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ibigroup.com

PROJECT TITLE

CITY OF TORONTO  
ACCESSIBILITY UPGRADES

PROJECT ADDRESS

WEST SCARBOROUGH  
COMMUNITY CENTER  
313 PHARMACY AVE.

PROJECT NO:  
9119-19-0162 / IBI 122260

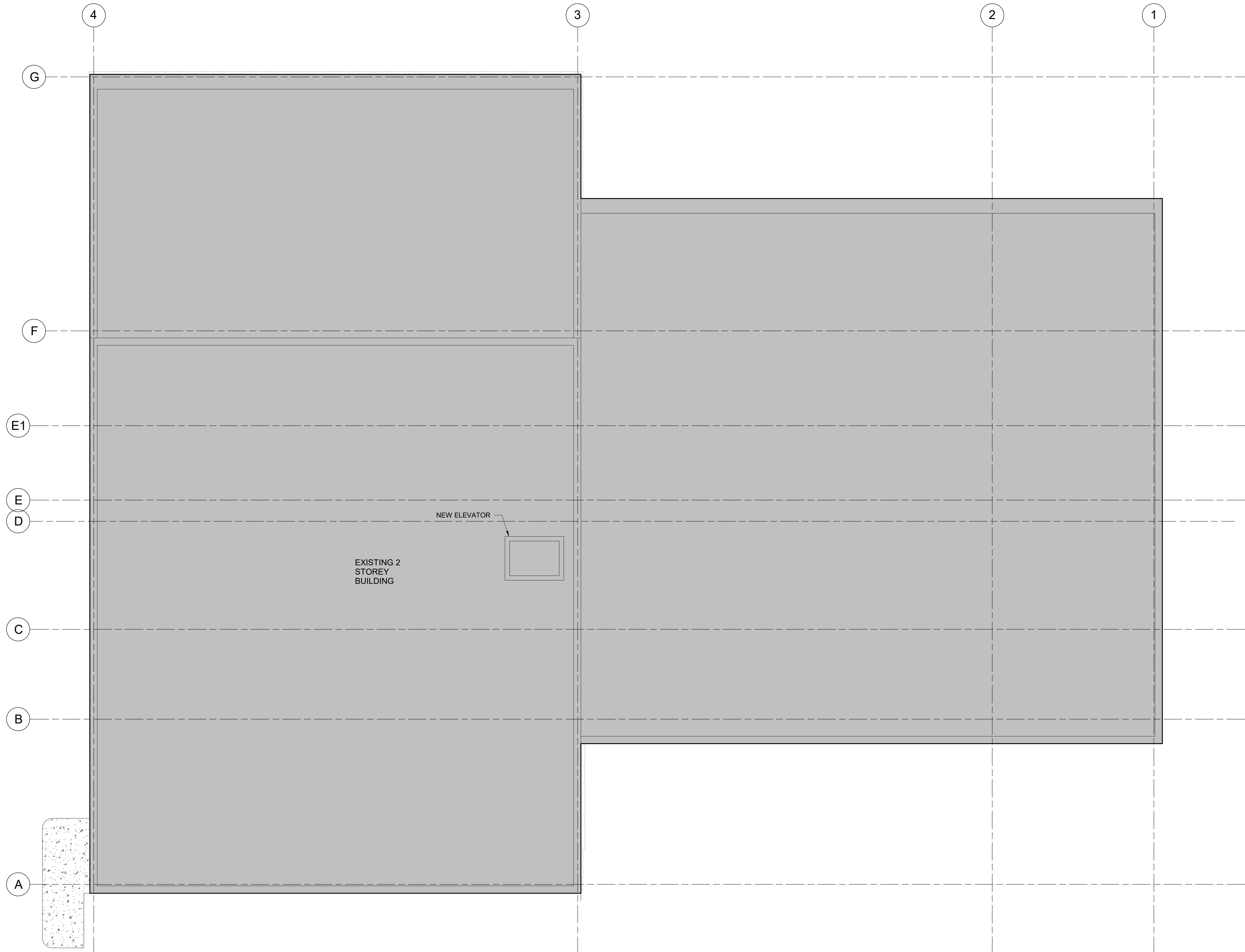
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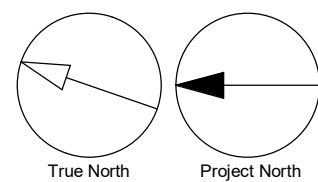
DRAWING LIST

SHEET NUMBER G28-184-S0001	ISSUE 00
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1 SITE PLAN  
S1201 Scale: 1 : 100



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SITE PLAN

SHEET NUMBER

ISSUE

G28-184-S1201

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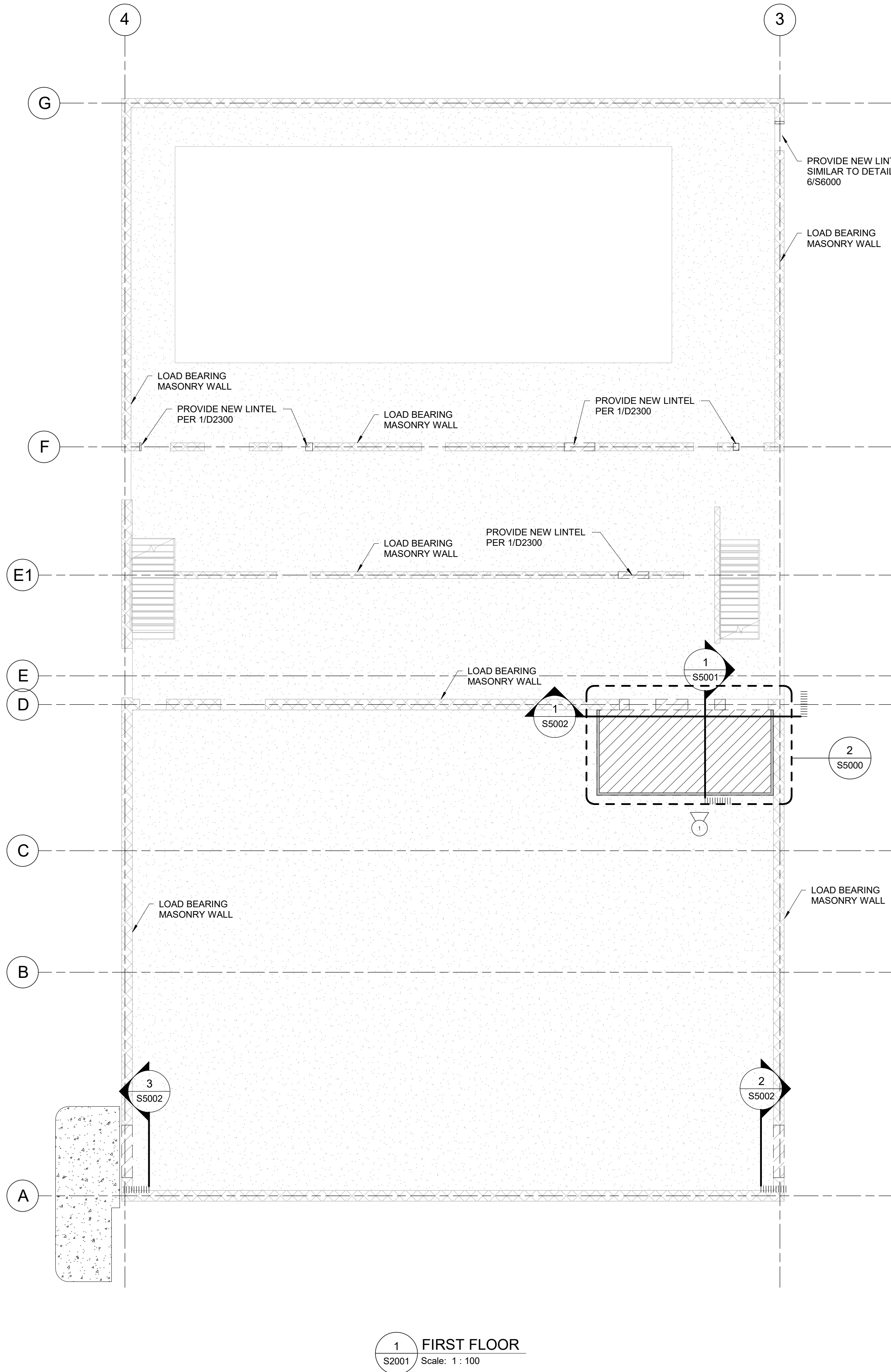
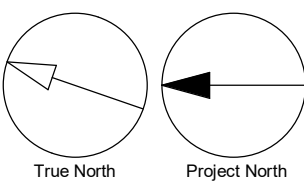


PHOTO 1


**NOTE:**

1. ONLY LOAD BEARING MASONRY WALLS SHOWN ON STRUCTURAL DRAWINGS. FOR PARTITION WALLS REFER TO ARCHITECTURAL DRAWINGS.



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SHEET TITLE

FIRST FLOOR  
DEMOLITION PLAN

SHEET NUMBER

G28-184-S2001

ISSUE

00

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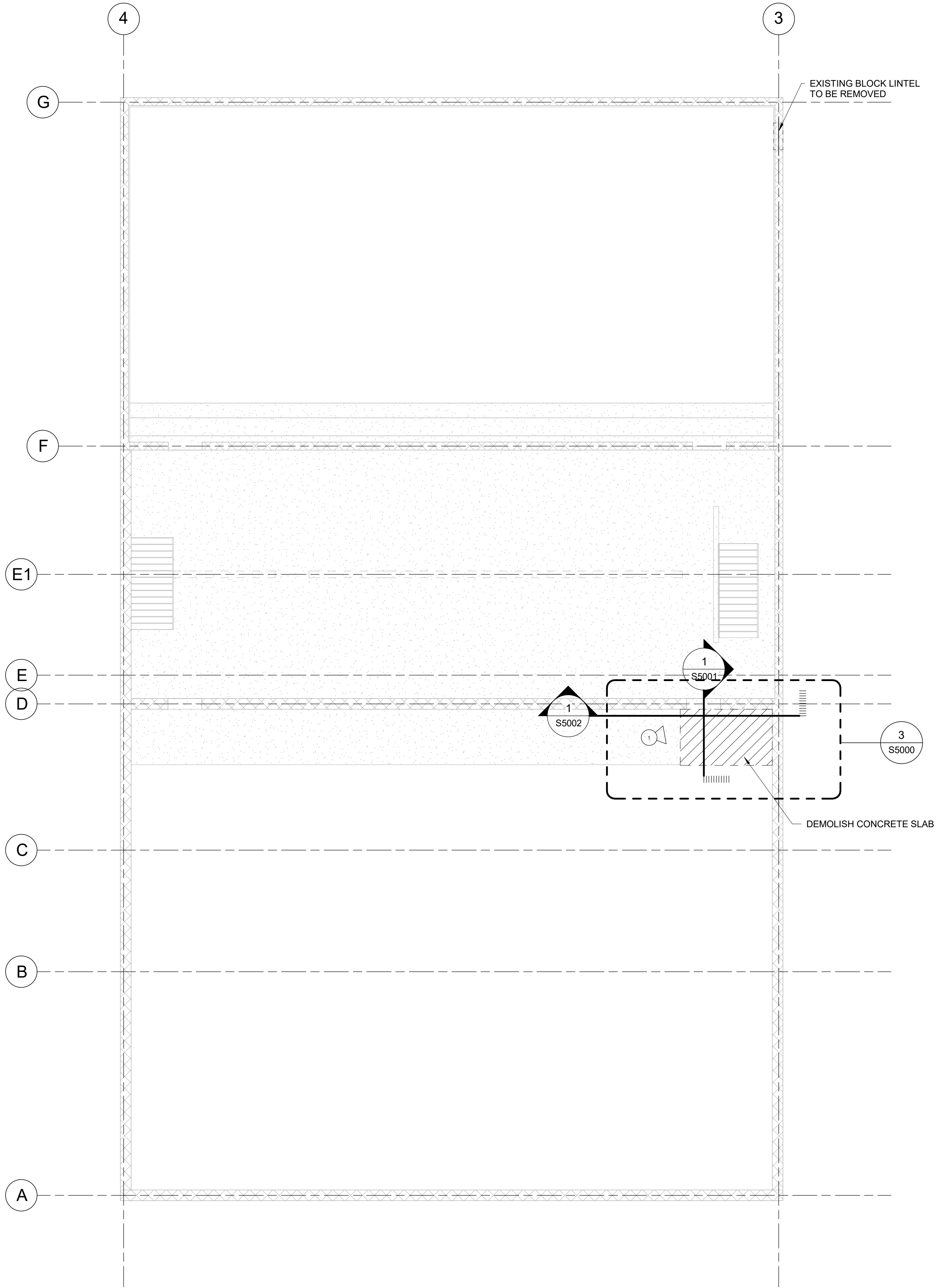


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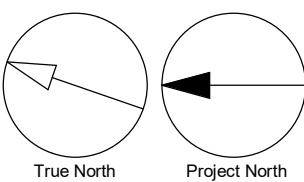
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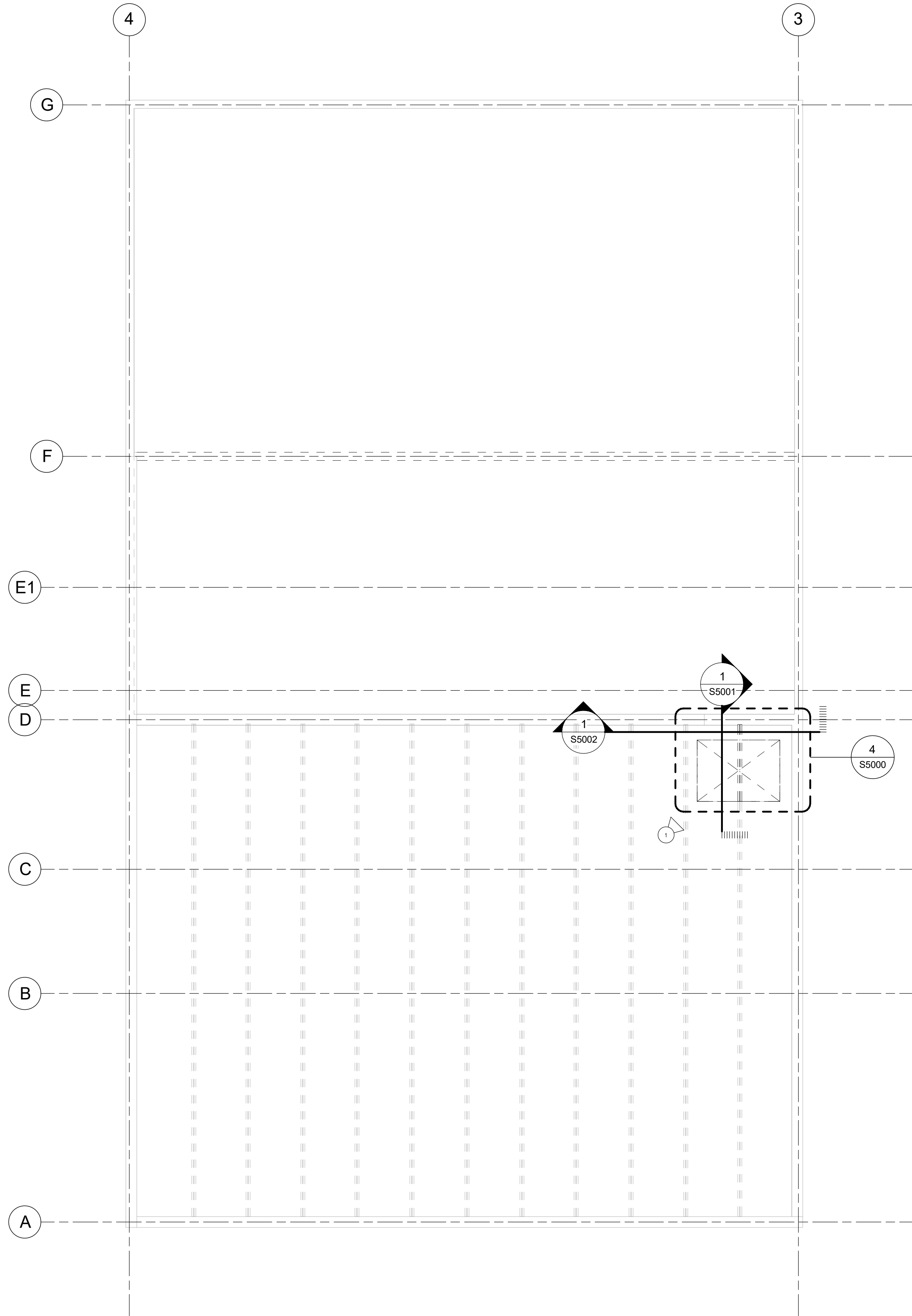
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PROJECT MGR:  
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SHEET TITLE  
**SECOND FLOOR  
DEMOLITION PLAN**

SHEET NUMBER  
**G28-184-S2002**  
ISSUE  
**00**







1 ROOF PLAN  
S2003 Scale: 1 : 100

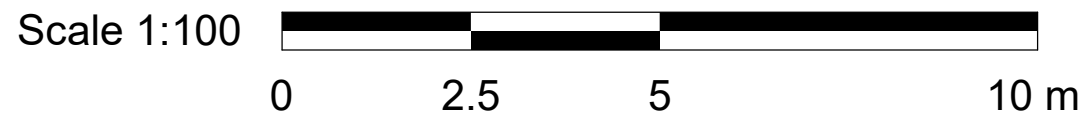


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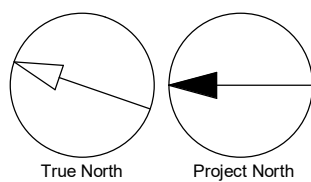
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**T. MYSOREWALA**  
PROJECT MGR:  
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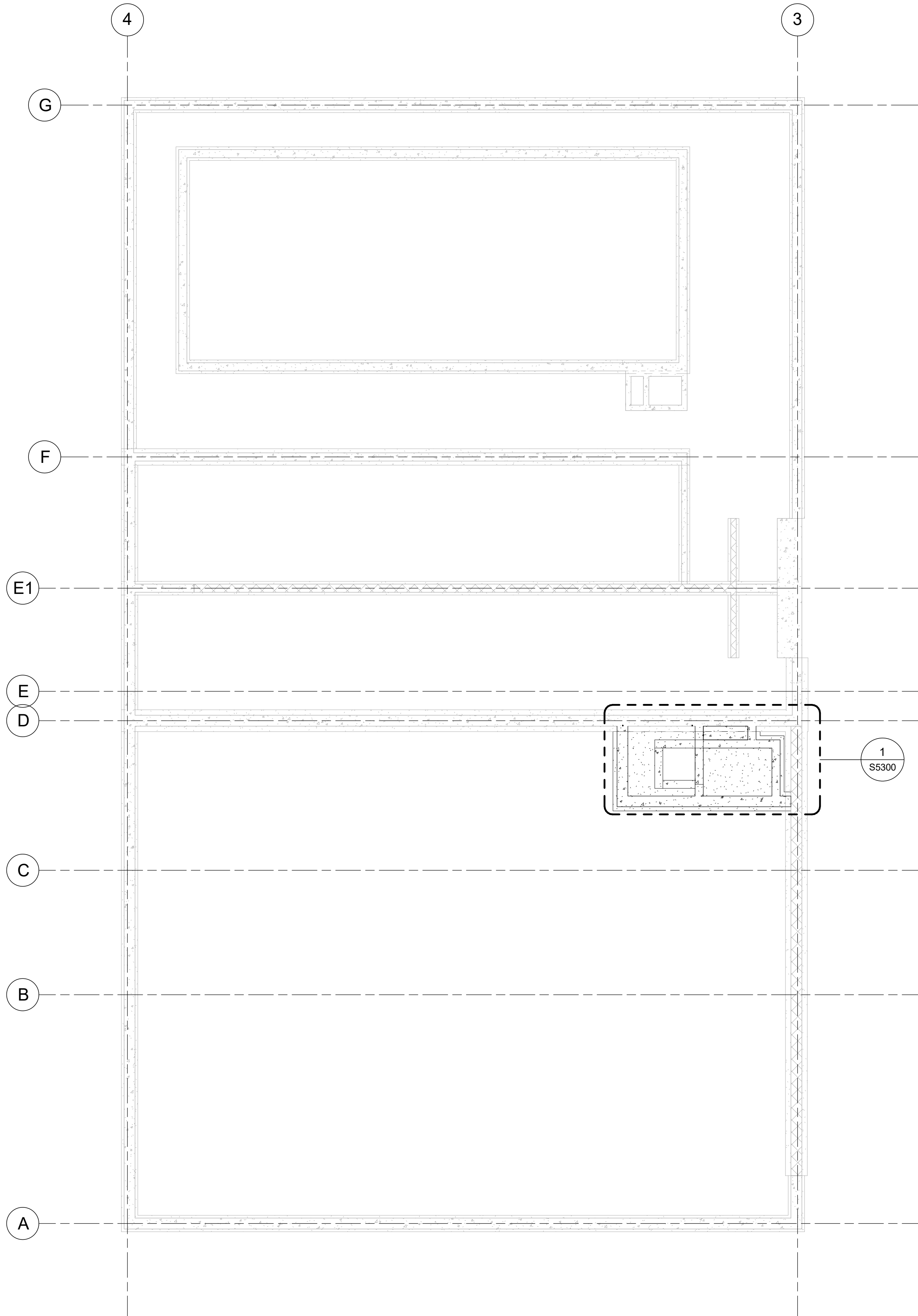
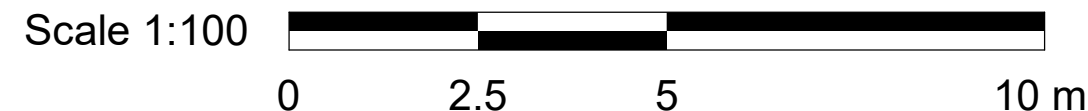
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SHEET NUMBER  
**G28-184-S2003**  
ISSUE  
**00**

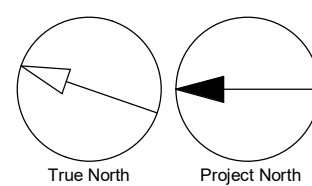




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1 FOUNDATION PLAN - PROPOSED  
S2500 Scale: 1 : 100



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FOUNDATION PLAN

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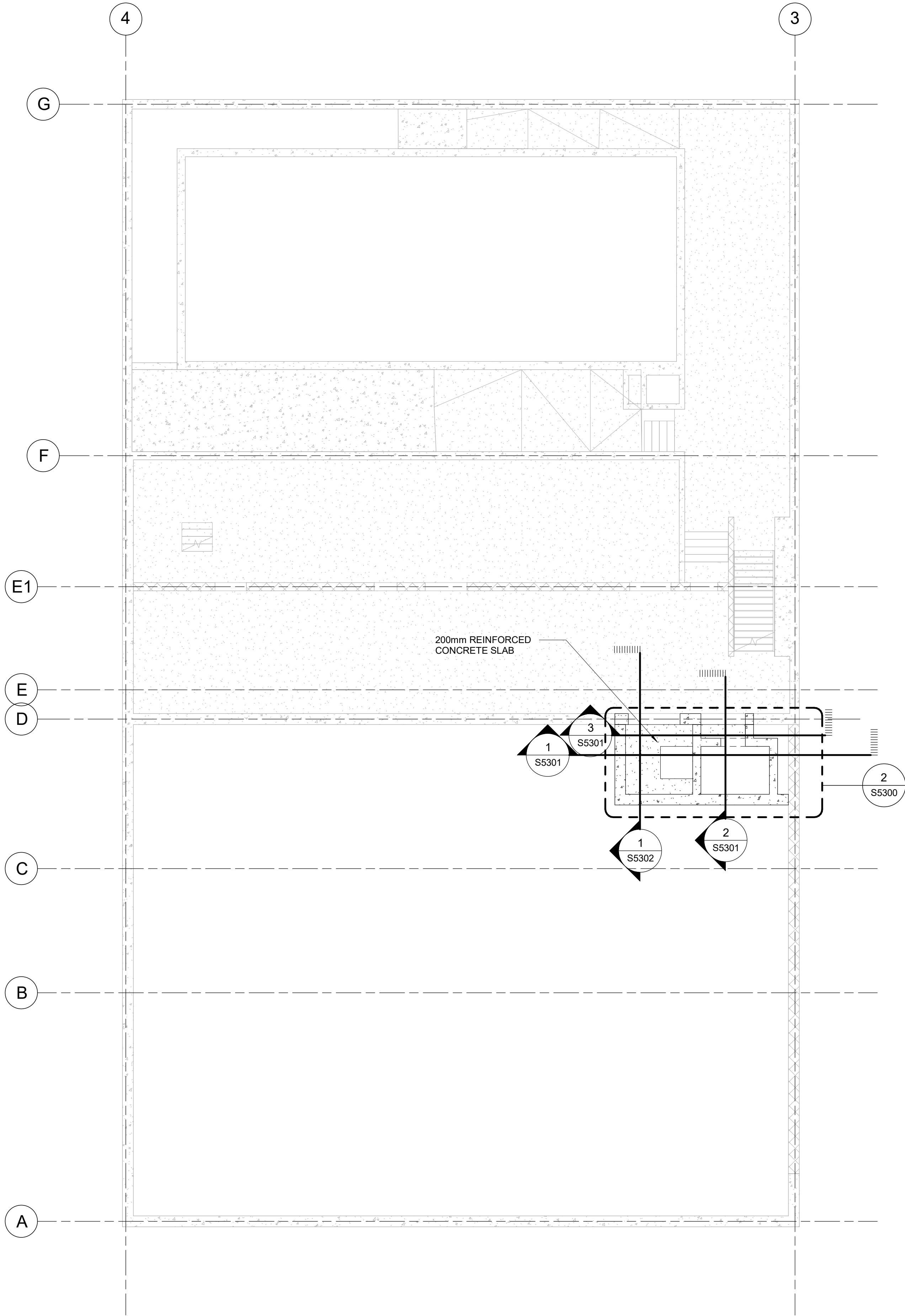
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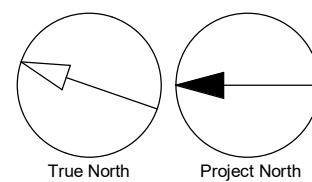
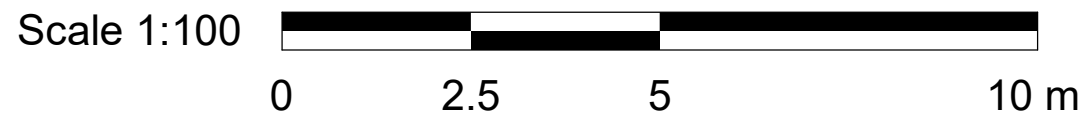
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1 BASEMENT FLOOR PLAN - PROPOSED  
S2501 Scale: 1 : 100



