

2 KEY MAP
H-01 NTS



1 DETAIL PHOTO OF AREA FOR HERITAGE REHABILITATION
H-01 NTS

UNIVERSITY OF TORONTO HEALTH & WELLNESS CENTRE AT KOFFLER

214 COLLEGE STREET
TORONTO, ON M5T 3A1
UNIVERSITY PROJECT NO.: P143-19-100
EVOQ PROJECT NO.: 9385-20-00

ISSUED FOR BID
ISSUED 2025-01-31

ABBREVIATIONS

ELE	ELEVATOR
GAU	GAUGE
c/c	CENTER TO CENTER
RR	RISER
CL	CENTER LINE
PW	PLYWOOD
FD	FLOOR DRAIN
FRR	FIRE RESISTANCE RATING
DN	DOWN
EQ	EQUAL
UP	UP
ELEC	ELECTRICAL
THK	THICKNESS
STR	STAIR
EXT	EXTERIOR
RL	RAILING
h	HOUR
H	HEIGHT
OC	OFF CONTRACT
INT	INTERIOR
INV	INVERTED
STC	SOUND TRANSMISSION CLASS RATING
m	METERS
m ²	SQUARE METERS
MAX	MAXIMUM
HR	HANDRAIL
MEC	MECHANICAL
MIN	MINIMUM
min	MINUTES
MIR	MIRROR
mm	MILLIMETERS
RO	ROUGH OPENING
FS	FIRE SEPARATION
UOI	UNLESS OTHERWISE INDICATED
SIM	SIMILAR
STR	STRUCTURE
TYP	TYPICAL
VAR	VARIABLE

TAGS LEGEND

NOM DE LA PIÈCE	ROOM DESCRIPTION
000	ROOM NUMBER
00m ²	ROOM AREA

00	WINDOW TYPE
0000	DOOR NUMBER

ASSEMBLY TYPE:	
W0	WALL (EXTERIOR SHELL) TYPE
C0	CEILING TYPE
F0	FLOOR TYPE
FND	FOUNDATION TYPE
R0	ROOF TYPE

PARTITION TYPE (INTERIOR WALL)	
PARTITION TYPE NUMBER	
ADDITIONAL INFORMATION (IF REQUIRED)*	
m = REPLACE GYPSUM BY A MOLD AND MILDEW RESISTANT GYPSUM	
h = HANG ROOM SIZE	
c = 150mm ABOVE FINISH CEILING	
u = UNDER THE FINISH CEILING	
d = DWARF WALL	
*UNLESS OTHERWISE STATED, THE PARTITION IS FULL HEIGHT (SLAB TO SLAB)	
XX# X#	MATERIAL AND FINISH
XX# X#	MATERIAL AND ITS PROPERTIES IDENTIFIER
XX# X#	FLOOR MATERIAL AND FINISH
XX# X#	BASEBOARD MATERIAL AND FINISH

AC#	ACCESSORY TYPE
EQ#	EQUIPMENT OR FURNITURE TYPE

△	REVISION NUMBER
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SHEET LIST

#	SHEET NAME	REV. #	DATE
H-01	COVER	5	2025-01-31
H-02	HERITAGE PLANS	5	2025-01-31
H-03	HERITAGE ELEVATIONS AND DETAILS	5	2025-01-31

HERITAGE SCOPE SUMMARY

REFER TO COMPLETE SET OF CONTRACT DOCUMENTS FOR TOTAL SCOPE OF WORK IN CONTRACT

1. REMOVAL AND SALVAGE
 - REMOVAL OF DETERIORATED STONE CLADDING FOR DUTCHMAN REPAIRS.
 - REMOVAL OF EXISTING WOOD ENTRANCE DOOR FOR REPAIRS AND REINSTALLATION.
2. MASONRY
 - CLEANING AND REPAIRS TO STONE FACADE.
 - REPOINTING OF MORTAR JOINTS.
 - RECREATION AND INSTALLATION OF MISSING PROFILES AND CARVED STONES.
3. WINDOWS & DOORS
 - MISCELLANEOUS REPAIRS TO EXISTING WOOD WINDOWS AND DOORS.
 - REFINISHING WOOD WINDOWS AND DOORS.
 - RESETTING OR REPLACEMENT OF GLASS LITES.
 - EXISTING HARDWARE RESTORATION.

