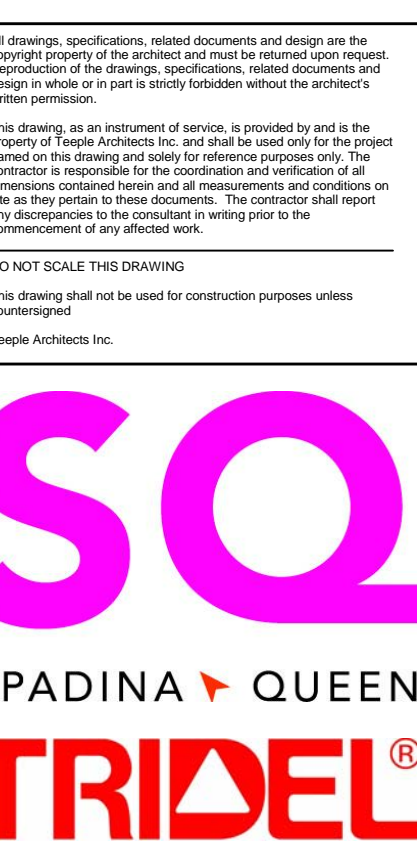


SQ ALEXANDRA PARK - BLOCK 11

ISSUED FOR DRYWALL TENDER

2015-08-19



DRAWING LIST

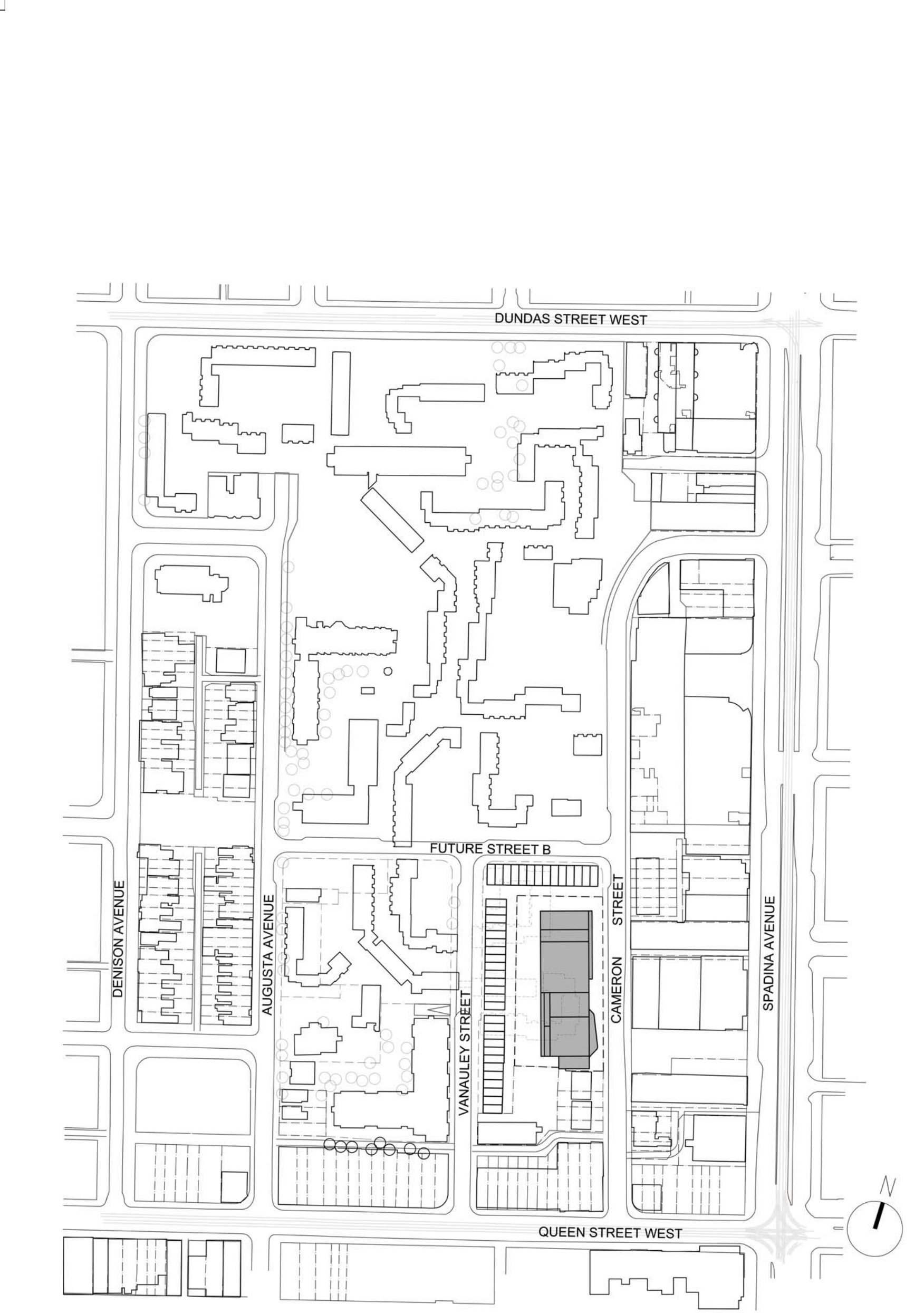
A 001 COVER SHEET & STATISTICS	A 503 WALL SECTIONS - NORTH
A 002 DRAWING INDEX	A 504 WALL SECTIONS - WEST
A 101 SITE PLAN BLOCKS 10 AND 11	A 505 WALL SECTIONS - WEST
A 102 SITE PLAN BLOCK 11	A 506 WALL SECTIONS - SOUTH
A 103 LIFE SAFETY PLANS P2-L4	A 507 WALL SECTIONS - PENTHOUSE
A 104 LIFE SAFETY PLANS L5-L10	A 508 WALL SECTIONS - P1 & P2
A 105 LIFE SAFETY PLANS L11-PH	A 601 PLAN DETAILS - GROUND FLOOR
A 110 EXTERIOR CONSTRUCTION ASSEMBLIES	A 602 PLAN DETAILS - GROUND FLOOR
A 111 INTERIOR CONSTRUCTION ASSEMBLIES	A 603 PLAN DETAILS - TYPICAL
A 201 LEVEL P2 PLAN	A 604 PLAN DETAILS - TYPICAL
A 202 LEVEL P1 PLAN	A 605 PLAN DETAILS - TYPICAL
A 203 LEVEL 1 PLAN SOUTH	A 606 SECTION DETAILS - FOUNDATION WALLS - EAST
A 204 LEVEL 1 PLAN NORTH	A 609 SECTION DETAILS - FOUNDATION WALLS - NORTH
A 205 LEVEL 2 PLAN SOUTH	A 610 SECTION DETAILS - FOUNDATION WALLS - SOUTH
A 206 LEVEL 2 PLAN NORTH	A 611 SECTION DETAILS - FOUNDATION WALLS - WEST
A 207 LEVEL 3 PLAN SOUTH	A 612 SECTION DETAILS - GROUND FLOOR
A 208 LEVEL 3 PLAN NORTH	A 613 SECTION DETAILS - TYPICAL WALL SECTIONS
A 209 LEVEL 4 PLAN SOUTH	A 614 SECTION DETAILS - TERRACE GUARDS
A 210 LEVEL 4 PLAN NORTH	A 615 SECTION DETAILS - BALCONY GUARDS
A 211 LEVEL 5 PLAN SOUTH	A 620 TYPICAL FALL ARREST DETAILS AT ROOF, TERRACE AND SOFFIT
