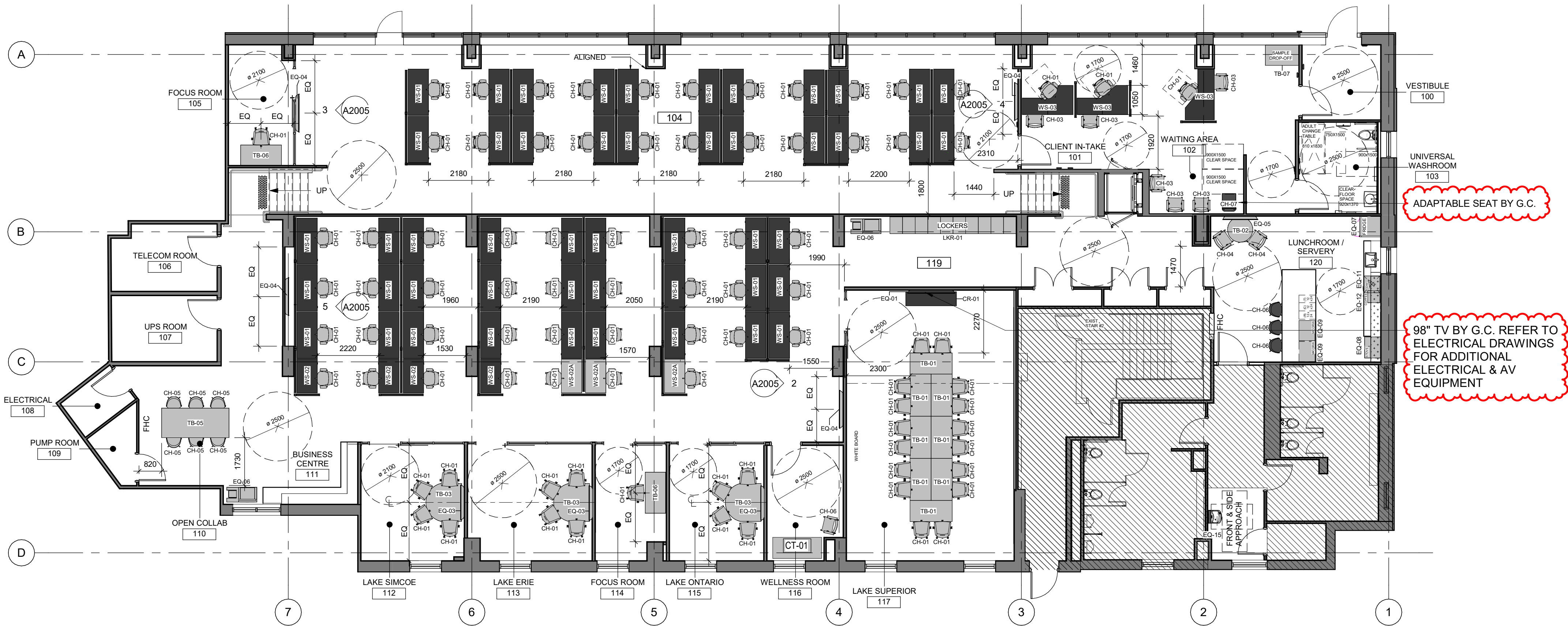


ISSU
F

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1

SALE CHECK



FURNITURE PLAN LEGEND



NOTE: DRAWING TO BE READ WITH THE INVENTORY LIST

NOTES:

1. ALL FURNITURE, NEW AND EXISTING, ARE TO BE SUPPLIED AND INSTALLED BY OTHER (CLIENT'S MOVERS OR FURNITURE SUPPLIER), UNLESS OTHERWISE NOTED. CONTRACTOR SCOPE OF WORK IS TO COORDINATE THE DELIVERY AND INSTALLATION WITH ALL REQUIRED TRADES.

CLIENT

CITY OF TORONTO

Corporate Real Estate Management
Project Management Office
Metro Hall Toronto, ON
M5V 3C6

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C	ISSUED FOR 75% SUBMISSION	2024-12-12
D	ISSUED FOR 95% SUBMISSION / ISSUED FOR PERMIT	2025-01-24
E	ISSUED FOR 100% / PERMIT	2025-02-07
F	ADDENDUM 1	2025-02-25

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PRIME CONSULTANT



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Toronto, ON M9W 0C9, Canada
tel 416 679 1930
www.arcadis.com

PROJECT TITLE

OFFICE MODERNIZATION FOR
TORONTO WATER OFFICE

PROJECT ADDRESS

95 The Esplanade
Toronto, ON M5E 1Y8

PROJECT NO:
148121

DRAWN BY:
Q.BOMBASE

CHECKED BY:
L. BANDIERA

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
E. FENUITA

SHEET TITLE

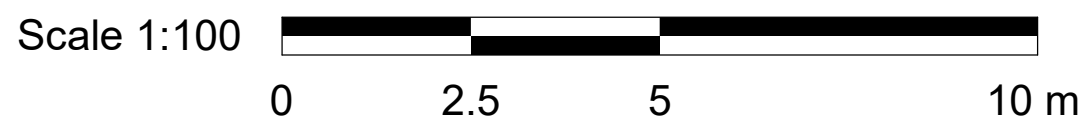
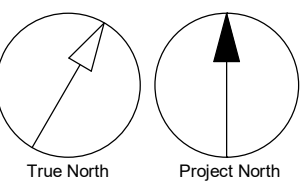
FURNITURE PLAN - GROUND
FLOOR

