

HUME HUB MIXED USE DEVELOPMENT

121 HUME STREET, COLLINGWOOD, ON

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GENERAL NOTES AND SPECIFICATIONS

GENERAL TRADE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL, FEDERAL OR LOCAL MUNICIPAL APPLICATION. AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THOSE STANDARDS, CODES OR REFERENCED DOCUMENTS.

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE LATEST OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) REGULATIONS.

AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

VERIFY THAT ALL WORK, AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVELS, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2 SITE WORK

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO A MINIMUM OF 1'-0" DEEP AND 2'-0" BEYOND THE BUILDING'S PERIMETER.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO MINIMUM 4'-0" BELOW FINISHED GRADES (OR AS NOTED ON PLANS) AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 6" MIN. THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS BACK FILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING

THE ARCHITECT TAKES NO RESPONSIBILITY FOR EXISTING SUBSURFACE CONDITIONS. THE CONTRACTOR IS TO CARRY OUT SUCH INVESTIGATIONS AS THEY CONSIDER NECESSARY TO DETERMINE SUBSURFACE CONDITIONS TO BE ENCOUNTERED IN CONSTRUCTING THE WORKS.

DIVISION 3 CONCRETE

CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 3000 PSI AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT, OTHER SLABS TO BE MINIMUM 2200 PSI AT 28 DAYS. CONCRETE SLABS ON GRADE TO BE MINIMUM 3" THICK AND SET ON MINIMUM 6" CLEAR STONE FILL. GARAGE SLABS ON GRADE TO BE MINIMUM 4" THICK AND REINFORCED WITH 10M REBAR AT 24" OC LOCATED NEAR MID-DEPTH OF THE SLAB. HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 MIL POLYETHYLENE.

DIVISION 4 MASONRY

STONE OR BRICK VENEER CONSTRUCTION TO BE TIED BACK TO SOLID WOOD FRAMING MEMBERS WITH 1" X 7" X 22 GAUGE, CORRUGATED, CORROSION RESISTANT STRAPS AT 16" OC HORIZONTAL AND 24" OC VERTICAL.

PROVIDE WEEP HOLES SPACED AT 2'-0" OC AT THE BOTTOM COURSE OF STONE AND OVER ALL OPENINGS. PROVIDE 6 MIL BLACK REINFORCED POLYETHYLENE DAMP COURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING PAPER.

MASONRY CORBELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1" PROJECTION PER COURSE AND TOTAL PROJECTION NOT TO EXCEED 1/3 OF WALL THICKNESS

DIVISION 5 METALS

STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND A MINIMUM WALL THICKNESS OF 3/16" FITTED WITH A 4" X 4" X 3/16" STEEL PLATE AT EACH END. WHERE AREA OF SUPPORTED FLOOR EXCEEDS 220 SQ. FT. OR IS FOR TWO FLOORS OR MORE, THE STEEL PIPE COLUMN TO BE A MINIMUM OUTSIDE DIAMETER OF 3 1/2" AND A MINIMUM WALL THICKNESS OF 0.188" WITH A 4" X 8" X 3/8" PLATES. TOP STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM TWO 1/2" DIAMETER BOLTS PLACED MINIMUM 4" DEEP INTO FOOTING OR TO BE POURED IN PLACE WITH THE FLOOR SLAB.

ALL STEEL BEAMS REQUIRE MINIMUM 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 1/2" SOLID MASONRY UNDER BEAMS OR COLUMNS.

ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAINT.

DIVISION 6 WOOD AND PLASTICS

SILL PLATES TO BE 2" X 6" ON SILL PLATE GASKET (ETHAFOAM) AND FASTENED ONTO TOP OF POURED CONCRETE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 4'-0" OC & AT CORNERS, AND EMBEDDED MINIMUM 4" INTO CONCRETE.

LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

TYPICAL ROOF CONSTRUCTION TO CONSIST OF FIBREGLASS SHINGLES ON 7/16" ORIENTED STRAND BOARD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" OC. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS OR FLOOR LOADS IN LOFT SPACES. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2" X 4" TRUSS BRACING AT 7'-0" OC AT BOTTOM CHORD OR AS PER MANUFACTURER'S DESIGN.

INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 7 7/8". A MINIMUM RUN OF 8 1/4". AND A MINIMUM TREAD WIDTH OF 9 1/4". BASEMENT STAIR TO BE 3'-0" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 5'-0" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER. INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-5" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ARE ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30 DEGREES AND MAXIMUM TURN OF 90 DEGREES. LANDING TO BE AS LONG AS THE STAIR WIDTH.

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING. GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-6" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-6" ABOVE NOSING OR BALCONY LEVEL.

PROVIDE ONE 3/4" THICK X 12" WIDE WOOD SHELF COMPLETE WITH COAT ROD AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" THICK X 12" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS. CONCRETE FOUNDATION WALLS TO BE DAMP-PROOFED TO BE COVERED WITH A LIBERAL COAT OF BITUMINOUS MATERIAL. COVE DAMP-PROOFING OVER ALL FOOTING AND OBSTRUCTIONS TO PROVIDE WATERPROOF JUNCTION.

PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT FLOOR, CEILING, ROOF LEVELS AND AT STAIRS, CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKAGE AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE IS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

PROVIDE THE FOLLOWING MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING CONSTRUCTION:

- CEILING BELOW AN ATTIC OR ROOF SPACE (R-60)
- CEILING WITHOUT ATTIC SPACE (R-32)
- EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R-22)
- CONCRETE FOUNDATION WALL (R-12) W. R-10 CONT.

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS FROM THE UNDERSIDE OF SUB FLOOR SHEATHING TO 1/2" ABOVE BASEMENT FLOOR SLAB. INSULATION TO BE R-12 BATT INSULATION IN 2"x4" STUDS COMPLETE WITH INTEGRAL 6 MIL POLYETHYLENE VAPOR RETARDER.

WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MILL TYPE 1 VAPOR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOR RETARDANT CAUSED BY THE INSTALLATION OF ELECTRICAL AND MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOR RETARDANT IN THE BUILDING ENVELOPE.

EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LEXSUCO CANADA LTD. OR TYPE 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS:

- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH
- OPENINGS IN THE EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS 1/4 OF HORIZONTAL EAVES OVERHANG
- BENEATH SANDSTONE AND JOINTS MASONRY WINDOW SILLS
- OPEN VALLEYS TO FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL MINIMUM 2'-0" WIDE WITH A LAYER OF #15 ROOFING PAPER OF FELT UNDERLAY; OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55 LB., MINIMUM NOT LESS THAN 18" WIDE AND TOP LAYER 90 LB., MINIMUM 36" WIDE
- INTERSECTIONS OF FIBREGLASS SHINGLE ROOF AND MASONRY WALLS OR CHIMNEYS TO BE PROTECTED BY COUNTER FLASHING IMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6" DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4". FLASHING ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3" HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3" BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY.
- THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER.
- CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

ROOF EAVES TO BE FINISHED WITH PRE-FINISHED ALUMINUM EAVES TROUGH, FASCIA AND VENTED SOFIT. PROVIDE ONE PRE-FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWNSPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRECAST CONCRETE SPLASH PADS TO PREVENT EROSION.

PROVIDE TYPE 'S' ROLL ROOFING OR DOUBLE LAYER OF No. 15 FIBREGLASS SATURATED FELTS AS EAVES PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (SEE O.B.C. 9.27.5.2.(1))

PROVIDE CAULKING BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR CONSTRUCTION MATERIAL. AT BUILDING EXTERIOR THE JUNCTIONS OF ALL DISSIMILAR MATERIALS TO BE CAULKED TO PREVENT HEAT LOSS AND AIR INFILTRATION.

DIVISION 8 DOORS AND WINDOWS

WINDOW SIZES AND TYPES TO BE DENOTED ON SCHEDULES. ALL WINDOWS TO BE DOUBLE GLAZED OR THERMALLY SEALED UNITS. MINIMUM SIZE OF TRANSPARENT OPENINGS FOR HABITABLE ROOMS TO BE 10% OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5 % OF APPLICABLE FLOOR AREA. AT LEAST ONE WINDOW PER BEDROOM TO HAVE AN INDIVIDUAL UNOBSTRUCTED OPENING NOT LESS THAN 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS THAN 15".

DOOR SIZES AND TYPES TO BE AS DENOTED ON SCHEDULES. MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCK SET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE SOLID CORE EXTERIOR TYPE WITH A SELF CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE A MIN. 6" HIGH STEP AT THIS DOOR.

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20"x28", AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED. **DIVISION 9 FINISHES**

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTOR'S SCHEDULE.

ALL EXTERIOR MOLDINGS, TRIMS PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED BY CANAMOULD EXTRUSIONS INC. & HARDI TRIM (WHERE APPLICABLE) OR APPROVED EQUALS.

