



## THE REGIONAL MUNICIPALITY OF YORK

YORK REGION ADMINISTRATIVE CENTRE  
ARCHITECTURAL AND ENGINEERING SERVICES

INTERIOR FIT-UP OF 4TH FLOOR  
YORK REGION ADMINISTRATIVE CENTRE  
TENDER NO.: RFTC-652-22  
ISSUED FOR CONSTRUCTION: NOVEMBER 18, 2022  
17250 YONGE STREET  
NEWMARKET, ONTARIO

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CONSULTANTS

ARCHITECT

G. BRUCE STRATTON ARCHITECTS  
#300-225 RICHMOND STREET W  
TORONTO, ON M5V 1W2  
416-351-8145

MECHANICAL

GPY + ASSOCIATES ENGINEERING INC.  
90C CENTRUM DRIVE, SUITE 6  
MARKHAM, ONTARIO L3R 8C5  
905-475-3138

ELECTRICAL/COMMUNICATION

SMITH + ANDERSEN  
647-943-7636

STRUCTURAL

LEA CONSULTING LTD  
416-572-1785

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
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9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	ISSUED FOR CONSTRUCTION

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telephone: 416.351.8145  
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**York Region**  
PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

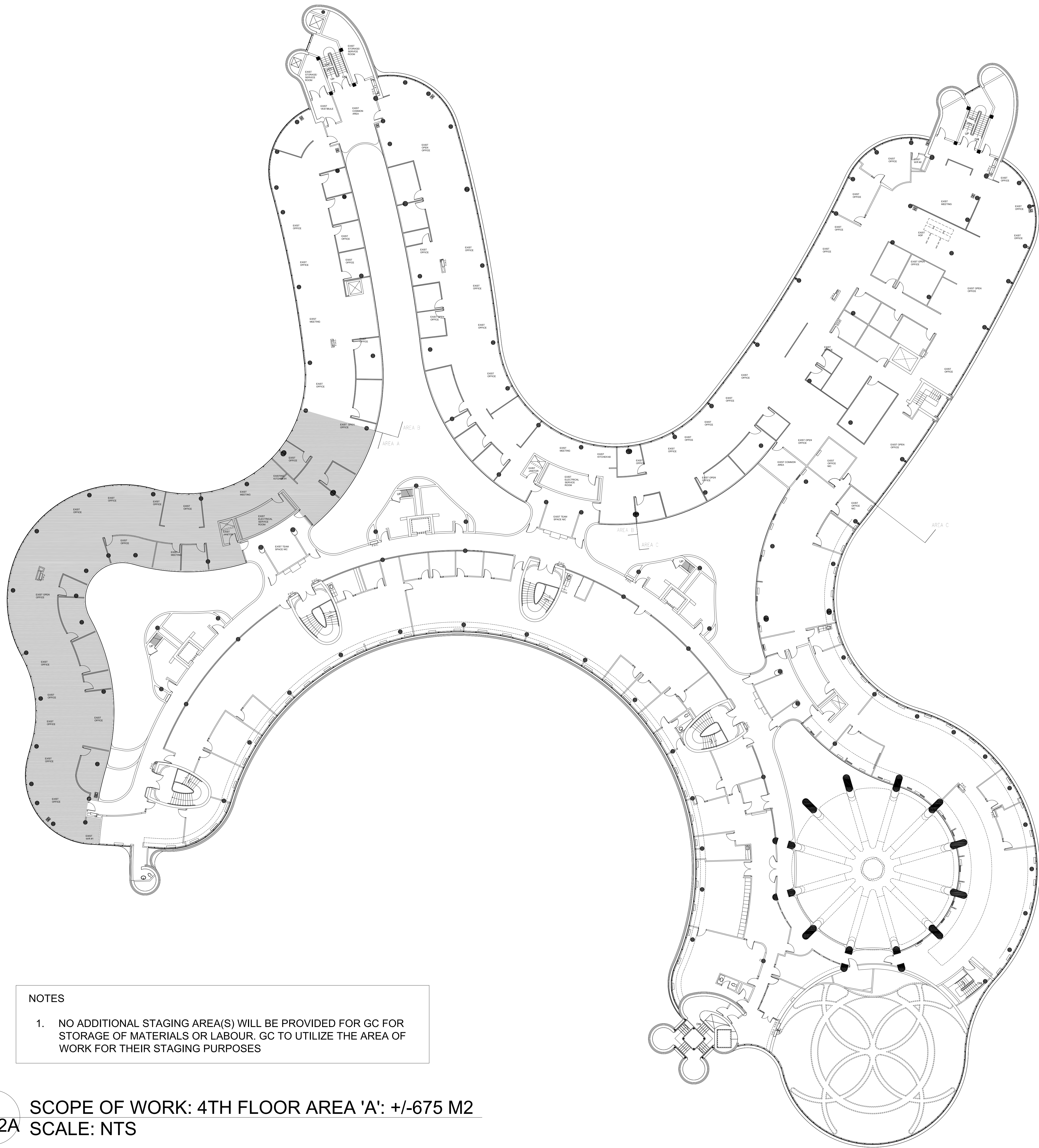
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SUBMITTED TO: MUNICIPALITY OF YORK
SHEET TITLE:

LIST OF DRAWINGS/  
CONSULTANTS

SHEET NUMBER:

A001





NOTES

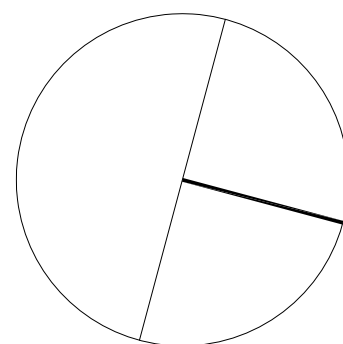
1. NO ADDITIONAL STAGING AREA(S) WILL BE PROVIDED FOR GC FOR STORAGE OF MATERIALS OR LABOUR. GC TO UTILIZE THE AREA OF WORK FOR THEIR STAGING PURPOSES

1 SCOPE OF WORK: 4TH FLOOR AREA 'A': +/-675 M2  
A002A SCALE: NTS

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
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**York Region**  
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

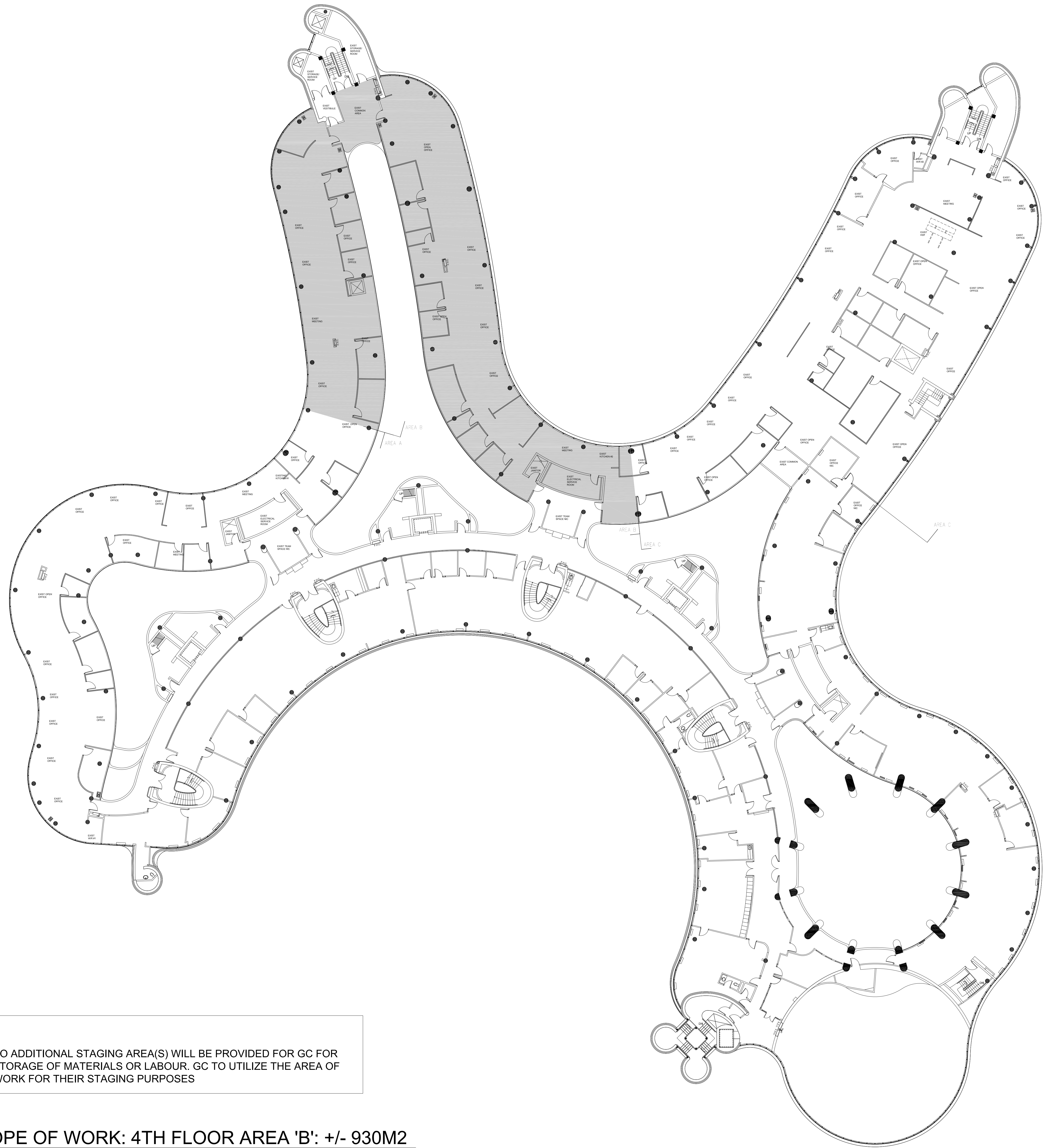
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

SCOPE OF WORK  
AREA 'A'

SHEET NUMBER:

A002 A



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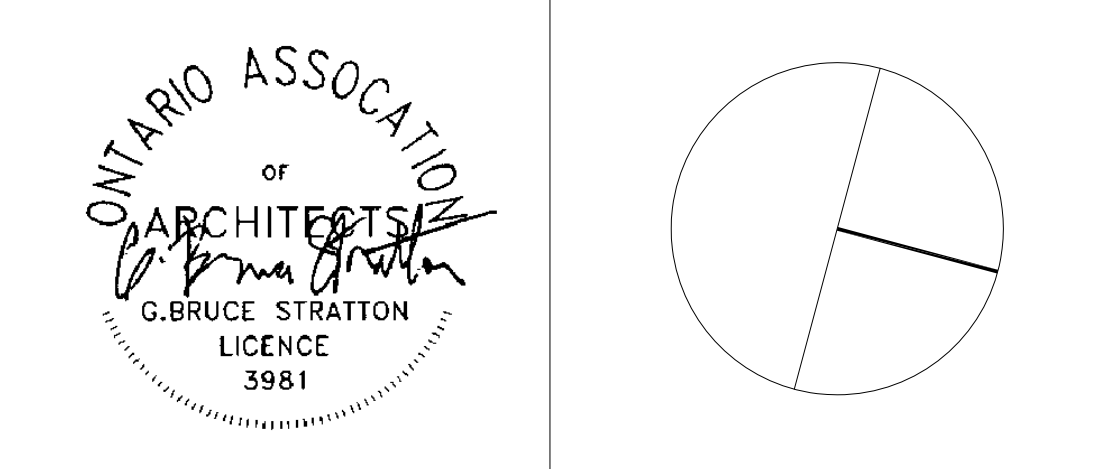
1. NO ADDITIONAL STAGING AREA(S) WILL BE PROVIDED FOR GC FOR STORAGE OF MATERIALS OR LABOUR. GC TO UTILIZE THE AREA OF WORK FOR THEIR STAGING PURPOSES

1 SCOPE OF WORK: 4TH FLOOR AREA 'B': +/- 930M2  
A002B SCALE: NTS

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1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
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DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

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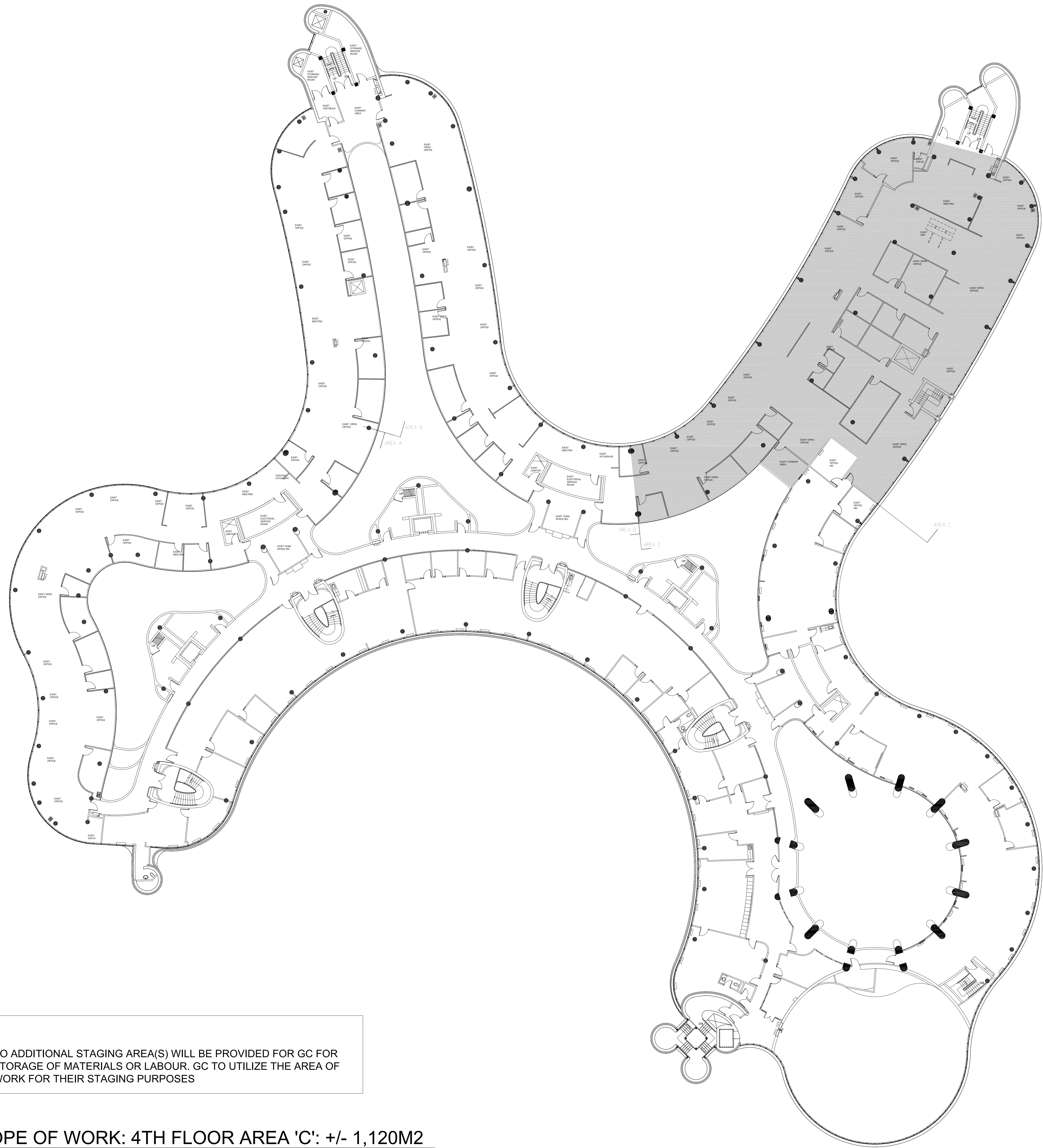
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SHEET TITLE:

SCOPE OF WORK  
AREA 'B'

SHEET NUMBER:  
A002 B





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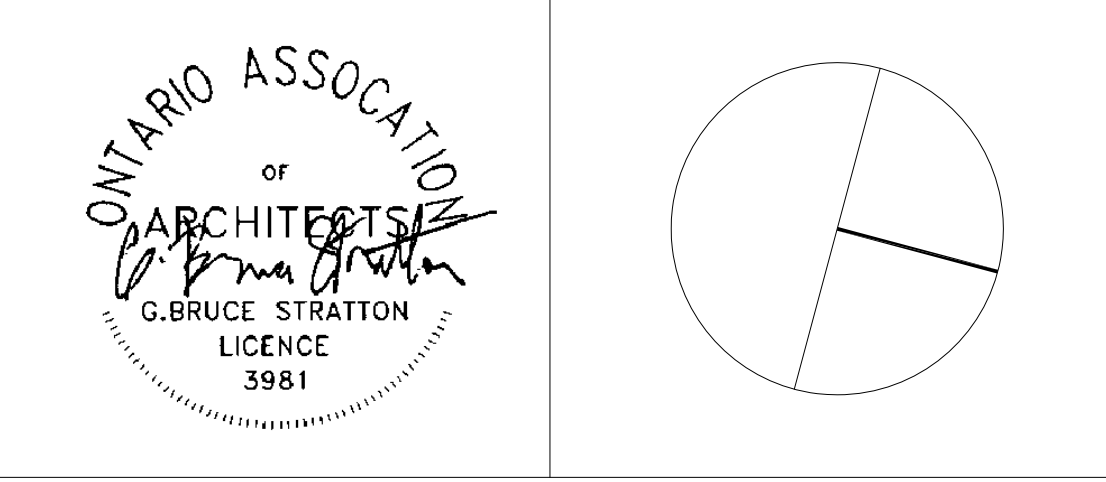
1. NO ADDITIONAL STAGING AREA(S) WILL BE PROVIDED FOR GC FOR STORAGE OF MATERIALS OR LABOUR. GC TO UTILIZE THE AREA OF WORK FOR THEIR STAGING PURPOSES

1 SCOPE OF WORK: 4TH FLOOR AREA 'C': +/- 1,120M<sup>2</sup>  
A002C SCALE: NTS

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DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

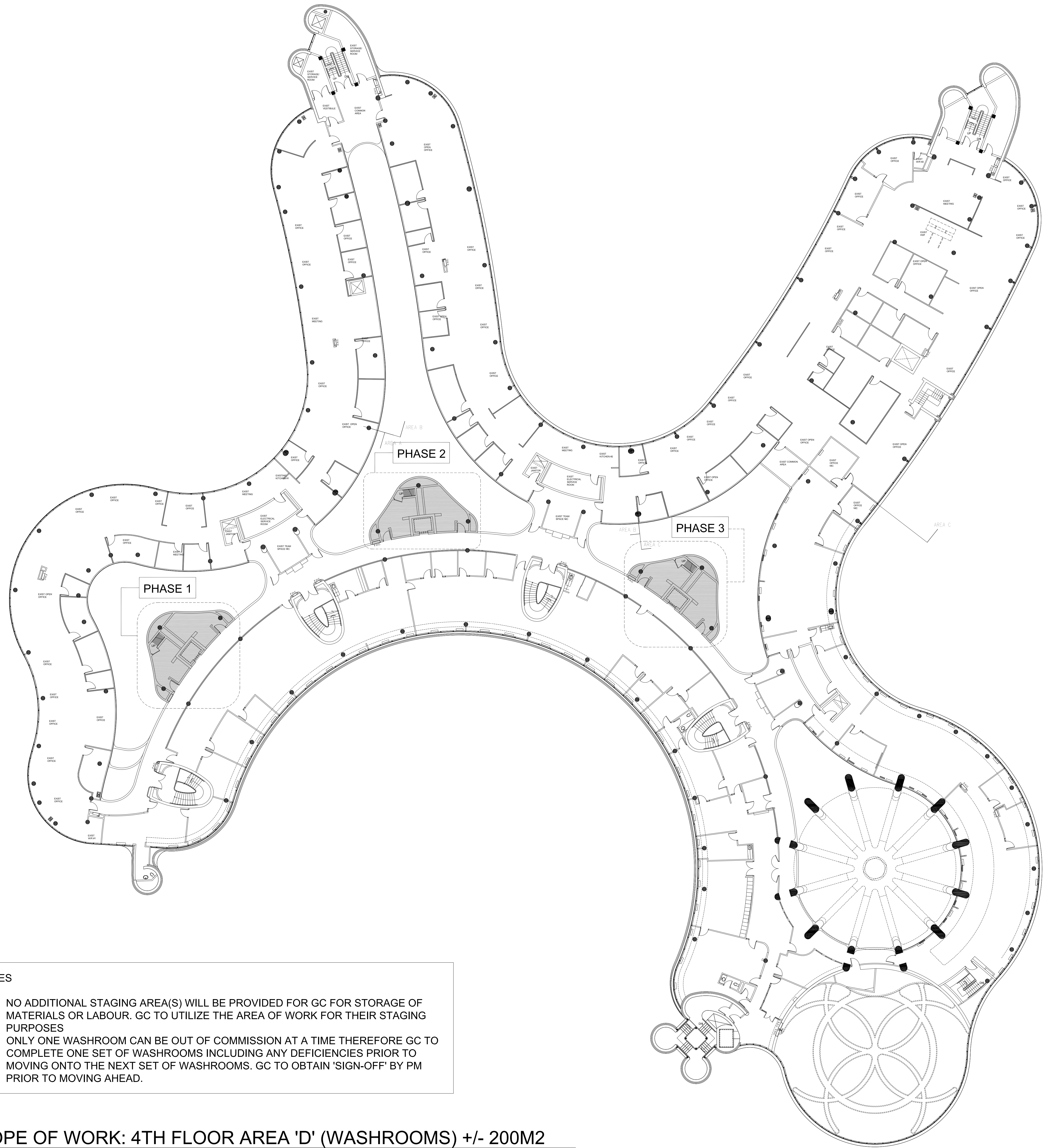
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

SCOPE OF WORK  
AREA 'C'

SHEET NUMBER:

A002 C



NOTES

1. 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.

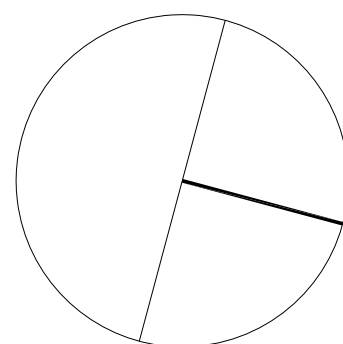
1  
A002D

SCOPE OF WORK: 4TH FLOOR AREA 'D' (WASHROOMS) +/- 200M2  
SCALE: NTS

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
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**York Region**  
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
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SCALE: AS SHOWN

DRAWN BY: SK

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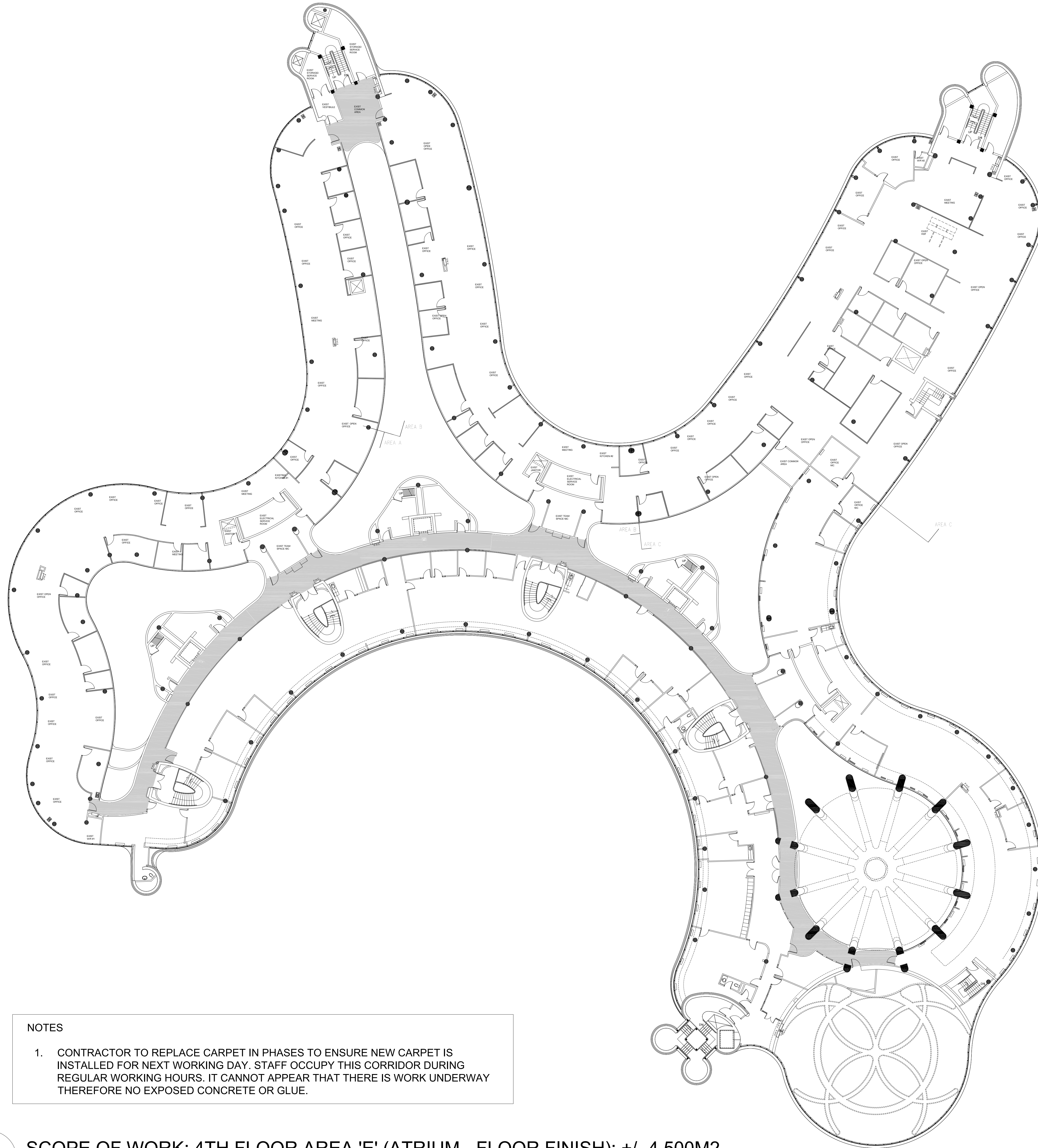
SHEET TITLE:

SCOPE OF WORK  
AREA 'D'

SHEET NUMBER:

A002 D





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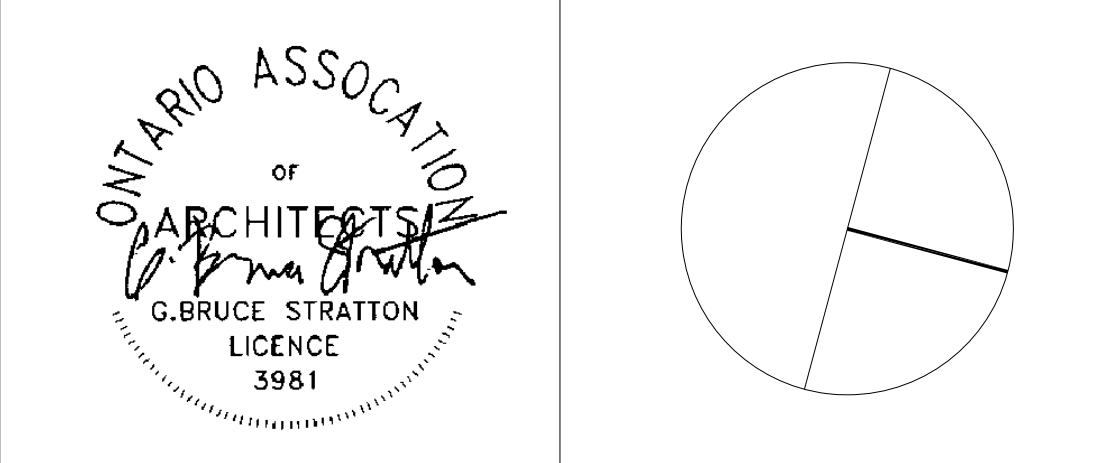
1. CONTRACTOR TO REPLACE CARPET IN PHASES TO ENSURE NEW CARPET IS INSTALLED FOR NEXT WORKING DAY. STAFF OCCUPY THIS CORRIDOR DURING REGULAR WORKING HOURS. IT CANNOT APPEAR THAT THERE IS WORK UNDERWAY THEREFORE NO EXPOSED CONCRETE OR GLUE.

1 SCOPE OF WORK: 4TH FLOOR AREA 'E' (ATRIUM - FLOOR FINISH): +/- 4,500M2  
A002E SCALE: NTS

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SCALE: AS SHOWN

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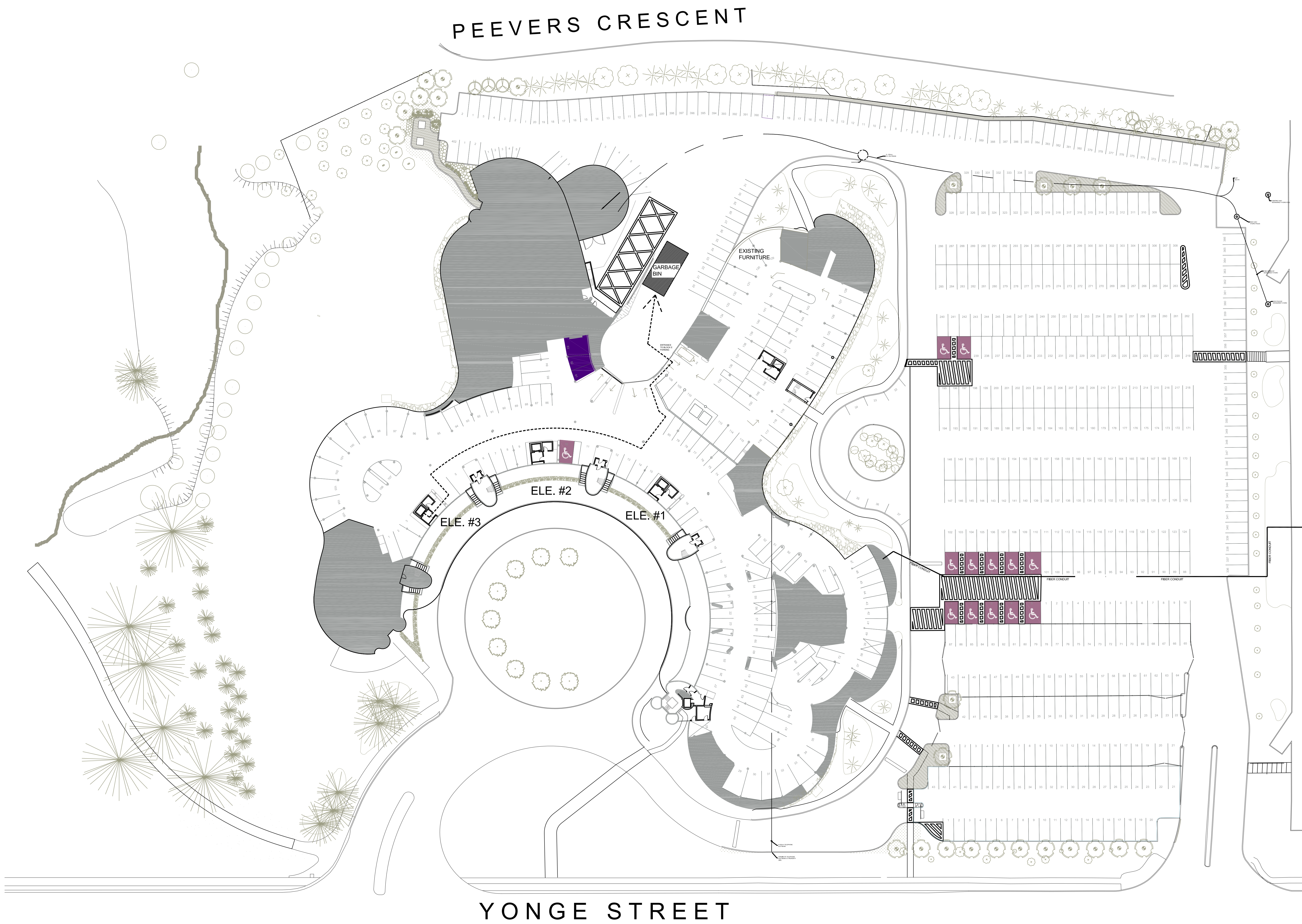
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

SCOPE OF WORK  
AREA 'E'

SHEET NUMBER:  
**A002 E**





1  
A003

DISPOSAL ROUTE  
SCALE: NTS

GENERAL NOTES: DISPOSAL PLAN

1. DEMOLITION OF MATERIAL AND DEBRIS TO BE REMOVED OFF SITE USING APPROPRIATE WASTE DISPOSAL BINS AS DESIGNATED BY PROJECT PM.
2. USE HEAVY-WEIGHT BLANKETS TO PREVENT MIGRATION OF DUST DURING TRANSPORTATION OF MATERIALS.
3. MAINTAIN UNOBSTRUCTED EGRESS PATH OF TRAVEL OF THIS ROUTE AT ALL TIMES
4. GC TO USE ELEVATOR#3 FOR THE TRANSPORTATION OF DEMOLITION MATERIALS TO THE BASEMENT LEVEL WHERE THE GARBAGE BINS ARE TO BE LOCATED.
5. GC TO INFORM YORK REGION PM WHERE ELEVATOR TARPS ARE NEEDED FOR ELEVATOR #3. PROVIDE 48-HOURS NOTICE
6. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
7. 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

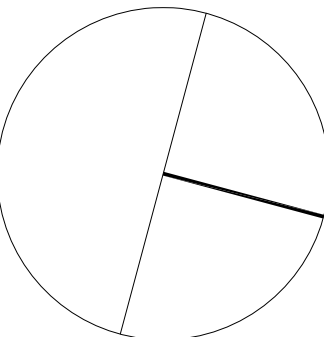
LEGEND:

----- DENOTES DISPOSAL ROUTE: GARBAGE TO BE TRANSPORTED DOWN ELEVATOR #3 TO THE UNDERGROUND PARKING LEVEL TO GARBAGE BINS LOCATED OUTSIDE

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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

DISPOSAL ROUTE

SHEET NUMBER:

A003





1  
A100  
DEMOLITION: 4TH FLOOR AREA 'A'  
SCALE: 1:100

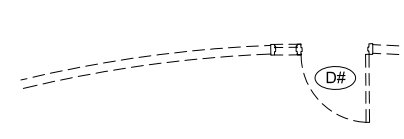
GENERAL DEMOLITION NOTES

1. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM. 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.
2. CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS.
3. PROVIDE WASTE DIVERSION RECEIPTS TO PM DEMONSTRATING DESTINATION AND VOLUME OF ALL WASTE DIVERTED FROM LANDFILL FOR REUSE/RECYCLE.
4. WITHIN THE SCOPE OF WORK, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF EXISTING WINDOW COVERINGS ON THE ATRIUM SIDE ONLY. EXTERIOR WALL WINDOW COVERINGS TO REMAIN.
5. ALL EXISTING CONCRETE WALLS/STRUCTURAL COLUMNS TO REMAIN.
6. GC TO PROVIDE 2HR FIRE STOP AT EXISTING CONCRETE SLAB WHERE FAN COIL UNITS ARE BEING REMOVED. GC TO ALLOW FOR UP TO 400 OPENINGS AT 200MM WIDE OF FLOOR SLAB PENETRATIONS RELATED TO REMOVAL OF FAN COIL UNITS. REFER TO STRUCTURAL ENGINEERS DWGS (D1/S100) FOR TYPICAL FIRESTOP DETAIL.
7. GC TO ALLOW FOR EXTENSIVE PATCH/SAND/PAINT OF THIRD FLOOR GYPSUM BULKHEAD CEILING WHERE UPTO 400 FAN COIL UNITS ARE BEING REMOVED FROM THE 4TH FLOOR AND CAPPED OFF IN THE SECOND FLOOR CEILING SPACE. REFER TO A100 & A101 AND M200 & M201 FOR EXTENT OF MECHANICAL DEMOLITION.
8. REFER TO A103 FOR FULL EXTENT OF CARPET REMOVAL AND INSTALLATION OF NEW CARPET IN COMMON AREA 'E'.
9. REMOVAL OF ALL FLOORING INCLUDES EXISTING FLOORING THAT MAY EXTEND UNDER MILLWORK CABINETS.
10. WHERE EXISTING JUNCTION BOXES ARE BEING REMOVED, PATCH, PRIME PAINT WALLS TO MATCH.

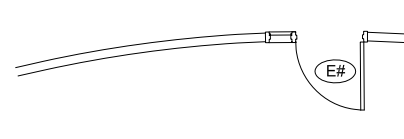
LEGEND:



DENOTES AREA OUTSIDE THE CURRENT SCOPE



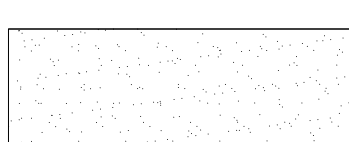
EXISTING GYPSUM WALLS & BAFFLING ABOVE, DOORS & SIDELIGHTS AND FRAMES TO BE REMOVED. PROVIDE WASTE DIVERSION RECEIPTS TO PM DEMONSTRATING DESTINATION AND VOLUME OF ALL WASTE DIVERTED FROM LANDFILL FOR REUSE/RECYCLE.



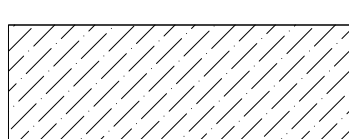
EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



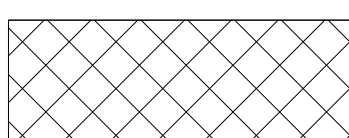
EXISTING FLOOR TO REMAIN



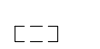
EXISTING CARPET TO BE REMOVED TO SLAB INCLUDING ALL GLUE RESIDUE. ENSURE SURFACE IS CLEAN AND READY TO RECEIVE NEW FLOOR MATERIAL.



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



FAN COIL REMOVAL. REFER TO MECHANICAL ENGINEERS DRAWING M-200 & M-201 FOR EXTENT OF REMOVAL. ALLOW FOR EXTENSIVE PATCH/REPAIR OF 3RD FLOOR CEILING WHERE PARTIAL REMOVAL OF GYPSUM CEILING IS REQUIRED TO ALLOW FOR CAPPING-OFF OF PIPES TIED TO 4TH FLOOR FAN COIL REMOVAL.

KEYNOTES:



REMOVE EXISTING GYPSUM WALL FIN AND GLAZING (ALLOW FOR 60 LOCATIONS WHERE THIS OCCURS). PATCH/REPAIR WALL. REINSTATE MILLWORK LEDGE (TOP AND BOTTOM) BY FITTING NEW AND EXISTING MILLWORK SKILLS TOGETHER. ALLOW FOR +/- 1000 LINEAR MM NEW MILLWORK PER FIN LOCATION MAKE GOOD ALL SURFACES - WALL TO RECEIVE NEW PAINT FINISH AND NEW MILLWORK TO RECEIVE STAIN TO MATCH EXISTING. NOTE: GC TO ALLOW FOR AN ARTICULATING BOOM LIFT INTENDED FOR INTERIOR CONSTRUCTION WORK TO ENABLE ACCESS TO THE FOURTH STORY TO CAULK THE GAP BETWEEN THE GLAZING AFTER FIN IS REMOVED.



REMOVE EXISTING KITCHEN #1 & #2 INCLUDING UPPER AND LOWER MILLWORK CABINETS AND PLUMBING FIXTURES. REFER TO ENGINEER'S DRAWINGS FOR M&E SPECIFIC DEMOLITION.



DEMOLISH EXISTING WASHROOM #1 INCLUDING TOILET AND VANITY. EXISTING PORCELAIN TILE FLOOR, EXISTING PORCELAIN BASE, WALL MIRROR, WALL ACCESSORIES INCLUDING SOAP DISPENSER, LIGHT VALANCE. REFER TO M&E DWGS FOR EXTENT OF ENGINEER'S DEMOLITION RELATED TO WASHROOM #1.



NO WORK BEING DONE TO EXISTING WASHROOM #2 AND ADJACENT OFFICES UNLESS NOTED OTHERWISE.



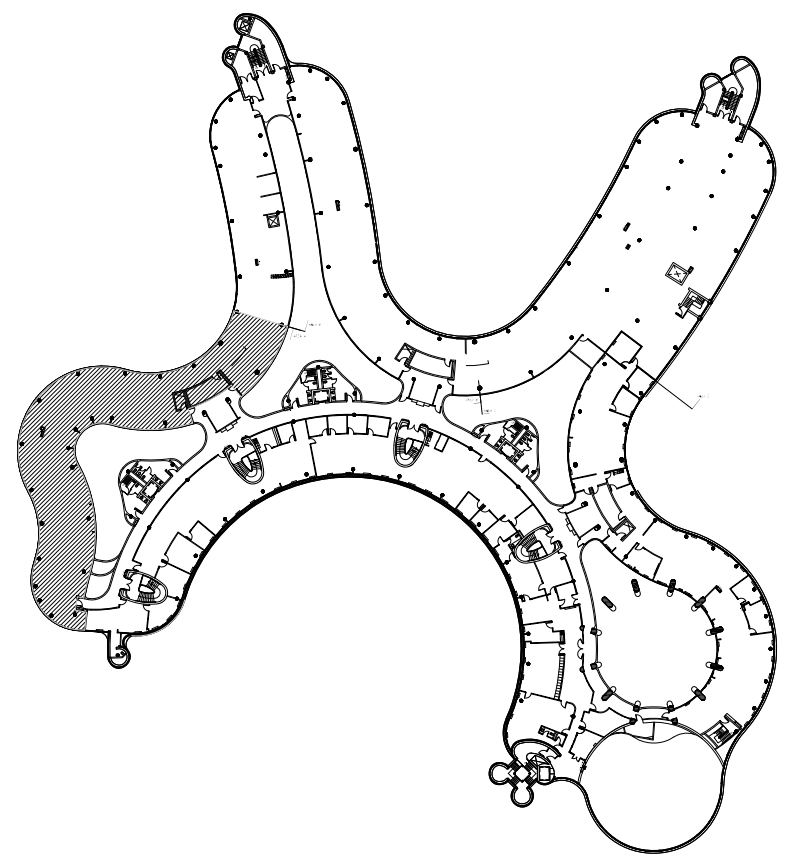
REMOVE EXISTING HIGH-DENSITY FILMS AND FLOOR TRACK. TURN OVER TO YORK REGION. GC TO ALLOW FOR ON-SITE/OFF-SITE STORAGE (TRANSPORTATION WITHIN A 10-MILE RADIUS) AS INSTRUCTED BY YORK REGION PM.



ALLOW FOR 300 SQ.FT. OF CARPET REPLACEMENT IN OFFICES SHOWN TO FACILITATE REMOVAL OF EXIST RAD/INSTALL OF NEW. SHIFT EXISTING FURNITURE AS NECESSARY. TARP AND PROTECT ALL FURNITURE. RESET ALL FURNITURE POST CONSTRUCTION.



TYPICAL SITE CONDITION AFTER  
REMOVAL OF WALL FIN. REFER TO  
KEYNOTE #1

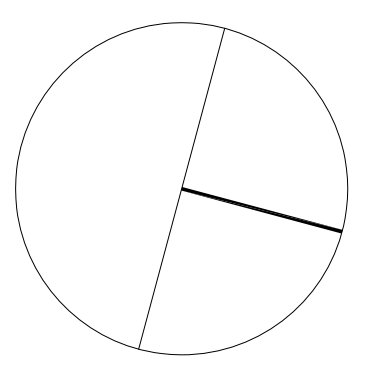


AREA 'A'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	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: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

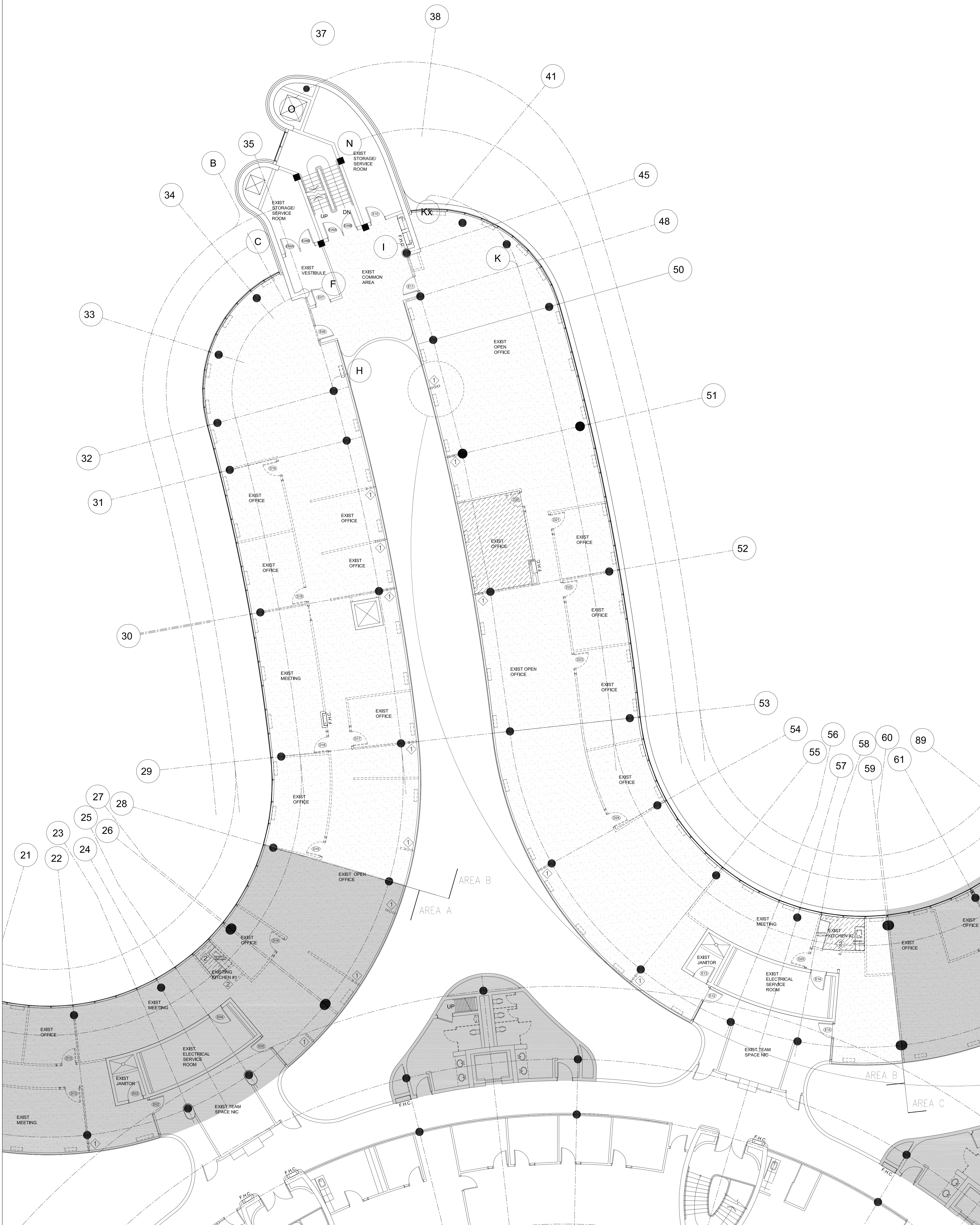
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DEMOLITION PLAN  
AREA 'A'

SHEET NUMBER:

A100



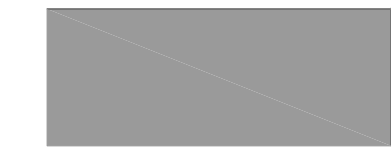


1  
A101  
DEMOLITION: 4TH FLOOR AREA 'B'  
SCALE: 1:100

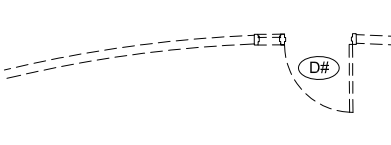
#### GENERAL DEMOLITION NOTES

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 TAPPS 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. WITHIN THE SCOPE OF WORK, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF EXISTING WINDOW COVERINGS ON THE ATRIUM SIDE ONLY. EXTERIOR WALL WINDOW COVERINGS TO REMAIN.
6. ALL EXISTING CONCRETE WALLS/STRUCTURAL COLUMNS TO REMAIN
7. GC TO PROVIDE 2-HR FIRE STOP AT EXISTING CONCRETE SLAB WHERE FAN COIL UNITS ARE BEING REMOVED. GC TO ALLOW FOR UP TO 400 OPENINGS AT 200MM WIDE OF 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 THIRD FLOOR GYPSUM BULKHEAD CEILING WHERE UP TO 400 FAN COIL UNITS ARE BEING REMOVED FROM THE 4TH 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 A103 FOR FULL EXTENT OF CARPET REMOVAL AND INSTALLATION OF NEW CARPET IN COMMON AREA 'E'
10. REMOVAL OF ALL FLOORING INCLUDES EXISTING FLOORING THAT MAY EXTEND UNDER MILLWORK CABINETS
11. WHERE EXISTING JUNCTION BOXES ARE BEING REMOVED, PATCH, PRIME PAINT WALLS TO MATCH

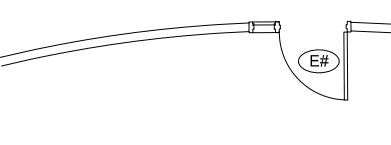
#### LEGEND:



DENOTES AREA OUTSIDE THE CURRENT SCOPE



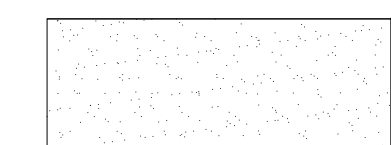
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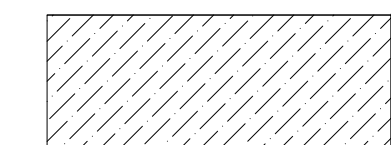
EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



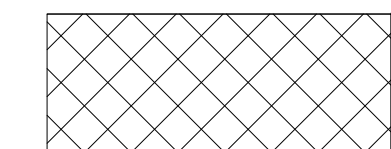
EXISTING FLOOR TO REMAIN



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

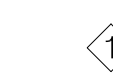


EXISTING PORCELAIN TILE FLOOR TO BE REMOVED INCLUDING GROUT TO EXPOSE FLOOR SLAB. PREP FLOOR TO RECEIVE NEW FINISH

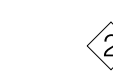


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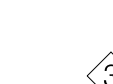
#### KEYNOTES:



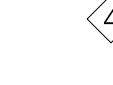
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REMOVE EXISTING KITCHEN #1 & #2 INCLUDING UPPER AND LOWER MILLWORK CABINETS AND PLUMBING FIXTURES. REFER TO ENGINEERS DRAWINGS FOR M&E SPECIFIC DEMOLITION



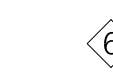
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NO WORK BEING DONE TO EXISTING WASHROOM #2 AND ADJACENT OFFICES UNLESS NOTED OTHERWISE.



