

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
7	SITE PLAN RESUBMISSION #2	2021-10-18
8	90% SUBMISSION	2021-10-18
9	SITE PLAN RESUBMISSION #3	2022-05-18
11	BUILDING PERMIT	2022-01-24
12	BUILDING PERMIT RESPONSE	2022-05-09
13	TRCA PERMIT APPLICATION	2022-11-22
14	95% SUBMISSION	2022-12-01
15	SPA FINAL SUBMISSION	2022-12-01
16	IFT	2022-12-16
18	ADDENDUM #2	2023-02-20
19	ADDENDUM #3	2023-03-03

YORK REGION PRS #32 RFTC-604-22-10

53 JACOB KEEFER PARKWAY, CITY OF VAUGHAN

PROJECT:

CLIENT:

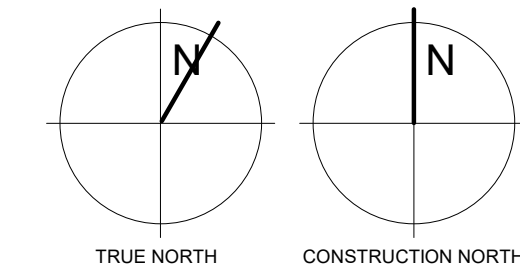
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR
TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES
ARE TO BE REPORTED TO THE CONSULTANT.

ARCHITECT
THOMASBROWNARCHITECTS
197 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C8

PROFESSIONAL SEAL

SITE PLAN & SITE PLAN STATISTICS

ORIENTATION



DATE
2020-11-30

SCALE
As indicated
DRAWN BY
SL / AA / VL

TENDER

PROJECT NO.

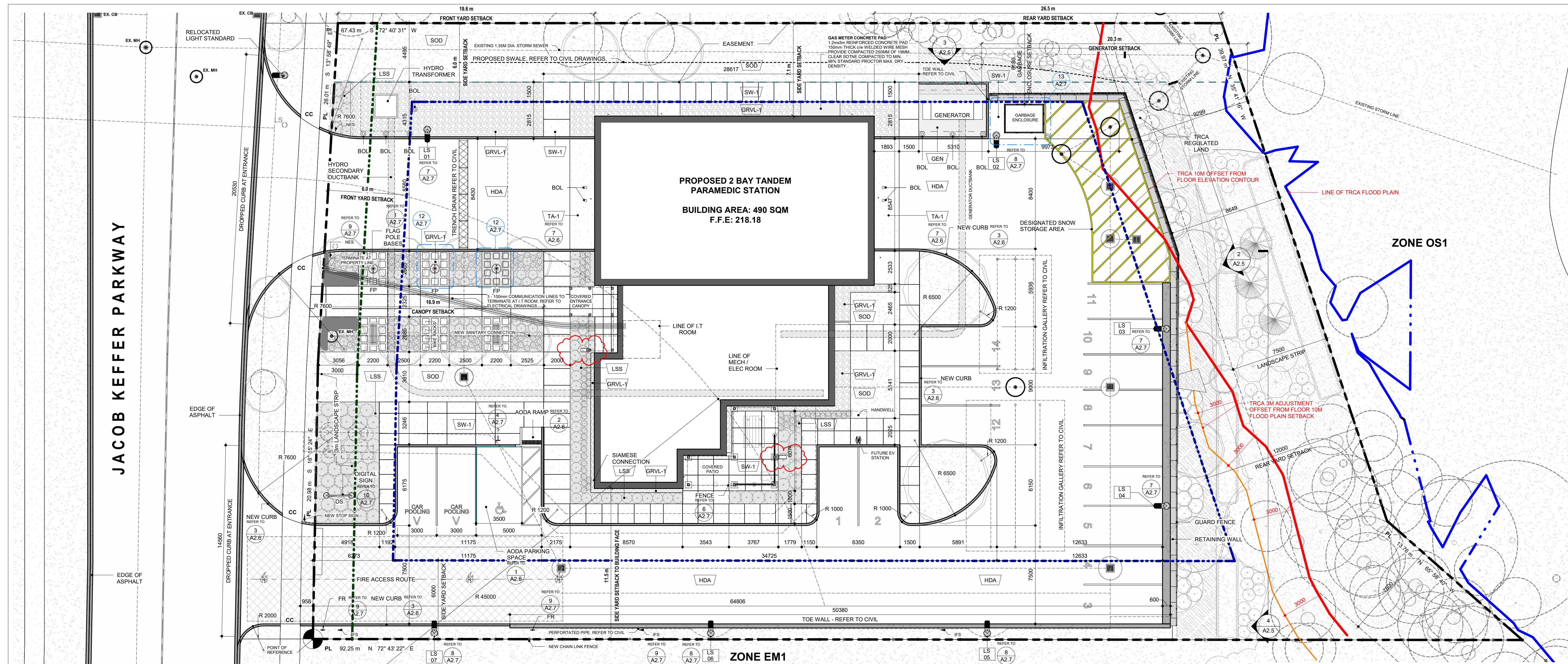
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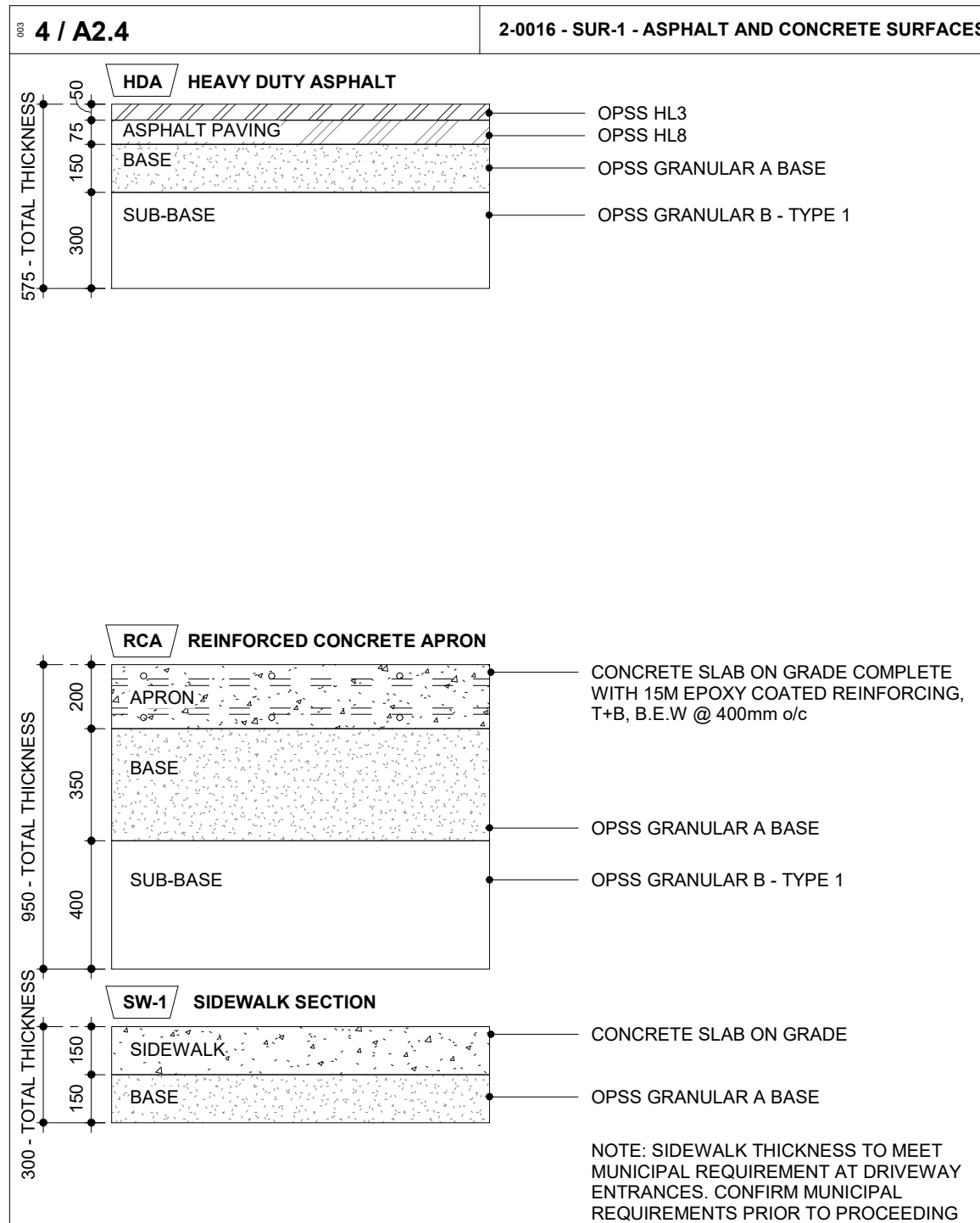
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REVISION

