



LOCATION MAP

247 BEECHWOOD AVE
Ottawa, Ontario

ARCHITECTURAL DRAWINGS

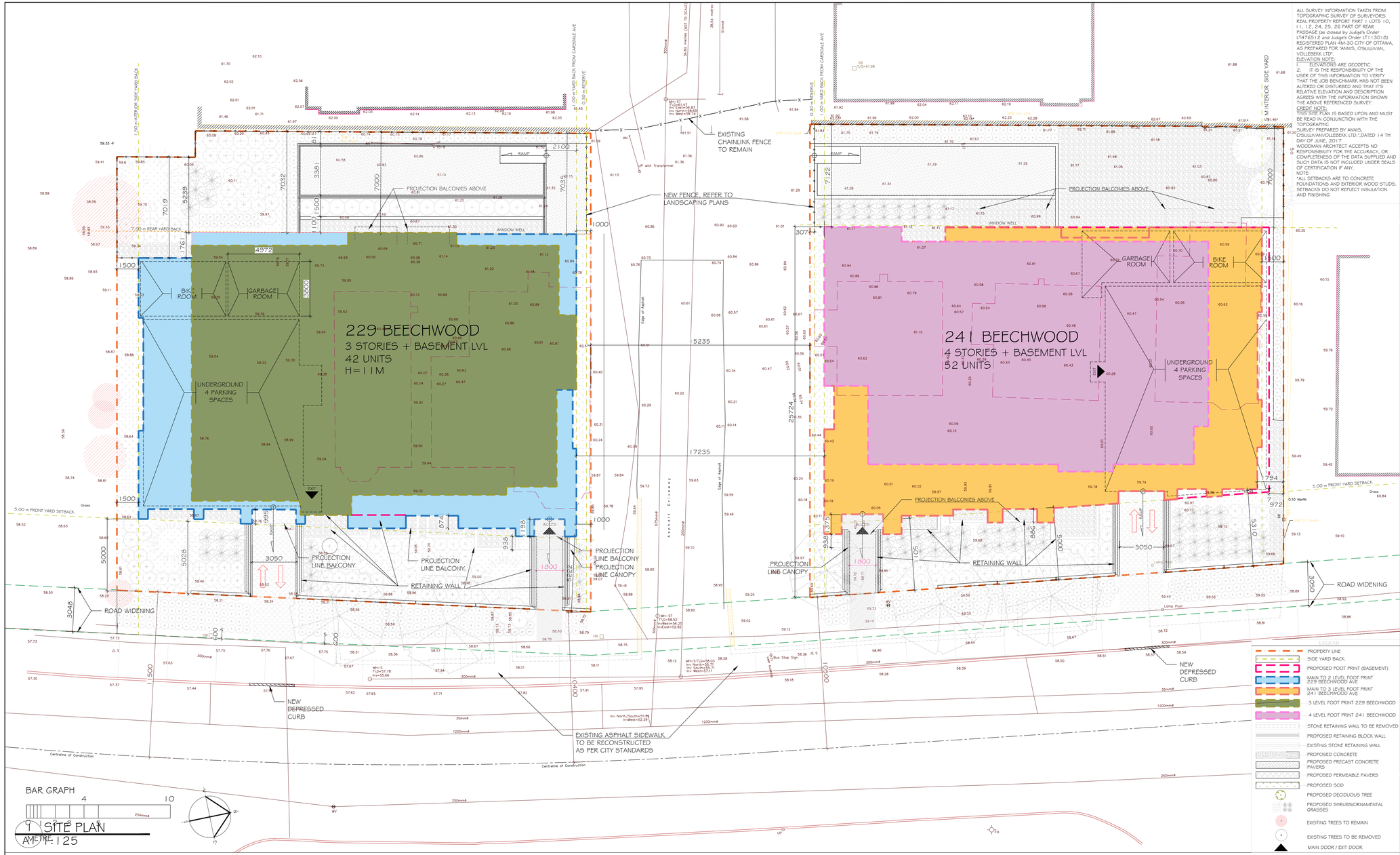
DRAWING LIST	
NUMBER	TITLE
A-000	COVER SHEET
A-001	CONSTRUCTION ASSEMBLIES
A-100	SITE PLAN
A-101	SITE DETAILS
A-101a	SITE DETAILS
A-102	FOUNDATION PLAN
A-103	BASEMENT PLAN
A-104	MAIN TO THIRD LEVEL
A-105	FOURTH LEVEL PLAN
A-106	ROOF AMENITY PLAN
A-200	EAST ELEVATION
A-201	WEST ELEVATION
A-202	NORTH ELEVATION
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

WOODMAN ARCHITECT & ASSOCIATES LTD.
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ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF SURVEYOR'S REAL PROPERTY REPORT PART 1 LOTS 10, 11, 12, 24, 25, 26 PART OF REAR PASSAGE (as closed by Judge's Order LT47651/2 and Judge's Order LT113018) REGISTERED PLAN 4M-30 CITY OF OTTAWA, AS PREPARED FOR 'ANNIS, O'SULLIVAN, VOLLEBEKK LTD'.

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NOTE:
*ALL SETBACKS ARE TO CONCRETE FOUNDATIONS AND EXTERIOR WOOD STUDS. SETBACKS DO NOT REFLECT INSULATION AND FINISHING

KEY PLAN



ONTARIO ASSOCIATION OF ARCHITECTS
R. J. WOODMAN
LICENCE 2435

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ND.	REVISION	MM/DD/YY DATE
15		
14		
13		
12		
11		
10	ISSUED FOR APPRDVAL	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

LEGEND

- PROPERTY LINE
- SIDE YARD BACK
- PROPOSED FOOT PRINT (BASEMENT)
- MAIN TO 2 LEVEL FOOT PRINT 229 BEECHWOOD AVE
- MAIN TO 3 LEVEL FOOT PRINT 241 BEECHWOOD AVE
- 3 LEVEL FOOT PRINT 229 BEECHWOOD
- 4 LEVEL FOOT PRINT 241 BEECHWOOD
- STONE RETAINING WALL TO BE REMOVED
- PROPOSED RETAINING BLOCK WALL
- EXISTING STONE RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED PERMEABLE PAVERS
- PROPOSED SOD
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS/ORNAMENTAL GRASSES
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- MAIN DOOR / EXIT DOOR

WOODMAN ARCHITECT & ASSOCIATES LTD.
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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
SCALE	AS NOTED
DRAWN BY	DRAWN
REVIEWED BY	R.J.W.
JOB NO.	1971
DRAWING NO.	A1

207-12-21-0001 PLAN #18403

ZONING INFORMATION:

229-233-235-241-245-247 BEECHWOOD AVE, WARD 13 RIDEAU-ROCKLIFFE
RA3C (13213)H(12.5)
SCHEDULE 342 - NOT IN AREA "A"
SCHEDULE 1A - AREA "Y"

PROJECT INFORMATION 229 BEECHWOOD AVE (42 UNITS)		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	540.00 m2	1 041.20 m2
MAX BUILDING HEIGHT	11.00 m	11.00 m
SETBACKS		
FROM CARSDALE AVE	1.00 m	1.000 m
FRONT YARD SETBACK	5.00 m	5.000 m
REAR SIDE YARD SETBACK	7.00 m	7.00 m
INTERIOR SIDE YARD SETBACK	1.00 m	1.50 m
SOFT LANDSCAPED AREA IN REAR YARD AREA	50.00 %	50.00 %
SOFT LANDSCAPED AREA IN FRONT YARD AREA	40.00 %	53.00 %
50 % OF LOT TO BE LANDSCAPED	312.36 m2	635.00 m2

