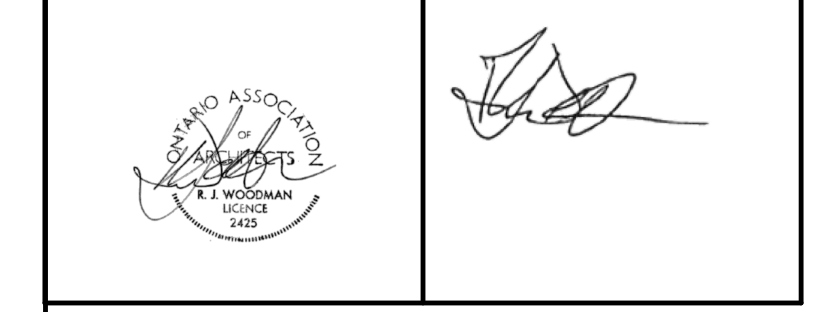
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PROJECT
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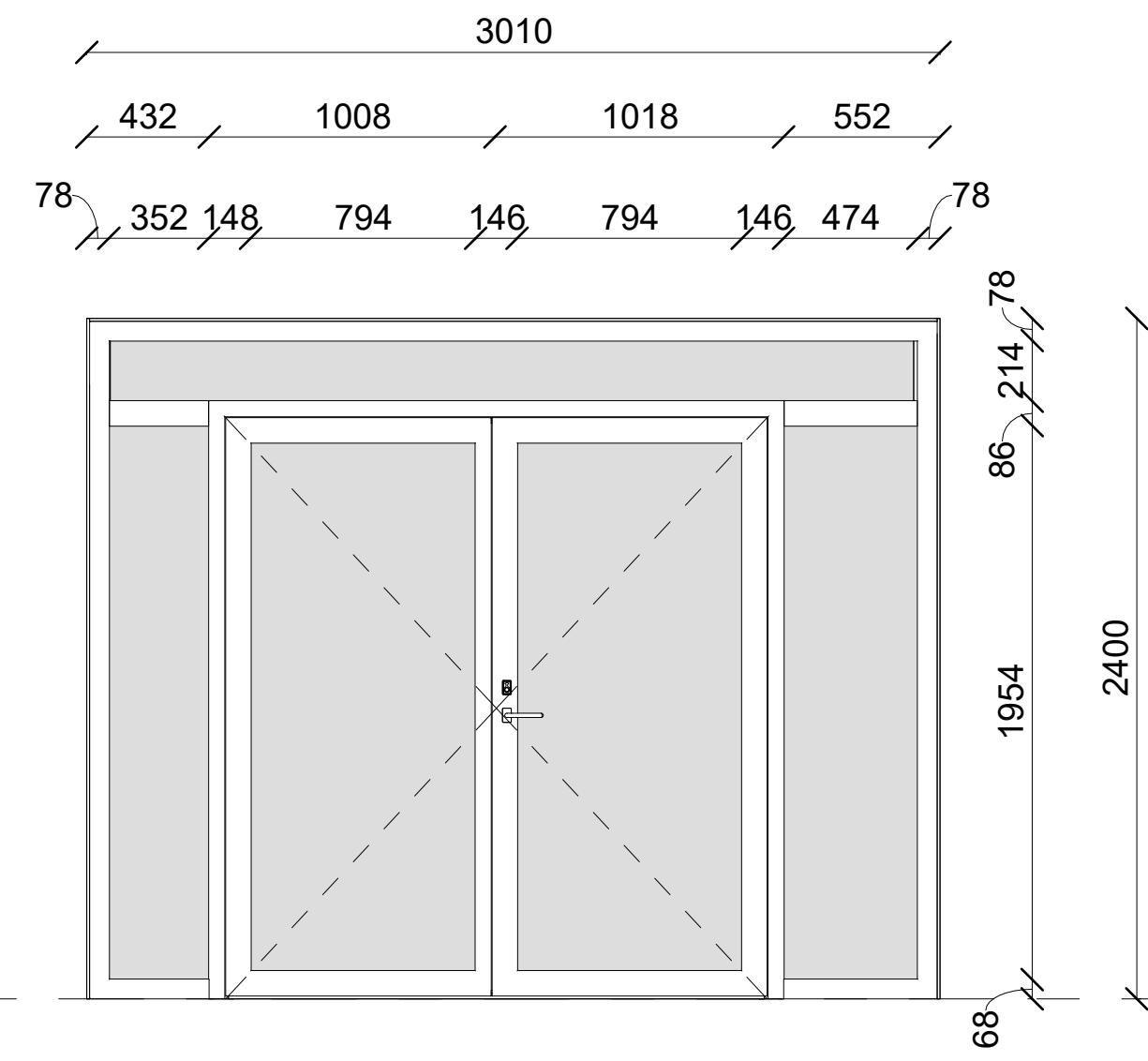
DRAWING:
BUILDING SECTION - II

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 DRAWN BY: Author
 CHECKED BY: Checker



