



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

53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

ONTARIO BUILDING CODE DATA MATRIX PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

Name of Practice	THOMAS BROWN ARCHITECTS INC.	Name of Project	YORK REGION PRS #32					
Address 1	197 Spadina Avenue, Suite 500	Location/Address	53 Jacob Keffer Parkway					
Address 2	Toronto, ON M5T 2C8	Contact	Chris Kubbinga					
3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT	O.Reg. 762/20					
3.01 PROJECT TYPE	New Construction		[A] 1.1.2.					
	Construction of New Paramedic Response Station							
3.02 MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY	USE	3.1.2.1.(1)					
	D Business & Personal Services	Office						
	F3 Low Hazard Industrial	Storage Garage						
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	N/A		3.2.2.7.					
	N/A							
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW	TOTAL [A] 1.4.1.2.				
	Building Footprint	0.00	490.00	490.00				
	TOTAL	-	490.00	490.00				
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW	TOTAL [A] 1.4.1.2.				
	1st Storey	0.00	490.00	490.00				
	TOTAL	-	490.00	490.00				
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW	TOTAL 3.2.1.1.				
	N/A	0.00	0.00	-				
	TOTAL	-	-	-				
3.07 BUILDING HEIGHT	1 STOREYS ABOVE GRADE	7.50	(m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.				
	0 STOREYS BELOW GRADE							
3.08 HIGH BUILDING	No			3.2.6				
3.09 NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET(S)			3.2.2.10. & 3.2.5				
3.10 BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.56. Group D, up to 2 Storeys, Sprinklered			3.2.2.20-83.				
	3.2.2.79. Group F, Division 3, up to 2 Storeys, Sprinklered							
3.11 SPRINKLER SYSTEM	Required	PROVIDED:	Entire Building	3.2.1.5. & 3.2.2.17.				
	DESCRIBE	Sprinkler System is part of Contract scope						
3.12 STANDPIPE SYSTEM	Not Required			3.2.9.				
3.13 FIRE ALARM SYSTEM	Required	TYPE PROVIDED	Single Stage	3.2.4.				
	Fire Alarm System provided as part of Contract							
3.14 WATER SERVICE/ SUPPLY IS ADEQUATE	Yes							
3.15 CONSTRUCTION TYPE	RESTRICTIONS	Combination Permitted		3.2.2.20-83.				
	ACTUAL	Noncombustible	HEAVY TIMBER CONSTRUCTION	N/A	3.2.1.4.			
3.16 IMPORTANCE CATEGORY	Post-Disaster			4.1.2.1.(3), 14.1.2.1.B.				
3.17 SEISMIC HAZARD INDEX (IE Fa Sa (0.2)) =	0.28	Seismic Design Required for Table 4.1.8.18. Items 6 to 21		4.1.8.18.(1)				
3.18 REASONING FOR REQUIREMENT	Importance Category			4.1.8.18.(2)				
3.19 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON	OCCUPANT LOAD (PERSONS)	3.1.17.			
	First Floor	Group D	Design of space	18				
	TOTAL			18				
3.20 HAZARDOUS SUBSTANCES	No				3.3.1.2. & 3.3.1.19.			
3.21 REQUIRED FIRE SEPARATIONS	1.5 Hr	Storage Garage Separation Between Group D & F3			3.3.5.6			
	1hr	Mechanical / Electrical Room (Service Room)			3.6.2.1			
3.22 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING (H)	LISTED DESIGN NO. ULC OR ASSEMBLY SB-2	NONCOMBUSTIBLE IN LIEU OF RATING?	3.2.2.20-83, 3.2.1.4.			
	FLOORS	45 min	N/A	YES				
	MEZZANINE	N/A	N/A	N/A				
	ROOF	N/A	N/A	N/A				
	SUPPORT ASSEMBLY	RATING (H)	LISTED DESIGN NO. ULC OR ASSEMBLY SB-2	NONCOMBUSTIBLE IN LIEU OF RATING?				
	FLOORS	45 min	N/A	YES				
	MEZZANINE	N/A	N/A	N/A				
	ROOF	N/A	N/A	N/A				
3.23 SPATIAL SEPARATION	WALL	EBF AREA (m²)	L.D. (m) OBC	L/H OR H/L	REQUIRED FRR	CONSTRUCTION TYPE	CLADDING TYPE	3.2.3.
	North	115	7.00	N/A	45min	Combination	Combination	
	West	134	9.00	N/A	N/R	Combination	Combination	
	East	106	27.00	N/A	N/R	Combination	Combination	
	South	115	11.00	N/A	N/R	Combination	Combination	
	WALL	L.D. (m) OBC	L.D. (m) ACTUAL	Permitted Max. % of Openings	Proposed % of Openings	Listed Design or Description		
	North	7.00	7.09	82.59%	1.74%	290 Masonry Block Wall		
	West	9.00	32.70	100.00%	32.09%	N/A		
	East	27.00	27.39	100.00%	26.42%	N/A		
	South	11.00	12.00	100.00%	4.35%	N/A		
3.24 BARRIER-FREE DESIGN	Yes							3.8.
3.25 BARRIER-FREE ENTRANCES	No. OF ENTRANCES PEDESTRIAN ENTRANCES				1			3.8.1.2
	No. OF ENTRANCES REQ'D TO BE BARRIER FREE				1			3.8.1.2
3.26 BUILDING EXISTS	DESCRIPTION	REQUIRED	PROVIDED					3.4.2.1
	Ground Floor	2	7					
3.27 LOCATION OF EXITS	OCCUPANCY	REQUIRED	PROVIDED					3.4.2.5
	Business & Personal Services	40m Max	14.37m					
	Low Hazard Industrial	45m Max	16.79m					
3.28 PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE						3.7.4.
	FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE	FIXTURES REQUIRED	FIXTURES PROVIDED			
	First Floor Male	9	3.7.4.7	1	1			
	First Floor Female	9	3.7.4.7	1	1			
3.29 ENERGY EFFICIENCY	COMPLIANCE PATH:	ASHRAE 90.1-2013 +SB10 Division 3 Chapter 2						
	CLIMATIC ZONE:	ZONE 6						
3.30 BUILDING ENVELOPE REQUIREMENTS	DESCRIPTION	REQUIRED	PROVIDED					SB 10
	ROOF, ENTIRELY ABOVE DECK:	R-35 ci	R-60 & R-48					5.5-6
	WALLS ABOVE GRADE, MASS:	R-19 ci	R-21.5					5.5-6
	WALLS ABOVE GRADE, STEEL FRAMED:	R-13 + R15 ci	R-24 + R21.5 ci					5.5-6
	SLAB-ON-GRADE (UNHEATED)	R-15 for 48in	R-15					
3.31 NOTES								

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SHEET TITLE
A0.0 DRAWING INDEX & OBC MATRIX
A0.1 GUIDE TO USE OF DRAWING, TYPICAL DETAIL LIST, ABBREVIATIONS
A0.2 EXTERIOR & INTERIOR ASSEMBLIES
A0.3 FIXTURE MOUNTING HEIGHTS
A1.1 FIRE, LIFE SAFETY, & AODA REQUIREMENTS
A1.2 OBC LIMITING DISTANCE REVIEW
A2.1 SITE SURVEY
A2.2 SITE DEMOLITION, SITE DETAILS
A2.3 TREE INVENTORY / REMOVAL / PRESERVATION PLAN
A2.4 SITE PLAN & SITE PLAN STATISTICS
A2.5 LAYOUT PLAN - SITE
A2.6 SITE PLAN DETAILS
A2.7 SITE PLAN DETAILS
A2.8 CANOPY DETAILS/ FOUNDATION & ROOF PLANS
A3.1 FOUNDATION PLAN
A3.2 LAYOUT - FOUNDATION & GROUND FLOOR
A3.3 FLOOR PLAN
A3.4 FLOOR PLAN - INTERIOR PARTITION LAYOUT
A3.5 VEHICLE BAY, I.T ROOM & CREW AREA ELEVATIONS & DETAILS
A3.6 VEHICLE BAY ELEVATIONS & DETAILS
A4.1 ROOF PLAN
A4.2 LAYOUT PLAN - EDGE OF DECK
A5.1 BUILDING ELEVATIONS
A6.1 CLADDING, GLAZING, AND LOUVER ELEVATIONS
A6.2 CLADDING, GLAZING AND LOUVER ELEVATIONS
A6.3 SCHEDULE - CLADDING, GLAZING, AND LOUVER ELEVATIONS
A7.1 BUILDING SECTIONS
A7.2 BUILDING SECTIONS
A7.3 BUILDING SECTIONS
A7.4 BUILDING SECTIONS
A8.1 SECTION DETAILS
A8.2 SECTION DETAILS
A8.3 SECTION DETAILS
A9.1 FLOOR FINISH AND FURNITURE PLAN
A9.2 FLOOR FINISH DETAILS
A10.1 REFLECTED CEILING PLAN
A10.1.1 WASHROOM PLAN AND ELEVATIONS
A12.1 MILLWORK PLANS, ELEVATIONS, AND DETAILS
A12.2 MILLWORK DETAILS
A13.1 DOOR FINISH SCHEDULE

SHEET TITLE
S3-02 Unnamed
S3-03 Unnamed
S1-01 FOUNDATION PLAN
S1-02 ROOF FRAMING PLAN
S2-01 COLUMN SCHEDULE AND FOUNDATION PLAN DETAILS
S3-01 FOUNDATION SECTIONS
S4-01 ROOF SECTIONS
S4-02 ROOF SECTIONS
S5-01 GENERAL NOTES
S5-02 GENERAL NOTES
S5-03 TYPICAL DETAILS
S5-04 TYPICAL DETAILS
S5-05 TYPICAL DETAILS
S5-06 TYPICAL DETAILS
S5-07 TYPICAL DETAILS

SHEET TITLE
M1.0 SITE PLAN AND LEGEND
M2.0 SCHEDULES
M2.1 SCHEDULES
M3.0 PLUMBING & DRAINAGE
M4.0 ROOF AND HVAC
M5.0 PART PLAN - MECHANICAL / ELECTRICAL ROOM
M6.0 DETAILS
M6.1 DETAILS
M7.0 GAS AND PLUMBING SCHEMATICS
M7.1 REFRIGERANT PIPING SCHEMATIC
M8.0 FIRE PROTECTION
M8.1 FIRE PROTECTION DETAILS

SHEET TITLE
E1 LEGEND, SCHEDULES AND DRAWING LIST
E2 ELECTRICAL SITE PLAN AND DETAILS
E3 ELECTRICAL SITE PLAN DETAILS (ALECTRA)
E4 POWER AND SYSTEMS PLAN AND DETAILS
E5 SECURITY PLAN LEGEND AND DETAILS
E6 LIGHTING PLAN AND DETAILS
E7 FIRE ALARM PLAN AND DETAILS
E8 PANEL SCHEDULES AND SINGLE LINE DIAGRAM
E9 LIGHTING CONTROL SCHEMATICS
E10 ELECTRICAL SITE PLAN DETAILS (ALECTRA)
E11 ELECTRICAL SITE PLAN DETAILS (ALECTRA)

SHEET TITLE
L1 LANDSCAPE PLAN AND DETAILS

SHEET TITLE
CV-1 SEDIMENT & EROSION CONTROL & REMOVALS PLAN
CV-2 SERVICING PLAN
CV-3 GRADING PLAN
CV-4 DETAILS

THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

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
15	SPA FINAL SUBMISSION	2022-12-01
16	IFT	2022-12-16
18	ADDENDUM #2	2023-02-20
21	IFC	2023-07-12

YORK REGION PRS #32

RFTC-604-22-10

53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

CLIENT

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

ARCHITECT
THOMASBROWNARCHITECTS
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PROFESSIONAL SEAL

DRAWING INDEX & OBC MATRIX

ORIENTATION

DATE	2020-11-30
SCALE	DRAWN BY SL / AA / VL
DWG STATUS	IFC
PROJECT No.	1903
DRAWING No.	A0.0
REVISION	21

2023-07-12 1:24:40 PM

ABBREVIATION LIST		ABBREVIATION LIST		ABBREVIATION LIST		ABBREVIATION LIST	
ABBREV.	WORD	ABBREV.	WORD	ABBREV.	WORD	ABBREV.	WORD
A	AND	F	FIRE ALARM	MAINT	MAINTENANCE	S	SOUTH
&	AT	F.A.S	FIRE ALARM PULL STATION	MAS	MASONRY	S.C.S.	SOLID CORE STEEL
AF.F	ABOVE FINISH FLOOR	FD	FLOOR DRAIN	MECH	MECHANICAL	S.C.W.	SOLID CORE WOOD
AL	ALUMINIUM	FN	FOUNDATION	MED	MEDIUM	S.M.	SHEET METAL
ARCH	ARCHITECTURAL	FE	FIRE EXTINGUISHER	MFG	MANUFACTURING	S.N.D.	SANITARY NAPKIN DISPENSER
ATC	ACOUSTIC TILE CEILING	FEC	FIRE EXTINGUISHER CABINET	MFR	MANUFACTURER	S.P.	STEEL PLATE
AUTO	AUTOMATIC	FHC	FIRE HOSE CABINET	MI	MIRROR	S.S.	STAINLESS STEEL
B		FIN	FINISH	MIN	MINIMUM	S.S.K.	SERVICE SINK
B.O	BOTTOM OF	FLR	FLOOR	MISC	MISCELLANEOUS	S.T.C.	SOUND TRANSMISSION CLASS
B/W	BETWEEN	FRR	FIRE RESISTANCE RATING	MM	MILLIMETER	SC(OT)	SCUPPER - OVERFLOW TYPE
BAB	BOARD ANCHOR - BOLT AROUND BEAM	FRS	FIRE ROUTE SIGN	MTC COORD	MULTIPLE TRADE COORDINATION REQUIRED	SCHED.	SCHEDULE
BD	BOARD	FT	FEET/FOOT	MTD	MOUNTED	SECT.	SECTION
BF	BARRIER FREE	FTG	FOOTING	MTL	METAL	SER.	SERVICE
BIT	BITUMINOUS	G	G	MWLLBD(L)	MURPHY WALL BED - LATERAL	SH.	SHOWER
BLDG	BUILDING	G.W.B	GYPHUM WALL BOARD	MWLLBD(V)	MURPHY WALLBED - VERTICAL	SHLV.	SHELVING
BLKG	BLACKING	GA	GALVANIZED	GA	GALVANIZED	SIM.	SIMILAR
BS	BLACK-OUT WINDOW SHADE	GALV	GALVANIZED	N	NORTH	SPEC.	SPECIFICATION
C		GL	GLAZING	N	NORTH	SQ.	SQUARE
C.U	CONCRETE BLOCK UNIT	GND	GROUND	N.S	NON-SLIP	SQ.FT.	SQUARE FEET, SQUARE FOOT
C.L	CENTERLINE	GR	GRADE	N.T.S	NOT TO SCALE	SSUR	SOLID SURFACING (MATERIAL)
C.M.U	CONCRETE MASONRY UNIT	GYP	GYPHUM BOARD	NTRWH	NON-FREEZE WALL HYDRANT	SSUR(S)	SOLID SURFACING (MATERIAL) FOR ISLAND COUNTERTOPS
CM	COMPLETE WITH	H	HOSE STAND PIPE	NWIC	NOT IN CONTACT	SSUR(W/S)	SOLID SURFACE (MATERIAL) FOR WINDOW SILLS
CA ITEM	CASH ALLOWANCE ITEM	H.V.A.C	HOSE VENTILATION, AIR CONDITIONING	NO	NUMBER	STA.	STANDARD
CAB	CABINET	H.S.P	HOSE STAND PIPE	O	ON CENTER DIAMETER	STD.	STATION
CHAN	CHANNEL	H.V.A.C	HOSE VENTILATION, AIR CONDITIONING	O.C.	ON CENTER DIAMETER	STL	STEEL
CL	CLOSET	HB	HOSE BIB	O.D.	OUTSIDE DIAMETER	STOR.	STORAGE
CLG	CEILING	HD	HAND DRYER	OH	OVERHEAD	STRUC.	STRUCTURAL
CNTR	COUNTER	HDA	HEAVY DUTY ASPHALT	OPG	OPENING	SUPP.	SUSPENDED
COL	COLUMN	HDW	HARDWARE	OPP	OPPOSITE	SYST.	SYSTEM
CONC	CONCRETE	HLR	HORIZONTAL LIFELINE FALL PROTECTION SYSTEM- ROOF MOUNTED	ORN.	ORNAMENTAL	T	TONGUE AND GROOVE
CONST	CONSTRUCTION	HLW	HORIZONTAL LIFELINE FALL PROTECTION SYSTEM- WALL MOUNTED	OZ	OUNCE	T.D.	TOILET TISSUE DISPENSER
CONT	CONTINUOUS	HM	HOLLOW METAL	P	PUSH BUTTON	T.H.	TOILET TISSUE HOLDER
CONTR	CONTRACTOR	HR	HORIZONTAL	P.B.	PUSH BUTTON	T.O	TOP OF
CORR	CORRIDOR	HORIZ	HORIZONTAL	P.C.	PRECAST	TEL	TELEPHONE
CPT	CARPET	HR	HORIZONTAL	P.P.	PUSH PLATE	TEMP.	TEMPERATURE
CR	CARD READER	HT	HEIGHT	P.T.D.	PAPER TOWEL DISPENSER	THR.	THROUGH
CT	CERAMIC FLOOR TILE	I	INSIDE DIAMETER	PAR	PARALLEL	THRU.	THROUGH
CTB	CERAMIC TILE BASE	ID	INSIDE DIAMETER	PART	PARTITION	TOFM	TOILET - FLOOR MOUNTED
CWT	CERAMIC WALL TILE	INCH	INCH/INCHES	PER.	PERIMETER	TOVM	TOILET - WALL MOUNTED
D		INFO	INFORMATION	PERP.	PERPENDICULAR	TV	TELEVISION
D.F	DRINKING FOUNTAIN	INSUL	INSULATION	PL.	PLASTIC LAMINATE	TYP.	TYPICAL
D.O	DOOR OPERATOR	INT	INTERIOR	PLM.	PLASTIC LAMINATE	U	UNDERWRITERS' LABORATORIES CANADA
DET	DETAIL	J	JANITOR CLOSET	PLF.	PLATFORM	U.L.C.	UNDERWRITERS' LABORATORIES CANADA
DIA	DIAMETER	J.C	JANITOR CLOSET	PNL.	PANEL	U.N.O.	UNLESS NOTED OTHERWISE
DIM	DIMENSION	JT	JOINT	PNT	PANEL	U.O.S.	UNLESS OTHERWISE SPECIFIED
DN	DOWN	K	KICK PLATE	PNL	PANEL	U.S.S.	UNDER SIDE OF STRUCTURE
DR	DOOR	K.P	KICK PLATE	PNT	PAINT	UNFIN.	UNFINISHED
DWG	DRAWING	L	LINEAR FOOT	PR	PAIR	UR.	URNAL
DWR	DRAWER	L.F	LINEAR FOOT	PRFAB	PREFABRICATED	V	VINYL COMPOSITE TILE
E		L.H	LEFT HAND	PREFAB	PREFABRICATED	V.P.	VENT PIPE
E.W	EAST WAY	LP	LOW POINT	PREFAB	PREFABRICATED	VEST.	VESTIBULE
EFG	ENTRANCE FLOOR GRILLE	LAM	LAMINATE	PT	PORCELAIN TILE	VIF.	VERIFY
EL	ELEVATION	LAV	LAVATORY	PT	PORCELAIN TILE	W	WEST
ELECT	ELECTRICAL	LDA	LIGHT DUTY ASPHALT	PTR	PAPER TOWEL DISPENSER	W.C.	WATER CLOSET
ELEV	ELEVATOR	LINO	LINOLEUM	R	RADIUS	W.M.	WIRE MESH
EMER	EMERGENCY	LKR	LOCKER	R.D.	ROOF DRAIN	W.O.	WINDOW OPENING
ENCL	ENCLOSURE	LNT	LINTEL	R.H.	RIGHT HAND	W.W.F.	WELDED WIRE FABRIC
ENTR	ENTRANCE ENTRY	LNG	LARGE	R.O.	ROUGH OPENING	W	WITH
EQUIP	EQUIPMENT	LNT	LINTEL	R.W.	RAIN WATER	WO	WITHOUT
ES	ELECTRIC STRIKE	LVL	LEVEL	RCA	REINFORCED CONCRETE APRON	WD	WOOD
EXIST	EXISTING	LVR	LOUVER	REF.	REFRIGERATOR	WRGBB	WATER RESISTANT GYPSUM BACKING BOARD
EXP	EXPOSED	LVR.O	LOUVER OPENING	REQD	REQUIRED	WS	WINDOW SHADE
EXT	EXTERIOR	M	METER	RES	RESIDENTIAL	WT	WALL TILE
		M.O	MASONRY OPENING	REQD	REQUIRED		
		M.P	METAL PLATE	REX	REQUEST TO EXIT		
				RM	ROOM		
				RSL	RESILIENT		

SPECIFIED ITEMS (TOTAL QTY)		
TAG	DESCRIPTION	QUANTITY
1200-V1204-C	SHOWER CURTAIN	2
B-5191	RETRACTABLE SHOWER SEAT	2
CD	CORD DROP (NIC)	4
CG-T1	CORNER GUARD	4
CG-T2	CORNER GUARD (WRAP AROUND)	4
CH	COAT HOOK	8
DEFIB	DEFIB (OWNER SUPPLIED/ INSTALLED UNDER CONTRACT)	1
EFG	ENTRANCE FLOOR GRILLE	4
FEC	FIRE EXTINGUISHER CABINET (RECESSED)	5
GBR	Bobrick B-5806x36 Straight Grab Bar	2
GBR+GBR-L SET	GRAB BAR SET (1 STRAIGHT + 1 L-SHAPED)	2
GBR-BFSH	GRAB BAR - L-SHAPED	2
HR	HOSE REEL - WALL MOUNTED	2
L	LOCKERS AS SPECIFIED (REFER TO DRAWINGS FOR LAYOUT)	35
M-T	BARRIER FREE TILTED MIRROR	2
MODEL 760	RECESSED SHAMPOO HOLDER	2
RH	ROOF HATCH	2
RSH	RECESSED SOAP HOLDER	2
SD	SOAP DISPENSER	2
TD	TOILET TISSUE DISPENSER	2
WB-2	WHITEBOARD	2
WSBO	WINDOW SHADE c/w BLACKOUT SHADE	9
Grand total:		100

SPECIFIED ITEMS (BY LOCATION)		
TAG	DESCRIPTION	QUANTITY
M-T	BARRIER FREE TILTED MIRROR	2
CG-T2	CORNER GUARD (WRAP AROUND)	1
TB-1	TACKBOARD	1
WB-2	WHITEBOARD	1
WSBO	WINDOW SHADE c/w BLACKOUT SHADE	2
FEC	FIRE EXTINGUISHER CABINET (RECESSED)	1
CREW LOUNGE	WSBO WINDOW SHADE c/w BLACKOUT SHADE	4
DINING AREA	WSBO WINDOW SHADE c/w BLACKOUT SHADE	1
FEC	FIRE EXTINGUISHER CABINET (RECESSED)	1
EXTERIOR	DEFIB DEFIB (OWNER SUPPLIED/ INSTALLED UNDER CONTRACT)	1
LOCKER ROOM	CG-T2 CORNER GUARD (WRAP AROUND)	2
CG-T1	CORNER GUARD	4
L	LOCKERS AS SPECIFIED (REFER TO DRAWINGS FOR LAYOUT)	35
MECHANICAL/ELECTRICAL ROOM	FEC FIRE EXTINGUISHER CABINET (RECESSED)	1
MEDICAL STORAGE	RH ROOF HATCH	1
SHOWER & CHANGE	B-5191 RETRACTABLE SHOWER SEAT	2
1200-V1204-C	SHOWER CURTAIN	2
CH	COAT HOOK	8
GBR	Bobrick B-5806x36 Straight Grab Bar	2
GBR-BFSH	GRAB BAR - L-SHAPED	2
MODEL 760	RECESSED SHAMPOO HOLDER	2
RSH	RECESSED SOAP HOLDER	2
UNIVERSAL WASHROOM	GBR+GBR-L SET GRAB BAR SET (1 STRAIGHT + 1 L-SHAPED)	2
SD	SOAP DISPENSER	2
TTD	TOILET TISSUE DISPENSER	2
VEHICLE BAY	EFG ENTRANCE FLOOR GRILLE	3
CD	CORD DROP (NIC)	4
FEC	FIRE EXTINGUISHER CABINET (RECESSED)	2
HR	HOSE REEL - WALL MOUNTED	2
VESTIBULE	EFG ENTRANCE FLOOR GRILLE	1
WRITE-UP ROOM	CG-T2 CORNER GUARD (WRAP AROUND)	1
TB-1	TACKBOARD	1
WSBO	WINDOW SHADE c/w BLACKOUT SHADE	2

TYPICAL DETAILS LIST		
SHEET NUMBER	DIVISION	DETAIL VIEW NAME
Div Schedule Details	A0.1	Div Schedule Details
Division 0 - Schedules	A0.3	Division 0 - Schedules
A0.3	Division 0 - Schedules	00-0004 - FMH-1 - FIXTURE MOUNTING HEIGHTS1
A0.3	Division 0 - Schedules	00-0005 - FMH-2 - FIXTURE MOUNTING HEIGHTS1
A13.1	Division 0 - Schedules	00-0006 - FMH-3 - FIXTURE MOUNTING HEIGHTS
A13.1	Division 0 - Schedules	00-0001 - DR-1 - DOOR LEGEND AND FRAME TYPES
Division 2 - Site Construction	A2.2	Division 2 - Site Construction
A2.2	Division 2 - Site Construction	2-0002 - CF-1 - CONSTRUCTION FENCING
A2.2	Division 2 - Site Construction	2-0003 - CBST-1 - CBST DETAILS
A2.2	Division 2 - Site Construction	2-0004 - CS-1 - CONSTRUCTION SIGN
A2.2	Division 2 - Site Construction	2-0007 - SCF-1 - SEDIMENT CONTROL FENCING
A2.4	Division 2 - Site Construction	2-0018 - SUR-1 - ASPHALT AND CONCRETE SURFACES
A2.6	Division 2 - Site Construction	2-0008 - ADDA PARK-1 - ADDA PARKING SPACE DETAILS
A2.6	Division 2 - Site Construction	2-0008 - ADDA RAMP-1 - ADDA PARKING SPACE DETAILS
A2.6	Division 2 - Site Construction	2-0011 - CD-1 - CURB DETAILS
A2.6	Division 2 - Site Construction	2-0012 - CD-2 - CURB AND RAMP DETAILS - SIDEWALKS AND DRIVEWAY ENTRANCES
A2.6	Division 2 - Site Construction	2-0013 - CD-3 - ADDA RAMP DETAILS
A2.7	Division 2 - Site Construction	2-0009 - BF-1 - HCP SIGN FLEXPOST
A2.7	Division 2 - Site Construction	2-0014 - CLF-1 - CHAIN LINK FENCE DETAILS
A2.7	Division 2 - Site Construction	2-0015 - FP-1 - FLAG POLE BASE
A2.7	Division 2 - Site Construction	2-0017 - TF-1 - TYPICAL FENCE DETAILS
A2.7	Division 2 - Site Construction	2-0018 - LSH-HIGH - LIGHT STANDARD HIGH BASE DETAIL
A2.7	Division 2 - Site Construction	2-0019 - LSH-LOW - LIGHT STANDARD LOW BASE DETAIL
A2.7	Division 2 - Site Construction	2-0020 - RW-1 - RETAINING WALL
A2.7	Division 2 - Site Construction	2-0060 - DPS - DIGITAL PYLON SIGNAGE
A2.7	Division 2 - Site Construction	2-0061 - MS - MUNICIPAL SIGNAGE
A9.2	Division 2 - Site Construction	2-0001 - CBFP-1 - CARDBOARD TEMPORARY FLOOR PROTECTION
Division 3 - Concrete	A2.6	Division 3 - Concrete
A3.1	Division 3 - Concrete	3-0001 - CAA-1 - CONCRETE TRANSITION APRON TYPICAL (ASPHALT)
A3.2	Division 3 - Concrete	3-0003 - CJ - TYPICAL CONCRETE JOINTS
A3.2	Division 3 - Concrete	3-0005 - SE-1 - SLAB EDGE DETAIL
A3.2	Division 3 - Concrete	3-0006 - SE-2 - SLAB EDGE DETAIL BAY DOORS
Division 4 - Masonry	A1.1	Division 4 - Masonry
A1.1	Division 4 - Masonry	4-0050 - TOW MASONRY PARALLEL TO DECK FLUTES
A1.1	Division 4 - Masonry	4-0051 - TOW MASONRY PERPENDICULAR TO DECK FLUTES
A1.1	Division 4 - Masonry	4-0052 - TOW MASONRY PERPENDICULAR TO OWS/ I / BEAM
A1.1	Division 4 - Masonry	4-0053 - TOW MASONRY PARALLEL TO OWS/ I / BEAM
A3.3	Division 4 - Masonry	4-0011 - MASONRY DETAIL AT WINDOW OPENINGS
Division 5 - Metals	A2.7	Division 5 - Metals
A2.7	Division 5 - Metals	5-0006 - BO-1 - TYPICAL BOLLARD DETAILS
A2.8	Division 5 - Metals	PERFORATED ALUMINUM FIN PATTERN DETAIL
A2.8	Division 5 - Metals	PERFORATED FIN SECTION
A3.3	Division 5 - Metals	5-0024 - FFD-2 - FOUR FOLD DOOR JAMB DETAIL
A3.3	Division 5 - Metals	5-0029 - OHD-2 - OVERHEAD DOOR JAMB DETAIL 1
A3.6	Division 5 - Metals	5-0021 - FFD SURROUND DETAILS - FOUR FOLD DOORS
A3.6	Division 5 - Metals	5-0022 - OHD SURROUND DETAILS - OVERHEAD DOORS
A4.1	Division 5 - Metals	5-0003 - AL-3 - INTERIOR ROOF ACCESS LADDER DETAILS
A4.1	Division 5 - Metals	5-0004 - AL-4 - INTERIOR ROOF ACCESS LADDER DETAIL
Division 6 - Wood and Plastics	A11.1	Division 6 - Wood and Plastics
A11.1	Division 6 - Wood and Plastics	6-0010 - MW-WSRM/VANFB - BARRIER FREE MILLWORK WASHROOM VANITY
A11.1	Division 6 - Wood and Plastics	6-0016 - MW-2-WRBNCH - WOOD BENCH DETAIL
A12.2	Division 6 - Wood and Plastics	6-0000 - COUNTERTOP - MW - STAINLESS STEEL
A12.2	Division 6 - Wood and Plastics	6-0000 - MW - (U)ZDR1SHLF-ZDRSNK
A12.2	Division 6 - Wood and Plastics	6-0000 - MW - (U)ZDRFR
A12.2	Division 6 - Wood and Plastics	6-0000 - MW - CA(U)ZDR1SHLF/CAZDR
A12.2	Division 6 - Wood and Plastics	6-0000 - MW - COUNTERTOP - BKSPLSH-SOLID SURFACE
A12.2	Division 6 - Wood and Plastics	6-0000 - MW - (U)ZDR1SHLF/PED3DWR
A12.2	Division 6 - Wood and Plastics	6-0000 - MW - RWNY
A12.2	Division 6 - Wood and Plastics	6-0000 - MW - WORKSURFACE-1
A12.2	Division 6 - Wood and Plastics	6-0000 - MW-(U)ZDRMRW/ZDR2DWR
A12.2	Division 6 - Wood and Plastics	6-0001 - MW-DISPLAY NICHE
Division 7 - Thermal and Moisture Protection	A1.1	Division 7 - Thermal and Moisture Protection
A1.1	Division 7 - Thermal and Moisture Protection	7-0020 - TOW FIRE RATED - METAL TRACK DEFLECTION DETAIL
A1.1	Division 7 - Thermal and Moisture Protection	7-0021 - TOW METAL TRACK DEFLECTION DETAIL
A1.1	Division 7 - Thermal and Moisture Protection	7-0022 - TOW FIRE RATED - TOP OF MASONRY DETAIL
A1.1	Division 7 - Thermal and Moisture Protection	7-0029 - FD-1 - TYPICAL FIRE DAMPER INSTALLATION
A4.1	Division 7 - Thermal and Moisture Protection	7-0005 - RWL(GH)-1 RAIN WATER LEADER DETAIL
A4.1	Division 7 - Thermal and Moisture Protection	7-0012 - RE-2 ROOF EXPANSION JOINT DETAILS - TORCH DOWN
A4.1	Division 7 - Thermal and Moisture Protection	7-0014 - ROOF HATCH DETAIL
A4.1	Division 7 - Thermal and Moisture Protection	7-0015 - ROOF DRAIN SUMP
A4.2	Division 7 - Thermal and Moisture Protection	7-0052 - AB-3 - ROOF TO WALL DETAIL (FRAMED UPSTAND)
A6.3	Division 7 - Thermal and Moisture Protection	7-0031 - AC PANEL CONFIGURATIONS
A8.1	Division 7 - Thermal and Moisture Protection	7-0050 - AB-1 - AIR BARRIER DETAILS
Division 8 - Openings	A3.6	Division 8 - Openings
A3.6	Division 8 - Openings	8-0001 - FFD-1 - FOUR FOLD DOOR DETAILS
A3.6	Division 8 - Openings	8-0010 - OHD-1 - OVERHEAD DOOR DETAILS
A9.2	Division 8 - Openings	9-0001 - DSDF-1 - DANGER SIGN @ FOUR FOLD DOORS
A10.1	Division 8 - Openings	8-0021 - SLDR-1 - SLIDING DOOR DETAILS
Division 9 - Finishes	A3.2	Division 9 - Finishes
A3.2	Division 9 - Finishes	9-0008 - TD-FD-1 - TYPICAL FLOOR DRAIN - SLAB ON GRADE
A3.2	Division 9 - Finishes	9-0008-1 - TD-SO-1 - TYPICAL SHOWER DRAIN - SLAB ON GRADE
A9.2	Division 9 - Finishes	9-0002 - SSUR(W/S) - SOLID SURFACE SILL DETAIL
A9.2	Division 9 - Finishes	9-0006 - TD-1 - TYPICAL TILE DETAILS - THINSET (WALL + FLOOR)
A9.2	Division 9 - Finishes	9-0011 - BFS-1 - SHOWER STALL - BARRIER FREE - FRAMED WALLS
Division 10 - Specialties	A0.3	Division 10 - Specialties
A1.1	Division 10 - Specialties	10-0052 - ECS-1 - UNIVERSAL WASHROOMS
A1.1	Division 10 - Specialties	10-0060 - FE- FIRE EXTINGUISHER
A3.2	Division 10 - Specialties	10-0001 - TD-1 - TRENCH DRAIN DETAIL
A9.1	Division 10 - Specialties	10-0050 - IS-INTERIOR SIGNS
A9.2	Division 10 - Specialties	10-0007 - WB-1 WHITEBOARD / TACKBOARD DETAILS
A10.1	Division 10 - Specialties	10-0012 - LCKR - DETAIL
A10.1	Division 10 - Specialties	10-0012-1 - LKTR-1 LOCKER TRIM (METAL FASCIA)
A11.1	Division 10 - Specialties	10-0006 - SCR-1 - SHOWER CURTAIN ROD AND HOOK
Division 11 - Equipment	A2.6	Division 11 - Equipment
A2.6	Division 11 - Equipment	11-0003 - IWS-1 - INCOMING WATER SERVICE
A2.6	Division 11 - Equipment	11-0007 - GD-2 - GENERATOR DETAIL (EXTERIOR)
A3.3	Division 11 - Equipment	11-0007 - HB-1 - WALL HYDRANT (NFHW) DETAIL
A12.2	Division 11 - Equipment	11-0004 - CHST - CHARGING STATION
Division 12 - Furnishings	A3.2	Division 12 - Furnishings
A3.2	Division 12 - Furnishings	12-0002 - FG-1 FLOOR GRILLE
A10.1	Division 12 - Furnishings	12-0001 - WS-1 WINDOW SHADES

1 / A0.1

ROOM TAG

ROOM NAME IDENTIFIES ROOM NAME
ROOM NUMBER IDENTIFIES ROOM NUMBER
WHERE SHOWN - INDICATES OCCUPANT LOAD OR ROOM AREA

WALL TAG IDENTIFIES WALL TYPE
WHERE SHOWN - INDICATES HEIGHT OF WALL BOTTOM OF WALL FROM FINISH FLOOR BELOW AND HEIGHT OF WALL TYPICALLY APPEARS ON REFLECTED CEILING PLANS AT BULKHEADS ETC.

DOOR TAG IDENTIFIES DOOR TYPE
DOOR # IDENTIFIES DOOR NUMBER

WINDOW TAG IDENTIFIES WINDOW / CURTAIN WALL TYPE

FLOOR TAG IDENTIFIES FLOOR TYPE

FLOOR FINISH TAG IDENTIFIES FLOOR FINISH

ROOF TAG IDENTIFIES ROOF TYPE

CEILING TAG IDENTIFIES CEILING TYPE
IDENTIFIES HEIGHT OF CEILING ABOVE FINISHED FLOOR BELOW

ITEM TAG IDENTIFIES ITEM BY A CODE OR DESIGNATION FOR REFERENCE TO SPECIFICATIONS OR SCHEDULES

SECTION SYMBOLS

BUILDING SECTION IDENTIFIES WHEN DETAIL IS SIMILAR TO ANOTHER DETAIL
THREE FILLED TRIANGLES INDICATES SECTION TYPE - BUILDING SECTION
IDENTIFIES DETAIL NUMBER ON SHEET
IDENTIFIES SHEET NUMBER

WALL SECTION IDENTIFIES WHEN DETAIL IS SIMILAR TO ANOTHER DETAIL
THREE OPEN TRIANGLES INDICATES SECTION TYPE - WALL SECTION
IDENTIFIES DETAIL NUMBER ON SHEET
IDENTIFIES SHEET NUMBER

DETAIL SECTION IDENTIFIES WHEN DETAIL IS SIMILAR TO ANOTHER DETAIL
SINGLE FILLED TRIANGLE INDICATES SECTION TYPE - DETAIL SECTION
IDENTIFIES DETAIL NUMBER ON SHEET
IDENTIFIES SHEET NUMBER

ELEVATION SYMBOLS

BUILDING ELEVATION IDENTIFIES DETAIL NUMBER ON SHEET
FILLED TRIANGLE INDICATES ELEVATION TYPE - BUILDING
IDENTIFIES SHEET NUMBER
TRIANGLE LOCATION INDICATES DIRECTION OF VIEW
IDENTIFIES DETAIL NUMBER ON SHEET

DETAIL ELEVATION IDENTIFIES DETAIL NUMBER ON SHEET
OPEN TRIANGLE INDICATES ELEVATION TYPE - DETAIL
IDENTIFIES SHEET NUMBER
TRIANGLE LOCATION INDICATES DIRECTION OF VIEW
IDENTIFIES SHEET NUMBER

GLAZING WINDOW ELEVATION IDENTIFIES DETAIL NUMBER ON SHEET
IDENTIFIES SHEET NUMBER

MILLWORK ELEVATION IDENTIFIES DETAIL NUMBER ON SHEET
IDENTIFIES SHEET NUMBER

CALLOUT SYMBOLS

ACCESSIBLE SYMBOL IDENTIFIES THAT AN ITEM IS REQUIRED TO MEET REQUIREMENTS OF THE ADA (ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT) OR SIMILAR TYPE REQUIREMENT

ADA WASHROOM - ACCESSIBLE SYMBOL INDICATES WHERE A WASHROOM IS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS FOR ACCESSIBLE WASHROOMS

ADA WASHROOM - UNIVERSAL SYMBOL INDICATES WHERE A WASHROOM IS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS FOR UNIVERSAL WASHROOMS

FIRE RATING SYMBOL IDENTIFIES THAT ITEM IS OR MAY BE REQUIRED TO BE CONSTRUCTED WITH A FIRE RATING

BUILDING ENVELOPE SYMBOL INDICATES THAT COMPONENT OR ASSEMBLY IS PART OF THE BUILDING ENVELOPE AS REFERENCED BY THE ONTARIO BUILDING CODE. CONTINUITY OF THE BUILDING ENVELOPE IS TO BE MAINTAINED THROUGHOUT THE ENTIRE BUILDING.

CASH ALLOWANCE SYMBOL INDICATES THAT AN ITEM WILL BE PURCHASED OR SUPPLIED UNDER THE CONTRACT CASH ALLOWANCE. REFER TO CASH ALLOWANCE SECTION OF SPECIFICATIONS FOR DETAILS AND/OR EXCLUSIONS

7 ROOF ASSEMBLIES				
ROOF TYPE: RT-1	FLAT	R-VALUE - 48	SRI - 96	6.156
* DRAIN TO ROOF DRAINS				
<ul style="list-style-type: none"> - 2-ply MODIFIED BITUMEN ROOFING SYSTEM - PROTECTION BOARD - TAPERED INSULATION (AS INDICATED) - R45 - POLYISO INSULATION BOARD (MECHANICALLY FASTENED) - AIR & VAPOUR CONTROL MEMBRANE - GYPSUM BOARD UNDERLAY - METAL DECK 				
BLDG				
ROOF TYPE: RT-2	FLAT	R-VALUE - 60	SRI - 96	6.156
* DRAIN TO ROOF DRAINS				
<ul style="list-style-type: none"> - 2-ply MODIFIED BITUMEN ROOFING SYSTEM - PROTECTION BOARD - TAPERED INSULATION (AS INDICATED) - R60 - POLYISO INSULATION BOARD (MECHANICALLY FASTENED) - AIR & VAPOUR CONTROL MEMBRANE - GYPSUM BOARD UNDERLAY - METAL DECK 				
BLDG				
ROOF TYPE: RT-9			SRI - 96	
<ul style="list-style-type: none"> - 2-ply MODIFIED BITUMEN ROOFING SYSTEM - PROTECTION BOARD - TAPERED INSULATION (AS INDICATED) - VAPOUR BARRIER - GYPSUM BOARD UNDERLAY - 38mm METAL DECK 				

8 FLOOR ASSEMBLIES - EXTERIOR				
TA-1			SRI - 29	
<ul style="list-style-type: none"> - 200 CONCRETE - REINFORCING - REFER TO STRUCTURAL - GRANULAR BASE COURSES (A & B) SEE NOTE BELOW - SLOPE APRON 1:10 MAX (150MM OVER 1500MM) - NOTE: GRANULAR BASE COURSES TO MATCH - ADJACENT ASPHALT BASE COURSES (A & B) 				
HDA				
<ul style="list-style-type: none"> - ASPHALT WEAR COURSE - TACK COAT - ASPHALT BASE COURSE - COMPACTED SUBGRADE - REFER TO DETAIL 2000 - PAV-1 AND GEOTECHNICAL REPORT FOR SUBGRADE COMPOSITION AND DEPTHS 				
SOD				
<ul style="list-style-type: none"> - SOD - 200 TOPSOIL 				
LSS				
<ul style="list-style-type: none"> - PLANTING BED - REFER TO LANDSCAPE DRAWINGS FOR DETAILS 				
SW-1			SRI - >29	
<ul style="list-style-type: none"> - 150 CONCRETE - BROOM FINISH - 150mm GRANULAR 'A' 				
GRVL-1				
<ul style="list-style-type: none"> - 100 - 10 - 20 DIA. PEA GRAVEL - NON-WOVEN GEOTEXTILE - 150 GRANULAR 'A' 				
GEN				
<ul style="list-style-type: none"> - 305 REINFORCED CONCRETE SLAB ON GRADE - REINFORCING - 19M EPOXY COATED BARS @300MM T&E.W. - 300mm COMPACTED GRANULAR 'B' SUBGRADE 				

5 WALL ASSEMBLIES - INTERIOR				
P1	117MM			
* CONSTRUCT TO US OF DECK UN. REFER TO DEFLECTION TRACK DETAIL.				
<ul style="list-style-type: none"> - 12.7MM GYPSUM BOARD - 92MM METAL STUDS @ 400mm o/c MAX. c/w - MINERAL WOOL INSULATION - 12.7MM GYPSUM BOARD 				
BLDG				
P1A	117MM			
* CONSTRUCT TO US OF DECK UN. REFER TO DEFLECTION TRACK DETAIL.				
<ul style="list-style-type: none"> - 12.7MM GYPSUM BOARD - 92MM METAL STUDS @ 400mm o/c MAX. c/w - MINERAL WOOL INSULATION 				
BLDG				
P5	123MM			
* CONSTRUCT TO US OF DECK UN. REFER TO DEFLECTION TRACK DETAIL.				
<ul style="list-style-type: none"> - CERAMIC TILE - TILE BACKER BOARD - 92mm METAL STUDS @ 400mm o/c MAX. c/w - MINERAL WOOL INSULATION - 12.7mm GYPSUM BOARD 				
BLDG				
P8	129MM			
* CONSTRUCT TO US OF DECK UN.				
<ul style="list-style-type: none"> - CERAMIC TILE - TILE BACKER BOARD - 92MM METAL STUDS @ 400mm o/c MAX. c/w - MINERAL WOOL INSULATION - TILE BACKER BOARD - CERAMIC TILE 				
BLDG				
P11	117MM			
* CONSTRUCT TO US OF DECK UN. REFER TO DEFLECTION TRACK DETAIL.				
<ul style="list-style-type: none"> - 12.7MM GYPSUM BOARD - 92MM METAL STUDS @ 400mm o/c MAX. c/w - MINERAL WOOL INSULATION 				
BLDG				
P21	140MM		STC - 43	
* CONSTRUCT TO US OF DECK UN. ENGINEERED SUBMITTAL - Yes				
<ul style="list-style-type: none"> - 140 CONCRETE MASONRY UNITS 				
BLDG				
P22	190MM		STC - 46	
* CONSTRUCT TO US OF DECK UN. ENGINEERED SUBMITTAL - Yes				
<ul style="list-style-type: none"> - 190 CONCRETE MASONRY UNITS 				
BLDG				
P24	290MM		STC - 50	
* CONSTRUCT TO US OF DECK UN. ENGINEERED SUBMITTAL - Yes				
<ul style="list-style-type: none"> - 290 CONCRETE MASONRY UNITS - 150 STEEL STUD @ 400MM o/c c/w - R-24 ROCKWOOL COMFORTBATT INSULATION - 12.7MM TYPE 'X' GYPSUM BOARD - NOTE: G.C TO USE TILE BACKER BOARD IN WASHROOMS 				
BLDG				

6 FLOOR ASSEMBLIES - INTERIOR				
FL-10				
<ul style="list-style-type: none"> - 200 REINFORCED CONCRETE - REFER TO STRUCTURAL - VAPOUR BARRIER - R15 RIGID INSULATION - 300mm COMPACTED GRANULAR 'A' 				
FL-1				
<ul style="list-style-type: none"> - 100 CONCRETE SLAB ON GRADE - VAPOUR BARRIER - R15 RIGID INSULATION - 200mm COMPACTED GRANULAR 'A' 				

3 WALL ASSEMBLIES - EXTERIOR				
X21	445MM		R-VALUE - 58.4	CI - R21.5
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - BRICK MASONRY - 50mm AIR SPACE - R21.5 - ROCKWOOL CAVITYROCK INSULATION - AIR BARRIER - 16mm EXTERIOR GYPSUM SHEATHING - 150mm WIND LOAD BEARING STEEL STUDS @ 400mm o/c c/w - R-24 ROCKWOOL COMFORTBATT INSULATION - VAPOUR BARRIER - 12.7mm GYPSUM BOARD 				
BLDG				
X21A	302MM		R-VALUE - 46.6	CI - R21.5
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - R21.5 - ROCKWOOL CAVITYROCK INSULATION - AIR BARRIER - 16mm EXTERIOR GYPSUM SHEATHING - 150mm WIND LOAD BEARING STEEL STUDS @ 400MM o/c c/w - R-24 ROCKWOOL COMFORTBATT INSULATION - VAPOUR BARRIER - 12.7mm GYPSUM BOARD 				
BLDG				
X22	415MM		R-VALUE - 23.0	CI - R21.5
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - R21.5 - ROCKWOOL CAVITYROCK INSULATION - AIR VAPOUR BARRIER - 290 CONCRETE MASONRY UNITS 				
BLDG				
CW1	152MM			
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - ALUMINUM SCREEN - SCHUCO FWS 50 SI 				
BLDG				
ACP	38MM			
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM - ENGINEERED SUPPORT SYSTEM (DEPTH VARIES) - 150mm FIBERGLASS THERMAL SPACER (BASIS OF DESIGN CASCADIA CLIP) 				
BLDG				
LAC				
ENGINEERED SUBMITTAL - Yes				
<ul style="list-style-type: none"> - PROVIDE BIRD / INSECT SCREENS (ALL OPENINGS) - PROVIDE BLANK-OFF PANELS WHERE INDICATED - PREFABRICATED LOUVER (ACOUSTIC) - ALIGN LOUVER TO EXTERIOR WALL FACE - PROVIDE SUPPLEMENTAL FRAMING TO CONNECT LOUVER TO SUPPORTING - WALL ASSEMBLY (TYP.) - * WHERE REQ'D PROVIDE METAL SLEEVE FROM INTERIOR FACE OF SUPPORTING - WALL ASSEMBLY TO BACK FACE OF LOUVER (TYP.) MAINTAIN CONTINUITY OF AIR BARRIER AROUND SLEEVE(TYP.) 				
BLDG				

4 WALL ASSEMBLIES - PARAPET				
X20-P1			R-VALUE - 64.3	
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - CONFIRM EXTERIOR FACE OF WALL BELOW TO DETERMINE COPING SUPPORT FRAMING DIMENSIONS - BRICK MASONRY UNITS - 50mm AIR SPACE - R21.5 - ROCKWOOL CAVITYROCK INSULATION - AIR / VAPOUR BARRIER - 16mm EXTERIOR GYPSUM SHEATHING - 150mm WIND LOAD BEARING STEEL STUDS @ 400MM o/c c/w - R-24 ROCKWOOL COMFORTBATT INSULATION - 50mm RIGID INSULATION - 16mm EXTERIOR GYPSUM SHEATHING - ROOFING MEMBRANE 				
BLDG				
X20-P2			R-VALUE - 52.5	
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - CONFIRM EXTERIOR FACE OF WALL BELOW TO DETERMINE COPING SUPPORT FRAMING DIMENSIONS - R21.5 - ROCKWOOL CAVITYROCK INSULATION - AIR VAPOUR BARRIER - 16mm EXTERIOR GYPSUM SHEATHING - 150mm WIND LOAD BEARING STEEL STUDS @ 400MM o/c c/w - R-24 ROCKWOOL COMFORTBATT INSULATION - 50mm RIGID INSULATION - 16mm EXTERIOR GYPSUM SHEATHING - ROOFING MEMBRANE 				
BLDG				
X20-P3			R-VALUE - 52.5	
ENGINEERED SUBMITTAL - Yes				
MATERIAL SAMPLE REQ'D - Yes				
<ul style="list-style-type: none"> - CONFIRM EXTERIOR FACE OF WALL BELOW TO DETERMINE COPING SUPPORT FRAMING DIMENSIONS - R21.5 - ROCKWOOL CAVITYROCK INSULATION - AIR / VAPOUR BARRIER - 16mm EXTERIOR GYPSUM SHEATHING - 150mm WIND LOAD BEARING STEEL STUDS @ 400MM o/c c/w - R-24 ROCKWOOL COMFORTBATT INSULATION - 50mm RIGID INSULATION - 16mm EXTERIOR GYPSUM SHEATHING - ROOFING MEMBRANE 				
BLDG				

1 / A0.2		A700 GENERAL NOTES - WALL ASSEMBLIES
EXTERIOR WALL ASSEMBLIES.		
<ol style="list-style-type: none"> THE SPECIFICATIONS, INSTALLATION, AND PERFORMANCE OF AIR BARRIER SYSTEMS AND VAPOUR BARRIERS MUST MEET OR EXCEED DIV. B PART 5 OF THE ONTARIO BUILDING CODE. THE REQUIREMENTS FOR AN AIR BARRIER AND A VAPOUR BARRIER ARE INTENDED TO BE PROVIDED AS CONTINUOUS PLANES WITHIN THE BUILDING ENVELOPE. ENSURE CONTINUITY OF AIR AND VAPOUR MEMBRANES BETWEEN COMPONENTS, TO ADJACENT CONSTRUCTION AND AT ALL PENETRATIONS TO PREVENT OR RETARD PASSAGE OF MOISTURE LADEN AIR AND/OR THE DIFFUSION OF WATER VAPOUR. EXTERIOR ASSEMBLIES NOTING STUD FRAMING SHALL BE CONSTRUCTED USING WIND-LOAD BEARING FRAMING DESIGNED TO CARRY REQUIRED LATERAL LOADS. PROVIDE ENGINEERED SHOP DRAWING PRIOR TO COMMENCEMENT OF WORK. 		
INTERIOR WALL ASSEMBLIES.		
LOAD BEARING PARTITIONS (INTERIOR)		
WHERE A PARTITION IS A LOAD BEARING WALL, REFER TO THE STRUCTURAL DRAWINGS FOR DESIGN REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO THE COMMENCEMENT OF WORK.		
STEEL STUD FRAMED PARTITIONS (INTERIOR)		
<ol style="list-style-type: none"> ALL PARTITIONS ARE TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION DETAIL AT TOP OF ALL WALLS THAT ABUT UNDERSIDE OF DECK OR STRUCTURE. SEE ALSO TOP OF WALL DETAILS AS INDICATED. WHERE SOUND ATTENUATION BATTS ARE CALLED FOR ON THE WALL TYPE, SEAL PERIMETER OF WALLS AND AROUND PENETRATIONS THROUGH WALLS WITH ACOUSTIC SEALANT. APPLY CONTINUOUS ACOUSTIC SEALANT TO BOTH SIDES OF TRACK AT THE JUNCTIONS WITH FLOORS AND ROOF DECKS, AND AROUND PENETRATIONS TO PARTITIONS. RECESSED OUTLETS ARE TO BE STAGGERED SO THAT ONLY ONE OUTLET IS INSTALLED BETWEEN TWO STUDS. DO NOT FASTEN METAL STUDS TO CURTAIN WALL MULLIONS OR TEE BAR GRIDS. WHERE INTERIOR DOORS ARE CLOSE TO AN INSIDE CORNER, PROVIDE MIN. CLEARANCE FROM DOOR JAMB TO ADJACENT WALL AS INDICATED ON DETAIL TITLED 'FRAME TYPES' 		
MASONRY PARTITIONS (INTERIOR)		
<ol style="list-style-type: none"> HEIGHT OF CONCRETE MASONRY UNIT WALLS TO BE TO UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS OTHERWISE NOTED. WHERE CONCRETE UNIT MASONRY WALLS ABUT REINFORCED CONCRETE WALLS AND PIERS, RAKE BACK MORTAR JOINT WHERE THE TWO MATERIALS MEET AND PROVIDE CONTINUOUS SEALANT 		
FIRE RATED PARTITIONS (INTERIOR)		
<ol style="list-style-type: none"> FOR WALL ASSEMBLIES THAT BEAR THE NOTE "CONSTRUCT AS FIRE SEPARATION WHERE NOTED", THE ASSEMBLY SHALL BE CONSTRUCTED AS A FIRE SEPARATION AT THE LOCATIONS INDICATED IN THE CONTRACT DRAWINGS. AT RECESSED PANEL INSTALLATIONS (E.G. ELECTRICAL PANELS) WITHIN RATED WALLS PROVIDE FOR CONTINUITY OF THE REQUIRED RATING BEHIND THE PANEL. REFER TO THE ONTARIO BUILDING CODE DIVISION B, SECTION 3.1.9.2 FOR REQUIREMENTS FOR COMBUSTIBILITY OF SERVICE PENETRATIONS AND SECTION 3.1.10.2 FOR RATING OF FIREWALLS. WHERE FIRE RATED PARTITIONS BUT NON-RATED PARTITIONS THE FIRE RATED ASSEMBLY SHALL BE CONTINUOUS AND UNINTERRUPTED BY THE ABUTTING WALLS TO MAINTAIN A CONTINUOUS FIRE SEPARATION. SEAL PERIMETER OF FIRE RATED WALLS AND AROUND PENETRATIONS THROUGH FIRE RATED WALLS WITH APPROVED FIRESTOP MATERIALS. DO NOT SEAL CLEARANCE SPACES WITHIN FIRE DAMPERS. SEAL ONLY IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. 		
BLOCKING FOR MILLWORK & SPECIALTIES		
<ol style="list-style-type: none"> PROVIDE BLOCKING IN PARTITIONS AND WALLS (INTERIOR AND EXTERIOR) FOR THE FOLLOWING: <ul style="list-style-type: none"> a. WINDOW FRAMES, MILLWORK, FIXTURES AND FITTINGS, HANDRAILS, GRAB BARS, TACKBOARDS, WHITEBOARDS, MIRRORS, WASHROOM ACCESSORIES AND OTHER ITEMS AS REQUIRED. 		

2 WALL ASSEMBLIES - FOUNDATION				
F11	390MM		R-VALUE - 33.5	
INSULATION (WHERE SHOWN) CONTINUOUS TO TOP OF FOOTING				
<ul style="list-style-type: none"> - R20 Min. ADHERED RIGID INSULATION - 190 REINFORCED CONCRETE - REFER TO STRUCTURAL DRAWINGS - R20 Min. ADHERED RIGID INSULATION 				
BLDG				
F21	300MM		R-VALUE - 17.3	
INSULATION (WHERE SHOWN) CONTINUOUS TO TOP OF FOOTING				
<ul style="list-style-type: none"> - R10 Min. ADHERED RIGID INSULATION - 200 REINFORCED CONCRETE - REFER TO STRUCTURAL DRAWINGS - R10 Min. ADHERED RIGID INSULATION 				
BLDG				
F31	400MM		R-VALUE - 33.5	
INSULATION (WHERE SHOWN) CONTINUOUS TO TOP OF FOOTING				
<ul style="list-style-type: none"> - R20 Min. ADHERED RIGID INSULATION - 200 REINFORCED CONCRETE - REFER TO STRUCTURAL DRAWINGS - R20 Min. ADHERED RIGID INSULATION 				
BLDG				
F41	390MM		R-VALUE - 17.8	
INSULATION (WHERE SHOWN) CONTINUOUS TO TOP OF FOOTING				
<ul style="list-style-type: none"> - R10 Min. ADHERED RIGID INSULATION - 290 REINFORCED CONCRETE - REFER TO STRUCTURAL DRAWINGS - R10 Min. ADHERED RIGID INSULATION 				
BLDG				
F51	490MM		R-VALUE - 34.0	
INSULATION (WHERE SHOWN) CONTINUOUS TO TOP OF FOOTING				
<ul style="list-style-type: none"> - R20 Min. ADHERED RIGID INSULATION - 290 REINFORCED CONCRETE - REFER TO STRUCTURAL DRAWINGS - R20 Min. ADHERED RIGID INSULATION 				
BLDG				

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NO.	ISSUED FOR	DATE
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
16	IFT	2022-12-16
21	IFC	2023-07-12

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

CLIENT: _____

ARCHITECT: **THOMASBROWNARCHITECTS**
 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL: _____

DWG TITLE: **EXTERIOR & INTERIOR ASSEMBLIES**

DATE: 2020-11-30

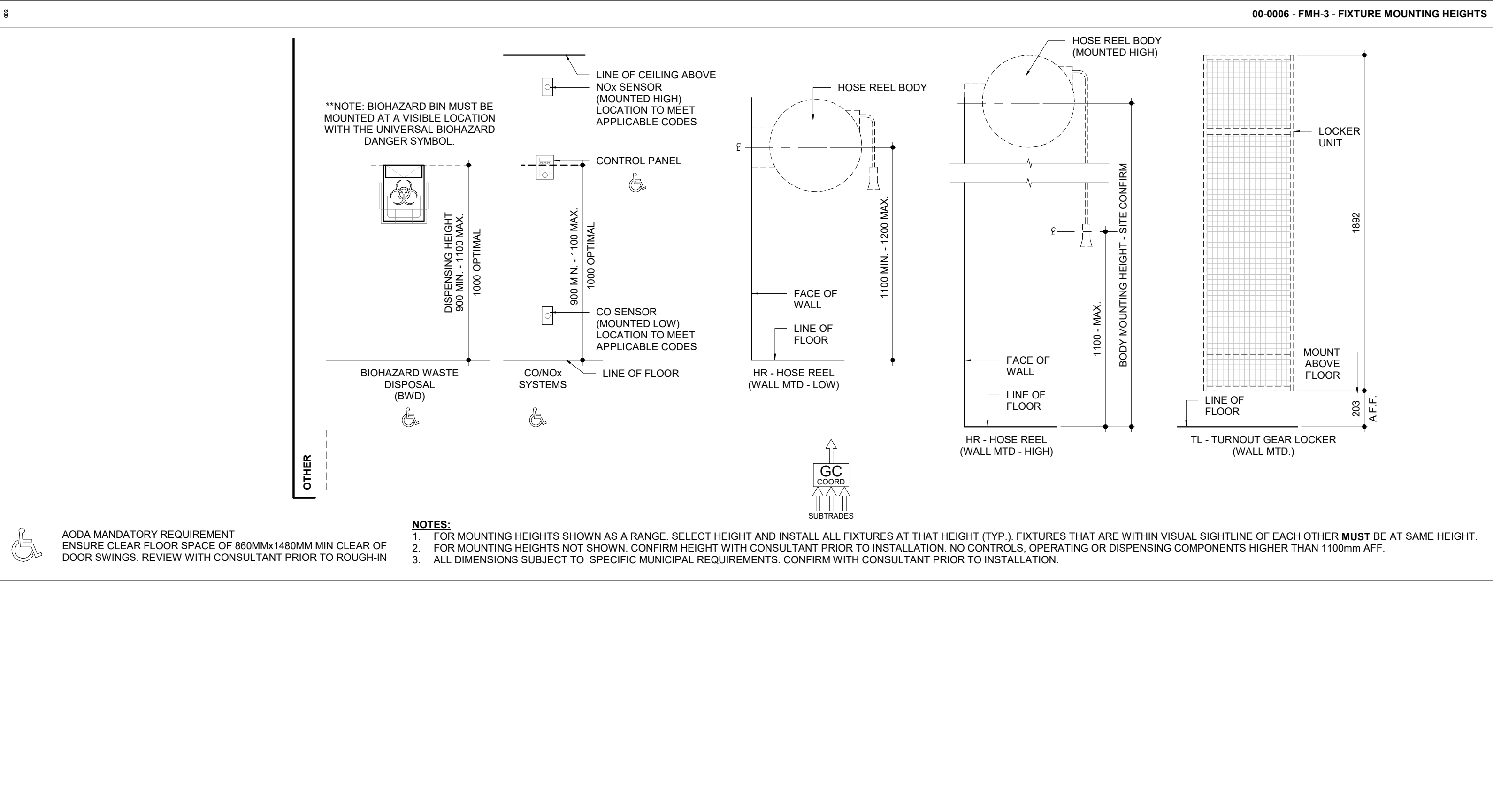
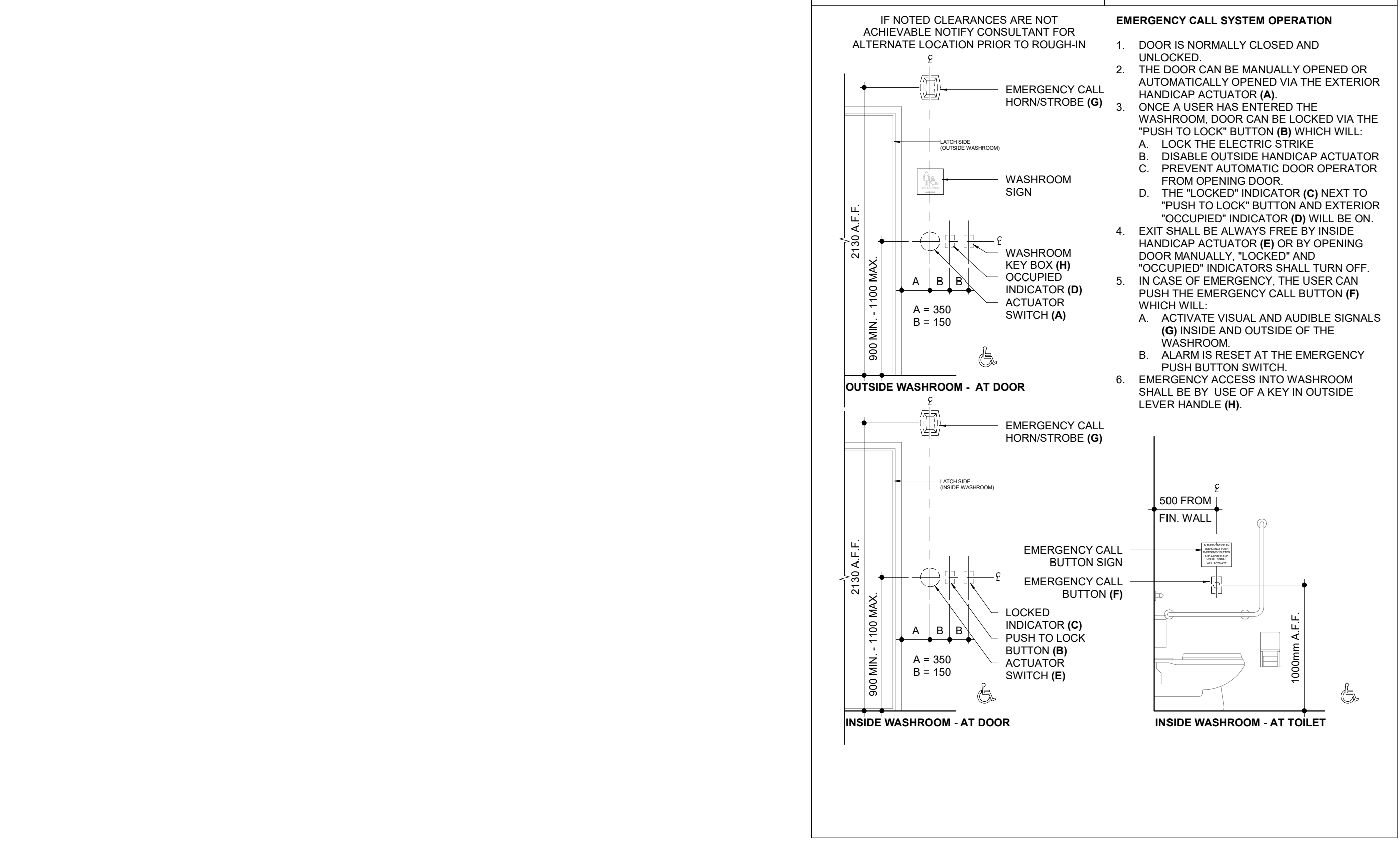
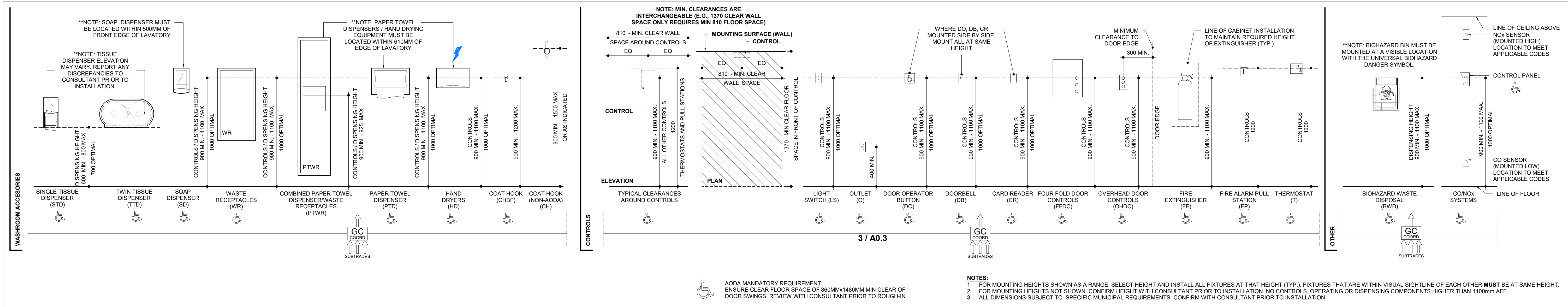
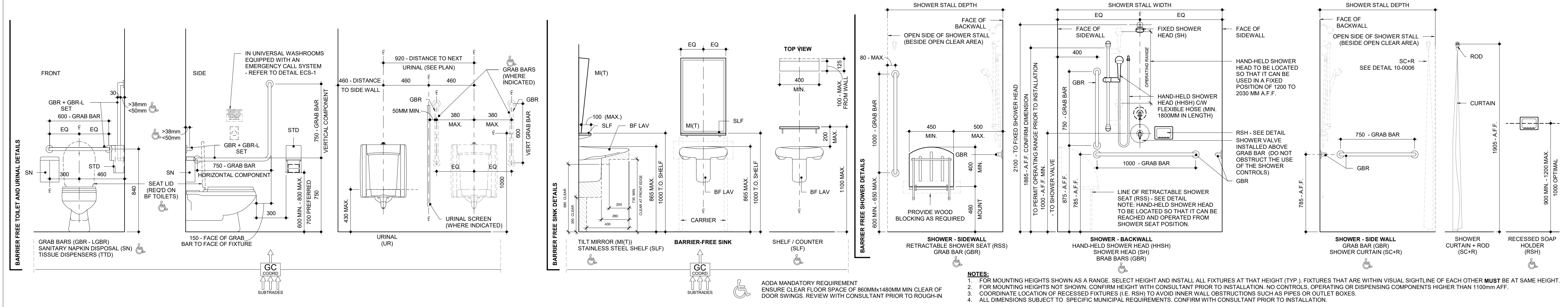
SCALE: 1 : 20 DRAWN BY: SL / AA / VL

DWG STATUS: IFC

PROJECT No: 1903

DRAWING No: **A0.2** REVISION: 21

2023-07-12 1:24:43 PM



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

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

ARCHITECT: **THOMASBROWNARCHITECTS**
 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

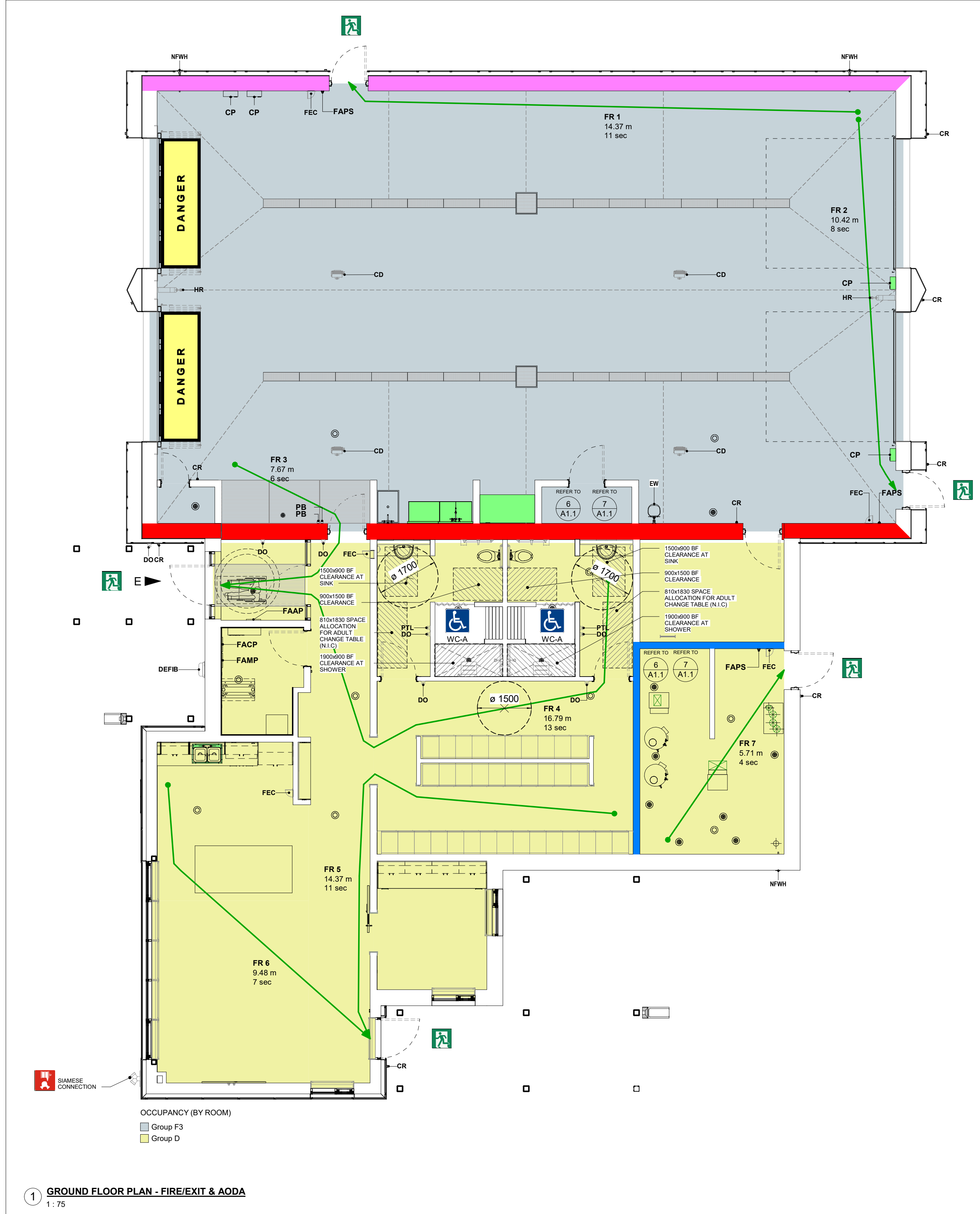
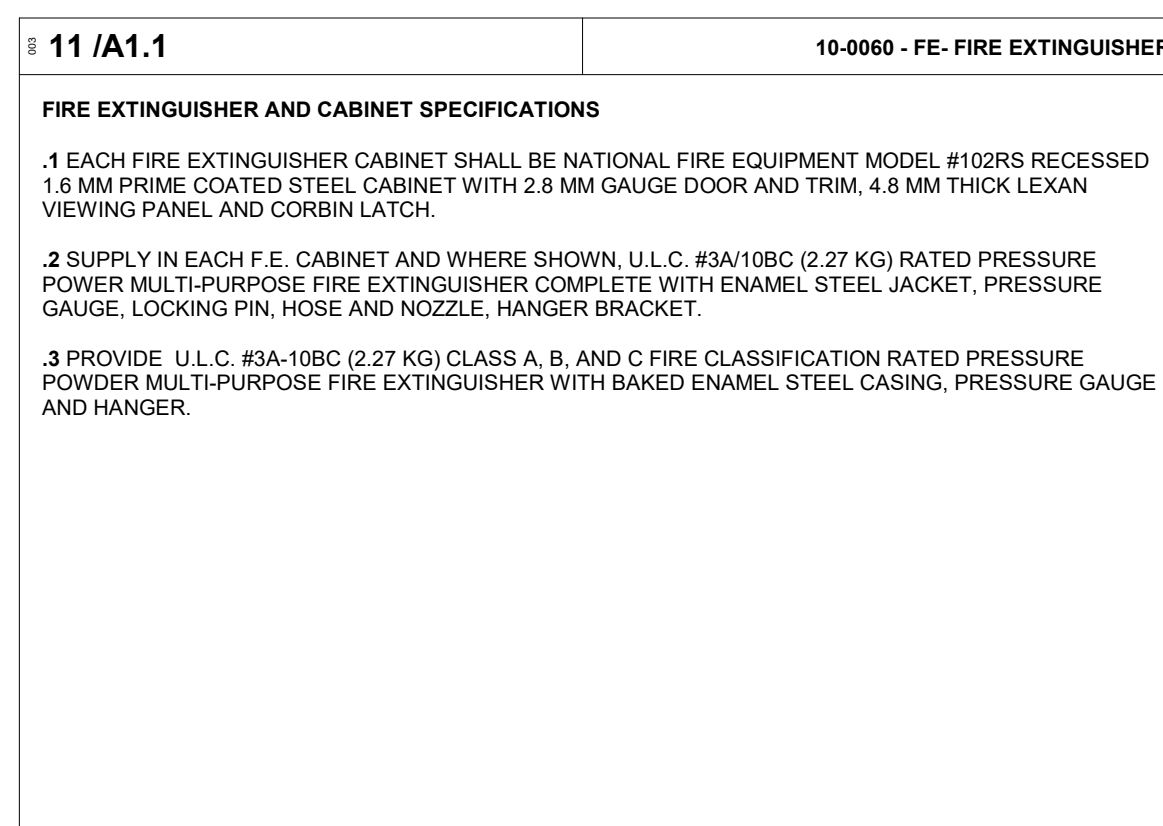
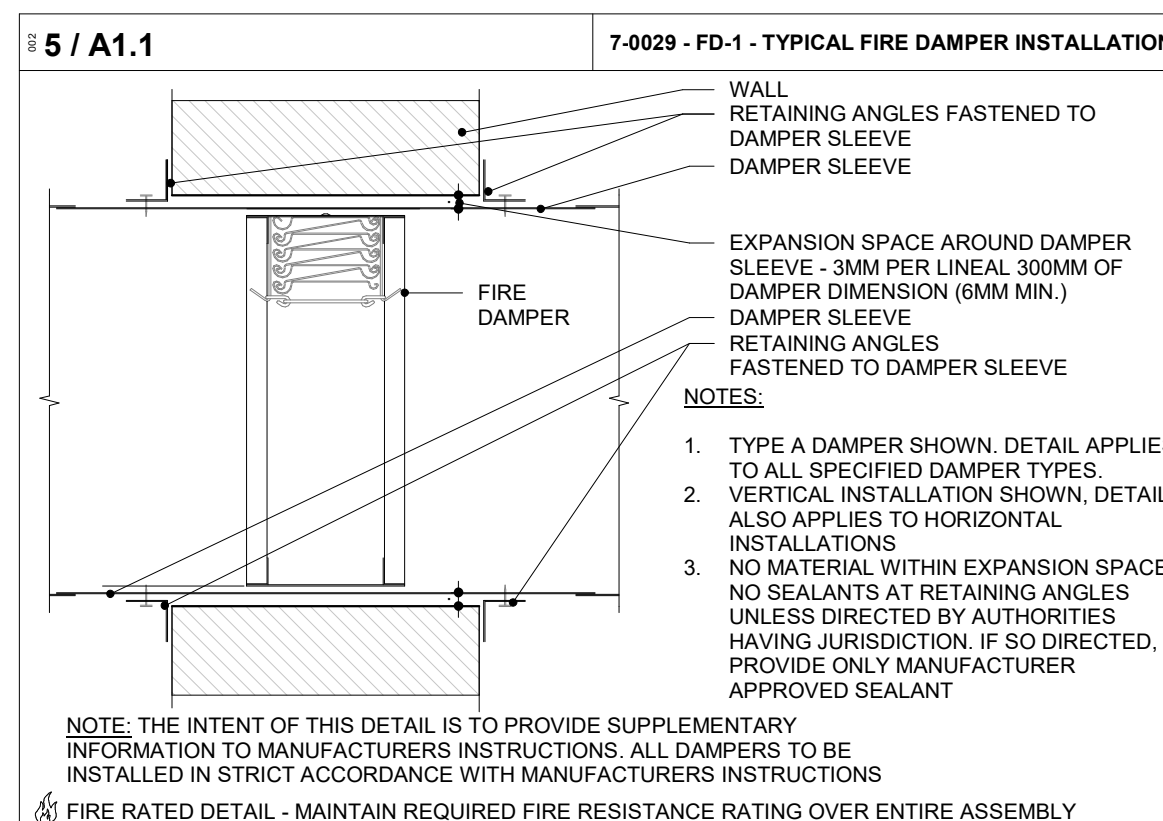
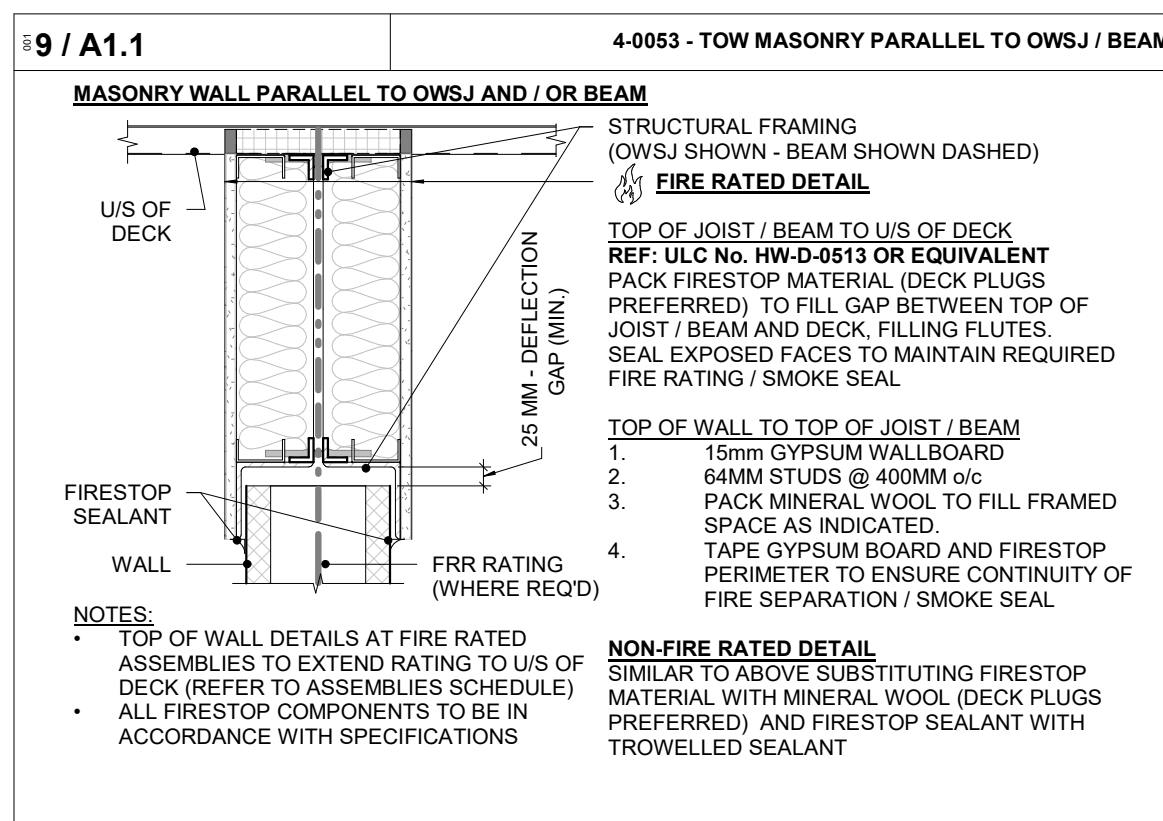
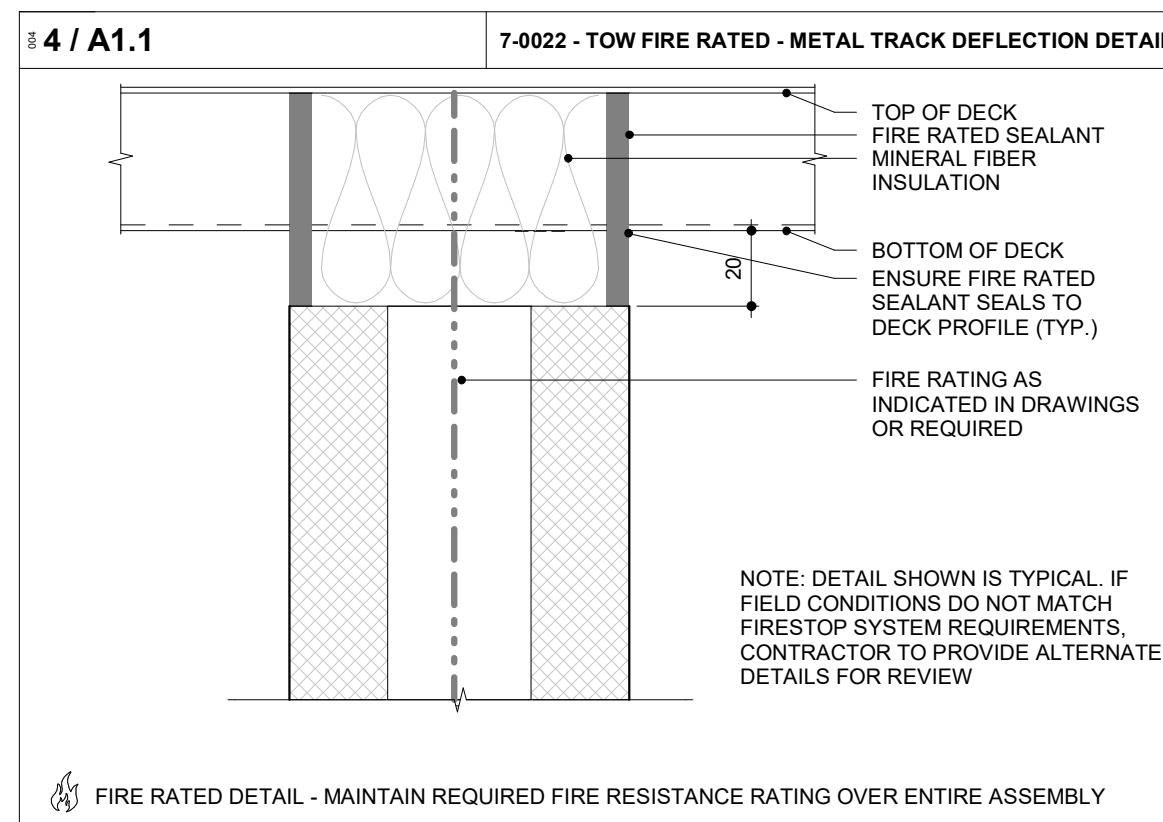
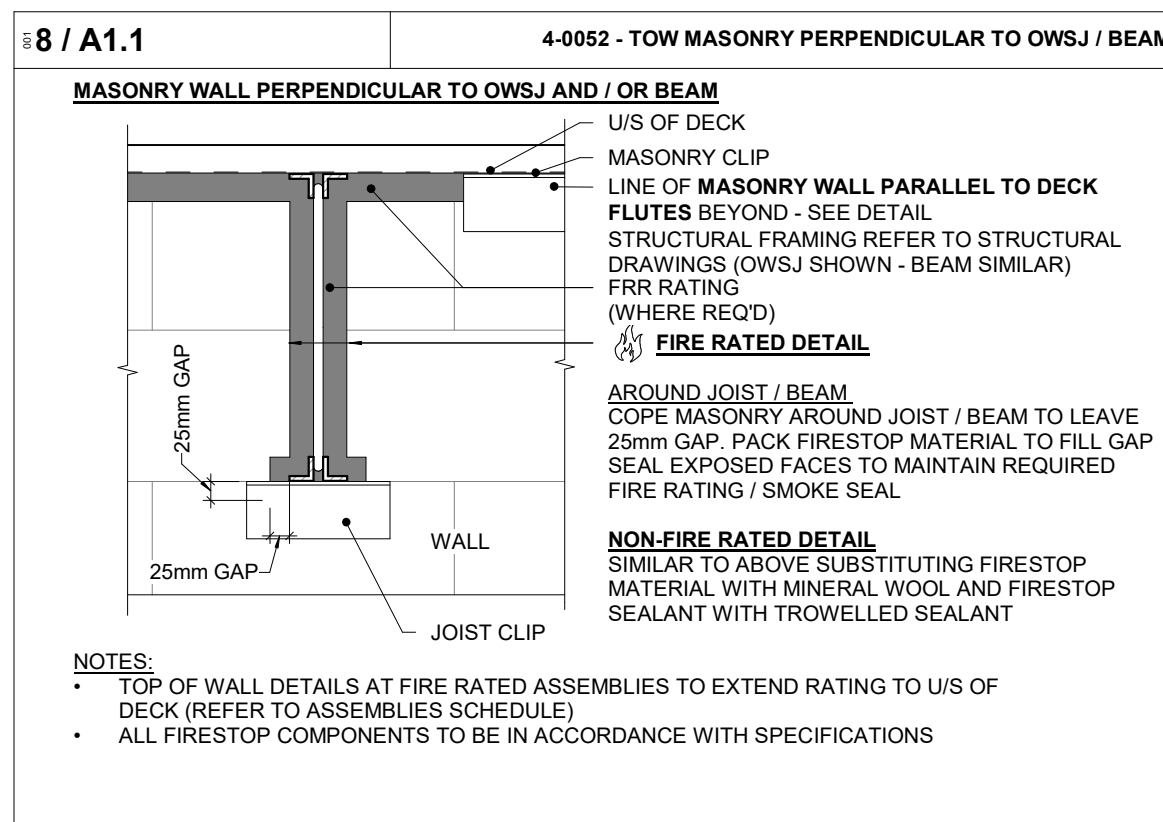
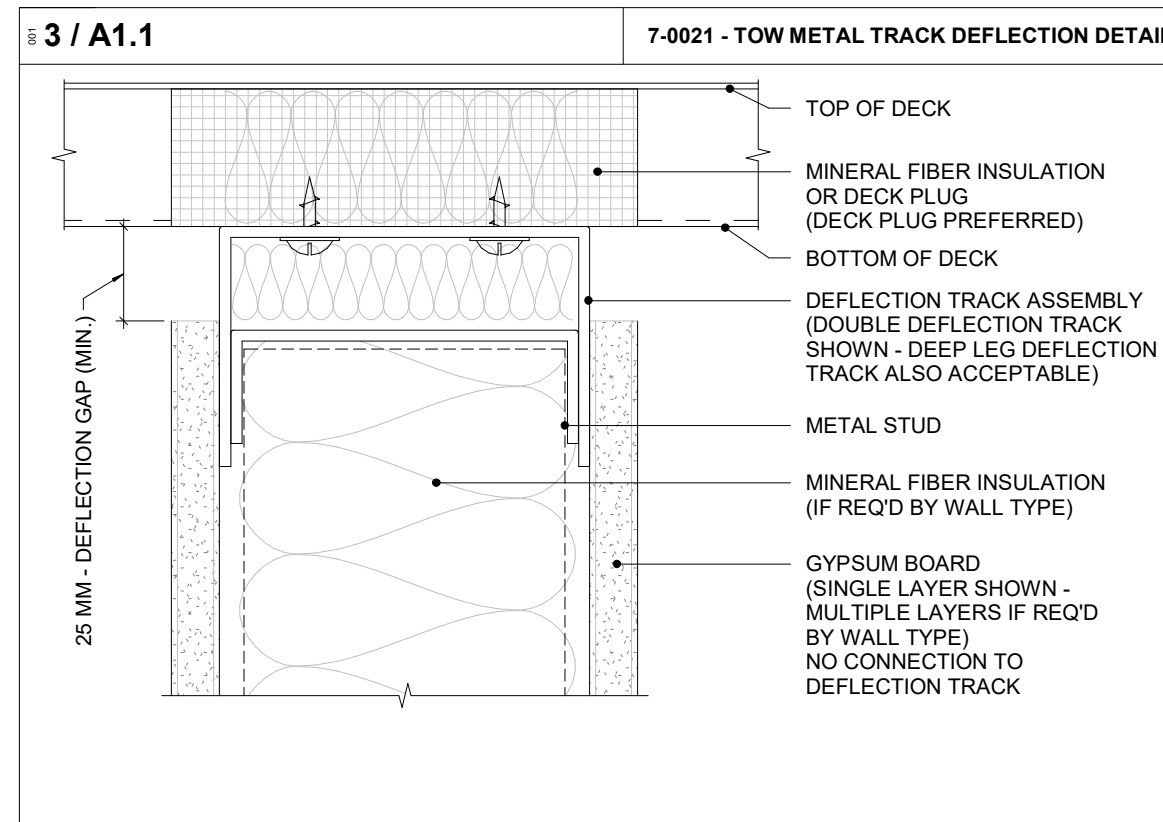
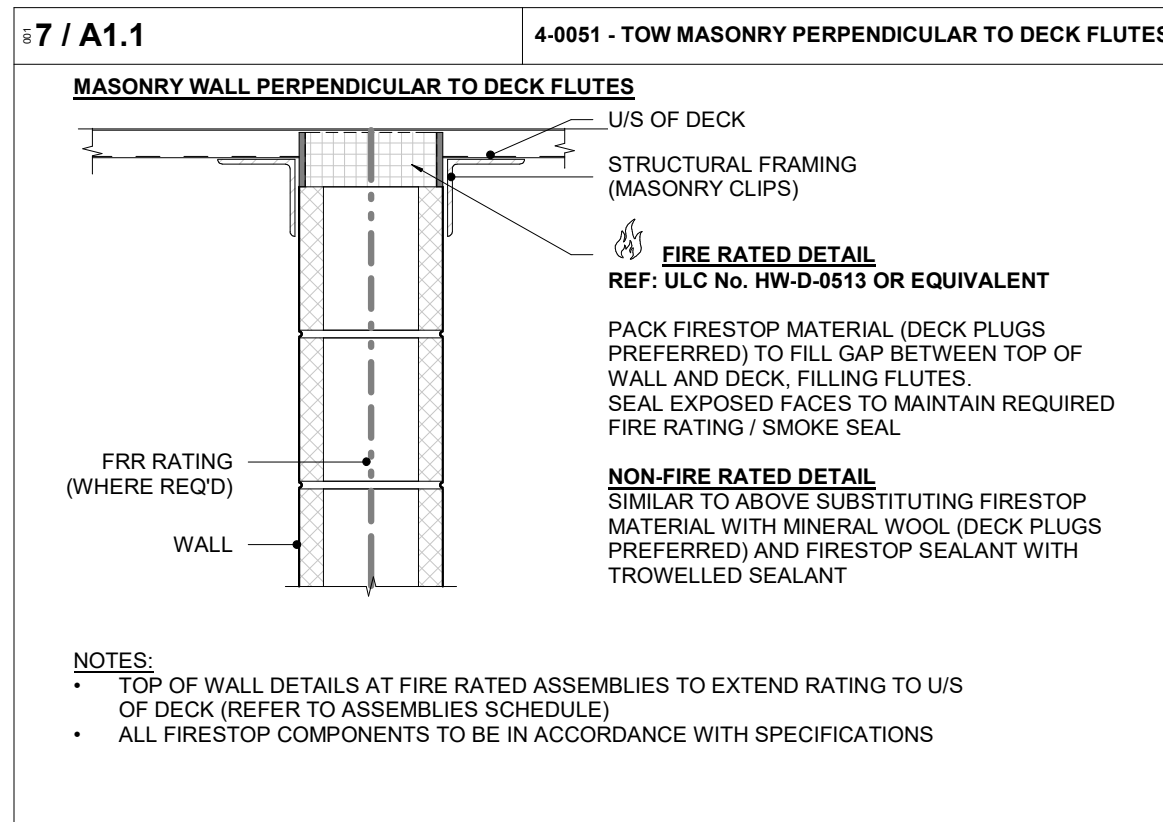
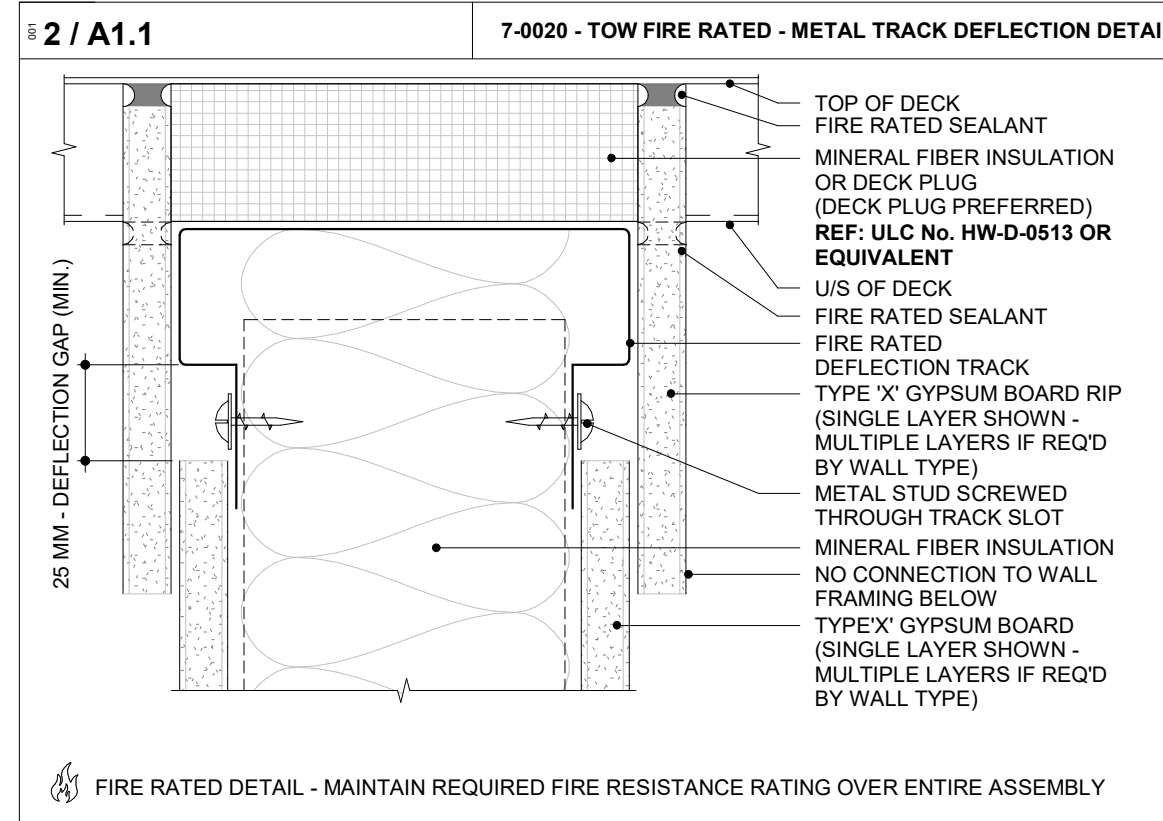
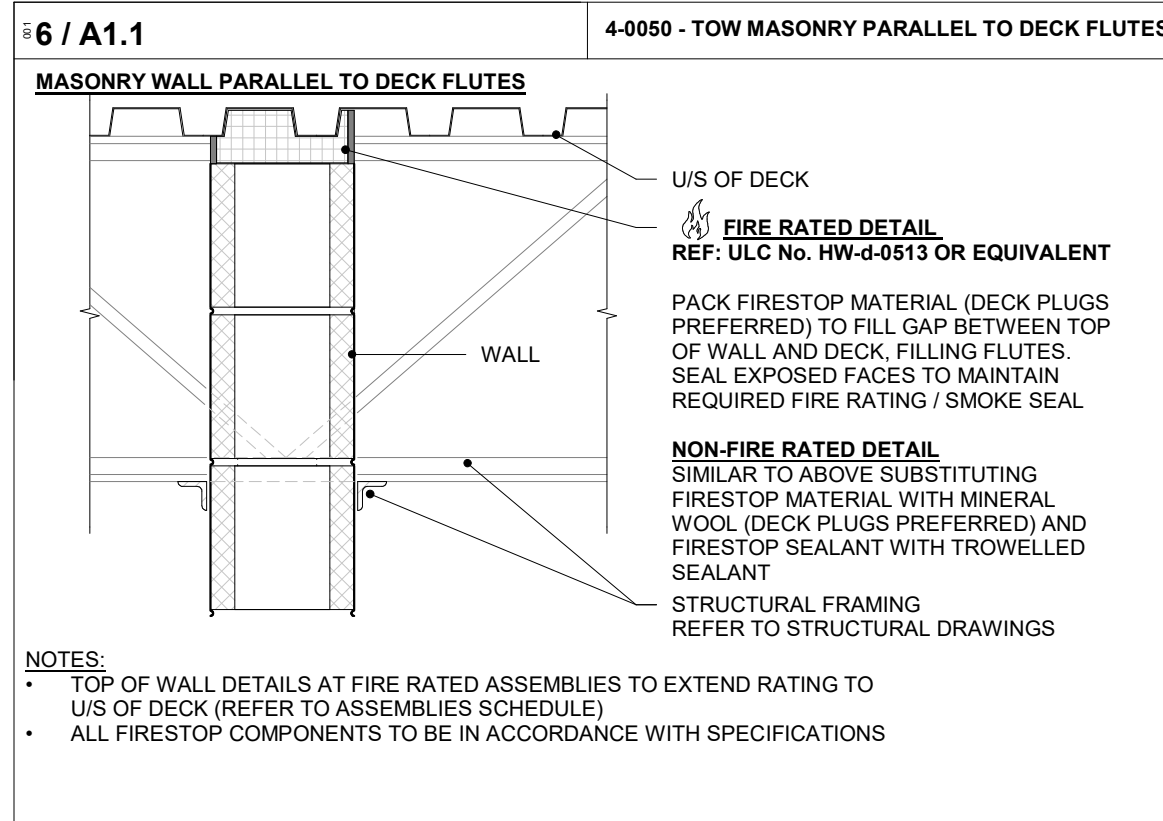
PROFESSIONAL SEAL

DWG TITLE: **FIXTURE MOUNTING HEIGHTS**

ORIENTATION

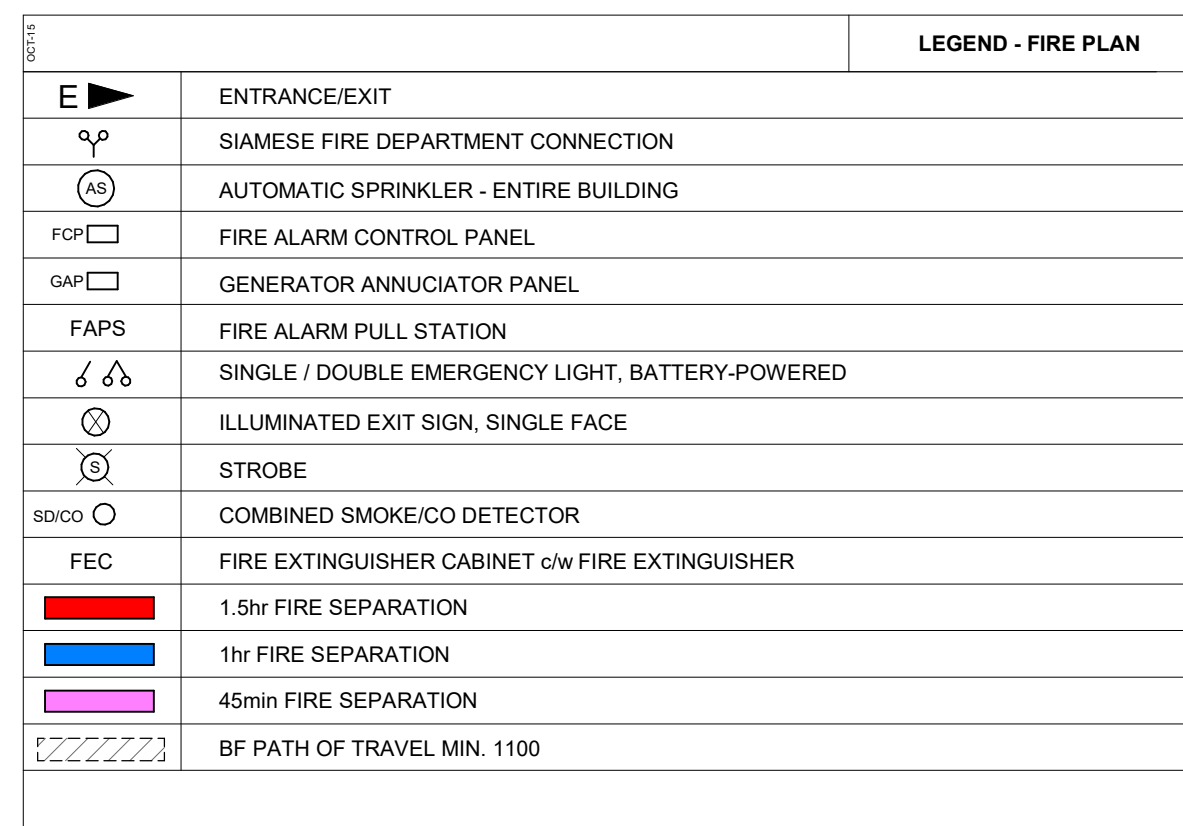
DATE: 2020-11-30
 SCALE: As indicated
 DRAWN BY: SL / AA / VL
 DWG STATUS: IFC
 PROJECT No: 1903
 DRAWING No: **A0.3**
 REVISION: 21

2023-07-12 1:24:44 PM



FIRE EXIT TRAVEL DISTANCE

FROM ROOM	TO ROOM	LEVEL	TAG	TRAVEL	SPEED	TIME
GROUND FLOOR PLAN		GROUND FLOOR PLAN	FR 1	14.37 m	4.8 km/h	10.7 s
VEHICLE BAY 111		GROUND FLOOR PLAN	FR 1	10.42 m	4.8 km/h	7.8 s
VEHICLE BAY 111	VEHICLE BAY 111	GROUND FLOOR PLAN	FR 2	10.42 m	4.8 km/h	7.8 s
VEHICLE BAY 111	VESTIBULE 100	GROUND FLOOR PLAN	FR 3	7.67 m	4.8 km/h	5.7 s
UNIVERSAL WASHROOM 109	VESTIBULE 100	GROUND FLOOR PLAN	FR 4	16.79 m	4.8 km/h	12.5 s
LOCKER ROOM 106	ACCESS CORRIDOR 101	GROUND FLOOR PLAN	FR 5	14.37 m	4.8 km/h	10.7 s
DINING AREA 103	ACCESS CORRIDOR 101	GROUND FLOOR PLAN	FR 6	9.48 m	4.8 km/h	7.1 s
MECHANICAL/ELECTRICAL ROOM 114	MECHANICAL/ELECTRICAL ROOM 114	GROUND FLOOR PLAN	FR 7	5.71 m	4.8 km/h	4.3 s



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ISSUE OR REVISION

NO.	ISSUED FOR	DATE
4	30% SUBMISSION	2021-05-20
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21	IFC	2023-07-12

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

CLIENT: 53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

ARCHITECT: THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL:

DWG TITLE: FIRE, LIFE SAFETY, & AODA REQUIREMENTS

DATE: 2020-11-30

SCALE: As indicated

DRAWN BY: SL / AA / VL

DWG STATUS: IFC

PROJECT NO.: 1903

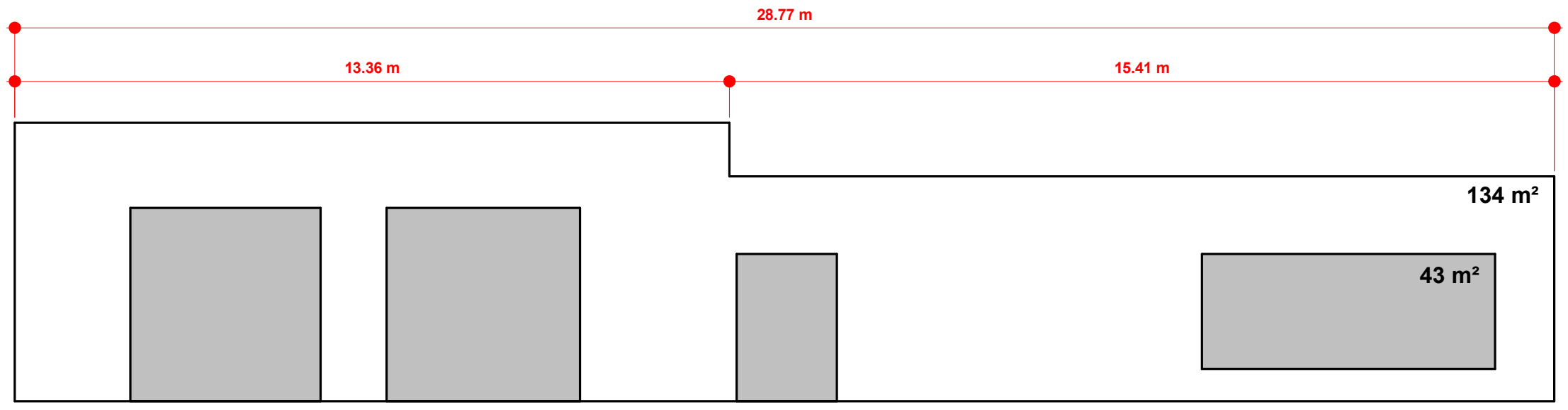
DRAWING NO.: A1.1

REVISION: 21

2023-07-12 1:24:47 PM

Actual Exposing Building Face (m ²):	134.0	(1)	EBF: Exposing building face LD: Limiting distance UPO: Unprotected opening percentage (max.)
Actual Limiting Distance (m):	32.7	(2)	
Unprotected Wall Opening Area (m):	43.0	(3)	
Exposing Building Face Length:	28.8	(4)	
Exposing Building Face Height:	5.2	(5)	
Actual Ratio (L/H OR H/L):	28.77:5.2	(6)	
Permitted Ratio (L/H OR H/L):	N/A	(7)	
Fire Resistance Rating:	N/R		

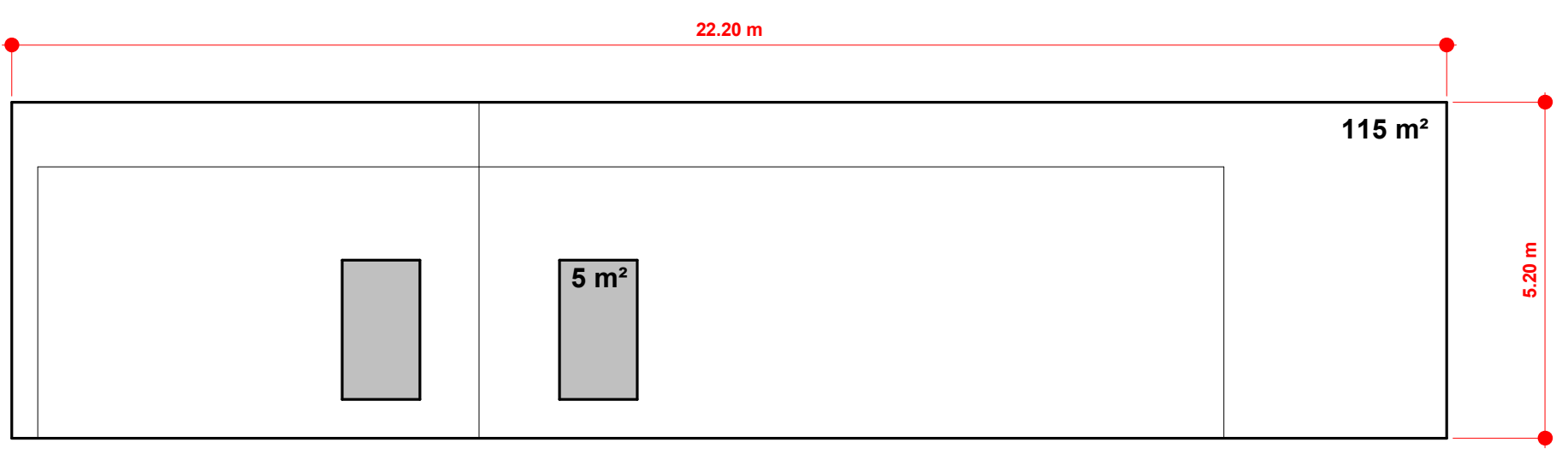
Area of Exposing Building Face from OBC Tables	100.0	100.0	100.0
	150.0	100.0	100.0
EBF_1 (< 134 m ² actual):	100.0	100.0	100.0
EBF_2 (> 134 m ² actual):	150.0	100.0	100.0
Intermediate Interpolated Unprotected Opening % Values:	100.0	100.0	
Final Interpolated Unprotected Opening % Value:		100.0%	
Unprotected Opening % Value Proposed:		32.1%	



5 LD - WEST ELEVATION
1:100

Actual Exposing Building Face (m ²):	115.0	(1)	EBF: Exposing building face LD: Limiting distance UPO: Unprotected opening percentage (max.)
Actual Limiting Distance (m):	12.0	(2)	
Unprotected Wall Opening Area (m):	5.0	(3)	
Exposing Building Face Length:	22.2	(4)	
Exposing Building Face Height:	5.2	(5)	
Actual Ratio (L/H OR H/L):	22.2:5.2	(6)	
Permitted Ratio (L/H OR H/L):	N/A	(7)	
Fire Resistance Rating:	N/R		

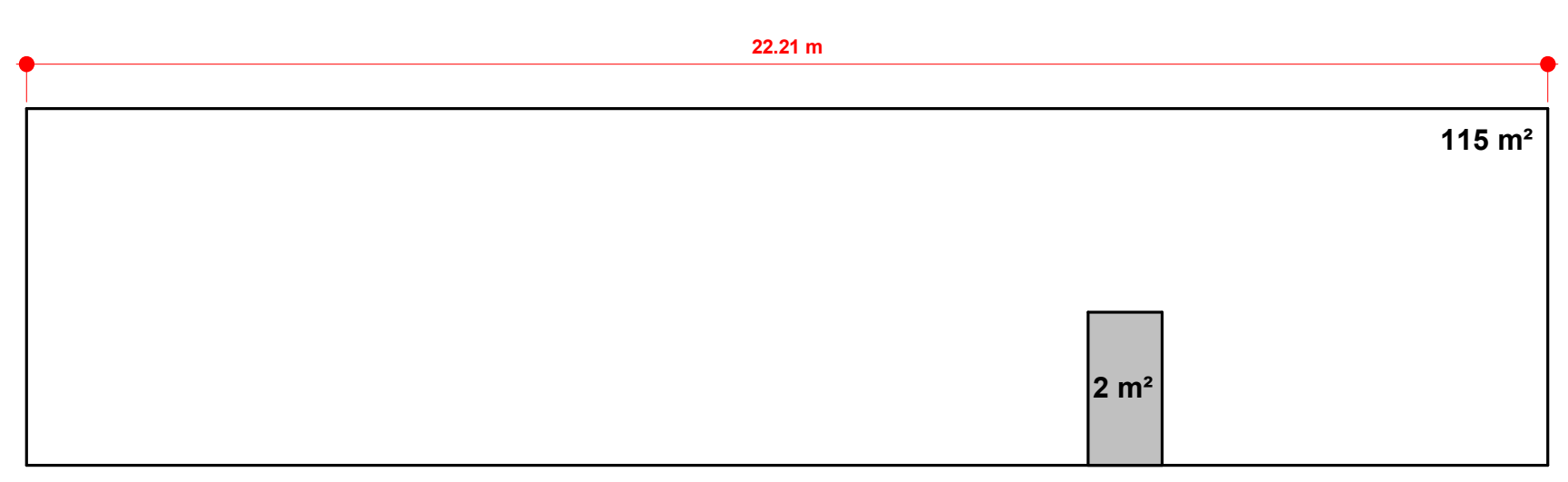
Area of Exposing Building Face from OBC Tables	100.0	100.0	100.0
	150.0	100.0	100.0
EBF_1 (< 115 m ² actual):	100.0	100.0	100.0
EBF_2 (> 115 m ² actual):	150.0	100.0	100.0
Intermediate Interpolated Unprotected Opening % Values:	100.0	100.0	
Final Interpolated Unprotected Opening % Value:		100.0%	
Unprotected Opening % Value Proposed:		4.3%	



4 LD - SOUTH ELEVATION
1:100

Actual Exposing Building Face (m ²):	115.0	(1)	EBF: Exposing building face LD: Limiting distance UPO: Unprotected opening percentage (max.)
Actual Limiting Distance (m):	7.1	(2)	
Unprotected Wall Opening Area (m):	2.0	(3)	
Exposing Building Face Length (m):	22.2	(4)	
Exposing Building Face Height (m):	5.2	(5)	
Actual Ratio (L/H OR H/L):	22.21:5.2	(6)	
Permitted Ratio (L/H OR H/L):	N/A	(7)	
Fire Resistance Rating:	45min		

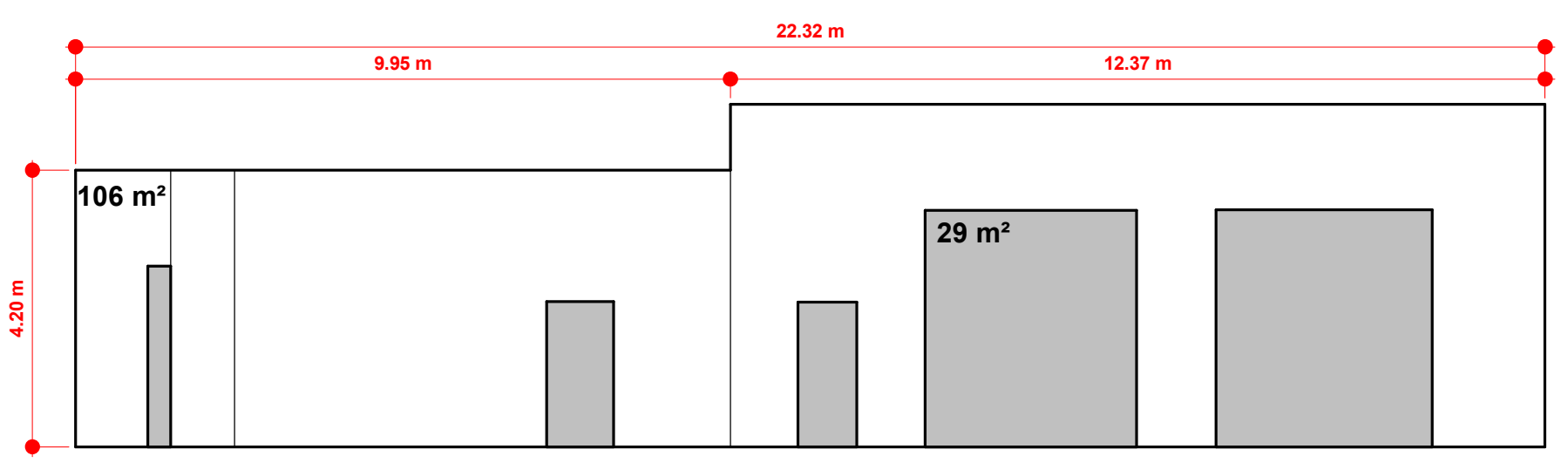
Area of Exposing Building Face from OBC Tables	100.0	100.0	100.0
	150.0	100.0	100.0
EBF_1 (< 115 m ² actual):	100.0	100.0	100.0
EBF_2 (> 115 m ² actual):	150.0	100.0	100.0
Intermediate Interpolated Unprotected Opening % Values:	81.4	94.6	
Final Interpolated Unprotected Opening % Value:		82.6%	
Unprotected Opening % Value Proposed:		1.7%	



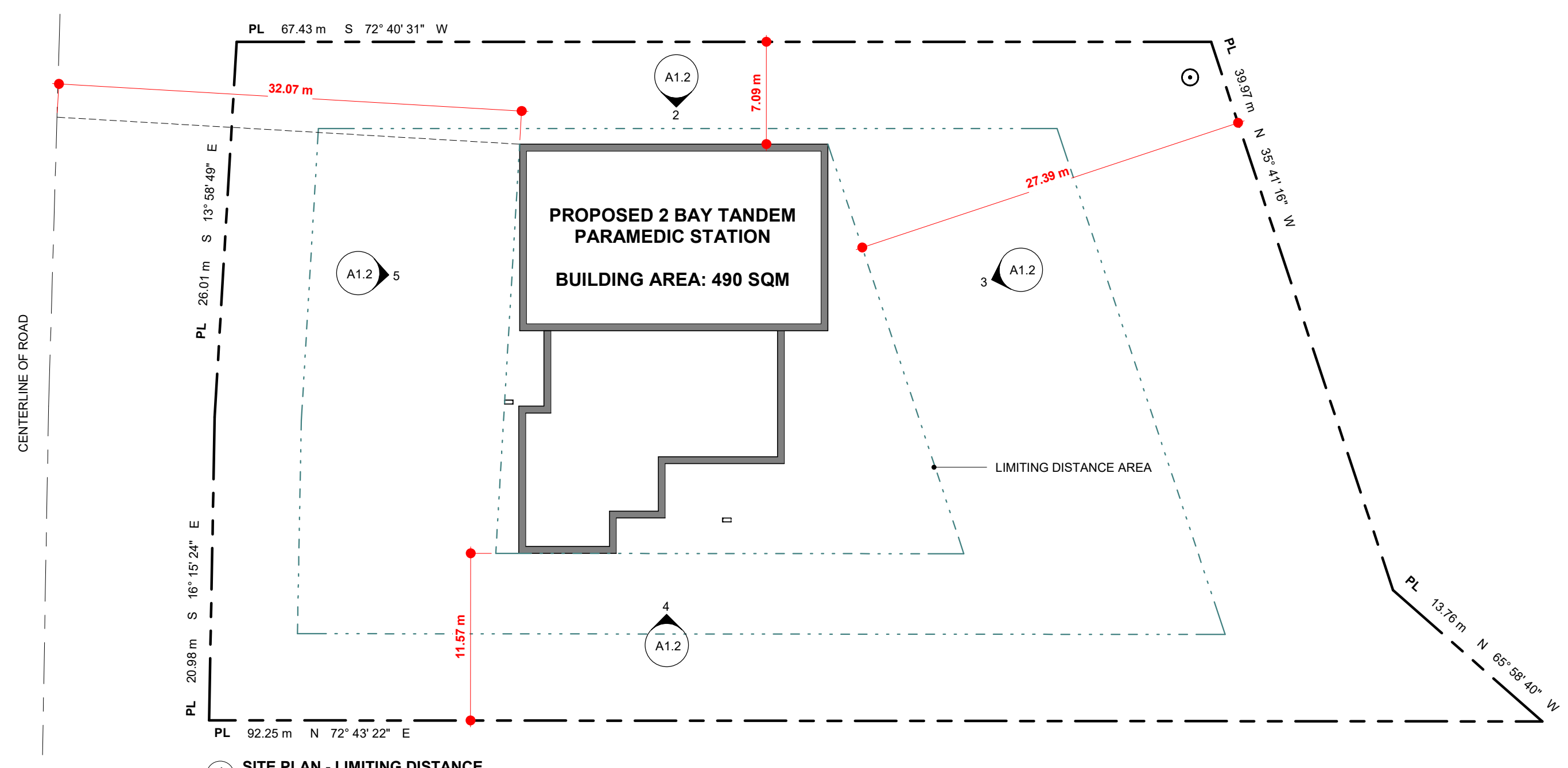
2 LD - NORTH ELEVATION
1:100

Actual Exposing Building Face (m ²):	106.0	(1)	EBF: Exposing building face LD: Limiting distance UPO: Unprotected opening percentage (max.)
Actual Limiting Distance (m):	27.4	(2)	
Unprotected Wall Opening Area (m):	28.0	(3)	
Exposing Building Face Length:	22.7	(4)	
Exposing Building Face Height:	5.2	(5)	
Actual Ratio (L/H OR H/L):	22.7:5.2	(6)	
Permitted Ratio (L/H OR H/L):	N/A	(7)	
Fire Resistance Rating:	N/R		

Area of Exposing Building Face from OBC Tables	100.0	100.0	100.0
	150.0	100.0	100.0
EBF_1 (< 106 m ² actual):	100.0	100.0	100.0
EBF_2 (> 106 m ² actual):	150.0	100.0	100.0
Intermediate Interpolated Unprotected Opening % Values:	100.0	100.0	
Final Interpolated Unprotected Opening % Value:		100.0%	
Unprotected Opening % Value Proposed:		26.4%	



3 LD - EAST ELEVATION
1:100



1 SITE PLAN - LIMITING DISTANCE
1:300

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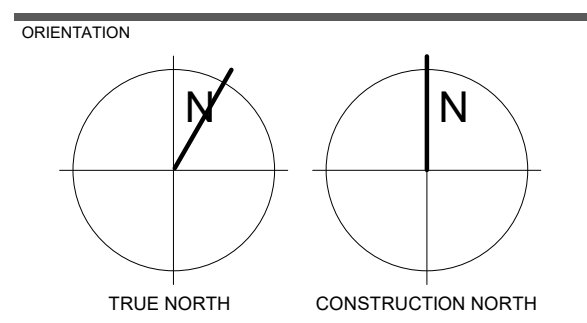
NO.	ISSUED FOR	DATE
3	SITE PLAN APPLICATION	2021-04-14
4	30% SUBMISSION	2021-05-20
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
15	SPA FINAL SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

CLIENT:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.
ARCHITECT:
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE:
OBC LIMITING DISTANCE REVIEW



DATE: 2020-11-30
SCALE: As indicated
DRAWN BY: SL / AA / VL
DWG STATUS: IFC
PROJECT No.: 1903
DRAWING No.: **A1.2** REVISION: 21

2023-07-12 1:24:48 PM

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16	IFC	2022-12-16
21	IFC	2023-07-12

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

CLIENT

ARCHITECT
THOMASBROWNARCHITECTS
 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE
SITE SURVEY

ORIENTATION

TRUE NORTH CONSTRUCTION NORTH

DATE: 2020-11-30

SCALE: DRAWN BY: SL / AA / VL

DWG STATUS: IFC

PROJECT No: 1903

DRAWING No: **A2.1** REVISION: 21

SKETCH TO ILLUSTRATE TOPOGRAPHY

SCALE 1:250

0 2.5 5 10 15 Metres

LLOYD & PURCELL A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

GEOGRAPHIC NOTE

LOT 4
 PLAN 65M-2795
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

BENCH MARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF VAUGHAN BENCH MARK N° 32-3, HAVING A PUBLISHED ELEVATION OF 225.764 METRES.