DIVISION 11 EQUIPMENT

STOVES, RANGES AND SPACE HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS' LABORATORIES OF CANADA TEST S627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID FUELS".

DIVISION 13 SPECIAL CONSTRUCTION

DIVISION 15 MECHANICAL

LOCATION OF WATER METER AND GAS METER TO BE ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTIONS.

DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH.

DIVISION 16 ELECTRICAL

LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

PROVIDE 3 WAY WALL SWITCHED LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAYS EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES IN EACH KITCHEN. TWO OF THE KITCHEN RECEPTACLES MUST BE INSTALLED ABOVE THE COUNTER LEVEL.

ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OR DEMISING WALL TO BE STAGGERED. ALL WALL MOUNTED EQUIPMENT (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE SEPARATION.

PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS U.L.C. LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD ELECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BETWEEN THE BEDROOMS OR SLEEPING AREAS AND THE REMAINDER TO THE DWELLING UNIT SUCH AS INDICATED ON THE DRAWINGS. THE DETECTOR TO HOUSE AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED.

GENERAL NOTES

REFERENCE SYMBOLS

BUILDING SECTION		SECTION ORIGIN SHEET		SHEET NUM.
WALL SECTION		ORIGIN SHEET		DETAIL NUM. SHEET NUM.
DETAIL CALLOUT		ORIGIN SHEET		DETAIL NUM. SHEET NUM.
DOOR NUMBER				
ELEVATION NOTE		ELEVATION		SHEET NUM. ELEVATION
MULTIPLE ELEVATION REFERENCE				SHEET NUM. ELEVATION
DATUM (ELEVATION)				FLOOR
GRID LINE & BUBBLE				
ROOM REFERENCE				R. NAME
WALL TAG				

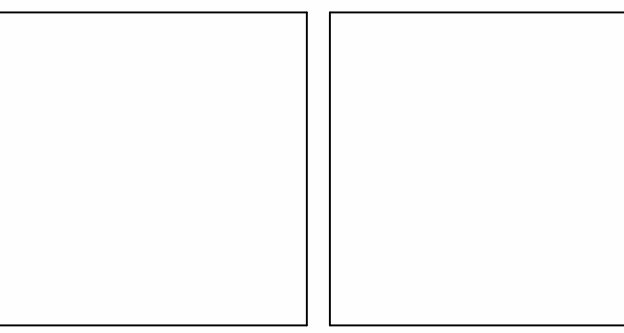
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1	MAR 25, 2020	ISSUED FOR CLIENT REVIEW	AA
2	MAY 01, 2020	ISSUED FOR CLIENT REVIEW	AA
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4	JUN 04, 2020	ISSUED FOR CLIENT REVIEW	AA
5	JUN 08, 2020	ISSUED FOR CLIENT REVIEW	AA
6	JUL 02, 2020	ISSUED FOR CLIENT REVIEW	AA
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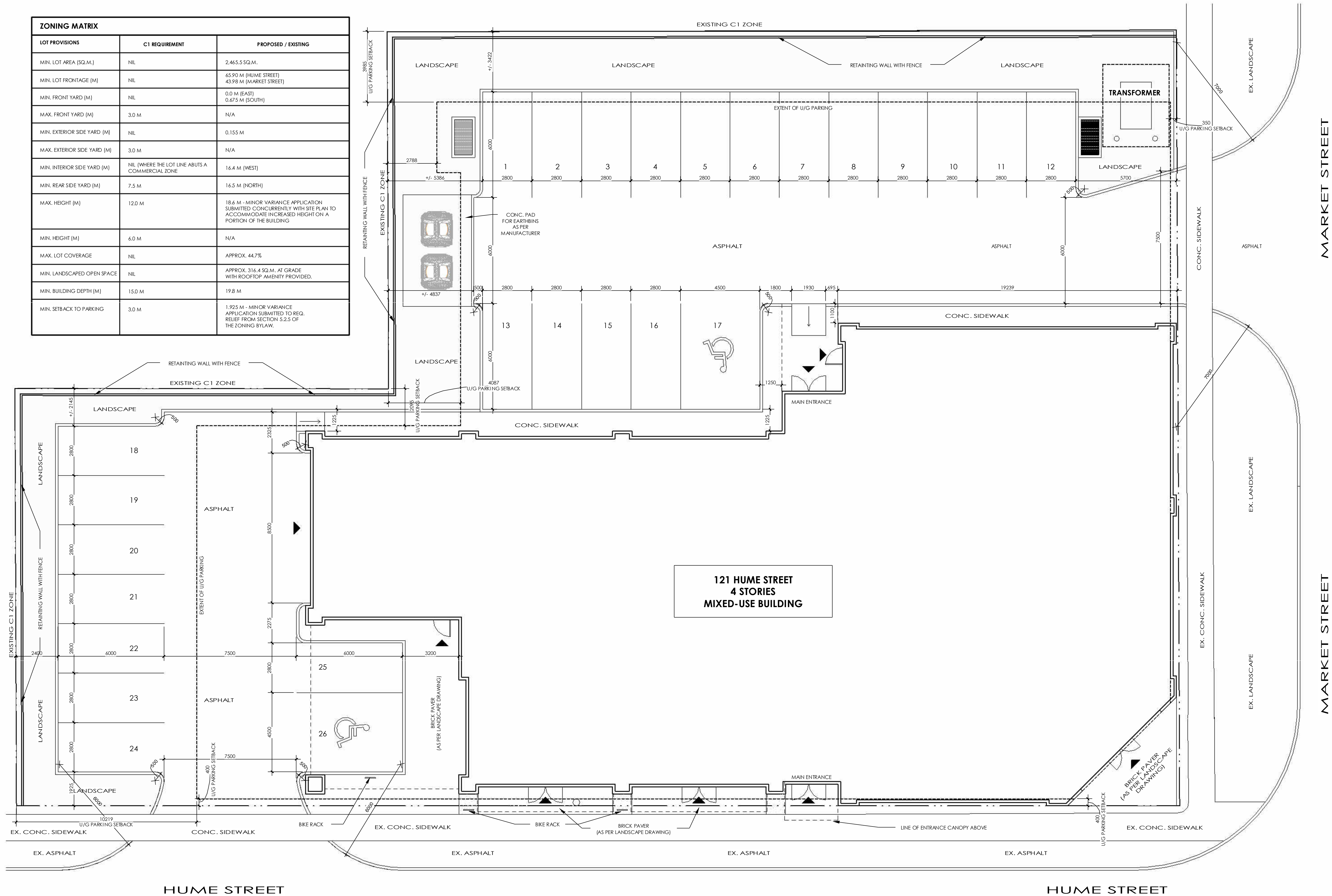
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COVER PAGE

Issued for Re-Zoning		
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PROJECT No.:	2019-198	

A000

ZONING MATRIX		
LOT PROVISIONS	C1 REQUIREMENT	PROPOSED / EXISTING
MIN. LOT AREA (SQ.M.)	NIL	2,465.5 SQ.M.
MIN. LOT FRONTAGE (M)	NIL	65.90 M (HUME STREET) 43.98 M (MARKET STREET)
MIN. FRONT YARD (M)	NIL	0.0 M (EAST) 0.675 M (SOUTH)
MAX. FRONT YARD (M)	3.0 M	N/A
MIN. EXTERIOR SIDE YARD (M)	NIL	0.155 M
MAX. EXTERIOR SIDE YARD (M)	3.0 M	N/A
MIN. INTERIOR SIDE YARD (M)	NIL (WHERE THE LOT LINE ABUTS A COMMERCIAL ZONE)	16.4 M (WEST)
MIN. REAR SIDE YARD (M)	7.5 M	16.5 M (NORTH)
MAX. HEIGHT (M)	12.0 M	18.6 M - MINOR VARIANCE APPLICATION SUBMITTED CONCURRENTLY WITH SITE PLAN TO ACCOMMODATE INCREASED HEIGHT ON A PORTION OF THE BUILDING
MIN. HEIGHT (M)	6.0 M	N/A
MAX. LOT COVERAGE	NIL	APPROX. 44.7%
MIN. LANDSCAPED OPEN SPACE	NIL	APPROX. 316.4 SQ.M. AT GRADE WITH ROOFTOP AMENITY PROVIDED.
MIN. BUILDING DEPTH (M)	15.0 M	19.8 M
MIN. SETBACK TO PARKING	3.0 M	1.925 M - MINOR VARIANCE APPLICATION SUBMITTED TO REQ. RELIEF FROM SECTION 5.2.5 OF THE ZONING BYLAW.