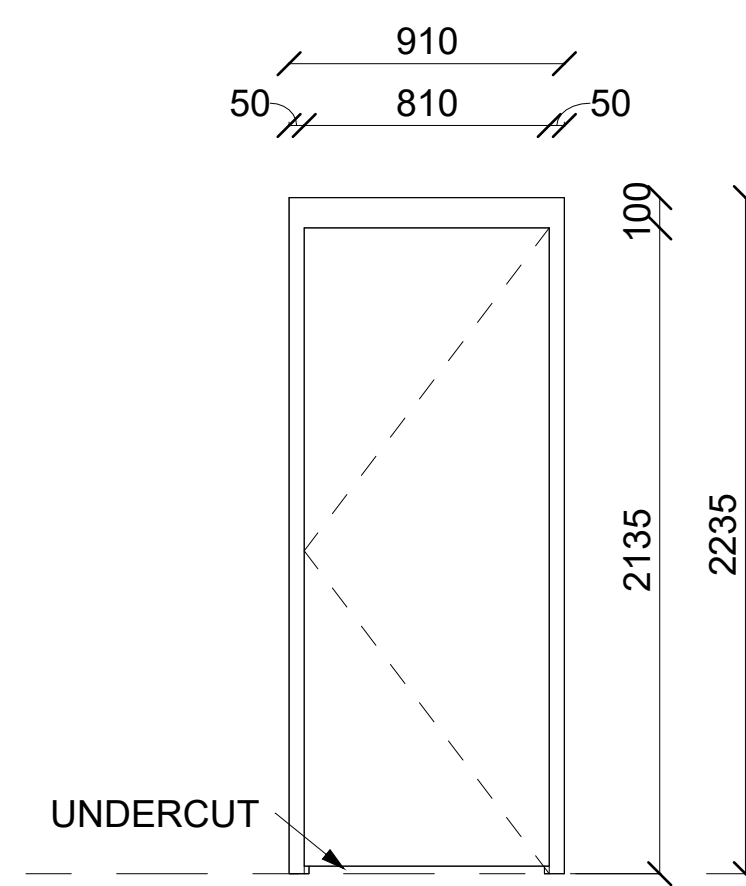
SECTION YY'
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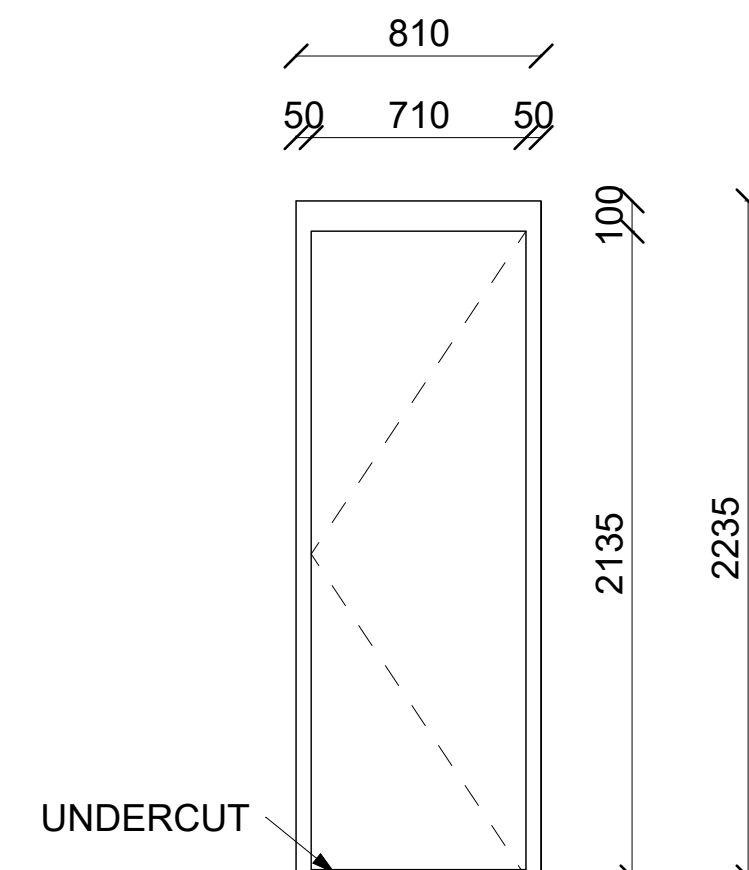
**DOOR TYPE D01:
FRONT ENTRANCE**

- 3010mm x 2400mm INSULATED METAL DOOR
- C/W PAINTED METAL FRAME
- DOUBLE GLASS DOOR WITH SIDELIGHTS ON BOTH SIDES
- WEATHERSTRIPPED AND THRESHOLD LOCKSET AND DEADBOLT LOCK