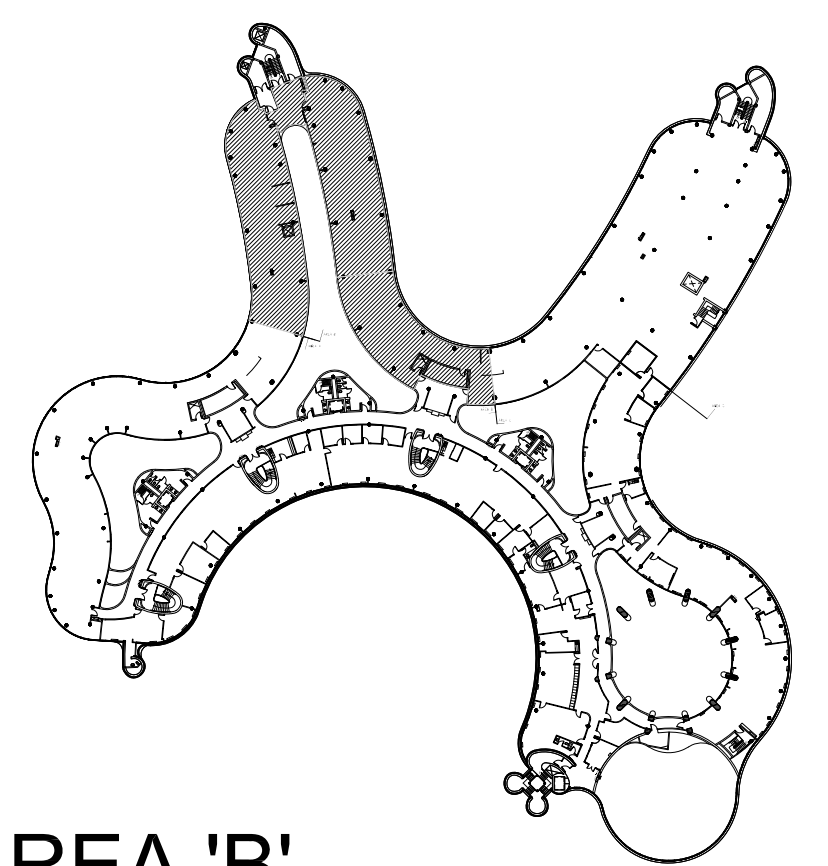
REMOVE EXISTING HIGH-DENSITY FILING AND FLOOR TRACK. TURN OVER TO YORK REGION. GC TO ALLOW FOR ON-SITE/OFF-SITE STORAGE (TRANSPORTATION WITHIN A 10-MILE RADIUS) AS INSTRUCTED BY YORK REGION PM



ALLOW FOR 300 SQ.FT. OF CARPET REPLACEMENT IN OFFICES SHOWN TO FACILITATE REMOVAL OF EXIST RAD/INSTALL OF NEW. SHIFT EXISTING FURNITURE AS NECESSARY. TARP AND PROTECT ALL FURNITURE. RESET ALL FURNITURE POST CONSTRUCTION



TYPICAL SITE CONDITION AFTER  
REMOVAL OF WALL FIN. REFER TO  
KEYNOTE #1

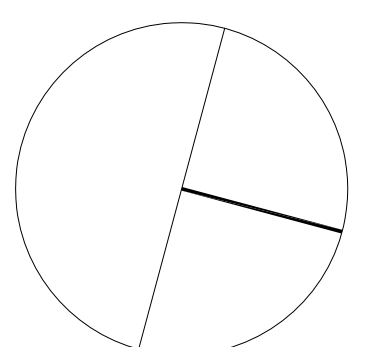
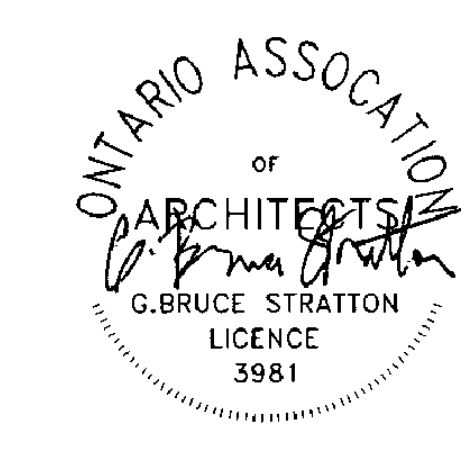


#### AREA 'B'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
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6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	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



## York Region PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

## TENDER # RFTC-652-22

### YORK REGION

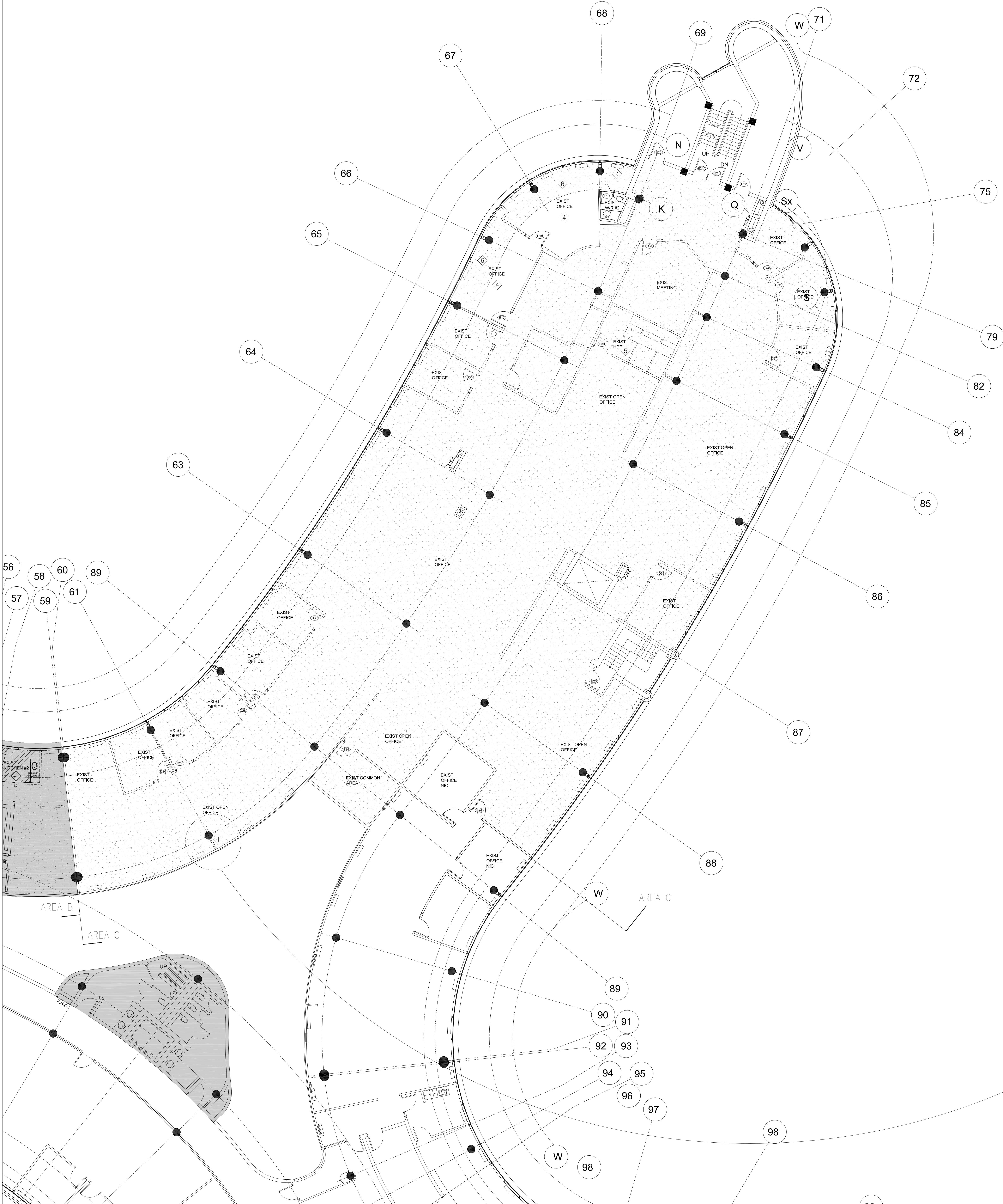
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

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

## DEMOLITION PLAN AREA 'B'

SHEET NUMBER:  
**A101**

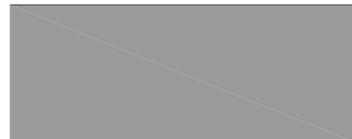




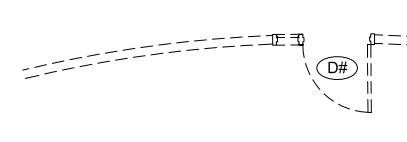
GENERAL DEMOLITION NOTES

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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. WITHIN THE SCOPE OF WORK, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF EXISTING WINDOW COVERINGS ON THE ATRIUM SIDE ONLY. EXTERIOR WALL WINDOW COVERINGS TO REMAIN
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 400 OPENINGS AT 200MM WIDE OF 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 THIRD FLOOR GYPSUM BULKHEAD CEILING WHERE UP TO 400 FAN COIL UNITS ARE BEING REMOVED FROM THE 4TH 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 A103 FOR FULL EXTENT OF CARPET REMOVAL AND INSTALLATION OF NEW CARPET IN COMMON AREA 'E'.
10. REMOVAL OF ALL FLOORING INCLUDES EXISTING FLOORING THAT MAY EXTEND UNDER MILLWORK CABINETS
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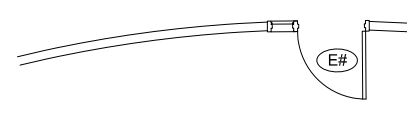
LEGEND:



DENOTES AREA OUTSIDE THE CURRENT SCOPE



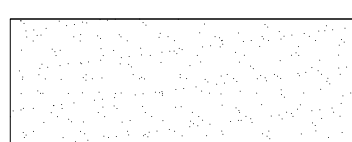
EXISTING GYPSUM WALLS & BAFFLING ABOVE, DOORS & SIDELIGHTS AND FRAMES TO BE REMOVED; PROVIDE WASTE DIVERSION RECEIPTS TO PM DEMONSTRATING DESTINATION AND VOLUME OF ALL WASTE DIVERTED FROM LANDFILL FOR REUSE/RECYCLE



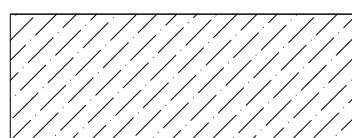
EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



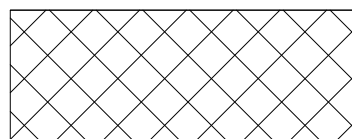
EXISTING FLOOR TO REMAIN



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



FAN COIL REMOVAL. REFER TO MECHANICAL ENGINEER'S DRAWING M-200 & M-201 FOR EXTENT OF REMOVAL. ALLOW FOR EXTENSIVE PATCH/REPAIR OF 3RD FLOOR CEILING WHERE PARTIAL REMOVAL OF GYPSUM CEILING IS REQUIRED TO ALLOW FOR CAPPING-OFF OF PIPES TIED TO 4TH FLOOR FAN COIL REMOVAL

KEYNOTES:

1

REMOVE EXISTING GYPSUM WALL FIN AND GLAZING (ALLOW FOR 30 LOCATIONS WHERE THIS OCCURS). PATCH/REPAIR WALL REINSTATE MILLWORK LEDGE BY FITTING NEW AND EXISTING MILLWORK SILLS TOGETHER. ALLOW FOR +/- 1200MM NEW MILLWORK PER FIN LOCATION MAKE GOOD ALL SURFACES - WALL TO RECEIVE NEW PAINT FINISH AND NEW MILLWORK TO RECEIVE STAIN TO MATCH EXISTING. NOTE: GC TO ALLOW FOR AN ARTICULATING BOOM LIFT INTENDED FOR INTERIOR CONSTRUCTION WORK TO ENABLE ACCESS TO THE FOURTH STORY TO CAULK THE GAP BETWEEN THE GLAZING AFTER FIN IS REMOVED.

2

REMOVE EXISTING KITCHEN #1 & #2 INCLUDING UPPER AND LOWER MILLWORK CABINETS AND PLUMBING FIXTURES. REFER TO ENGINEER'S DRAWINGS FOR M&E SPECIFIC DEMOLITION

3

DEMOLISH EXISTING WASHROOM #1 INCLUDING TOILET AND VANITY, EXISTING PORCELAIN TILE FLOOR, EXISTING PORCELAIN BASE, WALL MIRROR, WALL ACCESSORIES INCLUDING SOAP DISPENSER, LIGHT VALANCE. REFER TO M&E DWGS FOR EXTENT OF ENGINEER'S DEMOLITION RELATED TO WASHROOM #1

4

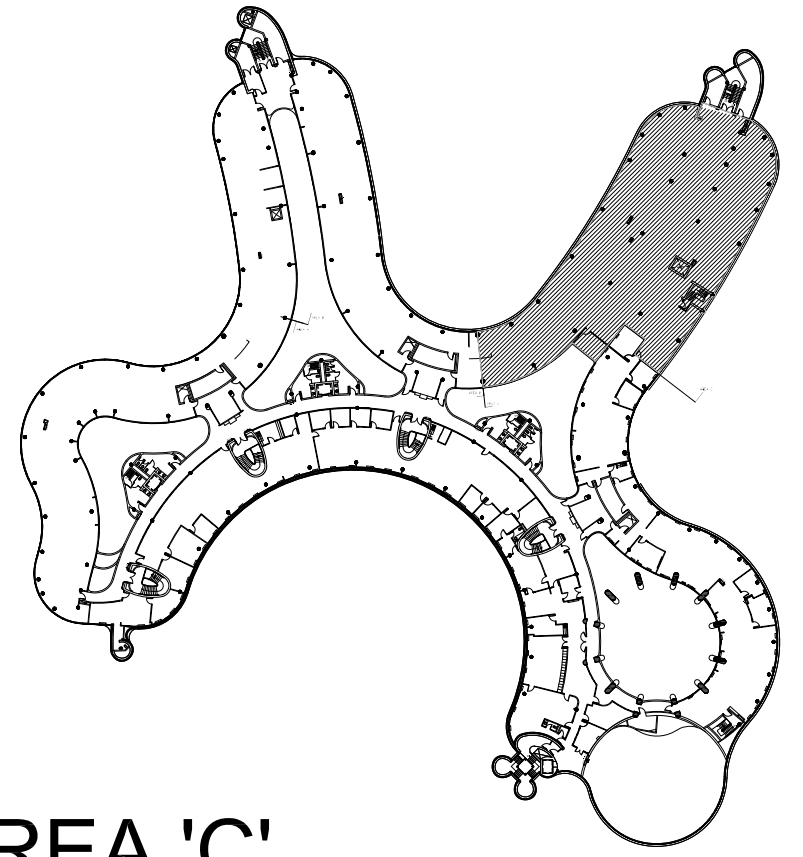
EXISTING WASHROOM #2 TO REMAIN. NO NEW WORK TO OCCUR.

5

REMOVE EXISTING HIGH-DENSITY FILING AND FLOOR TRACK, TURN OVER TO YORK REGION. GC TO ALLOW FOR ON-SITE/OFF-SITE STORAGE (TRANSPORTATION WITHIN A 10-MILE RADIUS) AS INSTRUCTED BY YORK REGION PM



TYPICAL SITE CONDITION AFTER REMOVAL OF WALL FIN. REFER TO KEYNOTE #1

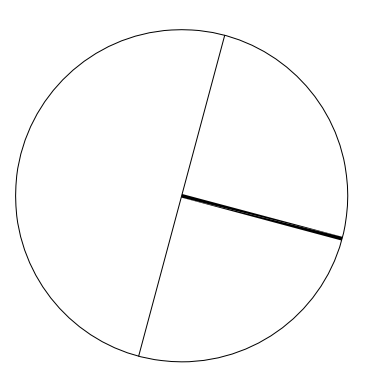


AREA 'C'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	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: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

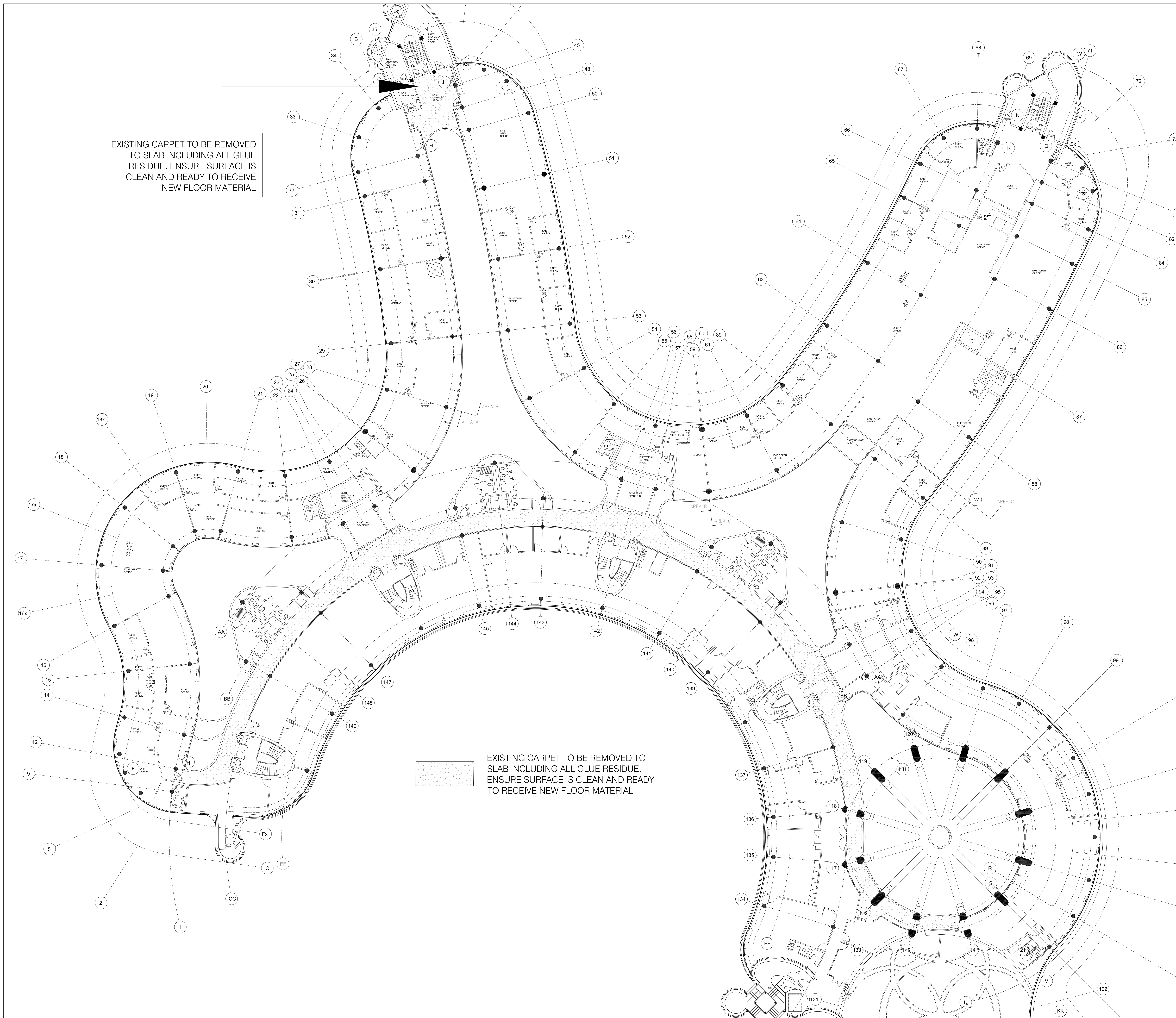
DEMOLITION PLAN  
AREA 'C'

SHEET NUMBER:

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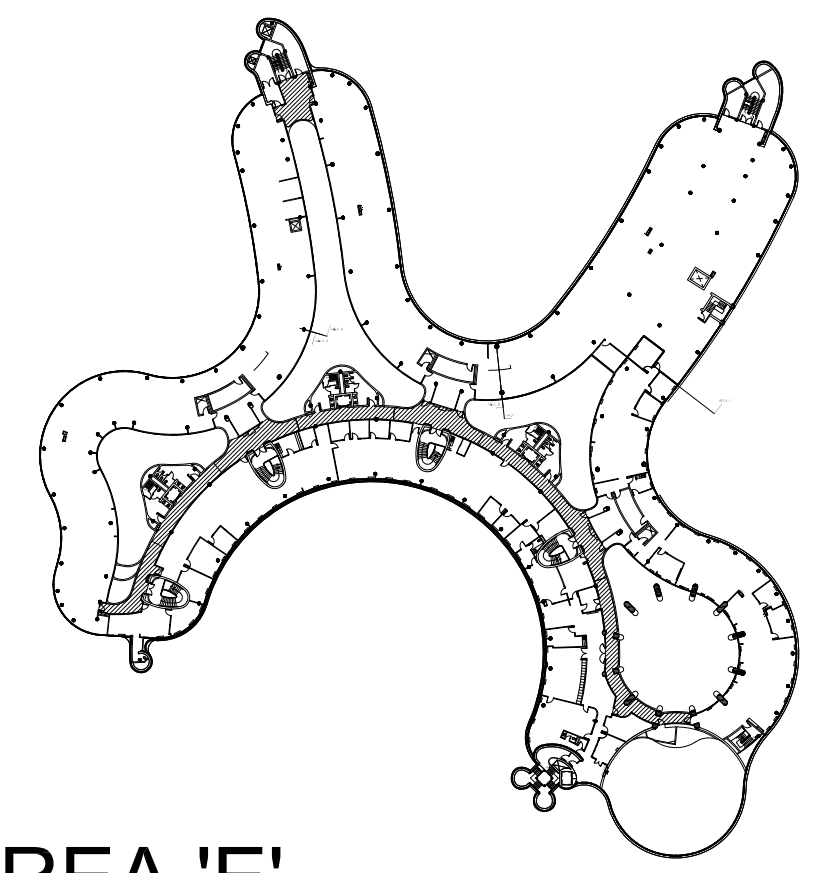
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A102 DEMOLITION: 4TH FLOOR AREA 'C'  
SCALE: 1:100





EXISTING CARPET TO BE REMOVED TO SLAB INCLUDING ALL GLUE RESIDUE. ENSURE SURFACE IS CLEAN 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.

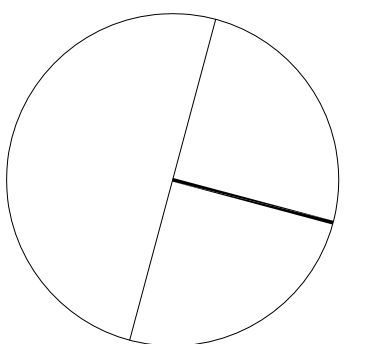


## AREA 'E'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	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



DEPARTMENT: BUILDING & FACILITIES  
FLOOR: 4TH  
BASE DATE: 01-01-2022  
PROJECT:

TENDER # RFTC-652-22

### YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

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

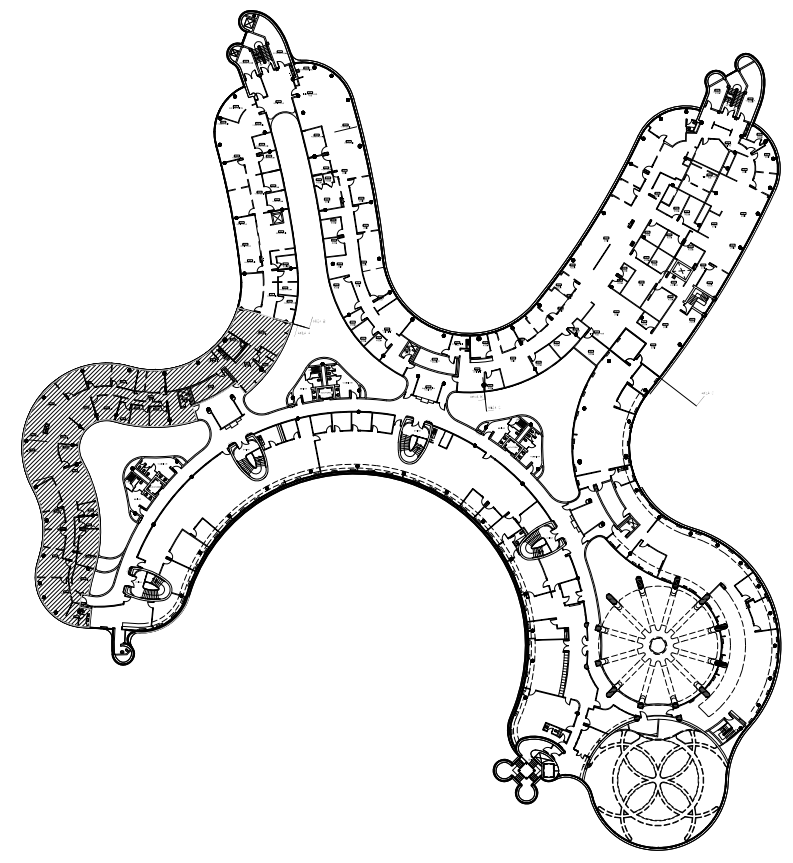
## DEMOLITION PLAN AREA 'E'

SHEET NUMBER:

# A103

1  
A103 DEMOLITION: 4TH FLOOR AREA 'E'  
SCALE: NTS



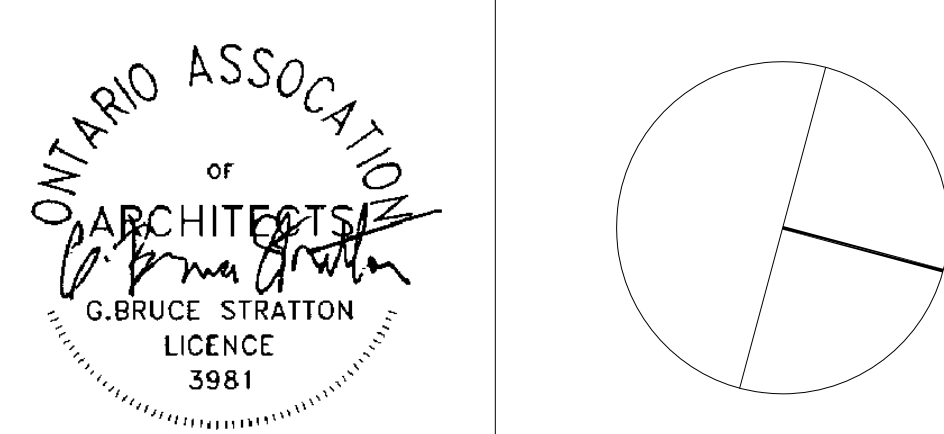


AREA 'A'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
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9	06-13-2022	ISSUED FOR PERMIT/TENDER
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**York Region**  
PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

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

CEILING DEMO  
PLAN: (AREA 'A')

SHEET NUMBER:  
**A104**

GENERAL CEILING 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
8. GC TO ALLOW FOR EXTENSIVE PATCH/SAND/PAINT OF THIRD FLOOR GYPSUM BULKHEAD CEILING WHERE 164 FAN COIL UNITS ARE BEING REMOVED FROM THE 4TH FLOOR AND CAPPED OFF IN THE THIRD FLOOR CEILING SPACE. REFER TO A100 & A101 AND M200 & M201 FOR EXTENT OF MECHANICAL DEMOLITION
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

ENTIRE EXISTING ACOUSTIC CEILING INCLUDING ACOUSTIC TILES AND GRID TO BE REMOVED. REFER TO ENGINEERS DRAWINGS FOR EXTENT OF DEMOLITION AS IT RELATES TO LIGHTING, HVAC AND LIFE SAFETY

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

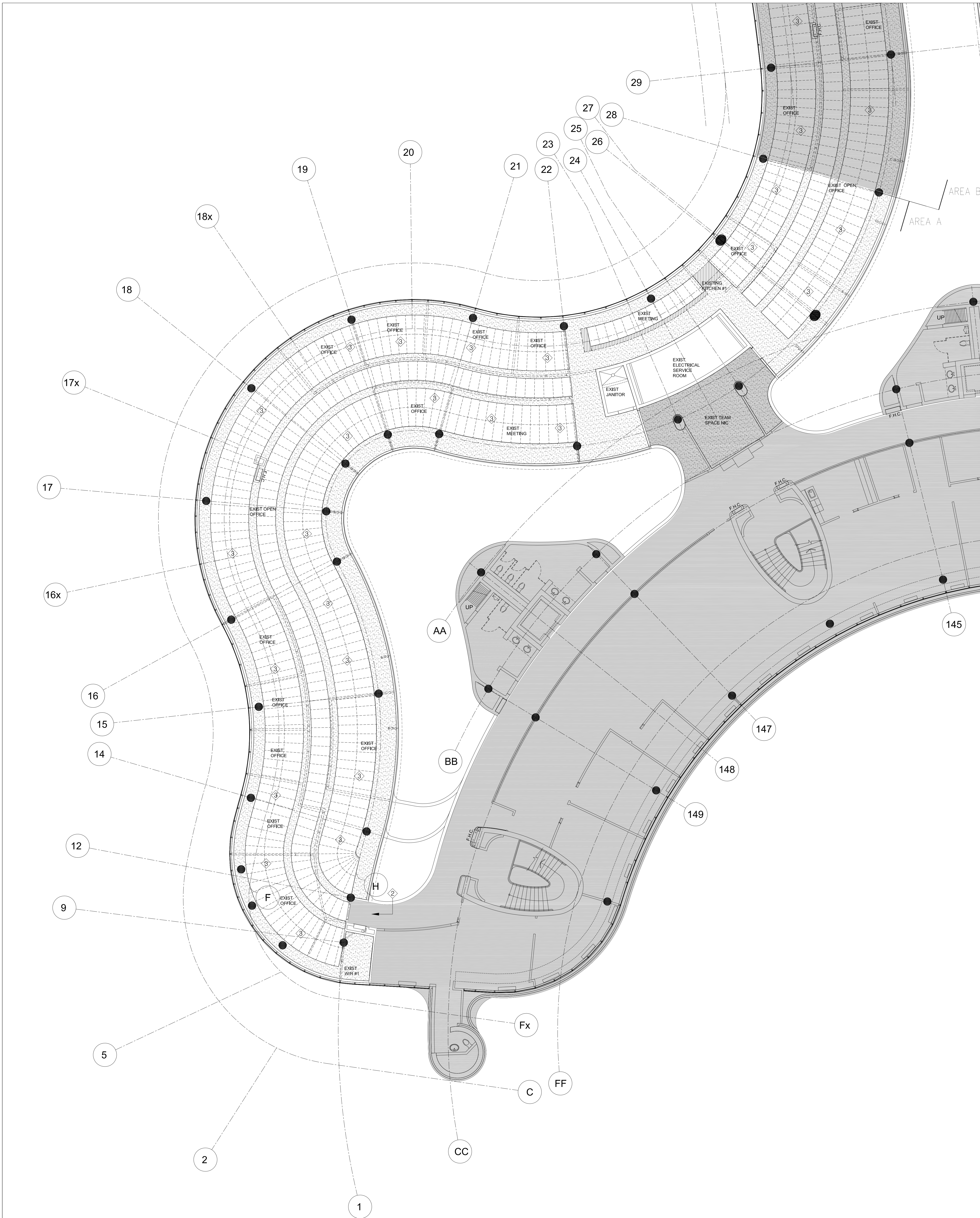
EXISTING GYPSUM CEILING TO REMAIN EXCEPT WHERE NEW 8" LINEAR LED LIGHTS ARE BEING INSTALLED. THE CURRENT OPENING MAY BE TOO TIGHT TO ACCOMMODATE THE NEW 8" LINEARS. GC TO ALLOW FOR MODIFICATION TO EXISTING BULKHEADS AS REQUIRED - INCLUDING MAKE GOOD/ PATCH, PRIME, PAINT

REMOVE GYPSUM CEILING AND ACOUSTIC CEILING/GRID AS SHOWN

EXISTING EXPOSED CEILING TO REMAIN

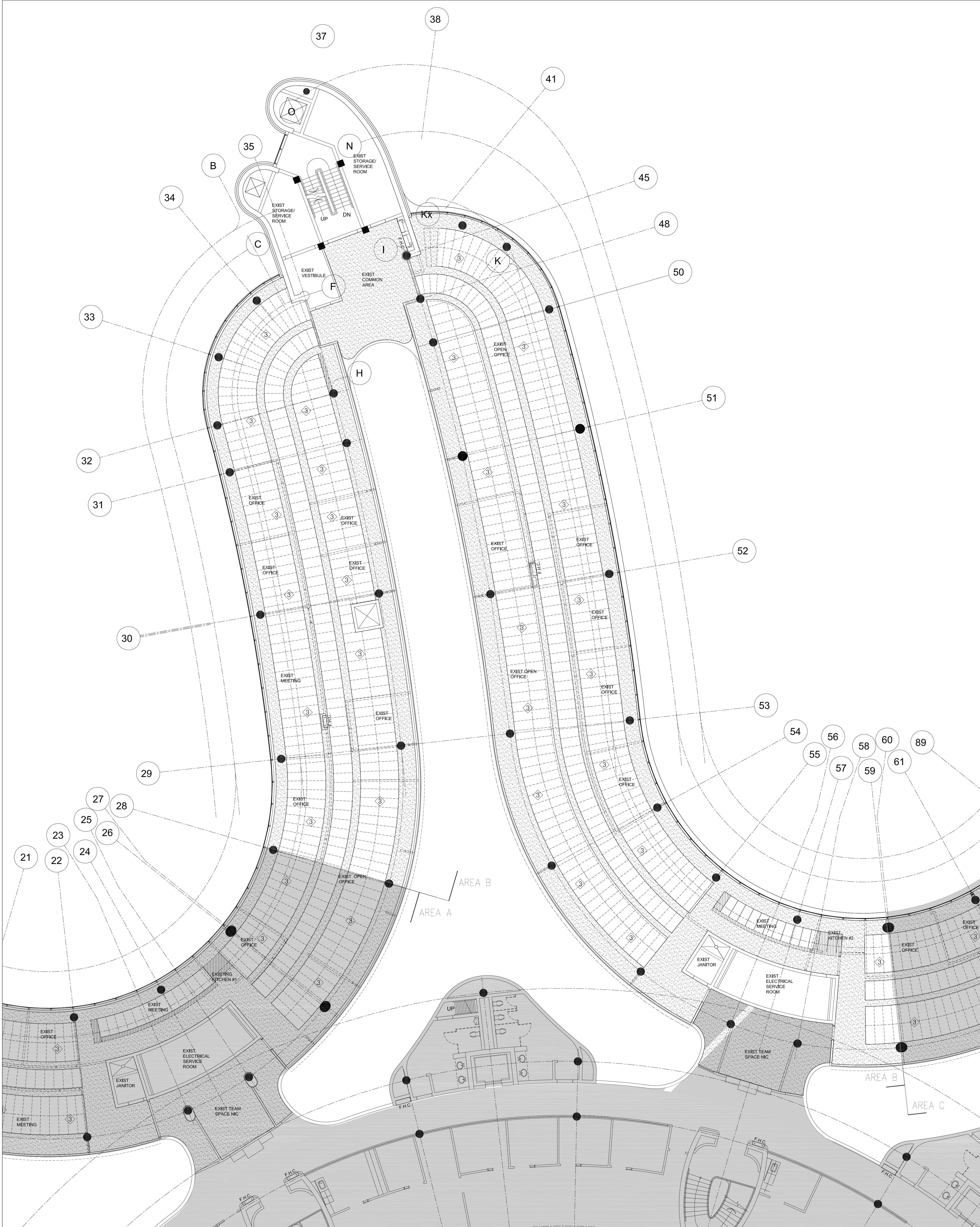
KEYNOTES:

1. CUTBACK EXISTING GYPSUM CEILING AS REQUIRED (APPROX. 200X3700/SITE VERIFY) TO ACCOMMODATE NEW ACOUSTIC CEILING TILE AND GRID IN MEETING ROOM 4-88
2. REMOVE SIGN (BLUE DEPARTMENT SIGN) AT THIS LOCATION. MAKE GOOD/PATCH, PRIME PAINT SURFACE.
3. EXISTING GYPSUM CEILING TO REMAIN EXCEPT WHERE NEW 8" LINEAR LED LIGHTS ARE BEING INSTALLED. THE CURRENT OPENING MAY BE TOO TIGHT TO ACCOMMODATE THE NEW 8" LINEARS. GC TO ALLOW FOR MODIFICATION TO EXISTING BULKHEADS AS REQUIRED - INCLUDING MAKE GOOD/ PATCH, PRIME, PAINT



1  
A104  
CEILING DEMOLITION: 4TH FLOOR AREA 'A'  
SCALE: 1:100





GENERAL CEILING DEMOLITION NOTES

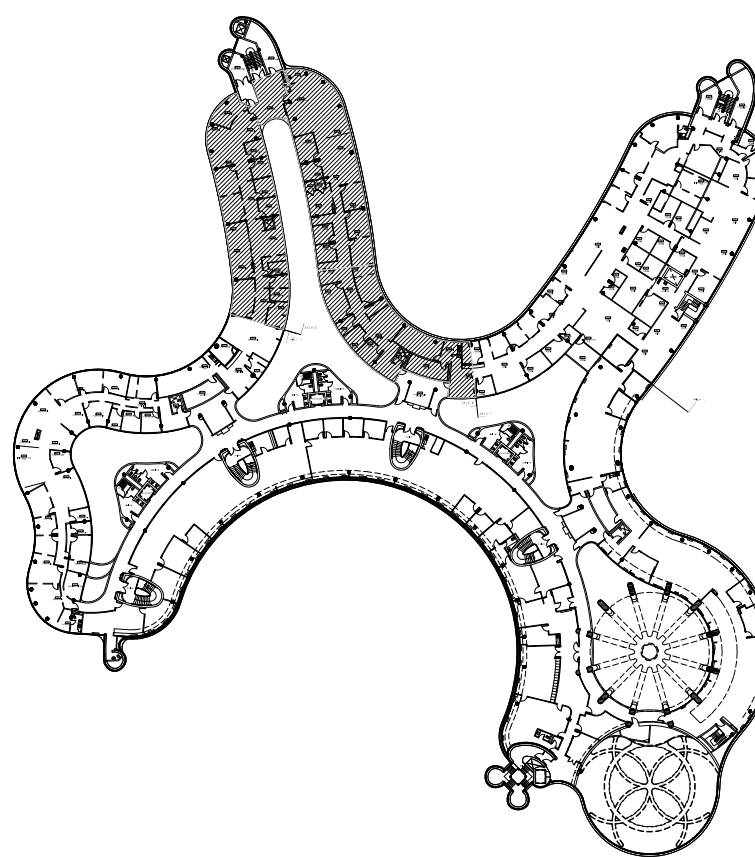
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8. GC TO ALLOW FOR ALL NECESSARY PATCH/REPAIR OF GYPSUM CEILING WHERE POT LIGHTS ARE BEING REMOVED

LEGEND:

- DENOTES AREA OUTSIDE THE CURRENT SCOPE
- EXISTING WALLS TO REMAIN
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- EXISTING WALLS TO REMAIN
- ENTIRE EXISTING ACOUSTIC CEILING INCLUDING ACOUSTIC TILES AND GRID TO BE REMOVED. REFER TO ENGINEERS DRAWINGS FOR EXTENT OF DEMOLITION AS IT RELATES TO LIGHTING, HVAC AND LIFE SAFETY
- LIGHTING DEMOLITION. GC TO ALLOW FOR ALL NECESSARY PATCH/REPAIR OF GYPSUM CEILING WHERE POT LIGHTS ARE BEING REMOVED
- EXISTING GYPSUM CEILING TO REMAIN EXCEPT WHERE NEW 8' LINEAR LED LIGHTS ARE BEING INSTALLED. THE CURRENT OPENING MAY BE TOO TIGHT TO ACCOMMODATE THE NEW 8' LINEARS. GC TO ALLOW FOR MODIFICATION TO EXISTING BULKHEADS AS REQUIRED - INCLUDING MAKE GOOD/ PATCH, PRIME, PAINT
- REMOVE GYPSUM CEILING AND ACOUSTIC CEILING/GRID AS SHOWN
- EXISTING EXPOSED CEILING TO REMAIN

KEYNOTES:

- ① CUTBACK EXISTING GYPSUM CEILING AS REQUIRED (APPROX. 200X3700/SITE VERIFY) TO ACCOMMODATE NEW ACOUSTIC CEILING TILE AND GRID IN MEETING ROOM 4-88
- ② REMOVE SIGN (BLUE DEPARTMENT SIGN) AT THIS LOCATION. MAKE GOOD/PATCH, PRIME PAINT SURFACE.
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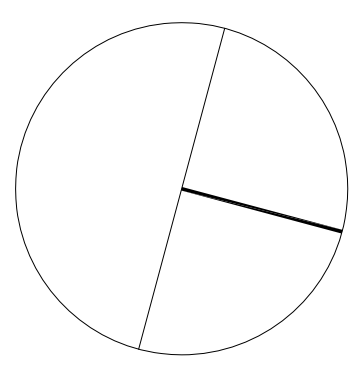


AREA 'B'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
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G.Bruce Stratton Architects

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Toronto Ontario M5V 1W2  
telephone: 416.351.8145  
facsimile: 416.351.8146



PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

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

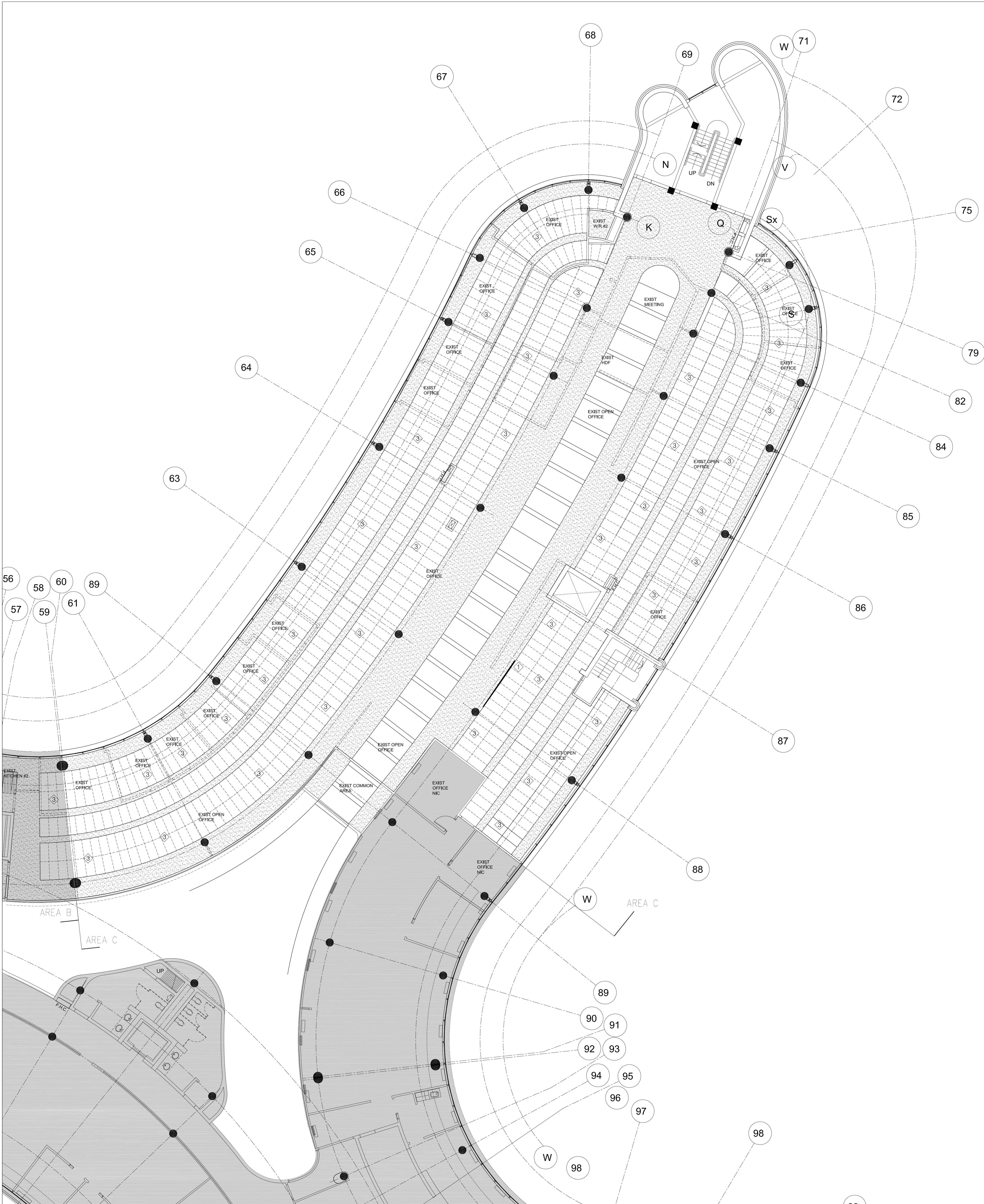
CEILING DEMO  
PLAN: AREA 'B'

SHEET NUMBER:

A105

1  
A105  
CEILING DEMOLITION: 4TH FLOOR AREA 'B'  
SCALE: 1:100





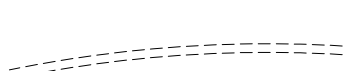
GENERAL CEILING DEMOLITION NOTES

1. TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
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6. ALL EXISTING CONCRETE WALLS/STRUCTURAL COLUMNS TO REMAIN
7. GC TO ALLOW FOR EXTENSIVE PATCH/PAINT OF THIRD FLOOR GYPSUM BULKHEAD CEILING WHERE 164 FAN COIL UNITS ARE BEING REMOVED FROM THE 4TH FLOOR AND CAPPED OFF IN THE THIRD FLOOR CEILING SPACE. REFER TO A100 & A101 AND M200 & M201 FOR EXTENT OF MECHANICAL DEMOLITION
8. GC TO ALLOW FOR ALL NECESSARY PATCH/REPAIR OF GYPSUM CEILING WHERE POT LIGHTS ARE BEING REMOVED

LEGEND:



DENOTES AREA OUTSIDE THE CURRENT SCOPE



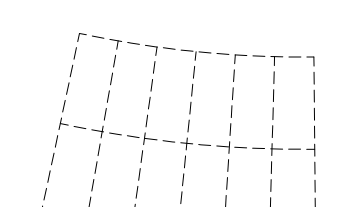
EXISTING WALLS TO REMAIN



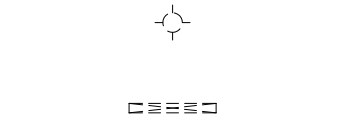
EXISTING WALLS TO REMAIN



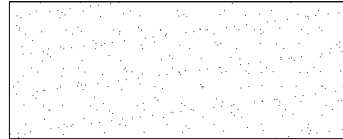
EXISTING WALLS TO REMAIN



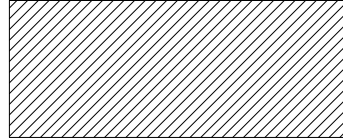
ENTIRE EXISTING ACOUSTIC CEILING INCLUDING ACOUSTIC TILES AND GRID TO BE REMOVED. REFER TO ENGINEERS' DRAWINGS FOR EXTENT OF DEMOLITION AS IT RELATES TO LIGHTING, HVAC AND LIFE SAFETY



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



EXISTING GYPSUM CEILING TO REMAIN EXCEPT WHERE NEW 8' LINEAR LED LIGHTS ARE BEING INSTALLED. THE CURRENT OPENING MAY BE TOO TIGHT TO ACCOMMODATE THE NEW 8' LINEARS. GC TO ALLOW FOR MODIFICATION TO EXISTING BULKHEADS AS REQUIRED - INCLUDING MAKE GOOD/PATCH, PRIME, PAINT



REMOVE GYPSUM CEILING AND ACOUSTIC CEILING/GRID AS SHOWN



EXISTING EXPOSED CEILING TO REMAIN

KEYNOTES:

①

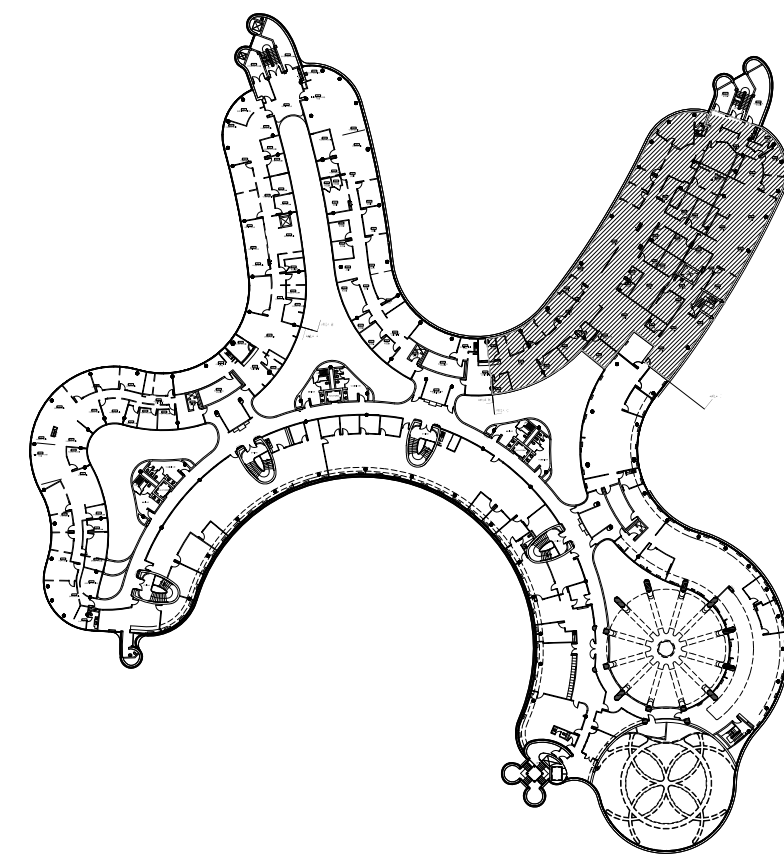
CUTBACK EXISTING GYPSUM CEILING AS REQUIRED (APPROX. 200X3700/SITE VERIFY) TO ACCOMMODATE NEW ACOUSTIC CEILING TILE AND GRID IN MEETING ROOM 4-88

②

REMOVE SIGN (BLUE DEPARTMENT SIGN) AT THIS LOCATION. MAKE GOOD/PATCH, PRIME PAINT SURFACE.

③

EXISTING GYPSUM CEILING TO REMAIN EXCEPT WHERE NEW 8' LINEAR LED LIGHTS ARE BEING INSTALLED. THE CURRENT OPENING MAY BE TOO TIGHT TO ACCOMMODATE THE NEW 8' LINEARS. GC TO ALLOW FOR MODIFICATION TO EXISTING BULKHEADS AS REQUIRED - INCLUDING MAKE GOOD/PATCH, PRIME, PAINT

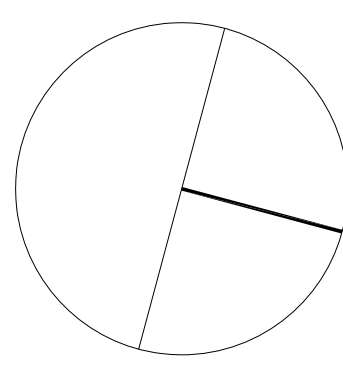


AREA 'C'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	ISSUED FOR CONSTRUCTION

G. Bruce Stratton Architects

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facsimile: 416.351.8146



PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

CEILING DEMO  
PLAN: (AREA 'C')

SHEET NUMBER:

A106

1  
A106  
CEILING DEMOLITION: 4TH FLOOR AREA 'C'  
SCALE: 1:100



G.Bruce Stratton Architects

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TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

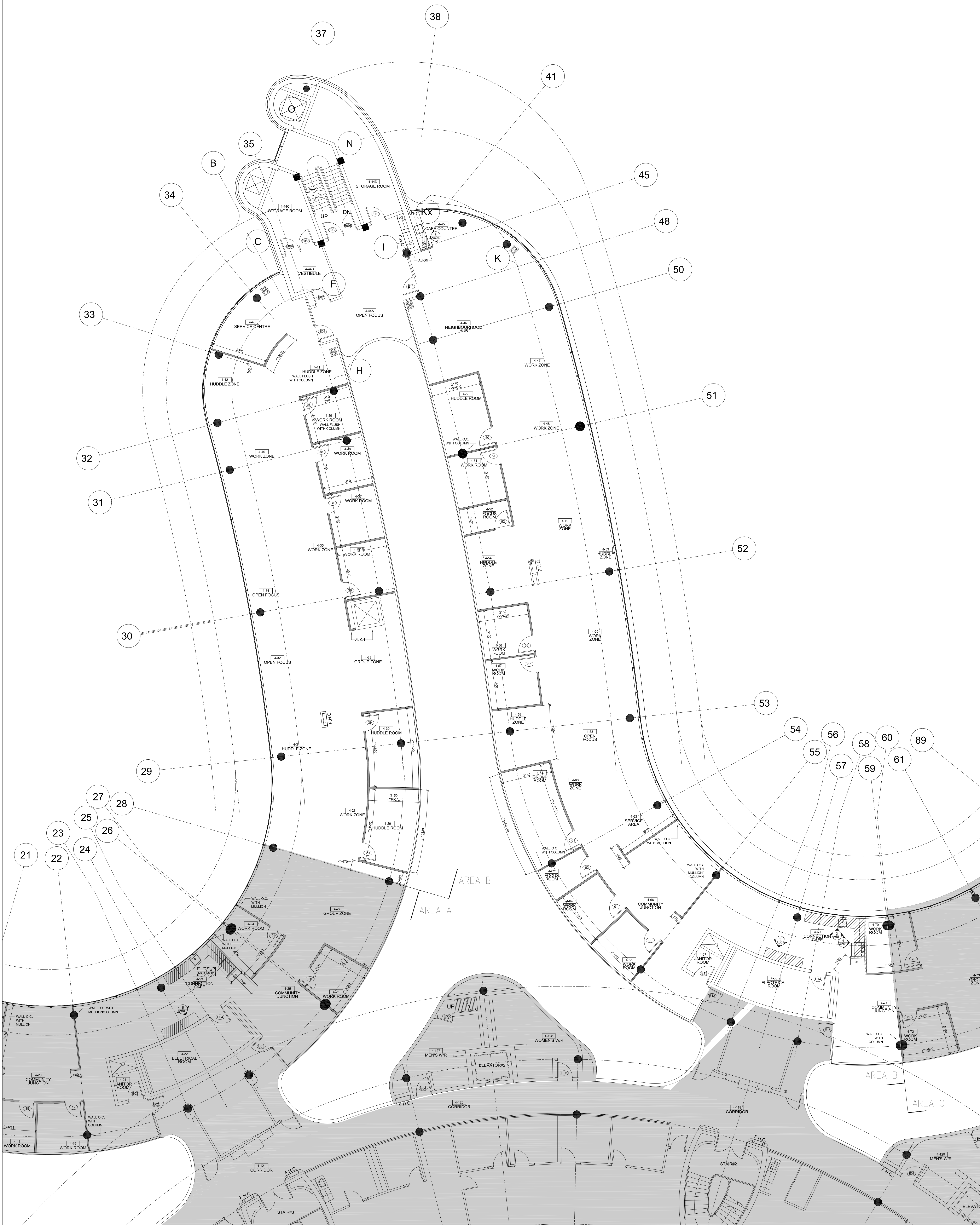
## PARTITION PLAN AREA 'A'

NUMBER: **A200**



1 PARTITION PLAN: 4TH FLOOR AREA 'A'  
A200 SCALE: 1:100

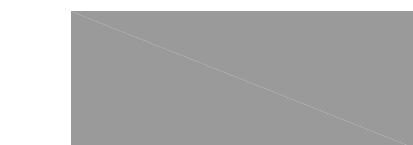




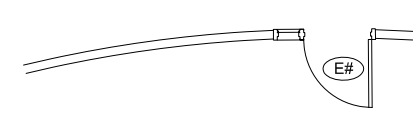
GENERAL PARTITION NOTES

1. CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
2. 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.
3. ALL EXISTING CONCRETE WALLS TO REMAIN
4. GC TO PROVIDE 2HR FIRE STOP AT EXISTING CONCRETE SLAB WHERE FAN COIL UNITS ARE BEING REMOVED. GC TO ALLOW FOR UP TO 600 100MM WIDE FLOOR SLAB PENETRATIONS RELATED TO REMOVAL OF FAN COIL UNITS. REFER TO STRUCTURAL ENGINEERS DWGS (D1/S100) FOR TYPICAL FIRESTOP DETAIL
5. GC TO ALLOW FOR EXTENSIVE PATCH/SAND/PAINT OF THIRD FLOOR GYPSUM BULKHEAD CEILING WHERE FAN COIL UNITS ARE BEING REMOVED FROM THE 4TH FLOOR AND CAPPED OFF IN THE THIRD FLOOR CEILING SPACE. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR EXTENT OF DEMOLITION
6. GC TO CHALKLINE ALL NEW TEKNION FURNITURE WALLS FOR SIGNOFF BY YORK REGION PRIOR TO THE INSTALL OF RIGID BATT INSULATION IN PLENUM SPACE
7. GC TO CHALKLINE ALL NEW GYPSUM WALLS FOR ARCHITECT REVIEW PRIOR TO INSTALL
8. REFER TO 2/A601 FOR TYPICAL INFILL DETAIL WHERE ALL NEW WALLS MEET GLAZING
9. REFER TO DOOR HARDWARE SCHEDULE ON A601 DRAWING

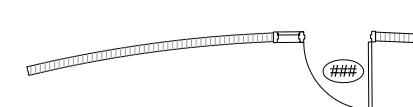
LEGEND:



DENOTES AREA OUTSIDE OF CURRENT SCOPE



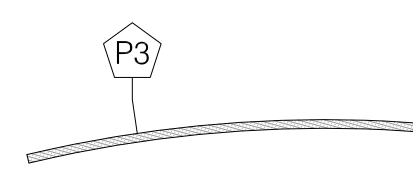
EXISTING GYPSUM AND CONCRETE WALLS, COLUMNS, DOORS & SIDELIGHTS AND FRAMES TO REMAIN



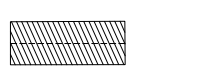
P-1 PARTITION TYPE DENOTES NEW GYPSUM WALL FROM FLOOR SLAB TO 200MM PAST FINISHED CEILING (STC RATING 45 - UL U407). GYP WALL C/W 12MM GYP ON BOTH SIDES OF 90MM HEAVY GAUGE METAL STUDS SPACED 457MM O.C. AND SPACED HORIZONTALLY AT EACH 1/3 HEIGHT OF WALL FOR RIGIDITY. INFILL WALL CAVITY WITH INSULATION BATTS FULL HEIGHT OF WALL. PROVIDE 50MM RIGID INSULATION BATTS C/W FOIL BOTH SIDES FROM 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



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 16MM THICK GYPSUM BOARD (UL TYPE SCX) INFILL WALL CAVITY WITH 38MM GLASS FIBRE BATT INSULATION FULL HEIGHT OF WALL.



