

LAKESHORE LODGE SERVERY, SHOWER, WC & TUB ROOM RENO

3197 Lake Shore Blvd W, Etobicoke, ON M8V 3X5

ISSUED FOR RETENDER, JUNE 10, 2024

MontgomerySisam
ARCHITECTS INC.

DRAWING LIST	
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SHOWER ROOM 473 (SHOWER ROOM 4N)



SHOWER ROOM 444 (SHOWER ROOM 4S)



W.R. ROOM 472



TUB ROOM 446 (TUB ROOM 4S)



DINING ROOM 481



SERVERY 482



DISH ROOM ASSOCIATED TO SERVERY 482



5	10/06/2024	ISSUED FOR RETENDER	MSA
4	21/03/2024	ISSUED FOR MOHLTC	MSA
3	18/03/2024	ISSUED FOR BUILDING PERMIT	MSA
2	16/02/2024	ISSUED FOR TENDER	MSA
1	20/12/2023	ISSUED FOR PERMIT/TENDER	MSA
#	DATE	REVISION	BY

revisions

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on the site report any discrepancy to architect before proceeding.

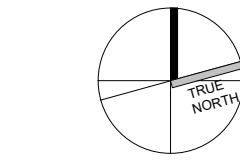
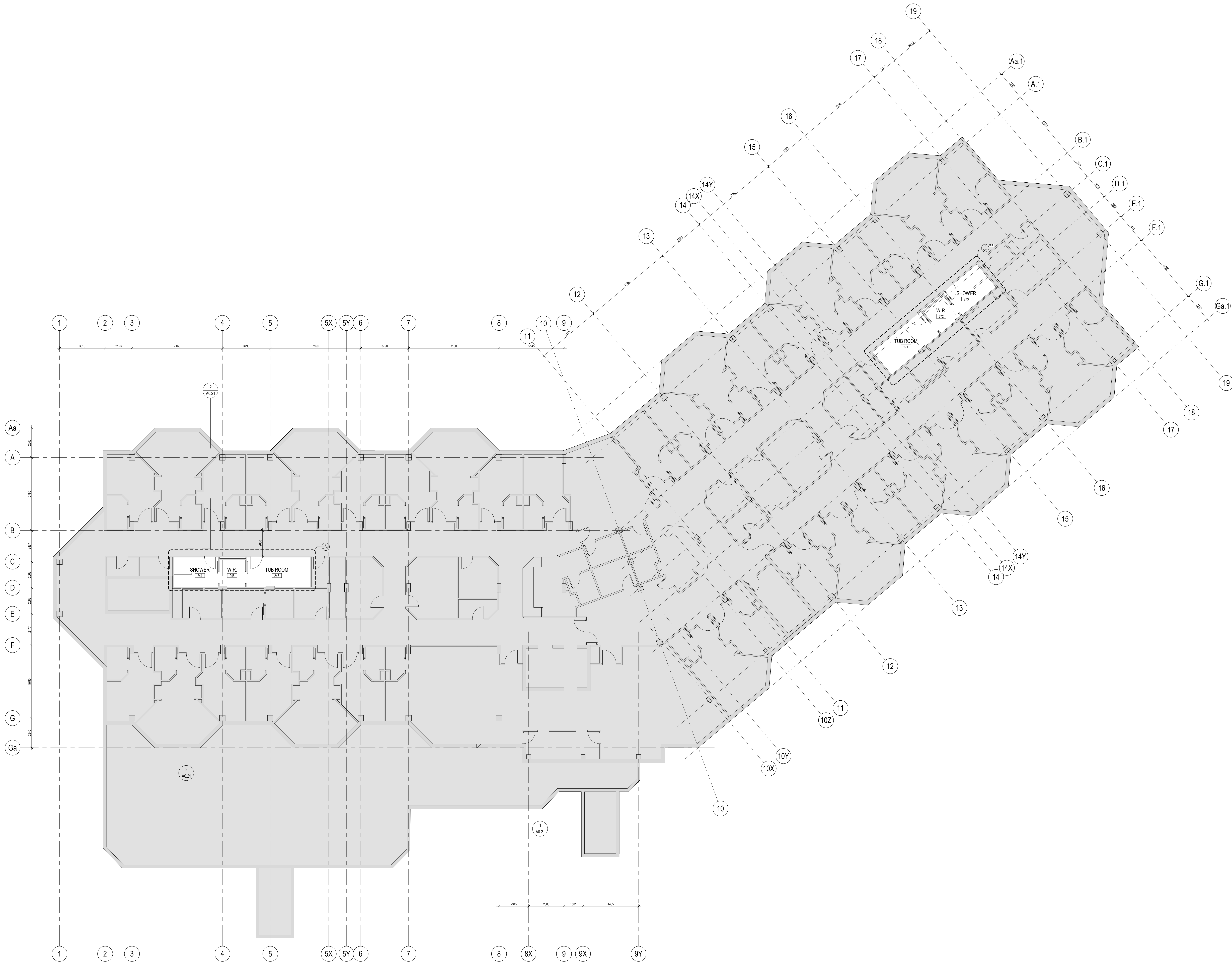
LAKESHORE
SERVERY&SHOWER/TUB RENO
3197 LAKE SHORE BLD W,
ETOBICOKE, ON M9T 2C8

EXISTING CONDITION PHOTOS

DATE	LO
DRAWN	AR
REVIEWED	21/03/2024
DATE	2024-03-20

drawing
number: A0.02

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6	10/06/2024	ISSUED FOR RETENDER	MSA
5	01/03/2024	ISSUED FOR MOW/TC	MSA
4	18/03/2024	ISSUED FOR BUILDING PERMIT	MSA
3	28/02/2024	ADDENDUM #4	MSA
2	16/02/2024	ISSUED FOR TENDER	MSA
1	20/12/2023	ISSUED FOR PERMIT/TENDER	MSA
#	DATE	REVISION	BY

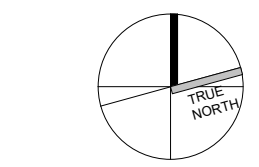
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SERVERY&SHOWER/TUB RENO
3197 LAKE SHORE BLD W,
ETOBICOKE, ON M9V 3K5

AREA OF WORK PLAN - LEVEL 2

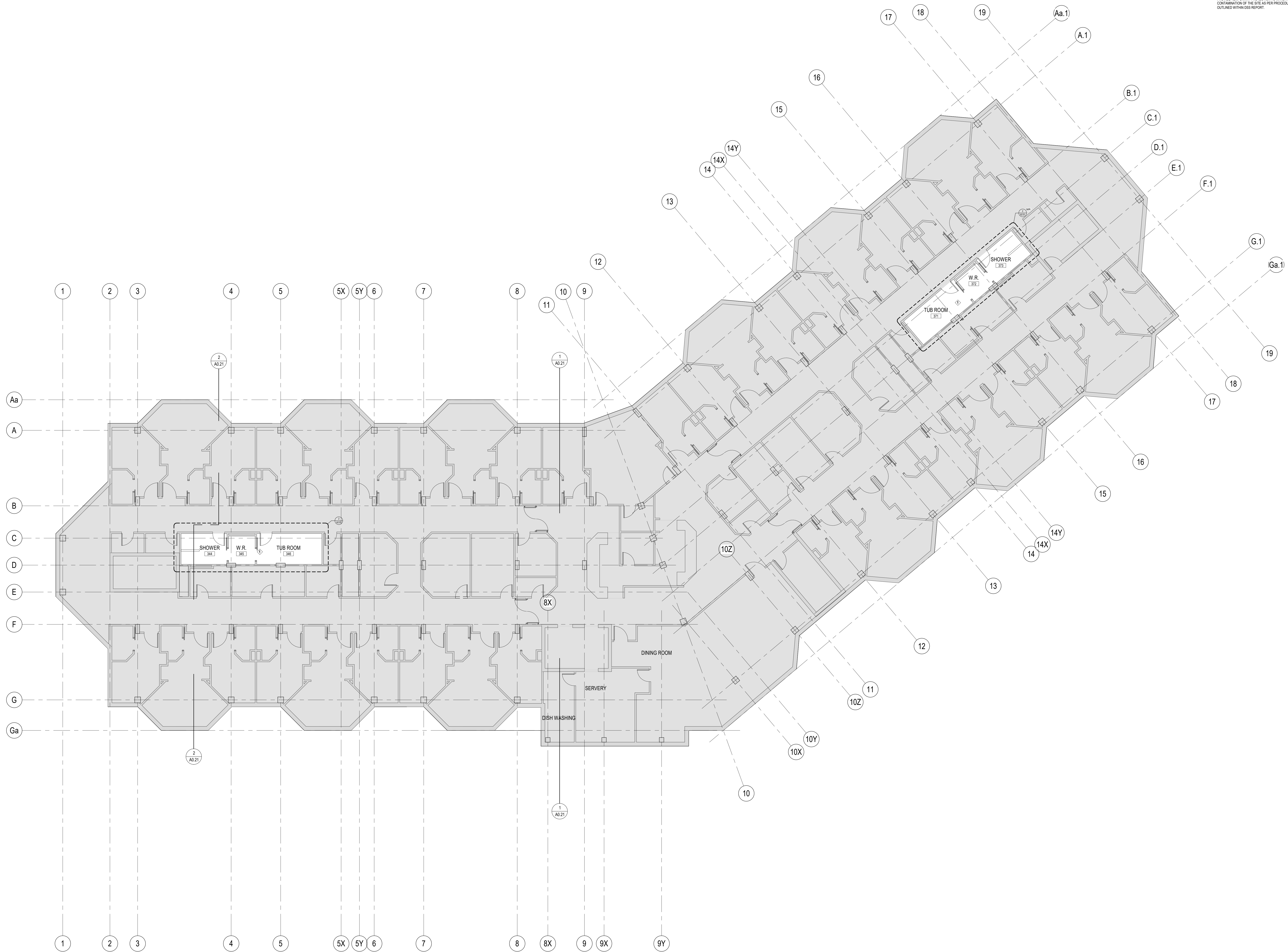
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by: AR
checked: AR
date: 21/08/2024
number: 21508 F02
plot date: 2024-03-20

drawing number: A0.10



KEYNOTES:

1 POTENTIALLY ASBESTOS-CONTAINING MATERIAL. CONTRACTOR SHALL ENGAGE APPROVED CITY OF TORONTO TESTING AGENT. CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION TO MITIGATE CONTAMINATION OF THE SITE AS PER PROCEDURES OUTLINED WITHIN OSS REPORT.