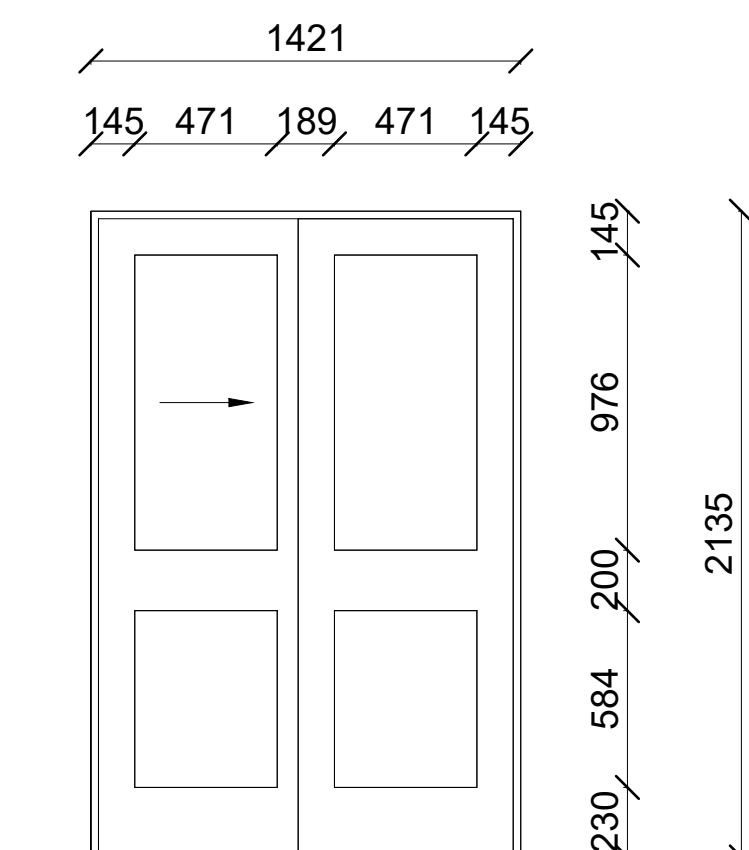
**DOOR TYPE D02:
TYPICAL BEDROOM DOOR**

- 810mm X 2135mm X 38mm SOLID WOOD DOOR
- 20 MINUTE FIRE RATING
- 25mm UNDERCUT



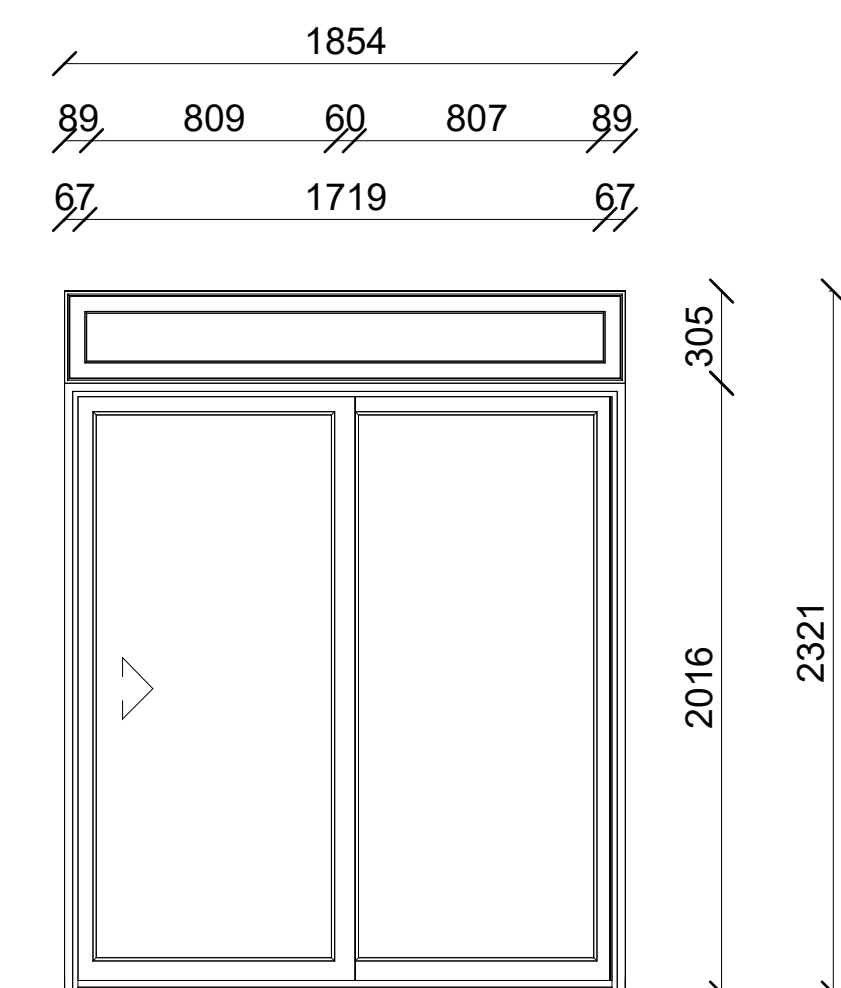
**DOOR TYPE D03:
TYPICAL BATHROOM DOOR**