NEW MILLWORK



NEW 350X250 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEERS DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE



NEW 500X300 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEERS DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE

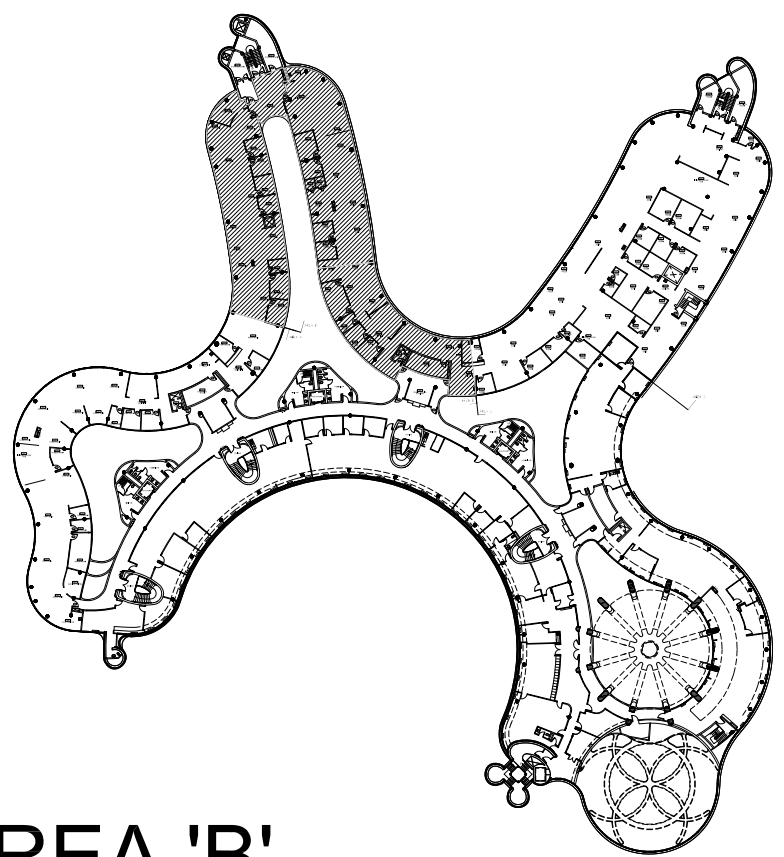
KEYNOTES:



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



ALLOW FOR GAP INFILL WHERE TEKNION WALLS MEET INSIDE PERIMETER WALL. REFER TO DETAIL 2/A600

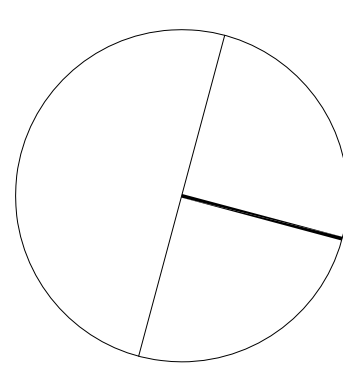
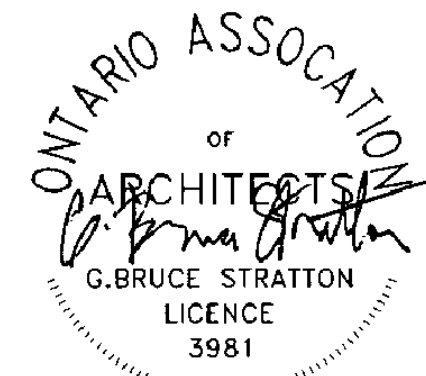


AREA 'B'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	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



**York Region**

PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

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

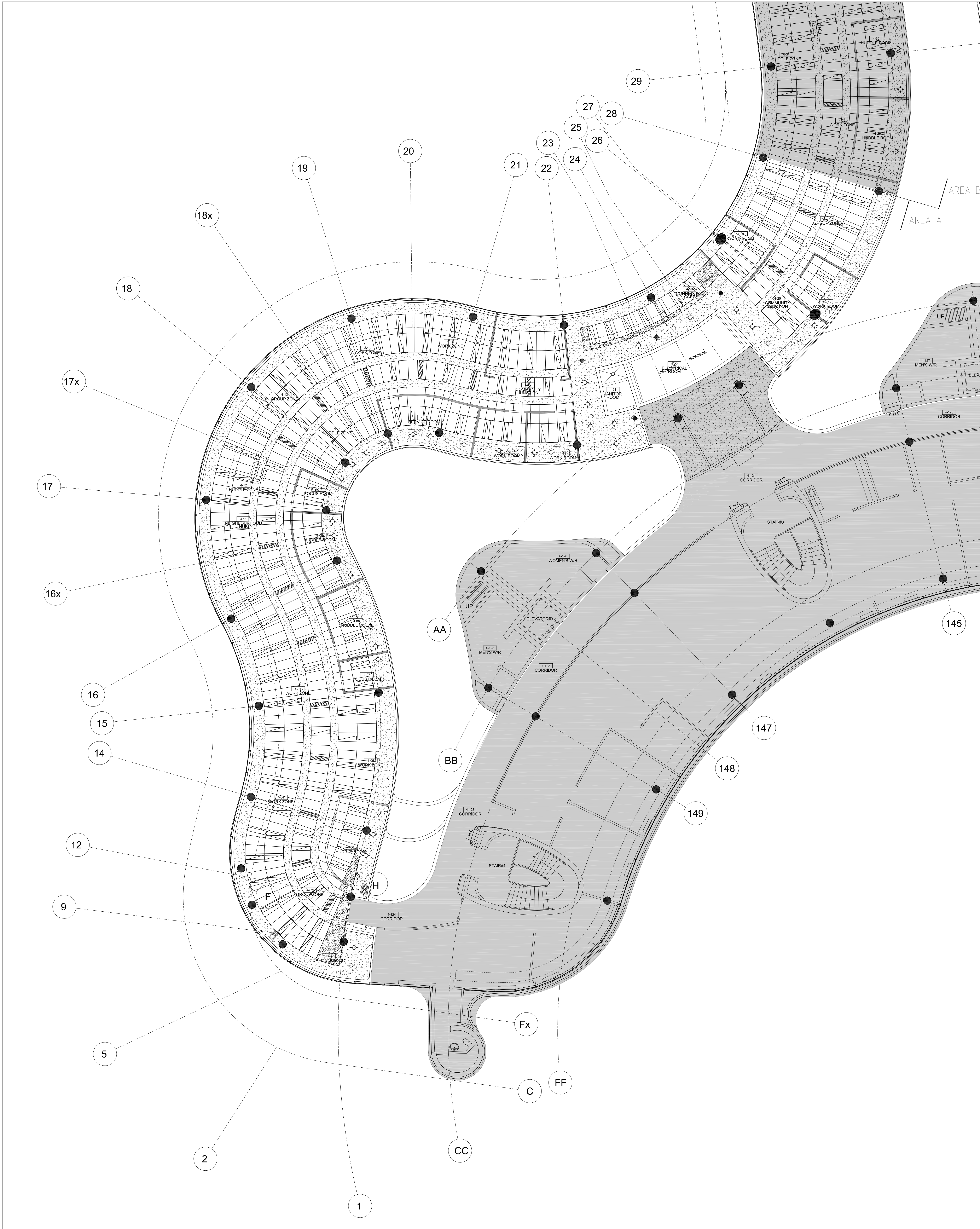
1 PARTITION PLAN: 4TH FLOOR AREA 'B'  
A201 SCALE: 1:100





SHEET NUMBER:
---------------





- GENERAL NOTES\_RCP**
1. CONSULT WITH THE ARCHITECT PRIOR TO THE START OF WORK WHERE AMBIGUITY EXISTS BETWEEN THE DRAWINGS AND SITE CONDITIONS
  2. GC TO COMMUNICATE WITH ARCHITECT THE CEILING DESIGN INTENT PRIOR TO SUPPLY/INSTALL
  3. ARCHITECT TO APPROVE GRID LAYOUT PRIOR TO INSTALLATION OF ACOUSTIC CEILING TILE
  4. PATCH, REPAIR, PAINT ALL EXISTING BULKHEADS AND GYPSUM CEILINGS THROUGHOUT THE SCOPE OF WORK THAT HAVE BEEN DAMAGED AS A RESULT OF DEMOLITION
  5. EXISTING BULKHEADS TO BE REPAIRED HAVE A 300MM EDGE TO BE INCLUDED IN PATCH/REPAIR/PAINT WORK
  6. ALL DIFFUSERS TO BE CUSTOM FRAMED WITH T-BAR GRID AND FIT WITHIN THE ITS RESPECTIVE LOCATION AS SHOWN ON PLAN
  7. FINAL CEILING GRID PATTERN TO BE COORDINATED WITH CONSULTANT ON SITE
  8. CONSULTANT SIGN-OFF ON GRID PATTERN DESIGN PRIOR TO SUPPLY/INSTALL OF T-BAR GRID
  9. CONSULTANT SIGN-OFF ON GRID LAYOUT PRIOR TO SUPPLY/INSTALL OF ACOUSTIC CEILING TILE
  10. 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
  11. 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.
  12. HEIGHT FROM FINISHED FLOOR TO UNDERSIDE OF CONCRETE SLAB ABOVE +/-3300MM. GC TO SITE VERIFY PRIOR TO THE START OF WORK
  13. PATCH/REPAIR/PAINT EXISTING GYPSUM CEILINGS WHERE EXISTING POT LIGHTS ARE BEING REMOVED
  14. REFER TO ELECTRICAL ENGINEER'S DRAWINGS/SPECS FOR LOCATION/SPECIFICATION OF ALL NEW AND EXISTING LIGHT FIXTURES, ARCHITECT'S DRAWINGS RELATED TO NEW/EXISTING LIGHTING IS FOR REFERENCE ONLY.

**LEGEND:**

■ DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK

■ DENOTES ROOM NAME/NUMBER

■ DENOTES CEILING FINISH TAG

— 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

■ 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 GYPSUM CEILING. MATCH CEILING HEIGHT TO THAT OF EXISTING ADJACENT GYPSUM CEILINGS. SITE VERIFY WITH ARCHITECT PRIOR TO THE START OF WORK.

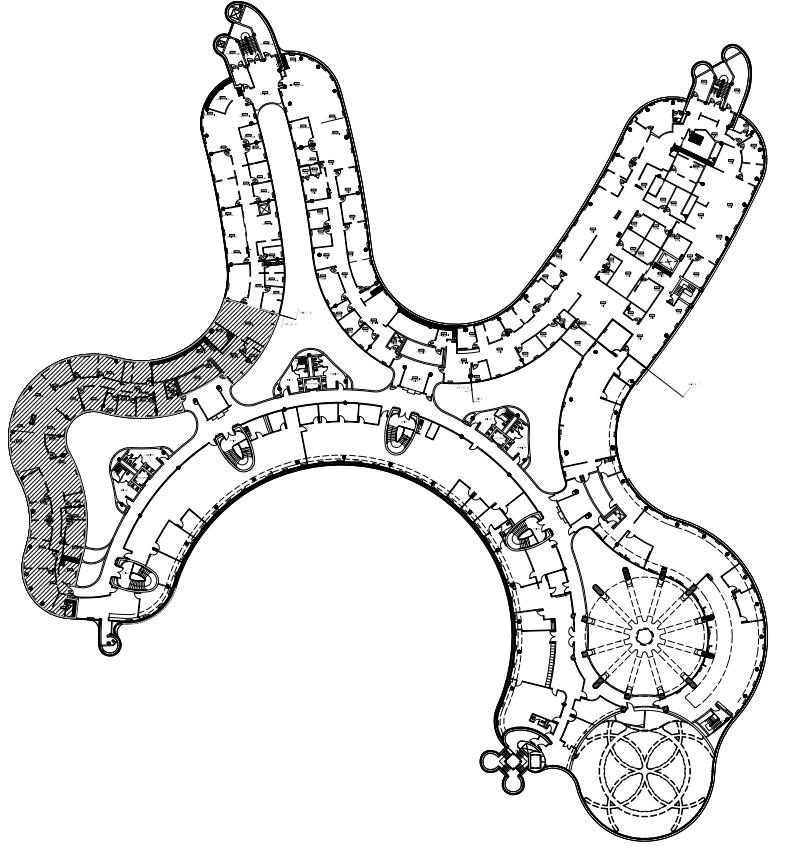
◆ NEW LED LINEAR AND POT. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR SPEC

— NEW SUSPENDED LINEAR LED IN MEET ROOM 4-88

— EXISTING LIGHTS

**KEYNOTES:**

◆ ALLOW FOR OPENING IN GYPSUM CEILING 1220X3660MM TO ACCOMMODATE 610X1220MM ACOUSTIC CEILING. REFER TO DETAIL 4/A600

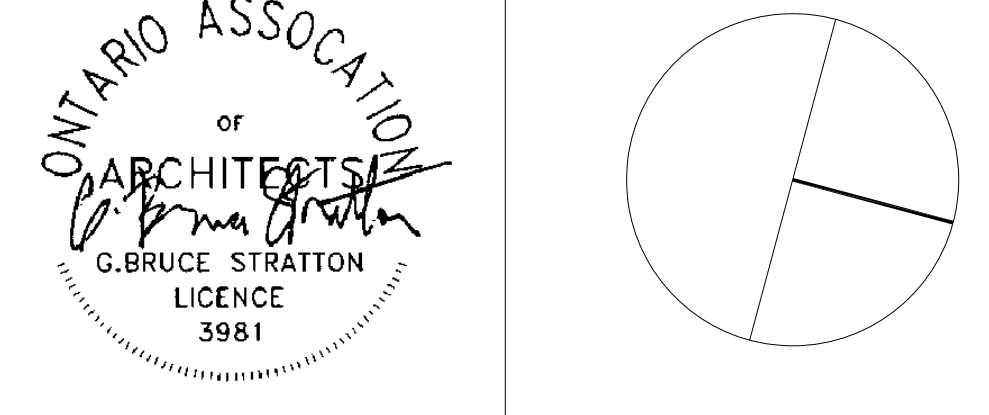


## AREA 'A'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
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## York Region PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

## TENDER # RFTC-652-22

### YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

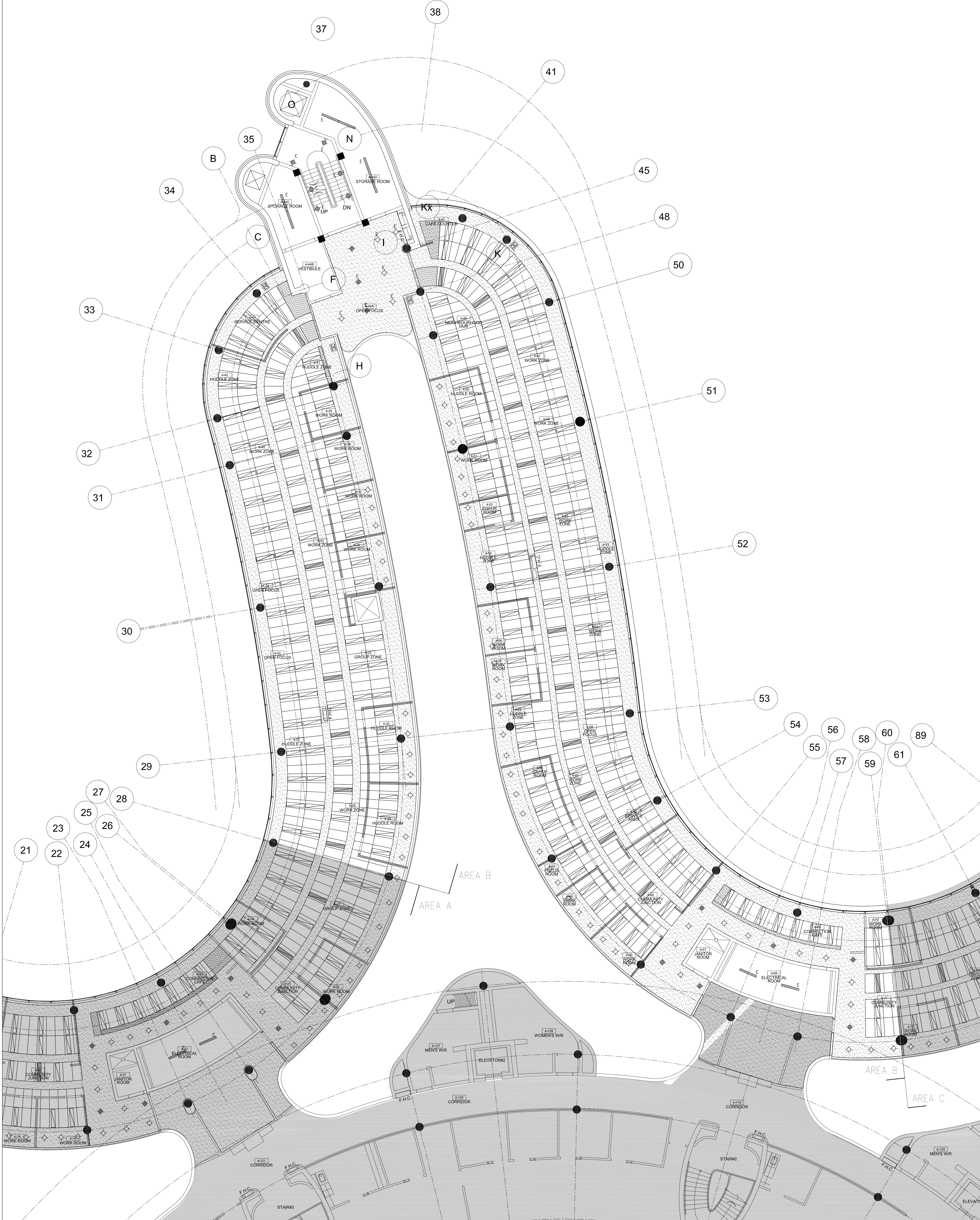
SCALE:	AS SHOWN
DRAWN BY:	SK
SUBMITTED TO:	MUNICIPALITY OF YORK
SHEET TITLE:	

## REFLECTED CEILING PLAN AREA 'A'

SHEET NUMBER:  
**A300**

1  
A300 REFLECTED CEILING PLAN: 4TH FLOOR AREA 'A'  
SCALE: 1:100



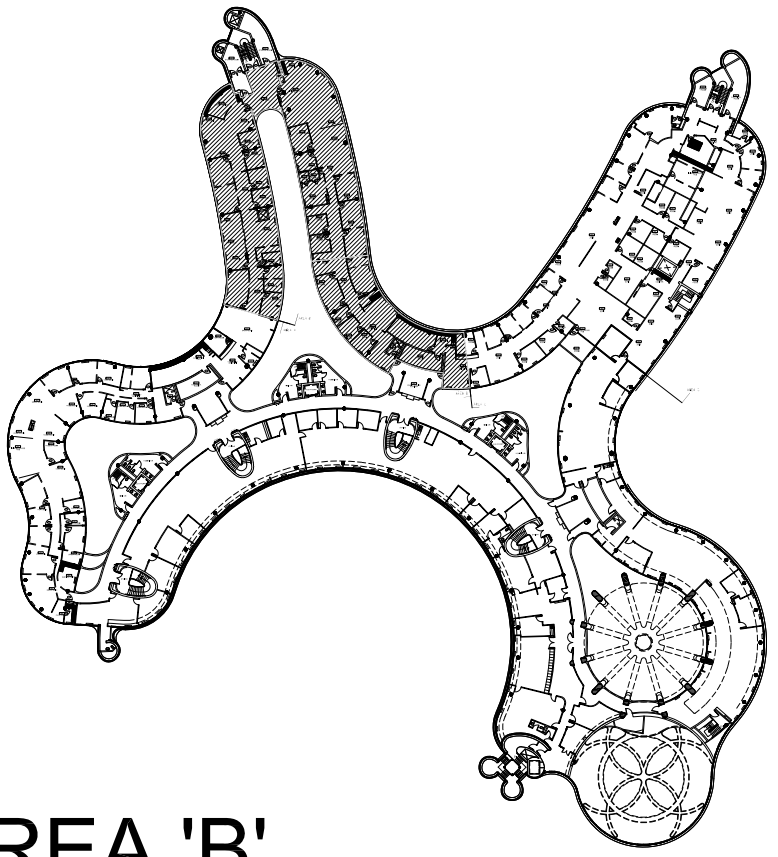


GENERAL NOTES\_RCP

1. CONSULT WITH THE ARCHITECT PRIOR TO THE START OF WORK WHERE AMBIGUITY EXISTS BETWEEN THE DRAWINGS AND SITE CONDITIONS
2. GC TO COMMUNICATE WITH ARCHITECT, THE CEILING DESIGN INTENT PRIOR TO SUPPLY/INSTALL
3. ARCHITECT TO APPROVE GRID LAYOUT PRIOR TO INSTALLATION OF ACOUSTIC CEILING TILE
4. PATCH, REPAIR, PAINT ALL EXISTING BULKHEADS AND GYPSUM CEILINGS THROUGHOUT THE SCOPE OF WORK THAT HAVE BEEN DAMAGED AS A RESULT OF DEMOLITION
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12. HEIGHT FROM FINISHED FLOOR TO UNDERSIDE OF CONCRETE SLAB ABOVE +/-3300MM. GC TO SITE VERIFY PRIOR TO THE START OF WORK
13. PATCH/REPAIR/PAINT EXISTING GYPSUM CEILINGS WHERE EXISTING POT LIGHTS ARE BEING REMOVED
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LEGEND:

- DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK
- DENOTES ROOM NAME/NUMBER
- DENOTES CEILING FINISH TAG
- 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
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- NEW LED LINEAR AND POT. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR SPEC
- NEW SUSPENDED LINEAR LED IN MEET ROOM 4-88
- EXISTING LIGHTS
- KEYNOTES:  
◇ ALLOW FOR OPENING IN GYPSUM CEILING 1220X3860MM TO ACCOMMODATE 610X1220MM ACOUSTIC CEILING. REFER TO DETAIL 4/A600

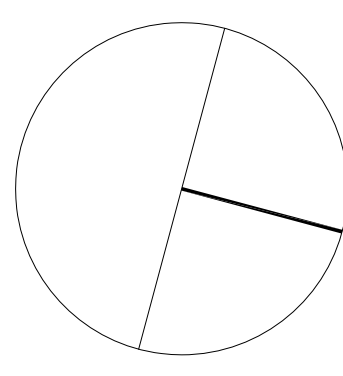


AREA 'B'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

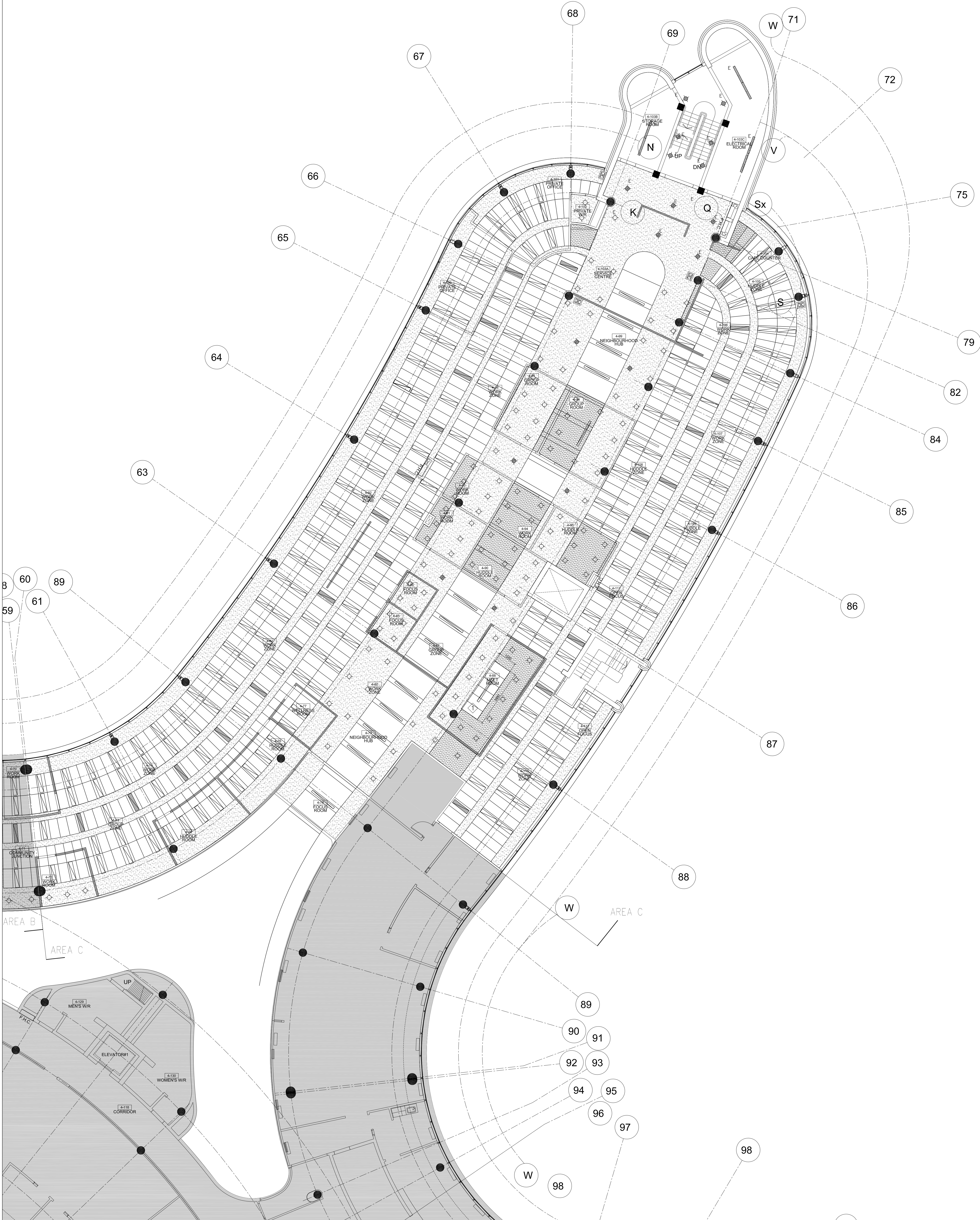
REFLECTED CEILING  
PLAN  
AREA 'B'

SHEET NUMBER:

A301

1 REFLECTED CEILING PLAN: 4TH FLOOR AREA 'B'  
A301 SCALE: 1:100





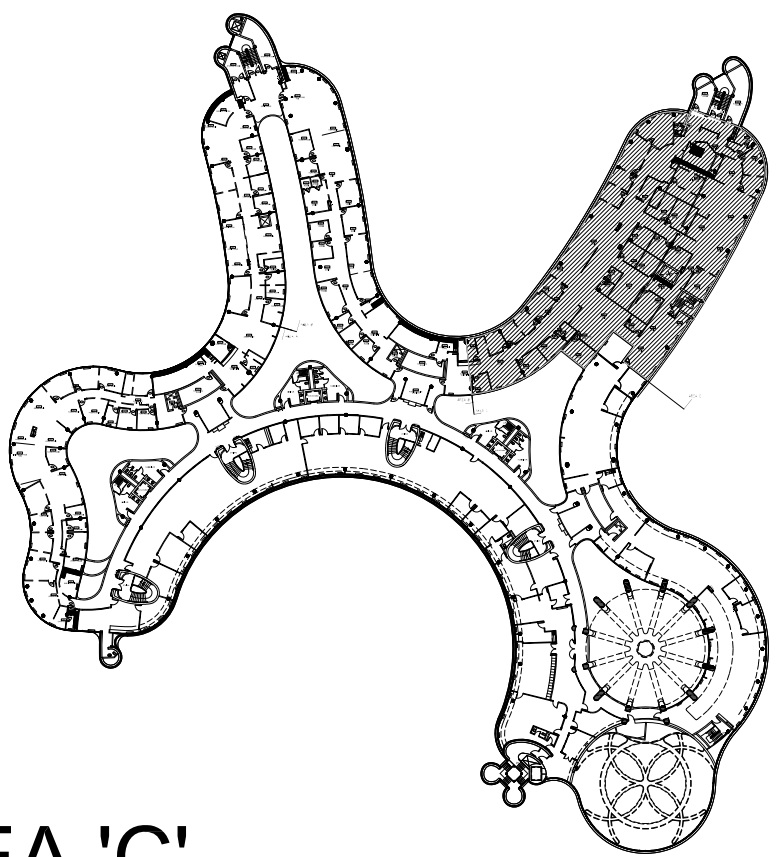
GENERAL NOTES\_RCP

1. CONSULT WITH THE ARCHITECT PRIOR TO THE START OF WORK WHERE AMBIGUITY EXISTS BETWEEN THE DRAWINGS AND SITE CONDITIONS
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LEGEND:

- DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK
- DENOTES ROOM NAME/NUMBER
- DENOTES CEILING FINISH TAG
- 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

- 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 GYPSUM CEILING. MATCH CEILING HEIGHT TO THAT OF EXISTING ADJACENT GYPSUM CEILINGS. SITE VERIFY WITH ARCHITECT PRIOR TO THE START OF WORK.
- ◆ NEW LED LINEAR AND POT. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR SPEC
- NEW SUSPENDED LINEAR LED IN MEET ROOM 4-88
- EXISTING LIGHTS
- ◆ KEYNOTES:  
ALLOW FOR OPENING IN GYPSUM CEILING 1220X3660MM TO ACCOMMODATE 610X1220MM ACOUSTIC CEILING. REFER TO DETAIL 4/A600

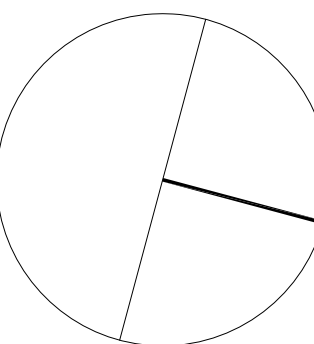


AREA 'C'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
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6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
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9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	ISSUED FOR CONSTRUCTION

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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES  
FLOOR: 4TH  
BASE DATE: 01-01-2022  
PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

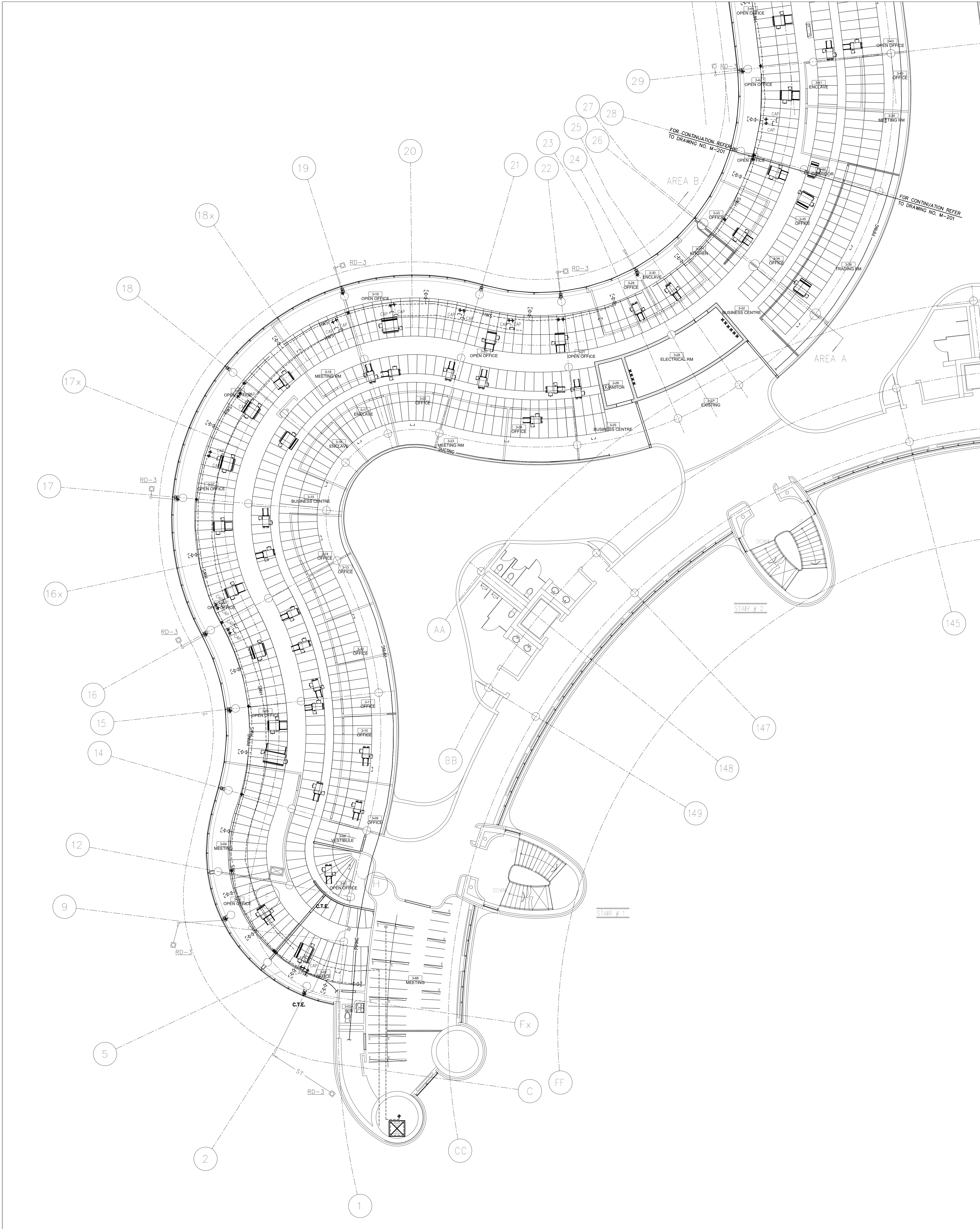
REFLECTED CEILING  
PLAN  
AREA 'C'

SHEET NUMBER:

A302

1 REFLECTED CEILING PLAN: 4TH FLOOR AREA 'C'  
A302 SCALE: 1:100







GENERAL NOTES\_RCP

1. CONSULT WITH THE ARCHITECT PRIOR TO THE START OF WORK WHERE AMBIGUITY EXISTS BETWEEN THE DRAWINGS AND SITE CONDITIONS
2. GC TO COMMUNICATE WITH ARCHITECT, THE CEILING DESIGN INTENT PRIOR TO SUPPLY/INSTALL
3. ARCHITECT TO APPROVE GRID LAYOUT PRIOR TO INSTALLATION OF ACOUSTIC CEILING TILE
4. THIS DRAWING TO TO BE READ WITH MECHANICAL ENGINEER'S TEDNER/CONSTRUCTION DRAWINGS

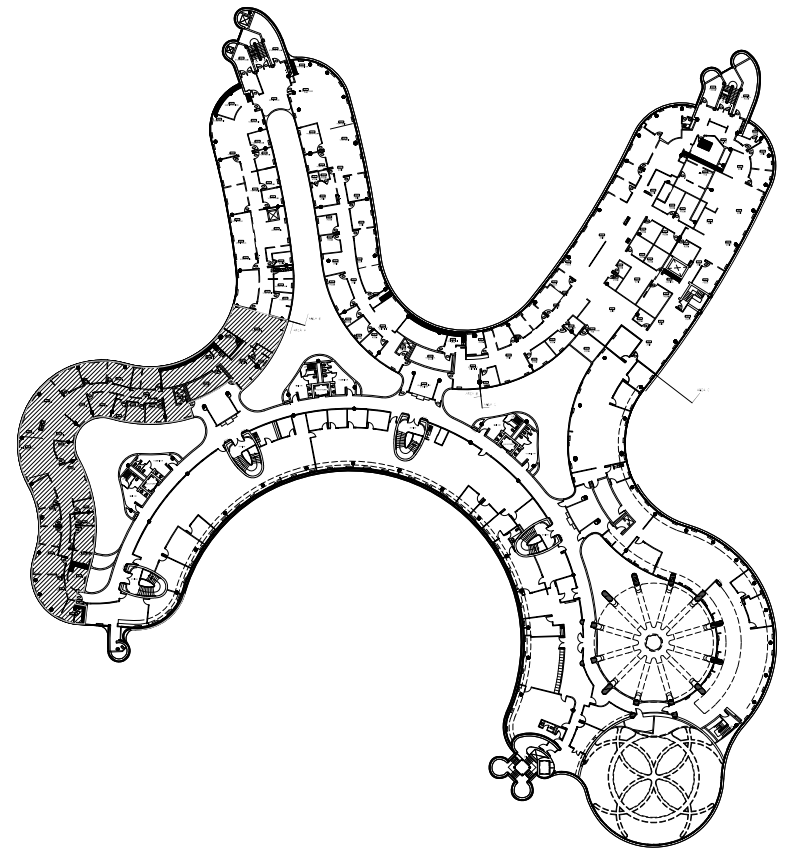
LEGEND:

-  DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK
-  EXISTING WALLS

NOTE: THE GC IS TO ALLOW FOR EXTENSIVE PATCH REPAIR WORK TO THE 3RD FLOOR CEILING SPACE WHERE MECHANICAL WORK IS OCCURRING IN CONJUNCTION WITH THE 4TH FLOOR PROJECT. THERE WILL BE UP TO 250 OPENINGS THAT ARE REQUIRED TO BE CAPPED FROM BELOW INCLUDING GYPSUM PATCH, REPAIR, PRIME AND PAINT WORK. IT IS RECOMMENDED THAT THE GC FAMILIARIZE THEMSELVES WITH THE MECHANICAL DRAWINGS AND SUBSEQUENT ARCHITECTURAL WORK AS WELL AS VISIT THE 3RD FLOOR SPACE PRIOR TO PROJECT TENDER. READ THIS DRAWING WITH MECHANICAL ENGINEER'S TENDER DRAWINGS.

PAINT TO MATCH EXISTING

RELOCATION OF FURNITURE, IF REQUIRED, WILL BE ARRANGED BY YORK REGION PM. THE PREFERENCE IS FOR THE GC TO WORK AROUND THE EXISTING FURNITURE WITHOUT STANDING ON THE FURNITURE. ALL EXISTING FURNITURE TO BE PROTECTED WITH TARP TO MITIGATE/CONTROL DUST AND DEBRIS

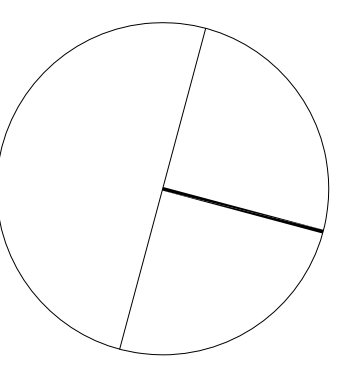


AREA 'A'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
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3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
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SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

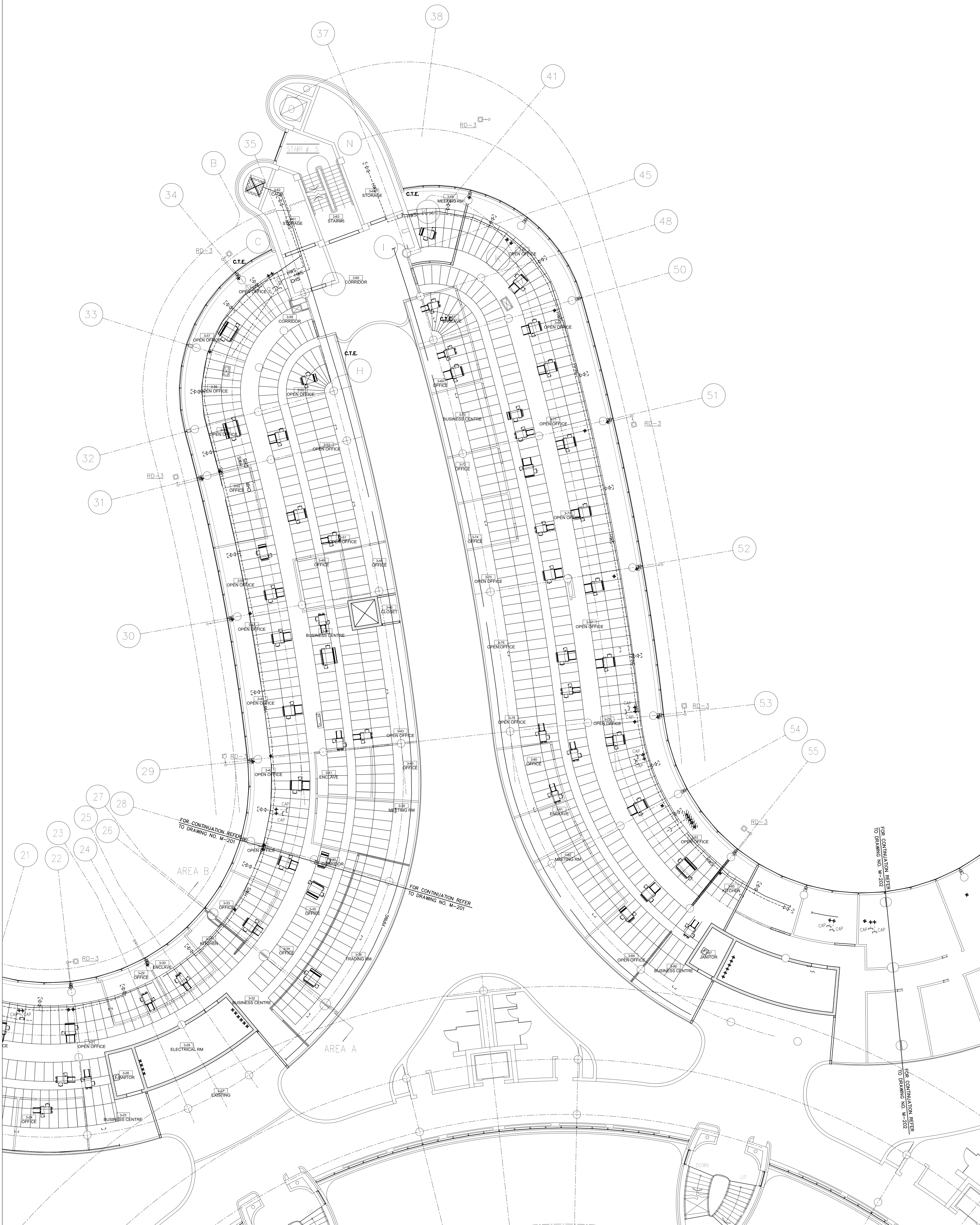
REFLECTED CEILING  
PLAN 3RD FLOOR  
AREA 'A'

SHEET NUMBER:

A303

1 REFLECTED CEILING PLAN: 3RD FLOOR AREA 'A'  
A303 SCALE: 1:100

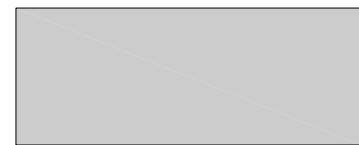




GENERAL NOTES\_RCP

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LEGEND:



DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK

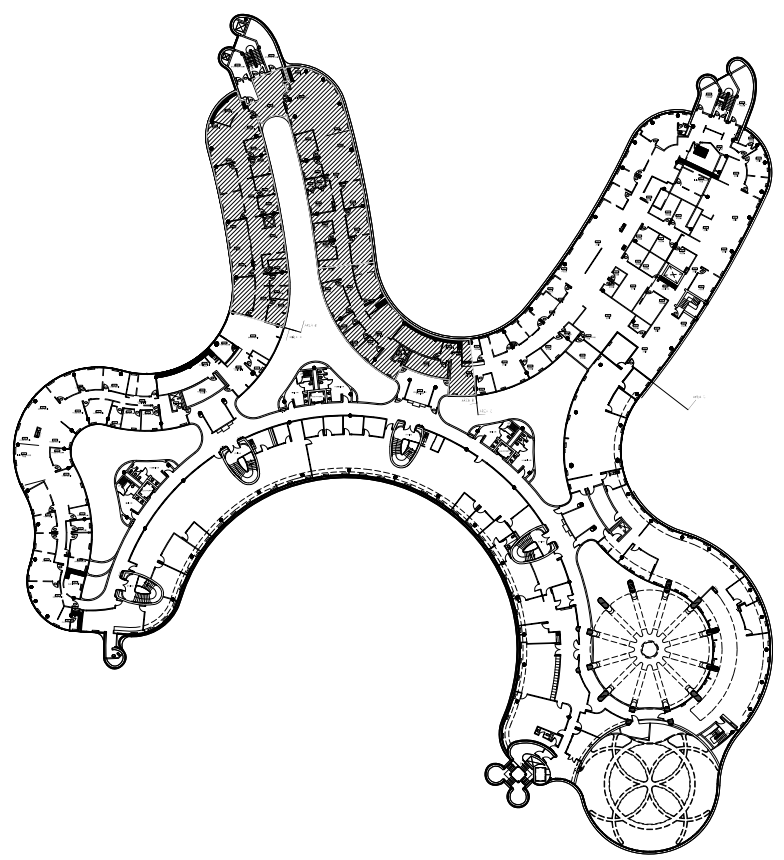


EXISTING WALLS

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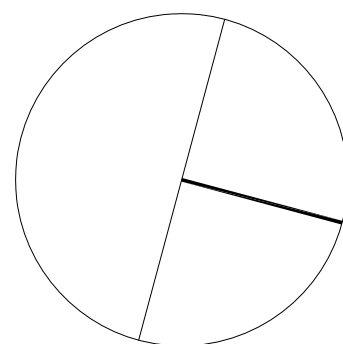


AREA 'B'

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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

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 3RD FLOOR  
AREA 'B'

SHEET NUMBER:

A304

1  
A304

REFLECTED CEILING PLAN: 3RD FLOOR AREA 'B'  
SCALE: 1:100

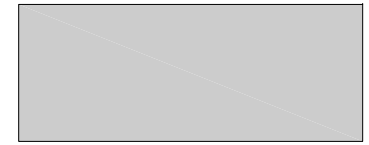




GENERAL NOTES\_RCP

1. CONSULT WITH THE ARCHITECT PRIOR TO THE START OF WORK WHERE AMBIGUITY EXISTS BETWEEN THE DRAWINGS AND SITE CONDITIONS
2. GC TO COMMUNICATE WITH ARCHITECT, THE CEILING DESIGN INTENT PRIOR TO SUPPLY/INSTALL
3. ARCHITECT TO APPROVE GRID LAYOUT PRIOR TO INSTALLATION OF ACOUSTIC CEILING TILE
4. THIS DRAWING TO TO BE READ WITH MECHANICAL ENGINEER'S TEDNER/CONSTRUCTION DRAWINGS

LEGEND:



DENOTES AREA OUTSIDE OF CURRENT SCOPE OF WORK

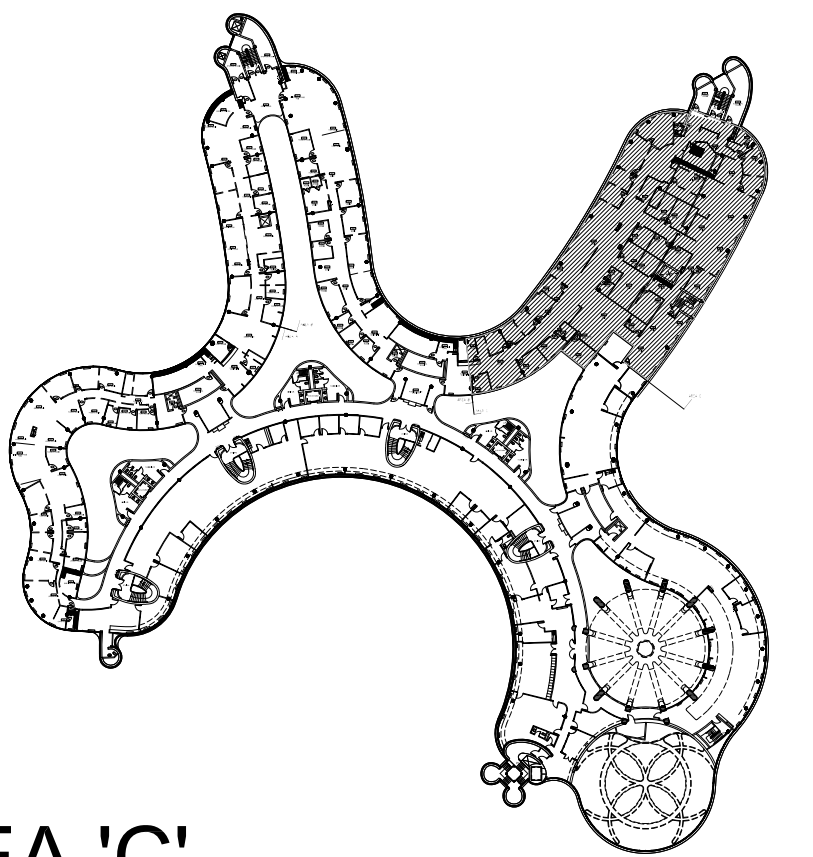


EXISTING WALLS

NOTE: THE GC IS TO ALLOW FOR EXTENSIVE PATCH REPAIR WORK TO THE 3RD FLOOR CEILING SPACE WHERE MECHANICAL WORK IS OCCURRING IN CONJUNCTION WITH THE 4TH FLOOR PROJECT. THERE WILL BE UP TO 250 OPENINGS THAT ARE REQUIRED TO BE CAPPED FROM BELOW INCLUDING GYPSUM PATCH, REPAIR, PRIME AND PAINT WORK. IT IS RECOMMENDED THAT THE GC FAMILIARIZE THEMSELVES WITH THE MECHANICAL DRAWINGS AND SUBSEQUENT ARCHITECTURAL WORK AS WELL AS VISIT THE 3RD FLOOR SPACE PRIOR TO PROJECT TENDER. READ THIS DRAWING WITH MECHANICAL ENGINEER'S TENDER DRAWINGS.

