



THE REGIONAL MUNICIPALITY OF YORK

YORK REGION ADMINISTRATIVE CENTRE
ARCHITECTURAL AND ENGINEERING SERVICES

INTERIOR FIT-UP OF 3RD FLOOR, BLOCK A, B & D
YORK REGION ADMINISTRATIVE CENTRE
TENDER NO.: T-19-349
ISSUED FOR CONSTRUCTION: MARCH 19, 2021
17250 YONGE STREET
NEWMARKET, ONTARIO

LIST OF DRAWING

ARCHITECTURAL

- A001 LIST OF DRAWINGS, CONSULTANT LIST AND MATRIX
- A002 A SCOPE OF WORK - AREA 'A'
- A002 B SCOPE OF WORK - AREA 'B'
- A002 C SCOPE OF WORK - AREA 'C'
- A002 D SCOPE OF WORK - AREA 'D'
- A003 SITE PLAN WITH DISPOSAL ROUTE
- A100 DEMOLITION PLAN - AREA 'A'
- A101 DEMOLITION PLAN - AREA 'B'
- A102 CEILING DEMOLITION PLAN - AREA 'A'
- A103 CEILING DEMOLITION PLAN - AREA 'B'
- A200 PARTITION PLAN - AREA 'A'
- A201 PARTITION PLAN - AREA 'B'
- A300 REFLECTED CEILING PLAN - AREA 'A'
- A301 REFLECTED CEILING PLAN - AREA 'B'
- A302 REFLECTED CEILING PLAN 2ND FL - AREA 'A'
- A303 REFLECTED CEILING PLAN 2ND FL - AREA 'B'
- A400 FURNITURE POWER PLAN - AREA 'A'
- A401 FURNITURE PLAN - AREA 'B'
- A500 FINISHES PLAN - AREA 'A'
- A501 FINISHES PLAN - AREA 'B'
- A502 FINISHES PLAN - AREA 'D' (CORRIDOR SPACE)
- A600 DETAILS
- A601 DETAILS
- A602 DETAILS
- A700 DEMOLITION PLAN (WASHROOMS)
- A701 CEILING DEMOLITION PLAN (WASHROOMS)
- A702 PARTITION PLAN (WASHROOMS)
- A703 REFLECTED CEILING PLAN (WASHROOMS)
- A704 FINISHES PLAN (WASHROOMS)
- A705 ELEVATION (WASHROOMS)
- A800 ELEVATIONS - MEN'S W/R
- A801 ELEVATIONS - WOMAN'S W/R
- A802 - DETAILS - WASHROOMS

STRUCTURAL

- S100 GENERAL NOTES & TYPICAL DETAILS
- S200 FLOOR PLAN AREA 'A'
- S201 FLOOR PLAN AREA 'B'
- S300 SECTIONS

CONSULTANTS

ARCHITECT

G. BRUCE STRATTON ARCHITECTS

#300-225 RICHMOND STREET W

TORONTO, ON M5V 1W2

416-351-8145

STRUCTURAL

LEA CONSULTING LTD.

416-572-1785

MECHANICAL

- M-100 MECHANICAL LEGEND, SCHEDULE, SCHEMATIC DIAGRAM & DRAWING LIST
- M-101 SCHEMATIC DIAGRAM
- M-102 MECHANICAL DETAILS
- M-200 PARTIAL 2ND FLOOR CEILING SPACE AREA 'A' MECHANICAL DEMOLITION PLAN
- M-201 PARTIAL 2ND FLOOR AREA 'B' MECHANICAL DEMOLITION PLAN
- M-202 PARTIAL 3RD FLOOR AREA 'A' HVAC DEMOLITION PLAN
- M-203 PARTIAL 3RD FLOOR AREA 'B' HVAC DEMOLITION PLAN
- M-204 PARTIAL 2ND FLOOR AREA 'A' MECHANICAL NEW LAYOUT
- M-205 PARTIAL 2ND FLOOR AREA 'B' MECHANICAL NEW LAYOUT
- M-206 PARTIAL 3RD FLOOR AREA 'A' HVAC NEW LAYOUT
- M-207 PARTIAL 3RD FLOOR AREA 'B' HVAC NEW LAYOUT
- M-300 PARTIAL 3RD FLOOR AREA 'A' PLUMBING & FIRE PROTECTION DEMOLITION PLAN
- M-301 PARTIAL 3RD FLOOR AREA 'B' PLUMBING & FIRE PROTECTION DEMOLITION PLAN
- M-302 PARTIAL 3RD FLOOR AREA 'A' PLUMBING & FIRE PROTECTION NEW LAYOUT
- M-303 PARTIAL 3RD FLOOR AREA 'B' PLUMBING & FIRE PROTECTION NEW LAYOUT
- M-304 3RD FLOOR WASHROOMS 3-88 TO 3-93 MECHANICAL DEMOLITION
- M-305 3RD FLOOR WASHROOMS 3-88 TO 3-93 MECHANICAL NEW LAYOUT
- M-400 PARTIAL 3RD FLOOR AREA 'A' HYDRONIC DEMOLITION PLAN
- M-401 PARTIAL 3RD FLOOR AREA 'B' HYDRONIC DEMOLITION PLAN
- M-402 PARTIAL 3RD FLOOR AREA 'A' HYDRONIC NEW LAYOUT
- M-403 PARTIAL 3RD FLOOR AREA 'B' HYDRONIC NEW LAYOUT
- M-500 PARTIAL 3RD FLOOR AREA 'A' CONTROLS LAYOUT
- M-501 PARTIAL 3RD FLOOR AREA 'B' CONTROLS LAYOUT

ELECTRICAL

- E-0.1 DRAWING LIST AND ELECTRICAL LEGEND
- E-0.2 ELECTRICAL DETAILS
- E-0.3 ELECTRICAL DETAILS
- E-3.0 LEVEL 3 KEY PLAN
- E-3.1A LEVEL 3 - LIGHTING AND FIRE ALARM LAYOUT (PART A)
- E-3.1B LEVEL 3 - LIGHTING AND FIRE ALARM LAYOUT (PART B)
- E-3.2A LEVEL 3 - POWER AND SYSTEMS LAYOUT (PART A)
- E-3.2B LEVEL 3 - POWER AND SYSTEMS LAYOUT (PART B)
- E-3.3A PARTIAL LEVEL 3 - CEILING DEMOLITION LAYOUT (PART A)
- E-3.3B PARTIAL LEVEL 3 - CEILING DEMOLITION LAYOUT (PART B)
- E-3.4A PARTIAL LEVEL 3 - POWER DEMOLITION LAYOUT (PART A)
- E-3.4B PARTIAL LEVEL 3 - POWER DEMOLITION LAYOUT (PART B)
- E-3.5 LEVEL 3 WASHROOMS - LIGHTING AND FIRE ALARM LAYOUT
- E-3.6 LEVEL 3 WASHROOMS - POWER AND SYSTEMS LAYOUT
- E-3.7 LEVEL 3 WASHROOMS - CEILING DEMOLITION LAYOUT
- E-3.8 LEVEL 3 WASHROOMS - POWER DEMOLITION LAYOUT

COMMUNICATION

- TC-0.1 DRAWING LIST, LEGEND, ABBREVIATIONS AND DETAILS
- TC-3.0A LEVEL 3 - COMMUNICATIONS LAYOUT (PART A)
- T C-3.0B LEVEL 3 - COMMUNICATIONS LAYOUT (PART B)

MECHANICAL

GPY + ASSOCIATES ENGINEERING INC.

90C CENTRUM DRIVE, SUITE 6

MARKHAM, ONTARIO L3R 8C5

905-475-3138

ELECTRICAL/COMMUNICATION

SMITH + ANDERSEN

647-943-7636

GENERAL NOTES:

1. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO YORK REGION REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK

2. DRAWINGS ARE NOT TO BE SCALED

3. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO YORK REGION REPRESENTATIVE FOR APPROVAL

4. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF YORK REGION. AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT SPECIFIED

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3	05-25-2020	ISSUED FOR PERMIT
4	11-12-2020	ISSUED FOR TENDER
5	03-19-2021	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

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Toronto Ontario M5V 1W2
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ONTARIO ASSOCIATION
of
ARCHITECTS
G. BRUCE STRATTON
LICENCE
3981

PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

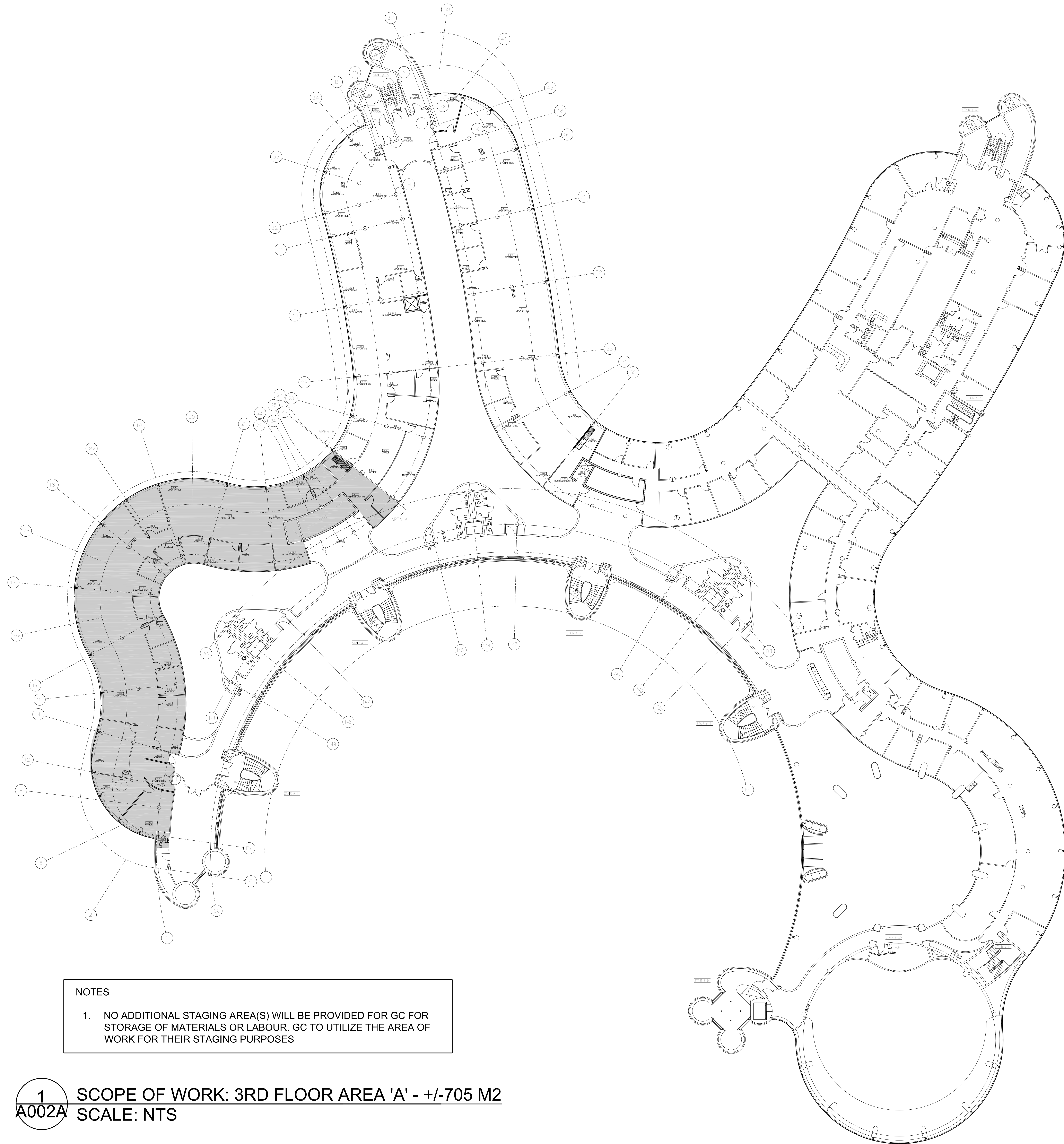
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

LIST OF DRAWINGS/
CONSULTANTS

SHEET NUMBER:

A001



NOTES

1. NO ADDITIONAL STAGING AREA(S) WILL BE PROVIDED FOR GC FOR STORAGE OF MATERIALS OR LABOUR. GC TO UTILIZE THE AREA OF WORK FOR THEIR STAGING PURPOSES

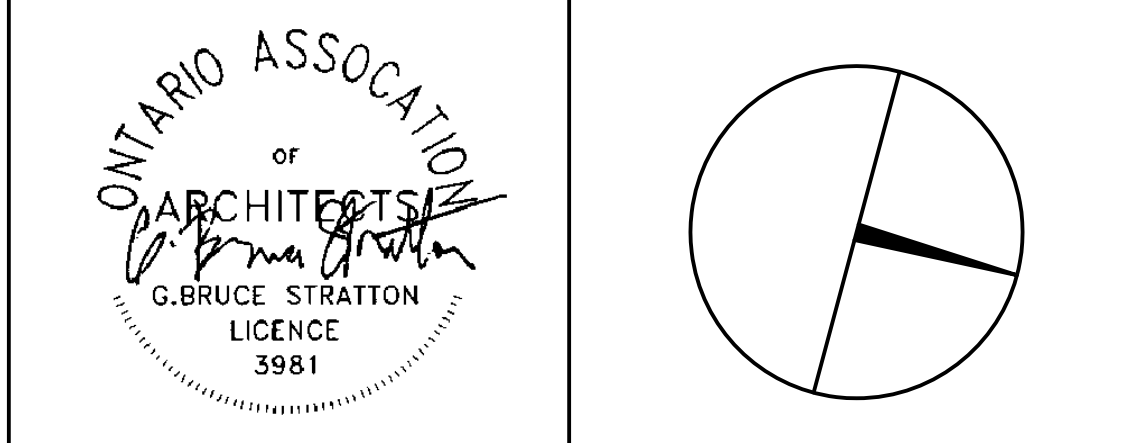
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A002A SCOPE OF WORK: 3RD FLOOR AREA 'A' - +/-705 M2
SCALE: NTS

- GENERAL NOTES:
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YORK REGION

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Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

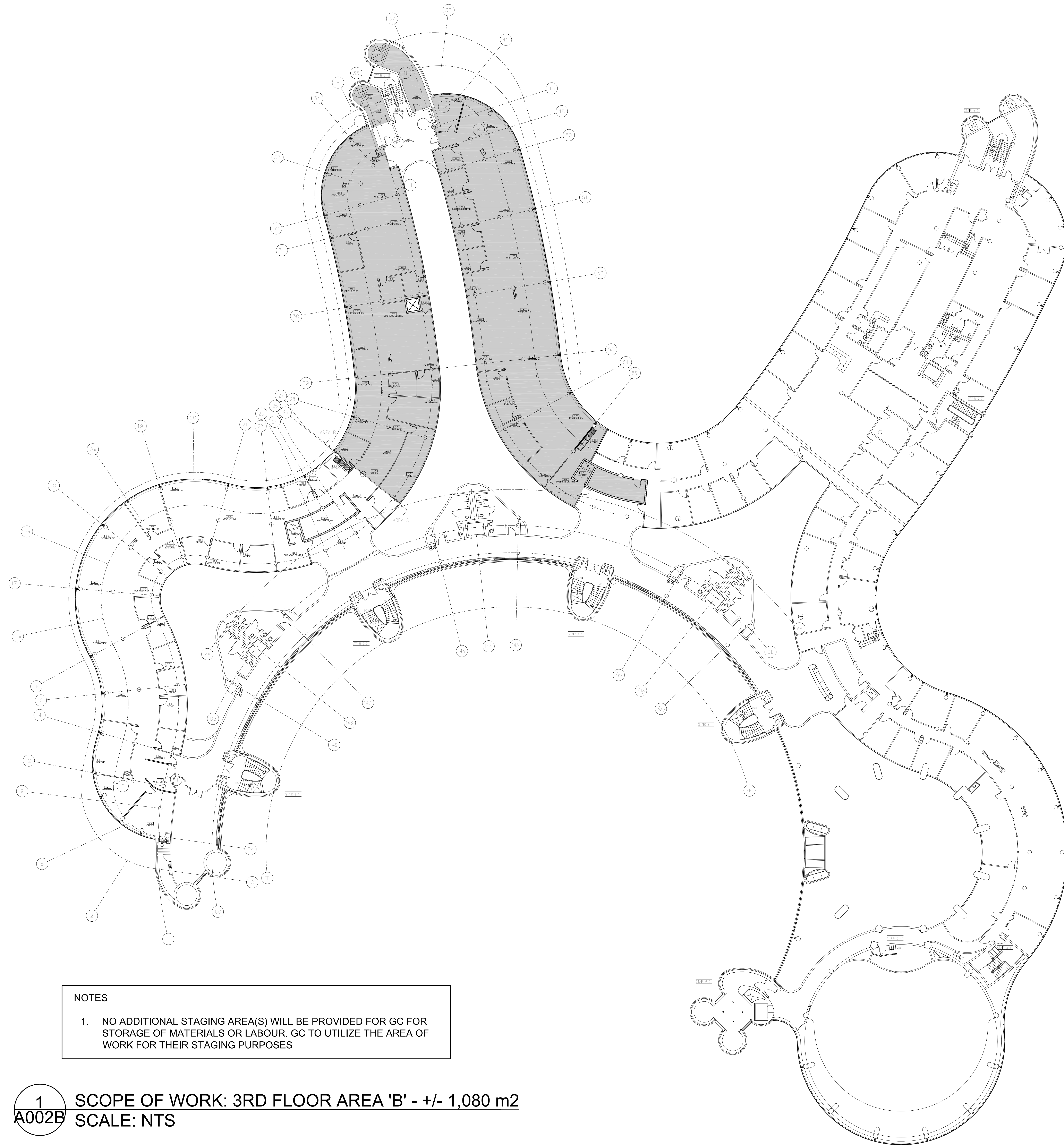
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

**SCOPE OF WORK
AREA 'A'**

SHEET NUMBER:

A002 A



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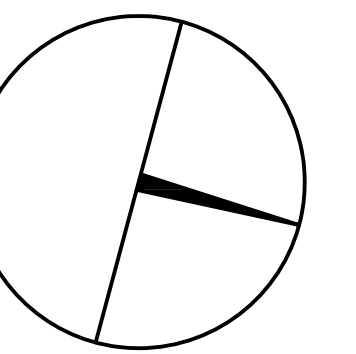
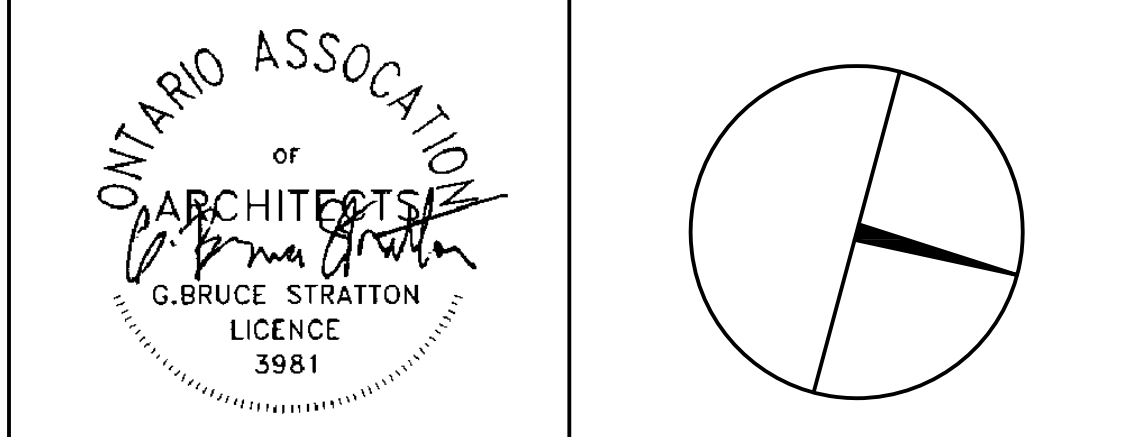
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A002B SCOPE OF WORK: 3RD FLOOR AREA 'B' - +/- 1,080 m2
SCALE: NTS

- GENERAL NOTES:
1. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO YORK REGION REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK
 2. DRAWINGS ARE NOT TO BE SCALED
 3. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO YORK REGION REPRESENTATIVE FOR APPROVAL
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York Region

PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 003

BASE DATE: 03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

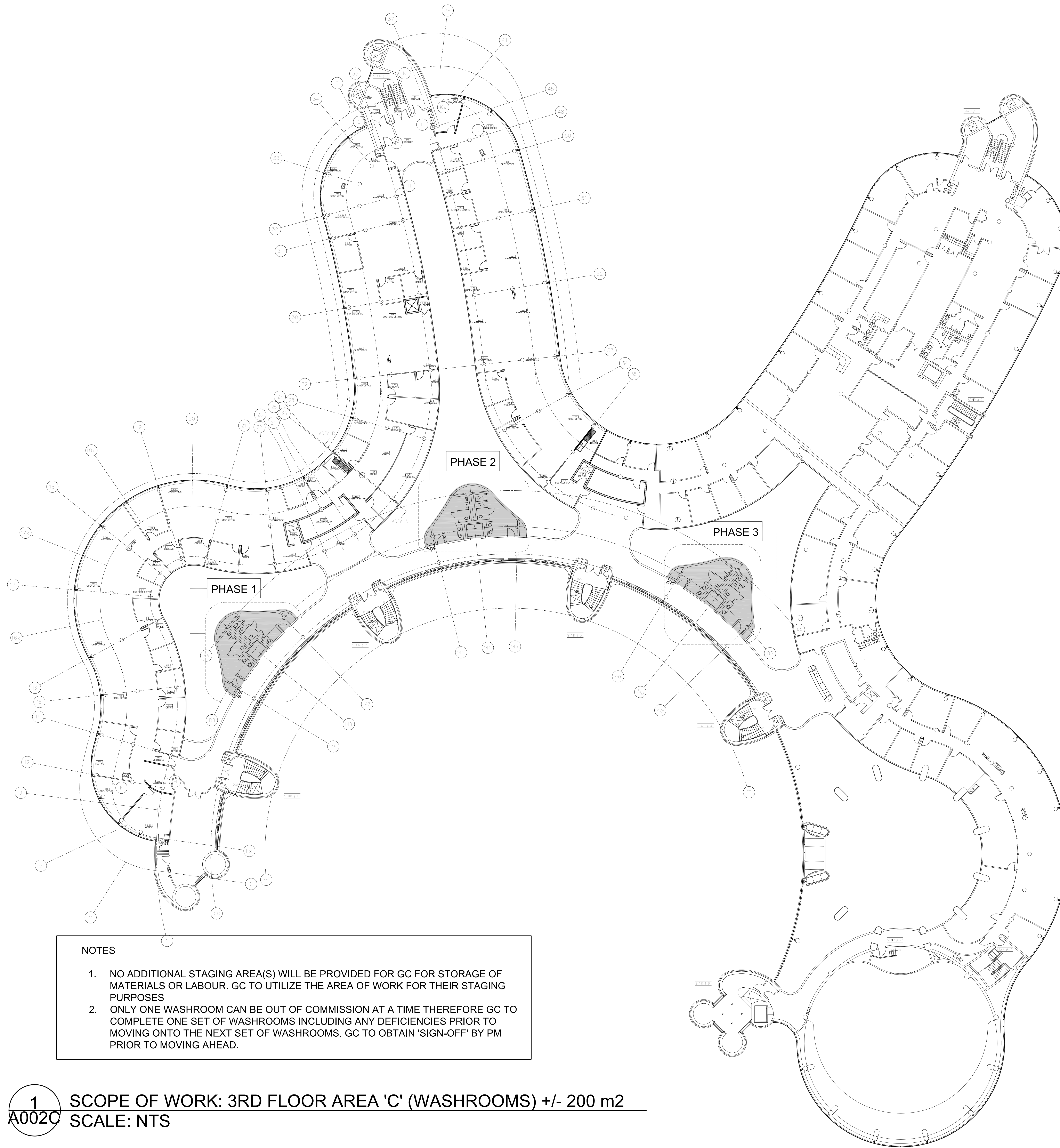
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

**SCOPE OF WORK
AREA 'B'**

SHEET NUMBER:

A002 B



NOTES

1. NO ADDITIONAL STAGING AREA(S) WILL BE PROVIDED FOR GC FOR STORAGE OF MATERIALS OR LABOUR. GC TO UTILIZE THE AREA OF WORK FOR THEIR STAGING PURPOSES
2. ONLY ONE WASHROOM CAN BE OUT OF COMMISSION AT A TIME THEREFORE GC TO COMPLETE ONE SET OF WASHROOMS INCLUDING ANY DEFICIENCIES PRIOR TO MOVING ONTO THE NEXT SET OF WASHROOMS. GC TO OBTAIN 'SIGN-OFF' BY PM PRIOR TO MOVING AHEAD.

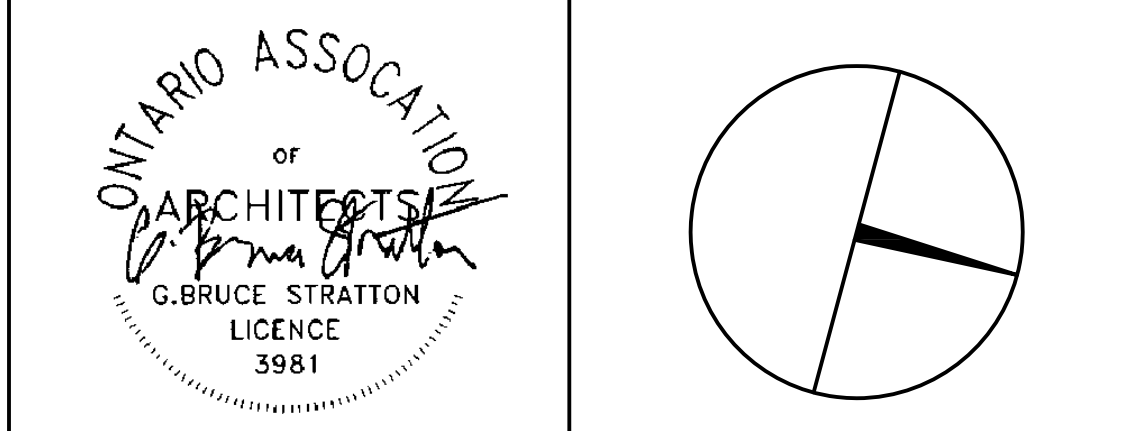
1 SCOPE OF WORK: 3RD FLOOR AREA 'C' (WASHROOMS) +/- 200 m2
A002C SCALE: NTS

- GENERAL NOTES:
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York Region

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FLOOR: 003
BASE DATE: 03-01-2020
PROJECT:

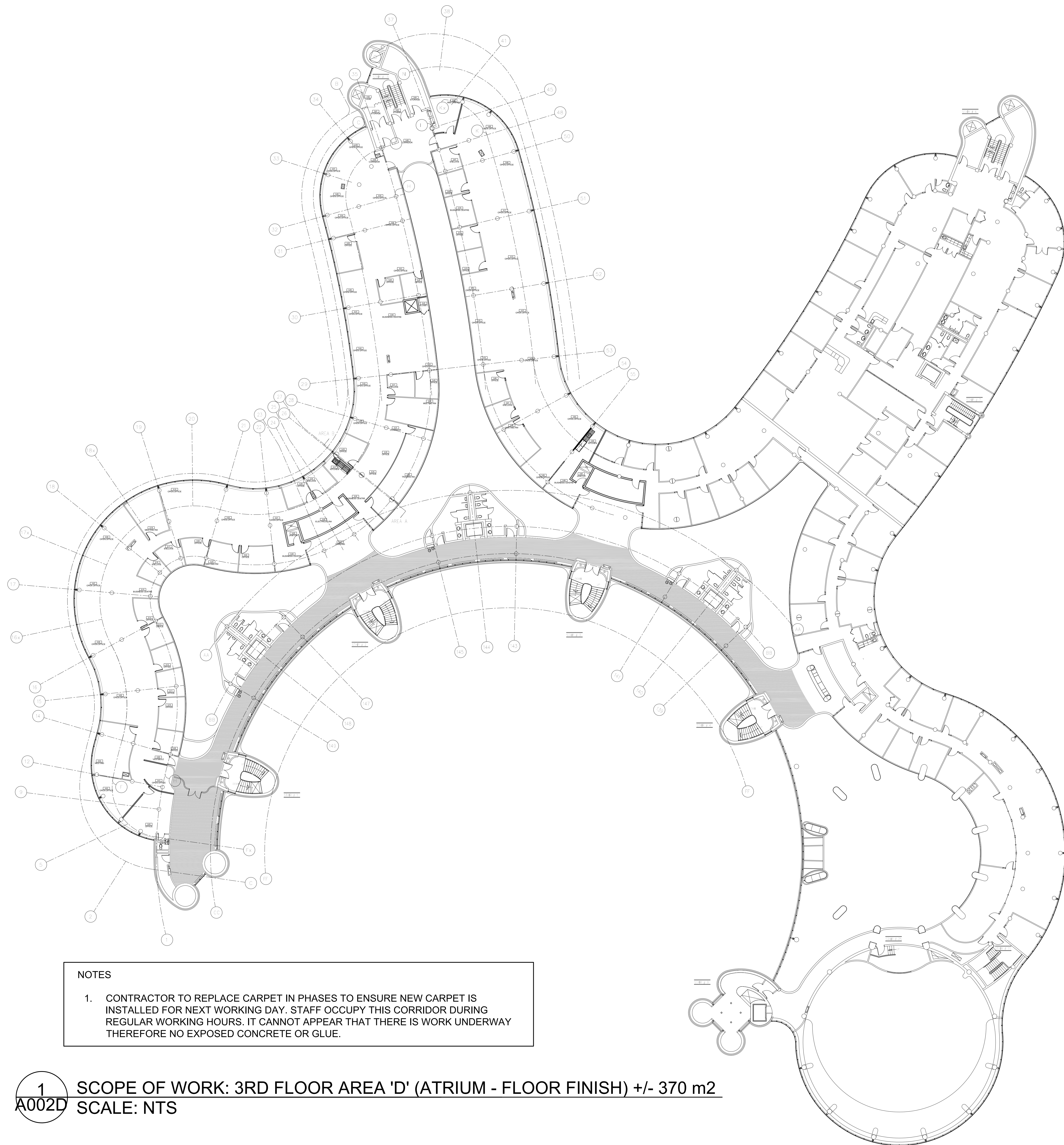
TENDER NO.: T-19-349

YORK REGION
Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN
DRAWN BY: SK
SUBMITTED TO: MUNICIPALITY OF YORK
SHEET TITLE:

**SCOPE OF WORK
AREA 'C'**

SHEET NUMBER:
A002 C



NOTES

1. CONTRACTOR TO REPLACE CARPET IN PHASES TO ENSURE NEW CARPET IS INSTALLED FOR NEXT WORKING DAY. STAFF OCCUPY THIS CORRIDOR DURING REGULAR WORKING HOURS. IT CANNOT APPEAR THAT THERE IS WORK UNDERWAY THEREFORE NO EXPOSED CONCRETE OR GLUE.

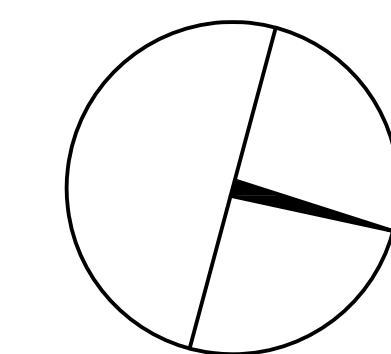
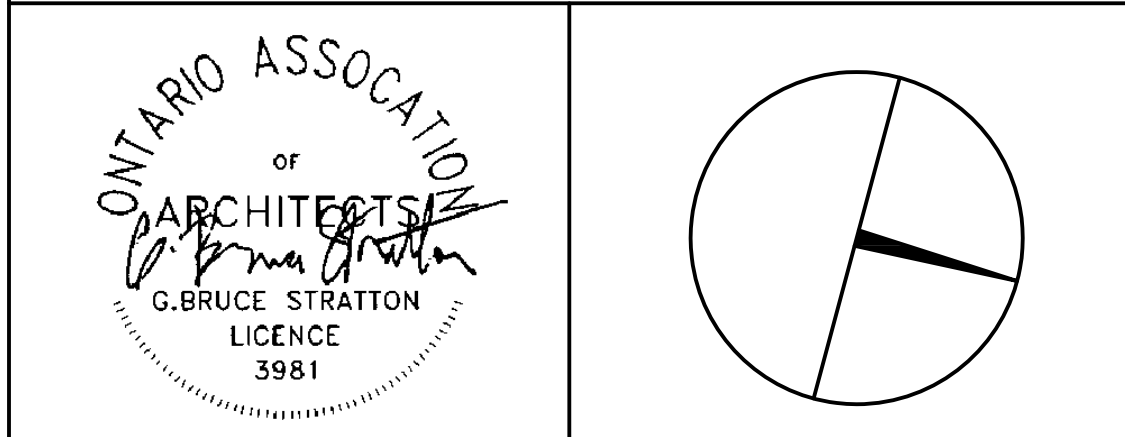
1 SCOPE OF WORK: 3RD FLOOR AREA 'D' (ATRIUM - FLOOR FINISH) +/- 370 m2
A002D SCALE: NTS

- GENERAL NOTES:
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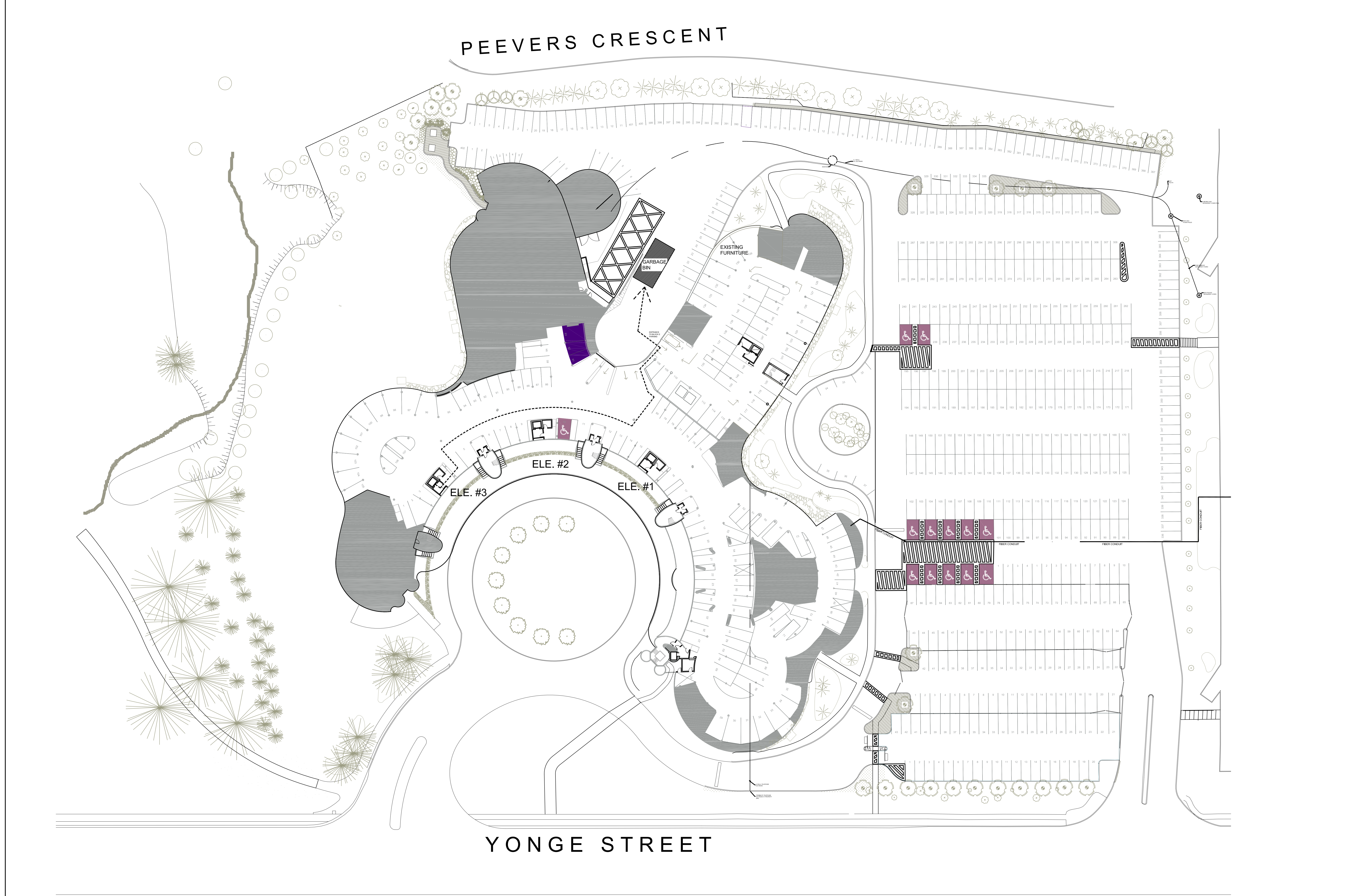
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

SCOPE OF WORK
AREA 'D'

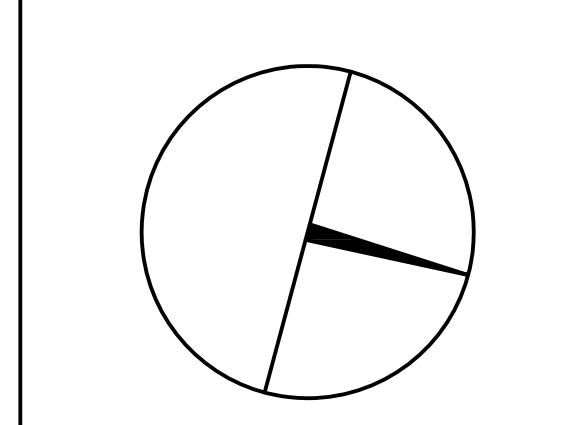

SHEET NUMBER:

A002 D



GENERAL NOTES:		
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SCALE: AS SHOWN
DRAWN BY: SK
SUBMITTED TO: MUNICIPALITY OF YORK
SHEET TITLE:

DISPOSAL ROUTE

SHEET NUMBER:
A003

1

A003

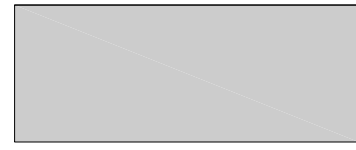
DISPOSAL ROUTE
SCALE: NTS

- GENERAL NOTES: DISPOSAL PLAN
- DEMOLITION OF MATERIAL AND DEBRIS TO BE REMOVED OFF SITE USING APPROPRIATE WASTE DISPOSAL BINS AS DESIGNATED BY PROJECT PM.
 - USE HEAVY-WEIGHT BLANKETS TO PREVENT MIGRATION OF DUST DURING TRANSPORTATION OF MATERIALS
 - MAINTAIN UNOBSTRUCTED EGRESS PATH OF TRAVEL OF THIS ROUTE AT ALL TIMES
 - GC TO USE ELEVATOR#3 FOR THE TRANSPORTATION OF DEMOLITION MATERIALS TO THE BASEMENT LEVEL WHERE THE GARBAGE BINS ARE TO BE LOCATED.
 - GC TO INFORM YORK REGION PM WHERE ELEVATOR TARPS ARE NEEDED FOR ELEVATOR #3. PROVIDE 48-HOURS NOTICE
 - TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
 - CONTRACTOR TO ENSURE BY 7AM THE NEXT BUSINESS DAY THAT THE ROUTE TO THE GARBAGE BIN HAS BEEN CLEANED OTHERWISE THE CONTRACTOR WILL BE BILLED FOR CLEAN UP BY YORK REGION CLEANING STAFF
- LEGEND:
- DENOTES DISPOSAL ROUTE: GARBAGE TO BE TRANSPORTED DOWN ELEVATOR #3 TO THE UNDERGROUND PARKING LEVEL TO GARBAGE BINS LOCATED OUTSIDE

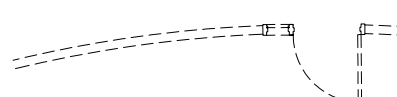


- GENERAL DEMOLITION NOTES
1. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
 2. CONTRACTOR TO DISPOSE OF ALL DEBRIS THROUGH THE USE OF 'ELEVATOR #3' ONLY. GC TO INFORM YORK REGION PM WHERE ELEVATOR TARPIS ARE NEEDED FOR ELEVATOR #3. PROVIDE 48-HOURS NOTICE
 3. CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 6:30AM & WEEKENDS
 4. PROVIDE WASTE DIVERSION RECEIPTS TO PM DEMONSTRATING DESTINATION AND VOLUME OF ALL WASTE DIVERTED FROM LANDFILL FOR REUSE/RECYCLE
 5. CONTRACTOR TO PROTECT ALL EXISTING WINDOW COVERINGS PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO GATHER WINDOW COVERING TO AN OPEN POSITION, CAREFULLY TIE THEM TOGETHER AND WRAP IN POLYTARP
 6. ALL EXISTING CONCRETE WALLS/STRUCTURAL COLUMNS TO REMAIN
 7. GC TO PROVIDE 2HR FIRE STOP AT EXISTING CONCRETE SLAB WHERE FAN COIL UNITS ARE BEING REMOVED. GC TO ALLOW FOR UP TO 428 100MM WIDE FLOOR SLAB PENETRATIONS RELATED TO REMOVAL OF FAN COIL UNITS. REFER TO STRUCTURAL ENGINEERS DWGS (D1/S100) FOR TYPICAL FIRESTOP DETAIL.
 8. GC TO ALLOW FOR EXTENSIVE PATCH/SAND/PAINT OF SECOND FLOOR GYPSUM BULKHEAD CEILING WHERE 104 FAN COIL UNITS ARE BEING REMOVED FROM THE 3RD FLOOR AND CAPPED OFF IN THE SECOND FLOOR CEILING SPACE. REFER TO A100 & A101 AND M200 & M201 FOR EXTENT OF MECHANICAL DEMOLITION
 9. REFER TO A502 FOR FULL EXTENT OF CARPET REMOVAL IN COMMON AREA.

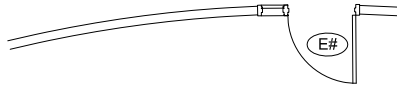
LEGEND:



Denotes area outside the current scope



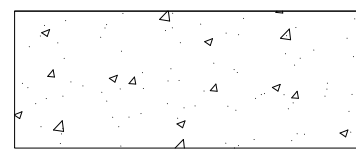
EXISTING GYPSUM WALLS & BAFFLING ABOVE, DOORS & SIDELIGHTS AND FRAMES TO BE REMOVED, PROVIDE WASTE DIVERSION RECEIPTS TO PM DEMONSTRATING DESTINATION AND VOLUME OF ALL WASTE DIVERTED FROM LANDFILL FOR REUSE/RECYCLE



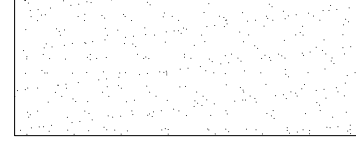
EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



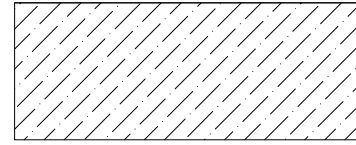
EXISTING WALLS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



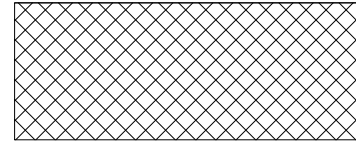
EXISTING CONCRETE FLOOR TO REMAIN. ENSURE SURFACE IS CLEAN WITH NO ADHESIVE AND/OR NO UNDERLINING FINISHES AND READY TO RECEIVE NEW FLOOR MATERIAL



EXISTING CARPET TO BE REMOVED TO SLAB INCLUDING ALL GLUE RESIDUE. ENSURE SURFACE IS CLEAN AND READY TO RECEIVE NEW FLOOR MATERIAL



EXISTING VINYL FLOORING TO BE REMOVED TO SLAB INCLUDING ALL GLUE RESIDUE. ENSURE SURFACE IS CLEAN AND READY TO RECEIVE NEW FLOOR MATERIAL



EXISTING PORCELAIN TILE FLOOR TO BE REMOVED INCLUDING GROUT TO EXPOSE FLOOR SLAB. PREP FLOOR TO RECEIVE NEW FINISH



EXISTING FLOOR TO REMAIN

KEYNOTES:

1

REMOVE EXISTING GYPSUM WALL FIN AND GLAZING. PATCH/REPAIR WALL, MAKE GOOD TO RECEIVE NEW FINISH. GC TO ALLOW FOR A LIFT FROM THE INSIDE PERIMETER/ATRIUM WHERE ACCESS TO THE THIRD STORY IS REQUIRED FOR CAULKING IN BETWEEN THE GLAZING AFTER FIN IS REMOVED

2

REMOVE EXISTING KITCHENETTE INCLUDING UPPER AND LOWER MILLWORK CABINETS AND PLUMBING FIXTURES. REFER TO ENGINEERS DRAWINGS FOR M&E SPECIFIC DEMOLITION

3

REMOVE EXISTING WASHROOM TOILET AND VANITY, EXISTING PORCELAIN TILE FLOOR, EXISTING PORCELAIN BASE, WALL MIRROR, WALL ACCESSORIES INCLUDING SOAP DISPENSER, LIGHT VALANCE.