- 710mm X 2135mm X 38mm SOLID WOOD DOOR
- 25mm UNDERCUT



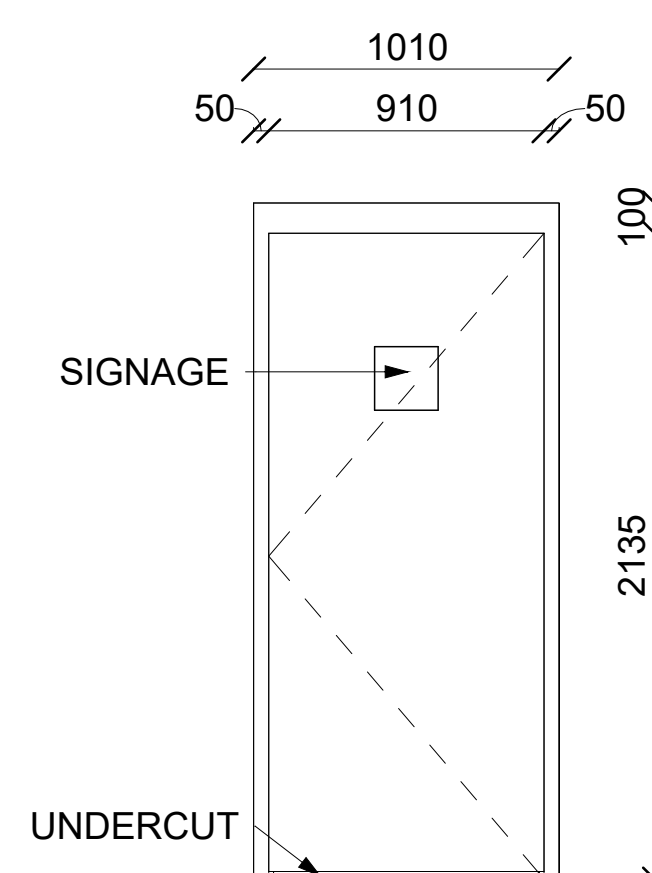
**DOOR TYPE D04:
CLOSET DOOR - TYPE 1**

- 1420mm X 2135mm SLIDING CLOSET DOORS
- SOLID WOOD



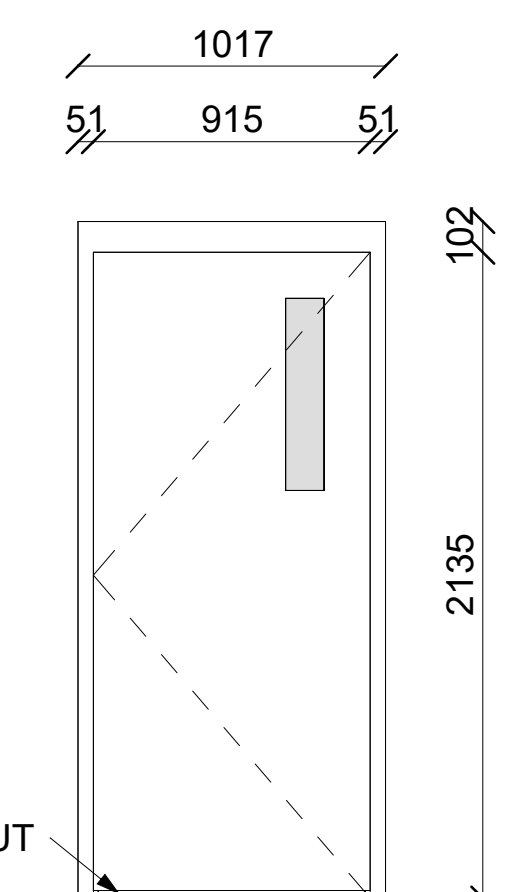
**DOOR TYPE D05:
PATIO DOOR**

- 1854mm X 2321mm METAL FRAME GLASS SLIDING DOOR
- 305mm TRANSOM ABOVE DOOR
- THERMALLY BROKEN & WEATHER STRIPPING



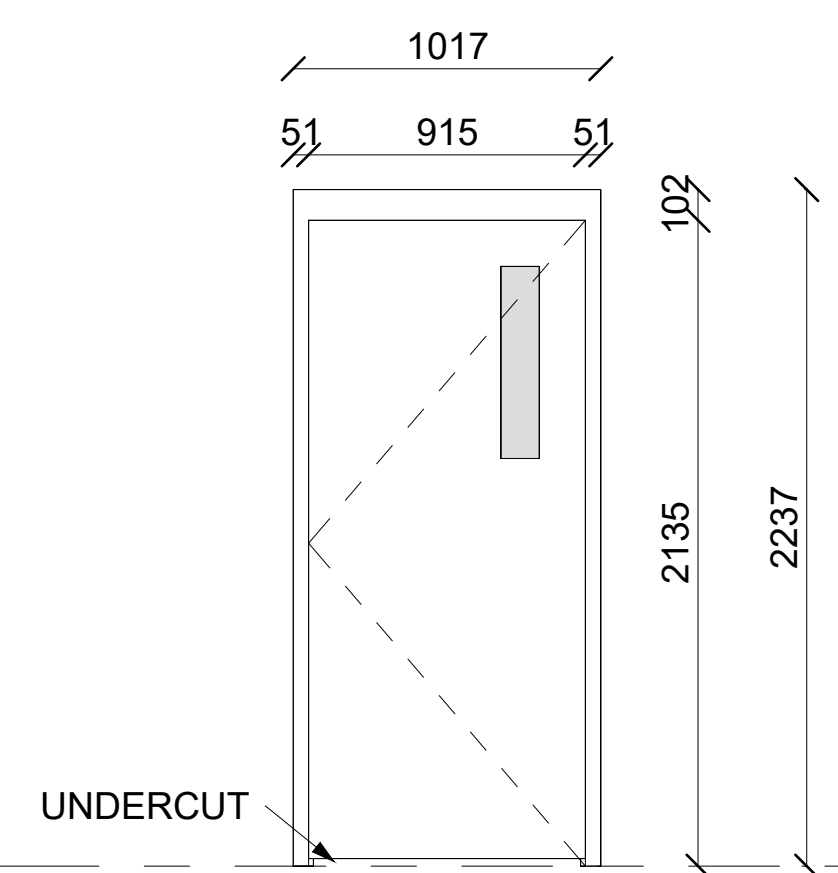
**DOOR TYPE D06:
TYPICAL UNIT ENTRY DOOR**

- 910mm X 2135mm X 38mm SOLID WOOD DOOR
- 20 MINUTE FIRE RATING
- 25mm UNDERCUT
- SIGNAGE FOR UNIT NUMBER



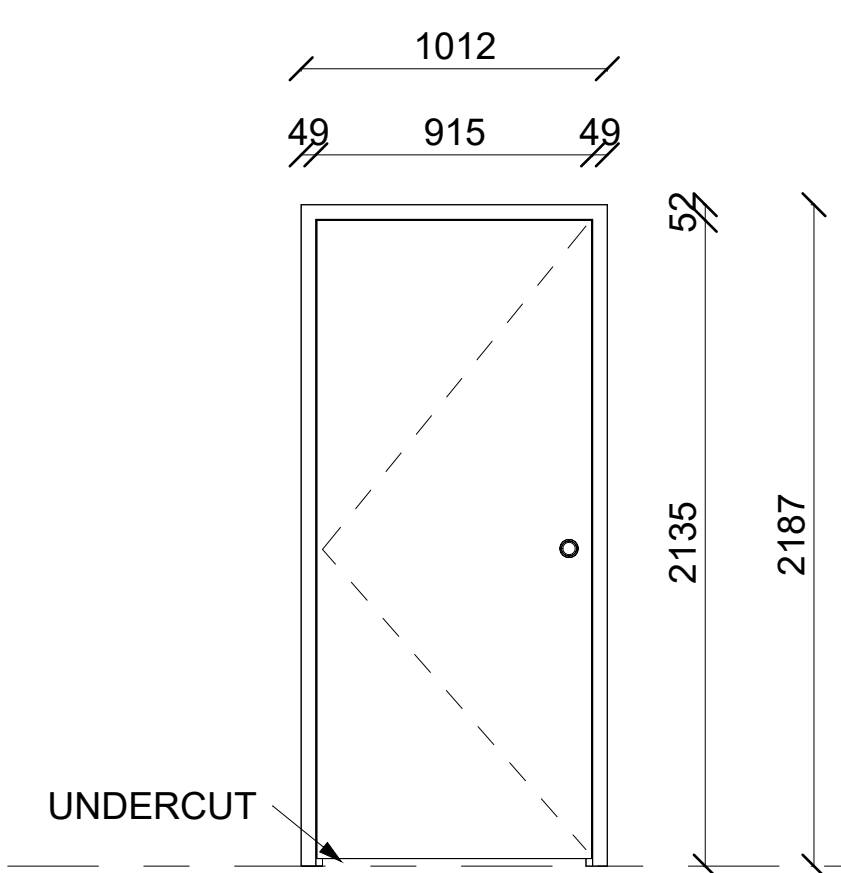
**DOOR TYPE D07a:
STAIRCASE EXIT DOOR (INTERIOR)**

- 915mm x 2135mm SOLID CORE WOOD DOOR
- 635mm x 127mm GLASS SLIT FOR VISION
- METAL PAINT FINISH
- SELF CLOSING WITH PUSH & PULL PLATE
- 45 MINUTE FIRE RATING
- 25mm UNDERCUT



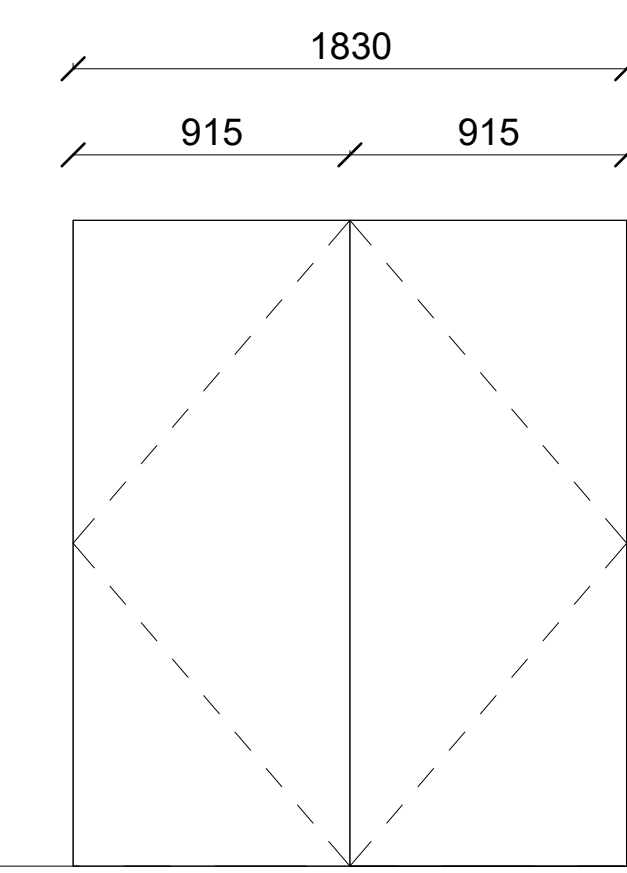
**DOOR TYPE D07b:
STAIRCASE EXIT DOOR (EXTERIOR)**