SYMBOLS LEGEND

X	GRID IDENTIFICATION BUBBLE
X	EXISTING GRID IDENTIFICATION BUBBLE, GRID XA, XB, XC, X1, X2, X3
1 A-000	GENERAL ELEVATION REFERENCE
1 A-000	GENERAL SECTION REFERENCE
1 A-000	WALL SECTION REFERENCE
1 A000	INTERIOR ELEVATION REFERENCE
1 A-101	DETAIL REFERENCE
1/A101	REFERENCE TO A VIEW

LEVEL BUBBLE IN SECTION OR ELEVATION	
NIVEAU 00 000	TOP OF ...
NIVEAU 00 000	BOTTOM OF ...
NIVEAU ±00 010	APPROXIMATE LEVEL, TOP OF ...
NIVEAU ±00 010	APPROXIMATE LEVEL, BOTTOM OF ...
NIVEAU 00 000	LESS IMPORTANT LEVEL OR SPECIFIC ELEMENT LEVEL, TOP OF ...
NIVEAU 00 000	LESS IMPORTANT LEVEL OR SPECIFIC ELEMENT LEVEL, BOTTOM OF ...
H. 0000	SPOT ELEVATION HEIGHT DIFFERENCE BETWEEN FLOOR AND CEILING, IN PLAN
CL	CENTRE LINE

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PRIME ARCHITECTS / PROJECT MANAGER:

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OWNER:



N°	DESCRIPTION:	BY	DATE
5	ISSUED FOR BID	MM	2025-01-31
4	ISSUED FOR HERITAGE PERMIT	MM	2024-11-15
3	ISSUED FOR BUILDING PERMIT	MM	2024-11-15
2	ISSUED FOR BID PACKAGE #01	MM	2024-02-16
1	ISSUED FOR BUILDING PERMIT	MM	2024-02-16
0	ISSUED FOR COORDINATION	MM	2023-10-26

N°	DESCRIPTION:	BY	DATE
5	ISSUED FOR BID	MM	2025-01-31

THE GENERAL CONTRACTOR :

- SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
- SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
- SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
- ANY INDIVIDUAL OR FIRM THAT HAVE RECEIVED ELECTRONIC DOCUMENT SHALL USE THEM AT THEIR OWN RISK. ONLY ORIGINAL DRAWINGS, STAMPED BY THE ARCHITECT, CAN BE USED FOR CONSTRUCTION.

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PROJECT:

UNIVERSITY OF TORONTO HEALTH & WELLNESS CENTRE AT KOFFLER

DRAWING TITLE:

COVER

DESIGNED:	DC	PROJECT N°:	9385-20-00
DRAWN:	ECMM	DATE:	2023-10-01
VERIFIED:	DC	SCALE:	As indicated

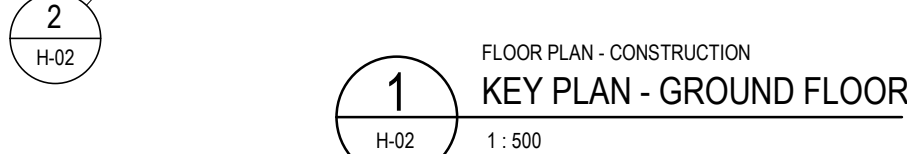
DRAWING N°:

H-01

#	Keynote
01	REPAIR AND REFINISH EXISTING DOORS, TRANSOM, JAMBS, CASING, FRAMES, AND HARDWARE.
02	STRIP DOORS, TRANSOM, JAMBS, CASING, & FRAMES OF ALL FINISHES BACK TO BARE WOOD, CLEAN, REPAIR, AND REPAINT OR STAIN TO MATCH ORIGINAL FINISH.
03	REPAIR HOLES FROM OLD HARDWARE, TYP.
04	REMOVE, CLEAN, AND REINSTALL ALL HARDWARE, TYP.
05	REPLACE GLASS AND BUILDING IDENTIFICATION ON DOORS.
06	REMOVE, CLEAN, AND REINSTALL GLASS ON NEWLY SET BED FROM TRANSOM.
07	REINSTALL FRAMES, DOORS, AND TRANSOM TO EXISTING LOCATION.
08	REPLACE ALL CAULKING AND SEALANTS.
09	REPLACE ALL WEATHERSTRIPPING.

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H-02



7 CORNER OF PLINTH - DETAIL PHOTO
H-03 1:1

3 EAST ELEVATION - DETAIL PHOTO
H-03 NTS

5 EAST ELEVATION - DETAIL PHOTO

1. COORDINATE ALL WORK WITH THE DEMOLITION WORK OF THE EXTERIOR RAMP. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR EXTERIOR STAIR SCOPE.
2. DISMANTLE HERITAGE MATERIALS TO BE REMOVED DURING CONSTRUCTION. DO NOT DEMOLISH OR DAMAGE. DISMANTLING MEASURES INCLUDE:
 - a. PROPER HANDLING AND STORAGE OF ALL SALVAGED HERITAGE MATERIALS TO BE REINSTALLED ON THE BUILDING SO AS TO NOT INADVERTENTLY DAMAGE THESE MATERIALS DURING THE CONSTRUCTION PROCESS.
 - b. CAREFUL DISMANTLING OF THE EXISTING EAST EXIT RAMP AND STAIRS TO MINIMIZE DAMAGE TO THE BUILDING'S STONE WALL.

GENERAL, PROTECTION, & DISMANTLING KEYNOTES

#	Keynote
1.01	REFER TO CONSTRUCTION, REVIEW AND IMPLEMENT GENERAL PROTECTION AND DISMANTLING REQUIREMENTS
1.02	ENSURE PROTECTION MEASURES NOTED IN GENERAL PROTECTION NOTES ARE IMPLEMENTED PRIOR TO PROCEEDING WITH DISMANTLING WORK
1.03	DISMANTLE MATERIALS TO BE REMOVED DURING CONSTRUCTION WHEN IN RELATION TO HERITAGE SCOPE OF WORK, DO NOT DISRUSS STORAGE
1.04	CAREFULLY DISMANTLE EXISTING ENTRANCE RAMP AND STAIRS TO MINIMIZE DAMAGE TO BUILDING'S MASONRY. COORDINATE ALL WORK WITH THE DEMOLITION WORK OF THE EXTERIOR RAMP. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR RAMP AND EXTERIOR STAIRS
1.05	EXISTING DOOR AND TRANSOM TO BE REMOVED FOR REHABILITATION IN CONTRACTORS SHOP
1.06	REMOVE EXISTING DOOR CONTROLS, LIGHT FIXTURES, SIGNAGE AND OTHER MOUNTED FIXTURES, COORDINATE STORAGE OR DISPOSAL, WITH UNIVERSITY.
1.07	INSTALL PARTING, MEMBRANE, AND DRAINAGE BOARD TO SEPARATE PROPOSED NEW RAMP AND STAIR FROM THE EXISTING FOUNDATION WALL BEHIND. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS.
1.08	NEW STAIRS, LANDING, RAMP, HANDRAILS. REFER TO ARCHITECTURAL.
1.09	REINSTATE REHABILITATED HERITAGE DOOR AND TRANSOM