PAINT TO MATCH EXISTING

RELOCATION OF FURNITURE, IF REQUIRED, WILL BE ARRANGED BY YORK REGION PM. THE PREFERENCE IS FOR THE GC TO WORK AROUND THE EXISTING FURNITURE WITHOUT STANDING ON THE FURNITURE. ALL EXISTING FURNITURE TO BE PROTECTED WITH TARP TO MITIGATE/CONTROL DUST AND DEBRIS

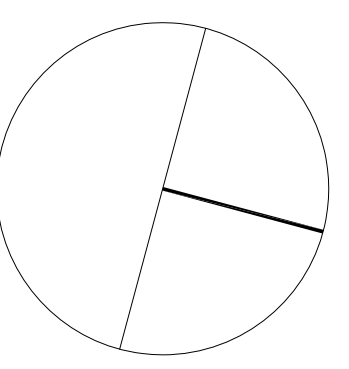


AREA 'C'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
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6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

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telephone: 416.351.8145  
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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

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 3RD FLOOR  
AREA 'C'

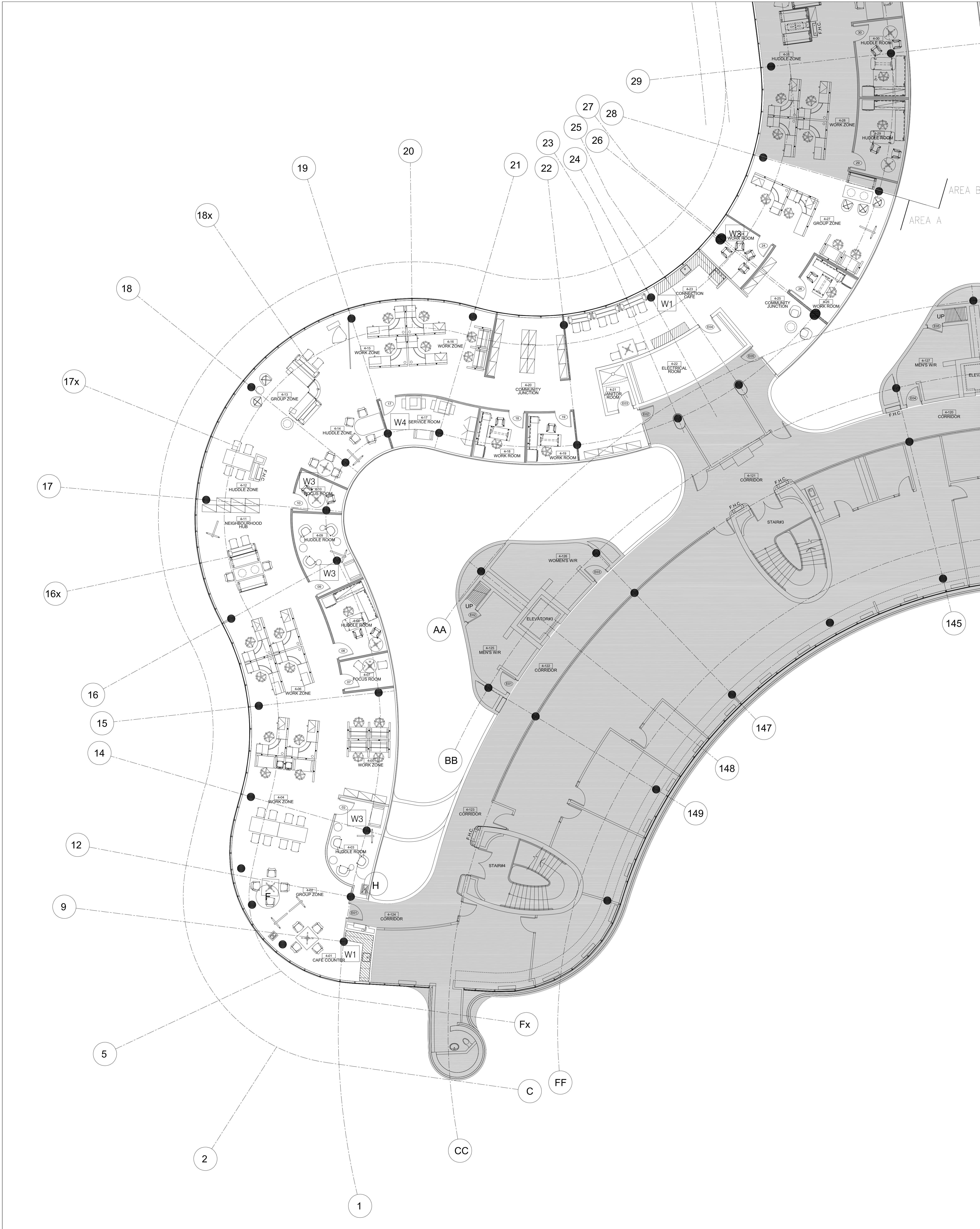
SHEET NUMBER:

A305

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A305

REFLECTED CEILING PLAN: 3RD FLOOR AREA 'C'  
SCALE: 1:100





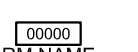
GENERAL NOTES\_FURNITURE, POWER SECURITY & COMMUNICATION

1. FURNITURE BY OWNER
2. A400 SERIES DWGS ARE FOR LOCATION & COORDINATION PURPOSES ONLY TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S/COMMUNICATION DRAWINGS & SPECIFICATIONS
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4. GC TO SUPPLY YINSTALL 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
7. WHERE ALTOS WALLS ARE INSTALLED, GC TO INSTALL THERMOSTATS ON 12" OF SECTION ON THE LATCH-SIDE OF THE DOOR
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

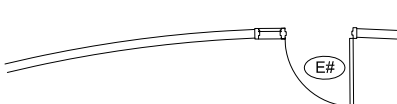
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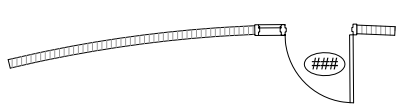
DENOTES AREA OUTSIDE THE SCOPE OF WORK



DENOTES ROOM NAME/NUMBER



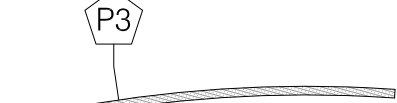
EXISTING WALLS



P-1 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



P-2 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



P-3 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



NEW 350X250 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEERS DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE



NEW 500X300 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEERS DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE

KEYNOTES:



GC TO SHIFT EXISTING FURNITURE AND PROTECT WITH TARP TO FACILITATE THE REMOVAL OF EXISTING/INSTALLATION OF NEW RADS IN OFFICES 4-100 & 4-101. RESET FURNITURE POST CONSTRUCTION

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

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

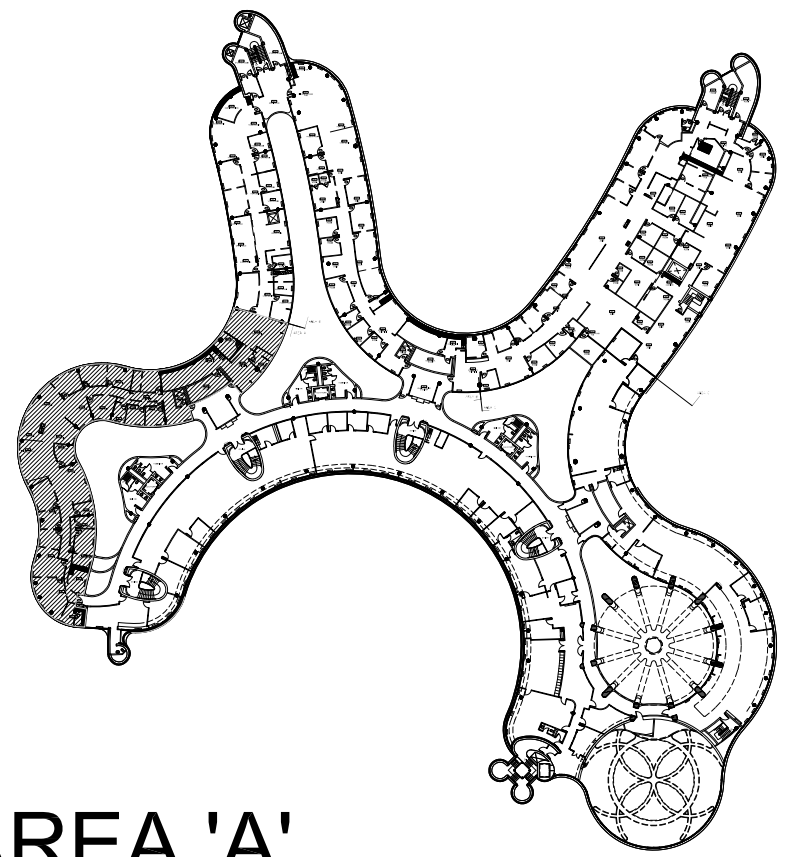


- ONE SOFT WASTE RECEPTACLE/SWISH #2956-BK
- ONE SOFT RECYCLING RECEPTACLE/SWISH #2956-BLU

SERVICE ROOM



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

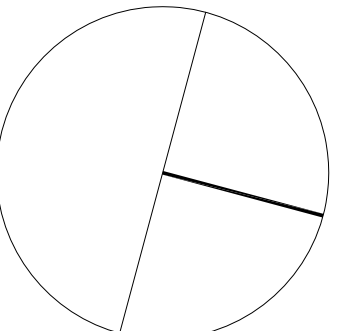


AREA 'A'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
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**York Region**  
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

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'

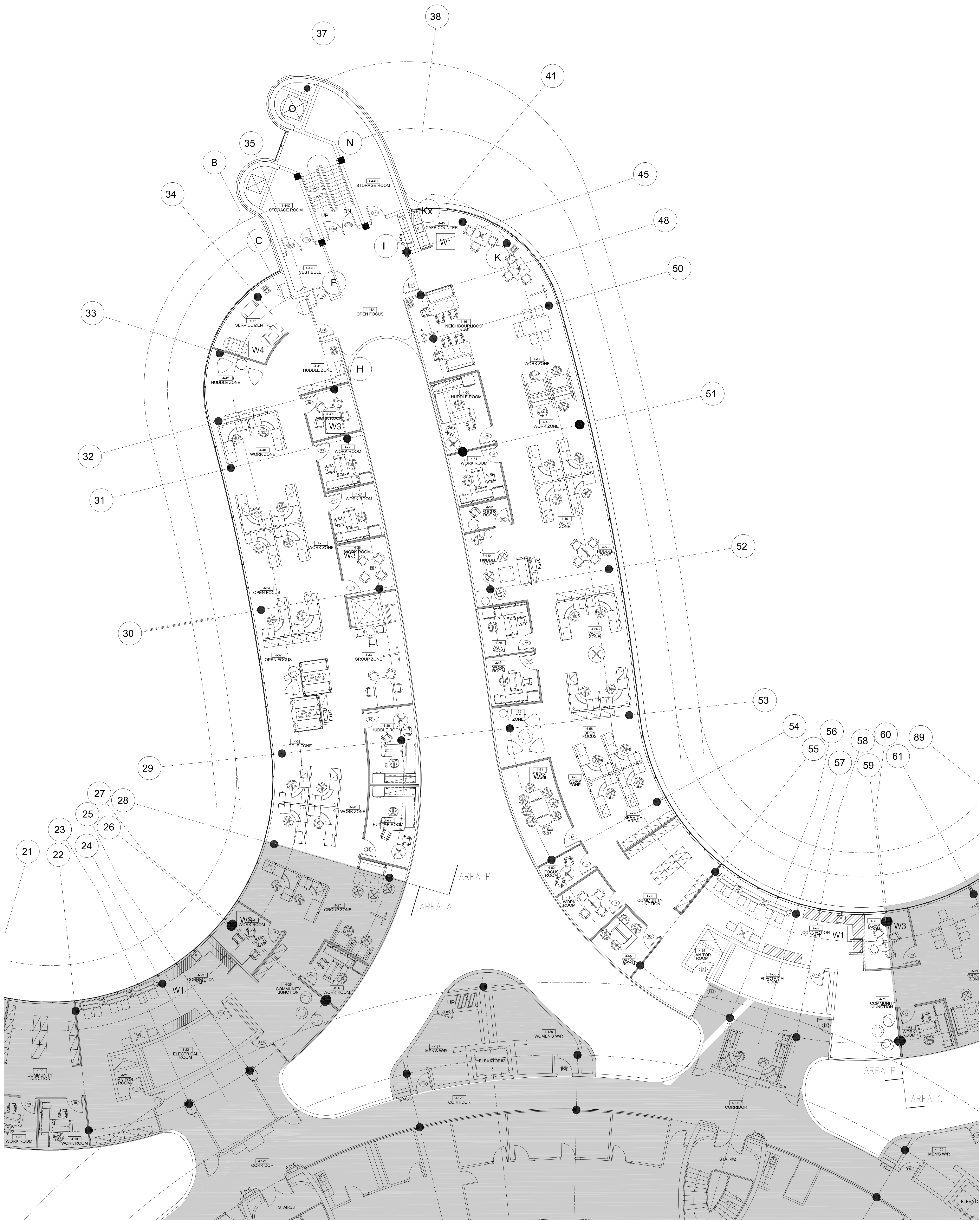
SHEET NUMBER:

A400

1  
A400

FURNITURE PLAN: 4TH FLOOR AREA 'A'  
SCALE: 1:100





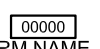
GENERAL NOTES\_FURNITURE, POWER SECURITY & COMMUNICATION

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LEGEND:



DENOTES AREA OUTSIDE THE SCOPE OF WORK



DENOTES ROOM NAME/NUMBER



EXISTING WALLS



P-1 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



P-2 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



P-3 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



NEW 350X250 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEER'S DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE



NEW 500X300 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEER'S DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE

KEYNOTES:



GC TO SHIFT EXISTING FURNITURE AND PROTECT WITH TARP TO FACILITATE THE REMOVAL OF EXISTING INSTALLATION OF NEW RADIS IN OFFICES 4-100 & 4-101. RESET FURNITURE POST CONSTRUCTION

WASTE RECEPTACLES

GC TO SUPPLY/INSTALL WASTE RECEPTACLES AS FOLLOWS:

KITCHEN WASTE STATION

W1

- 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

LARGE MEETING ROOM

W2

- 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

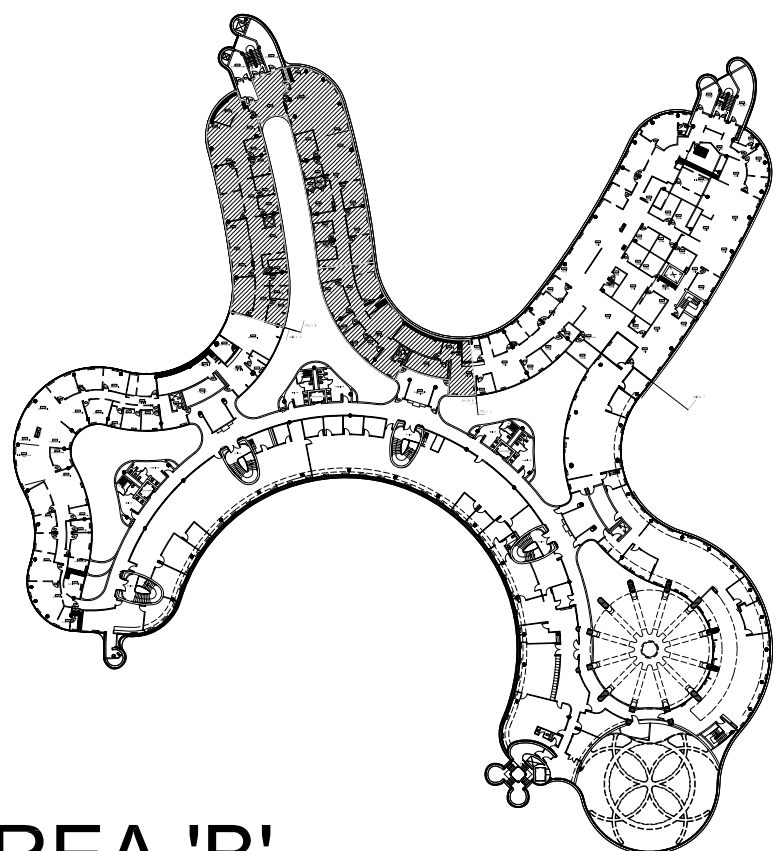
W3

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

SERVICE ROOM

W4

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

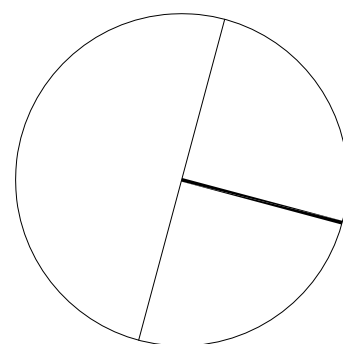


AREA 'B'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
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**York Region**

PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

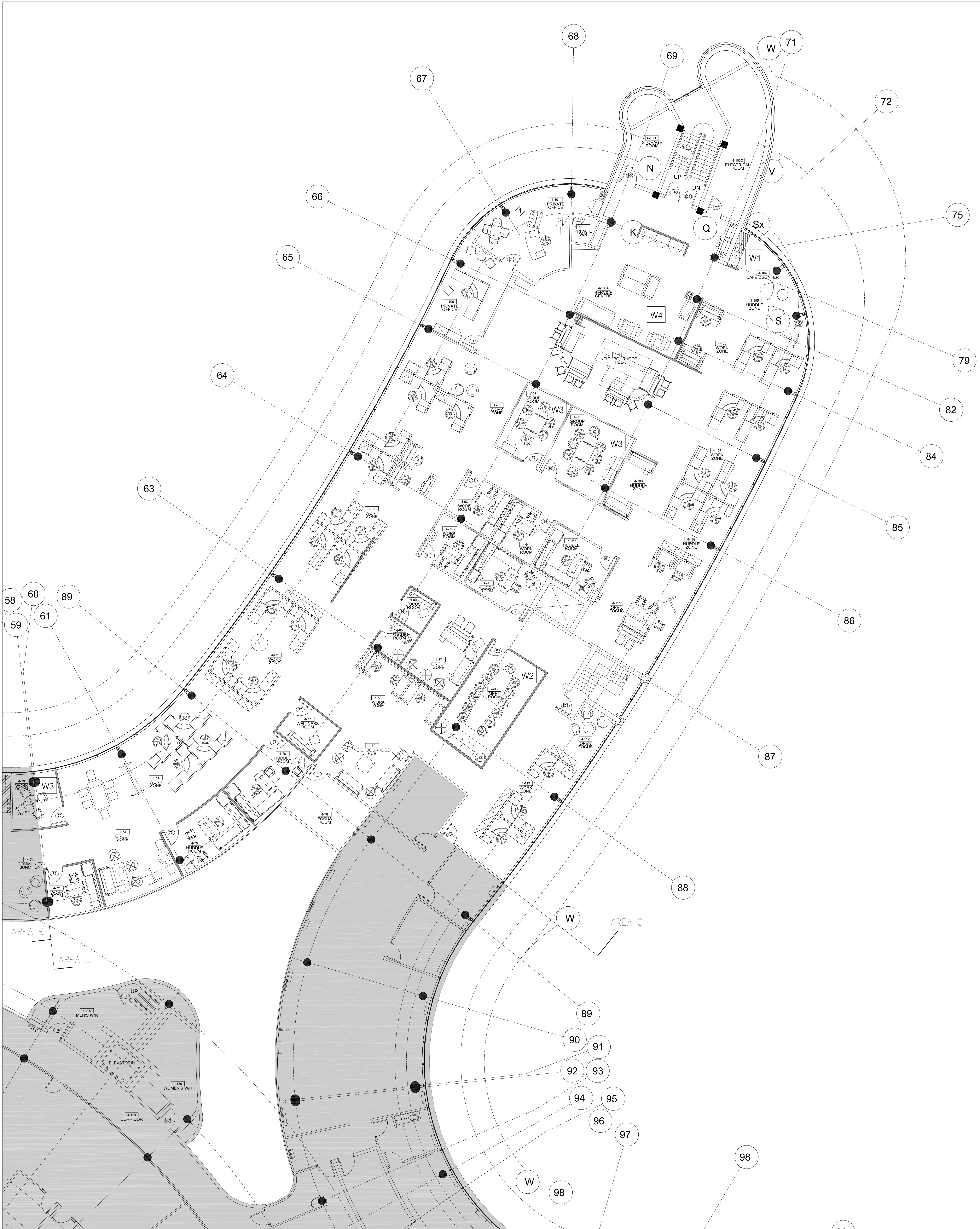
FURNITURE PLAN  
AREA 'B'

SHEET NUMBER:

A401

1 FURNITURE PLAN: 4TH FLOOR AREA 'B'  
A401 SCALE: 1:100





GENERAL NOTES, FURNITURE, POWER SECURITY & COMMUNICATION

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9. EXACT LOCATION OF CONNECTRAC FOR MEETING ROOMS TO BE DETERMINED ON SITE WITH PROJECT MANAGER

LEGEND:



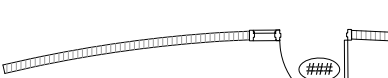
DENOTES AREA OUTSIDE THE SCOPE OF WORK



DENOTES ROOM NAME/NUMBER



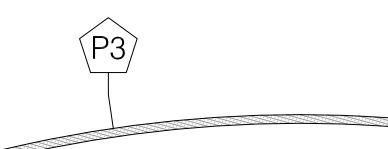
EXISTING WALLS



P-1 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



P-2 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



P-3 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC



NEW 350X250 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEER'S DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE



NEW 500X300 DUCT SHAFT LOCATION. REFER TO NEW PARTITION TYPE P3 FOR WALL SPEC. COORDINATE WITH MECHANICAL AND STRUCTURAL ENGINEER'S DRAWINGS. EXACT PLACEMENT OF SHAFT TO BE COORDINATED ON SITE

KEYNOTES:



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- ONE 23 GAL ORGANICS AND LID/SLIM JIM #3540-GRN & #SP42189

LARGE MEETING ROOM

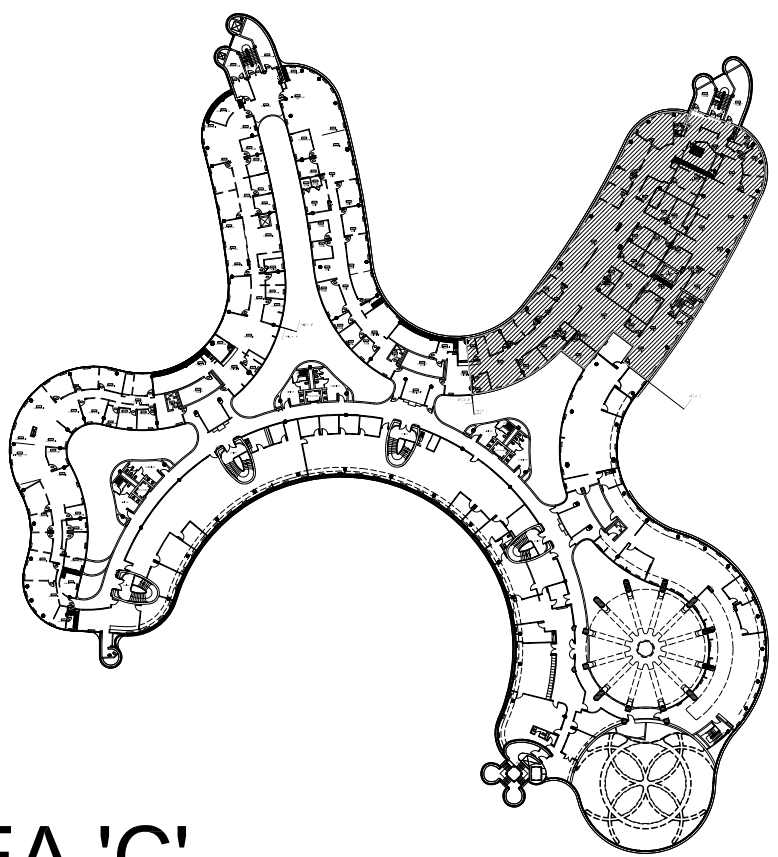
- ONE 23 GAL WASTE AND LID/SLIM JIM #3540-60-B & #SP42189
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- ONE 23 GAL ORGANICS AND LID/SLIM JIM #3540-GRN & #SP42189

SMALL MEETING ROOMS AND ENCLAVES

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- ONE SOFT RECYCLING RECEPTACLE/SWISH #2956-BLU

SERVICE ROOM

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

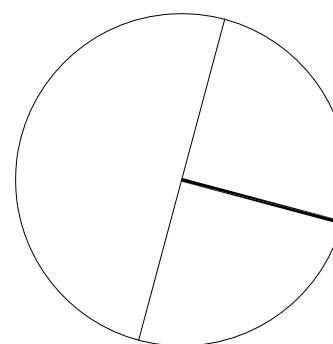


AREA 'C'

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PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
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SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

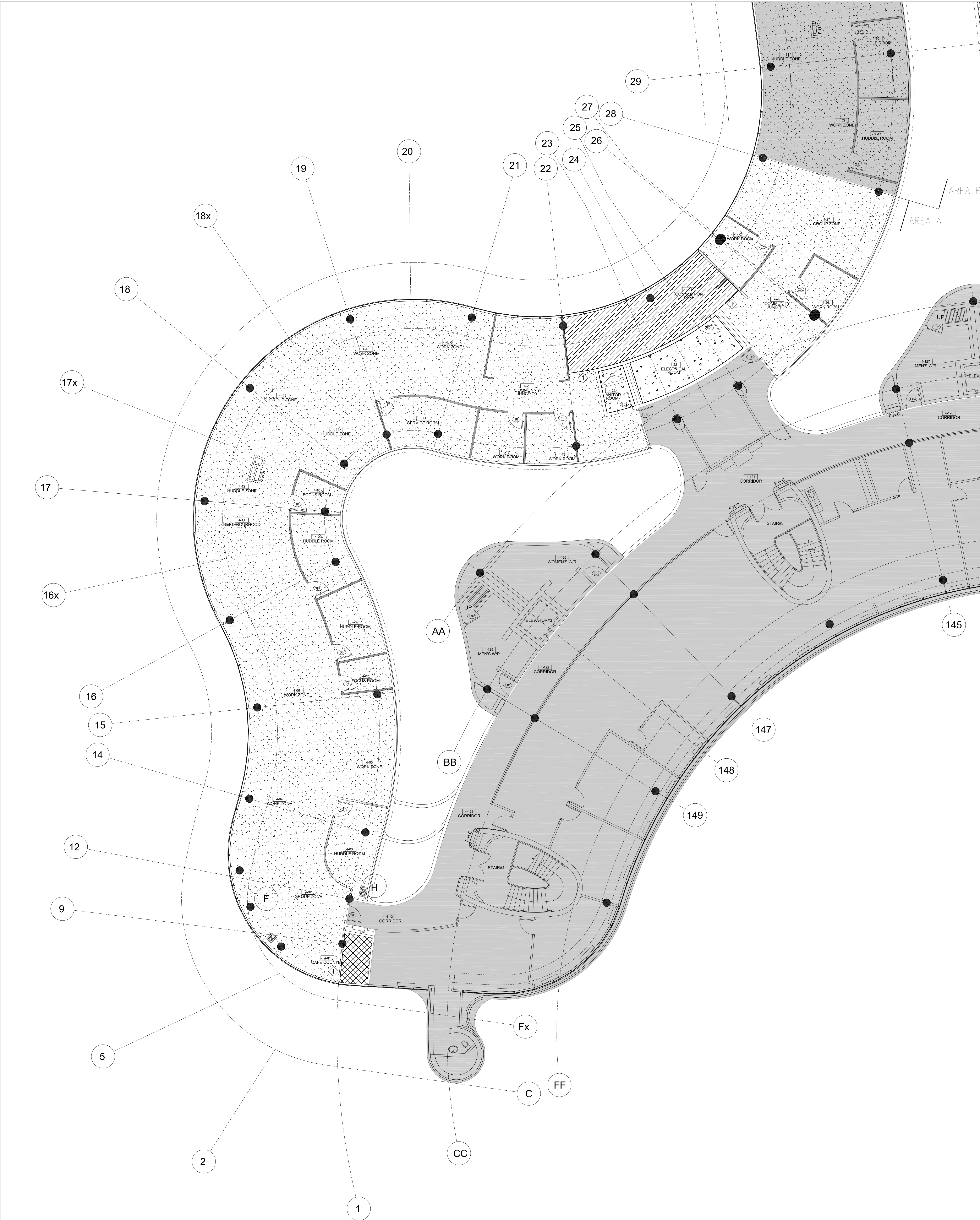
FURNITURE PLAN  
AREA 'C'

SHEET NUMBER:

A402

1 FURNITURE PLAN: 4TH FLOOR AREA 'C'  
A402 SCALE: 1:100





FINISHES NOTES:

- GC TO REMOVE THOSE BLINDS 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 OPENINGS 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 TEKNIKON 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/PAINTING WOOD DOORS AND FRAMES RESULTING FROM THEIR FLOORING INSTALLATION AND SHOULD ALLOW PAINT/FINISH TOUCH-UPS.
- GC TO SUBMIT TO THE ARCHITECT SAMPLE SUBMITTALS FOR REVIEW FOR ALL FINISHES PRIOR TO SUPPLY/INSTALL. FAILURE TO DO SO WILL RESULT IN REVISIONS TO INCORRECT WORK AT GC EXPENSE INCLUDING ALL TIME, MATERIAL AND LABOUR TO CORRECT THE ISSUE
- ALTERNATIVE MATERIAL WILL NOT BE CONSIDERED WHERE THE GC FAILED TO PROVIDE SUBMITTALS AND ORDER MATERIALS IN A TIMELY MATTER.
- WHERE EXISTING JUNCTION BOXES ARE BEING REMOVED, PATCH, PRIME PAINT WALLS TO MATCH

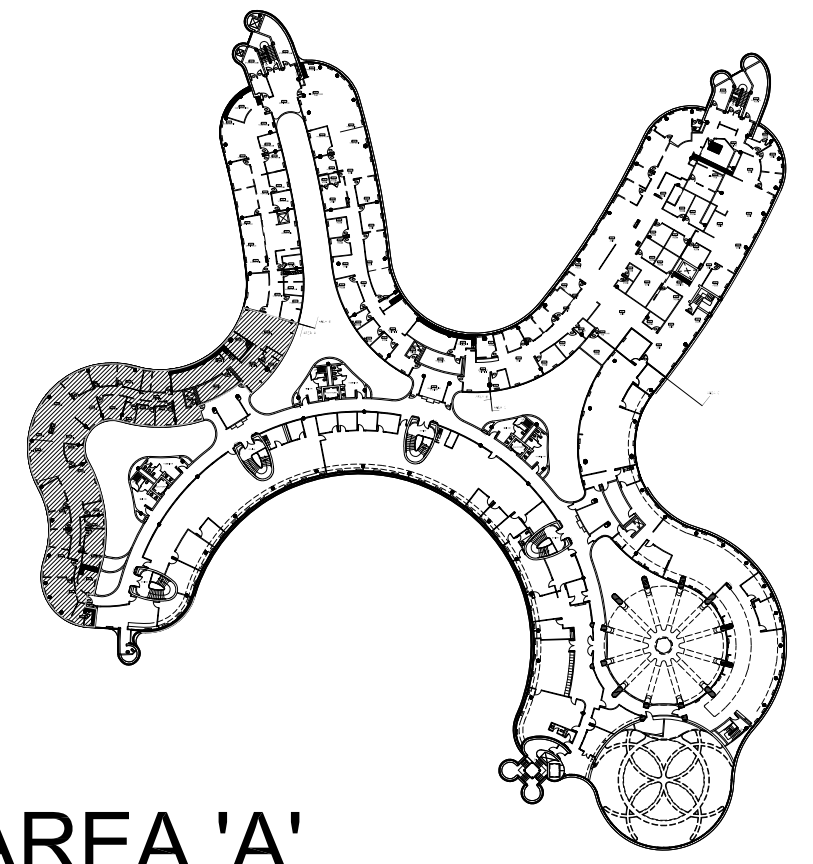
- LEGEND
- DENOTES AREA OUTSIDE THE SCOPE OF WORK
- DENOTES ROOM NAME/NUMBER
- EXISTING WALLS
- P-1 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC
- P-2 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC
- P-3 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC
- EXISTING FLOORING TO REMAIN
- NEW CARPET TILE (CP-1) - SPEC SECTION 09 68 13  
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS WITHIN THE SCOPE OF WORK. REFER TO SPEC SECTION 09 65 00 FOR RUBBER BASE SPECIFICATION
- NEW RESILIENT SHEET FLOOR (RS-1) - SPEC SECTION 09 65 00  
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS WITHIN THE SCOPE OF WORK. REFER TO SPEC SECTION 09 65 00 FOR RUBBER BASE SPECIFICATION
- NEW PORCELAIN TILE FLOOR (TL-2)  
REFER TO SPEC SECTION 09 30 00 FOR TILE SPECIFICATION  
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 SECTION 09 91 00 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 SECTION 09 91 00 FOR PAINT COLOUR
- NOTE: PT2 DOES NOT APPLY TO ALTOS DOOR FRAMES SUPPLIED BY TEKNIKON FURNITURE.
- PT3: ACCENT WALL COLOUR  
GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION. REFER TO SPEC SECTION 09 91 00 FOR PAINT COLOUR
- 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 SECTION 09 91 00 FOR PAINT COLOUR
- SUPPLY/INSTALL NEW INTERIOR WINDOW FILM 3M PRIVACY CONTROL ILLUMINA. PROVIDE SUBMITTAL FOR REVIEW BY ARCHITECT PRIOR TO SUPPLY/INSTALL. REFER TO SPEC SECTION 10 95 00 FOR EXACT SPEC. ALLOW FOR UP TO 600M2

KEYNOTES:

WHERE CARPET EDGES MEET PORCELAIN TILE AND OR VINYL FLOOR, SUPPLY AND INSTALL SS SCHLUTER (SCHIENE) STAINLESS STEEL TRANSITION. GC TO PROVIDE ARCHITECT WITH SUBMITTAL FOR REVIEW PRIOR TO SUPPLY/INSTALL OF TRANSITIONS. GC TO SITE VERIFY HEIGHT OF FLOOR MATERIAL AND ORDER TRANSITION APPROPRIATE FOR APPLICATION.

WHERE CONCRETE EDGES MEET PORCELAIN TILE AND OR VINYL FLOOR, SUPPLY AND INSTALL SS SCHLUTER (SCHIENE) STAINLESS STEEL TRANSITION. GC TO PROVIDE ARCHITECT WITH SUBMITTAL FOR REVIEW PRIOR TO SUPPLY/INSTALL OF TRANSITIONS. GC TO SITE VERIFY HEIGHT OF FLOOR MATERIAL AND ORDER TRANSITION APPROPRIATE FOR APPLICATION.

ALLOW FOR 300 SQ.FT. OF CARPET REPLACEMENT IN OFFICES SHOWN TO FACILITATE REMOVAL OF EXIST RAD/INSTALL OF NEW SHIP/EXISTING FURNITURE AS NECESSARY. TARP AND PROTECT ALL FURNITURE. RESET ALL FURNITURE POST CONSTRUCTION

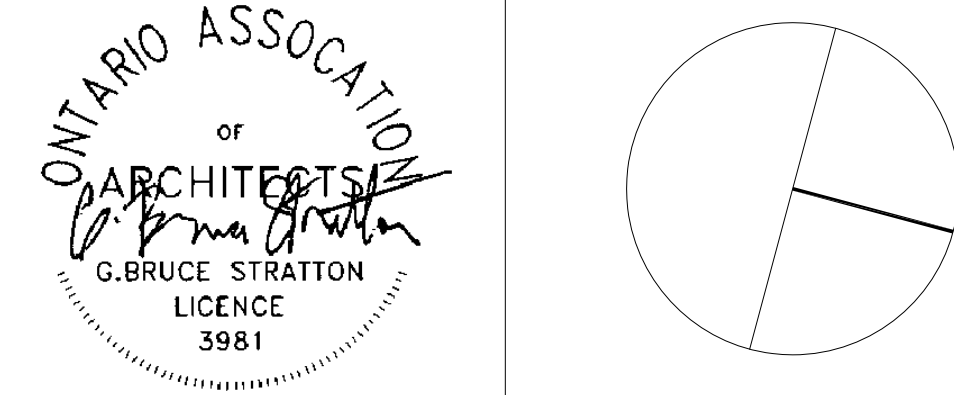


AREA 'A'

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	ISSUED FOR CONSTRUCTION

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**York Region**  
PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

TENDER # RFTC-652-22

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 'A'

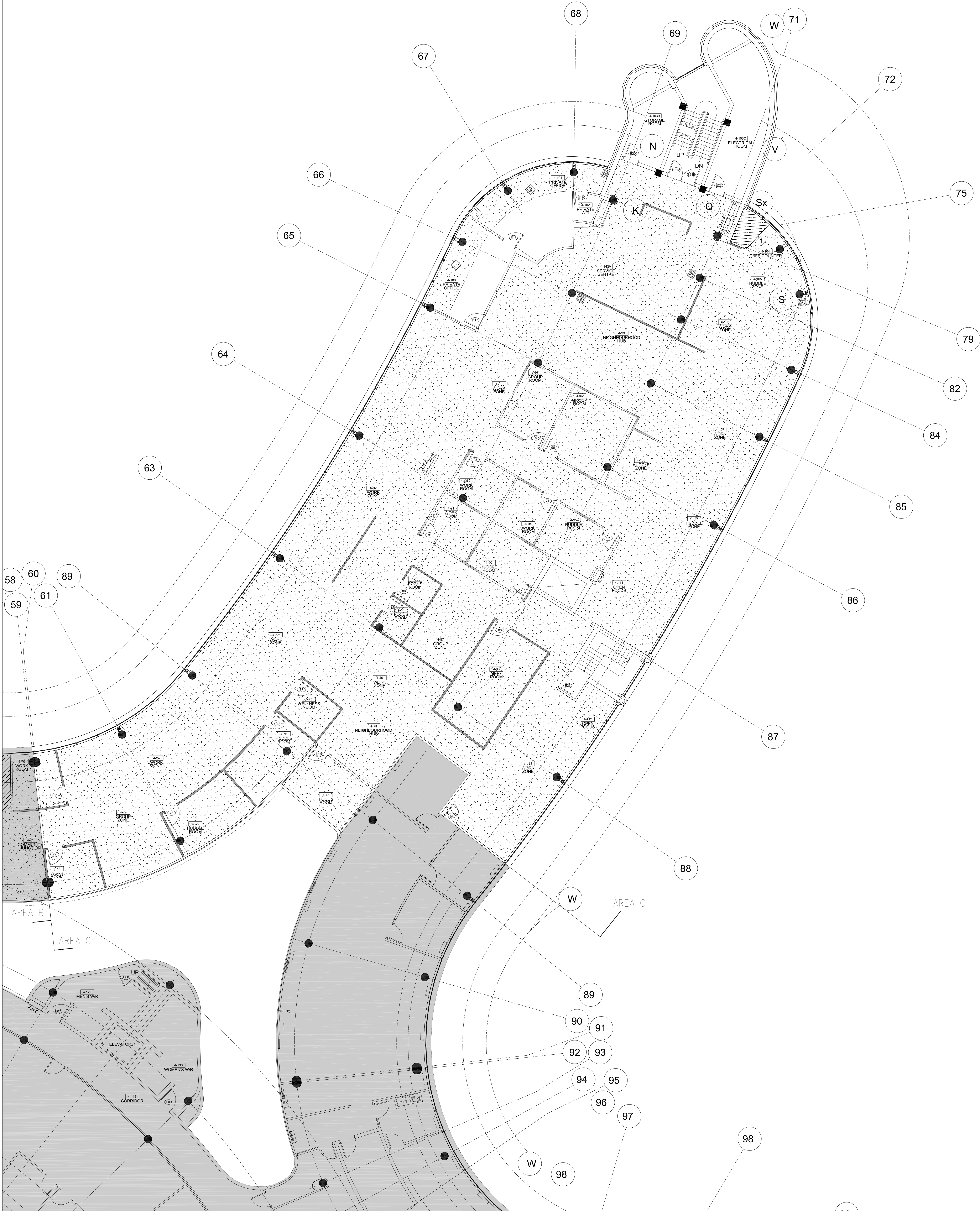
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**A500**

1  
A500  
FINISHES PLAN: 4TH FLOOR AREA 'A'  
SCALE: 1:100





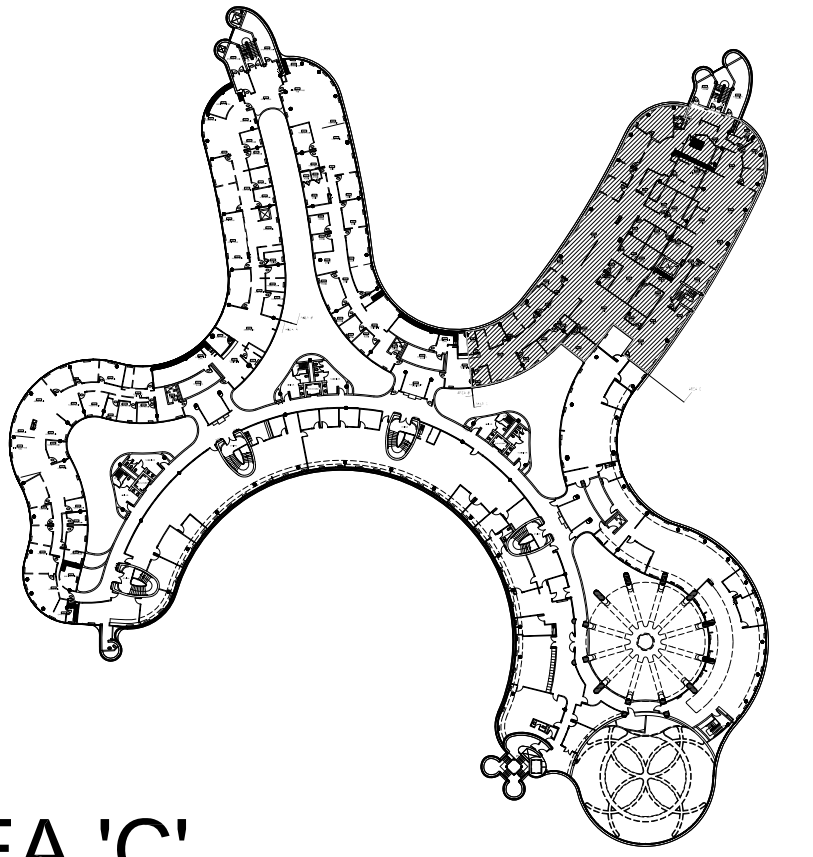




- FINISHES NOTES:
- GC TO REMOVE THOSE BLINDS THAT INTERFERE WITH INSTALLATION OF NEW WALLS.
  - ALL ADHESIVES, SEALANTS, PAINTS, COATINGS, FLOORING AND WOOD PRODUCTS ARE TO BE LOW-EMITTING AND SHALL MEET THE REQUIREMENTS OF REGION STANDARD SECTION 01 61 00. SHOP DRAWINGS AND/OR PRODUCT DATA SHEETS IDENTIFYING 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, 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 (SCHENE) 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 OPENINGS 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.
  - GC TO SUBMIT TO THE ARCHITECT SAMPLE SUBMITTALS FOR REVIEW FOR ALL FINISHES PRIOR TO SUPPLY/INSTALL. FAILURE TO DO SO WILL RESULT IN REVISIONS TO INCORRECT WORK AT GC EXPENSE INCLUDING ALL TIME, MATERIAL AND LABOUR TO CORRECT THE ISSUE
  - ALTERNATIVE MATERIAL WILL NOT BE CONSIDERED WHERE THE GC FAILED TO PROVIDE SUBMITTALS AND ORDER MATERIALS IN A TIMELY MANNER
  - WHERE EXISTING JUNCTION BOXES ARE BEING REMOVED, PATCH, PRIME PAINT WALLS TO MATCH

- LEGEND:
- DENOTES AREA OUTSIDE THE SCOPE OF WORK
  - DENOTES ROOM NAME/NUMBER
  - EXISTING WALLS
  - P-1 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC
  - P-2 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC
  - P-3 PARTITION TYPE. REFER TO A200 SERIES DRAWINGS FOR SPEC
  - EXISTING FLOORING TO REMAIN
  - NEW CARPET TILE (CP-1) - SPEC SECTION 09 68 13  
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS  
WITHIN THE SCOPE OF WORK. REFER TO SPEC SECTION 09 65 00  
FOR RUBBER BASE SPECIFICATION
  - NEW RESILIENT SHEET FLOOR (RS-1) - SPEC SECTION 09 65 00  
W/ NEW RUBBER BASE (RB) AT ALL NEW AND EXISTING WALLS  
WITHIN THE SCOPE OF WORK. REFER TO SPEC SECTION 09 65 00  
FOR RUBBER BASE SPECIFICATION
  - NEW PORCELAIN TILE FLOOR (TL-2)  
REFER TO SPEC SECTION 09 30 00 FOR TILE SPECIFICATION  
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 SECTION 09 91 00 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 SECTION 09 91 00 FOR PAINT COLOUR
- NOTE: PT2 DOES NOT APPLY TO ALTOS DOOR FRAMES SUPPLIED BY TEKNION FURNITURE.
- PT3: ACCENT WALL COLOUR  
GC TO PROVIDE DRAW DOWNS FOR ARCH REVIEW PRIOR TO SUPPLY AND APPLICATION. REFER TO SPEC SECTION 09 91 00 FOR PAINT COLOUR
- 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 SECTION 09 91 00 FOR PAINT COLOUR
- SUPPLY/INSTALL NEW INTERIOR WINDOW FILM 3M PRIVACY CONTROL ILLUMINA. PROVIDE SUBMITTAL FOR REVIEW BY ARCHITECT PRIOR TO SUPPLY/INSTALL. REFER TO SPEC SECTION 10 95 00 FOR EXACT SPEC. ALLOW FOR UP TO 600M2
- KEYNOTES:
- WHERE CARPET EDGES MEET PORCELAIN TILE AND OR VINYL FLOOR, SUPPLY AND INSTALL SS SCHLUTER (SCHENE) STAINLESS STEEL TRANSITION. GC TO PROVIDE ARCHITECT WITH SUBMITTAL FOR REVIEW PRIOR TO SUPPLY/INSTALL OF TRANSITIONS. GC TO SITE VERIFY HEIGHT OF FLOOR MATERIAL AND ORDER TRANSITION APPROPRIATE FOR APPLICATION.
- WHERE CONCRETE EDGES MEET PORCELAIN TILE AND OR VINYL FLOOR, SUPPLY AND INSTALL SS SCHLUTER (SCHENE) STAINLESS STEEL TRANSITION. GC TO PROVIDE ARCHITECT WITH SUBMITTAL FOR REVIEW PRIOR TO SUPPLY/INSTALL OF TRANSITIONS. GC TO SITE VERIFY HEIGHT OF FLOOR MATERIAL AND ORDER TRANSITION APPROPRIATE FOR APPLICATION.
- ALLOW FOR 300 SQ.FT. OF CARPET REPLACEMENT IN OFFICES SHOWN TO FACILITATE REMOVAL OF EXIST RAD/INSTALL OF NEW. SHIFT EXISTING FURNITURE AS NECESSARY. TARP AND PROTECT ALL FURNITURE. RESET ALL FURNITURE POST CONSTRUCTION

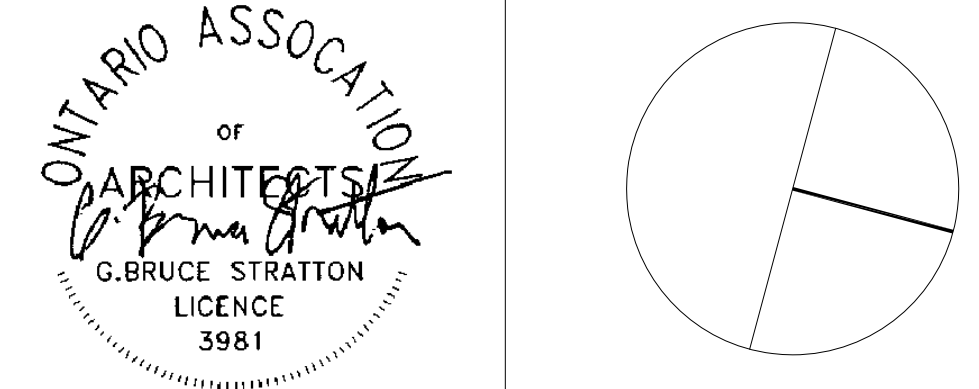


**AREA 'C'**

SUBMISSION	DATE	DESCRIPTION
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2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	ISSUED FOR CONSTRUCTION

**G. Bruce Stratton Architects**

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facsimile: 416.351.8146



**York Region**

**PROPERTY SERVICES**

DEPARTMENT: BUILDING & FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

**TENDER # RFTC-652-22**

**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 'C'**

SHEET NUMBER:

**A502**

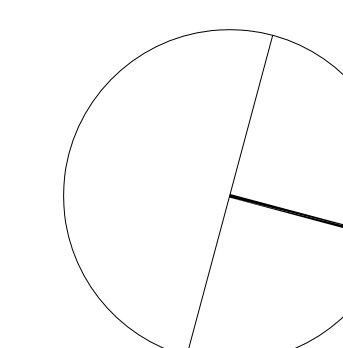




G.Bruce Stratton Architects



ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
G. BRUCE STRATTON  
LICENCE  
3981

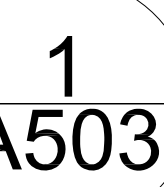


Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SHEET TITLE:

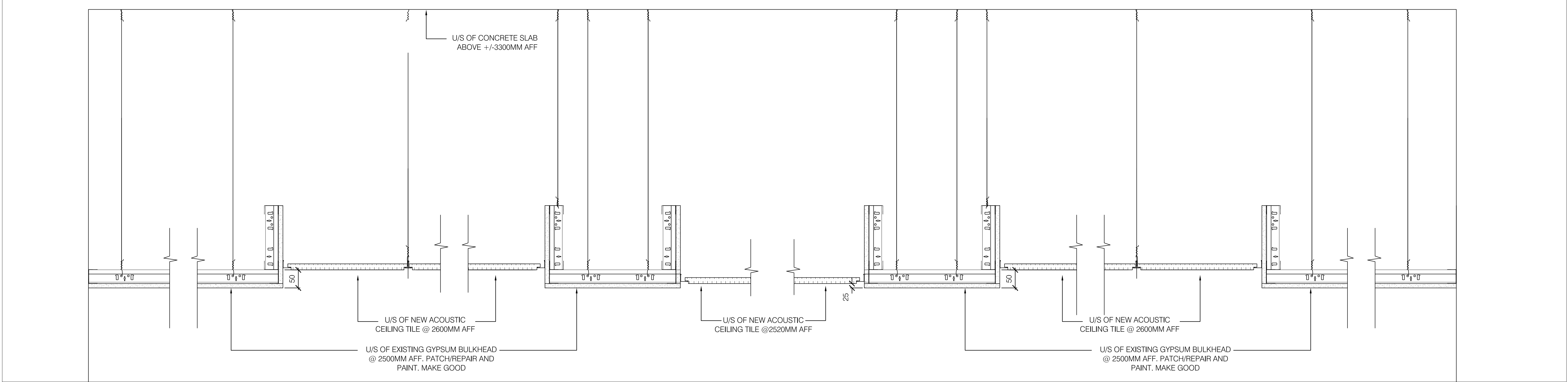
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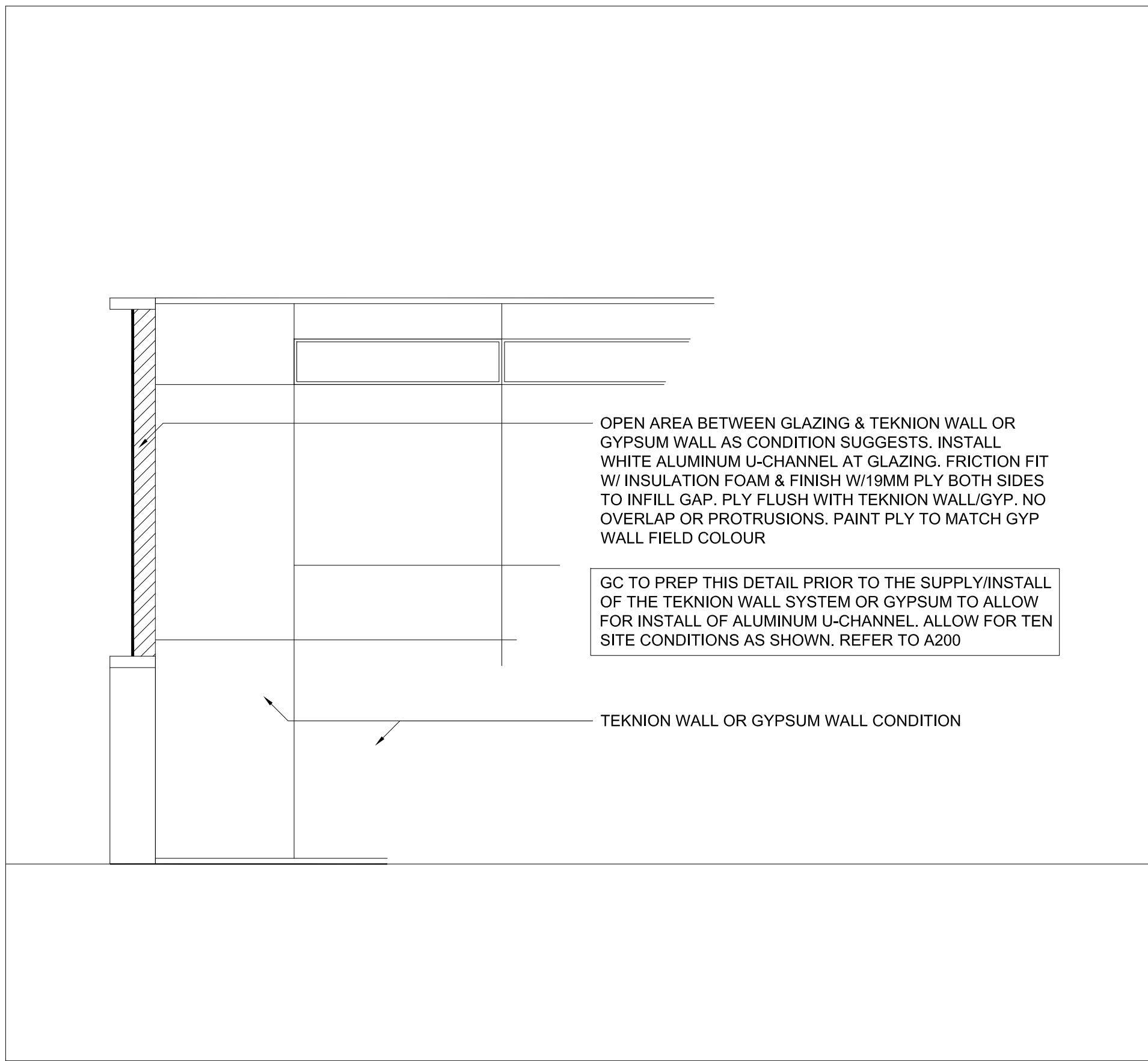


FINISHES PLAN: 4TH FLOOR AREA 'E'  
SCALE: NTS

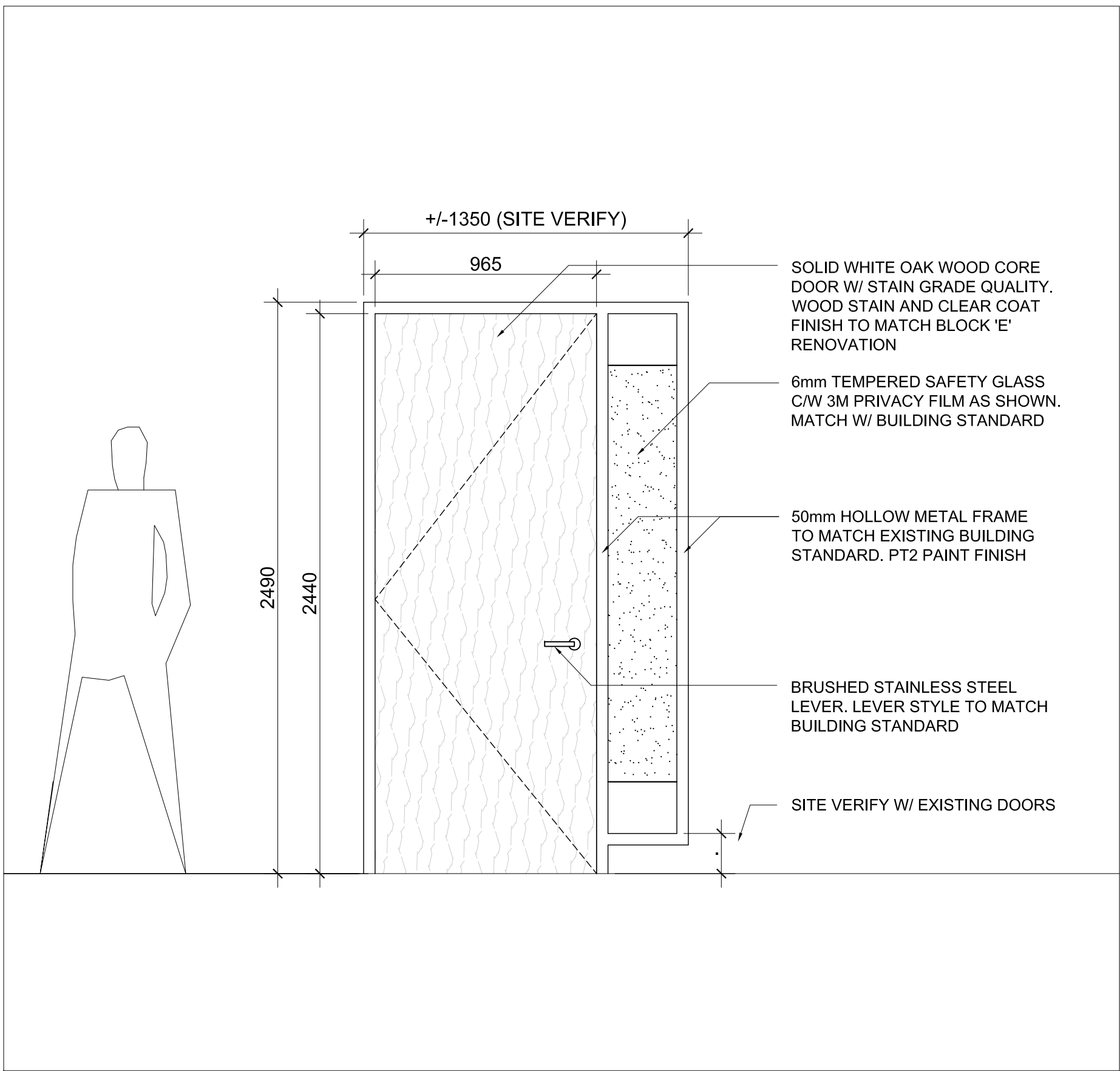




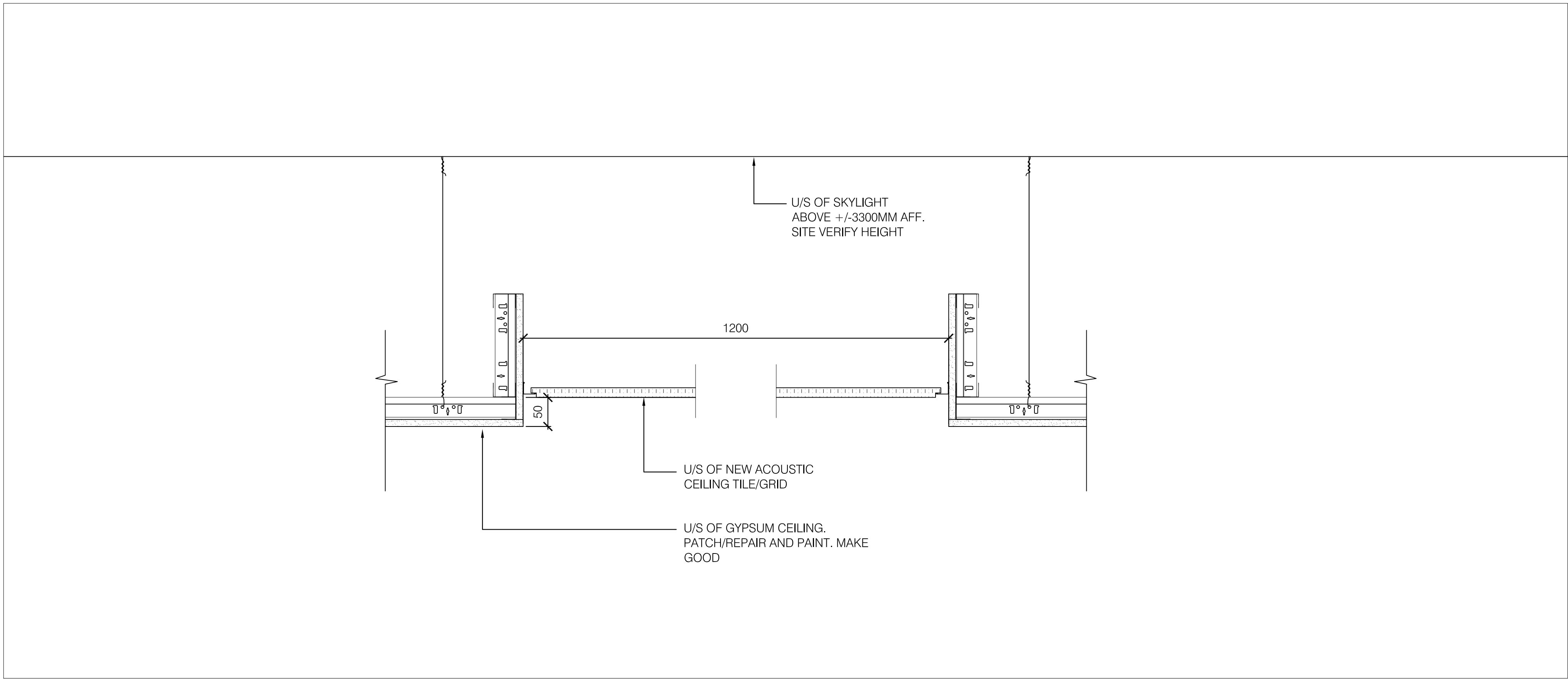
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2  
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SCALE: NTS