- 915mm x 2135mm SOLID CORE WOOD DOOR
- 635mm x 127mm GLASS SLIT FOR VISION
- METAL PAINT FINISH
- SELF CLOSING WITH PUSH & PULL PLATE
- 45 MINUTE FIRE RATING
- 25mm UNDERCUT
- WEATHER STRIPPING & THERMALLY SEALED



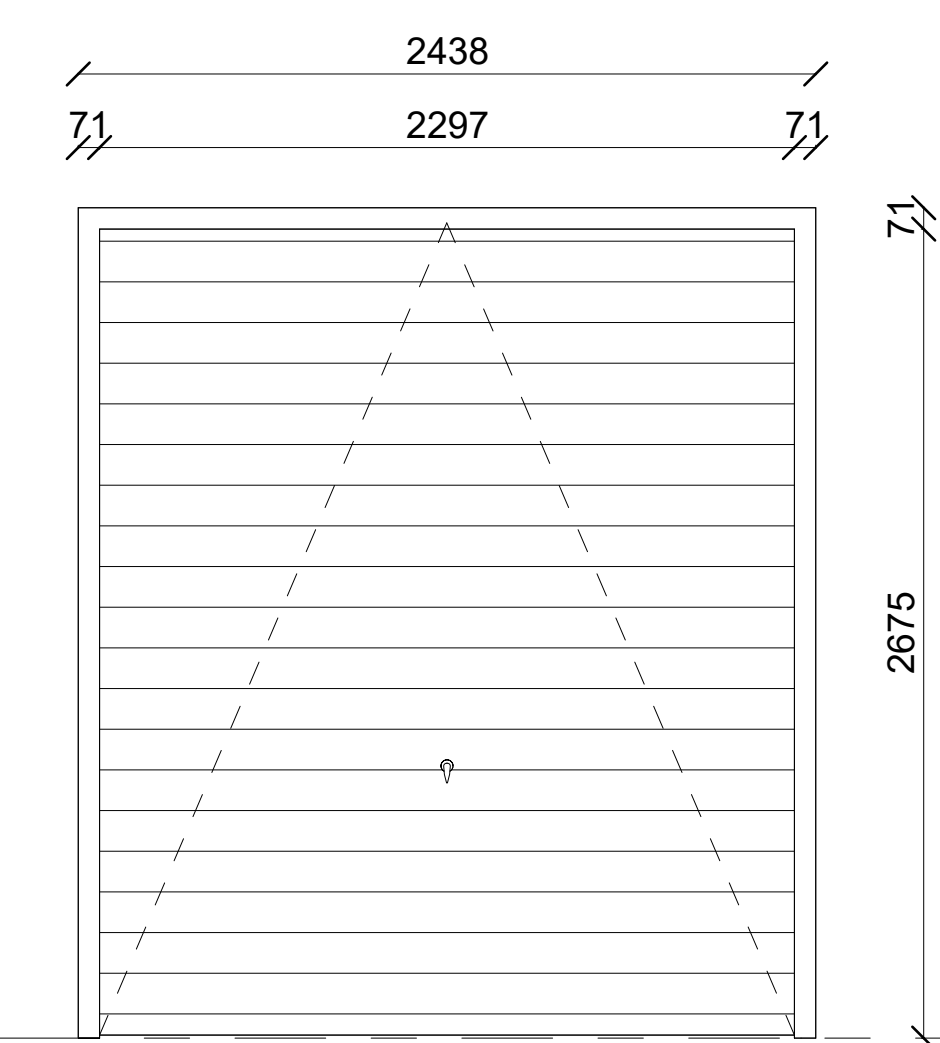
**DOOR TYPE D08:
MECHANICAL ROOM DOOR**

- 915mm X 2135mm X 38mm SOLID CORE WOOD DOOR
- METAL PAINT FINISH
- 45 MINUTE FIRE RATING
- 25mm UNDERCUT



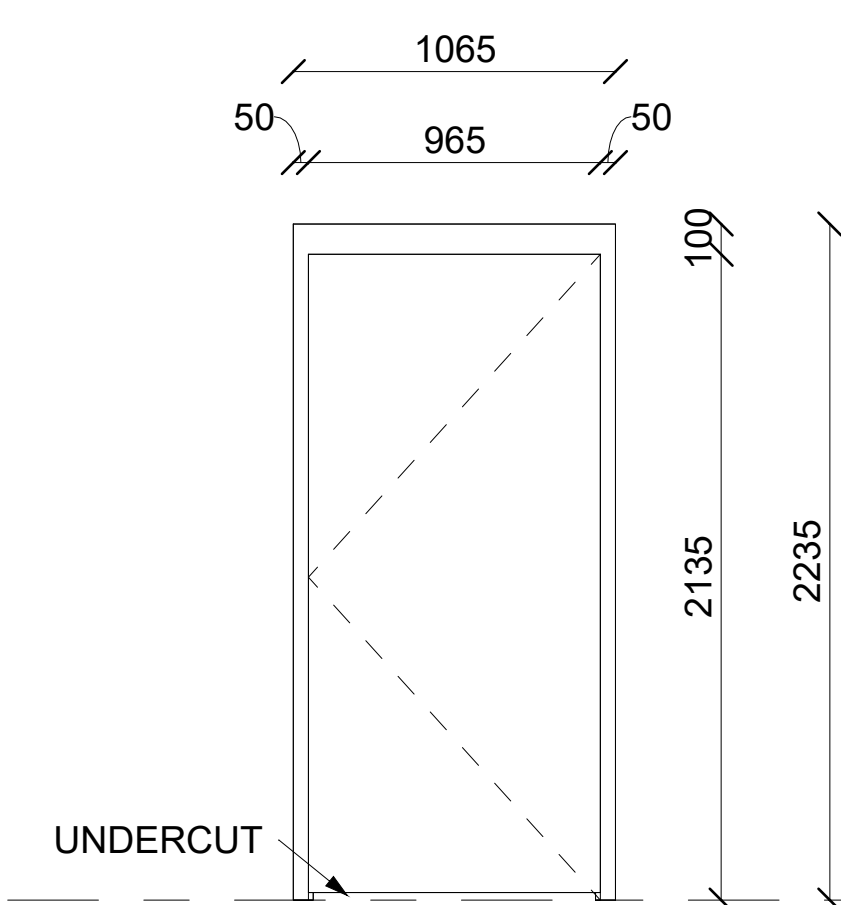
**DOOR TYPE D09:
ELECTRICAL SHAFT DOOR**