6	10/06/2024	ISSUED FOR RETENDER	MSA
5	21/03/2024	ISSUED FOR MOHLTC	MSA
4	19/03/2024	ISSUED FOR BUILDING PERMIT	MSA
3	29/02/2024	ADDENDUM #4	MSA
2	16/02/2024	ISSUED FOR TENDER	MSA
1	20/12/2023	ISSUED FOR PERMIT&TENDER	MSA
#	date:	revision:	by:

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LAKESHORE
SERVERY&SHOWER/TUB RENO

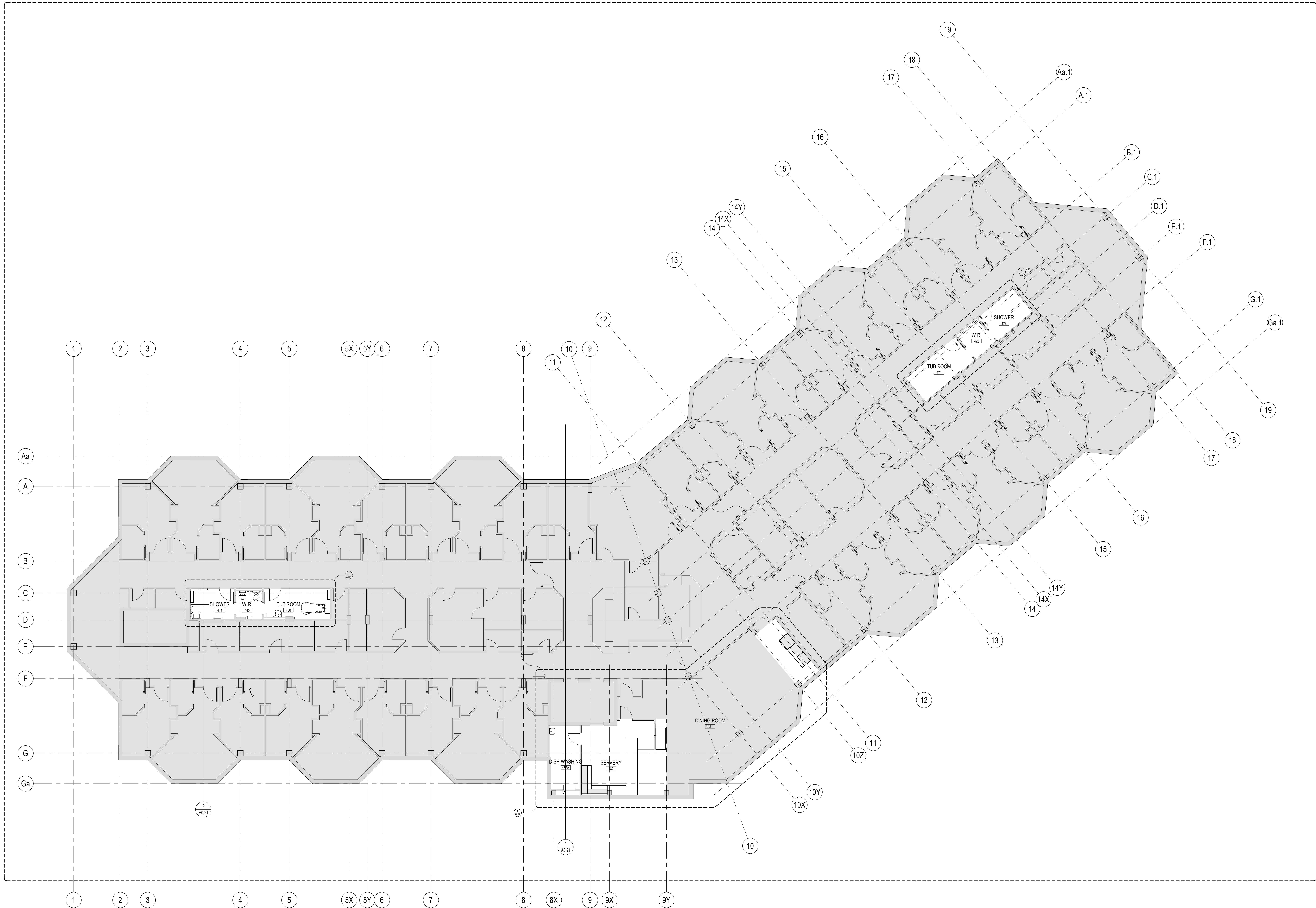
3197 LAKE SHORE BLD W,
ETOBICOKE, ON M9V 3X5

AREA OF WORK PLAN - LEVEL 3

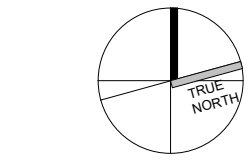
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drawn by:	LG
reviewed by:	AR
job number:	21508.F02
plot date:	2024-03-20

drawing
number: A0.11

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AREA OF WORK PLAN - LEVEL 4



6	10/06/2024	ISSUED FOR RETENDER	MSA
5	01/03/2024	ISSUED FOR MOW/TC	MSA
4	18/03/2024	ISSUED FOR BUILDING PERMIT	MSA
3	28/02/2024	ADDITIONAL #4	MSA
2	16/02/2024	ISSUED FOR TENDER	MSA
1	20/12/2023	ISSUED FOR PERMIT/TENDER	MSA
#	DATE	REVISION	BY

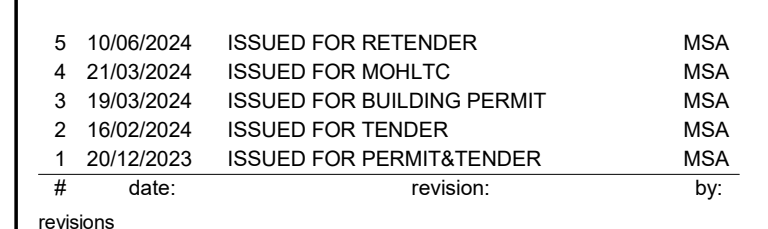
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SERVERY&SHOWER/TUB RENO
3197 LAKE SHORE BLD W.
ETOBICOKE, ON M9V 3K5

AREA OF WORK PLAN - LEVEL 4

Scale: 1 : 100
Drawn: L.G.
By: AR
Reviewed: AR
Job: 21508 F02
Number: 2024-03-20
Plot Date: 2024-03-20

Drawing number: A0.12



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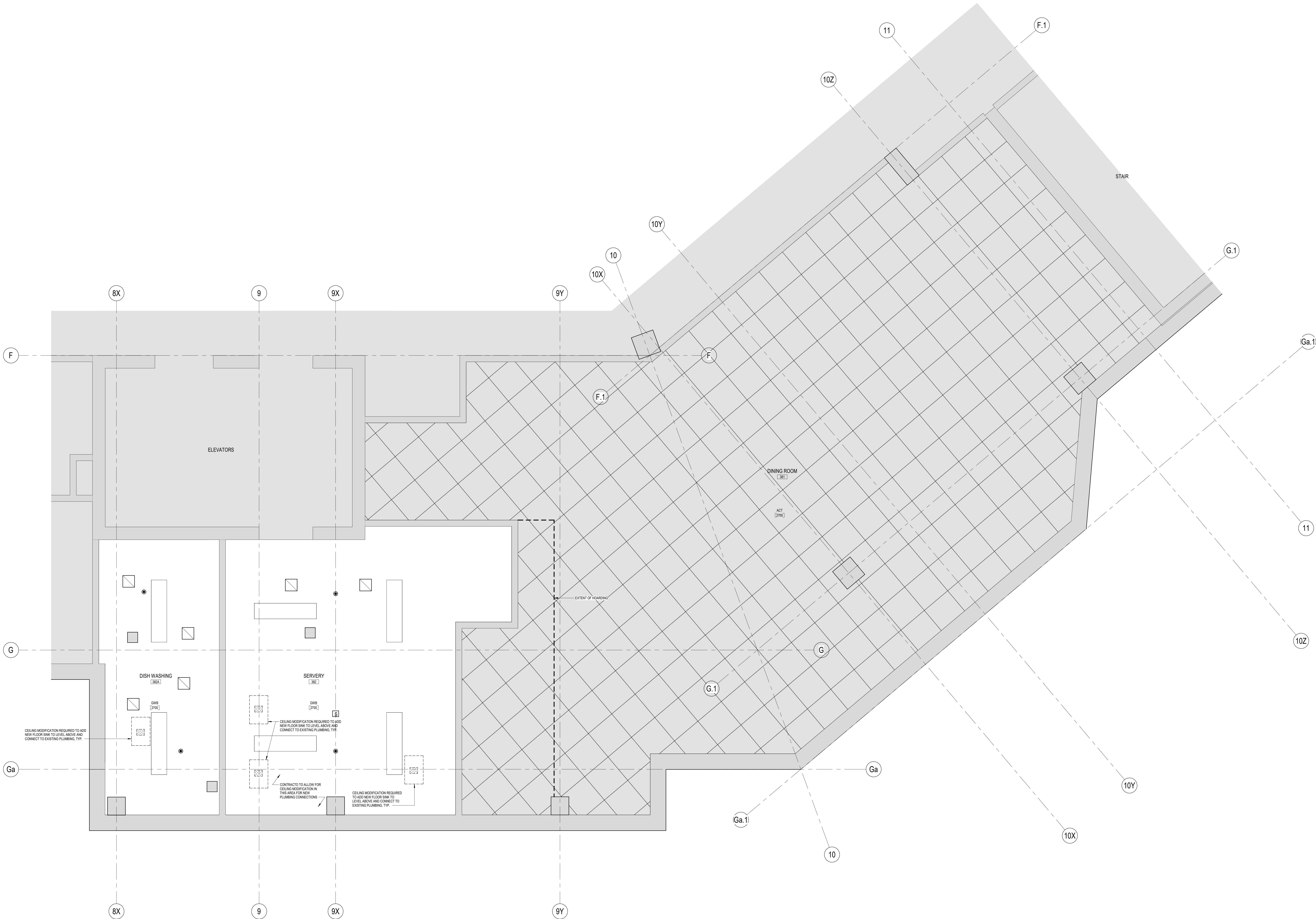
3197 LAKE SHORE BLD W.
ETOBICOKE, ON M8V 3X5

scale:	1 : 100
drawn by:	LG
reviewed by:	AR
job number:	21508.F02
plot date:	2024-03-20

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RCP OF LEVEL 3 SERVERY & DINING ROOM DEMO



Montgomery Sisam Architects
Inc.
141-150-364-8070 Fax 416-364-7723
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MontgomerySisam

RCP LEGEND

- GMB CEILING
- ACT CEILING
- LINEAR SURFACE MOUNT LIGHT FIXTURE
- LINEAR RECESSED LIGHT FIXTURE
- LINEAR WALL MOUNTED LIGHT FIXTURE
- HEAT LAMP
- PENDANT LIGHT FIXTURE
- SURFACE MOUNT FIRE ALARM SPEAKER
- SURFACE MOUNT SPRINKLER
- CEILING ACCESS PANEL
- CEILING GRILLE
- FLOOR SINK LOCATION

NOTE:
CONTRACTOR TO VERIFY EXISTING CEILING DEVICES PLACEMENT ON SITE, REMOVE AND REINSTALL IF REQUIRED.
CONTRACTOR TO PROVIDE 1 HOUR FIRE STOPPING AT EACH LOCATION OF FLOOR SINK.
FLOORING, CEILING AND WALLS ARE ASSUMED TO HAVE ASBESTOS.
CONTRACTOR TO CONDUCT ADDITIONAL TESTING BEFORE DEMOLITION TO CONFIRM ASSUMPTIONS MADE IN DSS REPORT.