METRIC

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- W - UNDERGROUND WATER MAIN
- STM - STORM SEWER
- SAN - SANITARY SEWER
- H - UNDERGROUND HYDRO
- G - UNDERGROUND GAS
- C - UNDERGROUND COMMUNICATION
- B BOLLARD/GUARD POST
- BMH BELL MANHOLE
- COM COMMUNICATION BOX
- FED FEDESTAL
- SP SIGN POST
- VCH VALVE CHAMBER
- WV WATER VALVE
- HYD FIRE HYDRANT
- LS LIGHT STANDARD
- MH MANHOLE
- MW MONITORING WELL
- TR TRANSFORMER/CONCRETE PAD
- WK WATER KEY
- ☼ CONIFEROUS TREE (SPREAD)
- ⊗ DECIDUOUS TREE (WITH TAG NUMBER)
- TOP OF SLOPE
- - - TOE OF SLOPE
- ===== EDGE OF ASPHALT/GRAVEL
- ~~~~~ EDGE OF TREES

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM SURVEYOR'S REAL PROPERTY BY LLOYD & PURCELL, A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD., DATED JUNE 29, 2020 (FILE N° V1-M2795-4) AND ORIENTED ON AVAILABLE EVIDENCE.

NOTE

UNDERGROUND SERVICE/UTILITY INFORMATION HAS BEEN DERIVED FROM ON SITE MARK OUTS OF LOCATABLE UTILITIES AND RECORDS FROM TOWN OF VAUGHAN DEVELOPMENT ENGINEER DEPARTMENT AND IS INTENDED FOR DESIGN PURPOSES ONLY. SERVICES MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

THIS PLAN HAS BEEN PREPARED IN NAD 83 UTM ZONE 17 COORDINATES AND CAN BE CONVERTED TO GROUND BY APPLYING A SCALE FACTOR OF 1.000251

TOPOGRAPHIC OBSERVATIONS SHOWN HEREON COMPLETED ON AUGUST 10, 2020

ALL TREE(WITH TAG NUMBERS) LOCATIONS ARE MEASURED FROM CENTRE OF TRUNK AT CHEST LEVEL. TREE TAG NUMBERS INCLUDE 5701-5771, NOTE TAGS 5713 AND 5721 ARE ON THE SAME TREE, IN TOTAL 70 TREES.

UPDATED ON SEPTEMBER 17, 2020 TO SHOW ADDITIONAL UNDERGROUND WATER MAIN AND SEWER MAIN INFORMATION ALONG JACOB KEFFER PARKWAY

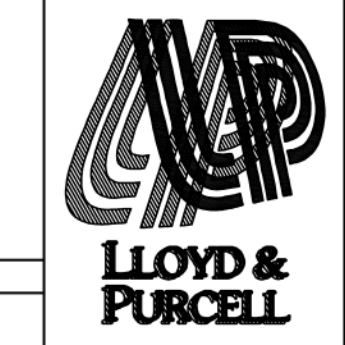
PLAN AMENDED TO ILLUSTRATE ELEVATION CONTOUR LINE 215.86 THE FLOOD ELEVATION CONTOUR AND ITS 10 METRE LOCATION OBSERVED OCTOBER 29, 2020.

TOPOGRAPHY

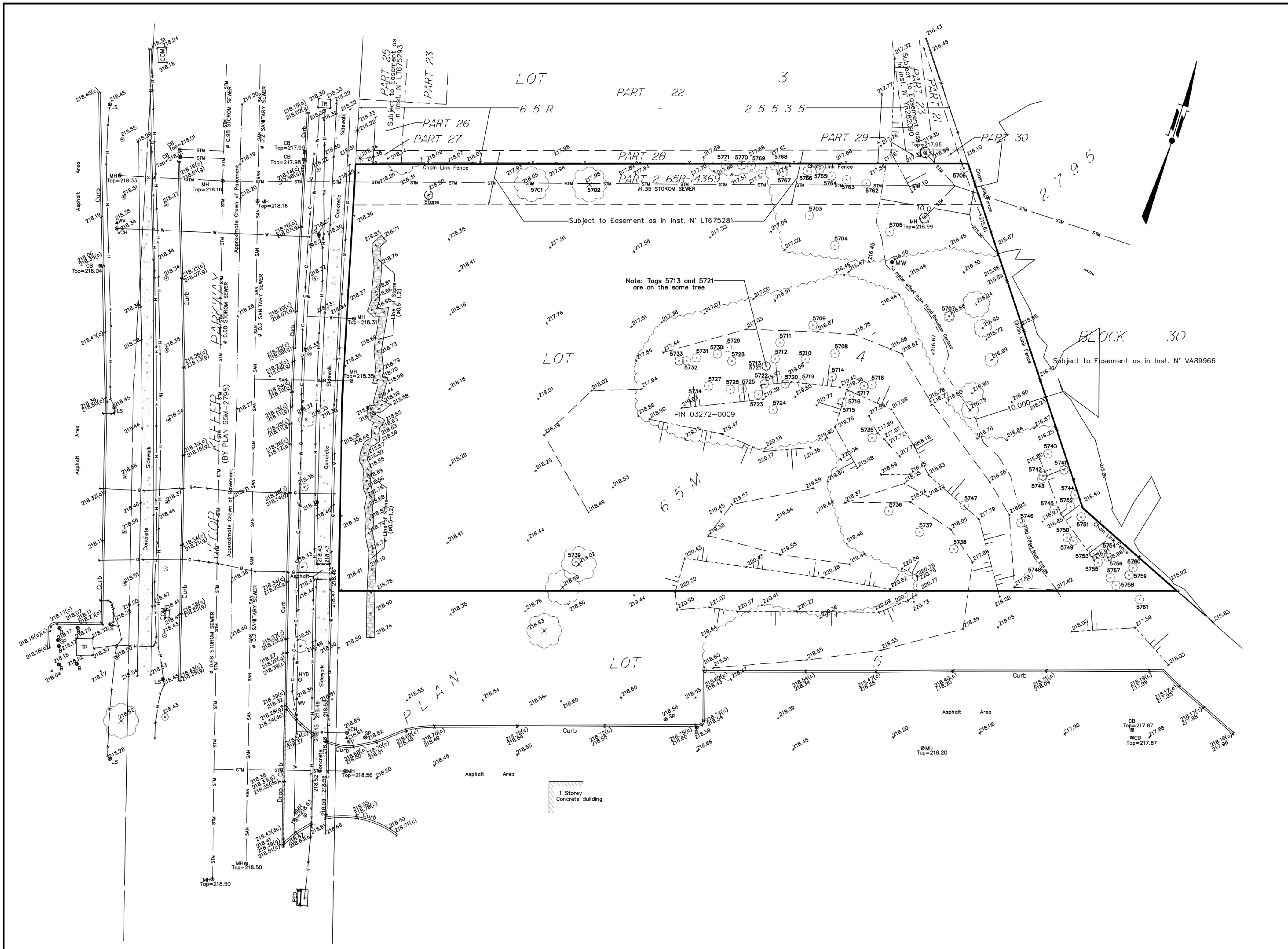
(PREPARED FOR THE REGIONAL MUNICIPALITY OF YORK)

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LLOYD & PURCELL
 A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 1228 CORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 8Z1
 (905) 895-6416 Fax (905) 853-5837 EMAIL: l.p@ontariolandsurveyors.ca
 TOLL FREE 1 (855) 779-6500
 WWW.ONTARIOLANDSURVEYORS.CA



CAD: BL	PC: RW	JOB: 20-222(TOP)
CALC: JG	CHK'D: JG	FILE: V1-M2795-4



2023-07-12 1:24:51 PM

TREE INVENTORY & ACTION REQUIRED BY CONTRACTOR

TREE #	SPECIES	DBH (cm)	DIAMETER (m)	CONDITION	ACTION REQUIRED BY CONTRACTOR
5703	MANITOBA MAPLE	14	8	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5704	WHITE WILLOW	1	1	SATISFACTORY	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5705	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5708	BLACK WALNUT	12	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5709	MANITOBA MAPLE	12	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5710	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5711	MANITOBA MAPLE	12	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5712	MANITOBA MAPLE	12	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5713	MANITOBA MAPLE	14	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5714	MANITOBA MAPLE	14	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5715	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5716	MANITOBA MAPLE	14	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5717	MANITOBA MAPLE	12	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5718	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5719	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5720	MANITOBA MAPLE	12	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5721	MANITOBA MAPLE	14	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5722	MANITOBA MAPLE	9	3	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5723	MANITOBA MAPLE	12	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5724	MANITOBA MAPLE	13	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5725	MANITOBA MAPLE	14	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5726	MANITOBA MAPLE	14	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5727	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5728	MANITOBA MAPLE	12	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5729	MANITOBA MAPLE	15	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5730	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5731	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5732	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5733	MANITOBA MAPLE	15	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5734	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5735	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5736	MANITOBA MAPLE	12	5	SATISFACTORY	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5737	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5738	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5739	MANITOBA MAPLE	14	5	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5747	MANITOBA MAPLE	10	4	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
5707	MANITOBA MAPLE	2	1	SATISFACTORY	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
NT2	HACKLEBERRY	2	1	SATISFACTORY	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
NT3	GINKGO 'MAIDENHAIR TREE'	2	1	GOOD	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
NT5	BLUE BEECH	3	2	SATISFACTORY	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM
NT6	COLUMNAR ENGLISH OAK	2	1	SATISFACTORY	CONTRACTOR TO REMOVE AND DISPOSE OF TREE STUMP AND ROOT SYSTEM, DBH >20CM

TREE #	SPECIES	DBH (cm)	DIAMETER (m)	CONDITION	ACTION REQUIRED BY CONTRACTOR
5701	TREMBLING ASPEN	14	5	GOOD	EXISTING TREE TO REMAIN
5702	WHITE WILLOW	8	4	GOOD	EXISTING TREE TO REMAIN
5706	WEEPING WILLOW	52	12	GOOD	EXISTING TREE TO REMAIN
5740	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
5741	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
5742	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
5743	WHITE POPLAR	16	5	GOOD	EXISTING TREE TO REMAIN
5744	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
5745	WHITE POPLAR	18	6	GOOD	EXISTING TREE TO REMAIN
5746	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
5748	WHITE POPLAR	14	5	GOOD	EXISTING TREE TO REMAIN
5749	WHITE POPLAR	18	6	GOOD	EXISTING TREE TO REMAIN
5750	WHITE POPLAR	22	6	GOOD	EXISTING TREE TO REMAIN
5751	WHITE POPLAR	14	5	GOOD	EXISTING TREE TO REMAIN
5752	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
5753	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
5754	WHITE POPLAR	11	4	GOOD	EXISTING TREE TO REMAIN
5755	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
5756	WHITE POPLAR	20	6	GOOD	EXISTING TREE TO REMAIN
5757	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
5758	WHITE POPLAR	16	5	GOOD	EXISTING TREE TO REMAIN
5759	WHITE POPLAR	20	6	GOOD	EXISTING TREE TO REMAIN
5760	WHITE POPLAR	16	5	GOOD	EXISTING TREE TO REMAIN
5761	WHITE POPLAR	14	4	GOOD	EXISTING TREE TO REMAIN
5762	SANDBAR WILLOW	1	1	SATISFACTORY	EXISTING TREE TO REMAIN
5763	SANDBAR WILLOW	1	1	SATISFACTORY	EXISTING TREE TO REMAIN
5764	SANDBAR WILLOW	1	1	SATISFACTORY	EXISTING TREE TO REMAIN
5765	SANDBAR WILLOW	1	1	GOOD	EXISTING TREE TO REMAIN
5766	SANDBAR WILLOW	1	1	GOOD	EXISTING TREE TO REMAIN
5767	SANDBAR WILLOW	1	1	GOOD	EXISTING TREE TO REMAIN
5768	SANDBAR WILLOW	1	2	SATISFACTORY	EXISTING TREE TO REMAIN
5769	SANDBAR WILLOW	1	1	GOOD	EXISTING TREE TO REMAIN
5770	SANDBAR WILLOW	1	1	SATISFACTORY	EXISTING TREE TO REMAIN
5771	SANDBAR WILLOW	1	2	GOOD	EXISTING TREE TO REMAIN
NT1	FREEMAN MAPLE	3	1	POTENTIAL TROUBLE	EXISTING TREE TO REMAIN
NT4	KENTUCKY COFFEE TREE	2	2	SATISFACTORY	EXISTING TREE TO REMAIN

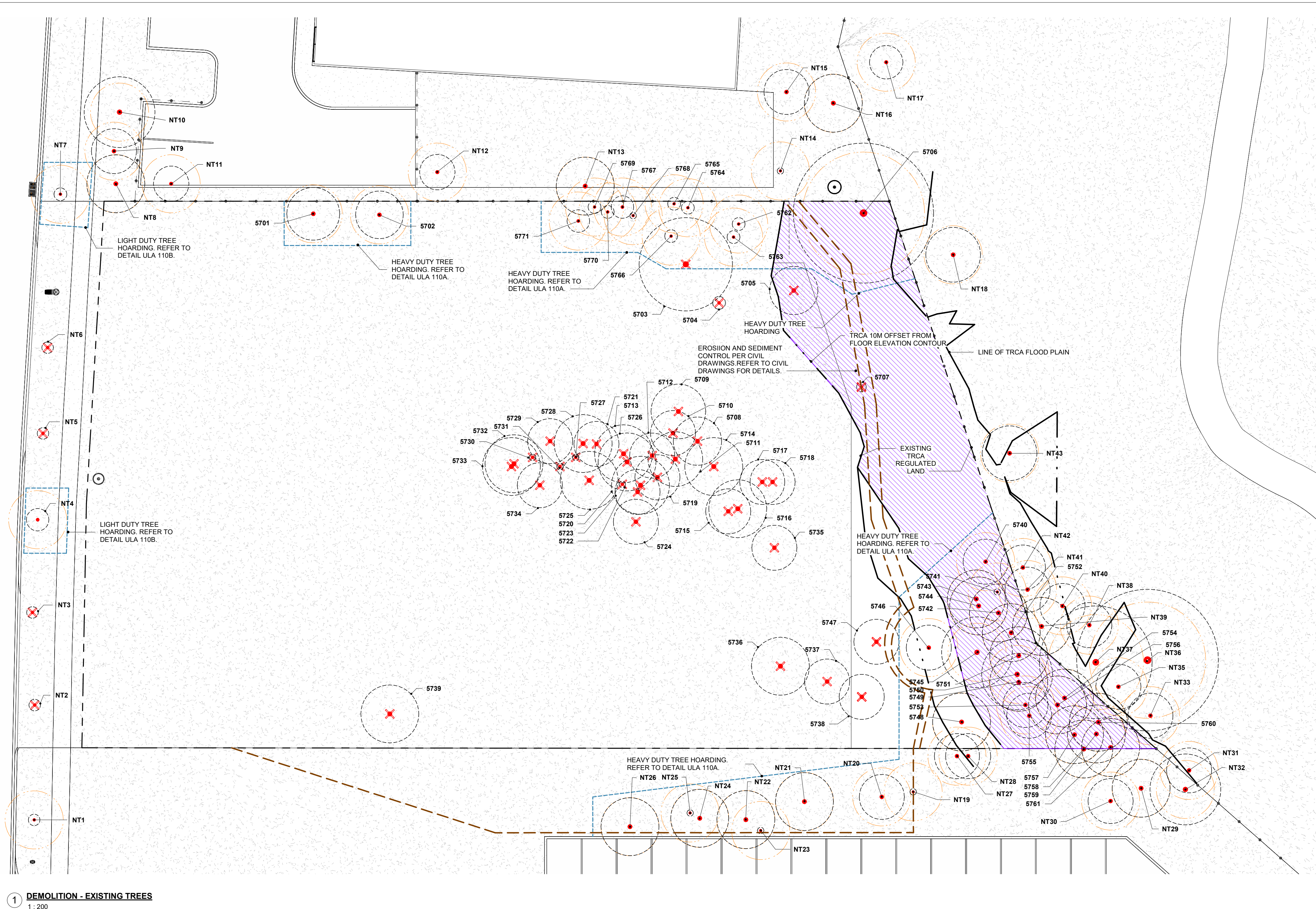
TREE INVENTORY & ACTION REQUIRED BY CONTRACTOR

TREE #	SPECIES	DBH (cm)	DIAMETER (m)	CONDITION	ACTION REQUIRED BY CONTRACTOR
NT7	COLUMNAR ENGLISH OAK	2	1	SATISFACTORY	EXISTING TREE TO REMAIN
NT8	BLUE SPRUCE	16	5	GOOD	EXISTING TREE TO REMAIN
NT9	BLUE SPRUCE	12	4	GOOD	EXISTING TREE TO REMAIN
NT10	BLUE SPRUCE	22	6	GOOD	EXISTING TREE TO REMAIN
NT11	FREEMAN MAPLE	10	3	GOOD	EXISTING TREE TO REMAIN
NT12	HONEYLOCUST	8	3	SATISFACTORY	EXISTING TREE TO REMAIN
NT13	FREEMAN MAPLE	14	5	SATISFACTORY	EXISTING TREE TO REMAIN
NT14	FREEMAN MAPLE	16	5	SATISFACTORY	EXISTING TREE TO REMAIN
NT15	FREEMAN MAPLE	12	4	GOOD	EXISTING TREE TO REMAIN
NT16	MANITOBA MAPLE	14	5	SATISFACTORY	EXISTING TREE TO REMAIN
NT17	MANITOBA MAPLE	14	3	GOOD	EXISTING TREE TO REMAIN
NT18	WHITE ELM	1	5	GOOD	EXISTING TREE TO REMAIN
NT19	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT20	MANITOBA MAPLE	10	4	GOOD	EXISTING TREE TO REMAIN
NT21	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT22	MANITOBA MAPLE	10	4	GOOD	EXISTING TREE TO REMAIN
NT23	MANITOBA MAPLE	10	4	GOOD	EXISTING TREE TO REMAIN
NT24	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT25	MANITOBA MAPLE	12	4	GOOD	EXISTING TREE TO REMAIN