- 1830mm X 2135mm SOLID WOOD FLUSH DOOR
- 20 MINUTE FIRE RATING



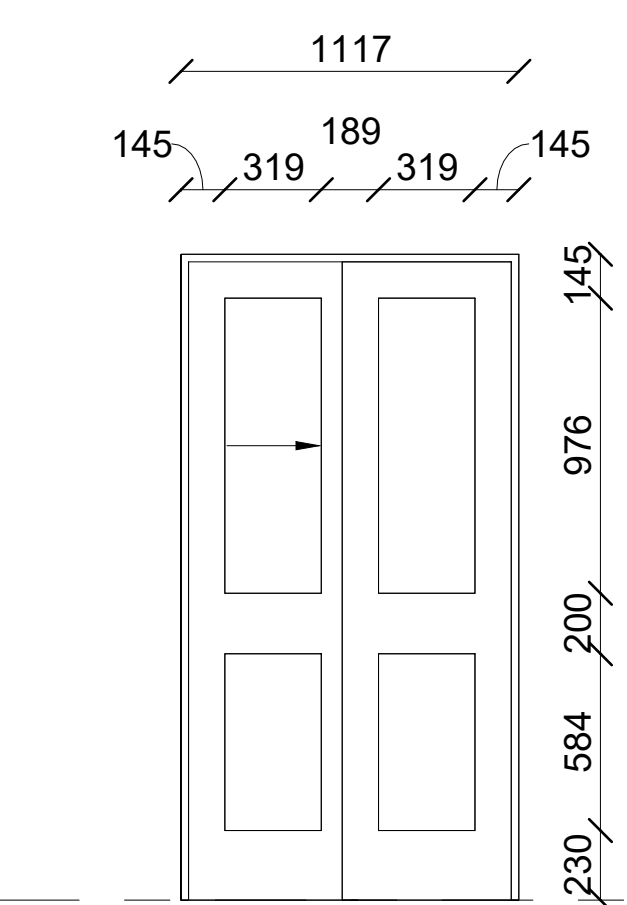
**DOOR TYPE D10:
GARBAGE ROOM OVERHEAD DOOR**

- 2297mm x 2675mm HOLLOW METAL INSUALTED



**DOOR TYPE D11:
BARRIER FREE DOOR**

- 965mm X 2135mm X 38mm SOLID CORE WOOD DOOR
- 20 MINUTE FIRE RATING
- 25mm UNDERCUT



**DOOR TYPE D12:
CLOSET DOOR - TYPE 2**

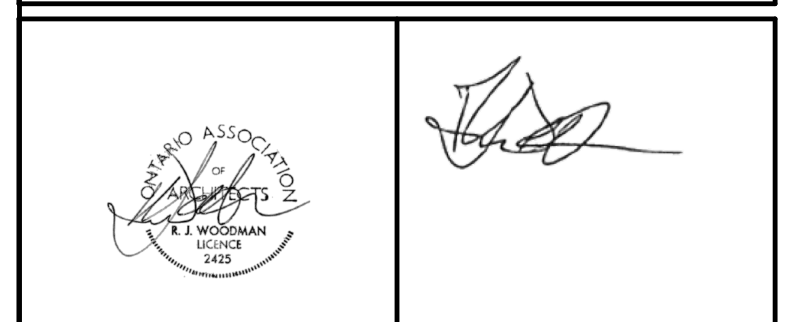
- 1117mm X 2135mm SLIDING CLOSET DOORS
- SOLID WOOD

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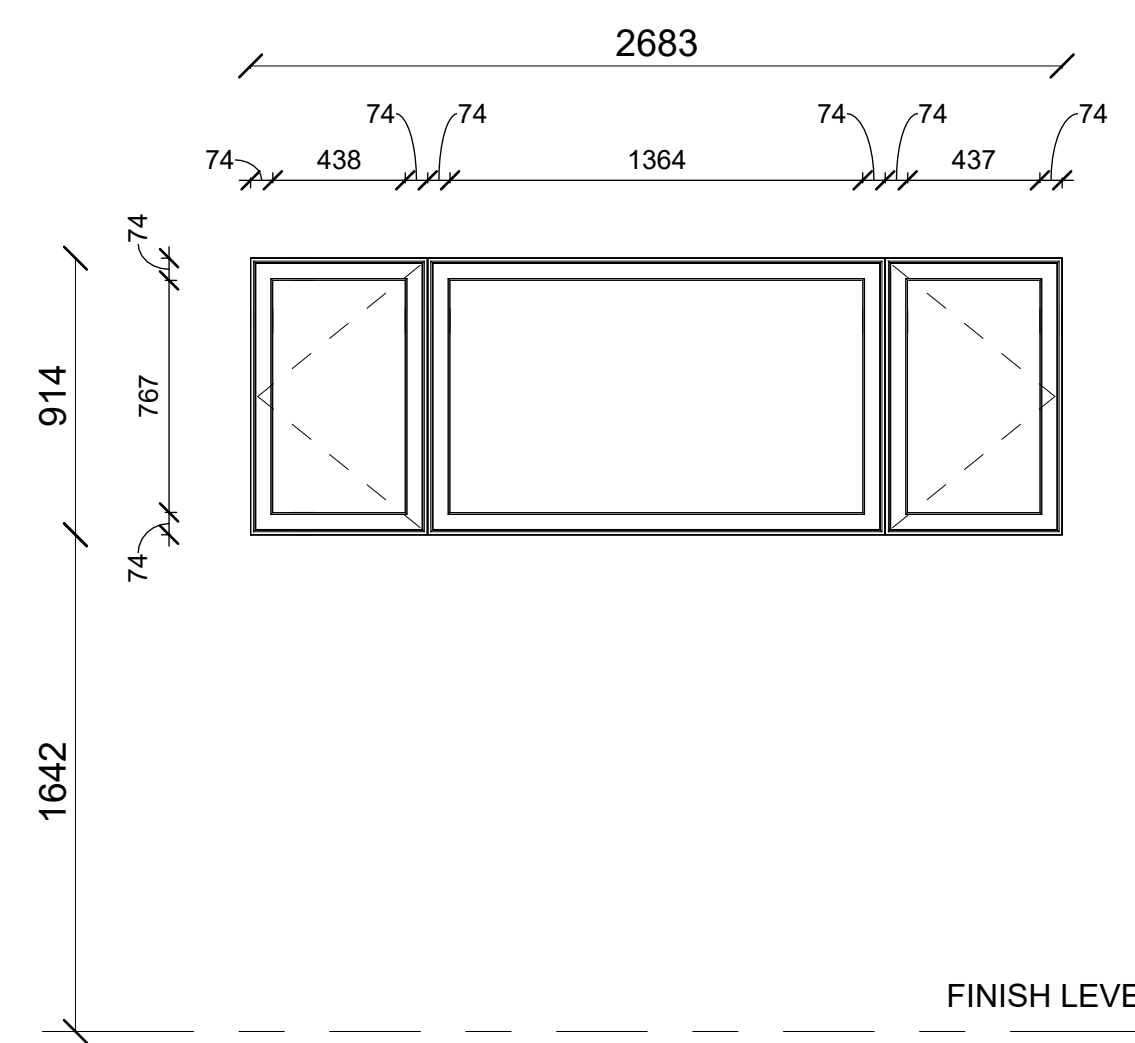
CONSULTANTS:
STRUCTURAL -
MECHANICAL -
CIVIL -
ELECTRICAL -
LANDSCAPING -