19

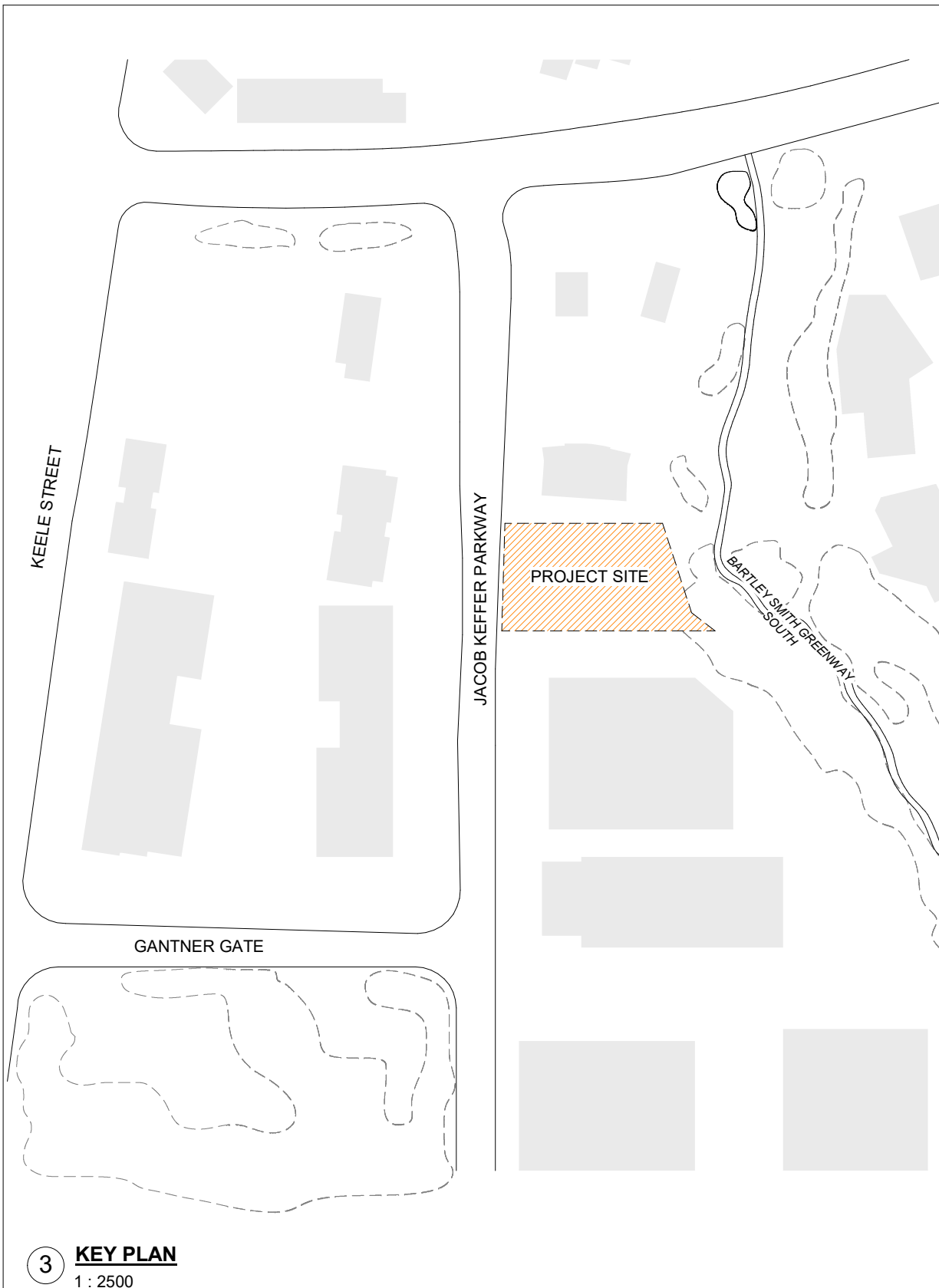


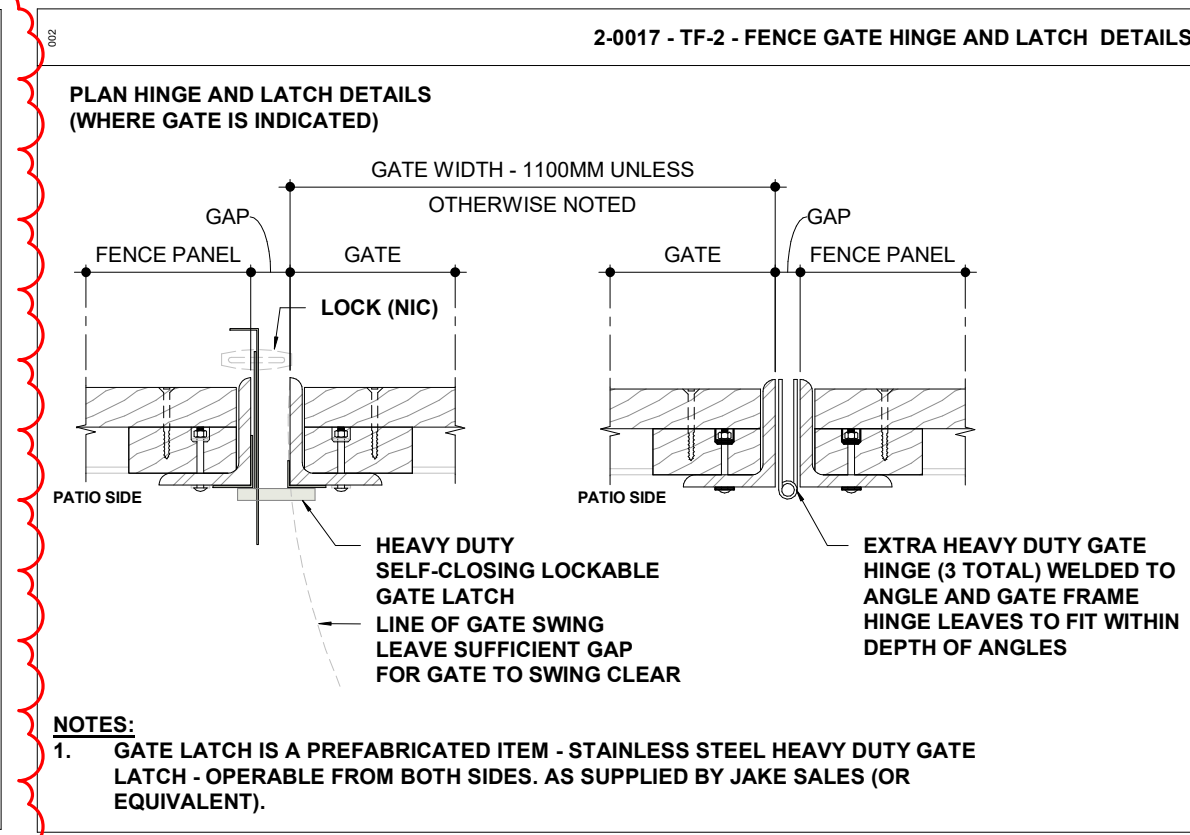
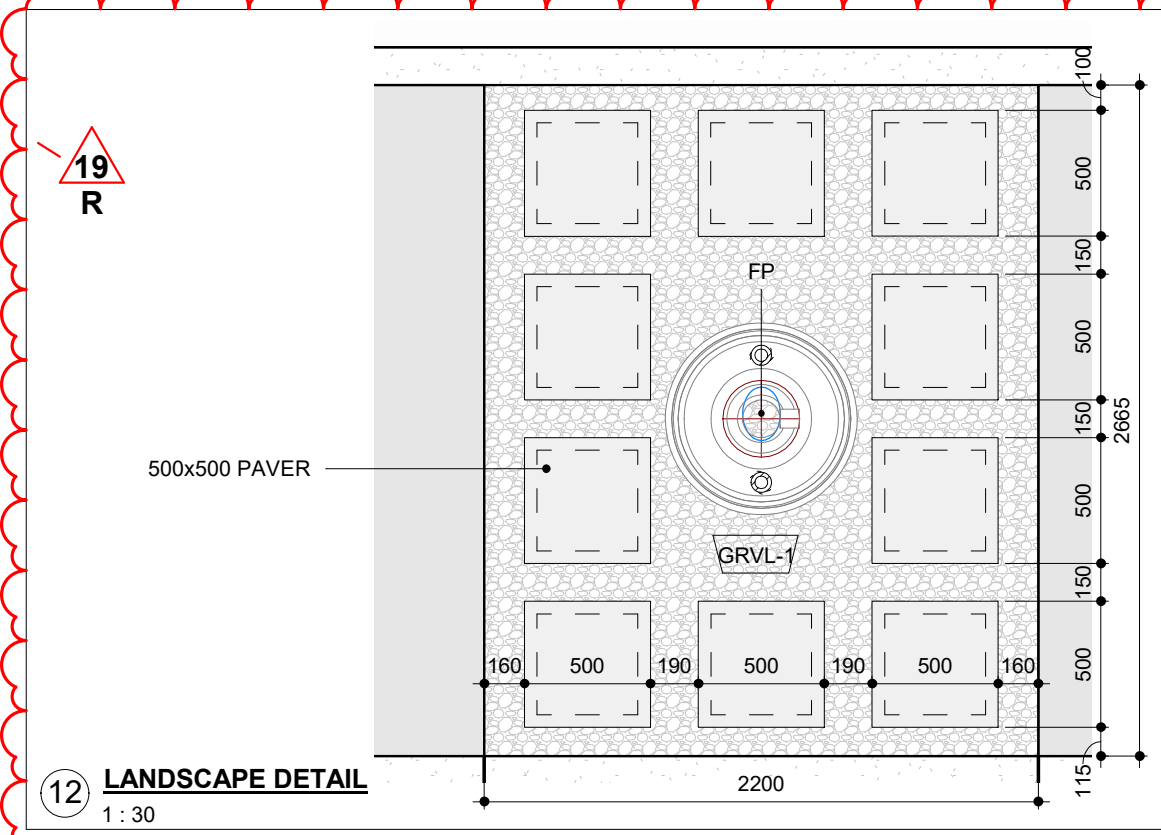
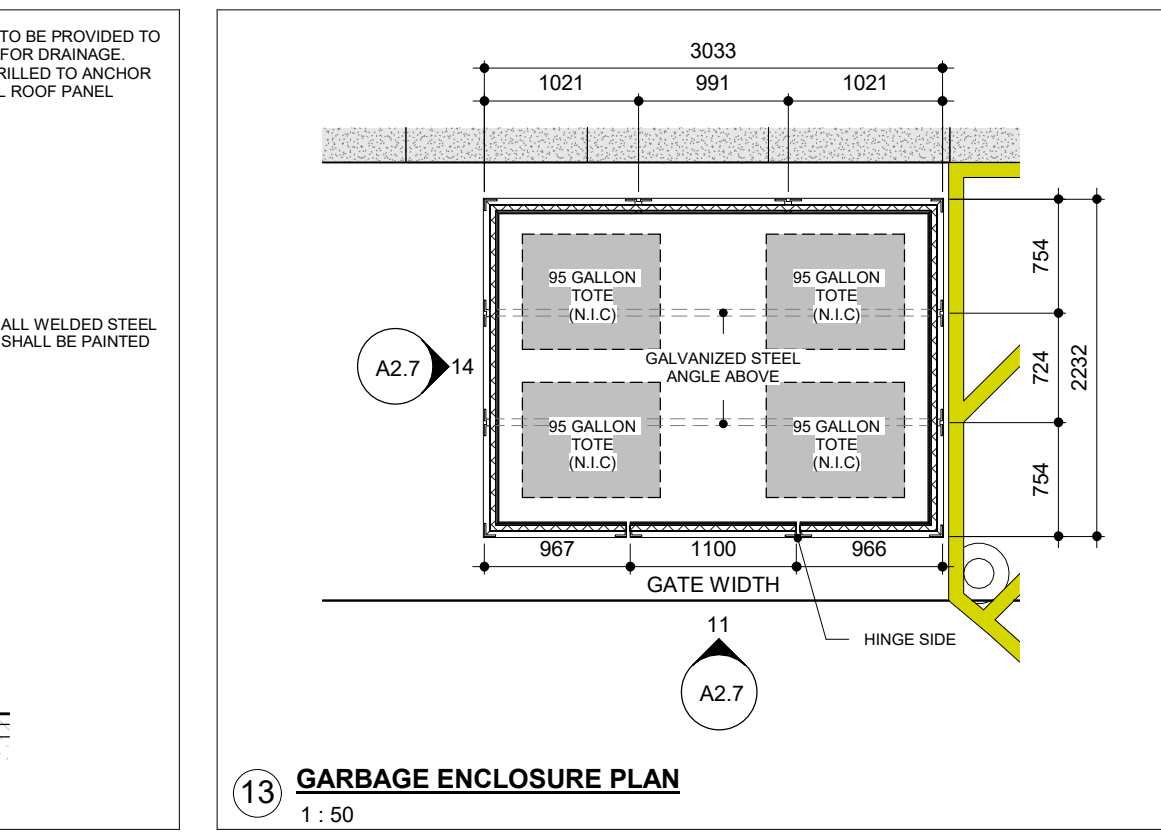
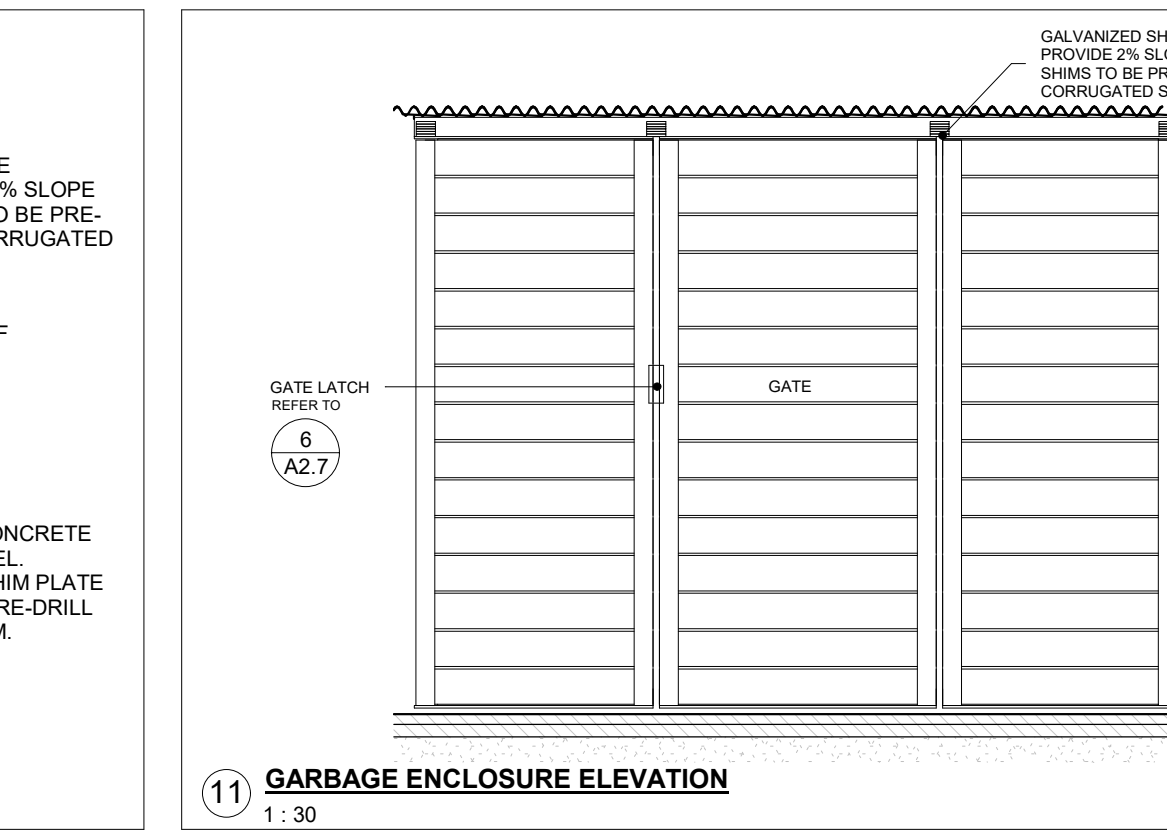
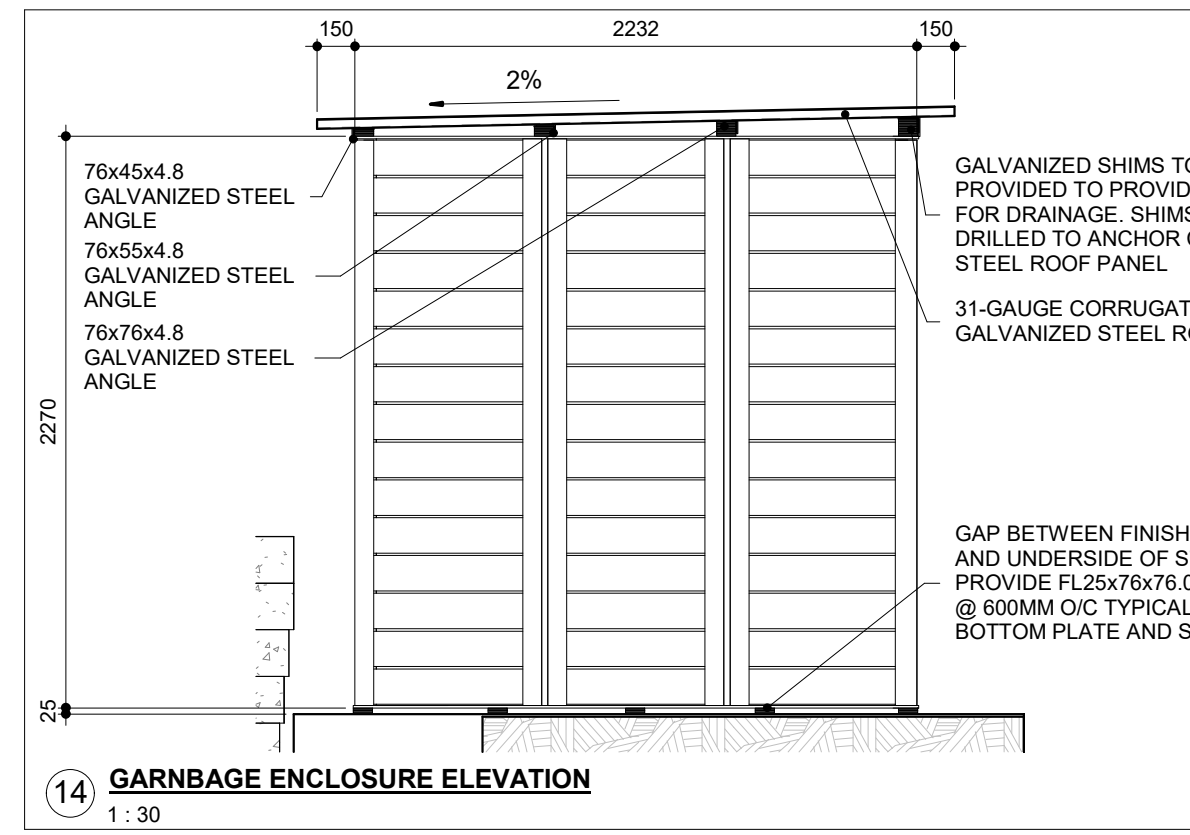
PROJECT SITE STATISTICS DATA					
ZONING INFORMATION					
ITEM	DESCRIPTION	DESCRIP...			
1	ZONING BY-LAW	BY-LAW 1-88			
2	ZONING CATEGORY	PRESTIGE EMPLOYMENT AREA ZONE (EM1)			
3	PERMITTED USES	PUBLIC USES			
4	LOT AND Plan NUMBER	LOT 4 - Plan 659A-2795			
LOT REQUIREMENTS		REQUIRED		PROPOSED	
5	LOT AREA	3,623.00	m²	3,623.00	m²
6	LOT FRONTAGE MINIMUM	36.00	m	47.00	m
7	LOT COVERAGE MAXIMUM %	60.00	%	13.52	%
8	LANDSCAPED AREA MINIMUM	NR	m²	1,572.50	m²
9	GREEN ROOF AREA	NR	m²	N/A	m²
10	FRONT YARD LANDSCAPE MINIMUM	NR	%	NR	%
11	HARDSCAPED AREA (HIGH ALBEDO)	NR	m²	402.50	m²
12	PAVED AREA	NR	m²	1,158.00	m²
PRINCIPAL BUILDING REQUIREMENTS		REQUIRED		PROPOSED	
13	BUILDING HEIGHT MAXIMUM	15.00	m	6.00	m
14	FLOOR SPACE INDEX	0.60	FSI	0.14	FSI
15	BUILDING FOOTPRINT	2,173.80	m²	490.00	m²
16	GROSS BUILDING AREA	NR	m²	490.00	m²
17	ESTABLISHED GRADE	NR	m		m
PARKING / LOADING / BICYCLE SPACES		REQUIRED		PROPOSED	
18	PARKING SPACES	13		13	
19	PARKING SPACES FOR PERSONS WITH DISABILITIES	1		1	
20	BICYCLE PARKING	2		4	
21	LOADING SPACES	NR		0	
BUILDING TO PROPERTY SETBACKS		REQUIRED		PROPOSED	
22	FRONT YARD SETBACK	6.00	m	19.40	m
23	SIDE YARD SETBACK	6.00	m	6.95	m
24	REAR YARD SETBACK	12.00	m	26.00	m
25	SIDE YARD SETBACK	6.00	m	11.30	m
LANDSCAPE BUFFER PROPERTY SETBACKS		REQUIRED		PROPOSED	
26	LANDSCAPE SETBACK FRONT YARD	3.00	m	6.00	m
27	LANDSCAPE SETBACK SIDE YARD	0.00	m	4.50	m
28	LANDSCAPE SETBACK REAR YARD	7.50	m	8.70	m
29	LANDSCAPE SETBACK SIDE YARD	0.00	m	1.00	m



NOTES:
1. REFER ALSO TO GEOTECHNICAL REPORT(S) TO CONFIRM LAYER THICKNESSES. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING.
CONCRETE SHALL BE CLASS C2, 32MPa, 5-8% AIR CONTENT WITH A MAX. SLUMP OF 80MM