AMENITY AREA			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
NO MINIMUM AMENITY AREA REQUIRED			
SOFT LANDSCAPE		280.00	m2
ROOF AMENITY		55.00	m2
BALCONIES		15.00	m2
TOTAL	0.00 m2	350.00	m2

BICYCLE PARKING		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
5/DWELLING = 5X42=	21 un	32 un

PROJECT INFORMATION 247 BEECHWOOD AVE (52 UNITS)		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	540.00 m2	1 062.90 m2
MAX BUILDING HEIGHT	12.50 m	12.50 m
SETBACKS		
FROM CARSDALE AVE	1.00 m	1.00 m
FRONT YARD SETBACK	5.00 m	5.000 m
CORNER SIDE YARD SETBACK	7.00 m	7.00 m
WEST SIDE YARD SETBACK	1.50 m	1.50 m
SOFT LANDSCAPED AREA IN REAR YARD	50.00 %	50.00 %
SOFT LANDSCAPED AREA IN FRONT YARD	40.00 %	53.00 %
50 % OF LOT TO BE LANDSCAPED	318.87 m2	637.00 m2

AMENITY AREA			
MIN. ZONING STANDARD	REQUIRED	PROVIDED	
NO MINIMUM AMENITY AREA REQUIRED			
SOFT LANDSCAPE		260.00	m2
ROOF AMENITY		55.00	m2
BALCONIES		30.00	m2
TOTAL	0.00 m2	345.00	m2

BICYCLE PARKING		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
5/DWELLING = 5X52=	26 un	32 un

PROJECT INFORMATION 229 BEECHWOOD AVE (42 UNITS)		
PARKING SPACES		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS	0 un	0 un
VISITOR PARKING SPACES		
MIN. 0,1 SPACES PER DWELLING UNIT IN EXCESS OF 12	3 un	4 un
TOTAL PARKING PROVIDED		4 un

BUILDING AREA		
LEVEL	G.B.A.	G.F.A.
BASEMENT	575 m2	280 m2
MAIN LEVEL	594 m2	505 m2
SECOND LEVEL	594 m2	505 m2
THIRD LEVEL	461 m2	369 m2
TOTAL	2 224 m2	1 659 m2

MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS	REQUIRED	PROVIDED
	50%	53%

PROJECT INFORMATION 247 BEECHWOOD AVE (52 UNITS)		
PARKING SPACES		
MIN. ZONING STANDARD	REQUIRED	PROVIDED
ALONG AREA "Y" - NO PARKING REQUIRED FOR RESIDENTIAL BUILDINGS OF FOUR OR FEWER STOREYS	0 un	0 un
VISITOR PARKING SPACES		
MIN. 0,1 SPACES PER DWELLING UNIT IN EXCESS OF 12	4 un	4 un
TOTAL PARKING PROVIDED		4 un

BUILDING AREA		
LEVEL	G.B.A.	G.F.A.
BASEMENT	592 m2	246 m2
MAIN LEVEL	576 m2	469 m2
SECOND LEVEL	576 m2	469 m2
THIRD LEVEL	576 m2	469 m2
FOURHT LEVEL	401 m2	320 m2
TOTAL	2 721 m2	1 973 m2

MINIMUM PERCENT OF GROUND FLOOR BUILDING FACADE FACING BEECHWOOD AVENUE CONSISTING OF DOORS AND WINDOW OPENINGS	REQUIRED	PROVIDED
	50%	53%



NUMBER OF UNITS 229 BEECHWOOD

LEVEL	STUDIO	STUDIO B.F.	ONE BEDROOM	ONE BED. B.F.	TWO BEDROOM	2 WITH 2 BED. & 1 DEN/DM	TOTAL BY LEVEL
BASEMENT	8	1	0	0	0	0	9
1	5	1	1	0	3	1	11
2	5	1	1	0	3	1	11
3	7	1	0	1	2	0	11
4							
TOTAL	25	4	2	1	8	2	42

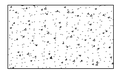
NUMBER OF UNITS 247 BEECHWOOD

LEVEL	TWO BEDROOMS	STUDIO	STUDIO B.F.	ONE BEDROOM	ONE BED. B.F.	TWO BEDROOM	2 WITH 2 BED. & 1 DEN/DM	TOTAL BY LEVEL
BASEMENT	5	1	0	0	1	0	0	7
1	8	0	0	1	2	1	0	12
2	8	0	0	1	2	1	0	12
3	8	0	0	1	2	1	0	12
4	6	0	0	1	2	0	0	9
TOTAL	34	1	0	4	10	3	0	52

NUMBER OF UNITS 229+247 BEECHWOOD

LEVEL	STUDIO		ONE BEDROOM		TWO BEDROOM		TOTAL BY LEVEL
BASEMENT	13	2	0	0	1	0	16
1	13	1	1	1	5	2	23
2	13	1	1	1	5	2	23
3	15	1	1	0	5	1	23
4	6	0	0	1	3	0	9
TOTAL	59	5	2	3	19	5	94

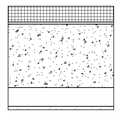
FOUNDATION WALL COMPOSITION:



W1

CONCRETE FOUNDATION WALL CONSTRUCTION

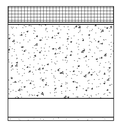
- PROVIDE FULL HEIGHT DAMPROOFING ON THE EXTERIOR CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 300mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.



W1 a

CONCRETE FOUNDATION WALL CONSTRUCTION

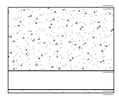
- 75mm RIGID INSULATION (EXTERIOR SIDE OF WALL) TO EXTEND TO FOOTING.
- 10mm DRAINAGE BOARD
- PROVIDE FULL HEIGHT DAMPROOFING ON THE EXTERIOR CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 300mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.
- 89mm WOOD STUD
- 16mm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



W1b

CONCRETE FOUNDATION WALL CONSTRUCTION

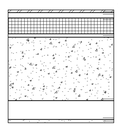
- 75mm RIGID INSULATION (EXTERIOR SIDE OF WALL) TO EXTEND TO FOOTING.
- 10mm DRAINAGE BOARD
- PROVIDE FULL HEIGHT DAMPROOFING ON THE EXTERIOR CONCRETE FACE BELOW GRADE. REFER TO SPECIFICATIONS.
- 350mm REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING PER STRUCTURAL DWGS.
- 89mm WOOD STUD
- 16mm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



W1 c

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:



W2 a

CONCRETE MASONARY UNITS

(MIN 2HR BASED ON SECTION 1.6 & TABLE 2.2.1a OBC 2012 SB-2)

- 190MM CMU



W2b

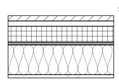
CONCRETE MASONARY UNITS - METAL PANEL FINISH

(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

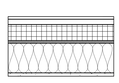


W3 a

TYPICAL EXTERIOR WALL CONSTRUCTION (RED BRICK CLADDING)

(FLAME SPREAD <225FSI, SMOKE DEVELOPMENT <450SDI)

- 25.4mm (1" THK.) RED TRU BRIX - C/W WEEP HOLES, SHELF ANGLES, TIES, AND SUPPORTS PER MANUFACTURER DETAILS AND RECOMMENDATIONS.
- 25mm AIR SPACE
- 76mm R5 COMFORTBOARD 80
- LIQUID APPLIED WEATHER BARRIER.
- 12.7mm GLASROCK SHEATHING TYPE 'X' PANELS
- 140mm WOOD STUDS (LOAD BEARING) @ 610mm O.C. C/W CERTAINTEED'S GLASS FIBER INSULATION
- 16mm CERTAINTEED TYPE 'X' GYPSUM PANEL
- SEAL GAPS/PENETRATIONS W/ FIRE RATED ACOUSTICAL SEALANTS.

