Phase 1 Shelter Renovation

25 Canterbury Place, Toronto, Ontario

PRIME CONSULTANT
STRUCTURAL ENGINEER
BUILDING ENVELOPE CONSULTANT

rjc Creative Thinking Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca

ARCHITECT

LGA architectural partners

LGA Architectural Partners
Architect
lga-ap.com
tel 416-203-7600
310 Spadina Avenue, Suite 100B
Toronto, ON M5T 2E8 Canada

MECHANICAL ENGINEER
ELECTRICAL ENGINEER

HIDI

HIDI Group
Mechanical and Electrical Engineers
hidi.com
tel 416-364-2100
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada

LIST OF DRAWINGS :

ARCHITECTURAL:

A000 COVER SHEET
A001 OBC MATRIX AND FIRE SEPARATION DRAWINGS
A002 ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS
A003 DOOR, CURTAIN WALL & SCREEN SCHEDULE
A010 SITE PLAN
A050 DEMO–BASEMENT FLOOR PLAN
A051 DEMO–GROUND FLOOR 1
A052 DEMO–GROUND FLOOR 2 & MEZZANINE PLANS
A053 DEMO–SECOND FLOOR
A060 DEMO–REFLECTED CEILING PLANS
A070 DEMO–SECTIONS
A100 BASEMENT FLOOR PLAN
A101 GROUND FLOOR 1 PLAN
A102 GROUND FLOOR 2 & MEZZANINE PLANS
A103 SECOND FLOOR
A110 ROOF LEVEL PLAN
A120 REFLECTED CEILING PLANS
A200 EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS
A300 BUILDING SECTIONS
A400 INTERIOR PLAN DETAILS
A410 INTERIOR SECTION DETAILS
A420 ROOF DETAILS
A500 WASHROOM PLANS, INTERIOR ELEVATIONS, & ACCESSORIES
A501 WASHROOM PLANS, INTERIOR ELEVATIONS, & ACCESSORIES
A502 WASHROOM PLANS, INTERIOR ELEVATIONS, & ACCESSORIES
A503 WASHROOM PLANS, INTERIOR ELEVATIONS, & ACCESSORIES
A600 STAIRS, RAMPS & LIFTS
A700 INTERIOR ELEVATIONS
A800 MILLWORK
A900 BASEMENT FINISH PLAN
A901 GROUND FLOOR 1 FINISH PLAN
A902 GROUND FLOOR 2 & MEZZANINE FINISH PLANS
A903 SECOND FLOOR FINISH PLAN

MECHANICAL:

M–001 LEGEND AND DRAWING LIST
DM–100 BASEMENT P&D DEMOLITION PLAN
DM–101 GROUND FLOOR1 P&D DEMOLITION PLAN
DM–102 GROUND FLOOR 2 P&D DEMOLITION PLAN
DM–103 SECOND FLOOR P&D DEMOLITION PLAN
DM–200 BASEMENT HVAC DEMOLITION PLAN
DM–201 GROUND FLOOR 1 HVAC DEMOLITION PLAN
DM–202 GROUND FLOOR 2 HVAC DEMOLITION PLAN
DM–203 SECOND FLOOR HVAC DEMOLITION PLAN
DM–300 BASEMENT FIRE PROTECTION DEMOLITION PLAN
DM–301 GROUND FLOOR 1 FIRE PROTECTION DEMOLITION PLAN
DM–302 GROUND FLOOR 2 FIRE PROTECTION DEMOLITION PLAN
DM–303 SECOND FLOOR FIRE PROTECTION DEMOLITION PLAN
DM–400 ROOF DEMOLITION PLAN
M–100 BASEMENT P&D NEW PLAN
M–101 GROUND FLOOR 1 P&D NEW PLAN
M–102 GROUND FLOOR 2 P&D NE WPLAN
M–103 SECOND FLOOR P&D NEW PLAN
M–200 BASEMENT HVAC NEW PLAN
M–201 GROUND FLOOR 1 HVAC NEW PLAN
M–202 GROUND FLOOR 2 HVAC NEW PLAN
M–203 SECOND FLOOR HVAC NEW PLAN
M–300 BASEMENT FIRE PROTECTION NEW PLAN
M–301 GROUND FLOOR 1 FIRE PROTECTION NEW PLAN
M–302 GROUND FLOOR 2 FIRE PROTECTION NEW PLAN
M–303 SECOND FLOOR FIRE PROTECTION NEW PLAN
M–400 ROOF PLAN
M–500 MECHANICAL SCHEDULES
M–600 MECHANICAL DETAILS

ELECTRICAL:

E–001 ELECTRICAL LEGEND AND DRAWING LIST
E–002 ELECTRICAL SPECIFICATIONS AND GENERAL NOTES
ED–201A REFLECTED CEILING PLANS–DEMOLITION–BASEMENT
ED–201B REFLECTED CEILING PLANS–DEMOLITION–GROUND FLOOR
ED–201C REFLECTED CEILING PLANS–DEMOLITION–SECOND FLOOR
ED–201D REFLECTED CEILING PLANS–DEMOLITION–MEZZANINE
ED–301 BASEMENT FLOOR PLAN – DEMOLITION
ED–302 GROUND FLOOR 1 PLAN – DEMOLITION
ED–303 GROUND FLOOR 2 PLAN – DEMOLITION
ED–304A SECOND FLOOR PLAN – DEMOLITION
ED–305 ROOF PLAN – DEMOLITION
E–201A REFLECTED CEILING PLANS – BASEMENT
E–201B REFLECTED CEILING PLANS – GROUND FLOOR
E–201C REFLECTED CEILING PLANS – SECOND FLOOR
E–201D REFLECTED CEILING PLANS – MEZZANINE
E–301 BASEMENT FLOOR POWER & SYSTEMS PLAN
E–302 GROUND FLOOR 1 POWER & SYSTEMS PLAN
E–303 GROUND FLOOR 2 POWER & SYSTEMS PLAN
E–304A SECOND FLOOR POWER & SYSTEMS PLAN
E–304B SECOND FLOOR POWER & SYSTEMS PLAN
E–305 ROOF POWER & SYSTEMS PLAN

STRUCTURAL:

S1.1 GENERAL NOTES & TYPICAL DETAILS
S1.2 GENERAL NOTES AND TYPICAL DETAILS
S2.1 1ST FLOOR AND 2ND FLOOR RENOVATION PLAN. SECTIONS.
S2.2 ROOF RENOVATION PLAN

BUILDING ENVELOPE:

R1.1 ROOF PLAN
R2.1 SECTIONS AND DETAILS
R2.2 SECTIONS AND DETAILS
S2.3 SECTIONS AND DETAILS

ISSUED FOR PERMIT - December 8 , 2023
ISSUED FOR TENDER - December 8 , 2023
ISSUED FOR 90% COORDINATION - November 7 , 2023

RJC PROJECT No. TOR.127042.0004

1.0 GENERAL NOTES :

(THESE NOTES APPLY TO ALL PHASES / ASPECTS OF THE PROJECT)

1. THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROXIMATE LAYOUT OF THE BUILDING IN THE AREA OF WORK.
2. THE CONTRACTOR MUST REVIEW AND CONFIRM THE EXTENT OF EXISTING SITE CONDITIONS THAT WILL AFFECT OR WILL REQUIRE ADJUSTMENT IN ORDER TO COMPLETE THE WORK AS SHOWN ON THE DOCUMENTS PRIOR TO BIDDING.
3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.
4. PARTIAL COPIES OF THE ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE FOR VIEWING AND REFERENCE PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING OR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS–BUILT CONDITION.
5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.
6. DUST PROTECTION, SITE PROTECTION AND SIGNAGE TO BE INSTALLED AROUND THE SITE PRIOR TO COMMENCING WORK AS PER SECTION 01 10 01, THESE NOTES AND PHASING DRAWINGS.
7. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION.
8. THE USE OF THESE DRAWINGS IS LIMITED TO THAT EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD. OR THE RELEVANT SUB–CONSULTANTS.
9. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN MEASUREMENTS AT BUILDING AND THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN THESE DRAWINGS AND SITE CONDITION TO THE ENGINEER IMMEDIATELY.
11. SECTION MARK SHOWN THUS (1 / S1.1) DENOTE SECTION 1 ON DRAWING S1.1.
12. THE DESIGN TEAM'S FIELD SERVICES: THE DESIGN TEAM WILL PROVIDE FIELD SERVICE DURING CONSTRUCTION TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON THE REVIEWING PARTY'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE DESIGN TEAM'S RESPONSIBILITY NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
13. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE/REPAINT ALL EXISTING FINISHES DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.
14. PROVIDE SIGNAGE AS REQUIRED TO ENSURE SAFE WORK AREA IS MAINTAINED, AND TO INFORM OF CONSTRUCTION ACTIVITY. REFER TO SECTION 01 10 01 AND SIGNAGE GENERAL NOTES.
15. APPROXIMATE TYPE AND AND LOCATION OF SIGNS HAS BEEN SHOWN, HOWEVER ADDITIONAL SIGNAGE MAY BE REQUIRED.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ENTRANCE AND EXIT WAYS TO THE BUILDING (INCLUDING STORAGE ROOMS, MECHANICAL ROOMS, STAIRWELLS, ETC.) REMAIN OPEN AT ALL TIMES. PROVIDE TEMPORARY ACCESS RAMPS/STAIRS AS REQUIRED.
17. THE CONTRACTOR SHALL NOT IMPEDE OR CLOSE ANY EMERGENCY EGRESS ROUTES DURING CONSTRUCTION, AS THE FACILITY WILL BE OCCUPIED. CONSULT AND COMPLY WITH THE RELEVANT AUTHORITIES HAVING JURISDICTION TO ENSURE THE REQUIRED EMERGENCY EGRESS ROUTES ARE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
18. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH ONE ANOTHER.
19. THE CONTRACTOR IS TO PROTECT IN PLACE ALL SURFACE MOUNTED FIXTURES (I.E. LIGHTS, SIGNS, DOWNSPOUTS, CONDUIT, ETC.) DURING THE COURSE OF WORK. DAMAGE TO SURFACE MOUNTED FIXTURES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
20. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE.

2.0 GENERAL SCOPE OF WORK :

1. IN GENERAL, THE RENOVATION FOR THIS BUILDING INCLUDES INTERIOR RENOVATION, MECHANICAL AND ELECTRICAL UPGRADES, AND ROOF REPLACEMENT.
2. IN PARTICULAR, THE WORK, BRIEFLY DESCRIBED BELOW, INCLUDES, BUT IS NOT NECESSARY LIMITED TO THE FOLLOWING:
   - .1 INTERIOR RENOVATION OF BASEMENT, GROUND FLOOR, MEZZANINE, AND SECOND FLOOR, INCLUDING RECONFIGURATION OF EXISTING LAYOUT AND NEW FINISHES.
   - .2 LOCALIZED REPOINTING AND REPAIR OF CRACKED OR SPALLED BRICK MASONRY AS DIRECTED BY THE CONSULTANT.
   - .3 REPLACEMENT OF CRACKED STONE WINDOW SILLS AS SHOWN IN THE DRAWINGS.
   - .4 WHOLESALE REPLACEMENT OF EXTERIOR BUILDING CONTROL JOINT SEALANTS
   - .5 WHOLESALE REPLACEMENT OF THE EXISTING MAIN ROOF
   - .6 REPLACEMENT OF EXISTING MAKE–UP AIR UNIT, FURNACE AND ASSOCIATED ECONOMIZED AND CONDENSING UNIT, WASHROOM EXHAUST FAN, ROOFTOP KITCHEN EXHAUST FAN, AND ROOF VENTS.
   - .7 REPLACEMENT OF ALL PLUMBING FIXTURES
   - .8 RELOCATION OF EXISTING FIRE ALARMS AND INSTALLATION OF NEW SMOKE DETECTORS.
   - .9 INSTALLATION OF NEW INTERIOR LIGHT FIXTURES ON THE GROUND FLOOR AND BASEMENT.
   - .10 REPAIR ALL AREAS DAMAGED BY CONSTRUCTION ACTIVITY; SPECIALLY, THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE CONSULTANT INCLUDING REPAINTING OF SURFACES IN ACCORDANCE WITH THESE SPECIFICATIONS WHICH HAVE BEEN DAMAGED.
   - .11 FINAL CLEANING OF THE STRUCTURE, FIXTURES, PIPING, ETC., AND THE DISPOSAL OF ALL WASTE PRODUCTIONS AND/ OR DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY, AS WELL AS ANY MATERIAL PRESENT IN THE WORK AREA PRIOR TO THE COMMENCEMENT OF THE WORK. THE AREAS REQUIRING CLEANING SHALL CONSIST OF ALL AREAS AFFECTED BY THE WORK.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION TO COMPLETE THE REPAIRS OUTLINED IN THESE DOCUMENTS TAKING INTO ACCOUNT ALL SITE CONDITIONS, NOISE RESTRICTIONS, BY LAWS, WORK AREA RESTRICTIONS, PROTECTION REQUIREMENTS, ETC. NO EXTRAS FOR INCONVENIENCES WILL BE ENTRAINED AFTER THE AWARD OF THE CONTRACT.

3.0 EXISTING CONDITIONS :

1. THIS SET OF DRAWINGS IS BASED ON THE EXISTING DRAWINGS AVAILABLE AT THE TIME OF DESIGN AND LIMITED REVIEW UNDERTAKEN BY THE DESIGN TEAM. NOTIFY THE CONSULTANT OF ANY DISCREPANCIES FOR CLARIFICATION, PRIOR TO UNDERTAKING WORK. WORK UNDERTAKEN BY THE CONTRACTOR WITHOUT SEEKING APPROPRIATE CLARIFICATION MAY BE CONSIDERED DEFICIENT AT THE DESIGN TEAM'S DISCRETION AND THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT THEIR OWN COST.

4.0 PHASING NOTES :

1. THE WORK SHALL BE UNDERTAKEN IN A SINGLE PHASE.
2. CONTRACTOR SHALL HAVE COMPLETE AND SOLE ACCESS TO THE WORK AREA UNTIL APRIL 30, 2023.
3. CONTRACTOR TO ENSURE ACCESS TO WORK AREA IS RESTRICTED TO CONTRACTOR'S STAFF, CONSULTANTS, AND OWNER.
4. ACCESS TO THE BUILDING AND REGULAR OPERATION OF THE BUILDING AS A SHELTER WILL COMMENCE ON APRIL 1, 2023

5.0 HOARDING NOTES :

1. CONTRACTOR TO INSTALL AND MAINTAIN HOARDING AND PROTECTION AROUND WORK OUTSIDE THE BUILDING AS OUTLINED IN SECTION 01 10 01.
2. IF REQUIRED, PROTECTION BETWEEN OCCUPIED BUILDING AND WORK AREA SHALL BE COMPLETELY DUST AND WATER TIGHT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES AS A RESULT OF DUST INGRESS.
3. WALKWAYS SHALL BE CONSTRUCTED IF REQUIRED TO MAINTAIN SAFE ACCESS TO ALL BUILDING ENTRANCE/EXITS.

6.0 TEMPORARY WORK :

1. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORKS REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORKS.
2. IN THE EXECUTION OF THE TEMPORARY WORKS AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORKS IN PLUMB AND ALIGNMENT AND FREE FROM EXCESSIVE DEFLECTION.
3. ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER.
4. COSTS OF ALL TEMPORARY WORKS ARE TO BE INCLUDED IN THE CONTRACT PRICE.
5. SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORKS FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.

7.0 STAGING NOTES :

1. CONTRACTOR TO PROVIDE SAFE ACCESS TO EXECUTE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS. ACCESS MAY BE COMPRISED OF SCAFFOLDING, STAGING, SWING STAGES, FALSE WORK, COMBINATIONS OF THE PROCEEDING OR OTHER METHODS APPROVED BY WORKERS' COMPENSATION BOARD OF ONTARIO.
2. ALL ACCESS SHALL BE SUITABLE FOR THE SAFE AND EFFICIENT PERFORMANCE OF THE WORK. CONTRACTOR TO SUBMIT A PLAN OF THE BUILDING (PROVIDED) INDICATING THE TYPE OF ACCESS TO BE EMPLOYED ON EACH PORTION OF THE BUILDING, IN ACCORDANCE WITH THE TEMPORARY WORKS NOTES BELOW, IF REQUESTED BY THE CONSULTANT.
3. ALL ACCESS SHALL BE CAPABLE OF RESISTING ITS DEAD LOAD AND THE LIVE LOAD OF THE WORKERS AND STORED MATERIALS. LIVE LOADING TO CONFORM TO CAN/CSA S269.2 M87, ACCESS SCAFFOLD FOR CONSTRUCTION PURPOSES, CLAUSE 5.2.1.(B).
4. PHASING OF ACCESS IS ACCEPTABLE.
5. A STAGING AREA FOR A GARBAGE DISPOSAL BIN WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. CONTRACTOR TO CONFIRM WITH CITY AT START OF PROJECT. COMPLY WITH THE REQUIREMENTS OF SECTION 01 11 01 & 01 56 00 FOR THIS STAGING AREA, ALONG WITH THE AREA OF WORK.
6. THE SITE ACCESS WAYS SHALL NOT BE BLOCKED BY MATERIALS OR DELIVERIES AT ANY TIME. ALL DELIVERIES OF MATERIAL AND EQUIPMENT SHALL BE VIA SPADINA AVE TO THE DESIGNATED STAGING AREA.
7. DO NOT OVERLOAD THE STRUCTURE WITH ACCESS EQUIPMENT OR STOCKPILED MATERIALS.

8.0 RENOVATION NOTES :

1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS–BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON–SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
2. MINOR MODIFICATIONS TO SUIT TOLERANCES OF ± 2" WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT AND RJC IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
4. PRIOR TO FABRICATION OF ANY STRUCTURAL MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE–IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
6. ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO RJC FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAY REQUIRE ADDITIONAL STRUCTURAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM RJC.
7. NEW OPENINGS TO BE CUT THROUGH EXISTING FLOOR SLAB OR WALLS SHALL BE CLEARLY MARKED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY RJC ONCE THE MARKING OUT HAS BEEN COMPLETED SO THAT RJC CAN REVIEW THE PROPOSED LOCATIONS OF ALL NEW OPENINGS. DO NOT PROCEED WITH CUTTING OF NEW OPENINGS WITHOUT THE APPROVAL OF RJC.

9.0 SHOP DRAWING REVIEW RESPONSIBILITY :

AS PART OF THEIR FIELD SERVICES, RJC AND ITS SUB–CONSULTANTS WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON THE REVIEWING PARTY'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS. REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES OF CONSTRUCTION AND INSTALLATION, AND FOR COORDINATION OF THE WORK OF ALL SUB–TRADES.

10.0 FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC) AND ITS SUB-CONSULTANTS :

1. READ JONES CHRISTOFFERSEN (RJC) AND ITS SUB–CONSULTANTS PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF RJC AND ITS SUB–CONSULTANTS IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY THE REVIEWING PARTY. FIELD REVIEW BY RJC AND ITS SUB–CONSULTANTS IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE RJC AND ITS SUB–CONSULTANTS GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE DOCUMENTS. RJC AND ITS SUB–CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB–CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC AND ITS SUB–CONSULTANTS.
3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

11.0 WASTE REMOVAL AND CLEANING:

1. MAINTAIN THE PLACE OF THE WORK IN ACCESSIBLE COMMON AREAS AND ADJACENT PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH.
2. PROVIDE ON–SITE CONTAINERS FOR COLLECTION OF WASTE MATERIALS AND RUBBISH OR REMOVE AND DISPOSE OF WASTE DAILY.
3. DISPOSAL OF WASTE PRODUCTS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SAFETY DATA SHEET AND IN ACCORDANCE WITH THE PROVINCIAL WASTE CONTROL REGULATIONS.
4. SEAL OFF ALL WORK AREAS TO PREVENT DUST AND DEBRIS GENERATED BY CONSTRUCTION FROM AFFECTING OTHER AREAS, INCLUDING AREAS REQUIRED FOR CONSTRUCTION ACCESS. ANY DUST AND DEBRIS THAT ESCAPES FROM THE WORK AREAS IS TO BE CLEANED UP IN A TIMELY FASHION. IF IT IS DEEMED BY THE CONSULTANT THAT CLEANING HAS NOT BEEN PERFORMED IN A TIMELY FASHION, THE OWNER MAY CONTRACT AND INDEPENDENT CLEANER TO RECTIFY THE SITUATION. THE COST OF THE INDEPENDENT CLEANER WILL BE BACK–CHARGED TO THE CONTRACTOR.

12.0 FINAL CLEANING:

1. CONTRACTOR IS RSPONSIBLE TO CLEAN ALL AREAS AFFECTED BY THE WORK TO AN AS NEW CONDITION. REMOVAL ALL DEBRIS GENERATED BY CONSTRUCTION.
2. REMOVE ALL GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS, AND OTHER FOREIGN MATERIALS IMMEDIATELY PRIOR TO THE OWNER'S FINAL INSPECTION. CLEAN TO "AS NEW" CONDITION.
3. PRIOR TO THE WORK BEING CONSIDERED TOTALLY PERFORMED, THE CONTRACTOR SHALL REMOVE THEIR REMAINING PRODUCTS, TOOLS, CONSTRUCTION MACHINERY AND EQUIPMENT FROM SUITES.
4. ALL VERTICAL AND HORIZONTAL SURFACES, SYSTEMS, FIXTURES, AND EQUIPMENT, ETC. SHALL BE CLEANED OF ALL DUST, GREASE OR SPRAY ACCUMULATIONS WITHIN SUITES AND COMMON AREAS.
5. FLOORS SHALL BE SWEPT CLEAN AND THEN MOPPED.

13.0 SIGNAGE NOTES :

1. CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE NECESSARY TO PROTECT THE PUBLIC FROM THE CONSTRUCTION, AND INFORM THE PUBLIC THAT CONSTRUCTION ACTIVITY IS IN PROGRESS.
2. ADDITIONAL SIGNS MAY BE REQUIRED AT THE DISCRETION OF THE OWNER OR CONSULTANT AS CONSTRUCTION PROGRESSES. NO EXTRAS WILL BE ENTERTAINED FOR SIGNAGE REQUIREMENTS.
3. SIGNAGE WILL BE REQUIRED AT ALL ENTRANCES TO THE BUILDING, AND HOARDED EXTERIOR AREAS. THIS SIGNAGE SHALL CONSIST OF THE STANDARD "MEN AT WORK" SIGN WITH ADDITIONAL SIGNS INDICATING THAT "THIS AREA IS CLOSED DUE TO CONSTRUCTION – DO NOT ENTER".

2 A000 VIEW OF DINING ROOM COUNTER SEATING

ARCHITECTURAL SHEET LIST

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A903	SECOND FLOOR FINISH PLAN

SITE LOCATION MAP

ANNOTATION LEGEND

TAGS

- DR## — DOOR TAG *REFER TO DOOR SCHEDULE*
- WIN# — WINDOW TAG *REFER TO WINDOW SCHEDULE*
- W## / F## — SCREEN & CURTAIN WALL TAG *REFER TO SCREEN & CURTAIN WALL SCHEDULES* *FRAME TYPE (REFER TO FRAME SCHEDULE)*
- G## — GLAZING & OPERABLE PANEL TAG *REFER TO GLAZING & OPERABLE TYPE SCHEDULES*
- M## — MILLWORK TAG *REFER TO MILLWORK DRAWINGS*
- XX — PLUMBING FIXTURE & SPECIALTY EQUIPMENT TAG *REFER TO WASHROOM DRAWINGS*
- XXX — MATERIAL TAG *REFER TO RELEVANT SCHEDULE & SPECIFICATION*
- ## — KEYNOTES *REFER TO SHEET SPECIFIC KEYNOTE SCHEDULE*

DRAWING TAGS

- SIM / 1 / A101 — DETAIL NUMBER DRAWING SHEET NUMBER
- SIM / 1 / A101 — SECTION NUMBER DRAWING SHEET NUMBER
- 1 / 1 / A101 / 1 / 1 — EXTERIOR ELEVATION NUMBER DRAWING SHEET NUMBER
- 1 / 1 / A101 / 1 / 1 — INTERIOR ELEVATION NUMBER DRAWING SHEET NUMBER
- 0 — GRID BUBBLE
- SPOT ELEVATION (ABOVE FINISH FLOOR)
- ROOM NAME / 101 — ROOM TAG
- ## — REVISION TAG
- ℄ — CENTRELINE

ASSEMBLY TAGS

- EW# — EXTERIOR WALL TAG
- P# — INTERIOR PARTITION TAG
- R# — ROOF TAG
- F# — FLOOR TAG
- C# / 3000mm AFF — SOFFIT/CEILING TAG

(REFER TO ASSEMBLIES SCHEDULES)

- EWX — EXTERIOR WALL TAG
- PWX — INTERIOR PARTITION TAG
- R#X — ROOF TAG
- F#X — FLOOR TAG
- C#X / 3000mm AFF — SOFFIT/CEILING TAG

(REFER TO EXISTING ASSEMBLIES SCHEDULES)

ABBREVIATIONS

ABBREVIATIONS MAY OR MAY NOT INCLUDE PERIOD PUNCTUATION.
ABBREVIATIONS APPLY TO ARCHITECTURAL DOCUMENTS ONLY.

ARCH	ARCHITECTURAL
BF	BARRIER FREE
C/C	CENTRE TO CENTRE
CF	CEILING FINISH
CL	CENTER LINE
CIV	CIVIL
CONT	CONTINUOUS
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
GEOTECH	GEOTECHNICAL
FAAP	FIRE ANNUNCIATOR AND ALARM PANEL
FCL	FINISH CEILING ELEVATION
FFE	FINISH FLOOR ELEVATION
FRR	FIRE RESISTANCE RATING
FD	FLOOR DRAIN
HR	HOUR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OBC	ONTARIO BUILDING CODE
O.C.	ON CENTRE
OWSJ	OPENWEB STEEL JOIST
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SM	SQUARE METER
SPEC	SPECIFICATION
STC	SOUND TRANSMISSION CLASS
STRUC	STRUCTURAL
TBD	TO BE DETERMINED
T/O	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VAR	VARIES
VIF	VERIFY IN FIELD
W/C	WASHROOM

GENERAL NOTES

1. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS FOR THE WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
2. DO NOT SCALE FROM DRAWINGS, USED STATED DIMENSIONS ONLY.
3. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF LGA ARCHITECTURAL PARTNERS. ALL COPYRIGHT CONDITIONS ARE RESERVED BY THE ARCHITECT WITH RESPECT TO THESE DOCUMENTS. THESE DOCUMENTS SHALL NOT BE DUPLICATED OR USED FOR OTHER THAN THE PURPOSE FOR WHICH THEY WERE ISSUED.
4. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE TO THE WORK DESCRIBED IN THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT. REFER TO THE SPECIFICATION FOR THE FULL LIST OF REQUIREMENTS AND PROCEDURES THAT MUST BE FOLLOWED TO MAKE ANY SUBSTITUTIONS. THE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY REQUEST FOR SUBSTITUTION.
5. THE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE LANDSCAPE, STRUCTURAL, ELECTRICAL, MECHANICAL, CIVIL, GEOTECHNICAL, ENVIRONMENTAL CONSULTANTS DOCUMENTS, DRAWINGS, SPECIFICATIONS, AND OTHER ABATEMENT CONTRACT DOCUMENTS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO ANY EXECUTION OF RELATED WORK.
6. THE CONTRACTORS SHALL ENSURE THAT MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS.
7. THE CONTRACTORS SHALL ENSURE THAT THE LOCATIONS OFALL UNDERGROUND SERVICES ARE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK AND EXCAVATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND SERVICES THEY HAVE COMMITTED.
8. ALL STRUCTURAL COMPONENTS TO BE TAKEN OFF THE STRUCTURAL DOCUMENTS. NO STRUCTURAL DESIGN INFORMATION SHALL BE INFERRED FROM THE ARCHITECTURAL DRAWINGS.
9. ALL MECHANICAL COMPONENTS TO BE TAKEN OFF THE MECHANICAL DOCUMENTS. NO MECHANICAL DESIGN INFORMATION SHALL BE INFERRED FROM THE ARCHITECTURAL DRAWINGS.
10. ALL ELECTRICAL COMPONENTS TO BE TAKEN OFF THE ELECTRICAL DOCUMENTS. NO ELECTRICAL DESIGN INFORMATION SHALL BE INFERRED FROM THE ARCHITECTURAL DRAWINGS.
11. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN COLOR. IT IS THE CONTRACTOR RESPONSIBILITY TO PRINT AND DISTRIBUTE TO ALL RELEVANT STAKEHOLDERS THE CONTRACT DRAWINGS IN COLOR.
12. WHERE COLOURS OR FINISH SELECTIONS HAVE NOT BEEN MADE, THE ARCHITECT SHALL HAVE SELECTION FROM THE FULL RANGE OF AVAILABLE OPTIONS WITHOUT LIMITATION AND AT NO ADDITIONAL COST.
13. CONTRACTOR TO SITE VERIFY AND CONFIRM SITE CONDITIONS AND REMEDIATION SCOPE OF WORK PRIOR TO AWARD.
14. CONTRACTOR TO ENSURE REINSTATEMENT AND CONTINUITY OF ALL FIRE SEPARATIONS AND FIRESTOPPING AS REQUIRED TO SUIT THE ROUGH-IN AND IMPLEMENTATION OF THE PROPOSED SCOPE OF NEW WORK.

OWNER
City Of Toronto
Shelter, Support, & Housing Administration

PRIME/STRUCTURAL CONSULTANT
RJC Engineers
100 University Ave
Toronto, Ontario, M5H 4H2
416. 977. 5335

ARCHITECT
LGA Architectural Partners
310 Spadina Ave, Suite 100B
Toronto, Ontario, M5T 2E8
416. 203.7600

MECHANICAL/ELECTRICAL CONSULTANT
The HIDI Group
155 Gordon Baker Rd, Suite 200
Toronto, Ontario, M2H 3N5
416. 364. 2100

HARDWARE CONSULTANT
Total Opening Consultants
895 Don Mills Rd, Suite 900
North York, Ontario, M3C 1W3
647. 288. 8063

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KEY PLAN

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NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

COVER SHEET

Drawn By		Scale	As indicated
Designed By		Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A000** Revision **2**

1 A001 CODE - BASEMENT FLOOR PLAN
1 : 150

2 A001 CODE - GROUND FLOOR 1 PLAN
1 : 150

3 A001 CODE - GROUND FLOOR 2 PLAN
1 : 150

6 A001 CODE - GROUND FLOOR 2 PART PLAN
1 : 150

4 A001 CODE - SECOND FLOOR PLAN
1 : 150

5 A001 CODE - ROOF PLAN
1 : 150

ONTARIO BUILDING CODE DATA MATRIX

PART 11 - RENOVATION OF EXISTING BUILDING

NAME OF PRACTICE:	LGA ARCHITECTURAL PARTNERS
CERTIFICATE OF PRACTICE NUMBER:	NO. 5162
ADDRESS:	1008-310 SPADINA AVENUE, TORONTO, ON. M5T 2E8
CONTACT:	DREW ADAMS
NAME OF PROJECT:	CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS
PROJECT LOCATION:	25 CANTERBURY PL, NORTH YORK, ON
DATE:	2023.11.10

11.00	**BUILDING CODE VERSION**	O.REG. 332 / 12		LAST AMENDMENT: O.REG. 861 / 21				**OBC REFERENCE**
11.01	**PROJECT TYPE**	**RENOVATION** **DESCRIPTION:** INTERIOR ALTERATION OF 3 STOREY BUILDING AND REPAIRS TO EXTERIOR ENVELOPE						**[A] 1.1.2.**
11.02	**MAJOR OCCUPANCY CLASSIFICATION**	**GROUP / DIVISION:**	**DESCRIPTION:**	**USE:**				**3.1.2.1. (1)**
		C	RESIDENTIAL OCCUPANCIES	YOUTH SHELTER				
11.03	**SUPERIMPOSED MAJOR OCCUPANCIES**	NO						**9.10.2.3.**
11.04	**BUILDING AREA (m²)**	**DESCRIPTION:**		**EXISTING (m²):**	**NEW (m²):**	**TOTAL (m²):**		**[A] 1.4.1.2.**
		RENOVATION		362.6	0	362.6		
	GROSS AREA (m²)	**FLOOR LEVEL:**	**DESCRIPTION:**	**EXISTING (m²):**	**NEW (m²):**	**TOTAL (m²):**		**[A] 1.4.1.2.**
		GROUND FLOOR 1	INTERIOR RENOVATION	186.6	0	362.6		
		GROUND FLOOR 2	INTERIOR RENOVATION	176	0	408.1		
		SECOND FLOOR	INTERIOR RENOVATION	408.1	0	408.1		
		TOTAL (m²):		770.7	0	770.7		
11.05	**BUILDING HEIGHT**	3	STOREYS ABOVE GRADE	±13 m ABOVE AVERAGE GRADE (UNCHANGED)				**[A] 1.4.1.2. AND 9.10.4.**
		1	STOREYS BELOW GRADE					
11.06	**NUMBER OF STREETS**	1 STREET						**9.10.20**
11.07	**EXISTING BUILDING CLASSIFICATION**	GROUP 'C' UP TO 3 STOREYS, SPRINKLERED (ENTIRE BUILDING)		CHANGE IN MAJOR OCCUPANCY: NO				**3.2.2.48 AND 11.2.1.1**
11.08	**RENOVATION TYPE**	BASIC RENOVATION ■ EXTENSIVE RENOVATION ☐						**11.3.3.1** **11.3.3.2**
11.09	**OCCUPANT LOAD**	OCCUPANT LOAD BASED ON: DESIGN OF BUILDING INCREASE IN OCCUPANT LOAD: NO ENTIRE BUILDING: 50 PERSONS						**11.4.2.1**
11.10	**PLUMBING FIXTURE REQUIREMENTS**	**RATIO:** MALE : FEMALE = 50 : 50 EXCEPT AS NOTED OTHERWISE						**9.31. AND 3.7.4.**
		FLOOR LEVEL:	**AREA:**	**OCCUPANT LOAD:**	**OBC SENTENCE:**	**FIXTURES REQUIRED:**	**FIXTURES PROVIDED:**	
		GROUND FLOOR	RMS 102	12	T.3.7.4.6	4	5 (RESIDENTS TO USE SUITE WC'S)	
		GROUND FLOOR	RMS 103, 104, 105	6	T.3.7.4.7	2	2	
		SECOND FLOOR	RMS 201-205	1 PERSONS/ROOM	9.31.4.1.(1)(d)	5	5	
11.11	**BARRIER-FREE DESIGN**	COMPLIANT WI OBC 11.3.3.1.(1) BARRIER FREE DESIGN OF GROUND FLOOR MAINTAINED						**11.3.3.1.(1)**
11.12	**REDUCTION IN PERFORMANCE LEVEL:**	STRUCTURAL:		NO				**11.4.2.1**
		BY INCREASE IN OCCUPANT LOAD:		NO				**11.4.2.2**
		BY CHANGE OF MAJOR OCCUPANCY		NO (HAZARD INDEX FOR BUILDING REMAINS UNCHANGED)				**11.4.2.3**
		PLUMBING:		NO				**11.4.2.4**
		SEWAGE-SYSTEMS:		NO				**11.4.2.5**
		EXTENSION OF COMBUSTIBLE CONSTRUCTION:		NO				**11.4.2.6**
11.13	**COMPENSATING CONSTRUCTION:**	N/A						**11.4.3.1**
		STRUCTURAL:		N/A				**11.4.3.2**
		INCREASE IN OCCUPANT LOAD:		N/A				**11.4.3.3**
		CHANGE IN MAJOR OCCUPANCY:		N/A				**11.4.3.4**
		PLUMBING:		N/A				**11.4.3.5**
		SEWAGE SYSTEMS:		N/A				**11.4.3.6**
		EXTENSION OF COMBUSTIBLE CONSTRUCTION:		N/A				**11.4.3.7**
11.14	**COMPLIANCE ALTERNATIVES PROPOSED:**	NO						**11.5.1**
11.15	**NOTES**	01 ALL REFERENCES ARE TO DIVISION B OF THE ONTARIO BUILDING CODE UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C. 02 THE EXISTING BUILDING IS NOT EQUIPED WITH A FIRE ALARM SYSTEM.						**11.5.1**

CODE LEGEND

	0 HOUR F.R.R.
	3/4 HOUR F.R.R.
	1 HOUR F.R.R.
	2 HOUR F.R.R.
	EGRESS PATH OF TRAVEL
	SERVICE AREAS EXCLUDED FROM BARRIER FREE ACCESS PER O.B.C.
▲	EXIT DOOR
△	CONVENIENCE DOOR

FIRESTOP NOTES

1. REFER TO SPECIFICATIONS FOR FULL REQUIREMENTS.
2. FOR BASE OF WALL FOR ALL EXISTING FIRE RATED PARTITIONS, REINSTATE AND/OR INSTALL MISSING OR DAMAGED FIRESTOP AS PART OF BASE CONTRACT.
3. BOTTOM OF ALL EXISTING STEEL COLUMNS, VISIBLE AT THE TIME OF TENDER WHERE FIRESTOP IS MISSING OR DAMAGED IS TO BE REINSTATED AS PART OF THE BASE CONTRACT.
4. NEW FIRE DAMPERS ARE REQUIRED FOR ALL EXISTING DUCTS IN FIRE RATED SEPARATIONS, VISIBLE AT THE TIME OF TENDER WHERE DAMPERS ARE MISSING OR DAMAGED AND ARE TO BE REINSTATED AS PART OF THE BASE CONTRACT.
5. ALL FIRESTOPPING REQUIRED BY THE SCHEDULE OF FIRESTOP AND SMOKE SEAL LOCATIONS ARE TO BE COMPLETED AS PART OF THE BASE CONTRACT.
6. ALL FIRESTOPPING REQUIRED THE COMPLETE THE REMEDIATION SCOPE IN FULL IS TO BE COMPLETE AS PART OF THE BASE CONTRACT.
7. THE FIRESTOPPING CASH ALLOWANCE IS STRICTLY TO BE USED TO REMEDIATE ANY UNFORESEEN EXISTING CONDITIONS WHERE FIRESTOP IS DISCOVERED TO BE DAMAGED AND/OR MISSING.

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KEY PLAN

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Seal

ONTARIO ASSOCIATION ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

APPLICATION #

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

OBC MATRIX AND FIRE SEPARATION DRAWINGS

Drawn By		Scale	**As indicated**
Designed By		Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A001** Revision **2**

ASSEMBLIES SCHEDULE

R - ROOF ASSEMBLIES

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY-SPECIFIC NOTES	PERFORMANCE		
				CATEGORY	REQUIRED	PROVIDED
R1		**MODIFIED EXISTING ROOF** **(REFER TO BUILDING ENVELOPE R-DRAWINGS FOR DIRECTION AND DETAILS)**	NOTE:	R-VALUE		
				RSI-VALUE		

P - INTERIOR PARTITION AND FURRING ASSEMBLIES

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY-SPECIFIC NOTES	PERFORMANCE		
				CATEGORY	REQUIRED	PROVIDED
P1 P1A		**89mm WOOD STUDS WITH GYPSUM BOARD (BOTH SIDES)** VAR FINISH, REFER TO FINISH PLANS 13mm GYPSUM BOARD 89mm 38mm x 89mm WOOD STUDS 89mm INS-03 BATT INSULATION 13mm GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS **SIMILAR TO P1 EXCEPT:** 16mm GYPSUM BOARD ON INWARD SIDE OF ASSEMBLY	NOTE:	FRR	-	-
				STC RATING	-	-
P2 P2A		**89mm WOOD STUDS WITH GYPSUM BOARD (BOTH SIDES) & RESILIENT CHANNEL** VAR FINISH, REFER TO FINISH PLANS 16mm TYPE "X" GYPSUM BOARD 89mm 38mm x 89mm WOOD STUDS 89mm INS-03 BATT INSULATION 14mm 0.5mm x 14mm DEEP x 67mm WIDE RESILIENT METAL CHANNEL 16mm TYPE "X" GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS **SIMILAR TO P2 EXCEPT:** 13mm GYPSUM BOARD ON OUTWARD SIDE OF ASSEMBLY	NOTE:	FRR	1 HR	1 HR PER OBC SB-2
				STC RATING	-	-
P3		**140mm WOOD STUDS WITH GYPSUM BOARD (BOTH SIDES)** VAR FINISH, REFER TO FINISH PLANS 13mm GYPSUM BOARD 140mm 38mm x 140mm WOOD STUDS 140mm INS-03 BATT INSULATION 13mm GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS	NOTE:	FRR	-	-
				STC RATING	-	-
P4		**92mm STEEL STUDS WITH GYPSUM BOARD (BOTH SIDES)** VAR FINISH, REFER TO FINISH PLANS 16mm GYPSUM BOARD 92mm STEEL STUD FRAMING 92mm INS-03 BATT INSULATION 16mm GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS	NOTE:	FRR	-	-
				STC	-	-
P5		**92mm STEEL STUDS WITH GYPSUM BOARD (BOTH SIDES) & RESILIENT CHANNEL** VAR FINISH, REFER TO FINISH PLANS 16mm TYPE "X" GYPSUM BOARD 92mm STEEL STUD FRAMING 92mm INS-03 BATT INSULATION 14mm 0.5mm x 14mm DEEP x 67mm WIDE RESILIENT METAL CHANNEL 16mm TYPE "X" GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS	NOTE:	FRR	1.0HR	1.0HR PER OBC SB-2
				STC	-	-
P6		**38mm STEEL STUDS WITH TILE BACKER BOARD (BOTH SIDES)** VAR FINISH, REFER TO FINISH PLANS 13mm TILE BACKER BOARD 38mm STEEL STUD FRAMING 38mm INS-03 BATT INSULATION 13mm TILE BACKER BOARD VAR FINISH, REFER TO FINISH PLANS	NOTE:	FRR	-	-
				STC	-	-
P7		**92mm STEEL STUDS WITH GYPSUM BOARD (ONE SIDE)** 92mm STEEL STUD FRAMING 92mm INS-03 BATT INSULATION 16mm GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS	NOTES: 1. UNLESS NOTED OTHERWISE, SPECIFIED INSULATION TO FILL ENTIRE DEPTH AND HEIGHT OF STUD CAVITY.	FRR	-	-
				STC	-	-
P8		**89mm WOOD STUDS WITH GYPSUM BOARD (ONE SIDE)** 89mm 38mm x 89mm WOOD STUD FRAMING 89mm INS-03 BATT INSULATION 13mm GPYSUM BOARD VAR FINISH, REFER TO FINISH PLANS	NOTE: 1. UNLESS NOTED OTHERWISE, SPECIFIED INSULATION TO FILL ENTIRE DEPTH AND HEIGHT OF STUD CAVITY.	FRR	-	-
				STC	-	-
P9		**89mm WOOD STUDS WITH GYPSUM BOARD (BOTH SIDES)** VAR FINISH, REFER TO FINISH PLANS 13mm TYPE "X" GYPSUM BOARD 89mm 38mm x 89mm WOOD STUDS 89mm INS-03 BATT INSULATION 16mm TYPE "X" GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS	NOTE:	FRR	-	-
				STC RATING	-	-

C - SUSPENDED CEILING ASSEMBLIES

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY-SPECIFIC NOTES	PERFORMANCE		
				CATEGORY	REQUIRED	PROVIDED
C1		**SUSPENDED GYPSUM BOARD CEILING WITH SUPPORT GRID SYSTEM** EXISTING FIRE RATED ASSEMBLY VAR MAIN BEAM AND CROSS TEE DRYWALL GRID SYSTEM SUPPPORT FRAMING AS REQUIRED C/W WIRE TIE HANGERS 16mm GYPSUM BOARD VAR FINISH, REFER TO FINISH PLANS	NOTE: ALL DRYWALL GRID SYSTEM SUPPORT FRAMING, HANGERS AND TIE WIRE TO BE HOT-DIPPED GALVANIZED. NOTE: WIRE TIE HANGERS ARE NOT TO BE FASTENED BACK TO PLYWOOD ROOF DECKING. CONTRACTOR TO PROVIDE ADDITIONAL ENGINEERED FRAMING AS REQUIRED TO SUPPORT CEILING ASSEMBLY AND ASSOCIATED FIXTURES.	FRR	-	-
				STC RATING	-	-
C2		**DIRECT ATTACH ACOUSTICAL TILE CEILING WITH** F2X EXISTING FIRE RATED ASSEMBLY 19mm 1X FURRING STRIPS SPACED 610mm O.C. ATTACHED TO FRAMING ABOVE 19mm ACOUSTICAL TILE C/W BEVELED REGULAR EDGES	NOTE: CUSTOM TILE SIZE TO BE 914 x 2438mm, BEVELED EDGE, BASED ON ARMSTRONG TECTUM CEILING DIRECT ATTACH PANELS.	FRR	-	-
				STC RATING	-	-

TYPICAL SUBFLOOR ASSEMBLY

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY-SPECIFIC NOTES	PERFORMANCE		
				CATEGORY	REQUIRED	PROVIDED
TYP.		**NEW 9mm SUBFLOOR THROUGHOUT GROUND FLOOR 1, GROUND FLOOR 2, & SECOND FLOOR** 9mm EXTERIOR GRADE PLYWOOD SUBFLOOR SCREWED AND GLUED OVER EXISTING 16mm WOOD SUBSTRATE F2X EXISTING FIRE RATED ASSEMBLY		FRR	-	-
				STC RATING	-	-

ASSEMBLY GENERAL NOTES

1. FOR ALL ASSEMBLIES IN THE CONTRACT DOCUMENTS WITH A DESIGNATED LISTING FROM ONE OF THE TESTING AUTHORITIES (E.G. ULC) IT IS THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY RESEARCH AND PROVIDE THE COMPLETE PUBLISHED ASSEMBLY AS DESCRIBED BY THE ASSOCIATED TESTING AUTHORITIES. THE DESCRIPTION OF THE ASSEMBLIES NOTED IN THE CONTRACT DRAWINGS ARE NOTED "AS BASIS OF DESIGN" AND MAY NOT REPRESENT THE FULL CRITERIA AS DEFINED BY THE TESTING AUTHORITIES.
2. UNLESS OTHERWISE NOTED, ALL PARTITIONS (INCLUDING BUT NOT LIMITED TO ALL COMPONENTS THAT MAKE UP THE PARTITION) AND FURRING ASSEMBLIES ARE TO EXTEND FROM STRUCTURAL ASSEMBLY TO U/S OF STRUCTURAL ASSEMBLY ABOVE.
3. IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS FOR REQUIRED FIRE SEPARATION RATINGS. THE CONTRACTOR IS TO ENSURE THE CONTINUITY OF ALL FIRE SEPARATIONS AS REQUIRED AND PROVIDE ULC LISTED FIRESTOPPING SYSTEMS FOR ALL CONDITIONS.
4. THE CONTRACTOR IS TO PROVIDE UL-C-LISTED FIRESTOP SYSTEMS AS REQUIRED FOR ALL BUILDING SERVICE PENETRATIONS THROUGH RATED ASSEMBLIES AND TO ENSURE THE CONTINUITY OF RATED ASSEMBLIES. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS TO PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED AND SEALED BY A STRUCTURAL P.ENG LICENSED WITHIN THE PROVINCE OF ONTARIO FOR ALL STEEL STUD FRAMING DENOTED AS LOAD BEARING METAL STUDS. FOR NON-LOAD BEARING STUDS WALLS, CONTRACTOR TO ENGINEER FRAMING SYSTEM TO LIMIT DEFLECTION AS REQUIRED BY WALL FINISHES. REFER TO SPECIFICATION.
6. THE CONTRACTOR IS TO PROVIDE ENGINEERED SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL P.ENG FOR ALL THE LOAD BEARING STEEL STUD AND STEEL STUD FRAMING AS REQUIRED TO SUPPORT ALL EXTERIOR CURTAIN WALL, STOREFRONT GLAZING AND PUNCH WINDOW SYSTEMS AND ALL INTERIOR SCREENS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE STUD SPACING AND CONFIGURATION AS REQUIRED TO MEET CURTAIN WALL, STOREFRONT, PUNCH WINDOW, AND INTERIOR SCREEN SUPPLIER REQUIREMENTS. REFER TO SPECIFICATION.
7. CONTRACTOR TO PROVIDE TILE BACKER IN LIEU OF GYPSUM BOARD AT ALL ASSEMBLIES TO RECEIVE TILE FINISHES, REFER TO FINISH PLANS. REFER TO SPECIFICATIONS.
8. IN AREAS WITH HIGH VAPOUR CONTENT (INCLUDING BUT NOT LIMITED TO KITCHENS, WASHROOMS, LAUNDRY ROOMS, WASHER/DRYER CLOSETS) CONTRACTOR TO PROVIDE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD IN LIEU OF REGULAR GYPSUM BOARD. THE CONTRACTOR IS TO VERIFY THAT THE MOISTURE AND MOULD-RESISTANT GYPSUM BOARD MEETS ALL THE U.L.C RATING REFERENCED IN THE ASSEMBLY SCHEDULE.
9. CONTRACTOR TO PROVIDE CONT. ACOUSTICAL SEALANT (BOTH SIDES) AT TOP AND BOTTOM OF ALL INTERIOR STUD AND GYPSUM BOARD PARTITIONS. PROVIDE UL-C-LISTED FIRE STOPPING SEALANT AT ALL RATED PARTITIONS AS REQUIRED. IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS.
10. CONTRACTOR TO COORDINATE ACCESS PANELS LOCATED WITHIN SUSPENDED GYPSUM BOARD CEILING ASSEMBLIES TO BE PAINTED OUT TO MATCH THE SURROUNDING CEILING FINISH. CONTRACTOR TO PROVIDE UL-C-LISTED ACCESS PANEL WHERE PANEL IS LOCATED IN A RATED CEILING. IN ADDITION TO THIS PAGE, REFER ALSO TO FIRE SEPARATION DRAWINGS. ALL ACCESS PANEL LOCATIONS IDENTIFIED IN THE MECHANICAL DOCUMENTS ARE TO BE CONFIRMED ON SITE WITH THE ARCHITECT PRIOR TO INSTALLATION.
11. CONTRACTOR TO COORDINATE ALL ACCESS PANELS LOCATED WITHIN EXTERIOR SOFFITS TO BE PAINTED OUT TO MATCH THE SURROUNDING SOFFIT FINISH.
12. UNLESS NOTED OTHERWISE, ASSEMBLIES ABOVE OR BELOW DOORS, WINDOWS, EXTERIOR OPENINGS AND INTERIOR SCREENS ARE TO BE THE SAME AS THE TYPE DENOTED ON EITHER SIDE
13. CONTRACTOR TO PROVIDE 19mm FIRE RATED PLYWOOD BLOCKING AND STUD REINFORCING IN WALLS FOR INSTALLATION OF ALL ELEMENTS NEEDING BLOCKING/REINFORCEMENT, INCLUDING BUT NOT LIMITED TO ALL FIXTURES, PLUMBING ACCESSORIES, ADULT CHANGE TABLES, MILLWORK, EQUIPMENT, ELECTRIC PANELS, ROOF ACCESS LADDER ECT. CONTRACTOR TO DESIGN/BUILD ALL BLOCKING AND STUD REINFORCING AS REQUIRED. FULLY COORDINATE ALL ADDITIONAL SUPPORT REQUIRED FOR ANCHORAGE OF MECHANICAL EQUIPMENT OR DUCTS AND ELECTRICAL FIXTURES. WHERE BLOCKING IS REQUIRED IN AREAS WITH HIGH VAPOUR CONTENT (SEE ABOVE) PROVIDE EXTERIOR GRADE PLYWOOD BLOCKING AND METAL STUD REINFORCING IN WALLS.
14. ALL R AND RSI VALUES SHOWN ARE NOMINAL. REFER TO SPECIFICATION FOR FULL LISTING OF INSULATION TYPES AND WEATHER BARRIER TYPES.
15. ALL GWB WITHIN 1200mm OF FF TO BE ABUSE RESISTANT. CONTRACTOR TO COORDINATE.
16. CONTRACTOR TO PROVIDE ALL PLUMBING CHASES AND MECHANICAL SHAFTS IN ADDITION TO ASSEMBLIES. CONTRACTOR TO COORDINATE REQUIRED DIMENSIONS AND REVIEW W/ ARCHITECT WHEN LAYING OUT WALLS.
17. CONTRACTOR TO MAINTAIN AND MAKE GOOD ALL EXISTING FIRE SEPARATIONS AND FIRE RESISTANCE RATINGS IMPACTED BY THE WORK. AT EXISTING PARTITIONS THAT ARE TO REMAIN, FIRE STOPPING SEALANT TO BE RE-APPLIED BEFORE WALL BASE GYPSUM IS PATCHED AND REPAIRED AT ALL WALLS WITHIN SCOPE OF WORK.
18. WHERE PROPOSED WALLS EXTEND FROM EXISTING WALLS, CONTRACTOR TO CONFIRM THICKNESS OF ASSEMBLY AND MATCH.
19. IF FLOOR DRAINS ARE LOCATED IN A ROOM CONTRACTOR TO COORDINATE SLOPING FLOOR TOWARD THE DRAIN. THE CONTRACTOR TO REFERENCE THE MECHANICAL DOCUMENTS TO DETERMINE WHICH ROOMS HAVE FLOOR DRAINS. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY FLOORS THAT DO NOT HAVE POSITIVE SLOPE TO THE PROPER FLOOR DRAIN.
20. THE CONTRACTOR SHALL CONFIRM THE EXISTING WALL, FLOOR, CEILING, AND ROOF ASSEMBLIES ON SITE AND SHOULD NOT RELY ON THE CONTRACT DOCUMENTS AND AS-BUILT DRAWINGS TO BASE ANY DECISIONS REQUIRED FOR ANY WORK TO THESE EXISTING ELEMENTS
21. CONTRACTOR TO REPAIR EXISTING EXTERIOR WALL VAPOUR OR AIR BARRIERS DISTURBED BY THE WORK. ADVISE CONSULTANT OF INSTANCES WHERE THIS IS DISCOVERED.
22. CONTRACTOR TO COORDINATE MINIMUM STUD SPACE REQUIRED TO SUPPORT EQUIPMENT AS NOTED ON ARCHITECTURAL AND CONSULTANT DRAWINGS.
23. CONTRACTOR TO ISOLATE ALL MECHANICAL PIPES, DUCTS, AND EQUIPMENT FROM INTERIOR PARTITIONS TO AVOID ACOUSTIC NOISE TRANSFER.
24. CONTRACTOR TO MAINTAIN CONTINUITY OF BUILDING ENVELOPE AIR AND AIR/VAPOUR BARRIER AT TRANSITIONS AND PENETRATIONS.
25. CONTRACTOR TO COORDINATE VERTICAL SERVICE SPACES THAT DO NOT EXTEND THROUGH THE ROOF AND/OR DO NOT TERMINATE AT HORIZONTAL FIRE RATED ASSEMBLY (ROOF, FLOOR, MEZZANINE, ECT.) MUST BE ENCLOSED AT THE TOP AND/OR BOTTOM WITH A ULC CONSTRUCTION ASSEMBLY HAVING A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE VERTICAL SERVICE SPACE WALLS (OBC 3.6.2.6(2) & (3)).

INSULATION LEGEND

INS-3	BATT ACOUSTIC INSULATION

MEMBRANE LEGEND

SWP-1	SHEET APPLIED WATERPROOFING MEMBRANE
TRM-1	WATERPROOFING TRANSITION MEMBRANE
SUM-1	SHEET APPLIED UNCOUPLING MEMBRANE
VRB-2	SHEET VAPOUR-RETARDER, WALLS
AVB-1	AIR AND WATER BARRIER
TRM-2	AIR AND WATER BARRIER TRANSITION MEMBRANE

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KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

ASSEMBLIES SCHEDULE, NOTES, AND LEGENDS

Drawn By		Scale	1 : 10
Designed By		Date	ISSUE DATE
RJC Project Number	230810		
Sheet Number	A002	Revision	2

EXISTING ASSEMBLIES REMEDIATION SCHEDULE

P- EXISTING INTERIOR WALL ASSEMBLIES (RATED)

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY REMEDIATION-SPECIFIC NOTES	PERFORMANCE		
				CATEGORY	REQUIRED	TESTED TO
P1X		**EXISTING INTERIOR WOOD FRAME PARTITION** **1 LAYER 12.7mm TYPE 'X' GYPSUM BOARD** 38mm X 89mm WOOD STUDS @ 400 O/C **1 LAYER 12.7mm TYPE 'X' GYPSUM BOARD**	**NOTE:** **REINSTATE** 12.7mm TYPE 'X' GYPSUM BOARD WHERE REQUIRED, TO +/-1300MM AFF TYPICAL U.O.N, VERIFY IN FIELD		3/4 HR	
				ULC W302		3/4 HR
P4X		**EXISTING INTERIOR WOOD FRAME PARTITION** **1 LAYER 15.9mm TYPE 'X' GYPSUM BOARD** 38mm X 140mm WOOD STUDS @ 400 O/C **1 LAYER 15.9mm TYPE 'X' GYPSUM BOARD**	**NOTE:** **REINSTATE** 15.9mm TYPE 'X' GYPSUM BOARD WHERE REQUIRED, TO +/-1300MM AFF TYPICAL U.O.N, VERIFY IN FIELD		1 HR	
				ULC W302		1 HR
P5X		**EXISTING INTERIOR WOOD FRAME PARTITION** **15.9mm CGC SHEETROCK FIRECODE "C" GYPSUM BOARD, CAULK PERIPHERY** 38mm X 89mm WOOD STUDS @ 400 O/C **76mm MINERAL WOOL BATTS WITHIN FRAMING - OPEN FACE TO RES. SURFACE** **0.5mm x 14mm DEEP x 67mm WIDE RESILIENT METAL CHANNEL @ 600 O/C ON STUDS** **15.9mm CGC SHEETROCK FIRECODE "C" GYPSUM BOARD, CAULK PERIPHERY** -PROVIDE ACOUSTIC SEALANT AT BASE PLATE, TYPICAL	**NOTE:** **REINSTATE** 15.9mm FIRECODE "C" GYPSUM BOARD, 76MM MINERAL WOOL BATTS, RESILIENT METAL CHANNEL & ACOUSTIC SEALANT AT BASE PLATE WHERE REQUIRED, TO +/-1300MM AFF TYPICAL U.O.N, VERIFY IN FIELD		1 HR	
				ULC W302		1 HR
				STC	50 STC	50 STC CGC TABLE BBN 760903

P - EXISTING INTERIOR PARTITION AND FURRING ASSEMBLIES (NON-RATED)

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY REMEDIATION-SPECIFIC NOTES	PERFORMANCE
P7AX		**EXISTING INTERIOR WOOD FRAME FURRING** **12.7mm GYPSUM BOARD** 38mm X 89mm WOOD STUDS @ 400 O/C	**NOTE:** **REINSTATE** 12.7mm TYPE 'X' GYPSUM BOARD WHERE REQUIRED, TO +/-1300MM AFF TYPICAL U.O.N, VERIFY IN FIELD	
P8X		**EXISTING INTERIOR WOOD FRAME PARTITION** **12.7mm GYPSUM BOARD** 38mm X 89mm WOOD STUDS @ 400 O/C **12.7mm GYPSUM BOARD**	**NOTE:** **REINSTATE** 12.7mm TYPE 'X' GYPSUM BOARD WHERE REQUIRED, TO +/-1300MM AFF TYPICAL U.O.N, VERIFY IN FIELD	
P9X		**EXISTING INTERIOR WOOD FRAME PARTITION** **12.7mm GYPSUM BOARD** 38mm X 140mm WOOD STUDS @ 400 O/C **12.7mm GYPSUM BOARD**	**NOTE:** **REINSTATE** 12.7mm TYPE 'X' GYPSUM BOARD WHERE REQUIRED, TO +/-1300MM AFF TYPICAL U.O.N, VERIFY IN FIELD	

COLUMN PROTECTION

				CATEGORY	REQUIRED	TESTED TO
SX		**TYP. 3/4 HR FIRE RATED STEEL COLUMN PROTECTION** STRUCTURAL COLUMN, REFER TO STRUCTURAL FOR SIZE AND THICKNESS 16mm TYPE 'X' GYPSUM BOARD ON 41mm STEEL STUDS AS PER (OBC S.G. 2.6.)	**NOTE:**		3/4 HR	3/4 HR

COLUMN PROTECTION

				CATEGORY	REQUIRED	TESTED TO
BX		**TYP. 3/4 HR FIRE RATED STEEL BEAM PROTECTION** STRUCTURAL BEAM, REFER TO STRUCTURAL FOR SIZE AND THICKNESS 2 LAYERS 16mm TYPE 'X' GWB ON 43x25mm CHANNEL BRACKETS (AS PER ULC DESIGN NO.0503)	**NOTE:**		3/4 HR	3/4 HR

W - EXISTING EXTERIOR WALLS

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY REMEDIATION-SPECIFIC NOTES	PERFORMANCE
W3X		**EXISTING MASONRY VENEER ON WOOD STUDS** **1 LAYER 12.7mm GWB** **6 mil. POLY VAPOUR BARRIER** 38mm X 89mm WOOD STUDS @ 400 O/C (SEE STRUCTURAL) **89mm MINERAL FIBRE BATT INSULATION (R13.5)** 9.5mm EXTERIOR SHEATHING BOARD 40mm POLYSTYRENE BOARD INSULATION (R8 MIN) SPUNBONDED OLEFIN (A.B) 38mm AIR SPACE 90mm MASONRY VENEER	**NOTE:** **REINSTATE** **1 LAYER 12.7mm GWB** **6 mil. POLY VAPOUR BARRIER** **(OVERLAP & TAPE TO TIE INTO EXISTING)** **89mm MINERAL FIBRE BATT INSULATION (R13.5)** **REFER TO DETAIL 1/R2.3**	
W3AX		**EXISTING MASONRY VENEER ON WOOD STUDS (3/4-HR F.R.R.)** SAME AS W3 ABOVE, EXCEPT USE 12.7mm TYPE 'X' GWB (NOTE: DIMENSION OF ASSEMBLY = 279mm)	**NOTE:** **REINSTATE** **1 LAYER 12.7mm TYPE 'X' GWB** **6 mil. POLY VAPOUR BARRIER** **(OVERLAP & TAPE TO TIE INTO EXISTING)** **89mm MINERAL FIBRE BATT INSULATION (R13.5)** **REFER TO DETAIL 1/R2.3**	
W3BX		**EXISTING MASONRY VENEER ON WOOD STUDS (1-HR F.R.R.)** SAME AS W3 ABOVE, EXCEPT USE 15.9mm TYPE 'X' GWB (NOTE: DIMENSION OF ASSEMBLY = 282mm)	**NOTE:** **REINSTATE** **1 LAYER 15.9mm TYPE 'X' GWB** **6 mil. POLY VAPOUR BARRIER** **(OVERLAP & TAPE TO TIE INTO EXISTING)** **89mm MINERAL FIBRE BATT INSULATION (R13.5)** **REFER TO DETAIL 1/R2.3**	
W4X		**EXISTING WOOD SIDING ON WOOD STUDS** **1 LAYER 12.7mm GWB** **6 mil. POLY VAPOUR BARRIER** 38mm X 89mm WOOD STUDS @ 400 O/C (SEE STRUCTURAL) **89mm MINERAL FIBRE BATT INSULATION (R13.5)** 9.5mm EXTERIOR SHEATHING BOARD 40mm POLYSTYRENE BOARD INSULATION (R8 MIN) SPUNBONDED OLEFIN (A.B.) 19mm X 89mm P.T. WOOD STRAPPING @ 400 O/C 12.5mm HORIZONTAL WOOD SIDING - CHANNEL PROFILE	**NOTE:** **REINSTATE** **1 LAYER 12.7mm GWB** **6 mil. POLY VAPOUR BARRIER** **(OVERLAP & TAPE TO TIE INTO EXISTING)** **89mm MINERAL FIBRE BATT INSULATION (R13.5)** **REFER TO DETAIL 1/R2.3**	
W6X		**EXISTING WINDOW WALL RAINSCREEN ON WOOD STUDS** **1 LAYER 12.7mm GWB** **6 mil. POLY VAPOUR BARRIER** 38mm X 89mm WOOD STUDS @ 400 O/C (SEE STRUCTURAL) **89mm MINERAL FIBRE BATT INSULATION (R13.5)** 9.5mm EXTERIOR SHEATHING BOARD SPUNBONDED OLEFIN (A.B.) 38mm AIR SPACE 152mm ALUMINUM WINDOW WALL W/ EXTERIOR GLAZED SPANDREL GLASS W/ METAL BACKPAN W/ POLYSTYRENE BOARD INSULATION -TEMPERED GLASS, BACK-PAINTED	**NOTE:** **REINSTATE** **1 LAYER 12.7mm GWB** **6 mil. POLY VAPOUR BARRIER** **(OVERLAP & TAPE TO TIE INTO EXISTING)** **89mm MINERAL FIBRE BATT INSULATION (R13.5)** **REFER TO DETAIL 1/R2.3**	
W6AX		**EXISTING WINDOW WALL RAINSCREEN ON WOOD STUDS (3/4-hr F.R.R)** SAME AS W6 ABOVE, EXCEPT USE 12.7mm TYPE 'X' GWB (NOTE: DIMENSION OF ASSEMBLY = 264mm)	**NOTE:** **REINSTATE** **1 LAYER 12.7mm TYPE 'X' GWB** **6 mil. POLY VAPOUR BARRIER** **(OVERLAP & TAPE TO TIE INTO EXISTING)** **89mm MINERAL FIBRE BATT INSULATION (R13.5)** **REFER TO DETAIL 1/R2.3**	

F - EXISTING FLOOR ASSEMBLIES

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY REMEDIATION-SPECIFIC NOTES	PERFORMANCE		
				CATEGORY	REQUIRED	TESTED TO
F2X		**EXISTING WOOD JOIST FLOOR** FLOOR FINISH - SEE FINISH SCHEDULE 15.9mm T&G PLYWOOD, OSB OR WAFERBOARD FLOOR JOISTS (SEE STRUCTURAL) **89mm FIBREGLASS BATT INSULATION FRICTION FIT BETWEEN BOTTOM FLANGES** **12.5mm RESILIENT METAL CHANNEL @ 400mm O/C** **15.9mm DOMTAR "FIRE-SHIELD G, TYPE X", WESTROC "FIREBOARD C"** **OR USG/CGC "SHEETROCK, FIRE CODE C" GYPSUM BOARD** **(FURRING & 12.7mm GWB (AR) - SEE REFLECTED CEILING PLANS)**	**NOTE:** **REINSTATE** **89mm FIBREGLASS BATT INSULATION FRICTION FIT BETWEEN BOTTOM FLANGES** **12.5mm RESILIENT METAL CHANNEL @ 400mm O/C** **15.9mm DOMTAR "FIRE-SHIELD G, TYPE X", WESTROC "FIREBOARD C"** **OR USG/CGC "SHEETROCK, FIRE CODE C" GYPSUM BOARD** **(FURRING & 12.7mm GWB (AR) - SEE REFLECTED CEILING PLANS)**		3/4 HR	3/4 HR DESIGN NO. TJ/FCA 45-06
					50 STC	50 STC DESIGN NO. TJ/FCA 45-06

R - EXISTING ROOF ASSEMBLIES

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY REMEDIATION-SPECIFIC NOTES	PERFORMANCE
R1AX		**EXISTING HIGH LEVEL ROOF** **REFER TO RJC "R" SERIES DRAWINGS FOR NEW ROOF SYSTEM** 19mm ROOF SHEATHING, SLOPE TO DRAINS 38x114 TAPERED WOOD SLEEPERS PERPENDICULAR TO JOISTS @ 400 O/C (VENTILATION SPACE) ROOF JOISTS (SEE STRUCTURAL) **178mm MINERAL FIBRE BATT INSULATION (R26 MIN) - CUT TO FIT JOIST PROFILE** **6 mil POLY VAPOUR BARRIER** **16mm RESILIENT CHANNELS** **2 LAYER 12.7mm GWB** **(FURRING & 12.7mm GWB (AR) - SEE REFLECTED CEILING PLANS)**	**NOTE:** **REINSTATE** **178mm MINERAL FIBRE BATT INSULATION (R26 MIN) - CUT TO FIT JOIST PROFILE** **6 mil POLY VAPOUR BARRIER** **16mm RESILIENT CHANNELS** **2 LAYER 12.7mm GWB** **(FURRING & 12.7mm GWB (AR) - SEE REFLECTED CEILING PLANS)** **SEAL AND TAPE NEW 6 mil POLY TO EXISTING. REMOVE ADDITIONAL GYPSUM CEILING AS REQUIRED IN ORDER TO ACHIEVE MIN. 4" OVERLAP WITH EXISTING POLY.**	

C - EXISTING CEILING ASSEMBLIES

TYPE	DIAGRAM	DESCRIPTION	ASSEMBLY REMEDIATION-SPECIFIC NOTES	PERFORMANCE
C1X		**EXISTING BULKHEAD** **FRAMING AS REQUIRED - SEE REFLECTED CEILING PLANS** **12.7mm GWB**	**NOTE:** **REINSTATE** **FRAMING AS REQUIRED - SEE REFLECTED CEILING PLANS** **12.7mm GWB**	

EXISTING ASSEMBLY SCHEDULE GENERAL NOTES

NOTES:

1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN SHOWER ROOMS WHERE NOT CERAMTC TILE FINISH. PROVIDE CEMENT BOARD BACK-UP BEHIND ALL CERAMIC TILE APPLICATIONS.

2. IN ALL FRAMED WASHROOMS WALLS PROVIDE 89mm MIN SOUND BATT INSULATION.

3. FOR ALL WASHROOM, SHOWER ROOM, JANITOR ROOM, LAUNDRY ROOM, TOILET ROOM AND WASHER/DRYER ROOM FLOORS ON LEVELS 1 & 2 PROVIDE WATER MEMBRANE LINER ON PLYWOOD SHEATHING & CONTINUING UP WALL 150mm BEHIND WALL BOARD.

4. PROVIDE ABUSE-RESISTANT GYPSUM WALLBOARD TYPICAL FOR ALL WALLS (INCLUDING TYPE 'X' IF AVAILABLE) UNLESS NOTED OTHERWISE.

5. IN ROOMS WITH FLOOR DRAINS OR IN-FLOOR SHOWER DRAINS USE THICKSET TO SLOPE FINISHED FLOOR TO DRAIN.

6. SEE MECH FOR RECESSED TYPE ACCESS DOORS IN NON-RATED CEILINGS/FLOORS.
PROVIDE GWB OR PLYWOOD IN RECESSED ACCESS DOORS. FINISH IN DOOR TO BE FLUSH W/ ADJACENT SURFACE.

7. ALL STEEL STUDS, FURRING AND RESILIENT CHANNELS TO BE GALVANIZED.

8. ALL NON-RATED PARTITIONS TO EXTEND TO U/S TYPE 'X' GWB OF RATED FLOOR ASSEMBLY & NOT INTERRUPT RATED ASSEMBLY.

9. PROVIDE THRESHOLDS AT ALL FLOOR FINISH TRANSITIONS TO ENSURE FLOOR FINISHES ARE EQUAL.

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KEY PLAN

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DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

EXISTING ASSEMBLIES SCHEDULE

Drawn By	**Author**	Scale	**1 : 10**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A002A**

Revision **2**

WINDOW SCHEDULE

INTERIOR SCREEN SCHEDULE

PROFILES TO MATCH EXISTING. REFER TO TYPICAL JAMB DETAIL 4/A400.

EXISTING WINDOW WALL ALTERATIONS SCHEDULE

CURTAIN WALL & SCREEN GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL FINISHES, LOCATIONS, AND NUMBERS AND NOTIFY CONSULTANT OF ANY DISCREPANCIES.
2. ALL EXTERIOR WINDOWS ARE TO BE INSULATED & HAVE THERMALLY BROKEN FRAMES. FILL FRAMES AND SPACE BETWEEN FRAMES AND ADJACENT MATERIALS WITH SPRAY FOAM INSULATION.
3. CONTRACTOR TO COORDINATE WINDOW WIDTHS AND DETAILS WITH ON-SITE CONDITIONS. CONTRACTOR TO PRODUCE SHOP DRAWINGS OF WINDOW ASSEMBLIES BASED ON SITE CONDITIONS.
4. WHERE THE BOTTOM SILL OF CURTAIN WALL, WINDOWS AND SCREENS IS LESS THAN 1070mm MEASURED FROM THE FINISH FLOOR ARE TO BE DESIGNED AS GUARDS. CONTRACTOR TO PRODUCE SHOP DRAWINGS STAMPED BY A QUALIFIED PROFESSIONAL ENGINEER CONFIRMING THAT CURTAIN WALL, WINDOWS, AND SCREENS CAN RESIST THE FORCES REQUIRED BY A GUARD AS WELL AS OTHER LOADS DICTATED IN THE ONTARIO BUILDING CODE.
5. FOR ALL OPERABLE CURTAIN WALL, WINDOWS, AND SCREENS, THE OPENING IS TO BE LIMITED TO 100mm MAX IN ANY DIRECTION WHERE THE BOTTOM SILL OF THE OPERABLE CURTAIN WALL, WINDOWS AND SCREENS IS LESS THAN 1070MM MEASURED FROM THE FINISH FLOOR.
6. CONTRACTOR TO ASSUME ALL GLAZING TO BE TEMPERED UNLESS OTHERWISE SPECIFIED.

FRAME TYPE SCHEDULE

TAG	DESCRIPTION
FS1	ALUMINUM CURTAIN WALL
FS4	HOLLOW METAL SCREEN

GLAZING TYPE SCHEDULE

REFER TO SPEC SECTION 08 80 00 FOR FULL DESCRIPTION OF GLAZING TYPE

TAG	DESCRIPTION
GL1	DOUBLE GLAZED, LAMINATED TEMPERED IGU
GL3	LAMINATED TEMPERED GLAZING
GL5	ACOUSTIC GLAZING
GL6	

OPERABLE TYPE SCHEDULE

TAG	DESCRIPTION
OP1	AWNING OPERABLE (GLAZING TYPE = GL1)

DOOR SCHEDULE

DOOR NO.	PANEL SIZE				PANEL CONSTRUCTION			FRAME CONSTRUCTION			GLAZING	FIRE RATING	HARDWARE	COMMENTS
	PANEL WIDTH	PANEL HEIGHT	THICKNESS	NO. OF PANELS	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH				
D014A	1531	2035	45	2	B	HM	PN	N/A	N/A	N/A	GL3		ADO, CLO, EL, KP, PB	INSULATED DOOR.
D014B	867	2135	45	1	A	HM	PN	A	HM	PN	N/A			
D100	1651	2135	45	2	B	HM	PN	B	HM	PN	GL3		ADO, CLO, CR, DB, WS, TH, EL, PB	ACTIVE PANEL 990mm WIDE. SIDE PANEL 602mm WIDE. REMOTELY OPERATED EL & ADO. CONTROL LOCATED UNDER COUNTER AT RECEPTION INTAKE (121). LEFT PANEL TO HAVE DOOR PULL. NO PULL HARDWARE ON RIGHT.
D100A	1651	2135	45	2	B	HM	PN	B	HM	PN	GL3		ADO, CR, CLO, PB	
D100B	965	2135	45	1	C	HM	PN	A	HM	PN	GL3		ADO, CR, EL, KP, ML, PB	INSULATED DOOR PANEL. REMOTELY OPERATED EL & ADO. CONTROL LOCATED UNDER COUNTER AT RECEPTION INTAKE (121).
D101A	1100	2135	45	1	A	HM	PN	A	HM	PN	N/A		ADO, CR, EL, KP, ML, PB	INSULATED DOOR PANEL.
D102	965	2135	45	1	A	HM	PN	A	HM	PN	N/A		CLO, CR, ES	INSULATED DOOR PANEL.
D120	965	2135	45	1	A	HM	PN	A	HM	PN	N/A		ADO, CH, ES, KP, PB	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D121	965	2135	45	1	D	HM	PN	A	HM	PN	GL3		ADO, CR, ES, KP, PB	INSULATED DOOR PANEL.
D106	965	2135	45	1	A	HM	PN	A	HM	PN	N/A		CLO, CH, KP	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D114	965	2135	45	1	A	HM	PN	A	HM	PN	N/A		ADO, CH, ES, KP, PB	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D115	965	2135	45	1	A	HM	PN	A	HM	PN	N/A		CLO, CH, KP	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D119	865	2035	45	1	A	HM	PN	A	HM	PN	N/A	20 MIN	KP	INSULATED DOOR PANEL.
D123	965	2135	45	1	C	HM	PN	A	HM	PN	GL3		KP	
D125	965	2135	45	1	A	HM	PN	A	HM	PN	N/A		CLO, CR, ES	INSULATED DOOR PANEL.
D203	965	2135	45	1	A	HM	PN	A	HM	PN	N/A		ADO, CH, EL, KP, PB	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D204	867	2135	45	1	E	HM	PN	A	HM	PN	N/A			
D219	965	2035	45	1	A	HM	PN	A	HM	PN	N/A		CR	INSULATED DOOR PANEL.
D221A	867	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D221B	867	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D221C	867	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D221D	820	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D221W	820	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D221X	820	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D221Y	820	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D221Z	820	2135	45	1	A	HM	PN	A	HM	PN	N/A		CH	INSULATED DOOR PANEL. TIMED ALARM SYSTEM TO NOTIFY REMOTE LOCATION. UNLOCKS WITH MASTER KEY IN EMERGENCY.
D222	867	2135	45	1	E	HM	PN	A	HM	PN	N/A		CLO	

REFER TO HARDWARE SCHEDULE FOR FULL HARDWARE SCOPE.
INSULATED DOOR PANELS AT ALL BEDROOMS, BATHROOMS, AND OFFICES TYP.

DOOR SCHEDULE - EXISTING

DOOR NO.	PANEL SIZE				FIRE RATING	COMMENTS	PROPOSED SCOPE
	PANEL WIDTH	PANEL HEIGHT	THICKNESS	NO. OF PANELS			
	760	2035	45	1			
D001	915	2035	45	1		W/ 760mm OPERABLE PANEL	REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D001A	1800	2150	45	2			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D001B	1800	2150	45	2			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D001C	1800	2150	45	2			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D002	915	2035	45	1	45 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D003	915	2035	45	1	45 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D004	915	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D005	915	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D006	915	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D007	760	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D008	760	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D009	915	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D011	915	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D012	915	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D013	915	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D014	915	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D014C	1516	2135	45	2			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D014D	1516	2135	45	2			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D014E	1516	2135	45	2			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D015	1220	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D015B	915	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D015C	900	2150	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D101	915	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D103	915	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D103A	1830	1135					
D104	1800	2150	45	2			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D109	867	2135	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D116	867	2135	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D105	915	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D107	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D108	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D109A	900	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D116A	810	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D116B	2440	2035	45	2	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D117	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D118	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D124	915	2135	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D200	1220	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D200A	1220	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D200B	2400	2150	45	2			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D200C	2745	1330			20 MIN		
D201	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D202	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D206	760	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D207	915	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D210	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D211	965	2135	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D212	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D213	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D214	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D215	865	2035	45	1	20 MIN		REMOVE AND REPLACE DOOR PANEL.
D216	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D217	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D218	810	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D218A	915	2035	45	1	20 MIN		REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D220	915	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D228	865	2035	45	1	20 MIN		REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D229	865	2035	45	1			REMOVE SIGNAGE, STRIP, AND REFINISH WOOD DOOR.
D300A	915	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D300B	1220	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.
D300C	915	2035	45	1			REMOVE SIGNAGE, PATCH, REPAIR, AND REPAINT METAL DOOR.

REFER TO HARDWARE SCHEDULE FOR FULL REMEDIATION AND HARDWARE SCOPE.

DOOR PANEL ELEVATIONS

TYPICAL DOOR FRAME DETAILS

IN FRAME DETAILS GRAPHIC OF WALL ASSEMBLIES ARE GENERIC ONLY-CONTRACTOR MUST REFERENCE ASSEMBLY TYPES FOR EXACT WIDTH & COMPOSITION OF WALLS

DOOR FRAME TYPES

DOOR & FRAME NOTES

1. REFER TO SPECIFICATIONS FOR FULL DESCRIPTION OF ALL DOOR, SCREEN, AND GLAZING TYPES.
2. REFER TO DOOR HARDWARE DOCUMENTS FOR ALL DOOR HARDWARE REQUIREMENTS.
3. REFER TO ARCHITECTURAL FLOOR PLANS FOR DOOR SWING DIRECTION.
4. REFER TO ELECTRICAL DOCUMENTS FOR ALL ADDITIONAL DOOR REQUIREMENTS.
5. CONTRACTOR TO CONFIRM ALL FINISHES, LOCATIONS, QUANTITIES, AND NOTIFY CONSULTANT OF ANY DISCREPANCIES.
6. ALL DOORS IN FIRE SEPARATIONS REQUIRE DOOR CLOSERS REGARDLESS IF NOTED IN THE HARDWARE SCHEDULE.
7. ALL EXIT DOORS TO HAVE HARDWARE IN CONFORMANCE TO O.B.C EXIT REQUIREMENTS. GENERAL CONTRACTOR TO COORDINATE INSTALLATION AND LOCATIONS WITH DOOR AND HARDWARE MANUFACTURER.
8. ALL EXTERIOR DOORS TO BE INSULATED & HAVE THERMALLY BROKEN FRAMES. FILL FRAMES AND SPACE BETWEEN FRAMES AND ADJACENT MATERIALS W/ SPRAY FOAM INSULATION TO FULLY SEAL AGAINST ALL AIR INFILTRATION. PROVIDE WEATHERSTRIPPING AND THERMALLY-BROKEN THRESHOLDS AT ALL EXTERIOR DOORS AND HINGED SIDELITES, UNLESS NOTED OTHERWISE.
9. ALL GLAZING AT INTERIOR DOORS AND SCREENS TO BE FULLY TEMPERED, UNLESS NOTED OTHERWISE.
10. ALL GLAZING IN EXTERIOR OPENINGS TO BE INSULATED GLAZING UNITS. REFER TO WINDOW, CURTAIN WALL AND DOOR SCHEDULES, AS WELL AS SPECIFICATIONS FOR FULL DESCRIPTION.
11. PROVIDE ACOUSTIC SEALANT AND FILL FRAME INSULATION AT ALL DOORS AND SCREENS IN ACOUSTICALLY RATED WALL ASSEMBLIES. PROVIDE ACOUSTIC GASKETS AT ALL DOORS AND HINGED SITELITES IN ACOUSTICALLY RATED WALL ASSEMBLIES UNLESS OTHERWISE NOTED.
12. COORDINATE FRAME SETTING HEIGHTS WITH FLOOR FINISHES, REFER TO FINISH PLANS.
13. COORDINATE DOOR HARDWARE REQUIREMENTS WITH FRAME MANUFACTURER WHERE DOORS ARE LOCATED WITHIN AN ALUMINUM FRAME SUCH AS CURTAIN WALL, WINDOW WALL, OR STOREFRONT GLAZING.
14. COORDINATE HOLLOW METAL FRAME THROAT SIZING WITH INTERIOR PARTITIONS AS INDICATED ON THE ARCHITECTURAL FLOOR PLANS AND ASSEMBLIES SCHEDULE.
15. COORDINATE HOLLOW METAL FRAME ANCHORS WITH INTERIOR PARTITIONS AS INDICATED ON THE ARCHITECTURAL FLOOR PLANS AND ASSEMBLIES SCHEDULE.
16. PROVIDE MANUFACTURERS FLOOR ANCHOR STRAPS FOR ALL HOLLOW METAL JAMB FRAMES AND MULLION FLOOR ANCHORS FOR HOLLOW METAL MULLIONS. ANCHORS TO BE FIRE RATED TYPE.
17. SITE VERIFY AND COORDINATE EXISTING PARTITION THICKNESSES WITH FRAME THROAT WHEN INSTALLING NEW DOOR FRAMES WITHIN EXISTING CONSTRUCTION.

HARDWARE LEGEND

ADO	AUTOMATIC DOOR OPENER
CH	COAT HOOK
CLO	CLOSER
CM	CENTRE MULLION
CR	CARD READER
DC	DOOR CONTACT
DB	HEAVY DUTY DOOR PIN
DP	DOOR PULL
DS	DOOR STOP
ED	PANIC BAR EXIT DEVICE
EHO	ELECTRIC HOLD OPEN
EL	ELECTRIC LATCH
ES	ELECTRIC STRIKE
ESC	ELECTRIC SCREAMER
HO	HOLD OPEN, MAGNETIC
KP	KICKPLATE, SS.
ML	MAGLOCK
PB	PUSH BUTTON
PH	PANIC HARDWARE
PHA	PANIC HARDWARE W/ ALARM OVERRIDE
PP	PUSH / PULL
S	DOOR SIGNAGE
TH	THRESHOLD
WS	WEATHER STRIPPING

DOOR MATERIAL LEGEND

AL	ALUMINUM
AWV	WOOD VENEER ALUMINUM FRAME (FIRE RATED)
AN	CLEAR ANODIZED
BA	BATT INSULATION
CF	CLEAR FINISH
HM	HOLLOW METAL
HMI	HOLLOW METAL, INSULATED
PI	POLYISO INSULATION
PN	PAINT (PNT-1, REFER TO WALL FINISH SCHEDULE)
SCW	SOLID CORE WOOD
ST	STAIN
WD	WOOD

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KEY PLAN

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NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DOOR, CURTAIN WALL & SCREEN SCHEDULE

Drawn By		Scale	As indicated
Designed By		Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number: **A003**
Revision: **2**

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	WALL BASE	WALL	CEILING	WINDOW COVERING	ADDITIONAL FINISH NOTES
A	EXIST. STAIR	EXIST.	EXIST.	PAINT TYPE 1 (PNT-1)	EXIST.	N/A	
B	EXIST. STAIR	EXIST., CON-1, TAI-1, LINS-1	EXIST.	PAINT TYPE 1 (PNT-1)	EXIST.	N/A	
C	EXIST. STAIR	RSR-1, PNT-2	RSS-1, RBR-1	PAINT TYPE 1 (PNT-1)	EXIST.	N/A	
D	EXIST. STAIR	EXIST.	EXIST.	PAINT TYPE 1 (PNT-1)	EXIST.	N/A	
E	EXIST. STAIR	EXIST.	EXIST.	PAINT TYPE 1 (PNT-1)	EXIST.	N/A	
001	MULTI-PURPOSE ROOM	CONCRETE FLOOR PAINT TYPE 2 (PNT-2)	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1), PAINT TYPE 3 (PNT-3)	PAINT TYPE 1 (PNT-1)	N/A	EXISTING MURAL ON WEST WALL TO REMAIN
002	MECHANICAL ROOM	EXIST.	EXIST.	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	N.I.C
003	MECHANICAL ROOM	EXIST.	EXIST.	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	N.I.C
004	CLINIC	VINYL COMPOSITE TILE (VCT-1)	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
005	PRIVATE OFFICE	EXIST.	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
006	MECHANICAL ROOM	EXIST.	EXIST.	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
007	STORAGE	VINYL COMPOSITE TILE (VCT-1)	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
008	STAFF W/C	EXIST.	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
009	STAFF ROOM	EXIST.	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
011	ELECTRICAL ROOM	EXIST.	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
012	JANITOR ROOM	EXIST.	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
013	OFFICE	EXIST.	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
014	LOUNGE	EXIST.	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1), PAINT TYPE 3 (PNT-3)	PAINT TYPE 1 (PNT-1)	N/A	
014A	STORAGE	VINYL COMPOSITE TILE (VCT-1)	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
015	CORRIDOR	EXIST., VINYL COMPOSITE TILE (VCT-1)	RUBBER WALL BASE (RBR-1)	PAINT TYPE 1 (PNT-1), BULLETIN BOARD TYPE 1 (BB-1)	PAINT TYPE 1 (PNT-1)	N/A	
100	VESTIBULE	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
101	HARM REDUCTION/PROGRAM RM	LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 1 (PNT-1)	ACOUSTIC CEILING TILE (AIP-1), PAINT (PNT-3)	PRIVACY FILM	
102	BF BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
103	COMMUNAL KITCHEN	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	EXIST.	PAINT TYPE 1 (PNT-1)	N/A	
104	DINING ROOM	LINOLEUM SHEET, TYPE 1 (LINS-1), LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 1 (LINS-1), ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 1 (PNT-1), PAINT TYPE 3 (PNT-3), PAINT TYPE 4 (PNT-4), PAINT TYPE 6 (PNT-6), ACOUSTIC CEILING TILE (AIP-1), BULLETIN BOARD TYPE 1 (BB-1), BULLETIN BOARD TYPE 2 (BB-2)	ACOUSTIC CEILING TILE (AIP-1), PAINT (PNT-3)	MANUAL ROLLER SHADE	REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISH LOCATIONS
105	SHARED OFFICE	EXIST.	ROLLED WALL BASE, TYPE 1 (LINS-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	MANUAL ROLLER SHADE	
106	W/C	PORCELAIN TILE, TYPE 2 (PRT-2)	PORCELAIN TILE, TYPE 2 (PRT-2)	CERAMIC TILE, TYPE 1 (CRT-1)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
107	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
108	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
109	CORRIDOR	LINOLEUM TILE	ROLLED WALL BASE, TYPE 1 (LINS-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
114	BF W/C	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 1 (CRT-1)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
115	W/C	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 1 (CRT-1)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
116	CORRIDOR	LINOLEUM SHEET, TYPE 1 (LINS-1)	ROLLED WALL BASE, TYPE 1 (LINS-1)	PAINT TYPE 1 (PNT-1), PAINT TYPE 3 (PNT-3), PAINT TYPE 6 (PNT-6), BULLETIN BOARD TYPE 2 (BB-2)	PAINT TYPE 1 (PNT-1)	N/A	REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISH LOCATIONS
117	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
118	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
119	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
120	BF W.C.	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 1 (CRT-1)	PAINT TYPE 1 (PNT-1)	N/A	
121	RECEPTION INTAKE	LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1), BULLETIN BOARD TYPE 1 (BB-1)	MANUAL ROLLER SHADE	
123	OPEN LOUNGE	LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 1 (PNT-1), PAINT TYPE 3 (PNT-3)	PAINT TYPE 1 (PNT-1)	MANUAL ROLLER SHADE	
124	W/D	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
125	PRIVATE OFFICE	LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	MANUAL ROLLER SHADE	
201	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
202	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
203	BF W.C.	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 1 (CRT-1)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
204	W/D	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
206	JANITOR ROOM	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
207	W/D	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
210	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
211	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
212	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
213	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
214	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
215	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
216	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	
217	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR PAINT LOCATIONS.
218	CORRIDOR	LINOLEUM SHEET, TYPE 1 (LINS-1), LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 1 (LINS-1), ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 1 (PNT-1), PAINT TYPE 3 (PNT-3), PAINT TYPE 4 (PNT-4), PAINT TYPE 6 (PNT-6), BULLETIN BOARD TYPE 1 (BB-1), BULLETIN BOARD TYPE 2 (BB-2)	PAINT TYPE 1 (PNT-1)	N/A	REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL AND FLOOR FINISH LOCATIONS.
219	SHARED OFFICE	LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 3 (PNT-3)	PAINT TYPE 1 (PNT-1)	MANUAL ROLLER SHADE	
220	LAUNDRY	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	
221	ALL-GENDER W.C.	PORCELAIN TILE, TYPE 2 (PRT-2)	PORCELAIN TILE, TYPE 2 (PRT-2)	CERAMIC TILE, TYPE 1 (CRT-1), CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221A	SHOWER	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221B	SHOWER	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221C	SHOWER	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221D	SHOWER	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	PORCELAIN TILE, TYPE 2 (PRT-2), PORCELAIN TILE, TYPE 3 (PRT-3)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221W	W.C.	PORCELAIN TILE, TYPE 2 (PRT-2)	PORCELAIN TILE, TYPE 2 (PRT-2)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221X	W.C.	PORCELAIN TILE, TYPE 2 (PRT-2)	PORCELAIN TILE, TYPE 2 (PRT-2)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221Y	W.C.	PORCELAIN TILE, TYPE 2 (PRT-2)	PORCELAIN TILE, TYPE 2 (PRT-2)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
221Z	W.C.	PORCELAIN TILE, TYPE 2 (PRT-2)	PORCELAIN TILE, TYPE 2 (PRT-2)	CERAMIC TILE, TYPE 2 (CRT-2)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
222	JANITOR/STORAGE	PORCELAIN TILE, TYPE 1 (PRT-1)	PORCELAIN TILE, TYPE 1 (PRT-1)	PAINT TYPE 1 (PNT-1)	PAINT TYPE 1 (PNT-1)	N/A	FULL HEIGHT WALL TILE. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR FINISH LOCATIONS.
228	BEDROOM	LINOLEUM SHEET, TYPE 3 (LINS-3)	ROLLED WALL BASE, TYPE 3 (LINS-3)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	PAINT TYPE 1 (PNT-1), PAINT TYPE 7 (PNT-7)	MANUAL ROLLER SHADE	REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR PAINT LOCATIONS
229	PROGRAMME SPACE	LINOLEUM SHEET, TYPE 2 (LINS-2)	ROLLED WALL BASE, TYPE 2 (LINS-2)	PAINT TYPE 1 (PNT-1), PAINT TYPE 5 (PNT-5)	PAINT TYPE 1 (PNT-1)	MANUAL ROLLER SHADE	REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR PAINT LOCATIONS

ROOM FINISH SCHEDULE - LEGEND

TAG	TYPE	FORMAT AND COLOUR
AIP-1	ACOUSTICAL INTERIOR PANELS, TYPE 1	ARMSTRONG TECTUM DIRECTED ATTACHED ACOUSTIC INTERIOR PANELS, 1.5"
BB-1	BULLETIN BOARD, TYPE 1	FORBO BULLETIN BOARD, 2185
BB-2	BULLETIN BOARD, TYPE 2	FORBO BULLETIN BOARD, 2203
CON-1	CONCRETE FLOOR SEALER	HIGH TRACTION CONCRETE SEALER
CRT-1	CERAMIC TILE, TYPE 1	OLYMPIA TILE, COLOUR & DIMENSION COLLECTION, 100mmx400mm, WARM WHITE BRIGHT
LINS-1	LINOLEUM SHEET, TYPE 1	FORBO, MARMOLEUM MCS SHEET, 3411 SUNNY DAY
LINS-2	LINOLEUM SHEET, TYPE 2	FORBO, MARMOLEUM MCS SHEET, 3846 CORN
LINS-3	LINOLEUM SHEET, TYPE 3	FORBO, MARMOLEUM MCS SHEET, 3174 SAHARA
PLM-1	HIGH PRESSURE LAMINATE, TYPE 1	ARBORITE LAMINATE, 5517 CA, SAGUENAY
PNT-1	PAINT, TYPE 1	BENJAMIN MOORE, 2148-70 MOUNTAIN PEAK WHITE
PNT-2	CONCRETE FLOOR PAINT	ONE COLOUR TO MATCH EXISTING (LIGHT GREY)
PNT-3	PAINT, TYPE 3	BENJAMIN MOORE, 2107-60 SEA FROTH
PNT-4	PAINT, TYPE 4	BENJAMIN MOORE, HC-124 CALDWELL GREEN
PNT-5	PAINT, TYPE 5	BENJAMIN MOORE, 699 GARDEN OASIS
PNT-6	PAINT, TYPE 6	BENJAMIN MOORE, HC-159 PHILIPSBURG BLUE
PNT-7	PAINT, TYPE 6	BENJAMIN MOORE, 1649 POLARIS BLUE
PRT-1	PORCELAIN TILE, TYPE 1	OLYMPIA TILE, SPECTRA SERIES, 305mmx305mm, ANTRACITE (CHARCOAL)
PRT-2	PORCELAIN TILE, TYPE 2	OLYMPIA TILE, QUEBEC MOSAIC, 48mmx48mm, GOLD GRANITE UNGLAZED
PRT-3	PORCELAIN TILE, TYPE 3	OLYMPIA TILE, QUEBEC MOSAIC, 48mmx48mm, MOTTLED GREY UNGLAZED
PRT-4	PORCELAIN TILE, TYPE 4	EQUIPE, STROMBOLI, 92mmx368mm, VIRIDIAN GREEN
RBR-1	RUBBER BASEBOARD, TYPE 1	TO MATCH EXISTING
RSR-1	RUBBER STAIR RISERS, TYPE 1	JOHNSONITE, RUBBER STAIR RISERS, TO MATCH EXISTING
RSS-1	RUBBER STAIR STRINGERS, TYPE 1	JOHNSONITE, RUBBER STAIR STRINGERS, TO MATCH EXISTING
SSM-1	COUNTERTOP SOLID SURFACE	CORIAN SOLID SURFACE, SAVANNAH
TAI-1	TACTILE INIDCATOR	STAINLESS STEEL
VCT-1	VINYL COMPOSITE TILE, TYPE 1	AMERICAN BILTRITE, PURE IMAGINE AP, 457mmX457mm, 32 APPALACHAIN TRAIL

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KEY PLAN

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NO.	DESCRIPTION	DATE	BY

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

ROOM FINISH SCHEDULE

Drawn By **Author** Scale

Designed By **Designer** Date **ISSUE DATE**

RJC Project Number **230810**

Sheet Number **A004** Revision

1 A010 SITE PLAN
1 : 100

TREE PROTECTION REQUIREMENTS

01 TREE PROTECTION BARRIERS MUST BE A PLYWOOD OR PLASTIC WEB HOARDING OR EQUIVALENT AS APPROVED BY URBAN FORESTRY

02 TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE CITY ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4ft.) HIGH AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.

03 WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED NO MATERIAL ENTERS THE TREE PROTECTION ZONE.

04 ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.

05 NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

06 SEDIMENT CONTROL FENCING SHALL BE INSTALLED IN LOCATIONS INDICATED IN AN URBAN FORESTRY APPROVED TREE PROTECTION PLAN. THE SEDIMENT CONTROL FENCING MUST BE INSTALLED TO ONTARIO PROVINCIAL STANDARD (OPSD-219.110) AND TO SATISFACTION OF URBAN FORESTRY.

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2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

SITE PLAN

Drawn By		Scale	**As indicated**
Designed By		Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A010**

Revision **2**

1 A050 DEMO - BASEMENT FLOOR PLAN

1 : 50

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING DOOR AND FRAME TO REMAIN (HARDWARE IS PER HARDWARE SCHEDULE FOR REMEDIAL SCOPE)
- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING AREA OF FLOOR DEMOLISHED, REMOVE 6mm UNDERLAYMENT
- APPROX. EXTENT OF EXISTING WALL ASSEMBLY DEMOLITION/ REINSTATEMENT FOR NEW ROUGH-IN, REFER TO MECH AND ELECTRICAL

DEMOLITION KEYNOTES

01 RESERVED

02 DEMOLISH EXISTING OPERABLE PARTITION + TRACK, SUPPORTING STRUCTURE TO REMAIN

03 ALL EXISTING COMMERCIAL KITCHEN EQUIPMENT TO BE REVIEWED FOR FUNCTIONALITY BEFORE CONTRACTOR TO REMOVE AND STORE EXISTING COMMERCIAL KITCHEN EQUIPMENT/APPLIANCES AND WASHERS AND DRYERS. EQUIPMENT TO BE INSPECTED AND REPAIRED AS REQUIRED AFTER RE-INSTALLATION IN EXISTING LOCATIONS

04 DEMOLISH EXISTING PLUMBING FIXTURES + ACCESSORIES. ROUGH-INS TO REMAIN, CAP + SEAL

05 REMOVE + DISPOSE OF EXISTING FLOORING, SHOWER TRAYS + FLOOR BASE INCLUDING ADHESIVE RESIDUE, GROUT + 6mm PLYWOOD UNDERLAY WHERE EXISTING. WHERE DAMAGE TO SUBFLOOR (WATER, ETC) IS FOUND, SUBFLOOR TO BE DEMOLISHED

06 DEMOLISH EXISTING ENTRANCE DOORS AND SIDELITES. CONTRACTOR TO CONSTRUCT TEMPORARY ENTRANCE TO SECURE BUILDING DURING DEMOLITION.

07 SALVAGE PLAQUES AND RETURN TO OWNER.

08 KITCHEN FLOORING + BOTTOM WALL TILE TO BE DEMOLISHED, CONTRACTOR TO INCLUDE FOR NEW REPLACEMENT TILES TO MATCH FOR ANY ADDITIONAL DAMAGE TO TILES ABOVE DURING REMOVAL.

09 REMOVE EXISTING WALK-IN FRIDGE. CONTRACTOR TO INCLUDE FOR REPLACEMENT OF SUBFLOORING BELOW DUE TO ANTICIPATED WATER DAMAGE.

10 REMOVE EXISTING FLOOR ELECTRICAL PENETRATION (STUB-UP). CONTRACTOR TO INCLUDE FOR REPLACEMENT OF SUBFLOORING BELOW DUE TO ANTICIPATED WATER DAMAGE.

11 DEMOLISH EXISTING WOOD VENEER WALL PANELS AND CORNER CUPBOARD. PATCH AND REPAIR WALL GWB AS REQUIRED.

12 EXISTING ELECT. PANEL TO BE RELOCATED. PATCH AND REPAIR GWB AS REQUIRED. REFER TO ELECTRICAL.

13 FLOOR DRAIN ROUGH-IN TO REMAIN. NEW DRAIN TO REPLACE + TIE IN TO NEW FLOORING FINISH WHERE APPLICABLE

14 REMOVE EXISTING FLOOR DRAIN & COVER, CAP AND SEAL ROUGH-IN BELOW. PREPARE FLOOR TO RECIEVE NEW FINISH WERE APPLICABLE. REFER TO MECHANICAL

15 EXISTING OPENING AND FRAMING BELOW TO BE DEMOLISHED. REFER TO PROPOSED PLANS AND DOOR SCHEDULE FOR REQUIRED HEIGHT.

16 NEW PUNCH OPENING IN EXISTING WALL, NOT FLOOR TO CEILING. COORDINATE WITH PROPOSED INTERIOR ELEVATIONS & MILLWORK DRAWINGS FOR REQUIRED ROUGH OPENING DIMENSIONS.

17 REMOVE PROTECTIVE METAL BARS, EXISTING SCREEN, AND SILL.

18 REMOVE PAINT FINISH ON FLOOR AND PREPARE SURFACE FOR NEW FINISH, REFER TO FINISH PLANS

19 REMOVE EXISTING STAIR TREAD ANTI-SLIP FINISH AND PREPARE SURFACE FOR NEW FINISH, REFER TO FINISH PLANS

20 FLOORING PREVIOUSLY DEMOLISHED

21 REMOVE TWO ROWS OF EXISTING TILE FLOOR FINISH TO RECIEVE NEW SCREEN INSTALL AND PREPARE SURFACE FOR NEW FINISH, REFER TO FINISH PLANS.

22 TRENCH THROUGH CONCRETE SLAB AS REQUIRED FOR NEW SANITARY DRAIN CONNECTION. REFER TO MECH.

23 REMOVE LAYER OF EXISTING GWB FROM FLOOR TO CEILING

24 REMOVE PARTITION GWB, FRAMING, AND INSULATION AS REQUIRED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

25 REMOVE SUBFLOOR AND INSULATION AS REQUIRED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

26 EXISTING MURAL TO REMAIN. PROTECT WITH PLASTIC SHEETING FOR DURATION.

27 NEW FLOOR OPENING AT NEW DUCT LOCATION. REFER TO MECH.

KEYNOTE GENERAL NOTE:

1. REFER TO OTHER DISCIPLINES INCLUDING BUT NOT LIMITED TO MECHANICAL/ELECTRICAL FOR FULL SCOPE OF WORK.

2. IN THE EVENT ANY DEMOLITIONS REMAIN WITHOUT CORRECTIVE OR REPLACEMENT SCOPE NOTED IN PROPOSED WORK, ASSUME LIKE-FOR-LIKE REPLACEMENT AND VERIFY PRIOR TO PROCEEDING.

3. ASSUME PATCH AND REPAIR OF ALL DEMOLITIONS TO MAKE GOOD.

DEMOLITION GENERAL NOTES

1. THE DEMOLITION DRAWINGS ILLUSTRATE A GENERAL SCOPE OF WORK. IT IS THE FULL RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE FULL SCOPE OF DEMOLITION REQUIRED USING EXISTING SITE CONDITIONS (SOME DEMOLITION WORK HAS BEEN COMPLETED DURING MOULD INVESTIGATION) AND THE COMPLETE CONTRACT DOCUMENT SETS INCLUSIVE OF ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, CIVIL, LANDSCAPE, AND STRUCTURAL TO ACHIEVE THE FINAL SCOPE OF WORK.

2. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. NO DIMENSIONS ARE TO BE INFERRED FROM THE DEMOLITION DRAWINGS. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DEMOLITION PURPOSES. DRAWINGS ARE IN METRIC. DIMENSIONS ARE SHOWN IN MILLIMETERS UNLESS OTHERWISE NOTED.

3. REMOVE WALL BASE THROUGHOUT, EXCEPT FOR IN MECHANICAL/ELECTRICAL + STORAGE AREAS NOT IN SCOPE

4. CONTRACTOR TO MAKE GOOD ALL WALLS, CEILINGS AND FLOORING TO REMAIN, THIS INCLUDES WALLS SURFACES THAT ARE AFFECTED BY DEMOLITION AS WELL AS EXISTING SURFACES THAT HAVE EXISTING CRACKS, DENTS AND OTHER DAMAGE. WHERE EXISTING SURFACES THAT ARE TO REMAIN ARE DISTURBED, MAKE GOOD EXISTING SURFACE OR ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.

5. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY HOARDING TARPS, ETC TO PROTECT WORK AND MAINTAIN A DUST FREE ENVIRONMENT IN SURROUNDING AREAS.

6. CONTRACTOR TO MAKE GOOD ALL JUNCTIONS BETWEEN EXISTING STRUCTURES IDENTIFIED AS TO BE REMOVED AND EXISTING STRUCTURES IDENTIFIED AS TO REMAIN.

7. REMOVE EXISTING INTERIOR PARTITIONS AND GLAZING, INCLUDING ASSOCIATED FRAMING AS NOTED ON DEMO PLANS. PARTITIONS SHALL BE REMOVED FULL HEIGHT TO STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

8. REMOVAL OF EXISTING FLOOR FINISHES SHALL INCLUDE MORTAR BED, UNDERLAYMENT (INCLUDING 6mm PLYWOOD) OR OTHER CLEAVAGE MEMBRANES, UNDERPAD, BASE, FLOOR MOULDING AND TRANSITION STRIPS TO EXISTING STRUCTURE BELOW. WHERE DAMAGE TO SUBFLOOR IS FOUND, SUBFLOOR TO BE REMOVED AND REPLACED.

9. CONTRACTOR TO VERIFY AND GET AUTHORIZATION FROM MUNICIPAL AUTHORITIES, CONSULTANTS AND OWNER BEFORE DISCONNECTING ANY SERVICES.

10. CONTRACTOR TO COORDINATE WITH STRUCTURAL, MECHANICAL & ELECTRICAL DOCUMENTS ALL NEW OPENINGS TO BE CUT INTO THE EXISTING AND NEW ROOF.

11. PROVIDE WASTE AUDIT REPORTS IN CONFORMANCE WITH AUTHORITIES HAVING JURISDICTION AS REQUIRED.

12. REFER TO DEMOLITION AND REMOVALS SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

13. THE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE AS-BUILT, STRUCTURAL, ELECTRICAL, MECHANICAL CONSULTANTS DOCUMENTS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO ANY EXECUTION OF RELATED WORK. REFER TO ELECTRICAL & MECHANICAL DEMOLITION PLANS AND COORDINATE.

14. THE CONTRACTORS SHALL ENSURE THAT THE LOCATIONS OF ALL SERVICES ARE IDENTIFIED PRIOR TO THE COMMENCEMENT OF WORK AND EXCAVATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE TO REPAIR ANY DAMAGE TO SERVICES THEY HAVE COMMITTED.

15. ALL STRUCTURAL COMPONENTS TO BE TAKEN OFF THE STRUCTURAL DOCUMENTS. NO STRUCTURAL DESIGN INFORMATION SHALL BE INFERRED FROM THE ARCHITECTURAL DRAWINGS.

16. THE CONTRACTOR SHALL NOT USE THIS DRAWING TO INFER ANY SITE DIMENSIONS BUT SHALL USE THE OFFICIAL SURVEY.

17. ALL GEODETIC INFORMATION ON THIS PLAN IS FOR REFERENCE ONLY.

NOTES ON DESIGNATED SUBSTANCES

1. IN NO WAY SHOULD THE CONTRACTOR ASSUME THE SITE/BUILDING IS 100% FREE OF DESIGNATED SUBSTANCES AND AS SUCH THE CONTRACTOR SHOULD TAKE EVERY PRECAUTION WHEN WORKING IN THE BUILDINGS.

2. SHOULD THE CONTRACTOR COME IN CONTACT WITH ANY MATERIALS THAT LOOK SUSPICIOUS THEY SHOULD IMMEDIATELY STOP WORK, BOARD THE AREA OFF, TARP WITH PLASTIC AND SEAL, AND CONTACT THE CONSULTANTS IMMEDIATELY. THE OWNERS ENVIRONMENTAL CONSULTANT WILL BE ENGAGED TO INVESTIGATE FURTHER.

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KEY PLAN

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Seal

ONTARIO ASSOCIATION ARCHITECTS
DANIEL BARTMAN
LICENCE
8584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - BASEMENT FLOOR PLAN

Drawn By	**Author**	Scale	**1 : 50**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A050** Revision **2**

1 A051 DEMO - GROUND FLOOR 1 PLAN

1 : 50

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING DOOR AND FRAME TO REMAIN (HARDWARE IS PER HARDWARE SCHEDULE FOR REMEDIAL SCOPE)
- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING AREA OF FLOOR DEMOLISHED, REMOVE 6mm UNDERLAYMENT
- APPROX. EXTENT OF EXISTING WALL ASSEMBLY DEMOLITION/ REINSTATEMENT FOR NEW ROUGH-IN, REFER TO MECH AND ELECTRICAL

DEMOLITION KEYNOTES

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05 REMOVE + DISPOSE OF EXISTING FLOORING, SHOWER TRAYS + FLOOR BASE INCLUDING ADHESIVE RESIDUE, GROUT + 6mm PLYWOOD UNDERLAY WHERE EXISTING. WHERE DAMAGE TO SUBFLOOR (WATER, ETC) IS FOUND, SUBFLOOR TO BE DEMOLISHED

06 DEMOLISH EXISTING ENTRANCE DOORS AND SIDELITES. CONTRACTOR TO CONSTRUCT TEMPORARY ENTRANCE TO SECURE BUILDING DURING DEMOLITION.

07 SALVAGE PLAQUES AND RETURN TO OWNER.

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09 REMOVE EXISTING WALK-IN FRIDGE. CONTRACTOR TO INCLUDE FOR REPLACEMENT OF SUBFLOORING BELOW DUE TO ANTICIPATED WATER DAMAGE.

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12 EXISTING ELECT. PANEL TO BE RELOCATED. PATCH AND REPAIR GWB AS REQUIRED. REFER TO ELECTRICAL.

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14 REMOVE EXISTING FLOOR DRAIN & COVER, CAP AND SEAL ROUGH-IN BELOW. PREPARE FLOOR TO RECIEVE NEW FINISH WERE APPLICABLE. REFER TO MECHANICAL

15 EXISTING OPENING AND FRAMING BELOW TO BE DEMOLISHED. REFER TO PROPOSED PLANS AND DOOR SCHEDULE FOR REQUIRED HEIGHT.

16 NEW PUNCH OPENING IN EXISTING WALL, NOT FLOOR TO CEILING. COORDINATE WITH PROPOSED INTERIOR ELEVATIONS & MILLWORK DRAWINGS FOR REQUIRED ROUGH OPENING DIMENSIONS.

17 REMOVE PROTECTIVE METAL BARS, EXISTING SCREEN, AND SILL.

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20 FLOORING PREVIOUSLY DEMOLISHED

21 REMOVE TWO ROWS OF EXISTING TILE FLOOR FINISH TO RECIEVE NEW SCREEN INSTALL AND PREPARE SURFACE FOR NEW FINISH, REFER TO FINISH PLANS.

22 TRENCH THROUGH CONCRETE SLAB AS REQUIRED FOR NEW SANITARY DRAIN CONNECTION. REFER TO MECH.

23 REMOVE LAYER OF EXISTING GWB FROM FLOOR TO CEILING

24 REMOVE PARTITION GWB, FRAMING, AND INSULATION AS REQUIRED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

25 REMOVE SUBFLOOR AND INSULATION AS REQUIRED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

26 EXISTING MURAL TO REMAIN. PROTECT WITH PLASTIC SHEETING FOR DURATION.

27 NEW FLOOR OPENING AT NEW DUCT LOCATION. REFER TO MECH.

KEYNOTE GENERAL NOTE:

1. REFER TO OTHER DISCIPLINES INCLUDING BUT NOT LIMITED TO MECHANICAL/ELECTRICAL FOR FULL SCOPE OF WORK.

2. IN THE EVENT ANY DEMOLITIONS REMAIN WITHOUT CORRECTIVE OR REPLACEMENT SCOPE NOTED IN PROPOSED WORK, ASSUME LIKE-FOR-LIKE REPLACEMENT AND VERIFY PRIOR TO PROCEEDING.

3. ASSUME PATCH AND REPAIR OF ALL DEMOLITIONS TO MAKE GOOD.

DEMOLITION GENERAL NOTES

1. THE DEMOLITION DRAWINGS ILLUSTRATE A GENERAL SCOPE OF WORK. IT IS THE FULL RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE FULL SCOPE OF DEMOLITION REQUIRED USING EXISTING SITE CONDITIONS (SOME DEMOLITION WORK HAS BEEN COMPLETED DURING MOULD INVESTIGATION) AND THE COMPLETE CONTRACT DOCUMENT SETS INCLUSIVE OF ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, CIVIL, LANDSCAPE, AND STRUCTURAL TO ACHIEVE THE FINAL SCOPE OF WORK.
2. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. NO DIMENSIONS ARE TO BE INFERRED FROM THE DEMOLITION DRAWINGS. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DEMOLITION PURPOSES. DRAWINGS ARE IN METRIC. DIMENSIONS ARE SHOWN IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. REMOVE WALL BASE THROUGHOUT, EXCEPT FOR IN MECHANICAL/ELECTRICAL + STORAGE AREAS NOT IN SCOPE
4. CONTRACTOR TO MAKE GOOD ALL WALLS, CEILINGS AND FLOORING TO REMAIN, THIS INCLUDES WALLS SURFACES THAT ARE AFFECTED BY DEMOLITION AS WELL AS EXISTING SURFACES THAT HAVE EXISTING CRACKS, DENTS AND OTHER DAMAGE. WHERE EXISTING SURFACES THAT ARE TO REMAIN ARE DISTURBED, MAKE GOOD EXISTING SURFACE OR ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.
5. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY HOARDING TARPS, ETC TO PROTECT WORK AND MAINTAIN A DUST FREE ENVIRONMENT IN SURROUNDING AREAS.
6. CONTRACTOR TO MAKE GOOD ALL JUNCTIONS BETWEEN EXISTING STRUCTURES IDENTIFIED AS TO BE REMOVED AND EXISTING STRUCTURES IDENTIFIED AS TO REMAIN.
7. REMOVE EXISTING INTERIOR PARTITIONS AND GLAZING, INCLUDING ASSOCIATED FRAMING AS NOTED ON DEMO PLANS. PARTITIONS SHALL BE REMOVED FULL HEIGHT TO STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
8. REMOVAL OF EXISTING FLOOR FINISHES SHALL INCLUDE MORTAR BED, UNDERLAYMENT (INCLUDING 6mm PLYWOOD) OR OTHER CLEAVAGE MEMBRANES, UNDERPAD, BASE, FLOOR MOULDING AND TRANSITION STRIPS TO EXISTING STRUCTURE BELOW. WHERE DAMAGE TO SUBFLOOR IS FOUND, SUBFLOOR TO BE REMOVED AND REPLACED.
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11. PROVIDE WASTE AUDIT REPORTS IN CONFORMANCE WITH AUTHORITIES HAVING JURISDICTION AS REQUIRED.
12. REFER TO DEMOLITION AND REMOVALS SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
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16. THE CONTRACTOR SHALL NOT USE THIS DRAWING TO INFER ANY SITE DIMENSIONS BUT SHALL USE THE OFFICIAL SURVEY.
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2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

APPLICATION #

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - GROUND FLOOR 1 PLAN

Drawn By	Author	Scale	1 : 50
Designed By	Designer	Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A051** Revision **2**

1 A052 DEMO - GROUND FLOOR 2 PLAN

1 : 50

2 A052 DEMO - GROUND FLOOR 2 MEZZANINE PLAN

1 : 50

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING DOOR AND FRAME TO REMAIN (HARDWARE IS PER HARDWARE SCHEDULE FOR REMEDIAL SCOPE)
- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING AREA OF FLOOR DEMOLISHED, REMOVE 6mm UNDERLAYMENT
- APPROX. EXTENT OF EXISTING WALL ASSEMBLY DEMOLITION/ REINSTATEMENT FOR NEW ROUGH-IN, REFER TO MECH AND ELECTRICAL

DEMOLITION KEYNOTES

01 RESERVED

02 DEMOLISH EXISTING OPERABLE PARTITION + TRACK, SUPPORTING STRUCTURE TO REMAIN

03 ALL EXISTING COMMERCIAL KITCHEN EQUIPMENT TO BE REVIEWED FOR FUNCTIONALITY BEFORE CONTRACTOR TO REMOVE AND STORE EXISTING COMMERCIAL KITCHEN EQUIPMENT/APPLIANCES AND WASHERS AND DRYERS. EQUIPMENT TO BE INSPECTED AND REPAIRED AS REQUIRED AFTER RE-INSTALLATION IN EXISTING LOCATIONS

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05 REMOVE + DISPOSE OF EXISTING FLOORING, SHOWER TRAYS + FLOOR BASE INCLUDING ADHESIVE RESIDUE, GROUT + 6mm PLYWOOD UNDERLAY WHERE EXISTING. WHERE DAMAGE TO SUBFLOOR (WATER, ETC) IS FOUND, SUBFLOOR TO BE DEMOLISHED

06 DEMOLISH EXISTING ENTRANCE DOORS AND SIDELITES. CONTRACTOR TO CONSTRUCT TEMPORARY ENTRANCE TO SECURE BUILDING DURING DEMOLITION.

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08 KITCHEN FLOORING + BOTTOM WALL TILE TO BE DEMOLISHED, CONTRACTOR TO INCLUDE FOR NEW REPLACEMENT TILES TO MATCH FOR ANY ADDITIONAL DAMAGE TO TILES ABOVE DURING REMOVAL.

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18 REMOVE PAINT FINISH ON FLOOR AND PREPARE SURFACE FOR NEW FINISH, REFER TO FINISH PLANS

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KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - GROUND FLOOR 2 & MEZZANINE PLANS

Drawn By	**Author**	Scale	**1 : 50**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A052** Revision **2**

1 A053 DEMO - SECOND FLOOR PLAN

1 : 50

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING DOOR AND FRAME TO REMAIN (HARDWARE IS PER HARDWARE SCHEDULE FOR REMEDIAL SCOPE)
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- EXISTING AREA OF FLOOR DEMOLISHED, REMOVE 6mm UNDERLAYMENT
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CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - SECOND FLOOR

Drawn By	**Author**	Scale	**1 : 50**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A053** Revision **2**

1 A060 DEMO - BASEMENT RCP
1 : 50

RCP DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING LIGHT FIXTURES TO BE DEMOLISHED
- EXISTING WOOD FRAMING/ UNDERSIDE OF WOOD JOIST

RCP DEMOLITON GENERAL NOTES

1. MAKE GOOD AND MAINTAIN FIRE SEPERATION AT UNDERSIDE OF RATED FLOOR/ROOF ASSEMBLY ABOVE IMPACTED BY REMOVAL AND REINSTATEMENT OF SUSPENDED CEILING BELOW AS REQUIRED FOR REMOVAL AND REINSTATEMENT TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION.
2. MAKE GOOD ALL SURFACES TO REMAIN THAT ARE AFFECTED BY DEMOLITION. WHERE EXISTING SURFACES ARE DISTURBED. MAKE GOOD EXISTING SURFACE OR ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.
3. ALL SALVAGED AND REMOVED ITEMS ARE TO BE CONFIRMED WITH CLIENT IN WALK THROUGH PRIOR TO START OF DEMOLITION.

RCP DEMOLITION KEYNOTES

01 DEMOLISH CEILING AND HANGING SUPPORTS

02 REMOVE CEILING FAN AND PROTECTIVE COVERING.

03 DEMOLISH BASKETBALL NET AND ASSOCIATED SUPPORT/STRUCTURE. PATCH AND REPAIR AND DAMAGE RESULTING FROM REMOVAL

04 REMOVE AND REINSTATE EXISTING LIGHT FIXTURES IN NEW CEILING

05 REMOVE UNDERSIDE OF EXISTING SUSPENDED CEILING/FLOOR ASSEMBLY AS REQUIRED TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION, COORDINATE WITH MECH ELEC.

06 REMOVE UNDERSIDE OF EXISTING CEILING/FLOOR ASSEMBLY AND INSULATION IN JOIST CAVITY AS REQUIRED TO COMPLETE MOULD REMEDIATION ABOVE, REFER TO MOULD REMEDIATION SPECIFICATION.

07 PLACEHOLDER

08 REMOVE PROJECTOR FOR REINSTALLATION

09 REMOVE PROJECTOR SCREEN FOR REINSTALLATION

10 DEMOLISH CEILING IN PREPARATION FOR NEW SHAFT. REFER TO MECH.

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KEY PLAN

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NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

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ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - BASEMENT REFLECTED CEILING PLAN

Drawn By **Author** Scale **1 : 50**
Designed By **Designer** Date **ISSUE DATE**
RJC Project Number **230810**

Sheet Number **A060** Revision **2**

1 A061 DEMO - GROUND FLOOR 1 RCP

1 : 50

RCP DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING LIGHT FIXTURES TO BE DEMOLISHED
- EXISTING WOOD FRAMING/ UNDERSIDE OF WOOD JOIST

RCP DEMOLITION KEYNOTES

01 DEMOLISH CEILING AND HANGING SUPPORTS

02 REMOVE CEILING FAN AND PROTECTIVE COVERING.

03 DEMOLISH BASKETBALL NET AND ASSOCIATED SUPPORT/STRUCTURE. PATCH AND REPAIR AND DAMAGE RESULTING FROM REMOVAL

04 REMOVE AND REINSTATE EXISTING LIGHT FIXTURES IN NEW CEILING

05 REMOVE UNDERSIDE OF EXISTING SUSPENDED CEILING/FLOOR ASSEMBLY AS REQUIRED TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION, COORDINATE WITH MECH ELEC.

06 REMOVE UNDERSIDE OF EXISTING CEILING/FLOOR ASSEMBLY AND INSULATION IN JOIST CAVITY AS REQUIRED TO COMPLETE MOULD REMEDIATION ABOVE, REFER TO MOULD REMEDIATION SPECIFICATION.

07 PLACEHOLDER

08 REMOVE PROJECTOR FOR REINSTALLATION

09 REMOVE PROJECTOR SCREEN FOR REINSTALLATION

10 DEMOLISH CEILING IN PREPARATION FOR NEW SHAFT. REFER TO MECH.

RCP DEMOLITON GENERAL NOTES

1. MAKE GOOD AND MAINTAIN FIRE SEPERATION AT UNDERSIDE OF RATED FLOOR/ROOF ASSEMBLY ABOVE IMPACTED BY REMOVAL AND REINSTATEMENT OF SUSPENDED CEILING BELOW AS REQUIRED FOR REMOVAL AND REINSTATEMENT TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION.
2. MAKE GOOD ALL SURFACES TO REMAIN THAT ARE AFFECTED BY DEMOLITION. WHERE EXISTING SURFACES ARE DISTURBED. MAKE GOOD EXISTING SURFACE OR ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.
3. ALL SALVAGED AND REMOVED ITEMS ARE TO BE CONFIRMED WITH CLIENT IN WALK THROUGH PRIOR TO START OF DEMOLITION.

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KEY PLAN

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Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - GROUND FLOOR 1 REFLECTED CEILING PLAN

Drawn By	**Author**	Scale	**1 : 50**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A061** Revision **2**

2 A062 DEMO - GROUND FLOOR 2 RCP
1 : 50

1 A062 DEMO - GROUND FLOOR 2 MEZZANINE RCP
1 : 50

RCP DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING LIGHT FIXTURES TO BE DEMOLISHED
- EXISTING WOOD FRAMING/ UNDERSIDE OF WOOD JOIST

RCP DEMOLITON GENERAL NOTES

1. MAKE GOOD AND MAINTAIN FIRE SEPERATION AT UNDERSIDE OF RATED FLOOR/ROOF ASSEMBLY ABOVE IMPACTED BY REMOVAL AND REINSTATEMENT OF SUSPENDED CEILING BELOW AS REQUIRED FOR REMOVAL AND REINSTATEMENT TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION.
2. MAKE GOOD ALL SURFACES TO REMAIN THAT ARE AFFECTED BY DEMOLITION. WHERE EXISTING SURFACES ARE DISTURBED. MAKE GOOD EXISTING SURFACE OR ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.
3. ALL SALVAGED AND REMOVED ITEMS ARE TO BE CONFIRMED WITH CLIENT IN WALK THROUGH PRIOR TO START OF DEMOLITION.

RCP DEMOLITION KEYNOTES

01 DEMOLISH CEILING AND HANGING SUPPORTS

02 REMOVE CEILING FAN AND PROTECTIVE COVERING.

03 DEMOLISH BASKETBALL NET AND ASSOCIATED SUPPORT/STRUCTURE. PATCH AND REPAIR AND DAMAGE RESULTING FROM REMOVAL

04 REMOVE AND REINSTATE EXISTING LIGHT FIXTURES IN NEW CEILING

05 REMOVE UNDERSIDE OF EXISTING SUSPENDED CEILING/FLOOR ASSEMBLY AS REQUIRED TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION, COORDINATE WITH MECH ELEC.

06 REMOVE UNDERSIDE OF EXISTING CEILING/FLOOR ASSEMBLY AND INSULATION IN JOIST CAVITY AS REQUIRED TO COMPLETE MOULD REMEDIATION ABOVE, REFER TO MOULD REMEDIATION SPECIFICATION.

07 PLACEHOLDER

08 REMOVE PROJECTOR FOR REINSTALLATION

09 REMOVE PROJECTOR SCREEN FOR REINSTALLATION

10 DEMOLISH CEILING IN PREPARATION FOR NEW SHAFT. REFER TO MECH.

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KEY PLAN

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ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - GROUND FLOOR 2 & MEZZANINE REFLECTED CEILING PLANS

Drawn By **Author** Scale **1 : 50**
Designed By **Designer** Date **ISSUE DATE**
RJC Project Number **230810**

Sheet Number **A062** Revision **2**

1 A063 DEMO - SECOND FLOOR RCP

1 : 50

RCP DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING LIGHT FIXTURES TO BE DEMOLISHED
- EXISTING WOOD FRAMING/ UNDERSIDE OF WOOD JOIST

RCP DEMOLITION KEYNOTES

01 DEMOLISH CEILING AND HANGING SUPPORTS

02 REMOVE CEILING FAN AND PROTECTIVE COVERING.

03 DEMOLISH BASKETBALL NET AND ASSOCIATED SUPPORT/STRUCTURE. PATCH AND REPAIR AND DAMAGE RESULTING FROM REMOVAL

04 REMOVE AND REINSTATE EXISTING LIGHT FIXTURES IN NEW CEILING

05 REMOVE UNDERSIDE OF EXISTING SUSPENDED CEILING/FLOOR ASSEMBLY AS REQUIRED TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION, COORDINATE WITH MECH ELEC.

06 REMOVE UNDERSIDE OF EXISTING CEILING/FLOOR ASSEMBLY AND INSULATION IN JOIST CAVITY AS REQUIRED TO COMPLETE MOULD REMEDIATION ABOVE, REFER TO MOULD REMEDIATION SPECIFICATION.

07 PLACEHOLDER

08 REMOVE PROJECTOR FOR REINSTALLATION

09 REMOVE PROJECTOR SCREEN FOR REINSTALLATION

10 DEMOLISH CEILING IN PREPARATION FOR NEW SHAFT. REFER TO MECH.

RCP DEMOLITON GENERAL NOTES

1. MAKE GOOD AND MAINTAIN FIRE SEPERATION AT UNDERSIDE OF RATED FLOOR/ROOF ASSEMBLY ABOVE IMPACTED BY REMOVAL AND REINSTATEMENT OF SUSPENDED CEILING BELOW AS REQUIRED FOR REMOVAL AND REINSTATEMENT TO COORDINATE WITH ELEC/MECH DEMOLITION AND PROPOSED INSTALLATION.
2. MAKE GOOD ALL SURFACES TO REMAIN THAT ARE AFFECTED BY DEMOLITION. WHERE EXISTING SURFACES ARE DISTURBED. MAKE GOOD EXISTING SURFACE OR ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.
3. ALL SALVAGED AND REMOVED ITEMS ARE TO BE CONFIRMED WITH CLIENT IN WALK THROUGH PRIOR TO START OF DEMOLITION.

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KEY PLAN

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DANIEL BARTMAN
LICENCE
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25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

DEMO - SECOND FLOOR REFLECTED CEILING PLANS

Drawn By	**Author**	Scale	**1 : 50**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A063**

Revision **2**

1 A100 BASEMENT
1 : 50

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN TO THE FINISH FACE OF THE INTERIOR PARTITIONS AND EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT INTERIOR DOORS ARE TAKEN TO THE OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
3. LOCATE ROUGH OPENINGS OF INTERIOR DOORS 100mm FROM INSIDE FACE OF INTERSECTING PARTITION, UNLESS NOTED OTHERWISE.
4. CLOSET DOORS TO BE CENTERED ALONG INTERIOR CLOSET WIDTH, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS AT INTERIOR SCREENS ARE TAKEN TO THE OUTSIDE EDGE OF THE SCREEN FRAME, UNLESS NOTED OTHERWISE.
6. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF FLOOR DRAIN AND AREA DRAIN TYPES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
7. REVIEW WASHROOM ELEVATIONS, INTERIOR ELEVATIONS, & MILLWORK DRAWINGS AND PROVIDE BLOCKING AS REQUIRED FOR PROPOSED ACCESSORIES PRIOR TO INSTALLATION OF GWB.
8. FIELD REVIEW EXTENT OF EXISTING ASSEMBLIES REMOVED FOR MOULD ABATEMENT. REINSTATE AS REQUIRED, REFER TO EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
9. WHERE SUBFLOOR WAS REQUIRED TO BE DEMOLISHED. SUBFLOOR TO BE REPLACED WITH WITH NEW TO MATCH EXISTING THICKNESS + TYPE.
10. ASSUME MAJOR AND MINOR PATCH AND REPAIRS TO ALL EXISTING GWB. MAKE GOOD THROUGHOUT, WHERE THERE ARE PENETRATIONS, CRACKS, DAMAGE, UNEVENNESS, AND FAULTS. PAINT FINISH UNLESS OTHERWISE SPECIFIED.
11. PRIOR TO PATCHING GWB AND INSTALLING WALL BASE, PROVIDE DIATOMACEOUS EARTH IN BOTTOM OF EACH WALL CAVITY + PROVIDE FIRE SEALANT AT ALL FIRE SEPARATIONS AT WALL BASE.
12. INSTALL NEW 9mm EXTERIOR GRADE PLYWOOD SUBFLOOR TYPICAL THROUGHOUT GROUND FLOOR 1, GROUND FLOOR 2, AND SECOND FLOOR. AS PER TYP. ASSEMBLY DETAIL, REFER TO SHEET A002

FLOOR PLAN LEGEND

- AUTOMATIC DOOR OPENER BUTTON LOCATION, REFER TO DOOR SCHEDULE
- EXISTING FLOOR DRAIN TO REMAIN
- FLOOR DRAIN, REFER TO MECHANICAL
- FLOOR DRAIN IN EXISTING ROUGH-IN, REFER TO MECHANICAL
- +/- 690 — EXISTING DIMENSION
- 690 — PROPOSED DIMENSION
- APPROX. EXTENT OF EXISTING WALL ASSEMBLY REINSTATEMENT, VERIFY ON SITE
- REINSTATE FIRESTOP AT BOTTOM OF WALL

FLOOR PLAN KEYNOTES

01 INFILL OPERABLE WINDOW WITH SPANDREL AND BACKPAN AND WALL ASSEMBLY AS PER DETAIL. PROVIDE TILE BACKER BOARD IN PREPARATION FOR SHOWER INSTALL

02 STAINLESS STEEL SERVERY C/W FRAMED SUPPORT. COORDINATE WITH EXISTING SECURITY SCREEN IN EXISTING OPENING

03 PROVIDE NEW DRAIN + DRAIN COVER ON EXISTING ROUGH-IN. RETAIN EXISTING HEIGHT OF FLOOR DRAIN, ENSURE FLOOR MAINTAINS POSITIVE SLOPE TO DRAIN AT LOWEST POINT. REFER TO MECHANICAL

04 ADD LEVELING COMPOUND + PREPARE FOR NEW FLOOR FINISHES. MAINTAIN POSITIVE SLOPE TO NEW DRAINS WHERE INDICATED. GRIND DOWN PROTRUSIONS, TYP.

05 PROPOSED SINK LOCATION, REFER TO MECHANICAL

06 SCREEN FRAME TO ALIGN WITH ADJACENT WALL

07 NEW LOCATION OF HAND WASHING SINK, REFER TO MECHANICAL

08 RESERVED

09 MAKE GOOD DRYWALL DAMAGE AND/OR HOLE.

10 PROVIDE BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURE CARRIER

11 REINSTATE REMOVED GWB WITH FIRE RATED GWB ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION

12 REINSTATE REMOVED GWB WITH FIRE RATED GWB ON 14mm RESILIENT CHANNEL ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION

13 INFILL EXISTING OPENING IN FRAMING WITH WALL ASSEMBLY "P1A" OR "P2A". REFER TO INTERIOR ELEVATIONS FOR EXTENT.

14 REINSTATE PARTITION GWB, FRAMING, AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

15 REINSTATE SUBFLOOR AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

16 REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.

17 REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.

18 STRIP AND REFINISH CLEAR FINISH WOOD ASSEMBLY COMPONENTS THROUGH-OUT (WOOD HANDRAIL AND PLY GUARD PANELS, ETC). PATCH, PRIME AND REPAINT STEEL COMPONENTS THROUGH-OUT (GUARD POST, FRAME, CLIPS, STRINGER, STEEL PAN TREADS, ETC). PREPARE CONCRETE TREAD FOR NEW FINISH, REFER TO FINISH PLAN.

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KEY PLAN

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DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

BASEMENT FLOOR PLAN

Drawn By	Author	Scale	1 : 50
Designed By	Designer	Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A100** Revision **2**

1 A101 GROUND FLOOR 1
1 : 50

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN TO THE FINISH FACE OF THE INTERIOR PARTITIONS AND EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT INTERIOR DOORS ARE TAKEN TO THE OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
3. LOCATE ROUGH OPENINGS OF INTERIOR DOORS 100mm FROM INSIDE FACE OF INTERSECTING PARTITION, UNLESS NOTED OTHERWISE.
4. CLOSET DOORS TO BE CENTERED ALONG INTERIOR CLOSET WIDTH, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS AT INTERIOR SCREENS ARE TAKEN TO THE OUTSIDE EDGE OF THE SCREEN FRAME, UNLESS NOTED OTHERWISE.
6. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF FLOOR DRAIN AND AREA DRAIN TYPES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
7. REVIEW WASHROOM ELEVATIONS, INTERIOR ELEVATIONS, & MILLWORK DRAWINGS AND PROVIDE BLOCKING AS REQUIRED FOR PROPOSED ACCESSORIES PRIOR TO INSTALLATION OF GWB.
8. FIELD REVIEW EXTENT OF EXISTING ASSEMBLIES REMOVED FOR MOULD ABATEMENT. REINSTATE AS REQUIRED, REFER TO EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
9. WHERE SUBFLOOR WAS REQUIRED TO BE DEMOLISHED. SUBFLOOR TO BE REPLACED WITH WITH NEW TO MATCH EXISTING THICKNESS + TYPE.
10. ASSUME MAJOR AND MINOR PATCH AND REPAIRS TO ALL EXISTING GWB. MAKE GOOD THROUGHOUT, WHERE THERE ARE PENETRATIONS, CRACKS, DAMAGE, UNEVENNESS, AND FAULTS. PAINT FINISH UNLESS OTHERWISE SPECIFIED.
11. PRIOR TO PATCHING GWB AND INSTALLING WALL BASE, PROVIDE DIATOMACEOUS EARTH IN BOTTOM OF EACH WALL CAVITY + PROVIDE FIRE SEALANT AT ALL FIRE SEPARATIONS AT WALL BASE.
12. INSTALL NEW 9mm EXTERIOR GRADE PLYWOOD SUBFLOOR TYPICAL THROUGHOUT GROUND FLOOR 1, GROUND FLOOR 2, AND SECOND FLOOR. AS PER TYP. ASSEMBLY DETAIL, REFER TO SHEET A002

FLOOR PLAN LEGEND

	AUTOMATIC DOOR OPENER BUTTON LOCATION, REFER TO DOOR SCHEDULE
	EXISTING FLOOR DRAIN TO REMAIN
	FLOOR DRAIN, REFER TO MECHANICAL
	FLOOR DRAIN IN EXISTING ROUGH-IN, REFER TO MECHANICAL
+/- 690	EXISTING DIMENSION
690	PROPOSED DIMENSION
	APPROX. EXTENT OF EXISTING WALL ASSEMBLY REINSTATEMENT, VERIFY ON SITE
	REINSTATE FIRESTOP AT BOTTOM OF WALL

FLOOR PLAN KEYNOTES

01 INFILL OPERABLE WINDOW WITH SPANDREL AND BACKPAN AND WALL ASSEMBLY AS PER DETAIL. PROVIDE TILE BACKER BOARD IN PREPARATION FOR SHOWER INSTALL

02 STAINLESS STEEL SERVERY C/W FRAMED SUPPORT. COORDINATE WITH EXISTING SECURITY SCREEN IN EXISTING OPENING

03 PROVIDE NEW DRAIN + DRAIN COVER ON EXISTING ROUGH-IN. RETAIN EXISTING HEIGHT OF FLOOR DRAIN. ENSURE FLOOR MAINTAINS POSITIVE SLOPE TO DRAIN AT LOWEST POINT. REFER TO MECHANICAL

04 ADD LEVELING COMPOUND + PREPARE FOR NEW FLOOR FINISHES. MAINTAIN POSITIVE SLOPE TO NEW DRAINS WHERE INDICATED. GRIND DOWN PROTRUSIONS, TYP.

05 PROPOSED SINK LOCATION, REFER TO MECHANICAL

06 SCREEN FRAME TO ALIGN WITH ADJACENT WALL

07 NEW LOCATION OF HAND WASHING SINK, REFER TO MECHANICAL

08 RESERVED

09 MAKE GOOD DRYWALL DAMAGE AND/OR HOLE.

10 PROVIDE BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURE CARRIER

11 REINSTATE REMOVED GWB WITH FIRE RATED GWB ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION

12 REINSTATE REMOVED GWB WITH FIRE RATED GWB ON 14mm RESILIENT CHANNEL ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION

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15 REINSTATE SUBFLOOR AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

16 REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.

17 REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.

18 STRIP AND REFINISH CLEAR FINISH WOOD ASSEMBLY COMPONENTS THROUGH-OUT (WOOD HANDRAIL AND PLY GUARD PANELS, ETC). PATCH, PRIME AND REPAINT STEEL COMPONENTS THROUGH-OUT (GUARD POST, FRAME, CLIPS, STRINGER, STEEL PAN TREADS, ETC). PREPARE CONCRETE TREAD FOR NEW FINISH, REFER TO FINISH PLAN.

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KEY PLAN

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DANIEL BARTMAN
LICENCE
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Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

GROUND FLOOR 1 PLAN

Drawn By		Scale	1 : 50
Designed By		Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A101** Revision **2**

1 A102 GROUND FLOOR 2

1 : 50

2 A102 GROUND FLOOR 2 MEZZANINE

1 : 50

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN TO THE FINISH FACE OF THE INTERIOR PARTITIONS AND EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT INTERIOR DOORS ARE TAKEN TO THE OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
3. LOCATE ROUGH OPENINGS OF INTERIOR DOORS 100mm FROM INSIDE FACE OF INTERSECTING PARTITION, UNLESS NOTED OTHERWISE.
4. CLOSET DOORS TO BE CENTERED ALONG INTERIOR CLOSET WIDTH, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS AT INTERIOR SCREENS ARE TAKEN TO THE OUTSIDE EDGE OF THE SCREEN FRAME, UNLESS NOTED OTHERWISE.
6. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF FLOOR DRAIN AND AREA DRAIN TYPES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
7. REVIEW WASHROOM ELEVATIONS, INTERIOR ELEVATIONS, & MILLWORK DRAWINGS AND PROVIDE BLOCKING AS REQUIRED FOR PROPOSED ACCESSORIES PRIOR TO INSTALLATION OF GWB.
8. FIELD REVIEW EXTENT OF EXISTING ASSEMBLIES REMOVED FOR MOULD ABATEMENT. REINSTATE AS REQUIRED, REFER TO EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
9. WHERE SUBFLOOR WAS REQUIRED TO BE DEMOLISHED. SUBFLOOR TO BE REPLACED WITH WITH NEW TO MATCH EXISTING THICKNESS + TYPE.
10. ASSUME MAJOR AND MINOR PATCH AND REPAIRS TO ALL EXISTING GWB. MAKE GOOD THROUGHOUT, WHERE THERE ARE PENETRATIONS, CRACKS, DAMAGE, UNEVENNESS, AND FAULTS. PAINT FINISH UNLESS OTHERWISE SPECIFIED.
11. PRIOR TO PATCHING GWB AND INSTALLING WALL BASE, PROVIDE DIATOMACEOUS EARTH IN BOTTOM OF EACH WALL CAVITY + PROVIDE FIRE SEALANT AT ALL FIRE SEPARATIONS AT WALL BASE.
12. INSTALL NEW 9mm EXTERIOR GRADE PLYWOOD SUBFLOOR TYPICAL THROUGHOUT GROUND FLOOR 1, GROUND FLOOR 2, AND SECOND FLOOR. AS PER TYP. ASSEMBLY DETAIL, REFER TO SHEET A002

FLOOR PLAN LEGEND

	AUTOMATIC DOOR OPENER BUTTON LOCATION, REFER TO DOOR SCHEDULE
	EXISTING FLOOR DRAIN TO REMAIN
	FLOOR DRAIN, REFER TO MECHANICAL
	FLOOR DRAIN IN EXISTING ROUGH-IN, REFER TO MECHANICAL
+/- 690	EXISTING DIMENSION
690	PROPOSED DIMENSION
	APPROX. EXTENT OF EXISTING WALL ASSEMBLY REINSTATEMENT, VERIFY ON SITE
	REINSTATE FIRESTOP AT BOTTOM OF WALL

FLOOR PLAN KEYNOTES

01. INFILL OPERABLE WINDOW WITH SPANDREL AND BACKPAN AND WALL ASSEMBLY AS PER DETAIL. PROVIDE TILE BACKER BOARD IN PREPARATION FOR SHOWER INSTALL
02. STAINLESS STEEL SERVERY C/W FRAMED SUPPORT. COORDINATE WITH EXISTING SECURITY SCREEN IN EXISTING OPENING
03. PROVIDE NEW DRAIN + DRAIN COVER ON EXISTING ROUGH-IN. RETAIN EXISTING HEIGHT OF FLOOR DRAIN, ENSURE FLOOR MAINTAINS POSITIVE SLOPE TO DRAIN AT LOWEST POINT. REFER TO MECHANICAL
04. ADD LEVELING COMPOUND + PREPARE FOR NEW FLOOR FINISHES. MAINTAIN POSITIVE SLOPE TO NEW DRAINS WHERE INDICATED. GRIND DOWN PROTRUSIONS, TYP.
05. PROPOSED SINK LOCATION, REFER TO MECHANICAL
06. SCREEN FRAME TO ALIGN WITH ADJACENT WALL
07. NEW LOCATION OF HAND WASHING SINK, REFER TO MECHANICAL
08. RESERVED
09. MAKE GOOD DRYWALL DAMAGE AND/OR HOLE.
10. PROVIDE BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURE CARRIER
11. REINSTATE REMOVED GWB WITH FIRE RATED GWB ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
12. REINSTATE REMOVED GWB WITH FIRE RATED GWB ON 14mm RESILIENT CHANNEL ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
13. INFILL EXISTING OPENING IN FRAMING WITH WALL ASSEMBLY "P1A" OR "P2A". REFER TO INTERIOR ELEVATIONS FOR EXTENT.
14. REINSTATE PARTITION GWB, FRAMING, AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH
15. REINSTATE SUBFLOOR AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH
16. REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.
17. REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.
18. STRIP AND REFINISH CLEAR FINISH WOOD ASSEMBLY COMPONENTS THROUGH-OUT (WOOD HANDRAIL AND PLY GUARD PANELS, ETC). PATCH, PRIME AND REPAINT STEEL COMPONENTS THROUGH-OUT (GUARD POST, FRAME, CLIPS, STRINGER, STEEL PAN TREADS, ETC). PREPARE CONCRETE TREAD FOR NEW FINISH, REFER TO FINISH PLAN.

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KEY PLAN

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NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

GROUND FLOOR 2 & MEZZANINE PLANS

Drawn By	Author	Scale	1 : 50
Designed By	Designer	Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A102** Revision **2**

1 A103 SECOND FLOOR
1 : 50

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN TO THE FINISH FACE OF THE INTERIOR PARTITIONS AND EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT INTERIOR DOORS ARE TAKEN TO THE OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
3. LOCATE ROUGH OPENINGS OF INTERIOR DOORS 100mm FROM INSIDE FACE OF INTERSECTING PARTITION, UNLESS NOTED OTHERWISE.
4. CLOSET DOORS TO BE CENTERED ALONG INTERIOR CLOSET WIDTH, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS AT INTERIOR SCREENS ARE TAKEN TO THE OUTSIDE EDGE OF THE SCREEN FRAME, UNLESS NOTED OTHERWISE.
6. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF FLOOR DRAIN AND AREA DRAIN TYPES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
7. REVIEW WASHROOM ELEVATIONS, INTERIOR ELEVATIONS, & MILLWORK DRAWINGS AND PROVIDE BLOCKING AS REQUIRED FOR PROPOSED ACCESSORIES PRIOR TO INSTALLATION OF GWB.
8. FIELD REVIEW EXTENT OF EXISTING ASSEMBLIES REMOVED FOR MOULD ABATEMENT. REINSTATE AS REQUIRED, REFER TO EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
9. WHERE SUBFLOOR WAS REQUIRED TO BE DEMOLISHED. SUBFLOOR TO BE REPLACED WITH WITH NEW TO MATCH EXISTING THICKNESS + TYPE.
10. ASSUME MAJOR AND MINOR PATCH AND REPAIRS TO ALL EXISTING GWB. MAKE GOOD THROUGHOUT, WHERE THERE ARE PENETRATIONS, CRACKS, DAMAGE, UNEVENNESS, AND FAULTS. PAINT FINISH UNLESS OTHERWISE SPECIFIED.
11. PRIOR TO PATCHING GWB AND INSTALLING WALL BASE, PROVIDE DIATOMACEOUS EARTH IN BOTTOM OF EACH WALL CAVITY + PROVIDE FIRE SEALANT AT ALL FIRE SEPARATIONS AT WALL BASE.
12. INSTALL NEW 9mm EXTERIOR GRADE PLYWOOD SUBFLOOR TYPICAL THROUGHOUT GROUND FLOOR 1, GROUND FLOOR 2, AND SECOND FLOOR. AS PER TYP. ASSEMBLY DETAIL, REFER TO SHEET A002

FLOOR PLAN LEGEND

- AUTOMATIC DOOR OPENER BUTTON LOCATION, REFER TO DOOR SCHEDULE
- EXISTING FLOOR DRAIN TO REMAIN
- FLOOR DRAIN, REFER TO MECHANICAL
- FLOOR DRAIN IN EXISTING ROUGH-IN, REFER TO MECHANICAL
- +/- 690 — EXISTING DIMENSION
- 690 — PROPOSED DIMENSION
- APPROX. EXTENT OF EXISTING WALL ASSEMBLY REINSTATEMENT, VERIFY ON SITE
- REINSTATE FIRESTOP AT BOTTOM OF WALL

FLOOR PLAN KEYNOTES

01. INFILL OPERABLE WINDOW WITH SPANDREL AND BACKPAN AND WALL ASSEMBLY AS PER DETAIL. PROVIDE TILE BACKER BOARD IN PREPARATION FOR SHOWER INSTALL
02. STAINLESS STEEL SERVERY C/W FRAMED SUPPORT. COORDINATE WITH EXISTING SECURITY SCREEN IN EXISTING OPENING
03. PROVIDE NEW DRAIN + DRAIN COVER ON EXISTING ROUGH-IN. RETAIN EXISTING HEIGHT OF FLOOR DRAIN. ENSURE FLOOR MAINTAINS POSITIVE SLOPE TO DRAIN AT LOWEST POINT. REFER TO MECHANICAL
04. ADD LEVELING COMPOUND + PREPARE FOR NEW FLOOR FINISHES. MAINTAIN POSITIVE SLOPE TO NEW DRAINS WHERE INDICATED. GRIND DOWN PROTRUSIONS, TYP.
05. PROPOSED SINK LOCATION, REFER TO MECHANICAL
06. SCREEN FRAME TO ALIGN WITH ADJACENT WALL
07. NEW LOCATION OF HAND WASHING SINK, REFER TO MECHANICAL
08. RESERVED
09. MAKE GOOD DRYWALL DAMAGE AND/OR HOLE.
10. PROVIDE BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURE CARRIER
11. REINSTATE REMOVED GWB WITH FIRE RATED GWB ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
12. REINSTATE REMOVED GWB WITH FIRE RATED GWB ON 14mm RESILIENT CHANNEL ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
13. INFILL EXISTING OPENING IN FRAMING WITH WALL ASSEMBLY "P1A" OR "P2A". REFER TO INTERIOR ELEVATIONS FOR EXTENT.
14. REINSTATE PARTITION GWB, FRAMING, AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH
15. REINSTATE SUBFLOOR AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH
16. REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.
17. REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.
18. STRIP AND REFINISH CLEAR FINISH WOOD ASSEMBLY COMPONENTS THROUGH-OUT (WOOD HANDRAIL AND PLY GUARD PANELS, ETC). PATCH, PRIME AND REPAINT STEEL COMPONENTS THROUGH-OUT (GUARD POST, FRAME, CLIPS, STRINGER, STEEL PAN TREADS, ETC). PREPARE CONCRETE TREAD FOR NEW FINISH, REFER TO FINISH PLAN.

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KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

SECOND FLOOR PLAN

Drawn By	Author	Scale	1 : 50
Designed By	Designer	Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A103** Revision **2**

1 A110 ROOF PLAN
1 : 50

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN TO THE FINISH FACE OF THE INTERIOR PARTITIONS AND EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AT INTERIOR DOORS ARE TAKEN TO THE OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
3. LOCATE ROUGH OPENINGS OF INTERIOR DOORS 100mm FROM INSIDE FACE OF INTERSECTING PARTITION, UNLESS NOTED OTHERWISE.
4. CLOSET DOORS TO BE CENTERED ALONG INTERIOR CLOSET WIDTH, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS AT INTERIOR SCREENS ARE TAKEN TO THE OUTSIDE EDGE OF THE SCREEN FRAME, UNLESS NOTED OTHERWISE.
6. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF FLOOR DRAIN AND AREA DRAIN TYPES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
7. REVIEW WASHROOM ELEVATIONS, INTERIOR ELEVATIONS, & MILLWORK DRAWINGS AND PROVIDE BLOCKING AS REQUIRED FOR PROPOSED ACCESSORIES PRIOR TO INSTALLATION OF GWB.
8. FIELD REVIEW EXTENT OF EXISTING ASSEMBLIES REMOVED FOR MOULD ABATEMENT. REINSTATE AS REQUIRED, REFER TO EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION
9. WHERE SUBFLOOR WAS REQUIRED TO BE DEMOLISHED. SUBFLOOR TO BE REPLACED WITH WITH NEW TO MATCH EXISTING THICKNESS + TYPE.
10. ASSUME MAJOR AND MINOR PATCH AND REPAIRS TO ALL EXISTING GWB. MAKE GOOD THROUGHOUT, WHERE THERE ARE PENETRATIONS, CRACKS, DAMAGE, UNEVENNESS, AND FAULTS. PAINT FINISH UNLESS OTHERWISE SPECIFIED.
11. PRIOR TO PATCHING GWB AND INSTALLING WALL BASE, PROVIDE DIATOMACEOUS EARTH IN BOTTOM OF EACH WALL CAVITY + PROVIDE FIRE SEALANT AT ALL FIRE SEPARATIONS AT WALL BASE.
12. INSTALL NEW 9mm EXTERIOR GRADE PLYWOOD SUBFLOOR TYPICAL THROUGHOUT GROUND FLOOR 1, GROUND FLOOR 2, AND SECOND FLOOR. AS PER TYP. ASSEMBLY DETAIL, REFER TO SHEET A002

FLOOR PLAN LEGEND

	AUTOMATIC DOOR OPENER BUTTON LOCATION, REFER TO DOOR SCHEDULE
	EXISTING FLOOR DRAIN TO REMAIN
	FLOOR DRAIN, REFER TO MECHANICAL
	FLOOR DRAIN IN EXISTING ROUGH-IN, REFER TO MECHANICAL
+/- 690	EXISTING DIMENSION
690	PROPOSED DIMENSION
	APPROX. EXTENT OF EXISTING WALL ASSEMBLY REINSTATEMENT, VERIFY ON SITE
	REINSTATE FIRESTOP AT BOTTOM OF WALL

FLOOR PLAN KEYNOTES

01 INFILL OPERABLE WINDOW WITH SPANDREL AND BACKPAN AND WALL ASSEMBLY AS PER DETAIL. PROVIDE TILE BACKER BOARD IN PREPARATION FOR SHOWER INSTALL

02 STAINLESS STEEL SERVERY C/W FRAMED SUPPORT. COORDINATE WITH EXISTING SECURITY SCREEN IN EXISTING OPENING

03 PROVIDE NEW DRAIN + DRAIN COVER ON EXISTING ROUGH-IN. RETAIN EXISTING HEIGHT OF FLOOR DRAIN, ENSURE FLOOR MAINTAINS POSITIVE SLOPE TO DRAIN AT LOWEST POINT. REFER TO MECHANICAL

04 ADD LEVELING COMPOUND + PREPARE FOR NEW FLOOR FINISHES. MAINTAIN POSITIVE SLOPE TO NEW DRAINS WHERE INDICATED. GRIND DOWN PROTRUSIONS, TYP.

05 PROPOSED SINK LOCATION, REFER TO MECHANICAL

06 SCREEN FRAME TO ALIGN WITH ADJACENT WALL

07 NEW LOCATION OF HAND WASHING SINK, REFER TO MECHANICAL

08 RESERVED

09 MAKE GOOD DRYWALL DAMAGE AND/OR HOLE.

10 PROVIDE BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURE CARRIER

11 REINSTATE REMOVED GWB WITH FIRE RATED GWB ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION

12 REINSTATE REMOVED GWB WITH FIRE RATED GWB ON 14mm RESILIENT CHANNEL ON EXISTING WOOD STUD. REFER TO FIRE SEPERATION DRAWINGS FOR REQUIRED CONTINOUS FIRE RATING AND EXISTING ASSEMBLY REMEDIATION SCHEDULE FOR FURTHER DETAIL/DIRECTION

13 INFILL EXISTING OPENING IN FRAMING WITH WALL ASSEMBLY "P1A" OR "P2A". REFER TO INTERIOR ELEVATIONS FOR EXTENT.

14 REINSTATE PARTITION GWB, FRAMING, AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

15 REINSTATE SUBFLOOR AND INSULATION REMOVED TO ACCOMODATE NEW PLUMBING ROUGH-IN, REFER TO MECH

16 REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.

17 REINSTATE CONCRETE SLAB REMOVED FOR MECH WORK.

18 STRIP AND REFINISH CLEAR FINISH WOOD ASSEMBLY COMPONENTS THROUGH-OUT (WOOD HANDRAIL AND PLY GUARD PANELS, ETC). PATCH, PRIME AND REPAINT STEEL COMPONENTS THROUGH-OUT (GUARD POST, FRAME, CLIPS, STRINGER, STEEL PAN TREADS, ETC). PREPARE CONCRETE TREAD FOR NEW FINISH, REFER TO FINISH PLAN.

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KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9684

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

APPLICATION #

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

ROOF LEVEL PLAN

Drawn By		Scale	1 : 50
Designed By		Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number: **A110**
Revision: **2**

1 A120 BASEMENT RCP
1 : 50

RCP LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW GWB CEILING, PAINTED
- EXISTING GWB CEILING, PAINTED

REFLECTED CEILING PLAN FIXTURE LEGEND

REFER TO ELECTRICAL FOR FIXTURE LEGEND.

REFLECTED CEILING PLAN GENERAL NOTES

1. REFER TO ELECTRICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF LUMINAIRE TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
2. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF DIFFUSER TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
3. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR OTHER ITEMS TO BE INCORPORATED BUT NOT SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN. IF SUCH ITEMS ARE DRAWN IN ARCHITECTURAL DRAWINGS, IT IS FOR LOCATION ONLY.
4. REFLECTED CEILING PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND DRAWINGS SHOWN ELSEWHERE WITHIN THE CONTRACT DOCUMENTS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENTS GOVERN (IE. GYPSUM BULKHEADS SHOWN ON REFLECTED CEILING PLANS MAY NOT APPEAR IN BUILDING SECTIONS BUT ARE REQUIRED TO BE INCORPORATED.
5. UNLESS NOTED OTHERWISE: ALL INTERIOR PARTITION ASSEMBLIES AND BULKHEADS TO CONTINUE TO U/S OF FLOOR SHEATHING/DECK/SLAB/ AND ROOF SHEATHING/DECK/SLAB, WITH U/S OF BULKHEADS A MIN OF 25mm BELOW ADJACENT ACOUSTIC TILE FINISH.
6. ALL EXPOSED MECHANICAL AND ELECTRICAL SERVICES AND STRUCTURE TO PE PAINTED. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR SPECIFIC EXCLUSIONS. ALLOW FOR TWO COLOURS FROM MANUFACTURES FULL RANGE, UNLESS OTHERWISE NOTED.
7. COORDINATE THE HEIGHT OF BULKHEADS WITH CEILING HEIGHTS AND INTERIOR DETAILS THROUGHOUT.
8. ALL BULKHEADS CONTAINING MECHANICAL AND/OR ELECTRICAL ELEMENTS (FOR EXAMPLE: AIR DIFFUSERS), TO BE FRAMED AND FURRED ACCORDINGLY TO ALLOW FOR CLEARANCES AND PASSAGE OF ALL SUCH ELEMENTS.
9. PROVIDE ADDITIONAL FRAMING AND HANGERS AS REQUIRED TO BRIDGE AROUND INTERFACES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, STRUCTURAL, AND PARTITIONS.
10. CEILING ACCESS PANELS: ABOVE SUSPENDED CEILINGS, LOCATE MECHANICAL AND ELECTRICAL ITEMS THAT NEED ACCESS, WITHIN 600mm HORIZONTALLY AND 1000mm VERTICALLY FROM ALL CEILING ACCESS PANELS.
11. CONTRACTOR TO PROVIDE CONDUIT LAYOUT SHOP DRAWINGS FOR ALL SURFACE MOUNTED CONDUIT AT EXPOSED CEILING LOCATIONS, AND EXPOSED COLUMN LOCATIONS, FOR CONSULTANT REVIEW PRIOR TO INSTALLATION. RUN CONDUIT HIDDEN ALONG BEAM LENGTHS AND BETWEEN JOISTS IN CAVITY. BENDS TO BE 90 DEGREES.
12. ALL EXISTING CEILINGS THROUGHOUT TO BE PAINTED

REFLECTED CEILING PLAN KEYNOTES

01 PROPOSED IMPACT RESISTANT LIGHT FIXTURES, REFER TO ELEC.

02 ALIGN REINSTATED GYPSUM CEILING TO EXISTING HEIGHT AND MAKE GOOD.

03 PROVIDE CEILING MOUNTED CURTAIN TRACK, MANUALLY OPERATED WITH OPAQUE FULL HEIGHT CURTAIN

04 CEILING FINISH TO CONTINUE ON SIDE OF BULKHEAD, PATTERN TO CONTINUE

05 CEILING FINISH PATTERN TO BEGIN IN THIS LOCATION

06 PROPOSED FIXTURE TO BE INSTALLED IN LOCATION OF DEMOLISHED FIXTURE

07 MAKE GOOD DRYWALL DAMAGE VERIFY ON SITE.

08 REINSTATE FIRE RATED BEAM ENCLOSURE ABOVE

09 REINSTATE FIRE RATED COLUMN ENCLOSURE

10 REINSTATE CEILING ASSEMBLY REMOVED TO ACCOMMODATE WITH NEW MECHANICAL INSTALLATION, REFER TO MECH.

11 NEW ROLLER SHADE TYP. REFER TO SPECIFICATIONS. VERIFY AS-BUILT WINDOW OPENING SIZE IN FIELD TYP.

TYPICAL ELEC MOUNTING LEGEND

FINISH SCHEDULE - CEILING

TAG	DESCRIPTION
AIP1	ACOUSTIC CEILING PANEL,TYPE 1
PNT-1	PAINT, TYPE 1, COLOURS TBD

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KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

BASEMENT REFLECTED CEILING PLAN

Drawn By	**Author**	Scale	**As indicated**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A120** Revision **2**

1 A121 GROUND FLOOR 1 RCP

1 : 50

RCP LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW GWB CEILING, PAINTED
- EXISTING GWB CEILING, PAINTED

REFLECTED CEILING PLAN FIXTURE LEGEND

REFER TO ELECTRICAL FOR FIXTURE LEGEND.

REFLECTED CEILING PLAN GENERAL NOTES

1. REFER TO ELECTRICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF LUMINAIRE TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
2. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF DIFFUSER TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
3. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR OTHER ITEMS TO BE INCORPORATED BUT NOT SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN. IF SUCH ITEMS ARE DRAWN IN ARCHITECTURAL DRAWINGS, IT IS FOR LOCATION ONLY.
4. REFLECTED CEILING PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND DRAWINGS SHOWN ELSEWHERE WITHIN THE CONTRACT DOCUMENTS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENTS GOVERN (IE. GYPSUM BULKHEADS SHOWN ON REFLECTED CEILING PLANS MAY NOT APPEAR IN BUILDING SECTIONS BUT ARE REQUIRED TO BE INCORPORATED.
5. UNLESS NOTED OTHERWISE: ALL INTERIOR PARTITION ASSEMBLIES AND BULKHEADS TO CONTINUE TO U/S OF FLOOR SHEATHING/DECK/SLAB/ AND ROOF SHEATHING/DECK/SLAB, WITH U/S OF BULKHEADS A MIN OF 25mm BELOW ADJACENT ACOUSTIC TILE FINISH.
6. ALL EXPOSED MECHANICAL AND ELECTRICAL SERVICES AND STRUCTURE TO PE PAINTED. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR SPECIFIC EXCLUSIONS. ALLOW FOR TWO COLOURS FROM MANUFACTURES FULL RANGE, UNLESS OTHERWISE NOTED.
7. COORDINATE THE HEIGHT OF BULKHEADS WITH CEILING HEIGHTS AND INTERIOR DETAILS THROUGHOUT.
8. ALL BULKHEADS CONTAINING MECHANICAL AND/OR ELECTRICAL ELEMENTS (FOR EXAMPLE: AIR DIFFUSERS), TO BE FRAMED AND FURRED ACCORDINGLY TO ALLOW FOR CLEARANCES AND PASSAGE OF ALL SUCH ELEMENTS.
9. PROVIDE ADDITIONAL FRAMING AND HANGERS AS REQUIRED TO BRIDGE AROUND INTERFACES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, STRUCTURAL, AND PARTITIONS.
10. CEILING ACCESS PANELS: ABOVE SUSPENDED CEILINGS, LOCATE MECHANICAL AND ELECTRICAL ITEMS THAT NEED ACCESS, WITHIN 600mm HORIZONTALLY AND 1000mm VERTICALLY FROM ALL CEILING ACCESS PANELS.
11. CONTRACTOR TO PROVIDE CONDUIT LAYOUT SHOP DRAWINGS FOR ALL SURFACE MOUNTED CONDUIT AT EXPOSED CEILING LOCATIONS, AND EXPOSED COLUMN LOCATIONS, FOR CONSULTANT REVIEW PRIOR TO INSTALLATION. RUN CONDUIT HIDDEN ALONG BEAM LENGTHS AND BETWEEN JOISTS IN CAVITY. BENDS TO BE 90 DEGREES.
12. ALL EXISTING CEILINGS THROUGHOUT TO BE PAINTED

REFLECTED CEILING PLAN KEYNOTES

01 PROPOSED IMPACT RESISTANT LIGHT FIXTURES, REFER TO ELEC.

02 ALIGN REINSTATED GYPSUM CEILING TO EXISTING HEIGHT AND MAKE GOOD.

03 PROVIDE CEILING MOUNTED CURTAIN TRACK, MANUALLY OPERATED WITH OPAQUE FULL HEIGHT CURTAIN

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08 REINSTATE FIRE RATED BEAM ENCLOSURE ABOVE

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TYPICAL ELEC MOUNTING LEGEND

FINISH SCHEDULE - CEILING

TAG	DESCRIPTION
AIP1	ACOUSTIC CEILING PANEL, TYPE 1
PNT-1	PAINT, TYPE 1, COLOURS TBD

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KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

GROUND FLOOR 1 REFLECTED CEILING PLAN

Drawn By	**Author**	Scale	**As indicated**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A121** Revision **2**

2 A122 GROUND FLOOR 2 RCP
1 : 50

1 A122 GROUND FLOOR 2 MEZZANINE RCP
1 : 50

RCP LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW GWB CEILING, PAINTED
- EXISTING GWB CEILING, PAINTED

REFLECTED CEILING PLAN FIXTURE LEGEND

REFER TO ELECTRICAL FOR FIXTURE LEGEND.

REFLECTED CEILING PLAN GENERAL NOTES

1. REFER TO ELECTRICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF LUMINAIRE TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
2. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF DIFFUSER TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
3. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR OTHER ITEMS TO BE INCORPORATED BUT NOT SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN. IF SUCH ITEMS ARE DRAWN IN ARCHITECTURAL DRAWINGS, IT IS FOR LOCATION ONLY.
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5. UNLESS NOTED OTHERWISE: ALL INTERIOR PARTITION ASSEMBLIES AND BULKHEADS TO CONTINUE TO U/S OF FLOOR SHEATHING/DECK/SLAB/ AND ROOF SHEATHING/DECK/SLAB, WITH U/S OF BULKHEADS A MIN OF 25mm BELOW ADJACENT ACOUSTIC TILE FINISH.
6. ALL EXPOSED MECHANICAL AND ELECTRICAL SERVICES AND STRUCTURE TO PE PAINTED. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR SPECIFIC EXCLUSIONS. ALLOW FOR TWO COLOURS FROM MANUFACTURES FULL RANGE, UNLESS OTHERWISE NOTED.
7. COORDINATE THE HEIGHT OF BULKHEADS WITH CEILING HEIGHTS AND INTERIOR DETAILS THROUGHOUT.
8. ALL BULKHEADS CONTAINING MECHANICAL AND/OR ELECTRICAL ELEMENTS (FOR EXAMPLE: AIR DIFFUSERS), TO BE FRAMED AND FURRED ACCORDINGLY TO ALLOW FOR CLEARANCES AND PASSAGE OF ALL SUCH ELEMENTS.
9. PROVIDE ADDITIONAL FRAMING AND HANGERS AS REQUIRED TO BRIDGE AROUND INTERFACES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, STRUCTURAL, AND PARTITIONS.
10. CEILING ACCESS PANELS: ABOVE SUSPENDED CEILINGS, LOCATE MECHANICAL AND ELECTRICAL ITEMS THAT NEED ACCESS, WITHIN 600mm HORIZONTALLY AND 1000mm VERTICALLY FROM ALL CEILING ACCESS PANELS.
11. CONTRACTOR TO PROVIDE CONDUIT LAYOUT SHOP DRAWINGS FOR ALL SURFACE MOUNTED CONDUIT AT EXPOSED CEILING LOCATIONS, AND EXPOSED COLUMN LOCATIONS, FOR CONSULTANT REVIEW PRIOR TO INSTALLATION. RUN CONDUIT HIDDEN ALONG BEAM LENGTHS AND BETWEEN JOISTS IN CAVITY. BENDS TO BE 90 DEGREES.
12. ALL EXISTING CEILINGS THROUGHOUT TO BE PAINTED

REFLECTED CEILING PLAN KEYNOTES

01 PROPOSED IMPACT RESISTANT LIGHT FIXTURES, REFER TO ELEC.

02 ALIGN REINSTATED GYPSUM CEILING TO EXISTING HEIGHT AND MAKE GOOD.

03 PROVIDE CEILING MOUNTED CURTAIN TRACK, MANUALLY OPERATED WITH OPAQUE FULL HEIGHT CURTAIN

04 CEILING FINISH TO CONTINUE ON SIDE OF BULKHEAD, PATTERN TO CONTINUE

05 CEILING FINISH PATTERN TO BEGIN IN THIS LOCATION

06 PROPOSED FIXTURE TO BE INSTALLED IN LOCATION OF DEMOLISHED FIXTURE

07 MAKE GOOD DRYWALL DAMAGE VERIFY ON SITE.

08 REINSTATE FIRE RATED BEAM ENCLOSURE ABOVE

09 REINSTATE FIRE RATED COLUMN ENCLOSURE

10 REINSTATE CEILING ASSEMBLY REMOVED TO ACCOMMODATE WITH NEW MECHANICAL INSTALLATION, REFER TO MECH.

11 NEW ROLLER SHADE TYP. REFER TO SPECIFICATIONS. VERIFY AS-BUILT WINDOW OPENING SIZE IN FIELD TYP.

TYPICAL ELEC MOUNTING LEGEND

FINISH SCHEDULE - CEILING

TAG	DESCRIPTION
AIP1	ACOUSTIC CEILING PANEL,TYPE 1
PNT-1	PAINT, TYPE 1, COLOURS TBD

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KEY PLAN

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Seal

ONTARIO ASSOCIATION ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

GROUND FLOOR 2 & MEZZANINE REFLECTED CEILING PLANS

Drawn By **Author** Scale **As indicated**
Designed By **Designer** Date **ISSUE DATE**
RJC Project Number **230810**

Sheet Number **A122** Revision **2**

1 / A123 SECOND FLOOR RCP

1 : 50

RCP LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW GWB CEILING, PAINTED
	EXISTING GWB CEILING, PAINTED

REFLECTED CEILING PLAN FIXTURE LEGEND

REFER TO ELECTRICAL FOR FIXTURE LEGEND.

REFLECTED CEILING PLAN GENERAL NOTES

1. REFER TO ELECTRICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF LUMINAIRE TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
2. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF DIFFUSER TYPES AND QUANTITIES, REFER TO ARCHITECTURAL FOR LOCATION ONLY.
3. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR OTHER ITEMS TO BE INCORPORATED BUT NOT SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLAN. IF SUCH ITEMS ARE DRAWN IN ARCHITECTURAL DRAWINGS, IT IS FOR LOCATION ONLY.
4. REFLECTED CEILING PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND DRAWINGS SHOWN ELSEWHERE WITHIN THE CONTRACT DOCUMENTS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENTS GOVERN (IE. GYPSUM BULKHEADS SHOWN ON REFLECTED CEILING PLANS MAY NOT APPEAR IN BUILDING SECTIONS BUT ARE REQUIRED TO BE INCORPORATED.
5. UNLESS NOTED OTHERWISE: ALL INTERIOR PARTITION ASSEMBLIES AND BULKHEADS TO CONTINUE TO U/S OF FLOOR SHEATHING/DECK/SLAB/ AND ROOF SHEATHING/DECK/SLAB, WITH U/S OF BULKHEADS A MIN OF 25mm BELOW ADJACENT ACOUSTIC TILE FINISH.
6. ALL EXPOSED MECHANICAL AND ELECTRICAL SERVICES AND STRUCTURE TO PE PAINTED. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR SPECIFIC EXCLUSIONS. ALLOW FOR TWO COLOURS FROM MANUFACTURES FULL RANGE, UNLESS OTHERWISE NOTED.
7. COORDINATE THE HEIGHT OF BULKHEADS WITH CEILING HEIGHTS AND INTERIOR DETAILS THROUGHOUT.
8. ALL BULKHEADS CONTAINING MECHANICAL AND/OR ELECTRICAL ELEMENTS (FOR EXAMPLE: AIR DIFFUSERS), TO BE FRAMED AND FURRED ACCORDINGLY TO ALLOW FOR CLEARANCES AND PASSAGE OF ALL SUCH ELEMENTS.
9. PROVIDE ADDITIONAL FRAMING AND HANGERS AS REQUIRED TO BRIDGE AROUND INTERFACES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, STRUCTURAL, AND PARTITIONS.
10. CEILING ACCESS PANELS: ABOVE SUSPENDED CEILINGS, LOCATE MECHANICAL AND ELECTRICAL ITEMS THAT NEED ACCESS, WITHIN 600mm HORIZONTALLY AND 1000mm VERTICALLY FROM ALL CEILING ACCESS PANELS.
11. CONTRACTOR TO PROVIDE CONDUIT LAYOUT SHOP DRAWINGS FOR ALL SURFACE MOUNTED CONDUIT AT EXPOSED CEILING LOCATIONS, AND EXPOSED COLUMN LOCATIONS, FOR CONSULTANT REVIEW PRIOR TO INSTALLATION. RUN CONDUIT HIDDEN ALONG BEAM LENGTHS AND BETWEEN JOISTS IN CAVITY. BENDS TO BE 90 DEGREES.
12. ALL EXISTING CEILINGS THROUGHOUT TO BE PAINTED

REFLECTED CEILING PLAN KEYNOTES

01 PROPOSED IMPACT RESISTANT LIGHT FIXTURES, REFER TO ELEC.

02 ALIGN REINSTATED GYPSUM CEILING TO EXISTING HEIGHT AND MAKE GOOD.

03 PROVIDE CEILING MOUNTED CURTAIN TRACK, MANUALLY OPERATED WITH OPAQUE FULL HEIGHT CURTAIN

04 CEILING FINISH TO CONTINUE ON SIDE OF BULKHEAD, PATTERN TO CONTINUE

05 CEILING FINISH PATTERN TO BEGIN IN THIS LOCATION

06 PROPOSED FIXTURE TO BE INSTALLED IN LOCATION OF DEMOLISHED FIXTURE

07 MAKE GOOD DRYWALL DAMAGE VERIFY ON SITE.

08 REINSTATE FIRE RATED BEAM ENCLOSURE ABOVE

09 REINSTATE FIRE RATED COLUMN ENCLOSURE

10 REINSTATE CEILING ASSEMBLY REMOVED TO ACCOMMODATE WITH NEW MECHANICAL INSTALLATION, REFER TO MECH.

11 NEW ROLLER SHADE TYP. REFER TO SPECIFICATIONS. VERIFY AS-BUILT WINDOW OPENING SIZE IN FIELD TYP.

TYPICAL ELEC MOUNTING LEGEND

FINISH SCHEDULE - CEILING

TAG	DESCRIPTION
AIP1	ACOUSTIC CEILING PANEL,TYPE 1
PNT-1	PAINT, TYPE 1, COLOURS TBD

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KEY PLAN

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ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

SECOND FLOOR REFLECTED CEILING PLAN

Drawn By	**Author**	Scale	**As indicated**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A123** Revision **2**

1 A200 EAST ELEVATION
1 : 50

2 A200 WEST ELEVATION
1 : 50

3 A200 WEST ELEVATION - PARTIAL 1
1 : 50

ELEVATION LEGEND

- EXTERIOR WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
- OVERFLOW SCUPPER, REFER TO MECHANICAL

ELEVATION REPAIR KEYNOTES

01. REPOINT BRICK AS REQUIRED, TYPICAL LOCATION SHOWN. REFER TO DETAIL 2/R2.3.
02. REPLACE PRECAST CONCRETE WINDOW SILL, ENSURE 5% SLOPE AND REINSTATE WINDOW SILL SEALANT AND BACKER ROD. REFER TO DETAIL 4/R2.3.
03. REMOVE PRECAST CONCRETE COPING AND GRIND EXISTING DRIP EDGE TO 10x10mm. REINSTATE WITH PROPER OVERHANG SO DRIP EDGE IS PROUD OF WALL BELOW FOR CORRECT DRAINAGE. ENSURE PRECAST CONCRETE COPING SLOPES MIN 2% AWAY FROM LANDING/STAIR.
04. ROUTE OUT MORTAR ON PRECAST CONCRETE COPING AND WINDOW SILL JOINTS. REINSTATE WITH BACKER ROD AND SEALANT. REFER TO DETAIL 4/R2.3.
05. REMOVE AND REPLACE SEALANT AT CONTROL JOINTS AND AROUND THE PERIMETER OF BRICK PENETRATIONS. REFER TO DETAIL 4/R2.3.
06. REMOVE AND REINSTALL SNAP CAP. REPLACE SEALANT AS REQUIRED.
07. REMOVE AND REPLACE DAMAGED BRICKS AS REQUIRED. REFER TO DETAIL 3/R2.3.
08. GRIND EXISTING DRIP EDGE TO 10x10mm.
15. NEW SPANDREL PANEL IN EXISTING FRAME, REFER TO WINDOW SCHEDULE
10. NEW WINDOW INSTALLED IN EXISTING ASSEMBLY REFER TO STRUCTURAL AND WINDOW SCHEDULE
11. REMOVE AND REINSTATE BRICKS WHERE BRICKS HAVE SETTLED. REINSTATE AND ENSURE MORTAR JOINT ALIGNMENT PER CSA A371. REFER TO DETAIL 3/R2.3.
12. REPAIR CONCRETE SURFACE TOPPING AND SQUARE OFF FRONT EDGE OF THE STOOP.
13. SAND AND REPAINT WOOD BOARDS ON GUARD.
14. REPLACE MISSING WOOD BOARDS ON GUARD AND PAINT ENTIRE GUARD.
15. REVIEW IN FIELD, PATCH AND REPAIR DAMAGED FLASHING AND CLADDING

GRAPHIC LEGEND

- GENERAL LOCATION OF REQUIRED BRICK AND MORTAR REPOINTING
- PRECAST SILLS
- PRECAST COPING
- DAMAGED BRICK & MORTAR
- DAMAGED CAST IN PLACE LANDING
- CONTROL JOINT/BRICK PENITRATION SEALANT

FINISH SCHEDULE - EXTERIOR

TAG	DESCRIPTION
BMV-1	BRICK MASONRY VENEER

RESTORATION SCOPE OF WORK NOTES

1. **SOUNDING AND MARKING:** FOR ALL RESTORATION SCOPE OF WORK, READ SPECIFICATIONS FOR THE APPLICABLE SECTIONS AND AS PER SPECIFICATIONS, CONTRACTOR TO SOUND ALL SURFACES IN SCOPE OF WORK AND MARKOUT THE DIFFERENT REPAIRS ON THE BUILDING FOR CONSULTANT REVIEW AND APPROVAL PRIOR TO STARTING REMOVALS AND REPAIRS.
2. **QUANTITIES AND UNITS OF MEASURE:** REFER TO BID FORM FOR ALL ASSUMED QUANTITIES AND UNITS OF MEASURE TO BE USED. ALL UNIT RATES PROVIDED TO BE USED FOR ADDITIONAL OR REMOVED QUANTITIES.

GENERAL BRICK & MORTAR REPAIR NOTES

1. THE REPAIR DRAWINGS ILLUSTRATE A GENERAL SCOPE OF WORK. IT IS THE FULL RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE FULL SCOPE OF REPAIR REQUIRED USING EXISTING SITE CONDITIONS AND THE COMPLETE CONTRACT DOCUMENT SETS INCLUSIVE OF ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL AND ARBORIST TO ACHIEVE THE FINAL SCOPE OF WORK.
2. ALL DIMENSIONS OF EXISTING ELEMENTS ARE +/- DIMENSIONS, CONTRACTOR TO CONFIRM ON SITE AND NOTIFY DISCREPANCIES TO CONSULTANT.
3. CONTRACTOR TO MAKE GOOD ALL WALLS, CEILINGS AND FLOORING TO REMAIN THAT ARE AFFECTED BY REPAIR. WHERE EXISTING SURFACES ARE DISTURBED MAKE GOOD EXISTING SURFACE OR ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.
4. CONTRACTOR TO MAKE GOOD ALL JUNCTIONS BETWEEN EXISTING STRUCTURES IDENTIFIED AS TO BE REMOVED AND EXISTING STRUCTURES IDENTIFIED AS TO REMAIN.
5. REMOVE EXISTING SIGNAGE AS REQUIRED AND STORE FOR REINSTALLATION.
6. CONTRACTOR TO VERIFY AND GET AUTHORIZATION FROM MUNICIPAL AUTHORITIES, CONSULTANTS AND OWNER BEFORE DISCONNECTING ANY SERVICES.
7. CONTRACTOR TO VERIFY ALL EXTERIOR EQUIPMENT PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL DOCUMENTS.
8. DEMOLISH ALL UN-USED CONDUIT AND CABLE. VERIFY WITH CONSULTANT PRIOR TO REMOVAL. SEE ELECTRICAL.

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KEY PLAN

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ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

EXTERIOR ELEVATIONS

Drawn By		Scale	**As indicated**
Designed By		Date	**ISSUE DATE**
RJC Project Number	**230810**		
Sheet Number	**A200**	Revision	**2**

1 A201 SOUTH ELEVATION
1 : 50

2 A201 NORTH ELEVATION
1 : 50

ELEVATION LEGEND

- EXTERIOR WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
- OVERFLOW SCUPPER, REFER TO MECHANICAL

ELEVATION REPAIR KEYNOTES

01. REPOINT BRICK AS REQUIRED, TYPICAL LOCATION SHOWN. REFER TO DETAIL 2/R2.3.
02. REPLACE PRECAST CONCRETE WINDOW SILL, ENSURE 5% SLOPE AND REINSTATE WINDOW SILL SEALANT AND BACKER ROD. REFER TO DETAIL 4/R2.3.
03. REMOVE PRECAST CONCRETE COPING AND GRIND EXISTING DRIP EDGE TO 10x10mm. REINSTATE WITH PROPER OVERHANG SO DRIP EDGE IS PROUD OF WALL BELOW FOR CORRECT DRAINAGE. ENSURE PRECAST CONCRETE COPING SLOPES MIN 2% AWAY FROM LANDING/STAIR.
04. ROUTE OUT MORTAR ON PRECAST CONCRETE COPING AND WINDOW SILL JOINTS. REINSTATE WITH BACKER ROD AND SEALANT. REFER TO DETAIL 4/R2.3.
05. REMOVE AND REPLACE SEALANT AT CONTROL JOINTS AND AROUND THE PERIMETER OF BRICK PENETRATIONS. REFER TO DETAIL 4/R2.3.
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07. REMOVE AND REPLACE DAMAGED BRICKS AS REQUIRED. REFER TO DETAIL 3/R2.3.
08. GRIND EXISTING DRIP EDGE TO 10x10mm.
15. NEW SPANDREL PANEL IN EXISTING FRAME, REFER TO WINDOW SCHEDULE
10. NEW WINDOW INSTALLED IN EXISTING ASSEMBLY REFER TO STRUCTURAL AND WINDOW SCHEDULE
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12. REPAIR CONCRETE SURFACE TOPPING AND SQUARE OFF FRONT EDGE OF THE STOOP.
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14. REPLACE MISSING WOOD BOARDS ON GUARD AND PAINT ENTIRE GUARD.
15. REVIEW IN FIELD, PATCH AND REPAIR DAMAGED FLASHING AND CLADDING

GRAPHIC LEGEND

- GENERAL LOCATION OF REQUIRED BRICK AND MORTAR REPOINTING
- PRECAST SILLS
- PRECAST COPING
- DAMAGED BRICK & MORTAR
- DAMAGED CAST IN PLACE LANDING
- CONTROL JOINT/BRICK PENITRATION SEALANT

FINISH SCHEDULE - EXTERIOR

TAG	DESCRIPTION
BMV-1	BRICK MASONRY VENEER

RESTORATION SCOPE OF WORK NOTES

1. **SOUNDING AND MARKING:** FOR ALL RESTORATION SCOPE OF WORK, READ SPECIFICATIONS FOR THE APPLICABLE SECTIONS AND AS PER SPECIFICATIONS, CONTRACTOR TO SOUND ALL SURFACES IN SCOPE OF WORK AND MARKOUT THE DIFFERENT REPAIRS ON THE BULDING FOR CONSULTANT REVIEW AND APPROVAL PRIOR TO STARTING REMOVALS AND REPAIRS.
2. **QUANTITIES AND UNITS OF MEASURE:** REFER TO BID FORM FOR ALL ASSUMED QUANTITIES AND UNITS OF MEASURE TO BE USED. ALL UNIT RATES PROVIDED TO BE USED FOR ADDITIONAL OR REMOVED QUANTITIES.

GENERAL BRICK & MORTAR REPAIR NOTES

1. THE REPAIR DRAWINGS ILLUSTRATE A GENERAL SCOPE OF WORK. IT IS THE FULL RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE FULL SCOPE OF REPAIR REQUIRED USING EXISTING SITE CONDITIONS AND THE COMPLETE CONTRACT DOCUMENT SETS INCLUSIVE OF ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL AND ARBORIST TO ACHIEVE THE FINAL SCOPE OF WORK.
2. ALL DIMENSIONS OF EXISTING ELEMENTS ARE +/- DIMENSIONS, CONTRACTOR TO CONFIRM ON SITE AND NOTIFY DISCREPANCIES TO CONSULTANT.
3. CONTRACTOR TO MAKE GOOD ALL WALLS, CEILINGS AND FLOORING TO REMAIN THAT ARE AFFECTED BY REPAIR. WHERE EXISTING SURFACES ARE DISTURBED MAKE GOOD EXISTING SURFACE ON ENTIRE PLANE OF SURFACE BACK TO NEAREST CORNER OR CHANGE IN MATERIAL.
4. CONTRACTOR TO MAKE GOOD ALL JUNCTIONS BETWEEN EXISTING STRUCTURES IDENTIFIED AS TO BE REMOVED AND EXISTING STRUCTURES IDENTIFIED AS TO REMAIN.
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7. CONTRACTOR TO VERIFY ALL EXTERIOR EQUIPMENT PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL DOCUMENTS.
8. DEMOLISH ALL UN-USED CONDUIT AND CABLE. VERIFY WITH CONSULTANT PRIOR TO REMOVAL. SEE ELECTRICAL.

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KEY PLAN

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ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

EXTERIOR ELEVATIONS

Drawn By	**Author**	Scale	**As indicated**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A201** Revision **2**

1 A400 PD @ NEW B.F. BEDROOM WINDOW
1 : 5

2 A400 PD @ MAIN ENTRANCE SIDELIGHT JAMB
1 : 5

3 A400 PD @ NEW SPANDREL INFILL IN MASONRY VENEER WALL
1 : 5

4 A400 PD @ MEZZANINE WALL
1 : 5

5 A400 PD @ NEW SPANDREL INFILL IN WINDOW WALL
1 : 5

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KEY PLAN

INSULATION LEGEND	
INS-3	BATT ACOUSTIC INSULATION

MEMBRANE LEGEND	
SWP-1	SHEET APPLIED WATERPROOFING MEMBRANE
TRM-1	WATERPROOFING TRANSITION MEMBRANE
SUM-1	SHEET APPLIED UNCOUPLING MEMBRANE
VRB-2	SHEET VAPOUR-RETARDER, WALLS
AVB-1	AIR AND WATER BARRIER
TRM-2	AIR AND WATER BARRIER TRANSITION MEMBRANE

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DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

PLAN DETAILS

Drawn By		Scale	**As indicated**
Designed By		Date	**ISSUE DATE**
RJC Project Number			**230810**

Sheet Number: **A400**
Revision: **2**

3 A410 SD @ NEW B.F. BEDROOM WINDOW
1 : 5

2 A410 SD @ BARRIER FREE SHOWER TRANSITION
1 : 5

4 A410 SD - TYPICAL FLOOR DRAIN DETAIL
1 : 5

7 A410 SD @ WALL BASE WATERPROOFING
1 : 5

1 A410 SD @ TYP. BEDROOM WALLBASE
1 : 5

5 A410 SD @ NEW SPANDREL INFILL IN WINDOW WALL
1 : 5

6 A410 SD @ W/C 115 SHOWER AND CURB
1 : 5

8 A410 SD @ NEW SPANDREL INFILL IN MASONRY VENEER WALL
1 : 5

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KEY PLAN

INSULATION LEGEND

INS-3	BATT ACOUSTIC INSULATION

MEMBRANE LEGEND

SWP-1	SHEET APPLIED WATERPROOFING MEMBRANE
TRM-1	WATERPROOFING TRANSITION MEMBRANE
SUM-1	SHEET APPLIED UNCOUPLING MEMBRANE
VRB-2	SHEET VAPOUR-RETARDER, WALLS
AVB-1	AIR AND WATER BARRIER
TRM-2	AIR AND WATER BARRIER TRANSITION MEMBRANE

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NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

SECTION DETAILS

Drawn By		Scale	**As indicated**
Designed By		Date	**ISSUE DATE**
RJC Project Number			**230810**
Sheet Number			Revision
A410			**2**

WASHROOM PLUMBING FIXTURE & ACCESSORY LEGEND

WASHROOM GENERAL NOTES

1. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF PLUMBING FIXTURE TYPES.
2. REFER TO SPECIFICATIONS FOR FULL DESCRIPTION OF WASHROOM, ASSEMBLIES, FINISHES, ACCESSORIES AND EQUIPMENT.
3. REFER TO SPECIFICATIONS FOR THE TYPICAL FINISH OF CERTAIN MATERIALS, FINISH TYPES, TRANSITION STRIPS, AND CORNER PROTECTION.
4. UNLESS NOTED OTHERWISE, PROVIDE CORNER PROTECTION AT ALL OUTSIDE CORNERS OF THE WALL TILE FINISHES.
5. SET FLOOR DRAINS TO ENSURE DRAIN COVERS ARE FLUSH WITH ADJACENT FLOOR FINISHES. SLOPE FLOOR FINISH TO DRAIN.
6. EXTEND FLOOR FINISHES UNDER ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
7. EXTEND WALL FINISHES BEHIND ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
8. FINISH WALLS PRIOR TO INSTALLATION OF ALL WALL-MOUNTED GRILLES, OUTLET COVERS, AND FIXTURES.
9. PROVIDE BLOCKING APPROPRIATE TO SUPPORT FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
10. PROVIDE ALL WASHROOM FIXTURES AND ACCESSORIES SHOWN IN ELEVATION, EVEN WHEN NOT SHOWN IN PLAN.
11. PROVIDE SHOP DRAWINGS IN PLAN AND ELEVATION, SHOWING COORDINATION OF FIXTURES , ACCESSORIES, MECHANICAL, AND ELECTRICAL, INCLUDING BUT NOT LIMITED TO; ACCESS PANELS, WATER SUPPLY AND DRAINAGE, LAVATORY SHROUDS, SOAP DISPENSING APPARATUS, ECT.
12. REFER TO MOUNTING HEIGHTS LEGEND FOR ALL WC ACCESSORIES, UNLESS OTHERWISE NOTED.

1 A500 WASHROOM - 106
1 : 25

2 A500 WASHROOM - 106 - EAST
1 : 25

3 A500 WASHROOM - 106 - NORTH
1 : 25

4 A500 WASHROOM - 106 - WEST
1 : 25

5 A500 WASHROOM - 106 - SOUTH
1 : 25

WASHROOM KEYNOTES

01 NEW PLUMBING FIXTURE, REFER TO MECH

02 INFILL WINDOW, REFER TO ELEVATION, WINDOW SCHEDULE & DETAILS

03 SHOWER CURB, REFER TO DETAIL ON A410

04 INFILL WINDOW BEYOND, REFER TO ELEVATION, WINDOW SCHEDULE & DETAILS

6 A500 TYPICAL W.C. - 115
1 : 25

7 A500 TYPICAL W.C. - 115 - EAST
1 : 25

8 A500 TYPICAL W.C. - 115 - NORTH
1 : 25

9 A500 TYPICAL W.C. - 115 - SOUTH
1 : 25

10 A500 TYPICAL W.C. - 115 - WEST
1 : 25

FINISH SCHEDULE - FLOOR

TAG	DESCRIPTION
CON-1	CONCRETE STAIR TREAD SEALER
LINS-1	LINOLEUM SHEET, TYPE 1
LINS-2	LINOLEUM SHEET, TYPE 2
LINS-3	LINOLEUM SHEET, TYPE 3
PNT-2	CONCRETE FLOOR PAINT
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
TAI-1	STAINLESS STEEL TACTILE STAIR INDICATOR
VCT-1	VINYL COMPOSITION TILE, TYPE 1

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

11 A500 BARRIER FREE & TYP. W.C. - 114
1 : 25

12 A500 BARRIER FREE & TYP. W.C. - 114 - EAST
1 : 25

13 A500 BARRIER FREE & TYP. W.C. - 114 - NORTH
1 : 25

14 A500 BARRIER FREE & TYP. W.C. - 114 - SOUTH
1 : 25

15 A500 BARRIER FREE & TYP. W.C. - 114 - WEST
1 : 25

16 A500 114 - PARTIAL WALL - SOUTH
1 : 25

17 A500 114 - PARTIAL WALL - NORTH
1 : 25

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LGA architectural partners

KEY PLAN

NOTE: This drawing is the property of the architect and may not be reproduced or used without the expressed consent of the architect. The contractor shall be responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the architect and obtain clarification prior to commencing work.

NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES

Drawn By | Scale **As indicated**
Designed By | Date **ISSUE DATE**
RJC Project Number **230810**

Sheet Number **A500** | Revision **2**

WASHROOM PLUMBING FIXTURE & ACCESSORY LEGEND

1 A501 BARRIER FREE W.C. - 120
1 : 25

2 A501 BARRIER FREE W.C. - 120 - EAST
1 : 25

3 A501 BARRIER FREE W.C. - 120 - NORTH
1 : 25

4 A501 BARRIER FREE W.C. - 120 - SOUTH
1 : 25

5 A501 BARRIER FREE W.C. - 120 - WEST
1 : 25

WASHROOM GENERAL NOTES

1. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF PLUMBING FIXTURE TYPES.
2. REFER TO SPECIFICATIONS FOR FULL DESCRIPTION OF WASHROOM, ASSEMBLIES, FINISHES, ACCESSORIES AND EQUIPMENT.
3. REFER TO SPECIFICATIONS FOR THE TYPICAL FINISH OF CERTAIN MATERIALS, FINISH TYPES, TRANSITION STRIPS, AND CORNER PROTECTION.
4. UNLESS NOTED OTHERWISE, PROVIDE CORNER PROTECTION AT ALL OUTSIDE CORNERS OF THE WALL TILE FINISHES.
5. SET FLOOR DRAINS TO ENSURE DRAIN COVERS ARE FLUSH WITH ADJACENT FLOOR FINISHES. SLOPE FLOOR FINISH TO DRAIN.
6. EXTEND FLOOR FINISHES UNDER ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
7. EXTEND WALL FINISHES BEHIND ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
8. FINISH WALLS PRIOR TO INSTALLATION OF ALL WALL-MOUNTED GRILLES, OUTLET COVERS, AND FIXTURES.
9. PROVIDE BLOCKING APPROPRIATE TO SUPPORT FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
10. PROVIDE ALL WASHROOM FIXTURES AND ACCESSORIES SHOWN IN ELEVATION, EVEN WHEN NOT SHOWN IN PLAN.
11. PROVIDE SHOP DRAWINGS IN PLAN AND ELEVATION, SHOWING COORDINATION OF FIXTURES , ACCESSORIES, MECHANICAL, AND ELECTRICAL, INCLUDING BUT NOT LIMITED TO; ACCESS PANELS, WATER SUPPLY AND DRAINAGE, LAVATORY SHROUDS, SOAP DISPENSING APPARATUS, ECT.
12. REFER TO MOUNTING HEIGHTS LEGEND FOR ALL WC ACCESSORIES, UNLESS OTHERWISE NOTED.

WASHROOM KEYNOTES

01 NEW PLUMBING FIXTURE, REFER TO MECH

02 INFILL WINDOW, REFER TO ELEVATION, WINDOW SCHEDULE & DETAILS

03 SHOWER CURB, REFER TO DETAIL ON A410

04 INFILL WINDOW BEYOND, REFER TO ELEVATION, WINDOW SCHEDULE & DETAILS

FINISH SCHEDULE - FLOOR

TAG	DESCRIPTION
CON-1	CONCRETE STAIR TREAD SEALER
LINS-1	LINOLEUM SHEET, TYPE 1
LINS-2	LINOLEUM SHEET, TYPE 2
LINS-3	LINOLEUM SHEET, TYPE 3
PNT-2	CONCRETE FLOOR PAINT
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
TAI-1	STAINLESS STEEL TACTILE STAIR INDICATOR
VCT-1	VINYL COMPOSITION TILE, TYPE 1

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

6 A501 BARRIER FREE W.C. - 204
1 : 25

7 A501 BARRIER FREE W.C. - 204 - EAST
1 : 25

8 A501 BARRIER FREE W.C. - 204 - NORTH
1 : 25

9 A501 BARRIER FREE W.C. - 204 - WEST
1 : 25

10 A501 BARRIER FREE W.C. - 204 - SOUTH
1 : 25

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KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES

Drawn By	Author	Scale	As indicated
Designed By	Designer	Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A501** Revision **2**

WASHROOM PLUMBING FIXTURE & ACCESSORY LEGEND

1 A502 ALL-GENDER W.C. - 221 - TYP. SHOWER - NORTH
1 : 25

2 A502 ALL-GENDER W.C. - 221 - TYP. SHOWER - WEST
1 : 25

3 A502 ALL-GENDER W.C. - 221 - TYP. SHOWER - SOUTH
1 : 25

13 A502 ALL-GENDER W.C. - 221 - TYP. SHOWER - EAST
1 : 25

4 A502 ALL-GENDER W.C. - 221 - TYP. STALL - WEST
1 : 25

5 A502 ALL-GENDER W.C. - 221 - TYP. STALL - SOUTH
1 : 25

6 A502 ALL-GENDER W.C. - 221 - TYP. STALL - EAST
1 : 25

14 A502 ALL-GENDER W.C. - 221 - TYP. STALL - NORTH
1 : 25

WASHROOM GENERAL NOTES

1. REFER TO MECHANICAL DOCUMENTS AND SPECIFICATIONS FOR FULL DESCRIPTION OF PLUMBING FIXTURE TYPES.
2. REFER TO SPECIFICATIONS FOR FULL DESCRIPTION OF WASHROOM, ASSEMBLIES, FINISHES, ACCESSORIES AND EQUIPMENT.
3. REFER TO SPECIFICATIONS FOR THE TYPICAL FINISH OF CERTAIN MATERIALS, FINISH TYPES, TRANSITION STRIPS, AND CORNER PROTECTION.
4. UNLESS NOTED OTHERWISE, PROVIDE CORNER PROTECTION AT ALL OUTSIDE CORNERS OF THE WALL TILE FINISHES.
5. SET FLOOR DRAINS TO ENSURE DRAIN COVERS ARE FLUSH WITH ADJACENT FLOOR FINISHES. SLOPE FLOOR FINISH TO DRAIN.
6. EXTEND FLOOR FINISHES UNDER ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
7. EXTEND WALL FINISHES BEHIND ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
8. FINISH WALLS PRIOR TO INSTALLATION OF ALL WALL-MOUNTED GRILLES, OUTLET COVERS, AND FIXTURES.
9. PROVIDE BLOCKING APPROPRIATE TO SUPPORT FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
10. PROVIDE ALL WASHROOM FIXTURES AND ACCESSORIES SHOWN IN ELEVATION, EVEN WHEN NOT SHOWN IN PLAN.
11. PROVIDE SHOP DRAWINGS IN PLAN AND ELEVATION, SHOWING COORDINATION OF FIXTURES , ACCESSORIES, MECHANICAL, AND ELECTRICAL, INCLUDING BUT NOT LIMITED TO; ACCESS PANELS, WATER SUPPLY AND DRAINAGE, LAVATORY SHROUDS, SOAP DISPENSING APPARATUS, ECT.
12. REFER TO MOUNTING HEIGHTS LEGEND FOR ALL WC ACCESSORIES, UNLESS OTHERWISE NOTED.

WASHROOM KEYNOTES

01 NEW PLUMBING FIXTURE, REFER TO MECH

02 INFILL WINDOW, REFER TO ELEVATION, WINDOW SCHEDULE & DETAILS

03 SHOWER CURB, REFER TO DETAIL ON A410

04 INFILL WINDOW BEYOND, REFER TO ELEVATION, WINDOW SCHEDULE & DETAILS

7 A502 ALL-GENDER W.C. - (SECOND FLOOR) 221
1 : 25

9 A502 ALL-GENDER W.C. - 221 - EAST
1 : 25

11 A502 ALL-GENDER W.C. - 221 - SOUTH
1 : 25

8 A502 ALL-GENDER W.C. - 221 - WEST
1 : 25

10 A502 ALL-GENDER W.C. - 221 - NORTH
1 : 25

12 A502 ALL-GENDER W.C. - 221 - WEST 2
1 : 25

FINISH SCHEDULE - FLOOR

TAG	DESCRIPTION
CON-1	CONCRETE STAIR TREAD SEALER
LINS-1	LINOLEUM SHEET, TYPE 1
LINS-2	LINOLEUM SHEET, TYPE 2
LINS-3	LINOLEUM SHEET, TYPE 3
PNT-2	CONCRETE FLOOR PAINT
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
TAI-1	STAINLESS STEEL TACTILE STAIR INDICATOR
VCT-1	VINYL COMPOSITION TILE, TYPE 1

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

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KEY PLAN

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1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES

Drawn By **Author** Scale **As indicated**
Designed By **Designer** Date **ISSUE DATE**
RJC Project Number **230810**
Sheet Number **A502** Revision **2**

1 A700 VESTIBULE 100 - NORTH
1 : 50

2 A700 VESTIBULE 100 - SOUTH
1 : 50

3 A700 VESTIBULE 100 - EAST
1 : 50

4 A700 STAFF ROOM 009 - EAST
1 : 50

5 A700 HARM REDUCTION/PROGRAM RM 101 - SOUTH
1 : 50

6 A700 HARM REDUCTION/PROGRAM RM 101 - WEST
1 : 50

7 A700 HARM REDUCTION/PROGRAM RM 101 - EAST
1 : 50

8 A700 DINING ROOM 104 - NORTH
1 : 50

9 A700 DINING ROOM 104 - SOUTH
1 : 50

10 A700 DINING ROOM 104 - EAST
1 : 50

11 A700 DINING ROOM 104 - WEST
1 : 50

12 A700 MEZZANINE LANDING RAILING - NORTH
1 : 50

13 A700 MEZZANINE LANDING RAILING - WEST
1 : 50

14 A700 PRIVATE OFFICE 125 - NORTH
1 : 50

15 A700 PRIVATE OFFICE 125 - SOUTH
1 : 50

16 A700 TYP. BEDROOM DOOR ELEVATION
1 : 50

17 A700 TYP. PUBLIC ROOM DOOR ELEVATION
1 : 50

18 A700 TYPICAL BEDROOM - NORTH
1 : 50

19 A700 TYPICAL BEDROOM - EAST
1 : 50

20 A700 TYPICAL BEDROOM - SOUTH
1 : 50

21 A700 TYPICAL BEDROOM - WEST
1 : 50

22 A700 TYPICAL CORNER BEDROOM - WEST
1 : 50

23 A700 TYPICAL CORNER BEDROOM - NORTH
1 : 50

24 A700 TYPICAL CORNER BEDROOM - EAST
1 : 50

25 A700 TYPICAL CORNER BEDROOM - SOUTH
1 : 50

INTERIOR ELEVATION GENERAL NOTES

1. DO NOT INFER DOOR HARDWARE INFORMATION FROM DISPLAYED DWGS, REFER TO HARDWARE SCHEDULE ALWAYS.
2. ALL ELEC EQUIPMENT TO BE CENTERED W/ OTHER FIXTURES. ON ELEVATIONS WITH MORE THEN ONE ELEC EQUIPMENT, GANG TOGETHER AND SPACE EQUALLY. LOCATIONS + ALIGNMENTS TO BE REVIEWED WITH ARCHITECT

INTERIOR ELEVATION KEYNOTES

01 REMOVE AND REPLACE EXHAUST GRILLE, REFER TO MECHANICAL
02 INSTALL EXISTING LOCKERS
03 REINSTATE FIRE RATED BEAM ENCLOSURE ASSEMBLY, REFER TO REMEDIATION ASSEMBLY SCHEDULE A002A
04 REINSTATE F2X ASSEMBLY, REFER TO REMEDIATION ASSEMBLY SCHEDULE A002A
05 REINSTATE FIRE RATED COLUMN ENCLOSURE ASSEMBLY, REFER TO REMEDIATION ASSEMBLY SCHEDULE A002A
06 REINSTATE/TIE-IN VAPOUR BARRIER TYPICAL, REFER TO DETAIL 1/R2.3
07 INFILL FRAME PARTITION ROUGH OPENING AT REMOVED SCREEN

INTERIOR ELEVATION LEGEND

- - - - APPROX. EXTENT OF DRYWALL REINSTATEMENT

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

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LGA architectural partners

KEY PLAN

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Seal
ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name
25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title
INTERIOR ELEVATIONS

Drawn By		Scale	1 : 50
Designed By		Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A700** Revision **2**

1 A701 MULTI-PURPOSE ROOM 001 - NORTH
1 : 50

2 A701 MULTI-PURPOSE ROOM 001 - WEST
1 : 50

3 A701 MULTI-PURPOSE ROOM 001 - SOUTH
1 : 50

4 A701 MULTI-PURPOSE ROOM 001 - EAST
1 : 50

INTERIOR ELEVATION GENERAL NOTES

1. DO NOT INFER DOOR HARDWARE INFORMATION FROM DISPLAYED DWGS, REFER TO HARDWARE SCHEDULE ALWAYS.
2. ALL ELEC EQUIPMENT TO BE CENTERED W/ OTHER FIXTURES. ON ELEVATIONS WITH MORE THEN ONE ELEC EQUIPMENT, GANG TOGETHER AND SPACE EQUALLY. LOCATIONS + ALIGNMENTS TO BE REVIEWED WITH ARCHITECT

INTERIOR ELEVATION KEYNOTES

01 REMOVE AND REPLACE EXHAUST GRILLE, REFER TO MECHANICAL
02 INSTALL EXISTING LOCKERS
03 REINSTATE FIRE RATED BEAM ENCLOSURE ASSEMBLY, REFER TO REMEDIATION ASSEMBLY SCHEDULE A002A
04 REINSTATE F2X ASSEMBLY, REFER TO REMEDIATION ASSEMBLY SCHEDULE A002A
05 REINSTATE FIRE RATED COLUMN ENCLOSURE ASSEMBLY, REFER TO REMEDIATION ASSEMBLY SCHEDULE A002A
06 REINSTATE/TIE-IN VAPOUR BARRIER TYPICAL, REFER TO DETAIL 1/R2.3
07 INFILL FRAME PARTITION ROUGH OPENING AT REMOVED SCREEN

INTERIOR ELEVATION LEGEND

- - - - APPROX. EXTENT OF DRYWALL REINSTATEMENT

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

rjc Creative Thinking Practical Results

LGA architectural partners

KEY PLAN

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Seal

ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

INTERIOR ELEVATIONS

Drawn By **Author** Scale **1 : 50**
Designed By **Designer** Date **ISSUE DATE**
RJC Project Number **230810**

Sheet Number **A701** Revision **2**

1 A800 M01 - CLINIC SINK
1 : 25

2 A800 M01 - CLINIC SINK
1 : 25

3 A800 MILLWORK SECTION
1 : 25

8 A800 M02 - PD INTAKE COUNTER
1 : 25

9 A800 M02 - RECEPTION INTAKE COUNTER
1 : 25

10 A800 MILLWORK SECTION
1 : 25

4 A800 M03 - BANQUET SEATING
1 : 25

5 A800 M03 - BANQUETTE SEATING - SOUTH
1 : 25

6 A800 M03 - BANQUETTE SEATING - EAST
1 : 25

7 A800 MILLWORK SECTION
1 : 25

11 A800 M04 - SHELVING
1 : 25

12 A800 M04 - HARM REDUCTION SHELVING
1 : 25

13 A800 MILLWORK SECTION
1 : 25

19 A800 HARM REDUCTION WALL PANEL
1 : 25

14 A800 M05 - DINING ROOM COUNTER SEATING
1 : 25

15 A800 M05 - DINING ROOM COUNTER SEATING
1 : 25

16 A800 MILLWORK SECTION
1 : 25

17 A800 M05 SOUTH
1 : 25

18 A800 M05 - PLAN DETAIL
1 : 25

MILLWORK GENERAL NOTES

1. PROVIDE BLOCKING AT ALL UPPER CABINET/SHELVING LOCATIONS TO SUPPORT REQUIRED MILLWORK
2. ALL INTERIORS OF CABINETS TO BE MELAMINE LAMINATE UNLESS OTHERWISE NOTED

MILLWORK KEYNOTES

01 PLUMBING FIXTURE, REFER TO MECHANICAL

02 COUNTERTOP JOINT. FILL WITH SEALANT AND MAKE FLUSH.

FINISH SCHEDULE - MILLWORK

TAG	DESCRIPTION
BBP-1	19mm BALTIC BIRCH PLYWOOD (G2S), CLEAR FINISH
PLM-1	PLASTIC LAMINATE PLYWOOD
SSM-1	SOLID SURFACE MATERIAL
ST-1	STAINLESS STEEL COUNTER
ST-2	STAINLESS STEEL BASE

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

MILLWORK FIXTURE & APPLIANCE SCHEDULE

TAG	DESCRIPTION
SK1	SINK, DOUBLE

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KEY PLAN

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ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

MILLWORK

Drawn By		Scale	**As indicated**
Designed By		Date	**ISSUE DATE**
RJC Project Number			**230810**

Sheet Number **A800** Revision **2**

1 A801 M06 - SERVERY COUNTER & CABINETS (LOWER)
1 : 25

2 A801 M06 - SERVERY COUNTER & CABINETS (LOWER)
1 : 25

3 A801 SERVERY COUNTER & CABINETS (LOWER)
1 : 25

4 A801 M06 SOUTH
1 : 25

5 A801 M07 - RECEPTION INTAKE SITTING DESK
1 : 25

6 A801 M07 - RECEPTION INTAKE SITTING DESK
1 : 25

7 A801 MILLWORK SECTION
1 : 25

8 A801 M08 - WASHROOM COUNTER
1 : 25

9 A801 M08 - WASHROOM COUNTER
1 : 25

10 A801 MILLWORK SECTION
1 : 25

11 A801 M09
1 : 25

12 A801 M09 - ALL GENDER W/R COUNTER
1 : 25

13 A801 M09 WEST
1 : 25

14 A801 ALL GENDER WASHROOM COUNTER
1 : 25

15 A801 M10
1 : 25

16 A801 M10 - ALL GENDER W/R COUNTER
1 : 25

17 A801 M10 WEST
1 : 25

18 A801 ALL GENDER W/R COUNTER
1 : 25

MILLWORK GENERAL NOTES

1. PROVIDE BLOCKING AT ALL UPPER CABINET/SHELVING LOCATIONS TO SUPPORT REQUIRED MILLWORK
2. ALL INTERIORS OF CABINETS TO BE MELAMINE LAMINATE UNLESS OTHERWISE NOTED

MILLWORK KEYNOTES

01 PLUMBING FIXTURE, REFER TO MECHANICAL

02 COUNTERTOP JOINT. FILL WITH SEALANT AND MAKE FLUSH.

FINISH SCHEDULE - MILLWORK

TAG	DESCRIPTION
BBP-1	19mm BALTIC BIRCH PLYWOOD (G2S), CLEAR FINISH
PLM-1	PLASTIC LAMINATE PLYWOOD
SSM-1	SOLID SURFACE MATERIAL
ST-1	STAINLESS STEEL COUNTER
ST-2	STAINLESS STEEL BASE

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

MILLWORK FIXTURE & APPLIANCE SCHEDULE

TAG	DESCRIPTION
SK1	SINK, DOUBLE

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KEY PLAN

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NO.	DESCRIPTION	DATE	BY
2	ISSUED FOR TENDER	2023-12-08	
1	ISSUED FOR PERMIT	2023-11-27	

Seal

ONTARIO ASSOCIATION ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

MILLWORK

Drawn By		Scale	**As indicated**
Designed By		Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number: **A801**

Revision: **2**

1 A900 BASEMENT FINISH PLAN

1 : 50

FINISH PLAN GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR THE TYPICAL FINISH OF CERTAIN MATERIALS, FINISH TYPES, TRANSITION STRIPS, AND CORNER PROTECTION.
2. PROVIDE CORNER PROTECTION AT ALL OUTSIDE CORNERS OF WALL FINISHES , UNLESS NOTED OTHERWISE.
3. SET FLOOR DRAINS TO ENSURE DRAIN COVERS ARE FLUSH WITH ADJACENT FLOOR FINISHES.
4. EXTEND FLOOR FINISHES UNDER ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
5. EXTEND WALL FINISHES BEHIND ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
6. PROVIDE WALL BASE FINISH ON ALL MILLWORK BASES. UNLESS NOTED OTHERWISE, MILLWORK BASE TO MATCH ADJACENT WALL BASE FINISH.
7. EXTEND WALL FINISHES UNDER ALL WALL-MOUNTED ACOUSTICAL PANELS.
8. FINISH WALLS PRIOR TO INSTALLATION OF ALL WALL-MOUNTED GRILLES, OUTLET COVERS, AND FIXTURES.
9. ALL EXPOSED MECHANICAL AND ELECTRICAL SERVICES TO BE PAINTED UNLESS OTHERWISE NOTED. ALLOW FOR TWO COLOURS UNLESS NOTED OTHERWISE.
10. PAINTING OF SPRINKLER AND STANDPIPE SYSTEMS TO CONFORM TO NFPA-13, NFPA-14, AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
11. PAINTING OF NATURAL GAS LINES TO CONFORM TO TSSA GUIDELINES, AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
12. WHERE PAINT IS INDICATED OVER INTUMESCENT COATINGS, ENSURE COMPATIBILITY OF PAINT WITH PROVIDED INTUMESCENT COATING SYSTEM.
13. REFER TO WASHROOM PLANS AND INTERIOR ELEVATIONS FOR WASHROOM FINISHES.
14. REFER TO INTERIOR ELEVATIONS FOR MORE DETAIL ON EXTENT OF FINISHES.
15. WHEN TRANSITION BETWEEN DISSIMILAR FLOOR FINISHES IS SHOWN AT DOOR, LOCATE TRANSITION ON CENTERLINE OF CLOSED DOOR LEAF.
16. REFER TO SHEET A901 FOR TYPICAL TRANSITION AND WALL BASE DETAILS.

FINISH PLAN LEGEND

XYZ-#	FLOORING FINISH
XYZ-#	WALL BASE FINISH
XYZ-#	WALL FINISH
⌟	CG - 51mm x 51mm x 915mm S.S. CORNER GUARD STARTING AT TOP OF WALL BASE

FINISH PLAN KEYNOTES

01 REFER TO WASHROOM DRAWINGS FOR WASHROOM FINISHES

02 SEAL CONCRETE WHERE EXISTING STAIR FINISH WAS REMOVED

03 REFER TO MILLWORK DRAWINGS FOR MILLWORK FINISHES

04 PROVIDE PRIVACY FILM TO ONE SIDE OF GLAZING

FINISH SCHEDULE - FLOOR

TAG	DESCRIPTION
CON-1	CONCRETE STAIR TREAD SEALER
LINS-1	LINOLEUM SHEET, TYPE 1
LINS-2	LINOLEUM SHEET, TYPE 2
LINS-3	LINOLEUM SHEET, TYPE 3
PNT-2	CONCRETE FLOOR PAINT
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
TAI-1	STAINLESS STEEL TACTILE STAIR INDICATOR
VCT-1	VINYL COMPOSITION TILE, TYPE 1

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
PNT-1	PAINT, TYPE 1, COLOURS TBD
PNT-3	PAINT, TYPE 3, COLOURS TBD
PNT-6	PAINT, TYPE 6, COLOURS TBD
PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

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KEY PLAN

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Seal

ONTARIO ASSOCIATION ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

BASEMENT FINISH PLAN

Drawn By		Scale	1 : 50
Designed By		Date	ISSUE DATE
RJC Project Number	230810		

Sheet Number **A900** Revision **2**

1 A901 GROUND FLOOR 1 FINISH PLAN
1 : 50

2 A901 TYPICAL DETAIL @ RUBBER WALL BASE
1 : 5

3 A901 TYPICAL DETAIL @ TILE WALL BASE
1 : 5

4 A901 TYPICAL DETAIL @ KITCHEN TILE WALL BASE
1 : 5

5 A901 TYPICAL DETAIL @ W/C TILE WALL BASE
1 : 5

6 A901 TYPICAL DETAIL @ LINOLEUM WALL BASE
1 : 5

7 A901 TYPICAL TRANSITION @ LINOLEUM TO TILE
1 : 5

8 A901 TYPICAL DETAIL @ TILE OPEN CORNER
1 : 5

FINISH PLAN GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR THE TYPICAL FINISH OF CERTAIN MATERIALS, FINISH TYPES, TRANSITION STRIPS, AND CORNER PROTECTION.
2. PROVIDE CORNER PROTECTION AT ALL OUTSIDE CORNERS OF WALL FINISHES , UNLESS NOTED OTHERWISE.
3. SET FLOOR DRAINS TO ENSURE DRAIN COVERS ARE FLUSH WITH ADJACENT FLOOR FINISHES.
4. EXTEND FLOOR FINISHES UNDER ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
5. EXTEND WALL FINISHES BEHIND ALL FURNITURE, FIXTURES, EQUIPMENT, ACCESSORIES, AND MILLWORK.
6. PROVIDE WALL BASE FINISH ON ALL MILLWORK BASES. UNLESS NOTED OTHERWISE, MILLWORK BASE TO MATCH ADJACENT WALL BASE FINISH.
7. EXTEND WALL FINISHES UNDER ALL WALL-MOUNTED ACOUSTICAL PANELS.
8. FINISH WALLS PRIOR TO INSTALLATION OF ALL WALL-MOUNTED GRILLES, OUTLET COVERS, AND FIXTURES.
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FINISH PLAN LEGEND

XYZ-#	FLOORING FINISH
XYZ-#	WALL BASE FINISH
XYZ-#	WALL FINISH
⌟	CG - 51mm x 51mm x 915mm S.S. CORNER GUARD STARTING AT TOP OF WALL BASE

FINISH PLAN KEYNOTES

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FINISH SCHEDULE - FLOOR

TAG	DESCRIPTION
CON-1	CONCRETE STAIR TREAD SEALER
LINS-1	LINOLEUM SHEET, TYPE 1
LINS-2	LINOLEUM SHEET, TYPE 2
LINS-3	LINOLEUM SHEET, TYPE 3
PNT-2	CONCRETE FLOOR PAINT
PRT-1	PORCELAIN TILE, TYPE 1
PRT-2	PORCELAIN TILE, TYPE 2
PRT-3	PORCELAIN TILE, TYPE 3
TAI-1	STAINLESS STEEL TACTILE STAIR INDICATOR
VCT-1	VINYL COMPOSITION TILE, TYPE 1

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
LINS-1	ROLLED WALL BASE FINISH, TYPE 1
LINS-2	ROLLED WALL BASE FINISH, TYPE 2
LINS-3	ROLLED WALL BASE FINISH, TYPE 3
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PNT-3	PAINT, TYPE 3, COLOURS TBD
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PNT-7	PAINT, TYPE 7, COLOURS TBD
PNT-X	PAINT, TYPE X, COLOURS TBD
PRT-1	PORCELAIN TILE, TYPE 1
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PRT-3	PORCELAIN TILE, TYPE 3
PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

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KEY PLAN

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Seal
ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name
25 CANTERBURY PL
NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title
GROUND FLOOR 1 FINISH PLAN

Drawn By	**Author**	Scale	**As indicated**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A901** Revision **2**

1 A902 GROUND FLOOR 2 FINISH PLAN
1 : 50

2 A902 GROUND FLOOR 2 MEZZANINE FINISH PLAN
1 : 50

FINISH PLAN GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR THE TYPICAL FINISH OF CERTAIN MATERIALS, FINISH TYPES, TRANSITION STRIPS, AND CORNER PROTECTION.
2. PROVIDE CORNER PROTECTION AT ALL OUTSIDE CORNERS OF WALL FINISHES , UNLESS NOTED OTHERWISE.
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FINISH PLAN LEGEND

XYZ-#	FLOORING FINISH
XYZ-#	WALL BASE FINISH
XYZ-#	WALL FINISH
⌟	CG - 51mm x 51mm x 915mm S.S. CORNER GUARD STARTING AT TOP OF WALL BASE

FINISH PLAN KEYNOTES

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02 SEAL CONCRETE WHERE EXISTING STAIR FINISH WAS REMOVED

03 REFER TO MILLWORK DRAWINGS FOR MILLWORK FINISHES

04 PROVIDE PRIVACY FILM TO ONE SIDE OF GLAZING

FINISH SCHEDULE - FLOOR

TAG	DESCRIPTION
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LINS-3	LINOLEUM SHEET, TYPE 3
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PRT-3	PORCELAIN TILE, TYPE 3
TAI-1	STAINLESS STEEL TACTILE STAIR INDICATOR
VCT-1	VINYL COMPOSITION TILE, TYPE 1

FINISH SCHEDULE - WALLS

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PNT-3	PAINT, TYPE 3, COLOURS TBD
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PRT-4	PORCELAIN TILE, TYPE 4
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KEY PLAN

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ONTARIO ASSOCIATION OF ARCHITECTS
DANIEL BARTMAN
LICENCE
9584

Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

GROUND FLOOR 2 & MEZZANINE FINISH PLANS

Drawn By	**Author**	Scale	**1 : 50**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A902** Revision **2**

1 A903 SECOND FLOOR FINISH PLAN

1 : 50

FINISH PLAN GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR THE TYPICAL FINISH OF CERTAIN MATERIALS, FINISH TYPES, TRANSITION STRIPS, AND CORNER PROTECTION.
2. PROVIDE CORNER PROTECTION AT ALL OUTSIDE CORNERS OF WALL FINISHES , UNLESS NOTED OTHERWISE.
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FINISH PLAN LEGEND

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XYZ-#	WALL BASE FINISH
XYZ-#	WALL FINISH
⌟	CG - 51mm x 51mm x 915mm S.S. CORNER GUARD STARTING AT TOP OF WALL BASE

FINISH PLAN KEYNOTES

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02 SEAL CONCRETE WHERE EXISTING STAIR FINISH WAS REMOVED

03 REFER TO MILLWORK DRAWINGS FOR MILLWORK FINISHES

04 PROVIDE PRIVACY FILM TO ONE SIDE OF GLAZING

FINISH SCHEDULE - FLOOR

TAG	DESCRIPTION
CON-1	CONCRETE STAIR TREAD SEALER
LINS-1	LINOLEUM SHEET, TYPE 1
LINS-2	LINOLEUM SHEET, TYPE 2
LINS-3	LINOLEUM SHEET, TYPE 3
PNT-2	CONCRETE FLOOR PAINT
PRT-1	PORCELAIN TILE, TYPE 1
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PRT-3	PORCELAIN TILE, TYPE 3
TAI-1	STAINLESS STEEL TACTILE STAIR INDICATOR
VCT-1	VINYL COMPOSITION TILE, TYPE 1

FINISH SCHEDULE - WALLS

TAG	DESCRIPTION
BB-1	BULLETIN BOARD
BB-2	BULLETIN BOARD
CRT-1	CERAMIC TILE, TYPE 1
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PRT-4	PORCELAIN TILE, TYPE 4
RBR-1	RUBBER WALL BASE FINISH, TYPE 1

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KEY PLAN

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LICENCE
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Project Name

25 CANTERBURY PL

NORTH YORK, ON, M2N 0E3

CITY OF TORONTO CANTERBURY INTERIOR ALTERATIONS

Sheet Title

SECOND FLOOR FINISH PLAN

Drawn By	**Author**	Scale	**1 : 50**
Designed By	**Designer**	Date	**ISSUE DATE**
RJC Project Number	**230810**		

Sheet Number **A903** Revision **2**

DRAWING LIST

DWG NO.	DRAWING NAME
M-001	LEGEND & DRAWING LIST
DM-100	BASEMENT P&D DEMOLITION PLAN
DM-101	GROUND FLOOR 1 P&D DEMOLITION PLAN
DM-102	GROUND FLOOR 2 P&D DEMOLITION PLAN
DM-103	SECOND FLOOR P&D DEMOLITION PLAN
DM-200	BASEMENT HVAC DEMOLITION PLAN
DM-201	GROUND FLOOR 1 HVAC DEMOLITION PLAN
DM-202	GROUND FLOOR 2 HVAC DEMOLITION PLAN
DM-203	SECOND FLOOR HVAC DEMOLITION PLAN
DM-300	BASEMENT FIRE PROTECTION DEMOLITION PLAN
DM-301	GROUND FLOOR 1 FIRE PROTECTION DEMOLITION PLAN
DM-302	GROUND FLOOR 2 FIRE PROTECTION DEMOLITION PLAN
DM-303	SECOND FLOOR FIRE PROTECTION DEMOLITION PLAN
DM-400	ROOF DEMOLITION PLAN
M-100	BASEMENT P&D NEW PLAN
M-101	GROUND FLOOR 1 P&D NEW PLAN
M-102	GROUND FLOOR 2 P&D NEW PLAN
M-103	SECOND FLOOR P&D NEW PLAN
M-200	BASEMENT HVAC NEW PLAN
M-201	GROUND FLOOR 1 HVAC NEW PLAN
M-202	GROUND FLOOR 2 HVAC NEW PLAN
M-203	SECOND FLOOR HVAC NEW PLAN
M-300	BASEMENT FIRE PROTECTION NEW PLAN
M-301	GROUND FLOOR 1 FIRE PROTECTION NEW PLAN
M-302	GROUND FLOOR 2 FIRE PROTECTION NEW PLAN
M-303	SECOND FLOOR FIRE PROTECTION NEW PLAN
M-400	ROOF PLAN
M-500	MECHANICAL SCHEDULES
M-600	MECHANICAL DETAILS
M-601	MECHANICAL DETAILS
M-700	EXISTING SITE PICTURES

LEGEND

NEW	EXISTING	DEMOLISHED	DESCRIPTION
			FIRE DAMPER – D/F
			MANUAL BALANCING DAMPER – D/M
			STANDARD "DOUBLE-LINE" DUCTWORK
			STANDARD "SINGLE-LINE" DUCTWORK
			STANDARD "DOUBLE-LINE" DUCTWORK WITH 1" INSULATION (SIZE SHOWN IS CLEAR INSIDE DIM.)
			STANDARD "DOUBLE-LINE" DUCTWORK WITH 1" ACOUSTICAL LINING (SIZE SHOWN IS CLEAR INSIDE DIM.)
			STANDARD "SINGLE-LINE" DUCTWORK WITH 1" ACOUSTICAL LINING (SIZE SHOWN IS CLEAR INSIDE DIM.)
			FLEXIBLE DUCT WITH TAKE-OFF C/W MANUAL BALANCING DAMPER
			RETURN AIR GRILLE
			LIGHT TROFFER
			LIGHT TROFFER
			SQUARE DIFFUSER
			ROUND DIFFUSER
			LINEAR DIFFUSER
			VAV-BOX
			BY-PASS BOX
			FAN-POWERED BOX
			HEAT PUMP/FAN COIL/EVAPORATOR
			EXHAUST FAN
			THERMOSTAT
$	$		FAN SWITCH/CONTROLLER
			CONTROL WIRING
			CAP
			TRANSFER-AIR DUCTWORK
			SANITARY DRAIN IN CEILING SPACE
			SANITARY DRAIN BELOW FLOOR/BURIED
C	C	C	CONDENSATE DRAIN
D	D	D	EQUIPMENT DRAIN
P	P	P	PUMPED SANITARY DRAIN
V	V	V	SANITARY VENT
			DOMESTIC COLD WATER
			DOMESTIC HOT WATER
			DOMESTIC HOT WATER RECIRCULATION
			GATE VALVE
CBV	CBV	CBV	CIRCUIT BALANCING VALVE
FD			FLOOR DRAIN – F.D.
C.O.	C.O.	C.O.	UNDER FLOOR CLEANOUT
C.O.	C.O.	C.O.	IN-FLOOR CLEANOUT
F	F	F	FIRE LINE
SP	SP	SP	SPRINKLER LINE
F.H.C.	F.H.C.	F.H.C.	FIRE HOSE CABINET
FE	FE	FE	FIRE EXTINGUISHER
U	U	U	UPRIGHT SPRINKLER HEAD
			PENDANT SPRINKLER HEAD
			SEMI-RECESSED SPRINKLER HEAD
			RECESSED SPRINKLER HEAD
			MISC. MECHANICAL COMPONENTS
MAX. AIR QUANTITY 000 / MIN. AIR QUANTITY 000 — O — SIZE		MAX. AIR QUANTITY 400 — 6 — SIZE	TERMINAL BOX DESIGNATION
SIZE 00"x00" / AIR QUANTITY 0000 — A — TYPE		AIR QUANTITY 120	DIFFUSER OR GRILLE DESIGNATION
C.T.E.			CONNECT TO EXISTING
		R	RELOCATED EQUIPMENT

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KEY PLAN

NO.	DESCRIPTION	DATE	BY
8.	ISSUED FOR TENDER	DEC 08, 23	HA
7.	ISSUED FOR PERMIT	NOV 27, 23	HA
6.	ISSUED FOR TENDER	NOV 10, 23	HA
5.	ISSUED FOR COORDINATION	NOV 03, 23	HA
4.	ISSUED FOR 90% REVIEW	OCT 13, 23	HA
3.	ISSUED FOR COORDINATION	SEP 29, 23	HA
2.	ISSUED FOR CLIENT REVIEW	SEP 07, 23	HA
1.	50% REVIEW	SEP 1 23	MY

THE HIDI GROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

Seal

LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100068150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

MECHANICAL LEGEND & DRAWING LIST

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

Sheet Number — Revision

M-001

GENERAL SPECIFICATIONS

1. CONTRACT
   1.1. JURISDICTION: ARCHITECTURAL GENERAL INSTRUCTIONS SHALL BE READ IN CONJUNCTION WITH AND FORM PART OF THIS CONTRACT. THE DRAWINGS FOR WORK ARE DIAGRAMMATIC PERFORMANCE DRAWINGS, AND INTENDED TO CONVEY THE SCOPE OF WORK. EXACT LOCATIONS OF ALL EQUIPMENT, PIPING AND DUCTWORK SHALL BE OBTAINED FROM GENERAL CONSTRUCTION DRAWINGS AND DETAILS, OR SITE MEASUREMENTS.
   1.2. SCOPE: PROVIDE ALL ITEMS, ARTICLES, MATERIALS, LABOUR, EQUIPMENT, TOOLS, SCAFFOLDS AND OTHER INCIDENTALS NECESSARY AND REQUIRED FOR THE COMPLETE INSTALLATION AS SHOWN ON THE DRAWING(S), OR AS OTHERWISE DETAILED. BASE BUILDING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THESE DOCUMENTS SUCH THAT IN CASE OF CONFLICT OR OMISSION THE QUALITY OF BASE BUILDING CONSTRUCTION IS MAINTAINED.
   1.3. EXAMINATION OF SITE: THE CONTRACTOR SHALL VISIT THE SITE AND OBTAIN ALL BASE BUILDING INFORMATION AS TO EXISTING CONDITIONS AFFECTING HIS WORK. BEFORE PROCEEDING WITH ANY WORK, OBTAIN ALL APPROVALS AND VERIFY THE LOCATION AND SIZE FOR ALL EXISTING SERVICES.
   1.4. CO-ORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CO-ORDINATING HIS WORK WITH THAT OF OTHER TRADES. COMPLY WITH ALL GOVERNMENT, MUNICIPAL, PROVINCIAL, FEDERAL AND UNDERWRITER'S REGULATIONS AND LOCAL BY-LAWS. CARRY OUT ALL CHANGES REQUIRED BY INSPECTORS OR AUTHORITIES HAVING JURISDICTION WITHOUT EXTRA EXPENSE TO THE OWNER.
   1.5. PREMIUM TIME: PROVIDE IN THE TENDER PRICE ANY COSTS FOR PREMIUM TIME OUTSIDE OF NORMAL WORKING HOURS TO COMPLETE THE WORK ON SCHEDULE AND TO MAINTAIN ALL EXISTING MECHANICAL SYSTEMS IN OPERATION.
   1.6. TAXES, DUTIES & PERMITS: THE CONTRACTOR SHALL PAY FOR ALL TAXES AND DUTIES, AND OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS NECESSARY IN THE PERFORMANCE OF HIS WORK.
   1.7. EXISTING CONDITIONS: NO PART OF THE EXISTING INSTALLATION SHALL BE RELOCATED OR OTHERWISE MODIFIED UNLESS SPECIFICALLY SHOWN ON THE DRAWING(S), AND WRITTEN PERMISSION HAS BEEN OBTAINED FROM THE BUILDING OWNER. ADVISE THE BUILDING OWNER 48 HOURS IN ADVANCE OF ANY REQUIRED WORK TO THE EXISTING SYSTEM.
   1.8. REUSE OF EXISTING: REUSE AND RELOCATE EXISTING MATERIALS SUCH AS PIPING, FIXTURES, DUCTWORK, DIFFUSERS, EQUIPMENT DEEMED TO BE SOUND AND MATCHING NEW INSTALLATION. CAP AND DISCONNECT ALL EXISTING WATER, VENT AND DRAIN PIPING NOT REQUIRED IN CEILING, WALLS OR FLOOR, AT LOCATION AS DIRECTED BY LANDLORD. MAINTAIN INTEGRITY OF ALL INSULATION INCLUDING VAPOUR BARRIER WHEN CONNECTING TO EXISTING SERVICES.
   1.9. GUARANTEES: ALL MECHANICAL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL PERFORMANCE.
   1.10. SHOP DRAWINGS: PROVIDE PROPER SHOP DRAWINGS OF ALL SPECIFIED PRODUCTS AND SUBMIT FOR APPROVAL TO THE ARCHITECT AND ENGINEER. REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL AND CLEARLY INDICATE CERTAIN 'CORRECT FOR REVIEW BY CONSULTANT'. SHOW COMPANY NAME, DATE AS WELL AS NAME OF THE APPROVER. CONSULTANT REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR ERRORS, NECESSITY TO CHECK SHOP DRAWINGS, FURNISH MATERIALS AND EQUIPMENT AND PERFORM WORK REQUIRED BY THE CONTRACT DOCUMENTS.
   1.11. ALTERNATE PRODUCTS: ALTERNATE PRODUCTS MAY BE SUBMITTED TO CONSULTANT FOR REVIEW PROVIDED THAT THE CONTRACTOR CAN SHOW SIGNIFICANT COST SAVINGS AND/OR THE SPECIFIED PRODUCT IS UNAVAILABLE. IF ALTERNATE PRODUCTS ARE BEING USED AS PART OF TENDER BIDDING, THEY MUST SUBMITTED AND APPROVED BEFORE TENDER CLOSE. CONTRACTOR SHALL PAY ALL ENGINEERING AND ARCHITECTURAL FEES ASSOCIATED WITH REVIEWS OF ALTERNATE PRODUCTS, EVEN IF PRODUCTS ARE REJECTED.
   1.12. "AS-BUILT" DRAWINGS: PROVIDE 'AS-BUILT' DRAWINGS AS ELECTRONIC FILES IN AUTOCAD COMPATIBLE FORMAT ALONG WITH 3 WHITE PRINTS FOR REVIEW. CONTRACTOR MAY OBTAIN CONSULTANT'S AUTOCAD FILES AT A CHARGE OF $50.00 PER FILE; MINIMUM CHARGE IS $150.00 PER PROJECT.
   1.13. MAINTENANCE MANUALS: PROVIDE 'MAINTENANCE MANUALS' TO ENGINEER FOR REVIEW. MAINTENANCE MANUALS SHALL INCLUDE COMPLETE SETS OF LETTER SIZE EQUIPMENT SHOP DRAWINGS, EQUIPMENT MANUFACTURER'S INSTALLATION, STARTUP AND OPERATION MANUALS, EQUIPMENT MANUFACTURER'S RECOMMENDED SPARE PARTS LISTS, EQUIPMENT WIRING DIAGRAMS, MAINTENANCE SCHEDULE FOR ALL EQUIPMENT, FINAL BALANCING REPORTS, CONTROL DRAWINGS, SEQUENCES OF OPERATION, EQUIPMENT WARRANTY DOCUMENTATION, EXTENDED WARRANTY DOCUMENTATION IF APPLICABLE.
   1.14. PROGRESS REVIEWS: FOR THE PURPOSE OF PROGRESS BILLING APPLICATIONS THE CONTRACTOR SHALL SUBMIT A PROPER STATEMENT OF THE PRICES FOR VARIOUS PORTIONS OF THE WORK, INCLUDING LABOUR, MATERIALS AND EQUIPMENT SHOWN SEPARATELY. PERCENTAGES OF COMPLETION ALONE ARE NOT ACCEPTABLE. THE BREAKDOWN SHALL BE IN SUFFICIENT DETAIL TO ENABLE THE CONSULTANT EVALUATE THE PROGRESS OF WORK AND SHALL IDENTIFY ALL MAJOR EQUIPMENT, COMPONENTS AND SUB TRADES INVOLVED.

2. WORKMANSHIP
   2.1. INSPECTION OF WORK: THE MECHANICAL CONTRACTOR SHALL INFORM THE TENANT AND OWNER PRIOR TO WALLS OR CEILINGS BEING CLOSED UP TO ALLOW FOR THE INSPECTION OF THE WORK. CONTRACTOR TO CALL THE HIDI GROUP AT 416-364-2100 TO ARRANGE FOR FINAL INSPECTION OF SPACE A MINIMUM OF 72 HOURS BEFORE CLOSING OF CEILINGS.
   2.2. WORKMANSHIP AND MATERIALS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL AUTHORITIES AND CODES HAVING JURISDICTION. PRODUCTS NOT SPECIFICALLY SPECIFIED SHALL BE OF QUALITY CONSISTENT WITH THE REMAINDER OF THE SPECIFICATION. THE CODES AND REGULATIONS CONSTITUTE AN INTEGRAL PART OF THESE DOCUMENTS. IN NO INSTANCE SHALL THE CODES REDUCE THE STANDARD OR QUALITY ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS. ALL NEW WORK SHALL BE EQUAL TO AND MATCH BASE BUILDING. ALL NEW EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
   2.3. CUTTING, PATCHING AND SLEEVES: PERFORM ALL X-RAYING AND CORE DRILLING REQUIRED FOR THE MECHANICAL WORK. SUPPLY AND SET ALL SLEEVES. FLASH ALL PARTS PASSING THROUGH OR BUILT INTO A ROOF, OUTSIDE WALL OR WATERPROOF FLOOR. PACK ALL SLEEVES WITH RESILIENT PACKING OR FIRE RATED PACKING AS REQUIRED. IF ANY FIRE PROOFING MATERIAL OR INSULATION ON BUILDING STRUCTURE IS DAMAGED WHERE EQUIPMENT (i.e. V.A.V.'s, DUCTWORK) HAS BEEN REMOVED OR ADDED, CONTRACTOR TO REAPPLY. PATCH OPENINGS AROUND DUCTWORK AND PIPING PASSING THROUGH WALLS AND FLOORS. PATCH ALL OPENINGS LEFT DUE TO REMOVAL OF EXISTING DUCTWORK AND PIPING. FOR RATED WALLS AND FLOORS, INCLUDE AND OR COORDINATE WITH GENERAL CONTRACTOR FOR THE REMOVAL AND RE-INSTALLATION OF ANY CEILING SYSTEMS REQUIRED TO COMPLETE THIS INSTALLATION. NO ADDITIONAL FEES WILL BE PERMITTED FOR THE EXCLUSION OF THESE ASSOCIATED COSTS. USE APPROVED FIRE STOPPING.
   2.4. ACCESS DOORS: SUPPLY ONLY. ACCESS DOORS FOR CONCEALED EQUIPMENT REQUIRING ADJUSTMENT OR MAINTENANCE. SIZES TO BE COORDINATED WITH ARCHITECT AND SHALL AGREE WITH MANUFACTURER RECOMMENDATIONS. INDICATE ACCESS PANELS ON "AS-BUILT" DRAWING(S).
   2.5. CONTROLS: ALL CONTROL WORK TO BE PERFORMED BY BASE BUILDING CONTROLS CONTRACTOR UNLESS PRIOR APPROVAL TO USE AN ALTERNATE CONTRACTOR IS GIVEN BY BUILDING OWNER'S REPRESENTATIVE. ALL CONTROL WIRING ACCORDING TO APPLICABLE CODE AND CONTROL SETTING RELATED TO MECHANICAL EQUIPMENT TO BE CARRIED OUT BY MECHANICAL DIVISION UNLESS OTHERWISE NOTED. CONTRACTOR TO PROVIDE REPORT ON CONDITION AND FUNCTIONALITY OF ALL CONTROLS, EXISTING AND NEW, AT END OF WORK.
   2.6. ELECTRICAL WORK: MECHANICAL CONTRACTOR SHALL PROVIDE ALL STARTERS, DISCONNECT SWITCHES FOR MECHANICAL EQUIPMENT. READ TOGETHER WITH DIV. 16 AND ADHERE TO ITS REQUIREMENTS.
   2.7. SURPLUS MATERIAL: ANY SURPLUS BASE BUILDING MATERIALS ARE TO BE RETURNED TO THE LANDLORD OR REMOVED FROM SITE AT LANDLORD'S REQUEST UNLESS OTHERWISE STATED ON DRAWINGS.
   2.8. FIRE STOPPING: PROVIDE FIRE STOP FOR ALL PENETRATIONS THROUGH RATED PARTITIONS AND SLABS WHERE NECESSARY TO MEET APPLICABLE CODE. IF EXISTING CONDITIONS DO NOT MEET CODE, CONTRACTOR SHALL INFORM CONSULTANT. FIRE STOP MATERIAL SHALL BE ULC APPROVED AND CONFORM TO BASE BUILDING STANDARDS.
   2.9. FIRE PROTECTION: KEEP ALL SPRINKLER, STANDPIPE AND OTHER FIRE AND LIFE SAFETY PROTECTION SYSTEMS IN OPERATION AT ALL TIMES.
   2.10. WATERPROOFING: FLASH ALL PARTS PASSING THROUGH OR BUILT INTO A ROOF, OUTSIDE WALL OR WATERPROOF FLOOR AS NEEDED. CONTRACTOR MUST USE LANDLORD APPROVED ROOFING CONTRACTOR.
   2.11. LANDLORD COORDINATION: THIS CONTRACTOR SHALL COMPLY WITH LANDLORD'S GENERAL REQUIREMENTS FOR WORK TO BASE BUILDING SYSTEMS. CONTRACTOR SHALL PROVIDE THE LANDLORD WRITTEN NOTICE 72 HOURS PRIOR TO ACCESS AREAS WHICH IS REQUIRED WITHIN OTHER TENANT SPACE. IF CONTRACTOR REQUIRES SHUT DOWN OF ANY BASE BUILDING SYSTEMS, THE CONTRACTOR SHALL PROVIDE THE LANDLORD WRITTEN NOTICE, SHUTDOWN OF SYSTEMS SHALL OCCUR AT A TIME THAT IS CONVENIENT AND APPROVED BY LANDLORD.
   2.12. PROTECTION OF BASE BUILDING SYSTEMS: THE CONTRACTOR SHALL TAKE REASONABLE CARE TO PROTECT ALL BASE BUILDING EQUIPMENT FROM DAMAGE, CONSTRUCTION DUST AND FUMES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REFURBISHING OF ANY DAMAGED MECHANICAL EQUIPMENT DURING CONSTRUCTION. CONTRACTOR SHALL VACUUM CLEAN ALL MECHANICAL EQUIPMENT EXPOSED TO CONSTRUCTION DUST AND PROVIDE NEW FILTERS UPON COMPLETION OF WORK.
   2.13. DEMOLITION: THE CONTRACTOR DURING DEMOLITION SHALL REMOVE ALL REDUNDANT SERVICES AS INDICATED ON DRAWINGS. ABANDONING OF EQUIPMENT, PIPES, DUCTWORK IS UNACCEPTABLE EXCEPT FOR INACCESSIBLE PIPING OR DUCTWORK IN FURRED-IN SPACE, WITH THE CONSULTANTS APPROVAL, THE CONTRACTOR MAY CUT AND CAP AT FINISHED SURFACES.

HVAC SPECIFICATIONS

1. SCOPE:
   1.1. SCOPE OF WORK: PROVIDE ALL LABOUR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWING(S) AND AS SPECIFIED HEREIN. FULL'S CLEAN AND FLUSH NEW PIPING WORK PRIOR TO CONNECTIONS ARE MADE TO ANY BASE BUILDING HYDRONIC SYSTEMS.

2. MATERIALS:
   2.1. SHEET METAL: ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL INCLUDING SUPPORTS AND SHALL CONFORM TO THE LATEST SMACNA GUIDE. ALL DUCTWORK SHALL BE CROSS-BROKEN AS NEEDED TO PREVENT VIBRATION AND DISTORTION OF THE DUCT. ALL NEW RIGID ROUND DUCTWORK SHALL BE SPIRAL DUCTWORK. PREWELD ALUMINUM TO THE CURRENT STANDARDS OR DISHWASHER AND SHOWER EXHAUST. PROVIDE 16 GA. WELDED BLACK IRON DUCT, CONFORMING TO NFPA-96, FOR KITCHEN HOOD EXHAUST.
   2.2. DIMENSIONS: DUCT DIMENSIONS ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS. WHERE ACOUSTIC INSULATION IS INSTALLED, INCREASE DIMENSIONS ACCORDINGLY.
   2.3. BALANCING DAMPERS: PROVIDE BALANCING DAMPERS IN ALL BRANCHES OFF THE MAIN DUCTWORK AND AS SHOWN ON PLANS WITH SUITABLE MEANS OF CELING ACCESS FOR BALANCING. DAMPERS SHALL BE FREE TO MOVE IN EITHER DIRECTION WITHOUT BINDING AND SHALL NOT RATTLE. DAMPERS SHALL BE CONSTRUCTED FROM 18GA GALVANIZED SHEET METAL. USE MANUAL QUADRANTS ON SMALL DUCTS. ON DAMPERS LONGER THAN 15" USE PUSH RODS WITH DURODYNE MODEL SRP BALL JOINTS. USE TWO PUSH RODS ON DUCTS WIDER THAN 24".
   2.4. DIFFUSERS AND REGISTERS: DIFFUSERS AND REGISTERS SHALL BE AS SHOWN ON DRAWING(S) ALTERNATES MUST BE APPROVED BY CONSULTANT. ALTERNATE DIFFUSERS SHALL HAVE SIMILAR NOISE, THROW AND AIRFLOW CHARACTERISTICS. ALL DIFFUSERS SHALL BE INSTALLED WITH DAMPERS UNLESS OTHERWISE NOTED.
   2.5. INSULATION: ALL MAIN SUPPLY DUCTWORK LOCATED IN CEILING PLENUM OF CONSTANT VOLUME SYSTEMS SHALL BE INSULATED. CONSTANT VOLUME SYSTEMS IN EXPOSED CEILING SPACE SHALL BE INSULATED AS SHOWN ON PLANS. VARIABLE VOLUME SYSTEMS INSULATE ALL DUCTWORK UPSTREAM OF VAV BOXES. PROVIDE 1" (25MM) FLEXIBLE INSULATION AND VAPOR BARRIER UNLESS OTHERWISE NOTED. FAN COIL UNITS AND HEAT PUMP UNITS SHALL HAVE 1" (25MM) FLEXIBLE INSULATION AND VAPOR BARRIER UNLESS OTHERWISE NOTED. FOR EXPOSED CEILING INSTALLATIONS, PROVIDE ALTERNATE PRICE FOR KNAUF FRIENDLY FEEL GLASS MINERAL WOOL BLANKET COMPLETE WITH VAPOR RETARDER JACKETING IN EXPOSED AREAS AS IN LIEU OF 1" (25MM) FLEXIBLE INSULATION AND VAPOR BARRIER. WHERE NOTED, PROVIDE 1" (25MM) THICK ACOUSTIC INSULATION, DIMENSION OF DUCTWORK MUST BE MAINTAINED AS CLEAR INSIDE DIMENSIONS. ON EXTERIOR DUCTWORK OUTSIDE THE BUILDING, PROVIDE 3" (75MM) THICK INSULATION WITH WATERPROOF JACKET. CONTRACTOR TO ADD OR REPAIR ANY DAMAGED EXISTING INSULATION ON ALL DUCT RUNS AS REQUIRED.
   2.6. FIRE DAMPERS: PROVIDE ULC LABELLED FIRE DAMPERS IN DUCTWORK WHERE SHOWN AND WHERE REQUIRED BY CODES AND BY AUTHORITIES HAVING JURISDICTION. FIRE DAMPERS SHALL BE LABELLED, AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 90A, CUA 90-1 AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.
   2.7. FLEXIBLE CONNECTIONS: PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL FANS AND ADJACENT DUCTWORK WITH A PREASSEMBLED UNIT WITH 75MM (3") LONG GALVANIZED DUCT CONNECTOR AND 150 MM (6") WIDE HEAVY GLASS FIBRE FABRIC WITH ELASTOMER COATING.
   2.8. DUCT SEALANT: SEAL ALL JOINTS IN SUPPLY AIR AND EXHAUST AIR DUCTWORK WITH 3M EC-3600, OR DURODYNE S-3 DUCT SEALER.
   2.9. CONTROLS: THERMOSTATS TO MATCH BASE BUILDING.
   2.10. REFRIGERATION PIPING: ALL PIPING SHALL BE TYPE 'ACR' COPPER. INSULATE SUCTION LINE WITH 5/8" ARMAFLEX INSULATION. PROVIDE TRAP, THERMOSTATIC EXPANSION VALVE, LIQUID LINE SOLENOID VALVE, SIGHT GLASS AND FILTER, AS REQUIRED.
   2.11. DI-ELECTRIC COUPLINGS: USE DI-ELECTRIC CONNECTIONS WHEREVER PIPES OF DISSIMILAR MATERIAL ARE CONNECTED TOGETHER.

3. INSTALLATION:
   3.1. BALANCING DAMPERS: PROVIDE BALANCING DAMPERS AT EACH BRANCH DUCT AND WHERE NECESSARY FOR PROPER BALANCING OF THE SYSTEM.
   3.2. AIR AUDIT: MECHANICAL CONTRACTOR SHALL PERFORM AN AIR AUDIT OF EXISTING MECHANICAL SYSTEMS AND ACHIEVED AIR QUANTITIES. COMPLETE WITH MECHANICAL ENGINEER AND LANDLORD PRIOR TO THE START OF CONSTRUCTION.
   3.3. BALANCING: BALANCE ALL AIR AND WATER SYSTEMS TO QUANTITIES INDICATED AND SUPPLY TWO BALANCING REPORTS FOR ENGINEER'S REVIEW. REPORT TO INDICATE SPECIFIED AND ACHIEVED QUANTITIES COMPLETE WITH SUPPORTING SCHEMATIC DIAGRAM. AIR AND WATER QUANTITIES TO BE BALANCED TO A TOLERANCE OF +/-10%. ALLOW FOR AN ADDITIONAL 24 HOURS OF LABOR INCLUSIVE OF 2 SITE VISITS AFTER APPROVAL FROM CONSULTANTS. COMFORT BALANCING SHALL ONLY OCCUR WITH CONSULTANTS APPROVAL. BALANCING TO BE COMPLETED BY AABC OR NEBB CERTIFIED CONTRACTORS, OR APPROVED BY THE OWNER.
   3.4. BALANCING OF VARIABLE SYSTEMS: UNLESS OTHERWISE INDICATED ALL NEW & EXISTING SUPPLY AIR CONTROL DAMPERS MIN. CFM SETTINGS TO BE CALIBRATED TO 30% OF MAX. AIR QUANTITIES SHOWN.
   3.5. FLEXIBLE DUCT: WHERE FLEXIBLE DUCTWORK IS USED, LENGTHS MUST BE CONTINUOUS AND NOT EXCEED 8'-0". USE GEAR CLAMPS FOR SECURING FLEXIBLE DUCTS TO RIGID DUCT CONNECTIONS AND SEAL AIR TIGHT WITH DUCT TAPE OR DUCT SEALANT.
   3.6. ACCESS DOORS: SUPPLY AND INSTALL ACCESS PANELS IN THE DUCTWORK WITH 'QUICK OPENING' HARDWARE. PROVIDE ACCESS PANELS AT ALL FIRE DAMPERS, COILS, AUTOMATIC DAMPERS AND WHERE REQUIRED FOR MAINTENANCE.
   3.7. FIRE SEPARATIONS: MAINTAIN ALL FIRE SEPARATIONS. ALL FIRE RATED WALL AND FLOOR OPENINGS SHALL BE PACKED WITH AN APPROVED FIRE BARRIER MINERAL WOOL TO 25MM (1") FROM END SIDE OF OPENING ON BOTH SIDES OF FLOOR OR WALL. REMAINING PORTION SHALL BE SEALED WITH AN APPROVED AND LISTED FIRE BARRIER SILICONE.
   3.8. CONTROLS (DDC): PROVIDE ALL CONTROLS, WIRING AND APPURTENANCES NECESSARY FOR COMPLETE AND OPERATING SYSTEMS. CONNECT ALL ROOM THERMOSTATS, CONTROL VALVES, BASEBOARD HEATERS AND OTHER CONTROL DEVICES AS NECESSARY. CLEAN AND RECALIBRATE EXISTING THERMOSTATS UPON COMPLETION OF CONSTRUCTION.
   3.9. CONTROLS (PNEUMATIC): CONNECT ALL ZONE THERMOSTATS TO TERMINAL UNIT CONTROLLERS AS INDICATED ON PLANS. PROVIDE ALL NECESSARY CONTROL TUBING, MOUNTING ACCESSORIES AND FITTINGS TO ENSURE A COMPLETE CONTROL SYSTEM.
   3.10. DEMOLITION: ALL EXISTING MECHANICAL SERVICES AND COMPONENTS WHICH ARE PLANNED FOR DEMOLITION SHALL BE REMOVED AS FOLLOWS:
      PIPING – BACK TO ACTIVE BRANCH, OR BACK TO RISER. IF NO ACTIVE BRANCH EXISTS; REMOVE SUPPORT HANGERS AND ASSOCIATED COMPONENTS.
      DUCTWORK – REMOVE BACK TO ACTIVE DUCT BRANCH, OR RISER. IF NO ACTIVE BRANCH EXISTS, REMOVE SUPPORT HANGERS, ETC. PATCH BASE BUILDING DUCTS WITH OVERLAPPING SHAPED METAL PATCHES OR CAPS, MECHANICALLY FASTEN SEAL ALL JOINTS WITH DUCT SEALANT; REINSTATE INTERNAL ACOUSTIC DUCT LINING WHERE DAMAGED OR CUT AND SEAL EXPOSED EDGES.

PLUMBING SPECIFICATIONS

1. SCOPE:
   1.1. SCOPE OF WORK: PROVIDE ALL LABOUR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWING(S) AND AS SPECIFIED HEREIN. FULL'S CLEAN AND FLUSH NEW PIPING WORK PRIOR TO CONNECTING TO DOMESTIC WATER SUPPLY OR DRAINAGE SYSTEMS.

2. MATERIALS:
   2.1. DOMESTIC WATER PIPE: HOT AND COLD WATER PIPING SHALL BE TYPE 'L' HARD COPPER WITH 95/5 LEAD FREE SOLDER JOINTS AND FITTINGS OR SHALL CONFIRM WITH REQUIREMENTS SET BY THE LANDLORD. PEX PIPING IS NOT ACCEPTABLE ALTERNATE. MATERIALS, FITTINGS, CONSTRUCTION AND INSTALLATION METHOD TO BE IN ACCORDANCE WITH THE CURRENT STANDARDS OR LOCAL AUTHORITIES HAVING JURISDICTION.
   2.2. DRAINAGE PIPE: ABOVE GRADE SHALL BE CAST IRON OR XFR WITH MECHANICAL JOINTS FOR DIAMETERS 4" AND LARGER. 3" AND UNDER SHALL BE DWV COPPER. BELOW GRADE SHALL BE OF PVC SUITABLE FOR BURIED APPLICATIONS. UNDER NO CIRCUMSTANCE IS ABS PIPING ACCEPTABLE. MATERIALS, FITTINGS, CONSTRUCTION AND INSTALLATION METHODS SHALL CONFORM TO THE CURRENT STANDARDS OR LOCAL AUTHORITIES HAVING JURISDICTION.
   2.3. EXPOSED COMPONENTS: ALL EXPOSED PIPING TO FIXTURES AND BRASS SHALL BE HEAVY CHROMEPLATED UNLESS STATED OTHER WISE ON DRAWINGS. PROVIDE ESCUTCHEONS PLATES ON ALL PIPING THROUGH CEILINGS.
   2.4. VALVES: PROVIDE S.D. STOPS ON ALL COLD AND HOT WATER SUPPLIES TO FIXTURES. PROVIDE BALL VALVES ON ALL MAIN AND BRANCH DOMESTIC WATER LINES. PROVIDE GLOBE VALVES ON ALL HOT WATER RECIRCULATING LINES, EQUIPMENT AND METER BYPASSES. PROVIDE CHECK VALVES ON SUPPLY SIDE OF EQUIPMENT AND METER PIPING.
   2.5. INSULATION: INSULATE ALL DOMESTIC COLD WITH 1" PREFORMED FIBREGLASS INSULATION WITH VAPOUR BARRIER AND TAPED JOINTS. INSULATE EXPOSED PIPING WITH PROTO CORPORATION 25/50 OR INDOOR/OUTDOOR, UV RESISTANT FITTINGS. JACKETS SHALL BE GLASS PLUS WHITE. BODY SHALL BE CAST BRASS WITH HEX-SHAPED WRENCH BOSS CAST INTO THE BODY. TEMPERATURE RATINGS OF SPRINKLER GLOBES, HEADS AND VAPOR BARRIER UNLESS OTHERWISE NOTED. IN GENERAL 75°C (167°F) HEADS SHALL BE USED, WITH HIGHER TEMPERATURE HEADS ADJACENT TO KITCHEN HOODS. UNIT HEATERS OR OTHER SOURCES OF HEAT. SPRINKLER HEADS SHALL BE ACCEPTABLE FROM:
      – PROVIDE TYCO MODEL TY-FRB PENDANT AUTOMATIC SEMI-RECESSED SPRINKLERS COMPLETE WITH MOUNTING ESCUTCHEONS, AT EXPOSED PIECE OF EQUIPMENT AND AT EACH CAPPED CONNECTION.
      – PROVIDE TYCO MODEL RFII CONCEALED CLEAN LINE SPRINKLER HEADS IN ALL FINISHED CEILINGS. PLATE COVER COLOUR TO BE SELECTED BY ARCHITECT.
      – PROVIDE TYCO MODEL TY-FRB ROUGH BRASS UPRIGHT OR PENDANT SPRINKLER HEADS IN AREAS WITHOUT SUSPENDED CEILINGS.
   2.3. SPRINKLER GUARDS: PROVIDE WIRE SPRINKLER GUARDS FOR SPRINKLER HEADS IN STORAGE AREAS, MECHANICAL ROOMS, COMPUTER ROOMS AND SHIPPING/RECEIVING AREAS. SPRINKLER GUARDS SHALL BE LISTED, SUPPLIED, AND APPROVED FOR USE WITH THE SPRINKLER BY THE SPRINKLER MANUFACTURER.
   2.4. FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS AS SHOWN ON PLANS AND AS REQUIRED TO MEET COVERAGE AND MAXIMUM TRAVEL DISTANCE REQUIREMENTS PER THE ONTARIO FIRE CODE. FIRE EXTINGUISHERS SHALL BE AS FOLLOWS:
      – PROVIDE MULTI-PURPOSE, ABC-10-lb CAPACITY, PRESSURIZED DRY CHEMICAL FIRE EXTINGUISHER WITH 4A60BC RATING IN ALL FINISHED AREAS. MOUNT EXTINGUISHER IN PROVIDED CABINET NFE MODEL #CTE-309 SERIES.
      – PROVIDE MODEL F260 6 LITERS (1.6 US GALLONS) CLASS 'K' EXTINGUISHER WITH 1BC RATING COMPLETE WITH WALL BRACKET FOR KITCHEN AREAS.
   2.5. DI-ELECTRIC COUPLING: USE DI-ELECTRIC CONNECTIONS WHEREVER PIPES OF DISSIMILAR MATERIAL ARE CONNECTED TOGETHER.

3. INSTALLATION:
   3.1. HYDRAULIC CALCULATIONS: PIPING SYSTEM WITHIN THE SPACE SHALL BE HYDRAULICALLY DESIGNED TO MATCH SYSTEM MAINS BY A LICENSED PROFESSIONAL ENGINEER.
   3.2. SUBMITTALS: PROVIDE SPRINKLER DRAWINGS WITH CALCULATIONS AS ELECTRONIC FILES IN AUTOCAD COMPATIBLE FORMAT FOR INSIDE WALL CAVITIES, CEILING PLENUMS, CONSULTANT'S AUTOCAD FILES IF DESIRED AT A CHARGE OF $50.00 PER FILE; MINIMUM CHARGE IS $150.00 PER PROJECT.
   3.3. CERTIFICATION LETTERS: FINAL NFPA CERTIFICATION LETTER SHALL BE PROVIDED BEFORE MECHANICAL COMPLIANCE LETTER IS ISSUED. CERTIFICATION LETTER SHALL CONTAIN CONTRACTOR'S LICENCE NUMBER AND ENGINEER'S STAMP. PROVIDE CERTIFICATION STATEMENT IN REGARD TO NFPA COMPLIANCE AND BE STAMPED BY A LICENSED ENGINEER.
   3.4. LOCATIONS: FINAL LOCATION OF ALL PIPING AND SPRINKLERS SHALL BE CO-ORDINATED ON SITE WITH ALL TRADES.
   3.5. BULB PROTECTOR: THE SPRINKLER BULB PROTECTOR MUST REMAIN IN PLACE UNTIL THE SPRINKLER IS COMPLETELY INSTALLED AND BEFORE THE SYSTEM IS PLACED IN SERVICE. REMOVE BULB PROTECTORS CAREFULLY BY HAND AFTER INSTALLATION. DO NOT USE ANY TOOLS TO REMOVE BULB PROTECTORS.
   3.6. FIRE SEPARATIONS: MAINTAIN ALL FIRE SEPARATIONS. ALL FIRE RATED WALL AND FLOOR OPENINGS SHALL BE PACKED WITH AN APPROVED FIRE BARRIER MINERAL WOOL TO 25MM (1") FROM END SIDE OF OPENING ON BOTH SIDES OF FLOOR OR WALL. REMAINING PORTION SHALL BE SEALED WITH AN APPROVED AND LISTED FIRE BARRIER SILICONE.
   3.7. WELDING: ALL WELDING SHALL BE DONE BY C.W.B. LICENSED WELDERS.
   3.8. SHUT DOWNS: INFORM OWNER, OWNER'S INSURER AND AUTHORITIES HAVING JURISDICTION DURING SHUT DOWN OF THE FIRE PROTECTION SYSTEM. PROVIDE ADEQUATE TEMPORARY PROTECTION DURING THE SHUT DOWN PERIOD AS PER CODE REQUIREMENTS.
   3.9. ACCESS DOORS: CONTRACTOR SHALL INFORM CONSULTANT AND ARCHITECT IF EQUIPMENT REQUIRES ACCESS DOORS NOT SHOWN ON PLAN FOR SERVICEABLE ITEMS AND COMPONENTS.

PIPE IDENTIFICATION

1. STENCILING:
   1.1. STENCILING TO BE PERFORMED IN A NEAT, QUALITY MANNER.
   1.2. USE CAPITAL LETTERS MINIMUM 51MM (2") HIGH FOR DN80 (3") DIAMETER PIPING OR LARGER, INCLUDING INSULATION, AND 19MM (3/4") SIZE CAPITAL LETTERS ON SMALLER DIAMETERS.
   1.3. USE FLOW ARROWS TO INDICATE DIRECTION OF FLOW. USE DOUBLE ARROW WHERE FLOW IS REVERSIBLE. ARROW SHALL BE SOLID BLACK OR WHITE: MINIMUM 152MM (6") LONG BY 51MM (2") WIDE FOR DN80 (3") DIAMETER PIPING OR LARGER, INCLUDING INSULATION, AND 102MM (4") LONG BY 19MM (3/4") WIDE ON SMALLER DIAMETERS.
   1.4. USE WORDING SHOWN ON THE LEGEND ON THE DRAWINGS OR AS INSTRUCTED BY THE CONSULTANT. SPECIAL SYSTEM DESIGNATIONS AND ABBREVIATIONS SHALL BE SUBMITTED TO CONSULTANT FOR APPROVAL PRIOR TO USE.
   1.5. COLOUR CODING TO BE AS PER THE FOLLOWING SCHEDULE. FOR ALL OTHER SERVICES, PROVIDE COLOUR CODING IN CONFORMANCE WITH CAN/CGSB-24.3, ANSI AND MANUFACTURER'S RECOMMENDATIONS.

2. LOCATION:
   2.1. LOCATE IDENTIFICATION AND FLOW ARROWS AS FOLLOWS:
      – BEHIND EACH ACCESS DOOR.
      – AT EACH CHANGE OF DIRECTION AND TAKE-OFF.
      – NOT MORE THAN 12.2M (40 FT) APART ON ALL PIPES EXPOSED AND/OR LOCATED BEHIND ACCESSIBLE CEILING.
      – ON BOTH SIDES OF SLEEVES.
      – ADJACENT TO VALVES.
      – ABOVE EACH FLOOR OR PLATFORM FOR VERTICAL EXPOSED PIPES APPROXIMATELY 1,524MM (5 FT.) ABOVE FLOOR.

3. MARKER LEGEND:

DESCRIPTION AND SERVICE	CLASSIFICATION COLOR
DOMESTIC COLD WATER	GREEN
DOMESTIC HOT WATER	GREEN
DOMESTIC HOT WATER RECIRCULATION	GREEN
STORM WATER	GREEN
PLUMBING VENT	GREEN
NATURAL GAS	YELLOW
FIRE LINE	RED

FIRE PROTECTION SPECIFICATIONS

1. SCOPE:
   1.1. SCOPE OF WORK: PROVIDE ALL LABOUR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED FOR THE FIRE PROTECTION, INCLUDING PIPING TO THE BUILDING. ALL SPRINKLER WORK SHALL CONFORM TO N.F.P.A.-13 AND ALL REQUIREMENTS OF THE AUTHORITIES. ALL FI

DIFFUSERS, GRILLES AND REGISTERS

TYPE 'C': SHALL BE OR EQUAL TO SQUARE CONE DIFFUSERS EH PRICE MODEL 'SCD' OF STEEL CONSTRUCTION. REFER TO DRAWINGS FOR SIZES AND MOUNTING TYPES. DIFFUSERS SHALL CONSIST OF A PRECISION FORMED BACK CONE OF ONE–PIECE SEAMLESS CONSTRUCTION THAT INCORPORATES A ROUND INLET COLLAR OF SUFFICIENT LENGTH FOR CONNECTING RIGID OR FLEXIBLE DUCT. THE DIFFUSER SHALL INTEGRATE WITH ALL DUCT SIZES SHOWN ON THE PLANS WITHOUT AFFECTING THE FACE SIZE AND APPEARANCE OF THE UNIT. AN INNER CONE ASSEMBLY SHALL CONSIST OF 3 CONES (OR OPTIONAL 4 CONES) WHICH DROP BELOW THE CEILING PLANE TO ASSURE OPTIMAL AIR DIFFUSION PERFORMANCE. THE INNER CONE ASSEMBLY SHALL BE COMPLETELY REMOVABLE FROM THE DIFFUSER FACE TO ALLOW FOR FULL ACCESS TO ANY DAMPERS OR OTHER DUCTWORK COMPONENTS LOCATED NEAR THE DIFFUSER NECK. FINISH SHALL BE B12 WHITE POWDER COAT.

TYPE 'S': SHALL BE OR EQUAL TO EH PRICE MODEL 5200 STEEL SUPPLY REGISTERS OF THE SIZES AND MOUNTING TYPES INDICATED ON THE PLANS. REGISTERS SHALL BE DOUBLE DEFLECTION TYPE WITH TWO SETS OF FULLY ADJUSTABLE DEFLECTION BLADES SPACED 3/4 IN. ON CENTER. THE FRONT SET OF BLADES SHALL RUN PARALLEL TO THE LONG DIMENSION OF THE REGISTER, AS INDICATED. THE INTEGRAL VOLUME CONTROL DAMPER SHALL BE OF THE OPPOSED BLADE TYPE AND SHALL BE CONSTRUCTED OF COLD ROLLED STEEL. THE DAMPER SHALL BE OPERABLE FROM THE REGISTER FACE. THE DAMPER SHALL BE COATED STEEL. THE GRILLE SHALL BE FINISHED IN B12 WHITE POWDER COAT.

TYPE 'G': SHALL BE OR EQUAL TO EH PRICE MODEL 530 STEEL RETURN GRILLES OF THE SIZES AND MOUNTING TYPES INDICATED ON THE DRAWING. GRILLES SHALL BE 45 DEGREE DEFLECTION FIXED LOUVER TYPE WITH BLADES SPACED 1/2 IN. ON CENTER. THE BLADES SHALL RUN PARALLEL TO THE LONG DIMENSION OF THE GRILLE. THE GRILLE SHALL BE FINISHED IN B12 WHITE POWDER COAT.

TYPE 'E': SHALL BE OR EQUAL TO EH PRICE MODEL 80 RETURN GRILLES OR EQUIVALENT. RETURN AIR GRILLES SHOWN SHALL BE SIZED AS SHOW ON THE DRAWING AND SHALL BE OF ALUMINUM CONSTRUCTION, CONSISTING OF ALUMINUM 1/2 IN. X 1/2 IN. X 1/2 IN. GRID (EGGCRATE CORE) AND AN EXTRUDED ALUMINUM BORDER. THE GRILLE SHALL BE FINISHED IN B12 WHITE POWDER COAT.

FOR GRILLES WHERE EXHAUST AIR VALUES ARE SHOWN, PROVIDE OPPOSED BLADE DAMPER. DAMPER SHALL BE CONSTRUCTED OF COLD ROLLED STEEL. THE DAMPER SHALL BE OPERABLE FROM THE REGISTER FACE.

TYPE 'D': SHALL BE OR EQUAL TO EH PRICE MODEL ATGI. DOOR TRANSFER GRILLES SHALL HAVE 'FIXED' SPACED BLADES FOR AN ATTRACTIVE SIGHTPROOF APPEARANCE AND ARE DESIGNED FOR APPLICATIONS IN DOORS OR PARTITIONS. GRILLES SHALL BE COMPLETE WITH FLAT BORDER AND COUNTERSUNK SCREW HEADS.

UTILITY VENT SET

1. FAN SHALL BE A SINGLE WIDTH, SINGLE INLET, BACKWARD INCLINED FLAT BLADE, BELT DRIVEN CENTRIFUGAL VENT SET.
2. FAN SHALL BE MANUFACTURED AT AN ISO 9001 CERTIFIED FACILITY. FAN SHALL BE LISTED BY UNDERWRITERS LABORATORIES (UL/CUL 705) FOR US AND CANADA. FOR RESTAURANT APPLICATIONS, FAN SHALL BE LISTED BY UNDERWRITERS LABORATORIES (UL/CUL 762) FOR US AND CANADA. FAN SHALL BEAR THE AMCA CERTIFIED RATINGS SEAL FOR SOUND AND AIR PERFORMANCE.
3. THE FAN SHALL BE OF BOLTED AND WELDED CONSTRUCTION UTILIZING CORROSION RESISTANT FASTENERS. THE SCROLL WRAPPER SHALL BE MINIMUM 14 GAUGE STEEL AND THE SCROLL SIDE PANELS SHALL BE MINIMUM 12 GAUGE STEEL. THE ENTIRE FAN HOUSING SHALL HAVE CONTINUOUSLY WELDED SEAMS FOR LEAKPROOF OPERATION. A PERFORMANCE CUT–OFF SHALL BE FURNISHED TO PREVENT THE RECIRCULATION OF AIR IN THE FAN HOUSING. THE FAN HOUSING SHALL BE FIELD ROTATABLE TO ANY ONE OF EIGHT DISCHARGE POSITIONS AND SHALL HAVE A MINIMUM 1–1/2 INCH OUTLET DISCHARGE FLANGE. BEARING SUPPORT SHALL BE MINIMUM 10 GAUGE WELDED STEEL. SIDE ACCESS INSPECTION PORTS SHALL BE PROVIDED WITH QUICK RELEASE LATCHES FOR ACCESS TO THE MOTOR COMPARTMENT WITHOUT REMOVING THE WEATHER COVER. LIFTING LUGS SHALL BE PROVIDED FOR EASE OF INSTALLATION. UNIT SHALL BEAR AN ENGRAVED ALUMINUM NAMEPLATE. NAMEPLATE SHALL INDICATE DESIGN CFM, STATIC PRESSURE, AND MAXIMUM FAN RPM. UNIT SHALL BE SHIPPED IN ISTA CERTIFIED TRANSIT TESTED PACKAGING.
4. STEEL FAN COMPONENTS SHALL BE LORENZIDIZM WITH AN ELECTROSTATICALLY APPLIED, BAKED POLYESTER POWDER COATING. EACH COMPONENT SHALL BE SUBJECT TO A FIVE STAGE ENVIRONMENTALLY FRIENDLY WASH SYSTEM, FOLLOWED BY A MINIMUM 2 MIL THICK BAKED POWDER FINISH. PAINT MUST EXCEED 1,000 HOUR SALT SPRAY UNDER ASTM B117 TEST METHOD.
5. WHEEL SHALL BE CENTRIFUGAL BACKWARD INCLINED, CONSTRUCTED OF 100% ALUMINUM, INCLUDING A PRECISION MACHINED CAST ALUMINUM HUB. WHEEL HUB SHALL BE KEYED AND SECURELY ATTACHED TO THE FAN SHAFT. WHEEL INLET SHALL OVERLAP AN AERODYNAMIC ALUMINUM INLET CONE TO PROVIDE MAXIMUM PERFORMANCE AND EFFICIENCY. WHEEL SHALL BE BALANCED IN ACCORDANCE WITH AMCA STANDARD 204–05, BALANCE QUALITY AND VIBRATION LEVELS FOR FANS.
6. MOTOR SHALL BE NEMA DESIGN B WITH CLASS B INSULATION RATED FOR CONTINUOUS DUTY AND FURNISHED AT THE SPECIFIED VOLTAGE, PHASE AND ENCLOSURE.
7. BLOWER SHAFT SHALL BE AISI C–1045 HOT ROLLED AND ACCURATELY TURNED, GROUND AND POLISHED. SHAFTING SHALL BE SIZED FOR A CRITICAL SPEED OF AT LEAST 125% OF MAXIMUM RPM.
8. BEARINGS SHALL BE DESIGNED AND TESTED SPECIFICALLY FOR USE IN AIR HANDLING APPLICATIONS. CONSTRUCTION SHALL BE HEAVY DUTY REGREASABLE BALL OR ROLLER TYPE IN A CAST IRON PILLOW BLOCK HOUSING SELECTED FOR A MINIMUM L50 LIFE IN EXCESS OF 200,000 HOURS AT MAXIMUM CATALOGED OPERATING SPEED.
9. BELTS SHALL BE OIL AND HEAT RESISTANT, STATIC CONDUCTING. DRIVES SHALL BE PRECISION MACHINED CAST IRON TYPE, KEYED AND SECURELY ATTACHED TO THE WHEEL AND MOTOR SHAFTS. DRIVES SHALL BE SIZED FOR 150% OF THE INSTALLED MOTOR HORSEPOWER. THE VARIABLE PITCH MOTOR DRIVE MUST BE FACTORY SET TO THE SPECIFIED FAN RPM.
10. FAN SHALL BE MODEL CPV AS MANUFACTURED BY LOREN COOK COMPANY OF SPRINGFIELD, MISSOURI.

CEILING MOUNTED EXHAUST FANS

1. DIRECT DRIVE, CENTRIFUGAL CABINET FAN SHALL BE MANUFACTURED BY YORK/JCI. APPROVED EQUALS INCLUDE GREENHECK & LOREN COOK COMPANY.
2. FAN SHALL BE DIRECT DRIVEN CENTRIFUGAL FAN CONSISTING OF HOUSING, WHEEL, FAN SHAFT, BEARINGS, MOTOR AND DISCONNECT SWITCH, DRIVE ASSEMBLY, AND ACCESSORIES.
3. FAN HOUSING SHALL BE ACOUSTICALLY INSULATED, GALVANIZED STEEL, AND INCLUDE INTEGRAL BACKDRAFT DAMPER WHICH SHALL BE CHATTER PROOF. FANS SHALL BE PROVIDED WITH CORD, PLUG, AND RECEPTACLE INSIDE THE HOUSING. ENTIRE FAN, MOTOR AND WHEEL ASSEMBLY SHALL BE REMOVABLE. FAN CONFIGURATION SHALL BE EQUAL TO ORIENTATION SHOWN ON PLANS AND BE OF CEILING RECESSED TYPE.
4. FAN WHEEL SHALL BE GALVANIZED STEEL, FORWARD CURVED CENTRIFUGAL WHEEL TYPE.
5. FAN MOTORS SHALL BE MULTISPEED (FOR APPLICABLE MODELS), POSITIVELY COOLED, HAVE THERMAL OVERLOAD PROTECTION, BE SUITABLY GROUNDED, AND MOUNTED ON VIBRATION ISOLATORS.
6. GRILLE FACE SHALL BE OF AERODYNAMIC WHITE EGG CRATE DESIGN AND PROVIDE A MINIMUM OF 80% FREE AREA.
7. EACH FAN SHALL COMPLY WITH UL705, UL507 AND UL555C WHERE APPLICABLE. IT SHALL ALSO BEAR THE AMCA SEAL AND BE RATED BASED ON TESTS AND PROCEDURES PERFORMED IN ACCORDANCE WITH AMCA PUBLICATION 211 AND AMCA PUBLICATION 311 AND COMPLY WITH THE REQUIREMENTS OF THE AMCA CERTIFIED RATINGS PROGRAM.
8. THE WARRANTY OF THIS EQUIPMENT IS TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 12 MONTHS FROM SHIPMENT DATE. THE WARRANTY IS FOR PARTS ONLY AND DOES NOT INCLUDE ANY LABOR. ANY UNITS OR PARTS WHICH PROVE DEFECTIVE DURING THE WARRANTY PERIOD WILL BE REPLACED AT THE MANUFACTURERS' OPTION WHEN RETURNED TO THE MANUFACTURER, TRANSPORTATION PREPAID.
9. FANS SHALL INCLUDE STEP DOWN TRANSFORMER WHERE REQUIRED.
10. FANS SHALL BE EQUIPPED WITH SOLID STATE SPEED CONTROLLER EQUAL TO JCI 'QUADRAC' SPEED CONTROLLER. CIRCUITRY TO INSURE NOT ONLY COMPLETE SPEED RANGE CONTROL, BUT PERMIT PRECISE SYSTEM BALANCING. CONTROLLER SHALL BE INSTALLED AND CONNECTED WITHIN THE FAN CASING.
11. DIVISION 16 SHALL INCLUDE FOR WIRING AND MOUNTING SPEED CONTROLLER AND/OR TRANSFORMER AND REVERSE–ACTING THERMOSTAT WHERE APPLICABLE.

DAMPERS

FIRE/SMOKE DAMPERS:

SHALL BE EH PRICE FSD–3V–S–212, LEAKAGE CLASS II, COMBINED FIRE/SMOKE DAMPER COMPLETE WITH PARALLEL BLADE TYPE DAMPER SUITABLE FOR HORIZONTAL & VERTICAL MOUNTING C/W SMOKE SPRING RETURN ACTUATOR, DSDF INTEGRAL SMOKE DETECTOR, POWER SUPPLY 120/1/60, UL RATED FOR 1 1/2 HOURS, C/W FUSIBLE LINK RATED FOR 165°F.

FIRE DAMPERS:

SHALL BE EH PRICE FDD–B, TYPE B, DYNAMIC FIRE DAMPER RATED FOR 1 1/2 HOURS, C/W FUSIBLE LINK RATED FOR 165°F.

MISCELLANEOUS PLUMBING EQUIPMENT

TRAP PRIMER STATION:

ONE TO FOUR DRAIN

–PROVIDE P.P.P MP–500 COMPLETE WITH ADJUSTABLE TIMER TRAP SEAL PRIMER. TAP SIZE TO BE 15MM (1/2") WITH INTEGRAL STAINLESS STEEL SCREEN, ELECTRICAL COMPONENTS SHALL INCLUDE CIRCUIT BREAKER, TEST SWITCH, TIMER SOLENOID VALVE (UL LISTED) AND 120V/1PH/60HZ CONNECTION.

MORE THAN FOUR DRAIN

–PROVIDE P.P.P. PT COMPLETE WITH ADJUSTABLE TIMER TRAP SEAL PRIMER. PRIMER SHALL BE ACTIVATED BY A 20MM (3/4") NORMALLY CLOSED SOLENOID VALVE. MANIFOLD SHALL BE PREFABRICATED TYPE "L" COPPER TUBING. ELECTRICAL COMPONENTS SHALL INCLUDE CIRCUIT BREAKER, SWITCH, TIMER, SOLENOID VALVE (UL LISTED). ELECTRONIC ASSEMBLY TESTED AND CERTIFIED TO UL73. ELECTRICAL CONNECTION SHALL BE 120V/1PH/60HZ. CABINET SHALL BE 356MM X 406MM X 86MM MADE FROM 16 GA STEEL AND GALVANIZED. ACCESS DOOR SHALL BE PRIME COATED STEEL COMPLETE WITH SCREW DRIVER LATCH

FLOOR DRAIN 'FD':

WATTS FD–100–C–7–A5–1 FLOOR DRAIN – EPOXY COATED, CAST IRON BODY, REVERSIBLE FLASHING CLAMP WITH PRIMARY AND SECONDARY WEEPHOLES, TRAP PRIMER CONNECTION WITH PLUG, NO HUB OUTLET. WATTS A5–1 5" (127 MM) DIAMETER, NICKEL BRONZE, ADJUSTABLE ROUND STRAINER. PROVIDE KERDI–DRAIN–A ADAPTOR KIT.

FOR QUARRY OR MOSAIC TILED AREAS PROVIDE 125MM X 125MM (5" X 5") SQUARE NICKEL BRONZE STRAINER. WATTS L5–1 5" X 5" (127 MM X 127 MM) NICKEL BRONZE, HEAVY DUTY, SQUARE STRAINER. PROVIDE KERDI–DRAIN–A ADAPTOR KIT.

FUNNEL FLOOR DRAIN 'FFD':

WATTS FD–100–C–EG–50–7 FLOOR DRAIN – EPOXY COATED, CAST IRON BODY, REVERSIBLE FLASHING CLAMP WITH PRIMARY AND SECONDARY WEEPHOLES, 5" (127 MM) DIAMETER NICKEL BRONZE, ADJUSTABLE ROUND STRAINER, 4" X 9" (102 MM X 229 MM) OVAL CAST IRON FUNNEL, TRAP PRIMER CONNECTION WITH PLUG, NO HUB OUTLET.

HUB DRAIN 'HD':

CAST IRON BODY DRAIN, REVERSIBLE FLASHING CLAMP WITH WEEP HOLES AND NICKEL BRONZE HUB ADAPTOR. J.R.SMITH 2005–2645NB; ZURN ZN415–1030; MIFAB F1100C–DD–1, WATTS FD–100–C–DD–1.

ELECTRIC PIPE TRACING:

PROVIDE ELECTRIC PIPE TRACING AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE ENTIRE DESIGN SHALL COMPLY WITH THE ELECTRICAL CODE AND ALL CODES AND AUTHORITIES HAVING JURISDICTION. USE TYPE XL SELF–REGULATING MINERAL CABLE, 16 AWG. NICKEL–COPPER BUS WIRES EMBEDDED IN SELF–REGULATING POLYMER CORE, CAPABLE OF RESPONDING TO TEMPERATURE ALONG ITS ENTIRE LENGTH, TINNED COPPER BRAID, OUTER MODIFIED POLYOLEFIN JACKET. HEAT TRACING SYSTEM SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS USING MANUFACTURER APPROVED COMPONENTS. POWER TO LOCAL JUNCTION BOX AND FINAL CONNECTION AT JUNCTION BOX NOT BY DIV. 15 (COORDINATE WITH DIV.16). ALL WIRING DOWNSTREAM OF JUNCTION BOX INCLUDING COLD LEAD SECTIONS SHALL BE BY DIV. 15. THIS PRODUCT IS NOT RECOMMENDED FOR BARIATRIC USE. COMPENSATION CHANNEL, TOILET SEAT NOT INCLUDED. 356 MM (14") WIDE, 660 MM (26") FROM FINISHED WALL. COMPLIANCES: ASME A112.19.2 COMPLIANT, CSA B45.1 COMPLIANT.

CENTOCO 500STSCCFE–001 SEAT – FAST–N–LOCK, FOR ELONGATED BOWL, OPEN FRONT, HEAVY–DUTY, FOR COMMERCIAL APPLICATIONS, POLYPROPYLENE, TOILET SEAT, LESS SEAT COVER, PLASTIC COMMERCIAL CHECK HINGES, AND STAINLESS STEEL HINGE PIN.

SLOAN SL–ROYAL 111–1.28 FLUSH VALVE – ROYAL® MANUAL SEALED WATER CLOSET FLUSHOMETER, HIGH EFFICIENCY 4.8 LPF (1.28 GPF), 38 MM (1–1/2") SPUD COUPLING FOR TOP SPUD TOILET, CONSTRUCTED FROM SEMI–RED BRASS, POLISHED CHROME FINISH, CHLORAMINE RESISTANT PERMEX® SYNTHETIC RUBBER DIAPHRAGM, METAL OSCILLATING HANDLE WITH TRIPLE SEAL HANDLE PACKING, FLUSH TUBE FOR 292 MM (11–1/2") ROUGH–IN, ADJUSTABLE TAILPIECE, 25 MM (1") I.P.S. SCREWDRIVER BAK–CHEK® ANGLE CONTROL STOP WITH FREE SPINNING VANDAL–RESISTANT STOP CAP, DUAL–FILTERED FIXED BYPASS, SWEAT SOLDER ADAPTER KIT WITH COVER TUBE, HIGH BACK PRESSURE VACUUM BREAKER, LINLET LOCATION RIGHT OF VALVE, 25 MM (1") SUPPLY PIPE, CAST WALL FLANGE WITH SET SCREW, NON–HOLD–OPEN, NO EXTERNAL VOLUME ADJUSTMENT, FIXED VOLUME ACCURACY IS CONTROLLED BY CID™ TECHNOLOGY, 103 – 552 KPA (15 – 80 PSI) OPERATING WATER PRESSURE. COMPLIANCES: REQUIRES LESS THAN 5 POUNDS OF FORCE TO ACTIVATE (PUSH BUTTON), CUPC COMPLIANT.

WATTS ISCA–101–L/R–M11 CARRIER – INDUSTRY STANDARD SINGLE HORIZONTAL ADJUSTABLE CLOSET CARRIER, TILING FRAME, PATENTED COMPRESSION SEAL FACEPLATE ASSEMBLY, EPOXY COATED CAST IRON, EPOXY COATED CAST IRON, WITH INCREMENTAL MEASUREMENTS EMBOSSED ONTO LEGS TO EASILY ADJUST HEIGHT OF CARRIER TO MOST COMMONLY USED FIXTURE REQUIREMENTS, EPOXY COATED CAST IRON, PLATED HARDWARE, NEOPRENE BOWL GASKET, ADJUSTABLE ABS NIPPLE, INTEGRAL TEST CAP, 51 MM (2") NO HUB VENT CONNECTIONS, 102 MM (4") NO HUB WASTE, ADJUSTABLE FOOT PLATE FOR STANDARD AND WHEELCHAIR HEIGHT, CHROME CAP NUTS, CARRIER COMPLIES WITH REQUIREMENTS OF ASME A112.6.1M UP TO A 500 LB (227 KG) STATIC LOAD, REQUIRED MINIMUM SPACE IS 292 MM (11–1/2")

CHAMPION MI–HUB–TR–440 COUPLING – SHIELDED TRANSITION COUPLING, 102 MM (4") PIPE SIZE X 102 MM (4") PIPE SIZE, TYPE 300 STAINLESS STEEL CLAMP, TO CONNECT CAST IRON, PLASTIC OR STEEL PIPE TO CAST IRON, PLASTIC OR STEEL PIPE, TYPE 300 AISI STAINLESS STEEL EYELETS

WC–2: FLOOR–MOUNTED TOILET – EXPOSED FLUSHOMETER – MANUAL (BARRIER–FREE)

AMERICAN STANDARD 3451001.020 TOILET – MADERA™ FLOWISE®, TOILET, FLOOR MOUNTED WITH FLOOR OUTLET, TOILET OPERATES IN THE RANGE OF 4.2 TO 6.0 LPF (1.1 – 1.6 GPF), WHITE FINISH VITREOUS CHINA, EVERCLEAN® ANTIMICROBIAL SURFACE, ELONGATED BOWL, 381 MM (15") RIM HEIGHT, 254 MM (10") TO 305 MM (12") ROUGH–IN FROM WALL TO THE CENTER OF WASTE OUTLET, DIRECT–FED SIPHON JET FLUSH ACTION, 38 MM (1–1/2") TOP SPUD, FLUSH VALVE BY OTHERS, 254 X 305 MM (10" X 12") WATER SURFACE AREA, FULLY–GLAZED 54 MM (2–1/8") TRAPWAY, CONDENSATION CHANNEL, TOILET SEAT NOT INCLUDED, TWO (2) COLOUR–MATCHED BOLT CAPS WITH RETAINERS (481310–100), 356 MM (14") WIDE, 718 MM (28–1/4") FROM FINISHED WALL. COMPLIANCES: ASME A112.19.2 COMPLIANT, CSA B45.1 COMPLIANT.

CENTOCO 500STSCCFE–001 SEAT – FAST–N–LOCK, FOR ELONGATED BOWL, OPEN FRONT, HEAVY–DUTY, FOR COMMERCIAL APPLICATIONS, POLYPROPYLENE, TOILET SEAT, LESS SEAT COVER, PLASTIC COMMERCIAL CHECK HINGES, AND STAINLESS STEEL HINGE PIN, SPECIFIED IN WHITE FINISH

SLOAN SL–ROYAL 111–1.28 FLUSH VALVE – ROYAL® MANUAL EXPOSED WATER CLOSET FLUSHOMETER, HIGH EFFICIENCY 4.8 LPF (1.28 GPF), 38 MM (1–1/2") SPUD COUPLING FOR TOP SPUD TOILET, CONSTRUCTED FROM SEMI–RED BRASS, POLISHED CHROME FINISH, CHLORAMINE RESISTANT PERMEX® SYNTHETIC RUBBER DIAPHRAGM, METAL OSCILLATING HANDLE WITH TRIPLE SEAL HANDLE PACKING, FLUSH TUBE FOR 292 MM (11–1/2") ROUGH–IN, ADJUSTABLE TAILPIECE, 25 MM (1") I.P.S. SCREWDRIVER BAK–CHEK® ANGLE CONTROL STOP WITH FREE SPINNING VANDAL–RESISTANT STOP CAP, DUAL–FILTERED FIXED BYPASS, SWEAT SOLDER ADAPTER KIT WITH COVER TUBE, HIGH BACK PRESSURE VACUUM BREAKER, LINLET LOCATION RIGHT OF VALVE, 25 MM (1") SUPPLY PIPE, CAST WALL FLANGE WITH SET SCREW, NON–HOLD–OPEN, NO EXTERNAL VOLUME ADJUSTMENT, FIXED VOLUME ACCURACY IS CONTROLLED BY CID™ TECHNOLOGY, 103 – 552 KPA (15 – 80 PSI) OPERATING WATER PRESSURE. COMPLIANCES: REQUIRES LESS THAN 5 POUNDS OF FORCE TO ACTIVATE (PUSH BUTTON), CUPC COMPLIANT.

PLUMBING FIXTURE PIPE SCHEDULE

SYMBOL	ITEM	PIPE CONNECTION			
		C.W.	H.W.	DRAIN	VENT
WC	WATER CLOSET (FLUSH TANK)	1"ø	–	3"ø	1–1/2"ø
WC	WATER CLOSET (FLUSH VALVE)	1"ø	–	3"ø	1–1/2"ø
U	URINAL	3/4"ø	–	1–1/2"ø	1–1/4"ø
SH	SHOWER	1/2"ø	1/2"ø	1–1/2"ø	1–1/4"ø
LAV	LAVATORY	1/2"ø	1/2"ø	1–1/4"ø	1–1/4"ø
KS	KITCHEN SINK	1/2"ø	1/2"ø	1–1/2"ø	1–1/4"ø
MS	MOP SINK	1/2"ø	1/2"ø	3"ø	1–1/2"ø
DF	DRINKING FOUNTAIN	1/2"ø	–	1–1/4"ø	1–1/4"ø
CW	CLOTHES WASHER	1/2"ø	1/2"ø	1–1/2"ø	2"ø
DW	DISHWASHER (ROUGH–IN ONLY)	–	1/2"ø	1–1/2"ø	1–1/4"ø
HB	HOSE BIBB	1/2"ø	–	–	–
NFHB	NON–FREEZE HOSE BIBB	3/4"ø	–	–	–
EW	EYE WASH	3/4"ø	3/4"ø	1–1/4"ø	1–1/4"ø
FD	FLOOR DRAIN	PRIMED	–	2"ø/3"ø	1–1/2"ø

NOTES:

– ALL SANITARY VENTING TO BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF THE OBC.
– ALL FLOOR DRAINS & HUB DRAINS SHALL BE TRAPPED, VENTED AND PRIMED BELOW FLOOR.

PLUMBING FIXTURES

L–1: DROP–IN BASIN – STAINLESS STEEL – SINGLE HANDLE FAUCET

FRANKE COMMERCIAL OV1821–6–1 BASIN – DROP–IN LAVATORY

MOEN 8416F05 FAUCET – SINGLE HANDLE, POLISHED CHROME FINISH, 3–HOLE 4" CENTERS, LEAD FREE ANSI/NSF 61 COMPLIANT, BRASS CONSTRUCTION, 1.9 LPM (0.5 GPM) MAXIMUM FLOWRATE, VANDAL–RESISTANT AERATED OUTLET

CHICAGO FAUCETS 131–FMAB MIXING VALVE – POINT OF USE, THERMOSTATIC MIXING VALVE

MCGUIRE 155A FIXTURE BRAIN – STRAIGHT DRAIN, CAST BRASS, CHROME–PLATED FINISH, OPEN GRID PO PLUG

MCGUIRE LFBV170 SUPPLY – LEAD FREE, 127 MM (5") LENGTH, CONVERTIBLE QUARTER–TURN SUPPLY , CHROME–PLATED FINISH

MCGUIRE 8872C P–TRAP – HEAVY CAST BRASS, ADJUSTABLE P–TRAP, 292 MM (11–1/2") DISTANCE, WITH CLEANOUT PLUG

L–2: WALL–HUNG BASIN – STAINLESS STEEL – TWO HANDLE FAUCET (BARRIER–FREE)

ACORN MERIDIAN 3711–1–9–RLD–H38–SLE–VP BASIN – WALL–HUNG, D–SHAPED BASIN, GREY SLOPED FRONT ENCLOSURE

CHICAGO FAUCET 786–E2805–5XKABCP FAUCET – TWO–HANDLE, POLISHED CHROME FINISH, 3–HOLE 8" CENTERS, SWING COUNTER SPOUT, LEAD FREE ANSI/NSF 61 COMPLIANT, VANDAL PROOF CONSTRUCTION, ADA COMPLIANT

MCGUIRE PRODRAINWCSAN FIXTURE DRAIN – SANIGUARD TREATED OFFSET GRID STRAINER LESS OVERFLOW, OFFSET DRAIN, LAVATORY, HEAVY CAST BRASS, CHROME–PLATED FINISH

MCGUIRE LFCK170 SUPPLY – LEAD FREE, SWEAT TO COMPRESSION, INTEGRAL CHECK SUPPLY KIT W/5" SWEAT EXTENSION, CHROME–PLATED FINISH

MCGUIRE PW2125WC P–TRAP – MOLDED CLOSED CELL VINYL (ANTI–MICROBIAL) WRAPPED CAST BRASS, GLOSSY WHITE, WITH CLEANOUT

WATTS "CA–411–WC–M53 CARRIER – FLOOR MOUNTED CONCEALED ARM LAVATORY CARRIER, WHEELCHAIR ACCESS LAVATORY EXTENDED ARMS, VANDAL–RESISTANT TRIM, SINGLE, LEVELING SCREWS AND BASIN LOCKING DEVICE, UPPER TIE ROD, AND PLATED HARDWARE, REQUIRED MINIMUM SPACE IS 89 MM (3–1/2")

WC–1: WALL–HUNG TOILET – EXPOSED FLUSHVALVE – MANUAL (BARRIER–FREE)

AMERICAN STANDARD 3351101.020 TOILET – AFWALL® MILLENNIUM™ FLOWSE®, TOILET, WALL–HUNG WITH WALL OUTLET, TOILET OPERATES IN THE RANGE OF 4.2 TO 6.0 LPF (1.1 – 1.6 GPF), WHITE FINISH VITREOUS CHINA, EVERCLEAN® ANTIMICROBIAL SURFACE, ELONGATED BOWL, CONCEALED TRAPWAY BRACKETS, DIRECT–FED SIPHON JET FLUSH ACTION, 38 MM (1–1/2") TOP SPUD, FLUSH VALVE BY OTHERS, 254 X 305 MM (10" X 12") WATER SURFACE AREA, FULLY–GLAZED 54 MM (2–1/8") TRAPWAY, STATIC LOAD RATING OF 454 KG (1000 LB), THIS PRODUCT IS NOT RECOMMENDED FOR BARIATRIC USE. COMPENSATION CHANNEL, TOILET SEAT NOT INCLUDED, 356 MM (14") WIDE, 660 MM (26") FROM FINISHED WALL. COMPLIANCES: ASME A112.19.2 COMPLIANT, CSA B45.1 COMPLIANT.

CENTOCO 500STSCCFE–001 SEAT – FAST–N–LOCK, FOR ELONGATED BOWL, OPEN FRONT, HEAVY–DUTY, FOR COMMERCIAL APPLICATIONS, POLYPROPYLENE, TOILET SEAT, LESS SEAT COVER, PLASTIC COMMERCIAL CHECK HINGES, AND STAINLESS STEEL HINGE PIN.

SLOAN SL–ROYAL 111–1.28 FLUSH VALVE – ROYAL® MANUAL EXPOSED WATER CLOSET FLUSHOMETER, HIGH EFFICIENCY 4.8 LPF (1.28 GPF), 38 MM (1–1/2") SPUD COUPLING FOR TOP SPUD TOILET, CONSTRUCTED FROM SEMI–RED BRASS, POLISHED CHROME FINISH, CHLORAMINE RESISTANT PERMEX® SYNTHETIC RUBBER DIAPHRAGM, METAL OSCILLATING HANDLE WITH TRIPLE SEAL HANDLE PACKING, FLUSH TUBE FOR 292 MM (11–1/2") ROUGH–IN, ADJUSTABLE TAILPIECE, 25 MM (1") I.P.S. SCREWDRIVER BAK–CHEK® ANGLE CONTROL STOP WITH FREE SPINNING VANDAL–RESISTANT STOP CAP, DUAL–FILTERED FIXED BYPASS, SWEAT SOLDER ADAPTER KIT WITH COVER TUBE, HIGH BACK PRESSURE VACUUM BREAKER, LINLET LOCATION RIGHT OF VALVE, 25 MM (1") SUPPLY PIPE, CAST WALL FLANGE WITH SET SCREW, NON–HOLD–OPEN, NO EXTERNAL VOLUME ADJUSTMENT, FIXED VOLUME ACCURACY IS CONTROLLED BY CID™ TECHNOLOGY, 103 – 552 KPA (15 – 80 PSI) OPERATING WATER PRESSURE. COMPLIANCES: REQUIRES LESS THAN 5 POUNDS OF FORCE TO ACTIVATE (PUSH BUTTON), CUPC COMPLIANT.

SH–1: TILE SHOWER – PRESSURE BALANCED MIXING VALVE – FIXED SHOWER HEAD

MOEN POSI–TEMP 8370HD VALVE WITH TB370 VANDAL PROOF TRIM, PRESSURE BALANCING, BRASS POSI–TEMP CARTRIDGE, CHROME FINISH TRIM.

MOEN #8290 SHOWER HEAD, CAST BRASS, VANDAL PROOF FIXED MOUNT, CHROME FINISH

KERDI–DRAIN FLOOR DRAIN, KD2 FLK PVC 2" DRAIN OUTLET. KD4 GRK E CLASSIC 4" GRATE, STAINLESS STEEL FINISH, TAMPER PROOF SCREWS. PROVIDE P–TRAP, SAME MATERIAL AS THE CONNECTION PIPE DRAIN.

SH–2: TILE SHOWER – PRESSURE BALANCED MIXING VALVE – HAND–HELD

MOEN POSI–TEMP 8370HD VALVE WITH TB370 VANDAL PROOF TRIM, PRESSURE BALANCING, BRASS POSI–TEMP CARTRIDGE, CHROME FINISH TRIM.

MOEN #52740EP17 HAND–HELD SHOWER, 30" SLIDE BAR, 69" METAL HOSE, VANDAL RESISTANT, CHROME FINISH

KERDI–DRAIN FLOOR DRAIN, KD2 FLK PVC 2" DRAIN OUTLET. KD4 GRK E CLASSIC 4" GRATE, STAINLESS STEEL FINISH, TAMPER PROOF SCREWS. PROVIDE P–TRAP, SAME MATERIAL AS THE CONNECTION PIPE DRAIN.

S–1: COUNTERMOUNTED – 1 BOWL SINK – SINGLE HANDLE FAUCET (BARRIER FREE)

FRANKE COMMERCIAL LBS4010P–1–1 SINK – SINGLE COMPARTMENT SINK, SINGLE HOLE CENTERSET, COMMERCIAL SINKS, WITH OVERALL DIMENSION 562 MM (22–1/8") LONG, 478 MM (18–13/16") WIDE, 254 MM (10") HIGH, CONSTRUCTED FROM 18 GAUGE TYPE 304 STAINLESS STEEL, BOWL DIMENSIONS ARE 508 MM (20") LONG, 356 MM (14") WIDE, 254 MM (10") DEEP, POLISHED TO #4 SATIN FINISH, FACTORY INSTALLED EZ TORQUE™ FASTENERS, FACTORY APPLIED RIM SEAL, CENTER BACK WASTE LOCATION, 38 MM (1–1/2") (DN38) BRASS TAILPIECE, STANDPIPE WITH GUARD, 89 MM (3–1/2") CRUMB CUP STRAINER, UNDERCOATED TO REDUCE CONDENSATION AND RESONANCE, CODES AND COMPLIANCES: ASME A112.19.3 COMPLIANT, CSA B45.4 COMPLIANT.

CHICAGO FAUCETS 430–ABCP FAUCET – COUNTER MOUNTED, MANUAL, SINGLE HANDLE, SINK FAUCET, POLISHED CHROME FINISH, SINGLE HOLE CENTERSET, LEAD FREE ANSI/NSF 61 COMPLIANT, ECAST™ BRASS CONSTRUCTION, CERAMIC CARTRIDGE WITH VOLUME CONTROL, 5.7 LPM (1.5 GPM) MAXIMUM FLOWRATE, PRESSURE COMPENSATING ECONO–FLO™ NON–AERATED LAMINAR SPRAY OUTLET, TUBULAR CAST BRASS SPOUT, 229 MM (9") SPOUT REACH, 146 MM (5–3/4") HIGH, 108 MM (4–1/4") LEVER HANDLE, 13 MM (1/2") NPSM SUPPLY INLET, INCLUDES HOT LIMIT SAFETY STOP.

CHICAGO FAUCETS 131–FMAB MIXING VALVE – POINT OF USE, THERMOSTATIC MIXING VALVE, BRASS BODY, 17.5 LPM (4.6 GPM) MAX. FLOWRATE, 1.5 LPM (0.35 GPM) MINIMUM FLOWRATE, ASSE 1070, CUPC, AND IAPMO LISTED, STANDARD 3/8" (9 MM) DIAMETER COMPRESSION INLET,

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2.	ISSUED FOR CLIENT REVIEW	SEP 07, 23	HA
1.	50% REVIEW	SEP 1 23	MY

THEHIDIGROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100099150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

BASEMENT P&D DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

Sheet Number — Revision

DM-100

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155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1 P&D DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

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DM-101

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Toronto, ON M2H 3N5 Canada
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08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

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NORTH YORK, ONTARIO

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Sheet Title

GROUND FLOOR 2 P&D DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

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Sheet Title

SECOND FLOOR P&D DEMOLITION PLAN

Drawn By **M.Y** Scale **1 : 100**
Designed By **M.Y** Date **AUG. 2023**
Project Number **2023-0233**

Sheet Number Revision
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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100058150
PROVINCE OF ONTARIO

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NORTH YORK, ONTARIO

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Sheet Title

BASEMENT HVAC DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

Sheet Number — Revision

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155 Gordon Baker Road, Suite 200
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t. 416 364 2100 | HIDI.com

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100058150
PROVINCE OF ONTARIO

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NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1 HVAC DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

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DM-201

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100058150
PROVINCE OF ONTARIO

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Sheet Title

GROUND FLOOR 2 HVAC DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

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100058150
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SECOND FLOOR HVAC DEMOLITION PLAN

Drawn By **M.Y** Scale **1 : 100**
Designed By **M.Y** Date **AUG. 2023**
Project Number **2023-0233**

Sheet Number **DM-203** Revision

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS ARE APPROXIMATE AND ARE INTENDED TO BE USED FOR COORDINATION. EXACT LOCATIONS ARE DEPENDANT UPON SITE CONDITIONS. REVIEW ANY REVISIONS WITH CONSULTANT.
- HEAD LOCATION, HEAD QUANTITY, AND LAYOUT OF SPRINLKER SYSTEM ON DRAWINGS ARE TO ASSIST WITH TENDER PRICING ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ADEQUATE HEAD COVERAGE, HEAD QUANTITIES, PIPE SIZING, ZONING, AND VALVING FOR THE EXISTING SYSTEM AS PER NFPA 13 HAZARD OCCUPANCIES, OWNER'S INSURERS' STANDARDS, AND AUTHORITIES HAVING JURISDICTION. INSTALL ADDITIONAL HEADS, VALVES, AND RESIZE PIPING AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- SIZE REDUCTION OF SPRINKLER MAIN SHALL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT. RE-ROUTING OF SPRINKLER MAIN SHALL BE APPROVED IN ADVANCE BY THE CONSULTANT.
- REMOVAL AND REPLACEMENT OF THE CEILING TILES NOT BY DIVISION 21.

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155 Gordon Baker Road, Suite 200
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08/12/2023
M.B. SIDAROS
100028150
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NORTH YORK, ONTARIO

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Sheet Title

BASEMENT FIRE PROTECTION DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

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DM-300

GENERAL NOTES:

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100058150
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Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1
FIRE PROTECTION
DEMOLITION PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

DM-301

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS ARE APPROXIMATE AND ARE INTENDED TO BE USED FOR COORDINATION. EXACT LOCATIONS ARE DEPENDANT UPON SITE CONDITIONS. REVIEW ANY REVISIONS WITH CONSULTANT.
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08/12/2023
M.B. SIDAROS
100098150
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CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 2
FIRE PROTECTION
DEMOLITION PLAN

Drawn By **M.Y** Scale **1 : 100**
Designed By **M.Y** Date **AUG. 2023**
Project Number **2023-0233**

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DM-302

GENERAL NOTES:

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7.	ISSUED FOR PERMIT	NOV 27, 23	HA
6.	ISSUED FOR TENDER	NOV 10, 23	HA
5.	ISSUED FOR COORDINATION	NOV 03, 23	HA
4.	ISSUED FOR 90% REVIEW	OCT 13, 23	HA
3.	ISSUED FOR COORDINATION	SEP 29, 23	HA
2.	ISSUED FOR CLIENT REVIEW	SEP 07, 23	HA
1.	50% REVIEW	SEP 1 23	MY

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155 Gordon Baker Road, Suite 200
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08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

SECOND FLOOR FIRE PROTECTION DEMOLITION PLAN

Drawn By **M.Y** Scale **1 : 100**
Designed By **M.Y** Date **AUG. 2023**
Project Number **2023-0233**

Sheet Number **DM-303** Revision

SEPARATE PRICE: ALL EXISTING RTU'S, AND MUA TO BE REPLACED WITH NEW. ALLOW FOR DISPOSAL OF ALL EXISTING UNITS.

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KEY PLAN

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

ROOF DEMOLITION PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

Sheet Number

DM-400

Revision

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS ARE APPROXIMATE AND ARE INTENDED TO BE USED FOR COORDINATION. EXACT LOCATIONS ARE DEPENDANT UPON SITE CONDITIONS. REVIEW ANY REVISIONS WITH CONSULTANT.
- ALL SANITARY VENTING SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- PROVIDE WATER HAMMER ARRESTORS IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH201 AND MANUFACTURER'S INSTRUCTIONS. WATER HAMMER ARRESTORS SHALL BE STAINLESS STEEL CONSTRUCTION WITH NESTING BELLOWS PRECHARGED WITH AIR – WADE 'SHOCKSTOP' OR EQUAL.
- PROVIDE TRAP SEAL PRIMERS FOR ALL TRAPS OF FLOOR DRAINS
- CONTRACTOR TO CONFIRM LOCATION AND CLEARANCE OF BELOW GRADE PIPING IN CEILING SPACE OF FLOOR BELOW. CONTRACTOR SHALL INFORM CONSULTANT OF POSSIBLE INTERFERENCE.
- REMOVAL AND REPLACEMENT OF THE CEILING TILES NOT BY DIVISION 22.

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KEY PLAN

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Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

BASEMENT P&D NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

M-100

GENERAL NOTES:

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1 P&D NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number

M-101

Revision

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS ARE APPROXIMATE AND ARE INTENDED TO BE USED FOR COORDINATION. EXACT LOCATIONS ARE DEPENDANT UPON SITE CONDITIONS. REVIEW ANY REVISIONS WITH CONSULTANT.
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08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 2 P&D NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number

M-102

Revision

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS ARE APPROXIMATE AND ARE INTENDED TO BE USED FOR COORDINATION. EXACT LOCATIONS ARE DEPENDANT UPON SITE CONDITIONS. REVIEW ANY REVISIONS WITH CONSULTANT.
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Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

SECOND FLOOR P&D NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

M-103

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KEY PLAN

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8.	ISSUED FOR TENDER	DEC 08, 23	HA
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M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

BASEMENT HVAC NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

M-200

NO.	DESCRIPTION	DATE	BY
8.	ISSUED FOR TENDER	DEC 08, 23	HA
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155 Gordon Baker Road, Suite 200
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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100058150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1 HVAC NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number: **M-201**
Revision

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KEY PLAN

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 2 HVAC NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

M-202

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KEY PLAN

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100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

SECOND FLOOR HVAC NEW PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

Sheet Number — Revision

M-203

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS ARE APPROXIMATE AND ARE INTENDED TO BE USED FOR COORDINATION. EXACT LOCATIONS ARE DEPENDANT UPON SITE CONDITIONS. REVIEW ANY REVISIONS WITH CONSULTANT.
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- SIZE REDUCTION OF SPRINKLER MAIN SHALL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT. RE-ROUTING OF SPRINKLER MAIN SHALL BE APPROVED IN ADVANCE BY THE CONSULTANT.
- REMOVAL AND REPLACEMENT OF THE CEILING TILES NOT BY DIVISION 21.

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08/12/2023
M.B. SIDAROS
100058150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

BASEMENT FIRE PROTECTION NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

M-300

GENERAL NOTES:

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Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1
FIRE PROTECTION
NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

M-301

GENERAL NOTES:

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PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 2
FIRE PROTECTION
NEW PLAN

Drawn By **M.Y** Scale **1 : 100**
Designed By **M.Y** Date **AUG. 2023**
Project Number **2023-0233**

Sheet Number **M-302** Revision

GENERAL NOTES:

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08/12/2023
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100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

SECOND FLOOR FIRE PROTECTION NEW PLAN

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number — Revision

M-303

SEPARATE PRICE: ALL EXISTING RTU'S, AND MUA TO BE REPLACED WITH NEW. NEW UNITS TO COME WITH NEW ROOF CURB, AND CONTROLS. REFER TO EQUIPMENT SCHEDULE FOR NEW EQUIPMENT SPECIFICAITONS.

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2.	ISSUED FOR CLIENT REVIEW	SEP 07, 23	HA
1.	50% REVIEW	SEP 1 23	MY

THE HIDI GROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

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LICENSED PROFESSIONAL ENGINEER
08/12/2023
M.B. SIDAROS
100098150
PROVINCE OF ONTARIO

Project Name

25 CANTERBURY PL

NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

ROOF PLAN

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

Sheet Number — Revision

M-400

SEPARATE PRICE: ROOFTOP UNITS

TAG	SERVICE	UNIT		COOLING – DX COIL								HEATING – NATURAL GAS				SUPPLY FAN PERFORMANCE					ELECTRICAL DATA				WEIGHT (LB)	REMARKS
		MFG.	MODEL	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	EER	IEER	EAT (°F)		LAT (°F)		HEATING INPUT (MBH)	HEATING OUTPUT (MBH)	EAT (°F)	LAT (°F)	AIRFLOW (CFM)	% OA	ESP (inH2O)	RPM	QTY	ELEC.	MOCP	MCA	VFD FANS		
								(D.B.)	(W.B.)	(D.B.)	(W.B.)															
RTU–1	GRD./SECOND FLOOR SUITES	JCI	ZJ061S16D5D2BCA3A4	63.2	45.2	12.2	14.5	80.0	67.0	59.1	57.0	160.0	130.0	60.0	120.2	2000	20%	1.0	1041	1	575/3/60	15.0	11.4	Y	1100	C/W ECONOMIZER W/ POWER EXHAUST, BACNET CARD, SS HEAT EXCHANGER, SS DRIP PAN, 14" CURB, CO2 MONITOR, MERV 13 FILTER
RTU–2	GRD./SECOND FLOOR SUITES	JCI	ZJ049S12B5D2BCA3A3	51.9	36.1	12.2	15.0	80.0	67.0	59.1	56.7	120.0	97.0	60.0	116.1	1600	20%	1.0	966	1	575/3/60	15.0	10.6	N	1050	C/W ECONOMIZER W/ POWER EXHAUST, BACNET CARD, SS HEAT EXCHANGER, SS DRIP PAN, 14" CURB, CO2 MONITOR, MERV 13 FILTER
RTU–3	SECOND FLOOR CORRIDOR	JCI	ZJ061S16D5D2BCA3A4	63.2	45.2	12.2	14.5	80.0	67.0	59.1	57.0	160.0	130.0	60.0	120.2	2000	20%	1.0	1041	1	575/3/60	15.0	11.4	Y	1100	C/W ECONOMIZER W/ POWER EXHAUST, BACNET CARD, SS HEAT EXCHANGER, SS DRIP PAN, 14" CURB, CO2 MONITOR, MERV 13 FILTER
RTU–4	GROUND FLOOR PUBLIC SPACE	JCI	ZJ090S12R5D2BCD3A3	94.3	71.0	12.2	14.6	80.0	67.0	60.2	57.8	120.0	97.0	60.0	89.9	3000	20%	1.0	910	1	575/3/60	20.0	17.3	Y	1340	C/W ECONOMIZER W/ POWER EXHAUST, BACNET CARD, SS HEAT EXCHANGER, SS DRIP PAN, 14" CURB, CO2 MONITOR, MERV 13 FILTER
MAU–1	COMMERCIAL KITCHEN	GREENHECK	IGX–P112–H12–MF–G	–	–	–	–	–	–	–	–	200.0	162.0	–5	69.9	2000	100%	0.75	1971	1	575/3/60	15.0	2.8	N	1072	C/W 14" ROOF CURB, SS HEAT EXCHANGER, MERV 8 FILTER, BACNET CARD, WEATHERHOOD W/ BIRDSCREEN, INLET DAMPER

EXHAUST FANS

TAG	AREA SERVED	FUNCTION	MFG.	MODEL	AIRFLOW (CFM)	ESP (inH2O)	WEIGHT (LBS)	ELEC.	MCA	STARTER	REMARKS
EF–1	WASHROOM	VENTILATION	COOK	120 CPV	1500	0.75	166	208/3/60	4.8	TIMER	C/W VFD, BACKDRAFT DAMPER, ROOF CURB, BIRDSCREEN
EF–2	COMMERCIAL KITCHEN	VENTILATION	COOK	150 CPV	2400	1.5	214	208/3/60	6.6	KITCHEN CONTROLLER	C/W VFD, BACKDRAFT DAMPER, ROOF CURB, BIRDSCREEN. UNIT TO BE UL 762 LISTED FOR RESTAURANT GREASE–LADEN EXHAUST.
EF–3	GRD. FLOOR BF WASHROOM	VENTILATION	COOK	GC–166	100	0.25	14	115/1/60	0.443	LIGHT SWITCH	C/W EXTERNAL SPEED CONTROLLER, BACKDRAFT DAMPER, VIBRATION ISOLATORS
EF–4	SECOND FLOOR DRYER	DRYER BOOSTER	REVERSOMATIC	RI–100	125	0.2	–	115/1/60	0.26	DRYER	C/W EXTERNAL SPEED CONTROLLER, DRYER CURRENT SWITCH, LINT TRAP, VIBRATION ISOLATORS. BACKDRAFT DAMPER

ELECTRIC HEATING SCHEDULE

TAG	DESCRIPTION	MFG.	MODEL	CAPACITY (W)	ELEC.	BUILT IN STAT	SET POINT (°F)	REMARKS
CFH–1	CEILING FAN HEATER	STELPRO	SK0501	500	115/1/60	NO	70	INSTALL RECESSED IN CEILING. C/W LOW VOLTAGE RELAY FOR THERMOSTAT OPERATION.

SEPARATE PRICE: GAS FURNACE

TAG	SERVICE	UNIT		COOLING – SPLIT CONDENSER (EVAP SIDE)								HEATING – NATURAL GAS				SUPPLY FAN PERFORMANCE					ELECTRICAL DATA				WEIGHT (LB)	REMARKS
		MFG.	MODEL	TOTAL COOLING (MBH)	SENSIBLE COOLING (MBH)	EER	IEER	EAT (°F)		LAT (°F)		HEATING INPUT (MBH)	HEATING OUTPUT (MBH)	EAT (°F)	LAT (°F)	AIRFLOW (CFM)	% OA	ESP (inH2O)	RPM	QTY	ELEC.	MOCP	FLA	VFD FANS		
								(D.B.)	(W.B.)	(D.B.)	(W.B.)															
FU–1	BASEMENT	FRASER–JOHNSTON	TP9C120D20MP13C	53.8	45.3	9.8	17.0	80.0	67.0	59.1	58.6	120	116	60.0	113.7	2000	20%	0.5	–	1	115/1/60	20	16.6	N	156	INTERLOCK WITH ERV AND SPLIT CONDENSER UNIT. C/W SS HEAT EXCHANGER, SS DRIP PAN, 14" CURB, CO2 MONITOR, MERV 13 FILTER

SEPARATE PRICE: SPLIT AC CONDENSER

TAG	AREA SERVED	MFG.	OUTDOOR UNIT										REMARKS
			MODEL	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	EER	SEER	OAT (F)	REFRIGERANT	ELEC.	MCA	MOCP	
CU–1	BASEMENT FURNACE	FRASER–JOHNSTON	HMCG22B601S	53.8	45.3	9.8	17.0	95.0	R–410A	208/1/60	35	50	C/W XAFD60JBCN1 SPLIT EVAPORATOR COIL

SEPARATE PRICE: ENERGY RECOVERY VENTILATORS

TAG	AREA SERVED	MFG.	MODEL	INTAKE AIR FAN				EXHAUST AIR FAN				ELECTRICAL DATA			WEIGHT (LBS)	REMARKS
				AIR FLOW (CFM)	ESP (inH2O)	FLA (A)	MOTOR POWER (HP)	AIR FLOW (CFM)	ESP (inH2O)	FLA	MOTOR POWER (HP)	ELEC.	MCA	MOCP		
ERV–1	BASEMENT	RENEWAIRE	HE07IN	511	1.17	5.4	–	511	1.17	5.4	–	208/1/60	3.5	15.0	310	C/W MERV 13 FILTER, BACKDRAFT DAMPER. INTERLOCK WITH GAS FURNACE FOR OPERATION.

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8.	ISSUED FOR TENDER	DEC 08, 23	HA
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1.	50% REVIEW	SEP 1 23	MY

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155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
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NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

MECHANICAL SCHEDULES

Drawn By **M.Y** Scale **1 : 100**
Designed By **M.Y** Date **AUG. 2023**
Project Number **2023-0233**

Sheet Number **M-500** Revision

1 M-600 TYPICAL ROOFTOP UNIT GAS CONNECTION DETAIL
N.T.S.

2 M-600 TYPICAL DUCT BRANCHES
N.T.S.

3 M-600 DUCT/PIPE FLOOR PENETRATION DETAIL
N.T.S.

4 M-600 SMOKE DAMPER DETAIL
N.T.S.

5 M-600 FIRE DAMPER DETAIL
N.T.S.

6 M-600 SUPPORT FOR ROOF MOUNTED GAS PIPE DETAIL
N.T.S.

7 M-600 TYPICAL PLAQUE DIFFUSER CONNECTION DETAIL
N.T.S.

8 M-600 TYPICAL ROOFTOP UNIT INSTALLATION DETAIL
N.T.S.

9 M-600 CEILING MOUNTED EXHAUST FAN DETAIL
N.T.S.

10 M-600 GOOSENECK THROUGH ROOF DETAIL
N.T.S.

11 M-600 ROOF MTD. UTILITY EXHAUST FAN
N.T.S.

12 M-600 ROOF MOUNTED CONDENSING UNIT DETAIL
TYPICAL ROOF CURB DETAIL
N.T.S.

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THE HIDI GROUP
155 Gordon Baker Road, Suite 200
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25 CANTERBURY PL
NORTH YORK, ONTARIO

CANTERBURY RENOVATIONS

Sheet Title

MECHANICAL DETAILS

Drawn By	M.Y	Scale	1 : 100
Designed By	M.Y	Date	AUG. 2023
Project Number	2023-0233		

Sheet Number **M-600** Revision

1 M-601 LAVATORY PIPING CONNECTION DETAIL

N.T.S.

2 M-601 WASHER/DRYER CONNECTION DETAIL

N.T.S.

3 M-601 FIRE DAMPER (THRU. FLOOR)

N.T.S.

4 M-601 COFFEE ROOM SINK DETAIL

N.T.S.

HANGER ROD SIZES				
PIPE SIZE	UP TO 50mm (2")	65 – 75 (2 1/2" – 3")	100 – 125 (4" – 5")	150 – 300 (6" – 12")
HANGER ROD DIAMETER	10mm 3/8"ø	13mm 1/2"ø	16mm 5/8"ø	22mm 7/8"ø

HANGER SPACING												
PIPE SIZE	25mm 1"	30mm 1¼"	40mm 1½"	50mm 2"	65mm 2½"	75mm 3"	100mm 4"	125mm 5"	150mm 6"	200mm 8"	250mm 10"	300mm 12"
MAXIMUM SPACING	2100 7'	2400 8'	2700 9'	3000 10'	3300 11'	3600 12'	4200 14'	4800 16'	5100 17'	5700 19'	6600 22'	6900 23'

5 M-601 PIPE SUPPORT DETAIL (COLD SYSTEMS)

N.T.S.

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1.	50% REVIEW	SEP 1 23	MY

THEHIDIGROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
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MECHANICAL DETAILS

Drawn By **M.Y** Scale **1 : 100**

Designed By **M.Y** Date **AUG. 2023**

Project Number **2023-0233**

Sheet Number **M-601** Revision

1 M-700 BASEMENT STORAGE ROOM
N.T.S.

2 M-700 BASEMENT STORAGE ROOM
N.T.S.

3 M-700 BASEMENT STORAGE ROOM
N.T.S.

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THEHIDIGROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
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Sheet Title

EXISTING SITE PICTURES

Drawn By	**M.Y**	Scale	**1 : 100**
Designed By	**M.Y**	Date	**AUG. 2023**
Project Number	**2023-0233**		

Sheet Number

M-700

Revision

ELECTRICAL LEGEND

	120V, SINGLE PHASE DIRECT CONNECTION
	208V, SINGLE PHASE DIRECT CONNECTION
	208V, THREE PHASE DIRECT CONNECTION
	600V, SINGLE PHASE DIRECT CONNECTION
	600V, THREE PHASE DIRECT CONNECTION
	DISCONNECT SWITCH – NON-FUSED
F	DISCONNECT SWITCH – FUSED
XX	DISTRIBUTION BOX. 'JB' DENOTES JUNCTION BOX OR PULL BOX, 'LB' DENOTES LIGHTING JUNCTION BOX, 'PB' DENOTES POWER DISTRIBUTION BOX.
	ELECTRICAL PANELBOARD – SURFACE MOUNTED
	ELECTRICAL PANELBOARD – RECESSED
	UTILITY PANELBOARD (ie: FIRE, COMMS etc.) – SURFACE MOUNTED
	UTILITY PANELBOARD (ie: FIRE, COMMS etc.) – RECESSED
	COMBINATION MOTOR STARTER
	LOOSE MOTOR STARTER
C	CONTACTOR
	TRANSFORMER – FLOOR MOUNTED. SIZE AND TYPE AS INDICATED.
	TRANSFORMER – SUSPENDED. SIZE AND TYPE AS INDICATED.
	DUPLEX RECEPTACLE – 5-15R
	DUPLEX RECEPTACLE – CEILING MOUNTED. 5-15R UNLESS NOTED OTHERWISE.
	DUPLEX RECEPTACLE – FLOOR MOUNTED. 5-15R UNLESS NOTED OTHERWISE.
	DUPLEX RECEPTACLE – 5-20R
	SPLIT RECEPTACLE – 5-15R
	SPLIT RECEPTACLE – 5-20R
	GROUND FAULT INTERRUPTER (GFI) RECEPTACLE 5-20R, 5mA UNLESS NOTED OTHERWISE.
	DUPLEX RECEPTACLE – 5-15R. ONE HALF CONTROLLED BY WALL SWITCH
#	SPECIAL RECEPTACLE – # INDICATES TYPE
#	SINGLE SPECIALTY TWISTLOCK RECEPTACLE – # INDICATES TYPE
S	STOVE RECEPTACLE – 14-50R, 125/250V, 50A
DR	DRYER RECEPTACLE – 14-30R, 125/250V, 30A
	QUAD RECEPTACLE
	QUAD RECEPTACLE – FLOOR MOUNTED
	DUPLEX RECEPTACLE WITH USB OR HDMI
SR	SURFACE RACEWAY
	SERVICE POLE
	FEED FOR POWER TO SYSTEM FURNITURE – WALL
	FEED FOR POWER TO SYSTEM FURNITURE – FLOOR
1.0 kW	ELECTRIC BASEBOARD HEATER, SIZE AS SHOWN (208V/1PH) ALL BASEBOARDS COMPLETE WITH BUILT-IN THERMOSTAT
PT	ELECTRIC PIPE TRACE HEATING CABLE – SIZE AS NOTED REFER TO PIPE TRACE SCHEDULE
DCS	DRYER CURRENT SENSOR
LIGHTNING PROTECTION/GROUNDING DEVICES:	
	CONNECTION POINT
	DOWNLEAD
	LIGHTNING TERMINAL
G	GROUNDING ROD

LIGHTING LEGEND

	2' x 2'	LED/FLUORESCENT LUMINAIRE – RECESSED, CEILING, SURFACE, OR SUSPENDED (NEW or EXISTING IN RELOCATED POSITION)
	1' x 4'	
	2' x 4'	
	EXISTING BASE BUILDING FLUORESCENT LUMINAIRE TO REMAIN	
	EXISTING BASE BUILDING FLUORESCENT LUMINAIRE TO BE REMOVED	
	LED/FLUORESCENT LUMINAIRE – WALL MOUNTED	
	LUMINAIRES – RECESSED FOR CEILING MOUNTED DOWNLIGHT	
	SINGLE HEAD	MULTI-HEAD LUMINAIRES – RECESSED OR CEILING MOUNTED
	DOUBLE HEAD	
	TRIPLE HEAD	
	LUMINAIRES – WALL MOUNTED	
	LUMINAIRE – WALL WASHER/ ADJUSTABLE LUMINAIRE	
	LUMINAIRE – STEP LIGHT	
	LUMINAIRE – SUSPENDED / PENDANTS	
	POLE MOUNTED LUMINAIRE	
	ILLUMINATED BOLLARD	
	LINEAR TRACK c/w TRACK HEADS. QUANTITY OF TRACK HEADS AS PER LUMINAIRE SCHEDULE.	
	HATCH WITHIN FIXTURE DENOTES LUMINAIRE ALWAYS ON	
NL NL	LUMINAIRE USED AS NIGHT LIGHT	
	COVE, UNDERCABINET, AND/OR INTEGRATED LINEAR LIGHTING STRIP. LENGTH TO BE FIELD MEASURED.	
BATTERY POWER EMERGENCY LIGHTING:		
	WALL MOUNTED	EMERGENCY REMOTE LIGHTING HEAD. QUANTITY OF HEADS AS INDICATED.
	CEILING MOUNTED	
	EMERGENCY LIGHTING BATTERY UNIT c/w REMOTE LIGHTING HEADS AS INDICATED.	
BU-# BU-#	TAG '#' INDICATES CIRCUITING FOR REMOTE HEADS.	
EXIT SIGNS:		
	CEILING MOUNTED	EXIT SIGN. MOUNTING AS INDICATED. DIRECTION AS INDICATED.
	END MOUNTED	
	WALL MOUNTED	
#	TAG '#' DENOTES EXIT SIGN TYPE WHERE MULTIPLE TYPES ARE USED. REFER TO LUMINAIRE SCHEDULE.	
SWITCHES AND SENSORS:		
$#	DENOTES SWITCH. TAG '#' INDICATES SWITCH TYPE/ACCESSORIES. '3' – 3-WAY SWITCH '4' – 4-WAY SWITCH 'K' – KEY SWITCH 'LV' – LOW VOLTAGE SWITCH 'M' – MASTER SWITCH	
#	DENOTES DIMMER SWITCH. TAG '#' INDICATES SWITCH TYPE/ACCESSORIES. '3' – 3-WAY DIMMER SWITCH '4' – 4-WAY DIMMER SWITCH 'LV' – LOW VOLTAGE DIMMER SWITCH	
$$$	DENOTES SWITCHES GANGED UNDER COMMON COVERPLATE (2, 3 & 4 SHOWN)	
V	VARIABLE SPEED SWITCH	
OS OS	CEILING or WALL MOUNTED OCCUPANCY SENSOR.	
OS #	'#' DENOTES OCCUPANCY SENSOR TYPE. REFER TO OCCUPANCY SENSOR SCHEDULE	
PC	PHOTOCELL	
TS	TIME SWITCH	

MISCELLANEOUS LEGEND

AFI	DENOTES ARC FAULT INTERRUPTER
EX	DENOTES EXISTING DEVICE TO REMAIN
GFI	DENOTES GROUND FAULT INTERRUPTER
R	DENOTES EXISTING TO BE REMOVED
RE	DENOTES EXISTING TO BE RELOCATED
RL	DENOTES EXISTING SHOWN IN RELOCATED POSITION
WP	DENOTES WEATHER PROOF
X	DENOTES 'REFER TO DRAWING NOTE' NUMBER
--------	HIDDEN LINE DENOTES EXISTING DEVICE(S) TO REMAIN, UNLESS SPECIFICALLY NOTED OTHERWISE
————	SOLID LINE DENOTES NEW DEVICE(S) TO BE PROVIDED UNDER THIS CONTRACT
— — — x —	DENOTES EXISTING DEVICE(S) TO BE 'REMOVED'
XX-X DP-XXXX	DENOTES MECHANICAL EQUIPMENT TAG DENOTES PANEL FEED

SYSTEMS LEGEND

DATA OUTLETS:		
#	WALL MOUNTED	COMPLETE WITH BACKBOX, PULL CORD AND 27mm CONDUIT BACK TO THE NEAREST COMMUNICATIONS ROOM, CLOSET, OR LOCAL CABLE TRAY, UNLESS SPECIFICALLY NOTED OTHERWISE
#	FLOOR MOUNTED	
#	CEILING MOUNTED	"#" DENOTES NUMBER OF OUTLETS
VOICE (TELEPHONE) OUTLETS:		
#	WALL MOUNTED	COMPLETE WITH BACKBOX, PULL CORD AND 27mm CONDUIT BACK TO THE NEAREST COMMUNICATIONS ROOM, CLOSET, OR LOCAL CABLE TRAY, UNLESS SPECIFICALLY NOTED OTHERWISE
#	FLOOR MOUNTED	
#	CEILING MOUNTED	"#" DENOTES NUMBER OF OUTLETS
COMBINATION DATA/VOICE OUTLETS:		
#	WALL MOUNTED	COMPLETE WITH BACKBOX, PULL CORD AND 27mm CONDUIT BACK TO THE NEAREST COMMUNICATIONS ROOM, CLOSET, OR LOCAL CABLE TRAY, UNLESS SPECIFICALLY NOTED OTHERWISE
#	FLOOR MOUNTED	
#	CEILING MOUNTED	"#" DENOTES NUMBER OF OUTLETS
TV OUTLETS:		
TV	WALL MOUNTED	COMPLETE WITH BACKBOX, PULL CORD AND 27mm CONDUIT BACK TO THE NEAREST COMMUNICATIONS ROOM, CLOSET, OR LOCAL CABLE TRAY, UNLESS SPECIFICALLY NOTED OTHERWISE
	CEILING MOUNTED	
AUDIO/VISUAL LOCATION:		
AV	WALL MOUNTED	AUDIO/VISUAL
	CEILING MOUNTED	
WIRELESS ACCESS POINT (WAP) LOCATION:		
W	WALL MOUNTED	WIRELESS ACCESS POINT (WIFI)
	CEILING MOUNTED	
PUBLIC ADDRESS SYSTEM LOCATION:		
P	WALL MOUNTED	DENOTES LOCATION OF PUBLIC ADDRESS SYSTEM SPEAKER.
P	CEILING MOUNTED	
SECURITY AND ACCESS DEVICES:		
CTV	WALL OR CEILING MOUNTED	CLOSED CIRCUIT TELEVISION (SECURITY CAMERA)
MD	WALL MOUNTED	MOTION DETECTOR – SECURITY
MD	CEILING MOUNTED	
GB	WALL MOUNTED	GLASS BREAK SENSING DEVICE
GB	CEILING MOUNTED	
CR	CARD READER	
DC	DOOR CONTACT	
ES	ELECTRIC STRIKE	
EL	ELECTRIC LATCH	
ML	ELECTRO-MAGNETIC LOCKING DEVICE. (MAG LOCK)	
REX	REQUEST TO EXIT DEVICE	
KP	SECURITY KEY PAD	
BL	DOOR BELL	
BZ	DOOR BUZZER	
CH	DOOR CHIME	
BARRIER-FREE WASHROOM DEVICES:		
DO	DOOR OPERATOR	
BF	BARRIER-FREE DOOR OPERATOR ACTUATOR BUTTON	
DB	DURESS ALARM BUTTON	
IC	INTERCOM DEVICE	
	SYSTEM PUSH BUTTON LOCATION	
EA	EMERGENCY ASSISTANCE – AUDIBLE & VISUAL SIGNAL	
PTL	PUSH-TO-LOCK DOOR DEVICE	
MISCELLANEOUS DEVICES:		
M M	MUSIC SPEAKER – CEILING, WALL MOUNTED	
SM	SOUND MASKING SPEAKER	

ELECTRICAL DRAWINGS LIST:

DWG. No.	DRAWING TITLE	ISSUED
E-001	ELECTRICAL LEGEND AND DRAWING LIST	✓
E-002	ELECTRICAL SPECIFICATIONS AND GENERAL NOTES	✓
ED-201	REFLECTED CEILING PLANS – DEMOLITION	✓
ED-301	BASEMENT FLOOR PLAN – DEMOLITION	✓
ED-302	GROUND FLOOR 1 PLAN – DEMOLITION	✓
ED-303	GROUND FLOOR 2 & MEZZANINE FLOOR PLAN – DEMOLITION	✓
ED-304	SECOND FLOOR PLAN – DEMOLITION	✓
ED-305	ROOF PLAN – DEMOLITION	✓
E-201	REFLECTED CEILING PLANS	✓
E-301	BASEMENT FLOOR POWER & SYSTEMS PLAN	✓
E-302	GROUND FLOOR 1 POWER & SYSTEMS PLAN	✓
E-303	GROUND FLOOR 2 & MEZZANINE POWER & SYSTEMS PLAN	✓
E-304	SECOND FLOOR POWER & SYSTEMS PLAN	✓
E-305	ROOF POWER & SYSTEMS PLAN	✓
E-501	ELECTRICAL SINGLE LINE & DISTRIBUTION RISER DIAGRAM	✓
E-601	FIRE ALARM SYSTEM SCHEDULE & RISER DIAGRAM	✓
E-701A	PANEL SCHEDULES 1	✓
E-701B	PANEL SCHEDULES 2 & LUMINAIRE SCHEDULE	✓
E-701C	MECHANICAL SCHEDULE	✓
E-801	ELECTRICAL DETAILS 1	✓
E-802	ELECTRICAL DETAILS 2	✓

FIRE ALARM LEGEND

	FIRE ALARM SYSTEM MANUAL PULL STATION
H	FIRE FIGHTER'S HANDSET
S S	FIRE ALARM EVAC SPEAKER – CEILING, WALL MOUNTED
F F	FIRE ALARM STROBE LIGHT – CEILING, WALL MOUNTED
S S	FIRE ALARM SPEAKER/STROBE COMBINATION DEVICE – CEILING, WALL MOUNTED
	FIRE ALARM BELL – WALL MOUNTED
	FIRE ALARM HORN SPEAKER – CEILING, WALL MOUNTED
	FIRE ALARM HORN SPEAKER/STROBE – CEILING, WALL MOUNTED
# #	IONIZATION SMOKE DETECTOR – CEILING, WALL MOUNTED SB-DENOTES C/W SOUNDER BASE, RB-DENOTES C/W RELAY BASE
	DUCT TYPE SMOKE DETECTOR W/REMOTE INDICATION
	PHOTOELECTRIC BEAM TYPE SMOKE DETECTOR
	HEAT DETECTOR – 130° FIXED TEMPERATURE TYPE – CEILING, WALL MOUNTED
	HEAT DETECTOR – 190° FIXED TEMPERATURE TYPE – CEILING, WALL MOUNTED
	HEAT DETECTOR – RATE OF RISE – CEILING, WALL MOUNTED
	SMOKE ALARM C/W INTEGRAL STROBE LIGHT (RESIDENTIAL) – CEILING, WALL MOUNTED
CO	COMBINATION SMOKE ALARM/CARBON MONOXIDE (CO) DETECTOR
CO CO	CARBON MONOXIDE DETECTOR (CO) – CEILING, WALL MOUNTED
	REMOTE PILOT LIGHT FOR SMOKE DETECTOR – CEILING, WALL MOUNTED
FS	FIRE ALARM CONNECTION TO FLOW SWITCH
SV	FIRE ALARM CONNECTION TO SUPERVISED VALVE
PS	FIRE ALARM CONNECTION TO PRESSURE SWITCH
WA	FIRE ALARM CONNECTION TO WET ALARM VALVE
DA	FIRE ALARM CONNECTION TO DRY ALARM VALVE
FAC	FIRE ALARM CONNECTION TO ITEMS AS INDICATED
FDNE	'FIRE DO NOT ENTER' SIGN
	FIRE ALARM – ADDRESSABLE INPUT MODULE
	FIRE ALARM – ADDRESSABLE OUTPUT MODULE
	FIRE ALARM LINE ISOLATION MODULE
EOL	FIRE ALARM END OF LINE RESISTOR
	FIRE ALARM CONNECTION TO SMOKE DAMPER
WF	BLUE WAYFINDING STROBE FOR CENTRAL ALARM AND CONTROL FACILITY

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THEHIDIGROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
01	ISSUED FOR TENDER	10/11/23	SJ

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Seal

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

ELECTRICAL LEGEND AND DRAWING LIST

Drawn By	**S.J.**	Scale	N/A
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: E-001

Revision: .

SPECIFICATIONS

PART A – GENERAL

1. CODES & REGULATIONS

1.1. ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODE, ELECTRICAL CODE, C.S.A. STANDARDS, UNDERWRITERS' LABORATORIES, ALL APPLICABLE LOCAL CODES, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THESE CODES AND REGULATIONS CONSTITUTE AN INTEGRAL PART OF THE SPECIFICATIONS.

2. BUILDING STANDARDS

2.1. COMPLETE ALL ELECTRICAL WORK IN ACCORDANCE WITH THE RELEVANT SECTIONS OF THE BASE BUILDING SPECIFICATIONS, DRAWINGS, AND STANDARDS TO THE SATISFACTION OF THE CONSULTANT AND/OR THE BUILDING OWNER. THE BASE BUILDING DOCUMENTS WILL BE MADE AVAILABLE FOR REVIEW BY THE BUILDING OWNER IF SO REQUIRED.

3. SITE VISIT

3.1. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE ALL DRAWINGS CAREFULLY TO DETERMINE THE EXTENT OF WORK AFFECTING THE EXISTING BUILDING. DETERMINE AND INCLUDE IN THE TOTAL PRICE, THE TOTAL COST OF LABOUR AND MATERIAL TO DISCONNECT, REMOVE, RELOCATE, BLANK OFF, REROUTE OR MAKE SAFE ALL EXISTING SERVICES, CONDUITS, WIRE, BOXES, LUMINAIRES AND EQUIPMENT AS REQUIRED.

3.2. NO CLAIM FOR EXTRA COST FOR ADDITIONAL WORK WILL BE ENTERTAINED FOR OBVIOUS CONSIDERATIONS THAT MAY HAVE BEEN OVERLOOKED.

4. PERMITS & INSPECTIONS

4.1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED OR REQUESTED.

4.2. ONCE THE ELECTRICAL WORK HAS BEEN COMPLETED AND ACCEPTED BY THE OWNER, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES VERIFYING THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH ALL CODES, BUILDING STANDARDS AND ALL AUTHORITIES HAVING JURISDICTION.

5. INSURANCE

5.1. PROVIDE INSURANCE FOR THE DURATION OF THE PROJECT TO PROTECT THE BUILDING OWNER, TENANT, AND TRADES FROM ALL CLAIMS. SUBMIT, AT THE TIME OF THE BID, PROOF OF AN MOUNT ACCEPTABLE TO BUILDING OWNER AND TENANT.

6. CONTRACT DOCUMENTS

6.1. THE DRAWINGS FOR THE WORK OF THIS DIVISION ARE IN PART DIAGRAMMATIC INTENDED TO CONVEY THE SCOPE OF WORK, GENERAL ARRANGEMENT, APPROXIMATE SIZES AND LOCATIONS OF THE EQUIPMENT AND OUTLETS.

6.2. REPORT ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL, INTERIOR DESIGNER, MECHANICAL, STRUCTURAL, SECURITY, AUDIO VISUAL, KITCHEN, LANDSCAPE DRAWINGS, ETC, AND THE ENGINEER'S DRAWING TO THE ENGINEER PRIOR TO INSTALLATION.

6.3. WHENEVER DIFFERENCES OCCUR BETWEEN PLANS AND DIAGRAMS, SCHEMATICS, AND BETWEEN SPECIFICATIONS AND DRAWINGS, THE MAXIMUM CONDITIONS SHALL GOVERN AND THE TENDER SHALL BE BASED ON WHICHEVER IS THE GREATER AMOUNT.

7. SHOP DRAWINGS

7.1. SUBMIT SHOP DRAWINGS OF LUMINAIRES, PANEL BOARDS AND OTHER MAJOR ELECTRICAL EQUIPMENT, AS REQUIRED BY ENGINEER, UNLESS OTHERWISE NOTED. EACH SHOP DRAWING SHALL BE CHECKED AND STAMPED AS BEING CORRECT BY THE GENERAL CONTRACTOR AND THE APPROPRIATE TRADE BEFORE SUBMISSION TO THE ENGINEER FOR APPROVAL.

8. RECORD DRAWINGS

8.1. KEEP A RECORD SET OF DRAWINGS ON THE SITE ON WHICH SHALL BE CLEARLY INDICATED, THE EXACT LOCATION OF ALL OUTLETS, FIXTURES, FEEDER RUNS, PANELS, CONDUITS, JUNCTIONS BOXES, ETC. INFORMATION ON THESE DRAWINGS SHALL BE INCORPORATED IN THE AS-BUILT DRAWINGS UPON COMPLETION OF THE PROJECT.

9. EXTRA WORK

9.1. IN CASES WHERE EXTRA WORK OF ANY KIND IS REQUIRED, OBTAIN WRITTEN INSTRUCTIONS FROM THE ARCHITECT/DESIGN CONSULTANT BEFORE PROCEEDING. PAYMENTS WILL BE MADE FOR AUTHORIZED CHANGES ONLY.

9.2. QUOTATION WITH BREAKDOWN OF MATERIAL, LABOUR, OVERHEAD, PROFIT, ETC. SHALL BE SUBMITTED FOR EACH CHANGE. LABOUR UNITS SHALL BE BASED ON THE LATEST NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) LABOUR UNITS COLUMN ONE FOR THE COMPLETE DURATION OF THE PROJECT. MATERIAL PRICES SHALL BE BASED ON THE CURRENT NATIONAL PRICE SYSTEM WITH TRADE DISCOUNTS. HOURLY LABOUR RATE SHALL INCLUDE ALL RELATED CHARGES FOR SUPERVISION, HYDRO INSPECTION, HAND TOOLS, PARKING, CLEAN-UP, AS-BUILT DRAWINGS AND ADDITIONAL BONDING.

10. WARRANTY

10.1. THE CONTRACTOR SHALL PROVIDE THE TENANT WITH A WRITTEN TWO-YEAR WARRANTY, COMMENCING ON THE DATE OF ACCEPTANCE. THE WARRANTY SHALL COVER THE COMPLETE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTS IN MATERIALS OR WORKMANSHIP THAT OCCUR DURING THE WARRANTY PERIOD AT A TIME CONVENIENT TO THE TENANT/BUILDING OWNER, AND AT NO EXTRA COST.

11. AS-BUILTS

11.1. PROVIDE AS-BUILT DRAWINGS OF THE ACTUAL INSTALLATION AS ELECTRONIC FILES IN AUTOCAD COMPATIBLE FORMAT. CONTRACTOR MAY OBTAIN CONSULTANT'S AUTOCAD FILES AT A CHARGE OF $50.00 PER DRAWING FILE; MINIMUM CHARGE IS $150.00 PER PROJECT.

11.2. AS-BUILT DRAWINGS SHALL INCORPORATE ALL CHANGES AND DEVIATIONS FROM TENDER DRAWINGS, INCLUDING ALL MAIN CONDUIT RUNS, CABLE TRAYS, JUNCTION BOXES, AND INFORMATION RECORDED ON RECORD DRAWINGS DURING CONSTRUCTION.

11.3. ENGINEER'S STAMP AND COMPANY LOGO SHALL BE REMOVED FROM DRAWINGS. DRAWINGS SHALL BE MARKED 'AS-BUILT' ALONG WITH ELECTRICAL CONTRACTOR'S NAME.

12. CLOSE-OUT DOCUMENTS

12.1. AFTER COMPLETION OF THE PROJECT, PROVIDE THE FOLLOWING DOCUMENTS TO THE BUILDING OWNER, THE TENANT, AND THE ENGINEER,

- ONE (1) ELECTRONIC PDF SET OF AS-BUILT DRAWINGS.
- ELECTRICAL SAFETY AUTHORITY (ESA) INSPECTION CERTIFICATE.
- FIRE ALARM VERIFICATION REPORT AND CERTIFICATE WITH REFERENCE TO THE MOST CURRENT VERSION OF CAN/ULC-S524 & S537
- EMERGENCY LIGHTING VERIFICATION LETTER (WITH REFERENCE TO OBC 3.2.7.3 & 3.2.7.4.
- WRITTEN WARRANTY.
- PHOTOMETRIC REPORT WITH MEASURED FOOT CANDLES PLOTTED ON DRAWINGS.

PART B – EXECUTION

1. WORKMANSHIP

1.1. ALL WORK SHALL BE CARRIED OUT AND PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE ARCHITECT/DESIGN CONSULTANT. ANY UNSATISFACTORY WORK BY THIS DIVISION SHALL BE REPLACED WITHOUT EXTRA COST TO THE OWNER.

1.2. THE CONSTRUCTION SITE SHALL BE KEPT CLEAN AND ANY DEBRIS AND CONSTRUCTION MATERIAL SHALL BE REMOVED FROM THE SITE THROUGHOUT THE CONSTRUCTION PERIOD AND ON COMPLETION OF THE WORK.

2. SCHEDULING

2.1. ALL WORK SHALL BE SCHEDULED AND COORDINATED TO AVOID ANY CONFLICTS WITH OTHER TRADES, BUILDING OWNER AND TENANT(S) DURING OR AFTER CONSTRUCTION. ALLOW FOR ALL NECESSARY PREMIUM TIME, ALL ALLOWANCE FOR THIS SHALL BE INCLUDED IN THE TENDER PRICE.

3. DELIVERY OF EQUIPMENT

3.1. DELIVERY SCHEDULE OF ALL MAJOR ITEMS OF EQUIPMENT SUPPLIED UNDER THIS CONTRACT SHALL BE SUBMITTED IN WRITING TO THE GENERAL CONTRACTOR AT THE START OF THE PROJECT. FAILURE TO IDENTIFY DELIVERY PROBLEMS MAY RESULT IN DELAY CLAIMS.

4. TEMPORARY POWER

4.1. PROVIDE TEMPORARY ELECTRICAL POWER FOR THE WORK OF THIS TRADE AND OTHER TRADES AS REQUIRED BY THE GENERAL CONTRACTOR OR THE TENANT.

5. LOCATION OF OUTLETS

5.1. THE ARCHITECT/DESIGN CONSULTANT SHALL HAVE THE RIGHT, AT ANY TIME, TO CHANGE THE LOCATION OF ANY OUTLET UP TO TEN (10) FEET WITHOUT EXTRA COST TO THE TENANT, PROVIDE THAT NOTIFICATION OF SUCH CHANGES ARE ISSUED PRIOR TO THE INSTALLATION OF THE OUTLET.

6. ROUTING OF EQUIPMENT

6.1. NEW CONDUITS AND OTHER NEW SERVICES SHALL BE CAREFULLY ROUTED SO THAT THEY DO NOT INTERFERE WITH ANY EXISTING INSTALLATIONS. ROUTING OF EQUIPMENT IN BUILDING COMMON AREAS AND RISER ROOMS SHALL BE REVIEWED AND APPROVED BY BUILDING OWNER PRIOR TO INSTALLATION. ANY EXISTING CONDUITS, CABLE TRAYS, BUS DUCTS OR OTHER SERVICES THAT INTERFERE WITH THE NEW INSTALLATION SHALL BE RELOCATED UNDER THIS CONTRACT.

7. FLOOR PENETRATION

7.1. X-RAY AND OBTAIN WRITTEN APPROVAL FROM BUILDING OWNER PRIOR TO PENETRATING ANY STRUCTURAL SURFACES OR FLOOR SLABS AND CARRY OUT THE WORK IN ACCORDANCE WITH THE BUILDING STANDARDS. THE CONTRACTOR SHALL REPLACE OR REPAIR AND ITEMS WHICH ARE DAMAGED DUE TO THIS WORK AT NO EXTRA COST TO THE BUILDING OWNER.

7.2. ALL NEW SERVICES THAT PENETRATE THE FLOOR SLAB OR FIRE RATED WALLS OR CEILINGS SHALL BE IN CONDUIT AND SHALL BE SEALED WITH AN APPROVED NON-SHRINK, WATERPROOF AND FIREPROOF SEALANT.

8. CUTTING AND PATCHING

8.1. ALL CUTTING AND PATCHING REQUIRED TO THE BUILDING STRUCTURE FOR THE WORK SHALL BE INCLUDED AS PART OF THIS CONTRACT, UNLESS OTHERWISE ADVISED BY THE GENERAL CONTRACTOR.

9. ACCESS PANEL

9.1. ACCESS PANELS SHALL BE PROVIDED IN CEILING WHERE JUNCTION BOXES AND OTHER ELECTRICAL EQUIPMENT CAN NOT BE LOCATED IN ACCESSIBLE LOCATIONS PROVIDED THAT APPROVAL HAS BEEN OBTAINED FROM THE ARCHITECT/DESIGN CONSULTANT.

10. NOISE & VIBRATION

10.1. ALL ELECTRICAL EQUIPMENT SHALL OPERATE WITHOUT OBJECTIONABLE NOISE OR VIBRATION TO THE OWNER'S SATISFACTION.

11. MECHANICAL WIRING

11.1. CONTROL WIRING FOR ALL MECHANICAL EQUIPMENT TO BE SUPPLIED AND INSTALLED BY DIV. 15. ALL STARTERS, INCLUDING FAN SWITCHES TO BE SUPPLIED BY DIV. 15 AND INSTALLED BY DIV. 16 UNLESS OTHERWISE NOTED. DIV. 16 TO PROVIDE ALL POWER WIRING AND REQUIRED DISCONNECT SWITCHES.

12. GROUNDING

12.1. ALL GROUNDING SHALL CONFORM TO THE ELECTRICAL SAFETY CODE AND LOCAL AUTHORITY REQUIREMENTS.

12.2. PROVIDE SEPARATE GREEN INSULATED GROUND CONDUCTOR IN EVERY POWER CONDUIT TO ALL DEVICES, LUMINAIRES, EQUIPMENT, AND WITH ALL FEEDERS.

13. DIRECTORY

13.1. PROVIDE TYPEWRITTEN DIRECTORIES FOR NEW AND EXISTING PANELBOARDS WITHIN THE AREA OF WORK, TO REFLECT THE LATEST REVISIONS. LABELING TO BE BASED ON ROOM NUMBERS AND/OR LOCATION AND LOAD TYPES.

14. DISRUPTION OF EXISTING SERVICES

14.1. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DISRUPTION TO THE EXISTING SERVICES. THE EXISTING BUILDING MUST BE KEPT IN OPERATION AT ALL TIMES. ARRANGE WORK IN SUCH A MANNER THAT INTERRUPTIONS IN SERVICES OCCUR ONLY AT SCHEDULED TIMES. INTERRUPTIONS SHALL BE SCHEDULED WITH THE ARCHITECT/DESIGN CONSULTANT AT LEAST 48 HOURS IN ADVANCE. OVERTIME WORK THAT MAY BE REQUIRED TO TIE IN SERVICES AT NIGHT OR ON WEEKENDS SHALL BE INCLUDED IN THE TENDER AMOUNT.

15. DEFECT OR INTERFERENCE

15.1. EXAMINE THE WORK OF THE OTHER TRADES, AS THEY AFFECT THIS DIVISION, REPORT AT ONCE TO THE ARCHITECT/DESIGN CONSULTANT ANY DEFECT OR INTERFERENCE THAT MAY AFFECT THE WORK OF THIS DIVISION OR THE GUARANTEE OF THIS WORK.

16. REMOVAL OF EXISTING EQUIPMENT

16.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AND REMOVING ALL ELECTRICAL EQUIPMENT FROM AREAS BEING ALTERED OR DEMOLISHED. WIRING, CONDUIT AND EQUIPMENT WHICH IS REQUIRED TO MAINTAIN SERVICE IN OTHER PARTS OF THE BUILDING SHALL BE TEMPORARILY SUPPORTED, REROUTED, SERVICED OR RELOCATED AS REQUIRED.

16.2. EQUIPMENT TO BE RELOCATED SHALL BE VERIFIED FOR WORKING CONDITION. PROVIDE NEW IF NECESSARY AND FEASIBLE. EXTEND WIRING/CONDUIT AND RECONNECT TO SUIT.

16.3. OBSOLETE CONDUITS AND CABLES SHALL BE DISCONNECTED FROM THEIR SOURCE OF SUPPLY, CUT BACK AS FAR AS POSSIBLE, AND SHALL BE REMOVED. ALL EXISTING WIRING NOT REMOVED SHALL BE DISCONNECTED, BLANKED-OFF AND MADE SAFE.

16.4. UNLESS OTHERWISE ADVISED, ALL BASE BUILDING LUMINAIRES, TRANSFORMERS, PANELBOARDS AND DISCONNECT SWITCHES WHICH ARE REMOVED SHALL BE HANDED OVER TO THE BUILDING OWNER.

16.5. ALL REMOVED EQUIPMENT AND MATERIALS WHICH ARE NO LONGER REQUIRED, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF THE WORK.

PART C – MATERIAL

1. GENERAL

1.1. ALL ELECTRICAL EQUIPMENT SHALL BE C.S.A. APPROVED AND BEAR THE C.S.A. STAMP. ALL EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED.

2. WIRE AND CABLE

2.1. ALL WIRE AND CABLE SHALL BE COPPER WITH TYPE R-90, X-LINK INSULATION, AND MINIMUM NO.12 AWG WIRE SIZE. NO.10 AND NO.12 TO BE SOLID, AND NO.8 AND LARGER TO BE STRANDED.

2.2. SIZE ALL WIRE FOR MAXIMUM 3% VOLTAGE DROP AT 80% LOAD AND 90% POWER FACTOR.

3. CONDUIT

3.1. ALL WIRING IN CEILINGS AND PARTITIONS SHALL BE IN EMT CONDUIT WITH STEEL SETSCREW COUPLING AND CONNECTORS.

3.2. ALL WIRING IN SLABS SHALL BE IN RIGID PVC CONDUIT.

3.3. AC-90 CABLE MAY BE PERMITTED FOR DOWN-DROPS FROM JUNCTION BOXES TO LUMINAIRES AND IN PARTITIONS UNLESS PROHIBITED BY CODE OR BUILDING STANDARDS. AC-90 CABLE SHALL NOT BE USED IN ANY EXPOSED AREAS UNLESS OTHERWISE NOTED. AC-90 CABLE RUNS IN CEILING SPACE SHALL NOT EXCEED 3048MM (10') IN LENGTH. DO NOT TERMINATE AC-90 CABLE DIRECTLY TO PANEL BOARDS.

3.4. PROVIDE FLEXIBLE METAL CONDUIT FOR CONNECTION TO TRANSFORMERS AND MOTORS, MINIMUM 1M (3') LENGTH.

3.5. ALL CONDUITS FOR COMMUNICATION WIRING SHALL BE INSTALLED WITH BUSHINGS AT EACH END. CONDUITS SHALL BE TERMINATED ON EQUIPMENT RACK, BACKBOARD OR CABLE TRAY WITHIN THE ROOM.

3.6. ALL EMPTY CONDUITS SHALL BE COMPLETE WITH NYLON PULL STRINGS. DO NOT CADDIE CLIP CONDUITS TO CEILING HANGERS.

4. PULL BOXES

4.1. A MINIMUM OF ONE (1) PULL BOX SHALL BE INSTALLED FOR EVERY 30M (100') OF CONDUIT (EACH 90 DEGREE BEND SHALL EQUATE TO A 9M (30') LENGTH OF CONDUIT). NO MORE THAN TWO (2) 90 DEGREE BENDS SHALL BE INSTALLED BETWEEN TWO PULL BOXES.

5. SWITCHES

5.1. LOCAL SWITCHES SHALL BE 20 AMP, SPECIFICATION GRADE, AND VOLTAGE, AS INDICATED. VERIFY EXACT LOCATION, MOUNTING HEIGHT AND COLOUR WITH ARCHITECT/DESIGN CONSULTANT PRIOR TO INSTALLATION.

5.2. MANUFACTURER: – 120V– P&S 2621 SERIES (UNLESS OTHERWISE NOTED) – 347V– P&S 2621 SERIES (UNLESS OTHERWISE NOTED)

6. RECEPTACLES

6.1. DUPLEX RECEPTACLES SHALL BE 120 VOLT, 15 AMP AND SPECIFICATION GRADE UNLESS OTHERWISE NOTED. VERIFY EXACT LOCATION, MOUNTING HEIGHT AND COLOUR WITH ARCHITECT/DESIGN CONSULTANT PRIOR TO INSTALLATION.

6.2. MANUFACTURER: – P&S 26252 SERIES (UNLESS OTHERWISE NOTED)

7. COVERPLATES

7.1. EXPOSED COVERPLATES SHALL BE MADE OF UNBREAKABLE NYLON AND INSTALLED AFTER FINAL PAINTING, FLUSH WITH THE WALL. COLOUR TO MATCH DEVICES UNLESS OTHERWISE NOTED.

7.2. MANUFACTURER: – P&S TP 26 SERIES (UNLESS OTHERWISE NOTED)

8. DIMMERS

8.1. ALL DIMMERS SHALL BE SIZED TO SUIT LOADS IN WATTAGE AND TYPES (FLUORESCENT, LOW VOLTAGE MAGNETIC, LOW VOLTAGE ELECTRONIC, ETC.)

8.2. PROVIDE LAMP DE-BUZZING COILS FOR ALL INCANDESCENT AND LOW VOLTAGE DIMMING CIRCUITS.

8.3. ALL DIMMING CIRCUITS ARE TO HAVE SEPARATE NEUTRAL CONDUCTOR.

8.4. MANUFACTURER: – LUTRON NOVA-T SERIES (UNLESS OTHERWISE NOTED)

9. SERVICE EQUIPMENT

9.1. ALL NEW PANELBOARDS, DISCONNECT SWITCHES, SPLITTERS, ETC. TO BE OF THE SAME MANUFACTURER. RATING AND TYPE TO COMPLY WITH BASE BUILDING EQUIPMENT WHERE POSSIBLE. MOULDED CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE. ALL PANELBOARDS SHALL HAVE LOAD'S BALANCED ON CIRCUITS AS REQUIRED. DISCONNECT SWITCHES SHALL BE OF QUICK-MAKE/QUICK-BREAK TYPE.

9.2. MANUFACTURER: – FEDERAL PIONEER, SIEMENS, SQUARE D, CUTLER-HAMMER, WESTINGHOUSE

10. FUSES

10.1. FUSES SHALL BE BUSSMAN 'FUSETRON' DUAL ELEMENT SLOW BLOW TYPE, SIZED AS NOTED.

11. TRANSFORMERS

11.1. ALL DRY TYPE TRANSFORMERS SHALL BE MINIMUM K13 RATED AND WITH ELECTROSTATICALLY SHIELDED WINDINGS. TRANSFORMER TO HAVE DOUBLE LUGS TO ACCOMMODATE DOUBLE NEUTRALS. MANUFACTURER: (TO MATCH BASE BUILDING WHERE POSSIBLE) – HAMMOND, POLYGON, REX.

11.2. WHERE INDICATED ON THE DRAWINGS USE HARMONIC MITIGATION TRANSFORMERS. MANUFACTURER: (TO MATCH BASE BUILDING WHERE POSSIBLE) – HARMONY SERIES FROM MIRUS INT'L POWERSMITHS.

11.3. ALL TRANSFORMERS UP TO AND INCLUDING 75 KVA ARE TO CEILING MOUNTED WITH SUSPENSION RODS UNLESS OTHERWISE NOTED.

12. LUMINAIRES

12.1. ALL NEW LUMINAIRES SHALL BE AS SPECIFIED ON DRAWINGS. ALTERNATES ARE NOT ACCEPTABLE WITHOUT APPROVAL BY ENGINEER AND CLIENT.

12.2. ALL LUMINAIRES INSTALLED IN OR ON BASE BUILDING CEILING SHALL BE INDEPENDENTLY SUPPORTED FROM BUILDING STRUCTURE WITH CHAIN UNLESS OTHERWISE NOTED.

12.3. NEW AND RELOCATED EXISTING BASE BUILDING LUMINAIRES SHALL BE INSTALLED WITH CHAIN SUPPORTS UNLESS BASE BUILDING CEILING SYSTEM IS DESIGNED AND CONSTRUCTED TO SUPPORT THE ADDITIONAL WEIGHT OF THE BASE BUILDING LUMINAIRES. PROVIDE WRITTEN CONFIRMATION FROM CEILING MANUFACTURER.

13. LAMPS

13.1. ALL LUMINAIRES SHALL BE COMPLETE WITH SUITABLE LAMPS AS RECOMMENDED BY MANUFACTURER. COLOUR TEMPERATURE, BEAM ANGLE, CRI, FROSTED/CLEAR, ETC. SHALL BE CONFIRMED WITH ENGINEER AND ARCHITECT/DESIGN CONSULTANT PRIOR TO ORDERING LAMPS.

13.2. COMPACT FLUORESCENT, FLUORESCENT, AND H.I.D. LAMPS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

13.3. LOW VOLTAGE, HALOGEN, AND INCANDESCENT LAMPS SHALL BE GUARANTEED FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF ACCEPTANCE.

13.4. MANUFACTURER: – PHILIPS, G.E. CANADA, OSRAM/SYLVANIA

14. PLYWOOD BACKBOARDS

14.1. PLYWOOD BACKBOARDS SHALL BE FIRE RETARDANT VENEER CORE FIR, 19MM (3/4") THICK AND SIZED AS INDICATED ON DRAWINGS. BACKBOARDS SHALL BE PRIMED AND PAINTED WITH APPROVED FIRE RETARDANT PAINT. COLOUR AS SPECIFIED BY ARCHITECT/DEISGN CONSULTANT.

15. NAMEPLATE

15.1. PROVIDE ENGRAVED LAMICOID NAMEPLATE ON ALL MAJOR ELECTRICAL EQUIPMENT IDENTIFYING NAME, VOLTAGE, PHASE, CURRENT RATING, "FED FROM ___" AND USE. LETTERING SHALL BE MINIMUM 1/4" HIGH, WHITE ON BLACK BACKGROUND.

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THEHIDIGROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
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Seal

Project Name

25 Canterbury Place
North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

ELECTRICAL SPECIFICATIONS & GENERAL NOTES

Drawn By	S.J.	Scale	1:50
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: E-002

Revision: .

1 ED-201 BASEMENT LEVEL REFLECTED CEILING PLAN – DEMOLITION

1:100

2 ED-201 GROUND LEVEL 1 & 2 REFLECTED CEILING PLAN – DEMOLITION

1:100

3 ED-201 SECOND LEVEL REFLECTED CEILING PLAN – DEMOLITION

1:100

4 ED-201 GROUND LEVEL 2 MEZZANINE REFLECTED CEILING PLAN – DEMOLITION

1:100

DRAWING NOTES

1. THIS DRAWING IS TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. NOT ALL EXISTING DEVICES MAY BE SHOWN. CONTRACTOR SHALL CONFIRM QUANTITY AND LOCATION OF ALL EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES AND EQUIPMENT, FIRE ALARM DEVICES, COMMUNICATION DEVICES AND SECURITY DEVICES ON SITE WITHIN THE SCOPE OF WORK PRIOR TO COMMENCING WORK.
2. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ALL OTHER CONSULTANT DRAWINGS.
3. PROVIDE ELECTRICAL DEMOLITION AS REQUIRED TO ACCOMPLISH THE ARCHITECTURAL, MECHANICAL, TELECOMUNICATIONS AND OTHER DISCIPLINES' SCOPE OF WORK.
4. GENERAL DEMOLITION SCOPE OF WORK. UNLESS SPECIFICALLY NOTED OTHERWISE:
   - 4.1. LIGHTING: ALL LIGHTING FIXTURES ARE EXISTING TO REMAIN. FOR FIXTURES THAT ARE MARKED AS DEMOLISHED, MAINTAIN EXISTING WIRING AND ROUGH-IN FOR NEW FIXTURE. ENSURE ALL EXISTING TO REMAIN LIGHTING FIXTURES ARE FUNCTIONAL. REPLACE BULBS WITH NEW LED BULBS AS NEEDED.
   - 4.2. SECURITY: ALL EXISTING SECURITY DEVICES ARE TO REMAIN.
   - 4.3. FIRE ALARM: ALL FIRE ALARM DEVICES ARE EXISTING TO REMAIN. RELOCATE DEVICES TO SUIT NEW RENOVATION AS NEEDED.

5. REVIEW AND AUDIT THE EXISTING SERVICES ALONG CEILING AREA, INCLUDING ALL CONDUIT RUNS, LIGHTING FIXTURES AND ANY OTHER CEILING MOUNT DEVICES/SERVICES. TEMPORARILY REMOVE ALL CEILING MOUNT EQUIPMENT, CONDUIT AND DEVICES TO FACILITATE THE REINSTATEMENT OF THE FLOOR ASSEMBLY ABOVE OR THE REPAIR AND REPLACEMENT OF THE CEILING DRYWALL, WHERE APPLICABLE. CAP ALL EXISTING WIRING AND CONDUIT AND KEEP SAFE TO RE-INSTATE AFTER FINISHED WORK. PROVIDE NEW CONDUIT, WIRING AND CEILING MOUNTING HARDWARE AS NEEDED TO RE-MOUNT CEILING MOUNT SERVICES. WHERE APPLICABLE AND IF SPACE PERMITS, RE-MOUNT CONDUIT RUNS ABOVE FINISHED CEILING. PROVIDE SUFFICIENT ALLOWANCE FOR THE INTENDED WORK TO BE DONE IN THIS SPACE AND COORDINATE ALL DEMOLITION AND REINSTATEMENT WORK WITH OTHER DIVISIONS.
6. PROVIDE AN ALLOWANCE TO AUDIT THE CONDITION OF ALL EXISTING FIXTURES AND EMERGENCY LIGHTING FIXTURES. IF ANY ARE FOUND TO BE BROKEN OR DEFECTIVE, REPLACE WITH NEW.

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155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
01	ISSUED FOR TENDER	10/11/23	SJ

Drawing Notes

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Seal

LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

REFLECTED CEILING PLANS - DEMOLITION

Drawn By	S.J.	Scale	AS SHOWN
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: ED-201

Revision: .

DRAWING NOTES

1. THIS DRAWING IS TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. NOT ALL EXISTING DEVICES MAY BE SHOWN. CONTRACTOR SHALL CONFIRM QUANTITY AND LOCATION OF ALL EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES AND EQUIPMENT, FIRE ALARM DEVICES, COMMUNICATION DEVICES AND SECURITY DEVICES ON SITE WITHIN THE SCOPE OF WORK PRIOR TO COMMENCING WORK.
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4. GENERAL DEMOLITION SCOPE OF WORK. UNLESS SPECIFICALLY NOTED OTHERWISE:
   - 4.1. POWER & SYSTEMS: ALL RECEPTACLES, DIRECT CONNECTIONS AND MISC POWER ARE EXISTING TO REMAIN. FOR ITEMS INDICATED TO BE DEMOLISHED, REMOVE ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE. ALL EXISTING RECEPTACLES TO BE REPLACED WITH NEW STANDARD TAMPER PROOF RECEPTACLES.
   - 4.2. SECURITY: ALL EXISTING SECURITY DEVICES ARE TO REMAIN.
   - 4.3. FIRE ALARM: ALL FIRE ALARM DEVICES ARE EXISTING TO REMAIN. RELOCATE DEVICES TO SUIT NEW RENOVATION AS NEEDED, AND RELOCATE TO HEIGHTS TO SUIT CSA 524.
5. REVIEW AND AUDIT ALL EXISTING RECEPTACLES AND DIRECT CONNECTIONS. REPAIR OR REPLACE ALL DAMAGED/NON-FUNCTIONAL RECEPTACLES AS REQUIRED. ENSURE ALL RECEPTACLES AND POWER CONNECTIONS ARE FUNCTIONAL.

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THEHIDIGROUP
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KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
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Seal

LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

BASEMENT FLOOR PLAN - DEMOLITION

Drawn By	**S.J.**	Scale	1:50
Designed By	**S.J.**	Date	**Aug 2023**
Project Number			**2023-0233**

Sheet Number: ED-301

Revision: .

DRAWING NOTES

1. THIS DRAWING IS TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. NOT ALL EXISTING DEVICES MAY BE SHOWN. CONTRACTOR SHALL CONFIRM QUANTITY AND LOCATION OF ALL EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES AND EQUIPMENT, FIRE ALARM DEVICES, COMMUNICATION DEVICES AND SECURITY DEVICES ON SITE WITHIN THE SCOPE OF WORK PRIOR TO COMMENCING WORK.
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4. GENERAL DEMOLITION SCOPE OF WORK. UNLESS SPECIFICALLY NOTED OTHERWISE:
   - 4.1. POWER & SYSTEMS: ALL RECEPTACLES, DIRECT CONNECTIONS AND MISC POWER ARE EXISTING TO REMAIN. FOR ITEMS INDICATED TO BE DEMOLISHED, REMOVE ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE. ALL RECEPTACLES TO BE REPLACED WITH NEW STANDARD TAMPER PROOF RECEPTACLES.
   - 4.2. SECURITY: ALL EXISTING SECURITY DEVICES ARE TO REMAIN.
   - 4.3. FIRE ALARM: ALL FIRE ALARM DEVICES ARE EXISTING TO REMAIN. RELOCATE DEVICES TO SUIT NEW RENOVATION AS NEEDED.
5. REVIEW AND AUDIT ALL EXISTING RECEPTACLES AND DIRECT CONNECTIONS. REPAIR OR REPLACE ALL DAMAGED/NON-FUNCTIONAL RECEPTACLES AS REQUIRED. ENSURE ALL RECEPTACLES AND POWER CONNECTIONS ARE FUNCTIONAL.

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THEHIDIGROUP
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KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
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Seal

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1 PLAN - DEMOLITION

Drawn By	**S.J.**	Scale	1:50
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: ED-302

Revision: .

DRAWING NOTES

1. THIS DRAWING IS TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. NOT ALL EXISTING DEVICES MAY BE SHOWN. CONTRACTOR SHALL CONFIRM QUANTITY AND LOCATION OF ALL EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES AND EQUIPMENT, FIRE ALARM DEVICES, COMMUNICATION DEVICES AND SECURITY DEVICES ON SITE WITHIN THE SCOPE OF WORK PRIOR TO COMMENCING WORK.
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4. GENERAL DEMOLITION SCOPE OF WORK. UNLESS SPECIFICALLY NOTED OTHERWSE:
   - 4.1. POWER & SYSTEMS: ALL RECEPTACLES, DIRECT CONNECTIONS AND MISC POWER ARE EXISTING TO REMAIN. FOR ITEMS INDICATED TO BE DEMOLISHED, WITH THE EXCEPTION OF BEDROOM RECEPTACLES, REMOVE ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE. ALL RECEPTACLES TO BE REPLACED WITH NEW STANDARD TAMPER PROOF RECEPTACLES.
   - 4.2. SECURITY: ALL EXISTING SECURITY DEVICES ARE TO REMAIN.
   - 4.3. FIRE ALARM: ALL FIRE ALARM DEVICES ARE EXISTING TO REMAIN. RELOCATE DEVICES TO SUIT NEW RENOVATION AS NEEDED.
5. REVIEW AND AUDIT ALL EXISTING RECEPTACLES AND DIRECT CONNECTIONS. REPAIR OR REPLACE ALL DAMAGED/NON-FUNCTIONAL RECEPTACLES AS REQUIRED. ENSURE ALL RECEPTACLES AND POWER CONNECTIONS ARE FUNCTIONAL.

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KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
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Drawing Notes

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Seal

LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 2 & MEZZANINE FLOOR PLAN - DEMOLITION

Drawn By	**S.J.**	Scale	1:50
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: ED-303

Revision: .

DRAWING NOTES

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   - 4.1. POWER & SYSTEMS: ALL RECEPTACLES, DIRECT CONNECTIONS AND MISC POWER ARE EXISTING TO REMAIN. FOR ITEMS INDICATED TO BE DEMOLISHED, WITH THE EXCEPTION OF BEDROOM RECEPTACLES, REMOVE ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE. ALL RECEPTACLES TO BE REPLACED WITH NEW STANDARD TAMPER PROOF RECEPTACLES.
   - 4.2. SECURITY: ALL EXISTING SECURITY DEVICES ARE TO REMAIN.
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KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
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Seal

LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

SECOND FLOOR PLAN - DEMOLITION

Drawn By	S.J.	Scale	1:50
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: ED-304

Revision: .

DRAWING NOTES

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   - 4.2. SECURITY: ALL EXISTING SECURITY DEVICES ARE TO REMAIN.
   - 4.3. FIRE ALARM: ALL FIRE ALARM DEVICES ARE EXISTING TO REMAIN. RELOCATE DEVICES TO SUIT NEW RENOVATION AS NEEDED.
5. REVIEW AND AUDIT ALL EXISTING RECEPTACLES AND DIRECT CONNECTIONS. REPAIR OR REPLACE ALL DAMAGED/NON-FUNCTIONAL RECEPTACLES AS REQUIRED. ENSURE ALL RECEPTACLES AND POWER CONNECTIONS ARE FUNCTIONAL AND APPROPRIATELY SEALED AND PROTECTED FROM OUTDOOR CONDITIONS.
6. BASE SCOPE: FOR EQUIPMENT TO BE DEMOLISHED, DISCONNECT POWER AND FIRE ALARM CONNECTIONS TO UNITS OR DUCT SMOKE DETECTORS (WHERE APPLICABLE) FROM ROOF-TOP MECHANICAL EQUIPMENT. CAP AND KEEP SAFE FOR FUTURE RE-INSTATEMENT OF UNIT. COORDINATE DEMOLITION WORK WITH MECHANICAL CONTRACTOR.
7. SEPARATE PRICE: REMOVE EXISTING POWER AND FIRE ALARM CONNECTIONS TO ALL ROOFTOP MECHANICAL UNITS AND ASSOCIATED WIRING & CONDUIT BACK TO SOURCE. COORDINATE DEMOLITION WORK WITH MECHANICAL CONTRACTOR.

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KEY PLAN

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LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

ROOF PLAN - DEMOLITION

Drawn By	**S.J.**	Scale	1:50
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: ED-305

Revision: .

01 E-201 BASEMENT LEVEL REFLECTED CEILING PLAN

SCALE: 1:100

02 E-201 GROUND LEVEL 1 REFLECTED CEILING PLAN

SCALE: 1:100

03 E-201 GROUND LEVEL 2 REFLECTED CEILING PLAN

SCALE: 1:100

05 E-201 SECOND LEVEL REFLECTED CEILING PLAN

SCALE: 1:100

04 E-201 GROUND LEVEL 2 MEZZANINE RCP

SCALE: 1:100

DRAWING NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ALL OTHER CONSULTANT DRAWINGS AND DOCUMENTS.
2. REFER TO ARCHITECTURAL DRAWINGS AND ELEVATIONS FOR FINAL DEVICE LOCATION, IF NOT INDICATED, CONFIRM WITH ARCHITECT.
3. EXIT SIGNS, OCCUPANCY SENSORS, REMOTE HEADS & FIRE ALARM HORN/STROBES TO BE INSTALLED AFTER ALL MAJOR CEILING EQUIPMENT HAS BEEN INSTALLED. MOUNTING HEIGHT OF EXIT SIGNS, OCCUPANCY SENSORS, REMOTE HEADS & FIRE ALARM HORN/STROBES TO BE SITE DETERMINED SUCH THAT THERE IS A CLEAR LINE OF SIGHT FROM ANY POINT OF VIEW. PROVIDE MEANS OF SUSPENSION FOR ALL EXIT SIGNS, OCCUPANCY SENSORS, REMOTE HEADS & FIRE ALARM HORN/STROBES THAT ARE INDICATED TO BE CEILING MOUNTED THROUGHOUT OPEN CEILING AREAS. SMOKE DETECTOR TO BE MOUNTED TO CEILING SLAB AT APPROXIMATE LOCATION INDICATED ON DRAWING. UNLESS NOTED OTHERWISE, NEW AND REINSTATED LIGHTING EQUIPMENT SHALL BE CONNECTED TO THE NEAREST EXISTING LIGHTING CIRCUIT(S). PROVIDE ADDITIONAL WIRING, CONDUIT AND JUNCTION BOXES TO EXTEND CIRCUIT AS REQUIRED.
4. PROVIDE NEW RESIDENTIAL GRADE PHOTOELECTRIC SMOKE/CARBON MONOXIDE COMBO ALARM c/w INTEGRAL STROBE LIGHT & BATTERY BACKUP TO PROVIDE AT LEAST SEVEN (7) DAYS OF STANDBY POWER FOLLOWED BY FOUR (4) MINUTES OF ALARM. STROBE INTENSITY SHALL MEET 175cd MINIMUM. POWER TO THE SMOKE/CO ALARM ARE TO BE FED FROM 120V SOURCE. ALLOW FOR CONNECTION TO NON-SWITCHED LEG LIGHTING CIRCUIT SERVING RESPECTIVE SUITE.

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Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

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03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
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Seal

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

REFLECTED CEILING PLANS

Drawn By	S.J.	Scale	AS SHOWN
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: E-201

Revision: .

DRAWING NOTES

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3. ENSURE ALL EXISTING COVERS FOR PULL STATIONS ARE FUNCTIONAL FOR ITS INTENDED USE. IF ANY ARE FOUND TO BE DAMAGED, REPLACE WITH NEW (TYPICAL FOR ALL).
4. REPLACE ALL EXISTING RECEPTACLES WITH NEW TAMPER PROOF RECEPTACLES. ALL RECEPTACLES LOCATED WITHIN 1m OF SINKS IN BATHROOMS, KITCHENS, AND ANY OTHER COUNTERTOPS WITH OPEN WATER SOURCES ARE TO BE REPLACED WITH GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES.
5. DO NOT LOCATE ELECTRICAL BOXES BACK-TO-BACK IN THE SAME STUD CAVITY OF RATED PARTITIONS. LOCATE BOXES ON OPPOSITE SIDE OF THE PARTITION AT LEAST ONE FULL STUD CAVITY APART. WHERE BOXES MUST BE INSTALLED BACK-TO-BACK, WRAP BOXES ON BOTH SIDES WITH PUDDY PAD HILTI CP-617 OR EQUIVALENT.

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KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
01	ISSUED FOR TENDER	10/11/23	SJ

Drawing Notes

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Seal

LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place
North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

BASEMENT FLOOR
POWER & SYSTEMS PLAN

Drawn By	S.J.	Scale	1:50
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: E-301

Revision: .

DRAWING NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ALL OTHER CONSULTANT DRAWINGS AND DOCUMENTS.
2. REFER TO ARCHITECTURAL DRAWINGS AND ELEVATIONS FOR FINAL DEVICE LOCATION, IF NOT INDICATED, CONFIRM WITH ARCHITECT.
3. ENSURE ALL EXISTING COVERS FOR PULL STATIONS ARE FUNCTIONAL FOR ITS INTENDED USE. IF ANY ARE FOUND TO BE DAMAGED, REPLACE WITH NEW (TYPICAL FOR ALL).
4. REPLACE ALL EXISTING RECEPTACLES WITH NEW TAMPER PROOF RECEPTACLES. RECEPTACLES IN BEDROOMS (SLEEPING ROOMS) SHALL BE REPLACED WITH ARC FAULT CIRCUIT INTERRUPTER (AFCI) TYPE RECEPTACLES (OR BREAKER FEEDER RECEPTACLES SHALL BE OF AFCI TYPE). ALL RECEPTACLES LOCATED WITHIN 1m OF SINKS IN BATHROOMS, KITCHENS, AND ANY OTHER COUNTERTOPS WITH OPEN WATER SOURCES ARE TO BE REPLACED WITH GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES.
5. DO NOT LOCATE ELECTRICAL BOXES BACK-TO-BACK IN THE SAME STUD CAVITY OF RATED PARTITIONS. LOCATE BOXES ON OPPOSITE SIDE OF THE PARTITION AT LEAST ONE FULL STUD CAVITY APART. WHERE BOXES MUST BE INSTALLED BACK-TO-BACK, WRAP BOXES ON BOTH SIDES WITH PUDDY PAD HILTI CP-617 OR EQUIVALENT.

6. RECEPTACLES SHALL BE INSTALLED SUCH THAT CENTRE OF FACE PLATE IS 736mm A.F.F.

7. PROVIDE BRAVE SENSORS (SKU: S8675309V4) IN AREAS INDICATED BY THIS SYMBOL. BRAVE DOOR SENSOR TO BE MOUNTED ON DOOR AND DOOR FRAME, AND WIRED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. ELECTRICAL CONTRACTOR TO PROVIDE RECEPTACLES TO BE INSTALLED ABOVE FINISHED CEILING FOR CEILING MOUNT BRAVE SENSORS. APPROXIMATE LOCATION SHOWN ON DRAWINGS, FINAL LOCATION TO BE DETERMINED PER SITE CONDITIONS. ENSURE LOCATION OF RECEPTACLES IS ACCESSIBLE THROUGH AN ACCESS PANEL. ENSURE 2" CLEARANCE AROUND CEILING MOUNT BRAVE SENSORS ARE FREE OF AIR VENTS, LIGHT FIXTURES, SPRINKLERS, ETC.

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Toronto, ON M2H 3N5 Canada
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LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 1 POWER & SYSTEMS PLAN

Drawn By	**S.J.**	Scale	1:50
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: E-302

Revision: .

DRAWING NOTES

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6. PROVIDE BRAVE SENSORS (SKU: SB675309V4) IN AREAS INDICATED BY THIS SYMBOL. BRAVE DOOR SENSOR TO BE MOUNTED ON DOOR AND DOOR FRAME, AND WIRED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. ELECTRICAL CONTRACTOR TO PROVIDE RECEPTACLES TO BE INSTALLED ABOVE FINISHED CEILING FOR CEILING MOUNT BRAVE SENSORS. APPROXIMATE LOCATION SHOWN ON DRAWINGS, FINAL LOCATION TO BE DETERMINED PER SITE CONDITIONS. ENSURE LOCATION OF RECEPTACLES IS ACCESSIBLE THROUGH AN ACCESS PANEL. ENSURE 2" CLEARANCE AROUND CEILING MOUNT BRAVE SENSORS ARE FREE OF AIR VENTS, LIGHT FIXTURES, SPRINKLERS, ETC.

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THE HIDI GROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

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LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place
North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

GROUND FLOOR 2 & MEZZANINE POWER & SYSTEMS PLAN

Drawn By	**S.J.**	Scale	1:50
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: E-303

Revision: .

DRAWING NOTES

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LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

SECOND FLOOR POWER & SYSTEMS PLAN

Drawn By	S.J.	Scale	1:50
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: E-304

Revision: .

DRAWING NOTES

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6. BASE SCOPE: RECONNECT AND RE-INSTATE EXISTING POWER TO ROOFTOP MECHANICAL UNITS.
7. SEPARATE PRICE: PROVIDE NEW POWER AND FIRE ALARM CONNECTIONS TO NEW ROOF-TOP UNITS FROM CIRCUITS AS INDICATED. COORDINATE FINAL LOCATION OF CONNECTION POINTS WITH MECHANICAL CONTRACTOR. PROVIDE NEW DUCT SMOKE DETECTORS WITHIN DUCTS AS INDICATED c/w 3" INSULATED ENCLOSURE. PROVIDE 120V CONNECTION TO DUCT SMOKE DETECTOR HEATER c/w 120V/24V TRANSFORMER.

8. PROVIDE 3" INSULATED BOX WITH INTEGRATED HEATER WITH THERMOSTAT FOR THE DUCT SMOKE DETECTOR. COORDINATE WITH MECHANICAL CONTRACTOR TO AVOID COMPROMISING DUCT INSULATION.

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Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

ROOF POWER & SYSTEMS PLAN

Drawn By	**S.J.**	Scale	1:50
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: E-305

Revision: .

DRAWING NOTES

1. SEPARATE PRICE: DEMOLISH EXISTING CONNECTION TO UNIT ALONG WITH ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE PANEL. PROVIDE NEW CONNECTION TO NEW UNIT c/w NEW CONDUIT AND WIRING SIZED AS INDICATED.

1 / E-501 ELECTRICAL SINGLE LINE DIAGRAM

N/A

2 / E-501 ELECTRICAL DISTRIBUTION RISER DIAGRAM

N.T.S

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Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

ELECTRICAL SINGLE LINE & DISTRIBUTION RISER DIAGRAM

Drawn By	S.J.	Scale	N.T.S
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: E-501

Revision: .

FIRE ALARM SCHEDULE

ZONE #	ZONE DESCRIPTION	PULL STATION (FZ)	HEAT OR SMOKE DETECTOR (FZ)	SUPERVISED VALVE (SZ)	SPRINKLER FLOW SWITCH (FZ)	LOSS OF PRESSURE (SZ)	DUCT DETECTOR (FZ)	STARTUP SIGNAL (CZ)	SHUTDOWN SIGNAL (CZ)	STROBE CCT. A (HZ)	STROBE CCT. B (HZ)	AUDIO CCT. 1 (BZ)	AUDIO CCT. 2 (BZ)	HANDSET (PZ)	FIRE ALARM CONNECTION (CZ)	AUX. SYSTEM TROUBLE (SZ)	AUX. SYSTEM ALARM (FZ)	REMARKS
1	BASEMENT																	EXISTING ZONE TO REMAIN
2	1ST FLOOR																	EXISTING ZONE TO REMAIN
3	2ND FLOOR																	EXISTING ZONE TO REMAIN
4	ROOF – PATIO																	EXISTING ZONE TO REMAIN
5	KITCHEN HOOD SUPPRESSION SYSTEM																	EXISTING ZONE TO REMAIN
6	RTU-1 DUCT SMOKE DETECTOR (ROOF)																	EXISTING ZONE TO REMAIN
7	RTU-3 DUCT SMOKE DETECTOR (ROOF)																	EXISTING ZONE TO REMAIN
8	STAIR #1 (SOUTH)																	EXISTING ZONE TO REMAIN
9	STAIR #2 (CENTRE)																	EXISTING ZONE TO REMAIN
10	STAIR #4 (NORTH EAST)																	EXISTING ZONE TO REMAIN
11	STAIR #5 (NORTH WEST)																	EXISTING ZONE TO REMAIN
12	MAIN WET SPRINKLER FLOW																	EXISTING ZONE TO REMAIN
13	BASEMENT WET SPRINKLER FLOW																	EXISTING ZONE TO REMAIN
14	1ST FLOOR WET SPRINKLER FLOW																	EXISTING ZONE TO REMAIN
15	2ND FLOOR WET SPRINKLER FLOW																	EXISTING ZONE TO REMAIN
16	MAIN WET SPRINKLER SHUTOFF VALVE																	EXISTING ZONE TO REMAIN
17	BASEMENT WET SPRINKLER SHUTOFF VALVE																	EXISTING ZONE TO REMAIN
18	1ST FLOOR WET SPRINKLER SHUTOFF VALVE																	EXISTING ZONE TO REMAIN
19	2ND FLOOR WET SPRINKLER SHUTOFF VALVE																	EXISTING ZONE TO REMAIN
20	MAIN WET SPRINKLER LOW PRESSURE																	EXISTING ZONE TO REMAIN
	PROVIDE 20% SPARE CAPACITY																	

1 / E-601 FIRE ALARM SYSTEM SCHEDULE

N/A

2 / E-601 FIRE ALARM SYSTEM RISER DIAGRAM

N/A

NOTES

1. THIS FIRE ALARM SYSTEM SHALL BE A SINGLE STAGE SYSTEM. FIRE ALARM CONTROL PANEL SHALL BE INSTALLED WITH A BATTERY BACK-UP POWER SOURCE.
2. SPRINKLER ZONE NOMENCLATURE SHALL BE COORDINATED TO SUIT THE FINAL SPRINKLER MECHANICAL SYSTEM DESIGN, ANNUNCIATOR LED LABELS SHALL BE UPDATED.
3. ALL FINAL DESIGNATION OF NAMES FOR THE FIRE ALARM ANNUNCIATOR ARE TO CORRESPOND TO THE FLOOR DESIGNATIONS.
4. RETURN WIRING OF CLASS "A" CIRCUIT SHALL BE RUN SEPARATE FROM THE REMAINDER OF THE CIRCUIT WIRING.
5. THE ELECTRICAL CLOSETS WILL BE USED FOR THE FIRE ALARM RISER CONDUIT, CABLE, BACKBOXES & CONNECTIONS. THESE ROOMS WILL BE RATED ENCLOSURES. AIR HANDLING UNITS OF THE TYPES CAHU, ERV AND AHU ARE TO BE CONNECTED TO THE CONTROL PANEL. A LOW VOLTAGE STOP/START SWITCH IS REQUIRED IN THE CONTROL PANEL COMPLETE WITH STATUS SWITCH FOR RUNNING LIGHTS OF EACH DEVICE.
6. EACH FIRE SUPPRESSION SYSTEM PRESSURE REDUCING STATION HAS FOUR (4) SUPERVISORY VALVES WHICH MUST BE CONNECTED TO THE FIRE ALARM SYSTEM.
7. EACH SPRINKLER ZONE CONTROL STATION HAS ONE FLOW SWITCH AND ONE SUPERVISORY VALVE WHICH MUST BE CONNECTED TO THE FIRE ALARM SYSTEM. REVIEW THE MECHANICAL SPRINKLER DRAWINGS FOR LOCATION AND QUANTITY OF DEVICES
8. PROVIDE A 120V POWER CONNECTION FOR THE SPRINKLER "LOW PRESSURE" ALARM SENSOR. THE LOW PRESSURE ALARM SENSOR WILL BE CONNECTED TO THE F.A. ANNUNCIATOR PANEL TO SIGNAL TROUBLE.
9. ELECTRICAL CONTRACTOR SHALL LOCATE DUCT DETECTORS IN THE STRAIGHT SECTION WITHIN THE DUCTWORK SYSTEM. IF THE LOCATION DOES NOT ADHERE TO THE LATEST RECOMMENDED STANDARDS, THE ELECTRICAL CONTRACTOR SHALL HAVE THE SITE REVIEWED BY THE FIRE ALARM MANUFACTURER AND SUBMIT IN WRITING THAT DETECTORS ARE STILL MONITORING THE SYSTEM ACCURATELY.
10. ELECTRICAL CONTRACTOR SHALL COORDINATE CONTROL POINTS WITH THE BUILDING MANAGEMENT SYSTEM.
11. ELECTRICAL CONTRACTOR SHALL OBTAIN FAN SHUT DOWN LIST AND PROVIDE FINAL TERMINATIONS AND TESTING.
12. FIRE ALARM RISER CABLING SHALL BE FIRE RATED.
13. RTU-1 & RTU-4 TO SHUT DOWN UPON ACTIVATION OF FIRE ALARM DUCT SMOKE DETECTOR.

KITCHEN FIRE SUPPRESSION SYSTEM SEQUENCE OF OPERATIONS

IN THE EVENT OF A FIRE, THE FIRE ALARM SYSTEM SHALL:
- SHUT OFF GAS CONNECTION TO EQUIPMENT BENEATH KITCHEN HOOD.
- SHUT OFF ALL ELECTRIC COOKING EQUIPMENT BENEATH KITCHEN HOOD.
- KEEP EXHAUST FAN RUNNING.

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07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name

25 Canterbury Place
North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

FIRE ALARM SYSTEM SCHEDULE AND RISER

Drawn By	S.J.	Scale	N.T.S
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: E-601

Revision: .

PROJECT NAME: **25 Canterbury Place - Canterbury Renovations**
PROJECT NUMBER: **2023-0233**
DATE: November 10, 2023
ENGINEER/DESIGNER Timi Agiri

PANEL: **LP-BA**
PAGE: 1 of 2
LOCATION: MAIN ELECTRICAL ROOM

Panel Mains:	225 A	SC Rating:	As per Spec	Voltage:	120 / 208	Ph/Wire:	3ϕ /4W	Fed from:	PP-BB

BRKR	*	DESCRIPTION	C [W]	cct	PHASE A	PHASE B	PHASE C	cct	C [W]	DESCRIPTION	*	BRKR
20A-1P		MULTIPURPOSE ROOM #1 LIGHTING		1				2		CORRIDOR N/L & LIGHTING		**15A-1P**
20A-1P		MULTIPURPOSE ROOM #1 LIGHTING		3				4		MISC ROOM LIGHTING		**15A-1P**
15A-1P		GRAHAM ALARM		5				6		MISC ROOM LIGHTING		**15A-1P**
15A-1P		STAIR #1 LIGHTING		7				8		MISC ROOM LIGHTING		**15A-1P**
15A-1P		STAIR #1 LIGHTING		9				10		BATTERY UNITS #1 & #2		**15A-1P**
15A-1P		STAFF ROOM #009 RECEPTACLE		11				12		BATTERY UNITS #3 & #4		**15A-1P**
15A-1P		WASHROOM RECEPTACLE		13				14		EXIT LIGHTS		**15A-1P**
15A-1P		STAFF ROOM #009 RECEPTACLE		15				16		CORRIDOR M/P RM #1/2 RECEPTACLES		**20A-1P**
15A-1P		MP ROOM #1 & STORAGE ROOM RECEPTACLE		17				18		M/P ROOM #2 & JANITOR'S ROOM RECEPTACLE		**15A-1P**
15A-1P		MP ROOM #1 & STORAGE ROOM RECEPTACLE		19				20		M/P ROOM #2 & OFFICE RECEPTACLE		**15A-1P**
15A-1P		TELEPHONE RECEPTACLE		21				22		OFFICE #004 & #005 RECEPTACLE		**15A-1P**
15A-1P		ELEC RM/STORAGE/OFFICE RECEPTACLE		23				24		EF-4 & EF-5		**15A-1P**
15A-1P		EXTERIOR RECEPTACLES		25				26		EF-1, EF-2 & EF-3		**15A-1P**
15A-1P		EXTERIOR RECEPTACLES		27				28		DUPLEX PUMP P-1 & P-2		**30A-1P**
15A-1P		RECIRCULATING PUMP DHWP-1		29				30		SPRINKLER EXCESS PRESSURE PUMP		**15A-1P**
15A-1P		HWT #1		31				32		EF-14 & DAMPERS		**15A-1P**
15A-1P		HWT #2		33				34		SPARE		**15A-1P**
15A-1P		DAMPER		35				36		CEILING FAN #1		**15A-1P**
15A-1P		FRONT WALKWAY LIGHTING		37				38		EF-11 AND ROOM		**15A-1P**
15A-1P		DAMPER		39				40		EXTERIOR LIGHTS - EAST SIDE & CONTROLS		**15A-1P**
15A-1P		REAR WALL & CANOPY		39				42		REAR SENSOR LIGHTING		**15A-1P**

LEGEND:
S : Standard Breaker
G : Ground Fault Circuit Interrupt
3G : 30mA Ground Fault Circuit Interrupt
A : Arc Fault Circuit Interrupt
(L) : Lock-on Device

OPTIONS:
☑ Main Breaker **225 A**
☐ Feed-through/Double Lugs
☐ Isolated Ground Bus
☐ Integral SPD
CSA Enclosure Rating Type 1
Tub Type: Single
Mounting: Flush
Total Circuits: 84

Demand "A"	0	W
Demand "B"	0	W
Demand "C"	0	W

TOTAL DEMAND AMPS	**0.0**	**A**
TOTAL CONNECTED LOA	**0.0**	**kW**
TOTAL DEMAND LOAD	**0.0**	**kW**

NOTES:
1. THIS IS AN EXISTING PANEL. CIRCUIT DESCRIPTION IN GRAY WITHOUT ADDITIONAL FORMATTING INDICATES THAT IT IS AN EXISTING LOAD TO REMAIN.
2. CIRCUIT DESCRIPTION IN **BOLD** INDICATES THAT IT IS A NEW LOAD ON AN EXISTING BREAKER.
3. CIRCUIT DESCRIPTION IN ***BOLD ITALICS*** INDICATES THAT IT IS A NEW LOAD REQUIRING A NEW BREAKER. REMOVE EXISTING BREAKER AND REPOSITION EXISTING BREAKERS AS REQUIRED TO MAKE SPACE FOR NEW BREAKER.
4. REPOSITION ALL BREAKERS AS REQUIRED TO SUIT NEW LOADS AND CONNECTIONS.

PROJECT NAME: **25 Canterbury Place - Canterbury Renovations**
PROJECT NUMBER: **2023-0233**
DATE: November 10, 2023
ENGINEER/DESIGNER Timi Agiri

PANEL: **LP-BA**
PAGE: 2 of 2
LOCATION: MAIN ELECTRICAL ROOM

Panel Mains:	225 A	SC Rating:	As per Spec	Voltage:	120 / 208	Ph/Wire:	3ϕ /4W	Fed from:	PP-BB

BRKR	*	DESCRIPTION	C [W]	cct	PHASE A	PHASE B	PHASE C	cct	C [W]	DESCRIPTION	*	BRKR
15A-1P		DECK LIGHTING		43				44		***STORAGE ROOM LIGHTING***	S	**15A-1P**
15A-1P		FU-1		45				46		SECURITY		**15A-1P**
15A-1P		SPARE		47				48		SPACE		
15A-1P		UV FOR FU-1 UNIT		49				50		RECEPTION HEATER		**15A-1P**
15A-1P		CEILING HEATER		51				52		HALLWAY UTILITY RECEPTACLE		**15A-1P**
15A-1P		HOT WATER POWER VENT		53				54		HALLWAY UTILITY RECEPTACLE		**20A-1P**
15A-1P		EXTERIOR LIGHTS - CORNER NORTH-WEST		55				56		HALLWAY UTILITY RECEPTACLE		**15A-1P**
15A-1P		EXTERIOR FLOOD LIGHTS		57				58		HALLWAY UTILITY RECEPTACLE		**15A-1P**
15A-1P		ROOF WALL PACKS		59				60		HALLWAY UTILITY RECEPTACLE		**15A-1P**
15A-1P		MECH ROOM #2 RECEPTACLE		61				62		HALLWAY UTILITY RECEPTACLE		**15A-1P**
20A-1P		PROJECTOR SCREEN		63				64		MAGLOCK CIRCUIT BREAKER		**15A-1P**
		SPACE		65				66		SPACE		
		SPACE		67				68		SPACE		
		SPACE		69				70		SPACE		
		SPACE		71				72		SPACE		
		SPACE		73				74		SPACE		
		SPACE		75				76		SPACE		
		SPACE		77				78		SPACE		
		SPACE		79				80		SPACE		
		SPACE		81				82		SPACE		
		SPACE		83				84		SPACE		

LEGEND:
S : Standard Breaker
G : Ground Fault Circuit Interrupt
3G : 30mA Ground Fault Circuit Interrupt
A : Arc Fault Circuit Interrupt
(L) : Lock-on Device

OPTIONS:
☑ Main Breaker: **225 A**
☐ Feed-through/Double Lugs
☐ Isolated Ground Bus
☐ Integral SPD
CSA Enclosure Rating Type 1
Tub Type: Single
Mounting: Flush
Total Circuits: 84

Demand "A"	0	W
Demand "B"	0	W
Demand "C"	0	W

TOTAL DEMAND AMPS	**0.0**	**A**
TOTAL CONNECTED LOA	**0.0**	**kW**
TOTAL DEMAND LOAD	**0.0**	**kW**

NOTES:
1. THIS IS AN EXISTING PANEL. CIRCUIT DESCRIPTION IN GRAY WITHOUT ADDITIONAL FORMATTING INDICATES THAT IT IS AN EXISTING LOAD TO REMAIN.
2. CIRCUIT DESCRIPTION IN **BOLD** INDICATES THAT IT IS A NEW LOAD ON AN EXISTING BREAKER.
3. CIRCUIT DESCRIPTION IN ***BOLD ITALICS*** INDICATES THAT IT IS A NEW LOAD REQUIRING A NEW BREAKER. REMOVE EXISTING BREAKER AND REPOSITION EXISTING BREAKERS AS REQUIRED TO MAKE SPACE FOR NEW BREAKER.
4. REPOSITION ALL BREAKERS AS REQUIRED TO SUIT NEW LOADS AND CONNECTIONS.

PROJECT NAME: **25 Canterbury Place - Canterbury Renovations**
PROJECT NUMBER: **2023-0233**
DATE: November 10, 2023
ENGINEER/DESIGNER Timi Agiri

PANEL: **LP-1A**
PAGE: 1 of 2
LOCATION: GROUND FLOOR RECEPTION INTAKE

Panel Mains:	225 A	SC Rating:	As per Spec	Voltage:	120 / 208	Ph/Wire:	3ϕ /4W	Fed from:	PP-BB

BRKR	*	DESCRIPTION	C [W]	cct	PHASE A	PHASE B	PHASE C	cct	C [W]	DESCRIPTION	*	BRKR
15A-1P		BEDROOM #117		1				2		***BF BEDROOM LIGHTING***	S	**15A-1P**
15A-1P		BEDROOM #118		3				4		BEDROOM #107		**15A-1P**
15A-1P		BEDROOM #119		5				6		BEDROOM #108		**15A-1P**
15A-1P		BEDROOM #121		7				8		WASHROOMS #110 & #111 RECEPTACLES		**15A-1P**
15A-1P		MISC. ROOM LIGHTING		9				10		WASHROOMS #115 & VANITY RECEPTACLES		**15A-1P**
15A-1P		CORRIDOR N/L & MISC. LIGHTING		11				12		DINING #104/OFFICE #105 RECEPTACLES		**15A-1P**
15A-1P		DINING ENTRANCE & MISC. LIGHTING		13				14		DINING #104 RECEPTACLE (FRIDGE)		**15A-1P**
15A-1P		LOUNGE RECEPTACLE		15				16		RECEPTACLE #102/LOUNGE #101 RECEPTACLE		**15A-1P**
15A-1P		CORRIDOR #109 & #116 RECEPTACLE		17				18		RECEPTACLE #102/LOUNGE #101 RECEPTACLE		**15A-1P**
15A-1P		LOUNGE DINING RECEPTACLE		19				20		VESTIBULE #100 & LOUNGE #101 RECEPTACLE		**15A-1P**
15A-1P		STAIRS #4 & #5 LIGHTING		21				22		H.C. DOOR OPERATORS		**15A-1P**
15A-1P		MEZZANINE FLOOR LIGHTING		23				24		EF-7, EF-9, EF-13		**15A-1P**
15A-1P		ELECTRONIC TRAP SEAL		25				26		EF-115		**15A-1P**
15A-1P		**BF WASHROOM #120 HEATER - CFH-1**		27				28		**BF WASHROOM #120 LIGHTING & EF-3**	S	**15A-1P**
15A-1P		RECEPTACLES		29				30		**RECEPTION INTAKE LIGHTING**	S	**15A-1P**
15A-1P		KICK SPACE HEATERS		31				32		RESOURCES CENTRE RECEPTACLE		**15A-1P**
15A-1P		BASEBOARD HEATER OFFICE #105		33				34		**HARM REDUCTION ROOM LIGHTING**	S	**15A-1P**
15A-1P		WASHER ROOM PLUG		35				36		RESOURCES CENTRE RECEPTACLE		**15A-1P**
15A-1P		HAND DRYER		37				38		RESOURCES CENTRE RECEPTACLE		**15A-1P**
15A-1P		HAND DRYER		39				40		RESOURCES CENTRE RECEPTACLE		**15A-1P**
15A-1P		HAND DRYER		39				42		FIRE ALARM CONTROL PANEL		**15A-1P**

LEGEND:
S : Standard Breaker
G : Ground Fault Circuit Interrupt
3G : 30mA Ground Fault Circuit Interrupt
A : Arc Fault Circuit Interrupt
(L) : Lock-on Device

OPTIONS:
☐ Main Breaker **N/A**
☐ Feed-through/Double Lugs
☐ Isolated Ground Bus
☐ Integral SPD
CSA Enclosure Rating Type 1
Tub Type: Single
Mounting: Flush
Total Circuits: 84

Demand "A"	0	W
Demand "B"	0	W
Demand "C"	0	W

TOTAL DEMAND AMPS	**0.0**	**A**
TOTAL CONNECTED LOA	**0.0**	**kW**
TOTAL DEMAND LOAD	**0.0**	**kW**

NOTES:
1. THIS IS AN EXISTING PANEL. CIRCUIT DESCRIPTION IN GRAY WITHOUT ADDITIONAL FORMATTING INDICATES THAT IT IS AN EXISTING LOAD TO REMAIN.
2. CIRCUIT DESCRIPTION IN **BOLD** INDICATES THAT IT IS A NEW LOAD ON AN EXISTING BREAKER.
3. CIRCUIT DESCRIPTION IN ***BOLD ITALICS*** INDICATES THAT IT IS A NEW LOAD REQUIRING A NEW BREAKER. REMOVE EXISTING BREAKER AND REPOSITION EXISTING BREAKERS AS REQUIRED TO MAKE SPACE FOR NEW BREAKER.
4. REPOSITION ALL BREAKERS AS REQUIRED TO SUIT NEW LOADS AND CONNECTIONS.

PROJECT NAME: **25 Canterbury Place - Canterbury Renovations**
PROJECT NUMBER: **2023-0233**
DATE: November 10, 2023
ENGINEER/DESIGNER Timi Agiri

PANEL: **LP-1A**
PAGE: 2 of 2
LOCATION: GROUND FLOOR RECEPTION INTAKE

Panel Mains:	225 A	SC Rating:	As per Spec	Voltage:	120 / 208	Ph/Wire:	3ϕ /4W	Fed from:	PP-BB

BRKR	*	DESCRIPTION	C [W]	cct	PHASE A	PHASE B	PHASE C	cct	C [W]	DESCRIPTION	*	BRKR
15A-1P	S	***DINING/COMMON AREA LIGHTING***		43				44		**DINING/COMMON AREA RECEPTACLES**	S	**15A-1P**
15A-1P	S	***RECEPTION INTAKE DOOR OPERATOR***		45				46		***DINING/COMMON AREA RECEPTACLES***	S	**15A-1P**
15A-1P	S	***BF WASHROOM #120 DOOR OPERATOR***		47				48		***DINING/COMMON AREA RECEPTACLES***	S	**15A-1P**
15A-1P	G	***BF WSAHROOM RECEPTACLE***		49				50		***DINING/COMMON AREA RECEPTACLES***	S	**15A-1P**
15A-1P	S	***RECEPTION INTAKE RECEPTACLES***		51				52		***HARM REDUCTION ROOM DOOR OPERATOR***	S	**15A-1P**
15A-1P	S	***RECEPTION INTAKE RECEPTACLE***		53				54		***BF WASHROOM #114 DOOR OPERATOR***	S	**15A-1P**
20A-1P		SPARE		55				56		***BF WASHROOM #114 RECEPTACLE***	S	**15A-1P**
30A-2P		SPARE		57				58		***WASHROOM #115 RECEPTACLE***	S	**15A-1P**
				59				60		***WASHROOM #106 RECEPTACLE***	S	**15A-1P**
15A-1P	S	**BRAVE CEILING SENSOR**		61				62		SPACE		
		SPACE		63				64		SPACE		
		SPACE		65				66		SPACE		
		SPACE		67				68		SPACE		
		SPACE		69				70		SPACE		
		SPACE		71				72		SPACE		
				73				74				
				75				76				
				77				78				
				79				80				
				81				82				
				83				84				

LEGEND:
S : Standard Breaker
G : Ground Fault Circuit Interrupt
3G : 30mA Ground Fault Circuit Interrupt
A : Arc Fault Circuit Interrupt
(L) : Lock-on Device

OPTIONS:
☐ Main Breaker: **N/A**
☐ Feed-through/Double Lugs
☐ Isolated Ground Bus
☐ Integral SPD
CSA Enclosure Rating Type 1
Tub Type: Single
Mounting: Flush
Total Circuits: 84

Demand "A"	0	W
Demand "B"	0	W
Demand "C"	0	W

TOTAL DEMAND AMPS	**0.0**	**A**
TOTAL CONNECTED LOA	**0.0**	**kW**
TOTAL DEMAND LOAD	**0.0**	**kW**

NOTES:
1. THIS IS AN EXISTING PANEL. CIRCUIT DESCRIPTION IN GRAY WITHOUT ADDITIONAL FORMATTING INDICATES THAT IT IS AN EXISTING LOAD TO REMAIN.
2. CIRCUIT DESCRIPTION IN **BOLD** INDICATES THAT IT IS A NEW LOAD ON AN EXISTING BREAKER.
3. CIRCUIT DESCRIPTION IN ***BOLD ITALICS*** INDICATES THAT IT IS A NEW LOAD REQUIRING A NEW BREAKER. REMOVE EXISTING BREAKER AND REPOSITION EXISTING BREAKERS AS REQUIRED TO MAKE SPACE FOR NEW BREAKER.
4. REPOSITION ALL BREAKERS AS REQUIRED TO SUIT NEW LOADS AND CONNECTIONS.

rjc Creative Thinking Practical Results

THE**HIDI**GROUP
155 Gordon Baker Road, Suite 200
Toronto, ON M2H 3N5 Canada
t. 416 364 2100 | HIDI.com

KEY PLAN

No.	Revision	Date	By
03	ISSUED FOR TENDER	08/12/23	SJ
02	ISSUED FOR PERMIT	27/11/23	SJ
01	ISSUED FOR TENDER	10/11/23	SJ

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
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3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
25 Canterbury Place
North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title
PANEL SCHEDULES 1

Drawn By	**S.J.**	Scale	N.T.S
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: E-701A
Revision: .

PROJECT NAME: **25 Canterbury Place - Canterbury Renovations**
PROJECT NUMBER: **2023-0233**
DATE: November 10, 2023
ENGINEER/DESIGNER Timi Agiri

PANEL: LP-1K
PAGE: 1 of 1
LOCATION: GROUND FLOOR COMMERCIAL KITCHEN

Panel Mains:	225 A	SC Rating:	As per Spec	Voltage:	120 / 208	Ph/Wire:	3ϕ /4W	Fed from:	PP-BB

BRKR	*	DESCRIPTION	C [W]	cct	PHASE A	PHASE B	PHASE C	cct	C [W]	DESCRIPTION	*	BRKR
15A-1P		SPARE		1				2		STEP IN COOLER		20A-1P
15A-1P		ONE DOOR REACH IN FREEZER		3				4		EXHAUST HOOD		15A-1P
15A-1P		DESK RECEPTACLES		5				6		FIRE SUPPRESSION/ CONTRACTORS FA SHUTDOWN		15A-1P
15A-1P		ISLAND COUNTER RECEPTACLE - 20QT MIZER		7				8		COUNTER RECEPTACLE		15A-1P
15A-1P		ISLAND COUNTER RECEPTACLE		9				10		REFRIGERATOR (GARNISH COUNTER		15A-1P
15A-1P		ISLAND COUNTER RECEPTACLE - VEGETABLE PROCESSOR		11				12		FRYER		15A-1P
20A-1P		MICROWAVE OVEN		13				14		RANGE		15A-1P
15A-1P		FRYER		15				16		DISPENSER		15A-1P
15A-1P		LIGHTING		17				18		COFFEE MAKER		15A-1P
15A-1P		NIGHT LIGHTS		19				20		REACH IN FRIDGE		15A-1P
20A-2P		TOASTER		21				22		RECEPTACLE		15A-1P
				23				24		EVAPORATOR COIL		15A-1P
60A-2P		UNDERCOUNTER DISHWASHER		25				26		CONDENSING UNIT		15A-2P
				27				28				
15A-1P		DISHTABLE PLUG		29				30		**REFRIGERTOR #1**	S	15A-1P
15A-1P		UV LIGHT RECEPTACLE		31				32		**REFRIGERTOR #2**	S	15A-1P
15A-1P		SPARE		33				34		**REFRIGERTOR #3**	S	15A-1P
15A-1P		SPARE		35				36		**REFRIGERTOR #4**	S	15A-1P
15A-1P		SPARE		37				38		SPARE		15A-1P
15A-1P		SPARE		39				40		SPARE		15A-1P
15A-1P		SPARE		39				42		SPARE		15A-1P

LEGEND:
- S : Standard Breaker
- G : Ground Fault Circuit Interrupt
- 3G : 30mA Ground Fault Circuit Interrupt
- A : Arc Fault Circuit Interrupt
- (L) : Lock-on Device

OPTIONS:
- ☐ Main Breaker N/A
- ☐ Feed-through/Double Lugs
- ☐ Isolated Ground Bus
- ☐ Integral SPD

CSA Enclosure Rating Type 1
Tub Type: Single
Mounting: Flush
Total Circuits: 42

Demand "A"	0 W
Demand "B"	0 W
Demand "C"	0 W

TOTAL DEMAND AMPS	0.0 A
TOTAL CONNECTED LOA	0.0 kW
TOTAL DEMAND LOAD	0.0 kW

NOTES:
1. THIS IS AN EXISTING PANEL. CIRCUIT DESCRIPTION IN GRAY WITHOUT ADDITIONAL FORMATTING INDICATES THAT IT IS AN EXISTING LOAD TO REMAIN.
2. CIRCUIT DESCRIPTION IN **BOLD** INDICATES THAT IT IS A NEW LOAD ON AN EXISTING BREAKER.
3. CIRCUIT DESCRIPTION IN ***BOLD ITALICS*** INDICATES THAT IT IS A NEW LOAD REQUIRING A NEW BREAKER. REMOVE EXISTING BREAKER AND REPOSITION EXISTING BREAKERS AS REQUIRED TO MAKE SPACE FOR NEW BREAKER.
4. REPOSITION ALL BREAKERS AS REQUIRED TO SUIT NEW LOADS AND CONNECTIONS.

PROJECT NAME: **25 Canterbury Place - Canterbury Renovations**
PROJECT NUMBER: **2023-0233**
DATE: October 19, 2023
ENGINEER/DESIGNER Timi Agiri

PANEL: LP-2A
PAGE: 1 of 2
LOCATION: SECOND FLOOR CORRIDOR

Panel Mains:	225 A	SC Rating:	As per Spec	Voltage:	120 / 208	Ph/Wire:	3ϕ /4W	Fed from:	PP-BB

BRKR	*	DESCRIPTION	C [W]	cct	PHASE A	PHASE B	PHASE C	cct	C [W]	DESCRIPTION	*	BRKR
15A-1P	S	BEDROOM #209		1				2		BEDROOM #212	S	15A-1P
15A-1P	S	BEDROOM #210		3				4		BEDROOM #213	S	15A-1P
15A-1P	S	BEDROOM #211		5				6		BEDROOM #214	S	15A-1P
15A-1P	S	BEDROOM #215		7				8		BEDROOM #229	S	15A-1P
15A-1P	S	BEDROOM #216		9				10		BEDROOM #230	S	15A-1P
15A-1P	S	BEDROOM #201		11				12		LAUNDRY ROOM PLUG	S	15A-1P
15A-1P	S	BEDROOM #217		13				14		HAND DRYER	S	15A-1P
15A-1P	S	BEDROOM #202		15				16		HAND DRYER	S	15A-1P
15A-1P	S	ROOM #200 RECEPTACLES		17				18		HAND DRYER	S	15A-1P
15A-1P	S	ROOM #220 RECEPTACLES		19				20		HAND DRYER	S	15A-1P
20A-1P	S	CORRIDOR #200 RECEPTACLES		21				22		URINAL SENSOR	S	20A-1P
20A-1P	S	CORRIDOR #220 RECEPTACLES		23				24		WASHER IN LAUNDRY ROOM #220	S	40A-2P
15A-1P	S	WASHROOM S #293 & #221 RECEPTACLES		25				26				
15A-1P	S	OFFICE #219 & 2ND FLOOR		27				28		HEAT LAMPS	S	15A-1P
15A-1P	S	CORRIDOR NIGHT LIGHT		29				30		EF-6	S	15A-1P
15A-1P	S	CORRIDOR LIGHTING		31				32		**EF-4**	S	15A-1P
15A-1P	S	MISC. ROOM LIGHTING		33				34		ROOF RECEPTACLES	S	15A-1P
15A-1P	S	WASHROOM LIGHTING		35				36		RECEPTACLES	S	15A-1P
15A-1P	S	EF #6, 8, 10 & MOTORIZED DAMPER		37				38		FIRE SHUTTER SIGN	S	15A-1P
15A-1P	S	BALCONY LIGHTING		39				40		GFI RECEPTACLE BALCONY	G	15A-1P
15A-1P	S	ROOF LIGHTING		39				42		UV LAMP IN AC UNIT 4	S	15A-1P

LEGEND:
- S : Standard Breaker
- G : Ground Fault Circuit Interrupt
- 3G : 30mA Ground Fault Circuit Interrupt
- A : Arc Fault Circuit Interrupt
- (L) : Lock-on Device

OPTIONS:
- ☐ Main Breaker N/A
- ☐ Feed-through/Double Lugs
- ☐ Isolated Ground Bus
- ☐ Integral SPD

CSA Enclosure Rating Type 1
Tub Type: Single
Mounting: Flush
Total Circuits: 84

Demand "A"	0 W
Demand "B"	0 W
Demand "C"	0 W

TOTAL DEMAND AMPS	0.0 A
TOTAL CONNECTED LOA	0.0 kW
TOTAL DEMAND LOAD	0.0 kW

NOTES:
1. THIS IS AN EXISTING PANEL. CIRCUIT DESCRIPTION IN GRAY WITHOUT ADDITIONAL FORMATTING INDICATES THAT IT IS AN EXISTING LOAD TO REMAIN.
2. CIRCUIT DESCRIPTION IN **BOLD** INDICATES THAT IT IS A NEW LOAD ON AN EXISTING BREAKER.
3. CIRCUIT DESCRIPTION IN ***BOLD ITALICS*** INDICATES THAT IT IS A NEW LOAD REQUIRING A NEW BREAKER. REMOVE EXISTING BREAKER AND REPOSITION EXISTING BREAKERS AS REQUIRED TO MAKE SPACE FOR NEW BREAKER.
4. REPOSITION ALL BREAKERS AS REQUIRED TO SUIT NEW LOADS AND CONNECTIONS.