- 2-0016 - SUR-1 - ASPHALT AND CONCRETE SURFACES
- 2 / A2.4
- A700 GENERAL NOTES - SITE PLAN
- THE CONTRACT CONSISTS OF ALL WORK WITHIN THE 'PROPERTY LINE' AND/OR 'SITE EXTENTS' LINE AS INDICATED PLUS ANY WORK SPECIFICALLY NOTED OUTSIDE OF THAT LINE OR AS REQUIRED TO DELIVER A OPERATIONAL, FUNCTIONING PROJECT.
 - THE TERM 'SITE EXTENTS' REFERS TO THE AREA THAT THE CONTRACTOR IS REQUIRED TO ENCLOSE WITH CONSTRUCTION FENCING FOR THE DURATION OF THE WORK.
 - ALL WORK DONE OUTSIDE OF THESE LIMITS MUST BE EXECUTED IN STRICT ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY AND ALL OTHER AUTHORITIES HAVING JURISDICTION. MAKE GOOD AT NO ADDITIONAL COST TO THE OWNER OR MUNICIPALITY ANY DAMAGE CAUSED BY THIS CONSTRUCTION TO MATERIALS OR FINISHES BEYOND THE 'PROPERTY LINE' INDICATED.
 - CONTRACTOR IS TO RESTRICT ALL WORK, EQUIPMENT AND MATERIALS STORAGE TO AREA(S) WITHIN THE 'PROPERTY LINE' EXCEPT WHERE NOTED OTHERWISE. PRIMARY SITE ACCESS POINT & CONSTRUCTION PARKING IS TO BE CONFIRMED WITH OWNER. NO PARKING IS PERMITTED IN THE MUNICIPAL RIGHT-OF-WAY.
 - LOCATE EXCAVATED MATERIALS & TOPSOIL PILES SO AS NOT TO IMPEDE PROGRESS OF THE WORK OR AS DIRECTED. 'DOUBLE HANDLING' OF MATERIALS AS A RESULT OF CONTRACTOR PLANNING OR EXECUTION OF THE WORK WILL NOT BE CONSIDERED AS A BASIS FOR CLAIM. AT COMPLETION OF THE PROJECT, ANY EXCESS MATERIAL IS TO BE REMOVED AND AREA MADE GOOD TO CONSULTANT'S SATISFACTION.
 - FOR TRENCHING & BACKFILLING OF ALL SERVICE LINES AND DIVISION OF RESPONSIBILITY REFER TO APPROPRIATE SPECIFICATION SECTIONS AND DRAWINGS. TRENCHING & BACKFILLING NOT IDENTIFIED BY A PARTICULAR SUB-TRADE WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE TRENCHING AND BACKFILLING. GRADE FINISHED WORK TO MATCH SURROUNDING SURFACES.
 - NOTE THAT THE EXACT LOCATIONS OF ALL NEW MECHANICAL & ELECTRICAL ITEMS ARE APPROXIMATE UNLESS DIMENSIONS ARE GIVEN. ADJUST LOCATIONS AS REQUIRED AND AS APPROVED BY CONSULTANT TO SUIT SITE CONDITIONS.
 - NOTE THAT ALL MECHANICAL AND ELECTRICAL UNDERGROUND AND ABOVEGROUND SERVICE LINES INDICATED ON DRAWINGS ARE APPROXIMATE ONLY AND ARE INDICATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT TYPES, LOCATIONS, DEPTHS AND MARKING ALL UNDERGROUND AND ABOVEGROUND SERVICES WITHIN ALL AREAS OF CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO GAS LINES, WATER LINES, ELECTRICAL LINES, TELEPHONE, CABLE TV ETC. VERIFY EXACT LOCATIONS WITH THE APPROPRIATE AUTHORITIES BEFORE EXCAVATING.
 - PRIOR TO COMMENCING WORK TO PLACE VERTICAL ELEMENTS SUCH AS FLAGPOLES AND LIGHT STANDARDS ENSURE ADEQUATE CLEARANCE FROM EXISTING ABOVE GROUND ELEMENTS SUCH AS OVERHEAD WIRES CABLES ETC. NOTIFY THE CONSULTANT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
 - ALL FINISHED PAVING AND GRADING TO BE TO NEW LEVELS SHOWN. ALL DRAINAGE TO BE POSITIVE, LEAVING NO POCKETS IN FINISHED GRADE. FINISHED GRADING TO SLOPE MINIMUM 1:12 AND ASPHALT TO SLOPE MAX 1:10 AWAY FROM BUILDING UNLESS SHOWN OTHERWISE. NEW GRADES TO MEET EXISTING GRADES FALLING AWAY FROM BUILDING AND FEATHERED OUT EVENLY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF CONSTRUCTION TO FACILITATE AS-BUILT DRAWINGS.
 - CO-ORDINATE ALL WORK NOTED HERE WITH THE SPECIFICATION DOCUMENTS - FOR GENERAL REQUIREMENTS, EXISTING CONDITIONS, EXCAVATION & BACKFILLING, LANDSCAPING, ETC AS REQUIRED FOR COMPLETE SITE RELATED WORK.





53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

CLIENT

ARCHITECT
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DWG TITLE

ORIENTATION



SCALE As indicated	DRAWN BY SL / AA / VL
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PROJECT No.

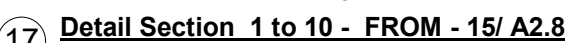
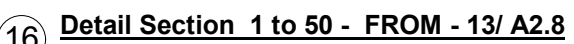
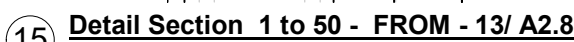
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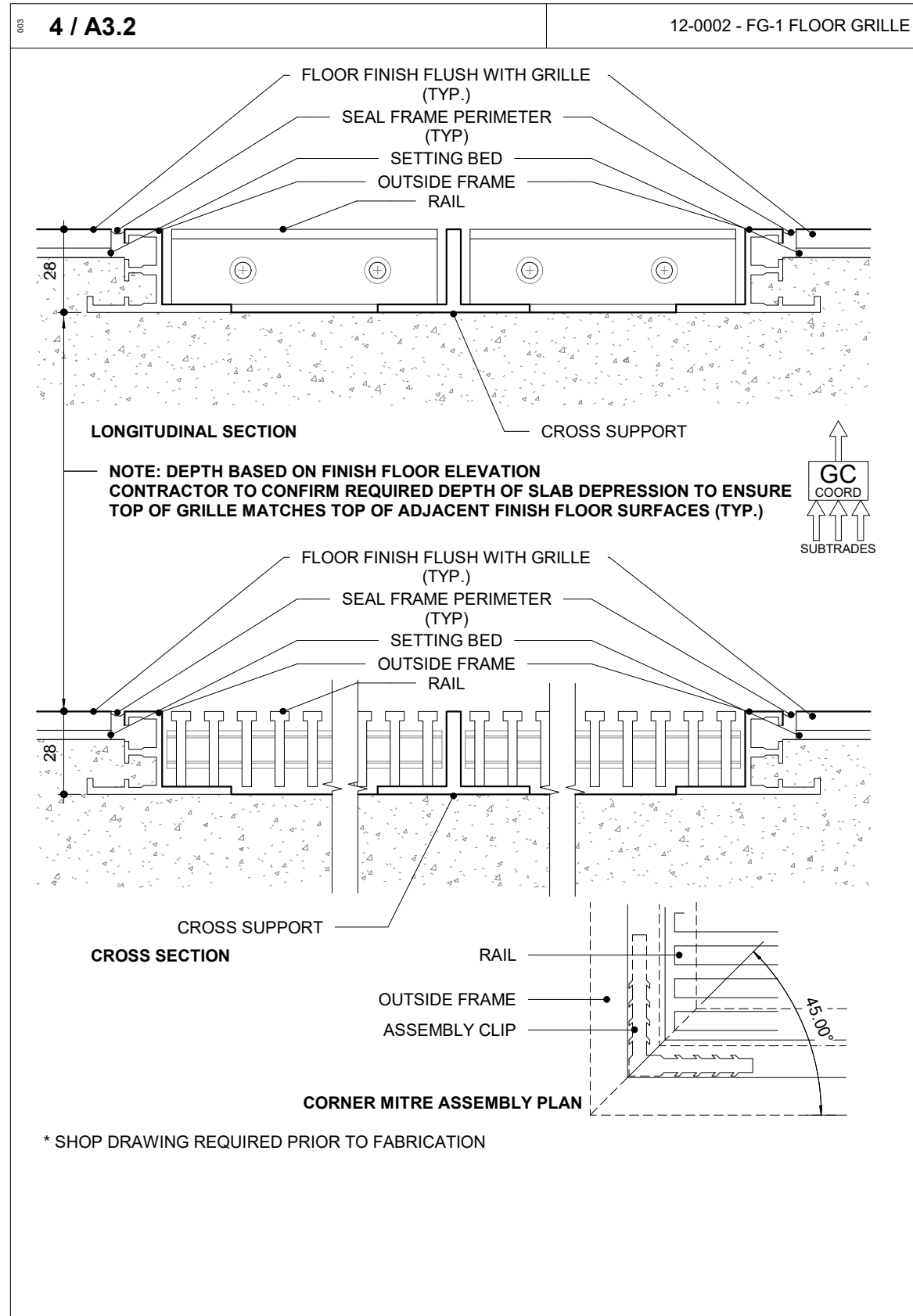
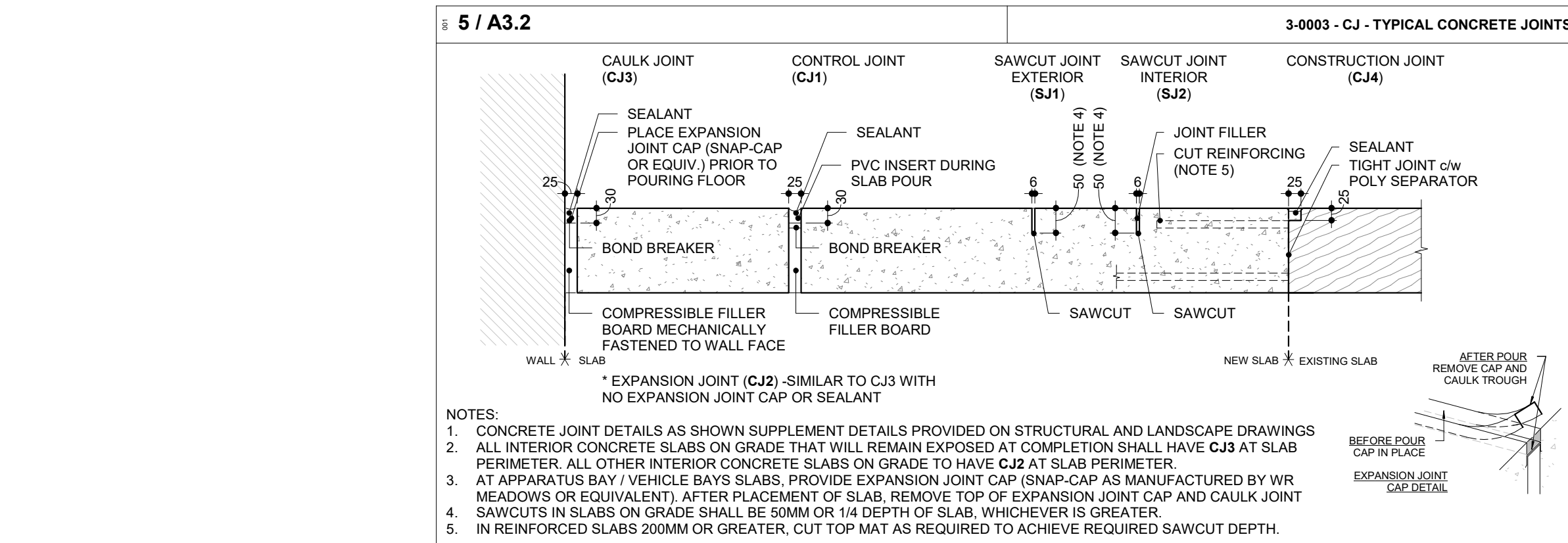
DRAWING No.

DRAWING No.

REVISION

19





NOTE

A - CONCRETE UPSTAND

RAISED CONCRETE FOUNDATION
WALL FOR FERRO BRACKET AT
BRICK LOCATIONS

LA SERIES LEGEND

IDENTIFICATION

 SHADING INDICATES FLOORS

DIM

INDICATES OF ROOF DECK DIMENSION

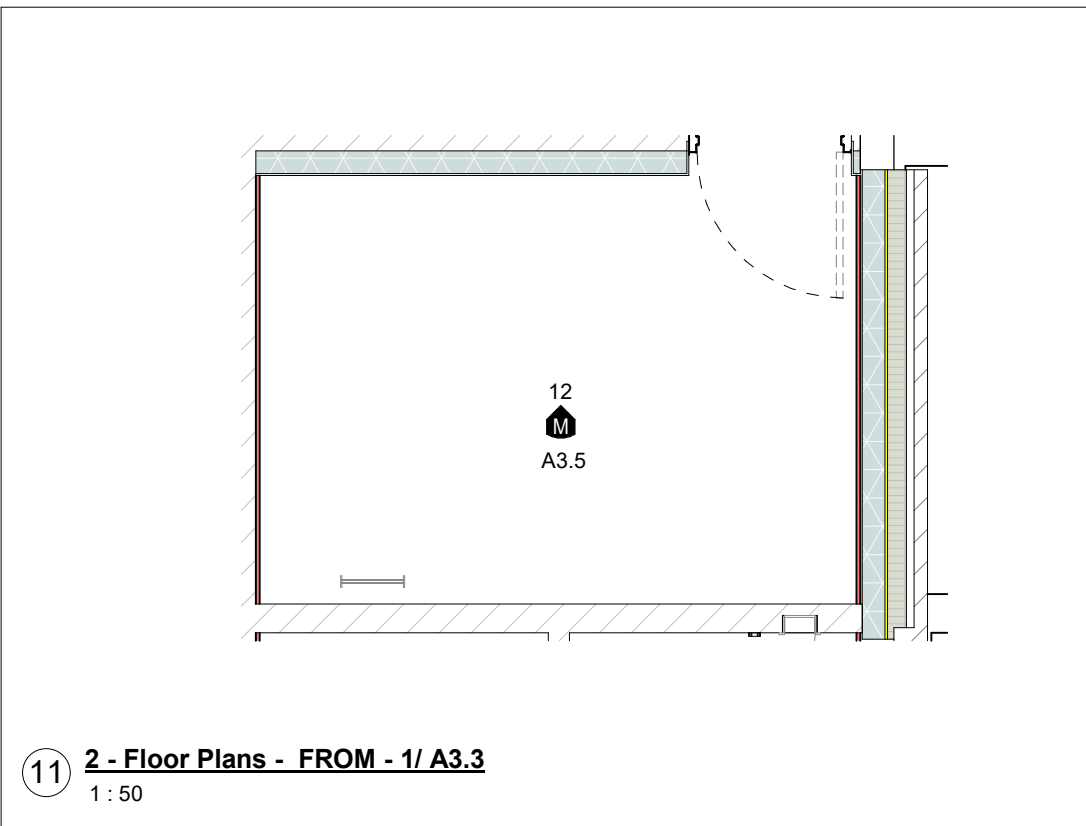
DIMENSIONING AND DETAILING

SHADED WALLS ARE DIMENSIONED TO FACE OF STUD

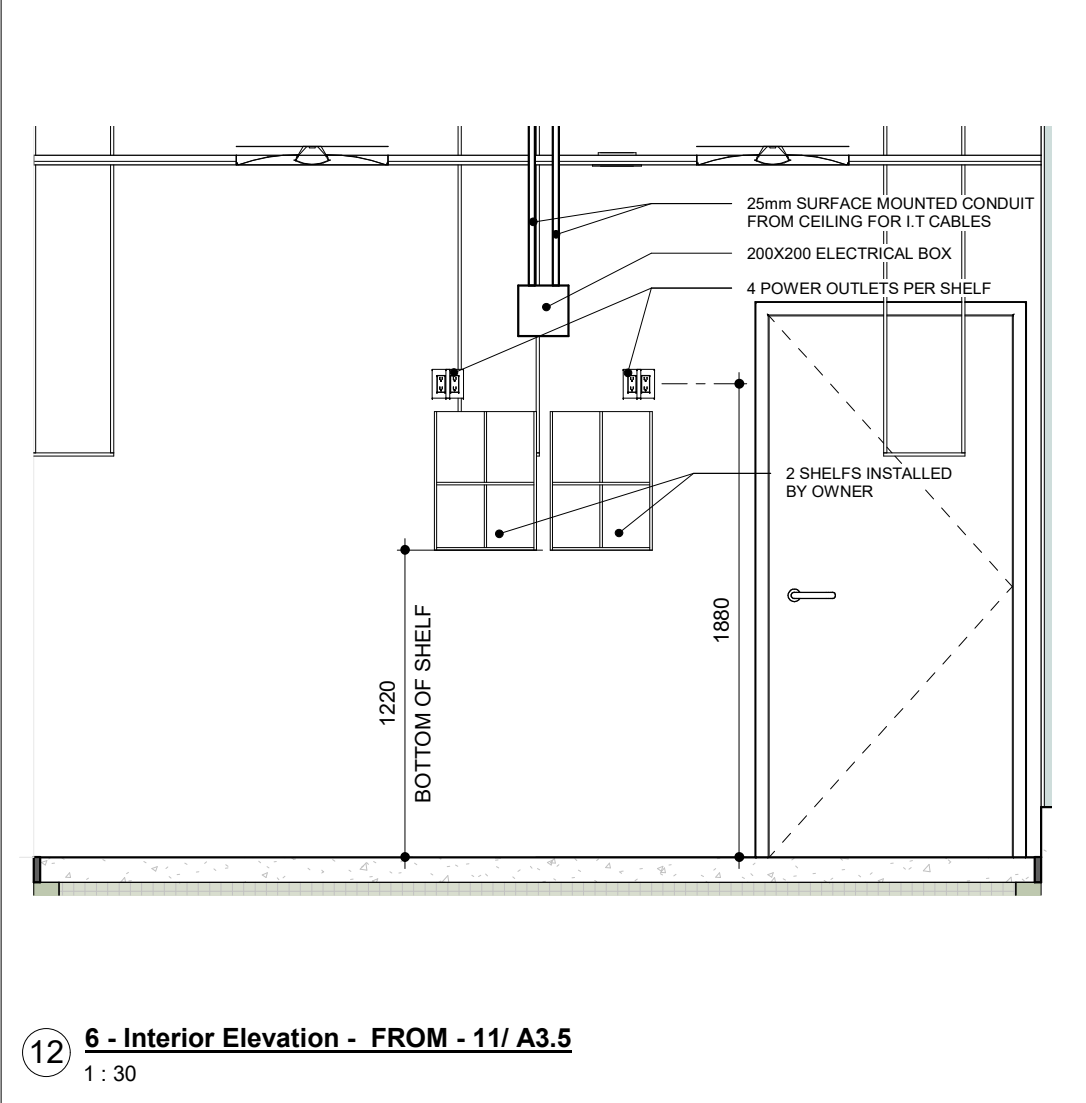
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 INDICATES ROOF DIVIDERS AND/OR FRAMED UPSTANDS WHERE ROOF DECK ABUTS