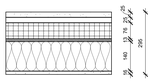


W3b

TYPICAL EXTERIOR WALL CONSTRUCTION (METAL PANEL)

(FRR - 1 HR, STC - 45 (CORE ONLY), FIRE - cUL U425)

- 12.7mm METAL PANEL AS PER SUPPLIER.
- 25mm AIR SPACE
- 76mm R5 COMFORTBOARD 80
- LIQUID APPLIED WEATHER BARRIER.
- 12.7mm GLASROCK SHEATHING TYPE 'X' PANELS
- 140mm WOOD STUDS (LOAD BEARING) @ 610mm O.C. C/W CERTAINTEED'S GLASS FIBER INSULATION
- 16mm CERTAINTEED TYPE 'X' GYPSUM PANEL.
- SEAL GAPS/PENETRATIONS W/ FIRE RATED ACOUSTICAL SEALANTS.

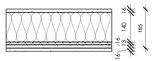


W3 c

TYPICAL EXTERIOR WALL CONSTRUCTION (GREY BRICK CLADDING)

- (FLAME SPREAD <225FSI, SMOKE DEVELOPMENT <450SDI)
- 25.4mm (1" THK.) GREY TRU BRIX CLADDING
- 25mm AIR SPACE
- 76mm R5 COMFORTBOARD 80
- LIQUID APPLIED WEATHER BARRIER.
- 12.7mm GLASROCK SHEATHING TYPE 'X' PANELS
- 140mm WOOD STUDS (LOAD BEARING) @ 610mm O.C. C/W CERTAINTEED'S GLASS FIBER INSULATION
- 16mm CERTAINTEED TYPE 'X' GYPSUM PANEL
- SEAL GAPS/PENETRATIONS W/ FIRE RATED ACOUSTICAL SEALANTS.

INTERIOR WALLS - RATED



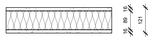
W3

DEMISING WALL

PARTITION (System WPC257a - 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

INTERIOR WALLS - NON RATED



W4

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

FURRED WALLS - NON RATED

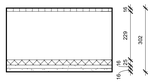


W5

FURRED WALL

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

FLOOR COMPOSITION:



F1

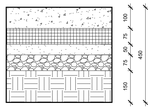
TYPICAL FLOOR CONSTRUCTION

- 16mm SUBFLOOR
- 228.6mm PRE-ENGINEERED WOOD JOISTS C/W ROXUL INSULATION
- 25mm RESILIENT CHANNELS
- 2 X 16mm TYPE 'X' GYPSUM BOARD

FRR - 1 HR (SB-2, TABLE 2.3.4.B)
STC - 54 (SB-3, TABLE 2, F9d)
R - 41

AT SOFFIT CONDITION

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

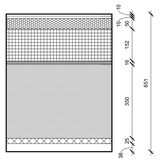


F2

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

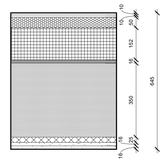
ROOF COMPOSITION:



R1a

ROOF CONSTRUCTION - METAL FINISH BELOW

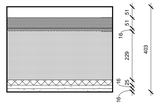
- 2 LAYERS OF MOD. BITUMEN LAYERS
- PROTECTION BOARD
- SLOPED INSULATION
- 152mm RIGID INSULATION
- VAPOUR BARRIER
- 16mm SUBFLOOR
- 350mm OPEN WEB WOODEN JOIST C/W R31 2LB CLOSED CELL SPRAY POLYURETHANE FOAM
- 25mm RESILIENT CHANNELS
- 38mm METAL PANEL FINISH



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



R2

ROOF DECK CONSTRUCTION

- 38mm (NOMINAL 2" x 4") WOOD DECKING
- 38mm (NOMINAL 2" x 4") WOOD SLEEPERS
- 1-PLY 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

ABBREVIATIONS:

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

GENERAL NOTES:

- REFER TO STRUCTURAL FOR ALL RELATED SIZING, 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 TRACKS AT STUD WALL ASSEMBLIES, TYPICAL.
- PROVIDE FIRE-RATED ACOUSTICAL SEALANTS TO CLOSE PERIMETER (TOP, BOTTOM, VERTICAL INSTERSECTS) 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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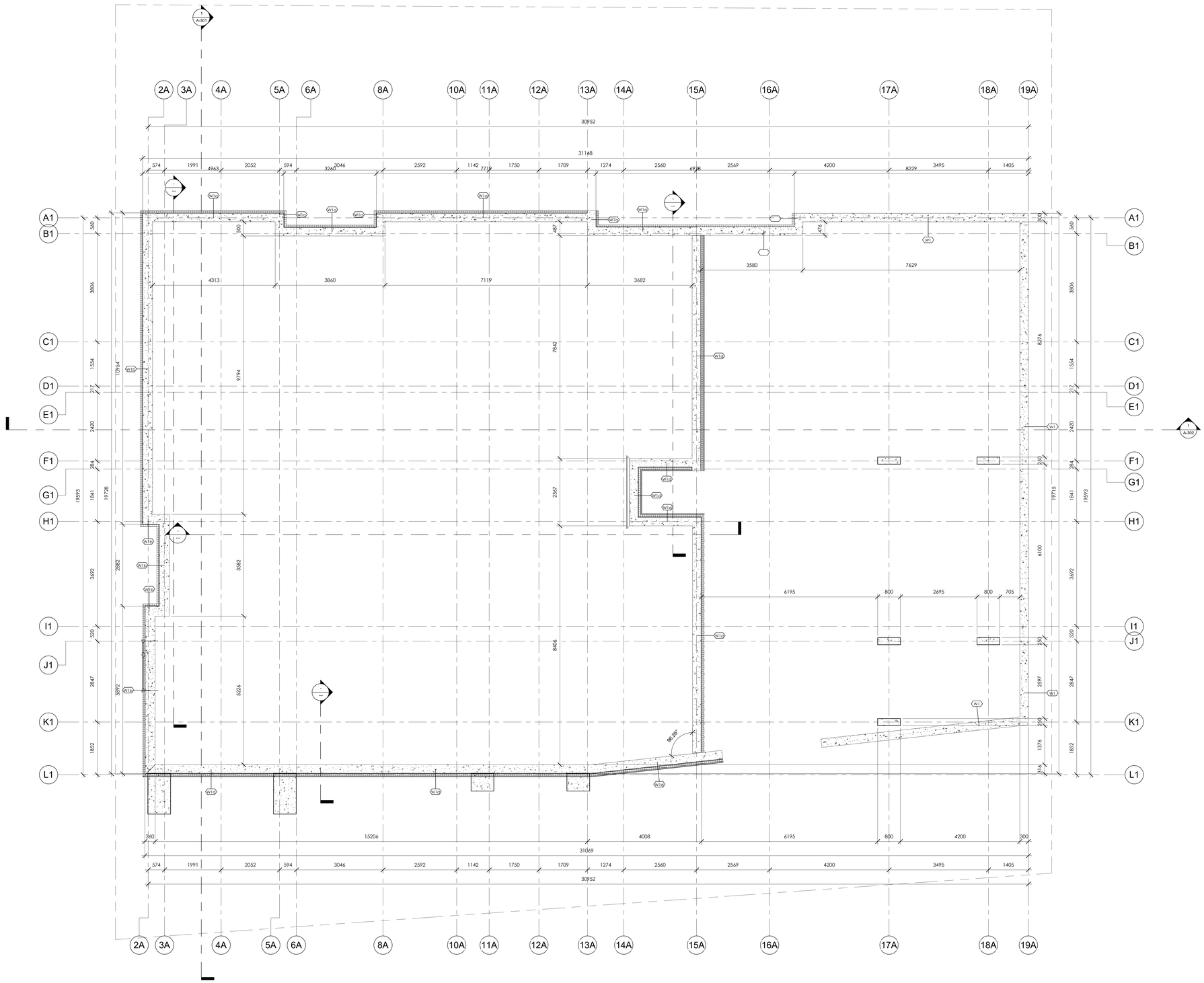
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2021-12-21 11:00:01 PLAN #18403