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SHEET TITLE

BASEMENT FLOOR PLAN

SHEET NUMBER

ISSUE

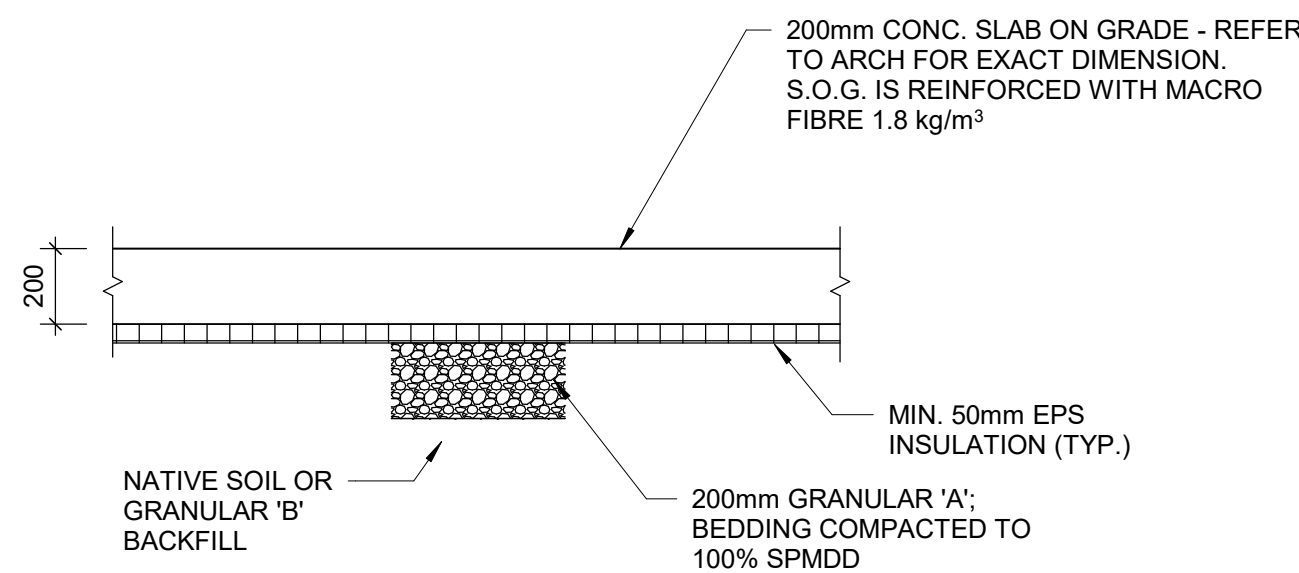
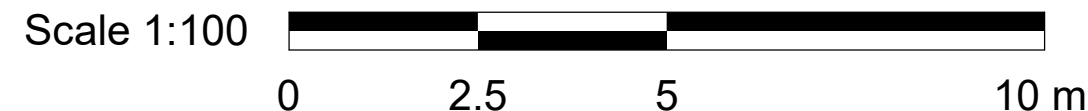
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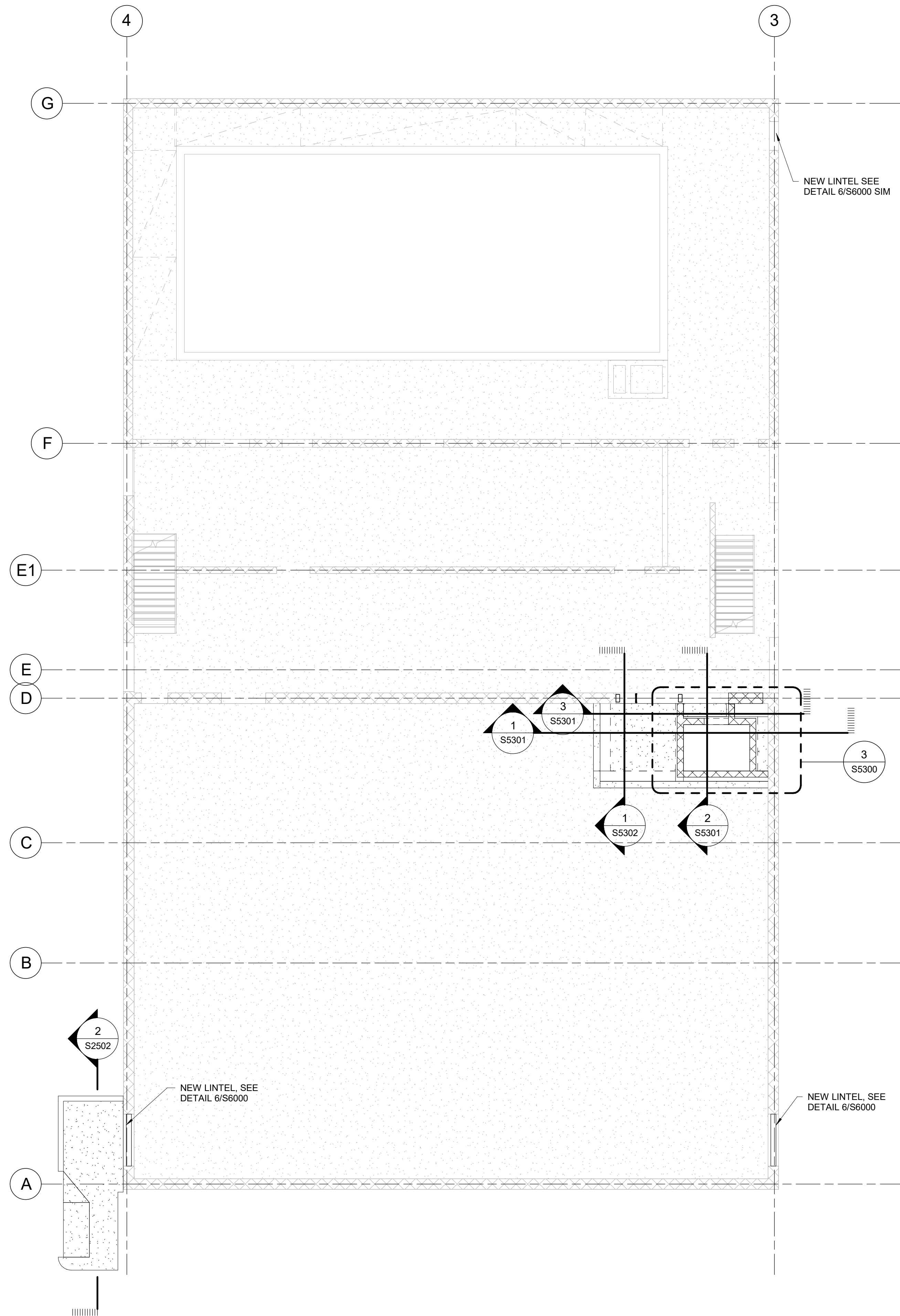
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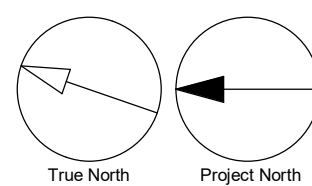
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**2 SLAB ON GRADE SECTION**  
S2502 Scale: 1 : 20




**1 GROUND FLOOR PLAN - PROPOSED**  
S2502 Scale: 1 : 100



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**T. MYSOREWALA**

PROJECT MGR:  
**F. BOLOURIAN**

APPROVED BY:  
**K. ANGER**

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GROUND FLOOR PLAN

SHEET NUMBER

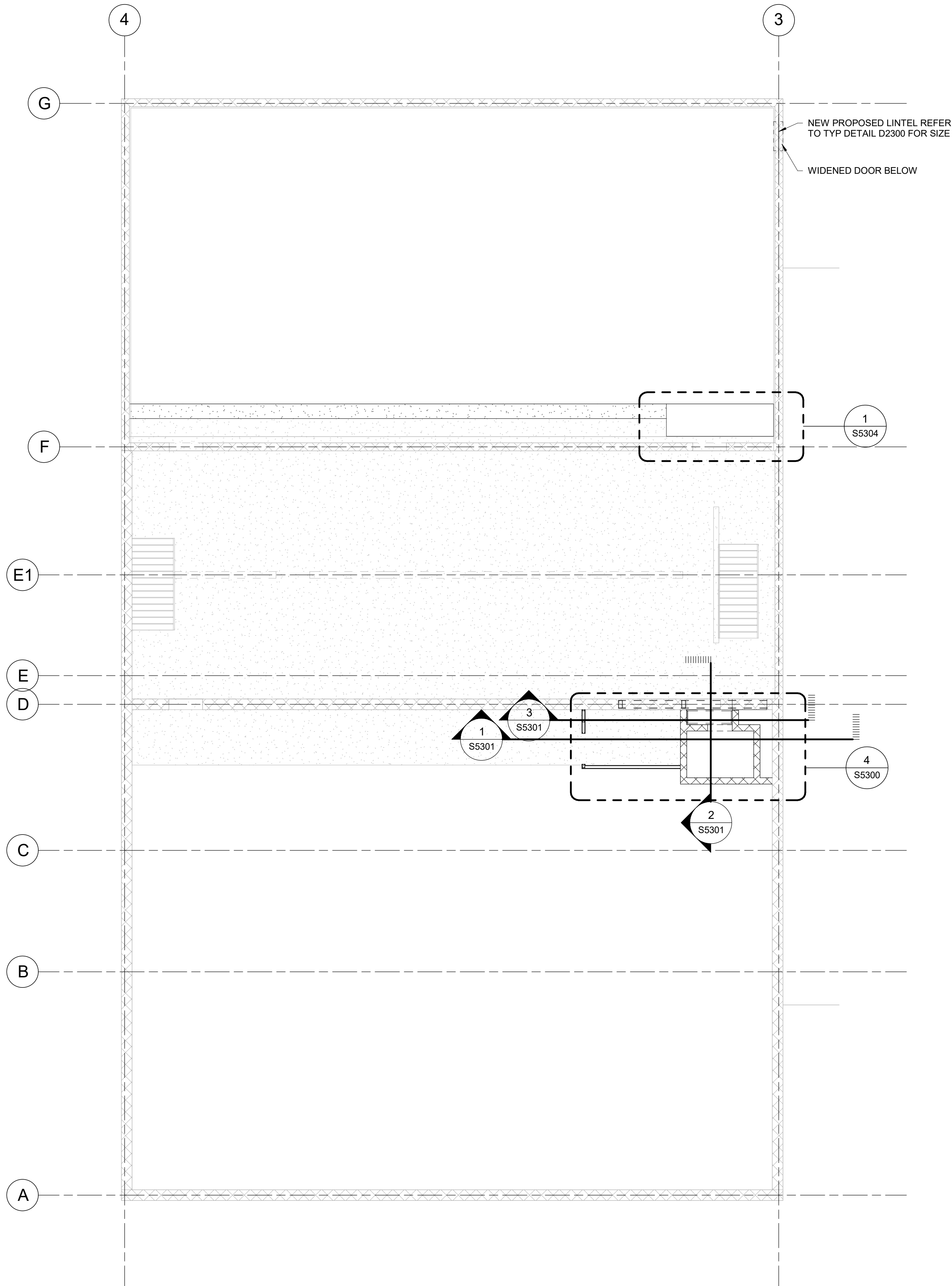
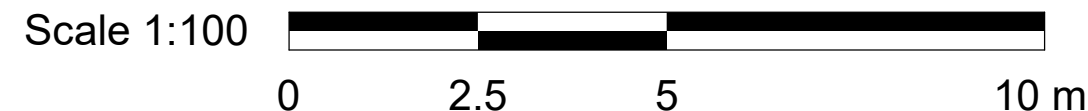
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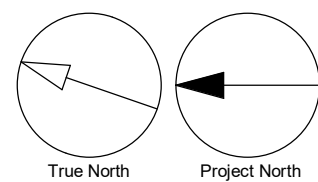
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1 SECOND FLOOR - PROPOSED  
S2503 Scale: 1 : 100



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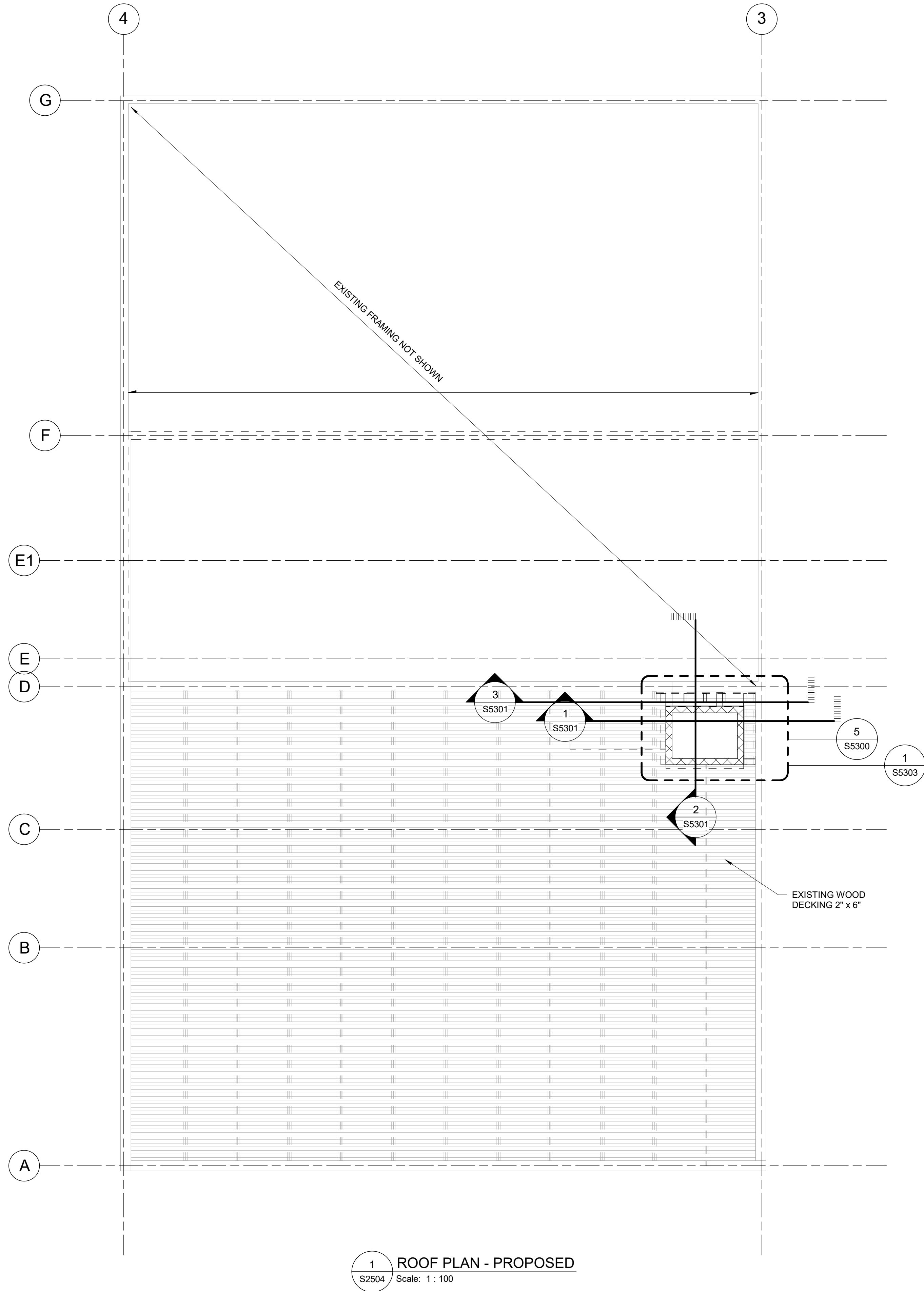
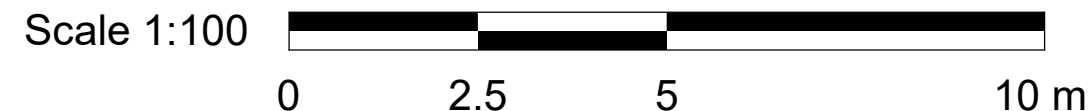
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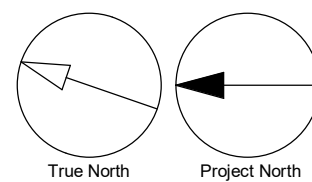
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1 ROOF PLAN - PROPOSED  
S2504 Scale: 1 : 100



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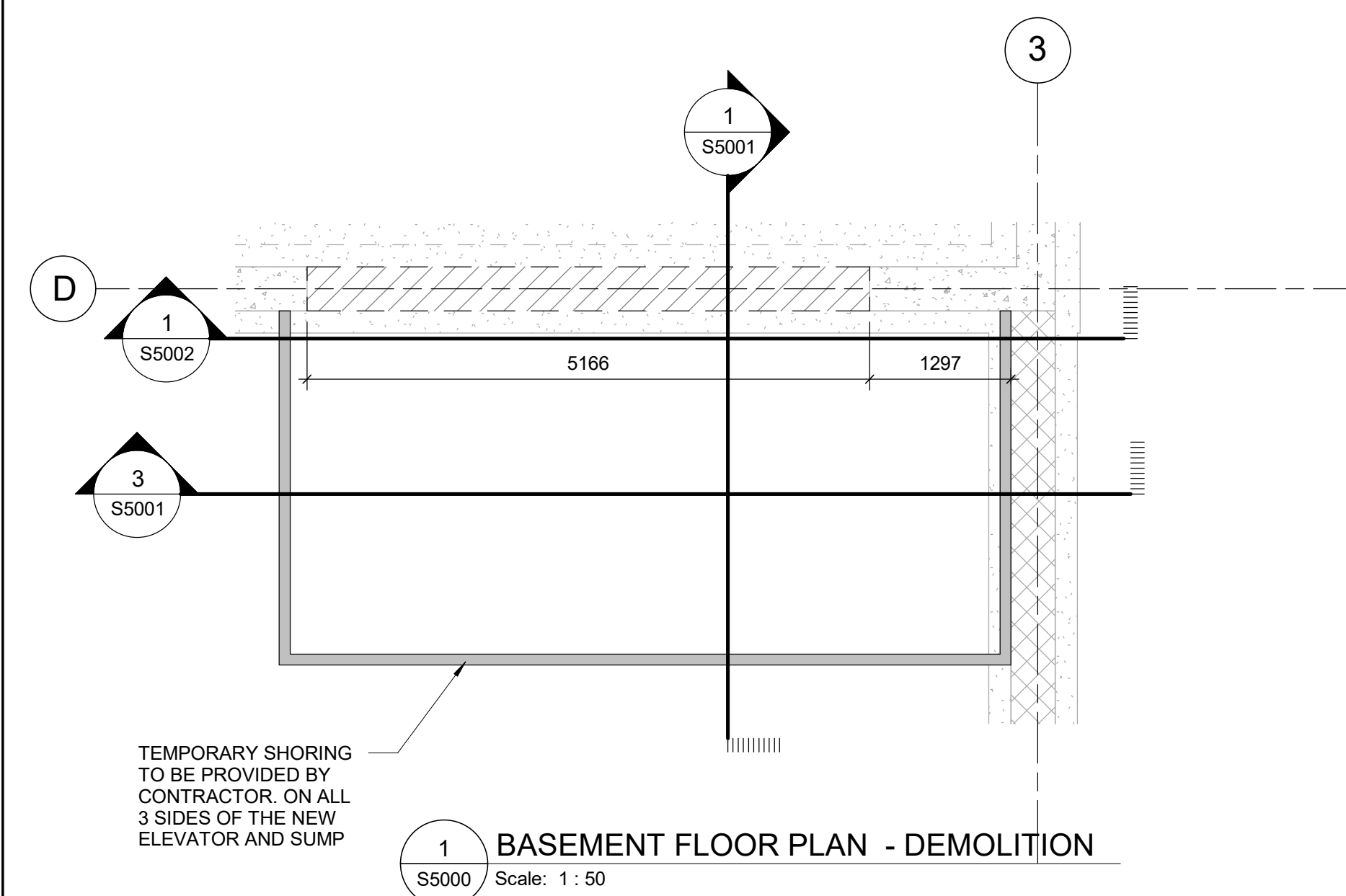
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PROJECT MGR: <b>F. BOLOURIAN</b>	APPROVED BY: <b>K. ANGER</b>

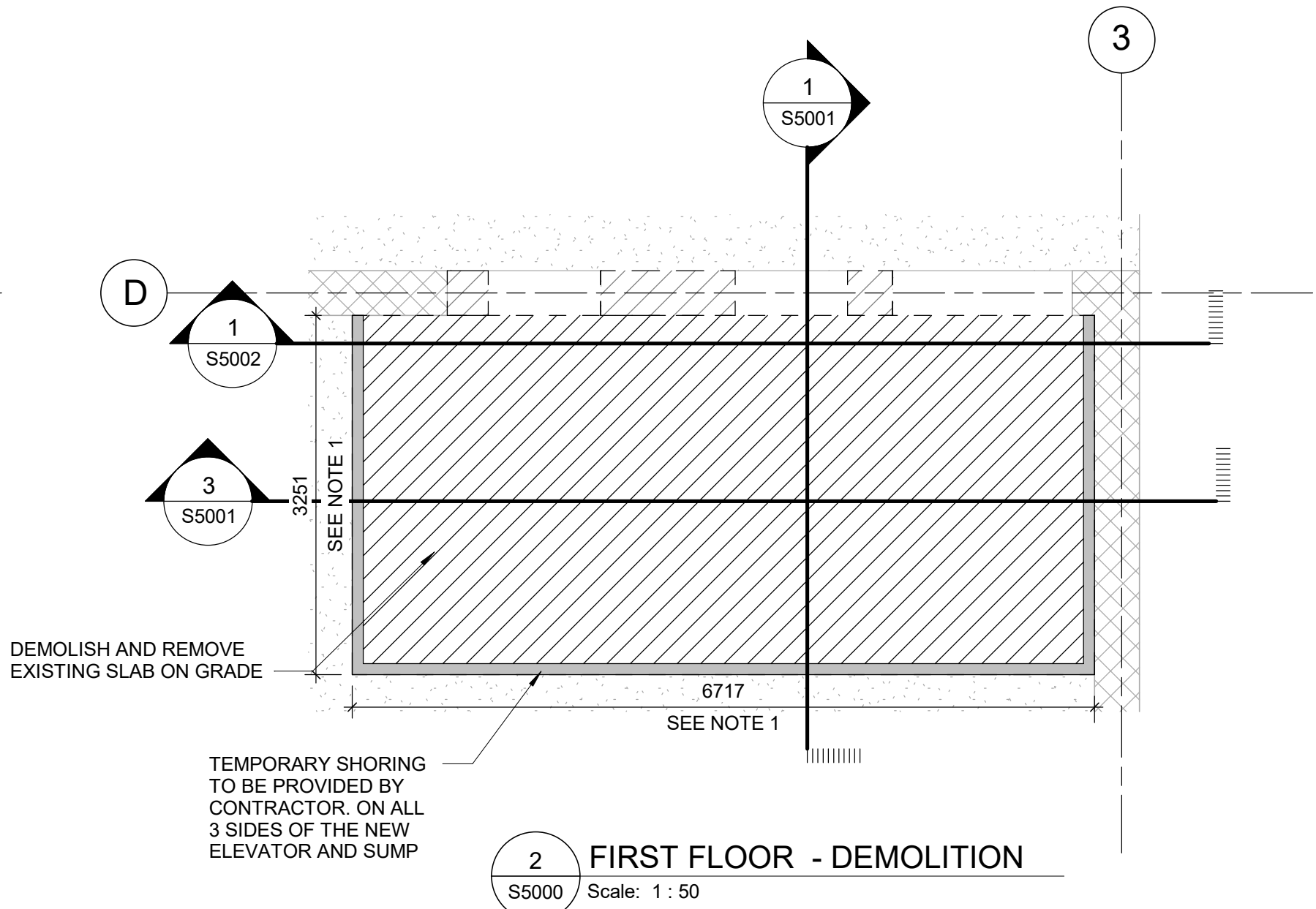
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**ROOF PLAN**