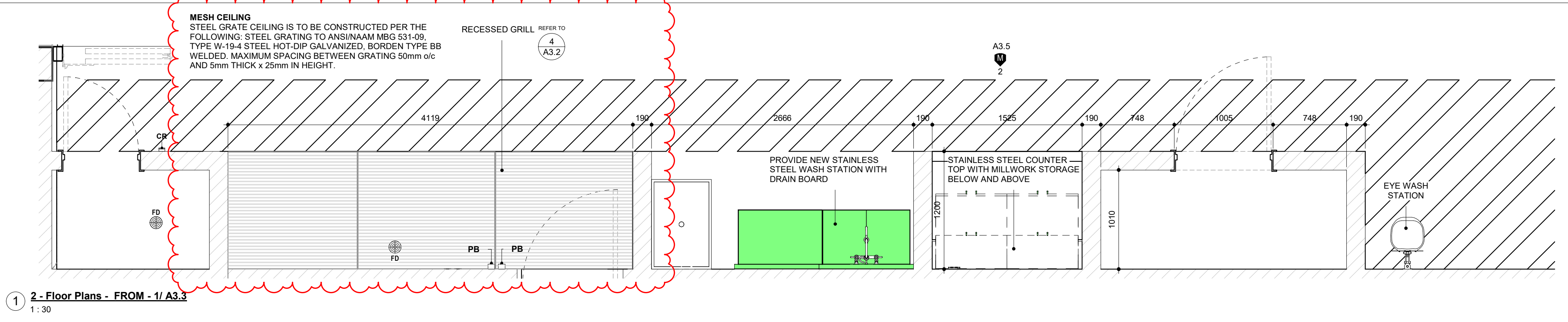
VERTICAL WALL



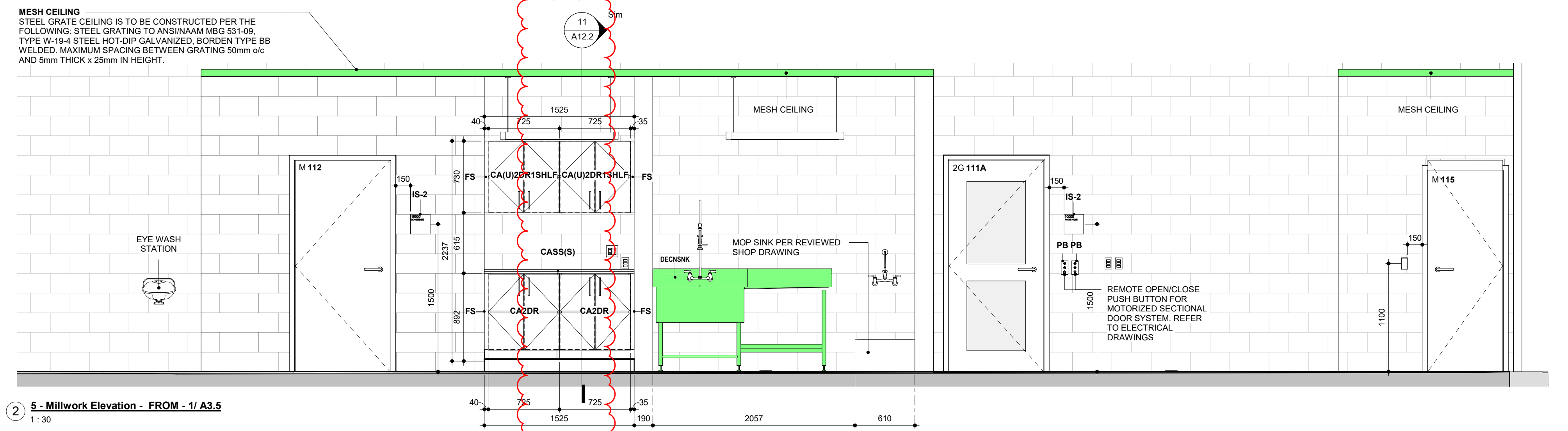
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1 : 50



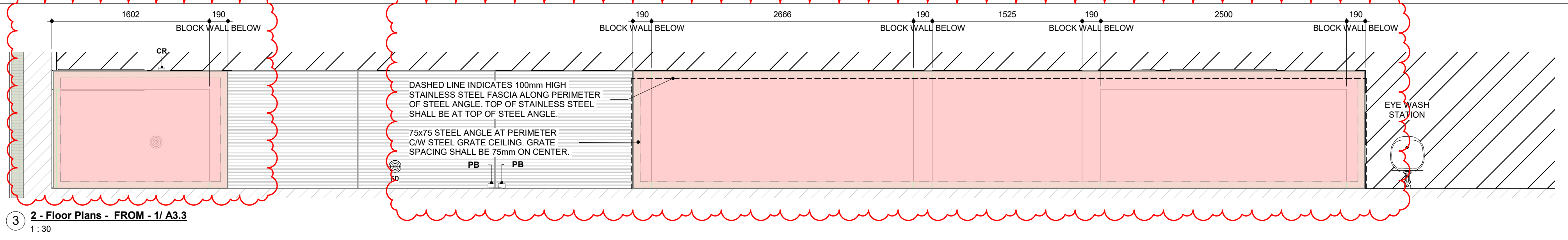
12 6 - Interior Elevation - FROM - 11/ A3.5
1 : 30



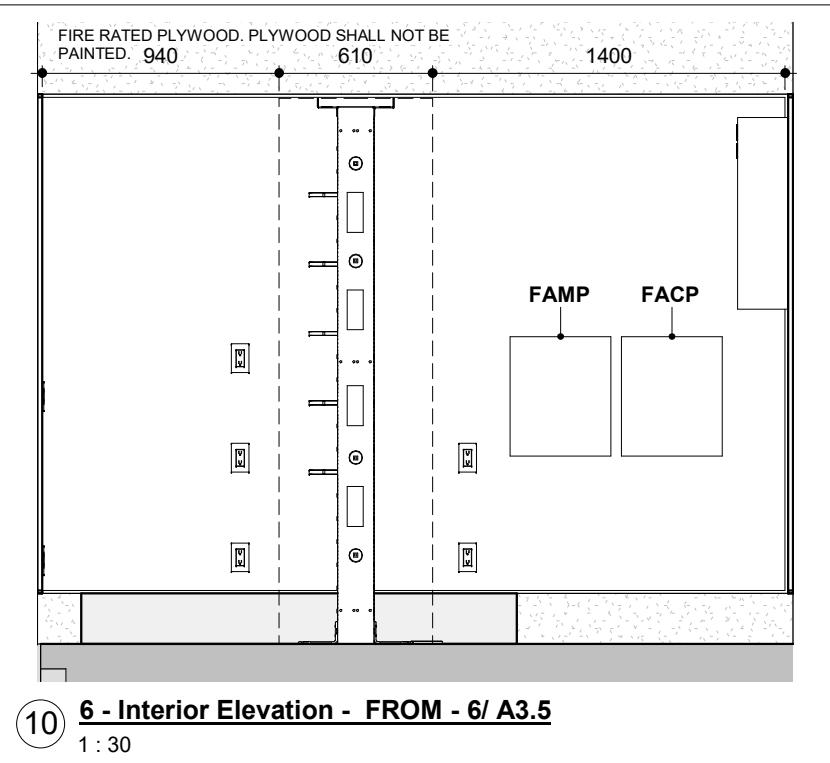
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1 : 30



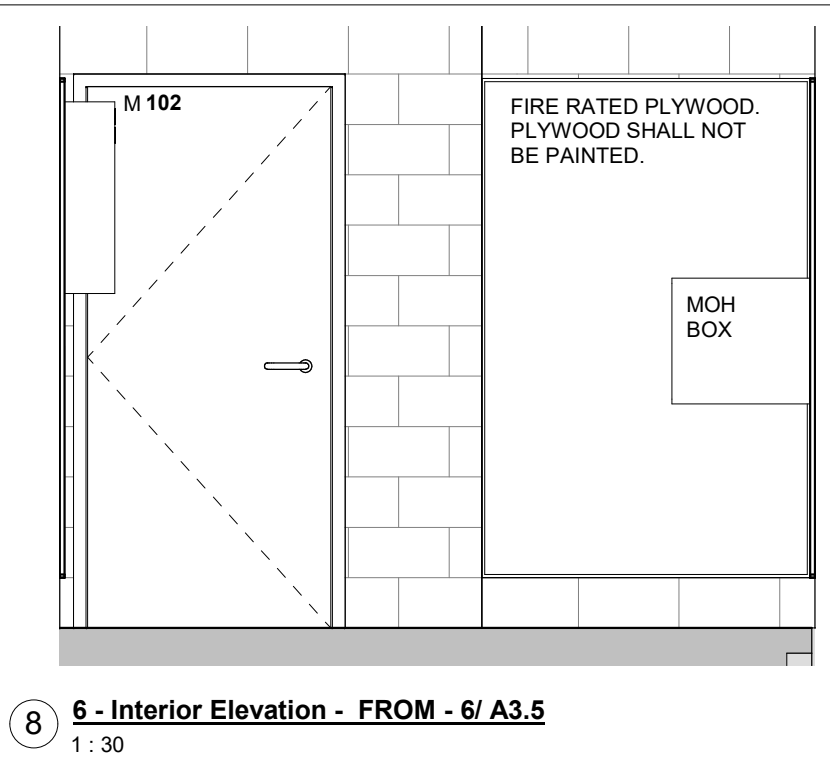
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1 : 30



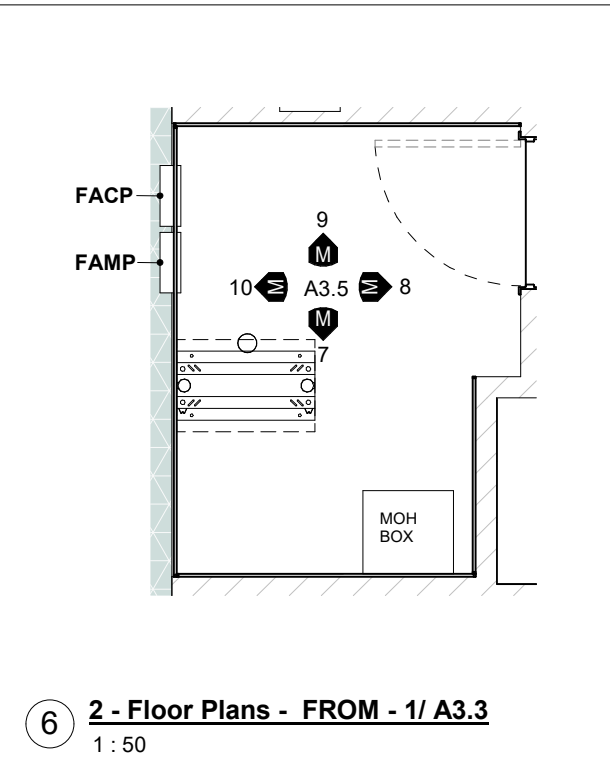
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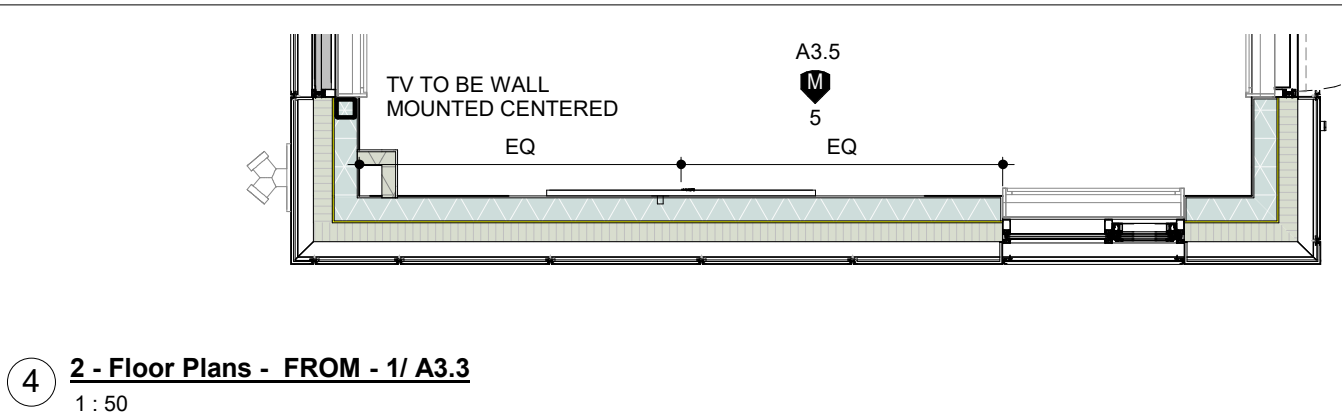
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1 : 30