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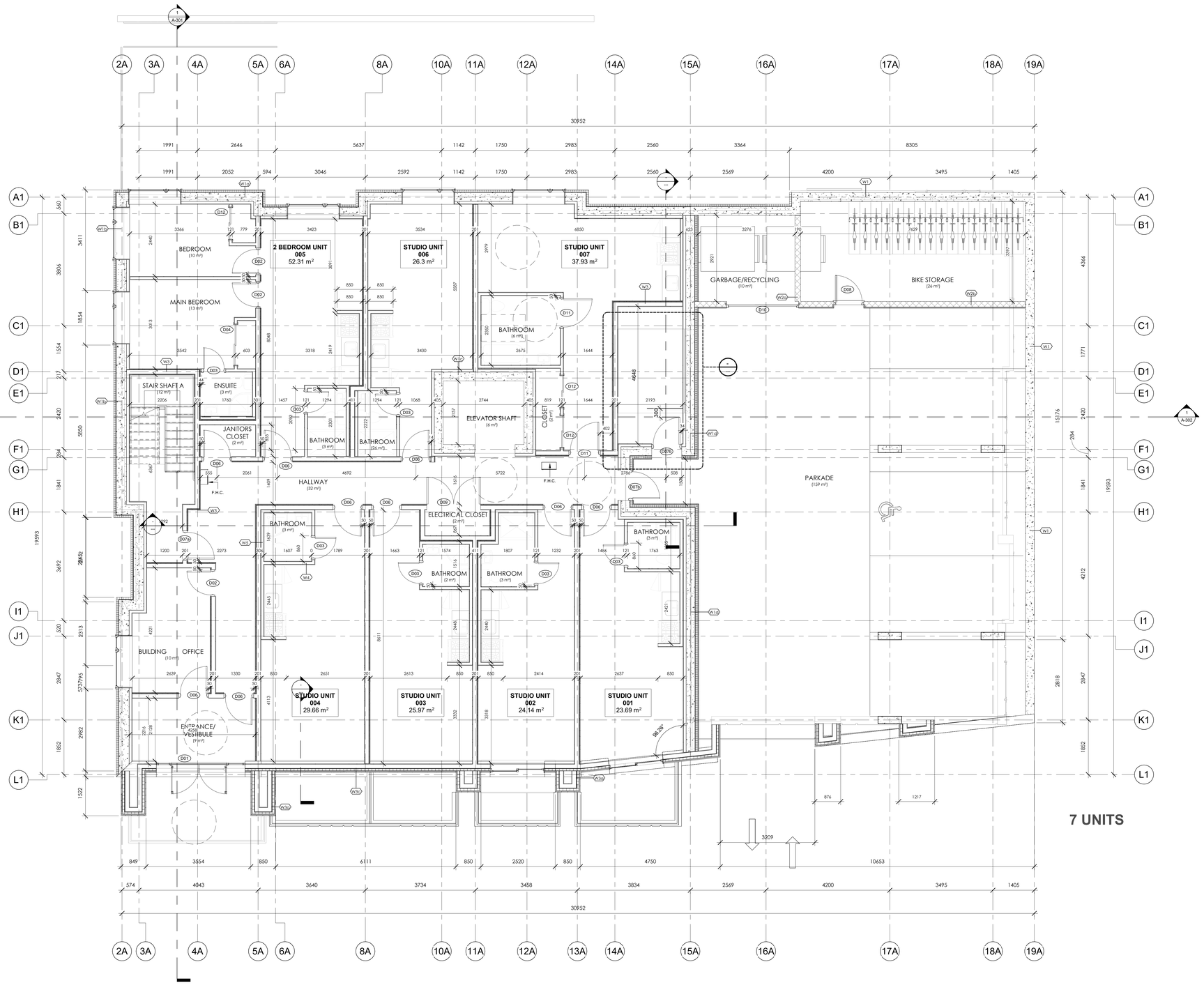
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FOUNDATION PLAN

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2021-12-21-0001 PLAN # R403



1 BASEMENT BUIDING B
A-103 1 : 50

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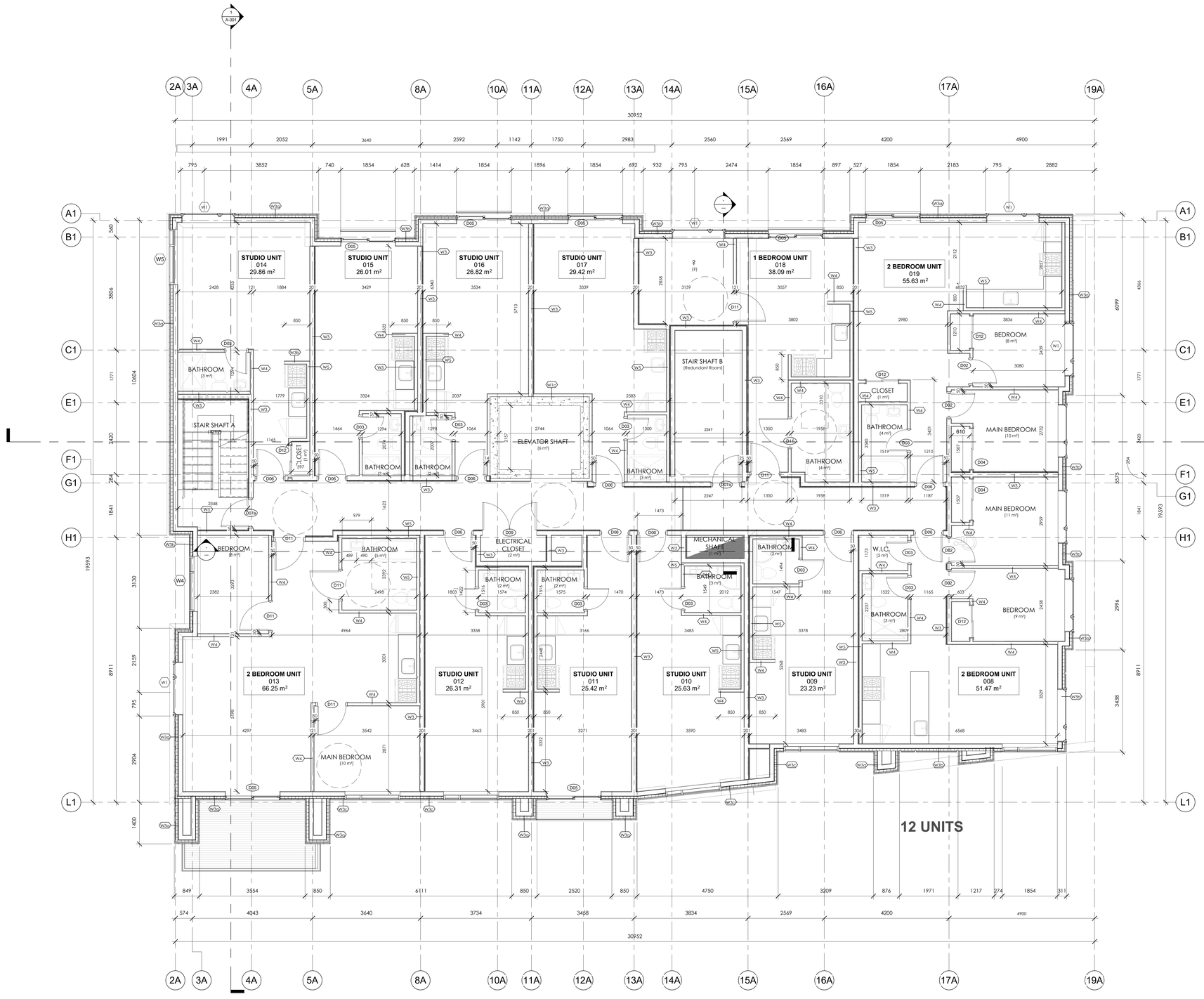
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1 MAIN LEVEL - 247 BEECHWOOD AVE
A-104 1 : 50