GENERAL NOTES	
SITE STATISTIC:	
AREAS:	
UNDERGROUND:	1774.8 M ²
GROUND FLOOR:	1017.9 M ²
SECOND FLOOR:	1099.0 M ²
THIRD FLOOR:	1099.0 M ²
FOURTH FLOOR:	1099.0 M ²
TOTAL GFA:	6089.7 M²
LEASABLE AREA:	
GROUND FLOOR:	
UNIT 100:	405.2 M ²
UNIT 101:	112.6 M ²
UNIT 102:	100.0 M ²
SECOND FLOOR:	
UNIT 200:	413.3 M ²
UNIT 201:	463.7 M ²
THIRD FLOOR:	
UNIT 300:	420.0 M ²
UNIT 301:	138.2 M ²
UNIT 302:	164.1 M ²
UNIT 303:	160.9 M ²
FOURTH FLOOR:	
UNIT 400:	380.6 M ²
TOTAL LEASABLE AREA:	2758.6 M²
PARKING:	
UNDERGROUND:	37 SPACES
GROUND FLOOR:	26 SPACES
TOTAL:	63 SPACES
INCLUDED ACCESSIBLE PARKING:	
	3 SPACES
BIKE PARKING:	
	22 SPACES

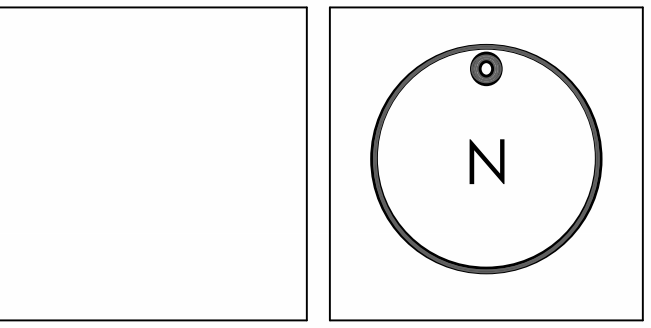
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A | C | K
architects
www.ackarchitects.com

studio office:
295 grandview ave.
T 905.984.5542
F 905.984.5542
in collingwood, ontario
L3Y 3Y3

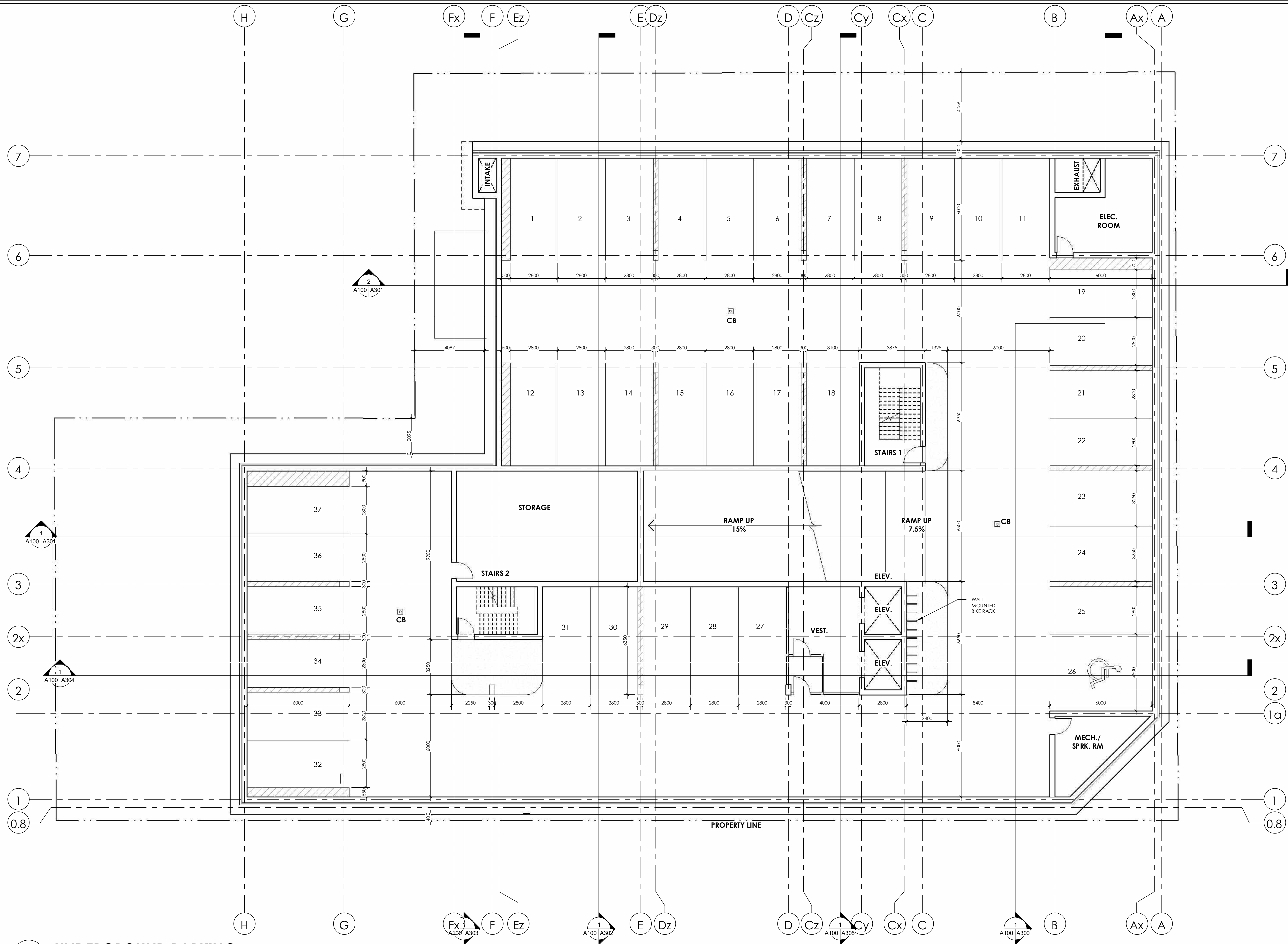
architectural office:
1832 Danforth Avenue
T 416.462.5589
F 905.984.5542
toronto, ontario
M4C 1B6

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SITE PLAN

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A001



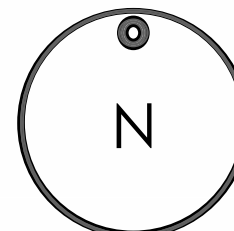
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architects
www.ackarchitects.com

studio office:
295 gerrard ave.
7 905.984.5542
40 collingwood, ontario
m5t 1b8

architectural office:
1832 dufferin avenue
7 416.462.5589
f 905.984.5542
toronto, ontario
m6h 1b8

SHEET TITLE:

UNDERGROUND
PARKING PLAN

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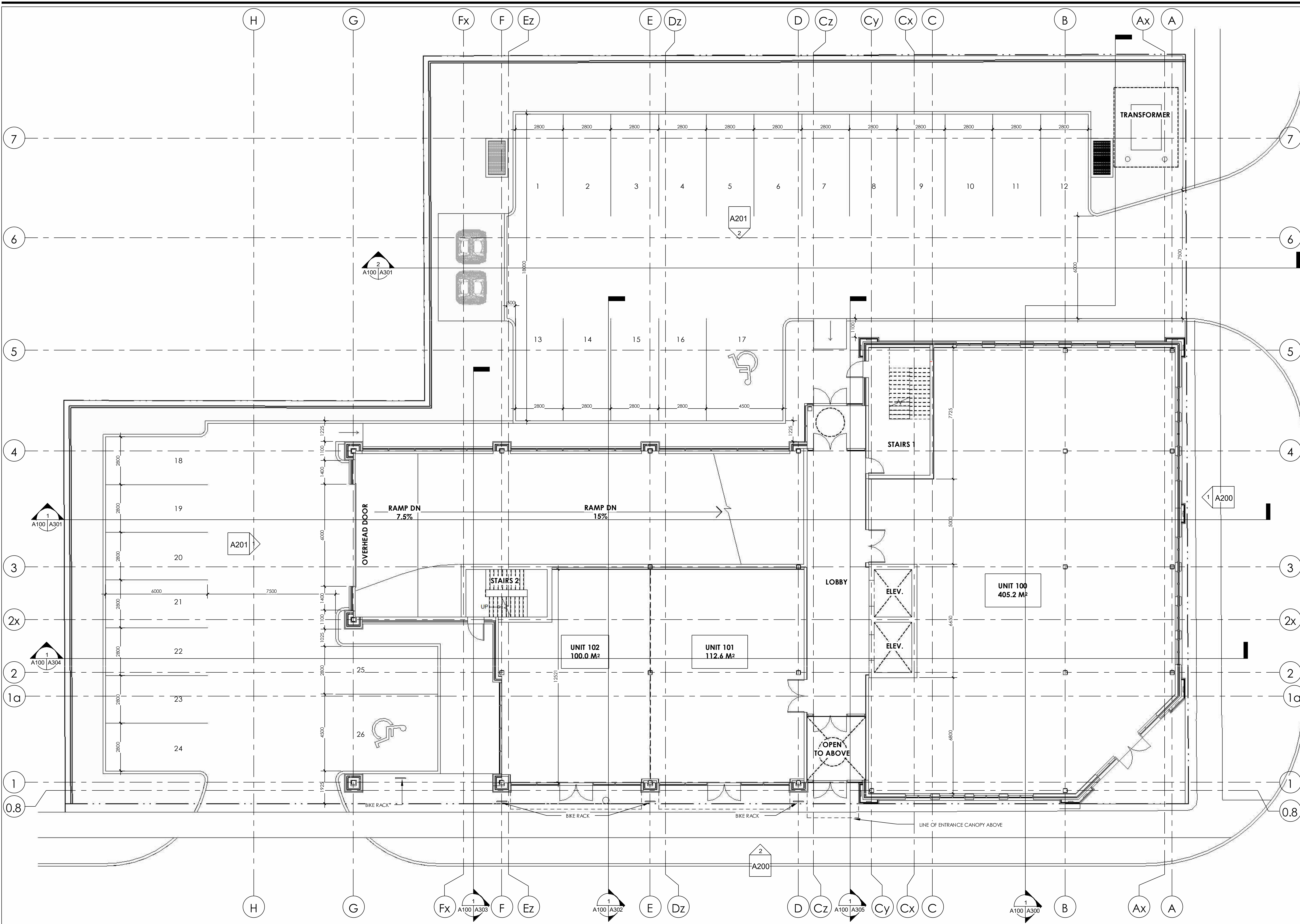
DRAWN BY: BA
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DATE: NOV 2019
SCALE: AS SHOWN
PROJECT No.: 2019-198