4

CUTBACK WALL BY 500MM. PATCH/REPAIR/MAKE GOOD EXISTING PORTION

5

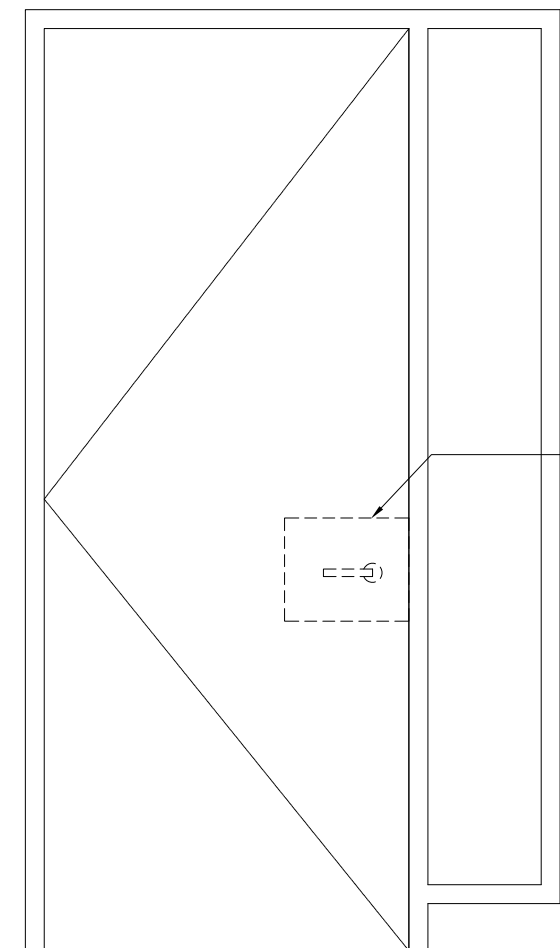
EXISTING FIRE HOSE CABINET TO BE REMOVED AND RELOCATED. REFER TO ENGINEERS DRAWINGS FOR MECHANICAL DIRECTION

6

REMOVE EXISTING MILLWORK AND REPLACE WITH NEW TO MATCH FOOTPRINT OF EXIST. NEW MILLWORK COMPLETE WITH ALL NEW FINISHES. PLUMBING/ELECTRICAL TO REMAIN. REPLACE SINK WITH NEW AS PER MECHANICAL SPEC

7

FAN COIL REMOVAL. REFER TO MECHANICAL ENGINEERS DRAWING M-200 & M-201 FOR EXTENT OF REMOVAL. ALLOW FOR EXTENSIVE PATCH/REPAIR OF 2ND FLOOR CEILING WHERE PARTIAL REMOVAL OF GYPSUM CEILING IS REQUIRED TO ALLOW FOR CAPPING-OFF OF PIPES TIED TO 3RD FLOOR FAN COILS BEING REMOVED



KEEP ALL HARDWARE
GC TO CUTOFF ALL EXISTING DOOR
LEVERS AND RELOCATE TO CLIENT'S
ON SITE STORAGE AREA

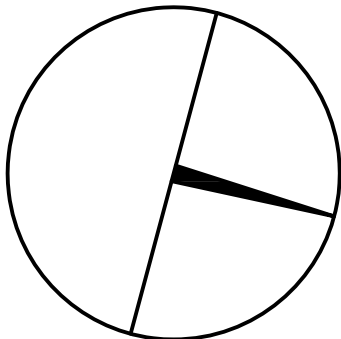
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5	03-19-2021	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146



PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

DEMOLITION PLAN
AREA 'A'

SHEET NUMBER:

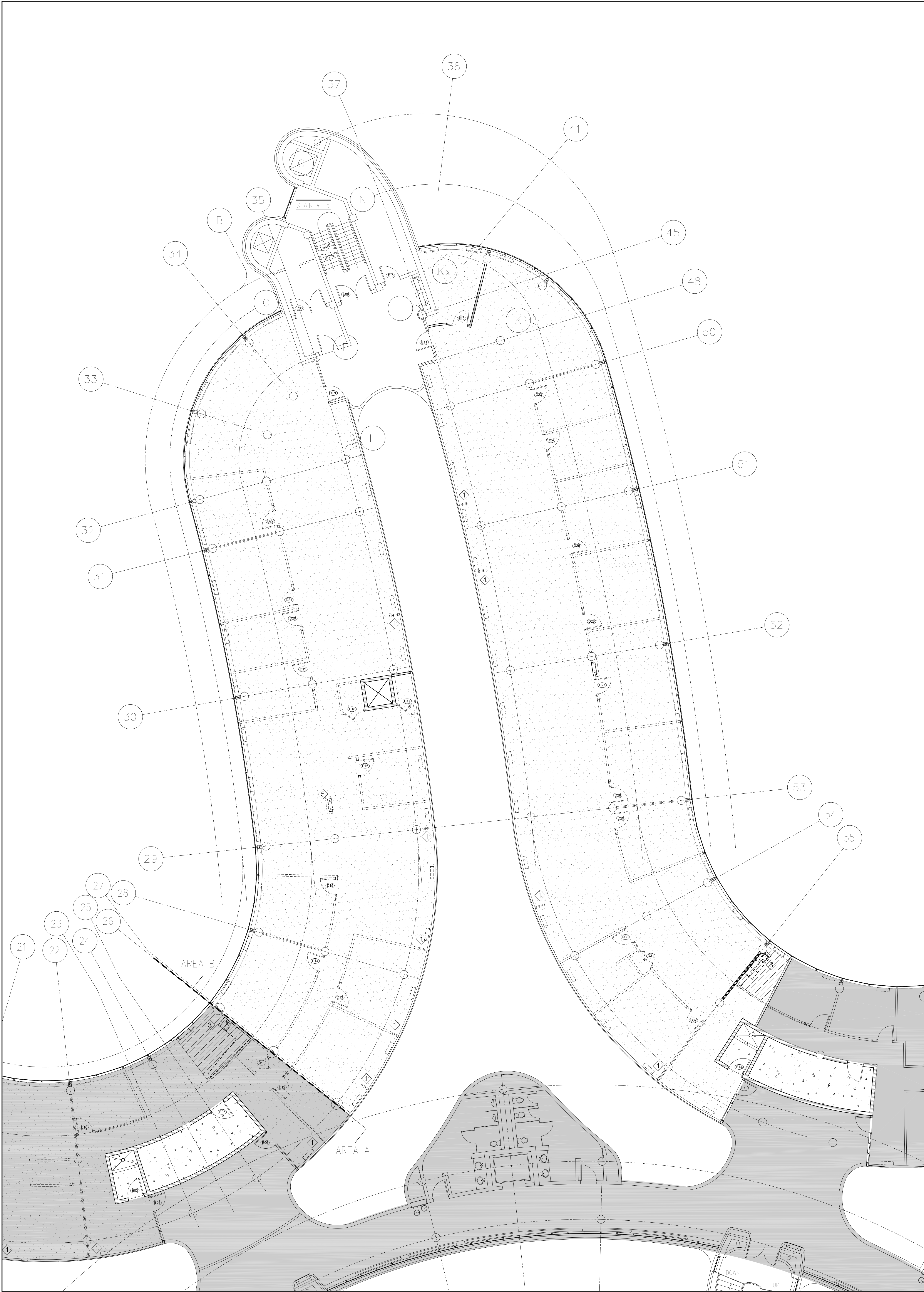
A100

1
A100

DEMOLITION: 3RD FLOOR AREA 'A'
SCALE: 1:100

2
A100

DEMOLITION: RETAIN DOOR HARDWARE
SCALE: NTS



1A101

DEMOLITION: 3RD FLOOR AREA 'B'
SCALE: 1:100

GENERAL DEMOLITION NOTES

1. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM

2. CONTRACTOR TO DISPOSE OF ALL DEBRIS THROUGH THE USE OF ELEVATOR #3 ONLY. GC TO INFORM YORK REGION PM WHERE ELEVATOR TARPS ARE NEEDED FOR ELEVATOR #3. PROVIDE 48-HOURS NOTICE

3. CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS

4. PROVIDE WASTE DIVERSION RECEIPTS TO PM DEMONSTRATING DESTINATION AND VOLUME OF ALL WASTE DIVERTED FROM LANDFILL FOR REUSE/RECYCLE

5. CONTRACTOR TO PROTECT ALL EXISTING WINDOW COVERINGS PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO GATHER WINDOW COVERING TO AN OPEN POSITION, CAREFULLY TIE THEM TOGETHER AND WRAP IN POLYTARP.

6. ALL EXISTING CONCRETE WALLS/STRUCTURAL COLUMNS TO REMAIN

7. GC TO PROVIDE 2HR FIRE STOP AT EXISTING CONCRETE SLAB WHERE FAN COIL UNITS ARE BEING REMOVED. GC TO ALLOW FOR UP TO 428 100MM WIDE FLOOR SLAB PENETRATIONS RELATED TO REMOVAL OF FAN COIL UNITS. REFER TO STRUCTURAL ENGINEERS DWGS (D1/S100) FOR TYPICAL FIRESTOP DETAIL

8. GC TO ALLOW FOR EXTENSIVE PATCH/SAND/PAINT OF SECOND FLOOR GYPSUM BULKHEAD CEILING WHERE 104 FAN COIL UNITS ARE BEING REMOVED FROM THE 3RD FLOOR AND CAPPED OFF IN THE SECOND FLOOR CEILING SPACE. REFER TO A100 & A101 AND M200 & M201 FOR EXTENT OF MECHANICAL DEMOLITION

9. REFER TO A502 FOR FULL EXTENT OF CARPET REMOVAL IN COMMON AREA.

LEGEND:

DENOTES AREA OUTSIDE THE CURRENT SCOPE

EXISTING GYPSUM WALLS & BAFFLING ABOVE, DOORS & SIDELIGHTS AND FRAMES TO BE REMOVED. PROVIDE WASTE DIVERSION RECEIPTS TO PM DEMONSTRATING DESTINATION AND VOLUME OF ALL WASTE DIVERTED FROM LANDFILL FOR REUSE/RECYCLE

EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN

EXISTING WALLS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN

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EXISTING PORCELAIN TILE FLOOR TO BE REMOVED INCLUDING GROUT TO EXPOSE FLOOR SLAB. PREP FLOOR TO RECEIVE NEW FINISH

EXISTING FLOOR TO REMAIN

KEYNOTES:

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REMOVE EXISTING KITCHENETTE INCLUDING UPPER AND LOWER MILLWORK CABINETS AND PLUMBING FIXTURES. REFER TO ENGINEER'S DRAWINGS FOR M&E SPECIFIC DEMOLITION

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CUTBACK WALL BY 500MM. PATCH/REPAIR/MAKE GOOD EXISTING PORTION

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KEEP ALL HARDWARE
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ONTARIO ASSOCIATION
OF
ARCHITECTS
G. BRUCE STRATTON
LICENCE
3981

PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 003

BASE DATE: 03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

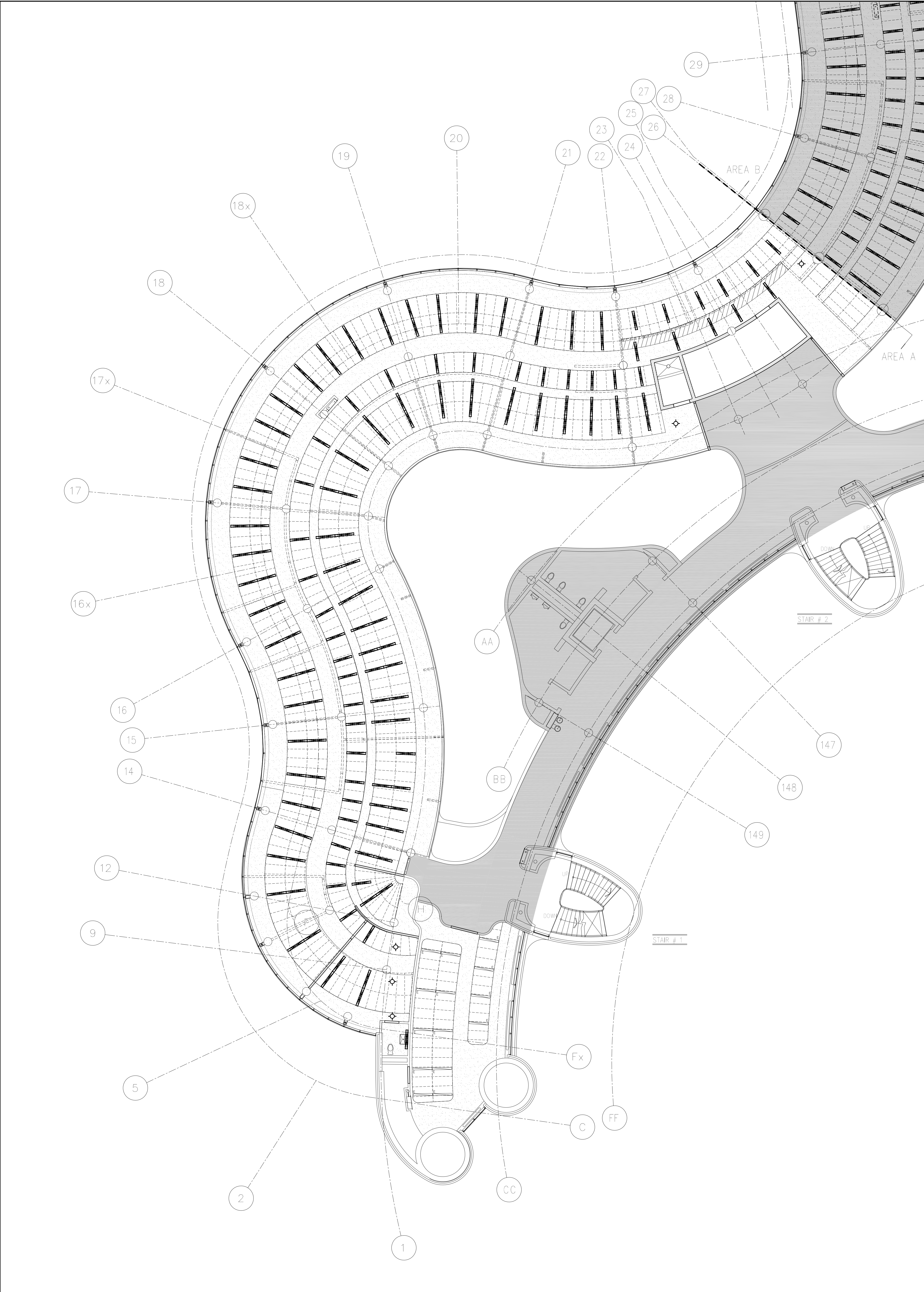
DEMOLITION PLAN
AREA 'B'

SHEET NUMBER:

A101

2A101

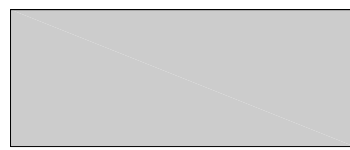
DEMOLITION: RETAIN DOOR HARDWARE
SCALE: NTS



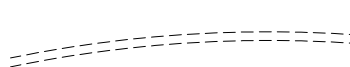
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LEGEND:



DENOTES AREA OUTSIDE THE CURRENT SCOPE



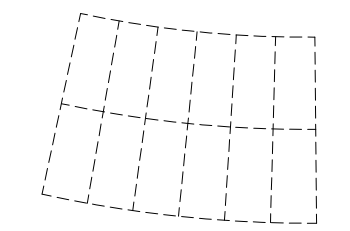
EXISTING WALLS TO REMAIN



EXISTING WALLS TO REMAIN



EXISTING WALLS TO REMAIN



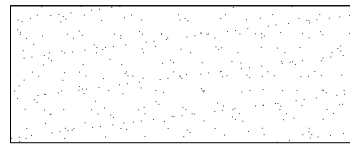
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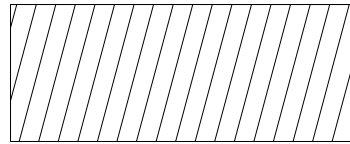
LIGHTING DEMOLITION. GC TO ALLOW FOR ALL NECESSARY PATCH/REPAIR OF GYPSUM CEILING WHERE POT LIGHTS ARE BEING REMOVED



EXISTING LIGHTS SHOWN IN MEETING ROOM TO REMAIN. REMOVE EXISTING LENSES AND REPLACE WITH NEW TO MATCH NEW LIGHTS IN ADJACENT SPACE



EXISTING GYPSUM CEILING TO REMAIN



EXISTING GYPSUM CEILING TO BE REMOVED



EXISTING EXPOSED CEILING TO REMAIN

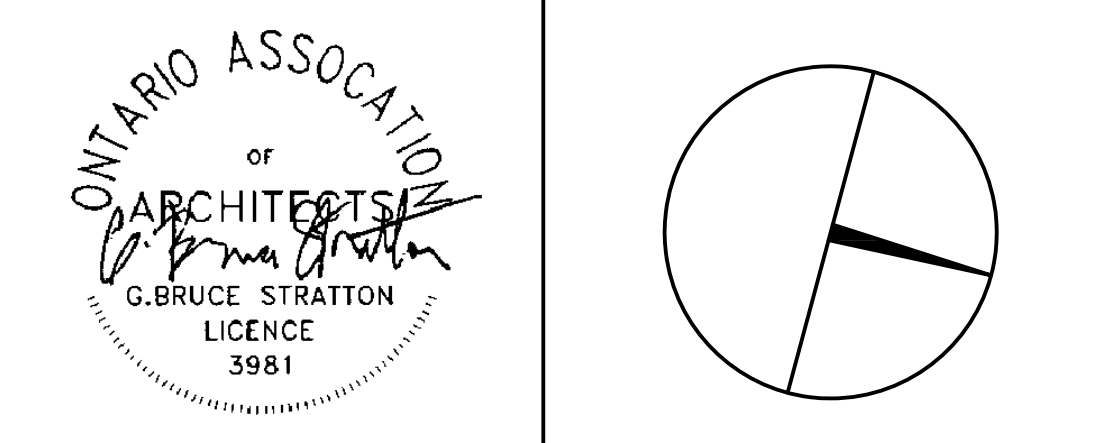
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G.Bruce Stratton Architects

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telephone: 416.351.8145
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DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

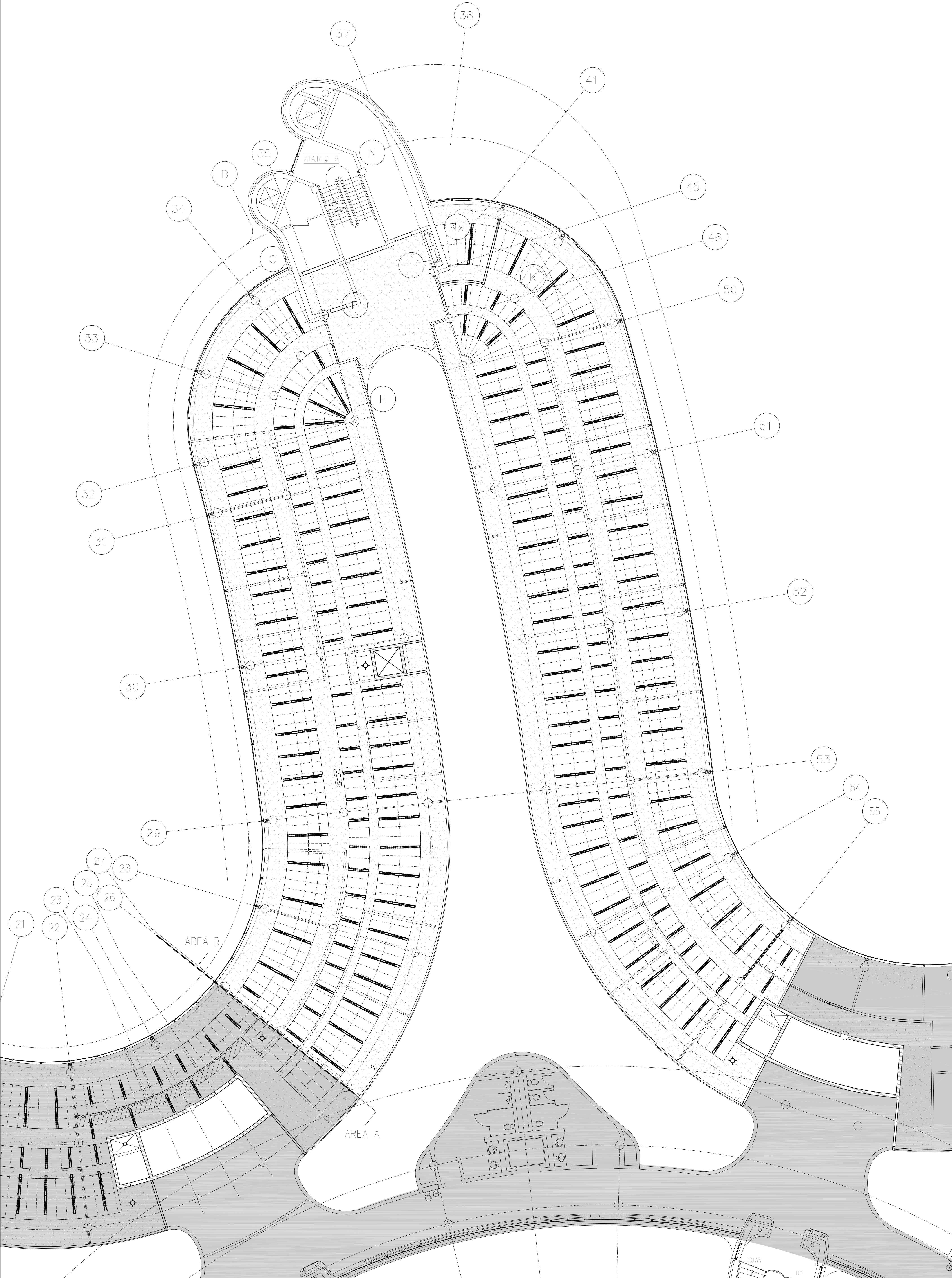
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

CEILING DEMOLITION
AREA 'A'

SHEET NUMBER:

A102



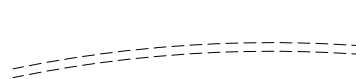
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9. GC TO ALLOW FOR ALL NECESSARY PATCH/REPAIR OF GYPSUM CEILING WHERE POT LIGHTS ARE BEING REMOVED

LEGEND:



DENOTES AREA OUTSIDE THE CURRENT SCOPE



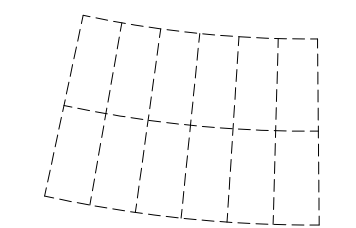
EXISTING WALLS TO REMAIN



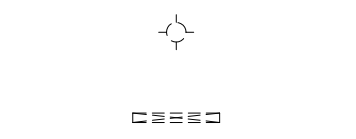
EXISTING WALLS TO REMAIN



EXISTING WALLS TO REMAIN



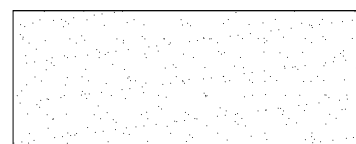
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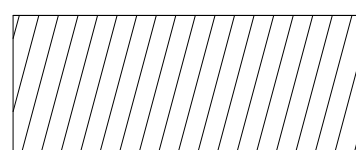
LIGHTING DEMOLITION. GC TO ALLOW FOR ALL NECESSARY PATCH/REPAIR OF GYPSUM CEILING WHERE POT LIGHTS ARE BEING REMOVED



EXISTING LIGHTS SHOWN IN MEETING ROOM TO REMAIN. REMOVE EXISTING LENSES AND REPLACE WITH NEW TO MATCH NEW LIGHTS IN ADJACENT SPACE



EXISTING GYPSUM CEILING TO REMAIN



EXISTING GYPSUM CEILING TO BE REMOVED



EXISTING EXPOSED CEILING TO REMAIN

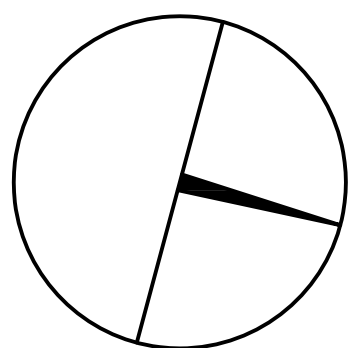
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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 003

BASE DATE: 03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

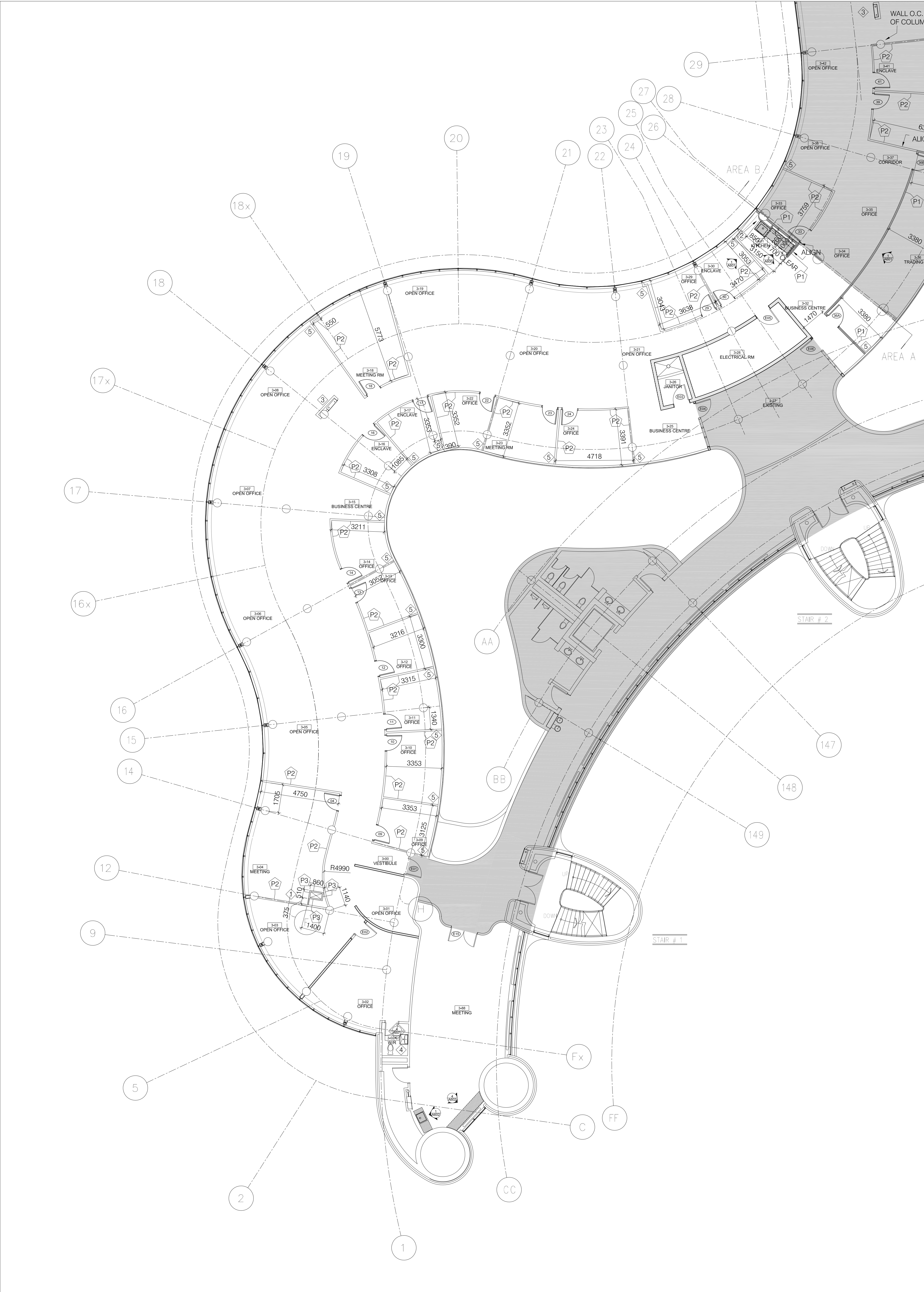
CEILING DEMOLITION
AREA 'B'

SHEET NUMBER:

A103

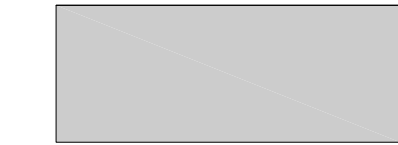
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A103

CEILING DEMOLITION: 3RD FLOOR AREA 'B'
SCALE: 1:100



- CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
- CONTRACTOR TO PROTECT ALL EXISTING WINDOW COVERINGS PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO GATHER WINDOW COVERINGS TO AN OPEN POSITION, CAREFULLY TIE THEM TOGETHER AND WRAP IN POLYTARP.
- ALL EXISTING CONCRETE WALLS TO REMAIN
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- GC TO CHALKLINE ALL NEW TEKNION FURNITURE WALLS FOR SIGNOFF BY YORK REGION PRIOR TO THE INSTALL OF RIGID BATT INSULATION IN PLENUM SPACE
- GC TO CHALKLINE ALL NEW GYPSUM WALLS FOR ARCHITECT REVIEW PRIOR TO INSTALL
- REFER TO 2/A601 FOR TYPICAL INFILL DETAIL WHERE ALL NEW WALLS MEET GLAZING
- REFER TO DOOR HARDWARE SCHEDULE ON A601 DRAWING

LEGEND:



DENOTES AREA OUTSIDE OF CURRENT SCOPE



EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



EXISTING WALLS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



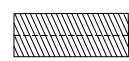
P-1 PARTITION TYPE DENOTES NEW GYPSUM WALL FROM FLOOR SLAB TO 150MM PAST FINISHED CEILING (S107, RATING 45 - UL 1407), GYP WALL C/W 12MM GYP ON BOTH SIDES OF 90MM HEAVY GAUGE METAL STUDS SPACED 457MM O.C. AND SPACED HORIZONTALLY AT EACH 1/3 HEIGHT OF WALL FOR RIGIDITY. INFILL WALL CAVITY WITH INSULATION BATTS FULL HEIGHT OF WALL. PROVIDE 50MM RIGID INSULATION BATTS C/W FOIL BOTH SIDES FROM 150MM ABOVE FINISHED CEILING TO U/S OF CONCRETE SLAB ABOVE. ALL BAFFLE JOINTS TO BE TAPED, FRICTION FIT W/ FSK



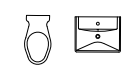
P-2 PARTITION TYPE DENOTES NEW ALTOS WALL FROM FLOOR SLAB TO U/S OF FINISHED CEILING. NEW ALTOS WALL SUPPLIED BY CLIENT INSTALLED BY GC. GC TO CARRY PRE-QUALIFIED ALTOS INSTALLER. PROVIDE 50MM RIGID INSULATION BATTS C/W FOIL BOTH SIDES FROM ABOVE FINISHED CEILING TO U/S OF CONCRETE SLAB ABOVE. ALL BAFFLE JOINTS TO BE TAPED, FRICTION FIT W/ FSK



**GC'S PRE-QUALIFIED FURNITURE INSTALLER TO CONSULT WITH CLIENT FOR EXACT PLACEMENT OF ALTOS WALLS. DO NOT REFERENCE ARCHITECTURAL DRAWINGS ALONE FOR PRECISE LAYOUT WITHOUT CLIENT INPUT



NEW MILLWORK



WASHROOM 3-02A: REFER TO MECHANICAL ENGINEERS DRAWINGS FOR WASHROOM FIXTURE SPECS

KEYNOTES:



GC TO CHALK-LINE THE SHAFT LOCATIONS ON SITE FOR REVIEW BY PM, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CUTTING SLAB. DO NOT PROCEED WITH CUTTING OF SLAB UNTIL WRITTEN INSTRUCTION IS PROVIDED BY PRIME CONSULTANT



FUR WALL AT THIS LOCATION TO MAKE SEAMLESS TRANSITION FROM BUILT-OUT PORTION TO COLUMN.



ROTATE FIRE HOSE CABINET. MODIFY EXISTING CABINET AND ASSOCIATED PIPING TO SUIT NEW FIRE HOSE CABINET ORIENTATION. RECONSTRUCT FIRE HOSE CABINET SURROUND. ALLOW FOR PREP/PATCH/PAINT ALL GYPSUM WALLS



WASHROOM 3-02A: GC TO SUPPLY/INSTALL BACK-LIT MIRROR BY LUMIDESIGN (24"x48") "KELLY". CONTACT 905.597.5988



ALLOW FOR GAP INFILL WHERE TEKNION WALLS MEET INSIDE PERIMETER WALL. REFER TO DETAIL 2/A601

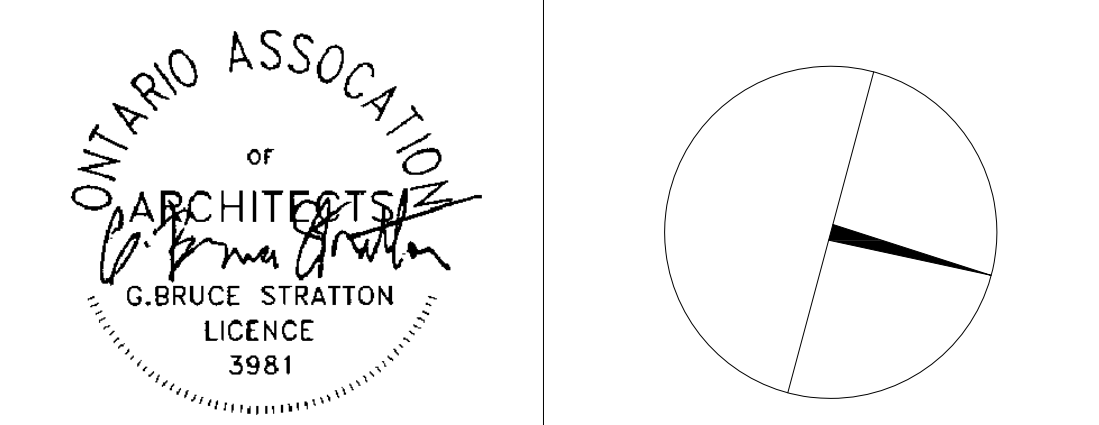
GENERAL NOTES:

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2	05-18-2020	ISSUED FOR 90% REVIEW
3	05-25-2020	ISSUED FOR PERMIT
4	11-12-2020	ISSUED FOR TENDER
5	03-19-2021	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146



PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

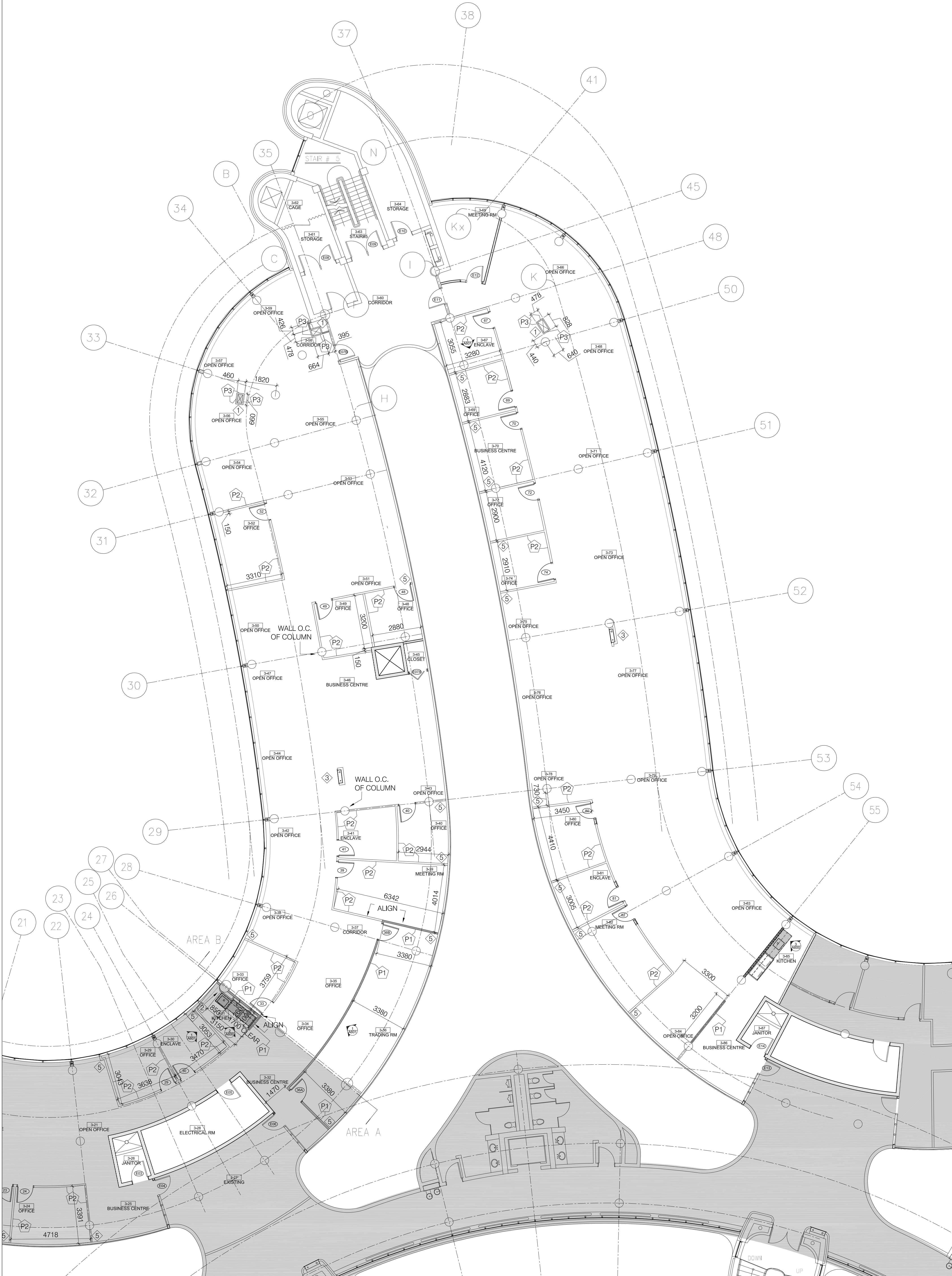
PARTITION PLAN
AREA 'A'

SHEET NUMBER:

A200

1
A200

PARTITION PLAN: 3RD FLOOR AREA 'A'
SCALE: 1:100

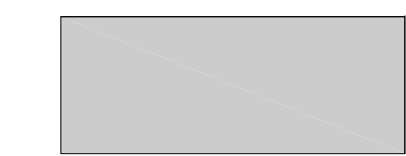


1 PARTITION PLAN: 3RD FLOOR AREA 'B'
A201 SCALE: 1:100

GENERAL PARTITION NOTES

- CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
- CONTRACTOR TO PROTECT ALL EXISTING WINDOW COVERINGS PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO GATHER WINDOW COVERINGS TO AN OPEN POSITION, CAREFULLY TIE THEM TOGETHER AND WRAP IN POLYTARP.
- ALL EXISTING CONCRETE WALLS TO REMAIN
- GC TO PROVIDE 2HR FIRE STOP AT EXISTING CONCRETE SLAB WHERE FAN COIL UNITS ARE BEING REMOVED. GC TO ALLOW FOR UP TO 428 100MM WIDE FLOOR SLAB PENETRATIONS RELATED TO REMOVAL OF FAN COIL UNITS. REFER TO STRUCTURAL ENGINEERS DWGS (D1/S100) FOR TYPICAL FIRESTOP DETAIL
- GC TO ALLOW FOR EXTENSIVE PATCH/SAND/PAINT OF SECOND FLOOR GYPSUM BULKHEAD CEILING WHERE 104 FAN COIL UNITS ARE BEING REMOVED FROM THE 3RD FLOOR AND CAPPED OFF IN THE SECOND FLOOR CEILING SPACE. REFER TO A100 & A101 AND M200 & M201 FOR EXTENT OF MECHANICAL DEMOLITION
- GC TO CHALKLINE ALL NEW TEKNION FURNITURE WALLS FOR SIGNOFF BY YORK REGION PRIOR TO THE INSTALL OF RIGID BATT INSULATION IN PLENUM SPACE
- GC TO CHALKLINE ALL NEW GYPSUM WALLS FOR ARCHITECT REVIEW PRIOR TO INSTALL
- REFER TO 2/A601 FOR TYPICAL INFILL DETAIL WHERE ALL NEW WALLS MEET GLAZING
- REFER TO DOOR HARDWARE SCHEDULE ON A601 DRAWING

LEGEND:



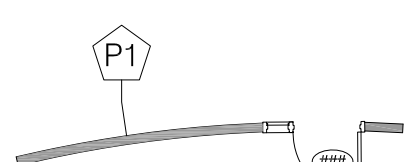
DENOTES AREA OUTSIDE OF CURRENT SCOPE



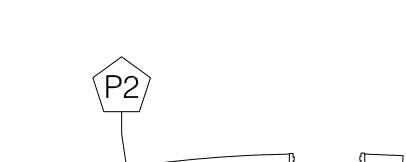
EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



EXISTING WALLS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



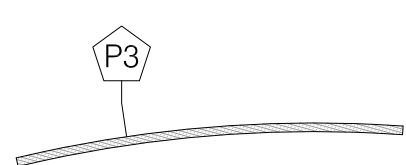
P-1 PARTITION TYPE DENOTES NEW GYPSUM WALL FROM FLOOR SLAB TO 150MM PAST FINISHED CEILING (STC RATING 45 - UL U407). GYP WALL C/W 12MM GYP ON BOTH SIDES OF 50MM HEAVY GAUGE METAL STUDS SPACED 457MM O.C. AND SPACED HORIZONTALLY AT EACH 1/3 HEIGHT OF WALL FOR RIGIDITY. INFILL WALL CAVITY WITH INSULATION BATTS FULL HEIGHT OF WALL. PROVIDE 50MM RIGID INSULATION BATTS C/W FOIL BOTH SIDES FROM 150MM ABOVE FINISHED CEILING TO U/S OF CONCRETE SLAB ABOVE. ALL BAFFLE JOINTS TO BE TAPED. FRICTION FIT W/ FSK



P-2 PARTITION TYPE DENOTES NEW ALTOS WALL FROM FLOOR SLAB TO U/S OF FINISHED CEILING. NEW ALTOS WALL SUPPLIED BY CLIENT INSTALLED BY GC. GC TO CARRY PRE-QUALIFIED ALTOS INSTALLER. PROVIDE 50MM RIGID INSULATION BATTS C/W FOIL BOTH SIDES FROM ABOVE FINISHED CEILING TO U/S OF CONCRETE SLAB ABOVE. ALL BAFFLE JOINTS TO BE TAPED. FRICTION FIT W/ FSK



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P-3 NEW 1-HOUR SHAFT WALL ASSEMBLY (UL U415/STC 45) FROM FLOOR SLAB TO CONCRETE SLAB ABOVE. ASSEMBLY C/W 25MM THICK GYPSUM LINEAR PANEL (UL TYPE SLX) GYPSUM ON ONE SIDE OF 50MM CH STUDS, 20ga MSG, SPACED 400MM O.C. AND 15MM THICK GYPSUM BOARD (UL TYPE SCX) INFILL WALL CAVITY WITH 38MM GLASS FIBRE BATT INSULATION FULL HEIGHT OF WALL.

NEW MILLWORK

WASHROOM 3-02A: REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR WASHROOM FIXTURE SPECS

KEYNOTES:

- GC TO CHALK-LINE THE SHAFT LOCATIONS ON SITE FOR REVIEW BY PM, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CUTTING SLAB. DO NOT PROCEED WITH CUTTING OF SLAB UNTIL WRITTEN INSTRUCTION IS PROVIDED BY PRIME CONSULTANT
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- ROTATE FIRE HOSE CABINET, MODIFY EXISTING CABINET AND ASSOCIATED PIPING TO SUIT NEW FIRE HOSE CABINET ORIENTATION. RECONSTRUCT FIRE HOSE CABINET SURROUND. ALLOW FOR PREP/PATCH/PAINT ALL GYPSUM WALLS
- WASHROOM 3-02A: GC TO SUPPLY/INSTALL BACK-LIT MIRROR BY LUMIDESIGN (24"X48") 'KELLY'. CONTACT 905.597.5988
- ALLOW FOR GAP INFILL WHERE TEKNION WALLS MEET INSIDE PERIMETER WALL. REFER TO DETAIL 2/A601

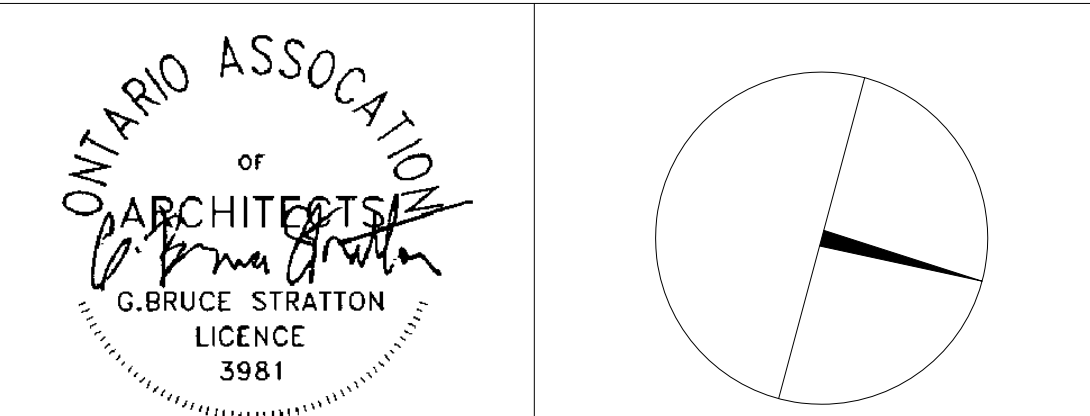
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York Region
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 003

BASE DATE: 03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

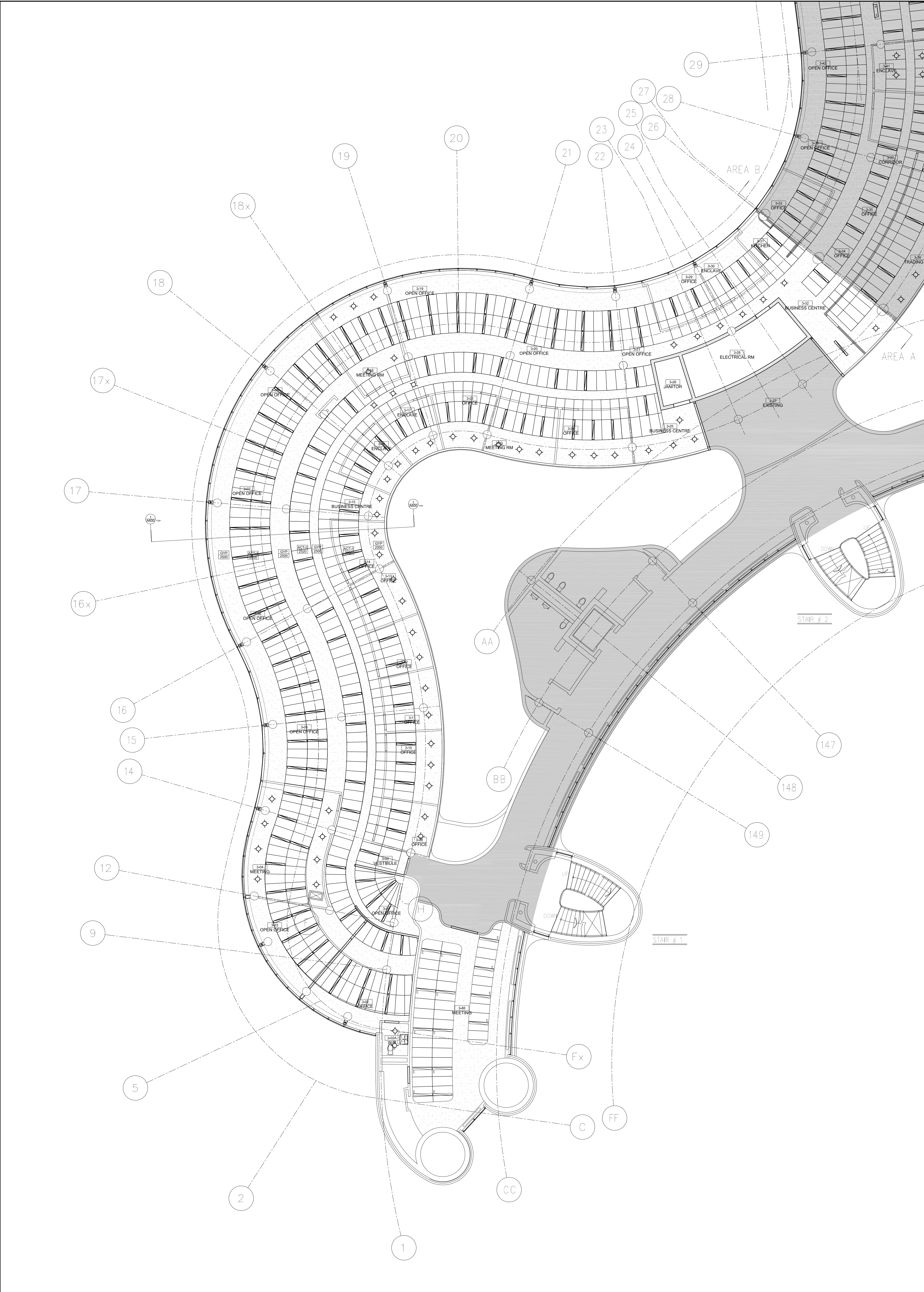
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

**PARTITION PLAN
AREA 'B'**

SHEET NUMBER:

A201



GENERAL NOTES_RCP

- HEIGHT TO U/S OF CONCRETE SLAB 3300
- CONSULT WITH THE ARCHITECT WHERE AMBIGUITY EXISTS BETWEEN THE DRAWINGS AND SITE CONDITIONS
- GO TO COMMUNICATE WITH ARCHITECT, THE CEILING DESIGN INTENT PRIOR TO SUPPLY/INSTALL
- ARCHITECT TO APPROVE GRID LAYOUT PRIOR TO INSTALLATION OF ACOUSTIC CEILING TILE
- PATCH, REPAIR, PAINT ALL EXISTING BULKHEADS AND GYPSUM CEILINGS THROUGHOUT THE SCOPE OF WORK THAT HAVE BEEN DAMAGED AS A RESULT OF A PRIOR DEMOLITION PROJECT
- EXISTING BULKHEADS TO BE REPAIRED HAVE A 300MM EDGE TO BE INCLUDED IN PATCH/REPAIR/PAINT WORK
- ALL DIFFUSERS TO BE CUSTOM FRAMED WITH T-BAR GRID AND FIT WITHIN THE ITS RESPECTIVE LOCATION AS SHOWN ON PLAN
- FINAL CEILING GRID PATTERN TO BE COORDINATED WITH CONSULTANT ON SITE
- CONSULTANT SIGN-OFF ON GRID PATTERN DESIGN PRIOR TO SUPPLY/INSTALL OF T-BAR GRID
- CONSULTANT SIGN-OFF ON GRID LAYOUT PRIOR TO SUPPLY/INSTALL OF ACOUSTIC CEILING TILE
- CONTRACTOR TO PROVIDE A MOCK-UP SECTION OF T-BAR CEILING WITH DUCTWORK AND LIGHT FIXTURES INSTALLED TO ENSURE ALL EQUIPMENT ABOVE T-BAR CEILING FITS. GENERAL CONTRACTOR TO BEAR ALL COSTS IF MODIFICATIONS OF THE CEILING ARE REQUIRED
- PRIOR TO COMMENCING THE INSTALL OF THE NEW T-BAR CEILING GC IS TO SITE VERIFY THAT THE PLENUM SPACE IS HIGH ENOUGH TO ACCOMMODATE THE NEW MECHANICAL/ELECTRICAL SERVICES LOCATED IN PLENUM SPACE. GC TO CREATE 'MOCK-UP' AND DEMONSTRATE TO CLIENT REQUIRED CLEARANCE SPACE IN PLENUM CAN BE ACHIEVED PRIOR TO INSTALL OF DROP CEILING.
- HEIGHT FROM FINISHED FLOOR TO UNDERSIDE OF CONCRETE SLAB ABOVE +/-3300MM. GC TO SITE VERIFY PRIOR TO THE START OF WORK
- PATCH/REPAIR/PAINT EXISTING GYPSUM CEILINGS WHERE EXISTING POT LIGHTS ARE BEING REMOVED

LEGEND:

- DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK
- DENOTES ROOM NAME/NUMBER
- DENOTES CEILING FINISH TAG
- EXISTING WALLS
- EXISTING WALLS
- P-1 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC
- P-2 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC
- P-3 PARTITION TYPE . REFER TO A200 & A201 FOR SPEC
- ACT1_NEW CUSTOM CUT ACOUSTIC CEILING AND T-BAR GRID. REFER TO SPEC PACKAGE FOR DETAILED SPECIFICATION. NOTE: FOR MEETING SPACE 3-88. CONSULT WITH ARCHITECT ON SITE FOR EXACT PLACEMENT/LAYOUT OF CEILING TILES. RCP SHOWN IS FOR SCHEMATIC AND TENDER PURPOSES
- EXISTING GYPSUM CEILING TO REMAIN. PATCH AND REPAIR/PAINT ALL GYPSUM CEILINGS INCLUDING GYPSUM BULKHEADS THAT HAVE BEEN DAMAGED AS A RESULT OF PRIOR DEMOLITION
- NEW LED LINEAR AND POT. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR SPEC
- EXISTING LIGHTS SHOWN IN MEETING ROOM 3-88 TO REMAIN. REMOVE EXISTING LENSES AND REPLACE WITH NEW TO MATCH NEW LIGHTS IN ADJACENT SPACE

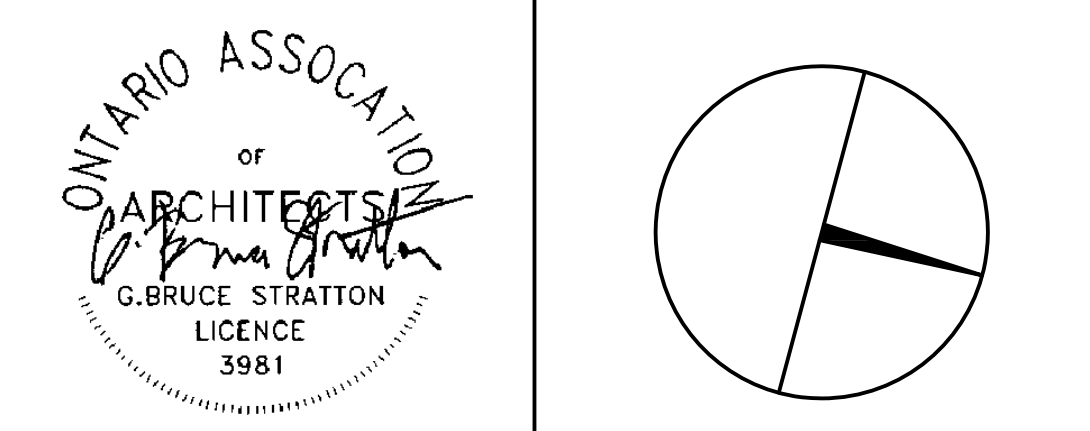
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York Region
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES
FLOOR: 003
BASE DATE: 03-01-2020

PROJECT:
TENDER NO.: T-19-349

YORK REGION
Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN
DRAWN BY: SK
SUBMITTED TO: MUNICIPALITY OF YORK
SHEET TITLE:

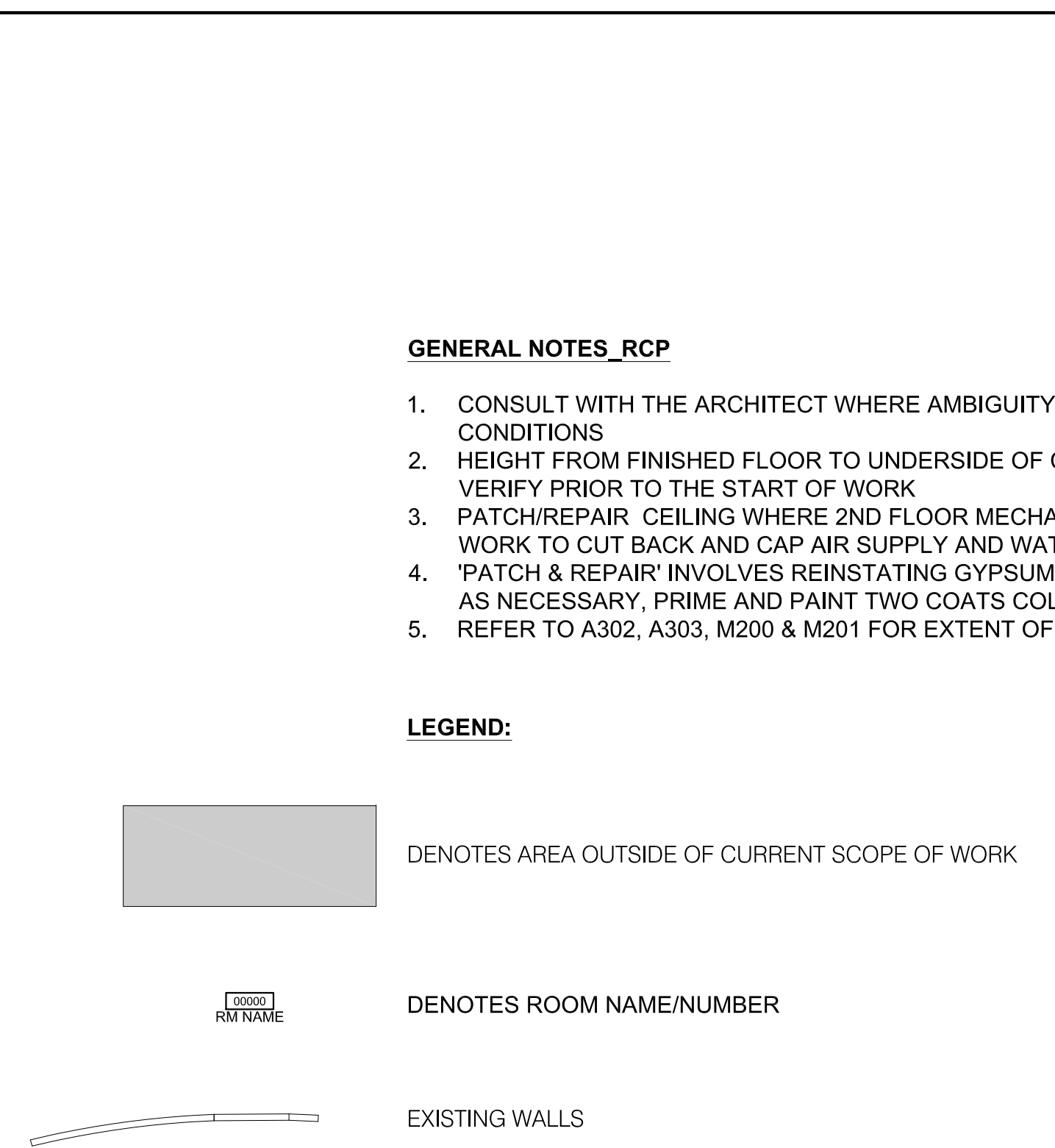
**REFLECTED CEILING
3RD FLOOR
PLAN - AREA 'A'**

SHEET NUMBER:
A300



EXISTING LIGHTS SHOWN IN MEETING ROOM 3-88 TO
REMAIN. REMOVE EXISTING LENSES AND REPLACE WITH
NEW TO MATCH NEW LIGHTS IN ADJACENT SPACE

A301



- ① EXISTING OUTSIDE AIR SUPPLY DUCTWORK IN CEILING SPACE OF THIS FLOOR TO REMAIN. (TYPICAL)
- ② EXISTING OUTSIDE AIR SUPPLY DUCT RETURN TO REMAIN.
- ③ EXISTING MAIN CHILLED WATER SUPPLY & RETURN PIPING AND MAIN HEATING WATER SUPPLY & RETURN PIPING IN CEILING SPACE OF THIS FLOOR TO REMAIN. (TYPICAL)
- ④ CUT BACK AND CAP EXISTING OUTSIDE AIR SUPPLY DUCT IN CEILING SPACE OF THIS FLOOR. CONTRACTOR TO DETERMINE/VERIFY EXACT LOCATION OF DUCTWORK ON SITE.
FIRE-STOPPING AND SEALED OFF ALL FLOOR OPENING AS REQUIRED. (TYPICAL)
- ⑤ CUT BACK AND CAP EXISTING CHILLED WATER SUPPLY AND RETURN PIPING IN CEILING SPACE OF THIS FLOOR. PROVIDE FIRE-STOPPING AND SEALED OFF ALL FLOOR OPENING AS REQUIRED. (TYPICAL)
- ⑥ CUT BACK AND CAP EXISTING HEATING WATER SUPPLY AND RETURN PIPING IN CEILING SPACE OF THIS FLOOR. PROVIDE FIRE-STOPPING AND SEALED OFF ALL FLOOR OPENING AS REQUIRED. (TYPICAL)

- ① EXISTING OUTSIDE AIR SUPPLY DUCTWORK IN CEILING SPACE OF THIS FLOOR TO REMAIN. (TYPICAL)
- ② EXISTING OUTSIDE AIR SUPPLY DUCT RETURN TO REMAIN.
- ③ EXISTING MAIN CHILLED WATER SUPPLY & RETURN PIPING AND MAIN HEATING WATER SUPPLY & RETURN PIPING IN CEILING SPACE OF THIS FLOOR TO REMAIN. (TYPICAL)
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- ⑥ CUT BACK AND CAP EXISTING HEATING WATER SUPPLY AND RETURN PIPING IN CEILING SPACE OF THIS FLOOR. PROVIDE FIRE-STOPPING AND SEALED OFF ALL FLOOR OPENING AS REQUIRED. (TYPICAL)

1. CONSULT WITH THE ARCHITECT WHERE AMBIGUITY EXISTS BETWEEN THE DRAWINGS AND SITE CONDITIONS
2. HEIGHT FROM FINISHED FLOOR TO UNDERSIDE OF CONCRETE SLAB ABOVE +3300MM. GC TO SITE VERIFY PRIOR TO THE START OF WORK
3. CHIMNEY REPAIR CEILING WHERE 2ND FLOOR MECHANICAL WORK INVOLVES ACCESS TO PLENUM FOR WORK TO CUT BACK AND REPAIR SUPPLY AND WATER SUPPLY
4. PATCH & REPAIR INVOLVES REINSTATING GYPSUM BOARD TO MATCH EXIST, MUD, SAND, REPEAT AS NECESSARY, PRIME AND PAINT TWO COATS COLOUR TO MATCH.
5. REFER TO A302, A303, M200 & M201 FOR EXTENT OF 2ND FLOOR CEILING DEMOLITION WORK

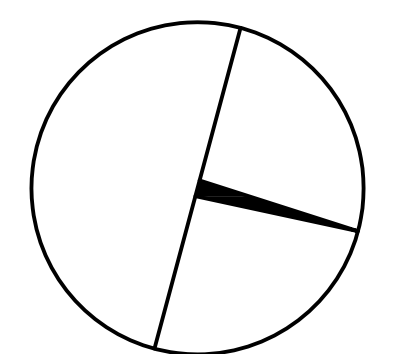
DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK

EXISTING WALLS

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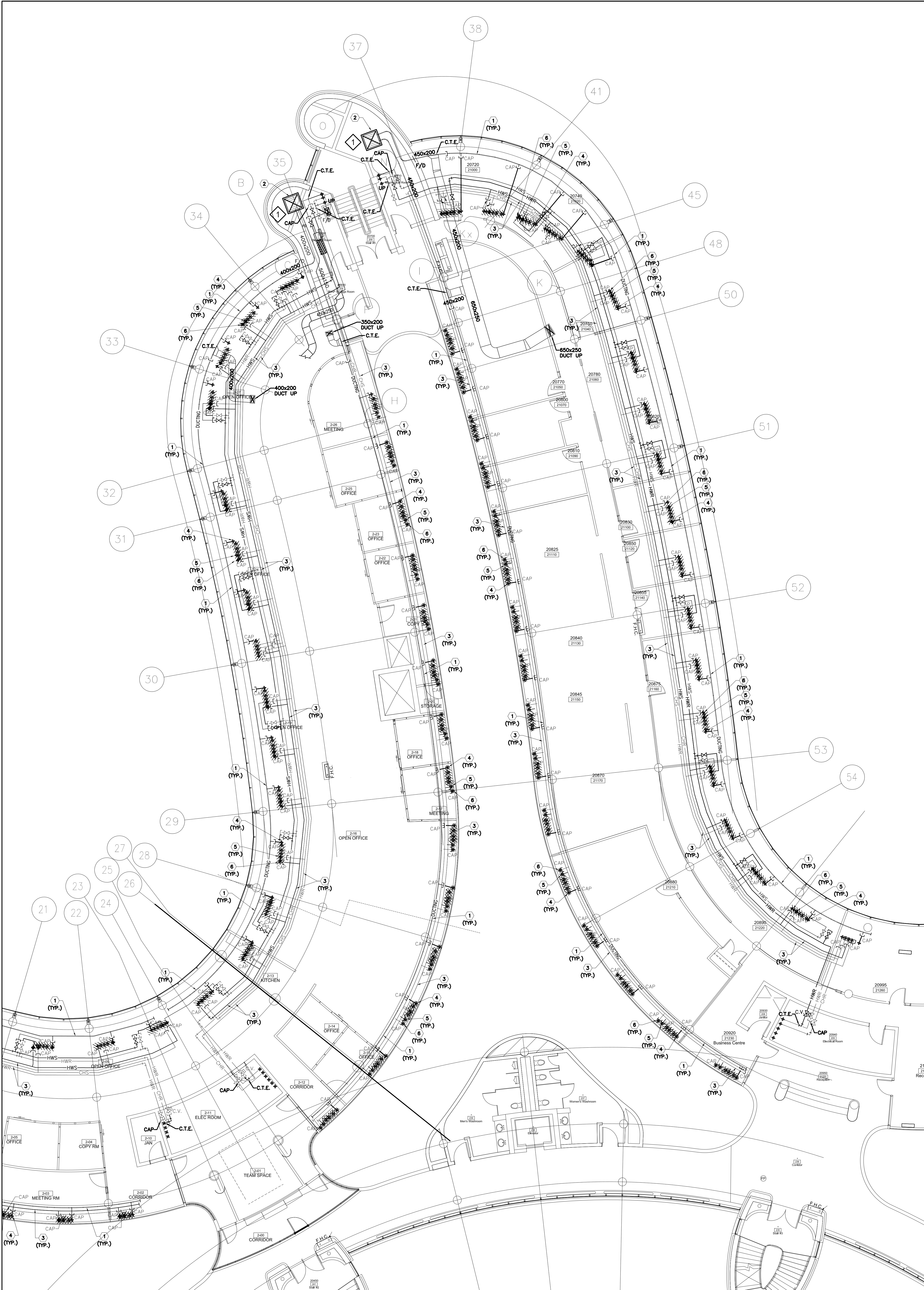


Administrative Centre
17250 Yonge Street
Newmarket, Ontario

REFLECTED CEILING
2ND FLOOR
PLAN - AREA 'A'

A302

REFLECTED CEILING PLAN: 2ND FLOOR AREA 'A'
SCALE: 1:100

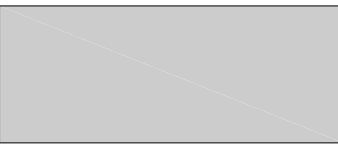


1 REFLECTED CEILING PLAN: 2ND FLOOR AREA 'B'
A303 SCALE: 1:100

GENERAL NOTES_RCP

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- PATCH/REPAIR CEILING WHERE 2ND FLOOR MECHANICAL WORK INVOLVES ACCESS TO PLENUM FOR WORK TO CUT BACK AND CAP AIR SUPPLY AND WATER SUPPLY
- "PATCH & REPAIR" INVOLVES REINSTATING GYPSUM BOARD TO MATCH EXIST, MUD, SAND, REPEAT AS NECESSARY. PRIME AND PAINT TWO COATS COLOUR TO MATCH.
- REFER TO A302, A303, M200 & M201 FOR EXTENT OF 2ND FLOOR CEILING DEMOLITION WORK

LEGEND:



DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK



DENOTES ROOM NAME/NUMBER



EXISTING WALLS

DRAWING NOTES

- EXISTING OUTDOOR AIR SUPPLY DUCTWORK IN CEILING SPACE OF THIS FLOOR TO REMAIN. (TYPICAL)
- EXISTING OUTDOOR AIR SUPPLY DUCT RISER TO REMAIN.
- EXISTING MAIN CHILLED WATER SUPPLY & RETURN PIPING AND MAIN HEATING WATER SUPPLY & RETURN PIPING IN CEILING SPACE OF THIS FLOOR TO REMAIN. (TYPICAL)
- CUT BACK AND CAP EXISTING OUTDOOR AIR SUPPLY DUCT IN CEILING SPACE OF THIS FLOOR. CONTRACTOR TO CHECK/VERIFY EXACT LOCATION OF DUCTWORK ON SITE. PROVIDE FIRE-STOPPING AND SEALED OFF ALL FLOOR OPENING AS REQUIRED. (TYPICAL)
- CUT BACK AND CAP EXISTING CHILLED WATER SUPPLY AND RETURN PIPING IN CEILING SPACE OF THIS FLOOR. PROVIDE FIRE-STOPPING AND SEALED OFF ALL FLOOR OPENING AS REQUIRED. (TYPICAL)
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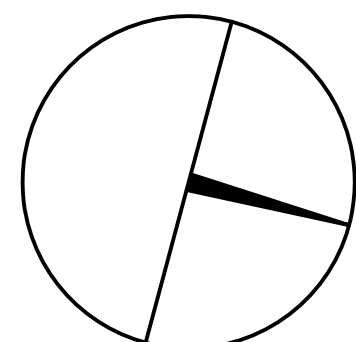
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DRAWN BY: SK

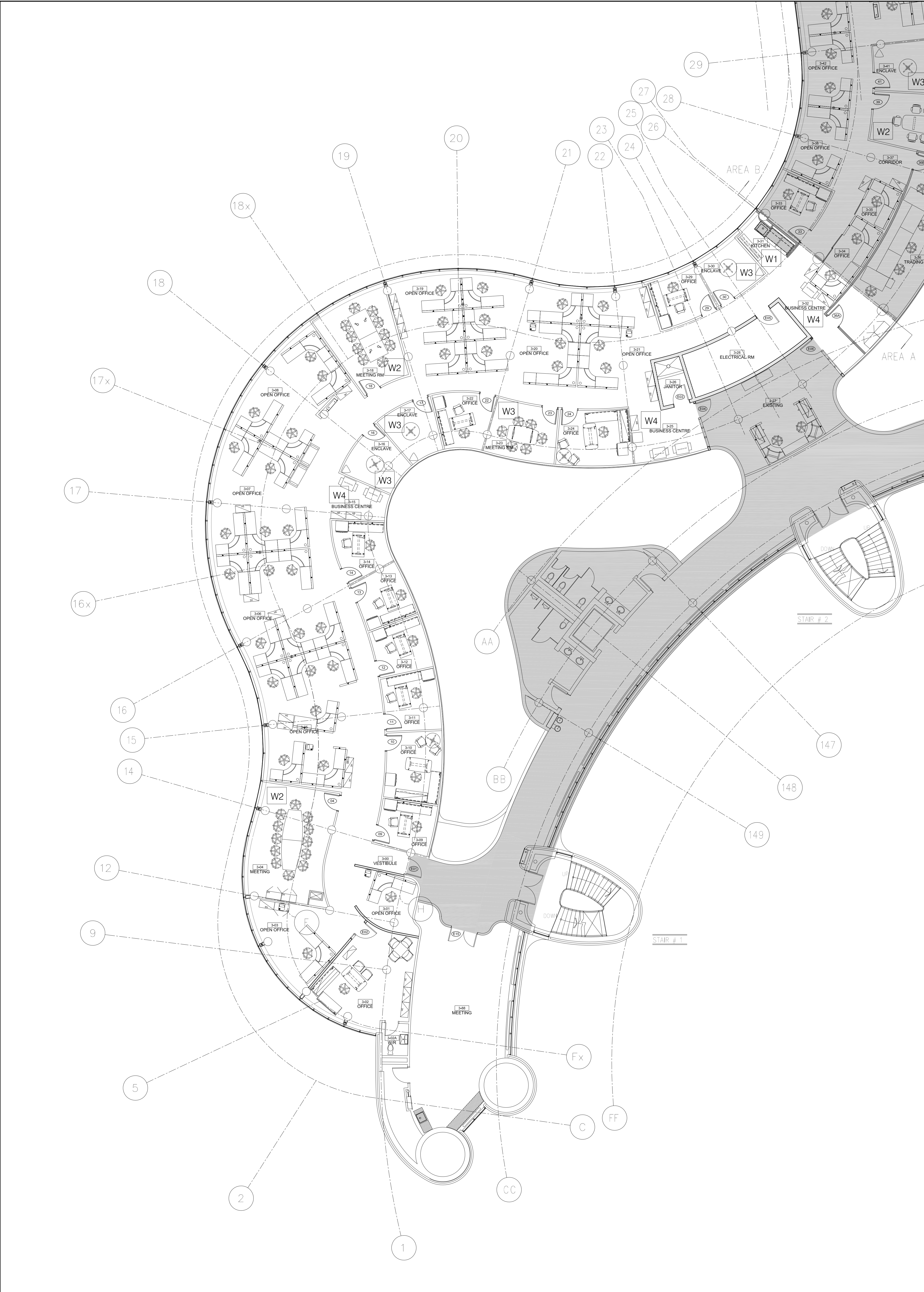
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

REFLECTED CEILING
2ND FLOOR
PLAN - AREA 'B'

SHEET NUMBER:

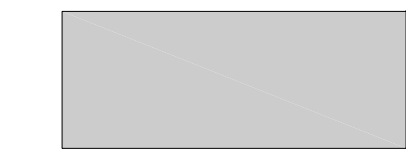
A303



GENERAL NOTES_FURNITURE, POWER SECURITY & COMMUNICATION

1. FURNITURE BY OWNER
2. A400 & A401 IS FOR LOCATION & COORDINATION PURPOSES ONLY TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS & SPECIFICATIONS
3. GC TO REMOVE THOSE BLINDS FROM INTERIOR PERIMETER SIDE THAT INTERFERE WITH INSTALLATION OF NEW ALTOS AND GYPSUM WALLS.
4. GC TO SUPPLY/INSTALL NEW FRIDGE & MICROWAVE AS PER SPEC
5. GC TO ACCOUNT FOR A 20-DAY WORK SUSPENSION PERIOD FOR THE INSTALLATION OF FURNITURE BY TEKNION FURNITURE INSTALLER. ONCE FURNITURE HAS BEEN INSTALLED GC TO REMOBILIZE AND MAKE ALL NECESSARY DATA CONNECTIONS TO SYSTEMS FURNITURE
6. INSTALLATION OF ELECTRICAL RECEPTACLES LOCATED ON ALTOS WALLS TO BE INSTALLED BY TEKNION INSTALLER AND COORDINATED BY GC. FINAL TERMINATION OF ELECTRICAL AND DATA RECEPTACLES BY GENERAL CONTRACTOR
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8. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR FULL SCOPE OF WORK AS IT RELATES TO POWER/VOICE/DATA.
9. EXACT LOCATION OF CONNECTRAC FOR MEETING ROOMS TO BE DETERMINED ON SITE WITH PROJECT MANAGER

LEGEND:



DENOTES AREA OUTSIDE THE SCOPE OF WORK

0000

RYTNAME

DENOTES ROOM NAME/NUMBER

0000

0000

DENOTES CEILING FINISH TAG



EXISTING WALLS



EXISTING WALLS



P-1 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC

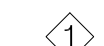


P-2 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC



P-3 PARTITION TYPE . REFER TO A200 & A201 FOR SPEC

KEYNOTES:



REWORK EXISTING METAL SHELVES IN STORAGE ROOM 3-61, 3-62 & 3-64 WHERE THERE IS INTERFERENCE AS A RESULT OF NEW CHILLED WATER SUPPLY PIPE. COORDINATE SHELVING LOCATION WITH YORK REGION

WASTE RECEPTACLES

GC TO SUPPLY/INSTALL WASTE RECEPTACLES AS FOLLOWS

KITCHEN WASTE STATION

- ONE 23 GAL WASTE AND LID/SLIM JIM #3540-60-B & #SP42189
- ONE 23 GAL RECYCLING AND LID/SLIM JIM #3540-BLU & #SP42189
- ONE 23 GAL ORGANICS AND LID/SLIM JIM #3540-GRN & #SP42189

COMMISSIONER'S BOARDROOM AND LARGE MEETING ROOM

- ONE 23 GAL WASTE AND LID/SLIM JIM #3540-60-B & #SP42189
- ONE 23 GAL RECYCLING AND LID/SLIM JIM #3540-BLU & #SP42189
- ONE 23 GAL ORGANICS AND LID/SLIM JIM #3540-GRN & #SP42189

SMALL MEETING ROOMS AND ENCLAVES

- ONE SOFT WASTE RECEPTACLE/SWISH #2956-BK
- ONE SOFT RECYCLING RECEPTACLE/SWISH #2956-BLU

BUSINESS CENTRE

- ONE 23 GAL RECYCLING AND LID/SLIM JIM #3540-BLU & #SP42189

OPEN OFFICE LOCATIONS

- ONE 23 GAL WASTE AND LID/SLIM JIM #3540-60-B & #SP42189
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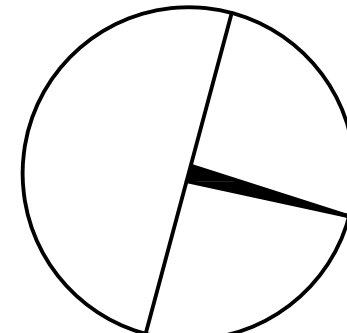
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SUBMISSION	DATE	DESCRIPTION
1	03-20-2020	ISSUED FOR 60% REVIEW
2	05-18-2020	ISSUED FOR 90% REVIEW
3	05-25-2020	ISSUED FOR PERMIT
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5	03-19-2021	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146



PROPERTY SERVICES

DEPARTMENT: **BUILDING & FACILITIES**

FLOOR: **003**

BASE DATE: **03-01-2020**

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: **MUNICIPALITY OF YORK**

SHEET TITLE:

**FURNITURE PLAN
AREA 'A'**

SHEET NUMBER:

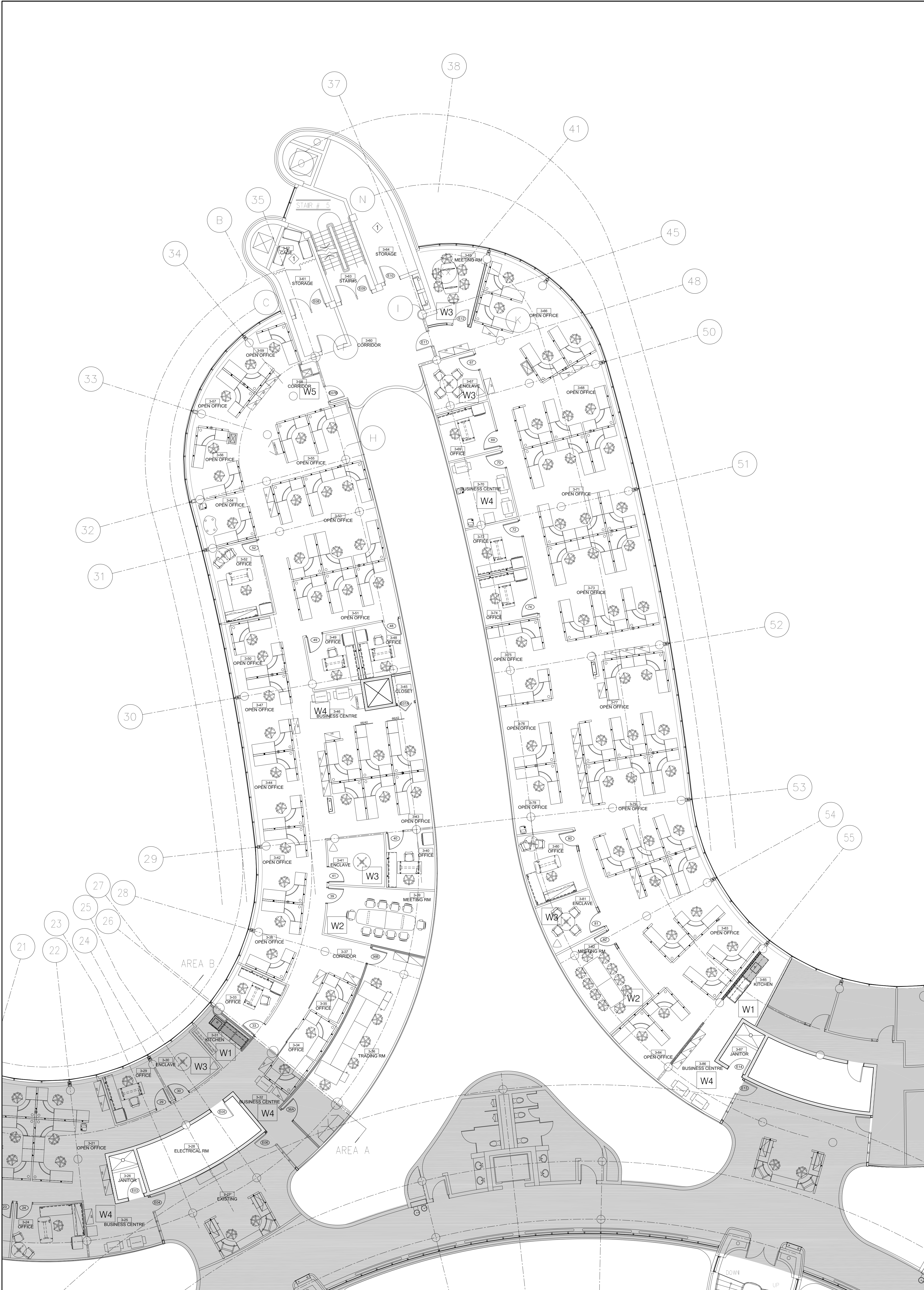
A400

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A400

FURNITURE PLAN: 3RD FLOOR AREA 'A'

SCALE: 1:100

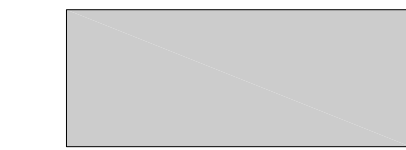


1 FURNITURE PLAN: 3RD FLOOR AREA 'B'
A401 SCALE: 1:100

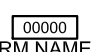
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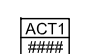
LEGEND:



DENOTES AREA OUTSIDE THE SCOPE OF WORK



DENOTES ROOM NAME/NUMBER



DENOTES CEILING FINISH TAG



EXISTING WALLS



EXISTING WALLS



P-1 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC



P-2 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC



P-3 PARTITION TYPE . REFER TO A200 & A201 FOR SPEC

KEYNOTES:

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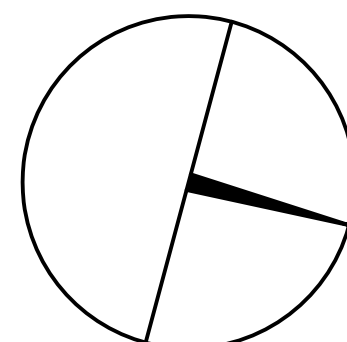
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PROPERTY SERVICES

DEPARTMENT: **BUILDING & FACILITIES**

FLOOR: **003**

BASE DATE: **03-01-2020**

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

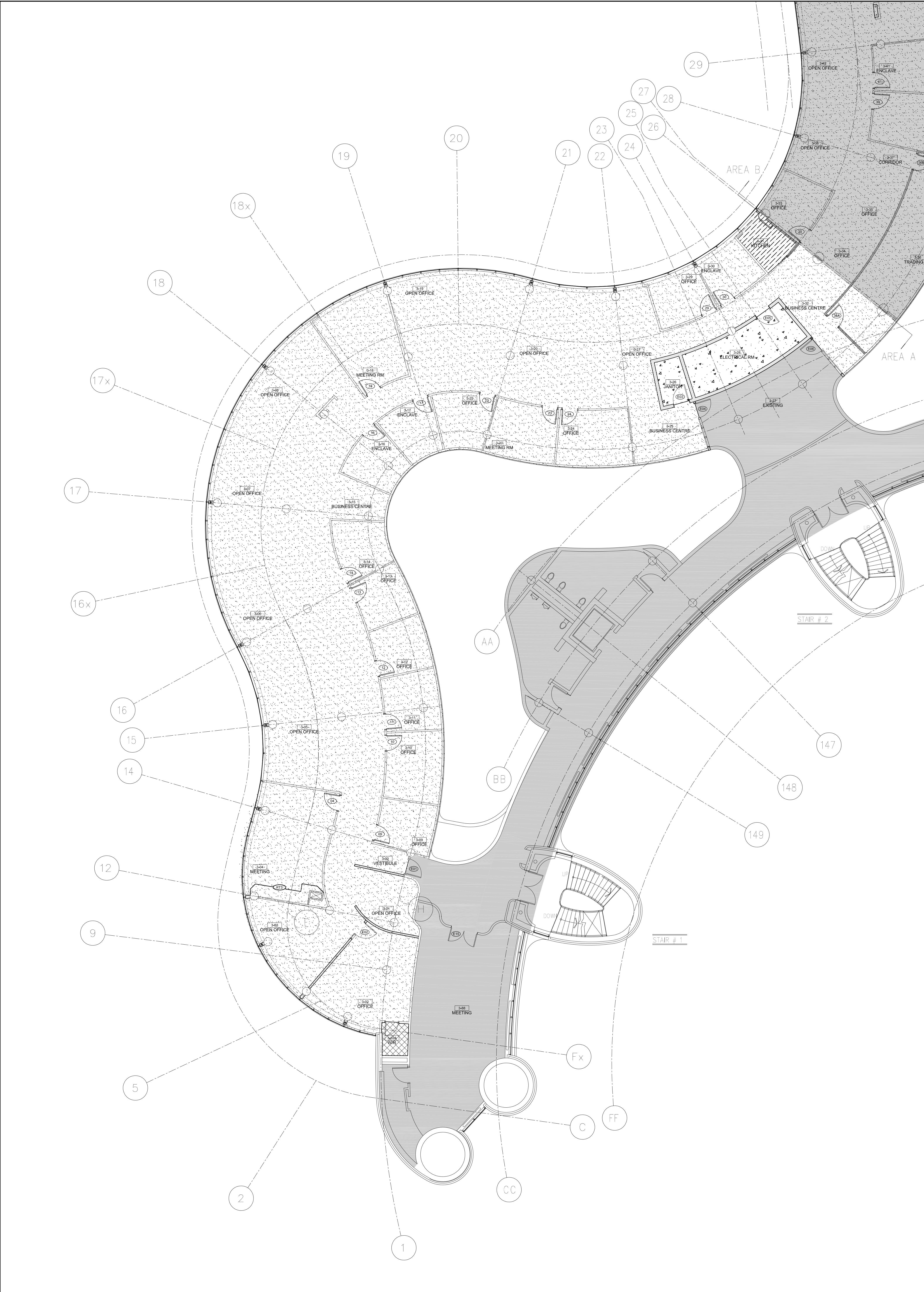
SUBMITTED TO: **MUNICIPALITY OF YORK**

SHEET TITLE:

**FURNITURE PLAN
AREA 'B'**

SHEET NUMBER:

A401



FINISHES NOTES:

- GC TO REMOVE THOSE BUNDS THAT INTERFERE WITH INSTALLATION OF NEW WALLS.
- ALL ADHESIVES, SEALANTS, PAINTS, COATINGS, FLOORING AND WOOD PRODUCTS ARE TO BE LOW-EMITTING AND SHALL MEET THE REQUIREMENTS OF REGION STANDARD SECTION 01 61 00. SHOP DRAWINGS AND/OR PRODUCT DATA SHEETS IDENTIFYING THE PRODUCTS EMISSIONS AND VOC CONTENT SHALL BE SUBMITTED TO THE REGION'S PROJECT MANAGER FOR REVIEW PRIOR TO INSTALLATION OR APPLICATION. PRODUCTS THAT HAVE NOT BEEN APPROVED ARE TO BE REMOVED FROM THE SITE.
- CONTRACTORS MUST PROVIDE SAMPLES/SUBMITTALS (OR PRODUCT CUT SHEET WHERE APPLICABLE) FOR APPROVAL BEFORE PLACING ORDERS. IT SHALL BE THE GC'S RESPONSIBILITY TO ENSURE THIS REQUIREMENT HAS BEEN MET.
- INSPECT CONCRETE SLAB AND EXISTING FLOORING IN ALL AREAS WHERE FLOORING IS TO BE REMOVED, AND REPLACED WITH NEW, AND ALLOW FOR ANY FLOOR PREPARATION THAT MAY BE REQUIRED TO MAKE FLOOR READY TO RECEIVE NEW FINISH. REPAIR, LEVEL AND PROVIDE A SMOOTH TROWEL FINISH AS REQUIRED.
- WHERE VINYL SHEET FLOORING MEETS CARPET, CONTRACTOR TO FEATHER FLOOR WITH THIN SET CEMENT, APPROX. 2'-0".
- WHERE CARPET EDGES MEET PORCELAIN TILE AND OR VINYL FLOOR, SUPPLY AND INSTALL A SS SCHLUTER (SCHIENE) METAL TRANSITION.
- WHERE VINYL FLOORING IS SPECIFIED, AREA TO RECEIVE APPLIED BASE AS SPECIFIED
- ALL NEW FLOORING FINISH CHANGES SHALL OCCUR AT CENTER LINE OF DOOR
- WHERE NEW DOOR OPENING HAS BEEN MADE AT AN EXISTING WALL, EXTEND/PROVIDE NEW OR EXISTING FLOOR FINISH (BOTH SIDES OF OPENING WHERE APPLICABLE) WHICH IS NOTED TO REMAIN, TO CENTER LINE OF DOOR. ALLOW FOR NEW TO MATCH EXISTING. ALL FLOOR FINISH CHANGES MUST OCCUR AT CENTER LINE OF DOOR.
- IT IS THE DESIGN INTENT OF THE PROJECT THAT ALL NEW AND EXISTING GYPSUM WALLS AND ALL EXISTING CONCRETE PARTITIONS TO BE FINISHED WITH PT1 (EXCEPT FOR AREAS WHERE ACCENT PAINTS ARE NOTED OR SHOWN).
- ALL NEW AND EXISTING DRYWALL CEILINGS AND BULKHEADS SHALL RECEIVE NEW PAINT FINISH (PT4). ALLOW FOR PATCHING AND SURFACE PREPARATION AND MAKE READY TO RECEIVE NEW PRIMER, AS REQUIRED, AND PAINT FINISH.
- APPLY (1) PRIMER COAT ON ALL NEW AND EXIST GYPSUM WALLS AND ALL EXISTING CONCRETE WALL SURFACES AND (2) FINISH COATS OF PREMIUM QUALITY PAINT
- PROVIDE PAINT DRAW-DOWN SUBMITTALS TO ARCHITECT FOR APPROVAL BEFORE PROCEEDING.
- PAINING CONTRACTOR TO ENSURE ALL EXISTING AND NEW SURFACES ARE ACCEPTABLE AND FREE OF SURFACE DEFECTS PRIOR TO APPLICATION OF FINISHES. BY APPLYING FINISH CONTRACTOR ACCEPTS CONDITIONS OF SURFACE. ALLOW FOR PATCHING OR ADVISE GC BEFORE PROCEEDING.
- ALL REVEALS TO RECEIVE PAINT FINISH TO MATCH ADJACENT WALL. FILL ANY GAPS WITH CAULKING (DAP OR EQUIVALENT) BEFORE APPLYING FINISH.
- ALL PAINTS SHALL BE LOW VOC.
- REPAIR, PATCH AND MAKE GOOD ALL AREAS, DRYWALL, SURFACES AND FINISHES ETC WHERE DEMOLITION HAS OCCURRED AND MAKE READY TO RECEIVE NEW FINISHES AS SPECIFIED.
- AT NEW, RELOCATED AND EXISTING DOORS AND FRAMES NOTED OR SHOWN TO RECEIVE NEW PAINT FINISH. FINISH BOTH SIDES OF OPENING AS SPECIFIED, U.N.O. PROVIDE LIGHT SANDING BETWEEN COATS AT DOOR FACES, EDGES AND FRAMES TO ENSURE A COMPLETELY SMOOTH FINAL FINISH. EXISTING BASE BUILDING STAIRWELLS, STORAGE, SERVICE, UTILITY (ETC) DOORS SHALL RECEIVE NEW PAINT FINISH, U.N.O. ON TENANT SIDE ONLY. DO NOT PAINT TEKNIUM ALTOS WALLS AND ASSOCIATED DOORS/FRAMES. DO NOT PAINT WOOD VENEER DOORS AND SOLID WOOD FRAMES.
- AT ANY EXISTING OR RELOCATED DOORS AND FRAMES, CONTRACTOR SHALL ENSURE ALL SURFACES ARE ACCEPTABLE AND FREE OF SURFACE DEFECTS OR PENETRATIONS PRIOR TO APPLICATION OF FINISH. REPAIR, PATCH OR FILL AS REQUIRED OR ADVISE GC BEFORE PROCEEDING. BY APPLYING FINISH, CONTRACTOR ACCEPTS CONDITION OF SURFACE.
- AS IT APPLIES, PROVIDE SPECIFIED PAINT FINISHES ON BOTH SIDES OF ALL NEW AND EXISTING SOLID WOOD CORE AND HOLLOW METAL DOORS, TO INCLUDE CLOSETS, STORAGE
- AND UTILITY ROOMS. DO NOT PAINT WOOD VENEER DOORS AND SOLID WOOD FRAMES.
- SPECIAL NOTE: PAINTING CONTRACTOR SHALL ENSURE THAT NEW PAINT FINISHES SPECIFIED (LATEX) CAN BE SUCCESSFULLY APPLIED TO THE EXISTING PAINT TYPE. REVIEW ANY RELEVANT SITE CONDITIONS WITH ARCHITECT BEFORE PROCEEDING.
- PAINTING SCOPE OF WORK SHALL INCLUDE: WHEREVER IDENTIFIED ON PLAN OR NOT, ALL NEW AND EXISTING DRYWALL PARTITIONS; ALL NEW AND EXISTING DRYWALL CEILINGS AND BULKHEADS; COLUMNS; CONCRETE WALLS; ALL METAL DOORS; ALL DRYWALL SURFACES AND BULKHEADS AT PERIMETER OF FLOOR AND THROUGHOUT, TO THE UNDERSIDE OF CEILING, ALL UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE BASE BUILDING SPECIFICATIONS FOR GENERAL CONDITIONS, MATERIALS AND WORKMANSHIP.
- FLOORING CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO DRYWALL PARTITIONS AND WOOD DOORS AND FRAMES RESULTING FROM THEIR FLOORING INSTALLATION AND SHOULD ALLOW PAINT/FINISH TOUCH-UPS.

LEGEND:

- DENOTES AREA OUTSIDE THE SCOPE OF WORK
- ROOM NAME/NUMBER
- EXISTING WALLS
- EXISTING WALLS
- P-1 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC
- P-2 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC
- P-3 PARTITION TYPE . REFER TO A200 & A201 FOR SPEC
- EXISTING FLOORING TO REMAIN
- NEW CARPET TILE (CP-1)
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS WITHIN THE SCOPE OF WORK
- NEW RESILIENT SHEET FLOOR (RS-1)
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS WITHIN THE SCOPE OF WORK
- NEW PORCELAIN TILE FLOOR (TL-2)
MANUFACTURER: OLYMPIA TILE
SERIES: MAXSTONE
COLOUR: MEDIUM GREY MATTE
SIZE: 60X120 CM
PROVIDE SAMPLE FOR ARCHITECT REVIEW PRIOR TO SUPPLY/INSTALL
GROUT COLOUR: TO LATER SPEC BY ARCHITECT
- PT1: TYPICAL FIELD PAINT COLOUR FOR ALL NEW EXISTING GYPSUM AND CONCRETE WALLS UNLESS NOTED OTHERWISE. GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
*REFER TO SPEC FOR PAINT COLOUR
- PT2: DOOR FRAME PAINT FOR ALL NEW AND EXISTING DOORS. GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
*REFER TO SPEC FOR PAINT COLOUR
- NOTE: PT2 DOES NOT APPLY TO ALTOS DOOR FRAMES SUPPLIED BY TEKNIUM FURNITURE.
- DOOR FRAMES TO RECEIVE NEW PAINT AS FOLLOWS:
- EXISTING DOORS: E01, E02, E03, E04, E05, E06, 36A, 36B, E07A, E07B, E08, E09, E10, E11, E12, E13 & E14
- NEW DOORS: 36A & 36B
- PT3: ACCENT WALL COLOUR
GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
COLOUR: ARCHITECT'S LATER SELECTION
- PT4: GYPSUM CEILING PAINT COLOUR, ALL NEW AND EXIST
GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
*REFER TO SPEC FOR PAINT COLOUR

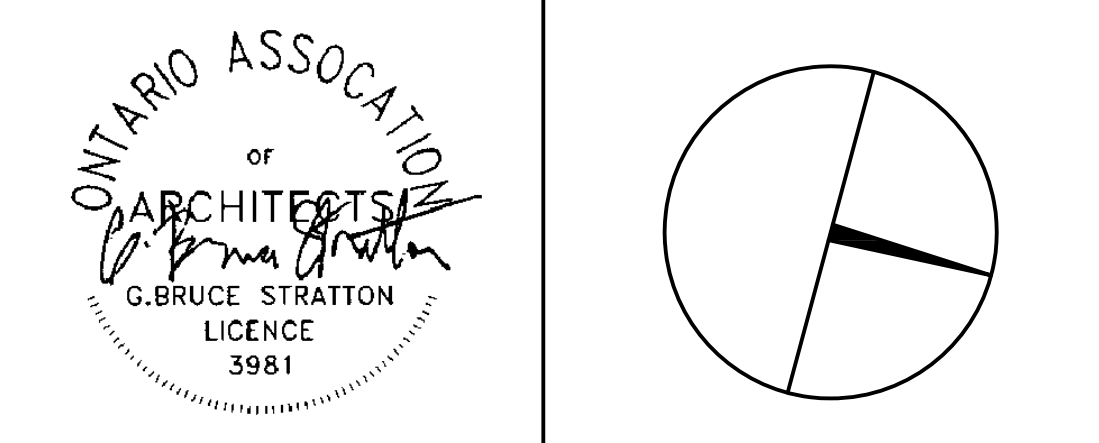
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York Region

PROPERTY SERVICES

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YORK REGION

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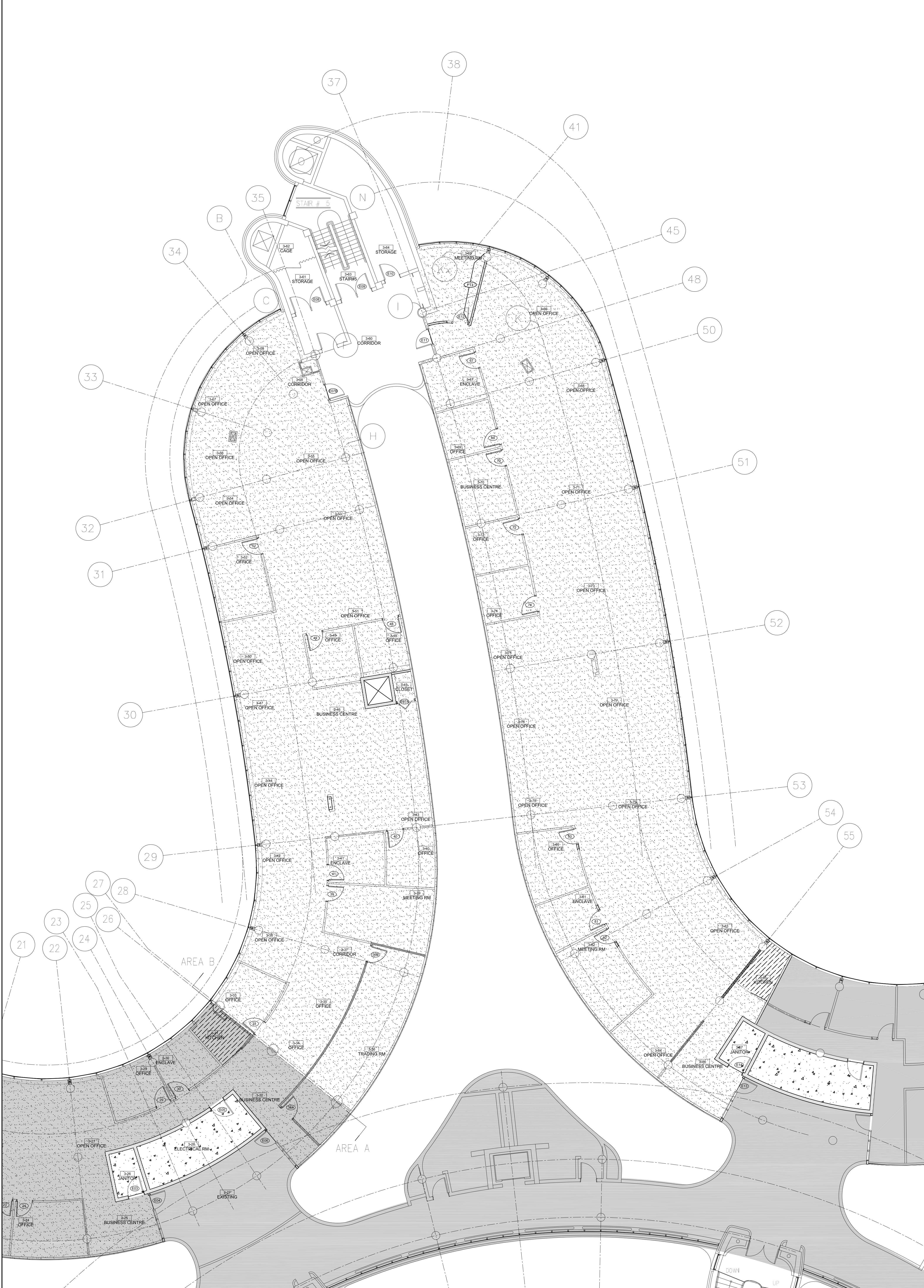
SHEET TITLE:

FINISHES PLAN

AREA 'A'

SHEET NUMBER:

A500



1
A501 FINISHES PLAN: 3RD FLOOR AREA 'B'
SCALE: 1:100

FINISHES NOTES:

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- INSPECT CONCRETE SLAB AND EXISTING FLOORING IN ALL AREAS WHERE FLOORING IS TO BE REMOVED, AND REPLACED WITH NEW, AND ALLOW FOR ANY FLOOR PREPARATION THAT MAY BE REQUIRED TO MAKE FLOOR READY TO RECEIVE NEW FINISH. REPAIR, LEVEL AND PROVIDE A SMOOTH TROWEL FINISH AS REQUIRED.
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- WHERE CARPET EDGES MEET PORCELAIN TILE AND OR VINYL FLOOR, SUPPLY AND INSTALL A SS SCHLUTER (SCHIENE) METAL TRANSITION.
- WHERE VINYL FLOORING IS SPECIFIED, AREA TO RECEIVE APPLIED BASE AS SPECIFIED
- ALL NEW FLOORING FINISH CHANGES SHALL OCCUR AT CENTER LINE OF DOOR
- WHERE NEW DOOR OPENING HAS BEEN MADE AT AN EXISTING WALL, EXTEND/PROVIDE NEW OR EXISTING FLOOR FINISH (BOTH SIDES OF OPENING WHERE APPLICABLE) WHICH IS NOTED TO REMAIN, TO CENTER LINE OF DOOR. ALLOW FOR NEW TO MATCH EXISTING. ALL FLOOR FINISH CHANGES MUST OCCUR AT CENTER LINE OF DOOR.
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- ALL PAINTS SHALL BE LOW VOC.
- REPAIR, PATCH AND MAKE GOOD ALL AREAS, DRYWALL, SURFACES AND FINISHES ETC WHERE DEMOLITION HAS OCCURRED AND MAKE READY TO RECEIVE NEW FINISHES AS SPECIFIED.
- AT NEW, RELOCATED AND EXISTING DOORS AND FRAMES NOTED OR SHOWN TO RECEIVE NEW PAINT FINISH. FINISH BOTH SIDES OF OPENING AS SPECIFIED. U.N.O. PROVIDE LIGHT SANDING BETWEEN COATS AT DOOR FACES, EDGES AND FRAMES TO ENSURE A COMPLETELY SMOOTH FINAL FINISH. EXISTING BASE BUILDING STAIRWELLS, STORAGE, SERVICE, UTILITY (ETC) DOORS SHALL RECEIVE NEW PAINT FINISH. U.N.O. ON TENANT SIDE ONLY. DO NOT PAINT TEKNION ALTOS WALLS AND ASSOCIATED DOORS/FRAMES. DO NOT PAINT WOOD VENEER DOORS AND SOLID WOOD FRAMES.
- AT ANY EXISTING OR RELOCATED DOORS AND FRAMES, CONTRACTOR SHALL ENSURE ALL SURFACES ARE ACCEPTABLE AND FREE OF SURFACE DEFECTS OR PENETRATIONS PRIOR TO APPLICATION OF FINISH. REPAIR, PATCH OR FILL AS REQUIRED OR ADVISE GC BEFORE PROCEEDING. BY APPLYING FINISH, CONTRACTOR ACCEPTS CONDITION OF SURFACE.
- AS IT APPLIES, PROVIDE SPECIFIED PAINT FINISHES ON BOTH SIDES OF ALL NEW AND EXISTING SOLID WOOD CORE AND HOLLOW METAL DOORS. TO INCLUDE CLOSETS, STORAGE
- AND UTILITY ROOMS. DO NOT PAINT WOOD VENEER DOORS AND SOLID WOOD FRAMES.
- SPECIAL NOTE: PAINTING CONTRACTOR SHALL ENSURE THAT NEW PAINT FINISHES SPECIFIED (LATEX) CAN BE SUCCESSFULLY APPLIED TO THE EXISTING PAINT TYPE. REVIEW ANY RELEVANT SITE CONDITIONS WITH ARCHITECT BEFORE PROCEEDING.
- PAINTING SCOPE OF WORK SHALL INCLUDE: WHEREVER IDENTIFIED ON PLAN OR NOT, ALL NEW AND EXISTING DRYWALL PARTITIONS: ALL NEW AND EXISTING DRYWALL CEILINGS AND BULKHEADS: COLUMNS: CONCRETE WALLS: ALL METAL DOORS: ALL DRYWALL SURFACES AND BULKHEADS AT PERIMETER OF FLOOR AND THROUGHOUT, TO THE UNDERSIDE OF CEILING, ALL UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE BASE BUILDING SPECIFICATIONS FOR GENERAL CONDITIONS, MATERIALS AND WORKMANSHIP.
- FLOORING CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO DRYWALL PARTITIONS AND WOOD DOORS AND FRAMES RESULTING FROM THEIR FLOORING INSTALLATION AND SHOULD ALLOW PAINT/FINISH TOUCH-UPS.