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2	16/02/2024	ISSUED FOR TENDER	MSA
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revisions			

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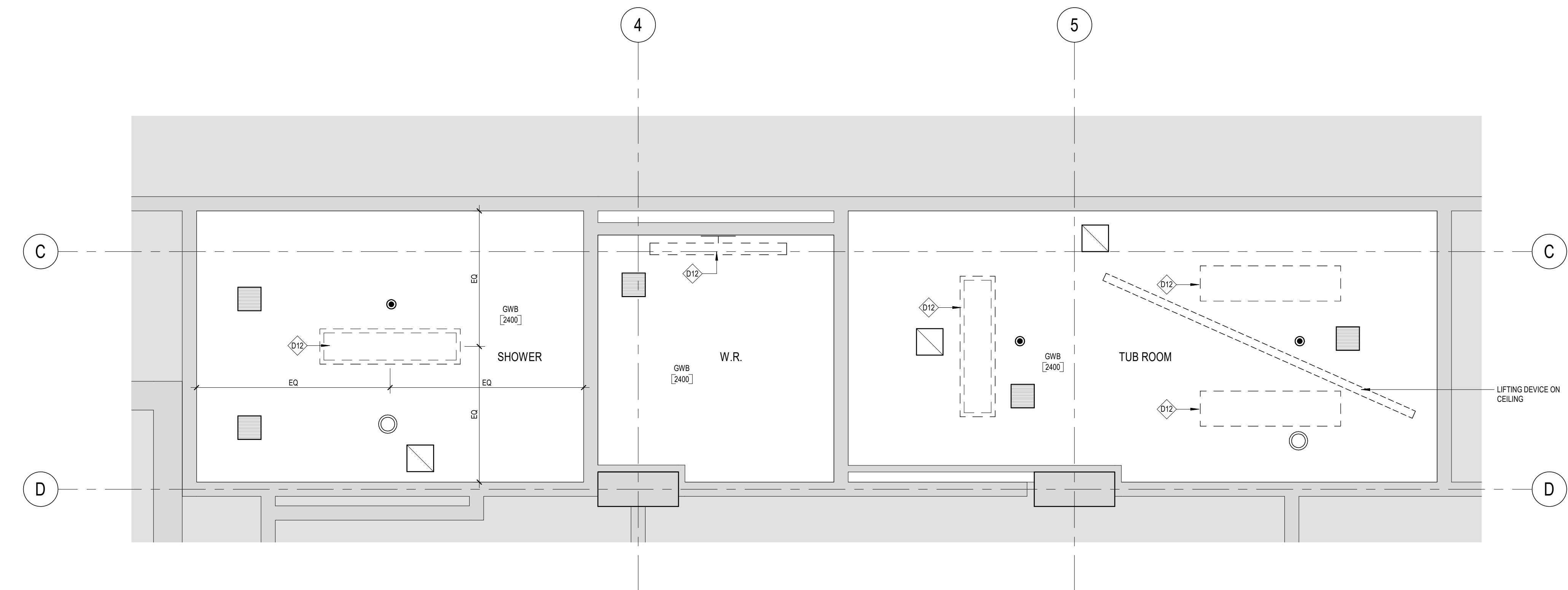
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3197 LAKE SHORE BLD W,
ETOBICOKE, ON M9V 3K5

DEMOLITION LEVEL 3 RCP

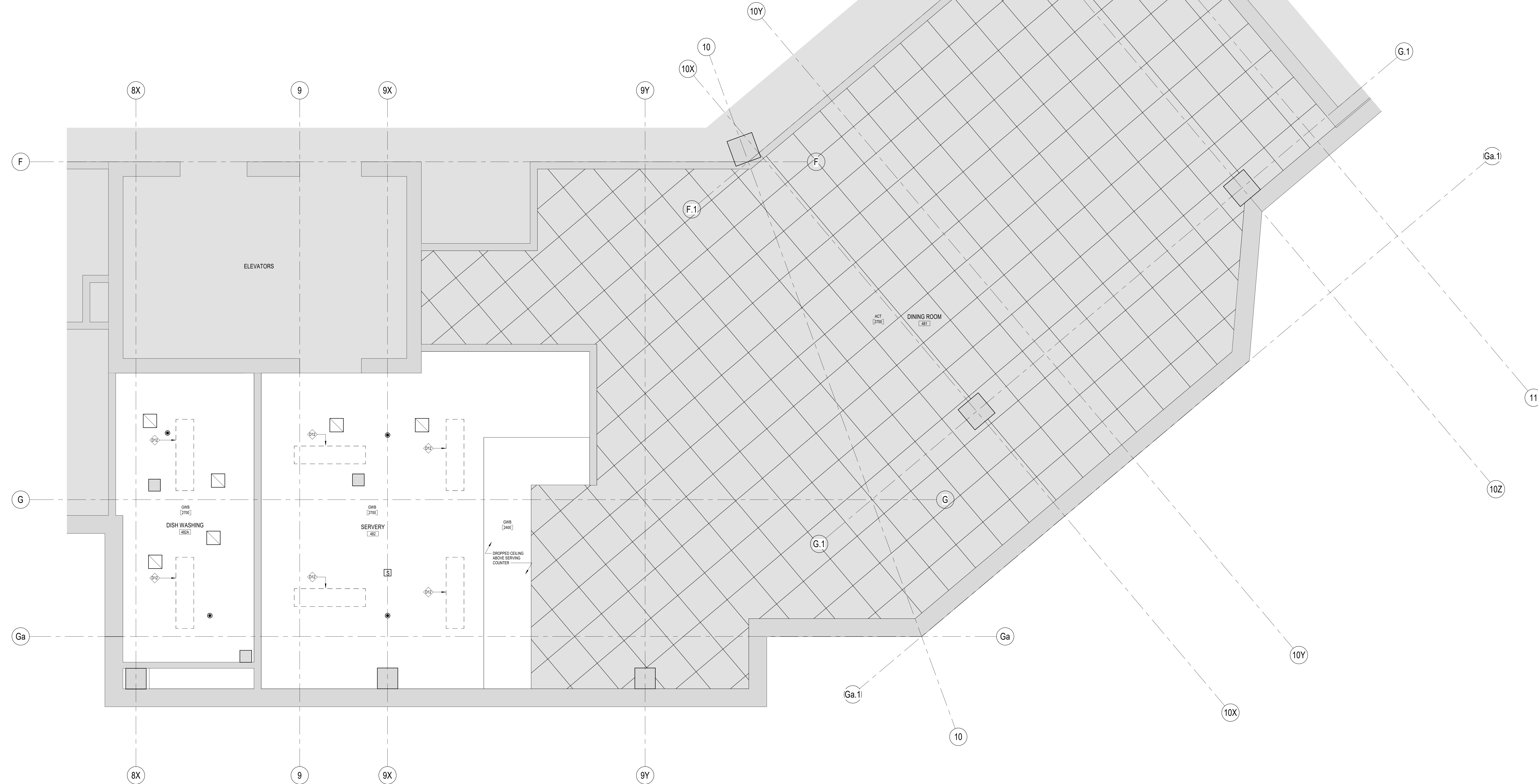
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drawn	Author
by	Checker
revised	
job	21508 F32
number	2024-03-20
plot date	

drawing
number:
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DEMOLITION RCP - TYPICAL SHOWER, WASHROOM, TUB ROOM ON LEVEL 2, L4

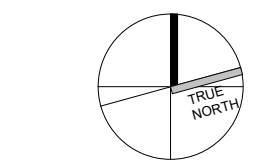


DEMOLITION RCP - LEVEL 4 SERVERY, DISH WASHING ROOM AND DINING ROOM

Montgomery Sisam Architects

Inc.
444 Adelaide Avenue, Toronto, Ontario M5T 2C8
montgomerysisam.com
Tel: 416-364-8072 Fax: 416-364-7723

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RCP LEGEND

- GMB CEILING
- ACT CEILING
- LINEAR SURFACE MOUNT LIGHT FIXTURE
- LINEAR RECESSED LIGHT FIXTURE
- LINEAR WALL MOUNTED LIGHT FIXTURE
- HEAT LAMP
- PENDANT LIGHT FIXTURE
- SURFACE MOUNT FIRE ALARM SPEAKER
- SURFACE MOUNT SPRINKLER
- CEILING ACCESS PANEL
- CEILING GRILLE
- FLOOR SINK LOCATION

DEMOLITION NOTES

- DEMOLISH EXISTING FLOORING AND BASE TO EXISTING SUBSTRATE AS INDICATED ON DRAWINGS. REPAIR ANY CRACKS AND/OR SPIN COATS FOR NEW LEVEL FLOOR FINISH. REMOVE EXISTING FLOOR ALONG WELD SEAM WHERE POSSIBLE.
- THE FOLLOWING ROOMS ARE EXCLUDED FROM SCOPE:
 - SHOWER 373, SHOWER 373, SHOWER 473, SHOWER 444, TUB ROOM 371 AND TUB ROOM 473.
- CLEAN EXISTING WALL FINISH, READY TO RECEIVE NEW WALL PROTECTION OR NEW PAINT.
- REMOVE EXISTING MIRROR.
- REMOVE EXISTING SINK.
- REMOVE EXISTING WATER CLOSET.
- REMOVE EXISTING MILLWORK AND EQUIPMENT IN FLOOR WHERE APPLICABLE. RETURN TO OWNER FOR STORAGE/DISPOSAL.
- REMOVE EXISTING SOAP DISPENSER, TOILET PAPER DISPENSER AND PAPER TOWEL HOLDER. STORE AND PROTECT FOR REINSTALLATION.
- REMOVE EXISTING GRAB BARS.
- TEMPORARILY REMOVE EXISTING NURSE CALL, PULL, LIGHT SWITCH, AND OTHER WALL MOUNTED DEVICES. STORE AND PROTECT FOR REINSTALLATION.
- REMOVE EXISTING WALL MOUNTED MILLWORK.
- REMOVE EXISTING SHOWER HEADS AND HOLDER, CONTROLLER TO REMAIN.
- REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL.
- REMOVE EXISTING DOOR AND FRAME.
- PARTIALLY DEMOLISH EXISTING STUD WALL, PROVIDE WALL OPENING FOR NEW DOOR.
- REMOVE EXISTING MILLWORK AND KITCHEN EQUIPMENT IN SERVERY AND DISH WASHING ROOM UNLESS OTHERWISE NOTED. REFER TO K&E'S DRAWINGS FOR DETAILS.
- RETAIN EXISTING HAND SINK - TO BE TEMPORARILY REMOVED AND REINSTATE.
- RETAIN EXISTING EYEWASH STATION - TO BE TEMPORARILY REMOVED AND REINSTATE.
- RETAIN EXISTING CONDENSATE HOOD.
- RETAIN EXISTING REACH-IN REFRIGERATOR - TO BE RELOCATED.
- RETAIN EXISTING COUNTERTOP OVEN - TO BE RELOCATED.
- RETAIN EXISTING UNDER COUNTER ICE MACHINE - TO BE RELOCATED.
- RETAIN EXISTING MICROWAVE OVEN - TO BE RELOCATED.
- RETAIN EXISTING CONVEYER TOASTER - TO BE RELOCATED.
- RETAIN EXISTING LIQUID COFFEE MACHINE - TO BE RELOCATED.
- RETAIN EXISTING JUICE DISPENSER - TO BE RELOCATED.

NOTE:
FLOORS, CEILINGS AND WALLS ARE ASSUMED TO HAVE ASBESTOS.
CONTRACTOR TO CONDUCT ADDITIONAL TESTING BEFORE DEMOLITION TO CONFIRM ASSUMPTIONS MADE IN DSS REPORT.

5	10/06/2024	ISSUED FOR RETENDER	MSA
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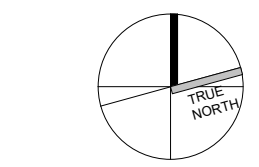
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DEMOLITION RCPS

scale	As Indicated
drawn	L.S.
by	Checker
revised	
job	21508 FSD
number	2024-03-20
plot date	

drawing number: A1.52



NOT IN SCOPE
EXTENT OF NEW WALL PROTECTION

- #### CONSTRUCTION NOTES
- NEW EPOXY FLOORING (DP-1) AND BASE WITH NEW CONCRETE TOPPING BELOW TO ACCOMMODATE SLOPE AT SHOWERS. THE FOLLOWING ROOMS ARE EXCLUDED FROM SCOPE: -SHOWERS 271, SHOWER 272, SHOWER 473, SHOWER 484, TUB ROOM 371 AND TUB ROOM 471.
 - PROVIDE NEW WALL PROTECTION (WP-1) OVER ORIGINAL TILED WALL. REFER TO ELEVATIONS.
 - APPLY NEW PAINT FINISH ON GYPSUM WALLS.
 - PROVIDE NEW CODE COMPLIANT MIRROR.
 - PROVIDE NEW BARRIER FREE SINK WITH AUTOMATIC FAUCET.
 - PROVIDE NEW WATER CLOSET WITH MOTION SENSOR.
 - PROVIDE NEW SEMI RECESSED LOCKABLE MILLWORK BEHIND MIRROR.
 - REINSTALL EXISTING SOAP DISPENSER, TOILET PAPER DISPENSER AND PAPER TOWEL HOLDER AFTER NEW WALL FINISH IS IN PLACE. LOCATION AS PER DRAWINGS.
 - PROVIDE NEW CODE COMPLIANT GRAB BARS.
 - PROVIDE NEW HEATED TOWEL RACK.
 - PROVIDE NEW FIXED SHOWER SEAT.
 - PROVIDE NEW SHOWER HEADS AND HOLDER. CONTROLLER TO REMAIN.
 - PROVIDE NEW MILLWORK WALL SHELF.
 - REINSTALL EXISTING NURSE CALL PULL, LIGHT SWITCH, AND OTHER WALL MOUNTED DEVICES AFTER NEW WALL FINISH IS REINSTALLED.
 - PROVIDE NEW LIGHT FIXTURES. REFER TO ELECTRICAL.
 - TEMPORARILY DISCONNECT AND REMOVE TUB, STORE AND REINSTALL AFTER CONSTRUCTION AS PER OWNER'S INSTRUCTION.
 - RELOCATE EXISTING DOOR/HARDWARE. PROVIDE NEW DOOR FRAME.
 - PROVIDE NEW MILLWORK IN DINING ROOM, INCORPORATING EXISTING REFRIGERATOR.
 - PROVIDE NEW SST1 CORNER GUARD.
 - PROVIDE NEW DOOR FRAME PROTECTOR.
 - PROVIDE NEW SST1-1 COUNTERTOP. REFER TO FOOD SERVICE DWGS.
 - PROVIDE NEW WDP-2 FRONT PANEL DOORS FOR SST1 MILLWORK BOX.
 - RESERVED.
 - PROVIDE NEW VINYL SHEET FLOORING IN DINING ROOM.
 - PROVIDE NEW WALL PROTECTION IN SERVERY AND BEHIND NEW COFFEE COUNTER. REFER TO ELEVATIONS.
 - PROVIDE NEW VANITY AROUND SINK.
 - PROVIDE NEW P3 FLURRED PARTITION FOR PLUMBING.