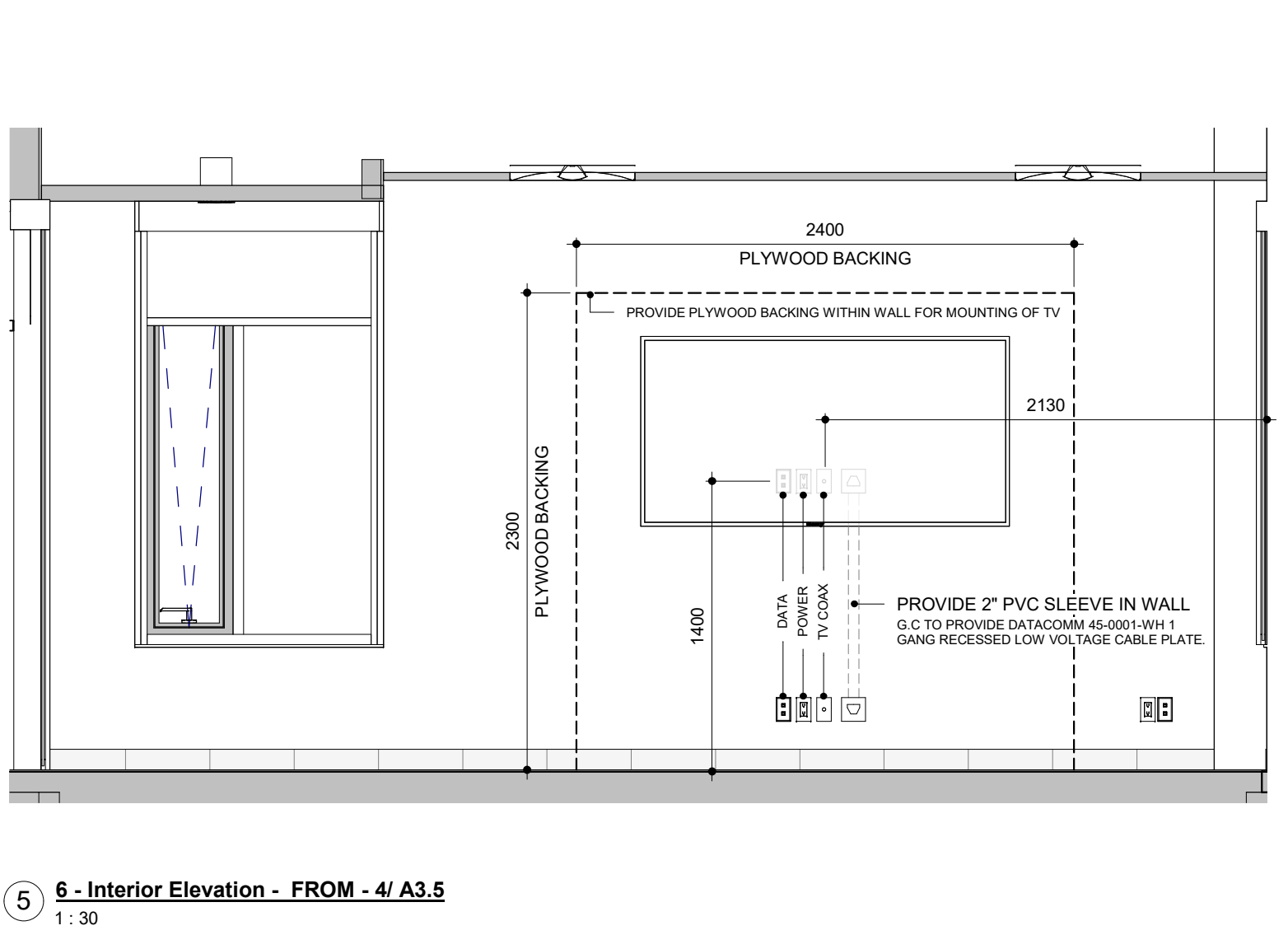
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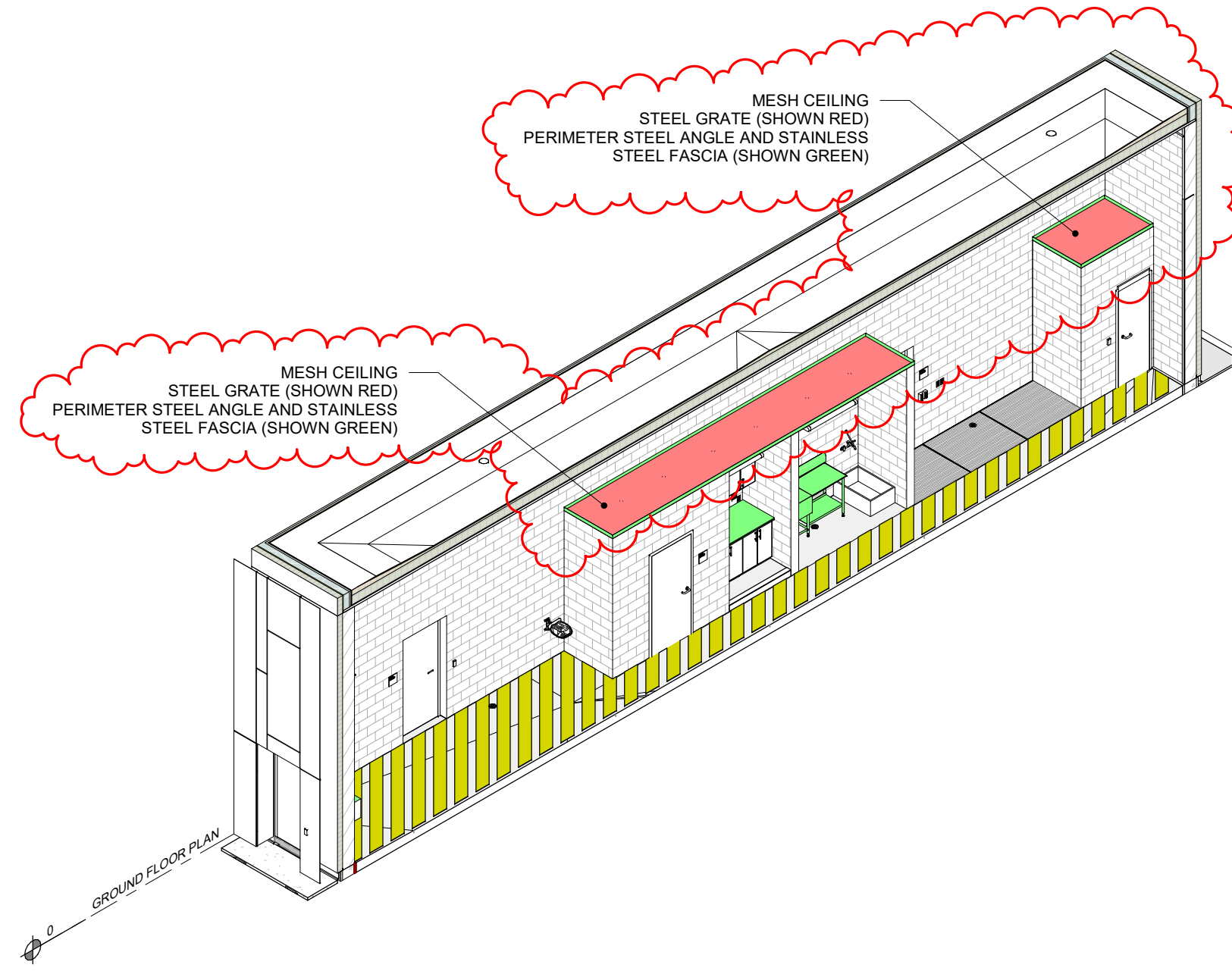
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1 : 50



4 2 - Floor Plans - FROM - 1/ A3.3
1 : 50



5 6 - Interior Elevation - FROM - 4/ A3.5
1 : 30



13 AXO SHOWING MESH CEILING LOCATIONS

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ISSUE OR REVISION		
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4	30% SUBMISSION	2021-05-20
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
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14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
19	ADDENDUM #3	2023-03-03

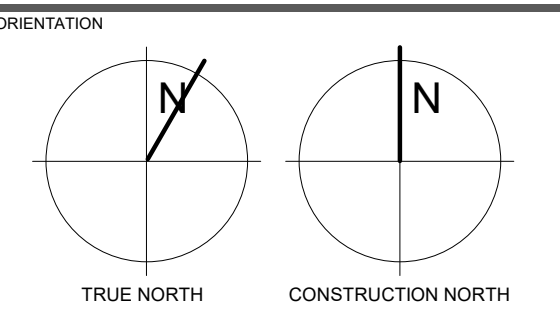
YORK REGION PRS #32 RFTC-604-22-10 53 JACOB KEEFER PARKWAY, CITY OF VAUGHAN

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197 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C8

PROFESSIONAL SEAL

DWG TITLE
VEHICLE BAY, I.T
ROOM & CREW
AREA ELEVATIONS
& DETAILS



DATE
2020-11-30

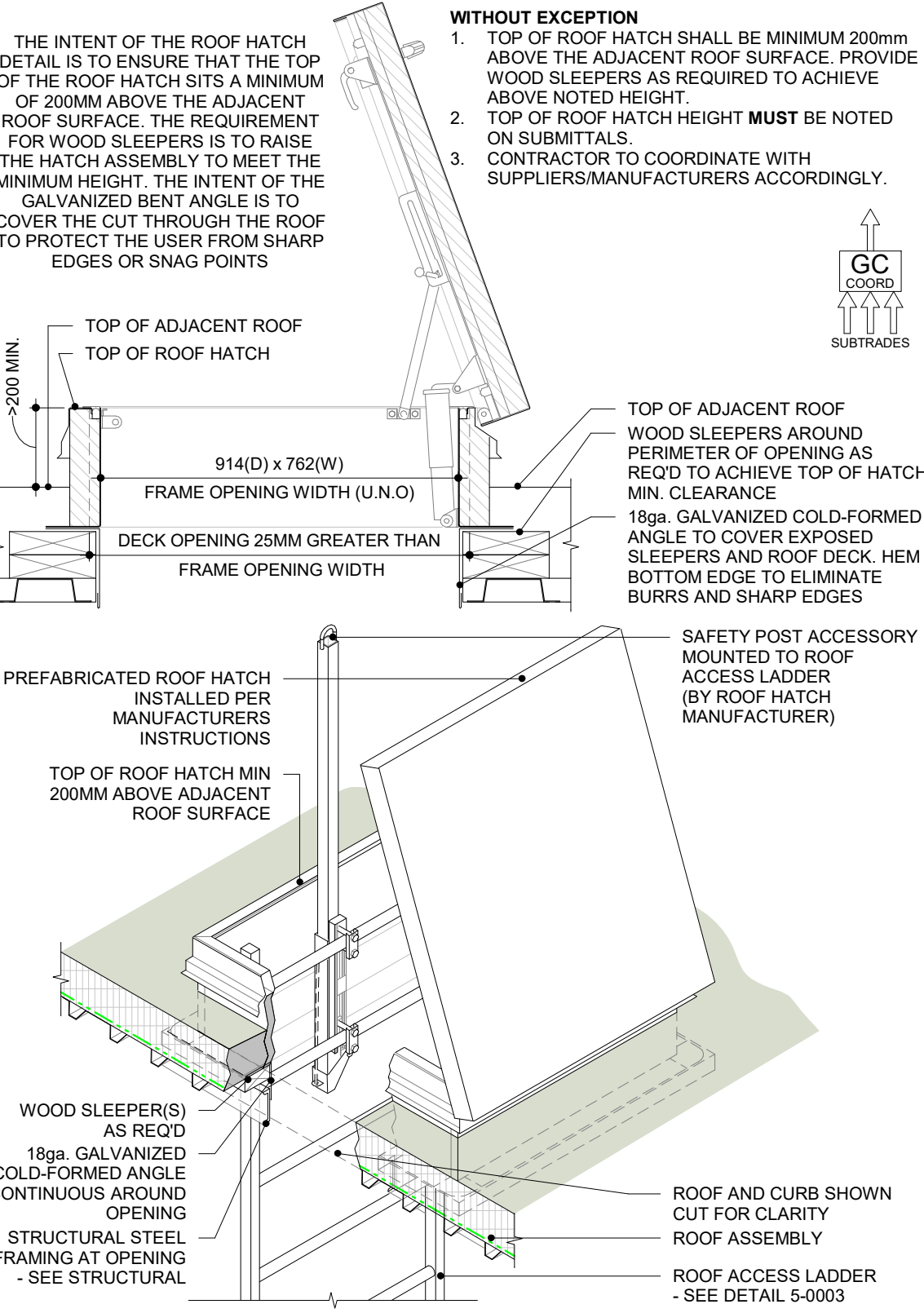
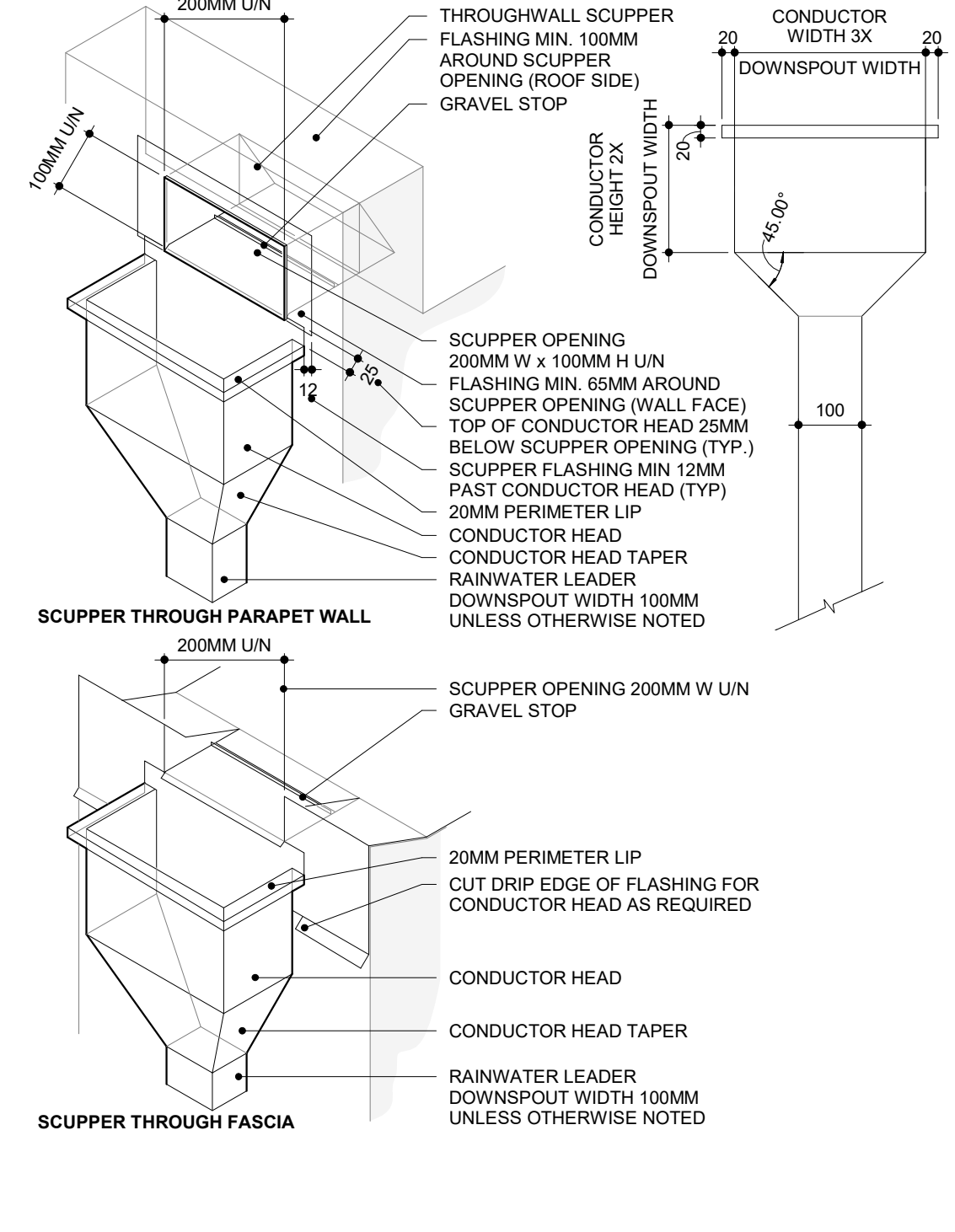
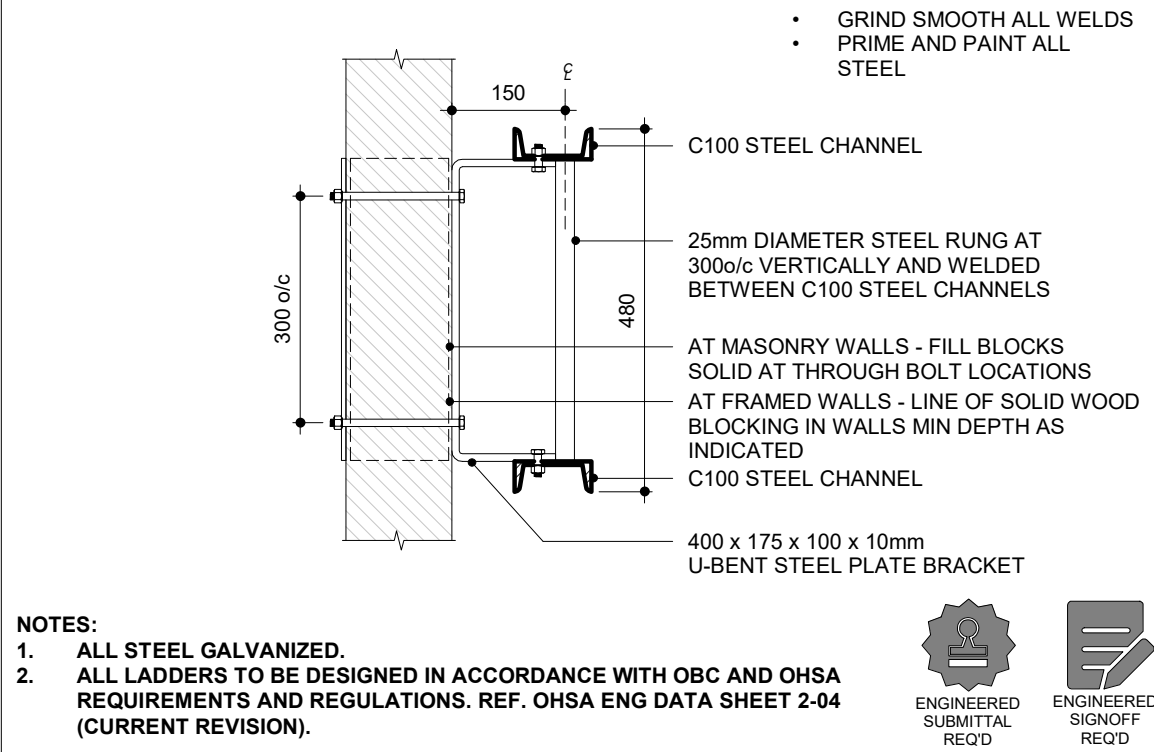
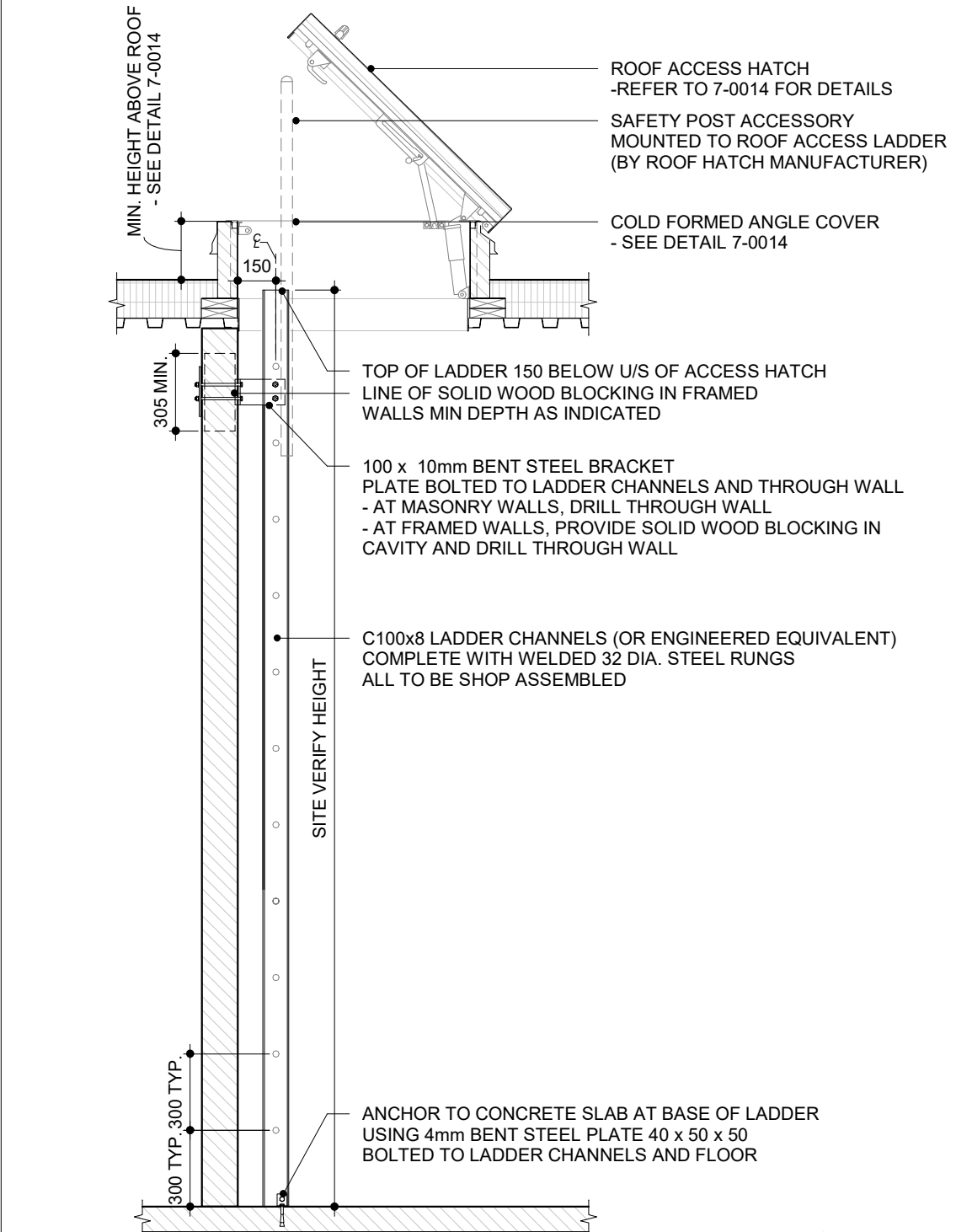
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DWG STATUS
TENDER