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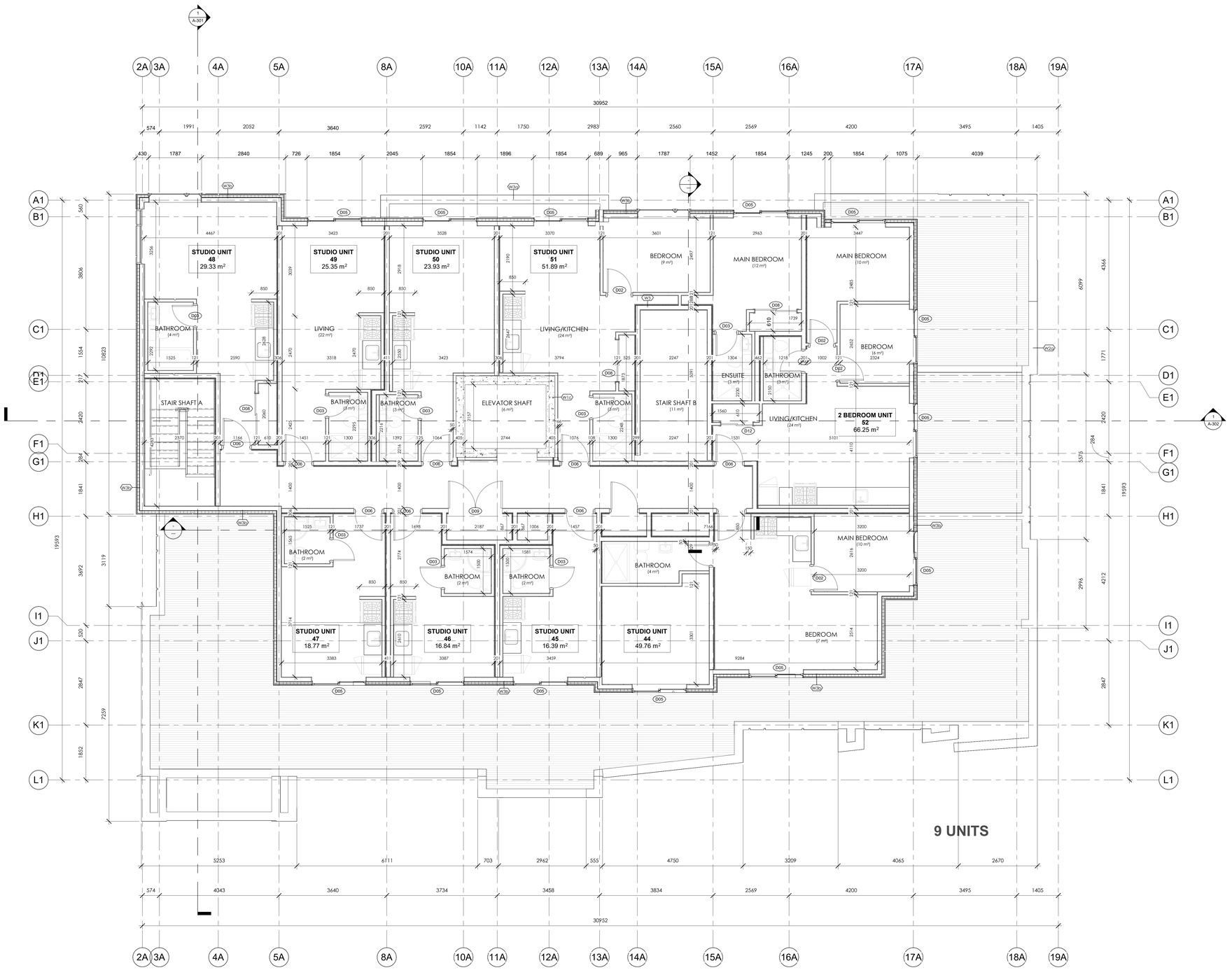
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DRAWING:
MAIN TO THIRD LEVEL

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2021-12-21 10:00:11 PLAN # 184103