NOTE:
CONTRACTOR TO PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF "P4".

6	10/06/2024	ISSUED FOR RETENDER	MSA
5	21/03/2024	ISSUED FOR MORTALTY	MSA
4	20/03/2024	ADDENDUM #6	MSA
3	18/03/2024	ISSUED FOR BUILDING PERMIT	MSA
2	16/02/2024	ISSUED FOR TENDER	MSA
1	20/12/2023	ISSUED FOR PERMIT/TENDER	MSA
#	DATE	REVISION	BY

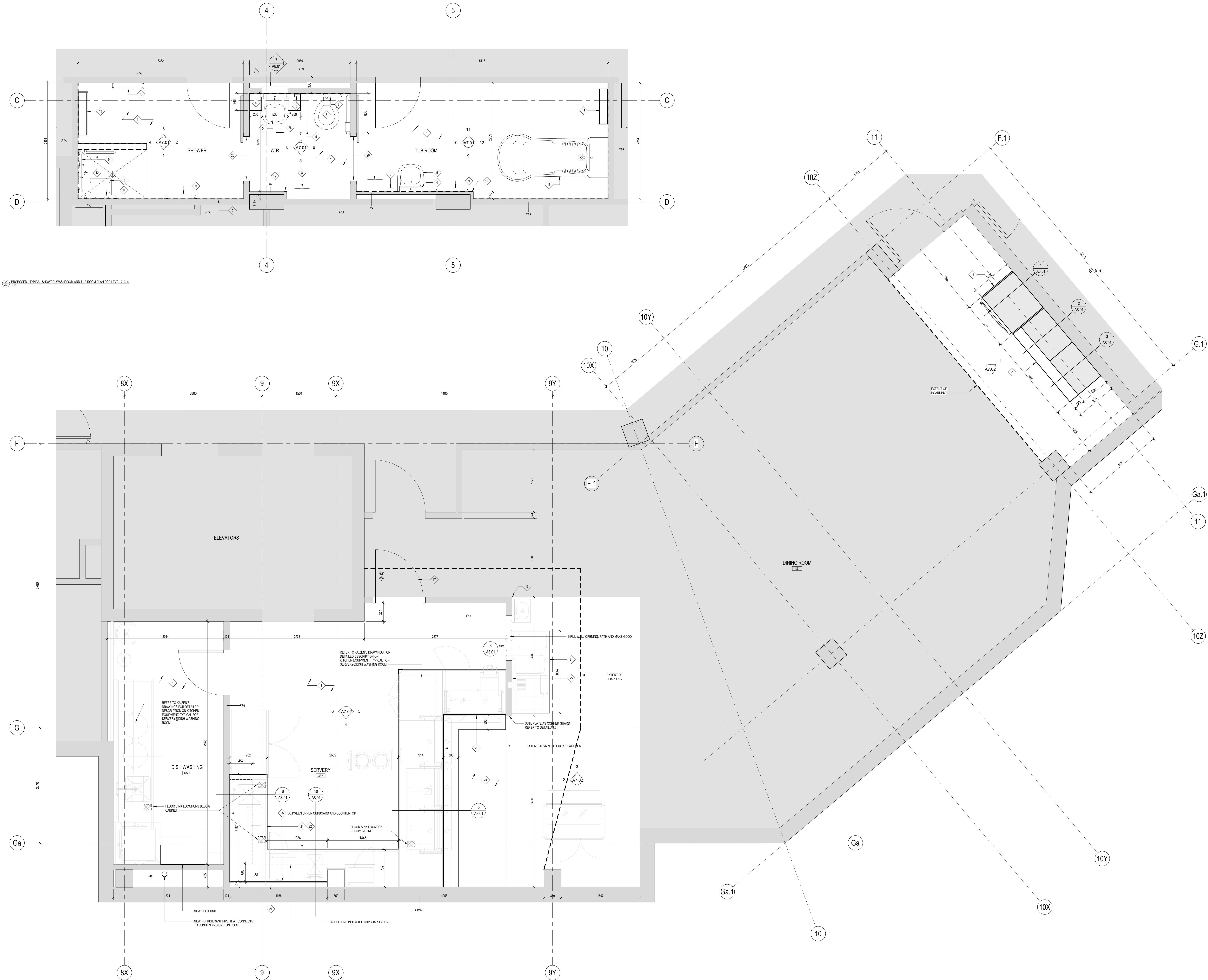
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**LAKESHORE
SERVERY&SHOWER/TUB RENO**
3197 LAKE SHORE BLD W,
ETOBICOKE, ON M9V 3A5

PROPOSED PLANS

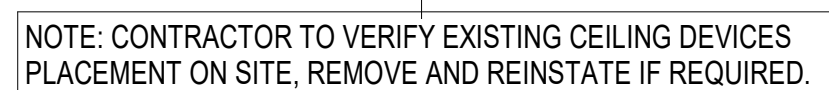
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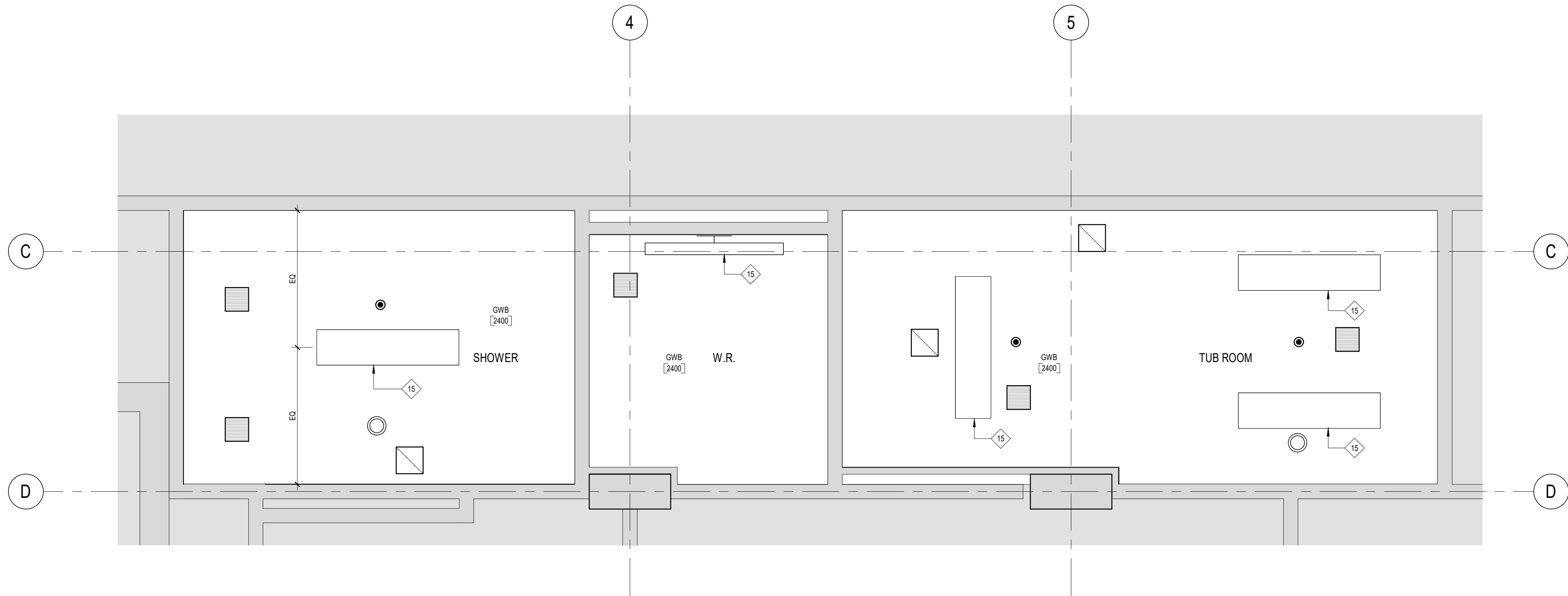


7. PROPOSED - TYPICAL SHOWER, WASHROOM AND TUB ROOM PLAN FOR LEVEL 2, 3, 4

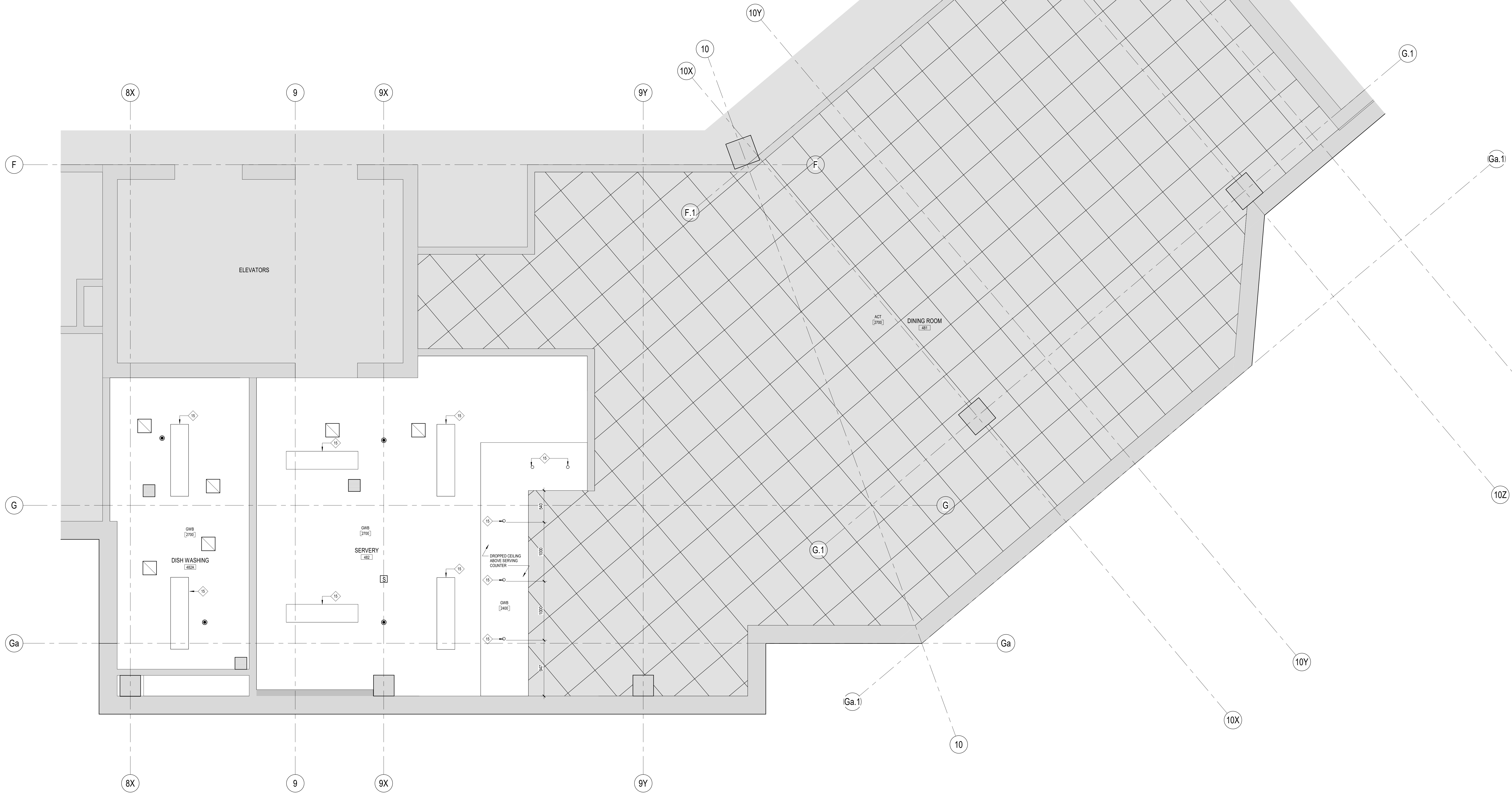
1. PROPOSED - LEVEL 4 SERVERY/DISH WASHING ROOM AND DINING ROOM PLAN.