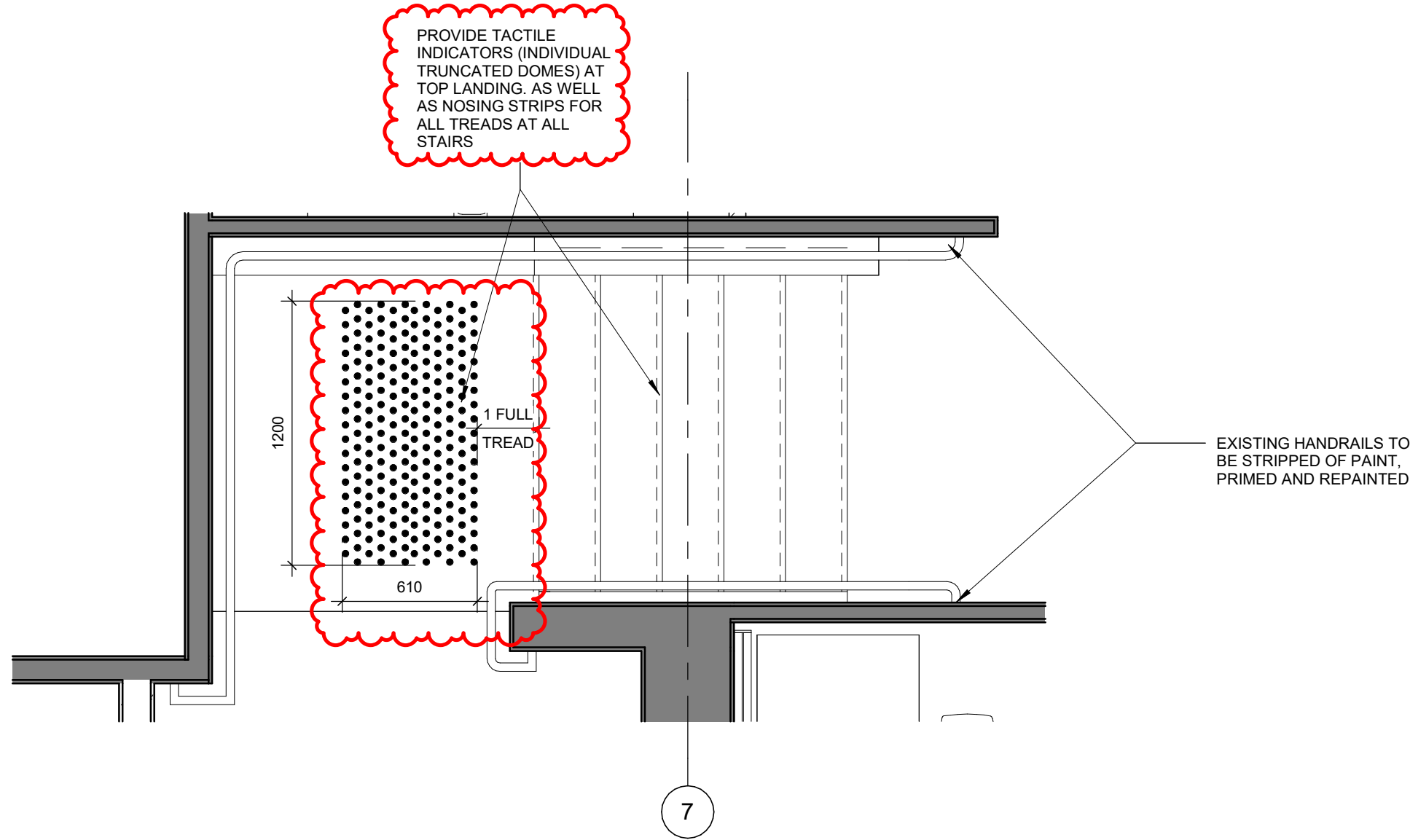
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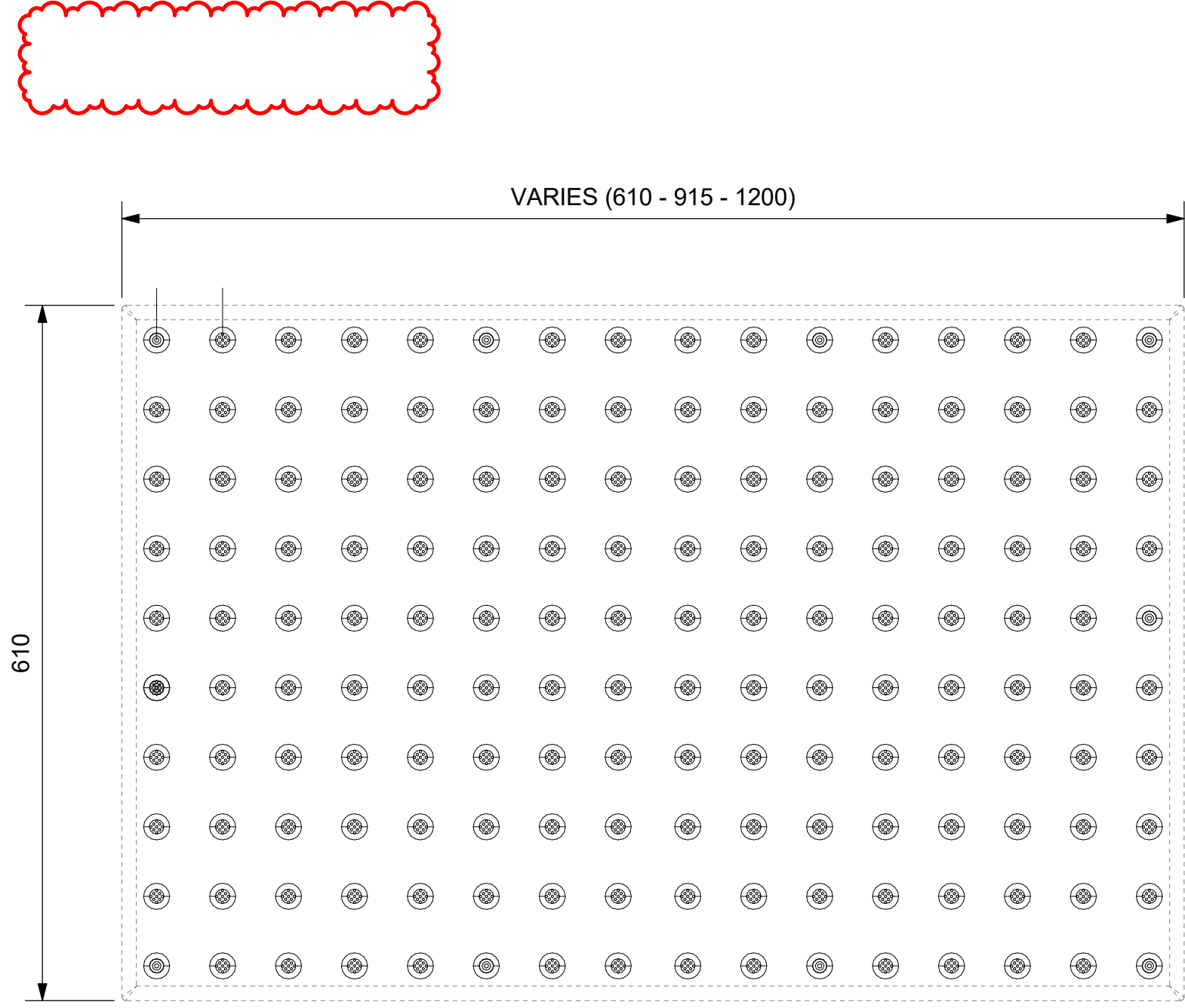
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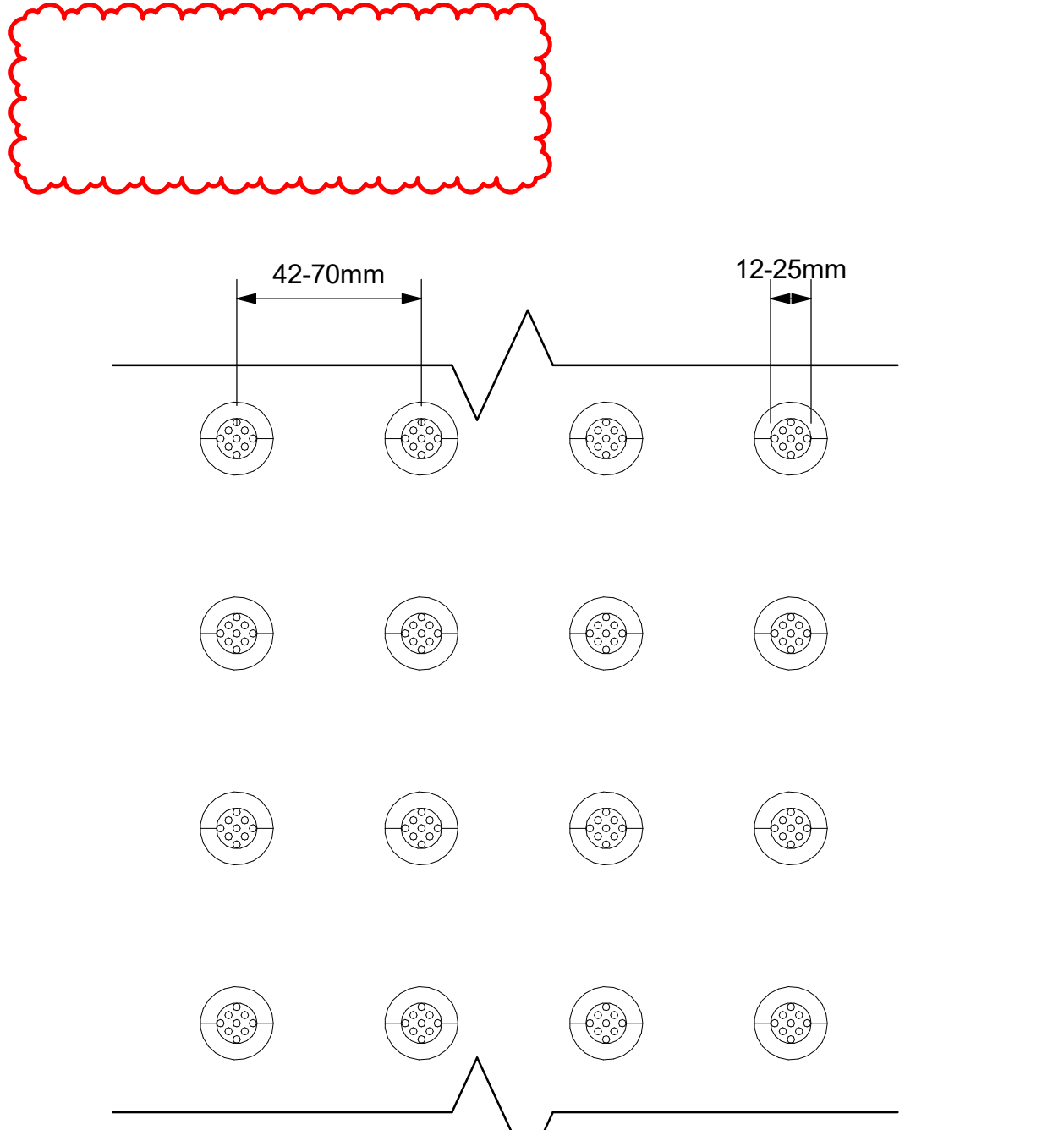