NT26	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT27	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
NT28	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
NT29	WHITE POPLAR	16	5	GOOD	EXISTING TREE TO REMAIN
NT30	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
NT31	WHITE POPLAR	18	6	GOOD	EXISTING TREE TO REMAIN
NT32	WHITE POPLAR	22	6	GOOD	EXISTING TREE TO REMAIN
NT33	WHITE POPLAR	20	6	GOOD	EXISTING TREE TO REMAIN
NT34	WEEPING WILLOW	54	16	GOOD	EXISTING TREE TO REMAIN
NT35	WHITE POPLAR	20	10	GOOD	EXISTING TREE TO REMAIN
NT36	WEEPING WILLOW	50	12	GOOD	EXISTING TREE TO REMAIN
NT37	WHITE POPLAR	42	10	GOOD	EXISTING TREE TO REMAIN
NT38	ASH	10	4	GOOD	EXISTING TREE TO REMAIN
NT39	WHITE POPLAR	11	4	GOOD	EXISTING TREE TO REMAIN
NT40	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
NT41	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
NT42	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
NT43	MANITOBA MAPLE	16	5	GOOD	EXISTING TREE TO REMAIN

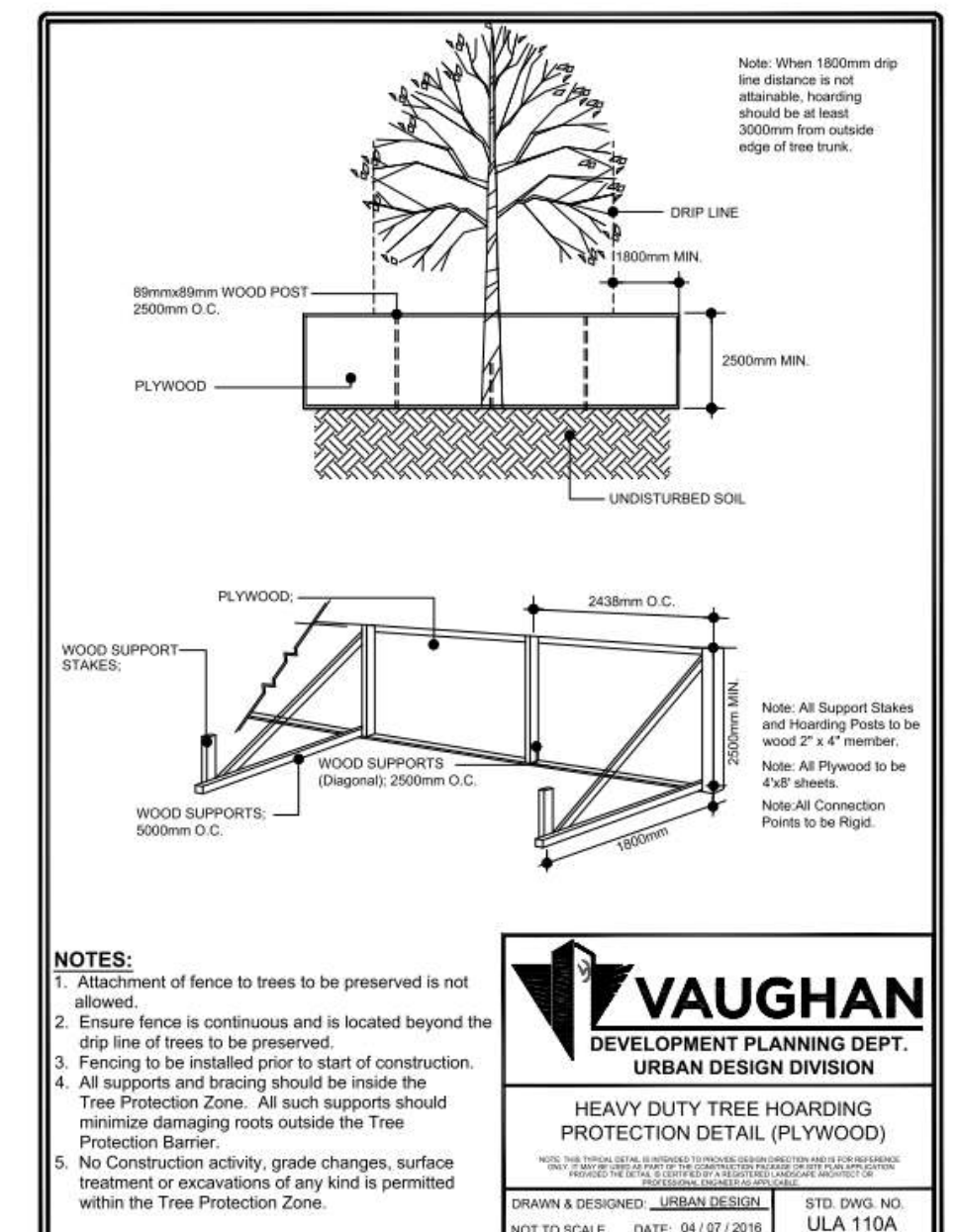
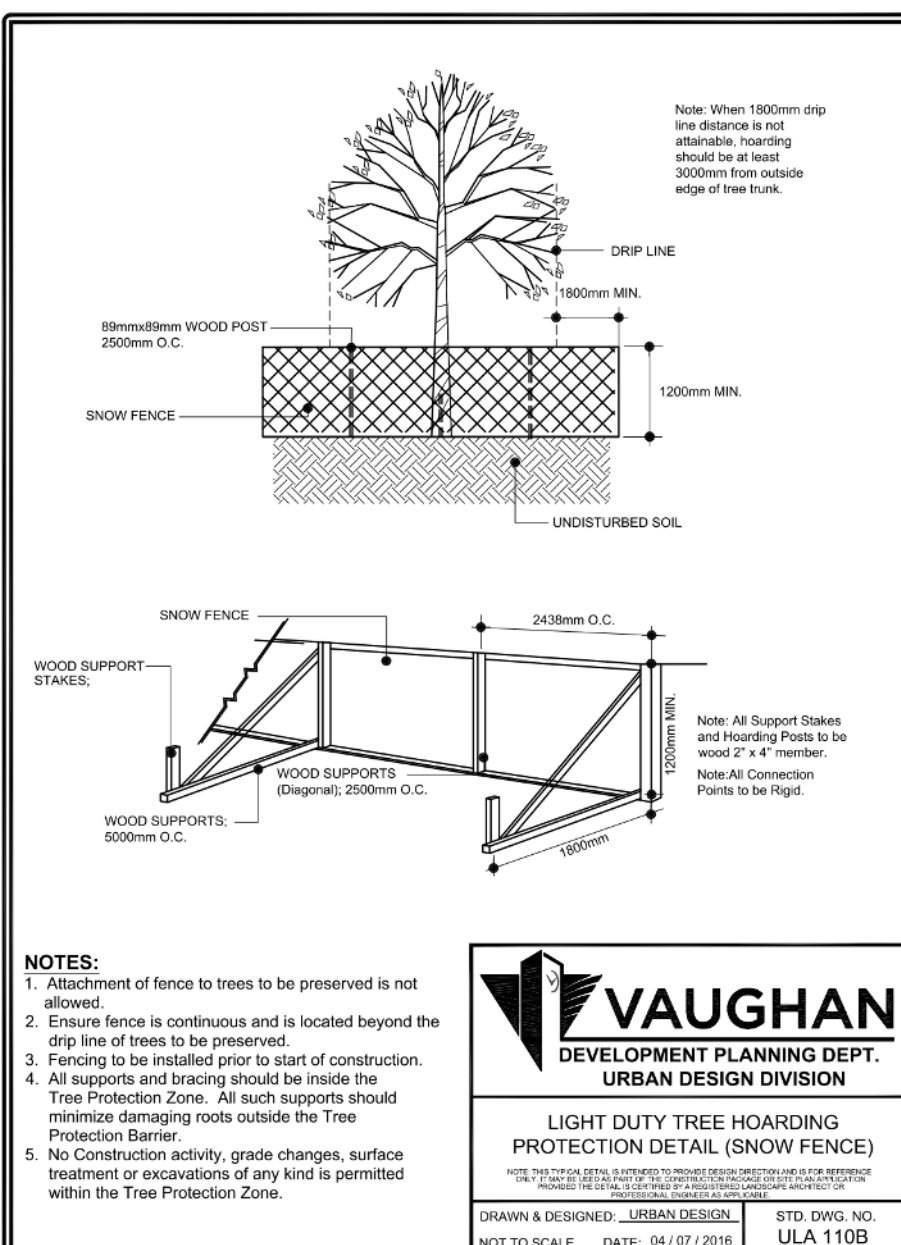
TREE INVENTORY & ACTION REQUIRED BY CONTRACTOR

TREE #	SPECIES	DBH (cm)	DIAMETER (m)	CONDITION	ACTION REQUIRED BY CONTRACTOR
NT7	COLUMNAR ENGLISH OAK	2	1	SATISFACTORY	EXISTING TREE TO REMAIN
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NT9	BLUE SPRUCE	12	4	GOOD	EXISTING TREE TO REMAIN
NT10	BLUE SPRUCE	22	6	GOOD	EXISTING TREE TO REMAIN
NT11	FREEMAN MAPLE	10	3	GOOD	EXISTING TREE TO REMAIN
NT12	HONEYLOCUST	8	3	SATISFACTORY	EXISTING TREE TO REMAIN
NT13	FREEMAN MAPLE	14	5	SATISFACTORY	EXISTING TREE TO REMAIN
NT14	FREEMAN MAPLE	16	5	SATISFACTORY	EXISTING TREE TO REMAIN
NT15	FREEMAN MAPLE	12	4	GOOD	EXISTING TREE TO REMAIN
NT16	MANITOBA MAPLE	14	5	SATISFACTORY	EXISTING TREE TO REMAIN
NT17	MANITOBA MAPLE	14	3	GOOD	EXISTING TREE TO REMAIN
NT18	WHITE ELM	1	5	GOOD	EXISTING TREE TO REMAIN
NT19	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT20	MANITOBA MAPLE	10	4	GOOD	EXISTING TREE TO REMAIN
NT21	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT22	MANITOBA MAPLE	10	4	GOOD	EXISTING TREE TO REMAIN
NT23	MANITOBA MAPLE	10	4	GOOD	EXISTING TREE TO REMAIN
NT24	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT25	MANITOBA MAPLE	12	4	GOOD	EXISTING TREE TO REMAIN
NT26	MANITOBA MAPLE	14	5	GOOD	EXISTING TREE TO REMAIN
NT27	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
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NT33	WHITE POPLAR	20	6	GOOD	EXISTING TREE TO REMAIN
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NT35	WHITE POPLAR	20	10	GOOD	EXISTING TREE TO REMAIN
NT36	WEEPING WILLOW	50	12	GOOD	EXISTING TREE TO REMAIN
NT37	WHITE POPLAR	42	10	GOOD	EXISTING TREE TO REMAIN
NT38	ASH	10	4	GOOD	EXISTING TREE TO REMAIN
NT39	WHITE POPLAR	11	4	GOOD	EXISTING TREE TO REMAIN
NT40	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
NT41	WHITE POPLAR	10	4	GOOD	EXISTING TREE TO REMAIN
NT42	WHITE POPLAR	12	4	GOOD	EXISTING TREE TO REMAIN
NT43	MANITOBA MAPLE	16	5	GOOD	EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN: 73



1 DEMOLITION - EXISTING TREES
1:200



- GENERAL NOTES:**
1. THIS DRAWING SHALL GOVERN OVER THE ARBORIST / TREE INVENTORY REPORT PREPARED BY SILV-CO LTD. DATED JULY 28, 2020. CONTRACTOR SHALL FOLLOW "ACTION REQUIRED BY CONTRACTOR" IN PROVIDED TABLE ON THIS PAGE.
 2. THE TREE PROTECTION BARRIERS SHALL BE INSTALLED AT THE APPROVED LOCATION AND SHALL BE MAINTAINED IN THEIR ORIGINAL LOCATION AND CONDITION UNTIL ALL CONSTRUCTION ACTIVITIES WITHIN THE SITE HAVE CEASED AND ALL EQUIPMENT IS REMOVED FROM THE SITE. NO EQUIPMENT OR MATERIAL STORAGE, FLUSHING OF FUEL OR WASHING OF EQUIPMENT IS ALLOWED WITHIN THE TPZ. ANY WORKS WITHIN THE TPZ AREA TO BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
 3. ANY WORK REQUIRED TO BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST SHALL BE PAID FOR BY THE GENERAL CONTRACTOR UNDER THE SCOPE OF THE CONTRACT.
 4. TREE PROTECTION FENCING IS TO BE INSTALLED TO MINIMIZE THE IMPACT ON THE TREES (OVER 20CM DBH) TO BE PRESERVED PRIOR DEMOLITION/CONSTRUCTION AND IS TO REMAIN UNTIL THE CONSTRUCTION IS COMPLETED. (APPLICABLE TO PRIVATE AND PUBLIC TREES) AS PER BY-LAW 052-2018.
 5. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, EXCAVATIONS OF ANY KIND OR MATERIAL STORAGE IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
 6. TREE PROTECTION & PRESERVATION METHODS MUST BE FOLLOWED ACCORDING TO CITY OF VAUGHAN'S TREE PROTECTION BY-LAW 052-2018.
 7. CONTRACTOR SHALL NOTIFY VAUGHAN FORESTRY OR DEVELOPMENT PLANNING DEPARTMENT ONCE TREE PROTECTION (HOARDING) HAS BEEN INSTALLED TO ALLOW VAUGHAN FORESTRY TO INSPECT AND APPROVE ACCORDING TO BY-LAW 052-2018 AND/OR IN ACCORDANCE WITH THE CITY OF VAUGHAN'S TREE PROTECTION PROTOCOL (2018). CONTRACTOR SHALL SUBMIT APPROVAL LETTER TO THOMAS BROWN ARCHITECT INC. ONCE RECEIVED FROM FORESTRY.

VAUGHAN
DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION
LIGHT DUTY TREE HOARDING
PROTECTION DETAIL (SNOW FENCE)
DRAWN & DESIGNED: JESSICA LEBLANC
DATE: JUL 27, 2022
S.A. 1109

VAUGHAN
DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION
HEAVY DUTY TREE HOARDING
PROTECTION DETAIL (PLYWOOD)
DRAWN & DESIGNED: JESSICA LEBLANC
DATE: JUL 27, 2022
S.A. 1109

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
15	SPA FINAL SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

PROJECT: CLIENT: ARCHITECT: THOMAS BROWN ARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

TREE INVENTORY / REMOVAL / PRESERVATION PLAN

DWG TITLE: TREE INVENTORY / REMOVAL / PRESERVATION PLAN
ORIENTATION: TRUE NORTH, CONSTRUCTION NORTH
DATE: 2020-11-30
SCALE: 1:200
DRAWN BY: SL / AA / VL
DWG STATUS: IFC
PROJECT NO: 1903
DRAWING NO: A2.3
REVISION: 21

2023-07-12 1:24:54 PM

THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

NO.	ISSUED FOR	DATE
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
21	IFC	2023-07-12

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

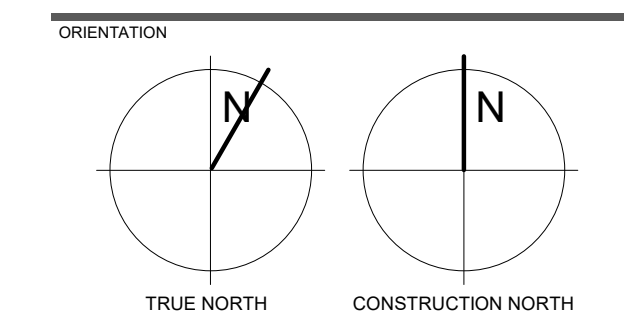
53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

PROJECT:
CLIENT:

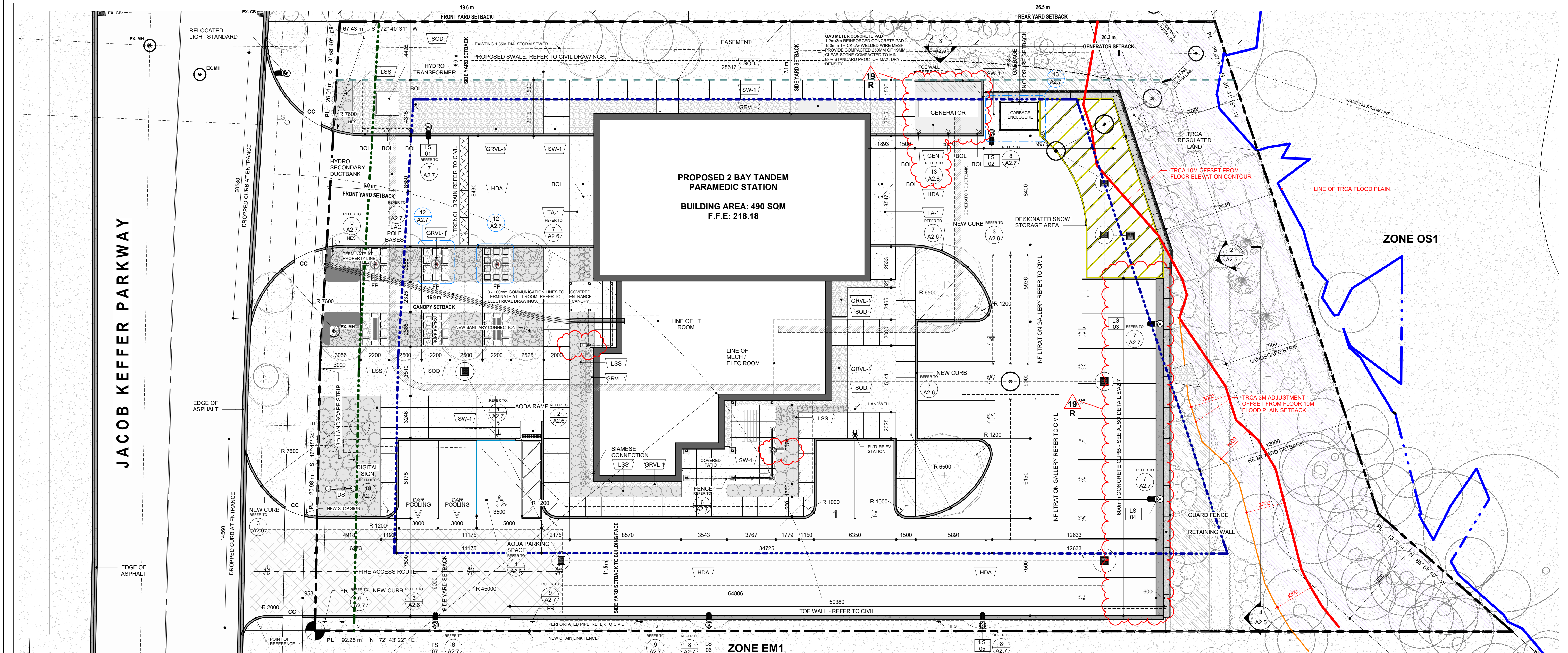
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.
ARCHITECT
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

SITE PLAN & SITE PLAN STATISTICS



DATE: 2020-11-30
SCALE: As indicated
DRAWN BY: SL / AA / VL
DWG STATUS: IFC
PROJECT NO: 1903
DRAWING NO: A2.4
REVISION: 21



1 SITE PLAN
1:150

PROJECT SITE STATISTICS DATA

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 65M-2795

LOT REQUIREMENTS		REQUIRED	PROPOSED
5	LOT AREA	3,823.00 m ²	3,823.00 m ²
6	LOT FRONTAGE MINIMUM	36.00 m	47.00 m
7	LOT COVERAGE MAXIMUM %	60.00 %	13.52 %
8	LANDSCAPED AREA MINIMUM	NR	1,572.50 m ²
9	GREEN ROOF AREA	NR	N/A
10	FRONT YARD LANDSCAPE MINIMUM	NR	%
11	HARDSCAPED AREA (HIGH ALBEDO)	NR	402.50 m ²
12	PAVED AREA	NR	1,158.00 m ²

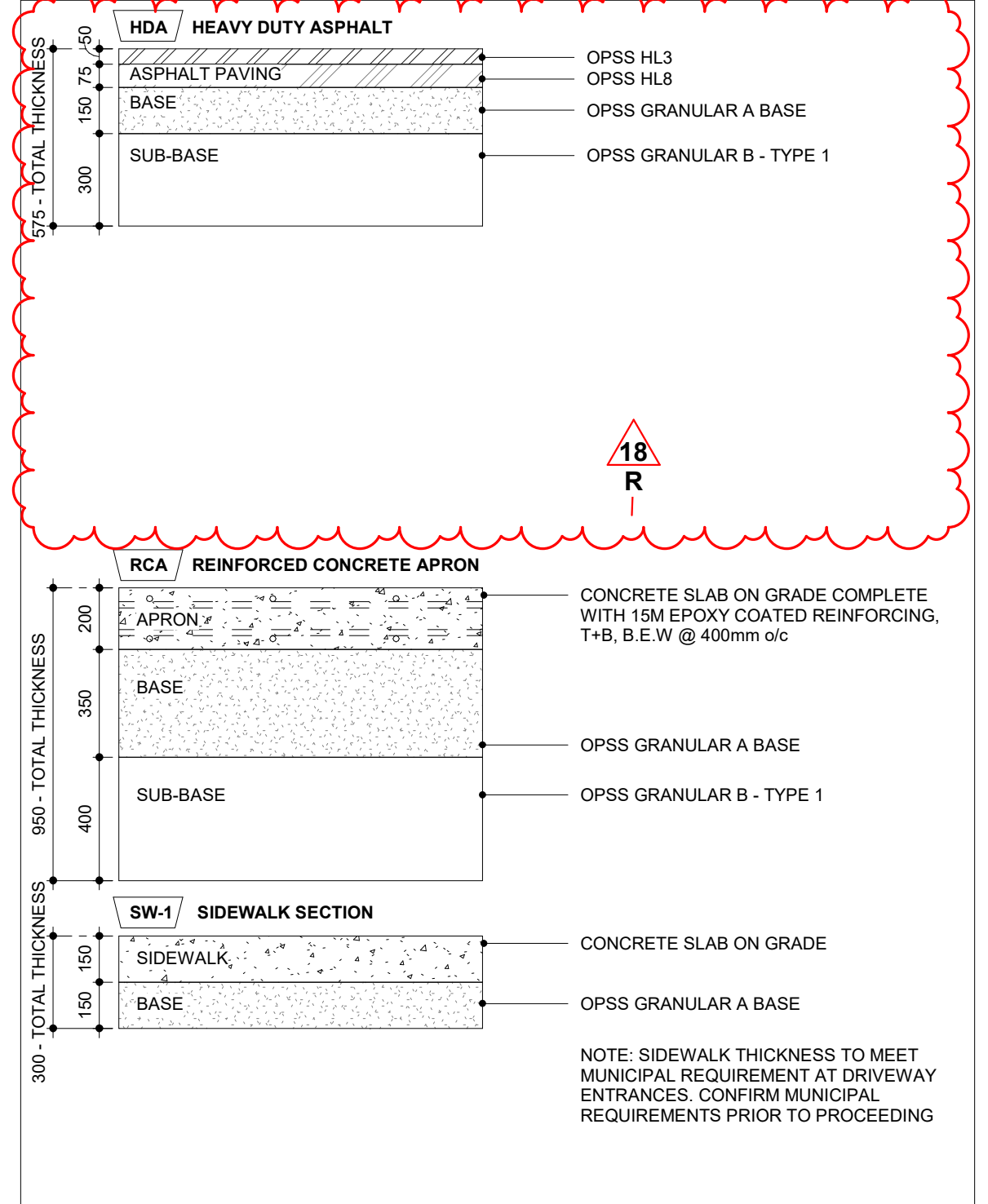
PRINCIPAL BUILDING REQUIREMENTS		REQUIRED	PROPOSED
13	BUILDING HEIGHT MAXIMUM	15.00 m	6.00 m
14	FLOOR SPACE INDEX	0.60 FSI	0.14 FSI
15	BUILDING FOOTPRINT	2,173.80 m ²	490.00 m ²
16	GROSS BUILDING AREA	NR	490.00 m ²
17	ESTABLISHED GRADE	NR	m

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

4 / A2.4 2-0016 - SUR-1 - ASPHALT AND CONCRETE SURFACES



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 / 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 AREAS 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.
- COORDINATE ALL WORK NOTED HERE WITH THE SPECIFICATION DOCUMENTS - FOR GENERAL REQUIREMENTS, EXISTING CONDITIONS, EXCAVATION & BACKFILLING, LANDSCAPING, ETC AS REQUIRED FOR COMPLETE SITE RELATED WORK.

3 KEY PLAN
1:2500

THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

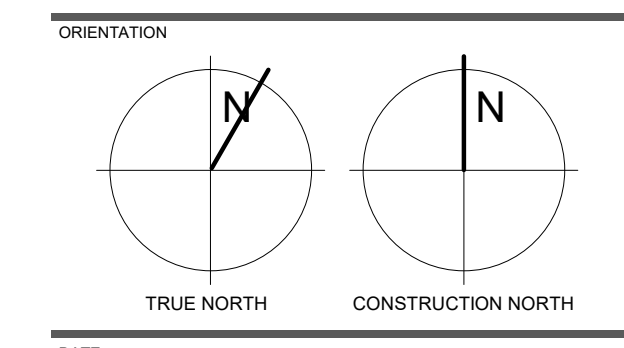
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3	SITE PLAN APPLICATION	2021-04-14
4	30% SUBMISSION	2021-05-20
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
15	95% SUBMISSION	2022-12-01
14	SPA FINAL SUBMISSION	2022-12-16
16	IFT	2022-12-16
21	IFC	2023-07-12

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

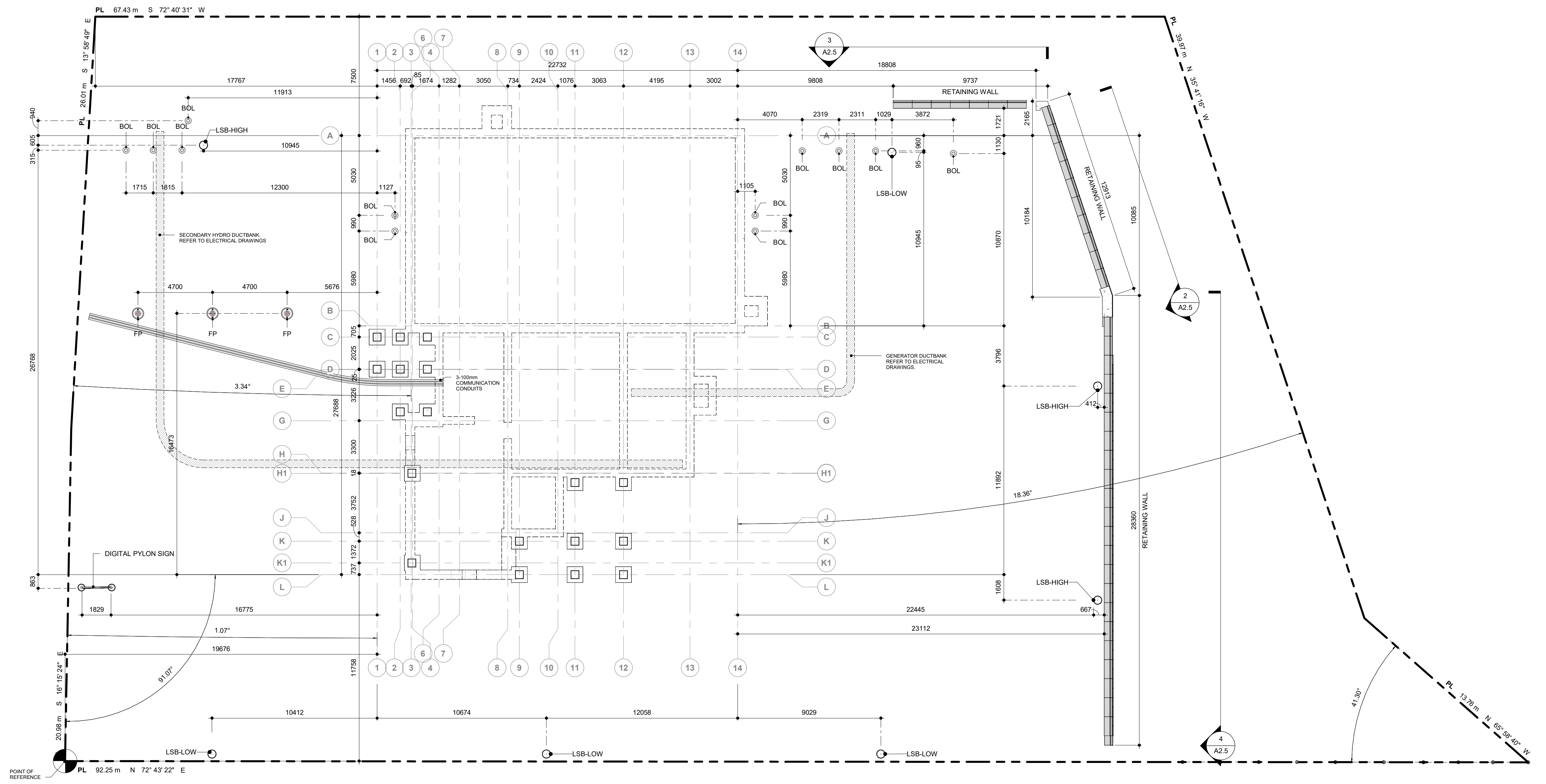
CLIENT: **THOMASBROWNARCHITECTS**
 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

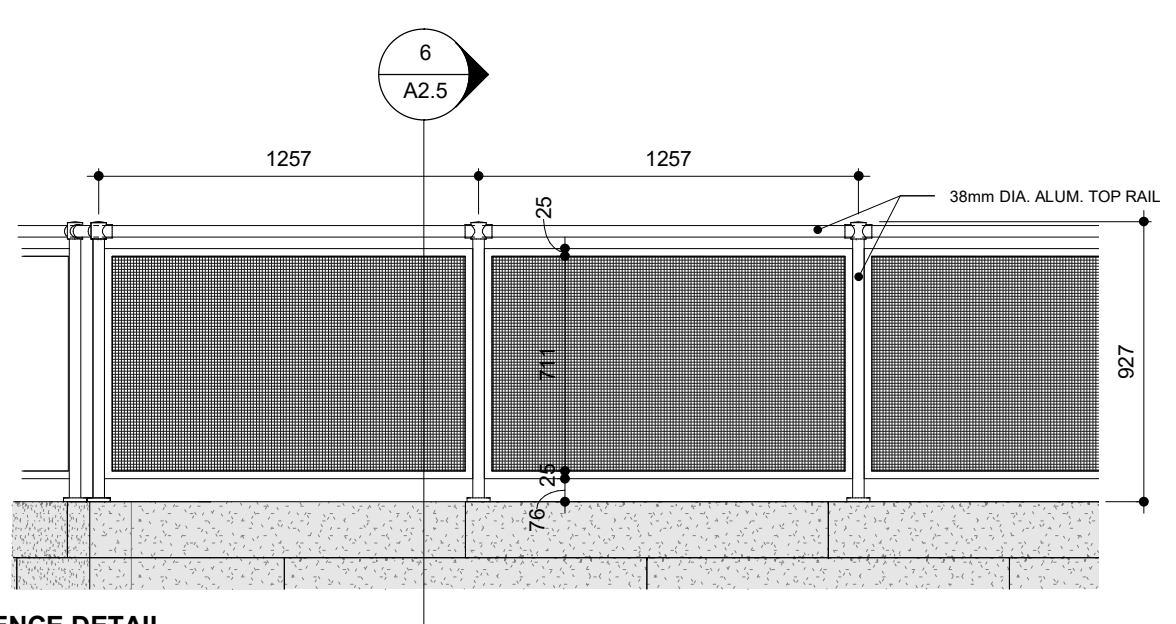
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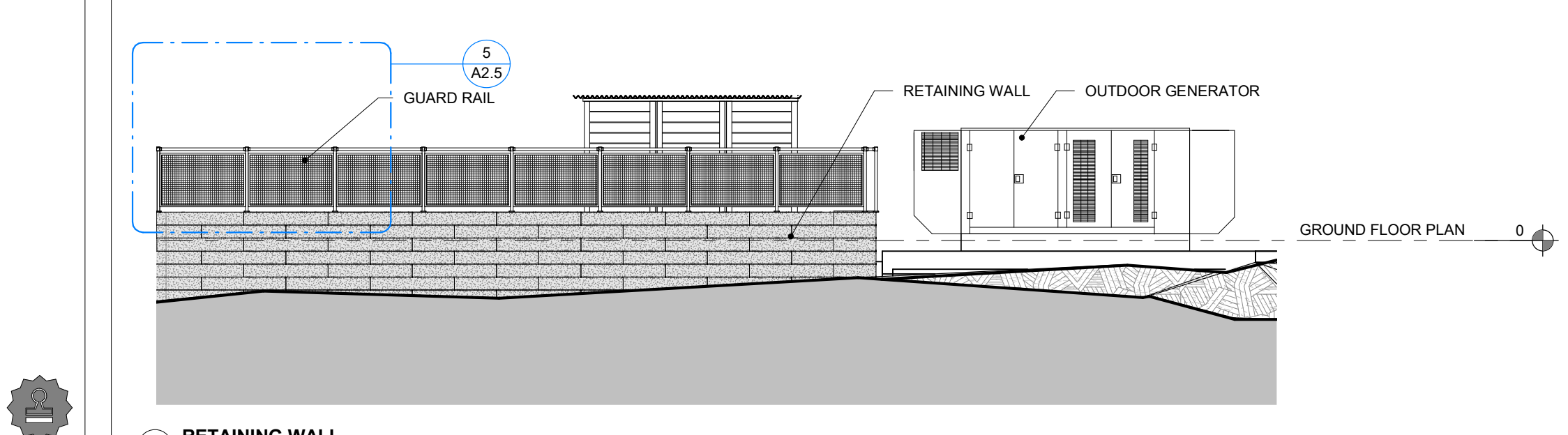
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 SCALE: **As indicated** DRAWN BY: **SL / AA / VL**
 DWG STATUS: **IFC**
 PROJECT No: **1903**
 DRAWING No: **A2.5** REVISION: **21**



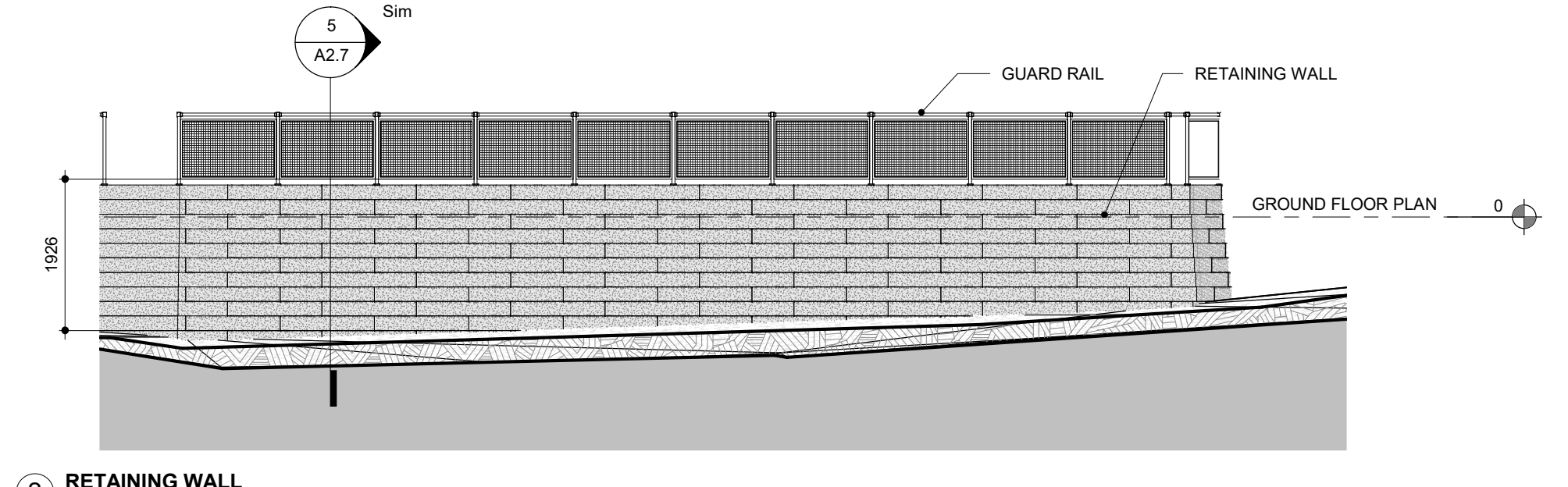
1 SITE PLAN - LAYOUT PLAN
1:150



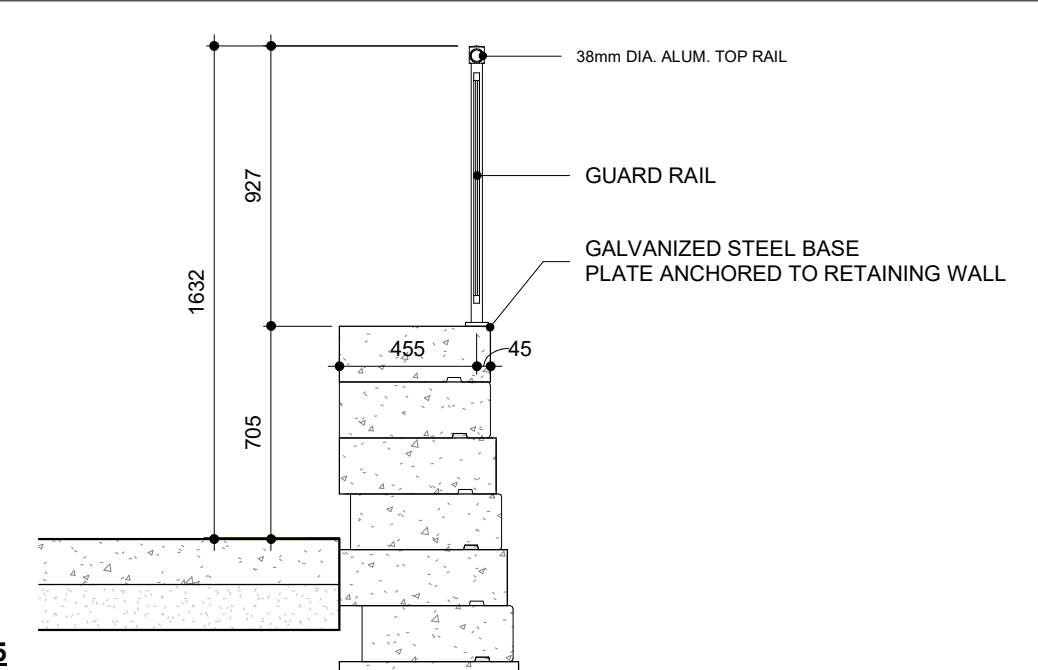
5 RETAINING WALL - FENCE DETAIL
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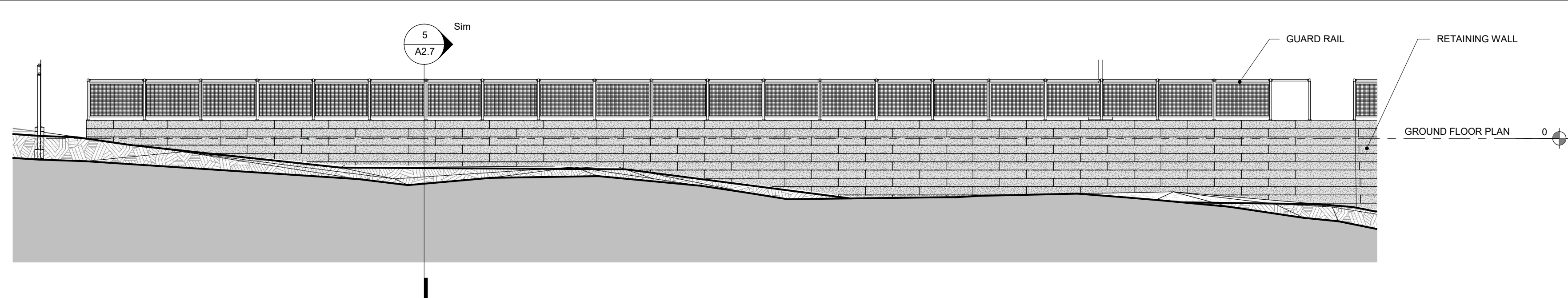
3 RETAINING WALL
1:75



2 RETAINING WALL
1:75

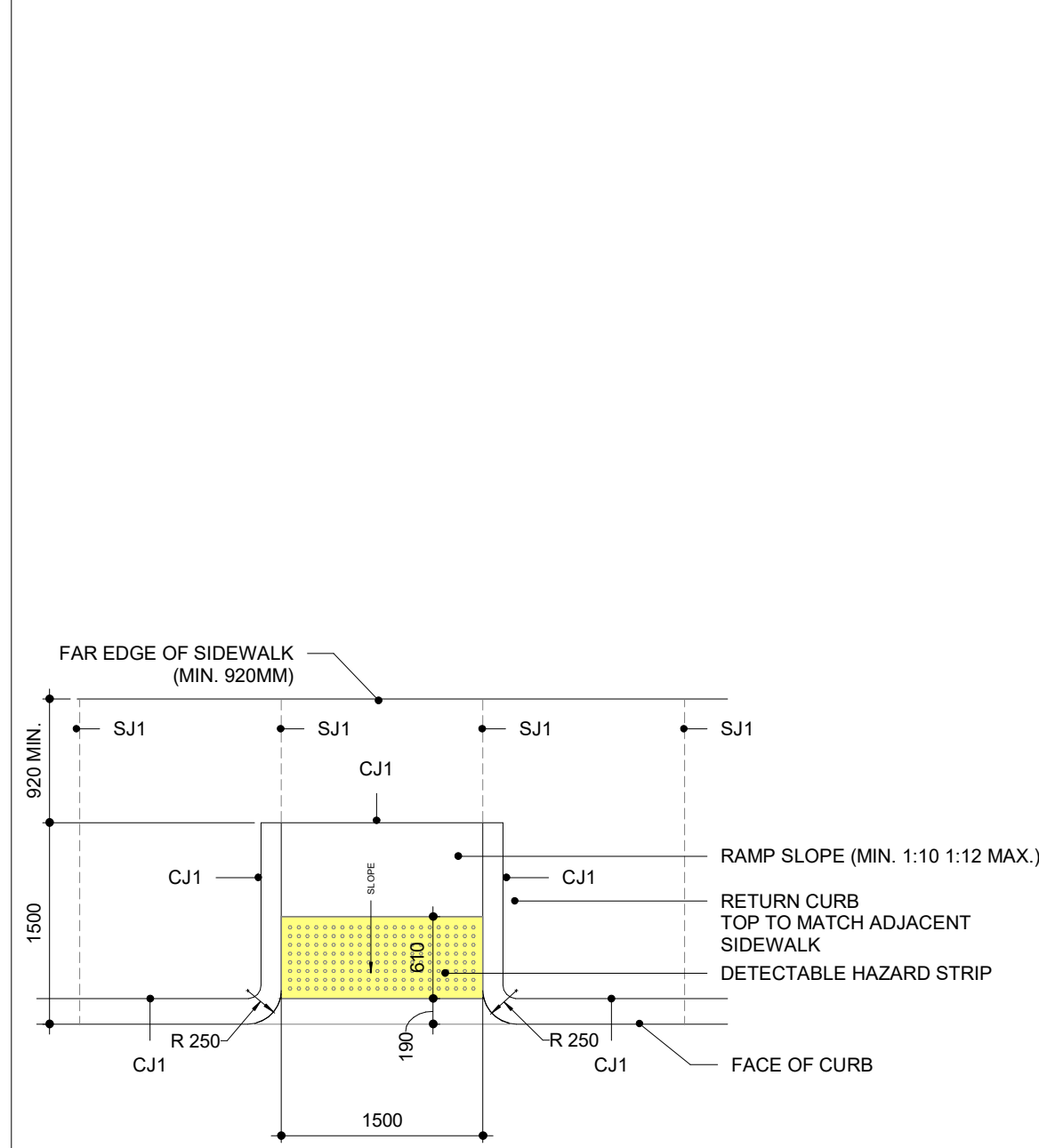


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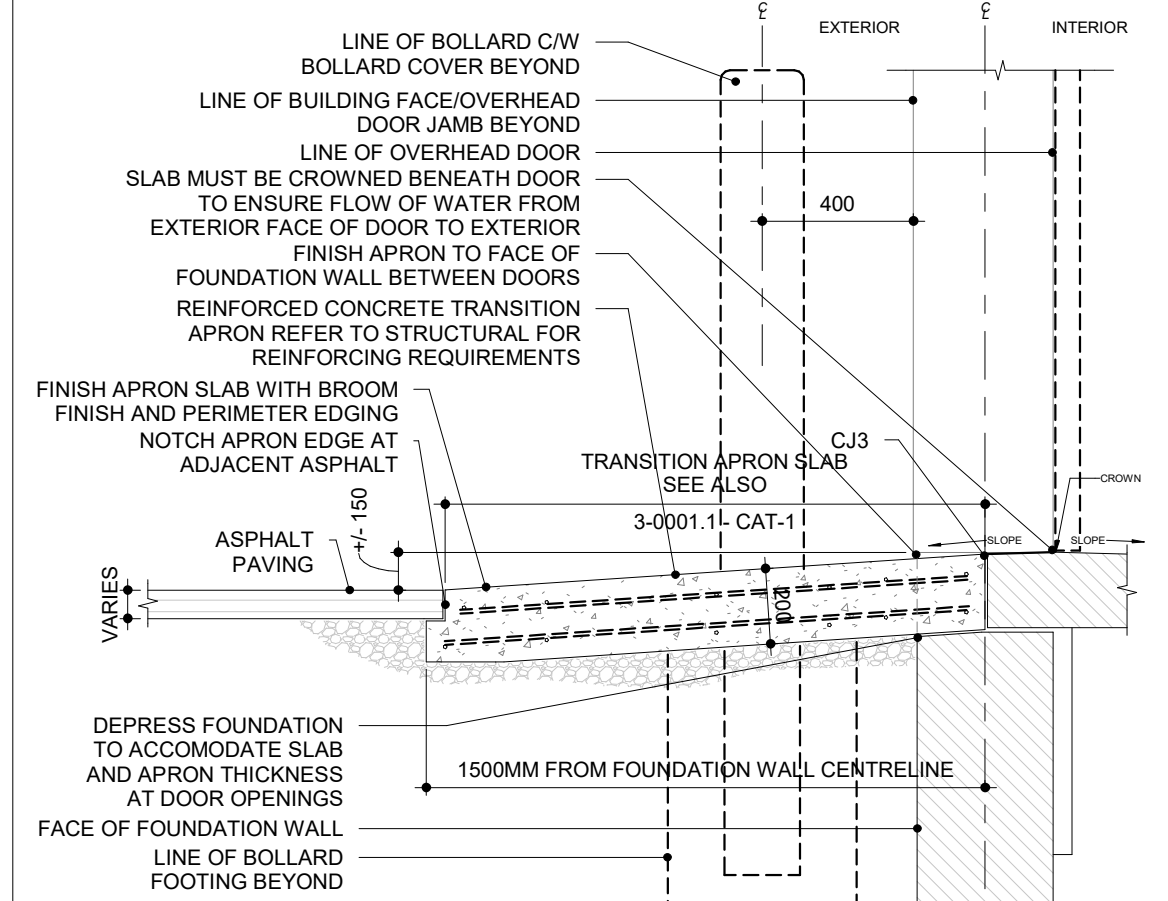