LEGEND:

DENOTES AREA OUTSIDE THE SCOPE OF WORK

DENOTES ROOM NAME/NUMBER

EXISTING WALLS

EXISTING WALLS

P-1 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC

P-2 PARTITION TYPE. REFER TO A200 & A201 FOR SPEC

P-3 PARTITION TYPE . REFER TO A200 & A201 FOR SPEC

EXISTING FLOORING TO REMAIN

NEW CARPET TILE (CP-1)
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS WITHIN THE SCOPE OF WORK

NEW RESILIENT SHEET FLOOR (RS-1)
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS WITHIN THE SCOPE OF WORK

NEW PORCELAIN TILE FLOOR (TL-2)
MANUFACTURER: OLYMPIA TILE
SERIES: MAXSTONE
COLOUR: MEDIUM GREY MATTE
SIZE: 60X120 CM
PROVIDE SAMPLE FOR ARCHITECT REVIEW PRIOR TO SUPPLY/INSTALL
GROUT COLOUR: TO LATER SPEC BY ARCHITECT

PT1: TYPICAL FIELD PAINT COLOUR FOR ALL NEW EXISTING GYPSUM AND CONCRETE WALLS UNLESS NOTED OTHERWISE. GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
*REFER TO SPEC FOR PAINT COLOUR

PT2: DOOR FRAME PAINT FOR ALL NEW AND EXISTING DOORS. GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
*REFER TO SPEC FOR PAINT COLOUR

NOTE: PT2 DOES NOT APPLY TO ALTOS DOOR FRAMES SUPPLIED BY TEKNION FURNITURE.

DOOR FRAMES TO RECEIVE NEW PAINT AS FOLLOWS:

EXIATING DOORS: E01, E02, E03, E04, E05, E06, 36A, 36B, E07A, E07B, E08, E09, E10, E11, E12, E13 & E14

NEW DOORS: 36A & 36B

PT3: ACCENT WALL COLOUR
GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
COLOUR: ARCHITECT'S LATER SELECTION

PT4: GYPSUM CEILING PAINT COLOUR. ALL NEW AND EXIST
GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION.
*REFER TO SPEC FOR PAINT COLOUR

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ONTARIO ASSOCIATION
OF
ARCHITECTS
G. BRUCE STRATTON
LICENCE
3981

PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020
PROJECT:	

TENDER NO.: T-19-349

YORK REGION

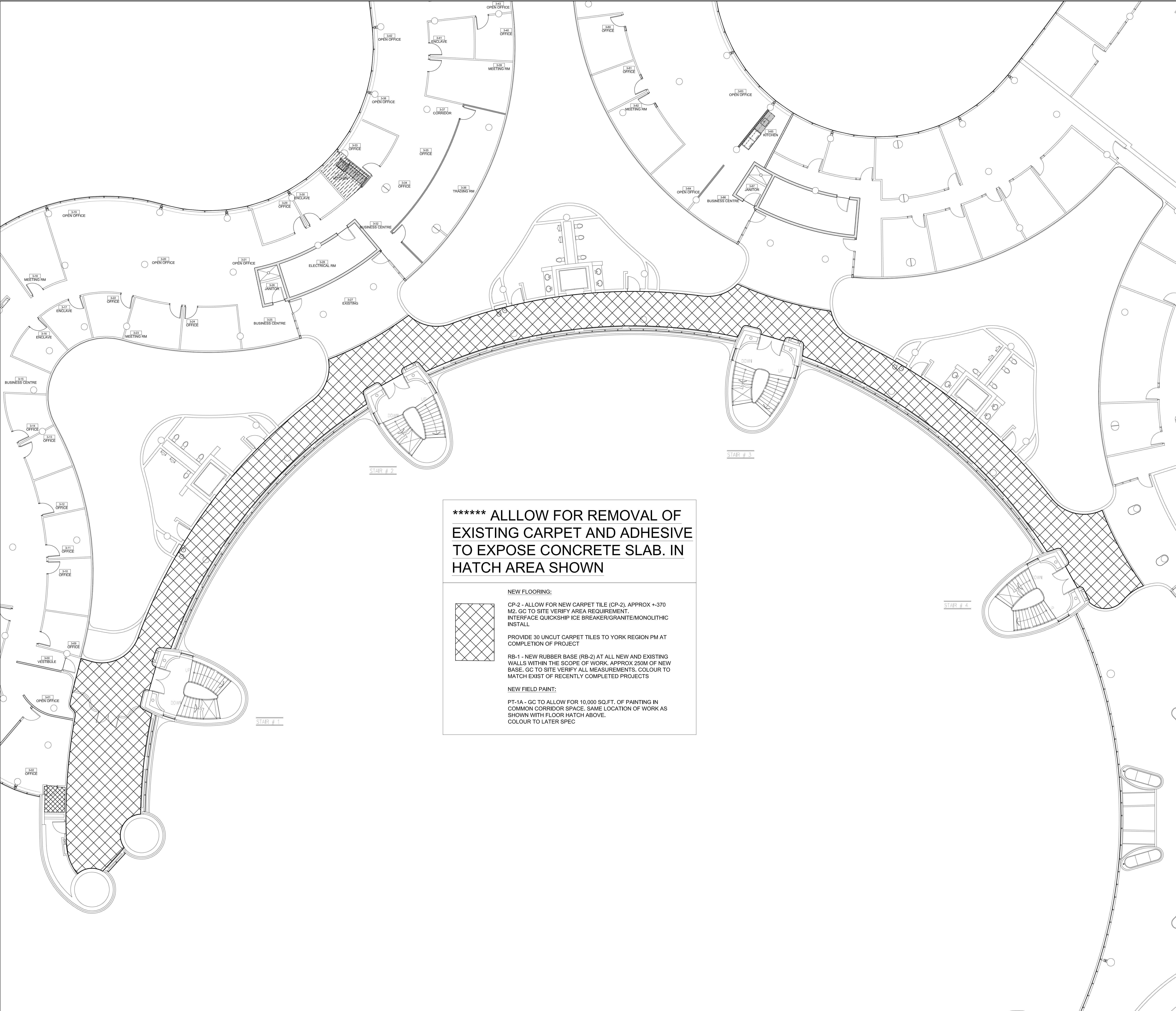
Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN
DRAWN BY: SK
SUBMITTED TO: MUNICIPALITY OF YORK
SHEET TITLE:

FINISHES PLAN
AREA 'B'

SHEET NUMBER:

A501



***** ALLOW FOR REMOVAL OF EXISTING CARPET AND ADHESIVE TO EXPOSE CONCRETE SLAB. IN HATCH AREA SHOWN



NEW FLOORING:

CP-2 - ALLOW FOR NEW CARPET TILE (CP-2), APPROX +/-370 M2. GC TO SITE VERIFY AREA REQUIREMENT. INTERFACE QUICKSHIP ICE BREAKER/GRANITE/MONOLITHIC INSTALL

PROVIDE 30 UNCUT CARPET TILES TO YORK REGION PM AT COMPLETION OF PROJECT

RB-1 - NEW RUBBER BASE (RB-2) AT ALL NEW AND EXISTING WALLS WITHIN THE SCOPE OF WORK. APPROX 250M OF NEW BASE. GC TO SITE VERIFY ALL MEASUREMENTS. COLOUR TO MATCH EXIST OF RECENTLY COMPLETED PROJECTS

NEW FIELD PAINT:

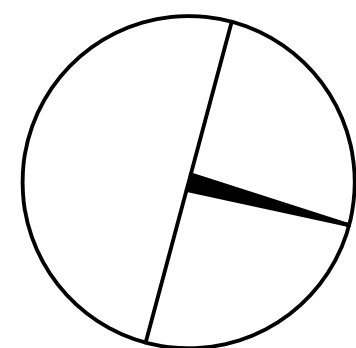
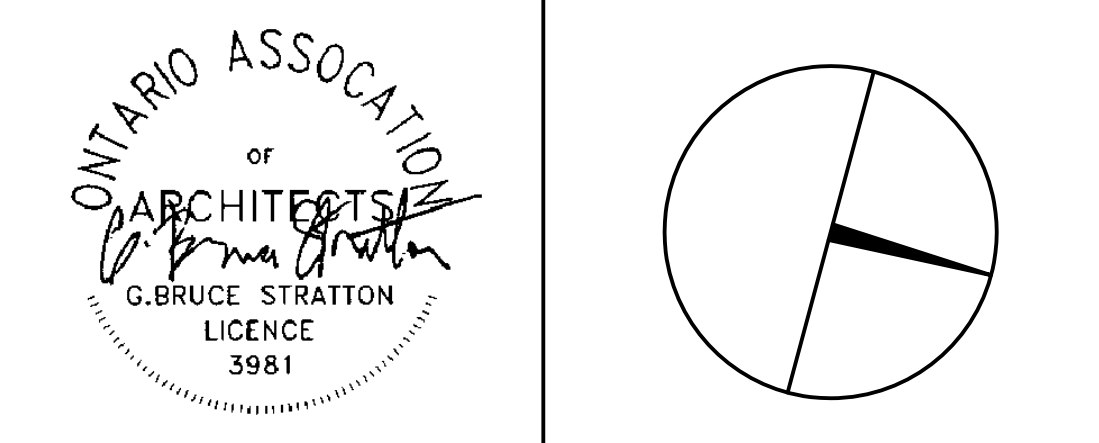
PT-1A - GC TO ALLOW FOR 10,000 SQ.FT. OF PAINTING IN COMMON CORRIDOR SPACE. SAME LOCATION OF WORK AS SHOWN WITH FLOOR HATCH ABOVE. COLOUR TO LATER SPEC

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York Region

PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020
PROJECT:	

TENDER NO.: T-19-349

YORK REGION

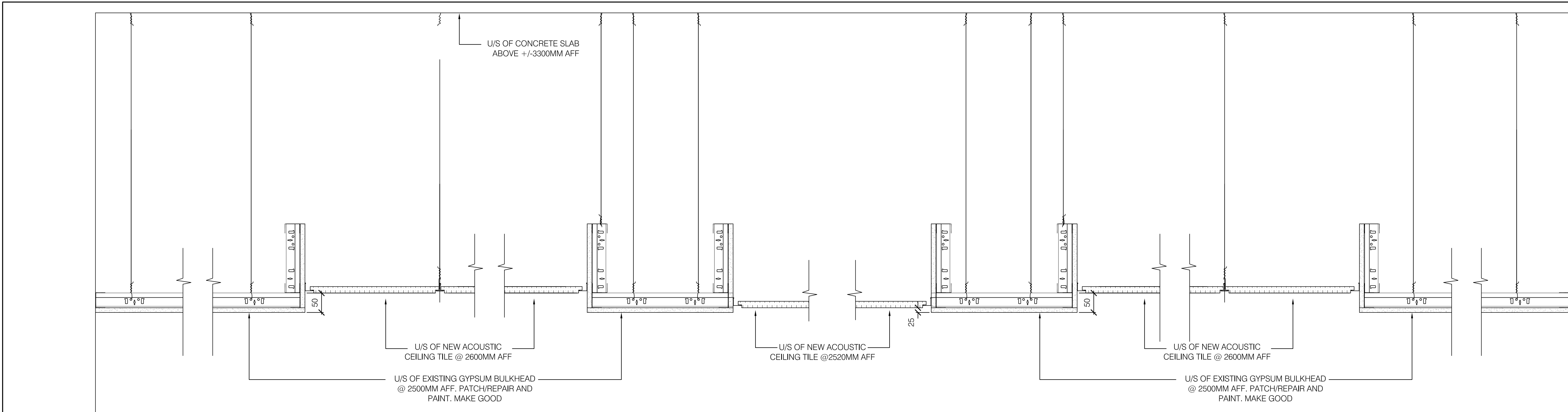
Administrative Centre
17250 Yonge Street
Newmarket, Ontario

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DRAWN BY: SK
SUBMITTED TO: MUNICIPALITY OF YORK
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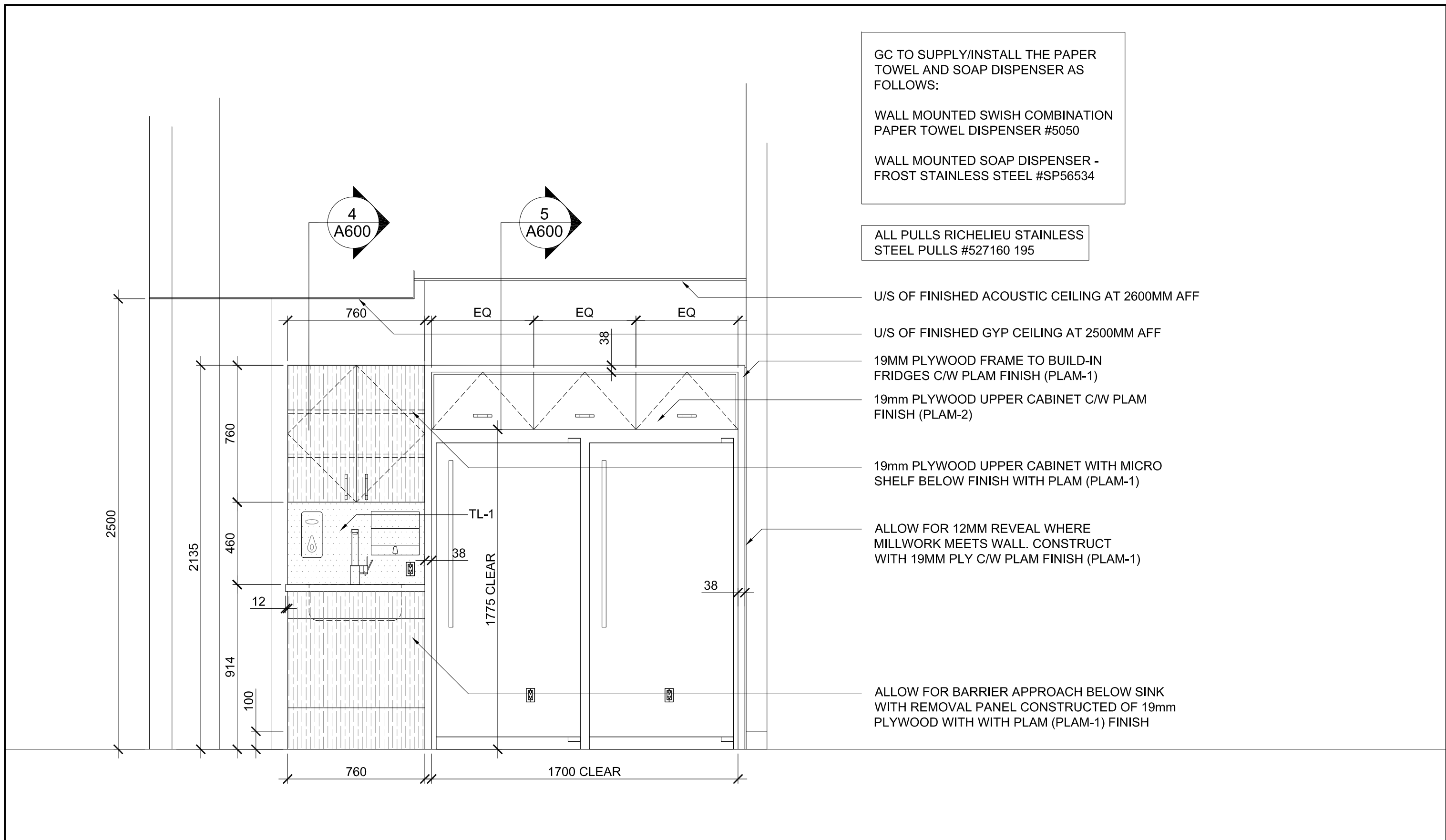
**FINISHES PLAN
CORRIDOR SPACE**

SHEET NUMBER:

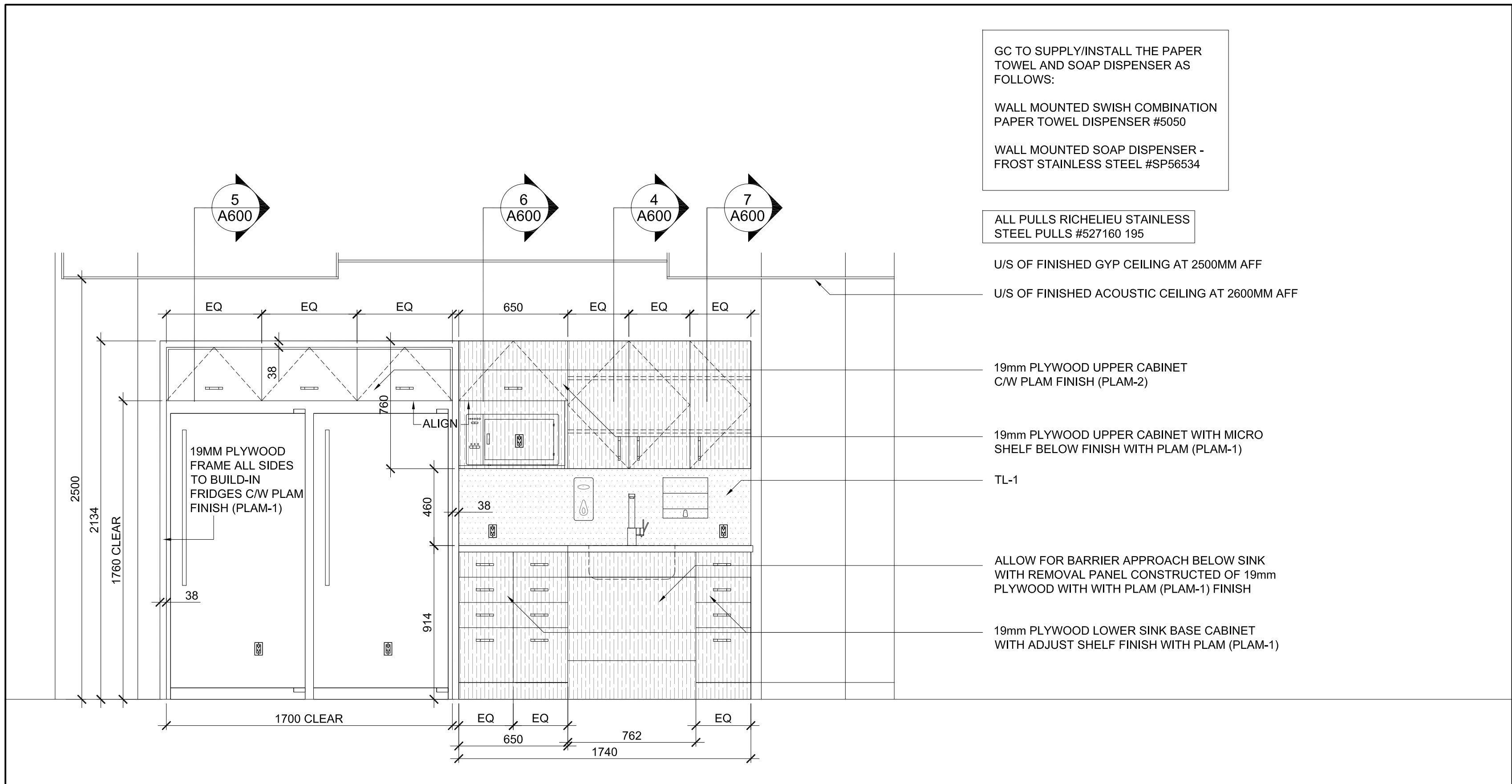
A502



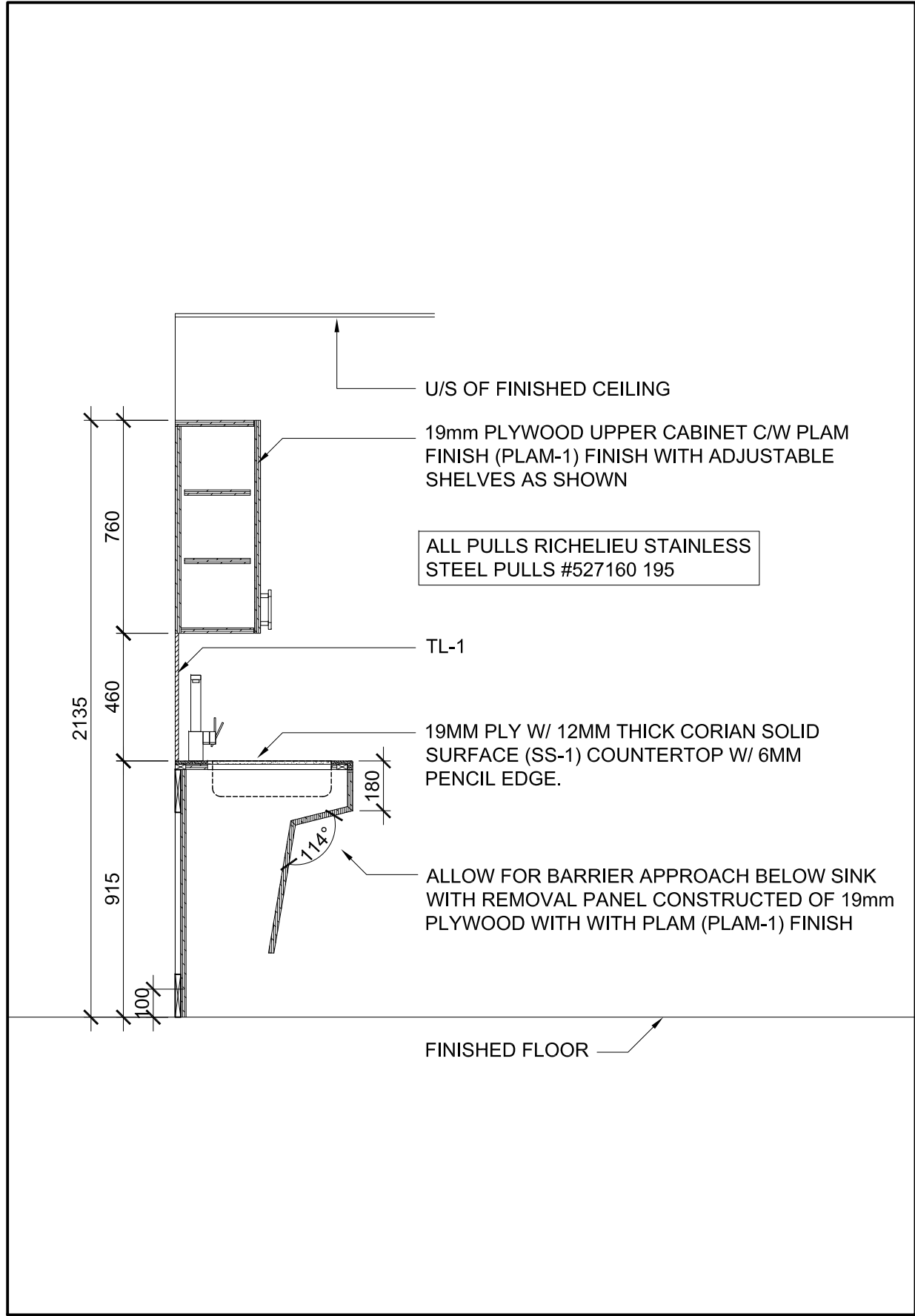
1 SECTION: CEILING DETAIL
A600 SCALE:NTS



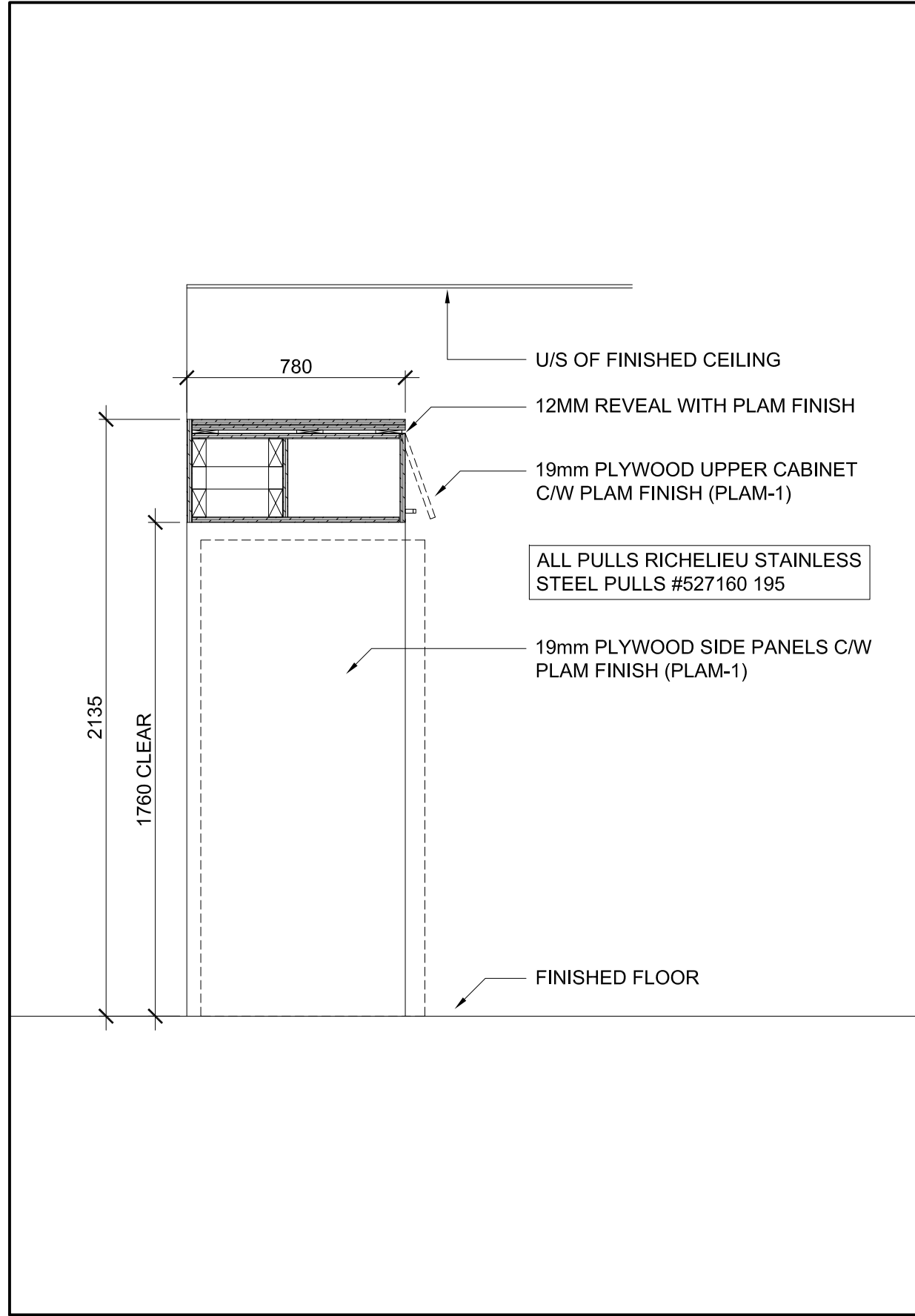
2 ELEVATION: KITCHEN 3-31
A600 SCALE: NTS



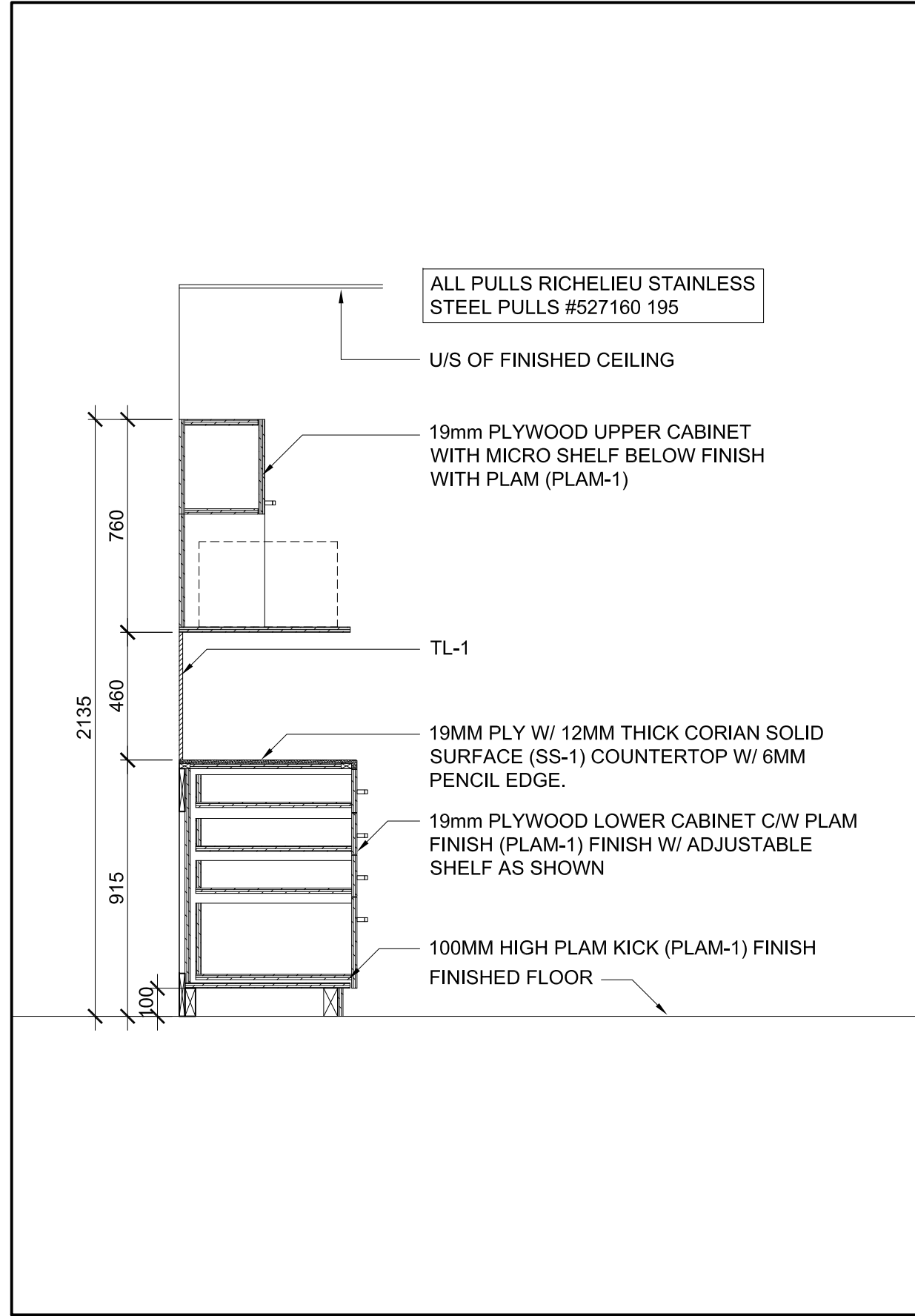
3 ELEVATION: KITCHEN 3-85
A600 SCALE: NTS



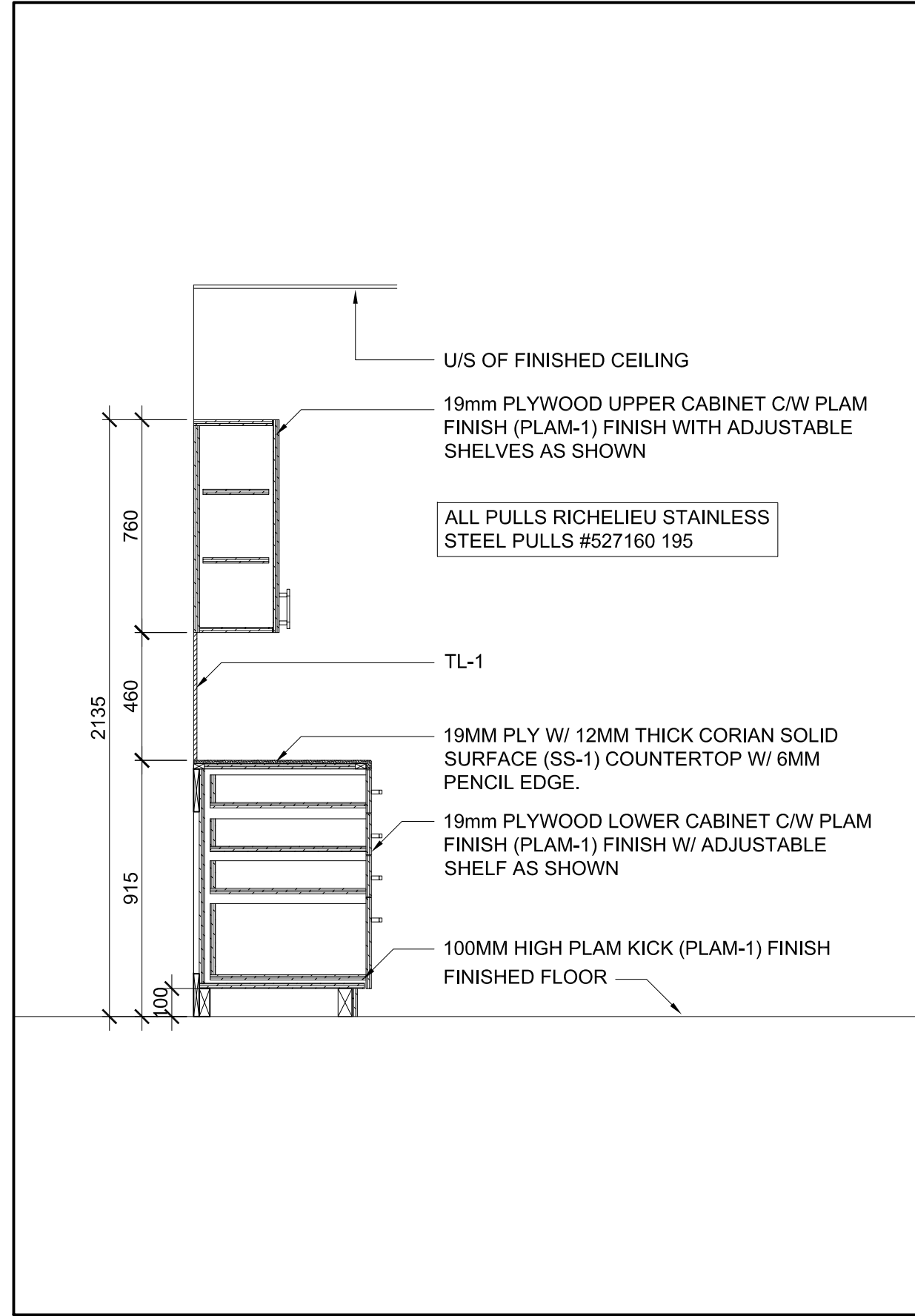
4 SECTION
A600 SCALE: NTS



5 SECTION
A600 SCALE: NTS



6 SECTION
A600 SCALE: NTS



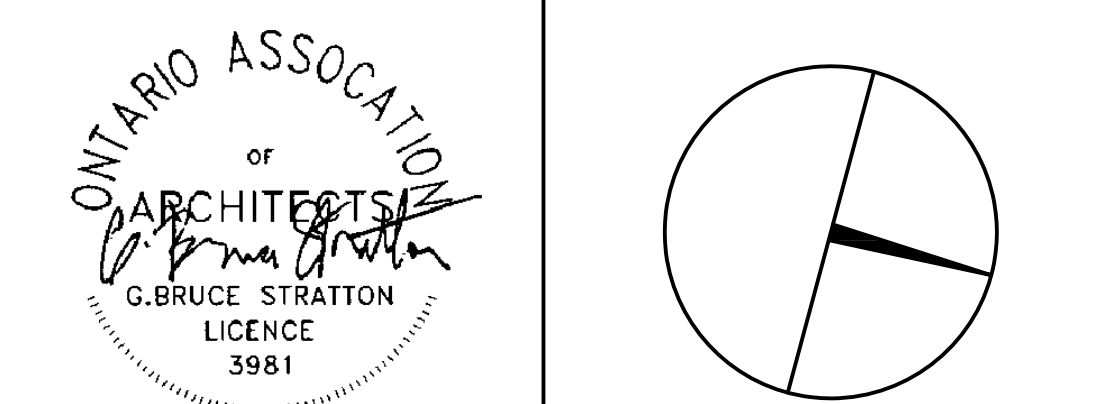
7 SECTION
A600 SCALE: NTS

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York Region

PROPERTY SERVICES

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FLOOR: 003

BASE DATE: 03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

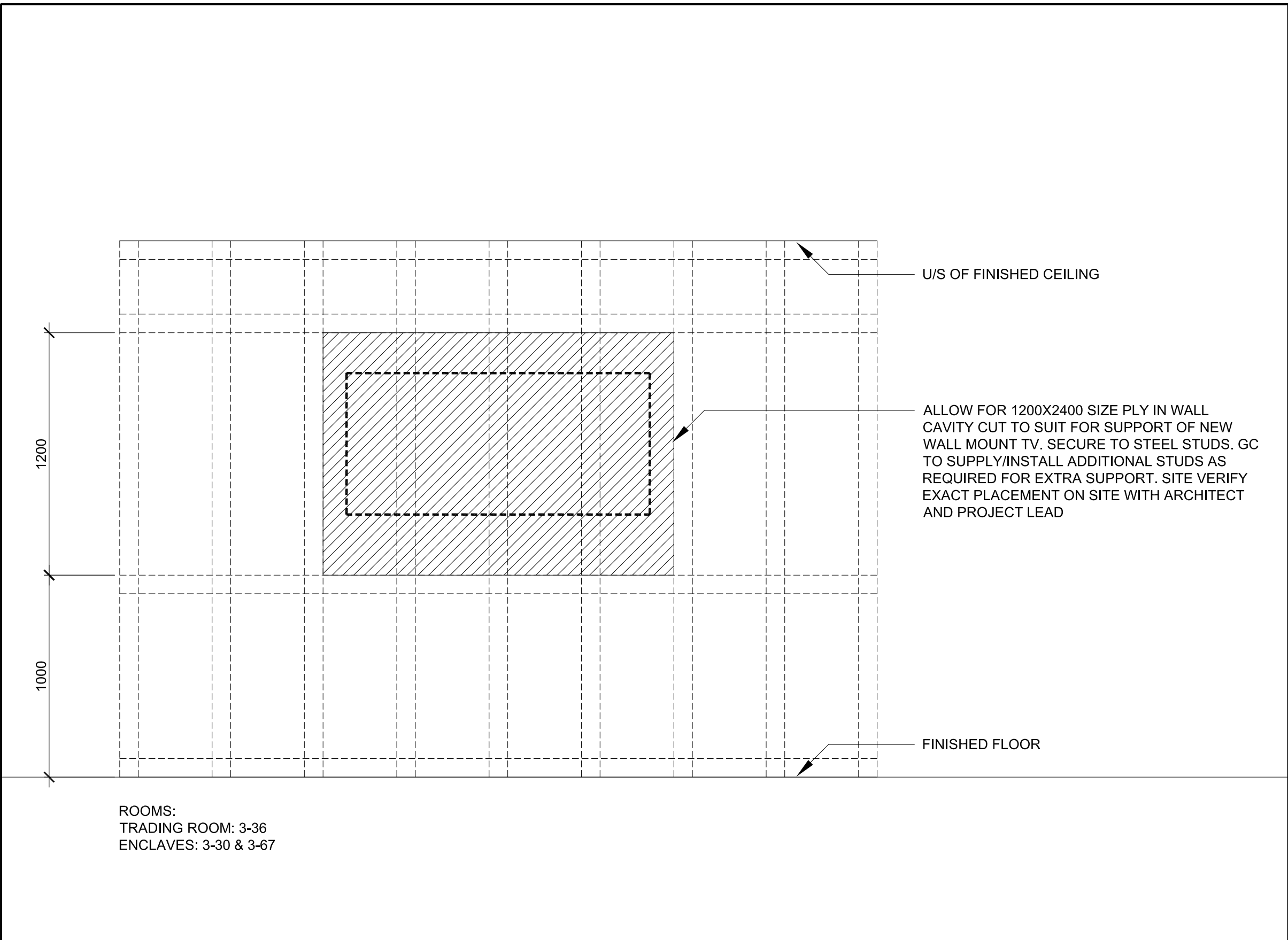
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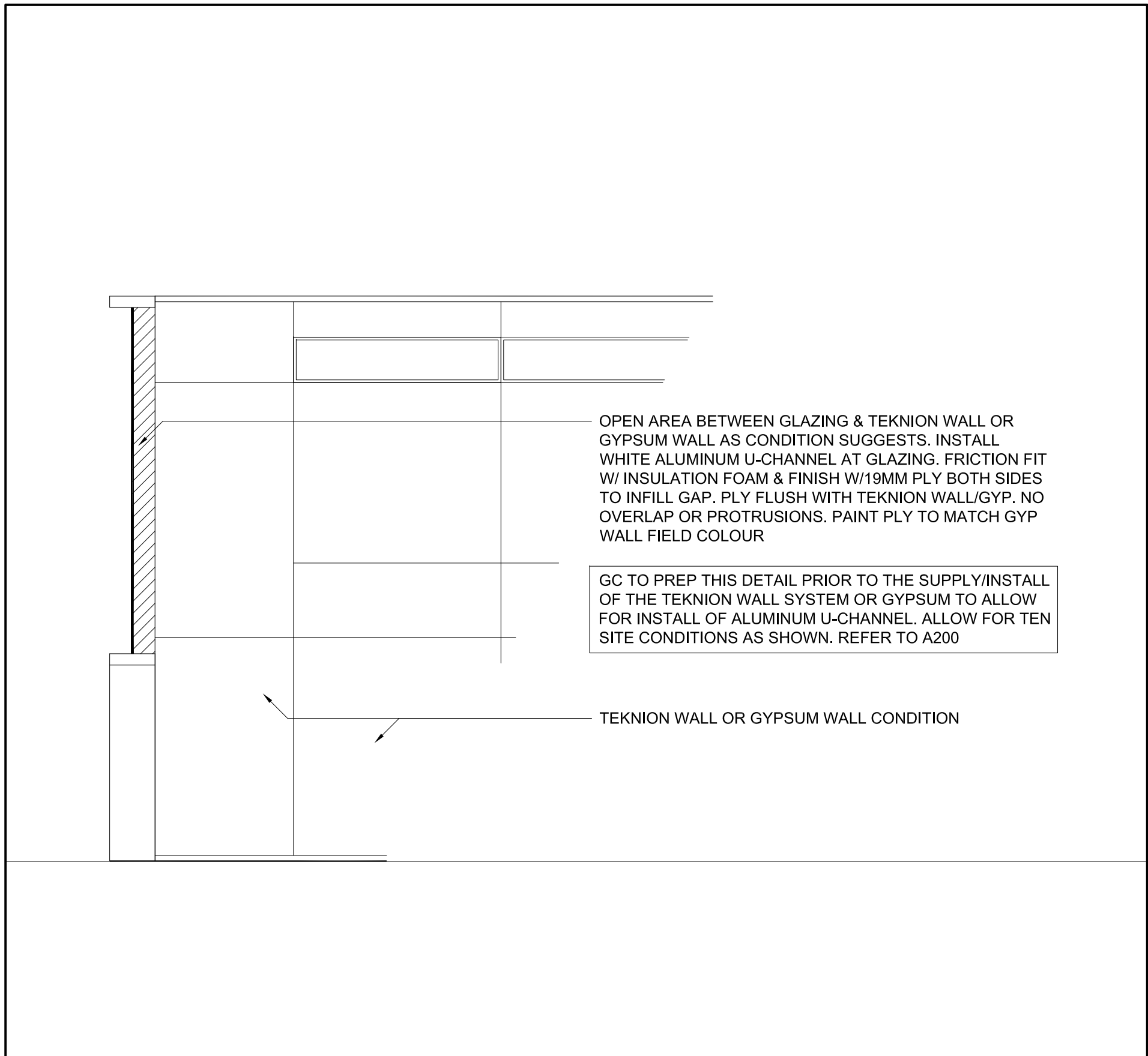
DETAILS