1 FOURTH LEVEL - 247 BEECHWOOD
1 : 50

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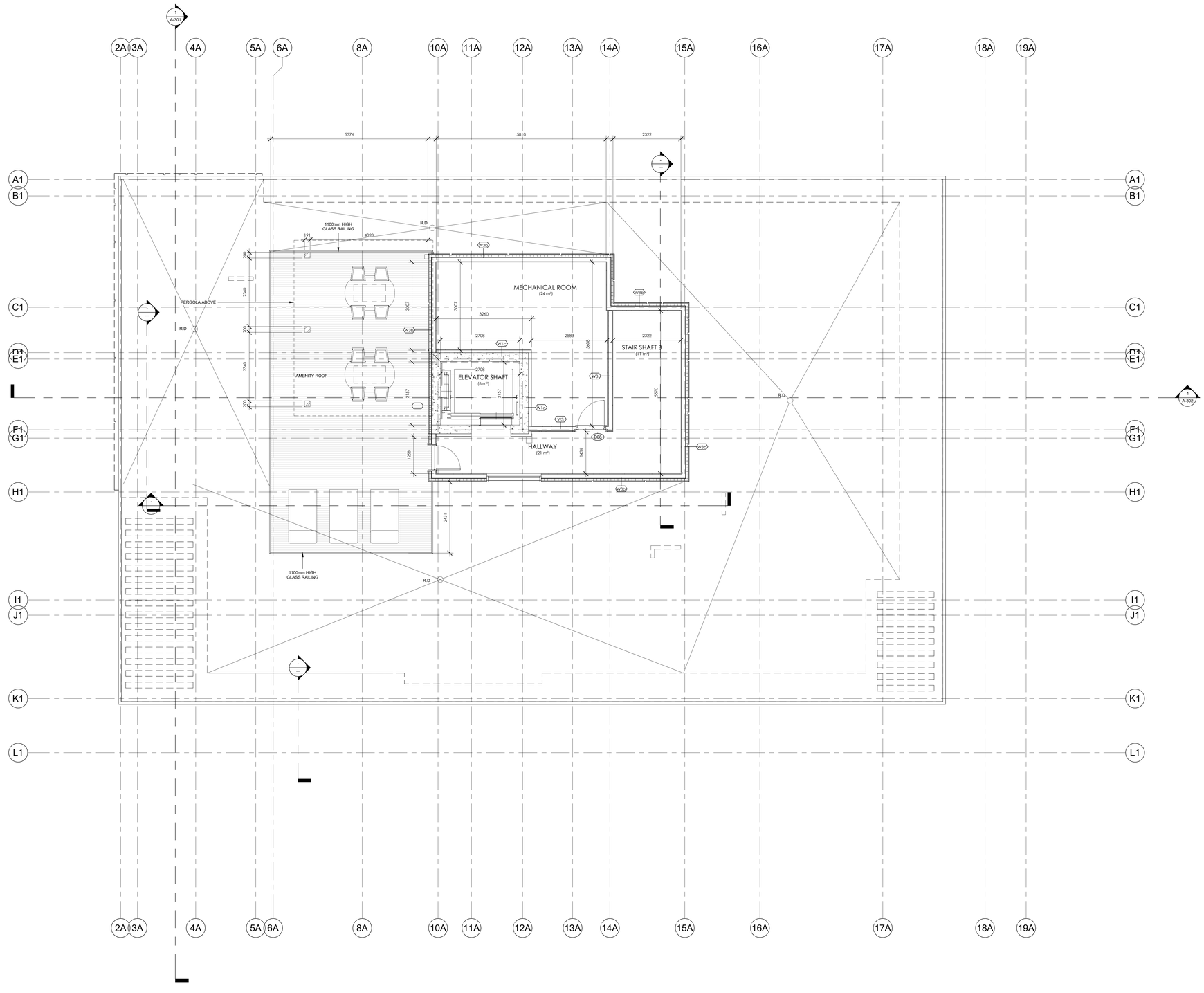
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DRAWING:
FOURTH LEVEL PLAN

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0571-12-21-0001 PLAN # 84/23



1 A-106 ROOF AMNITY - 247 BEECHWOOD
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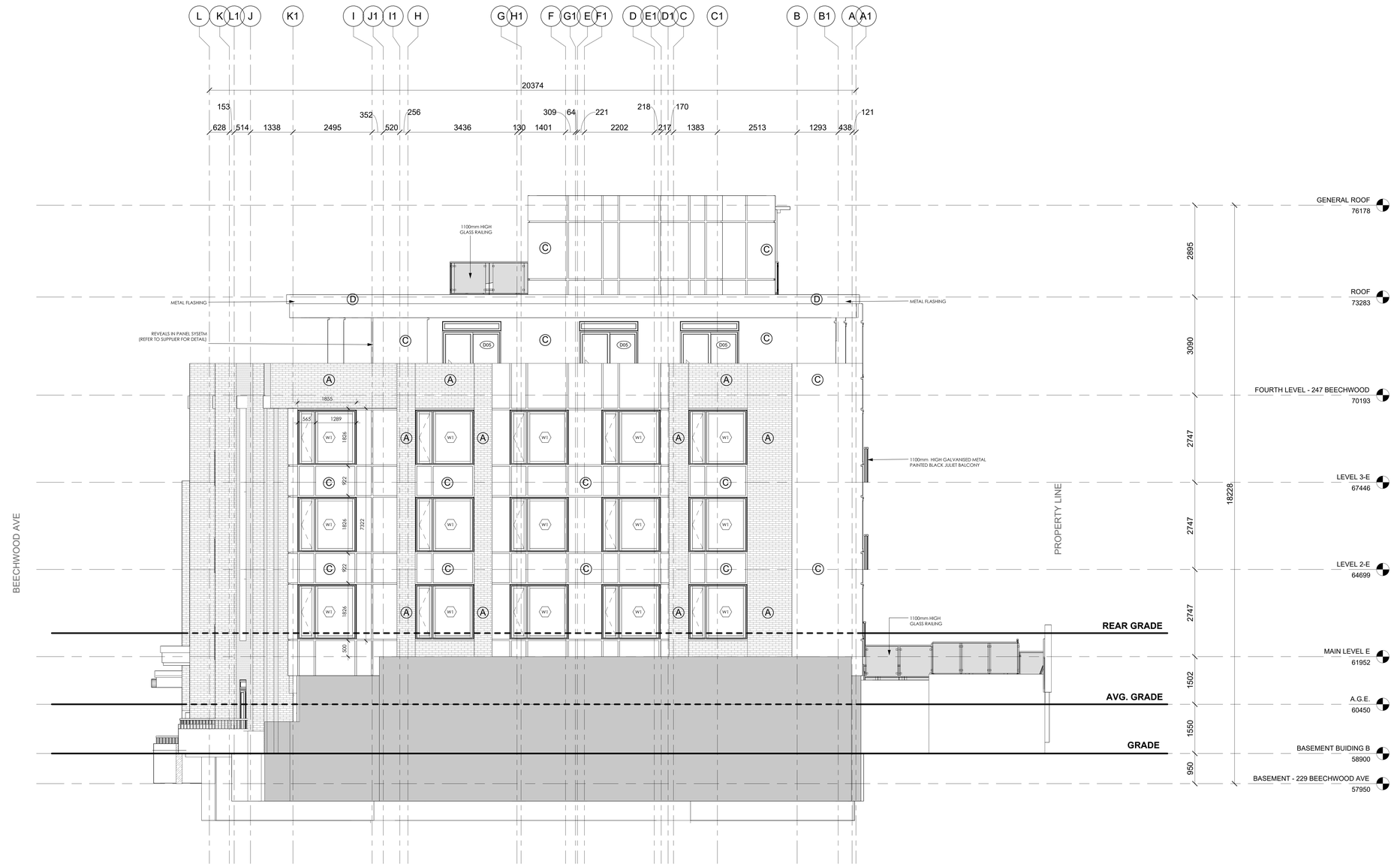
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DRAWING NO. A-106