1 STAIRS ENLARGED PLANS
A2004 / Scale: 1 : 25



2 TACTILE ATTENTION INDICATOR
A2004 / Scale: 1 : 5



3 TACTILE ATTENTION INDICATORS - INDIVIDUAL DOMES
A2004 / Scale: 1 : 2

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F	ADDENDUM 1	2025-02-25

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PROJECT TITLE
**OFFICE MODERNIZATION FOR
TORONTO WATER OFFICE**

PROJECT ADDRESS

95 The Esplanade
Toronto, ON M5E 1Y8

PROJECT NO:
148121

DRAWN BY:
Q.BOMBASE

CHECKED BY:
L. BANDIERA

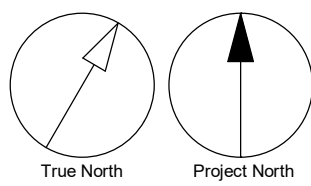
PROJECT MGR:
F. BOLOURIAN

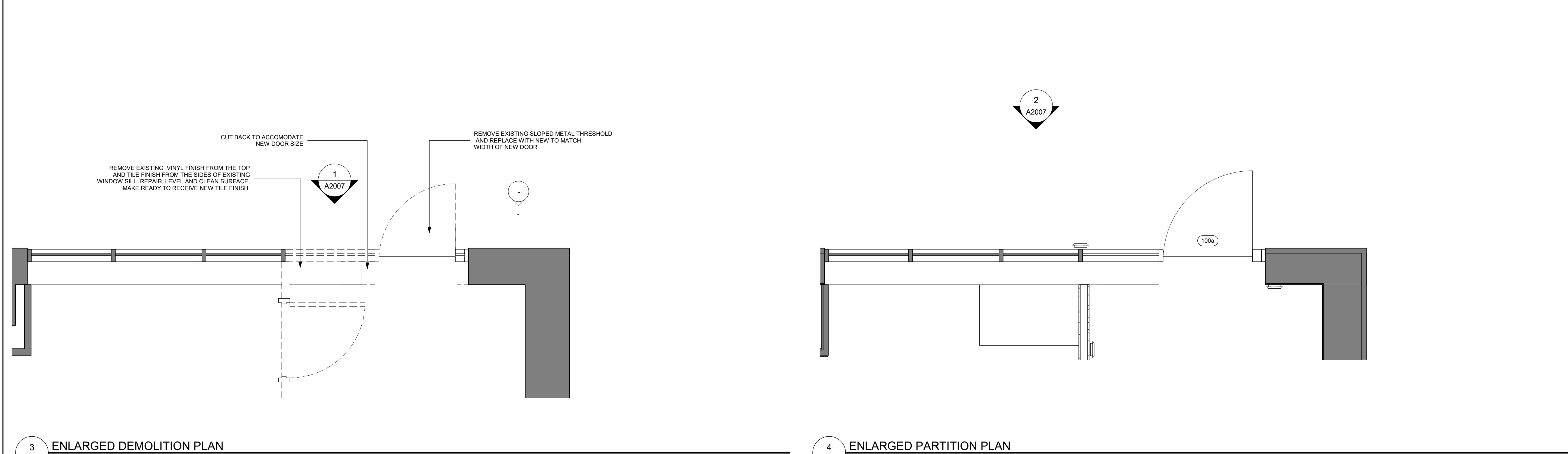
APPROVED BY:
E. FENUTA

SHEET TITLE
**STAIRS ENLARGED PLANS &
DETAILS**

SHEET NUMBER
A2004

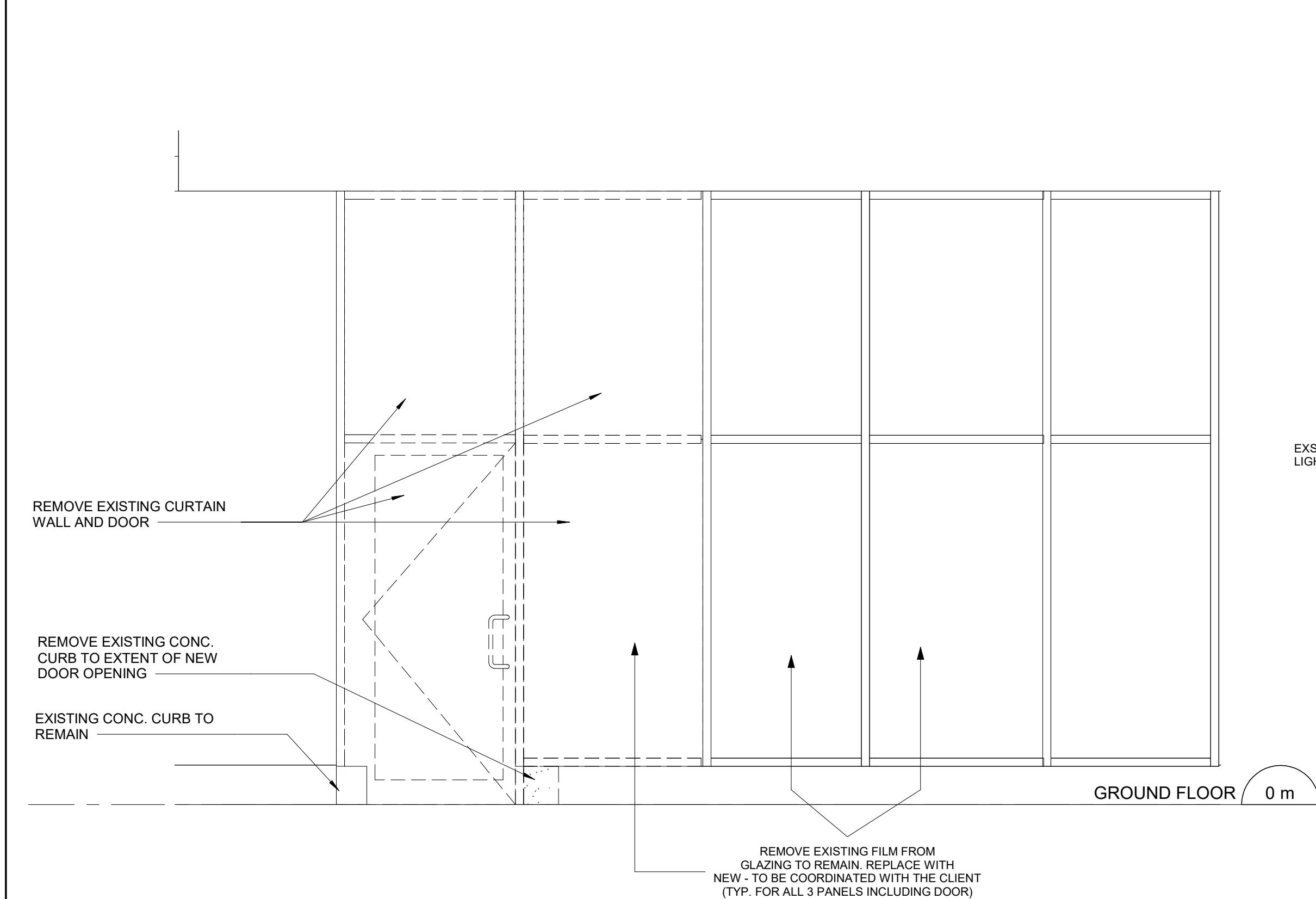
ISSUE
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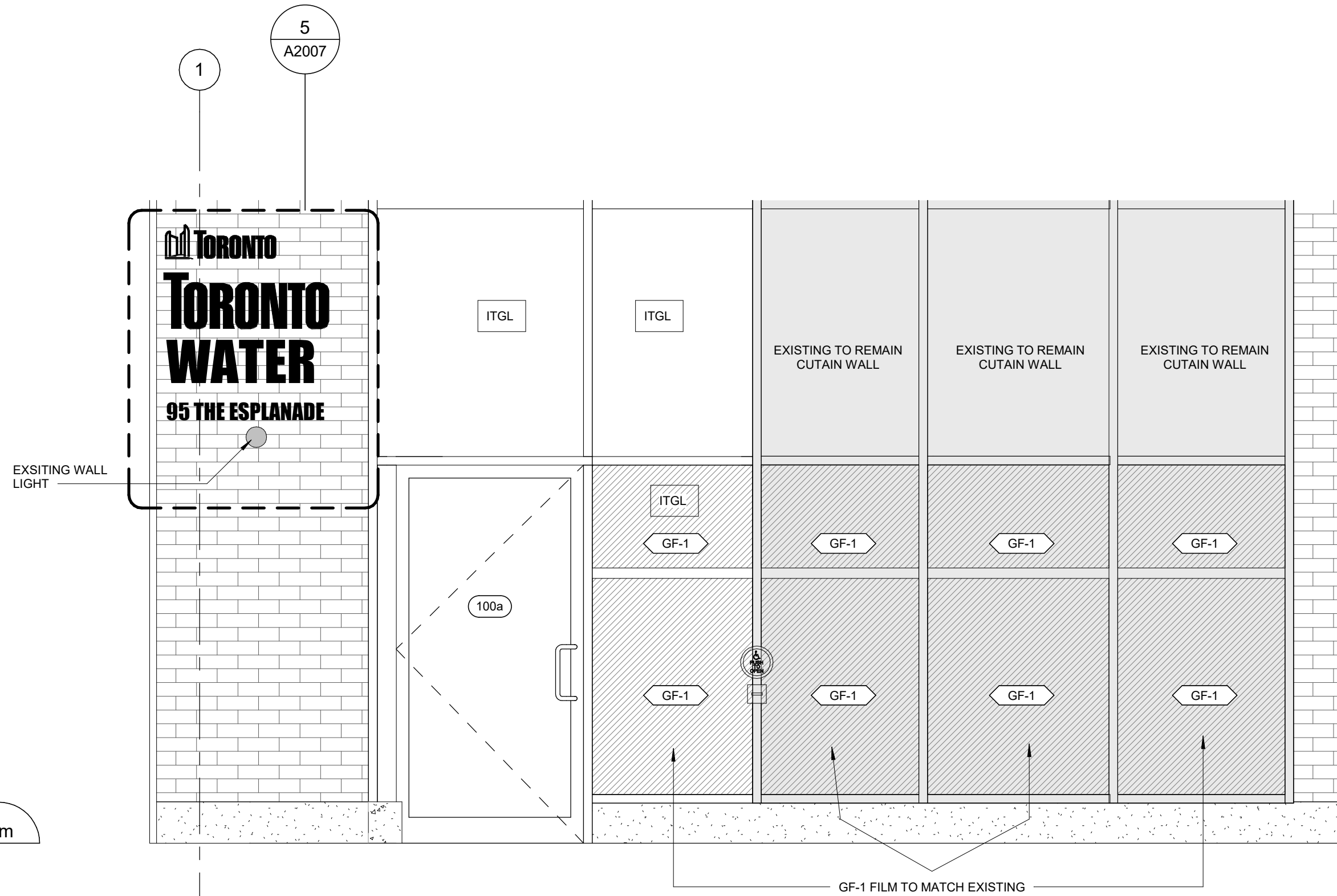


3 ENLARGED DEMOLITION PLAN
A2007 Scale: 1 : 25

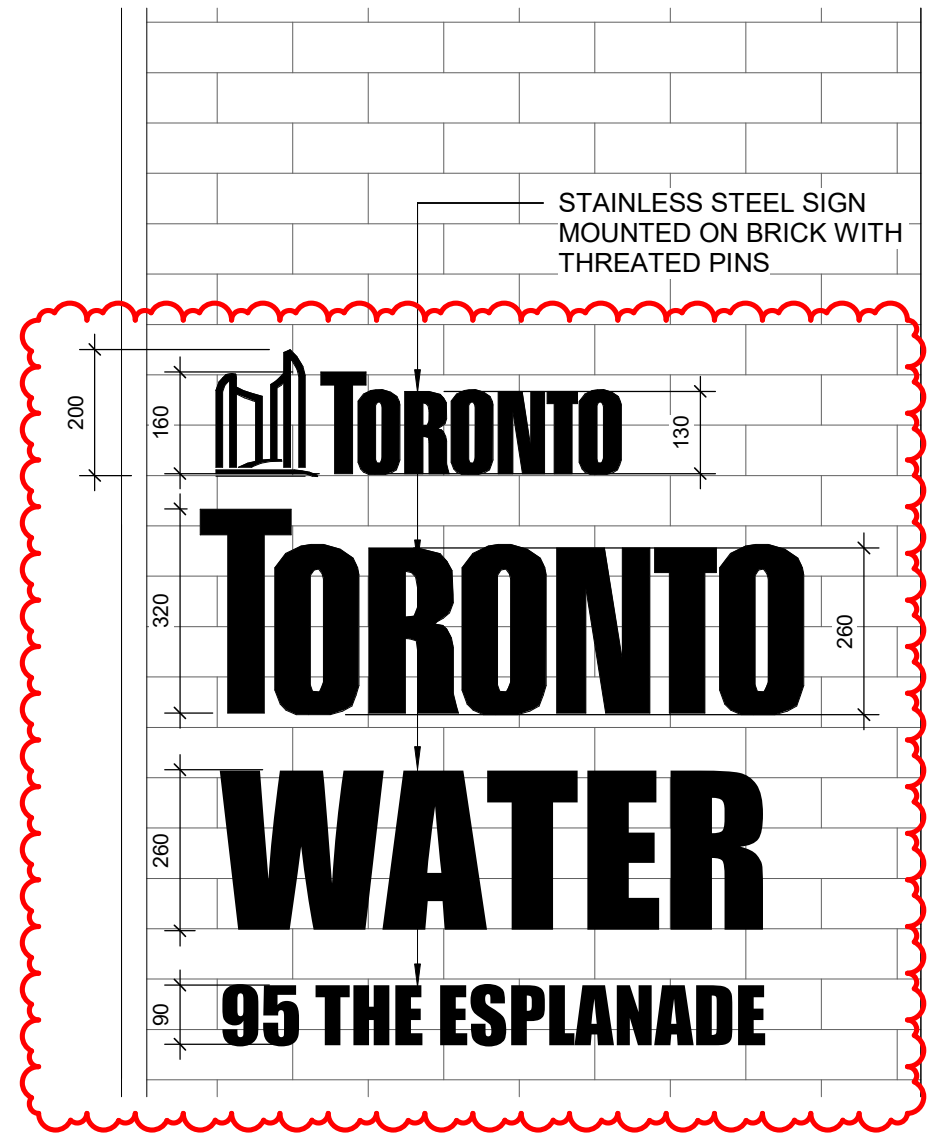
4 ENLARGED PARTITION PLAN
A2007 Scale: 1 : 25



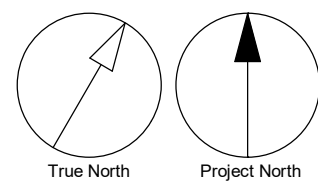
1 DEMOLITION ELEVATION AT EXTERIOR DOOR
A2007 Scale: 1 : 25



2 PROPOSED ELEVATION AT EXTERIOR DOOR
A2007 Scale: 1 : 25



5 EXTERIOR BUILDING SIGNAGE
A2007 Scale: 1 : 12



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F	ADDENDUM 1	2025-02-25

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PROJECT TITLE
**OFFICE MODERNIZATION FOR
TORONTO WATER OFFICE**

PROJECT ADDRESS

95 The Esplanade
Toronto, ON M5E 1Y8

PROJECT NO:
148121

DRAWN BY:
Q.BOMBASE

CHECKED BY:
L. BANDIERA

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
E. FENUTA

SHEET TITLE
**EXTERIOR PARTITION-
ELEVATIONS**

SHEET NUMBER

A2007

ISSUE

F

2025-03-06 8:56:55 AM


Signage Schedule					
SIGN TYPE	LEVEL	LOC#	SIGN TYPE DESCRIPTION	MESSAGE - SIDE A (English)	MESSAGE - SIDE B (English)
J4.2	EX	100	Accessible Entrance	ENTRANCE BRAILLE	
B1.1	L1	100	Door Frame Tag	95E-100	
H1.1	L1	101	Amenity ID	ACCESSIBLE LIFT	
H1.1	L1	103	Amenity ID	[TOILET PICTO + ACCESSIBILITY PICTO] UNIVERSAL WASHROOM BRAILLE	
B1.1	L1	103A	Door Frame Tag	95E-103A	
B1.1	L1	104	Door Frame Tag	95E-104	
E2.2	L1	105	Room ID - Two Lines	FOCUS ROOM 105 BRAILLE	
B1.1	L1	105A	Door Frame Tag	95E-105A	
E2.1	L2	106	Room ID - One Line	TELECOM ROOM BRAILLE	
B1.1	L2	106A	Door Frame Tag	95E-106A	
E2.1	L2	107	Room ID - One Line	UPS ROOM BRAILE	
B1.1	L2	107A	Door Frame Tag	95E-107A	
E2.1	L2	108	Room ID - One Line	ELECTRICAL ROOM BRAILE	
E2.1	L2	109	Room ID - One Line	PUMP ROOM BRAILE	
E2.1	L2	111	Room ID - One Line	BUSINESS CENTRE BRAILE	
E2.2	L2	112	Room ID - Two Lines	LAKE SIMCOE 112 BRAILLE	
B1.1	L2	112A	Door Frame Tag	95E-112A	
E2.2	L2	113	Room ID - Two Lines	LAKE ERIE 113 BRAILLE	
B1.1	L2	113A	Door Frame Tag	95E-113A	
E2.2	L2	114	Room ID - Two Lines	FOCUS ROOM 114 BRAILLE	
B1.1	L2	114A	Door Frame Tag	95E-114A	
E2.2	L2	115	Room ID - Two Lines	LAKE ONTARIO 115 BRAILLE	
B1.1	L2	115A	Door Frame Tag	95E-115A	
E2.1	L2	116	Room ID - One Line	WELLNESS ROOM 116 BRAILLE	

Signage Schedule					
SIGN TYPE	LEVEL	LOC#	SIGN TYPE DESCRIPTION	MESSAGE - SIDE A (English)	MESSAGE - SIDE B (English)
B1.1	L2	116A	Door Frame Tag	95E-116A	
E2.2	L2	117	Room ID - Two Lines	LAKE SUPERIOR 117 BRAILLE	
B1.1	L2	117A	Door Frame Tag	95E-117A	
H1.1	L2	119	Amenity ID	ACCESSIBLE LIFT	
E2.1	L2	120	Room ID - One Line	LUNCH ROOM / SERVERY BRAILE	
H1.1	L2	121	Amenity ID	[MALE PICTO + ACCESSIBILITY PICTO] MALE WASHROOM BRAILLE	
H1.1	L2	122	Amenity ID	[FEMALE PICTO + ACCESSIBILITY PICTO] FEMALE WASHROOM BRAILLE	
H1.1	L2	123	Amenity ID	[WASHROOM SYMBOL] WASHROOMS BRAILLE	

SIGN CODE	SIGN TYPE DESCRIPTION	COUNT
B1.1	Door Frame Tag	12
E2.1	Room ID - One Line	7
E2.2	Room ID - Two Lines	6
H1.1	Amenity ID	6
J4.2	Accessible Entrance	1

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C	ISSUED FOR 100% / PERMIT	2025-02-07
D	ADDENDUM 1	2025-02-25

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Toronto, ON M9W 0C9, Canada
tel 416 679 1930
www.arcadis.com

PROJECT TITLE

OFFICE MODERNIZATION FOR
TORONTO WATER OFFICE

PROJECT ADDRESS

95 The Esplanade
Toronto, ON M5E 1Y8

PROJECT NO:
148121

DRAWN BY:
Q.BOMBASE

CHECKED BY:
L. BANDIERA

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
E. FENUTA

SHEET TITLE

SIGNAGE SCHEDULE

SHEET NUMBER

A5002

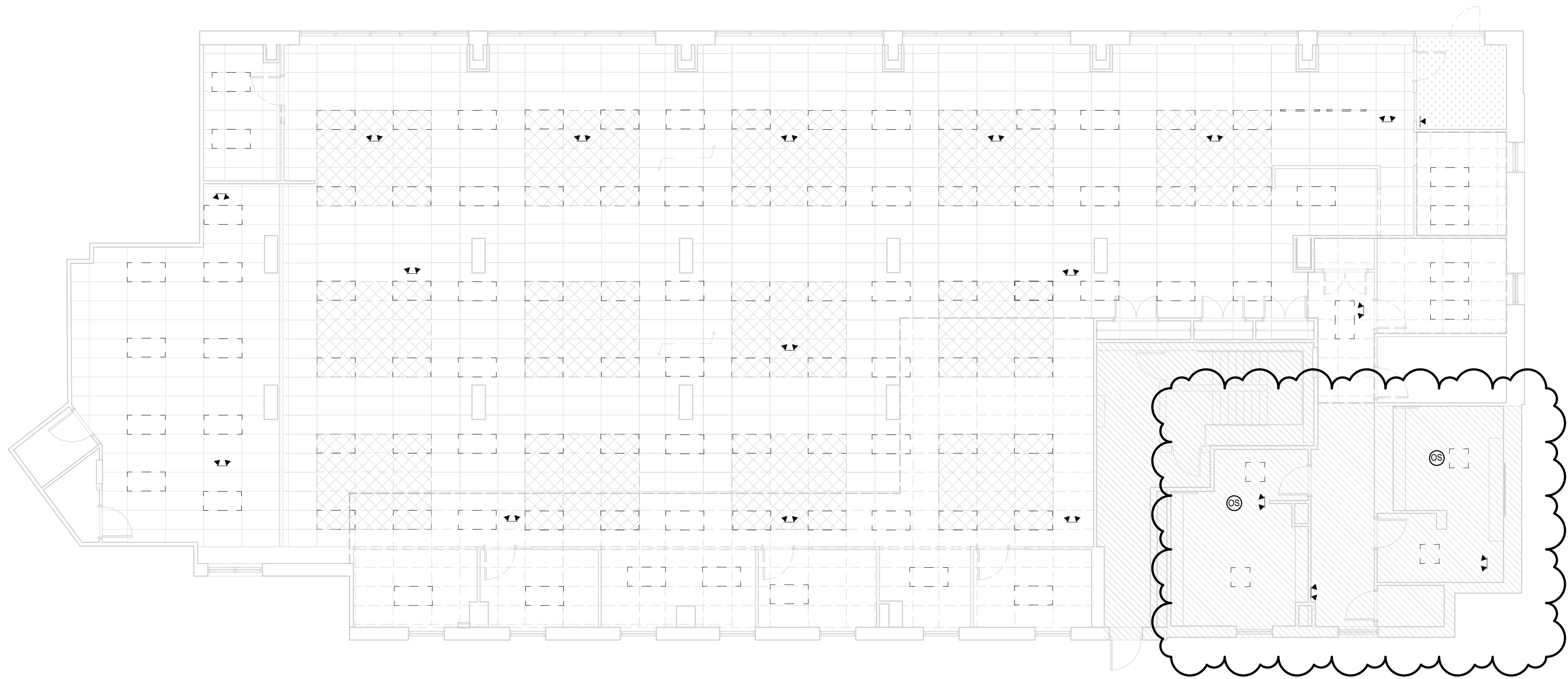
ISSUE

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NOTES:

1. REMOVE ALL EXISTING CEILING LIGHT AS INDICATED. REFER TO PROPOSED PLAN FOR NEW LAYOUT. RE-USE CIRCUITS AS AVAILABLE AND NOTED ON PROPOSED PLAN.
2. REMOVE ALL EXISTING EMERGENCY LIGHTING HEADS AND BATTERY PACKS IN THE SPACE. THEY ARE TO BE REPLACED WITH DEDICATED EMERGENCY CIRCUITS FROM A NEW LIGHTING INVERTER BATTERY.
3. REMOVE ALL EXISTING LIGHTING CONTROLS, SWITCHES AND OCCUPANCY SENSORS.
4. REMOVE ALL EXISTING EXIT SIGNS.

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**Toronto**

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D	ISSUED FOR 100% SUBMISSION / PERMIT	2025-02-07
E	ADDENDUM 1	2025-03-05

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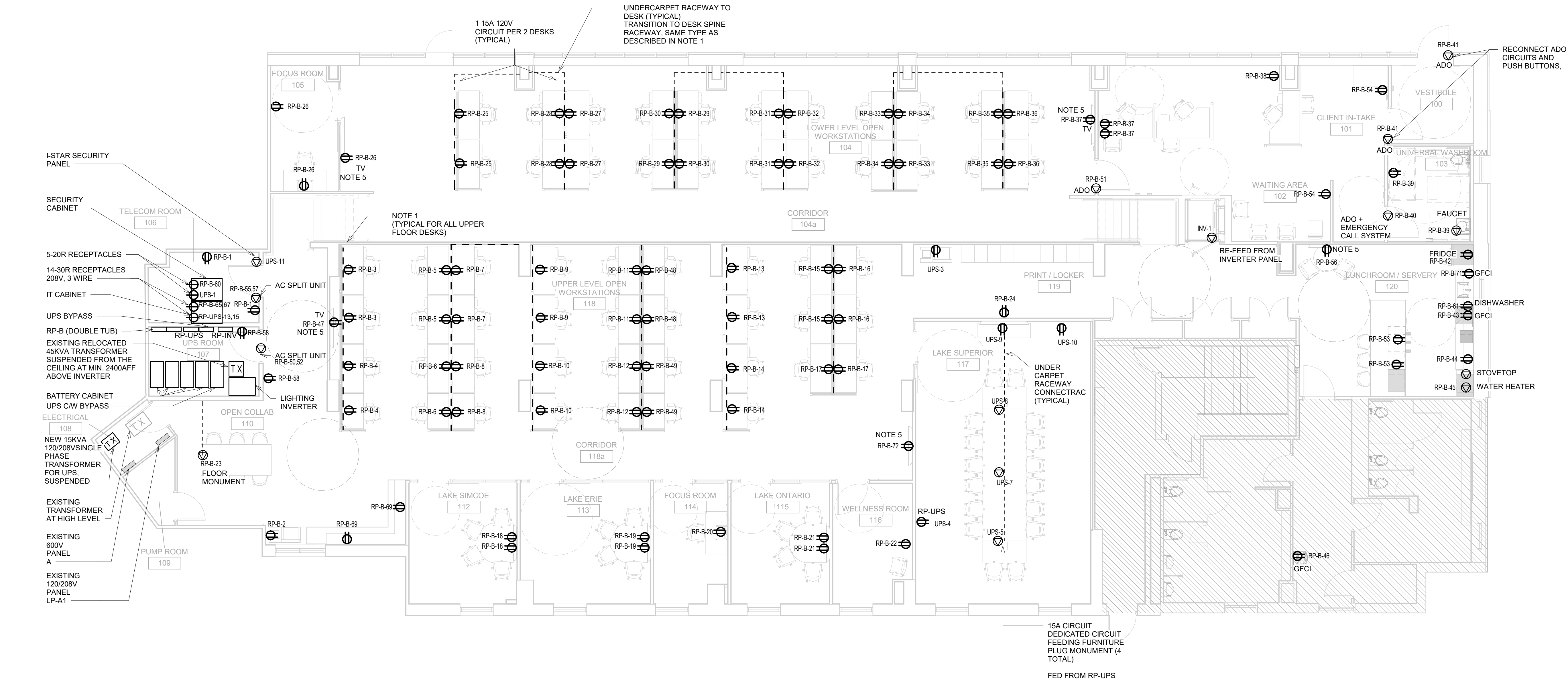
PROJECT
**OFFICE MODERNIZATION FOR
TORONTO WATER OFFICE**
95 THE ESPLANADE
Toronto, ON M5E 1Y8

PROJECT NO:
148121

DRAWN BY: I. TUNG	CHECKED BY: T. SHEN
PROJECT MGR: F. BOLOURIAN	APPROVED BY: M. BOJIC

SHEET TITLE
**ELECTRICAL LIGHTING
DEMOLITION PLAN**

SHEET NUMBER E0200	ISSUE E
------------------------------	-------------------



- NOTES:
1. PROVIDE 15A CONNECTIONS PER 2 DESKS FROM 120V PANEL. PROVIDE NEW RACEWAY ALONG SPINE OF DESKS WITH INTEGRATED RECEPTACLES AS SHOWN. 2 CIRCUITS PER RACWAY. DOUBLE SIDES DESKS TO HAVE RACEWAY ON EACH SIDE
 2. PROVIDE CONNECTIONS FOR NEW ADOS SHOWN. PROVIDE ROUGH IN AND CABLING FOR NEW PUSH BUTTON LOCATIONS. FOR UNIVERSAL WASHROOM CALL SYSTEM PROVIDE ROUGH IN AND CABLING FOR CONNECTION FOR EACH BUTTON AND ALARM BACK TO CONTROL RELAY. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS OF PUSH BUTTON LOCATIONS FOR EACH DOOR.
 3. CIRCUITS SHOWN ARE FOR GROUPING PURPOSES ONLY. AFTER DEMOLITION CONTRACTOR IS TO DO INVENTORY OF QUANTITY OF ORPHANED CIRCUITS DUE TO DEMO AND RE-FEED CIRCUITS TO EXISTING PANEL IN ELECTRICAL ROOM. INVENTORY OF ORPHANED CIRCUITS AND SPARES CREATED TO BE SUBMITTED AS A SHOP DRAWING. ALL ORPHANED CIRCUITS ARE TO BE FED FROM PANEL LP-A1 IN ELECTRICAL ROOM UNLESS OTHERWISE INDICATED. PROVISION FOR EXTENDING CIRCUITS FOR EXISTING NON-REMOVED CIRCUITS (MECHANICAL FAN COIL UNITS, EXHAUST FANS IN CEILING ETC). REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR EXISTING TO REMAIN UNITS.
 4. FOR AC SPLIT UNITS, FEED ROOM UNIT AS INDICATED. REFER TO MECHANICAL DRAWING M2102 FOR LOCATION OF CONDENSER UNITS IN PARKING LEVEL. PROVIDE CIRCUITS FOR CONDENSER UNITS FROM EXISTING PANEL IN ELECTRICAL ROOM. PROVISION FOR SCANNING AND NEW PENETRATION FROM ELECTRICAL ROOM TO PARKING LEVEL TO FEED CONDENSER UNITS.
 5. PROVIDE EMPTY CONDUIT AND PULL STRING FOR FUTURE TV CONNECTION FROM COMMUNICATIONS ROOM TO EACH TV. TYPICAL FOR 5 TVs SHOWN. PROVIDE RECESSED 3 GANG TV BOX KIT BEHIND EACH TV (TYPICAL FOR 4, LEGRAND OR EQUIVALENT)

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E	ADDENDUM 1	2025-03-05

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95 THE ESPLANADE
Toronto, ON M5E 1Y8

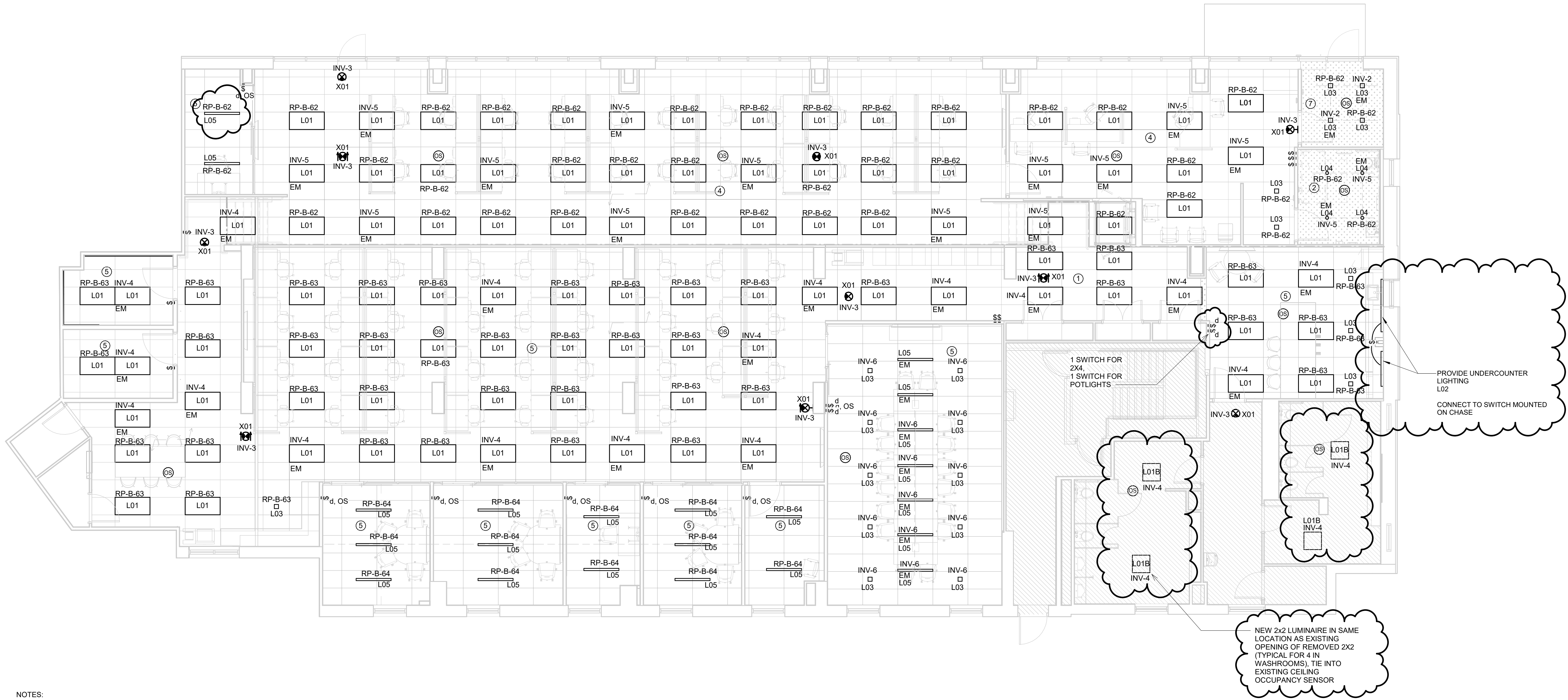
PROJECT NO:
148121

DRAWN BY: I. TUNG	CHECKED BY: T. SHEN
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PROJECT MGR: F. BOLOURIAN	APPROVED BY: M. BOJIC
-------------------------------------	---------------------------------

SHEET TITLE
ELECTRICAL POWER PLAN

SHEET NUMBER E1100	ISSUE E
-------------------------------------	--------------------------



- NOTES:
1. PROVIDE LUMINAIRE FIXTURES AS SHOWN. REFER TO LUMINAIRE SCHEDULE FOR LIGHTING TYPES AND MOUNTING INFORMATION
 2. ALL EMERGENCY FIXTURES ARE DENOTED WITH "EM" SYMBOL. THESE FIXTURES ARE FED FROM PANEL LP-INV LOCATED IN THE UPS ROOM. LIGHTING INVERTER IS SIZED SO THAT ALL EMERGENCY FIXTURES ARE TO RUN FOR 4 HOURS UNDER FULL LOAD.
 3. CONNECT NEW GREEN RUNNING MAN EXIT SIGNS TO LP-INV
 4. LIGHTING CONTROL ZONES ARE AS INDICATED, REFER TO LIGHTING SEQUENCE OF OPERATION SPECIFICATION SECTION

Lighting Fixture Schedule			
ID Type Mark	Voltage	MODEL	Description
L01	120 V	SIGNIFY DAYBRITE 2SBP4060L8CSP-4-UN3-DIM or equivalent	2x4 RECESSED LED LIGHT PANEL 5000 LUMENS, 39W, 3500K, 120V OR APPROVED EQUAL
L01B		SIGNIFY DAYBRITE 2SBP4060L8CSP-4-UN3-DIM or equivalent	2x2 RECESSED LED LIGHT PANEL 5000 LUMENS, 39W, 3500K, 120V OR APPROVED EQUAL
L02	120 V	KENDO S STATIC SURFACE or equivalent	SURFACE MOUNT UNDERCOUNTER LED LUMINAIRE, LENGTH TO SUIT MILLWORK, 234LM/FT
L03	120 V	ZUMTOBEL CARDAN MEDIUM	SQUARE LED DOWNLIGHT, 3500K, TRM, SW, 24W, GIMBLE MOUNT, 1 HEAD, SQUARE ,WIDE FLOOD, WHITE
L04	120 V	LUMENWERX ENCANA: EC4RR-TRM-SW-OF-ACB-120-20-D1-80CRI-35K	ROUND LED DOWNLIGHT, RECESSED, FLUSH, 4000 LUMEN, 50 DEGREE, WHITE, TRIM
L05	120 V	LUMENWERX VIA 3 SURFACE	SURFACE MOUNT LINEAR LED, 3500K, ALUMINUM, BLACK, LOW GLARE OPTIC, 4FT LENGTH, MEDIUM OUTPUT
X01	120 V	LUMACELL LS SERIES	GREEN RUNNING MAN EXIT SIGN, 120V, FACING TO SUIT LOCATION

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E	ADDENDUM 1	2025-03-05

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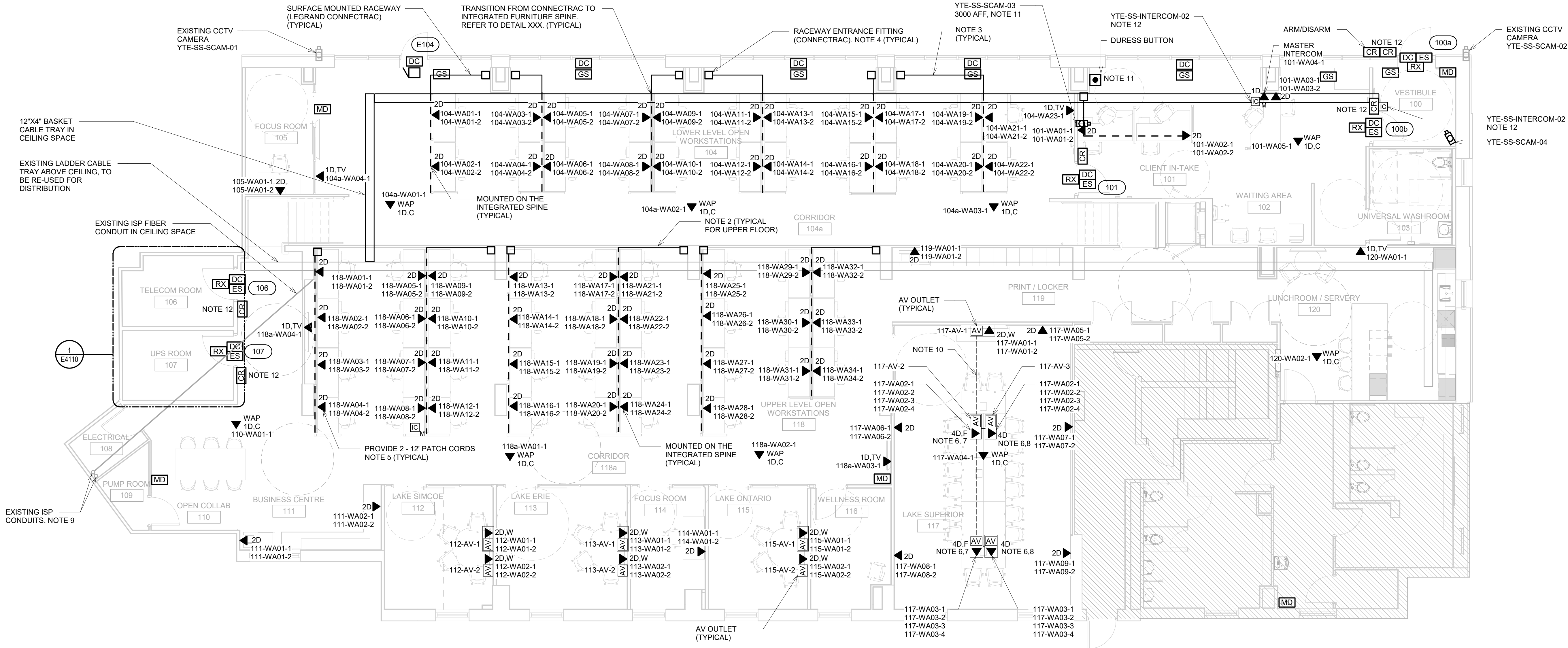
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95 THE ESPLANADE
Toronto, ON M5E 1Y8

PROJECT NO:
148121

DRAWN BY: I. TUNG	CHECKED BY: T. SHEN
PROJECT MGR: F. BOLOURIAN	APPROVED BY: M. BOJIC

SHEET TITLE
ELECTRICAL LIGHTING PLAN

SHEET NUMBER E2100	ISSUE E
------------------------------	-------------------



NOTES:

- PROVIDE DATA DROPS TO EACH DESK AS INDICATED FROM PATCH PANEL IN IT ROOM TO DESK. RUN FROM IT CABINET ALONG EXISTING CABLE TRAY RUN IN CEILING. BRANCH OFF FROM CABLE TRAY TRUNK AND DROP DOWN COLUMNS AS NECESSARY.
- PROVIDE WIREMOLD RACEWAY HORIZONTALLY ON WALLS ON TOP LEVEL AND ALONG SPINE OF DESKS TO EACH WORKSTATION FOR COMMUNICATIONS CABLING.
- PROVIDE UNDERCARPET RACEWAY FOR COMMUNICATIONS AND POWER CABLING (WITH DIVIDER) FROM COLUMN TO UNDERSIDE OF DESK.
- RUN CABLES INSIDE THE COLUMN FROM CEILING SPACE CABLE TRAY.
- INSTALL 2-12" PATCH CORDS FROM SPINE MOUNTED DATA OUTLET TO TABLE TOP. PATCH CORD TO BE COILED AND LABELLED. LABEL TO MATCH DATA OUTLET ID TAG.
- PROVIDE CAT6A U/UTP PIGTAILS (SOLID WIRE) BETWEEN FLOOR MONUMENT AND TABLE TOP MONUMENT. THE RJ45 JACK SIDE SHALL BE PLUGGED INTO THE FLOOR MONUMENT DATA OUTLET. THE OTHER SIDE SHOULD BE TERMINATED ON THE TABLE TOP MONUMENT DATA OUTLET (KEYSTONE JACK). PROVIDE CONNECTRAC VERTICAL WIRE MANAGER FOR CABLES FROM FLOOR MONUMENT TO TABLE TOP MONUMENT. BOTH FLOOR MONUMENT OUTLET PORT AND FURNITURE MONUMENT OUTLET PORT SHALL BE LABELED. THE PIGTAIL CABLE SHALL BE LABELED BOTH ENDS AS WELL.
- FLOOR MONUMENT. MANUFACTURER: CONNECTRAC
- TABLE TOP MONUMENT. MANUFACTURER: LEGRAND INTEGRATE A/V TABLE BOX SERIES
- TWO (2) EXISTING ISP FIBER CONDUITS STUBBED UP FROM FLOOR BELOW (FROM BASEMENT TELECOM DEMARCATON ROOM VIA BASEMENT PARKING GARAGE).
CONDUIT 1: FROM THE ELECTRICAL ROOM TO EXISTING CABLE TRAY C/W TWO FIBER CABLES (BELL & COGECO/BEANFIELD)
CONDUIT 2: STOPS INSIDE ELECTRICAL ROOM. ONE EXISTING MULTIPAIR TELEPHONE CABLE ATTACHED TO CONDUIT 1 RUNNING TO EXISTING CABLE TRAY
- PROVIDE CONNECTRAC ON-FLOOR FLEX RACEWAY SYSTEM FROM THE WALL TO FLOOR MONUMENT.
- COORDINATE AND CONFIRM FINAL LOCATION WITH THE CITY PRIOR TO ROUGH-IN.
- TO BE SUPPLIED BY CITY OF TORONTO CORPORATE SECURITY AND INSTALLED BY THE CONTRACTOR.

ITEM	DESCRIPTION	PROVIDED BY	QTY
1	DOOR CONTACTS	CONTRACTOR	10
2	MOTION DETECTORS	CONTRACTOR	5
3	GLASS BREAK DETECTOR	CONTRACTOR	7
4	REQUEST TO EXIT	CONTRACTOR	5
5	CARD READER	CLIENT	6
6	ELECTRIC DOOR STRIKE	CONTRACTOR	5
7	INTERCOM	CLIENT	1
8	INTERCOM MASTER STATION	CLIENT	1
9	DURESS BUTTON	CONTRACTOR	1
10	DOOR ALARM	CONTRACTOR	1

CLIENT CITY OF TORONTO



Corporate Real Estate Management
Project Management Office
Metro Hall Toronto, ON
M5V 3C6

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No.	DESCRIPTION	DATE
A	ISSUED FOR 50% SUBMISSION	2024-11-19
B	ISSUED FOR 75% SUBMISSION	2024-12-13
C	ISSUED FOR 95% SUBMISSION	2025-02-03
D	ISSUED FOR 100% SUBMISSION / PERMIT	2025-02-07
E	ADDENDUM 1	2025-03-05

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TORONTO WATER OFFICE
95 THE ESPLANADE
Toronto, ON M5E 1Y8

PROJECT NO:
148121

DRAWN BY:
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PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
S. CHAUDHARY

SHEET TITLE
ELECTRICAL AUXILIARY PLAN

SHEET NUMBER

E4100

ISSUE

E