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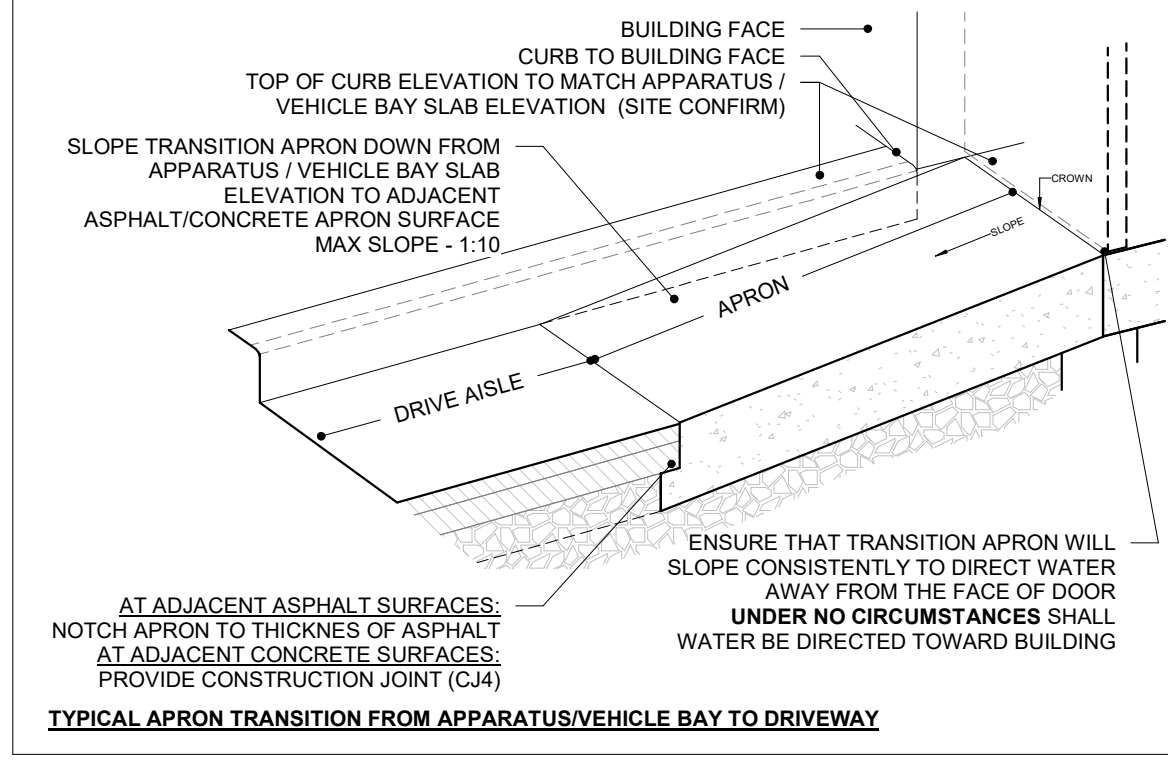
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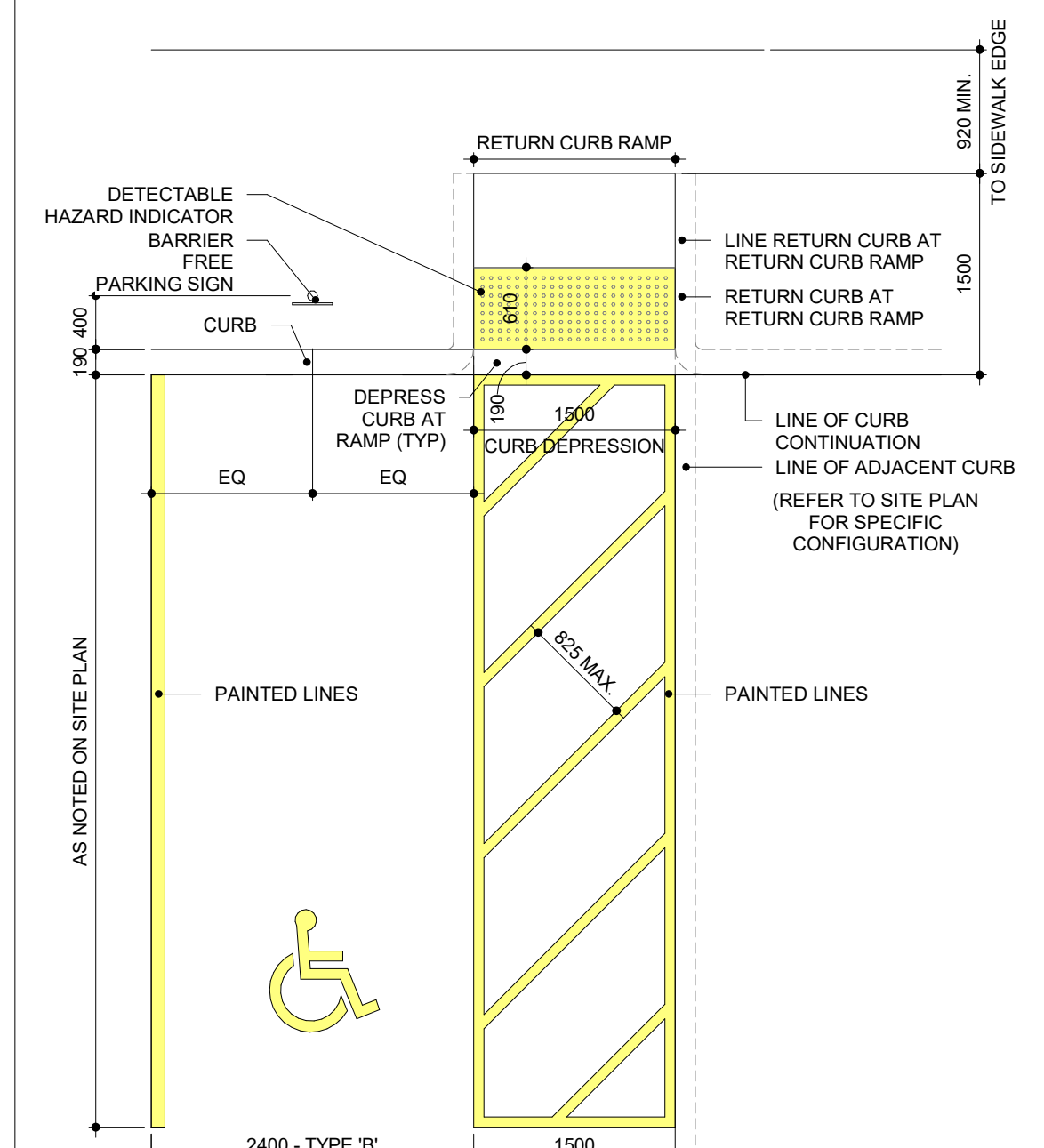
RETURN CURB RAMP DETAILS (WHERE INDICATED) AODA MANDATORY REQUIREMENT



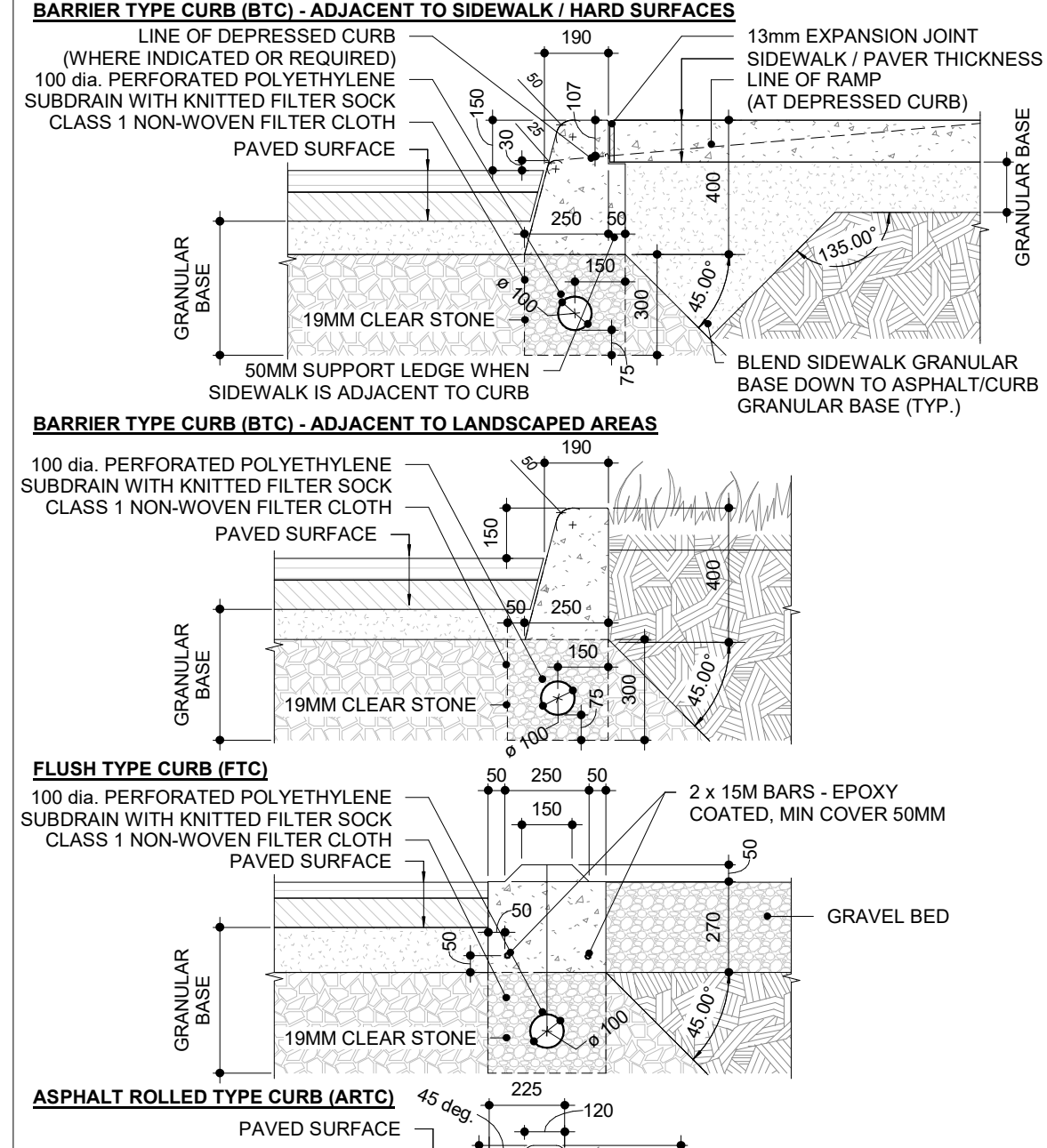
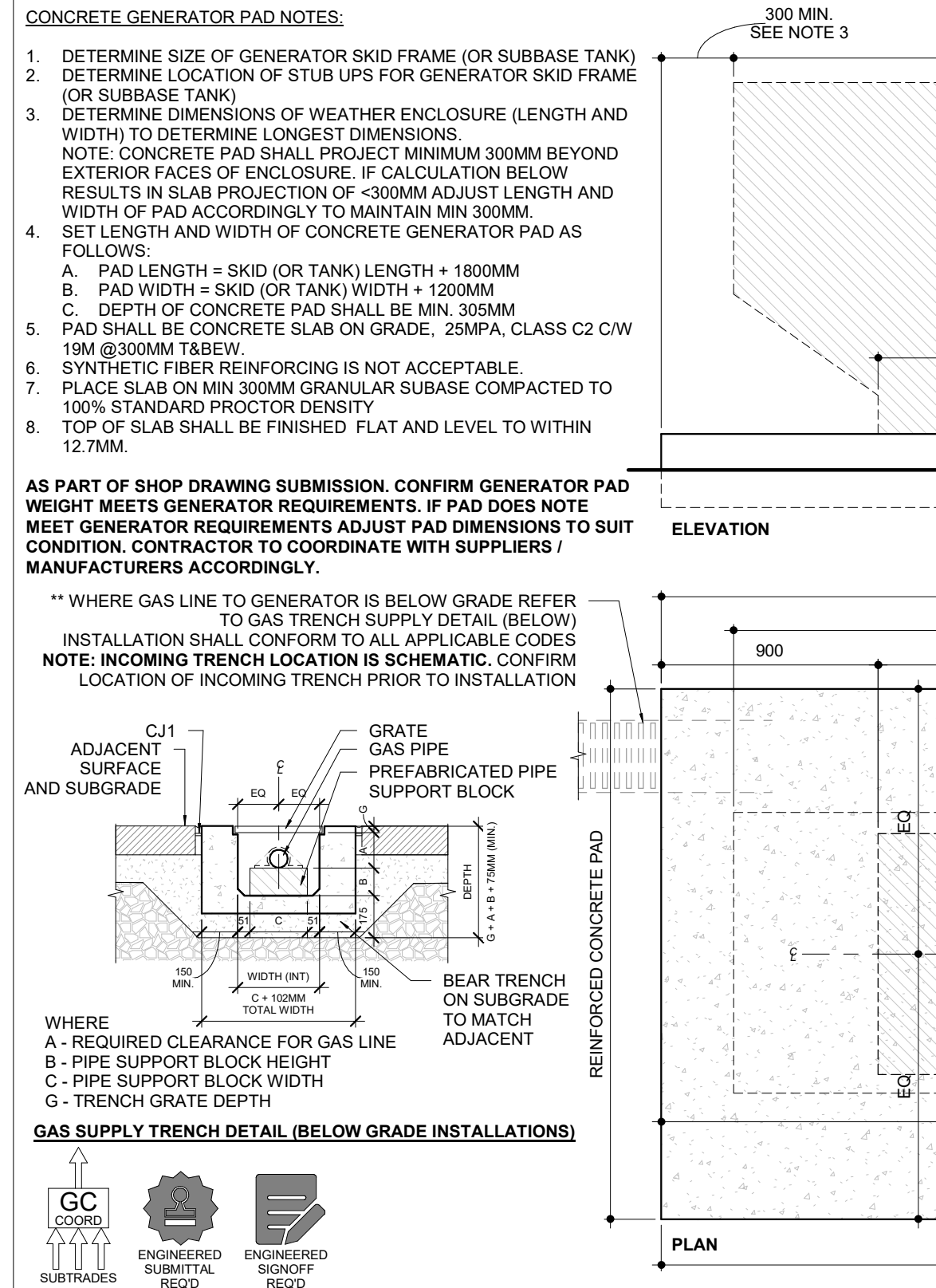
THE INTENT OF THE TRANSITION APRON SLAB IS TO ENSURE A SMOOTH TRANSITION AS VEHICLES ENTER OR EXIT THE BUILDING BY PREVENTING THE APRON SLAB FROM HEAVING DUE TO FROST OR SETTLEMENT. PRIOR TO PLACEMENT DO THE FOLLOWING: 1. DETERMINE THE LOCATION OF DOOR EXTERIOR FACE AND ENSURE THAT THE INTERIOR SLAB SLOPES DOWN FROM THIS POINT TO THE EXTERIOR. 2. ENSURE THAT APRON WILL CONTINUE THIS SLOPE CONSISTENTLY TO DIRECT WATER AWAY FROM THE FACE OF THE DOOR. UNDER NO CIRCUMSTANCES SHALL WATER BE DIRECTED TOWARD BUILDING. ALL REINFORCING STEEL EPOXY COATED CONCRETE SHALL BE CLASS C2, 32MPa, 5-8% AIR CONTENT WITH A MAX. SLUMP OF 80MM.



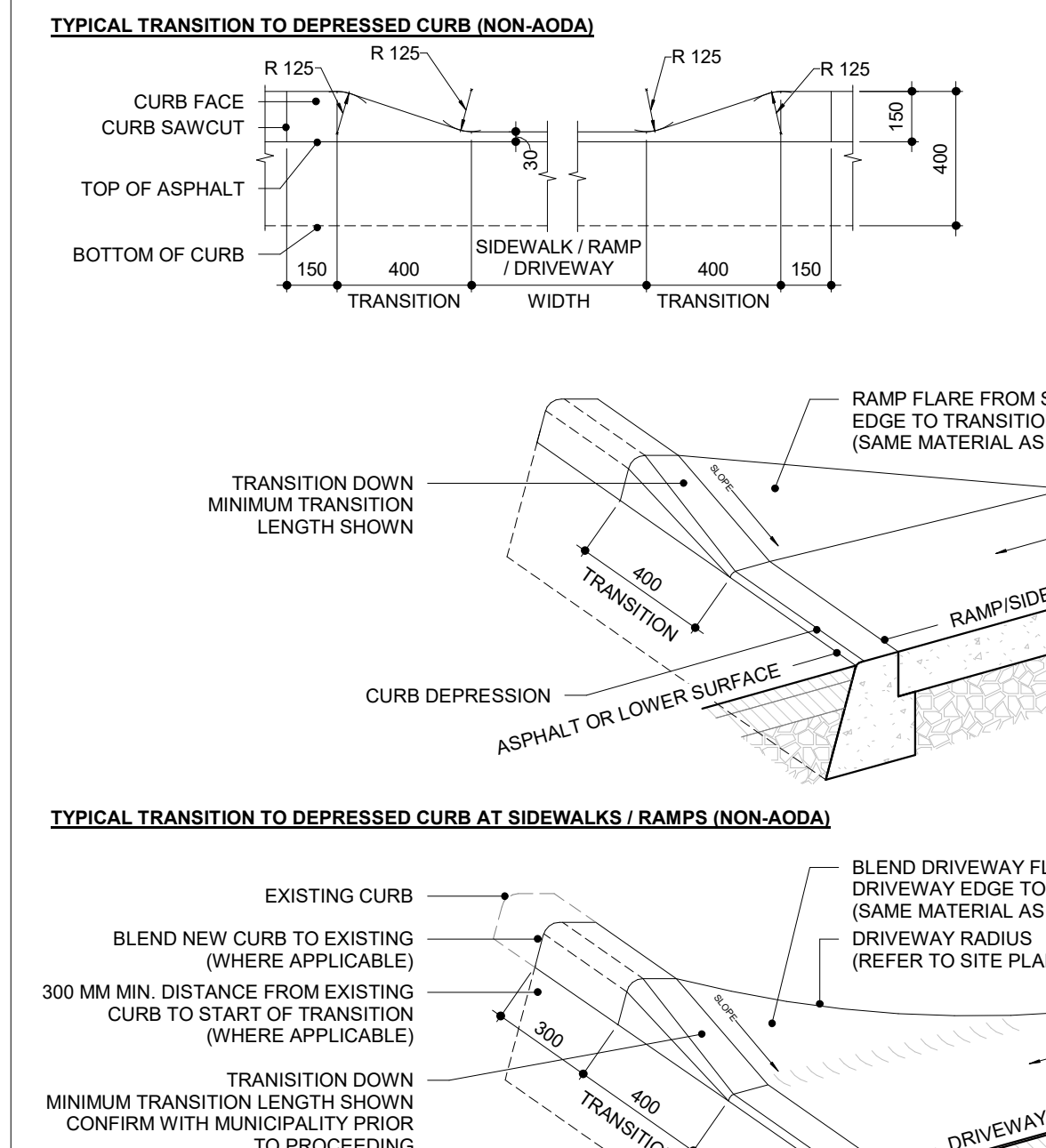
TYPICAL APRON TRANSITION FROM APPARATUS/VEHICLE BAY TO DRIVEWAY



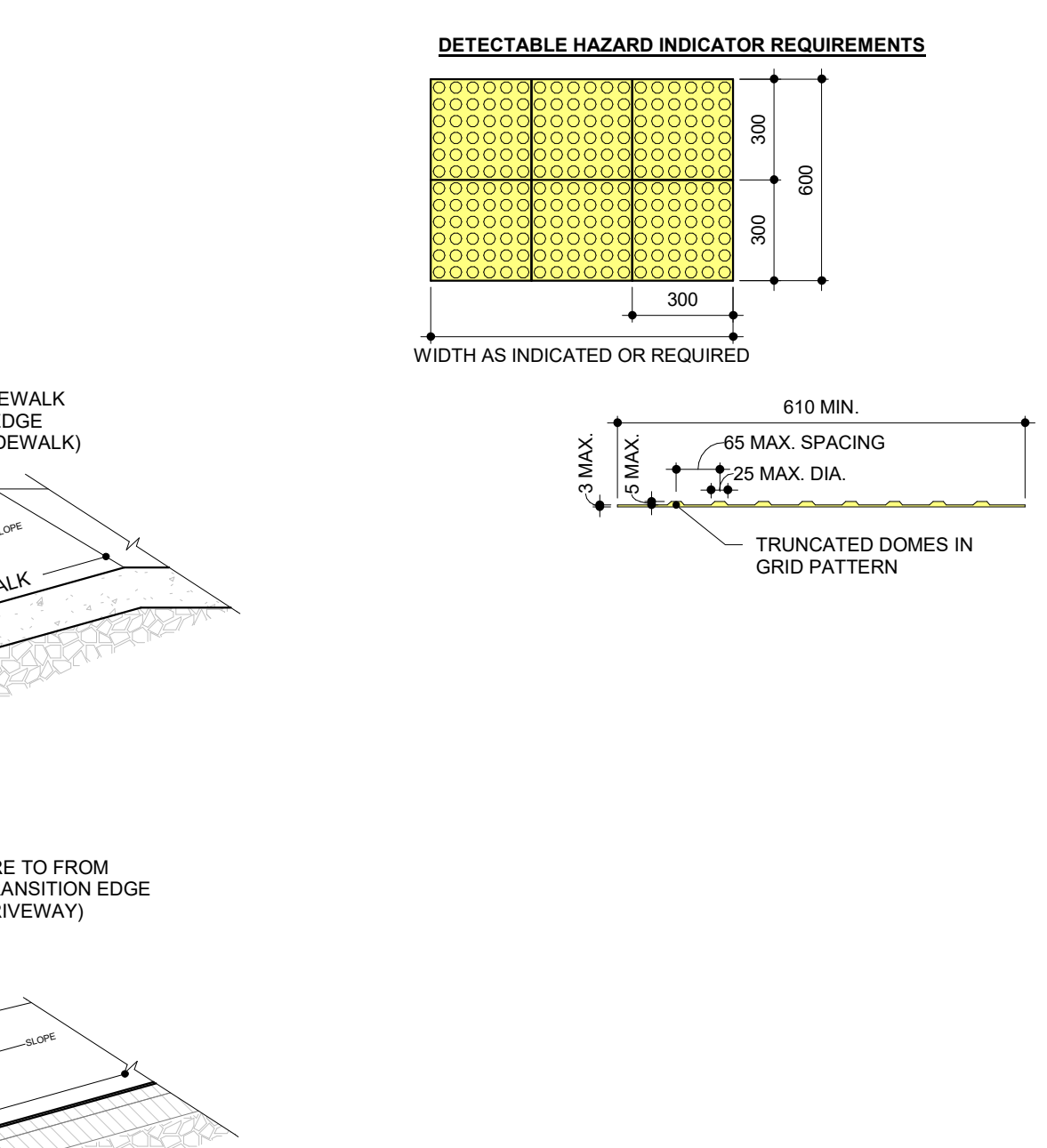
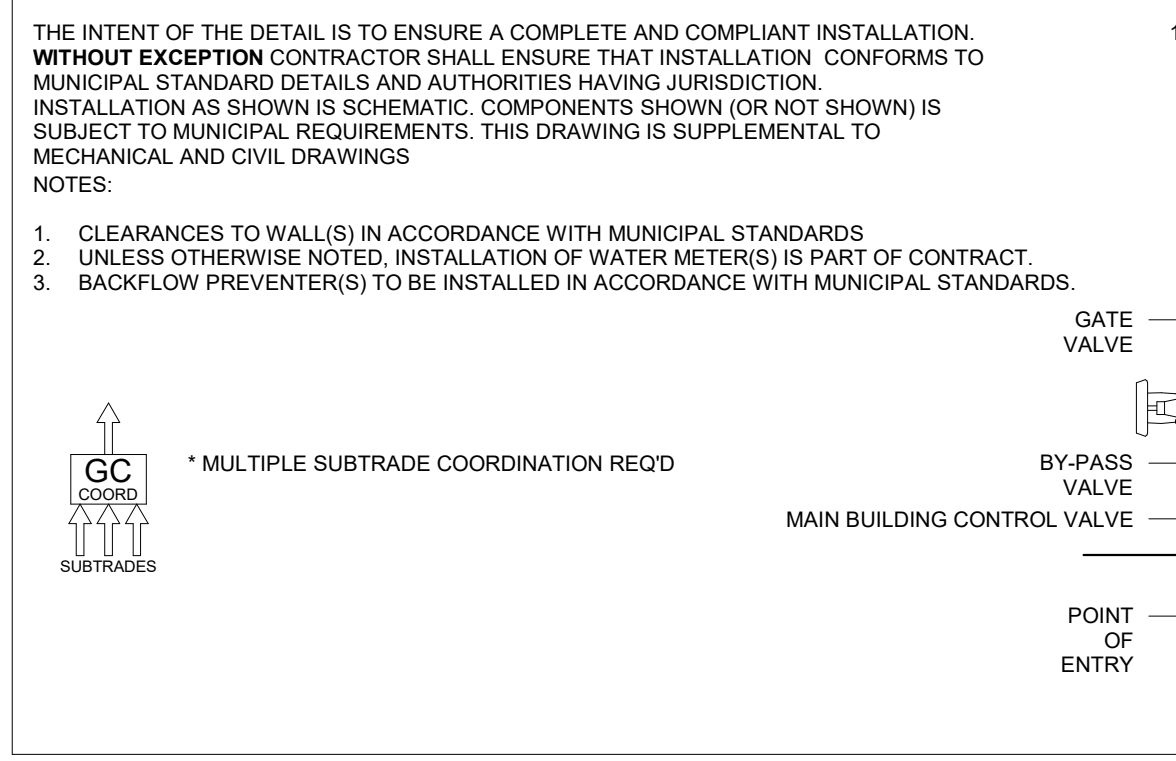
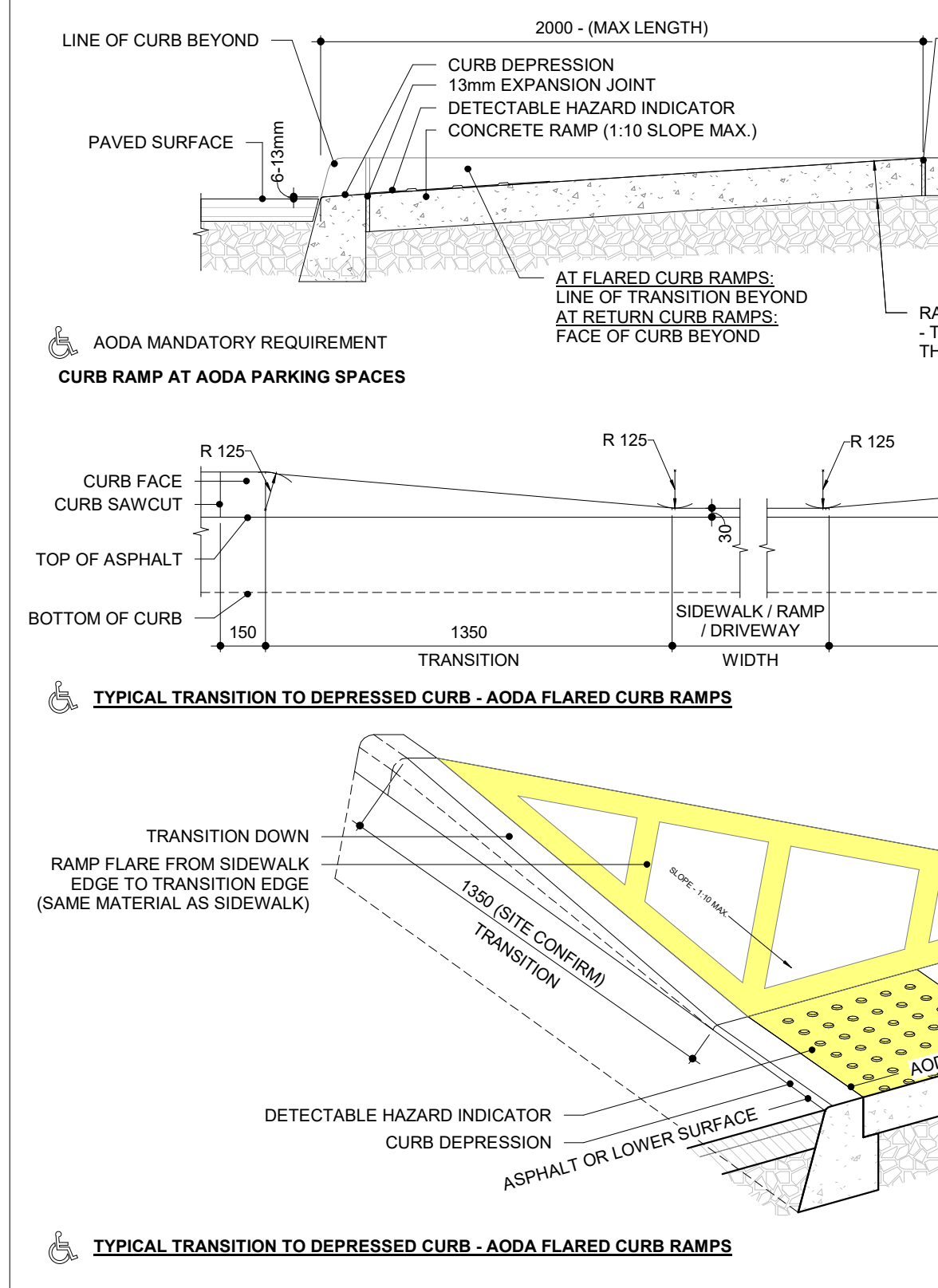
AODA MANDATORY REQUIREMENT



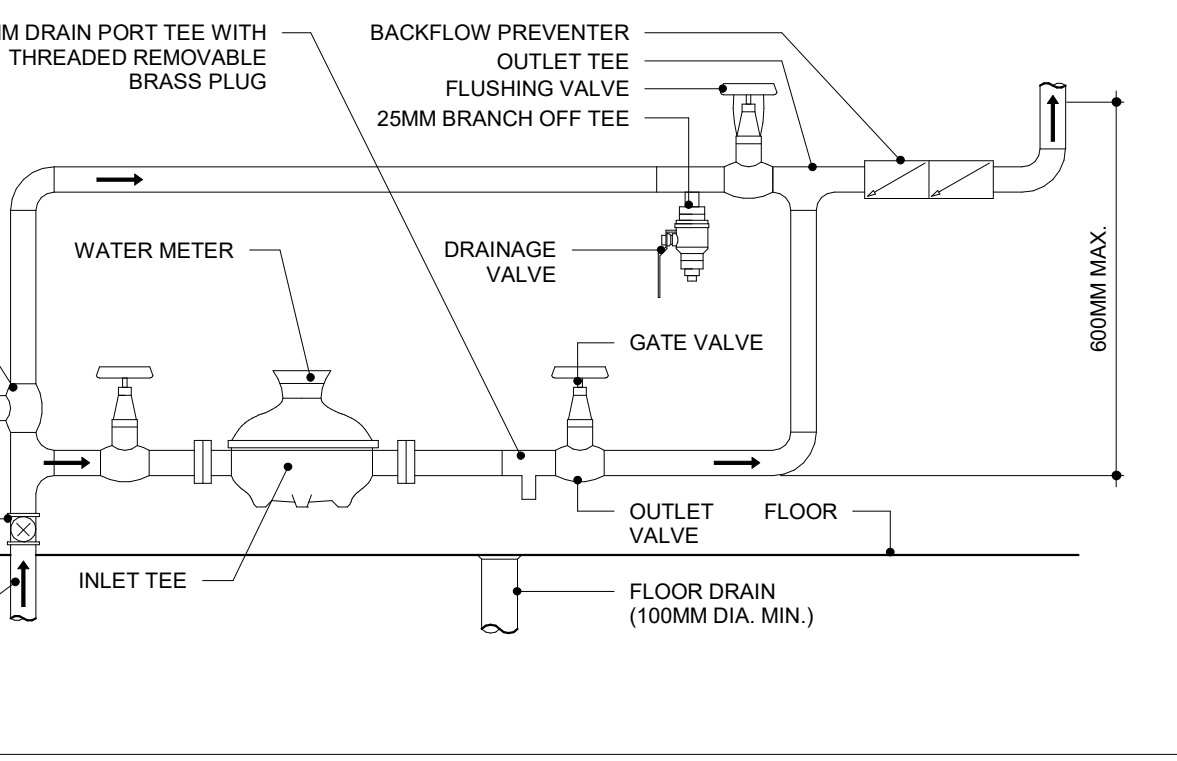
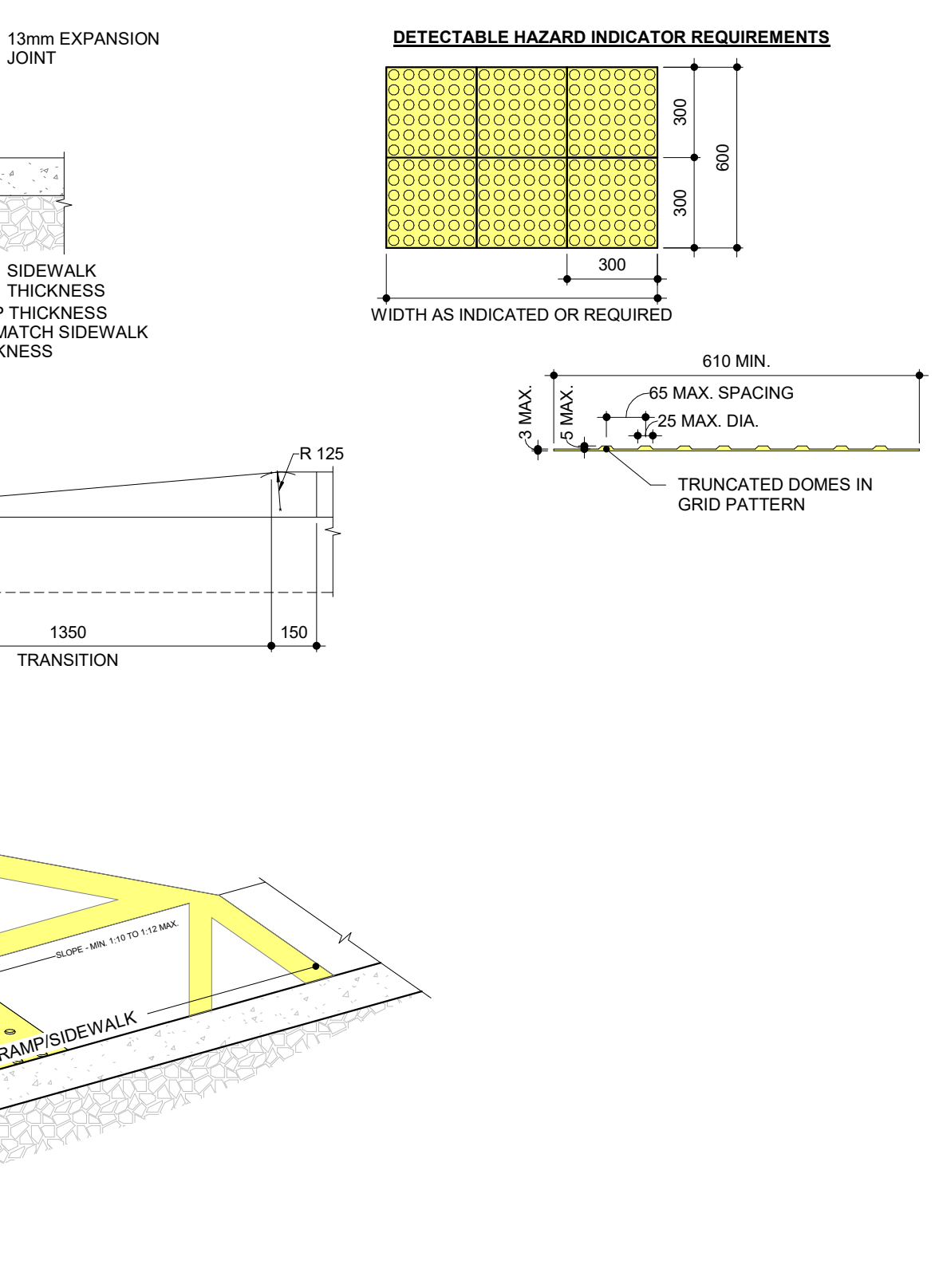
1. NOTE: NOT ALL CURB TYPES MAY BE REQUIRED. ALL CURBS SHALL BE BARRIER TYPE (ADJACENT TO SIDEWALK / HARD SURFACES OR LANDSCAPED AREAS) UNLESS SPECIFICALLY NOTED OTHERWISE. CONCRETE SHALL BE CLASS C2, 32MPa, 5-8% AIR CONTENT WITH A MAX. SLUMP OF 80MM.



TYPICAL TRANSITION TO DEPRESSED CURB - AODA FLARED CURB RAMPS



DETECTABLE HAZARD INDICATOR REQUIREMENTS



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Table with columns: NO., ISSUED FOR, DATE. Rows include 30% SUBMISSION, 60% SUBMISSION, 90% SUBMISSION, BUILDING PERMIT, BUILDING PERMIT RESPONSE, 95% SUBMISSION, SPA FINAL SUBMISSION, IFC, ADDENDUM #3, IFC.

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

CLIENT: THOMASBROWNARCHITECTS 197 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE: SITE PLAN DETAILS

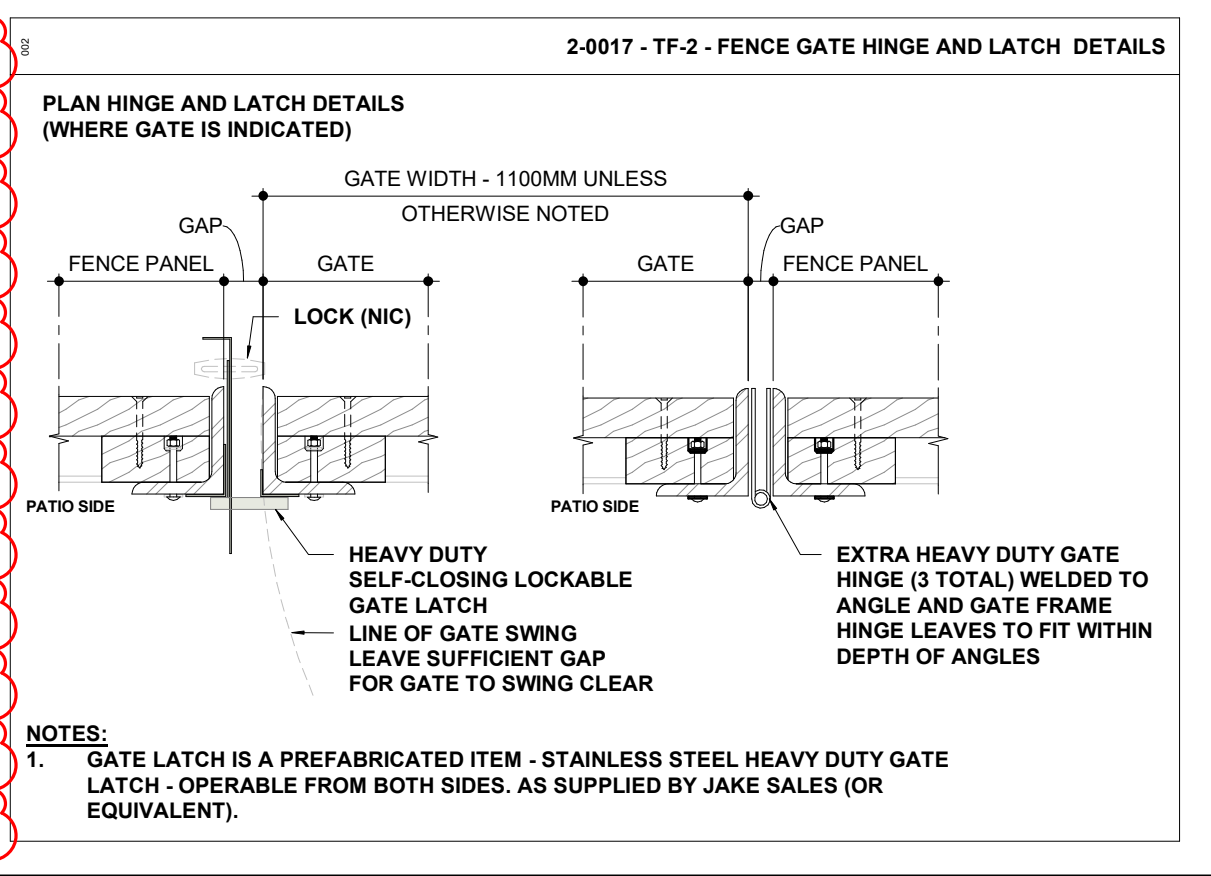
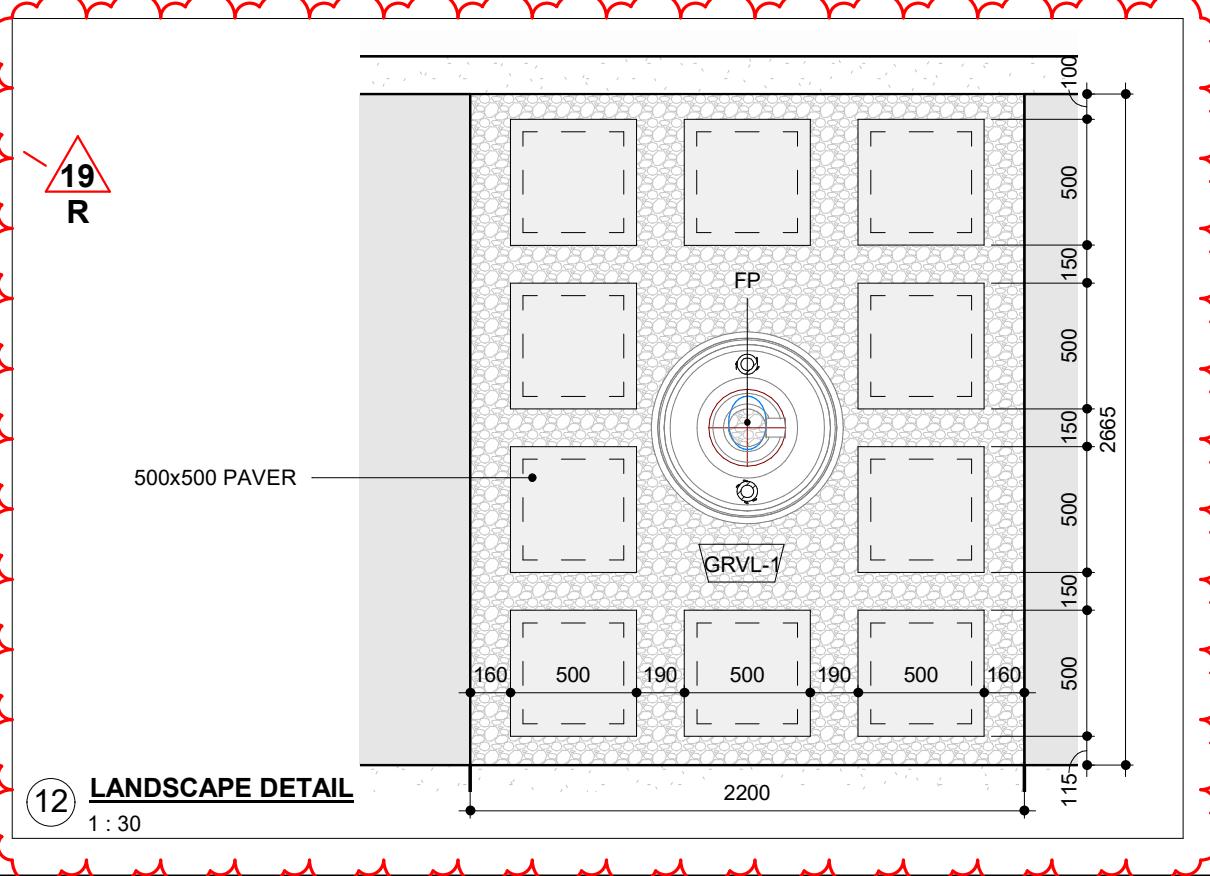
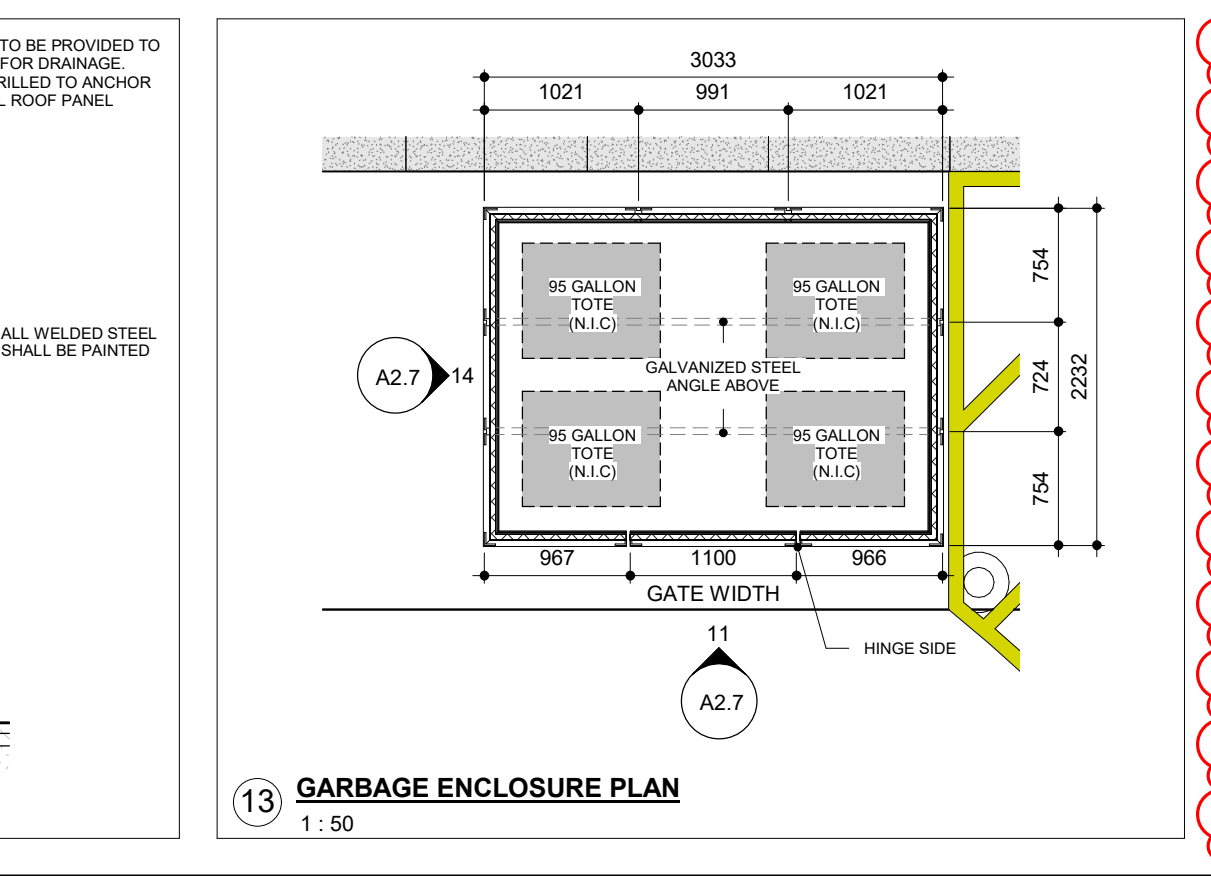
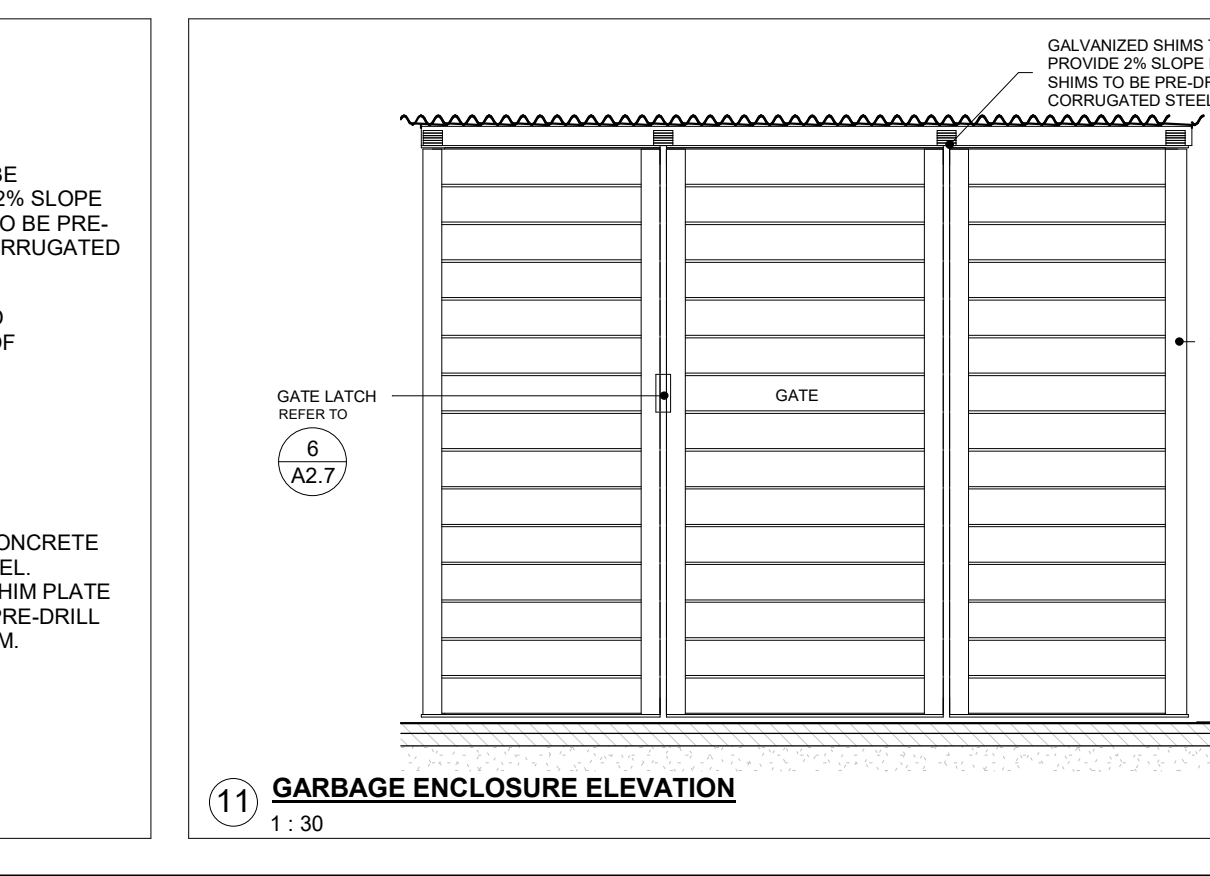
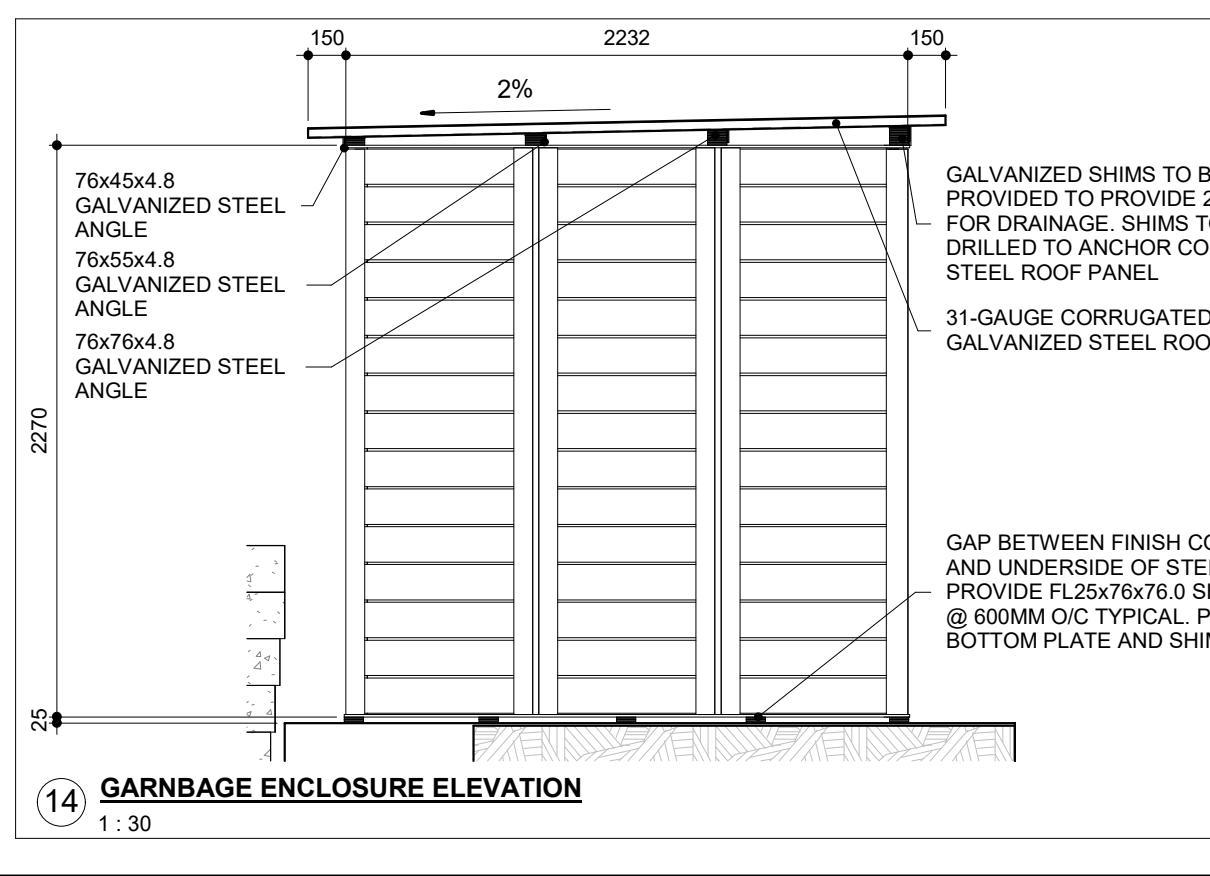
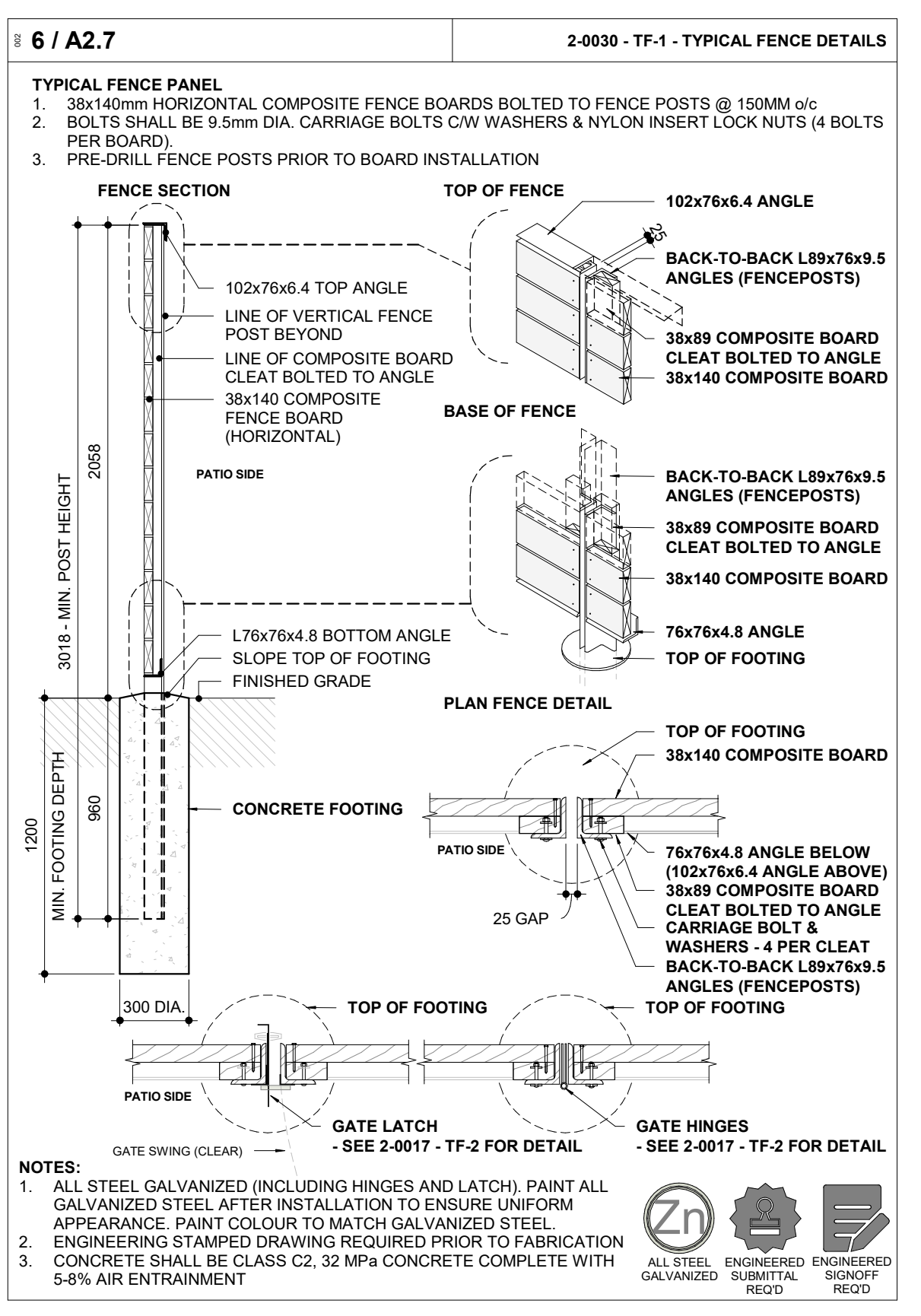
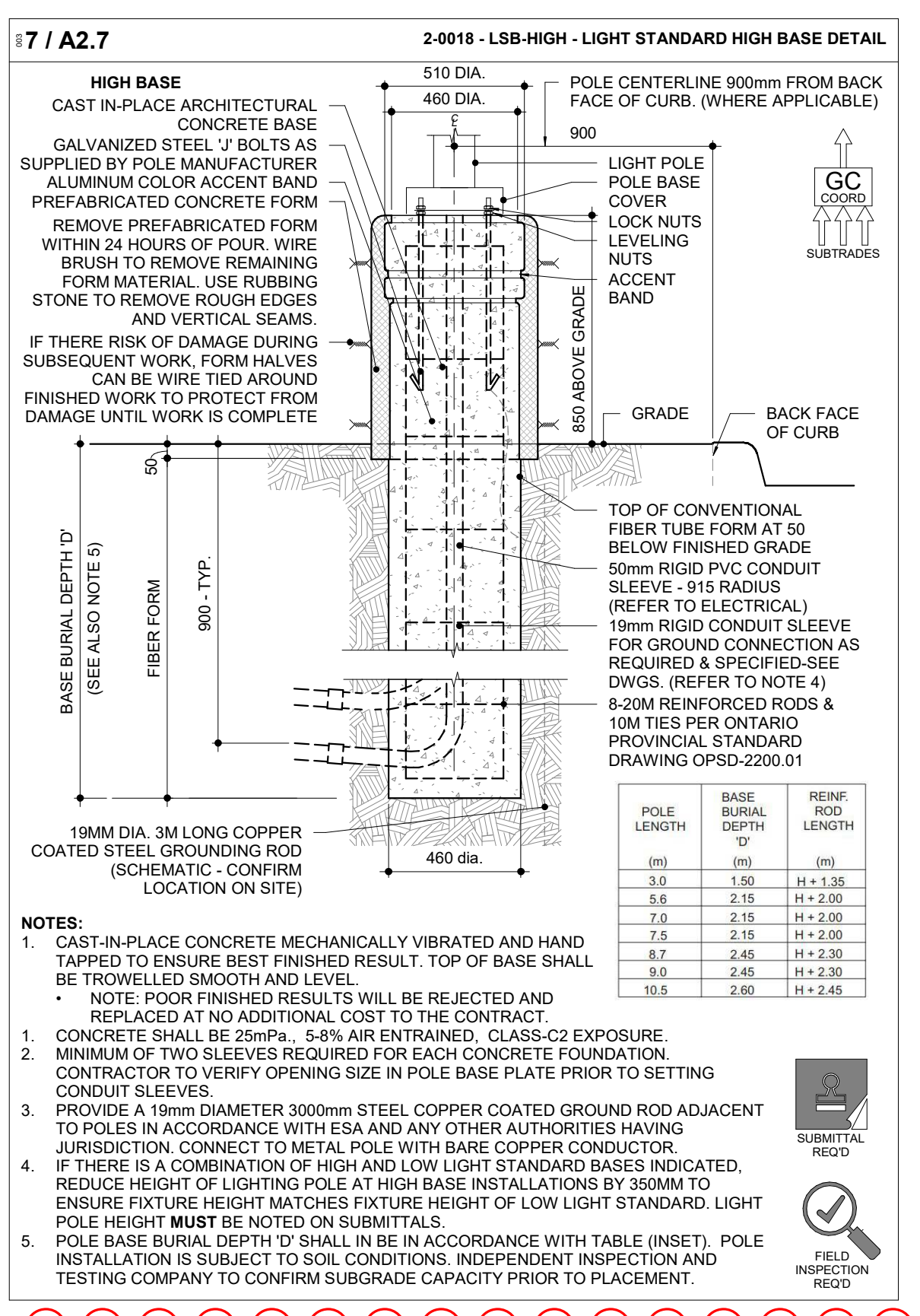
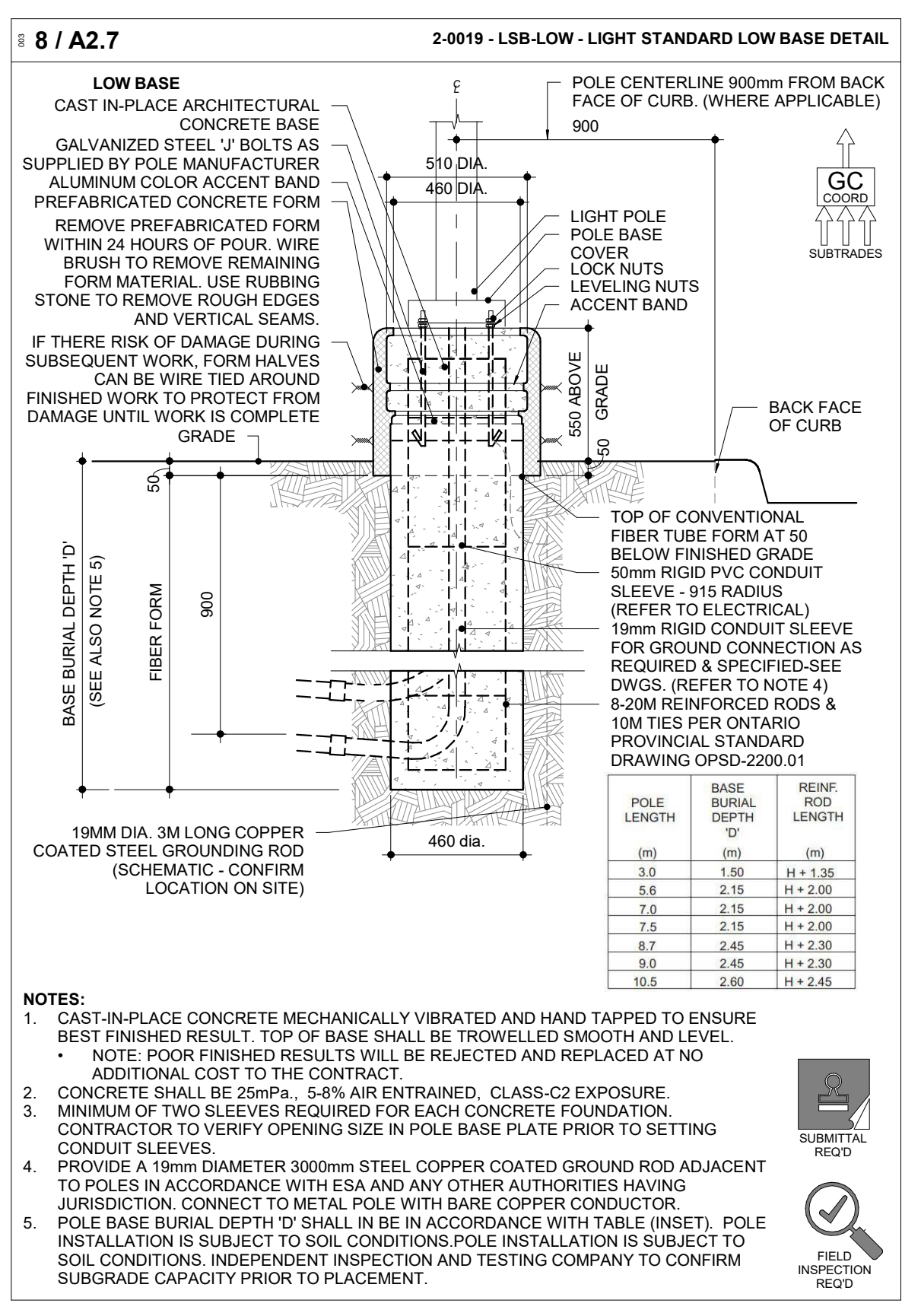
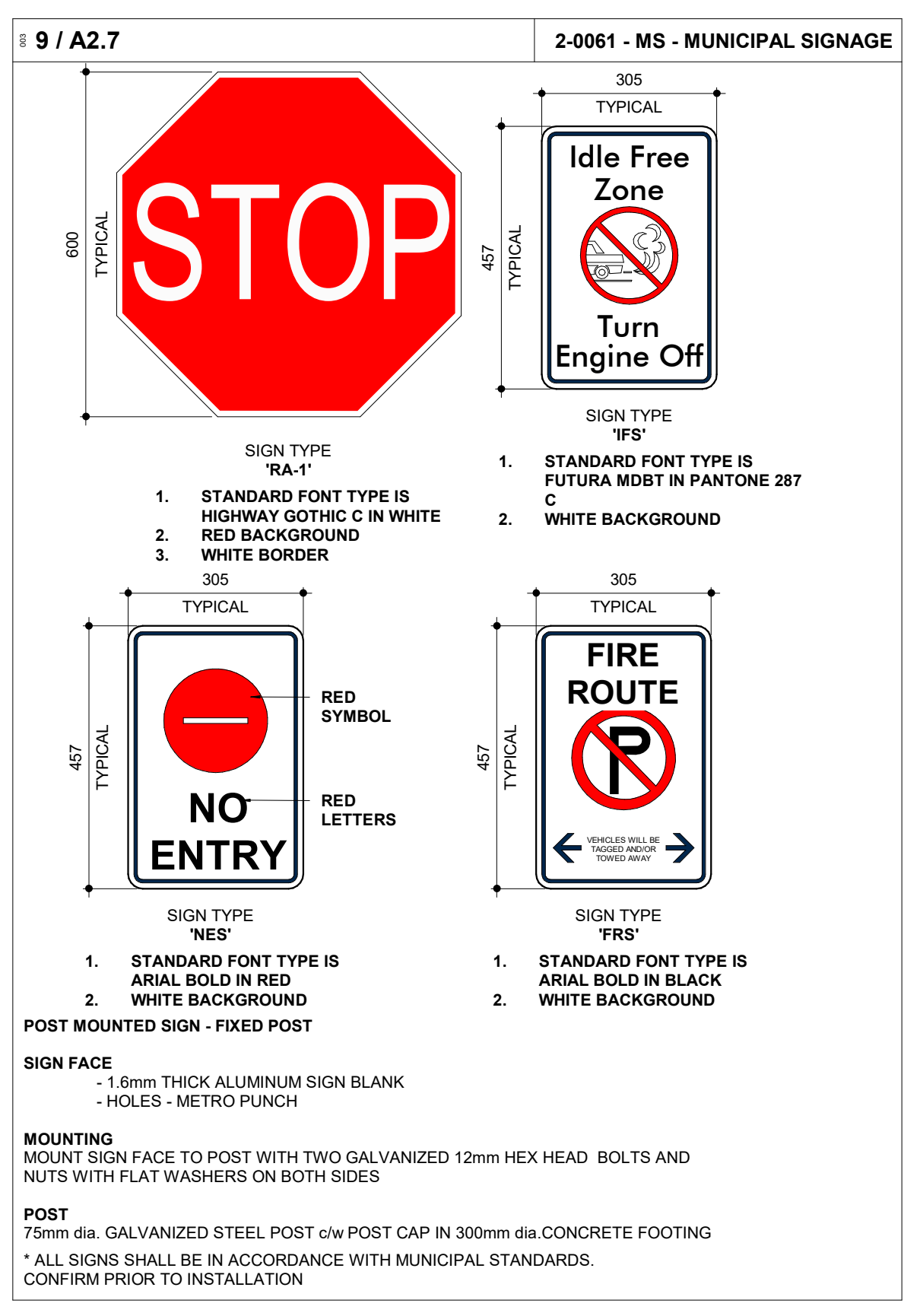
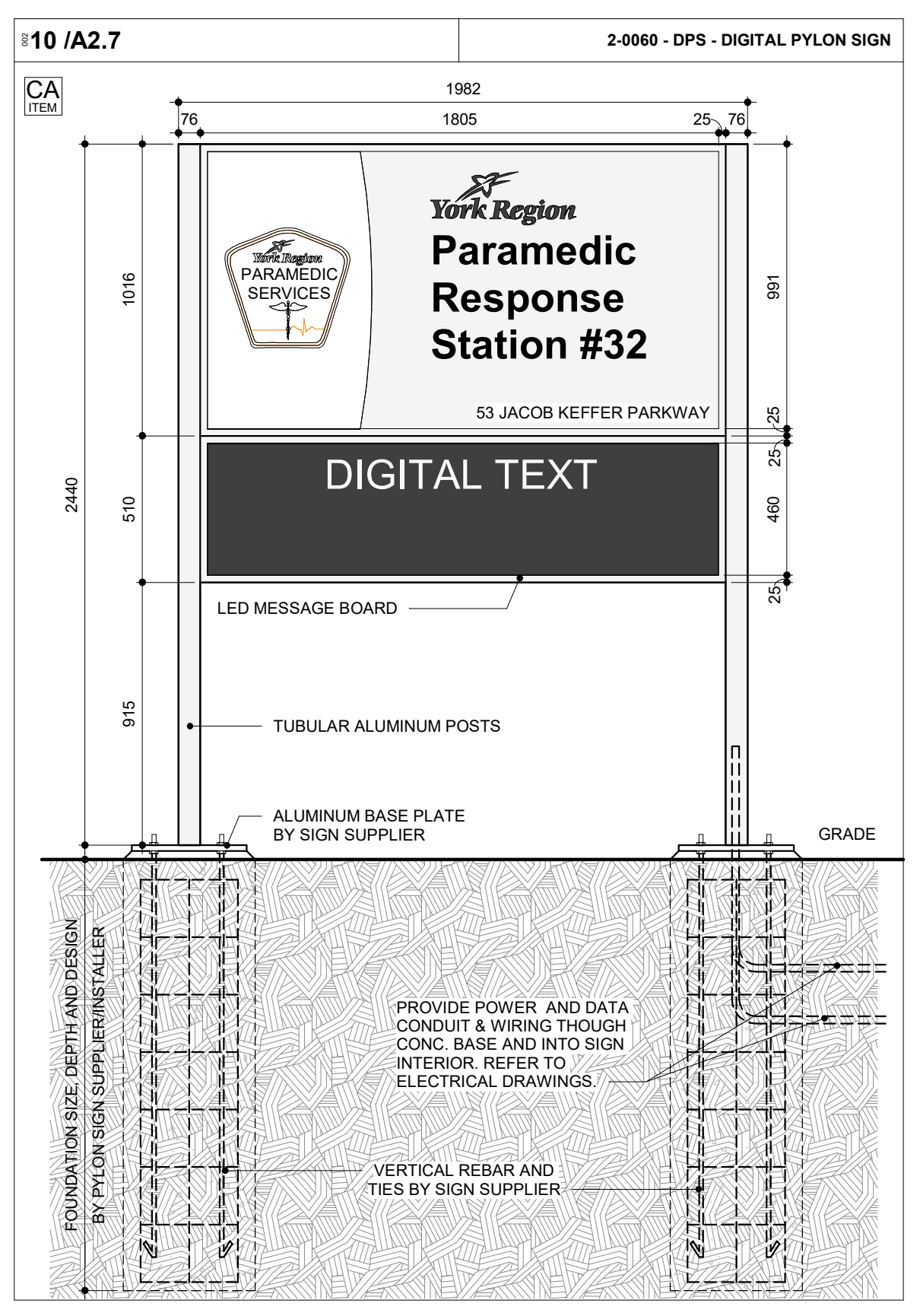
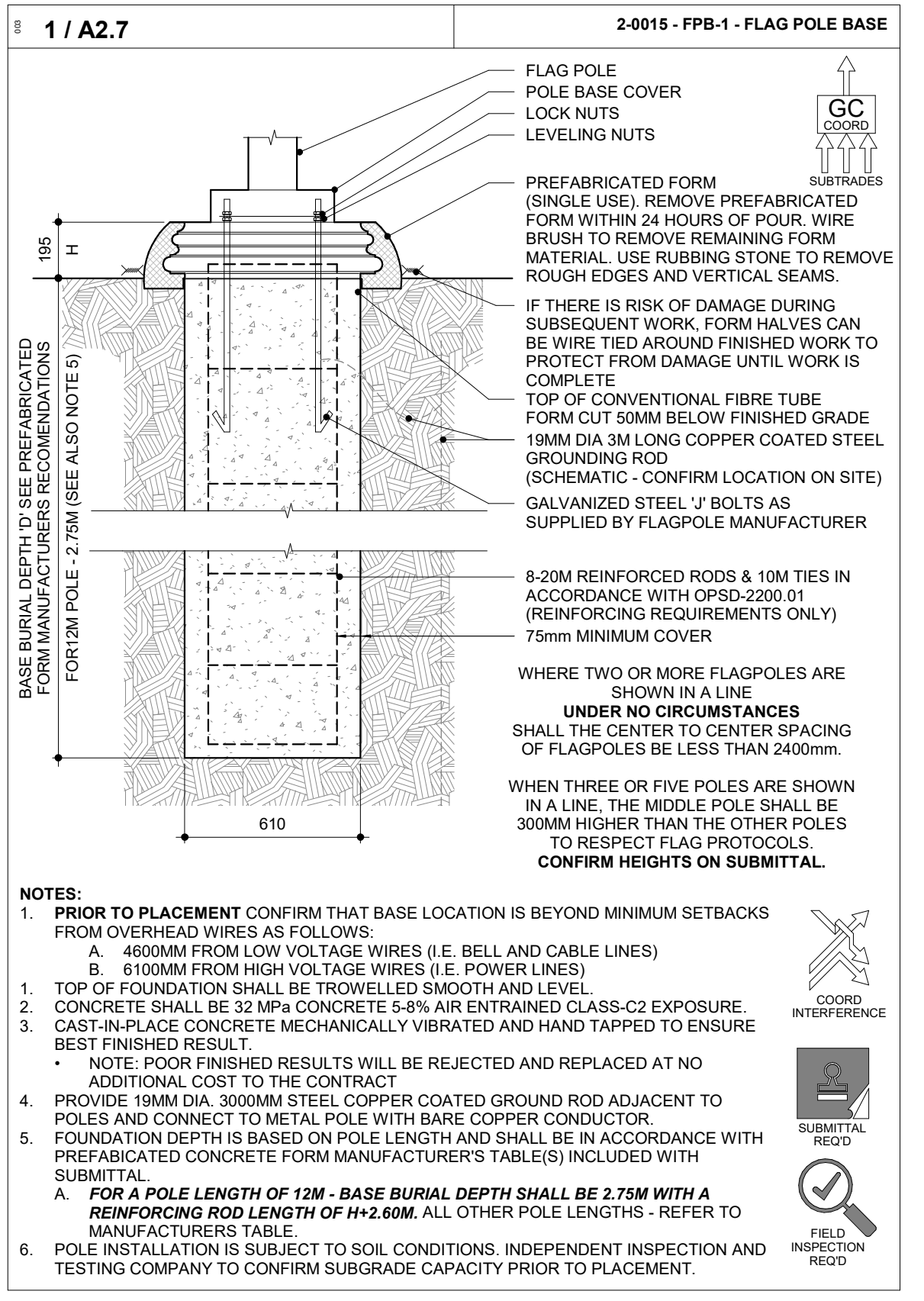
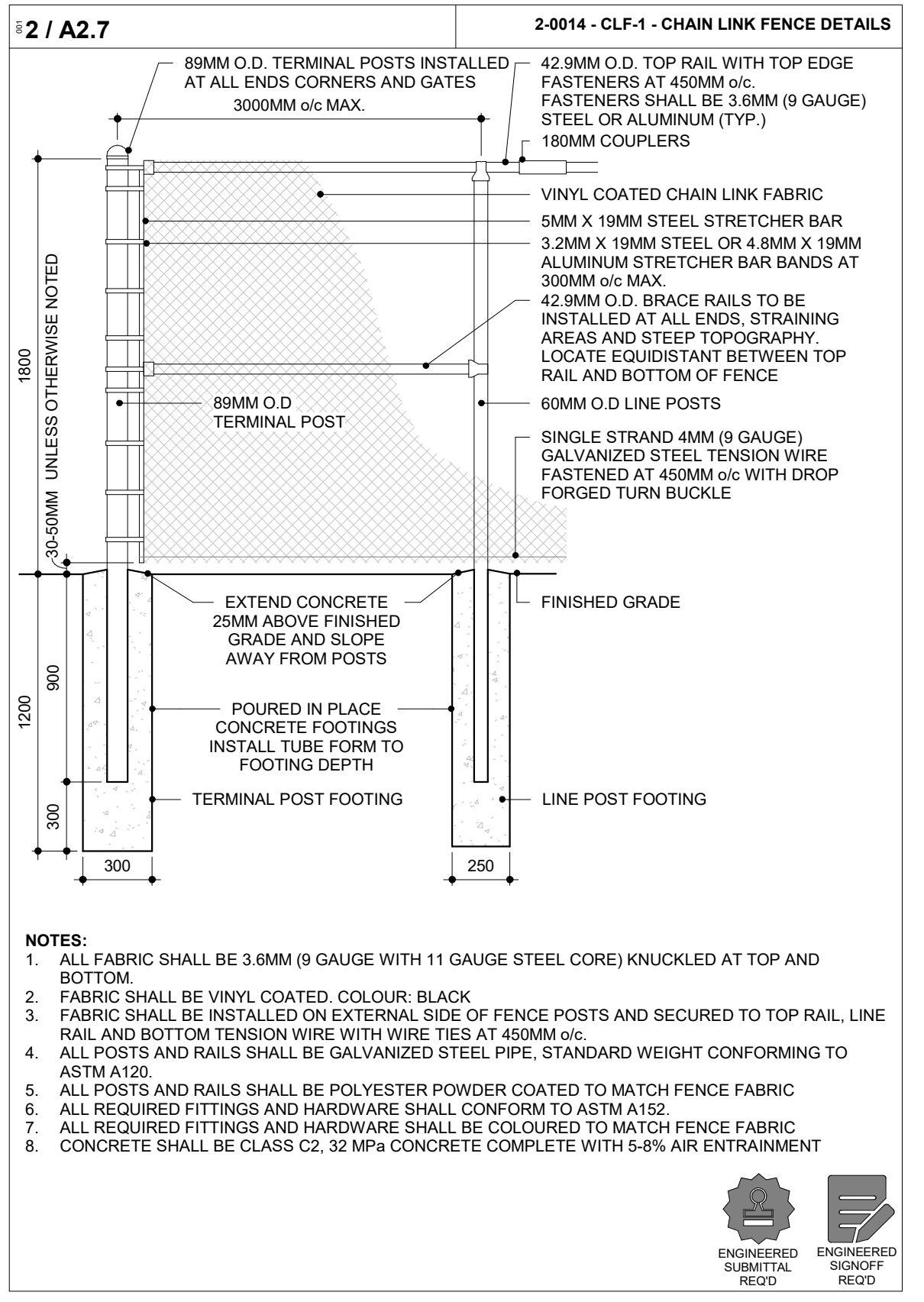
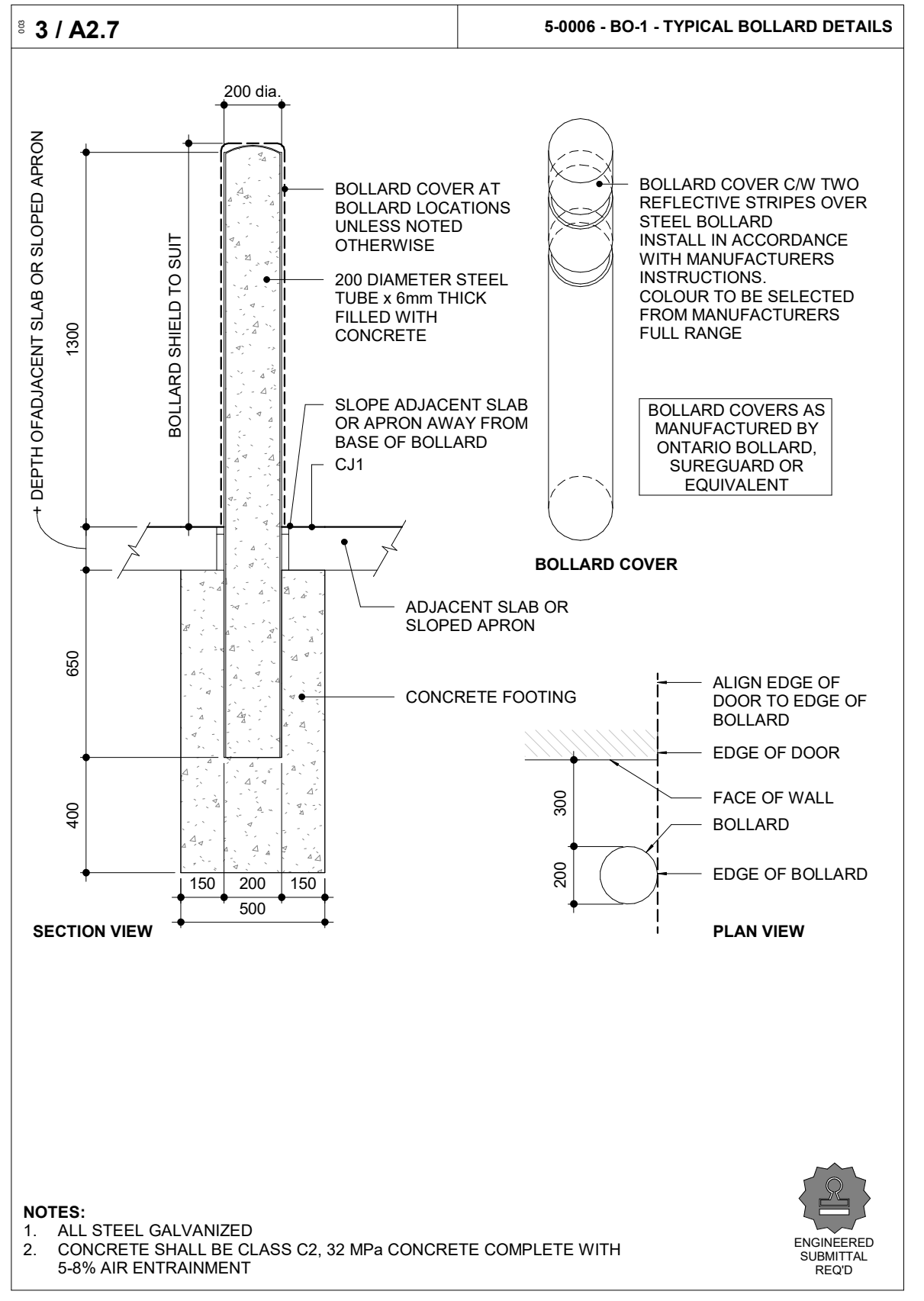
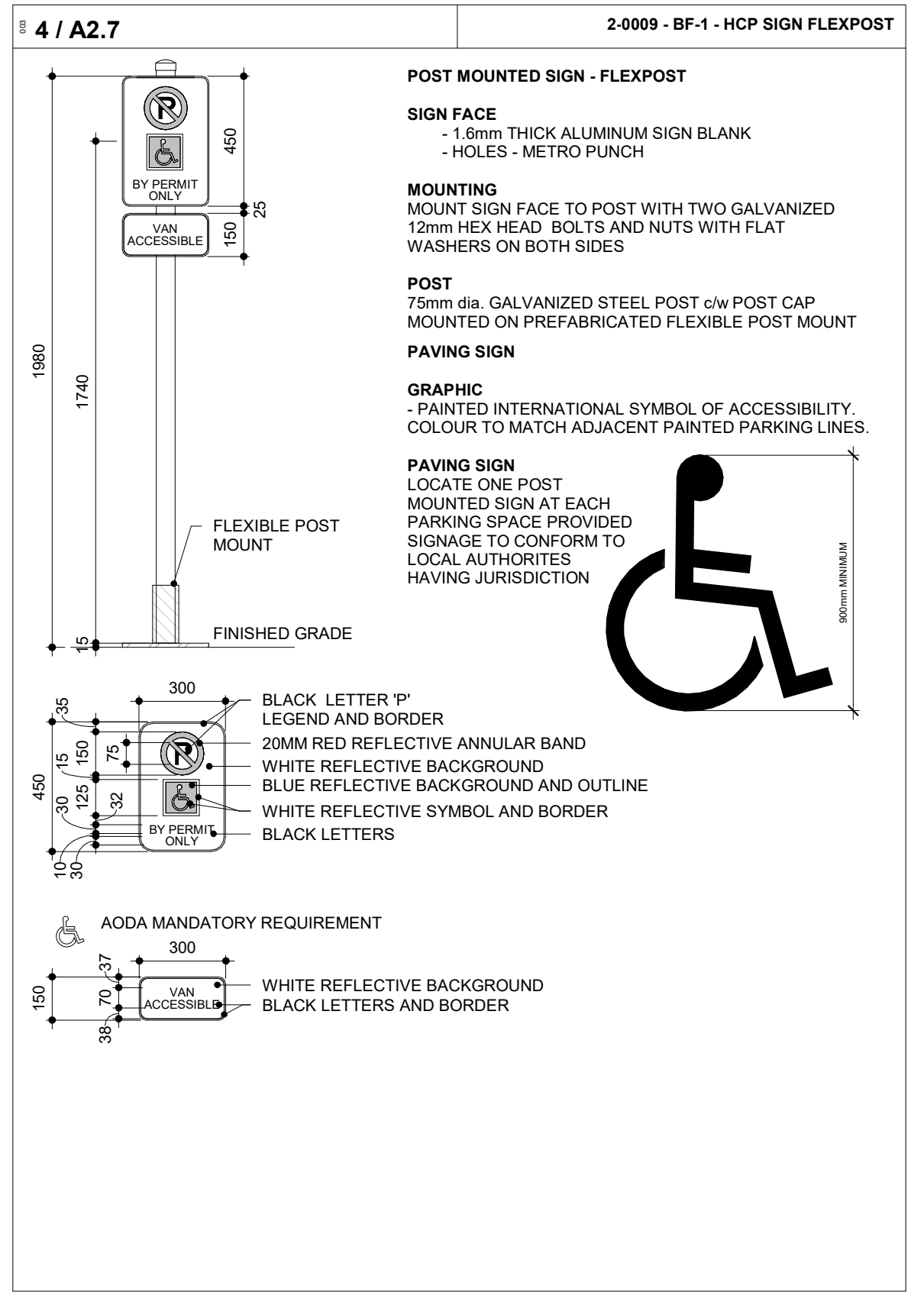
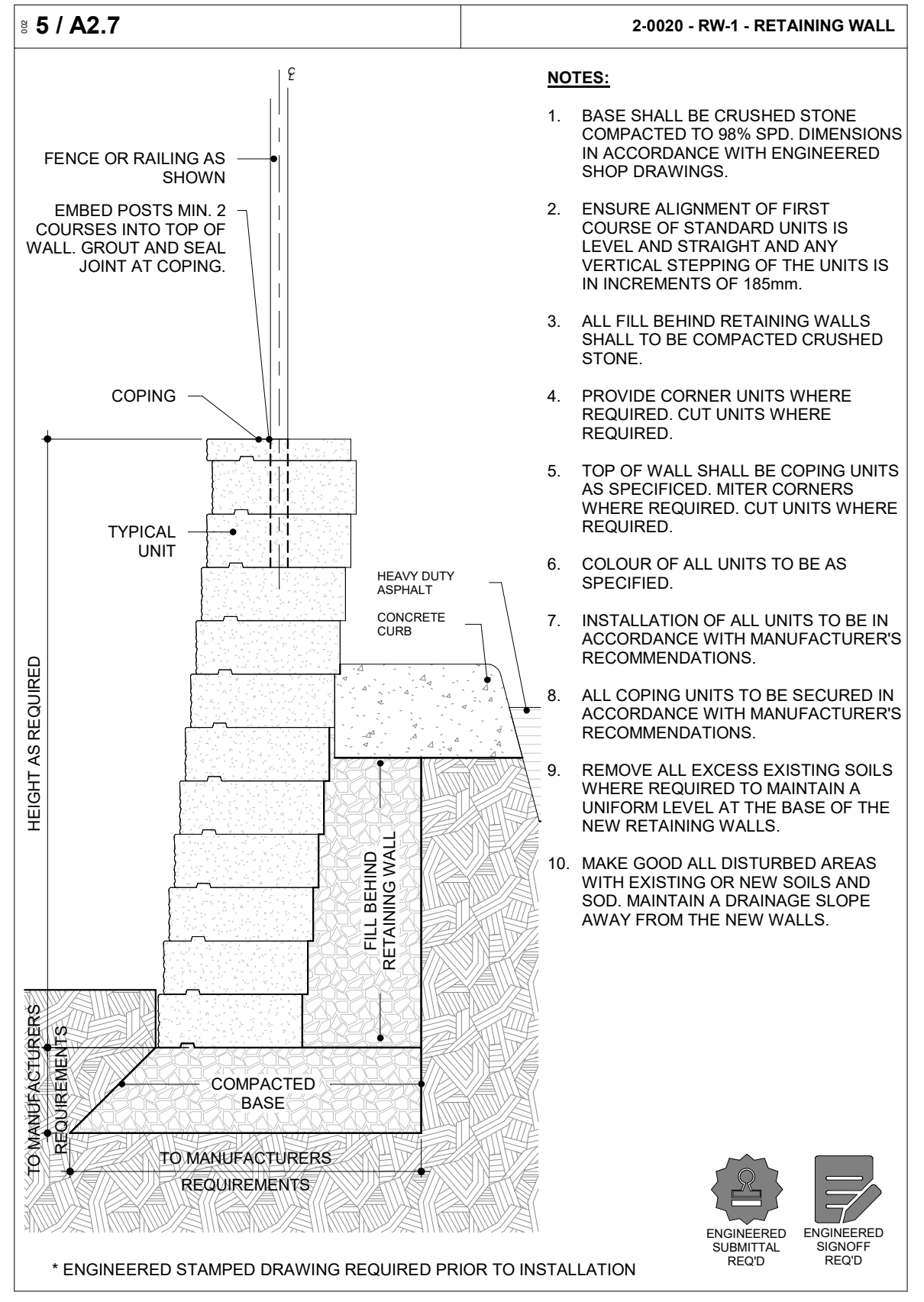
DATE: 2020-11-30

SCALE: As indicated DRAWN BY: SL / AA / VL

DWG STATUS: IFC PROJECT No: 1903

DRAWING No: A2.6 REVISION: 21

2023-07-12 1:26:00 PM



THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

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
15	SPA FINAL SUBMISSION	2022-12-01
16	IFT	2022-12-16
19	ADDENDUM #3	2023-03-03
21	IFC	2023-07-12

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

CLIENT: YORK REGION

ARCHITECT: THOMAS BROWN ARCHITECTS
107 SPRADLING AVENUE, SUITE 501 | TORONTO ONTARIO | M1S 2C5

PROFESSIONAL SEAL:

DWG TITLE: SITE PLAN DETAILS

DATE: 2020-11-30

SCALE: As indicated
DRAWN BY: SL / AA / VL

DWG STATUS: IFC

PROJECT NO.: 1903

DRAWING NO.: A2.7
REVISION: 21

2023-07-12 1:26:03 PM

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NO.	ISSUED FOR	DATE
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
19	ADDENDUM #3	2023-03-03
21	IFC	2023-07-12

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

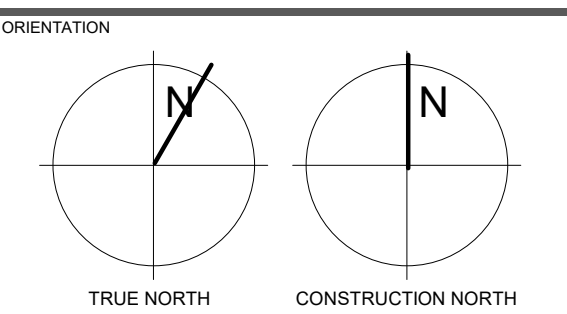
CLIENT:

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

ARCHITECT
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE
**CANOPY DETAILS/
FOUNDATION &
ROOF PLANS**



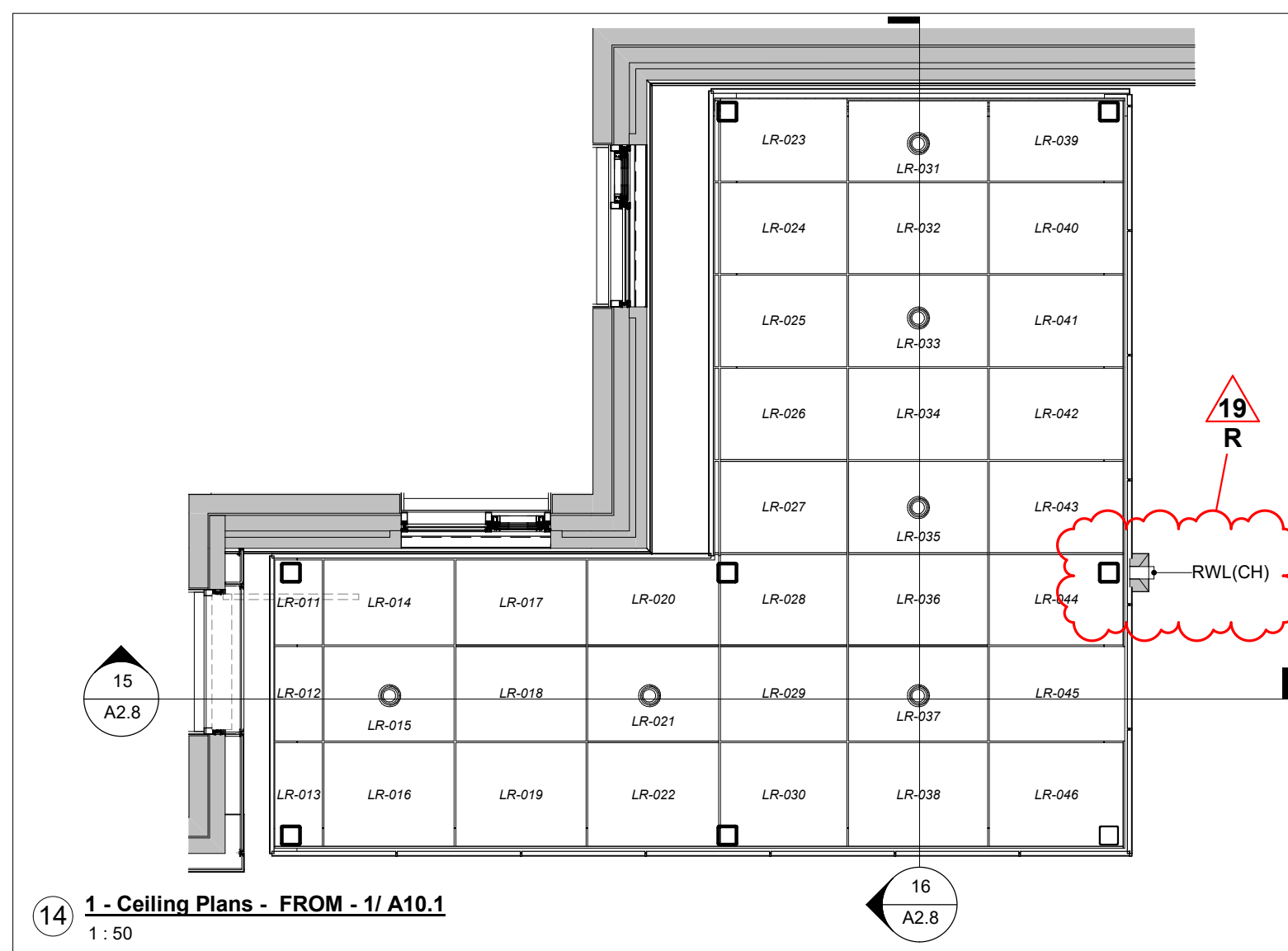
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SCALE: As indicated DRAWN BY: SL / AA / VL

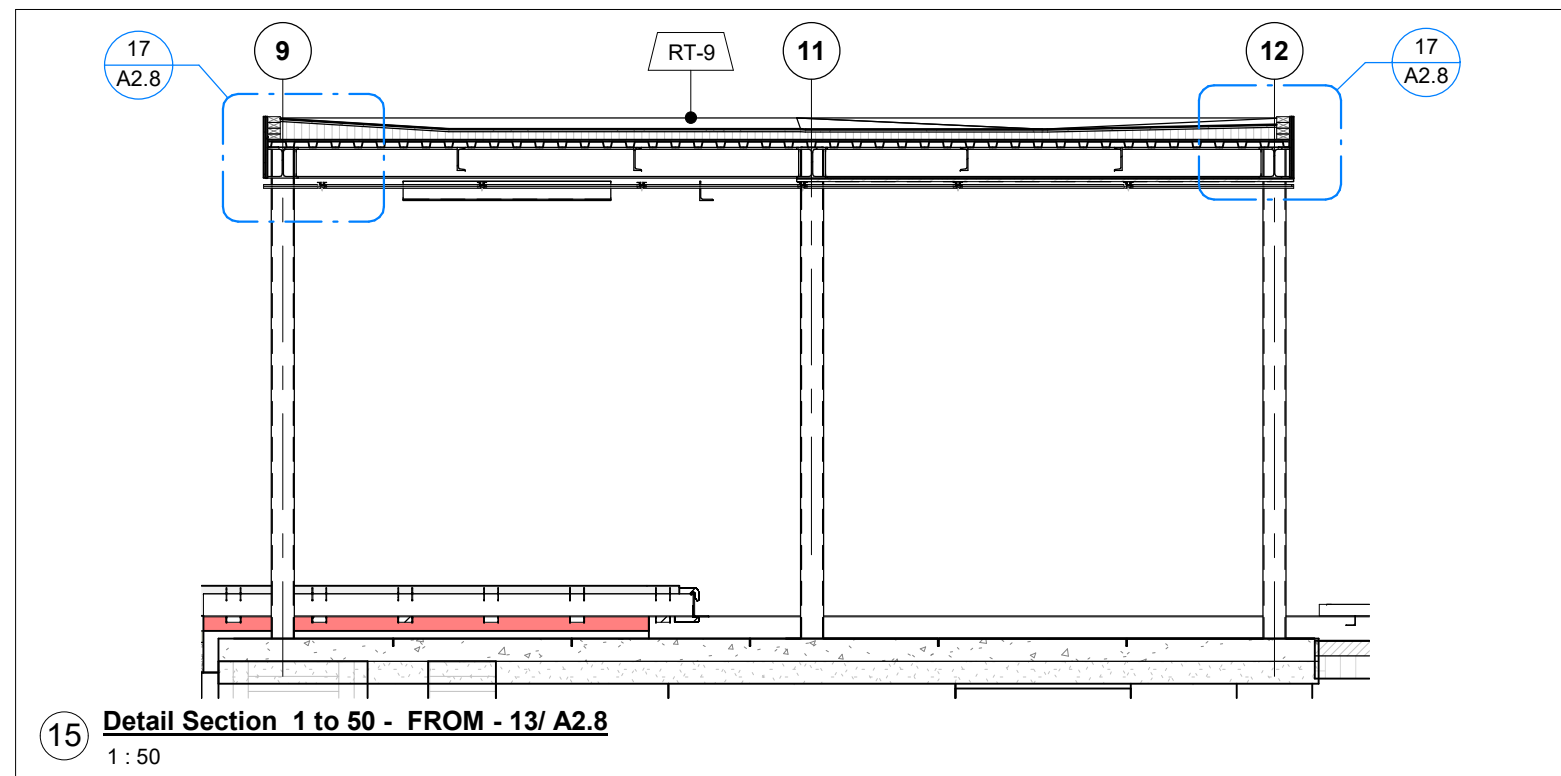
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PROJECT No: 1903

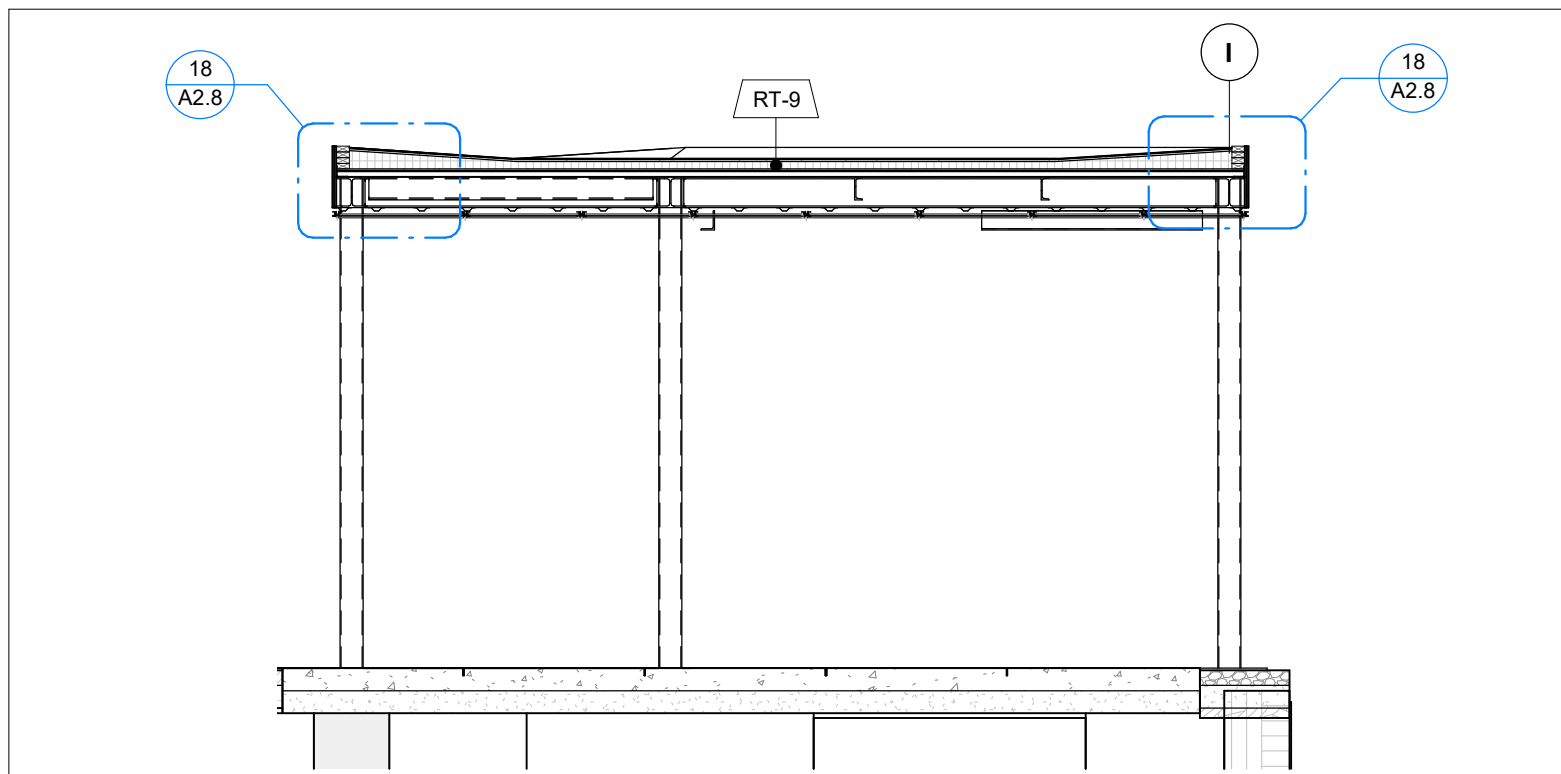
DRAWING No: **A2.8** REVISION: 21



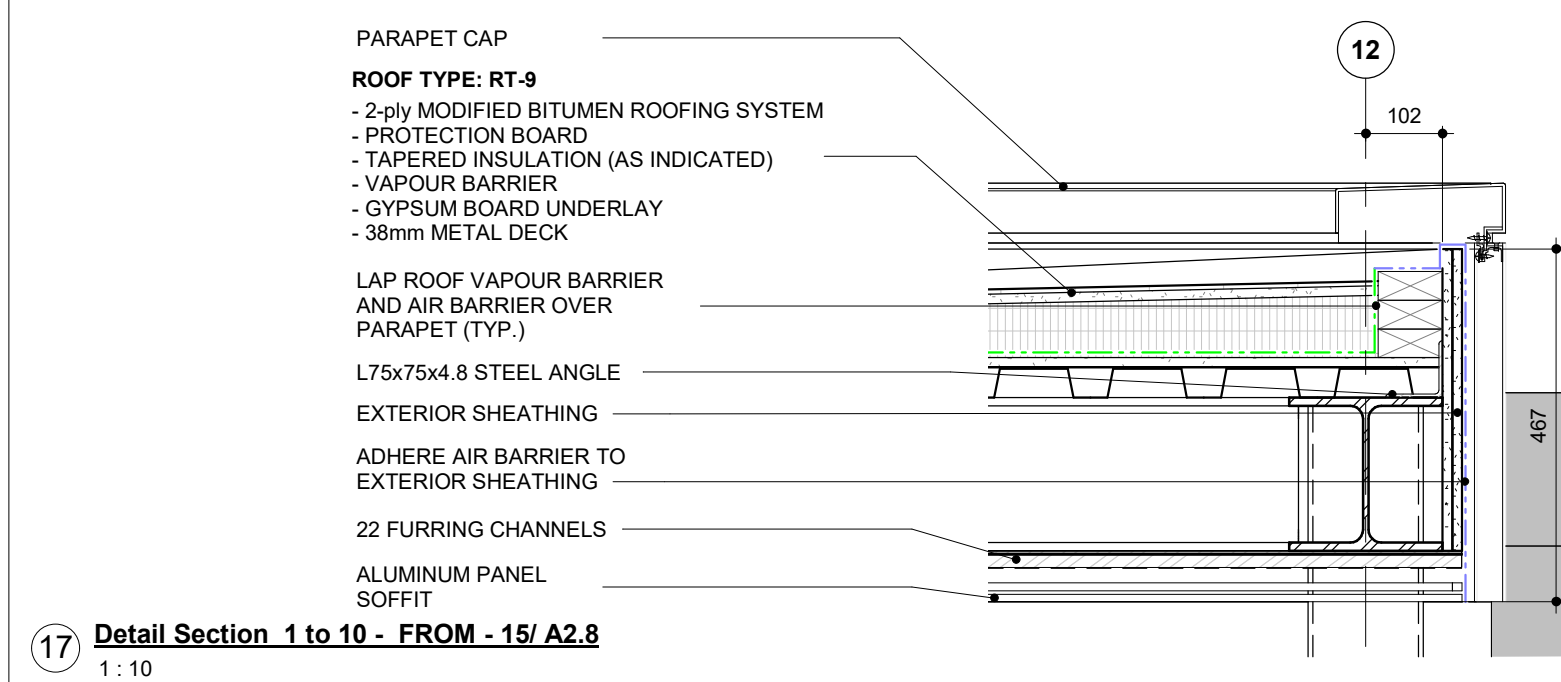
14 1 - Ceiling Plans - FROM - 1/ A10.1
1:50



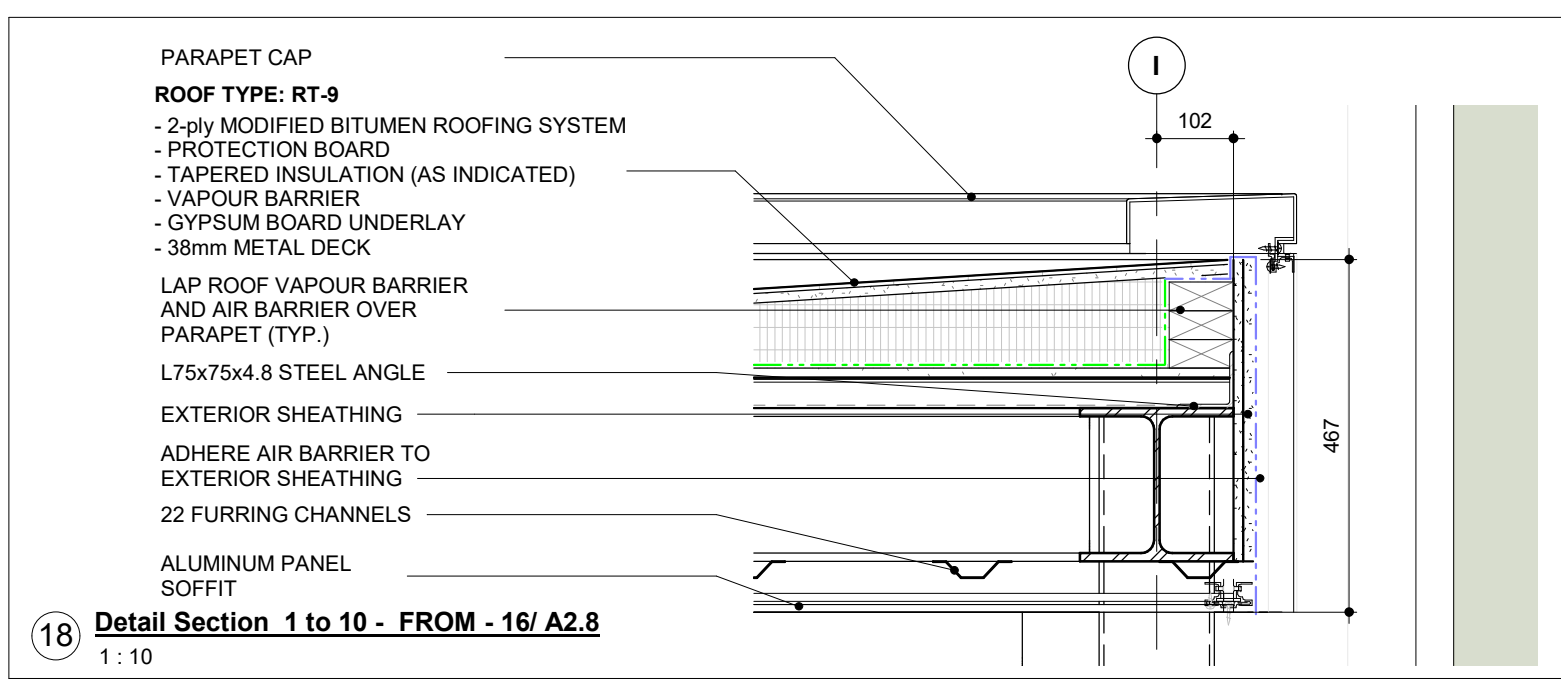
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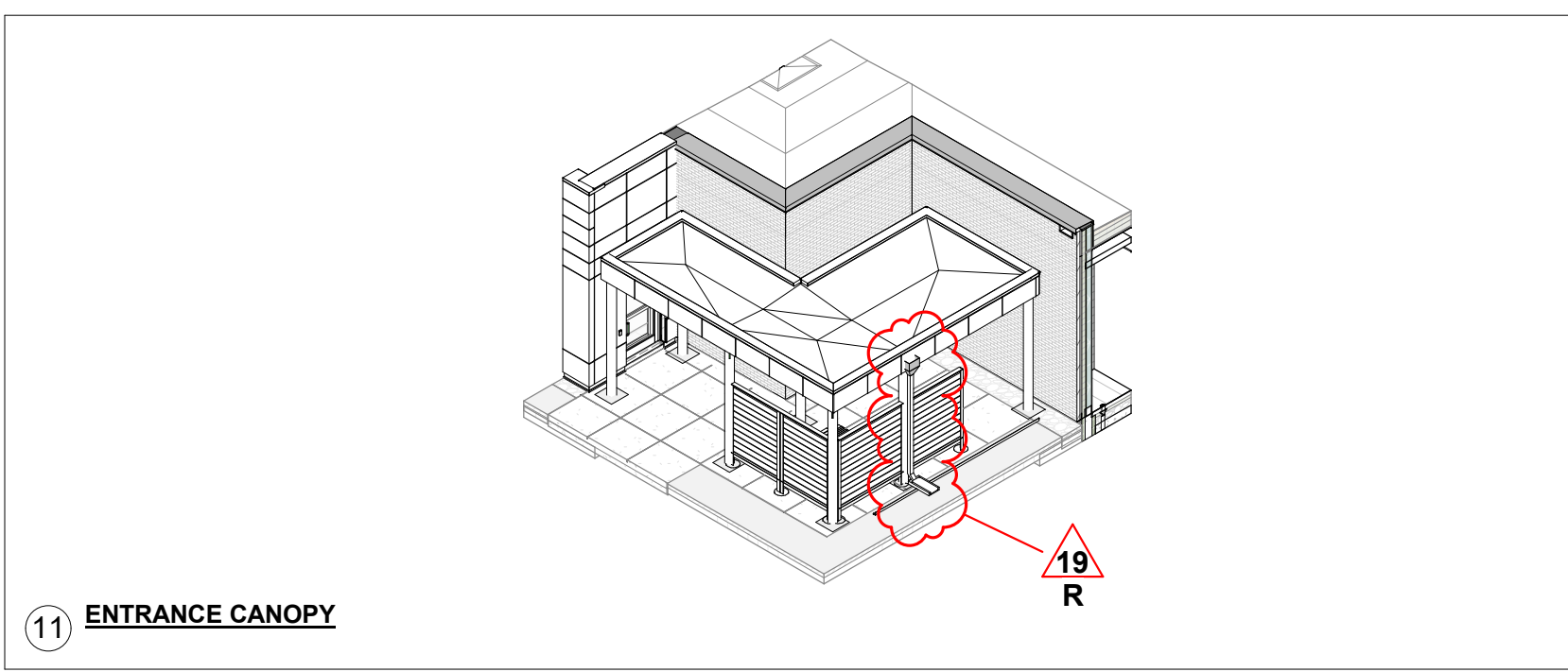
16 Detail Section 1 to 50 - FROM - 13/ A2.8
1:50



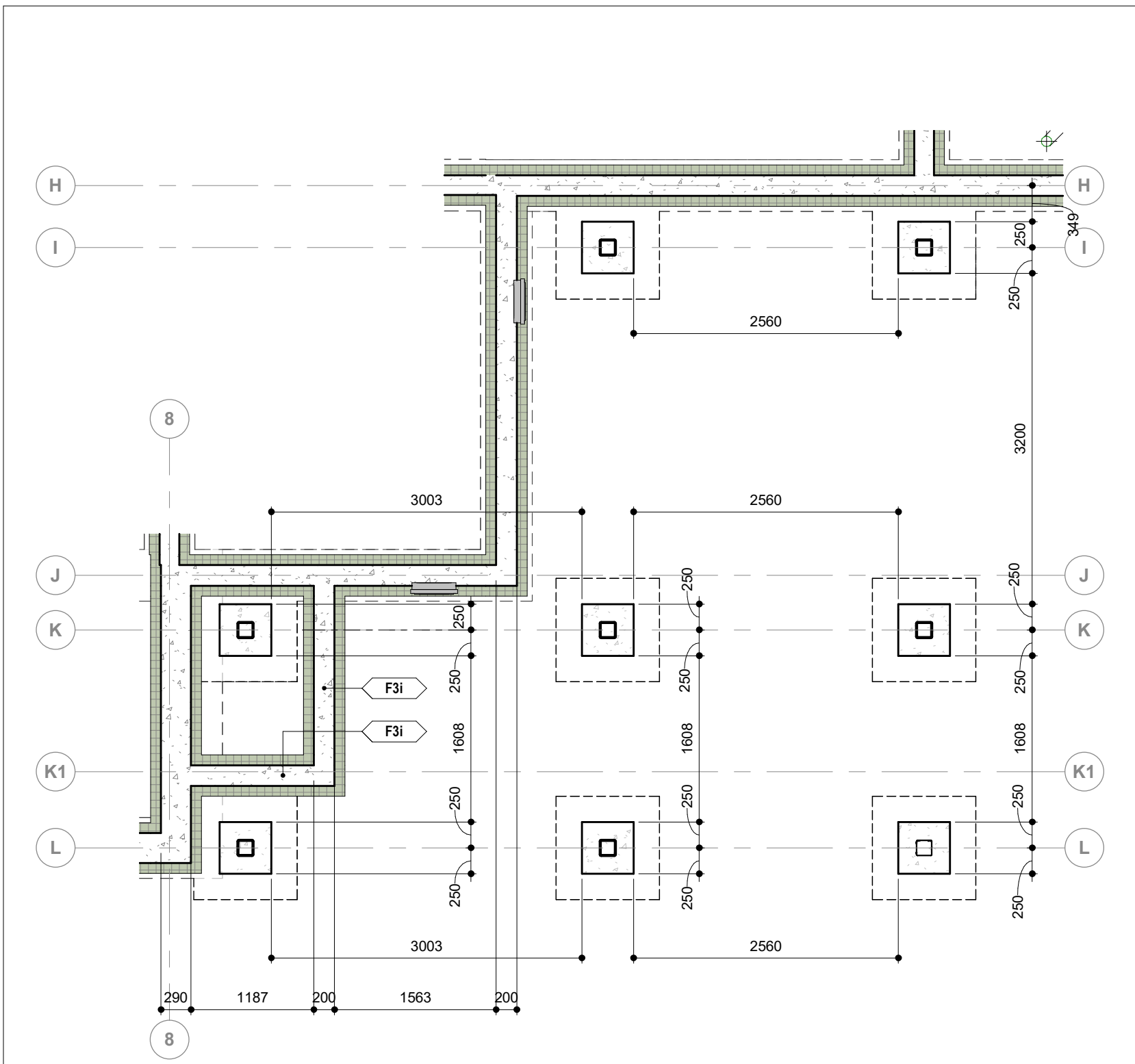
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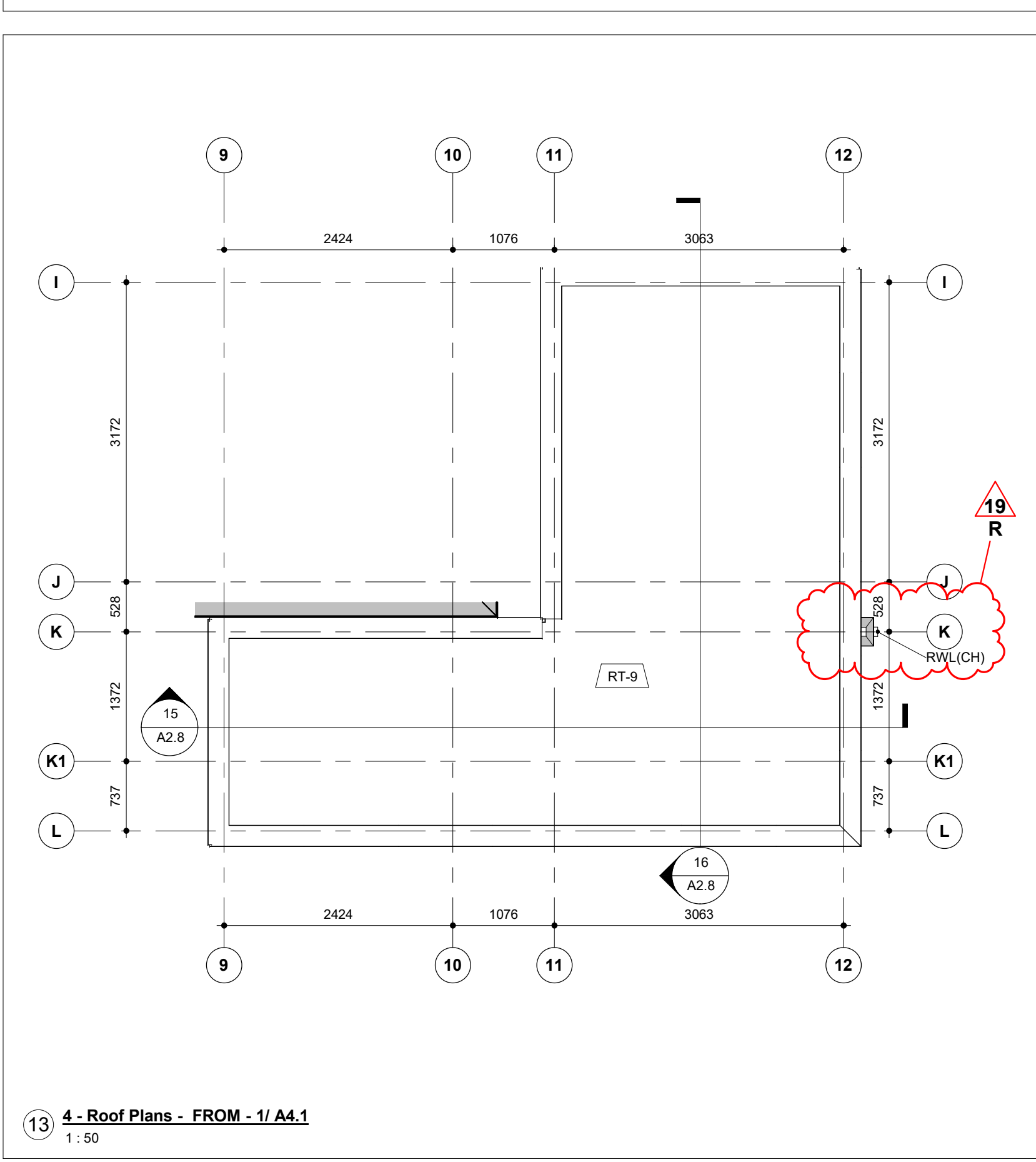
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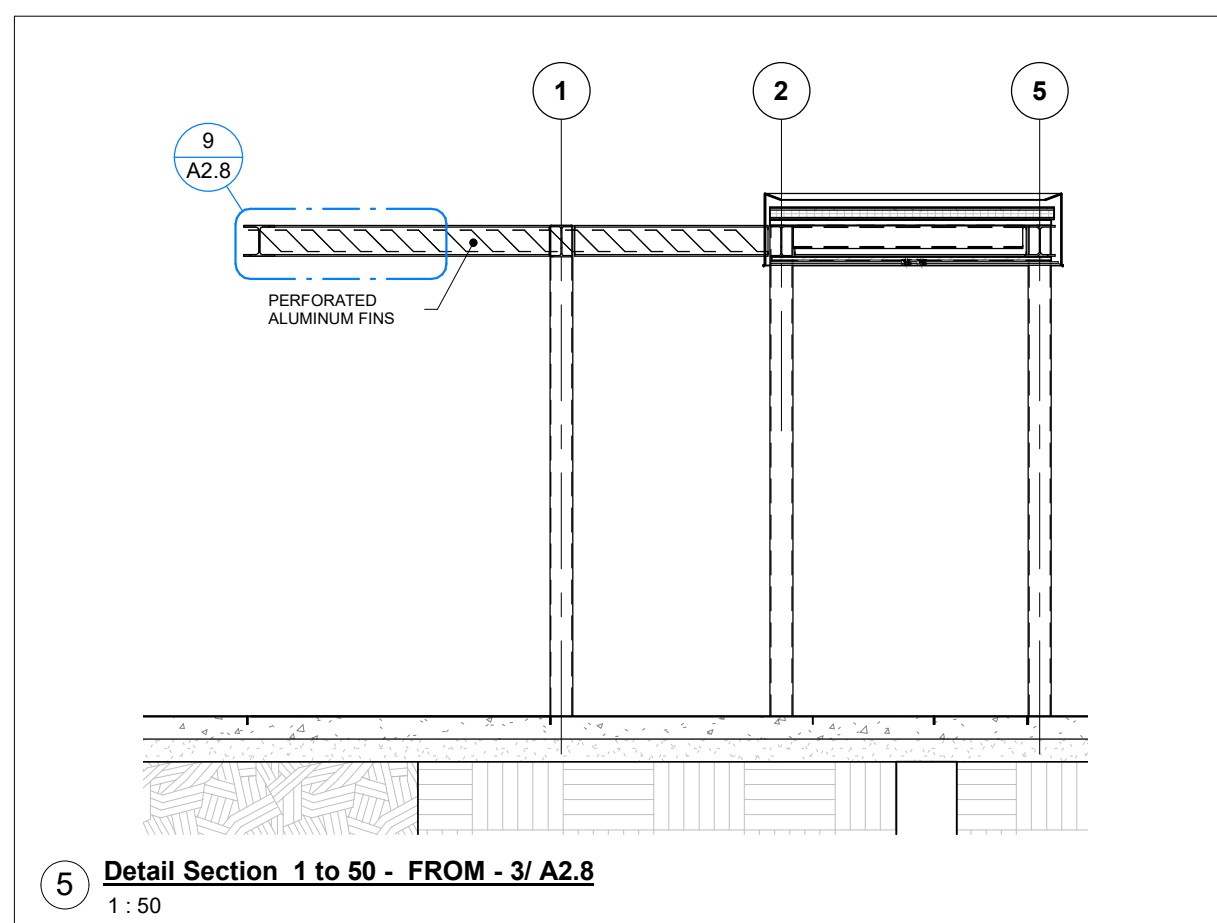
11 ENTRANCE CANOPY



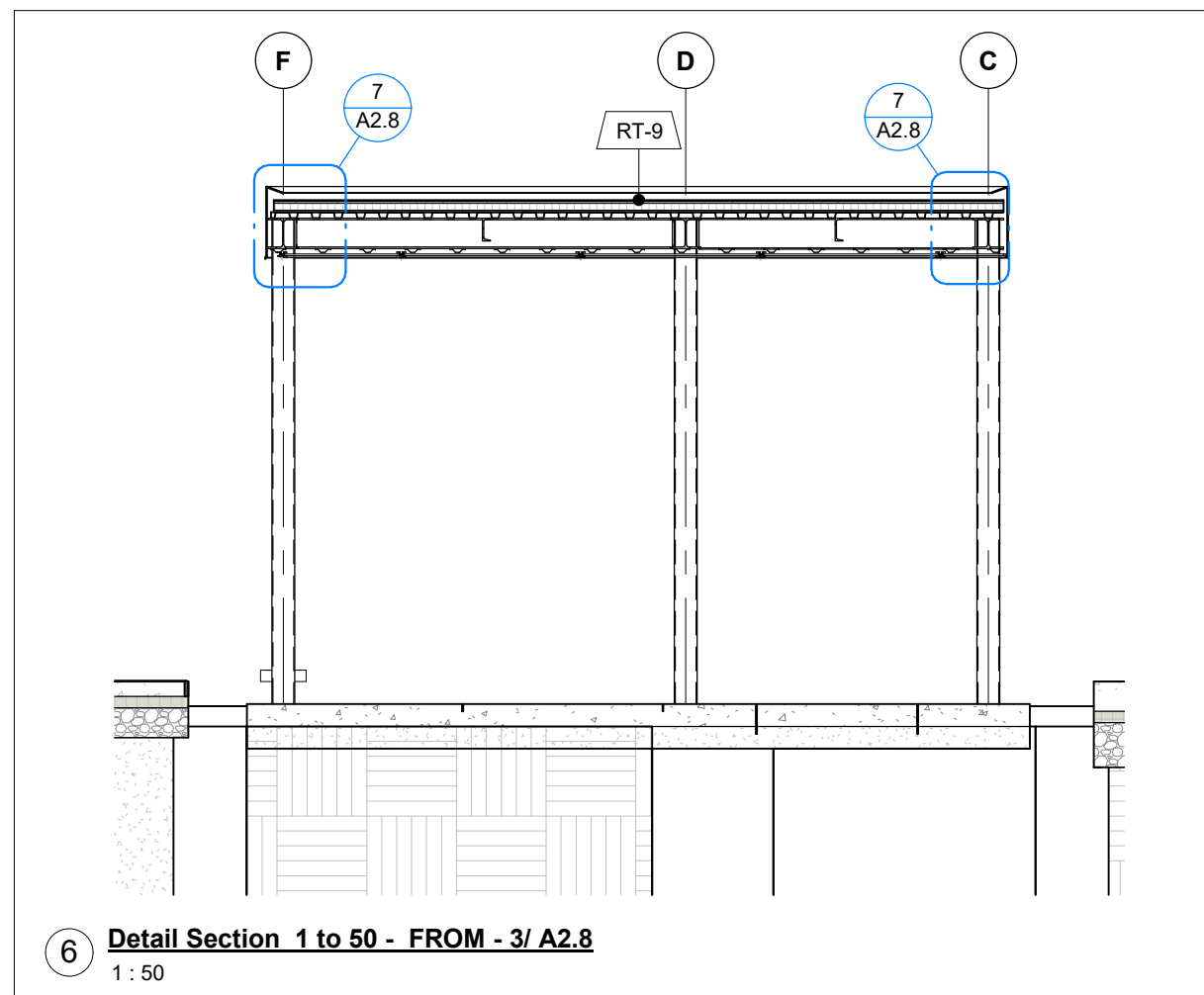
12 - Floor Plans - FROM - 2/ A2.5
1:50



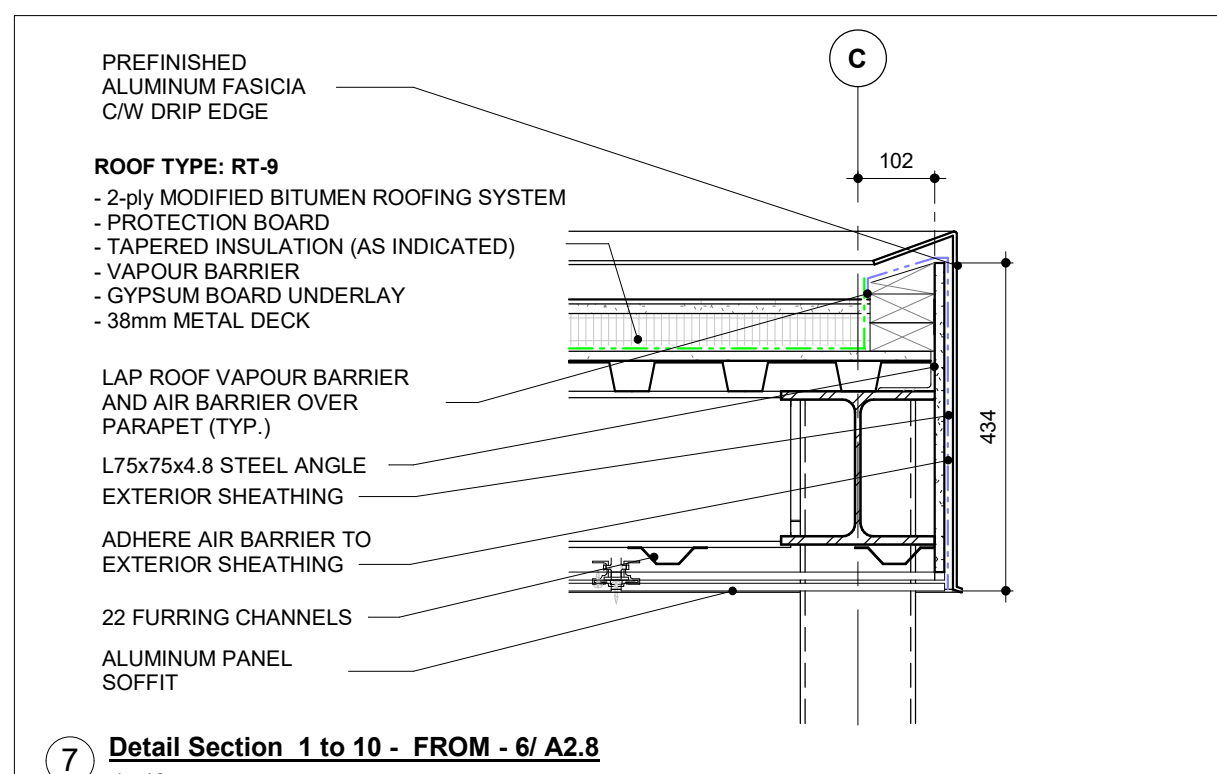
13 - Roof Plans - FROM - 1/ A4.1
1:50



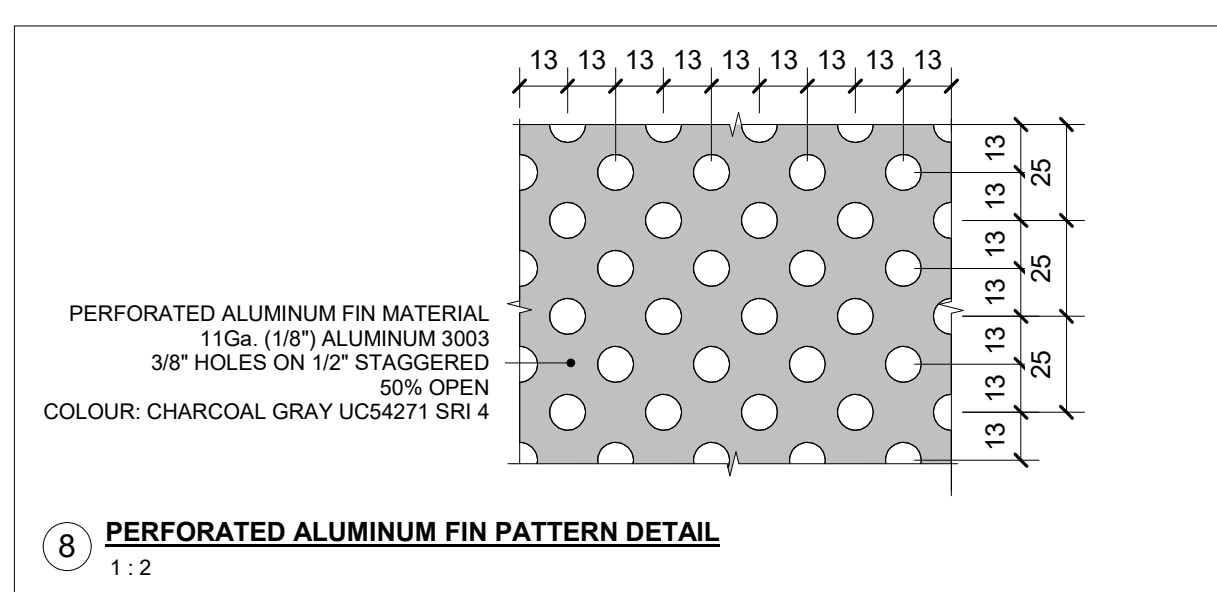
5 Detail Section 1 to 50 - FROM - 3/ A2.8
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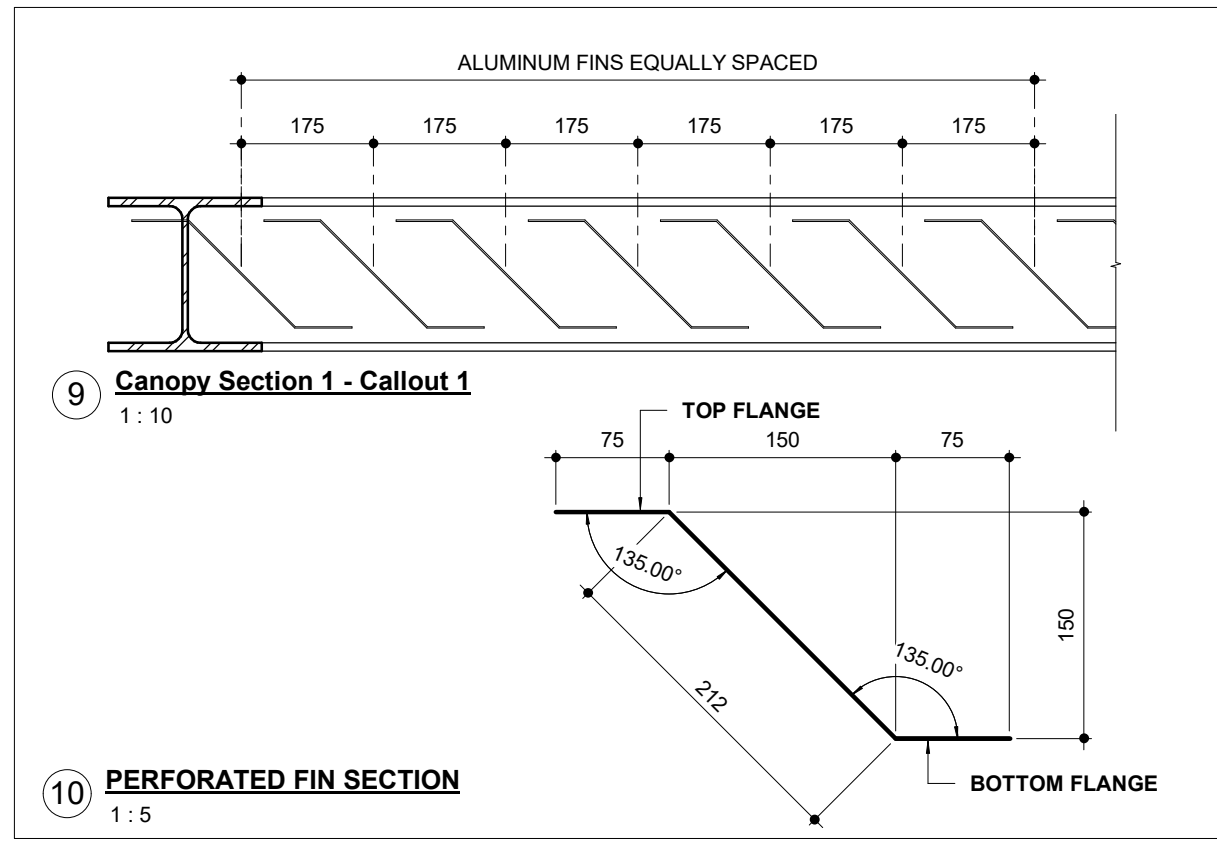
6 Detail Section 1 to 50 - FROM - 3/ A2.8
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7 Detail Section 1 to 10 - FROM - 6/ A2.8
1:10

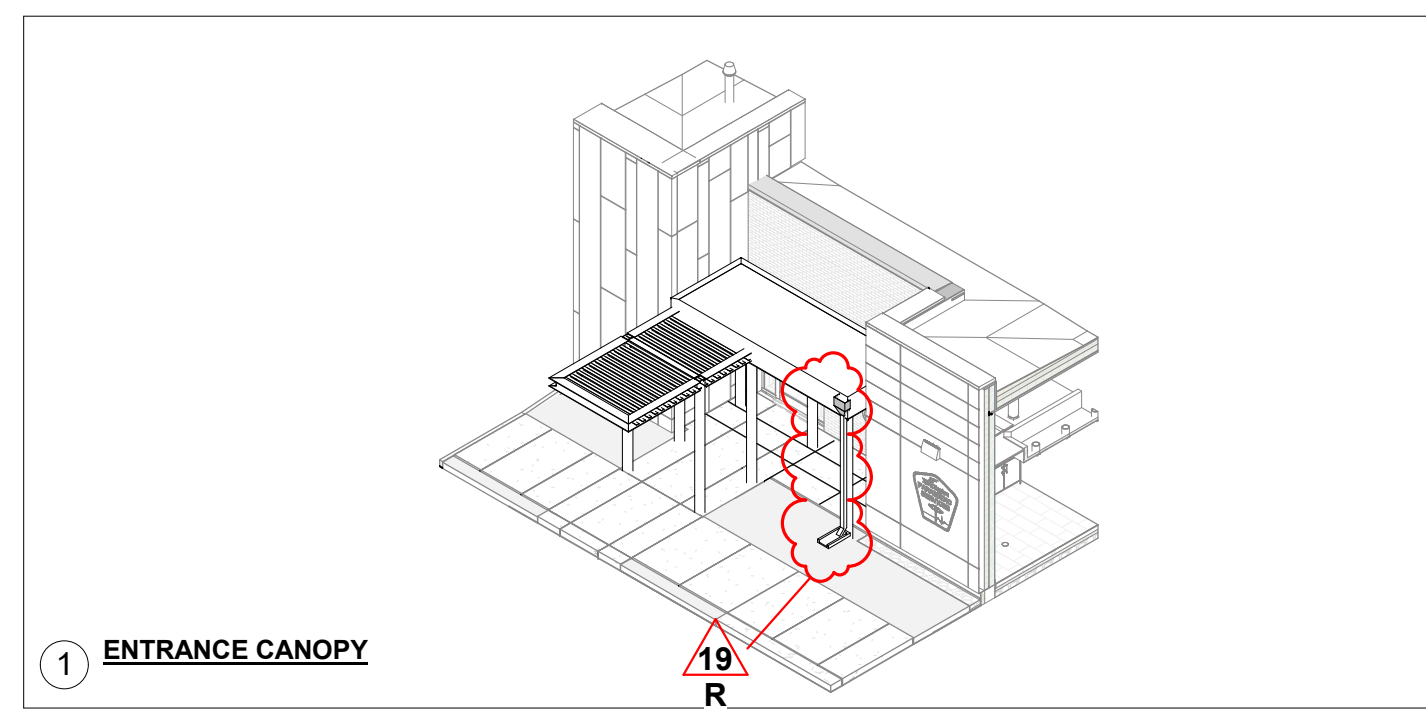


8 PERFORATED ALUMINUM FIN PATTERN DETAIL
1:2

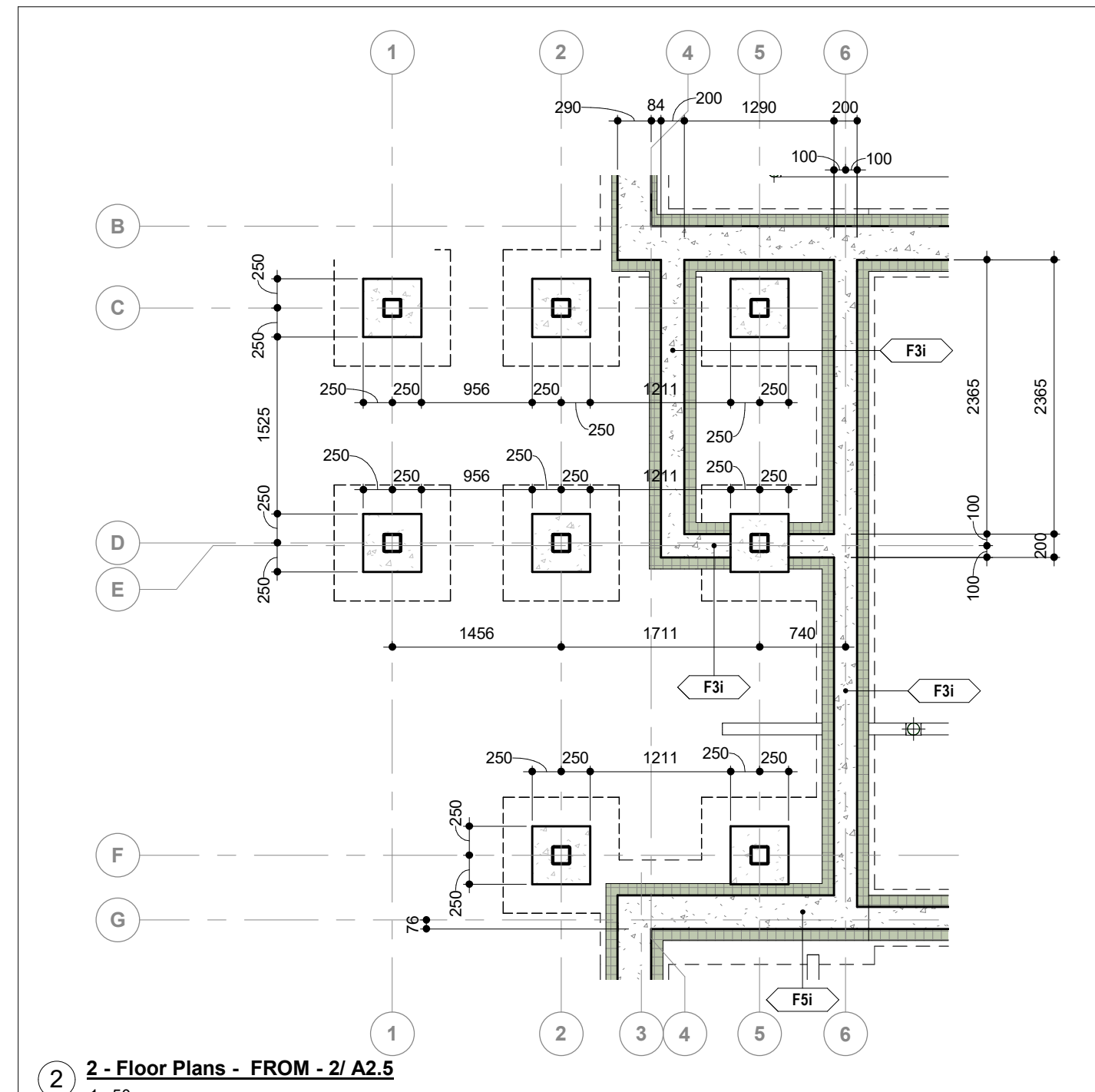


9 Canopy Section 1 - Callout 1
1:10

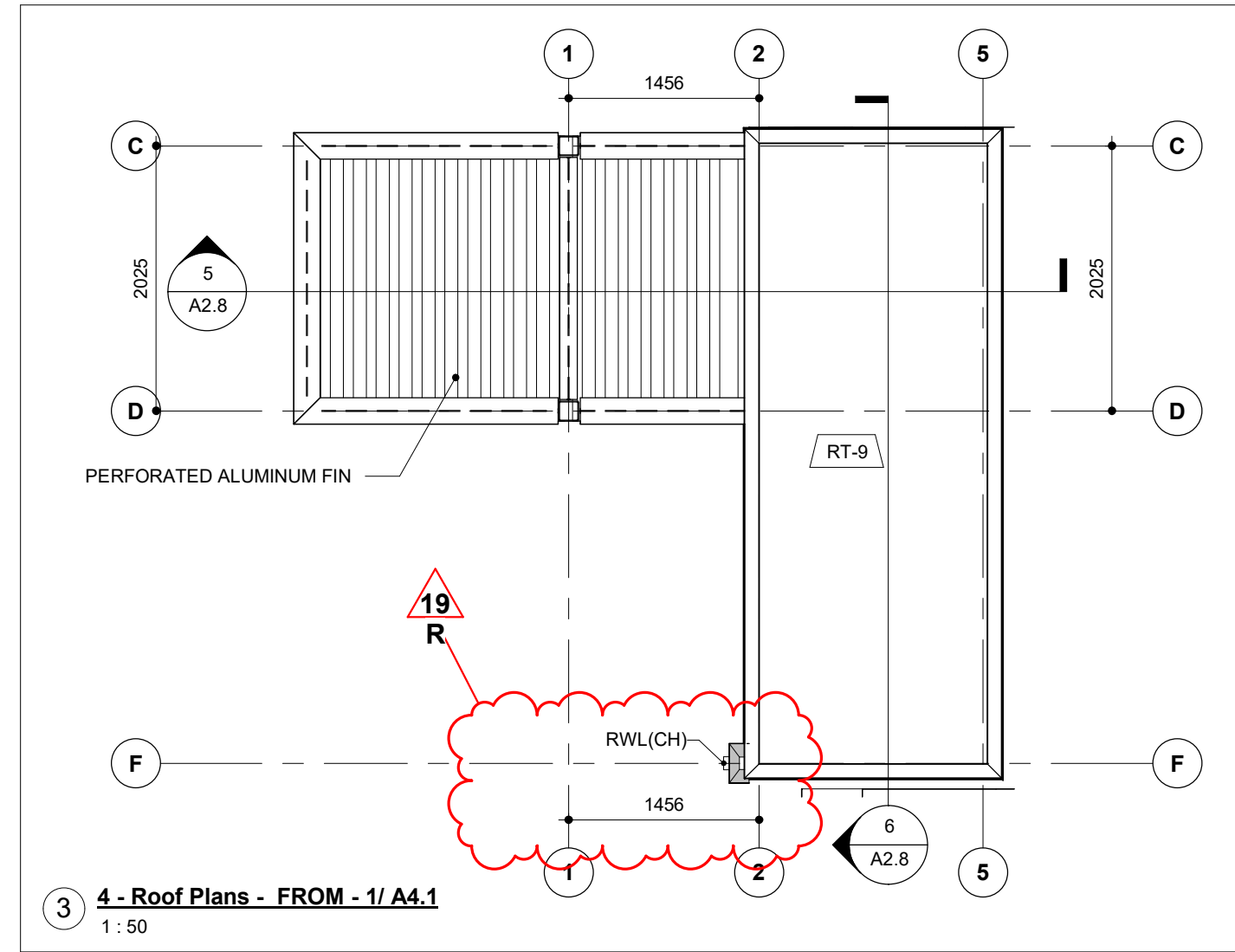
10 PERFORATED FIN SECTION
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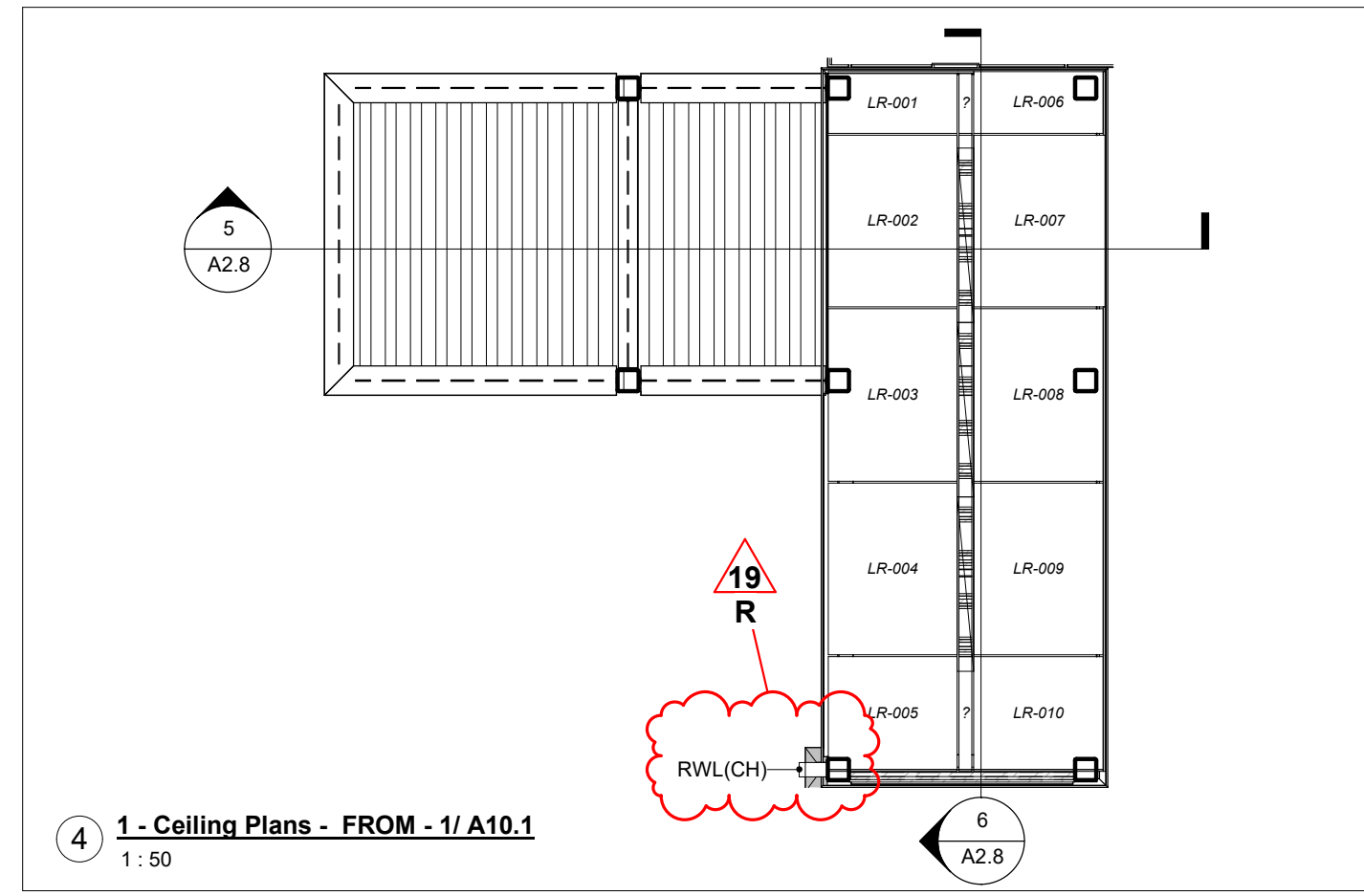
1 ENTRANCE CANOPY



2 - Floor Plans - FROM - 2/ A2.5
1:50



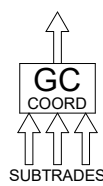
3 4 - Roof Plans - FROM - 1/ A4.1
1:50



4 - Ceiling Plans - FROM - 1/ A10.1
1:50

1 / A3.1 **A700 GENERAL NOTES - FOUNDATION PLAN**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH FOUNDATION PLANS PREPARED BY THE STRUCTURAL ENGINEER, MECHANICAL AND ELECTRICAL DRAWINGS.
- ROUTING OF UNDERGROUND SERVICES IS SCHEMATIC. ALL UNDERGROUND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- PROVIDE SLEEVES FOR ALL PENETRATIONS THROUGH FOUNDATION WALLS WHERE INDICATED AND WHERE REQUIRED (TYP.)
- PROVIDE DROPS IN FOUNDATION WALLS WHERE INDICATED AND WHERE REQUIRED AT EXTERIOR OPENINGS, AT DOORS AND OVERHEAD DOORS. EXTEND FLOOR SLABS AT FOUNDATION DROPS TO EXTERIOR FACE OF FOUNDATION WALL. ENSURE SLAB HAS POSITIVE SLOPE TO EXTERIOR FROM EXTERIOR FACE OF DOOR OR OVERHEAD DOOR (TYP.)
- TAKE CARE DURING PLACEMENT OF CONCRETE TO MITIGATE FACTORS THAT CONTRIBUTE TO SURFACE DEFECTS. ENSURE FACE OF FOUNDATION WALLS THAT WILL REMAIN EXPOSED (TYPICALLY 300MM MINIMUM) IS FREE OF HONEYCOMBING OR OTHER SURFACE DEFECTS.
- ENSURE FACE OF FOUNDATION WALLS THAT ABUT AN ADJACENT CONCRETE SLAB OR SIDEWALK ARE SMOOTH TO ENSURE TIGHT PLACEMENT OF EXPANSION JOINT OR EXPANSION JOINT CAP AND CAULKED JOINT. SCRAPE OR GRIND AS REQUIRED.



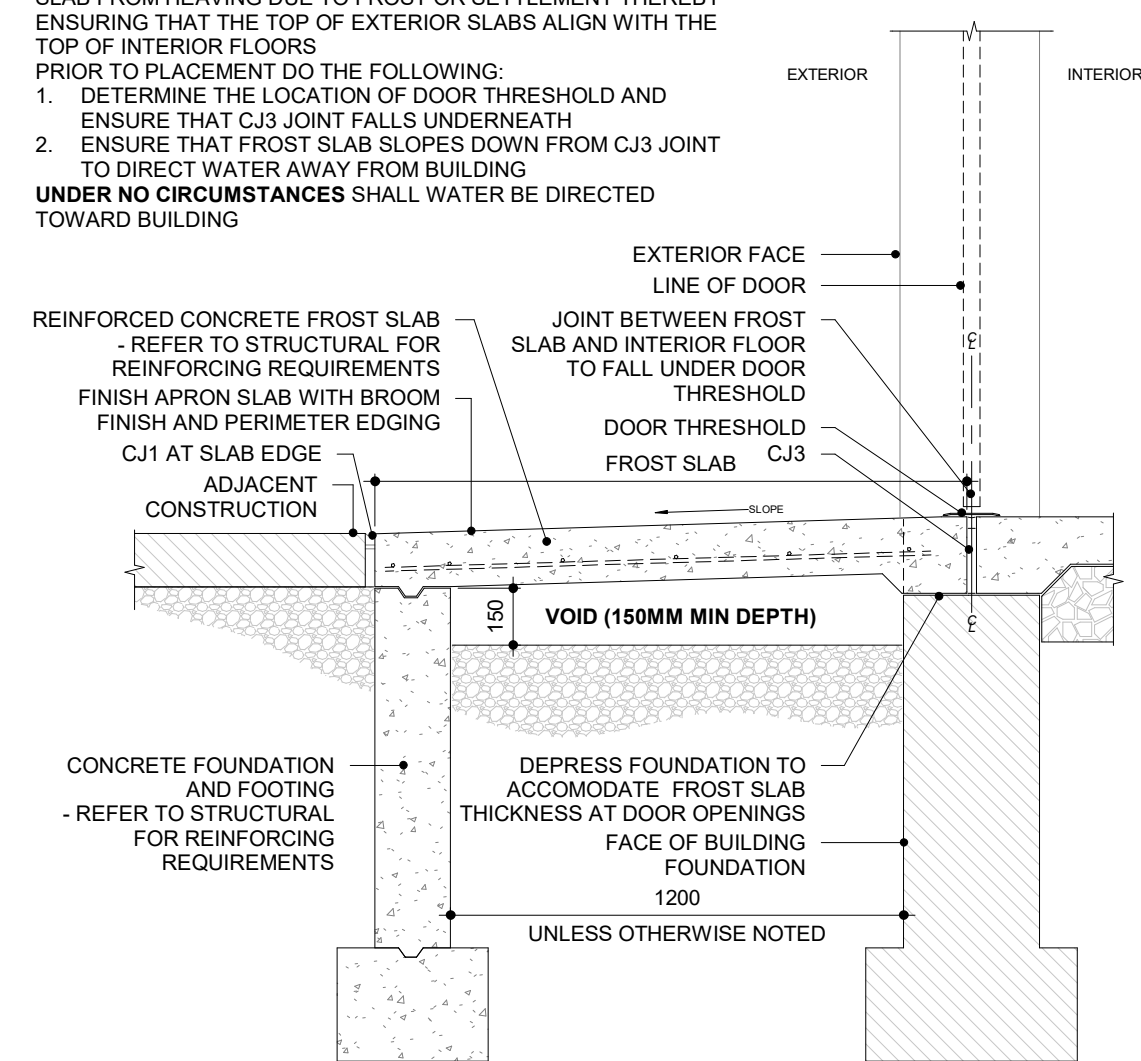
2 / A3.1 **3-0004 - FS-1 - FROST SLAB DETAILS**

THE INTENT OF THE FROST SLAB IS TO PROTECT THE EXTERIOR SLAB FROM HEAVING DUE TO FROST OR SETTLEMENT THEREBY ENSURING THAT THE TOP OF EXTERIOR SLABS ALIGN WITH THE TOP OF INTERIOR FLOORS

PRIOR TO PLACEMENT DO THE FOLLOWING:

- DETERMINE THE LOCATION OF DOOR THRESHOLD AND ENSURE THAT C/J3 JOINT FALLS UNDERNEATH
- ENSURE THAT FROST SLAB SLOPES DOWN FROM C/J3 JOINT TO DIRECT WATER AWAY FROM BUILDING

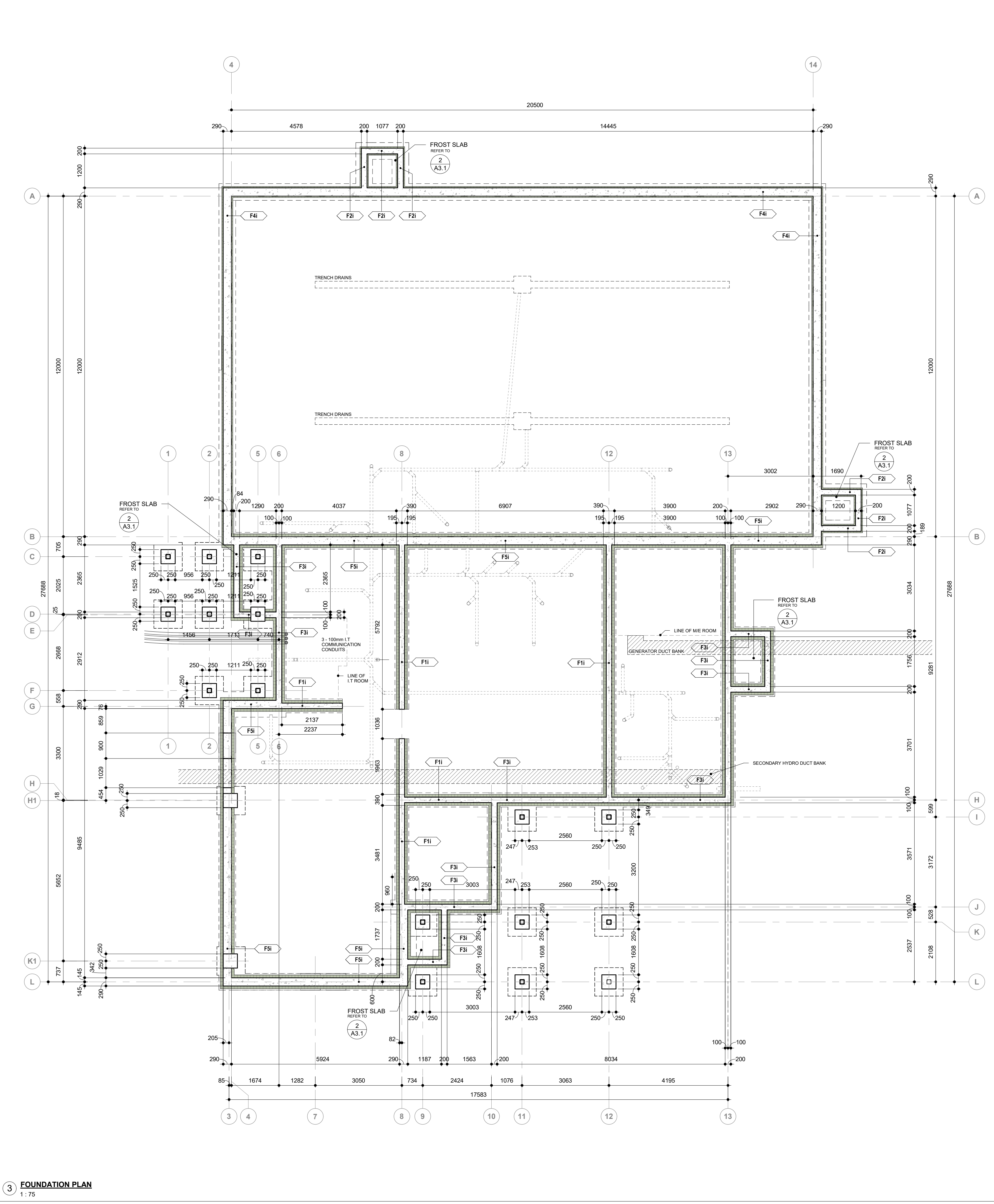
UNDER NO CIRCUMSTANCES SHALL WATER BE DIRECTED TOWARD BUILDING



REINFORCED CONCRETE FROST SLAB - REFER TO STRUCTURAL FOR REINFORCING REQUIREMENTS
FINISH APRON SLAB WITH BROOM FINISH AND PERIMETER EDGING
C/J1 AT SLAB EDGE
ADJACENT CONSTRUCTION
EXTERIOR FACE LINE OF DOOR
JOINT BETWEEN FROST SLAB AND INTERIOR FLOOR TO FALL UNDER DOOR THRESHOLD
DOOR THRESHOLD FROST SLAB C/J3
VOID (150MM MIN DEPTH)

CONCRETE FOUNDATION AND FOOTING - REFER TO STRUCTURAL FOR REINFORCING REQUIREMENTS
DEPRESS FOUNDATION TO ACCOMMODATE FROST SLAB THICKNESS AT DOOR OPENINGS
FACE OF BUILDING FOUNDATION 1200
UNLESS OTHERWISE NOTED

ALL REINFORCING STEEL EPOXY COATED



3 FOUNDATION PLAN
1:75

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8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

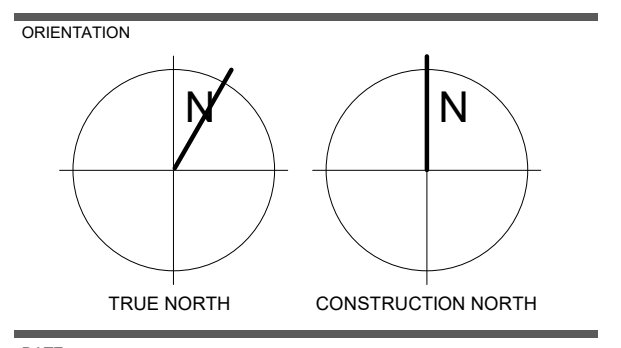
CLIENT:

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

ARCHITECT:
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL:

DWG TITLE:
FOUNDATION PLAN



DATE: 2020-11-30

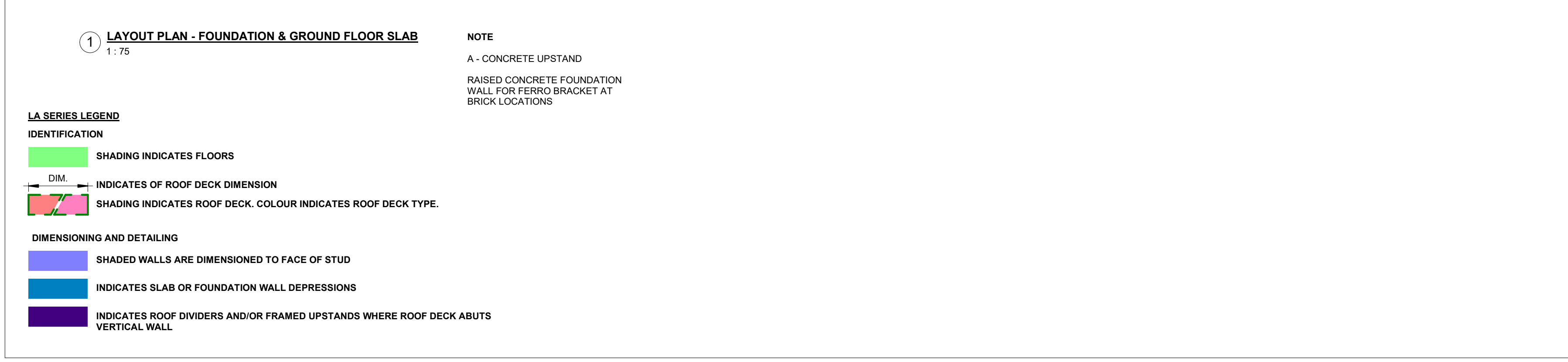
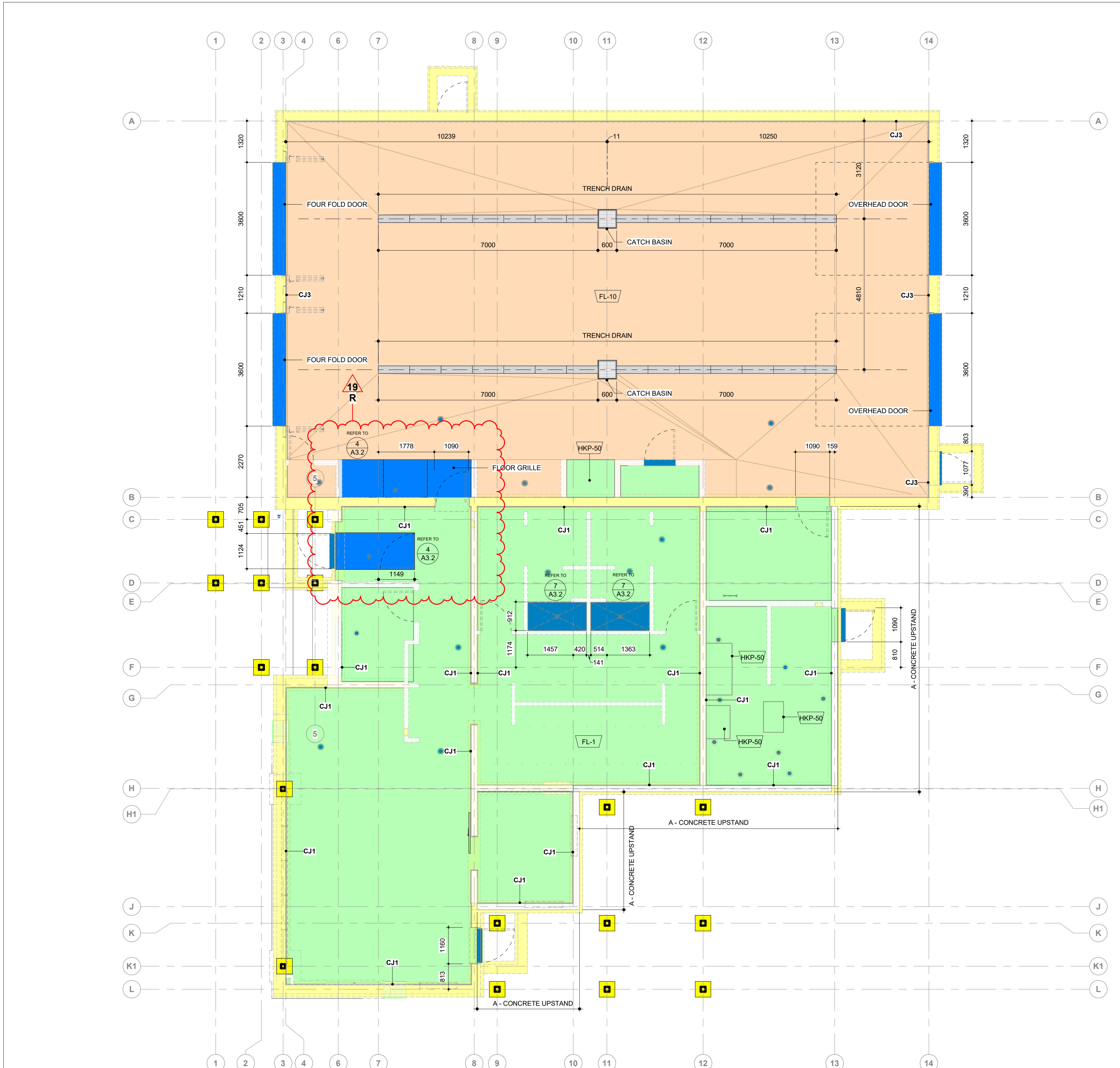
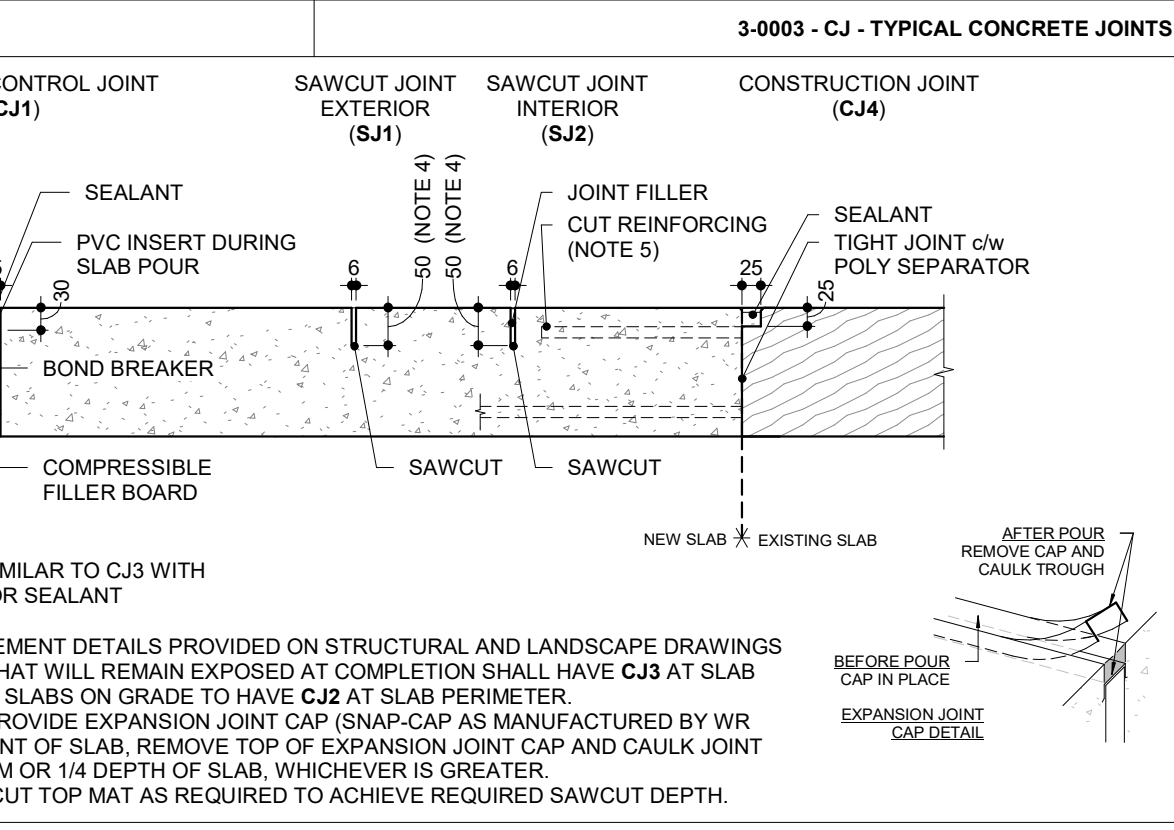
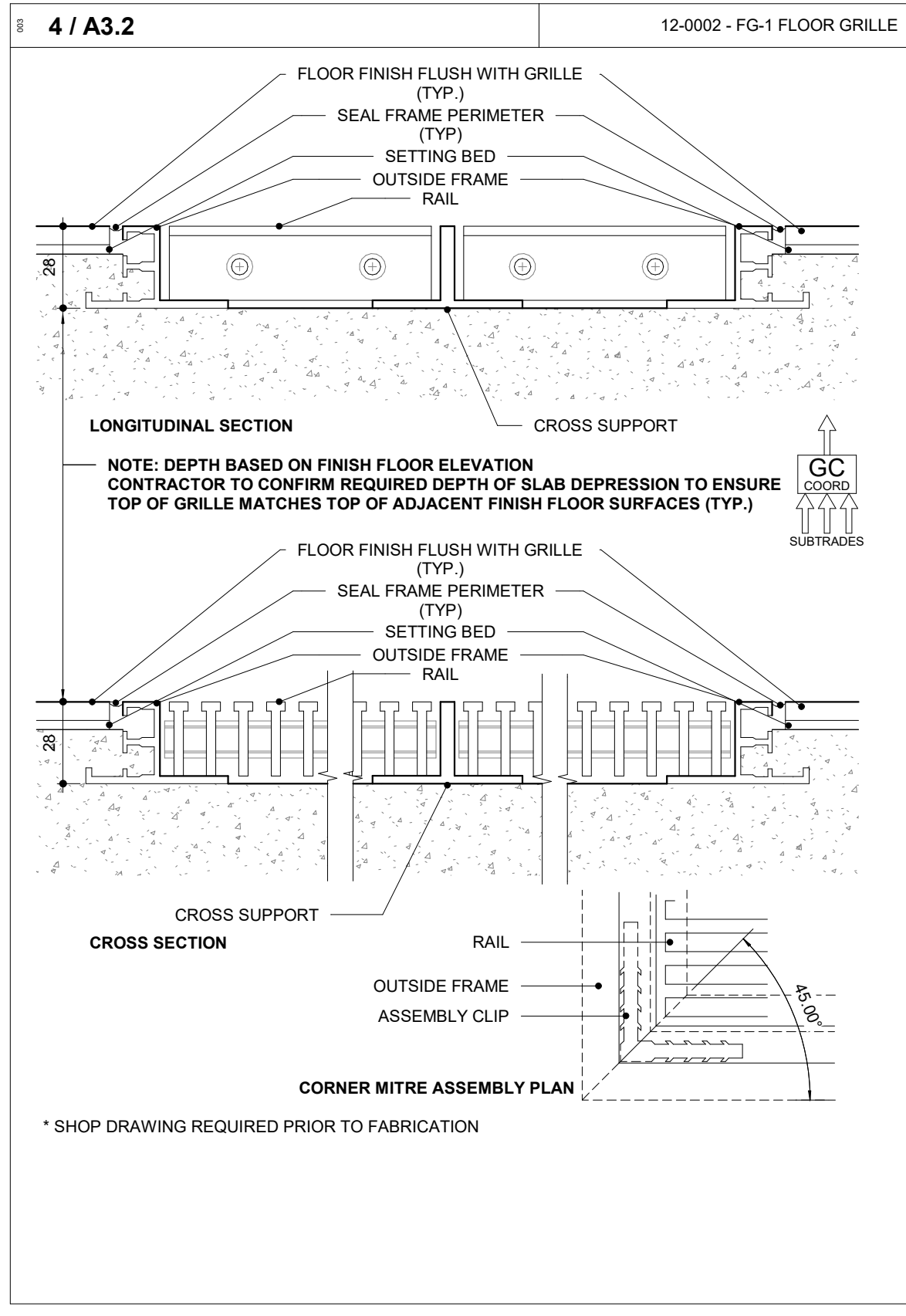
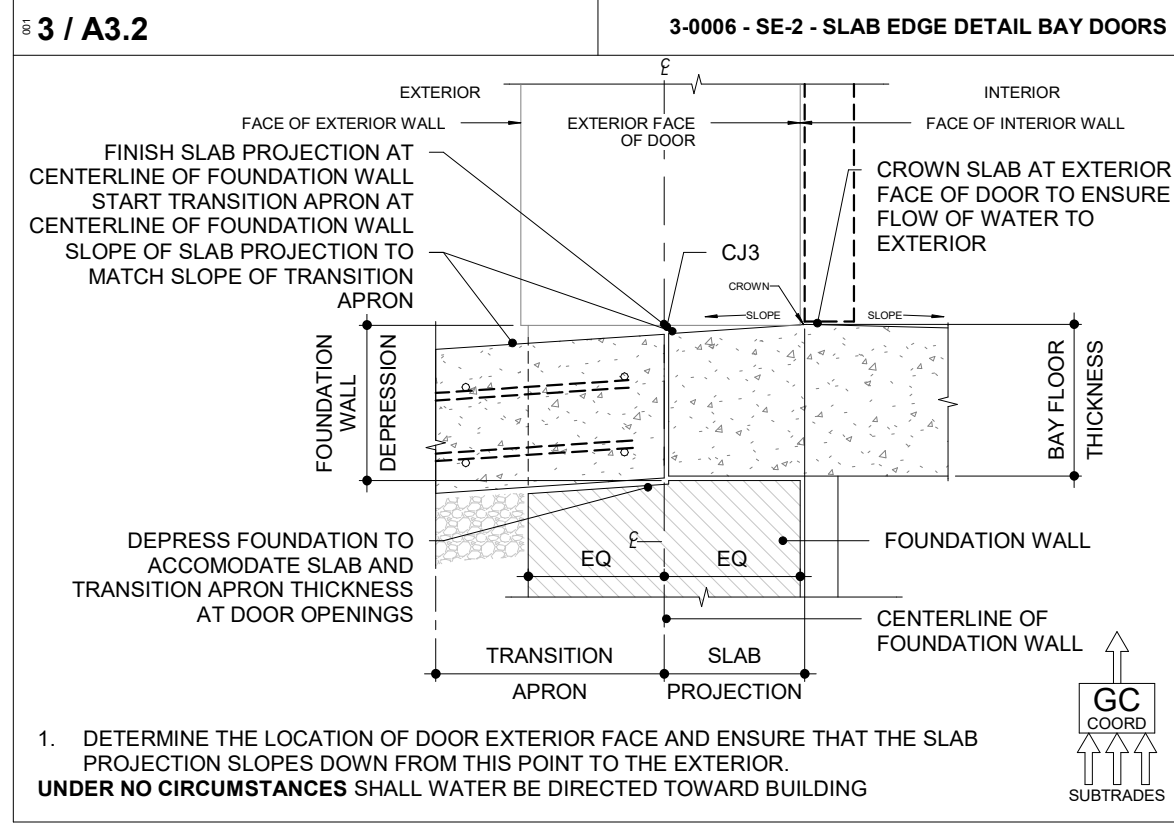
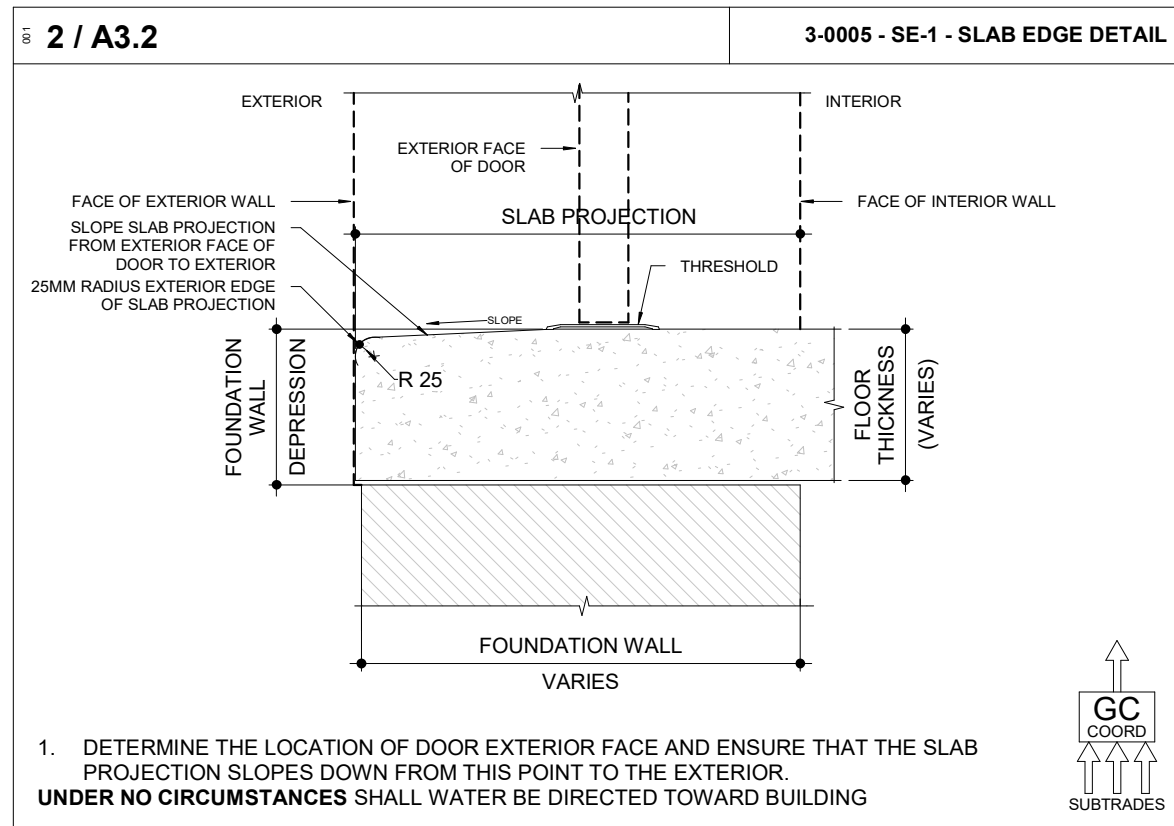
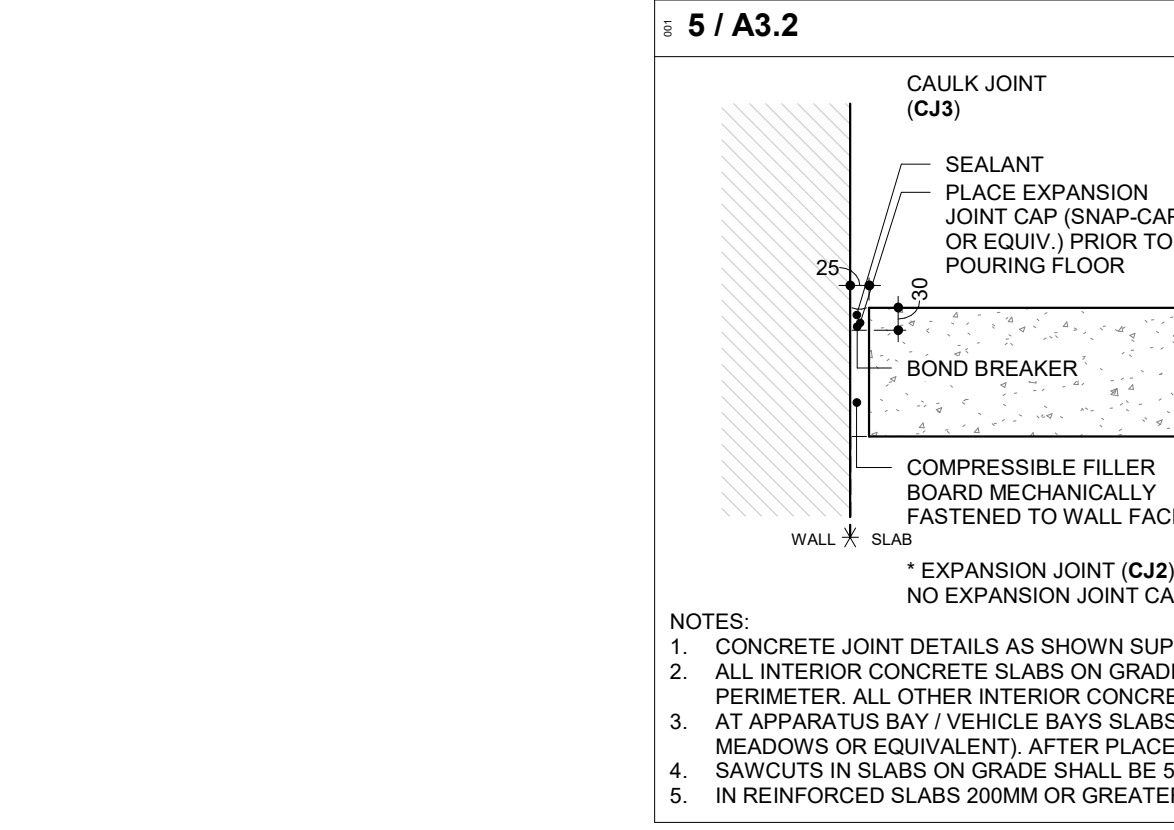
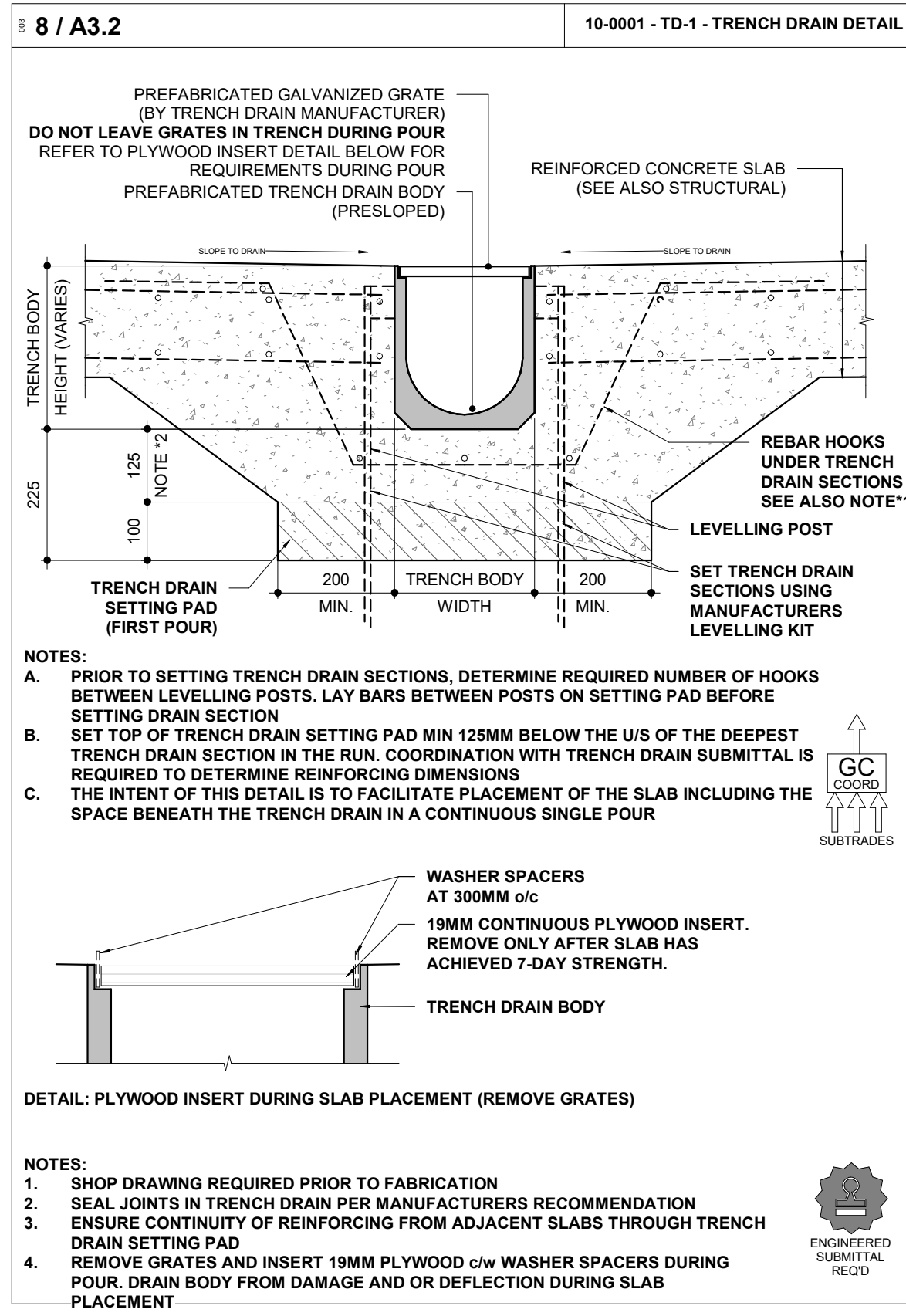
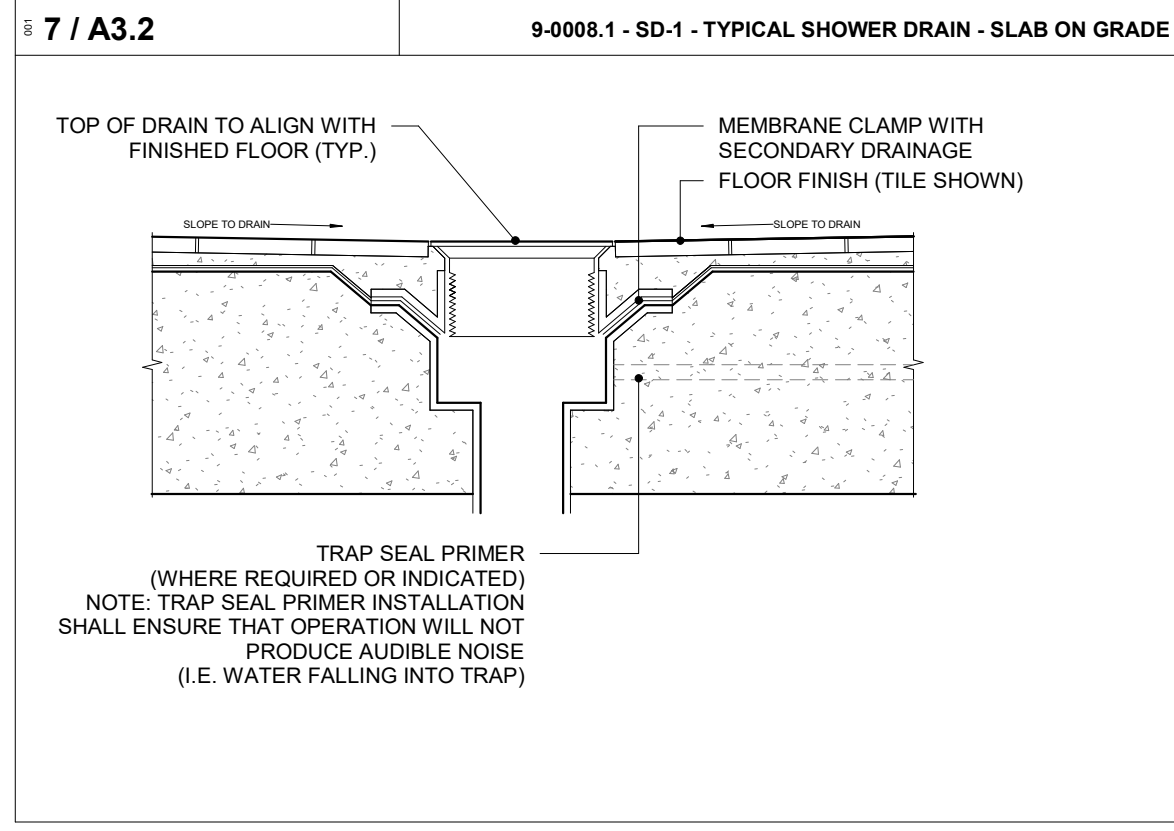
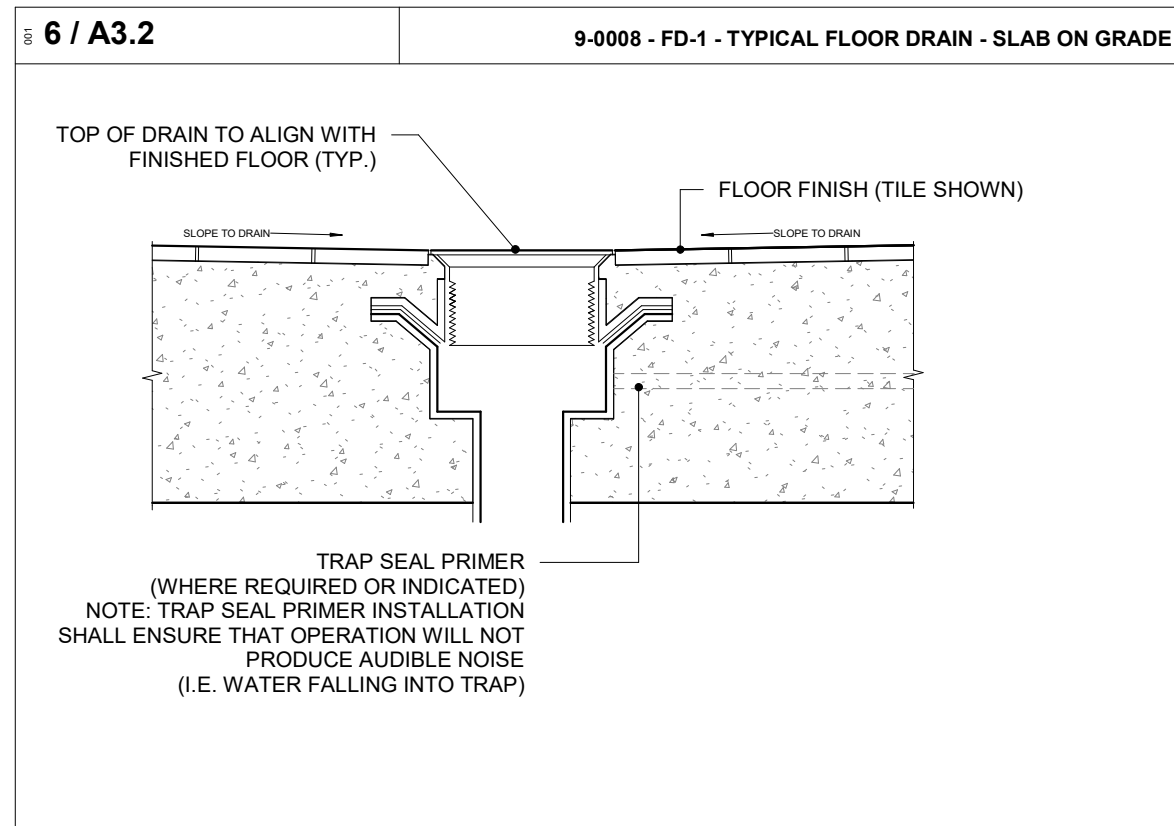