A 212 LEVEL 5 PLAN NORTH	A 621 TYPICAL ROOF AND TERRACE DETAILS
A 213 LEVEL 6 PLAN SOUTH	A 701 STAIR PLANS & SECTIONS
A 214 LEVEL 6 PLAN NORTH	A 702 STAIR PLANS & SECTIONS
A 215 LEVEL 7 PLAN SOUTH	A 703 STAIR PLANS & SECTIONS
A 216 LEVEL 7 PLAN NORTH	A 800 TYPICAL INTERIOR DETAILS
A 217 LEVEL 8 PLAN SOUTH	A 801 INTERIOR DETAILS
A 218 LEVEL 8 PLAN NORTH	A 802 INTERIOR DETAILS
A 219 LEVEL 9 PLAN SOUTH	A 1001 DOOR SCHEDULE
A 220 LEVEL 9 PLAN NORTH	A 1002 ROOM FINISH SCHEDULE
A 221 LEVEL 10 PLAN	A 1003 SCREEN SCHEDULE
A 222 LEVEL 11 PLAN	
A 223 LEVEL 12 PLAN	
A 224 LEVEL 13 PLAN	
A 225 LEVEL 14 PLAN	
A 226 LOWER ROOF PLAN	
A 227 UPPER ROOF PLAN	
A 230 DETAILED PLANS	
A 240 ALTERNATE GLAZING ASSEMBLY AT LEVEL 1	
A 250 LEVEL 1 EOS PLAN SOUTH	
A 251 LEVEL 1 EOS PLAN NORTH	
A 252 LEVEL 2 EOS PLAN SOUTH	
A 253 LEVEL 2 EOS PLAN NORTH	
A 254 LEVEL 3 & 4 EOS PLAN	
A 255 LEVEL 5 & 6 EOS PLAN	
A 256 LEVEL 7 & 8 EOS PLAN	
A 257 LEVEL 9 & 10 EOS PLAN	
A 258 LEVEL 11, 12 & 13 EOS PLAN	
A 259 LEVEL 14, PH & UPPER ROOF EOS PLAN	
A 260 RCP P1 & P2	
A 261 RCP GROUND	
A 301 EAST ELEVATION	
A 302 WEST ELEVATION	
A 303 SOUTH ELEVATION	
A 304 NORTH ELEVATION	
A 305 INTERIOR ELEVATIONS AT LOADING AND RAMP - LEVEL 1	
A 306 LEVEL 9 - STAIR J ELEVATIONS	
A 401 SECTION W/E 1	
A 402 SECTION W/E 2 & 3	
A 403 SECTION S/N 1	
A 404 SECTION S/N 2	
A 405 SECTION S/N 3	
A 501 WALL SECTIONS - EAST	
A 502 WALL SECTIONS - EAST	