PROJECT
247 BEECHWOOD AVE

DRAWING
DOOR SCHEDULE & DOOR ELEVATIONS

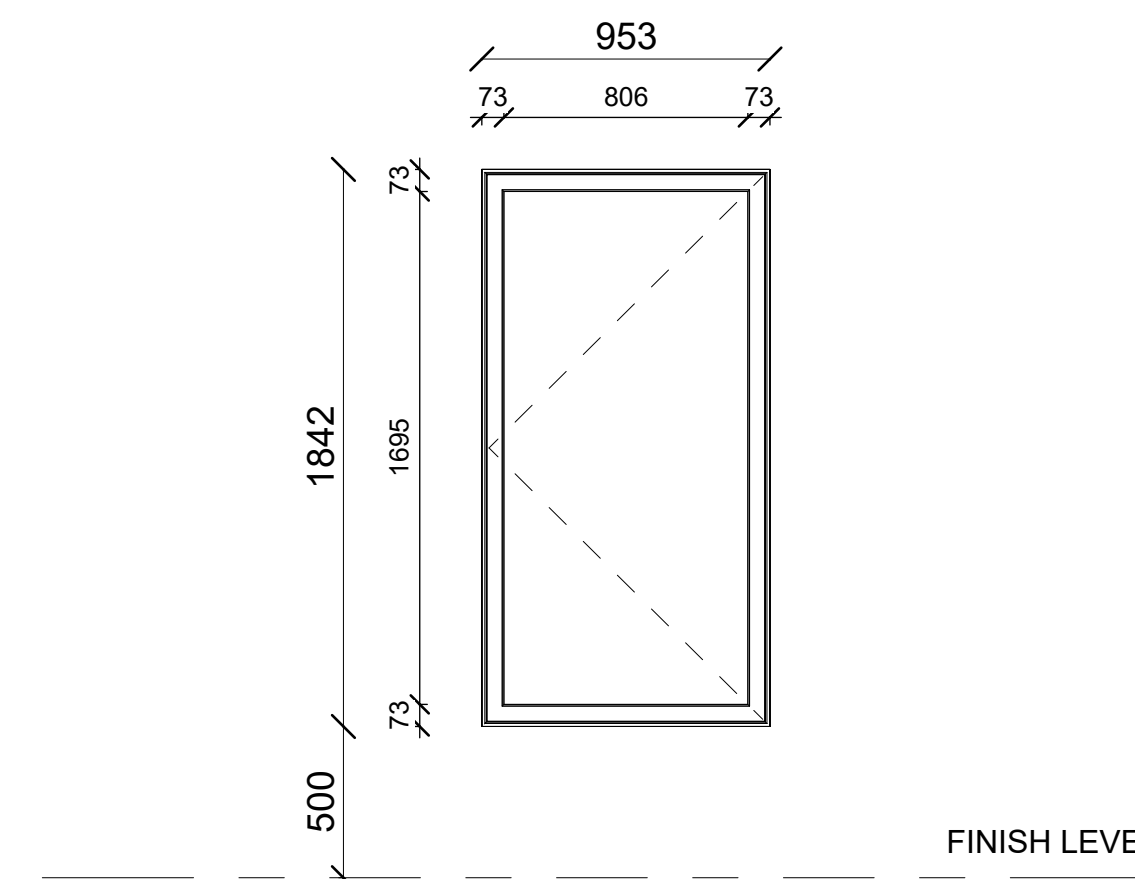
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SCALE: 1:25
DRAWING NO: **A-601**