MASONRY KEYNOTES

#	Keynote
2.01	CLEAN 100% OF SCOPE AREA TO REMOVE ALL ATMOSPHERIC SOILING. MULTIPLE PASSES MAY BE REQUIRED WHERE HEAVING SOILING PRESENT. ASSUME ENTIRE UPLIFT PLANT TO REQUIRE REMOVAL OF HEAVY ATMOSPHERIC SOILING.
2.02	CLEAN ALL GRASS/GRASS AND FERRIC STAINING FROM SCOPE WITHIN SCOPE OF WORK AREA.
2.03	REPORT 100% OF HAZARDOUS MATERIAL IN SCOPE AREA.
2.04	SCALE AND RUBB BACK TO FRESH SURFACE 100% OF SCOPE AREA TO REMOVE LOOSE SOIL FROM SURFACE.
2.05	START HATCH DECKETS AREA TO POLICE FOR SALT REMOVAL. WIDTH AS INDICATE IN PLAN AND TO APPROXIMATELY 1 m in HEIGHT.
2.06	CONSOLIDATE EXISTING MANHOLES FOUNDATION WHERE THE CONCRETE LINDING IS BEING REMOVED.
2.07	REPAIR SMALL HOLES FROM EXISTING FIXTURES BEING DISMANTLED OR OTHERWISE MISCELLANEOUS LIGHTING, SIGNAGE, SECURITY HARDWARE, ACCESS HARDWARE AND MISCELLANEOUS HOLES. TYP.
2.08	REPAIR EXTERIOR MASONRY WALL BEHIND AND WHERE THE EXISTING ENTRANCE DOOR FRAME IS BEING REMOVED.
2.09	REMOVE CALLING FROM STONE LEFT BY DOOR JAMBS AND FIXTURES.
2.10	REMOVE PATCH AND COMPLETE DUTCHMAN REPAIR TO REINSTATE PLINTH PROFILE.
2.11	PERFORM DUTCHMAN REPAIR APPROXIMATELY 125 mm x 200 mm x 900 mm in SIZE, MATCH EXISTING STONE.
2.12	PERFORM LOCALIZED SCULPTURAL MORTAR REPAIRS TO DECORATIVE STONEWORK.
2.13	CUT BACK STONE PLINTH 100 mm. REMOVE PATCH THEN COMPLETE DUTCHMAN REPAIR TO REINSTATE PLINTH PROFILES.
2.14	PERFORM CRACK INJECTION REPAIR TO MINOR CRACKS IN STONE.
2.15	REMOVE FRAGMENTED CORNER PLINTH PIECE AND PERFORM DUTCHMAN REPAIR.

DOOR REHABILITATION KEYNOTES

#	Keynote
3.01	REPAIR AND REFINISH EXISTING DOORS, TRANSOM, JAMBS, CASING, FRAMES, AND HARDWARE.
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REVISION

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PROJECT

UNIVERSITY OF TORONTO HEALTH &
WELLNESS CENTRE AT KOFFLER

DRAWING TITLE:

HERITAGE ELEVATIONS AND
DETAILS

DESIGNED:	DC	PROJECT N°:	9385-20-00
DRAWN:	EC/MM	DATE:	2023-10-01
VERIFIED:	DC	SCALE:	N.T.S. <i>icated</i>

DRAWING N°

H-03

2 EAST ELEVATION - DETAIL PHOTO
H-03 1:20

4 EAST ELEVATION - DETAIL PHOTO

MASONRY CEANING & REPAIR SCHEDULE		
REPAIR TYPE	SIZE	QUANTITY
CRACK INJECTION, PER 04 03 42 13, ARTICLE 3.5	SMALL (<5 cm)	1
CRACK INJECTION, PER 04 03 42 13, ARTICLE 3.5	MEDIUM (5 - 25 cm)	3
REPAIR MORTAR FILL, PER 04 03 42 13, ARTICLE 3.6	SMALL (<4 mm DIA.)	34
SURFACE REPAIR, PER 04 03 42 13, ARTICLE 3.6	SMALL (<10 cm²)	5
FERRIC STAIN REMOVAL, PER 04 03 01 13, ARTICLE 3.9	SMALL (< 10 cm²)	2

*REFER TO KEY NOTES FOR ADDITIONAL REPAIRS NOT NOTED IN SCHEDULE

1 EAST ELEVATION HERITAGE SCOPE OF WORK AREA