SCALE: As indicated **DRAWN BY:** SL / AA / VL

DWG STATUS: IFC

PROJECT No.: 1903

DRAWING No.: **A3.1** **REVISION:** 21

2023-07-12 1:26:07 PM



THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

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8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
19	ADDENDUM #3	2023-03-03
21	IFC	2023-07-12

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

CLIENT:

ARCHITECT: THOMASBROWNARCHITECTS
197 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL:

DWG TITLE: LAYOUT - FOUNDATION & GROUND FLOOR

ORIENTATION:

DATE: 2020-11-30

SCALE: As indicated

DRAWN BY: SL / AA / VL

DWG STATUS: IFC

PROJECT No.: 1903

DRAWING No.: A3.2

REVISION: 21

2023-07-12 1:26:08 PM

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NO.	ISSUED FOR	DATE
3	SITE PLAN APPLICATION	2021-04-14
4	30% SUBMISSION	2021-05-20
5	SITE PLAN RESUBMISSION #1	2021-07-09
6	90% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
15	SPA FINAL SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

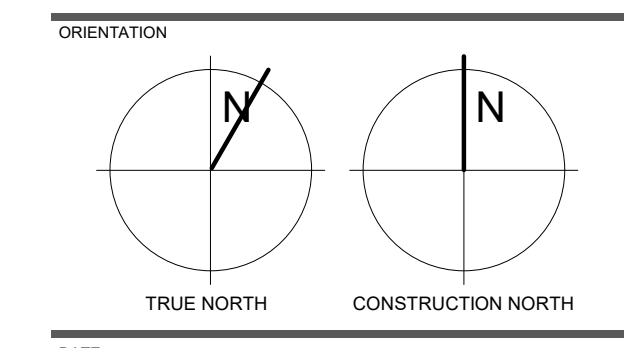
53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

CLIENT: _____

ARCHITECT: **THOMASBROWNARCHITECTS**
197 SPADINA AVENUE, SUITE 501 TORONTO ONTARIO M5T 2C5

PROFESSIONAL SEAL

DWG TITLE FLOOR PLAN



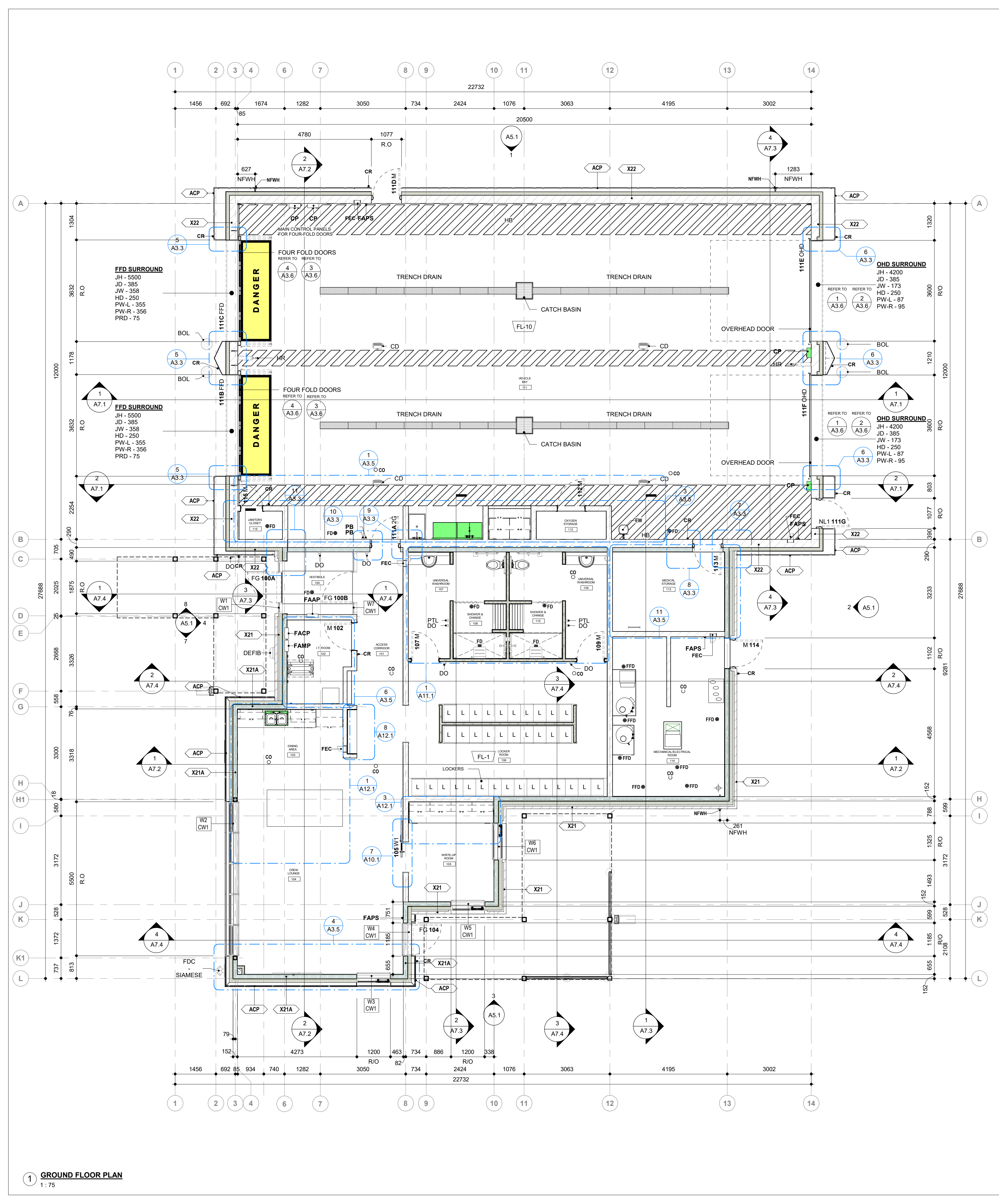
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SCALE: As indicated DRAWN BY: SL / AA / VL

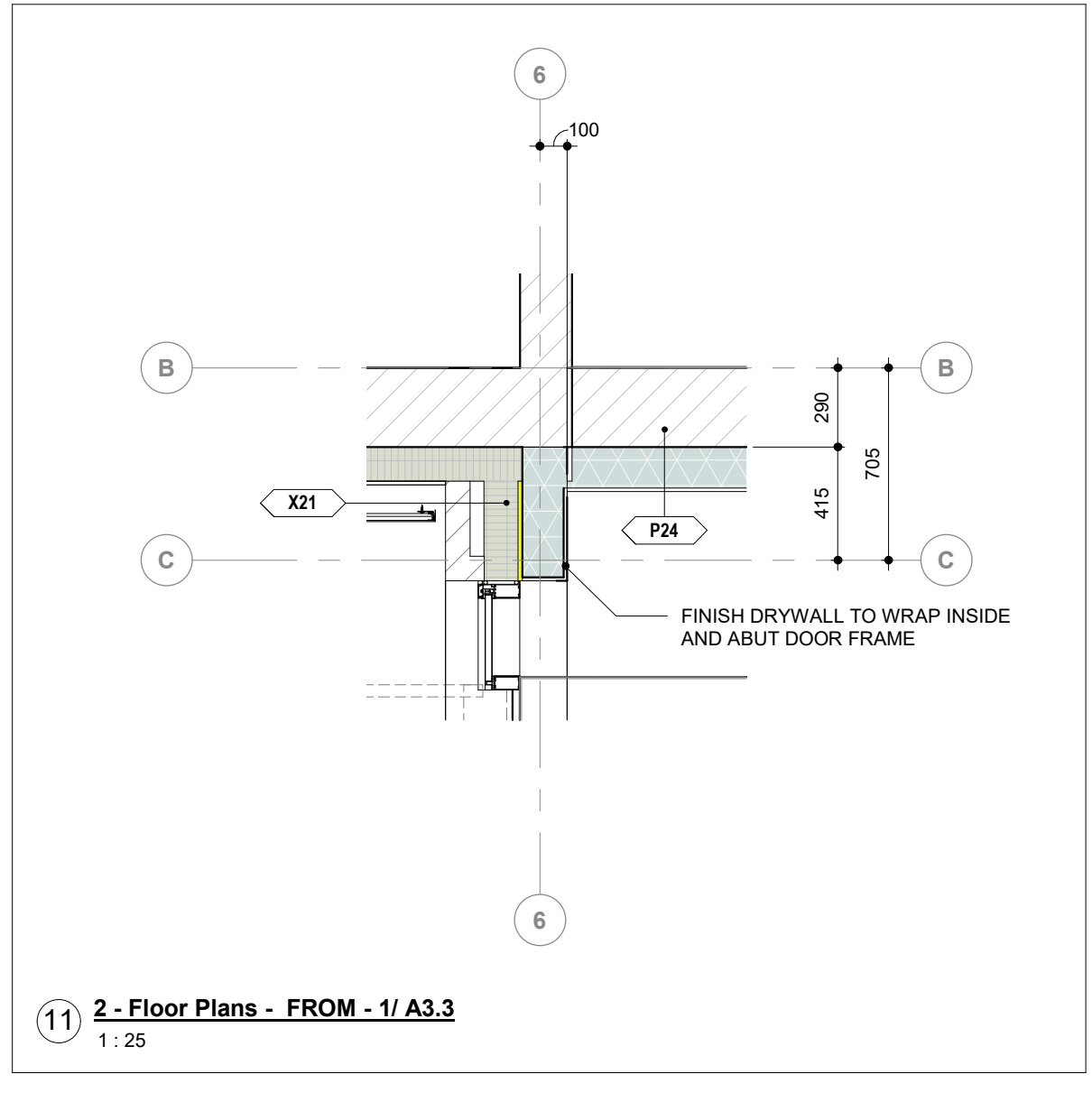
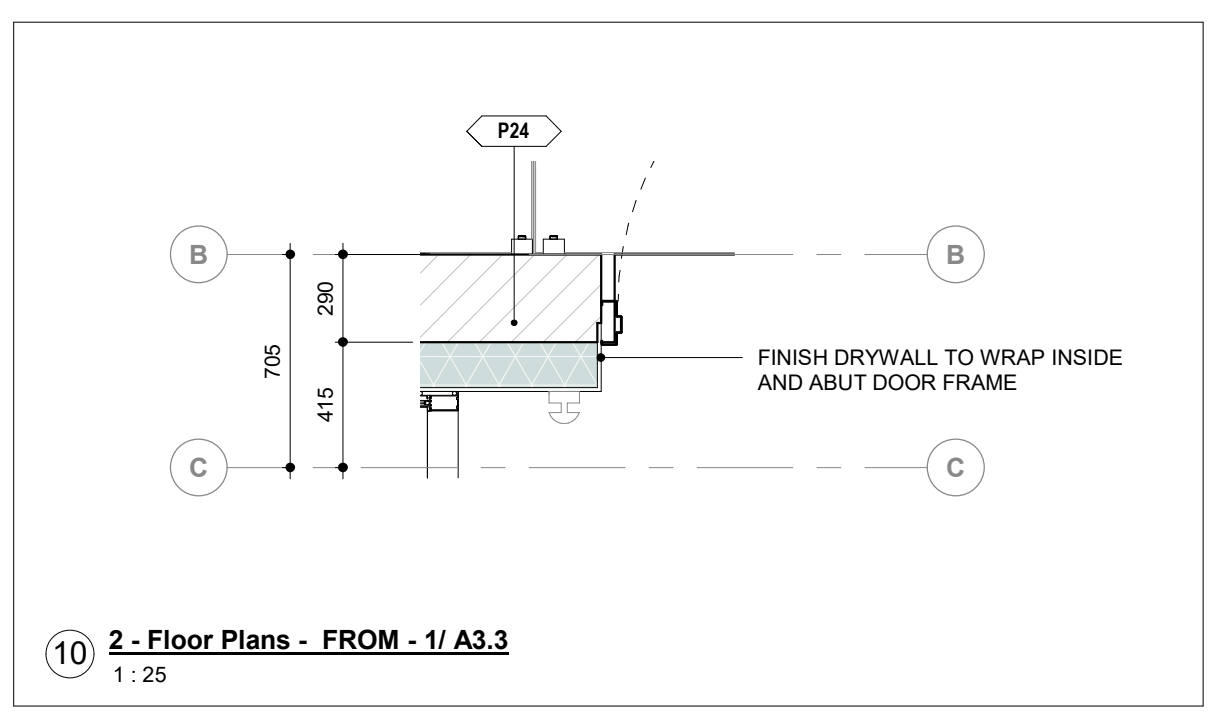
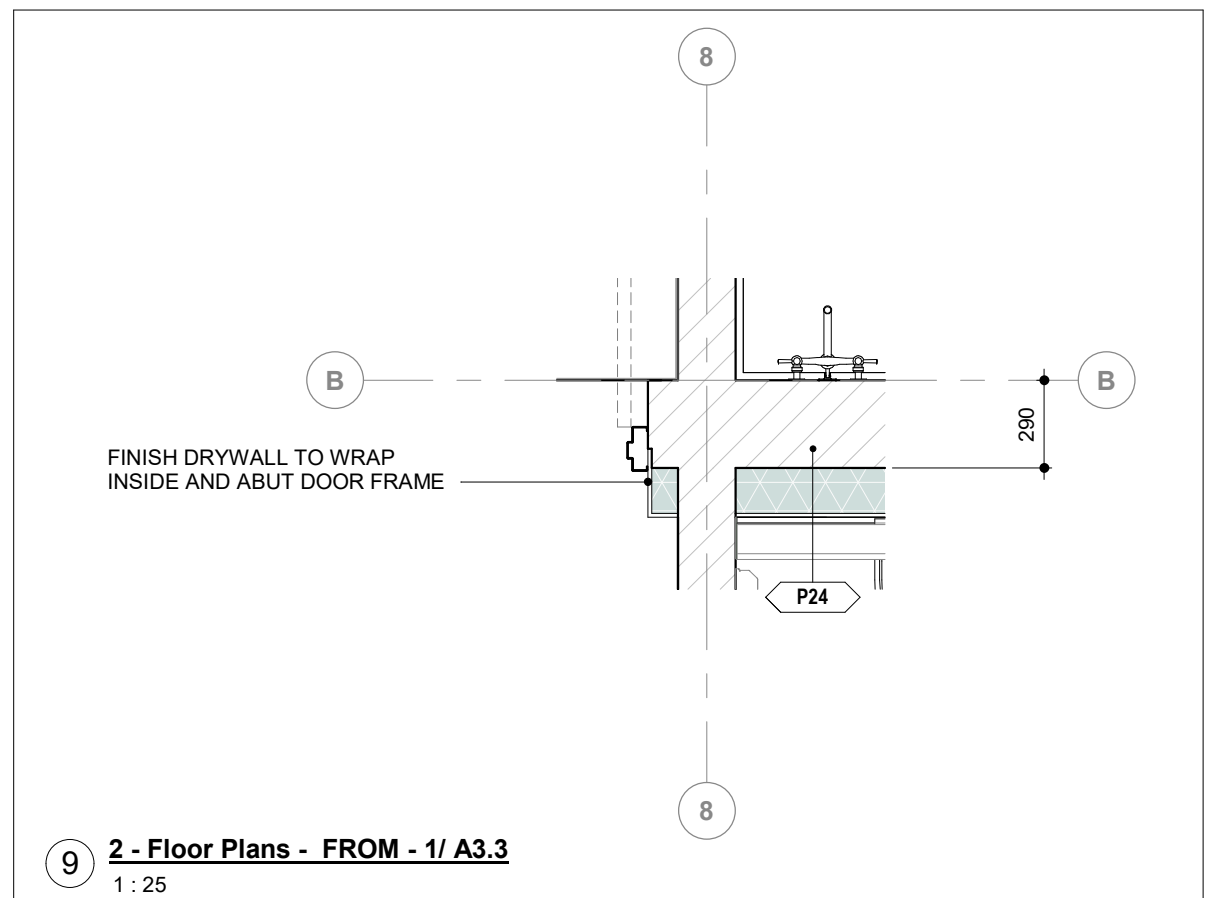
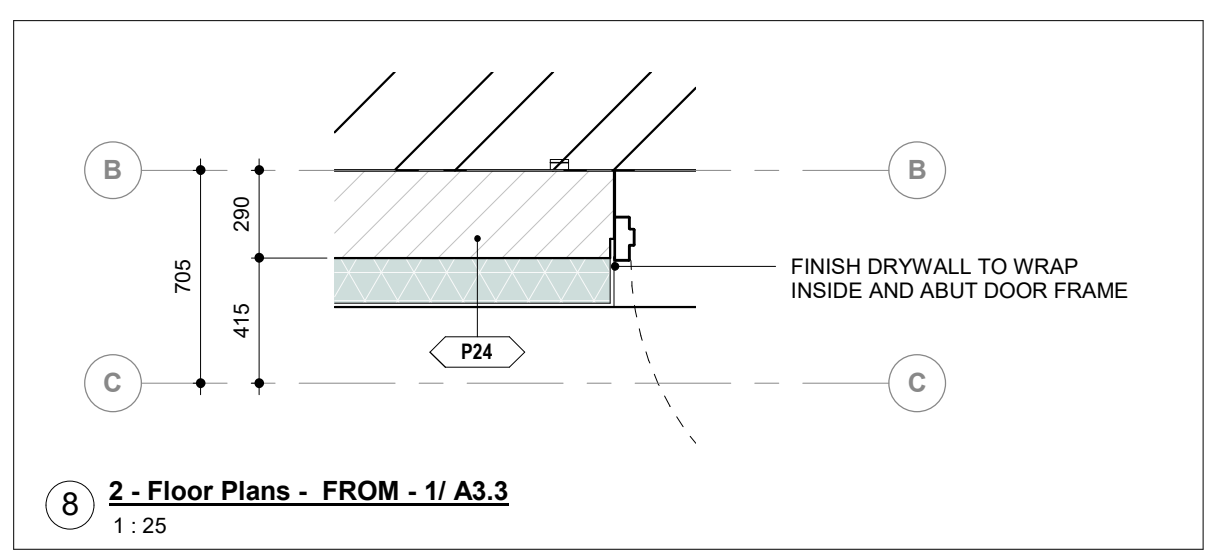
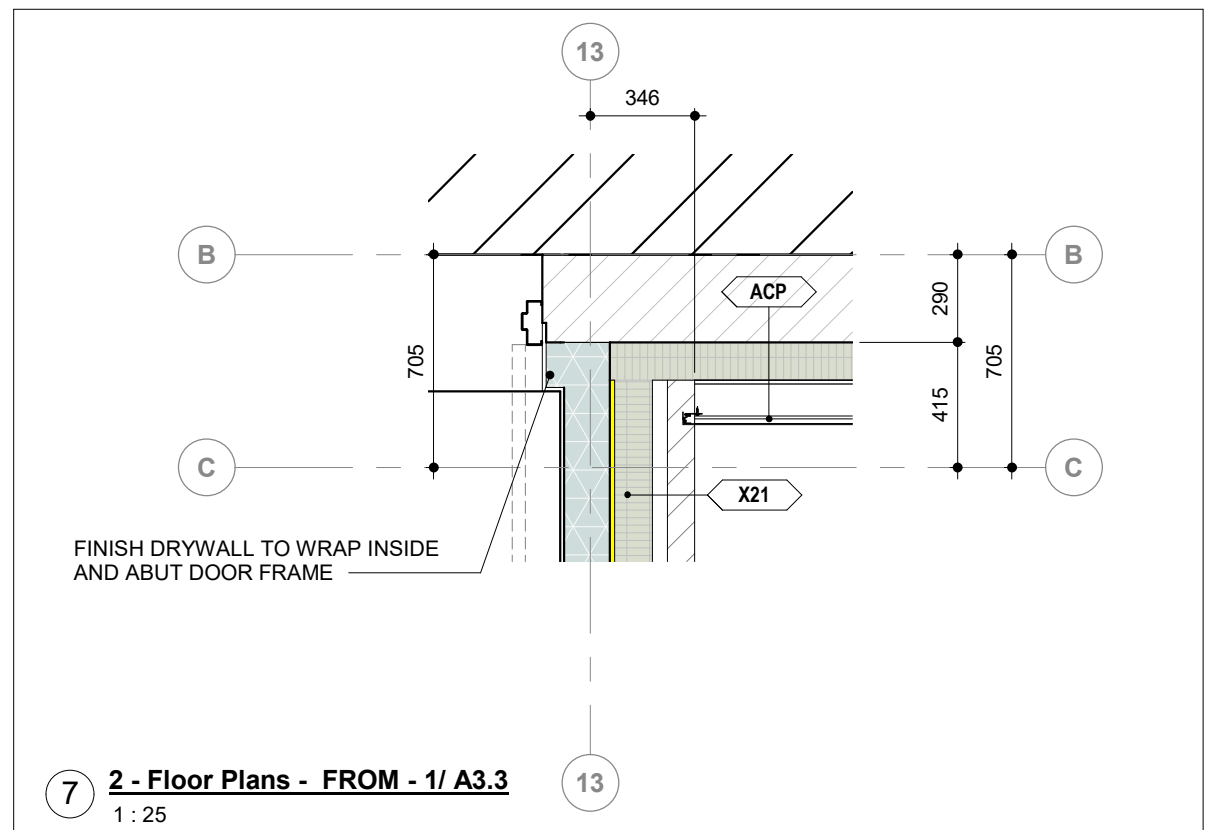
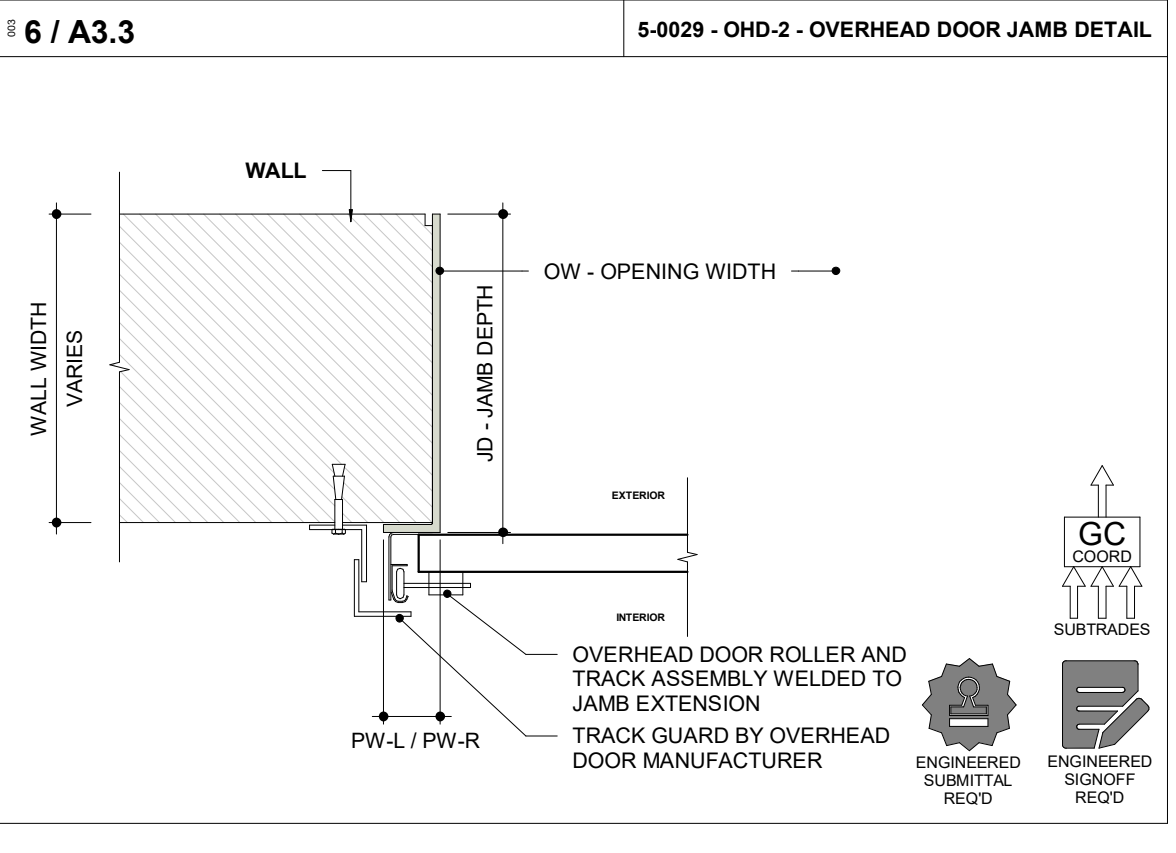
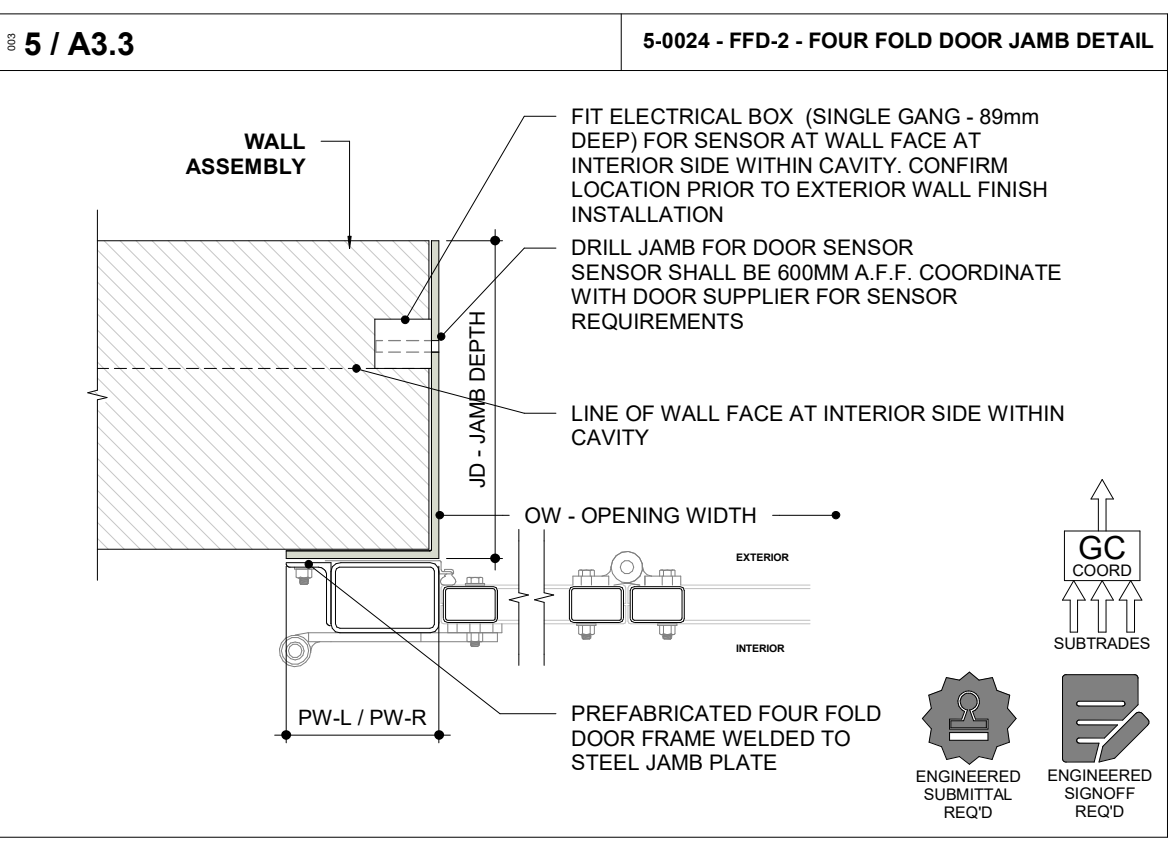
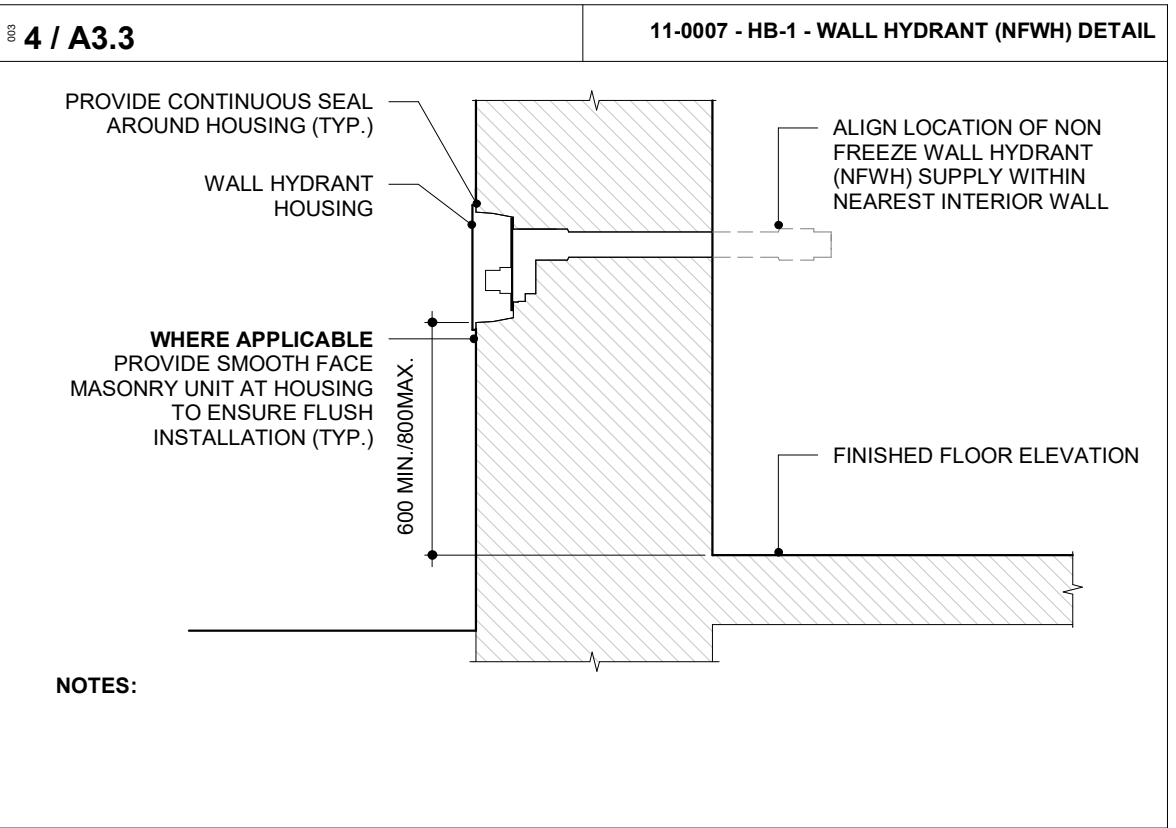
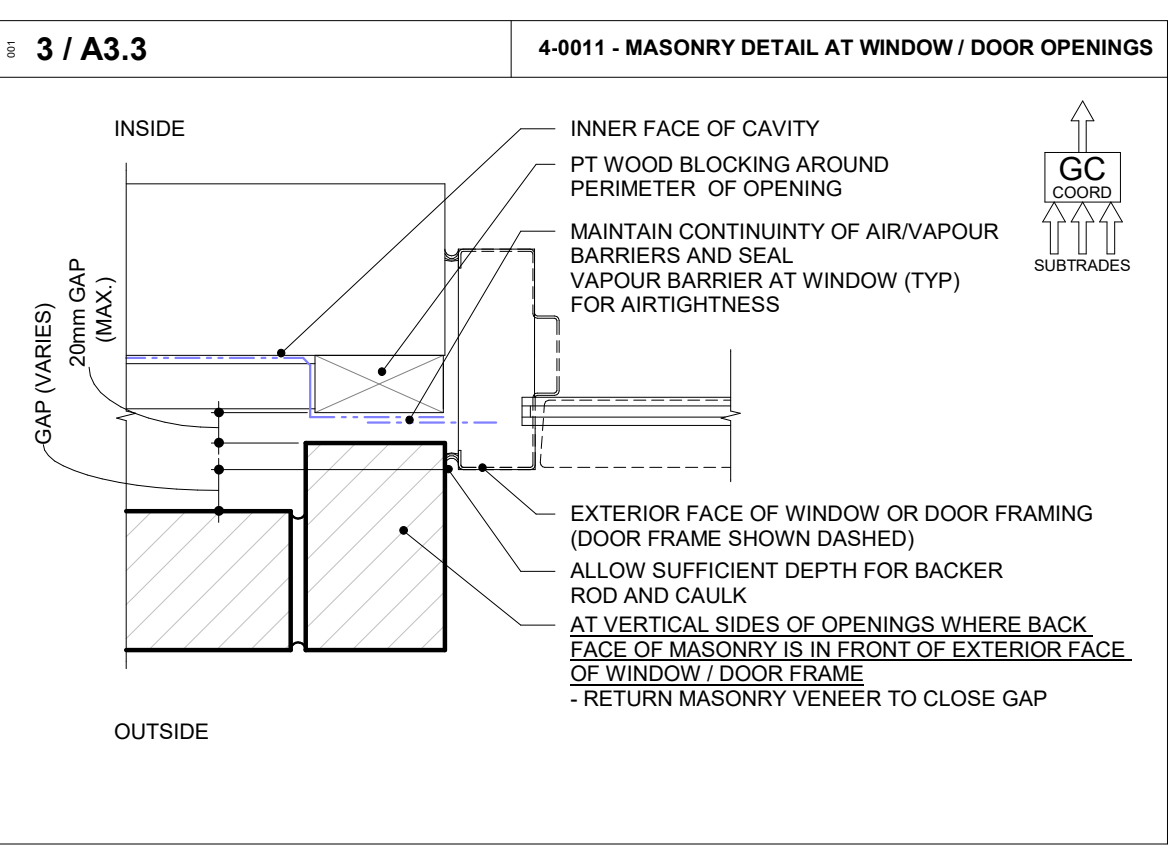
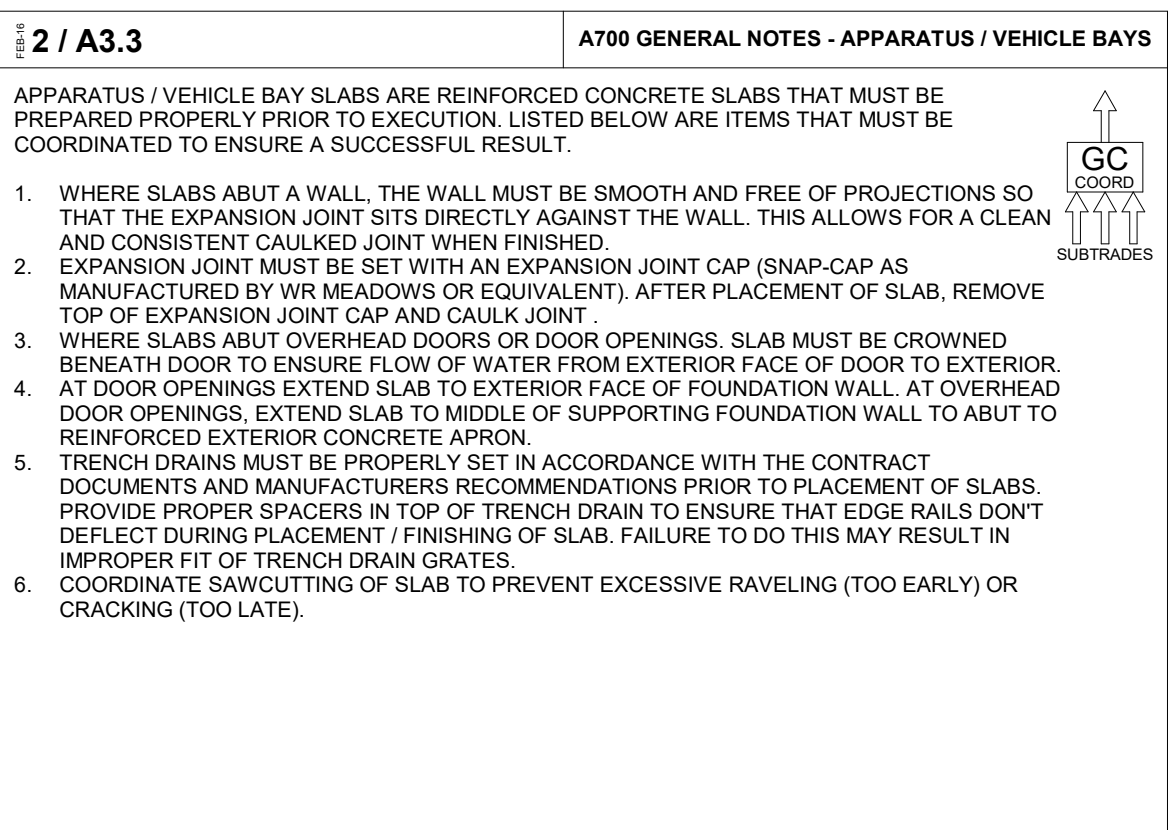
DWG STATUS: IFC

PROJECT No: 1903

DRAWING No: **A3.3** REVISION: 21



1 GROUND FLOOR PLAN
1:75



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11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

53 JACOB KEFFER 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.

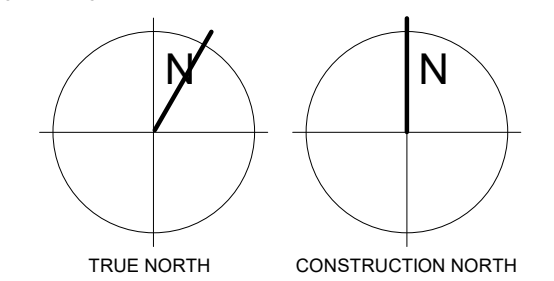
ARCHITECT
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE

FLOOR PLAN - INTERIOR PARTITION LAYOUT

ORIENTATION



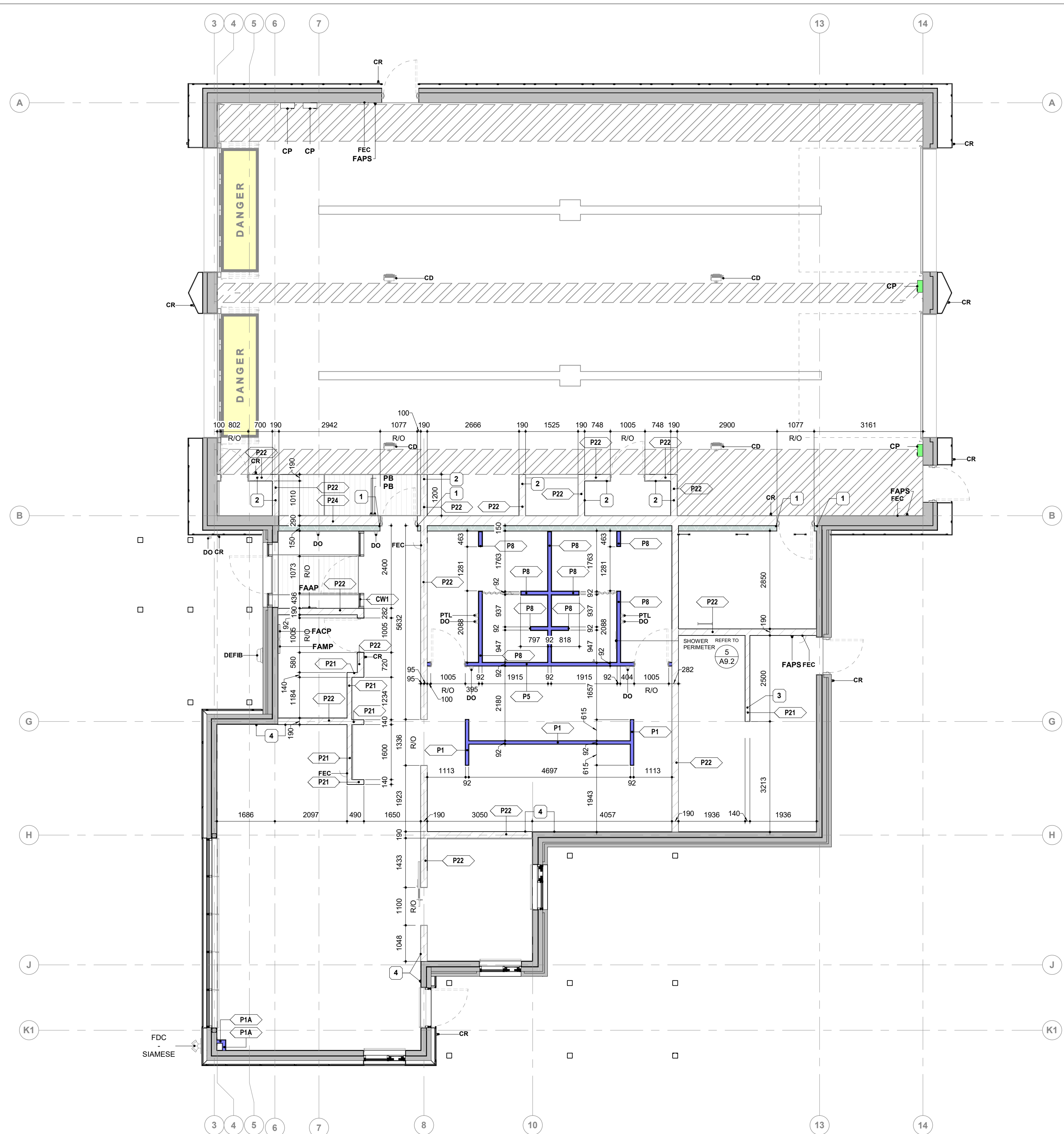
DATE: 2020-11-30

SCALE: As indicated DRAWN BY: SL / AA / VL

DWG STATUS: IFC

PROJECT No. 1903

DRAWING No. **A3.4** REVISION 21



2 GROUND FLOOR PLAN - INTERIOR PARTITION LAYOUT
1:75

FLOOR PLAN - INTERIOR PARTITION LAYOUT NOTES

NUMBER	NOTE
1	FINISH DRYWALL TO WRAP INSIDE AND ABUT DOOR FRAME
2	WALL HEIGHT 3000mm
3	WALL HEIGHT 2500mm
4	FINISH FACE OF BLOCK AND GYPSUM BOARD SHALL BE FLUSH

LA SERIES LEGEND

IDENTIFICATION

- SHADING INDICATES FLOORS
- DIM. INDICATES OF ROOF DECK DIMENSION
- SHADING INDICATES ROOF DECK. COLOUR INDICATES ROOF DECK TYPE.

DIMENSIONING AND DETAILING

- SHADED WALLS ARE DIMENSIONED TO FACE OF STUD
- INDICATES SLAB OR FOUNDATION WALL DEPRESSIONS
- INDICATES ROOF DIVIDERS AND/OR FRAMED UPSTANDS WHERE ROOF DECK ABUTS VERTICAL WALL

1 / A3.4

A700 GENERAL NOTES - LA SERIES

- LA SERIES DRAWINGS HAVE BEEN FILTERED OR SIMPLIFIED TO DEMONSTRATE A PARTICULAR DETAIL OR RELATIONSHIP. THEY ARE NOT INTENDED TO SHOW THE COMPLETE SCOPE OF WORK. **IN NO WAY WILL THESE DRAWINGS BE USED AS THE BASIS TO CLAIM A REDUCTION IN PROJECT SCOPE.**
- LA SERIES DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS TO DETERMINE THE FULL SCOPE OF WORK.
- IN PREPARATION OF SUBMITTALS, DIMENSIONS SHALL BE TIED TO GRIDLINE REFERENCES TO FACILITATE REVIEW.

2023-07-12 1:26:12 PM

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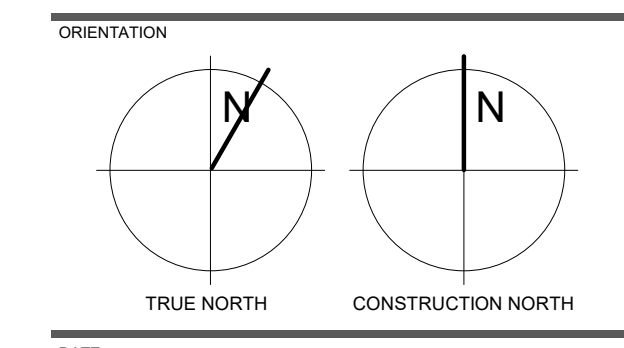
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YORK REGION PRS #32
RFTC-604-22-10
 53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

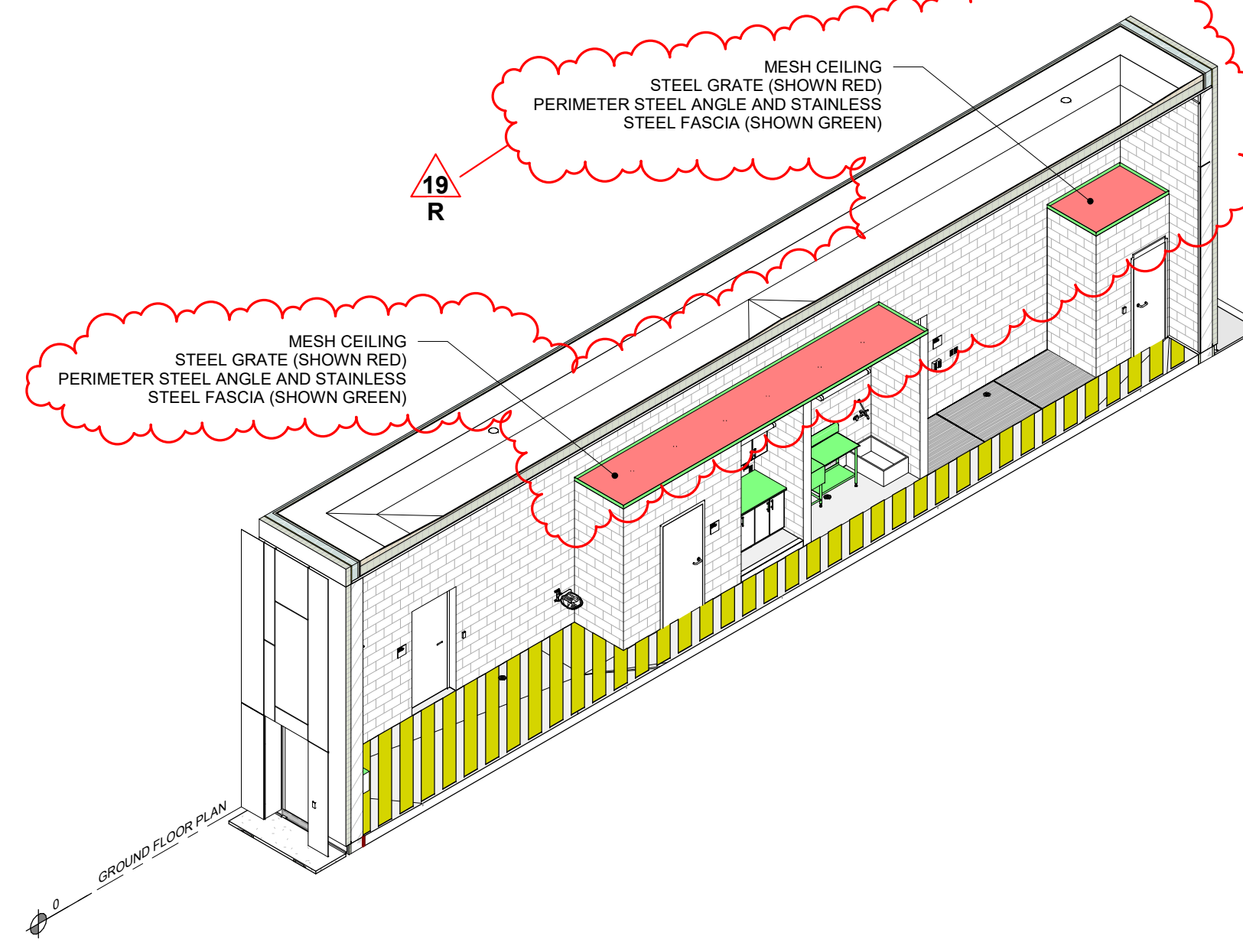
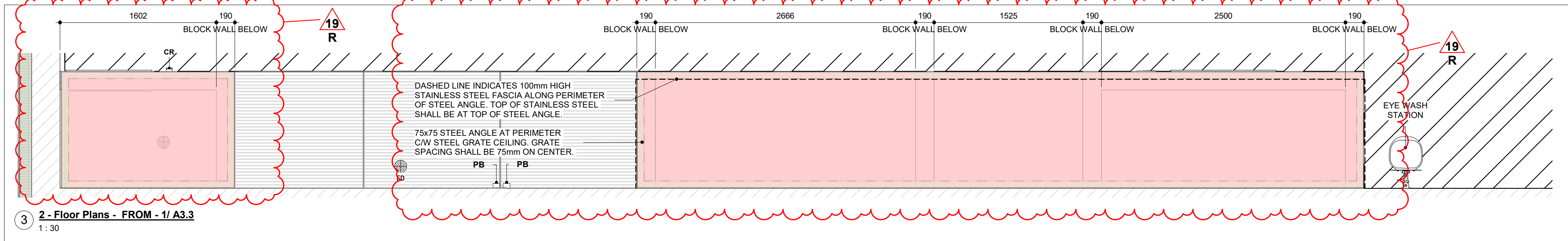
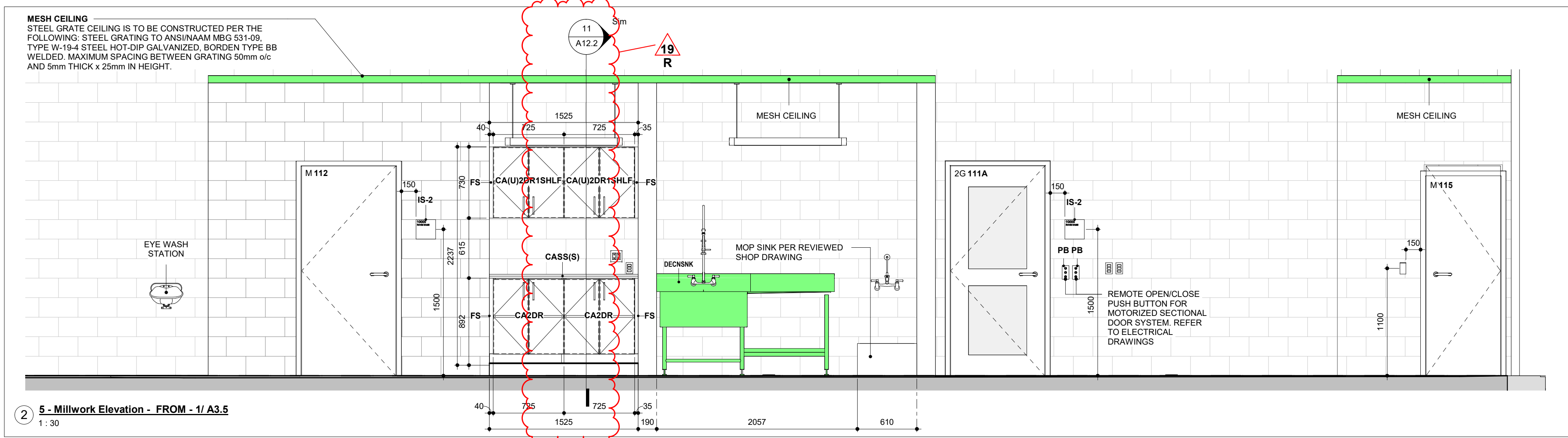
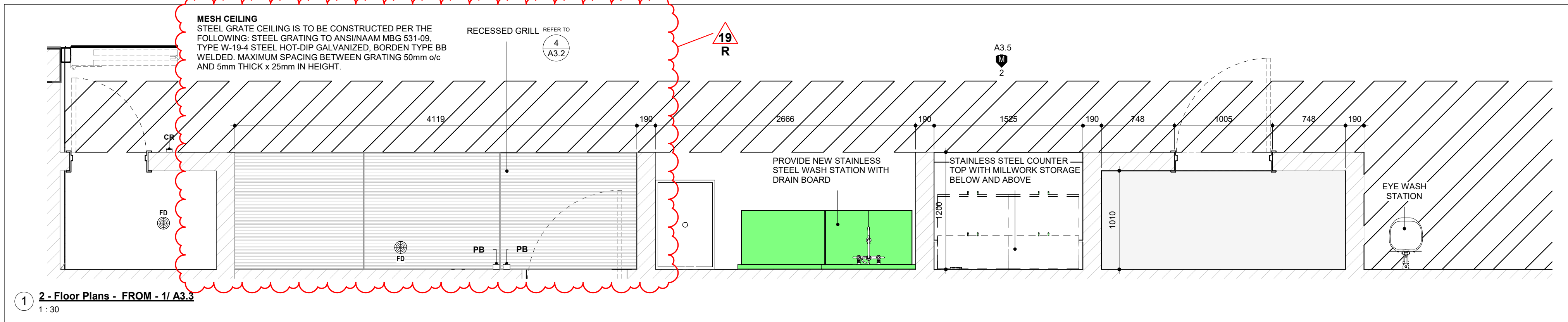
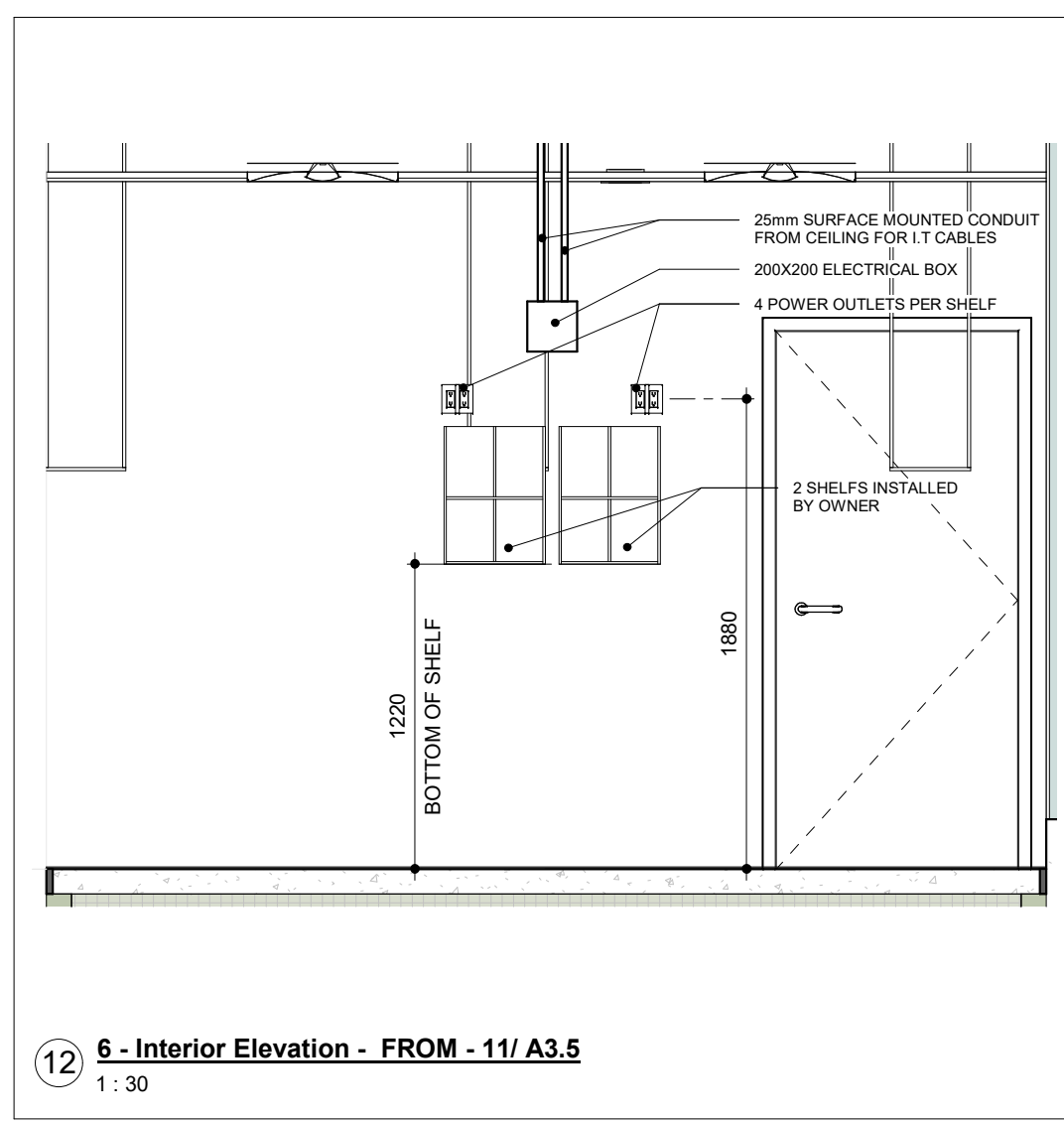
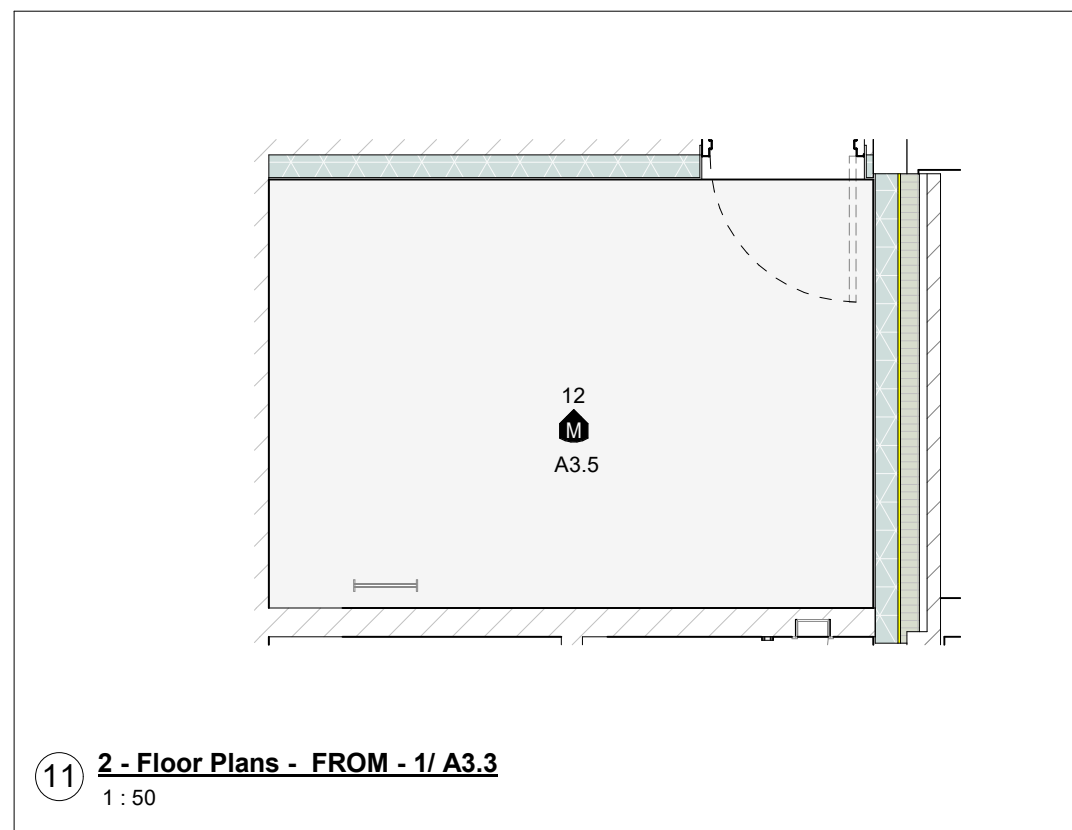
PROJECT:
 CLIENT:
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT.
 ARCHITECT:
THOMASBROWNARCHITECTS
 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

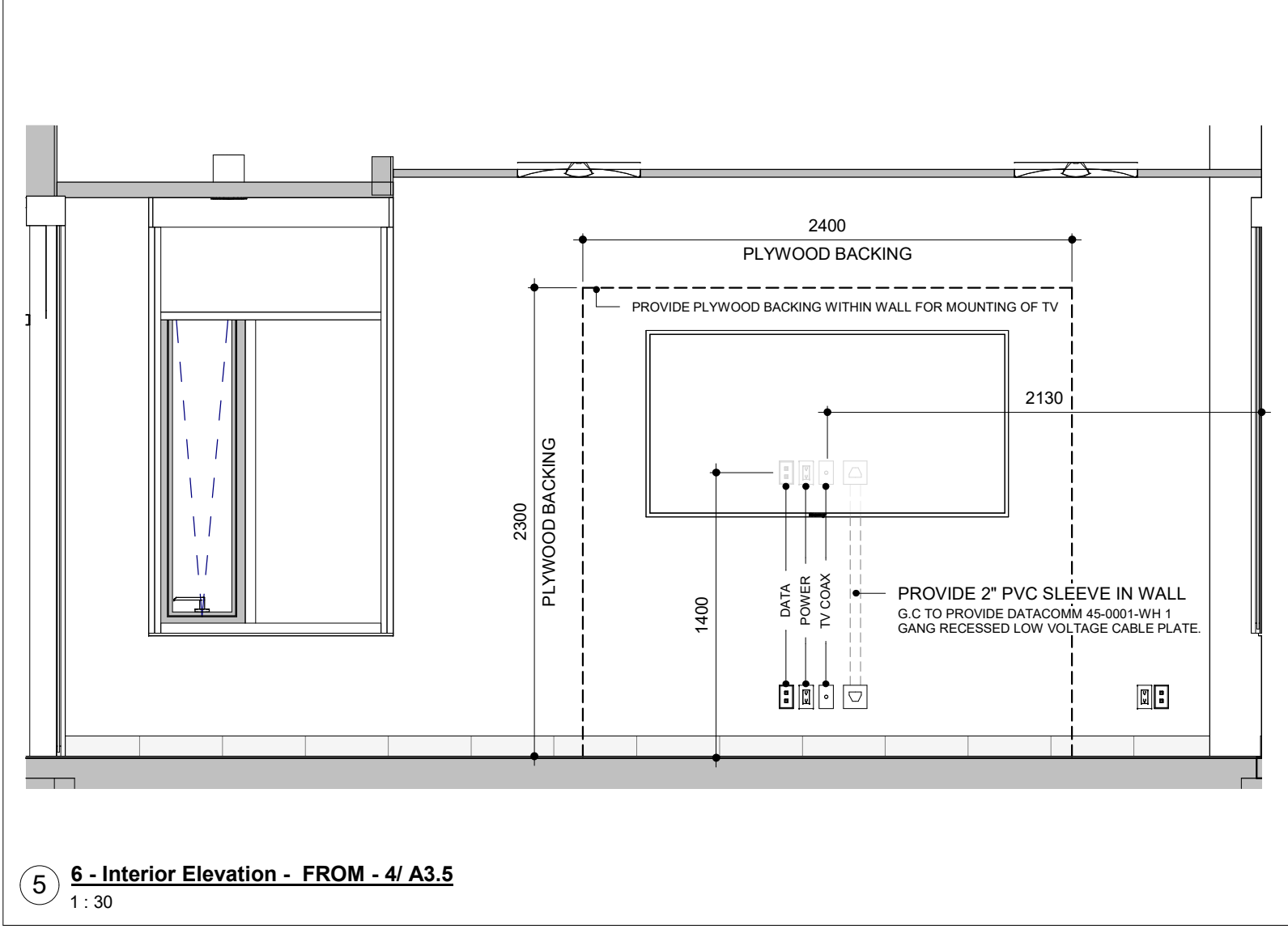
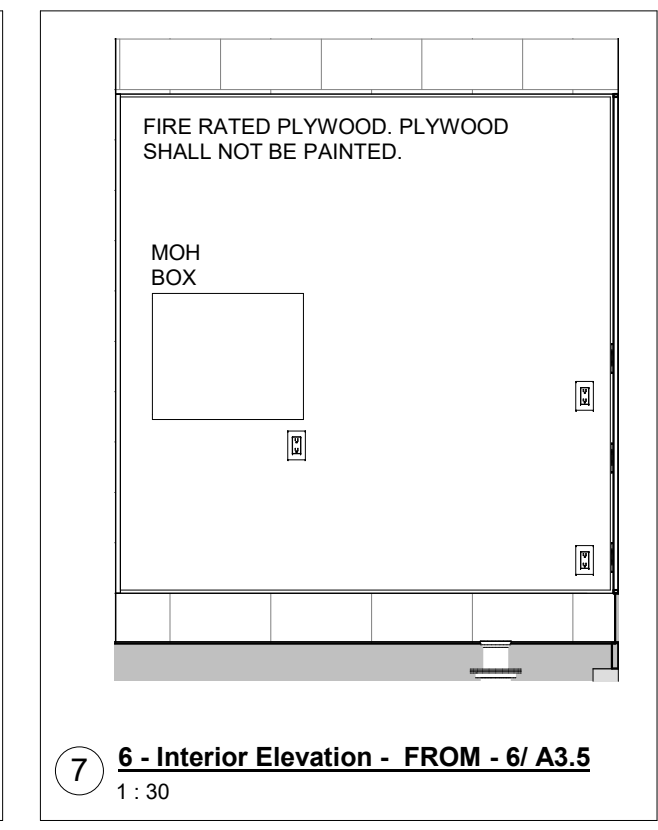
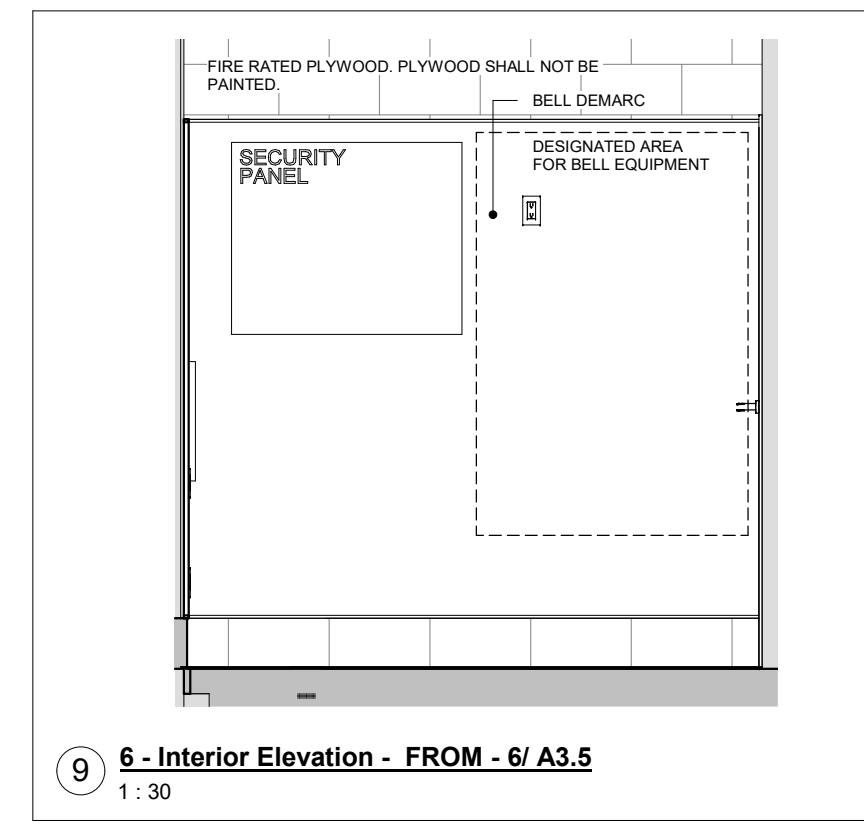
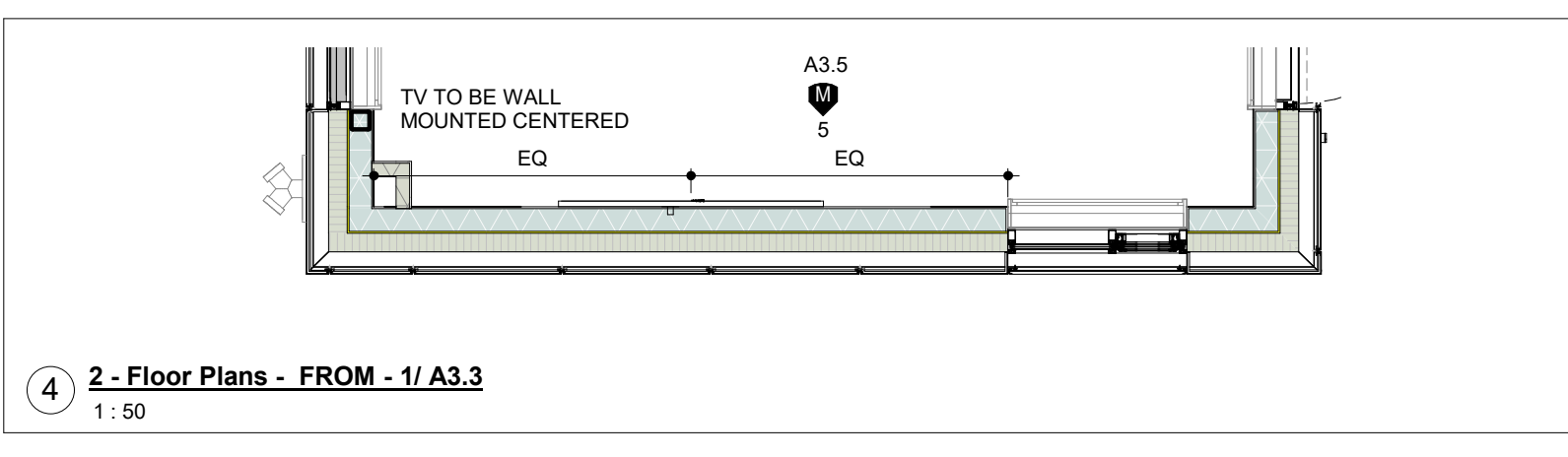
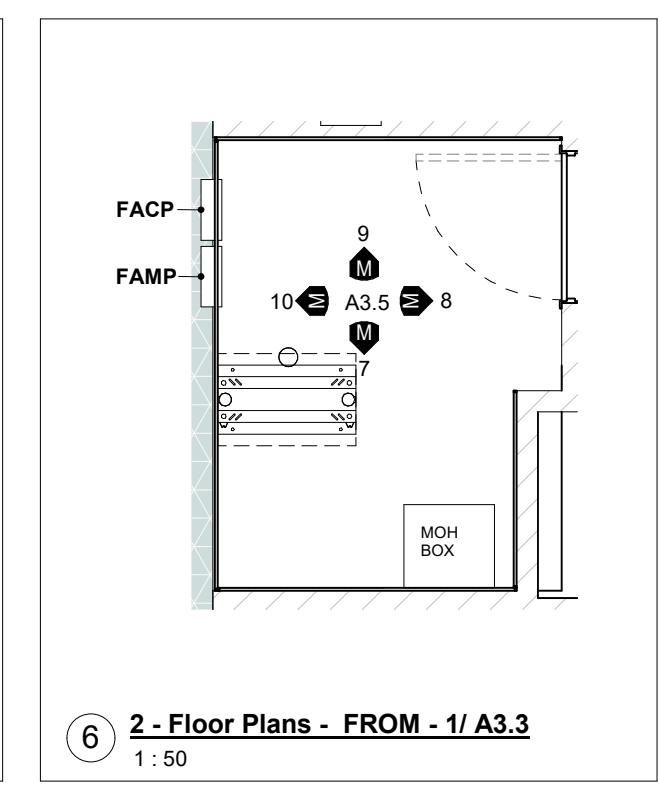
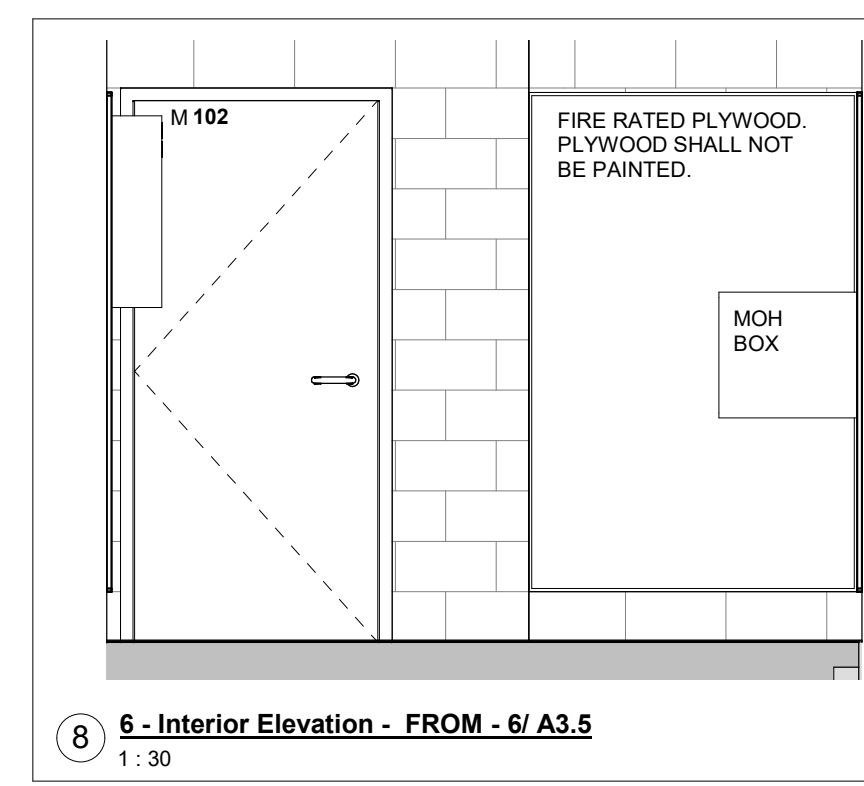
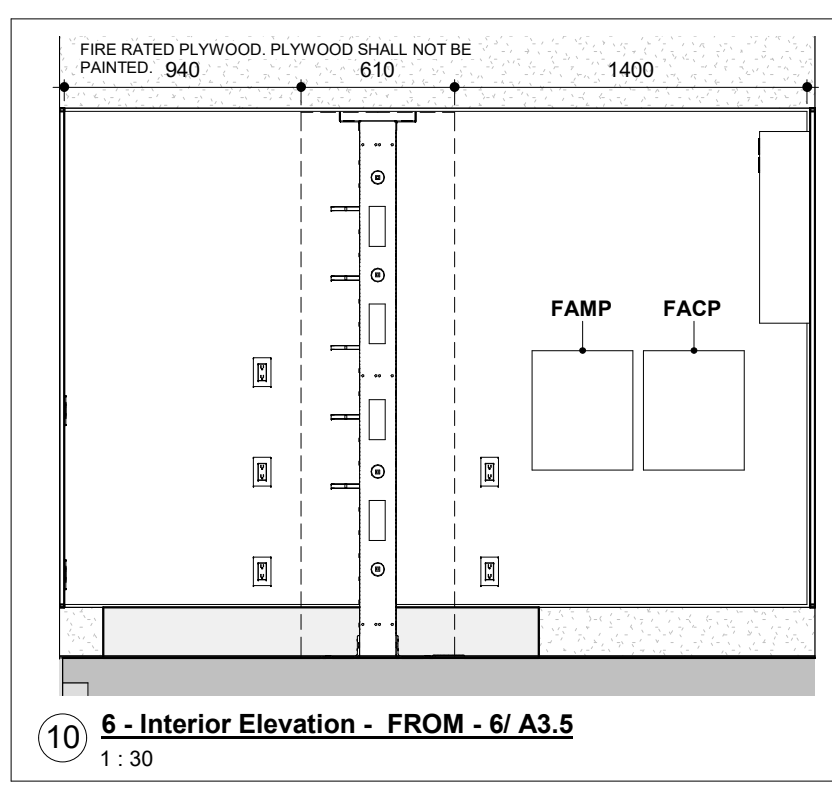
DWG TITLE
VEHICLE BAY, I.T ROOM & CREW AREA ELEVATIONS & DETAILS

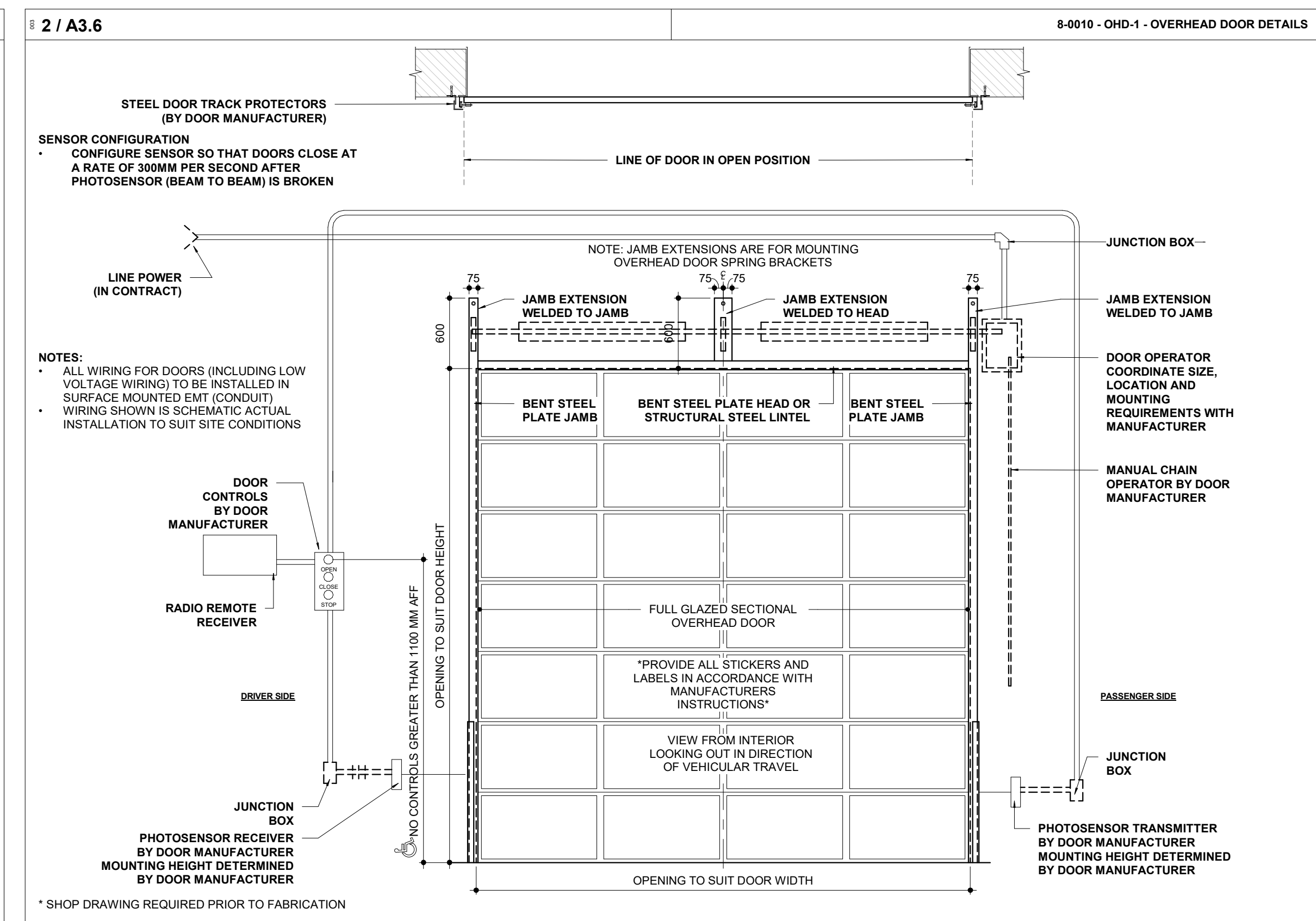
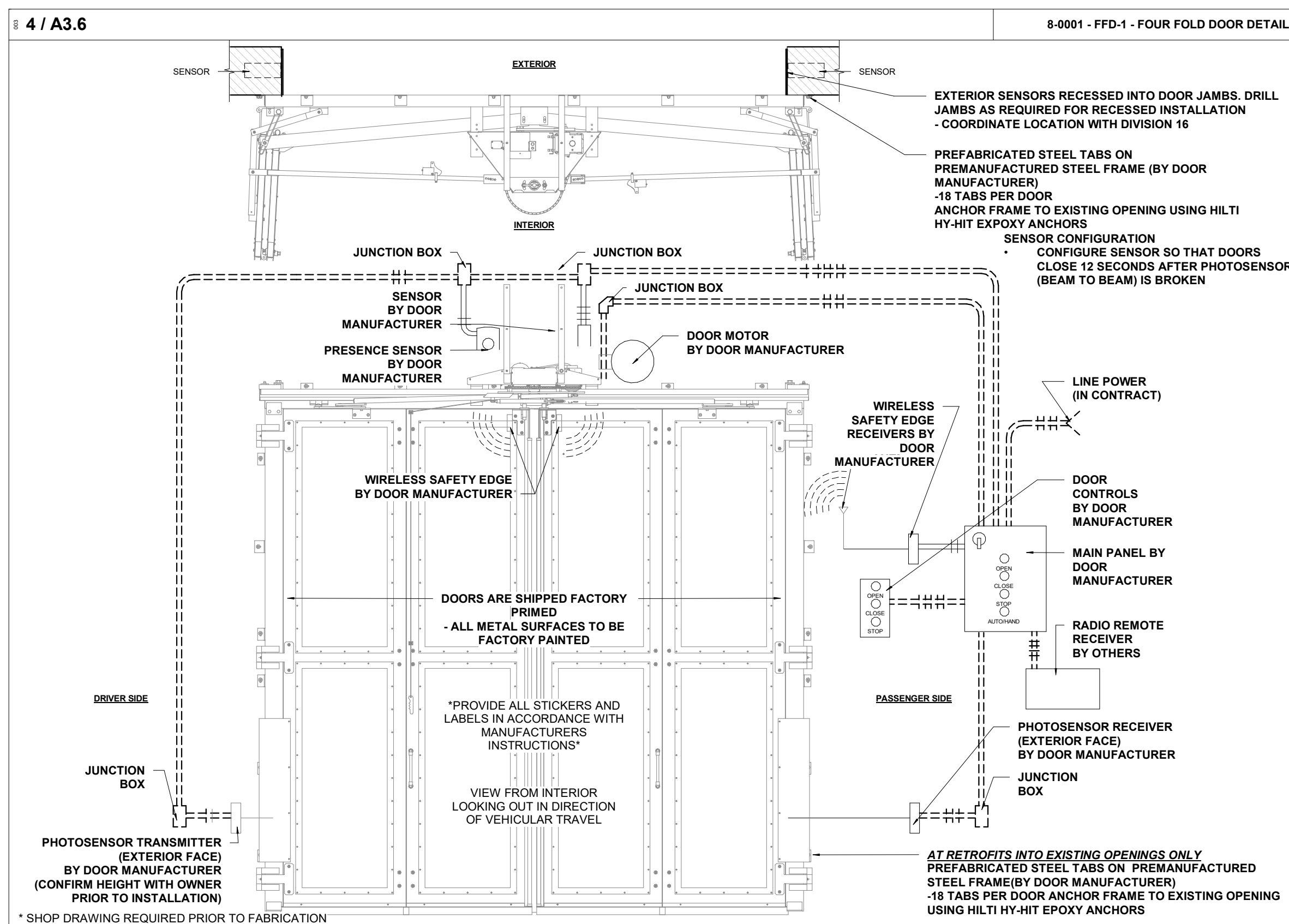
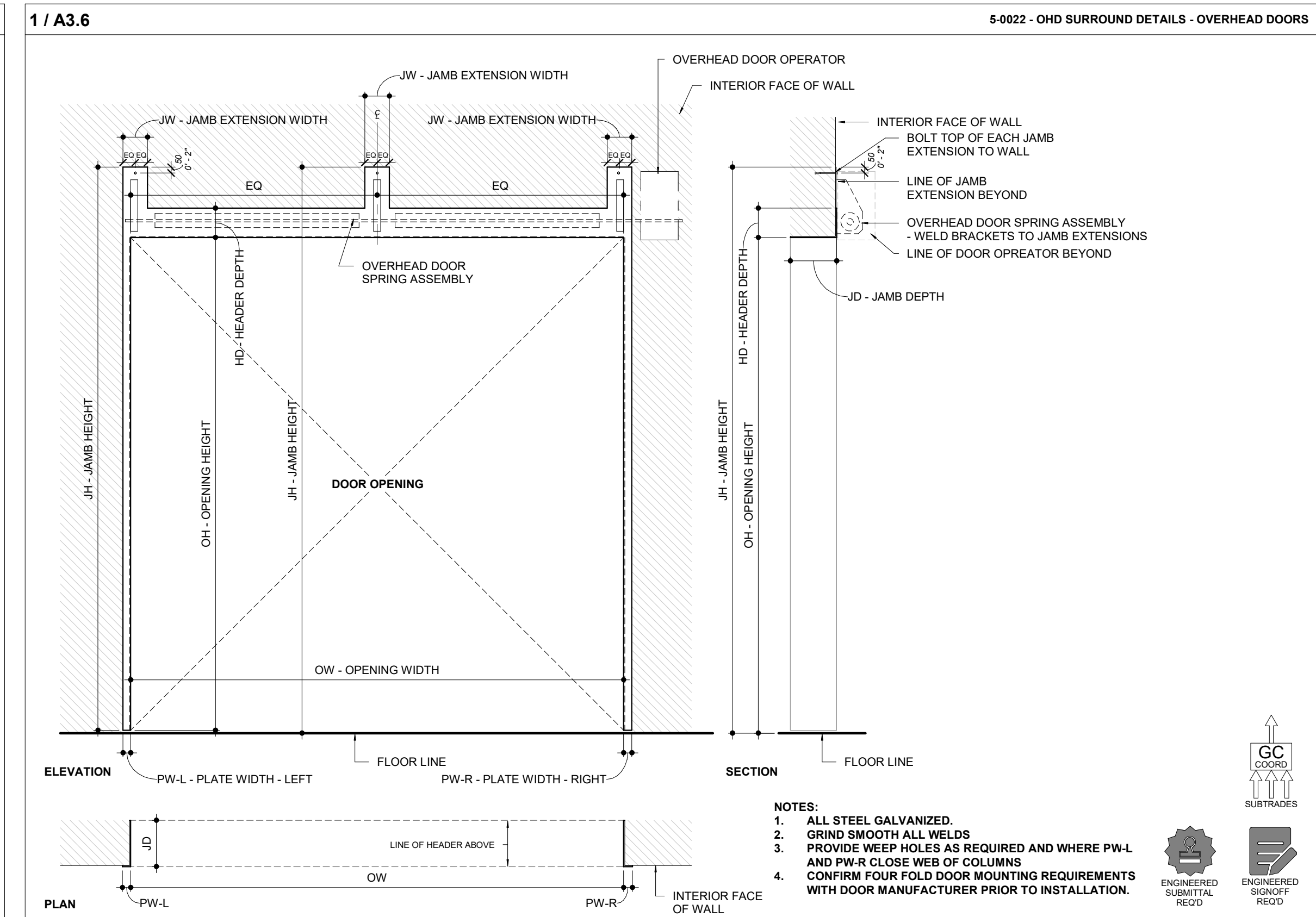
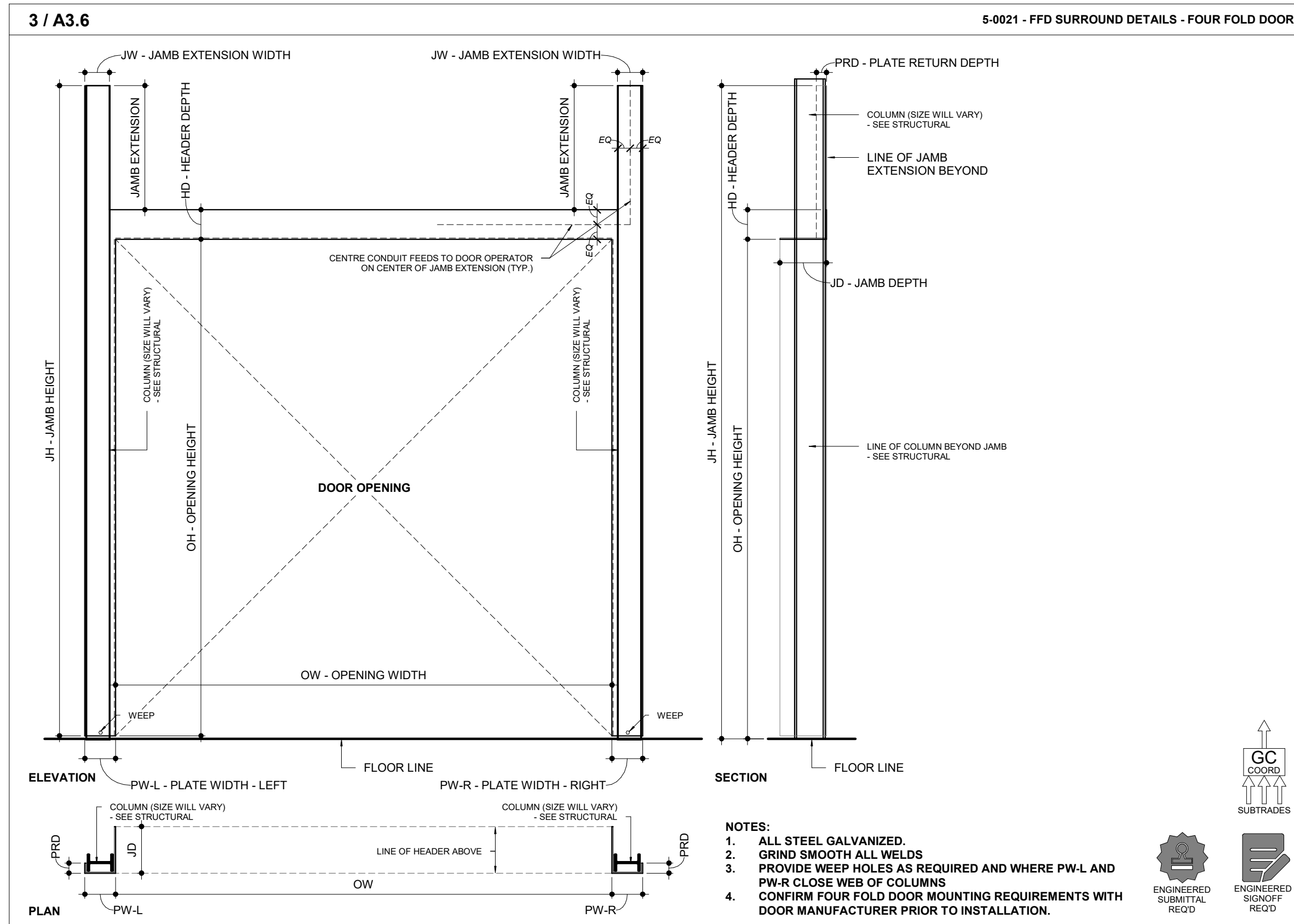


DATE: 2020-11-30
 SCALE: As indicated
 DRAWN BY: SL / AA / VL
 DWG STATUS: IFC
 PROJECT No: 1903
 DRAWING No: **A3.5** REVISION: 21



13 AXO SHOWING MESH CEILING LOCATIONS





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NO.	ISSUED FOR	DATE
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFC	2022-12-16
21	IFC	2023-07-12

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

PROJECT: YORK REGION PRS #32
 CLIENT: YORK REGION
 ARCHITECT: THOMASBROWNARCHITECTS
 187 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

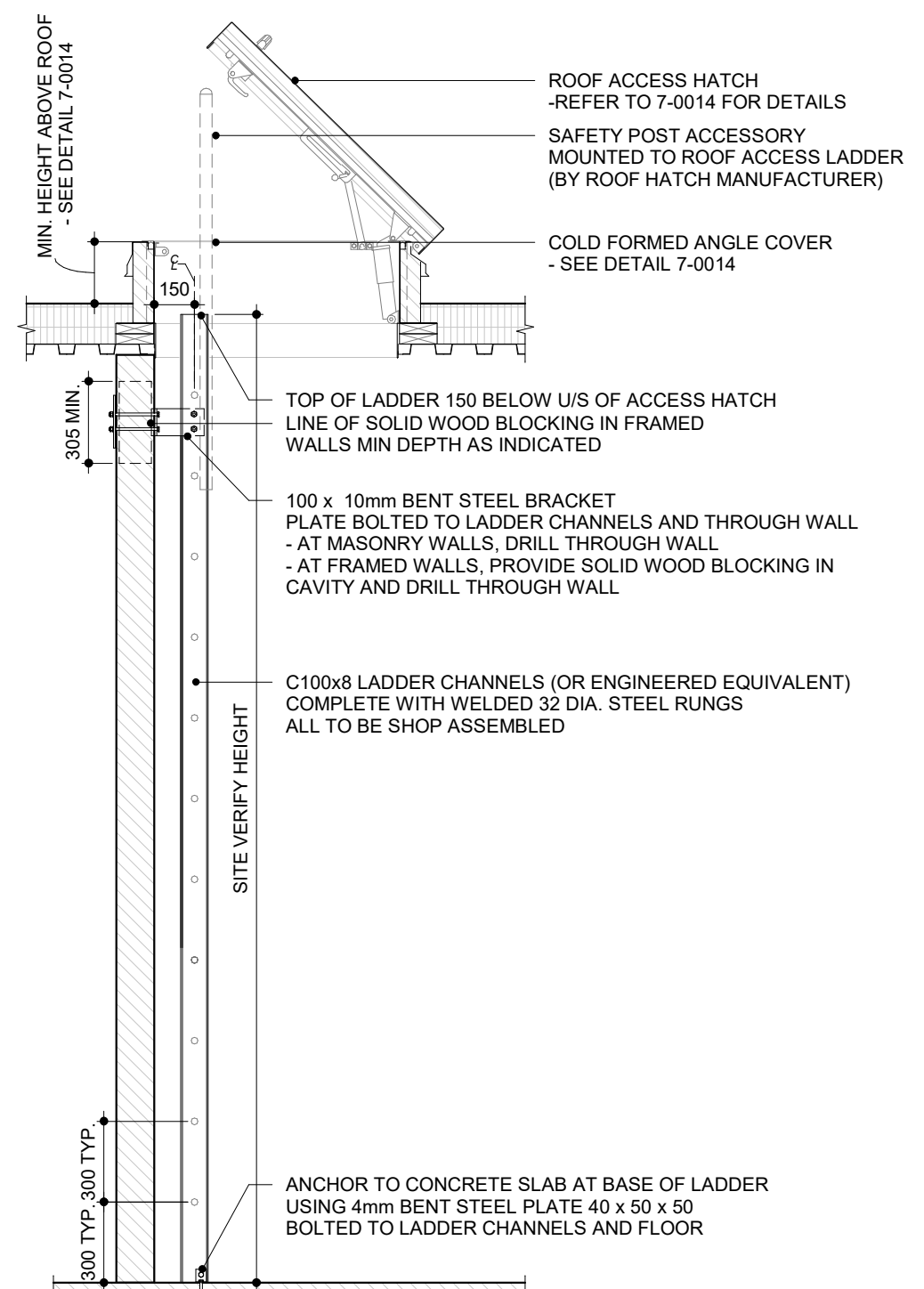
PROFESSIONAL SEAL
 DWG TITLE: VEHICLE BAY ELEVATIONS & DETAILS

ORIENTATION

DATE	2020-11-30
SCALE	1 : 35
DRAWN BY	Author
DWG STATUS	IFC
PROJECT No.	1903
DRAWING No.	A3.6
REVISION	21

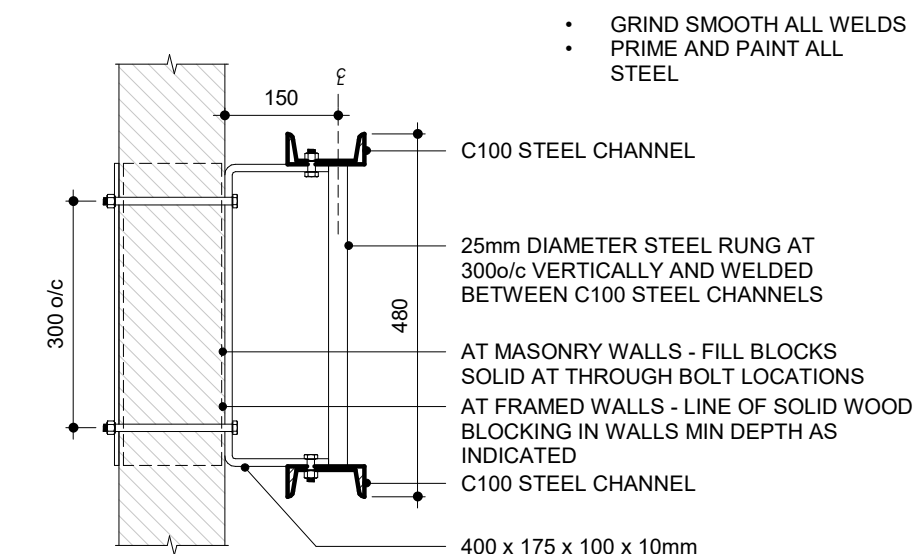
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7 / A4.1 5-0003 - AL-3 - INTERIOR ROOF ACCESS LADDER DETAIL



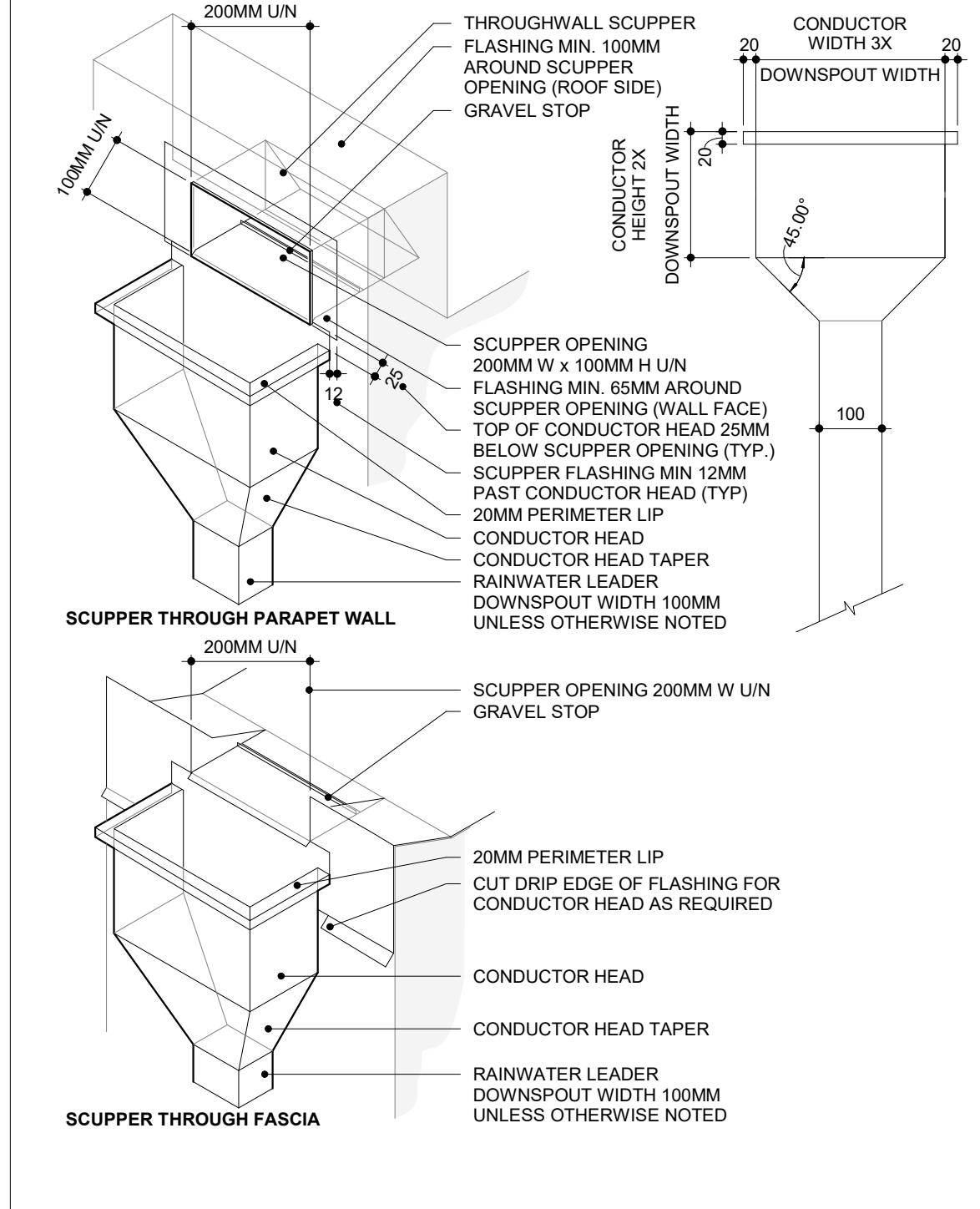
NOTES: ALL STEEL GALVANIZED. ALL LADDERS TO BE DESIGNED IN ACCORDANCE WITH OBC AND OHSA REQUIREMENTS AND REGULATIONS. REF. OHSA ENG DATA SHEET 2-04 (CURRENT REVISION).

8 / A4.1 5-0004 - AL-4 - INTERIOR ROOF ACCESS LADDER DETAIL



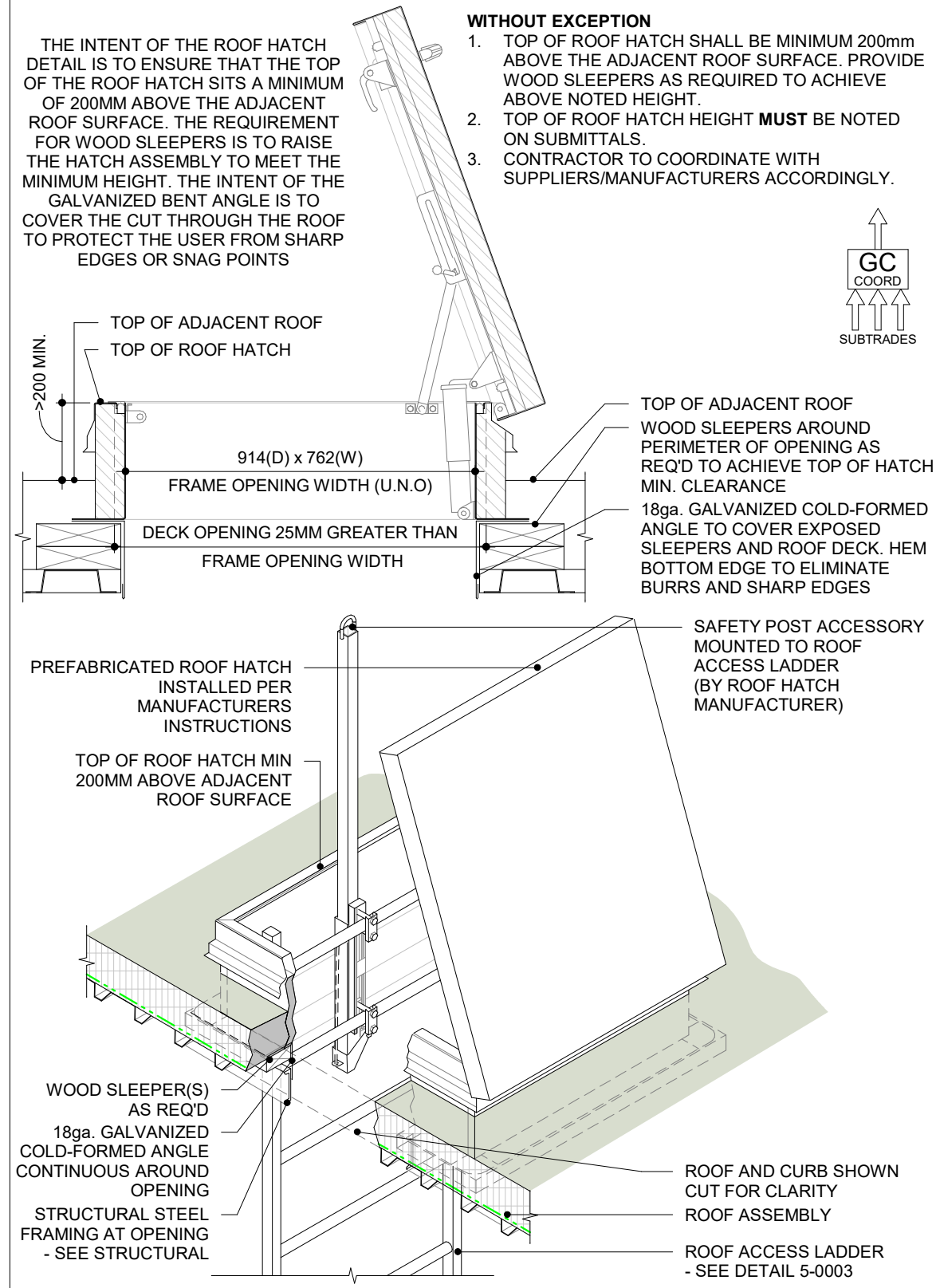
NOTES: 1. ALL STEEL GALVANIZED. 2. ALL LADDERS TO BE DESIGNED IN ACCORDANCE WITH OBC AND OHSA REQUIREMENTS AND REGULATIONS. REF. OHSA ENG DATA SHEET 2-04 (CURRENT REVISION).

5 / A4.1 7-0005 - RWL(CH)-1 RAIN WATER LEADER DETAIL

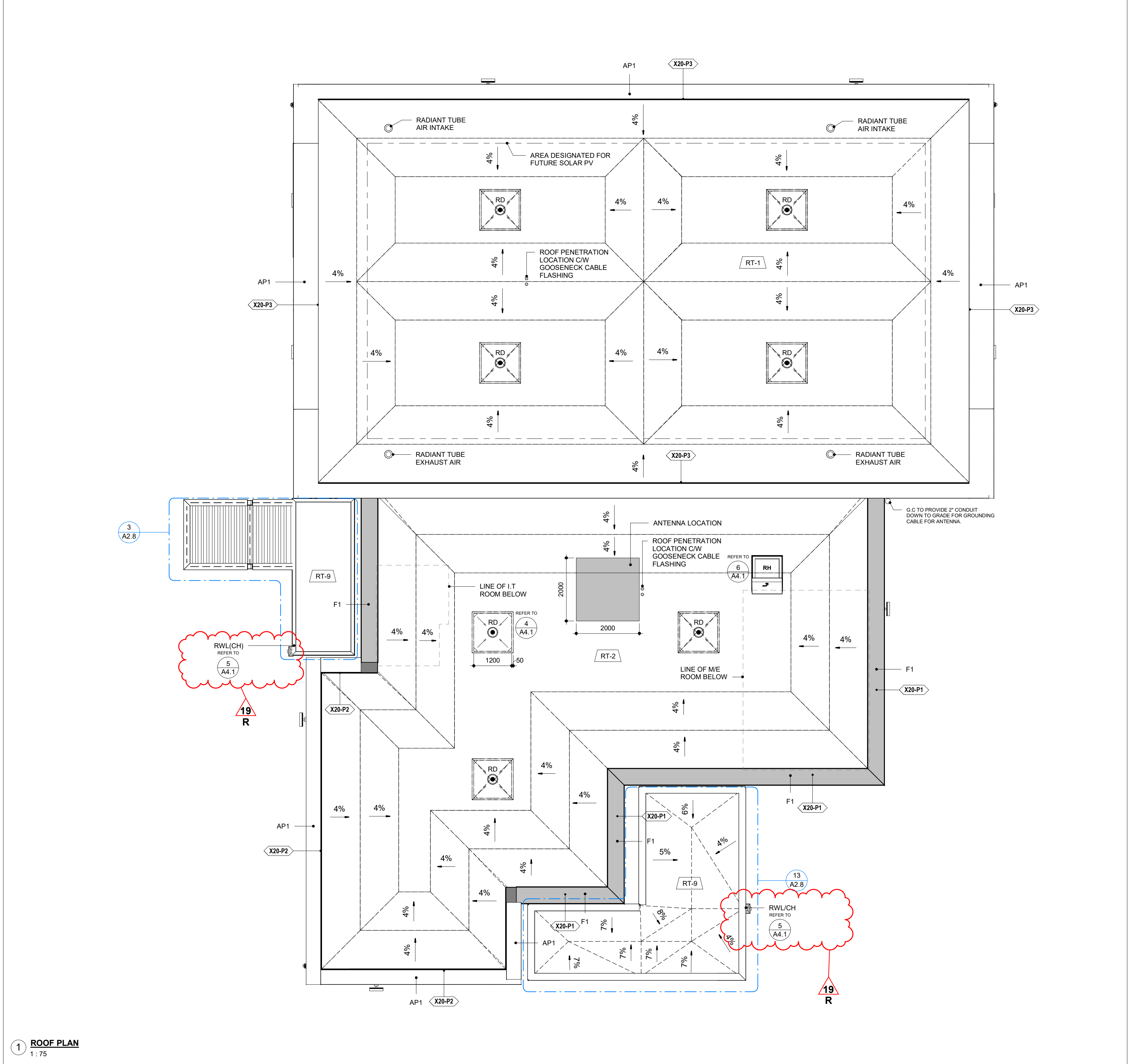


NOTES: 1. FABRICATE AND INSTALL IN ACCORDANCE WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL - CURRENT EDITION. 2. ALL JOINTS - METAL SHALL BE SOLDERED - ALUMINUM SHALL BE WELDED.

6 / A4.1 7-0014 - ROOF HATCH DETAIL

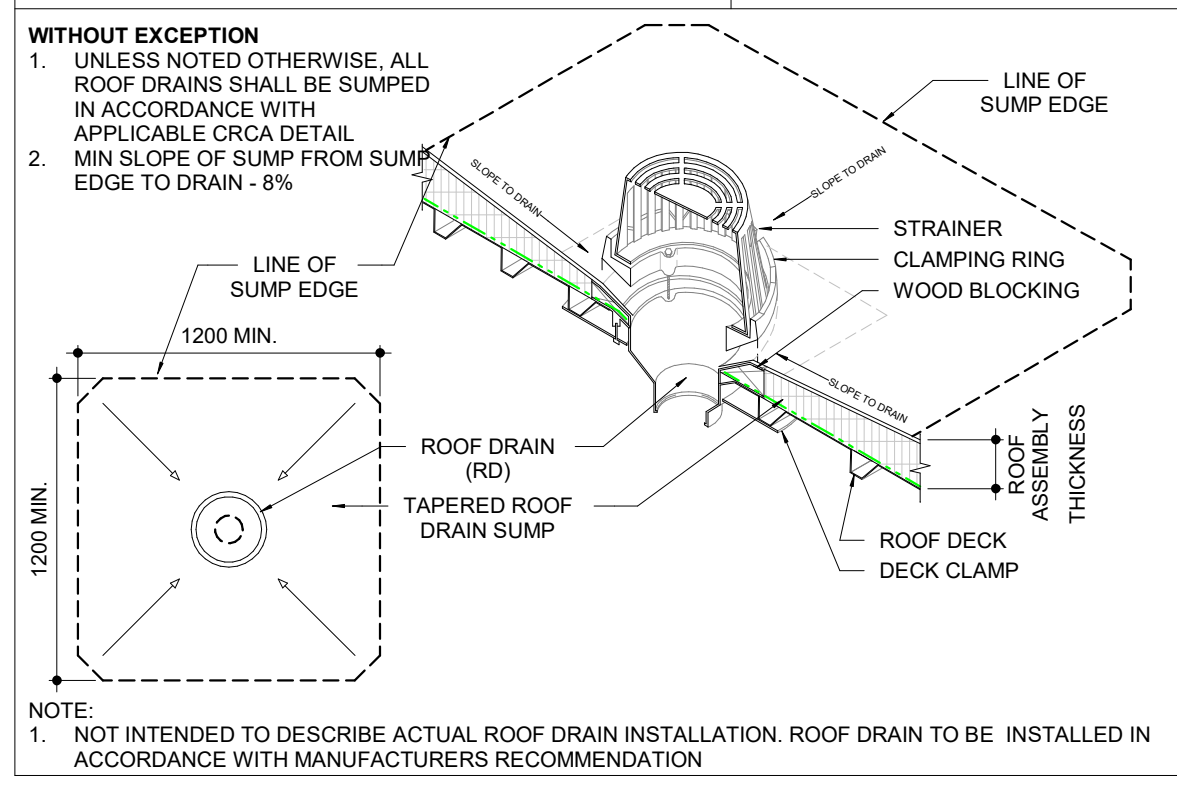


WITHOUT EXCEPTION THE INTENT OF THE ROOF HATCH DETAIL IS TO ENSURE THAT THE TOP OF THE ROOF HATCH SITS A MINIMUM OF 200MM ABOVE THE ADJACENT ROOF SURFACE...



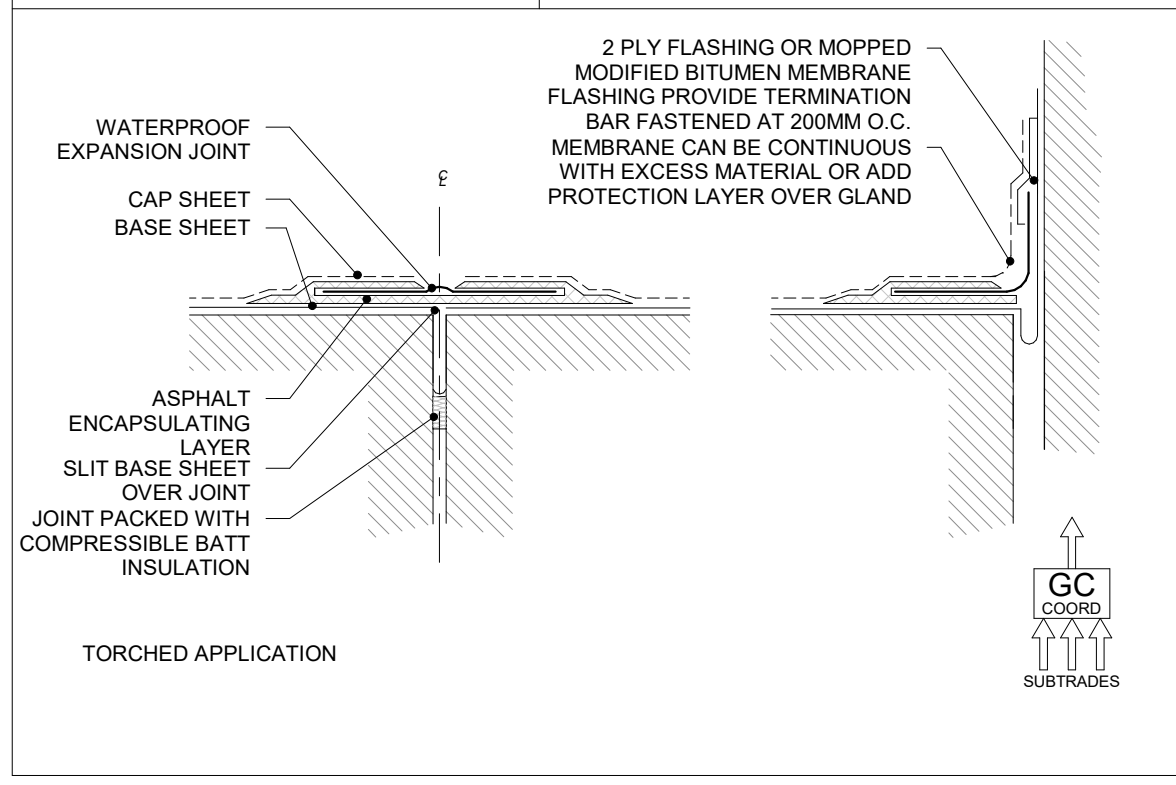
1 ROOF PLAN 1:75

4 / A4.1 7-0015 - ROOF DRAIN SUMP



NOTE: 1. NOT INTENDED TO DESCRIBE ACTUAL ROOF DRAIN INSTALLATION. ROOF DRAIN TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION

3 / A4.1 7-0012 - ROOF EXPANSION JOINT DETAILS - TORCH DOWN



2 / A4.1 A700 GENERAL NOTES - ROOF PLAN

1. ROOF PLAN DOES NOT SHOW ALL PENETRATIONS THROUGH ROOF. CONTRACTOR TO REVIEW ALL CONTRACT DRAWINGS AND SPECIFICATIONS TO DETERMINE FULL SCOPE OF WORK...

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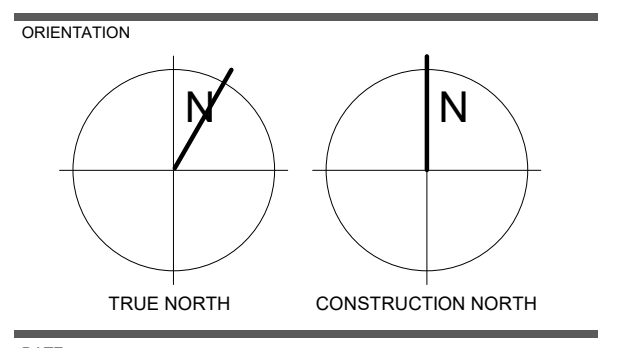
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YORK REGION PRS #32 RFTC-604-22-10 53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

CLIENT THOMAS BROWN ARCHITECTS 107 SPADINA AVENUE, SUITE 500 1 TORONTO ONTARIO M5T 2C5

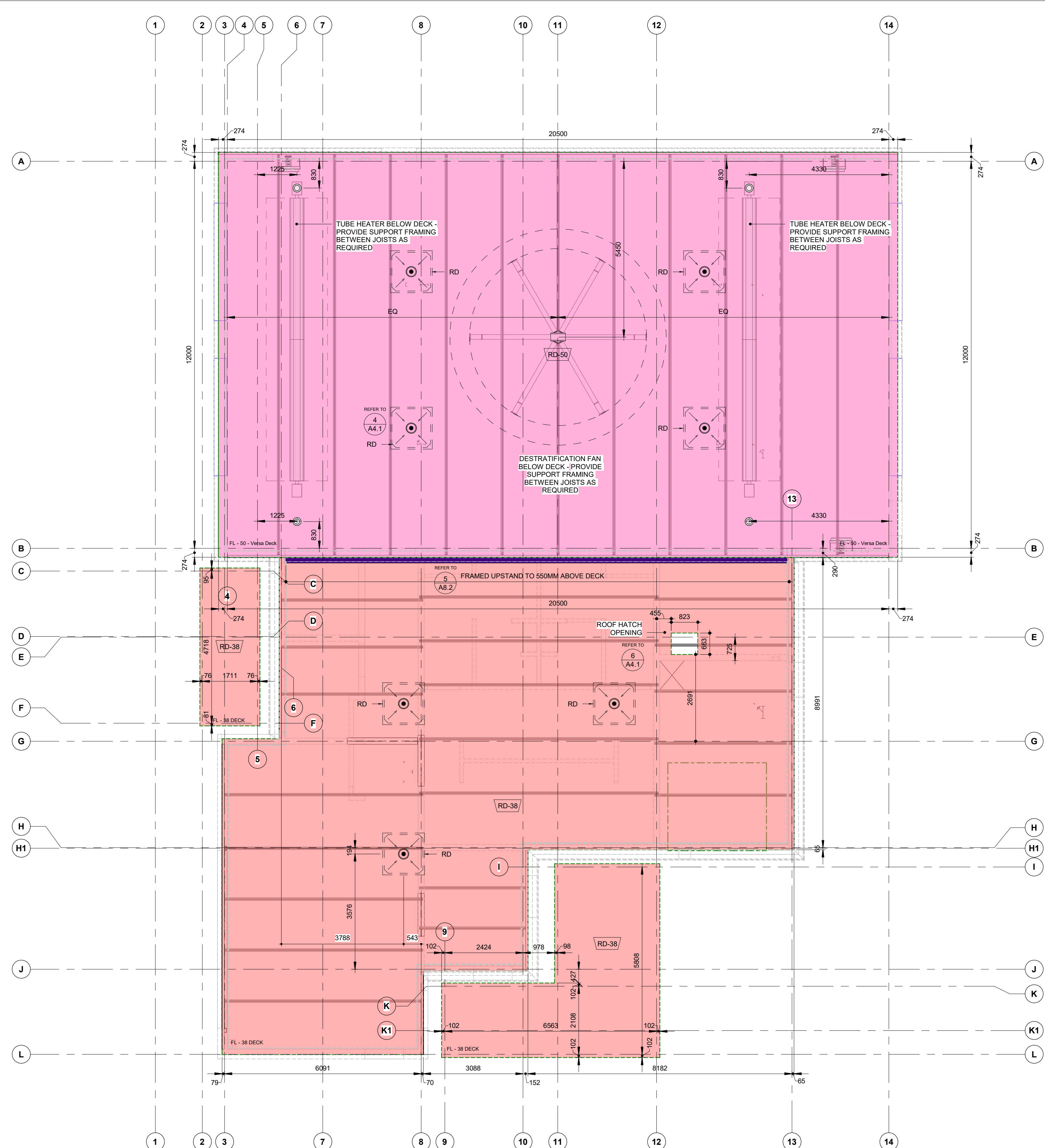
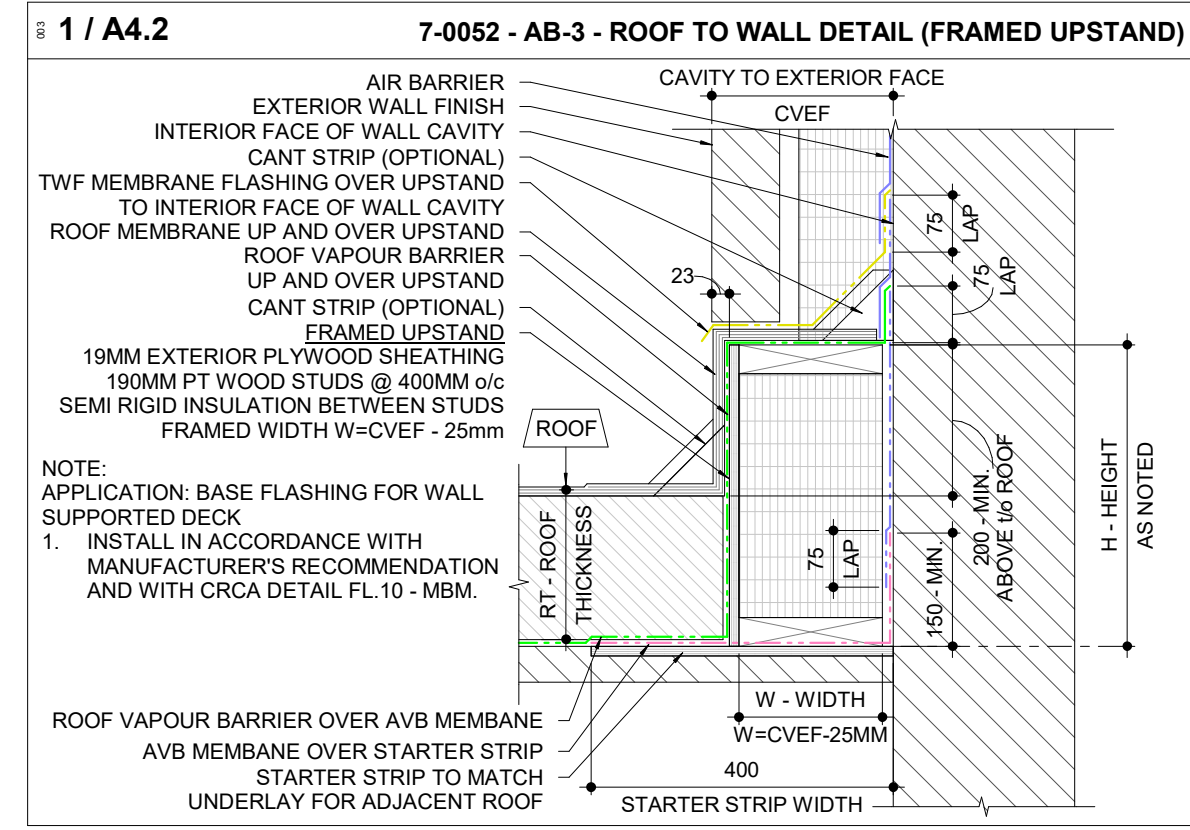
PROFESSIONAL SEAL

ROOF PLAN



DATE 2020-11-30 SCALE As indicated DRAWN BY SL / AA / VL DWG STATUS: IFC PROJECT No. 1903 DRAWING No. A4.1 REVISION 21

2023-07-12 1:26:18 PM



2 LAYOUT PLAN - EDGE OF DECK
1:75

- LA SERIES LEGEND**
- IDENTIFICATION**
- SHADING INDICATES FLOORS
 - DIM. INDICATES OF ROOF DECK DIMENSION
 - SHADING INDICATES ROOF DECK. COLOUR INDICATES ROOF DECK TYPE.
- DIMENSIONING AND DETAILING**
- SHADED WALLS ARE DIMENSIONED TO FACE OF STUD
 - INDICATES SLAB OR FOUNDATION WALL DEPRESSIONS
 - INDICATES ROOF DIVIDERS AND/OR FRAMED UPSTANDS WHERE ROOF DECK ABUTS VERTICAL WALL

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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
16	IFT	2022-12-16
21	IFC	2023-07-12

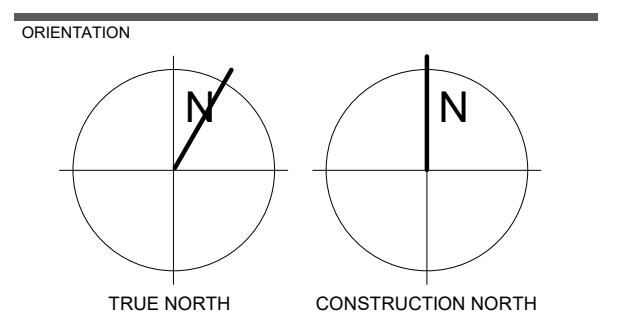
PROJECT: **YORK REGION PRS #32**
RFTC-604-22-10
53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

CLIENT:

ARCHITECT: **THOMASBROWNARCHITECTS**
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE: **LAYOUT PLAN - EDGE OF DECK**



DATE: 2020-11-30

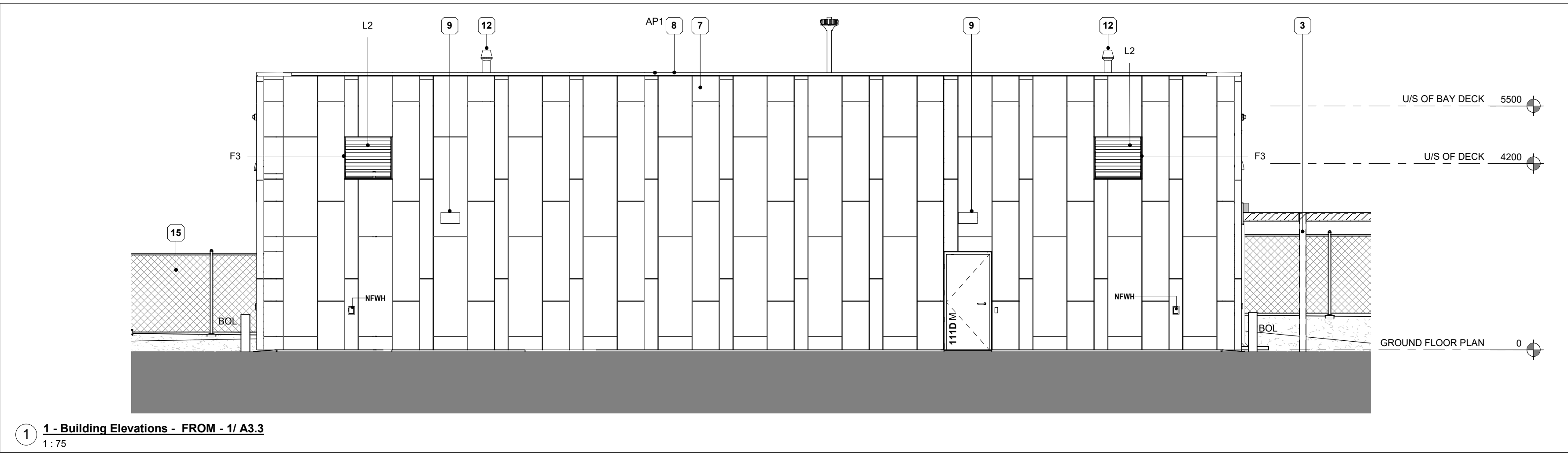
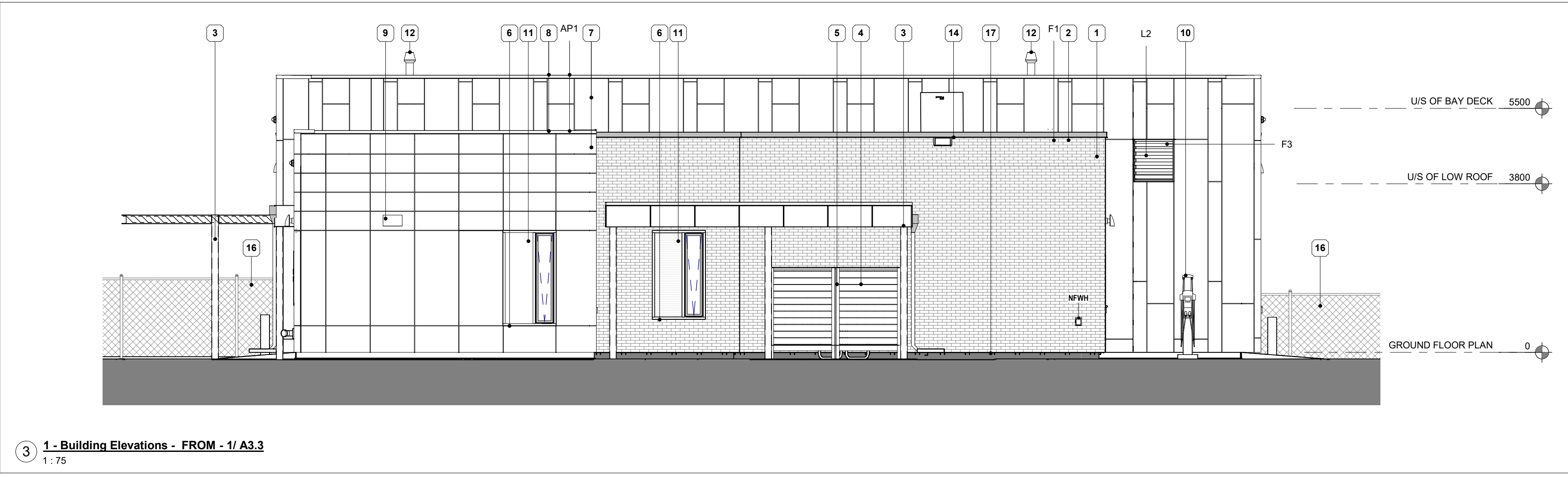
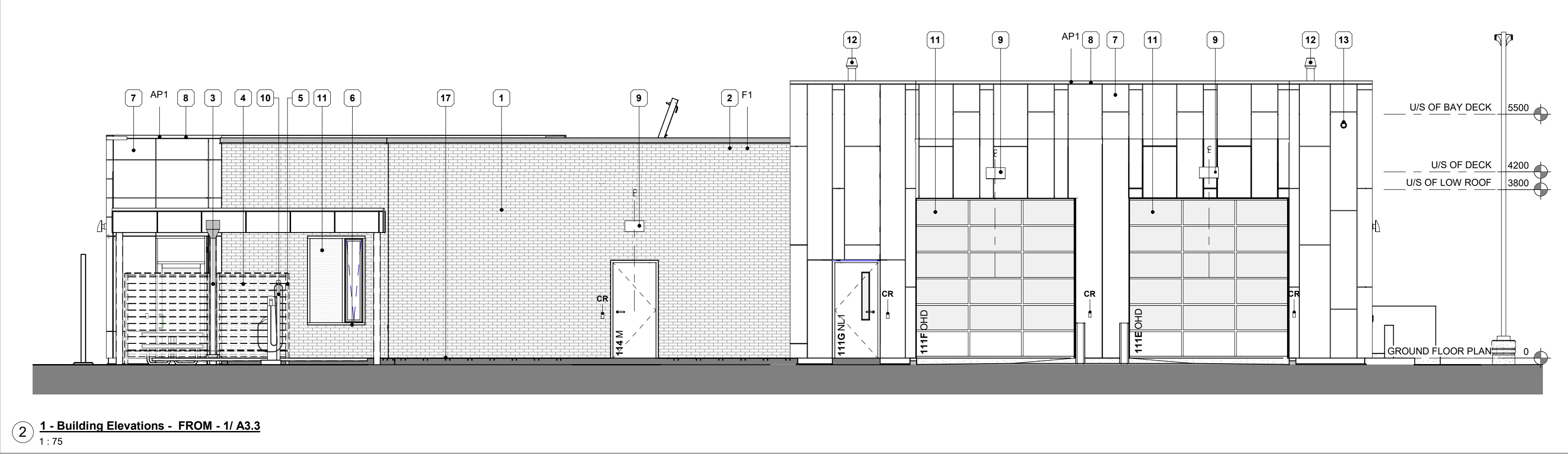
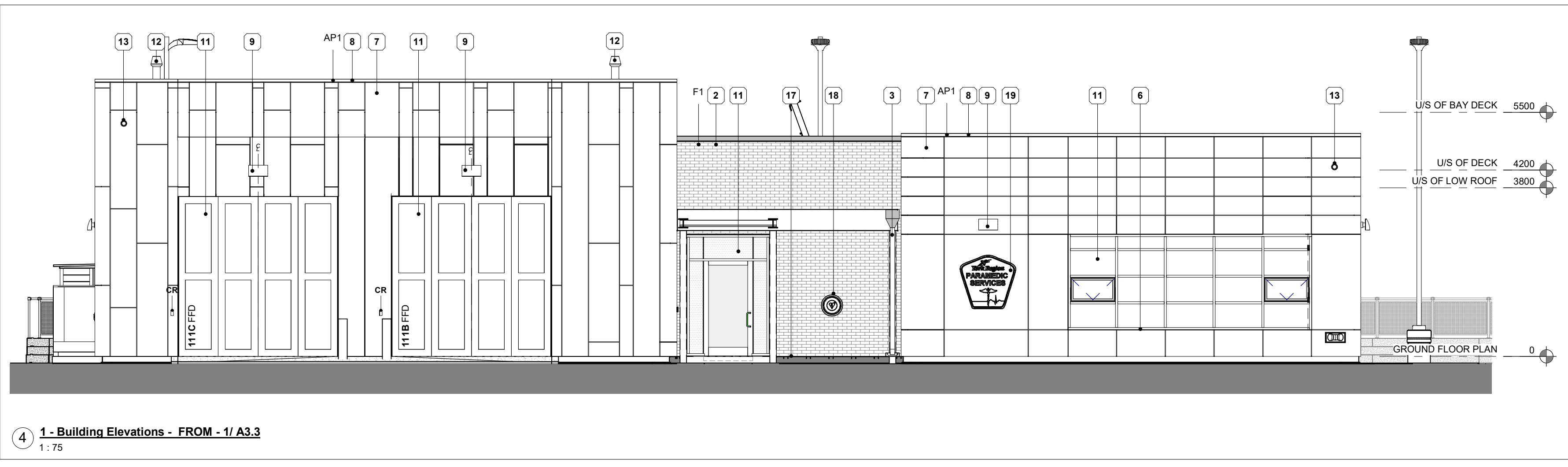