0001-12-21-0001 PLAN # R4103

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



1 A-200 EAST ELEVATION 247 BEECHWOOD
1 : 50

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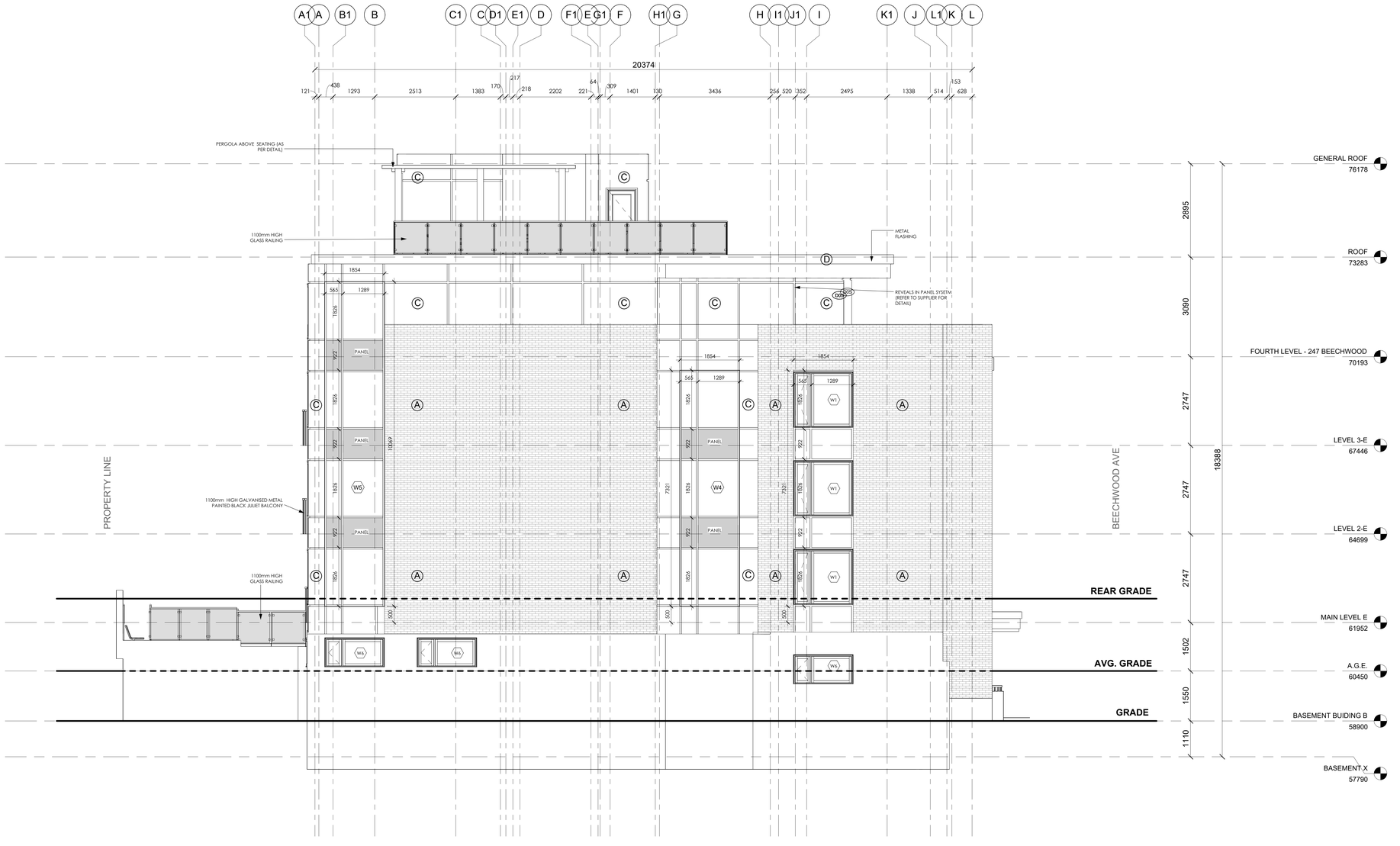
PROJECT:
247 BEECHWOOD AVE

DRAWING:
EAST ELEVATION

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JOB NO.	1971
DRAWING NO.	A-200

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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 BRIX
B	UNIT	BRICK	GREY	2 1/4" H x 7 5/8" L x 1" T	TRU BRIX
C	PANEL	METAL	GREY	TBD	TBD
D	FLASHING	METAL	TBD	TBD	TBD
E	CORNICE	STONE	TBD	TBD	TBD



1 WEST ELEVATION 247 BEECHWOOD
1 : 50

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DRAWING:
WEST ELEVATION

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JOB NO.	1971
DRAWING NO.	A-201

2021-12-21-0001 PLAN # RAV3

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



1 / A-202 NORTH ELEVATION 247 BEECHWOOD
1 : 50

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DRAWING NO.	A-202

D:\71-12-21-00011 PLAN # R4A3

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



1 A-203 SOUTH ELEVATION 247 BEECHWOOD
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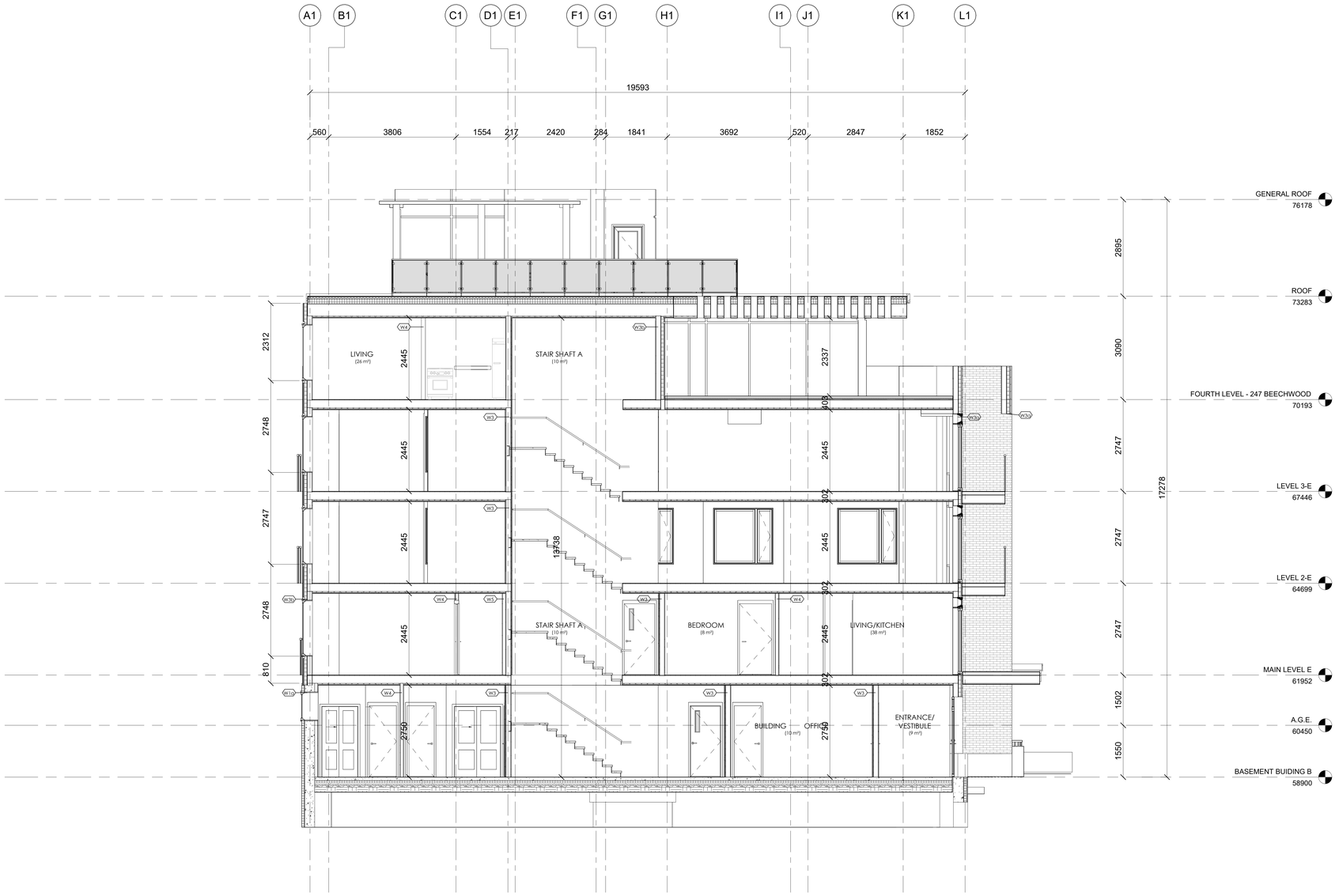
CONSULTANTS:
STRUCTURAL –
MECHANICAL –
CIVIL –
ELECTRICAL –
LANDSCAPING –