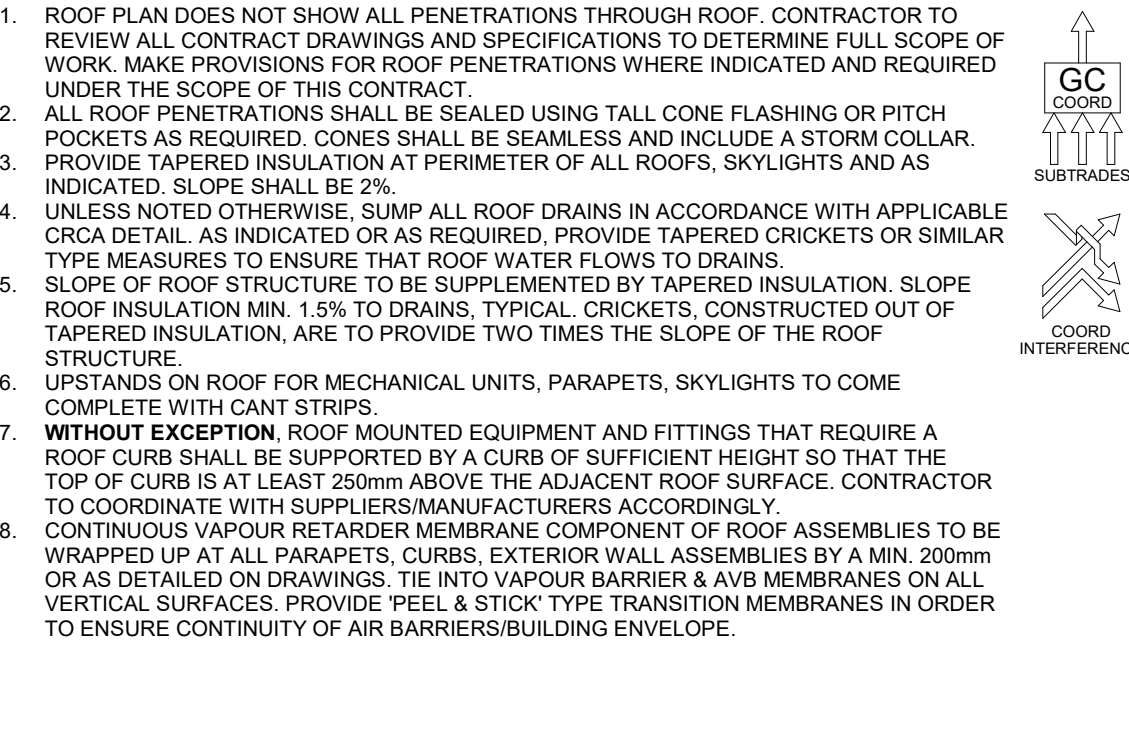
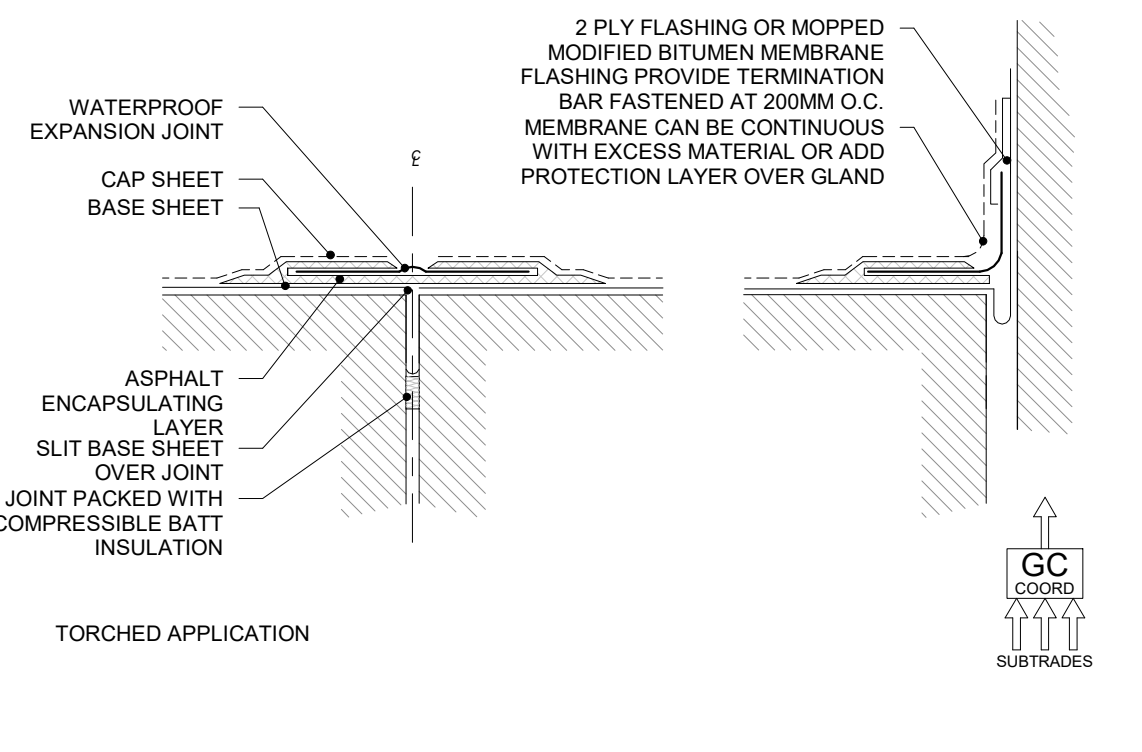
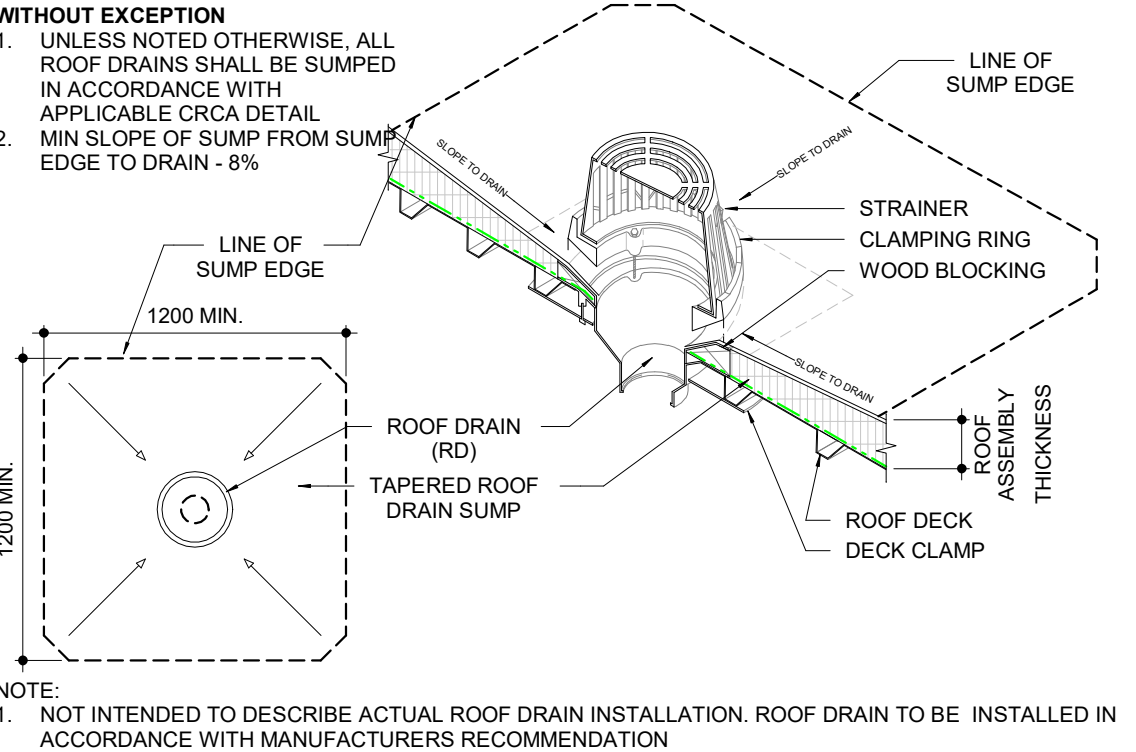
PROJECT No.
1903

DRAWING No.
A3.5
REVISION
19

2023-03-17 10:38:03 AM



1 ROOF PLAN
1: 75



ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
3	SITE PLAN APPLICATION	2021-04-14
4	30% SUBMISSION	2021-05-20
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
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16	IFT	2022-12-16
19	ADDENDUM #3	2023-03-03

YORK REGION PRS #32 RFTC-604-22-10

53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

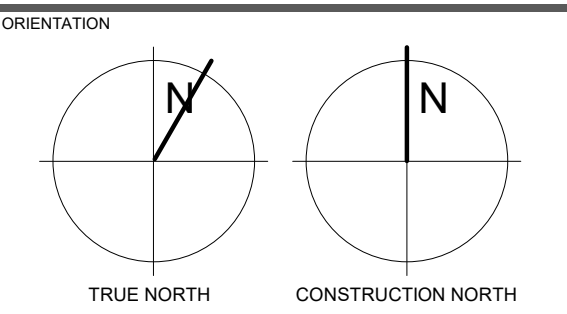
CLIENT

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ARCHITECT
THOMASBROWNARCHITECTS
197 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C8

PROFESSIONAL SEAL

DWG TITLE
ROOF PLAN



DATE
2020-11-30

SCALE
As indicated

DRAWN BY
SL / AA / VL

DWG STATUS:
TENDER

PROJECT No.
1903

DRAWING No.
A4.1

REVISION
19

ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
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6	60% SUBMISSION	2021-08-06
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19	ADDENDUM #3	2023-03-03
20	ADDENDUM #4	2023-03-16

PROJECT:
YORK REGION PRS #32
RFTC-604-22-10
53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

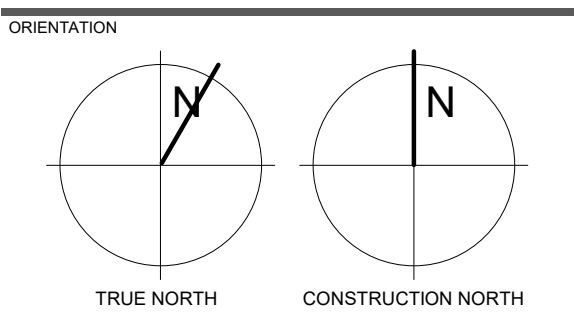
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ARCHITECT
THOMAS BROWN ARCHITECTS
107 SPADINA AVENUE, SUITE 500 1 TORONTO ONTARIO 1 M5T 2C9

PROFESSIONAL SEAL

DWG TITLE
**FLOOR FINISH AND
FURNITURE PLAN**



DATE
2020-11-30

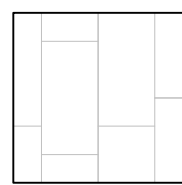
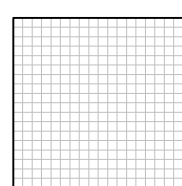

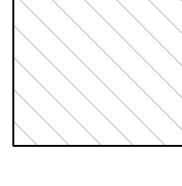

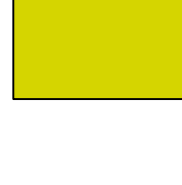
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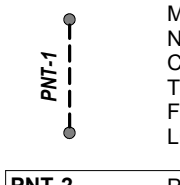
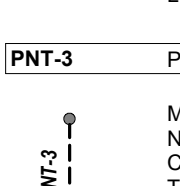
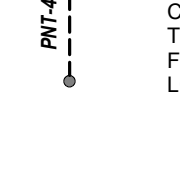
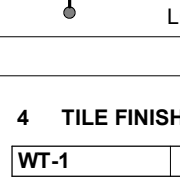
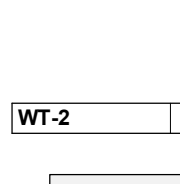
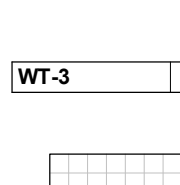
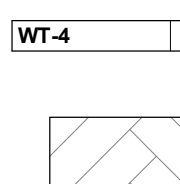

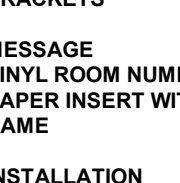
PROJECT NO.
1903

DRAWING NO.
A9.1
REVISION
20

5 FLOOR ASSEMBLIES - FINISHES

CT-1	 <ul style="list-style-type: none">- FLOOR TILE:- STONE TILE - BETONTECH - MUD 300 x 600 - 1/4- RUNNING BOND - 25% OVERLAP- GROUT SHALL BE: MAPEI #107 IRON- BASE AT WALL:- 100mm CT-1 BASE AT ALL WALL JUNCTIONS- GROUT JOINT WIDTH: 1.5mm
CT-2	 <ul style="list-style-type: none">- SHOWER FLOOR TILE- OLYMPIA TILE - QUEBEC - DARK GREY UNGLAZED- MOSAIC 50 x 50- GROUT SHALL BE: MAPEI #107 IRON- GROUT JOINT WIDTH: 1.5mm
F-HC	 <ul style="list-style-type: none">- COLOURED SURFACE HARDENED- APPLIED TO SLAB ON GRADE DURING SLAB FINISHING- IN APPARATUS BAY
F-SLD	 <ul style="list-style-type: none">- SEALANT APPLIED TO CONCRETE
F-EPP-1	 <ul style="list-style-type: none">- COROTEC EPOXY - V400-75 BATTLESHIP GREY
F-EPP-2	 <ul style="list-style-type: none">- COROTEC EPOXY - V400-10 SAFETY YELLOW

6 PAINT FINISHES

PNT-1	PAINT FINISH
PNT-1	 <ul style="list-style-type: none">MANUFACTURER - BENJAMIN MOORENUMBER - OC-65COLOR - CHANTILLY LACETYPE - INTERIOR ACRYLIC PAINTFINISH - EGGSHELL FINISHLOCATION - WALLS, EXPOSED STEEL, UNLESS OTHERWISE NOTED
PNT-2	PAINT FINISH
PNT-2	 <ul style="list-style-type: none">MANUFACTURER - BENJAMIN MOORENUMBER - OC-117COLOR - SIMPLY WHITETYPE - INTERIOR ACRYLIC PAINTFINISH - EGGSHELL FINISHLOCATION - ALL EXPOSED AND GYPSUM BOARD CEILINGS UNLESS OTHERWISE NOTED
PNT-3	PAINT FINISH
PNT-3	 <ul style="list-style-type: none">MANUFACTURER - DULUXNUMBER - 30y 10/038COLOR - FOREST BLACKTYPE - INTERIOR ACRYLIC PAINTFINISH - EGGSHELL FINISHLOCATION - HOLLOW METAL DOORS & FRAMES
PNT-4	PAINT FINISH
PNT-4	 <ul style="list-style-type: none">MANUFACTURER - BENJAMIN MOORENUMBER - 2125-20COLOR - DEEP SPACETYPE - EXTERIOR / INTERIOR ACRYLIC PAINTFINISH - EGGSHELL FINISHLOCATION - ALL EXPOSED STEEL IN VEHICLE BAY CEILING (I.E JOISTS AND DECK, CONDUITS, PIPES, ETC. REFER TO SPECIFICATIONS FOR COLOR FOR GAS AND SPRINKLER PIPES), SECTIONAL & FOUR FOLD DOOR JAMBS.
PNT-7	PAINT FINISH
PNT-7	 <ul style="list-style-type: none">MANUFACTURER - BENJAMIN MOORENUMBER - 7604COLOR - SMOKY BLUETYPE - INTERIOR ACRYLIC PAINTFINISH - EGGSHELL FINISHLOCATION - ACCENT WALLS
4	TILE FINISHES
WT-1	 <ul style="list-style-type: none">- WALL TILE- OLYMPIA TILE - WARM WHITE MATTE 100 x 400 - STACK BOND- GROUT SHALL BE: MAPEI #38 AVALANCHE
WT-2	 <ul style="list-style-type: none">- WALL TILE- OLYMPIA TILE - BLACK MATTE 100 x 400 - STACK BOND- GROUT SHALL BE: MAPEI #38 AVALANCHE
WT-3	 <ul style="list-style-type: none">- WALL TILE- OLYMPIA TILE - QUEBEC - DARK GREY UNGLAZED MOSAIC 50 x 50- GROUT SHALL BE: MAPEI #107 IRON- WHITE SOLID SURFACE TRIM AT SHOWER OPENINGS
WT-4	 <ul style="list-style-type: none">- WALL TILE- OLYMPIA TILE - DARK GREY MATTE - HERRINGBONE 100 X 400- GROUT SHALL BE: MAPEI #38 AVALANCHE

3 / A9.1

WAYFINDING INTERIOR SIGNAGE

TYPE DANSIGN CURVE

FONT FUTURA MEDIUM & FUTURA HEAVY

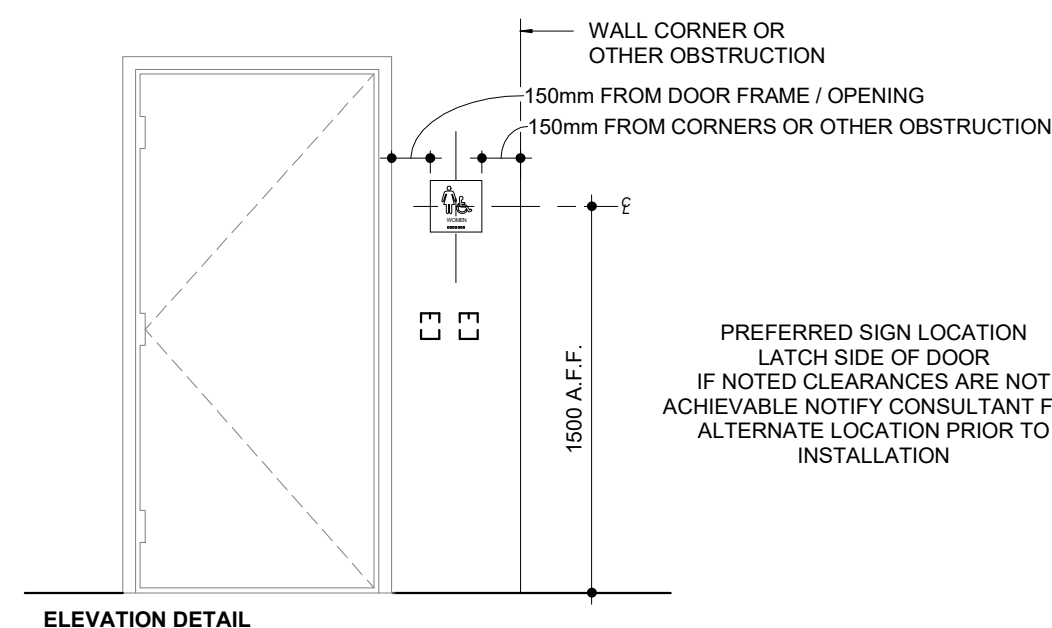
COLOR

1. INTERIOR SIGNS SHALL BE BLUE BACKGROUND WITH WHITE TEXT AND GRAPHICS.
2. SURFACE TO HAVE MATTE NON-GLARE FINISH

BRAILLE AND TACTILE LETTERS

1. BRAILLE SHALL BE OF "RASTER" METHOD E.G. HOLES DRILLED AND BALL BEARINGS INSERTED SUITABLY ROUNDED FOR EASY READING
2. BRAILLE DOTS MUST HAVE A DOMED OR ROUNDED SHAPE
3. BRAILING PROCESS USED AND APPLIED ON SIGNAGE SHALL NOT BE SUSCEPTIBLE TO VANDALISM
4. BRAILLE SHALL BE INTEGRAL TO SIGN SURFACE/DESIGN
5. TACTILE SIGNS SHALL HAVE LETTERING AND GRAPHICS THAT ARE RAISED 0.8MM TO 1.5MM ABOVE THE SURFACE OF THE SIGN
6. BRAILLE IS REQUIRED TO BE LOWERCASE, EXCEPT FOR PROPER NOUNS, NAMES AND THE FIRST WORD OF SENTENCES OR INDIVIDUAL LETTERS OF THE ALPHABET
7. THE BRAILLE TEXT/CHARACTERS SHALL ALWAYS BE PLACED IN THE SAME RELATIVE POSITION, MOUNTED NEAR THE BOTTOM EDGE OF SIGNAGE, BELOW OTHER TEXT, SYMBOLS OR TACTILE CHARACTERS. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW ENTIRE TEXT
8. ENSURE BRAILLE TEXT IS SEPARATED A MINIMUM OF 9.5MM FROM ANY OTHER TACTILE CHARACTERS
9. WHERE TACTILE CHARACTERS ARE USED, ENSURE EDGES ARE BEVELED AND SMOOTH

NOTE: IT IS THE RESPONSIBILITY OF THE SIGN SUPPLIER TO VERIFY THAT A BRAILLE PROOFREADER HAS APPROVED FINAL ARTWORK. BRAILLE DOTS SHOWN IN THIS GUIDELINE ARE TO SHOW PLACEMENT ONLY



OFFICE/ROOM SIGNS (CHANGEABLE MESSAGE)

TYPE DANSIGN PAPERFLEX CURVE SIGN WITH A MAGNETIC LOCKING SYSTEM AND TAMPER PROOF PAPER INSERT SYSTEM

MATERIAL LACQUERED ABS WITH EXTRUDED ALUMINUM BRACKETS

MESSAGE VINYL ROOM NUMBER ON HEADER PANEL AND PAPER INSERT WITH ROOM NAME OR OCCUPANT'S NAME

INSTALLATION MOUNTED AT 1500MM TO CENTRELIN ABOVE THE FINISHED FLOOR AND 150MM AWAY FROM THE DOOR FRAME - LATCH SIDE (SEE ELEVATION DETAIL)

ROOM SIGNS (PERMANENT MESSAGE)

MATERIAL

LACQUERED ABS WITH EXTRUDED ALUMINUM BRACKETS

MESSAGE

VINYL ROOM NUMBER ON HEADER PANEL AND VINYL ROOM NAME ON BODY PANEL

INSTALLATION

MOUNTED AT 1500MM TO CENTRELIN ABOVE THE FINISHED FLOOR AND 150MM AWAY FROM THE DOOR FRAME - LATCH SIDE (SEE ELEVATION DETAIL)

WASHROOM SIGNS

MATERIAL

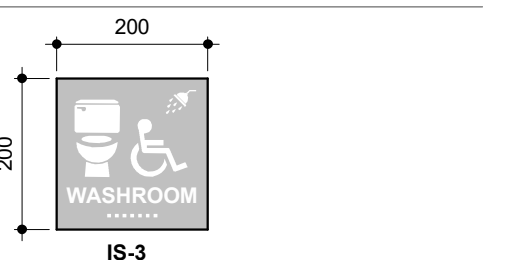
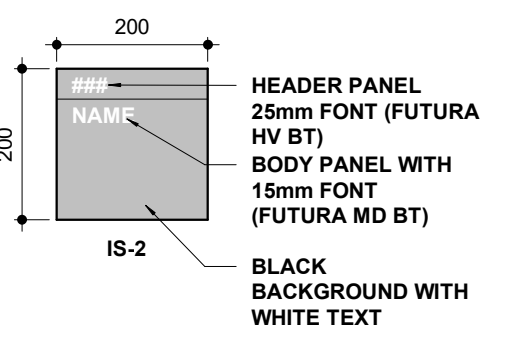
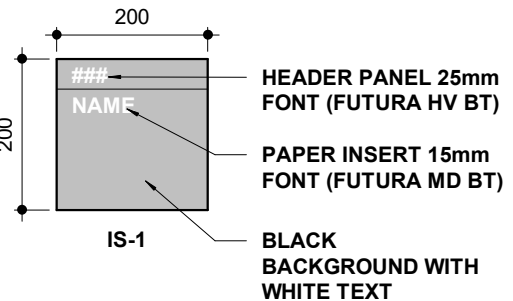
LACQUERED ABS WITH EXTRUDED ALUMINUM BRACKETS

MESSAGE

TACTILE TEXT AND PICTOGRAM AND BRAILLE

INSTALLATION

MOUNTED AT 1500MM TO CENTRELIN ABOVE THE FINISHED FLOOR AND 150MM AWAY FROM THE DOOR FRAME - LATCH SIDE (SEE ELEVATION DETAIL)



1 GROUND FLOOR FINISH PLAN

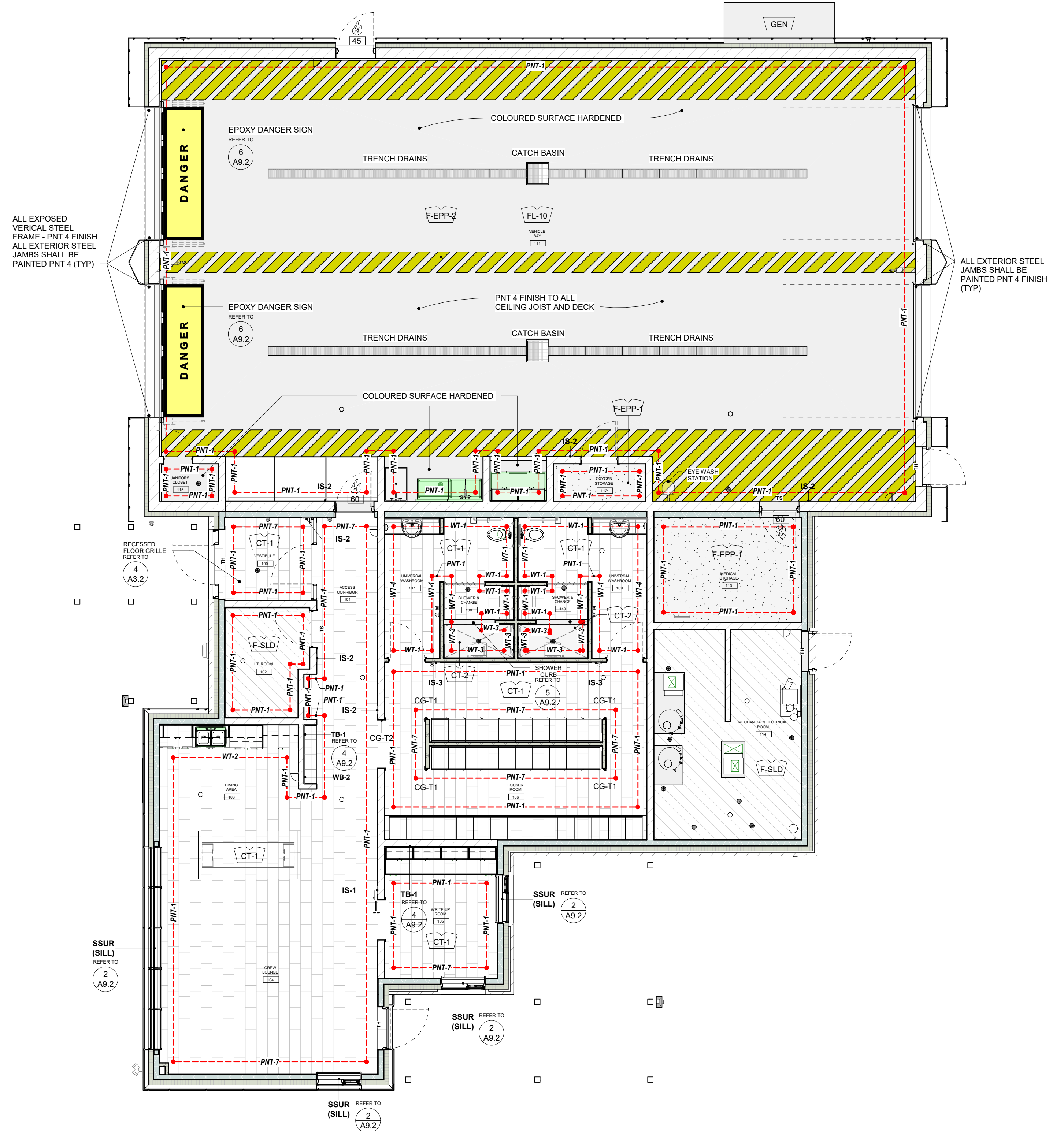
1:75

WALL FINISHES

#	ROOM NAME	FINISH
100	VESTIBULE	PNT-1
100	VESTIBULE	PNT-7
101	ACCESS CORRIDOR	PNT-1
101	ACCESS CORRIDOR	PNT-7
102	I.T. ROOM	PNT-1
103	DINING AREA	PNT-1
103	DINING AREA	WT-2
104	CREW LOUNGE	PNT-1
104	CREW LOUNGE	PNT-7
105	WRITE-UP ROOM	PNT-1
106	LOCKER ROOM	PNT-1
106	LOCKER ROOM	PNT-7
107	UNIVERSAL WASHROOM	PNT-1
107	UNIVERSAL WASHROOM	WT-1

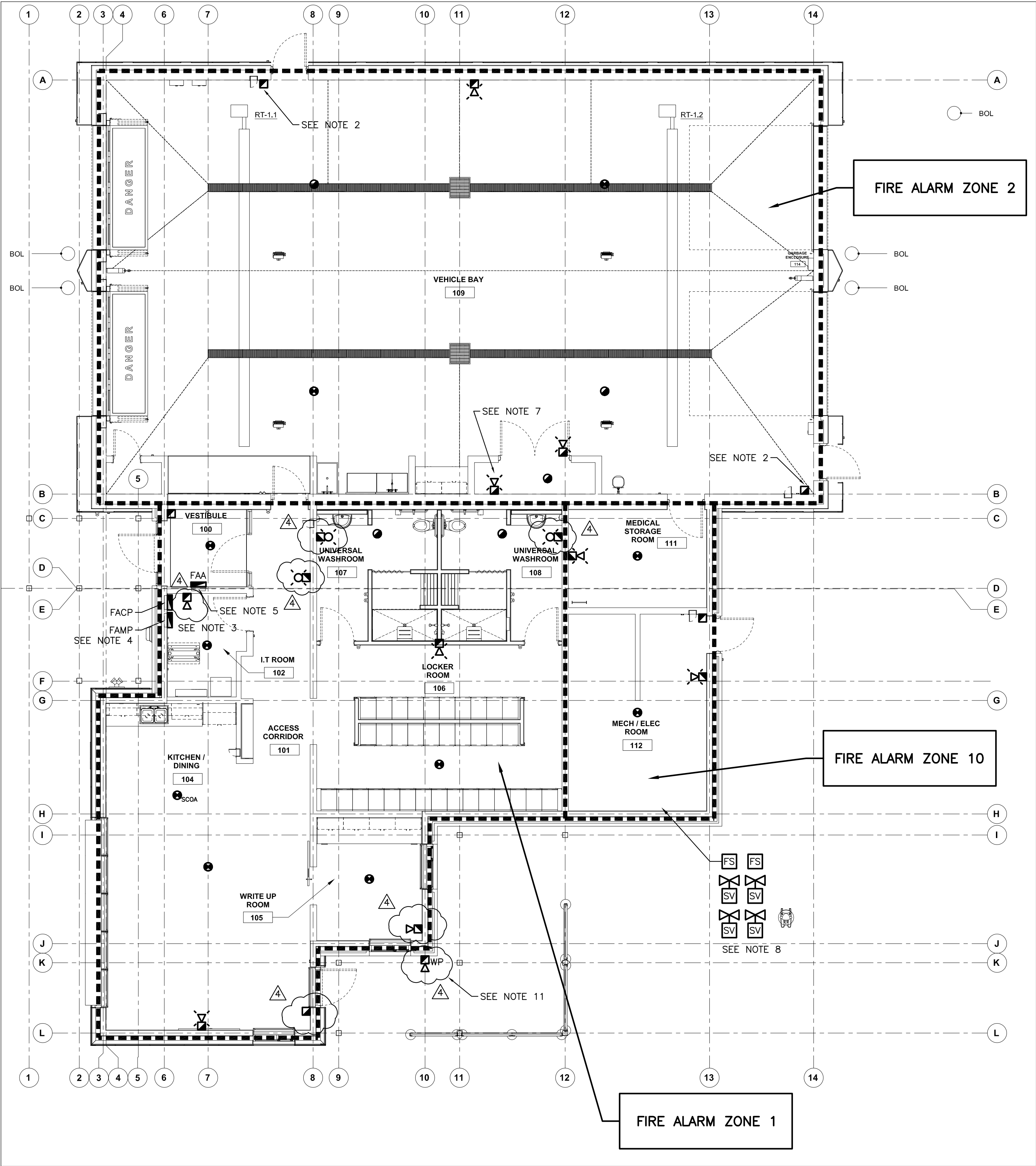
WALL FINISHES

#	ROOM NAME	FINISH
107	UNIVERSAL WASHROOM	WT-4
108	SHOWER & CHANGE	PNT-1
108	SHOWER & CHANGE	WT-1
108	SHOWER & CHANGE	WT-3
109	UNIVERSAL WASHROOM	PNT-1
109	UNIVERSAL WASHROOM	WT-1
109	UNIVERSAL WASHROOM	WT-4
110	SHOWER & CHANGE	PNT-1
110	SHOWER & CHANGE	WT-1
110	SHOWER & CHANGE	WT-3
111	VEHICLE BAY	PNT-1
112	OXYGEN STORAGE	PNT-1
113	MEDICAL STORAGE	PNT-1
115	JANITORS CLOSET	PNT-1



2 GENERAL NOTES - FLOOR FINISHES

1. ALL INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE (LATEST REVISION) THE TERRAZZO, TILE & MARBLE ASSOCIATION OF CANADA (TTMAC) AND AUTHORITIES HAVING JURISDICTION.
2. REFER TO ROOM FINISH SCHEDULE FOR FLOOR AND BASE FINISHES
3. ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND PROJECT SPECIFICATION.
4. FLOOR TILES ARE TO BE INSTALLED IN PATTERNS AS INDICATED
5. WHERE TILES ARE INDICATED TO BE INSTALLED IN A RUNNING BOND PATTERN, INSTALL IN A 1/5 RUNNING BOND PATTERN (20% OVERLAP) TO REDUCE LIPPAGE AS DEFINED BY TTMAC.
6. MOVEMENT JOINTS SHALL BE IN ACCORDANCE WITH TTMAC DOCUMENT 301M-L (CURRENT REVISION)
7. UNLESS OTHERWISE NOTED, ALL FLOOR FINISHES TO BE INSTALLED PRIOR TO INSTALLATION OF MILLWORK
8. NO SUBSTITUTIONS OF FLOOR FINISHES PERMITTED WITHOUT CONSULTANT WRITTEN APPROVAL
9. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL FLOOR FINISHES FOR THE DURATION OF THE WORK
10. CONTRACTOR TO PROVIDE PROTECTION OF ALL FINISHED CONCRETE FLOORS USING PREMANUFACTURED CARDBOARD TEMPORARY FLOOR PROTECTION (OR APPROVED EQUIVALENT) FOR THE DURATION OF THE WORK
11. CONTRACTOR TO PROVIDE PROTECTION OF ALL FINISHED TILED FLOORS USING PREMANUFACTURED CARDBOARD TEMPORARY FLOOR PROTECTION (OR APPROVED EQUIVALENT) FOR THE DURATION OF THE WORK
12. CHANGES IN FLOOR FINISH AT DOOR OPENINGS SHALL OCCUR UNDERNEATH THE DOOR (IN THE CLOSED POSITION) UNLESS OTHERWISE NOTED, WHERE THERE IS AN OPENING WITH NO DOOR, CHANGES IN FLOOR FINISH SHALL OCCUR AT THE MIDPOINT OF THE OPENING.
13. UNLESS NOTED OTHERWISE, TILE BASES SHALL BE 100MM HIGH MEASURED FROM THE ADJACENT FINISHED FLOOR.
14. WHERE A CHANGE OF FLOORING MATERIAL THICKNESS OCCURS, FEATHER FLOOR AS REQUIRED

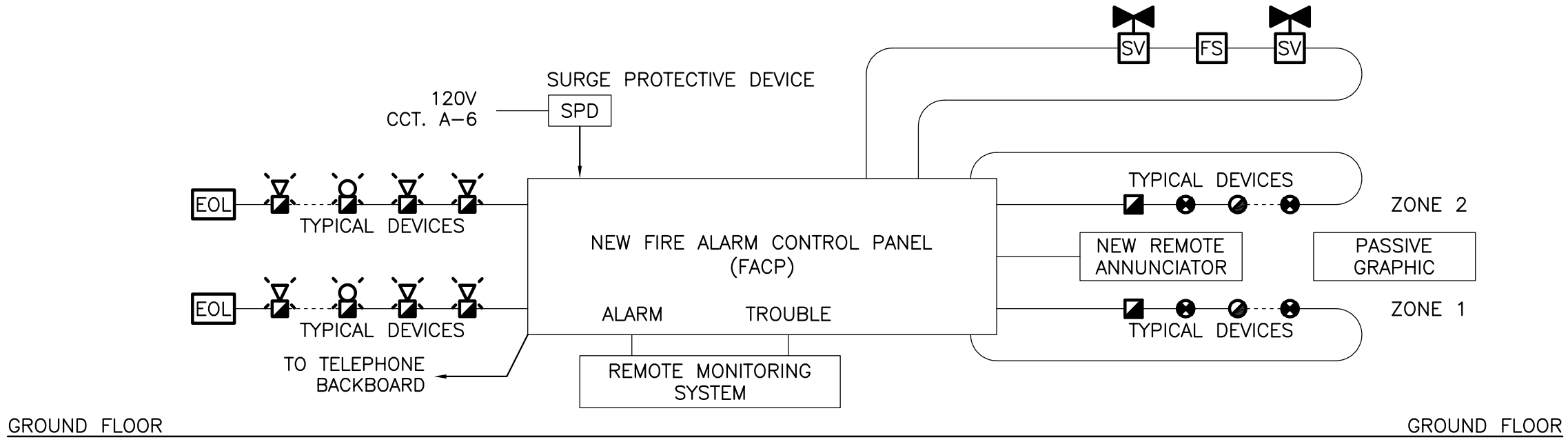


1 FIRE ALARM PLAN
E7 SCALE: 1:75

SCHEDULE OF FIRE ALARM ANNUNCIATOR ZONES			
F/A ZONE	SPRINKLER ZONE	TROUBLE ZONE	DESCRIPTION
1			EMS CREW AREA
2			EMS VEHICLE BAY
		3	GENERATOR ALARM
	4		WET SPRINKLER FLOW SWITCH
		5	WET SPRINKLER SUPERVISED VALVE
	6		DRY SPRINKLER FLOW SWITCH
		7	DRY SPRINKLER SUPERVISED VALVE
		8	BACK FLOW PREVENTER SUPERVISED VALVE
		9	BACK FLOW PREVENTER SUPERVISED VALVE
10			MECHANICAL/ELECTRICAL ROOM

- NOTES
- PROVIDE FIRE ALARM PASSIVE GRAPHIC NEXT TO FIRE ALARM ANNUNCIATOR.
 - IN VEHICLE BAYS PROVIDE PLASTIC COVERS WITH LOCAL HORNS FOR PULL STATIONS.
 - PROVIDE DEDICATED 120V, 15A CIRCUIT FOR FIRE ALARM CONTROL PANEL.
 - PROVIDE DEDICATED 120V, 15A CIRCUIT FOR FIRE ALARM MONITORING EQUIPMENT WHICH WILL BE PROVIDED BY YORK REGION.
 - PROVIDE 21mm EMT CONDUIT FROM FIRE ALARM ANNUNCIATOR TO I.T. ROOM 109.
 - TROUBLE FOR GENERATOR ALARM TO RESET AUTOMATICALLY AFTER THE GENERATOR GOES BACK TO AUTO AFTER RUNNING.
 - MOUNT HORN/STROBE ON WALL ABOVE METAL CEILING.
 - OBTAIN A LIST OF SPRINKLER DEVICES FROM THE SPRINKLER CONTRACTOR TO BE CONNECTED TO THE FIRE ALARM SYSTEM.
 - WHERE FIRE PROTECTION AND LIFE SAFETY SYSTEMS, AND SYSTEMS WITH FIRE PROTECTION AND LIFE SAFETY FUNCTIONS, ARE INTEGRATED WITH EACH OTHER, THE SYSTEMS SHALL BE TESTED AS A WHOLE IN ACCORDANCE WITH CAN/ULC-S1001, "INTEGRATED SYSTEMS TESTING OF FIRE PROTECTION AND LIFE SAFETY SYSTEMS" TO VERIFY THAT THE SYSTEMS HAVE BEEN PROPERLY INTEGRATED. TESTING SHALL BE COMPLETED BY A PROFESSIONAL ENGINEER LICENCED IN THE PROVINCE OF ONTARIO AND CERTIFIED BY ULC FOR PERFORMING THIS TYPE OF WORK.
 - PROVIDE CAN/ULC-S561 RATED DUAL FIRE ALARM MONITORING SYSTEM. SYSTEM SHALL BE A TYCO DSC MODEL NO. H532-S12-TLHC OR APPROVED EQUIVALENT.
 - PROVIDE WEATHERPROOF HORN OUTSIDE AT COVERED PATIO.

- RISER DIAGRAM NOTES
- REFER TO FLOOR PLANS FOR EXACT QUANTITY OF DEVICES.
 - WIRING AND CONDUIT SIZE TO BE AS PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE LINE ISOLATION MODULES AS REQUIRED BY CODE.



2 FIRE ALARM RISER DIAGRAM — SIMPLIFIED
E7 SCALE: N.T.S.

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ISSUE OR REVISION		
NO.	ISSUED FOR	DATE
0	PROGRESS	2020 12 07
1	60% REVIEW	2021 08 03
2	90% REVIEW	2021 09 23
	PERMIT	2022 01 26
	TENDER	2023 03 08

PROJECT: YORK REGION PRS #32

53 JACOB KEFFER PARKWAY, VAUGHAN

CLIENT

York Region

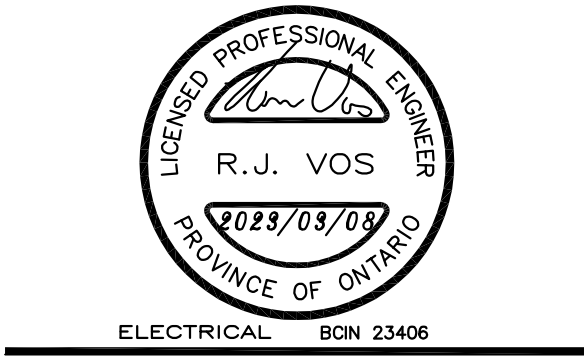
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.

ENGINEER

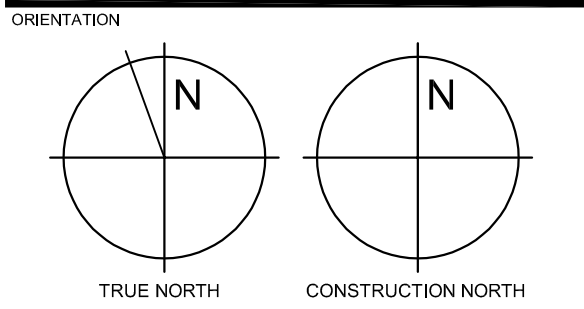
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PROFESSIONAL SEAL



DWG TITLE
FIRE ALARM PLAN AND DETAILS



DATE	AUGUST 2020
SCALE	DRAWN BY KER
DWG STATUS:	DESIGN
PROJECT NO.	6691
DRAWING NO.	E7
REVISION	