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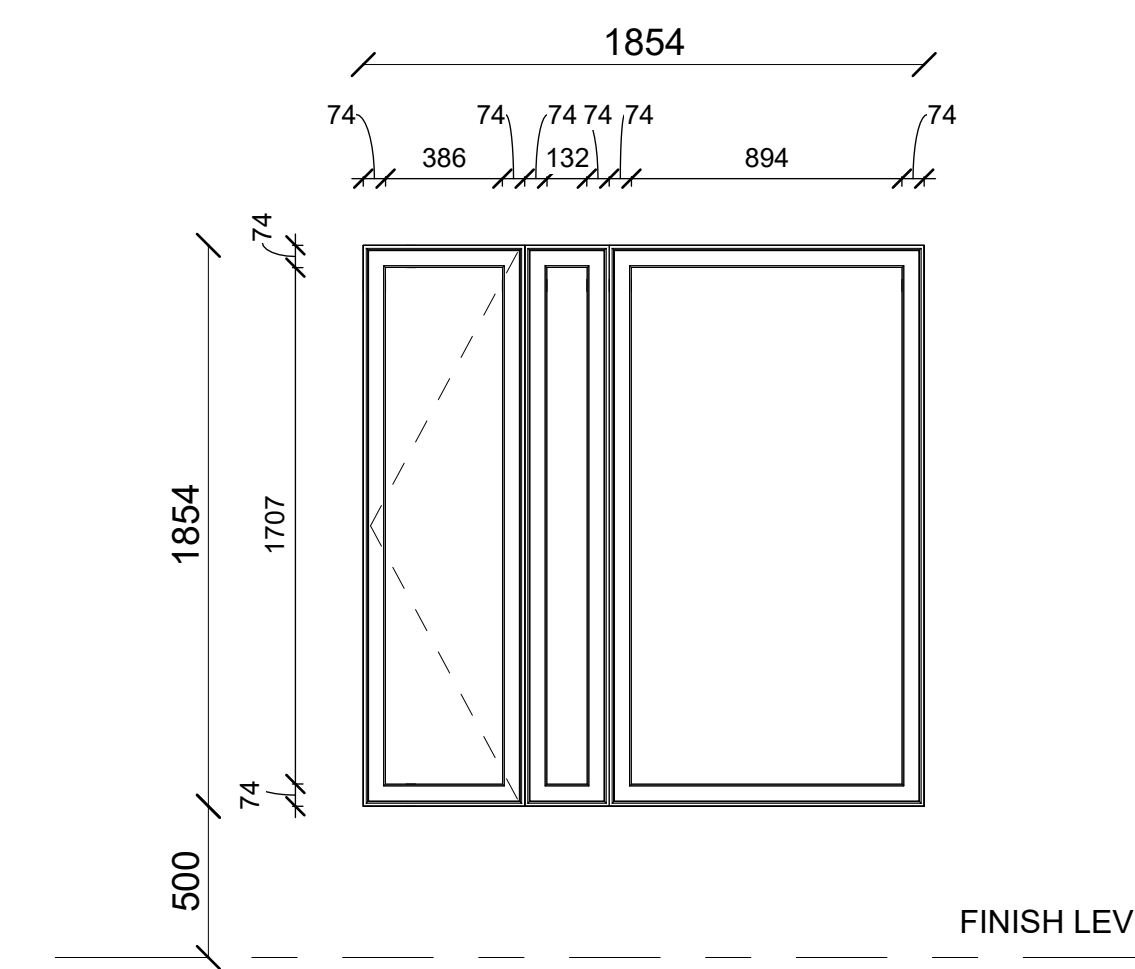
**WINDOW TYPE W1:
BASEMENT WINDOW**

- 2683mm x 914mm DOUBLE CASEMENT WINDOW
- METAL FRAME WITH DOUBLE PANE GLASS



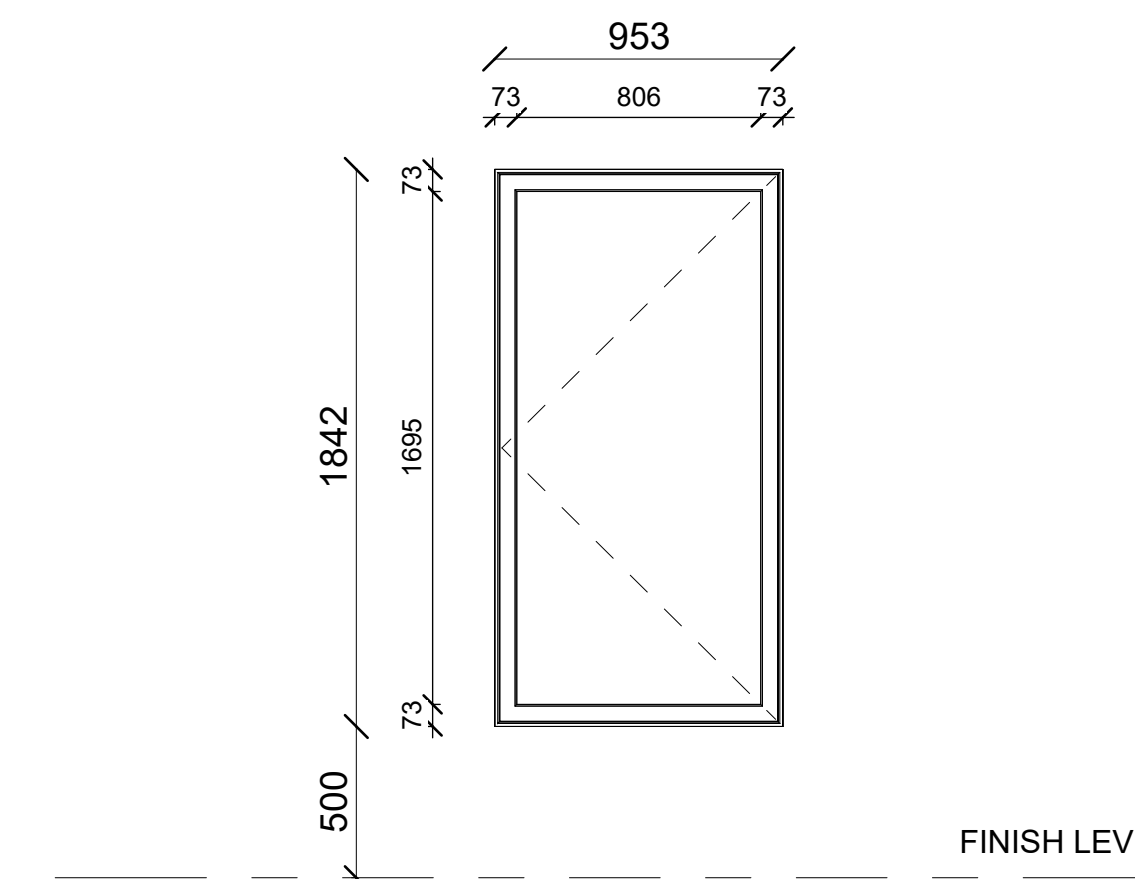
**WINDOW TYPE W3:
UNIT WINDOW**

- 953mm x 1695mm SINGLE CASEMENT WINDOW
- METAL FRAME WITH DOUBLE PANE GLASS



**WINDOW TYPE W2:
UNIT WINDOW**

- 1854mm x 1707mm SINGLE CASEMENT WINDOW
- METAL FRAME WITH DOUBLE PANE GLASS



**WINDOW TYPE W3:
UNIT WINDOW**

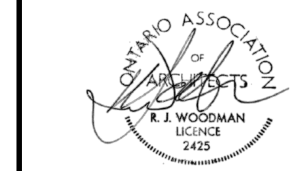
- 953mm x 1695mm SINGLE CASEMENT WINDOW
- METAL FRAME WITH DOUBLE PANE GLASS

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DRAWING

WINDOW SCHEDULE

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