Item	Ontario Building Code Data Matrix Part 3	Building Code Reference
1	Project Description: 14 story residential condominium building with two levels of private underground parking and a 9 th level amenity terrace. Change of Use: <input type="checkbox"/> New <input checked="" type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 Addition: <input type="checkbox"/> Alteration: <input type="checkbox"/>	11.1 to 11.4, 11.2, [A]
2	Major Occupancy Group C (major), A2 levels 1, 9 amenity (subsidiary), F3 underground parking (subsidiary)	3.1.2.1.1
3	Building Area (m ²): Existing - New 2,200 M2 Total 2,200	1.4.1.2, [A]
4	Gross Area: Existing - New 19,306.6 M2 Total 19,306.6 M2	1.4.1.2, [A]
5	Number of Storeys 14 Above grade 14 Below grade 2	1.4.1.2, [A] & 3.2.1.1
6	Number of Storeys Fire Fighter Access 1	3.2.2.10 & 3.2.5
7	Building Classification Group C - Any Height, Any Area (sprinklered) applies generally Group A2: Any Height, Any Area (sprinklered) Group F3: Storeys Below Ground	3.2.2.2, 3.2.2.3, 3.2.2.15
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20, -K3, 3.2.1.5, 3.2.2.17, INDEX
9	Standpipes required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.8
10	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4
11	Water Service/Supply is Adequate: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.5.7
12	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6
13	Construction Restrictions: <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both Actual Construction: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20, -K3
14	Moratorium Area m ² - N/A	3.2.1.1 (3) & 3.2.1.4
15	Occupant load based on: <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of building Refer to Part 3 Building Code Compliance Report by Randall Brown & Associates Engineering Limited for Amenity Area Load Calculations	3.1.17
16	Barrier-free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	3.8
17	Horizontal Separation: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain)	3.3.1.2 & 3.3.1.19
18	Required Fire Resistance Rating (FRR) Floors 2 - Hours: SB-2 2.2.1 Poured Concrete Roof 2 - Hours Occupied roof terrace: SB-2 2.2.1 Poured Concrete 0 hours elsewhere Mezzanine 1 Hour N/A FRR of Supporting Members 2 Hours: SB-2 2.2.1 Poured Concrete Floors 2 - Hours: SB-2 2.2.1 Poured Concrete Roof 0 Hours: SB-2 2.2.1 Poured Concrete Roof 2 Hours at occupied terrace: SB-2 2.2.1 Poured Concrete Mezzanine 1 Hour N/A	3.2.2.20, -K3 & 3.2.1.4
19	Spatial Separation - Construction of Exterior Walls Wall Area of EBF (m ²) L.D. (m) L.H. (m) L.H. (m) Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Cont. Comb. Cladding Non-comb. Cont.	3.2.3
20	At least one bedroom in each suite has an area greater than 8.8 m ² where closets are provided Combined living, dining, bedroom and kitchen spaces have an area greater than 13.5 m ² For additional code compliance methodology, refer to Part 3 Building Code Compliance Report by Randall Brown & Associates Engineering Limited.	