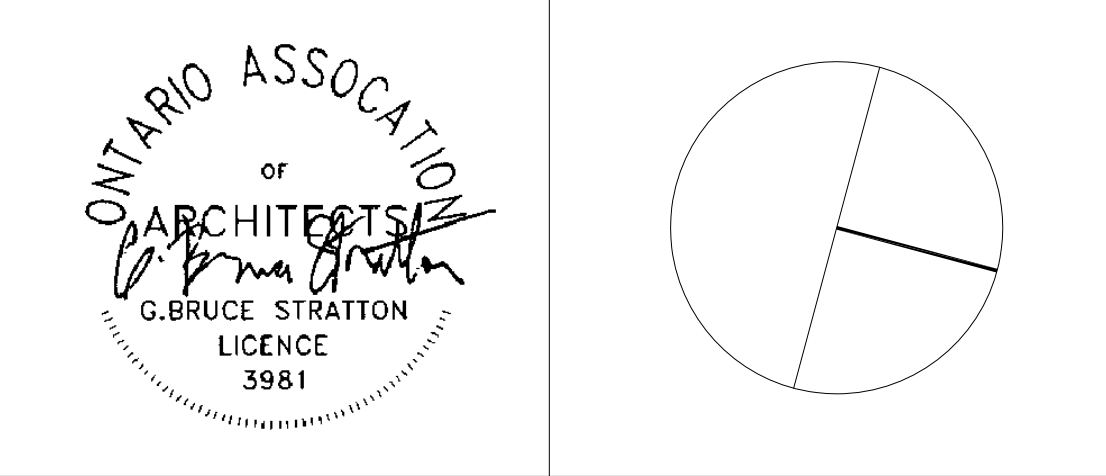
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SCALE: NTS



4  
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SCALE: NTS

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**York Region**  
PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
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PROJECT:	

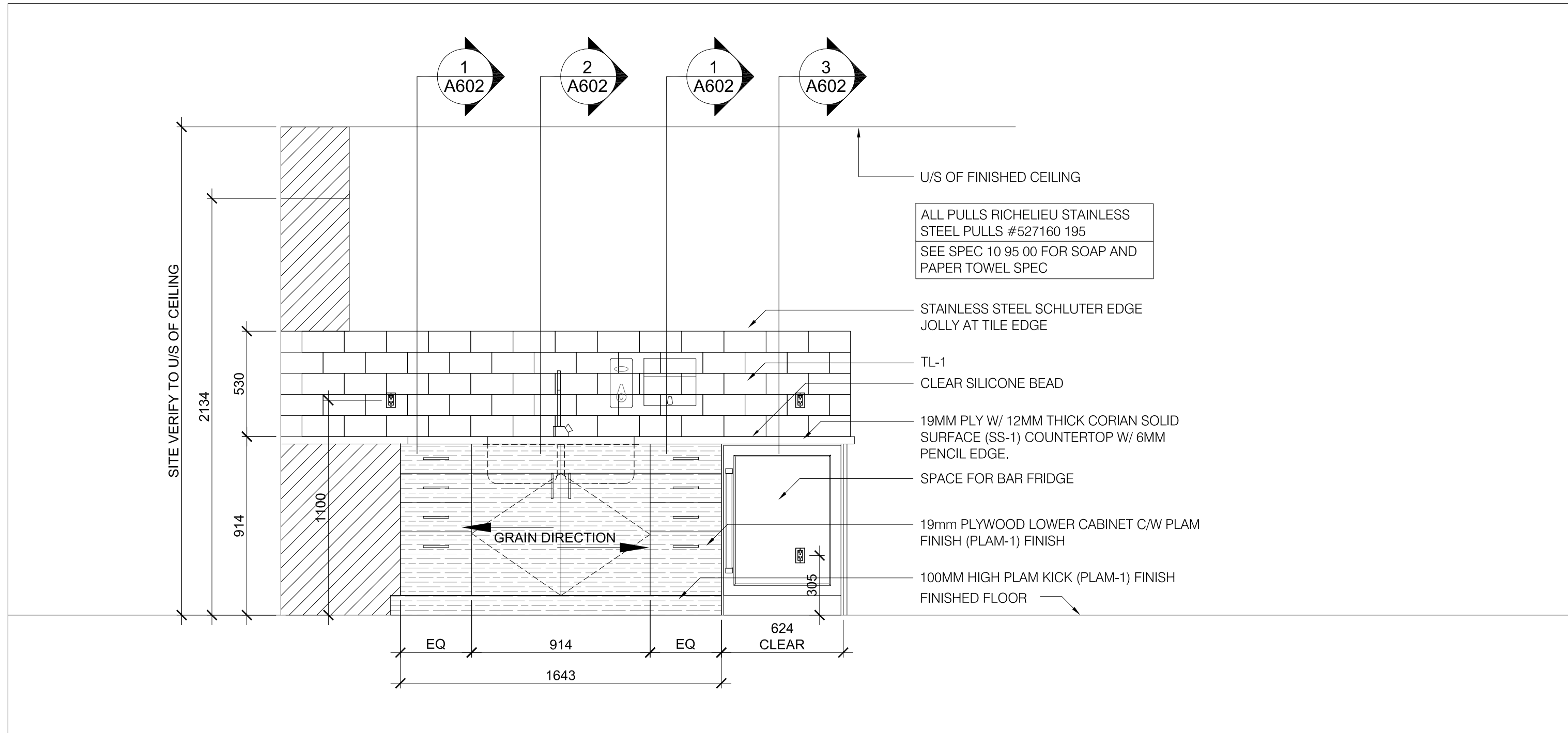
TENDER # RFTC-652-22

**YORK REGION**  
Administrative Centre  
17250 Yonge Street  
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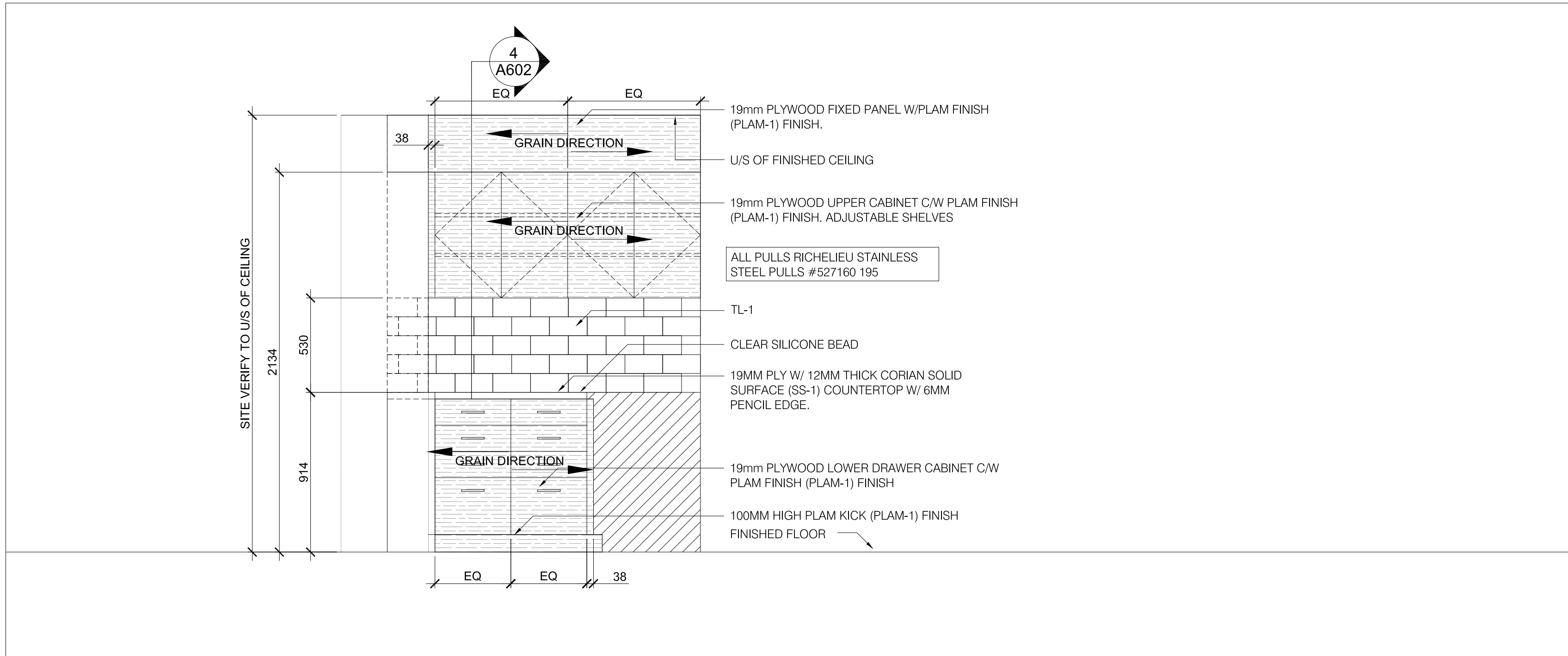
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DETAILS  
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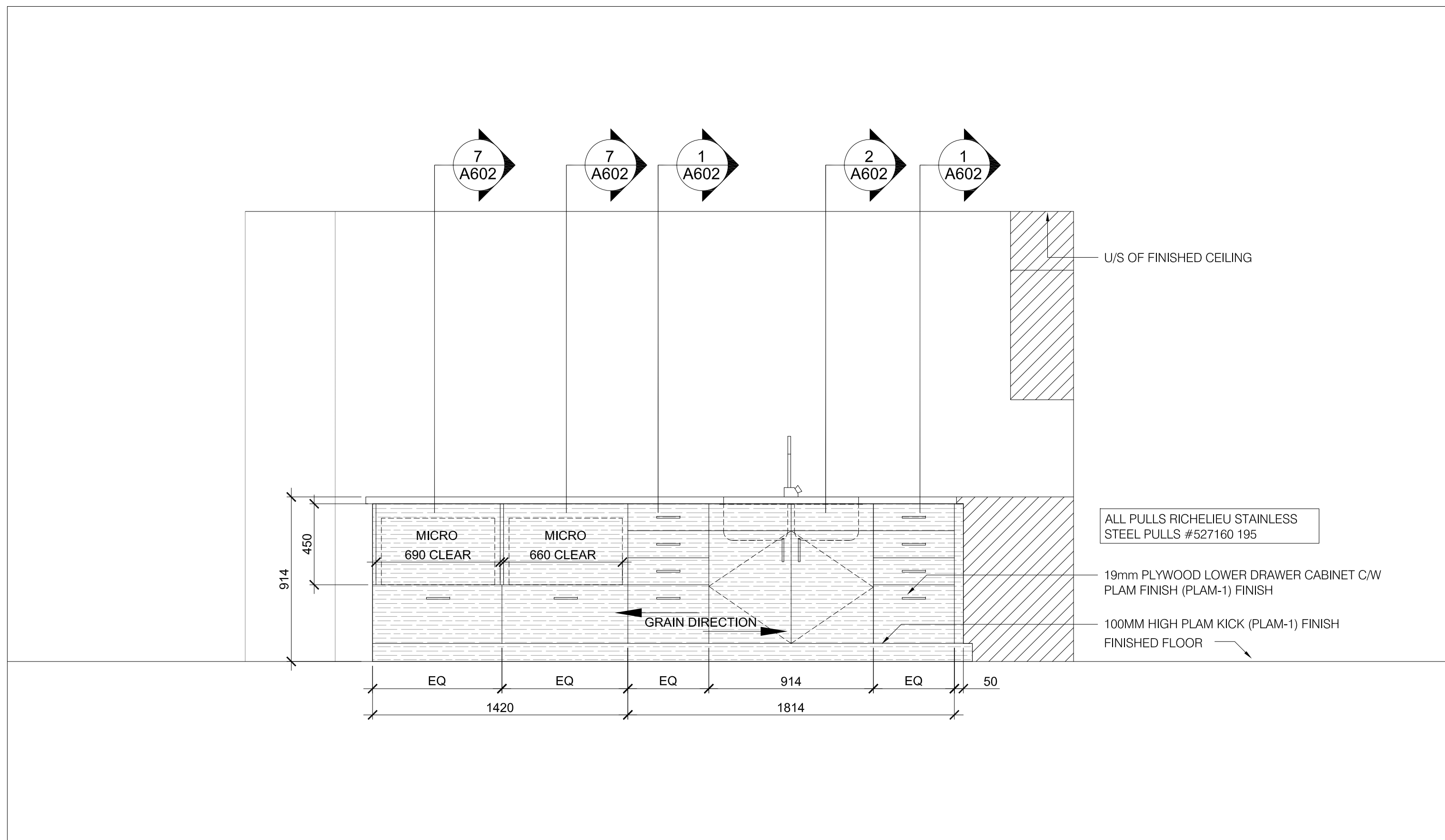




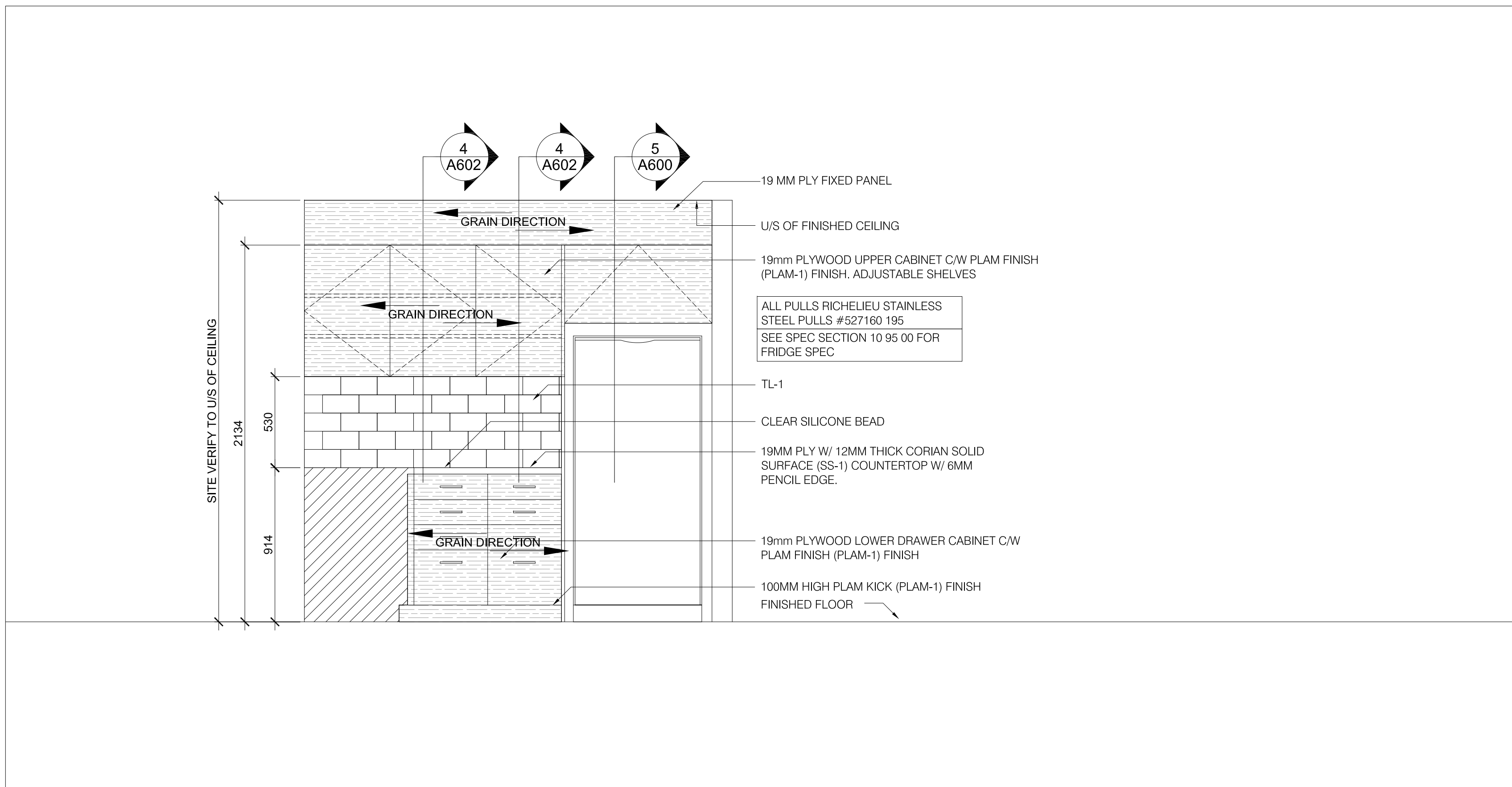
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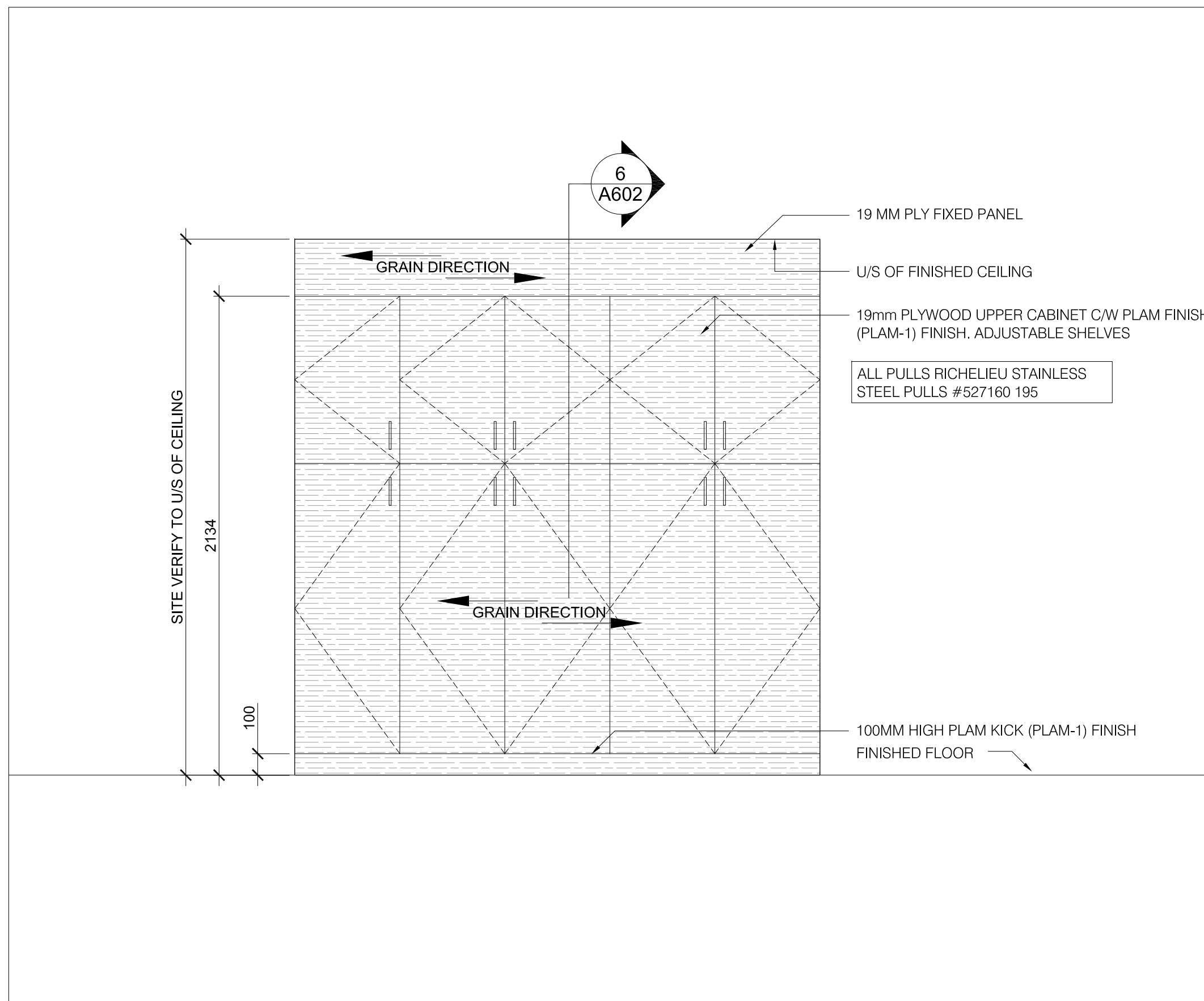
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SCALE: NTS



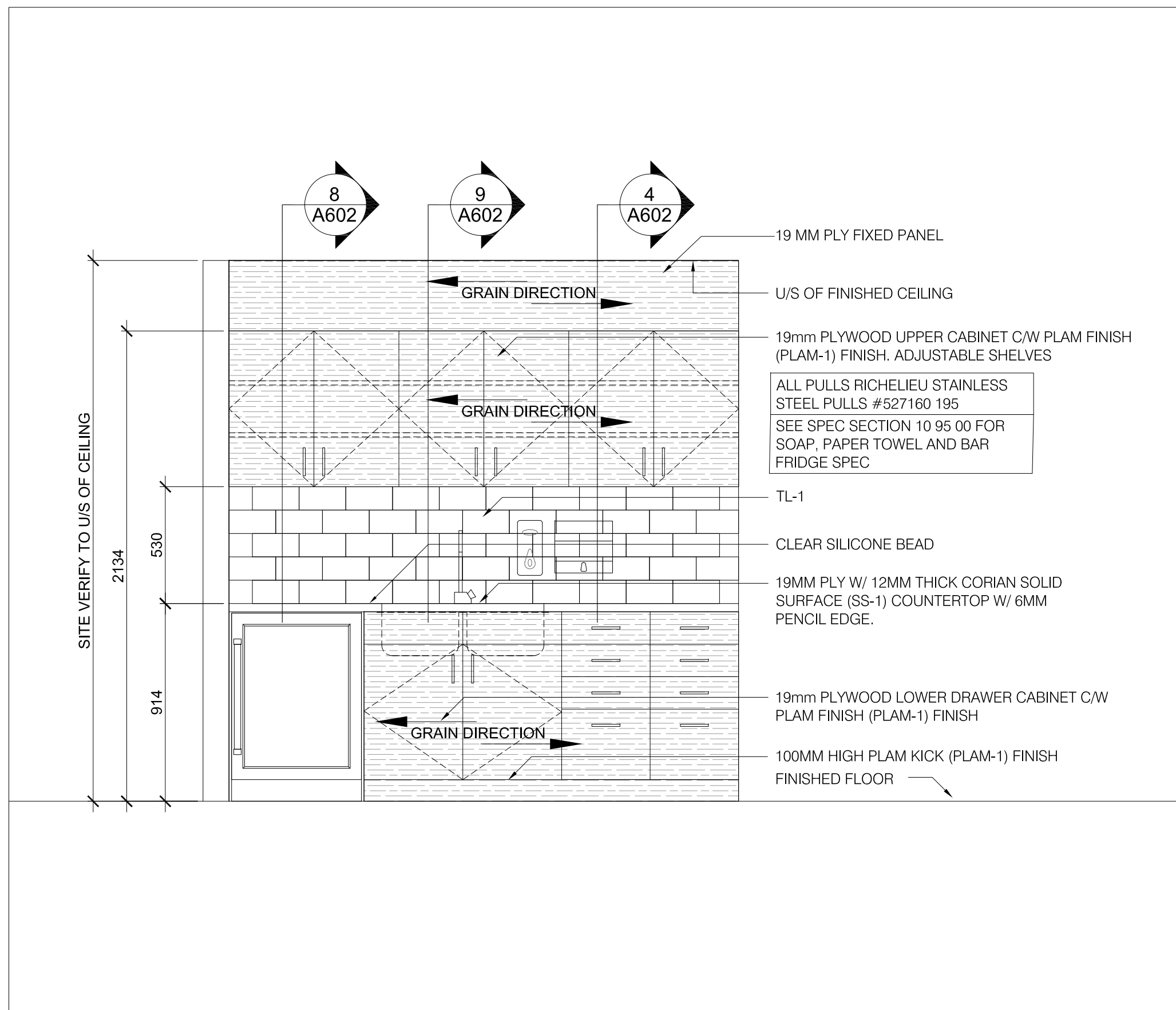
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SCALE: NTS



4  
A601 ELEVATION: CONNECTION CAFE 4-33  
SCALE: NTS



5  
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SCALE: NTS



6  
A601 ELEVATION: CAFE COUNTER 4-45  
SCALE: NTS

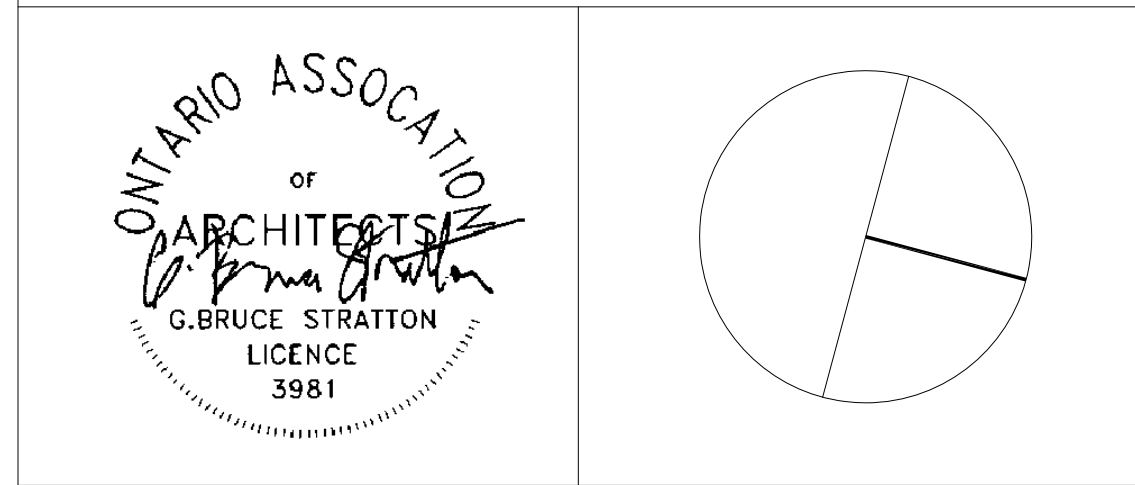
MILLWORK NOTES

- GC TO SUBMIT HARDWARE SPECIFICATIONS TO ARCHITECT FOR APPROVAL PRIOR TO SUPPLY/INSTALL
- SITE VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION/INSTALLATION OF MILLWORK
- GC TO PROVIDE SAMPLES OF ALL MILLWORK FINISHES INCLUDING VENEERS, PLASTIC LAMINATES, HARDWARE, SOLID SURFACE ETC. PRIOR TO THE CONSTRUCTION/INSTALLATION ON ANY MILLWORK
- INTERIOR OF ALL MILLWORK TO MATCH EXTERIOR FINISH. WHITE INTERIOR MELAMINE AND/OR WHITE PLASTIC LAMINATE WILL NOT BE ACCEPTED
- UNLESS NOTED ON DRAWINGS, REFER TO SPECIFICATIONS FOR COMPLETE FINISH SPECS
- ALL WOOD GRAIN AS SPECIFIED FOR MILLWORK TO RUN IN A VERTICAL DIRECTION UNLESS NOTES OTHERWISE ON DRAWINGS
- DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT FOR DESIGN SPECIFIC QUESTIONS
- REFER TO MECHANICAL ENGINEER'S DWGS FOR SINK AND FAUCET SPEC
- GC TO SUPPLY DETAILED SHOPS OF ALL MILLWORK FOR ARCHITECT REVIEW PRIOR TO SUPPLY/INSTALL
- REFER TO MILLWORK SPEC SECTION FOR FINISHES SPECIFICATION
- NO ADDED UREA FORMALDEHYDE IN MILLWORK. 100% FSC CERTIFIED WOOD FOR ALL WOOD PRODUCT
- PLAM-1: MANUFACTURED: NEVAMAR-PH00017T VENERABLE OLD OAK. PROVIDE SAMPLE PRIOR TO SUPPLY/INSTALL
- SOLID SURFACE (SS-1): CORIAN TERRA SILVER BIRCH. PROVIDE SAMPLE PRIOR TO SUPPLY/INSTALL

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	ISSUED FOR CONSTRUCTION

G.Bruce Stratton Architects

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**York Region**  
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES  
FLOOR: 4TH  
BASE DATE: 01-01-2022  
PROJECT:

TENDER # RFTC-652-22

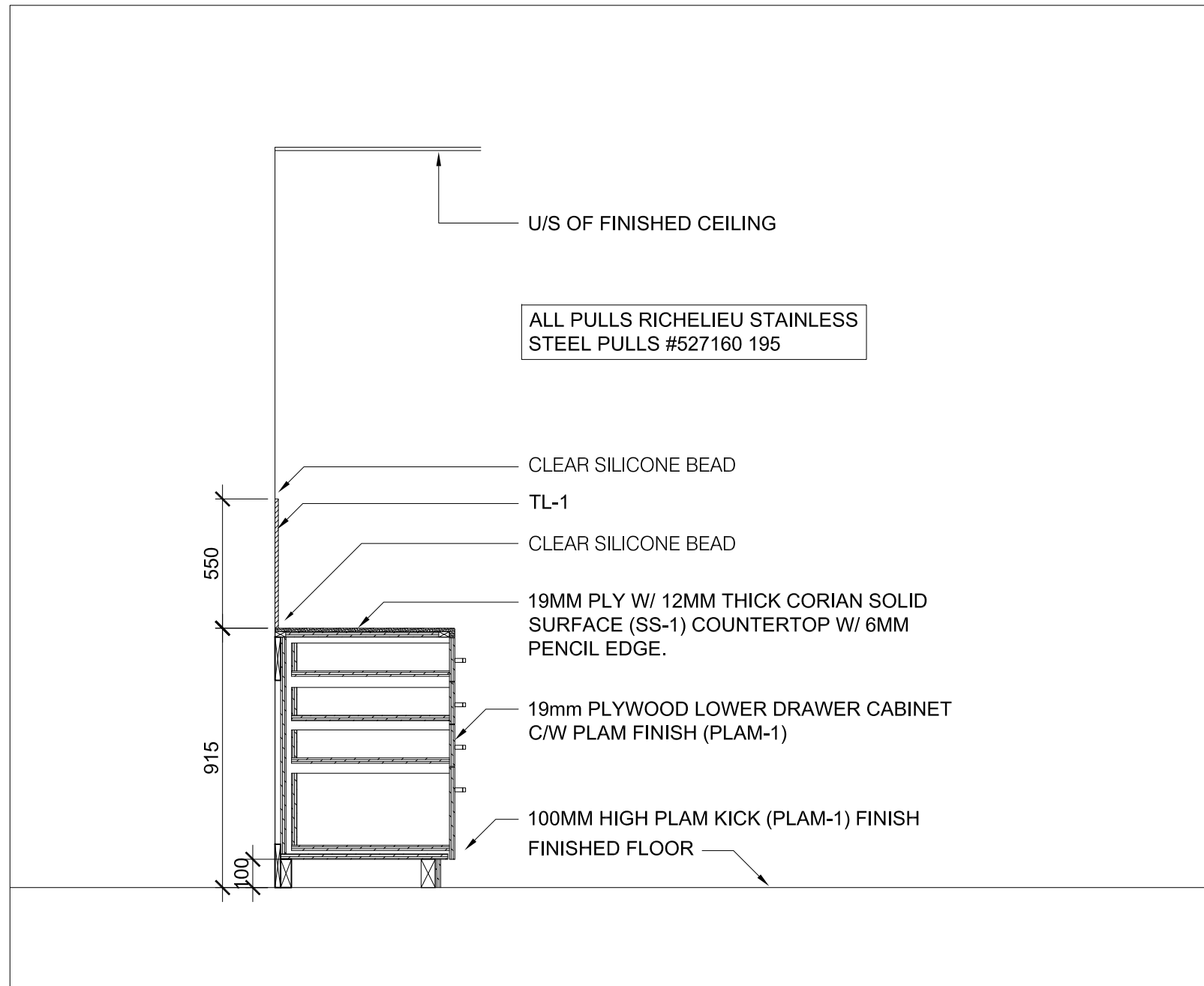
**YORK REGION**  
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

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SUBMITTED TO: MUNICIPALITY OF YORK  
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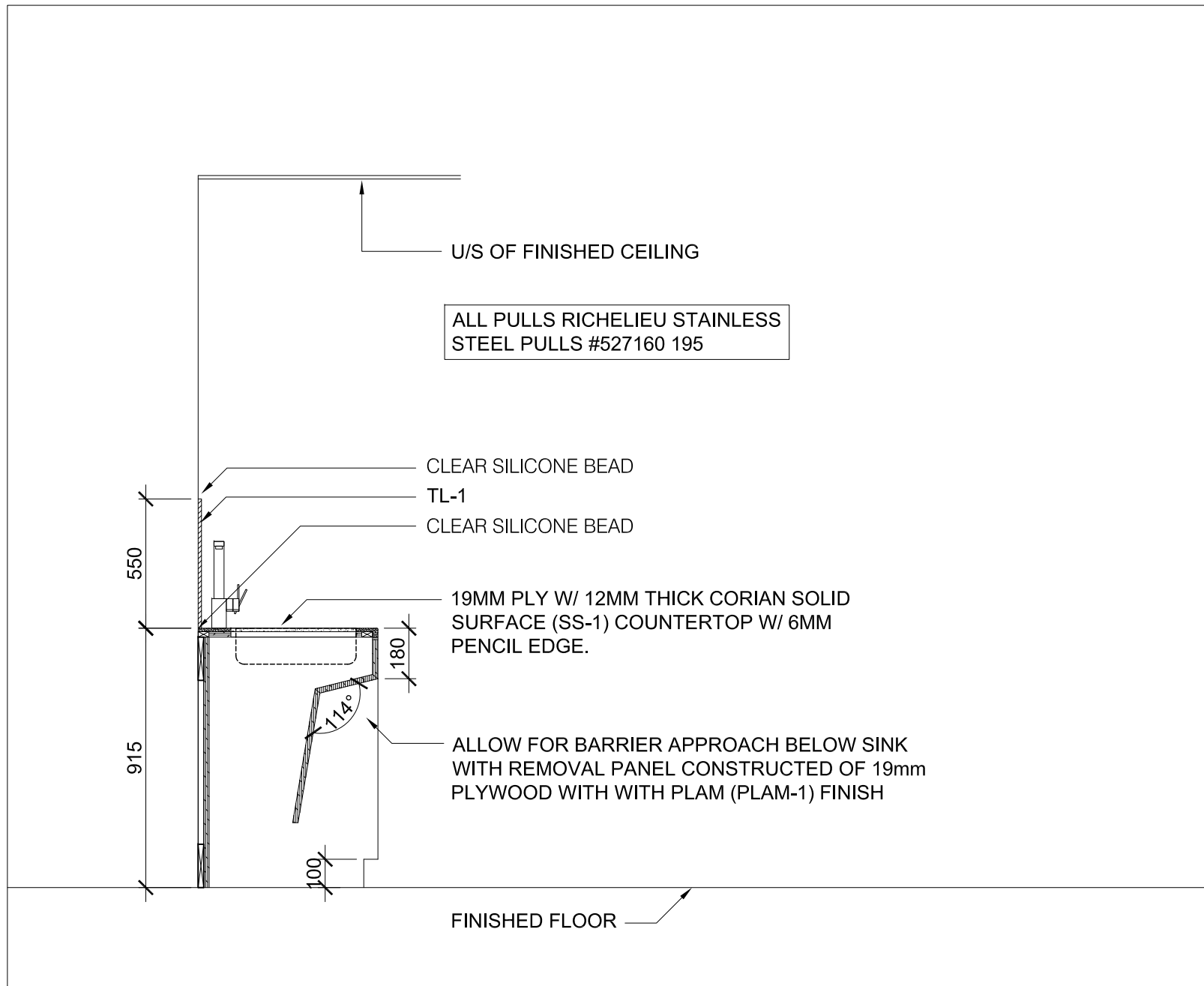
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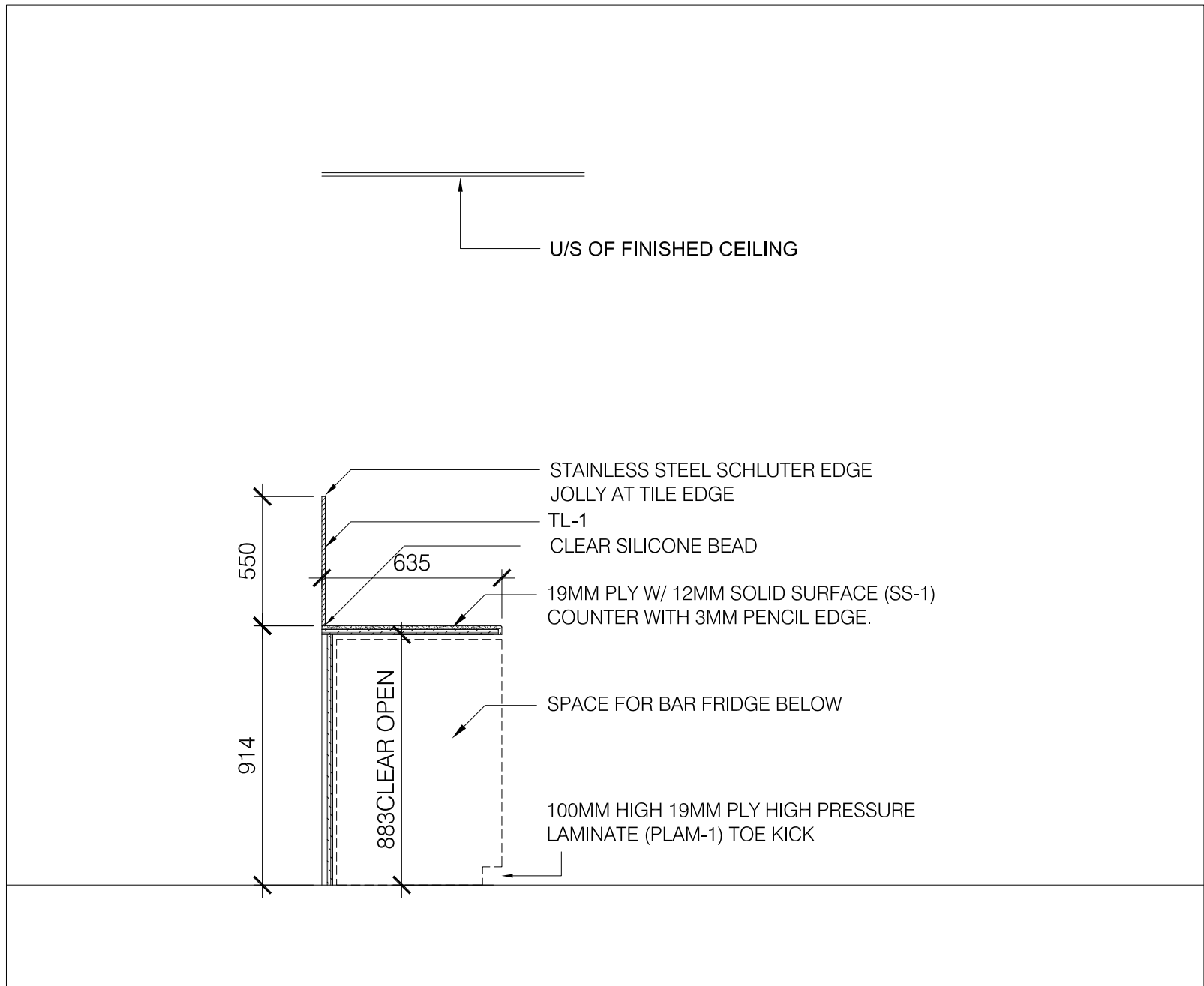




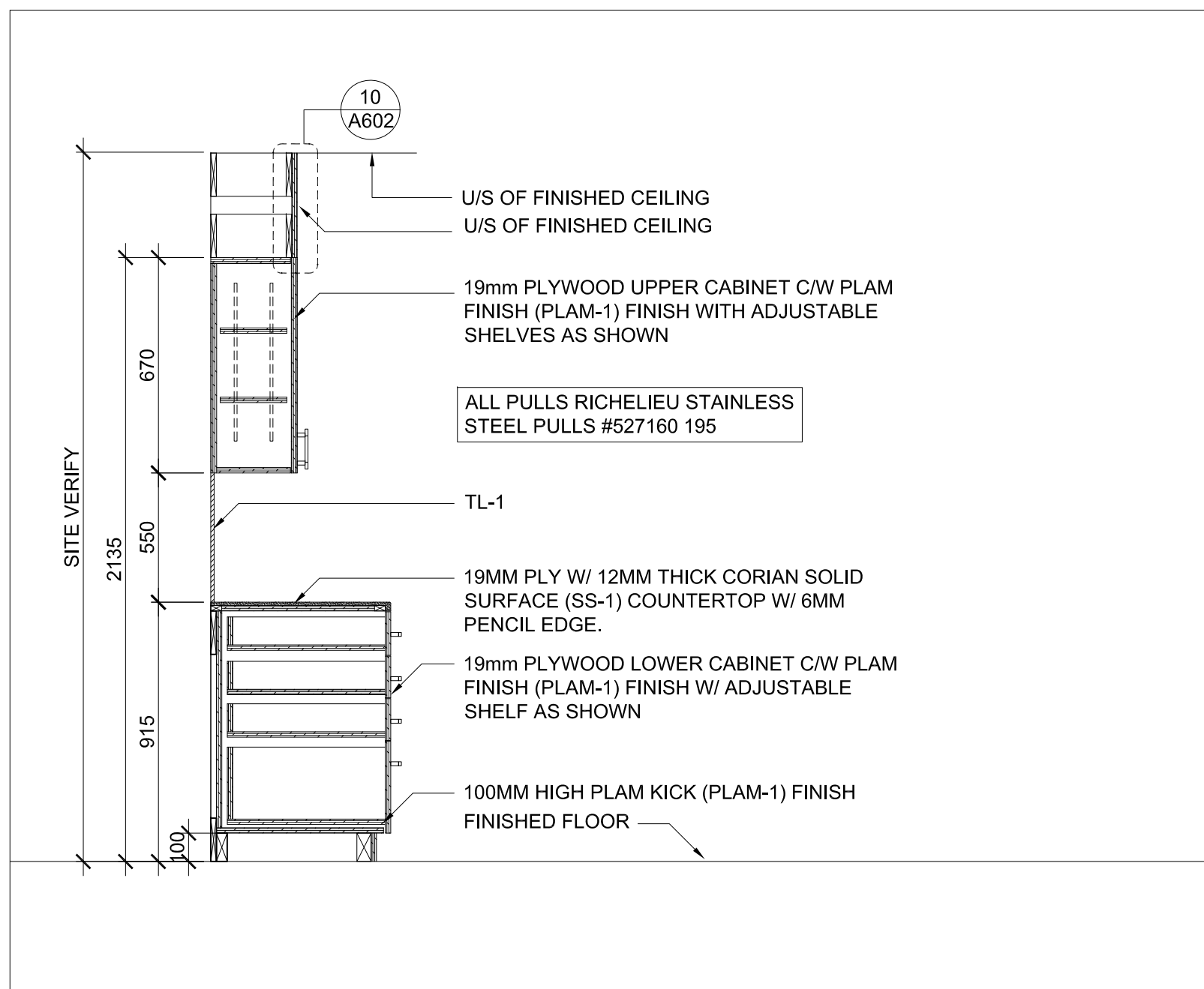
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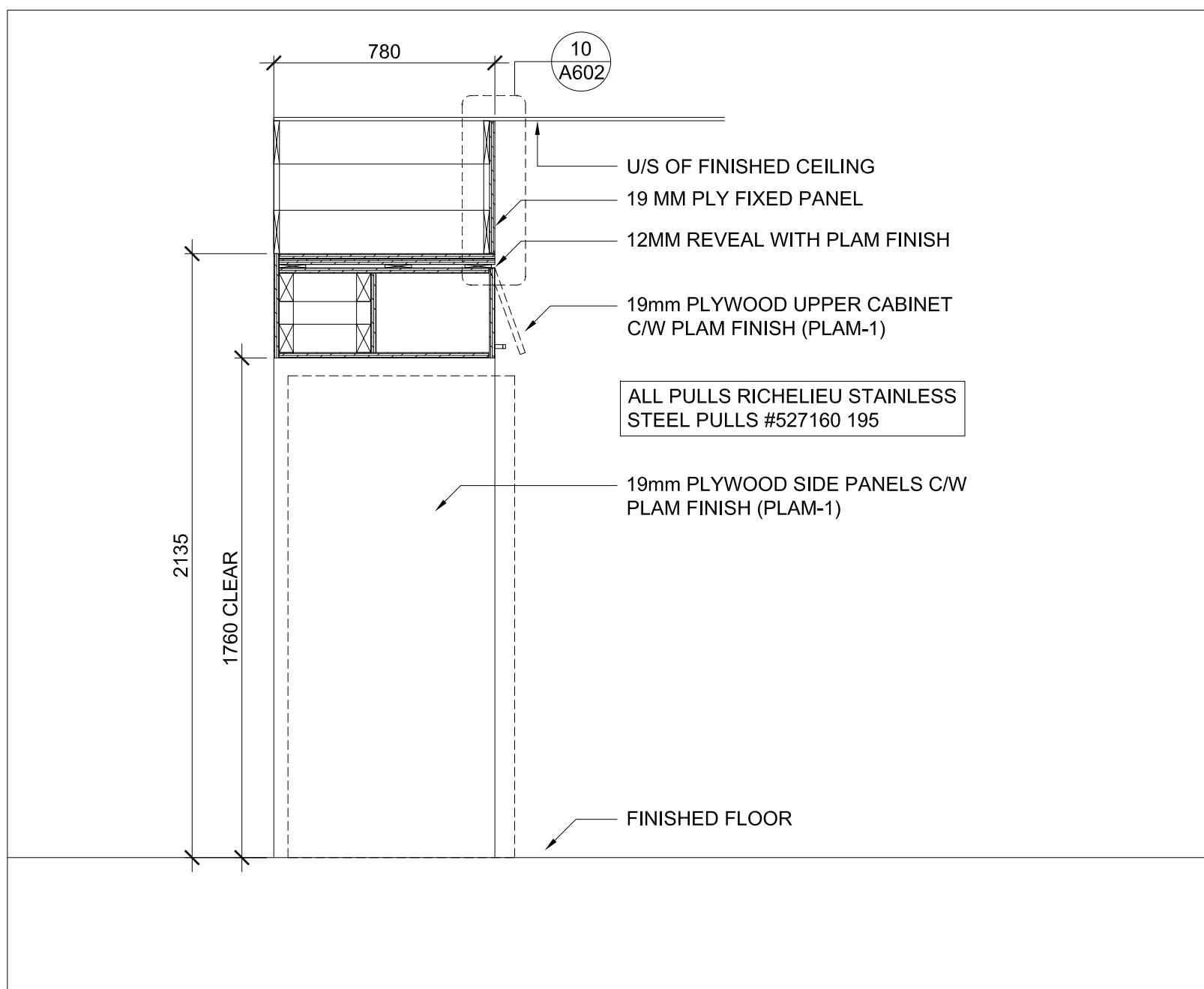
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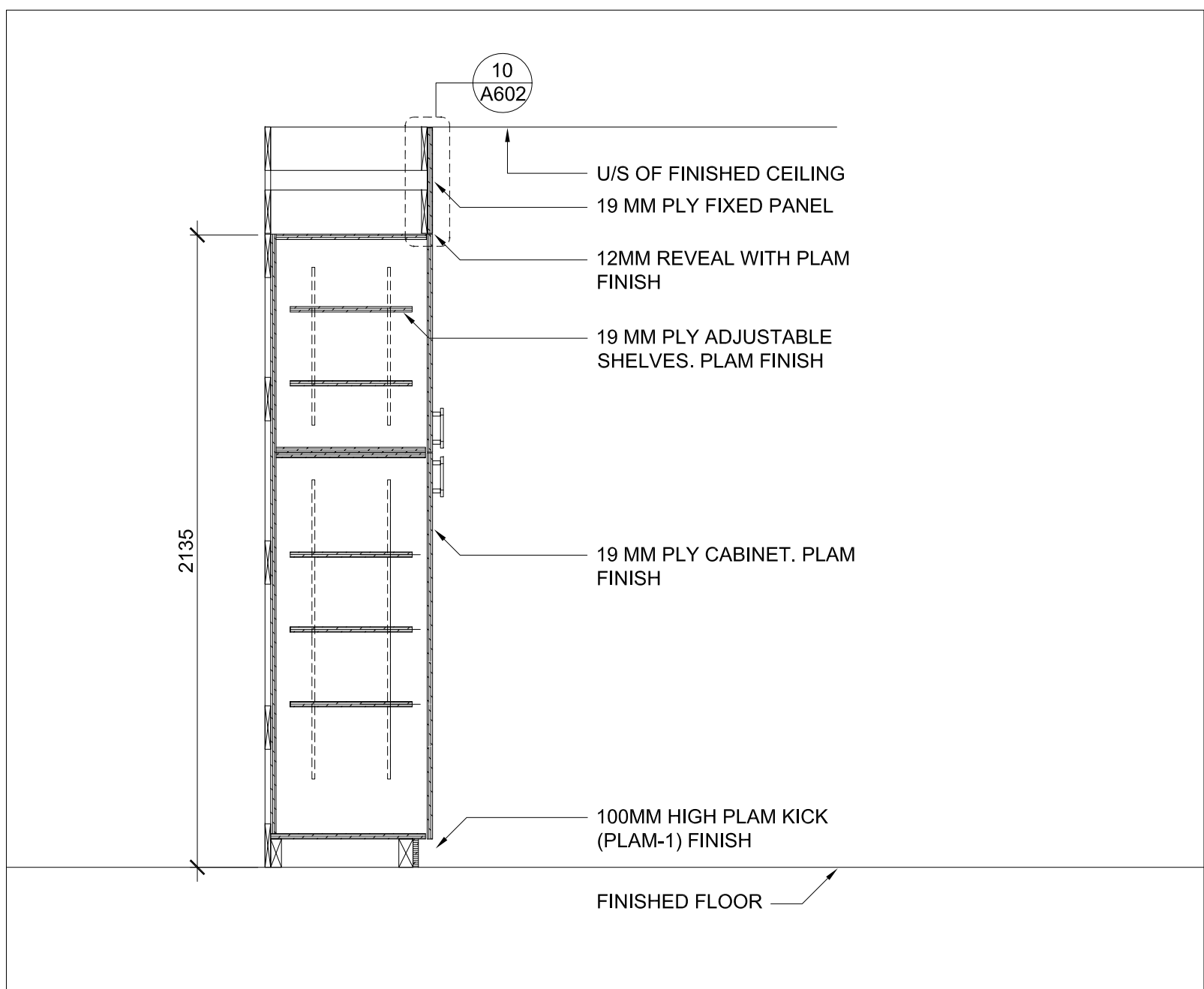
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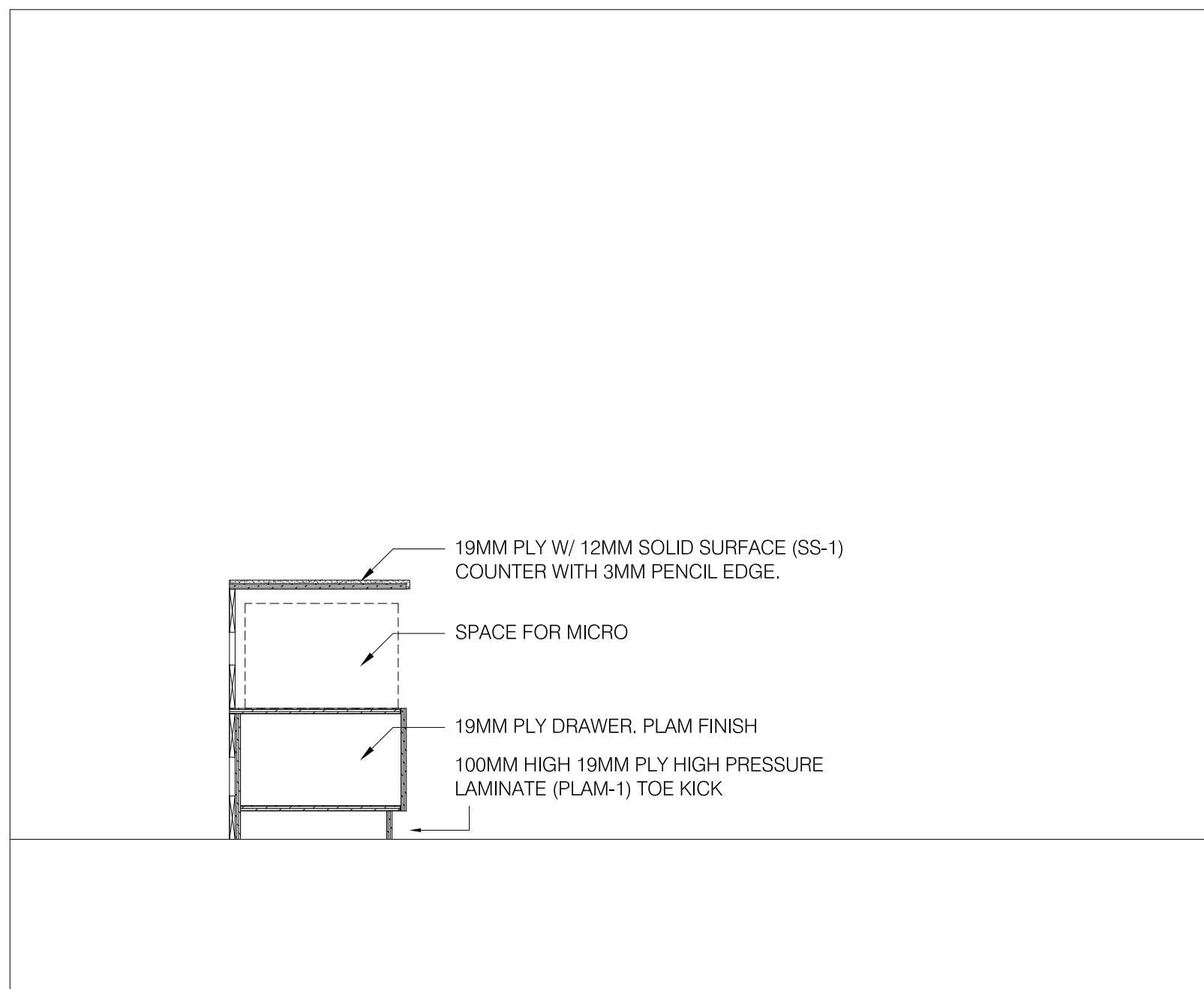
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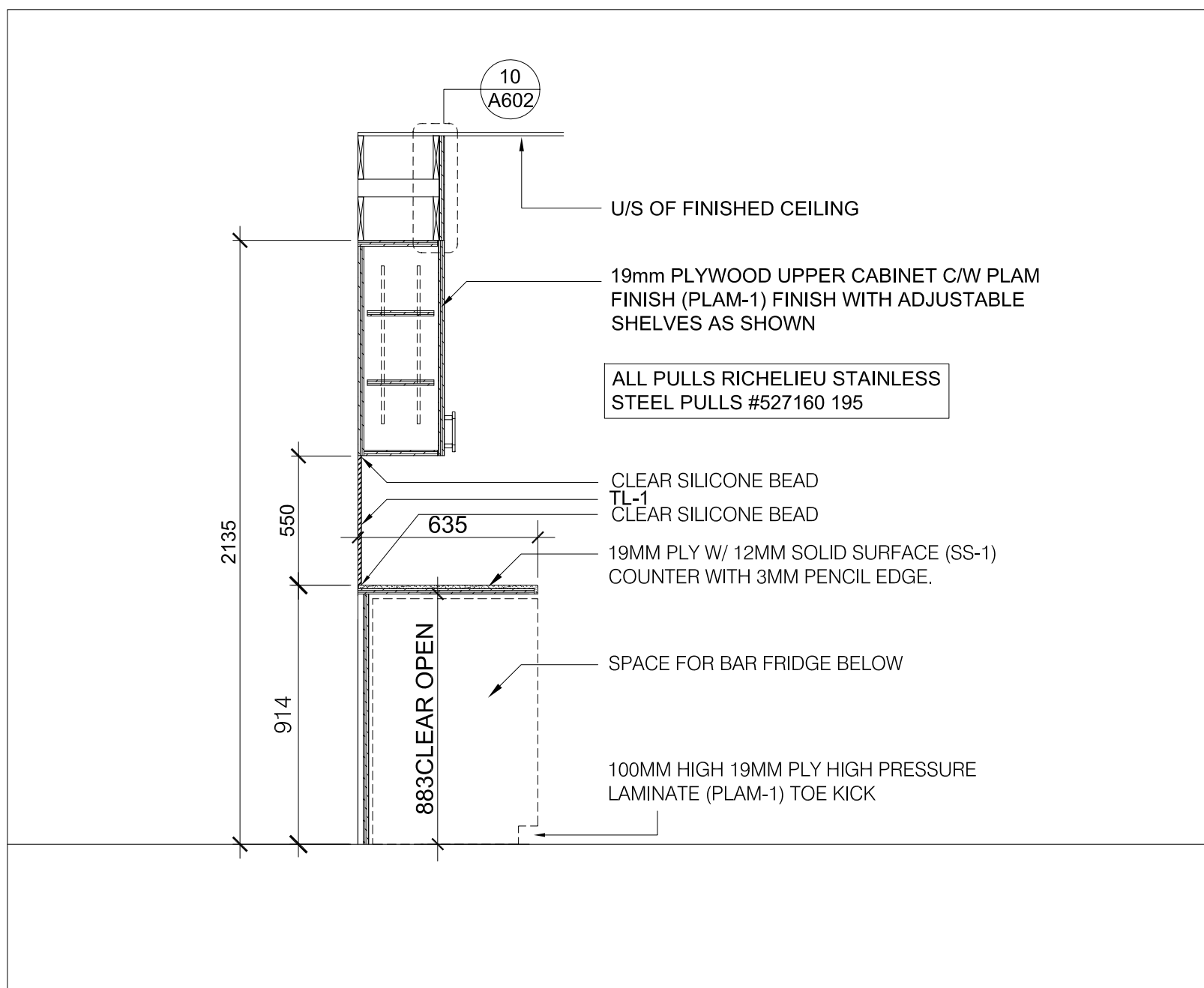
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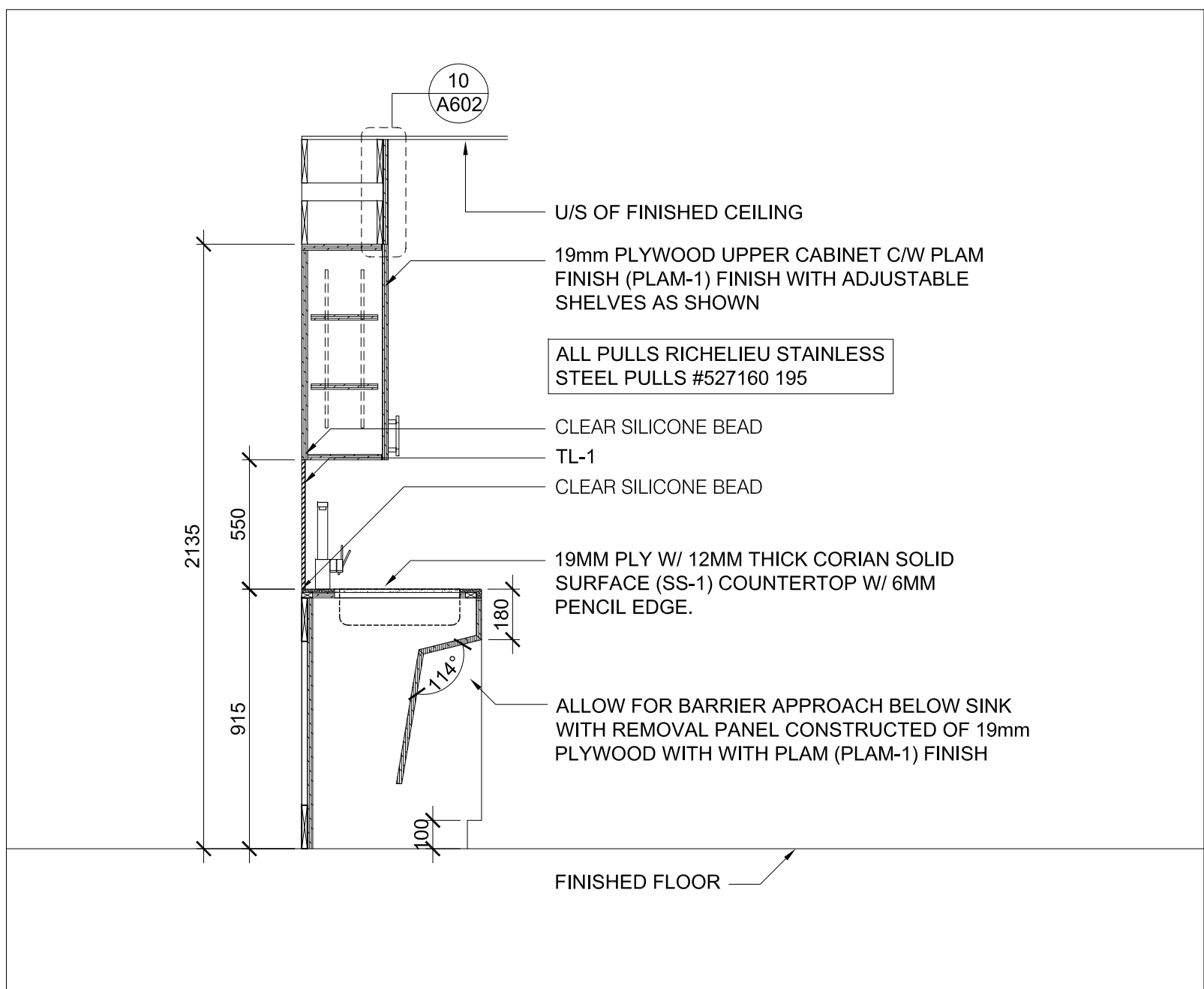
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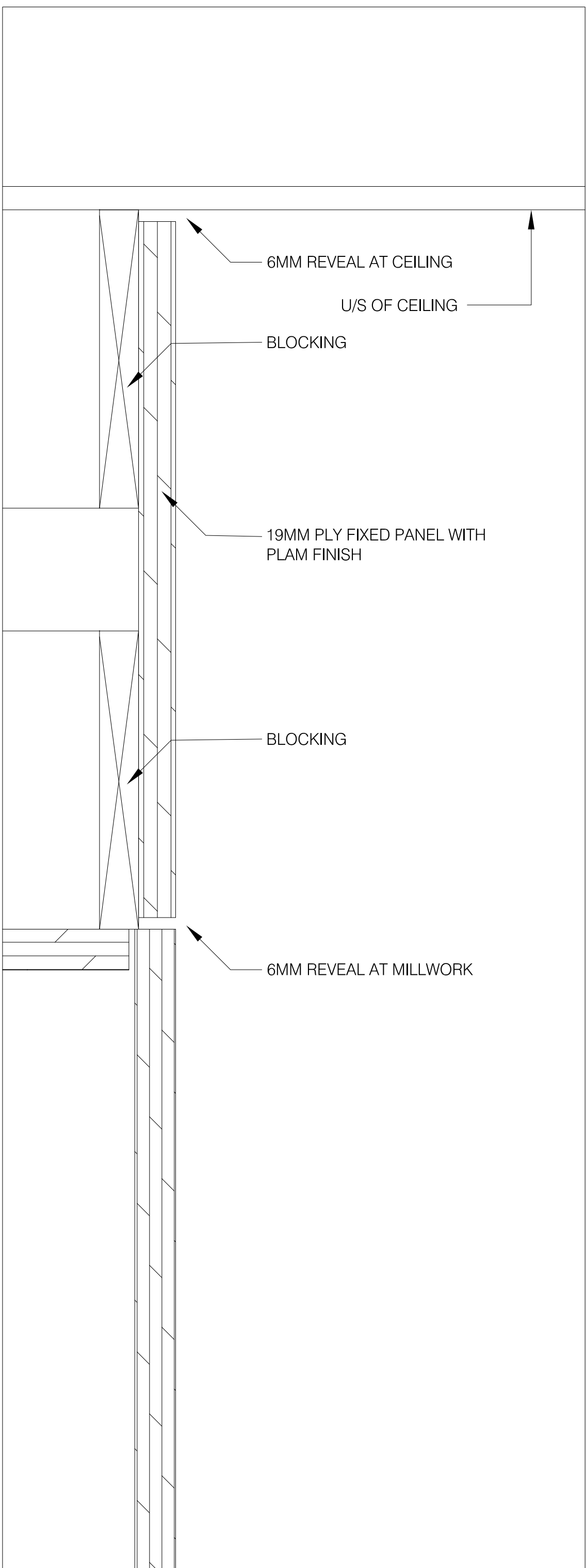
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8 SECTION  
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9 SECTION  
A602 SCALE: NTS