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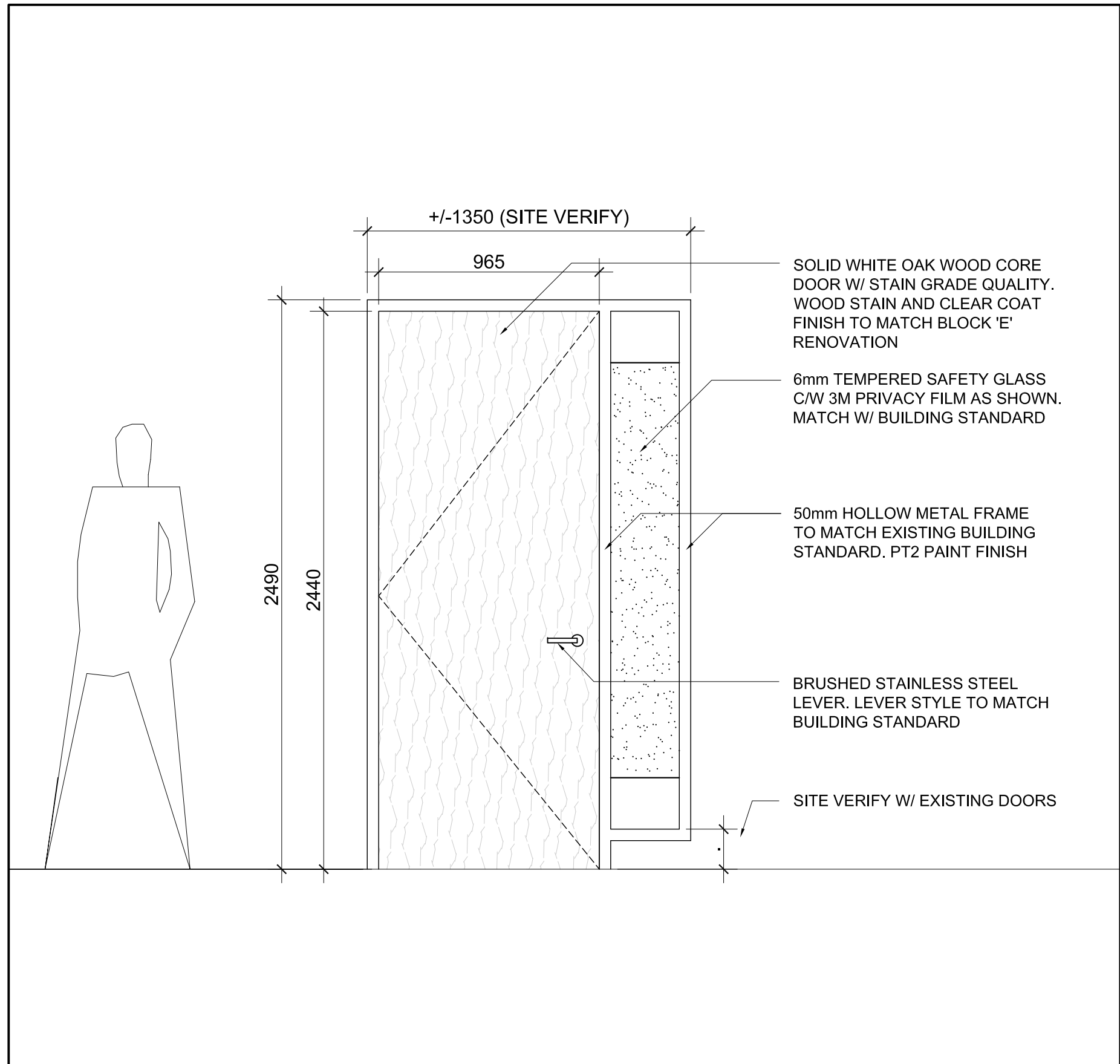
A600



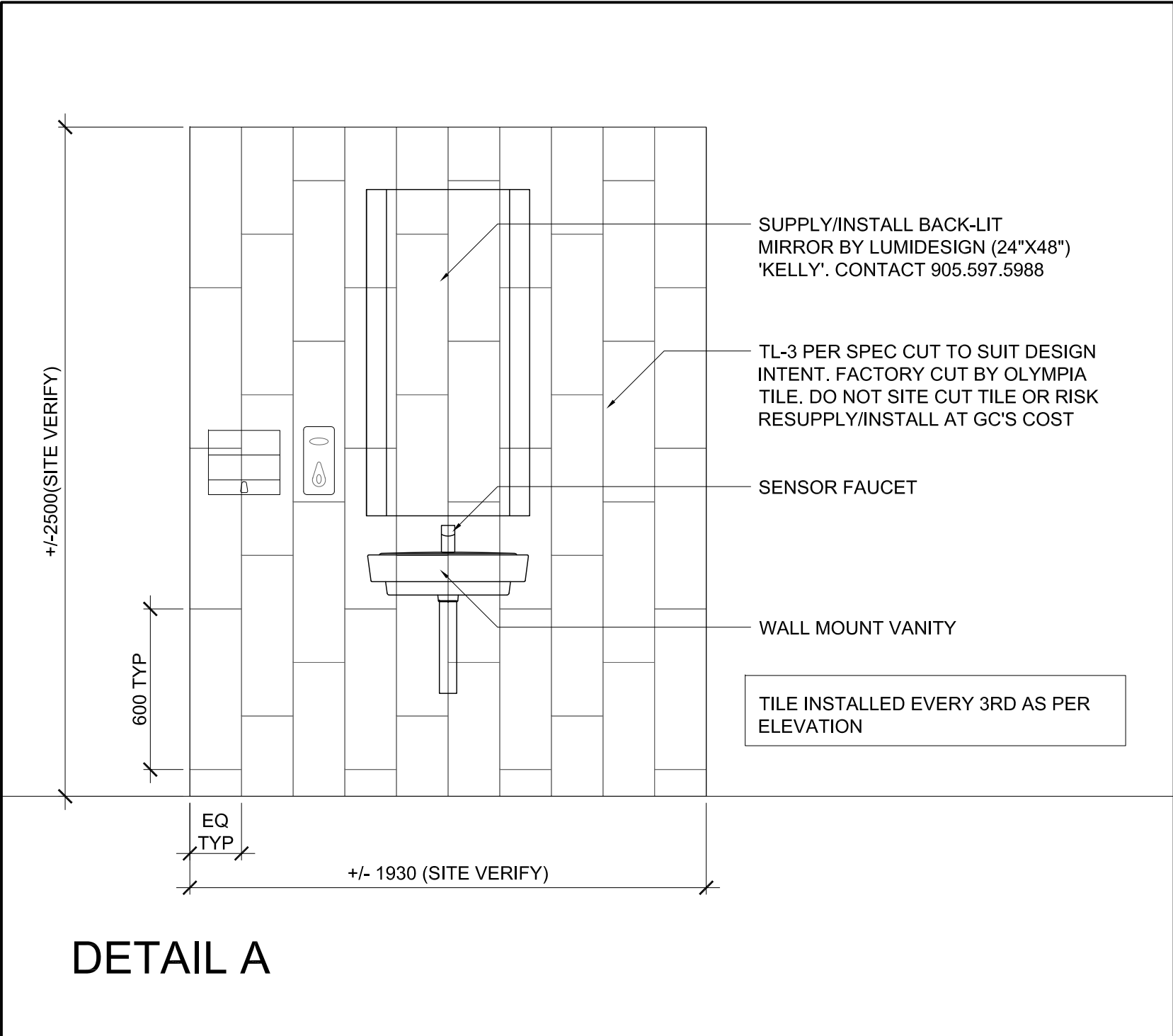
1
A601 ELEVATION: PLYWOOD BLOCKING WALL CAVITY
SCALE: NTS



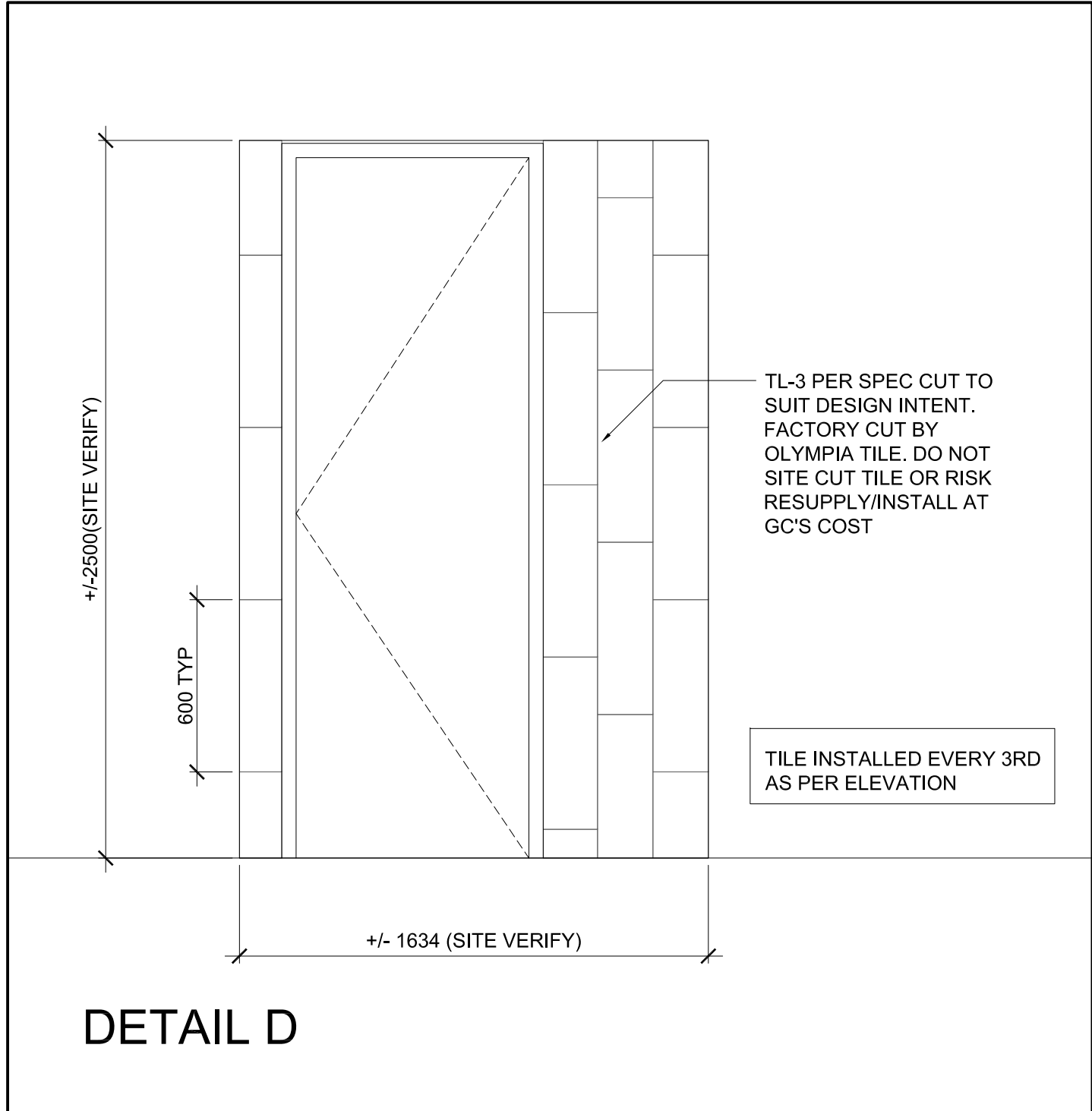
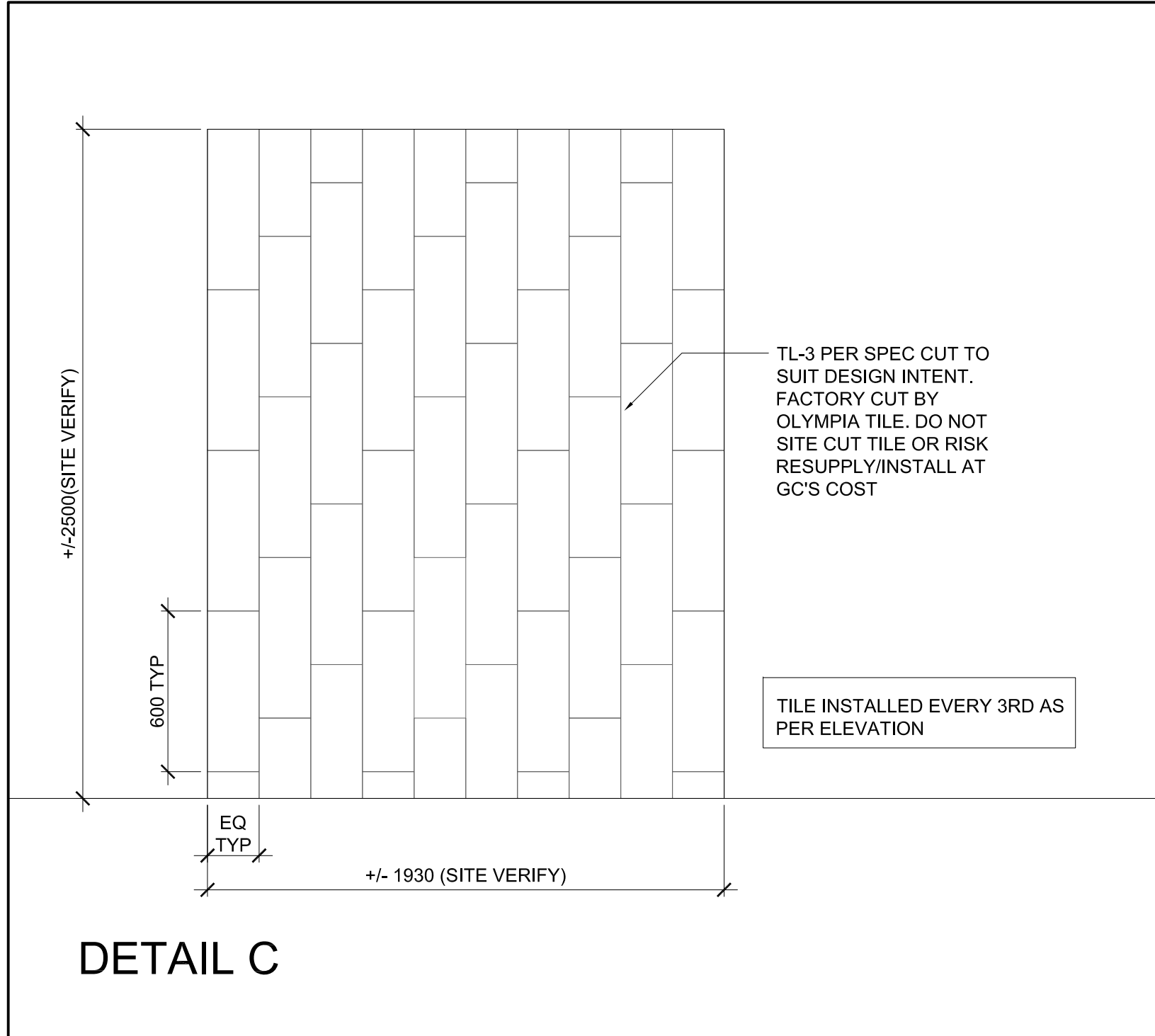
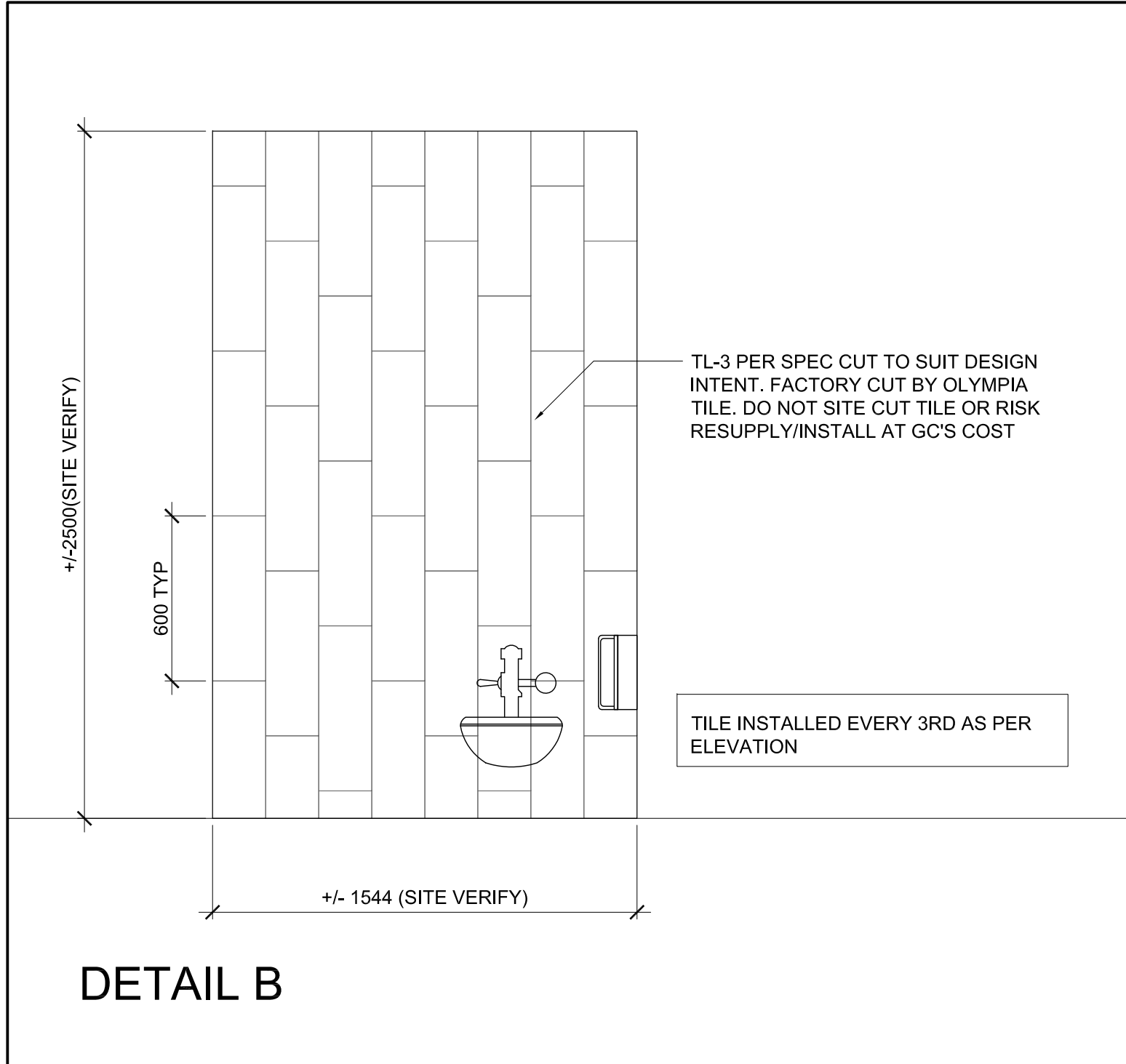
2
A601 SECTION: TYPICAL ALTOS WALL AT GLAZING
SCALE: NTS



3
A601 ELEVATION: DOOR TYPE 'A' (DOORS 36A & 36B)
SCALE: NTS



4
A601 ELEVATIONS: WASHROOM 3-02 A
SCALE: NTS



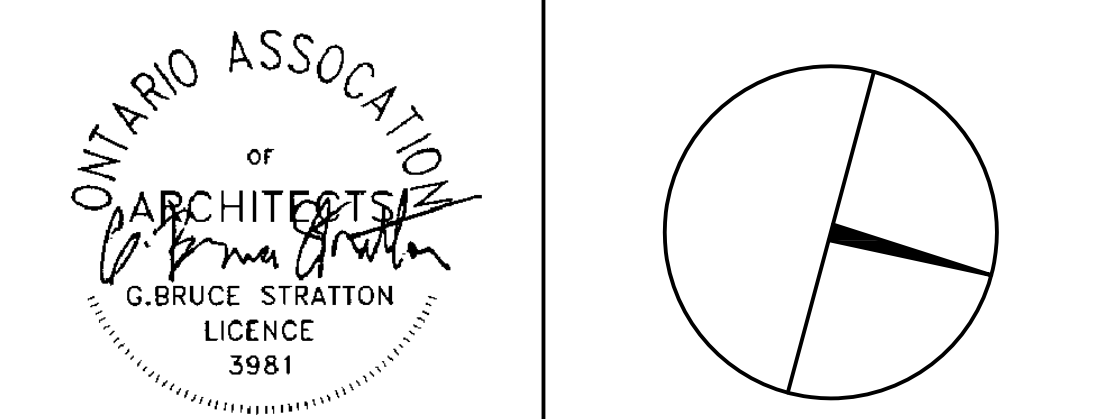
YORK REGION ADMINISTRATIVE CENTRE 3RD FLOOR INTERIOR FIT-UP_DOOR HARDWARE SCHEDULE																	
DOOR#	TYPE	DOOR				SIDELIGHT (VERIFY W/ DWGS & DTLS)	VISION PANEL	FRAME		CARD READER/ ELEC. STRIKE	LOCK	HINGE	DOOR CLOSER	DOOR STOP	AUTOMATIC DOOR	NOTES	
		WIDTH	HEIGHT	THICK	MATERIAL			FINISH	TYPE								FINISH
36A	A	965	2440	44	SOLID WOOD CORE (STAIN GRADE)	STAIN	YES	NO	50MM HM	PAINT	NO	PASSAGE SET	4	NO	YES	NO	
36B	A	965	2440	44	SOLID WOOD CORE (STAIN GRADE)	STAIN	YES	NO	50MM HM	PAINT	NO	PASSAGE SET	4	NO	YES	NO	
1. THIS DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH A200 AND 3/A601 AND YORK REGION BUILDING & FACILITIES STANDARDS AND GUIDELINES DIVISION 08 71 00 (DOOR HARDWARE)																	
2. KEYING BY CLIENT																	
3. HM REFERS TO HOLLOW METAL																	
4. REFER TO A200 FOR HAND TYPE																	
5. STAIN COLOUR TO MATCH EXIST BASE BUILDING STRANDARD. PROVIDE STAIN SAMPLE TO ARCHITECTF OR REVIEW PRTOR TO SUPPLY AND APPLICATION																	
6. ALL OTHER DOORS SHOWN ON PLAN ARE EITHER EXISTING OR NEW BY TEKNION																	

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TENDER NO.: T-19-349

YORK REGION

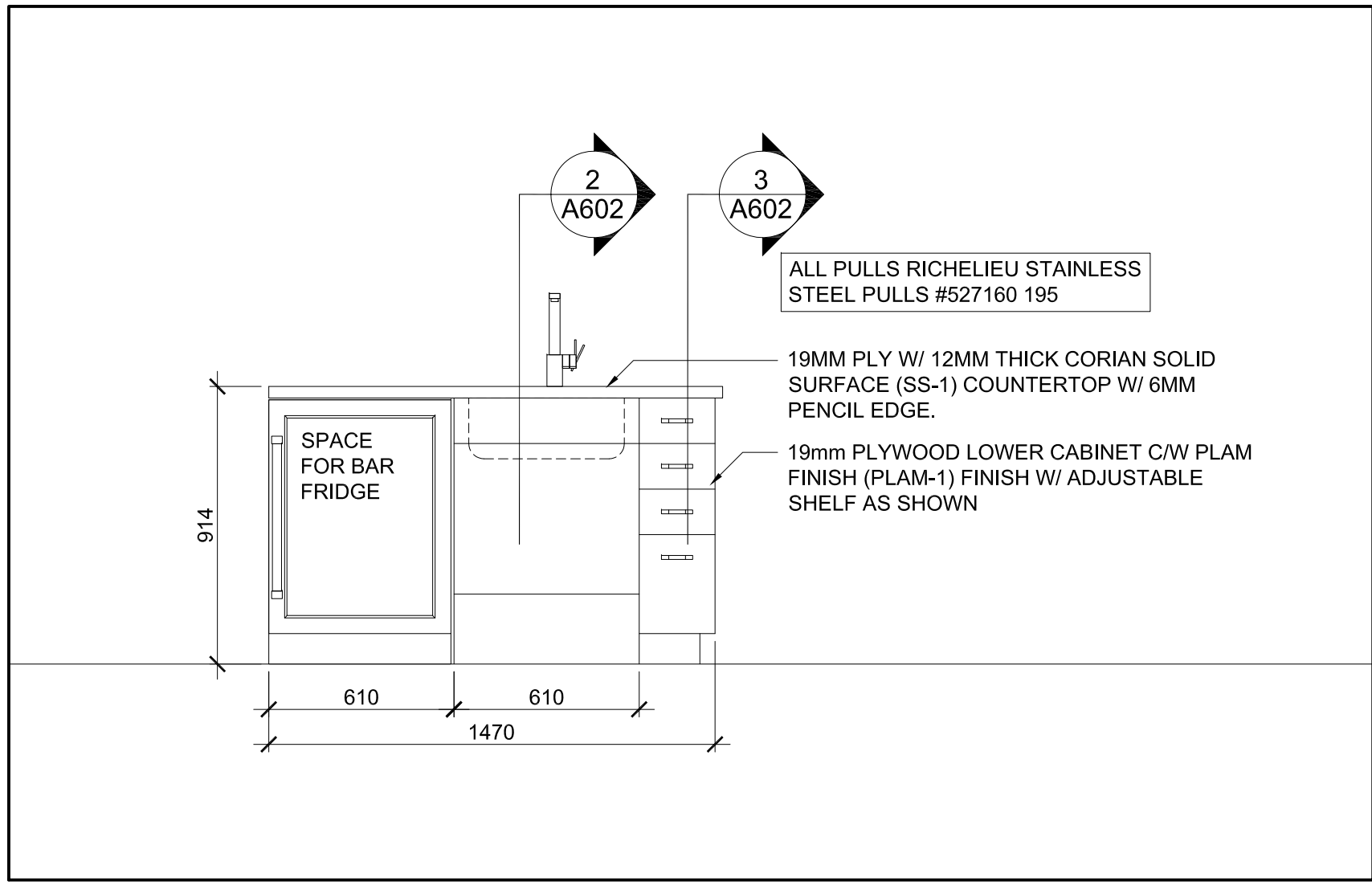
Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN
DRAWN BY: SK
SUBMITTED TO: MUNICIPALITY OF YORK
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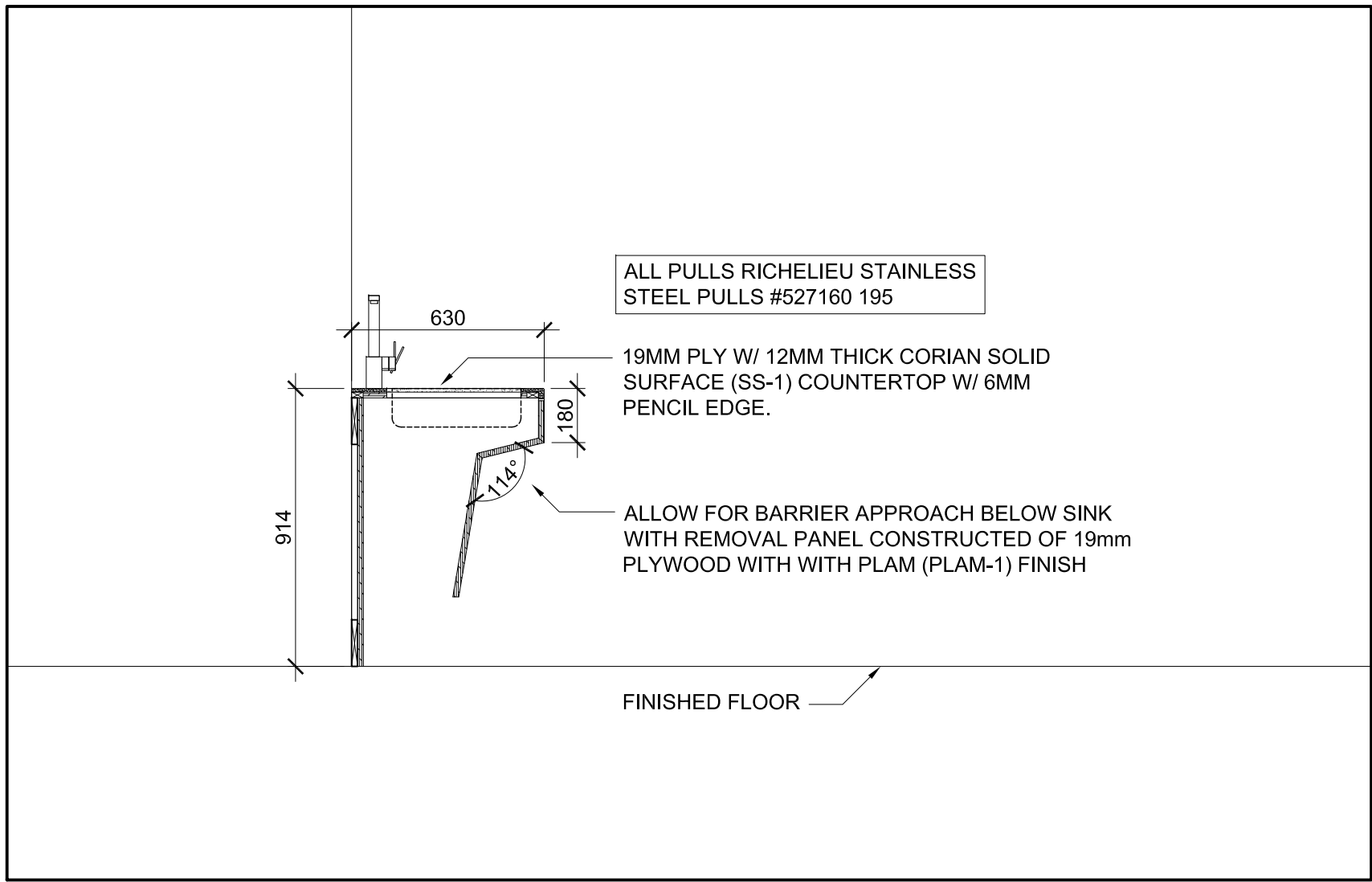
DETAILS

SHEET NUMBER:

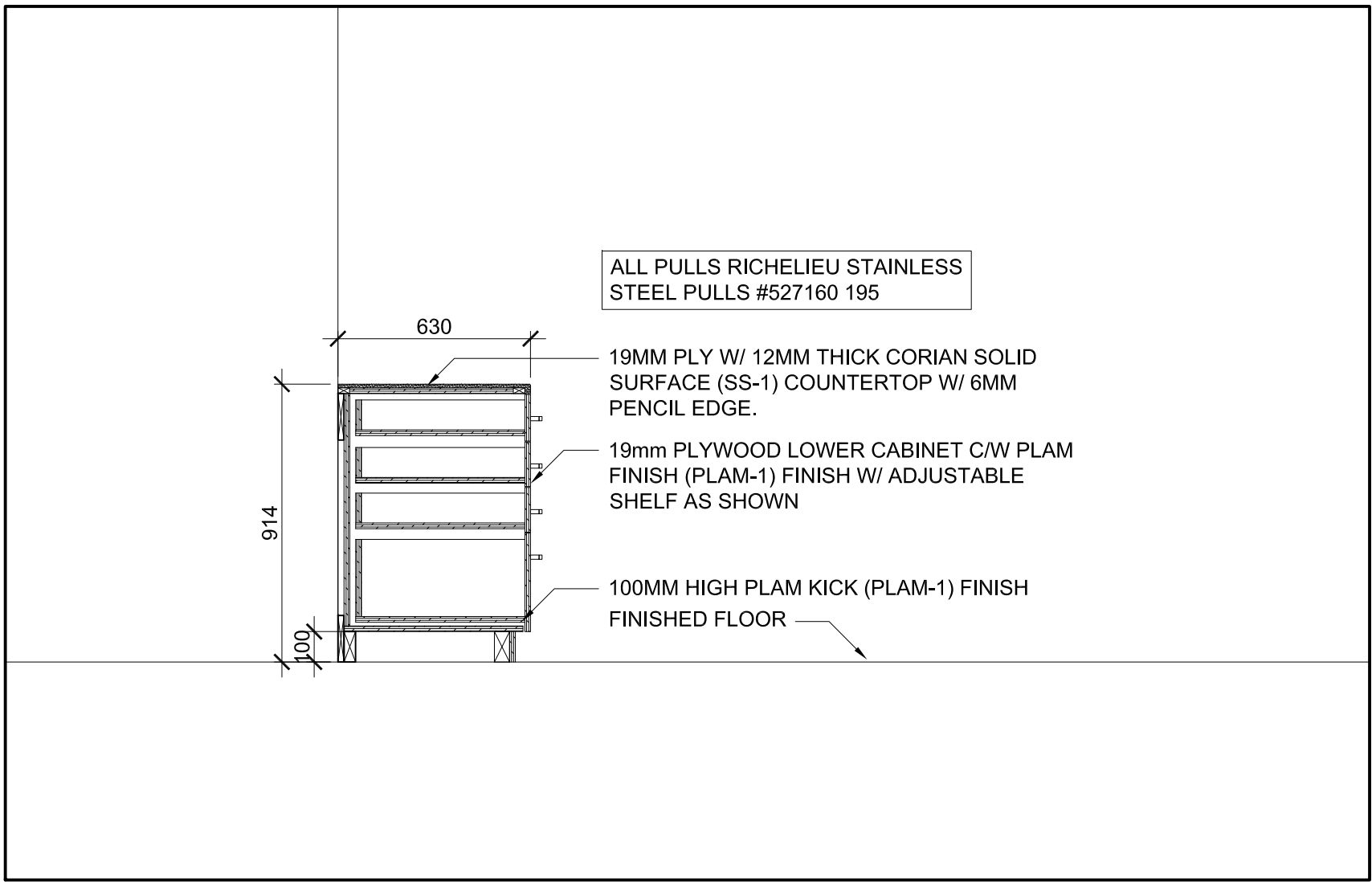
A601



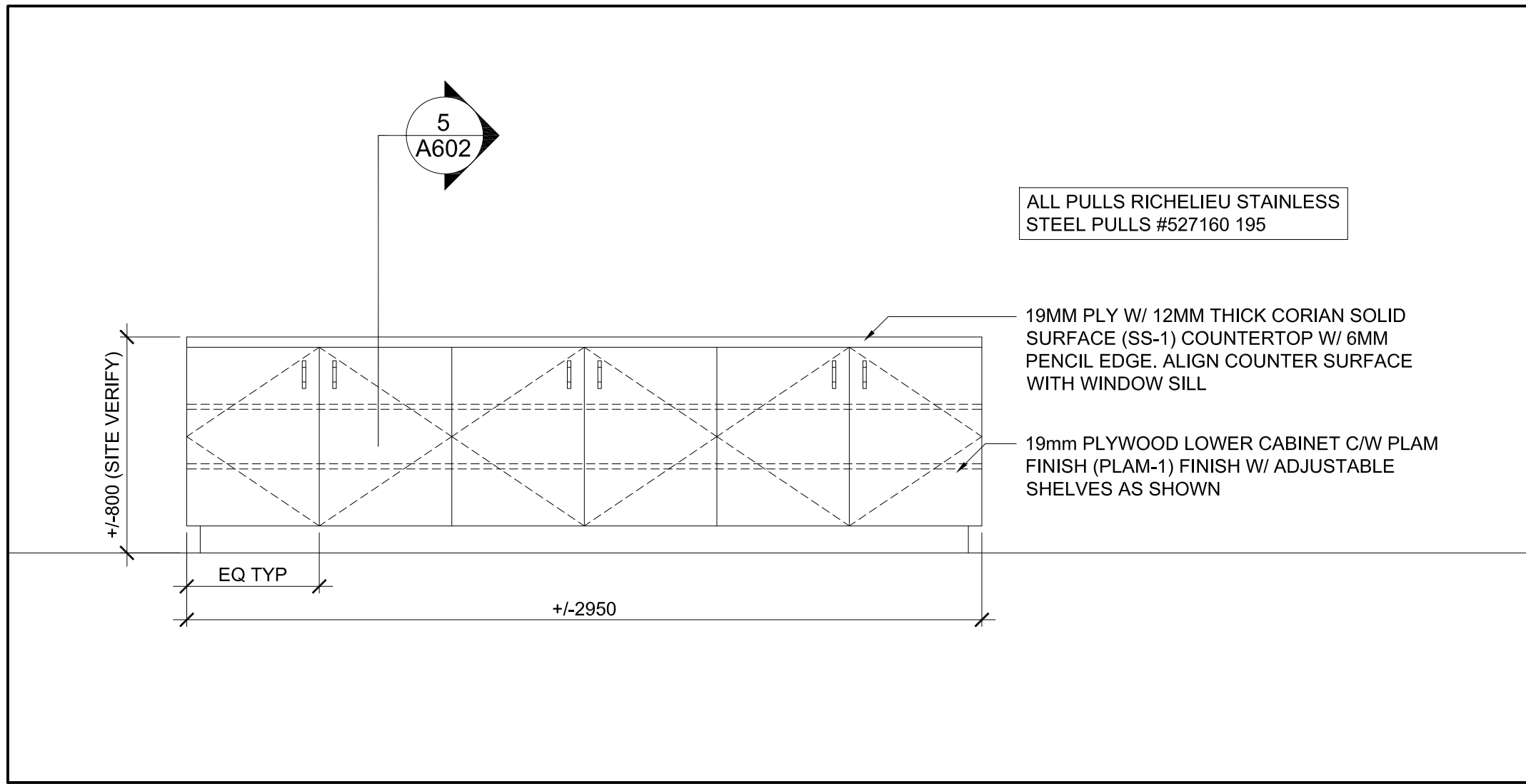
1
A602 ELEVATION: MILLWORK - MEETING 3-88
SCALE: NTS



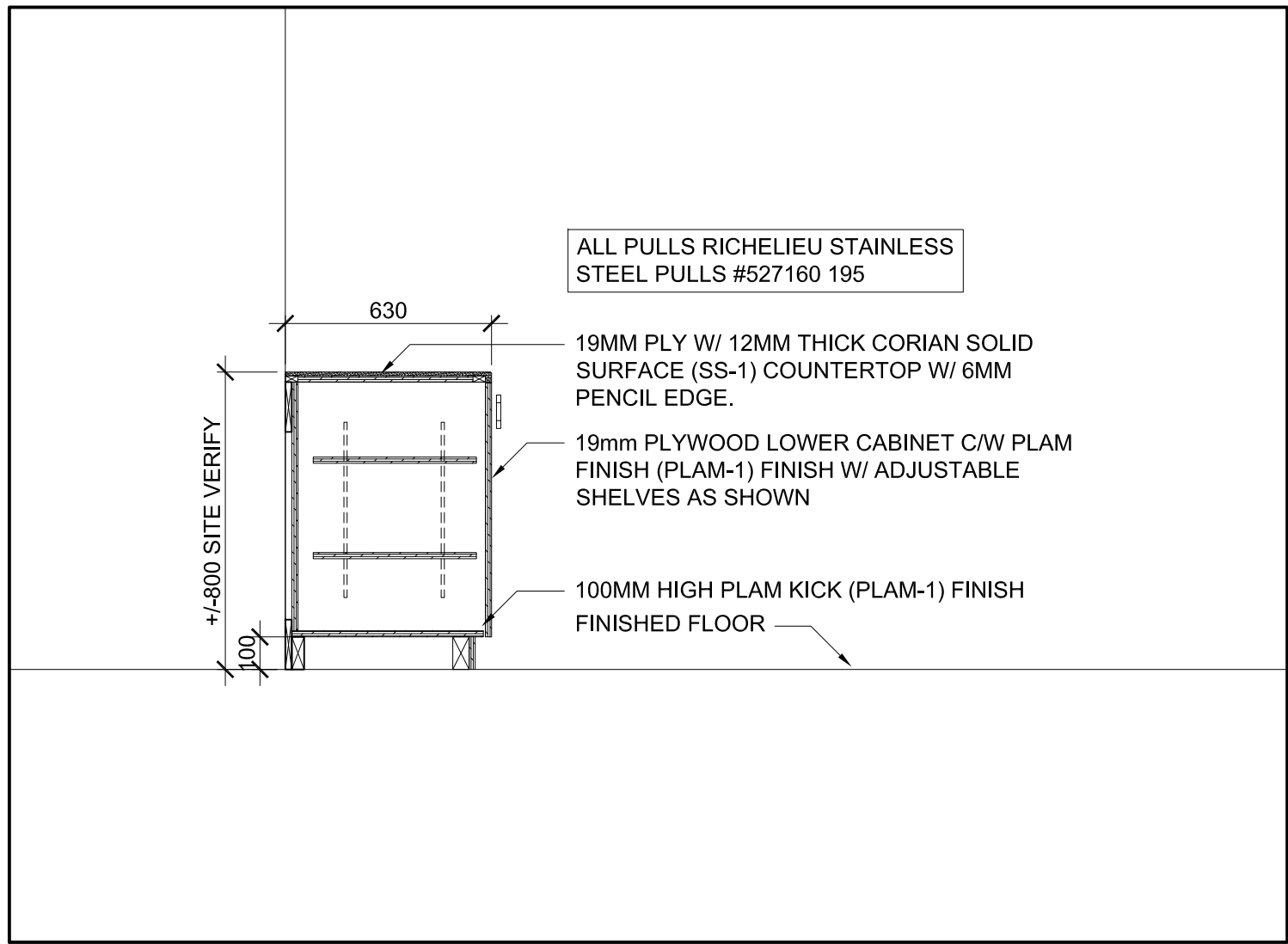
2
A602 SECTION: MILLWORK - MEETING 3-88
SCALE: NTS



3
A602 SECTION: MILLWORK - MEETING 3-88
SCALE: NTS



4
A602 ELEVATION: MILLWORK - MEETING 3-88
SCALE: NTS



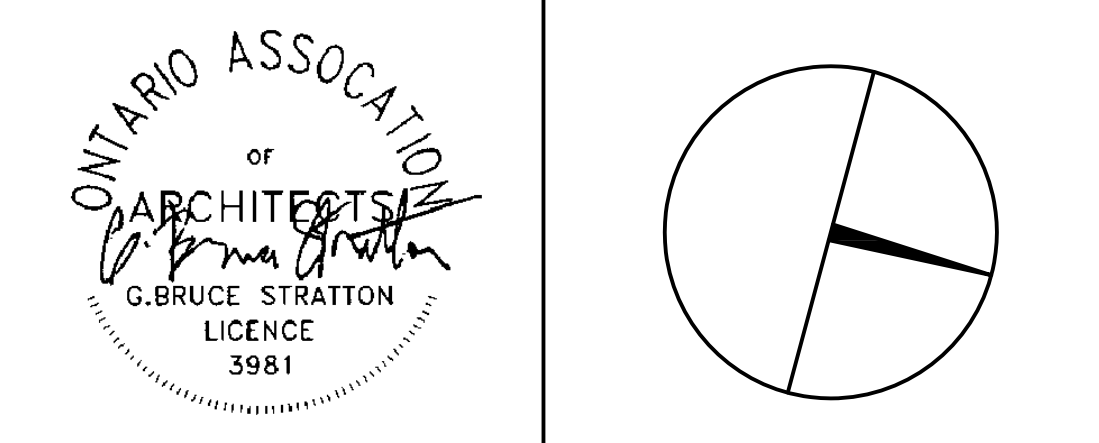
5
A602 SECTION: MILLWORK - MEETING 3-88
SCALE: NTS

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YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