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RCP - TYPICAL SHOWER, WASHROOM, TUB ROOM ON LEVEL 2,3,4

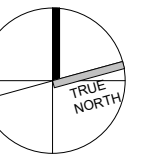


RCP - LEVEL 4 SERVERY, DISH WASHING ROOM AND DINING ROOM

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MontgomerySisam



RCP LEGEND

- GMB CEILING
- ACT CEILING
- LINEAR SURFACE MOUNT LIGHT FIXTURE
- LINEAR RECESSED LIGHT FIXTURE
- LINEAR WALL MOUNTED LIGHT FIXTURE
- HEAT LAMP
- PENDANT LIGHT FIXTURE
- SURFACE MOUNT FIRE ALARM SPEAKER
- SURFACE MOUNT SPRINKLER
- CEILING ACCESS PANEL
- CEILING GRILLE
- FLOOR SINK LOCATION

CONSTRUCTION NOTES

- NEW EXIST' FLOORING (E-1) AND BASE WITH NEW CONCRETE TOPPING (E-2) TO ACCOMMODATE SLOPE AT SHOWERS. THE FOLLOWING ROOMS ARE SKELLOID FROM SCOPE: SHOWER 273, SHOWER 373, SHOWER 473, SHOWER 444, TUB ROOM 371 AND TUB ROOM 444.
- PROVIDE NEW WALL PROTECTION (RP-1) OVER ORIGINAL TILED WALL. REFER TO ELEVATIONS.
- APPLY NEW PAINT FINISH ON GYPSUM WALLS.
- PROVIDE NEW CODE COMPLIANT MIRROR.
- PROVIDE NEW BARRIER FREE SINK WITH AUTOMATIC FACSET.
- PROVIDE NEW WATER CLOSET WITH MOTION SENSOR.
- PROVIDE NEW SEMI-RECESSED LOCKABLE MILLWORK BEHIND MIRROR.
- REINSTALL EXISTING SOAP DISPENSER, TOILET PAPER DISPENSER AND PAPER TOWEL HOLDER AFTER NEW WALL FINISH IS IN PLACE. LOCATION AS PER DRAWINGS.
- PROVIDE NEW CODE COMPLIANT GRAB BARS.
- PROVIDE NEW HEATED TOWEL RACK.
- PROVIDE NEW FIXED SHOWER SEAT.
- PROVIDE NEW SHOWER HEADS AND HOLDER. CONTROLLER TO REMAIN.
- PROVIDE NEW MILLWORK WALL SHELF.
- REINSTALL EXISTING ALURSE CALL, PULL, LIGHT SWITCH, AND OTHER WALL MOUNTED DEVICES AFTER NEW WALL FINISH IS INSTALLED.
- PROVIDE NEW LIGHT FIXTURES. REFER TO ELECTRICAL.
- TEMPORARILY DISCONNECT AND REMOVE TUB, STORE AND REINSTALL AFTER CONSTRUCTION AS PER OWNER'S INSTRUCTION.
- RELOCATE EXISTING DOOR/HARDWARE. PROVIDE NEW DOOR FRAME.
- PROVIDE NEW MILLWORK IN DINING ROOM, INCORPORATING EXISTING RESERVEWAYS.
- PROVIDE NEW SSTL CORNER GUARD.
- PROVIDE NEW DOOR FRAME PROTECTOR.
- PROVIDE NEW SSTL-1 COUNTERTOP. REFER TO FOOD SERVICE DWGS.
- PROVIDE NEW WCF-2 FRONT PANELS/DOORS FOR SSTL MILLWORK BOX.
- RESERVED.
- PROVIDE NEW VINYL SHEET FLOORING IN DINING ROOM.
- PROVIDE NEW WALL PROTECTION IN SERVERY AND BEHIND NEW COFFEE COUNTER. REFER TO ELEVATIONS.
- PROVIDE NEW VANITY AROUND SINK.
- PROVIDE NEW P2 FURRED PARTITION FOR PLUMBING.

5	10/06/2024	ISSUED FOR RETENDER	MSA
4	21/03/2024	ISSUED FOR MCH/LTC	MSA
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revisions

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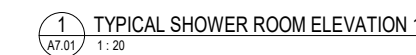
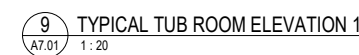
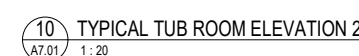
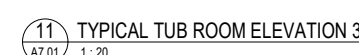
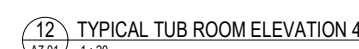
PROPOSED RCPS

scale	As Indicated
drawn	Author
by	Checker
revised	
job	21508 FSD
number	
plot date	2024-03-20

drawing

number

A3.02



5	10/06/2024	ISSUED FOR RETENDER	MSA
4	21/03/2024	ISSUED FOR MOHLTC	MSA
3	19/03/2024	ISSUED FOR BUILDING PERMIT	MSA
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All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