10 SECTION - FIXED PANEL  
A602 SCALE: NTS

MILLWORK NOTES

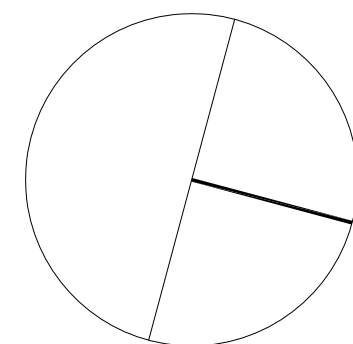
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11. NO ADDED UREA FORMALDEHYDE IN MILLWORK, 100% FSC CERTIFIED WOOD FOR ALL WOOD PRODUCT
12. PLAM-1: MANUFACTURER: NEVAMAR #W001177 VENERABLE OLD OAK. PROVIDE SAMPLE PRIOR TO SUPPLY/INSTALL
13. SOLID SURFACE (SS-1): CORIAN TERRA SILVER BIRCH. PROVIDE SAMPLE PRIOR TO SUPPLY/INSTALL

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**York Region**  
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

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BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

**YORK REGION**

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE:--AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

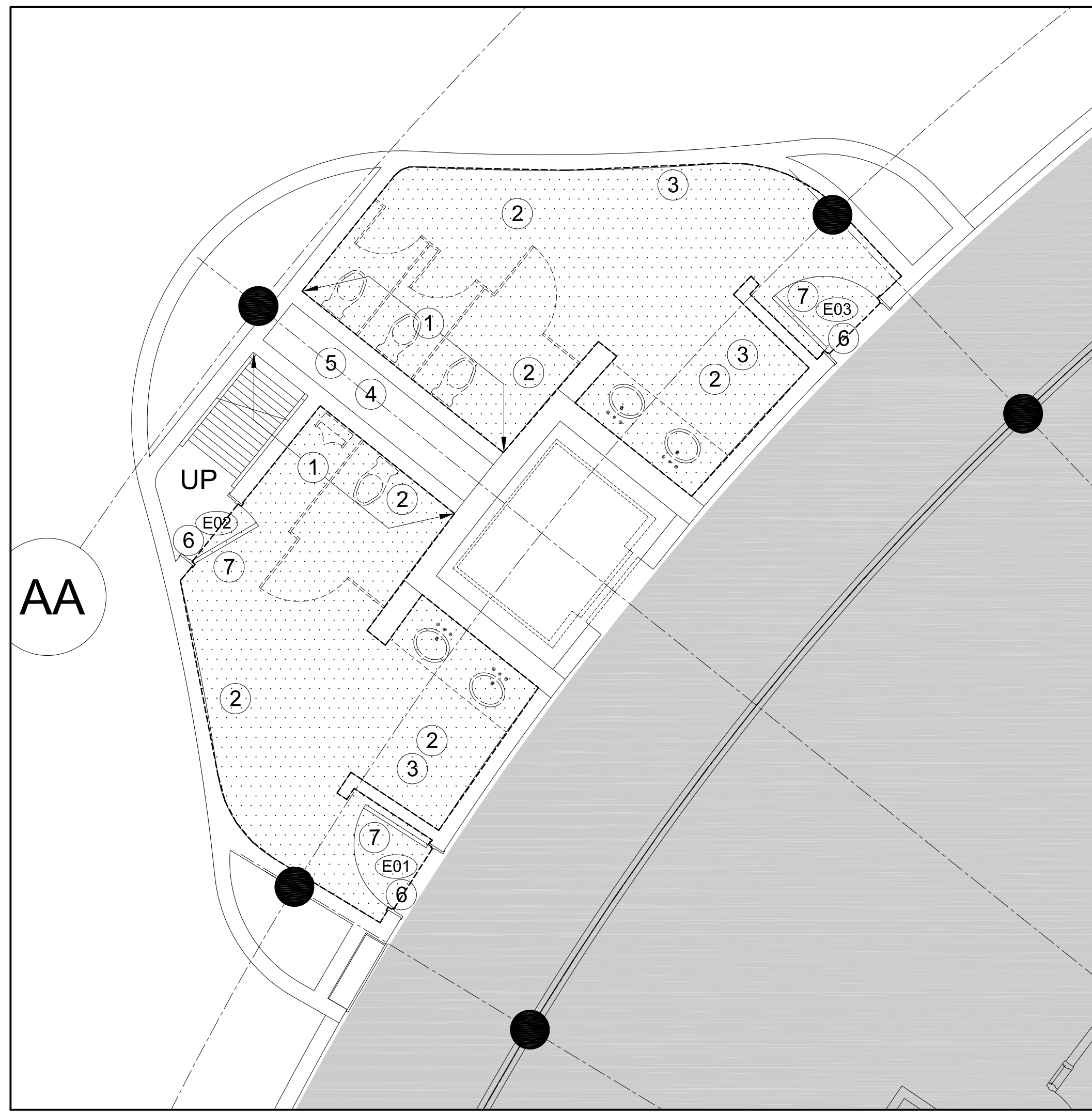
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**DETAILS**

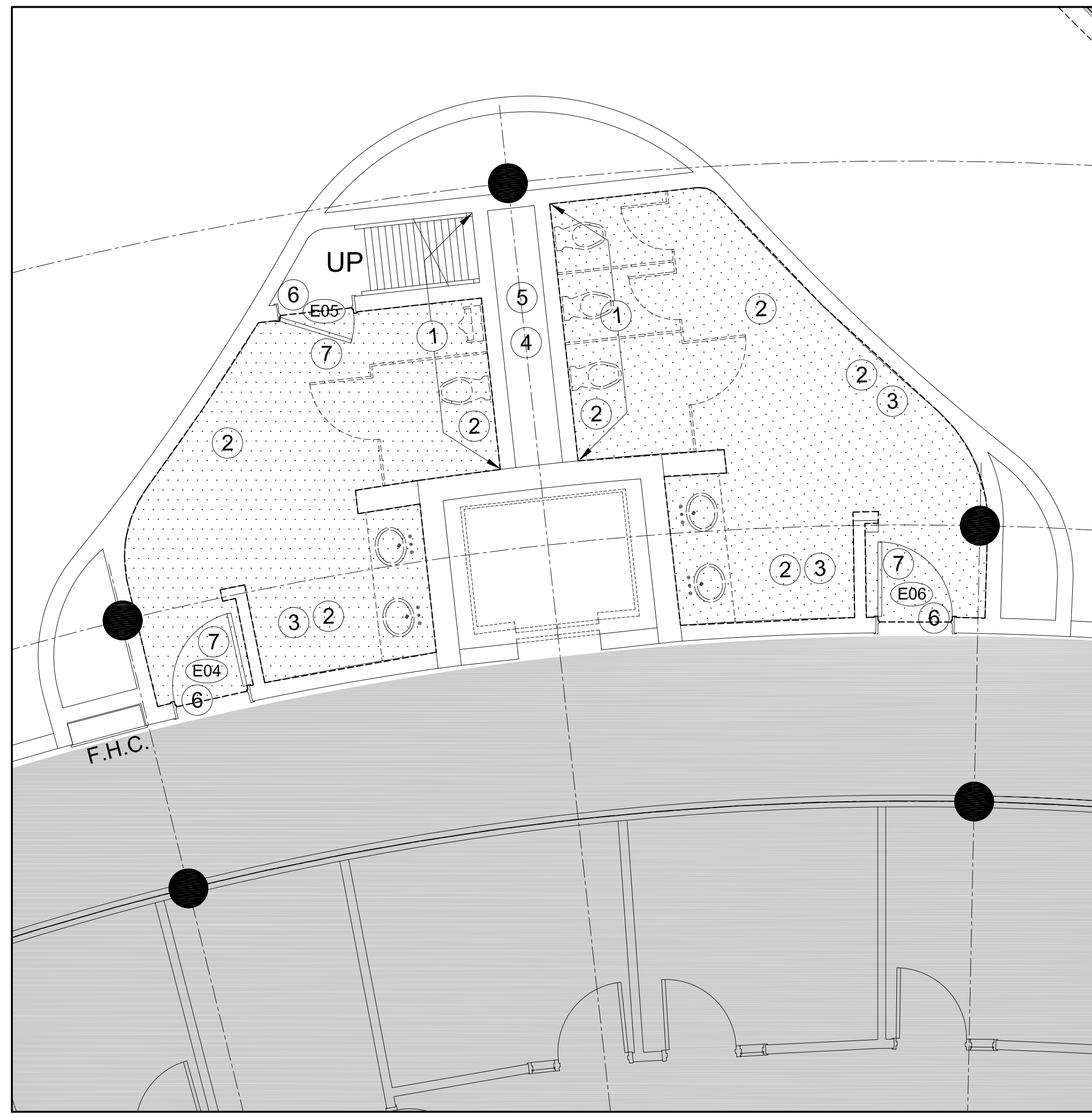
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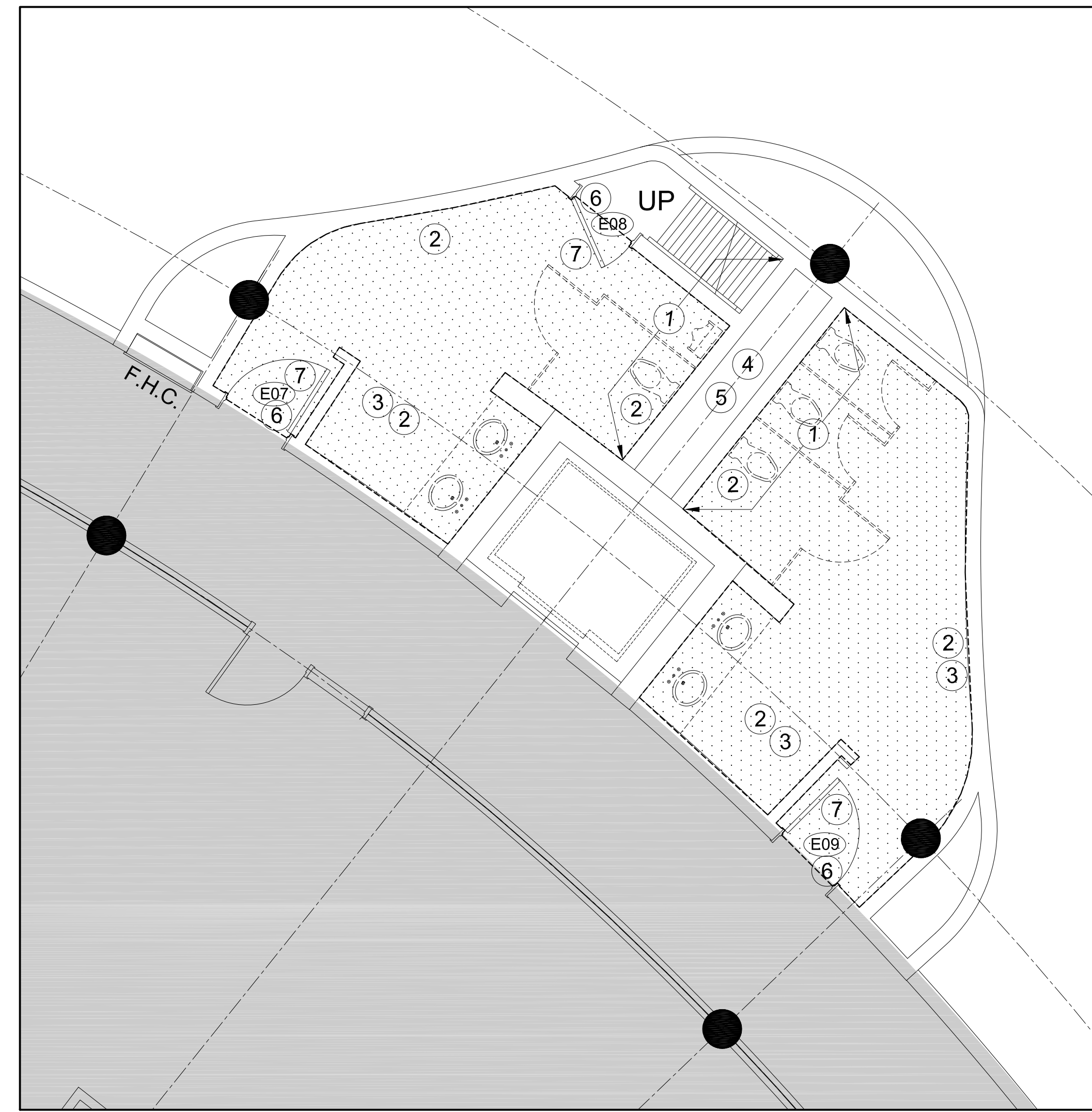




1 DEMOLITION PLAN:  
A700 SCALE - 1:50



2 DEMOLITION PLAN:  
A700 SCALE - 1:50

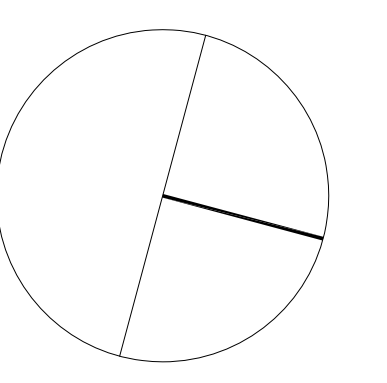


3 DEMOLITION PLAN:  
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Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

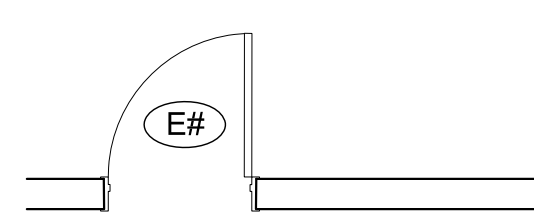
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**DEMOLITION PLAN**

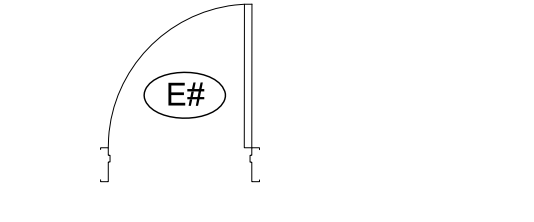
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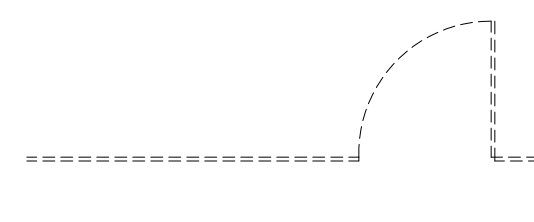


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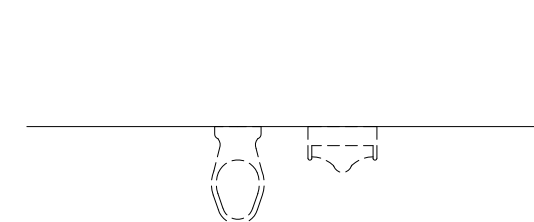
EXISTING GYPSUM AND CONCRETE WALLS, DOORS, DOOR FRAMES TO REMAIN. REFER TO BELOW FOR FURTHER DIRECTION REGARDING EXISTING DOORS



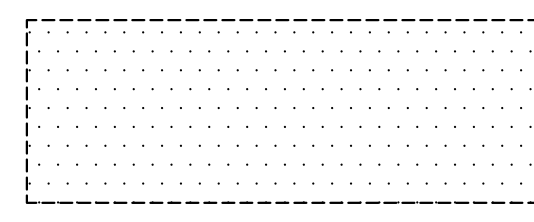
EXISTING WOOD DOORS (E01, E02, E03, E04, E05, E06) TO BE REMOVED, REFINISHED AND REINSTALLED.



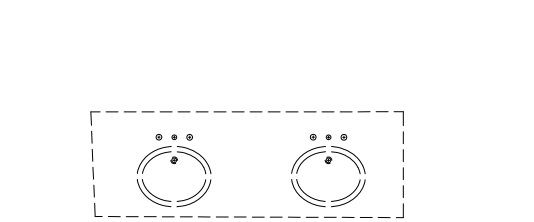
REMOVE EXISTING WASHROOM PARTITIONS AND ATTACHMENTS. PATCH/REPAIR WALLS/FLOORS/CEILINGS WHERE DAMAGE HAS OCCURRED AS A RESULT OF DEMO/REMOVAL. DIVERT FROM LANDFILL AND RECYCLE



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



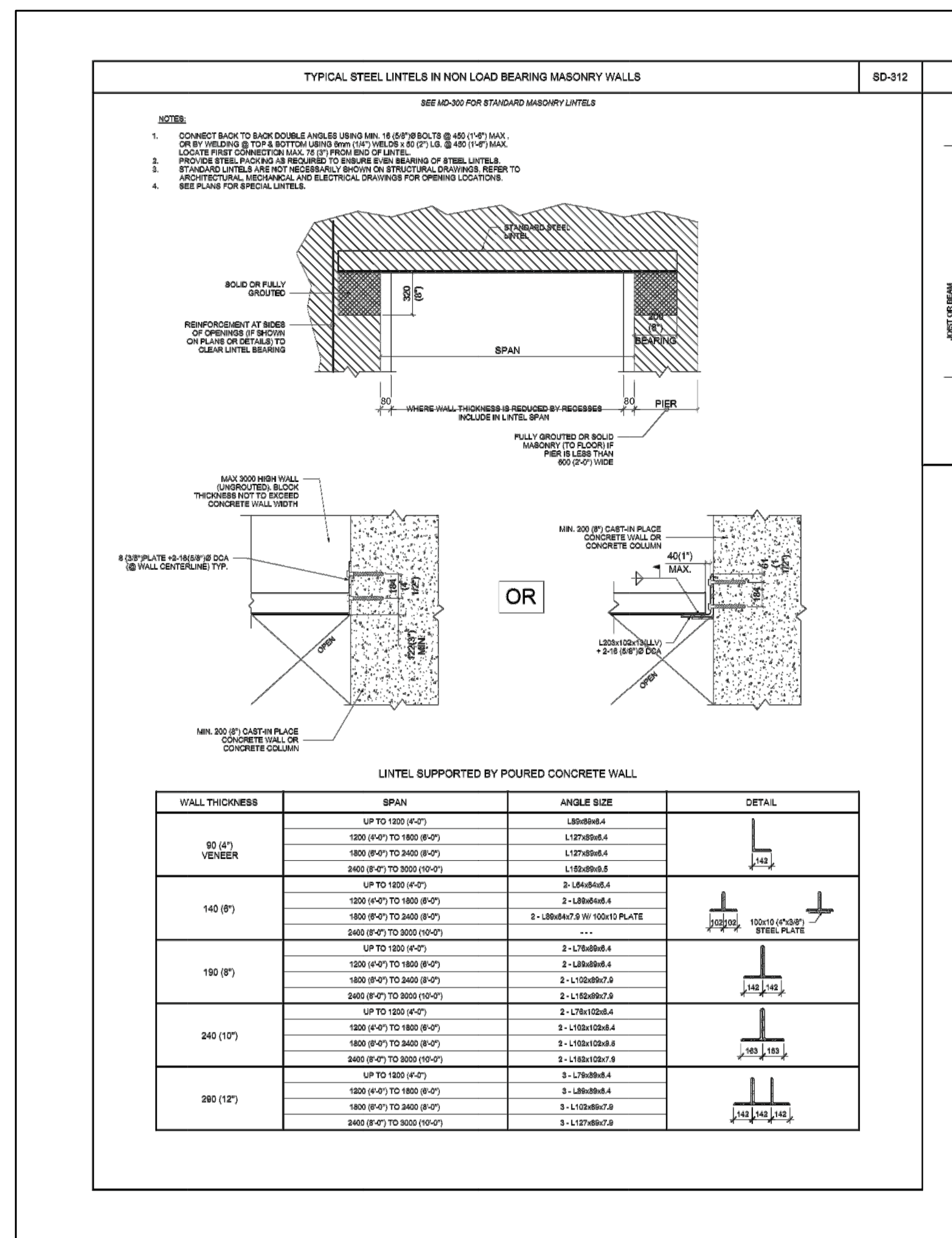
REMOVE EXISTING MILLWORK AND SINK. REMOVE ALL STRUCTURAL SUPPORT FOR MILLWORK COUNTER. REFER TO MECH ENG DWGS FOR PLUMBING RELATED DEMO WORK

DEMOLITION NOTES

- CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
- 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
- TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
- ALL EXISTING CONCRETE WALLS TO REMAIN
- REMOVE EXISTING GRAB BARS LOCATED IN ALL BARRIER-FREE STALLS
- 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.
- 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
- PATCH/REPAIR/SAND/MAKE GOOD ALL EXISTING GYPSUM & CONCRETE WALLS POST DEMOLITION AND PRIOR TO THE START OF NEW WORK. REFER TO ENGINEER'S DRAWINGS FOR MECHANICAL & ELECTRICAL SCOPE OF WORK AS IT RELATED TO DEMOLITION

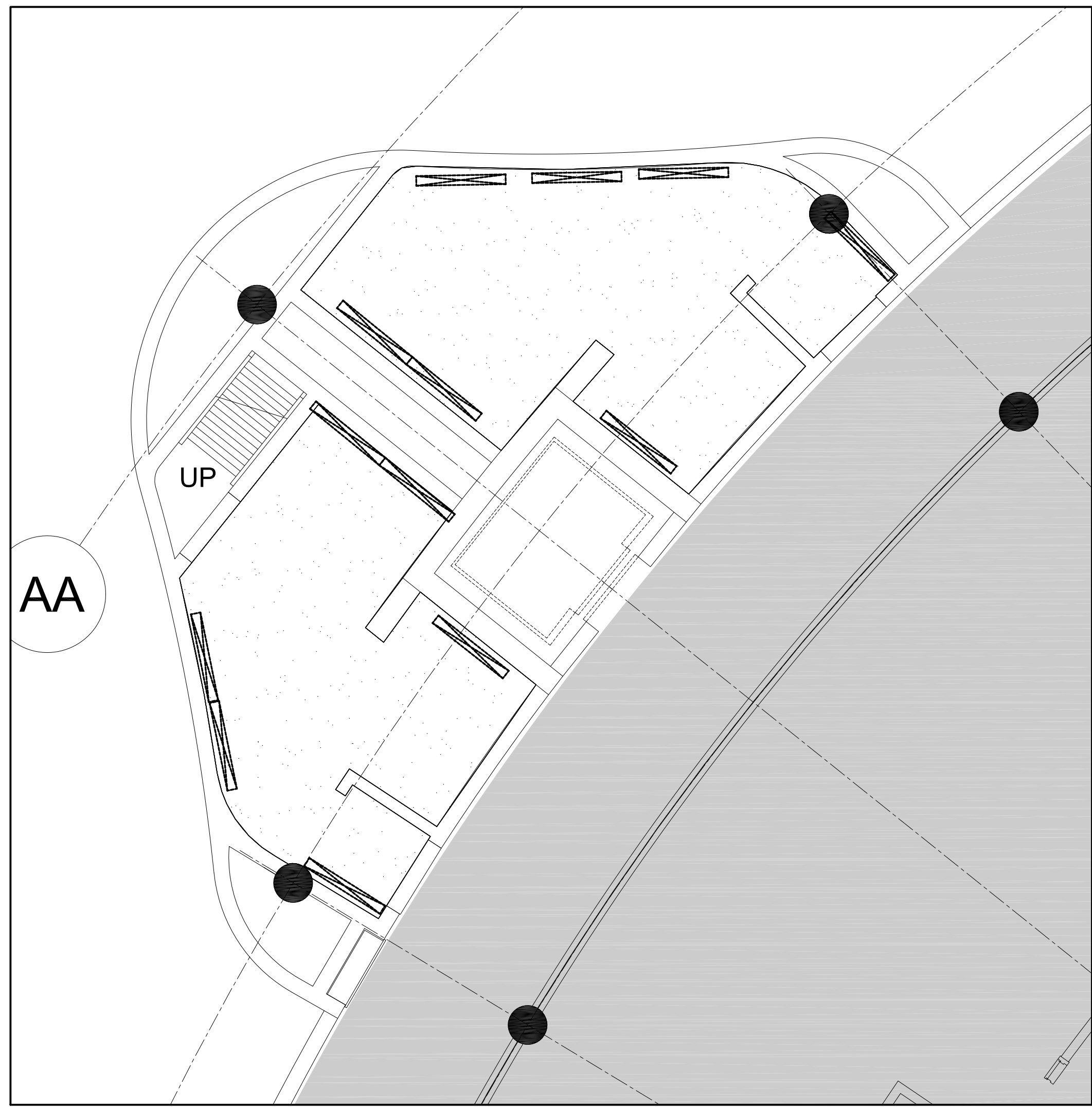
KEYNOTE

- REMOVE PORTION OF EXISTING WALL AS SHOWN TO +/- 1200MM AFF FOR ACCESS TO 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. ALLOW FOR STEEL LINTEL SUPPORT TO SPAN WIDTH OF OPENING. REFER TO 4/A700 FOR LINTEL SUPPORT
- INFILL HOLES, REPAIR & PATCH BLOCK WALLS WHERE REMOVAL OF EXISTING WALL TILE OCCURS. ALLOW FOR UPTO 500 SQ.FT. OF PATCH/REPAIR IN EACH WASHROOM.
- INFILL HOLES, REPAIR & PATCH BLOCK WALLS WHERE REMOVAL OF EXISTING WASHROOM ACCESSORIES OCCURS INCLUDING REMOVAL OF BABY CHANGE TABLES AND NAPKIN DISPENSERS
- CLEAN OUT ALL DEBRIS WITHIN THE WALL CHASE THAT SEPARATES THE MALE AND FEMALE WASHROOM
- GC TO CARRY FIRE STOPPING FOR 50 ADDITIONAL OPENINGS AT THE LOCATION OF THE WALL SHAFT FOR ALL THREE SETS OF WASHROOMS
- REMOVE EXISTING STAINLESS STEEL FLOOR TRANSITION
- REMOVE ALL EXISTING DOORS IN/AT WASHROOMS. SAND, REFINISH TO MATCH BUILDING STANDARD, REINSTALL

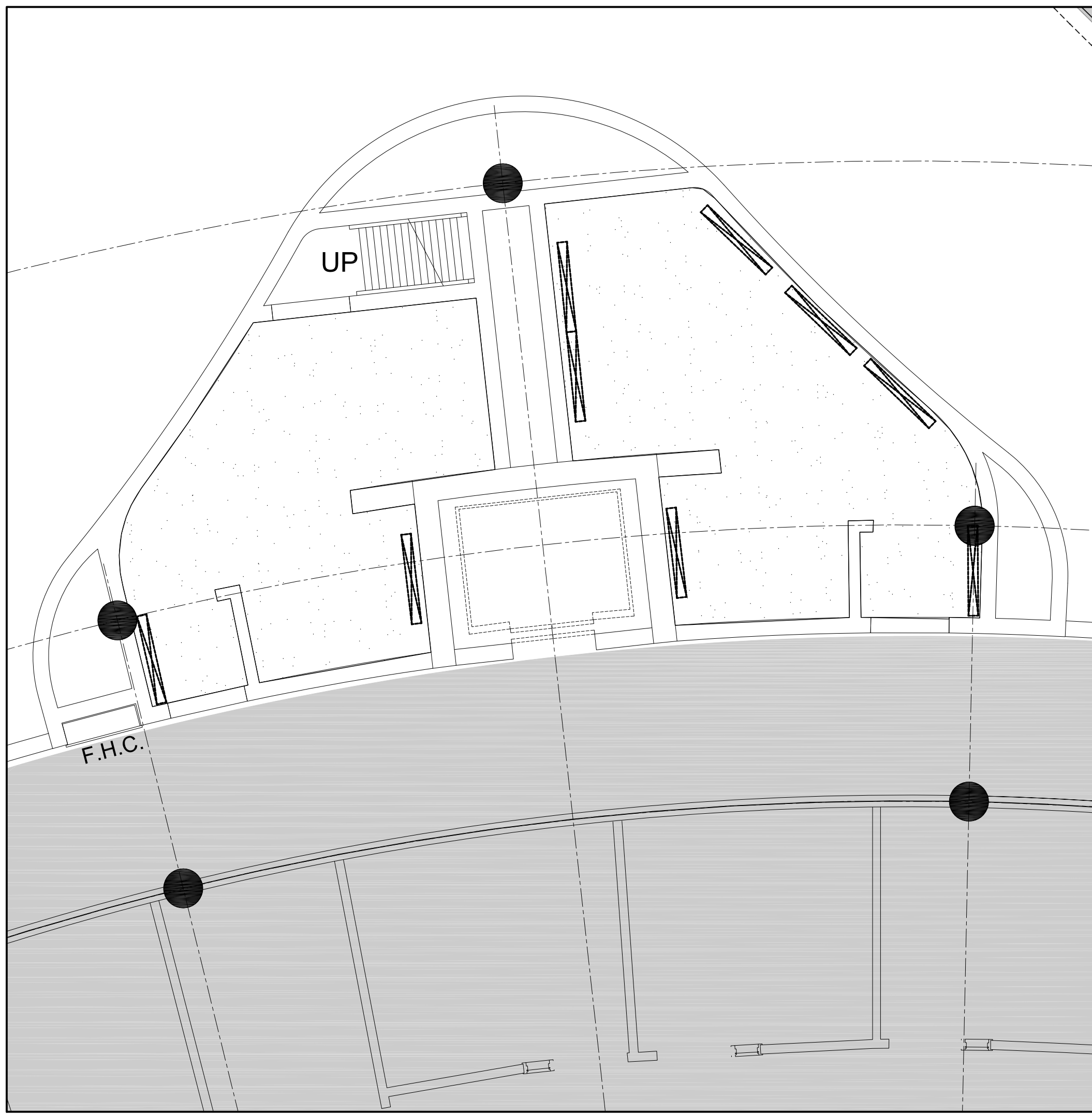


4 LINTEL SCHEDULE  
A700

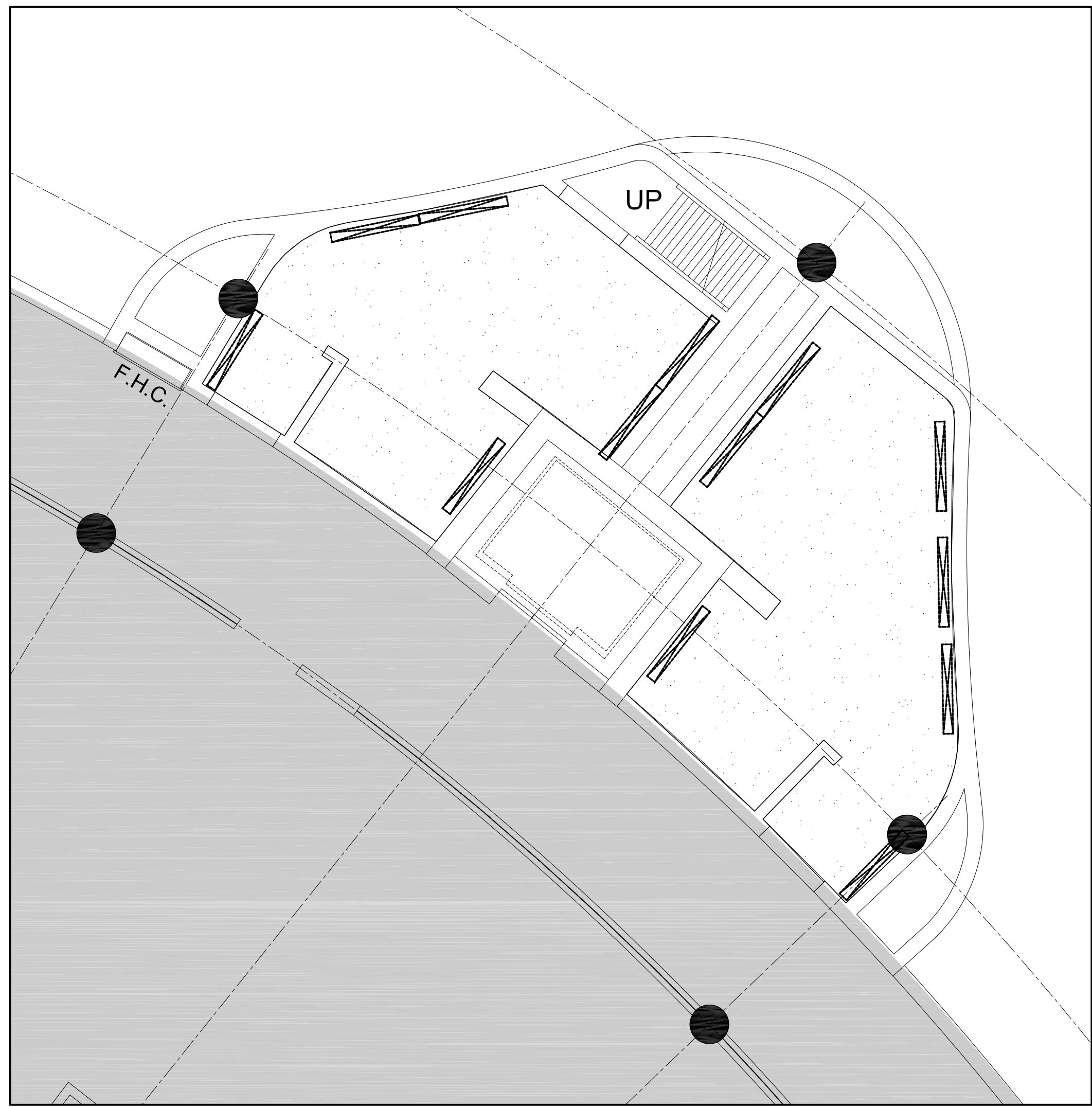




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A701 CEILING DEMOLITION PLAN:  
SCALE - 1:50

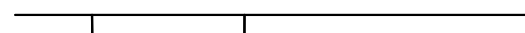


2  
A701 CEILING DEMOLITION PLAN:  
SCALE - 1:50




3  
A701 CEILING DEMOLITION PLAN:  
SCALE - 1:50


LEGEND:



EXISTING GYPSUM AND CONCRETE WALLS, DOORS AND FRAMES TO REMAIN



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



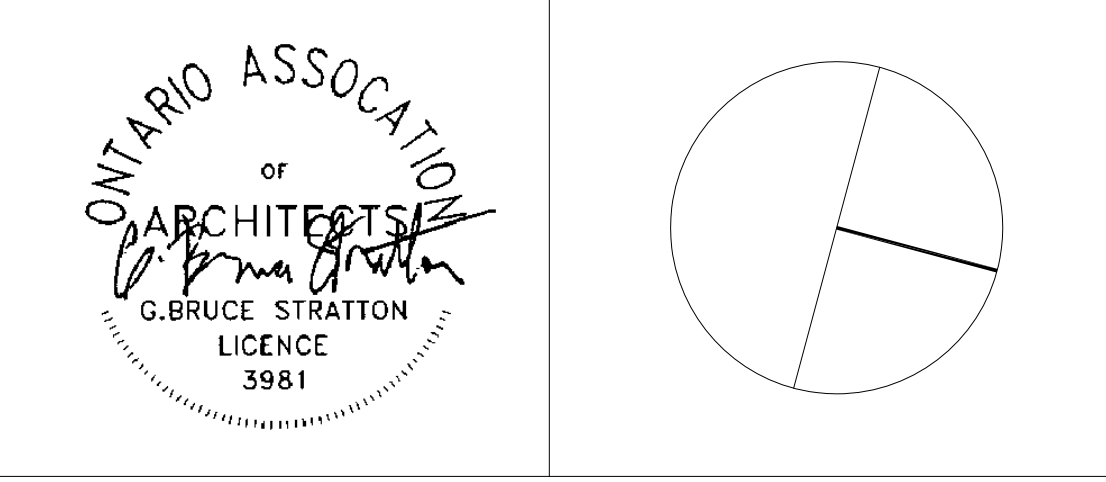
REMOVE EXISTING LINEAR COVE LIGHTING. PATCH/REPAIR CEILING WHERE POT LIGHTS ARE BEING REMOVED. SAND/FINISH/PAINT CEILING TO MATCH.

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.

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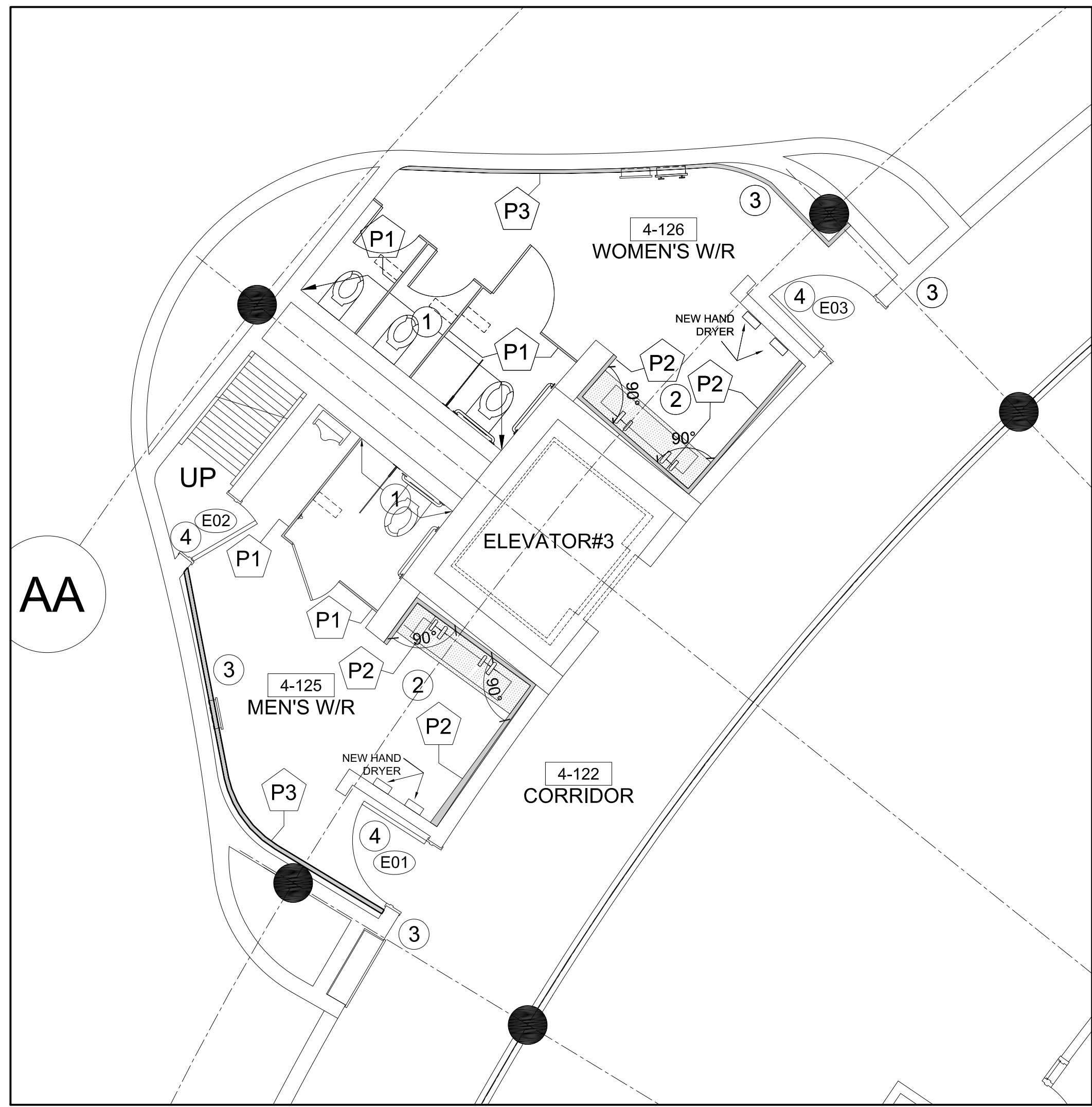
DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

TENDER # RFTC-652-22

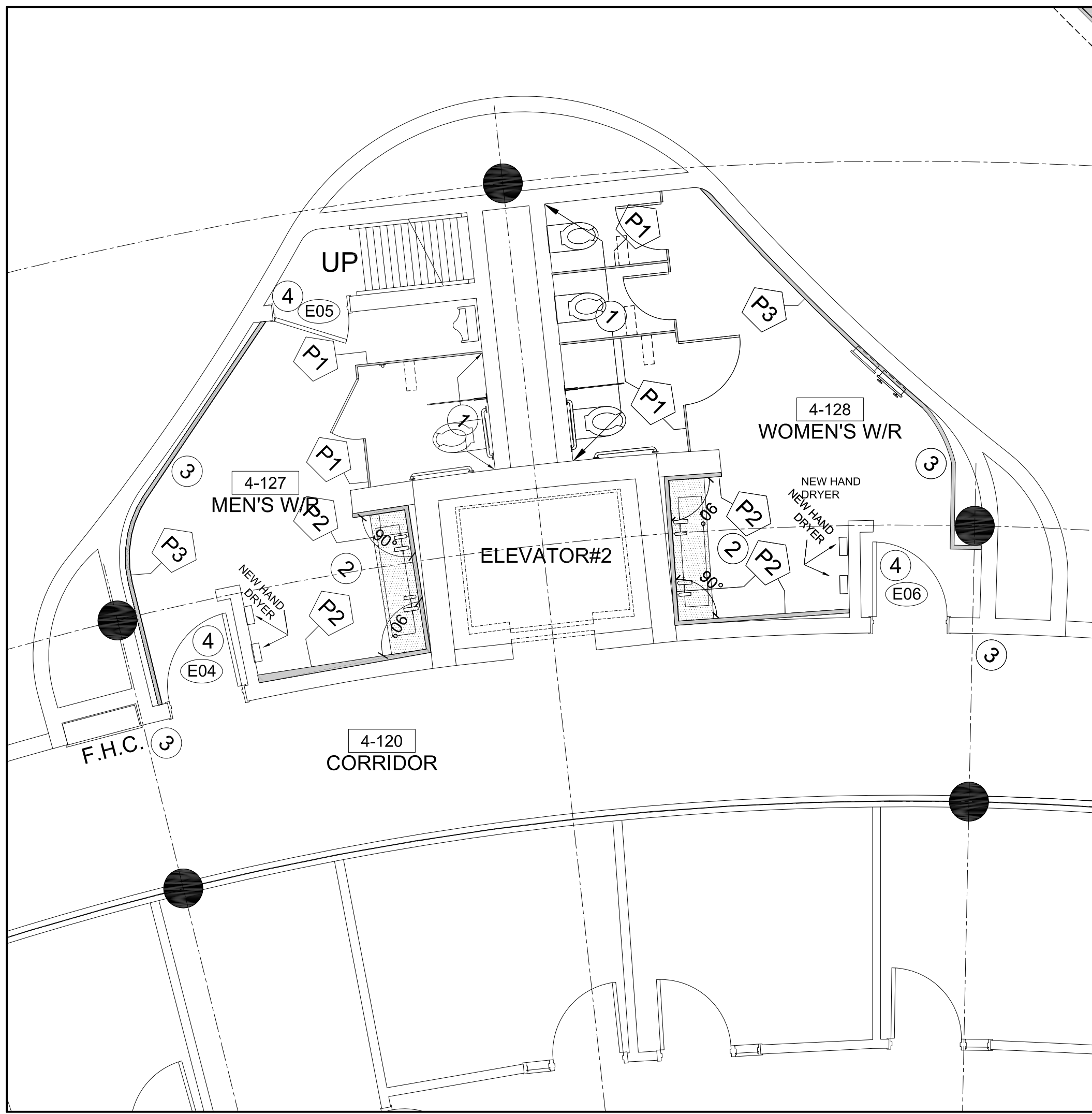
YORK REGION  
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE:	AS SHOWN
DRAWN BY:	SK
SUBMITTED TO:	MUNICIPALITY OF YORK
SHEET TITLE:	CEILING DEMOLITION PLAN
SHEET NUMBER:	A701