DWG. No.

A100

1 UNDERGROUND PARKING

1 : 100



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7	JUL 06, 2020	ISSUED FOR CLIENT REVIEW	AA
8	JUL 07, 2020	ISSUED FOR CLIENT REVIEW	AA

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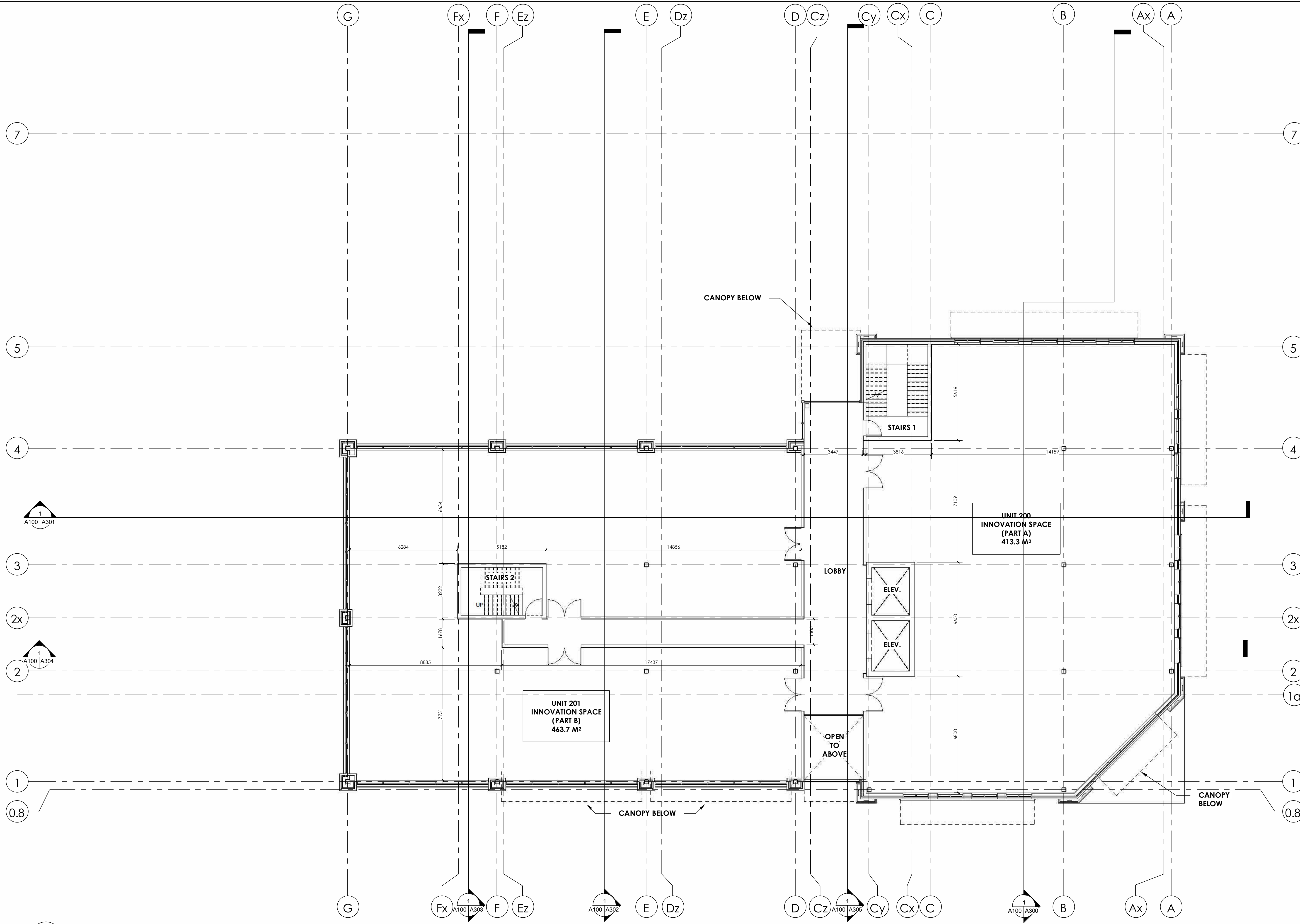
architectural office:
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SHEET TITLE:

**GROUND FLOOR
PLAN**

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Issued for Permit:		
Issued for Tender:		
Issued for Construction:		
DRAWN BY:	BA	DWG. No.
CHECKED BY:	WC	
DATE:	NOV 2019	
SCALE:	AS SHOWN	
PROJECT No.:	2019-198	

A101



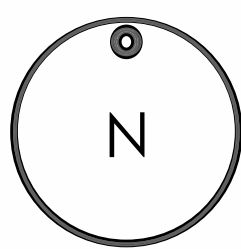
GENERAL NOTES

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m5t 1g5

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7 416.462.5589
f 905.984.5542
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m6h 1b6

SHEET TITLE:

SECOND FLOOR
PLAN

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit

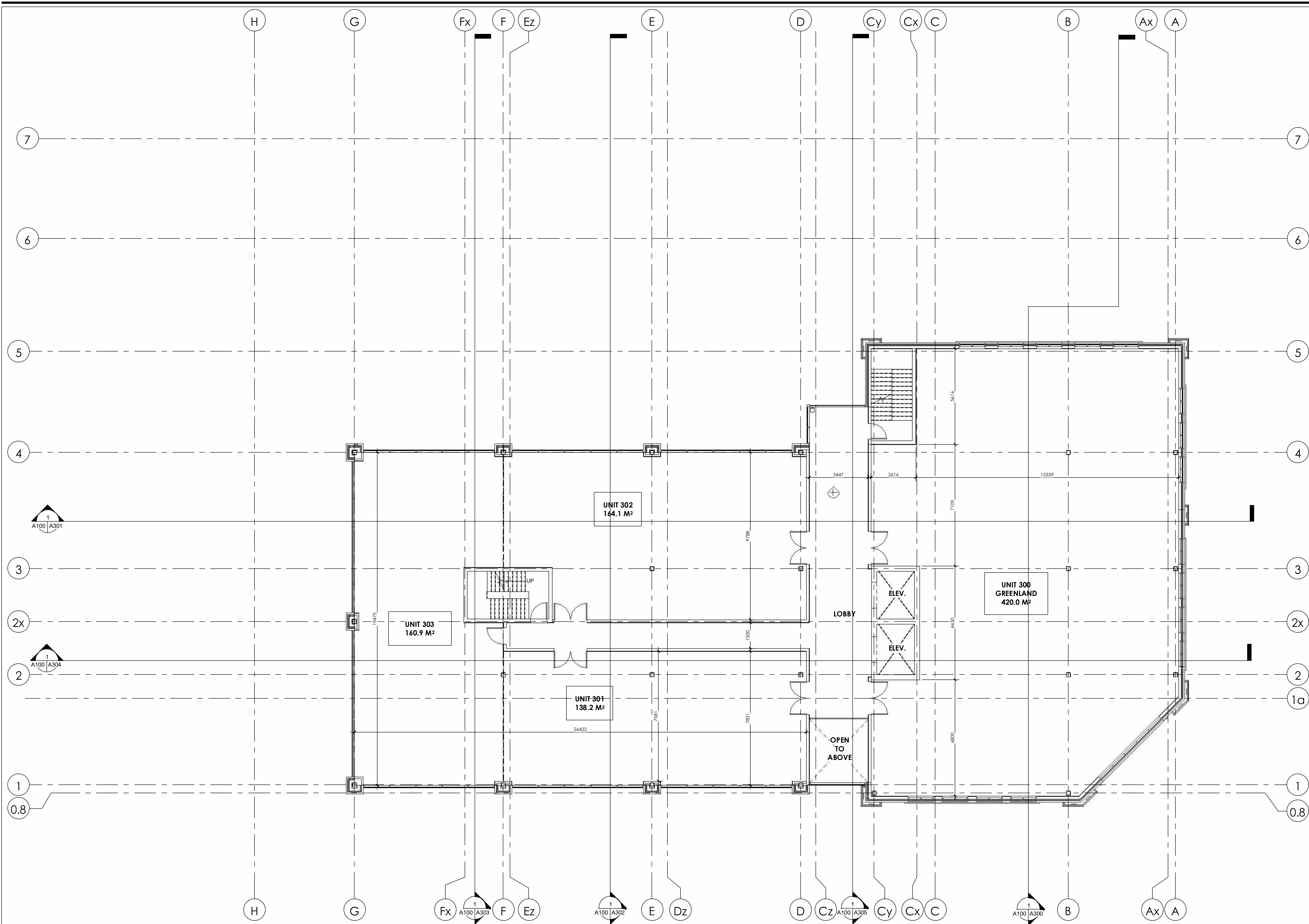
Issued for Tender

Issued for Construction

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DATE:	NOV 2019	
SCALE:	AS SHOWN	
PROJECT No.:	2019-198	

A102

1
A102
2ND FLOOR
1 : 100



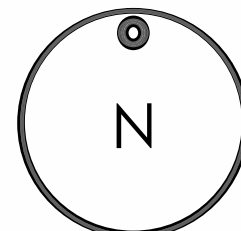
GENERAL NOTES

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SHEET TITLE:

THIRD FLOOR PLAN

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: BA

CHECKED BY: WC

DATE: NOV 20 19

SCALE: AS SHOWN

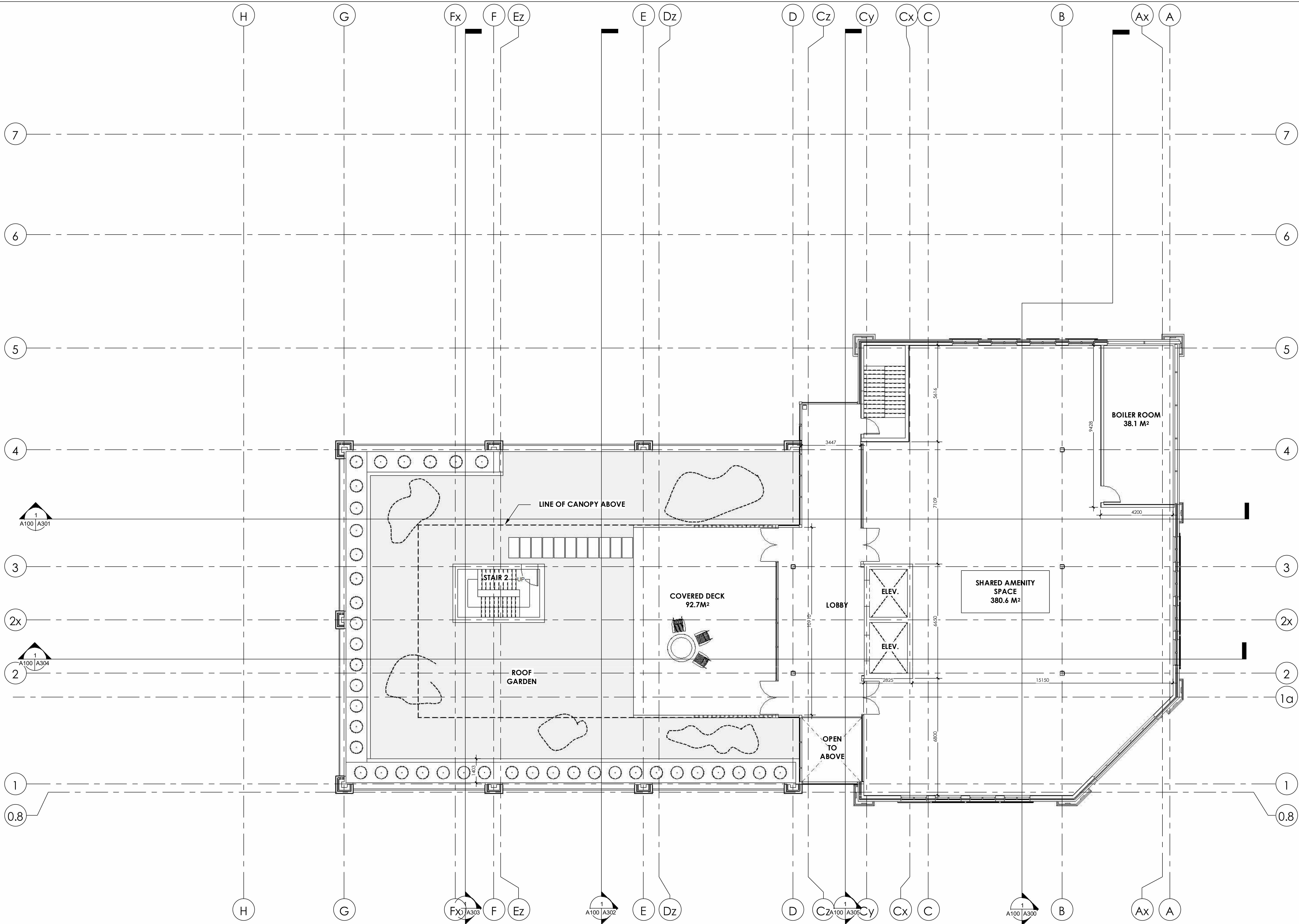
PROJECT No.: 2019-198

DWG. No.

A103

1 3RD FLOOR

A103 1 : 100



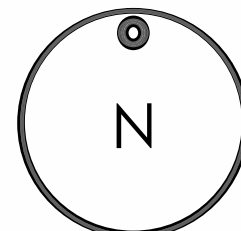
GENERAL NOTES

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m5t 1g5

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7 416.462.5399
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SHEET TITLE:

ROOF GARDEN
PLAN

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit:

Issued for Tender:

Issued for Construction:

DRAWN BY: BA

CHECKED BY: WC

DATE: NOV 2019

SCALE: AS SHOWN

PROJECT No.: 2019-198

DWG. No.

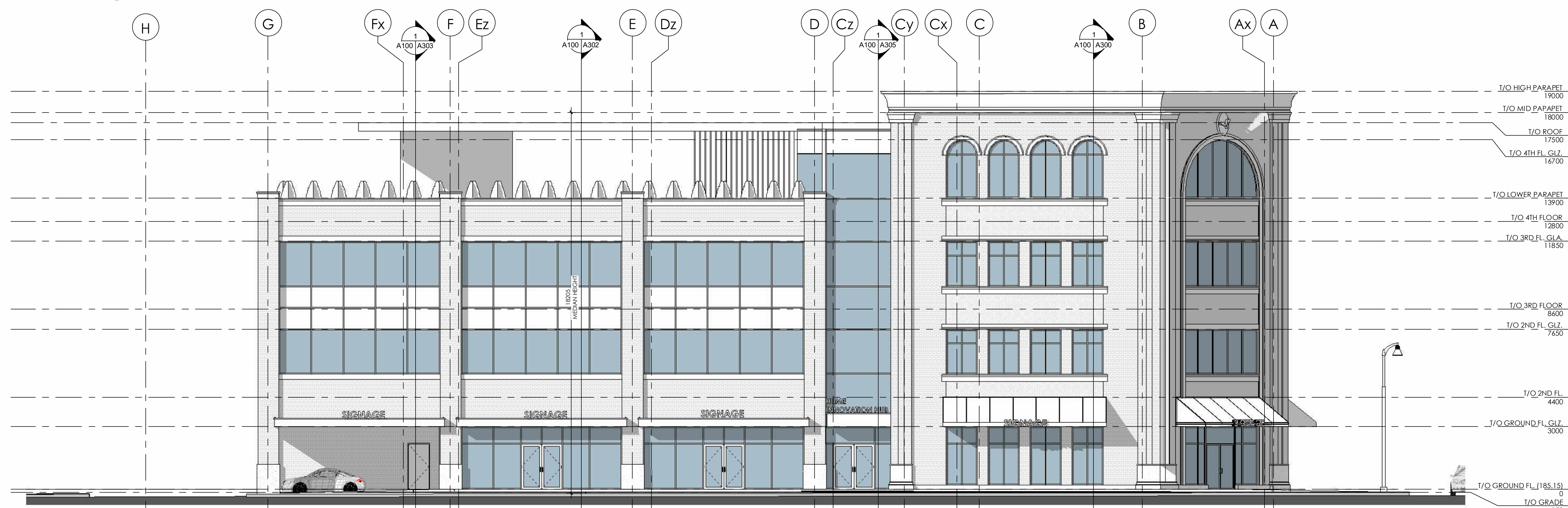
A104

1 ROOF GARDEN PLAN

A104 1 : 100



1 RIGHT (EAST) ELEVATION
A200
1 : 100



2 FRONT (SOUTH) ELEVATION
A200
1 : 100

GENERAL NOTES

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SHEET TITLE:

**SOUTH AND EAST
ELEVATIONS**

Issued for Re-Zoning

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Issued for Tender

Issued for Construction

DRAWN BY: BA

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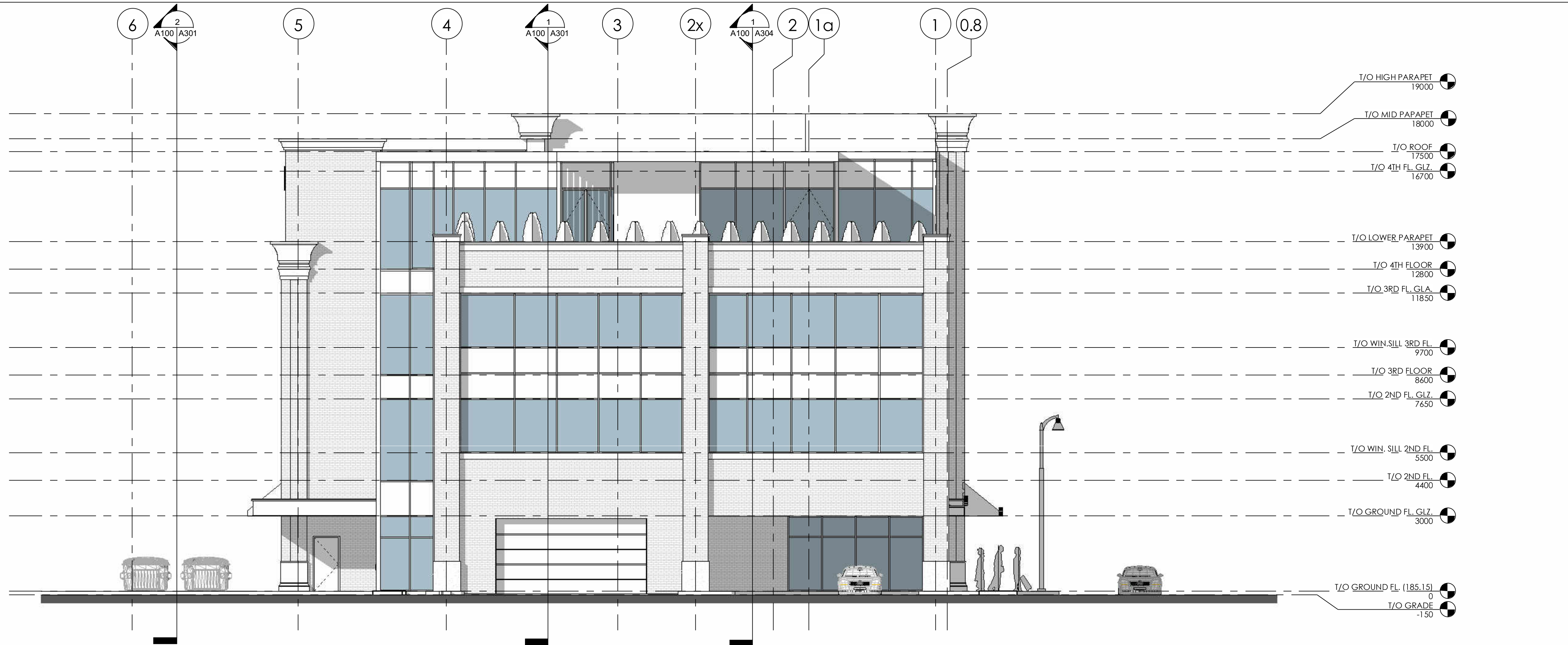
DATE: NOV 20 19

SCALE: AS SHOWN

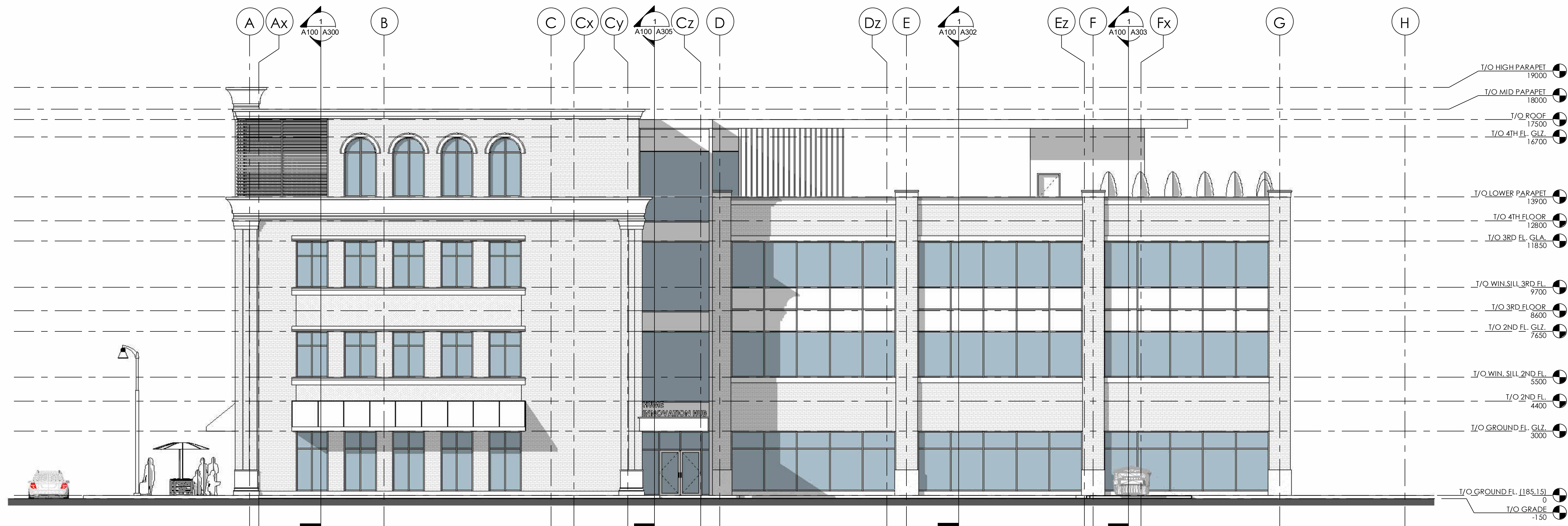
PROJECT No.: 2019-198

DWG. No.

A200



1 LEFT (WEST) ELEVATION
A201 1:96



2 REAR (NORTH) ELEVATION
A201 1:100

GENERAL NOTES

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7	JUL 06, 2020	ISSUED FOR CLIENT REVIEW	AA
8	JUL 07, 2020	ISSUED FOR CLIENT REVIEW	AA

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M5E 1B5

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SHEET TITLE:

NORTH AND WEST
ELEVATIONS

Issued for Re-Zoning

Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

Issued for Construction:

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PROJECT No.:	2019-198	

A201



1 BUILDING CROSS SECTION #1
A300 1 : 100

GENERAL NOTES

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T 905.984.5542
F 905.984.5542
40 carletonplace, ontario
M2M 1B8

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T 416.462.5589
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SHEET TITLE:

CROSS SECTION

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Issued for Site Plan Agreement:

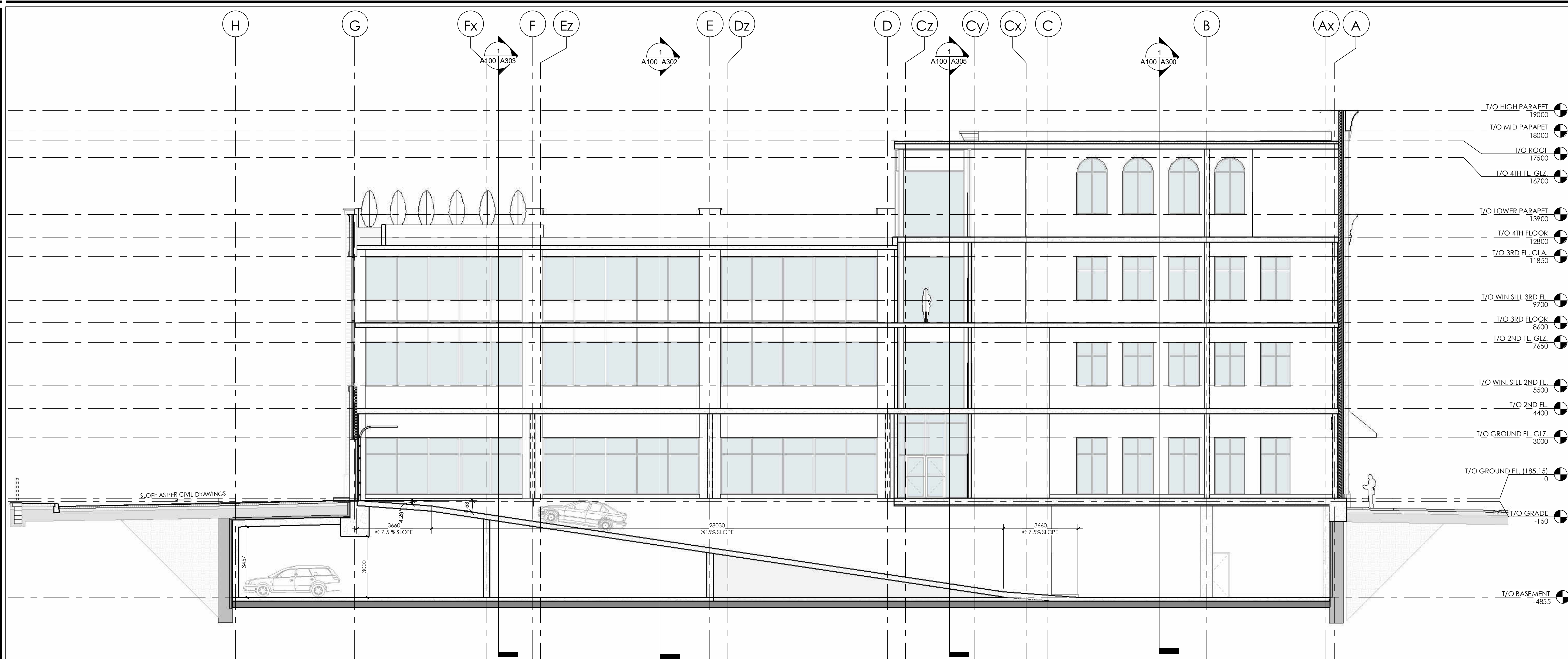
Issued for Permit:

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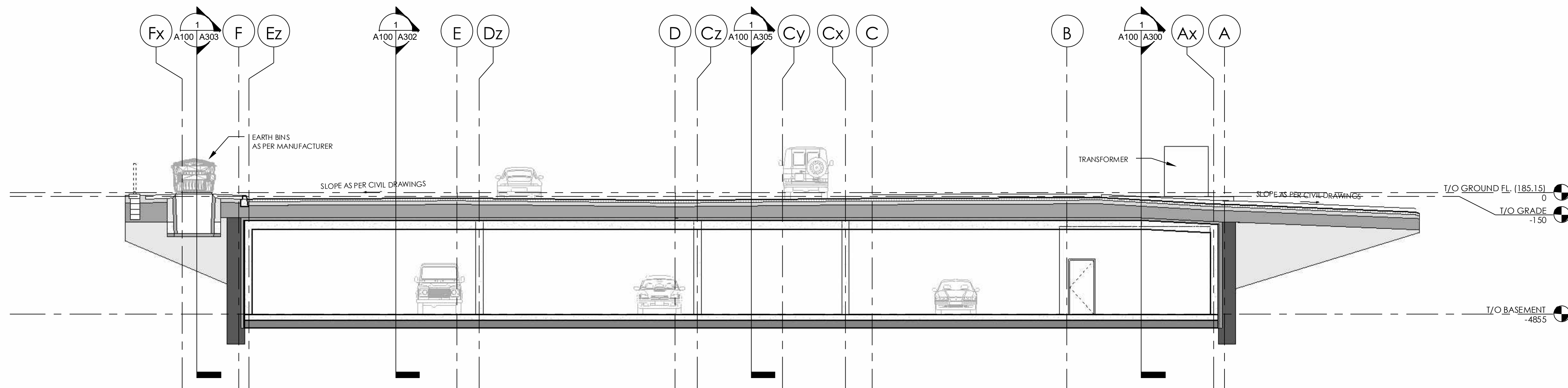
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PROJECT No.:	2019-198	

A300



1 Section 06
A301 1 : 100



2 Section 07
A301 1 : 100

GENERAL NOTES

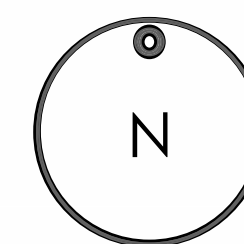
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fax: 416.462.5590
email: info@ackarchitects.com

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CROSS SECTION

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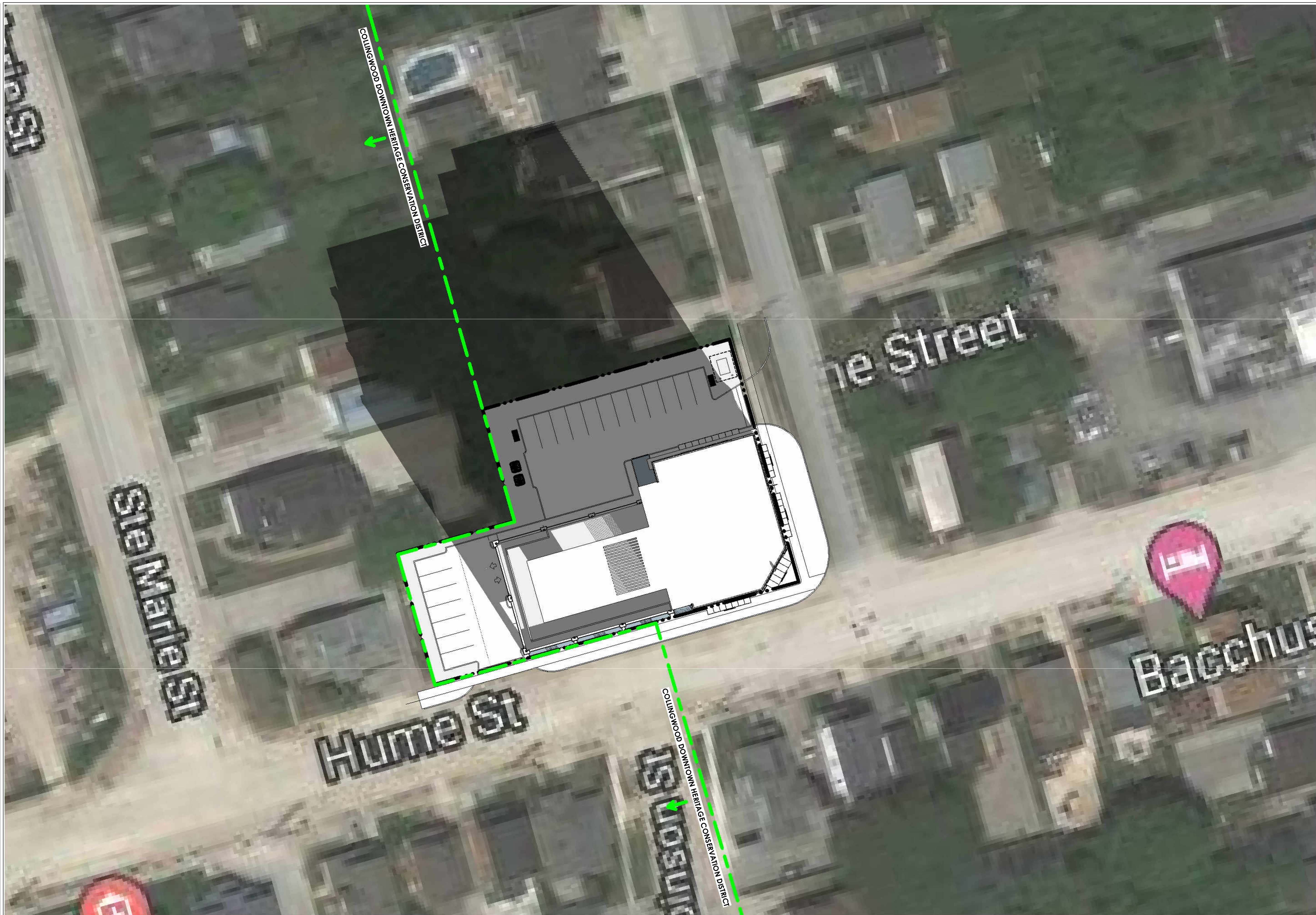
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PROJECT No.:	2019-198	

A301



GENERAL NOTES

LEGEND

COLLINGWOOD DOWNTOWN
HERITAGE CONSERVATION DISTRICT

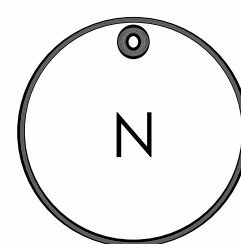
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SHEET TITLE:

SHADOW STUDY

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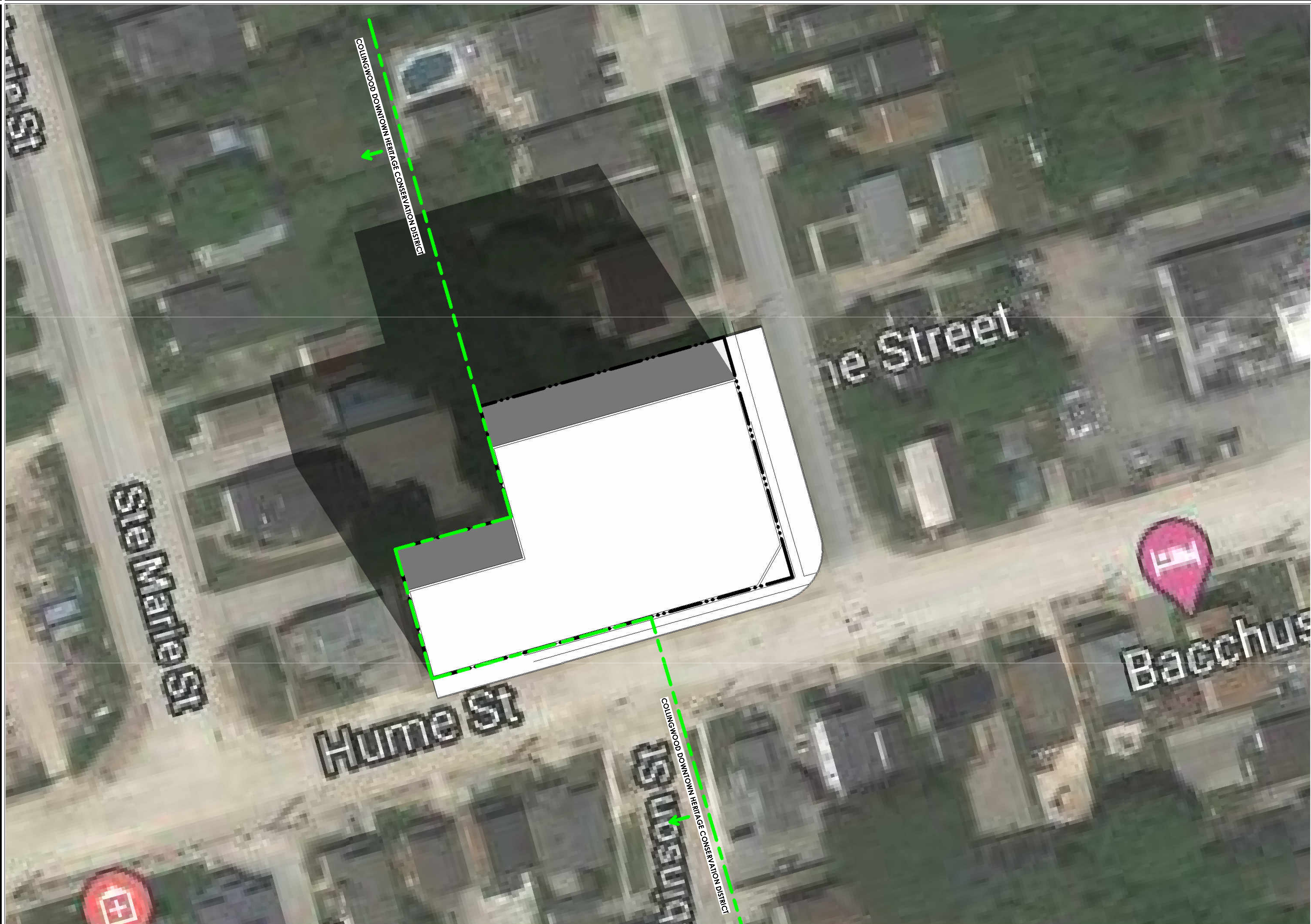
Issued for Permit:

Issued for Tender:

Issued for Construction:

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SCALE:	AS SHOWN	
PROJECT No.:	2019-198	

A800



GENERAL NOTES

LEGEND

COLLINGWOOD DOWNTOWN
HERITAGE CONSERVATION DISTRICT

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8	JUL 07, 2020	ISSUED FOR CLIENT REVIEW	AA

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m9t 2t9

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SHEET TITLE:

AS OF RIGHT
SHADOW STUDY

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit

Issued for Tender

Issued for Construction

DRAWN BY: BA

CHECKED BY: WC

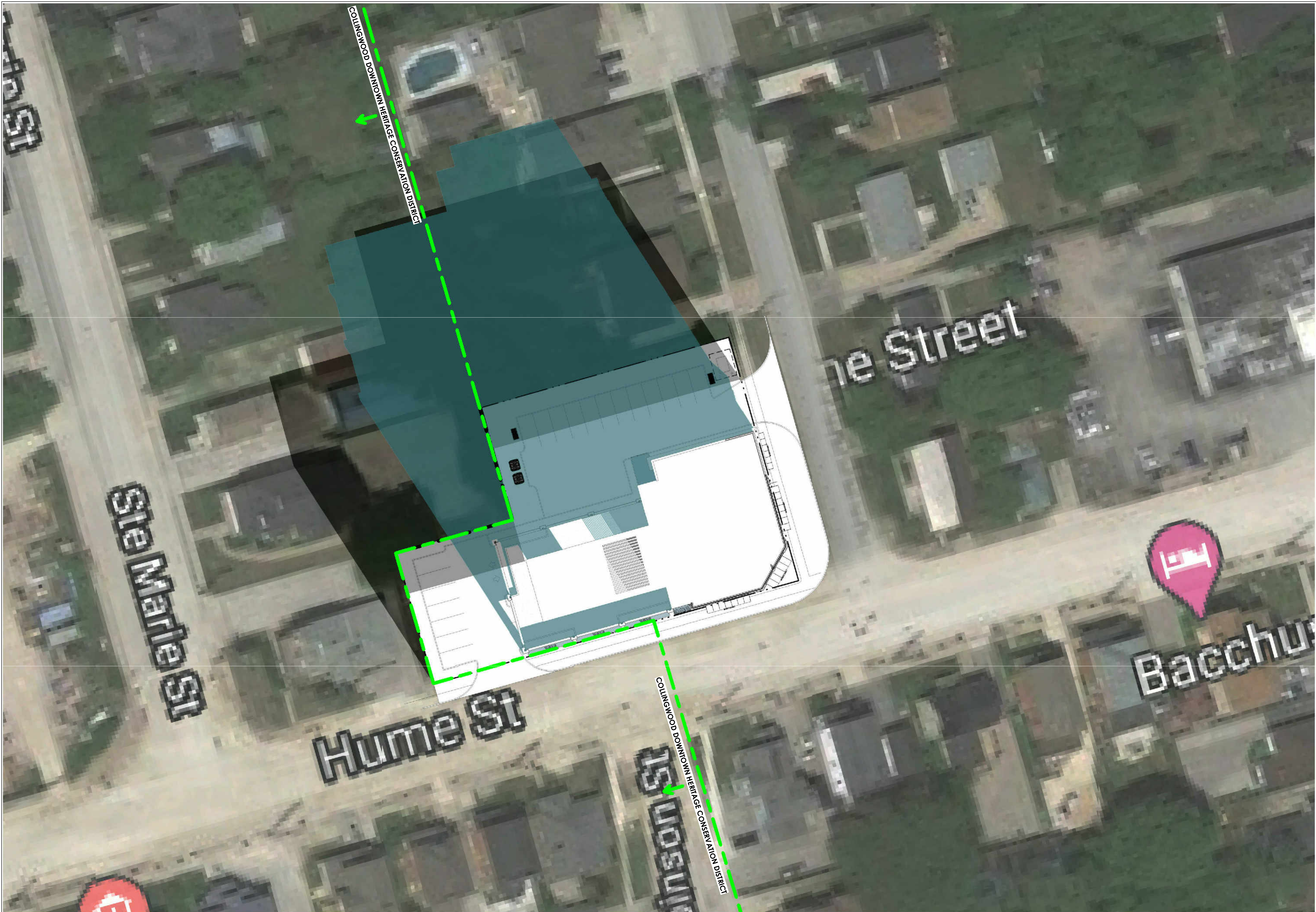
DATE: NOV 2019

SCALE: AS SHOWN

PROJECT No.: 2019-198

DWG. No.

A801



GENERAL NOTES

LEGEND

COLLINGWOOD DOWNTOWN HERITAGE CONSERVATION DISTRICT

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8	JUL 07, 2020	ISSUED FOR CLIENT REVIEW	AA

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studio office:
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l3r 9v3

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SHEET TITLE:

SHADOW STUDY
DIFFERENCE

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Issued for Permit:

Issued for Tender:

Issued for Construction:

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DATE: NOV 2019

SCALE: AS SHOWN

PROJECT No.: 2019-198

DWG. No.

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1

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SHADOW STUDY DIFFERENCE - DECEMBER 21 - 10 AM

1 : 300