PROJECT TEAM

DEVELOPER Toronto Community Housing Corporation 931 Yonge Street, 6th Floor Toronto, Ontario M4W 2H2 Leslie Gash Project Manager P 416 981 4374 E Leslie.Gash@torontohousing.ca	ARCHITECTURAL Teep Architects Inc. 5 Camden Street Toronto, Ontario M5V 1V2 Martin Baron Project Architect P 416 598 0554 ext 232 C 416 8201874 E mbaron@teeparch.com	MECHANICAL Novatrend Engineering Suite 31 - 175 West Beaver Creek Road Richmond Hill, Ontario, L4B 3M1 Eric Pun Project Engineer P 905 882 5445 F 905 882 5447 E eric@novatrendeng.com	CIVIL GHD Suite 310 - 11 Allstate Parkway Markham Ontario L3R 9T8 James Few P 905 752 4379 E james.few@ghd.com
TRIDEL 4800 Dufferin ST Toronto, ON M3H 5S9 Steve Daniels Project Manager P 416 645 7006 C 416 560 8647 E SDaniels@tridel.com	STRUCTURAL Jablonsky, Ast and Partners 1129 Leslie Street Don Mills, Ontario M3C 2K5 Houman Pouladi Design Engineer P 416 447 7405 ext 104 E hpouladi@astint.on.ca	ELECTRICAL Novatrend Engineering Suite 31 - 175 West Beaver Creek Road Richmond Hill, Ontario, L4B 3M1 Stanley Tam Project Engineer P 905 882 5445 x 222 F 905 882 5447 E stan@novatrendeng.com	INTERIOR DESIGN Union 31 Suite 201-183 Bathurst St Toronto, ON M5T 2R7 Kelly Cray P 416 597 1576 ext 231 E kelly@union31.com Andrea Pierre E andrea@union31.com
Fred Foo Project Manager -Deltera P 416 645 7007 ext 2536 E ffoo@deltera.com	LANDSCAPE Janet Rosenberg & Studio 148 Kenwood Avenue Toronto, ON M6C 2S3 Greg Warren P 416 656 6665 F 416 656 5756 E gwarren@jrstudio.ca	CGS/LEED CONSULTANT Provident Energy Management 100 Supertest RD North York Ontario M3J 2M8 Craig McIntyre P 416 736 0630 E cmcintyre@pemi.com	