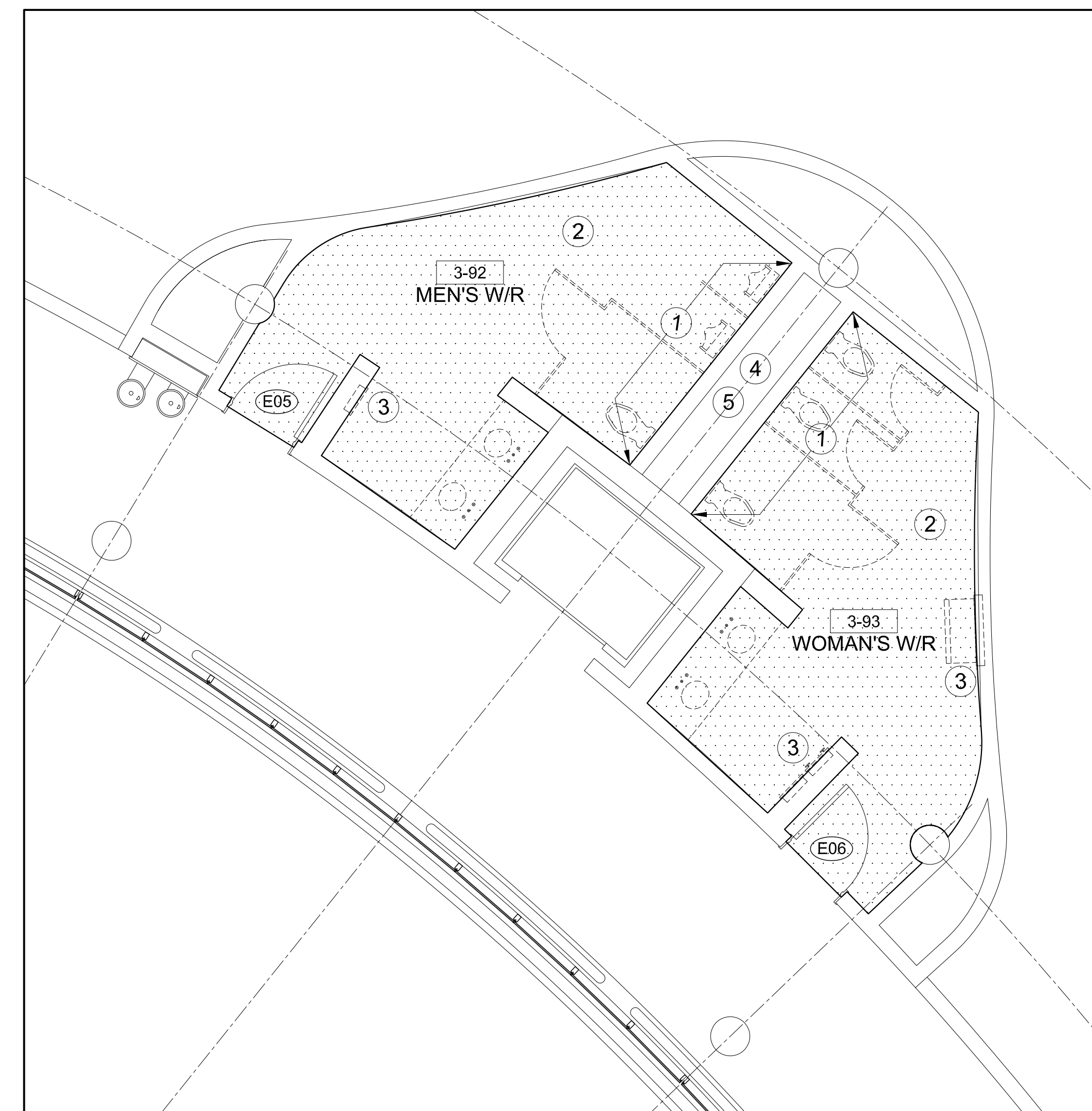
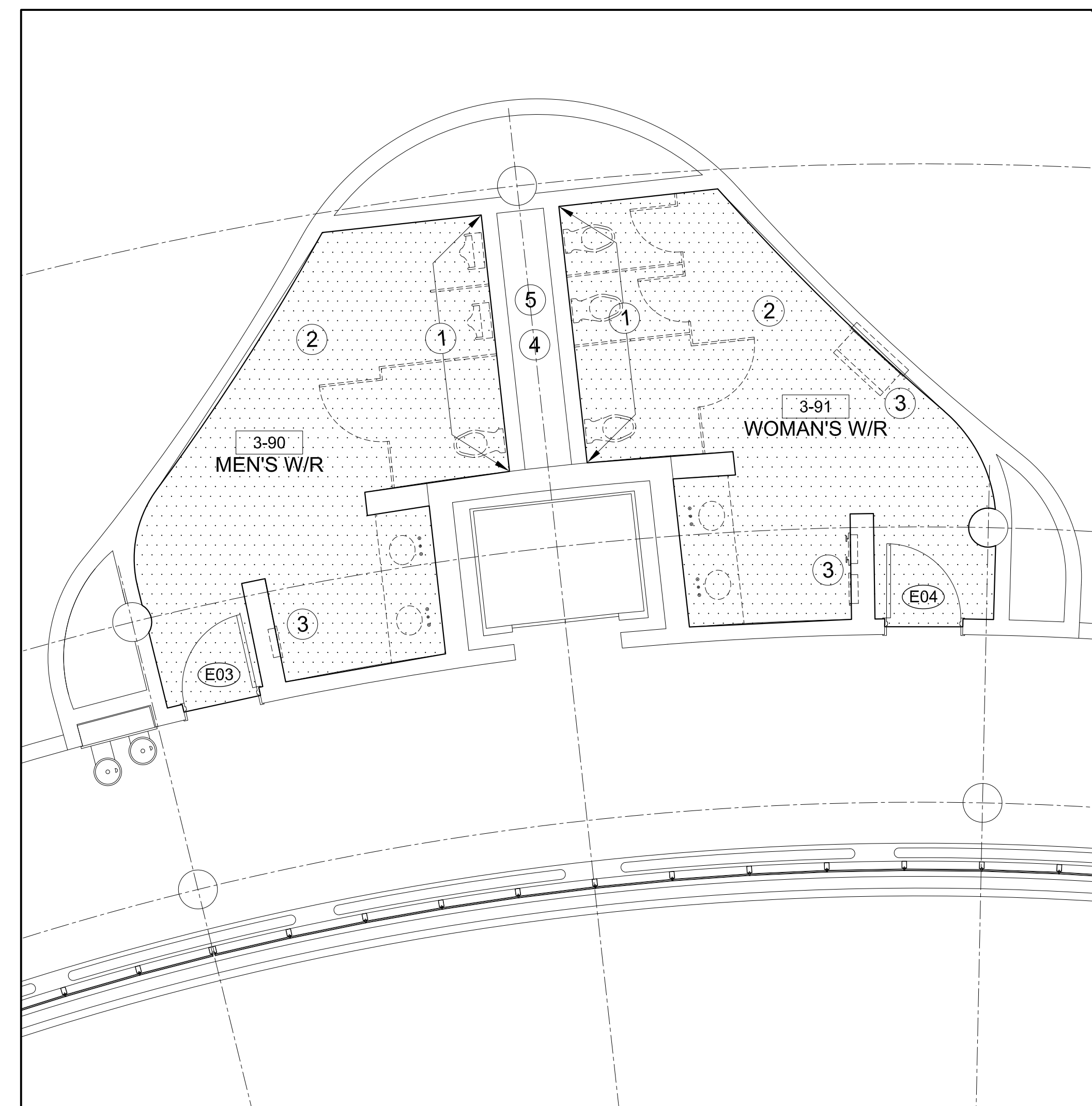
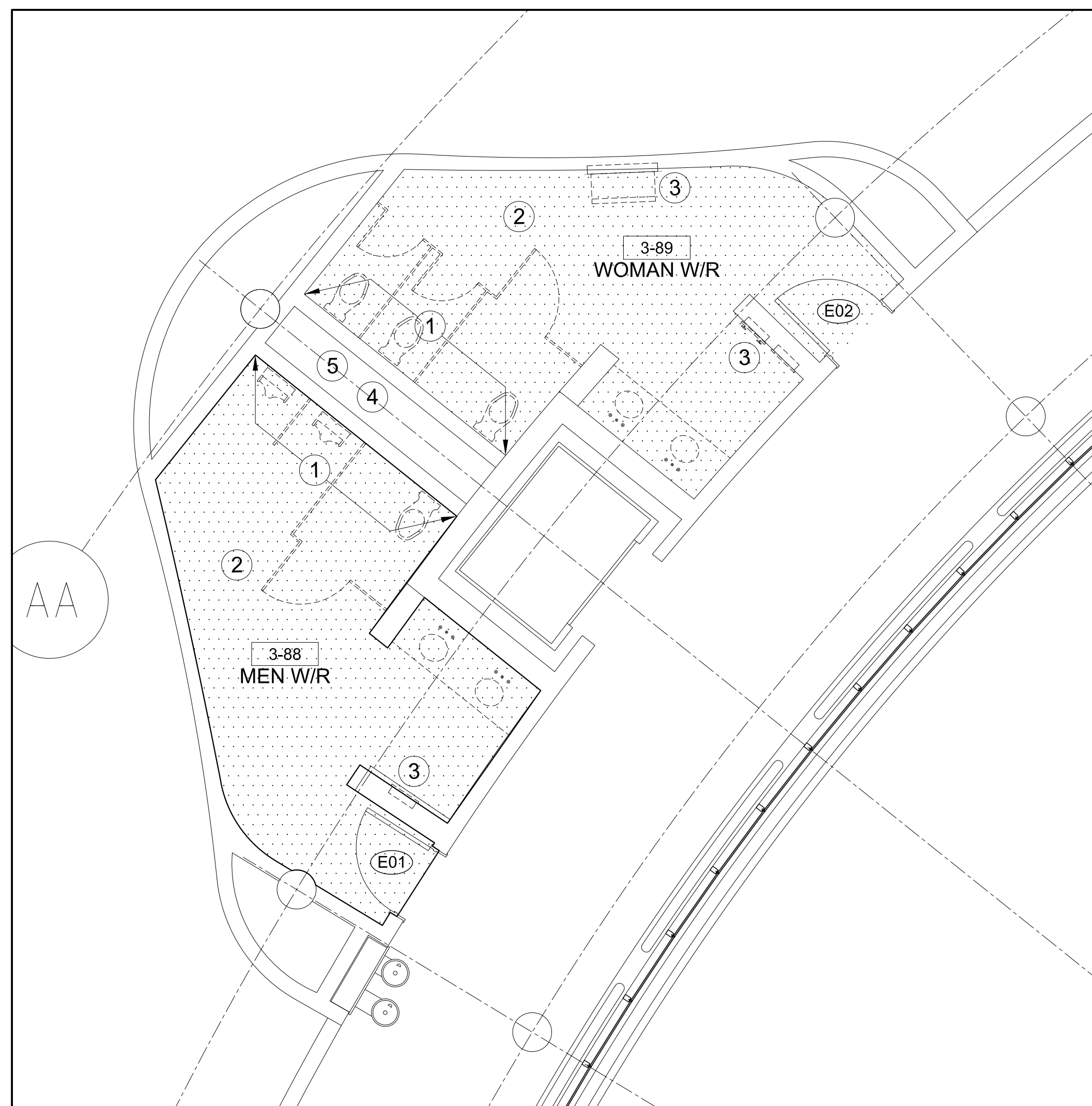
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SHEET TITLE:

DETAILS

SHEET NUMBER:

A602



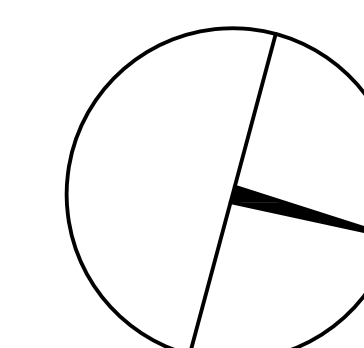
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YORK REGION

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Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

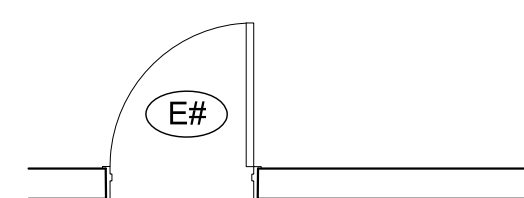
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DEMOLITION PLAN

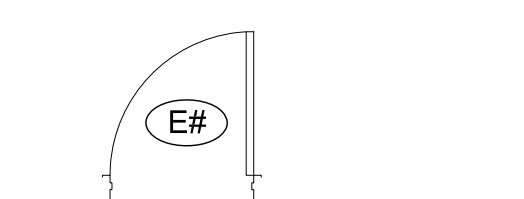
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NUMBER: **A700**

LEGEND:



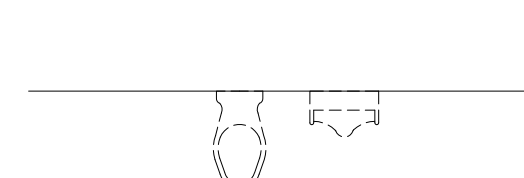
EXISTING GYPSUM AND CONCRETE WALLS, DOORS,
DOOR FRAMES TO REMAIN. REFER TO BELOW FOR
FURTHER DIRECTION REGARDING EXISTING DOORS



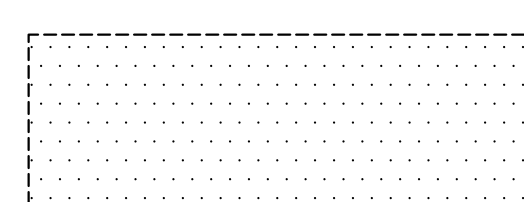
EXISTING WOOD DOORS (E1, E2, E3, E4, E5, E6, E7 & E8)
TO BE REMOVED AND RETAINED FOR REFINISHING.
REFER TO A200 FOR EXTENT OF DOOR WORK. RETAIN
FOR REINSTALLATION. DO NOT DISCARD



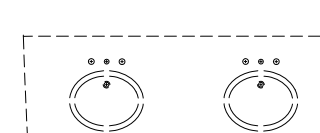
REMOVE EXISTING WASHROOM PARTITIONS AND ATTACHMENTS. PATCH/REPAIR WALLS/FLOORS/CEILINGS WHERE DAMAGE HAS OCCURRED AS A RESULT OF DEMO/REMOVAL. DIVERT FROM LANDFILL AND RECYCLE



REMOVE EXISTING PLUMBING FIXTURES AND ACCESSORIES INCLUDING TOILETS, URINALS, GRAB BARS, DISPENSER/DISPOSAL UNITS. CONSULT WITH YORK REGION PM FOR STORAGE OF DISPENSER/DISPOSAL UNITS



REMOVE EXISTING PORCELAIN TILE AND GROUT FROM ALL FLOOR AND ALL WALL SURFACES ENSURING ALL SURFACES ARE CLEAN AND READY TO RECEIVE NEW FINISHES



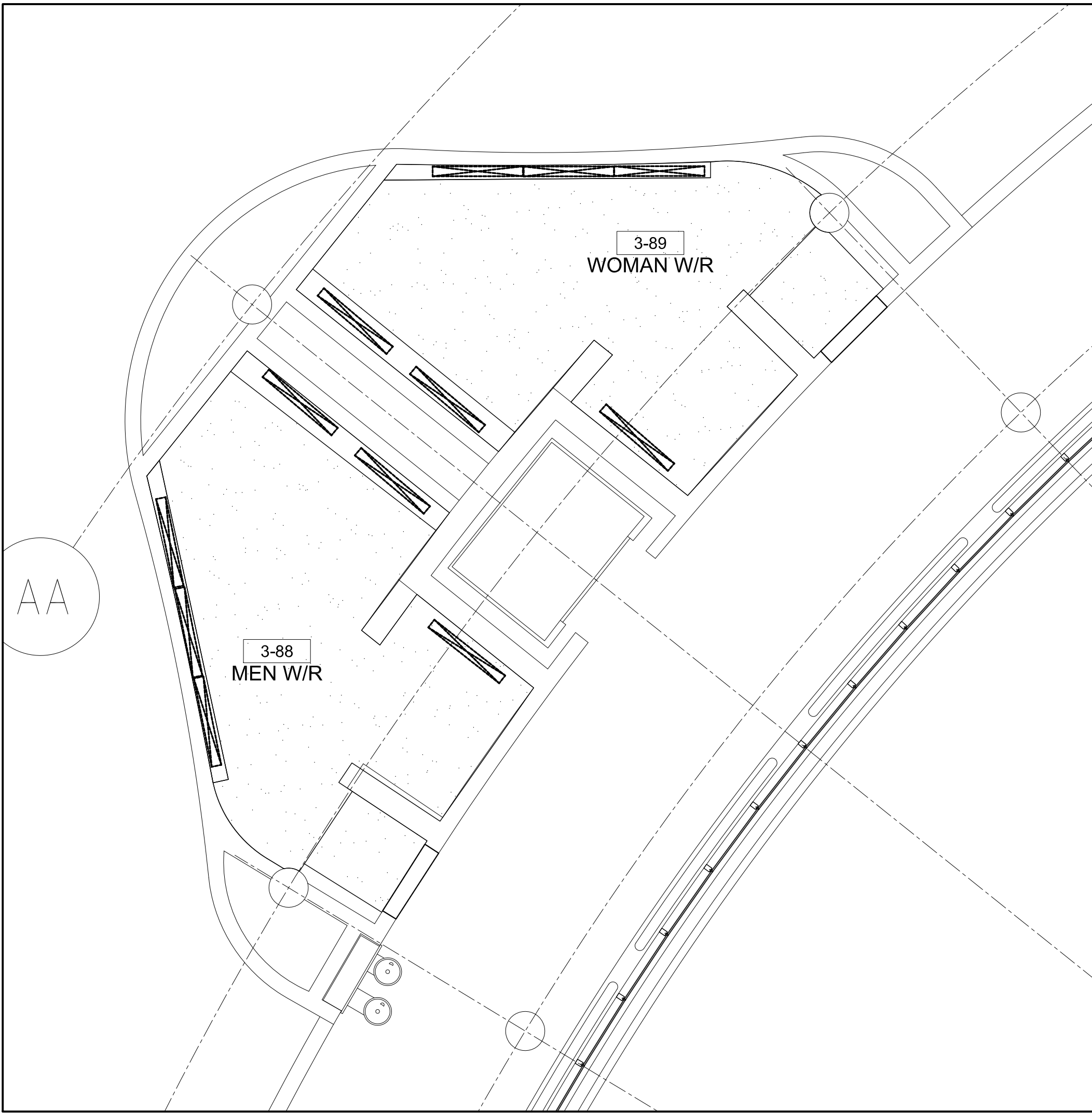
REMOVE EXISTING MILLWORK AND SINK. REMOVE ALL
STRUCTURAL SUPPORT FOR MILLWORK COUNTER.
REFER TO MECH ENG DWGS FOR PLUMBING RELATED
DEMO WORK

DEMOLITION NOTES

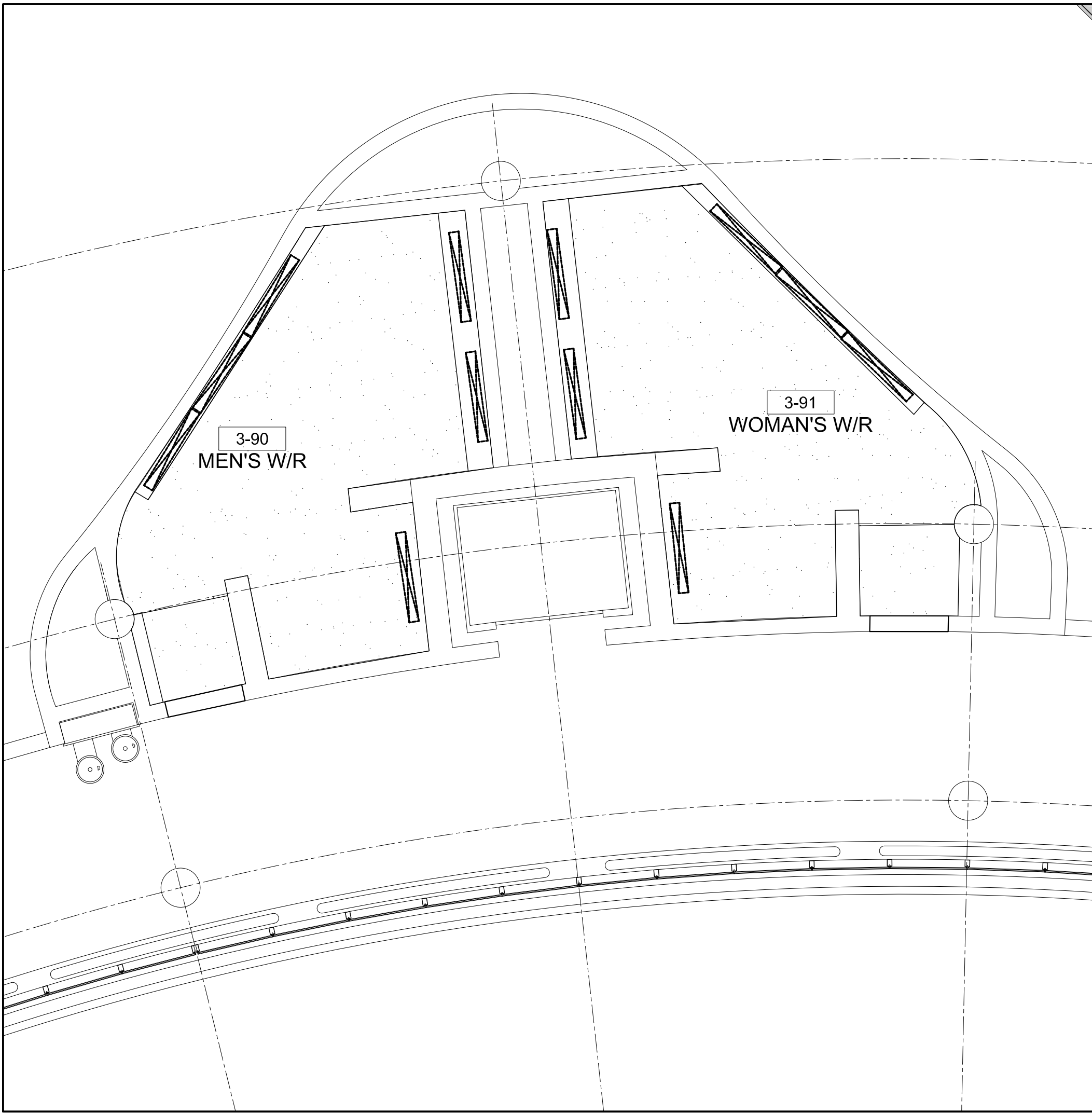
1. CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
2. CONTRACTOR TO DISPOSE OF ALL DEBRIS THROUGH THE USE OF 'ELEVATOR #3 ONLY. CONTRACTOR TO PROTECT INTERIOR WALLS OF ELEVATOR #3 WITH HEAVY-WEIGHT ELEVATOR GRADE DROP-CLOTHES
3. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
4. ALL EXISTING CONCRETE WALLS TO REMAIN
5. REMOVE EXISTING GRAB BARS LOCATED IN ALL BARRIER-FREE STALLS
6. YORK REGION BUILDING OPERATION'S SOLID WASTE MANAGEMENT POLICY REQUIRES THAT THE CONTRACTOR TRACK WASTE DIVERSION ON AN EXCEL FORM TO BE PROVIDED BY THE PROJECT MANAGER THEREFORE CONTRACTOR MUST DOCUMENT AND PRESENT TO THE OWNER THE DESTINATION AND VOLUME OF ALL WASTE FOR LEED ADMINISTRATIVE PURPOSES.
7. REMOVE ALL EXIST DISPOSAL/DISPENSER UNITS FROM WALLS. PATCH/REPAIR WALLS WHERE DAMAGE HAS OCCURRED AS A RESULT OF REMOVAL/DEMOLITION. RETURN ALL DISPOSAL/DISPENSER UNITS TO THE YORK REGION PM
8. PATCH/REPAIR/SAND/MAKE GOOD ALL EXISTING GYPSUM & CONCRETE WALLS POST DEMOLITION AND PRIOR TO THE START OF NEW WORK.
9. REFER TO ENGINEER'S DRAWINGS FOR MECHANICAL & ELECTRICAL SCOPE OF WORK AS IT RELATED TO DEMOLITION

KEYNOTE

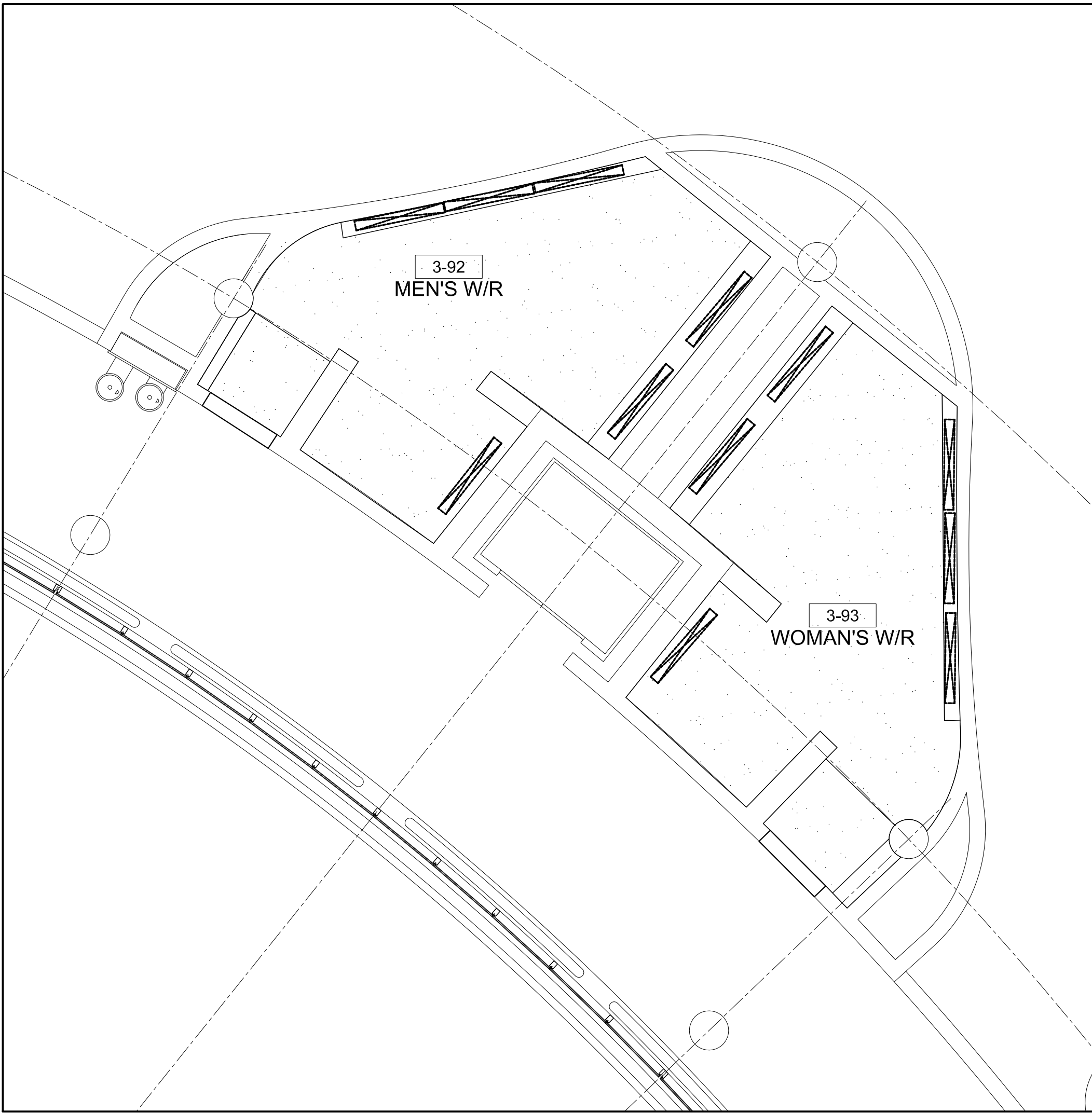
- ① REMOVE PORTION OF EXISTING WALL AS SHOWN TO +/- 1200MM AFF FOR ACCESS AND REMOVAL OF EXISTING STRUCTURAL SUPPORT OF WALL MOUNTED PLUMBING FIXTURES; PATCH/REPAIR FLOOR AS REQUIRED. SUPPLY/INSTALL NEW FIXTURE CARRIERS AS SPECIFIED IN MECHANICAL ENGINEER'S DWGS. REINSTATE NEW WALL AS PER ARCHITECTURAL A200 DWG
- ② INFILL HOLES, REPAIR & PATCH BLOCK WALLS WHERE REMOVAL OF EXISTING WALL TILE OCCURS. ALLOW FOR UPTO 200 SQ.FT. OF PATCH/REPAIR IN EACH WASHROOM.
- ③ INFILL HOLES, REPAIR & PATCH BLOCK WALLS WHERE REMOVAL OF EXISTING WASHROOM ACCESSORIES OCCURS INCLUDING REMOVAL OF BABY CHANGE TABLES AND NAPKIN DISPENSERS
- ④ CLEAN OUT ALL DEBRIS WITHIN THE WALL CHASE THAT SEPARATES THE MALE AND FEMALE WASHROOM
- ⑤ GC TO CARRY FIRE STOPPING FOR 30 ADDITIONAL OPENINGS AT THE LOCATION OF THE WALL SHAFT FOR ALL THREE SETS OF WASHROOMS



1
A701 CEILING DEMOLITION PLAN: 3-88 & 3-89
SCALE - 1:50

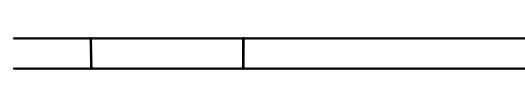


2
A701 CEILING DEMOLITION PLAN: 3-90 & 3-91
SCALE - 1:50

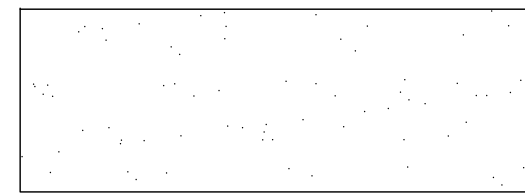


3
A701 CEILING DEMOLITION PLAN: 3-92 & 3-93
SCALE - 1:50

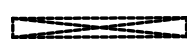
LEGEND:



EXISTING GYPSUM AND CONCRETE WALLS, DOORS AND
FRAMES TO REMAIN



EXISTING GYPSUM CEILING TO REMAIN. PATCH, SAND,
PAINT.



REMOVE EXISTING LINEAR COVE LIGHTING.
PATCH/REPAIR CEILING WHERE POT LIGHTS ARE BEING
REMOVED. SAND/FINISH/PAINT CEILING TO MATCH.

CEILING DEMOLITION NOTES

1. CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
2. CONTRACTOR TO DISPOSE OF ALL DEBRIS THROUGH THE USE OF *ELEVATOR #1 ONLY. CONTRACTOR TO PROTECT INTERIOR WALLS OF ELEVATOR #1 WITH HEAVY-WEIGHT ELEVATOR GRADE DROP-CLOTHES
3. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
4. ALL EXISTING CONCRETE WALLS TO REMAIN
5. REMOVE EXISTING GRAB BARS LOCATED IN ALL BARRIER-FREE STALLS
6. CONTRACTOR MUST DOCUMENT AND PRESENT TO THE OWNER THE DESTINATION AND VOLUME OF ALL WASTE FOR LEED ADMINISTRATIVE PURPOSES.
7. YORK REGION BUILDING OPERATION'S SOLID WASTE MANAGEMENT POLICY REQUIRES THAT THE CONTRACTOR TRACK WASTE DIVERSION ON AN EXCEL FORM TO BE PROVIDED BY THE PROJECT MANAGER
8. REMOVE ALL EXIST DISPOSAL/DISPENSER UNITS FROM WALL. PATCH/REPAIR WALLS WHERE DAMAGE HAS OCCURRED AS A RESULT OF REMOVAL/DEMOLITION. RETURN ALL DISPOSAL/DISPENSER UNITS TO THE YORK REGION PM
9. PATCH/REPAIR/SAND/MAKE GOOD ALL EXISTING GYPSUM & CONCRETE WALLS POST DEMOLITION AND PRIOR TO THE START OF NEW WORK.
10. REFER TO ENGINEER'S DRAWINGS FOR MECHANICAL & ELECTRICAL SCOPE OF WORK AS IT RELATED TO DEMOLITION
11. PATCH/REPAIR CEILING WHERE POT LIGHTS ARE BEING REMOVED. SAND/FINISH/PAINT CEILING TO MATCH.

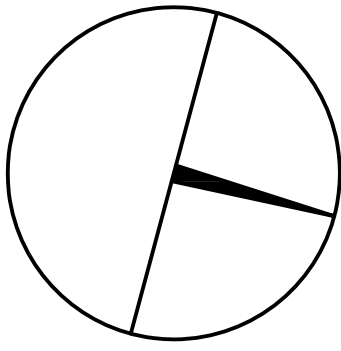
GENERAL NOTES:

1. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY DISCREPANCIES IN WRITING TO YORK REGION REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK
2. DRAWINGS ARE NOT TO BE SCALED
3. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO YORK REGION REPRESENTATIVE FOR APPROVAL
4. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF YORK REGION. AS SUCH, THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT SPECIFIED

SUBMISSION	DATE	DESCRIPTION
1	03-20-2020	ISSUED FOR 60% REVIEW
2	05-18-2020	ISSUED FOR 90% REVIEW
3	05-25-2020	ISSUED FOR PERMIT
4	11-12-2020	ISSUED FOR TENDER
5	03-19-2021	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146



PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

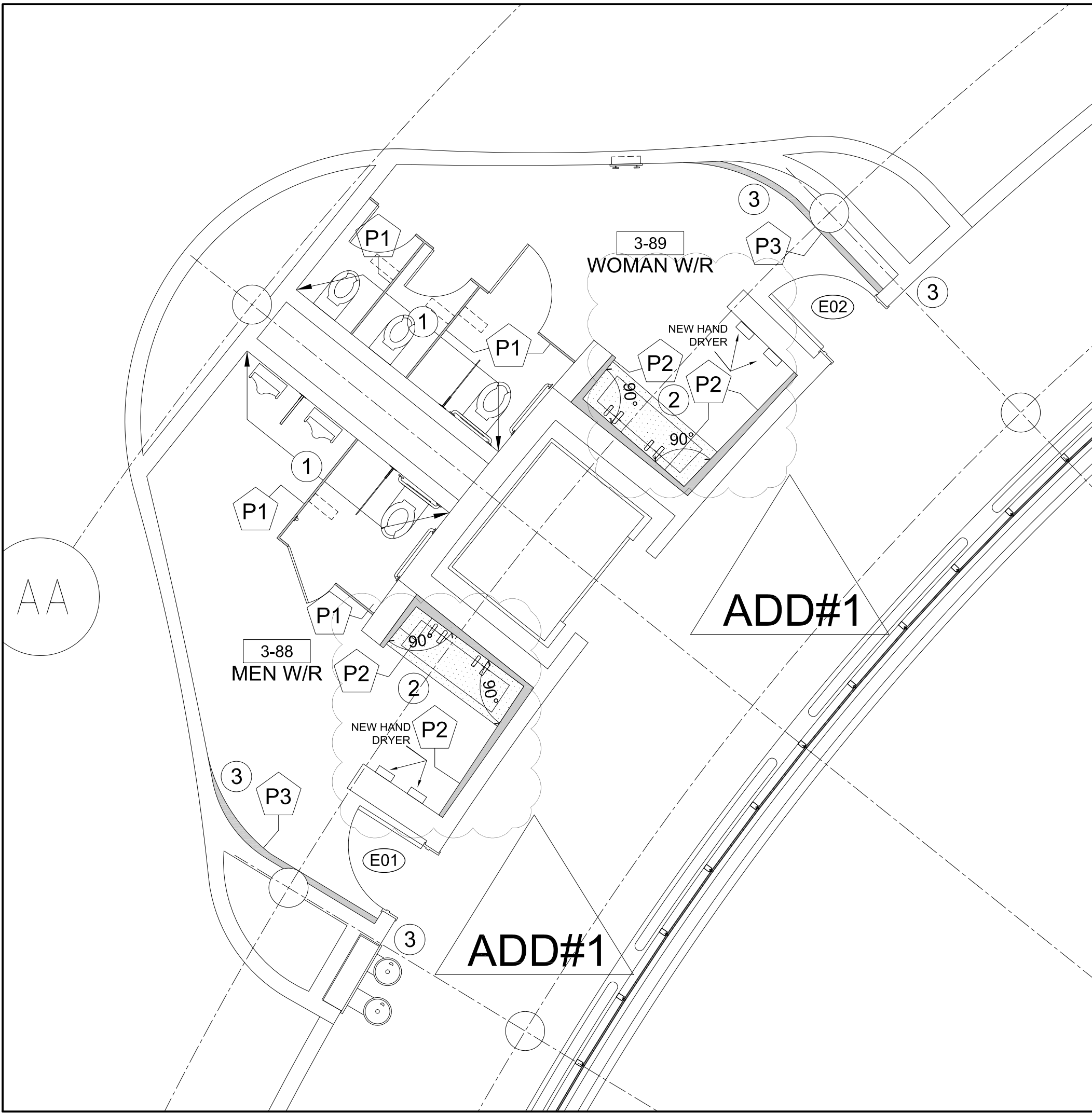
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

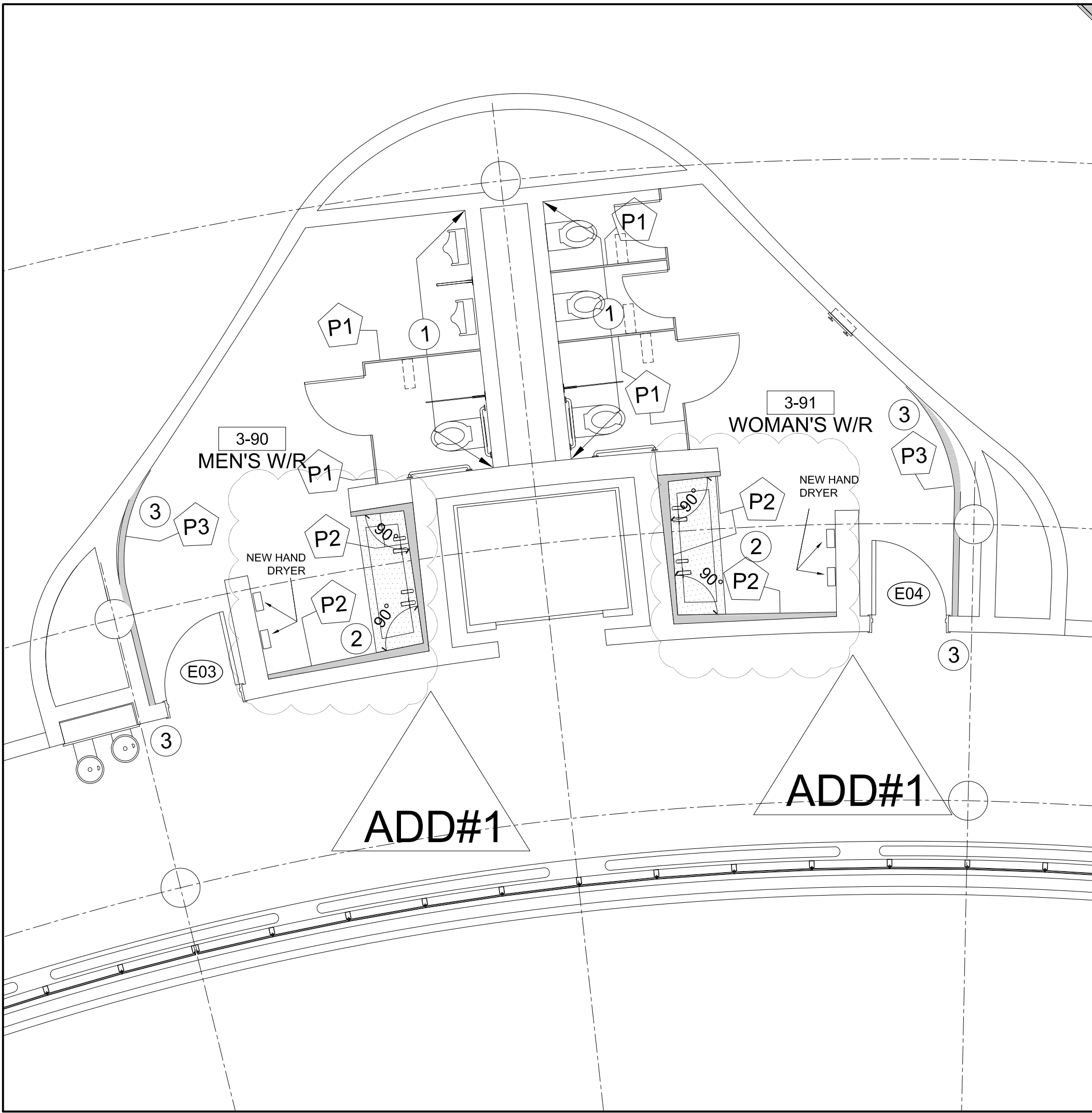
CEILING
DEMOLITION
PLAN

SHEET NUMBER:

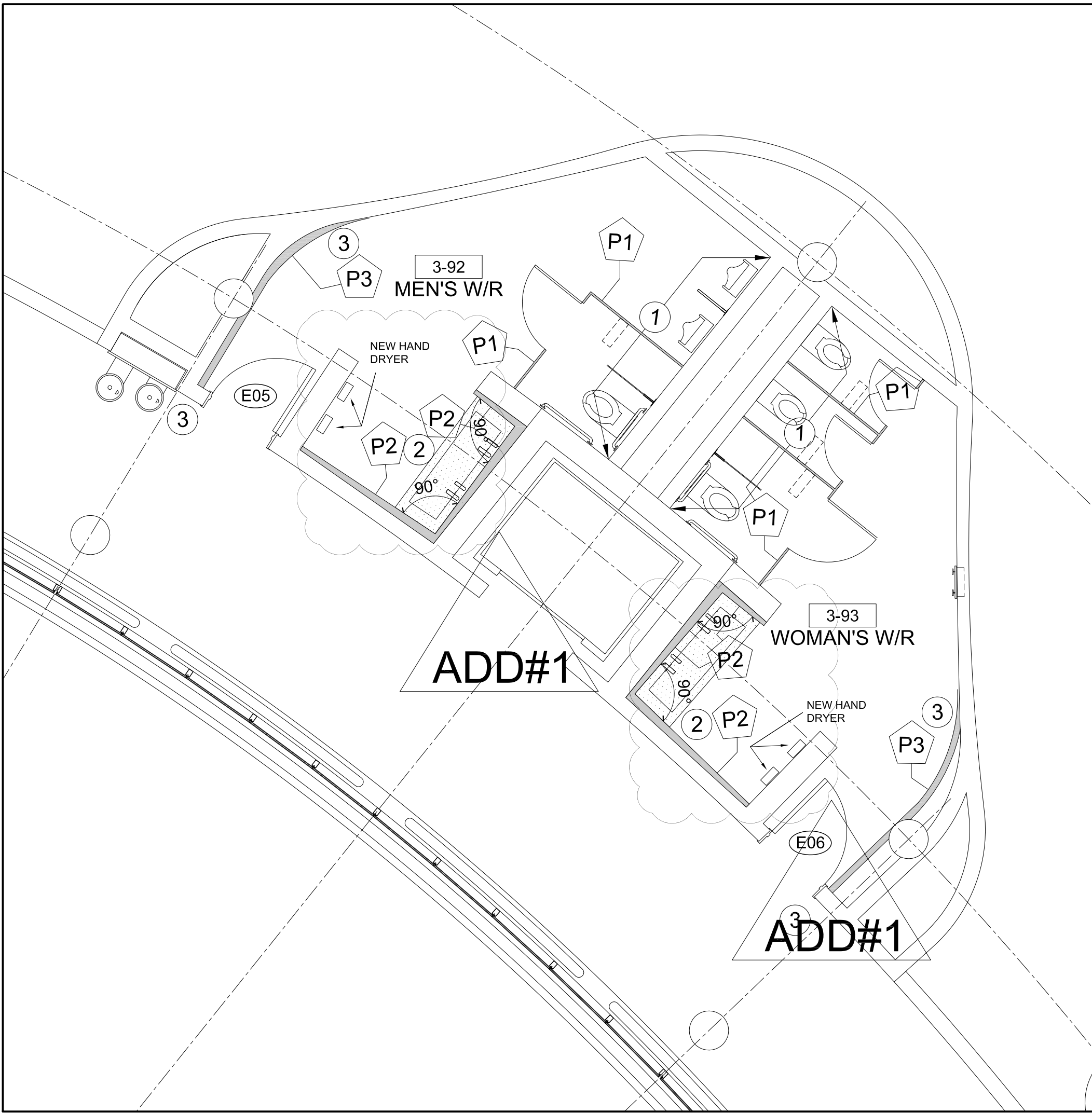
A701



1 PARTITION PLAN: 3-88 & 3-89
A702 SCALE - 1:50



2 PARTITION PLAN: 3-90 & 3-91
A702 SCALE - 1:50



3 PARTITION PLAN: 3-92 & 3-93
A702 SCALE - 1:50

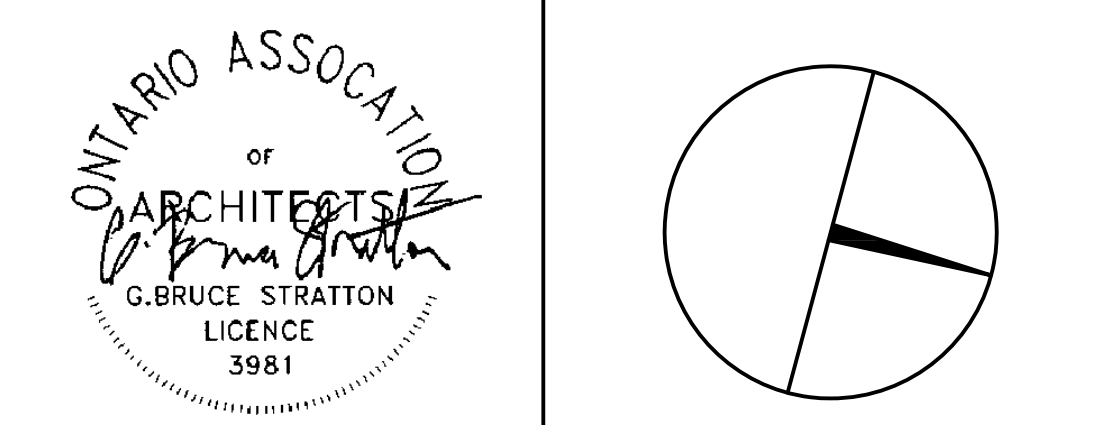
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PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN
DRAWN BY: SK
SUBMITTED TO: MUNICIPALITY OF YORK
SHEET TITLE:

PARTITION PLAN

SHEET NUMBER:

A702

LEGEND:

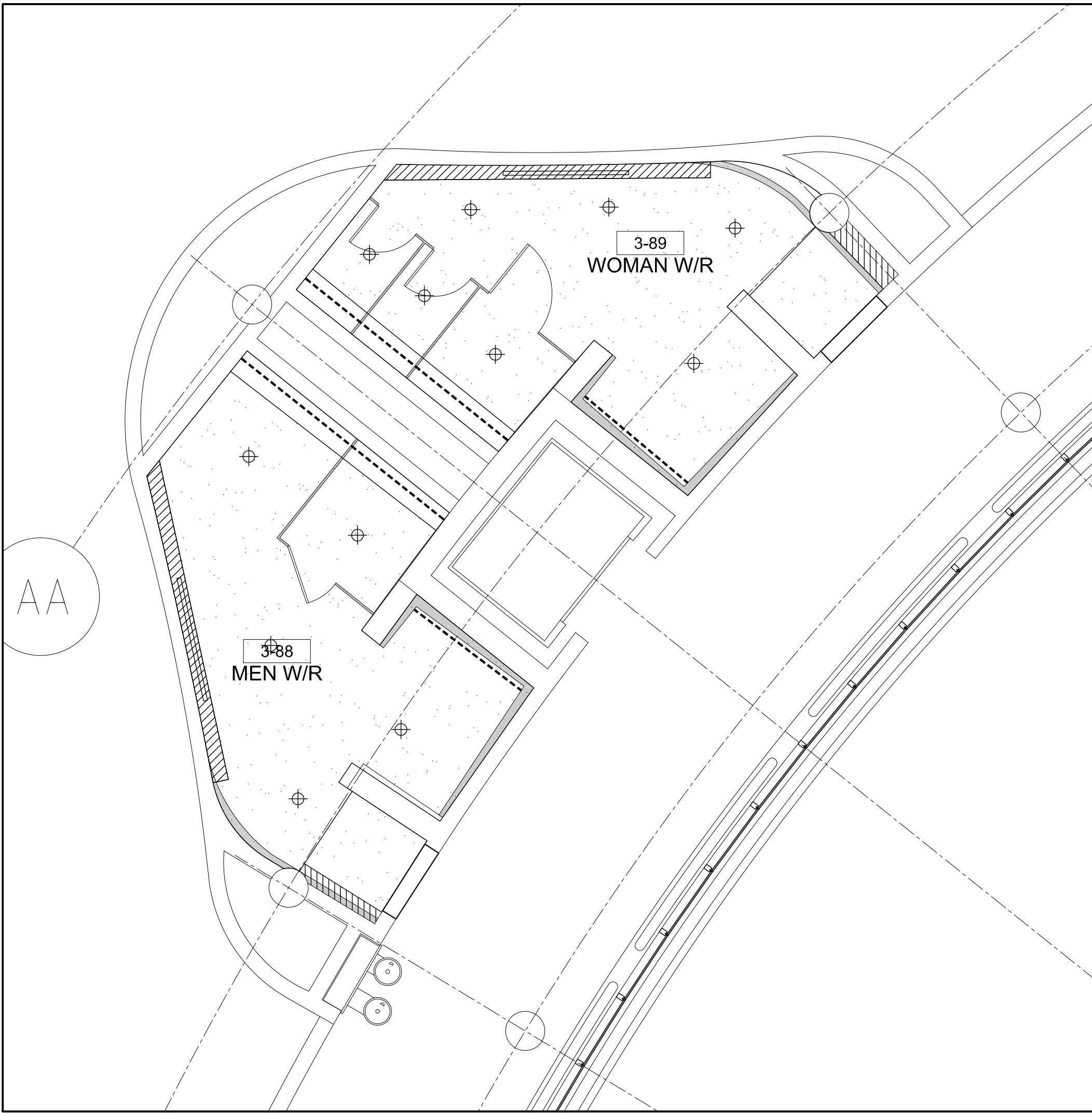
- 000000
RM NAME
- EXISTING GYPSUM AND CONCRETE WALLS, DOOR FRAMES TO REMAIN.
- EXISTING DOORS E1, E2, E3, E4, E5, E6, E7 & E8 TO BE REMOVED & REFINISHED OFF SITE. SAND AND RESTAIN TO MATCH EXISTING (TWO OR MORE COATS OF STAIN AS REQUIRED TO ACHIEVE MATCH). REMOVE/DISGARD STAINLESS STEEL KICK PRIOR TO REFINISH. SUPPLY/INSTALL NEW STAINLESS STEEL KICK BOTH SIDES OF DOOR TO MATCH PREVIOUS. INSTALL TO DOOR POST REFURBISH
- NEW HADRIAN ELITE FLOOR MOUNT TOILET PARTITION
1626MM HIGH DOORS AND PANELS MOUNTED 150MM FROM FINISHED FLOOR. ANTI-GRAFITI ELITE POWDER COAT FINISH-WHITE#541 W/ 'NO-SIGHTLINE SOLUTION'. COMPLETE HARDWARE PACKAGE STAINLESS STEEL WITH ALL BARRIER-FREE FEATURES AND SAFETY RELEASE HATCHES. INSTALLATION OF HADIAN PARTITIONS MUST RESPECT AODA FLOOR CLEARANCES. CHALK-LINE FLOOR AND PROVIDE DETAILED HADRIAN SHOPS PRIOR TO SUPPLY/INSTALL. GC TO ALLOW FOR WOOD BLOCKING IN WALL CAVITY FOR RIGID INSTALLATION. PATCH/REPAIR/MAKEGOOD/PAINT WALLS AS REQUIRED.
- P-2 PARTITION TYPE DENOTES NEW GYPSUM WALL FROM FLOOR SLAB TO U/S OF FINISHED CEILING. GYP WALL C/W 16MM DENS GLASS ON SINGLE SIDE OF 40MM HEAVY GAUGE METAL STUDS SPACED 457MM O.C. AND SPACED HORIZONTALLY AT EACH 1/3 HEIGHT OF WALL FOR RIGIDITY.
- P-3 PARTITION TYPE DENOTES NEW FURRED CURVED GYPSUM WALL FROM FLOOR SLAB TO U/S OF FINISHED CEILING C/W 12MM GYP ON ONE SIDE OF 64MM HEAVY GAUGE METAL STUDS SPACED 457MM O.C. AND SPACED HORIZONTALLY AT EACH 1/3 HEIGHT OF WALL FOR RIGIDITY. BURY THE CABLE FOR THE AUTOMATIC PUSH BUTTON. REFER TO DETAIL #/A60
- DENOTES NEW CUSTOM VANITY BY ARDEC GROUP. REFER TO MECHANICAL ENGINEER'S DWGS FOR SPEC. GC TO PROVIDE SHOP DRAWINGS FROM ARDEC GROUP FOR ARCH REVIEW PRIOR TO SUPPLY/INSTALL. SITE VERIFY ALL DIMENSIONS. CONTACT LANCE SMITH 905-648-3809 FOR TENDER & SHOPS
- DENOTES NEW PLUMBING FIXTURES. REFER TO MECHANICAL ENGINEER'S DRAWING FOR NEW PLUMBING SPECS AND DIRECTION