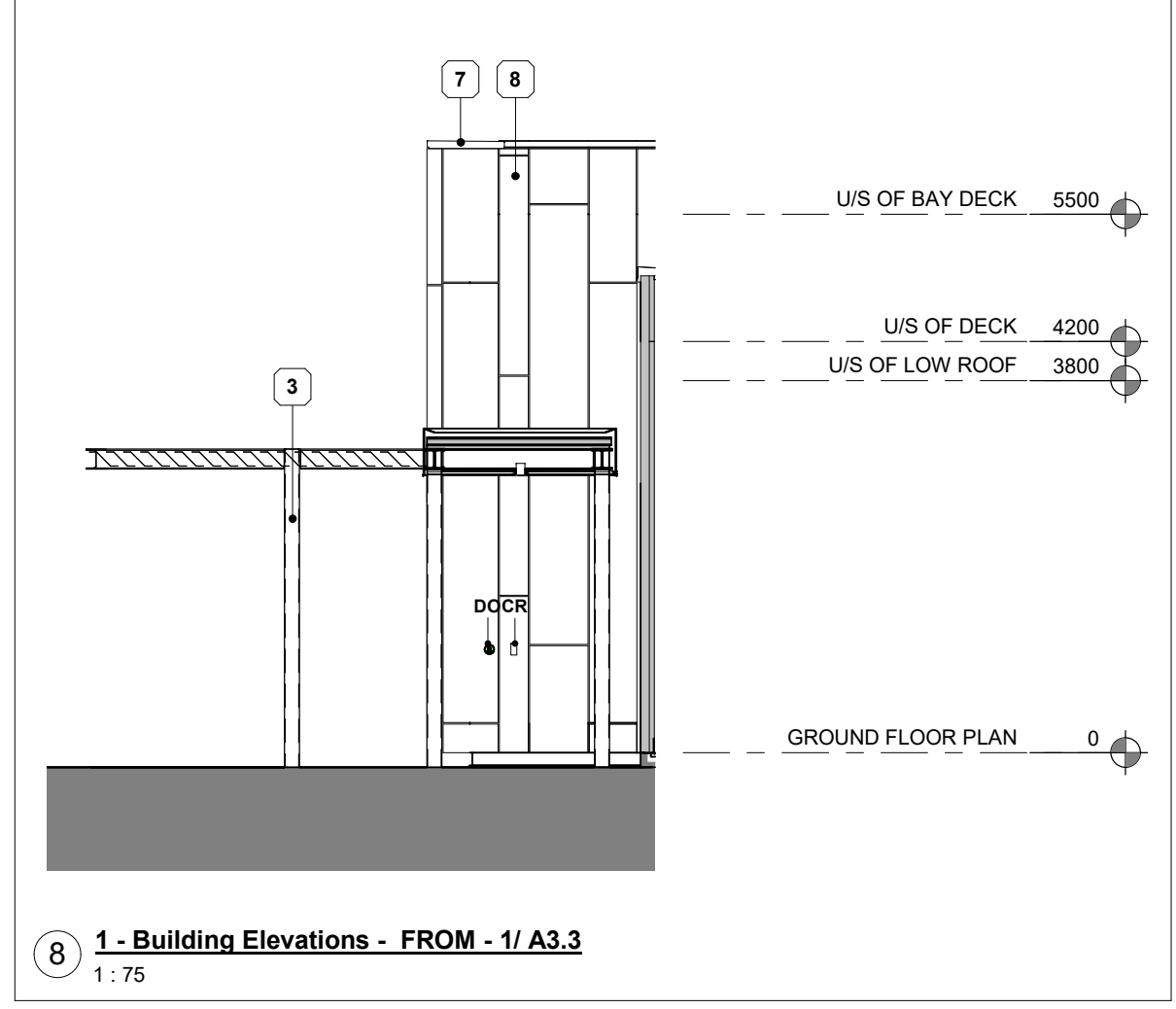
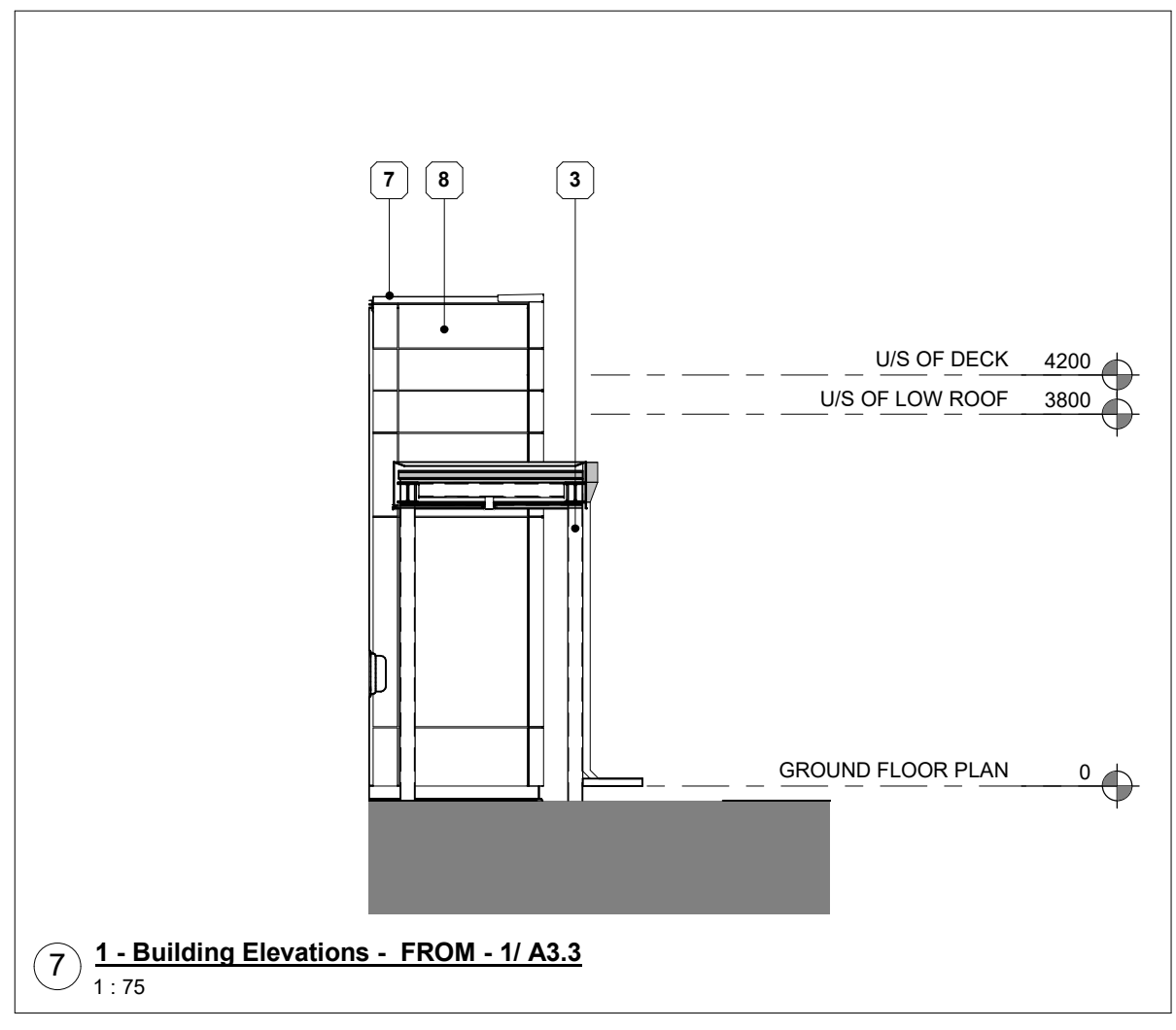
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DWG STATUS: IFC

PROJECT No: 1903

DRAWING No: **A4.2** REVISION: 21

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5 / A5.1

700 GENERAL NOTES - BUILDING ELEVATIONS

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL DRAWINGS PREPARED BY THE MECHANICAL AND ELECTRICAL ENGINEERS TO DETERMINE LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PENETRATIONS, FIXTURES, DEVICES ETC. ELEVATION DRAWINGS MAY NOT SHOW ALL PENETRATIONS. CONTRACTOR TO REVIEW ALL CONTRACT DRAWINGS AND SPECIFICATIONS TO DETERMINE FULL SCOPE OF WORK. MAKE PROVISIONS FOR PENETRATIONS WHERE INDICATED AND REQUIRED UNDER THE SCOPE OF THIS CONTRACT.
- ELEVATION DRAWINGS MAY NOT SHOW ALL FIXTURES, DEVICES ETC. CONTRACTOR TO REVIEW ALL CONTRACT DRAWINGS AND SPECIFICATIONS TO DETERMINE FULL SCOPE OF WORK. LOCATION OF FIXTURES, DEVICES ETC. AS SHOWN ON ELEVATION DRAWINGS SHALL GOVERN. REPORT ANY DISCREPANCIES WITH MECHANICAL AND ELECTRICAL DRAWINGS TO CONSULTANT IMMEDIATELY. OBTAIN INSTRUCTION FROM CONSULTANT BEFORE COMMENCING INSTALLATION.
- ELEVATION DRAWINGS MAY NOT SHOW ALL FIXTURES, DEVICES ETC. CONTRACTOR TO REVIEW ALL CONTRACT DRAWINGS AND SPECIFICATIONS TO DETERMINE FULL SCOPE OF WORK. LOCATION OF FIXTURES, DEVICES ETC. AS SHOWN ON ELEVATION DRAWINGS SHALL GOVERN. REPORT ANY DISCREPANCIES WITH MECHANICAL AND ELECTRICAL DRAWINGS TO CONSULTANT IMMEDIATELY. OBTAIN INSTRUCTION FROM CONSULTANT BEFORE COMMENCING INSTALLATION.

GC COORD SUBGRADES

ALUMINUM PANEL COLOR FINISH

AP - 1 ALPOLIC WHITE
AP - 2 ALPOLIC HYB BLUE

PRE-FINISHED METAL FLASHING

F1 AGWAY QC 28262 BLACK (METAL FLASHING AT ARCHITECTURAL LOUVERS AND PARAPETS)
F2 CLEAR ANODIZED ALUMINUM (SILL FLASHINGS AT WINDOWS ADJACENT TO BRICK MASONRY)
F3 AGWAY QC 28783 BRIGHT WHITE (METAL FLASHING AT ARCHITECTURAL LOUVERS)

ARCHITECTURAL LOUVER COLORS

L1 AGWAY QC 28262 BLACK
L2 AGWAY QC 28783 BRIGHT WHITE

NOTE

1. AP-1 & AP-2 SHALL HAVE INTEGRAL PREFINISHED ALUMINUM COPING BY CLADDING MANUFACTURER.

BUILDING ELEVATION NOTES

NUMBER	NOTE
1	BRICK MASONRY VENEER
2	ALL EXPOSED STEEL SHALL BE PAINTED
3	ALL EXPOSED STEEL SHALL BE PAINTED
4	COMPOSITE WOOD FENCE
5	ALL STEEL AT FENCE SHALL BE PAINTED PRIOR TO INSTALLATION OF COMPOSITE WOOD PANELS
6	PREFINISHED ALUMINUM SILL FLASHING AT WINDOW
7	ALUMINUM COMPOSITE PANEL (ACP)
8	INTEGRAL PREFINISHED ALUMINUM COPING BY CLADDING MANUFACTURER.
9	LIGHT FIXTURE (TYP)
10	FUTURE ELECTRIC CAR CHARGING STATION
11	ALL GLAZING TO HAVE BIRD FRIENDLY FILM: FEATHER FRIENDLY TECHNOLOGIES, DOT SIZE 5mm, SPACING H 50mm V 100mm, GENERAL CONTRACTOR TO COORDINATE INSTALLATION.
12	VENT FROM RADIANT HEATERS
13	SECURITY CAMERA
14	ROOF HATCH
15	NEW CHAIN LINK FENCE
16	EXISTING CHAIN LINK FENCE
17	PREFINISHED METAL FLASHING AT BASE OF MASONRY BRICK (TYP)
18	DEFIBRILLATOR: OWNER SHALL SUPPLY, CONTRACTOR TO INSTALL
19	OWNER SUPPLIED AND INSTALLED SIGNAGE

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ISSUE OR REVISION

NO.	ISSUED FOR	DATE
3	SITE PLAN APPLICATION	2021-04-14
4	30% SUBMISSION	2021-05-20
5	SITE PLAN RESUBMISSION #1	2021-07-09
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
15	SPA FINAL SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

CLIENT

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ARCHITECT
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE
BUILDING ELEVATIONS

ORIENTATION

DATE 2020-11-30

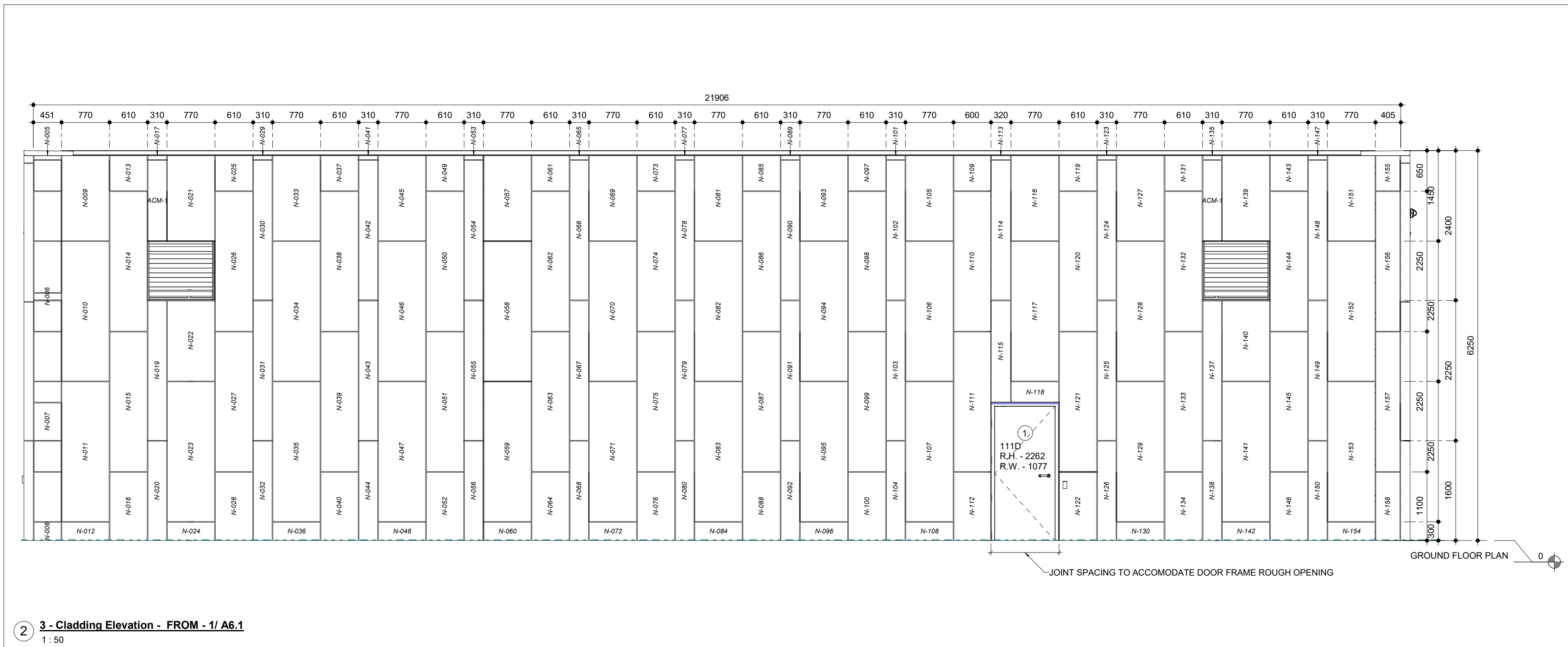
SCALE As indicated DRAWN BY SL / AA / VL

DWG STATUS: IFC

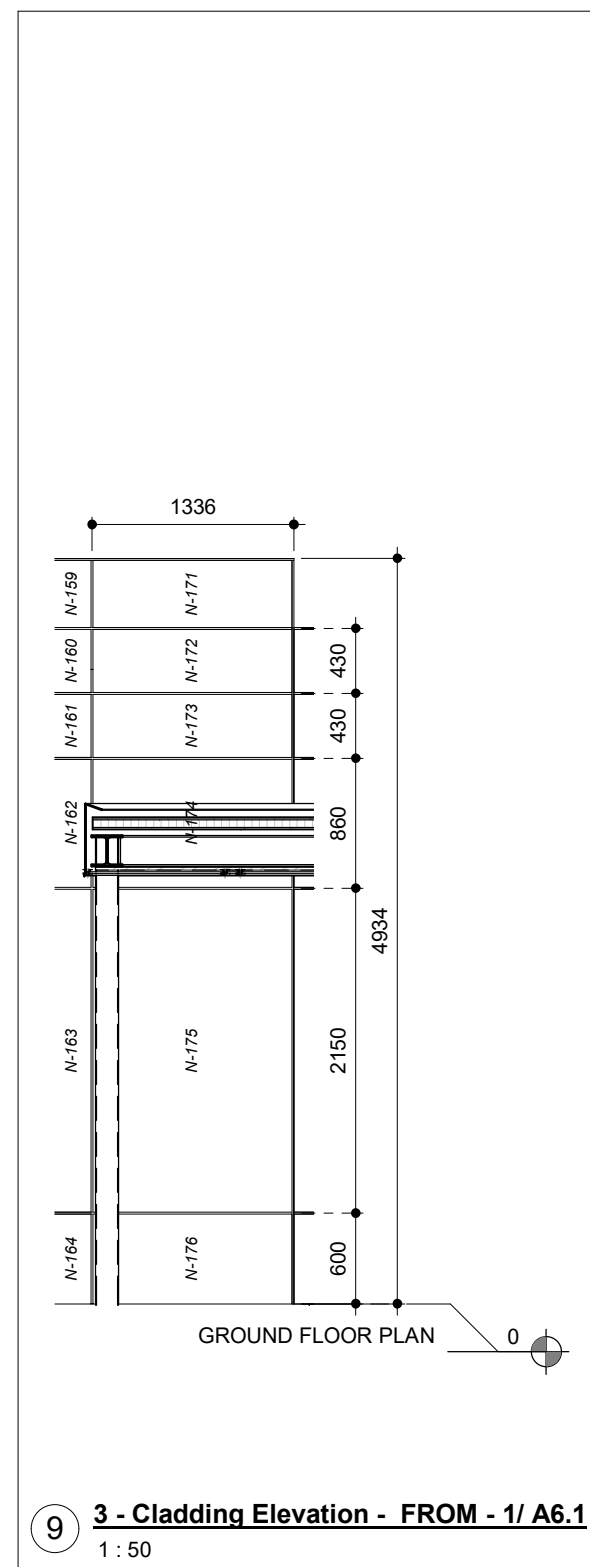
PROJECT No. 1903

DRAWING No. A5.1 REVISION 21

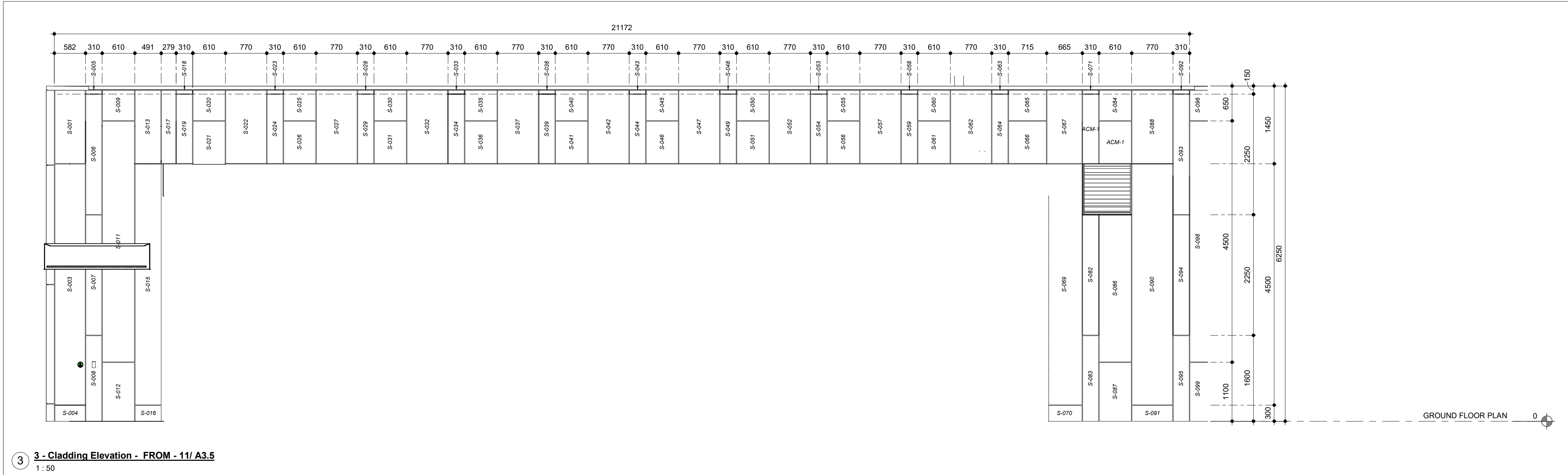
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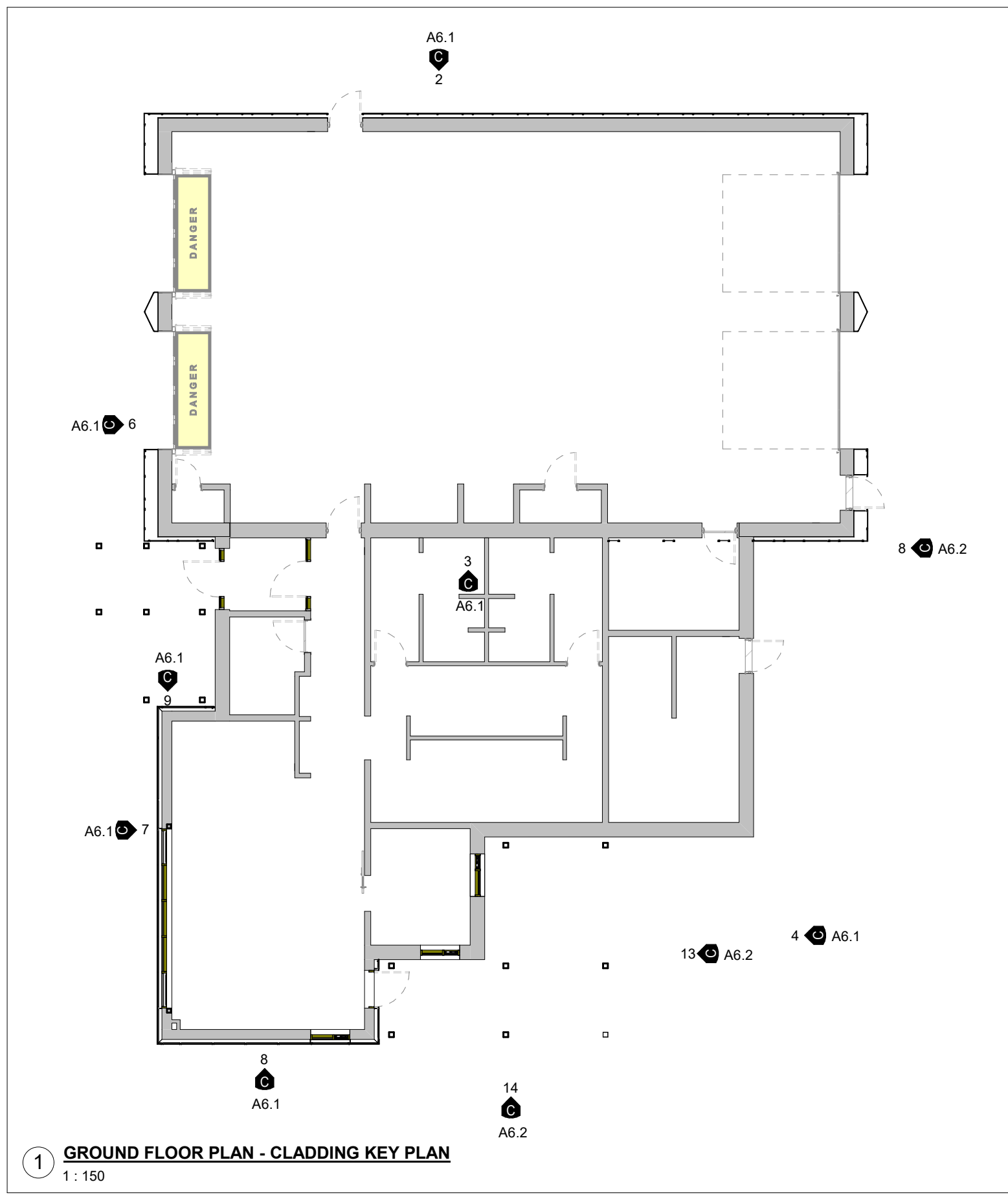
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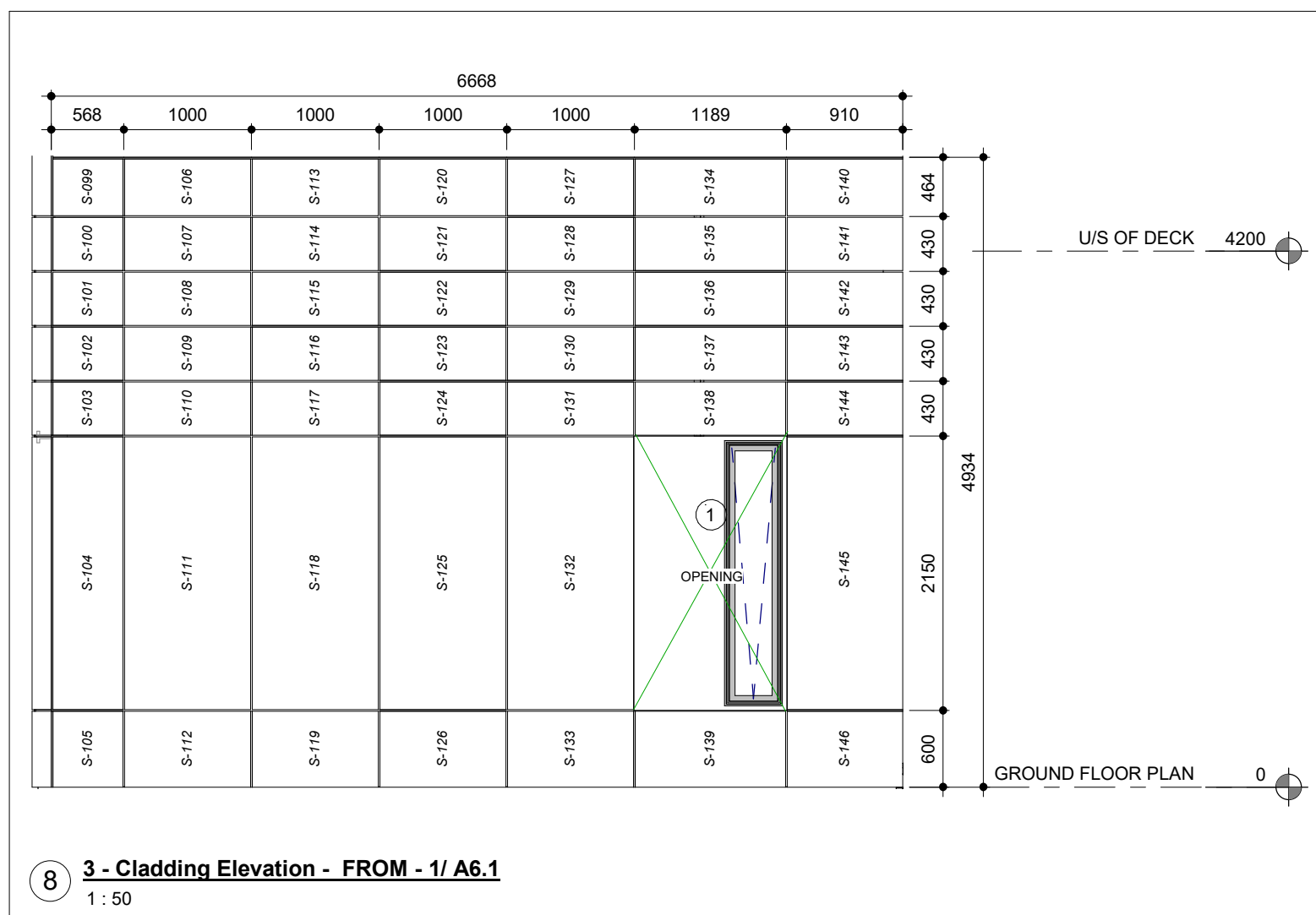
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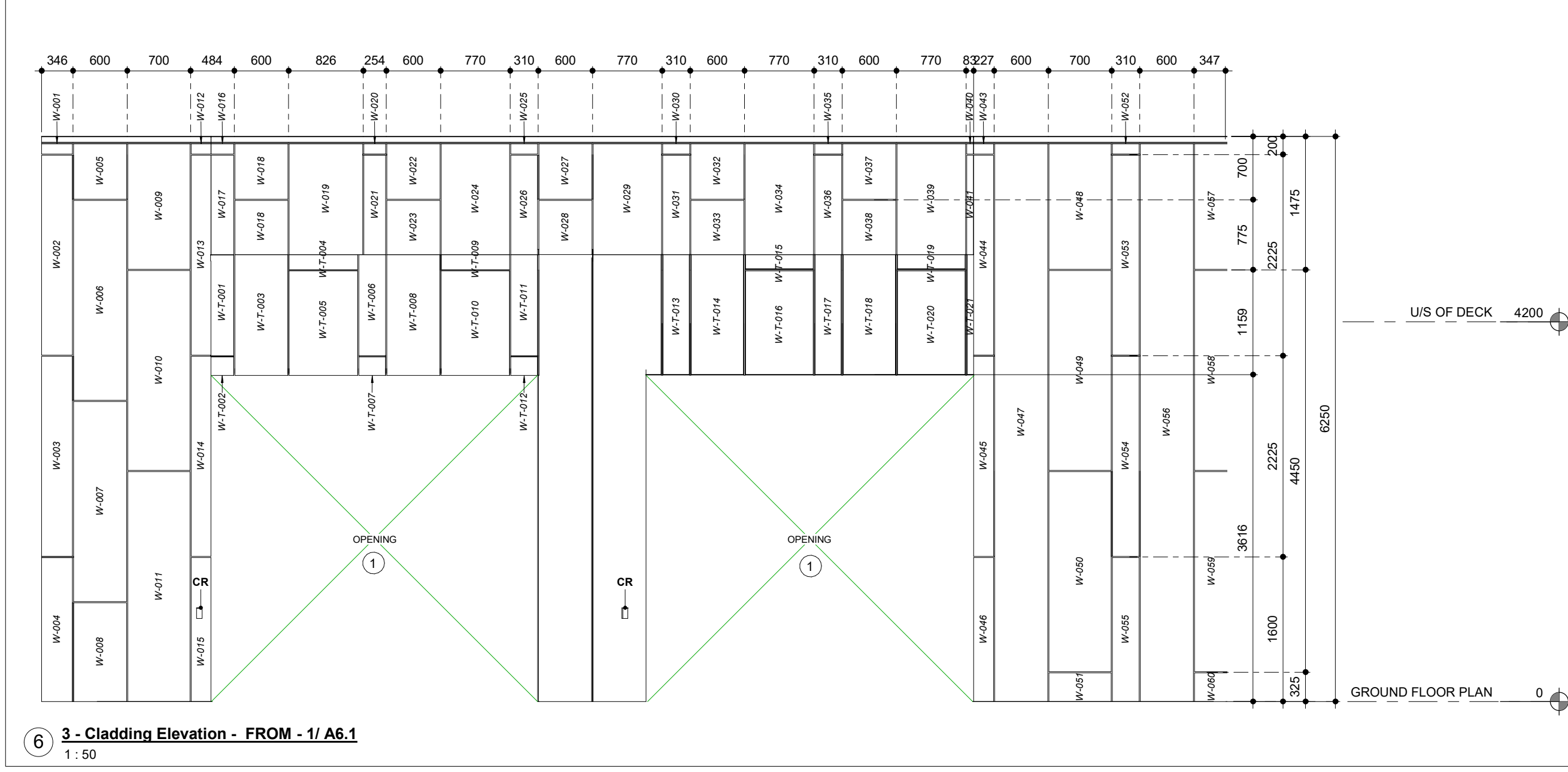
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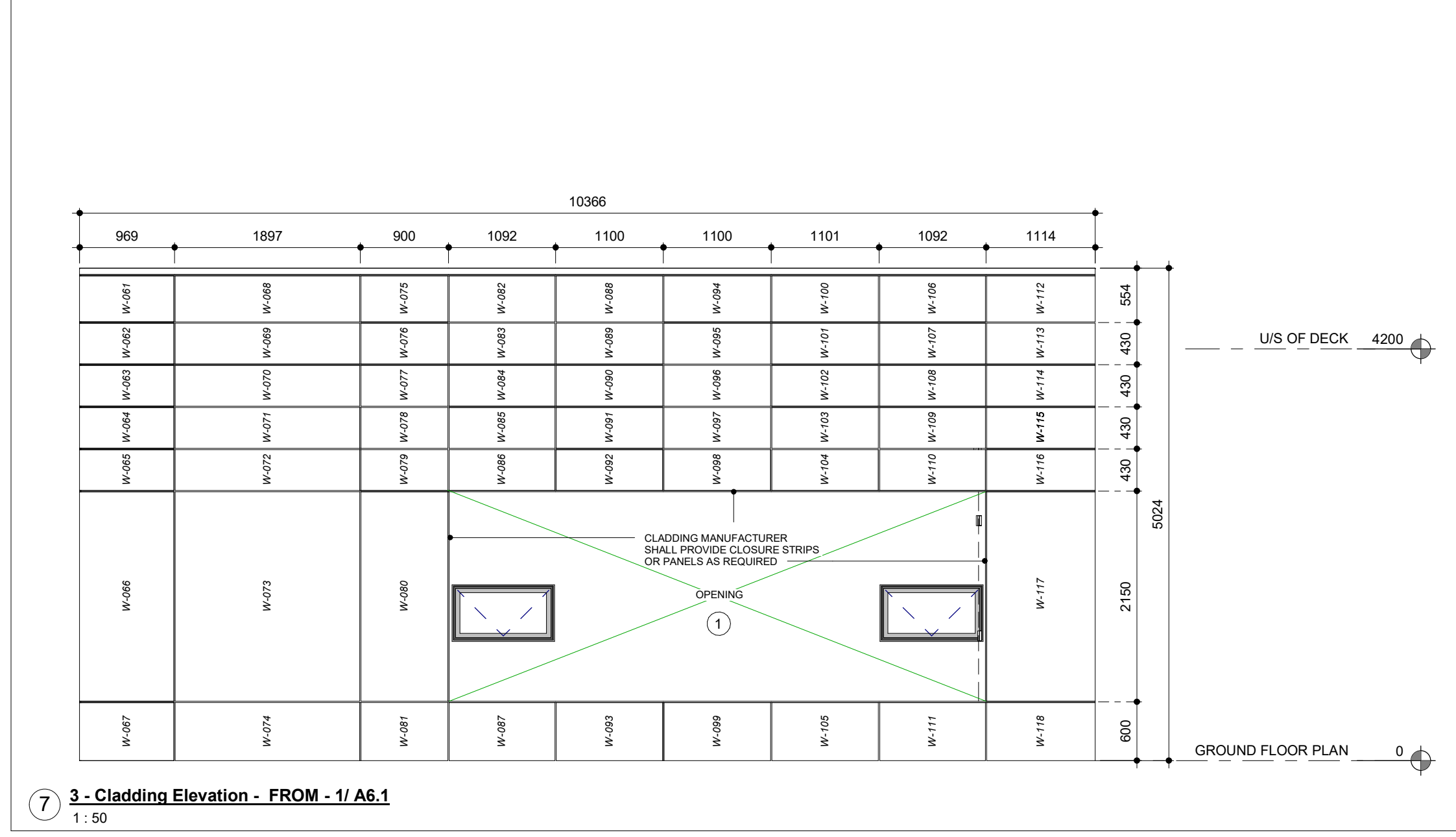
GROUND FLOOR PLAN - CLADDING KEY PLAN
1:150



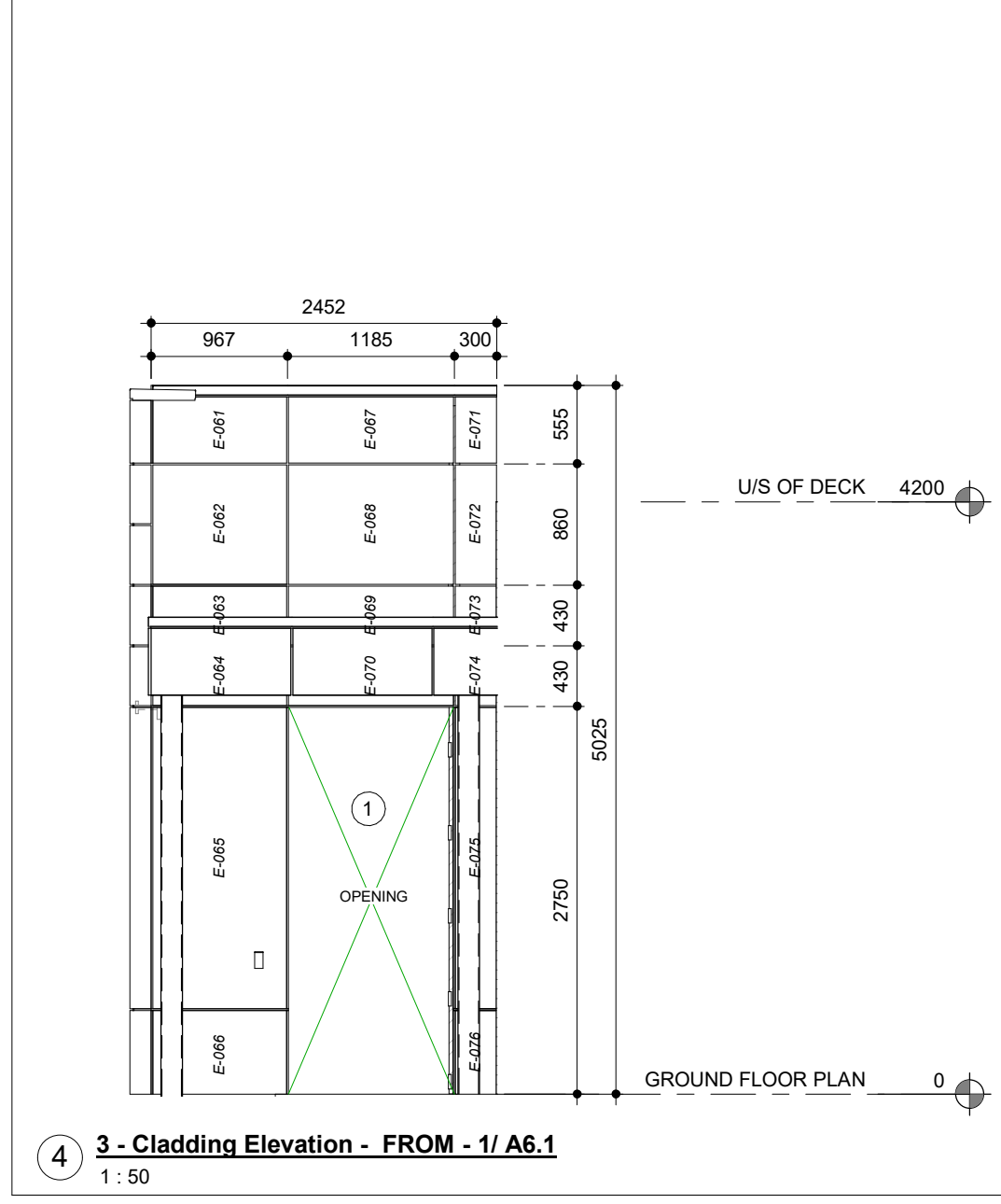
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1:50



3 - Cladding Elevation - FROM - 1/ A6.1
1:50



3 - Cladding Elevation - FROM - 1/ A6.1
1:50



3 - Cladding Elevation - FROM - 1/ A6.1
1:50

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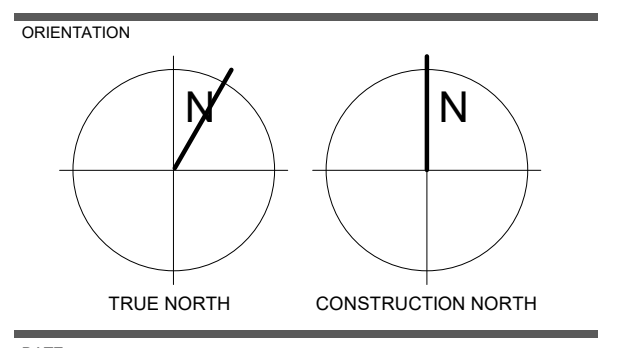
NO.	ISSUED FOR	DATE
4	30% SUBMISSION	2021-05-20
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

CLIENT:
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DWG TITLE:
CLADDING, GLAZING, AND LOUVER ELEVATIONS



DATE: 2020-11-30
SCALE: As indicated
DRAWN BY: SL / AA / VL
DWG STATUS: IFC
PROJECT No.: 1903
DRAWING No.: A6.1
REVISION: 21

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8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
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16	IFT	2022-12-16
21	IFC	2023-07-12

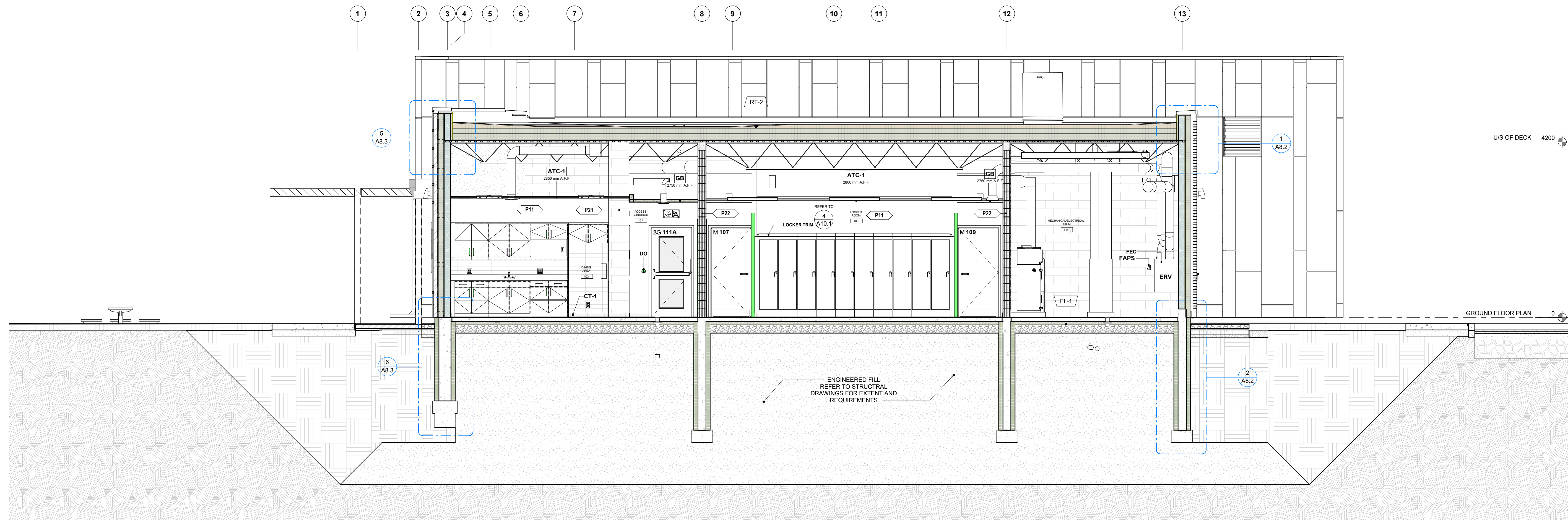
PROJECT:
YORK REGION PRS #32
RFTC-604-22-10
 53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

CLIENT:
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 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5
 PROFESSIONAL SEAL

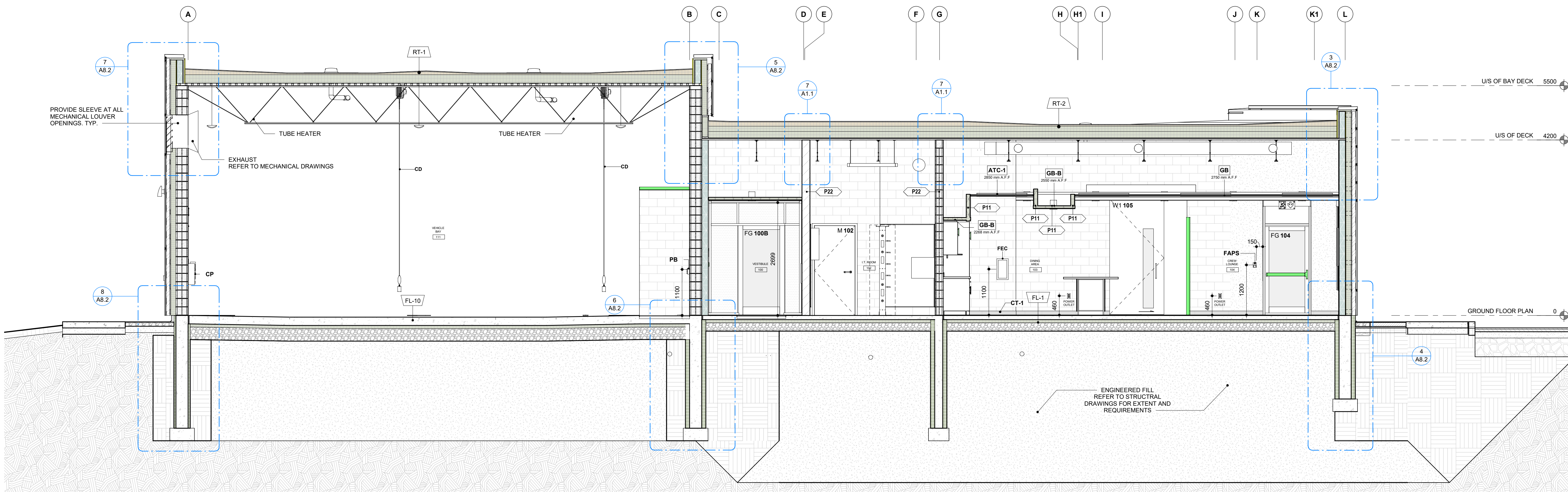
DWG TITLE:
BUILDING SECTIONS

ORIENTATION

DATE: 2020-11-30
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 DWG STATUS: IFC
 PROJECT No: 1903
 DRAWING No: **A7.2** REVISION: 21

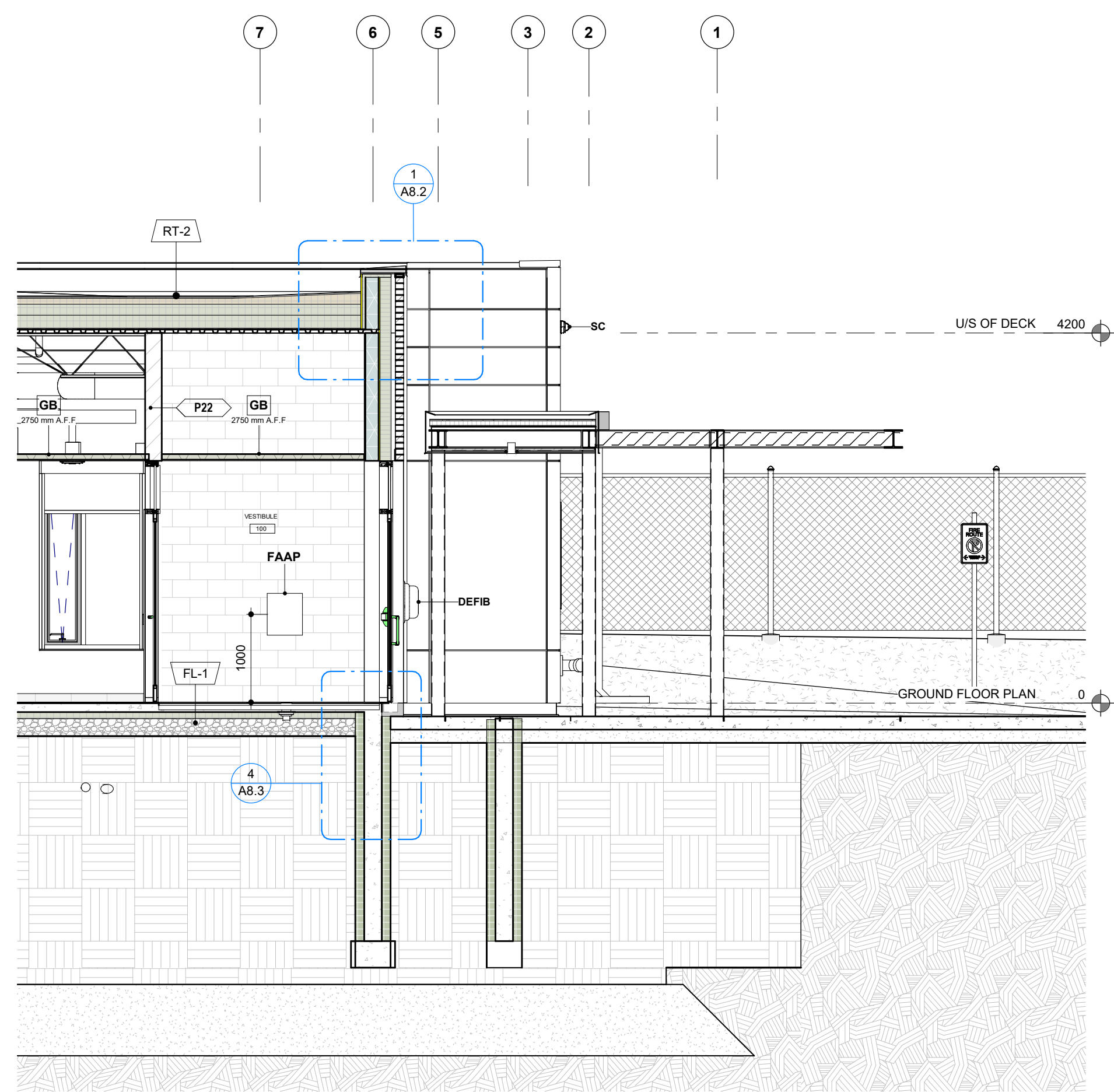


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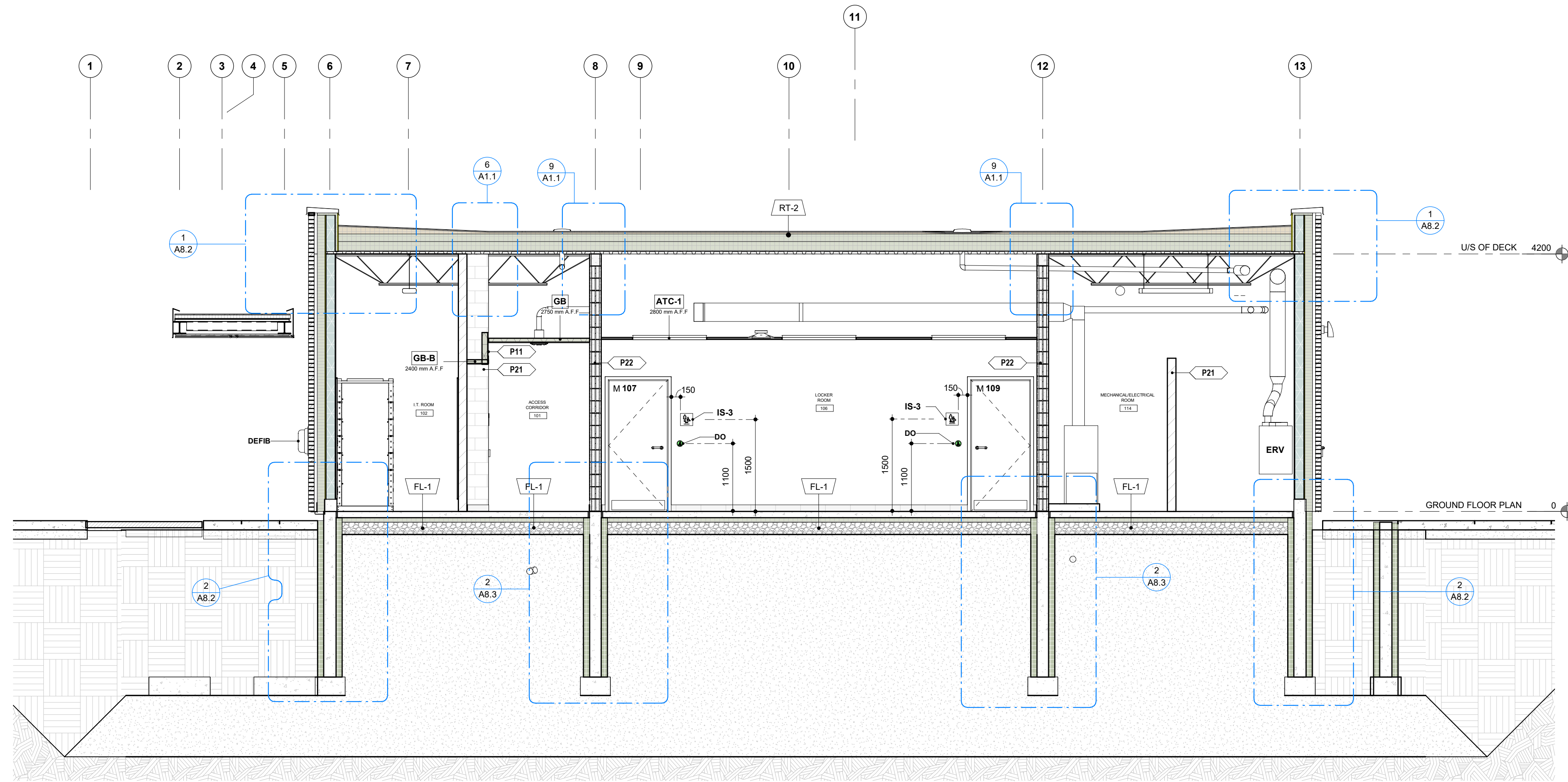


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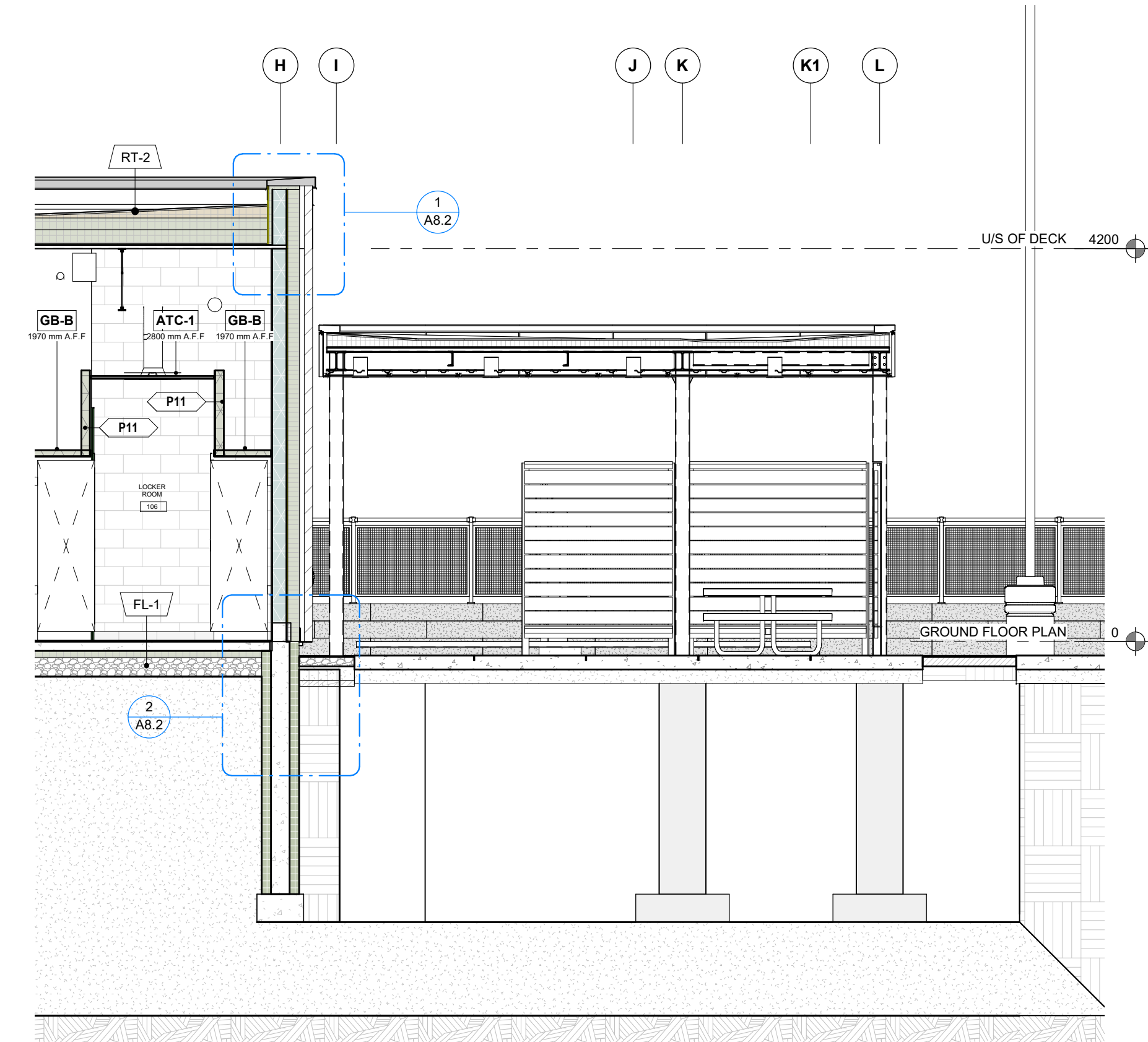
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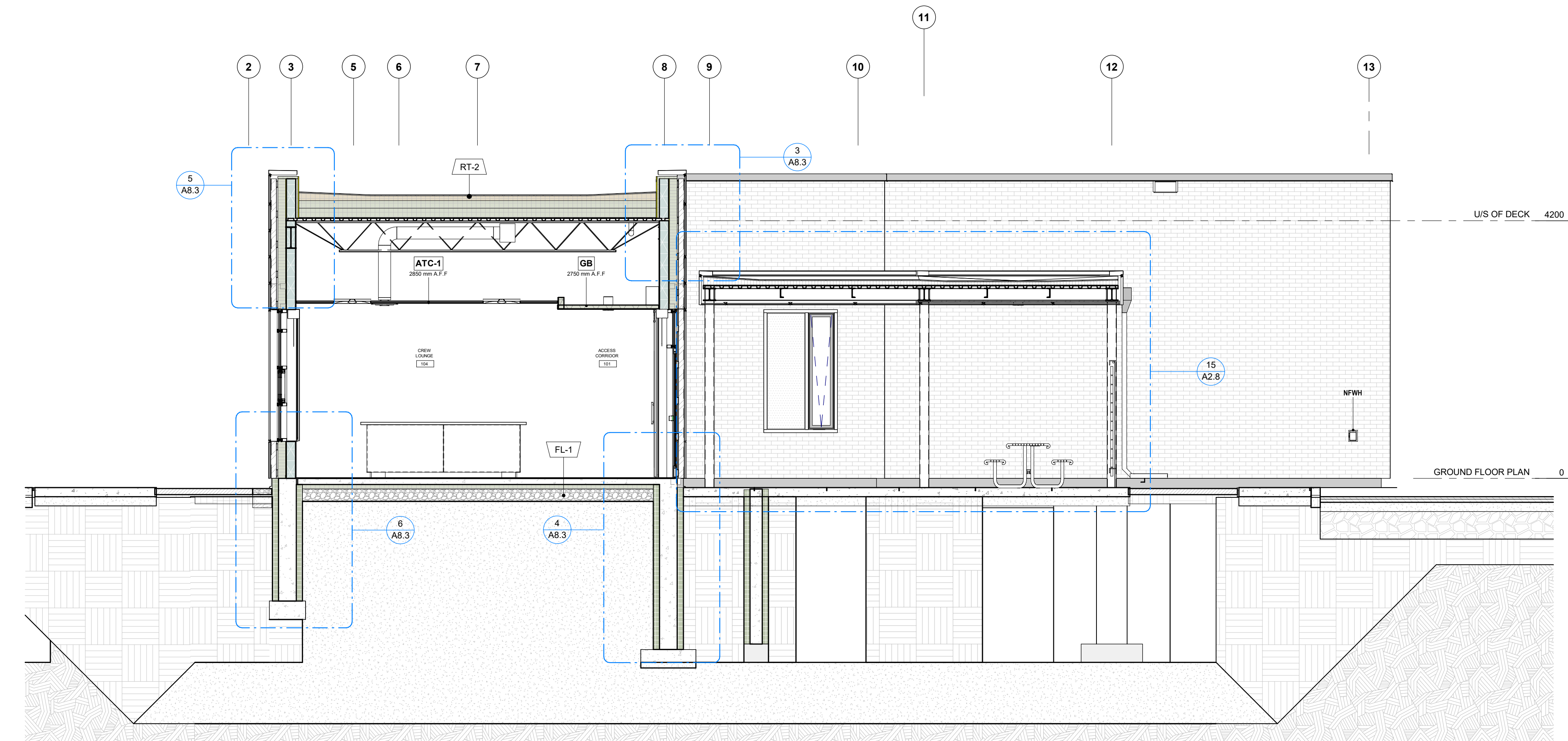
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1:50



2 Building Section 1 to 75 - FROM -1/ A3.3
1:50



3 Building Section 1 to 75 - FROM -1/ A3.3
1:50



4 Building Section 1 to 75 - FROM -1/ A3.3
1:50

THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

NO.	ISSUED FOR	DATE
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

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

ARCHITECT:
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

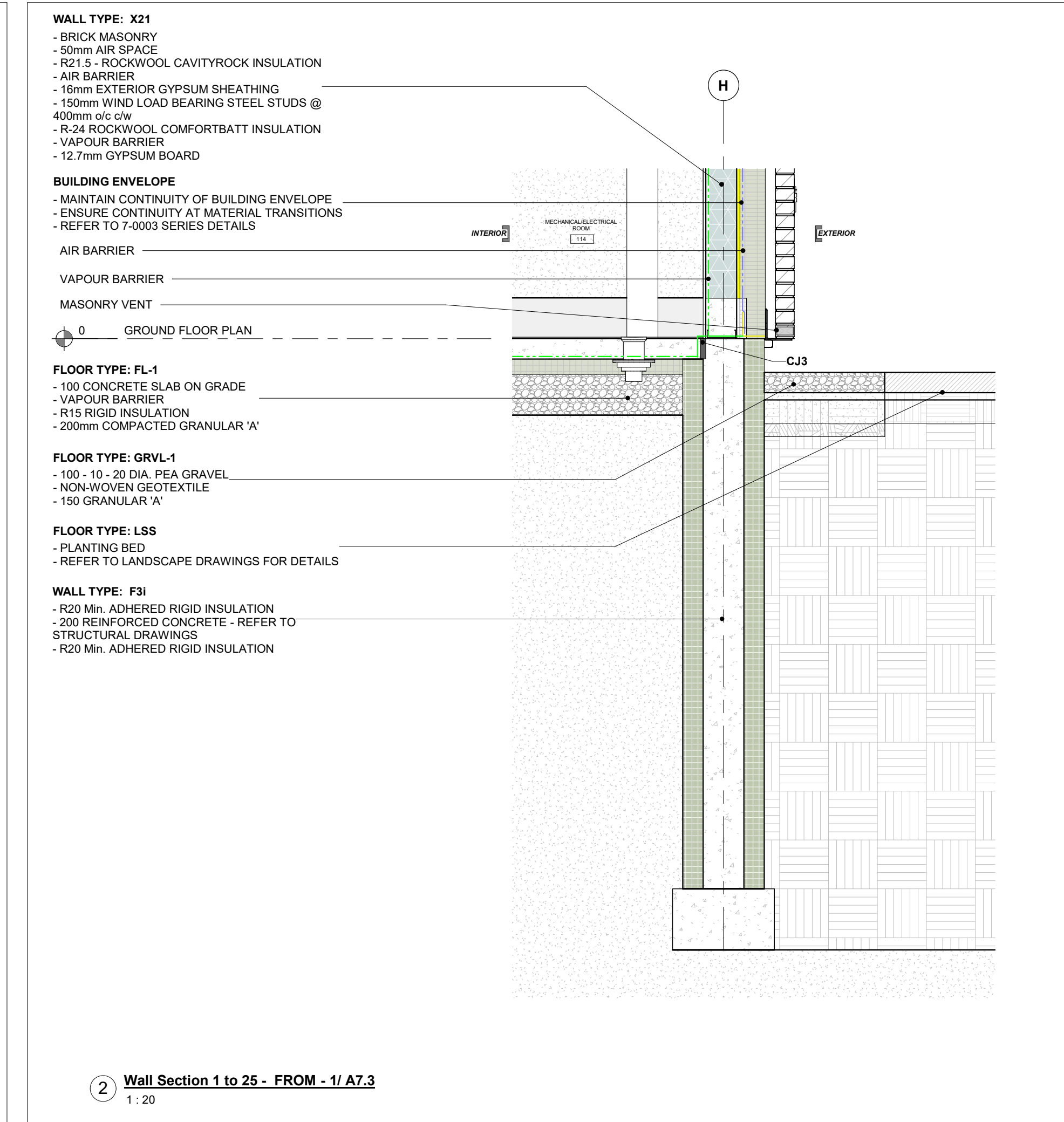
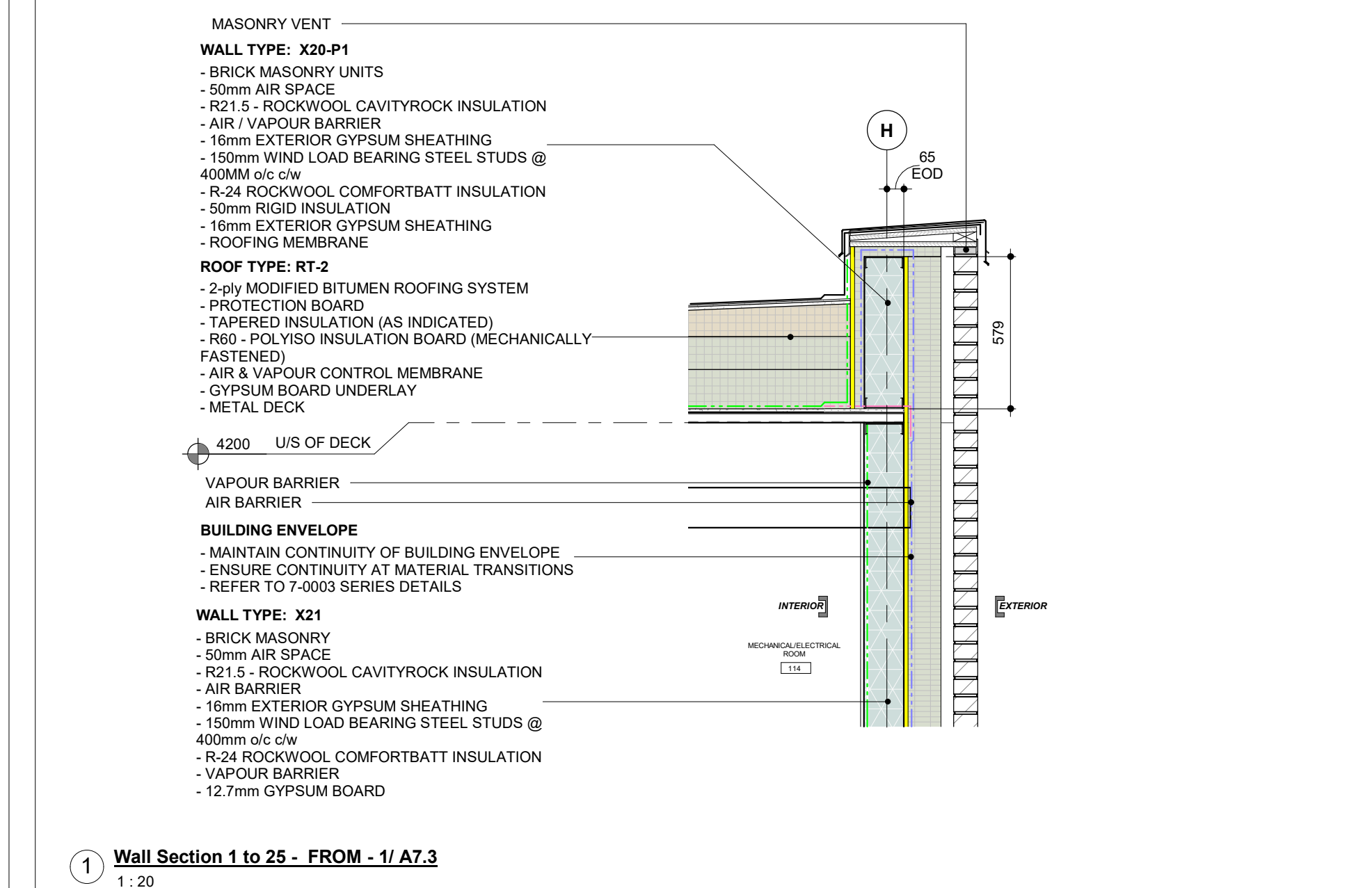
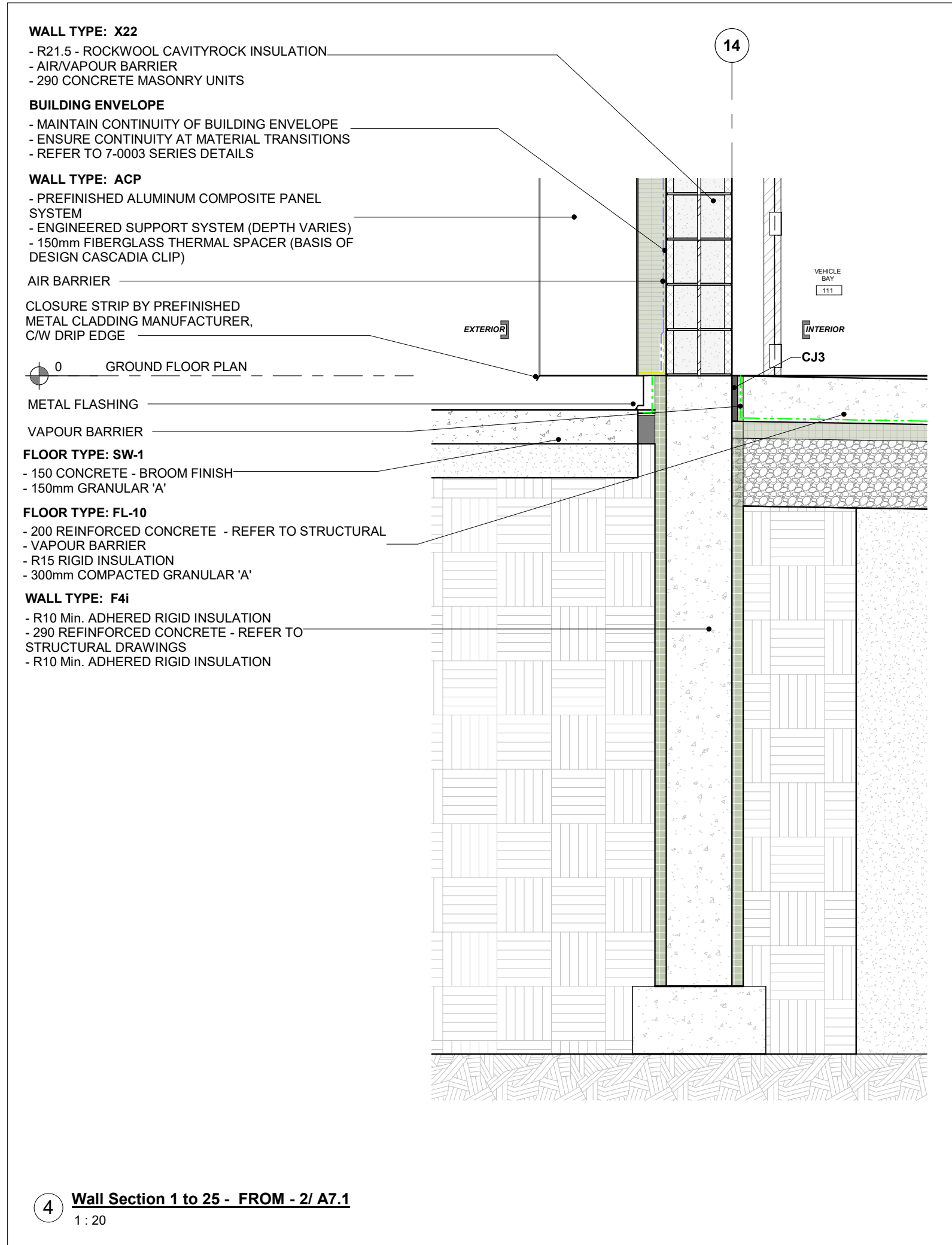
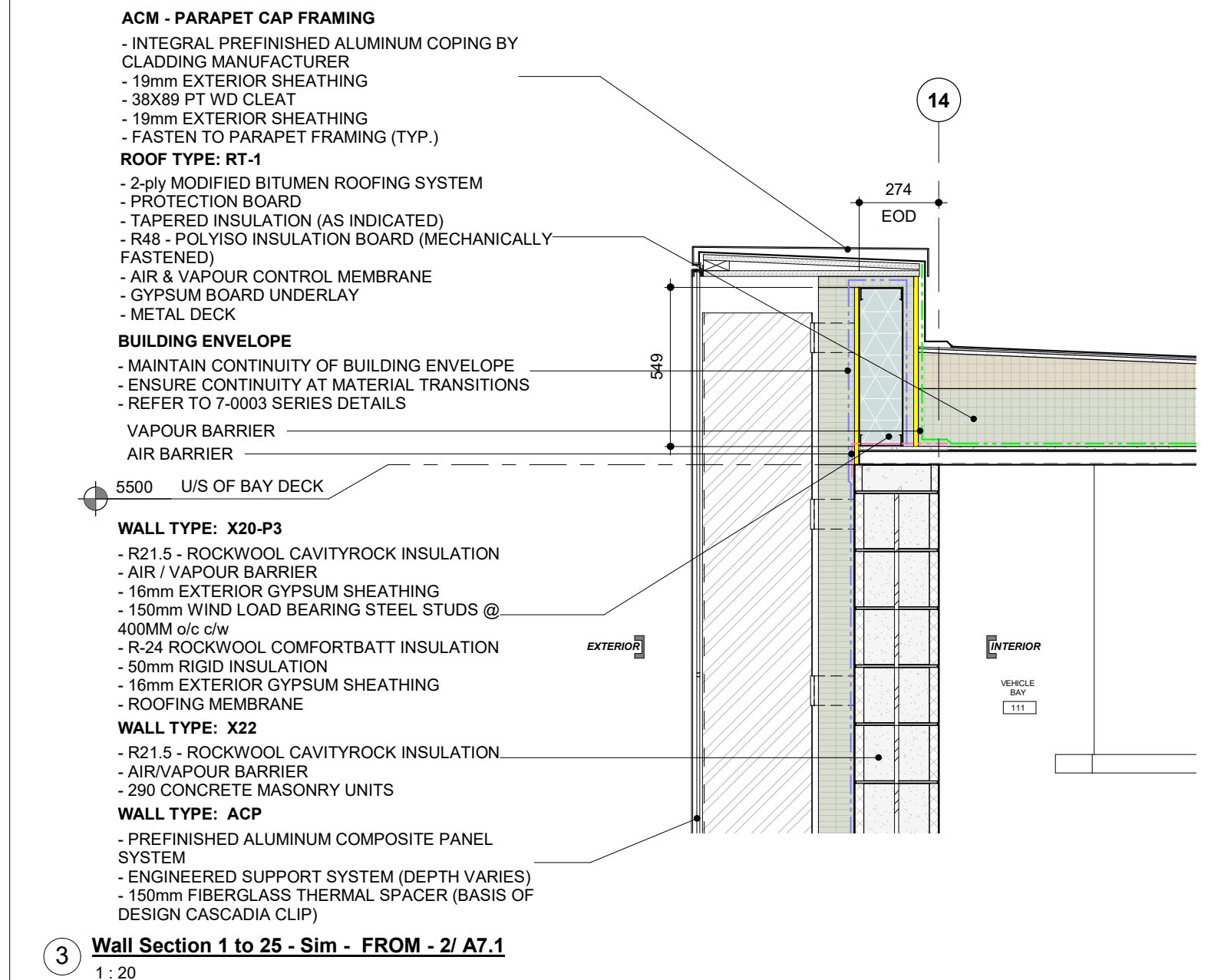
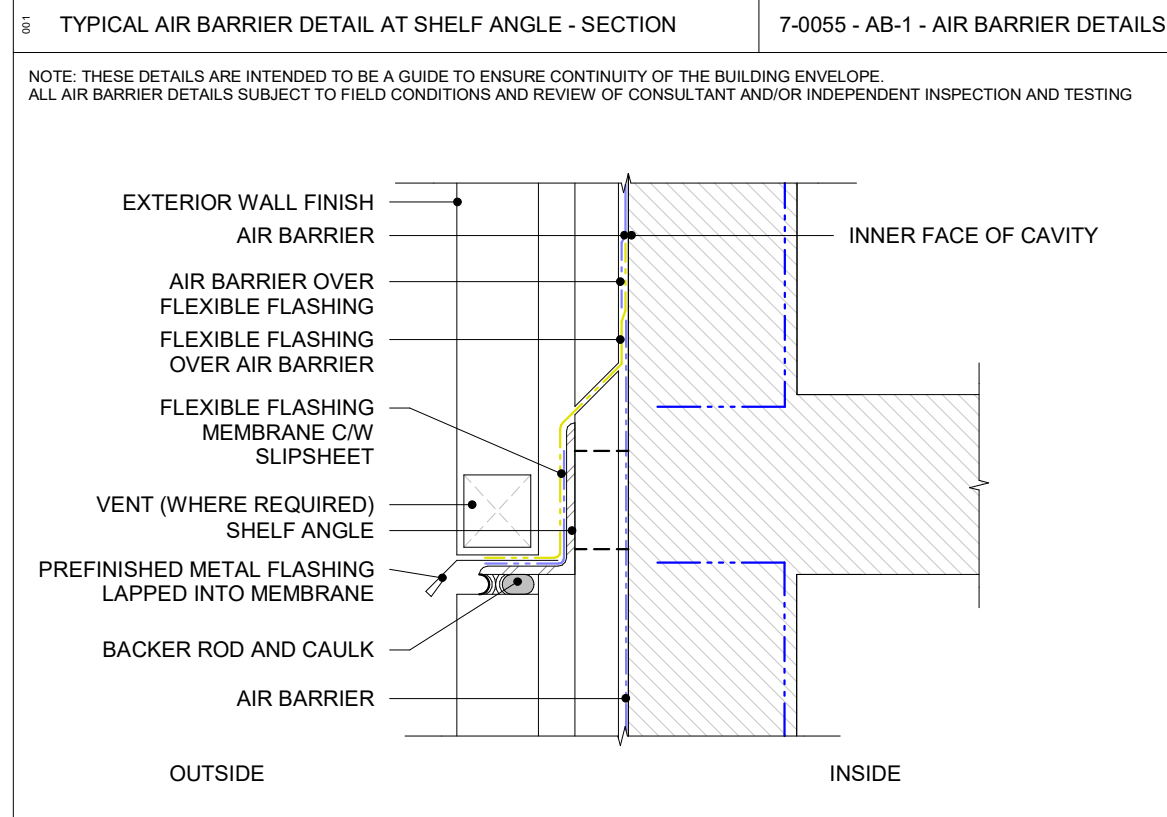
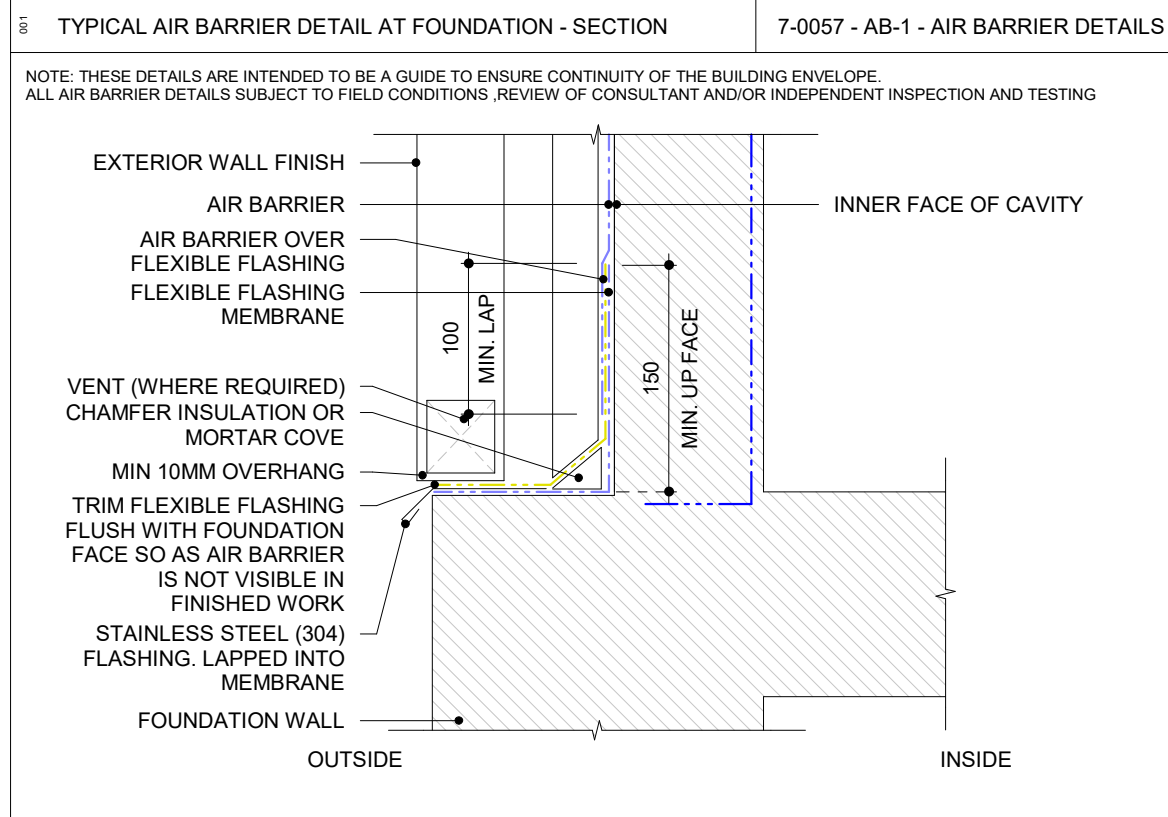
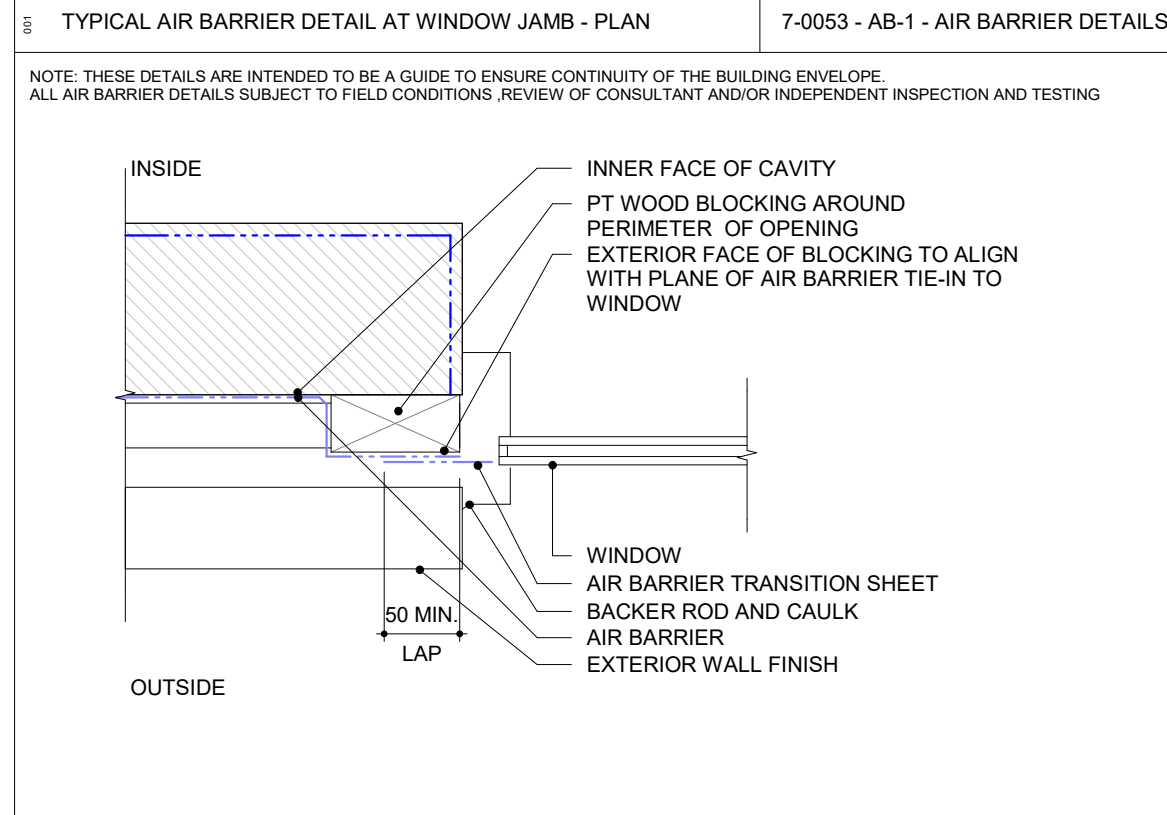
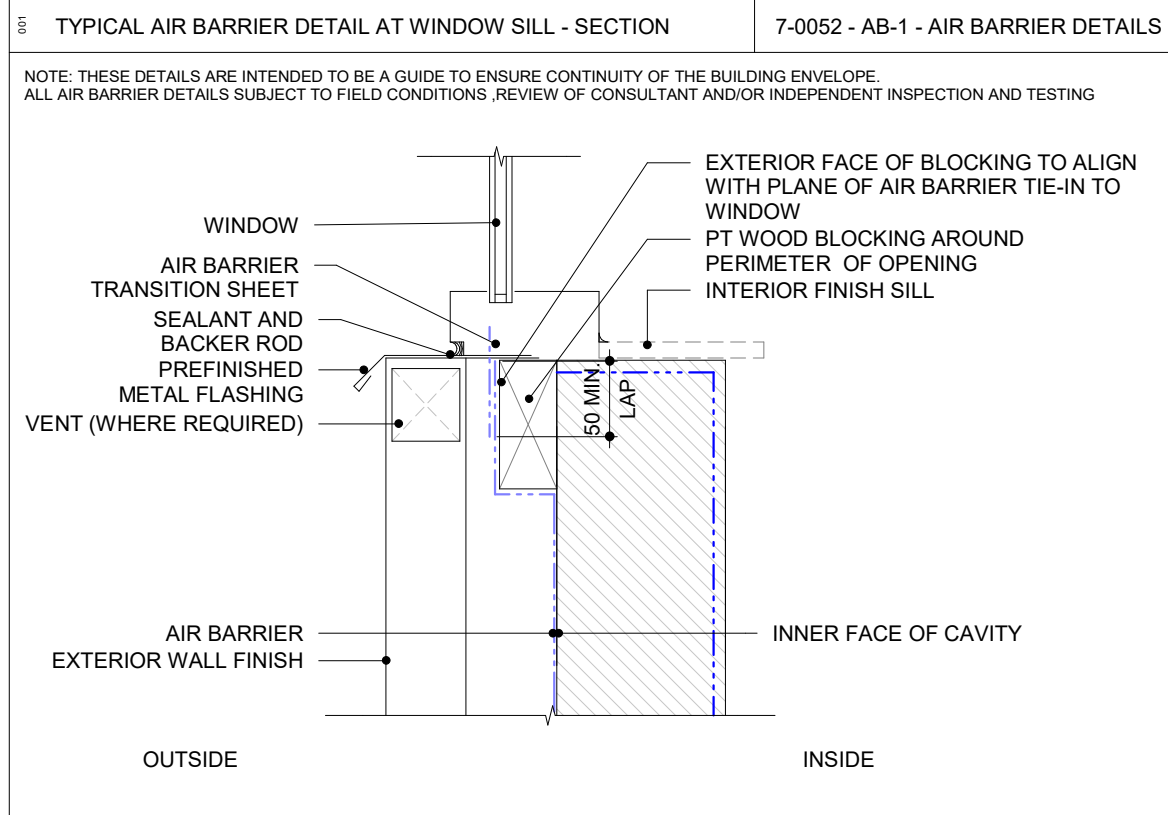
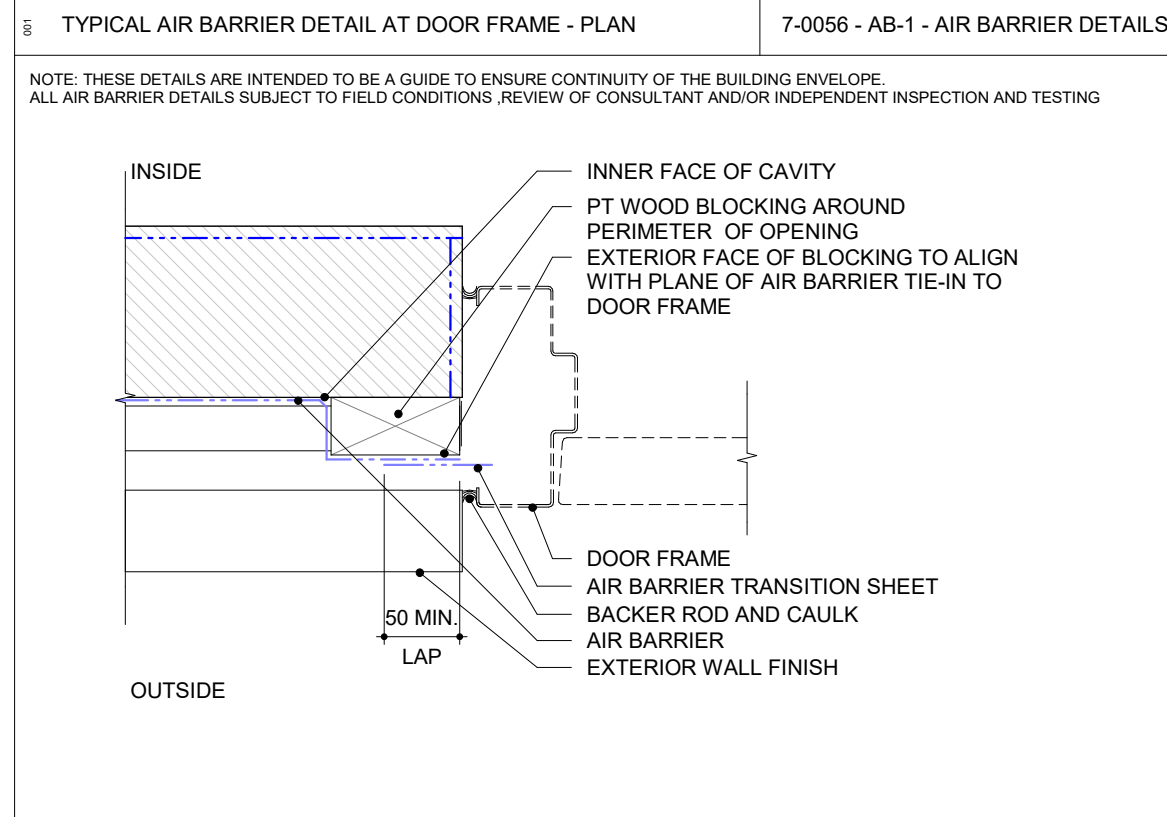
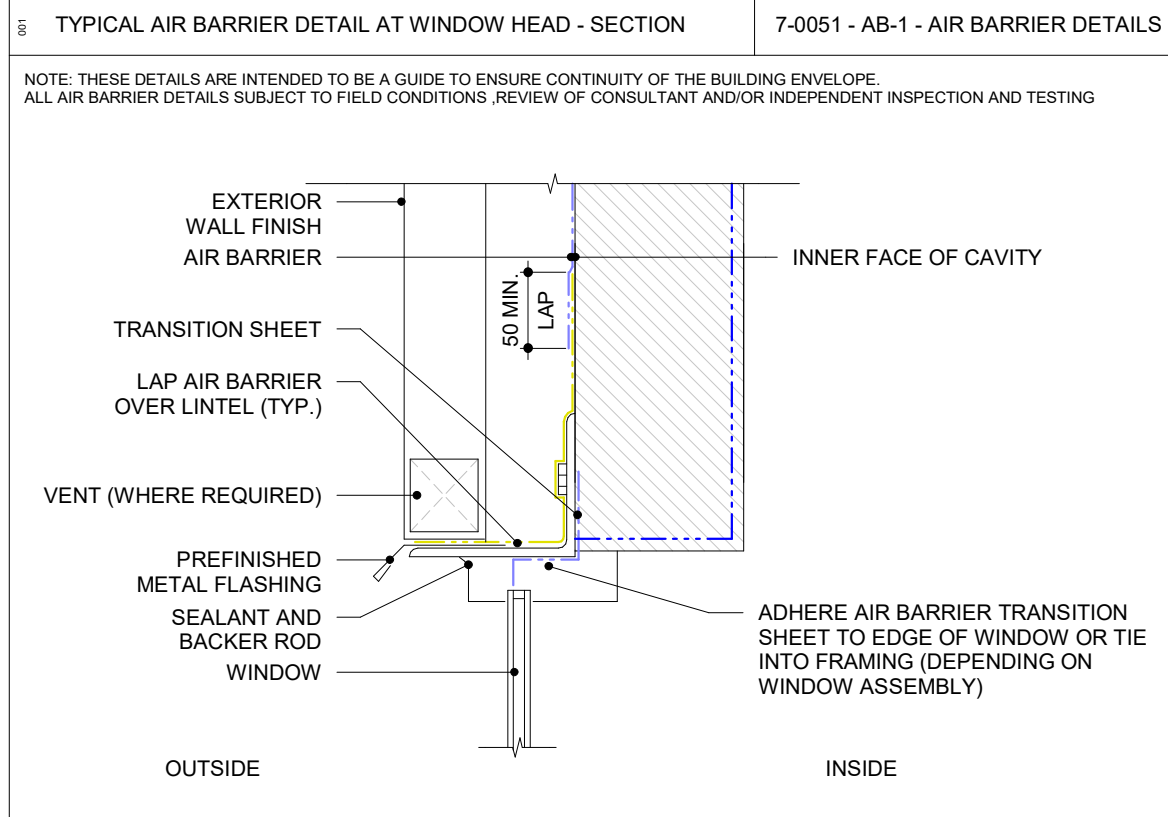
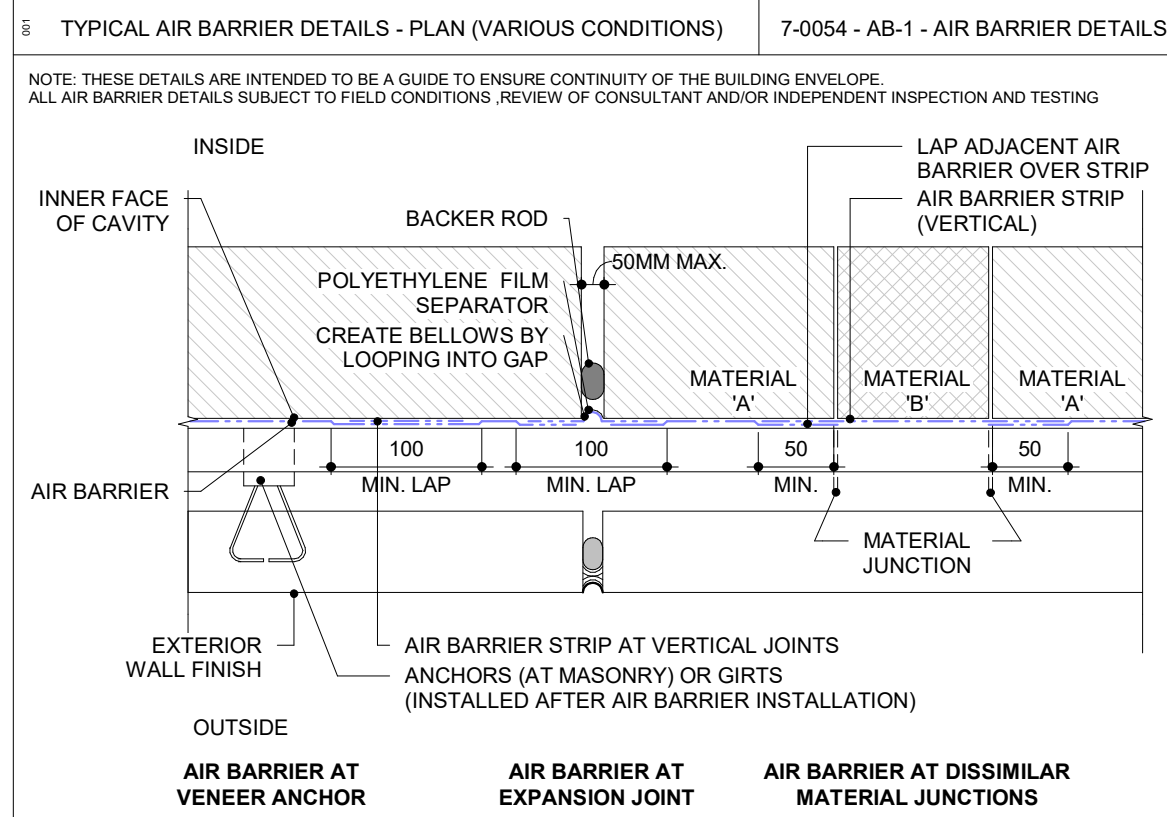
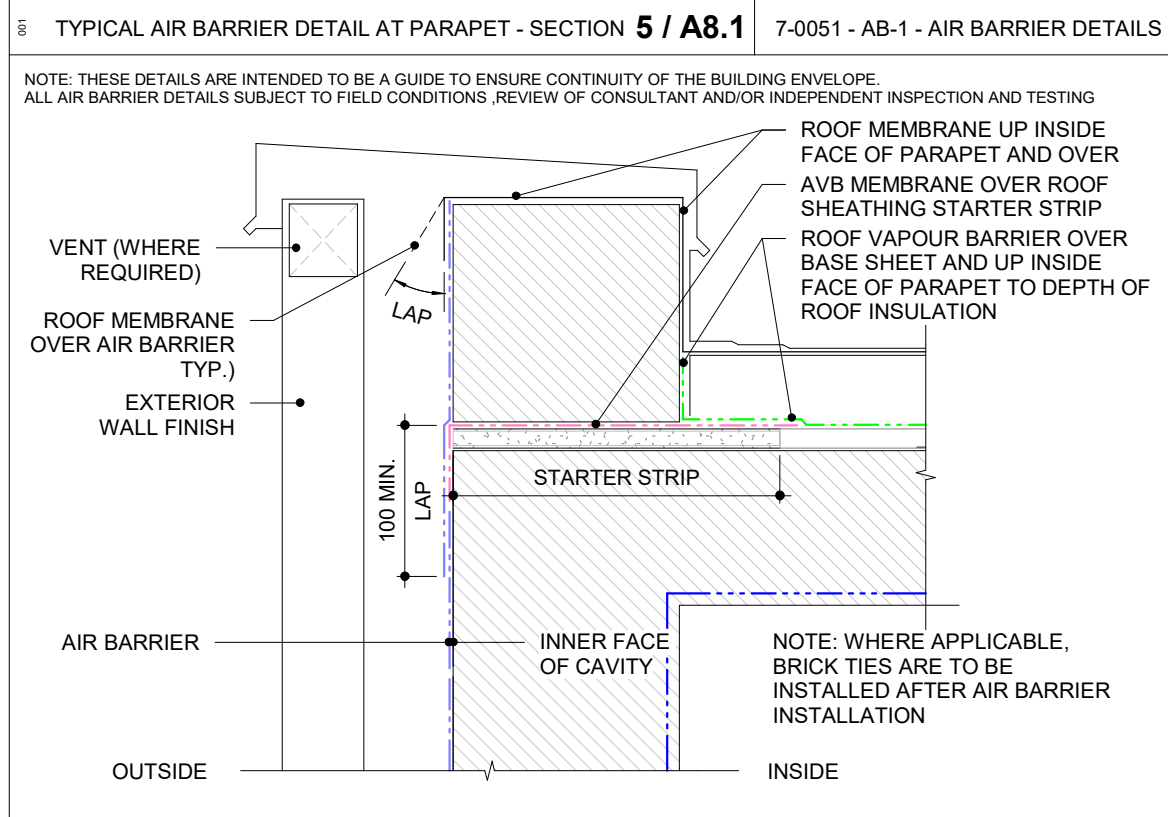
PROFESSIONAL SEAL

DWG TITLE:
BUILDING SECTIONS

ORIENTATION

DATE	2020-11-30
SCALE	1:50
DWG STATUS	IFC
PROJECT No.	1903
DRAWING No.	A7.4
REVISION	21

2023-07-12 1:26:46 PM



THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

NO.	ISSUED FOR	DATE
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

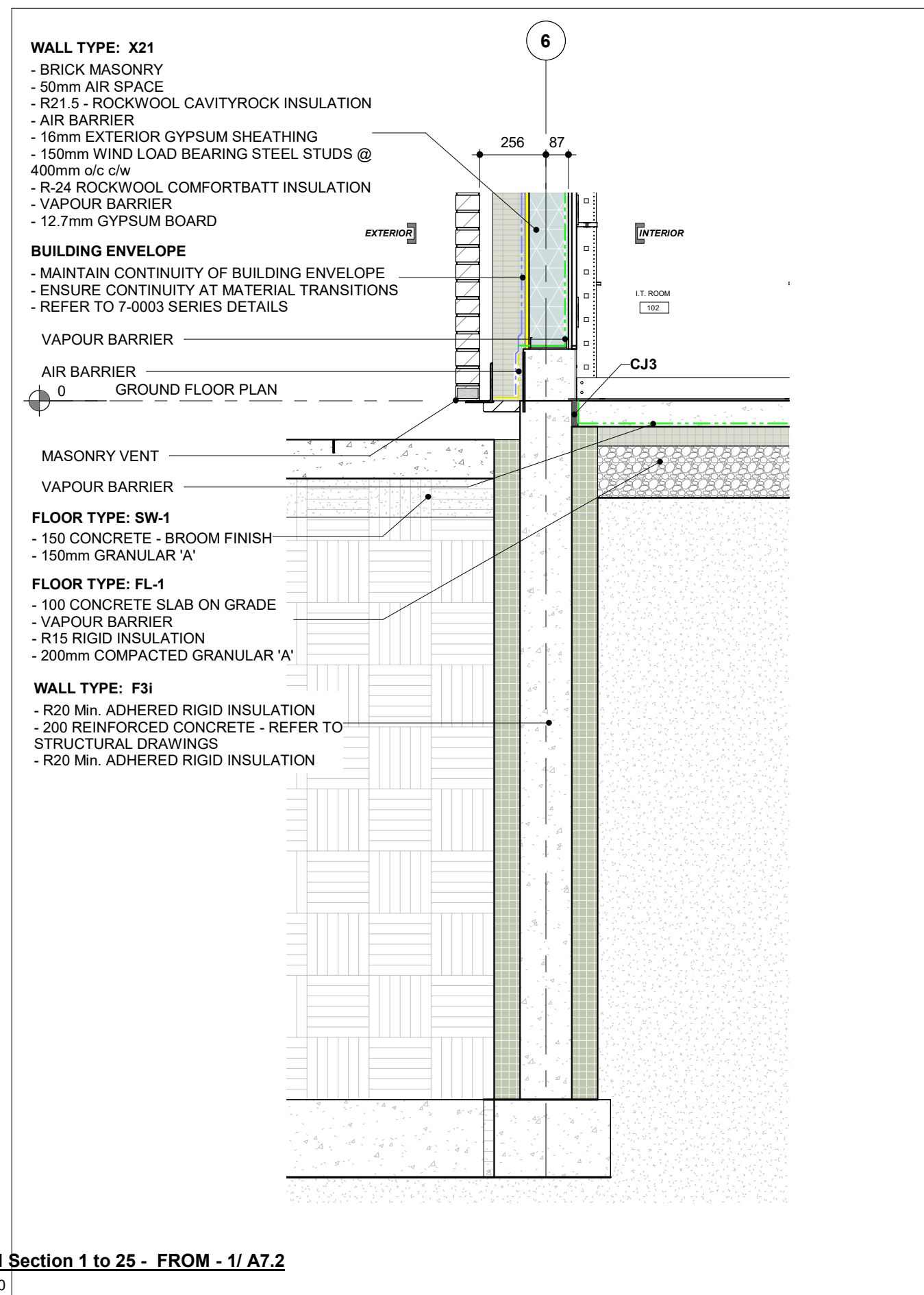
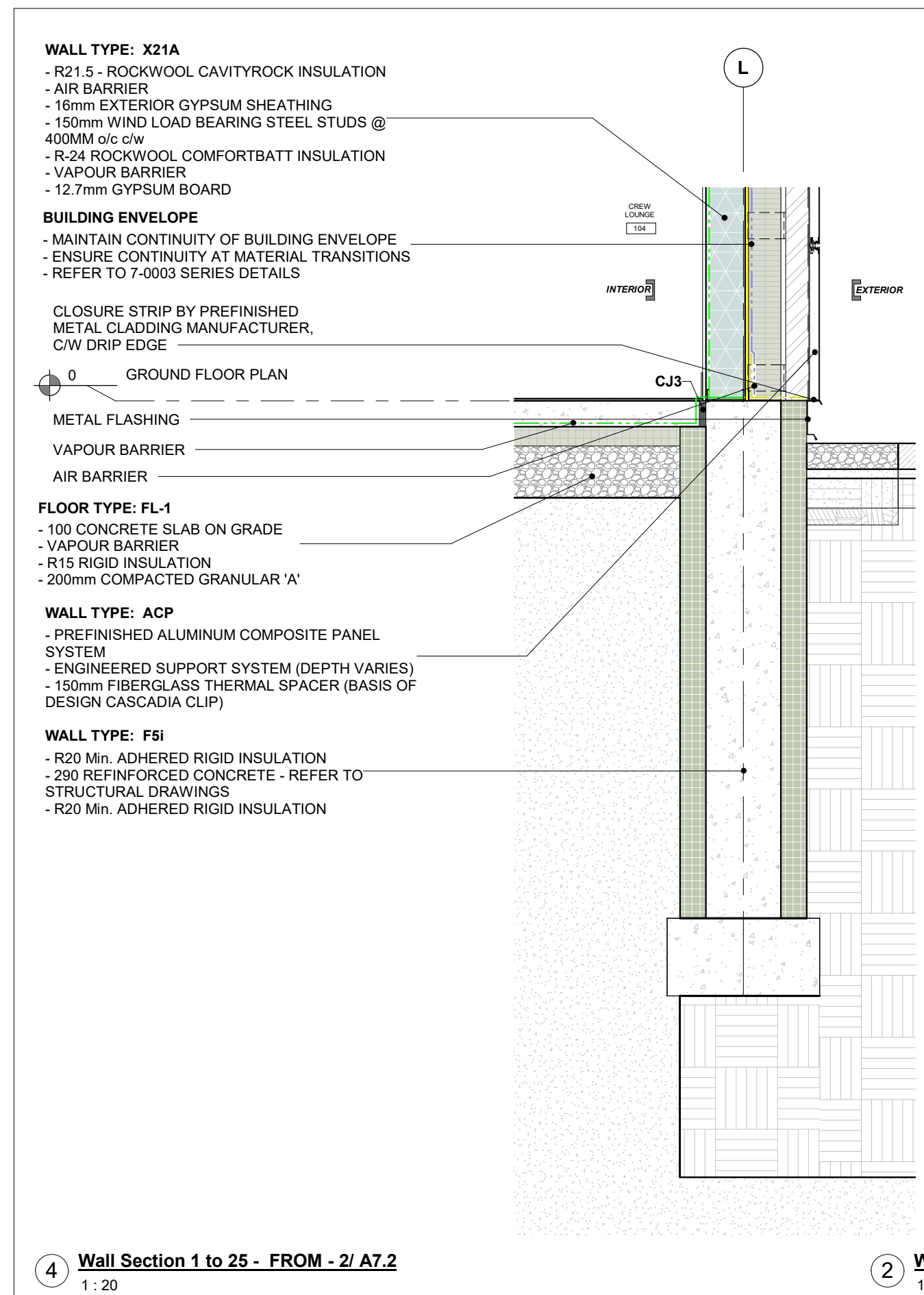
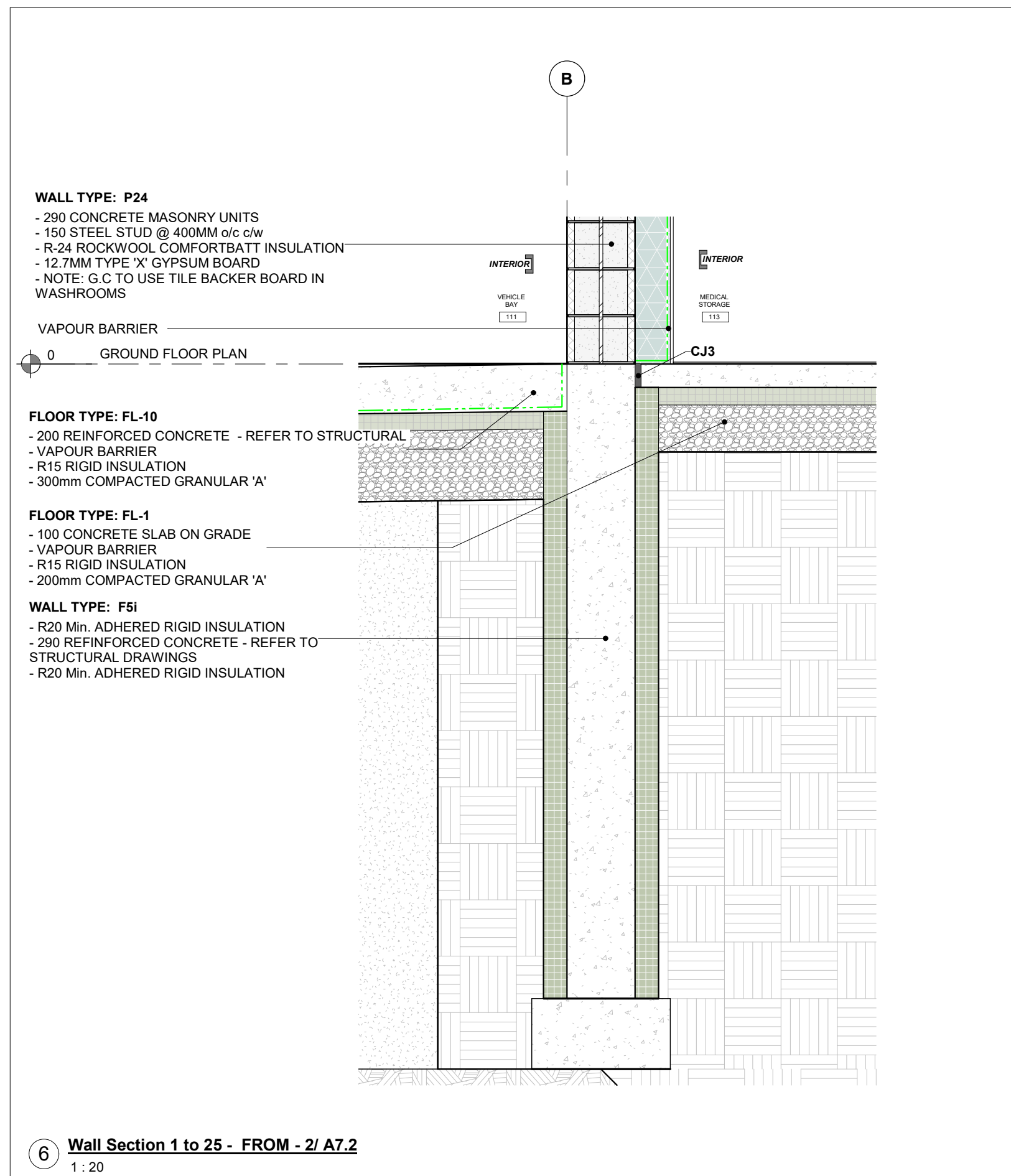
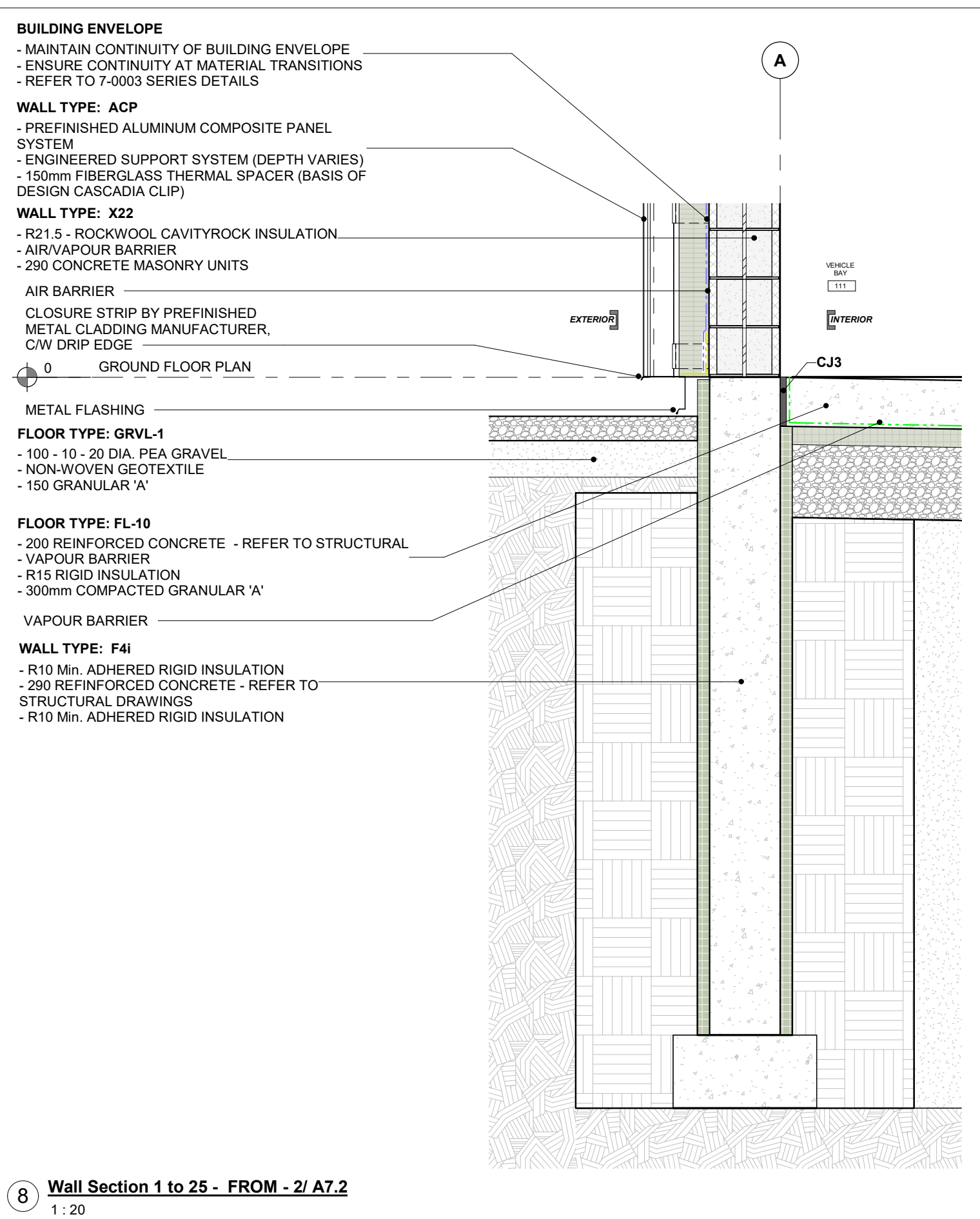
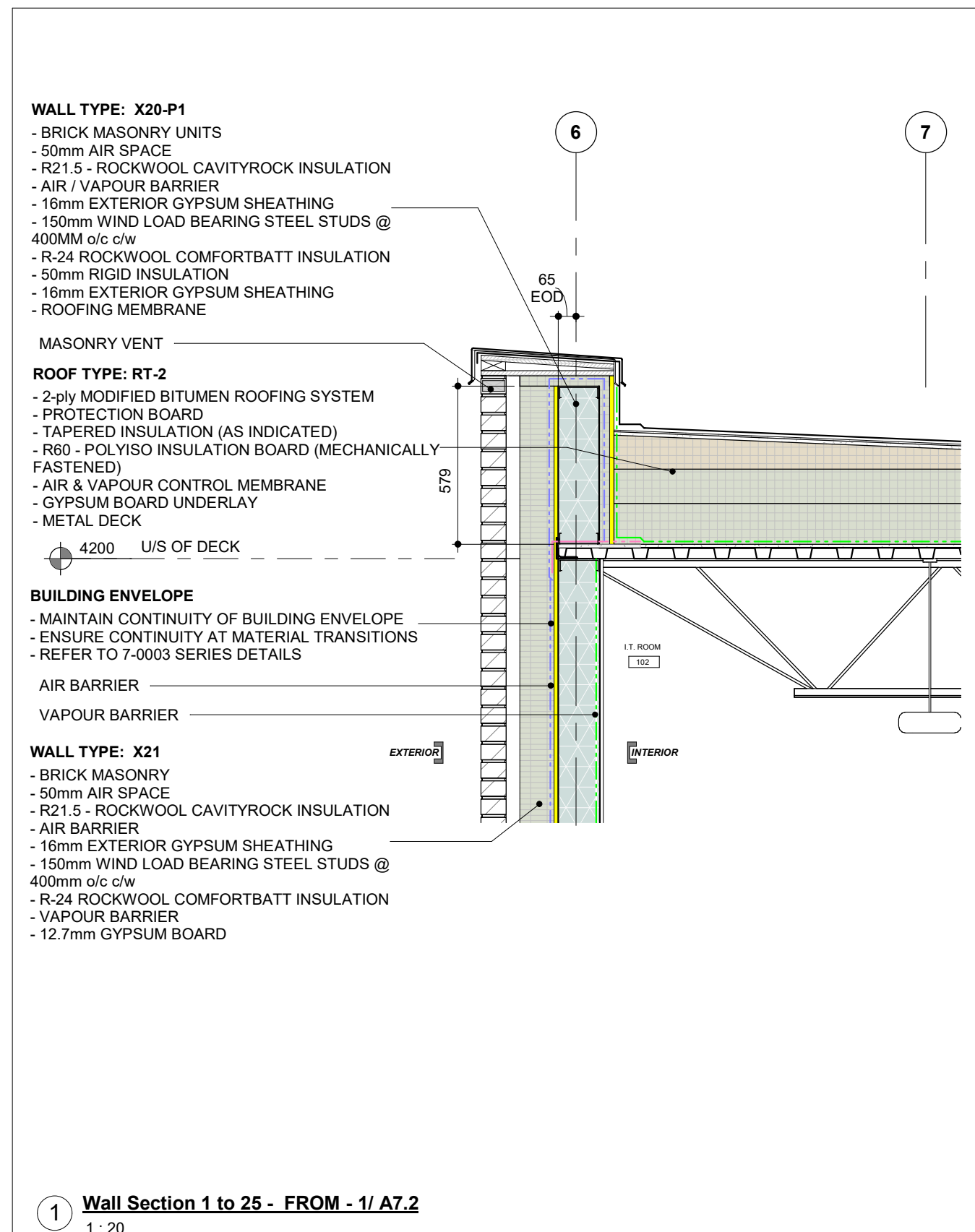
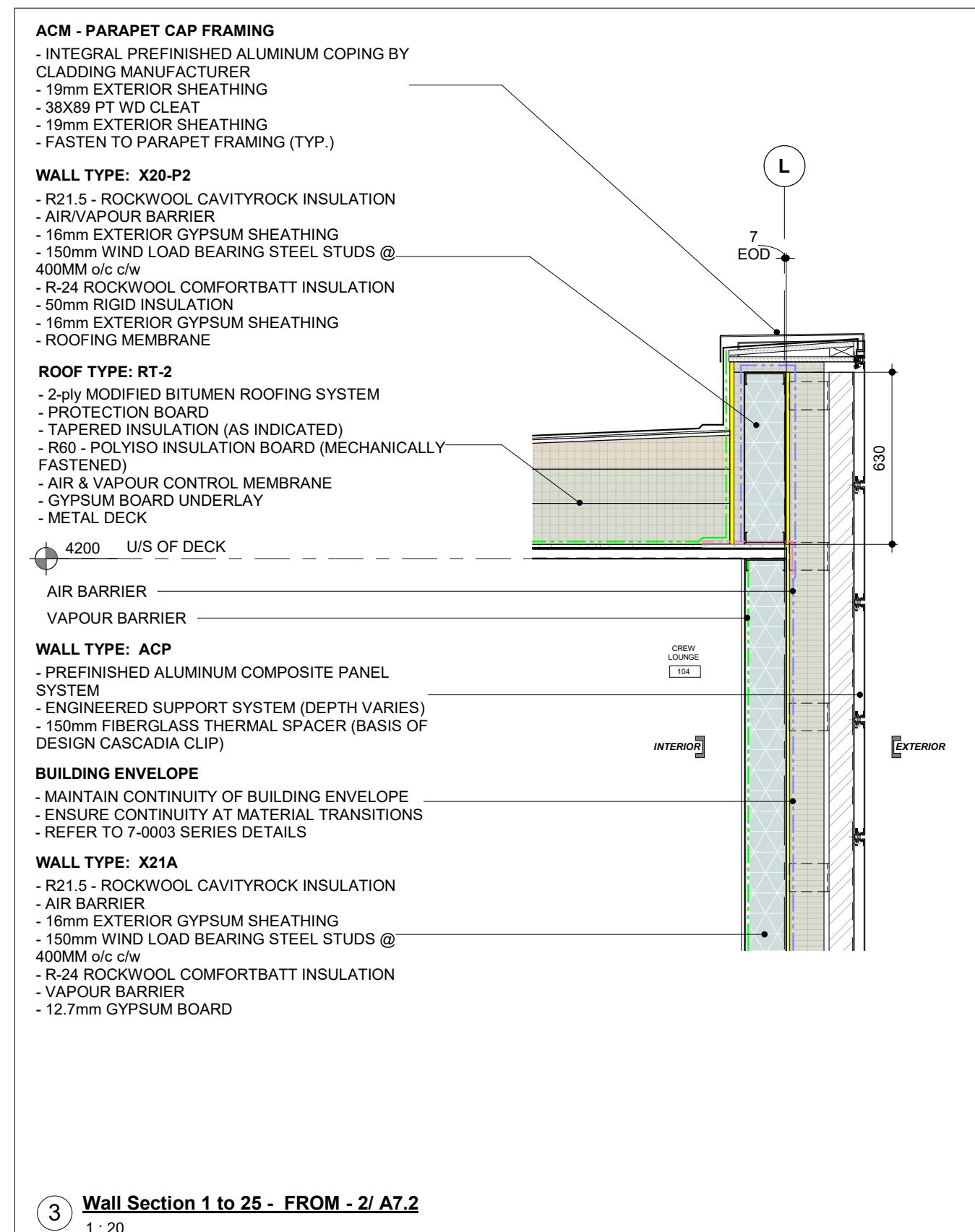
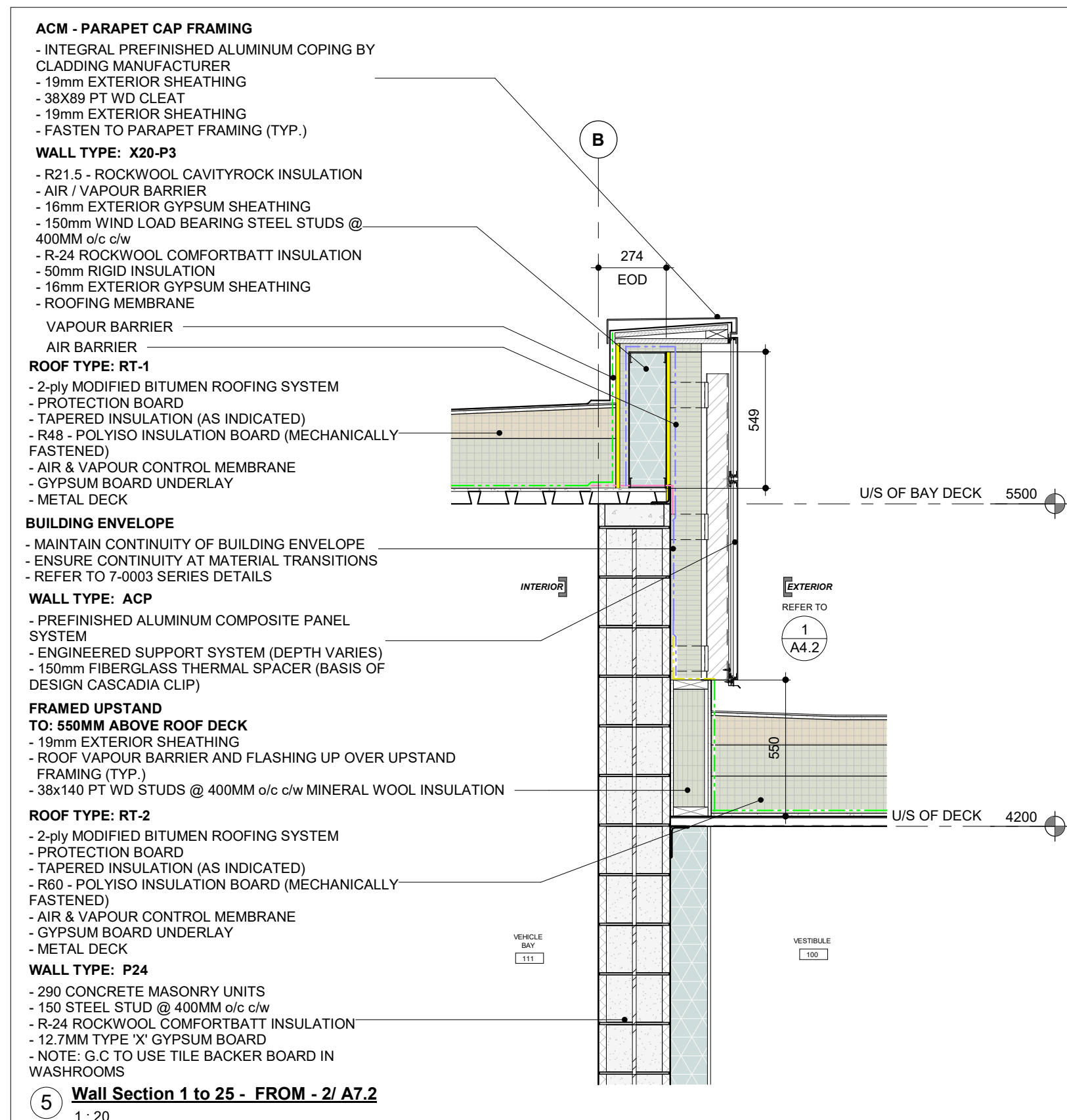
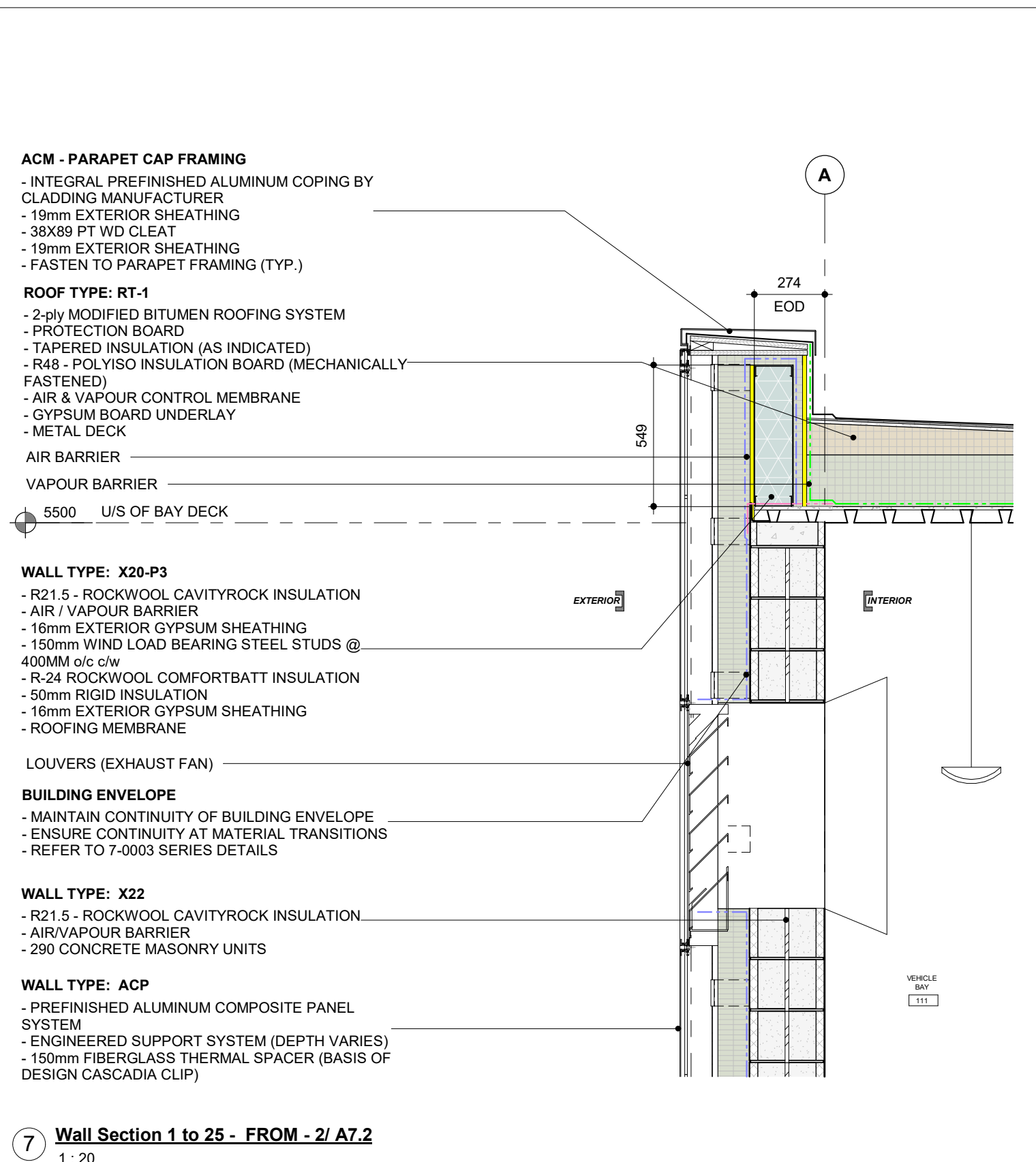
YORK REGION PRS #32
RFTC-604-22-10
53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

PROJECT: YORK REGION PRS #32
CLIENT: YORK REGION
ARCHITECT: THOMASBROWNARCHITECTS
197 SPADINA AVENUE, SUITE 500 1 TORONTO ONTARIO M5T 2C5
PROFESSIONAL SEAL

SECTION DETAILS

DATE: 2020-11-30
SCALE: As indicated
DRAWN BY: SL / AA / VL
DWG STATUS: IFC
PROJECT No.: 1903
DRAWING No.: A8.1
REVISION: 21

2023-07-12 1:26:47 PM



THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDAS) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

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4	30% SUBMISSION	2021-05-20
6	60% SUBMISSION	2021-08-06
8	90% SUBMISSION	2021-10-18
11	BUILDING PERMIT	2022-01-24
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21	IFC	2023-07-12

YORK REGION PRS #32

RFTC-604-22-10

53 JACOB KEEFFER PARKWAY, CITY OF VAUGHAN

PROJECT: YORK REGION PRS #32
CLIENT: YORK REGION

ARCHITECT: THOMASBROWNARCHITECTS
197 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

SECTION DETAILS

ORIENTATION

DATE	2020-11-30
SCALE	1:20
DRAWN BY	SL / AA / VL
DWG STATUS	IFC
PROJECT No.	1903
DRAWING No.	A8.2
REVISION	21

2023-07-12 1:26:49 PM

THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

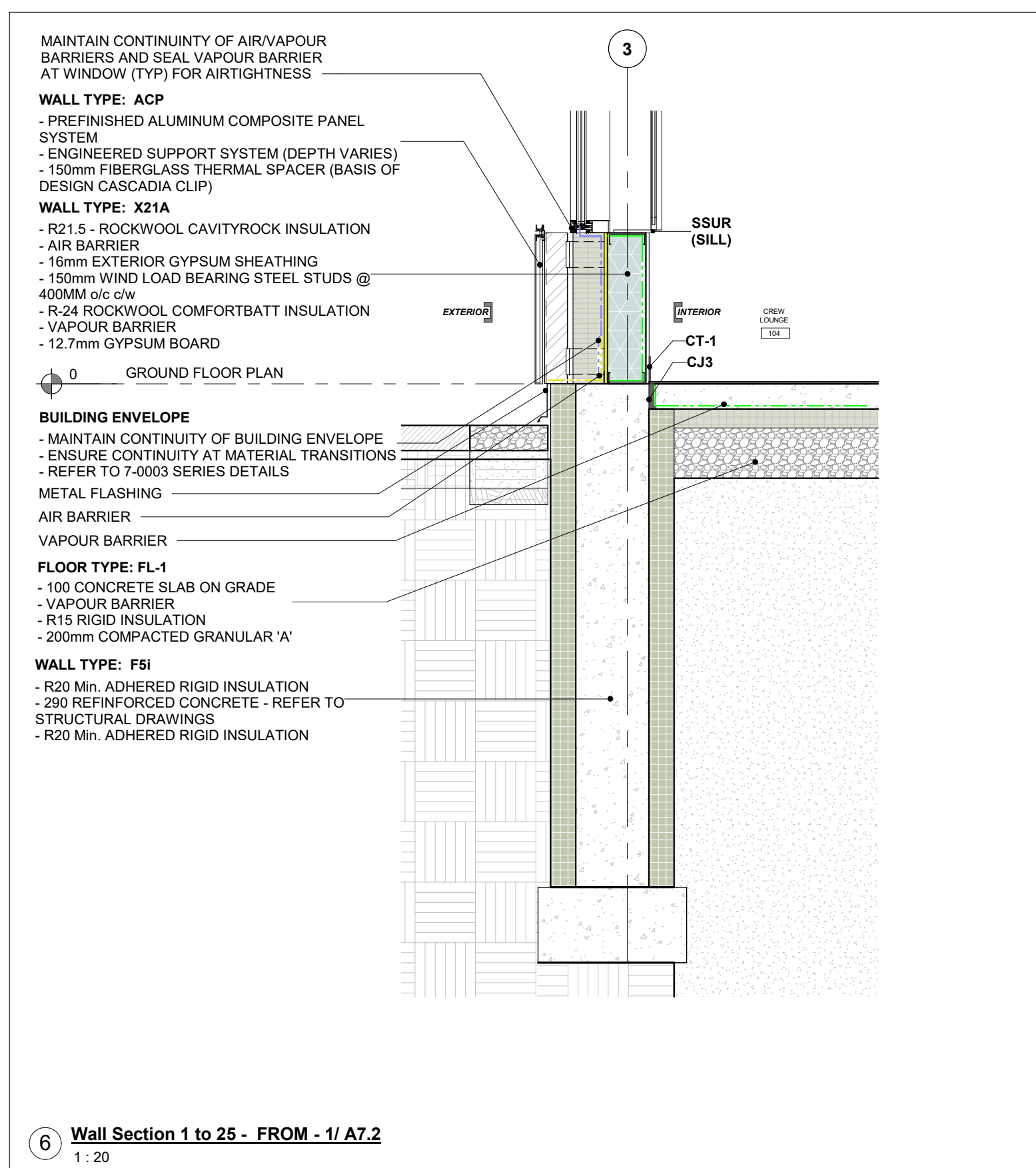
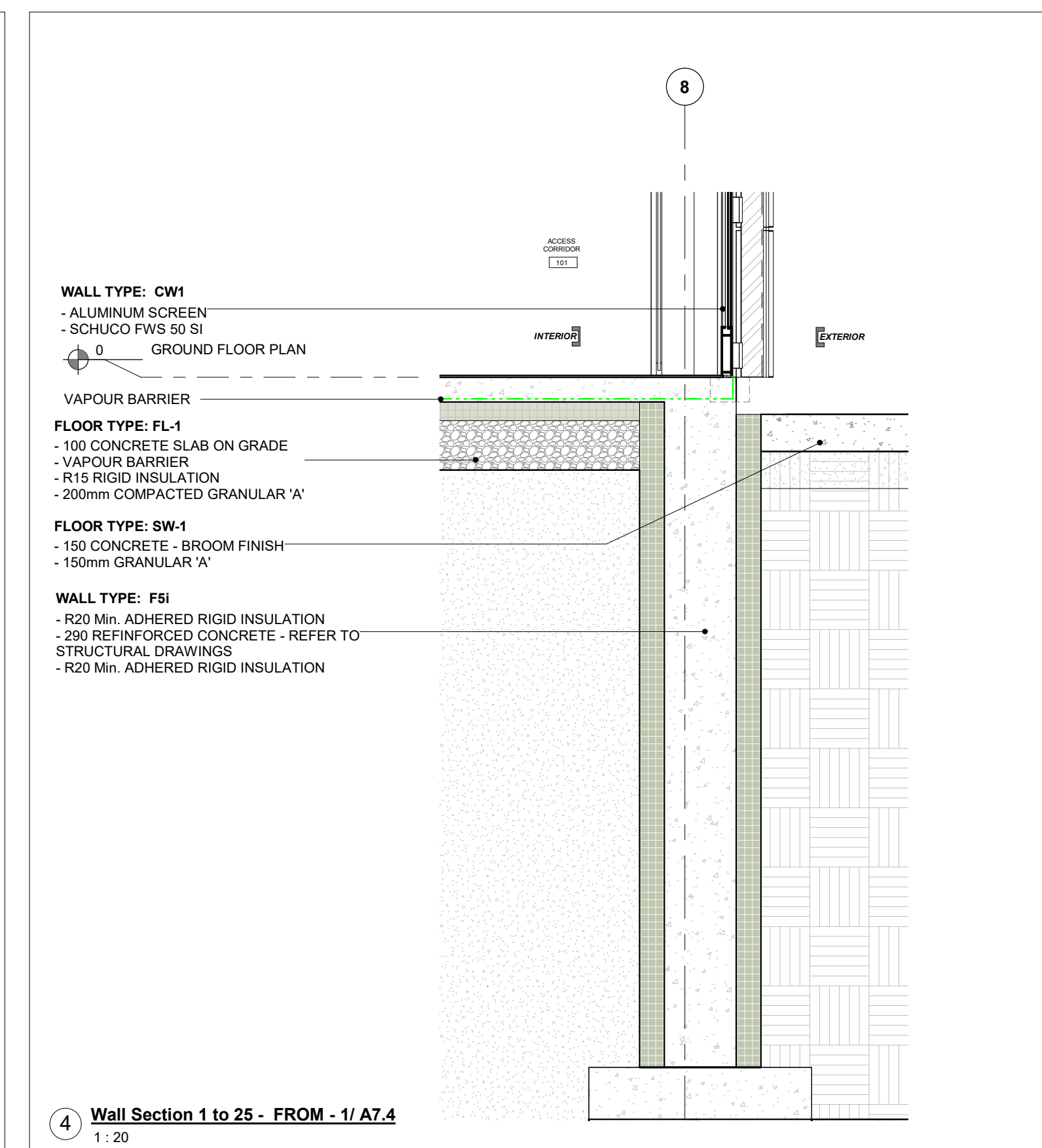
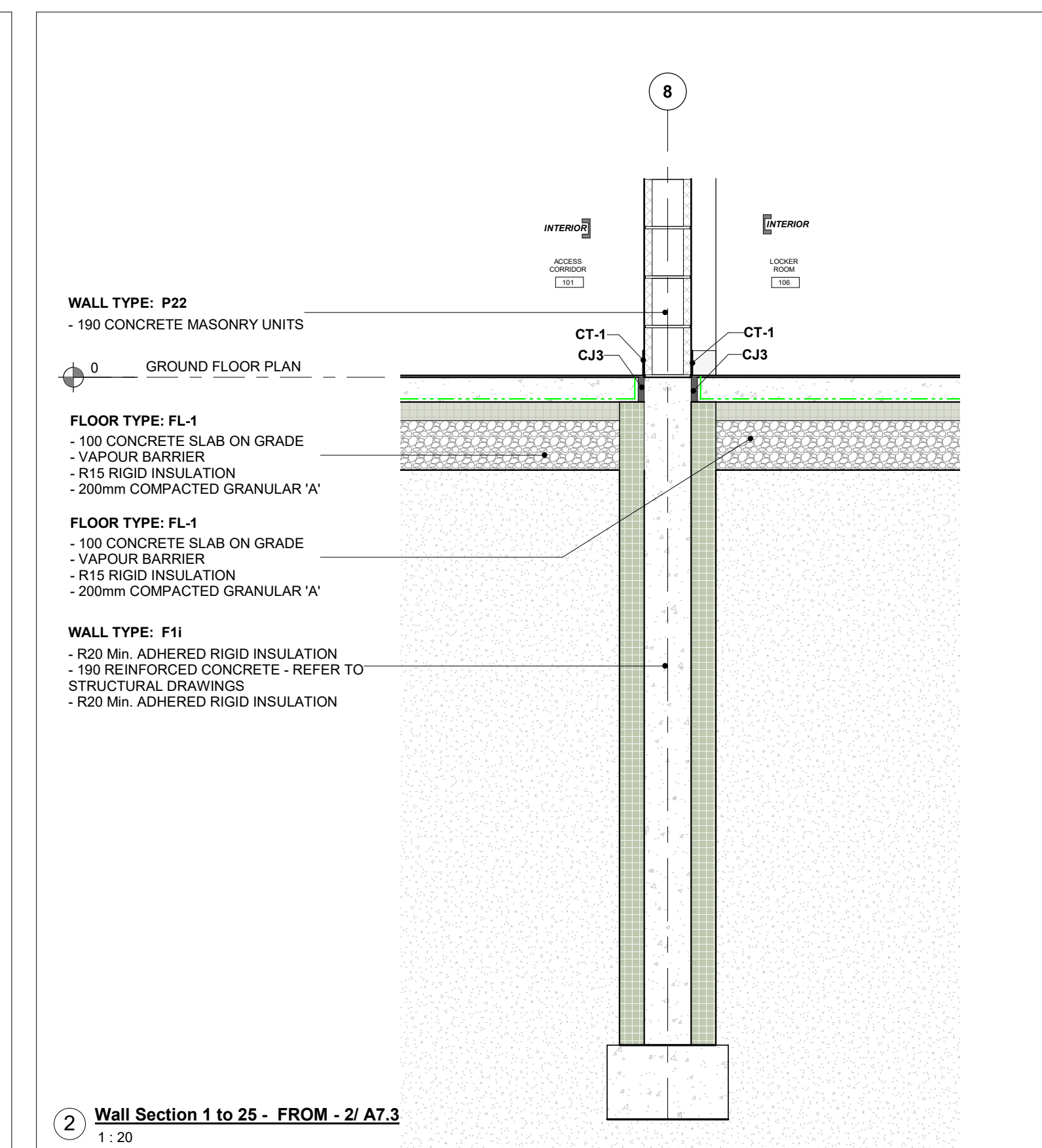
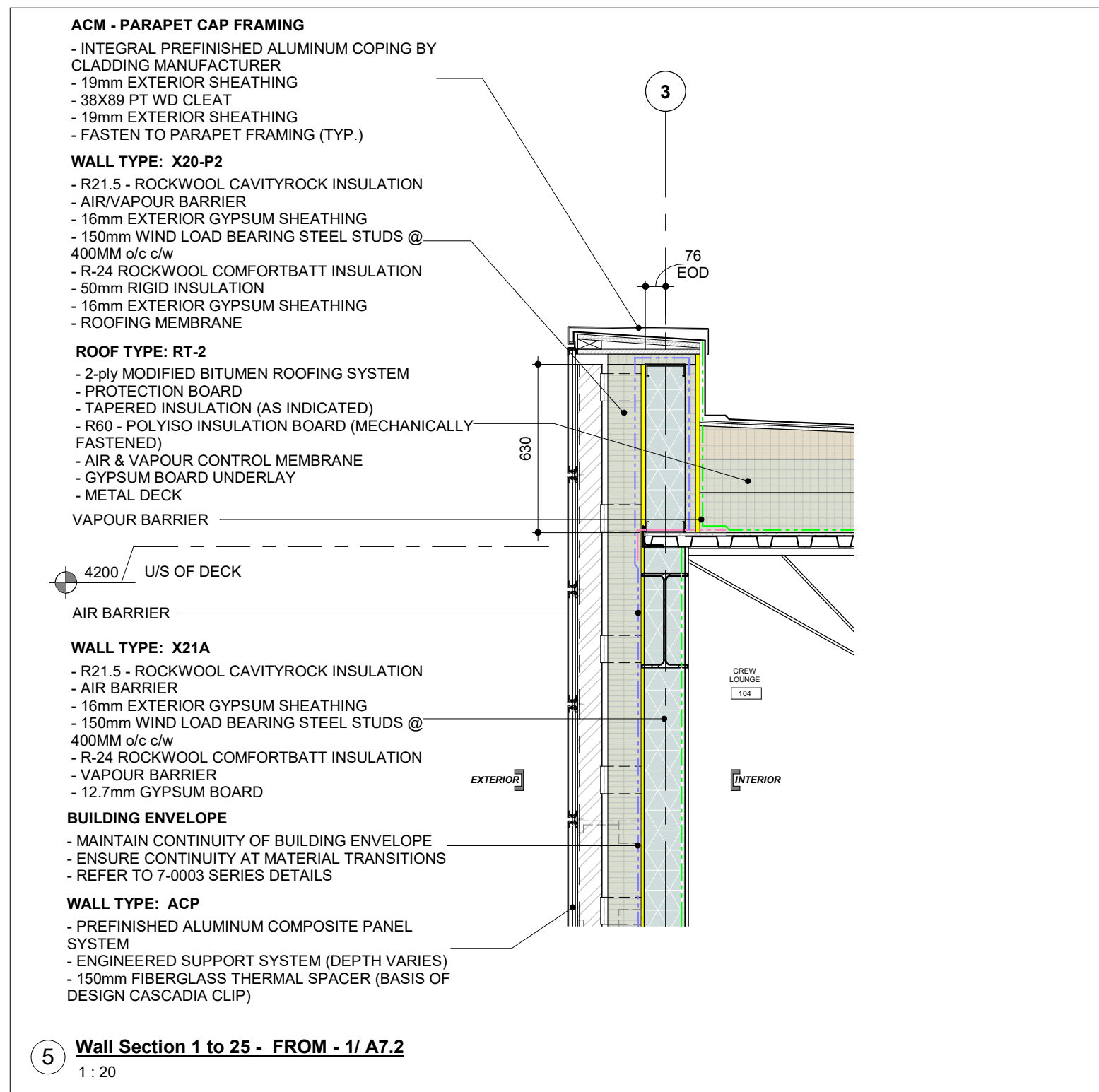
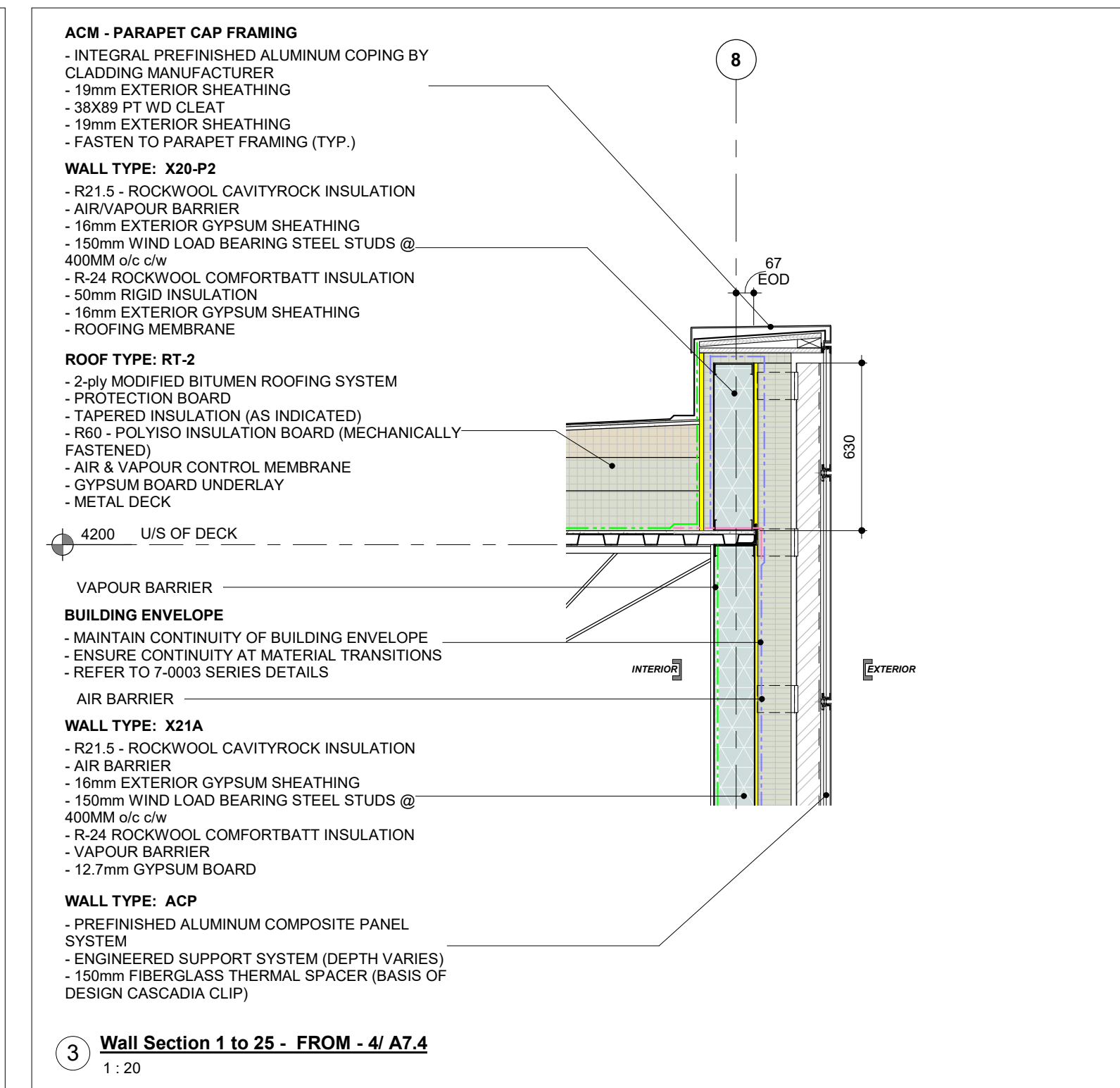