CONTEXT PLAN 1:2000

PROJECT STATISTICS: ALEXANDRA PARK BLOCK 11 MARKET CONDOMINIUM			
MUNICIPAL ADDRESS: 38 Cameron Street, Toronto, Ontario M5T 2H2			
GROSS SITE AREA		4244.1 m ²	
TOTAL PROPOSED GROSS FLOOR AREA (M²) as defined by Site Specific Bylaw		19297.6 m ²	
ZONING:	REQUIRED/PERMITTED RA	PROPOSED	
HEIGHT:	44m	Exclusive of elevator over-run	
SETBACKS:	3m Front Setback 7.5m Sideyard Setback 7.5m Rearyard Setback 7.5m Setback from centreline of public lane	3m Front Setback 0 - 8.5m Sideyard Setback 10 - 12.5m Rearyard Setback 10.3m Setback from centreline of public lane	
AMENITY SPACE:	INDOOR AMENITY 462 m ² OUTDOOR AMENITY 462 m ²	INDOOR AMENITY 462 m ² OUTDOOR AMENITY 462 m ²	
PROGRAM:	2m ² / unit	BACHELOR/STUDIO 2 1 BEDROOM 44 1 BEDROOM+DEN 123 2 BEDROOM 49 2 BEDROOM + DEN 10 3 BEDROOM 13	
LOADING:	1 - TYPE G		
GARBAGE & RECYCLING:	FIRST 50 UNITS (ASSUMES 1 GARBAGE, 1 RECYCLING, 1 ORGANIC BIN) 13 m ² FOR EACH ADDITIONAL 50 UNITS BULK/WHITE GOODS	AREA (m ²) 25 52 10	BINS 3 8 11
STAGING AREA:	ADD 5m ² TO TYPE G LOADING AREA FOR EVERY 50 UNITS +50	20	4
PARKING:	AS PER CITY OF TORONTO POLICY AREA 1 STANDARD Repealed City of Toronto Bylaw 1156	UNIT TYPE RATE/UNIT BACHELOR/STUDIO 0.30 1-BEDROOM & 1-BDRM+DEN 0.50 2-BEDROOM & 2-BDRM+DEN 0.80 3-BEDROOM 1.00 VISITOR 0.10	RESIDENTIAL LEVEL P1 57 LEVEL P2 63 VISITOR LEVEL P1 14
RESIDENTIAL BICYCLE PARKING:	PER CITY OF TORONTO ZONING BYLAW 438-88 413(c) TOTAL RESIDENTIAL SHORT TERM	0.75 80% OF TOTAL 20% OF TOTAL	180 144 36
AS PER CITY OF TORONTO GREEN STANDARDS CYCLING INFRASTRUCTURE REQUIREMENTS (A02.1)	OCCUPANT VISITOR TOTAL	0.6 0.2 48.2	192 54 246
TOTALS	TOTAL	193	162
	ABOVE GRADE	54	54
	TOTALS	247	216

METRIC SCALE DRAWING		
No.	ISSUED/REVISION FOR	DATE
1	Issued for SPA	2015-03-26
2	Issued for Construction	2015-04-11
3	Issued for Construction	2015-04-11
4	Revised for SPA	2015-01-10
5	Issued for Construction	2015-01-28
6	Issued for Drywall Tender	2015-04-07
7	Issued for Construction	2015-04-07
8	Issued for SPA	2015-01-21
9	Issued for Permit	2015-01-21
10	Issued for Construction	2015-04-23
11	Revised for Permit	2015-01-21
12	Revised for Permit	2015-01-21
13	Issued for Tender	2015-08-26
14	Issued for Tender	2015-08-26
15	Revised for SPA	2015-01-21
16	Issued for Drywall Tender	2015-08-17
17	Issued for Tender	2015-08-26
18	Issued for SPA	2015-01-21
19	Issued for Drywall Tender	2015-08-19

SQ ALEXANDRA PARK - BLOCK 11
 38 CAMERON ST., TORONTO, ONTARIO M5T 2H2

project no. 12-115
 scale: 1:1
 drawn by: TA
 reviewed by: SH
 date: 2014-09-22

Teep Architects
 1129 LESLIE STREET
 TORONTO, ONTARIO M3C 2K5
 COVER SHEET & STATISTICS