PARTITION NOTES

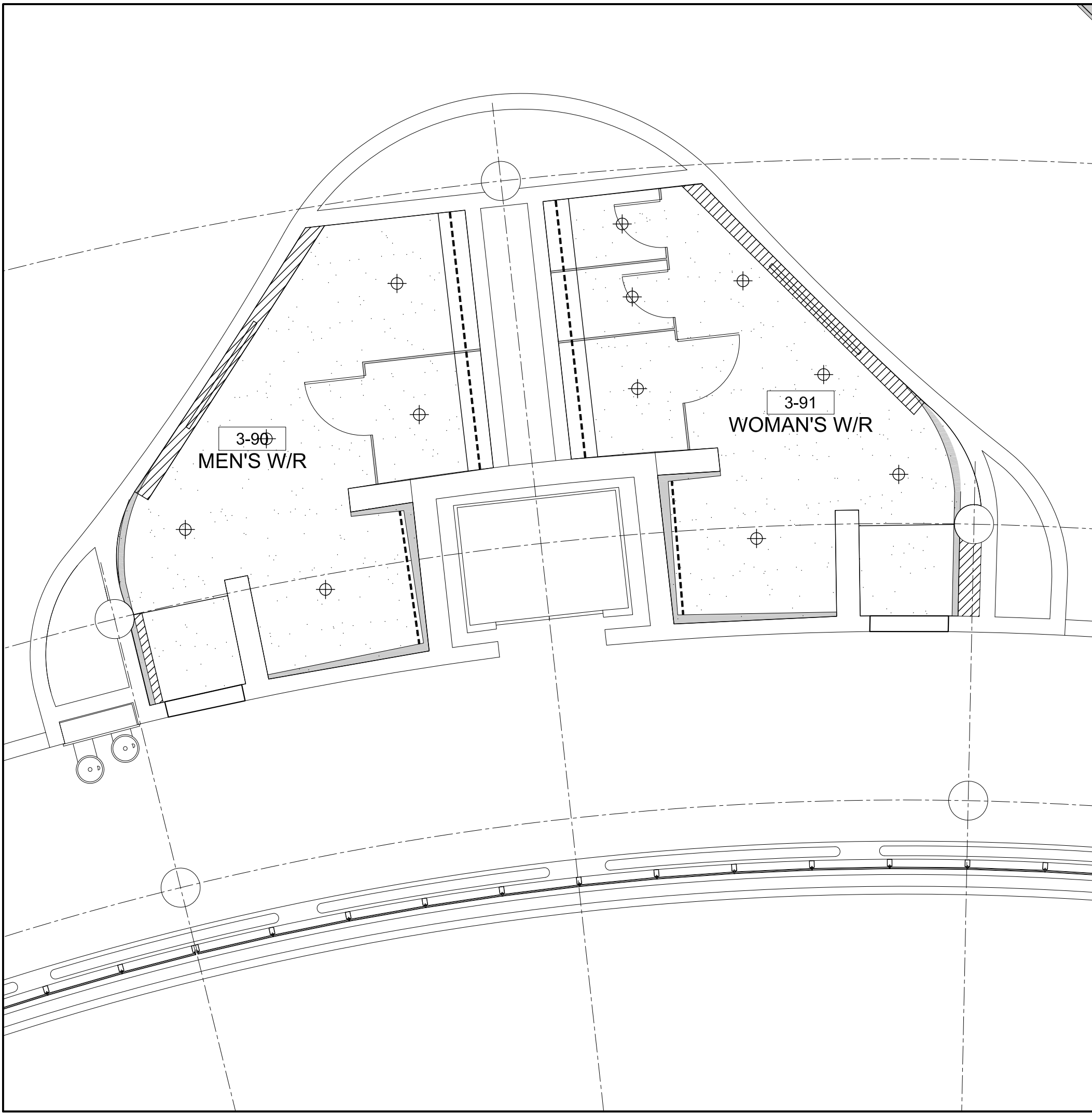
1. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
2. CONTRACTOR TO DISPOSE OF ALL DEBRIS THROUGH THE USE OF 'ELEVATOR #1 ONLY. CONTRACTOR TO PROTECT INTERIOR WALLS OF ELEVATOR #1 WITH HEAVY-WEIGHT ELEVATOR GRADE DROP-CLOTHES
3. CONTRACTOR MUST PROTECT THE ELEVATOR CAB WHEN IN USE OR RISK REPAIR COST FOR DAMAGE
4. CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
5. CONTRACTOR MUST DOCUMENT AND PRESENT TO THE OWNER THE DESTINATION AND VOLUME OF ALL WASTE FOR LEED ADMINISTRATIVE PURPOSES.
6. YORK REGION BUILDING OPERATION'S SOLID WASTE MANAGEMENT POLICY REQUIRES THAT THE CONTRACTOR TRACK WASTE DIVERSION ON AN EXCEL FORM TO BE PROVIDED BY THE PROJECT MANAGER THEREFORE CONTRACTOR MUST DOCUMENT AND PRESENT TO THE OWNER THE DESTINATION AND VOLUME OF ALL WASTE FOR LEED ADMINISTRATIVE PURPOSES.
7. ALL EXISTING CONCRETE WALLS TO REMAIN
8. PATCH/REPAIR/SAND/MAKE GOOD ALL EXISTING GYPSUM & CONCRETE WALLS POST DEMOLITION AND PRIOR TO THE START OF NEW WORK.
9. REFER TO ENGINEER'S DRAWINGS FOR MECHANICAL & ELECTRICAL SCOPE OF WORK AS IT RELATED TO NEW WORK
10. GC TO ALLOW FOR STEEL BLOCKING IN PLENUM SPACE FOR STRUCTURAL SUPPORT OF CEILING MOUNTED WASHROOM PARTITIONS. PATCH/REPAIR/MAKEGOOD/PAINT FLAT FINISH CEILING AS REQUIRED
11. TILESETTER TO BE PRESENT AT CONSTRUCTION START-UP MEETING TO DISCUSS DESIGN INTENT AND EXPECTATION WITH RESPECT TO TILE CUTTING, SUPPLY AND INSTALL. ELEVATIONS SHOWN ON A600 SERIES DWGS ARE REPRESENTATIVE OF DESIGN INTENT

KEYNOTE

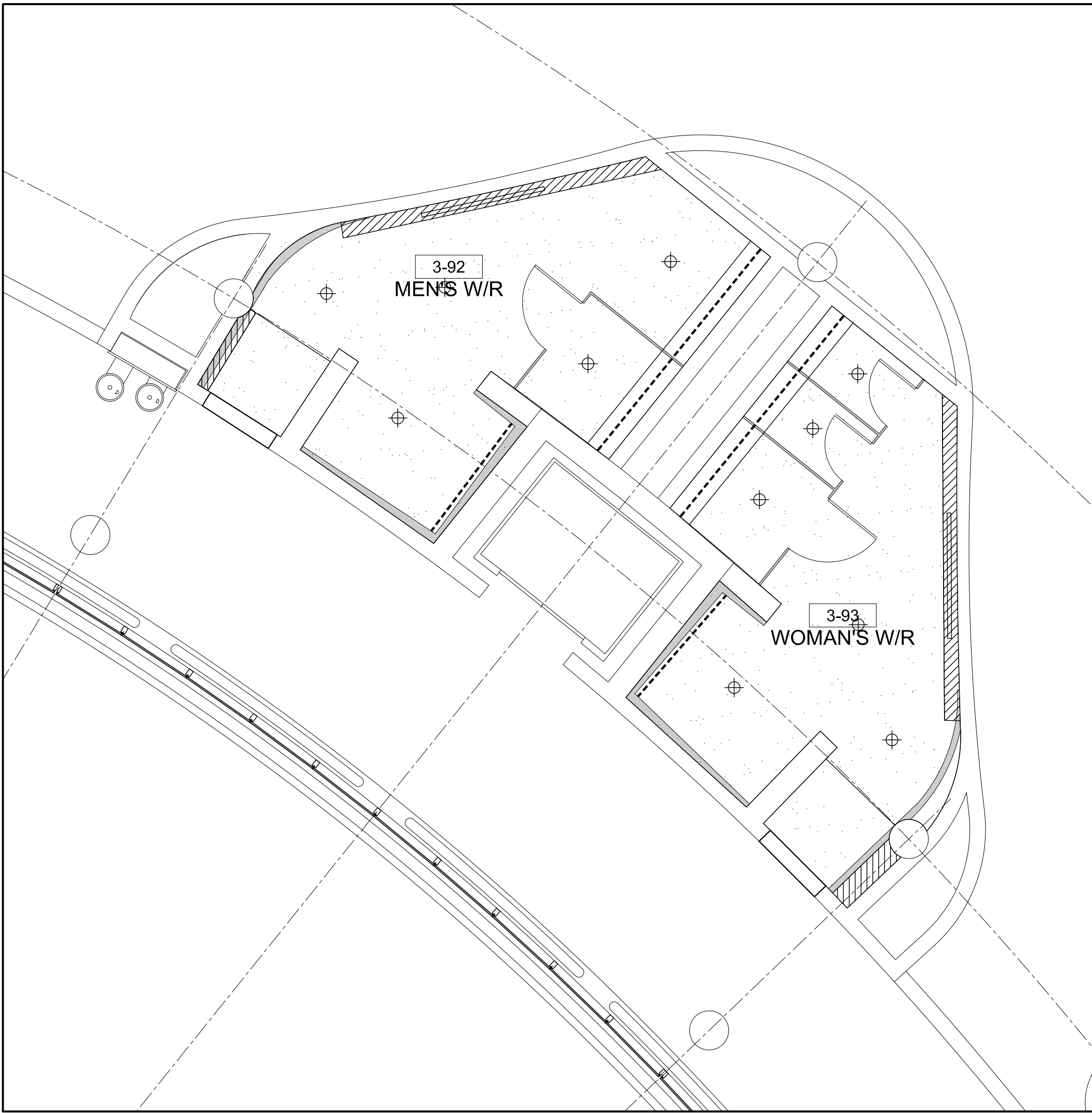
- 1 PATCH/REPAIR OPENING AFTER INSTALL OF NEW FIXTURE CARRIERS. ALLOW FOR 12MM GYPSUM TO BE SECURED TO EXISTING STEEL STUDS. PATCH/MAKE GOOD TO RECEIVE NEW WALL TILE
- 2 FUR WALLS ON ALL THREE SIDES OF VANITY TO 'SQUARE-OFF' OPENING FOR EASE OF VANITY INSTALL
- 3 PATCH REPAIR ALL SURFACES (WALLS/CEILINGS) WHERE TOUCHLESS DOOR OPERATORS ARE BEING INSTALLED. BOTH INSIDE AND OUTSIDE THE WASHROOM ENTRANCE FOR ALL 3RD FLOOR WASHROOMS



1
A703 REFLECTED CEILING PLAN: 3-88 & 3-89
SCALE - 1:50



2
A703 REFLECTED CEILING PLAN: 3-90 & 3-91
SCALE - 1:50



3
A703 REFLECTED CEILING PLAN: 3-92 & 3-93
SCALE - 1:50

LEGEND:

EXISTING GYPSUM AND CONCRETE WALLS, DOOR FRAMES TO REMAIN

EXISTING GYPSUM CEILING TO REMAIN. PATCH, SAND, PAINT.

INFILL EXISTING COVE AREA AS SHOWN WITH 12MM GYPSUM SO THAT NEW GYPSUM CEILING MATCHES HEIGHT OF EXISTING GYPSUM CEILING FOR FLUSH/SEAMLESS FINISH. PATCH, SAND, PAINT FLAT FINISH

NEW LED COVE LIGHTING

NEW LINEAR SLOT DIFFUSER. 1830MM LENGTH
REFER TO 4/A300 FOR DETAIL/SPEC

NEW LINEAR SLOT DIFFUSER. 914MM LENGTH
REFER TO 4/A300 FOR DETAIL/SPEC

NEW LED POT LIGHT

REFLECTED CEILING PLAN NOTES

- CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
- REFER TO MECHANICAL/ELECTRICAL DWGS FOR ENGINEERING WORK/DIRECTION/SPECIFICATION

CUSTOM FLOW LINEAR SLOT DIFFUSER BY PRICE INDUSTRIES OR EQUAL. PROVIDE SPEC SHEET FOR ARCHITECT REVIEW PRIOR TO SUPPLY/INSTALL
TYPE 41 - ANGULAR FRAME

Type 41 - Angular Frame Drywall (ceiling, wall)

Drywall cut at 45° to match diffuser flange

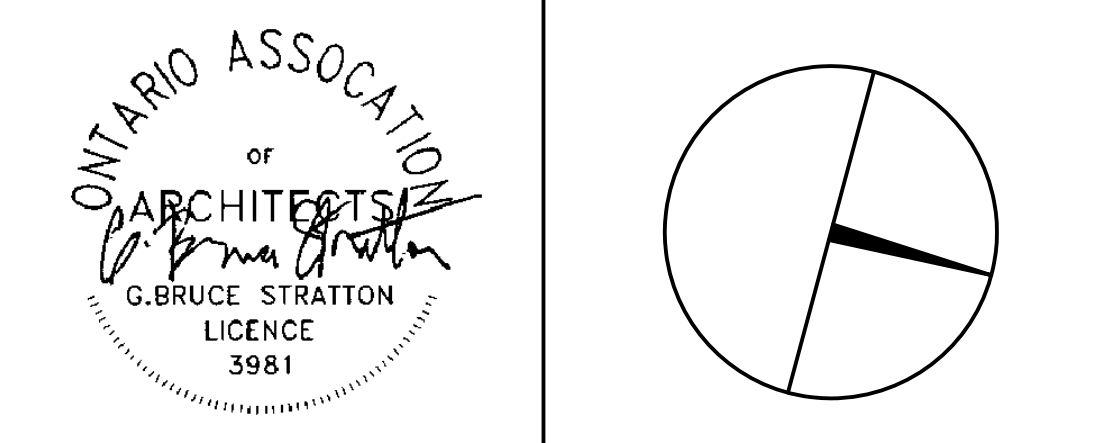
For continuous, 1 slot application.

- GENERAL NOTES:
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PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	003
BASE DATE:	03-01-2020
PROJECT:	

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

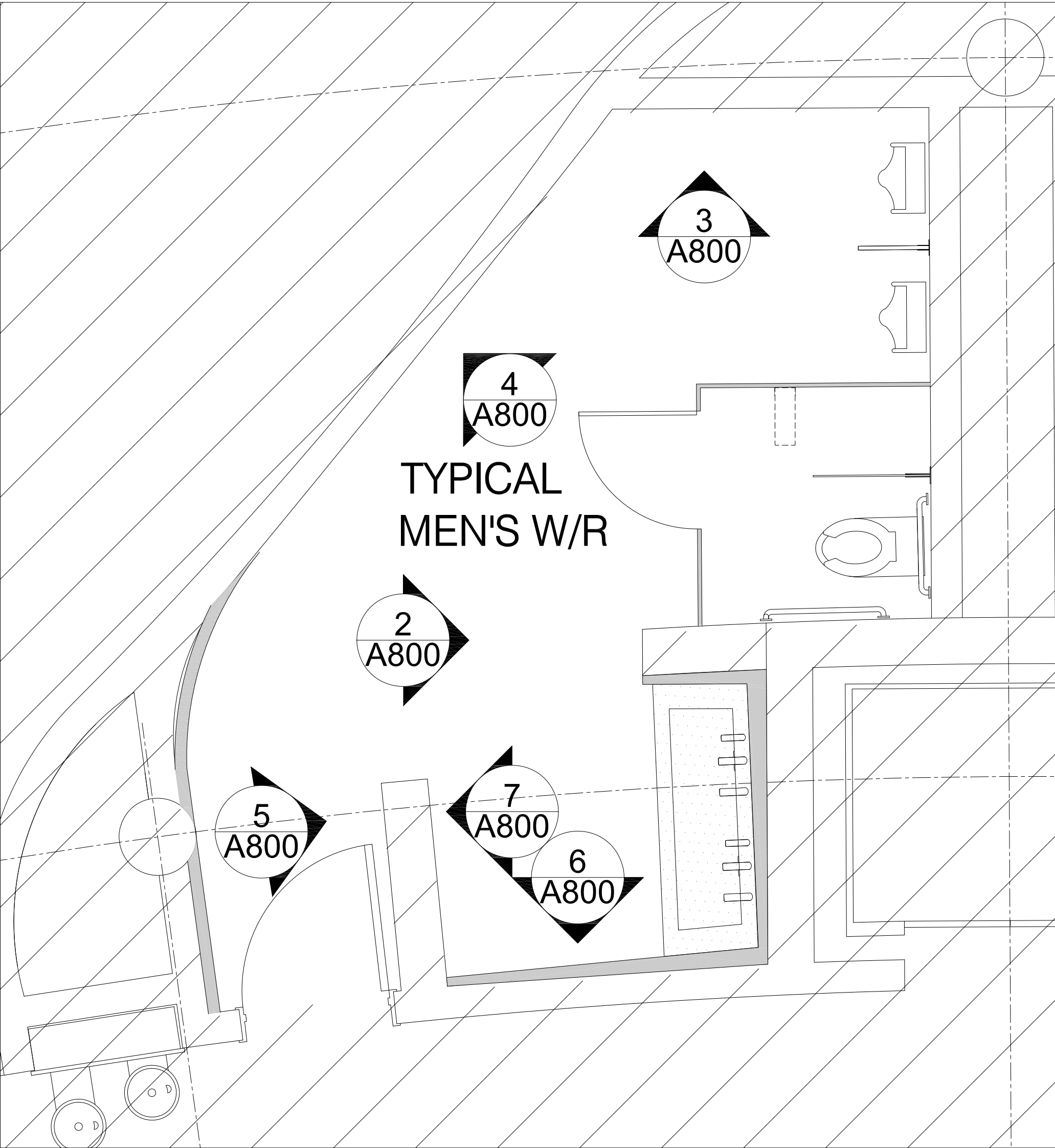
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

**REFLECTED
CEILING PLAN**

SHEET NUMBER:

A703



1 PLAN: TYPICAL MEN'S WASHROOM (3-88, 3-90 & 3-92)
A800 SCALE - 1:25

WASHROOM ACCESSORIES LEGEND

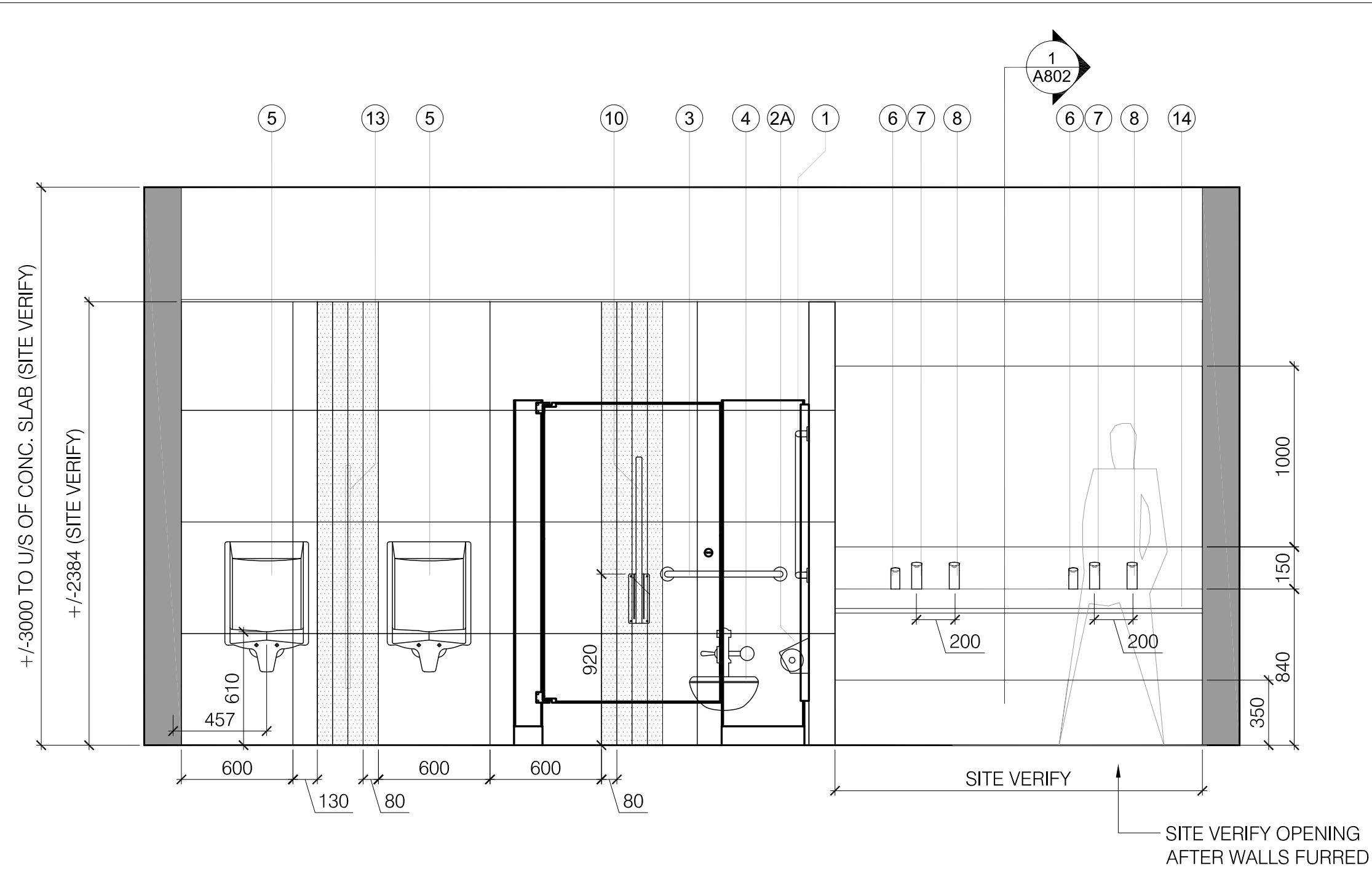
- 1 STAINLESS STEEL GRAB BAR, FROST L-SHAPED 1003-NP 30X30 1-1/2" DIA. (OR EQUAL)
- 2A TOILET PAPER DISPENSER (AODA), FROST DOUBLE ROLL W/ HOOD #158S (OR EQUAL)
- 2B TOILET PAPER DISPENSER, SAN JAMAR #R4090TBK- BLACK (OR EQUAL)
- 3 STAINLESS STEEL GRAB BAR, 24" FROST 1001-NP 1-1/2" DIA. (OR EQUAL)
- 4 BF WATER CLOSET (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 5 URINAL (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 6 DECK-MOUNT SOAP DISPENSER (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 7 DECK-MOUNT SENSOR TAP (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 8 DECK-MOUNT SENSOR HAND DRYER (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 9 COAT/PURSE HOOK, RICHELIEU CONTEMPORARY STAINLESS STEEL HOOK - 1483, PRODUCT # RH1483011170, DISCUSS EXACT PLACEMENT WITH ARCHITECT PRIOR TO SUPPLY/INSTALL (ALLOW FOR 32 HOOKS IN TOTAL)
- 10 FLIP UP SAFETY RAIL, FROST STAINLESS STEEL 1055-S - WALL BRACKET IN WHITE (OR EQUAL)
- 11 RECESSED DOUBLE NAPKIN VENDOR, FROST 615-5 - STAINLESS STEEL (OR EQUAL)
- 12 N/A
- 13 FLANGE MOUNTED PRIVACY PANEL, HADRIAN TO MATCH WASHROOM PARTITIONS (1200MMX457MM)
- 14 MONOLITH SINK BASIN (CORIAN - COLOUR TLS) W/ STAINLESS STEEL PIPESKIRT. CONTACT LANCE SMITH WITH ARDEC GROUP - 905-648-3809 /lance.smith@ardecgroup.com
- 15 FLIP-UP SHELF, FROST STAINLESS STEEL CODE 955 (OR EQUAL), ALLOW FOR A TOTAL OF 14 FLIP-UP SHELVES

FIELD TILE (TL-3)
MANUFACTURER: OLYMPIA TILE
TILE SERIES: COLORS SERIES
COLOR: WHITE MATTÉ
SIZE: 60CM X 60CM TILE CUT TO SUIT ELEVATION DWGS
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO SUPPLY/INSTALL

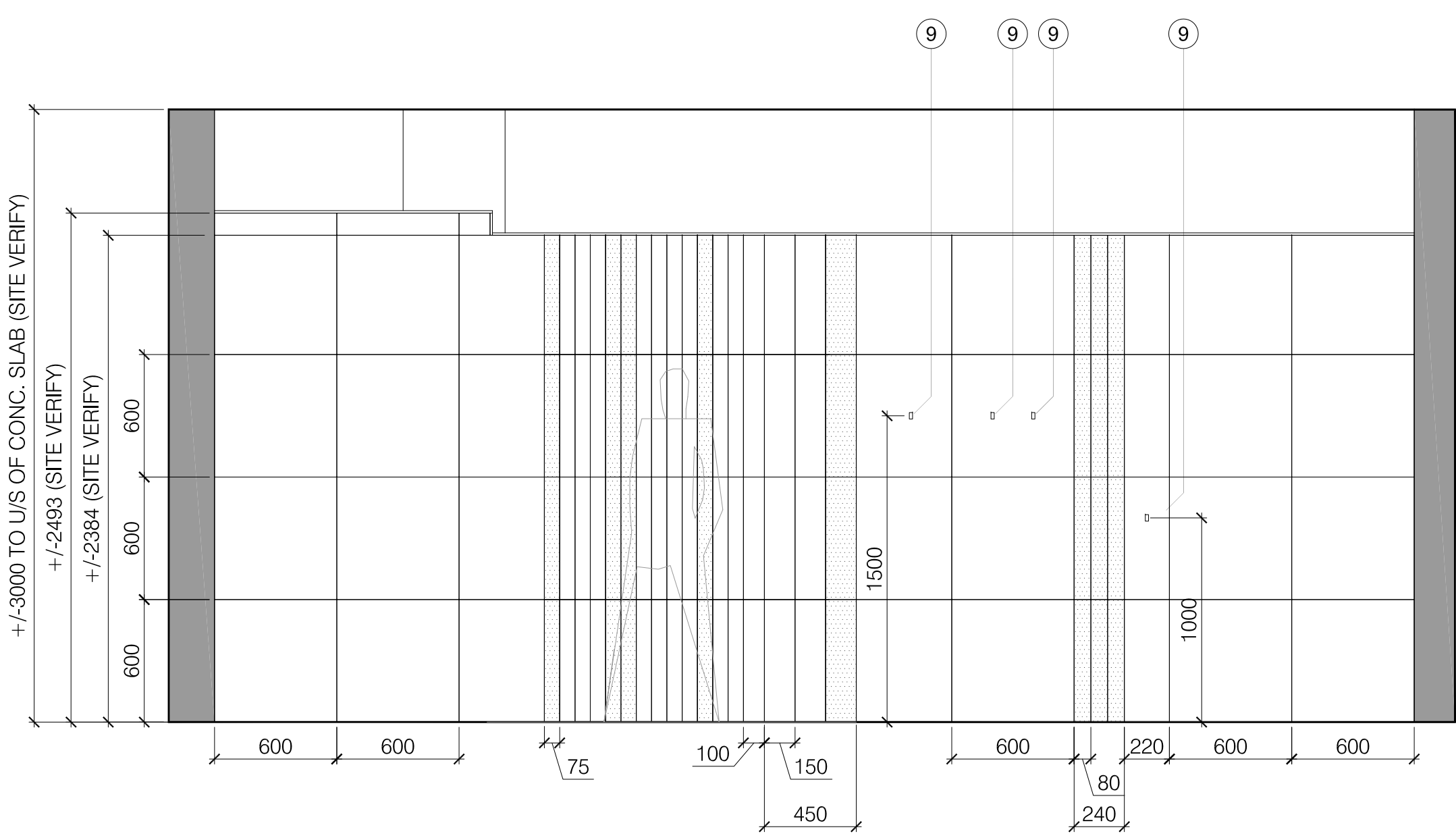
ACCENT TILE (TL-4)
MANUFACTURER: OLYMPIA TILE
TILE SERIES: COLORS SERIES
COLOR: BLUE MATTÉ
SIZE: 60CM X 60CM TILE CUT TO SUIT ELEVATION DWGS
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO SUPPLY/INSTALL

NOTES

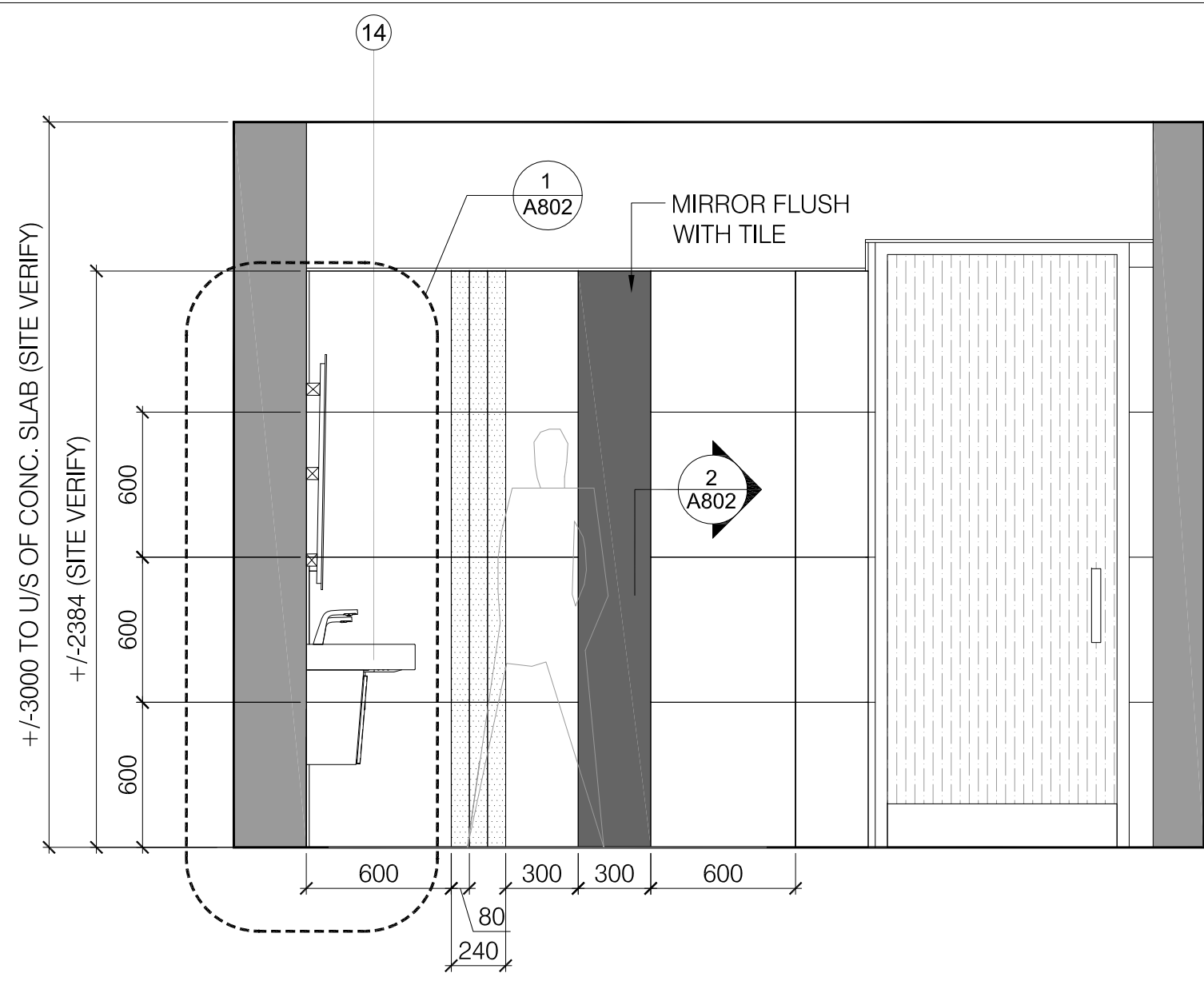
- 1. PROVIDE ADEQUATE BRACING IN WALL CAVITY FOR SUPPORT OF WASHROOM ACCESSORIES AND FIXTURES. PATCH/REPAIR WALL AS REQ'D
- 2. ALLOW FOR 1% SLOPE TO DRAIN WHERE DRAIN HAS BEEN SPECIFIED ON MECHANICAL DRAWINGS
- 3. PROVIDE WATERPROOF MEMBRANE BETWEEN TILE AND SUBFLOOR
- 4. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PLUMBING RELATED FIXTURE SPECS
- 5. REFER TO ELECTRICAL ENGINEERS SPECS FOR POWER, LIGHTING AND LIFE SAFETY SPECIFICATION
- 6. PROVIDE SHOP DRAWINGS FOR ARCH REVIEW FOR ALL MILLWORK, FIXTURES AND ACCESSORIES PRIOR TO SUPPLY/INSTALL
- 7. PROVIDE SHOP DRAWINGS FOR ARCH REVIEW FOR ALL MIRRORS AND BACK-PAINTED GLASS TO ENSURE DESIGN INTENT IS BEING MET
- 8. GC'S TILE LAYER TO MEET ON SITE WITH ARCHITECT TO DISCUSS INSTALLATION OF TILE PRIOR TO THE START OF WORK. IT IS UNDERSTOOD THAT THE TILER WILL HAVE TO CUT TILE ON SITE TO SUIT EXACT SITE CONDITIONS & ARCHITECT'S DESIGN
- 9. LOCATION OF FIXTURES (TOILETS & URINALS) DOES NOT CHANGE FROM EXISTING



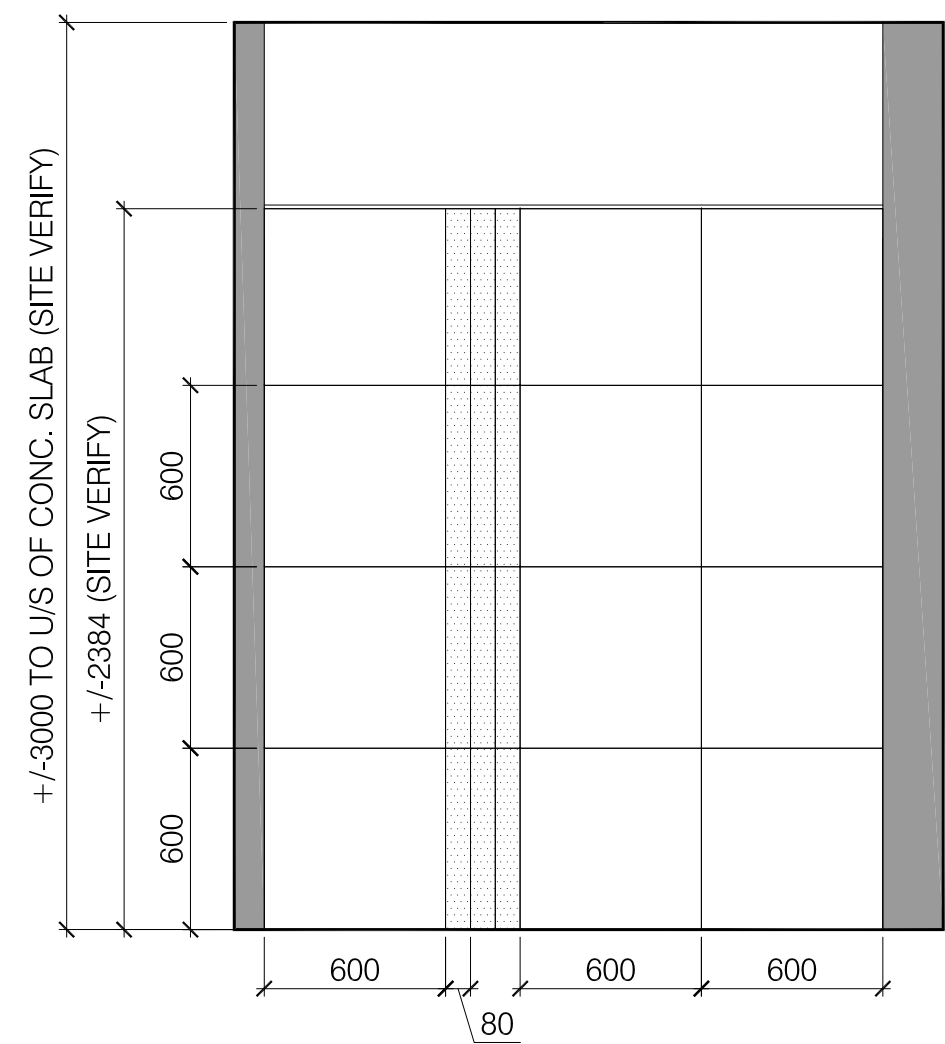
2 ELEVATION: TYP MEN'S W/R (3-88, 3-90, 3-92)
A800 SCALE - 1:25



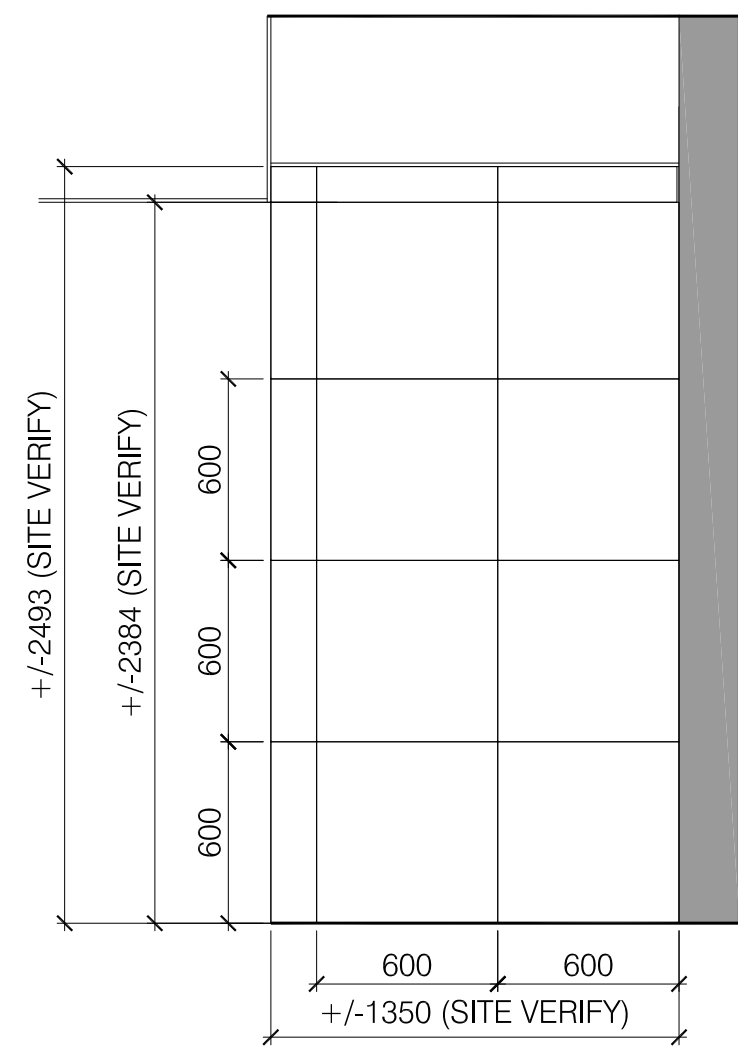
4 ELEVATION: TYP MEN'S W/R (3-88, 3-90, 3-92)
A800 SCALE - 1:25



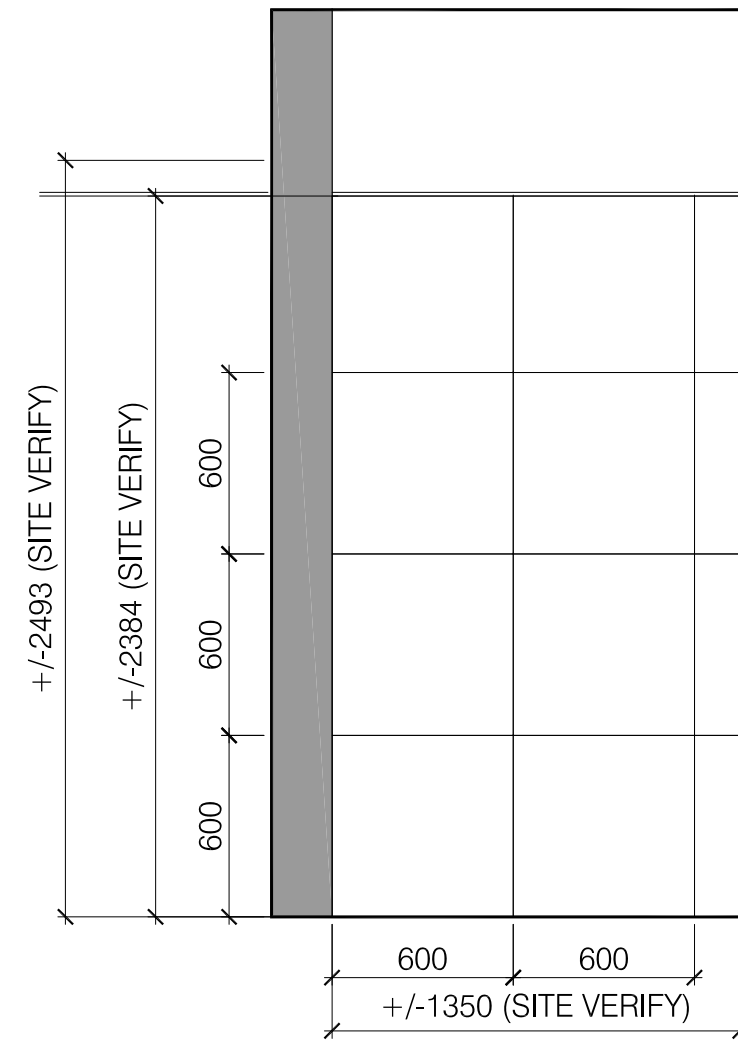
6 ELEVATION: TYP MEN'S W/R (3-88, 3-90, 3-92)
A800 SCALE - 1:25



3 ELEVATION: TYP MEN'S W/R (3-88, 3-90, 3-92)
A800 SCALE - 1:25



5 ELEVATION: TYP MEN'S W/R (3-88, 3-90, 3-92)
A800 SCALE - 1:25



7 ELEVATION: TYP MEN'S W/R (3-88, 3-90, 3-92)
A800 SCALE - 1:25

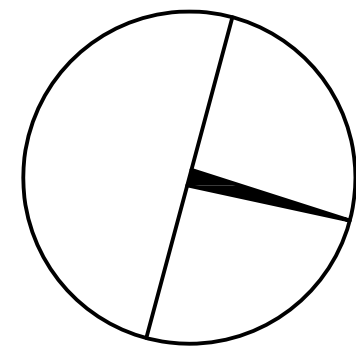
GENERAL NOTES:

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- 2. DRAWINGS ARE NOT TO BE SCALED
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SUBMISSION	DATE	DESCRIPTION
1	03-20-2020	ISSUED FOR 60% REVIEW
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3	05-25-2020	ISSUED FOR PERMIT
4	11-12-2020	ISSUED FOR TENDER
5	03-19-2021	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

217 Richmond Street West, Suite 300
Toronto Ontario M5V 1W2
telephone: 416.351.8145
facsimile: 416.351.8146



PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 003

BASE DATE: 03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

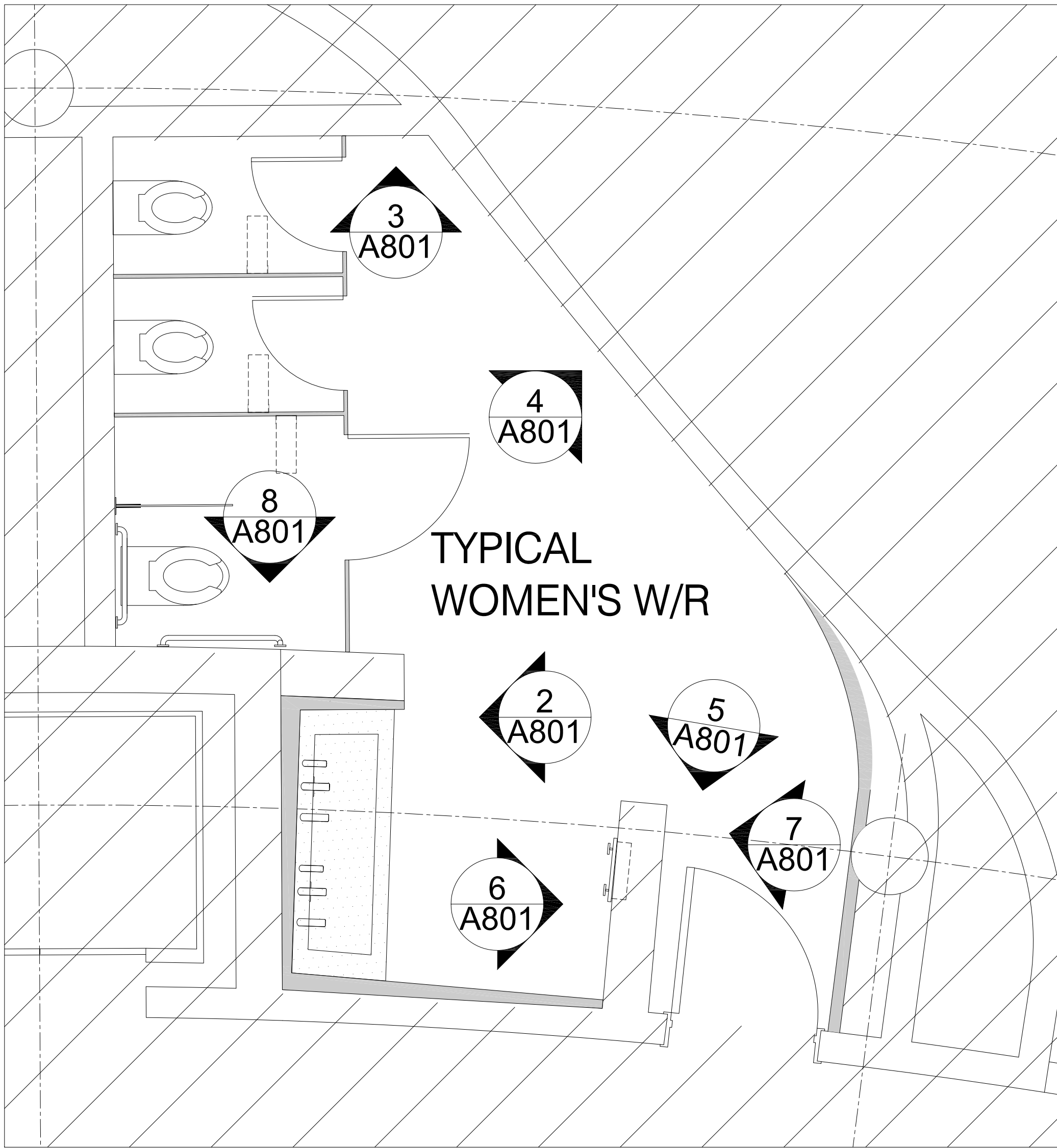
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

MEN'S W/R
ELEVATIONS
3-88, 3-90 & 3-92

SHEET NUMBER:

A800



1 PLAN: TYPICAL WOMEN'S WASHROOM (3-89, 3-91 & 3-93)
SCALE - 1:25

WASHROOM ACCESSORIES LEGEND

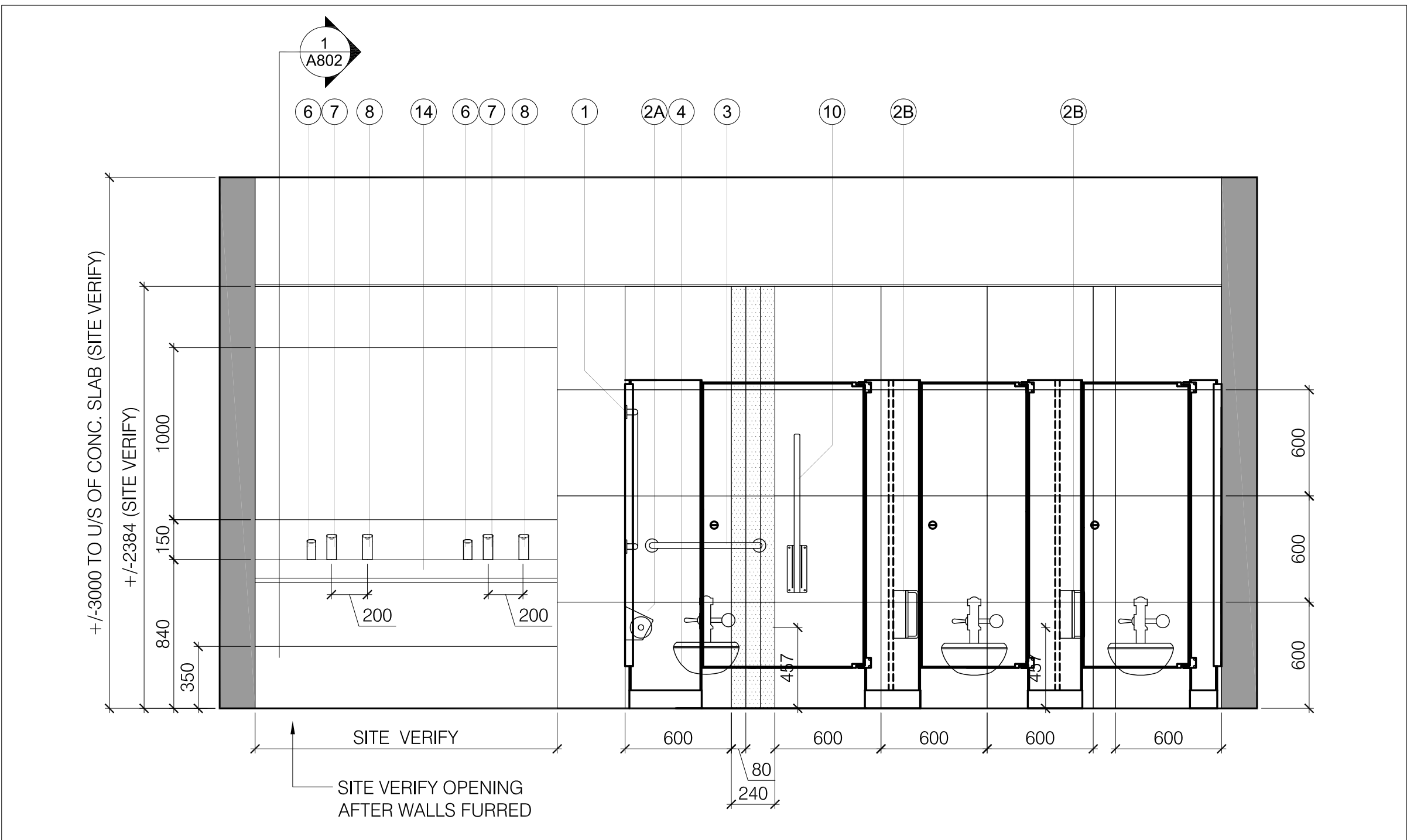
- 1 STAINLESS STEEL GRAB BAR, FROST L-SHAPED 1003-NP 30X30 1-1/2" DIA. (OR EQUAL)
- 2A TOILET PAPER DISPENSER (AODA), FROST DOUBLE ROLL W/ HOOD #158S (OR EQUAL)
- 2B TOILET PAPER DISPENSER, SAN JAMAR #R4090TBK- BLACK (OR EQUAL)
- 3 STAINLESS STEEL GRAB BAR, 24" FROST 1001-NP 1-1/2" DIA. (OR EQUAL)
- 4 BF WATER CLOSET (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 5 URINAL (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 6 DECK-MOUNT SOAP DISPENSER (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 7 DECK-MOUNT SENSOR TAP (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 8 DECK-MOUNT SENSOR HAND DRYER (REFER TO MECH/ELEC ENGINEERS DWGS FOR SPEC/DIRECTION)
- 9 COAT/PURSE HOOK, RICHELIEU CONTEMPORARY STAINLESS STEEL HOOK - 1483. PRODUCT # RH1483011170. DISCUSS EXACT PLACEMENT WITH ARCHITECT PRIOR TO SUPPLY/INSTALL (ALLOW FOR 32 HOOKS IN TOTAL)
- 10 FLIP UP SAFETY RAIL, FROST STAINLESS STEEL 1055-S - WALL BRACKET IN WHITE (OR EQUAL)
- 11 RECESSED DOUBLE NAPKIN VENDOR, FROST 615-5 - STAINLESS STEEL (OR EQUAL)
- 12 N/A
- 13 FLANGE MOUNTED PRIVACY PANEL, HADRIAN TO MATCH WASHROOM PARTITIONS (1200MMX457MM)
- 14 MONOLITH SINK BASIN (CORIAN - COLOUR TLS) W/ STAINLESS STEEL PIPESKIRT. CONTACT LANCE SMITH WITH ARDEC GROUP - 905-648-3809 /lance.smith@ardecgroup.com
- 15 FLIP-UP SHELF, FROST STAINLESS STEEL CODE 955 (OR EQUAL), ALLOW FOR A TOTAL OF 14 FLIP-UP SHELVES

FIELD TILE (TL-3)
MANUFACTURER: OLYMPIA TILE
TILE SERIES: COLORS SERIES
COLOR: WHITE MATTE
SIZE: 60CM X 60CM TILE CUT TO SUIT ELEVATION DWGS
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO SUPPLY/INSTALL

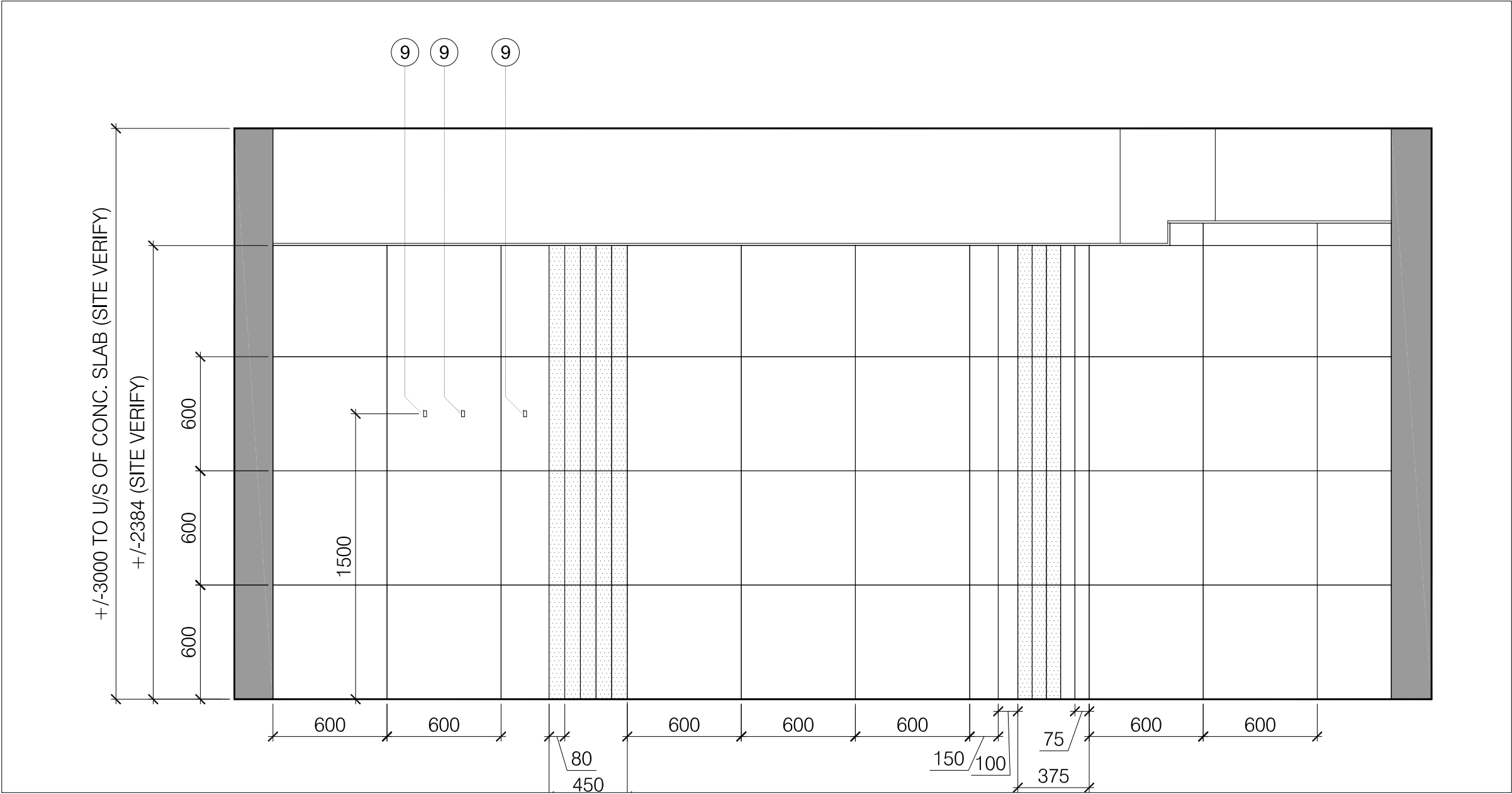
ACCENT TILE (TL-4)
MANUFACTURER: OLYMPIA TILE
TILE SERIES: COLORS SERIES
COLOR: BLUE MATTE
SIZE: 60CM X 60CM TILE CUT TO SUIT ELEVATION DWGS
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO SUPPLY/INSTALL

NOTES

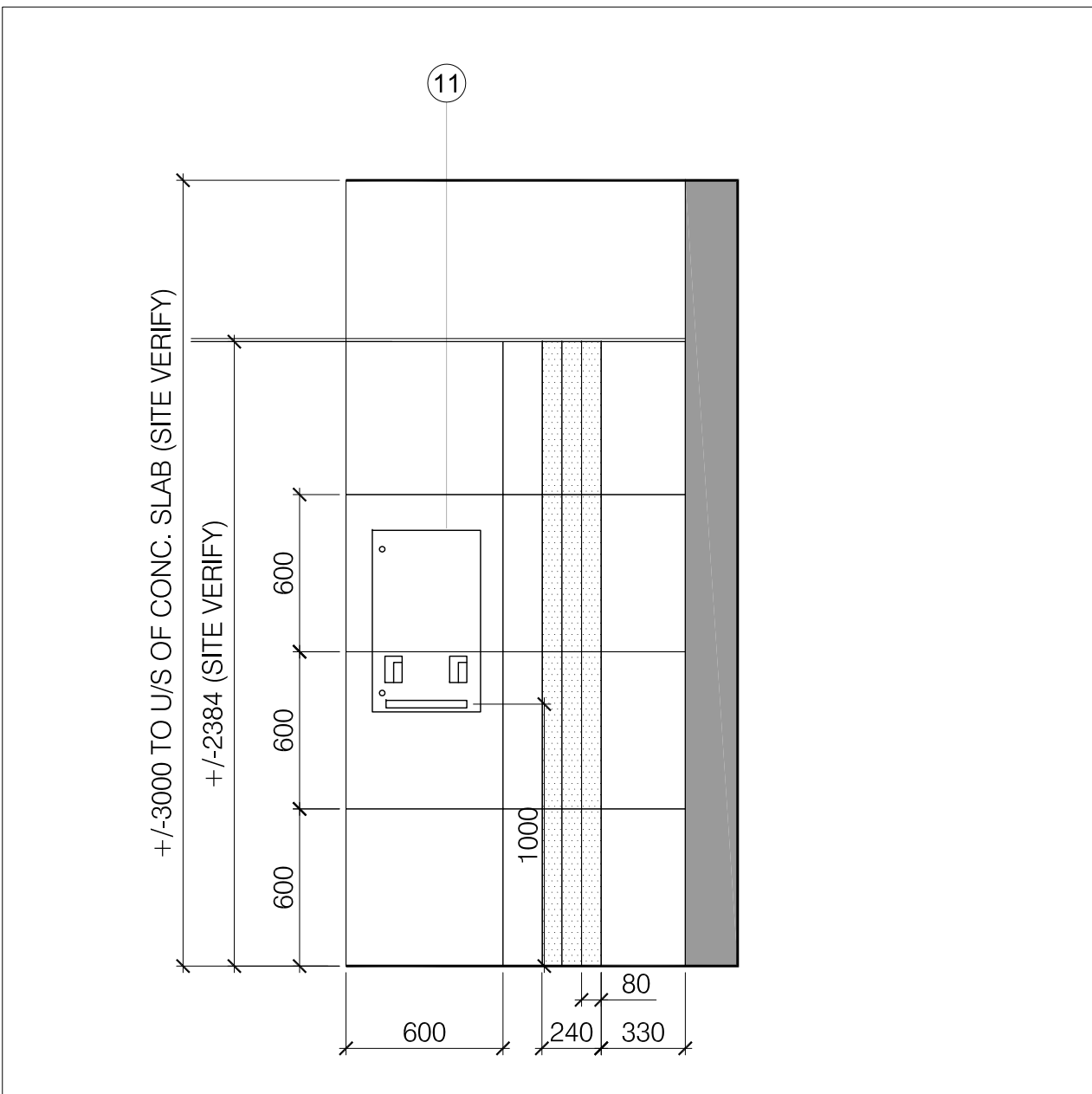
- PROVIDE ADEQUATE BRACING IN WALL CAVITY FOR SUPPORT OF WASHROOM ACCESSORIES AND FIXTURES. PATCH/REPAIR WALL AS REQ'D
- ALLOW FOR 1% SLOPE TO DRAIN WHERE DRAIN HAS BEEN SPECIFIED ON MECHANICAL DRAWINGS
- PROVIDE WATERPROOF MEMBRANE BETWEEN TILE AND SUBFLOOR
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR PLUMBING RELATED FIXTURE SPECS
- REFER TO ELECTRICAL ENGINEERS SPECS FOR POWER, LIGHTING AND LIFE SAFETY SPECIFICATION
- PROVIDE SHOP DRAWINGS FOR ARCH REVIEW FOR ALL MILLWORK, FIXTURES AND ACCESSORIES PRIOR TO SUPPLY/INSTALL
- PROVIDE SHOP DRAWINGS FOR ARCH REVIEW FOR ALL MIRRORS AND BACK-PAINTED GLASS TO ENSURE DESIGN INTENT IS BEING MET
- G.O'S TILE LAYER TO MEET ON SITE WITH ARCHITECT TO DISCUSS INSTALLATION OF TILE PRIOR TO THE START OF WORK. IT IS UNDERSTOOD THAT THE TILER WILL HAVE TO CUT TILE ON SITE TO SUIT EXACT SITE CONDITIONS & ARCHITECT'S DESIGN
- LOCATION OF FIXTURES (TOILETS & URINALS) DOES NOT CHANGE FROM EXISTING



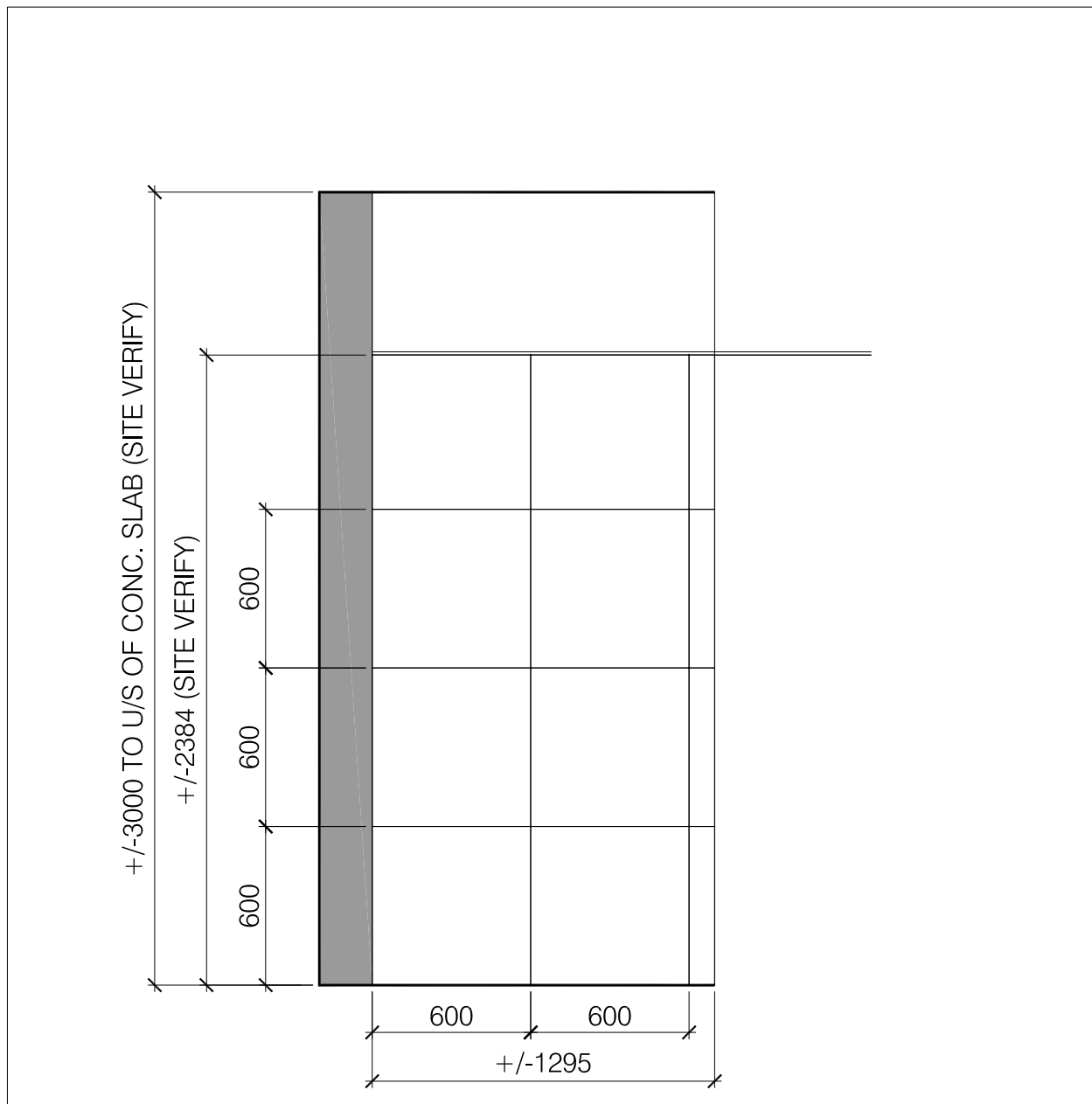
2 ELEVATION: TYP WOMEN'S W/R (3-89, 3-91 & 3-93)
SCALE - 1:25



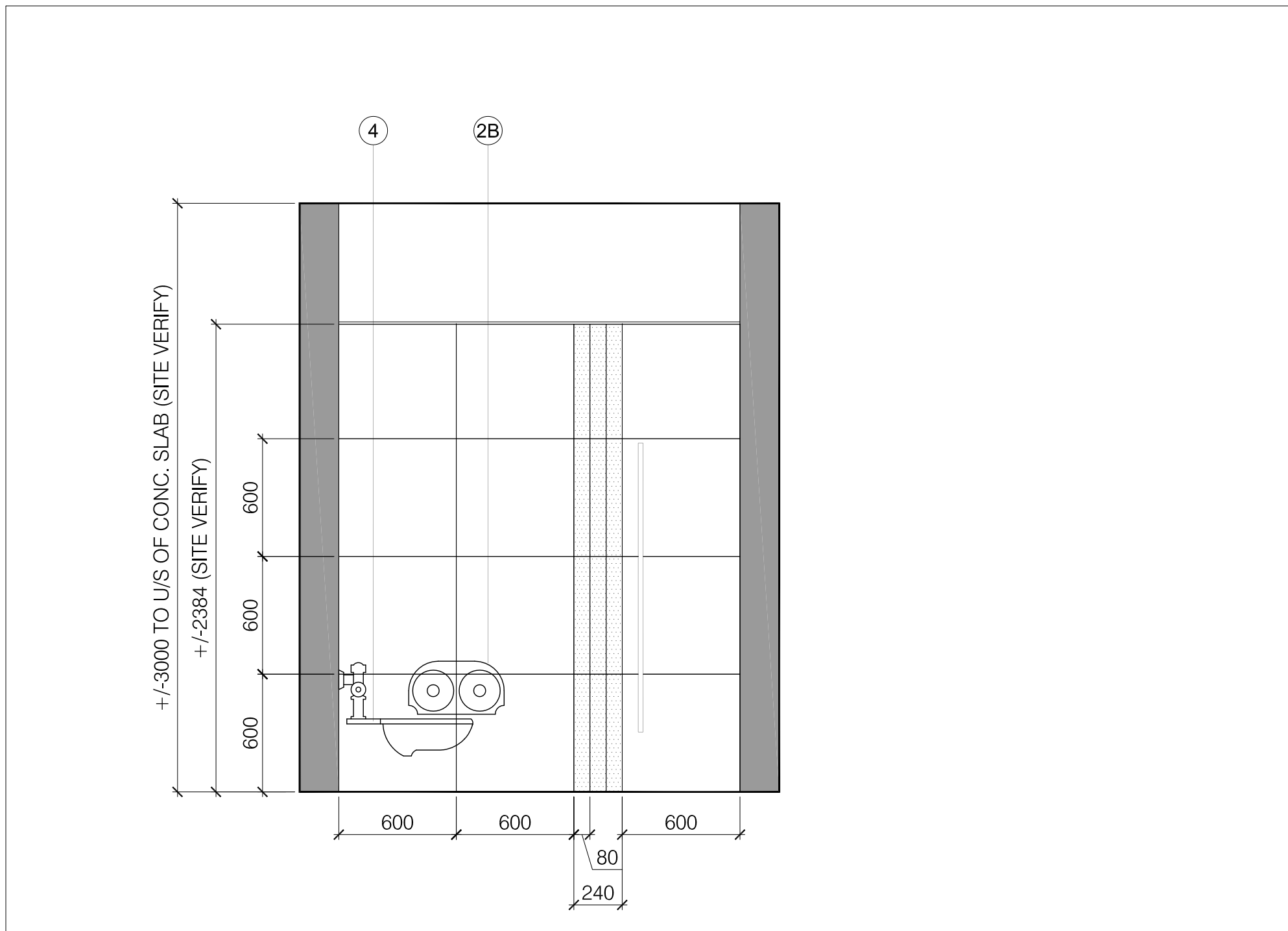
4 ELEVATION: TYP WOMEN'S W/R (3-89, 3-91 & 3-93)
SCALE - 1:25



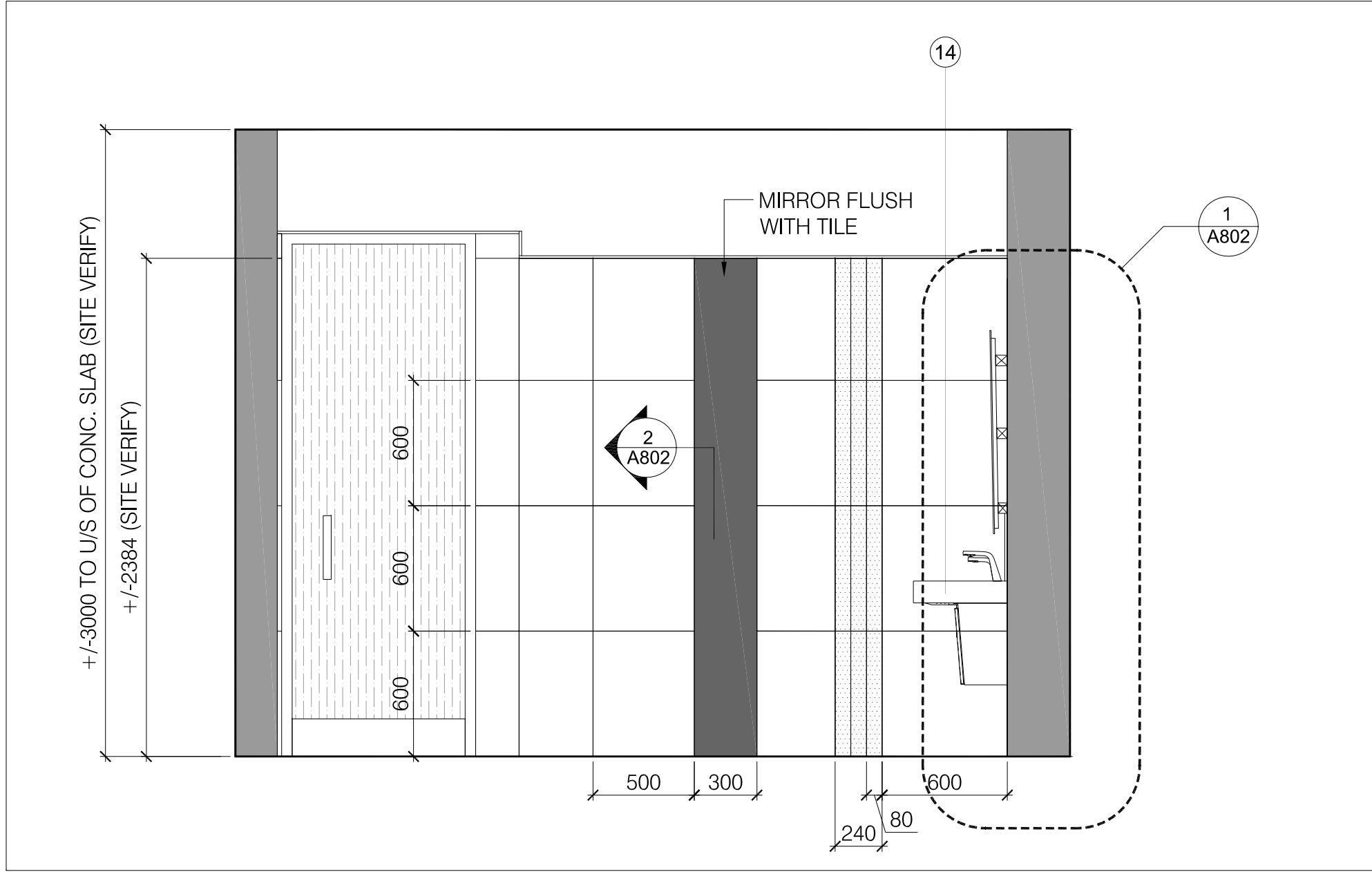
6 ELEVATION: TYP WOMEN'S W/R (3-89, 3-91 & 3-93)
SCALE - 1:25



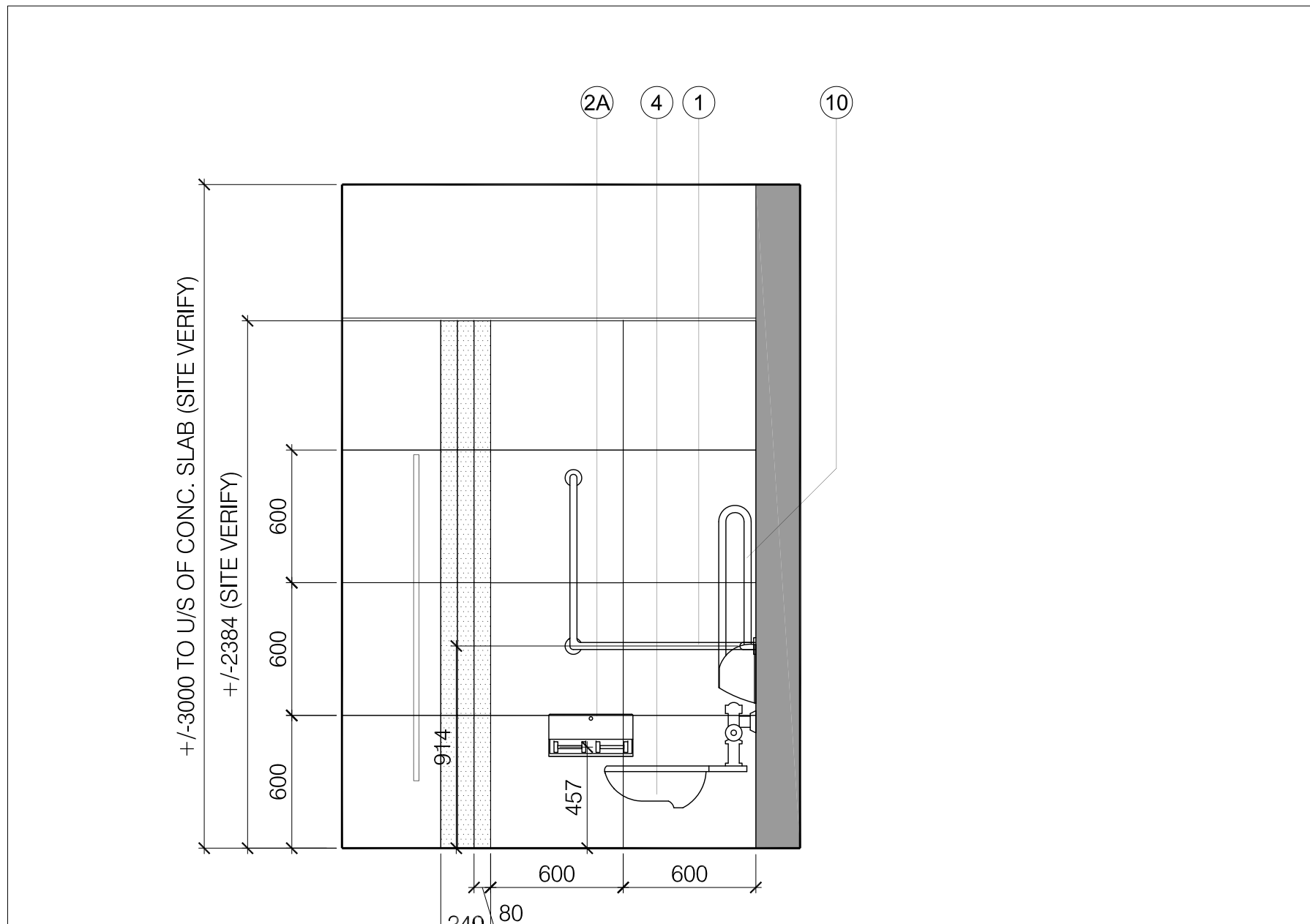
7 ELEVATION: TYP WOMEN'S W/R (3-89, 3-91 & 3-93)
SCALE - 1:25



3 ELEVATION: TYP WOMEN'S W/R (3-89, 3-91 & 3-93)
SCALE - 1:25



5 ELEVATION: TYP WOMEN'S W/R (3-89, 3-91 & 3-93)
SCALE - 1:25



8 ELEVATION: TYP WOMEN'S W/R (3-89, 3-91 & 3-93)
SCALE - 1:25

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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 003

BASE DATE: 03-01-2020

PROJECT:

TENDER NO.: T-19-349

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

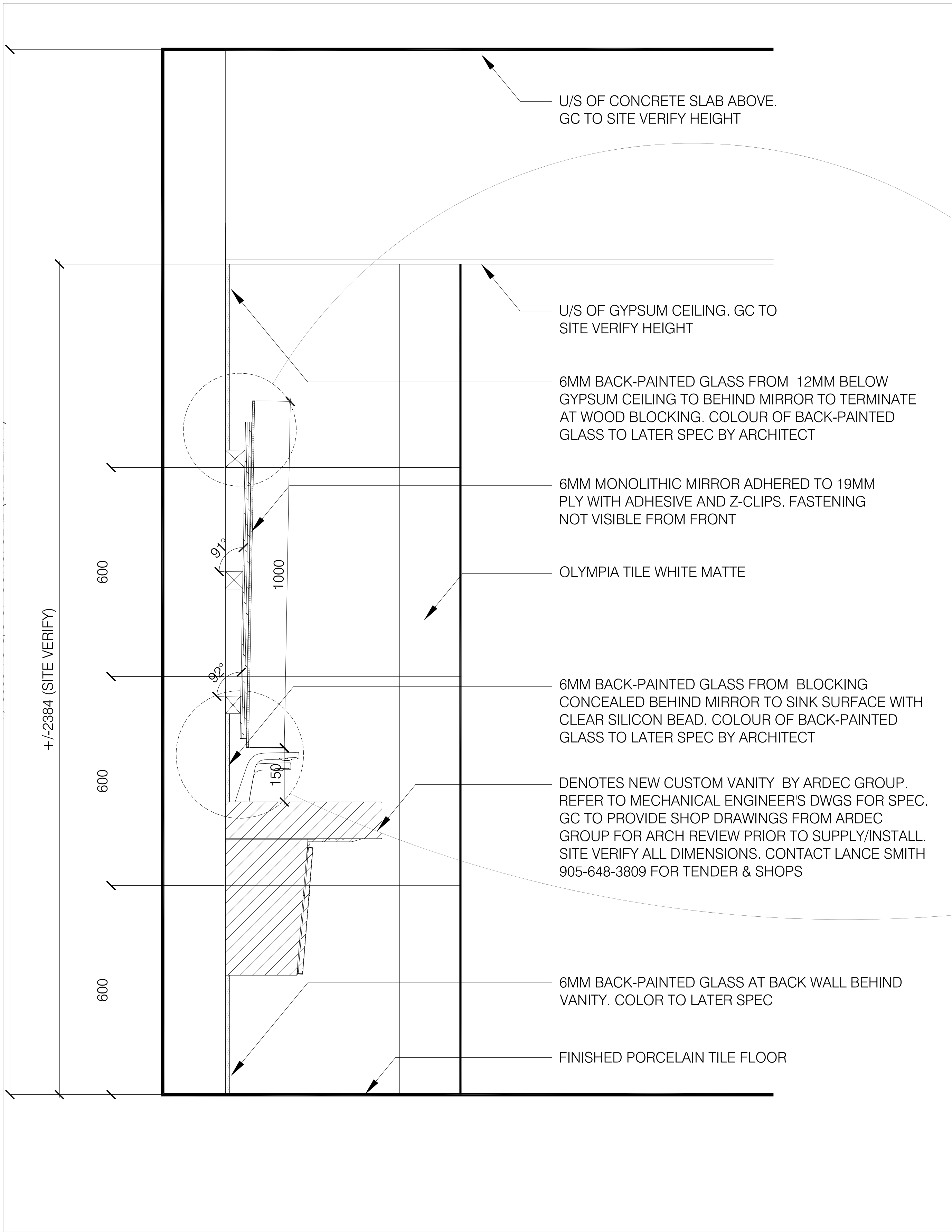
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

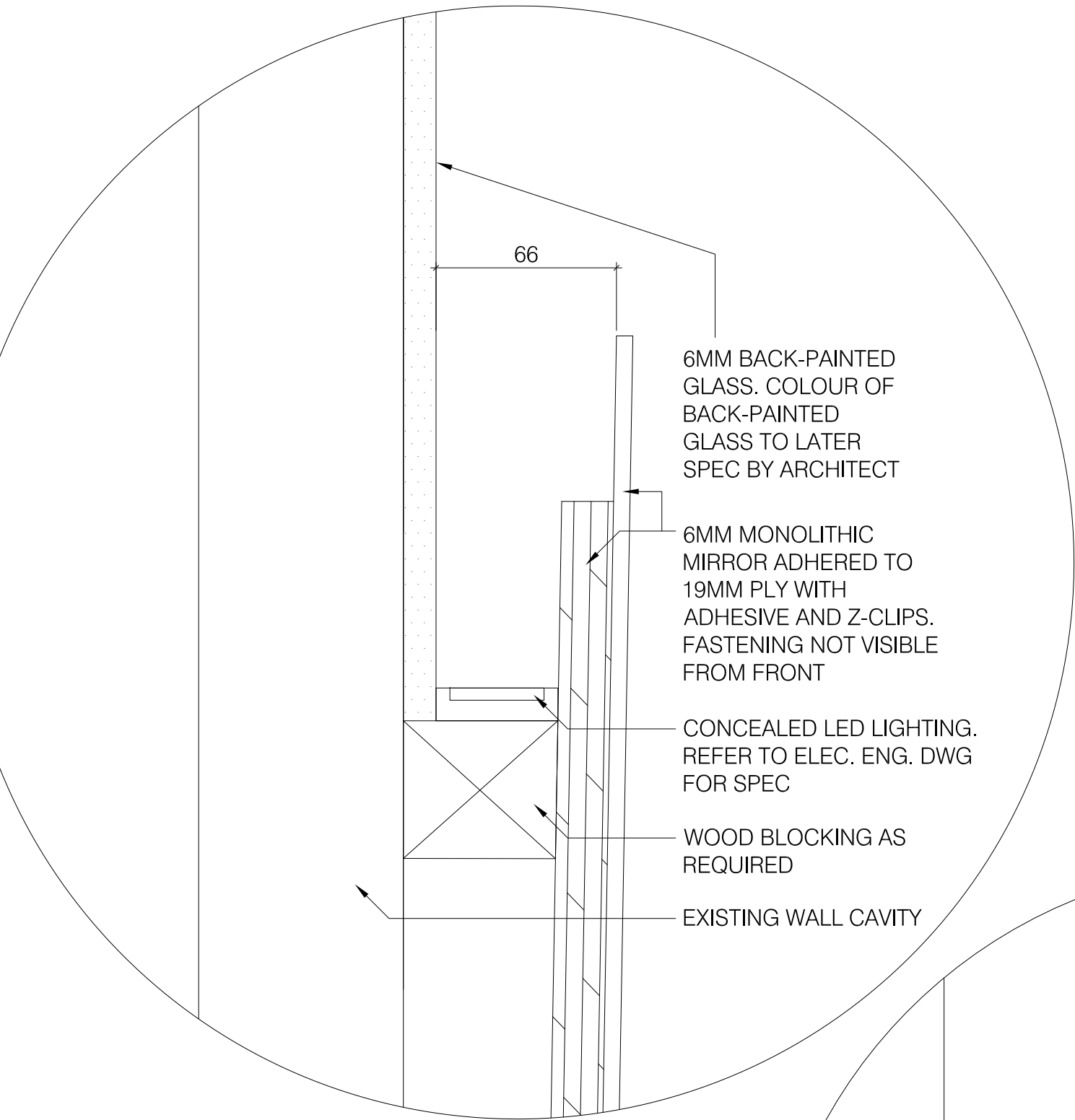
WOMEN'S W/R
ELEVATIONS
3-89, 3-91 & 3-93

SHEET NUMBER:

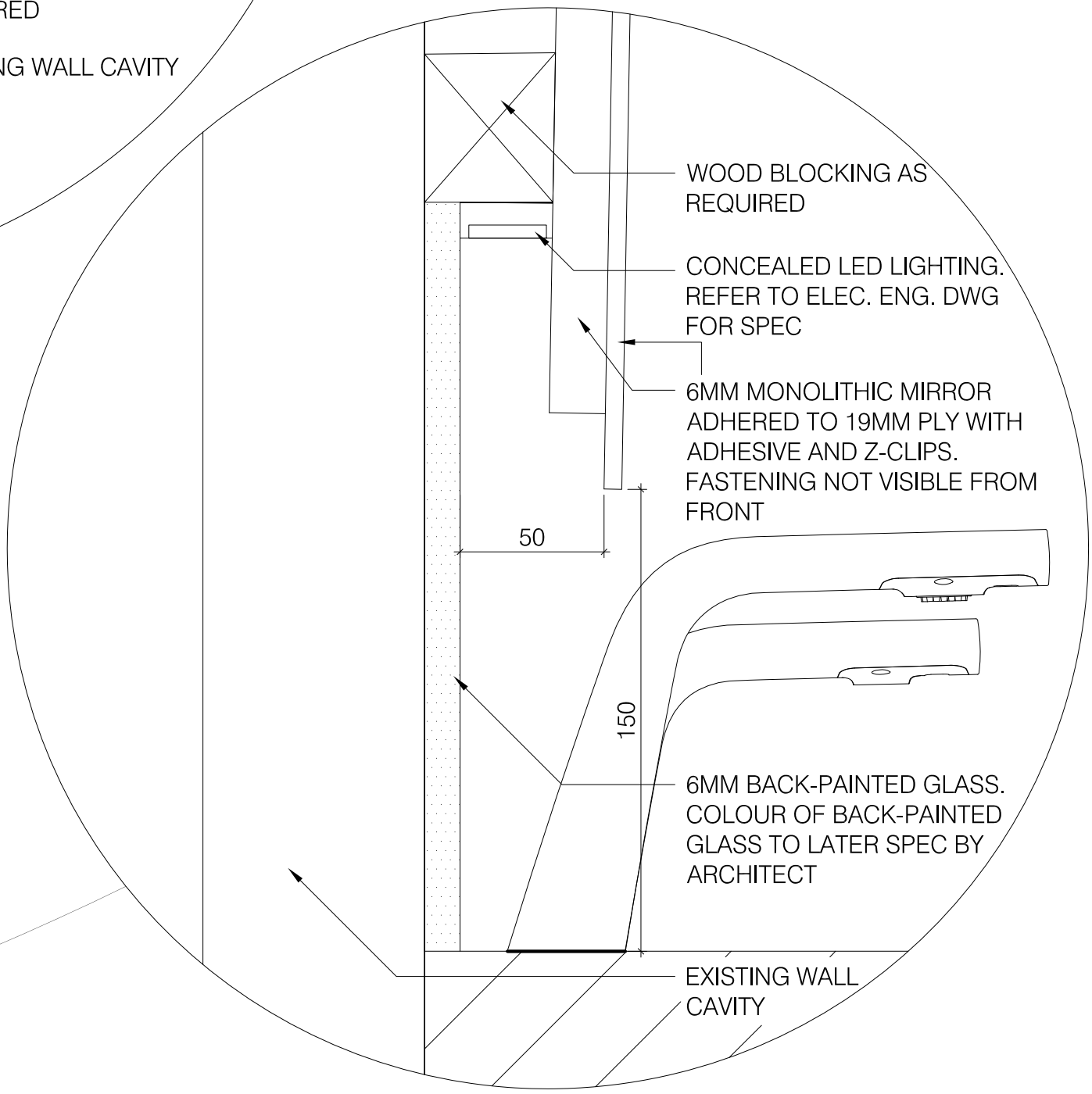
A801



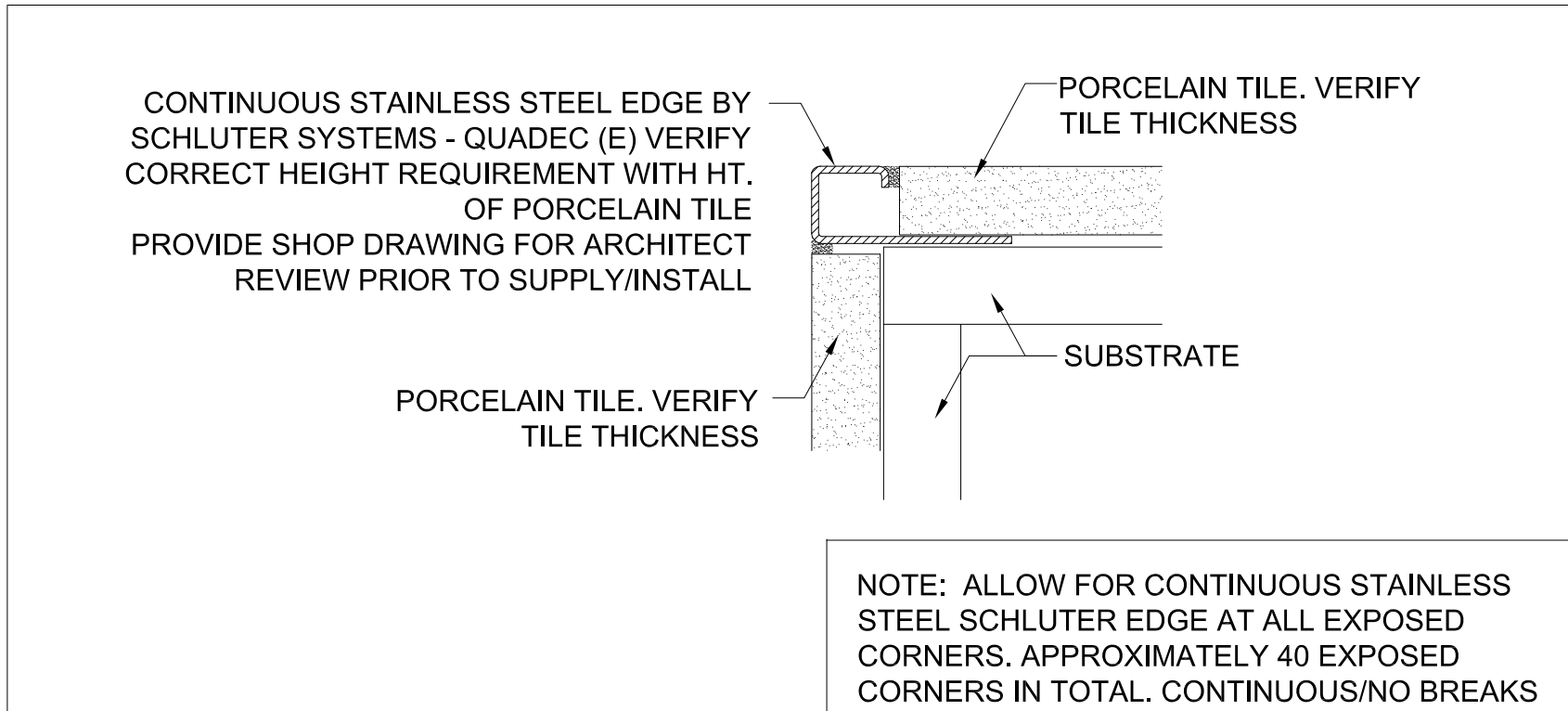
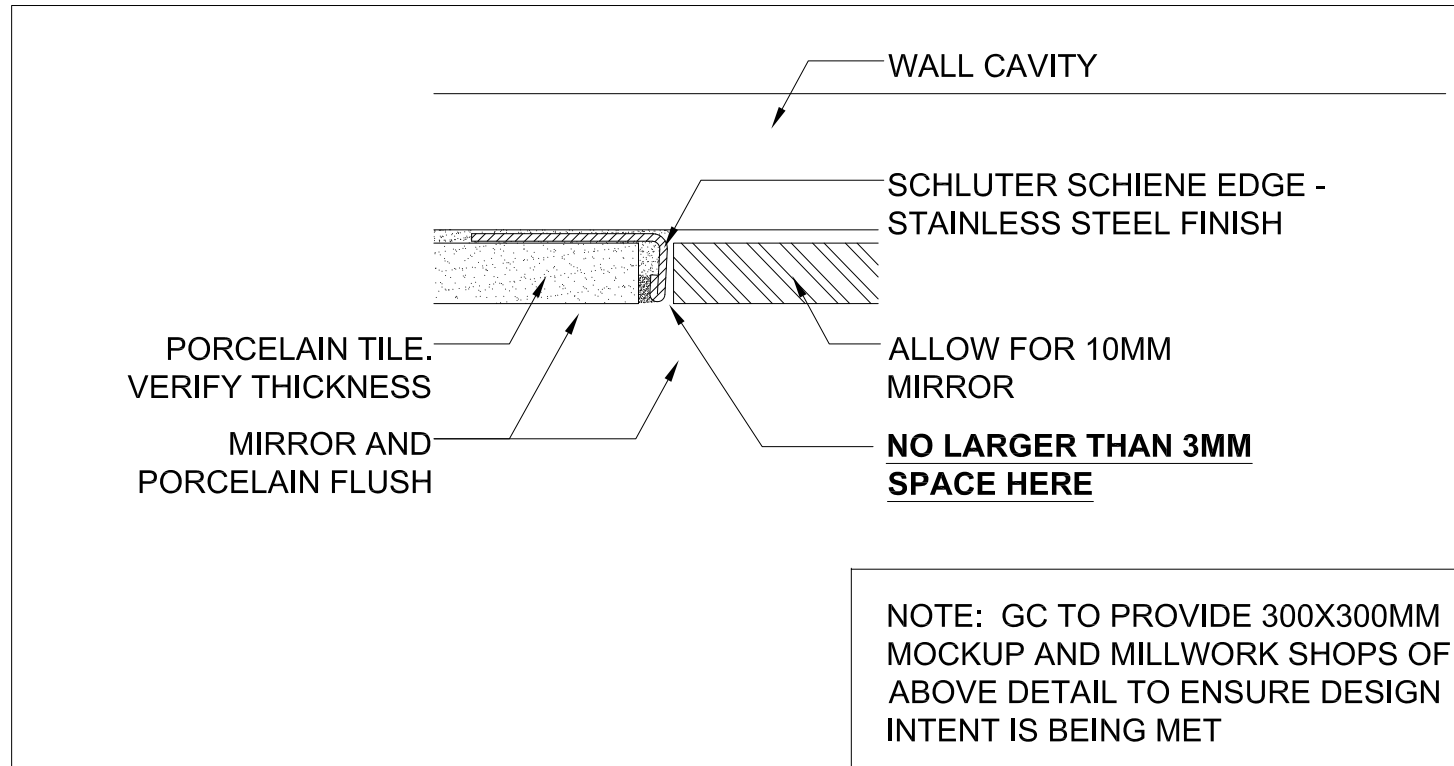
1 SECTION: TYPICAL WASHROOM VANITY
A802 SCALE - NTS



2 DETAIL: MIRROR AT PORCELAIN TILE
A802 SCALE - NTS



- NOTES
1. PROVIDE ADEQUATE BRACING IN WALL CAVITY FOR SUPPORT OF WASHROOM ACCESSORIES AND FIXTURES. PATCH/REPAIR WALL AS REQ'D
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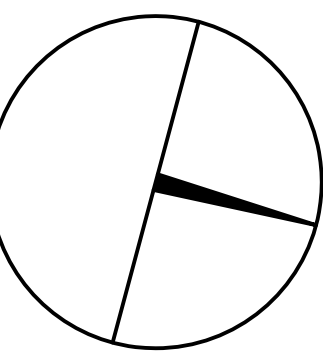
3 DETAIL: CONTINUOUS STAINLESS STEEL EDGE AT PORCELAIN TILE
A802 SCALE - NTS

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SHEET TITLE:

DETAILS

SHEET NUMBER:

A802