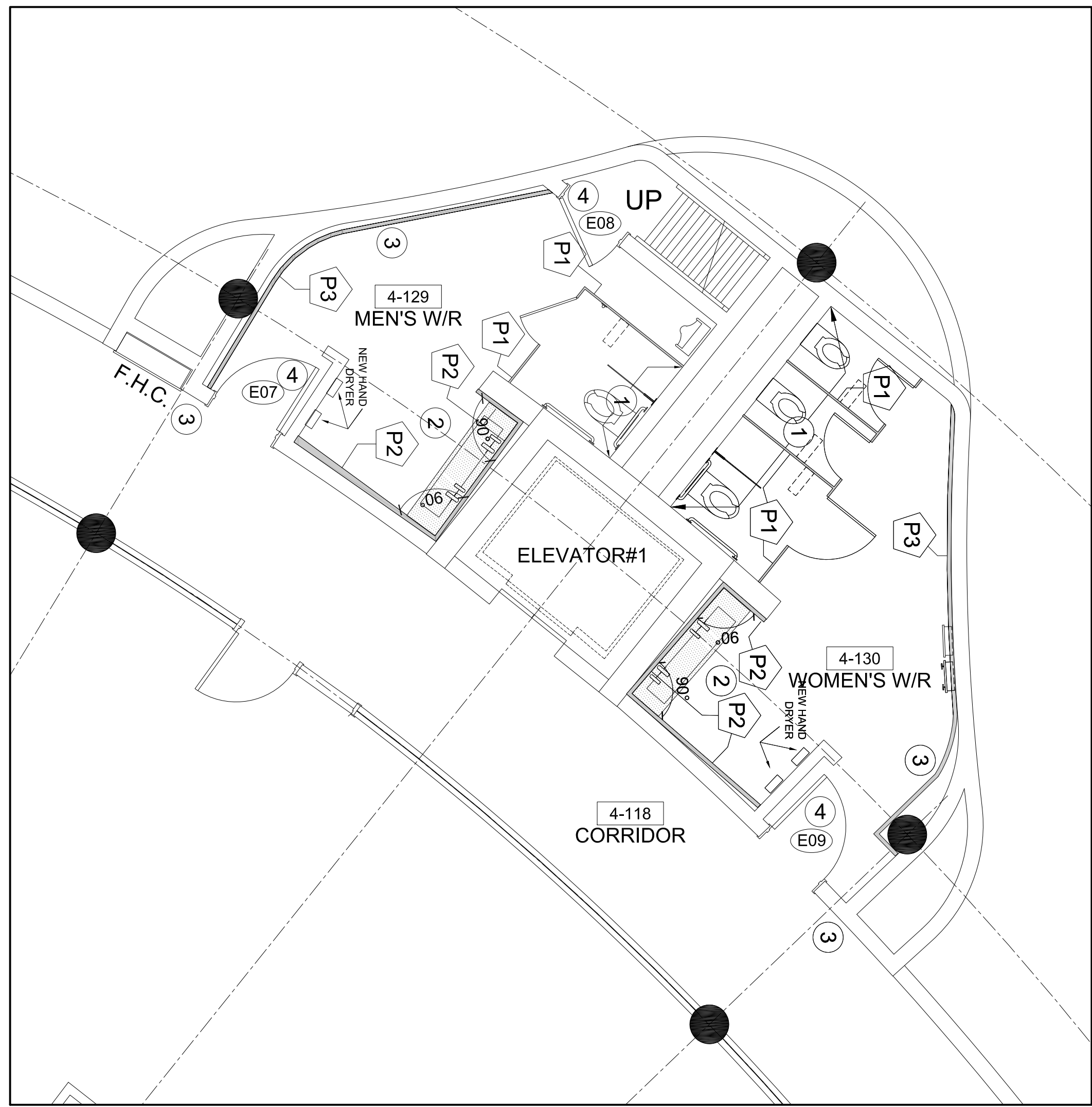




1 PARTITION PLAN:  
A702 SCALE - 1:50



2 PARTITION PLAN:  
A702 SCALE - 1:50



3 PARTITION PLAN:  
A702 SCALE - 1:50

**LEGEND:**

00000 RM NAME  
E#

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

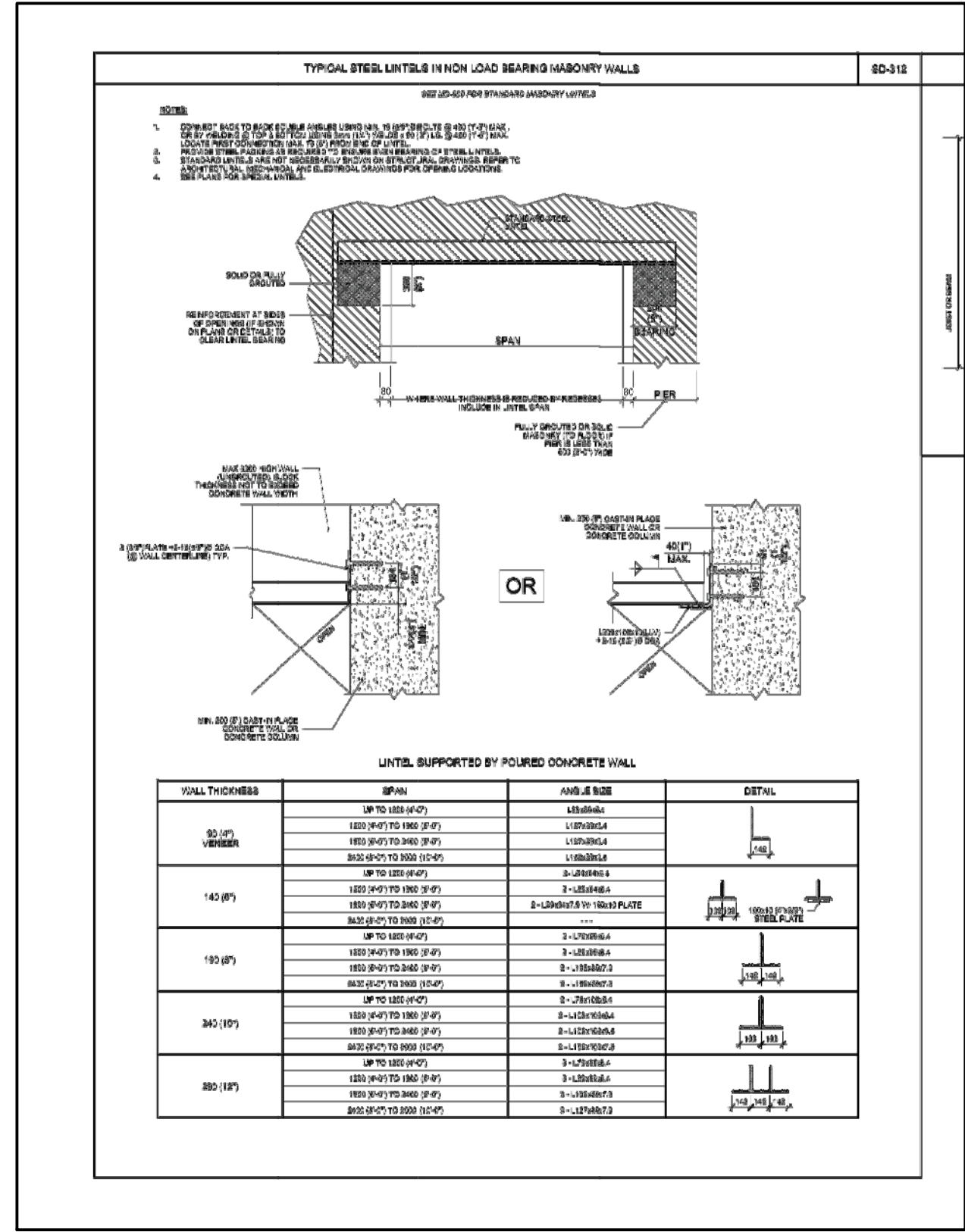
DENOTES NEW PLUMBING FIXTURES. REFER TO MECHANICAL ENGINEER'S DRAWING FOR NEW PLUMBING SPECS AND DIRECTION

**PARTITION NOTES**

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- CONTRACTOR MUST PROTECT THE ELEVATOR CAB WHEN IN USE OR RISK REPAIR COST FOR DAMAGE
- CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
- CONTRACTOR MUST DOCUMENT AND PRESENT TO THE OWNER THE DESTINATION AND VOLUME OF ALL WASTE FOR LEED ADMINISTRATIVE PURPOSES.
- 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.
- ALL EXISTING CONCRETE WALLS TO REMAIN
- PATCH/REPAIR/SAND/MAKE GOOD ALL EXISTING GYPSUM & CONCRETE WALLS POST DEMOLITION AND PRIOR TO THE START OF NEW WORK.
- REFER TO ENGINEER'S DRAWINGS FOR MECHANICAL & ELECTRICAL SCOPE OF WORK AS IT RELATED TO NEW WORK
- 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
- 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**

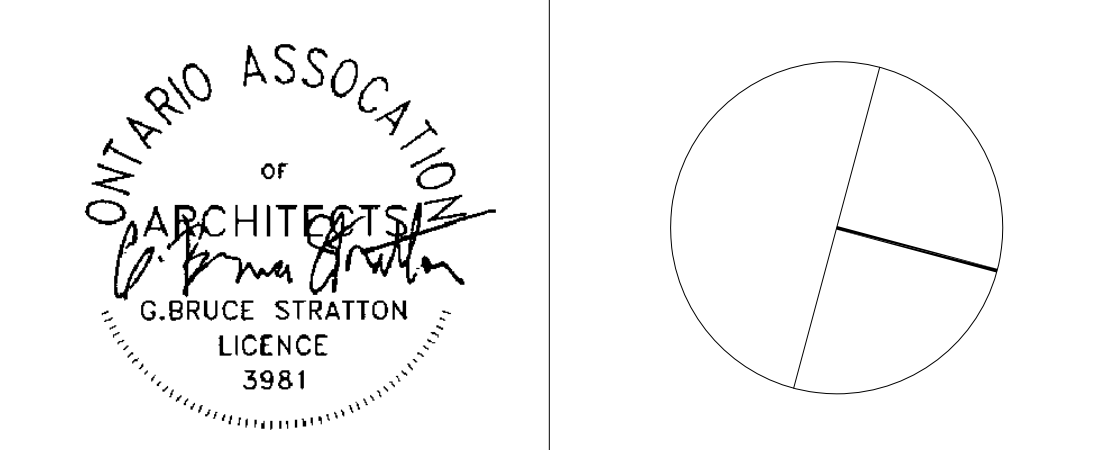
- PATCH/REPAIR OPENING AFTER INSTALL OF NEW FIXTURE CARRIERS. REINSTATE NEW WALL/ALLOW FOR STEEL LINTEL SUPPORT TO SPAN WIDTH OF OPENING. REFER TO 4/A702 FOR LINTEL SCHEDULE. ALLOW FOR 12MM GYPSUM TO BE SECURED TO STEEL STUDS. PATCH/MAKE GOOD TO RECEIVE NEW WALL TILE
- FUR WALLS ON ALL THREE SIDES OF VANITY TO 'SQUARE-OFF' OPENING FOR EASE OF VANITY MEASURE/INSTALL
- PATCH REPAIR ALL SURFACES (WALLS/CEILINGS) WHERE TOUCHLESS DOOR OPERATORS ARE BEING INSTALLED, BOTH INSIDE AND OUTSIDE THE WASHROOM ENTRANCE FOR ALL 4TH FLOOR WASHROOMS
- REMOVE ALL EXISTING DOORS IN/AT WASHROOMS. SAND, REFINISH TO MATCH BUILDING STANDARD, REINSTALL



4 PARTITION PLAN:  
A702 STEEL LINTEL

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
6	03-14-2022	ISSUED FOR 60% REVIEW
7	04-27-2022	ISSUED FOR 80% REVIEW
8	05-31-2022	ISSUED FOR 97% REVIEW
9	06-13-2022	ISSUED FOR PERMIT/TENDER
10	11-18-2022	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



## York Region PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES  
FLOOR: 4TH  
BASE DATE: 01-01-2022  
PROJECT:

TENDER # RFTC-652-22

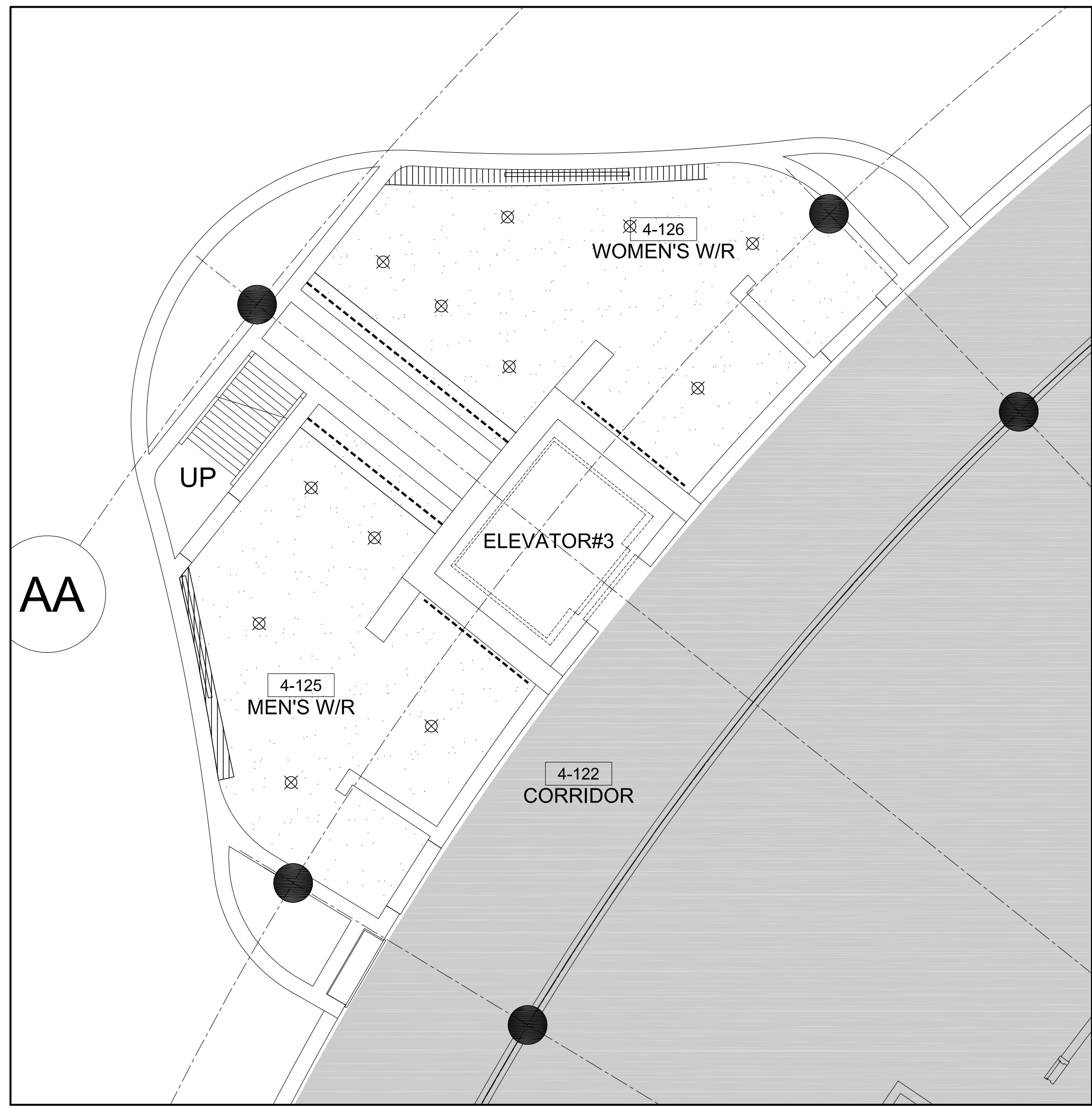
YORK REGION  
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

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

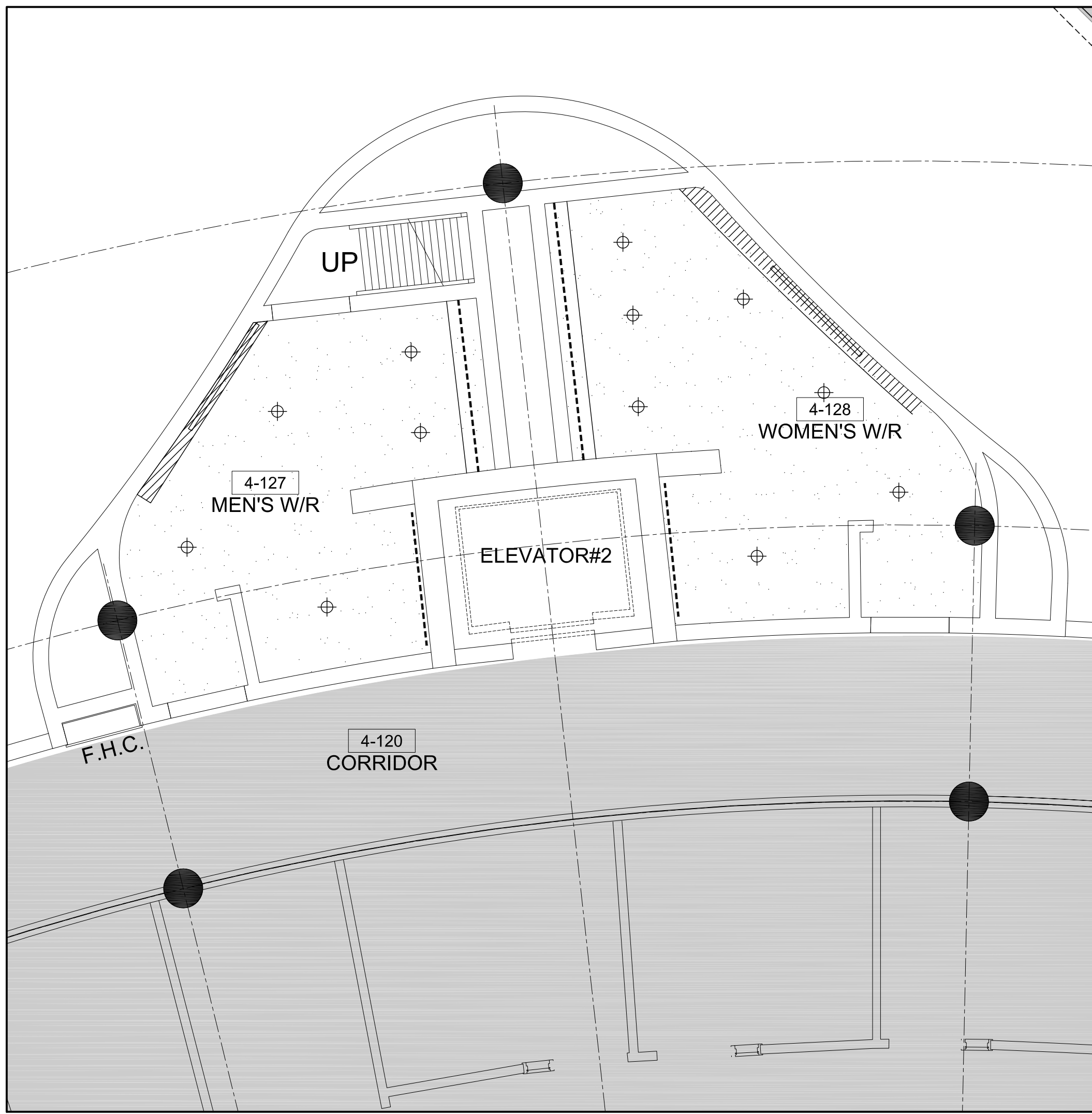
PARTITION PLAN

SHEET NUMBER:  
**A702**

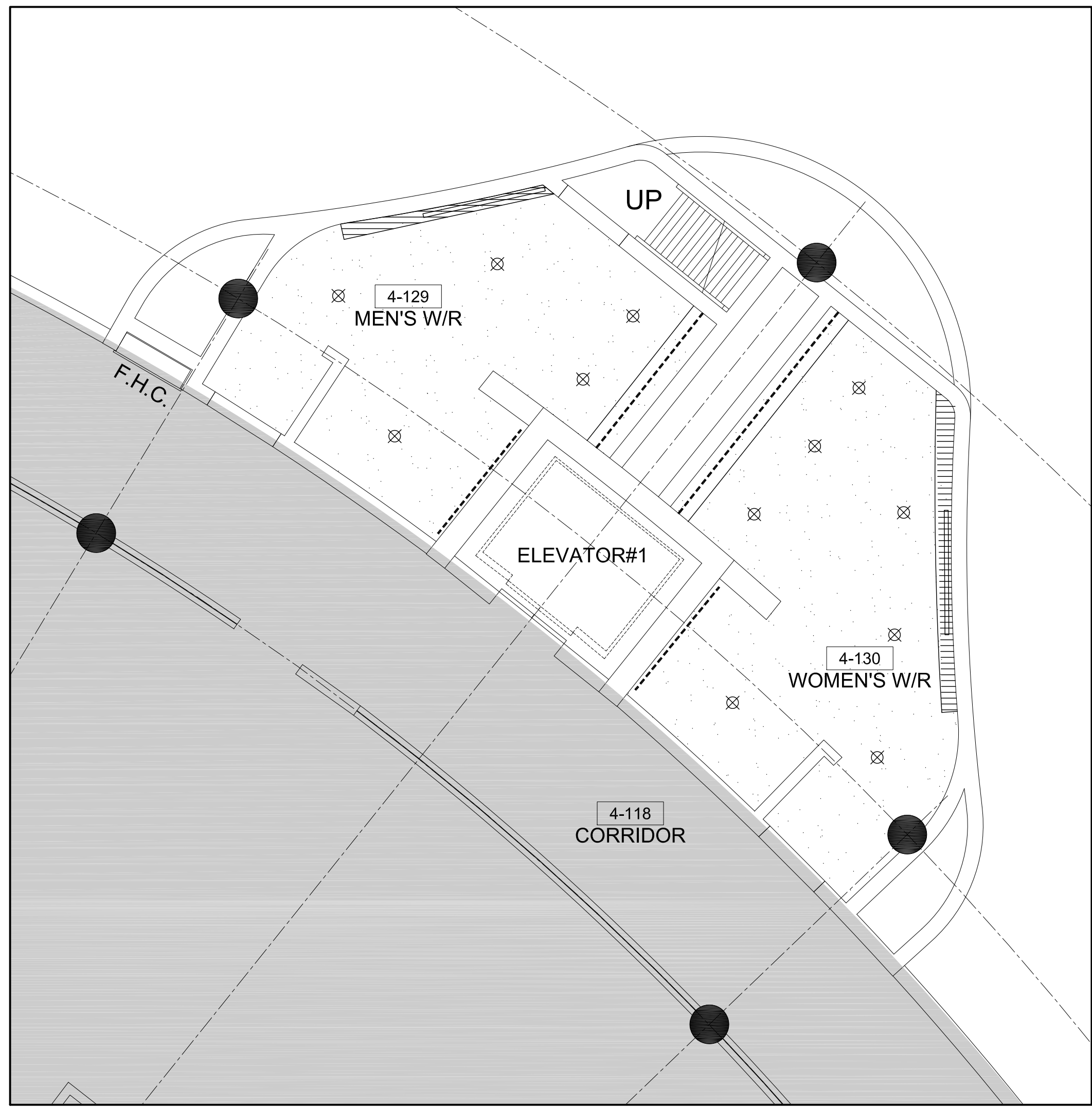




1 REFLECTED CEILING PLAN: 4-125 & 4-126  
A703 SCALE - 1:50



2 REFLECTED CEILING PLAN: 4-127 & 4-128  
A703 SCALE - 1:50



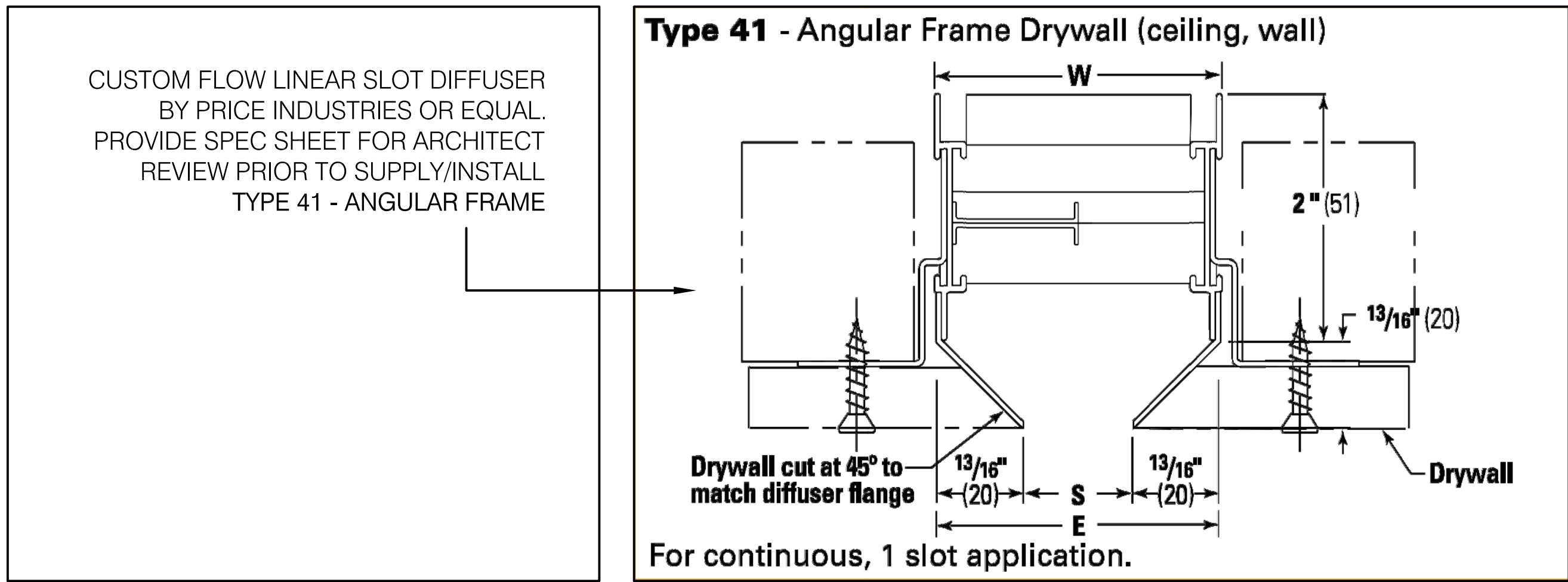
3 REFLECTED CEILING PLAN: 4-129 & 4-130  
A703 SCALE - 1:50

**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/A703 FOR DETAIL/SPEC
- NEW LED POT LIGHT

**REFLECTED CEILING PLAN NOTES**

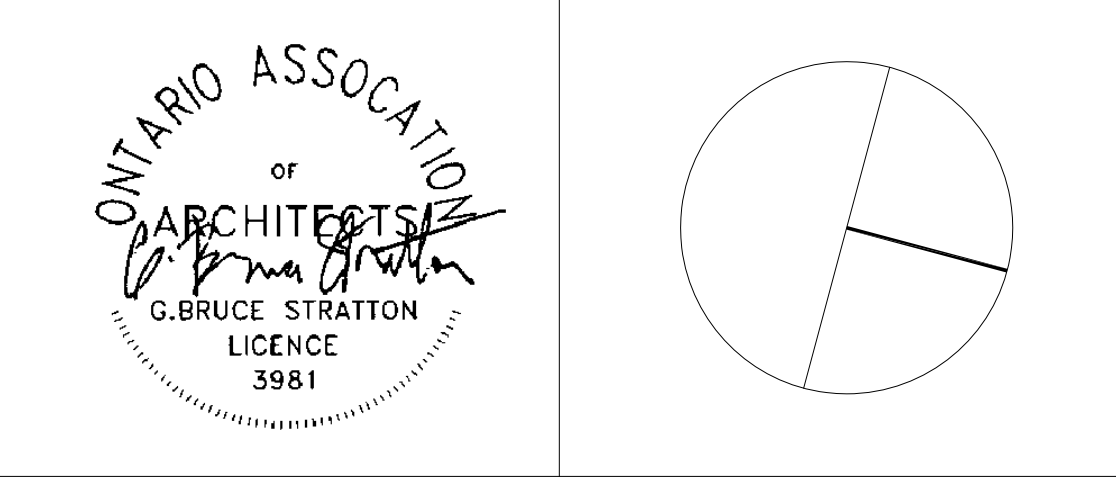
- CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
- REFER TO MECHANICAL/ELECTRICAL DWGS FOR ENGINEERING WORK/DIRECTION/SPECIFICATION



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

SUBMISSION	DATE	DESCRIPTION
1	11-04-2021	ISSUED FOR FEASIBILITY REVIEW
2	11-25-2021	ISSUED FOR FEASIBILITY REVIEW
3	12-14-2021	ISSUED FOR FEASIBILITY REVIEW
4	12-20-2021	ISSUED FOR FEASIBILITY REVIEW
5	01-22-2022	ISSUED FOR FINAL REVIEW
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9	06-13-2022	ISSUED FOR PERMIT/TENDER
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## York Region PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

TENDER # RFTC-652-22

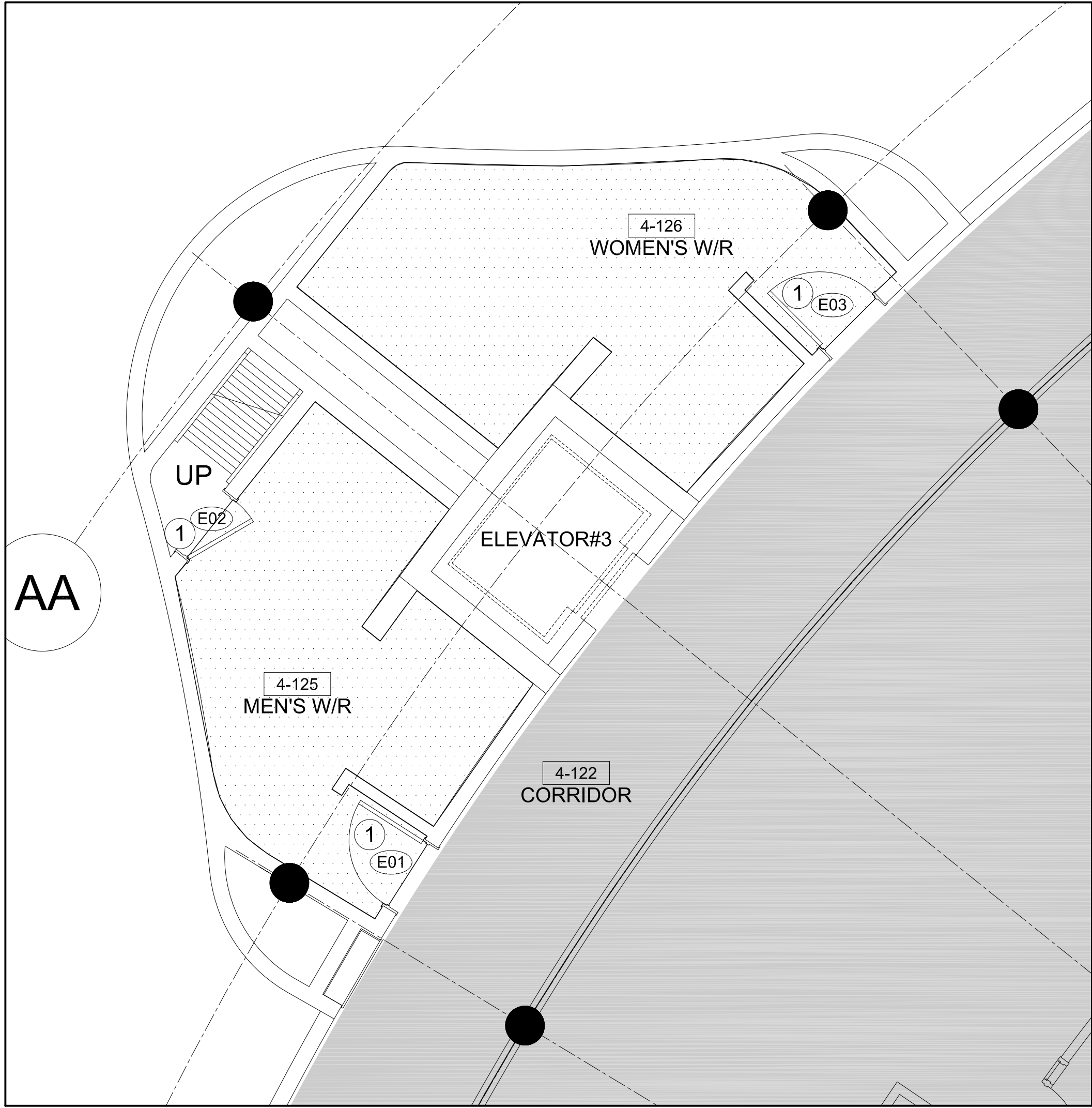
**YORK REGION**  
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE:	AS SHOWN
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SUBMITTED TO:	MUNICIPALITY OF YORK
SHEET TITLE:	

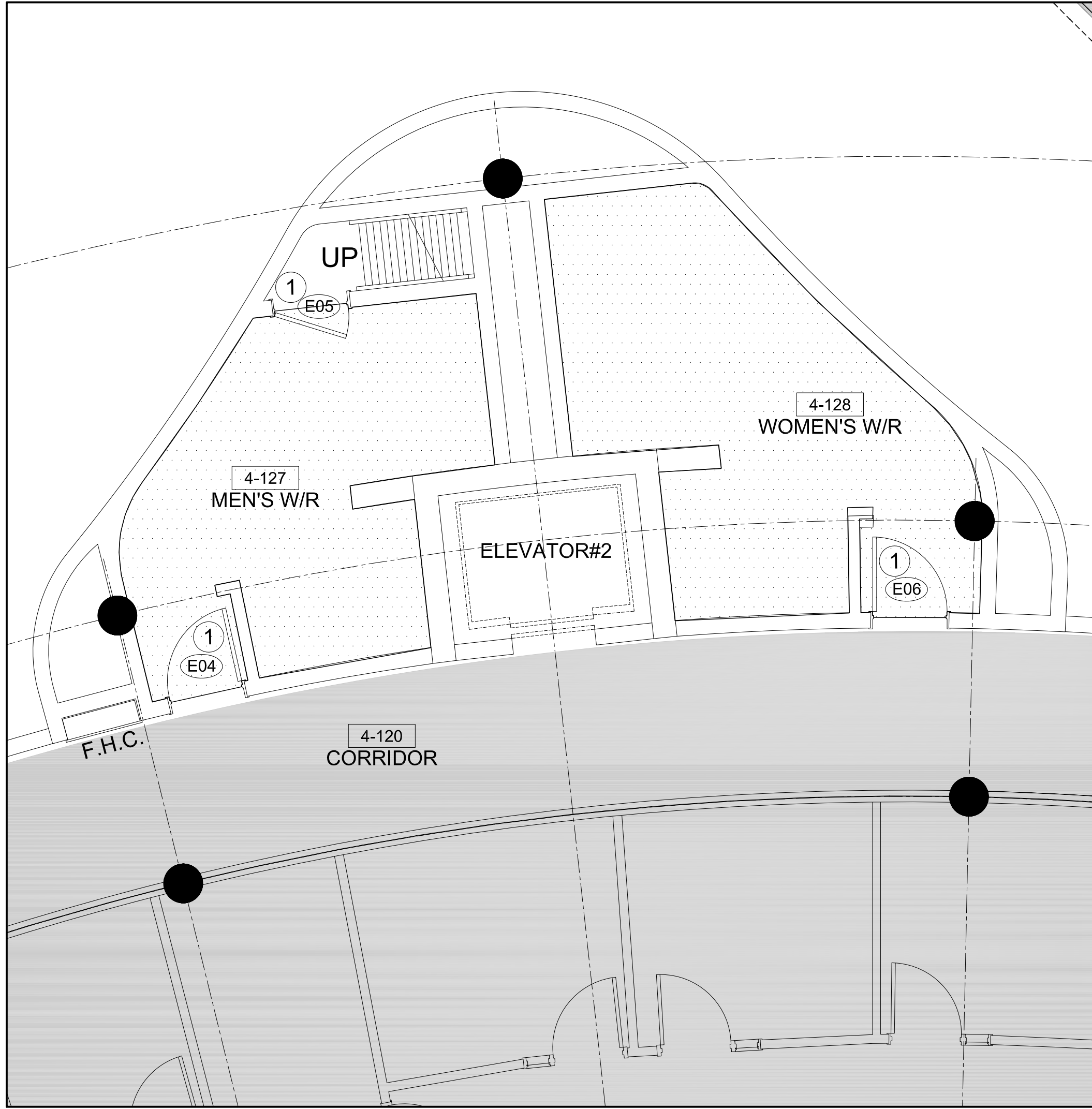
## REFLECTED CEILING PLAN

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**A703**

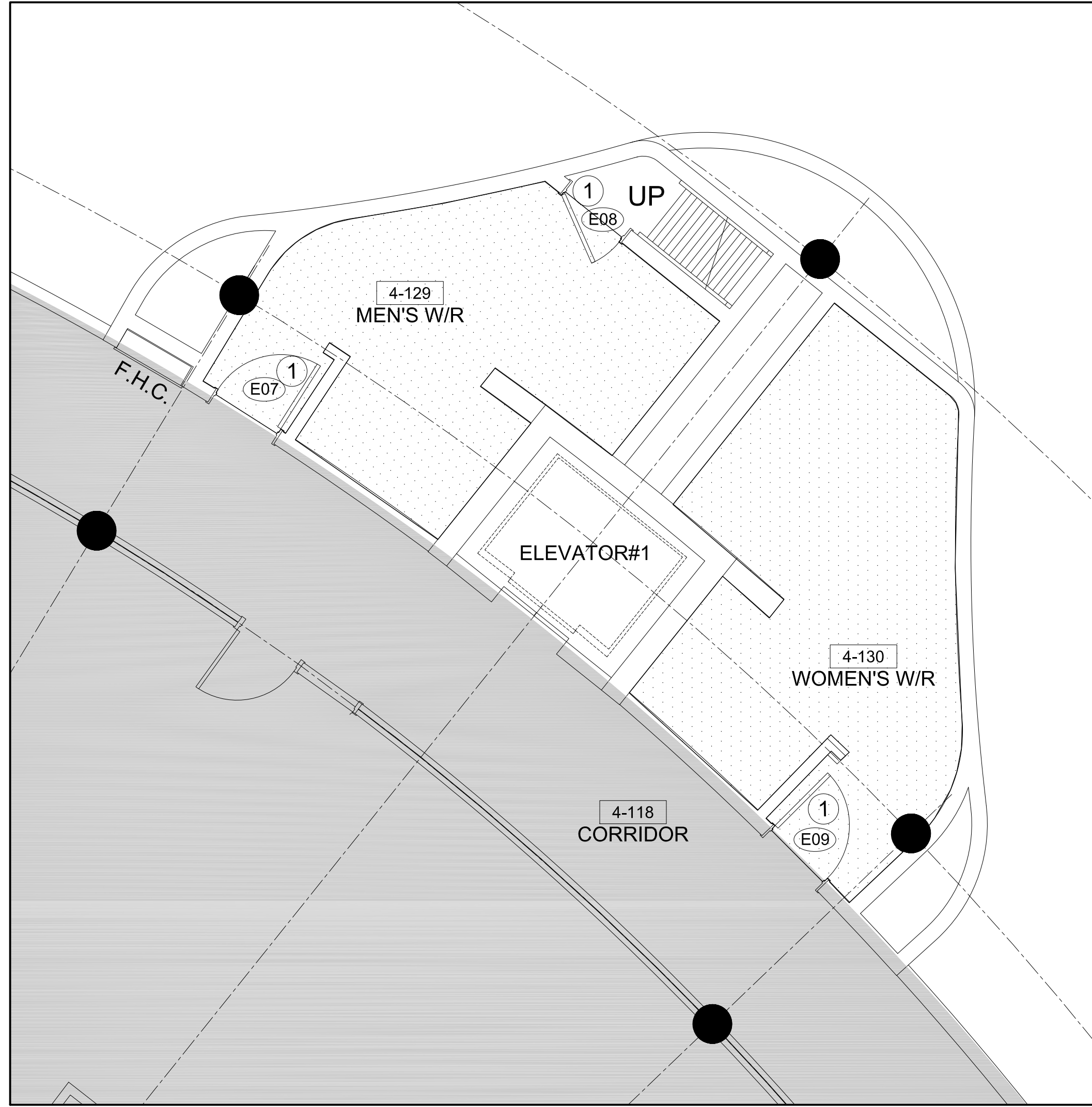




1  
A704 FINISHES:  
SCALE - 1:50



2  
A704 FINISHES:  
SCALE - 1:50



3  
A704 FINISHES:  
SCALE - 1:50

000000  
RM NAME

ER

PT4

LEGEND:

DENOTES ROOM NAME/NUMBER

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

TL-2 NEW PORCELAIN TILE FLOOR  
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

PT4 - CEILING PAINT COLOUR  
BENJAMIN MOORE  
COLOUR: DISTANT GREY #OC-68  
FINISH: MATTE  
PROVIDE DRAWDOWN FOR ARCHITECT REVIEW PRIOR TO SUPPLY/APPLY

FINISHES NOTES

- TRANSPORTATION OF DEMOLITION MATERIAL IS NOT PERMITTED MONDAY-FRIDAY BETWEEN THE HOURS OF 8:00AM - 4:30PM
- 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
- CONTRACTOR MUST PROTECT THE ELEVATOR CAB WHEN IN USE OR RISK REPAIR COST FOR DAMAGE
- CONSTRUCTION WORK CAN ONLY OCCUR MONDAY-FRIDAY BETWEEN THE HOURS OF 4:30PM - 8:30AM & WEEKENDS
- CONTRACTOR MUST DOCUMENT AND PRESENT TO THE OWNER THE DESTINATION AND VOLUME OF ALL WASTE FOR LEED ADMINISTRATIVE PURPOSES.
- 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
- REFER TO ENGINEER'S DRAWINGS FOR MECHANICAL & ELECTRICAL SCOPE OF WORK AS IT RELATED TO NEW WORK

KEYNOTE

1 PAINT DOOR FRAME. COLOUR TO MATCH EXIST. SEMI-GLOSS  
PROVIDE DRAWDOWN FOR ARCHITECT REVIEW PRIOR TO SUPPLY/APPLY

CONTINUOUS STAINLESS STEEL EDGE BY SCHLUTER SYSTEMS - QUADREC (E) VERIFY CORRECT HEIGHT REQUIREMENT WITH HT. OF PORCELAIN TILE  
PROVIDE SHOP DRAWING FOR ARCHITECT REVIEW PRIOR TO SUPPLY/INSTALL

PORCELAIN TILE. VERIFY TILE THICKNESS

PORCELAIN TILE. VERIFY TILE THICKNESS

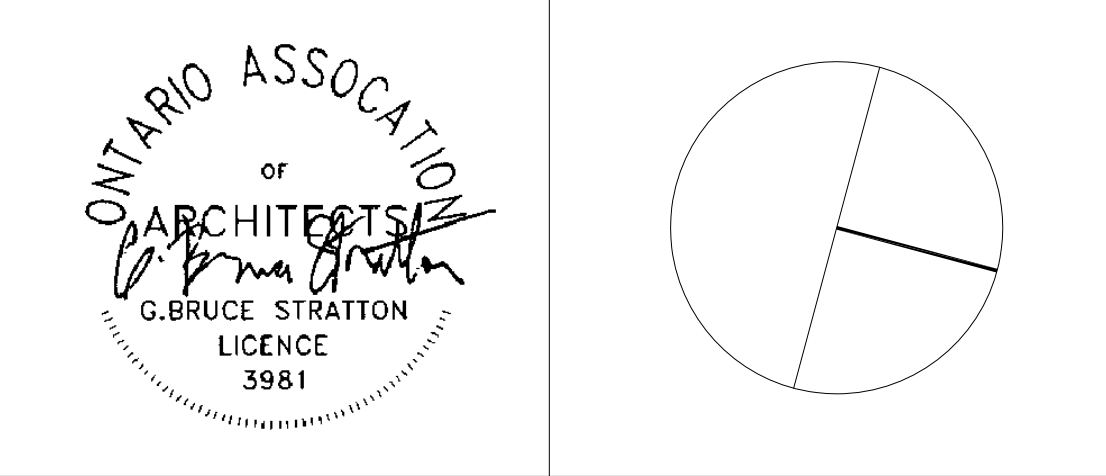
SUBSTRATE

NOTE: ALLOW FOR CONTINUOUS STAINLESS STEEL SCHLUTER EDGE AT ALL EXPOSED CORNERS. APPROXIMATELY 40 EXPOSED CORNERS IN TOTAL. CONTINUOUS/NO BREAKS

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## York Region PROPERTY SERVICES

DEPARTMENT:	BUILDING & FACILITIES
FLOOR:	4TH
BASE DATE:	01-01-2022
PROJECT:	

TENDER # RFTC-652-22

YORK REGION

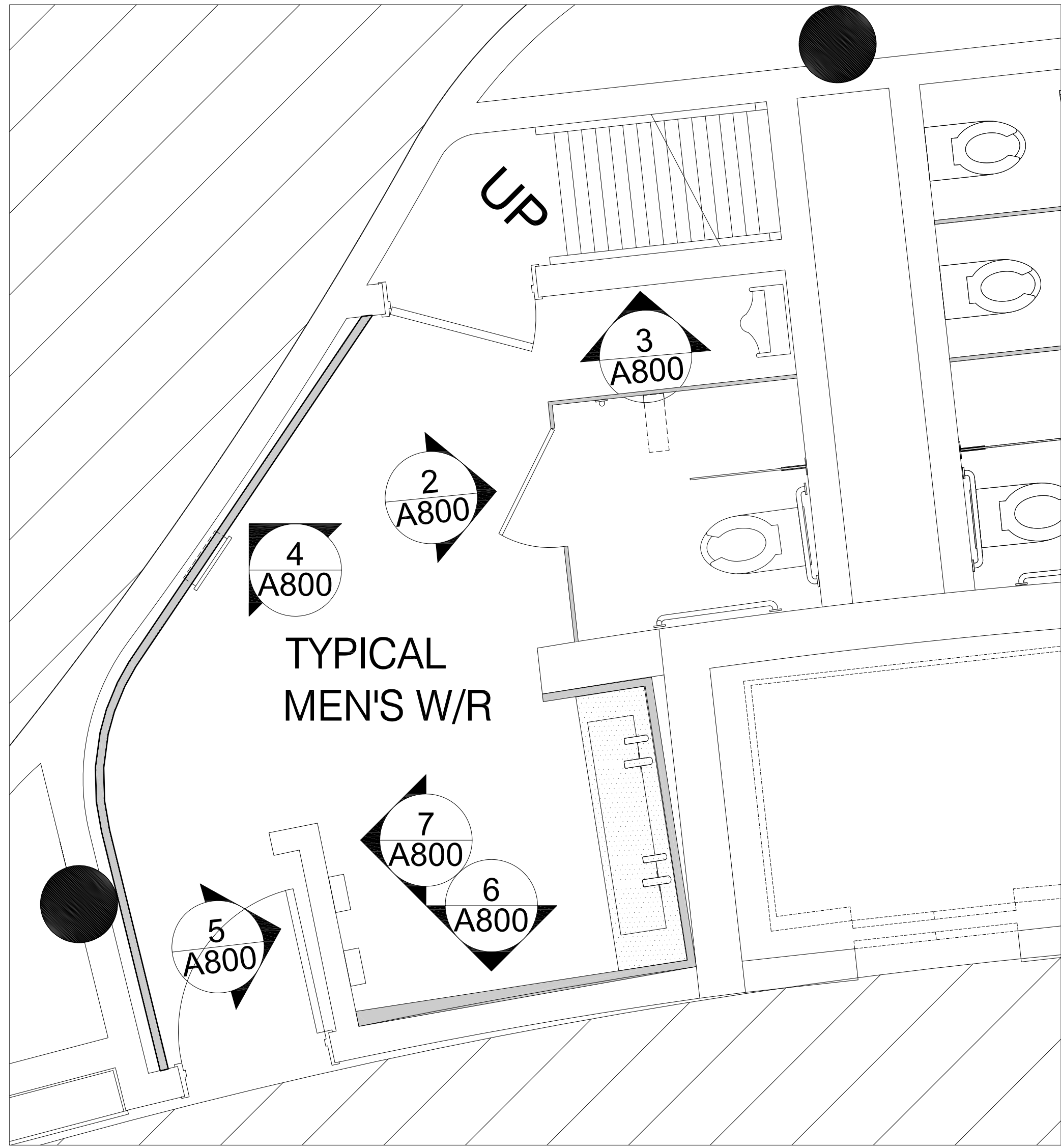
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

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

FINISHES

SHEET NUMBER:  
**A704**





1 PLAN: TYPICAL MEN'S WASHROOM  
A800 SCALE - 1:25

WASHROOM ACCESSORIES LEGEND

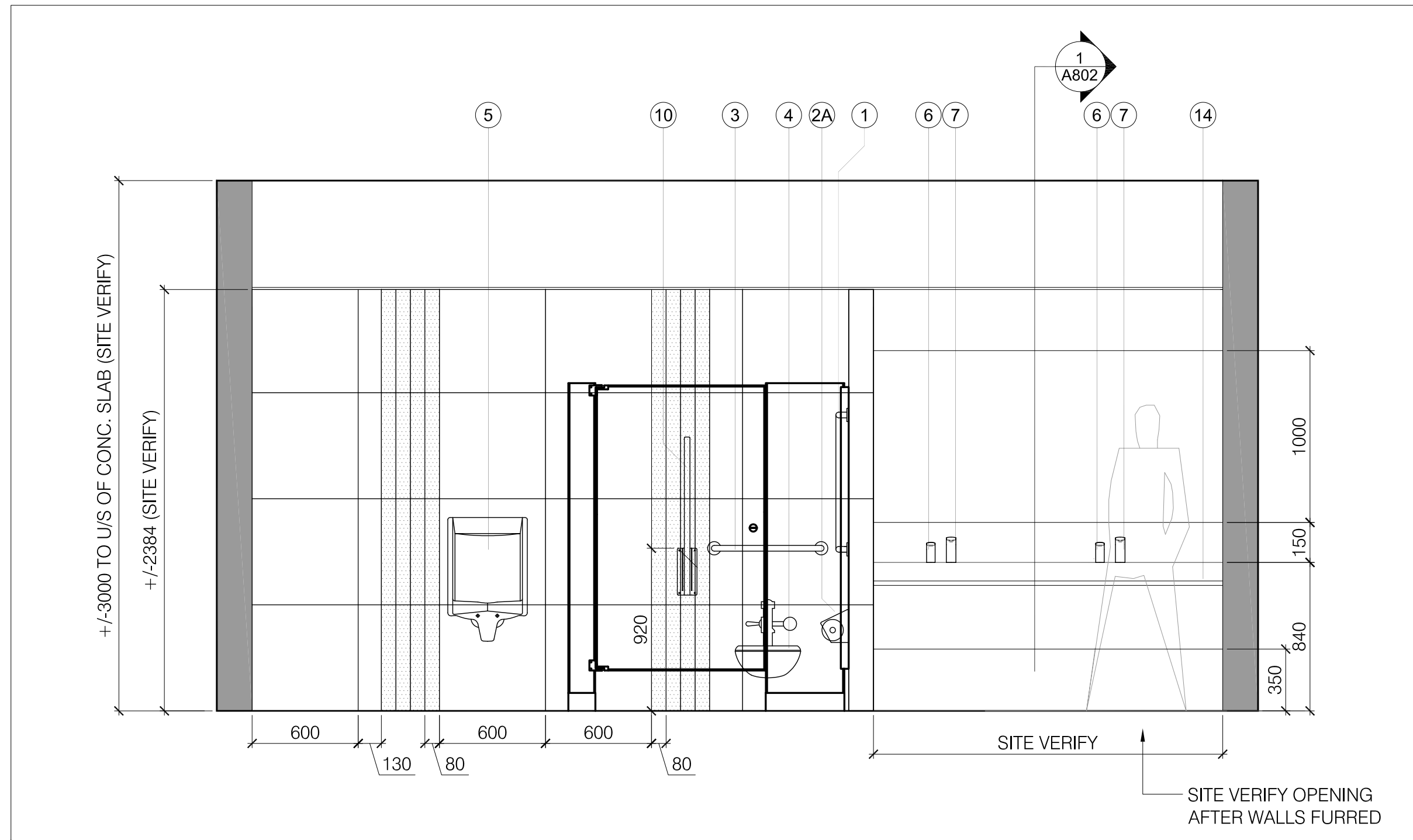
- 1 STAINLESS STEEL GRAB BAR, FROST L-SHAPED 1003-NP 30X30 1-1/2" DIA.  
2A TOILET PAPER DISPENSER (AODA), FROST DOUBLE ROLL W/ HOOD #158S  
2B TOILET PAPER DISPENSER, SWISH 884 - BLACK  
3 STAINLESS STEEL GRAB BAR, 24" FROST 1001-NP 1-1/2" DIA.  
4 BF WATER CLOSET (REFER TO MECH/ELEC ENGINEERS DWGS 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 N/A  
9 COAT/PURSE HOOK, RICHELIEU CONTEMPORARY STAINLESS STEEL HOOK - 1483, PRODUCT # RH1483011170. DISCUSS EXACT PLACEMENT WITH ARCHITECT PRIOR TO SUPPLY/INSTALL. (ALLOW FOR 24 HOOKS IN TOTAL). DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.  
10 FLIP UP SAFETY RAIL, FROST STAINLESS STEEL 1055-S - WALL BRACKET IN WHITE  
11 RECESSED DOUBLE NAPKIN VENDOR, FROST 615-S - STAINLESS STEEL. DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.  
12 N/A  
13 N/A  
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 12 FLIP-UP SHELVES. DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.  
16 DYSON HU02 WHITE. DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.  
17 DISPOSAL UNIT - FROST 337; STAINLESS STEEL. DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.

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.

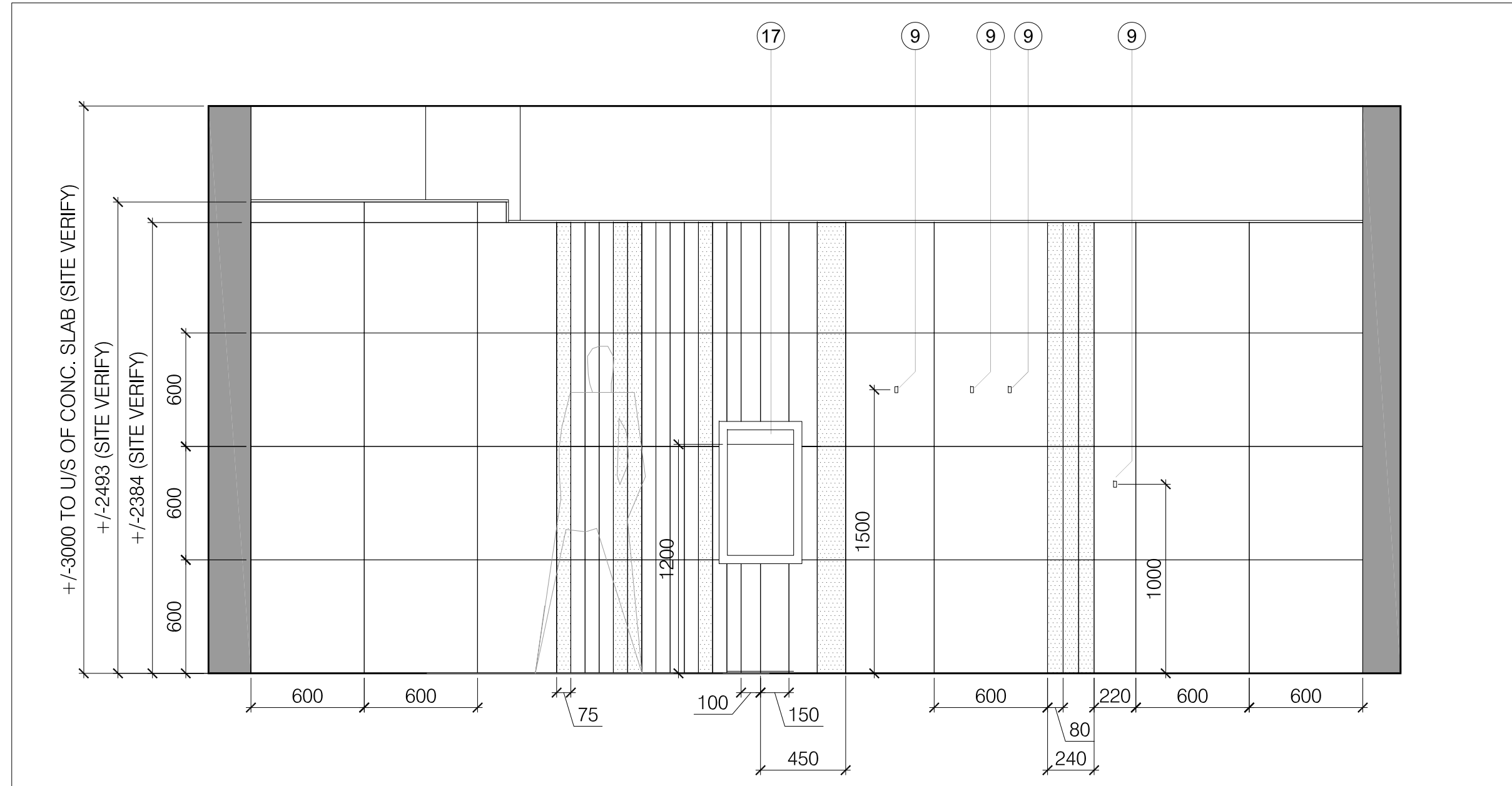
ACCENT TILE (TL-4)  
MANUFACTURER: OLYMPIA TILE  
TILE SERIES: COLORS SERIES  
COLOR: BLUE MATTE  
SIZE: 60CM X 60CM TILE CUT TO SUIT ELEVATION DWGS  
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO SUPPLY/INSTALL.