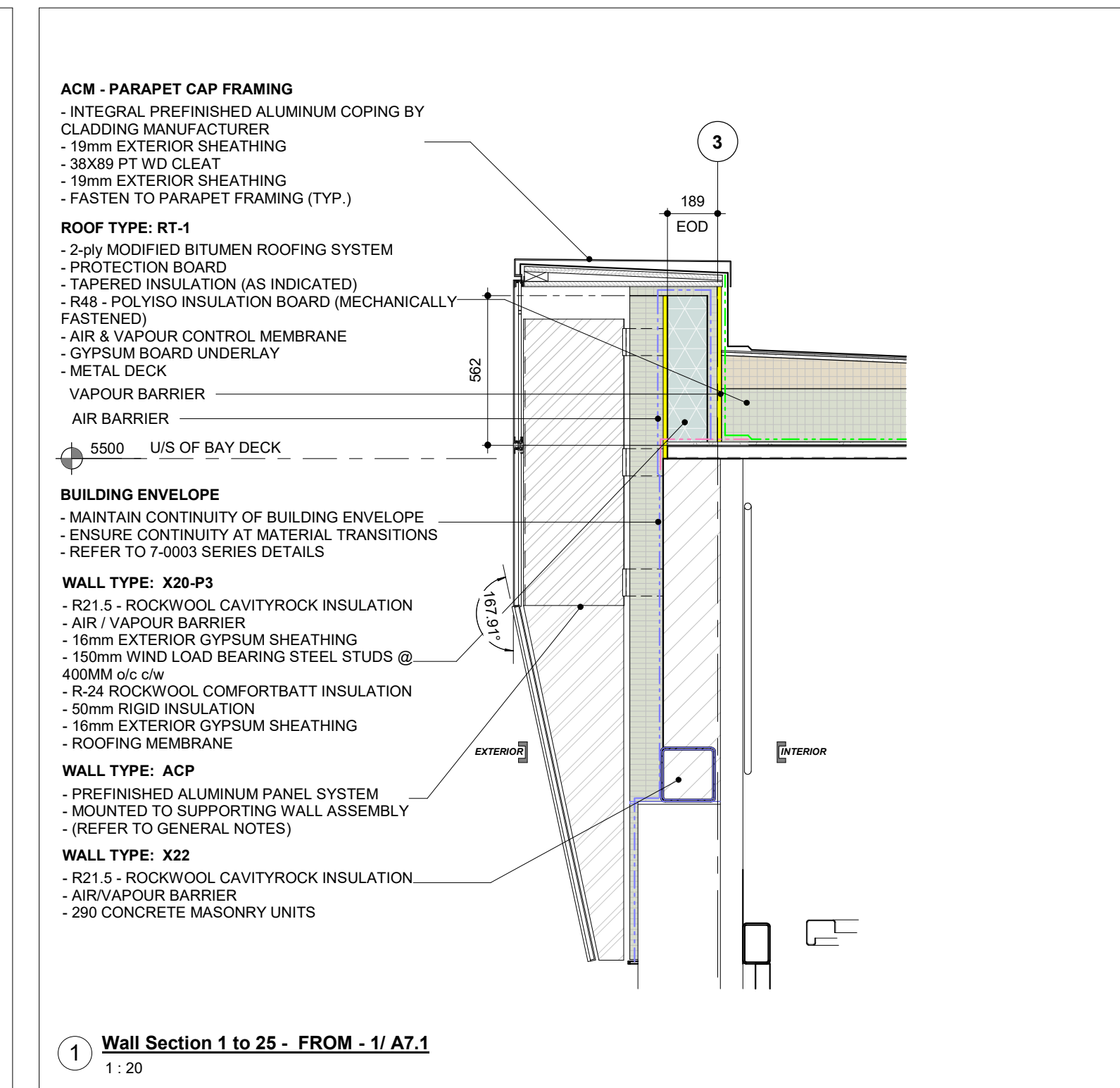
NO.	ISSUED FOR	DATE
11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

PROJECT: YORK REGION PRS #32
 CLIENT: YORK REGION
 ARCHITECT: THOMASBROWNARCHITECTS
 107 SPADINA AVENUE, SUITE 501 TORONTO ONTARIO M5T 2C5
 PROFESSIONAL SEAL

DWG TITLE
SECTION DETAILS

DATE	2020-11-30
SCALE	1 : 20
DRAWN BY	SL / AA / VL
DWG STATUS	IFC
PROJECT No.	1903
DRAWING No.	A8.3
REVISION	21



2023-07-12 1:26:50 PM

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"> - COROTECH EPOXY - V400-75 BATTLESHIP GREY
F-EPP-2	<ul style="list-style-type: none"> - COROTECH EPOXY - V400-10 SAFETY YELLOW

6 PAINT FINISHES

PNT-1	<ul style="list-style-type: none"> MANUFACTURER - BENJAMIN MOORE NUMBER - OC-65 COLOR - CHANTILLY LACE TYPE - INTERIOR ACRYLIC PAINT FINISH - EGGSHELL FINISH LOCATION - WALLS, EXPOSED STEEL, UNLESS OTHERWISE NOTED
PNT-2	<ul style="list-style-type: none"> MANUFACTURER - BENJAMIN MOORE NUMBER - OC-117 COLOR - SIMPLY WHITE TYPE - INTERIOR ACRYLIC PAINT FINISH - EGGSHELL FINISH LOCATION - ALL EXPOSED AND GYPSUM BOARD CEILINGS UNLESS OTHERWISE NOTED
PNT-3	<ul style="list-style-type: none"> MANUFACTURER - DULUX NUMBER - 30y 10/038 COLOR - FOREST BLACK TYPE - INTERIOR ACRYLIC PAINT FINISH - EGGSHELL FINISH LOCATION - HOLLOW METAL DOORS & FRAMES
PNT-4	<ul style="list-style-type: none"> MANUFACTURER - BENJAMIN MOORE NUMBER - 2125-20 COLOR - DEEP SPACE TYPE - EXTERIOR / INTERIOR ACRYLIC PAINT FINISH - EGGSHELL FINISH LOCATION - 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	<ul style="list-style-type: none"> MANUFACTURER - BENJAMIN MOORE NUMBER - 7604 COLOR - SMOKY BLUE TYPE - INTERIOR ACRYLIC PAINT FINISH - EGGSHELL FINISH LOCATION - 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 CENTRELINE 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 CENTRELINE 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 CENTRELINE ABOVE THE FINISHED FLOOR AND 150MM AWAY FROM THE DOOR FRAME - LATCH SIDE (SEE ELEVATION DETAIL)

10-0050 - IS-INTERIOR SIGNS

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4	30% SUBMISSION	2021-05-20
6	60% SUBMISSION	2021-08-06
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16	IFT	2022-12-16
18	ADDENDUM #2	2023-02-20
19	ADDENDUM #3	2023-03-03
20	ADDENDUM #4	2023-03-16
21	IFC	2023-07-12

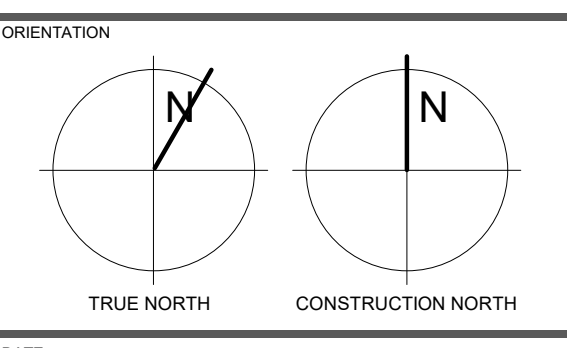
YORK REGION PRS #32
RFTC-604-22-10
53 JACOB KEEFFER PARKWAY, CITY OF VAUGHAN

PROJECT: YORK REGION PRS #32
CLIENT: CITY OF VAUGHAN

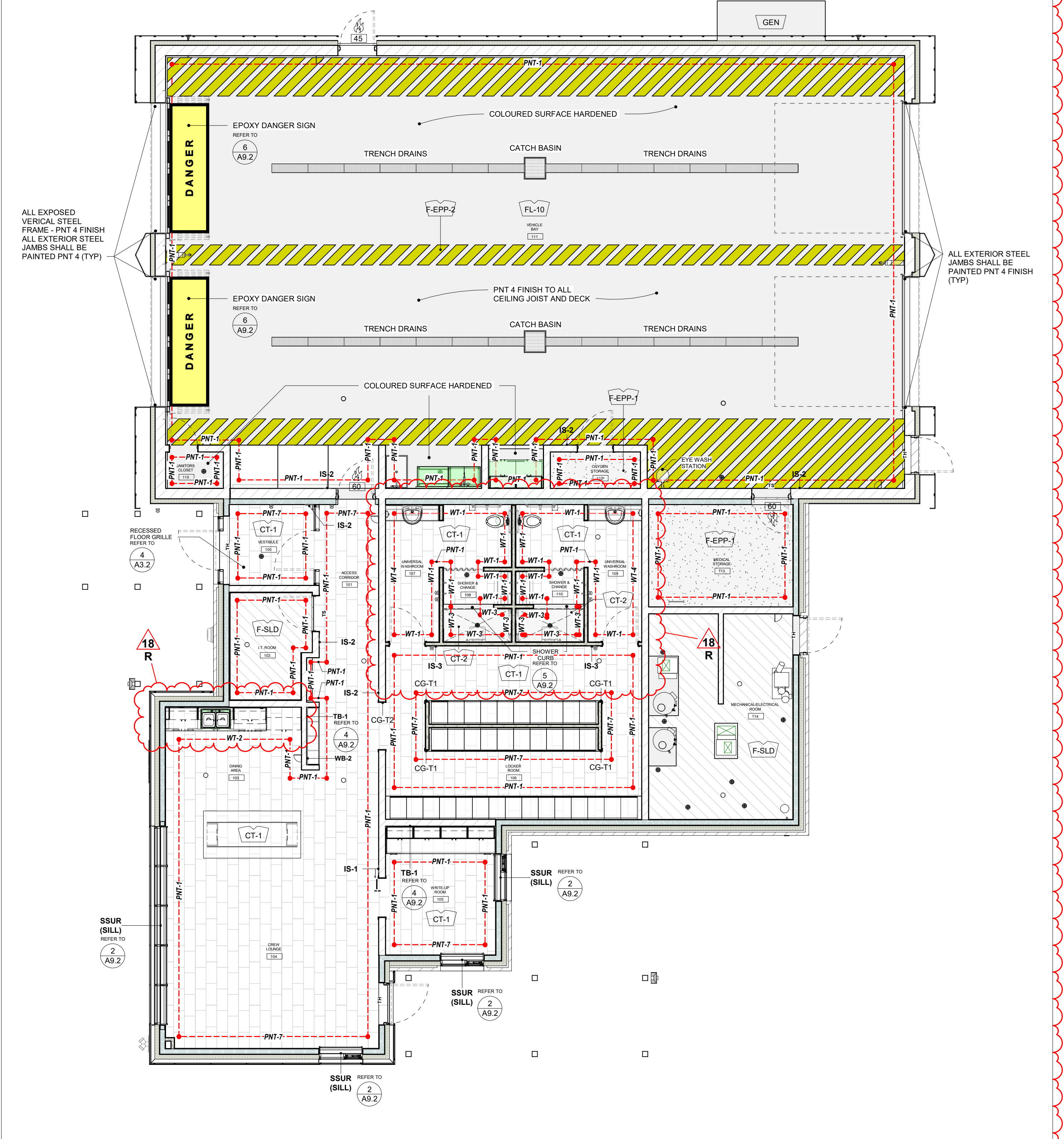
ARCHITECT: THOMAS BROWN ARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL: [Blank]

FLOOR FINISH AND FURNITURE PLAN



DATE: 2020-11-30
SCALE: As indicated
DRAWN BY: SL / AA / VL
PROJECT NO: 1903
DRAWING NO: A9.1
REVISION: 21



1 GROUND FLOOR FINISH PLAN
1:75

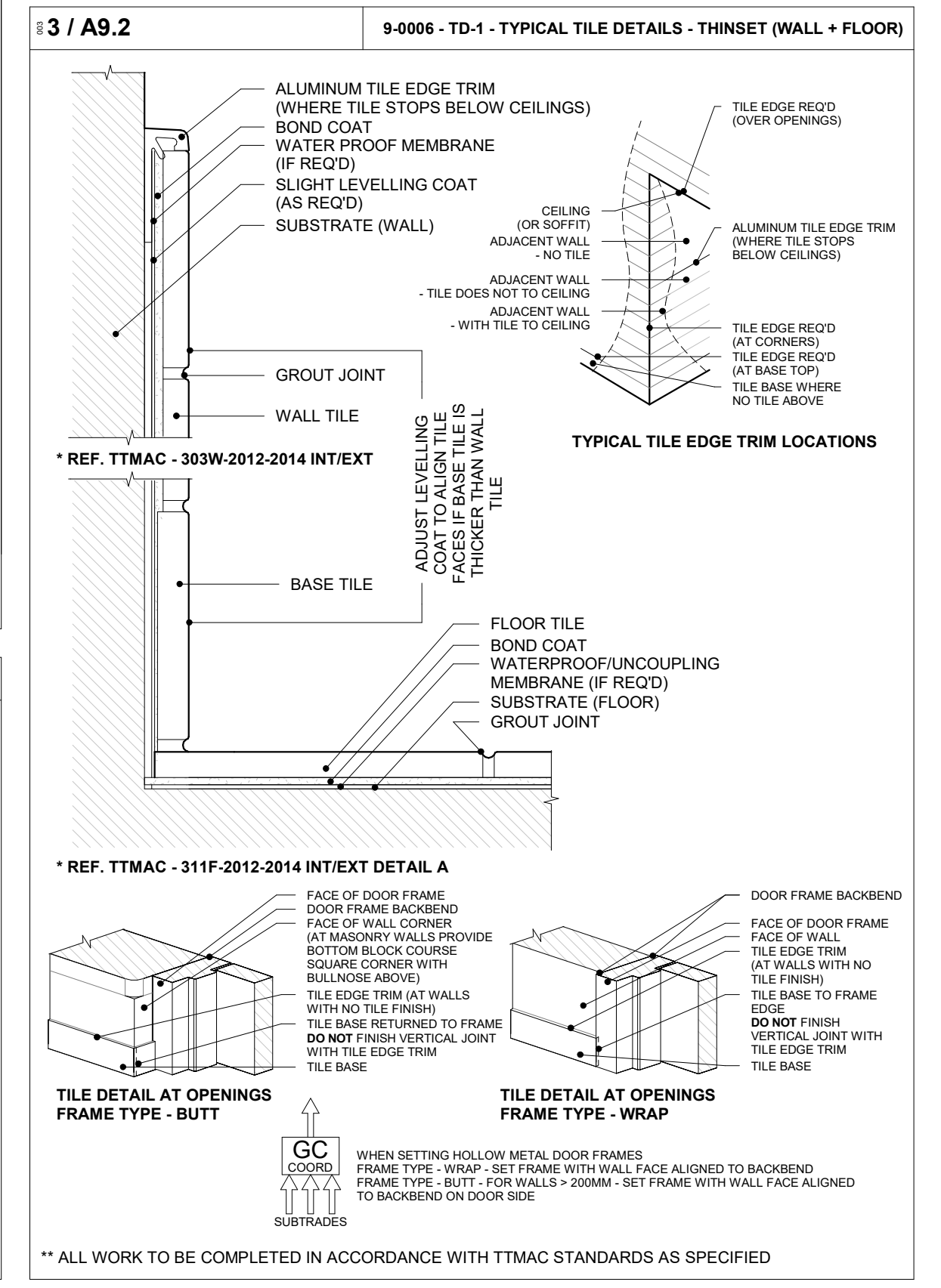
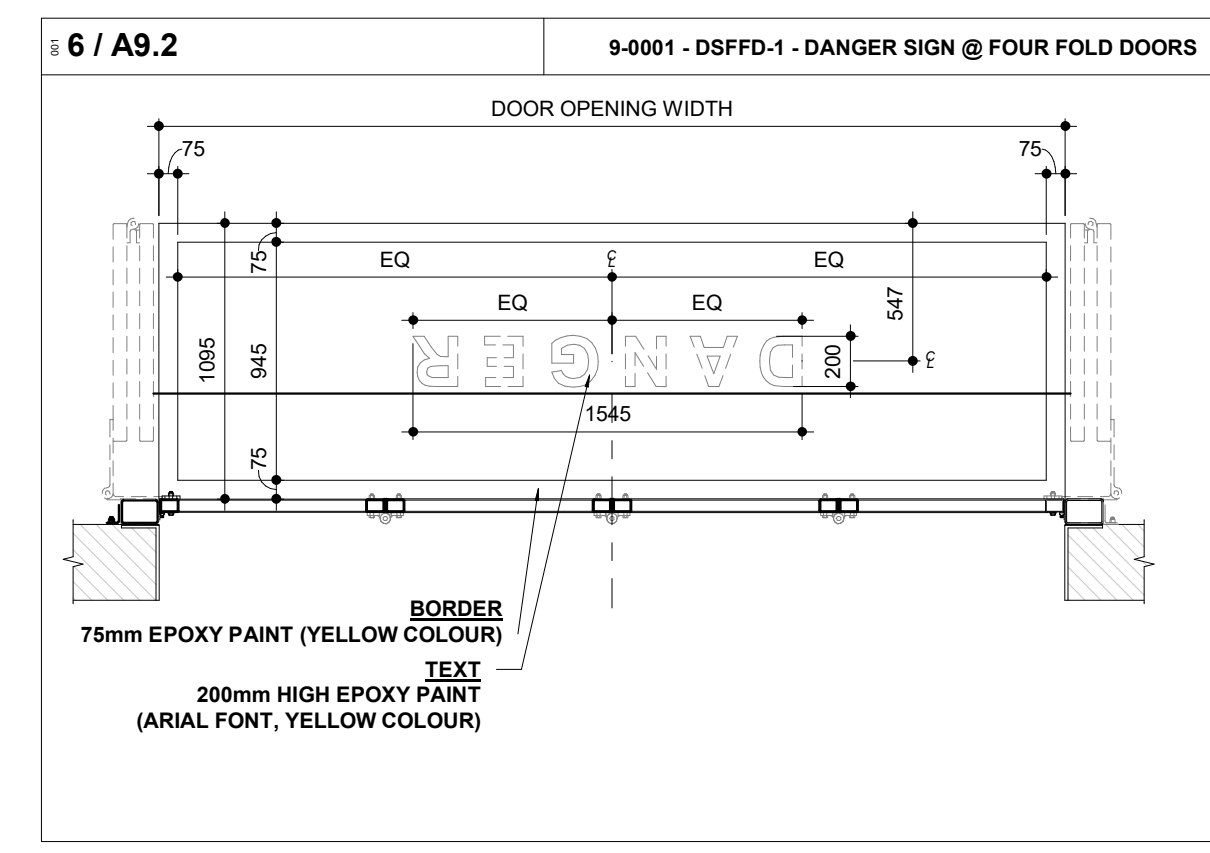
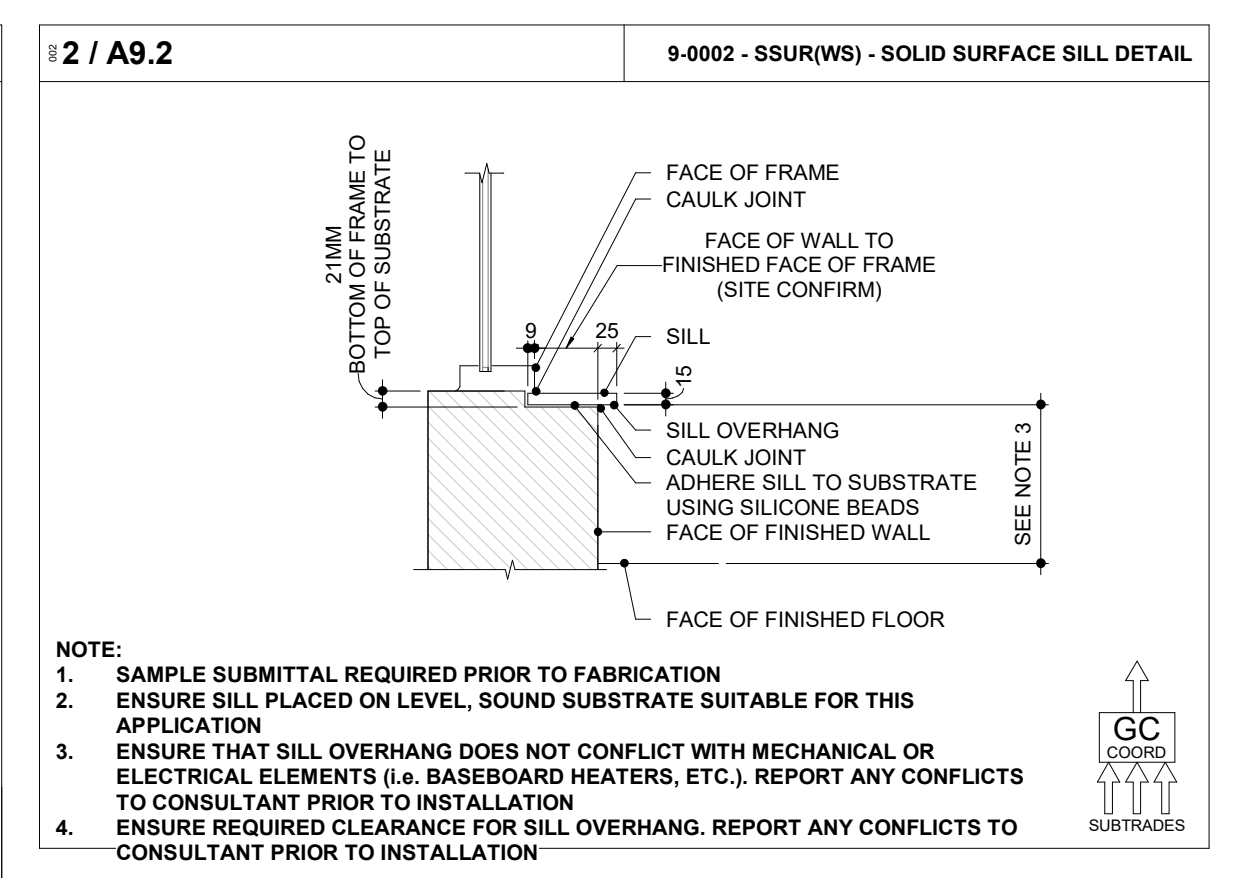
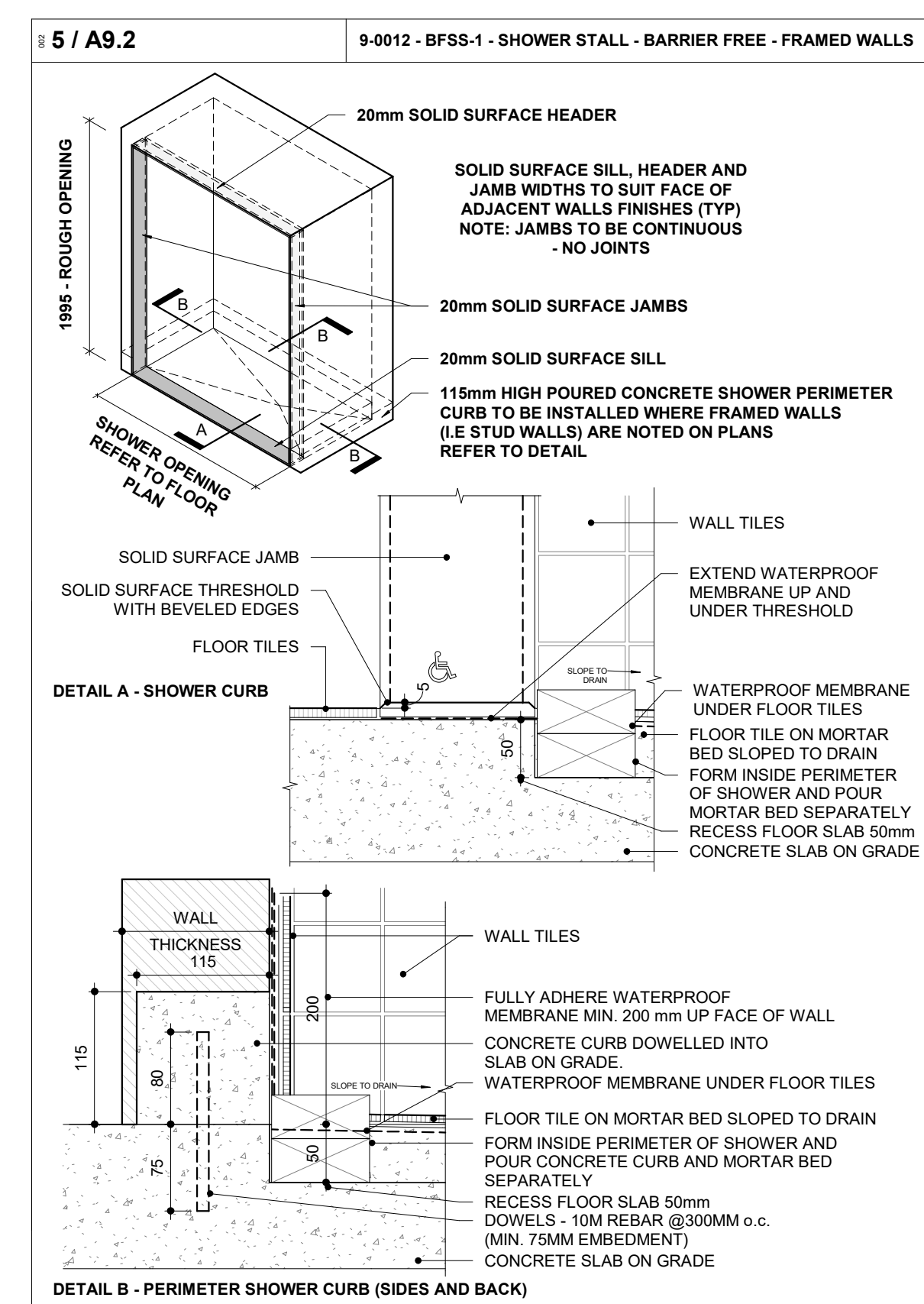
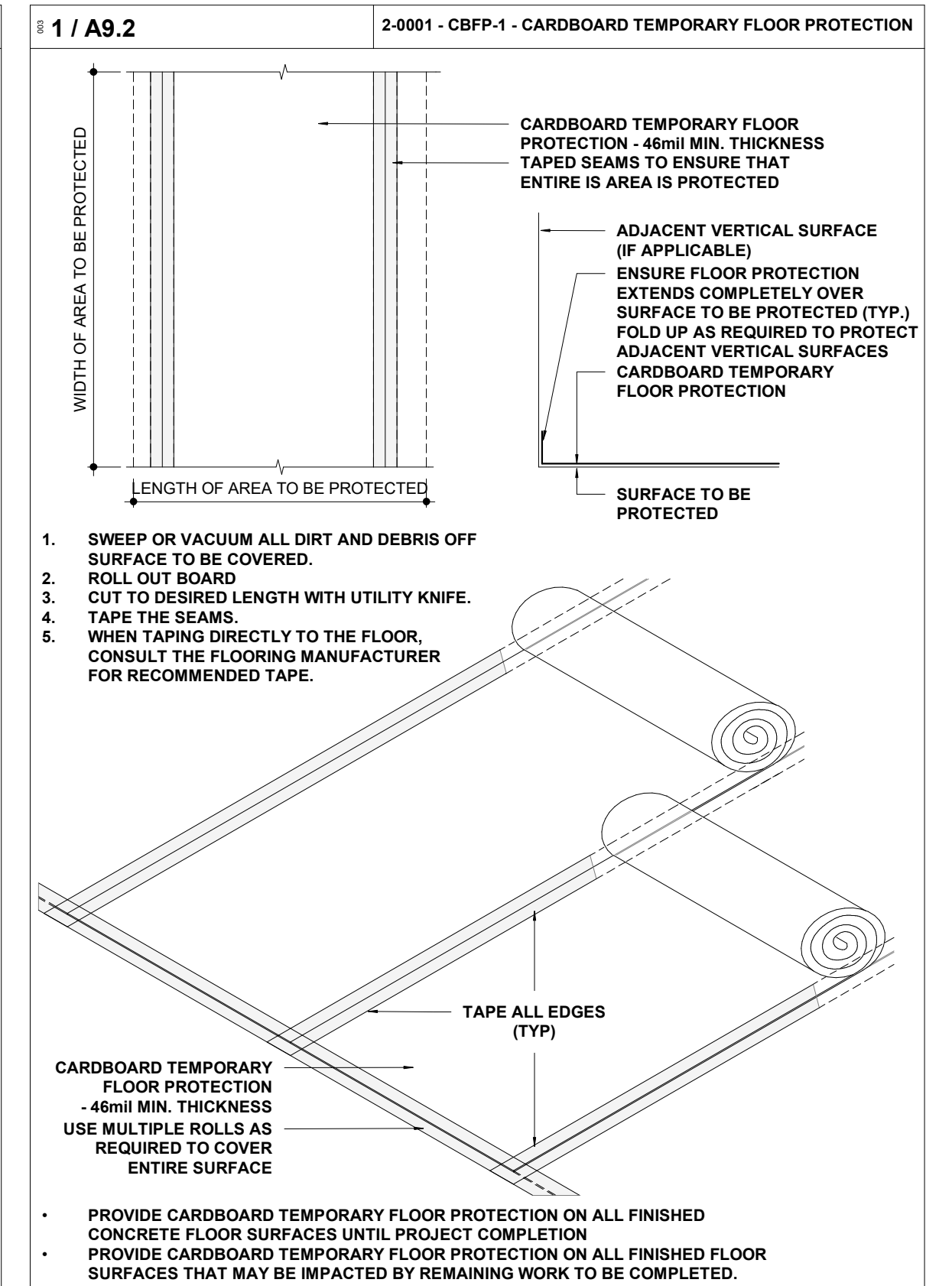
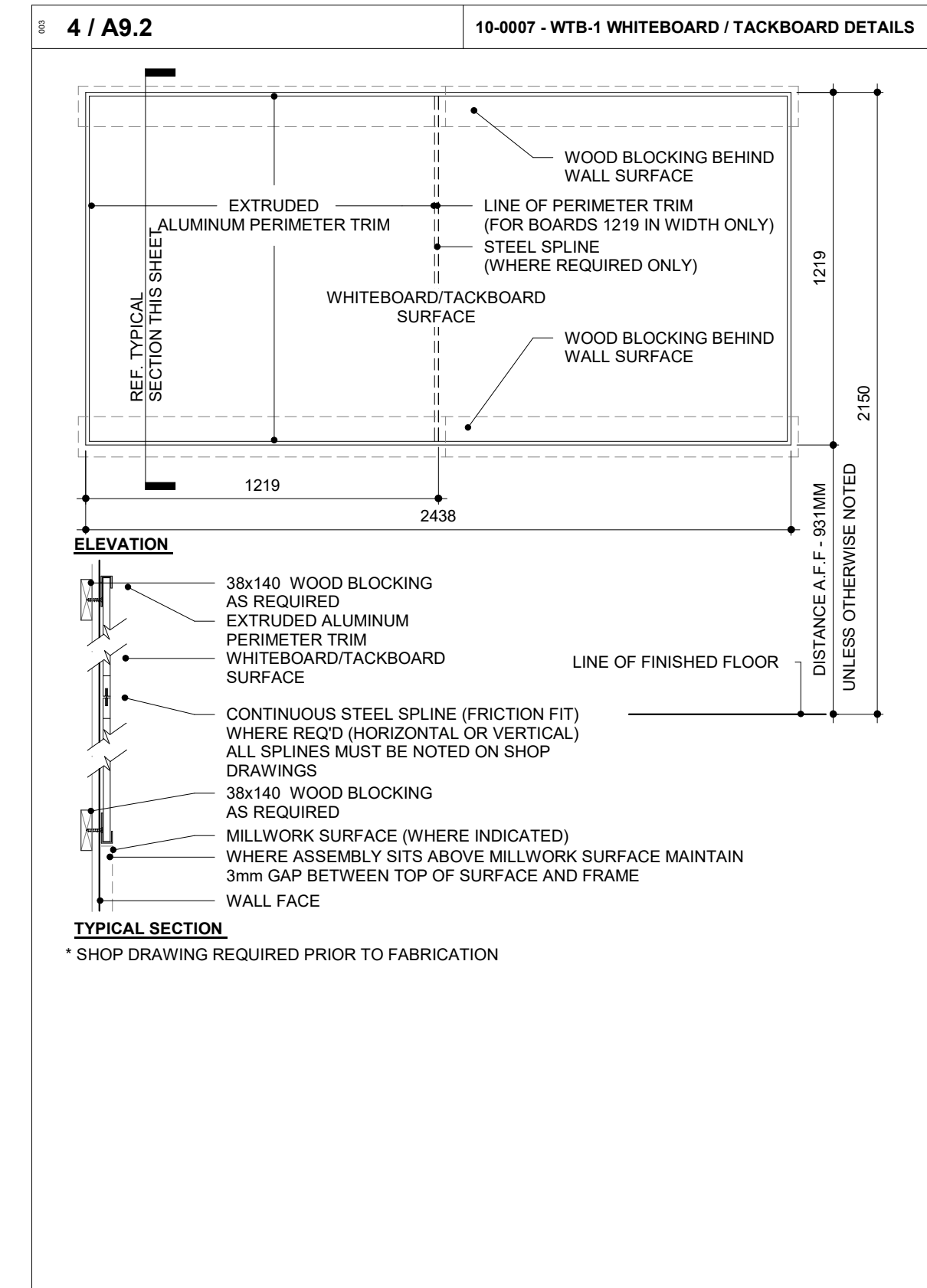
#	ROOM NAME	FINISH
100	VESTIBULE	PNT-1
100	VESTIBULE	PNT-7
101	ACCESS CORRIDOR	PNT-1
101	ACCESS CORRIDOR	PNT-7
102	I.T. ROOM	PNT-1
103	DINING AREA	PNT-1
103	DINING AREA	WT-2
104	CREW LOUNGE	PNT-1
104	CREW LOUNGE	PNT-7
105	WRITE-UP ROOM	PNT-1
106	LOCKER ROOM	PNT-1
106	LOCKER ROOM	PNT-7
107	UNIVERSAL WASHROOM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

#	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

- ALL INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE (LATEST REVISION) THE TERRAZZO, TILE & MARBLE ASSOCIATION OF CANADA (TMAC) AND AUTHORITIES HAVING JURISDICTION.
- REFER TO ROOM FINISH SCHEDULE FOR FLOOR AND BASE FINISHES.
- ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND PROJECT SPECIFICATION.
- FLOOR TILES ARE TO BE INSTALLED IN PATTERNS AS INDICATED.
- 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 TMAC.
- MOVEMENT JOINTS SHALL BE IN ACCORDANCE WITH TMAC DOCUMENT 301M-C (CURRENT REVISION).
- UNLESS OTHERWISE NOTED, ALL FLOOR FINISHES TO BE INSTALLED PRIOR TO INSTALLATION OF MILLWORK.
- NO SUBSTITUTIONS OF FLOOR FINISHES PERMITTED WITHOUT CONSULTANT WRITTEN APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL FLOOR FINISHES FOR THE DURATION OF THE WORK.
- CONTRACTOR TO PROVIDE PROTECTION OF ALL FINISHED CONCRETE FLOORS USING PREMANUFACTURED CARDBOARD TEMPORARY FLOOR PROTECTION (OR APPROVED EQUIVALENT) FOR THE DURATION OF THE WORK.
- CONTRACTOR TO PROVIDE PROTECTION OF ALL FINISHED TILED FLOORS USING PREMANUFACTURED CARDBOARD TEMPORARY FLOOR PROTECTION (OR APPROVED EQUIVALENT) FOR THE DURATION OF THE WORK.
- 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.
- UNLESS NOTED OTHERWISE, TILE BASES SHALL BE 100MM HIGH MEASURED FROM THE ADJACENT FINISHED FLOOR.
- WHERE A CHANGE OF FLOORING MATERIAL THICKNESS OCCURS, FEATHER FLOOR AS REQUIRED.

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11	BUILDING PERMIT	2022-01-24
14	95% SUBMISSION	2022-12-01
16	IFT	2022-12-16
21	IFC	2023-07-12

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

CLIENT:

ARCHITECT: **THOMASBROWNARCHITECTS**
 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL:

DWG TITLE: **FLOOR PLAN FINISH DETAILS**

ORIENTATION:

DATE: 2020-11-30

SCALE: As indicated

DRAWN BY: SL / AA / VL

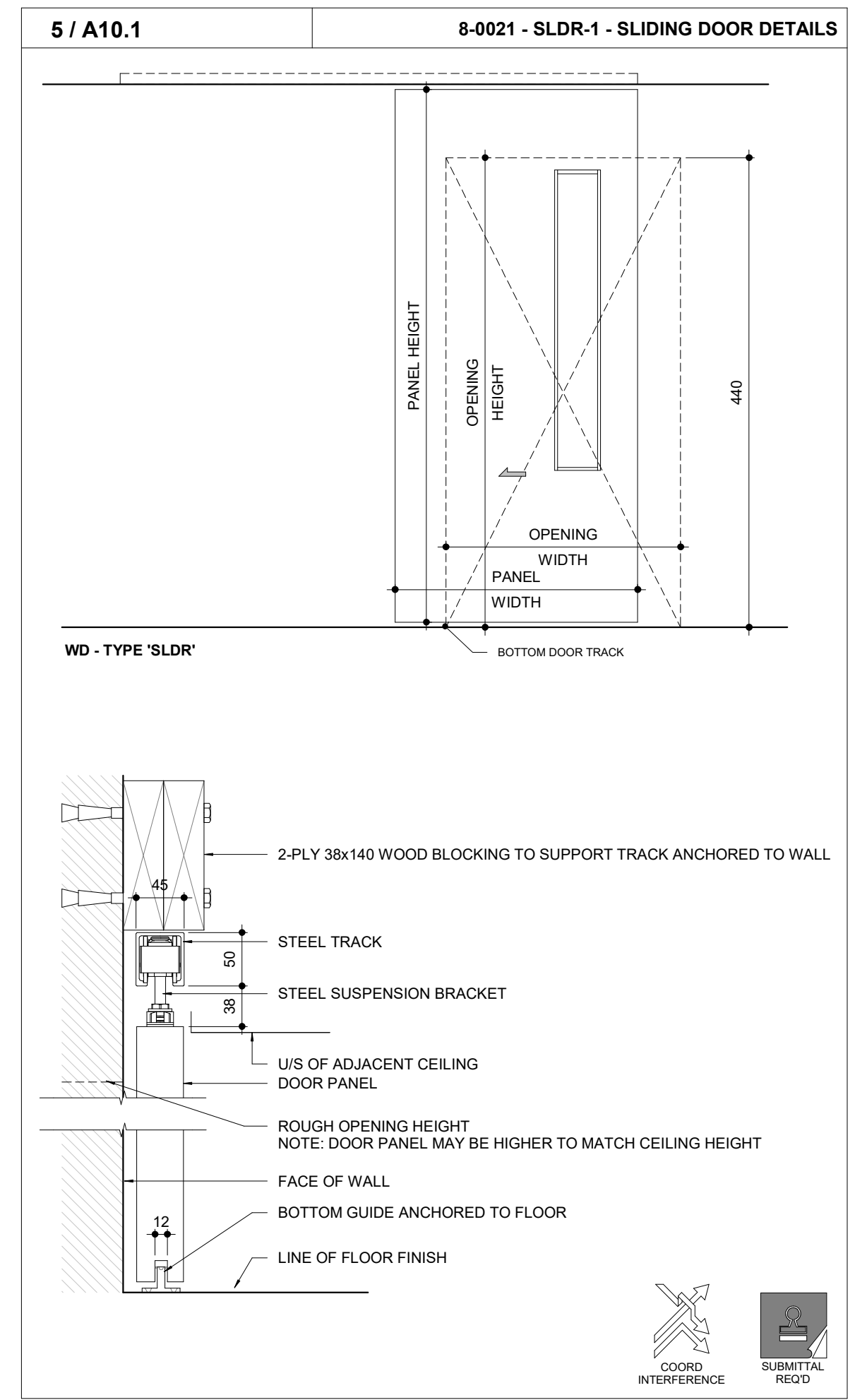
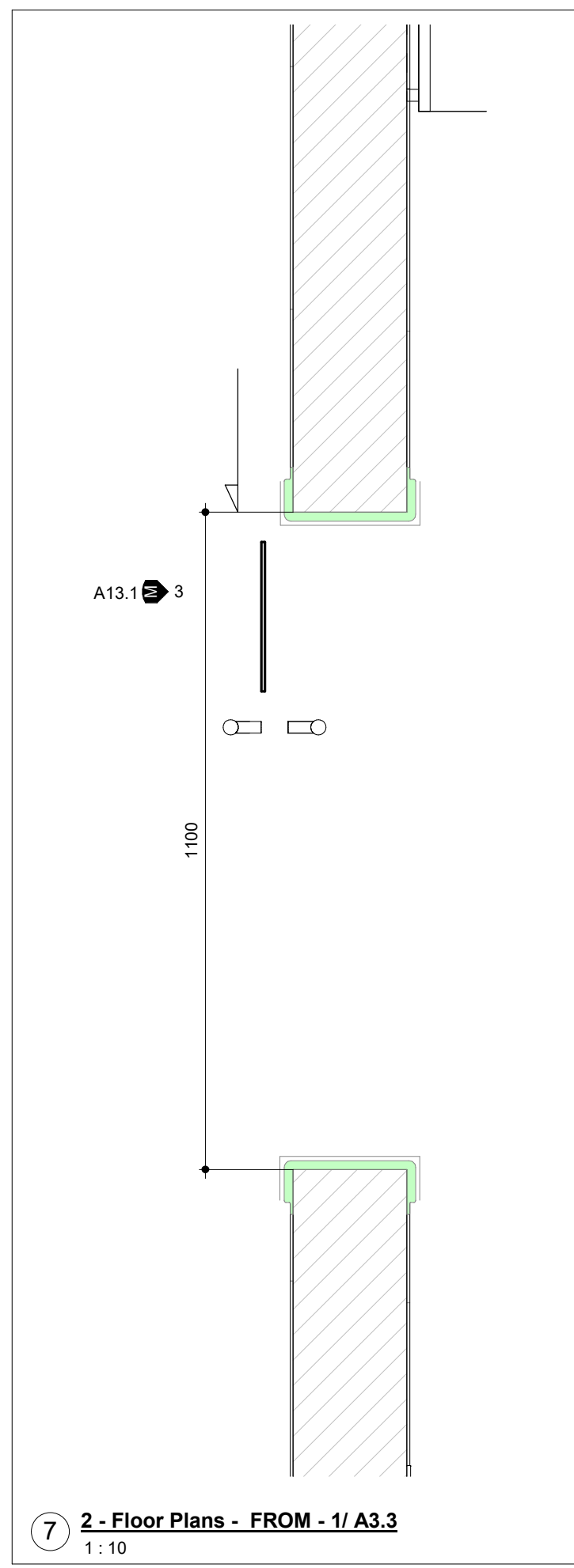
DWG STATUS: IFC

PROJECT No. 1903

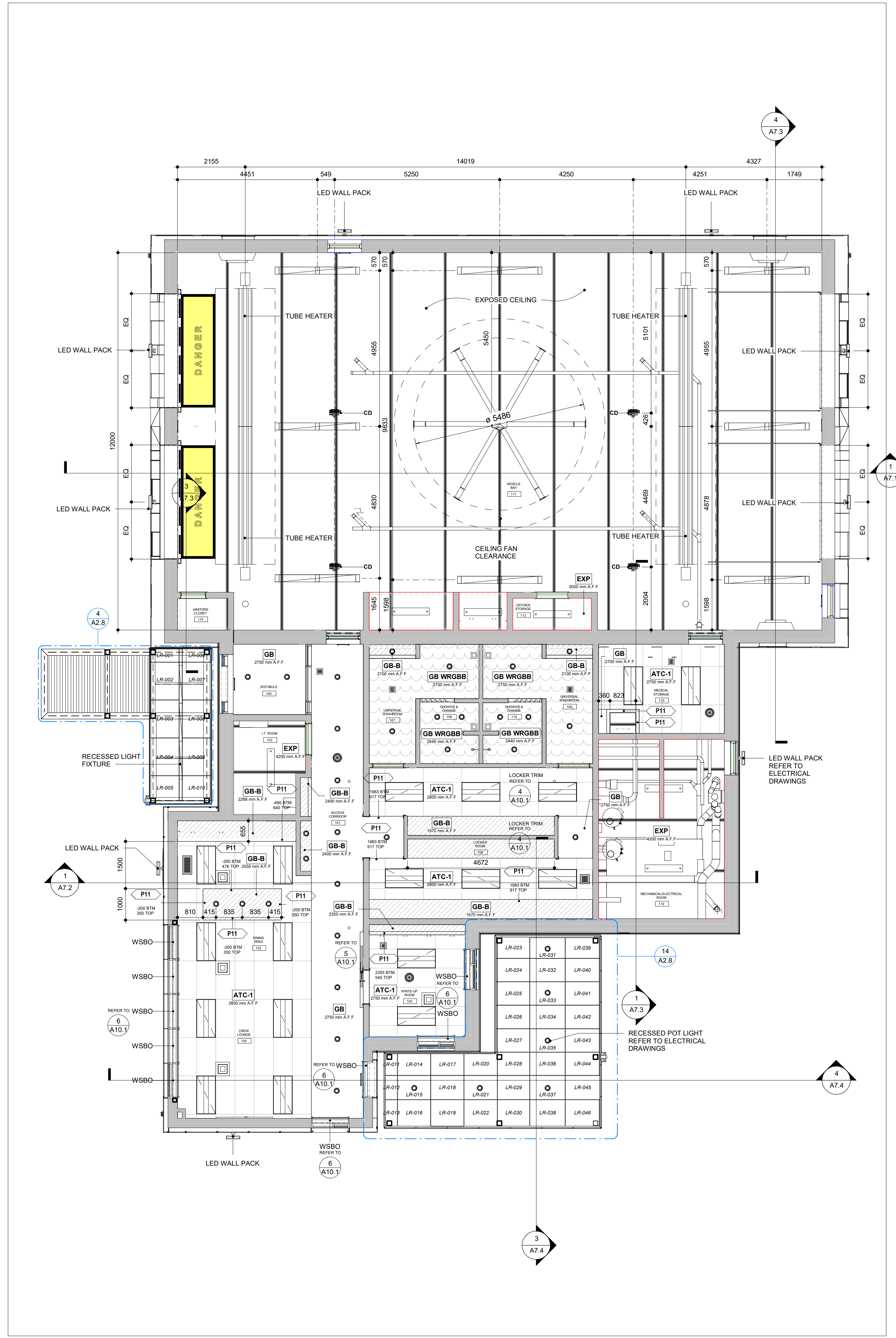
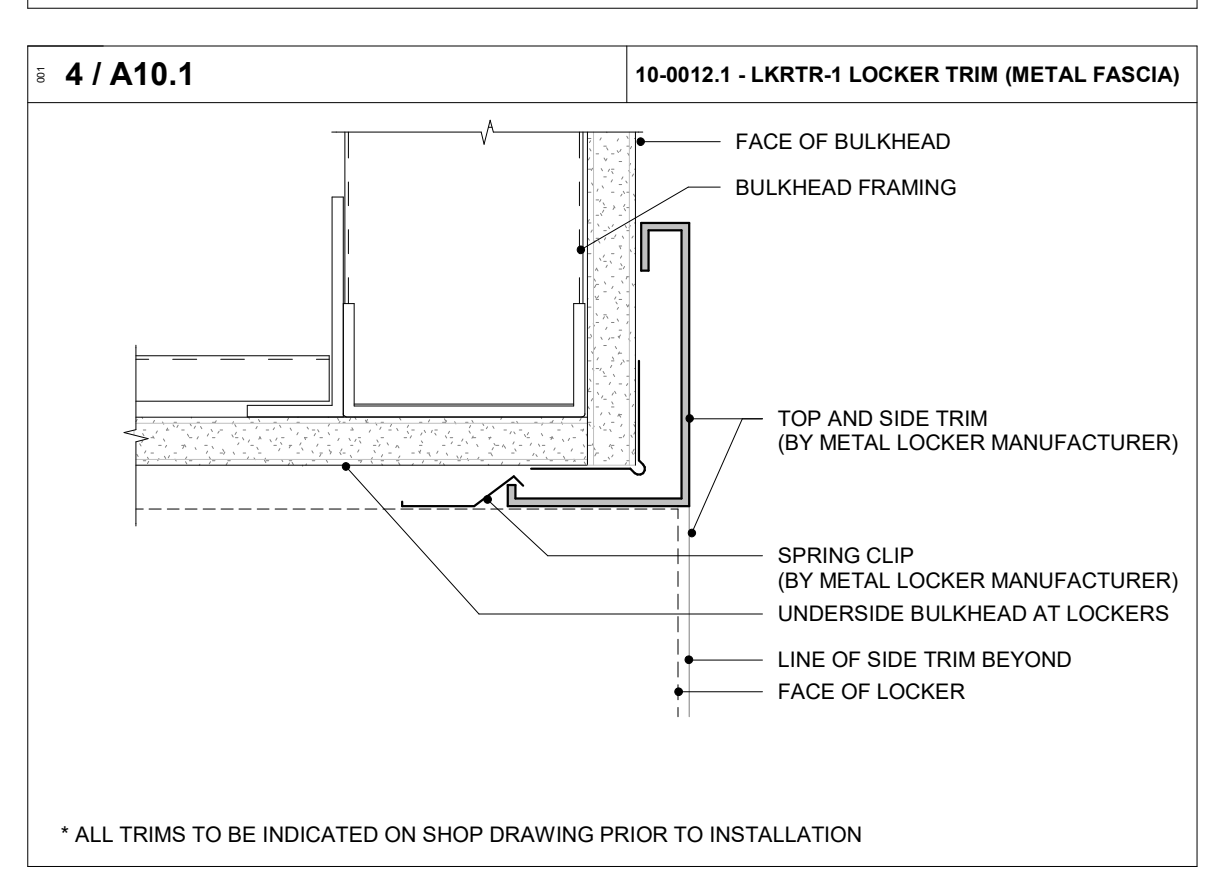
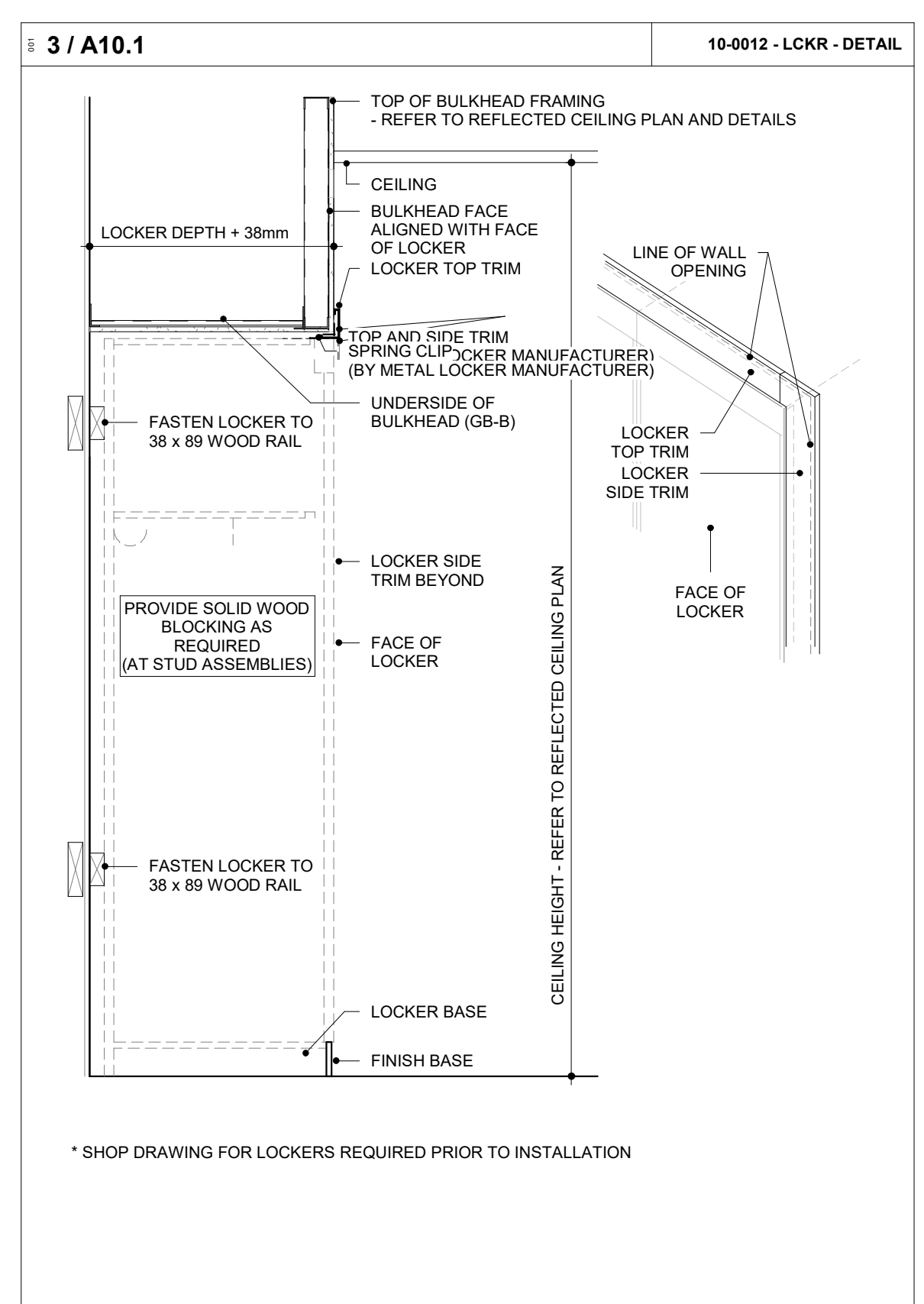
DRAWING No. **A9.2**

REVISION: 21

2023-07-12 1:26:58 PM



- 2 / A10.1**
A700 GENERAL NOTES - REFLECTED CEILING PLAN
- REFLECTED CEILING PLANS MAY NOT SHOW ALL MECHANICAL AND ELECTRICAL FIXTURES OR EQUIPMENT. ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL DRAWINGS.
 - PRIOR TO COMMENCING WORK, CONDUCT INTERFERENCE STUDY.** THE OBJECTIVE OF THE STUDY IS TO IDENTIFY AND MITIGATE ISSUES WITH THE INSTALLATION OF MECHANICAL AND ELECTRICAL SYSTEMS, FIXTURES AND EQUIPMENT. AS PART OF THE STUDY, INCLUDE THE FOLLOWING:
 - MARK LOCATIONS AND ROUTES ON SITE OF ALL EQUIPMENT, PIPING, VENTS, DUCTS, CONDENSATES ETC. CONTRACTOR TO ESTABLISH MINIMUM CLEARANCES AND REPORT ANY INTERFERENCES WITH LIGHT FIXTURES, CONDUIT OR WIRE RUNS, STRUCTURE ETC.
 - MARK LOCATIONS ON SITE OF ALL LIGHTING. CONTRACTOR TO ESTABLISH MINIMUM CLEARANCES AND REPORT ANY INTERFERENCES WITH DUCTS, PIPES, STRUCTURE ETC.
 - LOCATE ALL FIXTURES IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS.
 - IDENTIFY ALL SERVICES INSTALLED WITHIN OR ABOVE CEILING SYSTEMS. COORDINATE ALL PENETRATIONS AND ACCESS PANELS WITH THE CEILING SUPPORT SYSTEMS.
 - REPORT ANY DISCREPANCIES OR INTERFERENCES TO CONSULTANT IMMEDIATELY. OBTAIN INSTRUCTION FROM CONSULTANT BEFORE COMMENCING INSTALLATION.
 - PROVIDE CONFIRMATION THAT INTERFERENCE STUDY HAS BEEN CONDUCTED AND THAT INTERFERENCES HAVE BEEN IDENTIFIED AND MITIGATED.
 - REFER TO ROOM FINISH SCHEDULE FOR CEILING FINISHES.
 - WHERE INDICATED, DIMENSIONS ARE TAKEN FROM CENTER OF LIGHT FIXTURES.
 - WHERE INDICATED, CEILINGS NOTED AS EXPOSED SHALL BE PAINTED.
 - FIRE SEPARATIONS ARE TO THE UNDERSIDE (U/S) OF THE DECK OR STRUCTURE COMPLETE WITH FIRESTOP SYSTEM MATERIAL AND SMOKE SEAL AS REQUIRED.
 - REFER TO TOP OF WALL DETAILS FOR TERMINATION OF WALLS AT FLOORS AND ROOFS.
 - WHERE MECHANICAL AND ELECTRICAL FIXTURES PENETRATE A PARTITION, PATCH AND PROVIDE AN AIR-TIGHT SEAL AROUND PENETRATION. AT FIRE SEPARATIONS USE FIRESTOP SYSTEM MATERIAL AT PENETRATIONS TO MATCH THE FIRE RATINGS OF THE PARTITION WALL OR FLOOR ASSEMBLY.
 - LOCATE SPRINKLERS, DETECTORS, SPEAKERS, ETC. ON CENTER LINE OR MID-POINT OF LAY-IN CEILING PANELS UNLESS OTHERWISE NOTED.
 - FOR EQUIPMENT THAT REQUIRES ACCESS THROUGH CEILINGS, LOCATE ABOVE ATC CEILINGS WHERE POSSIBLE. WHERE ACCESS IS REQUIRED THROUGH GYPSUM BOARD CEILINGS, CONTRACTOR TO PROVIDE ACCESS PANELS AS REQUIRED. CONSULTANT TO REVIEW LOCATIONS PRIOR TO PROCEEDING WITH INSTALLATION.
 - ACCESS PANELS SHALL BE PREFABRICATED AND SIZED ACCORDING TO ACCESS REQUIREMENTS. FINISH FLUSH WITH ADJACENT CEILING AND TO MATCH ADJACENT CEILING FINISH. UNLESS OTHERWISE NOTED, LOCATE LIGHT FIXTURES ON CENTER OF ACOUSTIC CEILING TILES.
 - REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR FIRE EXIT SIGNS, EMERGENCY LIGHTING AND OTHER LIFE SAFETY DEVICES (i.e. HEAT DETECTORS, SMOKE DETECTORS ETC).
 - WHERE REQUIRED, PATCH, PAINT OR REPLACE ANY DAMAGED T-BAR AND REPLACE ANY DAMAGED OR SOILED CEILING TILES NOTED PRIOR TO OCCUPANCY.
- LEGEND**
- GB GYPSUM BOARD
 - GB-B GYPSUM BOARD - BULKHEAD
 - GB-WRGGB WATER RESISTANT GYPSUM BACKING BOARD
 - ATC ACOUSTICAL TILE CEILING SYSTEM
 - EXP EXPOSED CEILING



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21	IFC	2023-07-12

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

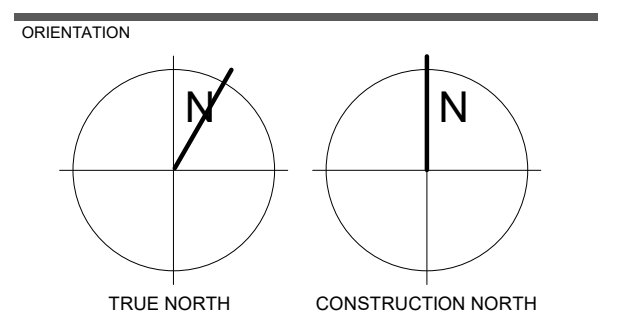
CLIENT:

ARCHITECT:
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL:

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

DWG TITLE:
REFLECTED CEILING PLAN



DATE: 2020-11-30

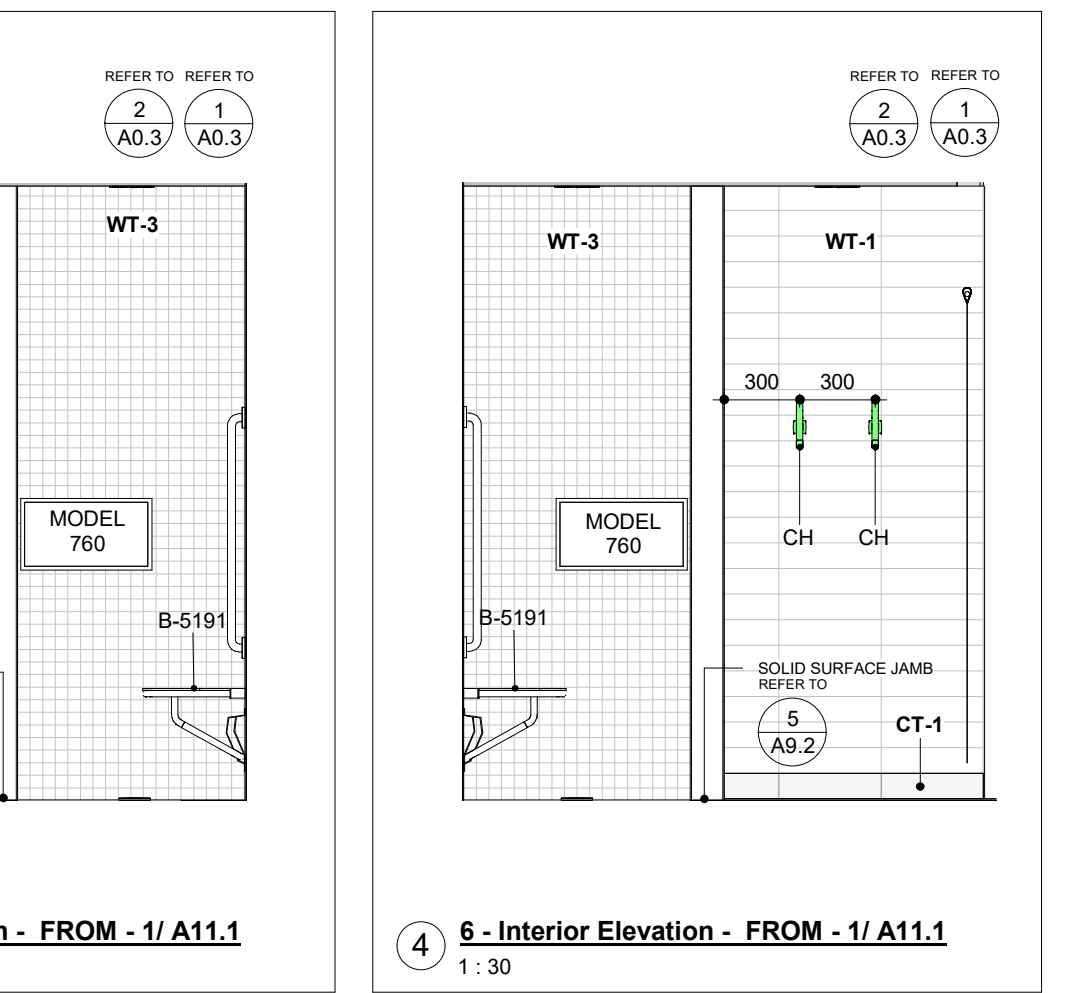
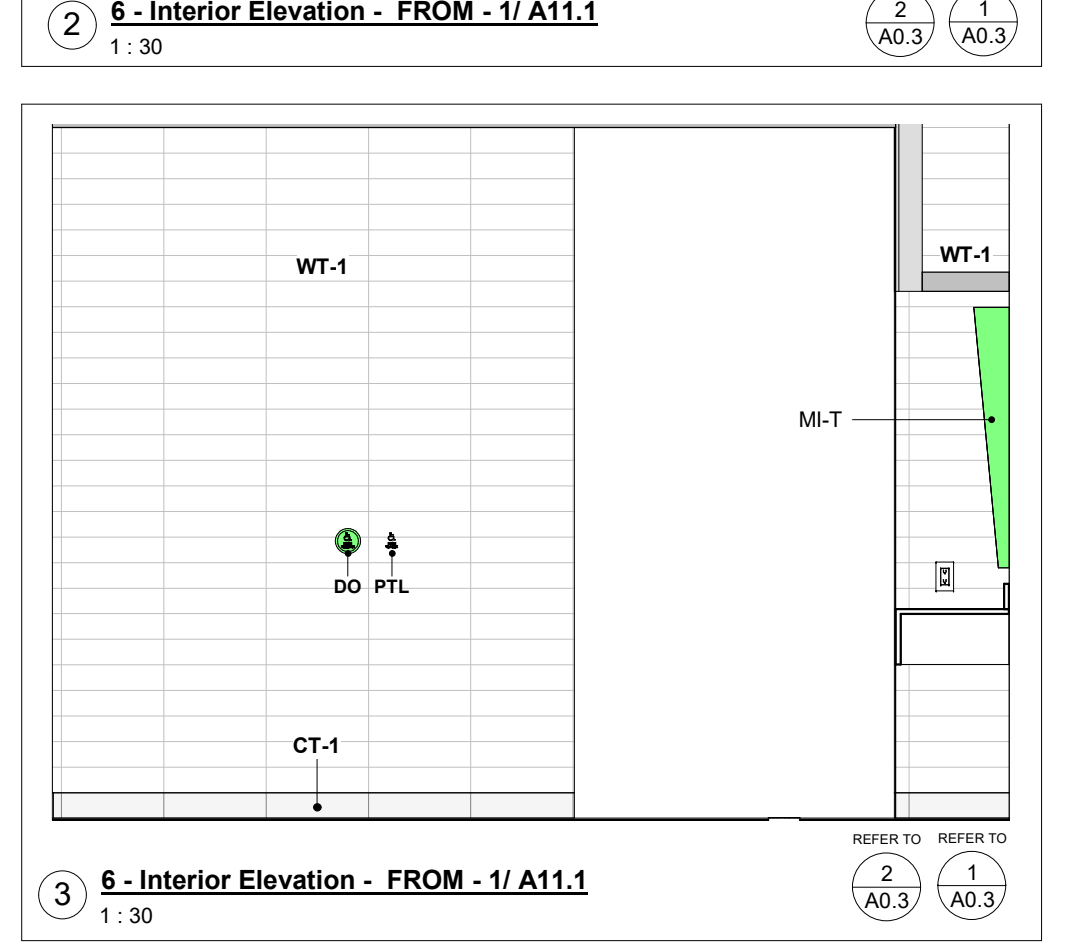
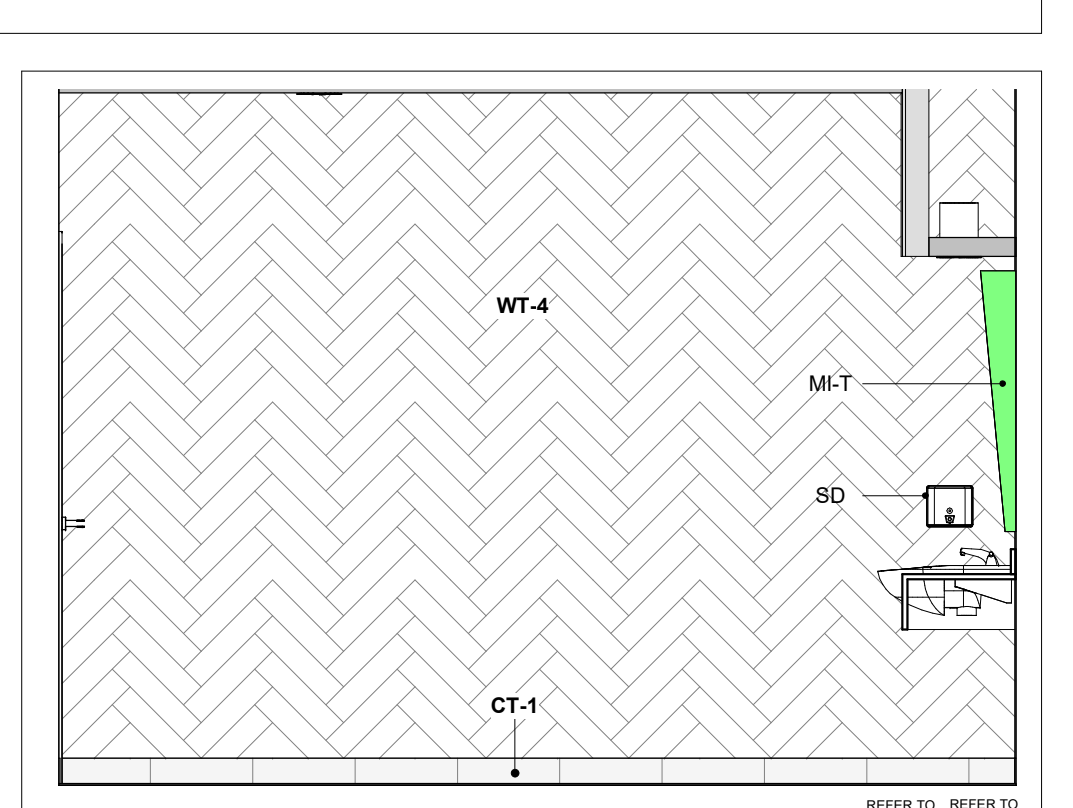
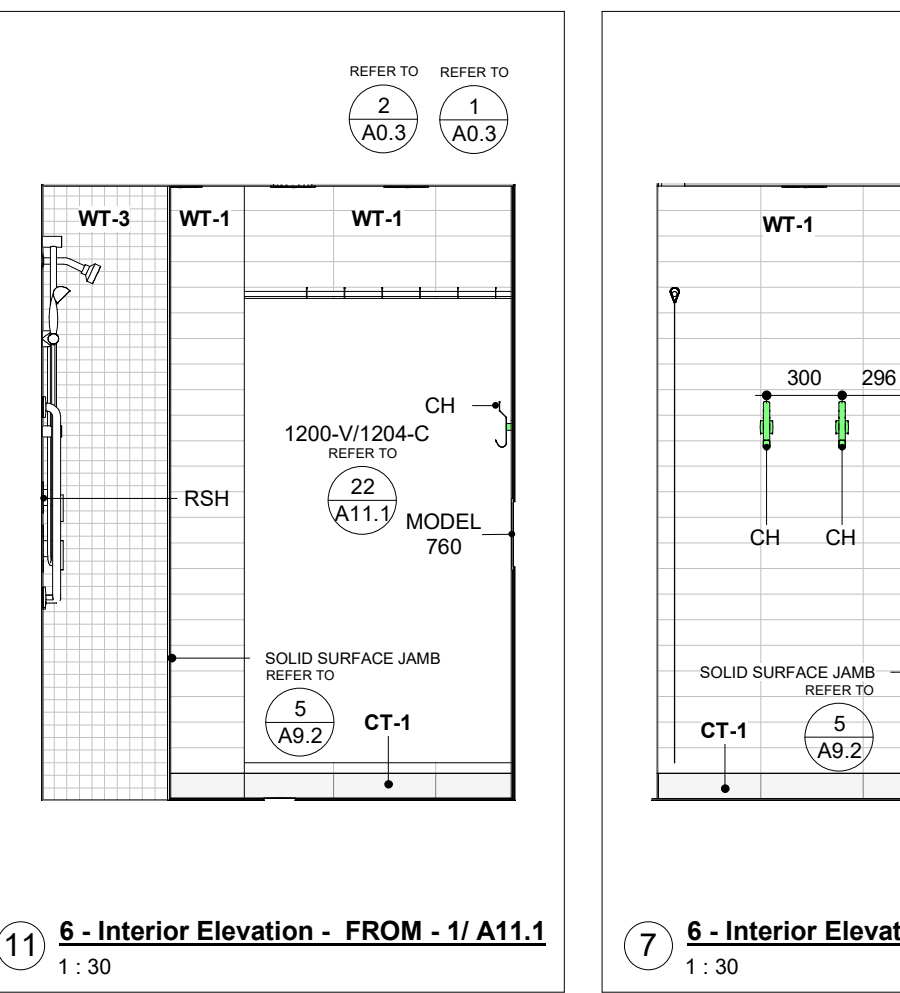
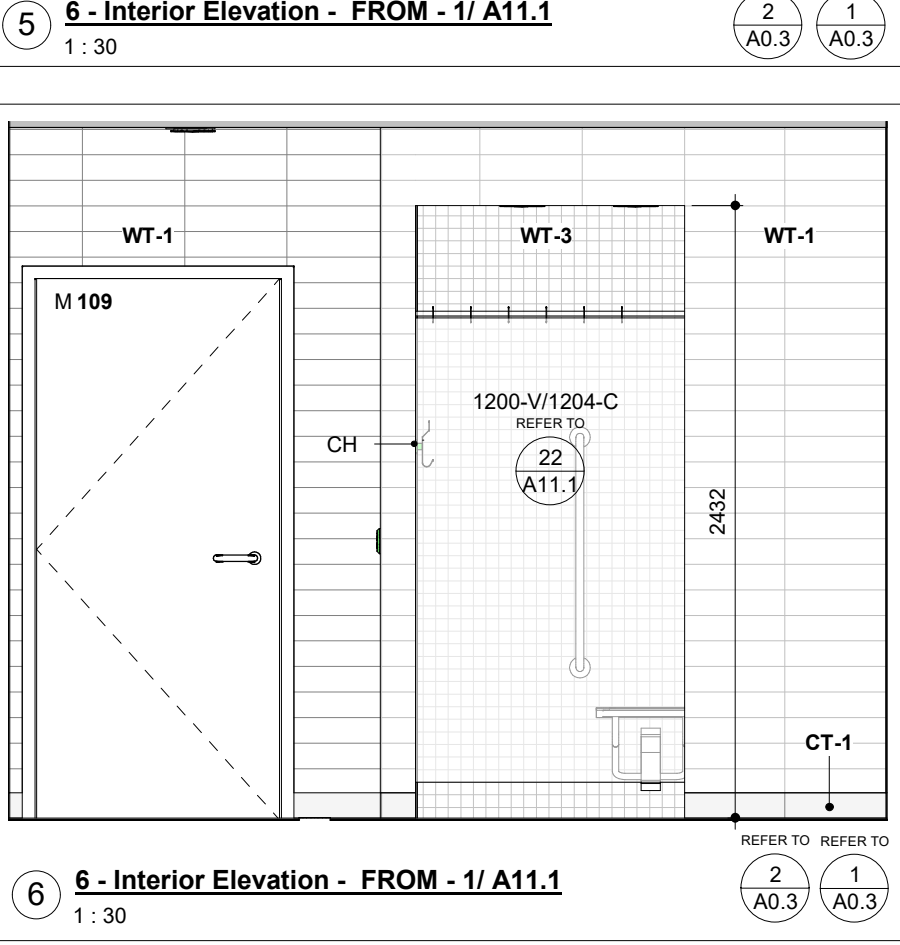
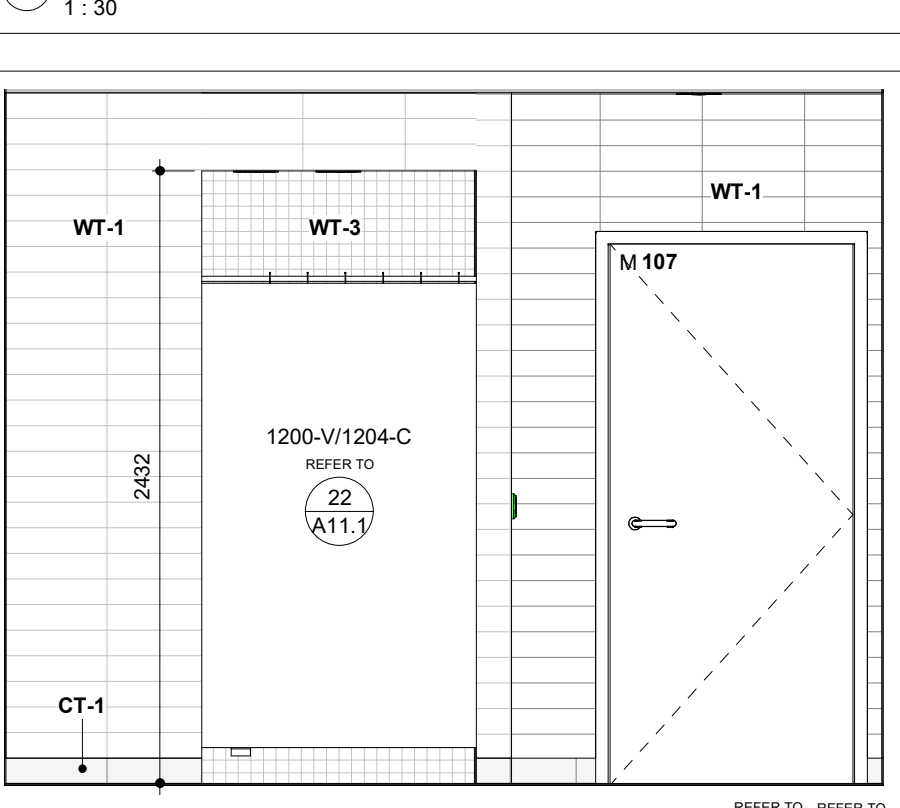
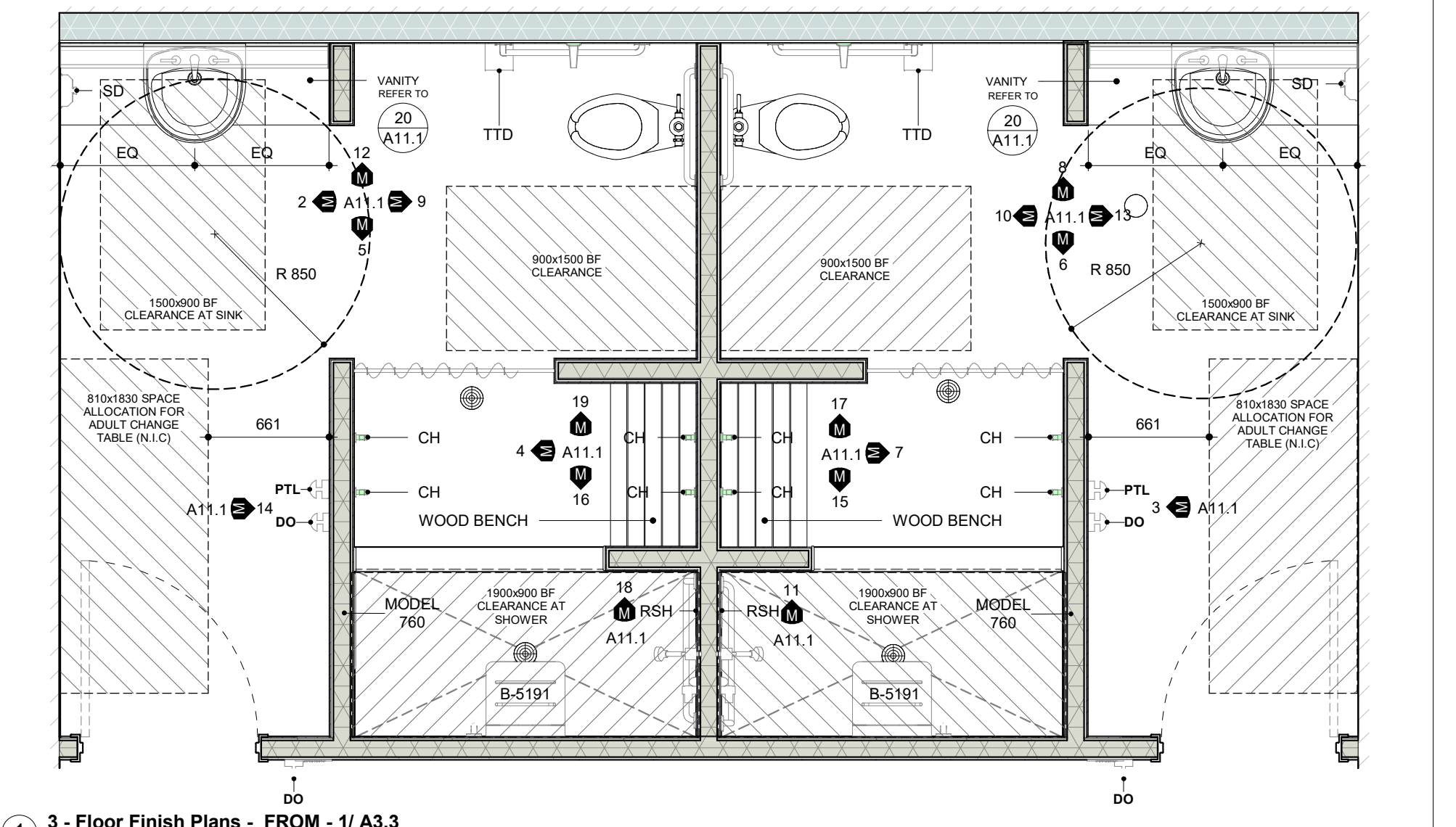
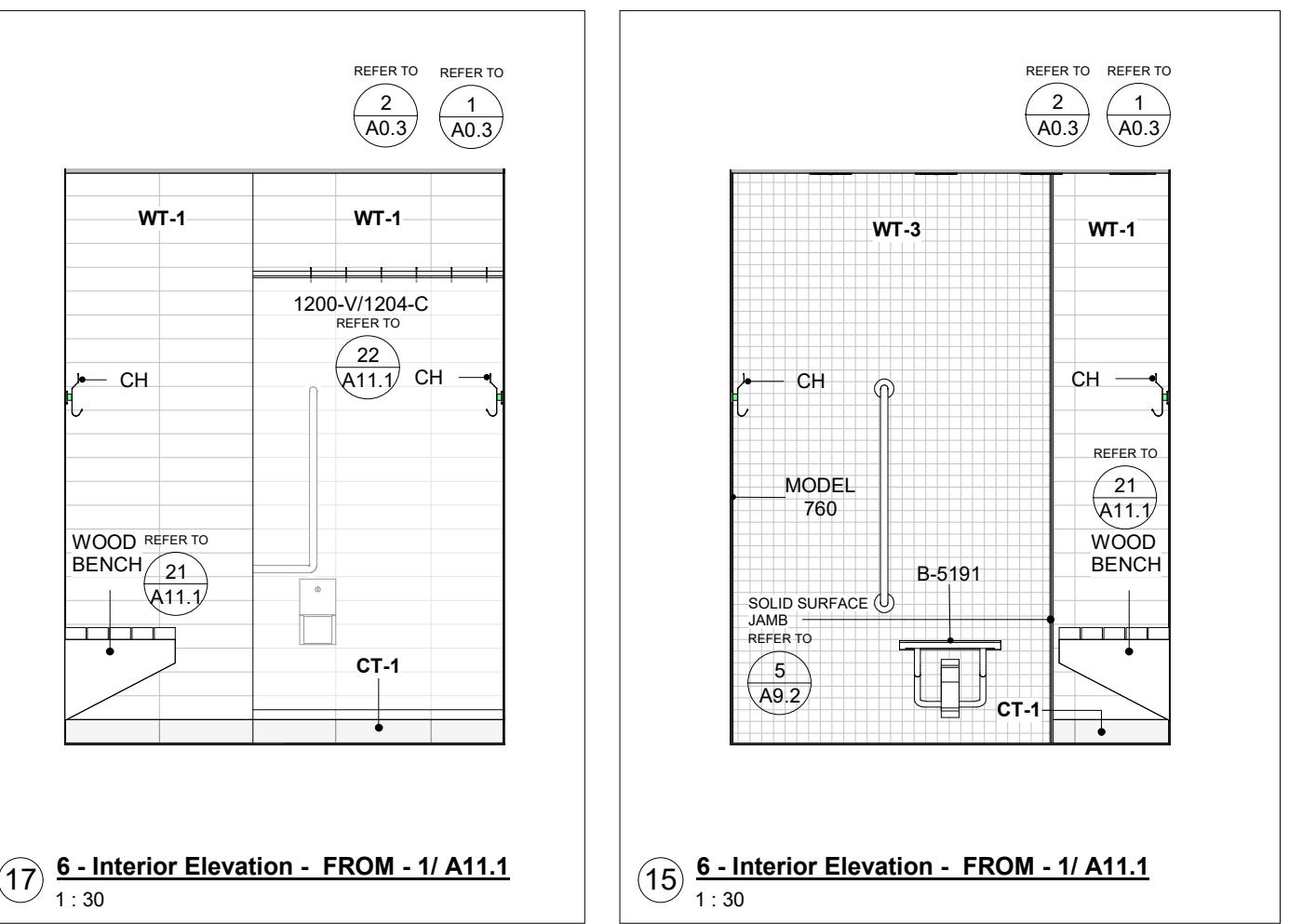
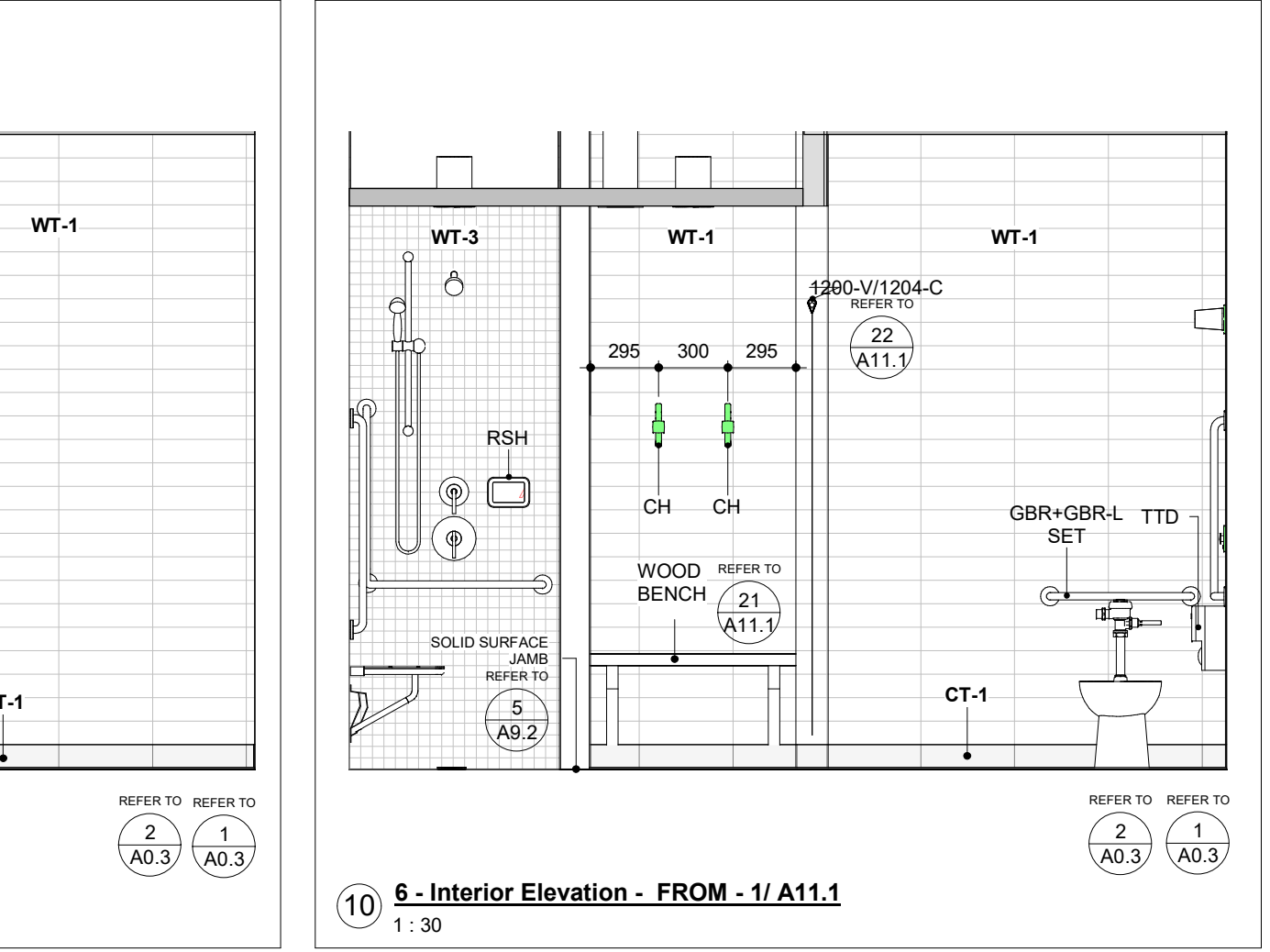
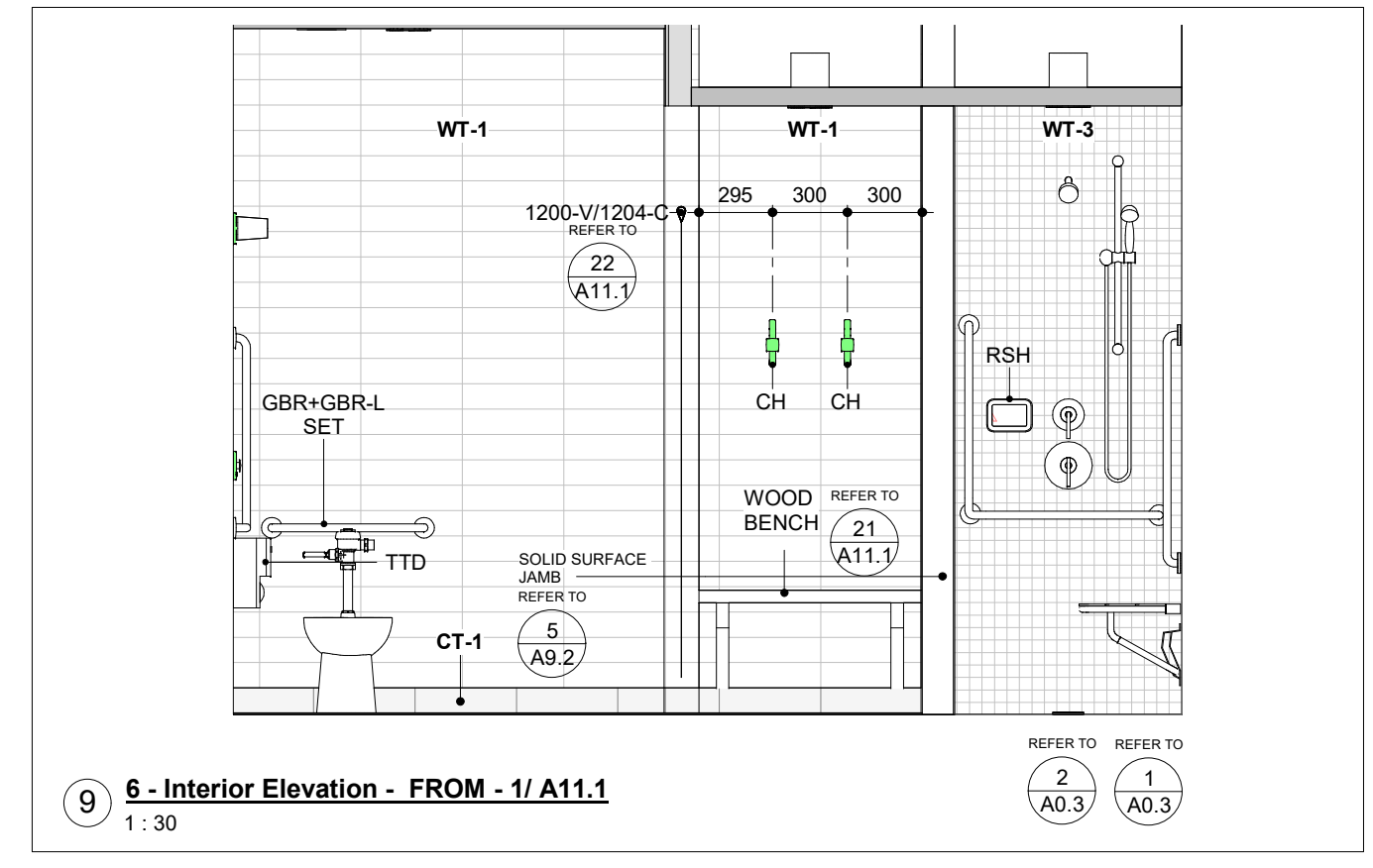
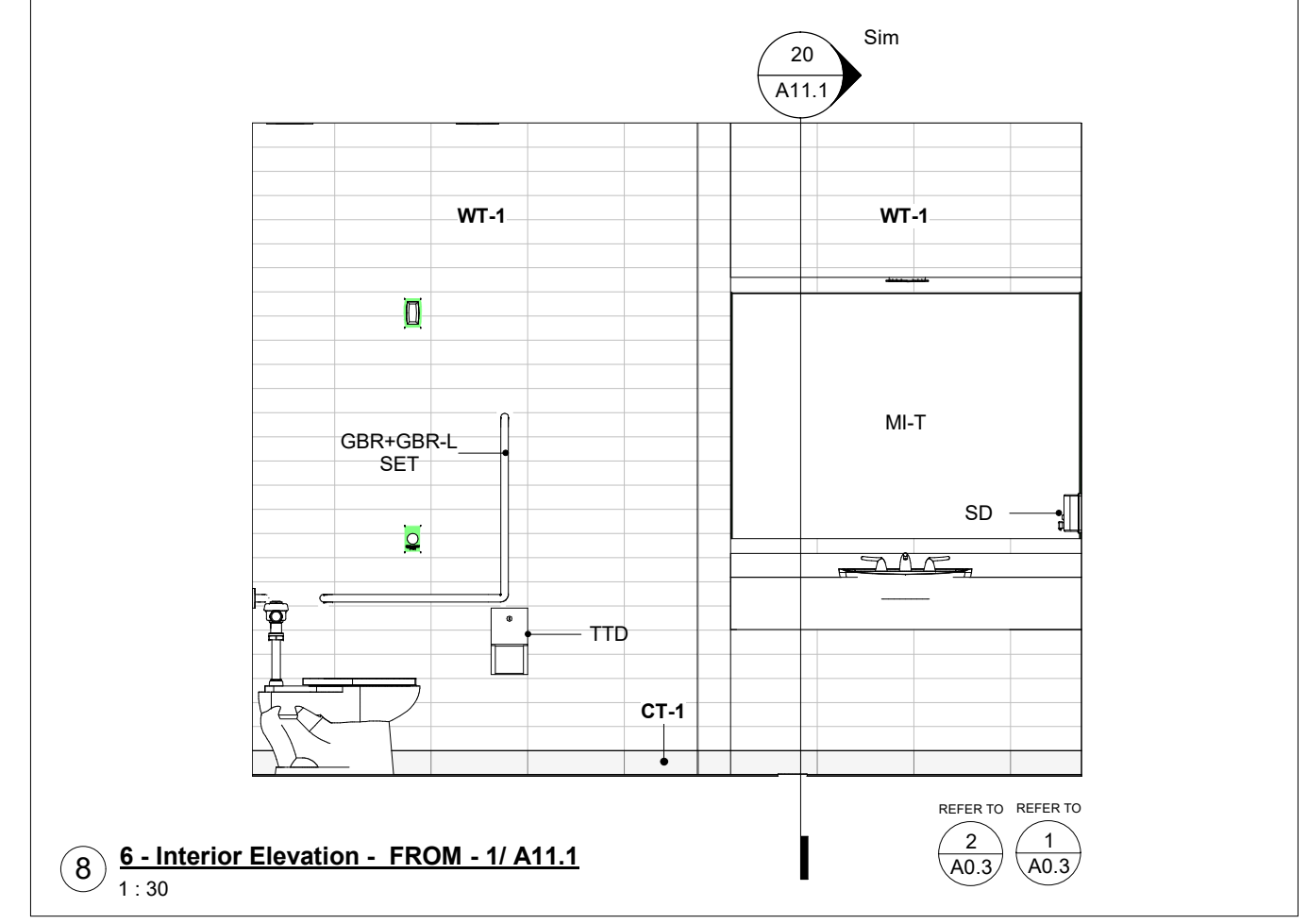
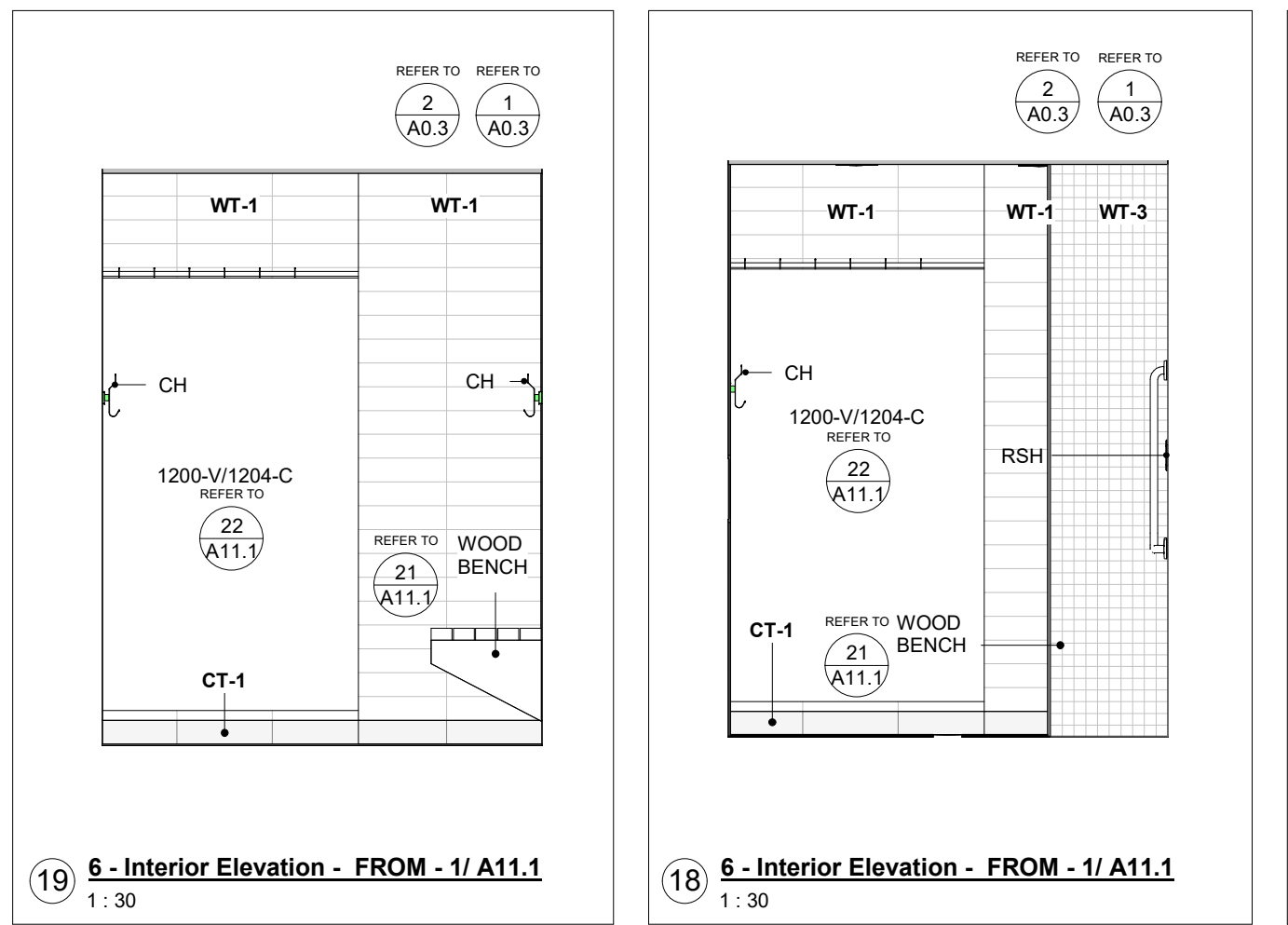
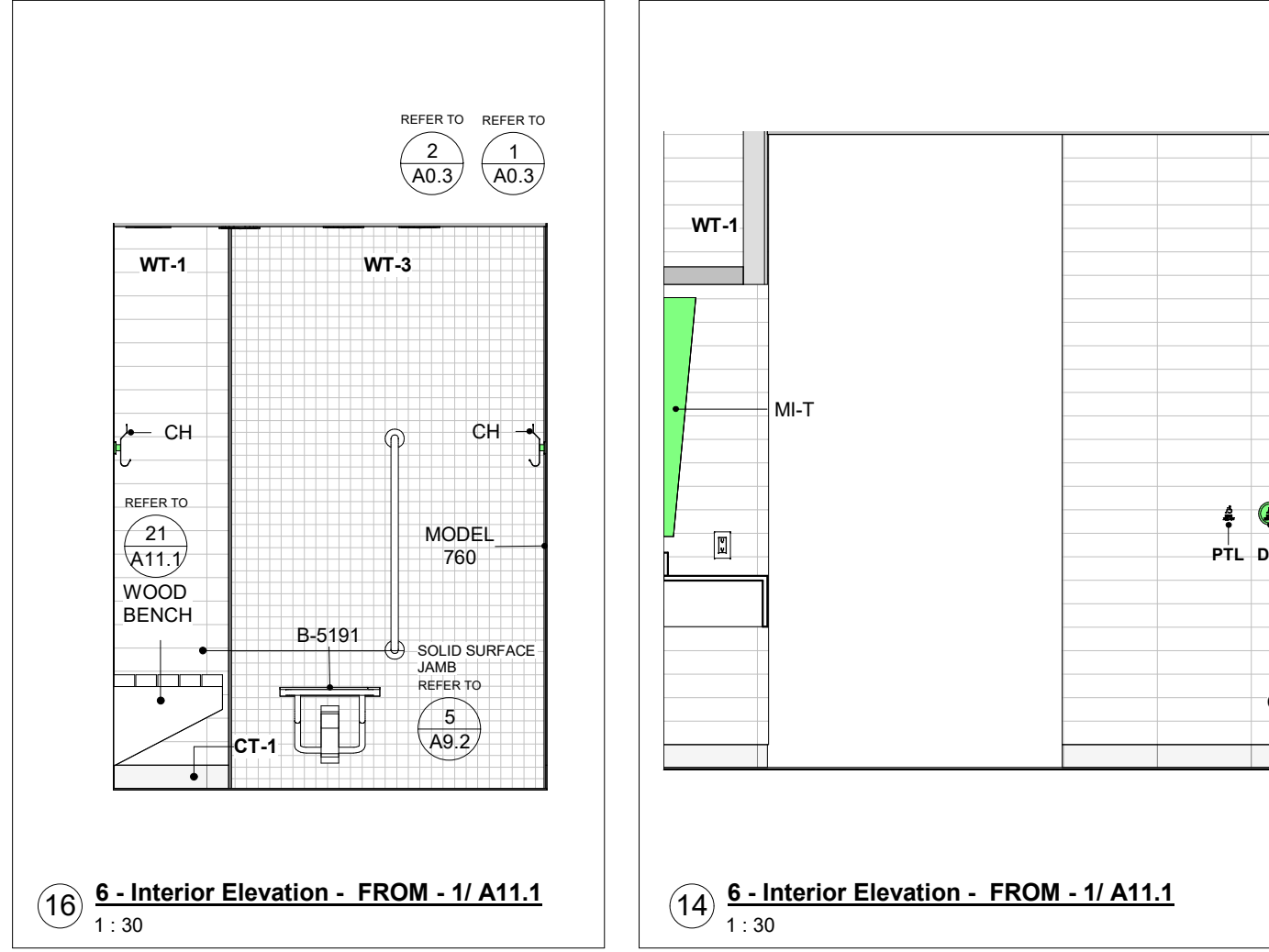
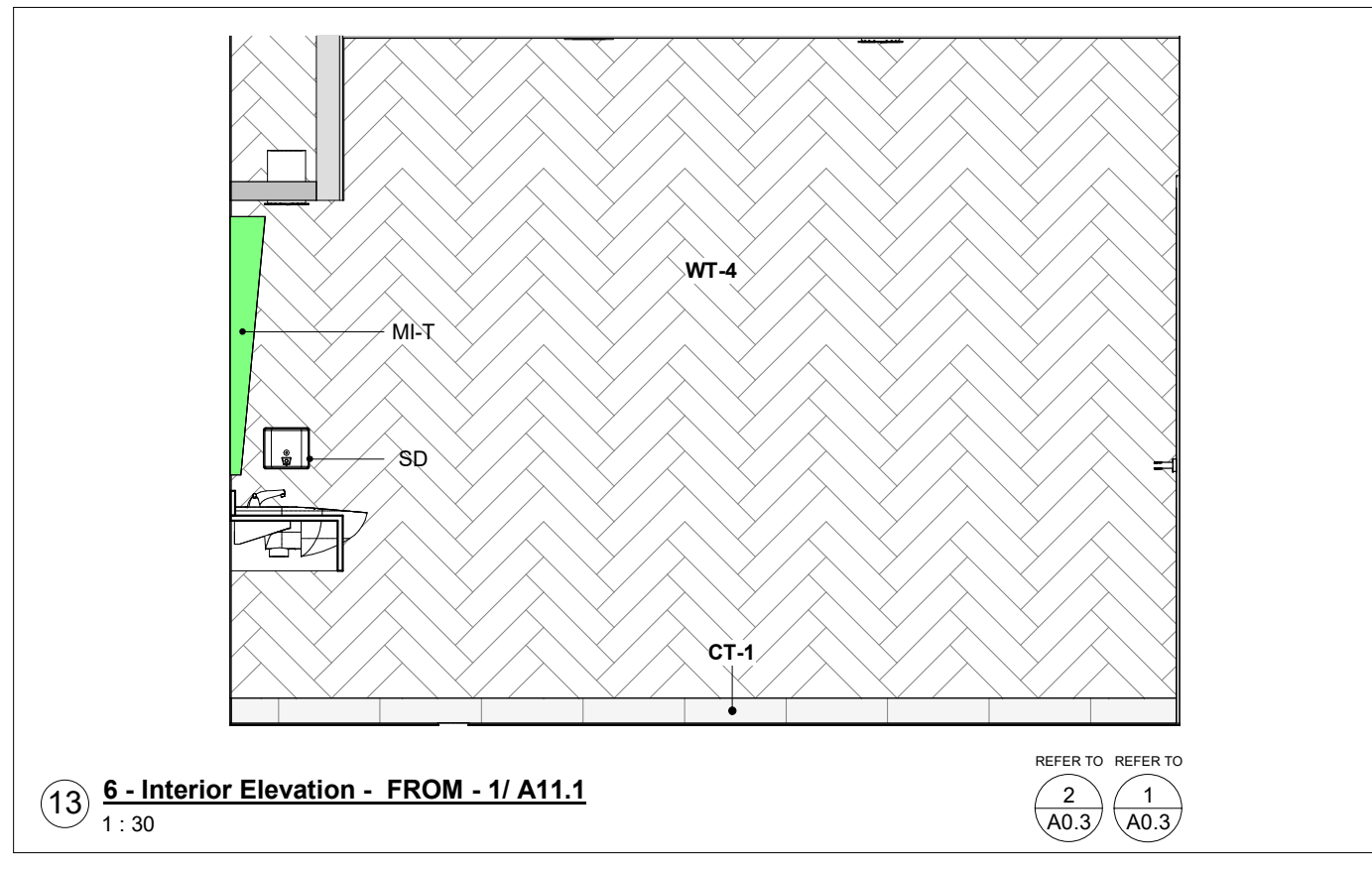
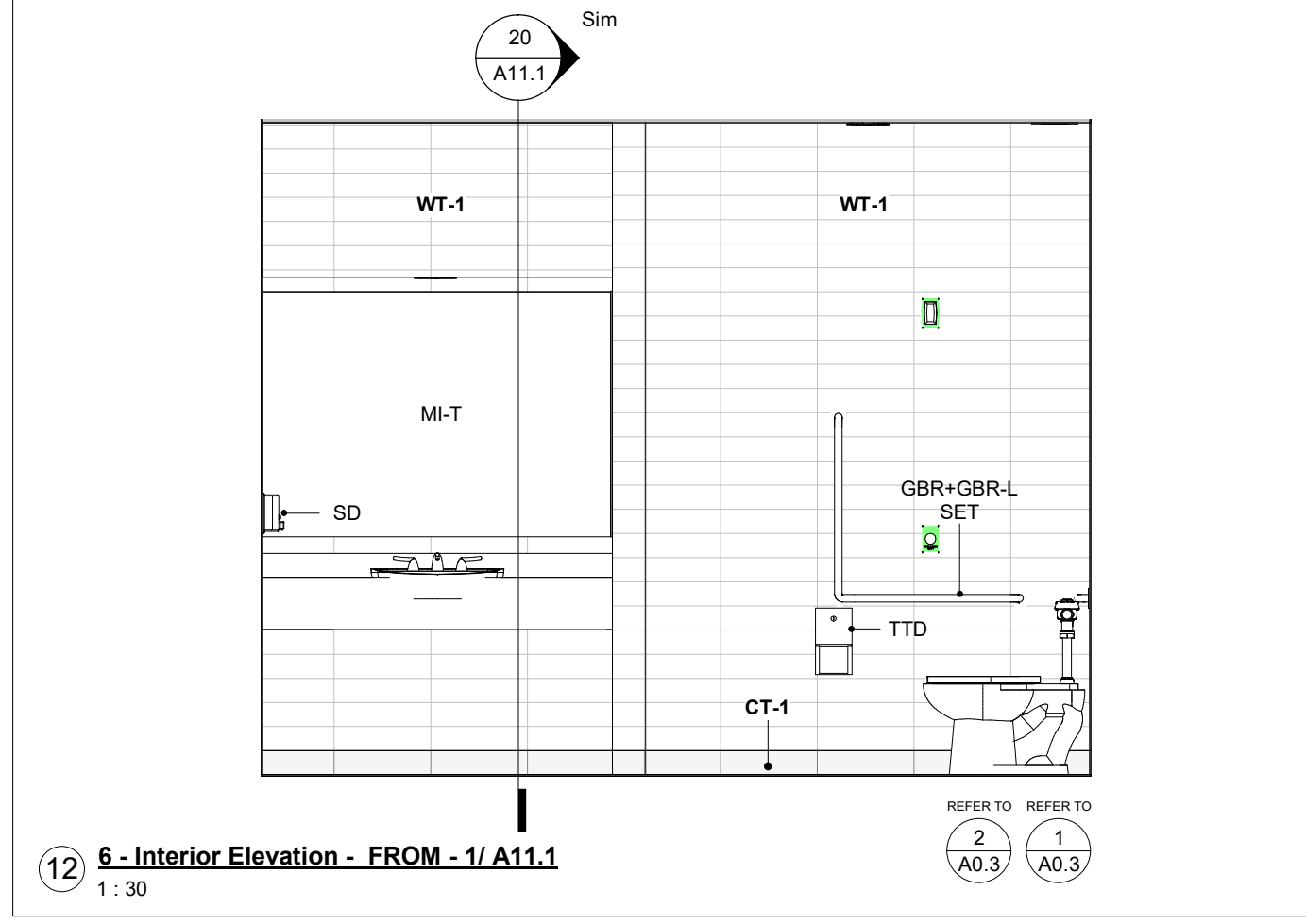
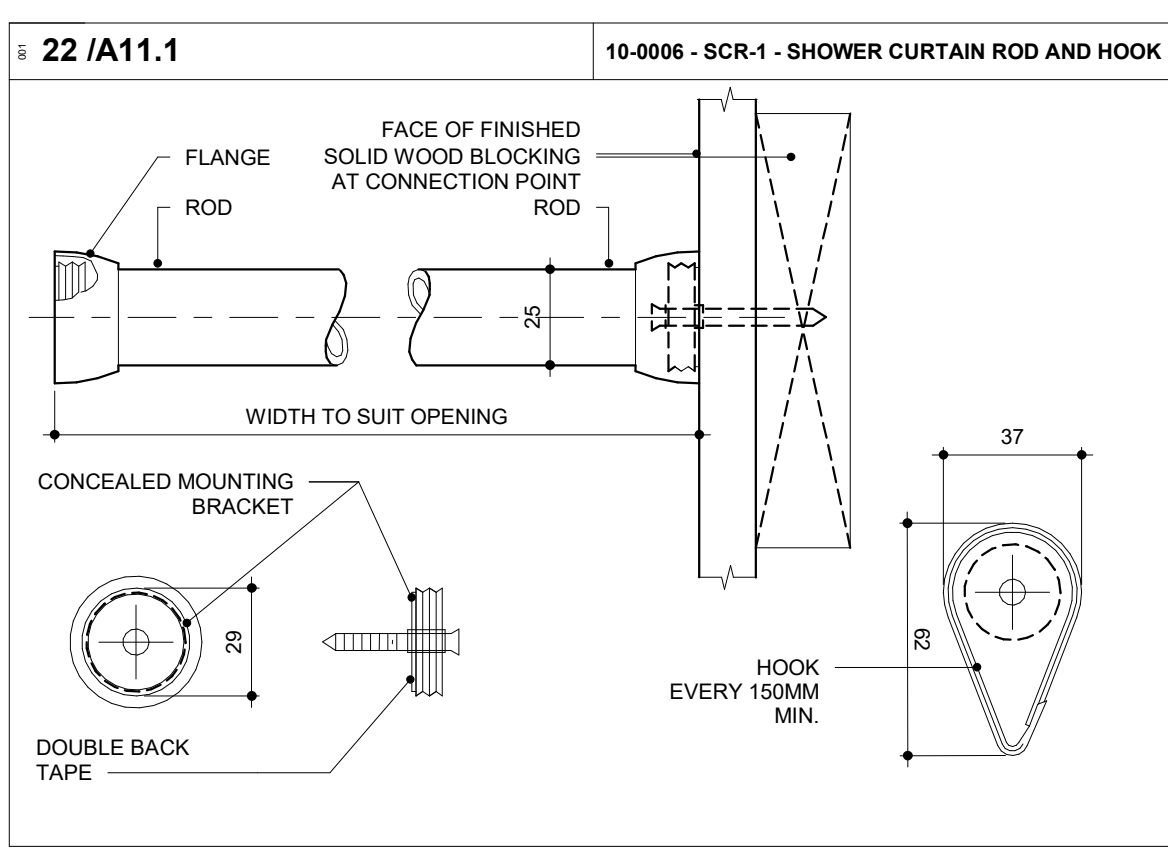
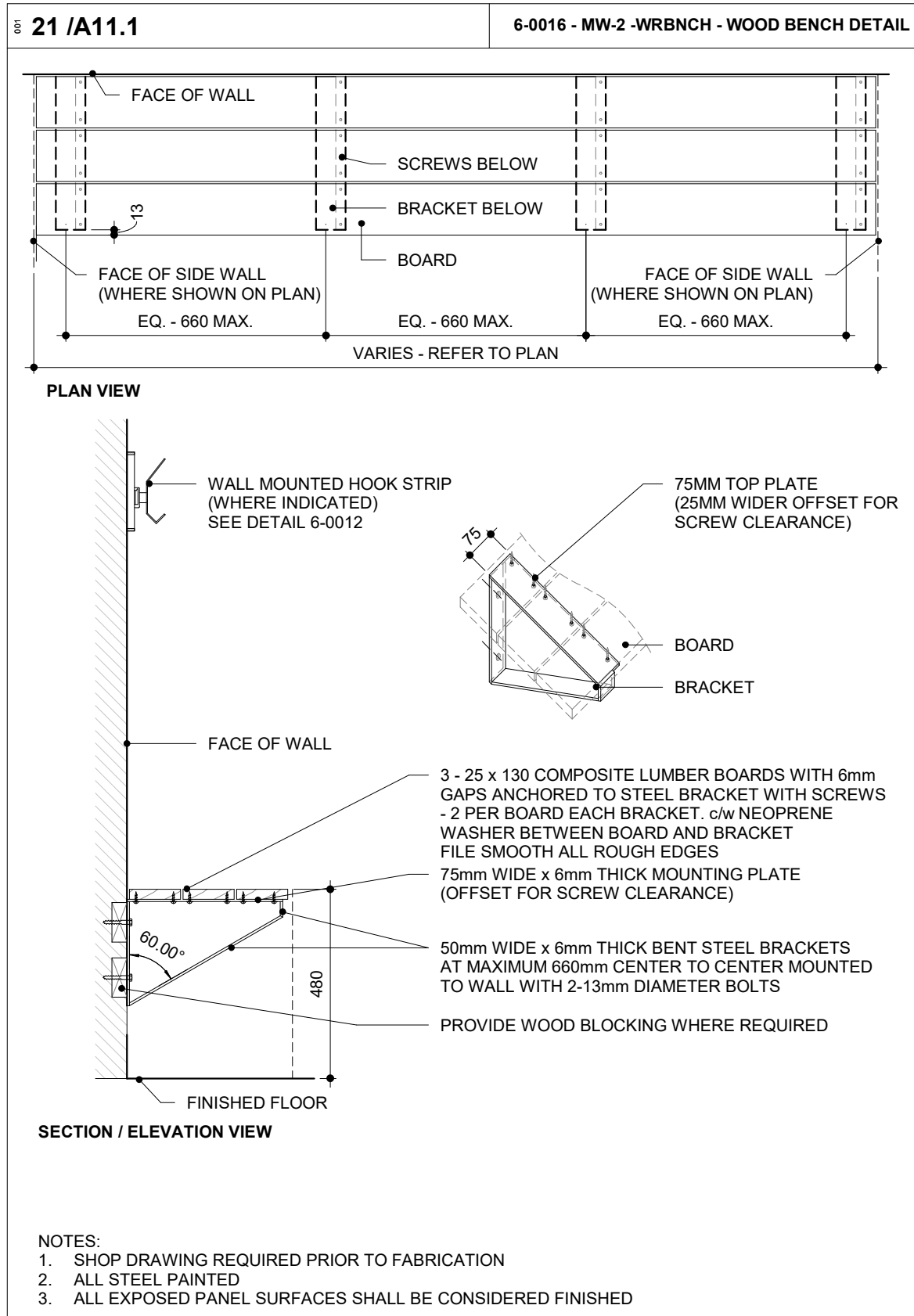
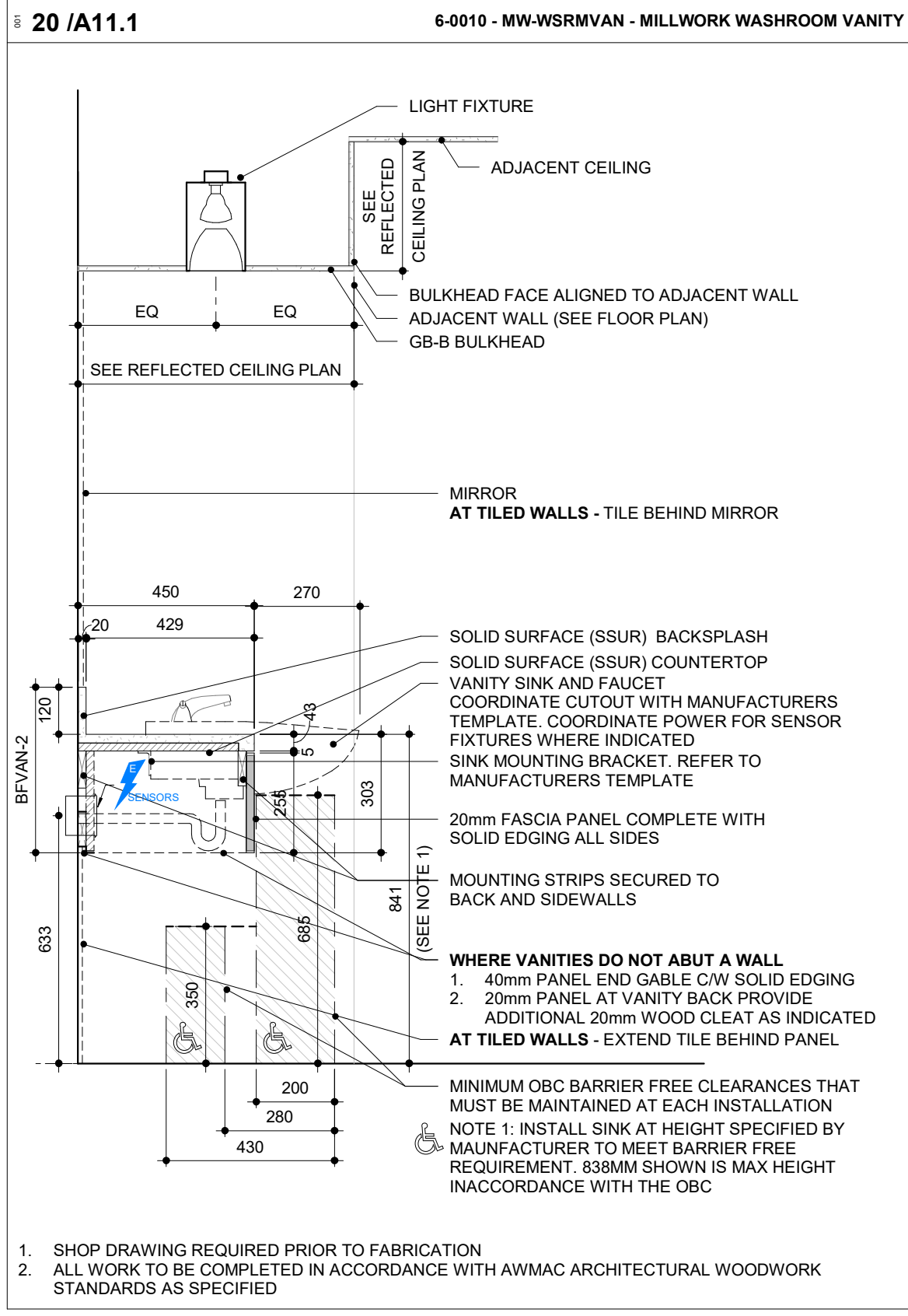
SCALE: As indicated
DRAWN BY: SL / AA / VL

DWG STATUS: IFC

PROJECT No.: 1903

DRAWING No.: A10.1
REVISION: 21

2023-07-12 1:27:01 PM



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

53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

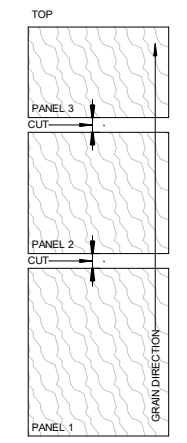
PROJECT: YORK REGION PRS #32
CLIENT: YORK REGION
ARCHITECT: THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5
PROFESSIONAL SEAL: [Blank]

DWG TITLE: WASHROOM PLAN AND ELEVATIONS
ORIENTATION: TRUE NORTH, CONSTRUCTION NORTH
DATE: 2020-11-30
SCALE: As indicated
DRAWN BY: SL / AA / VL
DWG STATUS: IFC
PROJECT No: 1903
DRAWING No: A11.1
REVISION: 21

2023-07-12 1:27:05 PM

MILLWORK PANEL SCHEDULE table with columns for material (MP00-MP18) and manufacturer (ME) details.

NOTATION ON DRAWINGS: CF (MATERIAL), CB (MATERIAL), TK or VA (MATERIAL), CP (HANDLE).



- MILLWORK PANEL NOTES: 1. PANELS THAT HAVE A VISIBLE GRAIN... 2. WHERE MULTIPLE PANELS ARE STACKED...

CABINET PULL SCHEDULE table with columns for pull type (126-638) and material (ME).

FINISHES: CH - CHROME, BN - BRUSHED NICKEL. NOTE: ALL HARDWARE SHALL BE RICHELIEU OR EQUIVALENT.

- FOR DRAWERS DESIGNATED AS FILE DRAWERS: CABINETS 450-600MM IN WIDTH - PROVIDE ONE (1) ADJUSTABLE HANGING FILE FRAME... 3. STAINLESS STEEL ROD TYPE DOOR & DRAWER HANDLES...

*NOTE: FILE FRAMES AND FILEBARS SHALL BE SUPPLIED BY LONG LIFE LTD., 407 BIRCHMOUNT ROAD, SCARBOROUGH, ON OR EQUIVALENT.

SCHEDULE - ARCHITECTURAL WOODWORK

Table with columns: MODEL, DIMENSIONS, MATERIALS, HARDWARE, HINGES, DRAWER SLIDE, SHELF SUPPORTS, MOUNT, POWER, VALENCE LIGHTING, COMMENTS, COUNT.

Table listing room types like I.T. ROOM, UNIVERSAL WASHROOM, VEHICLE BAY, WRITE-UP ROOM with their respective dimensions and materials.

SCHEDULE - COUNTERTOPS

Table with columns: MODEL, DIMENSIONS, MATERIALS, HARDWARE, HINGES, DRAWER SLIDE, SHELF SUPPORTS, MOUNT, POWER, VALENCE LIGHTING, COMMENTS, COUNT.

- 1. ALL ARCHITECTURAL WOODWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMAC) MANUAL - CURRENT EDITION.

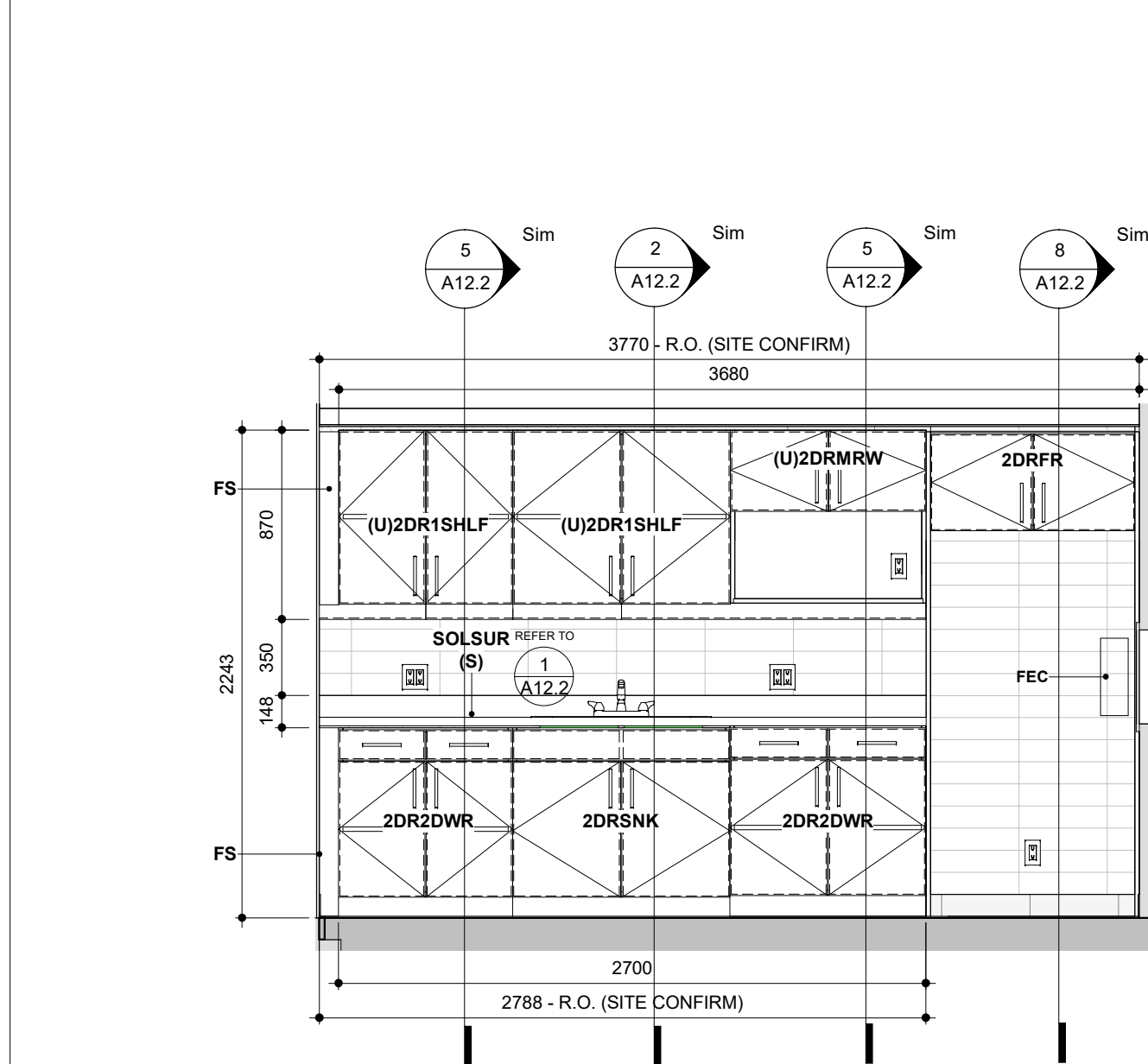
CABINET CONSTRUCTION: TOPS, EXPOSED ENDS, BOTTOMS - JOINED IN ACCORDANCE WITH CUSTOM GRADE METHODS.

DRAWER CONSTRUCTION: FRONTS, SIDES BOTTOMS - JOINED IN ACCORDANCE WITH CUSTOM GRADE METHODS.

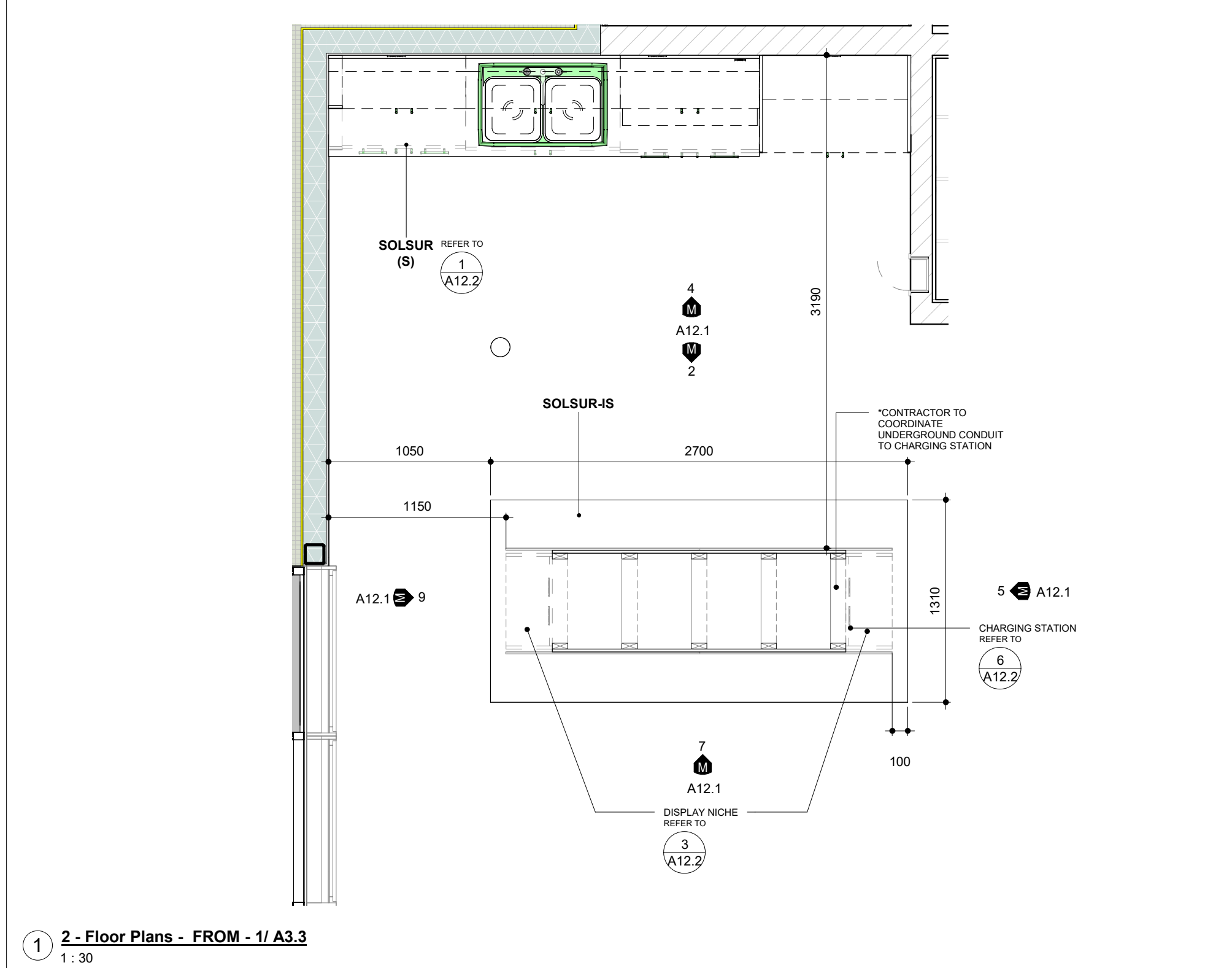
ABBREVIATIONS: CF - CABINET FACES, CB - CABINET BODY, TK - TOE KICK (LOWER CABINETS ONLY), VA - VALENCE (UPPER CABINETS ONLY), CP - CABINET PULLS.

MILLWORK LEGEND: ON DETAIL DRAWINGS, THE FOLLOWING PARTS ARE INDICATED BY PATTERNS: EP - EXPOSED PARTS, SEP - SEMI-EXPOSED PARTS, CS - CONCEALED SURFACES.

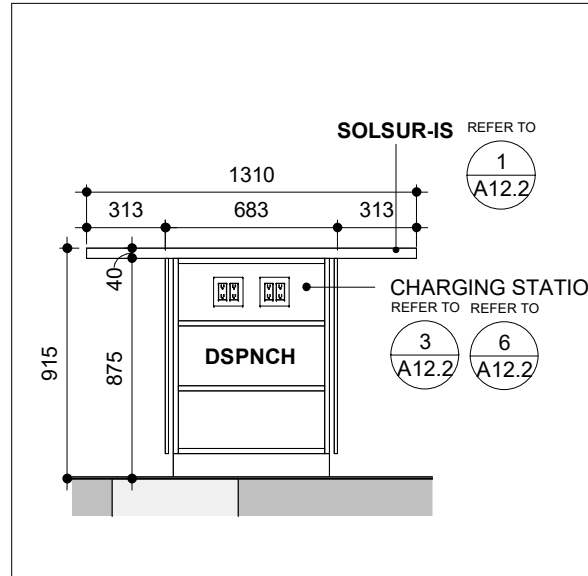
PART NOMINAL THICKNESSES (UNLESS NOTED OTHERWISE): END (GABLES), DIVISIONS, FIXED SHELVES, BOTTOMS, TOPS FACE FRAMES, RAILS, TOEKICKS, CABINET BASES, VALENCES.



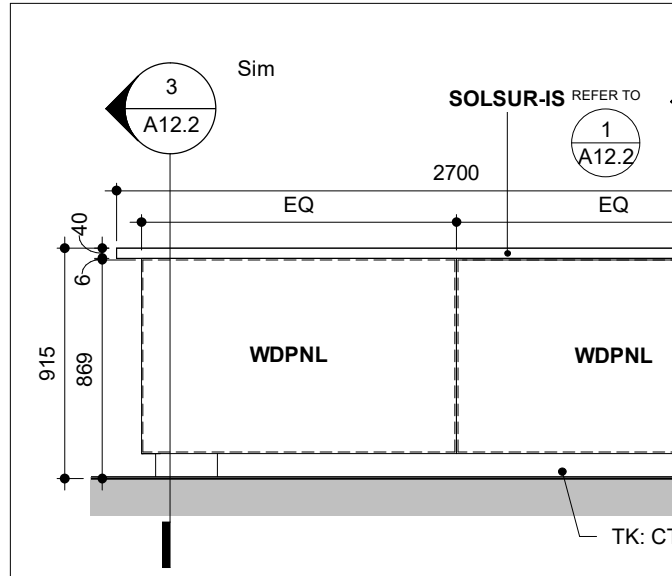
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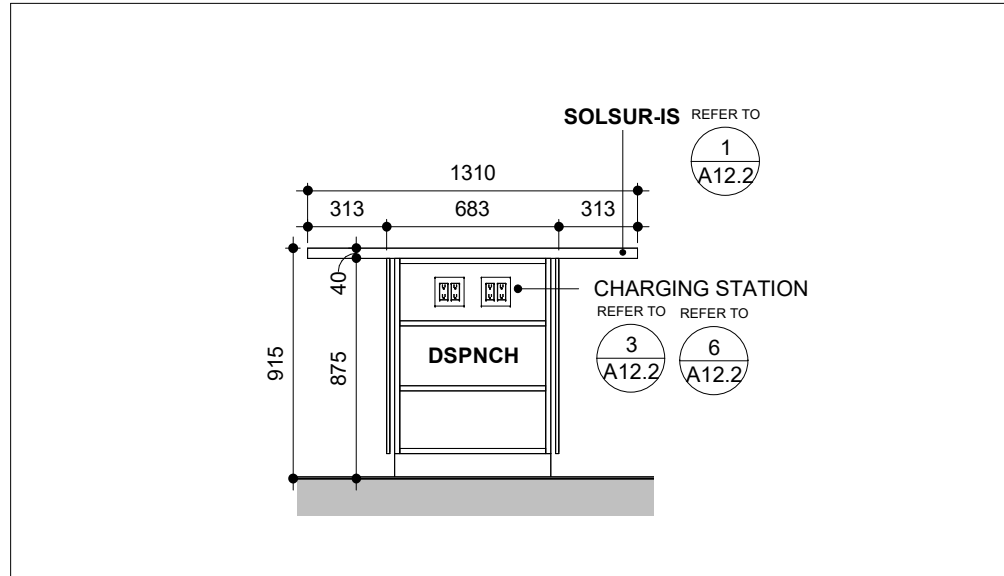
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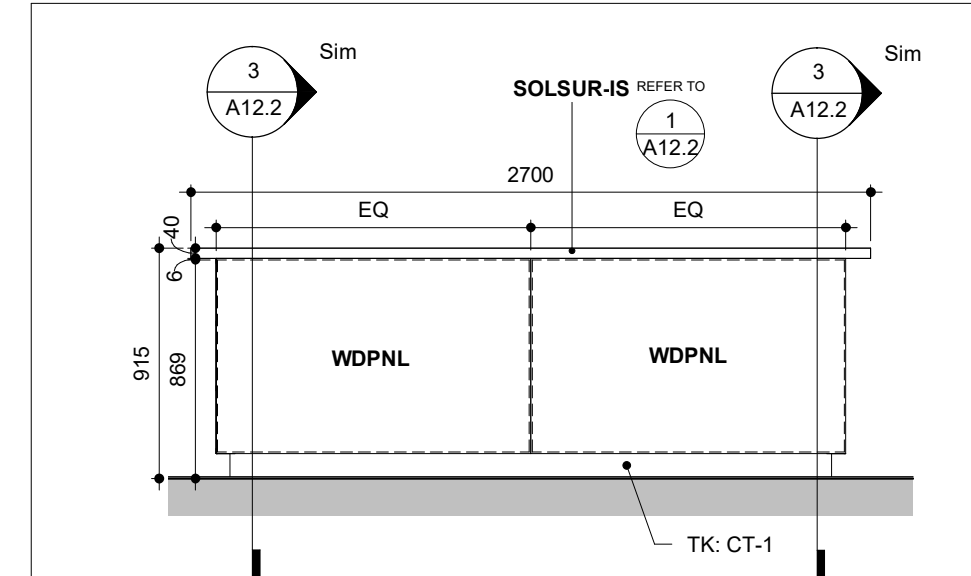
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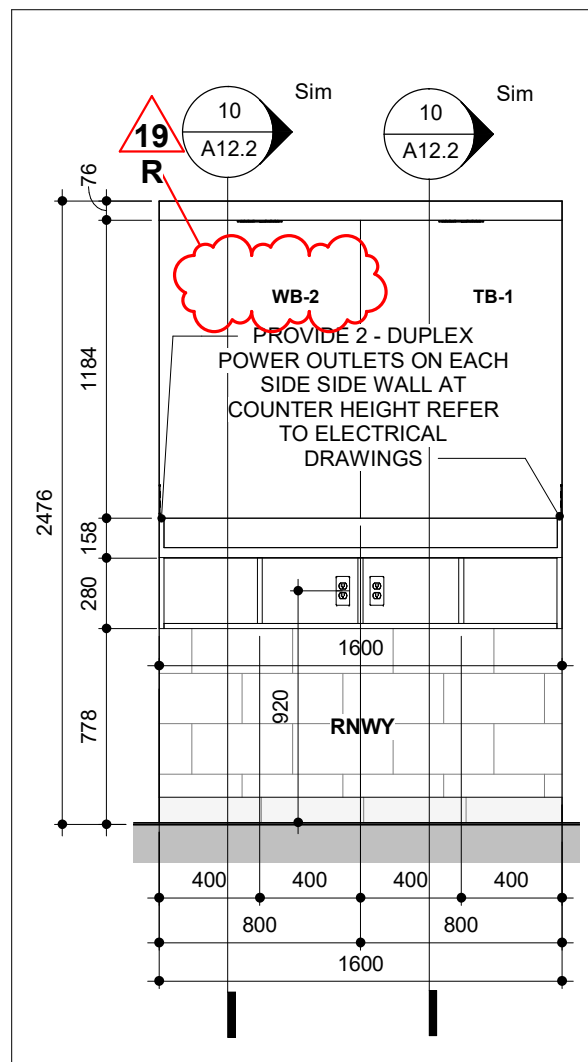
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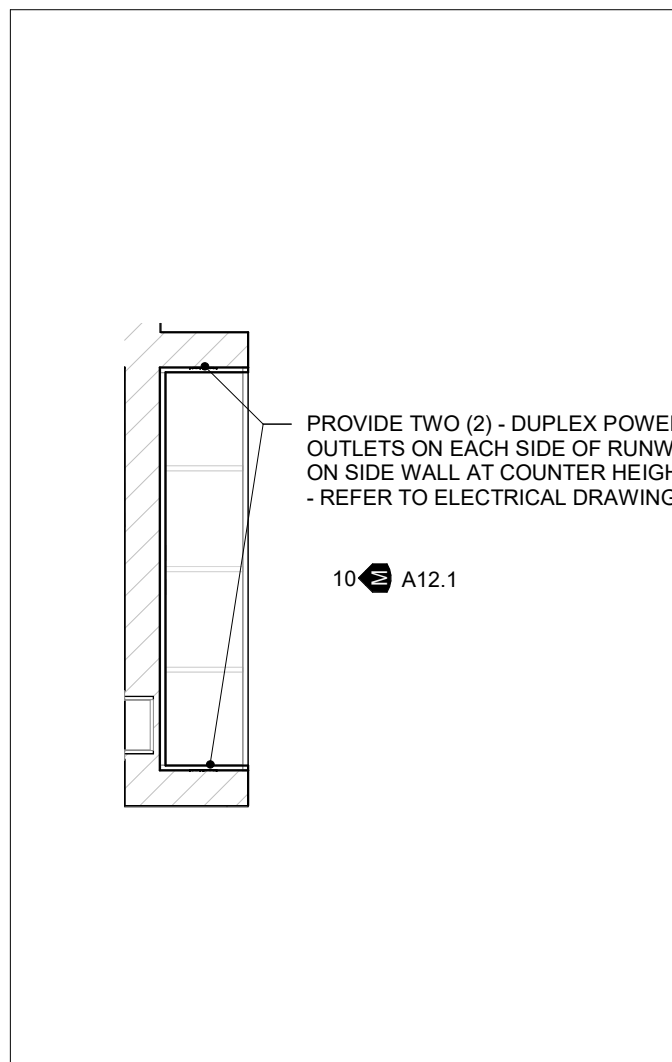
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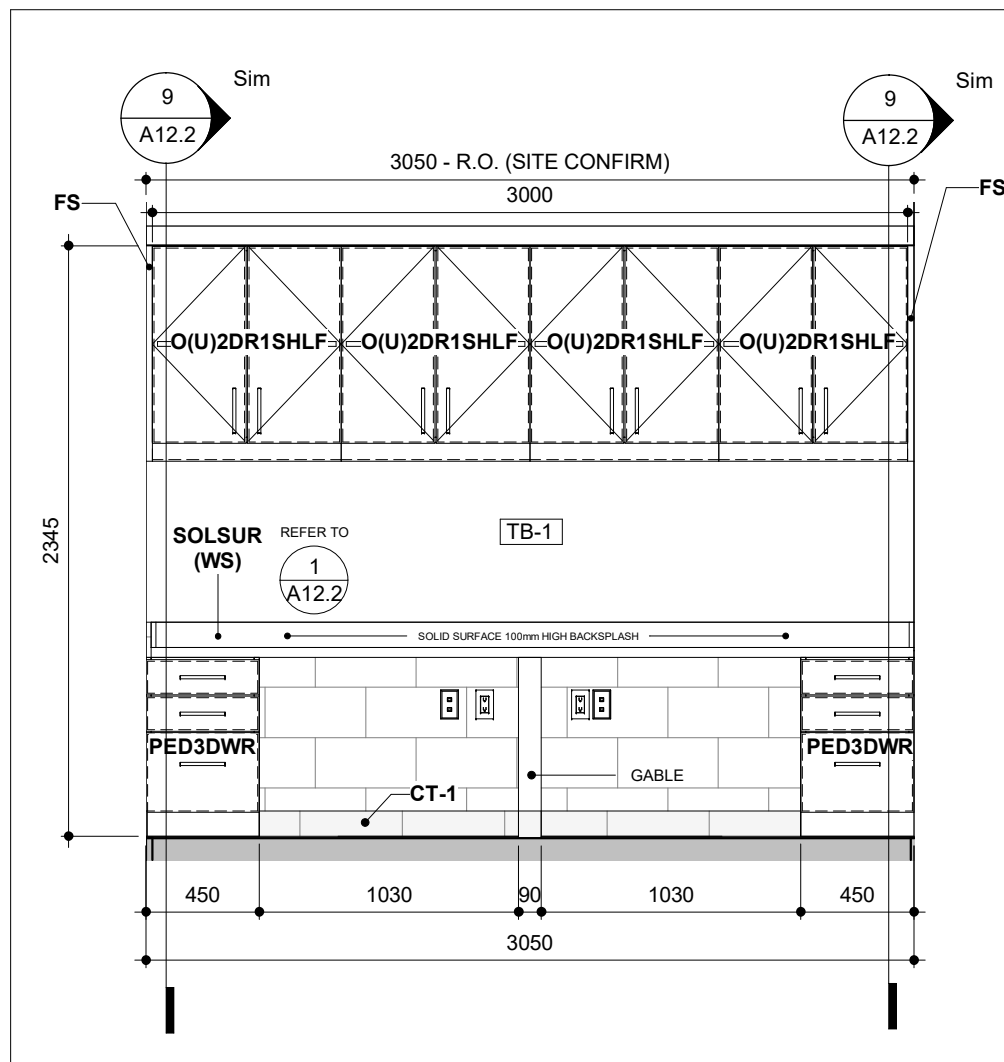
5 - Millwork Elevation - FROM - 1/ A12.1 1:30



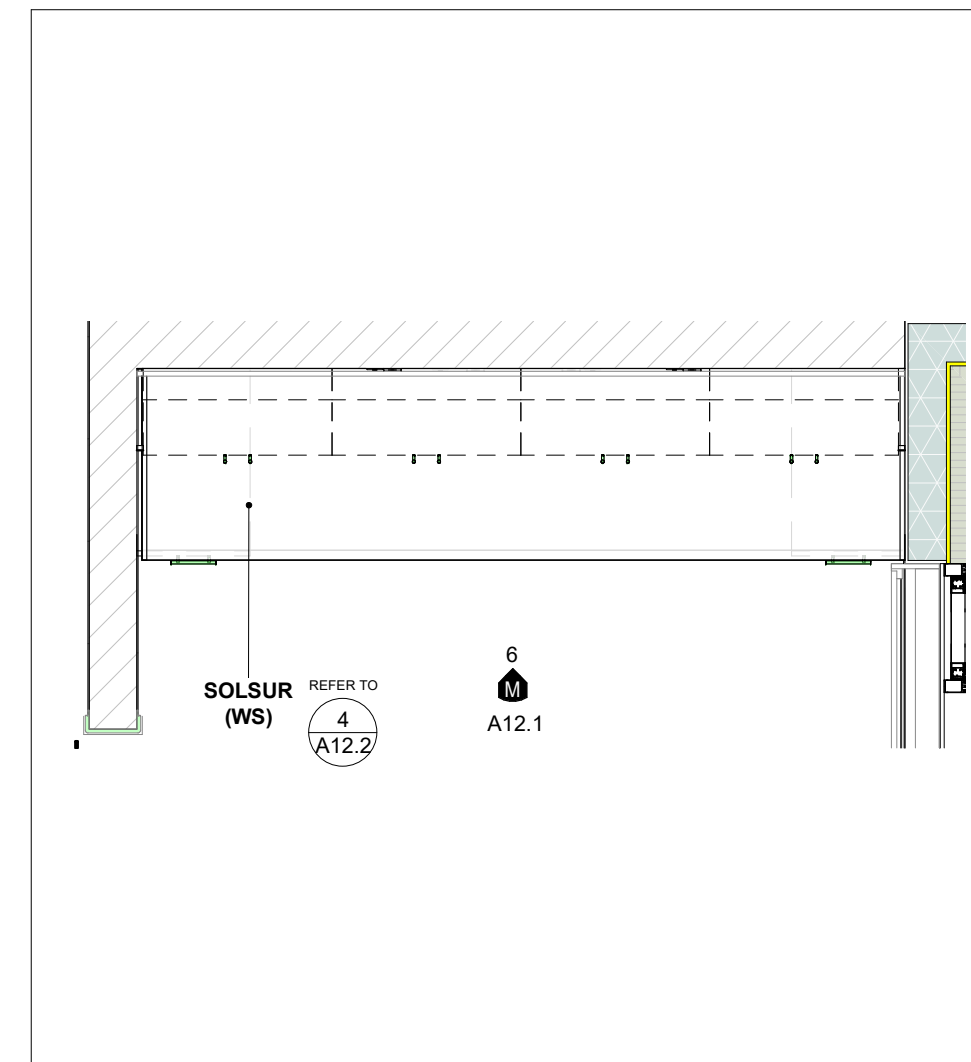
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2 - Floor Plans - FROM - 1/ A3.3 1:30



5 - Millwork Elevation - FROM - 3/ A12.1 1:30



2 - Floor Plans - FROM - 1/ A3.3 1:30

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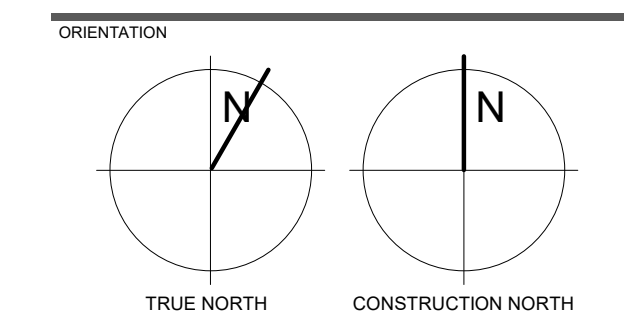
ISSUE OR REVISION table with columns: NO., ISSUED FOR, DATE.

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

CLIENT: THOMASBROWNARCHITECTS, 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5.

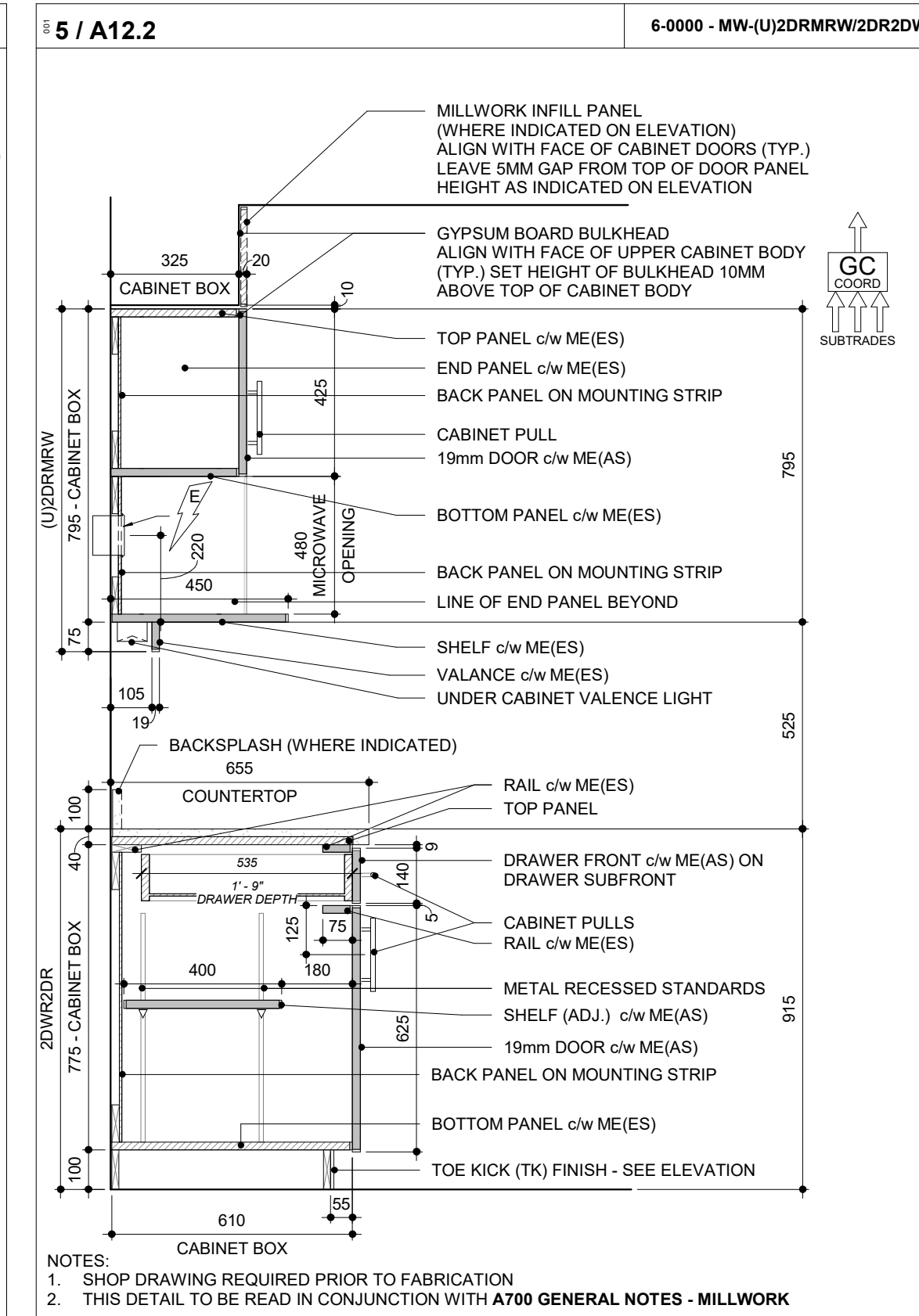
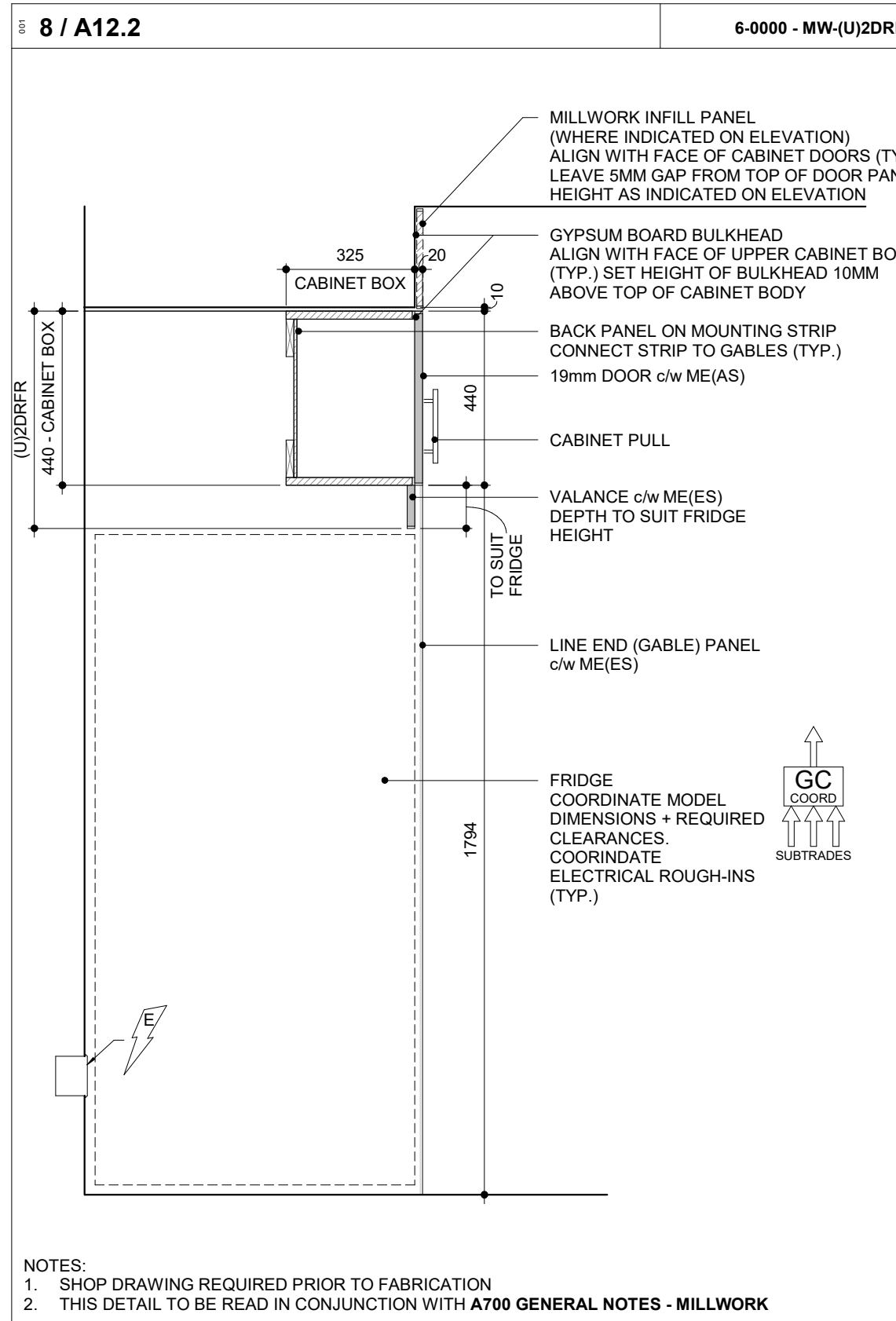
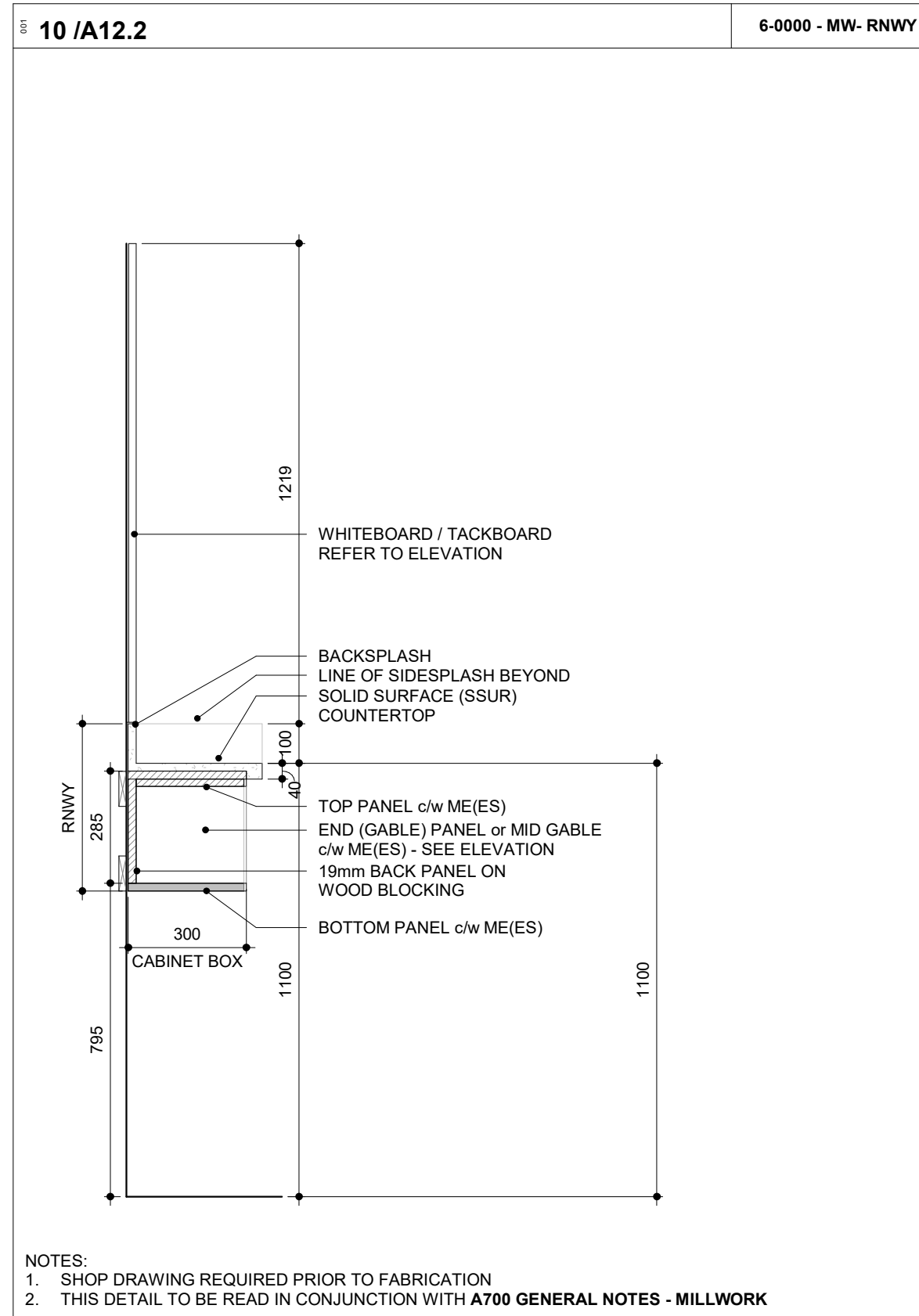
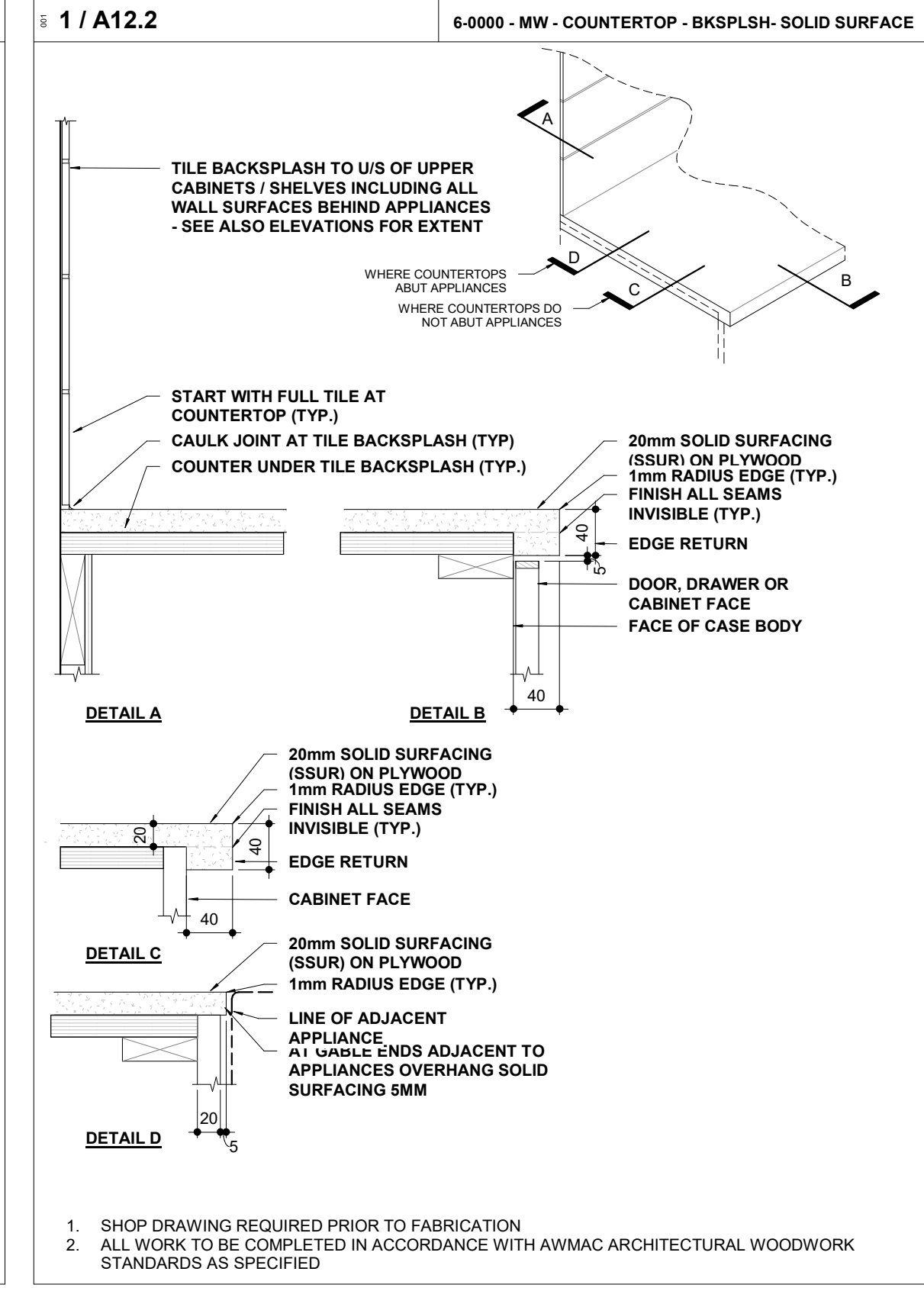
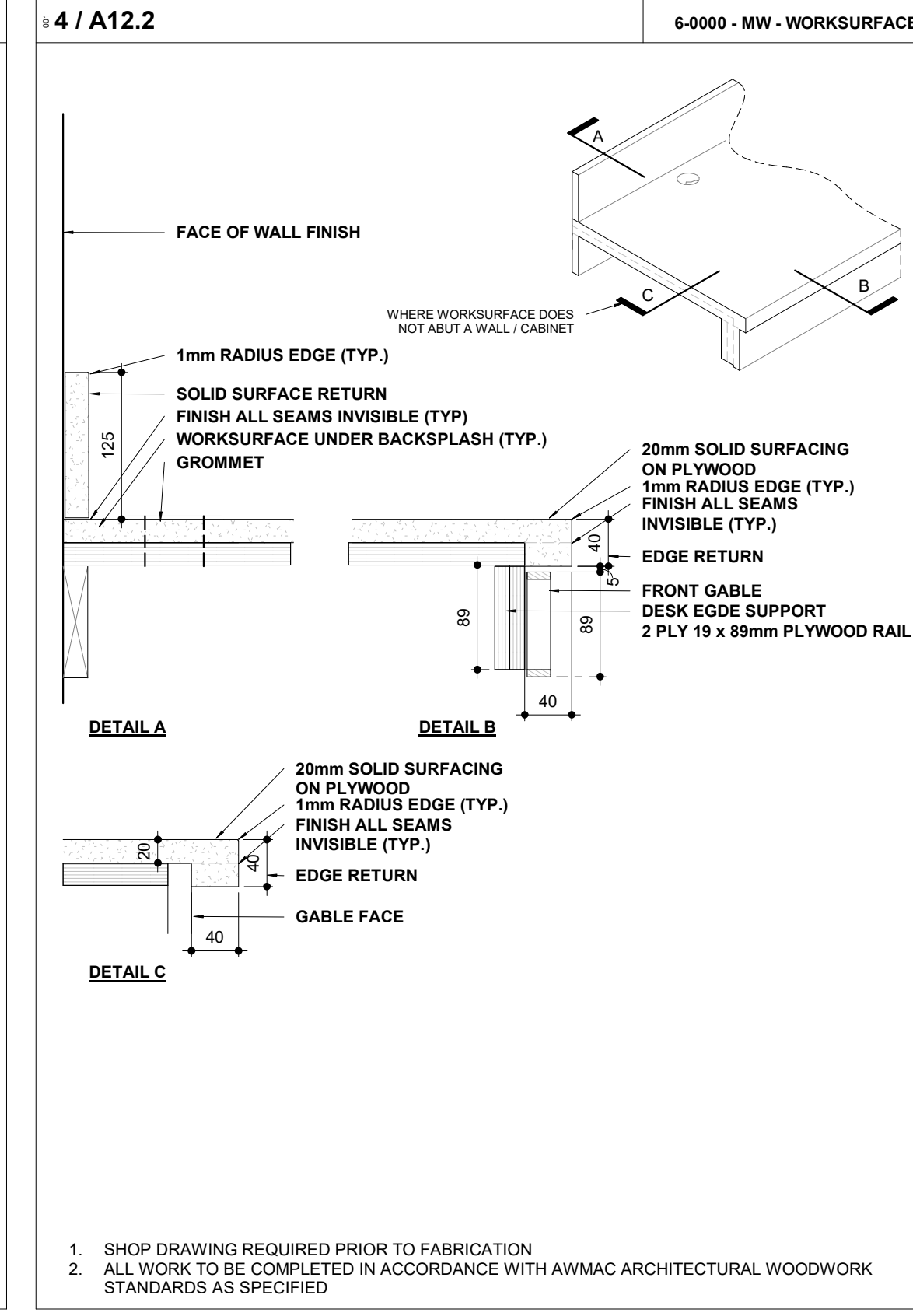
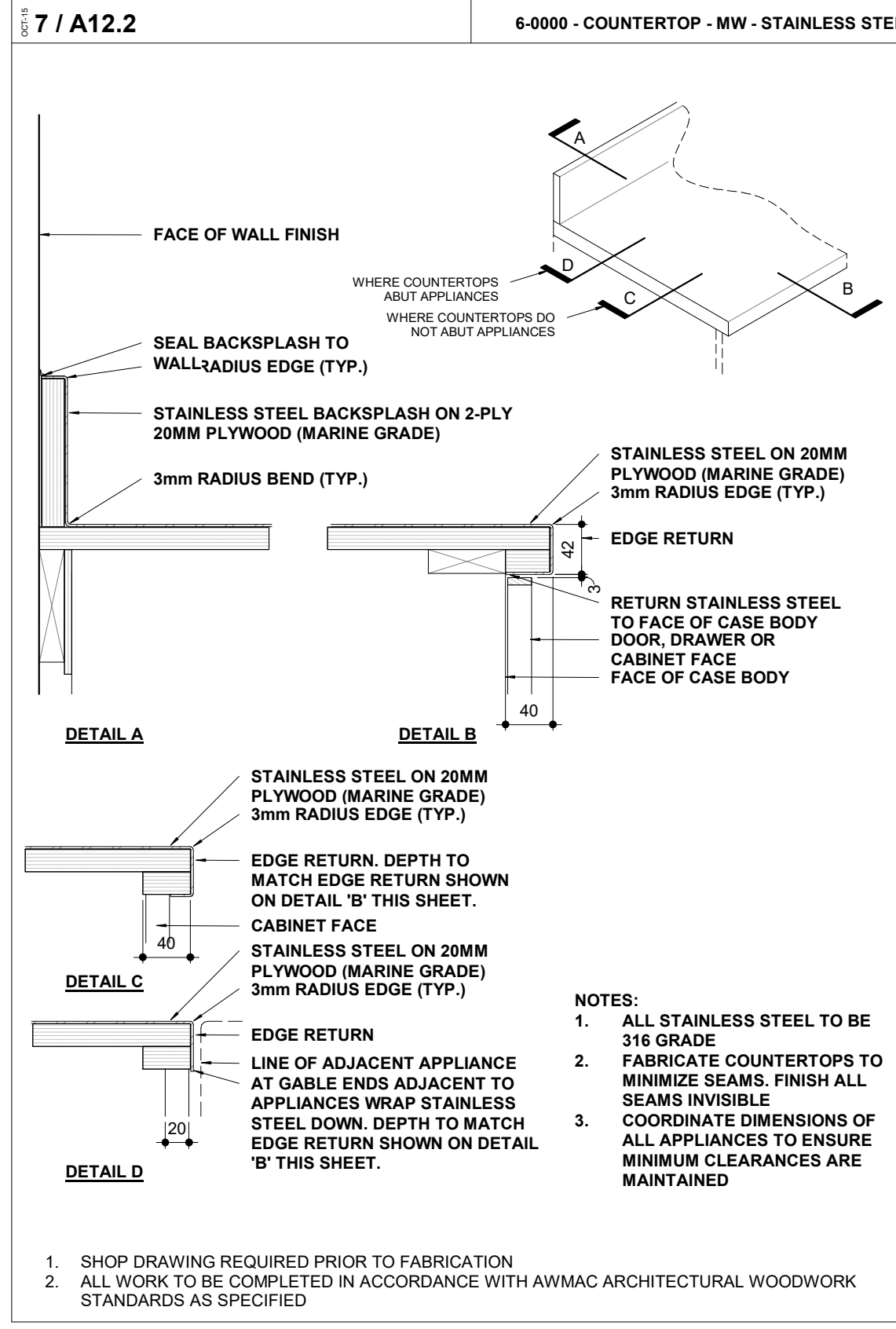
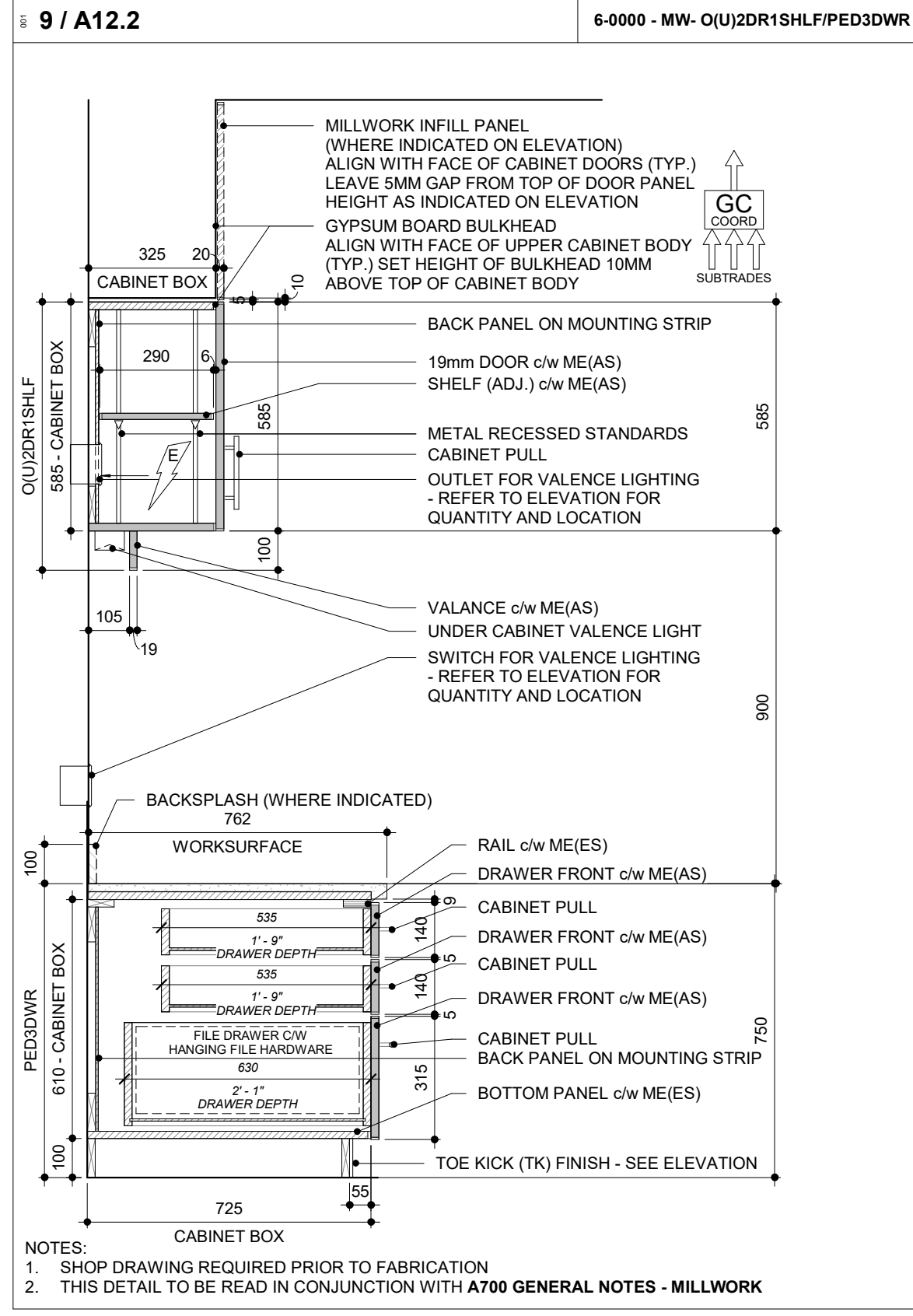
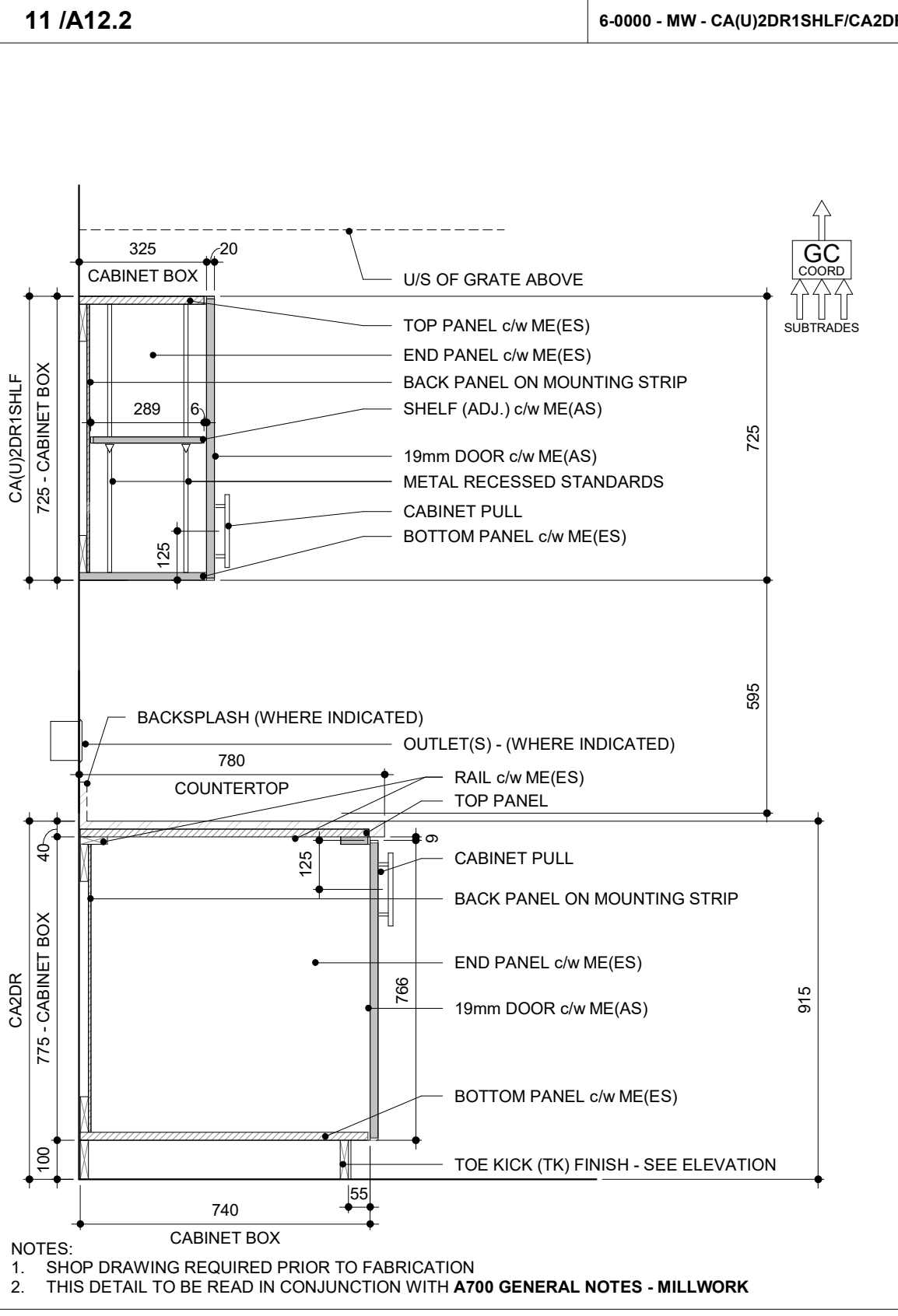
PROFESSIONAL SEAL

MILLWORK PLANS, ELEVATIONS, AND DETAILS



DATE: 2020-11-30, SCALE: As indicated, DRAWN BY: SL / AA / VL, PROJECT No.: 1903, DRAWING No.: A12.1, REVISION: 21.

2023-07-12 1:27:07 PM



THIS SET OF DOCUMENTS IS ISSUED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER IN ORDER TO FACILITATE THE WORK. THE FOR CONSTRUCTION SET OF DOCUMENTS DOES NOT REPLACE THE TENDER SET OF DOCUMENTS ON WHICH THE CONSTRUCTION CONTRACT IS BASED. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TENDER SET OF DOCUMENTS AND THIS FOR CONSTRUCTION SET, THE TENDER SET (INCLUDING OF ADDENDA) SHALL GOVERN. THE ISSUE OF THIS FOR CONSTRUCTION SET DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS OR RESPONSIBILITIES UNDER THE CONTRACT. THE FOR CONSTRUCTION SET OF DOCUMENTS IS INTENDED ONLY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR.

NO.	ISSUED FOR	DATE
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
16	IFT	2022-12-16
21	IFC	2023-07-12

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

PROJECT:
CLIENT:
ARCHITECT:
THOMASBROWNARCHITECTS
107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

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

PROFESSIONAL SEAL

DWG TITLE:
MILLWORK DETAILS

DATE: 2020-11-30
SCALE: As indicated
DRAWN BY: SL / AA / VL
DWG STATUS: IFC
PROJECT NO: 1903
DRAWING NO: A12.2
REVISION: 21

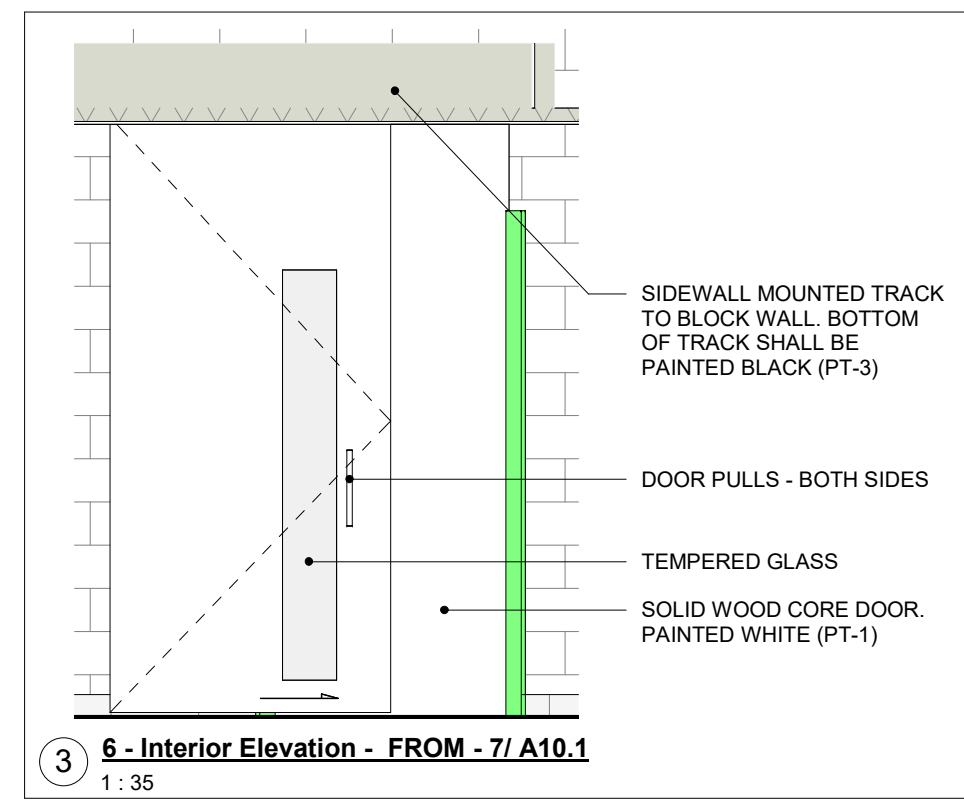
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DOOR HARDWARE SCHEDULE

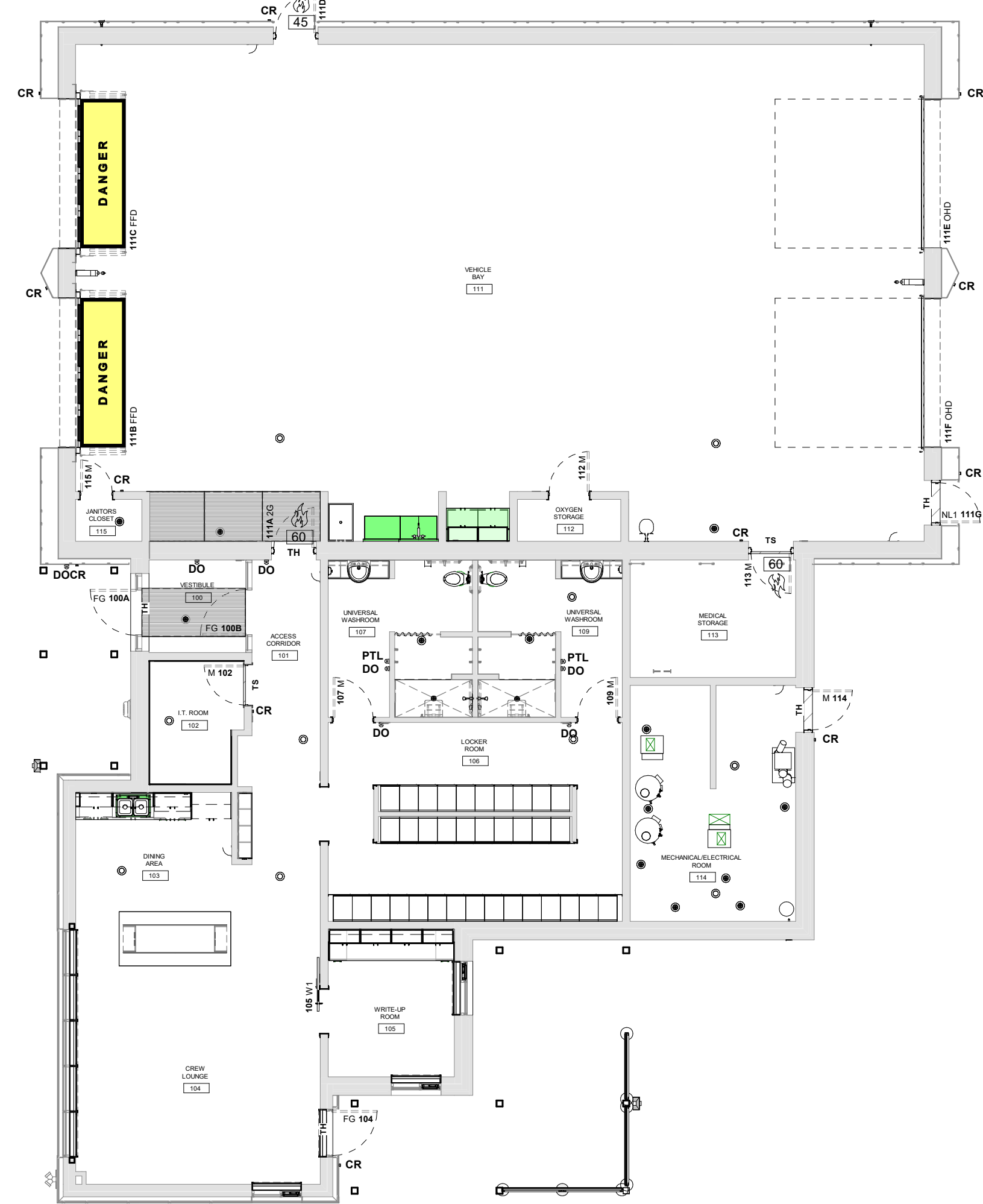
Table with columns: No., FROM, TO, DIRECTION, OPENING (WIDTH, HEIGHT, RO WIDTH, RO HEIGHT), DOOR AND FRAME ASSEMBLY (DOOR TYPE, THICKNESS, MATERIAL, FINISH, INSULATION, GLAZING, LOUVER, FRAME TYPE, MATERIAL, FINISH), FIRE REQ., OPERATION, SECURITY, ACCESSORIES, LOCKSET FUNCTION, COMMENTS.

DOOR QUANTITIES BY DOOR TYPE

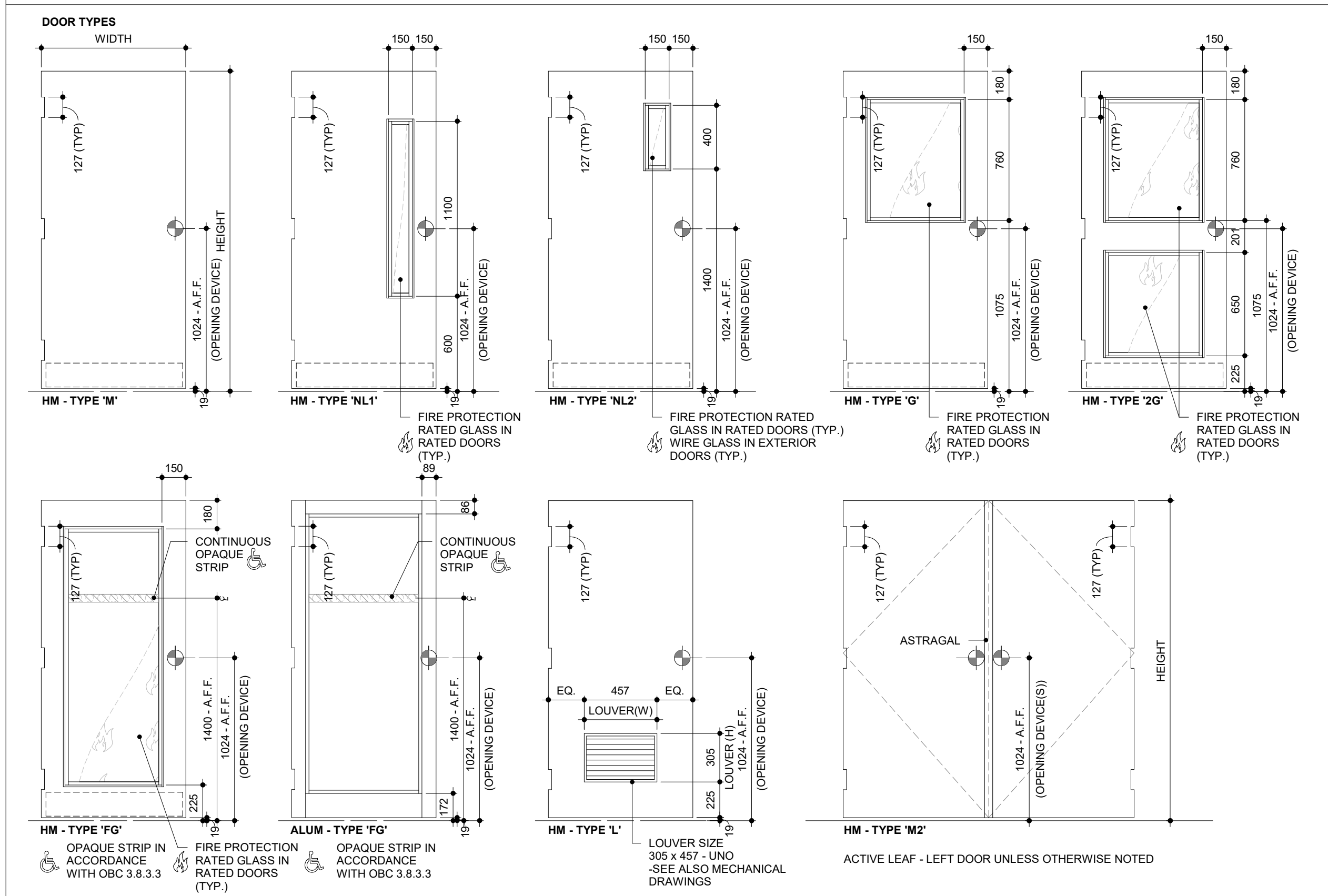
Table with columns: TYPE, MATERIAL, QUANTITY. Includes rows for 2G, FG, M, NL1, W1 and a Grand total of 14.



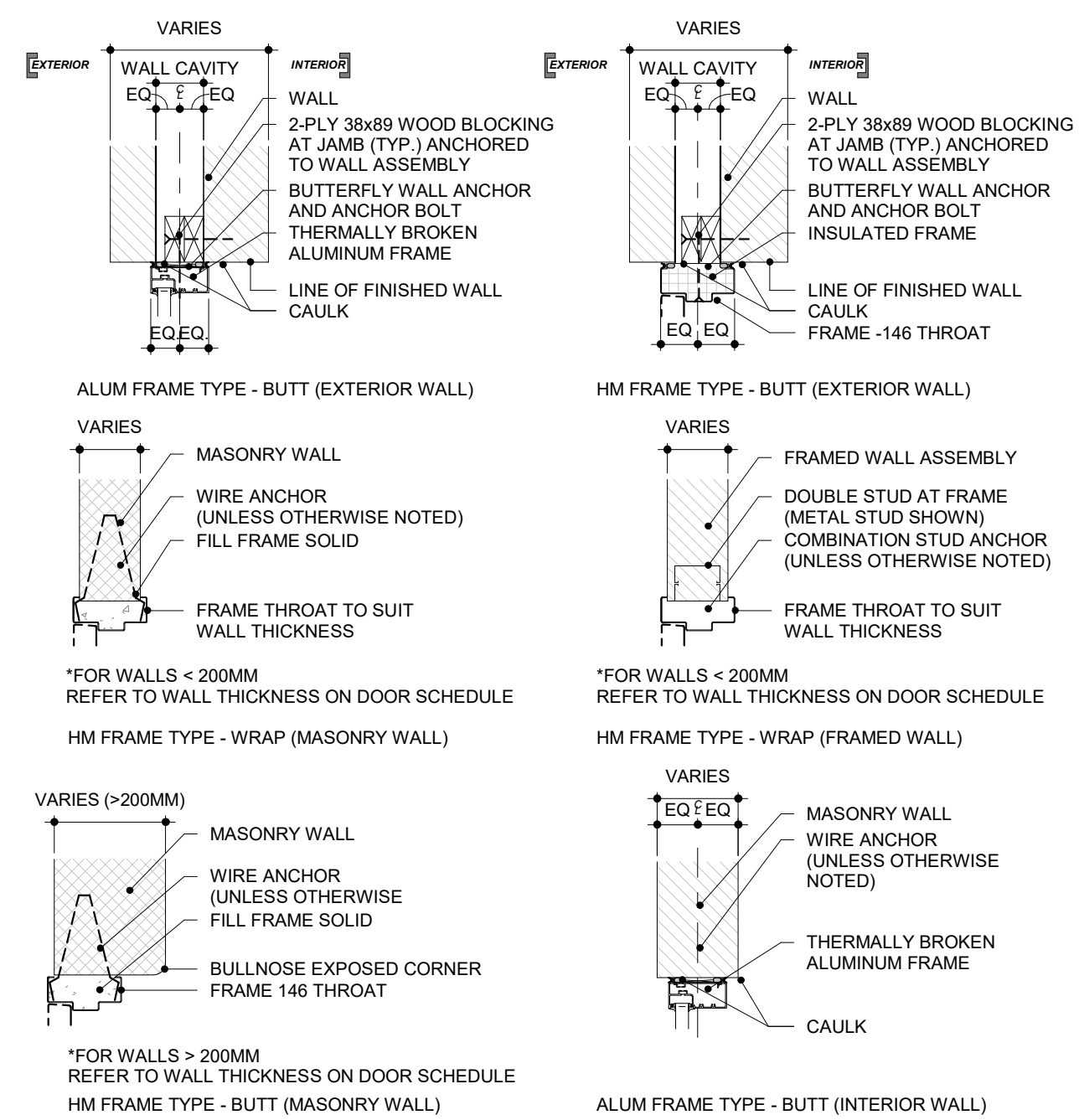
1 GROUND FLOOR PLAN - DOOR SCHEDULE KEY PLAN



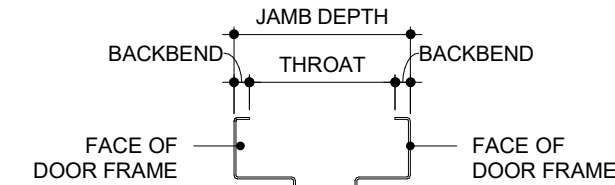
2 / A13.1



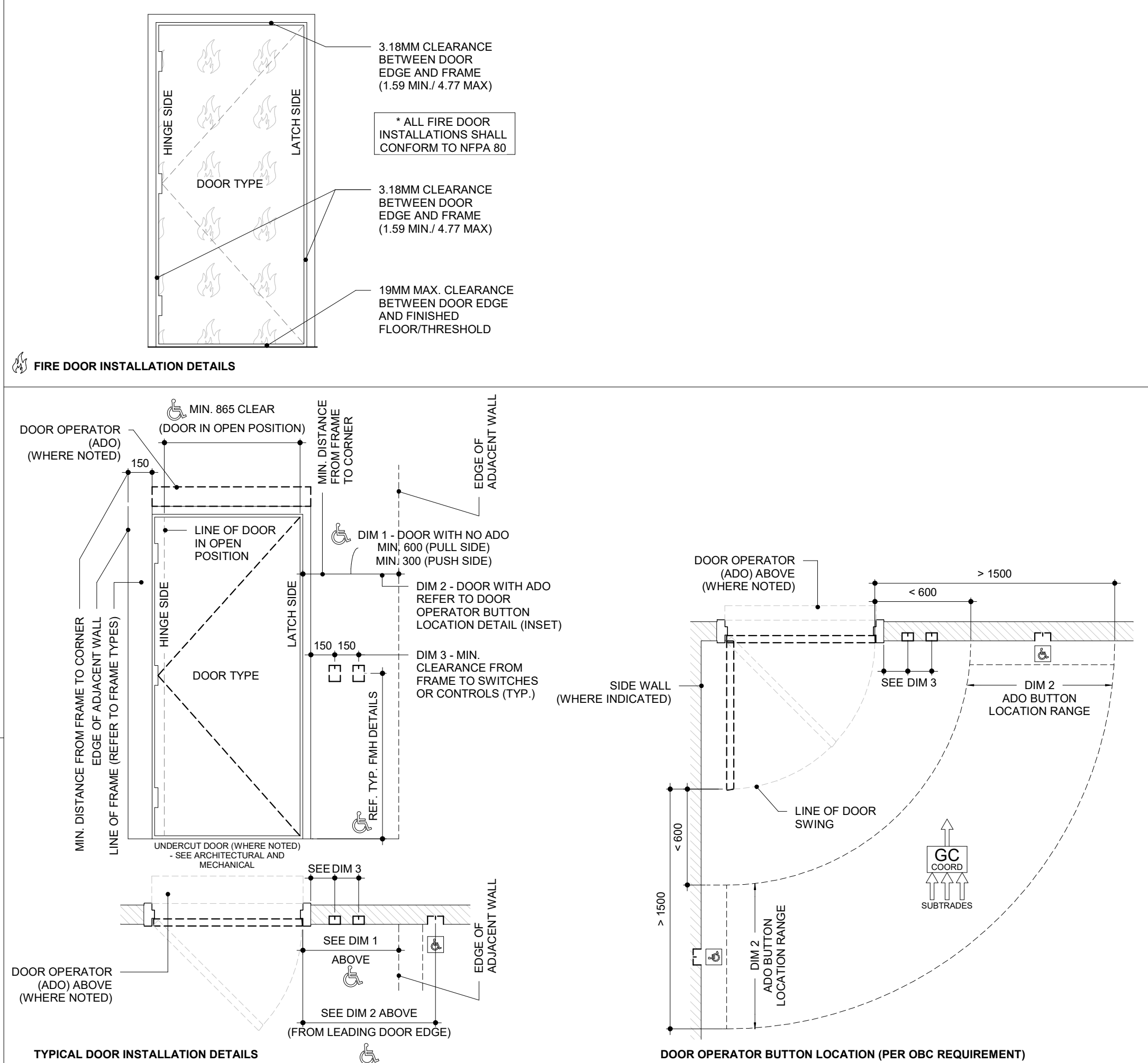
FRAME TYPES



HM FRAME DEFINITIONS



- NOTES: 1. SHOP DRAWING REQUIRED PRIOR TO FABRICATION... 2. DOOR AND FRAME MATERIAL - REFER TO SCHEDULE... 3. ALL DOORS AND FRAMES IN RATED ASSEMBLIES SHALL BE APPROPRIATELY LABELLED... 4. CAULK AND PAINT ALL EXPOSED EDGES OF DOORS AND FRAMES... 5. UNDERCUT DOORS WHERE INDICATED ON DRAWINGS... 6. REFER TO MECHANICAL DRAWINGS FOR LOUVER SIZES IN TYPE 'L' DOORS... 7. ALL LITES IN EXTERIOR DOORS SHALL BE SEALED AND THERMALLY BROKEN... 8. ALL EXTERIOR DOOR FRAMES SHALL BE FILLED WITH CLOSED CELL FOAM INSULATION (JAMBS AND HEAD)... 9. ALL EXTERIOR DOORS SHALL BE COMPLETELY WEATHERSTRIPPED AND GASKETED... 10. ALL EXTERIOR DOORS SHALL HAVE A PREFABRICATED ALUMINUM THRESHOLD... 11. CAULK FRAME TO FLOOR AT EXPOSED CONCRETE FLOOR FINISHES... 12. PROVIDE DOOR BUMPERS ON ALL STEEL FRAMES



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ISSUE OR REVISION table with columns: NO., ISSUED FOR, DATE. Includes rows for 30% SUBMISSION, 60% SUBMISSION, 90% SUBMISSION, DOOR HARDWARE SCHEDULE REVIEW, BUILDING PERMIT, 95% SUBMISSION, IFC, and IFC.

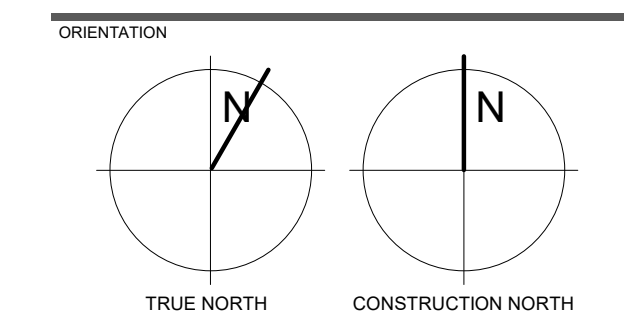
PROJECT: YORK REGION PRS #32 RFTC-604-22-10 53 JACOB KEFFER PARKWAY, CITY OF VAUGHAN

CLIENT

ARCHITECT THOMAS BROWN ARCHITECTS 107 SPADINA AVENUE, SUITE 500 | TORONTO ONTARIO | M5T 2C5

PROFESSIONAL SEAL

DOOR FINISH SCHEDULE



DATE 2020-11-30 SCALE As indicated DRAWN BY SL / AA / VL DWG STATUS: IFC PROJECT NO. 1903 DRAWING NO. A13.1 REVISION 21