PROJECT NAME: **25 Canterbury Place - Canterbury Renovations**
PROJECT NUMBER: **2023-0233**
DATE: October 19, 2023
ENGINEER/DESIGNER Timi Agiri

PANEL: LP-2A
PAGE: 2 of 2
LOCATION: SECOND FLOOR CORRIDOR

Panel Mains:	225 A	SC Rating:	As per Spec	Voltage:	120 / 208	Ph/Wire:	3ϕ /4W	Fed from:	PP-BB

BRKR	*	DESCRIPTION	C [W]	cct	PHASE A	PHASE B	PHASE C	cct	C [W]	DESCRIPTION	*	BRKR
15A-1P	S	UV LAMP IN AC UNIT 1		43				44		SPARE	S	15A-1P
15A-1P	S	UV LAMP IN AC UNIT 2		45				46		***WASHER***	S	20A-3P
15A-1P	S	UV LAMP IN AC UNIT 3		47				48				
15A-1P	S	**BRAVE CEILING SENSOR**		49				50				
15A-1P	S	BASEBOARD HEATER WASHROOM #226		51				52		***DRYER***	S	15A-3P
15A-1P	S	FORCE FLOW HEATER WASHROOM #221		53				54				
15A-1P	S			55				56				
15A-1P	S	**LAUNDRY ROOM & STORAGE LIGHTING**		57				58		***EF-1***	S	15A-3P
15A-1P	S	**ALL GENDER WASHROOM #221 LIGHTING OCCUPANCY SENSORS**		59				60				
15A-1P	S	**BF WASHROOM #203 LIGHTING OCCUPANCY SENSOR**		61				62				
15A-1P	S	**SHOWER #221D HEATER - CFH-1**		63				64		SPACE	S	
15A-1P	S	**BF WASHROOM #203 DOOR OPERATOR**		65				66		SPACE	S	
15A-1P	S	**ALL GENDER WASHROOM #221 HAND DRYER**		67				68		***ROOFTOP CONVENIANCE RECEPTACLE***	S	20A-1P
15A-1P	S	**ALL GENDER WASHROOM #221 HAND DRYER**		69				70		***ROOFTOP CONVENIANCE RECEPTACLE***	S	20A-1P
15A-1P	S	**ALL GENDER WASHROOM #221 RECEPTACLES**		71				72		***ROOFTOP CONVENIANCE RECEPTACLE***	S	20A-1P
15A-1P	S	**ALL GENDER WASHROOM #221 RECEPTACLES**		73				74		WASHER	S	20A-3P
15A-1P	S	**ALL GENDER WASHROOM #221 RECEPTACLES**		75				76				
15A-1P	S	**BF WASHROOM #203 RECEPTACLE**		77				78				
15A-1P	S	SPARE		79				80		DRYER	S	15A-3P
15A-1P	S	**RTU-1 DUCT SMOKE HEATER**		81				82				
15A-1P	S	**RTU-4 DUCT SMOKE HEATER**		83				84				

LEGEND:
- S : Standard Breaker
- G : Ground Fault Circuit Interrupt
- 3G : 30mA Ground Fault Circuit Interrupt
- A : Arc Fault Circuit Interrupt
- (L) : Lock-on Device

OPTIONS:
- ☐ Main Breaker: N/A
- ☐ Feed-through/Double Lugs
- ☐ Isolated Ground Bus
- ☐ Integral SPD

CSA Enclosure Rating Type 1
Tub Type: Single
Mounting: Flush
Total Circuits: 84

Demand "A"	0 W
Demand "B"	0 W
Demand "C"	0 W

TOTAL DEMAND AMPS	0.0 A
TOTAL CONNECTED LOA	0.0 kW
TOTAL DEMAND LOAD	0.0 kW

NOTES:
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25 Canterbury Place Harm Reduction Centre
Lighting Fixture Schedule
Project No.: 2023-0233
Issued for Tender - November 10, 2023

Type	Luminaire Description	Lamp & Wattage	Input voltage	Mounting	Area	Manufacturer & Catalogue #
LD1	Nominally 6" aperture LED downlight with die-cast aluminum housing, wide beam, semi-specular reflector, flush lens trim, tempered glass lens. Fixture shall be rated for high abuse, wet location and IP64/65 ingress protection rated, integral LED light engine and integral driver	20W, 1967lms, 80+CRI, 3500K LED, 0-10V dimming	120V	Recessed	Washrooms, Showers & Toilets	**Kenall:** Dead-Front Downlight DFDL series DFDL6-FF-DCFW-18L-35K8-W-CSS-G-RID6-120-DIM1
LD2	Nominally 6" aperture LED downlight with die-cast aluminum housing, wide beam, semi-specular reflector, flush lens trim, tempered glass lens. Fixture shall be rated for high abuse, integral LED light engine and integral driver	24W, 1640lms, 80+CRI, 3000K LED, 0-10V dimming	120V	Recessed	Various Locations	**Kenall:** Millenium Downlight HADL series HADL6-FF-PAFW-22L-30K8-W-CSS-G-RIG6-120-DIM1
LD3	Nominally 15" wide x 4" deep surface mounted downlight, with a 0.05" aluminum housing and stainless steel internal lens retention brackets. UV-stabilized, high impact resistant, injection molded polycarbonate, high efficiency blondel flute lens for maximum uniformity, with integral LED light engine and integral driver	19W, 2100lms, 80CRI, 3500K LED	120V	Surface	Various Locations	**Kenall:** Rough House RHR15 Series RHR15-W-PP-15L35K-DV
LD4	Nominally 3" LED downlight with durable airtight aluminum body with adjustable gimbal (up to 30 deg) c/w anodized blue heat sink for maximum airflow to integral LED light source. Fixture lens provides 45 deg of beam spread and fixture shall be be suitable for wet conditions.	7W, 583lms, 90CRI, 3500K LED	120V	Recessed	All-Gender Washroom	**Lightline:** LUNA RA3-7G-35K-90WH
LD5	xx" dia surface mounted round high bay fixture, with powder coated cold-forged aluminum housing & IK10 impact rated primary polycarbonate lens (frosted option available). Fixture shall be IP65/wet location rated with integral high output LED light engine and integral driver	98W, 12,300lms, 80+CRI, 4000K LED 0-10V Dimming	120V	Surface	Multipurpose Room	**ILP:** RB3 series RB3-13L-U-40-FRL
LW1	Wall mount bedside LED luminaire, cast aluminum housing, temper resistant, and narrow 27deg distribution, with integral LED light engine and integral power supply with TOUCHDIM feature, provide with high abuse supplemental mounting.	6W, 160lms, 80CRI, 3000K LED 0-10V Dimming	120V	Wall	Bedrooms (at bedhead)	**Visa Lighting:** CB1800-GIG L30K-H-MVOLT-NRW-TOUCHDIM-x-BH1
LW2	Wall mount 8" wide, 26" long LED luminaire	29W, 1400lms, 82+CRI, 3500K LED 0-10V Dimming	120V	Wall	Washrooms	**Kenall:** MLAS2826 series MLAS826-PAN-PP-LG-1-25L35K-DCC-DV
P1a	25" dia by 10" high (medium) with 5 1/4" brushed, nickel-plated steel ceiling plate and a 10' or 20' cord.	LED Bulb, 3000K	120V	Pendant	Dining Area	**Lighthouse:** Nelson Saucer Bubble Pendant w/ separate LED bulb H763M10BNS
P1b	Same as P1a but 35" dia by 14" high (large)	LED Bulb, 3000K	120V	Pendant	Dining Area	**Lighthouse:** Nelson Saucer Bubble Pendant w/ separate LED bulb H763L10BNS
P1c	Same as P1a but 17.5" dia by 7" high (small)	LED Bulb, 3000K	120V	Pendant	Dining Area	**Lighthouse:** Nelson Saucer Bubble Pendant w/ separate LED bulb H763S10BNS

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03	ISSUED FOR TENDER	08/12/23	SJ
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Seal

LICENSED PROFESSIONAL ENGINEER
07/12/2023
J. A. G. PROLAS
100203347
PROVINCE OF ONTARIO

Project Name
25 Canterbury Place
North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title
PANEL SCHEDULES 2 & LUMINAIRE SCHEDULE

Drawn By	S.J.	Scale	N.T.S
Designed By	S.J.	Date	Aug 2023
Project Number	2023-0233		

Sheet Number: E-701B
Revision: .

TAG	SERVICE	LOCATION	KW	HP	VOLTS	PH	FLA (A)	MCA (A)	MOP (A)	FED FROM	TYPE	HAND-OFF-AUTO SELECTOR SWITCH	RUNNING PILOT LIGHT GREEN	OFF PILOT LIGHT RED	N.O.	N.C.	F.A. START UP	F.A. SHUT DOWN	BREAKER SIZE	WIRE SIZE	LIFE SAFETY	NON-LIFE SAFETY	REMARKS
EF-1	WASHROOM	ROOF			208	3	3.9	4.9	15		VFD, DISC								15A, 3P	#12 AWG			C/W VFD
EF-2	COMMERCIAL KITCHEN	ROOF			208	3	3.9	4.9	15		VFD, DISC								15A, 3P	#12 AWG			C/W VFD
EF-3	GROUND FLOOR BARRIER-FREE WASHROOM	GROUND FLOOR			115	1	3.9	4.9	15		VFD, DISC								15A, 1P	#12 AWG			C/W EXTERNAL SPEED CONTROLLER
EF-4	SECOND FLOOR DRYER	SECOND FLOOR			115	1	3.9	4.9	15		VFD, DISC								15A, 1P	#12 AWG			C/W EXTERNAL SPEED CONTROLLER
RTU-1	GROUND/SECOND FLOOR SUITES	ROOF			575	3	11.8	14.8	15		VFD, DISC								15A, 3P	#12 AWG			SEPARATE PRICE ITEM
RTU-2	GROUND/SECOND FLOOR SUITES	ROOF			575	3	11.4	14.3	15		VFD, DISC								15A, 3P	#12 AWG			SEPARATE PRICE ITEM
RTU-3	SECOND FLOOR CORRIDOR	ROOF			575	3	10.6	13.3	15		VFD, DISC								15A, 3P	#12 AWG			SEPARATE PRICE ITEM
RTU-4	GROUND FLOOR PUBLIC SPACE	ROOF			575	3	17.6	20.0	20		VFD, DISC								20A, 3P	#12 AWG			SEPARATE PRICE ITEM
MAU-1	COMMERCIAL KITCHEN	ROOF			575	3	2.8	3.5	15										15A, 3P	#12 AWG			SEPARATE PRICE ITEM
CFH-1	CEILING FAN HEATER	VARIOUS LOCATIONS	0.5		115	1	4.3	5.4	15										15A, 1P	#12 AWG			C/W LOW VOLTAGE RELAY FOR THERMOSTAT OPERATION
CU-1	BASEMENT FURNACE	ROOF			208	1	28	35.0	50										50A, 2P	#6 AWG			SPERATE PRICE ITEM
FU-1	BASEMENT	MECH ROOM #02-05			115	1	16.6	20.0	20										20A, 1P	#12 AWG			SEPARATE PRICE ITEM
ERV-1	BASEMENT	SUITES - UPPER ZONE			208	1	2.80	3.5	15										15A, 2P	#12 AWG			SEPARATE PRICE ITEM

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Seal

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

MECHANICAL SCHEDULE

Drawn By	**S.J.**	Scale	N.T.S
Designed By	**S.J.**	Date	**Aug 2023**
Project Number			**2023-0233**

Sheet Number: E-701B

Revision: .

01 E801 TYPICAL SINGLE DOOR WITH ELECTRIC STRIKE

N.T.S

02 E801 TYPICAL DOUBLE DOOR WITH ELECTRIC STRIKE

N.T.S

03 E801 TYPICAL SINGLE DOOR WITH MAGNETIC LOCK

N.T.S

04 E801 TYPICAL DOUBLE DOOR WITH MAGNETIC LOCK

N.T.S

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Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

ELECTRICAL DETAILS

Drawn By	**S.J.**	Scale	N.T.S
Designed By	**S.J.**	Date	**Aug 2023**
Project Number	**2023-0233**		

Sheet Number: E-801

Revision: .

EQUIPMENT SCHEDULE (8)

1. MULTI-FUNCTION RELAY
2. 4 1/2" ILLUMINATED PUSH PLATE WITH ENCLOSURE AND SIGN
3. 4 1/2" ILLUMINATED PUSH PLATE WITH ENCLOSURE AND SIGN
4. not used
5. not used
6. not used
7. not used
8. not used
9. DOOR OPERATOR – SUPPLIED BY OTHERS
10. GRADE 2 UNIVERSAL ELECTRIC STRIKE
11. 4 1/2" SQUARE ACTIVATION SWITCH
12. FLUSH MOUNT BOX FOR CM-45/4
13. 12/24 VDC LINEAR POWER SUPPLY
14. 40VA, 24 VAC TRANSFORMER

SYSTEM OPERATION

NORMAL OPERATION:

1. THE DOOR IS NORMALLY CLOSED AND UNLOCKED.
2. PRESSING THE EXTERIOR 'PUSH TO OPEN' AURA PUSH PLATE OPENS THE DOOR.
3. ONCE INSIDE AND THE DOOR IS CLOSED, PRESSING THE ILLUMINATED 'PUSH TO LOCK' AURA PUSH PLATE, CHANGES THE COLOR TO RED AND LOCKS THE DOOR.
4. TO EXIT, PRESS THE INTERIOR PUSH PLATE TO UNLOCK THE DOOR AND RESET THE SYSTEM.
5. THE 'PUSH TO LOCK' AURA™ PUSH PLATE SWITCH ILLUMINATED RING TURNS GREEN AND THE EXTERIOR 'PUSH TO OPEN' AURA™ PUSH PLATE OUTER RING TURNS GREEN.
6. IF THE DOOR IS OPENED MANUALLY TO EXIT THE RESTROOM, THE OVERHEAD MAGNETIC CONTACT SWITCH RESETS THE SYSTEM.

NO EMERGENCY OPERATION

NOTES:

1. BARRIER-FREE RESTROOM KIT SHALL BE CAMDEN DOOR CONTROLS OR APPROVED EQUAL.
2. PROVIDE ALL BACKBOXES FOR DEVICES AS REQUIRED.
3. PROVIDE 3/18AWG CU WIRING IN 3/4"C UNLESS OTHERWISE NOTED.

01 / E-802 BARRIER-FREE RESTROOM KIT

N.T.S

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Seal

Project Name

25 Canterbury Place

North York, Ontario

CANTERBURY RENOVATIONS

Sheet Title

ELECTRICAL DETAILS 2

Drawn By	**S.J.**	Scale	N.T.S
Designed By	**S.J.**	Date	**Aug 2023**
Project Number			**2023-0233**

Sheet Number: E-802

Revision: .

1.0 GENERAL NOTES :

(THESE NOTES APPLY TO ALL AREAS OF WORK / ASPECTS OF PROJECT)

1. THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROXIMATE LAYOUT OF THE LOCATION OF THE BUILDING IN THE AREA OF THE WORK.
2. THE CONTRACTOR MUST REVIEW AND CONFIRM THE EXTENT OF EXISTING SITE CONDITIONS THAT WILL AFFECT OR WILL REQUIRE ADJUSTMENT IN ORDER TO COMPLETE THE WORK AS SHOWN ON THE DOCUMENTS PRIOR TO BIDDING.
3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.
4. PARTIAL COPIES OF THE ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE FOR VIEWING AND REFERENCE PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING OR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS-BUILT CONDITION.
5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.
6. HOARDING, DUST PROTECTION, SITE PROTECTION AND SIGNAGE TO BE INSTALLED AROUND THE SITE PRIOR TO COMMENCING WORK AS PER SECTION 01 56 00, THESE NOTES AND PHASING DRAWINGS.
7. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.
8. THE USE OF THESE DRAWINGS IS LIMITED TO THAT EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD. OR THE RELEVANT SUB-CONSULTANTS.
9. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN MEASUREMENTS AT BUILDING AND THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN THESE DRAWINGS AND SITE CONDITION TO THE ENGINEER IMMEDIATELY.
11. SECTION MARK SHOWN THUS (1 / S1.1) DENOTE SECTION 1 ON DRAWING S1.1.
12. THE DESIGN TEAM'S FIELD SERVICES: THE DESIGN TEAM WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON THE REVIEWING PARTY'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE DESIGN TEAM'S RESPONSIBILITY NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
13. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE/REPAINT ALL EXISTING FINISHES AND LANDSCAPING DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.
14. PROVIDE SIGNAGE AS REQUIRED TO ENSURE SAFE VEHICLE AND PEDESTRIAN TRAFFIC FLOW THROUGH AND AROUND WORK AREAS IS MAINTAINED.
15. APPROXIMATE TYPE AND LOCATION OF SIGNS HAS BEEN SHOWN, HOWEVER ADDITIONAL SIGNAGE MAY BE REQUIRED.
16. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH ONE ANOTHER.
17. THE CONTRACTOR IS TO LOCATE ALL BURIED SERVICES (I.E. ELECTRICAL, IRRIGATION, ETC.) BELOW GRADE AND AFFECTED BY THE WORK PRIOR TO REMOVALS. CARE IS TO BE TAKEN NOT TO DAMAGE SERVICES DURING REMOVAL. COST OF REPAIRS TO BE PAID THROUGH CONTINGENCY ALLOWANCE PROVIDED THE DAMAGES ARE NOT A RESULT OF CONTRACTOR NEGLIGENCE.
18. THE CONTRACTOR IS TO PROTECT IN PLACE OR TEMPORARILY REMOVE/REINSTATE OR RELOCATE ALL SURFACE MOUNTED FIXTURES (I.E. LIGHTS, SIGNS, DOWNSPOUTS, CONDUIT, ETC.) DURING THE COURSE OF WORK. NO EXTRAS WILL BE ENTERTAINED FOR REMOVAL, RELOCATION, REINSTATEMENT, OR PROTECTION OF VISIBLE SURFACE MOUNTED FEATURES TO EXECUTE THE WORK. DAMAGE TO SURFACE MOUNTED FIXTURES TO REMAIN WILL BE THE CONTRACTOR'S RESPONSIBILITY.
19. PROVIDE MEANS FOR PROTECTING OCCUPIED AREAS BELOW THE WORK AREA EXTERIOR WALLS AND ROOF FROM WATER AND MEMBRANE LEAKAGE BETWEEN THE REMOVAL AND REINSTALLATION OF THE ROOFING AND WATERPROOFING SYSTEMS.
    .1 CONTRACTOR TO SUBMIT METHOD OF PROTECTION TO BE USED FOR REVIEW TO THE CONSULTANT PRIOR TO REMOVAL OF EXISTING SYSTEMS.
20. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE.

2.0 RENOVATIONS

1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.
2. MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT AND RJC IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
4. PRIOR TO FABRICATION OF ANY STRUCTURAL MEMBERS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
6. ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO RJC FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAY REQUIRE ADDITIONAL STRUCTURAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM RJC.
7. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, THE CORING OR CUTTING OF OPENINGS AND HOLES SHOWN ON THE STRUCTURAL DRAWINGS THROUGH THE EXISTING STRUCTURE SHALL NOT CUT ANY REINFORCING BARS. THE CONTRACTOR SHALL LOCATE THE POSITION OF EXISTING REINFORCING BARS IN THE VICINITY OF THE HOLES AND SLEEVES TO BE CUT OR CORED, AND THE HOLES AND SLEEVES SHALL BE LOCATED TO AVOID CUTTING OF REINFORCING BARS. WHERE THIS IS NOT POSSIBLE, IT SHALL BE REPORTED TO RJC FOR REVIEW.
8. NEW OPENINGS TO BE CUT THROUGH EXISTING FLOOR SLAB OR WALLS SHALL BE CLEARLY MARKED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY RJC ONCE THE MARKING OUT HAS BEEN COMPLETED SO THAT RJC CAN REVIEW THE PROPOSED LOCATIONS OF ALL NEW OPENINGS. DO NOT PROCEED WITH CUTTING OF NEW OPENINGS WITHOUT THE APPROVAL OF RJC.
9. UNLESS NOTED OTHERWISE ON THE DRAWINGS NEW STRAIGHT SIDED OPENINGS THROUGH EXISTING SLABS AND WALLS SHALL BE SAWCUT WITH NO OVERCUTS. USE CORED HOLES AT THE CORNERS. JACKHAMMERING SHALL NOT BE PERMITTED. REFER TO THE DETAILS AND PROCEDURES INDICATED ON THE STRUCTURAL DRAWINGS FOR THE NEW OPENINGS. ALTERNATES TO THE ABOVE PROCEDURES MUST BE REVIEWED BY RJC PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.
10. UNLESS NOTED OTHERWISE AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE COMPLETELY CLEANED AND ROUGHENED BY HYDRODEMOLITION, BUSH HAMMERING, (OR APPROVED EQUAL) TO AN AMPLITUDE OF 6mm.
11. CONNECTIONS FOR NEW STRUCTURAL STEEL FRAMING TO EXISTING STRUCTURAL STEEL SHALL BE ACHIEVED THROUGH WELDED CONNECTIONS UNLESS OTHERWISE NOTED. WELDING OF NEW STEEL TO "OLD" STEEL (STEEL PRODUCED IN EARLY 20TH CENTURY) MAY REQUIRE MODIFICATIONS TO THE STANDARD WELDING PROCEDURES. PROCEDURES OF WELDING NEW STEEL TO "OLD" STEEL SHALL BE PREPARED BY THE CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER AND REVIEWED AND APPROVED BY RJC. CONTRACTOR TO ALSO PROVIDE A REPORT FROM MATERIALS TESTING COMPANY COMMENTING ON CHEMICAL COMPOSITION AND WELDABILITY OF OLD STEEL.
12. CONTRACTOR TO ENSURE THAT UNDERGROUND OR IN-SLAB SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, OR OTHER CONSTRUCTION ACTIVITIES. SEE SPECIFICATION FOR TESTING/LOCATING REQUIREMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, BRACING, ETC., REQUIRED TO COMPLETE THE WORK (SUBMIT SHORING DRAWINGS SEALED BY A SPECIALTY STRUCTURAL ENGINEER).
14. DRILL AND SITE MEASURE BOLT HOLES IN EXISTING STRUCTURE PRIOR TO FABRICATING STEEL CONNECTION PLATES. BOLT HOLES MAY HAVE TO BE MOVED FROM WHAT IS SHOWN ON THE DRAWINGS TO AVOID CUTTING EXISTING REINFORCING OR TO AVOID OTHER SITE CONDITIONS. SITE MODIFICATION OF STEEL CONNECTION PLATES WILL NOT BE ACCEPTED WITHOUT THE PRIOR APPROVAL OF RJC.

3.0 DESIGN CODE :

1. THE COMPLETED BASE BUILDING STRUCTURE SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE [ONTARIO BUILDING CODE 2012 O.REG 88/19 WHICH IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2015.

4.0 DESIGN LOADS

1. FLOOR LOADING:

		SUPERIMPOSED DEAD LOAD	LIVE LOAD
A.	UPPER FLOOR LIVING AREAS	1.0 kPa	1.9kPa
B.	UPPER FLOOR CORRIDORS & LOBBIES	1.0 kPa	4.8kPa
C.	MEZZANINE FLOOR	1.0 kPa	2.4kPa
D.	LOW ROOF (BETWEEN G.L.'1'&'2')	2.0 kPa	3.0kPa
E.	LOW ROOF (REMAINDER)	2.0 kPa	4.8kPa
F.	HIGH ROOF	1.0kPa	1.2kPa

5.0 NON-STRUCTURAL ELEMENTS

1. "NON-STRUCTURAL" OR "SECONDARY STRUCTURAL" ELEMENTS ARE NOT PART OF THE STRUCTURAL DESIGN SHOWN ON THESE DRAWINGS. SUCH ELEMENTS ARE DESIGNED, DETAILED AND REVIEWED IN THE FIELD BY OTHERS. THEY APPEAR ON DRAWINGS OTHER THAN THESE DRAWINGS OF READ JONES CHRISTOFFERSEN LTD. WHERE STRUCTURAL ENGINEERING RESPONSIBILITY IS REQUIRED FOR THESE ELEMENTS, THIS SHALL BE PROVIDED BY SPECIALTY STRUCTURAL ENGINEERS, WHO SHALL PREPARE ALL SUBMITTALS UNDER THEIR SEAL AND SIGNATURE AND ALSO PROVIDE ANY LETTERS REQUIRED BY BUILDING PERMIT AUTHORITIES.
2. EXAMPLES OF NON-STRUCTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:
   A. ARCHITECTURAL COMPONENTS SUCH AS GUARDRAILS, HANDRAILS, FLAG POSTS, CANOPIES, CEILINGS, MILLWORK, ETC.
   B. LANDSCAPE ELEMENTS SUCH AS BENCHES, LIGHT POSTS, PLANTERS, ETC.
   C. CLADDING, GLAZING, WINDOW MULLIONS, INTERIOR STUD WALLS AND EXTERIOR STUD WALLS.
   D. ARCHITECTURAL PRECAST, PRECAST CLADDING.
   E. SKYLIGHTS.
   F. MECHANICAL AND ELECTRICAL EQUIPMENT, COMPONENTS, AND THEIR ATTACHMENT DETAILS.
   G. WINDOW WASHING EQUIPMENT AND ITS ATTACHMENTS.
   H. ESCALATORS, ELEVATORS, AND CONVEYING SYSTEMS.
   I. GLASS BLOCK AND ITS ATTACHMENTS.
   J. BRICK OR BLOCK VENEERS AND THEIR ATTACHMENTS.
   K. DESIGN AND FIELD REVIEW OF SEISMIC RESTRAINT FOR SECONDARY STRUCTURAL ELEMENTS AND OPERATIONAL AND FUNCTIONAL COMPONENTS INCLUDING MECHANICAL AND ELECTRICAL EQUIPMENT.
   L. NON-STRUCTURAL CONCRETE TOPPINGS.
   M. DESIGN AND FIELD REVIEW OF NON-LOAD BEARING MASONRY
3. DESIGNS PRODUCED BY THE SPECIALTY ENGINEER SHALL CONSIDER STRENGTH, STABILITY, SERVICEABILITY AND INTEGRITY REQUIREMENTS UNDER GRAVITY AND SEISMIC LOADING IN ACCORDANCE WITH THE CURRENT EDITION OF APPLICABLE DESIGN CODES AND ALL OTHER DESIGN REQUIREMENTS INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE THE DESIGN OF ALL NON-STRUCTURAL ELEMENTS DESIGNED BY ONE OR MORE SPECIALTY ENGINEERS AND CONNECTING TO ELEMENTS DESIGNED BY OTHER SPECIALTY ENGINEERS TO ENSURE THE STRENGTH, STABILITY, SERVICEABILITY AND INTEGRITY OF THE FINAL CONSTRUCTION.
5. SHOP DRAWINGS FOR NON-STRUCTURAL ELEMENTS WHICH MAY AFFECT THE PRIMARY STRUCTURAL SYSTEM SHALL BE SUBMITTED TO READ JONES CHRISTOFFERSEN LTD. INDICATE CLEARLY THE METHOD OF ATTACHMENT AND MAGNITUDE OF ALL FORCES (SPECIFIED AND FACTORED) THAT THE STRUCTURE MUST WITHSTAND. THESE DRAWINGS WILL BE REVIEWED ONLY FOR THE EFFECT OF THE ELEMENT ON THE PRIMARY STRUCTURAL SYSTEM.
6. FOR STONE OR MASONRY CLADDING, SEISMIC FORCES MAY GOVERN.
7. THE DESIGN WIND LOAD TO BE USED FOR INTERIOR STUDS AND PARTITIONS IS 0.25 KPA (UNFACTORED) UNLESS NOTED OTHERWISE.
8. THE MAXIMUM ALLOWABLE DEFLECTIONS FOR GLAZING, STUDS, PARTITIONS AND CLADDING UNDER THE WIND LOADS SHOWN ABOVE SHALL MEET THE ARCHITECTURAL SPECIFICATIONS, THE NATIONAL BUILDING CODE AND THE MANUFACTURER'S SPECIFICATIONS. IN NO CASE SHALL THE DEFLECTIONS EXCEED THE FOLLOWING:
   A. ELEMENTS SUPPORTING BRICK VENEER ------- L/720, MAX. 25mm
   B. ELEMENTS SUPPORTING PRECAST PANELS OR STUCCO ---------- L/360, MAX. 25mm
   C. ELEMENTS SUPPORTING WOOD SIDING, METAL SIDING OR EXTERIOR INSULATION ------ L/180, MAX. 25mm
   E. ELEMENTS SUPPORTING GLAZING ---------- L/180, MAX. 25mm

6.0 TEMPORARY WORK :

1. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORKS REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORKS.
2. IN THE EXECUTION OF THE TEMPORARY WORKS AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORKS IN PLUMB AND ALIGNMENT AND FREE FROM EXCESSIVE DEFLECTION.
3. ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER.
4. COSTS OF ALL TEMPORARY WORKS ARE TO BE INCLUDED IN THE CONTRACT PRICE.
5. SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORKS FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.

7.0 FIELD REVIEW BY READ JONES CHRISTOFFERSEN (RJC) AND ITS SUB-CONSULTANTS :

1. READ JONES CHRISTOFFERSEN (RJC) AND ITS SUB-CONSULTANTS PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS A PERIODIC REVIEW AT THE SOLE DISCRETION OF RJC AND ITS SUB-CONSULTANTS IN ORDER TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY THE REVIEWING PARTY. FIELD REVIEW BY RJC AND ITS SUB-CONSULTANTS IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE RJC AND ITS SUB-CONSULTANTS GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE DOCUMENTS. RJC AND ITS SUB-CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. PROVIDE 24 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEWS SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC AND ITS SUB-CONSULTANTS.
3. THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE.

8.0 SHOP DRAWING REVIEW RESPONSIBILITY :

AS PART OF THEIR FIELD SERVICES, RJC AND ITS SUB-CONSULTANTS WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON THE REVIEWING PARTY'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS. REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES OF CONSTRUCTION AND INSTALLATION, AND FOR COORDINATION OF THE WORK OF ALL SUB-TRADES.

9.0 STRUCTURAL STEEL

1. STRUCTURAL STEEL SECTIONS SHALL BE NEW AND CONFORM TO THE FOLLOWING:
   A. WIDE FLANGE BEAMS AND WWF SECTIONS ---------- CSA G40.21 350W
   B. MISCELLANEOUS ROLLED SECTIONS (EXCEPT WIDE FLANGES) -- CSA G40.21 300W
   C. HOLLOW STRUCTURAL SECTIONS (CLASS C U.N.O.) ---------- CSA G40.21 350W
   D. ROLLED PLATES ---------- CSA G40.21 300W
   E. BOLTS (SEE PLANS AND DETAILS) ---------- ASTM A325 OR ASTM A490
   F. STRUCTURAL STEEL ANCHOR RODS (U.N.O.) ---------- ASTM F1554 GRADE 36 MINIMUM
   G. REINFORCING BAR ANCHOR BOLTS ---------- CAN/CSA-G30.18R, GRADE 400
2. DESIGN FORCES INDICATED ON DRAWINGS FOR STRUCTURAL STEEL WORK ARE FACTORED FORCES UNLESS NOTED OTHERWISE. FORCES ARE VERTICAL SHEAR FORCES U.N.O.

METRIC

A. FORCES ---------- kN
B. MOMENTS ---------- kN-m
C. LINE LOADS ---------- kN/m
D. DISTRIBUTED LOADS ---------- kPa

SEE "GENERAL NOTES – LOADS" FOR DEFINITIONS AND VALUES OF LIVE LOAD, DEAD LOAD AND SUPERIMPOSED DEAD LOAD. SEE ALSO PLANS FOR OTHER LOAD/FORCE REQUIREMENTS.

3. ALL CONNECTIONS TO BE DESIGNED BY FABRICATOR UNLESS NOTED OTHERWISE. ALL BEAM CONNECTIONS TO BE STANDARD FRAME BEAM CONNECTIONS OR EQUIVALENT, UNLESS NOTED OTHERWISE.
4. SHOP DRAWINGS SHALL BE PREPARED UNDER THE DIRECTION OF A SPECIALTY STRUCTURAL ENGINEER. FOR THOSE CONNECTIONS AND COMPONENTS DESIGNED BY THE FABRICATOR. THIS ENGINEER OR THEIR REPRESENTATIVE SHALL VISIT THE SITE TO REVIEW IN PLACE THE CONNECTIONS AND COMPONENTS DESIGNED BY THIS ENGINEER TO SATISFY THEMSELVES THAT THESE CONNECTIONS AND COMPONENTS COMPLY WITH THEIR DESIGN ON THE SHOP DRAWINGS. THIS ENGINEER SHALL PROVIDE A LETTER TO RJC TO THIS EFFECT. THIS ENGINEER SHALL ALSO PROVIDE SEALED SKETCHES FOR ALL FIELD MODIFICATIONS MADE TO THEIR DESIGN.
5. PRIOR TO SUBMITTING SHOP DRAWINGS THE CONTRACTOR SHALL NOTIFY RJC IN WRITING THAT THE FABRICATOR IS CERTIFIED TO A MINIMUM OF DIVISION 2 OF CSA W47.1.
6. DRAWINGS OF COMPONENTS AND CONNECTIONS DESIGNED BY THE FABRICATOR'S SPECIALTY STRUCTURAL ENGINEER SHALL BE SIGNED AND SEALED BY THIS ENGINEER OR A LETTER SHALL BE SUBMITTED AT THE END OF SHOP DRAWING PROCEDURE SIGNED AND SEALED BY THIS ENGINEER, IDENTIFYING WHAT WAS DESIGNED AND LISTING THE FINAL DRAWINGS WITH DATES AND REVISION NUMBERS.
7. CONNECTIONS AND SPLICES NOT SHOWN ON THE STRUCTURAL DRAWINGS BUT REQUESTED BY THE FABRICATOR MUST BE ACCEPTABLE TO RJC AND DETAILED ON THE SHOP DRAWINGS. TESTING OF THESE CONNECTIONS SHALL BE AT THE DISCRETION OF RJC AND TO THE CONTRACTORS ACCOUNT.
8. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO START OF STEEL FABRICATION.
9. FABRICATION, ERECTION, STRUCTURAL DESIGN, AND DETAILING OF ALL STEEL SHALL BE IN ACCORDANCE WITH CAN/CSA-S16.
10. FILLET WELDS SHALL BE 5mm MINIMUM U.N.O.
11. BOLTS SHALL BE A325 6mm Ø MINIMUM U.N.O.
12. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS IN EACH CONNECTED PIECE AND BE DESIGNED AS BEARING CONNECTIONS, U.N.O.
13. ALL WELDED HEADED STUDS AND WELDED DEFORMED BAR ANCHORS SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS OR SHOP FILLET WELDED. ANY FIELD FILLET WELDED DEFORMED BARS OR STUDS WILL BE REJECTED. SEE PLANS, SECTIONS, DETAILS, AND SCHEDULES FOR LOCATIONS ETC., THE CONTRACTOR SHALL CO-ORDINATE THE DESIGN, SUPPLY, AND INSTALLATION OF ALL STUDS AND ANCHORS, INCLUDING, BUT NOT LIMITED TO STUDS AND DEFORMED BAR ANCHORS ON COMPOSITE BEAMS, DRAG STRUTS, EMBEDDED PLATES, ETC.
14. UNLESS NOTED OTHERWISE, COLUMN CAP PLATES SHALL BE 16 mm THICK AND COLUMN BASE PLATES SHALL BE 20mm MINIMUM THICK.
15. PROVIDE 6mm CAP PLATES FOR ALL HSS MEMBERS U.N.O.
16. CONNECTION DETAILS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE ALTERED BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL FROM READ JONES CHRISTOFFERSEN LTD.
17. THIS SYMBOL: — MEANS BEAM IS MOMENT CONNECTED THROUGH SUPPORTING BEAM OR COLUMN. PROVIDE FULL STRENGTH MOMENT CONNECTION U.N.O.
18. FRAME ROOF AND FLOOR OPENINGS GREATER THAN 450mm IN ACCORDANCE WITH THE DETAILS IN THE GENERAL NOTES UNLESS NOTED OTHERWISE ON THE PLANS.
19. UNLESS NOTED OTHERWISE ON THE PLANS, REFER TO THE DETAILS IN THE GENERAL NOTES FOR FRAMING FOR SUPPORT OF ROOF TOP MECHANICAL EQUIPMENT.
20. STEEL TO BE EXPOSED IN FINISHED WORK SHALL BE CLEANED, PREPARED, PRIMED AND PAINTED IN ACCORDANCE WITH CSA STANDARD S16 AND THE ARCHITECTURAL DRAWINGS AND PAINTING SPECIFICATION.
21. DESIGN DRAWINGS INCLUDE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. SEE ALSO ARCHITECTURAL DRAWINGS FOR ROOF AND FLOOR ELEVATIONS, ROOF SLOPES, EDGE DETAILS, AND ADDITIONAL DIMENSIONS AND DETAILS. WHERE ELEVATIONS, ROOF SLOPES, ETC., ARE SHOWN ON THE STRUCTURAL DRAWINGS, THEY MUST BE CONFIRMED WITH THE ARCHITECTURAL DRAWINGS.
22. UNLESS NOTED OTHERWISE, DO NOT OVERSIZE HOLES IN STEEL TO FIT ANY ANCHOR LOCATIONS. FOR COLUMN BASE PLATE HOLES, UNLESS NOTED OTHERWISE ON DRAWINGS, FOLLOW STANDARD PRACTICE WHICH IS TO USE SLIGHTLY OVERSIZED HOLES. USE 6mm OVERSIZED HOLE DIAMETER FOR COLUMN ANCHOR RODS UP TO AND INCLUDING 27mm DIAMETER, AND 12mm OVERSIZED HOLE DIAMETER FOR COLUMN ANCHOR RODS GREATER THAN 27mm DIAMETER.

10.0 WOOD FRAMING

GENERAL

1. ALL DESIGN, DETAILS, MATERIALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO CURRENT EDITIONS OF THE FOLLOWING AS A MINIMUM:
   - ONTARIO BUILDING CODE 2012 – PART 9]
   - CSA O86 – ENGINEERING DESIGN IN WOOD
   - CSA O121 – DOUGLAS FIR PLYWOOD
   - CAN/CSA-O122 – STRUCTURAL GLUED-LAMINATED TIMBER
   - CAN/CSA-O177 – QUALIFICATION CODE FOR MANUFACTURERS OF STRUCTURAL GLUED-LAMINATED TIMBER
   - CAN/CSA-O437 SERIES – STANDARDS FOR OSB AND WAFERBOARD
   - CSA B111 – WIRE NAILS, SPIKES AND STAPLES
   - ASTM D5456 – STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS
   - CANADIAN WOOD-FRAME HOUSE CONSTRUCTION-CMHC
   - "WOOD DESIGN MANUAL" – CANADIAN WOOD COUNCIL
   - "WOOD BUILDING TECHNOLOGY" – CANADIAN WOOD COUNCIL
2. ANY CHANGES TO THE FRAMING SHOWN ON THESE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL OF RJC. FRAMING CHANGES WHICH HAVE NOT BEEN SO APPROVED WILL BE REJECTED.
3. CONFIRM ALL DIMENSIONS AND OUTLINES WITH THE ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS, ELEVATIONS AND DETAILS.
4. ANY TIMBER NOT GRADE MARKED WILL BE REJECTED.
5. FINISHES SHALL BE DETAILED TO ACCOMMODATE SHRINKAGE OF THE TIMBER OVER TIME.
6. DO NOT COVER WOOD FRAMING WITH FINISHES UNTIL RJC'S FRAMING REVIEW IS COMPLETE. PROVIDE 24 HOURS ADVANCE NOTIFICATION WHEN FRAMING REVIEWS ARE REQUIRED.
7. NOTCHING AND DRILLING OF STRUCTURAL ELEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH IN THE BUILDING CODE PART 9, UNLESS OTHERWISE APPROVED IN WRITING BY RJC.
8. ALL TIMBER ELEMENTS ARE DESIGNED FOR DRY-SERVICE CONDITIONS. SEE ARCHITECTURAL DRAWINGS FOR WATERPROOFING AND VENTILATION DETAILS.
9. ALL WOOD FRAME CONSTRUCTION SHALL SATISFY THE FOLLOWING CONSTRUCTION TOLERANCES AS A MINIMUM. REFER TO ARCHITECTURAL AND WARRANTY REQUIREMENTS FOR ADDITIONAL TOLERANCE SPECIFICATIONS.
   A. FLOORS – NOT MORE THAN 6mm IN 3m OUT OF LEVEL.
   B. WALLS – NOT MORE THAN 6mm IN 2.4m OUT OF PLUMB. – NOT MORE THAN 6mm IN 3 m FOR ANY BOWING.
   C. OVERALL – BUILDING WALLS AND FLOORS SHALL NOT BE MORE THAN 10mm DIFFERENCE IN MEASUREMENT FROM DIMENSIONS SHOWN ON CONTRACT DOCUMENTS.

CONTRACTOR REQUIREMENTS

1. PRIOR TO INSTALLING ANY WOOD FRAME, THE CONTRACTOR IS TO SURVEY THE SUPPORTING CONCRETE SLAB FOR LEVELNESS. WHERE THE FLOOR IS OUT OF LEVEL BY MORE THAN 13mm FROM A HORIZONTAL DATUM BETWEEN ADJACENT HIGH POINTS, CONTRACTOR IS TO EITHER LEVEL THE SLAB WITH A SELF LEV

NAILING

1. NAILING SHALL CONFORM TO THE BUILDING CODE PART 9, AND "WOOD BUILDING TECHNOLOGY" PUBLISHED BY THE CANADIAN WOOD COUNCIL. NAILING CALLED UP ON THESE DRAWINGS (E.G. FOR SHEATHING) IS BASED ON COMMON NAILS. SEE NOTE 10 UNDER MATERIALS FOR COMMON NAIL SIZES.

2. UNLESS NOTED OTHERWISE NAIL ALL WALL, FLOOR, AND ROOF SHEATHING TO FRAMING MEMBERS WITH 64mm NAILS. SPACE NAILS AT 150mm O/C AT ALL SUPPORTED EDGES OF SHEATHING SHEETS AND AT 300mm O/C AT ALL INTERMEDIATE SUPPORTS. FLOOR SHEATHING SHALL BE GLUED TO THE JOISTS IN ADDITION TO NAILING. SEE SHEAR WALL SCHEDULE OR DIAPHRAGM NAILING SCHEDULE FOR ADDITIONAL REQUIREMENTS.

'X' = 150mm O/C (WALLS, FLOORS, AND ROOF)
'Y' = 300mm O/C (WALLS, FLOORS, AND ROOF)

SHEATHING NAILING PATTERN

3. DO NOT OVERDRIVE NAILS. NAILS OVERDRIVEN BY MORE THAN 10% OF PANEL THICKNESS MAY BE REJECTED.

4. ALL PNEUMATICALLY DRIVEN NAILS ARE TO HAVE FULL ROUND HEADS. PNEUMATIC NAILS THAT HAVE CLIPPED OR MOON SHAPED HEADS ARE NOT PERMITTED. MOST STRIP STYLE NAILERS USE CLIPPED OR MOON SHAPED HEADS. THEREFORE, ONLY COIL STYLE NAILERS THAT USE NAILS WITH FULL ROUND HEADS SHALL BE USED.

PERMITTED **NOT PERMITTED**

5. DO NOT USE PNEUMATICALLY DRIVEN NAILS WITH JOIST HANGERS OR CONNECTING HARDWARE. NAILS FOR HARDWARE SHOULD BE AS SPECIFIED OR SUPPLIED BY MANUFACTURER.

MOISTURE BARRIERS

1. PROVIDE A MOISTURE BARRIER BETWEEN WOOD ELEMENTS AND ALL CONCRETE OR MASONRY. THIS CAN BE A SHEET OF LIGHT-GAUGE (0.61mm MINIMUM) GALVANIZED METAL, ASPHALT IMPREGNATED BUILDING PAPER (7.5 kg PER $10m^2$), CLOSED-CELL FOAM GASKET MATERIAL, TYPE S ROLL ROOFING. SHEET POLYETHYLENE NOT PERMITTED. ALL JUNCTIONS AND TERMINATIONS TO BE LAPPED (50mm MINIMUM) AND SEALED. BUTT JOINTS IN MOISTURE BARRIERS NOT PERMITTED.

JOISTS

1. REFER TO PLAN AND JOIST SCHEDULE FOR JOIST TYPE, SIZE, AND SPACING.

2. DIMENSIONAL LUMBER JOISTS SHALL HAVE CROSS-BRIDGING OR FULL-DEPTH BLOCKING AT 1800mm O/C ALONG THE SPAN FOR ALL SPANS GREATER THAN 3600mm. CROSS BRIDGING SHALL CONSIST OF 38 x 38 TIMBER OR APPROVED STEEL BRIDGING. TJI JOISTS SHALL BE BLOCKED AS PER MANUFACTURERS REQUIREMENTS. JOISTS SHALL HAVE FULL-DEPTH BLOCKING OVER LOAD BEARING WALLS, DROPPED BEAMS OR HEADERS. SEE TYPICAL LOAD BEARING WALL AND SHEAR WALL CONNECTIONS BETWEEN FLOORS FOR ADDITIONAL BLOCKING REQUIREMENTS.

3. TRIM OPENINGS IN FLOORS AND ROOFS (E.G. STAIRS, FIREPLACES, SKYLIGHTS, ETC.) WITH DOUBLE JOISTS UNLESS NOTED OTHERWISE.

4. PROVIDE DOUBLE JOISTS UNDER PARALLEL FRAME WALLS UNLESS NOTED OTHERWISE.

5. PROVIDE 38 x FULL DEPTH BLOCKING BETWEEN JOISTS UNDER PERPENDICULAR FRAME WALLS UNLESS NOTED OTHERWISE.

6. STAIRS AND STRINGERS SHALL BE FRAMED IN ACCORDANCE WITH THE BUILDING CODE PART 9, UNLESS NOTED OTHERWISE.

7. JOISTS ARE TO BE FLUSH UNLESS NOTED OTHERWISE. USE JOIST HANGERS OR FRAMING ANCHORS TO CONNECT JOISTS.

FLUSH JOISTS

8. UNLESS NOTED OTHERWISE JOIST HANGERS OR FRAMING ANCHORS SHALL BE CAPABLE OF DEVELOPING THE SHEAR STRENGTH OF THE SUPPORTED MEMBER. FOR DIMENSIONAL LUMBER JOISTS, THE FOLLOWING CAPACITIES ARE REQUIRED:

JOIST SIZE	REQUIRED SHEAR RESISTANCE (kN)	
	WORKING LOAD	FACTORED LOAD
38 X 89	5.5	7.2
38 X 140	7.2	9.4
38 X 184	8.2	10.6
38 X 235	9.53	12.4
38 X 286	10.5	13.7

BEAMS

1. BUILT-UP SAWN LUMBER BEAMS (E.G. 3-38 X 235) SHALL HAVE EACH PLY NAILED TOGETHER WITH COMMON NAILS AS FOLLOWS:

   A. FOR TOP LOADED BEAMS: 2 ROWS OF 3" NAILS AT 300mm O/C.

   B. FOR BEAMS SIDE LOADED WITH UNIFORM JOISTS:

   – BEAM DEPTH < 235mm: 2 ROWS OF 75mm NAILS AT 150mm O/C.
   – BEAM DEPTH ≥ 235mm: 3 ROWS OF 75mm NAILS AT 150mm O/C.

   C. FOR BEAMS SIDE LOADED WITH A BEAM (POINT LOAD):

INDIVIDUAL MEMBERS MAY NOT BE SPLICED BETWEEN SUPPORTS.

2. FOR ENGINEERED PRODUCTS, NAILING REQUIREMENTS OF LAMINATES SHALL BE SPECIFIED ON ENGINEERED SHOP DRAWINGS PROVIDED BY BEAM SUPPLIER.

3. FLUSH BEAMS:

4. DROPPED BEAMS:

5. UNLESS NOTED OTHERWISE ALL EXTERIOR WALL BEAMS, INTERIOR WALL BEAMS, AND DOOR HEADER BEAMS ARE DROPPED. UNLESS NOTED OTHERWISE ALL OTHER INTERIOR BEAMS ARE FLUSH.

6. USE 2-38 X 235 BEAMS OVER ALL OPENINGS IN BEARING WALLS UNLESS NOTED OTHERWISE. BEAMS SHALL BE SUPPORTED AT EACH END AS SHOWN BELOW UNLESS NOTED OTHERWISE.

   A. CASE 1 – FLUSH BEAM:

   B. CASE 2 – DROPPED BEAM – OPENING LESS THAN 1200mm:

   C. CASE 2 – DROPPED BEAM – OPENING 1200mm OR GREATER:

7. HOLES IN BEAMS:

NO POINT LOADS FROM POSTS ABOVE

UNIFORM LOAD

NOTES:

1. MAXIMUM 3 HOLES PER SPAN.

2. CONTACT RJC FOR OTHER CONDITONS.

BEAM DEPTH	MAXIMUM HOLE DIAMETER
89mm	19mm
140mm	29mm
184mm	38mm
> 184mm	51mm

SHEATHING

1. A. ROOF SHEATHING — SLOPED ROOF (SLOPE GREATER THAN 15%)
12.5mm PLYWOOD WITH H-CLIPS AT UNSUPPORTED JOINTS.
FLAT ROOF (SLOPE 15% MAXIMUM)
15.5mm TONGUE AND GROOVE PLYWOOD.

   A. FLOOR SHEATHING — 15.5mm TONGUE AND GROOVE PLYWOOD IF NO CONCRETE TOPPING IS USED. (ANY JOINT WITHOUT A TONGUE AND GROOVE CONNECTION SHALL BE BLOCKED WITH A 38 x 89). 15.5mm BUTT JOINT PLYWOOD IF 38 mm CONCRETE TOPPING IS USED.

   B. EXTERIOR WALL SHEATHING — 9.5mm PLYWOOD ON EXTERIOR SIDE TYP. 12.5mm PLYWOOD SHEATHING IF WALLS CLAD WITH VERTICAL STRAPPING OR BRICK VENEER SEE ALSO ARCHITECTURAL FOR ADDITIONAL SHEATHING REQUIREMENTS.

   C. SHEAR WALL SHEATHING — SEE SHEAR WALL SCHEDULE FOR SHEATHING REQUIREMENTS AT SHEAR WALL LOCATIONS.

2. LAY FLOOR AND ROOF SHEATHING WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS. STAGGER THE JOINTS PARALLEL TO THE JOISTS.

3. DRYWALL OR SHEATHING ON LOAD BEARING WALLS OR SHEAR WALLS SHALL BE FASTENED DIRECTLY TO THE STUDS, WITHOUT THE USE OF RESILIENT METAL CHANNELS.

11.0 LINTELS

OVER ALL OPENINGS IN MASONRY WALLS PROVIDE THE FOLLOWING LINTELS, UNLESS OTHERWISE SHOWN.

BLOCK WYTHES

STEEL LINTELS

CLEAR SPAN mm	140mm WALL	190mm WALL	240mm WALL	290mm WALL
UP TO 1200	2 – L64x64x6.4	2 – L89x89x7.9	L89x89x7.9 + L127x89x7.9LLV	3–L89x89x7.9
1201 TO 1800	2 – L89x64x6.4LLV	2 – L127x89x7.9LLV	L127x89x7.9LLV + L127x127x7.9	3–L127x89x7.9 LLV
1800 TO 2400	2 – L89x64x7.9LLV	2 – L127x89x9.5LLV	L127x89x9.5LLV + L127x127x9.5	3–L127x89x9.5 LLV
2401 TO 3000	2 – L89x64x9.5LLV	2 – L152x89x9.5LLV	L152x89x9.5LLV + L127x127x9.5	3–L152x89x9.5 LLV

OR BLOCK LINTELS

CLEAR SPAN mm	WALL THICKNESS mm	DEPTH mm	REINFORCING (TOP AND BOTTOM)
UP TO 1200	140	200	1–10M
	190	200	1–15M
	240	200	1–15M
	290	300	1–15M
1201 TO 1800	140	300	1–15M
	190	300	1–15M
	240	300	1–15M
	290	300	1–15M
1800 TO 2400	140	400	1–15M
	190	400	2–15M
	240	400	2–15M
	290	300	2–15M
2401 TO 3000	140	600	2–20M
	190	600	2–15M
	240	400	2–15M
	290	300	2–15M

BLOCK WYTHES

FOR EACH 100mm LENGTH OF WALL

CLEAR SPAN mm	SIZE
UP TO 1200	L 89x89x7.9
1201 TO 1800	L 127x89x7.9 (LLV)
1800 TO 2400	L 152x89x7.9 (LLV)

- WELD BACK TO BACK ANGLES TOGETHER TOP AND BOTTOM WITH 5mm FILLET 50mm LONG AT 450mm MAXIMUM CENTERS.
- MINIMUM BEARING FOR STEEL LINTELS SHALL BE 150mm AND BLOCK LINTELS SHALL BE 200mm.
- FOR WALLS OVER 300mm THICK ADD ONE ANGLE FOR EACH ADDITIONAL 100mm OF WALL THICKNESS OR PORTION THEREOF.
- FOR LINTELS ABUTTING STEEL COLUMNS, CONC WALL OR COLUMNS PROVIDE L90x90x10 SHELF ANGLE.
- FILL VOIDS OF LINTEL BLOCK WITH 12.5 MPa GROUT MIN.
- USE MASONRY LINTELS IN ALL FIRE RATED MASONRY WALLS – SEE ARCH DWG. FOR WALL RATINGS.
- FOR 140 BLOCK USE BLOCK LINTELS.
- ALL STEEL LINTELS AND SHELF ANGLES IN THE EXTERIOR MASONRY SHALL BE HOT DIP GALVANIZED.

LINTEL BEARING ON MASONRY

LINTEL BEARING ON COLUMN

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Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 400
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
fax 416-977-1427

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Seal

Project Name

25 Canterbury Place
Toronto, Ontario

PHASE 1
RENOVATION

Sheet Title

GENERAL NOTES AND TYPICAL DETAILS

Drawn By **S.S** Scale **1:50**

Designed By **B.T.** Date **December 5, 2023**

RJC Project Number **TOR.127042.0004**

Sheet Number **S1.2** Revision **.**

2 / S2.1 2ND FLOOR PART PLAN
1:50

1 / S2.1 1ST FLOOR PART PLAN
1:50

KEY PLAN
N.T.S.

DEMOLITION NOTES:

1. INSTALL HOARDING, DUST PROTECTION, AND CONSTRUCTION SIGNAGE AT ALL ENTRANCES TO THE WORK AREA IN CONFORMANCE WITH THE GENERAL PROJECT REQUIREMENTS OF THE OWNER, PRIOR TO COMMENCING WORK.
2. ACCESS TO WORK AREAS IS TO BE RESTRICTED TO CONTRACTOR STAFF, OWNER, AND CONSULTANTS ONLY.
3. REVIEW THE EFFECT OF DEMOLITION WITH RJC PRIOR TO COMMENCING REMOVALS. INSTALL TEMPORARY SHORING AS REQUIRED PRIOR TO PERFORMING THE WORK. REFER TO SHORING NOTES ON S0.1.
4. PROTECT OR TEMPORARILY DECOMISSION ALL MECHANICAL AND ELECTRICAL SERVICES AS NECESSARY TO PERFORM THE STRUCTURAL SCOPES OF WORK. MAINTAIN REGULAR OPERATION OF THE FACILITY AND FIRE WATCH/ PROTECTION REQUIREMENTS AT ALL TIMES.
5. PERFORM LOCALIZED REMOVALS OF INTERIOR CEILING FINISHES AND ROOFING FINISHES AS REQUIRED TO FACILITATE THE WORK. REINSTATE REMOVED FINISHES PER ARCH.

RESTORATION NOTES:

1. COORDINATE THE REQUIREMENTS OF THE STRUCTURAL WORK WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND ROOFING DRAWINGS. REPORT ANY DISCREPANCIES PRIOR TO UNDERTAKING THE WOK FOR CLARIFICATION.
2. ALL NEW WOOD FRAMING TO BE AS INDICATED ON THE DRAWINGS. CONTRACTOR TO SUBMIT PRODUCT DATA TO CONSULTANT FOR REVIEW PRIOR TO ORDERING.
3. SUBMIT SHOP DRAWINGS INDICATING BRACING, OPENING, AND SPLICING DETAILS, IF REQUIRED.
4. DO NOT NOTCH, CUT, OR AUGER HOLES THROUGH JOISTS AND/ OR BEAMS WITHOUT WRITTEN APPROVAL FROM RJC.
5. NOTIFY RJC IMMEDIATELY IF AS–BUILT LAYOUT DIFFERS FROM DRAWINGS, OR IF EXISTING TIMBER MEMBERS ARE DETERIORATED.
6. REINSTATE MECHANICAL AND ELECTRICAL SERVICES TEMPORARILY DECOMMISSIONED TO PERFORM THE WORK.
7. FINISHED FLOOR AND ROOF FRAMING SHALL BE LEVEL AND TRUE. ADJUST JOISTS AND BEAMS AS REQUIRED.
8. REINSTATE ALL REMOVED FIRE–RATED DRYWALL CEILING FINISHES, ROOF SHEATHING, AND ROOFING SYSTEMS UPON COMPLETION OF THE WORK. REFER TO ARCH. FOR FINISHES SCHEDULES AND DETAILS.
9. ALLOW RJC TO REVIEW COMPLETED FRAMING INSTALLATION, PRIOR TO REINSTATEMENT OF SUBFLOOR, SHEATHING, FINISHES, ETC.
10. SUPPLY AND PLACE NEW CONCRETE MATERIALS PER SPECIFICATION SECTION 03 01 30.
11. OBTAIN UTILITY LOCATES PRIOR TO EXCAVATION. DO NOT DAMAGE SERVICES TO REMAIN.
12. REFER TO DETAILS 3/S2.1 AND 4/S2.1 FOR TYPICAL SLAB–ON GRADE TRENCHING REPAIR.

WOOD FRAMING REPAIR SCHEDULE

REPAIR	QUANTITY
FLOOR SHEATHING REPAIRS	25 SQ.FT
LINTEL BEAM REPLACEMENT	3 LOCATIONS x 4 LIN. FT.

5 / S2.1 SLAB-ON-GRADE RESURFACING DETAIL
N.T.S.

NOTE:

1. PROVIDE SAWCUT CONTROL JOINTS IN NEW SECTION OF SLAB TO MATCH EXISTING JOINTS ON ADJACENT SLAB SURFACE.

4 / S2.1 TYP. SLAB ON GRADE TRENCH - RESTORATION DETAIL (FOR DRAIN PIPING)
N.T.S.

3 / S2.1 TYP. SLAB ON GRADE TRENCH - DEMOLITION DETAIL (FOR DRAIN PIPING)
N.T.S.

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Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 400
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
fax 416-977-1427

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Project Name

25 Canterbury Place
Toronto, Ontario

PHASE 1
RENOVATION

Sheet Title

1ST & 2ND FLOOR RENOVATION PART PLAN

Drawn By	S.S	Scale	1:50
Designed By	B.T.	Date	December 5, 2023
RJC Project Number	TOR.127042.0004		

Sheet Number **S2.1**
Revision **.**

1 S2.2 **MAIN ROOF FRAMING PLAN**
1:50

RTU SCHEDULE	
MARK	**MAX WEIGHT (Lbs)**
RTU-1	1050
RTU-2	1000
RTU-3	725
RTU-4	1300
MAU-1	1075
CU-1	225
EF-1, EF-2	325

DEMOLITION NOTES:

1. REFER TO DEMOLITION NOTES ON DWG S2.1

RESTORATION NOTES:

1. REFER TO RESTORATION NOTES ON DRAWING S2.1.
2. PLAN SHOWS APPROX. LAYOUT OF NEW MECHANICAL UNITS. REFER TO MECHANICAL DRAWINGS FOR SIZE, LAYOUT, AND ORIENTATION OF NEW RTU'S.
3. 3.SUPPLY AND INSTALL NEW WOOD SLEEPERS BELOW NEW RTU CURB FRAMING TO ENSURE MINIMUM 16" ROOF MEMBRANE OVERLAP ONTO CURB WITHOUT OBSTRUCTION. REFER TO ROOFING DRAWINGS FOR DETAILS.
4. 4. RE-USE EXISTING ROOF DECK OPENINGS WHERE POSSIBLE. IF EXISTING ROOF OPENINGS NEED TO BE ENLARGED, REFER TO TYPICAL FRAMING AROUND OPENINGS IN ROOF DECK NOTES ON S1.1.

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PHASE 1
RENOVATION

Sheet Title

ROOF FRAMING PLAN

Drawn By **S.S** Scale **1:50**
Designed By **B.T.** Date **December 5, 2023**
RJC Project Number **TOR.127042.0004**

Sheet Number **S2.2**
Revision **.**

1 / R1.1 **ROOF PLAN**
1:50

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PHASE 1
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Sheet Title

ROOF PLAN -
BUILDING ENVELOPE

Drawn By	**S.S**	Scale	**1:50**
Designed By	**A.M.**	Date	**December 5 , 2023**
RJC Project Number	**TOR.127042.0004**		

Sheet Number **R1.1**

Revision **.**

4 R2.1 **TYPICAL DUCT THROUGH CURB DETAIL**
1:3

3 R2.1 **TYPICAL MECHANICAL CURB DETAIL**
1:3

2 R2.1 **TYPICAL SECTION AT ROOF FENCE POST**
1:3

1 R2.1 **TYPICAL ROOF ASSEMBLY**
1:3

8 R2.1 **ROOF VENT STACK FLASHING**
1:5

7 R2.1 **NEW ROOF DRAIN DETAIL**
1:5

6 R2.1 **PARAPET DETAIL AT BRICK VENEER**
1:5

5 R2.1 **PARAPET DETAIL AT WINDOW WALL**
1:5

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PHASE 1
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Sheet Title

SECTIONS AND DETAILS - BUILDING ENVELOPE

Drawn By	**S.S**	Scale	**AS SHOWN**
Designed By	**A.M.**	Date	**December 5 , 2023**
RJC Project Number			**TOR.127042.0004**

Sheet Number **R2.1**
Revision **.**

3 R2.2 **TYPICAL CURTAIN WALL SILL AT ROOF**
1:5

2 R2.2 **CEMENT BOARD CLADDING AT ROOF**
1:5

1 R2.2 **ROOF ANCHOR DETAIL**
1:5

5 R2.2 **TYPICAL PITCH POCKET**
1:5

4 R2.2 **TYPICAL DOOR SILL AT ROOF**
1:5

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PHASE 1
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SECTIONS AND DETAILS - BUILDING ENVELOPE

Drawn By	**S.S**	Scale	**AS SHOWN**
Designed By	**A.M.**	Date	**December 5 , 2023**
RJC Project Number			**TOR.127042.0004**

Sheet Number **R2.2**

Revision **.**

NOTES:

1. REMOVE EXISTING SEALANT AND PREPARE SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.
2. REPLACE EXISTING VENT. SHAFTS/ WEEP HOLES WITH NEW.

4 / R2.3 TYPICAL BUTT JOINT SEALANT DETAIL
N.T.S.

REMOVE AND REPLACE ALL DAMAGED, CRACKED AND DETERIORATED MASONRY BLOCK UNITS. UNIT IS TO BE REMOVED INCLUDING ALL MORTAR. LOCATION TO BE CLEANED, A NEW MORTAR BED APPLIED AND NEW UNIT INSTALLED. SLIDE INTO PLACE WITH A COMPLETE MORTAR INSTALLATION AROUND UNIT.

NOTE:

ALLOWANCE TO BE CARRIED TO REPAIR/REPLACE ANY INNER WYTHE BRICKS FOUND TO BE DETERIORATED.

3 / R2.3 BRICK REPLACEMENT DETAIL
N.T.S.

2 / R2.3 MORTAR JOINT REPAIR DETAIL
N.T.S.

REINSTATE NEW MINERAL FIBER INSULATION, 6mil POLY VAPOUR BARRIER AND DRYWALL WHERE PREVIOUSLY REMOVED DURING MOLD REMEDIATION. CAREFULLY REMOVE 100mm OF DRYWALL IN ORDER TO TAPE AND SEAL NEW POLY TO EXISTING. SEAL POLY TO ROUGH OPENING

1 / R2.3 TYPICAL EXTERIOR WALL REPAIR DETAIL
1:25

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PHASE 1
RENOVATION

Sheet Title

SECTIONS AND DETAILS - BUILDING ENVELOPE

Drawn By	**S.S**	Scale	**AS SHOWN**
Designed By	**A.M.**	Date	**December 5 , 2023**
RJC Project Number			**TOR.127042.0004**

Sheet Number **R2.3**

Revision **.**