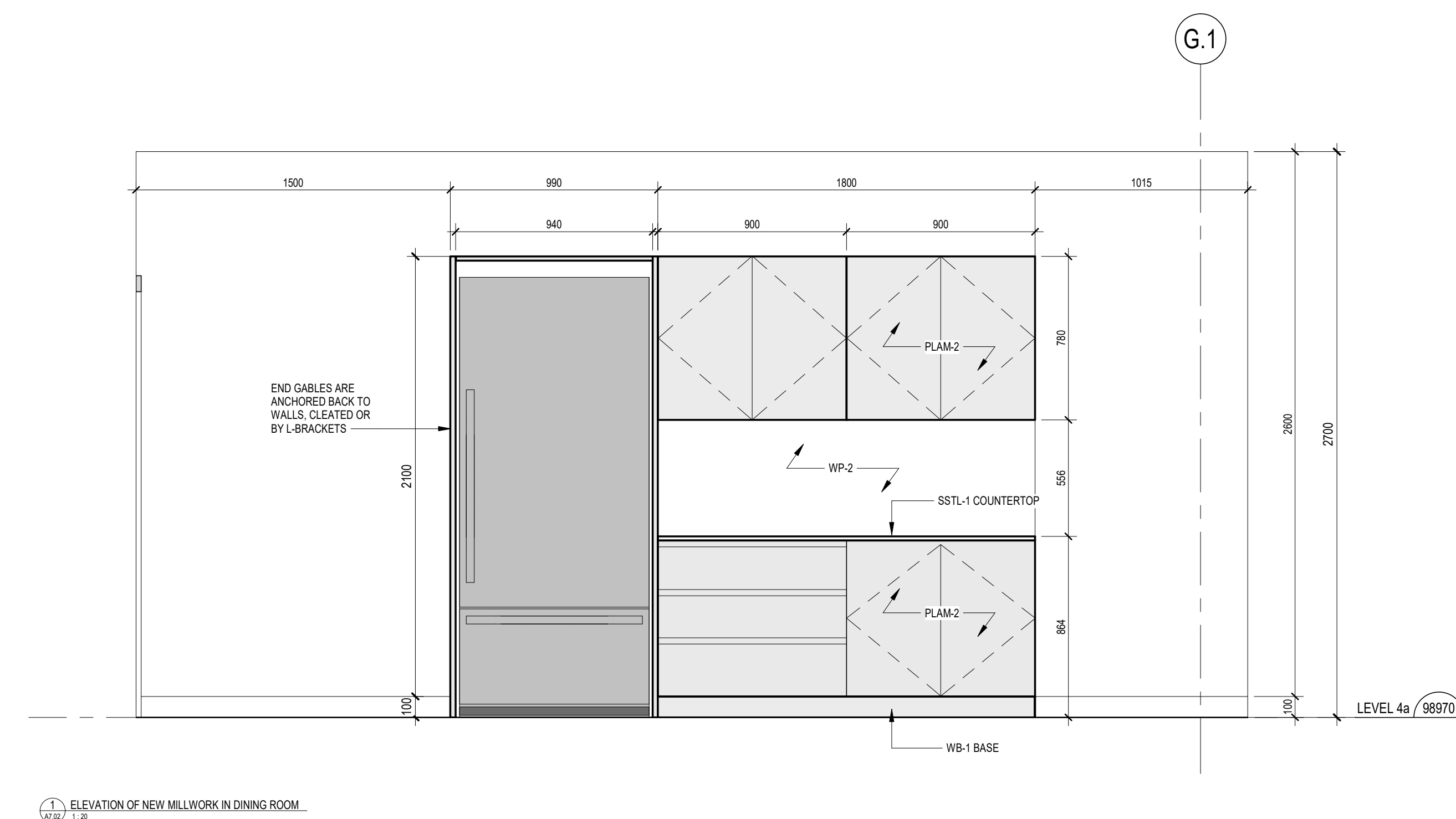
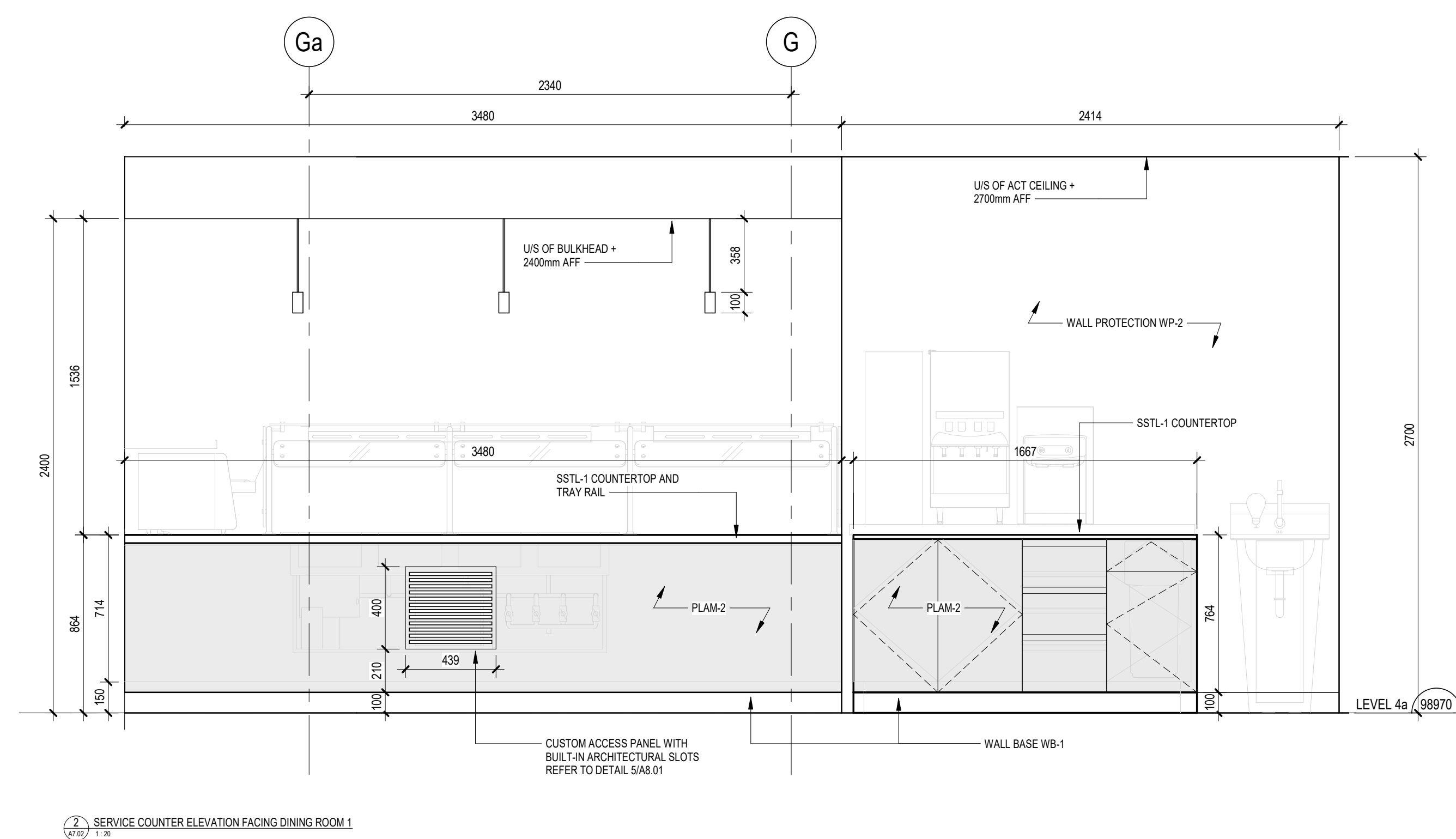
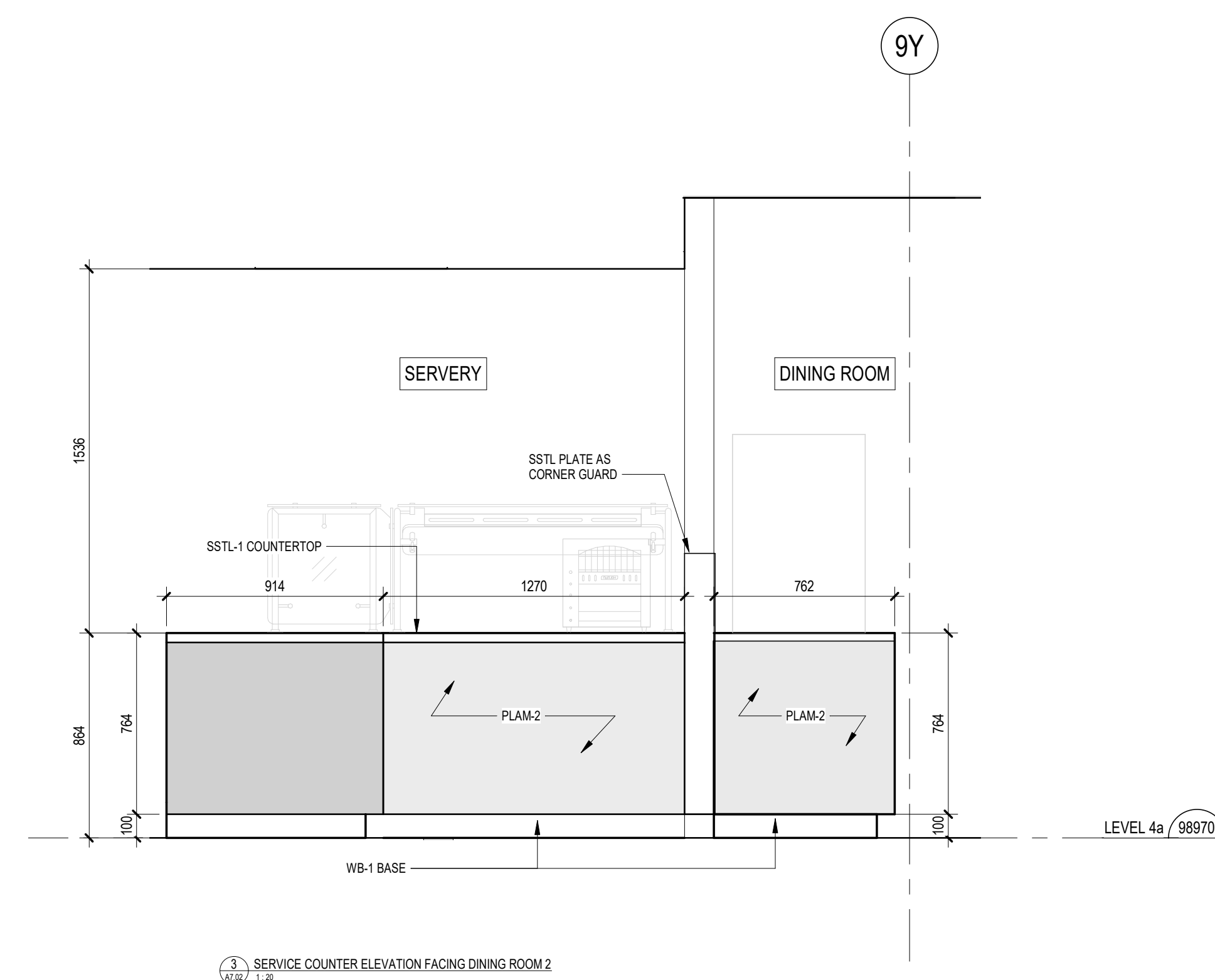
**LAKESHORE
SERVRY&SHOWER/TUB RENO**

3197 LAKE SHORE BLD W,
ETOBICOKE, ON M8V 3X5

INTERIOR ELEVATIONS - SHOWER/WC/TUB ROOM

scale 1 : 20
 E1 4a 98970
 by: Author
 reviewed by: Checker
 job: 21508.F02
 number:
 plot date: 2024-03-20

A7.01



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3197 LAKE SHORE BLD W,
ETOBICOKE, ON M8V 3X5

scale	1 : 20
:	
drawn	Author
by:	
reviewed	Checker
by:	
job	21508.F02
number:	
plot date:	2024-03-20



WB-1	COVE WALL BASE
PCT-1	PORCELAIN COUNTERTOP - LAMINAM 12mm
CS-1	SOLID SURFACE - CORIAN 19mm
SSTL-1	STAINLESS STEEL
WDP-1	19mm, VENEER CORE, FSC CERTIFIED, PLAM ON FACES AND EDGES
WDP-1a	SAME AS WDP-1, EXCEPT WITH MARINE GRADE VENEER CORE
WDP-1b	SAME AS WDP-1, EXCEPT 13mm, WITH WHITE COLORED PLAM.



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**LAKESHORE
SERVERY&SHOWER/TUB RENO**

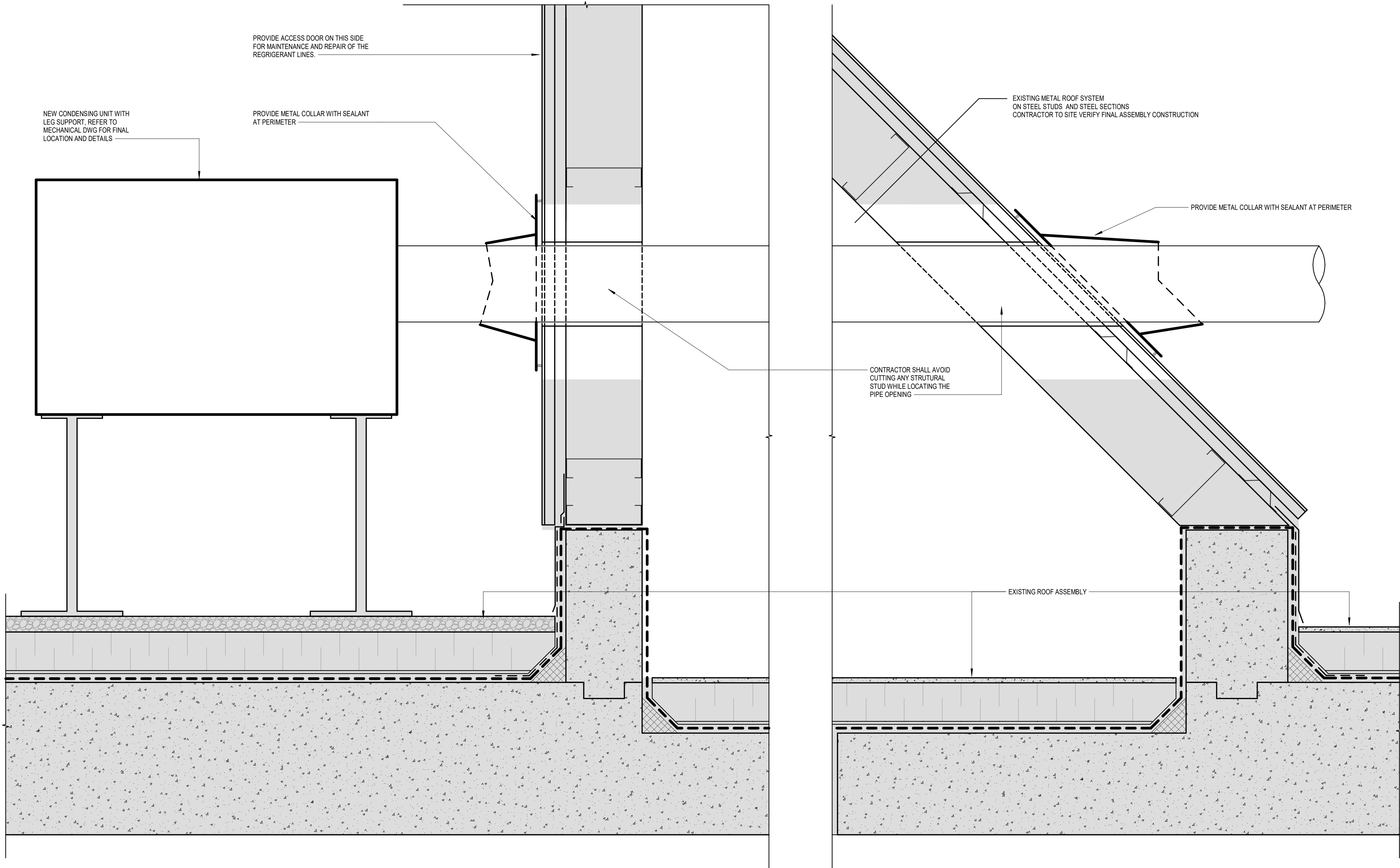
MILLWORK DETAILS

scale:	As indicated
drawn by:	Author
reviewed by:	Checker
job number:	21508.F02
plot date:	2024-03-20