NOTES

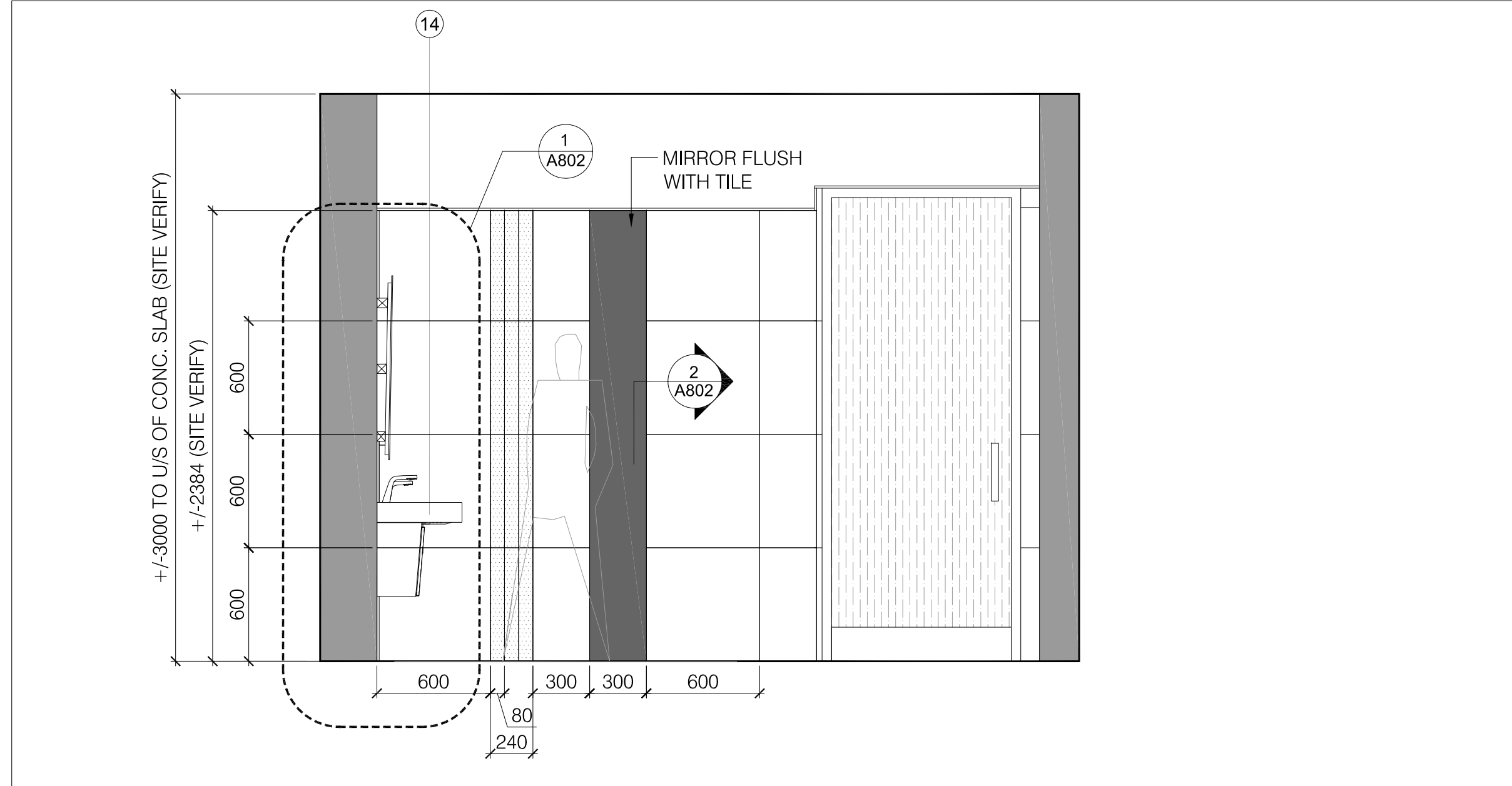
1. PROVIDE ADEQUATE BRACING IN WALL CAVITY FOR SUPPORT OF WASHROOM ACCESSORIES AND FIXTURES. PATCH/REPAIR WALL AS REQ'D
2. ALLOW FOR 1% SLOPE TO DRAIN WHERE DRAIN HAS BEEN SPECIFIED ON MECHANICAL DRAWINGS
3. PROVIDE WATERPROOF MEMBRANE BETWEEN TILE AND SUBFLOOR
4. REFER TO MECHANICAL ENGINEERS DRAWINGS 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. GCS 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



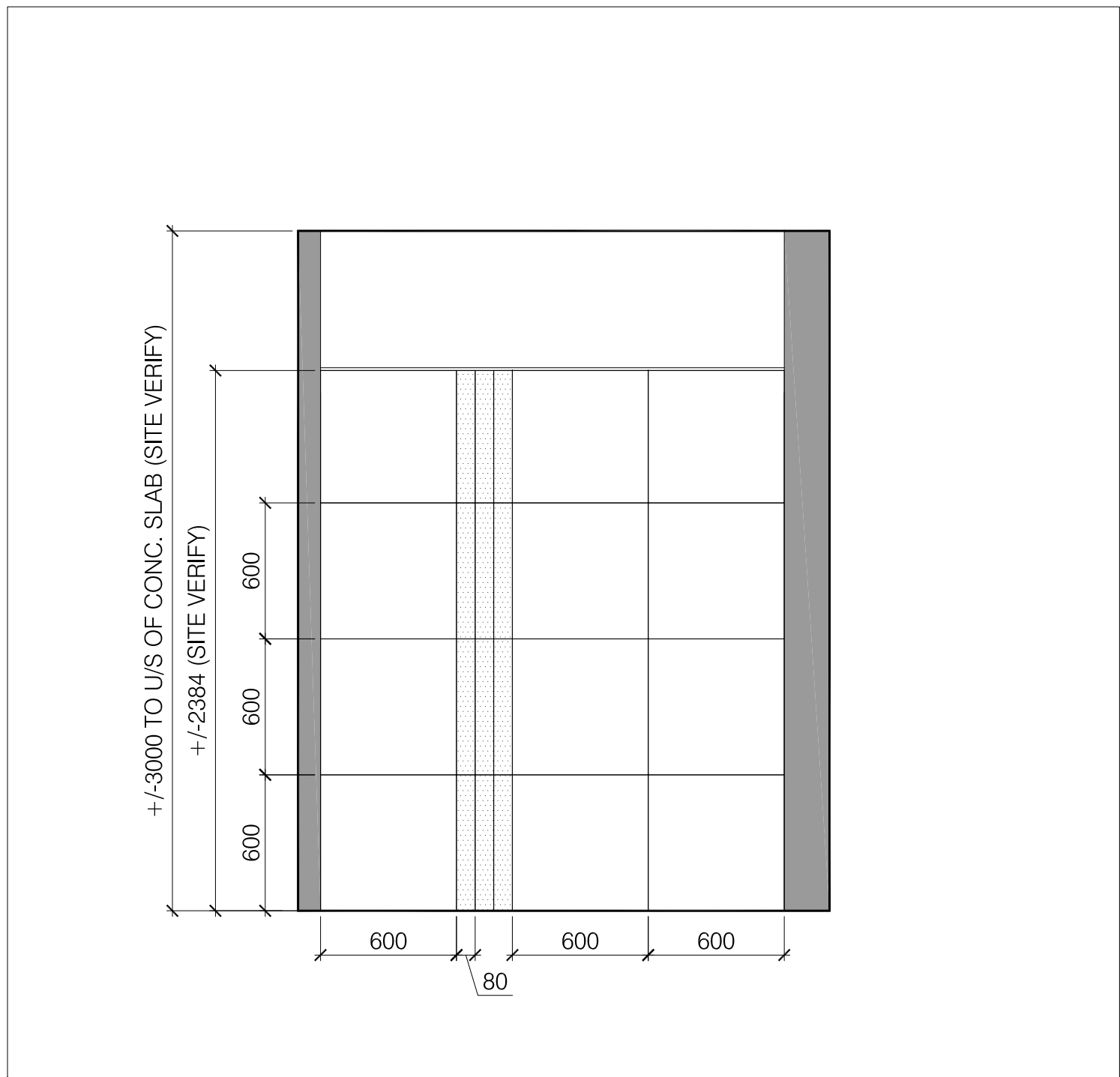
2 ELEVATION: TYP MEN'S W/R  
A800 SCALE - 1:25



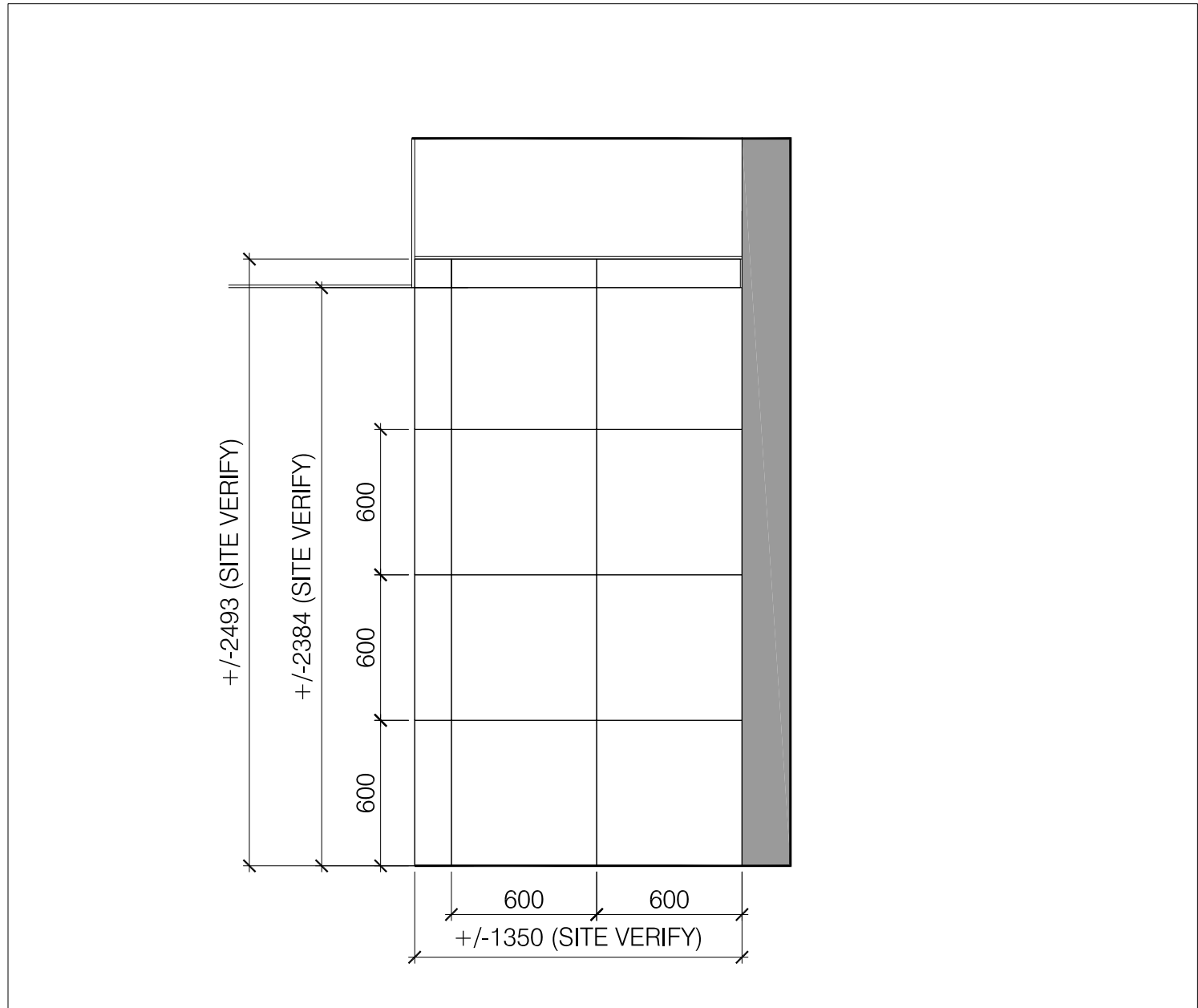
4 ELEVATION: TYP MEN'S W/R  
A800 SCALE - 1:25



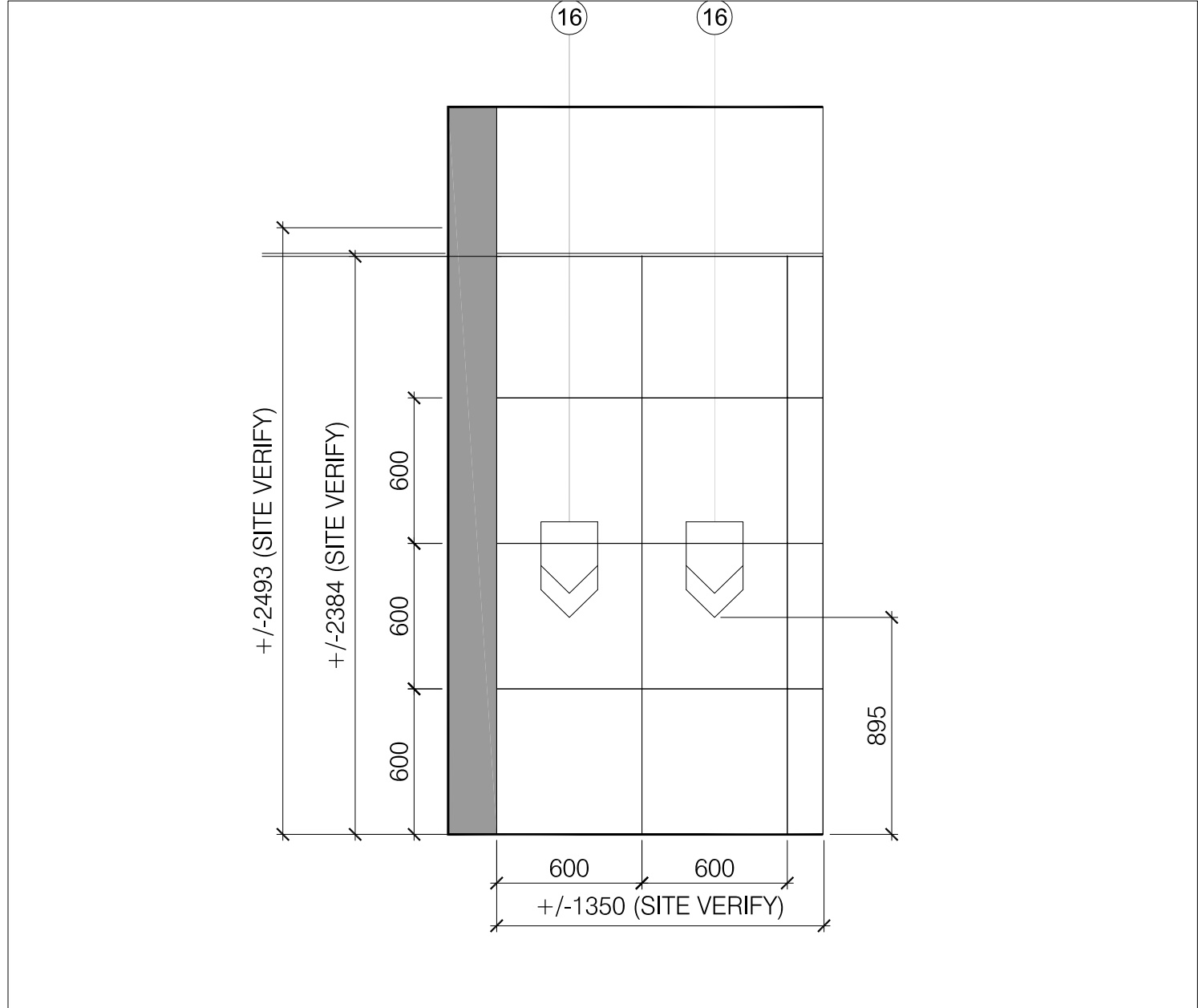
6 ELEVATION: TYP MEN'S W/R  
A800 SCALE - 1:25



3 ELEVATION: TYP MEN'S W/R  
A800 SCALE - 1:25



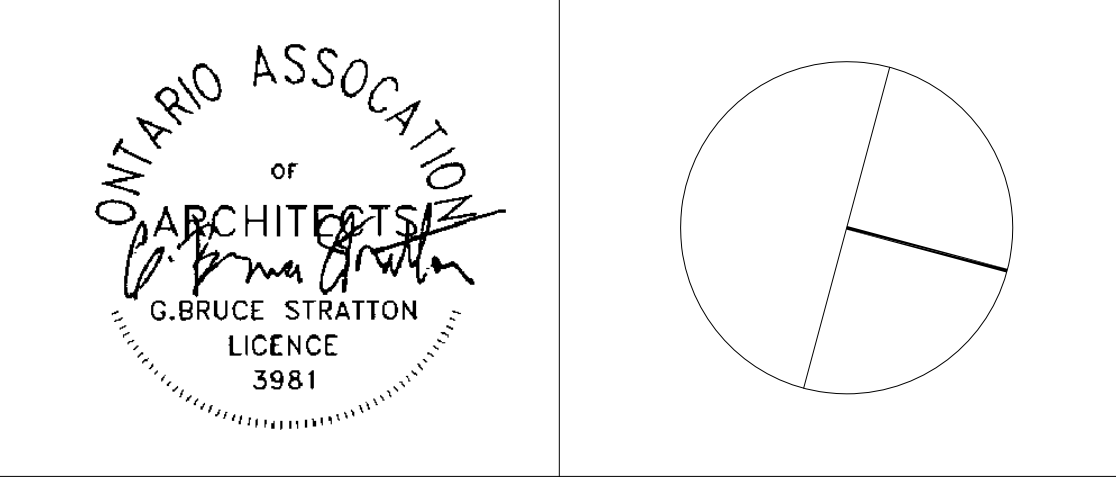
5 ELEVATION: TYP MEN'S W/R  
A800 SCALE - 1:25



7 ELEVATION: TYP MEN'S W/R  
A800 SCALE - 1:25

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**York Region**  
PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES  
FLOOR: 4TH  
BASE DATE: 01-01-2022  
PROJECT:

TENDER # RFTC-652-22

**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**

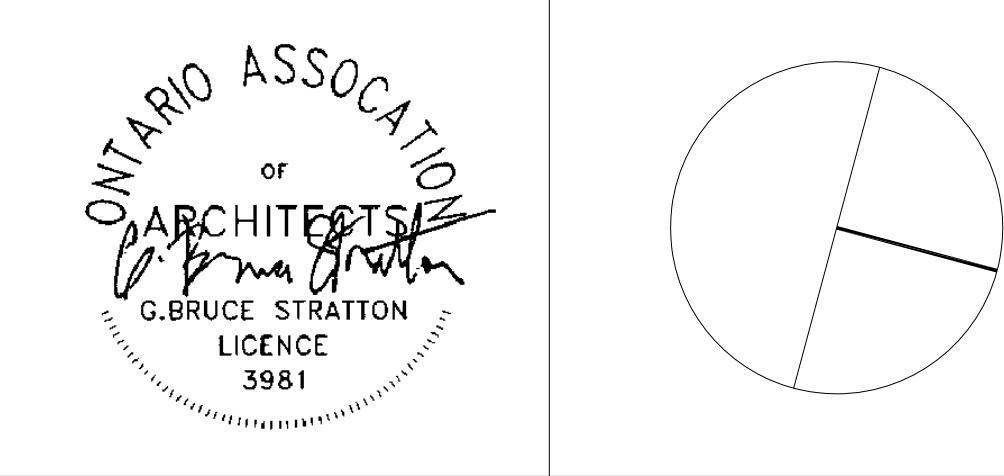
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SUBMISSION	DATE	DESCRIPTION
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TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

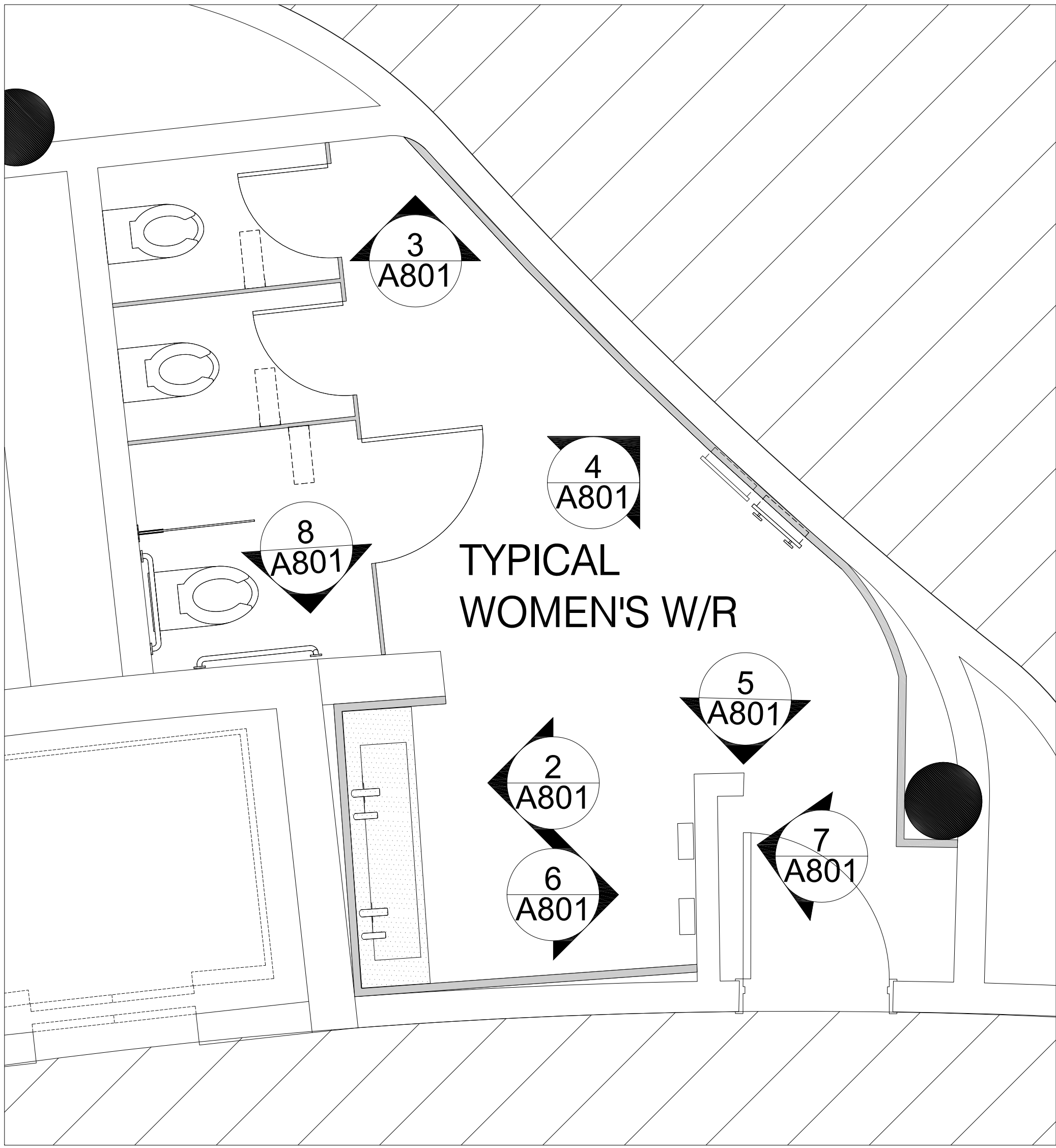
SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

WOMEN'S W/R  
ELEVATIONS

SHEET NUMBER:

A801



1 PLAN: TYPICAL WOMEN'S WASHROOM  
A800 SCALE - 1:25

WASHROOM ACCESSORIES LEGEND

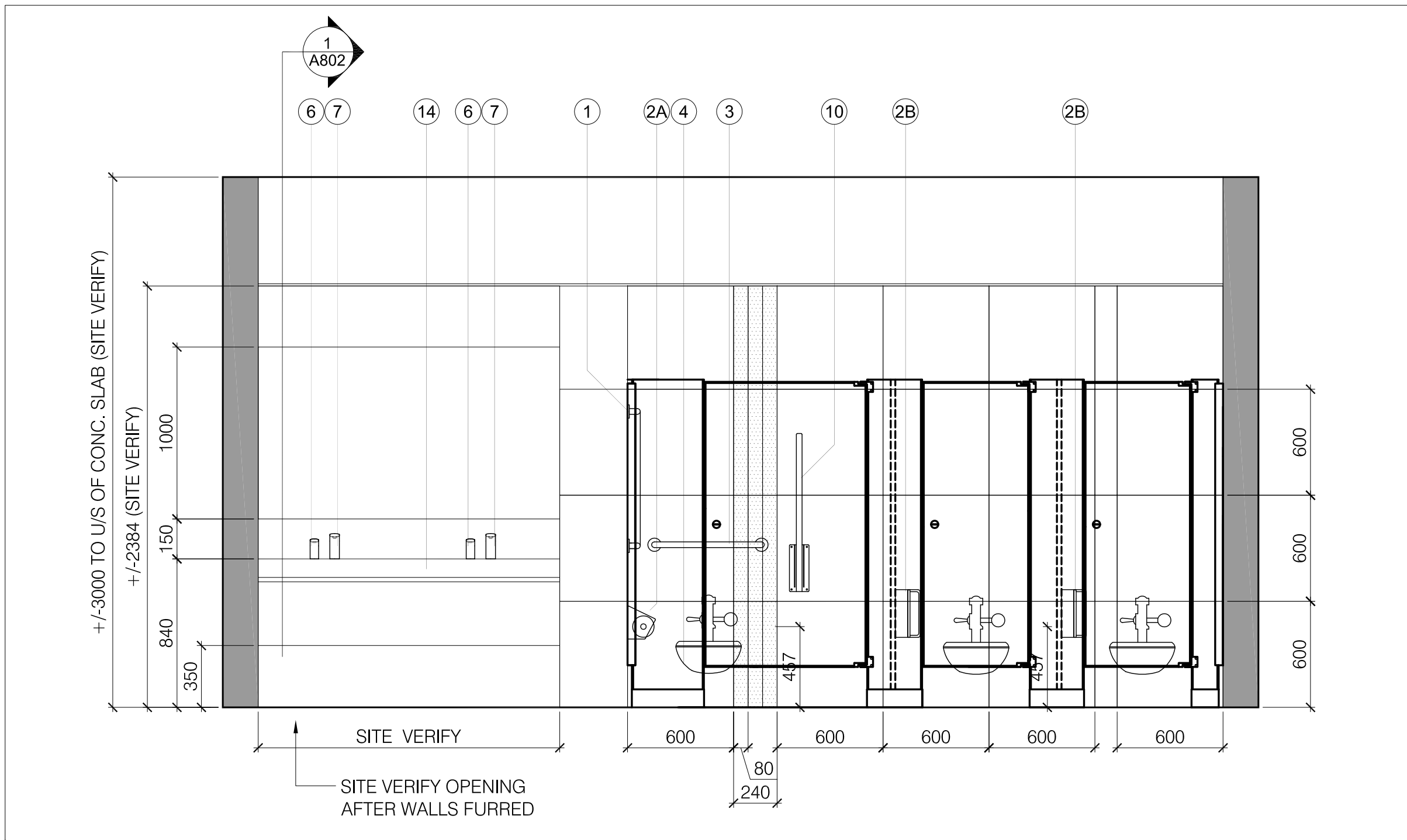
- 1 STAINLESS STEEL GRAB BAR, FROST L-SHAPED 1003-NP 30X30 1-1/2" DIA.
- 2A TOILET PAPER DISPENSER (AODA), FROST DOUBLE ROLL W/ HOOD #1585
- 2B TOILET PAPER DISPENSER, SWISH 884 - BLACK
- 3 STAINLESS STEEL GRAB BAR, 24" FROST 1001-NP 1-1/2" DIA.
- 4 BF WATER CLOSET (REFER TO MECH/ELEC ENGINEERS DWGS 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 N/A
- 9 COAT/PURSE HOOK, RICHELIEU CONTEMPORARY STAINLESS STEEL HOOK - 1483, PRODUCT # RH1483011170, DISCUSS EXACT PLACEMENT WITH ARCHITECT PRIOR TO SUPPLY/INSTALL (ALLOW FOR 24 HOOKS IN TOTAL), DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.
- 10 FLIP UP SAFETY RAIL, FROST STAINLESS STEEL 1055-S - WALL BRACKET IN WHITE
- 11 RECESSED DOUBLE NAPKIN VENDOR, FROST 615-5 - STAINLESS STEEL, DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.
- 12 N/A
- 13 N/A
- 14 MONOLITH SINK BASIN (CORIAN - COLOUR TJS) 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 12 FLIP-UP SHELVES. DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.
- 16 DYSON HU02 WHITE. DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.
- 17 DISPOSAL UNIT - FROST 337- STAINLESS STEEL. DETERMINE EXACT PLACEMENT WITH ARCHITECT ON SITE.

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

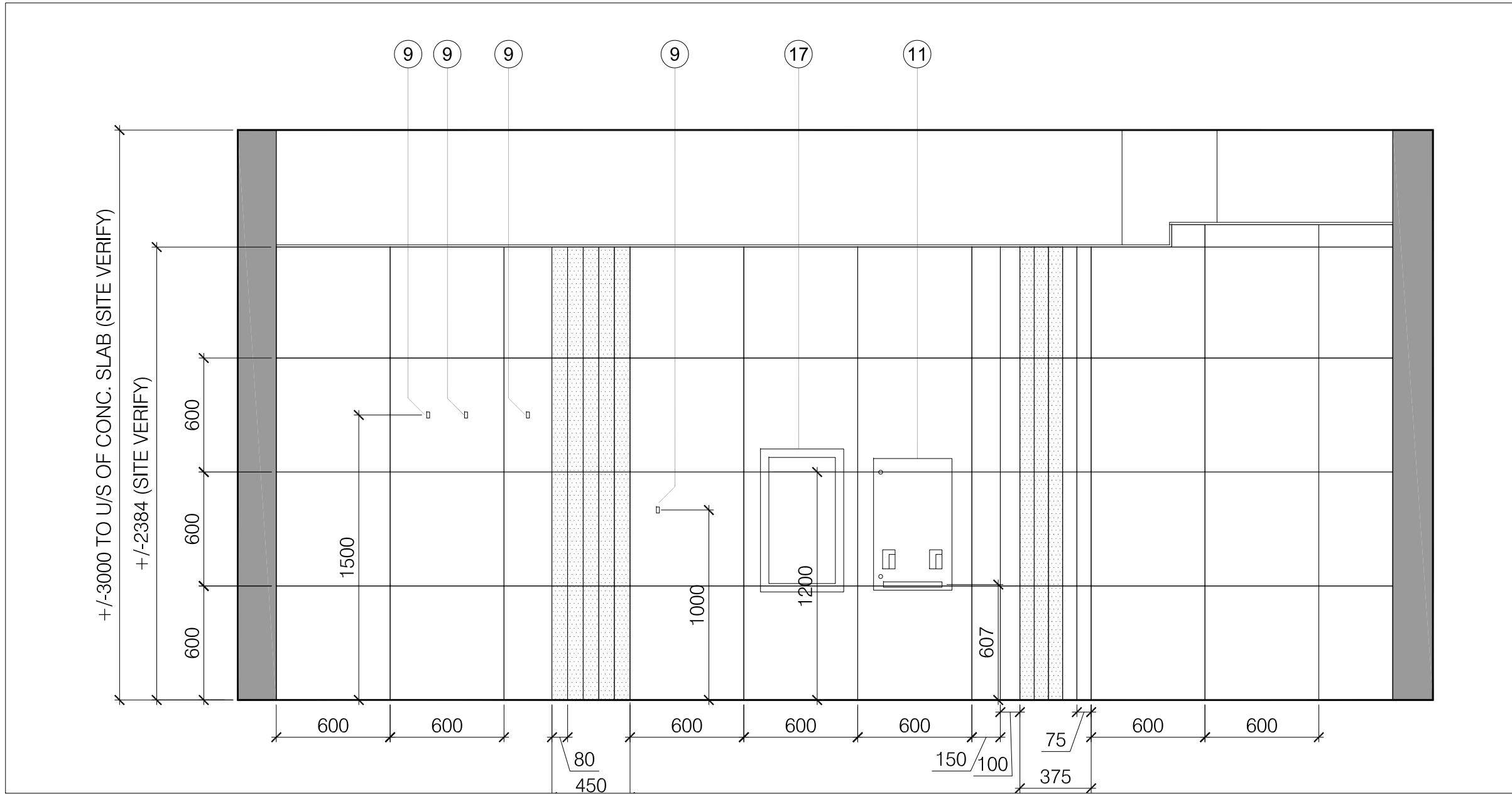
ACCENT TILE (TL-4)  
MANUFACTURER: OLYMPIA TILE  
TILE SERIES: COLORS SERIES  
COLOR: BLUE MATTE  
SIZE: 60CM X 60CM TILE CUT TO SUIT ELEVATION DWGS  
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO SUPPLY/INSTALL

NOTES

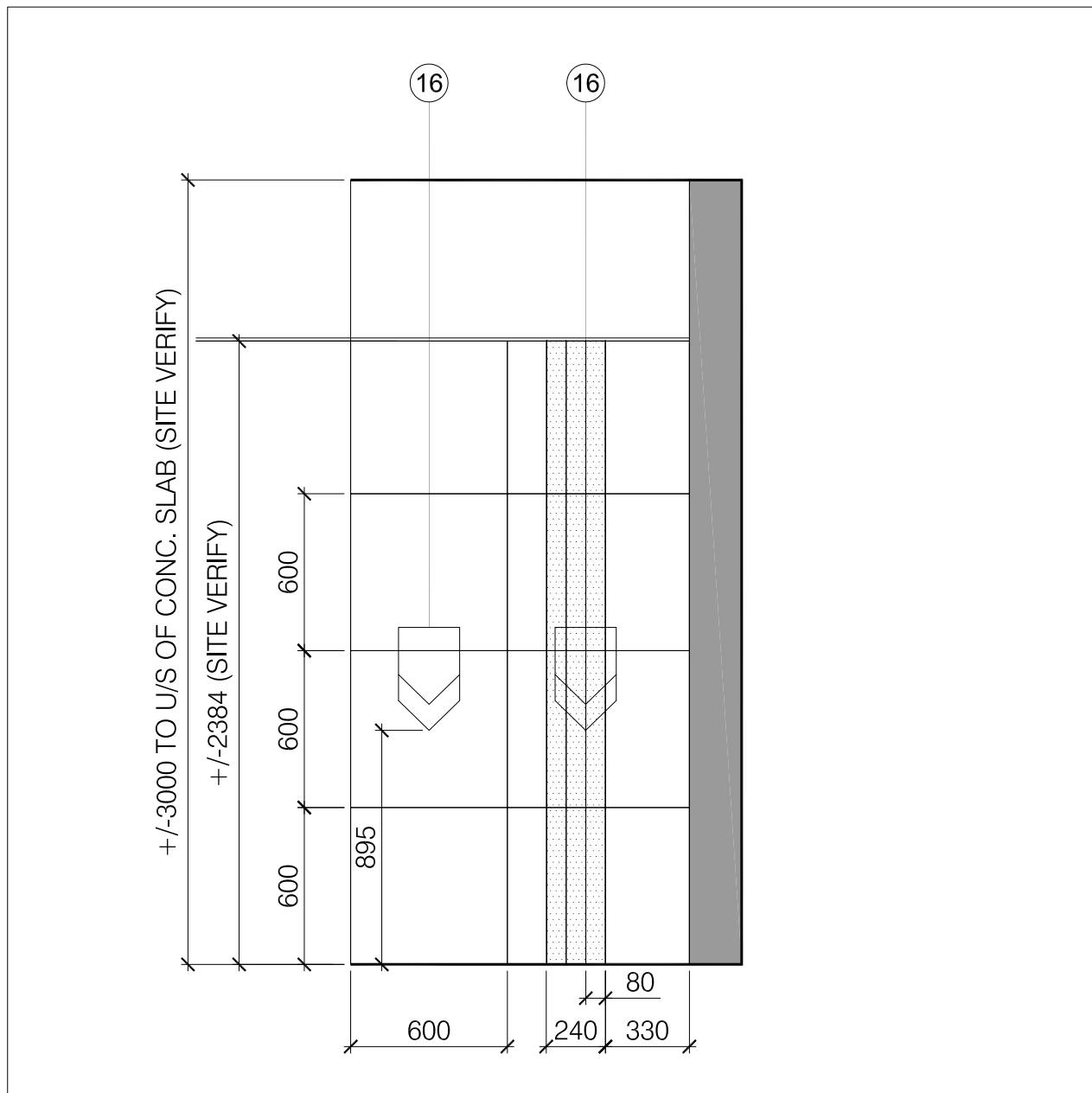
1. PROVIDE ADEQUATE BRACING IN WALL CAVITY FOR SUPPORT OF WASHROOM ACCESSORIES AND FIXTURES. PATCH/REPAIR WALL AS REQD
2. ALLOW FOR 1% SLOPE TO DRAIN WHERE DRAIN HAS BEEN SPECIFIED ON MECHANICAL DRAWINGS
3. PROVIDE WATERPROOF MEMBRANE BETWEEN TILE AND SUBFLOOR
4. REFER TO MECHANICAL ENGINEER'S DRAWINGS 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



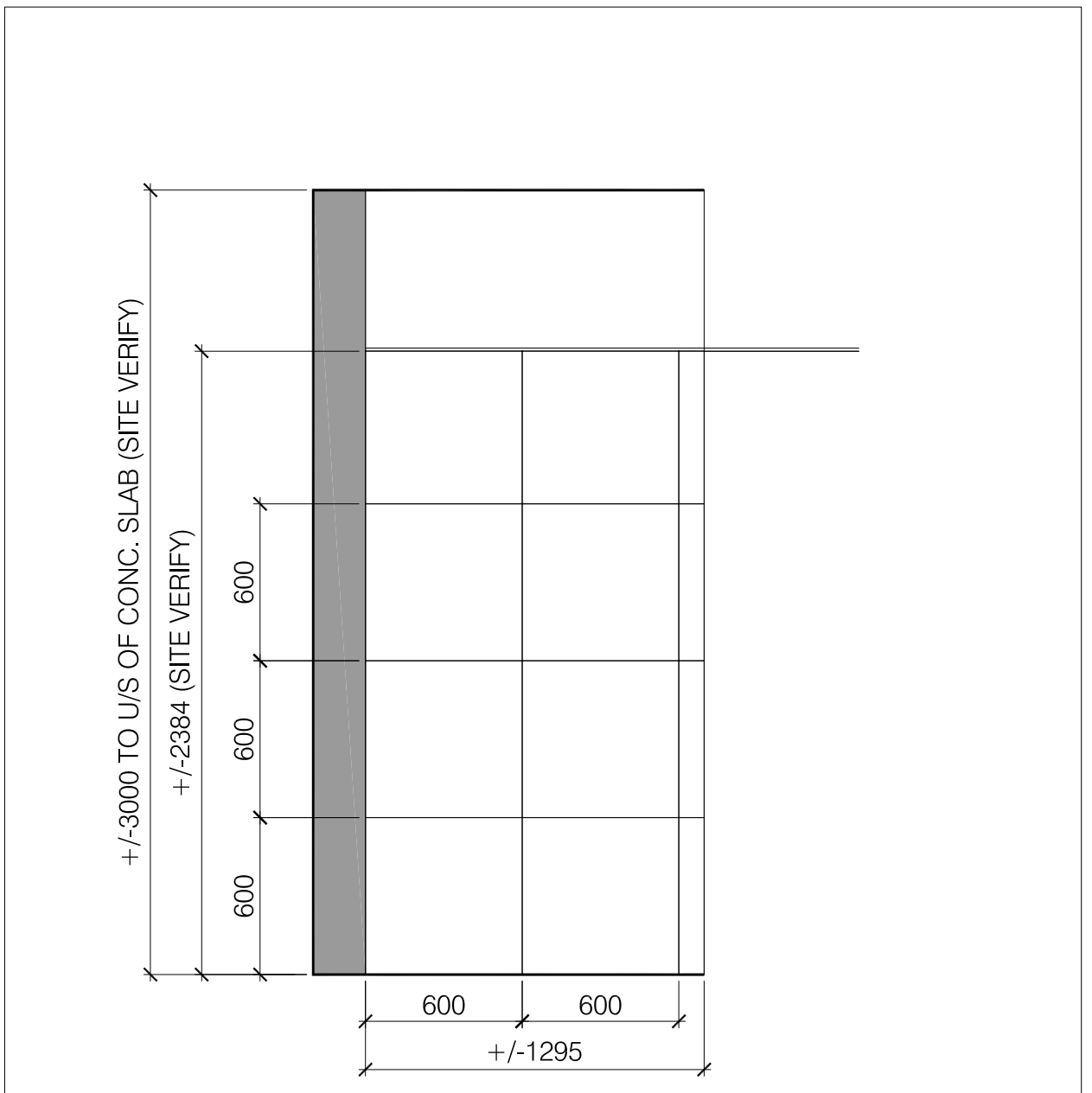
2 ELEVATION:TYP WOMEN'S W/R  
A801 SCALE - 1:25



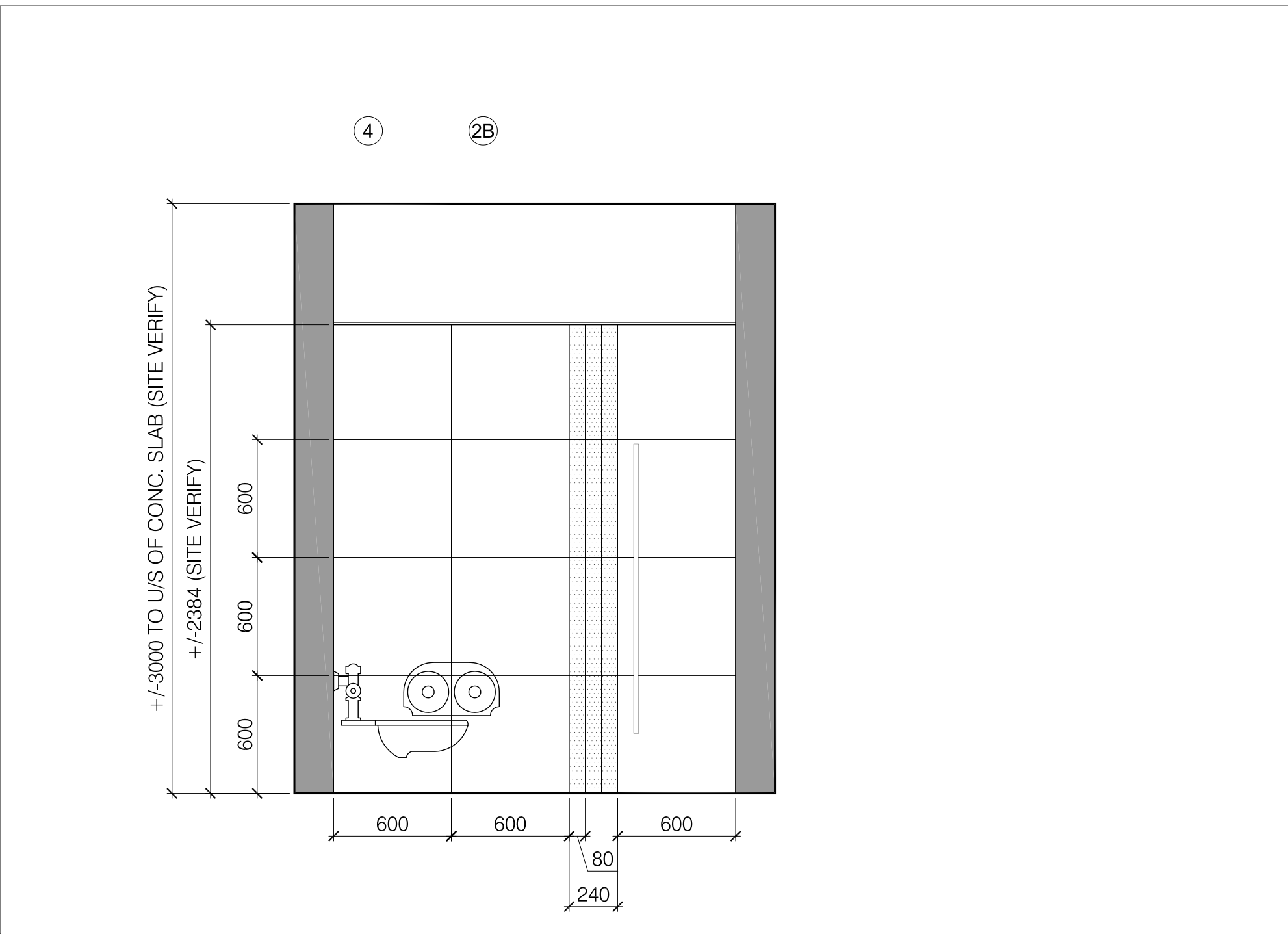
4 ELEVATION:TYP WOMEN'S W/R  
A801 SCALE - 1:25



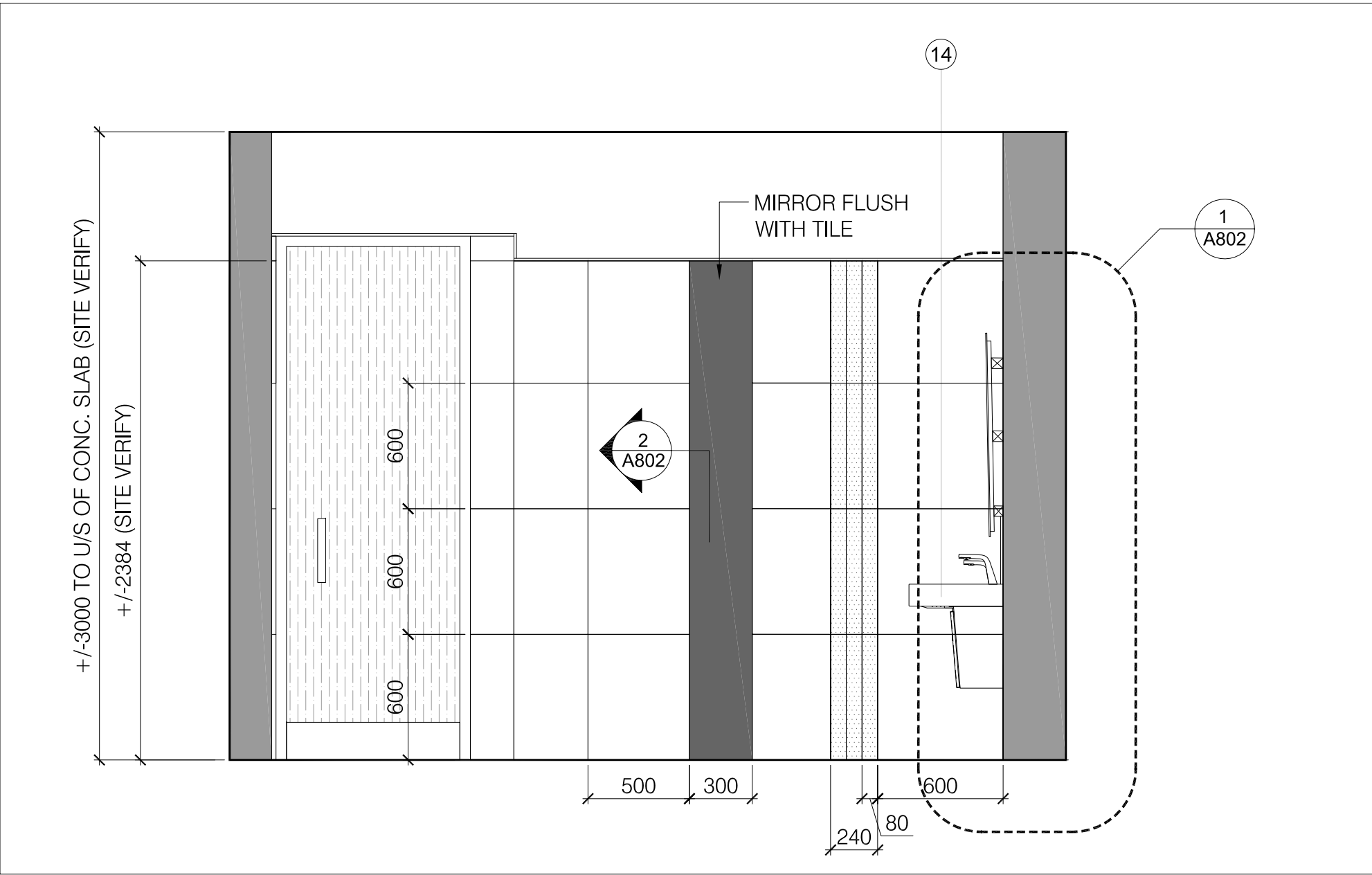
6 ELEVATION:TYP WOMEN'S W/R  
A801 SCALE - 1:25



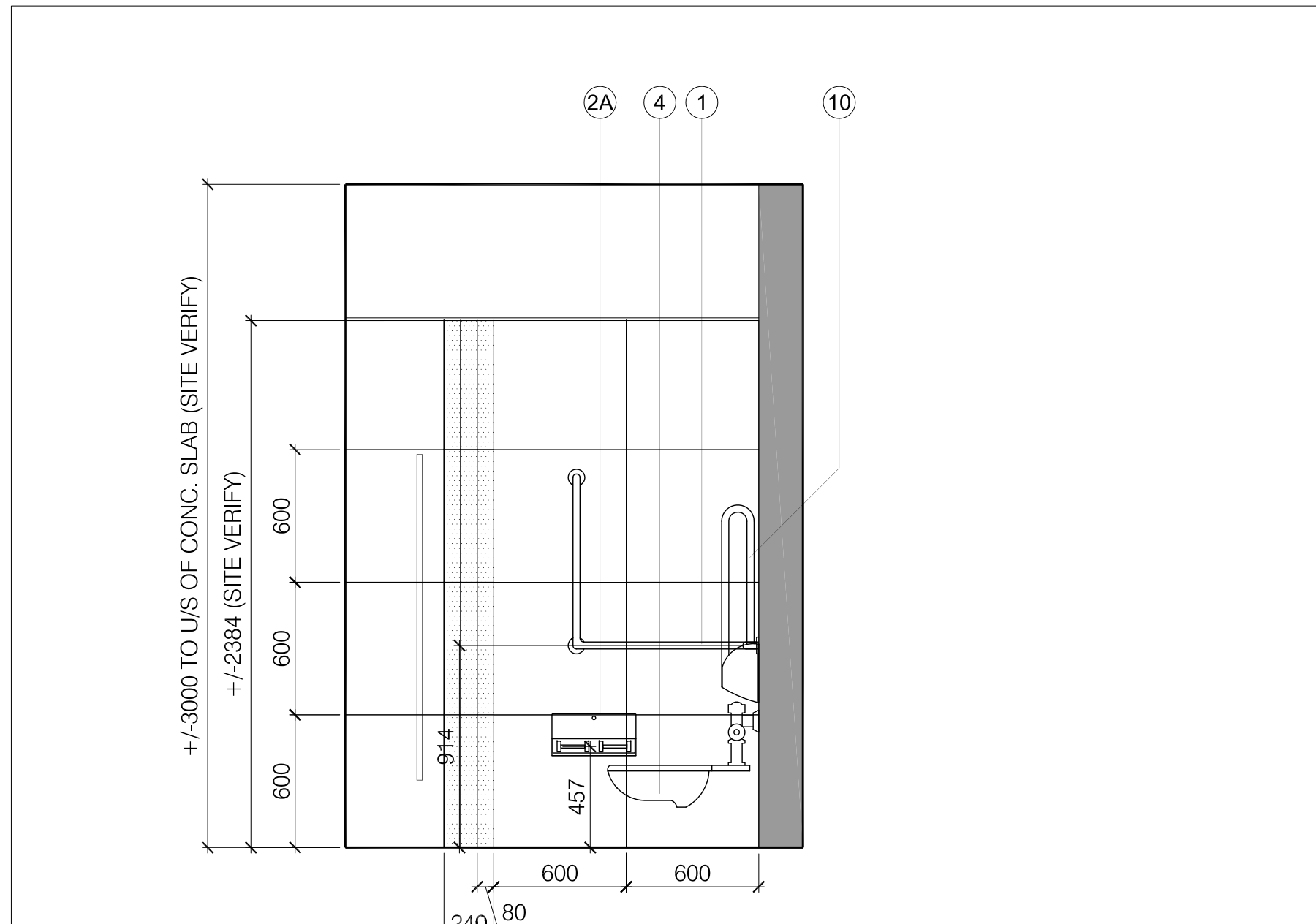
7 ELEVATION:TYP WOMEN'S W/R  
A801 SCALE - 1:25



3 ELEVATION:TYP WOMEN'S W/R  
A801 SCALE - 1:25



5 ELEVATION:TYP WOMEN'S W/R  
A801 SCALE - 1:25



8 ELEVATION:TYP WOMEN'S W/R  
A801 SCALE - 1:25

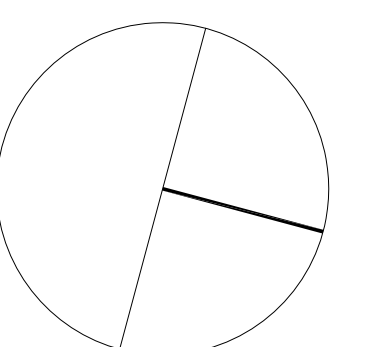
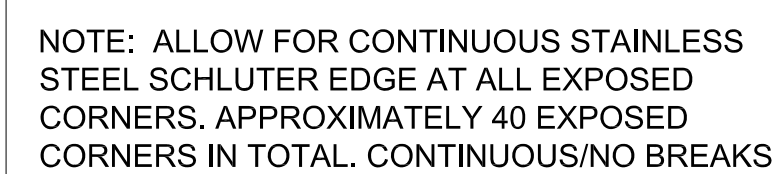
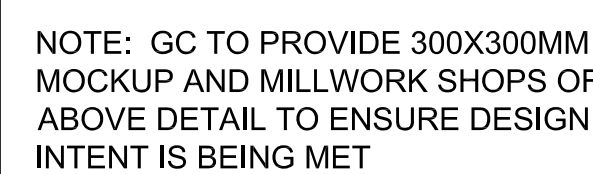




TILE SERIES: COLORS SERIES  
COLOR: BLUE MATTE  
SIZE: 60CM X 60CM TILE CUT TO SUIT ELEVATION DWGS  
PROVIDE SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO SUPPLY/INSTALL

## NOTES

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7. PROVIDE SHOP DRAWINGS FOR ARCH REVIEW FOR ALL MIRRORS AND BACK-PAINTED



**York Region**  
PROPERTY SERVICES

DEPARTMENT: BUILDING &amp; FACILITIES

FLOOR: 4TH

BASE DATE: 01-01-2022

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario

SCALE: AS SHOWN

DRAWN BY: SK

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

## DETAILS

SHEET NUMBER:

# A802



Product Key			
#	Description	Material / Type	QTY
1	Faucet	Lovain Ribbon	1 Per User
2	Soap Dispenser	Lovain Ribbon	1 Per User
3			
3	Maxi Slab Vanity	Lovain	Custom
4	Ardec Adjustable Bracket	Metal Powder Coated White	2 Per 500mm
5	Pipe Skirt Door Magnets	Earth Magnets	2 Per Panel
6	Pipe Skirt Top Rail	Metal Powder Coated Black	1 Per Panel
7	Optional Pipe Skirt Door Lock	Not Specified	1 Per Panel
8	Lovain Waste Funnel (1.5 NPT)	ABS Plastic	1 Per User
9	Pipe Skirt Door / Front Panel	Stainless Steel	1 Per 1000mm
10	Bolts For Mounting Adjustable Bracket	5/16" x 2-1/2" Lag Bolts/Washer	2 Per Bracket
11	Pipe Skirt Bracket	Metal Powder Coated Black	2 Per Panel
12	Pipe Skirt Door Hinge	Stainless Steel	1 Per Panel
13	Pipe Skirt Bottom Rail	Metal Powder Coated Black	1 Per Panel
14	Blocking In Wall	Double 3/4" Waterproof Fireproof / Plywood	Not Included
15	Wall Cladding	As Per Customer	Not Included
16	Wall Structure	As Per Customer	Not Included
17	Optional Pipe Skirt End Panels	Stainless Steel	As Required