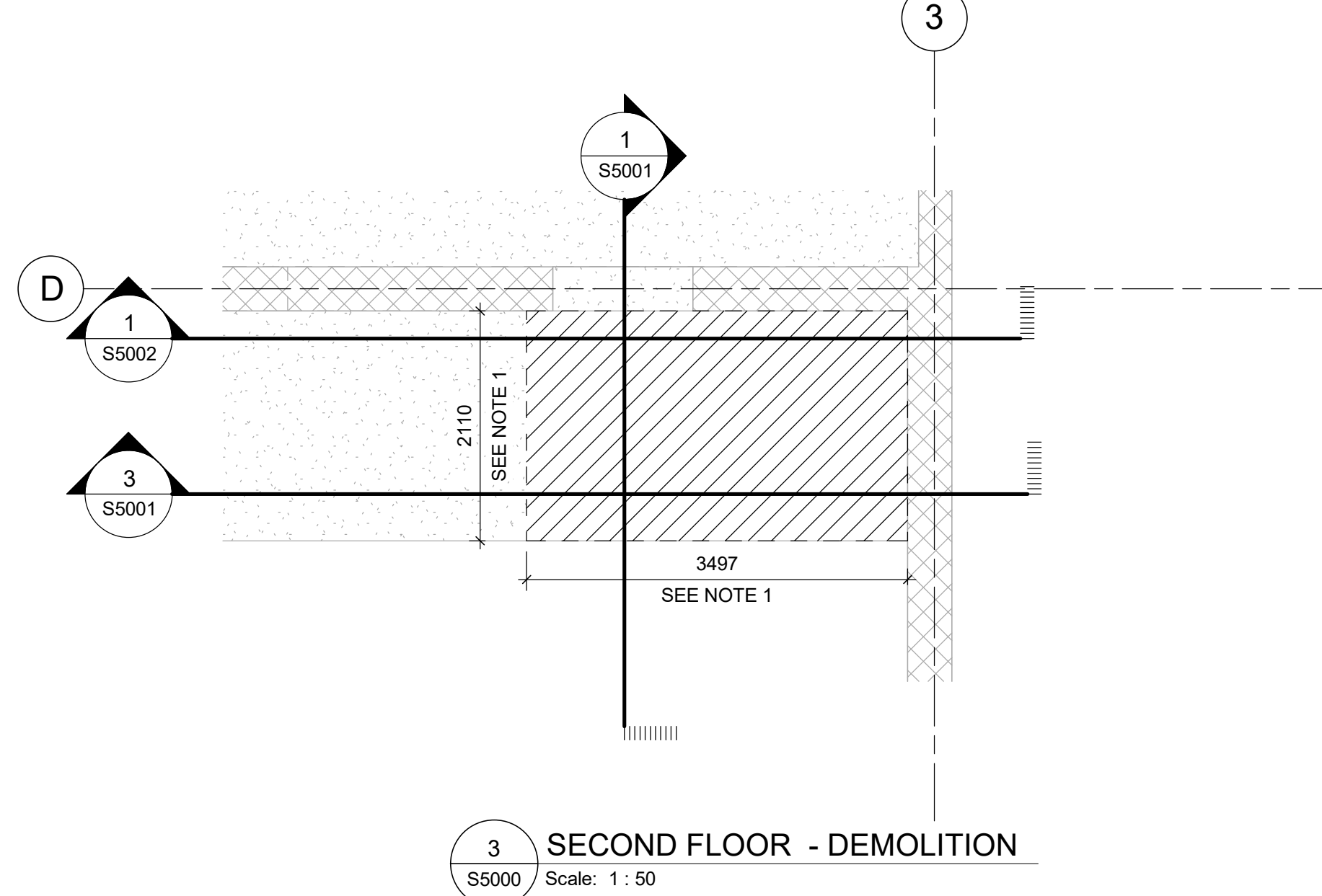
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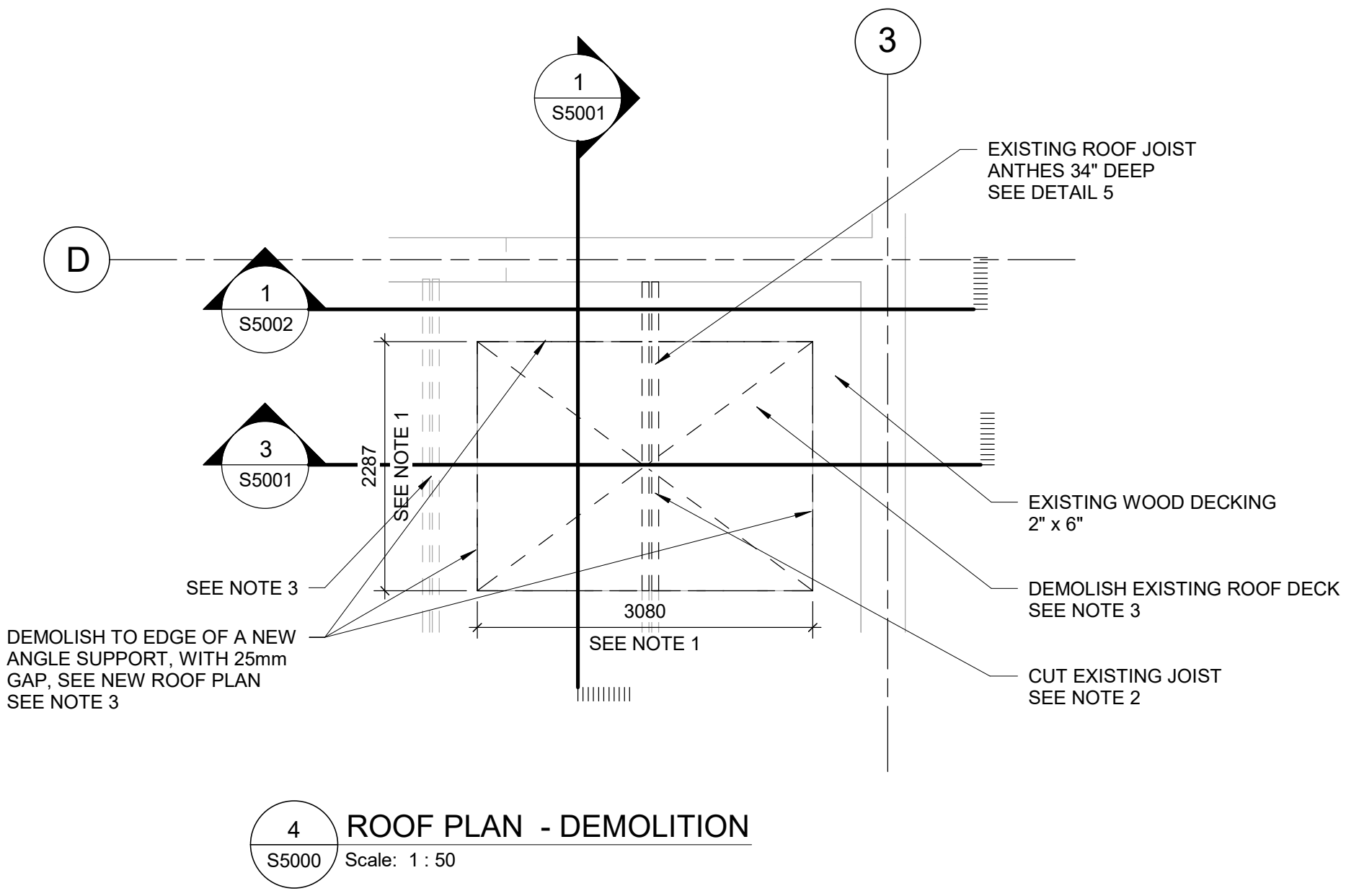
1 BASEMENT FLOOR PLAN - DEMOLITION  
S5000 Scale: 1 : 50



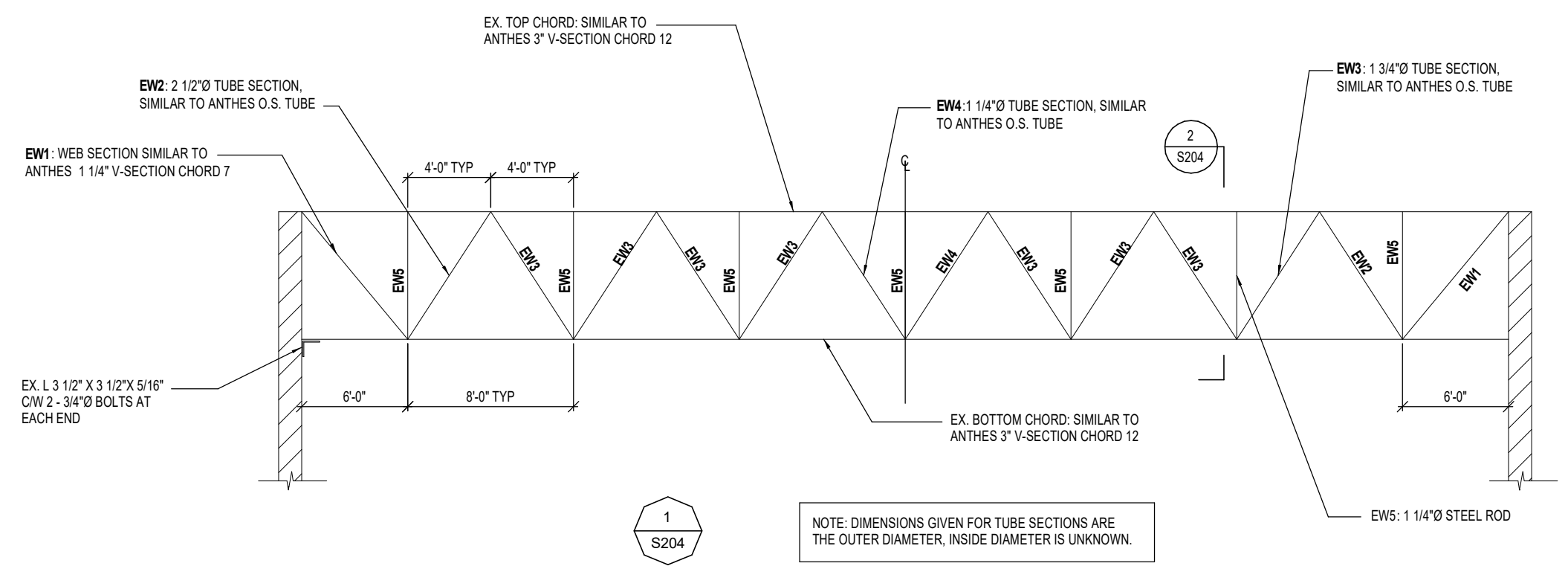
2 FIRST FLOOR - DEMOLITION  
S5000 Scale: 1 : 50



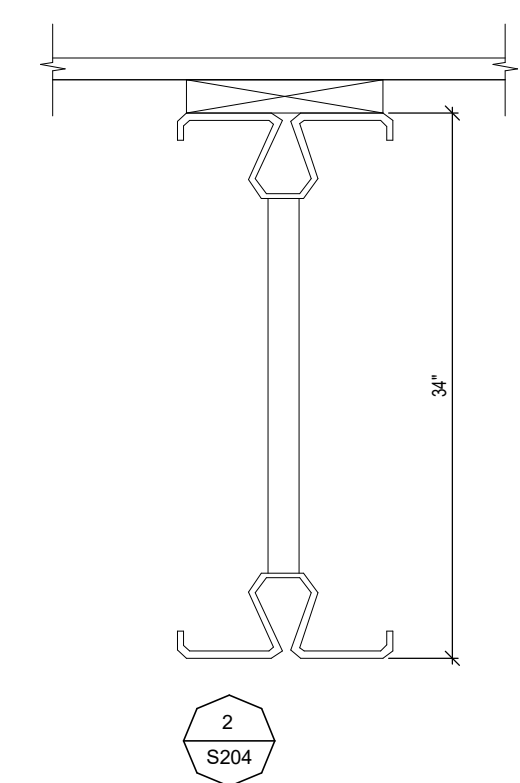
3 SECOND FLOOR - DEMOLITION  
S5000 Scale: 1 : 50



4 ROOF PLAN - DEMOLITION  
S5000 Scale: 1 : 50



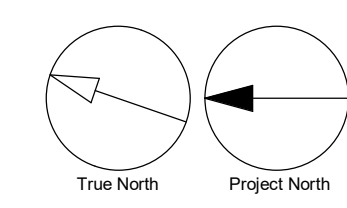
5 DETAILS OF EXISTING ROOF JOISTS  
S5000 Scale: NTS



**DETAIL NOTE:**  
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. DETAILS PROVIDED ARE FOR INFORMATION ONLY.


- NOTES:**
- ALL DEMOLITION DIMENSIONS TO BE FIELD VERIFIED AND CONFIRMED TO SUIT NEW ELEVATOR. AND NEW OPENING LAYOUT PER ARCHITECTURAL DRAWINGS.
  - CONTRACTOR TO DESIGN AND PROVIDE TEMPORARY SUPPORT FOR JOIST DURING AND AFTER DEMOLITION OF JOIST UNTIL THE JOIST IS CONNECTED TO THE NEW SUPPORT STRUCTURE.
  - CONTRACTOR TO TEMPORARILY SHORE SPANS OF ROOF DECK ADJACENT TO ROOF DECK TO BE DEMOLISHED. NOTIFY ENGINEER TO INSPECT EXISTING CONDITIONS ONCE ARCHITECTURAL ROOFING HAS BEEN REMOVED AND DO NOT PROCEED WITH DEMOLITION OF ROOF DECK WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

2023-03-09 5:15:34 AM



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PRIME CONSULTANT

 **IBI GROUP**  
175 Galaxy Blvd, Unit 100  
Toronto, ON M9W 0C9, Canada  
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PROJECT TITLE

CITY OF TORONTO

ACCESSIBILITY UPGRADES

PROJECT ADDRESS

WEST SCARBOROUGH

COMMUNITY CENTER

313 PHARMACY AVE.

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

G. POULOU

CHECKED BY:

T. MYSOREWALA

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

K. ANGER

SHEET TITLE

DEMOLITION -

ENLARGED PLANS

SHEET NUMBER

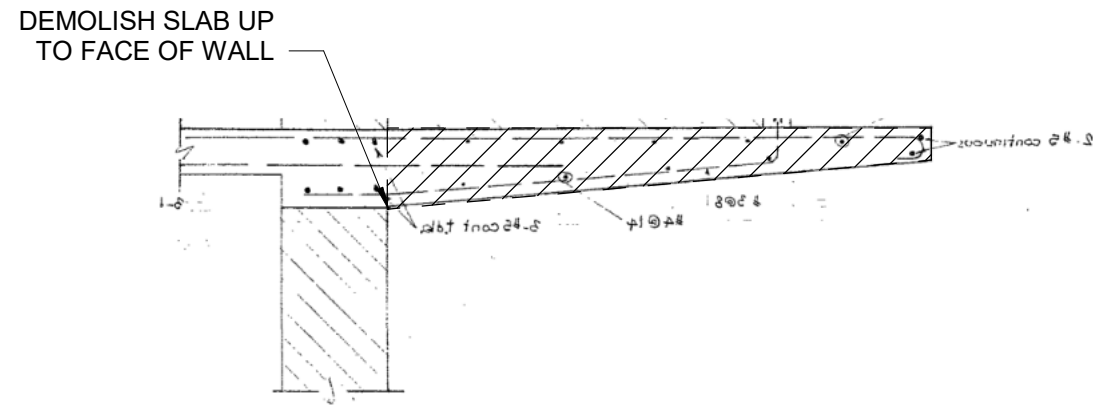
G28-184-S5000

ISSUE

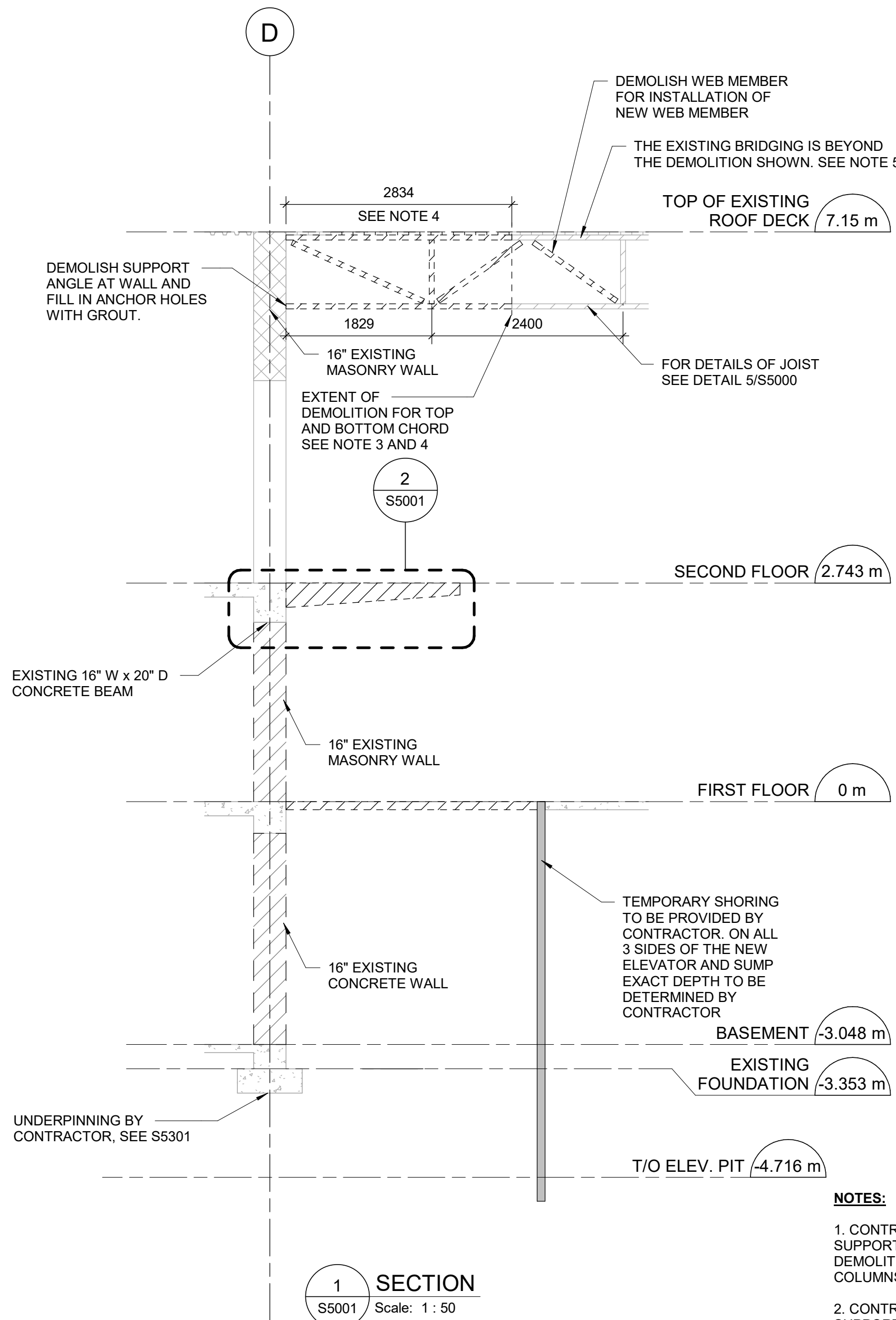
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BM 380/122260 - CoT TAU Upgrades R2020/122260-TAU-28-184-313PHRMCY-S-R20-04  
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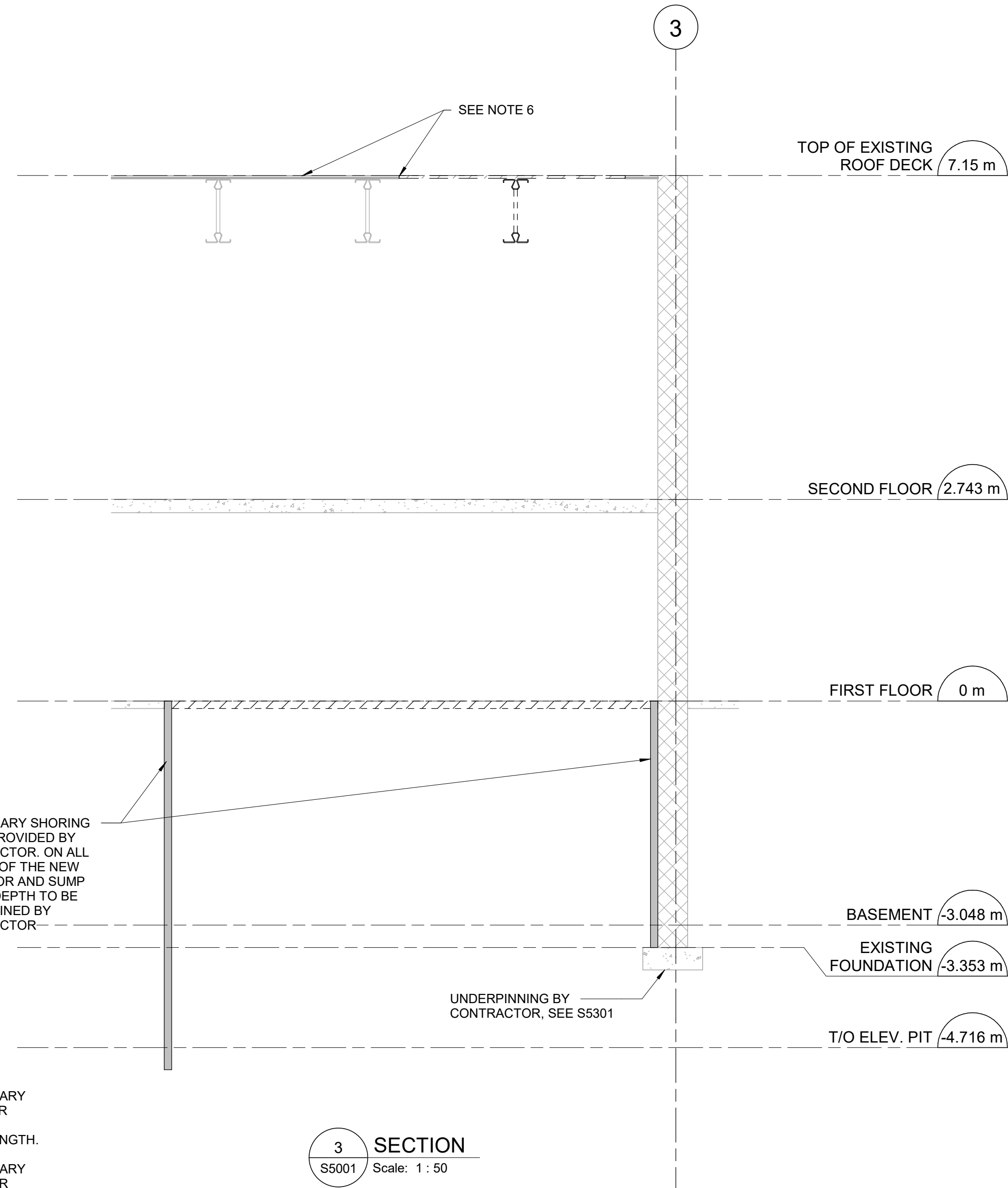
2 DETAIL  
S5001 Scale: 1 : 50



1 SECTION  
S5001 Scale: 1 : 50

NOTES:

1. CONTRACTOR TO DESIGN AND PROVIDE TEMPORARY SUPPORT FOR CONCRETE WALL DURING AND AFTER DEMOLITION, UNTIL THE NEW CONCRETE SUPPORT COLUMNS AND BEAM HAVE REACHED DESIGN STRENGTH.
2. CONTRACTOR TO DESIGN AND PROVIDE TEMPORARY SUPPORT FOR CONCRETE BEAM DURING AND AFTER DEMOLITION, UNTIL THE NEW SUPPORT STRUCTURES HAVE BEEN FULLY CONSTRUCTED.
3. CONTRACTOR TO DESIGN AND PROVIDE TEMPORARY SUPPORT FOR JOIST INCLUDING TEMPORARY BRIDGING IF REQUIRED.
4. TOP AND BOTTOM CHORD OF JOISTS ARE TO BE DEMOLISHED PER THE REQUIREMENTS OF THE NEW PERMANENT SUPPORT AT THE NEW MASONRY WALL. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CUTTING THE JOIST.
5. IF EXISTING BRIDGING NEEDS TO BE DEMOLISHED FOR CONSTRUCTION, CONTRACTOR TO DESIGN AND INSTALL NEW BRIDGING
6. CONTRACTOR TO TEMPORARILY SHORE SPANS OF ROOF DECK ADJACENT TO ROOF DECK TO BE DEMOLISHED. NOTIFY ENGINEER TO INSPECT EXISTING CONDITIONS ONCE ARCHITECTURAL ROOFING HAS BEEN REMOVED AND DO NOT PROCEED WITH DEMOLITION OF ROOF DECK WITHOUT WRITTEN APPROVAL OF THE ENGINEER.



3 SECTION  
S5001 Scale: 1 : 50

Scale 1:50

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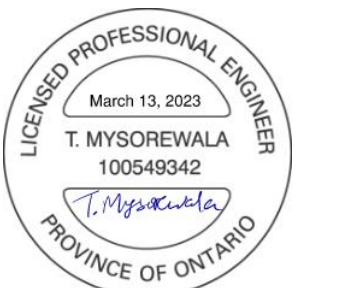
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PROJECT TITLE  
**CITY OF TORONTO  
ACCESSIBILITY UPGRADES**

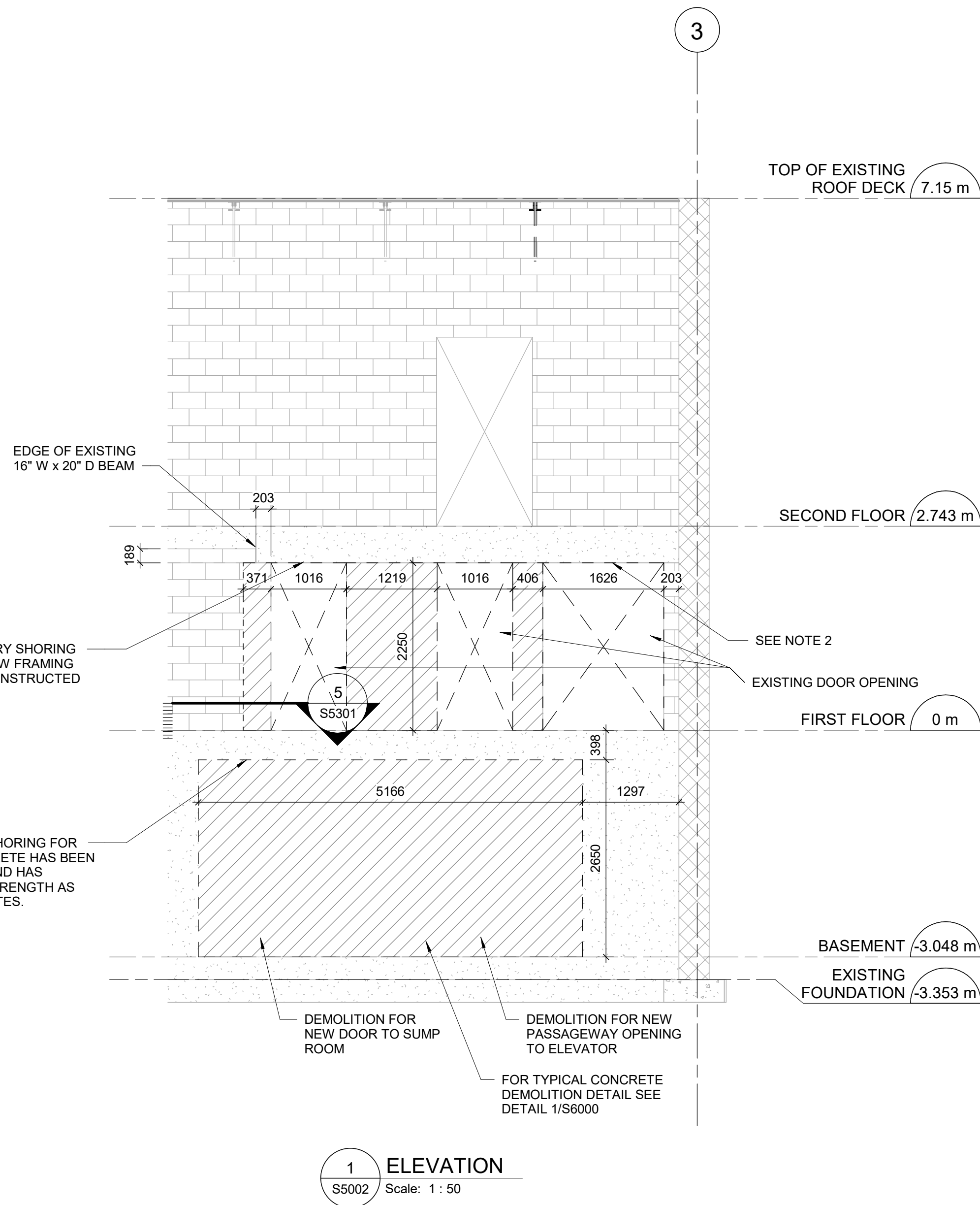
PROJECT ADDRESS  
**WEST SCARBOROUGH  
COMMUNITY CENTER  
313 PHARMACY AVE.**

PROJECT NO:  
9119-19-0162 / IBI 122260  
DRAWN BY:  
**G. POULOU**  
CHECKED BY:  
**T. MYSOREWALA**  
PROJECT MGR:  
**F. BOLOURIAN**  
APPROVED BY:  
**K. ANGER**

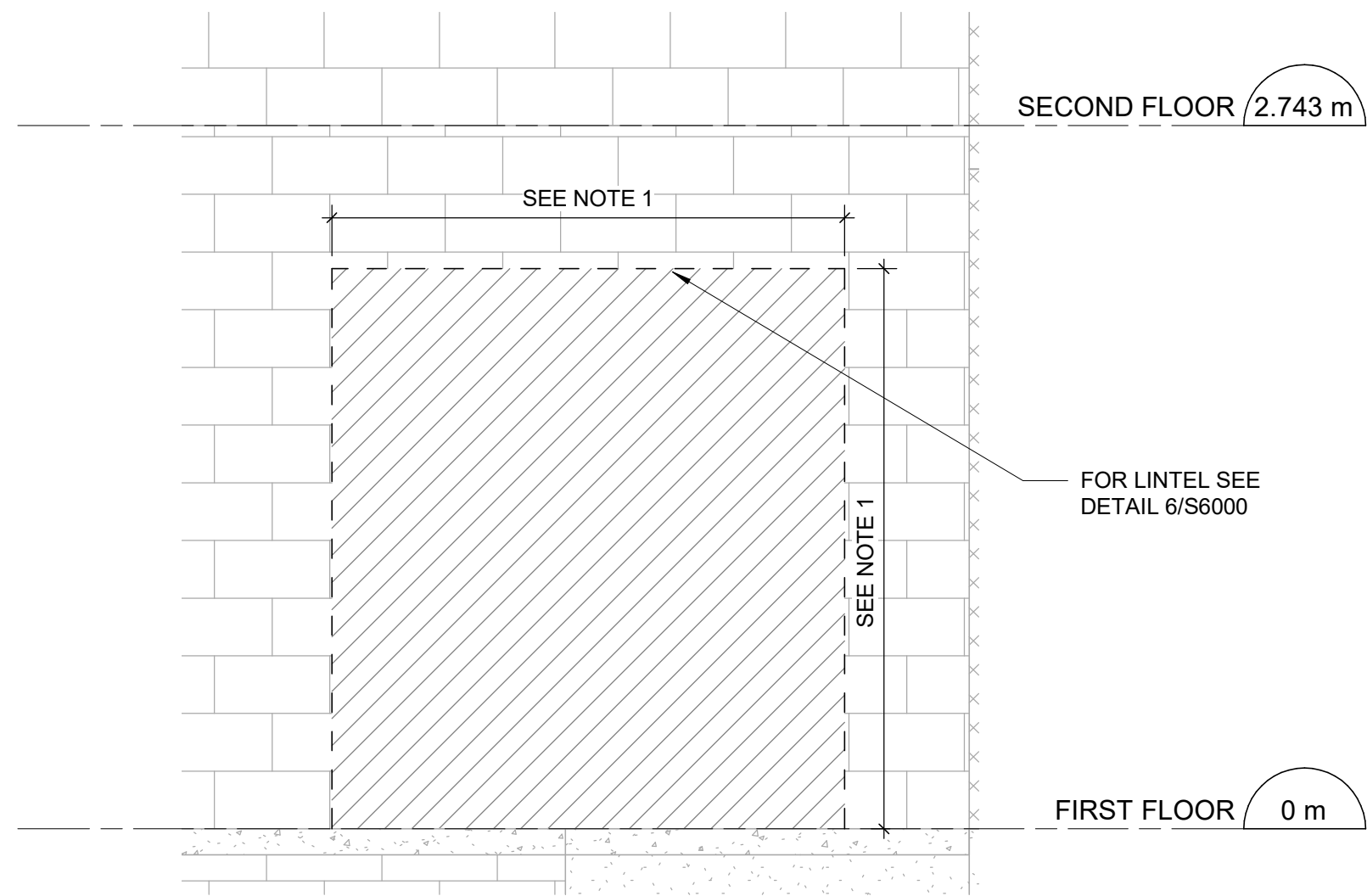
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**DEMOLITION - SECTIONS  
AND DETAILS**

SHEET NUMBER  
**G28-184-S5001**  
ISSUE  
**00**

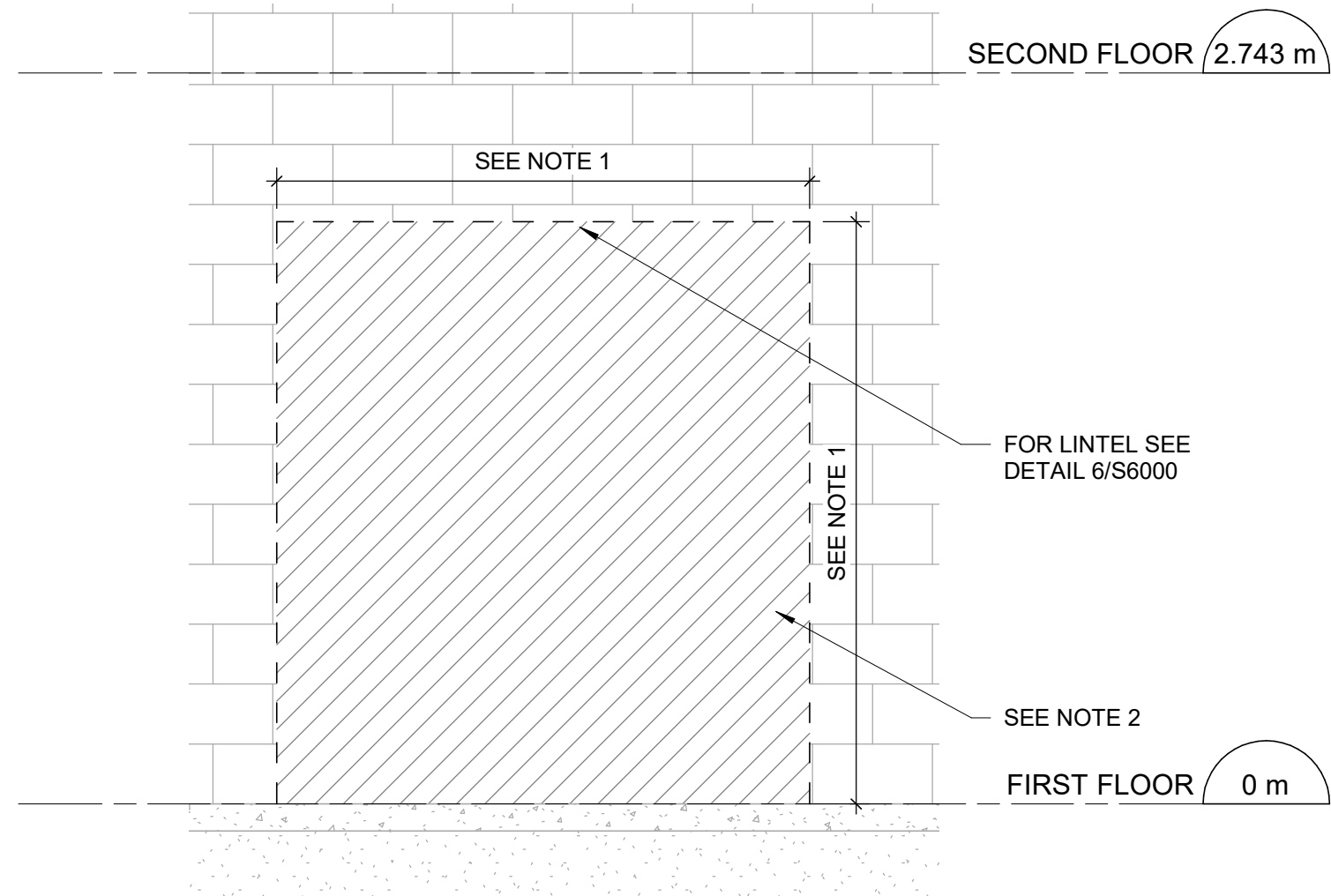
BIH 380/122260 - CoT TAU Upgrades R2020122260-TAU-28-184-313PHRMCY-S-R20-04  
1 m



1 ELEVATION  
S5002 Scale: 1 : 50



2 SECTION  
S5002 Scale: 1 : 25



3 SECTION  
S5002 Scale: 1 : 25

**NOTE:**

1. FOR DIMENSIONS OF DEMOLITION FOR NEW DOOR OPENING SEE ARCHITECTURAL DRAWINGS. DEMOLITION TO INCLUDE SPACE REQUIRED ABOVE DOOR TO INSTALL NEW LINTEL BEAM.
2. THIS DOOR OPENING IS DESIGNATED FOR USE FOR EQUIPMENT ENTRY FOR ELEVATOR CONSTRUCTION. CONTRACTOR TO DETERMINE IF THE DIMENSIONS FOR EQUIPMENT ENTRY NEED TO BE LARGER THAN THE DOOR OPENING. CONTRACTOR TO PROVIDE TEMPORARY LINTEL DURING CONSTRUCTION IF REQUIRED FOR LARGER EQUIPMENT OPENING. THE FINAL OPENING SIZE SHALL BE PROVIDED AS REQUIRED FOR THE DOOR. COMPLETE WITH PERMANENT LINTEL AS DETAILED.

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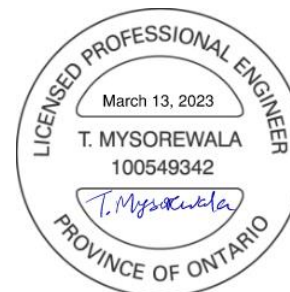
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PROJECT NO:  
9119-19-0162 / IBI 122260

DRAWN BY:  
**G. POULOU**

CHECKED BY:  
**T. MYSOREWALA**

PROJECT MGR:  
**F. BOLOURIAN**

APPROVED BY:  
**K. ANGER**

SHEET TITLE  
**DEMOLITION - SECTIONS  
AND DETAILS**

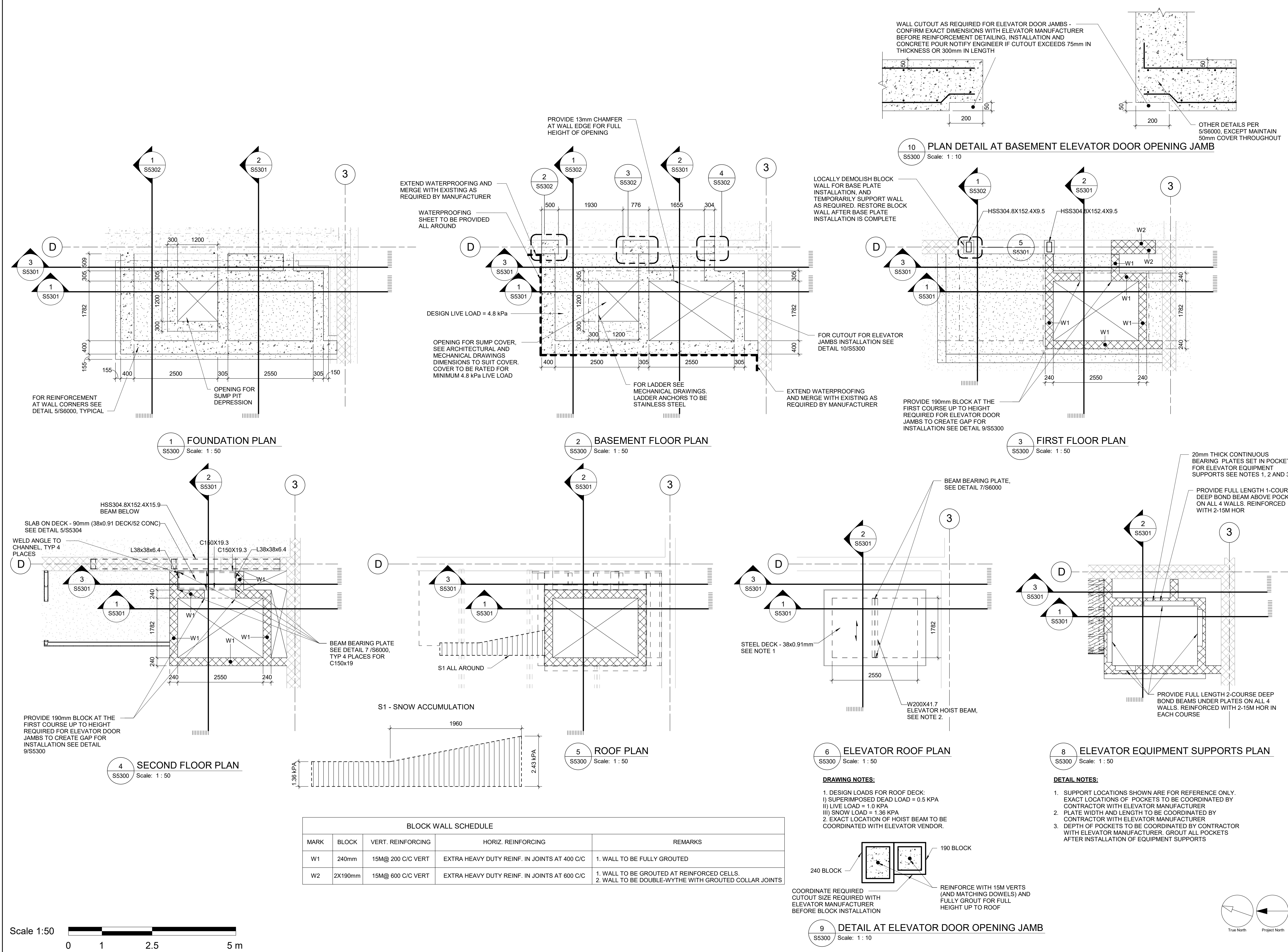
SHEET NUMBER

**G28-184-S5002**

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March 13, 2023  
T. MYSOREWALA  
100548342  
PROVINCE OF ONTARIO

PRIME CONSULTANT

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PROJECT TITLE

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PROJECT ADDRESS

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COMMUNITY CENTER  
313 PHARMACY AVE.

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

G. POULOU

CHECKED BY:

T. MYSOREWALA

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

K. ANGER

SHEET TITLE

ENLARGED PLANS -  
ELEVATORS

SHEET NUMBER

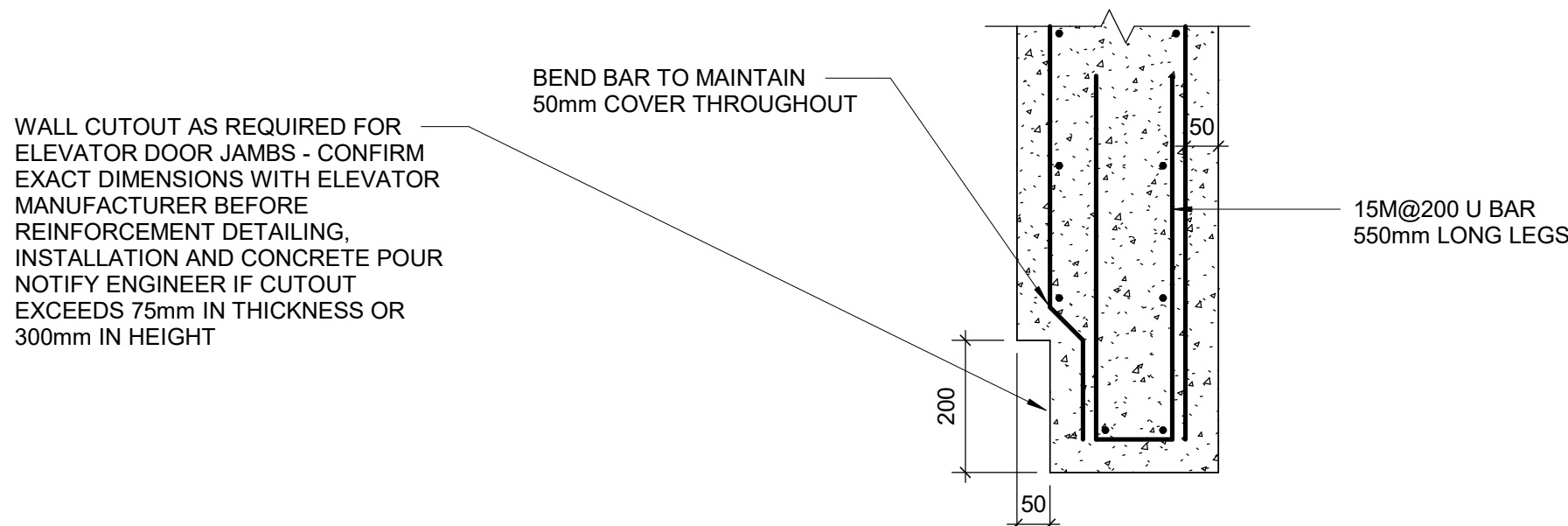
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ISSUE

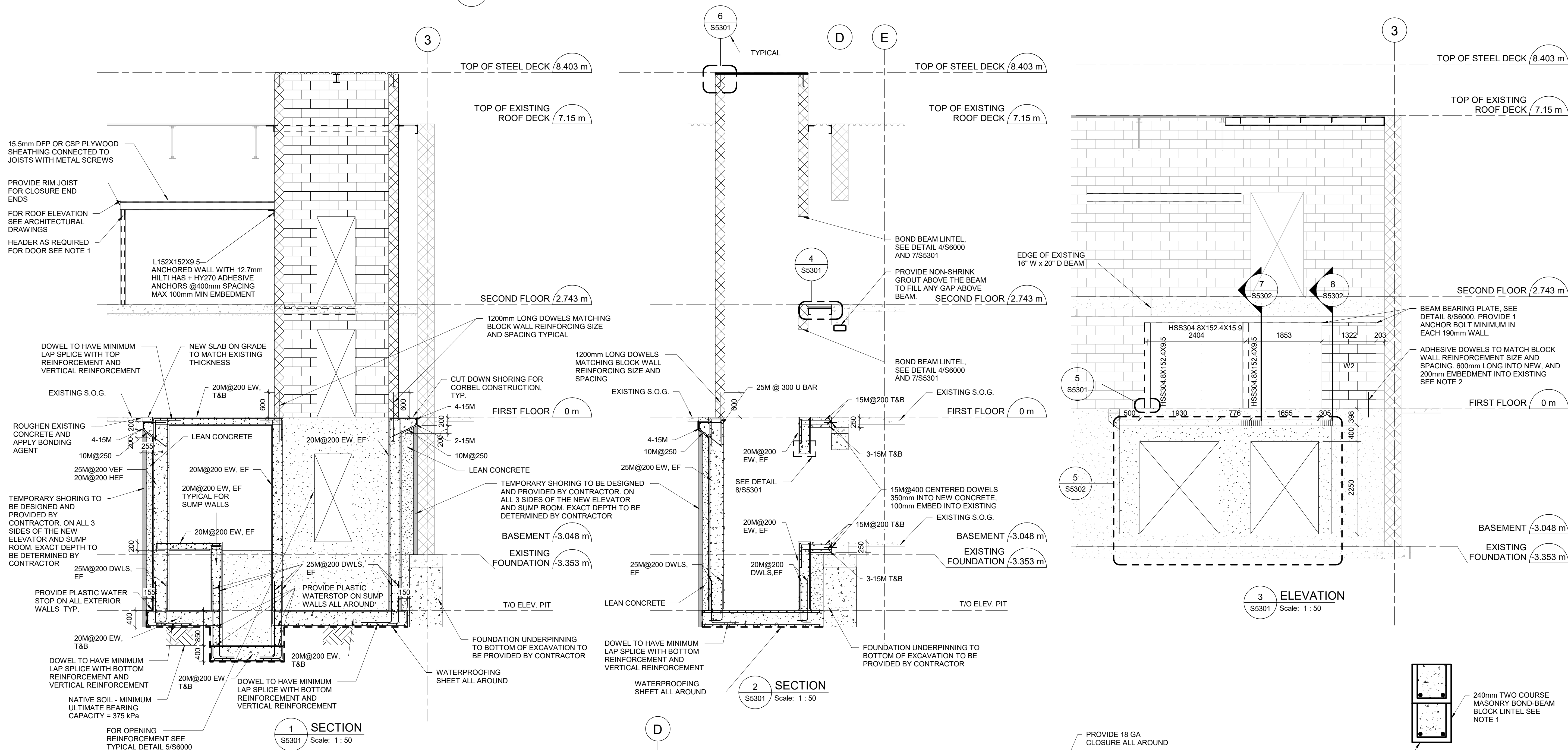
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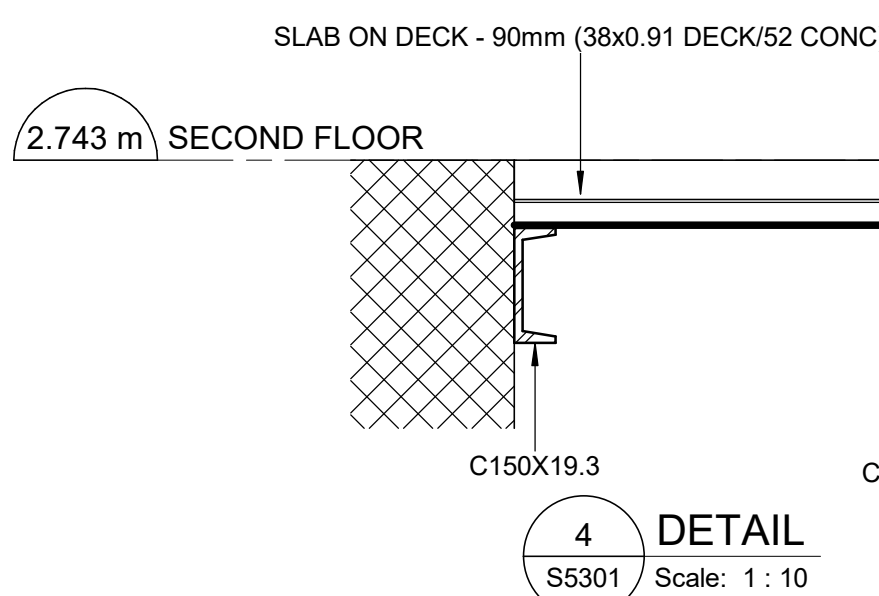


8 DETAIL AT BASEMENT ELEVATOR DOOR OPENING JAMB  
S5301 Scale: 1 : 10

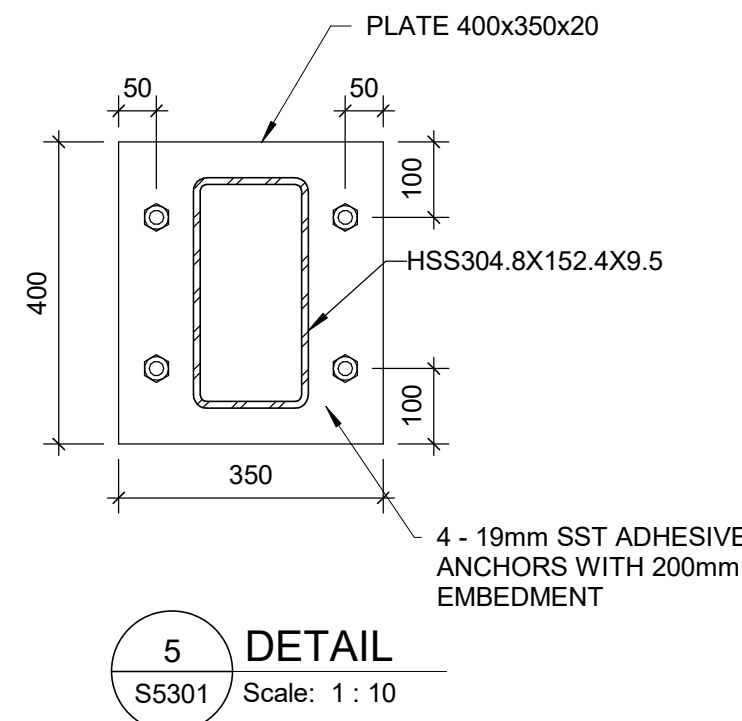


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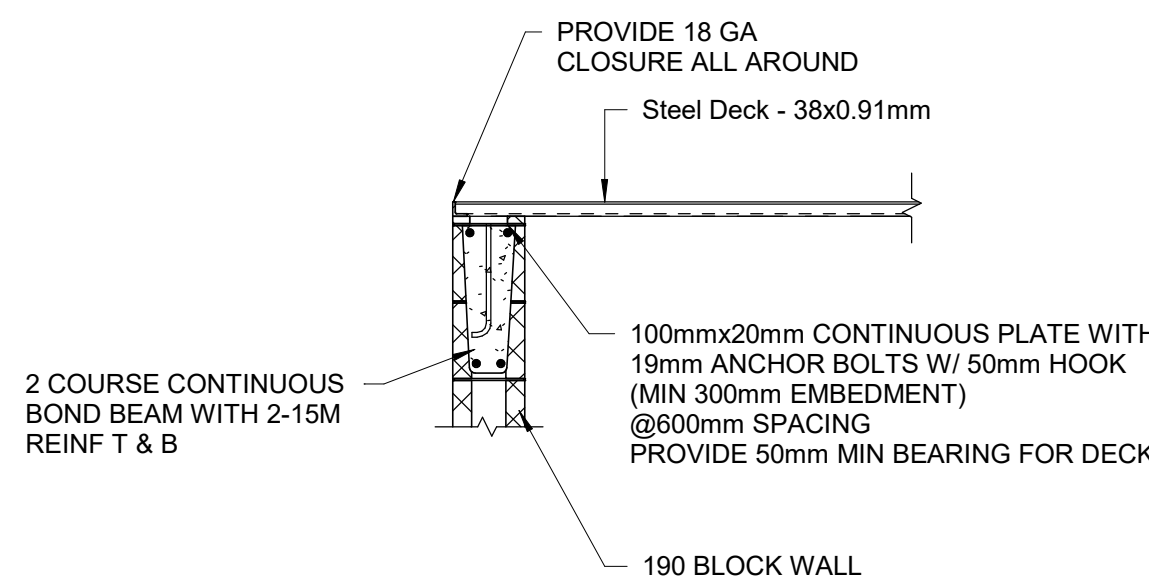
- STUD WALL, JOISTS AND ASSOCIATED CONNECTIONS AND ANCHORAGE SHALL BE DESIGNED AND STAMPED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO.
- SCAN REINFORCEMENT IN WALL BEFORE DRILLING NEW ANCHORS AND DOWELS. OFFSET ANCHORS AND DOWELS FROM EXISTING REINFORCEMENT.



4 DETAIL  
S5301 Scale: 1 : 10



5 DETAIL  
S5301 Scale: 1 : 10



6 STEEL DECK CONNECTION TO BLOCK WALL  
S5301 Scale: 1 : 20

OPENING HEIGHT TO SUIT ELEVATOR JAMBS INSTALLATION AND DRYWALL INFILL. COORDINATE WITH ARCHITECTURAL DRAWINGS

NOTE:

- LINTEL BEARING SHALL BE 200mm ON THE 240mm BLOCK. BEARING SHALL EXTEND PAST THE 190mm FIRST COURSE WITH DRYWALL INFILL

7 DETAIL AT ELEVATOR DOOR OPENING JAMB  
S5301 Scale: 1 : 10

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PROJECT TITLE  
**CITY OF TORONTO  
ACCESSIBILITY UPGRADES**

PROJECT ADDRESS  
**WEST SCARBOROUGH  
COMMUNITY CENTER  
313 PHARMACY AVE.**

PROJECT NO:  
9119-19-0162 / IBI 122260

DRAWN BY:  
**G. POULOU**

CHECKED BY:  
**T. MYSOREWALA**

PROJECT MGR:  
**F. BOLOURIAN**

APPROVED BY:  
**K. ANGER**

SHEET TITLE

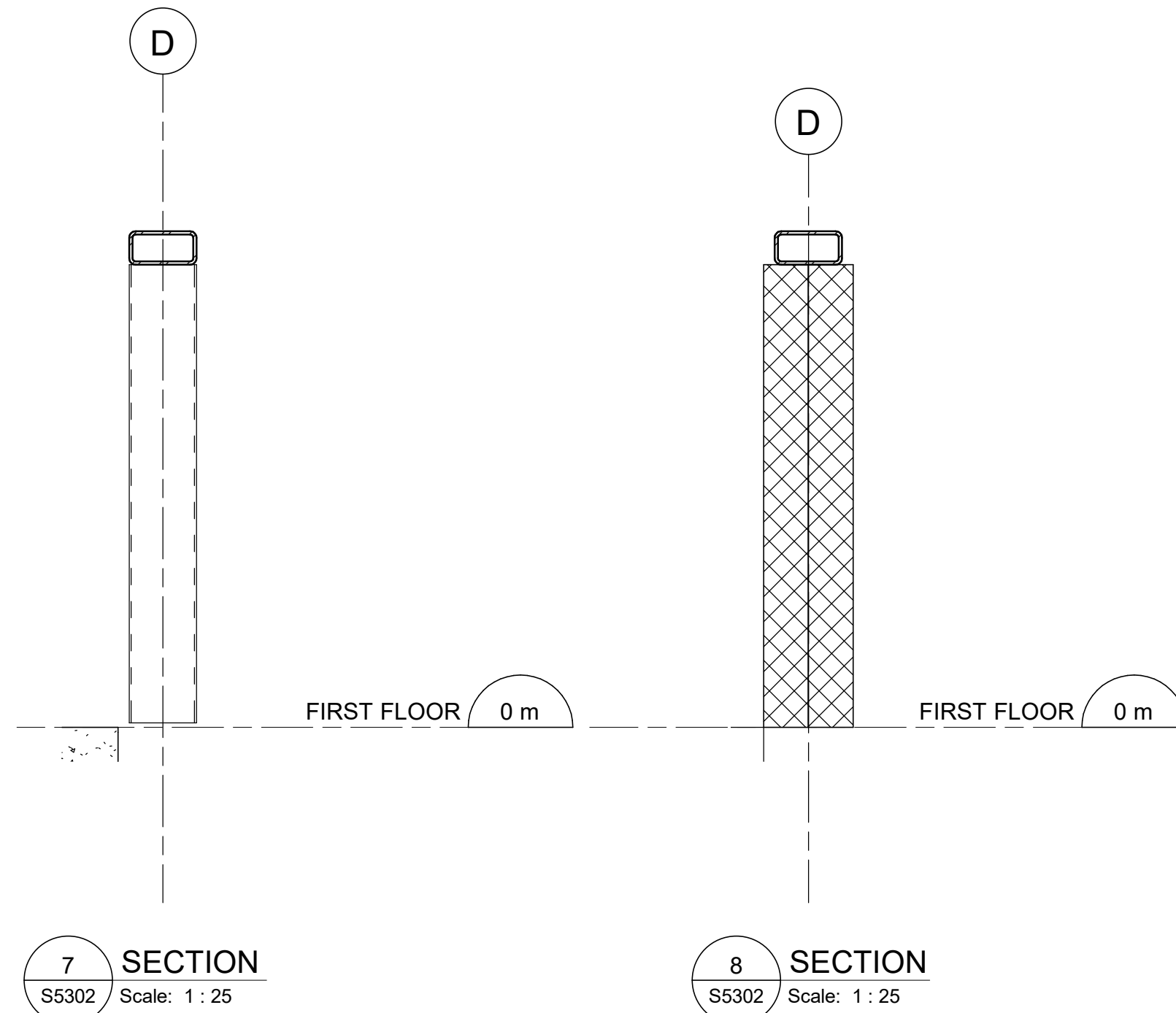
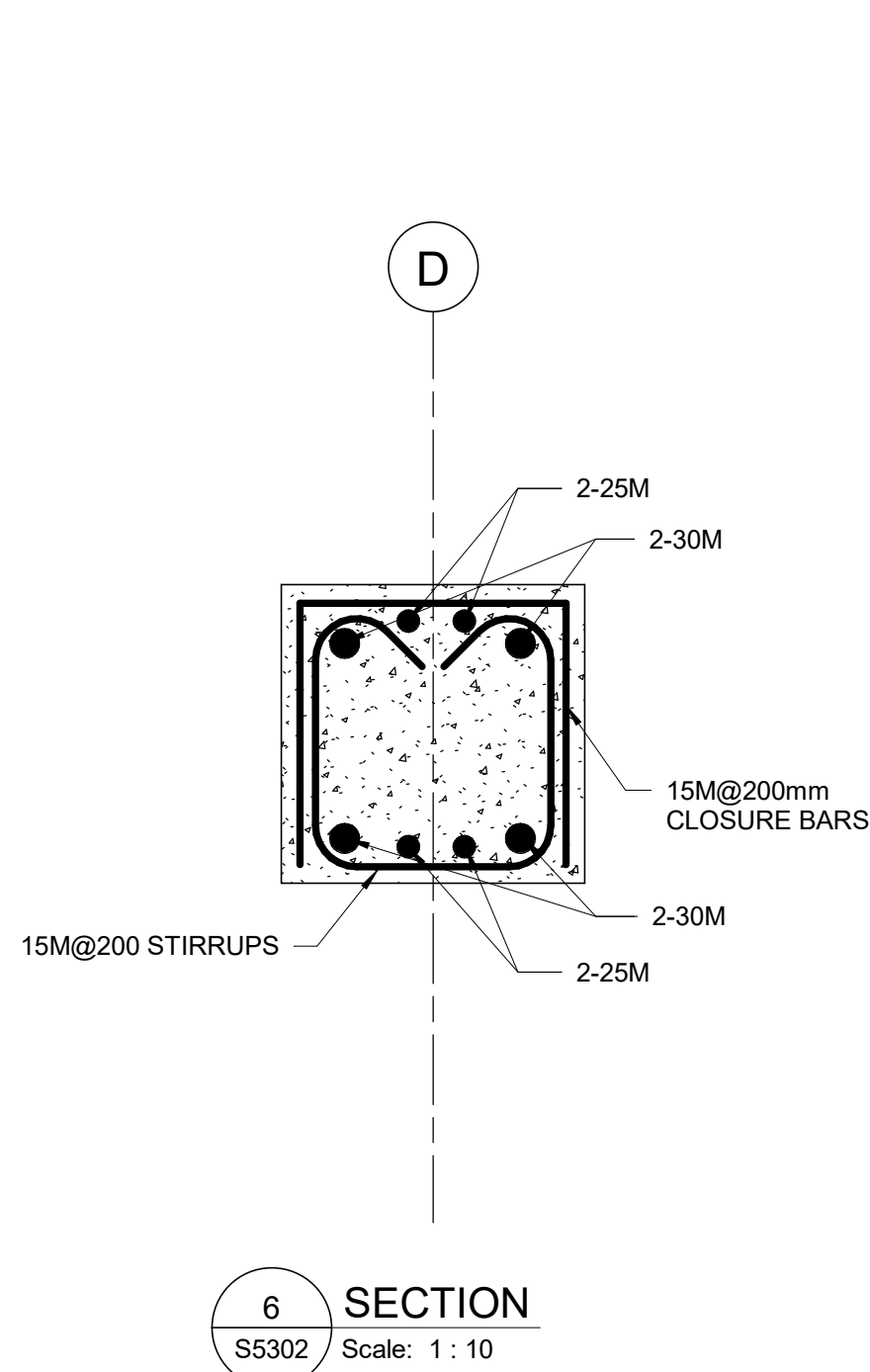
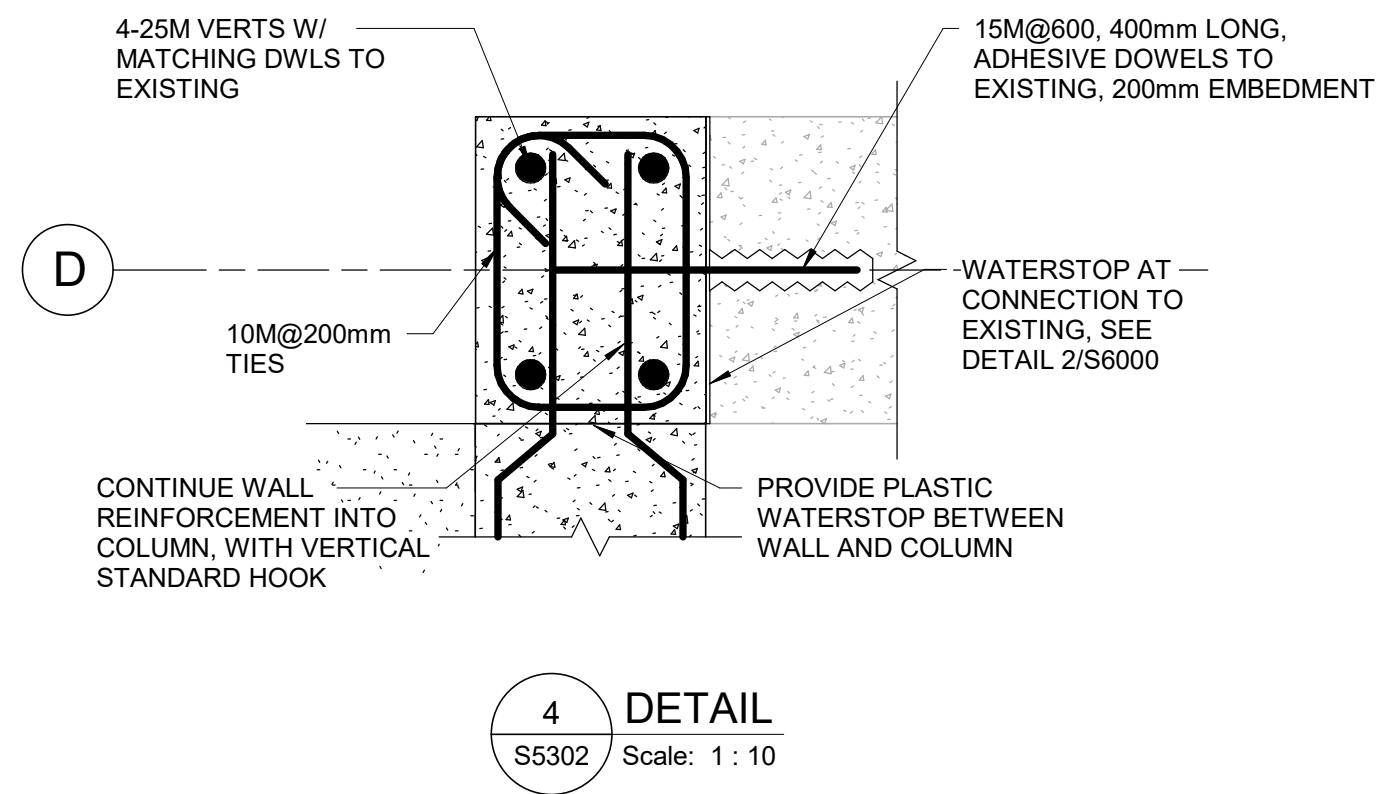
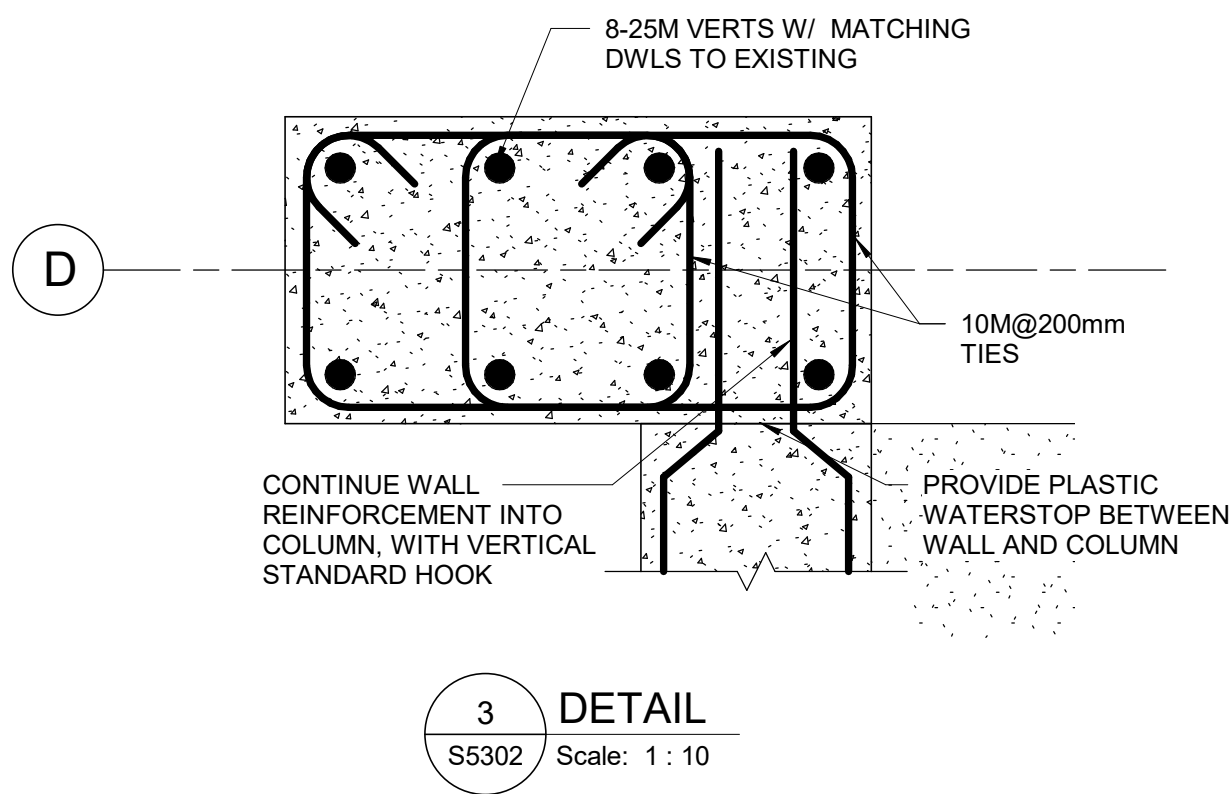
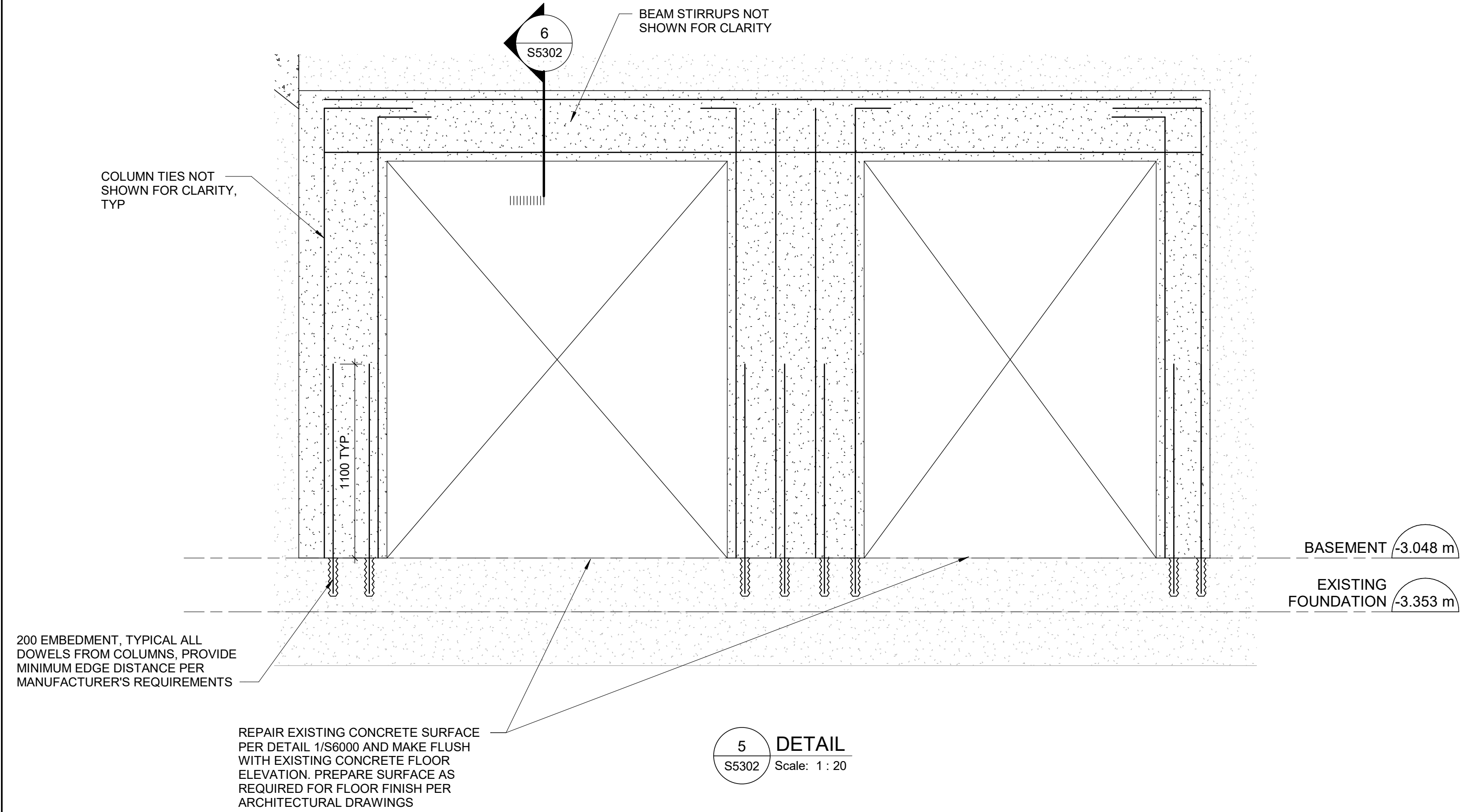
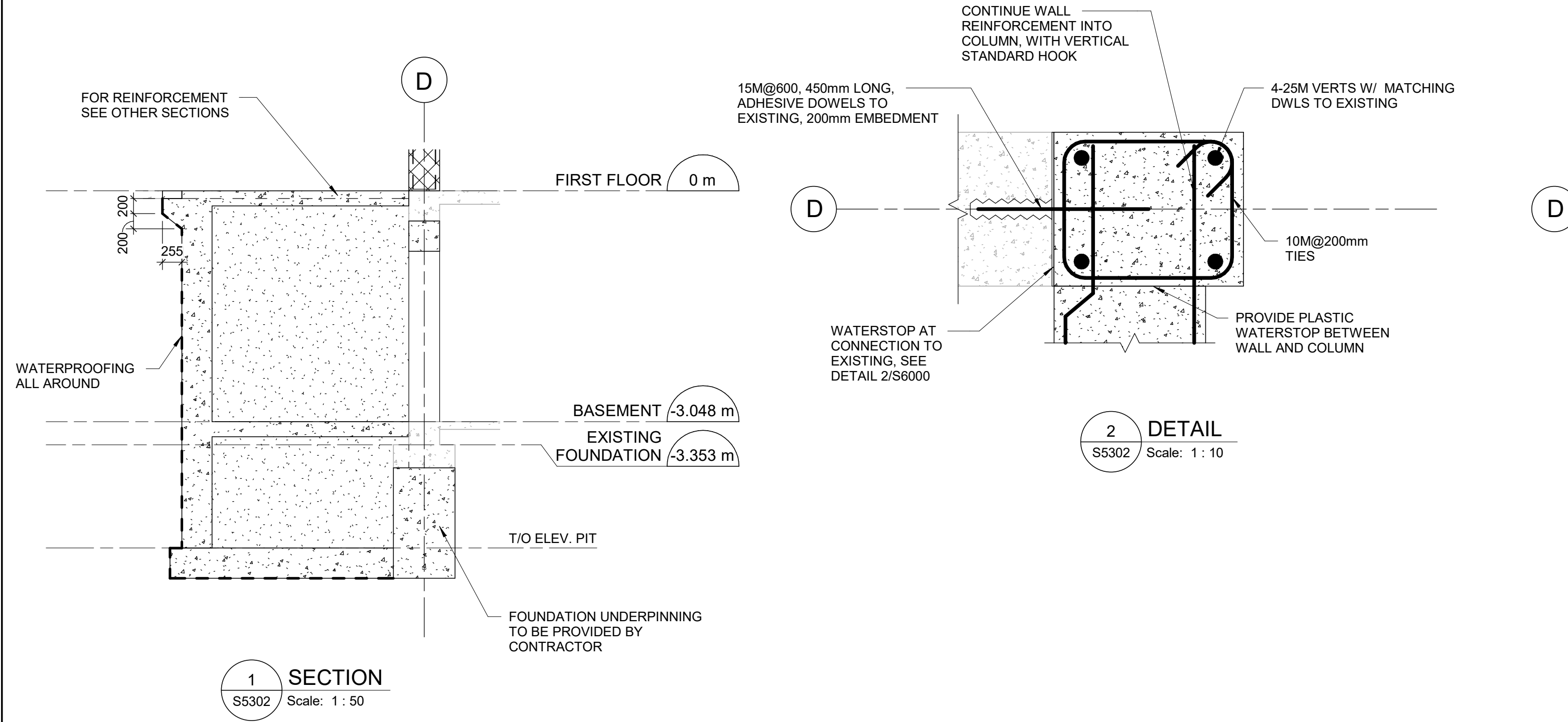
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SHEET NUMBER  
**G28-184-S5301**

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**PROJECT TITLE**  
CITY OF TORONTO  
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**PROJECT ADDRESS**  
WEST SCARBOROUGH  
COMMUNITY CENTER  
313 PHARMACY AVE.

**PROJECT NO:**  
9119-19-0162 / IBI 122260

<b>DRAWN BY:</b> G. POULOU	<b>CHECKED BY:</b> T. MYSOREWALA
<b>PROJECT MGR:</b> F. BOLOURIAN	<b>APPROVED BY:</b> K. ANGER

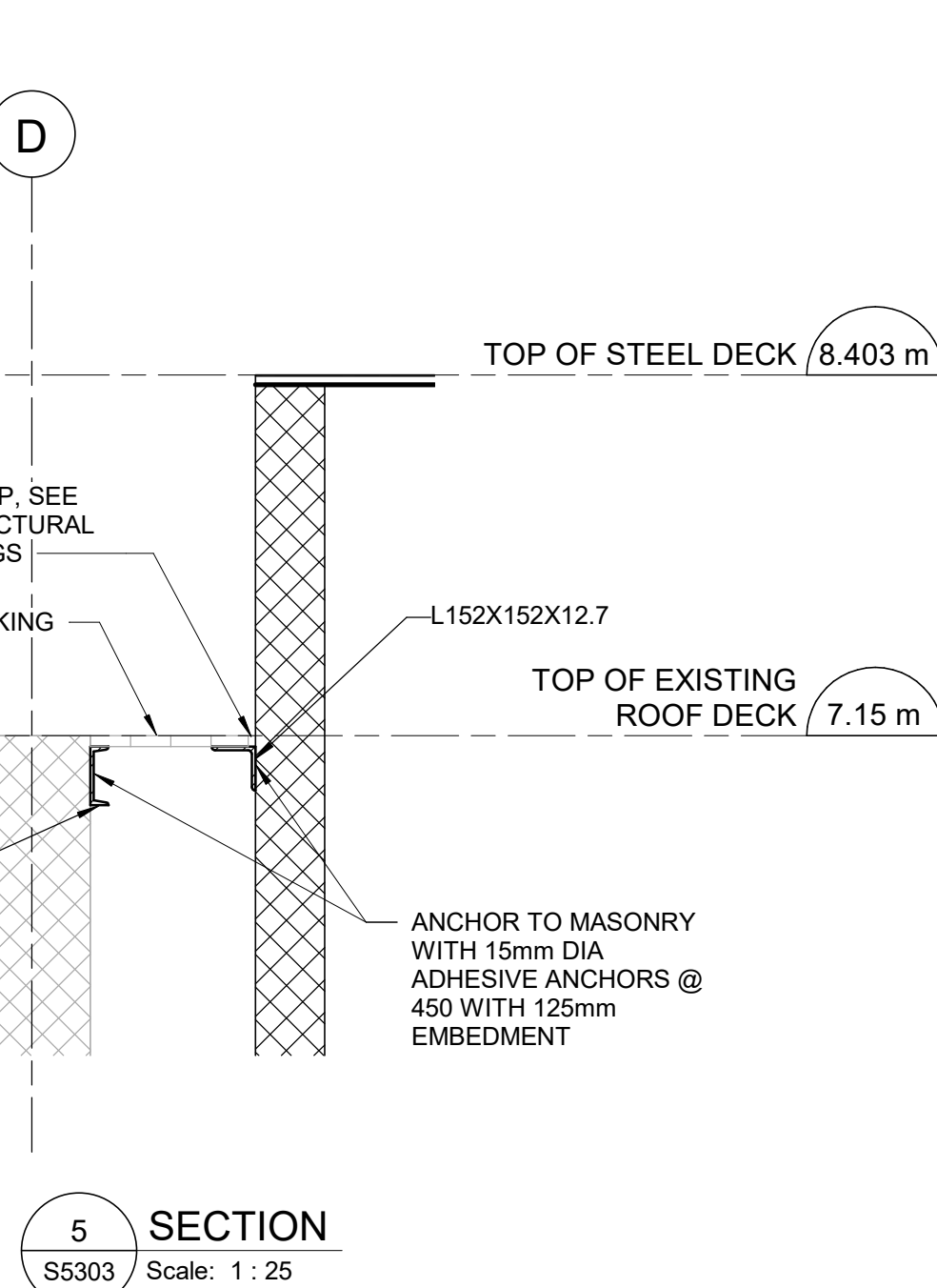
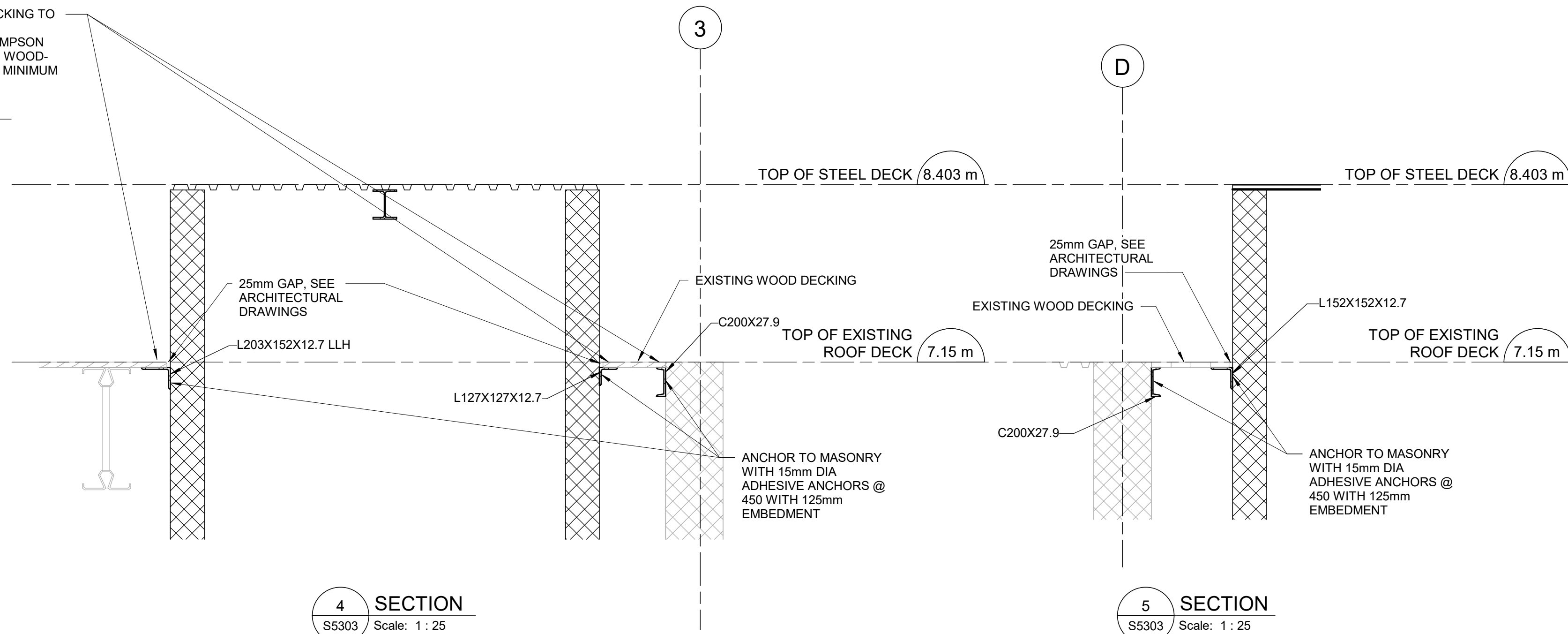
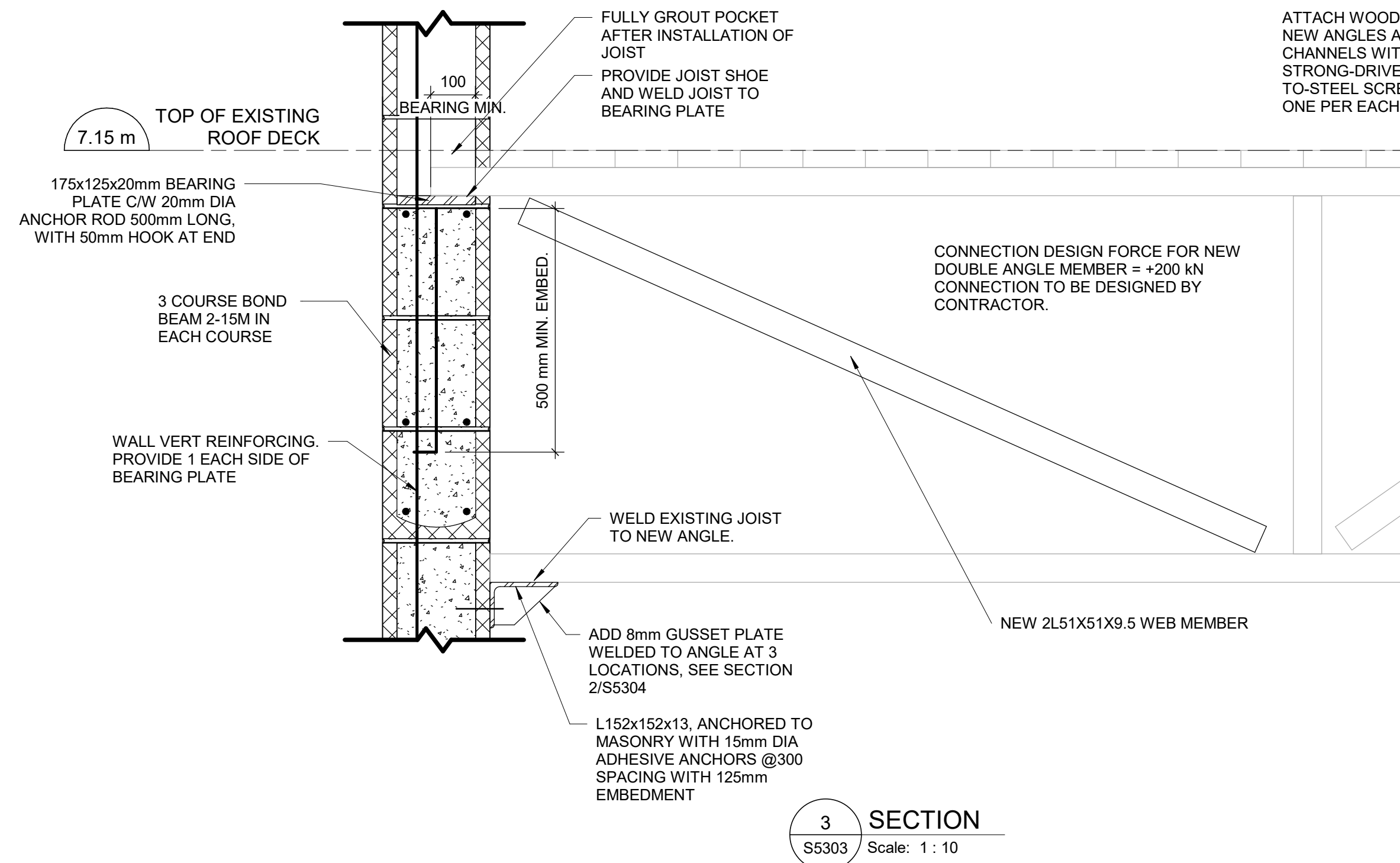
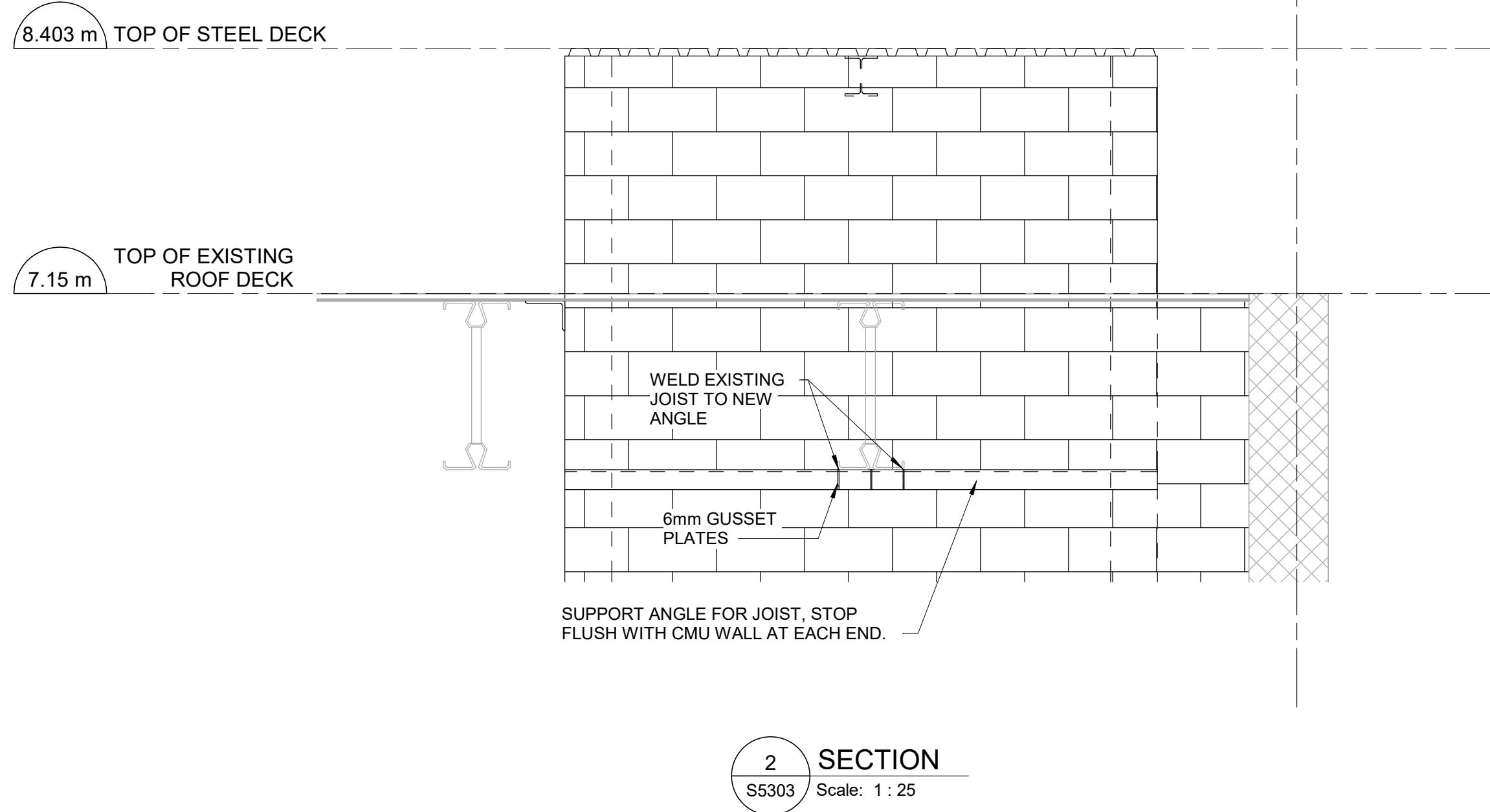
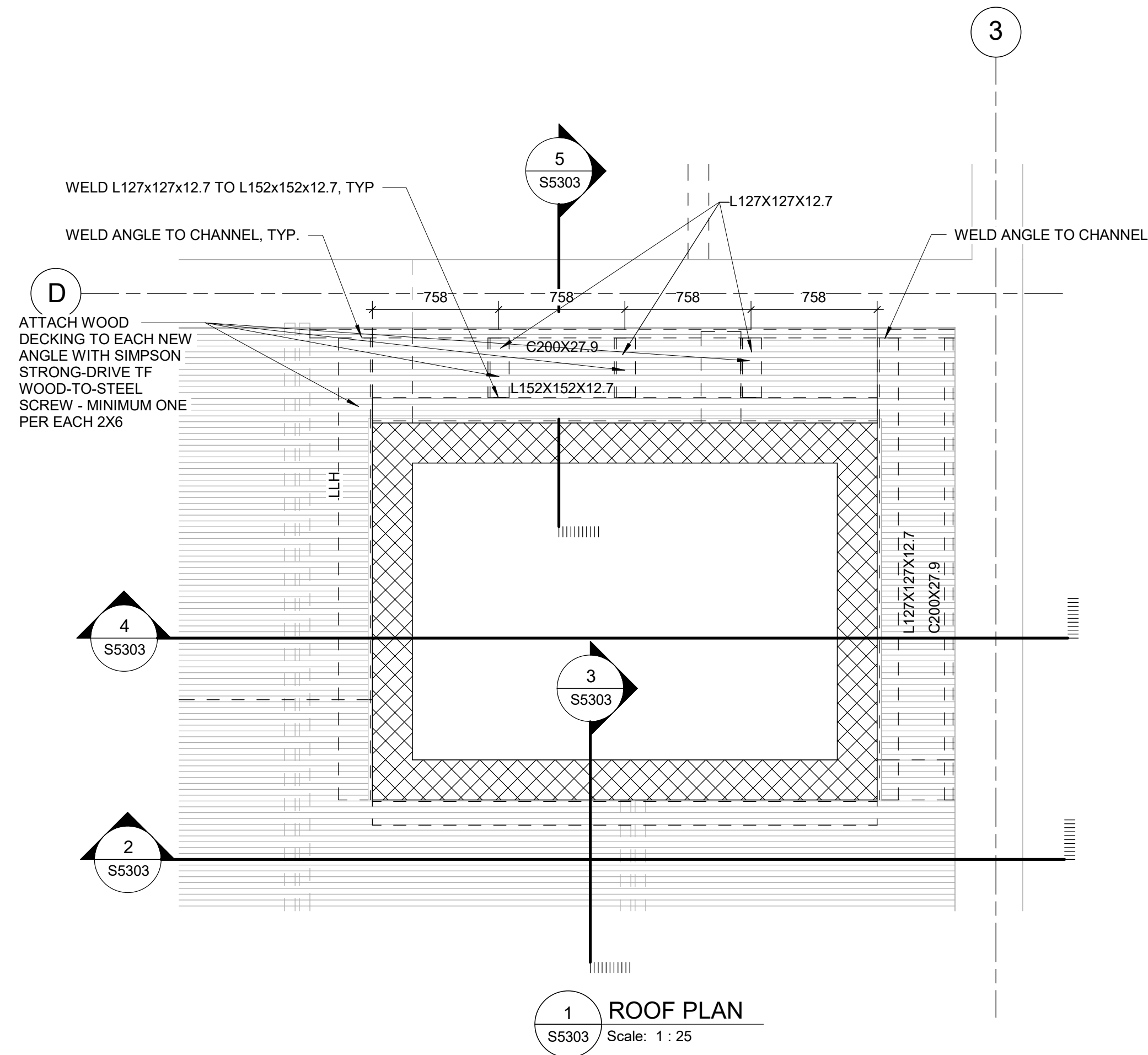
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SECTIONS AND DETAILS

<b>SHEET NUMBER</b> G28-184-S5302	<b>ISSUE</b> 00
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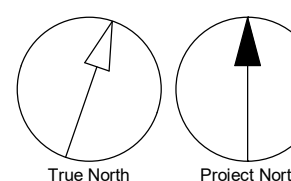


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Scale 1:100

0 2.5 5 10 m



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313 PHARMACY AVE.**

**PROJECT NO:**  
9119-19-0162 / IBI 122260

**DRAWN BY:**  
G. POULOU

**CHECKED BY:**  
T. MYSOREWALA

**PROJECT MGR:**  
F. BOLOURIAN

**APPROVED BY:**  
K. ANGER

**SHEET TITLE**

**NEW ROOF FRAMING  
DETAILS**

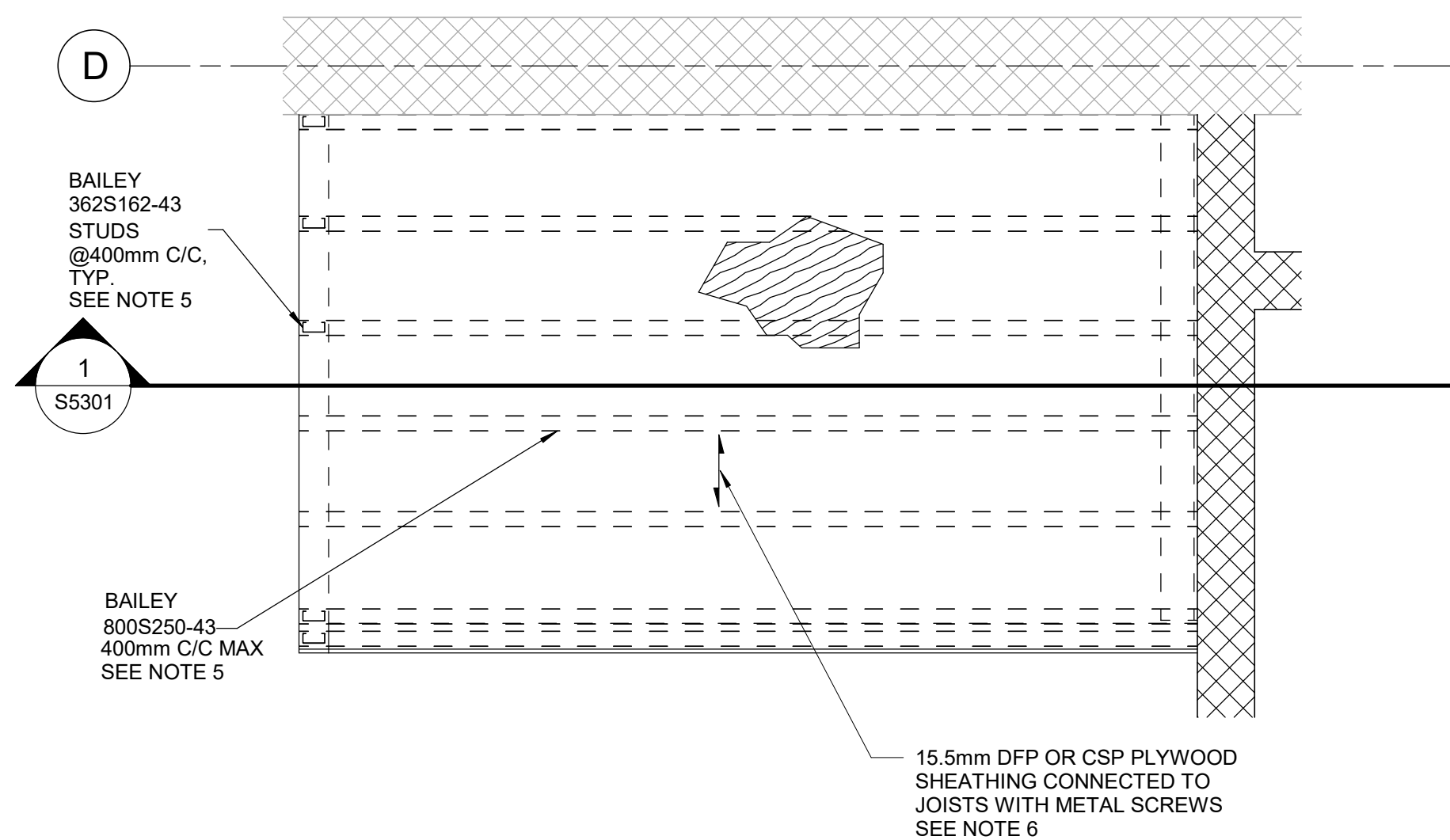
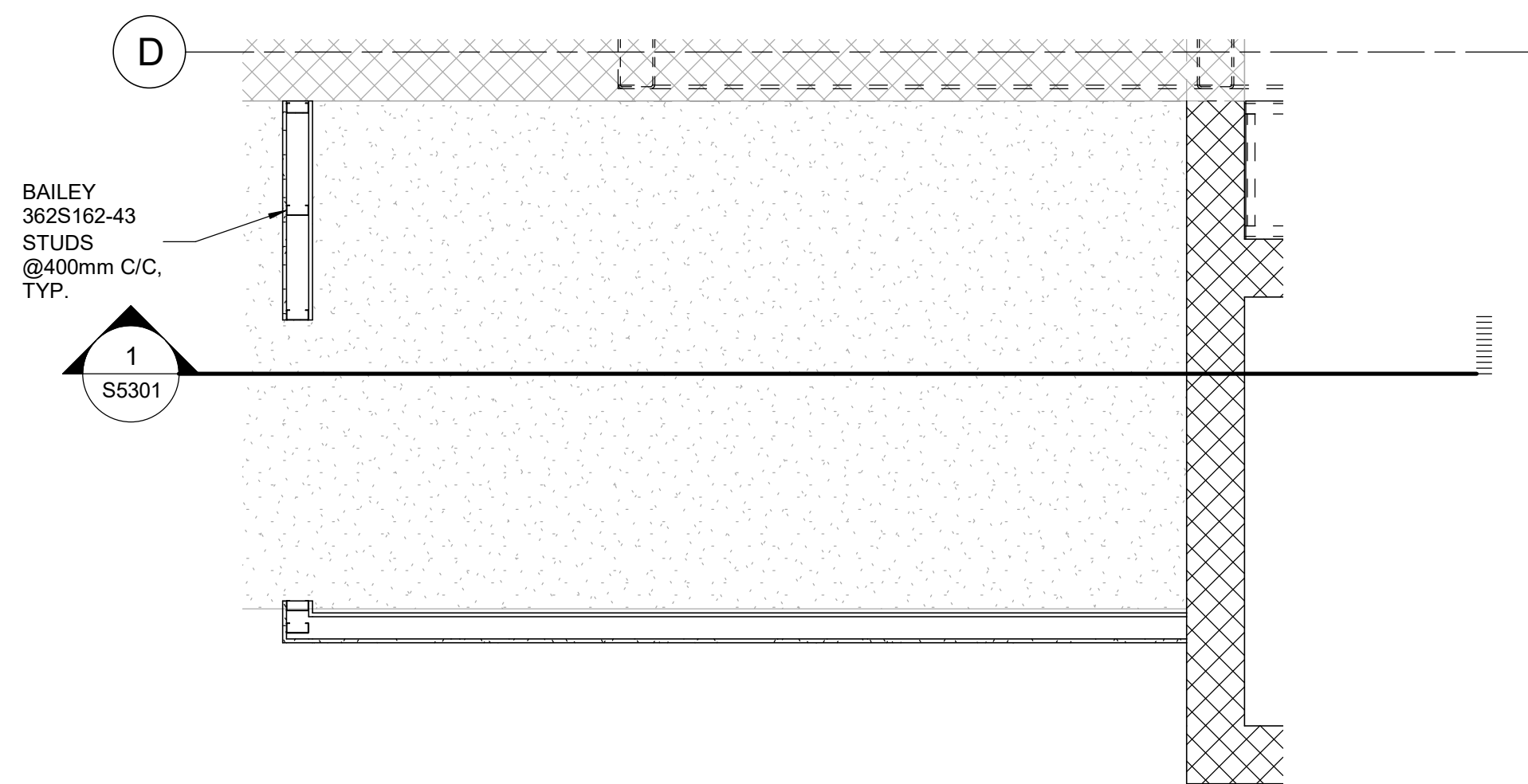
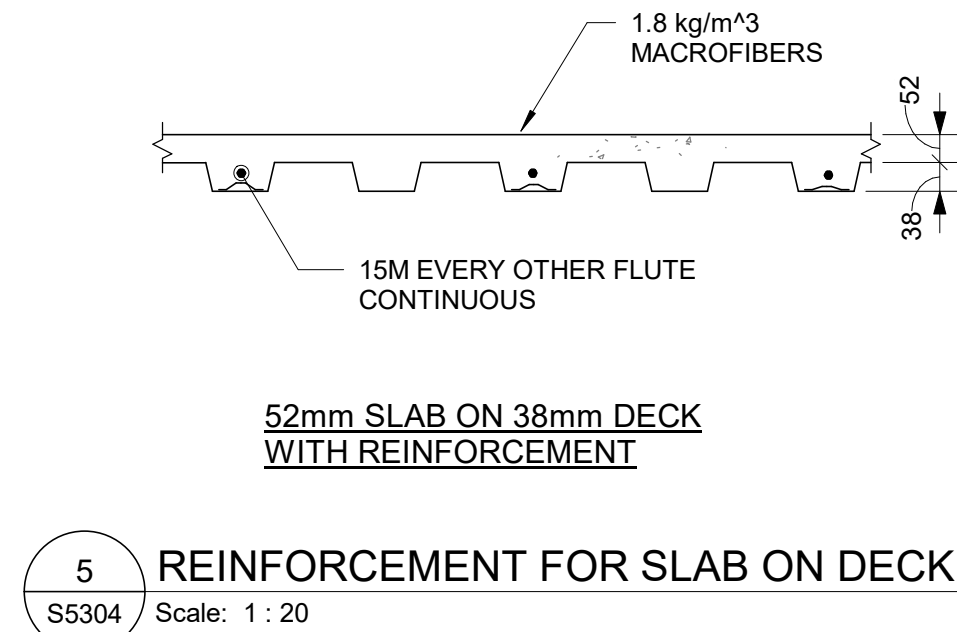
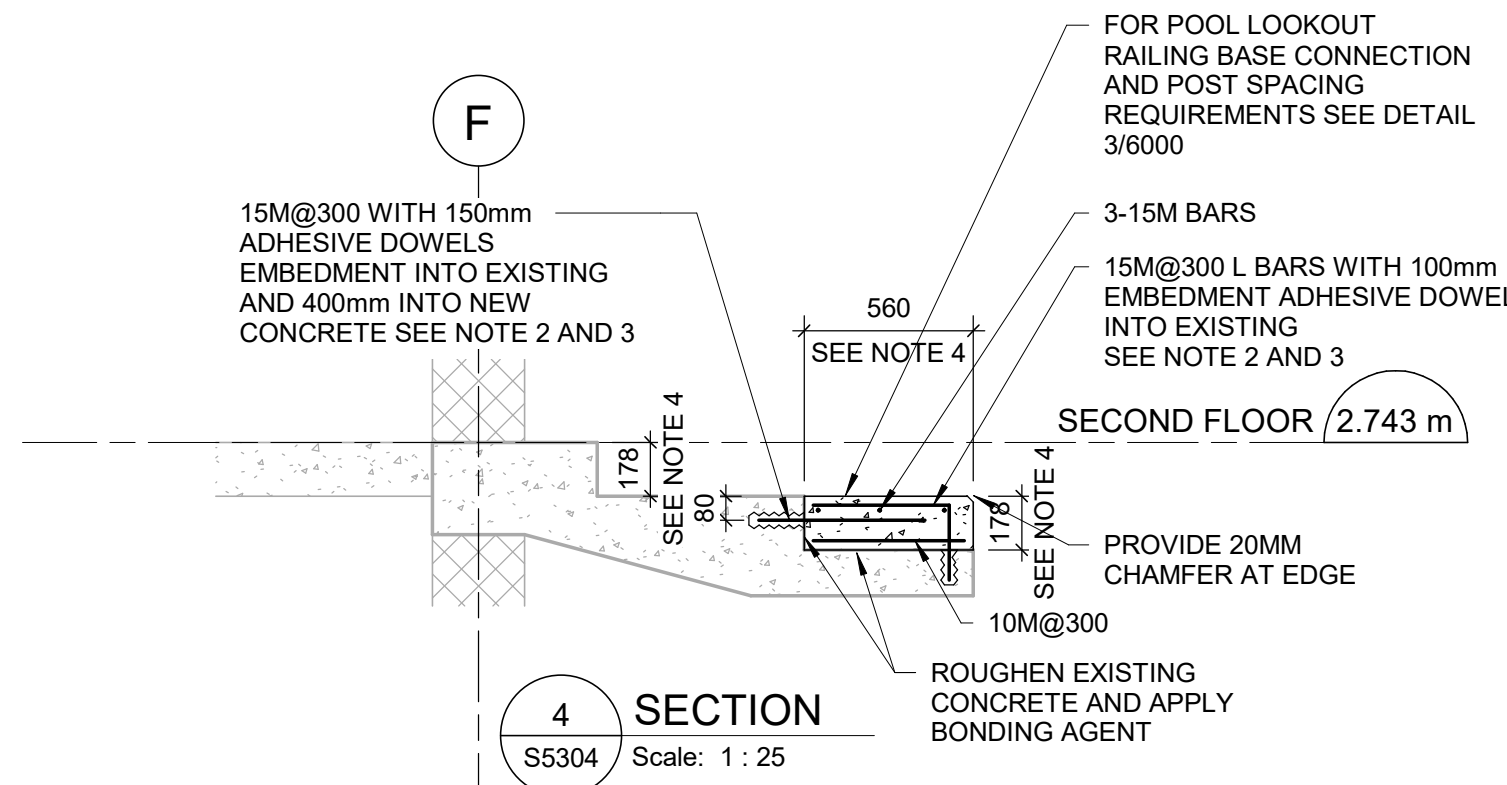
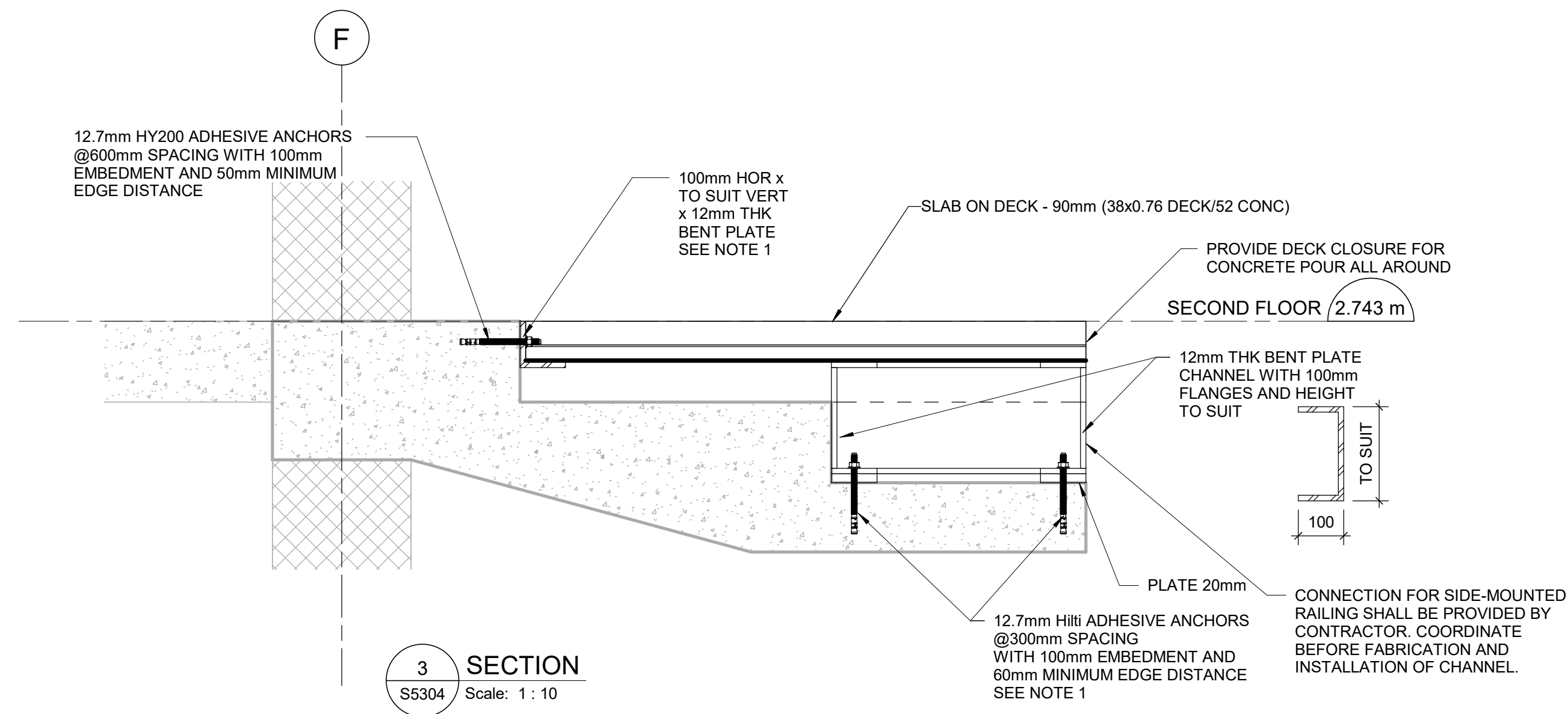
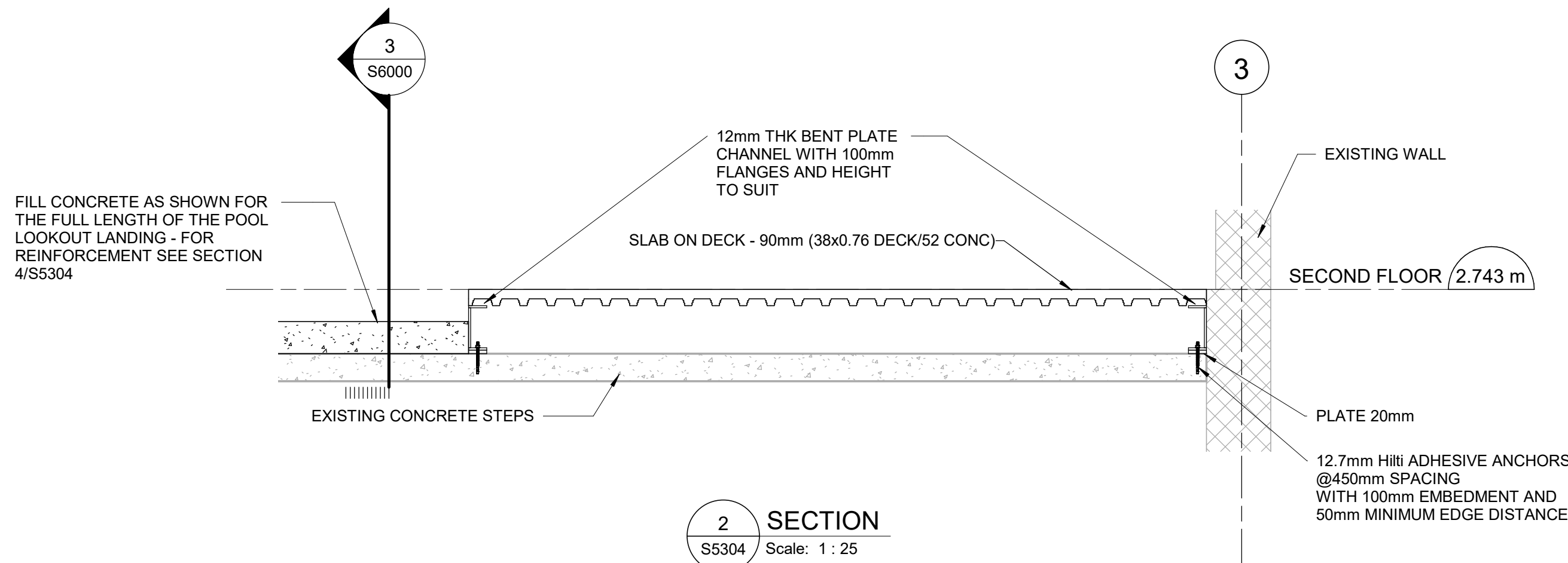
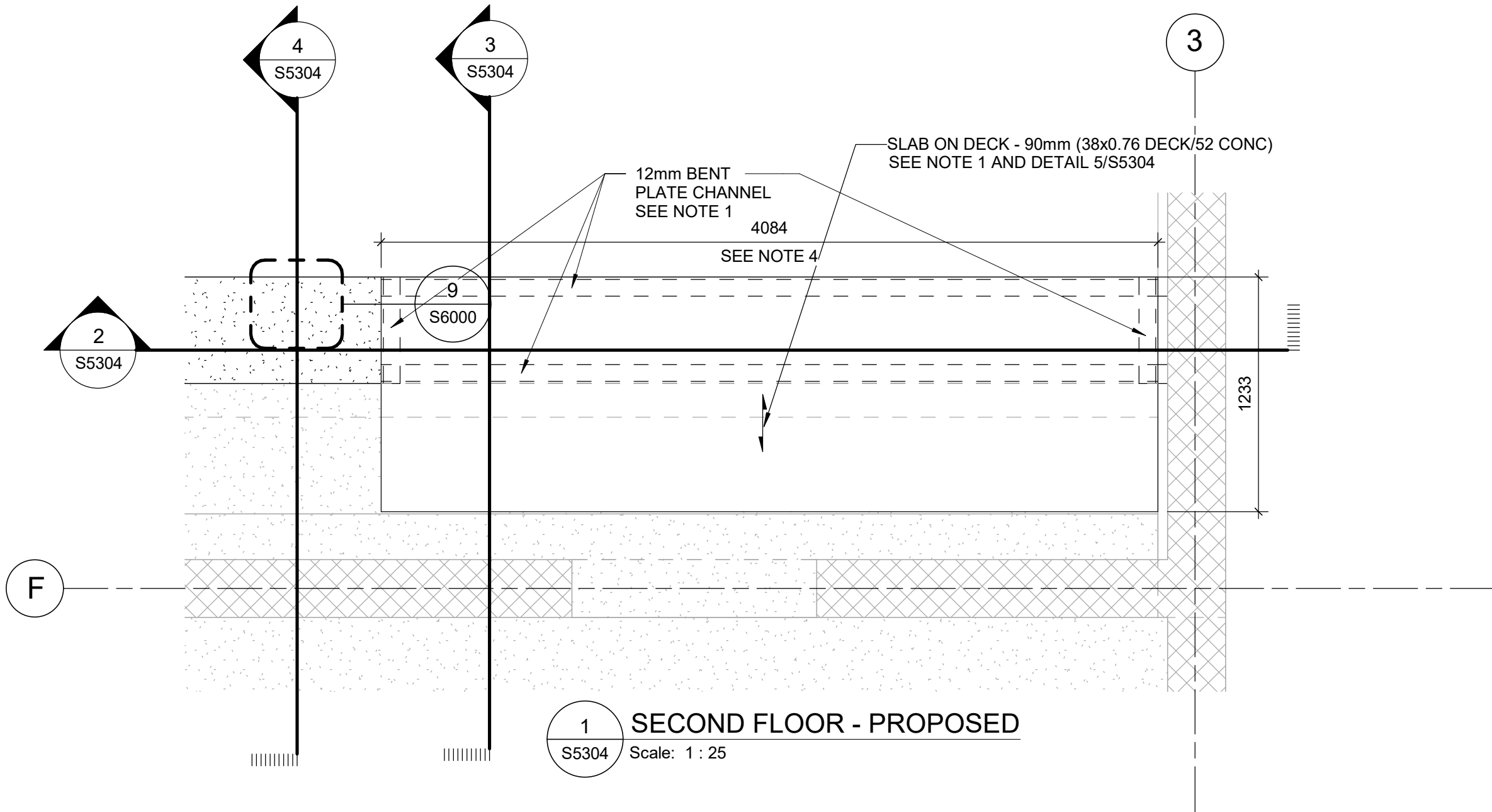
**SHEET NUMBER**

**G28-184-S5303**

**ISSUE**

**00**





- NOTES:**
- ALL STEEL FRAMING AND DECK AT POOL LOOKOUT SHALL BE HOT-DIP GALVANIZED
  - SCAN AND MAP EXISTING REINFORCEMENT PRIOR TO DRILLING NEW DOWELS AND ANCHORS. OFFSET NEW DOWELS AND ANCHORS FROM EXISTING REINFORCEMENT AND DO NOT DAMAGE EXISTING REINFORCEMENT
  - PROVIDE 80mm MINIMUM EDGE DISTANCE FOR DOWELS FROM EDGE OF POOL LOOKOUT
  - CONTRACTOR FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION
  - STUD WALL, JOISTS AND ASSOCIATED CONNECTIONS AND STAMPORE SHALL BE DESIGNED AND STAMPED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO
  - DESIGN LIVE LOAD FOR ELEVATOR CLOSET ROOF IS 1 kPa.

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**PROJECT TITLE**  
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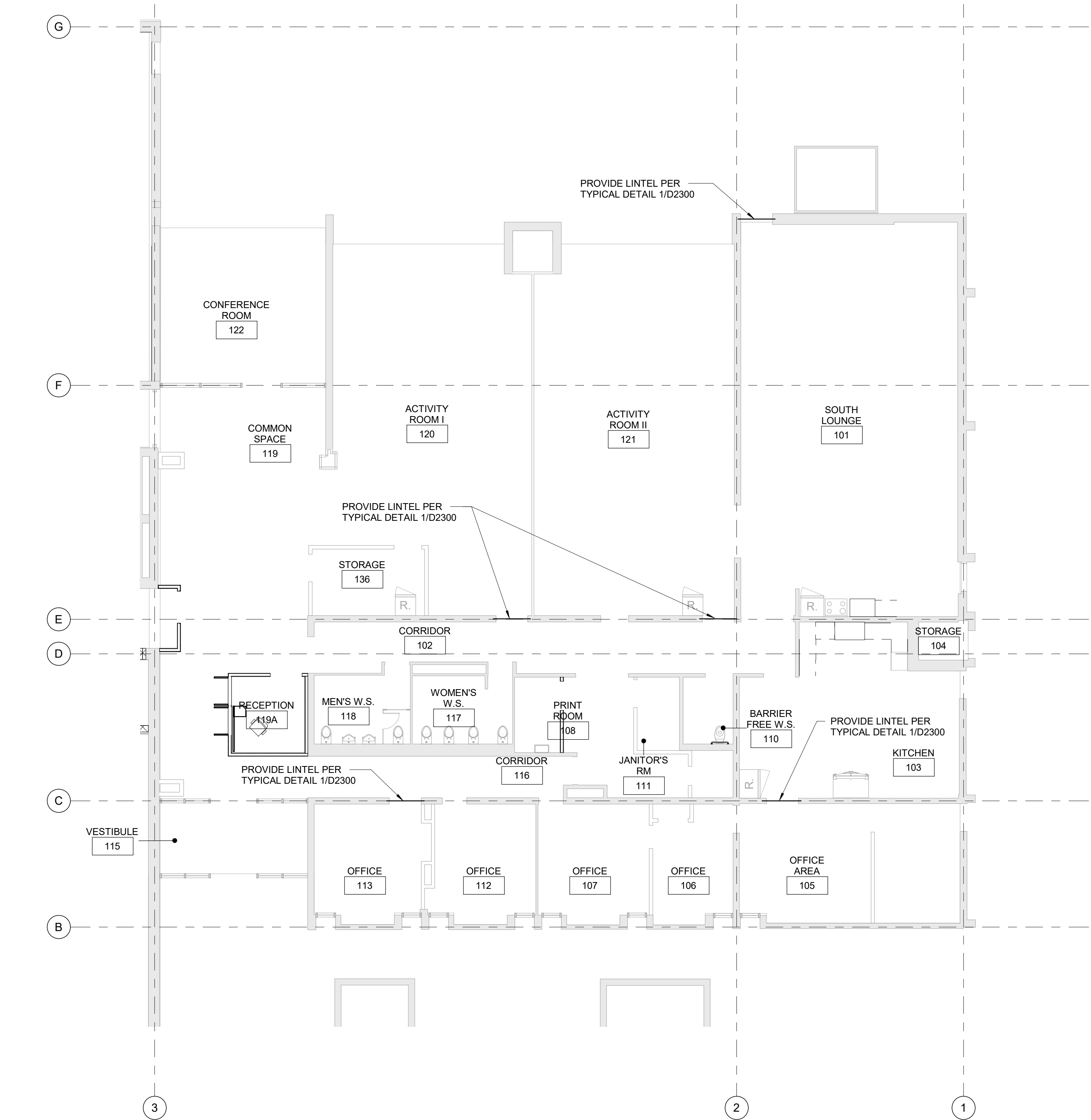
**PROJECT ADDRESS**  
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**COMMUNITY CENTER**  
313 PHARMACY AVE.

**PROJECT NO:**  
9119-19-0162 / IBI 122260  
**DRAWN BY:**  
G. POULOU  
**CHECKED BY:**  
T. MYSOREWALA  
**PROJECT MGR:**  
F. BOLOURIAN  
**APPROVED BY:**  
K. ANGER

**SHEET TITLE**  
**SECTION AND DETAIL AT**  
**POOL LOOKOUT AND**  
**ELEVATOR CLOSET**

**SHEET NUMBER**  
**G28-184-S5304**  
**ISSUE**  
**00**

2023-03-09 5:15:40 AM



1  
S5800 FIRST FLOOR DOOR WIDENING PLAN  
Scale: 1 : 100

NOTES:

1. THIS DRAWING SHOWS LINTELS FOR MASONRY PARTITION WALLS ONLY. FOR LOAD BEARING WALLS, REFER TO OTHER STRUCTURAL DRAWINGS. FOR OTHER TYPES OF PARTITION WALLS, REFER TO ARCHITECTURAL DRAWINGS.
2. FOR DOOR SIZES REFER TO ARCHITECTURAL DRAWINGS.
3. REVIEW ARCHITECTURAL DRAWINGS FOR ADDITIONAL DOOR WIDENINGS NOT SHOWN ON THIS DRAWING. FOR ALL MASONRY PARTITION WALLS, REFER TO DETAIL 1/D2300 FOR LINTELS.

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PRIME CONSULTANT

**IBI GROUP**  
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ibigroup.com

PROJECT TITLE  
**CITY OF TORONTO  
ACCESSIBILITY UPGRADES**

PROJECT ADDRESS  
**WEST SCARBOROUGH  
COMMUNITY CENTER  
313 PHARMACY AVE.**

PROJECT NO:  
9119-19-0162 / IBI 122260

DRAWN BY: <b>G. POULOU</b>	CHECKED BY: <b>T. MYSOREWALA</b>
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PROJECT MGR: <b>F. BOLOURIAN</b>	APPROVED BY: <b>K. ANGER</b>
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SHEET TITLE  
**FIRST FLOOR DOOR  
WIDENIND PLAN -  
MASONRY PARTITION**

SHEET NUMBER <b>G28-184-S5800</b>	ISSUE <b>00</b>
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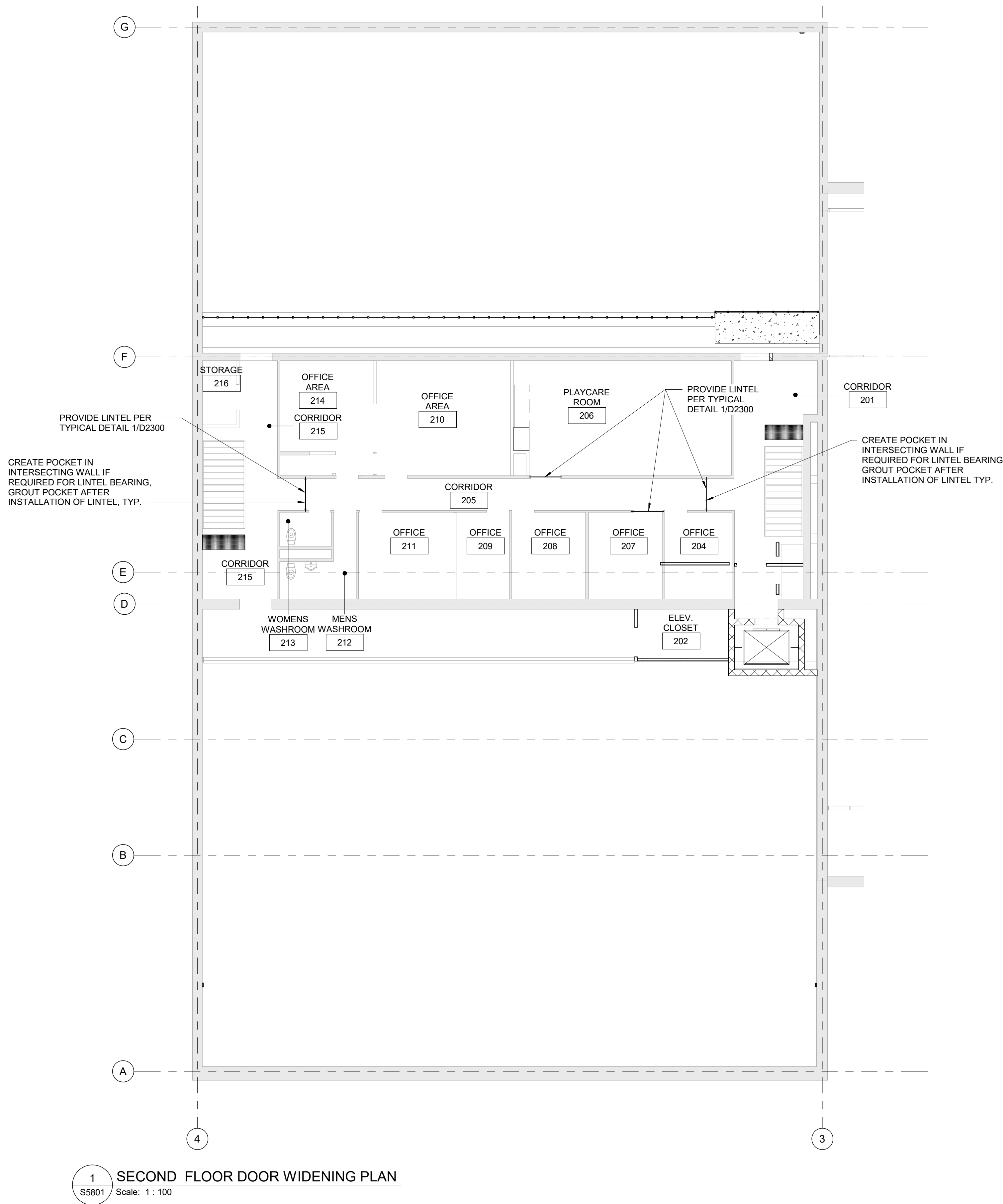
BIW 380/122260 - CoT TAU Upgrades R2020122260-TAU-28-184-313PHRMCY-S-R20.rvt  
1/11



2023-03-09 5:15:41 AM

Scale 1:100

0 2.5 5 10 m




1 SECOND FLOOR DOOR WIDENING PLAN  
S5801 Scale: 1 : 100

NOTES:

1. THIS DRAWING SHOWS LINTELS FOR MASONRY PARTITION WALLS ONLY. FOR LOAD BEARING WALLS, REFER TO OTHER STRUCTURAL DRAWINGS. FOR OTHER TYPES OF PARTITION WALLS, REFER TO ARCHITECTURAL DRAWINGS.
2. FOR DOOR SIZES REFER TO ARCHITECTURAL DRAWINGS.
3. REVIEW ARCHITECTURAL DRAWINGS FOR ADDITIONAL DOOR WIDENINGS NOT SHOWN ON THIS DRAWING. FOR ALL MASONRY PARTITION WALLS, REFER TO DETAIL 1/D2300 FOR LINTELS.

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CITY OF TORONTO



Corporate Real Estate Management  
Project Management Office  
Metro Hall Toronto, ON  
MSV 3C6

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APPROVED BY:

K. ANGER

SHEET TITLE

SECOND FLOOR DOOR  
WIDENIND PLAN -  
MASONRY PARTITION

SHEET NUMBER

G28-184-S5801

ISSUE

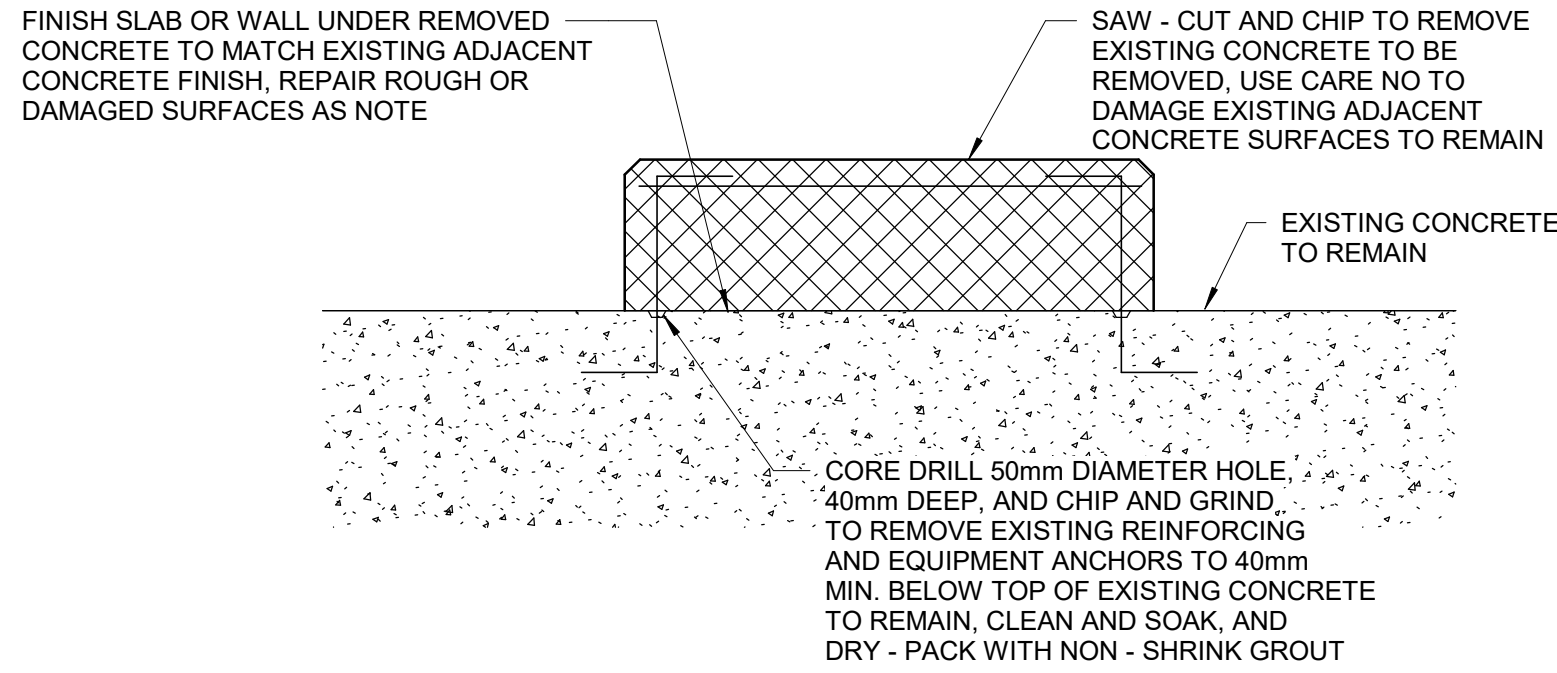
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BIW 380/122260 - CoT TAU Upgrades R2020122260-TAU-28-184-313PHRMCY-S-R201.rvt

1 m

10 mm

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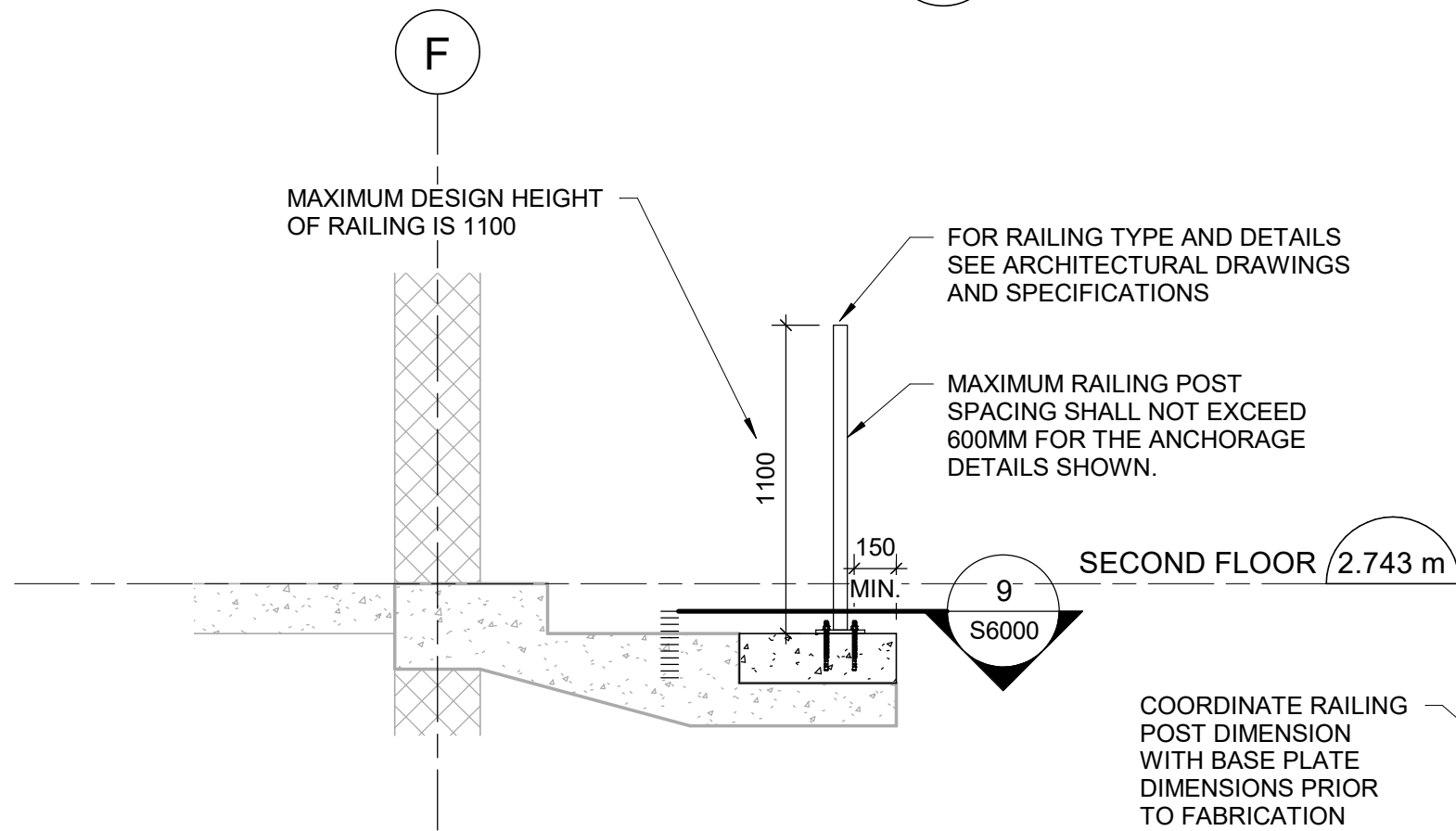


**DETAIL NOTES:**

1. REMOVE CONCRETE OUT TO SOUND CONCRETE.
2. IF CHIPPING INTO THE SURFACE OF THE EXISTING SLAB OR WALL TO REMAIN IS REQUIRED, MAKE EDGE PERPENDICULAR TO THE SURFACE. DO NOT FEATHER EDGES.
3. FILL DEFECTIVE AREA WITH NON - SHRINK GROUT OR AN APPROVED PREPACKAGED PATCHING MATERIAL TO MATCH APPEARANCE OF ADJACENT CONCRETE SURFACES.
4. USE APPROVED BONDING AGENT ON SURFACES TO BE PATCHED PRIOR TO PLACING NON - SHRINK GROUT.
5. DEMONSTRATE METHODS FOR REPAIR USING ACTUAL MATERIALS, METHODS, AND CURING PROCEDURES REQUIRED BY MATERIAL MANUFACTURERS. CONSULT WITH BONDING AGENT MANUFACTURER AND NON - SHRINK GROUT MANUFACTURER ON TECHNIQUES.

**1 TYPICAL CONCRETE DEMOLITION**

S6000 Scale: 1 : 10

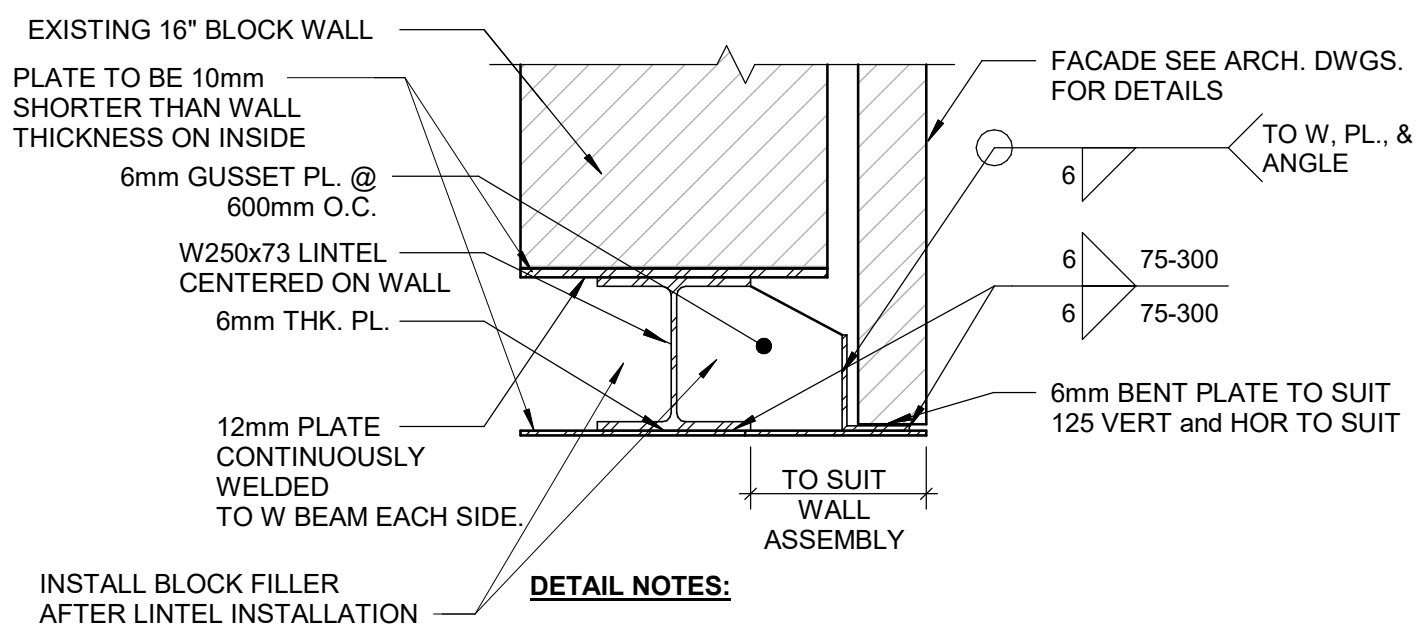


**3 POOL LOOKOUT RAILING CONNECTION REQUIREMENTS**

S6000 Scale: 1 : 25

**9 SECTION**

S6000 Scale: 1 : 10



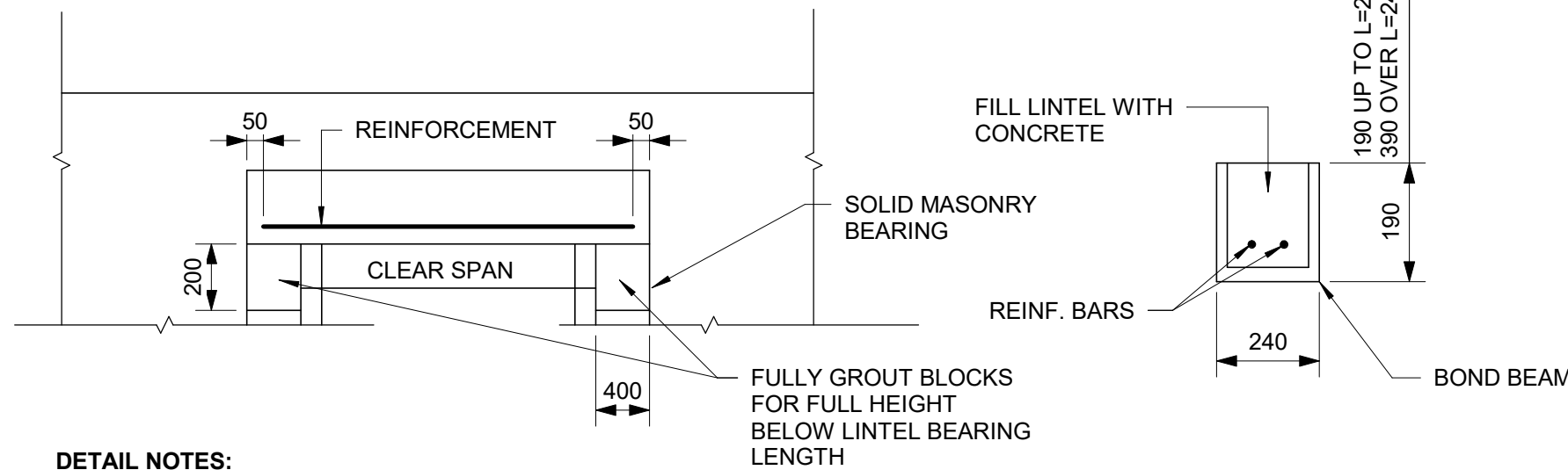
**DETAIL NOTES:**

1. FOR CONSTRUCTION SEQUENCE AND GENERAL NOTES SEE TYPICAL DETAIL 1/D2300
2. PROVIDE MINIMUM 200mm BEARING AT EACH END

**6 LINTEL WITH SHELF ANGLE AT EXTERIOR WALLS**

S6000 Scale: NTS

CLEAR SPAN	REINF. IN BOND BEAM
UP TO 2400	2-20M
2400 TO 3000	4-20M

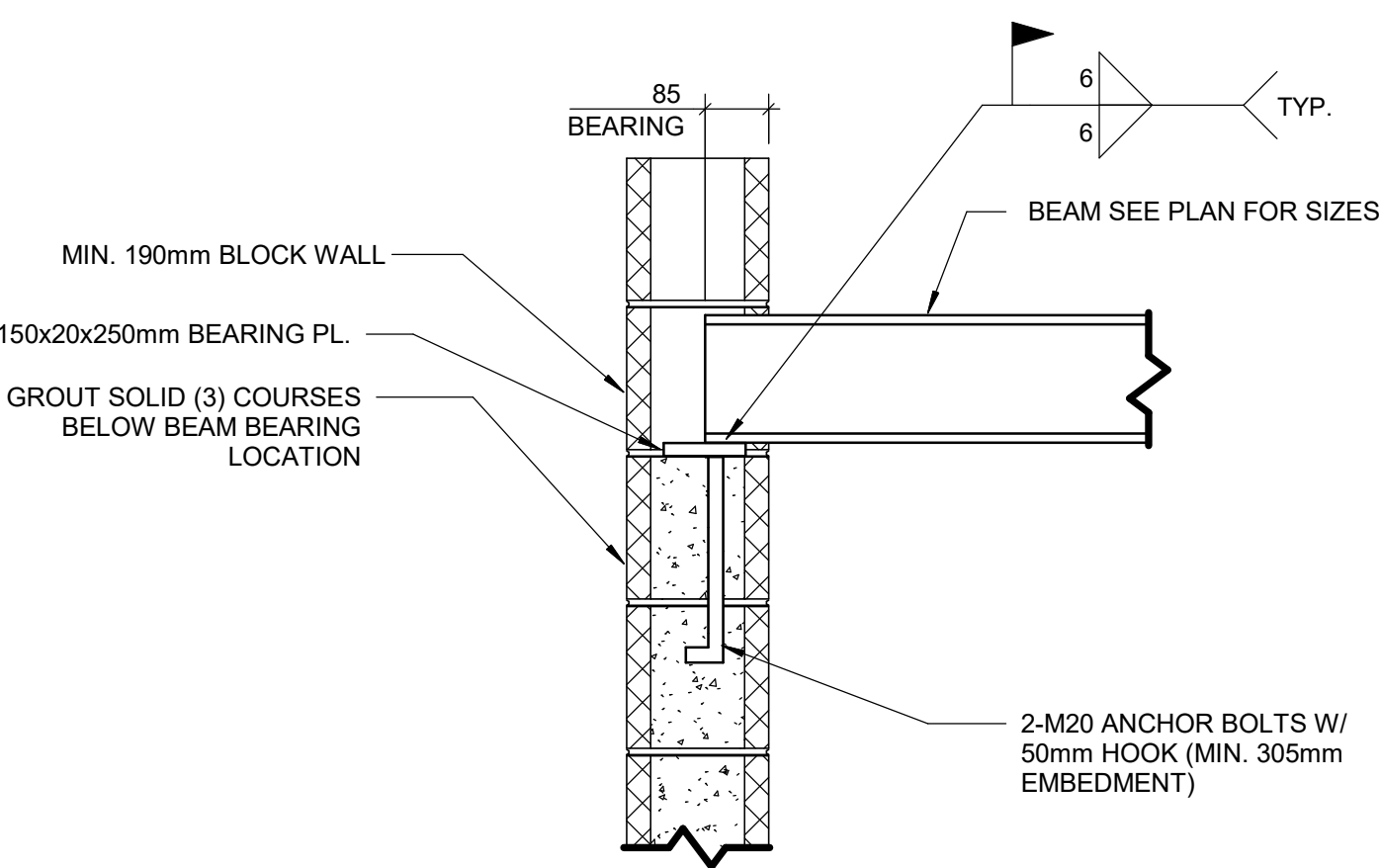


**DETAIL NOTES:**

1. BLOCKS ABOVE LINTELS TO BE FILLED SOLID WITH GROUT FOR HEIGHT EQUAL TO SPAN.
2. SHORE LINTELS UNTIL GROUT REACHES DESIGN STRENGTH.
3. USE THIS DETAIL FOR ALL MASONRY OPENINGS UNO

**4 MASONRY LINTELS**

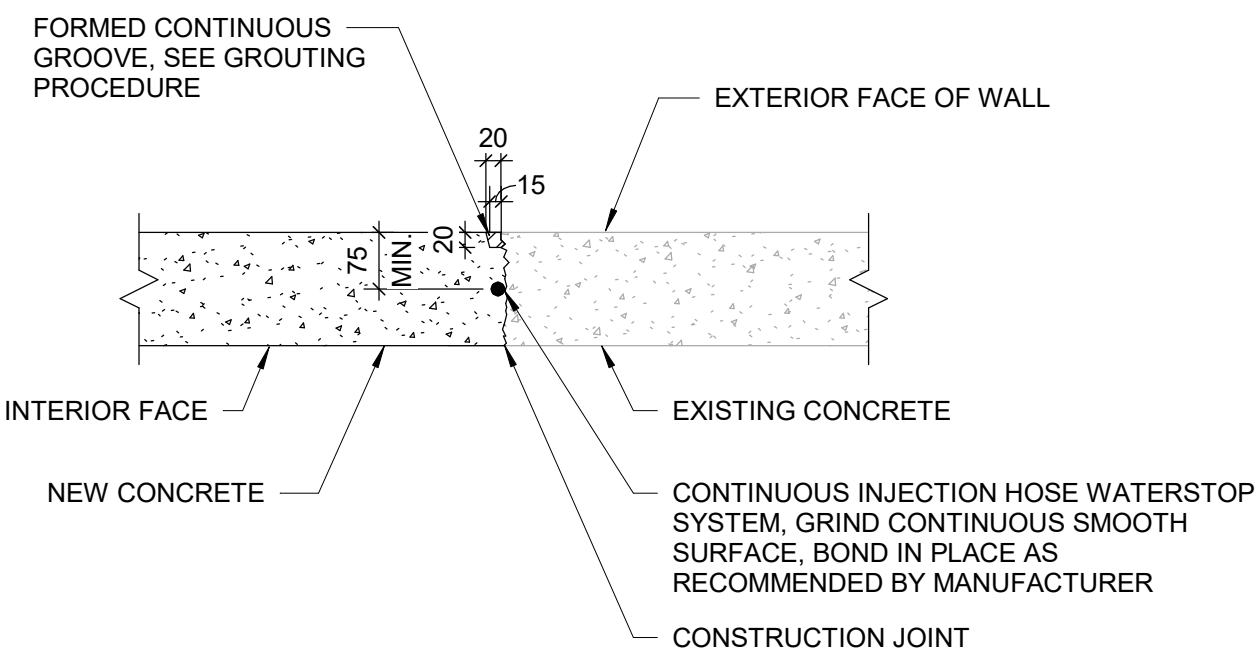
S6000 Scale: 1 : 20



BEAM BEARING PLATE 50mm WIDER THAN BEAM U.N.O.

**7 BEAM BEARING ON PERPENDICULAR BLOCK WALL**

S6000 Scale: 1 : 10

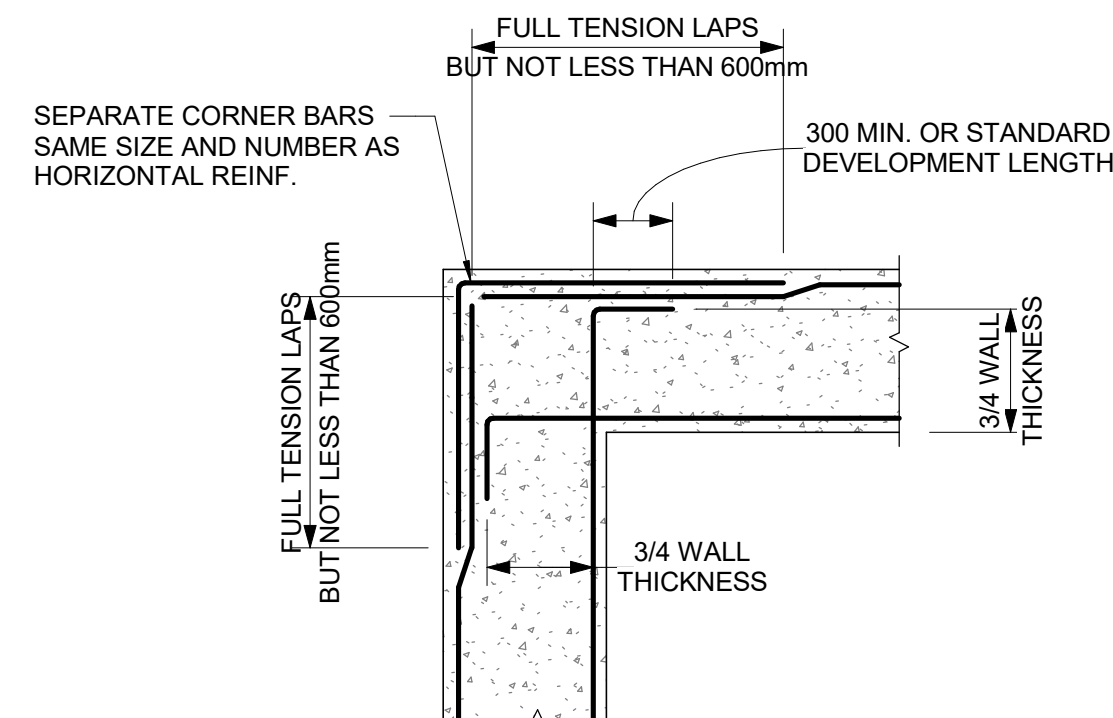


**GROUTING PROCEDURE:**

1. WAIT UNTIL NEW CONCRETE MINIMUM 28 DAYS OLD PRIOR TO GROUTING GROOVE.
2. ROUGHEN AND CLEAN SURFACE OF GROOVE WITH POWER WIRE BRUSH OR SANDBLASTING.
3. SATURATE AREA FOR 24 HOUR PRIOR TO GROUTING.
4. DRY PACK WITH NON - SHRINK GROUT.
5. USE STEEL HAMMER AND STEEL TOOL TO DENSELY PACK GROUT INTO GROOVE.
6. WATER CURE GROUT FOR 4 DAYS MINIMUM.

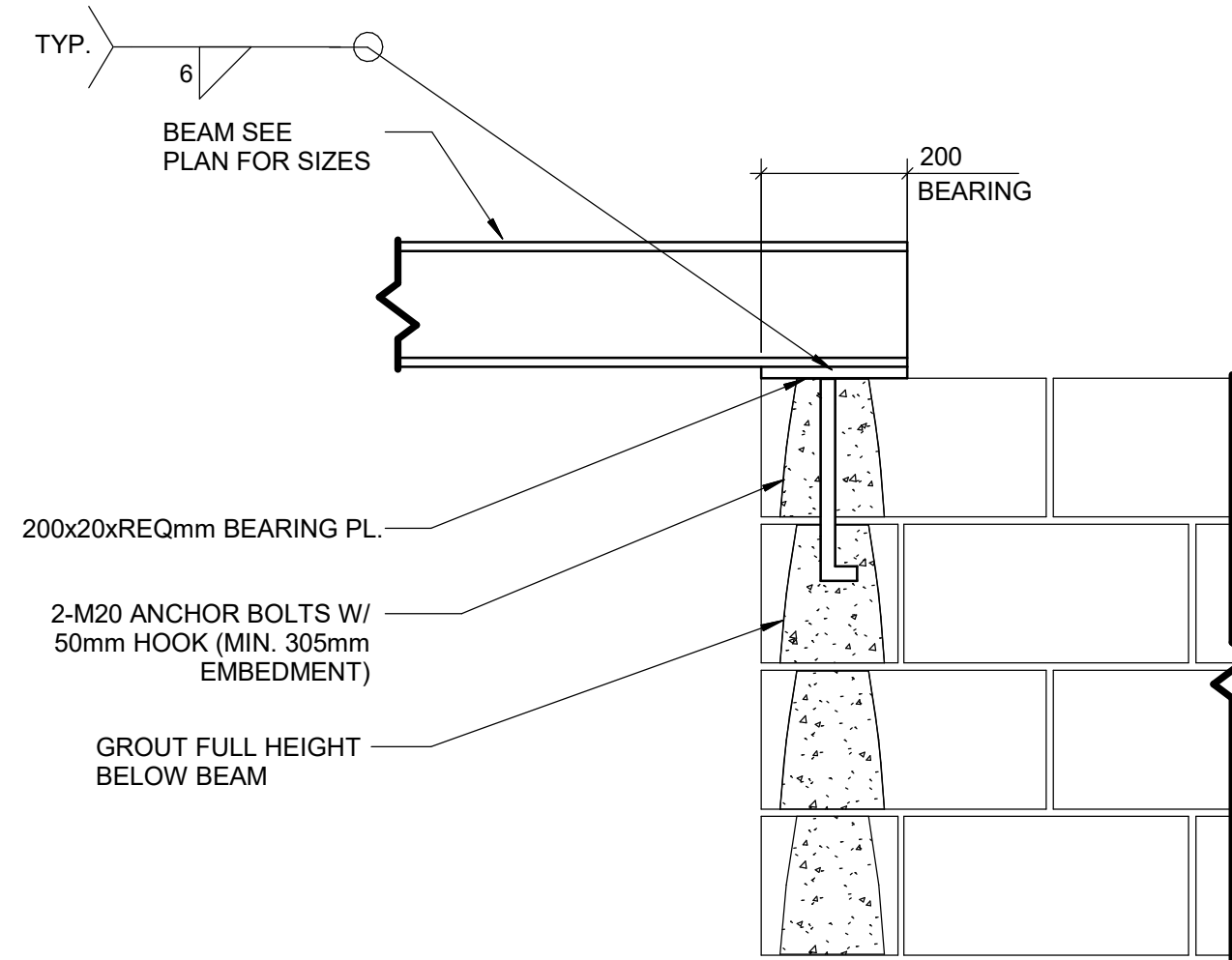
**2 INJECTION HOSE WATERSTOP AT CONNECTION TO EXISTING CONCRETE**

S6000 Scale: 1 : 10



**5 TYPICAL WALL CORNER REINFORCEMENT**

S6000 Scale: 1 : 20



BEAM BEARING PLATE 25mm NARROWER THAN BLOCK WALL THICKNESS U.N.O.

**8 BEAM BEARING ON PARALLEL BLOCK WALL**

S6000 Scale: 1 : 10

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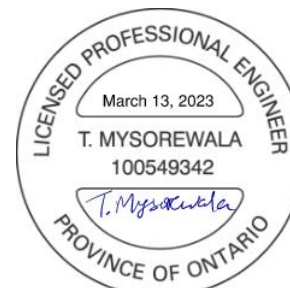
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K. ANGER

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**DETAILS**

SHEET NUMBER

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ISSUE

**00**

BM 380/122260 - CoT TAU Upgrades R2020/122260-TAU-28-184-313PHRMCY-S-R20-04

10mm

SCALE CHECK  
1 in