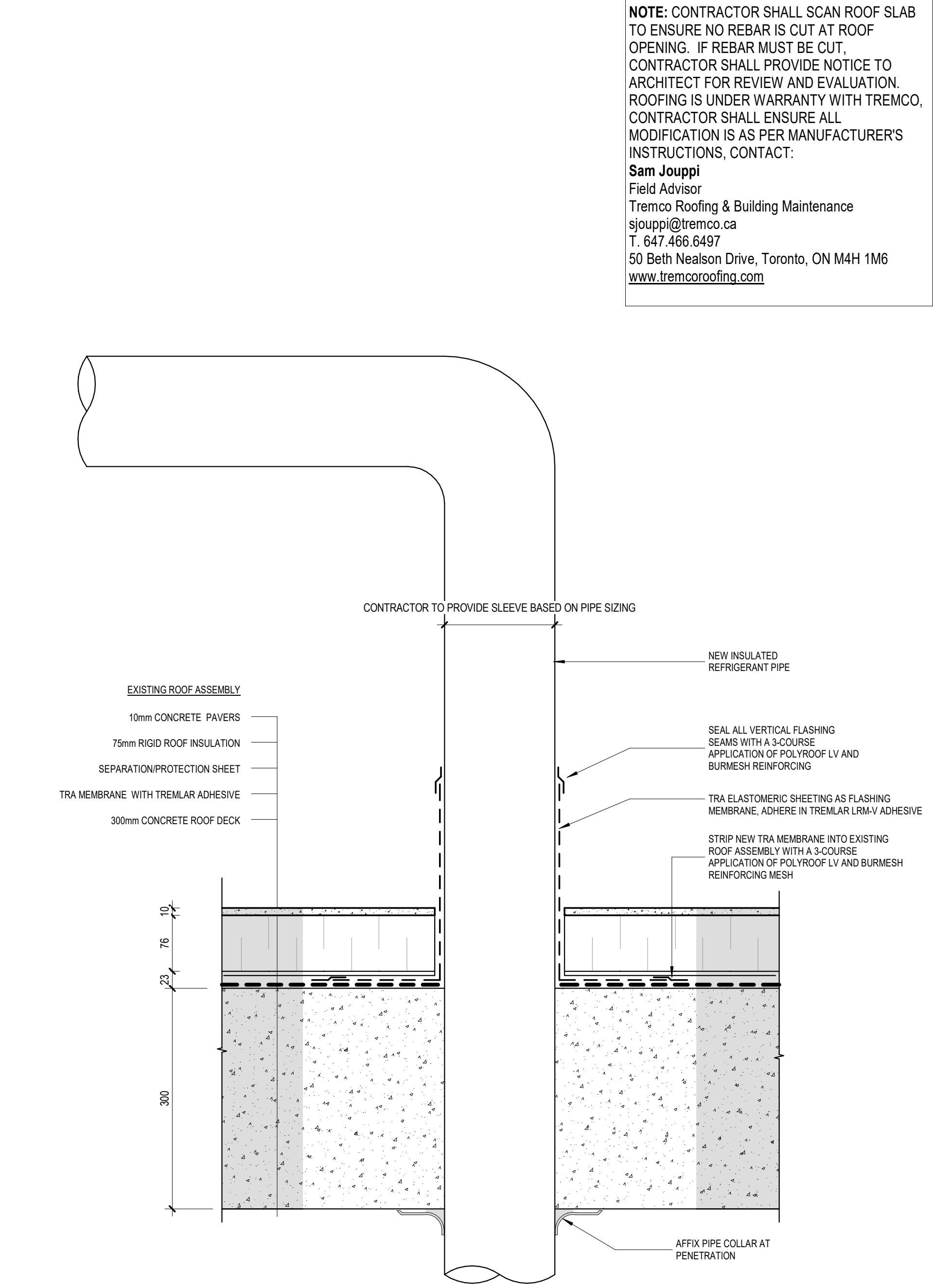
drawing

A8.01

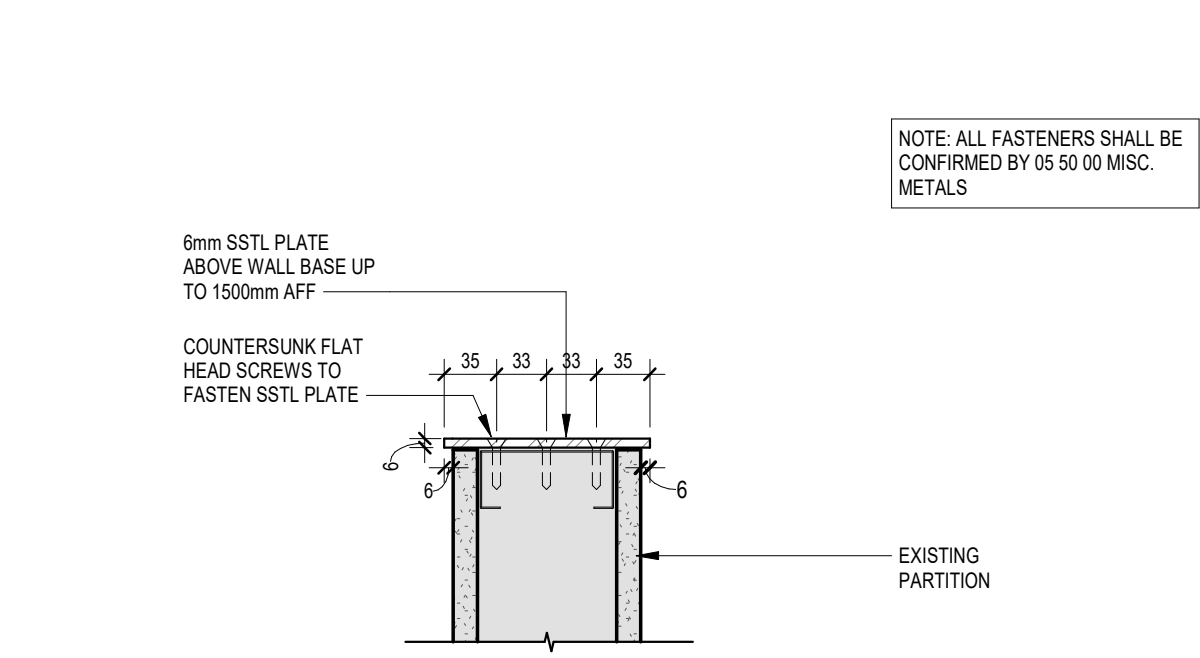
2024-06-10 4:19:35 PM C:\Users\mang\Documents\21508 FSD 11 Service Shower_Tub_Renovation\G3.DWG.plt



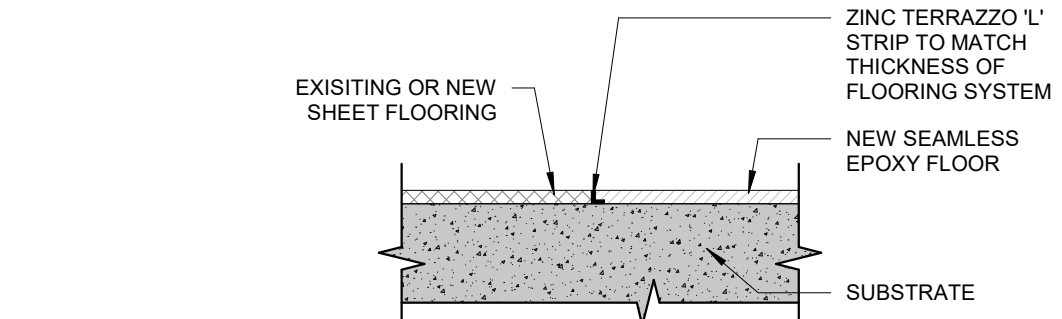
SECTION DETAIL @ CONDENSING UNIT AND THROUGH SLOPE ROOF.



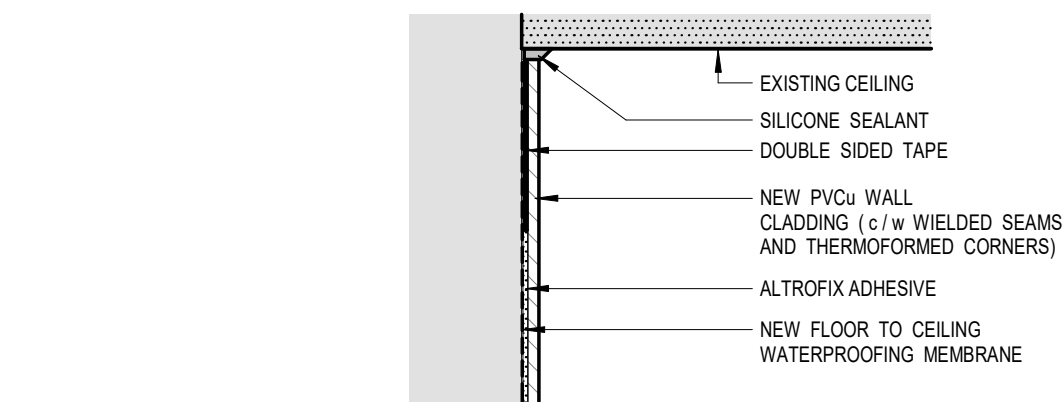
REFRIGERANT PIPE PENETRATION DETAIL @ ROOF.



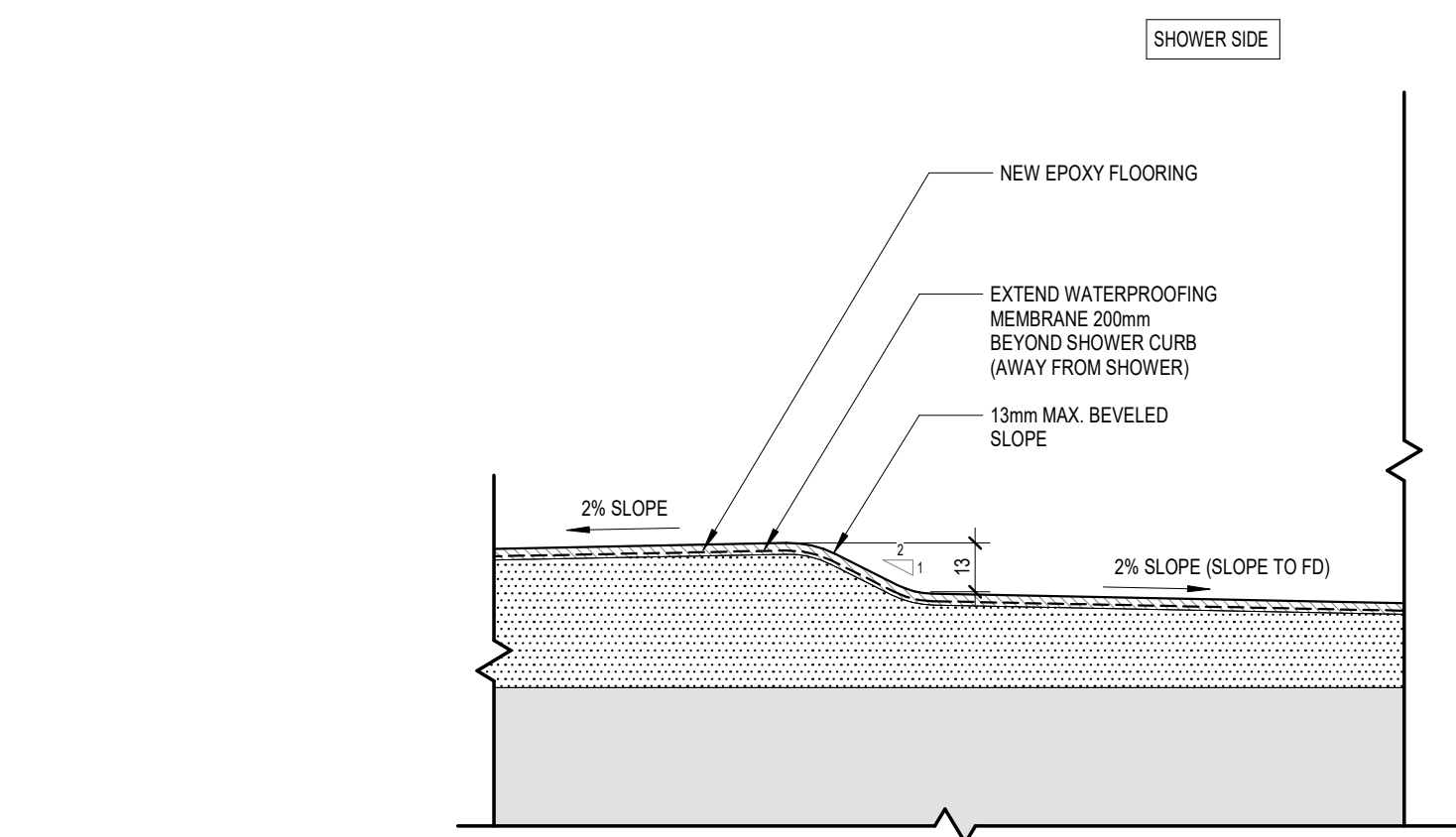
SETL CORNER GUARD DETAIL.



