

MARC AMYOT | 917 MERIVALE ROAD, OTTAWA, ON



NO.	DATE	BY	DESCRIPTION
2	02 DEC 2024	SH	RE-ISSUED FOR SPA
1	22 JUL 2024	SH	ISSUED FOR SPA

REVISION RECORD

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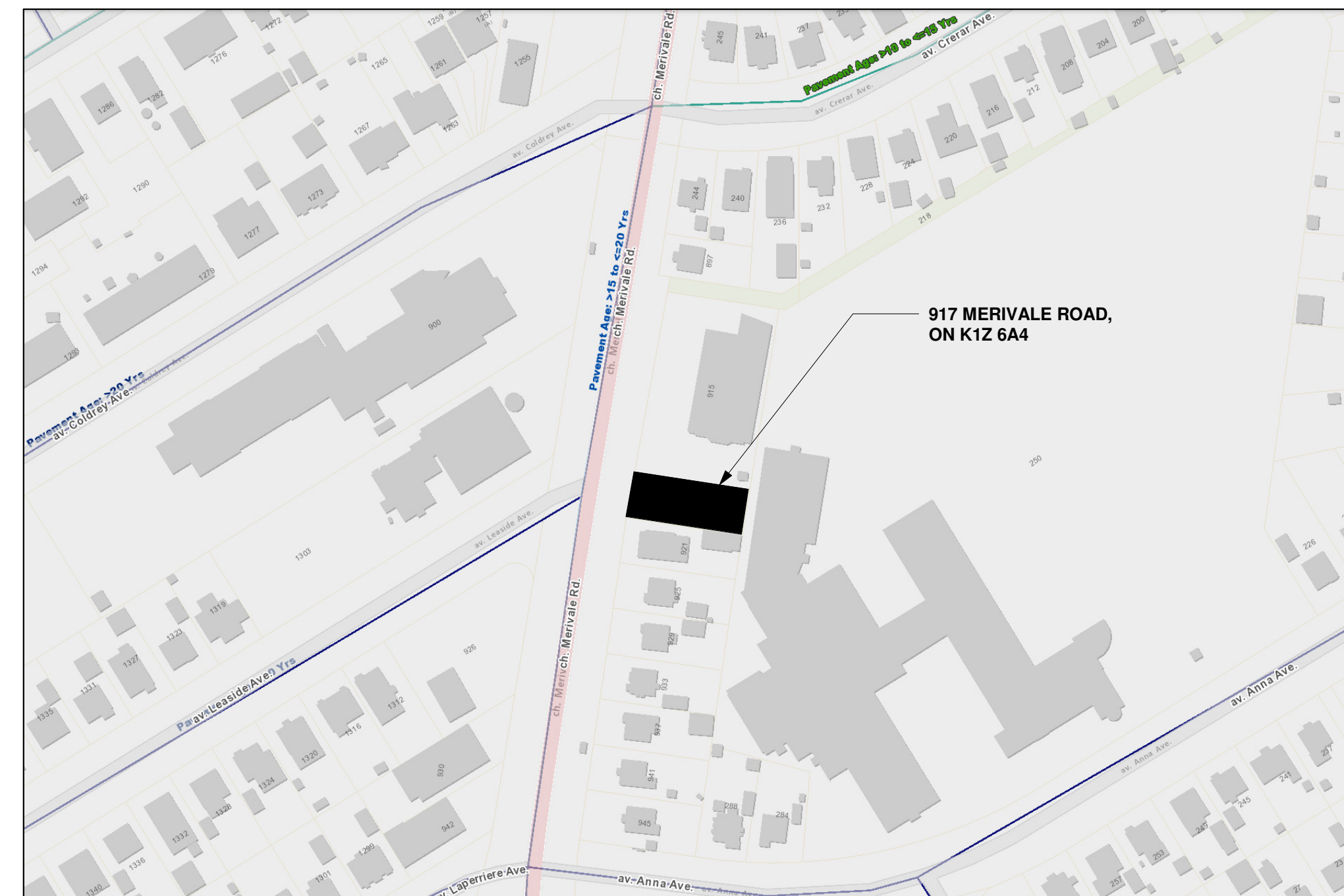
ISSUE RECORD

Project No. 2301
Date Issued For 2024.11.26
SPA Resubmission

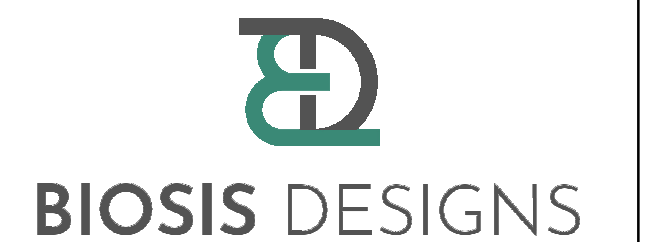
PROJECT DESCRIPTION:
6 storey apartment building with basement storage

- | | | | | | | |
|---|---|---|--|---|---|--|
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|---|---|---|--|---|---|--|

INDEX OF ARCHITECTURAL DRAWINGS		SD	SPA	TP #1	PERMIT	CLIENT	DD	TP #2	DD	50% CD	CLIENT	TP #3	SPA	DRAFT	100% CD	PERMIT	PERMIT	CONTRACT	IBA-001	IBA-004	IFC	
○	INDICATES PACKAGE OR ADDENDUM THAT DRAWING WAS ISSUED OR RE-ISSUED FOR PERMIT OR FOR REFERENCE ONLY																					
✓	INDICATES PACKAGE OR ADDENDUM THAT DRAWING WAS ISSUED OR RE-ISSUED FOR TENDER																					
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A605	PLAN DETAILS																					
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1 KEY PLAN
A001 1:1500



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MERIVALE APARTMENT

917 MERIVALE RD
OTTAWA ON
for
MARC AMYOT

2301 PROJECT
As indicated SCALE

DS, SH
DRAWN

SH
REVIEWED

COVER PAGE

A001

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ARCHITECTURAL PARTITION ASSEMBLIES

TAG	GRAPHIC	ASSEMBLY
F1		<p>FIRE RATED PARTITION WALL SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 15mm(5/8") TYPE 'X' GYPSUM WALL BOARD 13mm(1/2") WOOD STUDS @ 400mm(16") O.C. 15mm(5/8") TYPE 'X' GYPSUM WALL BOARD <p>UL Des: U317</p>
FRR	STC	
1 HR	34	
F1A		<p>FIRE RATED PARTITION WALL w/ CHANNELS SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 15.9mm (5/8") SHEETROCK FIRE CODE C Core GYPS 2" x 6" WOOD STUDS @ 16" O.C. 75mm (3") SOUND ATTENUATION FIBER BATT INSUL RESILIENT CHANNEL ON ONE SIDE 15.9mm (5/8") SHEETROCK FIRE CODE C Core GYPS TAPED JOINTS <p>UL Des: U327</p>
FRR	STC	
1 HR	50	
F2		<p>WOOD FRAME PARTITION WALL - 139mm STUD SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 15mm(5/8") GYPSUM WALL BOARD 13mm(1/2") WOOD STUDS @ 400mm(16") O.C. 15mm(5/8") GYPSUM WALL BOARD <p>SB3 REFERENCE: W1c</p>
FRR	STC	
30min	32	
F2A		<p>WOOD FRAME PARTITION WALL - 139mm STUD SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 15mm(5/8") GYPSUM WALL BOARD 13mm(1/2") WOOD STUDS @ 400mm(16") O.C. 15mm(5/8") ATTENUATION BATT INSULATION 15mm(5/8") GYPSUM WALL BOARD <p>SB3 REFERENCE: W1c</p>
FRR	STC	
30min	32	
F2B		<p>WOOD FRAME PARTITION WALL - 89mm STUD SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 13mm(1/2") GYPSUM WALL BOARD 89mm(3 3/4") WOOD STUDS @ 400mm(16") O.C. 89mm(3 3/4") ATTENUATION BATT INSULATION 13mm(1/2") GYPSUM WALL BOARD <p>SB3 REFERENCE: W1c</p>
FRR	STC	
30min	32	
F2C		<p>WOOD FRAME PARTITION WALL - 89mm STUD SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 13mm(1/2") GYPSUM WALL BOARD 89mm(3 3/4") WOOD STUDS @ 400mm(16") O.C. 13mm(1/2") GYPSUM WALL BOARD <p>SB3 REFERENCE: W1c</p>
FRR	STC	
30min	32	

ARCHITECTURAL WALL ASSEMBLIES

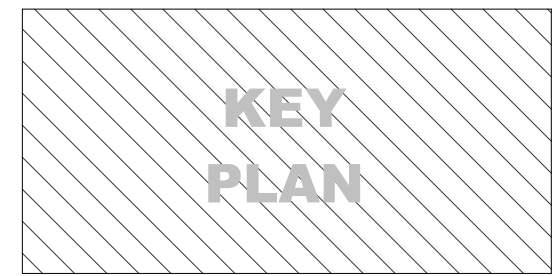
TAG	GRAPHIC	ASSEMBLY
W1		<p>G.I.P. FOUNDATION WALL SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 200mm CIP CONCRETE POUR WATERPROOFING MEMBRANE 25mm (1") RIGID INSULATION <p>SB3 REFERENCE: B1b</p>
FRR	STC	
1.5 HR	50	
W1A		<p>G.I.P. AIR ENTRAINED FOUNDATION/CURB WALL SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 200mm CIP CONCRETE POUR c/w 7% AIR ENTRAINMENT WEATHER RESISTANT PAINT <p>SB3 REFERENCE: B1b</p>
FRR	STC	
1.5 HR	50	
W2		<p>EXTERIOR CEMENT PANEL WALL 1 SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 12.5mm (1/2") GYPSUM WALL BOARD 6 mil POLY AIR VAPOR BARRIER 139mm(5 3/4") WOOD STUDS @ 400mm(16") O.C. 13mm(1/2") ATTENUATION BATT INSULATION 13mm (1/2") PL WOOD SHEATHING AIR MOISTURE BARRIER 75mm (3") RIGID INSULATION 1" x 2" WOOD FURRING c/w SLOPED TOP EDGE CEMENT BOARD PANNELLING <p>SB3 REFERENCE: W1a</p>
FRR	STC	
1 HR	32	
W2A		<p>EXTERIOR CEMENT PANEL WALL 2 SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 12.5mm (1/2") GYPSUM WALL BOARD 6 mil POLY AIR VAPOR BARRIER 139mm(5 3/4") WOOD STUDS @ 400mm(16") O.C. 13mm(1/2") ATTENUATION BATT INSULATION 13mm (1/2") PL WOOD SHEATHING AIR MOISTURE BARRIER 75mm (3") RIGID INSULATION 1" x 2" WOOD FURRING c/w SLOPED TOP EDGE CEMENT BOARD PANNELLING <p>SB3 REFERENCE: W1a</p>
FRR	STC	
1 HR	32	
W2B		<p>EXTERIOR WOOD PANEL WALL SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> 12.5mm (1/2") GYPSUM WALL BOARD 6 mil POLY AIR VAPOR BARRIER 139mm(5 3/4") WOOD STUDS @ 400mm(16") O.C. 13mm(1/2") ATTENUATION BATT INSULATION 13mm (1/2") PL WOOD SHEATHING AIR MOISTURE BARRIER 75mm (3") RIGID INSULATION 1" x 2" WOOD FURRING c/w SLOPED TOP EDGE VERTICAL WOOD SIDING <p>SB3 REFERENCE: W1a</p>
FRR	STC	
1 HR	32	
W3		<p>INSULATED METAL PANEL WALL SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> CORE WALL ASSEMBLY (VARIES) 13mm (1/2") PL WOOD SHEATHING AIR MOISTURE BARRIER 75mm (3") RIGID INSULATION INSULATED METAL PANEL <p>SB3 REFERENCE: B1b</p>
FRR	STC	
1.5HR	50	
W3A		<p>BRICK RAINSCREEN WALL SLAB TO US OF (SPECIFY TYPE OF) CEILING, INSULATED</p> <ul style="list-style-type: none"> CORE WALL ASSEMBLY (VARIES) 13mm (1/2") PL WOOD SHEATHING AIR MOISTURE BARRIER 75mm (3") RIGID INSULATION 25mm (1") AIR SPACE <p>SB3 REFERENCE: B1b</p>
FRR	STC	
1.5HR	50	

ARCHITECTURAL FLOOR ASSEMBLIES

TAG	GRAPHIC	ASSEMBLY
F1		<p>CIP CONCRETE SLAB • 200mm CIP CONCRETE SLAB • WATERPROOFING MEMBRANE • 25mm (1") RIGID INSULATION</p> <p>SB3 REFERENCE: F1b</p>
FRR	STC	
2 HR	51	
F2		<p>CIP CONCRETE SLAB w/ FINISH • 200mm CIP CONCRETE SLAB • 6.4mm MORTAR BED • WEATHER RESISTANT PAINT</p> <p>SB3 REFERENCE: F1b</p>
FRR	STC	
2 HR	52	
F2A		<p>ENGINEERED FLOOR w/ WOOD FINISH • 19mm (3/4") VINYL PLANK FLOORING • 5mm UNDERLAMENT • 25mm (1") CONCRETE TOPPING • 19mm (3/4") PLYWOOD SHEATHING • 300mm ENGINEERED WOOD JOIST • 19mm (3/4") SONOPAN SHEET • 12.5mm (1/2") RESILIENT CHANNELS @ 400mm O.C. <p>SB3 REFERENCE: F1b</p> </p>
FRR	STC	
1 HR	60	
F2B		<p>ENGINEERED FLOOR w/ SOFFIT • 12.5mm (1/2") VINYL PLANK FLOORING • 5mm UNDERLAMENT • 25mm (1") CONCRETE TOPPING • 12.5mm (1/2") PLYWOOD SHEATHING • 6 mil POLY AIR VAPOR BARRIER • 300mm ENGINEERED WOOD JOIST • 12.5mm (1/2") PLYWOOD SHEATHING • 75mm (3") RIGID INSULATION • 1" x 3" WOOD FURRING • PVC FLUTED SOFFIT</p>
FRR	STC	
1 HR	60	

ARCHITECTURAL ROOF ASSEMBLIES

TAG	GRAPHIC	ASSEMBLY
R1		<p>EPDM MONO-SLOPE ROOF • EPDM ROOFING MEMBRANE • 12.5mm HIGH DENSITY COVER BOARD • 25mm (1") RIGID TAPERED INSULATION • WATERPROOFING MEMBRANE • 19.2mm (3/4") TREATED PLYWOOD SHEATHING • 25mm (1") WOOD FURRING @ 400mm O.C. • 300mm ENGINEERED WOOD JOIST • 300mm (12") BATT INSULATION • 6mil POLY AIR VAPOR BARRIER • 25mm (1") WOOD STRAPPING @ 400mm O.C. • 12.5mm (1/2") GYPSUM BOARD CEILING</p> <p>SB3 REFERENCE: F1b</p>
FRR	STC	
1 HR	53	



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917 MERIVALE RD
OTTAWA ON
for
MARC AMYOT

2301 PROJECT
1 : 20 SCALE

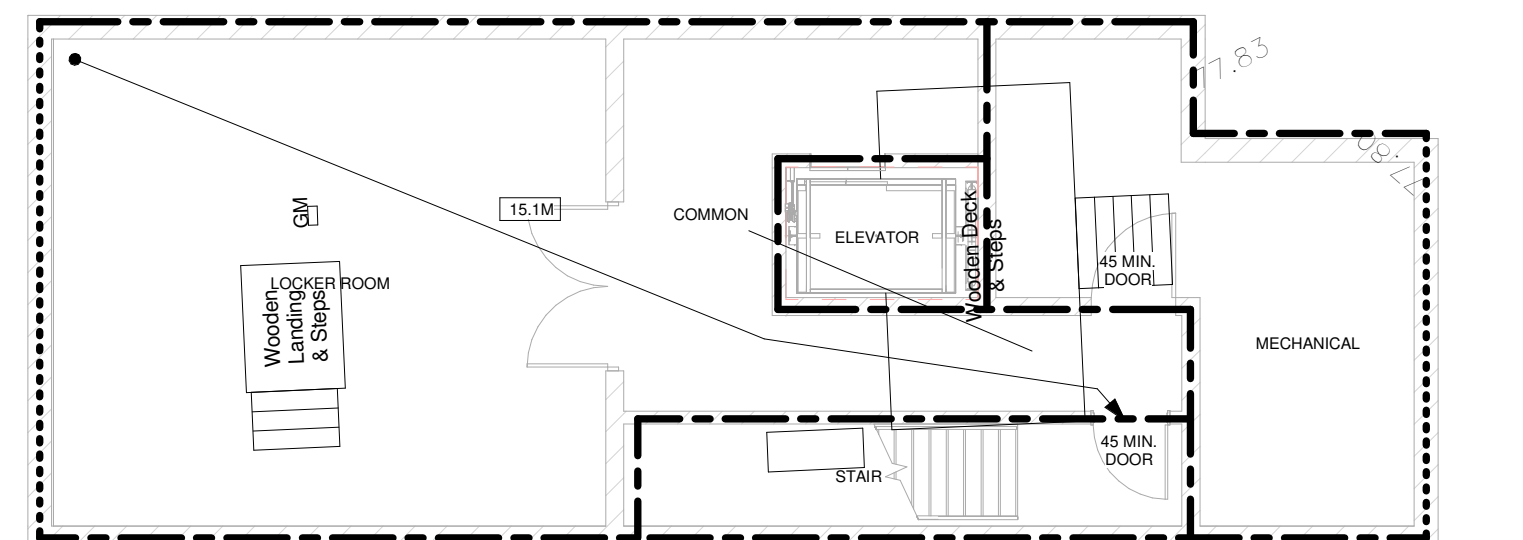
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SH REVIEWED

ARCHITECTURAL ASSEMBLIES

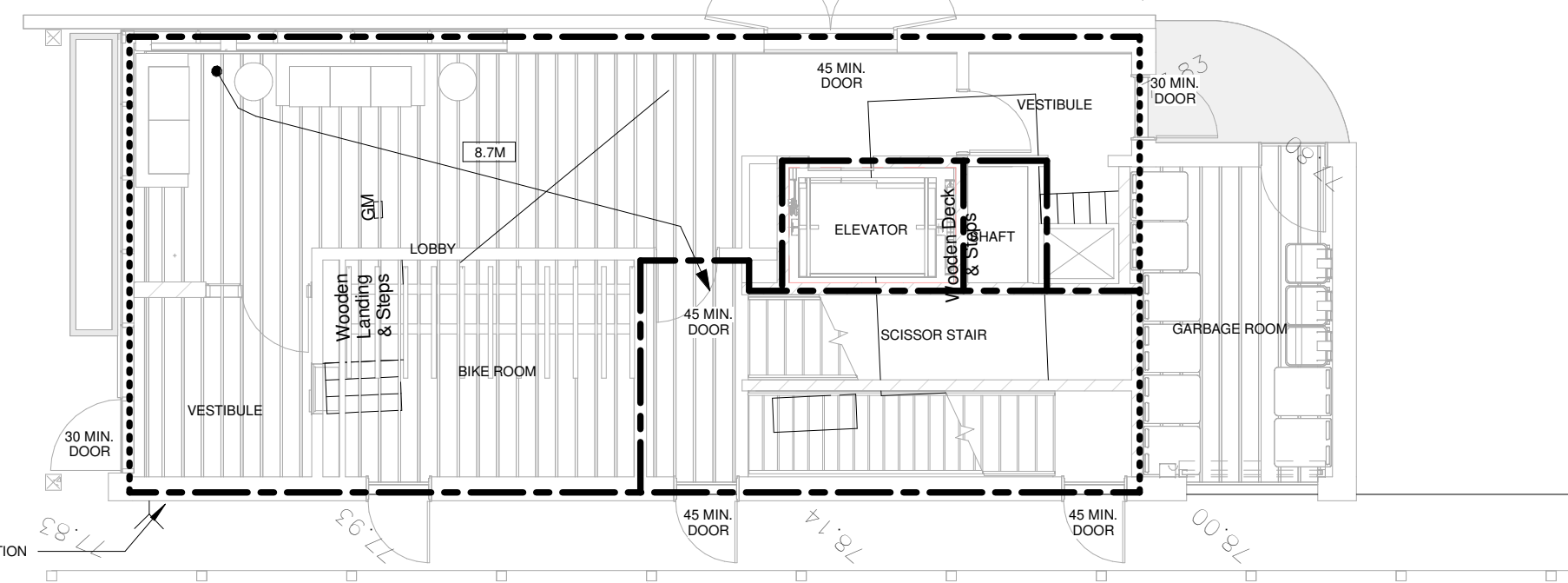
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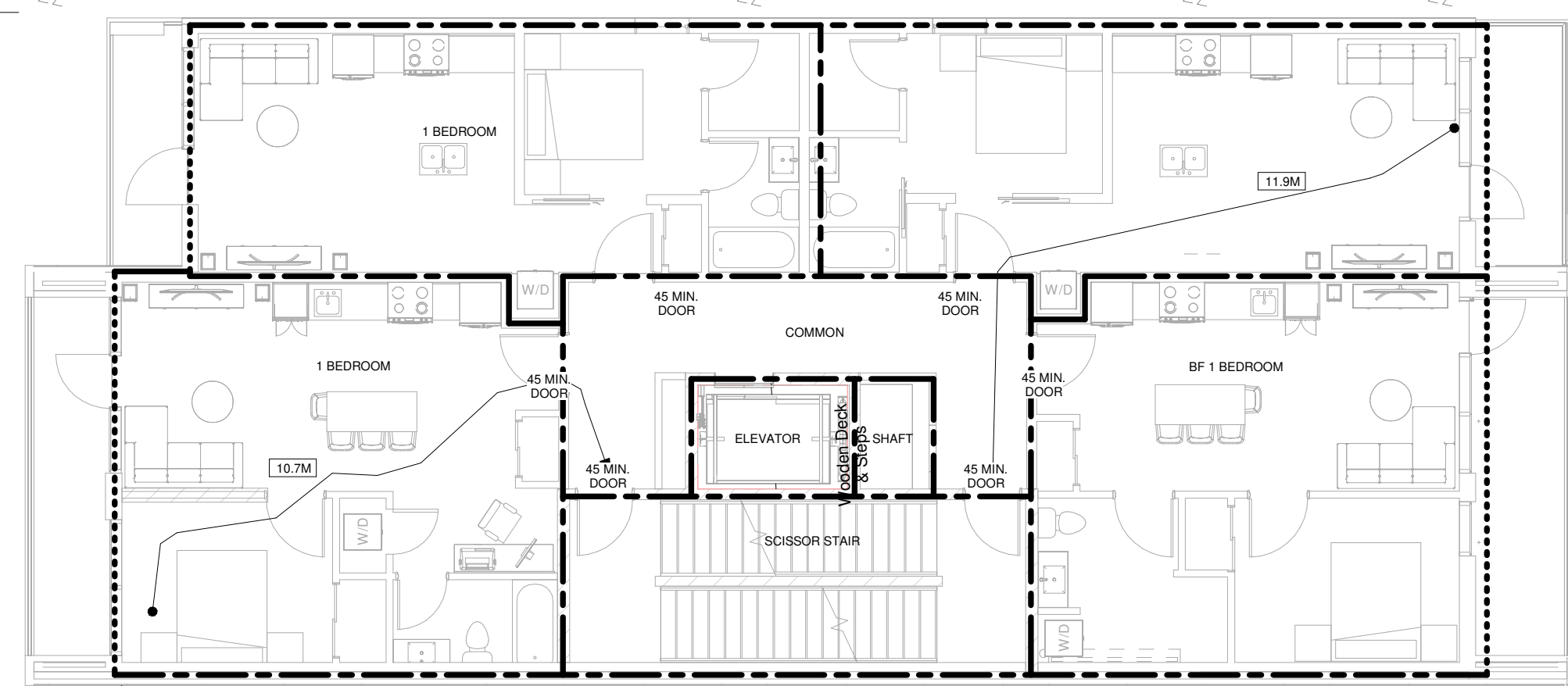
File No: D07-12-24-0067



1 BASEMENT LEVEL FLS PLAN
A006 1:100



2 FIRST LEVEL FLS PLAN
A006 1:100



3 FLS PLAN - LEVELS 2-4
A006 1:100

LIFE & SAFETY LEGEND :
REFER TO MECHANICAL ENGINEER DRAWINGS

SYMBOL	DESCRIPTION
CONTRACTOR TO ENSURE PROPER SPRINKLER COVERAGE IS MAINTAINED THROUGHOUT THE SPACE AS PER NFPA-13 AND CBC REQUIREMENTS. ALL SPRINKLER WORK SHALL BE TO THE APPROVAL OF THE OWNER'S LANDLORDS INSURANCE UNDERWRITER AND CONFORMANCE TO THE BASE BUILDING SPECIFICATIONS, NATIONAL FIRE PROTECTION ASSOCIATION SECTION #1, ONTARIO BUILDING CODE AND ALL GOVERNING AUTHORITIES ALL COMPONENTS SHALL BE UL/C APPROVED	
UR	UPRIGHT SPRINKLER HEAD AND PIPING UR DENOTES EXISTING TO REMAIN URR DENOTES EXISTING TO BE REMOVED / RELOCATED TV DENOTES NEW
CS	CONCEALED SPRINKLER HEAD CS DENOTES EXISTING TO REMAIN CSR DENOTES EXISTING TO BE REMOVED / RELOCATED TV DENOTES NEW
PS	PENDANT SPRINKLER HEAD PS DENOTES EXISTING TO REMAIN PSR DENOTES EXISTING TO BE REMOVED / RELOCATED TV DENOTES NEW
SW	SIDEWALL OR WINDOW SPRINKLER HEAD SW DENOTES EXISTING TO REMAIN SWR DENOTES EXISTING TO BE REMOVED / RELOCATED TV DENOTES NEW
ML	ELECTRONIC MAGNETIC LOCKING DEVICE (MAG-LOCK) BY ENGINEER
PO	PUSH BUTTON RELEASE OR SENSOR BY ENGINEER
FL	FIRE PULL STATION BY ENGINEER
EL	EXIT LIGHT WALL MOUNTED C/W FACES AND ARROWS AS INDICATED
EC	EXIT CEILING MOUNTED

SYMBOL	DESCRIPTION
FD	CEILING MOUNTED FIRE DETECTOR
SA	CEILING MOUNTED SMOKE ALARM
CD	CEILING MOUNTED EMERGENCY STROBE LIGHT
F	CEILING MOUNTED FIRE ALARM TO BE VISUAL AND AUDIBLE - SHALL COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND IN CONFORMANCE WITH CANULC-5524 INSTALLATION OF FIRE ALARM SYSTEMS TO BE COMPATIBLE WITH REMAINING DEVICES UPON COMPLETION OF WORK ALL EXISTING ANCILLARY SYSTEMS SHALL BE RECONNECTED AND SHALL FUNCTION AND OPERATE AS ORIGINALLY DESIGNED.

NOTES
NO STRUCTURAL MODIFICATIONS HAVE BEEN MADE TO AFFECT LOAD BEARING WALLS AND/OR ASSEMBLIES
REFER TO MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS FOR OTHER LIFE SAFETY REQUIREMENTS

FLOOR SAFETY LEGEND :

SYMBOL	DESCRIPTION
---	DENOTES AREA NOT IN CONTRACT
---	DISTANCE BETWEEN EGRESS XX MIN.
---	FIRE HOSE COVERAGE MAX. (75 FT) + (10 FT) STREAM + 80 OR MAX. 10FT + 10FT STREAM + 10FT
---	TRAVEL DISTANCE TO EXIT MAX. 25 m (82'7")
EGRESS	EGRESS DOOR W/ CLOSURE & POSITIVE LATCH (MIN. 45 MIN. LABEL STEEL FRAME W/ CLOSURE OR EXISTING) BY OTHERS
EXIT	DENOTES LOCATION OF EXIT
AID	FIRST AID STATION
FHC	DENOTES FIRE HOSE CABINET
1800	1,800 mm X 1,800 mm (7'1" X 7'1") UNOBSTRUCTED SPACE LOCATED AT EVERY 30 m (98' 4") IF THE CORRIDOR IS LESS THAN 1,600 mm (52') IN WIDTH
----	DENOTES 45 MINUTE FIRE RATING PERIMETER
----	DENOTES 1 HOUR FIRE RATING PERIMETER
----	DENOTES 1.5 HOUR FIRE RATING PERIMETER
----	DENOTES 2 HOUR FIRE RATING PERIMETER

NOTES
PUBLIC / MAJOR CORRIDORS ALL PUBLIC AND MAJOR CORRIDORS WIDTH TO BE A MINIMUM OF 3'-7" (1,100 mm), 3'-0" TO 3'-6" RECOMMENDED
SUBSIDIARY AISLES ALL SUBSIDIARY AISLES TO BE A MINIMUM OF 3'-0" (900 mm) MIN NOT BE BRANCH OFF FOR MORE THAN 24'-7" (7.5M), 3'-7" IS RECOMMENDED
CORRIDOR LENGTHS THE MAXIMUM CORRIDOR LENGTH WITH A WIDTH OF 3'-7" (1,100 mm) SHALL BE 29'-6" (9M)
WORKSTATION LENGTHS THE MAXIMUM AISLE LENGTH WITH A WIDTH OF 3'-0" (900 mm) SHALL BE 24'-7" (7.5 M)

ITEM	FLAME SPREAD RATING
-CEILING	25 FSR MAXIMUM
-PUBLIC CORRIDOR WALLS	75 FSR MAXIMUM
-WORKSTATIONS / MOVABLE PARTITIONS - WALLCOVERING - PAINT - WOOD VENEER - PLASTIC LAMINATE - CARPET	150 FSR MAXIMUM
- VINYL FLOORING - WOOD FLOORING	300 FSR MAXIMUM

MARK	LENGTH
15.1M	14880
8.7M	8710
11.9M	11920
10.7M	10730
11.6M	11630
12.1M	12120
12.5M	12490
11.1M	11180

2012 ONTARIO BUILDING CODE - DATA MATRIX

NO.	ITEM	DESCRIPTION	CODE REFERENCE
1	PROJECT DESCRIPTION	<input checked="" type="checkbox"/> NEW CONST. <input type="checkbox"/> ALTERATION <input type="checkbox"/> TENANT FITUP <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> OTHER	PART 3 // PART 9
2	MAJOR OCCUPANCY(S) PROPOSED	GROUP C, UP TO 6 STOREYS, SPRINKLERED, COMBUSTIBLE CONSTRUCTION	3.2.2.43A, 9.10.1.3.
3	BUILDING AREA	TOTAL COMPLEX BUILDING AREA: 243 m ² PROPOSED RENOVATION AREA: 1.4.1.2.	3.2.2.43.(1)(d)(v), 1.4.1.2.
4	GROSS AREA (Above Grade)	TOTAL COMPLEX GROSS FLOOR AREA: 1341 m ² PROPOSED RENOVATION AREA: 1.4.1.2.	1.4.1.2.
5	NUMBER OF STOREYS (Existing Building)	ABOVE GRADE: 6 BELOW GRADE: 1	1.4.1.2. & 3.2.1.1.
6	NUMBER OF STREETS / ACCESS ROUTES	1 STREET - MERIVALE RD	3.2.2.10. & 3.2.5.
7	BUILDING CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED, COMBUSTIBLE CONSTRUCTION	3.2.2.43A., 9.10.2.
8	SPRINKLER SYSTEM PROPOSED	YES	3.2.2.18., 3.2.2.43A., 3.2.4.7.(2), 3.2.4.9.(2), 3.2.5.13., & NFPA 13.
9	STANDPIPE REQUIRED	YES	3.2.9.1.(1), 3.2.9.2., 3.2.9.3.(1), 3.2.9.4., & NFPA 14-2007
10	FIRE ALARM REQUIRED	YES	3.2.4.1.
11	WATER SERVICE / SUPPLY IS ADEQUATE	TBC BY ENGINEER	3.2.5.7.
12	HIGH BUILDING	NO, TOP FLOOR IS LESS THAN 18M ABOVE GRADE	3.2.6.1.(1)(d)
13	CONSTRUCTION RESTRICTIONS	PERMITTED CONSTRUCTION: COMBUSTIBLE W/ NON-COMBUSTIBLE CLADDING ACTUAL CONSTRUCTION: COMBUSTIBLE W/ NON-COMBUSTIBLE CLADDING	3.2.2.43A
14	MEZZANINE(S) AREA (sm)	N/A	3.2.1.1.
15	OCCUPANT LOAD BASED ON BUILDING CODE AREA PER SQUARE METRE	AS PER 3.1.17.1 (b), (i) BACHELOR UNITS = 1 PERSON PER UNIT (X10) 1 BEDROOM UNITS = 2 PERSONS PER UNIT (X10) 2 BEDROOM LOFT = 4 PERSONS PER UNIT (X1) TOTAL NUMBER OF OCCUPANTS: 34	3.1.17. & TABLE 3.1.17.1.
16	BARRIER-FREE DESIGN	YES	3.8.
17	HAZARDOUS SUBSTANCES	NO	3.3.1.2.
18	REQUIRED FIRE RESISTANCE RATING (FRR)	FLOORS: 1 HR ROOF: 1 HR LOADBEARING WALLS: 1 HR DEMISING UNIT WALLS: 1 HR	3.3.1.1., 3.3.4.2., 9.10.8., 9.10.9.
19	SPATIAL SEPARATION		3.2.3.
20	PLUMBING FIXTURE REQUIREMENTS	WATER CLOSETS PROVIDED PER DWELLING UNIT OCCUPANT LOAD WATER CLOSETS REQUIRED WATER CLOSETS PROVIDED	3.7.4.3. 3.7.4.2(3); URINALS SUBSTITUTED FOR WATER CLOSET IN MEN'S
21	TRAVEL DISTANCE	TO EXIT 20 WATER CLOSETS 34 RESIDENTS N/A N/A N/A N/A	3.4.2.5.(1)(c) 3.4.2.5.(1)(b)
22	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		

WALL	AREA OF EBF (m ²)	L.D. (m)	PERM. MAX % OPENINGS	PROP. % OPENINGS	FRR (hrs)	LIST DESIGN	COMB. CONST.	COMB. CONST. NONC. CLAD.	NON-COMB. CONST.
NORTH	555	1.2	14	6.3	1 hr	-	-	YES	-
SOUTH	459	1.2	14	3.5	1 hr	-	-	YES	-
EAST	215	8.29	82	61.2	45 min	-	-	YES	-
WEST	215	14.8	100	49.7	45 min	-	-	YES	-



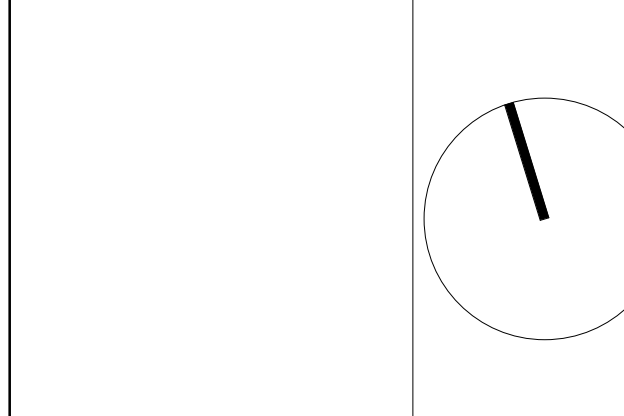
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917 MERIVALE RD
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LIFE & SAFETY PLAN

A006

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File No: D07-12-24-A006

FLOOR SAFETY LEGEND :	
SYMBOL	DESCRIPTION
	DENOTES AREA NOT IN CONTRACT
	DISTANCE BETWEEN EGRESS XX MIN.
	FIRE HOSE COVERAGE MAX. (75 FT + (10 FT) STREAM + 85 OR MAX. 100 FT + 10 FT STREAM + 110 FT
	TRAVEL DISTANCE TO EXIT MAX. 25 m (82'-0")
	EGRESS DOOR W/ CLOSURE & POSITIVE LATCH (MIN. 45 MIN. LABEL STEEL FRAME W/ CLOSURE OR EXISTING) BY OTHERS
	DENOTES LOCATION OF EXIT
	FIRST AID STATION
	DENOTES FIRE HOSE CABINET
	1,800 mm X 1,800 mm (7'1" X 7'1") UNOBSTRUCTED SPACE LOCATED AT EVERY 30 m (98'-6") IF THE CORRIDOR IS LESS THAN 1,800 mm (59') IN WIDTH
	DENOTES 45 MINUTE FIRE RATING PERIMETER
	DENOTES 1 HOUR FIRE RATING PERIMETER
	DENOTES 1.5 HOUR FIRE RATING PERIMETER
	DENOTES 2 HOUR FIRE RATING PERIMETER
NOTES	
PUBLIC / MAJOR CORRIDORS ALL PUBLIC AND MAJOR CORRIDORS WIDTH TO BE A MINIMUM OF 3'-7" (1,100 mm), 5'-0" TO 5'-6" RECOMMENDED	
SUBSIDIARY AISLES ALL SUBSIDIARY AISLES TO BE A MINIMUM OF 3'-0" (900 mm) MAY NOT BRANCH OFF FOR MORE THAN 24.7' (7.5M), 3'-7" IS RECOMMENDED	
CORRIDOR LENGTHS THE MAXIMUM CORRIDOR LENGTH WITH A WIDTH OF 3'-7" (1,100 mm) SHALL BE 29'-0" (8.8M)	
WORKSTATION LENGTHS THE MAXIMUM AISLE LENGTH WITH A WIDTH OF 3'-0" (900 mm) SHALL BE 24'-7" (7.5 M)	

FLAME SPREAD RATING CLASSIFICATION FOR INTERIOR FINISHES:	
ITEM	FLAME SPREAD RATING
CEILING	25 FSR MAXIMUM
PUBLIC CORRIDOR WALLS	75 FSR MAXIMUM
WORKSTATIONS / MOVABLE PARTITIONS / WALLCOVERING / PAINT / WOOD VENEER / PLASTIC LAMINATE / CARPET	150 FSR MAXIMUM
VINYL FLOORING / WOOD FLOORING	300 FSR MAXIMUM

LIFE & SAFETY LEGEND :	
"REFER TO MECHANICAL ENGINEER DRAWINGS"	
SYMBOL	DESCRIPTION
CONTRACTOR TO ENSURE PROPER SPRINKLER COVERAGE IS MAINTAINED THROUGHOUT THE SPACE AS PER NFPA-73 AND OBC REQUIREMENTS. ALL SPRINKLER WORK SHALL BE TO THE APPROVAL OF THE OWNERS / LAND OROIS INSURANCE UNDERWRITER AND CONFORMANCE TO THE BASE BUILDING SPECIFICATIONS, NATIONAL FIRE PROTECTION ASSOCIATION SECTION #13, ONTARIO BUILDING CODE AND ALL GOVERNING AUTHORITIES ALL COMPONENTS SHALL BE UL C APPROVED	
	UPRIGHT SPRINKLER HEAD AND PIPING 'E' DENOTES EXISTING TO REMAIN 'R' DENOTES EXISTING TO BE REMOVED / RELOCATED 'N' DENOTES NEW
	CONCEALED SPRINKLER HEAD 'E' DENOTES EXISTING TO REMAIN 'R' DENOTES EXISTING TO BE REMOVED / RELOCATED 'N' DENOTES NEW
	PENDANT SPRINKLER HEAD 'E' DENOTES EXISTING TO REMAIN 'R' DENOTES EXISTING TO BE REMOVED / RELOCATED 'N' DENOTES NEW
	SIDEWALL OR WINDOW SPRINKLER HEAD 'E' DENOTES EXISTING TO REMAIN 'R' DENOTES EXISTING TO BE REMOVED / RELOCATED 'N' DENOTES NEW
	ELECTRONIC MAGNETIC LOCKING DEVICE (MAG-LOCK) BY ENGINEER
	PUSH BUTTON RELEASE OR SENSOR BY ENGINEER
	FIRE PULL STATION BY ENGINEER
	EXIT LIGHT WALL MOUNTED CW FACES AND ARROWS AS INDICATED
	EXIT CEILING MOUNTED
EXIT SIGNS ARE TO BE REVIEWED ON SITE TO ENSURE THEY ARE VISIBLE ALONG ALL PATHS OF EGRESS/EXITS AS OBSTRUCTIONS BY DUCTS, PIPES, ETC. MAY NOT BE OBSERVED OR PLACED. ADD, RELOCATE AND ADJUST SIGNS AND EMERGENCY LIGHTING AS REQUIRED TO ACHIEVE THEIR INTENDED PERFORMANCE OBJECTIVE. CONTRACTOR TO CARRY FOR (3) ADDITIONAL EXIT SIGNS, TO SUPPLY AND INSTALL, IN CASE INSPECTOR REQUESTS.	

FIRE ALARM LEGEND :	
SYMBOL	DESCRIPTION
	CEILING MOUNTED FIRE DETECTOR
	CEILING MOUNTED SMOKE ALARM
	CEILING MOUNTED EMERGENCY STROBE LIGHT
	CEILING MOUNTED FIRE ALARM TO BE VISUAL AND AUDIBLE - SHALL COMPLY WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND IN CONFORMANCE WITH CANULC-3254 "INSTALLATION OF FIRE ALARM SYSTEMS" TO BE COMPATIBLE WITH REMARKING DEVICES. UPON COMPLETION OF WORK ALL EXISTING ANGLARY SYSTEMS, DEVICES, SMOKE CONTROL, AND EXHAUST SYSTEMS SHALL BE RECONNECTED AND SHALL FUNCTION AND OPERATE AS ORIGINALLY DESIGNED.
NOTES	
NO STRUCTURAL MODIFICATIONS HAVE BEEN MADE TO AFFECT LOAD BEARING WALLS AND/OR ASSEMBLIES	
REFER TO MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS FOR OTHER LIFE SAFETY REQUIREMENTS	

PATH OF TRAVEL SCHEDULE	
MARK	LENGTH
15.1M	14880
9.7M	9710
11.9M	11920
10.7M	10700
11.6M	11630
12.1M	12120
12.5M	12690
11.1M	11100



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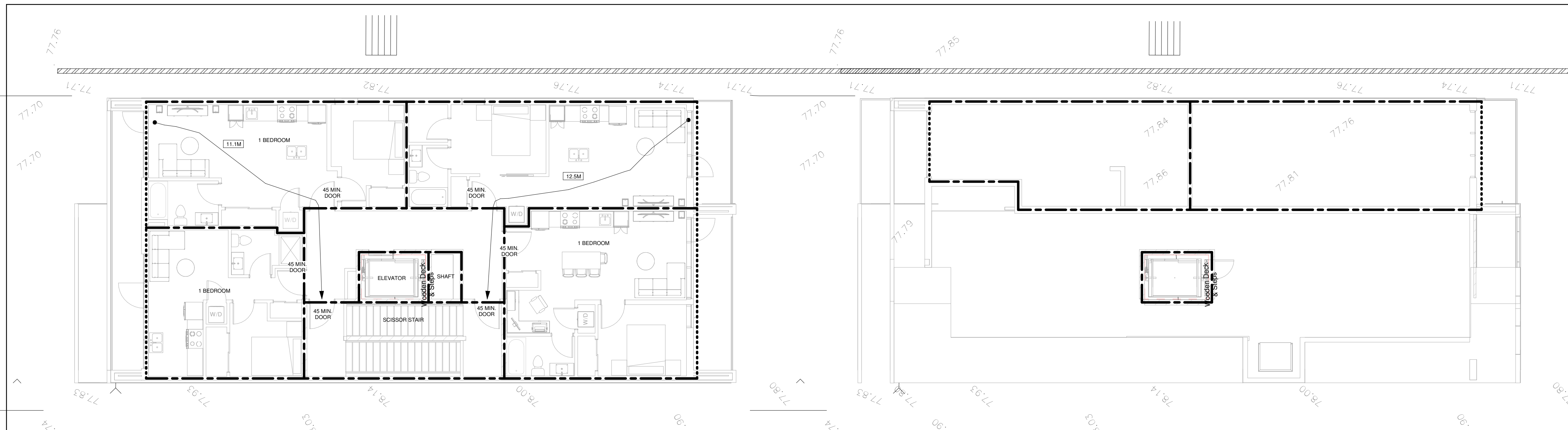
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SH REVIEWED

LIFE & SAFETY PLAN

A007

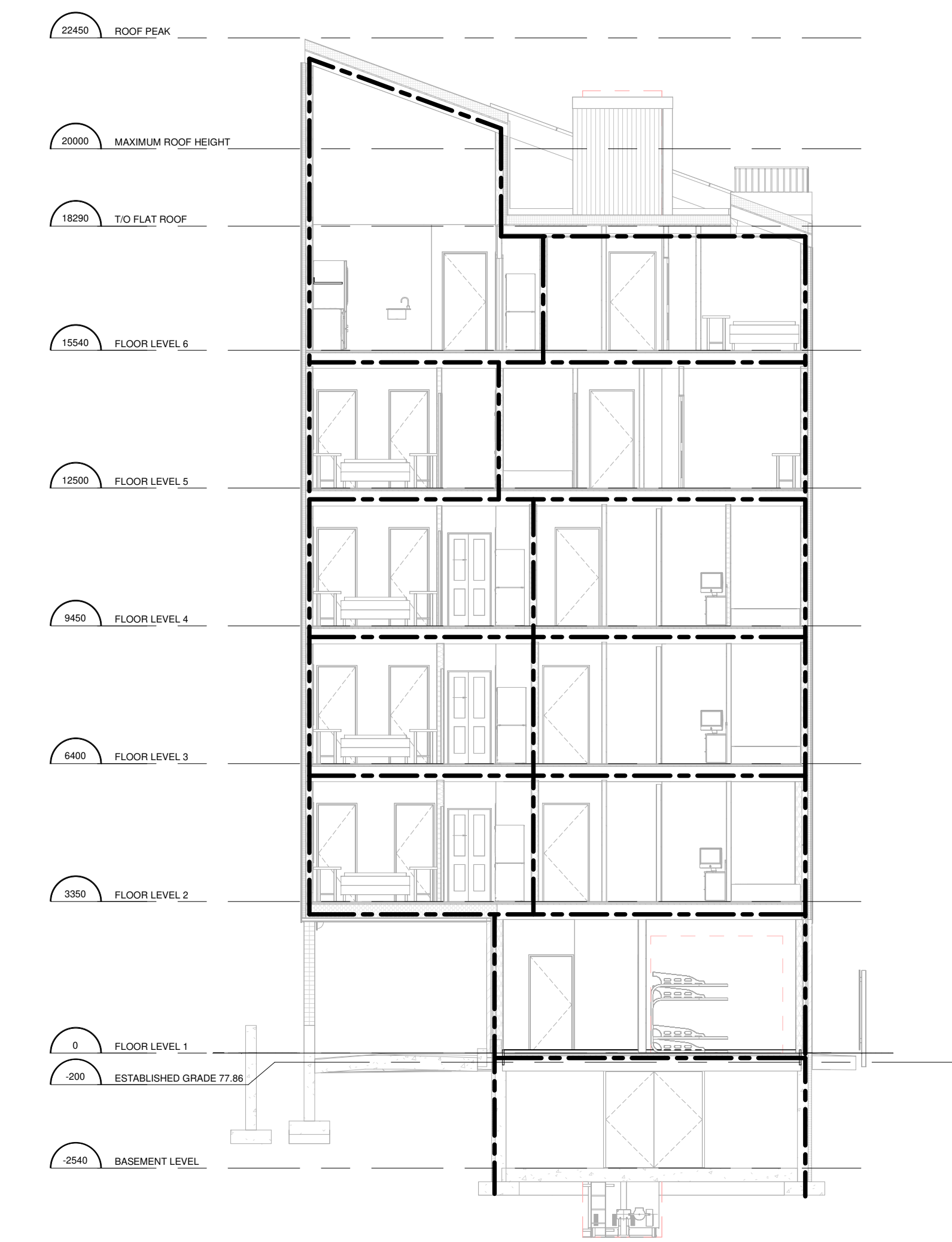
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File No: D07-12-24-0067



2 SIXTH LEVEL FLS PLAN
A007 1 : 100

1 FLAT ROOF FLS PLAN
A007 1 : 100



3 NORTH/SOUTH FLS SECTION
A007 1 : 100



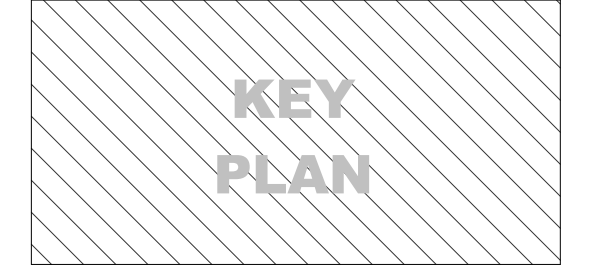
4 EAST/WEST FLS SECTION
A007 1 : 100

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1 DEMO SITE PLAN
A008 1:100



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DEMO SITE PLAN

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ZONING REQUIREMENTS - TM
EXISTING ZONING: TM[2190] Traditional Main Street Zone
PROPOSED ZONING: TM[2190] Traditional Main Street Zone

PARKING	REQUIRED	PROVIDED	COMPLIES Y/N
OFF-STREET PARKING	4	4	Y
VISITOR PARKING	1	1	Y
BARRIER FREE PARKING	0	0	Y
BICYCLE PARKING	10	22 (STACKED)	Y

SETBACKS	REQUIRED	PROVIDED	COMPLIES Y/N
FRONT YARD	MAX 2M	2M	Y
FRONT YARD ABOVE 15M	MIN 2M	2M	Y
REAR YARD	7.5M	7.5M	Y
SIDE YARD (NORTH)	1.2M	1.2M	Y
SIDE YARD (SOUTH)	1.2M	1.2M	Y
MAX HEIGHT TO ROOF MIDPOINT	20M	20M	Y
MINIMUM LOT WIDTH	0	13.73M	Y
BUILDING COVERAGE/AREA	N/A	50.5%	Y
TOTAL GFA	N/A	1,410 SM	Y
AMENITY SPACE AREA	6 SM PER UNIT = 120SM MIN 50% COMMON	BALCONY = 171 SM COMMON GF = 159 SM	Y
TOTAL NUMBER OF UNITS	N/A	20	Y
MIN LANDSCAPE BUFFER	0 - NOT ABUTTING A STREET	N/A	Y

SITE

ITEM	AREA	% TOTAL
LOT AREA	481.5 SM (5,183 SFT)	100%
BUILDING AREA	243 SM (2,622 SFT)	50.5%
GROSS FLOOR AREA	1,410 SM (15,182 SFT)	
ASPHALT/CONC. AREA	168.5 SM (1,813 SFT)	35%
LANDSCAPED AREA	REAR LOT AREA 70 SM (750 SFT)	14.5%

UNIT

LEVEL	STUDIO	1 BED	2 BED	TOTAL	FLOOR AREA
BASEMENT	0	0	0	0	129 SM (1390 SFT)
MAIN FLOOR	0	0	0	0	130 SM (1402 SFT)
2ND FLOOR	0	4	0	4	259 SM (2790 SFT)
3RD FLOOR	0	4	0	4	259 SM (2790 SFT)
4TH FLOOR	0	4	0	4	259 SM (2790 SFT)
5TH FLOOR	0	4	0	4	251 SM (2705 SFT)
6TH FLOOR	0	4	0	4	251 SM (2705 SFT)
TOTAL	0	20	0	20	1410 SM (15,182 SFT) A.G.

PARKING

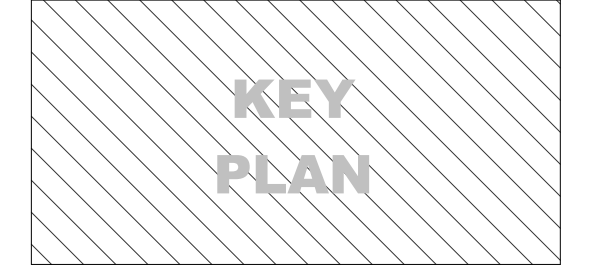
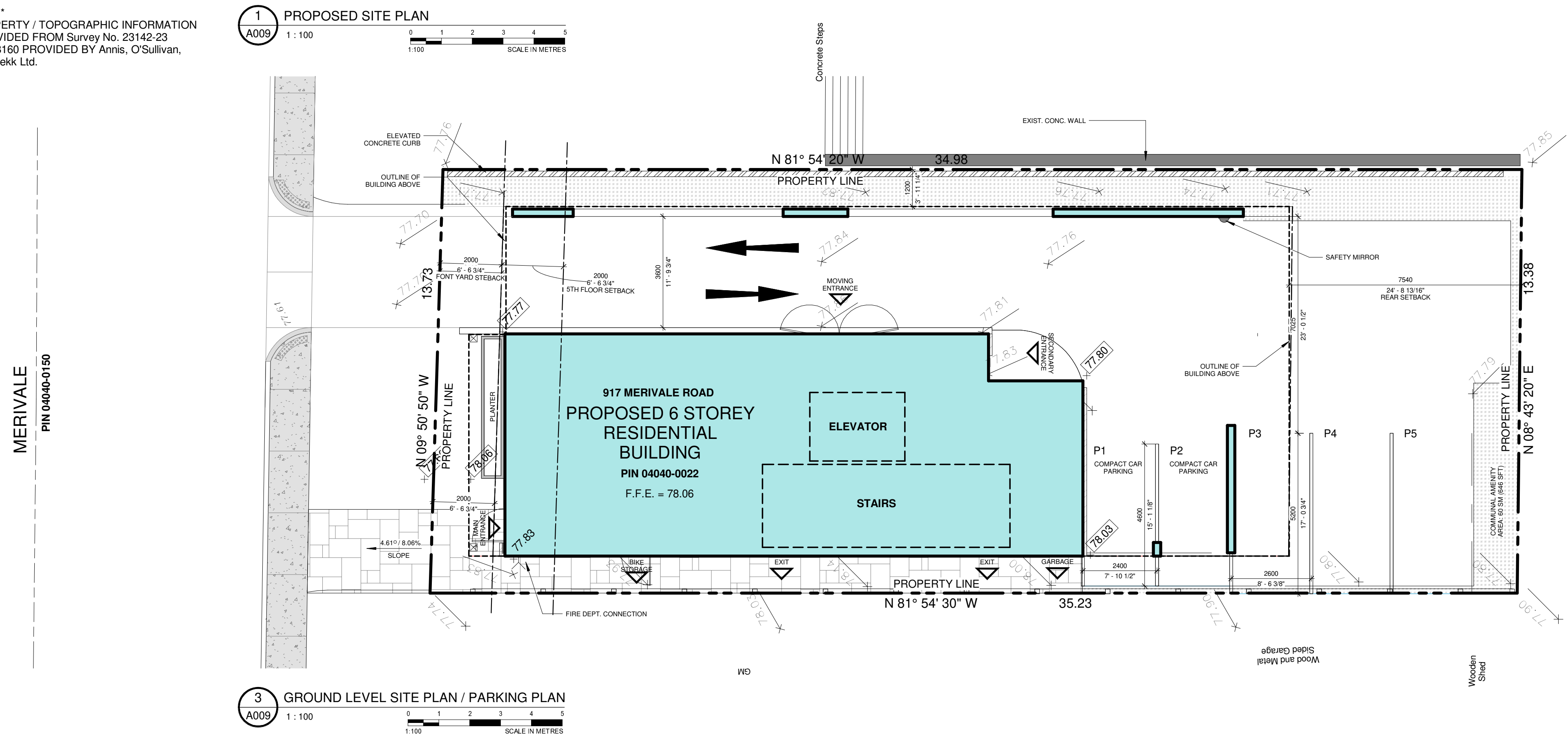
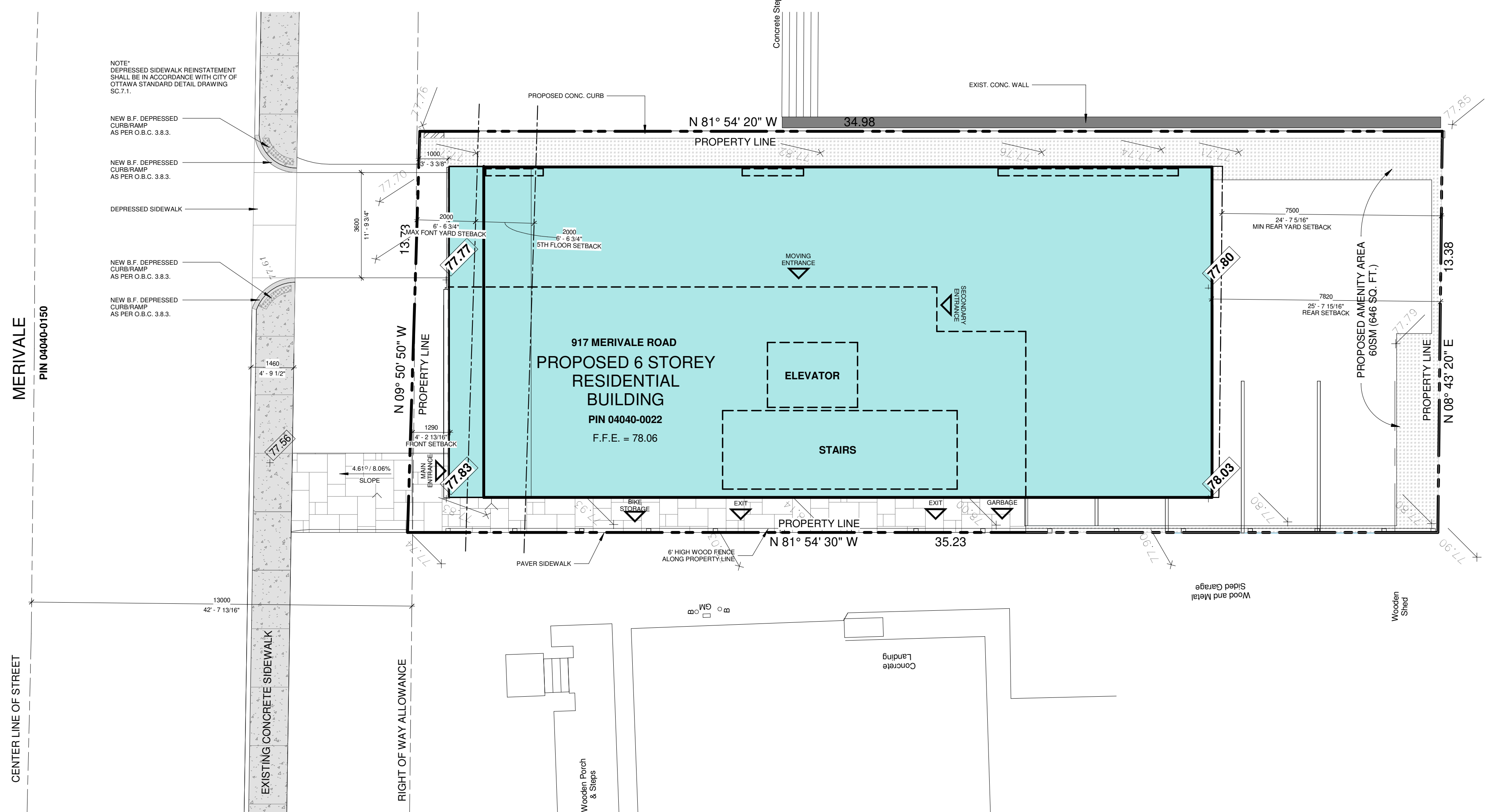
USAGE	COUNT	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	COMPLIES (Y/N)
STUDIOS*					Y
1 BED*	20	0-12 UNITS = 0 13-20 UNITS = 0.5	4	4	Y
2 BED					Y
BF SPOTS					Y
VISITOR		0-12 UNITS = 0 13-20 UNITS = 0.1	1	1	Y
TOTAL	20		5	5	Y

ESTABLISHED GRADE ELEVATION DATA

BUILDING CORNER	ELEVATION	CALCULATION
NORTH WEST CORNER	77.77	77.77 + 77.80 + 78.03 + 77.83 = 311.43
NORTH EAST CORNER	77.80	
SOUTH EAST CORNER	78.03	311.43 / 4 = 77.8575
SOUTH WEST CORNER	77.83	
AVERAGE GRADE ELEVATION		AVG ELEV. = 77.86

WASTE MANAGEMENT DATA

USAGE	WASTE TYPE	REQ. CY	BINS PROVIDED	COMPLIES (Y/N)
GARBAGE	LOOSE	0.11 CY/UNIT = 3	4 x 360L	Y
RECYCLING	LOOSE	0.038 CY/UNIT = 1	4 x 360L	Y
ORGANIC	LOOSE	(1) 240L BIN PER 50 UNITS	3 x 240L	Y



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PROPOSED SITE PLAN

A009

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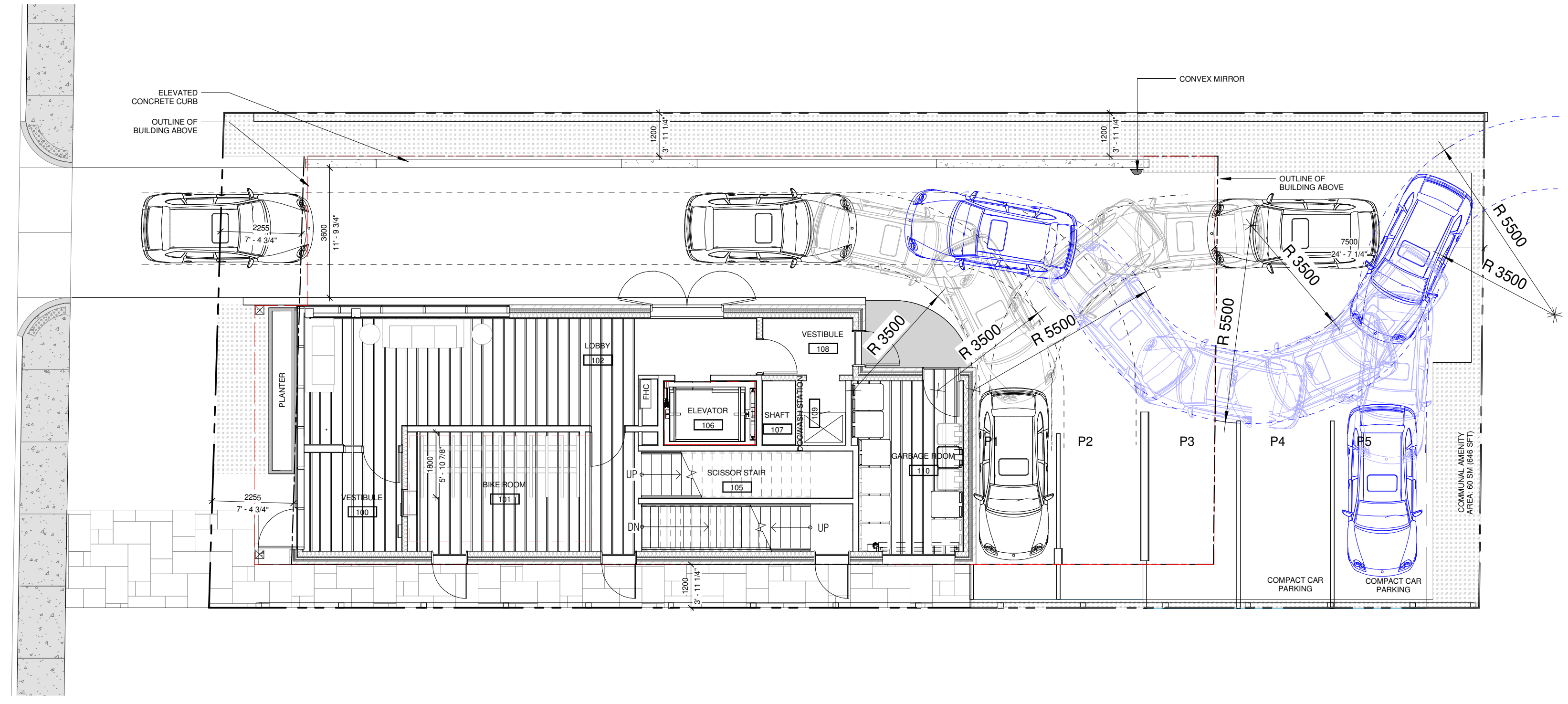
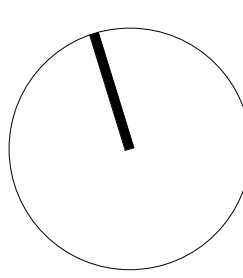


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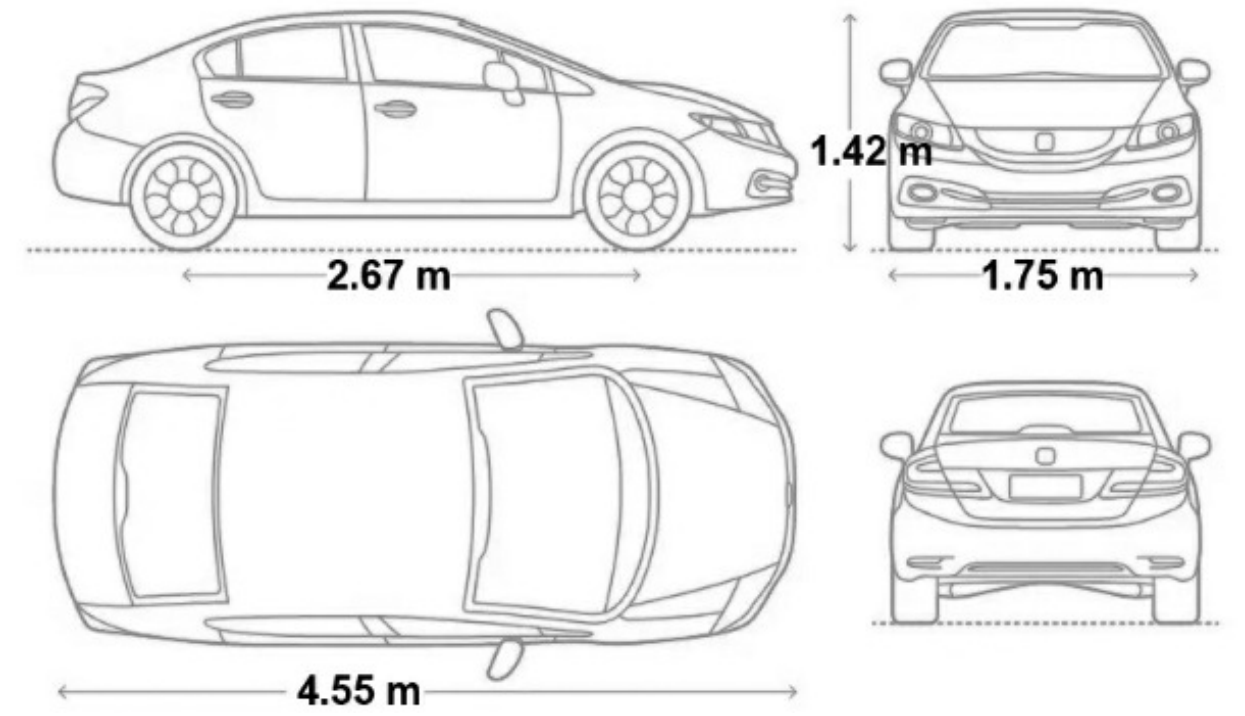
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1 FIRST LEVEL VEHICLE TURNING - MID SIZED SEDAN
A010 1:100



2 TYP. VEHICLE DIMENSIONS
A010 1:25



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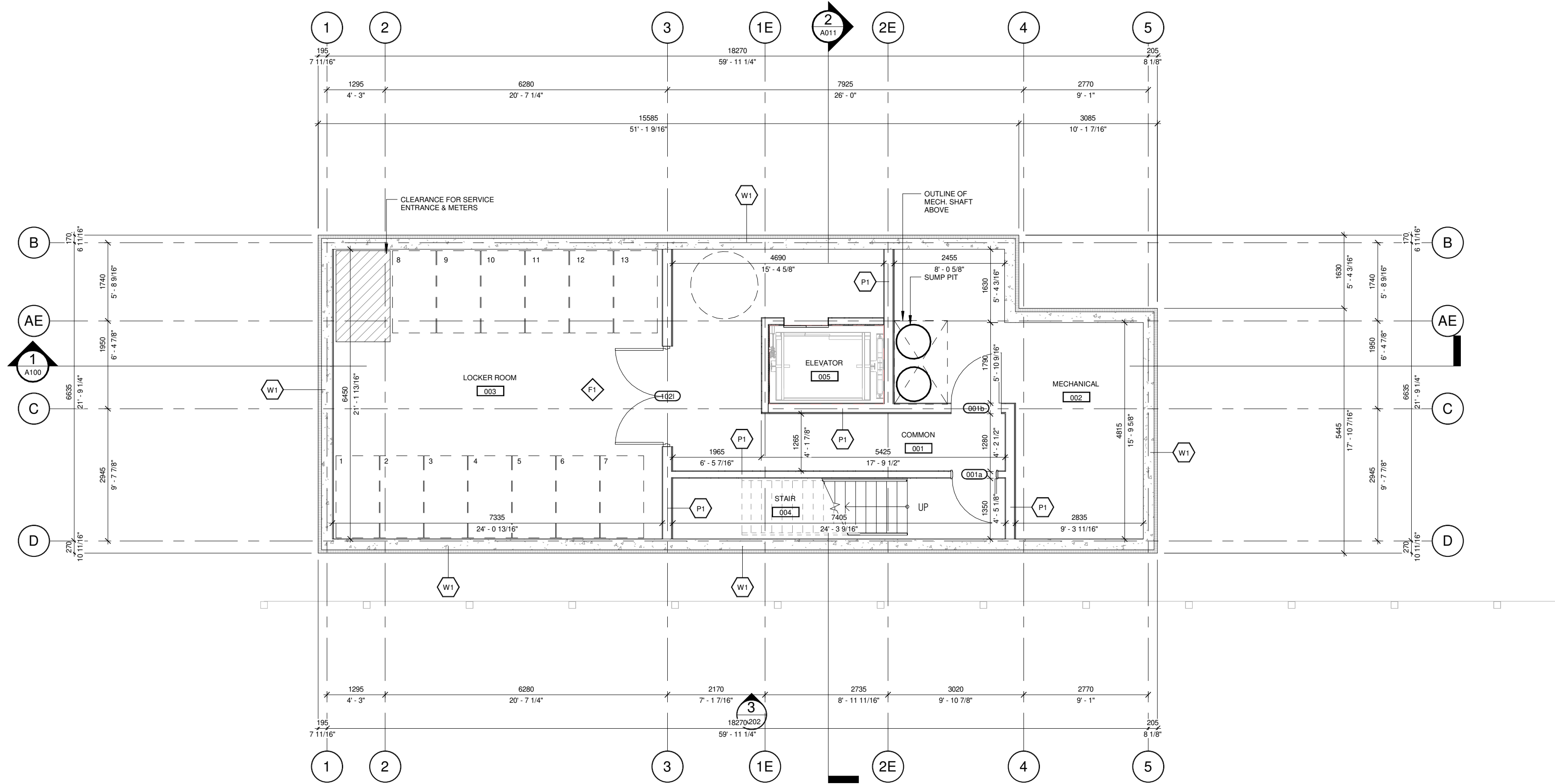
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VEHICLE TURNING PLAN

A010

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1 BASEMENT LEVEL FLOOR PLAN
A100 1 : 75

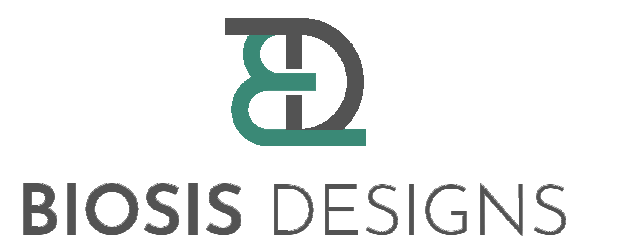
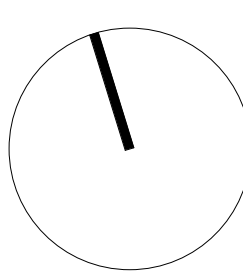
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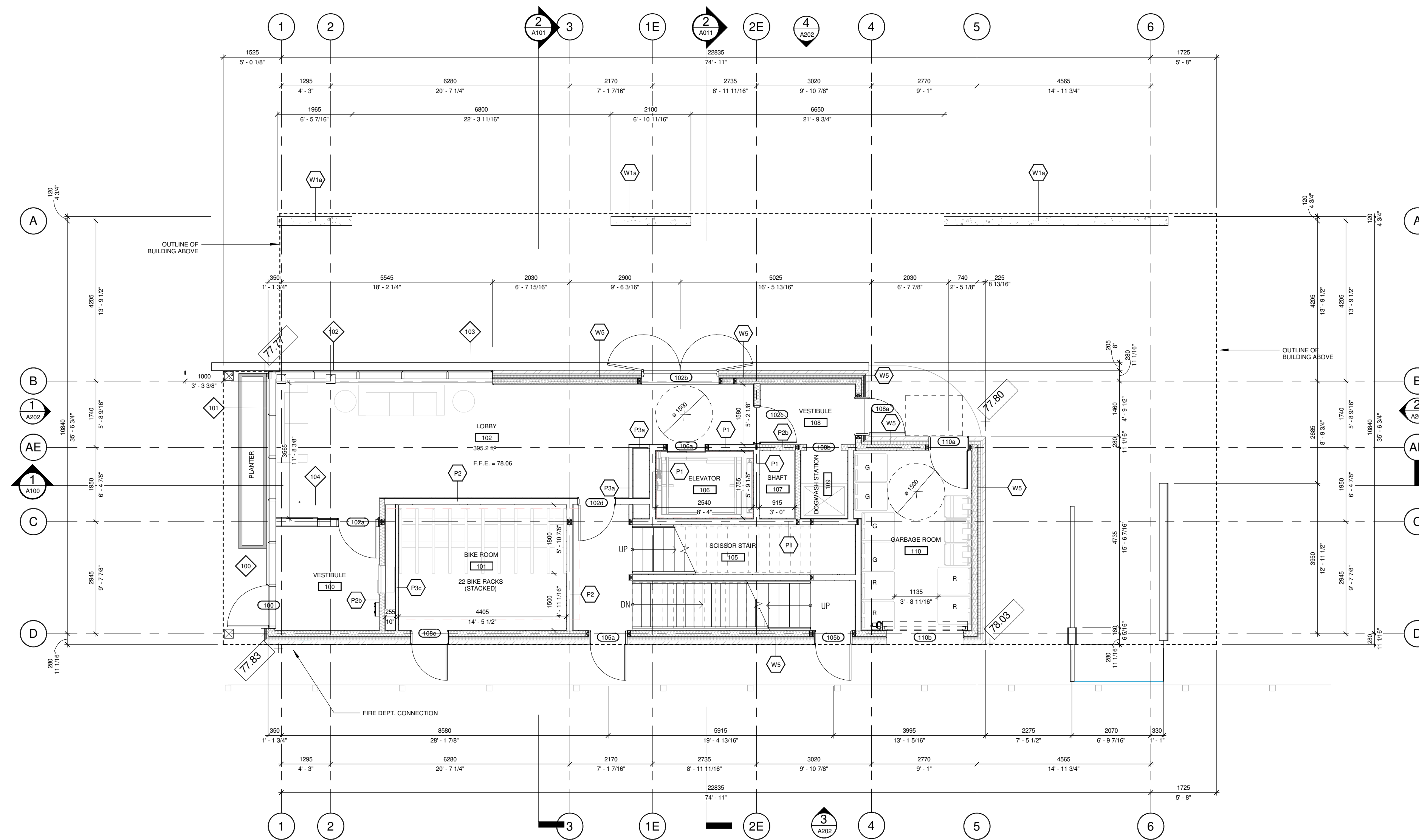
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BASEMENT PLAN

A100

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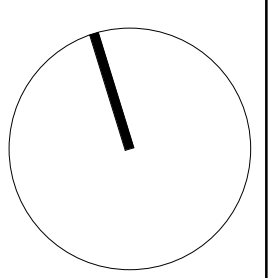
1 FIRST LEVEL FLOOR PLAN
A101 1:75

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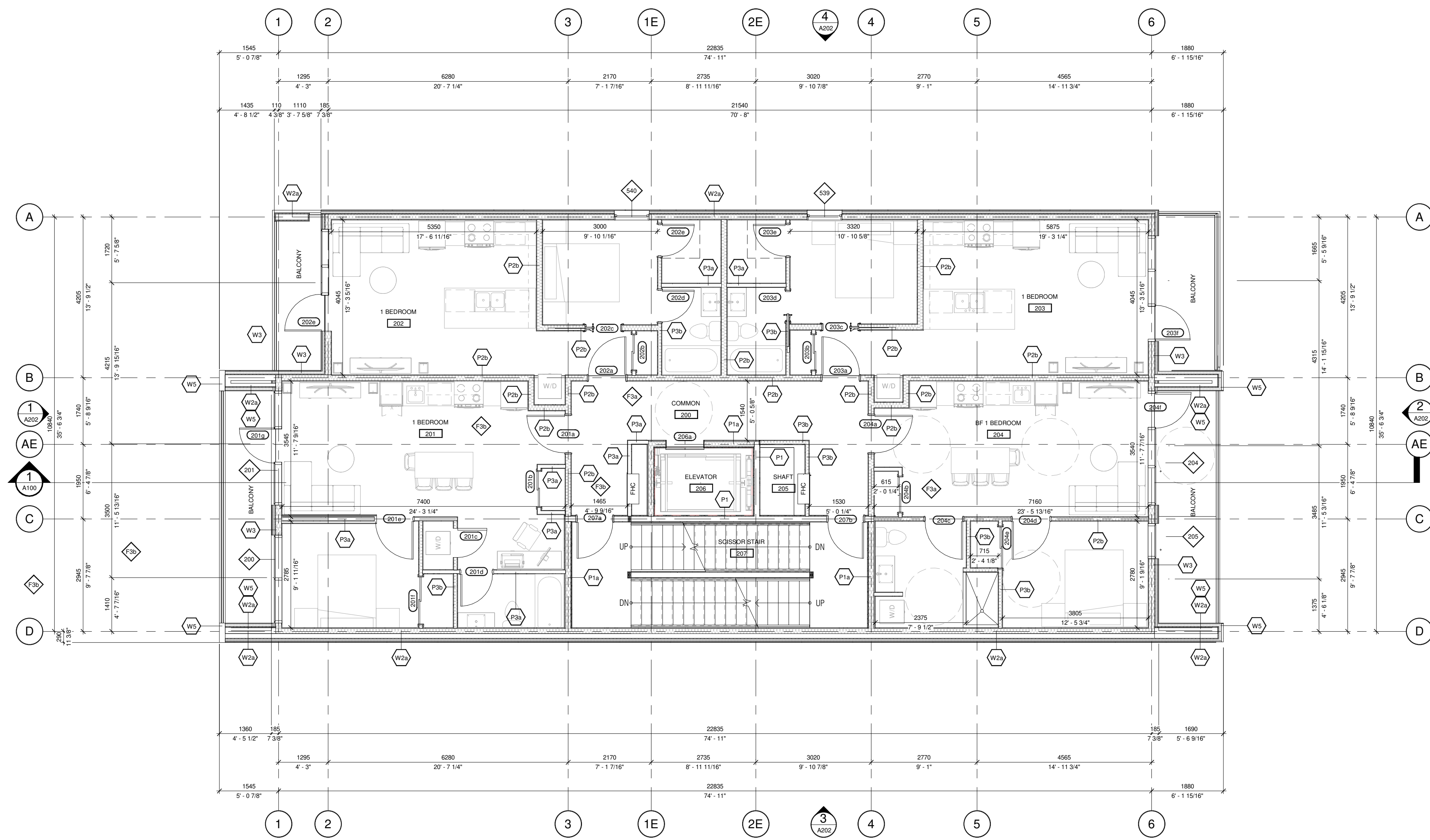
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FIRST LEVEL FLOOR PLANS

A101

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2 SECOND LEVEL FLOOR PLAN
A102 1:75

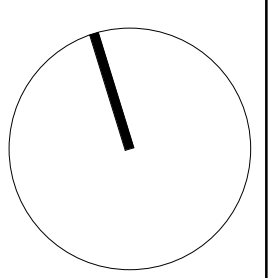
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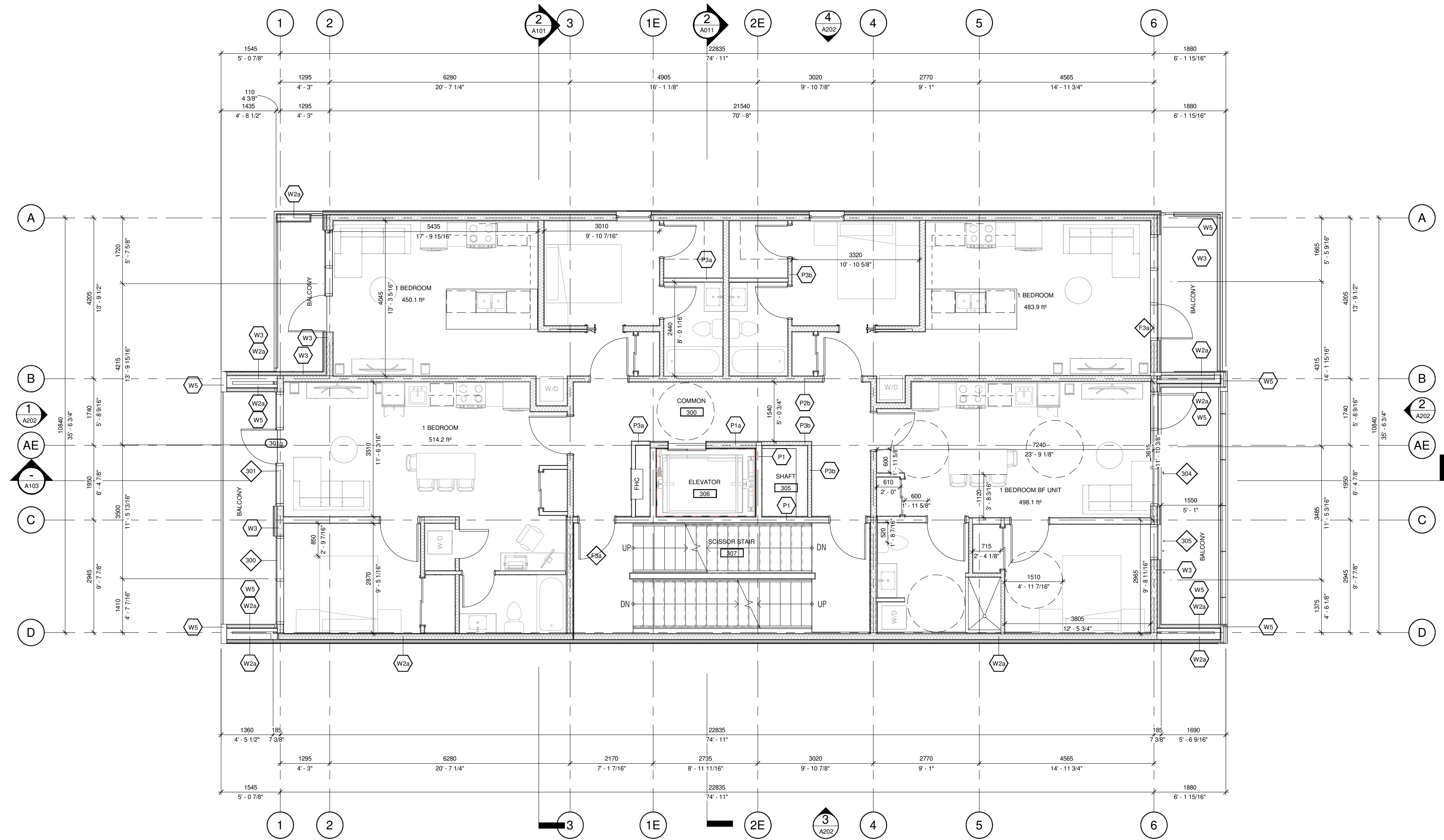
2301 1 : 75
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SECOND LEVEL FLOOR PLAN

A102

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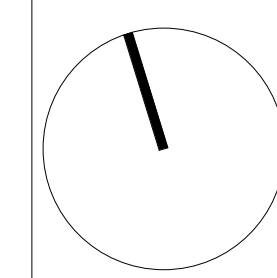
1 THIRD LEVEL FLOOR PLAN
A103 1:75

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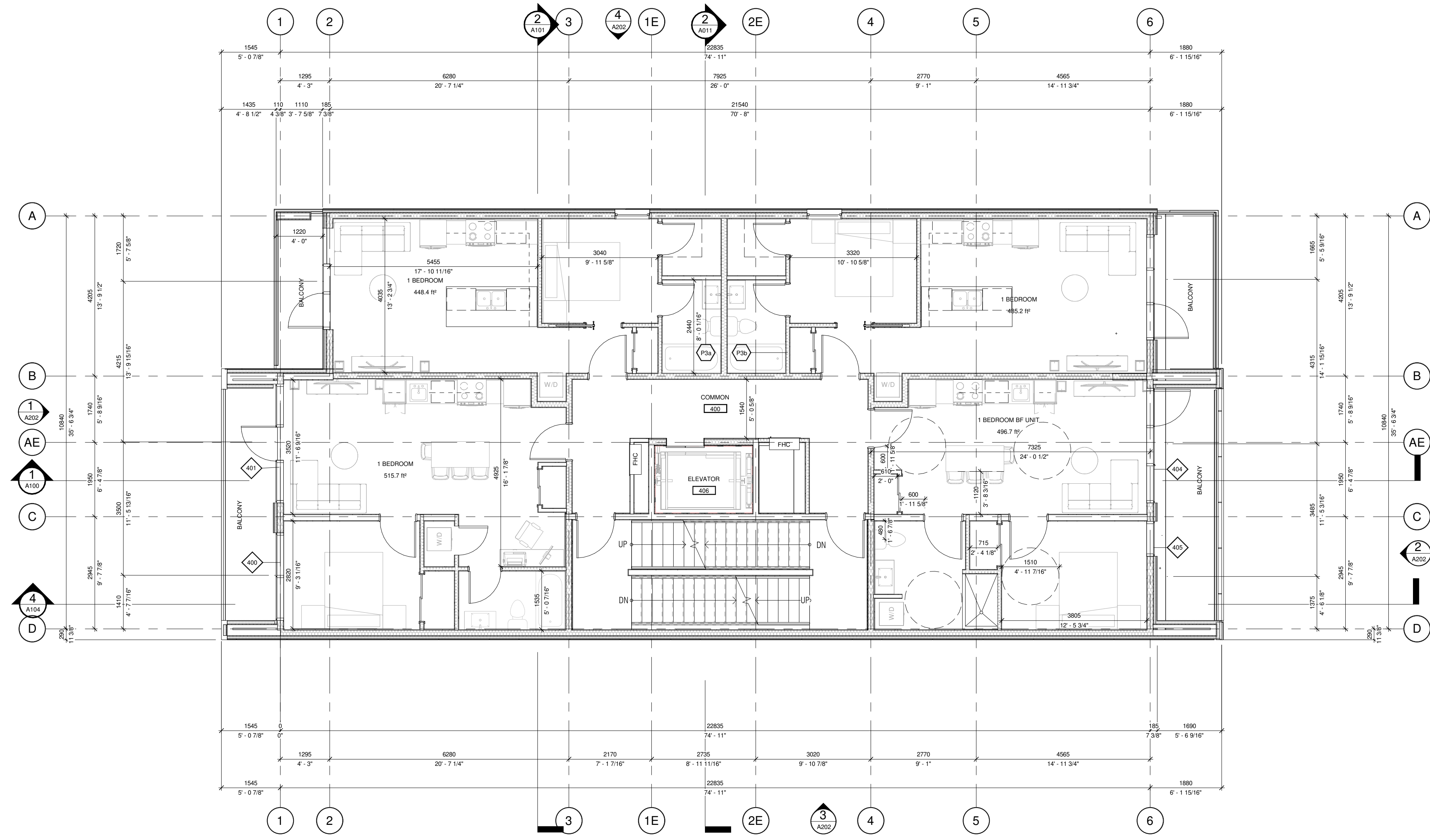
Author
DRAWN

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THIRD LEVEL FLOOR PLAN

A103

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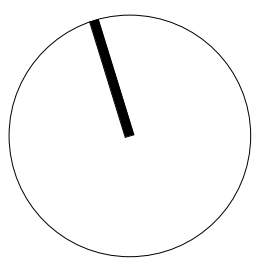


1 FOURTH LEVEL FLOOR PLAN
A104 1:75

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for
MARC AMYOT

2301 PROJECT
1:75 SCALE

DS, SH
DRAWN

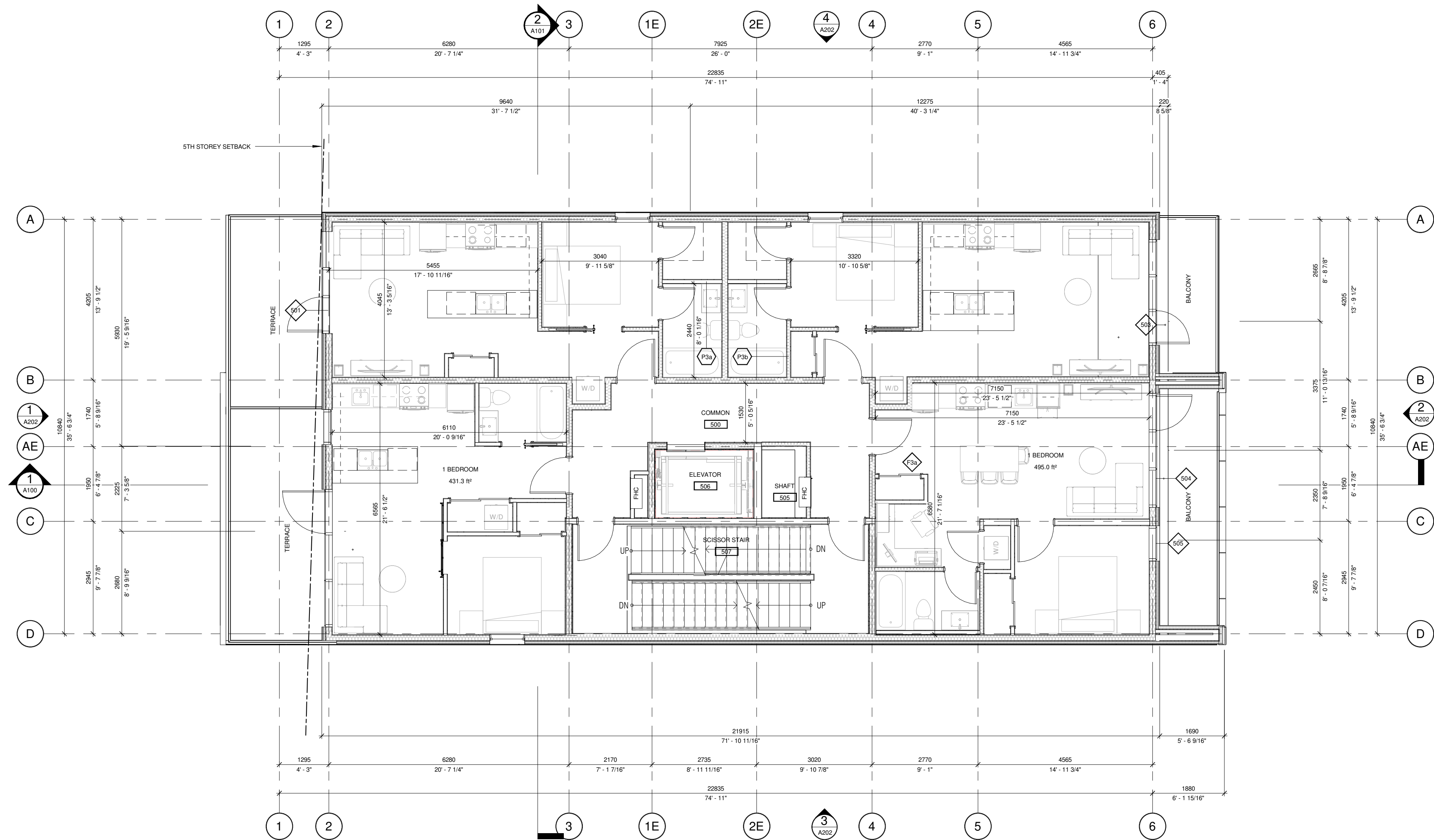
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FOURTH LEVEL FLOOR PLAN

A104

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1 FIFTH LEVEL FLOOR PLAN
A105 1:75

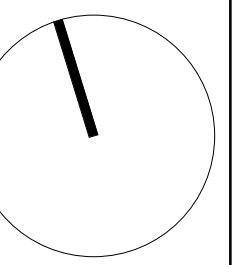
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FIFTH LEVEL FLOOR PLAN

A105

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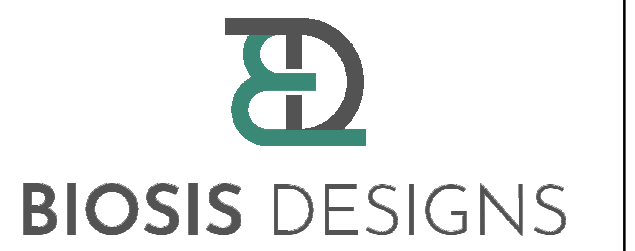
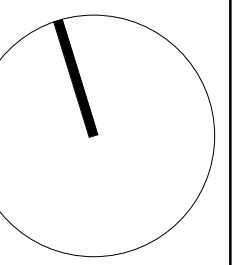
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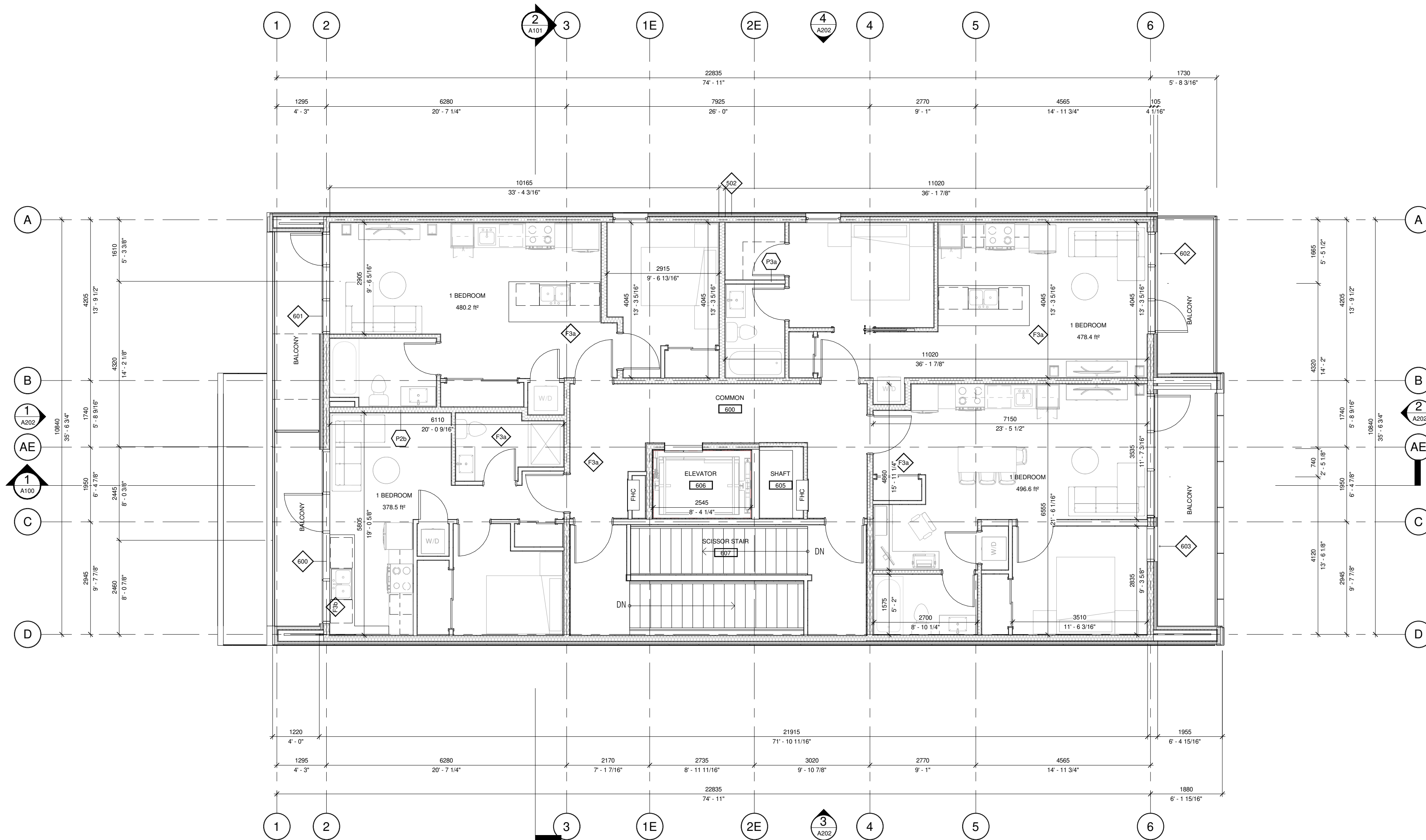
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SIXTH LEVEL FLOOR PLAN

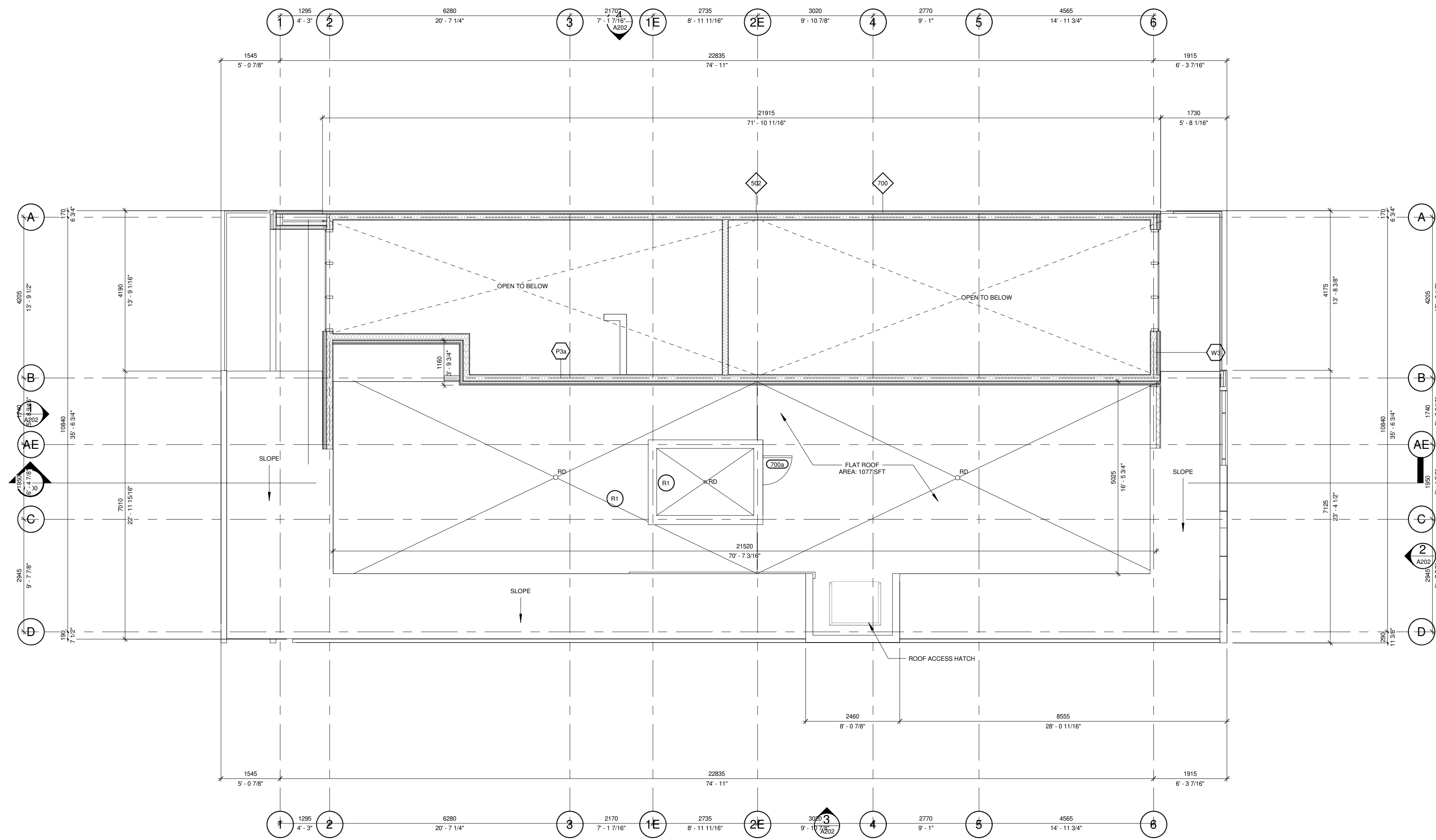
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1 SIXTH LEVEL FLOOR PLAN
A106 1:75



1 FLAT ROOF PLAN
A107 1:75

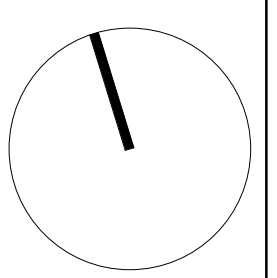
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FLAT ROOF PLAN

A107

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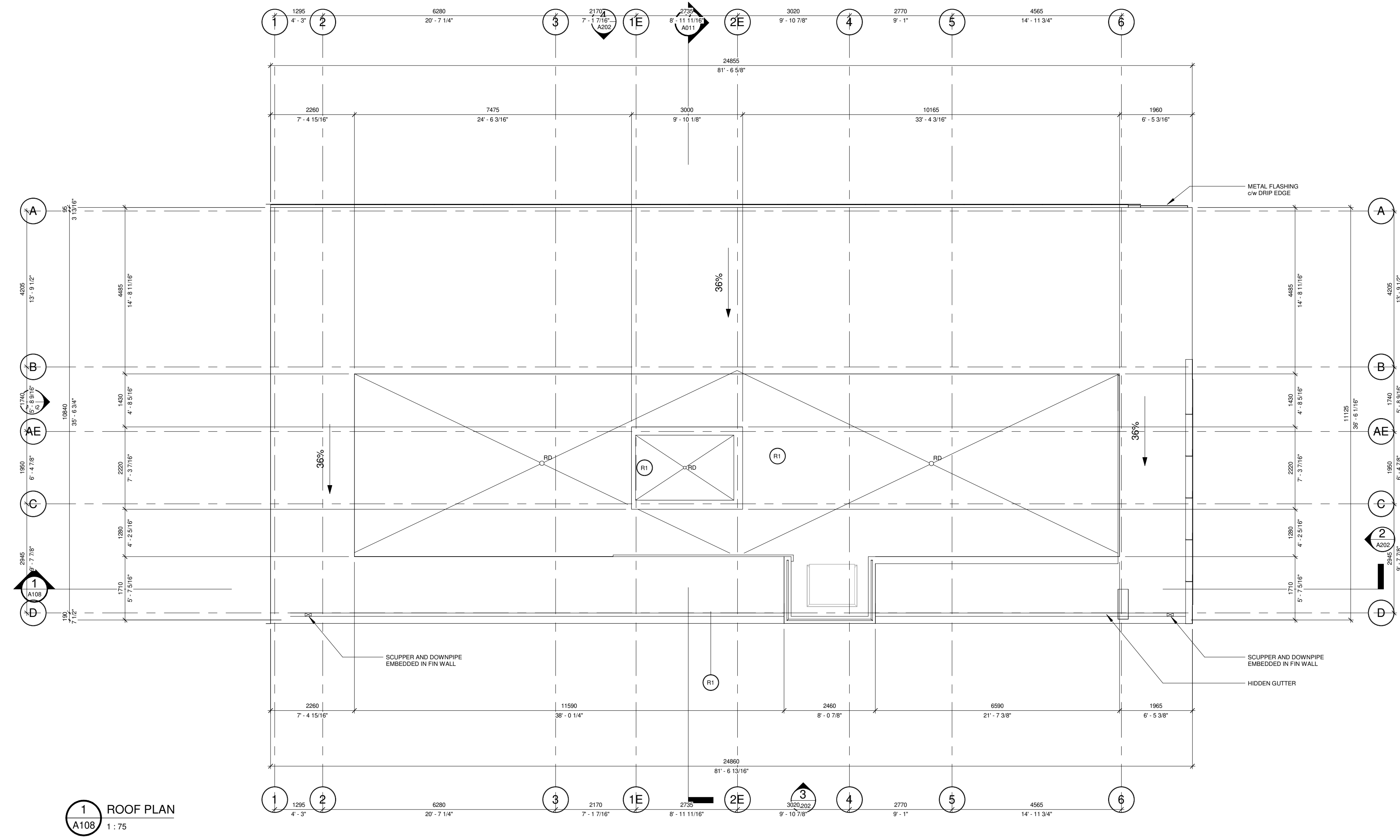
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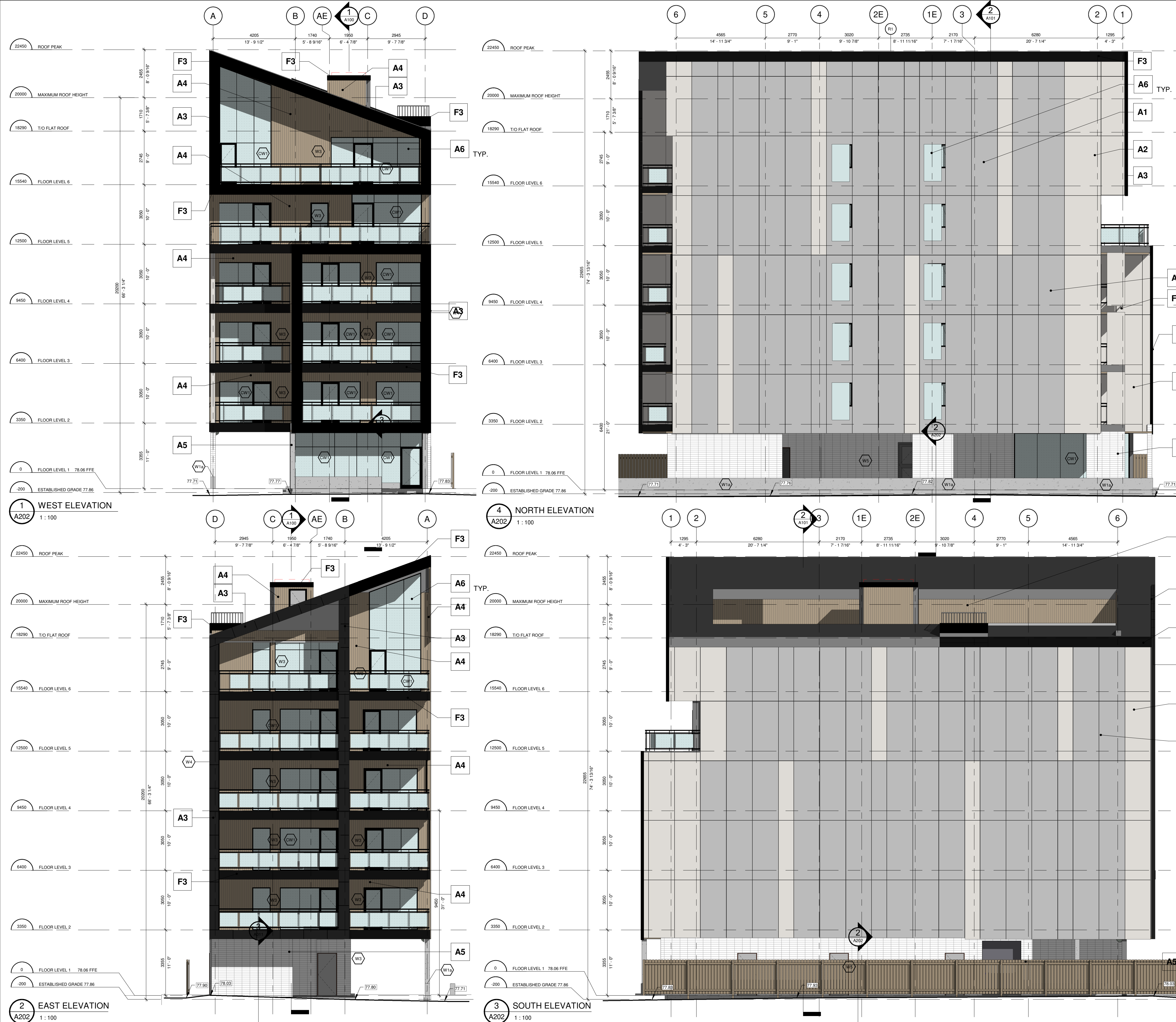
1 ROOF PLAN
A108 1:75

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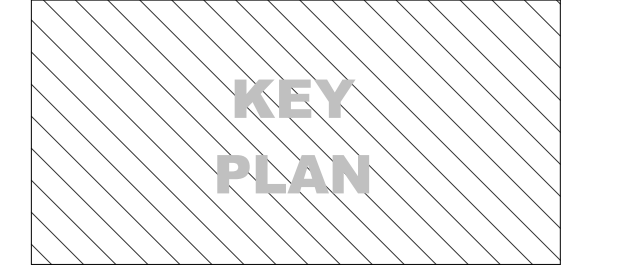
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EXTERIOR FINISH LEGEND

	A1 - VERTICAL HARDIE PANEL
	COLOUR: BIRCH TREE STYLE: SMOOTH PATTERN: STACKED
	A2 - VERTICAL HARDIE PANEL
	COLOUR: IT'S ALL ABOUT THYME STYLE: SMOOTH PATTERN: STACKED
	A3 - ALUCOBOND ACM PANEL
	COLOUR: BLACK ANODIZED PATTERN: NO PATTERN
	F3 - METAL FLASHING
	COLOUR: BLACK ANODIZED PATTERN: NO PATTERN
	A4 - NORTWOOD FLUTED PANELS
	COLOUR: WALNUT STYLE: TIMBER PATTERN: VERTICAL LOUVERS
	A5 - BRAMPTON BRICK - BRICK
	COLOUR: POLAR WHITE STYLE: CONTEMPORARY PATTERN: HORIZONTAL BRICK
	A6 - BIRD SAFE GLAZING
	COLOUR: GREY STYLE: ETCH PATTERN: DOTTED GRID

5 MATERIAL LEGEND
A202 1:50



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for
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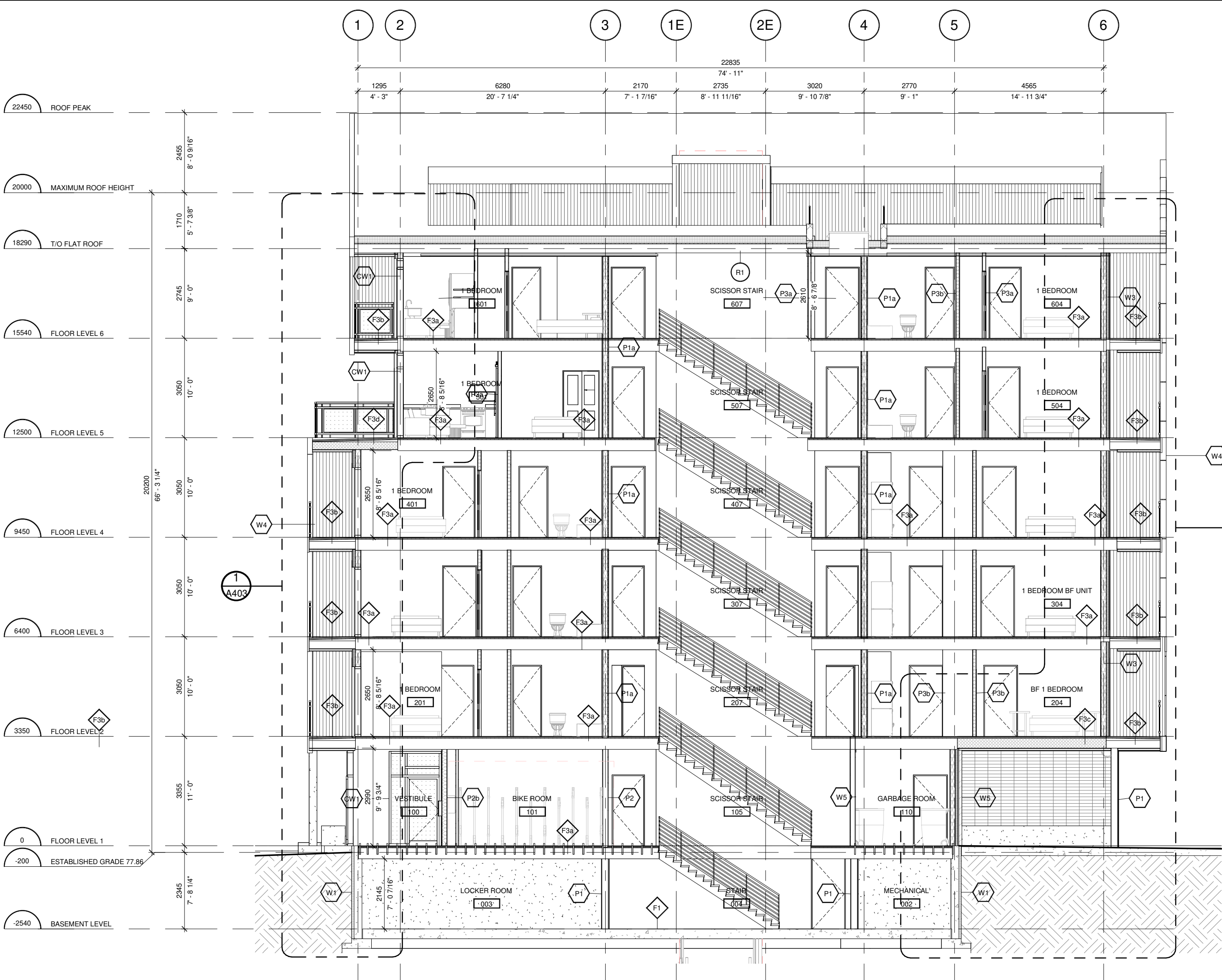
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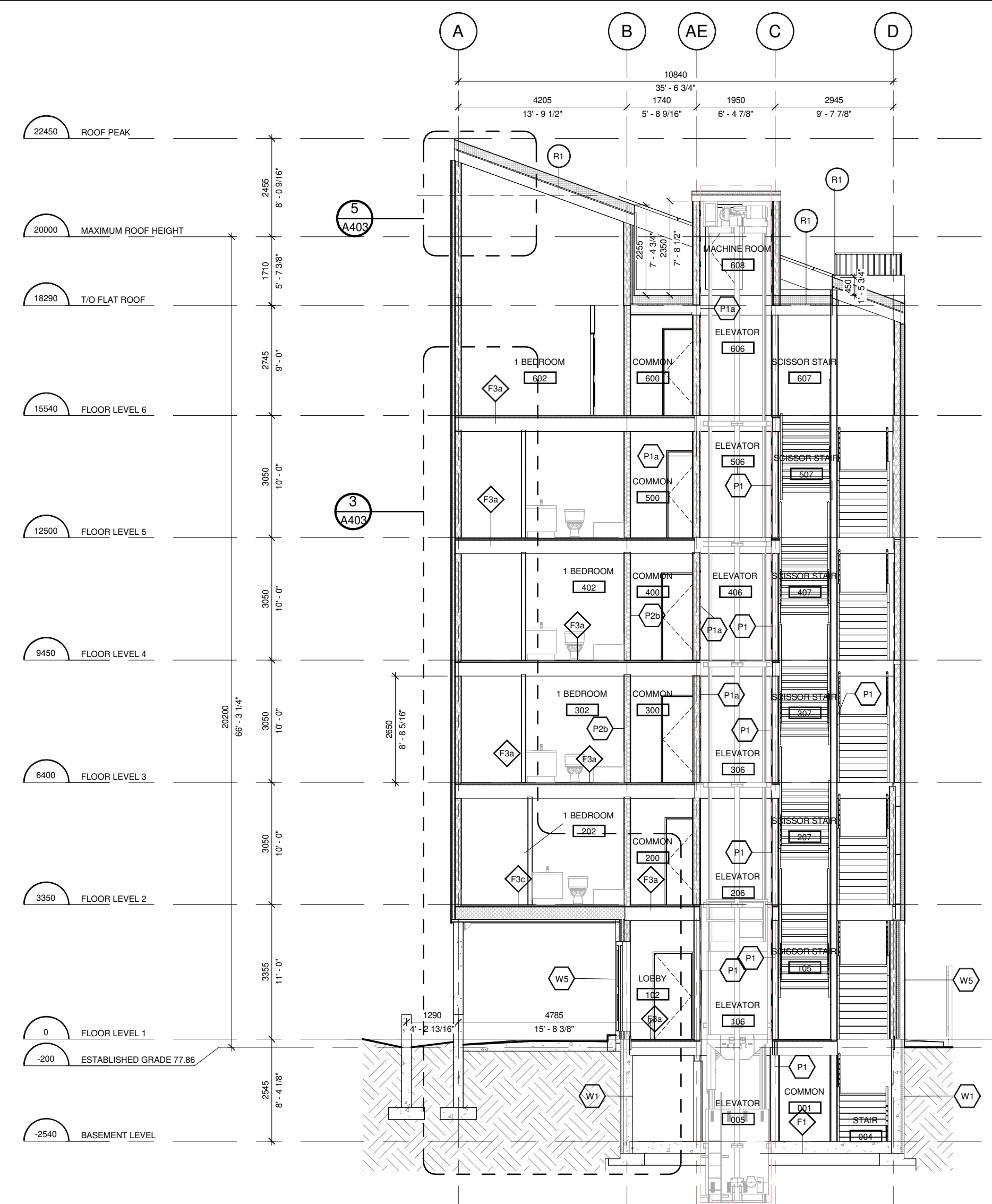
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1 EAST/WEST SECTION THRU STAIRS
A301 1:100



2 NORTH/SOUTH SECTION THRU STAIRS
A301 1:100



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BUILDING SECTIONS

A301

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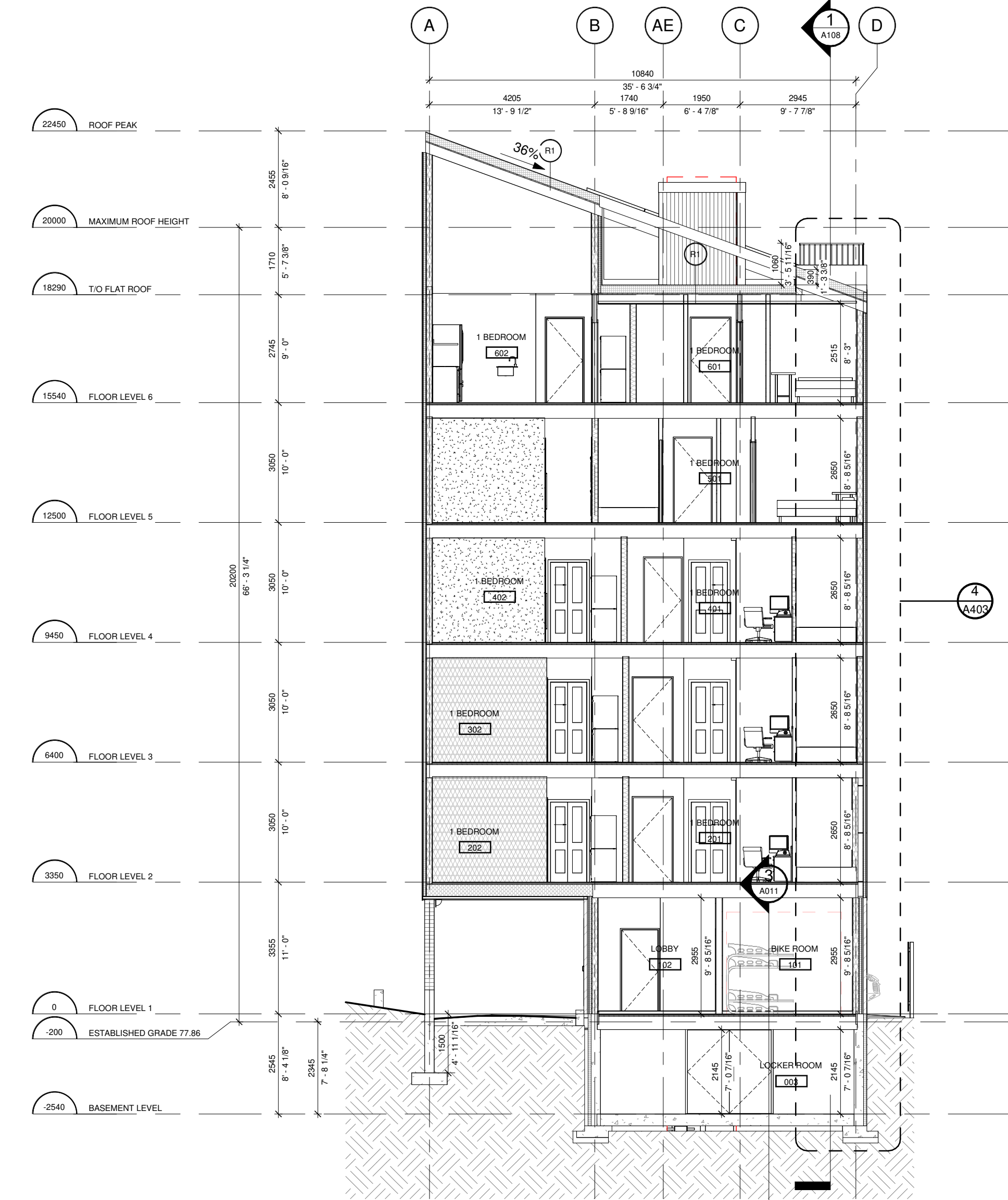
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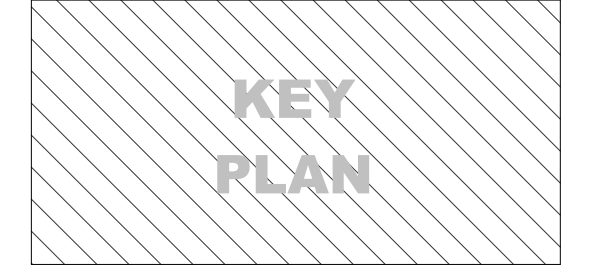
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1 SECTION THRU ELEVATOR
A302
1:100



2 NORTH/SOUTH SECTION
A302
1:100



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BUILDING SECTIONS

A302

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2 3D VIEW - FRONT ENTRANCE
A501



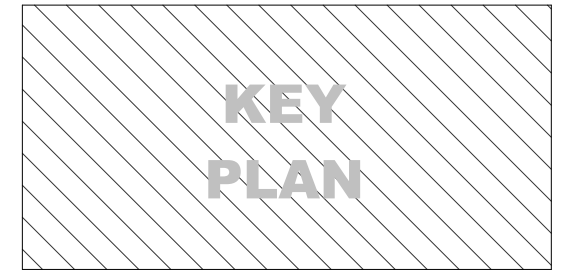
3 3D VIEW - REAR BUILDING
A501



1 3D VIEW - CAR ENTRANCE
A501



4 SOLAR PANEL ROOF AXNOMETRIC
A501



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3D VIEWS

A501

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