PROJECT:
247 BEECHWOOD AVE

DRAWING:
SOUTH ELEVATION

DATE:	8/23/2023 2:45:22 PM
SCALE:	As indicated
DRAWN BY:	Auteur
REVIEWED BY:	Vérificateur
JOB NO:	1971
DRAWING NO:	A-203

2021-12-21 10:05:01 PLAN #1A103



1 SECTION XX'
1 : 50

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PROJECT
247 BEECHWOOD AVE

DRAWING:
BUILDING SECTION - I

DATE	8/23/2023 2:45:25 PM
SCALE	As indicated
DRAWN BY	Author
REVIEWED BY	Checker
JOB NO.	1971
DRAWING NO.	A-301

D:\Tr~12-21-0001 Plot\ # 8403



1 SECTION YY'
1 : 50

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LANDSCAPING –

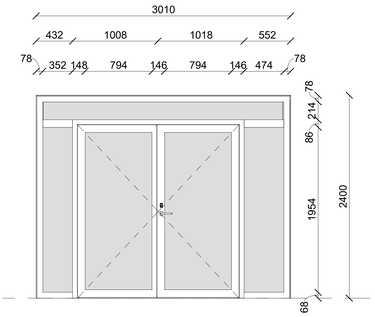
PROJECT:
247 BEECHWOOD AVE

DRAWING:
BUILDING SECTION - II

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SCALE	As indicated
DRAWN BY	Author
REVIEWED BY	Checker

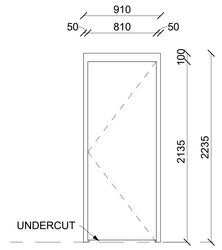
JOB NO. 1971
DRAWING NO. A-302

0007-12-27-0001 PLAN # R4013



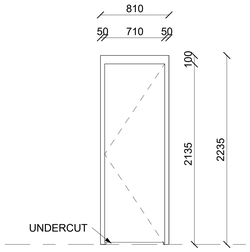
DOOR TYPE D01: FRONT ENTRANCE

- 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



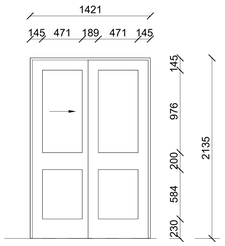
DOOR TYPE D02: TYPICAL BEDROOM DOOR

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



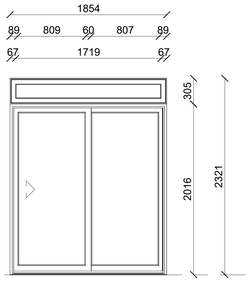
DOOR TYPE D03: TYPICAL BATHROOM DOOR

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



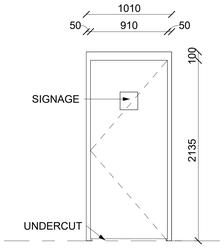
DOOR TYPE D04: CLOSET DOOR - TYPE 1

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



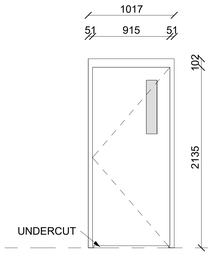
DOOR TYPE D05: PATIO DOOR

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



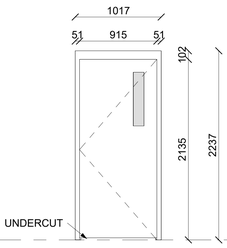
DOOR TYPE D06: TYPICAL UNIT ENTRY DOOR

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



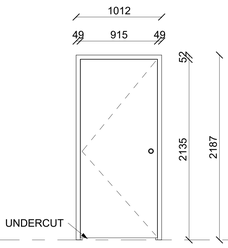
DOOR TYPE D07a: STAIRCASE EXIT DOOR (INTERIOR)

- 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



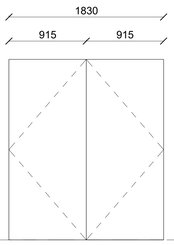
DOOR TYPE D07b: STAIRCASE EXIT DOOR (EXTERIOR)

- 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



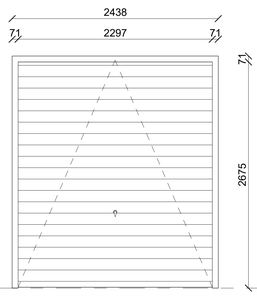
DOOR TYPE D08: MECHANICAL ROOM DOOR

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



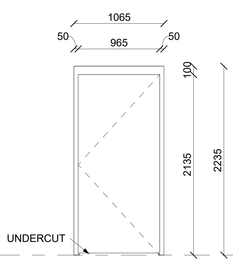
DOOR TYPE D09: ELECTRICAL SHAFT DOOR

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



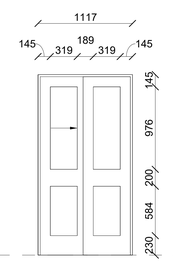
DOOR TYPE D10: GARBAGE ROOM OVERHEAD DOOR

- 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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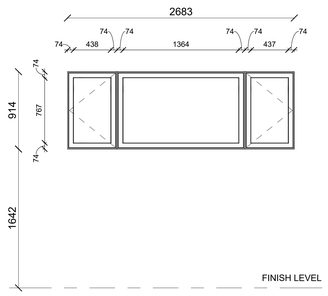
CONSULTANTS:
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MECHANICAL –
CIVIL –
ELECTRICAL –
LANDSCAPING –

PROJECT
247 BEECHWOOD AVE

DRAWING:
DOOR SCHEDULE & DOOR ELEVATIONS

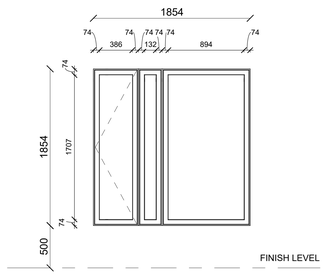
DATE	8/23/2023 2:45:28 PM
SCALE	1 : 25
DRAWN BY	Author
REVIEWED BY	Checker
JOB NO.	1971
DRAWING NO.	A-601

D:\21-12-21-0001 PLAN #19403



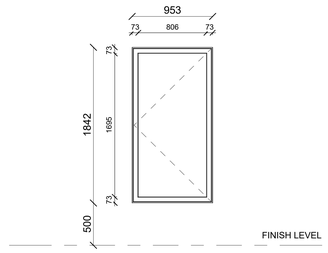
WINDOW TYPE W1: BASEMENT WINDOW

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



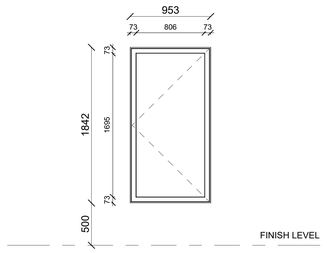
WINDOW TYPE W2: UNIT WINDOW

- 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



WINDOW TYPE W3: UNIT WINDOW

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

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ELECTRICAL –
LANDSCAPING –

PROJECT
247 BEECHWOOD AVE

DRAWING:
WINDOW SCHEDULE

DATE	8/23/2023 2:45:29 PM
SCALE	1 : 25
DRAWN BY	Author
REVIEWED BY	Checker
JOB NO.	1971
DRAWING NO.	A-603

D:\Y~12~21~\0001 Plot4 # 8403

247_WINDOW ELEVATIONS
1 : 25