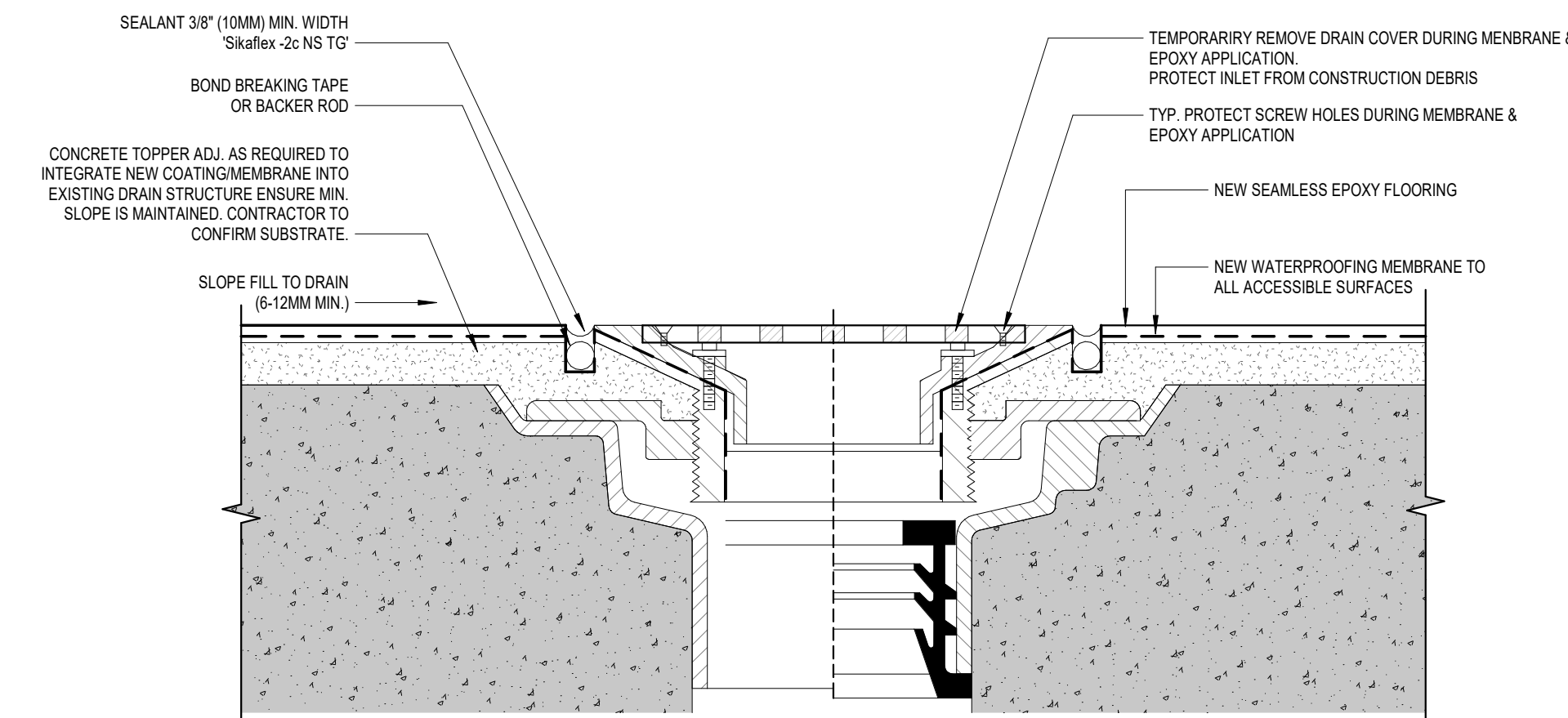
TYPICAL FLOOR STEP TRANSITION DETAIL.



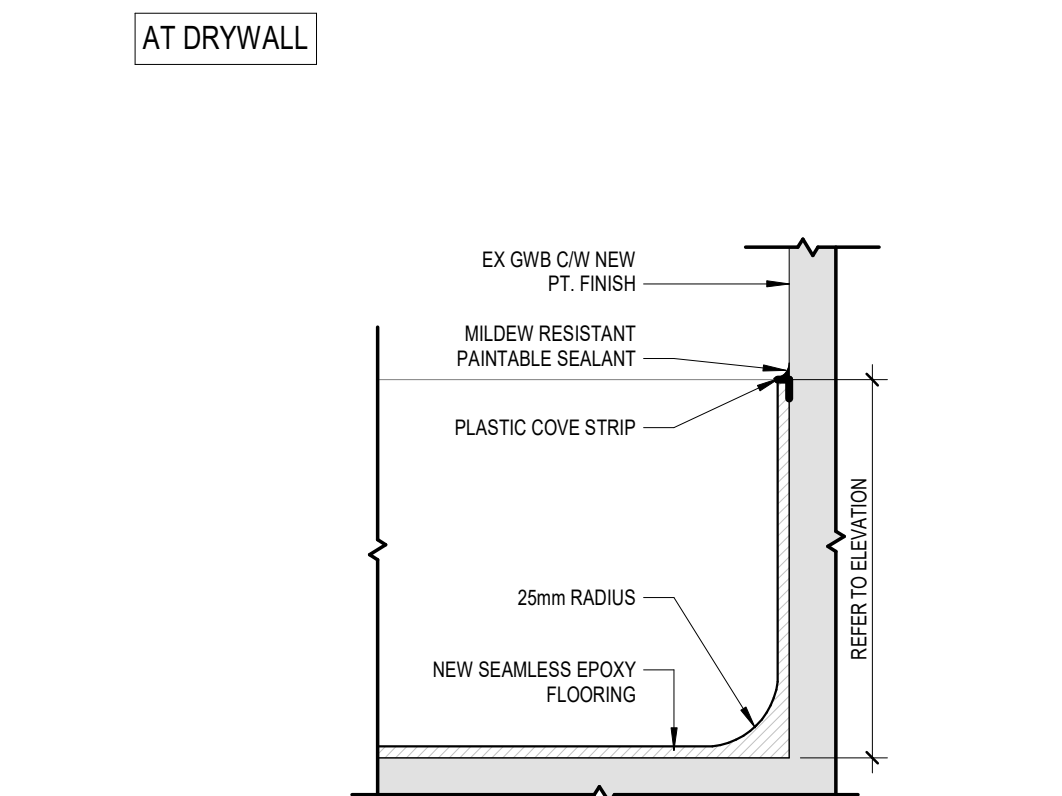
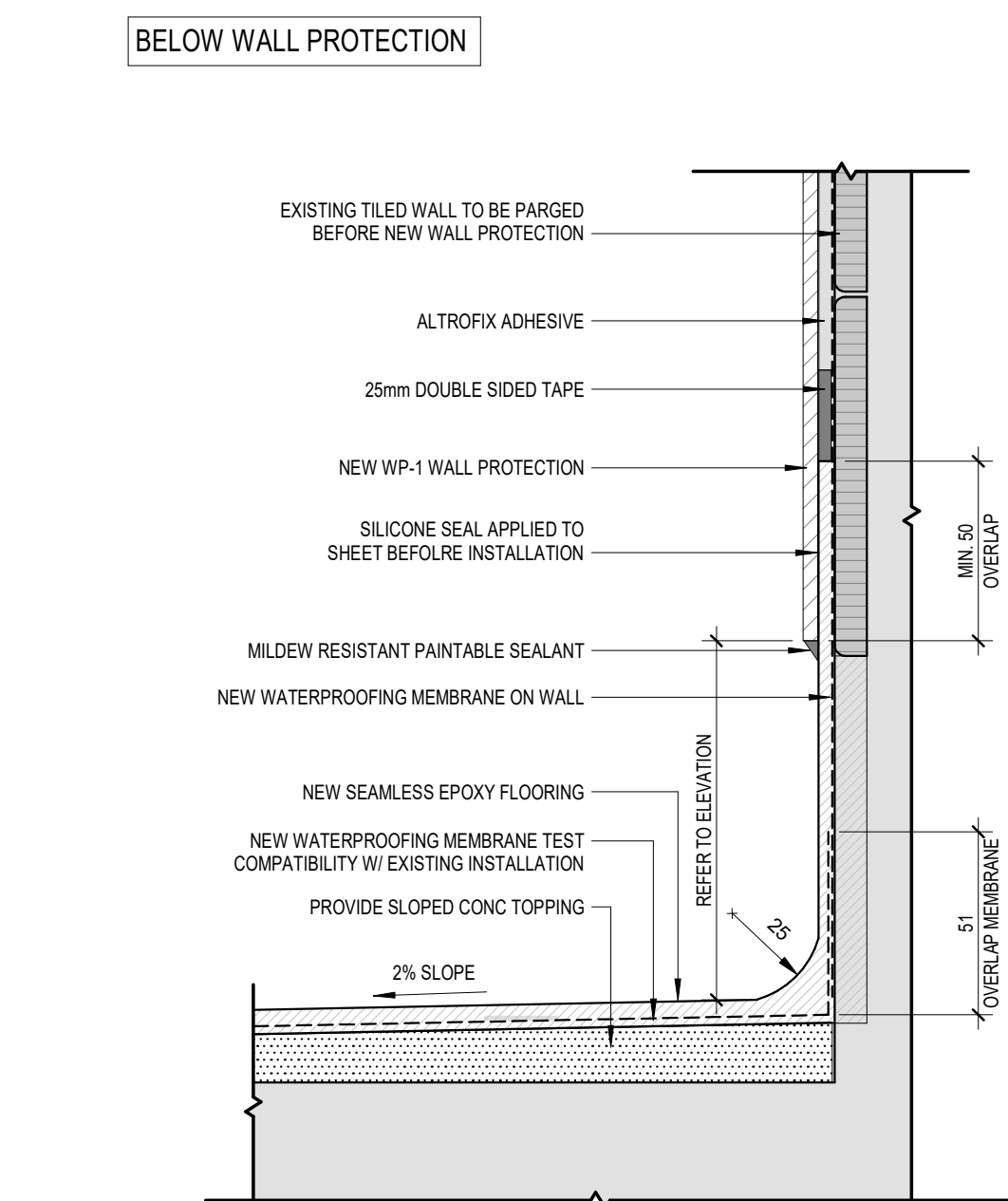
TYPICAL DETAIL @ WALL PROTECTION & CEILING.



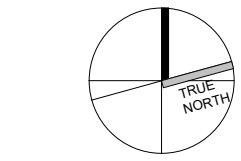
TYPICAL SHOWER CURB DETAIL.



TYPICAL EPOXY FLOORING @ DRAIN.



TYPICAL DETAIL @ EPOXY BARRIER & WALL PROTECTION.



5	10/06/2024	ISSUED FOR RETENDER	MSA
4	21/03/2024	ISSUED FOR MOH/TC	MSA
3	18/03/2024	ISSUED FOR BUILDING PERMIT	MSA
2	16/02/2024	ISSUED FOR TENDER	MSA
1	20/12/2023	ISSUED FOR PERMIT/TENDER	MSA
#	DATE	REVISION	BY

revisions

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LAKESHORE SERVICE & SHOWER/TUB RENO

3197 LAKE SHORE BLD W,
ETOBICOKE, ON M9V 3A5

INTERIOR & EXTERIOR DETAILS

scale:	As Indicated
drawn by:	Author
checked by:	Checker
released by:	21508 FSD
number:	2024-03-20
plot name:	

drawing number: