

Pleasant View Library Toronto Public Library Renovation + Addition

ISSUE FOR TENDER
DATE: APRIL 01 2025



1249 Dundas St West - Toronto M6J1X6 - Arch-LB.com

ONTARIO BUILDING CODE DATA MATRIX										Revised: 2016.10.04	
PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY										OBC REFERENCE ⁽¹⁾	
Name of Practice		Label & Bouliane									
Address 1		1249 Dundas St. W.									
Address 2		Toronto, ON									
Contact		Luc Bouliane									
Name of Project		TPL Pleasant View Library									
Location/Address		575 Van Horne Ave. North York, ON M2J 4S8									
Date		15-Nov-24								Seal & Signature	
3.00 BUILDING CODE VERSION		O.Reg. 332/12				LAST AMENDMENT				O.Reg. 191/14	
3.01 PROJECT TYPE		Addition and Renovation								[A] 1.1.2.	
3.02 MAJOR OCCUPANCY CLASSIFICATION		OCCUPANCY				USE				3.1.2.1.(1)	
		A2 Other assembly occupancies				Library					
3.03 SUPERIMPOSED MAJOR OCCUPANCIES		NO								3.2.2.7.	
3.04 BUILDING AREA (m²)		DESCRIPTION				EXISTING		NEW		TOTAL [A] 1.4.1.2.	
		Ground Floor Plan				601.00		276.20		877.2	
		TOTAL				601.0		276.2		877.2	
3.05 GROSS AREA (m²)		DESCRIPTION				EXISTING		NEW		TOTAL [A] 1.4.1.2.	
		Ground Floor Plan				601.00		276.20		877.2	
		TOTAL				-		-		877.2	
3.06 MEZZANINE AREA (m²)		DESCRIPTION				EXISTING		NEW		TOTAL 3.2.1.1.	
		N/A				N/A		N/A		-	
		TOTAL				-		-		-	
3.07 BUILDING HEIGHT		1 STOREYS ABOVE GRADE				8.17 (m) ABOVE GRADE				[A] 1.4.1.2. & 3.2.1.1.	
		0 STOREYS BELOW GRADE									
3.08 HIGH BUILDING		No								3.2.6	
3.09 NUMBER OF STREETS/ FIREFIGHTER ACCESS		2 STREET(S)								3.2.2.10. & 3.2.5.	
3.10 BUILDING CLASSIFICATION		3.2.2.25. Group A, Division 2, up to 2 Storeys								3.2.2.20-83.	
3.11 SPRINKLER SYSTEM		Not Required				PROVIDED: -				3.2.1.5. & 3.2.2.17.	
		DESCRIBE									
3.12 STANDPIPE SYSTEM		Not Required								3.2.9.	
3.13 FIRE ALARM SYSTEM		Not Required								TYPE PROVIDED Single Stage 3.2.4.	
3.14 WATER SERVICE/ SUPPLY IS ADEQUATE		Yes									
3.15 CONSTRUCTION TYPE		RESTRICTIONS				Combustible Permitted				3.2.2.20.-83.	
		ACTUAL				Noncombustible HEAVY TIMBER CONSTRUCTION				NO 3.2.1.4.	
3.16 IMPORTANCE CATEGORY		Normal								4.1.2.1.(3), 74.1.2.1.B.	
3.17 SEISMIC HAZARD INDEX(I _e , F _s , 0.2)/N/A		Seismic Design Required								4.1.6.18.(1)	
3.18 OCCUPANT LOAD		FLOOR LEVEL/AREA				OCCUPANCY TYPE		BASED ON		OCCUPANT LOAD (PERSONS) 3.1.17.	
		Ground Floor (Staff Area)				A, Div 2		Design of space		8	
		Ground Floor (Program Room)				A, Div 2		m² per person		97	
		Ground Floor (Library Seating)				A, Div 2		Number of seats		52	
		TOTAL								157	
3.19 BARRIER-FREE DESIGN		Yes								3.8.	
3.20 HAZARDOUS SUBSTANCES		No								3.3.1.2. & 3.3.1.19.	
3.21 REQUIRED FIRE RESISTANCE RATINGS		HORIZONTAL ASSEMBLY				RATING (H)		SUPPORTING ASSEMBLY (H)		NONCOMBUSTIBLE IN LIEU OF RATINGS? 3.2.2.20.-83. 3.1.4.	
		Roof				45min		45min		YES	
3.22 SPATIAL SEPARATION		WALL		EBF AREA (m²)		L.D. (m²)		L/H OR H/L		REQUIRED FRR (H)	
		North Elevation		234.9		25.90		5.6:1		-	
		South Elevation		229.2		14.70		5.6:1		45min	
		West Elevation		193.6		37.50		4.4:1		-	
		East Elevation		170.8		19.90		4.4:1		-	
3.23 PLUMBING FIXTURE REQUIREMENTS		RATIO:				MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE 3.7.4.					
		FLOOR LEVEL/AREA				OCCUPANT LOAD		OBC SENTENCE		FIXTURES REQUIRED	
		Ground Floor (Public Area)				74M:75W		3.7.4.3(1)		2M:3W	
										(this counts the universal as one for each gender)	
		Ground Floor (Staff Area)				4M:4W		3.7.4.2(9)		1	
										1	
3.25 NOTES											
1		ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY (A) FOR DIVISION A AND (C) FOR DIVISION C									

Ontario Building Code Data Matrix, Part 3
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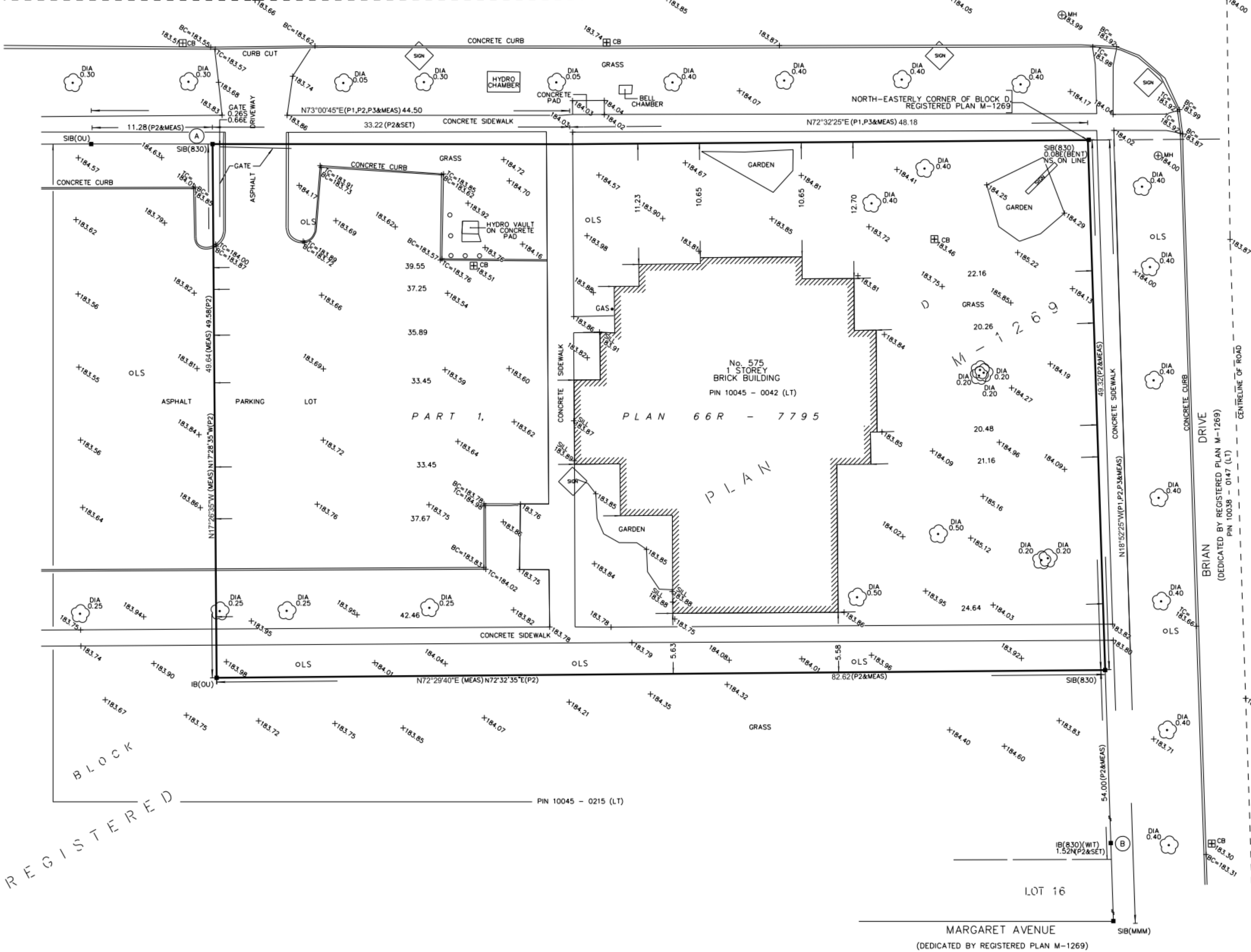
ARCHITECTURAL							
SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE	ISSUED - SD	ISSUED - DD	ISSUED - 50%CD	ISSUED - 85%CD	PERMITTENDER
A1.00	COVER	2025.04.01	•	•	•	•	•
A1.01	SURVEY	2025.04.01		•	•	•	•
A1.02	STATISTICS	2025.04.01		•	•	•	•
A1.03	CONTEXT AND SITE ALTERATION AND DEMOLITION	2025.04.01		•	•	•	•
A1.04	SITE PLAN	2025.04.01		•	•	•	•
A1.06	LIFE SAFETY PLAN	2025.04.01		•	•	•	•
A1.07	SPATIAL SEPARATION	2025.04.01		•	•	•	•
A1.10	PARTITION + WALL TYPES	2025.04.01		•	•	•	•
A1.11	LEGENDS	2025.04.01			•	•	•
A1.21	DEMOLITION PLAN - LEVEL 01	2025.04.01			•	•	•
A1.22	DEMOLITION RCP - LEVEL 01	2025.04.01			•	•	•
A1.23	DEMOLITION PLAN - ROOF LEVEL	2025.04.01			•	•	•
A1.31	DEMOLITION ELEVATIONS	2025.04.01			•	•	•
A1.32	DEMOLITION ELEVATIONS	2025.04.01			•	•	•
A2.11	PLAN - LEVEL 01	2025.04.01			•	•	•
A2.12	PLAN - ROOF LEVEL	2025.04.01			•	•	•
A2.21	DIMENSION PLAN - LEVEL 01	2025.04.01			•	•	•
A2.30	EXTERIOR LIGHTING	2025.04.01			•	•	•
A2.31	RCP - LEVEL 01	2025.04.01			•	•	•
A2.31A	LIGHTING SCHEDULE	2025.04.01			•	•	•
A2.32	RCP DIMENSIONS - LEVEL 01	2025.04.01			•	•	•
A2.41	FINISH PLAN - LEVEL 01	2025.04.01			•	•	•
A2.42	PAINT PLAN	2025.04.01			•	•	•
A2.51	FURNITURE PLAN - LEVEL 01	2025.04.01			•	•	•
A3.01	EXTERIOR ELEVATIONS	2025.04.01			•	•	•
A3.02	EXTERIOR ELEVATIONS	2025.04.01			•	•	•
A4.01	BUILDING SECTIONS	2025.04.01			•	•	•
A4.02	BUILDING SECTIONS	2025.04.01			•	•	•
A4.11	WALL SECTIONS	2025.04.01			•	•	•
A4.12	WALL SECTIONS	2025.04.01			•	•	•
A4.13	WALL SECTIONS	2025.04.01			•	•	•
A4.21	EXTERIOR DETAILS	2025.04.01			•	•	•
A4.22	EXTERIOR DETAILS	2025.04.01			•	•	•
A4.23	EXTERIOR DETAILS	2025.04.01			•	•	•
A4.24	EXTERIOR DETAILS	2025.04.01			•	•	•
A4.25	EXTERIOR DETAILS	2025.04.01			•	•	•
A4.26	EXTERIOR DETAILS	2025.04.01			•	•	•
A4.27	EXTERIOR DETAILS	2025.04.01			•	•	•
A4.30	PLAN DETAILS	2025.04.01			•	•	•
A4.41	EXTERIOR METAL SCREEN	2025.04.01			•	•	•
A4.42	EXTERIOR METAL SCREEN	2025.04.01			•	•	•
A6.01	INTERIOR ELEVATIONS	2025.04.01			•	•	•
A6.02	INTERIOR ELEVATIONS	2025.04.01			•	•	•
A6.03	INTERIOR ELEVATIONS	2025.04.01			•	•	•
A6.04	INTERIOR ELEVATIONS	2025.04.01			•	•	•
A6.11	WASHROOM PLANS + ELEVATIONS	2025.04.01			•	•	•
A6.12	WASHROOM PLANS + ELEVATIONS	2025.04.01			•	•	•
A6.13	PANTRY PLANS + ELEVATIONS	2025.04.01			•	•	•
A7.01	DOOR SCHEDULE	2025.04.01			•	•	•
A7.11	WINDOW/SCREEN SCHEDULE	2025.04.01			•	•	•
A7.12	WINDOW/SCREEN SCHEDULE	2025.04.01			•	•	•
A7.13	WINDOW/SCREEN SCHEDULE	2025.04.01			•	•	•
A7.15	INTERIOR SCREEN SCHEDULE	2025.04.01			•	•	•
A8.01	CEILING DETAILS	2025.04.01			•	•	•
A8.02	CEILING DETAILS	2025.04.01			•	•	•
A8.03	CEILING DETAILS	2025.04.01			•	•	•
A8.04	CEILING DETAILS	2025.04.01			•	•	•
A8.05	CEILING DETAILS	2025.04.01			•	•	•
A8.06	INTERIOR SECTION DETAILS	2025.04.01			•	•	•
A8.10	FLOOR TRANSITIONS	2025.04.01			•	•	•
A8.15	STAIR AND HANDRAILS	2025.04.01			•	•	•
A9.01	MILLWORK	2025.04.01			•	•	•
A9.02	MILLWORK - CIRCULATION DESK	2025.04.01			•	•	•
A9.03	MILLWORK	2025.04.01			•	•	•
A9.04	MILLWORK - STEPPED SEATING	2025.04.01			•	•	•
A9.05	MILLWORK - STEPPED SEATING	2025.04.01			•	•	•
A9.06	MILLWORK - READING NOOKS	2025.04.01			•	•	•
A9.07	MILLWORK - READING NOOKS	2025.04.01			•	•	•
A9.08	MILLWORK - KITCHENETTE	2025.04.01			•	•	•
A9.09	MILLWORK - DISPLAY SHELVES	2025.04.01			•	•	•
A9.10	MILLWORK - SCREENS	2025.04.01			•	•	•
A9.20	MILLWORK SECTIONS	2025.04.01			•	•	•
A9.21	MILLWORK SECTIONS	2025.04.01			•	•	•
A9.22	MILLWORK SECTIONS	2025.04.01			•	•	•
A9.23	MILLWORK SECTIONS	2025.04.01			•	•	•
A9.24	MILLWORK SECTIONS	2025.04.01			•	•	•
A9.30	MILLWORK AND HARDWARE SCHEDULE	2025.04.01			•	•	•



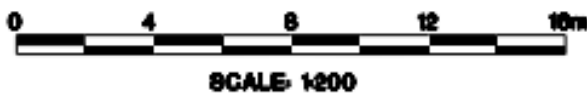
VAN HORNE AVENUE

(DEDICATED BY REGISTERED PLAN M-1211)
PIN 10004 - 0756 (LT)

CENTRELINE OF ROAD



TOPOGRAPHIC PLAN OF SURVEY OF
PART OF BLOCK D,
REGISTERED PLAN M-1269
CITY OF TORONTO
FORMER BOROUGH OF NORTH YORK



THE INTENDED PLOT SIZE OF THIS PLAN IS 843mm IN WIDTH BY 563mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200

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

BEARINGS HEREON ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
A AND B, BY REAL TIME NETWORK (RTN) GPS OBSERVATIONS MTM ZONE 10,
NAD83(CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR : 0.999900.

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 10, NAD83 (CSRS) (2010.0)		
COORDINATES ARE TO URBAN ACCURACY PER O. REG. 216/10 SECTION 14(2)		
POINT ID	NORTHING	EASTING
ORP A	4 849 759.38	317 991.12
ORP B	4 849 685.80	318 102.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

FOR BEARING COMPARISONS, A ROTATION OF 0°00'55" CLOCKWISE
WAS APPLIED TO BEARINGS ON PLANS P1, P2 & P3

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
WT	DENOTES	WITNESS
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
OU	DENOTES	ORIGIN UNKNOWN
S30	DENOTES	E.W. PETZOLD, O.L.S.
MM	DENOTES	MARSHALL, MACKLIN & MONAGHAN, O.L.S.'s
P1	DENOTES	REGISTERED PLAN M-1269
P2	DENOTES	PLAN 66R-7795
P3	DENOTES	PLAN OF SURVEY BY E.W. PETZOLD, O.L.S., DATED SEPTEMBER 06, 1973
TC	DENOTES	TOP CURB
BC	DENOTES	BOTTOM CURB
CB	DENOTES	CATCH BASIN
MH	DENOTES	MANHOLE
LS	DENOTES	LIGHT STANDARD
DIA	DENOTES	DIAMETER
○	DENOTES	BOLLARD
○	DENOTES	DECIDUOUS TREE

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE xxth DAY OF xxxx 2022.

DATE _____ PRELIMINARY
GERARD LIEWELLYN SMITH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####

Toronto		Land & Property Surveys	
Engineering & Construction Services		18 Dyos Road	
Engineering Support Services		2nd Floor	
		Toronto, Ontario	
		M3B 1V5	
FOR CITY OF TORONTO USE ONLY		JOB NUMBER	
175 VAN HORNE AVENUE		2022-04861	
		PLAN NUMBER	
		1	
DATE	FIELD	CAD	DESIGN FILE
AUGUST 31, 2022	J. LAUSEN	M. PETT	2022-04861.DGN
		CHECKED BY	
		G.L. SMITH	

STANDARD JUNE 2021

PLEASANT VIEW LIBRARY
Toronto Public Library
22-008
575 VAN HORNE STREET

1 ISSUE FOR TENDER 2025 04 01
00 ISSUE DATE

@24x36

SURVEY

A1.01

TPL

Group name

TPL

Table: Project Information

Enter project occupancy information. This information should be consistent with occupancy numbers used in other LEED credits.

Non-default gender mix

The default gender mix is half male and half female. If necessary, modify the Male and Female occupancy type columns for non-default gender mix if the project is specifically designed for an alternative gender ratio or the project is expected to have alternative gender usage rates for the life of the building.

The project includes ADA and/or gender-neutral bathrooms

If the project includes separate gender neutral and/or ADA restrooms without urinals, the LEED default assumption is that 1% of male occupants and 1% of female occupants use these restrooms. Enter 95% into the percent of males expected to use restrooms with urinals below. Alternatively, the project team can estimate this percentage based on the project's restroom layout/anticipated usage patterns or weighted future counts.

Occupancy Type	Employees (FTE)	Visitors	Retail Customers	Students (K-12)	Residential	Other (Annex)	Gender Ratio (%)
Total	7	143	0	0	0	0	100%
Male	4	72	0	0	0	0	51%
Female	3	71	0	0	0	0	49%

Determine the percent of males expected to use urinals (enter 100% if all male restrooms have urinals, 0% if the project contains no urinals, etc)

Percent of males expected to use restrooms with urinals

95%

Enter the number of days the project is accessible to employees or FTE

Annual days of operation

365

For projects with dual-flush toilets

Enter the resulting flush rate into the design case flush rate section below.

Low flush (gpf)	0.92
Full flush (gpf)	1.28
LEED weighted average flush rate (gpf)	1.10

Table: Flush Features

1. Indicate the Fixture ID that matches the information provided in the plumbing schedule.

2. Select the Fixture Family and Fixture Type installed on the project.

3. Enter the Design Flush Rate identified by the manufacturer. For dual flush toilets, use the dual flush calculator to determine average flush rate.

4. Enter Percent of Occupants with access to the fixture. If the fixture is installed in all restrooms, use 100%.

5. If necessary, modify the Total Uses per Day column for non-default uses.

Fixture Information			Flush Rate		Percent of Occupants (%)	Uses per Day						Total Daily Uses		Total Daily Water Use	
Fixture ID	Fixture Family	Fixture Type	Baseline Flush Rate (gpf)	Design Flush Rate (gpf)		Employees (FTE)	Visitors	Retail Customers	Students (K-12)	Residential	Other	Default	Non-default (Optional)	Baseline (gallons)	Design (gallons)
FX-1	Total (avg)	Dual Flush Water Closet	1.60	1.1	100	1.1	0.1	0.00	0.0	0.0	11.6		18.36	12.76	
FX-2	Total (female)	Dual Flush Water Closet	1.60	1.1	100	0.0	0.0	0.00	0.0	0.0	44.5		71.20	48.95	
FX-3	Urinal	Low-Flow Urinal	1.20	0.125	100	1.8	0.4	0.00	0.0	0.0	36.4		36.40	4.50	
						0.0	0.0	0.00	0.0	0.0	0.0		0.00	0	
						0.0	0.0	0.00	0.0	0.0	0.0		0.00	0	
Baseline case annual flush volume (gallons/year)						46,048.40									
Design case annual flush volume (gallons/year)						24,184.90									

Fixture Information				Flush Rate			Uses per Day						Total Daily Uses		Total Daily Water Use	
Fixture ID	Fixture Family	Fixture Type		Baseline Flush Rate (gpf)	Design Flush Rate (gpf)	Percent of Occupants (%)	Employees (FTE)	Visitors	Retail Customers	Students (K-12)	Residential	Other	Default	Non-default (Optional)	Baseline (gallons)	Design (gallons)
FX-1	Total (avg)	Dual Flush Water Closet		1.60	1.1	100	1.1	0.1	0.00	0.0	0.0		11.6		18.36	12.76
FX-2	Total (female)	Dual Flush Water Closet		1.60	1.1	100	3.0	0.5	0.00	0.0	0.0		44.5		71.20	48.95
FX-3	Urinal	Low-Flow Urinal		1.20	0.125	100	1.9	0.4	0.00	0.0	0.0		36.4		36.40	4.50
							0.0	0.0	0.00	0.0	0.0		0.0		0.00	0
Baseline case annual flush volume (gallons/year)							46,048.40									
Design case annual flush volume (gallons/year)							24,184.90									

Table: Flow Features

1. Indicate the Fixture ID that matches the information provided in the plumbing schedule.

2. Select the Fixture Type installed on the project.

3. If necessary, modify the Duration relative to non-default values.

4. Enter the Design Flow Rate identified by the manufacturer.

5. Enter Percent of Occupants with access to the fixture. If the fixture is installed in all restrooms, use 100%.

6. If necessary, modify the Total Uses per Day column for non-default uses.

Fixture Information		Duration (sec)	Flow Rate		Percent of Occupants (%)	Uses per Day						Total Daily Uses		Total Daily Water Use	
Fixture ID	Fixture Type		Default (sec)	Non-default (sec) (Optional)		Baseline Flow Rate (gpm)	Design Flow Rate (gpm)	Employees (FTE)	Visitors	Retail Customers	Students (K-12)	Residential	Other	Default	Non-default (Optional)
FX-4	Public lavatory (restroom) faucet	30		0.50	0.35	100	3.0	0.5	0.0	0.0	0.0	62.5		23.13	16.19
FX-5	Kitchen faucet	15		2.20	1.5	100	1.0	0.0	0.0	0.0	0.0	7.0		3.85	2.63
						0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.00	0.00
						0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.00	0.00
						0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.00	0.00
Baseline case annual flow volume (gallons/year)						9,847.70									
Design case annual flow volume (gallons/year)						6,889.30									

Fixture Information		Duration (sec)	Flow Rate		Percent of Occupants (%)	Uses per Day						Total Daily Uses		Total Daily Water Use	
Fixture ID	Fixture Type		Default (sec)	Non-default Flow Rate (Optional)		Design Flow Rate (gpm)	Employees (FTE)	Visitors	Retail Customers	Students (K-12)	Residential	Other	Default	Non-default (Optional)	Baseline (gallons)
FX-4	Public lavatory (restroom) faucet	30		0.50	0.35	100	3.0	0.5	0.0	0.0	0.0	62.5		23.13	16.19
FX-5	Kitchen faucet	15		2.20	1.5	100	1.0	0.0	0.0	0.0	0.0	7.0		3.85	2.63
						0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.00	0.00
						0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.00	0.00
						0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.00	0.00
Baseline case annual flow volume (gallons/year)						9,847.70									
Design case annual flow volume (gallons/year)						6,889.30									



Toronto

Statistics Template – Toronto Green Standard Version 4.0

City Agency, Corporation & Division-Owned Facilities

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1. For Site Plan Control applications: complete General Project Description, Section 1 and Section 2. For further information, please visit www.toronto.ca/greendevelopment

General Project Description		Proposed	
Total Gross Floor Area	879		
Breakdown of project components (m²):			
Retail			
Commercial			
Industrial			
Institutional/Other	879		
Total number of residential units	0		

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces	0	26	
Number of EV Parking Spaces (Residential)	0	0	
Number of EV Parking Spaces (Non - Residential)	1	1	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	0	0	
Number of long-term bicycle parking located on:	0	0	
a) first storey of building	0	0	
b) second storey of building	0	0	
c) first level below-ground	0	0	
d) second level below-ground	0	0	
e) other levels below-ground	0	0	
Number of short-term bicycle parking spaces	0	4	
Number of shower and change facilities	0	0	



Toronto

Statistics Template – Toronto Green Standard Version 4.0

City Agency, Corporation & Division-Owned Facilities

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)	734.38		
Soil volume provided within the site area (m³)		738.72	100.5%
Soil Volume provided within the public boulevard (m³)			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	0	4	
Number of publicly accessible bicycle parking spaces	0	0	
Number energized outlets for electric bicycles	0	0	

Tree Canopy	Required	Proposed	Proposed %
Total site area (m²)	4039.1		
Total Soil Volume (40% of the site area ÷ 66 m² x 30 m³)	734.38	738.56	100.5%
Total number of trees planted		11	
Number of surface parking spaces (if applicable)		26	
Number of shade trees located in surface parking area		6	

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m²)		499.8	
Total non-roof hardscape area treated for Urban Heat Island (minimum 75%) (m²)		438.6	87.7%
Area of non-roof hardscape treated with: (indicate m²)			
a) high-albedo surface material		418.6	
b) open-grid pavement			
c) shade from tree canopy		20	
d) shade from high-albedo structures			
e) shade from energy generation structures			
Total number of plants		269	

Statistics Template – Toronto Green Standard Version 4.0

City Agency, Corporation & Division-Owned Facilities

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total number of native plants and % of total plants		171	63.5%
Available Roof Space (m²)		266.35	100%
Available Roof Space provided as Green Roof (m²)	133.175	219	82.2%
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 1.6m above grade		287	
Total area of treated glazing (minimum 85% of total area of glazing within 1.6m above grade) (m²)	244	245.15	86%
Percentage of glazing within 1.6m above grade treated with:		245.15	86%
a) Visual markers		185.45	65%
b) non-reflective glass			
c) Building integrated structures		59.7	21%

PROJECT STATISTICS SUMMARY			
Municipal Address: 575 Van Horne Ave, North York, ON M2J 4S8			
Total Site Area:	4038 sm		
Zoning Bylaw 569-2013:	OR - Library		
Average Grade:	184.25m		
Building Height (Storeys):	1		
Building Height above Average Grade:	7.245m		
GFA - Existing Building:	700.5 sm		
GFA - Demolition:	96.2 sm		
GFA - New addition (North-West Corner):	23.8 sm		
GFA - New addition (East Addition):	250.9 sm		
By-law 569-2013, Total GFA:	879.0 sm		
Floor Space Index (FSI), Total Site Area:	0.215		
Maximum Height	15m		
Front Yard Setback	6m		
Rear Yard Setback	3m		
Side Yard Setback	3m		

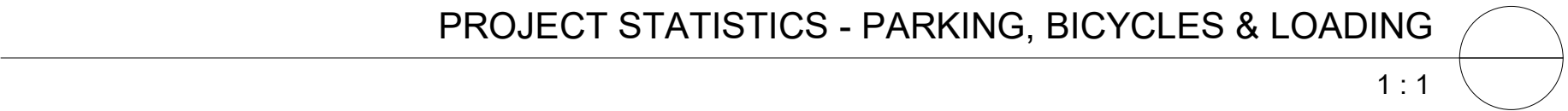


The STATS below are based on requirements as per the Toronto City-Wide Zoning bylaw 569-2013 and the Toronto Green Standards v4

VEHICULAR PARKING	
Chapter 200: Tier 4 (Table 200.5.10.1): A max 6.0 for each 100 sm of gross floor area	
Chapter 200.5.10.1 (7): By-law: 89-2022: No minimum is specified, therefore no spaces are required.	
Maximum number of parking spaces allowed:	54
Total Parking bays provided:	26
Chapter 200.5.200.5 Parking Exemptions (1) Electric Vehicle Infrastructure for a Lawfully Existing Building Regulation 200.5.1.10(14) does not apply to a lawfully existing building that was not required to provide an energized outlet. [By-law: 89-2022]	
(2) Electric Vehicle Infrastructure - Addition or Extension of a Lawfully Existing Building Any addition or extension to a lawfully existing building referred to in regulation 200.5.10.11(1) must equip any additional parking space with an energized outlet required by regulation 200.5.1.10(14) or be authorized by a Section 45 Planning Act minor variance. [By-law: 89-2022]	
Included in the TOTAL Parking bays above:	
Total EV Parking spaces required:	1
Total EV Parking spaces provided:	1
Total Accessible Parking spaces provided:	1

BICYCLE PARKING	
Chapter 230.5.10.1 General (3) Use With Interior Floor Area of 2000 Square Metres or Less. Despite the bicycle parking space rates set out in regulations 230.5.10.1(1) and 230.5.10.1(5) and (6), if a bicycle parking space is required for uses on a lot, other than a dwelling unit, and the total interior floor area of all such uses on the lot is 2000 square metres or less, then no bicycle parking space is required	
Number of Bicycle parking spaces required:	0
Total Bicycle Parking spaces provided:	4
Total E - Bicycle Parking spaces required:	0
Total E - Bicycle Parking spaces provided:	0

LOADING SPACES	
Chapter 220.5.10.1 (2) TO (9) LOADING SPACES NOT REQUIRED	
Number of Loading spaces required:	0
Total Loading spaces provided ("Type C"):	0



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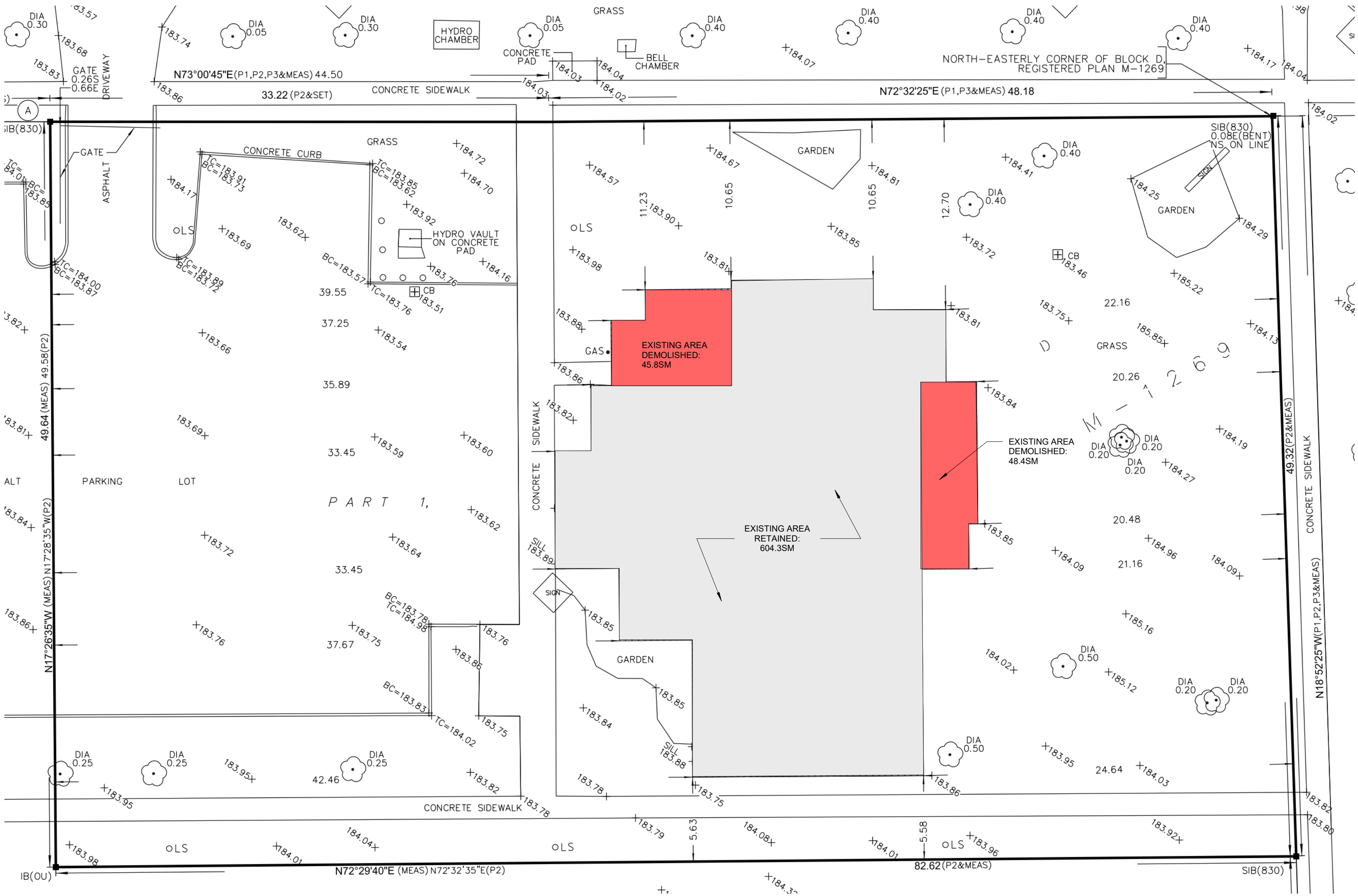
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STATISTICS

A1.02



CONTEXT PLAN
1 : 2000



PROPOSED SITE ALTERATION AND DEMOLITION PLAN
1 : 500

LEGEND		
■	DENOTES	SURVEY MONUMENT FOUND
WIT	DENOTES	WITNESS
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
OU	DENOTES	ORIGIN UNKNOWN
830	DENOTES	E.W. PETZOLD, O.L.S.
MMM	DENOTES	MARSHALL, MACKLIN & MONAGHAN, O.L.S.'s
P1	DENOTES	REGISTERED PLAN M-1269
P2	DENOTES	PLAN 66R-7795
P3	DENOTES	PLAN OF SURVEY BY E.W. PETZOLD, O.L.S., DATED SEPTEMBER 06, 1973
TC	DENOTES	TOP CURB
BC	DENOTES	BOTTOM CURB
CB	DENOTES	CATCH BASIN
MH	DENOTES	MANHOLE
LS	DENOTES	LIGHT STANDARD
DIA	DENOTES	DIAMETER
○	DENOTES	BOLLARD
○	DENOTES	DECIDUOUS TREE

PROPOSED SITE DEMOLITION AND ALTERATION	
■	EXISTING BUILDING ENVELOPE TO REMAIN INTERIOR RENOVATIONS ONLY
■	PROPOSED DEMOLITION OF EXTERIOR BUILDING ENVELOPE

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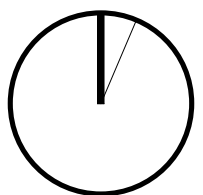
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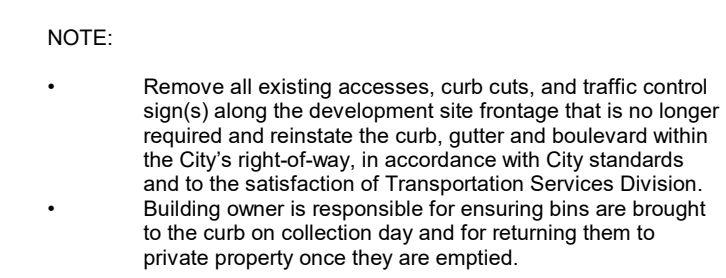
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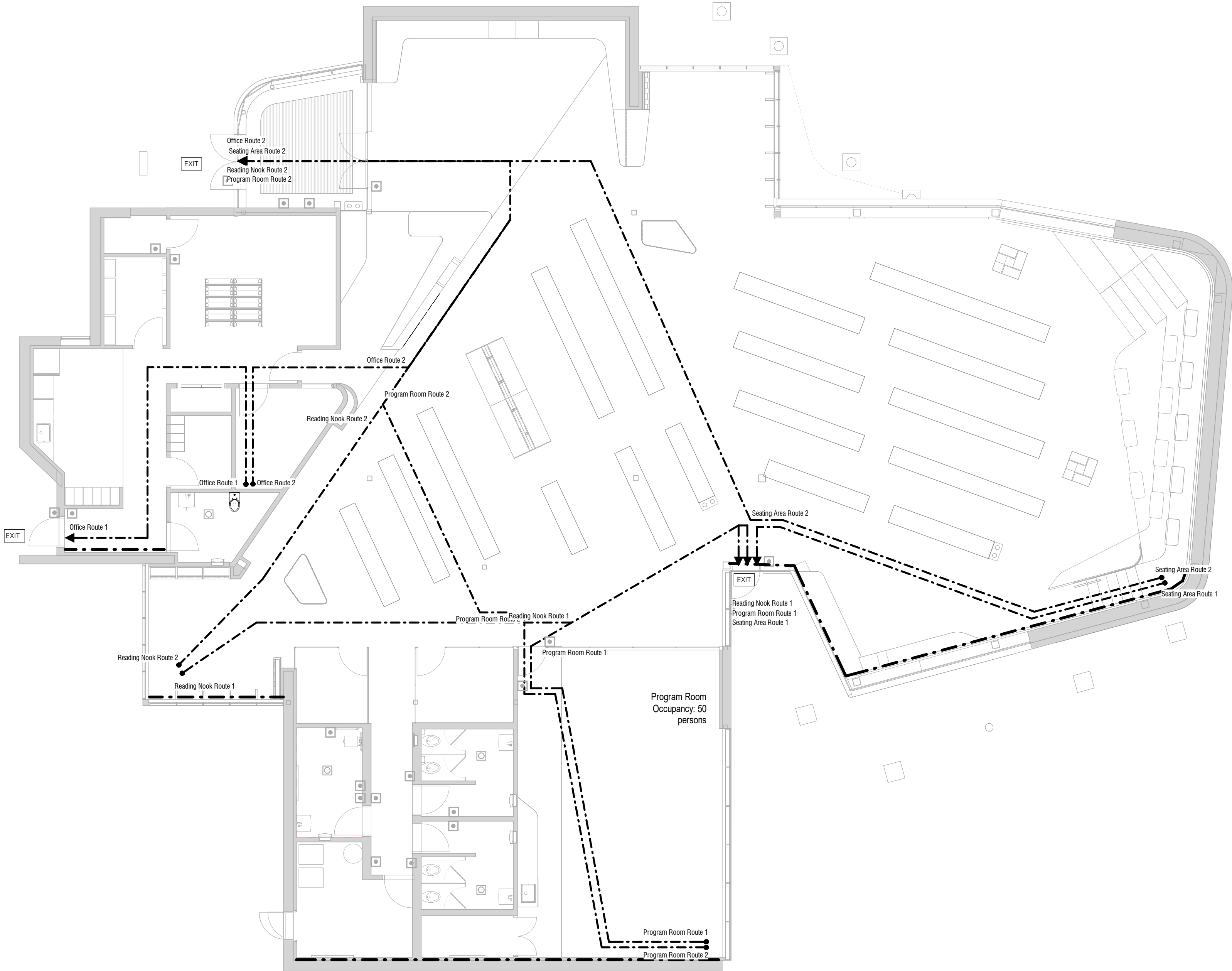


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CONTEXT AND SITE
ALTERATION AND
DEMOLITION

A1.03



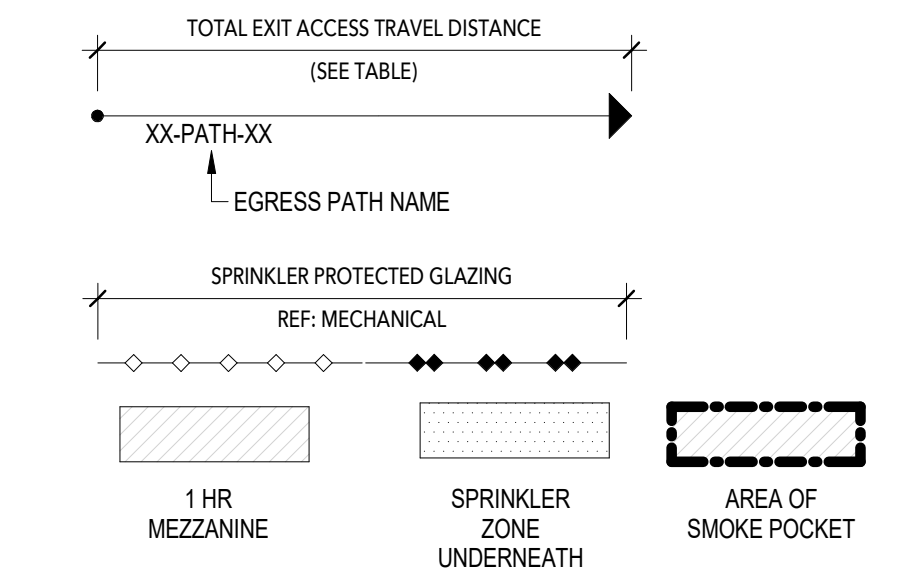


GENERAL NOTES - FIRE PROTECTION:

1. MAINTAIN FIRE RESISTANCE RATING OF EXISTING ASSEMBLIES. REPAIR/RESTORE ALL EXISTING FIRESTOP, SMOKE SEALS AND APPLIED FIRE PROTECTION WITHIN THE CONTRACT AREA WHICH ARE FOUND TO BE DEFICIENT.
2. REPAIR/RESTORE ALL EXISTING FIRESTOP, SMOKE SEALS AND APPLIED FIRE PROTECTION THAT ARE AFFECTED OR DAMAGED AS A RESULT OF THIS WORK.
3. PROVIDE FIRESTOP AND SMOKE SEALS AT ALL SERVICE PENETRATIONS OF NEW WALL AND/OR FLOOR FIRE SEPARATIONS. FIRESTOP RATINGS TO MATCH FIRE RESISTANCE RATING (FRR) OF THE FIRE SEPARATION.
4. ALL MATERIALS AND WORK SHALL MEET OR EXCEED ONTARIO BUILDING CODE REQUIREMENTS. INTERIOR FINISHES TO HAVE A FLAME SPREAD RATING NOT GREATER THAN 150 FOR WALLS AND CEILINGS. ALL PLYWOOD SUBSTRATES AND WOOD BLOCKING TO BE FIRE RETARDANT TREATED.

LEGEND - CODE COMPLIANCE

- 0 HOUR
- 45 MINUTES FIRE
- 1 HOUR FIRE
- 1.5 HOUR FIRE
- 2 HOUR FIRE
- 3 HOUR FIRE
- SMOKE BARRIER



NOTE:
EXISTING ASSEMBLIES:

Travel Path		
Path Name	Path of Egress	
Office Route 1	16.087	Primary (less than 30m)
Office Route 2	34.251	
Program Room Route 1	24.647	Primary (less than 30m)
Program Room Route 2	54.143	
Reading Nook Route 1	21.932	Primary (less than 30m)
Reading Nook Route 2	41.870	
Seating Area Route 1	16.058	Primary (less than 30m)
Seating Area Route 2	52.520	

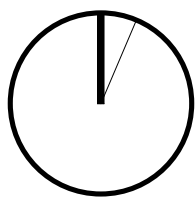
- A2 – 3.2.2.25 Group A, Div 2, up to 2 storeys.
- Can be combustible or non-combustible used singly or in combination, and
 - Floor assemblies shall be fire separation, and if of combustible construction, shall have a fire-resistance rating not less than 45min,
 - Mezzanines shall have, if of combustible material, a FRR of 45min
 - Roof assemblies – If of combustible material – FRR of 45min EXCEPT in a 1 storey building – FRR is waived provided its made of fire retardant treated wood roof system conforming to Article 3.1.14.1 and not more than 1000m2 facing 2 (two) streets AND loadbearing elements have a FRR 45min or be of non-combustible.

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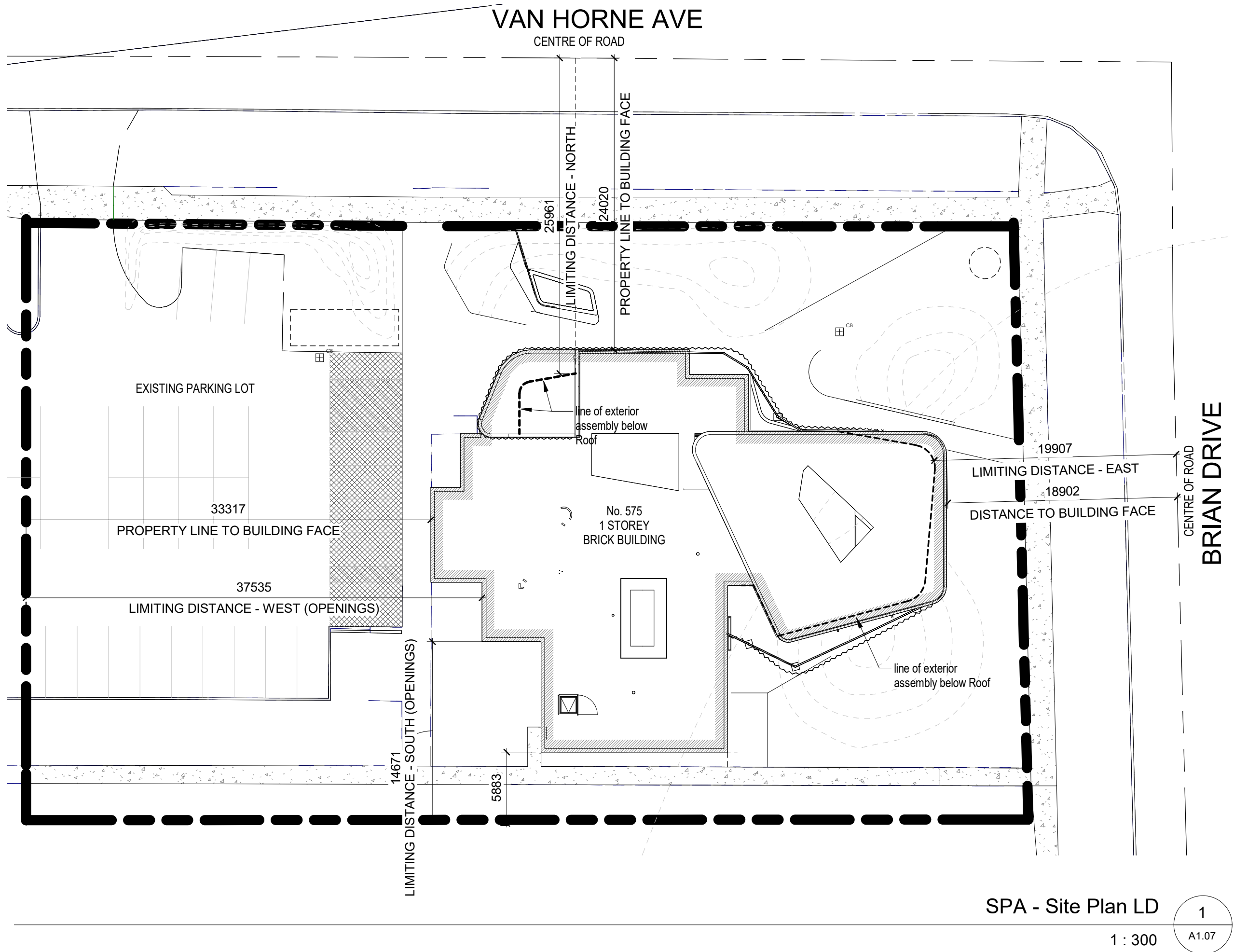
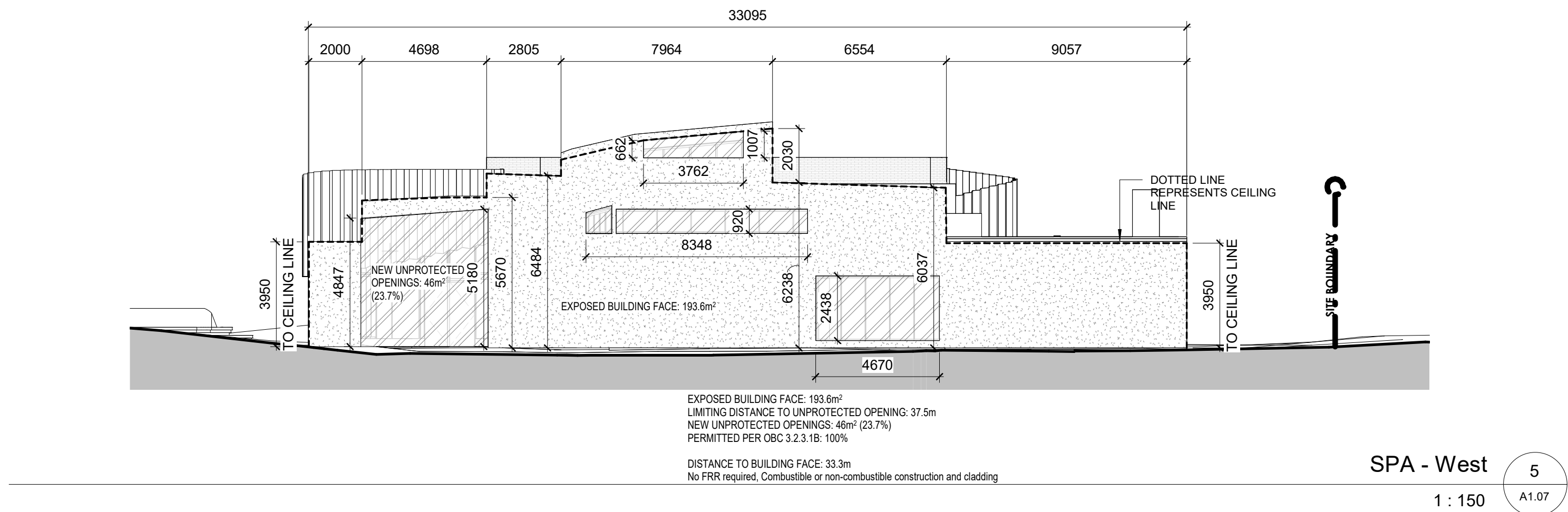
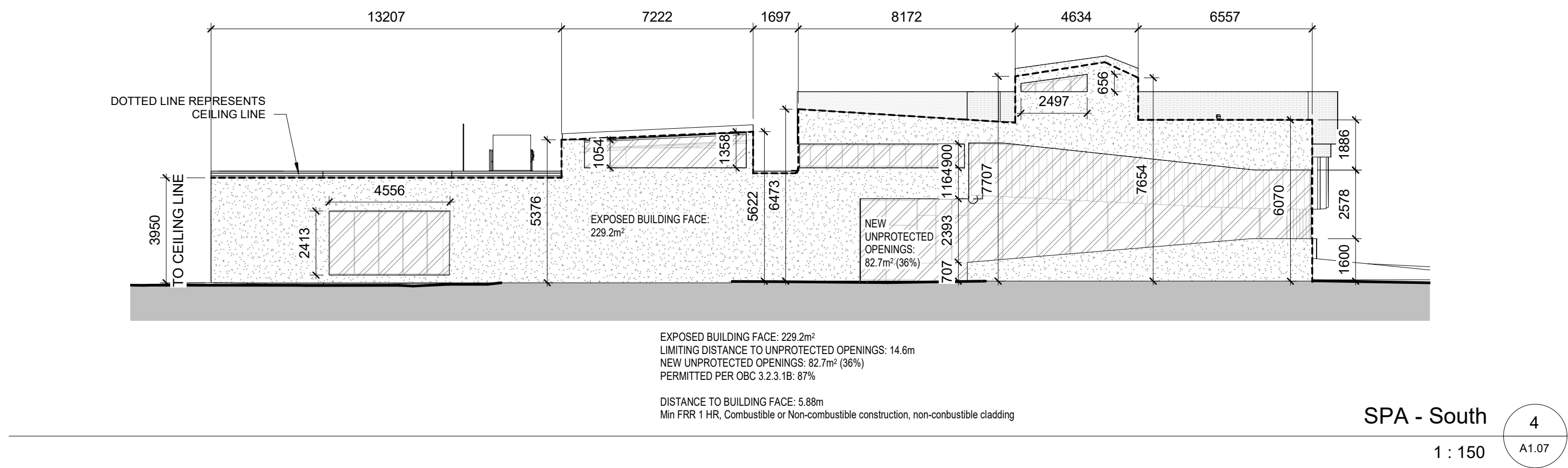
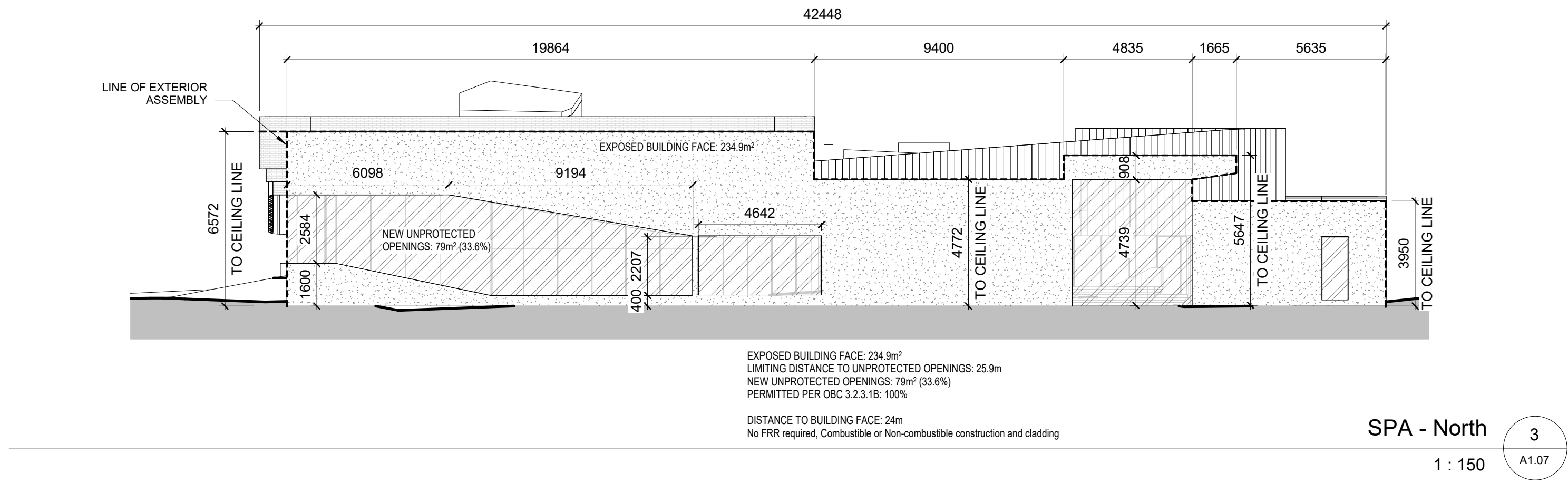
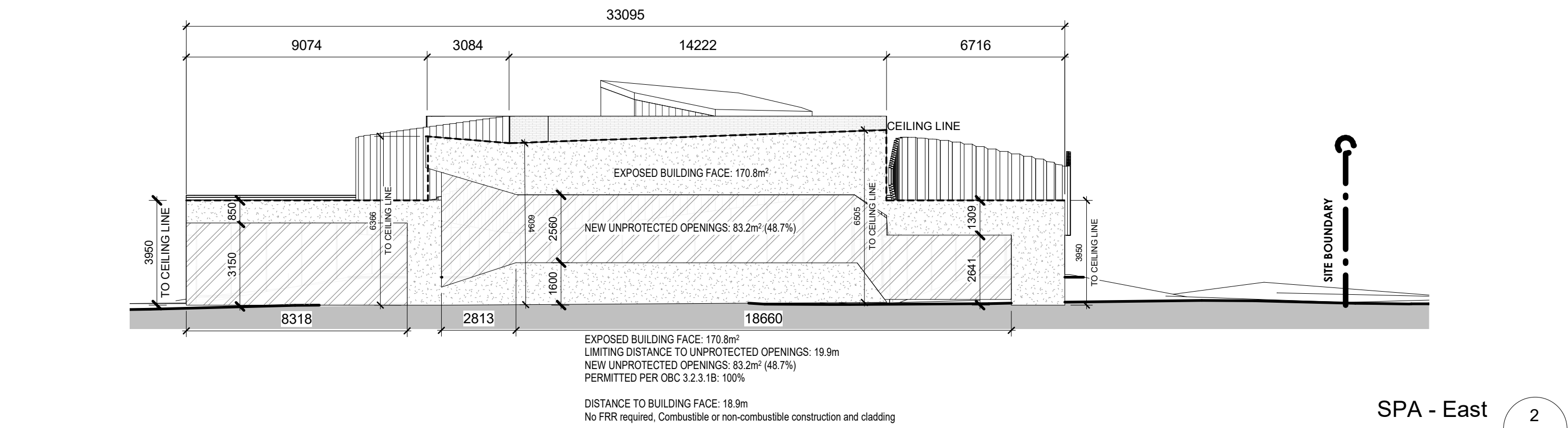
LIFE SAFETY PLAN

LEVEL 01

1 : 100

10
A1.06

A1.06



FLOOR	EBF AREA (m2) LxH	Ratio	LD (m)	GLAZING AREA (m2)	PROVIDED AREA GLAZED OPENING (%)	PERMITTED AREA GLAZED OPENING (AS PER OBC 3.2.3.1.B)
NORTH FAÇADE						
FIRE COMPARTMENT	234.9	5.6:1	25.9	79	33.6	100%
SOUTH FAÇADE						
FIRE COMPARTMENT	229.2	5.6:1	14.7	82.7	36.1	87%
WEST ELEVATION						
FIRE COMPARTMENT	193.6	4.4:1	37.5	46	23.8	100.00%
EAST ELEVATION						
FIRE COMPARTMENT	170.8	4.4:1	19.9	83.2	48.7	100.00%

NOTES:

EBF CALCULATED AS PER 3.2.3.1B

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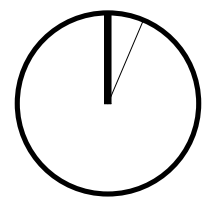
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SPATIAL
SEPARATION

A1.07

ASSEMBLIES				
GENERAL NOTES:				
1. EXTEND ALL GYPSUM BOARD AND METAL STUDS TO U/S OF STRUCTURE COMPLETE WITH DEFLECTION TRACK AND CONT. ACOUSTIC SEAL.				
2. USE WATER RESISTANT GWB IN LIEU OF STANDARD GWB, IN ALL WET AREAS, INCLUDING AREAS ADJACENT TO KITCHEN SINKS, JANITOR SINKS ETC.				
3. USE TILE BACKER BOARD/CEMENT BOARD IN LIEU OF STANDARD GWB WHERE TILE FINISH IS LOCATED (SEE SPECIFICATIONS AND ROOM FINISH SCHEDULES.)				
4. ALL PARTITIONS/FURRING ARE TO BE REINFORCED TO ACCOMODATE WALL CABINETS/A.V WHERE INDICATED, PROVIDE BRACING AND BLOCKING WHERE REQUIRED.				
Interior Wall Assemblies				
TYPE	588	SOUND RATING (STC)	CONSTRUCTION	DESCRIPTION
P1		STC 47		STC 45 PARTITION 16mm GYPSUM BOARD 92mm METAL STUDS 89mm ACOUSTIC INSULATION 16mm GYPSUM BOARD
P2		STC 55		STC 50 PARTITION 2-LAYERS 16mm GYPSUM BOARD 92mm METAL STUDS 89mm ACOUSTIC INSULATION 2-LAYERS 16mm GYPSUM BOARD
P3		STC 56 USG 840818		STC 56 PARTITION 2-LAYERS 16mm GYPSUM BOARD 150mm METAL STUDS 150mm ACOUSTIC INSULATION 2-LAYERS 16mm GYPSUM BOARD
P4				ADULT CHANGE TABLE OCCURS FINISH WHERE OCCURS, REFER TO FINISH PLAN 1-LAYER 16MM GYPSUM BOARD 1-MARINE GRADE PLYWOOD BLOCKING 152mm METAL STUDS 150mm ACOUSTIC INSULATION 2-LAYERS 16mm GYPSUM BOARD
P5		STC 47		FIXED SCREEN HEADER 1-LAYER 16MM GYPSUM BOARD 92mm METAL STUDS 1-LAYER 16MM GYPSUM BOARD FINISH WHERE OCCURS MIN 89MM ACOUSTIC BATT INSULATION CONTINUOUS ACOUSTIC SEALANT AT PERIMETER METAL SUPPORTS ANCHORED TO FLOOR AS REQ
P6				TOILET CARRIER FINISH WHERE OCCURS, REFER TO FINISH PLAN 2-LAYER 16MM GYPSUM BOARD 241MM METAL STUDS @16" O.C 240MM ACOUSTIC BATT INSULATION (SOUND ATTENUATION - FULL HEIGHT) 2-LAYER 16MM GYPSUM BOARD CAULK BOTTOM, TOP & ALL JOINTS WITH ACOUSTIC SEALANT TO ENSURE SOUND TIGHT CONSTRUCTION WATER RESISTANT GYPSUM BOARD TO BE USED IN ALL WET LOCATIONS

Interior Furrings				
TYPE	F.R.R.	SOUND RATING (STC)	CONSTRUCTION	DESCRIPTION
FR1				FURRING TYPE 1 13mm GYPSUM BOARD 22mm STEEL FURRING CHANNELS @400mm O.C SUBSTRATE (REFER TO DRAWINGS)
FR2				FURRING TYPE 2 13mm GYPSUM BOARD 64mm STEEL FURRING CHANNELS @400mm O.C SUBSTRATE (REFER TO DRAWINGS)
F3				FURRING TYPE 3 16mm GYPSUM BOARD INTERIOR VAPOUR RETARDER [MB-2] 92mm STEEL FURRING CHANNELS @400mm O.C R-20 CELLULOSE INSULATION [INS2] SUBSTRATE (REFER TO DRAWINGS)

Roof Assemblies				
R1	TWO-PLY MODIFIED BITUMEN ROOF		R/IN	IN
	EXTERIOR AIR FILM	-	-	0.17
	2 PLY MODIFIED BITUMEN ROOFING	6mm	-	-
	PROTECTION BOARD	9.5mm	-	-
	POLYISO INSULATION [INS4]	152mm	6.06	36.36
	SELF-ADHESIVE VAPOR BARRIER [MB4]	-	-	-
	SHEATHING	12.7mm	1.26	0.95
	METAL DECK (AS PER STRUCTURAL)	38mm	-	-
	METAL JOISTS	-	-	-
	INTERIOR AIR FILM	-	-	0.6
	EFFECTIVE R-VALUE			38.08
R2	TWO-PLY MODIFIED BITUMEN ROOF (FLAT WITH EXTENSIVE GARDEN)		R/IN	IN
	EXTERIOR AIR FILM	-	-	0.17
	GROWING MEDIUM (REFER TO LANDSCAPE DRAWINGS)	VAR	-	-
	DRAIN AND WATER STORAGE ELEMENT + FILTER SHEET (REFER TO LANDSCAPE DRAWINGS)	20mm	-	-
	MOISTURE RETENTION MAT (REFER TO LANDSCAPE DRAWINGS)	3mm	-	-
	ROOT BARRIER (REFER TO LANDSCAPE DRAWINGS)	-	-	-
	2 PLY MODIFIED BITUMEN ROOFING	6mm	-	-
	PROTECTION BOARD	9.5mm	-	-
	POLYISO INSULATION [INS4]	152mm	6.06	36.36
	SELF-ADHESIVE VAPOR BARRIER [MB4]	-	-	-
	SHEATHING	12.7mm	1.26	0.95
	STANDING SEAM METAL ROOFING ON STEEL DECK		R/IN	IN
	EXTERIOR AIR FILM	-	-	0.17
	PREFINISHED STANDING SEAM METAL ROOFING, C/W EXPANSION CLIPS ON BEARING PLATES [MT-5]	60mm	-	-
	AIR SPACE	10mm	-	-
	UNDERLAYMENT [MB6]	-	-	-
	POLYISO INSULATION [INS4]	127mm	6.06	30.5
	SELF-ADHESIVE VAPOUR BARRIER [MB4]	NOM.	-	-
	SHEATHING	13mm	1.26	0.95
	STRUCTURAL METAL DECKING (REFER TO STRUCTURAL)	-	-	-
	INTERIOR AIR FILM	-	-	0.6
	EFFECTIVE R-VALUE			32.22

Foundation Assemblies				
FN-1	NEW C.I.P FOUNDATIONS		R/mm	R
	BACKFILL	VAR	-	-
	GEOTEXTILE DRAINAGE BOARD [MB5]	6mm	-	-
	ELASTOMERIC WATERPROOFING[MB4]	NOM	-	-
	CAST IN PLACE CONCRETE FOUNDATION WALL (ARCHITECTURALLY EXPOSED ABOVE GRADE) (REFER TO STRUCTURAL)	360mm	0.024	.86
	RIGID XPS INSULATION [INS5]	50mm	.1969	9.85
	BACKFILL	VAR	-	-
				10.57

Exterior Wall Assemblies				
W1	EXTERIOR: C.I.P CONCRETE GYPSUM BOARD		R/mm	R
	EXTERIOR AIR FILM	-	-	0.17
	C.I.P CONCRETE UPSTAND (AS PER STRUCTURAL) - PT-5 PAINT	127mm	.0024	0.30
	SELF-ADHESIVE WATER PROOFING MEMBRANE [MB3]	-	-	-
	PULL STUD OFF BACK OF UPTURN	25mm	-	-
	METAL STUD FRAMING	92mm	-	-
	2LB. CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION (INTEGRAL VAPOUR BARRIER) [INS3]	152mm	.2319	35.24
	AIR SPACE	73.5mm	-	-
	64mm STRUC. STEEL STUD	96mm	-	-
	PLYWOOD	13mm	-	-
	GYPSUM WALL BOARD	16mm	.0358	0.68
	EXTERIOR: C.I.P CONCRETE GYPSUM BOARD		R/mm	R
	EXTERIOR AIR FILM	-	-	0.17
	C.I.P CONCRETE UPSTAND (AS PER STRUCTURAL) - PT-5 PAINT	200mm	.0024	0.48
	SELF-ADHESIVE WATER PROOFING MEMBRANE [MB3]	-	-	-
	PULL STUD OFF BACK OF UPTURN	25mm	-	-
	METAL STUD FRAMING	92mm	-	-
	2LB. CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION (INTEGRAL VAPOUR BARRIER) [INS3]	152mm	.2319	35.24
	AIR SPACE	200mm	-	-
	64mm STRUC. STEEL STUD	64mm	-	-
	PLYWOOD	64mm	-	-
	EXTERIOR: PRECAST CONCRETE PANEL GYPSUM WALL BOARD		R/mm	R
	EXTERIOR AIR FILM	-	-	0.17
	FORMLINED CONCRETE CLADDING, BRICK PATTERN, STAINED	38.3mm	.0024	0.092
	AIR SPACE	25mm	-	1.0
	MINERAL WOOL INSULATION [INS1] (STONE WOOL)	76mm	.1680	12.77
	WATER RESISTIVE, VAPOUR PERMEABLE AIR BARRIER SHEET MEMBRANE [MB1]	NOM.	-	-
	EXTERIOR GRADE PLY SHEATHING	12.7mm	-	-
	152mm STEEL STUD WALL @ 400mm O.C. (ELSE OTHERWISE SPECIFIED BY STRUCTURAL. PROVIDE BRACING AND BLOCKING AS REQUIRED)	152mm	-	-
	R-20 CELLULOSE INSULATION [INS2]	152mm	.16	24.32
	INTERIOR VAPOUR RETARDER [MB2]	-	-	-
	EXTERIOR: EXISTING MASONARY GYPSUM BOARD		R/mm	R
	EXTERIOR AIR FILM	-	-	0.17
	EXISTING MASONARY [HANGERS AS REQUIRED]	90mm	.0024	0.21
	AIR SPACE	12mm	-	-
	MINERAL WOOL INSULATION [INS1]	25mm	.1680	4.2
	WATER RESISTIVE, VAPOUR PERMEABLE AIR BARRIER SHEET MEMBRANE [MB1]	NOM	-	-
	EXTERIOR GRADE PLY SHEATHING	13mm	-	-
	152mm STEEL STUD WALL @ 400mm O.C. (ELSE OTHERWISE SPECIFIED BY STRUCTURAL. PROVIDE BRACING AND BLOCKING AS REQUIRED)	152mm	-	-
	R-20 CELLULOSE INSULATION [INS2]	152mm	.16	24.32
	INTERIOR VAPOUR RETARDER [MB2]	-	-	-
	EXTERIOR: EXTERIOR METAL CLADDING GYPSUM BOARD		R/mm	R
	EXTERIOR AIR FILM	-	-	0.17
	METAL CLADDING [MT-4] - MODULAR ZINC PANELS	30mm	-	-
	AIR SPACE	25mm	-	-
	MINERAL WOOL INSULATION [INS1]	76mm	.1680	12.77
	WATER RESISTIVE, VAPOUR PERMEABLE AIR BARRIER SHEET MEMBRANE [MB1]	NOM	-	-
	EXTERIOR GRADE PLYSHEATHING BOARD	13mm	-	-
	152mm STEEL STUD WALL @ 400mm O.C. (ELSE OTHERWISE SPECIFIED BY STRUCTURAL. PROVIDE BRACING AND BLOCKING AS REQUIRED)	-	-	-
	2LB. CLOSED CELL SPRAY POLYURETHANE FOAM INSULATION (INTEGRAL VAPOUR BARRIER) [INS3]	76mm	.2319	16.6
	GYPSUM BOARD	16mm	.0358	.68

Floor Assemblies				
FL1	SLAB ON GRADE		R/IN	IN
	INTERIOR AIR FILM	-	-	0.61
	FLOOR FINISH (REFER TO INTERIOR FINISH SCHEDULE AND ARCHITECTURAL PLANS)	VAR.	2.8	0.7
	STRUCTURAL CONCRETE SLAB (REFER TO STRUCTURAL FOR SLAB THICKENING WHERE REQUIRED)	102mm	0.1	0.4
	POLYETHYLENE VAPOUR BARRIER [MB5]	10mm	-	-
	RIGID XPS INSULATION (TO 1220mm IN BOARD OF FOUNDATION WALL PER SB-10) [INS5]	75mm	4.7	13.9
	COMPACT GRANULAR (REFER ALSO TO GEOTECH FOR RECOMMENDATION)	VAR	-	-
				15.61

Ceiling Types				
C1	GWB CEILING	THICKNESS		
	EXISTING SLAB	-		
	THREADED ROD HANGERS	VARIES		
	METAL STUD SUBSTRUCTURE	3 5/8"		
	7/8" METAL FURRING CHANNEL	7/8"		
	5/8" GYPSUM WALL BOARD	5/8"		
C2 / C4	ACT CEILING	THICKNESS		
	EXISTING SLAB	-		
	610mm x 610mm ACOUSTIC CEILING TILE	3/4"		
	METAL FRAMING SYSTEM PER MANUFACTURER. REF CEILING PLANS FOR ADDITIONAL INFORMATION	VARIES		
WSC1	WOOD SLAT CEILING	THICKNESS		
	EXISTING SLAB	-		
	UNISTRUT - PAINTED TO MATCH SLAB	1 1/4"		
	THREADED ROD HANGERS - PAINTED TO MATCH SLAB	VARIES		
	9 3/4" DEEP FIRE RATED MDF SLATS - REFER TO RCP FOR SPACING	9 3/4"		
	THICKNESS OF 2"			
	REFER TO SCHEDULE FOR FINISH			
	REFER TO RCP'S FOR EXTENTS OF WOOD SLAT CEILINGS & INTERIOR DETAILS & SECTIONS FOR ADDITIONAL INFORMATION			
	*MAXIMUM FLAME SPREAD RATING OF 25			

CURTAIN WALL				
SC1	ALUMICOR THERMAWALL 2600			
	THERMAL GLAZING: THERMAWALL 2600			
	DOUBLE GLAZING			
	ALL GLASS IS CLEAR			

EXTERIOR SCREEN				
MT-1	AMICO PERFORATED FACADE SYSTEM			
	POWDERCOATED ALUMINUM PANELS, 1/2" DIA HOLES X 11/16" STAGGERED SPACING, 1/8" THICK			
	POWDERCOATED (COLOUR TO CURTAIN WALL SYSTEM)			

SOFFIT ASSEMBLIES				
S-1	NEW METAL SOFFITS		R/mm	R
	STUCTURE AND STEEL DECK (REFER TO STRUCTURAL)	VAR	-	-
	LIGHT FRAMING AND STRAPPING AS REQUIRED	VAR	-	-
	METAL ZINC PANELS TO MATCH WALLS	30mm	-	-

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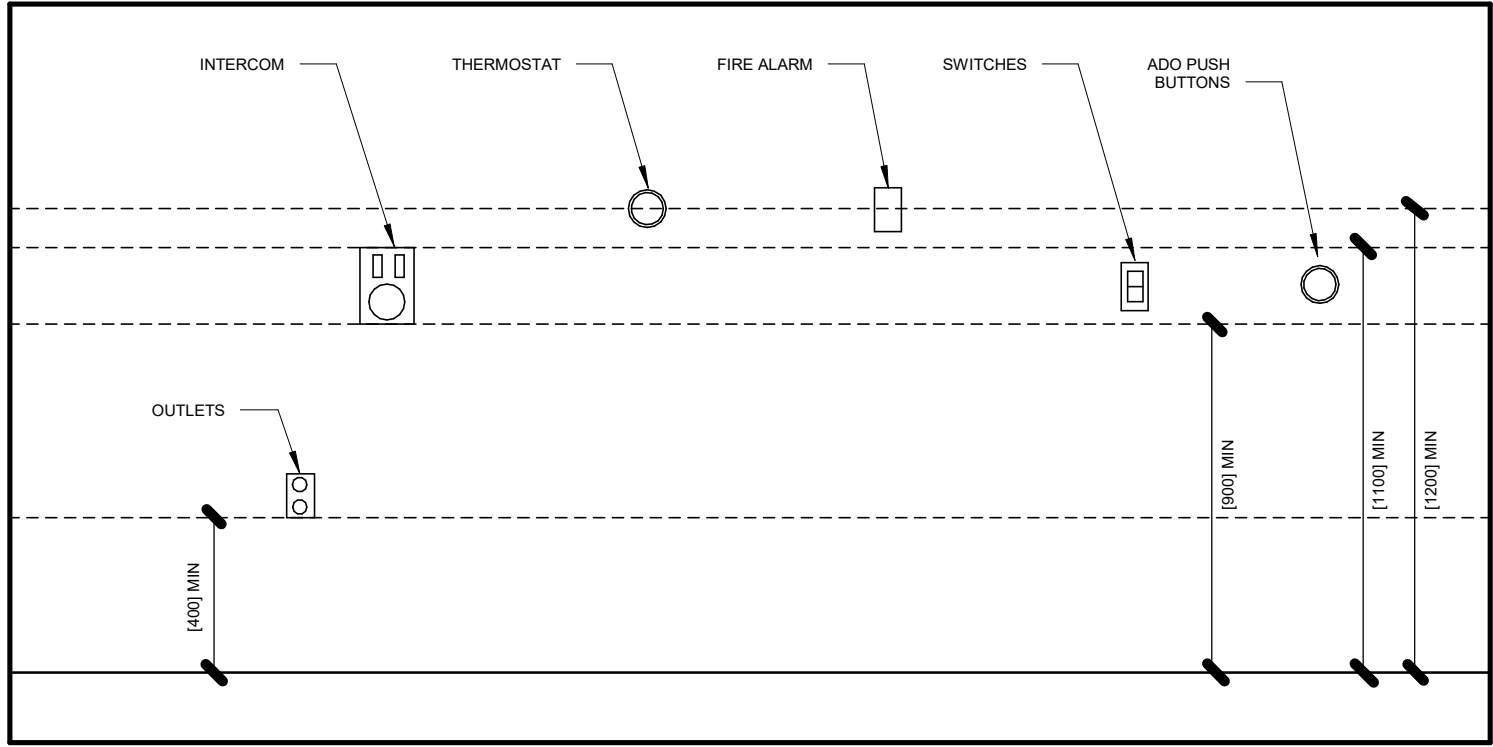
PARTITION + WALL
TYPES

A1.10

ABBREVIATIONS					
A.B.	AIR BARRIER	FB	ELECTRICAL FLOOR BOX	RAH	ROOF ACCESS HATCH
AC	ACOUSTIC	FD	FLOOR DRAIN	RBR	RUBBER FLOORING
ACT / AT	ACOUSTIC CEILING TILE	FE	FIRE EXTINGUISHER CABINET	RCP	REFLECTED CEILING PLAN
ACB	ACOUSTIC CONCRETE BLOCK	FHC	FIRE HOSE CABINET	RD	ROOF DRAIN
ACR	ACRYLIC	FIN	FINISH	REC	RECESSED
AD	AREA DRAIN	FL / FLR	FLOOR	REFURB	REFURBISHED
ADD'L	ADDITIONAL	FO	FINISHED OPENING	RFL	RAISED FLOOR
AFP	ABOVE FINISHED FLOOR	FP	FIRE PROTECTION	RO	ROUGH OPENING
A.H.U.	AIR HANDLING UNIT	F.R.R.	FIRE RESISTANCE RATING	RWL	RAIN WATER LEADER
AL / ALUM	ALUMINUM	FT	FELT		
AO	AUTO OPERATOR			SAM / S.A.M.	SELF ADHERED MEMBRANE (FORMING PART OF CONTINUOUS AIR / VAPOUR BARRIER)
ARCH.	ARCHITECTURAL	GALV	GALVANIZED	SG / SGL	SANDBLASTED GLAZING
AVB /	AIR & VAPOUR BARRIER	GL	GLASS/GLAZING	SIAM	SUMMISE CONNECTION
AV BARRIER /	MEMBRANE	GW / GWG	GEORGIAN WIRED GLASS	S.C	SCREEN
A.V. BARRIER		GWB	GYPSUM WALL BOARD	SCW	SOLID CORE WOOD
		HC	BARRIER FREE DOOR	SMD	SMOKE DETECTOR
B	BENCH - FOLD-UP BARRIER FREE	HB	HOSE BIB	SPF	SPORTS FLOORING
BC	SHOWER BENCH	HCW	HOLLOW CORE WOOD	SPL	SPANDREL PANEL/ GLASS
BF	BARRIER FREE	HM	HOLLOW METAL	SS / S.STL	STAINLESS STEEL
BFIN	BROWN FINISH DIRECTION	HO	MAGNETIC HOLD OPEN	SSG	STRUCTURAL SILICONE GLAZING
BMEC	BUILDING MATERIALS	HTG	HEATING	ST.T	STONE TILE
BR	EVALUATION COMMISSION	IF	INSIDE FACE	STL	STEEL
B/O	BRICK MASONRY	IMP	INSULATED METAL PANEL	STN	STAIN
		INT	INTERIOR	STRUCT	STRUCTURAL
CB	CONCRETE BLOCK	INTK	INTAKE	SYN.	SYNTHETIC WD POLYMER LUMBER
C.I.P.	CAST IN PLACE	IR/GWB	IMPACT RESISTANT GWB		
CONC	CHECK ON SITE			TB	TACK BOARD
CONT	CONCRETE	JT	JOINT	TBI	TO BE ISSUED
CC	CONTINUOUS	LF	LIGHT FIXTURE	TCS	TINTED CONCRETE SEALER
CJ	CENTRE TO CENTRE	LIN	LINOLEUM	TGL	TEMPERED GLASS
CLR	CONTROL JOINT			TMP	TEMPERED
CL	CLEAR	MAT'L	MATERIAL	TP/TEC	TECTUM PRODUCT PANELS
CLL	CENTRE LINE	MECH.	MECHANICAL	TWA	TRANSLUCENT WALL ASSEMBLY
CD	CLEAN OUT	MD	METAL DECK	TYP	TYPICAL
CP	CONTROL PANEL	MFR	MANUFACTURER		
CR	CARD READER	MIR	MIRROR	T.B.I	TO BE ISSUED
CS	CLEAR SEALER	MO	MASONRY OPENING	TCP	TEXTURED CORE PLAST
CPT	CARPET	MS	METAL SIDING	TYP	TYPICAL
CT	CERAMIC TILE	MTL	METAL	T.V.	WALL MOUNTED TELEVISION
CTO	COOKTOP	MW	MICROWAVE	U/S	UNDERSIDE OF I
CW	COMPLETE WITH			V	VINYL
CW / C.W.	CURTAINWALL	NBC	NATIONAL BUILDING CODE	VCT	VINYL COMPOSITION TILE
DCT	DIAPER CHANGING TABLE	NC	NOT IN CONTRACT	W / WIN	WINDOW
DF	DRINKING FOUNTAIN	No.	NUMBER	WBR	WHITE BOARD RECESSED
D.O.	DOOR OPERATOR	NR	NATIONAL RESEARCH COUNCIL	WBS	WHITE BOARD SURFACE-MOUNT
DW	DISHWASHER	OC	ONTARIO BUILDING CODE	WC	WATER CLOSET
DWG	DRAWING	OIF	OUTSIDE FACE	WD	WOOD
		O.T.B.	OPEN TO BELOW	WF	WATER FOUNTAIN
EIFS	EXTERIOR INSULATED FINISHING SYSTEM			WV	WOOD VENEER
ELECT	ELECTRICAL	PC	PARTICLE CORE	ZN	ZINC
EP	ELECTRICAL PANEL	PERIM.	PERIMETER		
EPX	EPOXY COATING (FLOORING)	PERF.	PERFORATED		
EX / EXIST.	EXISTING	PL	PLATE		
EXP	EXPOSED	PLAM	PLASTIC LAMINATE		
ENCL.	ENCLOSURE	PML	PERFORATED METAL		
EXT	EXTERIOR	PREFIN / PR	PREFINISHED		
		PSC	PLASTER SKIM COAT ON GWB		
		PT	PAINT		
		PTD	PAINTED		
		P.T.	PRESSURE TREATED		
		PWF	PRESERVED WOOD		
			FOUNDATION GRADE PLYWOOD		

SYMBOL LEGEND	
	ELEVATION DETAIL REFERENCE
	ELEVATION DETAIL REFERENCE
	SECTION DETAIL REFERENCE
	DETAIL REFERENCE
	ROOM TAG
	WALL/PARTITION TYPE
	WINDOW/INTERIOR SCREEN TYPE
	DOOR TAG
	MILLWORK TAG
	FLOOR MATERIAL CHANGE
	ELEVATION REFERENCE
	SPOT ELEVATION (PROJECT)
	SPOT ELEVATION (GEODETIC)
	REVISION NUMBER
	GRID LINE REFERENCE
	EXISTING WALL
	ITEM TO BE DEMOLISHED

TYPICAL MOUNTING HEIGHTS



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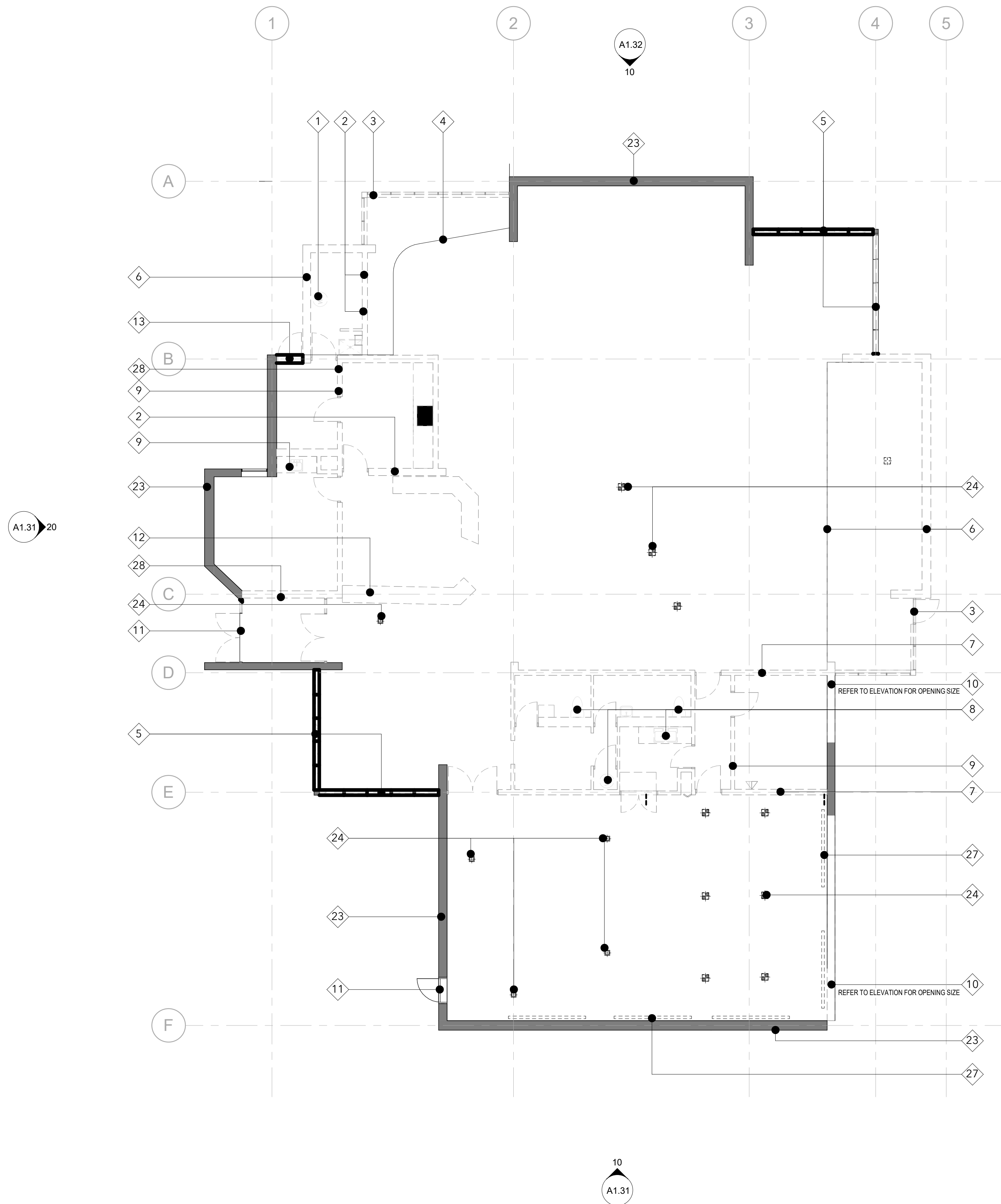
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LEGENDS

A1.11



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3. PROTECT AREA OF WORK, EXISTING CONSTRUCTION TO REMAIN AND ADJACENT AREAS FROM DAMAGE AS NOTED IN DRAWINGS.
4. REFER TO OWNERS DESIGNATED SUBSTANCES REPORT FOR PRE-EXISTING DESIGNATED SUBSTANCES OBSERVED. REPORT ANY FINDING OF DESIGNATED SUBSTANCES DISCOVERED DURING DEMOLITION
5. MAKE GOOD ALL EXISTING WALLS TO REMAIN. PATCH ALL DAMAGES TO WALLS TO ENSURE CONSISTENT SURFACE AND CONTINUITY OF FIRE RATING WHERE OCCURS.
6. REMOVE ALL UNUSED HANGERS, FASTENERS, LOOSE PAINT, DEBRIS ETC FROM EXISTING WALLS AND JOISTS. PATCH AND REPAIR TO PREP FOR PAINTING OR FUTURE WORK.
7. REMOVE EXISTING BUILT IN MILLWORK / SHELVEING / AND TRIMS MOUNTED ON WALLS, UNLESS NOTED OTHERWISE TO REMAIN.
8. REMOVE ALL EXISTING LIGHTING FIXTURES AND ANY ASSOCIATED SENSORS, HANGERS, HARDWARE, CONDUIT AND WIRING NOT REQUIRED FOR INSTALLATION OF NEW FIXTURES. UNO. RETAIN POWER SUPPLY FOR FUTURE LIGHTING. REF ELECTRICAL DRAWINGS FOR MORE INFORMATION.
9. REMOVE ALL EXISTING EXIT SIGNS. CAP ELECTRICAL WHERE NEW SIGNS ARE NOT REQUIRED AND RETAIN FOR REINSTALLATION.
10. REMOVE ALL FIRE ALARM DEVICES AND ANY ASSOCIATED SENSORS, HANGERS, HARDWARE, CONDUIT AND WIRING NOT REQUIRED FOR INSTALLATION OF NEW DEVICES. UNO. RETAIN POWER SUPPLY FOR FUTURE LIGHTING. REF ELECTRICAL DRAWINGS FOR MORE INFORMATION.
11. REF MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF MECHANICAL / ELECTRICAL DEMOLITION
12. REMOVE AND RETURN TO OWNER OR TENANT WASTE & DISPOSAL SYSTEMS, SANITIZERS, FIRE EXTINGUISHERS, RADIATORS & OTHER MISC. ACCESSORIES AND EQUIPMENT. DEMOLISH OR REMOVE FROM SITE IF NOT USED. OWNER/TENANT APPROVAL REQUIRED.

LEGEND - DEMOLITION PLANS:

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- GENERAL: INDICATED AREA NOT IN SCOPE

1. DISCONNECT AND REMOVE WATER HEATER. DEMOLISH AND CAP ASSOCIATED PIPES. REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
2. DISCONNECT AND REMOVE ELECTRICAL AND FIRE ALARM PANELS. DEMOLISH ASSOCIATED WIRING. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
3. DEMOLISH EXISTING GLAZING, LINTELS, EXTERIOR WALL ASSEMBLY AND STRUCTURE ABOVE GLAZING. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
4. LOCALLY REMOVE EXISTING FOUNDATION WALL AND SLAB AS REQUIRED TO FACILITATE NEW FOUNDATION WALL INSTALLATION AND CHANGE IN EXTERIOR GLAZING LINE. REFER TO PLANS AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
5. DEMOLISH EXISTING GLAZING. PREP OPENING FOR NEW CURTAIN WALL SYSTEM. REPAIR FOUNDATION AS REQUIRED. PROVIDE TEMPORARY SUPPORTS AS REQUIRED.
6. DEMOLISH EXISTING EXTERIOR WALL ASSEMBLY, FOUNDATION WALL AND SLAB. STRUCTURE AND ROOFING. REFER TO PLANS AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION. SALVAGE BRICKS FOR REUSE.
7. DEMOLISH EXISTING LOAD BEARING WALLS AND REMOVE EXISTING FOOTINGS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
8. DEMOLISH EXISTING PLUMBING FIXTURES, DRAINAGE AND PIPING. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
9. DEMOLISH EXISTING INTERIOR WALLS, DOORS AND FLOOR FINISH.
10. DEMOLISH EXISTING EXTERIOR ASSEMBLY TO HEIGHT INDICATED ON ELEVATIONS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION. SALVAGE BRICKS FOR REUSE.
11. DEMOLISH EXISTING EXTERIOR GLAZING AND DOOR.
12. DEMOLISH EXISTING MILLWORK THROUGHOUT INTERIOR.
13. DEMOLISH EXISTING EXTERIOR DOOR.
14. DEMOLISH EXISTING PARAPET AND ROOFING.
15. DEMOLISH EXISTING ROOF DRAIN. REDIRECT DRAINAGE AS PER MECHANICAL DRAWINGS.
16. DEMOLISH EXISTING ROOFING AND STRUCTURE TO INDICATED POSITION. PREP AND REPAIR EXISTING ROOFING MATERIALS AS REQUIRED. COORDINATE LOCATIONS AND DIMENSIONS WITH NEW SKYLIGHT
17. CREATE LOCAL OPENING IN ROOFING FOR NEW ROOF HATCH. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

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22. DEMOLISH EXISTING CEILINGS AND LIGHT FIXTURES THROUGHOUT. DEMOLISH EXISTING MECHANICAL AND ELECTRICAL SYSTEMS AS PER MECHANICAL AND ELECTRICAL DRAWINGS.
23. REPAIR FOUNDATION WALLS AS REQUIRED AROUND THE PERIMETER OF THE EXISTING BUILDING
24. TRENCHING AS REQUIRED FOR NEW ELECTRICAL OUTLETS. PLUMBING. REFER TO ME DRAWINGS FOR ADDITIONAL INFORMATION. REPAIR CONCRETE AS REQUIRED PER SPECIFICATIONS. PREP SURFACE FOR NEW FINISH PER FLOOR LAYOUT AND FINISHES SCHEDULE
25. REMOVE EXISTING JOISTS IN HIGHLIGHTED AREA AS REQUIRED. REFER TO STRUCTURAL DRAWINGS.
26. ROOF AND ROOFING MEMBRANE TO BE REMOVED AND REINSTATED IN HIGHLIGHTED AREA TO PERMIT INSTALLATION OF NEW BEAMS ON THE UNDERSIDE OF DECK.
27. DEMOLISH EXISTING BASE BOARD HEATERS. REFER TO MECHANICAL DRAWINGS.
28. DEMOLISH EXISTING UNIT HEATERS. REFER TO MECHANICAL DRAWINGS.

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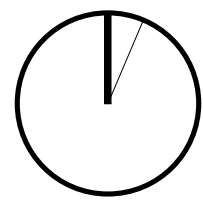
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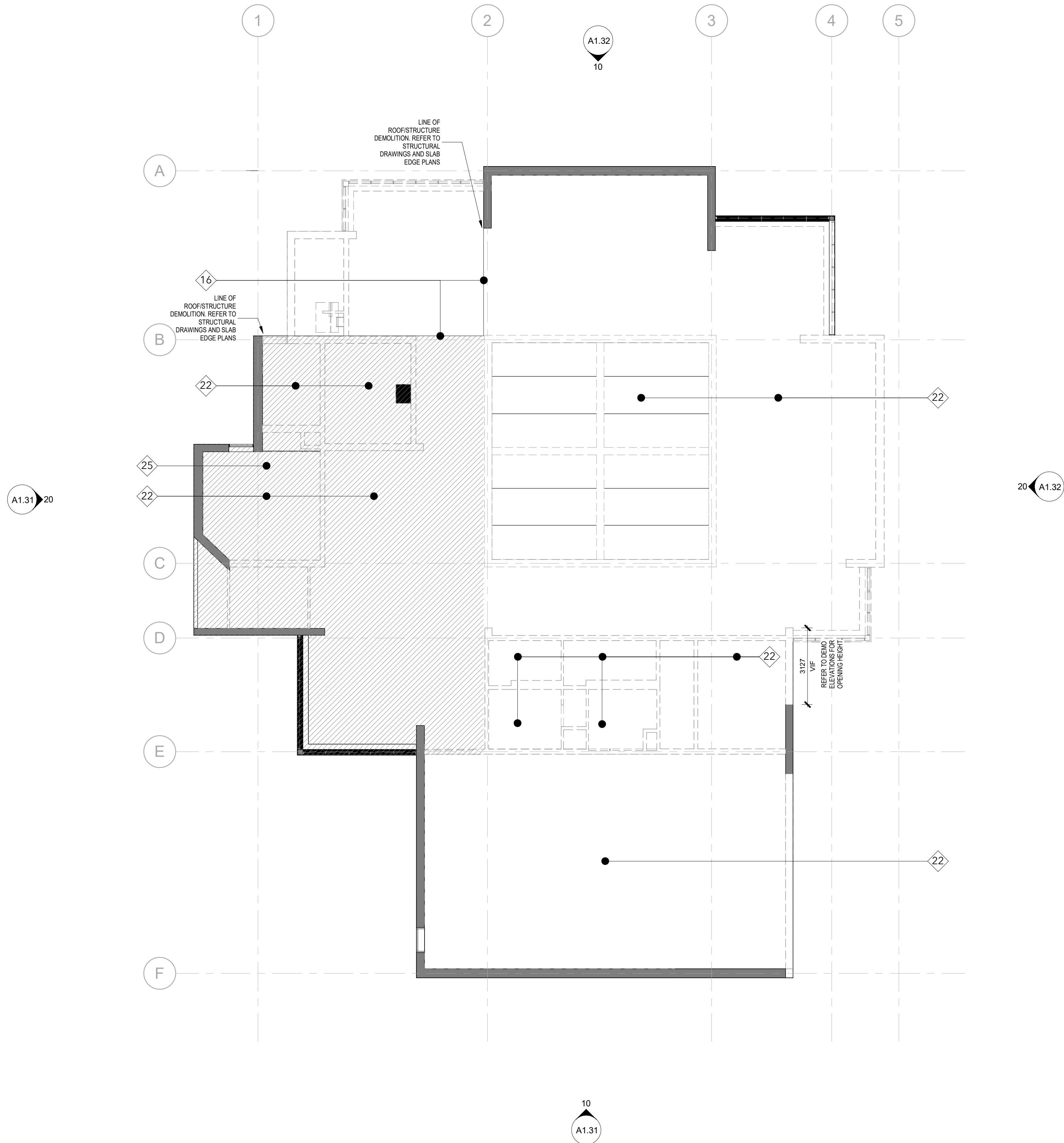
DEMOLITION PLAN -
LEVEL 01

DEMOLITION PLAN - LEVEL 01

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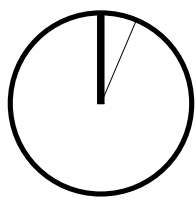
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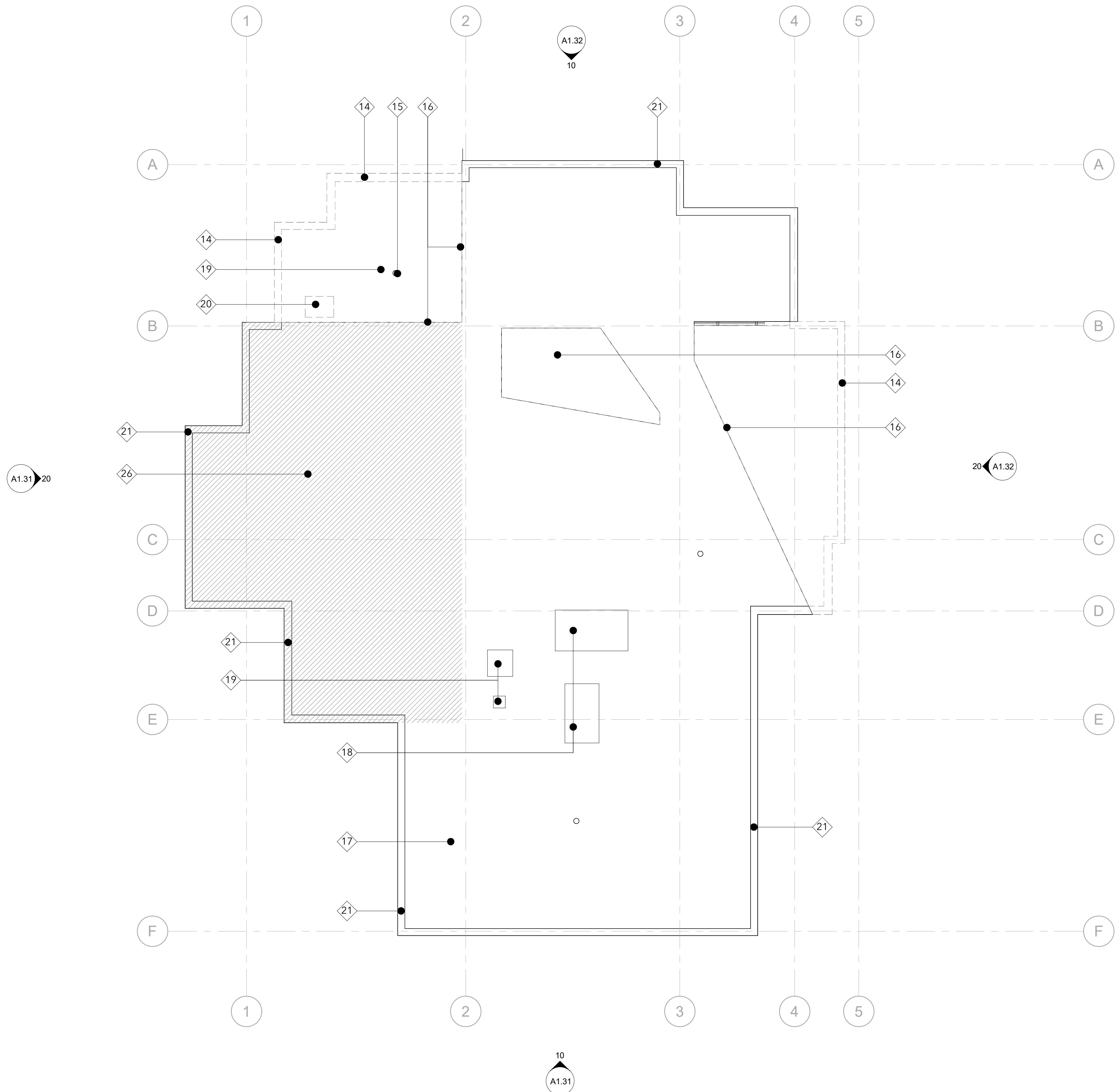
DEMOLITION RCP -
LEVEL 01

DEMOLITION RCP - LEVEL 01

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- 8. REMOVE ALL EXISTING LIGHTING FIXTURES AND ANY ASSOCIATED SENSORS, HANGERS, HARDWARE, CONDUIT AND WIRING NOT REQUIRED FOR INSTALLATION OF NEW FIXTURES. UNO. RETAIN POWER SUPPLY FOR FUTURE LIGHTING. REF ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 9. REMOVE ALL EXISTING EXIT SIGNS. CAP ELECTRICAL WHERE NEW SIGNS ARE NOT REQUIRED AND RETAIN FOR REINSTALLATION.
- 10. REMOVE ALL FIRE ALARM DEVICES AND ANY ASSOCIATED SENSORS, HANGERS, HARDWARE, CONDUIT AND WIRING NOT REQUIRED FOR INSTALLATION OF NEW DEVICES. UNO. RETAIN POWER SUPPLY FOR FUTURE LIGHTING. REF ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 11. REF MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF MECHANICAL / ELECTRICAL DEMOLITION
- 12. REMOVE AND RETURN TO OWNER OR TENANT WASTE & DISPOSAL SYSTEMS, SANITIZERS, FIRE EXTINGUISHERS, RADIATORS & OTHER MISC. ACCESSORIES AND EQUIPMENT. DEMOLISH OR REMOVE FROM SITE IF NOT USED. OWNER/TENANT APPROVAL REQUIRED.

LEGEND - DEMOLITION PLANS:

- GENERAL: INDICATES EXISTING TO REMAIN
- GENERAL: INDICATED AREA NOT IN SCOPE

- 1 DISCONNECT AND REMOVE WATER HEATER. DEMOLISH AND CAP ASSOCIATED PIPES. REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
- 2 DISCONNECT AND REMOVE ELECTRICAL AND FIRE ALARM PANELS. DEMOLISH ASSOCIATED WIRING. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- 3 DEMOLISH EXISTING GLAZING, LINTELS, EXTERIOR WALL ASSEMBLY AND STRUCTURE ABOVE GLAZING. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- 4 LOCALLY REMOVE EXISTING FOUNDATION WALL AND SLAB AS REQUIRED TO FACILITATE NEW FOUNDATION WALL INSTALLATION AND CHANGE IN EXTERIOR GLAZING LINE. REFER TO PLANS AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- 5 DEMOLISH EXISTING GLAZING. PREP OPENING FOR NEW CURTAIN WALL SYSTEM. REPAIR FOUNDATION AS REQUIRED. PROVIDE TEMPORARY SUPPORTS AS REQUIRED.
- 6 DEMOLISH EXISTING EXTERIOR WALL ASSEMBLY, FOUNDATION WALL AND SLAB, STRUCTURE AND ROOFING. REFER TO PLANS AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION. SALVAGE BRICKS FOR REUSE.
- 7 DEMOLISH EXISTING LOAD BEARING WALLS AND REMOVE EXISTING FOOTINGS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 8 DEMOLISH EXISTING PLUMBING FIXTURES, DRAINAGE AND PIPING. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 9 DEMOLISH EXISTING INTERIOR WALLS, DOORS AND FLOOR FINISH.
- 10 DEMOLISH EXISTING EXTERIOR ASSEMBLY TO HEIGHT INDICATED ON ELEVATIONS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION. SALVAGE BRICKS FOR REUSE.
- 11 DEMOLISH EXISTING EXTERIOR GLAZING AND DOOR.
- 12 DEMOLISH EXISTING MILLWORK THROUGHOUT INTERIOR.
- 13 DEMOLISH EXISTING EXTERIOR DOOR.
- 14 DEMOLISH EXISTING PARAPET AND ROOFING.
- 15 DEMOLISH EXISTING ROOF DRAIN. REDIRECT DRAINAGE AS PER MECHANICAL DRAWINGS.
- 16 DEMOLISH EXISTING ROOFING AND STRUCTURE TO INDICATED POSITION. PREP AND REPAIR EXISTING ROOFING MATERIALS AS REQUIRED. COORDINATE LOCATIONS AND DIMENSIONS WITH NEW SKYLIGHT
- 17 CREATE LOCAL OPENING IN ROOFING FOR NEW ROOF HATCH. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

- 18 DISCONNECT AND REMOVE EXISTING AHU UNITS. DEMOLISH ASSOCIATED WIRING AND PIPING. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 19 DEMOLISH EXISTING VENT STACKS AND RELOCATE AS PER MECHANICAL DRAWINGS. REPAIR ROOFING MATERIAL AS REQUIRED.
- 20 DEMOLISH EXISTING ROOF HATCH
- 21 REMOVE EXISTING PARAPET FLASHING. PREP AND INSTALL NEW FLASHING TO MATCH MT-2 ON NEW ADDITIONS.
- 22 DEMOLISH EXISTING CEILINGS AND LIGHT FIXTURES THROUGHOUT. DEMOLISH EXISTING MECHANICAL AND ELECTRICAL SYSTEMS AS PER MECHANICAL AND ELECTRICAL DRAWINGS.
- 23 REPAIR FOUNDATION WALLS AS REQUIRED AROUND THE PERIMETER OF THE EXISTING BUILDING
- 24 TRENCHING AS REQUIRED FOR NEW ELECTRICAL OUTLETS. PLUMBING. REFER TO M+E DRAWINGS FOR ADDL INFORMATION. REPAIR CONCRETE AS REQUIRED PER SPECIFICATIONS. PREP SURFACE FOR NEW FINISH PER FLOOR LAYOUT AND FINISHES SCHEDULE
- 25 REMOVE EXISTING JOISTS IN HIGHLIGHTED AREA AS REQUIRED. REFER TO STRUCTURAL DRAWINGS.
- 26 ROOF AND ROOFING MEMBRANE TO BE REMOVED AND REINSTATED IN HIGHLIGHTED AREA TO PERMIT INSTALLATION OF NEW BEAMS ON THE UNDERSIDE OF DECK.
- 27 DEMOLISH EXISTING BASE BOARD HEATERS. REFER TO MECHANICAL DRAWINGS.
- 28 DEMOLISH EXISTING UNIT HEATERS. REFER TO MECHANICAL DRAWINGS.

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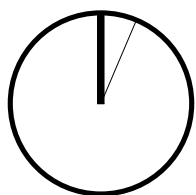
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DEMOLITION PLAN -
ROOF LEVEL

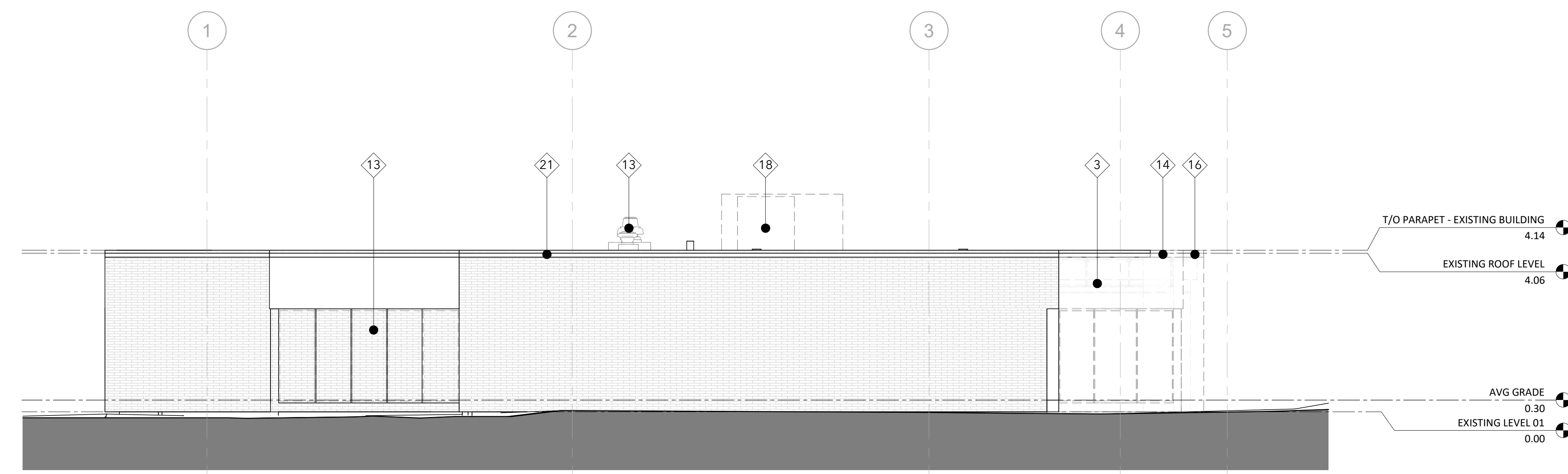
DEMOLITION PLAN - ROOF LEVEL

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1 : 100

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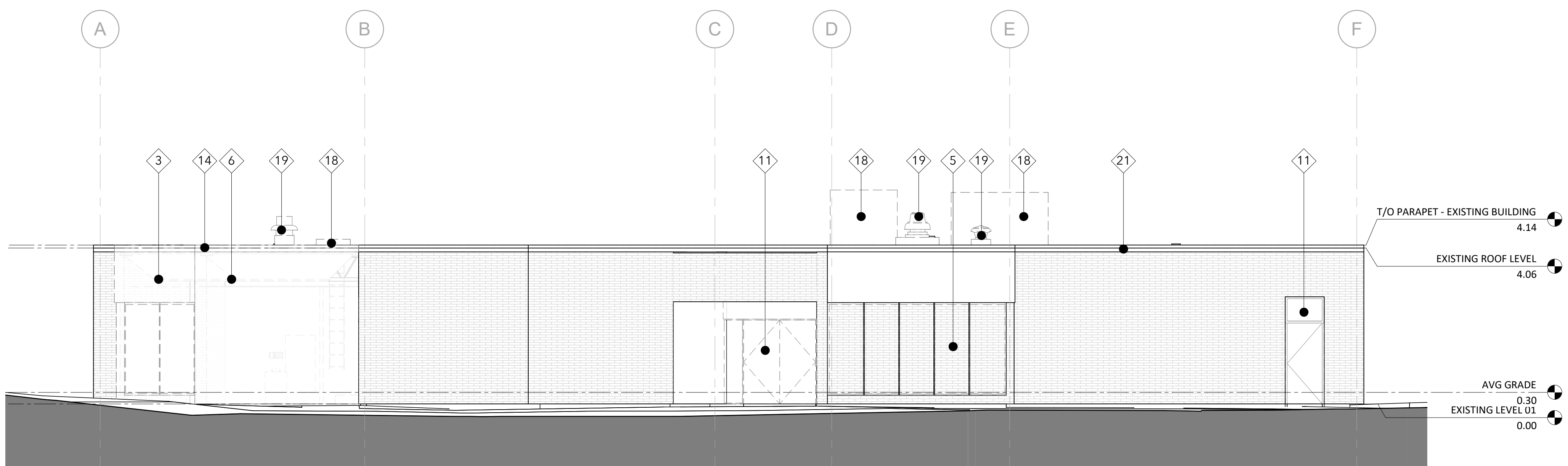


DEMO ELEVATION - SOUTH

1 : 75

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A1.31



DEMO ELEVATION - WEST

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A1.31

- 1 DISCONNECT AND REMOVE WATER HEATER, DEMOLISH AND CAP ASSOCIATED PIPES, REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
- 2 DISCONNECT AND REMOVE ELECTRICAL AND FIRE ALARM PANELS, DEMOLISH ASSOCIATED WIRING, REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
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LEGEND - DEMOLITION PLANS:

- GENERAL: INDICATES EXISTING TO REMAIN
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GENERAL NOTES - DEMOLITION:

- PRIOR TO DEMOLITION NOTIFY CONSULTANTS OF ANY DISCREPANCIES WITH THE DRAWINGS
- PRIOR TO DEMOLITION COORDINATE WITH LANDLORD HOURS OF OPERATION, MATERIAL AND WASTE HANDLING REQUIREMENTS AND MATERIAL TO BE REUSED.
- PROTECT AREA OF WORK, EXISTING CONSTRUCTION TO REMAIN AND ADJACENT AREAS FROM DAMAGE AS NOTED IN DRAWINGS.
- REFER TO OWNERS DESIGNATED SUBSTANCES REPORT FOR PRE-EXISTING DESIGNATED SUBSTANCES OBSERVED, REPORT ANY FINDINGS OF DESIGNATED SUBSTANCES DISCOVERED DURING DEMOLITION.
- MAKE GOOD ALL EXISTING WALLS TO REMAIN, PATCH ALL DAMAGES TO WALLS TO ENSURE CONSISTENT SURFACE AND CONTINUITY OF FIRE RATING WHERE OCCURS.
- REMOVE ALL UNUSED HANGERS, FASTENERS, LOOSE PAINT, DEBRIS ETC FROM EXISTING WALLS AND JOISTS, PATCH AND REPAIR TO PREP FOR PAINTING OR FUTURE WORK.
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DEMOLITION
ELEVATIONS

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DEMO ELEVATION - NORTH

1 : 75

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A1.32

1. DISCONNECT AND REMOVE WATER HEATER. DEMOLISH AND CAP ASSOCIATED PIPES. REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
2. DISCONNECT AND REMOVE ELECTRICAL AND FIRE ALARM PANELS. DEMOLISH ASSOCIATED WIRING. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
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27. DEMOLISH EXISTING BASE BOARD HEATERS. REFER TO MECHANICAL DRAWINGS.
28. DEMOLISH EXISTING UNIT HEATERS. REFER TO MECHANICAL DRAWINGS.

DEMO ELEVATION - EAST

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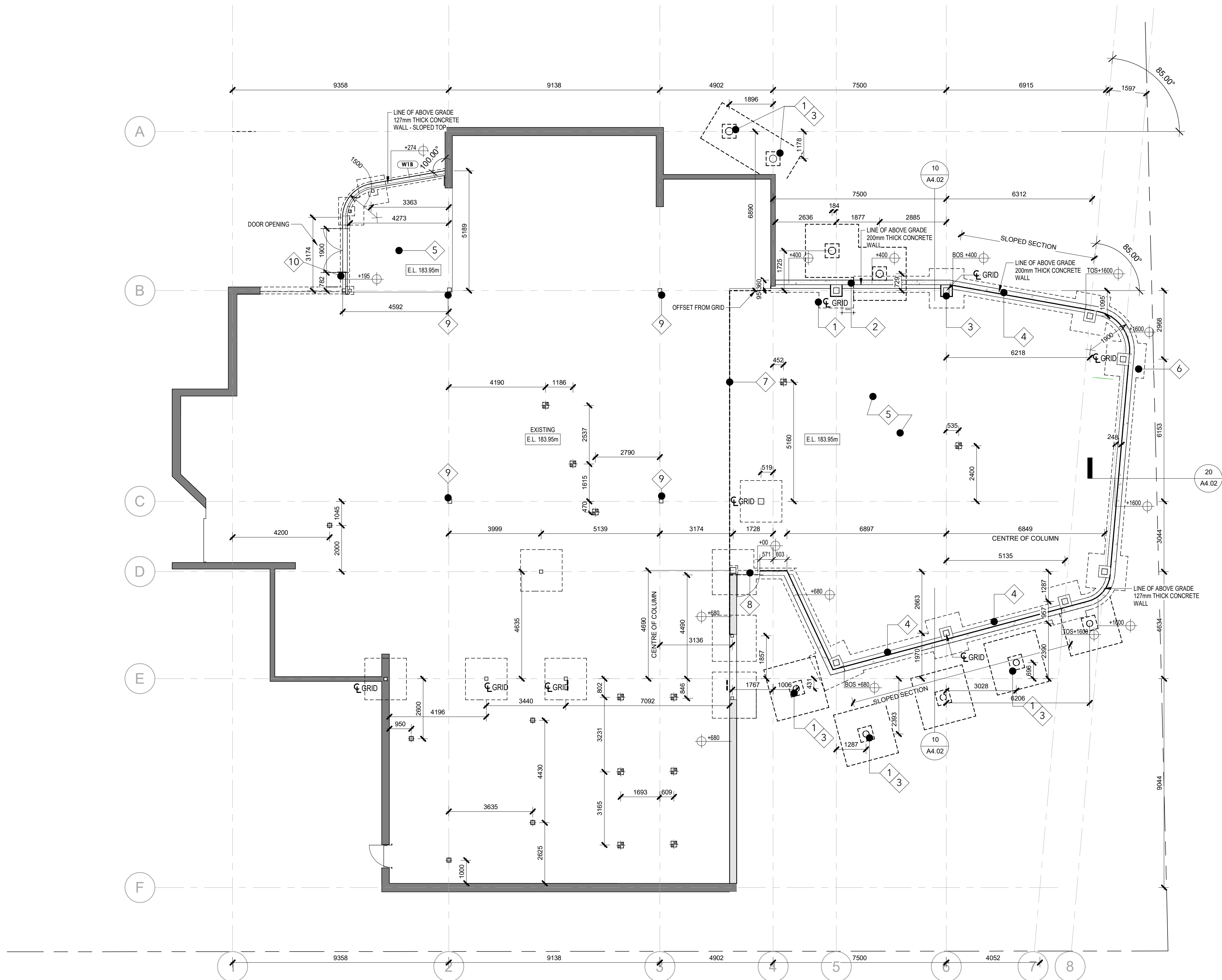
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DEMOLITION
ELEVATIONS

A1.32



GENERAL NOTES - SLAB EDGE PLANS:

1. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZES AND LOCATIONS OF DUCTS, PIPES, AND CONDUIT OPENINGS IN FLOOR SLABS NOT SHOWN HEREON
2. REFER TO STRUCTURAL DRAWINGS FOR COLUMN SIZES AND BEAM REQUIREMENTS
3. CONFIRM MECHANICAL SHAFT FLOOR OPENING SIZES WITH MECHANICAL CONTRACTOR
4. COORDINATE REQUIREMENTS TO PROVIDE ALL INSERTS, DEPRESSIONS, CAST-INS ETC., NOT SHOWN HEREIN AS REQUIRED TO EXECUTE WORK
5. TOP OF FLOOR DRAINS SHALL BE SET 10mm BELOW THE SURROUNDING FLOOR SURFACE
6. SLAB EDGE DRAWINGS ARE FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM LAYOUTS AND COORDINATE ALL CONTRACT DOCUMENTS
7. SLAB ON GRADE TO HAVE UNDERSLAB VAPOUR BARRIER UNDERNEATH FULL EXTENT OF SLAB
8. ENSURE ALL SLOPES TO DRAINS ARE MIN. 2% AND MAX. 5% (EXCLUDES COOLING TOWER ENCLOSURE ROOF AND MAIN ROOF)
9. UNLESS OTHERWISE INDICATED, CONCRETE OPENING HEIGHTS AT DOORS ARE TO BE CALCULATED BY ADDING DOOR REBATE HEIGHT + FRAME WIDTH + 10mm. REFER TO DOOR SCHEDULE
10. LOCATION AND SIZE OF CONCRETE HOUSEKEEPING PADS OR BASES TO BE COORDINATED WITH MECHANICAL AND ELECTRICAL CONTRACTORS ONCE EQUIPMENT HAS BEEN CONFIRMED

NOTES:

GENERAL: INDICATES EXISTING TO REMAIN

SLAB EDGE LEGEND:

- CURTAIN WALL ANCHOR (TYP.)
- CURTAIN WALL ANCHOR MOUNTED TO UIS OF SLAB
- CAST-IN GUARD RAIL ANCHORS
- CONTINUOUS CAST IN ANGLE
- CAST IN PLATE
- DAVIT BASE
- ROOF ANCHOR
- FLOOR DRAIN
- POCKETING AT STEEL COLUMNS - REFER TO STRUCTURAL
- ELECTRICAL FLOOR BOXES - CAST-IN
- BOTTOM OF SLOPE
- TOP OF SLOPE

- 1 NEW CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION
- 2 NEW CONCRETE FOUNDATION WALL, REFER TO DRAWING FOR HEIGHTS, SLOPES AND POSITION AND STRUCTURAL FOR FURTHER INFORMATION
- 3 NEW STEEL COLUMNS, REFER TO STRUCTURAL FOR MORE INFORMATION
- 4 NEW CONCRETE FOUNDATION WALLS SLOPE IN THESE LOCATIONS. REFER TO DRAWINGS FOR TOS AND BOS
- 5 NEW CONCRETE SLAB ON GRADE, REFER TO FLOOR TYPES LEGEND AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION. TOP OF SLAB TO MATCH EXISTING LEVEL
- 6 NEW CONCRETE FOOTING TO BE CHAMFERED TO STAY WITHIN SETBACKS
- 7 NEW EXPANSION JOINT BETWEEN NEW AND OLD SLAB. REFER TO SPECS AND STRUCTURAL DRAWINGS FOR MORE INFORMATION
- 8 NEW CONCRETE FOUNDATION WALL TO BE LEVEL WITH LEVEL 01 SOG. COORDINATE WITH DOOR OPENING SIZES TO ENSURE DIMENSIONS ARE MAINTAINED
- 9 EXISTING STEEL COLUMNS TO REMAIN
- 10 EDGE OF FOUNDATION AND SLAB

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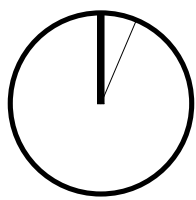
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SLAB EDGE & FOUNDATION PLAN

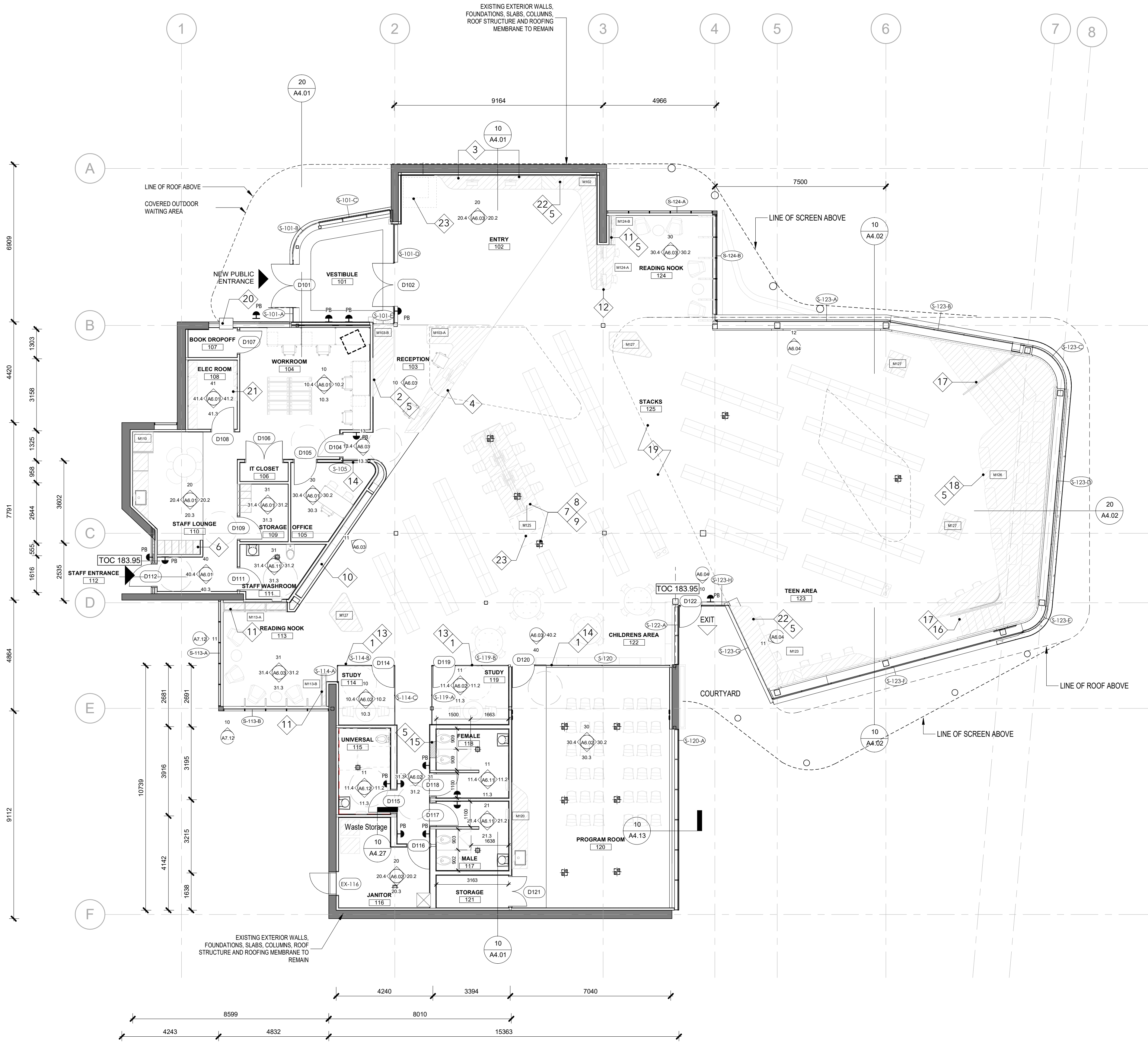
SLAB EDGE & FOUNDATION PLAN

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GENERAL NOTES - PLANS:

1. WALLS SHOULD EXTEND FROM FLOOR TO UNDERSIDE OF SLAB ABOVE. ANY PENETRATIONS THROUGH WALLS SHOULD BE OVERSIZED, FILLED WITH BATT INSULATION, AND SEALED WITH NON-HARDENING ACOUSTIC CAULK WITH A MIN. MOVEMENT CAPABILITY OF +/-25%. REF TO INTERIOR DETAILS.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO CENTRE OF STUD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
6. MAKE GOOD ALL EXISTING DRYWALL TO REMAIN.
7. ALL EXISTING FIRE RATED ASSEMBLIES TO MAINTAIN EXISTING RATING.
8. ALL EXPOSED CONCRETE, COLUMNS, SLABS ETC PIPING CONDUIT, DRAINS TO BE PAINTED P.T.
9. PROVIDE BLOCKING AS REQUIRED AT ALL WALL MOUNTED AV, MILLWORK LOCATIONS.
10. FOR MILLWORK REF. AS SERIES.
11. UNLESS OTHERWISE NOTED, DOOR OPENINGS ARE 101mm FROM ADJACENT RETURN WALL.

NOTES:

- GENERAL: INDICATES EXISTING TO REMAIN
- GENERAL: INDICATES NEW MILLWORK
- ADD DOOR OPERATOR

- 1. GLAZING TO RECEIVE VINYL FILM GRAPHIC. REFER TO ELEVATIONS, SCHEDULES FOR FURTHER INFORMATION.
- 2. LOCATION OF DIGITAL DISPLAY TV. PROVIDE BLOCKING AS NECESSARY. REFERENCE ELECTRICAL DWGS FOR ADDITIONAL DETAILS.
- 3. LOCATION OF SELF CHECKOUT. REFERENCE ELECTRICAL DWGS FOR ADDITIONAL DETAILS.
- 4. NEW MILLWORK CIRCULATION DESK.
- 5. PROVIDE BLOCKING AT ALL WALL MOUNTED MILLWORK, AV, EQUIPMENT AND PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED. CO-ORDINATE WITH FURNITURE AND ANY OWNER PROVIDED ITEMS.
- 6. MANUFACTURED LOCKER UNITS WITH DIGITAL LOCKS.
- 7. LOCATION OF 7 COMPUTERS AND PRINTER. REFERENCE ELECTRICAL DWGS FOR DETAILS.
- 8. MILLWORK TOP AND FABRIC DIVIDERS TO COVER COMPUTER DESKS. REFERENCE A9.0 SERIES.
- 9. CORE DRILLING REQUIRED FOR CONDUITING AND FLOOR BOXES. REFER TO ELECTRICAL AND STRUCTURAL DWGS FOR DETAILS.
- 10. SHELVES INSET INTO BUILT OUT WALL.
- 11. NEW MILLWORK DISPLAY SHELVES. REFERENCE A9.0 SERIES.
- 12. LOCATION OF CHILDREN'S COMPUTER. REFERENCE ELECTRICAL DWGS.
- 13. INTERIOR FULL HEIGHT GLAZING.
- 14. INTERIOR HALF HEIGHT GLAZING.
- 15. BOTTLE FILLER - REFER TO SCHEDULES.
- 16. TACTILE ATTENTION INDICATORS AT THE TOP OF STAIRCASES, AND COLOUR CONTRASTING STRIPS ON STAIR TREADS AND ON RAMP LEVEL CHANGES AS REQUIRED BY CSA B651-18.
- 17. NEW FREESTANDING FLATBAR HANDRAIL. ENGINEERED SHOP DRAWINGS REQUIRED. REFERENCE DRAWINGS FOR DETAILS.
- 18. MILLWORK BANQUETTE. REFERENCE A9.0 SERIES.
- 19. NEW BOOKSHELVES, EXISTING BOOKSHELVES TO BE REFINISHED.
- 20. THROUGH WALL MOUNTED BOOK DROP.
- 21. ELECTRICAL PANELS. REF ELECTRICAL DWGS FOR DETAILS.
- 22. MILLWORK TABLE HEIGHT AND BAR HEIGHT LAPTOP BAR. REFERENCE A9.0 SERIES.
- 23. LOCATION OF PRINTER. COORDINATE WITH ELECTRICAL FOR POWER AND DATA REQUIREMENTS.

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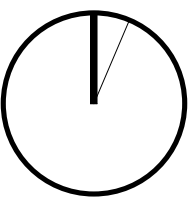
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PLAN - LEVEL 01

PLAN - LEVEL 01

1 : 100

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A2.11

A2.11



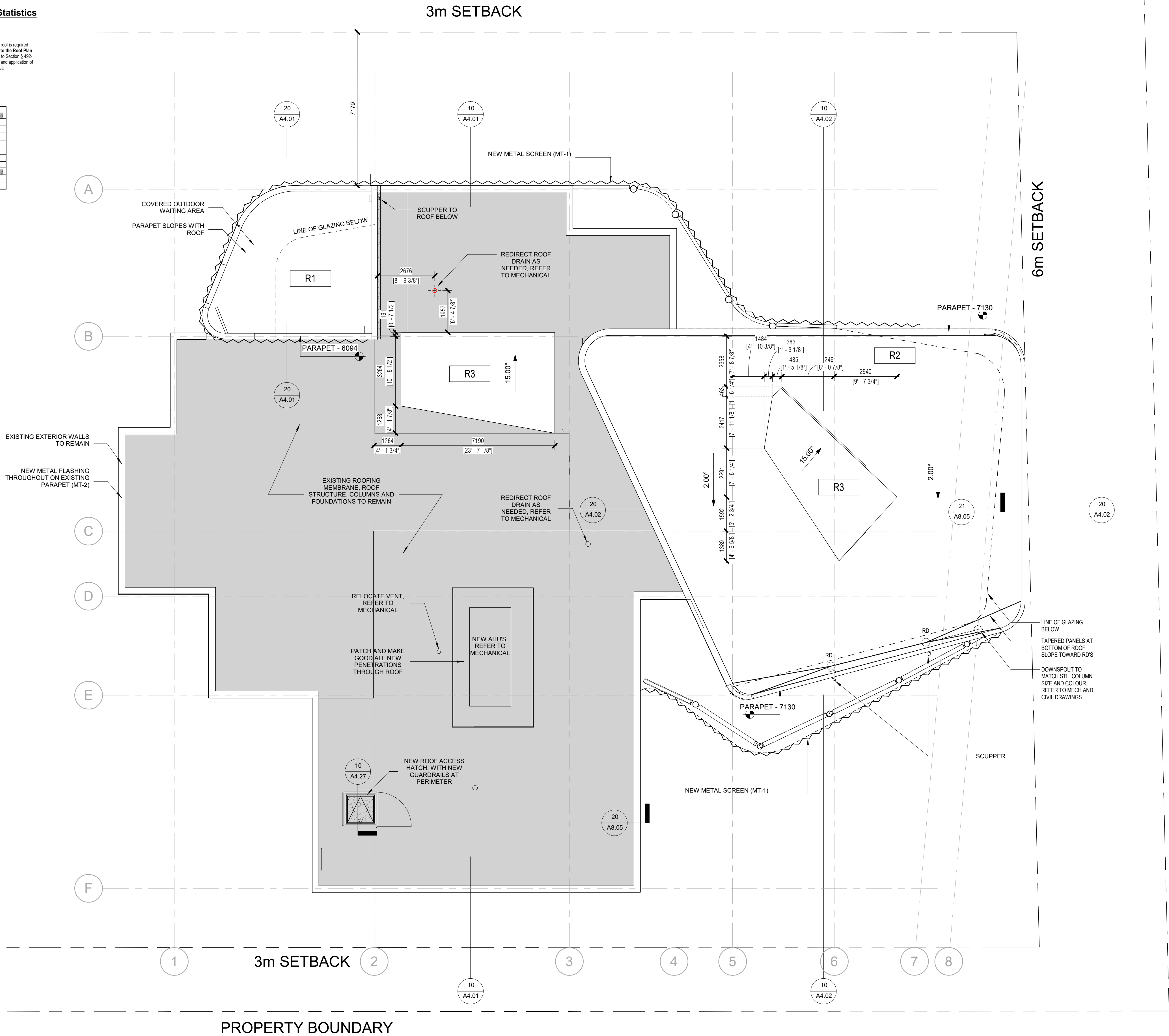
City Planning Division

Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and copy it directly onto the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.40.1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: http://www.toronto.ca/legdocs/mmis/oc/m154_492.pdf

Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		
Total Roof Area (m ²)		
Area of Residential Private Terraces (m ²)		
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		
Area of Renewable Energy Devices (m ²)		
Tower (s) Roof Area with floor plate less than 750 m ²		
Total Available Roof Space (m ²)		
Green Roof Coverage		
Coverage of Available Roof Space (m ²)	100.0%	100.0%
Coverage of Available Roof Space (%)	100%	100.0%



GENERAL NOTES - PLANS:

1. WALLS SHOULD EXTEND FROM FLOOR TO UNDERSIDE OF SLAB ABOVE. ANY PENETRATIONS THROUGH WALLS SHOULD BE OVERSIZED, FILLED WITH BATT INSULATION, AND SEALED WITH NON-HARDENING ACOUSTIC CAULK WITH A MIN. MOVEMENT CAPABILITY OF +/-25%. REF TO INTERIOR DETAILS.
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7. ALL EXISTING FIRE RATED ASSEMBLIES TO MAINTAIN EXISTING RATING.
8. ALL EXPOSED CONCRETE, COLUMNS, SLABS ETC PIPING, CONDUIT, DRAINS TO BE PAINTED FT4 MOUNTED AV. MILLWORK LOCATIONS
9. PROVIDE BLOCKING AS REQUIRED AT ALL WALL
10. FOR MILLWORK REF. AS SERIES
11. UNLESS OTHERWISE NOTED, DOOR OPENINGS ARE 101mm FROM ADJACENT RETURN WALL.

NOTES:

- GENERAL: INDICATES EXISTING TO REMAIN
- GENERAL: INDICATES NEW ROOF
- GENERAL: INDICATES NEW GREEN ROOF

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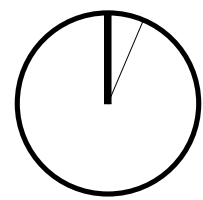
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PLAN - ROOF LEVEL

03 - LEVEL 03 - NEW ROOF LEVEL

10

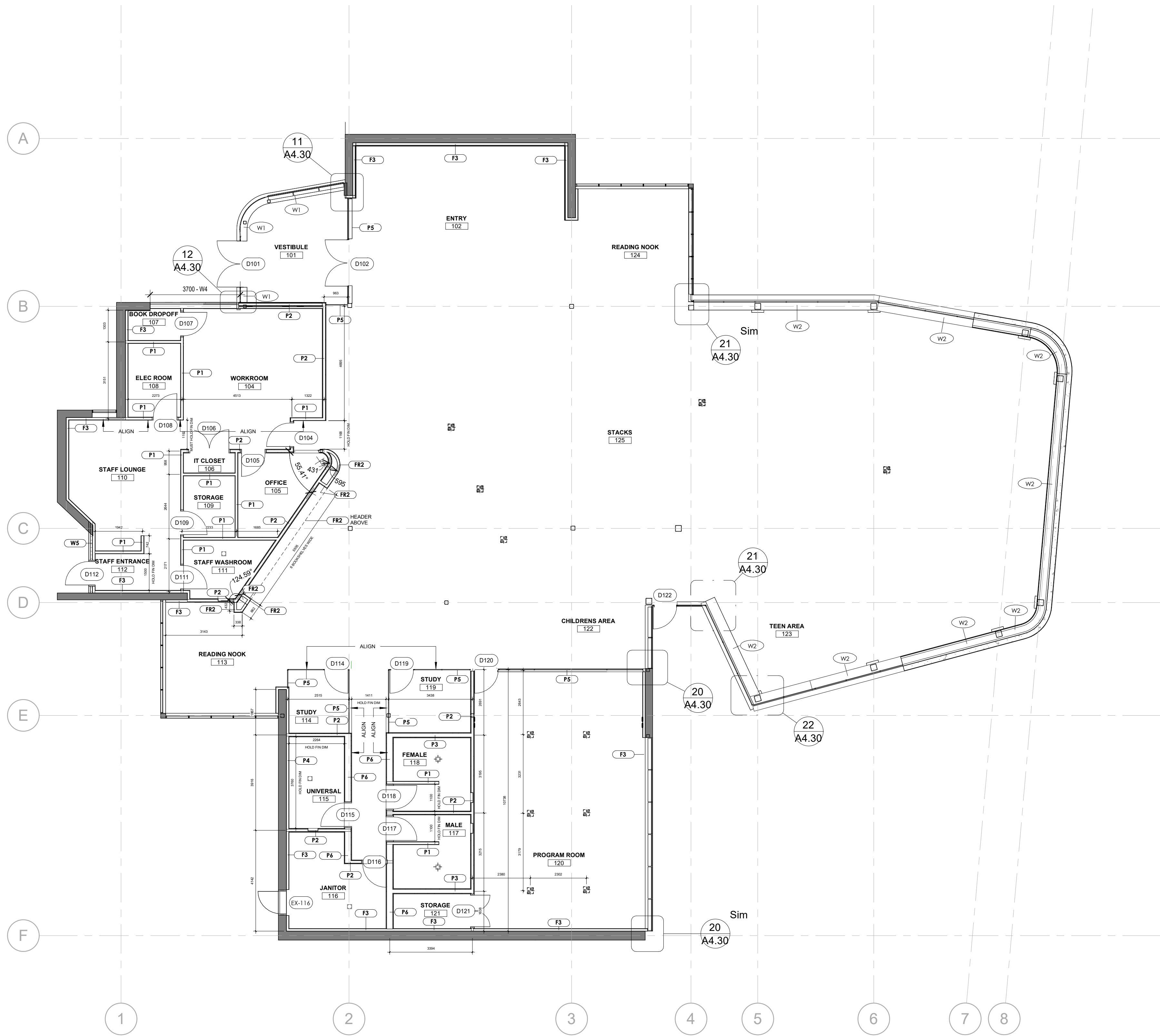
1 : 100

A2.12

A2.12

LEBEL & BOULIANE

1249 Dundas St West - Toronto M6J 1Y6 - Arch-B.com



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6. MAKE GOOD ALL EXISTING DRYWALL TO REMAIN.
7. ALL EXISTING FIRE RATED ASSEMBLIES TO MAINTAIN EXISTING RATING.
8. ALL EXPOSED CONCRETE, COLUMNS, SLABS ETC PIPING, CONDUIT, DRAINS TO BE PAINTED PT4.
9. PROVIDE BLOCKING AS REQUIRED AT ALL WALL MOUNTED AV. MILLWORK LOCATIONS.
10. FOR MILLWORK REF. A9 SERIES.
11. UNLESS OTHERWISE NOTED, DOOR OPENINGS ARE 101mm FROM ADJACENT RETURN WALL.

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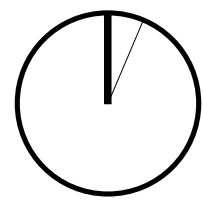
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DIMENSION PLAN -
LEVEL 01

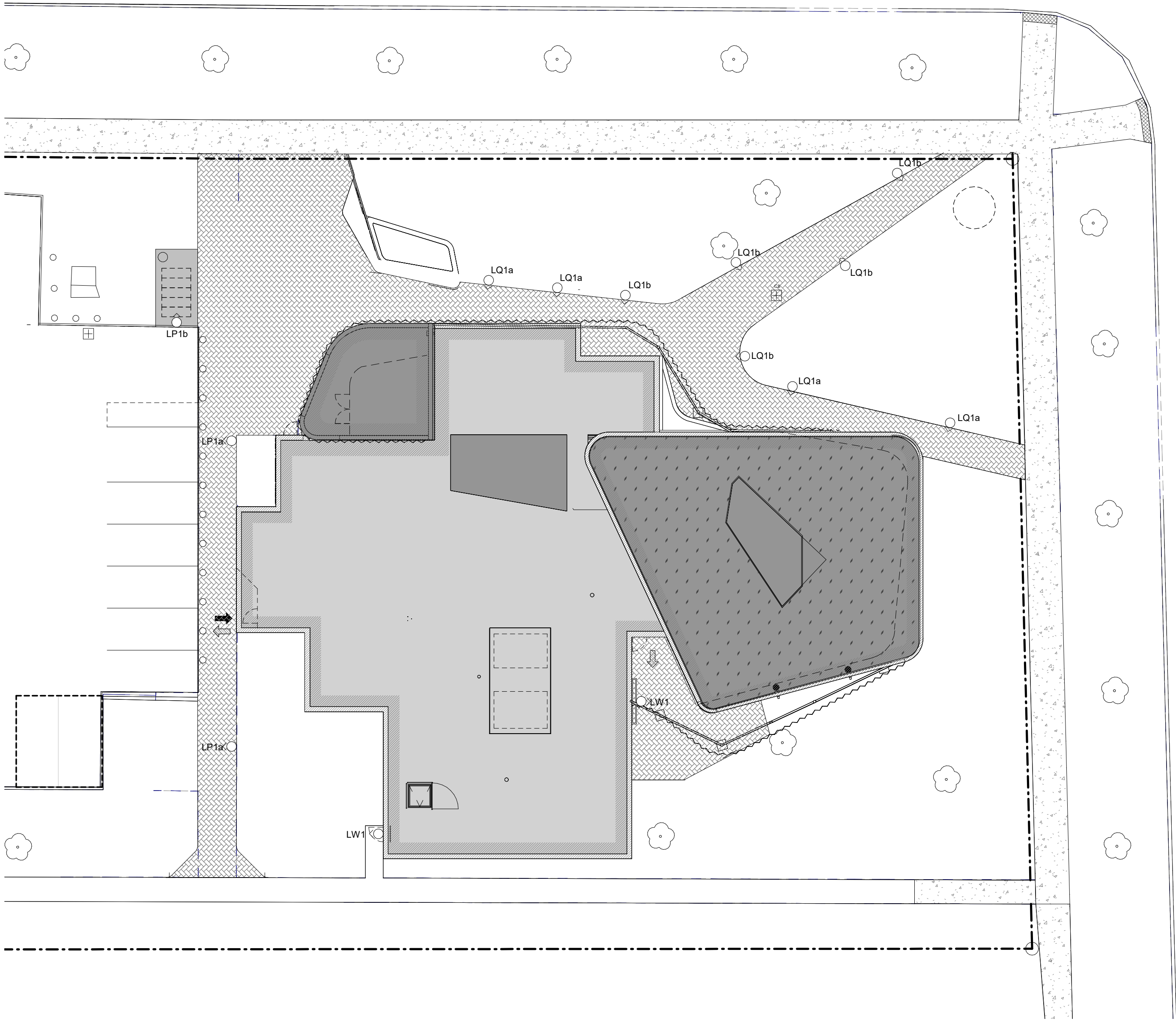
DIMENSION PLAN - LEVEL 01

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A2.21

A2.21



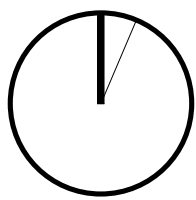
NOTE: REFER TO ELECTRICAL +
LANDSCAPE DRAWINGS FOR FURTHER
INFORMATION

EXTERIOR LIGHTING 10
1 : 200 A2.30

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EXTERIOR LIGHTING

A2.30

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GENERAL NOTES - RCP:

1. ALL CEILINGS TO REMAIN EXPOSED UNLESS OTHERWISE NOTED.
2. ALL VISIBLE ELEMENTS AT EXPOSED CEILINGS AND ELEMENTS INCLUDING DUCTWORK, PIPING, CONDUIT ARE TO BE PRIMED AND PAINTED, COLOUR AS PER FINISH SCHEDULE.
3. ALL EXISTING STRUCTURE ABOVE WOOD SLATS TO BE PAINTED, COLOUR AS PER FINISH SCHEDULE.
4. REFER TO FINISH SCHEDULE FOR MATERIAL TYPES WHERE NOTED.
5. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING LOCATIONS.
6. PROVIDE ACCESS PANELS IN THE CEILING AS REQUIRED TO ACCESS EXISTING BUILDING INFRASTRUCTURE. COORDINATE LOCATIONS ON SITE. REF MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. REFER TO SHEETS A3.5 AND A3.6 FOR LIGHTING LAYOUTS.

CEILING FINISH LEGEND:

- C1- GWB CEILING
- C2 - ACT ACOUSTIC CEILING TILE
- C3 - WOOD SLAT CEILING WITH PAINTED EXPOSED CEILING ABOVE

CEILING FIXTURE LEGEND:

REF LIGHT FIXTURE SCHEDULE FOR LIGHT FIXTURE INFORMATION

- GENERAL: INDICATES EXISTING TO REMAIN
- GENERAL: INDICATES AREA NOT IN SCOPE
- MILLWORK
- MOTORIZED BLACKOUT SHADES - REF FINISH LEGEND

KEYED NOTES:

- 1 ALL VISIBLE ELEMENTS AT EXPOSED CEILINGS AND ELEMENTS INCLUDING DUCTWORK, PIPING, CONDUIT ARE TO BE PRIMED AND PAINTED, COLOUR AS PER SCHEDULE
- 2 NO CEILING, CONCRETE SOFFIT TO BE FINISHED AS PER FINISH SCHEDULE
- 3 NO CEILING, STRUCTURAL SLAB TO REMAIN EXPOSED
- 4 LINEAR SUPPLY DIFFUSER AS PER MECH
- 5 NEW WSC1 WOOD BAFFLE CEILING TO BE COORDINATED WITH UIS OF CEILING STRUCTURE, MECHANICAL COMPONENTS ETC
- 6 LIGHTS TO BE COORDINATED WITH WSC1 WOOD BAFFLE CEILING
- 7 COORDINATE WSC1 WOOD BAFFLE CEILING TO SEAMLESSLY ALIGN WITH MILLWORK BOOKSHELVES. REFERENCE A9.0 SERIES FOR DETAILS.
- 8 WSC1 CEILING TO MEET ADJACENT C1 CEILING
- 9 REFERENCE ELEVATIONS FOR LIGHTING MOUNTING HEIGHTS

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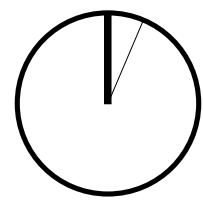
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RCP - LEVEL 01

RCP - LEVEL 01

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1 : 100

A2.31

A2.31

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LIGHTING SCHEDULE

Type	Luminaire Description	Lamp & Wattage	Control Protocol	Input voltage	Finish	Mounting	Location	Manufacturer & Catalogue #	Notes
LC1	NOT USED								
LC2	Nominally 0.50' x 0.5' cross-section, low-profile, modular linear LED luminaire system, with aluminum housing, spot-free diffusing lens, 120 degree beam distribution, integral high output LED light engine, and hard wired remote driver. Fixtures to be mounted continuously on top of beam - provide shorter length segment combinations, as required, to complete continuous run within 6" of each end. Provide all feeder, connector, and mounting clips, as required for complete functional system.	6.2W/lft, 456lm/ft. 3500K, 80+CRI LED	0-10V Dim to 1%	120V	N/A	Surface - Top of exposed beam aimed up	Reception area - top of exposed beams at clerestory	Feelux: FLX Six HDPro Series HDPro-35K-C90-SF-STD-S..._B-HW-FDC-120V Or approved equal *	
LD1	Nominally 4" diameter aperture flanged recessed <u>adjustable</u> downlight, with 50 degree beam distribution, semi-specular reflector, flangeless trim, white painted flange, 0° - 40° vertical tilt, 360° horizontal rotation, integral LED light engine, and integral driver.	53.3W 3534lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Addition area - sloped high ceiling	Acuity-Gotham: Incito 4" Round Adjustable Series IC04ADJ 3550 AR T00 FL LSS 50D 120 EZ10 TRW Or approved equal *	On sloped ceiling, luminaires to be adjusted such that beam is angled directly down. Refer to aiming diagram/architectural details. LD1, LD7 and LD8 must be from same product / series family.
LD2	Nominally 4" diameter aperture flanged recessed <u>fixed</u> downlight with wide beam distribution, semi-specular reflector, flangeless trim, white painted flange, integral LED light engine, and integral driver.	31.2W 2572lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Study Room 114	Acuity-Gotham: Evo 4" Round Downlight series EV04 3520 AR FL LSS WD 120 GZ10 TRW Or approved equal *	
LD3	Nominally 4" diameter aperture flanged recessed <u>fixed</u> downlight with wide beam distribution, semi-specular reflector, flangeless trim, white painted flange, integral LED light engine, and integral driver.	31.2W 2572lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Vestibule	Acuity-Gotham: Evo 4" Round Downlight series EV04 3520 AR FL LSS WD 120 GZ10 TRW Or approved equal *	
LD4a	Nominally 4" diameter aperture flanged recessed <u>fixed</u> downlight with wide beam distribution, semi-specular reflector, flangeless trim, white painted flange, integral LED light engine, and integral driver.	19.5W 1633lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Study Room 119	Acuity-Gotham: Evo 4" Round Downlight series EV04 3520 AR FL LSS WD 120 GZ10 TRW Or approved equal *	
LD4b	Same as LD4a, but non-dimmable	19.5W 1633lm* 3500K, 80+CRI LED	Non-Dim	120V	Select from standard options	Recessed Gypsum (trimless)	Washrooms, Storage 121	Acuity-Gotham: Evo 4" Round Downlight series EV04 3520 AR FL LSS WD 120 GZ10 TRW Or approved equal *	
LD5	NOT USED								
LD6	Nominally 4" diameter aperture flanged recessed <u>fixed</u> downlight with medium-wide beam distribution, semi-specular reflector, recessed textured lens, integral LED light engine, and integral driver. Fixture shall be suitable for exterior use.	19.5W 1224lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum	Main Entrance Exterior Soffit	Acuity-Gotham: Evo 4" Round Shower Downlight series EV0ASH 3520 DPR SOL 120 Or approved equal *	
LD7	Nominally 4" diameter aperture flanged recessed <u>adjustable</u> downlight, with 50 degree beam distribution, semi-specular reflector, flangeless trim, white painted flange, 0° - 40° vertical tilt, 360° horizontal rotation, integral LED light engine, and integral driver.	40W 3629lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Throughout main ceiling	Acuity-Gotham: Incito 4" Round Adjustable Series IC04ADJ 3540 AR T00 FL LSS 50D 120 EZ10 TRW Or approved equal *	On sloped ceiling, luminaires to be adjusted such that beam is angled directly down. Refer to aiming diagram/architectural details. LD1, LD7 and LD8 must be from same product / series family.
LD8	Nominally 4" diameter aperture flanged recessed <u>fixed</u> downlight with 65 degree beam distribution, semi-specular reflector, flangeless trim, white painted flange, integral LED light engine, and integral driver.	34.1W 2540lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Throughout main ceiling	Acuity-Gotham: Incito 4" Round Downlight Series IC04 3520 AR FL LSS 65D 120 GZ10 TRW Or approved equal *	LD1, LD7 and LD8 must be from same product / series family.
LK1	NOT USED								
LK2	Nominally 8mm x 12mm, ultra-slim side (horizontally) bendable encapsulated LED strip, with seamless spot free aluminium/lens, 130 degree beam angle, and integral LED light engine. Fixture shall be IP67 rated and suitable for exterior use. Contractor to confirm lengths prior to ordering to ensure factory termination. Contractor to confirm feed type required, per architectural and construction details.	3.6W/lft, 120lm/ft. 3000K, 80+CRI LED	Non-Dim	120V	N/A	Surface	Bench underside	Feelux: FLXible Neon 1 Series FNI 30K BS STD/EXL NOM 120V Or approved equal *	
LM1	Nominally 4" diameter aperture x 9" tall pendant stem cylinder, with integral LED light engine, lensed wall wash optic, semi-specular reflector, and integral driver. Contractor to coordinate mounting style with site conditions, and to determine stem lengths required in order for bottom of cylinder to align with underside of architectural slats.	23.5W 1461lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Suspended - bottom to be flush with underside of architectural slats	Entry, Reading Nooks	Acuity-Gotham: Evo 4" Round Lensed Wall Wash Pendant Stem Cylinder Series EV0APCLW 3525 AR LSS 120 GZ10 JBX PCAN SIX X Or approved equal *	LM1, LM2, LSS, and LS10 must be from same product / series family.
LM2	Nominally 4" diameter aperture, flanged recessed lensed wall washer downlight, with semi-specular finish, flangeless trim, white painted flange, integral LED light engine, and integral driver.	23.5W 1461lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Entry, Reading Nooks	Acuity-Gotham: Evo 4" Round Wall Wash Series EV0AWW 3525 AR LSS 120 GZ10 TRW Or approved equal *	LM1, LM2, LSS, and LS10 must be from same product / series family.
LM3	Nominally 3" wide, continuous perimeter linear LED system, with extruded aluminum housing, dot-free diffusing lens, 3° deep regress, integral LED light engine, and integral driver. Provide adjustable end sleeves.	6.5W/lft, 750lm/ft. 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Reception	Lumenwerx: Via 3" Recessed Linear Perimeter Series V3PERD HLO SW B0CR1 750LMF 35K 4FT*IN 120V D1 1C DTL W TES Or approved equal *	LM3, LM4, LS1, LS8, LS9, and LS11 must be from same product / series family.
LM4	Nominally 3" wide, continuous perimeter linear LED system, with extruded aluminum housing, dot-free diffusing lens, 3° deep regress, integral LED light engine, and integral driver. Provide adjustable end sleeves.	6.5W/lft, 750lm/ft. 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed Gypsum (trimless)	Vestibule	Lumenwerx: Via 3" Recessed Linear Perimeter Series V3PERD HLO SW B0CR1 750LMF 35K 4FT*IN 120V D1 1C DTL W TES Or approved equal *	LM3, LM4, LS1, LS8, LS9, and LS11 must be from same product / series family.
LP1a	Nominally 76mm x 102mm cross-section by 476mm long, single-head linear post-top LED area luminaire, with integral LED light engine, extruded aluminum housing, optical tempered clear glass lens, with side-mounting, type II backlight shield distribution / BUG rating of U0 and Dark Sky compliant, mounted at nominally 3.6m high (pole and concrete base requirements to be coordinated to determine exact pole length needed). Refer to Landscape Architect and Electrical Engineer for pole base detail requirements. Fixture shall be suitable for exterior use.	36W 1732lm* 3000K, 80+CRI LED	0-10V Dimmable	120V	Black	Pole	West Walking Path	Lumenpulse: Lumenblade Small DarkSky BLDS S40 Series BLDS SD 120 CSL S40 30K CRI 80 28LS BK DIM SP44 Lumenpulse: Straight Pole Series PL-S 4 STL S 12 L BK P BLDS-S1E AB Or approved equal *	LP1a, LP1b, LQ1a, LQ1b, and LW1 must be from same product / series family. Refer to architectural/electrical drawings for future head orientation.
LP1b	Nominally 76mm x 102mm cross-section by 476mm long, single-head linear post-top LED area luminaire, with integral LED light engine, extruded aluminum housing, optical tempered clear glass lens, with side-mounting, type V square distribution / BUG rating of U0 and Dark Sky compliant, mounted at nominally 3.6m high (pole and concrete base requirements to be coordinated to determine exact pole length needed). Refer to Landscape Architect and Electrical Engineer for pole base detail requirements. Fixture shall be suitable for exterior use.	36W 2777lm* 3000K, 80+CRI LED	0-10V Dimmable	120V	Black	Pole	Bicycle Parking	Lumenpulse: Lumenblade Small DarkSky BLDS S40 Series BLDS SD 120 CSL S40 30K CRI 80 5S BK DIM SP44 Lumenpulse: Straight Pole Series PL-S 4 STL S 12 L BK P BLDS-S1E AB Or approved equal *	LP1a, LP1b, LQ1a, LQ1b, and LW1 must be from same product / series family. Refer to architectural/electrical drawings for future head orientation.
LQ1a	Nominally 76mm x 152mm cross-section by 205mm long (head), and 0.9m high, single-head linear LED bollard luminaire, with integral LED light engine, extruded aluminum housing, optical tempered clear glass lens, with side-mounting, type II backlight shield distribution / BUG rating of U0 and Dark Sky compliant. Refer to Landscape Architect and Electrical Engineer for pole base detail requirements. Fixture shall be suitable for exterior use.	9W 508lm* 3000K, 80+CRI LED	0-10V Dimmable	120V	Black	Bollard	Walking Paths	Lumenpulse: Lumenblade Bollard BLDB Series BLDB TM1 120 3PT CSL N07 30K CRI 80 28LS LV BK DIM AB Or approved equal *	LP1a, LP1b, LQ1a, LQ1b, and LW1 must be from same product / series family. Refer to architectural/electrical drawings for future head orientation.

Type	Luminaire Description	Lamp & Wattage	Control Protocol	Input voltage	Finish	Mounting	Location	Manufacturer & Catalogue #	Notes
LQ1b	Nominally 76mm x 152mm cross-section by 205mm long (head), and 0.9m high, single-head linear LED bollard luminaire, with integral LED light engine, extruded aluminum housing, optical tempered clear glass lens, with side-mounting, type IV backlight shield distribution / BUG rating of U0 and Dark Sky compliant. Refer to Landscape Architect and Electrical Engineer for pole base detail requirements. Fixture shall be suitable for exterior use.	9W 428lm* 3000K, 80+CRI LED	0-10V Dimmable	120V	Black	Bollard	Walking Paths	Lumenpulse: Lumenblade Bollard BLDB Series BLDB TM1 120 3PT CSL N07 30K CRI 80 48LS LV BK DIM AB Or approved equal *	LP1a, LP1b, LQ1a, LQ1b, and LW1 must be from same product / series family. Refer to architectural/electrical drawings for future head orientation.
LR1	NOT USED								
LR2	Nominally 2" x 2" recessed troffer, with integral LED light engine, frosted single-piece polycarbonate luminous lens, and integral driver.	31W 3815lm 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Recessed ACT	Staff Spaces	Visioneering: Clearform LRTG Series LRTG20xL-LED3530TJ UNV-P94 Or approved equal *	
LS1 Series	Nominally 3" wide continuous linear LED lighting, with extruded aluminum housing, flush opal lens, and integral driver. Refer to architectural/electrical drawings for future run lengths. Fixture lengths to stop nominally 4" short of overall beam length on either end to avoid hotspot, and to allow for construction tolerance + oblique angle beam end condition. Contractor to confirm lengths prior to ordering.	6.5W/lft, 750lm/ft. 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Custom RAL to match beam finish	Surface Mount - underside of beam	Reception, Stacks	Lumenwerx: Via3 Surface Direct Series VIA3S D HLO FH SW 80 750 35 4FT*IN 120 D1 1C XXX C/F8 Or approved equal *	LM3, LM4, LS1, LS8, LS9, and LS11 must be from same product / series family.
LS2	Small cluster of 4 circular globe pendants, with fully luminous impact resistant rotomolded MCPPE shade (no holes in bottom), unified consolidated mounting canopy, integral LED light engine, and dimming driver. Group consists of the following pendants from same family of fixtures: - 2x 8" diameter - 2x 12" diameter	(cluster) 40W 4150lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Suspended (custom arrangement w/ single grouped canopy)	Entry	Acuity-Eureka: Bouquet Mika Ceiling Suspended Series 4230-84230-X LED 35 80 120V DV C - RC(CUSTOM CANOPY) WHE WH Or approved equal *	LS2 and LS3 must be from same product / series family. Refer to architectural drawings for more details on cluster arrangement and configuration.
LS3	Same as LS2, but with group consisting of the following pendant sizes: - 3x 8" diameter - 3x 12" diameter - 2x 18" diameter	(cluster) 89W 9073lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Suspended (custom arrangement w/ single grouped canopy)	Reading Nooks	Acuity-Eureka: Bouquet Mika Ceiling Suspended Series 4230-84230-X LED 35 80 120V DV C - RC(CUSTOM CANOPY) WHE WH Or approved equal *	LS2 and LS3 must be from same product / series family. Refer to architectural drawings for more details on cluster arrangement and configuration.
LS4a	Nominally 2.25" high x 20" diameter ultra slim disc pendant with integral LED light engine, extruded aluminum housing, 0.177" thick concave opal lens, direct-only distribution, and integral dimming driver. Fixtures to be grouped with matching blank (unlit) suspended acoustic (felt) panels from same manufacturer family. Refer to architectural drawings for more information. Refer to architectural drawings for mounting details. Contractor to coordinate aircraft cable lengths, as required.	27.7W 1332lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Paint Finish - Allow for Custom RAL Acoustic Finish - Select from Standard / Premium Colours	Suspended	Children's Area	Acuity-Alight: Atlas ATL3 (lit - direct only) Series ATL3 20 LS 35 U S O/RAL D Acuity-Alight: Atlas ATLN (unlit) Series ATLN 20 S O/RAL XXX Or approved equal *	Unitil acoustic panel ring to match style of lighting fixture. LS4a, LS4b, and LS4cmust be from same product / series family.
LS4b	Same as LS4a, except 32" diameter	60.6W 3280lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Paint Finish - Allow for Custom RAL Acoustic Finish - Select from Standard / Premium Colours	Suspended	Children's Area	Acuity-Alight: Atlas ATL3 (lit - direct only) Series ATL3 32 LS 35 U S O/RAL D Acuity-Alight: Atlas ATLN (unlit) Series ATLN 32 S O/RAL XXX Or approved equal *	Unitil acoustic panel ring to match style of lighting fixture. LS4a, LS4b, and LS4cmust be from same product / series family.
LS4c	Same as LS4a, except 48" diameter	122.6W 7888lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Paint Finish - Allow for Custom RAL Acoustic Finish - Select from Standard / Premium Colours	Suspended	Children's Area	Acuity-Alight: Atlas ATL3 (lit - direct only) Series ATL3 48 LS 35 U S O/RAL D Acuity-Alight: Atlas ATLN (unlit) Series ATLN 48 S O/RAL XXX Or approved equal *	Unitil acoustic panel ring to match style of lighting fixture. LS4a, LS4b, and LS4cmust be from same product / series family.
LS5	Nominally 4" diameter aperture x 9" tall pendant stem cylinder, with integral LED light engine, medium-wide beam angle (direct distribution), semi-specular reflector, and integral driver. Contractor to coordinate mounting style with site conditions, and to determine stem lengths required in order for bottom of cylinder to align with underside of architectural slats.	13.7W 1454lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Suspended - bottom to be flush with top of adjacent study room glass	Vestibule to WC and Janitor's Closet	Acuity-Gotham: Evo 4" Round Pendant Mount Cylinder Series EV0CAP 3515 AR LSS MWD 120 GZ10 JBX PCAN SIX X Or approved equal *	LM1, LM2, LSS, and LS10 must be from same product / series family.
LS6	Nominally 4ft long, commercial-grade LED strip luminaire, with frosted polycarbonate lens, integral LED light engine, and integral driver. Contractor to coordinate mounting hardware, as required.	30.5W 4000lm 3500K, 80+CRI LED	Non-Dim	120V	White	Surface or chain hung	BOH spaces	Visioneering: LCOMN Series LCOMN4S-LED3530G4BLNV Or approved equal *	
LS7	NOT USED								
LS8 Series	Nominally 3" wide continuous linear LED lighting, with extruded aluminum housing, flush opal lens, and integral driver. Refer to architectural/electrical drawings for future run lengths. Fixture lengths to stop nominally 4" short of overall beam length on either end to avoid hotspot, and to allow for construction tolerance + oblique angle beam end condition. Contractor to confirm lengths prior to ordering. LS8a: Nominally 5.800mm long LS8b: Nominally 7.800mm long LS8c: Nominally 15.476mm long	8.9W/lft, 1000lm/ft. 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Custom RAL to match beam finish	Surface Mount - underside of beam	Stacks 125, Program Room	Lumenwerx: Via3 Surface Direct Series VIA3S D HLO FH SW 80 1000 35 4FT*IN 120 D1 1C XXX C/F8 Or approved equal *	LM3, LM4, LS1, LS8, LS9, and LS11 must be from same product / series family.
LS9 Series	Nominally 3" wide continuous linear LED lighting, with extruded aluminum housing, flush opal lens, and integral driver. Refer to architectural/electrical drawings for future run lengths. Fixture lengths to stop nominally 4" short of overall beam length on either end to avoid hotspot, and to allow for construction tolerance + oblique angle beam end condition. Contractor to confirm lengths prior to ordering. LS9a: Nominally 4.250mm long LS9b: Nominally 7.800mm long	10.9W/lft, 1200lm/ft. 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Custom RAL to match beam finish	Surface Mount - underside of beam	Bleachers	Lumenwerx: Via3 Surface Direct Series VIA3S D HLO FH SW 80 1200 35 4FT*IN 120 D1 1C XXX C/F8 Or approved equal *	LM3, LM4, LS1, LS8, LS9, and LS11 must be from same product / series family.
LS10	Nominally 4" diameter aperture x 9" tall pendant stem cylinder, with integral LED light engine, medium-wide beam angle (direct distribution), semi-specular reflector, and integral driver. Contractor to coordinate mounting style with site conditions, and to determine stem lengths required in order for bottom of cylinder to align with underside of architectural baffles.	34.1W 2540lm* 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Suspended - bottom to be flush with underside of architectural baffles	Throughout main ceiling	Acuity-Gotham: Evo 4" Round Pendant Mount Cylinder Series EV0CAP 3530 AR LSS MWD 120 GZ10 JBX PCAN SIX X Or approved equal *	LM1, LM2, LSS, and LS10 must be from same product / series family.
LS11 Series	Nominally 3" wide continuous linear LED lighting, with extruded aluminum housing, flush opal lens, and integral driver. Refer to architectural/electrical drawings for future run lengths. Contractor to confirm lengths prior to ordering. LS11a: Nominally 6.000mm LS11b: Nominally 5.700mm LS11c: Nominally 5.800mm LS11d: Nominally 6.800mm	6.5W/lft, 750lm/ft. 3500K, 80+CRI LED	0-10V Dim to 1%	120V	Select from standard options	Suspended - lens to be flush with underside architectural ceiling panels.	Program Room	Lumenwerx: Via 3 Pendant Series VIA3P D HLO FH NA SW 80 750-NA 35 4FT*IN 120 D1 1C X ACS X Or approved equal *	LM3, LM4, LS1, LS8, LS9, and LS11 must be from same product / series family. Bottom of fixture to be aligned with bottom of ceiling panels. Refer to architectural details for more information. Contractor to coordinate required cables lengths to suit.
LW1	Nominally 76mm x 164mm x 152mm long, wall-mounted LED luminaire, with integral LED light engine, extruded aluminum housing, optical tempered clear glass lens, integral bower, with type II backlight shield distribution / BUG rating of U0 and Dark Sky compliant, mounted on wall nominally 2.5 m A.F.F. Fixture shall be suitable for exterior use.	17W 705lm* 3000K, 80+CRI LED	0-10V Dimmable	120V	Black	Wall	Reading Garden, Exit Door	Lumenpulse: Lumenblade Nano DarkSky BLDN Series BLDN SD 120 CSL X515 30K CRI 80 38LS LV BK DIM Or approved equal *	LP1a, LP1b, LQ1a, LQ1b, and LW1 must be from same product / series family.

LIGHTING SCHEDULE

10

NTS

A2.31A

A2.31A

GENERAL NOTES - RCP:

1. ALL CEILINGS TO REMAIN EXPOSED UNLESS OTHERWISE NOTED.
2. ALL VISIBLE ELEMENTS AT EXPOSED CEILINGS AND ELEMENTS INCLUDING DUCTWORK, PIPING, CONDUIT ARE TO BE PRIMED AND PAINTED. COLOUR AS PER FINISH SCHEDULE.
3. ALL EXISTING STRUCTURE ABOVE WOOD SLATS TO BE PAINTED. COLOUR AS PER FINISH SCHEDULE.
4. REFER TO FINISH SCHEDULE FOR MATERIAL TYPES WHERE NOTED.
5. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING LOCATIONS.
6. PROVIDE ACCESS PANELS IN THE CEILING AS REQUIRED TO ACCESS EXISTING BUILDING INFRASTRUCTURE. COORDINATE LOCATIONS ON SITE. REF MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. REFER TO SHEETS A3.5 AND A3.6 FOR LIGHTING LAYOUTS.

CEILING FINISH LEGEND:

- C1 - GWB CEILING
- C2 - ACT ACOUSTIC CEILING TILE
- C3 - WOOD SLAT CEILING WITH PAINTED EXPOSED CEILING ABOVE

CEILING FIXTURE LEGEND:

REF LIGHT FIXTURE SCHEDULE FOR LIGHT FIXTURE INFORMATION

- GENERAL: INDICATES EXISTING TO REMAIN
- GENERAL: INDICATES AREA NOT IN SCOPE
- MILLWORK
- MOTORIZED BLACKOUT SHADES - REF FINISH LEGEND

KEYED NOTES:

1. ALL VISIBLE ELEMENTS AT EXPOSED CEILINGS AND ELEMENTS INCLUDING DUCTWORK, PIPING, CONDUIT ARE TO BE PRIMED AND PAINTED. COLOUR AS PER SCHEDULE
2. NO CEILING. CONCRETE SOFFIT TO BE FINISHED AS PER FINISH SCHEDULE
3. NO CEILING. STRUCTURAL SLAB TO REMAIN EXPOSED
4. LINEAR SUPPLY DIFFUSER AS PER MECH
5. NEW WSC1 WOOD BAFFLE CEILING TO BE COORDINATED WITH U/S OF CEILING STRUCTURE, MECHANICAL COMPONENTS ETC
6. LIGHTS TO BE COORDINATED WITH WSC1 WOOD BAFFLE CEILING
7. COORDINATE WSC1 WOOD BAFFLE CEILING TO SEAMLESSLY ALIGN WITH MILLWORK BOOKSHELVES. REFERENCE A9.0 SERIES FOR DETAILS.
8. WSC1 CEILING TO MEET ADJACENT C1 CEILING
9. REFERENCE ELEVATIONS FOR LIGHTING MOUNTING HEIGHTS

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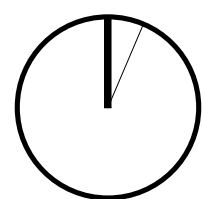
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RCP DIMENSIONS -
LEVEL 01

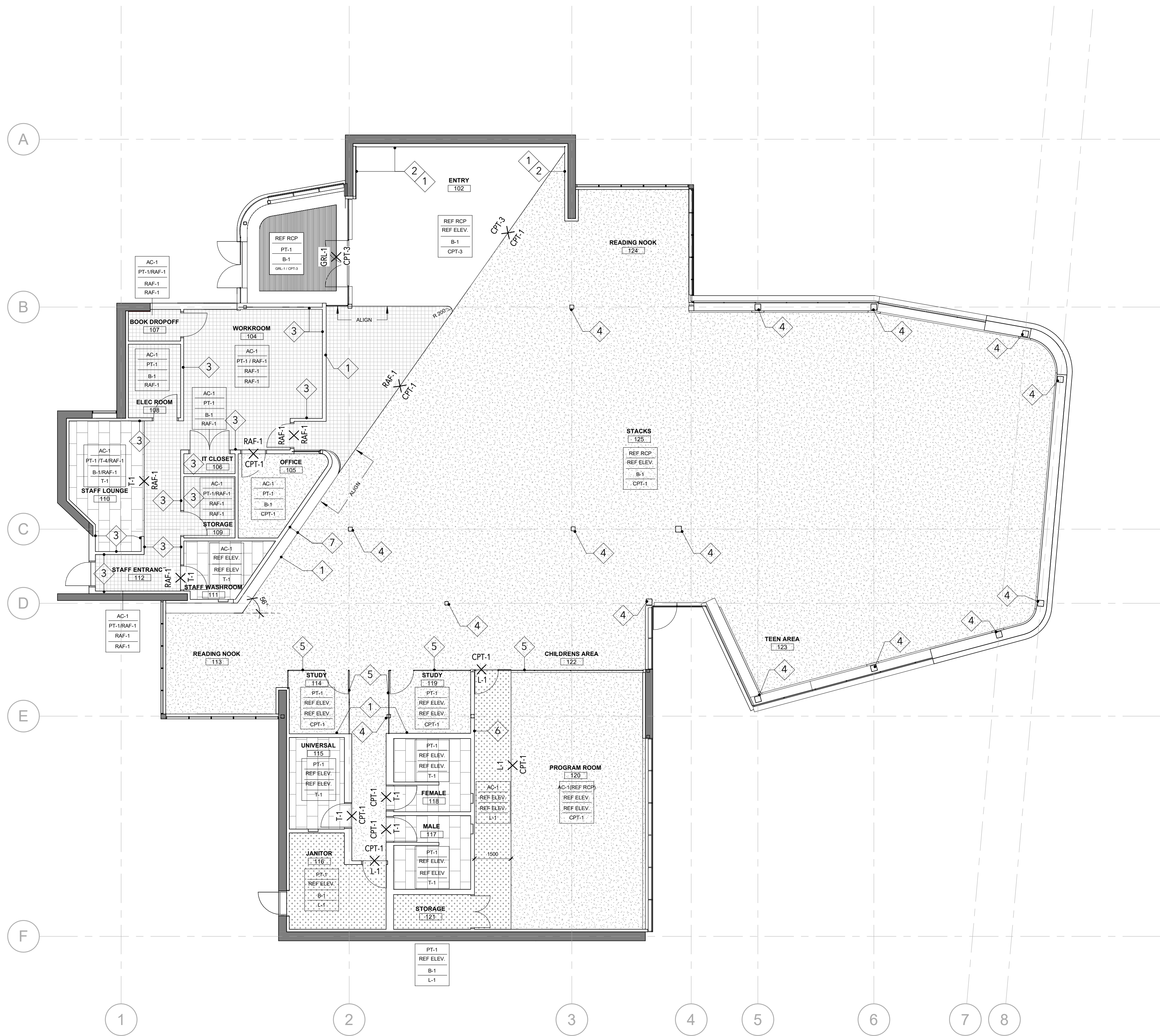
A2.32

01 - DIMENSION RCP

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1 : 100

A2.32



GENERAL NOTES - PLANS:

1. REFER TO FINISH SCHEDULE AND PROJECT SPECIFICATION FOR ADDL INFORMATION.
2. REFER TO INTERIOR ELEVATIONS FOR WALL PAINT COLOURS/WALL BASE AND EXTENTS
3. REFER TO RCP'S FOR CEILING PAINT COLOURS.
4. ALL CEILINGS TO REMAIN EXPOSED UNLESS OTHERWISE NOTED. UNDERSIDE OF SLAB TO BE PRIMED AND PAINTED. COLOUR AS PER FINISH SCHEDULE.
5. ALL VISIBLE ELEMENTS AT EXPOSED CEILINGS AND ELEMENTS INCLUDING DUCTWORK, PIPING CONDUIT ARE TO BE PRIMED AND PAINTED. COLOUR AS PER FINISH SCHEDULE.
6. ALL EXISTING STRUCTURE ABOVE WOOD SLATS TO BE PAINTED. COLOUR AS PER FINISH SCHEDULE.
7. ALL PERIMETER EXTERIOR WALLS TO BE PAINTED.
8. ALL EXPOSED CONDUIT ON WALL/COLUMNS TO BE PAINTED TO MATCH WALL/COLUMN.
9. REF. FINISH LEGEND FOR FINISHES, ADDL NOTES, ETC.
10. ALL COLUMNS TO BE PAINTED PT-5
11. REF A1.10 A2.31-A2.42 FOR CEILING PANEL INFO
12. REF A8.10 FOR FLOOR TRANSITION DETAILS

LEGEND - FINISH SYMBOLS

- | | |
|--|---------|
| | CPT - 1 |
| | CPT - 2 |
| | RA-1 |
| | L - 1 |
| | GR - 1 |
| | T - 1 |

CEILING
WALL
BASE
FLOOR

NOTE: WALL BASE FINISHES NOTED ON ELEVATIONS
CEILING FINISHES NOTED ON CEILING PLAN

KEY NOTES - FINISH

- 1 ACOUSTIC FELT PANELS ON WALL
REFERENCE FINISH SCHEDULE
- 2 SLAT DISPLAY BOARD MOUNTED ON WALL
REFERENCE FINISH SCHEDULE
- 3 RESILIENT ATHLETIC FLOORING (RA-1) TO BE MOUNTED ON WALL (CONTINUE FROM FLOOR TO 3' ABOVE GROUND) METAL TRIM TO CAP OFF RA-1 ON WALL
- 4 ALL COLUMNS TO BE MATCHING MULLION CHAMPAGNE COLOUR
- 5 VINYL GRAPHIC ON GLAZING. REFERENCE ELEVATION
- 6 VINYL GRAPHIC ON PAINTED WALL. REFERENCE ELEVATION
- 7 REMOVABLE SHELVES HERE WITHIN WALL NICHE, SO CARPET TO RUN INSIDE NICHE

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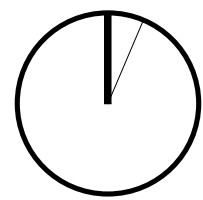
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FINISH PLAN - LEVEL
01

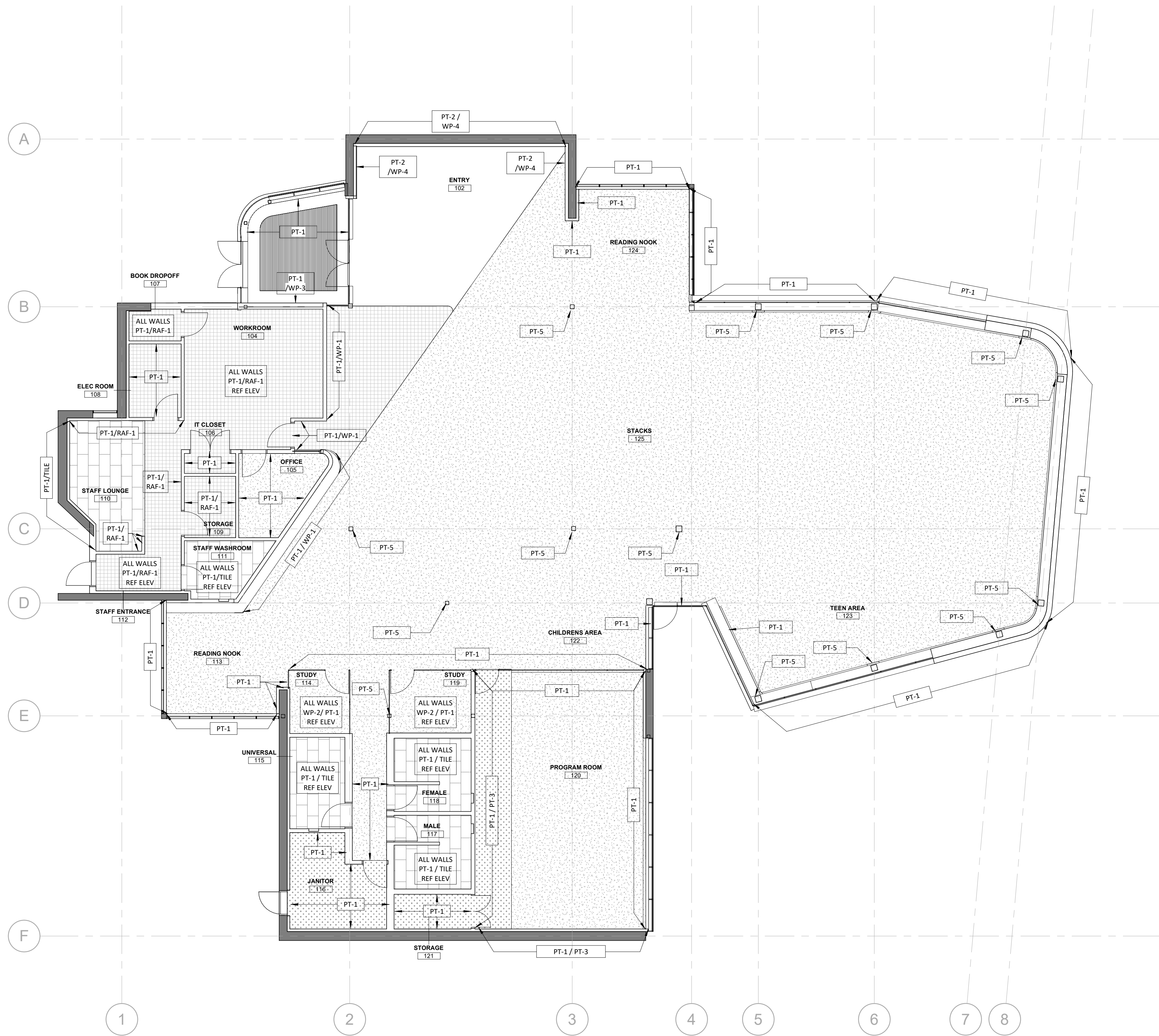
FINISH PLAN - LEVEL 01

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A2.41

A2.41



ALL INTERIOR WALL SURFACES TO BE PAINTED. ALL STRUCTURAL AND EXPOSED SURFACES TO BE PAINTED. IF CLARIFICATION IS REQUIRED ON SPECIFIC PAINT COLOUR CONSULT ARCHITECT REF FINISH SCHEDULE, FINISH PLAN AND ELEVATIONS. ALL TO BE READ TOGETHER.

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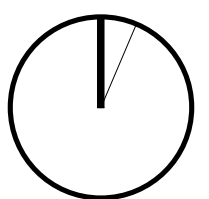
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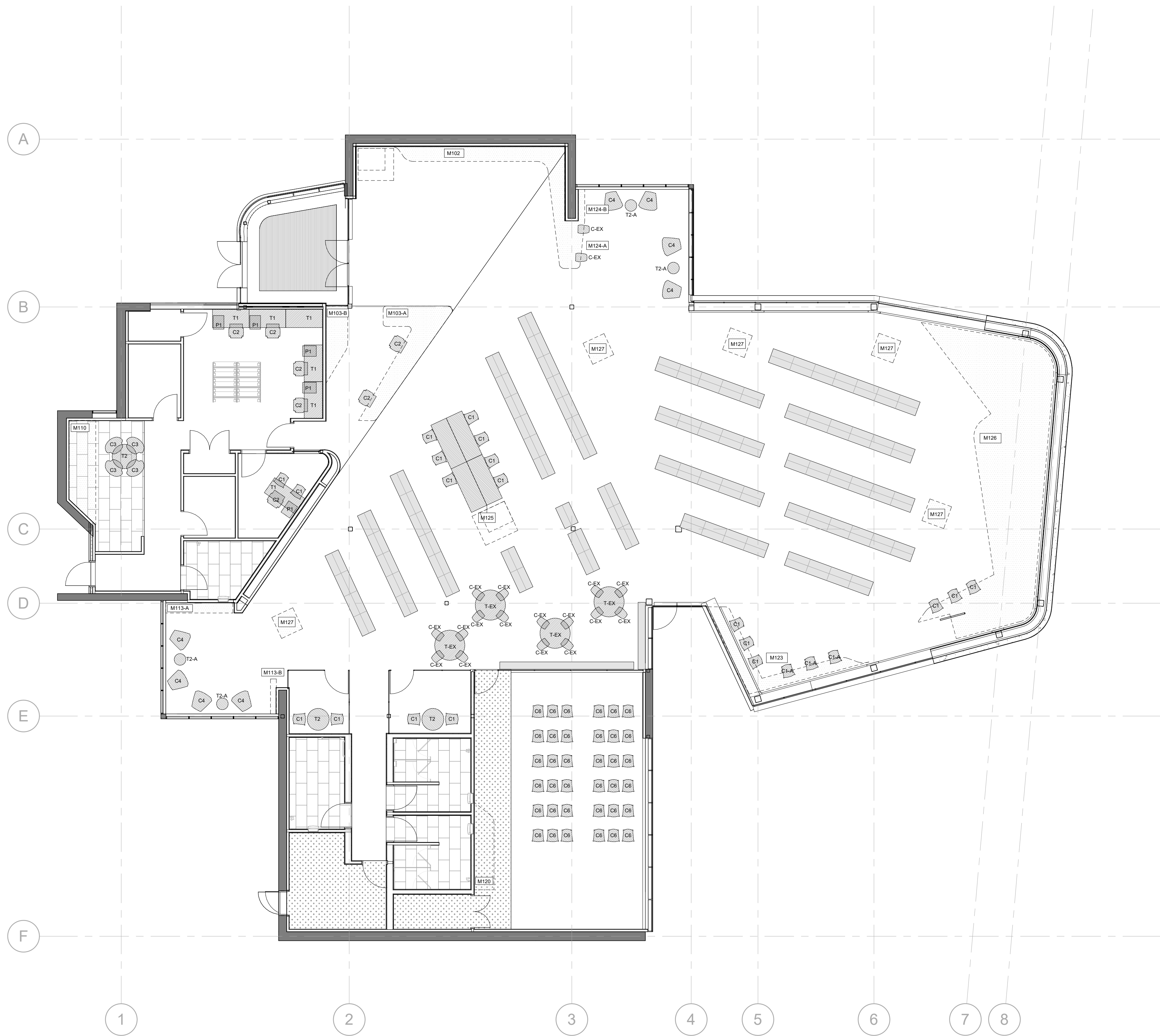


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PAINT PLAN

PAINT PLAN 10
1 : 100 A2.42

A2.42



GENERAL NOTES - FURNITURE PLAN:

1. COORDINATE ALL FURNITURE WITH ELECTRICAL. REFERENCE ELECTRICAL DWGS.
2. TPL TO PROCURE FURNITURE, GC TO ENSURE DATA LINES AND POWER ARE PROVIDED FOR FURNITURE CONNECTION ETC
3. SHELVING TO BE PROVIDED BY TPL

LEGEND:

- MILLWORK
- FURNITURE
- SHELVING

- C1 CHAIR: ARPER AAVA
- C1A BAR HEIGHT CHAIR: ARPER AAVA
- C2 TASK CHAIR: STEELCASE SERIES 1
- C3 CHAIR: ARPER DUNA 02
- C4 LOUNGE CHAIR: HIGHTOWER CAPRI LOUNGE
- C5 NOT USED
- C6 CHAIR: ARPER AAVA SLED
- C-EX EXISTING CHAIR
- T1 STAFF WORKSTATION: STEELCASE ANSWER
- T2 CAFE TABLE: ALLEMUIR AXYL
- T2-A SMALL ROUND CAFE TABLE
- T3 WORKSTATION: STEELCASE ANSWER
- T4 FLIP TOP TABLE: HERMAN MILLER EVERYWHERE
- T-EX EXISTING TABLE
- P1 STORAGE PEDASTAL: CB2 / STEELCASE PEDASTALS

LISTED FURNITURE IS NOT FINAL, FOR REFERENCE ONLY, NOT FINAL TPL SELECTION

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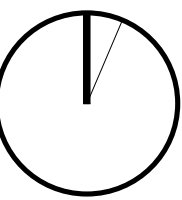
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FURNITURE PLAN -
LEVEL 01

FURNITURE PLAN - LEVEL 01

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A2.51

A2.51



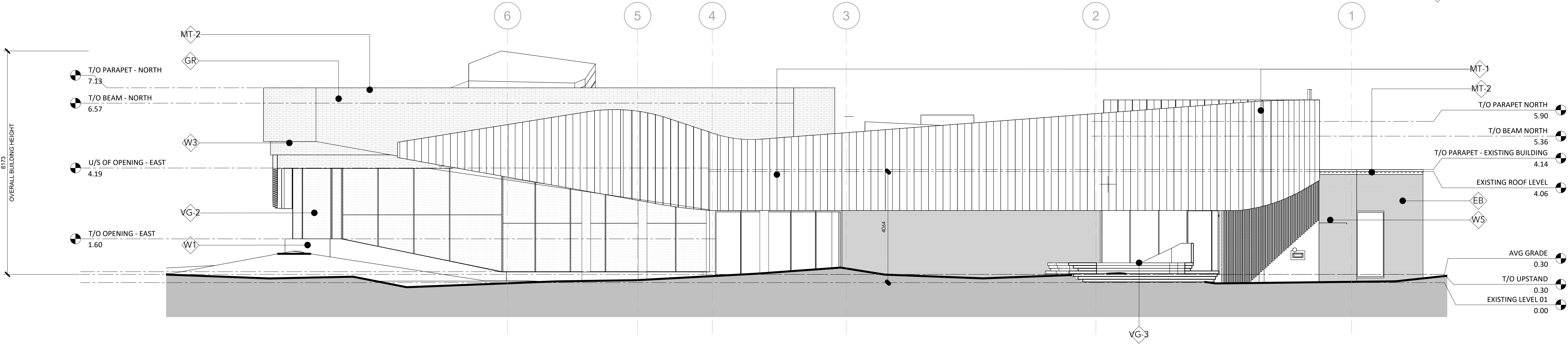
	Elevation First 16m Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	78.5	80.66	79.4	46.3	284.86	100%
Glazing Area (m ²) facing High Hazard Area						
Untreated Area (m ²)	15	11.95	0	11.95	38.9	14%
Treated Area (m ²)	64.25	68.4	79.8	32.7	245.15	86%
Visual Markers (m ²)	42.75	68.4	66.6	7.7	185.45	65%
Non-reflective glass (m ²)						
Shaded (m ²)	21.5	0	13.2	25	59.7	21%

	Elevation First 4m Above Rooftop Vegetation*					
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total (m2)	Total (%)
Glazing Area (m ²)		2.1			2.1	
Untreated Area (m ²)					0	
Treated Area (m ²)		2.1			2.1	100%
Non-reflective glass (m ²)		2.1			2.1	
Visual Markers (m ²)					0	
Shaded (m ²)					0	

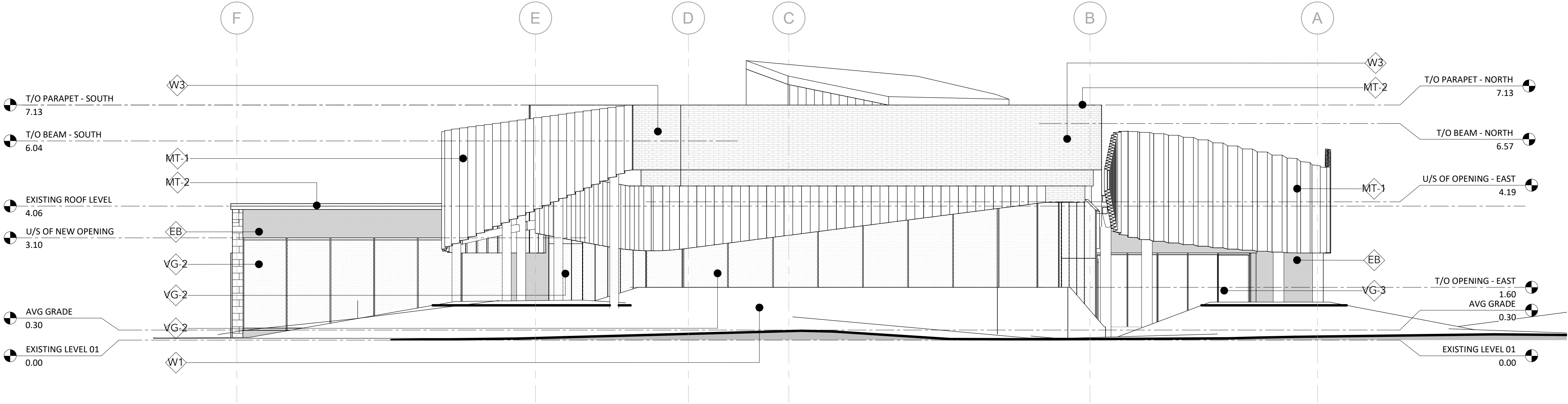
* Include this section only when applicable and provide relevant floor numbers for reference

Building Window : Wall Ratio	34%
------------------------------	-----

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deter



North 20
1 : 75 A3.01



East 10
1 : 75 A3.01

GENERAL NOTES

1. CLEAN ALL EXISTING MASONRY SURFACES. USE APPROPRIATE METHODS FOR CLEANING TO PRESERVE THE MASONRY.
2. PATCH AND REPAIR MASONRY USING SALVAGED BRICK AT ALL LOCATIONS WHERE EQUIPMENT AND DEVICES ARE REMOVED FROM THE BUILDING FACE. REFER TO A1.21-1.32.
3. ASSUME 90 SQUARE METERS OF MASONRY REPOINTING IN ADDITION TO AREA REQUIRING GENERAL REPAIR AS NOTED ABOVE AND ON A1.21-1.32.
4. ASSUME 90 SQUARE METERS OF EXTERIOR SEALANT REPLACEMENT IN ADDITION TO AREA REQUIRING GENERAL REPAIR AS NOTED ABOVE AND ON A1.21-1.32.
5. REPLACE ALL EXISTING ROOF FLASHING TO MATCH NEW (MT-2)
6. ALL EXTERIOR EXPOSED SUBSTRUCTURE TO BE PAINTED TO MATCH SCREEN

ELEVATION LEGEND

- EXISTING BUILDING
- MT-1 METAL SCREEN
- MT-2 NEW METAL FLASHING TO BE APPLIED TO NEW AND EXISTING PARAPETS (MT-2)
- VG-1 VISION GLASS
- VG-2 VISION GLASS VG-2 WITH BIRD FRIENDLY FRIT PATTERN (WHITE FRIT ON SURFACE #1, BMM DOTS IN STAGGERED DIAMOND PATTERN WITH 50MM SPACING)
- VG-3 VISION GLASS VG-3 SHADED
- W1 CONCRETE PANEL WALL - COLOUR 1
- W3 CONCRETE WALL (BRICK PATTERN) - COLOUR 1
- EB EXISTING BRICKWORK
- GR PROPOSED GREEN ROOF LOCATION

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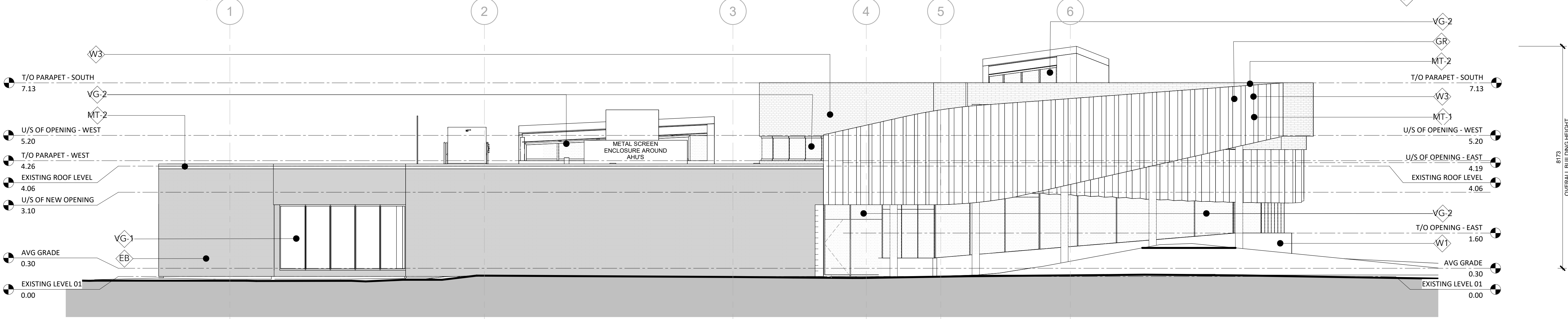
EXTERIOR
ELEVATIONS

A3.01

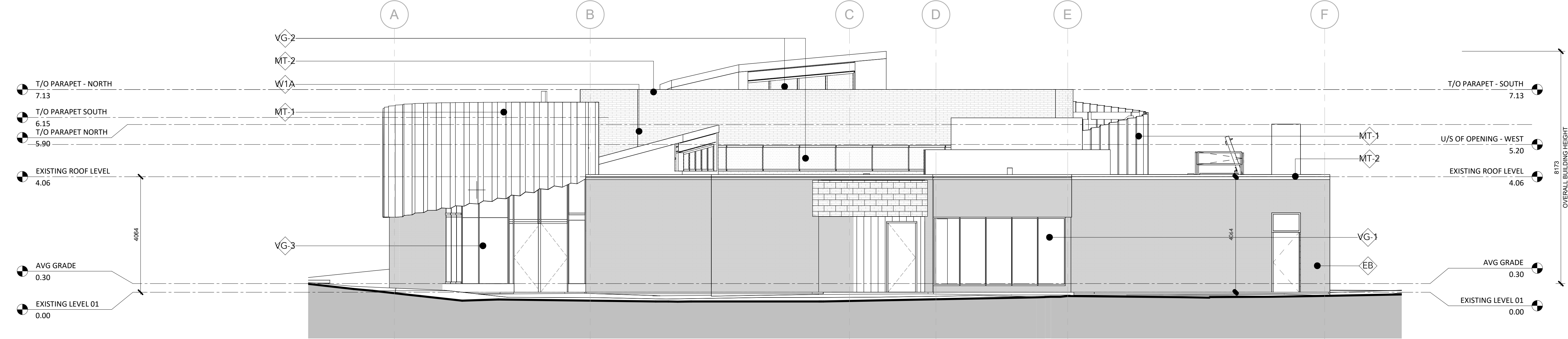


	Elevation First 16m Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m ²)	78.5	80.66	79.4	46.3	284.86	100%
Glazing Area (m ²) facing High Hazard Area						
Untreated Area (m ²)	15	11.95	0	11.95	38.9	14%
Treated Area (m ²)	64.25	68.4	79.8	32.7	245.15	86%
Visual Markers (m ²)	42.75	68.4	66.6	7.7	185.45	65%
Non-reflective glass (m ²)						
Shaded (m ²)	21.5	0	13.2	25	59.7	21%
	Elevation First 4m Above Rooftop Vegetation*					
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total (m2)	Total (%)
Glazing Area (m ²)		2.1			2.1	
Untreated Area (m ²)					0	
Treated Area (m ²)		2.1			2.1	100%
Non-reflective glass (m ²)		2.1			2.1	
Visual Markers (m ²)					0	
Shaded (m ²)					0	
* Include this section only when applicable and provide relevant floor numbers for reference						
Building Window : Wall Ratio						34%

Refer to the Toronto Green Standard Version 4 Ecology section for details on bird collision deter



South
1 : 75
20
A3.02



West
1 : 75
10
A3.02

GENERAL NOTES

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2. PATCH AND REPAIR MASONRY USING SALVAGED BRICK AT ALL LOCATIONS WHERE EQUIPMENT AND DEVICES ARE REMOVED FROM THE BUILDING FACE. REFER TO A1.21-1.32.
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4. ASSUME 90 SQUARE METERS OF EXTERIOR SEALANT REPLACEMENT IN ADDITION TO AREA REQUIRING GENERAL REPAIR AS NOTED ABOVE AND ON A1.21-1.32.
5. REPLACE ALL EXISTING ROOF FLASHING TO MATCH NEW (MT-2).
6. ALL EXTERIOR EXPOSED SUBSTRUCTURE TO BE PAINTED TO MATCH SCREEN.

ELEVATION LEGEND

- EXISTING BUILDING
- MT-1 METAL SCREEN
- MT-2 NEW METAL FLASHING TO BE APPLIED TO NEW AND EXISTING PARAPETS (MT-2)
- VG-1 VISION GLASS
- VG-2 VISION GLASS VG-2 WITH BIRD FRIENDLY FRIT PATTERN (WHITE FRIT ON SURFACE #1, 6MM DOTS IN STAGGERED DIAMOND PATTERN WITH 50MM SPACING)
- VG-3 VISION GLASS VG-3 SHADED
- W1 CONCRETE PANEL WALL - COLOUR 1
- W3 CONCRETE WALL (BRICK PATTERN) - COLOUR 1
- EB EXISTING BRICKWORK
- GR PROPOSED GREEN ROOF LOCATION

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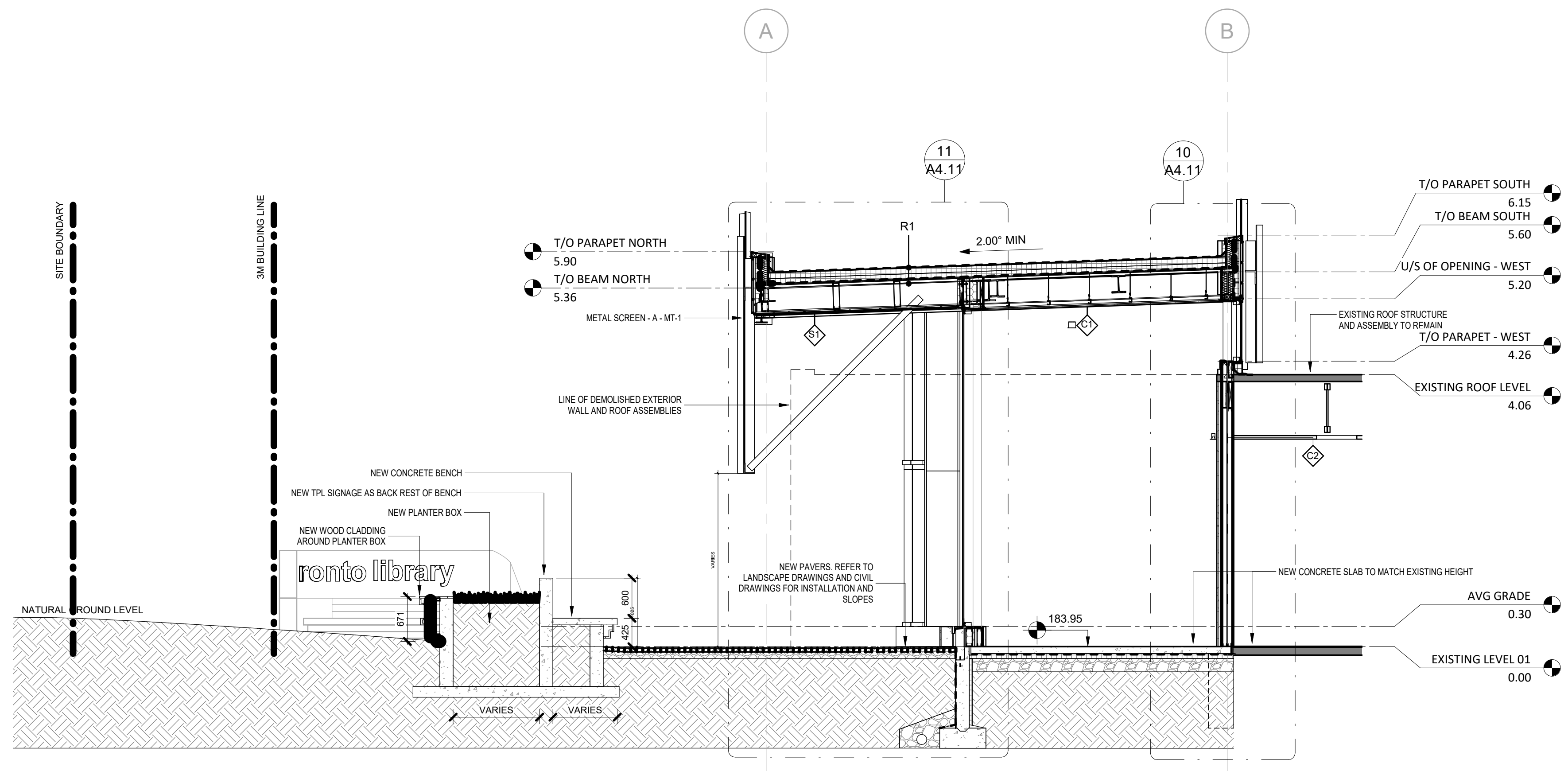
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EXTERIOR
ELEVATIONS

A3.02

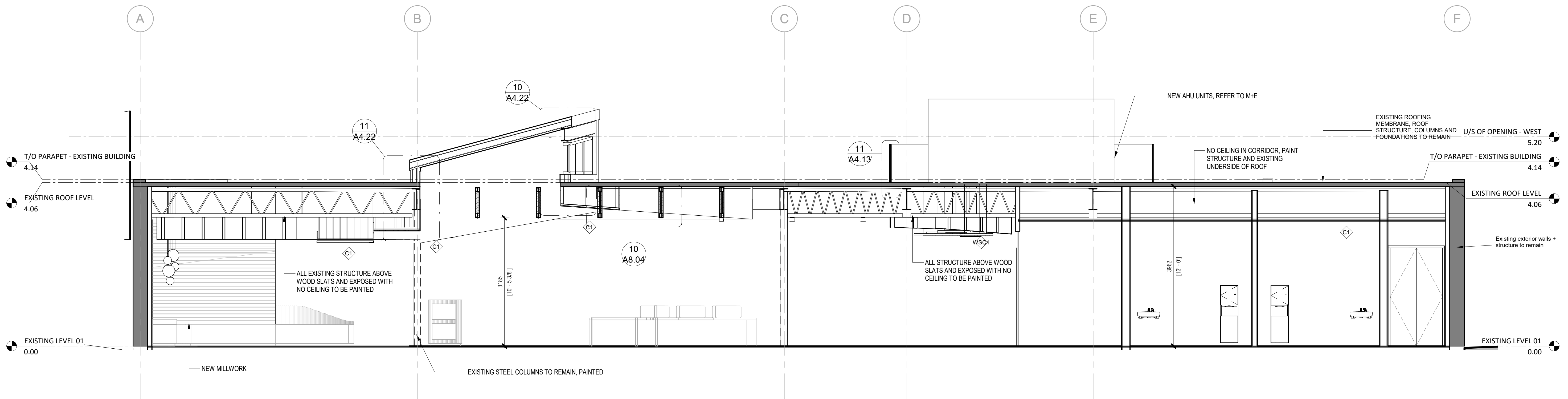


BUILDING SECTION 1

1 : 50

20

A4.01



BUILDING SECTION 2

1 : 50

10

A4.01

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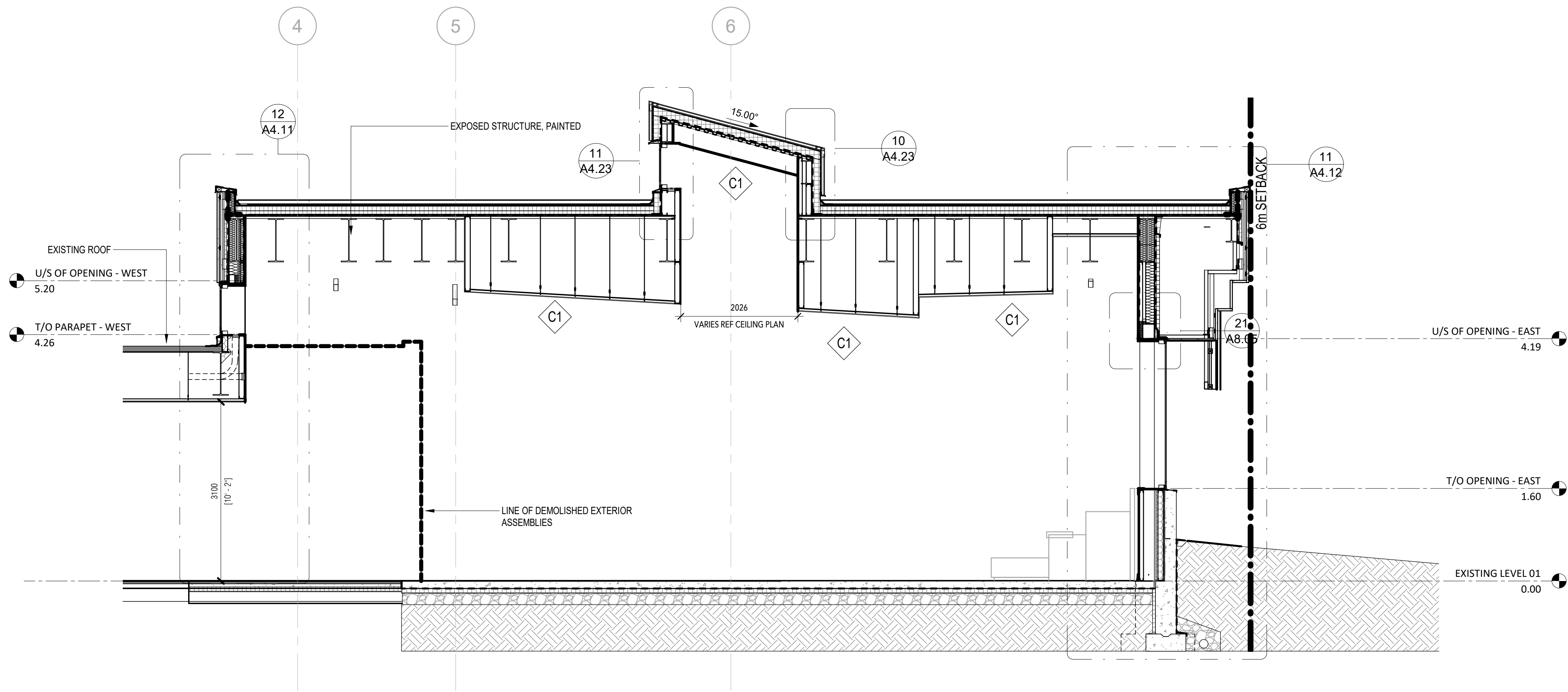
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1 : 50 @24x36

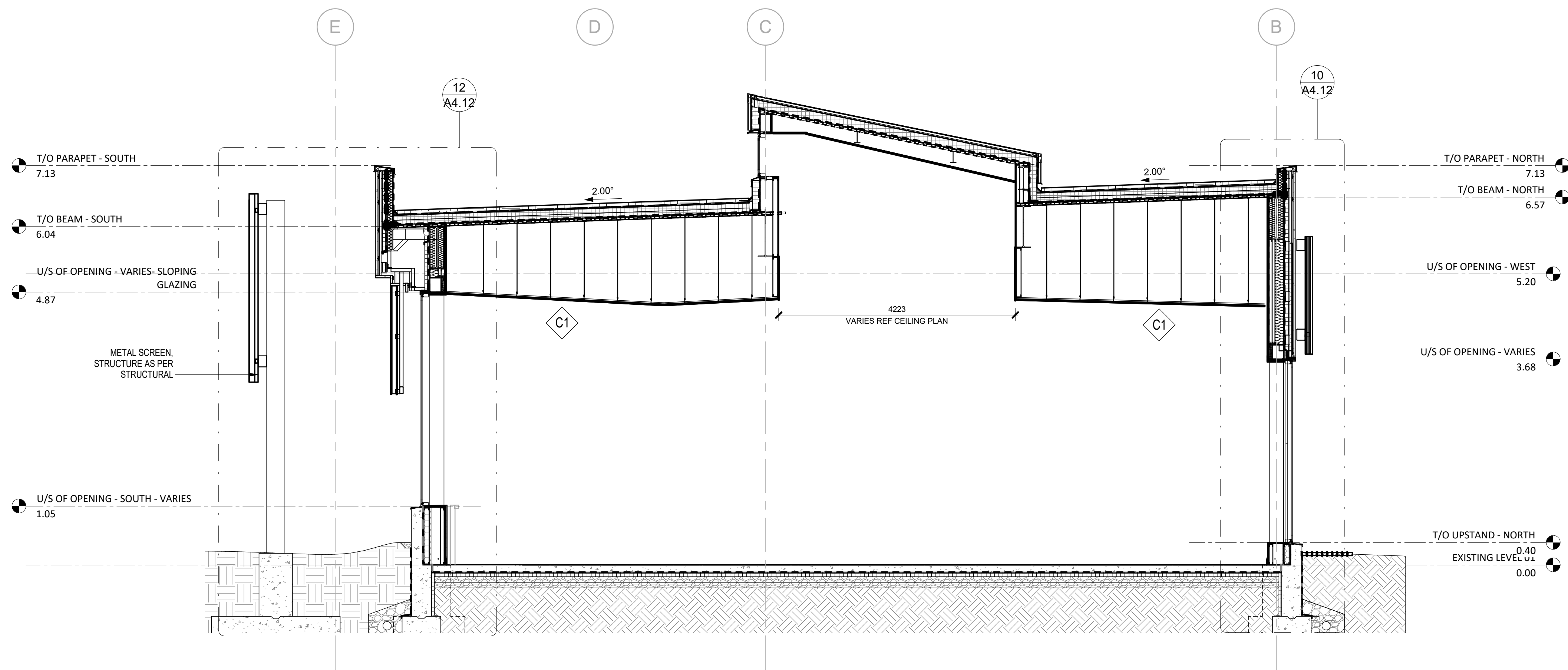
BUILDING SECTIONS

A4.01



BUILDING SECTION 3
1 : 50

20
A4.02



BUILDING SECTION 4
1 : 50

10
A4.02

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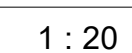
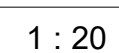
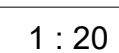
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BUILDING SECTIONS

A4.02



A4.11

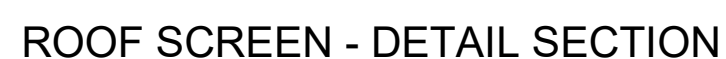


A4.12

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1 : 10



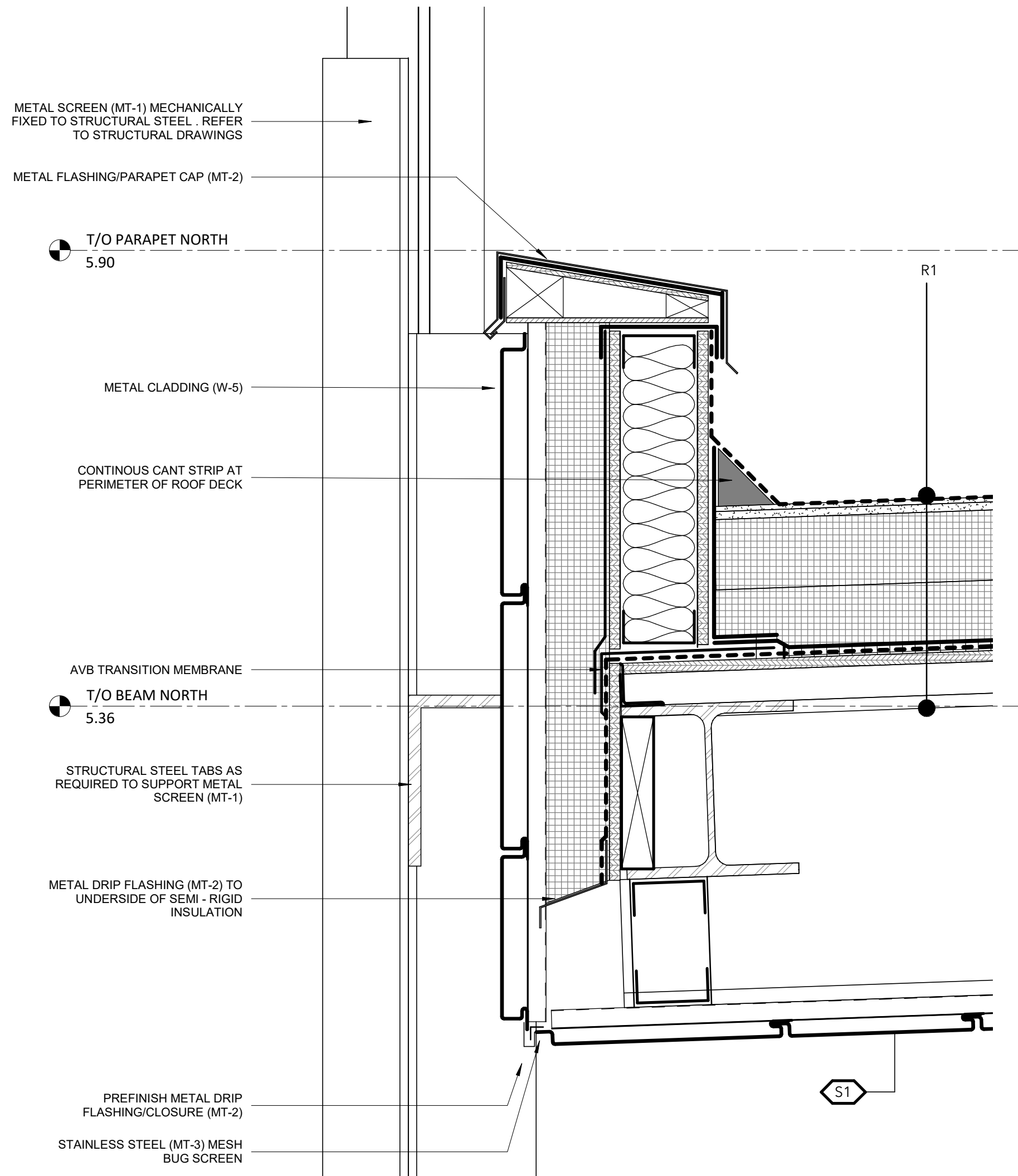
1 : 20

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WALL SECTIONS

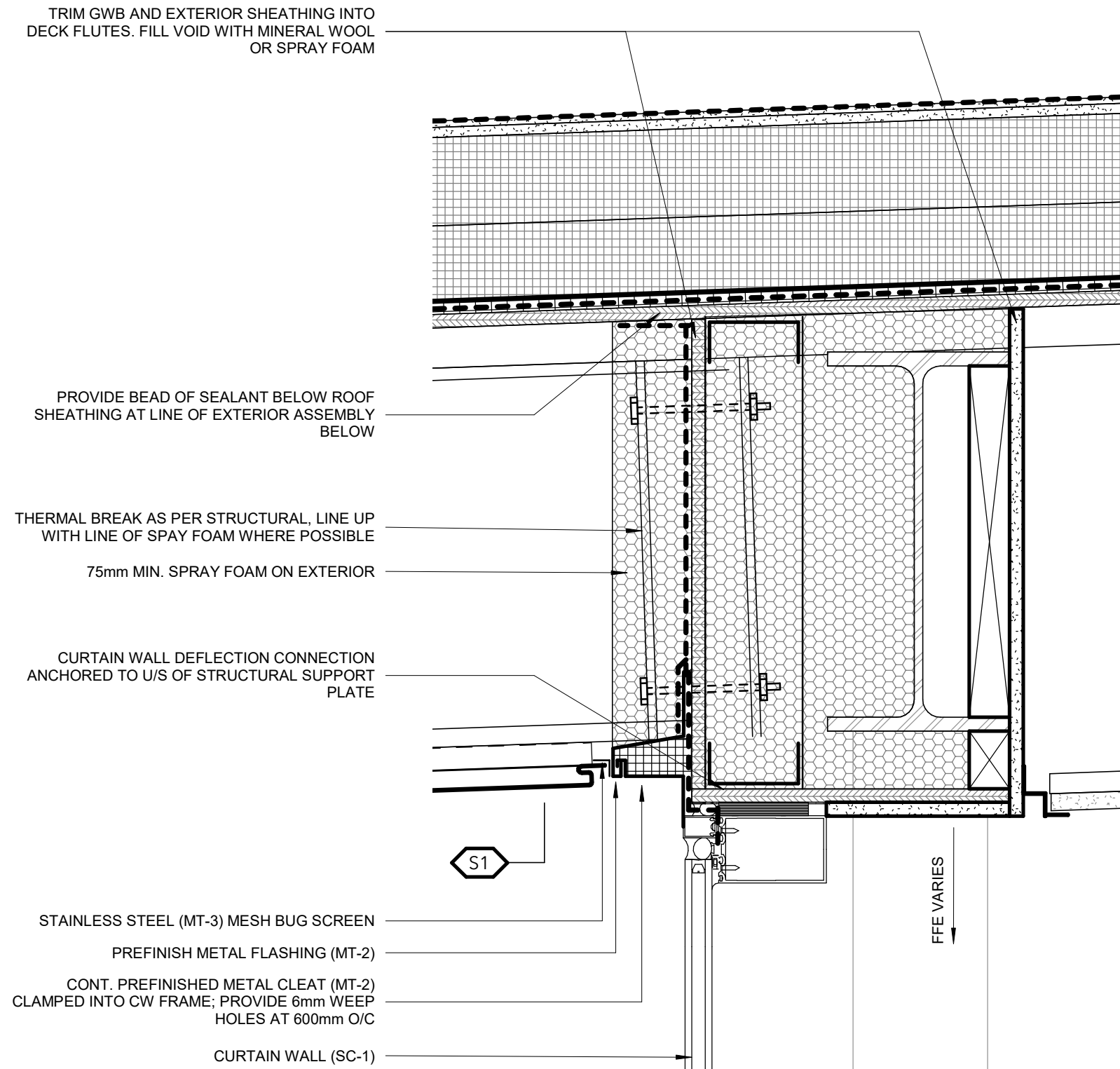
A4.13



LIBRARY ENTRANCE NORTH PARAPET

1 : 5

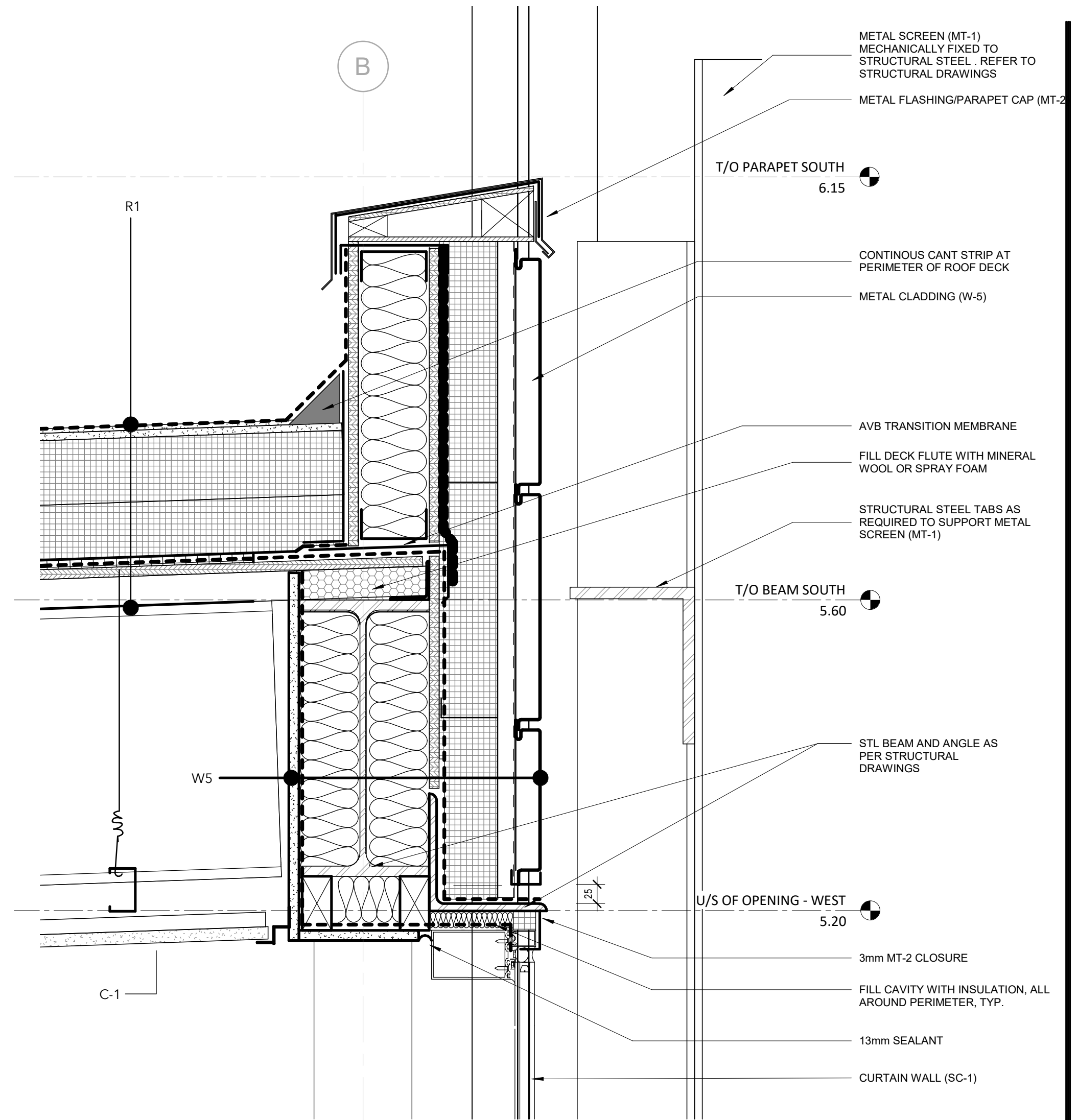
22
A4.21



NEW LIBRARY ENTRANCE - NORTH - Callout 1

1 : 5

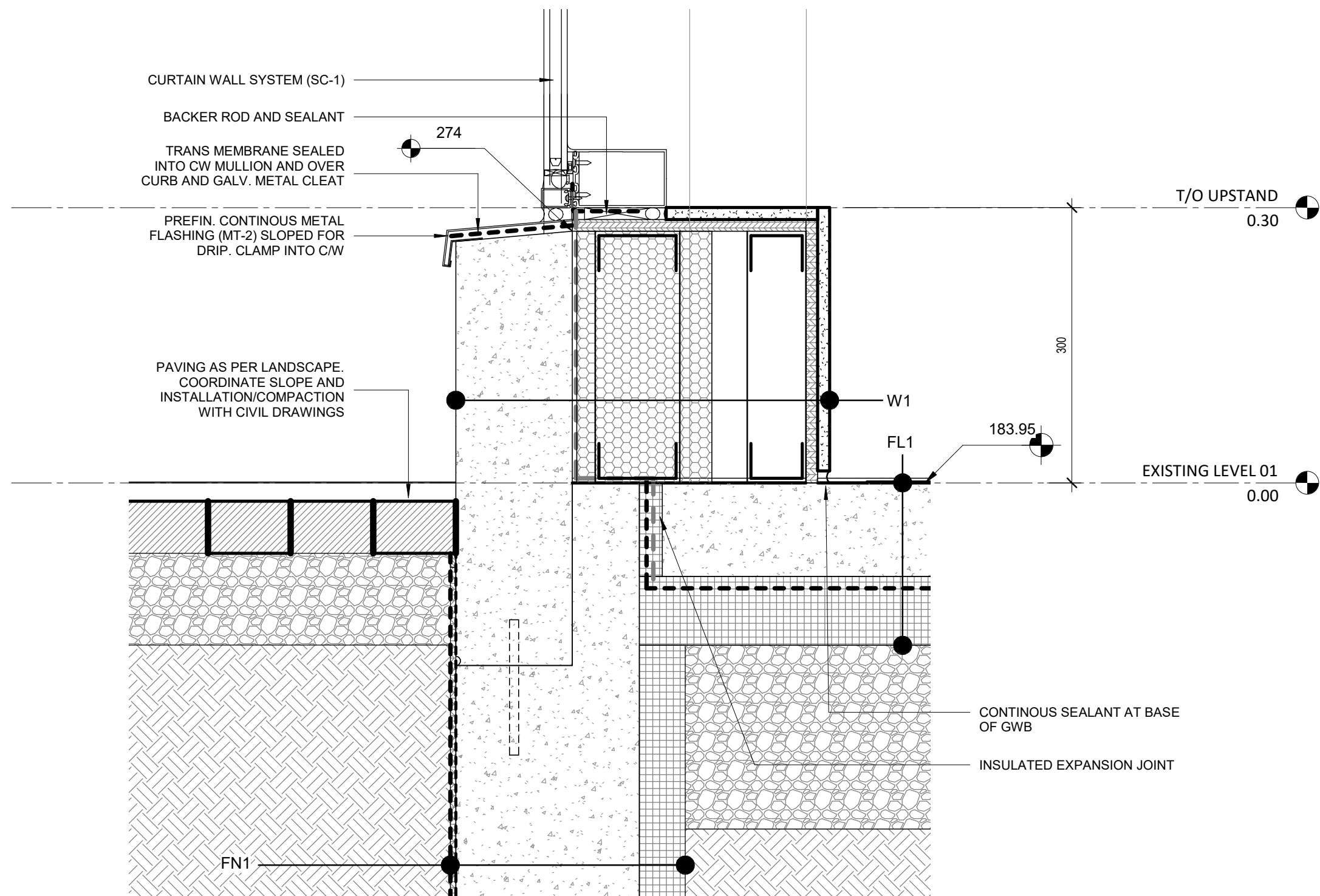
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A4.21



LIBRARY ENTRANCE SOUTH PARAPET

1 : 5

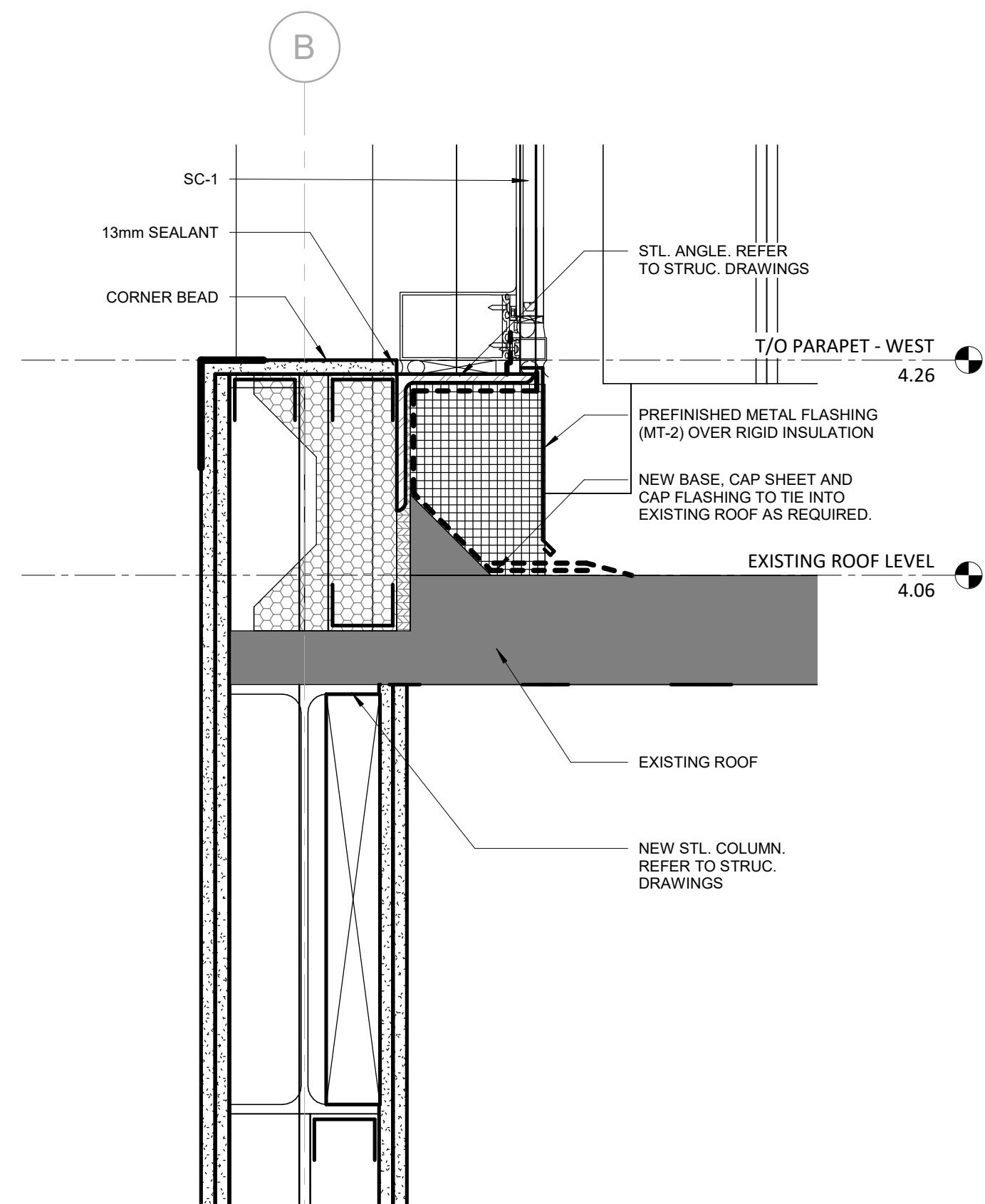
20
A4.21



LIBRARY ENTRANCE NORTH AT GRADE

1 : 5

11
A4.21



LIBRARY ENTRANCE SOUTH SILL

1 : 5

10
A4.21

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1 : 5 @24x36

EXTERIOR DETAILS

A4.21

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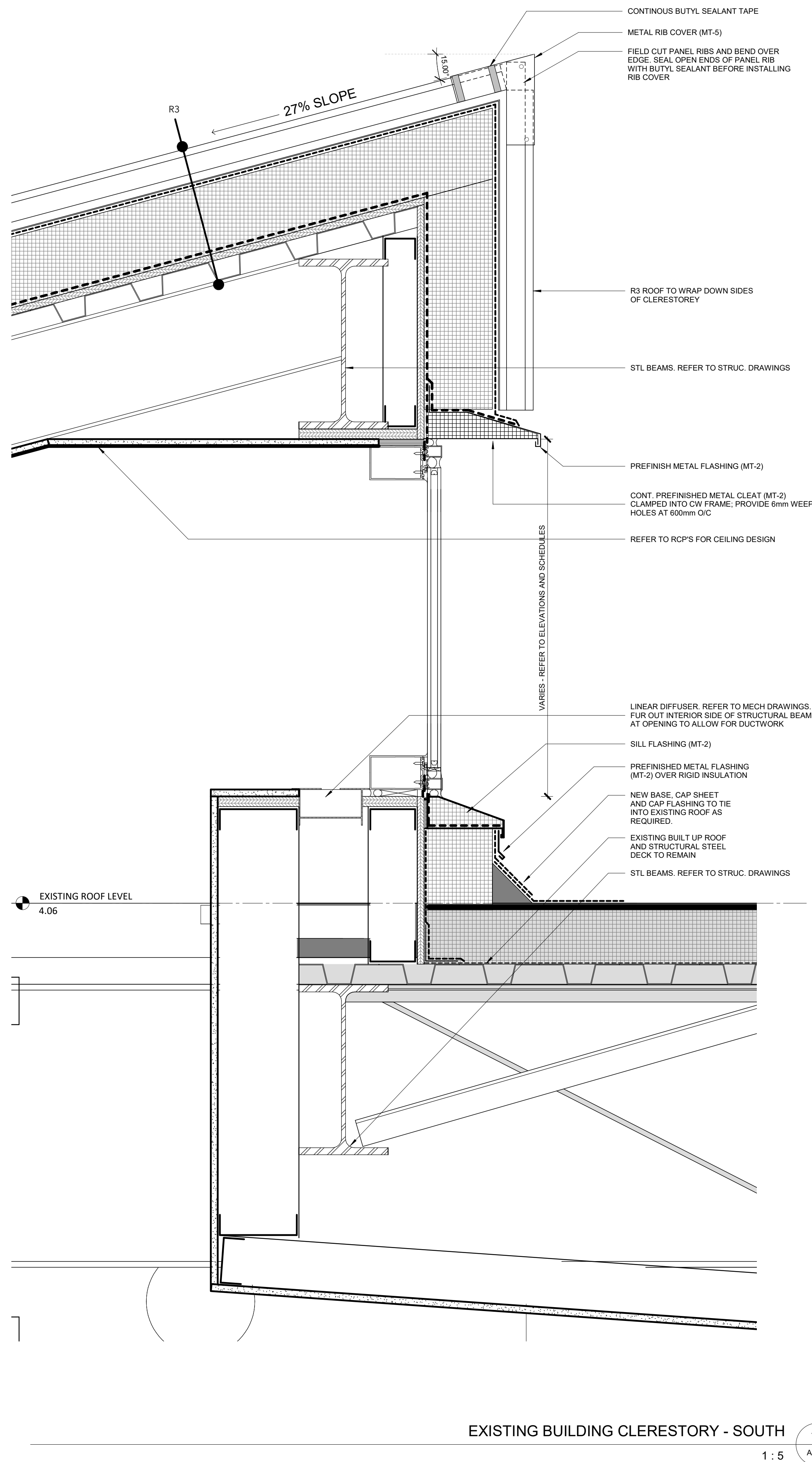
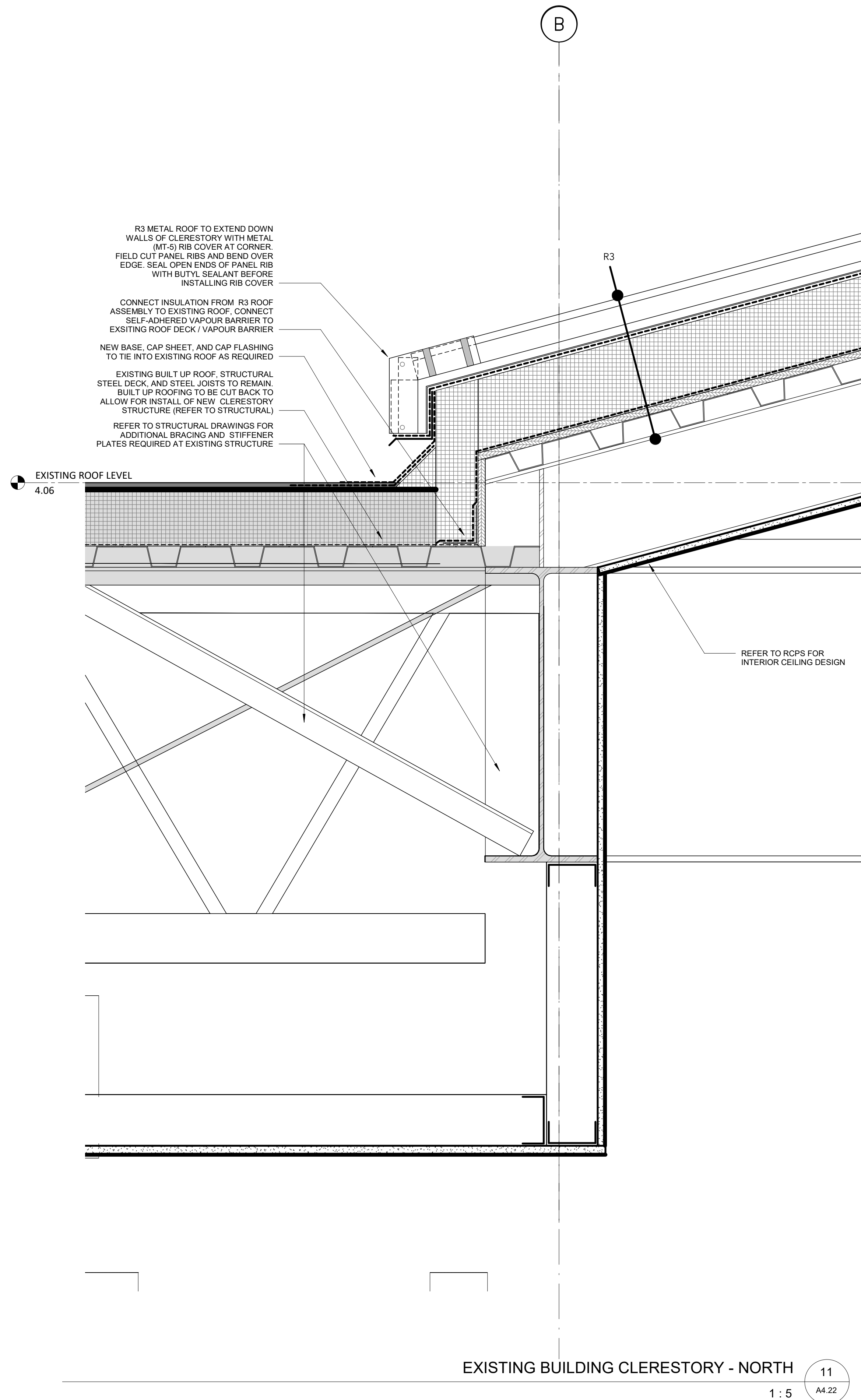
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EXTERIOR DETAILS

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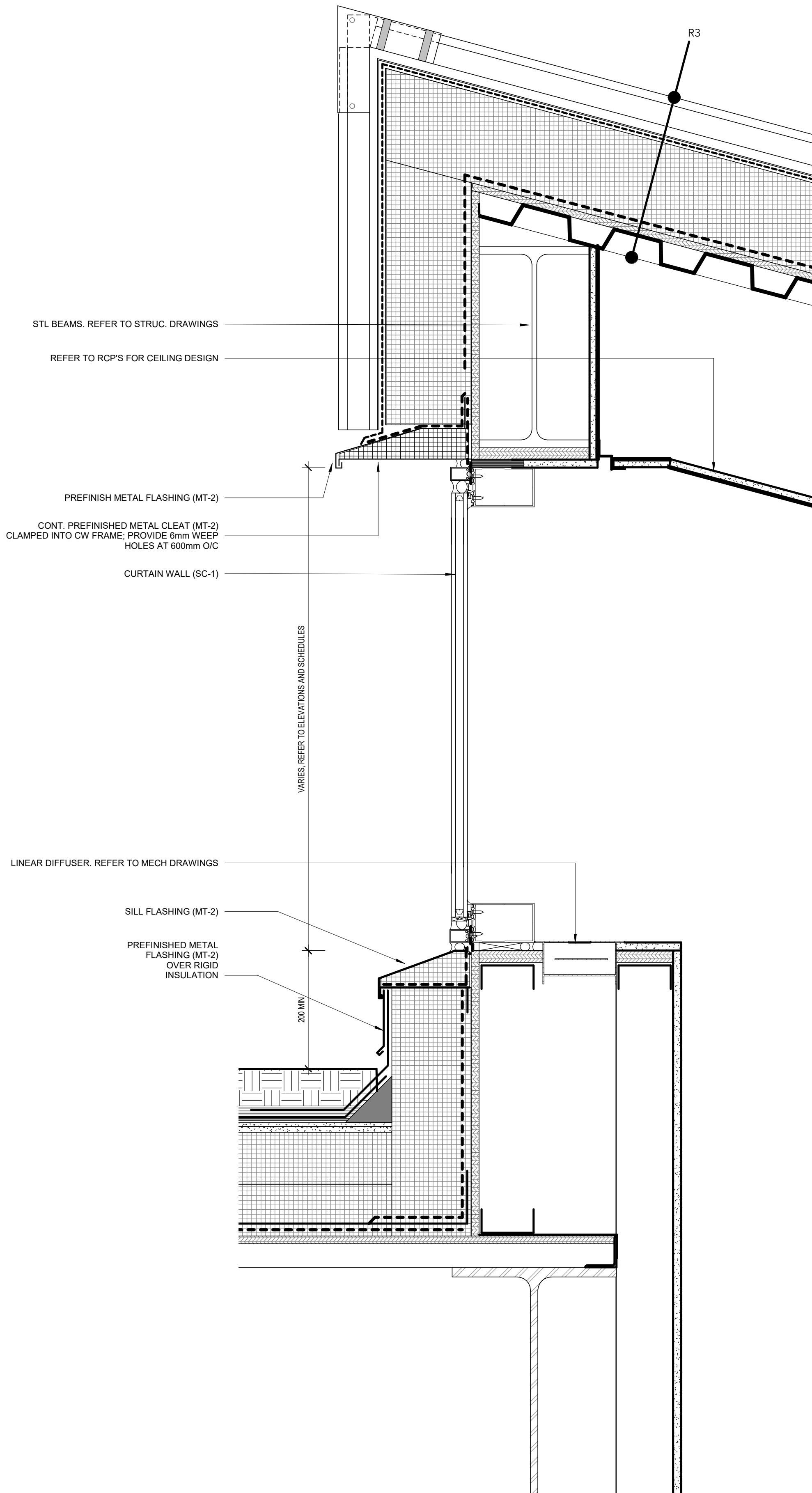
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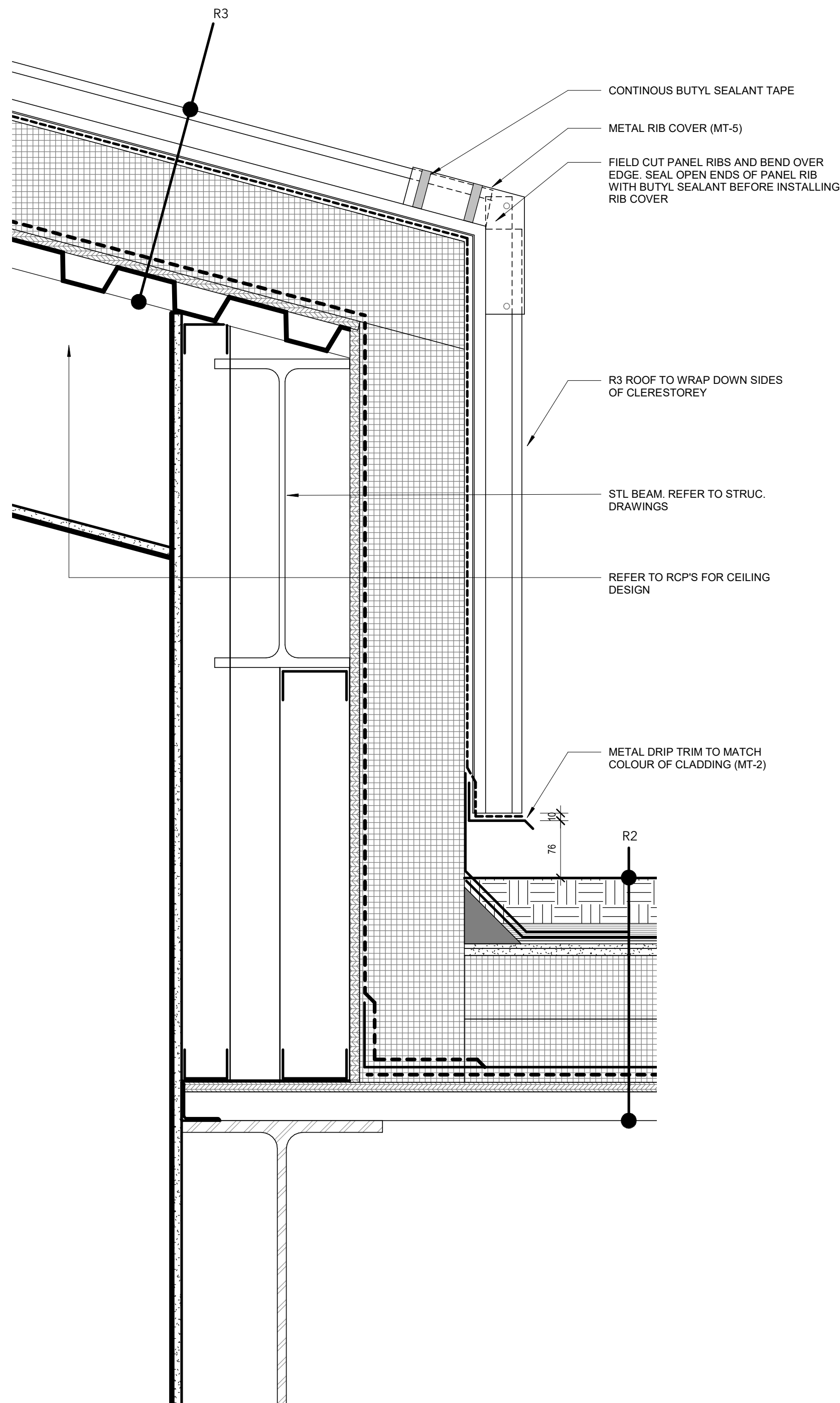
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CLERESTOREY AT WINDOW

1 : 5

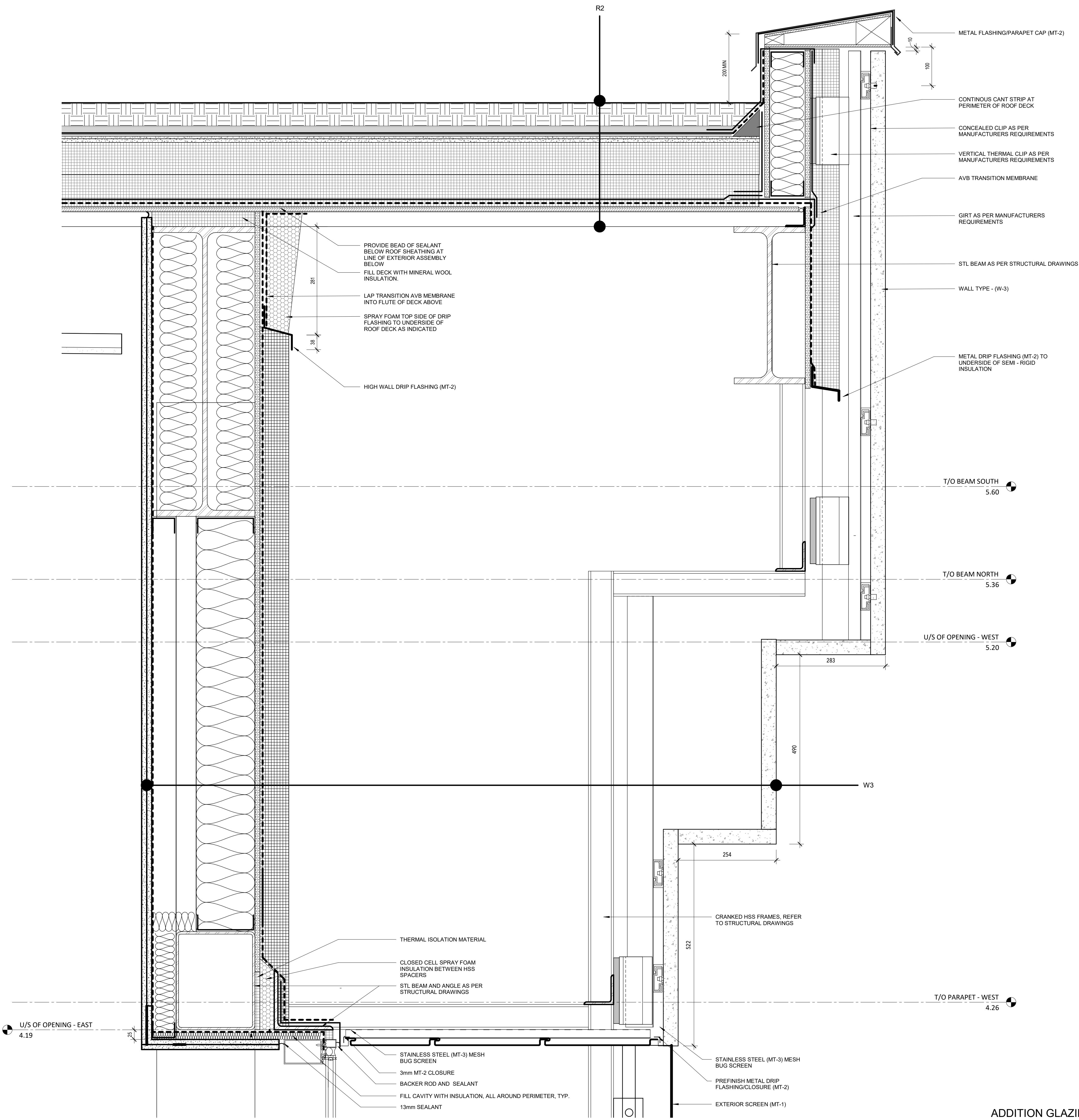
11
A4.23



CLERESTOREY AT CURB

1 : 5

10
A4.23



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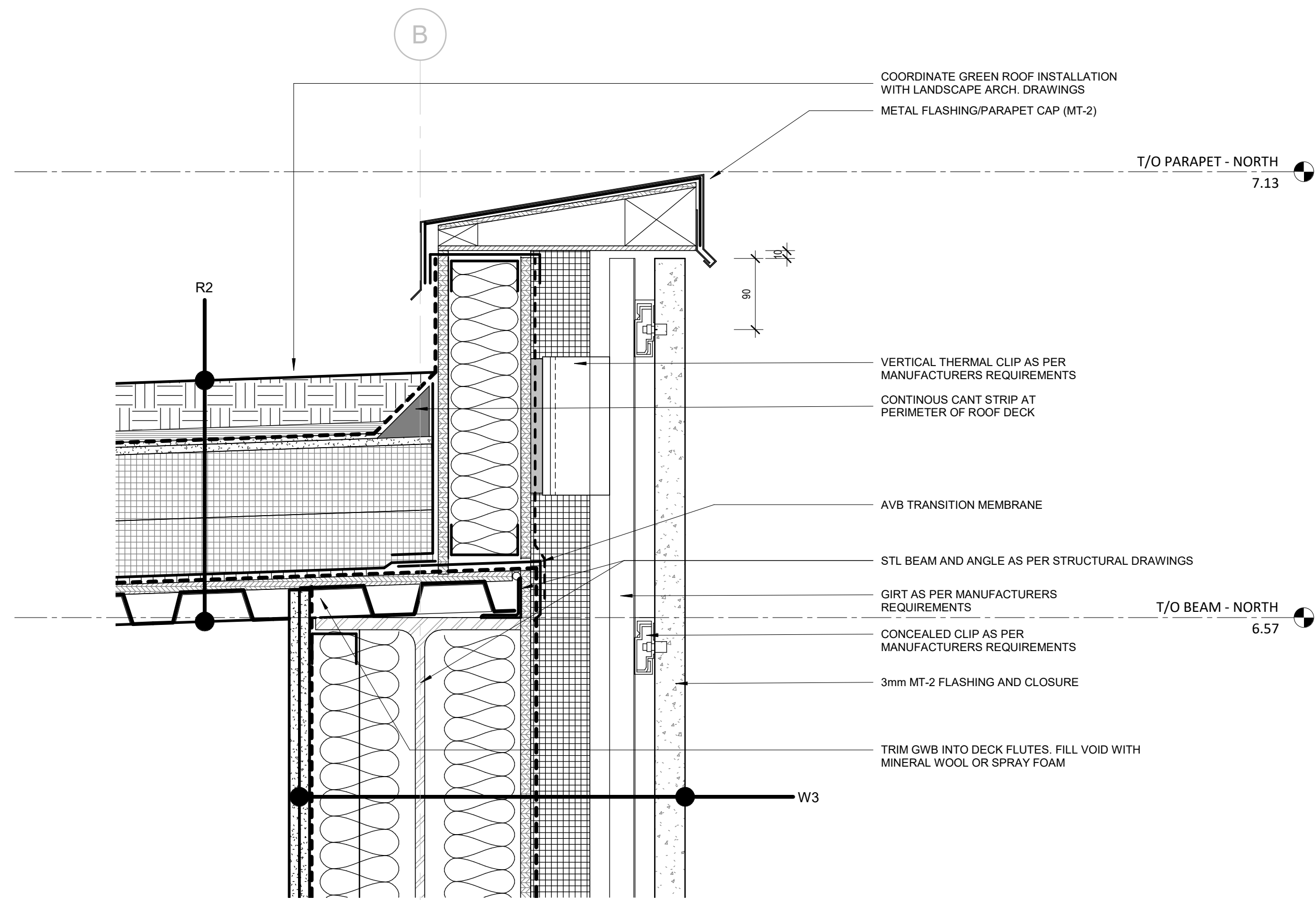
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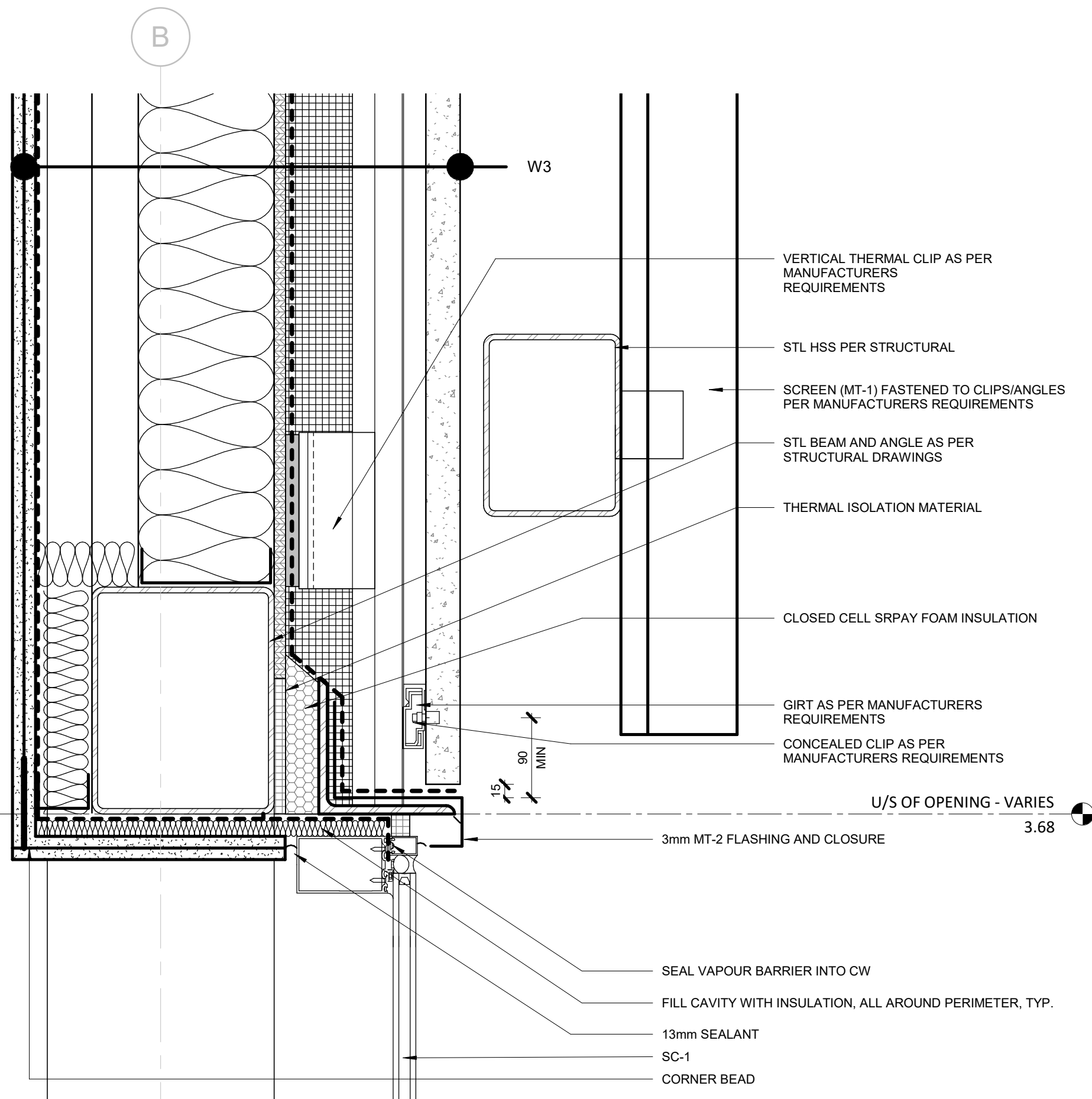
ADDITION GLAZING HEADER



NEW ADDITION - SOUTH 2

1 : 5

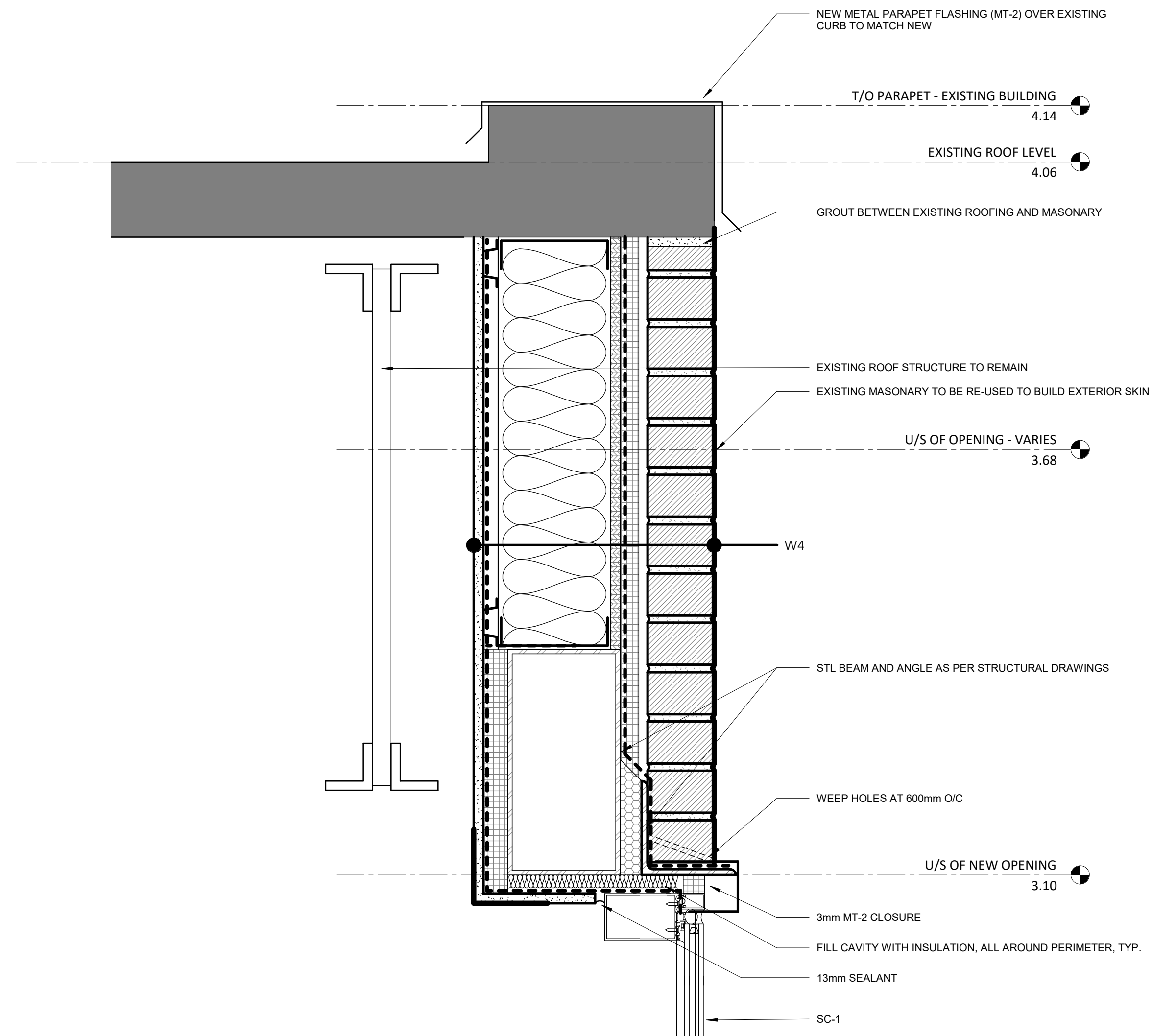
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A4.25



NEW ADDITION - SOUTH - Callout 1

1 : 5

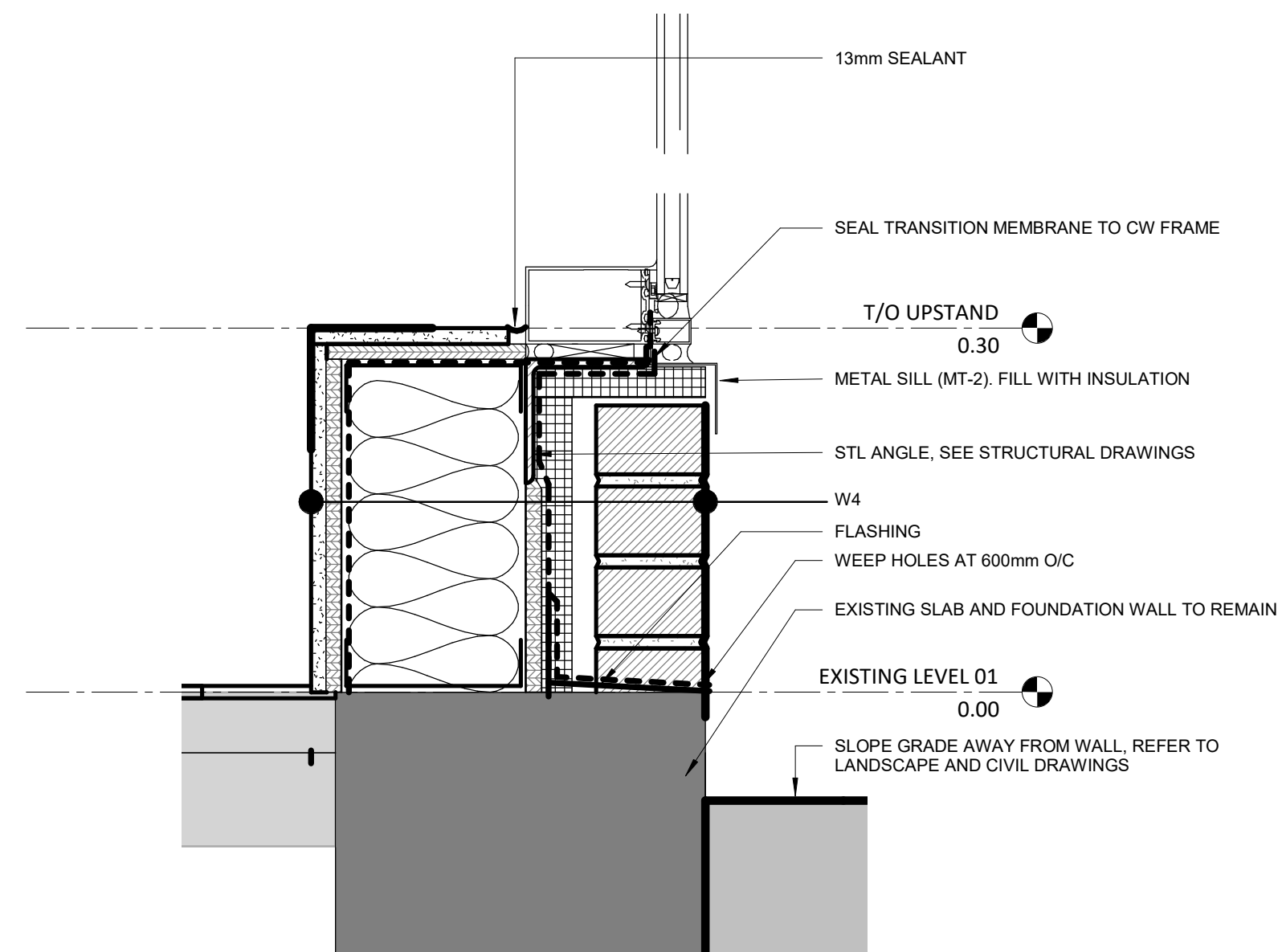
11
A4.25



PROGRAMME ROOM EAST WALL 1

1 : 5

20
A4.25



PROGRAMME ROOM EAST WALL 2

1 : 5

10
A4.25

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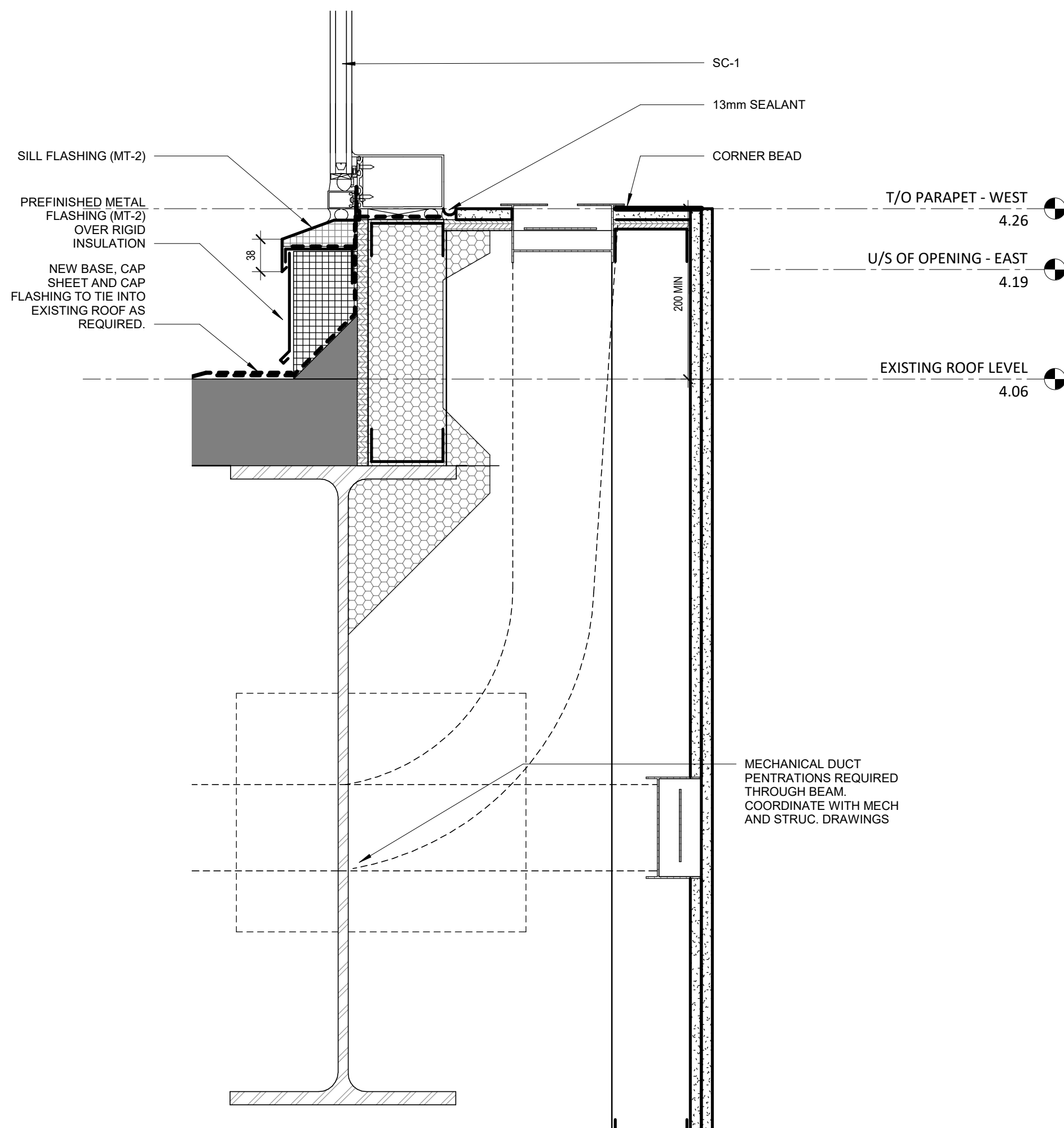
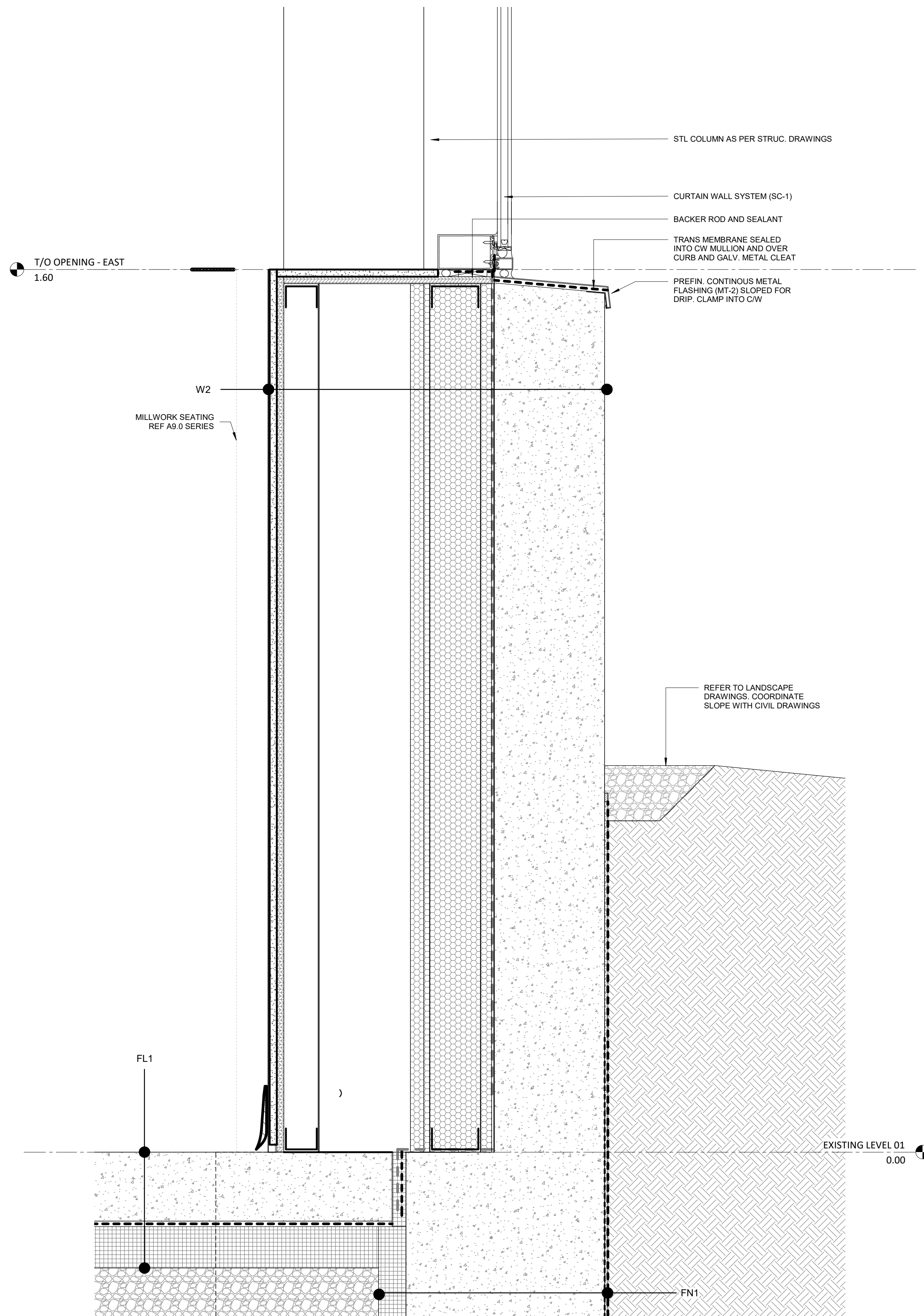
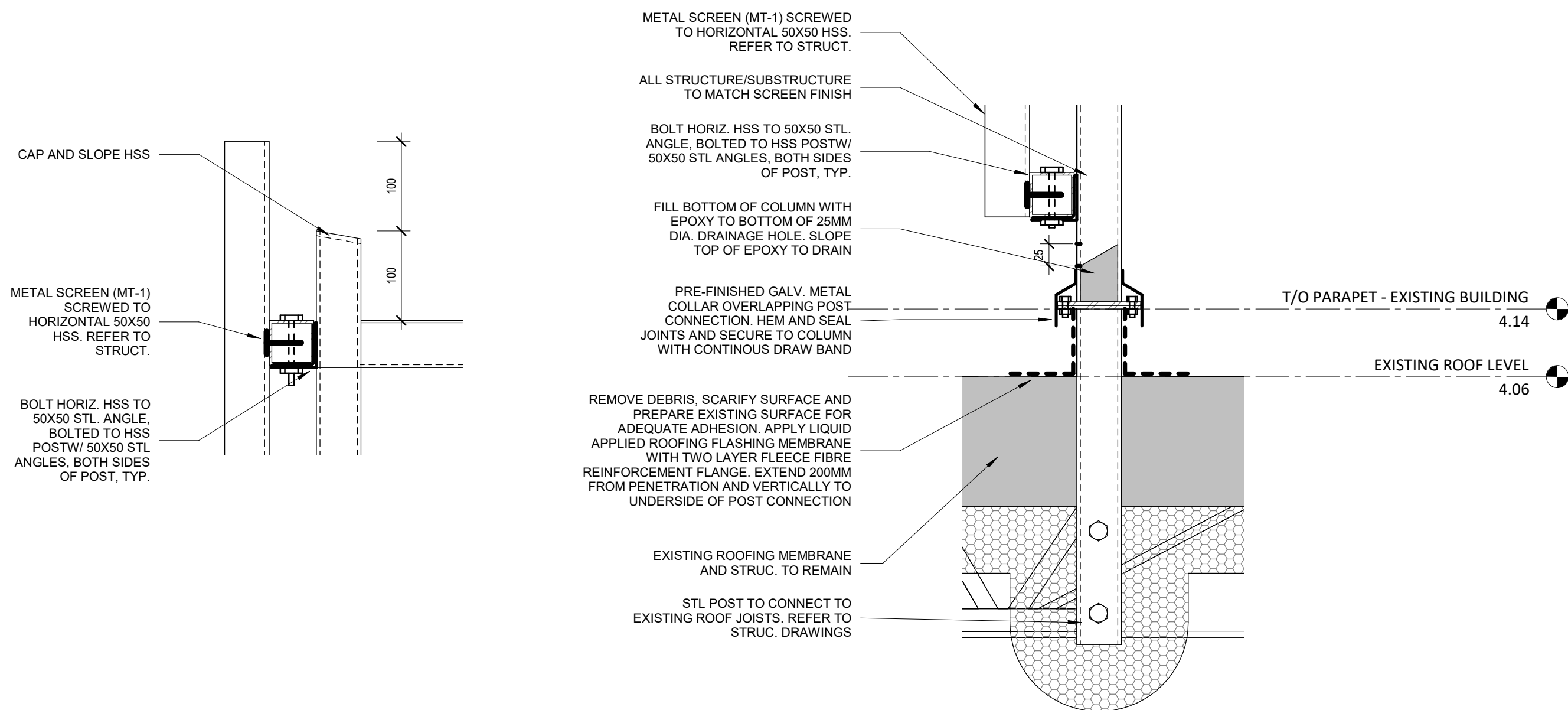
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EXTERIOR DETAILS

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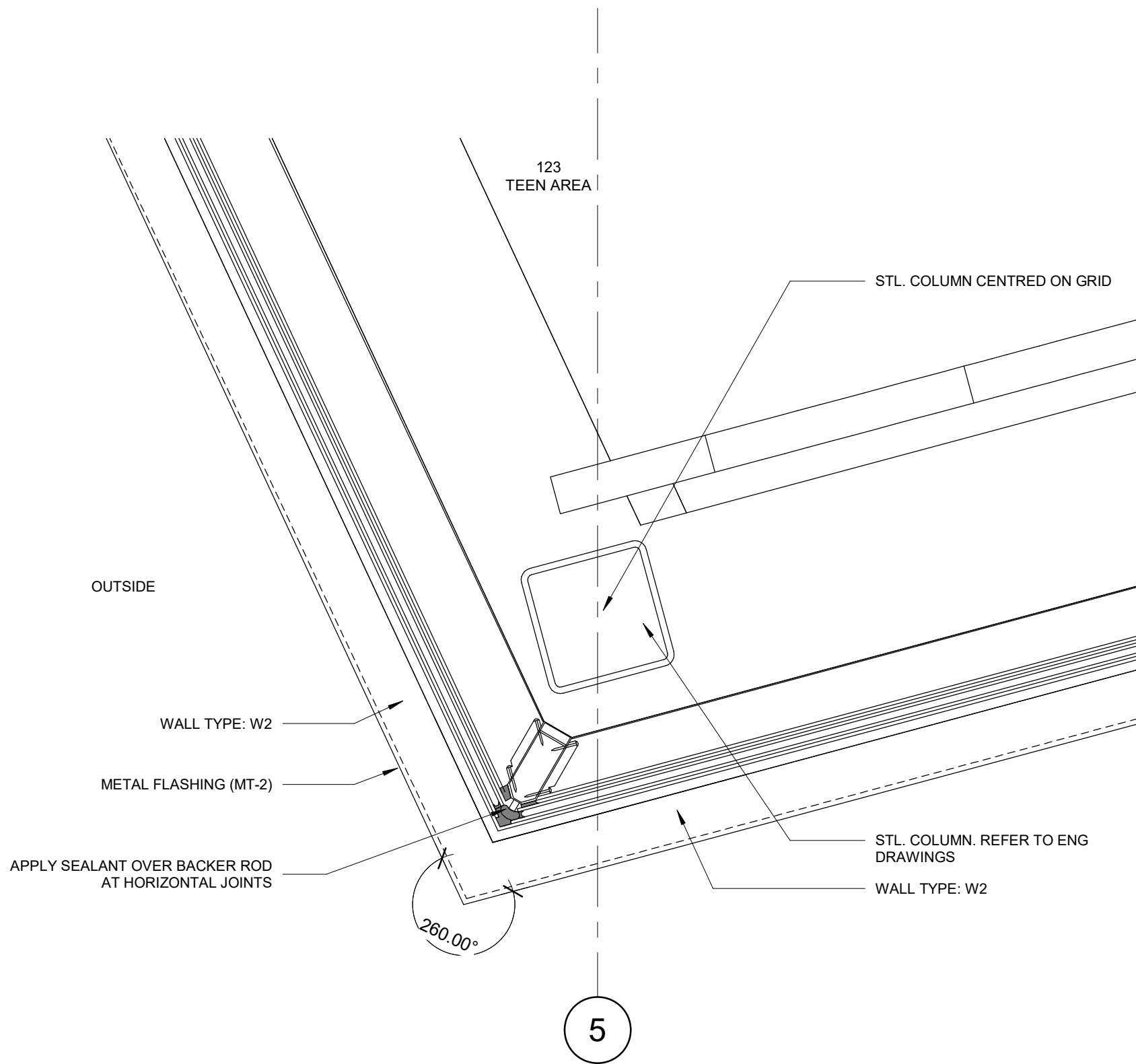
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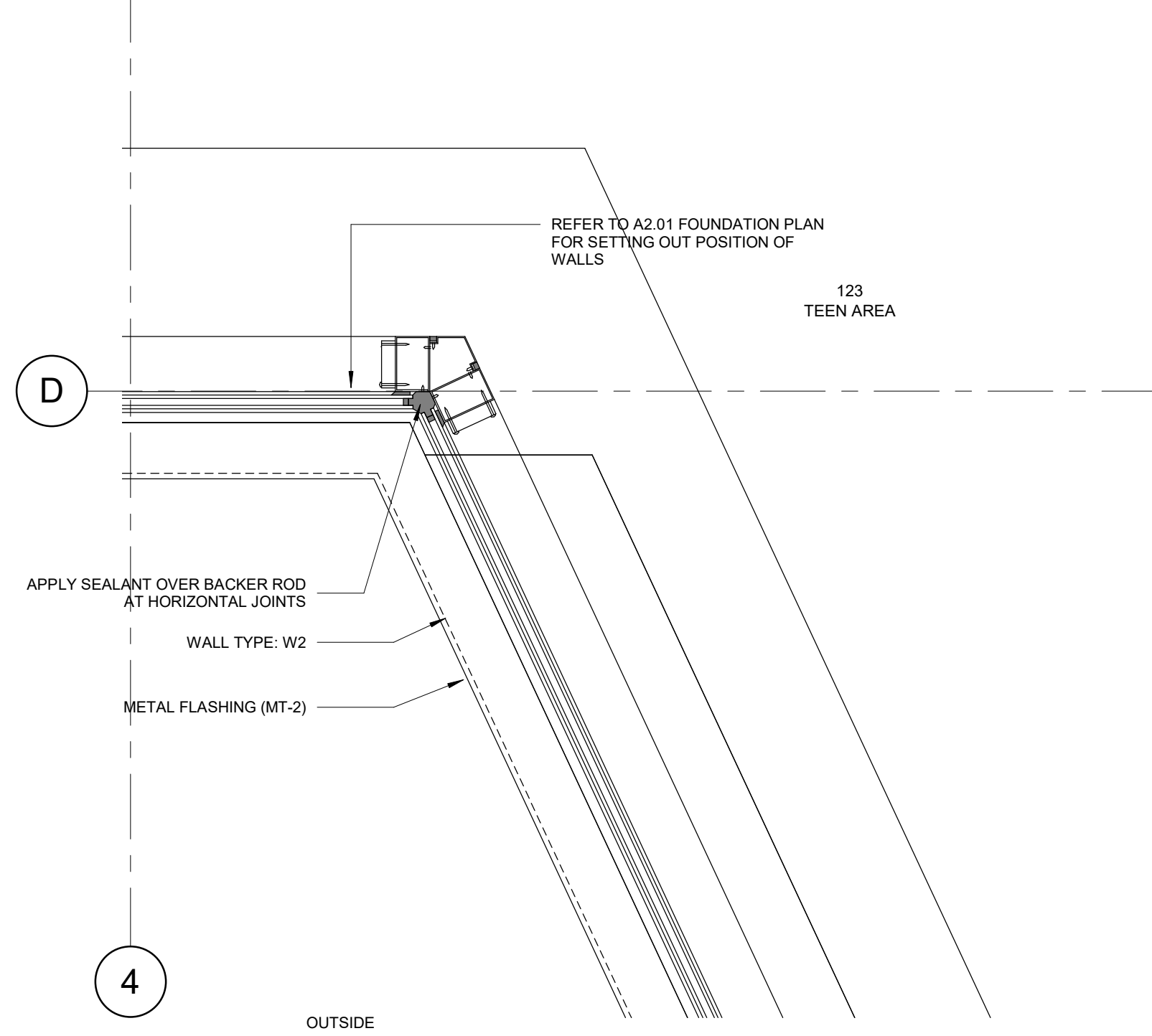
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EXTERIOR DETAILS

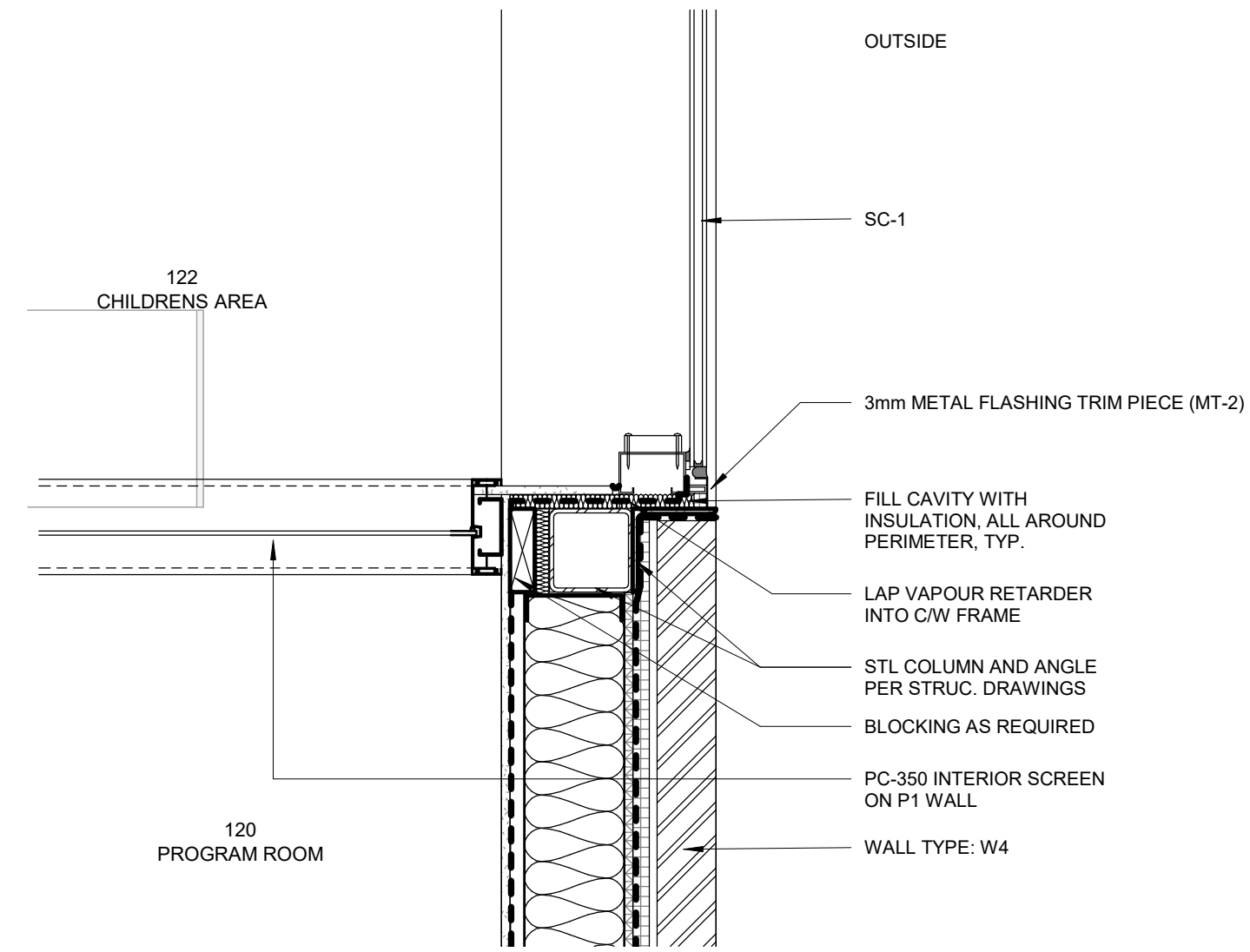
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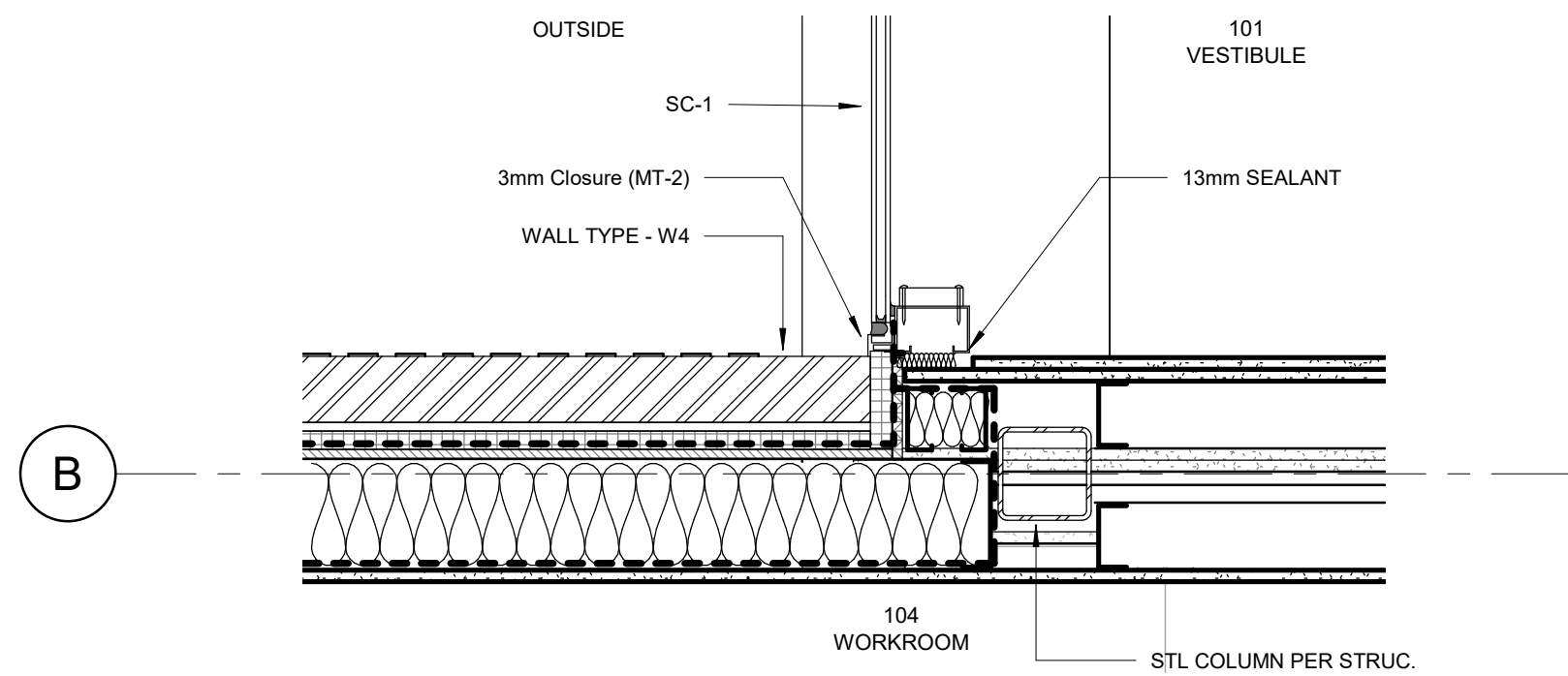
ADDITION GLAZING B 22
1 : 10 A4.30



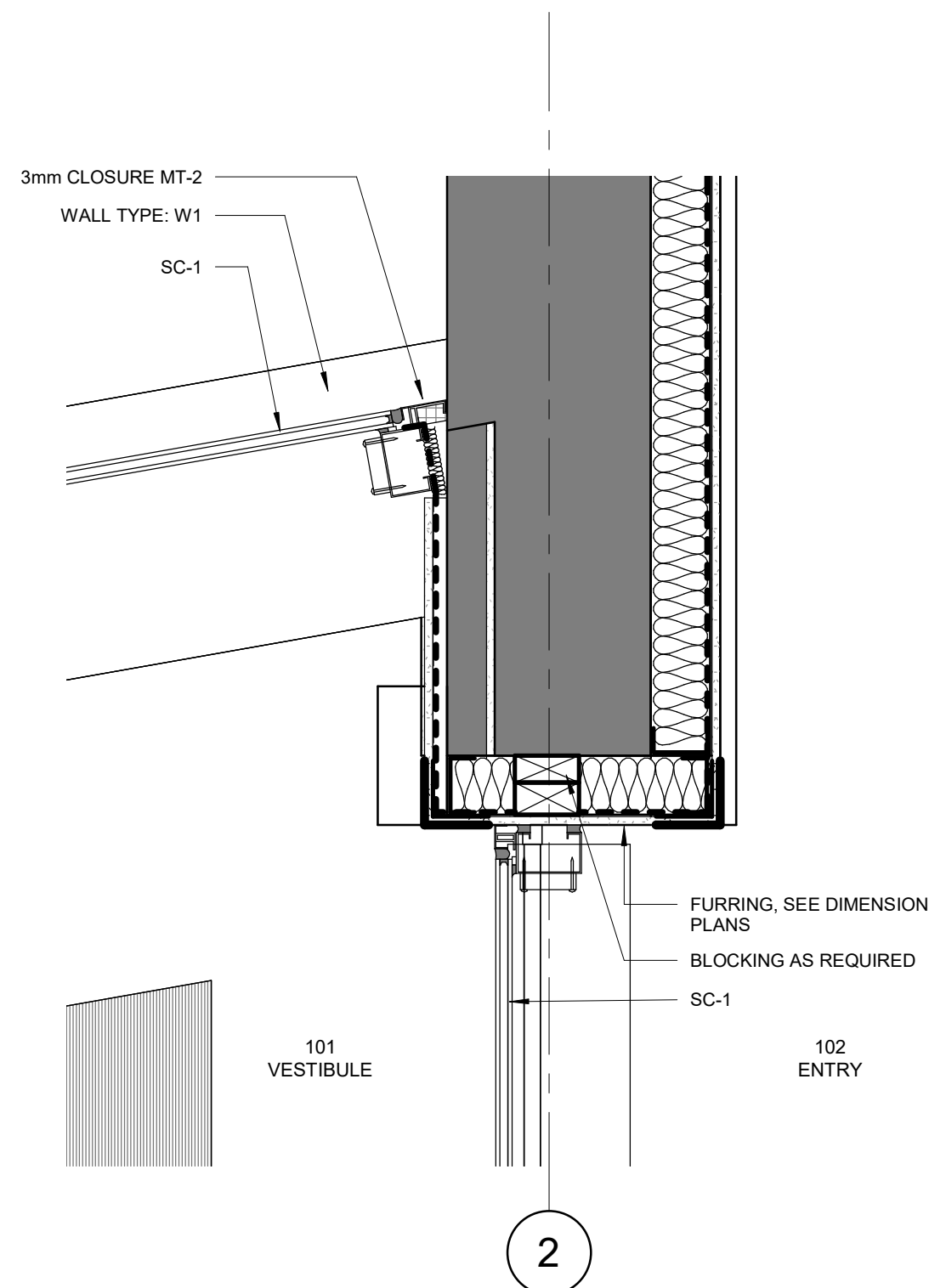
ADDITION GLAZING A 21
1 : 10 A4.30



GLAZING AT CHILDREN'S AREA 20
1 : 10 A4.30



ENTRY MEETS EXISTING - SOUTH 12
1 : 10 A4.30



ENTRY MEETS EXISTING - NORTH 11
1 : 10 A4.30

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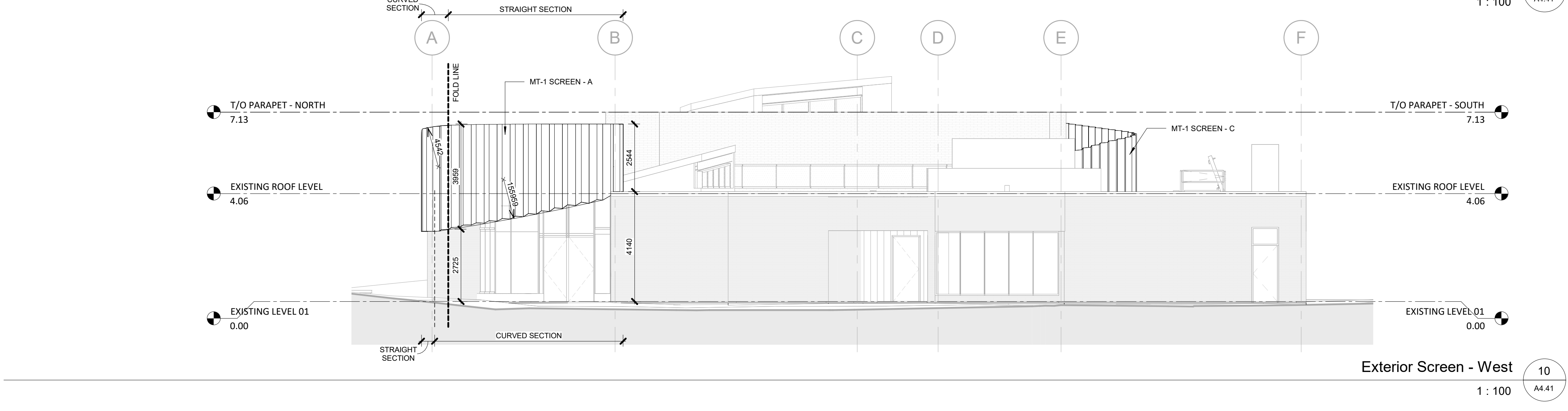
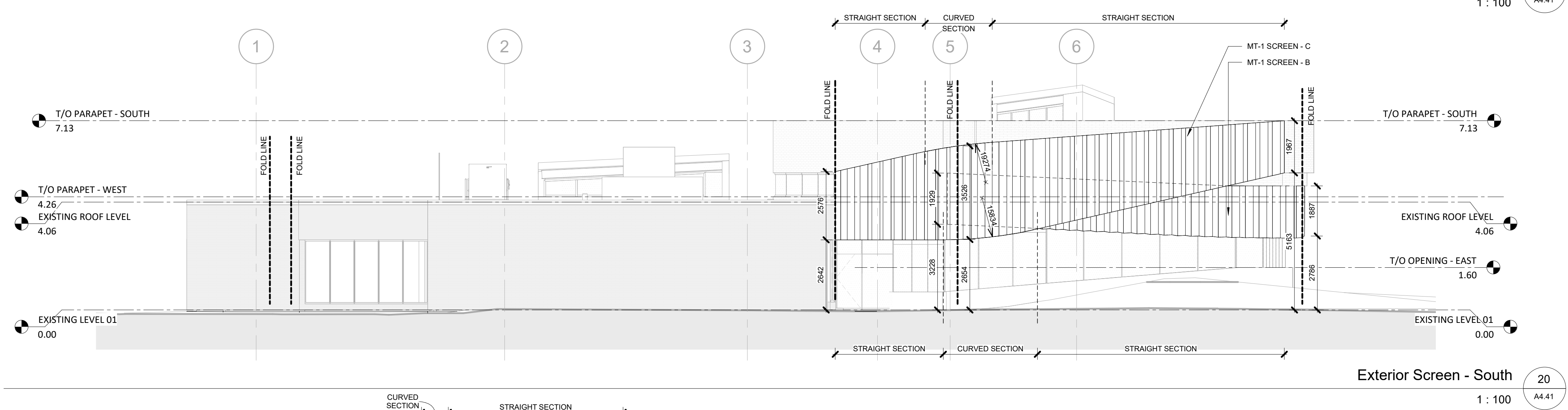
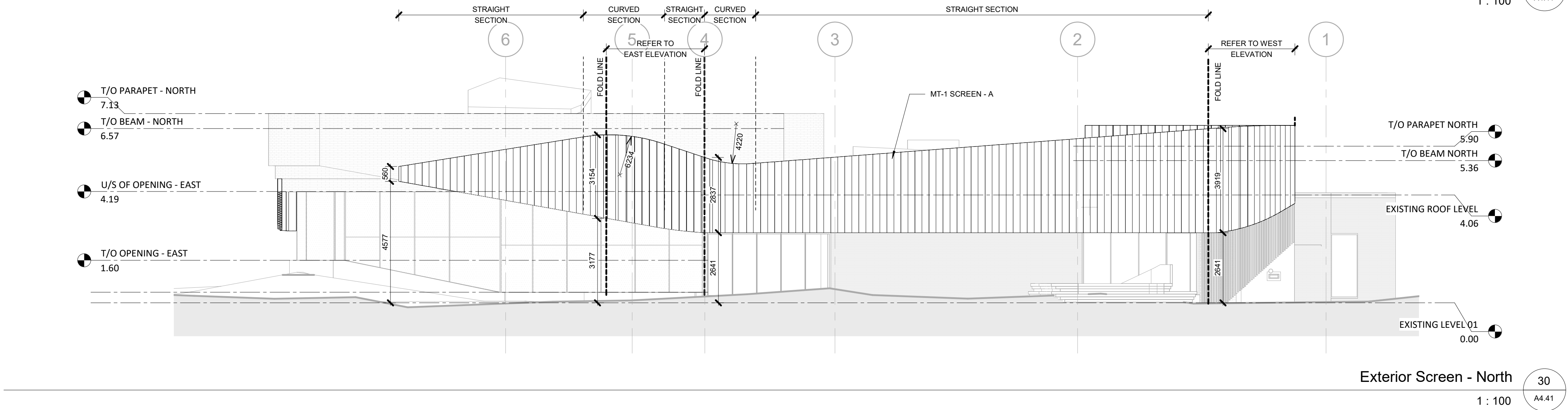
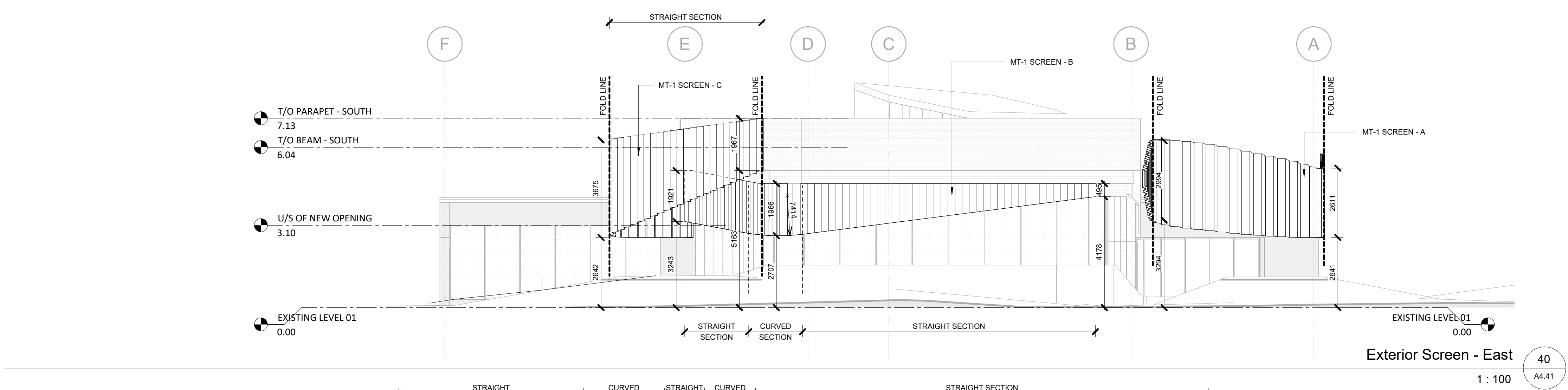
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1 : 10 @24x36

PLAN DETAILS

A4.30



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1 ISSUE FOR TENDER 2025.04.01

00 ISSUE DATE

FOR TENDER

1 : 100 @24x36

EXTERIOR METAL SCREEN

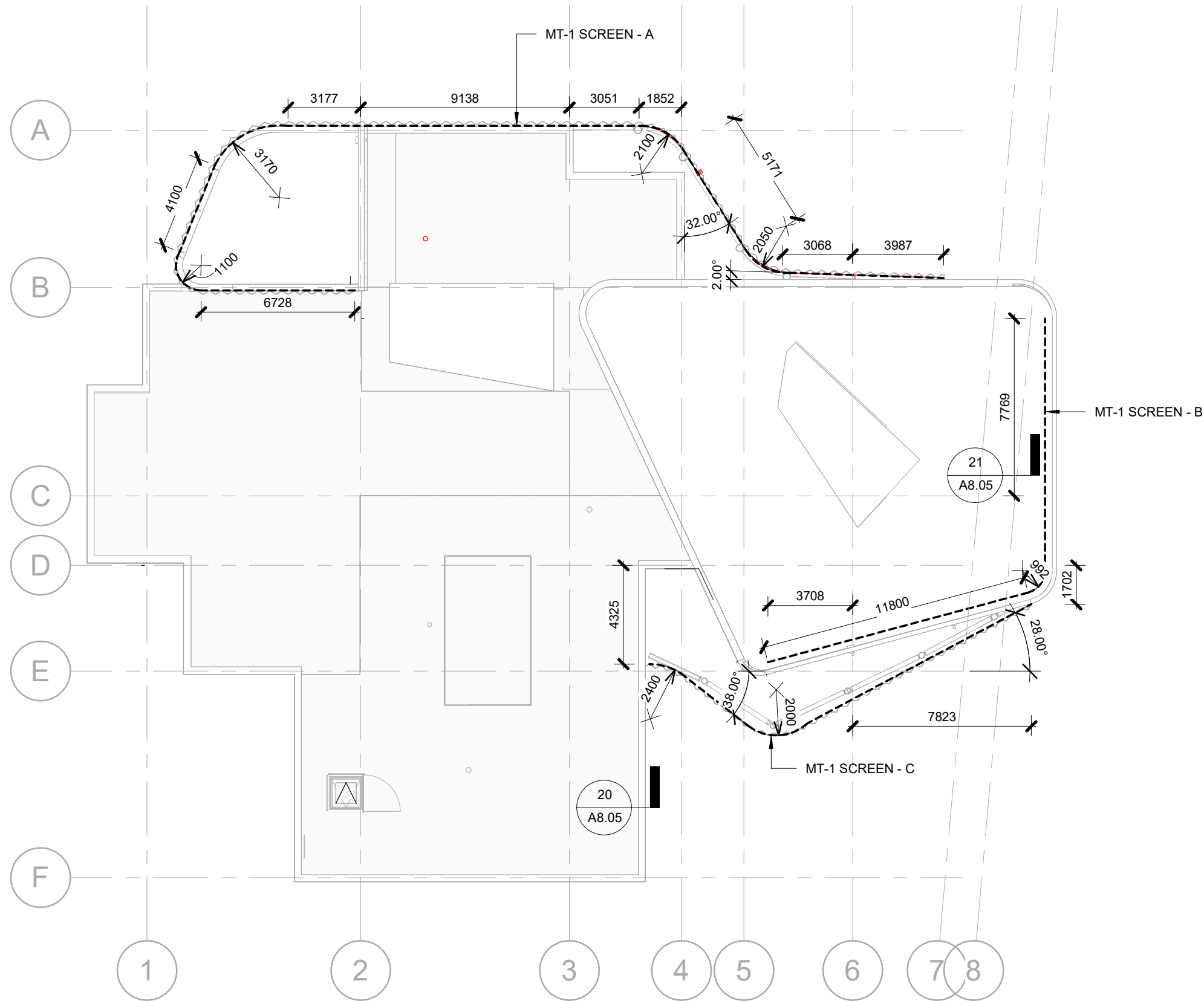
A4.41

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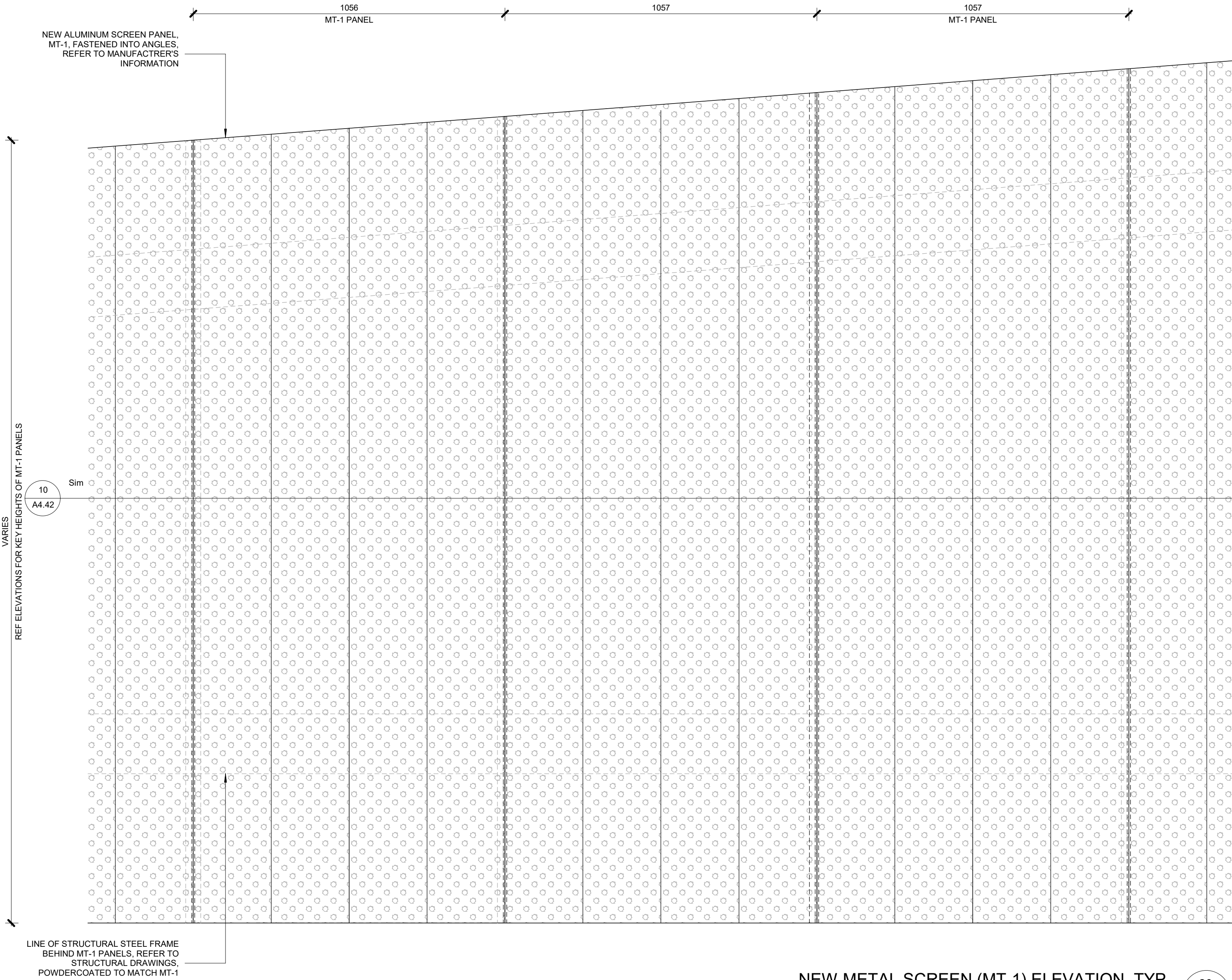


Screen Plan

21

1 : 200

A4.42

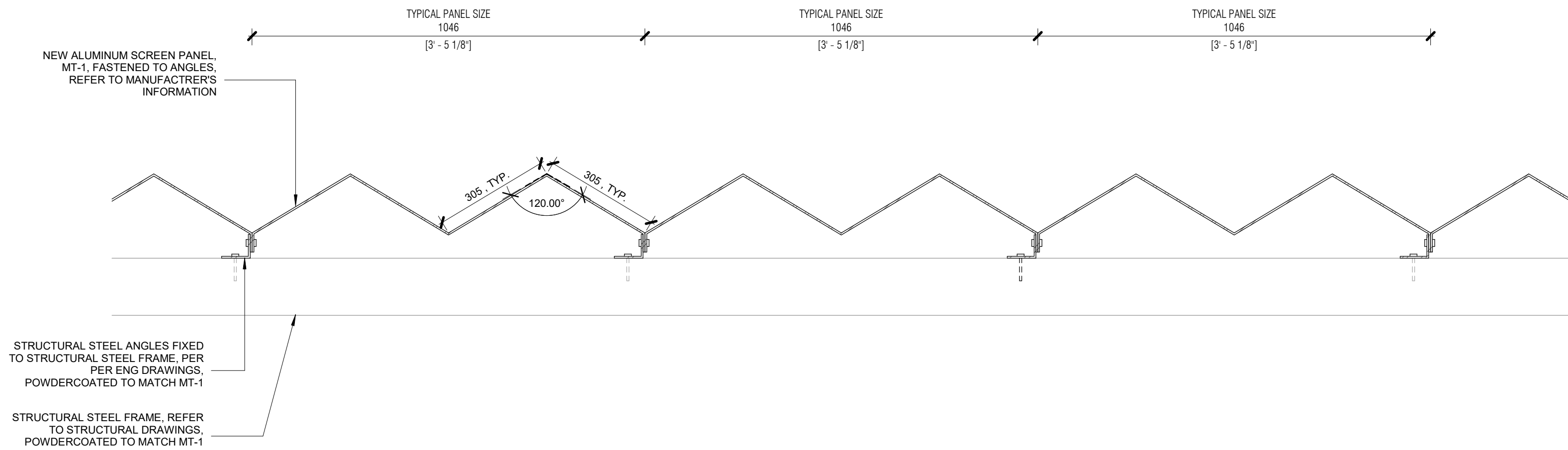


NEW METAL SCREEN (MT-1) ELEVATION, TYP.

20

1 : 10

A4.42



NEW METAL SCREEN (MT-1) PLAN DETAIL, TYP.

10

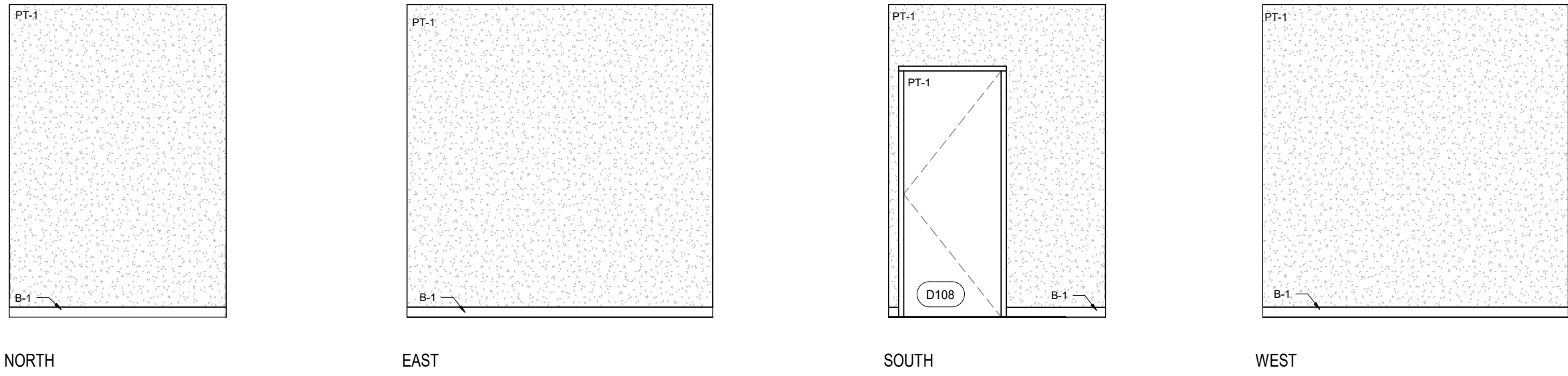
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A4.42

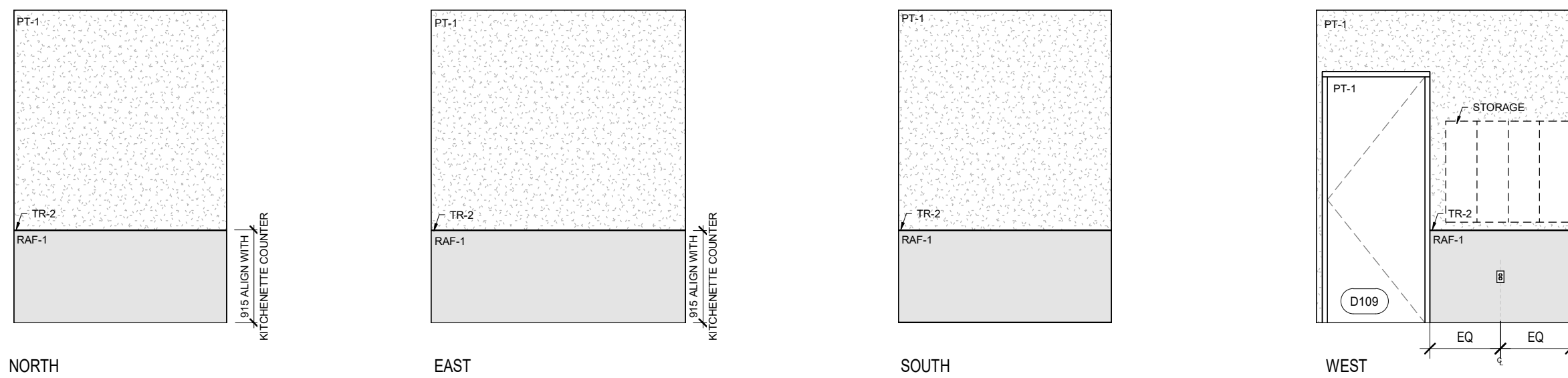
FOR TENDER

EXTERIOR METAL SCREEN

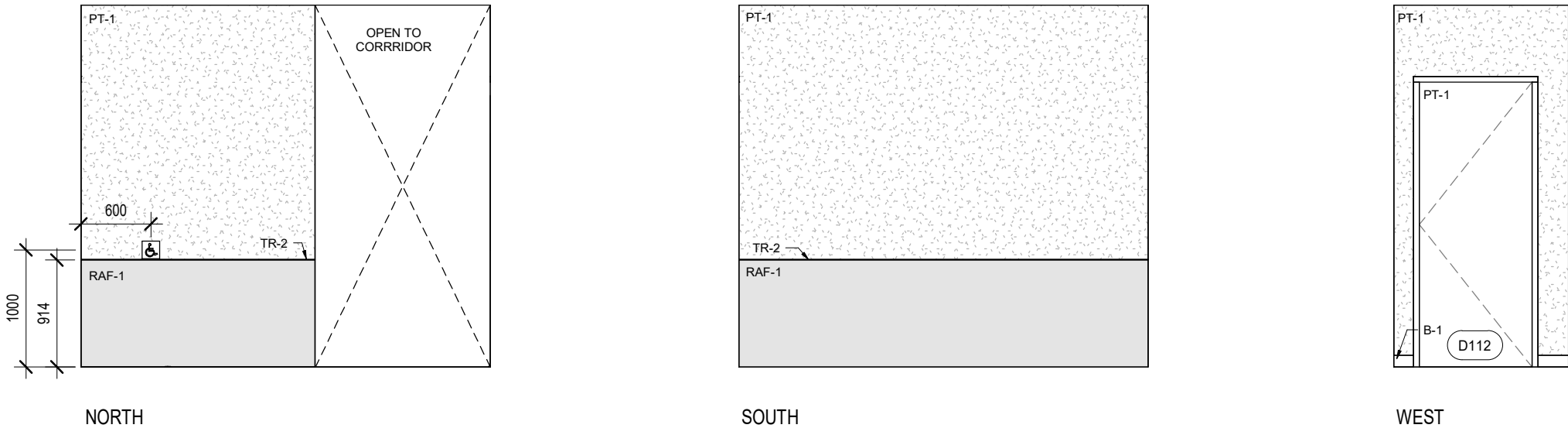
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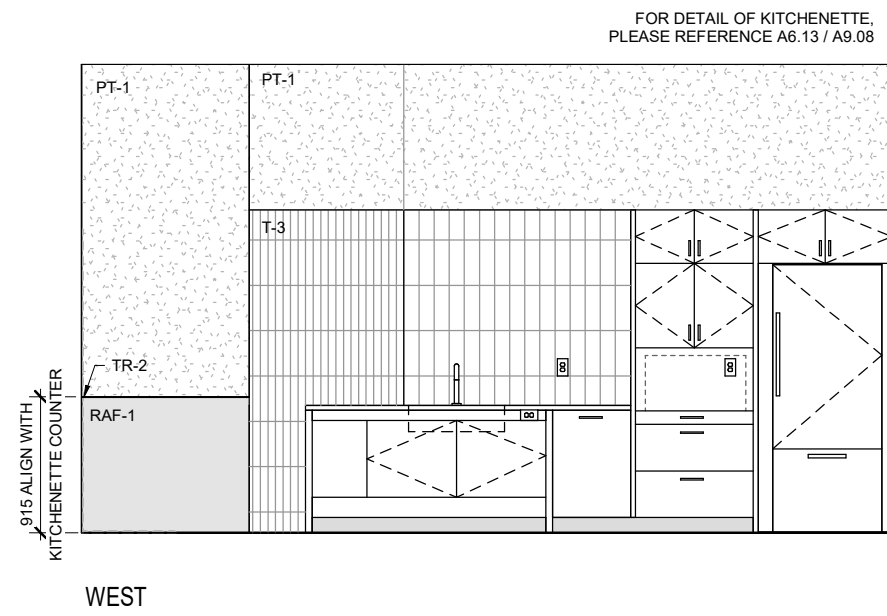
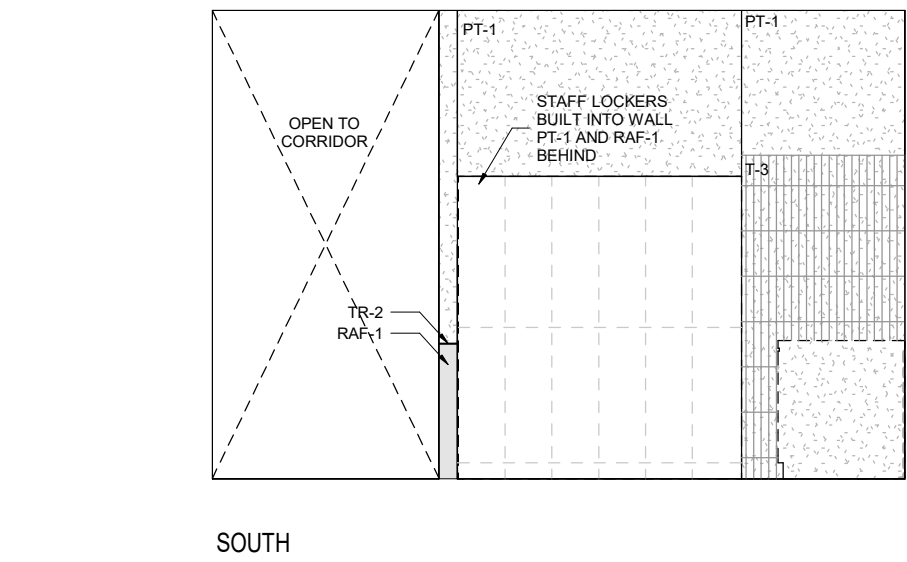
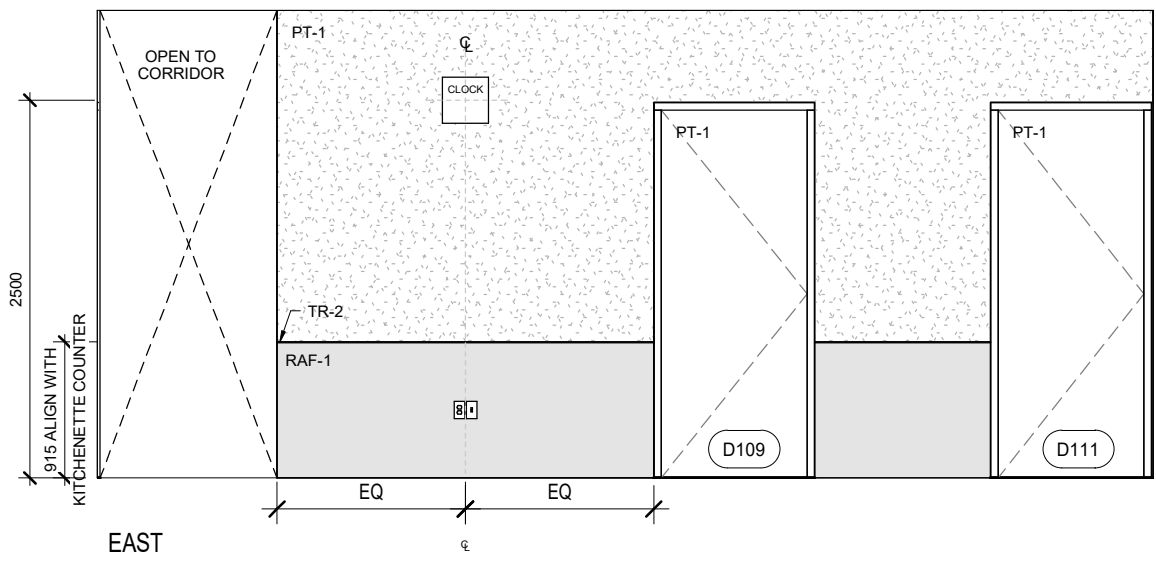
ELECTRICAL ROOM 41
1 : 50 A6.01



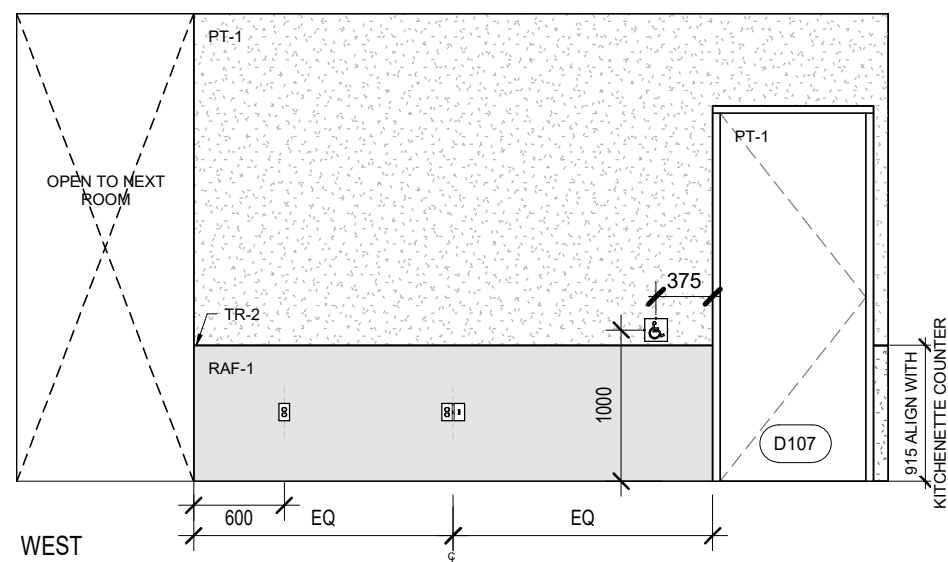
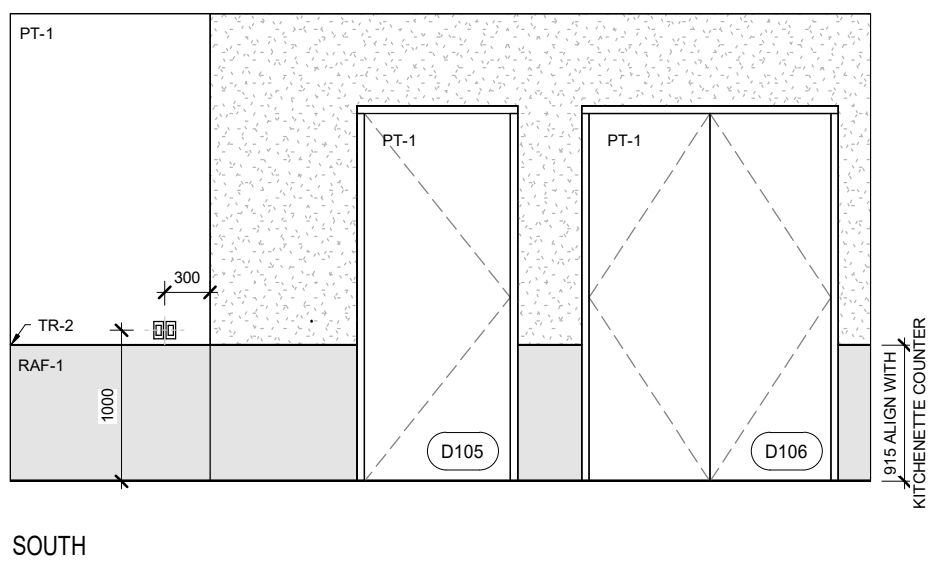
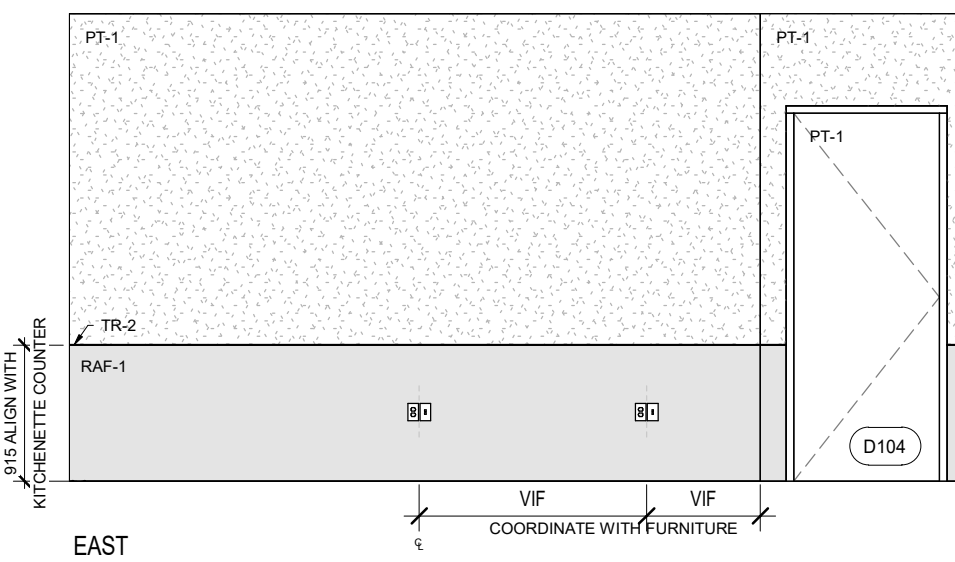
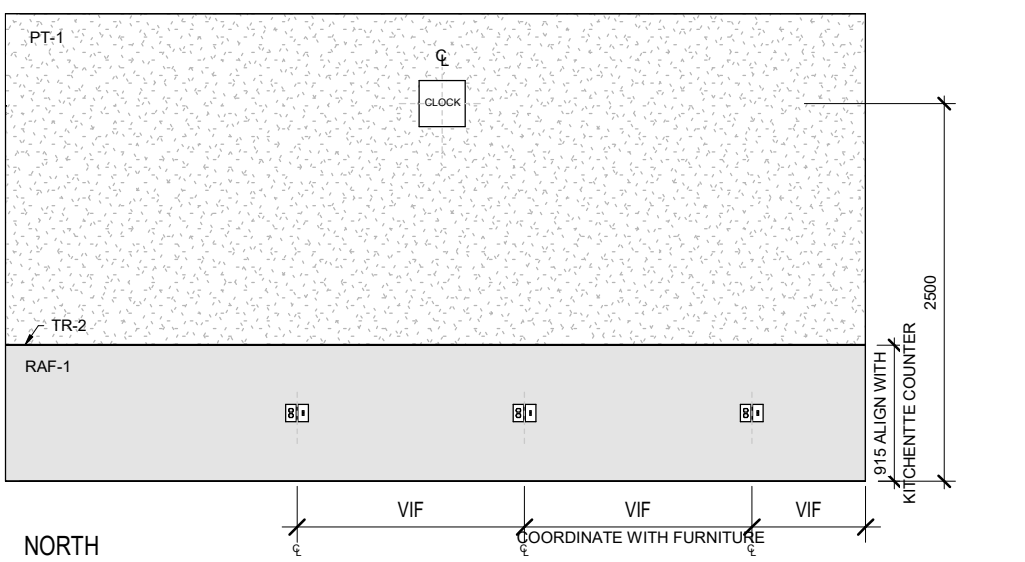
STORAGE 31
1 : 50 A6.01



STAFF ENTRANCE 40
1 : 50 A6.01



STAFF LOUNGE 20
1 : 50 A6.01



STAFF WORKROOM 10
1 : 50 A6.01

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1 : 50 @24x36

INTERIOR
ELEVATIONS

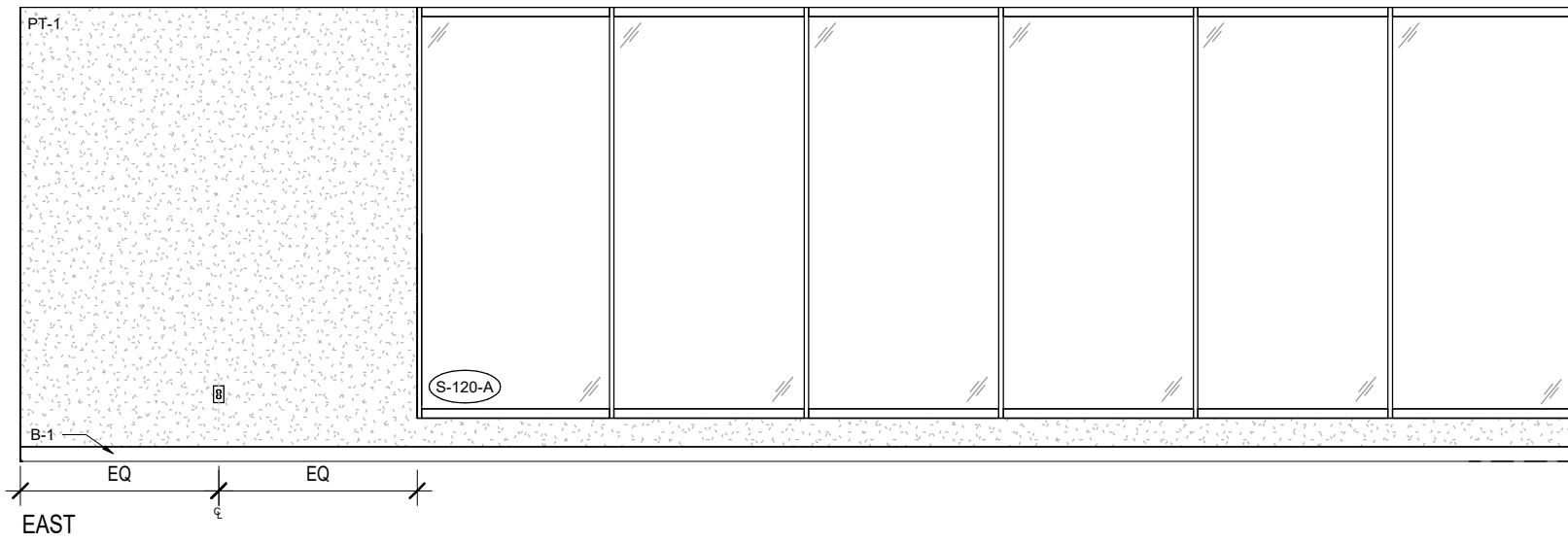
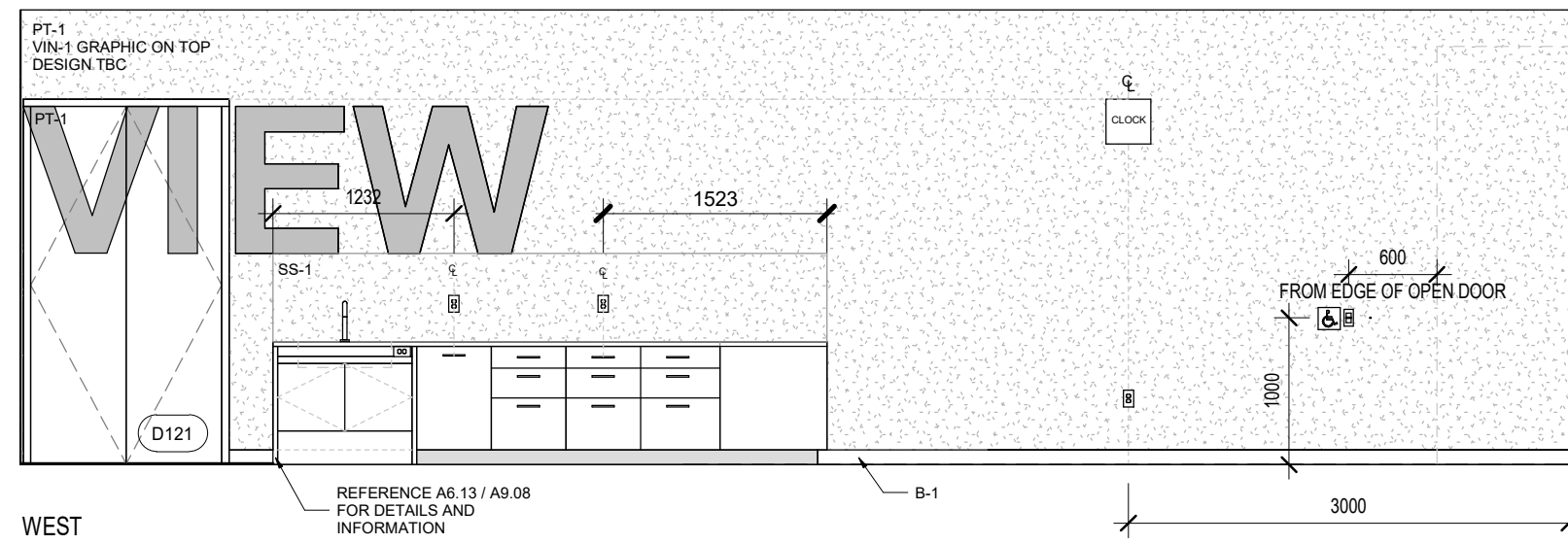
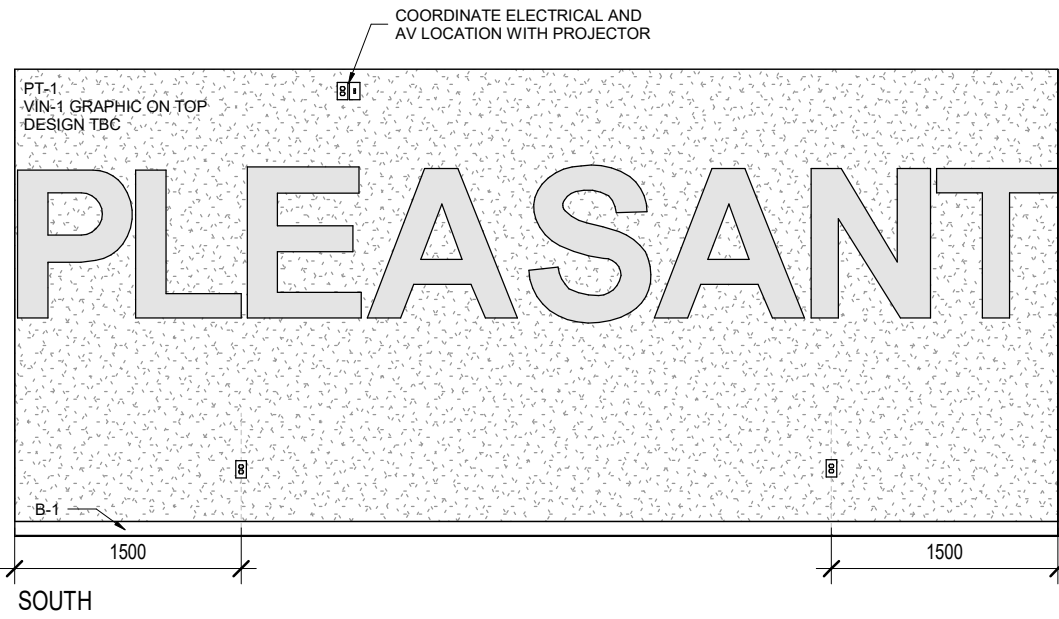
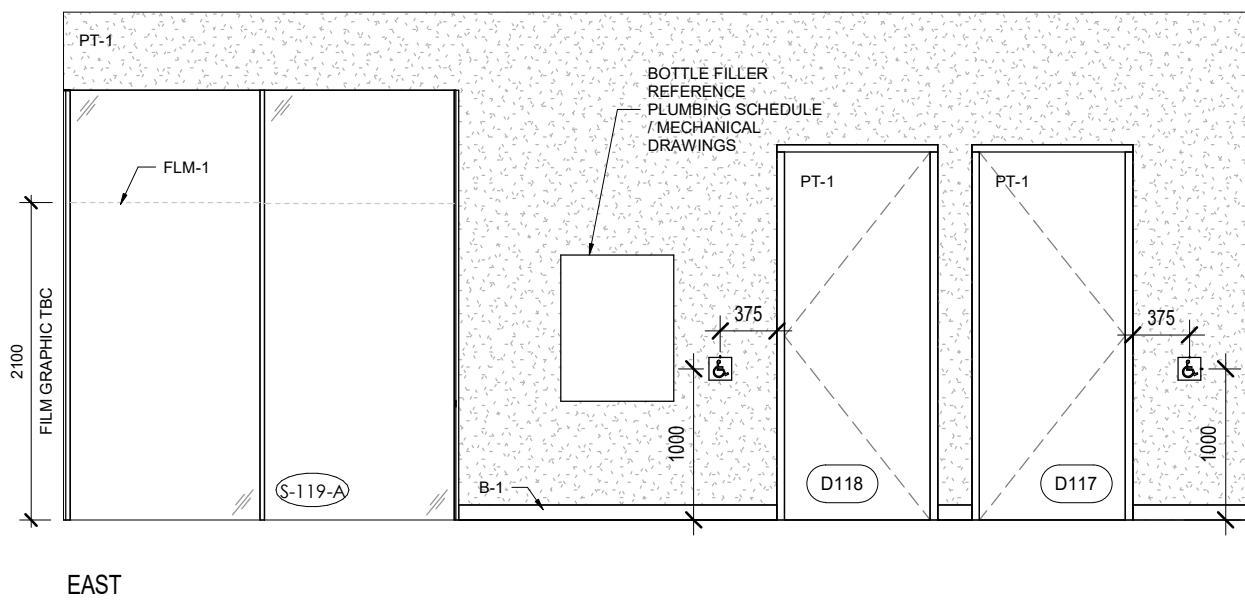
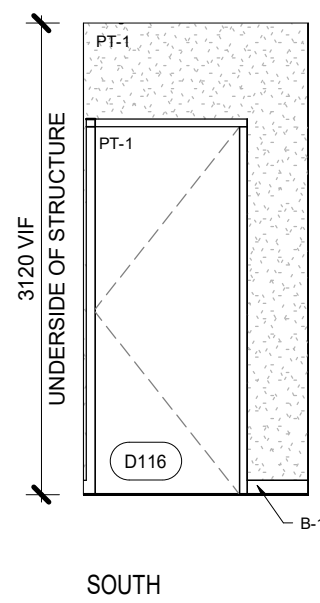
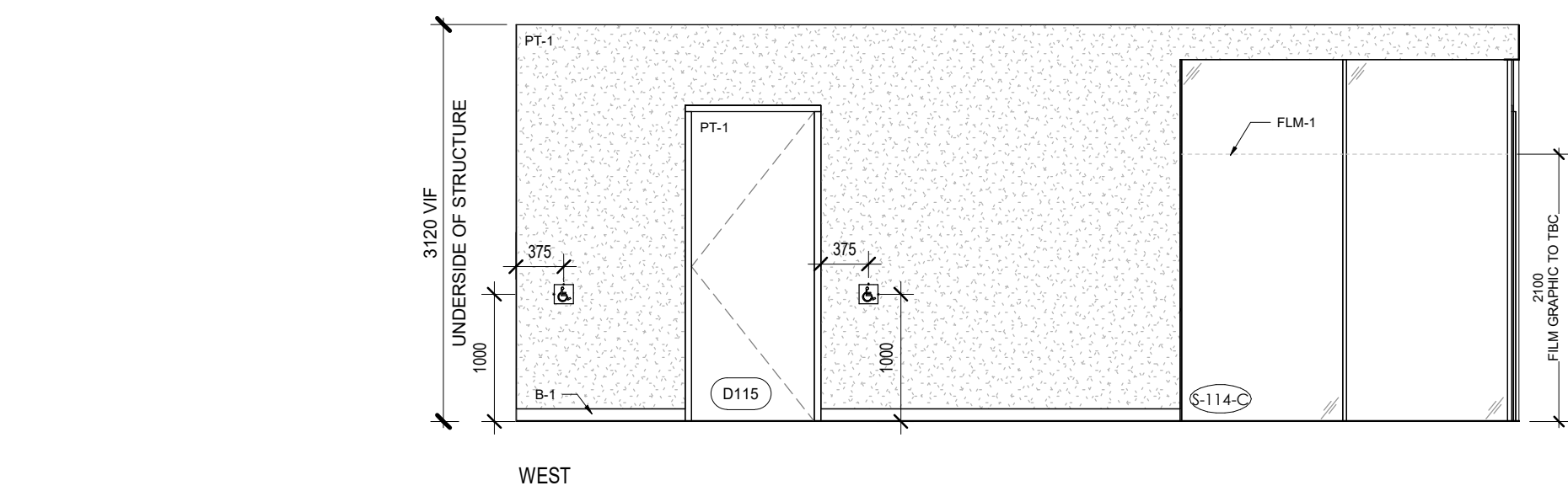
A6.01

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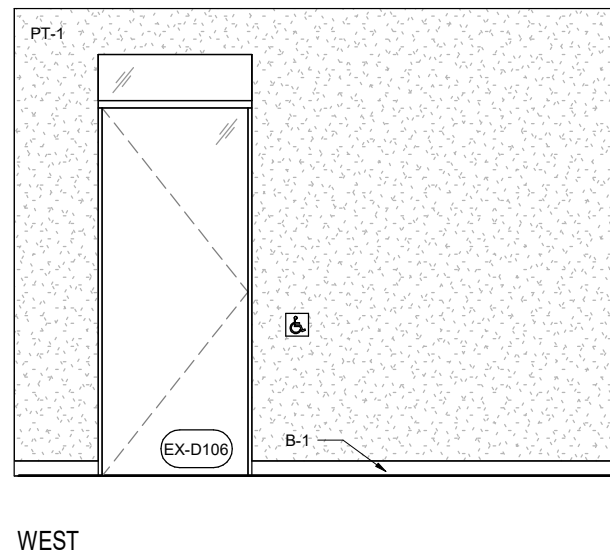
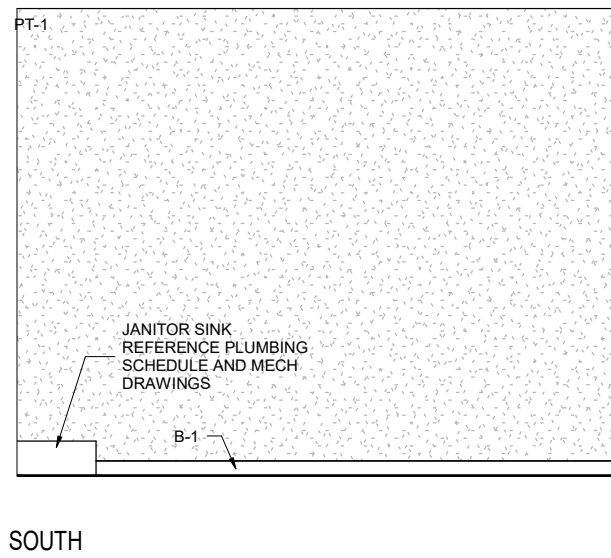
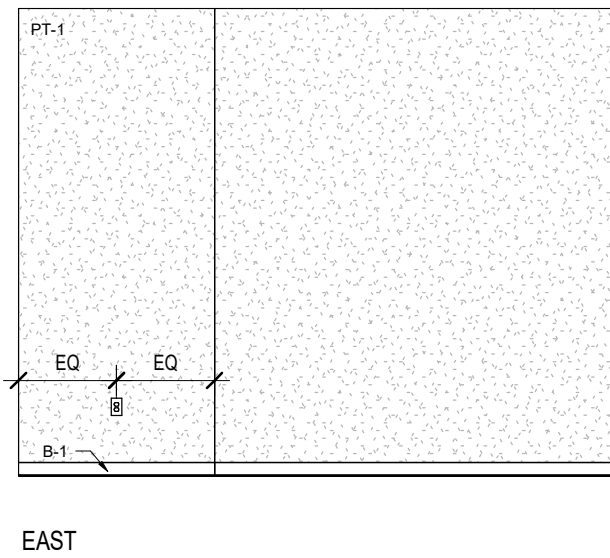
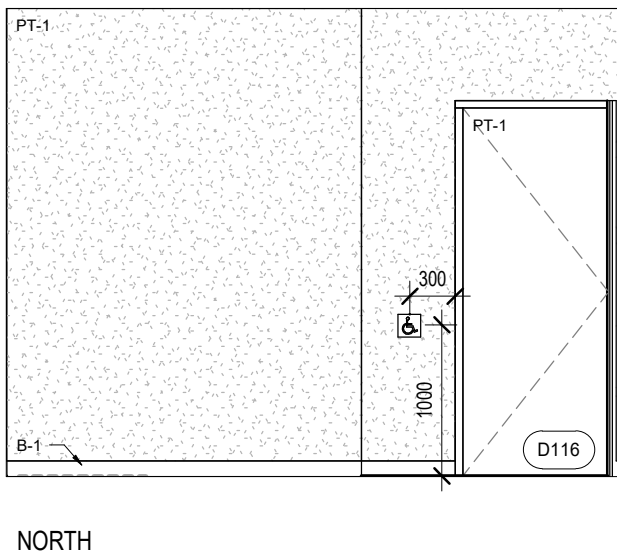


WASHROOM CORRIDOR

1 : 50
31
A6.02

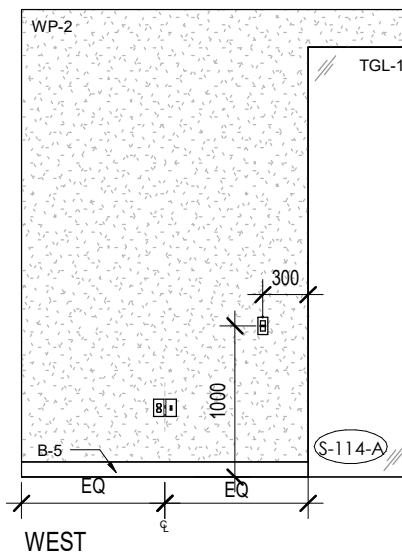
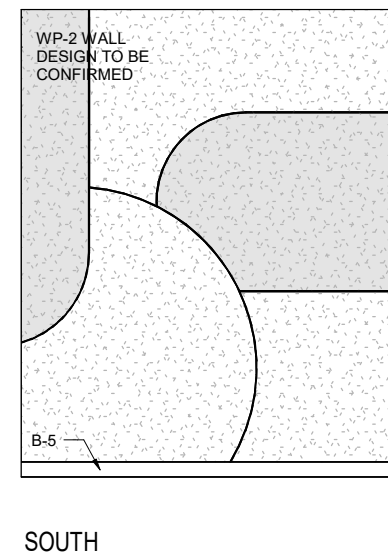
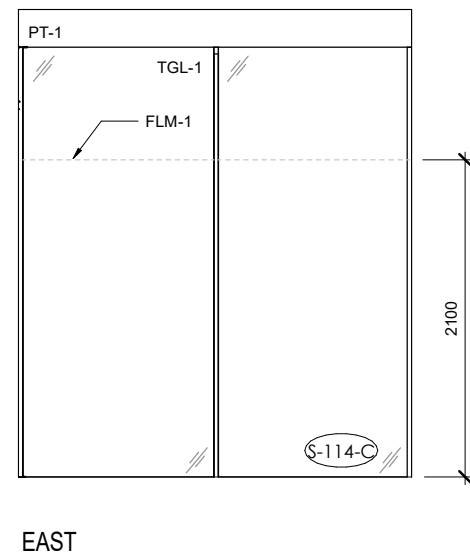
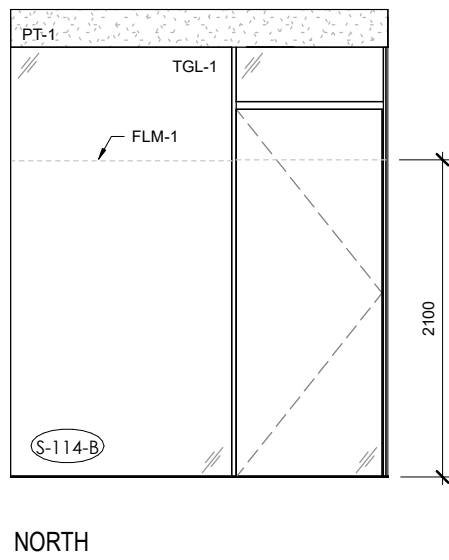
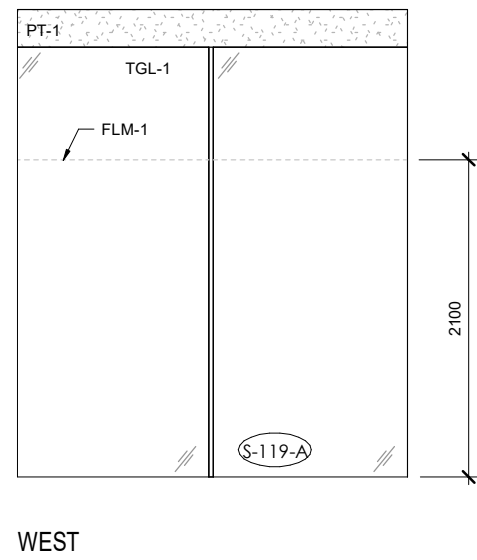
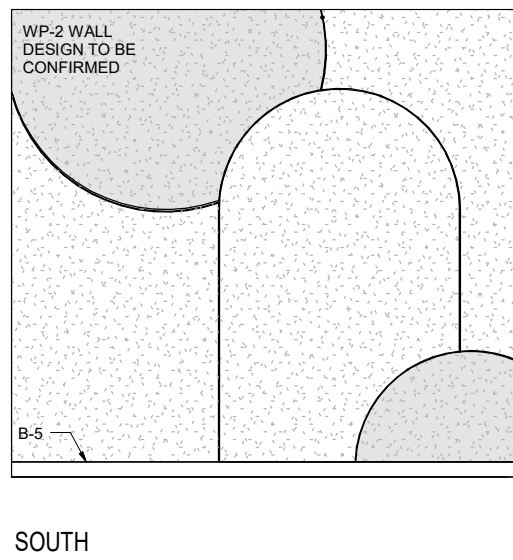
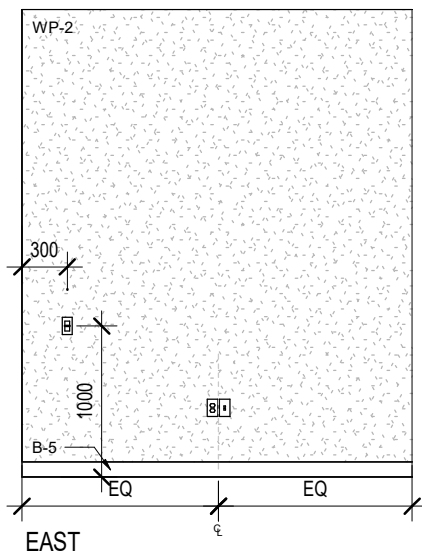
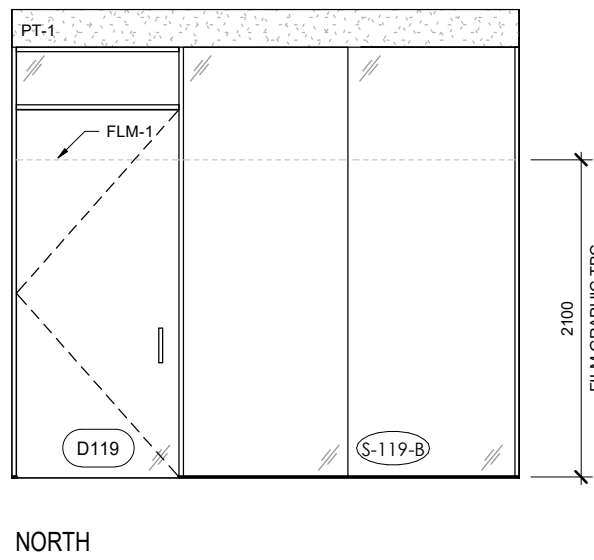
PROGRAMME ROOM

1 : 50
30
A6.02



JANITOR AND STORAGE

1 : 50
20
A6.02



STUDY ROOM B

1 : 50
11
A6.02

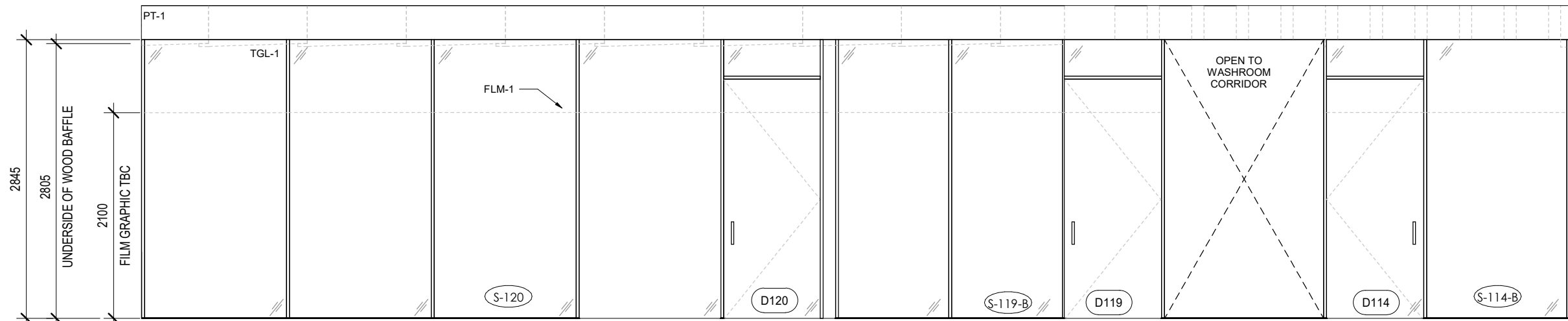
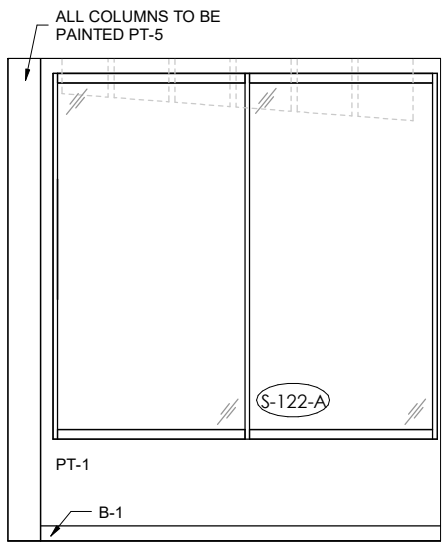
STUDY ROOM A

1 : 50
10
A6.02

1 : 50 @24x36

INTERIOR
ELEVATIONS

A6.02



STUDY ROOM EXTERIOR

40

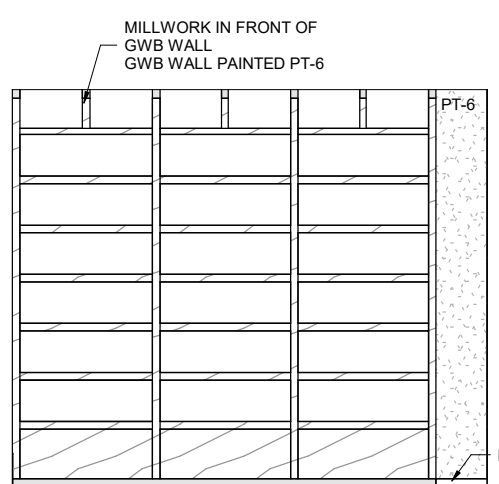
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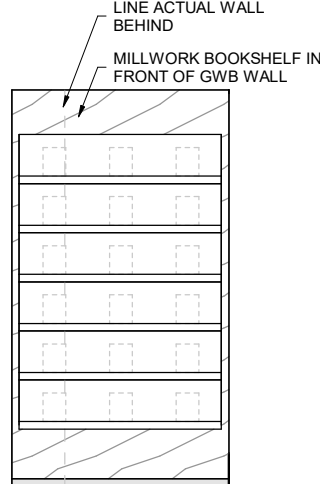
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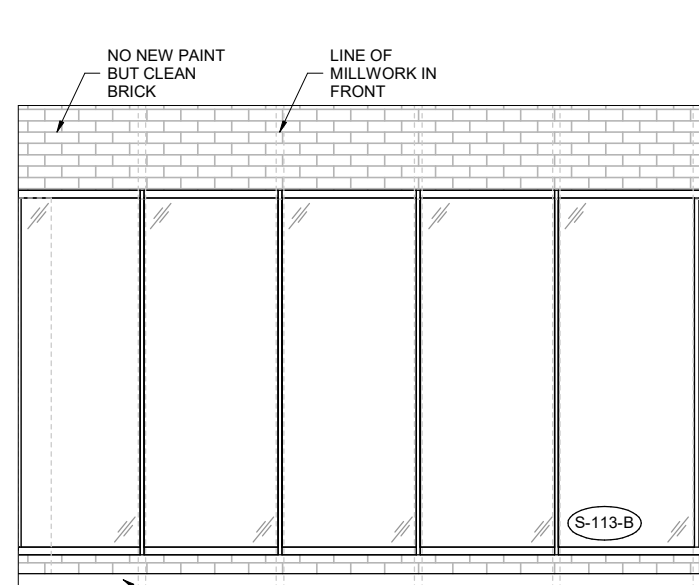
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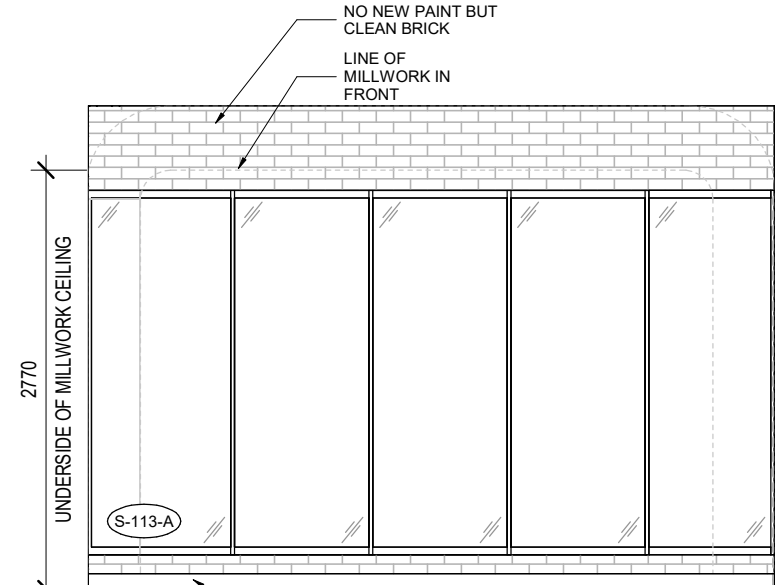
NORTH



EAST



SOUTH



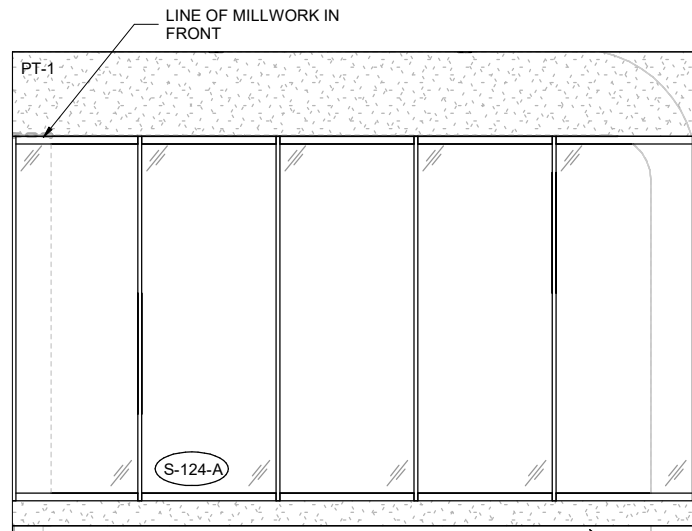
WEST

ADULT READING LOUNGE

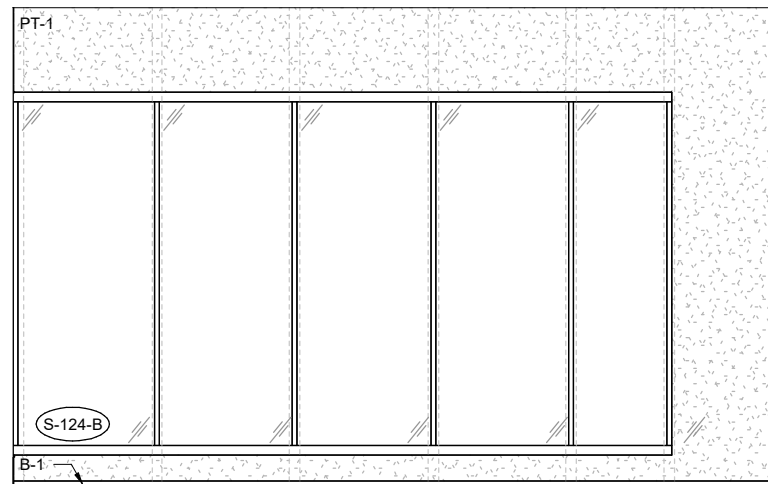
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1 : 50

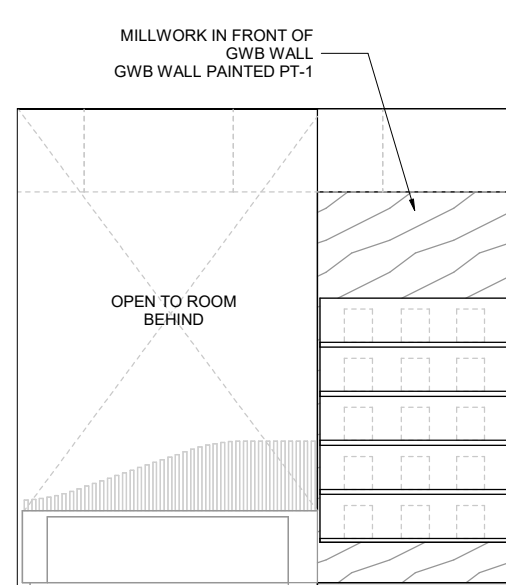
A6.03



NORTH



EAST



WEST

CHILDREN'S READING LOUNGE

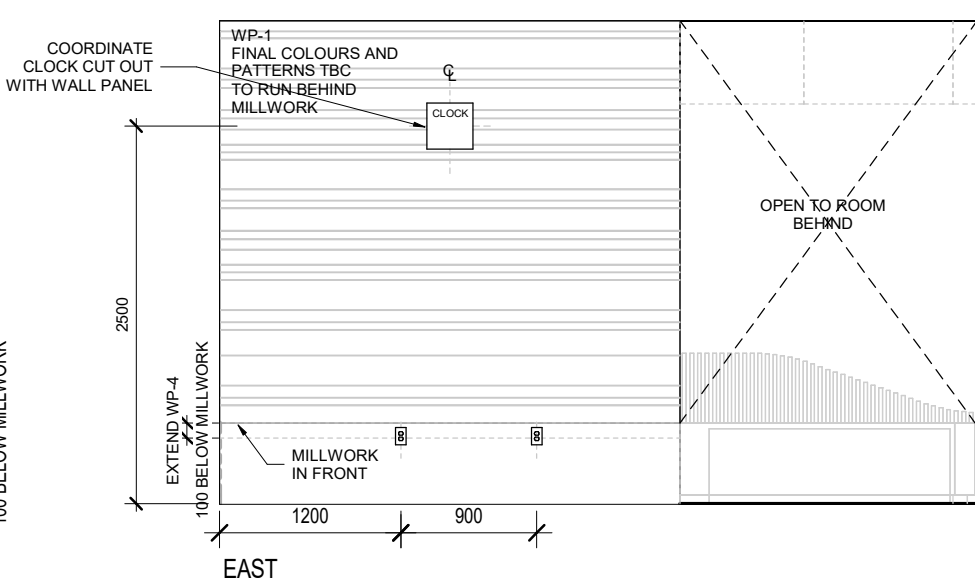
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1 : 50

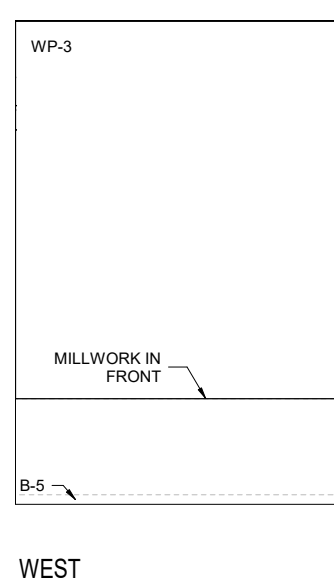
A6.03



NORTH



EAST



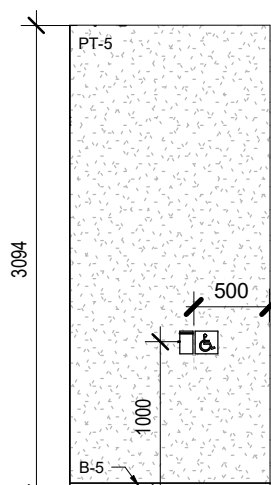
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SELF CHECKOUT

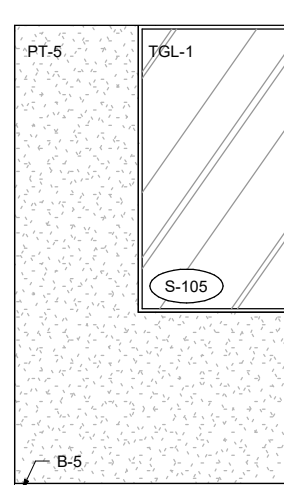
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1 : 50

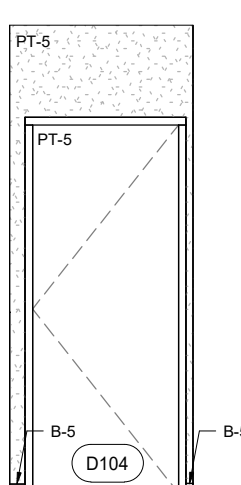
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NORTH



SOUTH



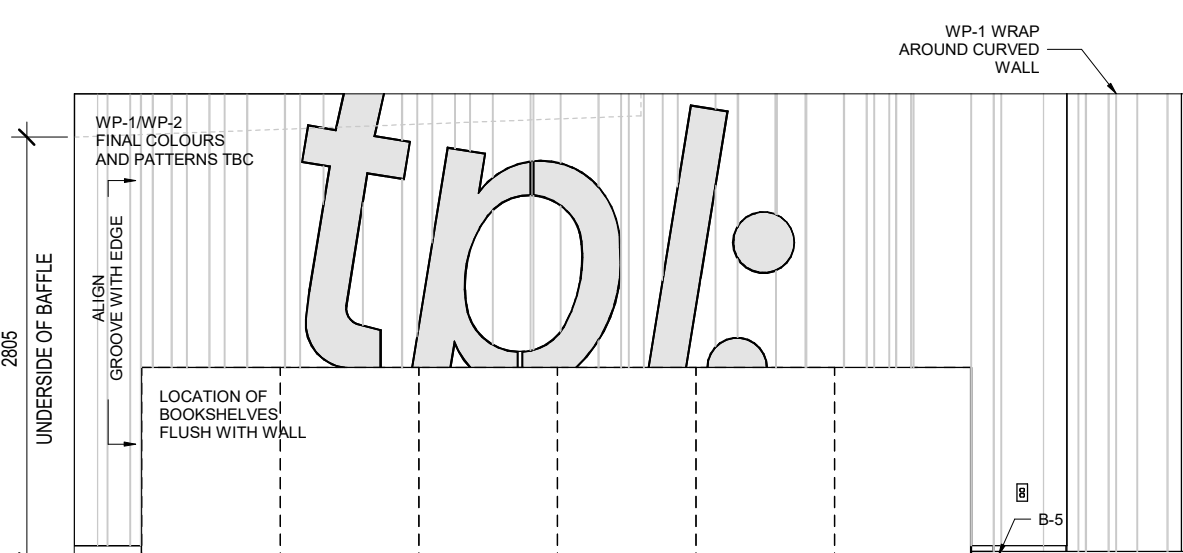
WEST

STAFF AREA ENTRY

13

1 : 50

A6.03

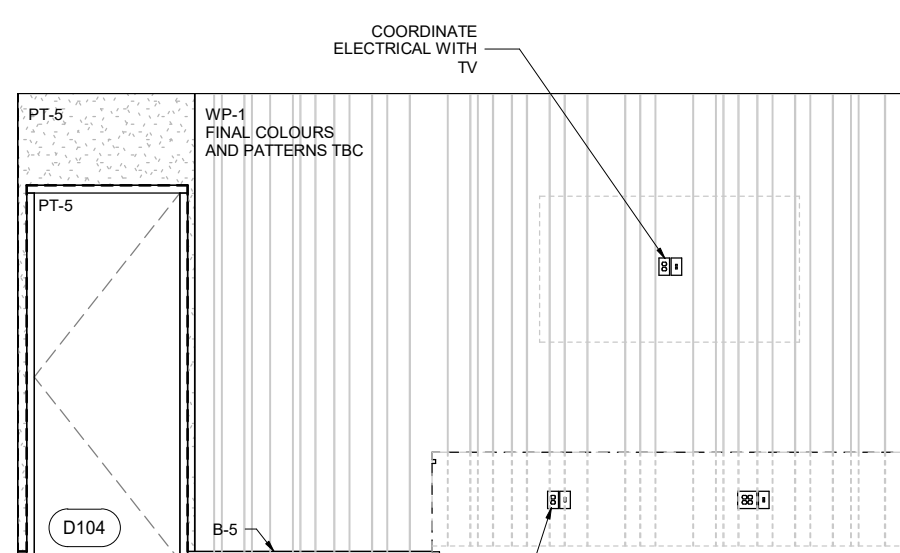


RECEPTION WALL - SOUTH

11

1 : 50

A6.03



RECEPTION WALL

10

1 : 50

A6.03

FOR TENDER

1 : 50 @24x36

INTERIOR
ELEVATIONS

A6.03

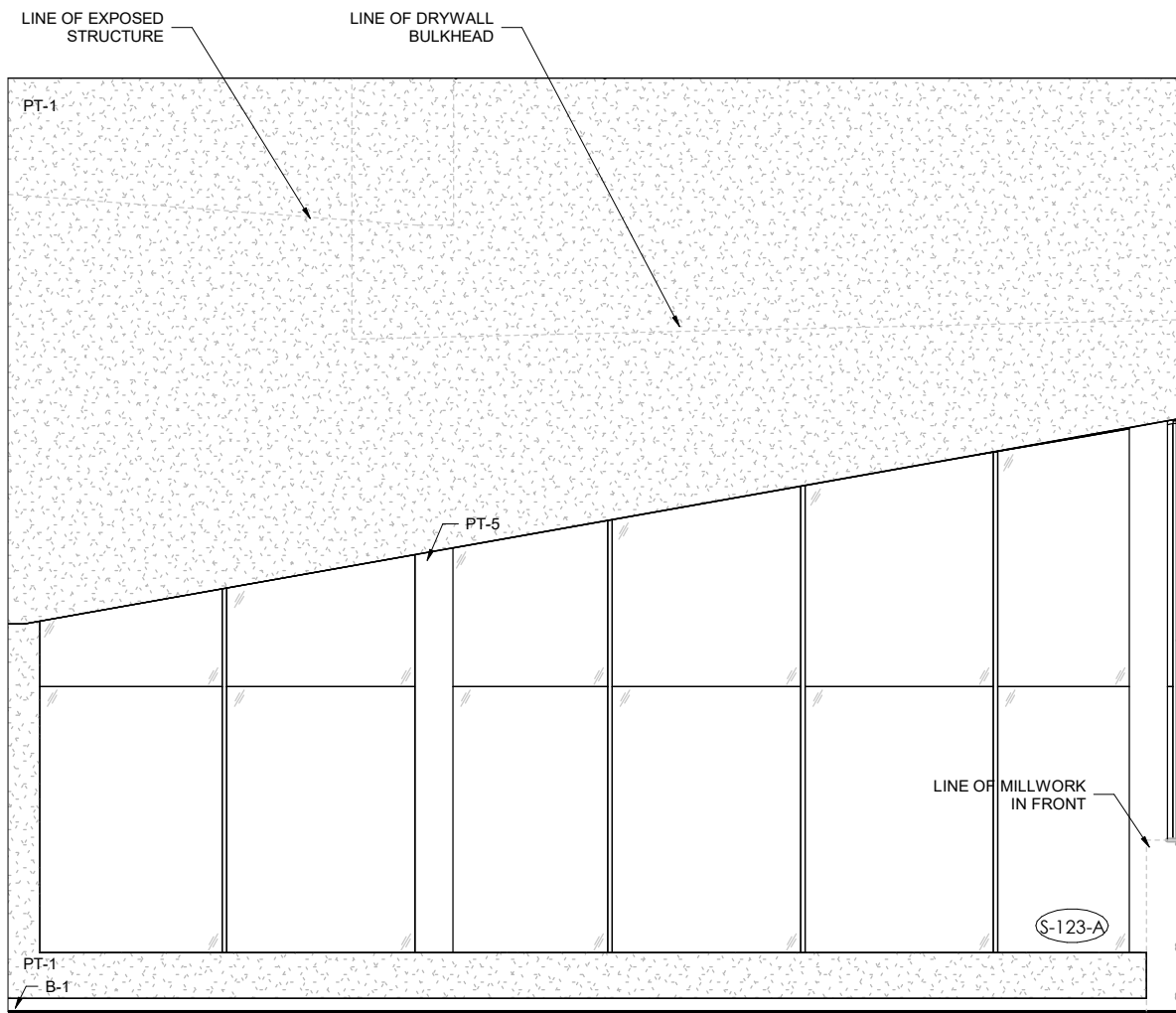
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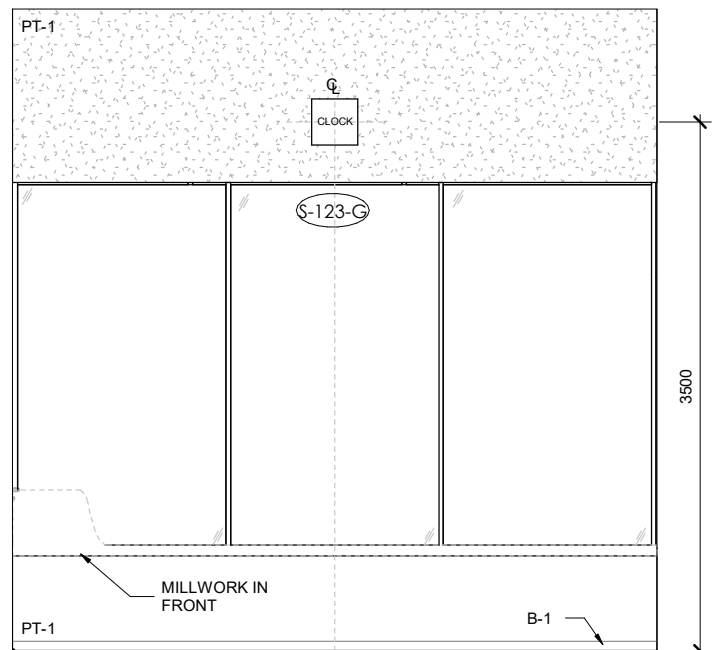
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ADDITION PERIMETER C

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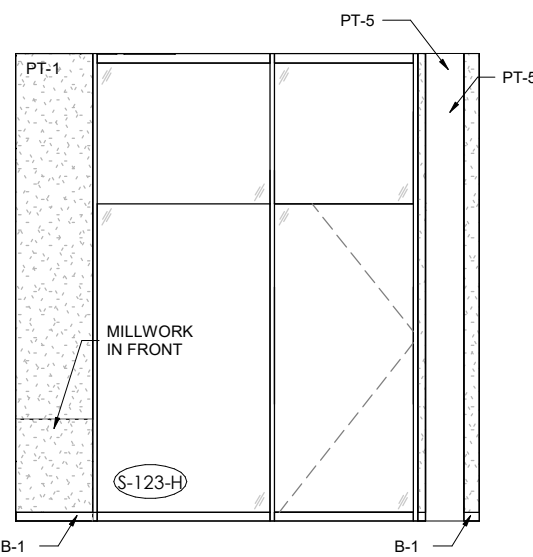
12
A6.04



ADDITION PERIMETER B

1 : 50

11
A6.04



ADDITION PERIMETER A

1 : 50

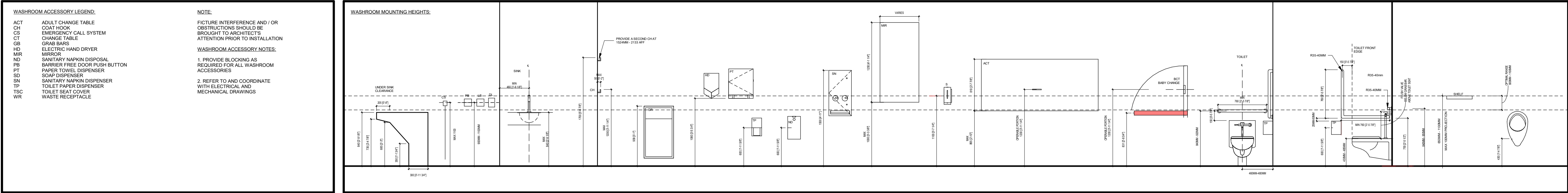
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A6.04

FOR TENDER

1 : 50 @24x36

INTERIOR
ELEVATIONS

A6.04

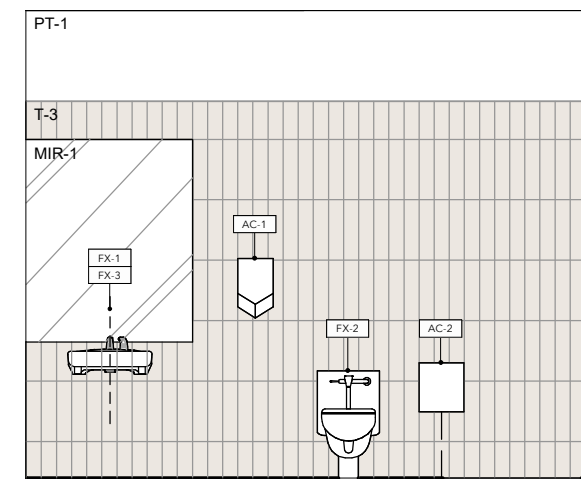


WASHROOM MOUNTING HEIGHT

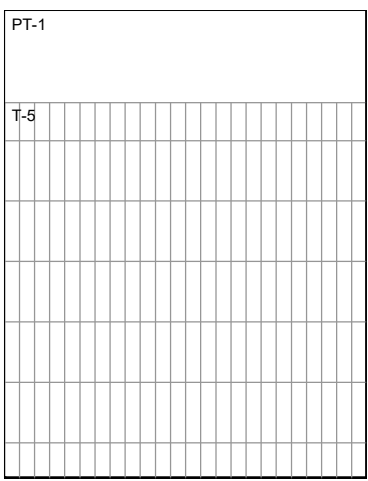
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1 : 35

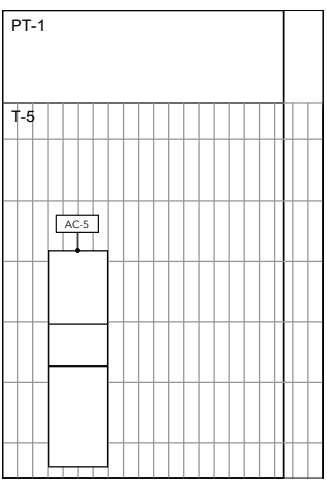
A6.11



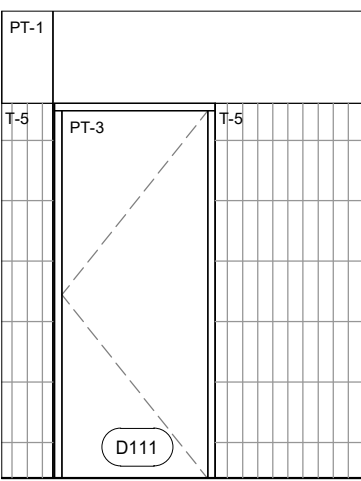
NORTH



EAST



SOUTH



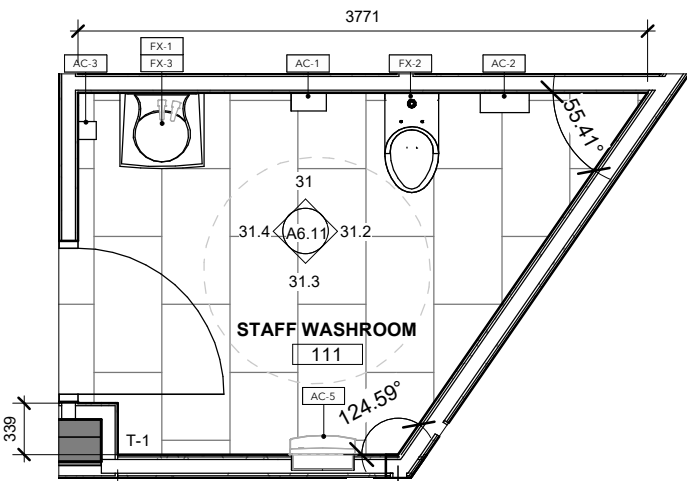
WEST

STAFF WASHROOM ELEVATION

31

1 : 50

A6.11

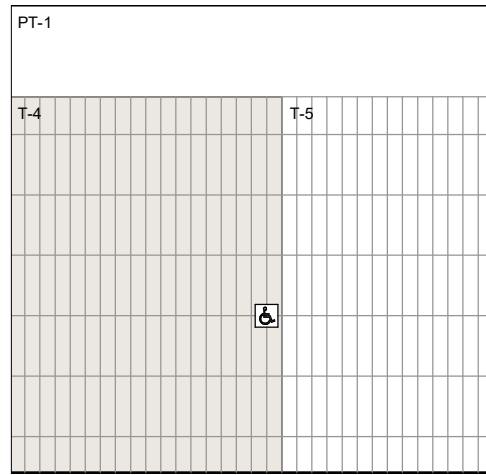


STAFF WASHROOM PLAN

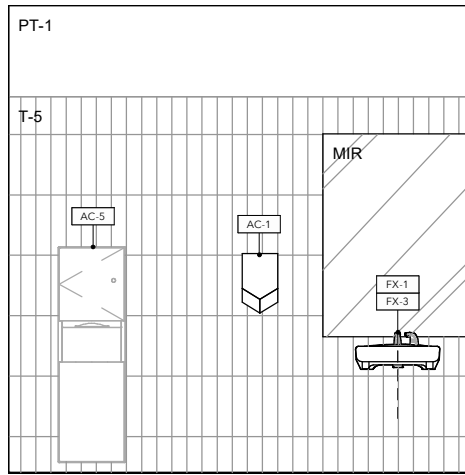
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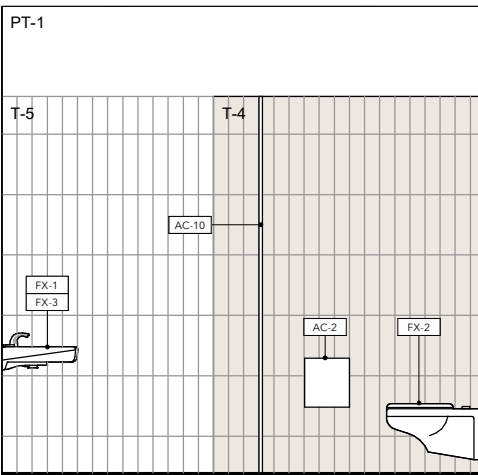
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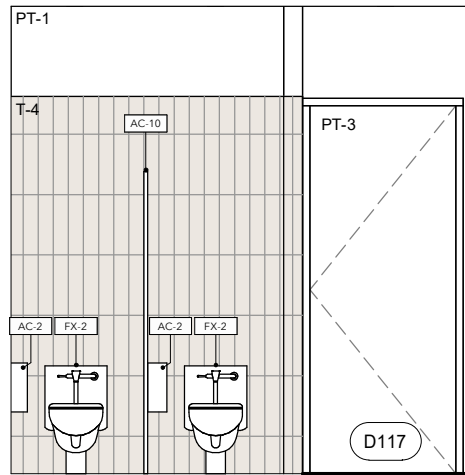
NORTH



EAST



SOUTH



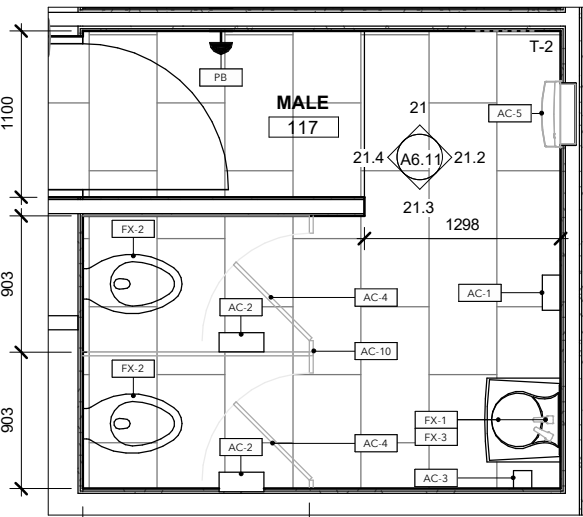
WEST

MALE WASHROOM ELEVATION

21

1 : 50

A6.11

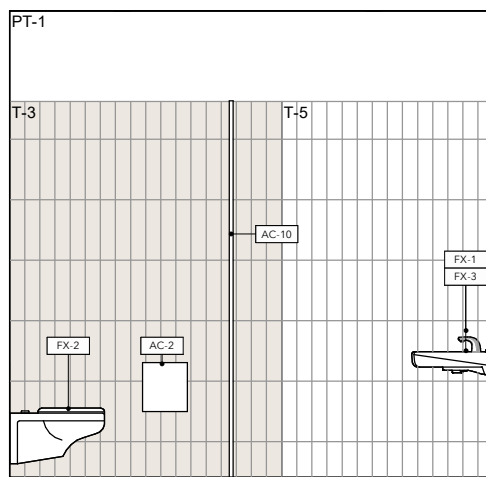


MALE WASHROOM PLAN

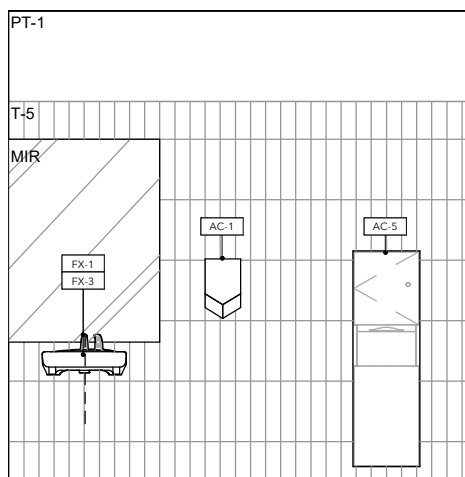
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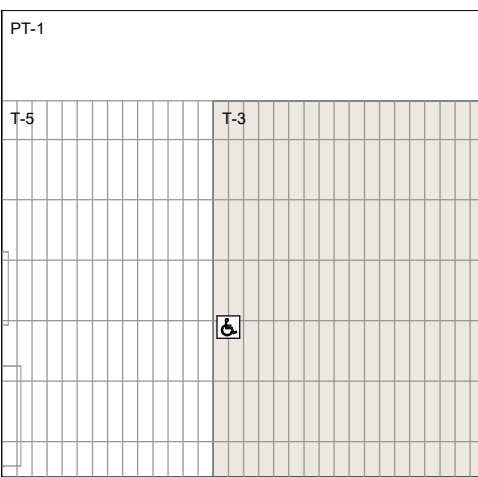
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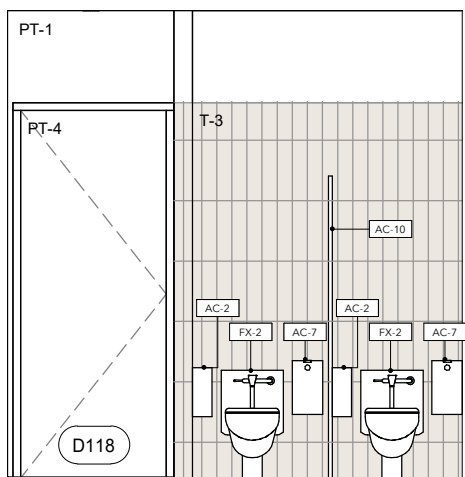
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EAST



SOUTH



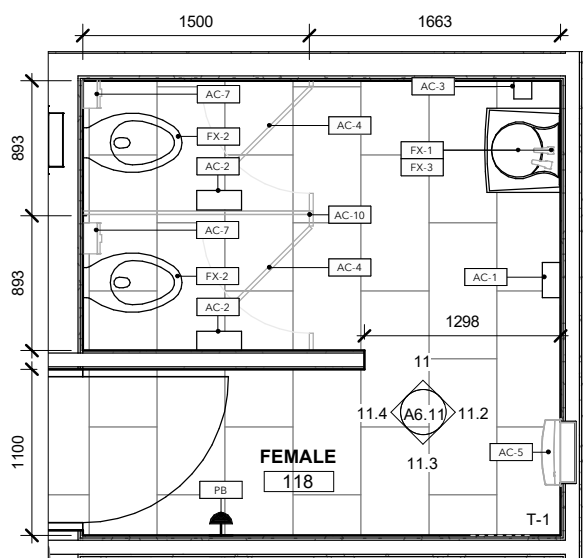
WEST

FEMALE WASHROOM ELEVATION

11

1 : 50

A6.11



FEMALE WASHROOM PLAN

10

1 : 50

A6.11

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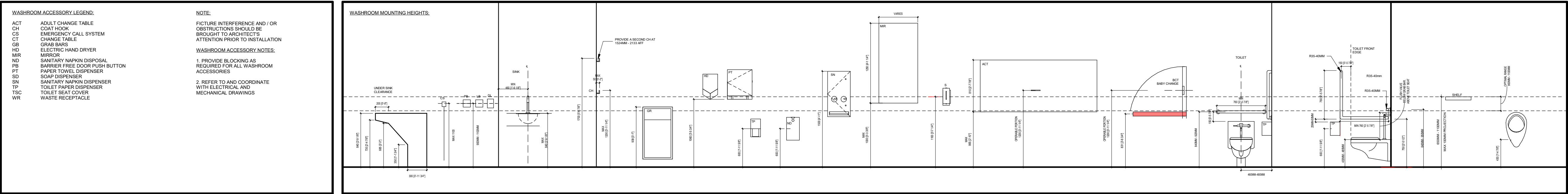
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FOR TENDER

As indicated @24x36

WASHROOM PLANS + ELEVATIONS

A6.11



WASHROOM MOUNTING HEIGHTS

1 : 35

40

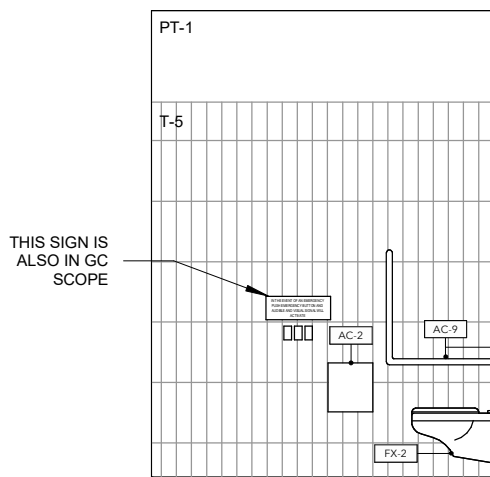
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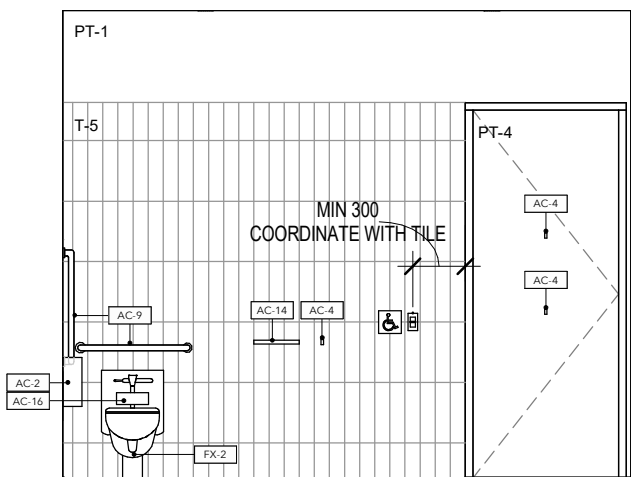
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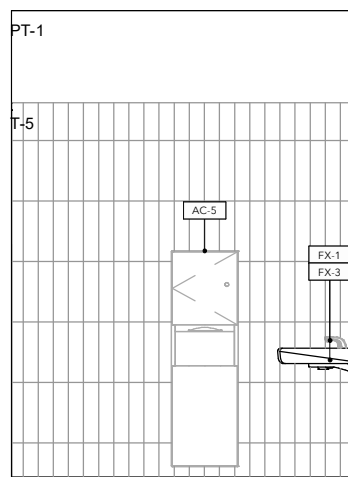
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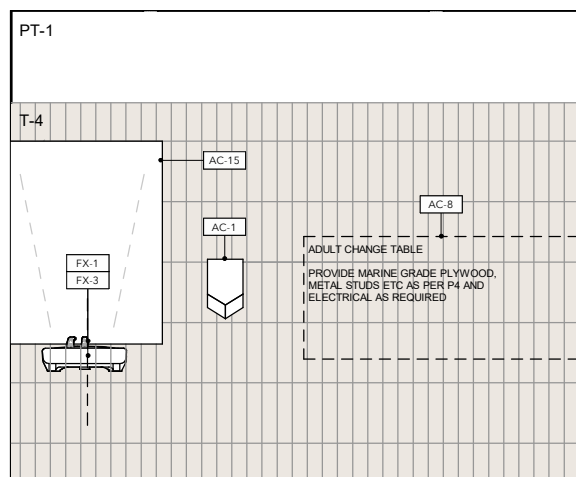
NORTH



EAST



SOUTH



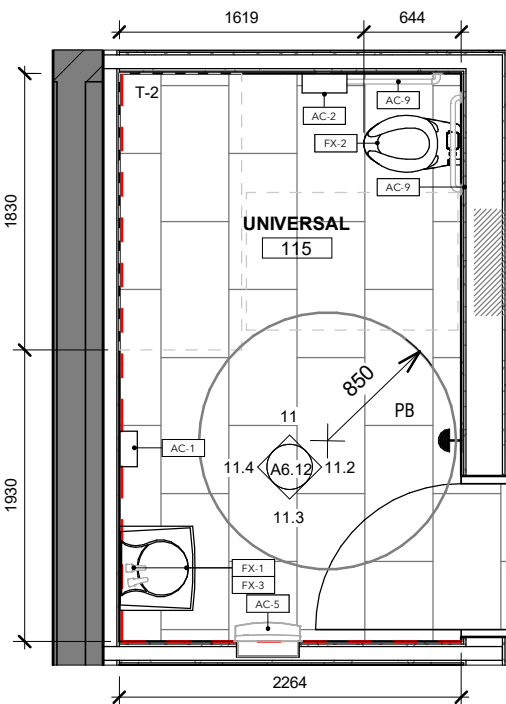
WEST

UNIVERSAL WASHROOM ELEVATION

1 : 50

11

A6.12



UNIVERSAL WASHROOM PLAN

1 : 50

10

A6.12

WASHROOM PLANS + ELEVATIONS

A6.12

As indicated @24x36

FOR TENDER

1 ISSUE FOR TENDER 2025.04.01

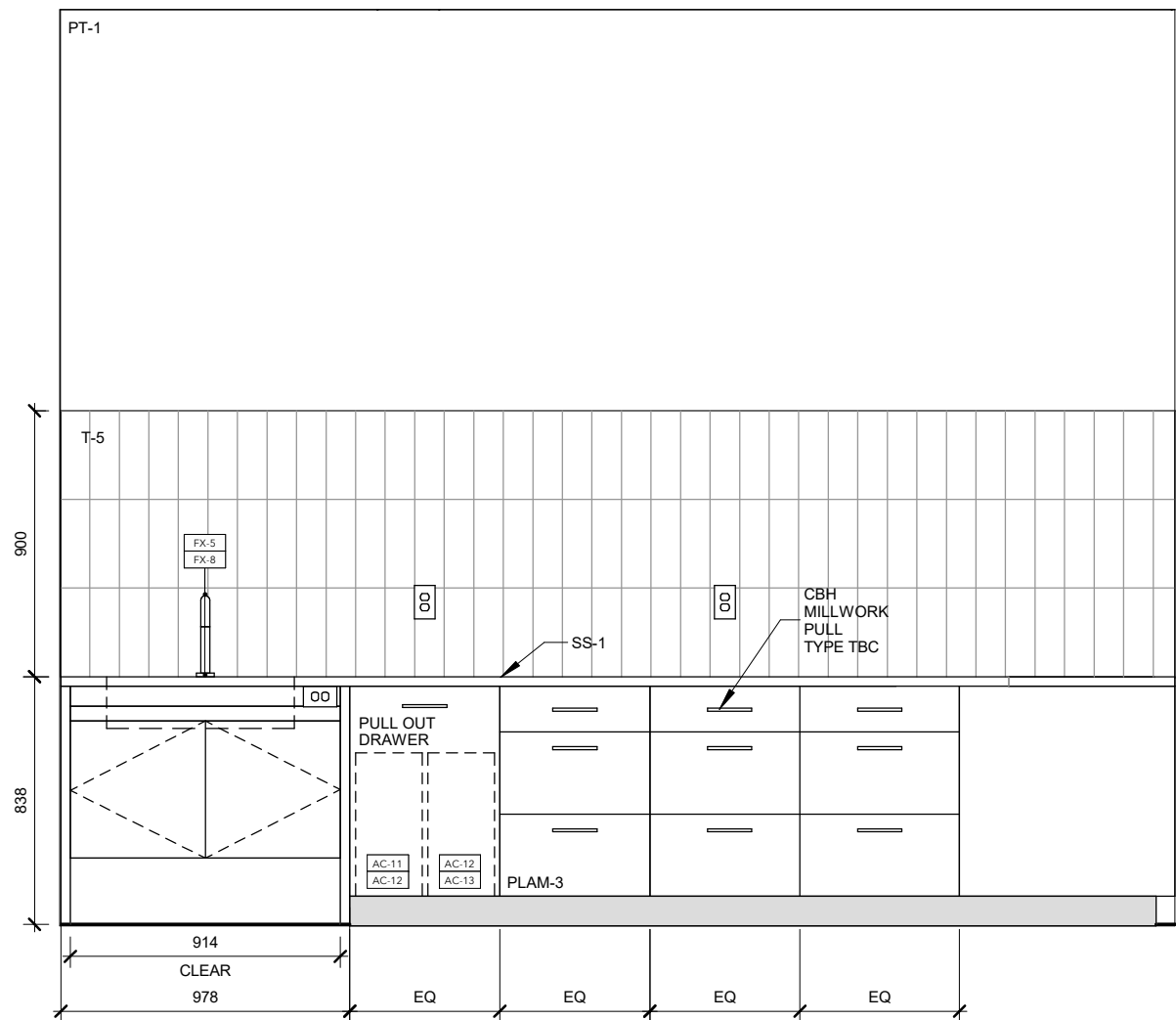
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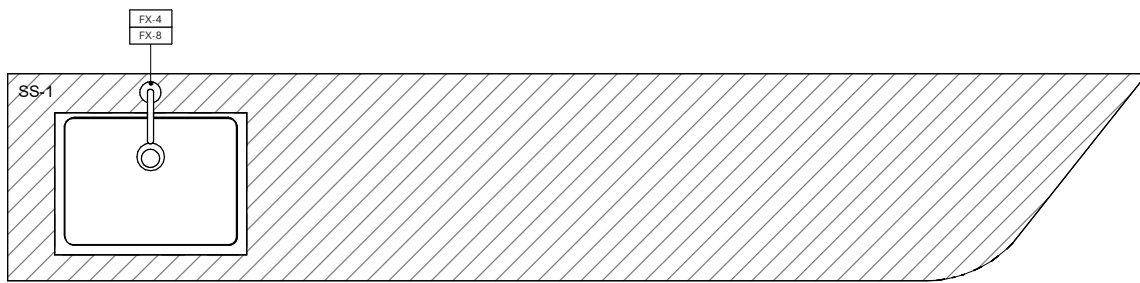
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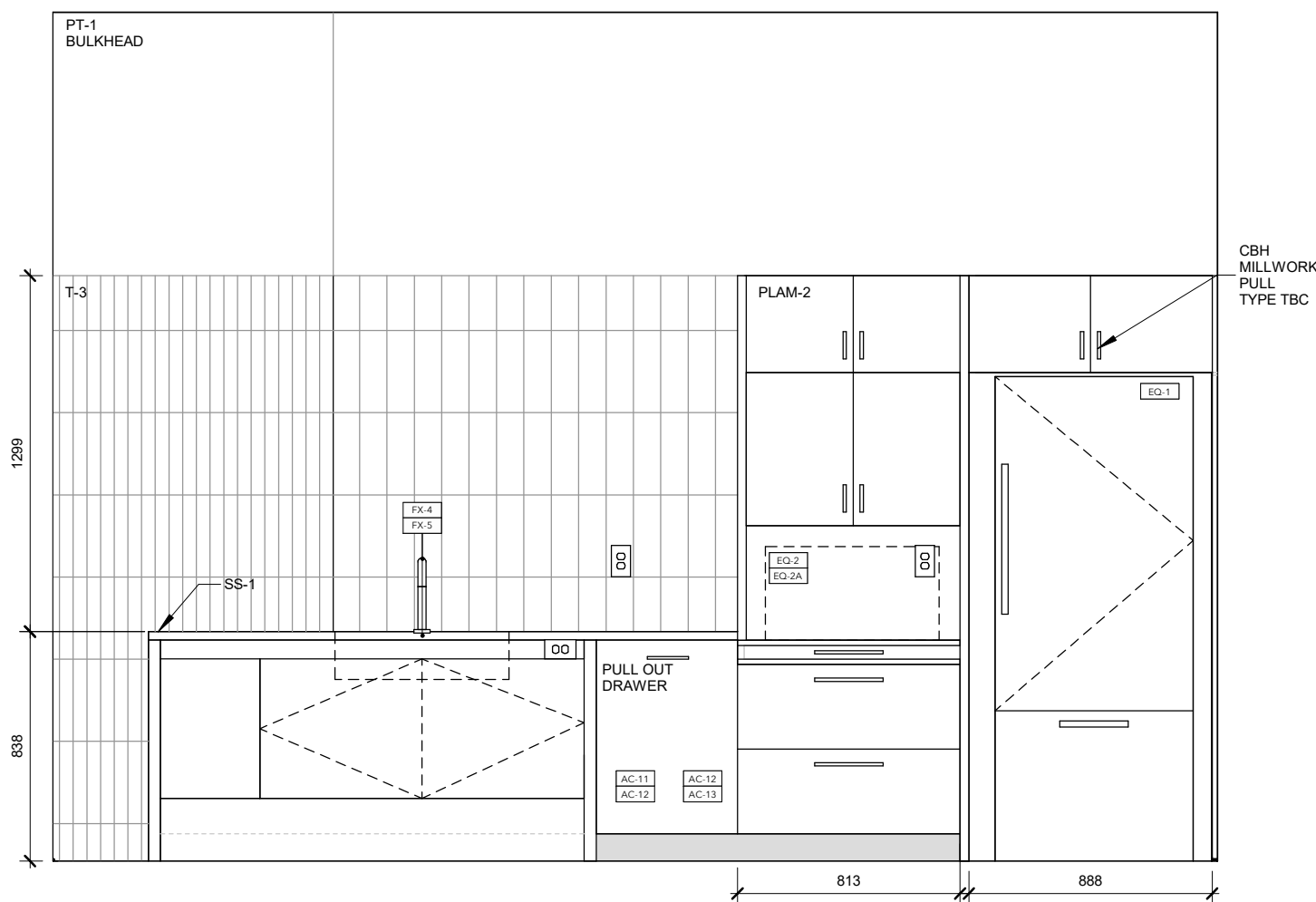
PROGRAMME ROOM - PANTRY ELEVATION

21
1 : 25
A6.13



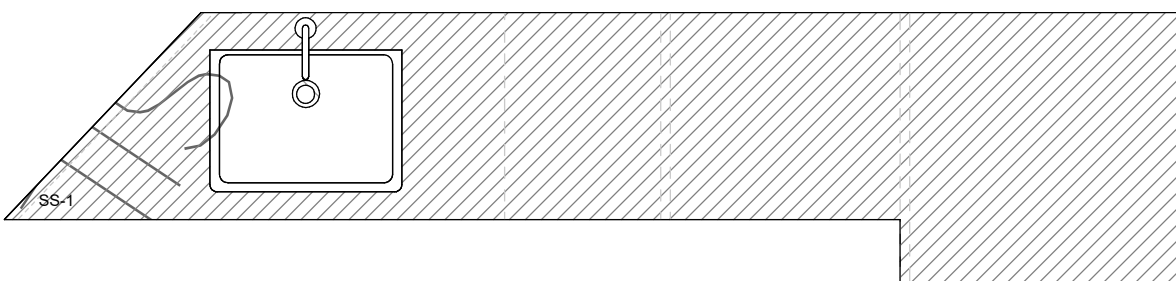
PROGRAMME ROOM PANTRY PLAN

20
1 : 25
A6.13



STAFF LOUNGE - PANTRY ELEVATION

11
1 : 25
A6.13



STAFF LOUNGE PANTRY PLAN

10
1 : 25
A6.13

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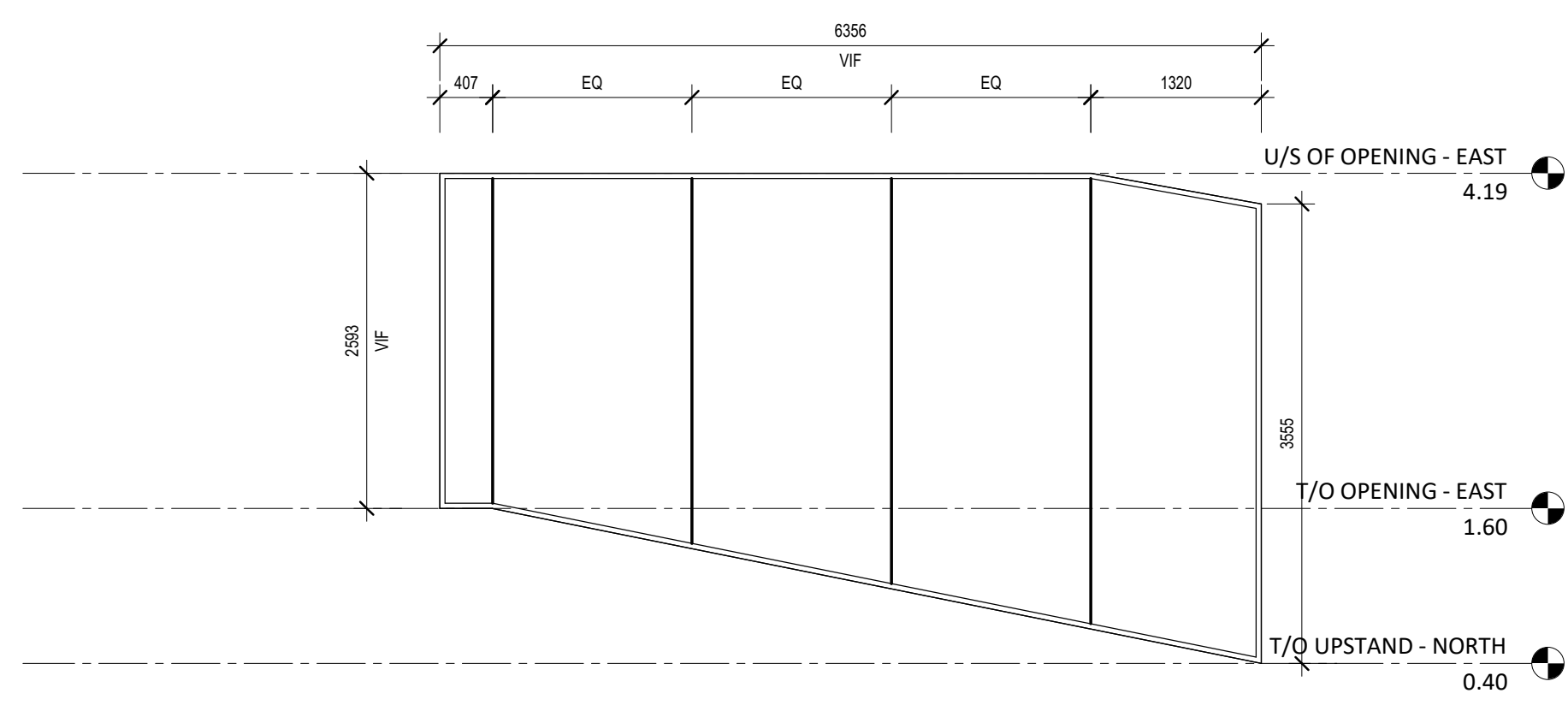
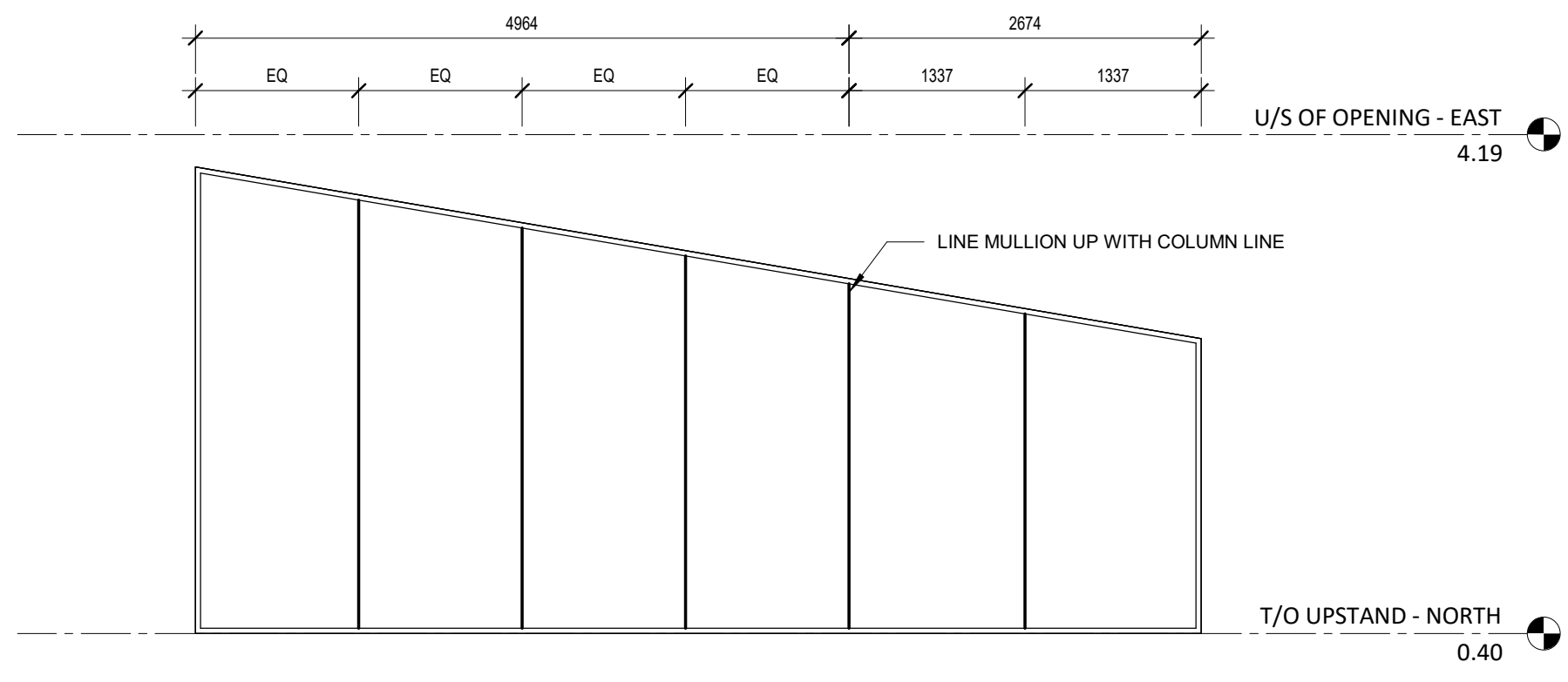
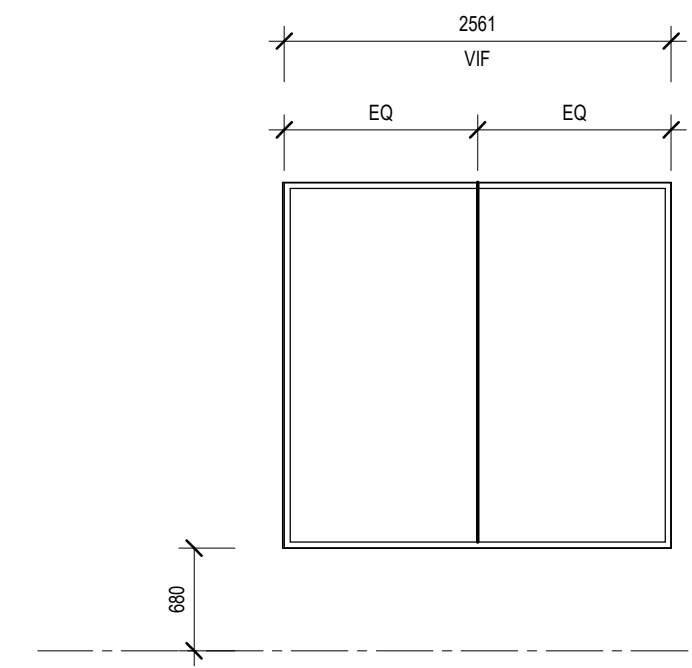
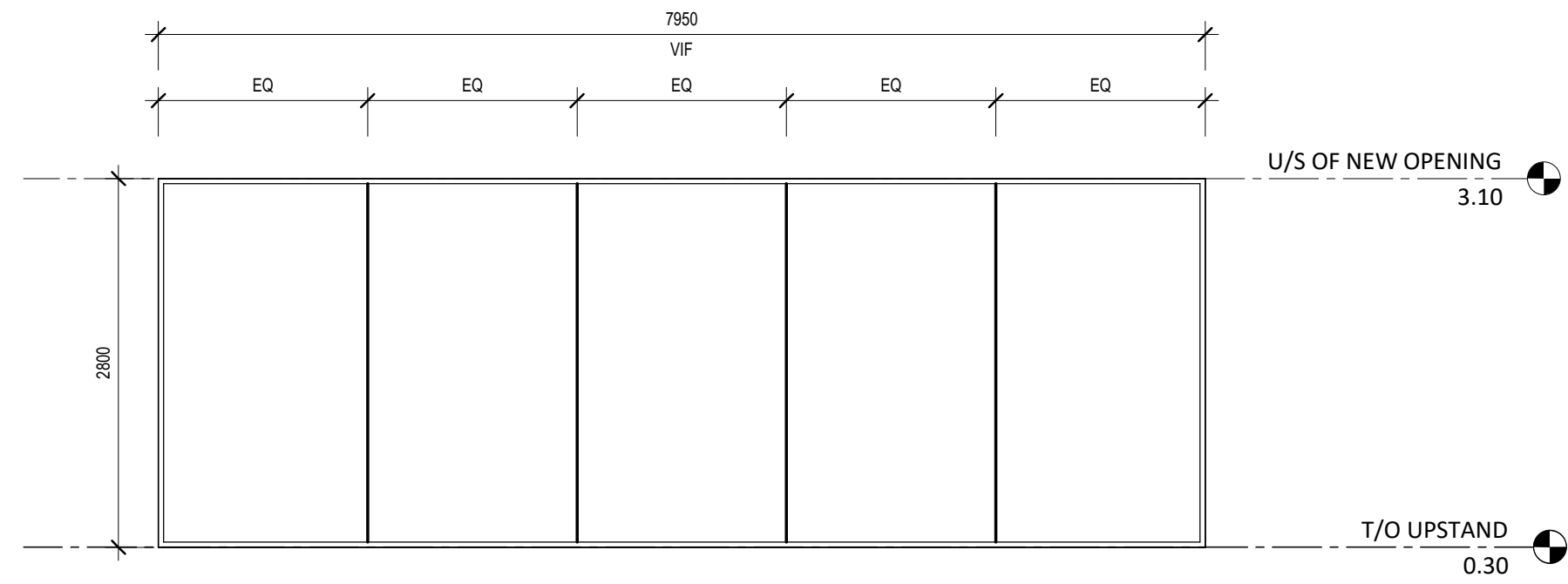
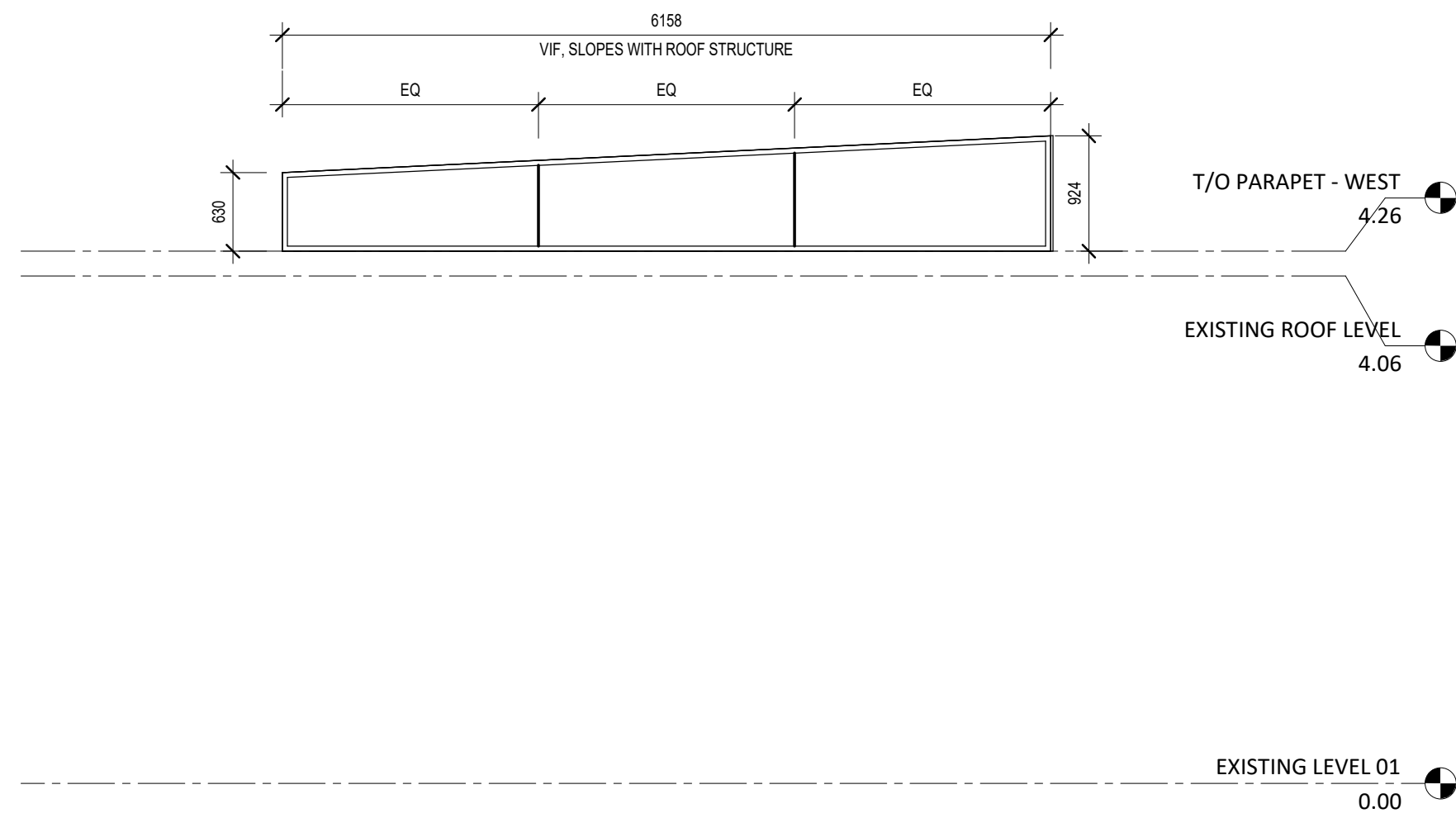
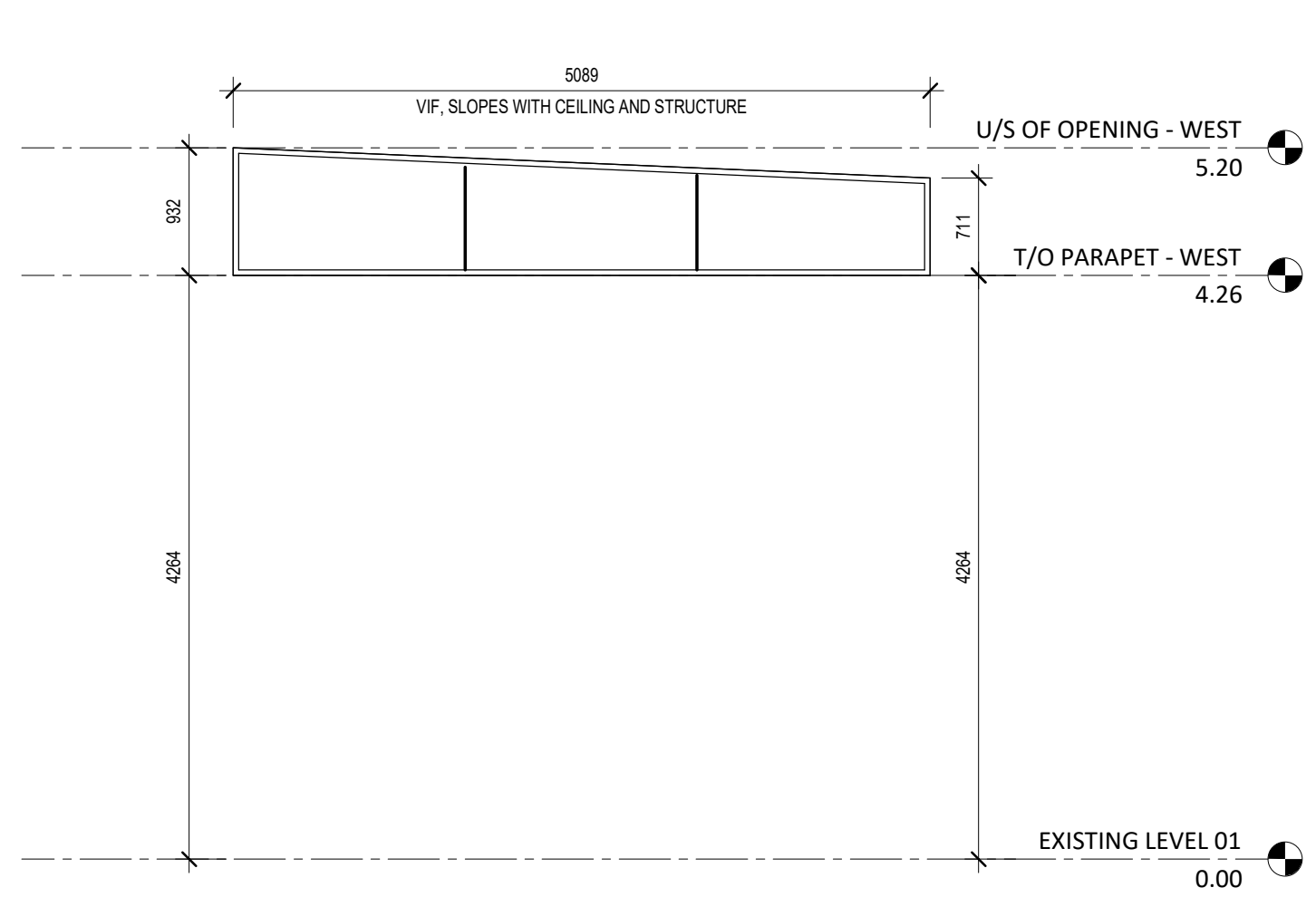
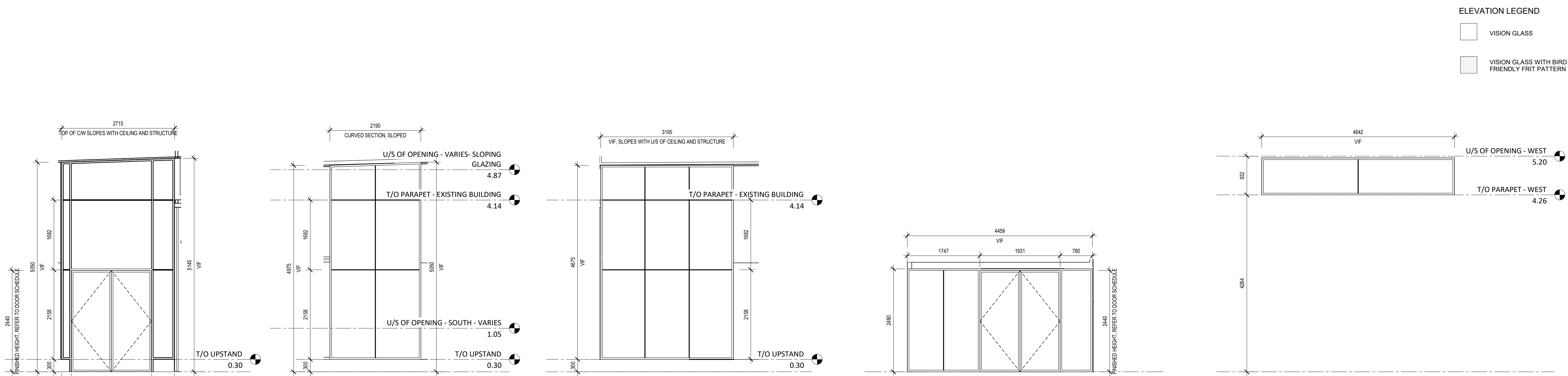
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PANTRY PLANS + ELEVATIONS

A6.13



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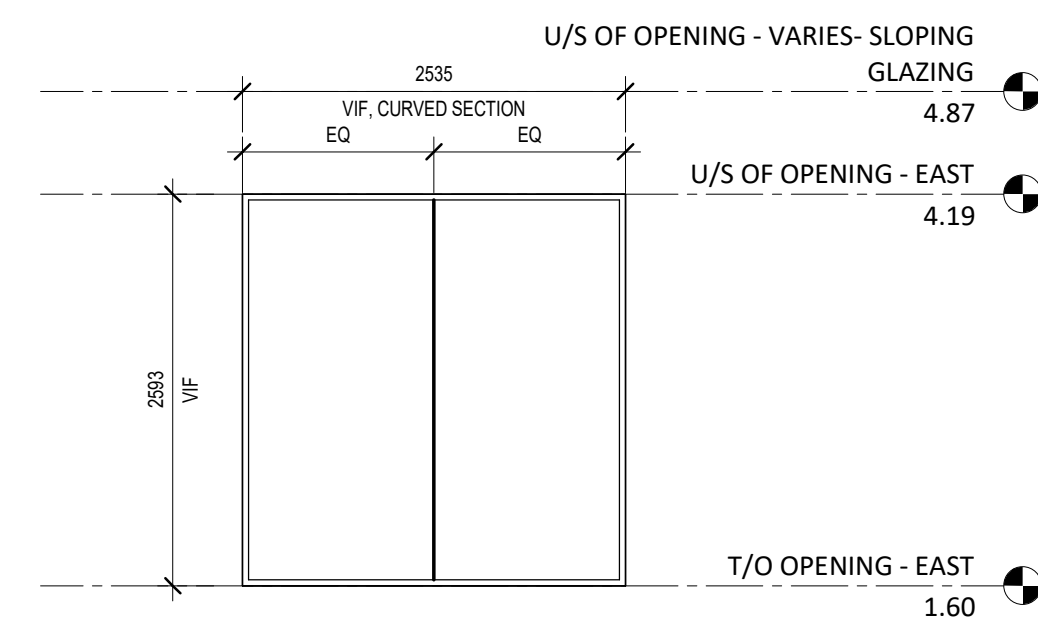
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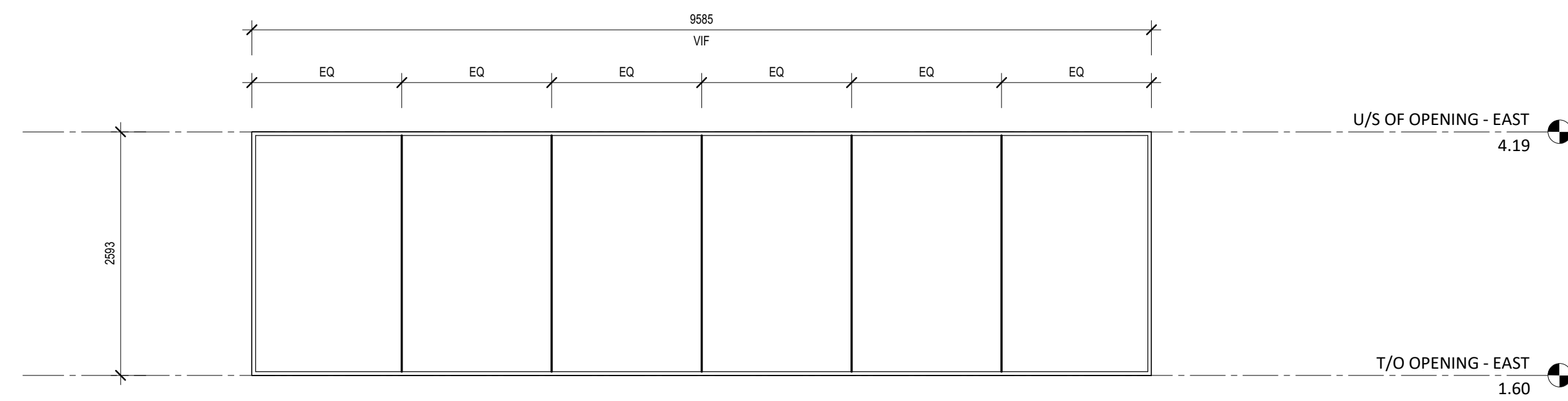
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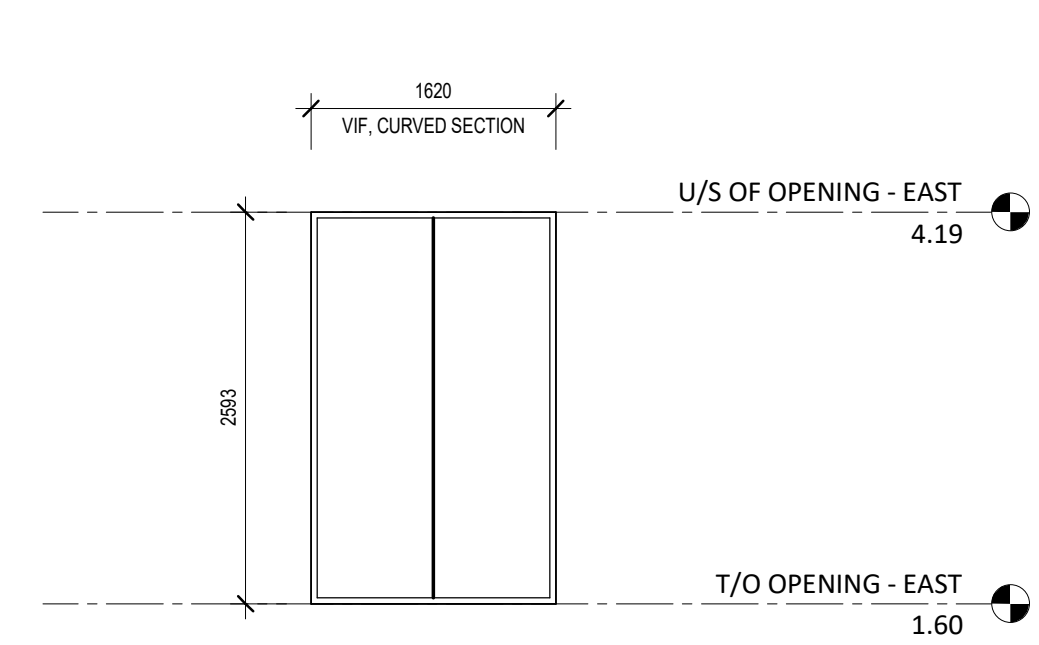
WINDOW/SCREEN SCHEDULE



S-123-C 32
1 : 50 A7.12



S-123-D 31
1 : 50 A7.12

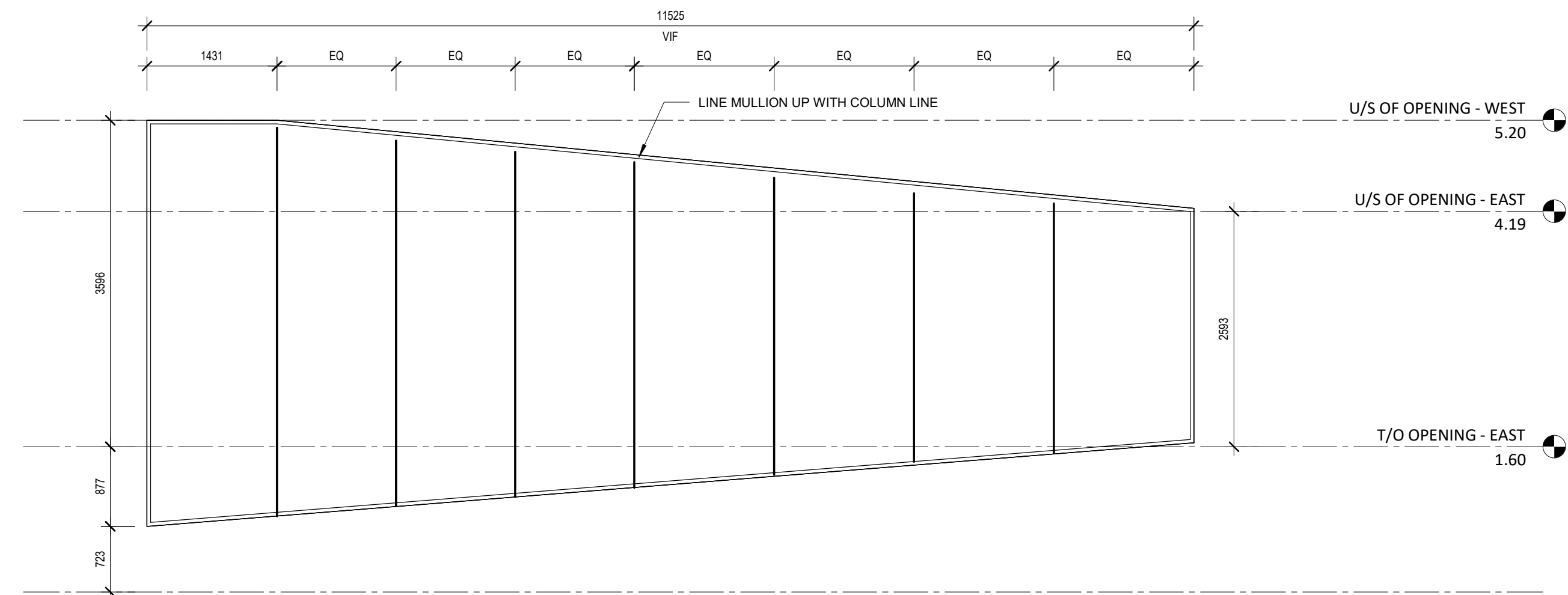


S-123-E 30
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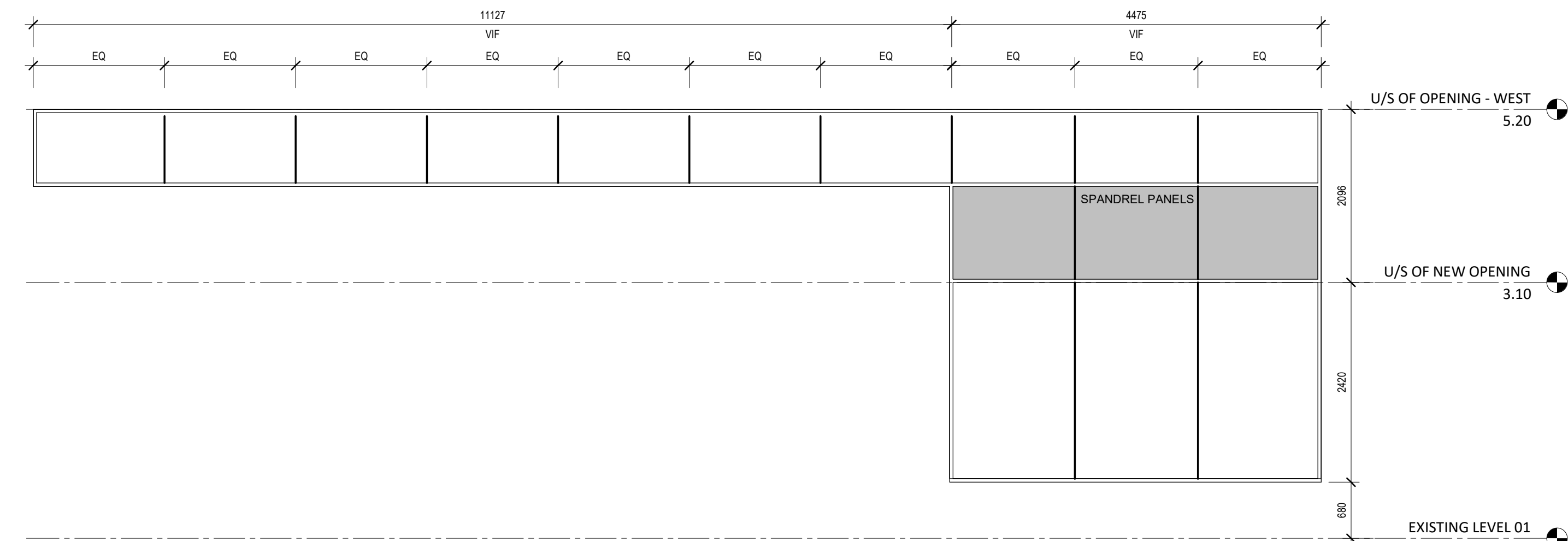
ELEVATION LEGEND

VISION GLASS

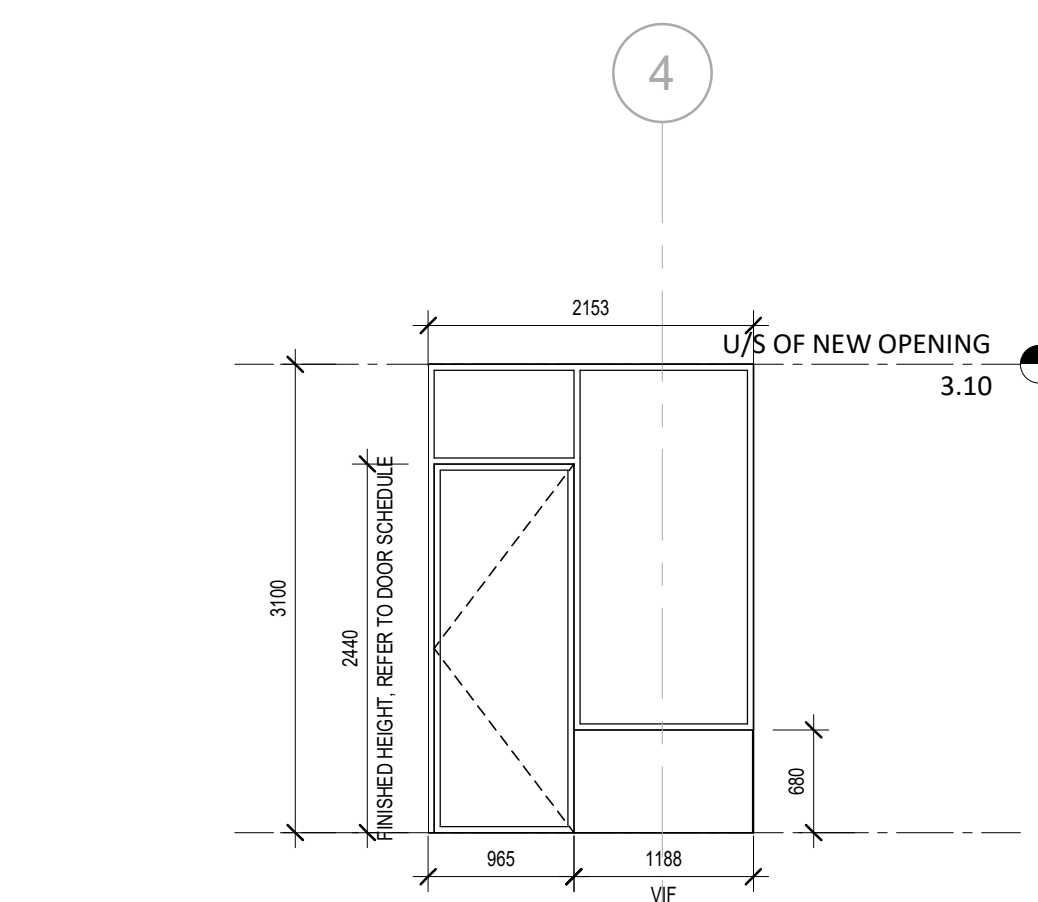
VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN



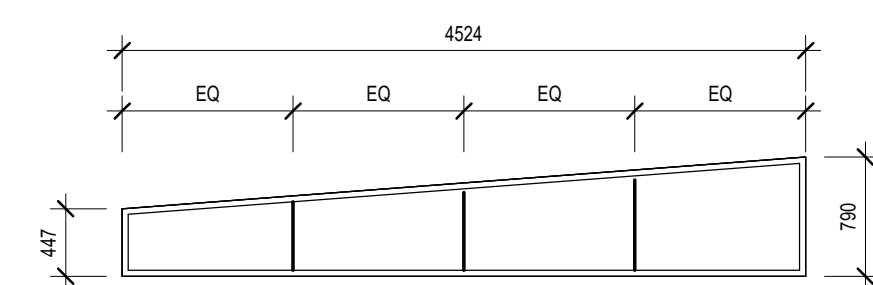
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1 : 50 A7.12



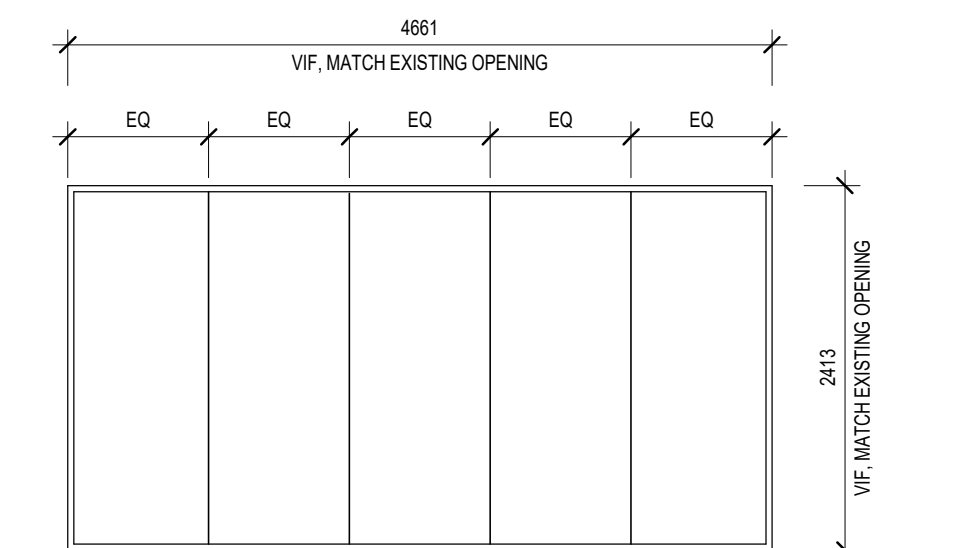
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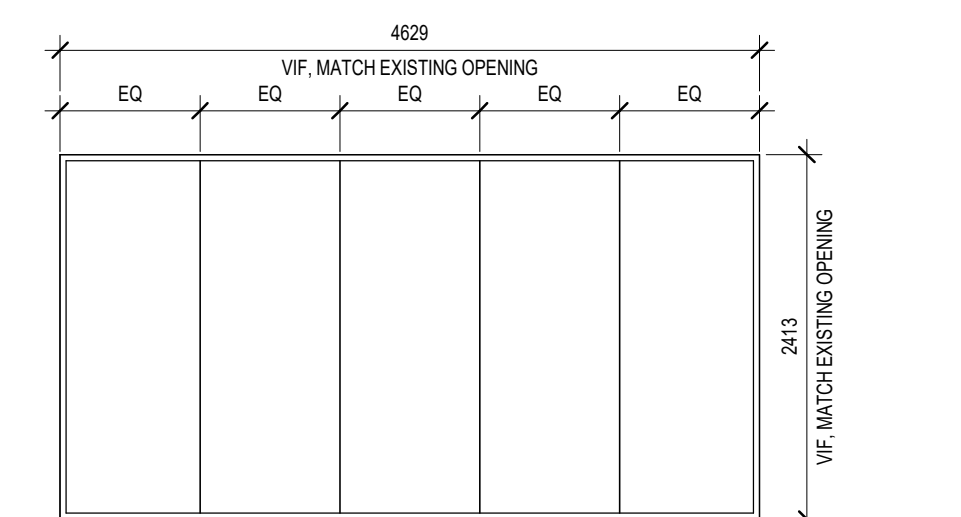
S-123-H 13
1 : 50 A7.12



S-123-I 12
1 : 50 A7.12



S-113-A 11
1 : 50 A7.12



S-113-B 10
1 : 50 A7.12

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WINDOW/SCREEN
SCHEDULE

A7.12

ELEVATION LEGEND

VISION GLASS

VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN

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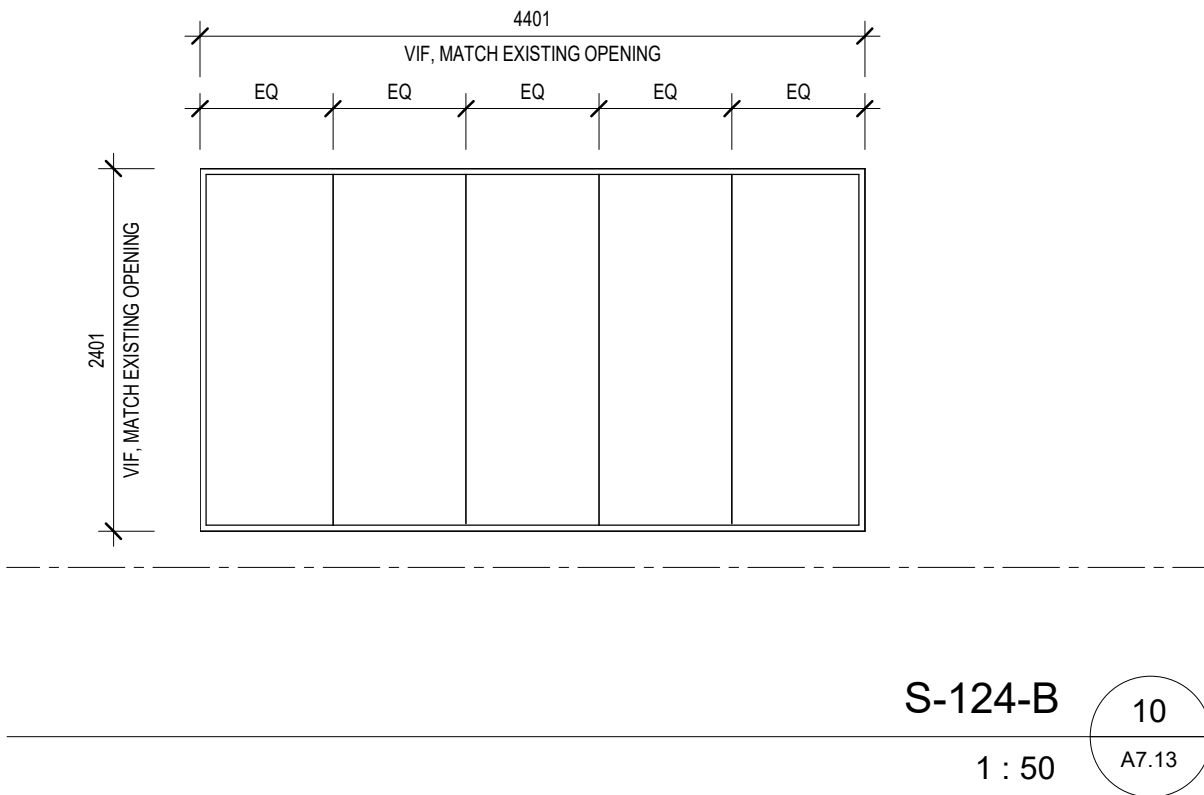
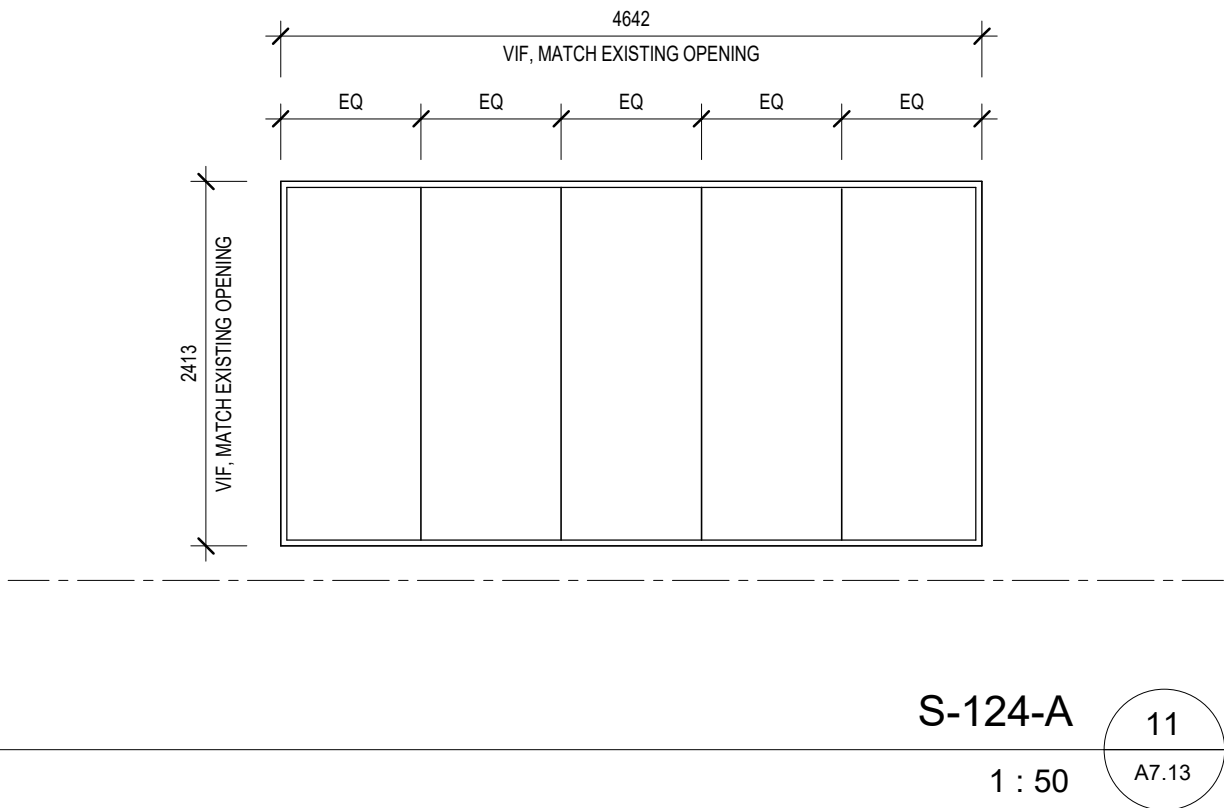
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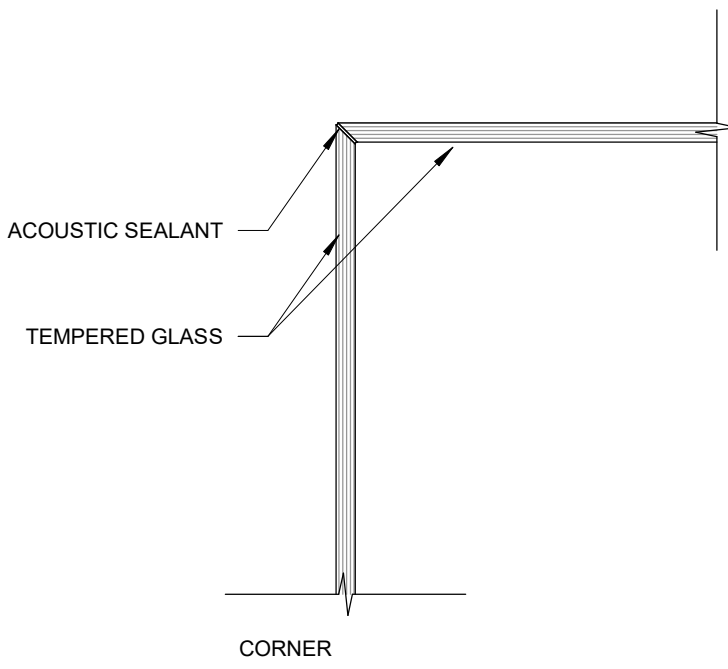
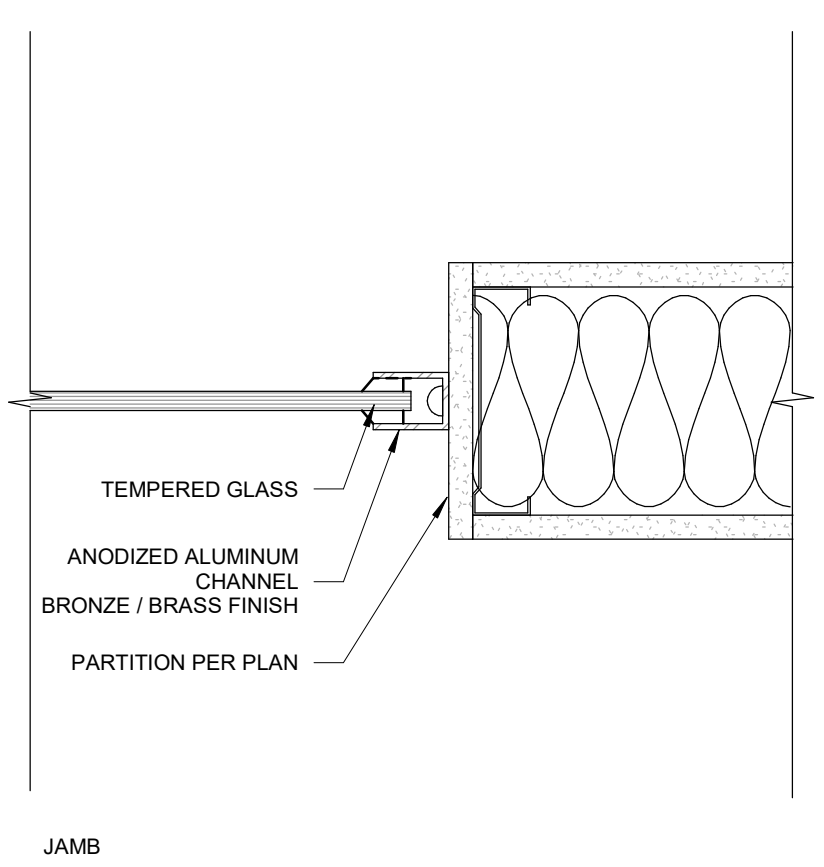
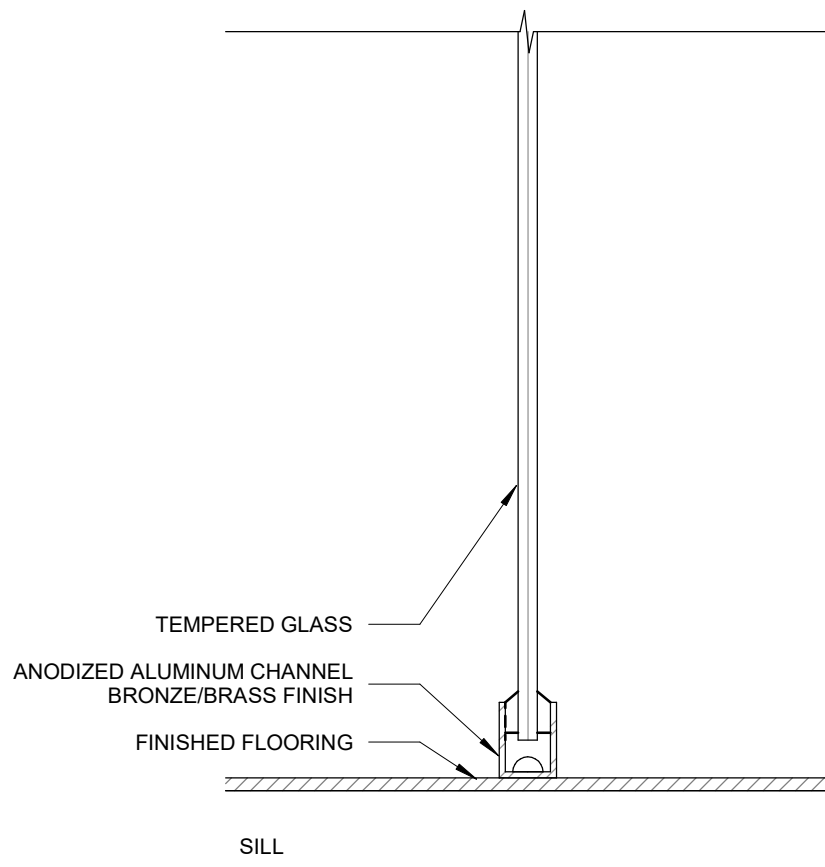
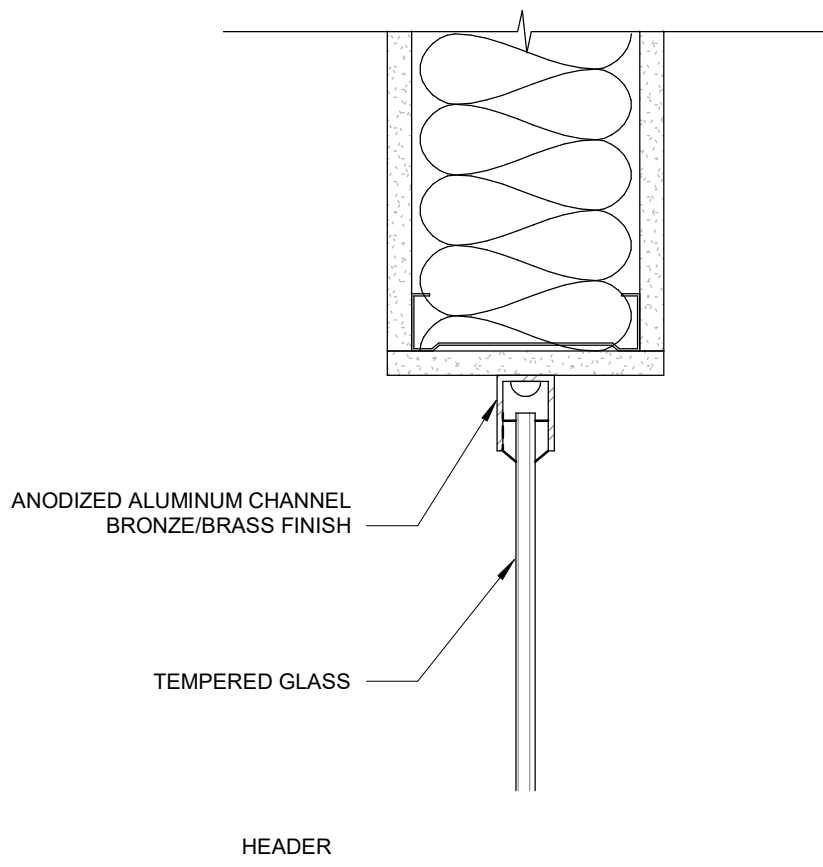


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WINDOW/SCREEN SCHEDULE

A7.13



TYPICAL SCREEN DETAILS

1 : 5

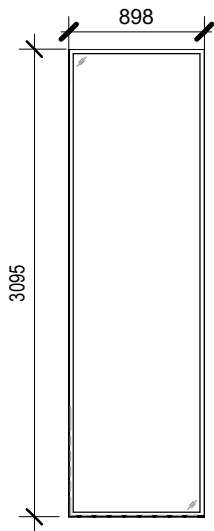
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A7.15

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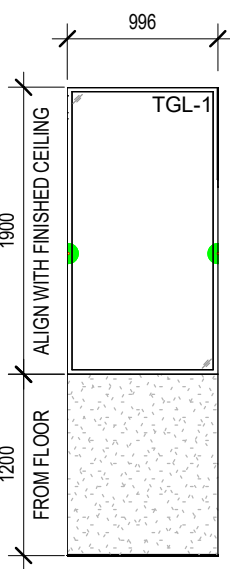
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S-101-E SCREEN

1 : 50

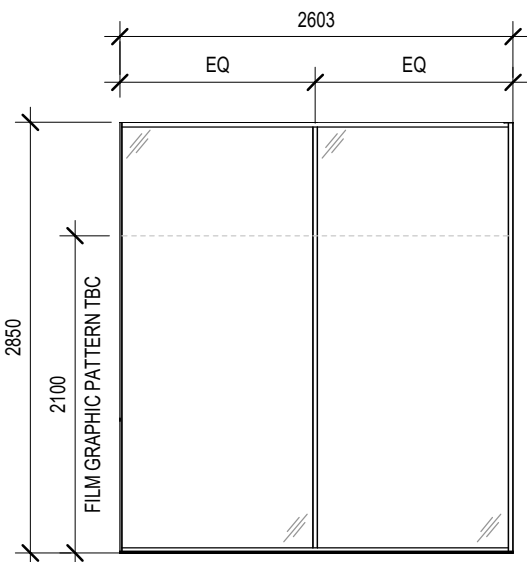
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S-105 SCREEN

1 : 50

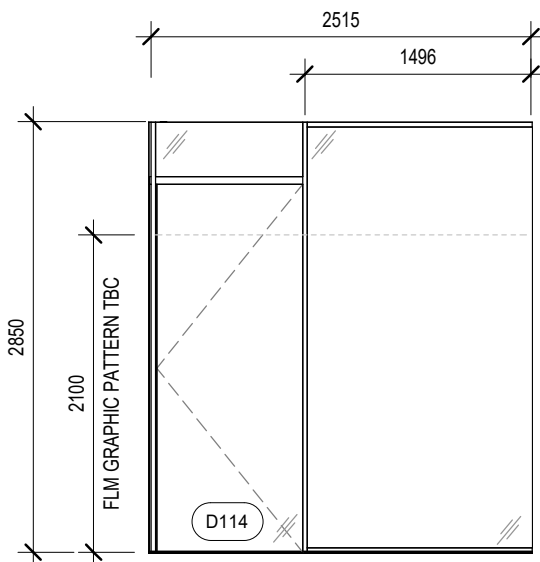
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S-114-C SCREEN

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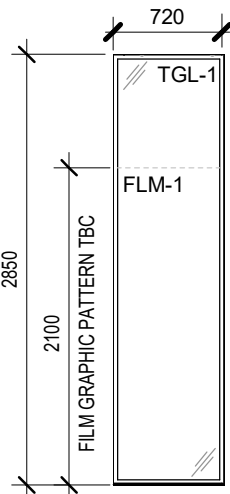
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S-114-B SCREEN

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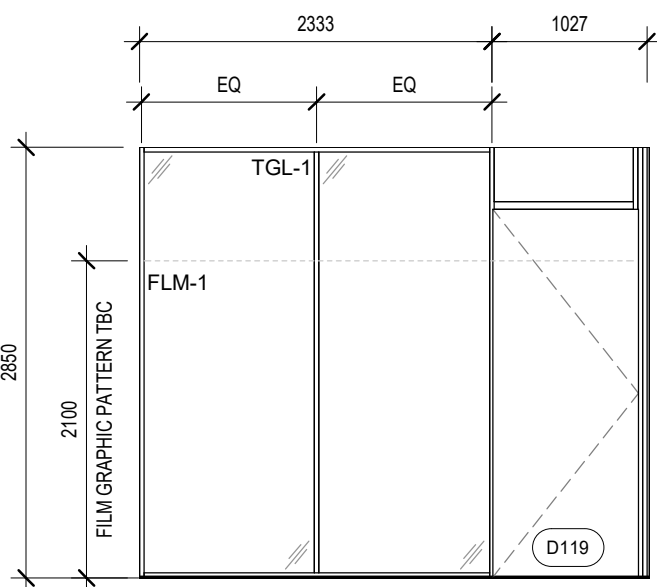
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S-114-A SCREEN

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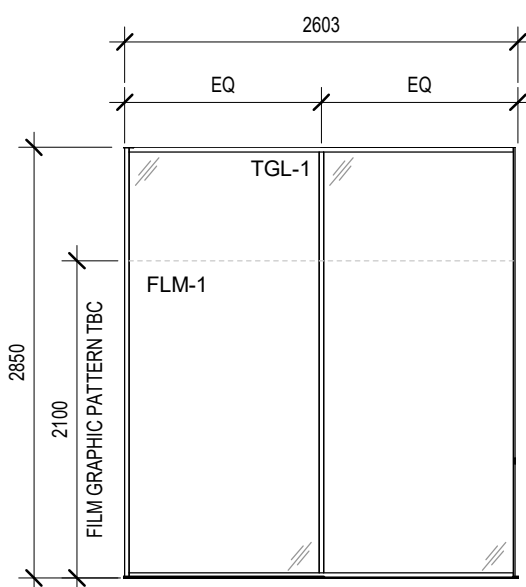
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S-119-B SCREEN

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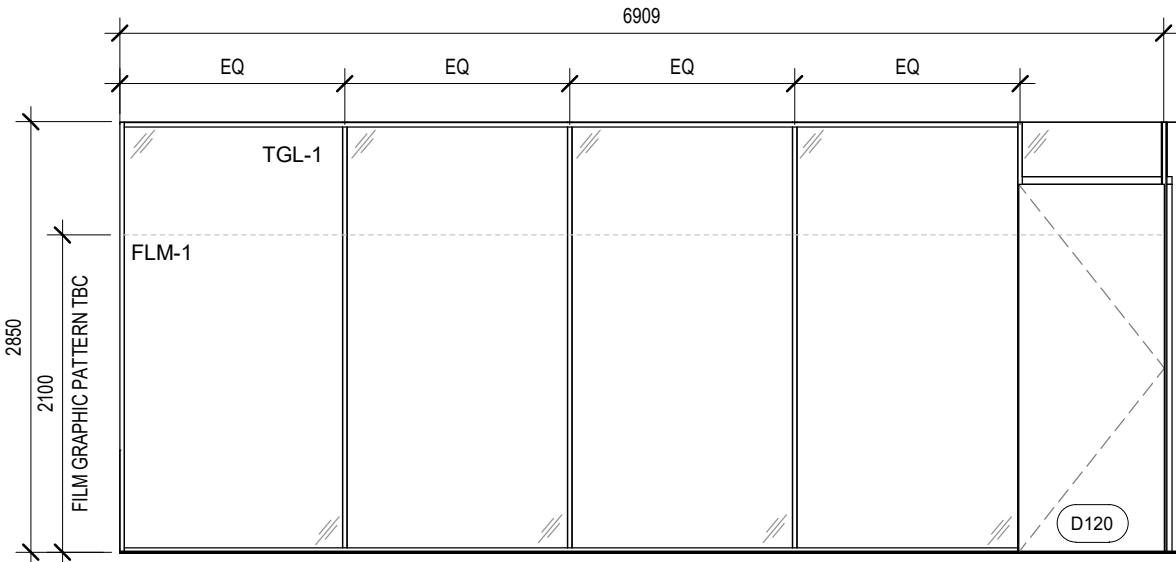
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A7.15



S-119-A SCREEN

1 : 50

11
A7.15



S-120 SCREEN

1 : 50

10
A7.15

FOR TENDER

INTERIOR SCREEN
SCHEDULE

As indicated @24x36

A7.15

FENIX
Hillary Endorf
513.786.3003
hillary.endorf@formica.com

ACOUFELT
Brenda Rodriguez
brenda.rodriguez@acoufelt.com

MOHAWK CARPET
Rudy Biasutto
647.270.6093
rudy_biasutto@mohawkind.com

INTERFACE-FLOOR
Sarah Malott
416.998.9832
sarah.malott@interface.com

TARKETT
Eric Kirsten
Account Executive
437.427.0466
<eric.kirsten@tarkett.com

OLYMPIA TILE
Rita O'Hara
Consultant to Architects and Designers
416.219.9059
r.ohara@olympiatile.com

WOLF GORDON
Danielle Vincullo
Account Manager
718.391.5447
Danielle.Vincullo@wolfgordon.com

ALTEX
Michael Bermudez
Coordinator
905.660.3117
mbermudez@altex.ca

FINISHES LEGEND									
ABR	FINISH	USAGE	MANUFACTURER	SUPPLIER	COLLECTION	PRODUCT NAME	PRODUCT NO.	COLOR / FINISH	DIMENSIONS
COMPOSITE LAMINATES									
MEL-1	Melamine - White	Milwork - interior	—	—	—	—	—	White	—
MEL-2	Melamine - Black	Milwork - interior	—	—	—	—	—	Black	—
PLAM-1	Plastic Laminate - Beige	Milwork	Fenix	—	Fenix	—	J0748	Beige Arizona	—
PLAM-2	Plastic Laminate - Shadow	Milwork / Lockers / Kitchen Cabinets	Wilsonart	—	Solid	—	D96-60	Shadow	—
PLAM-3	Plastic Laminate - Pepperdust	Milwork / Lockers / Kitchen Cabinets	Wilsonart	—	Matte Finish	—	D327-60	Pepperdust	—
PLAM-4	Plastic Laminate - Polaris	Milwork	Abet Laminati	—	Polaris	—	2905	BK	—
WALL COVERINGS									
WP-1	Acoustic Felt Panel	Reception	Acoufelt	—	Fracture Two Tone	—	—	PE21 Pearl on UM54 Umber	2mm
WP-2	Acoustic Felt Panel	Study Rooms, Wall next to circulation desk	Acoufelt	—	Solid	—	—	Pearl / Ivory / Umber / Sea Salt / Peach Custom Graphic, / Ref Elevations	2mm
WP-3	Bulletin Board	Entry Area	Forbo	—	Bulletin board	—	2186	Blanched Almond	—
WP-4	Slat Wall	Self-Checkout	Off the shelf product painted (such as Richelieu Slat Panel), or Millworker to make slat panel, painted						
CEILING COVERINGS									
C-2	Acoustic Ceiling Tile	Staff Area (REF RCP)	Armstrong	—	Armstrong Lyra	—	—	White T-Bar to be white	—
C-4	Acoustic Ceiling Tile	Programme Room	Armstrong	—	Armstrong Lyra Formations	—	—	White T-Bar to be white	—
WSC1 (REF A1.10)	Wood Ceiling Baffles	Entry Area Children Area	Birch grade "A" Baltic veneer plywood, veneer core, flat cut, provide sample for finish					—	—
ACF-A	Acoustic Pendants	Children Area (REF RCP)	Acuity or Equivalent	—	Acuity - Aight- Atlas ATLN (Unit Series) or Equivalent	—	—	Light Beige / Sky Blue	20"
ACF-B	Acoustic Pendants	Children Area (REF RCP)	Acuity or Equivalent	—	Acuity - Aight- Atlas ATLN (Unit Series) or Equivalent	—	—	Light Beige / Sky Blue	32"
ACF-C	Acoustic Pendants	Children Area (REF RCP)	Acuity or Equivalent	—	Acuity - Aight- Atlas ATLN (Unit Series) or Equivalent	—	—	Light Beige / Sky Blue	48"
FLOOR FINISHES									
CPT-1	Carpet Tile	Library Throughout	Mohawk	—	mellowD	Relaxing Floors	GT426	922 Sanctuary	—
CPT-3	Carpet Tile - Walkoff	Entrance Area	Flor	—	Flor	Industrious	21-1552-06	Beige	—
L-1	Vinyl Tile	Programme Room	Tarkett	—	Accent Excellence 80	—	—	Concrete Cool Grey	—
RAF-1	Resilient Athletic Flooring	Staff Workroom	Tarkett	—	Replay Sport Flooring	—	—	Johnsontile Replay Speckled Biscuit Roll for Walls Tile for Floors	—
TAC-1	Stainless Steel Tactile Warning Domes	Reading Area (Stair)	Kinesik	—	Advantage	—	—	Stainless Steel	—
ORL-1	Stainless Steel Floor Grill	Vestibule	Richelieu Bolar	—	Foot Grille Systems	Design Line	CO-37	Stainless Steel	—
GLASS & FILMS									
TGL-1	Interior Demountable Partitions	Study Rooms	PC350	—	—	—	—	Clear	3/8" tempered + 1" air gap + 1/2" laminated
MIR-1	—	Washroom	—	—	—	—	—	—	—
FLM-1	Privacy Film	Study Rooms (All interior glazing)	—	—	—	—	—	—	—
VIN-1	Vinyl Wall Graphic	Programme Room	—	—	—	—	—	—	—
GROUT									
GR-1	Grout	Floor (at T-1)	Ardex	—	—	—	—	TBD	—
GR-2	Grout	Wall (at T-2)	Ardex	—	—	—	—	TBD	—
GR-3	Grout	Wall (at T-3)	Ardex	—	—	—	—	TBD	—
MISC. METALS & TRIMS									
B-1	Rubber Base	At PT-1	Johnsontile	—	Tightlock Wall Base	—	8	Icele	2.5"
B-2	Rubber Base	At PLAM-1	Johnsontile	—	Tightlock Wall Base	—	TAB	Welsh Castle	2.5"
B-3	Rubber Base	At WD-2	Johnsontile	—	Tightlock Wall Base	—	101	Seaweed	2.5"
B-4	Rubber Base	At PT-2	Johnsontile	—	Tightlock Wall Base	—	TA1	Tannery	2.5"
B-5	Rubber Base	At PT-6	Johnsontile	—	Tightlock Wall Base	—	285	Morning Light	2.5"
B-6	Rubber Base	At WD-2	Johnsontile	—	Tightlock Wall Base	—	49	Beige	2.5"
B-7	Rubber Base	At existing brick	Johnsontile	—	Tightlock Wall Base	—	BASE TO MATCH EXISTING BRICK		
MT-1	Perforated Aluminum panel	Exterior Solar shade screen	Amico	—	Perforated facade system	—	—	To match Curtain wall system	1/2" holes x 11/16" staggered spacing 410"
MT-2	Metal Flashing	Parapets	—	—	—	—	—	To match exterior curtain wall	—
MT-3	Stainless Steel Bug Mesh	Soffits	—	—	—	—	—	Mesh 3204 Stainless .011" Wire Dia	—
MT-4	Exterior Tile Aluminum and VMZINC	DRI Design Wall Panel system	DRI Design Wall Panel System	Shadow Series	—	—	—	To match existing	—
MT-5	Brass	Flat Metal Bar Railing	—	—	—	—	—	Brushed Brass	—
MT-6	Tie off points	Swivel Anchors	Uline	Swivel Anchor	—	—	H-7966	—	—
TR-1	Metal Trim	At Floor Transition	Schluter	—	Schluter Schiene	—	—	Polished Nickel	—
TR-2	Metal Trim	At top of Sport Flooring Wall	Schluter	—	Schluter Schiene	—	—	Black Matte	—
PAINT, STAIN, LACQUERS & COATINGS									
PT-1	Wall Paint, White (Light)	—	Benjamin Moore	—	—	Vanilla Ice Cream	2154-70	Velvet*	—
PT-2	Wall Paint - Ceiling	—	Dulux	—	—	Antiquity	DLX1093-5	Velvet	—
PT-3	Wall Paint (Dark)	—	Dulux	—	—	Timber Beam	DLX1096-6	Velvet	—
PT-4	Ceiling Paint (Dark)	Existing exposed ceiling structure	Benjamin Moore	—	—	Iron Mountain	2134-30	Velvet	—
PT-5	Column Metal Paint	Existing structure	Hold Dulux DLX 1020-5 Earl Grey Velvet for now To site match curtain wall glazing on site during construction						
TILE, MASONRY, & SOLID SURFACE MATERIALS									
T-1	Tile	Bathroom Floor (Light)	Olympia Tile	-	Arkistone	—	—	Ivory Matte	—
T-2	Tile	Bathroom Floor(Dark)	Olympia Tile	-	Arkistone	—	—	Griege	—
T-3	Tile	Bathroom Wall (Light)	Olympia Tile	-	Colour & Dimension	—	—	Sand Beige Matte	—
T-4	Tile	Bathroom Wall (Dark)	Olympia Tile	-	Colour & Dimension	—	—	Dark Taupe Matte	—
T-5	Tile	Bathroom Wall (White)	Olympia Tile	-	Colour & Dimension	—	—	Biscuit Matte	—
SS-1	Backsplash / Counter	Kitchenette Backsplash (Light)	Corian	—	—	—	—	Canvas	—
SS-2	Backsplash / Counter	Kitchenette Backsplash (White)	Corian	-	—	—	—	Whisper	—
WOODS & WOOD VENEERS									
WD-1	Wood Veneer	Milwork	—	—	—	—	—	To match Uniboard Riva Brushed Elm	—
WD-2	Wood Veneer	Shelving End and top panels	—	—	—	—	—	To match Uniboard Driftwood Brushed Elm	—
WD-3	Wood Veneer	Scalloped Wood Milwork	—	Art for everyday	—	—	FTP-115	To match Uniboard Driftwood	—
WD-4	Curved Wood Veneer	Large Round Half Tubes for Milwork	—	—	—	—	—	To match Uniboard Riva 50mm (diameter)	—
WD-5	Solid Birch Lumber	Bleacher / Stair	Suitable for flooring					To match Uniboard Riva 4 coats of lacquer urethane	—
BLINDS & UPHOLSTERY									
FB-1	Upholstery Fabric - seat	Milwork	Wolf Gordon	—	—	Deltana	WG12827899	Quarry	—
FB-2	Upholstery Fabric - seat	Milwork	Wolf Gordon	—	—	Deltana	WG12827893	Vista	—
FB-3	Upholstery Fabric - seat	Milwork	Wolf Gordon	—	—	Ansonia	ANA 6311	Mustang	—
BL-1	Black-out blinds	Throughout	Atlas Blinds	—	DEKO	TexOpaque Eco 6300	6300-03	Sand	—

FINISH SCHEDULE

NTS

11

A7.21

EQUIPMENT				Specifications			Size			Aesthetic		Comments	
Abtr	Rm. No.	Room Name	Type / Description	Quantity	Manufacturer	Collection	Product No.	Width	Depth	Height	Finish		Colour
EQ-1	RM 110	STAFF LOUNGE	REFRIGERATOR	1	GE	21.9" CU FT TOP FREEZER REFRIGERATOR	GTE22J5NRSS	33"	34"	67"		Stainless Steel	These two items for Reference only TFL to provide
EQ-2	RM 110	STAFF LOUNGE	MICROWAVE	1	PANASONIC	GENIUS PRESTIGE	NNSD766S	21.9"	18.5"	9"	SST	Stainless Steel	
EQ-3	RM 110	STAFF LOUNGE	LOCKER	1	SPACE SAVER	LAMINATE FRONT		2 ROWS BY 6 (72" TALL, EACH 12" X24")				LAMINATE	
EQ-4	RM 107	BOOK DROP OFF	BOOK DEPOSITORY	1	USE KINGSLEY THROUGH WALL 19-0001 THRUWALL DEPOSITORIES COORDINATE WITH WALL THICKNESS, MAY REQUIRE EXTENSION KIT TFL TO CONFIRM PRODUCT								

EQUIPMENT SCHEDULE

NTS

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A7.21

Area			Product	Specifications			Size			Aesthetic		Comments	
Abtr	Rm. No.	Room Name	Type / Description	Quantity	Manufacturer	Collection	Product No.	Width	Depth	Height	Finish	Colour	
ACCESSORIES													
AC-1	RM 111 RM 118 RM 117 RM 115	STAFF WASHROOM FEMALE WASHROOM MALE WASHROOM UNIVERSAL WASHROOM	AUTOMATIC HAND DRYER	4	DYSON	AIRBLADE V	AB12	120	120	325	Stainless		Coordinate with electrical
	RM 111 RM 118 RM 117 RM 115	STAFF WASHROOM FEMALE WASHROOM MALE WASHROOM UNIVERSAL WASHROOM	TOILET PAPER DISPENSER	5	BOBRICK	SURFACE MOUNTED WIN JUMBO	B-2892	525	135	290	Stainless		
	RM 110 RM 120	STAFF LOUNGE PROGRAMME ROOM	SOAP DISPENSER	2	FRANKE	EXOS625x	2030022942	120	120	325	Stainless		Battery Powered
	RM 111 RM 118 RM 117 RM 115	STAFF WASHROOM FEMALE WASHROOM MALE WASHROOM UNIVERSAL WASHROOM	SOAP DISPENSER	4	SLOAN		3346090 SOAP DISPENSER 3346091	120	120	325	Stainless		Hard Wired SLOAN faucet and soap combo Ref FX-1 in Plumbing Schedule
AC-4	RM 118 RM 117 RM 115	FEMALE WASHROOM MALE WASHROOM UNIVERSAL WASHROOM	COAT HOOK	6	BOBRICK		B-233	30	33	55	Stainless		
	RM 111 RM 118 RM 117 RM 115	STAFF WASHROOM FEMALE WASHROOM MALE WASHROOM UNIVERSAL WASHROOM	WASTE RECEPTACLE	4	BOBRICK	CONTURA	B-43944	390	127	1430	Stainless		Coordinate with depth of wall
	RM 111 RM 118 RM 117 RM 115 RM 110 RM 120	STAFF WASHROOM FEMALE WASHROOM MALE WASHROOM UNIVERSAL WASHROOM STAFF LOUNGE PROGRAMME ROOM	PAPER TOWEL DISPENSER	6	BOBRICK		B-2974	321	230	394	Stainless		Coordinate with electrical
	RM 118	FEMALE WASHROOM	NAPKIN DISPOSAL	2	FROST		618-1-FREE	205	115	360	Stainless		
AC-8	RM 115	UNIVERSAL WASHROOM	ADULT CHANGE TABLE	1	KEEP LIVING		NURSING BENCH 2000 R8478000-93	1800	870		White		Coordinate with electrical With Safety Rail
AC-9	RM 115	UNIVERSAL WASHROOM	GRAB BARS	1 EACH	BOBRICK		B-5806 B-6898.99 B-6899				Stainless		
AC-10	RM 118 RM 117	FEMALE WASHROOM MALE WASHROOM	PARTITIONS	REF DWG	BOBRICK	SIERRA SERIES STAINLESS STEEL	1090				TBC		
AC-11	RM 110 RM 120	STAFF LOUNGE PROGRAMME ROOM	WASTE RECEPTACLE - UNDER COUNTER	2	RICHELIEU		362440100				Grey		Coordinate with lid / hardware
AC-12	RM 110 RM 120	STAFF LOUNGE PROGRAMME ROOM	WASTE RECEPTACLE LID	4	RICHELIEU		362441100				Grey		Coordinate with bins
AC-13	RM 110 RM 120	STAFF LOUNGE PROGRAMME ROOM	RECYCLE BIN - UNDERCOUNTER	2	RICHELIEU		461640100				Grey		Coordinate with lid / hardware
AC-14	RM 115	UNIVERSAL WASHROOM	SHELF	1			PLAM 2 SHELF BY GC MAX 100MM PROJECTION FROM WALL						
AC-15	RM 115	UNIVERSAL WASHROOM	TLT MIRROR	1	FROST		CODE 914-1824 FT	45.7	10.1	61	Stainless		
AC-16	RM 115	UNIVERSAL WASHROOM	BACK REST	1	BOBRICK		B-5892				Stainless /White		
AC-17	RM 115 RM 118	UNIVERSAL WASHROOM FEMALE WASHROOM	NAPKIN DISPENSER	2	FROST		618-1-FREE	407	139	643	White		

SALES REPRESENTATIVES

ACCESSORIES SCHEDULE

NTS

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A7.21

ROOM		FIXTURE		SPECIFICATION							COMMENTS
ABR.	RM NO.	ROOM NAME	DESCRIPTION	QUANTITY	MANUFACTURER	COLLECTION	PRODUCT NO.	MATERIAL / FINISH	COLOUR		
Plumbing Fixture											
FX-1	RM 111	STAFF WASHROOM	FAUCET AND SOAP DISPENSER	4	SLOAN	FAUCET & SOAP COMBO ESD-601-CP	3346090	POLISHED CHROME	POLISHED CHROME	HARDWIRED REF M&E DRAWINGS	
	RM 118	FEMALE WASHROOM									
	RM 117	MALE WASHROOM									
	RM 115	UNIVERSAL WASHROOM									
FX-2A	RM 111	STAFF WASHROOM	FLUSHOMETER TOILET SYSTEM	6	AMERICAN STANDARD	1.28 GPF FLUSHOMETER TOILET SYSTEM	2257.528		WHITE	REF M&E DRAWINGS	
	RM 118	FEMALE WASHROOM									
	RM 117	MALE WASHROOM									
	RM 115	UNIVERSAL WASHROOM									
FX-2B	RM 111	STAFF WASHROOM	FLUSHOMETER	6	AMERICAN STANDARD	AFWALL® MILLENIUM™ FloWise® 1.28 GPF FLUSHOMETER TOILET SYSTEM	2257.528		WHITE	HARDWIRED REF M&E DRAWINGS	
	RM 118	FEMALE WASHROOM									
	RM 117	MALE WASHROOM									
	RM 115	UNIVERSAL WASHROOM									
FX-2C	RM 111	STAFF WASHROOM	TOILET SEAT	6	CENTOCO	COMMERCIAL HEAVY DUTY ENSURE FIT WITH FX-2A	1500STSCSS-001		WHITE	REF M&E DRAWINGS	
	RM 118	FEMALE WASHROOM									
	RM 117	MALE WASHROOM									
	RM 115	UNIVERSAL WASHROOM									
FX-3	RM 111	STAFF WASHROOM	BATHROOM SINK	4	Kohler	BRENHAM	K-1997-1NR			REF M&E DRAWINGS ENSURE COMPATIBILITY WITH FAUCET AND SOAP DISPENSER PROVIDE COVER PLATE FOR REMAINING HOLE	
	RM 118	FEMALE WASHROOM									
	RM 117	MALE WASHROOM									
	RM 115	UNIVERSAL WASHROOM									
FX-4	RM 110	STAFF LOUNGE	KITCHENETTE UNDERMOUNT SINK	1	ELKAY	QUARTZ CLASSIC	ELG2322		MOCHA	REF M&E DRAWINGS	
FX-5	RM 110 RM 120	STAFF LOUNGE PROGRAMME ROOM	KITCHENETTE FAUCET	2	DELTA	TRNSIC	9159T-DST		Black Stainless	HARDWIRED REF M&E DRAWINGS	
FX-6	N/A	BATHROOM CORRIDOR	BOTTLE FILLER	1	ELKAY	EXH2O WITH INTEGRAL SWIRLFO FOUNTAIN	LBWD00	EZWS-EDFBM114K		REF M&E DRAWINGS	
FX-7	RM 116	JANITOR SINK	WALL HUNG SERVICE SINK KIT	1	ELKAY		ESSW2520C		STAINLESS STEEL	REF M&E DRAWINGS	
FX-8	RM 120	PROGRAMME ROOM	KITCHENETTE UNDERMOUNT SINK	1	ELKAY	QUARTZ CLASSIC	ELGAD2522PD		MOCHA	REF M&E DRAWINGS	
FX-9	RM 117	MALE WASHROOM	URINAL	1	TOTO	WHITE	UT1040E			REF M&E DRAWINGS	

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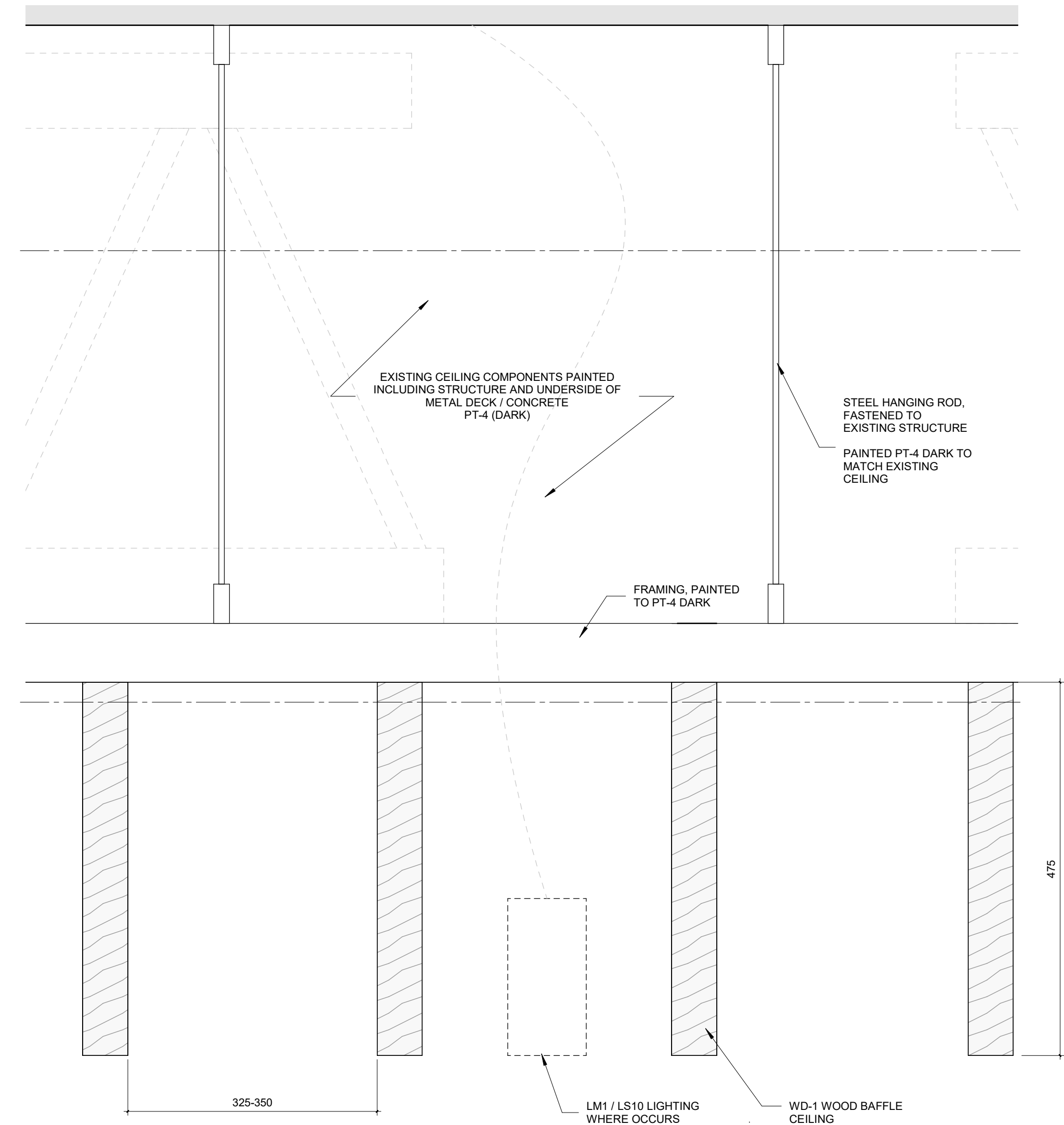
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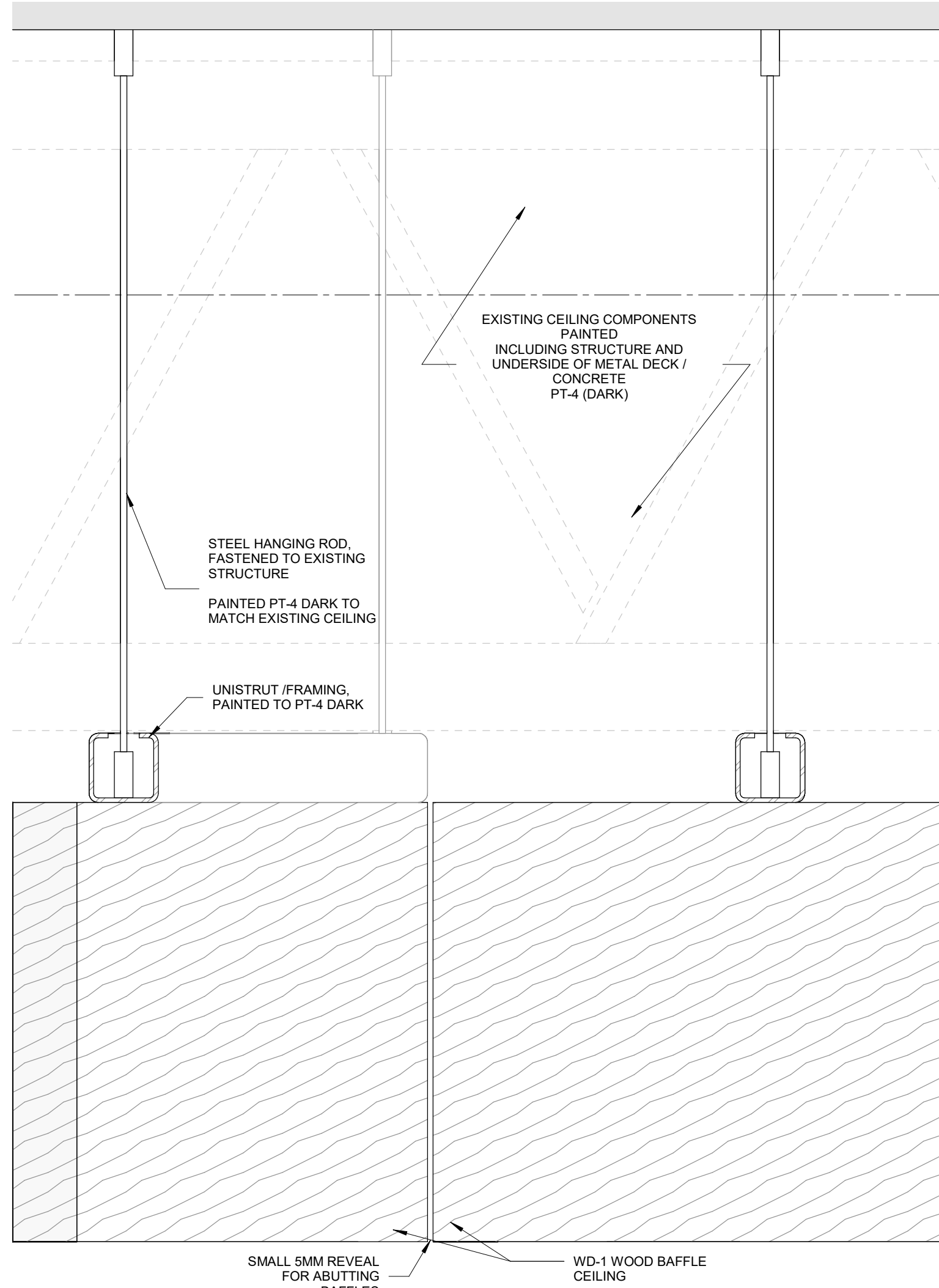


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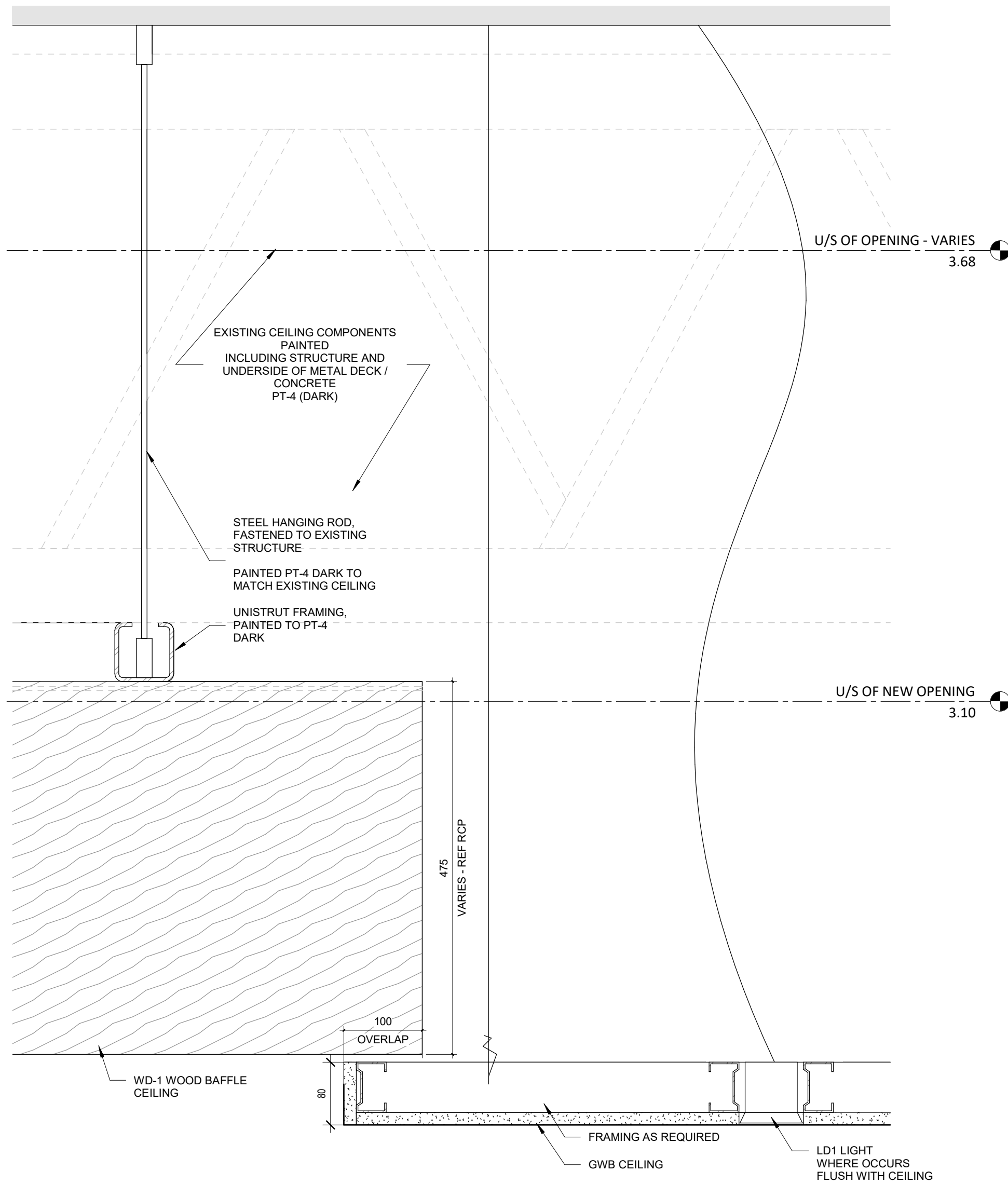


TYP. WOOD BAFFLE CEILING B

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TYP. WOOD BAFFLE CEILING C

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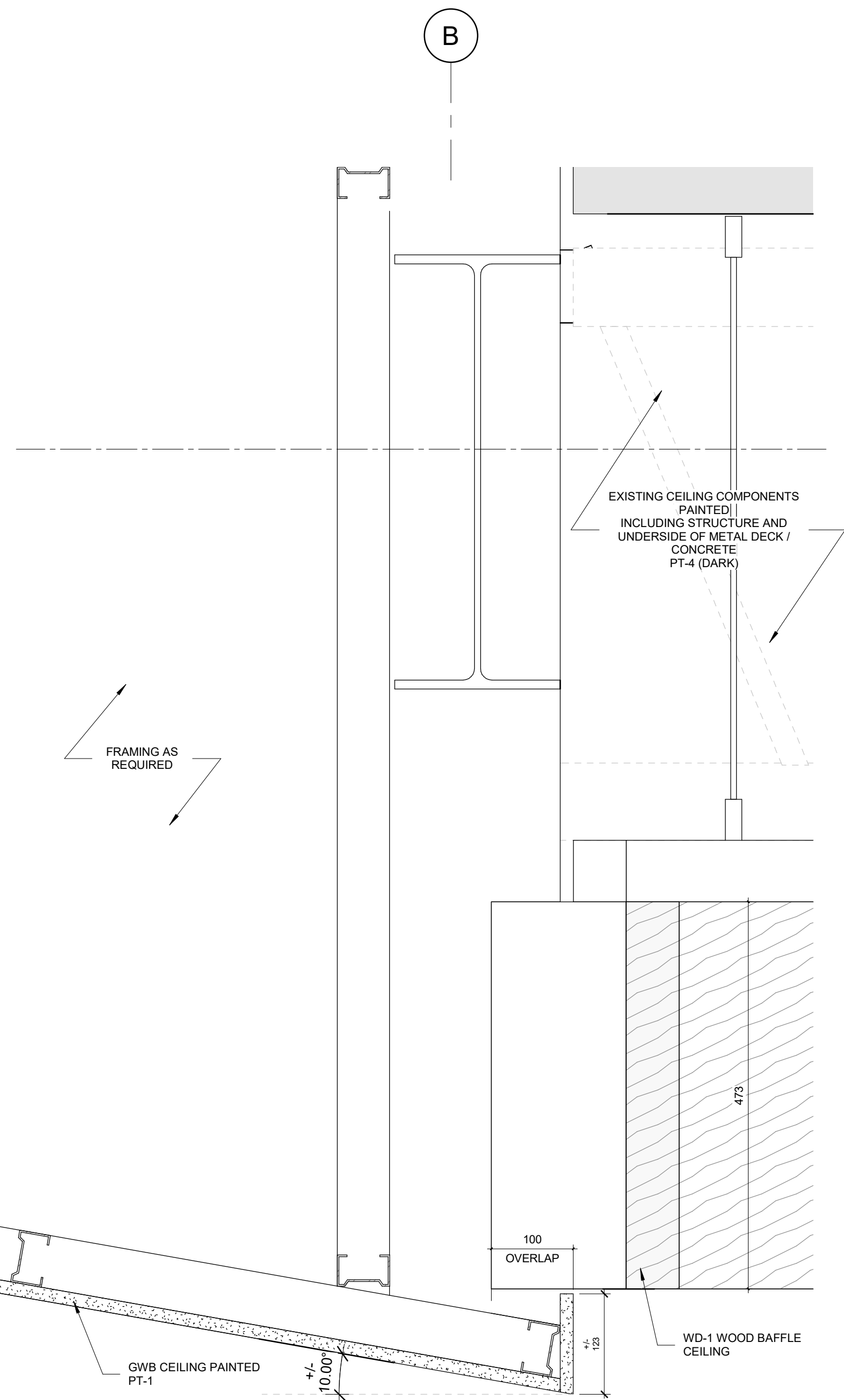
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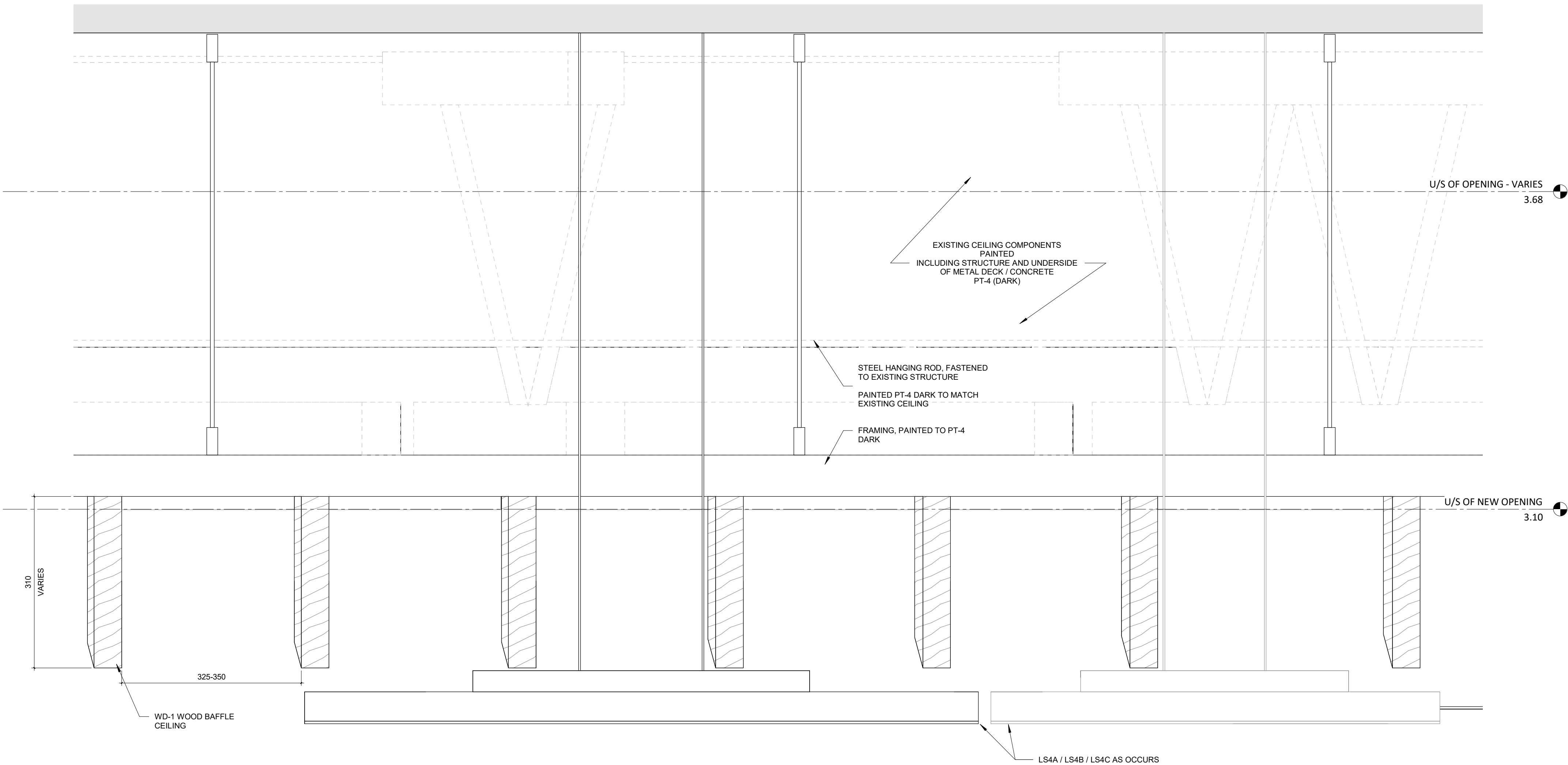


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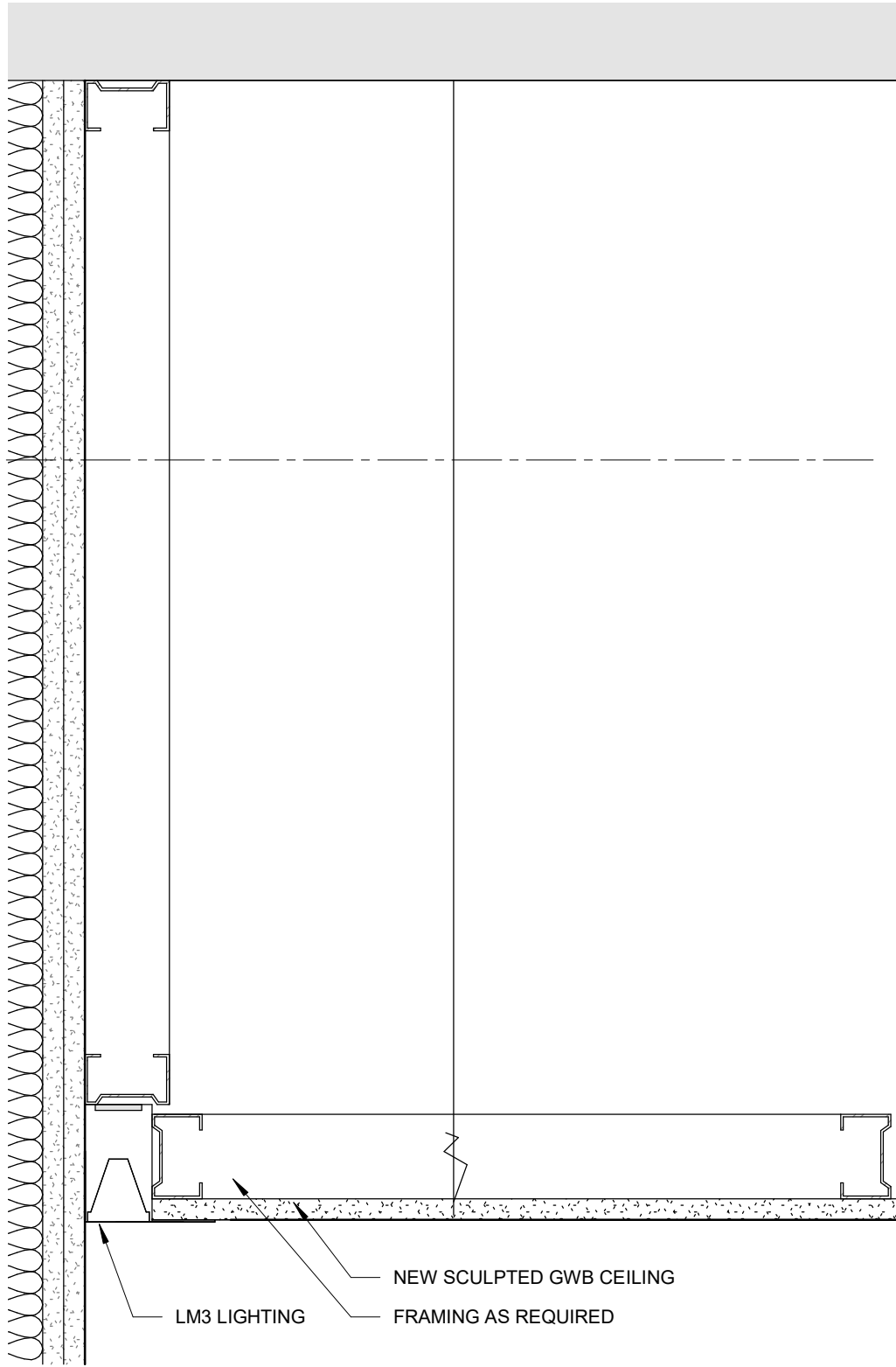


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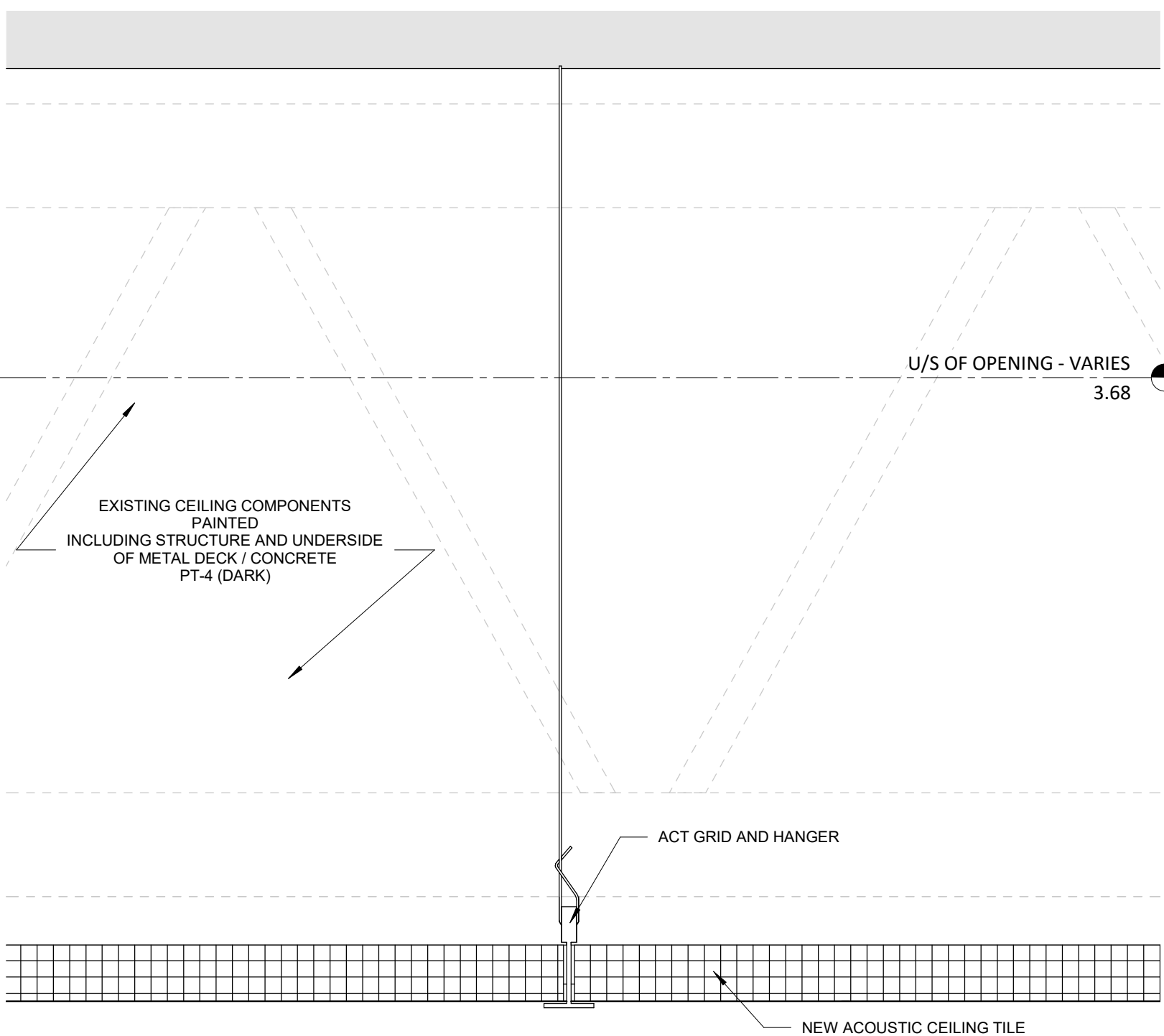
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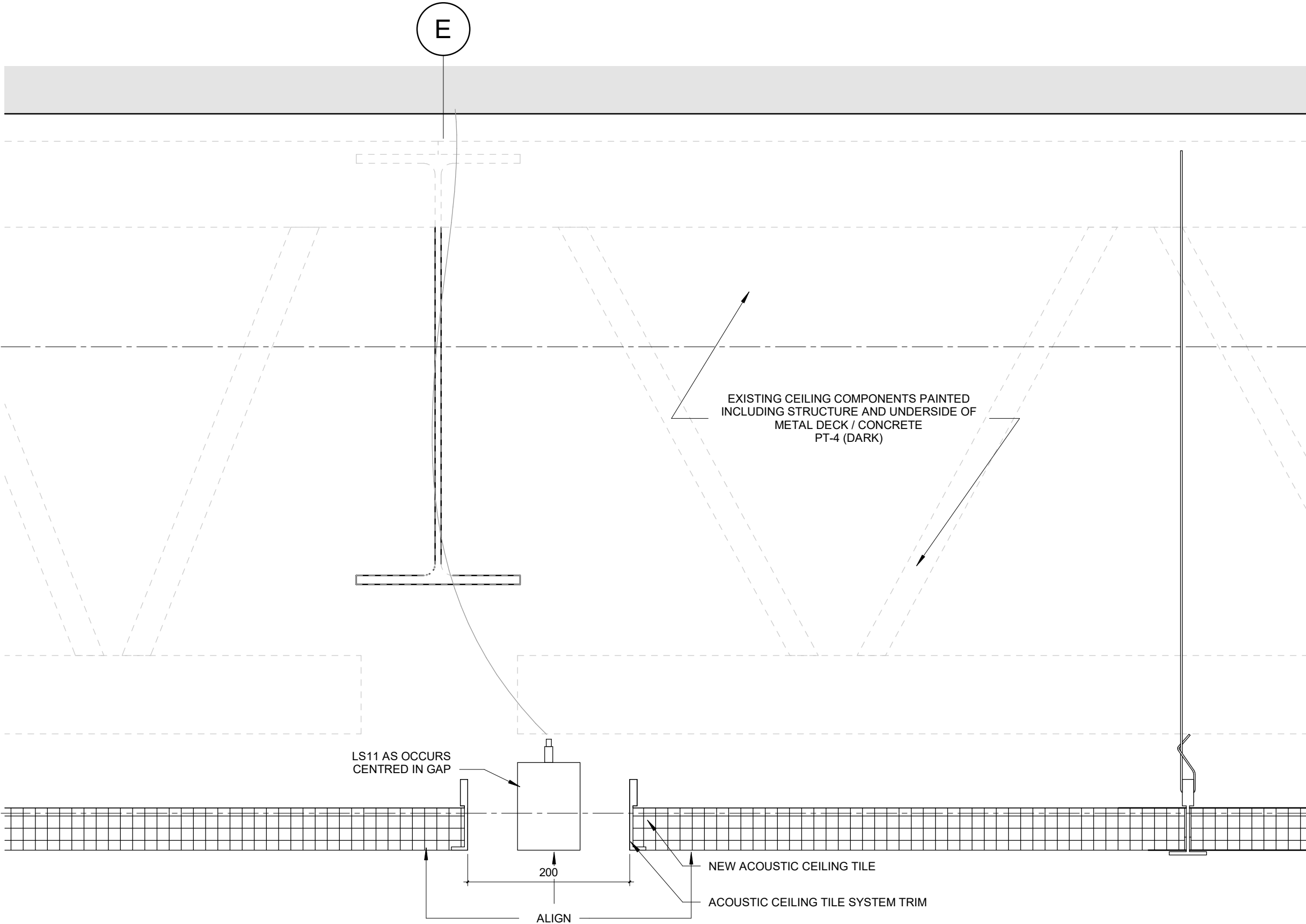
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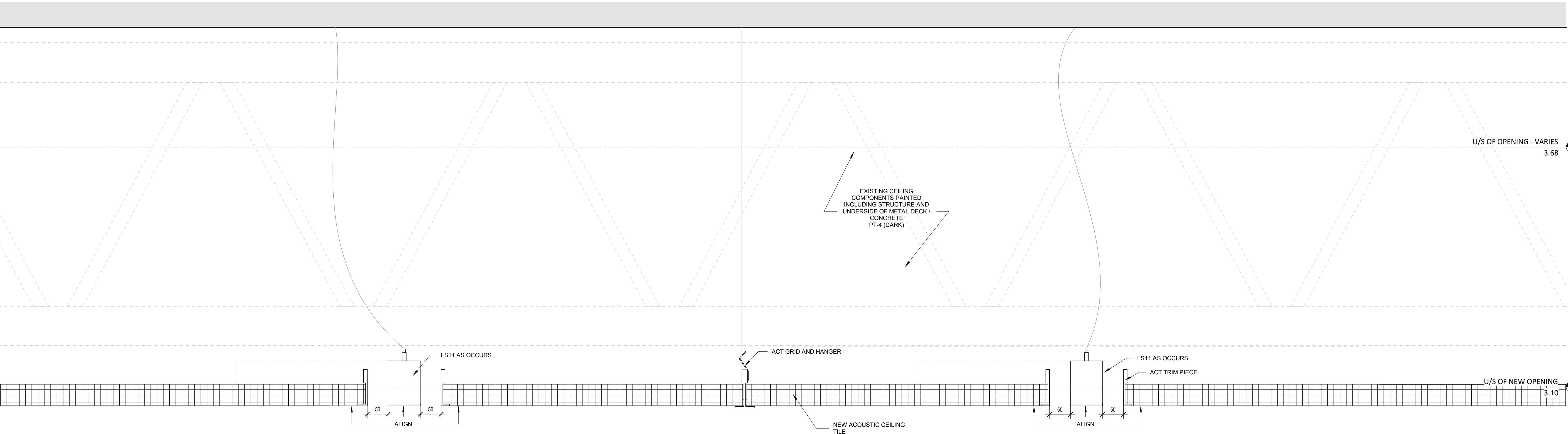
RECEPTION AREA CEILING 22
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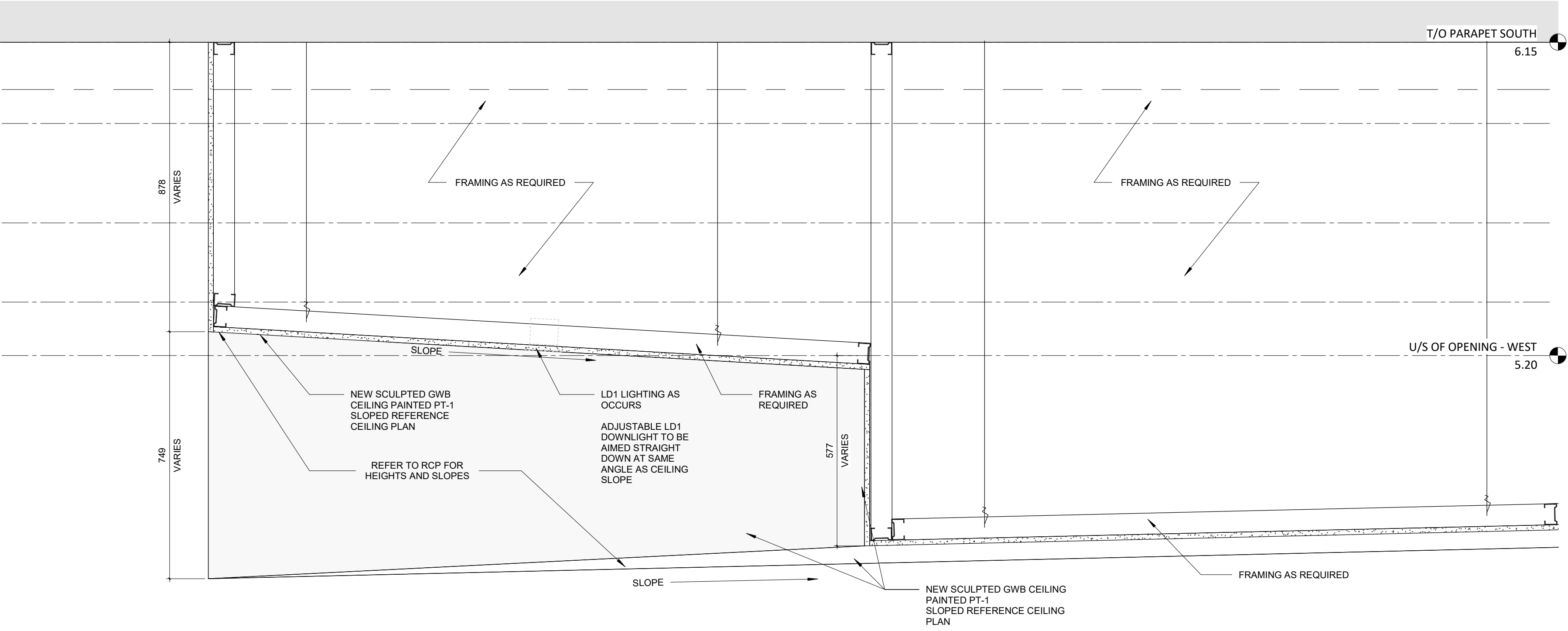
STAFF WORKROOM 21
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PROGRAM ROOM ACT CEILING 2 20
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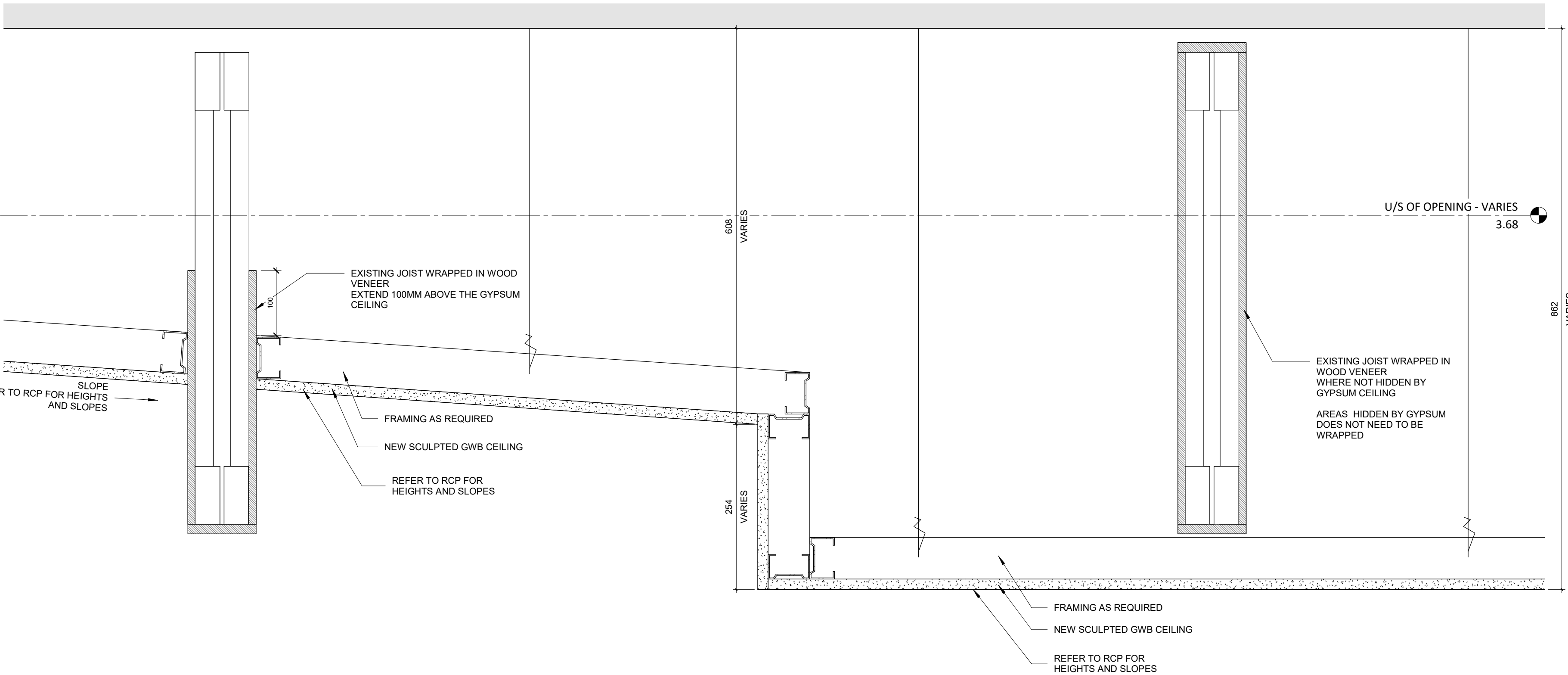
PROGRAM ROOM ACT CEILING 10
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ADDITION SCULPTED GWB CEILING

1 : 10

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A8.04



EXISTING BUILDING SCULPTED GWB CEILING

1 : 5

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A8.04

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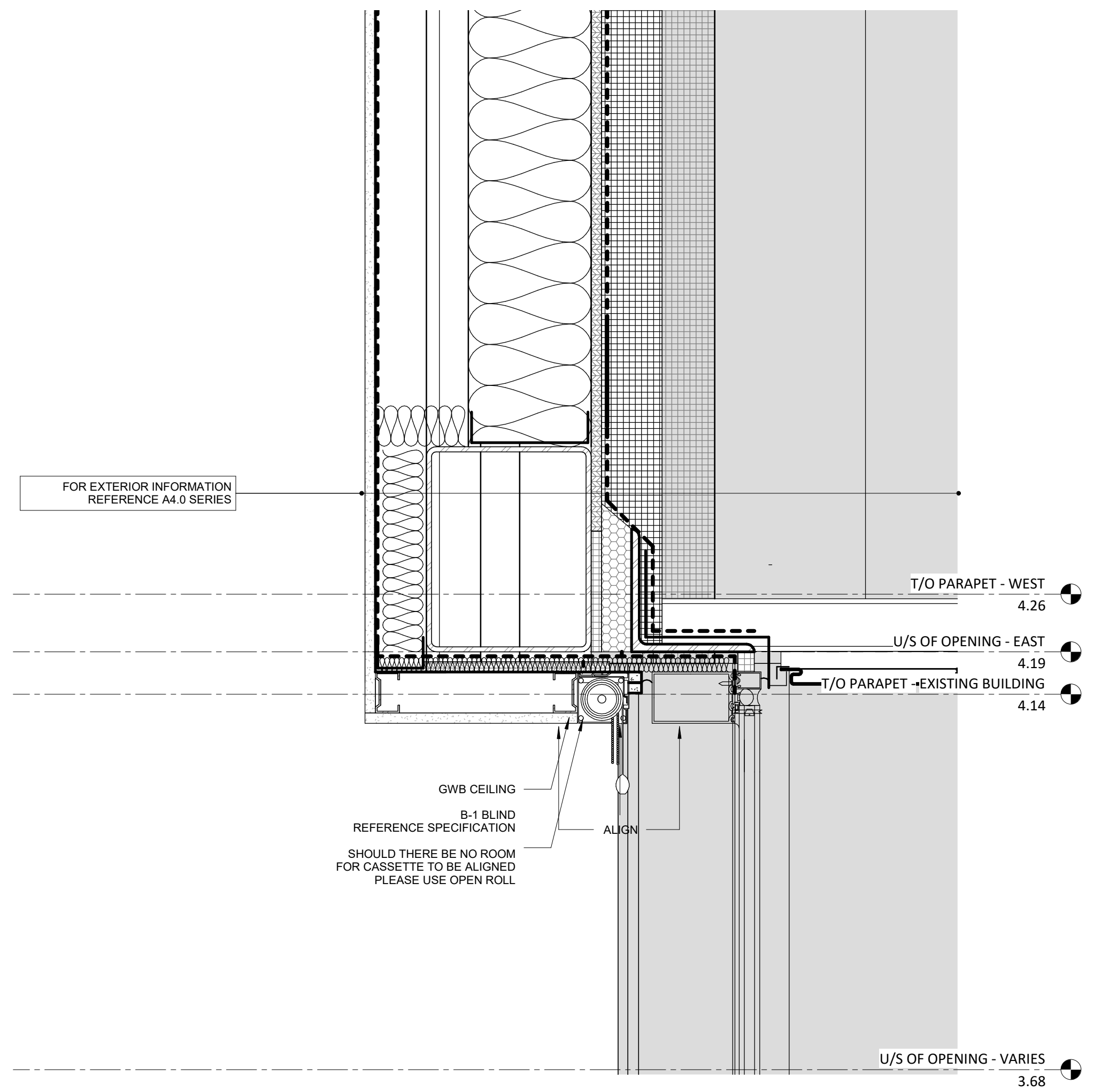
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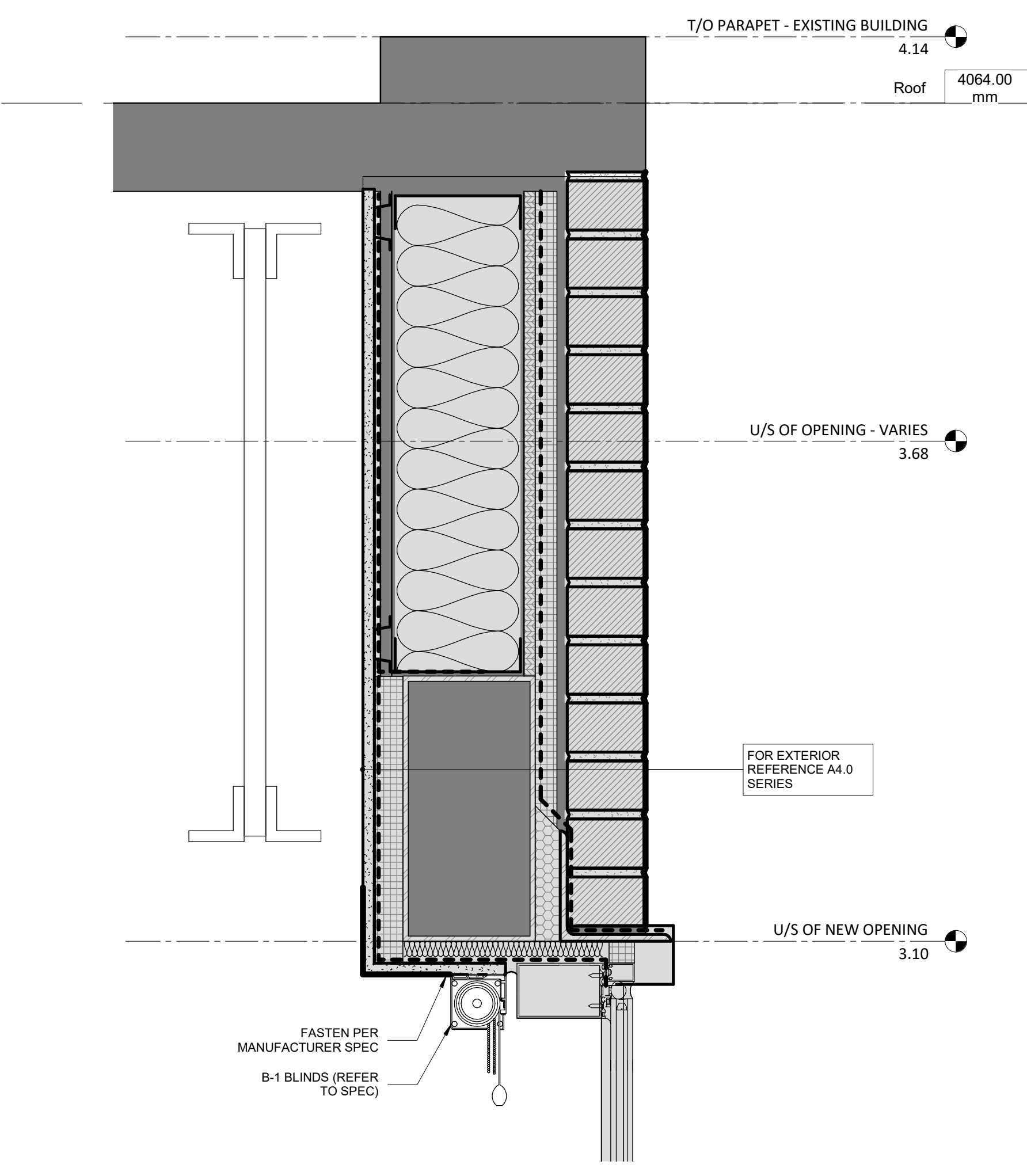
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BLINDS AT OPEN SEATING

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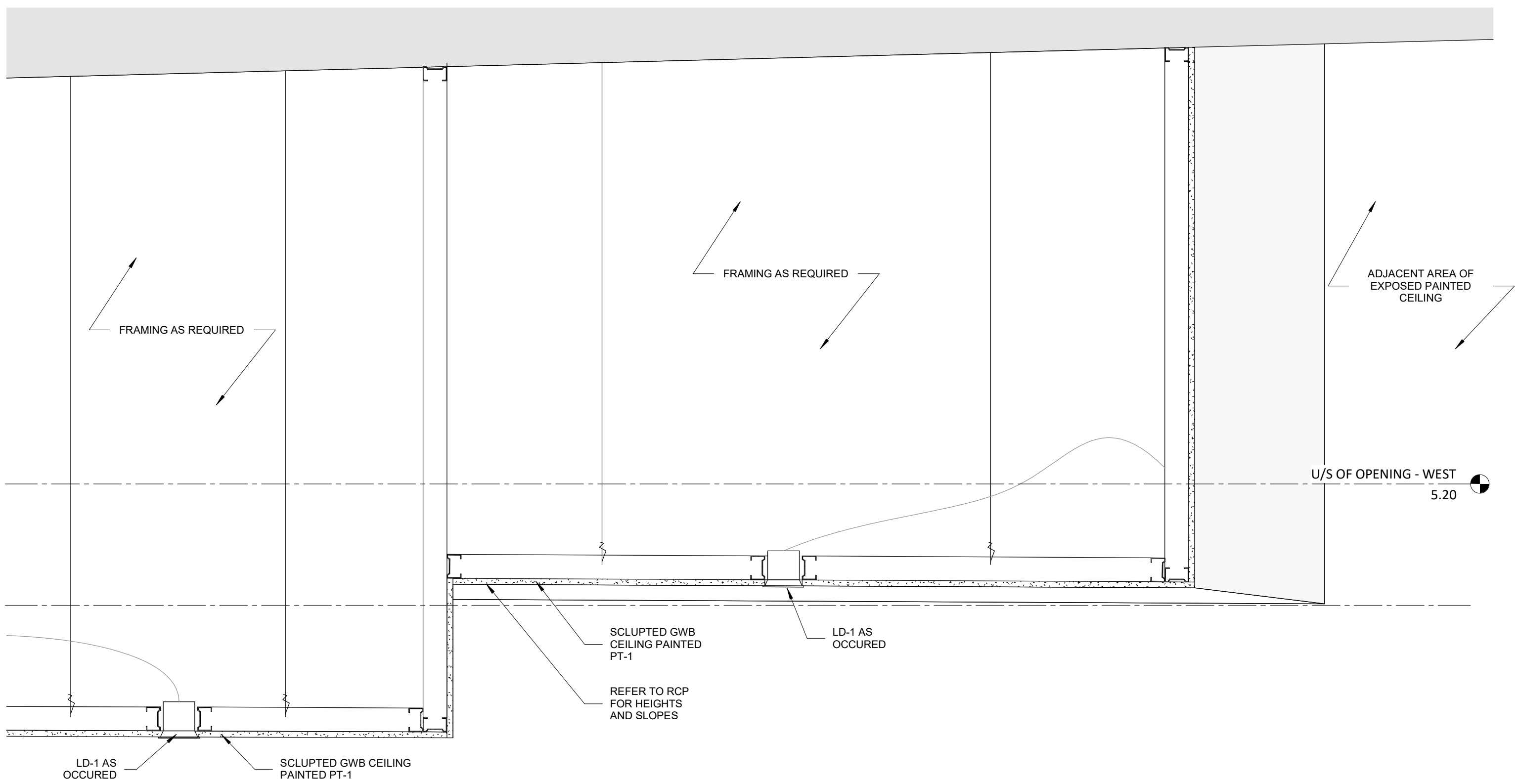
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A8.05



PROGRAMME ROOM BLINDS

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A8.05



ADDITION SCULPTED GWB CEILING 2

1 : 10

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A8.05

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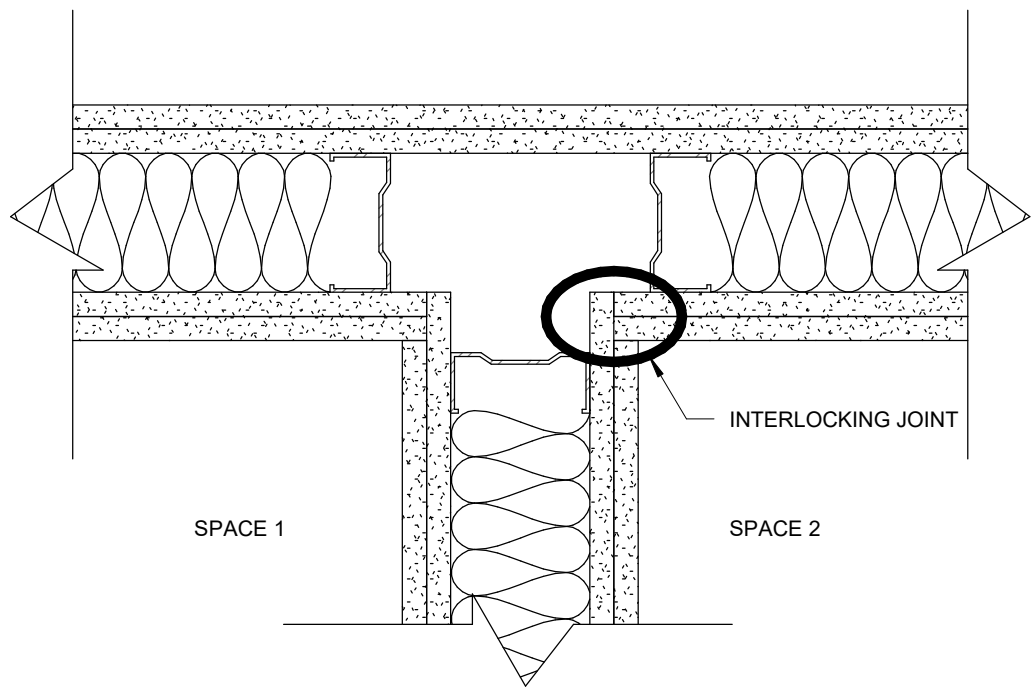
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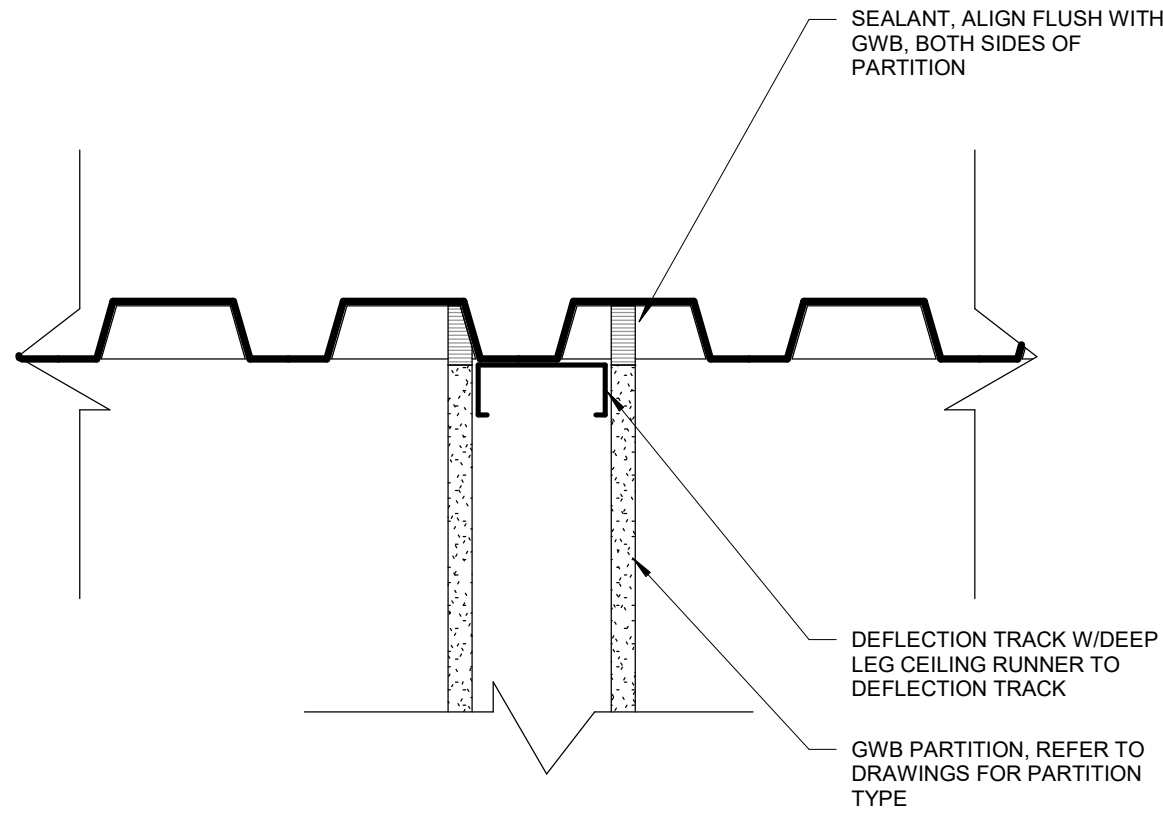
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FLANKING CONTROL - GYPSUM PARTITIONS

1 : 5



DETAIL, TYP, TOP OF PARTITION AT U/S ROOF

1 : 5

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INTERIOR SECTION
DETAILS

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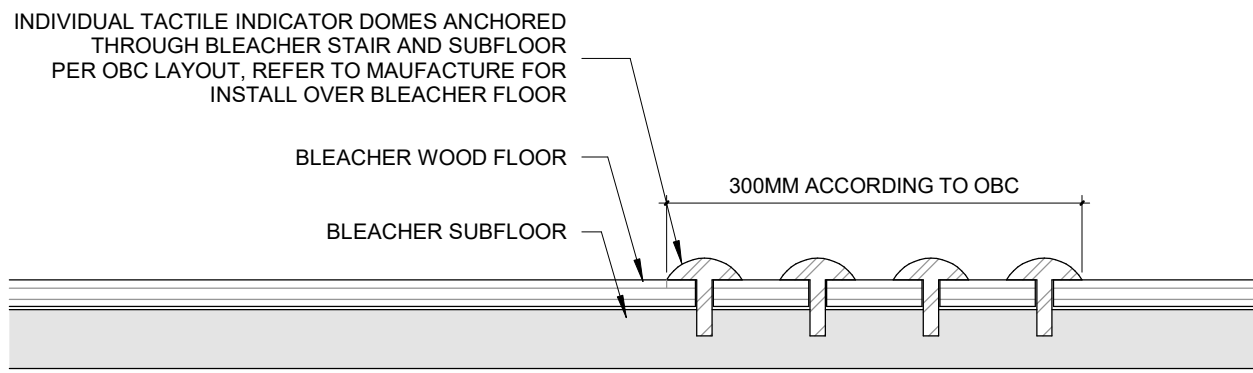
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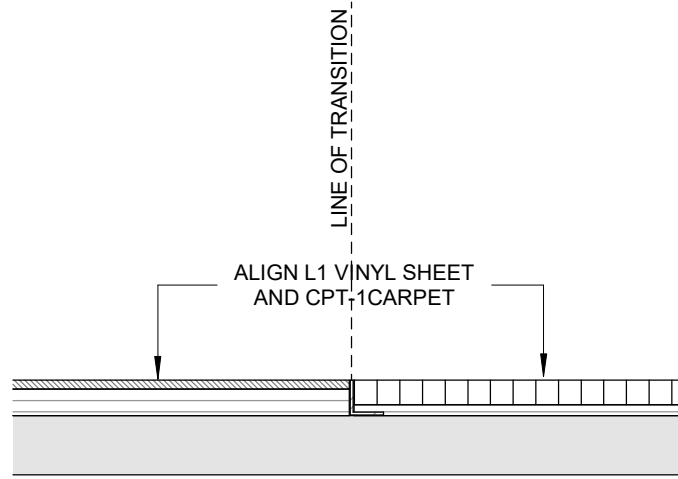
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TACTILE INDICATOR

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A8.10

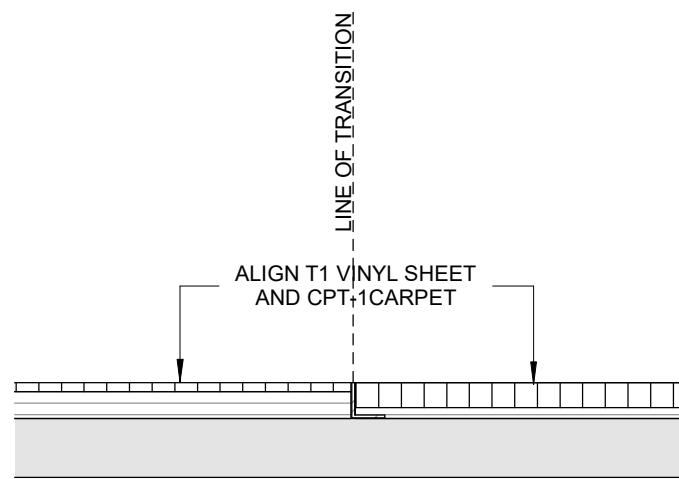
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L-1 TO CPT-1

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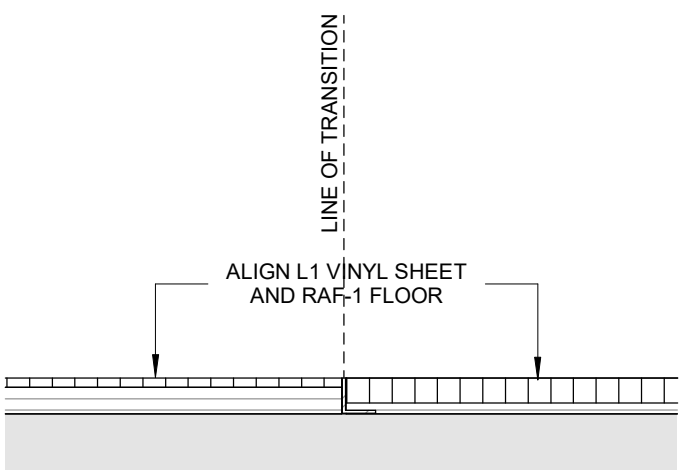
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T-1 TO CPT-1

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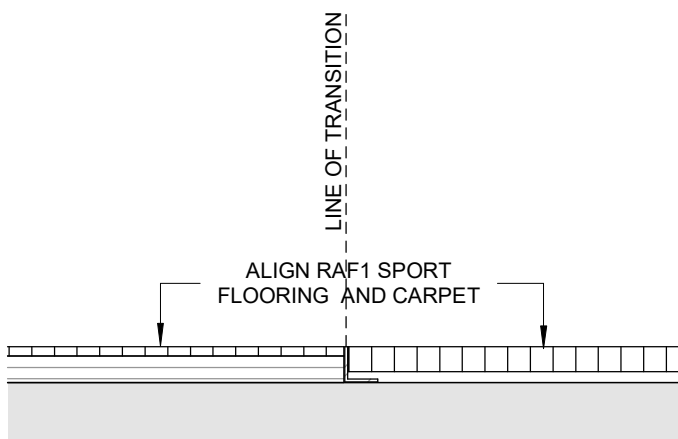
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T-1 TO RAF-1

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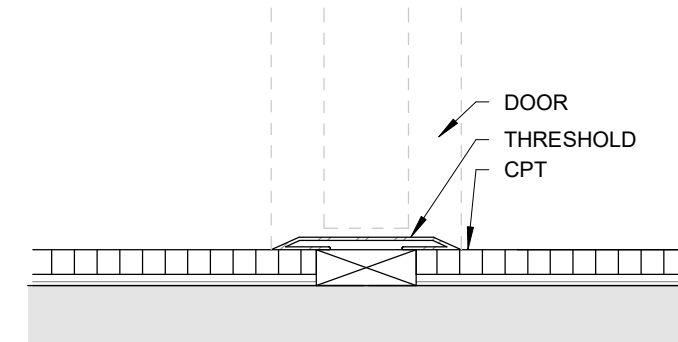
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RAF-1 TO CPT-1 / CPT-3

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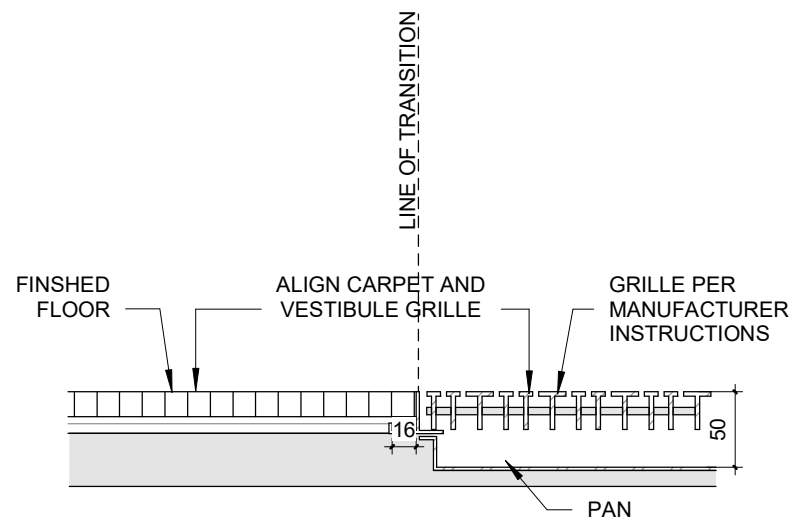
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CPT AT DOOR

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GRL-1 TO CPT-3

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FLOOR TRANSITIONS

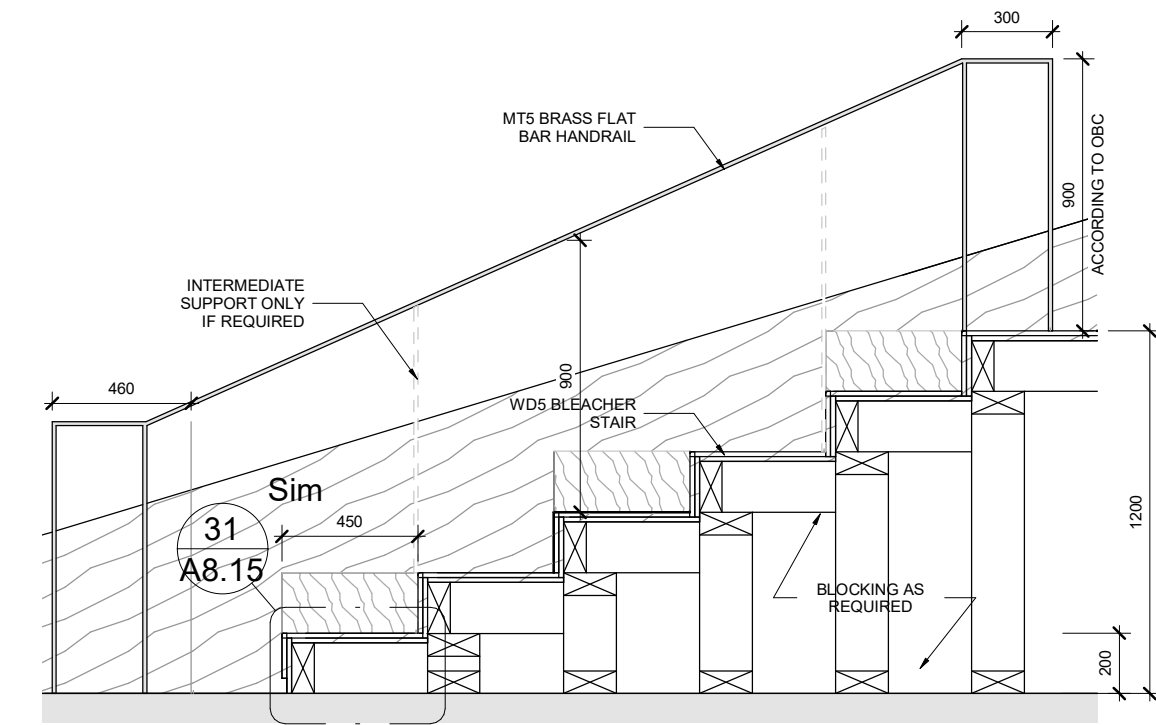
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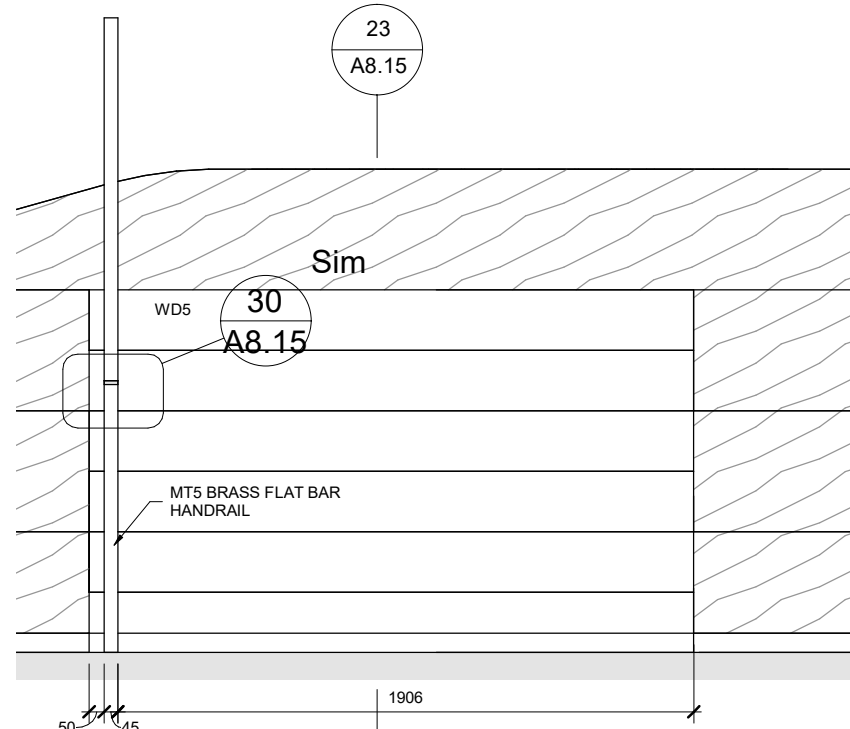
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NORTH TREAD SECTION

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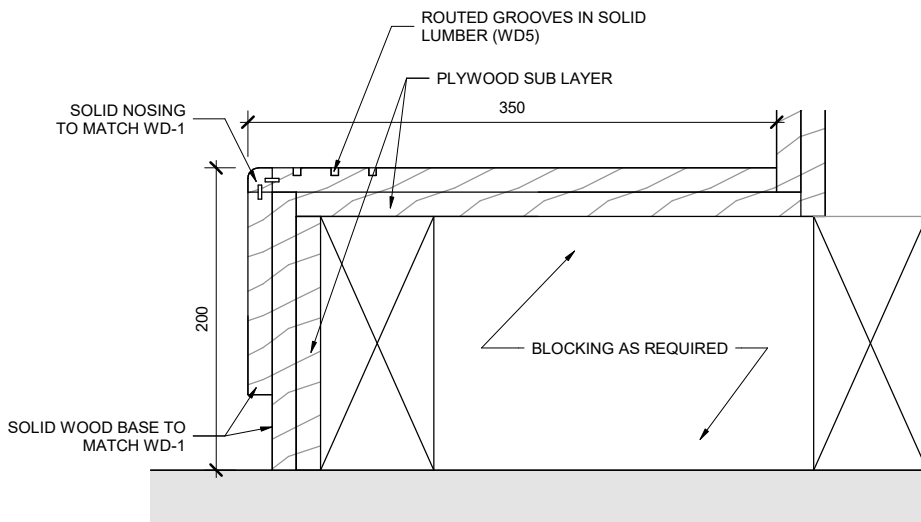
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NORTH TREAD ELEVATION

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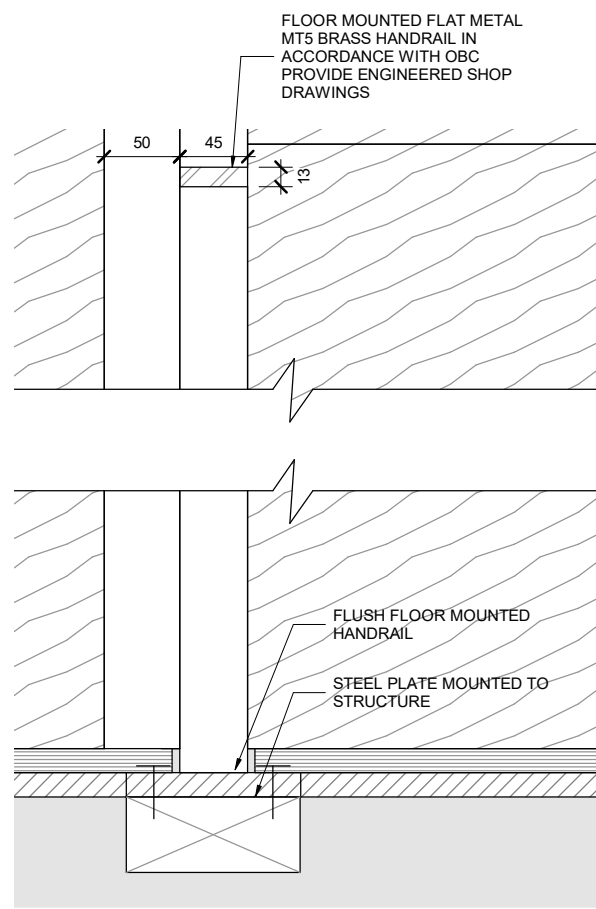
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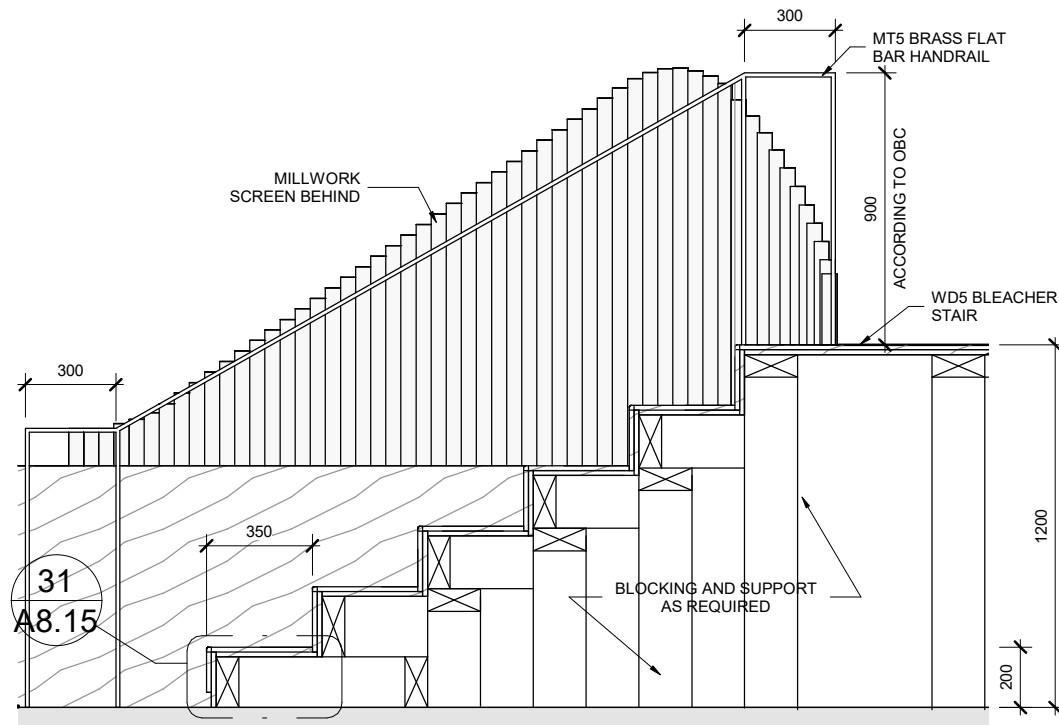
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HANDRAIL

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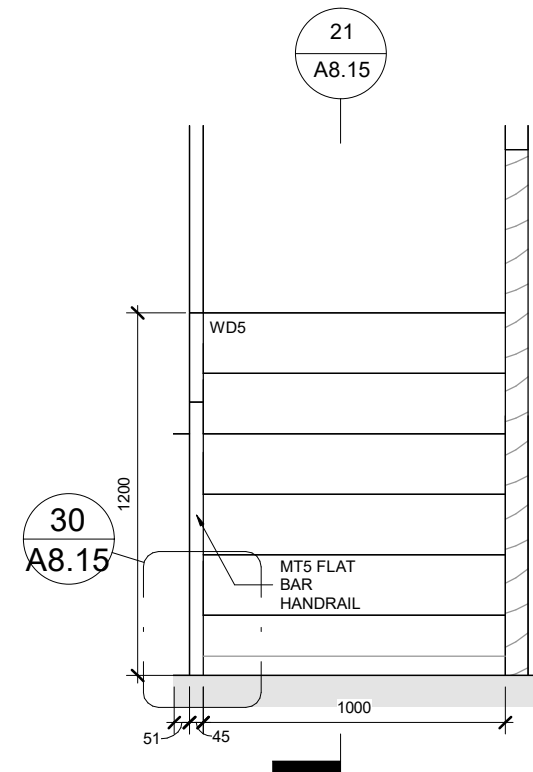
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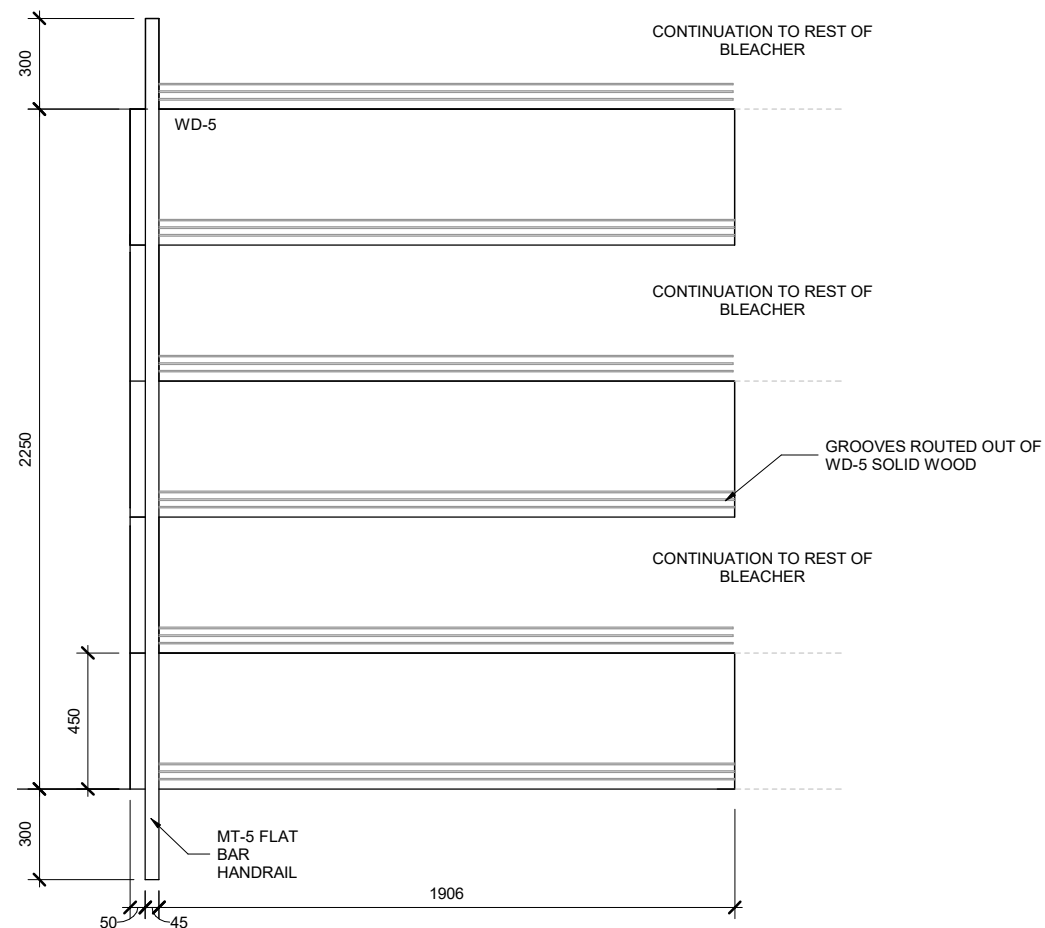
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SOUTH TREAD ELEVATION

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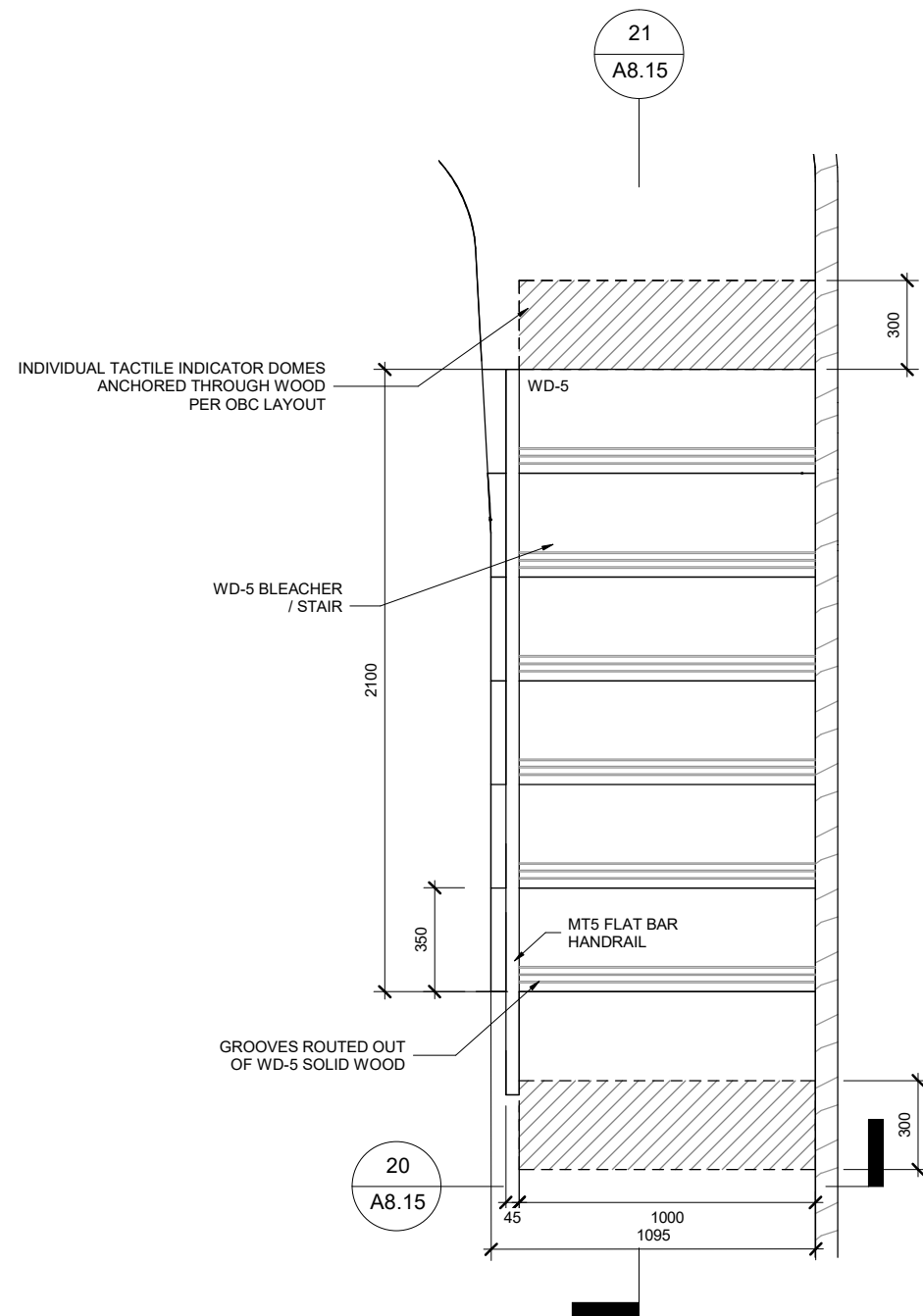
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NORTH TREADS

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A8.15



SOUTH TREADS

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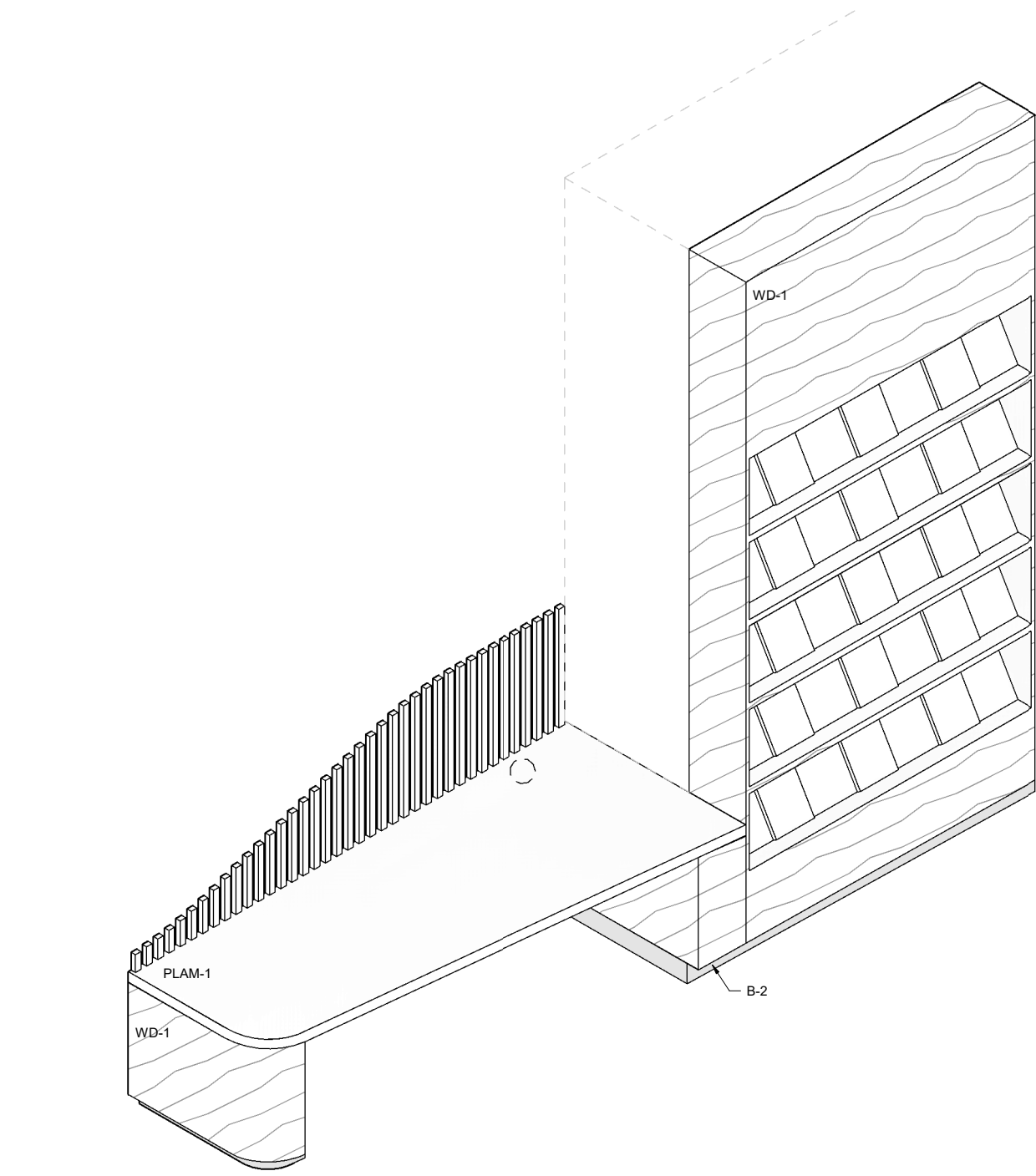
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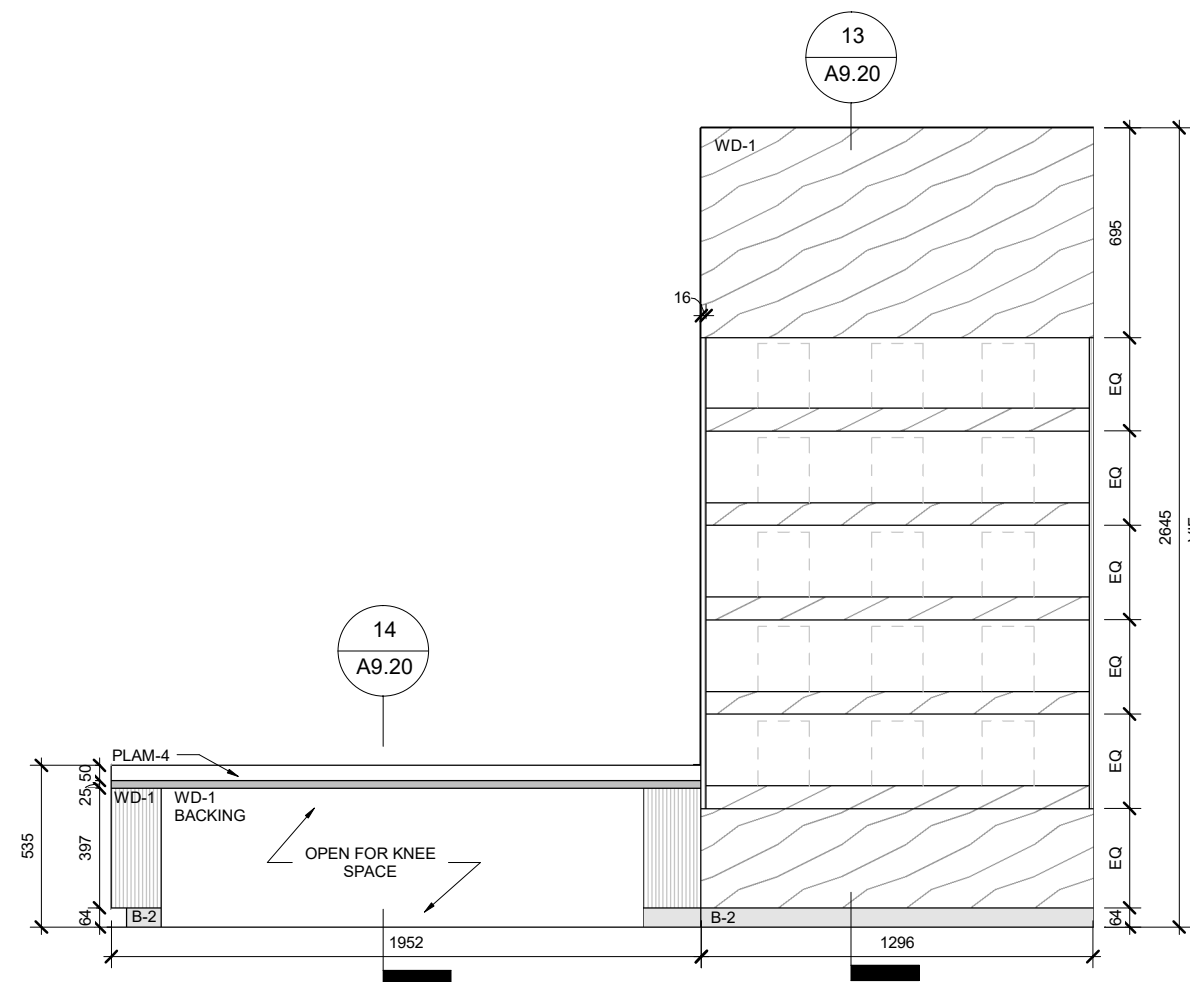
STAIR AND HANDRAILS

A8.15



M124-A/B 3D

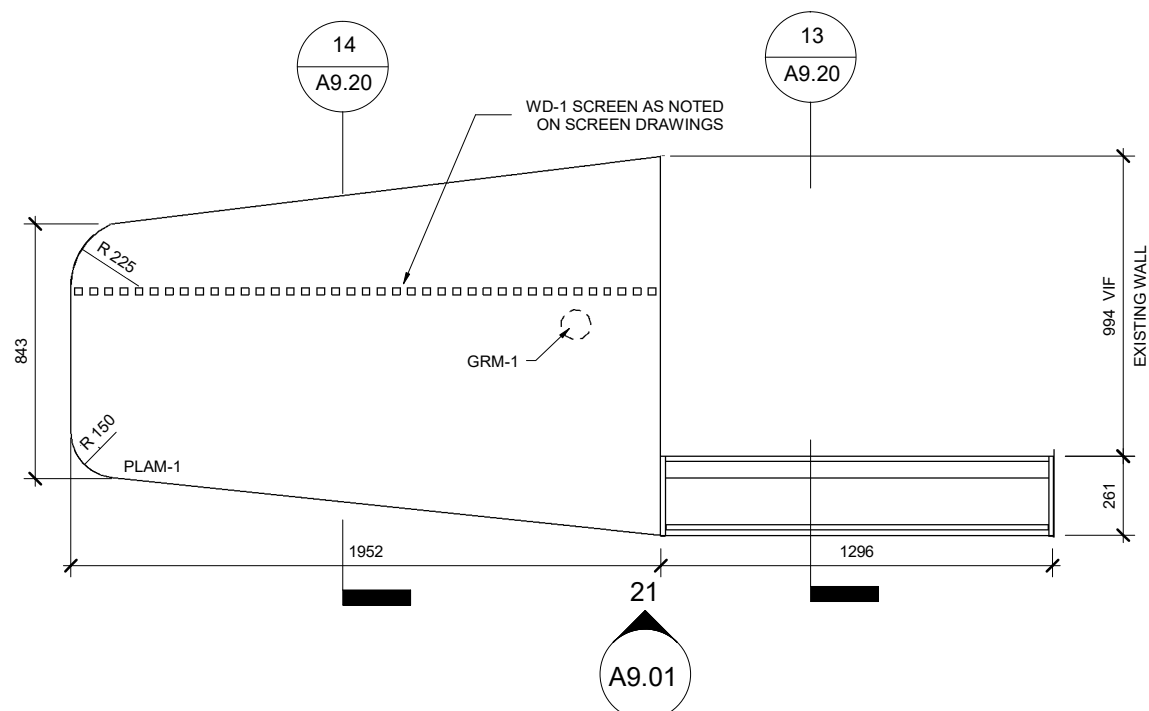
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M-124-A/B ELEVATION

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A9.01

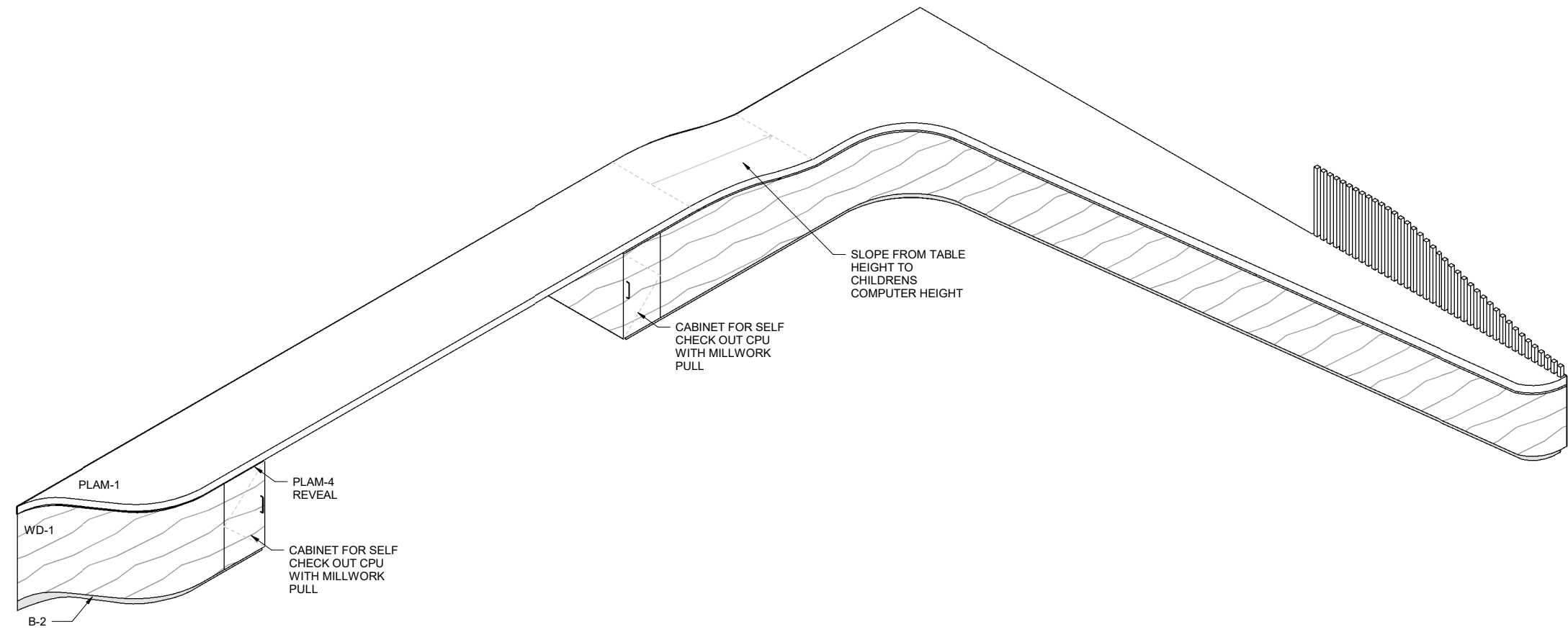
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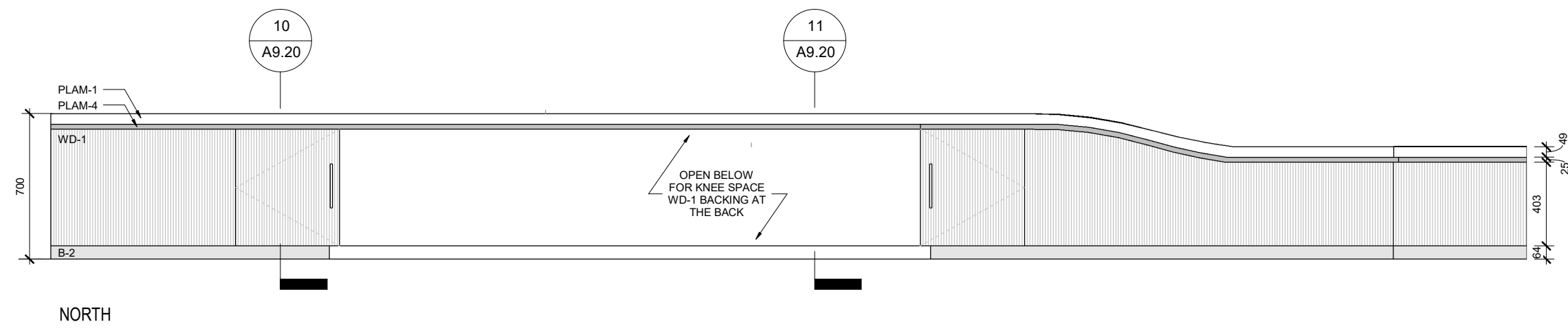
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M102 3D

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A9.01

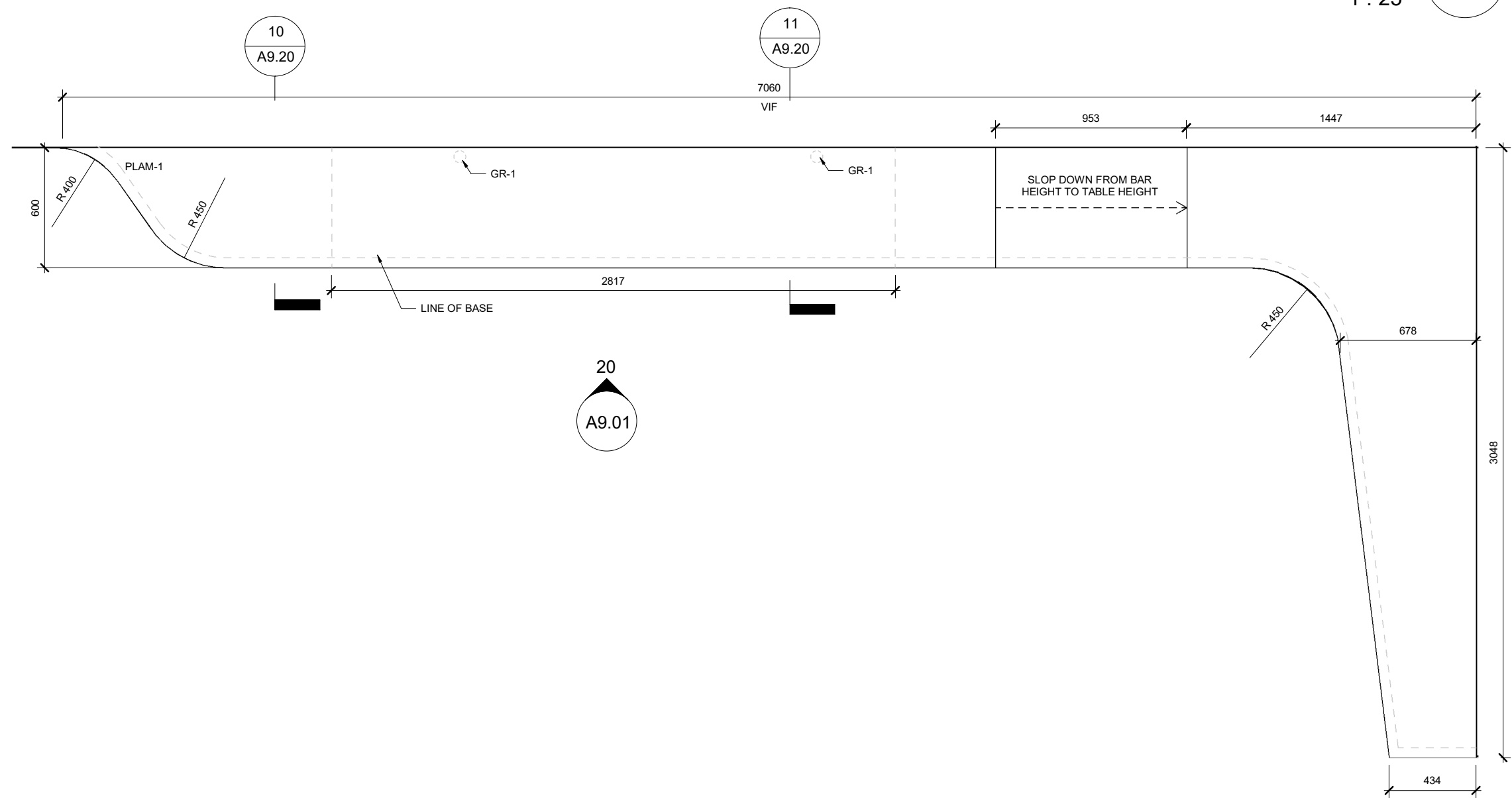


NORTH

M102 - ELEVATION

20
A9.01

1 : 25



M102 - PLAN

10
A9.01

1 : 25

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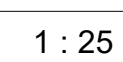
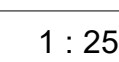
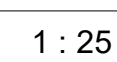
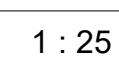
MILLWORK

A9.01

REFERENCE SPEC / TENDER DOCUMENTS FOR ADDITIONAL DETAILS

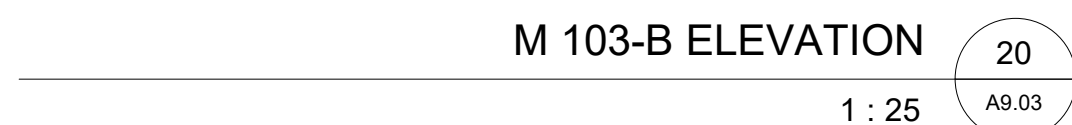


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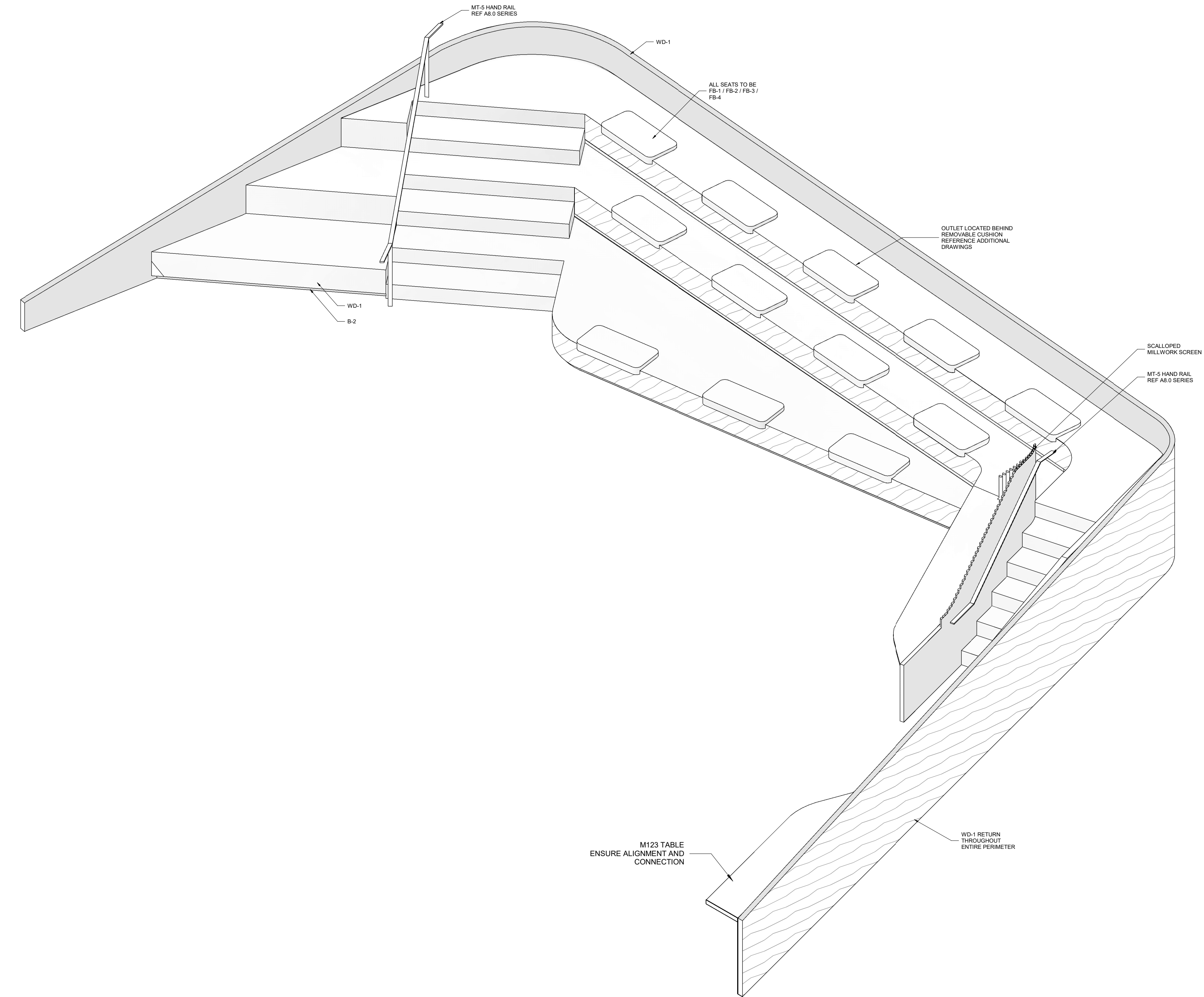
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A9.02



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A9.03



M126 3D VIEW

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**MILLWORK -
STEPPED SEATING**

A9.04

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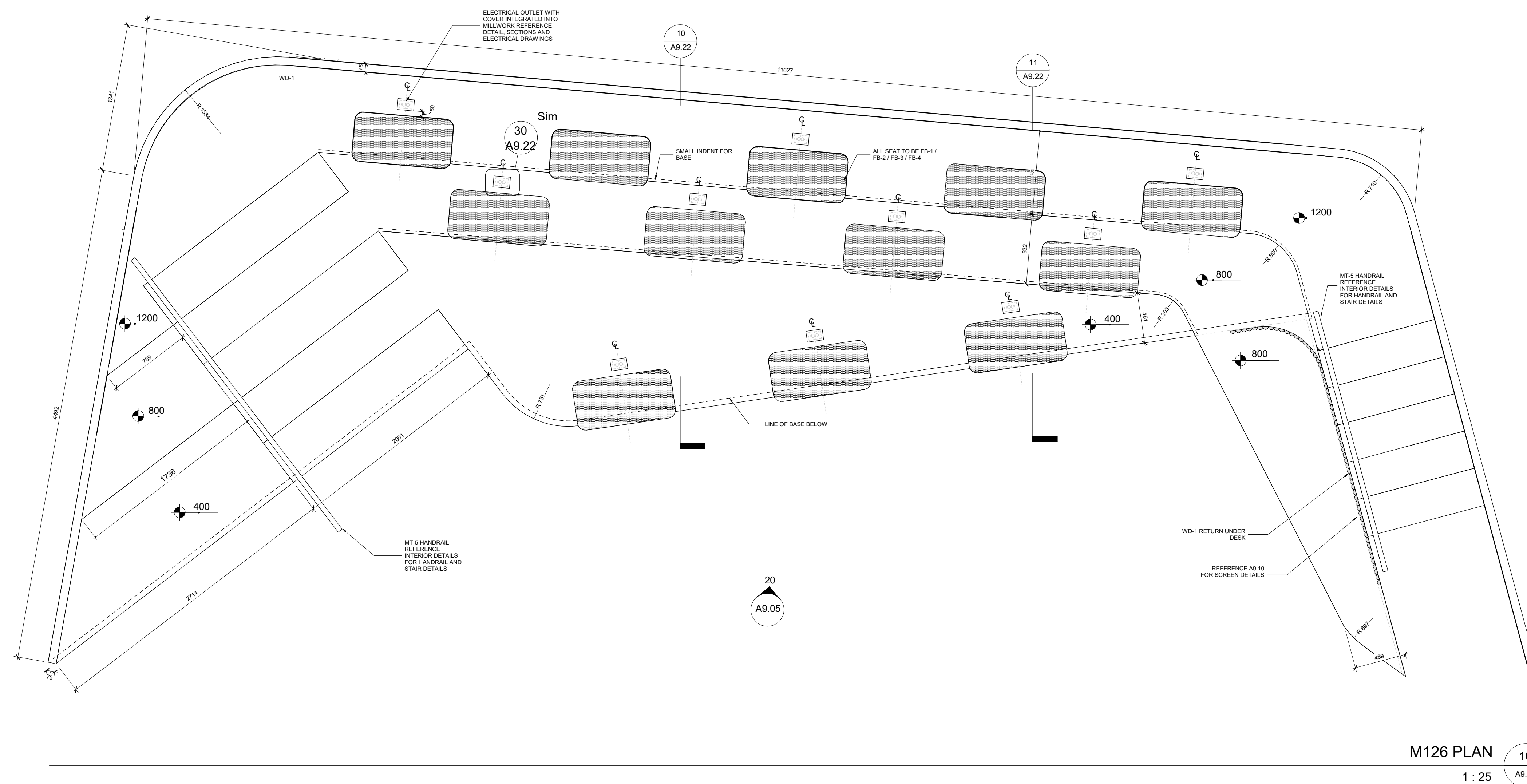
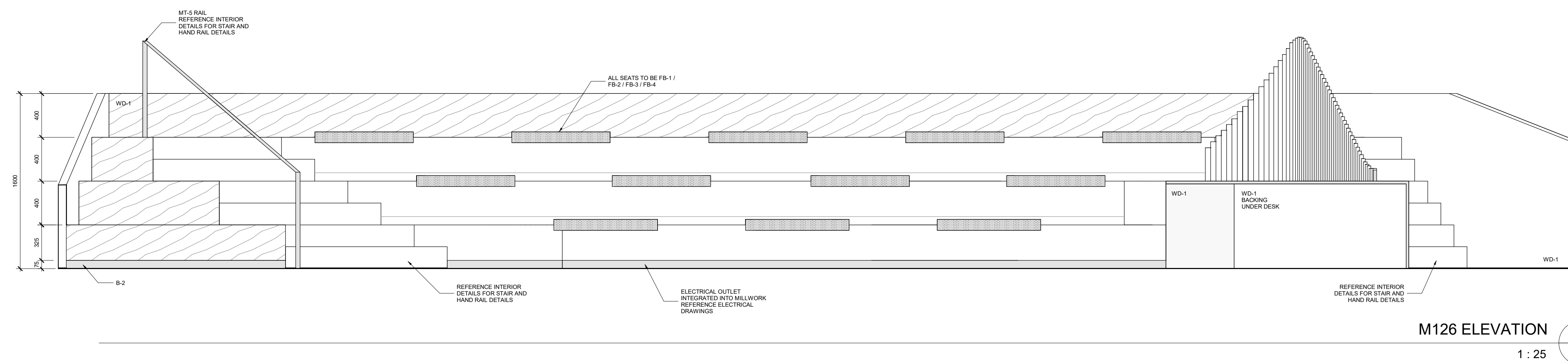
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MILLWORK - STEPPED SEATING

A9.05



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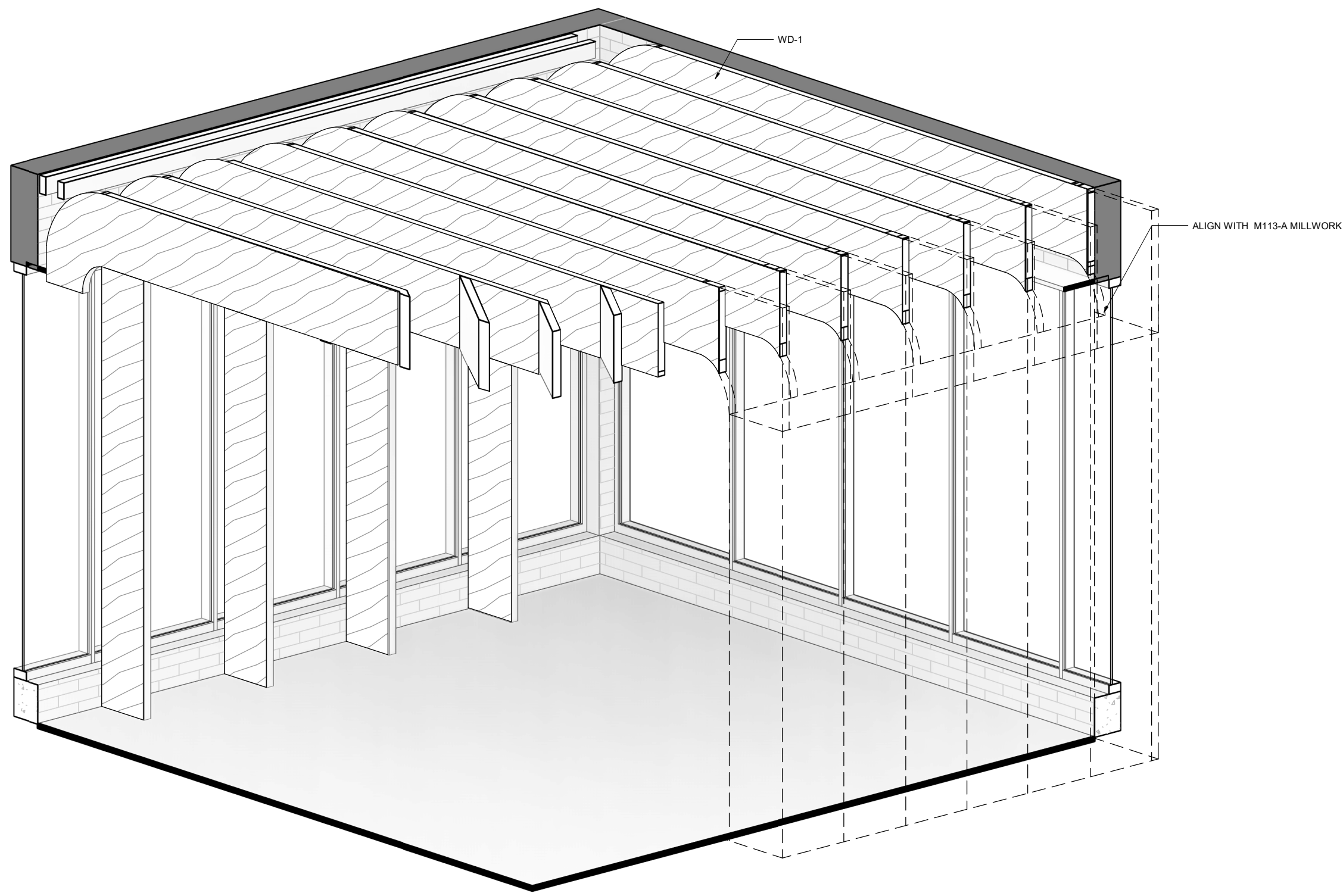
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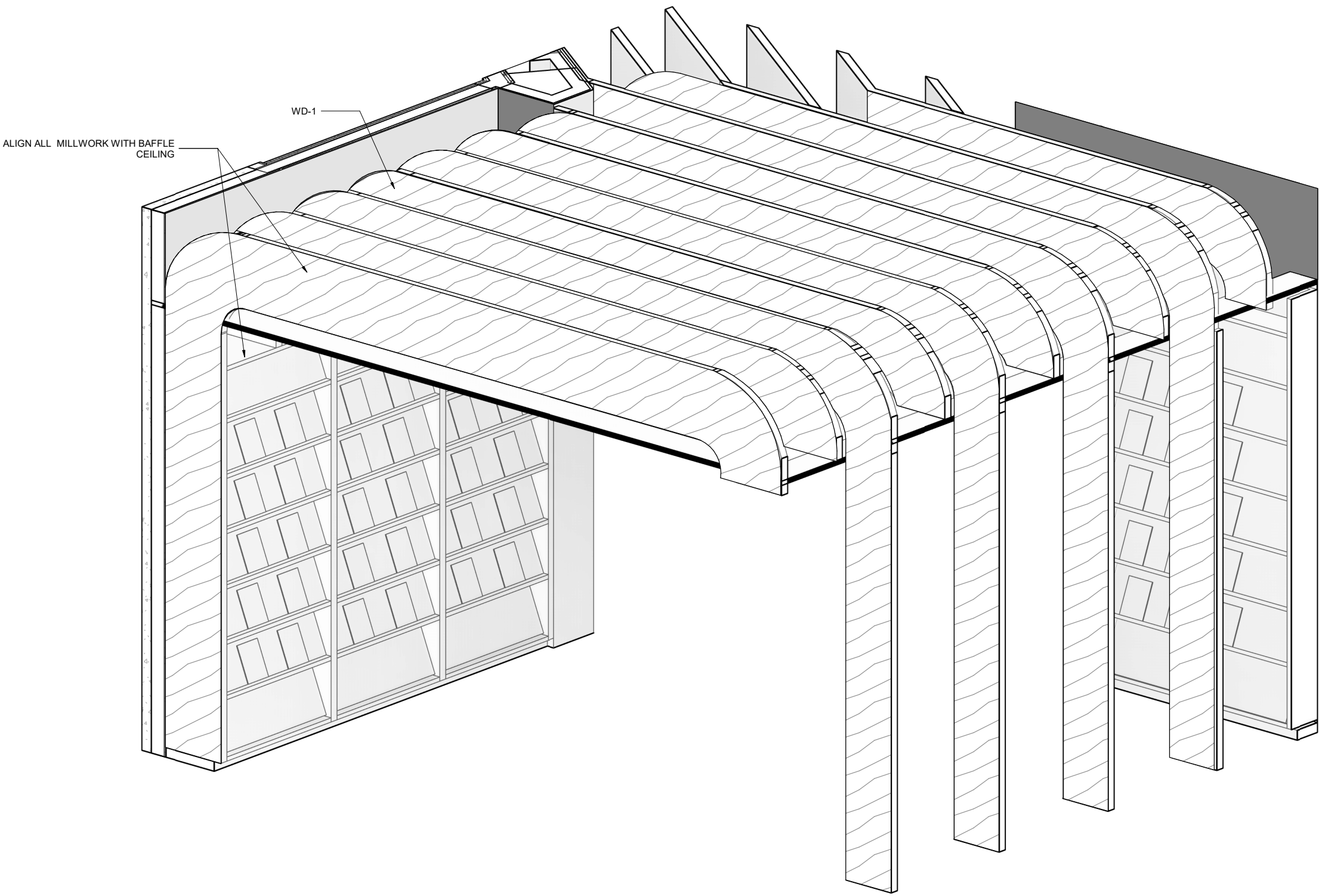
**MILLWORK -
READING NOOKS**

A9.06



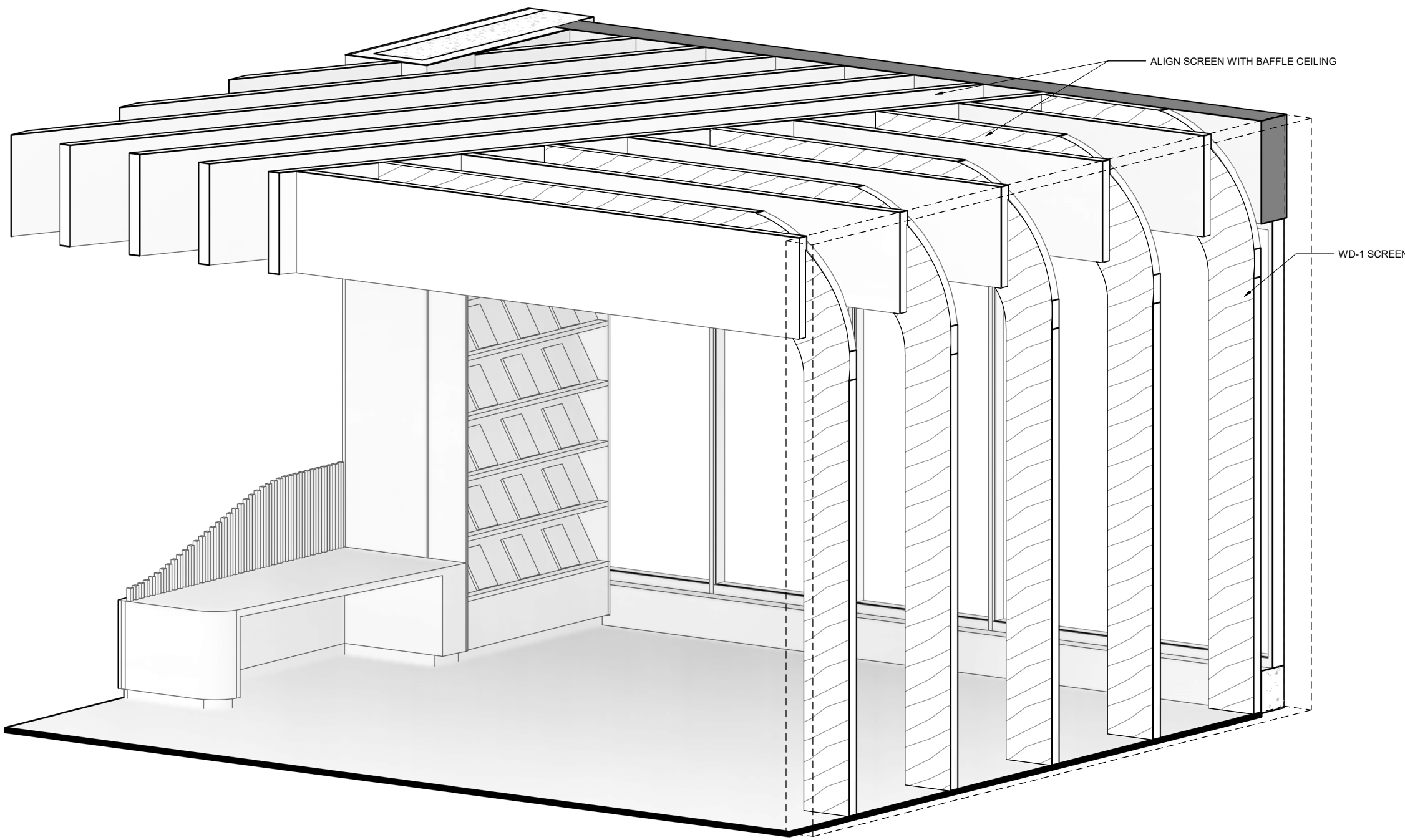
READING NOOK 114 VIEW 2

21
A9.06



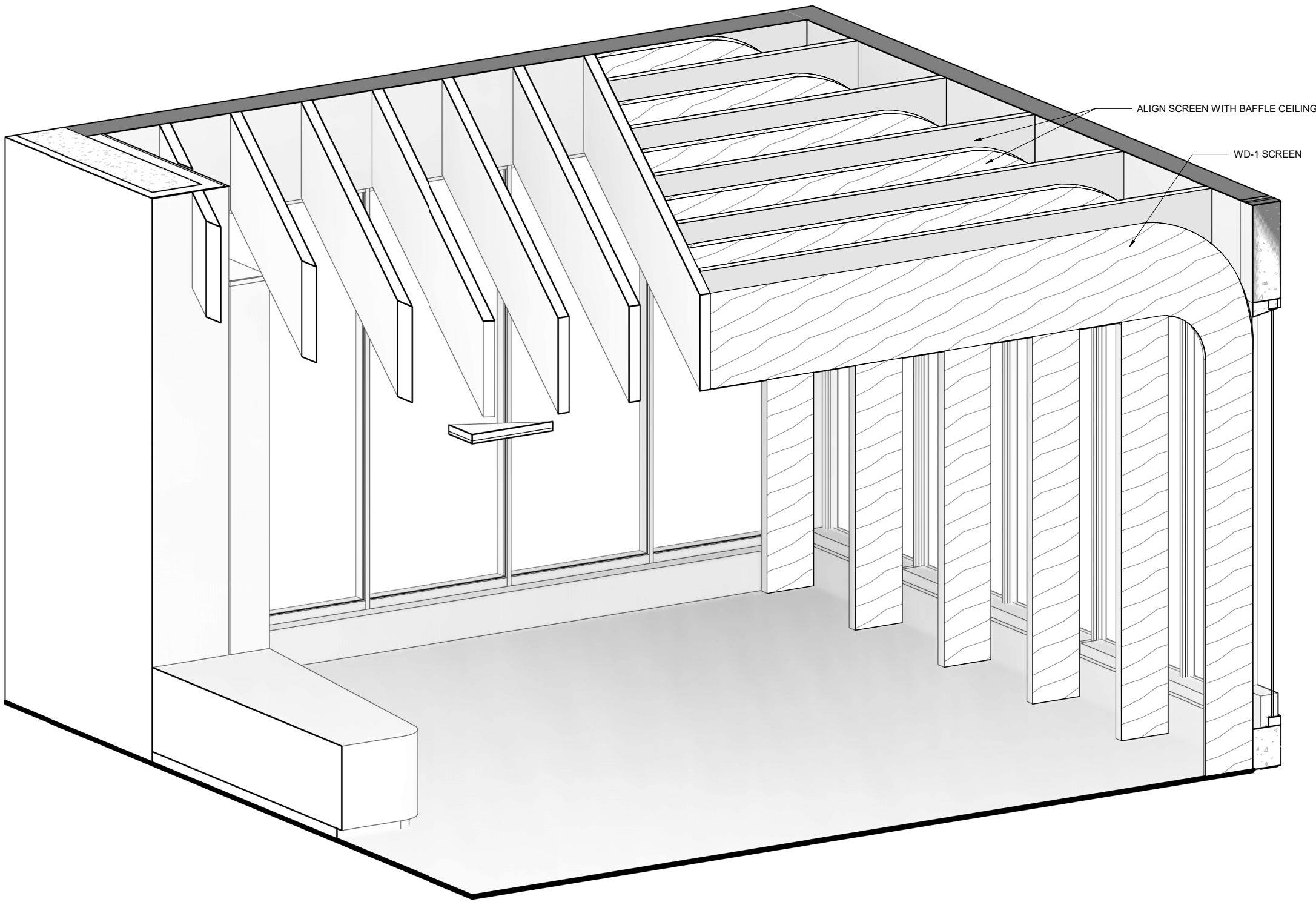
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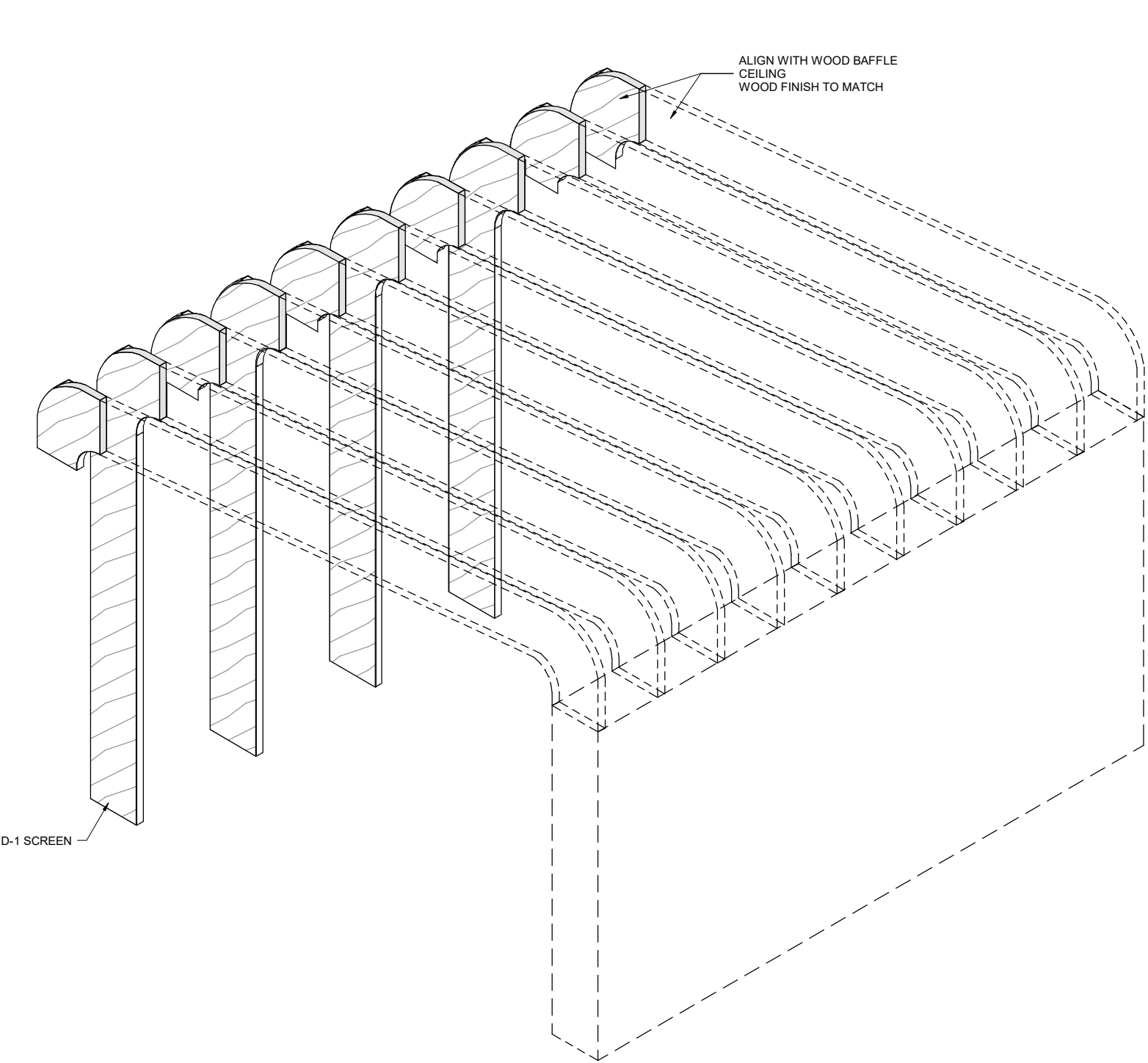
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A9.06



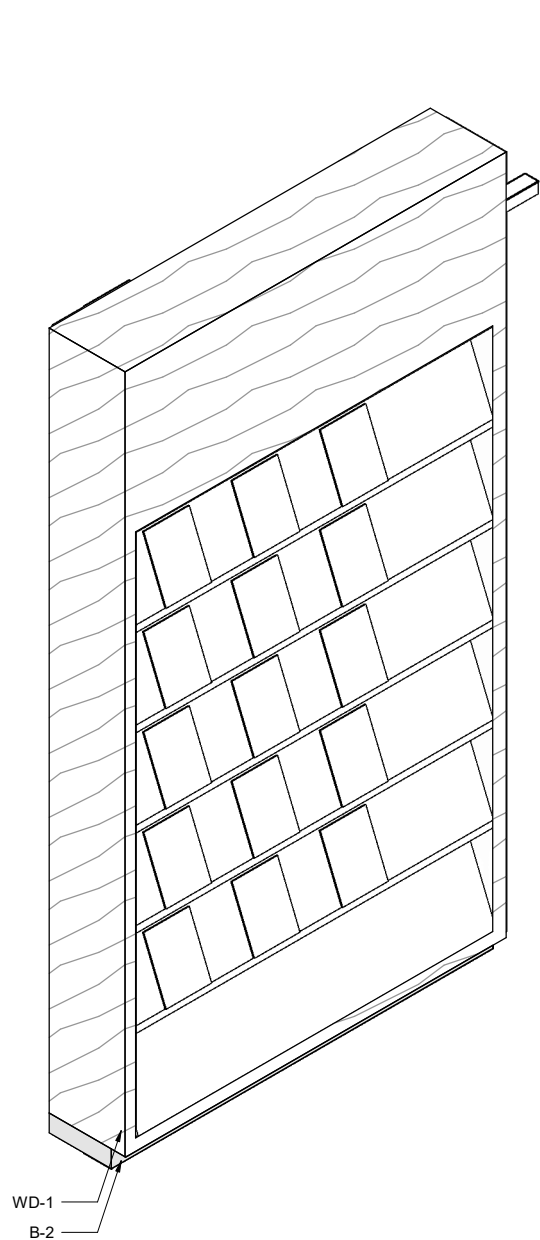
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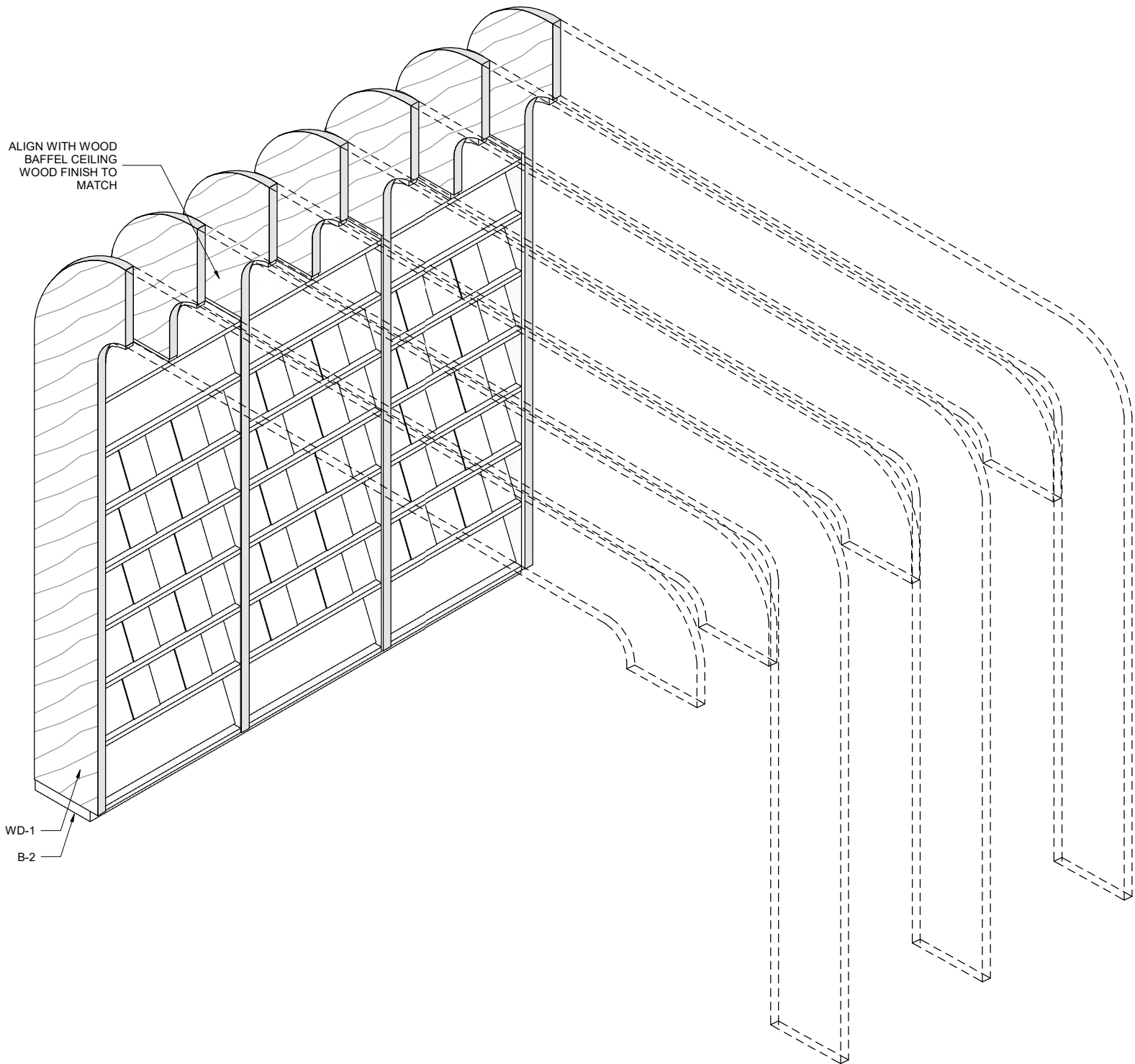
READING ROOM SCREEN 3D VIEW 2

33
A9.07



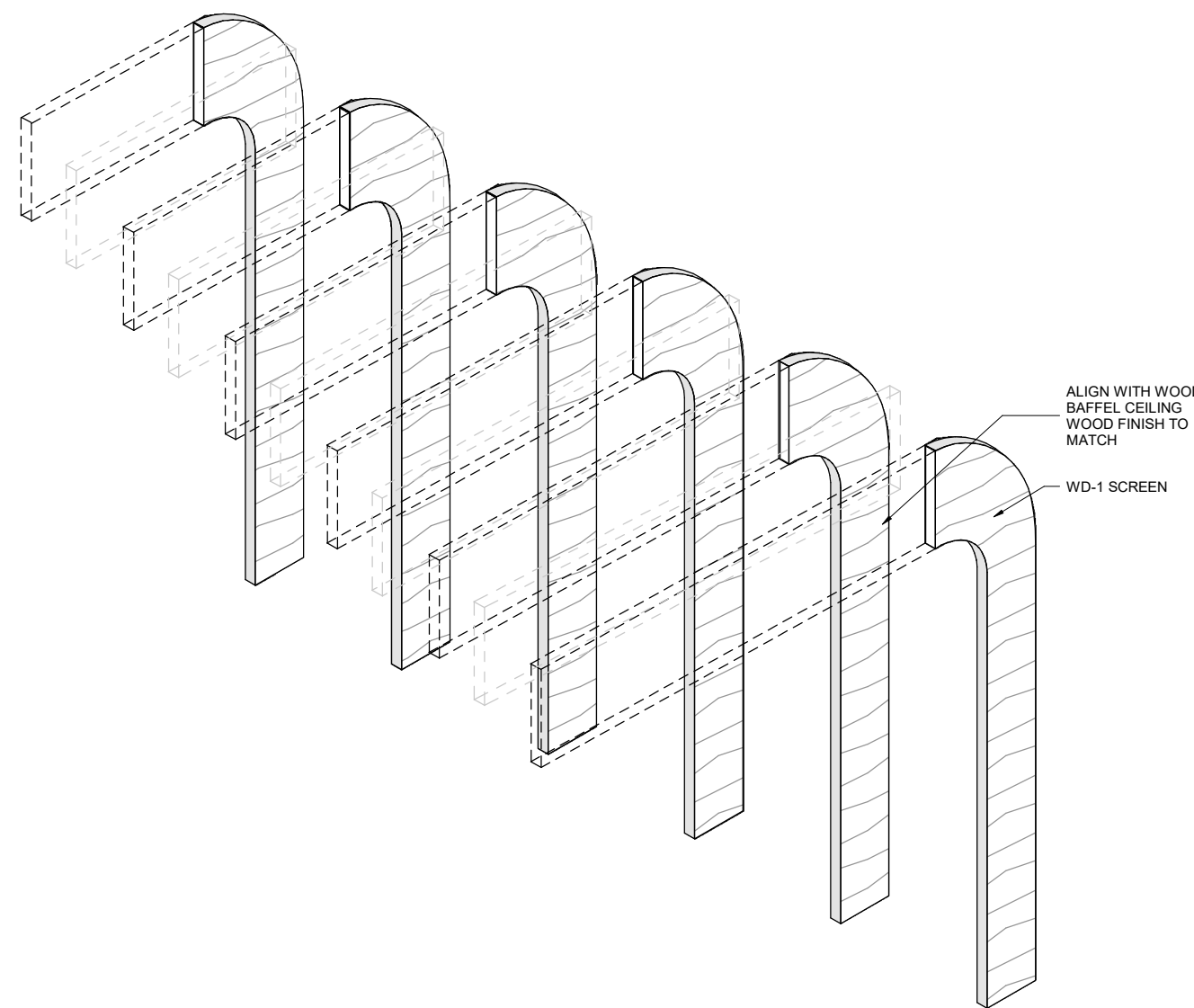
M113-B 3D

32
A9.07



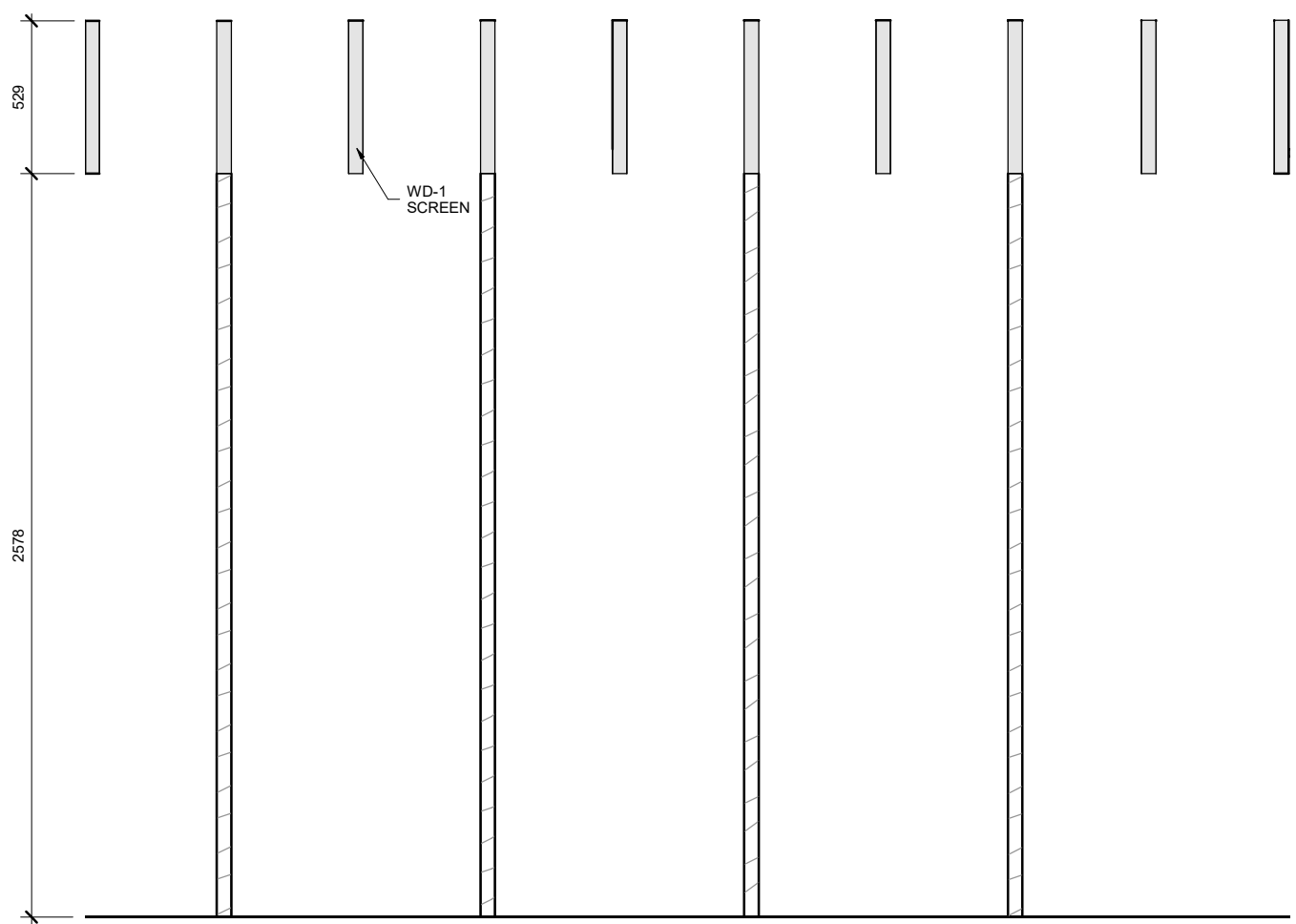
M 113-A 3D

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A9.07



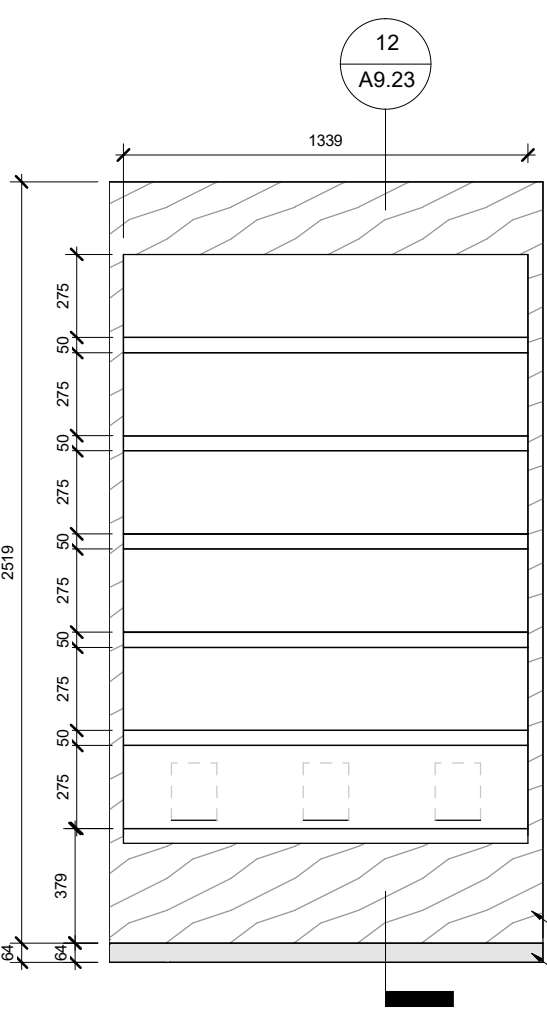
READING ROOM SCREEN 3D

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A9.07



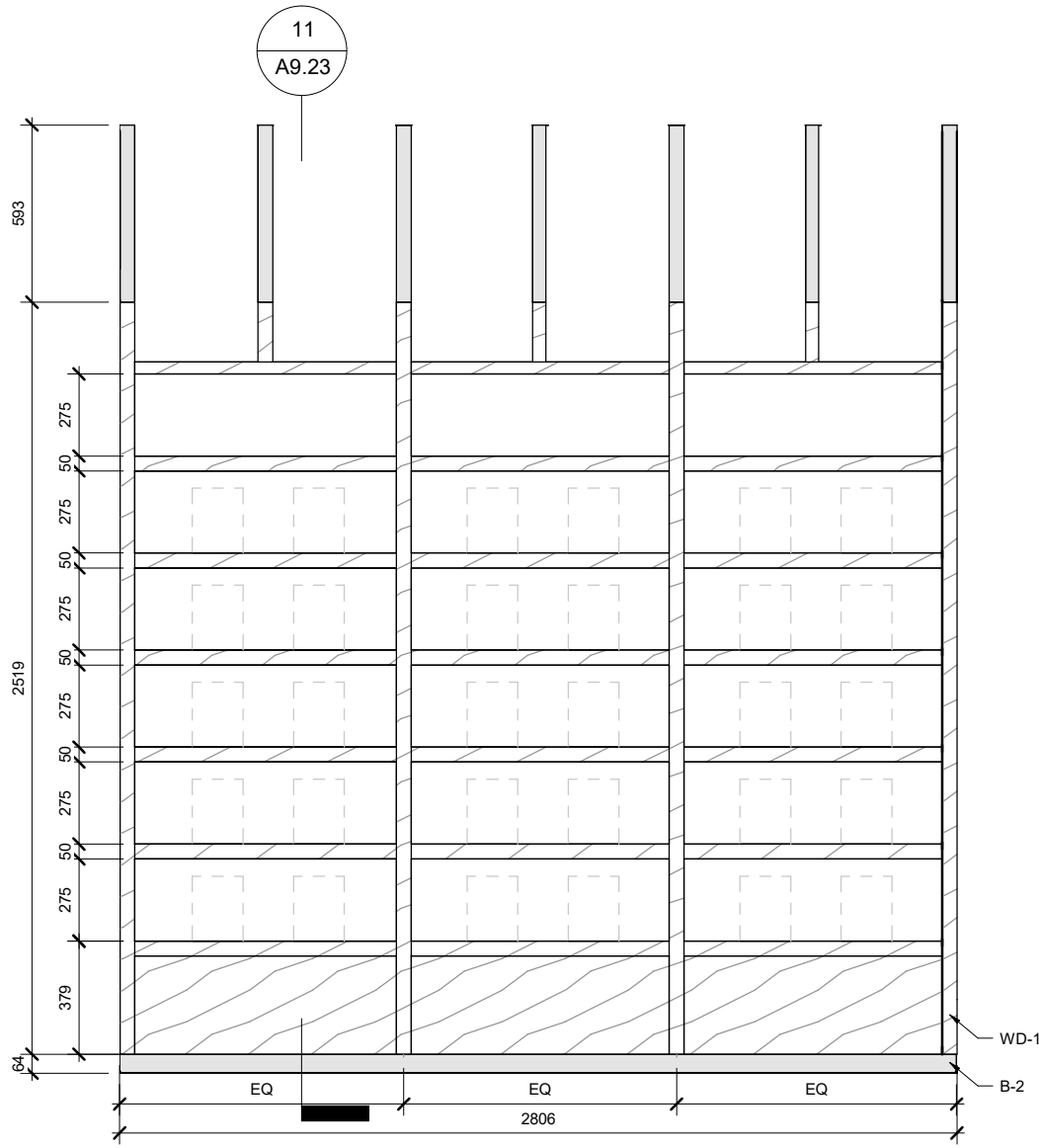
SOUTH READING ROOM SCREEN ELEVATION

23
A9.07
1 : 25



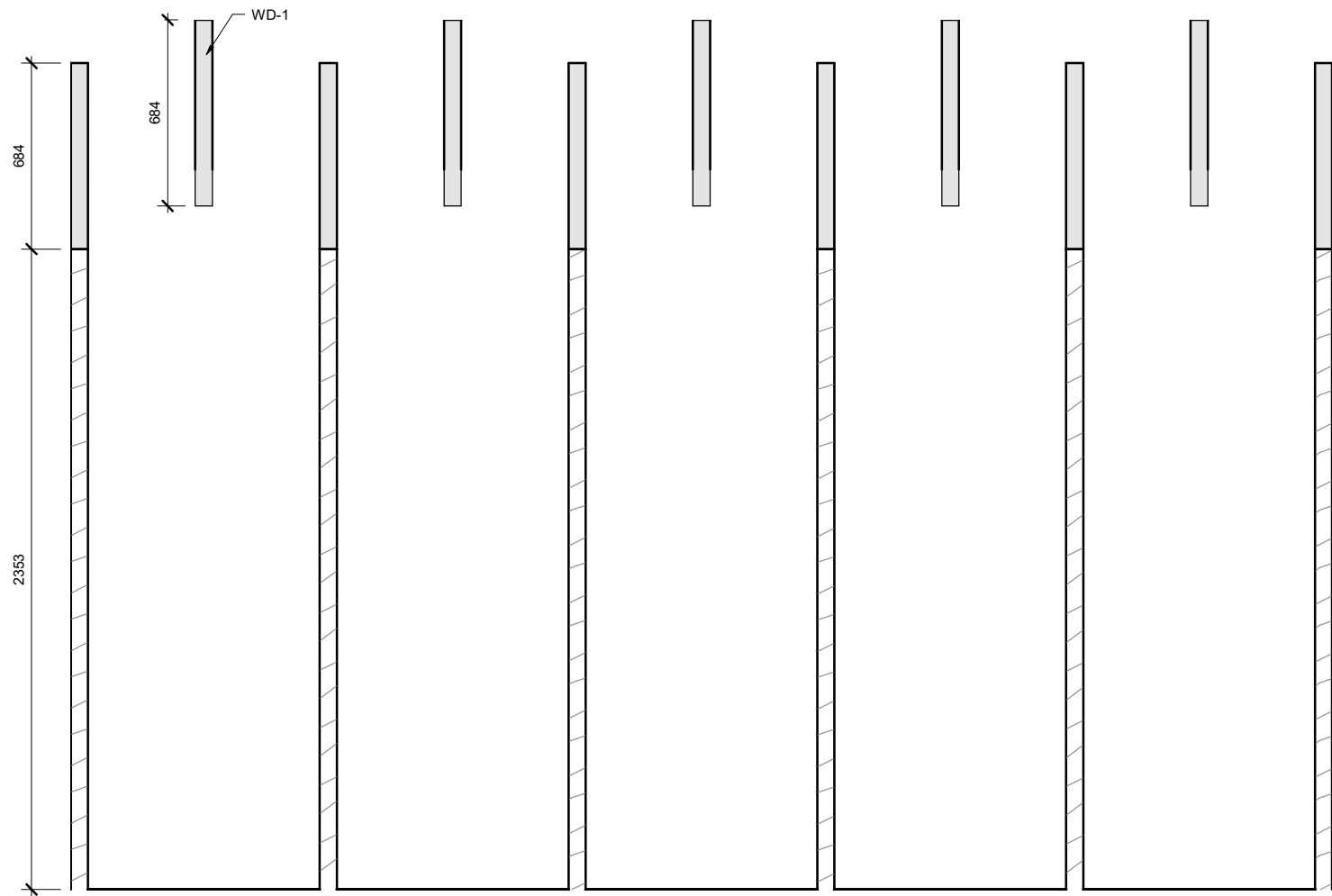
M113-B ELEVATION

22
A9.07
1 : 25



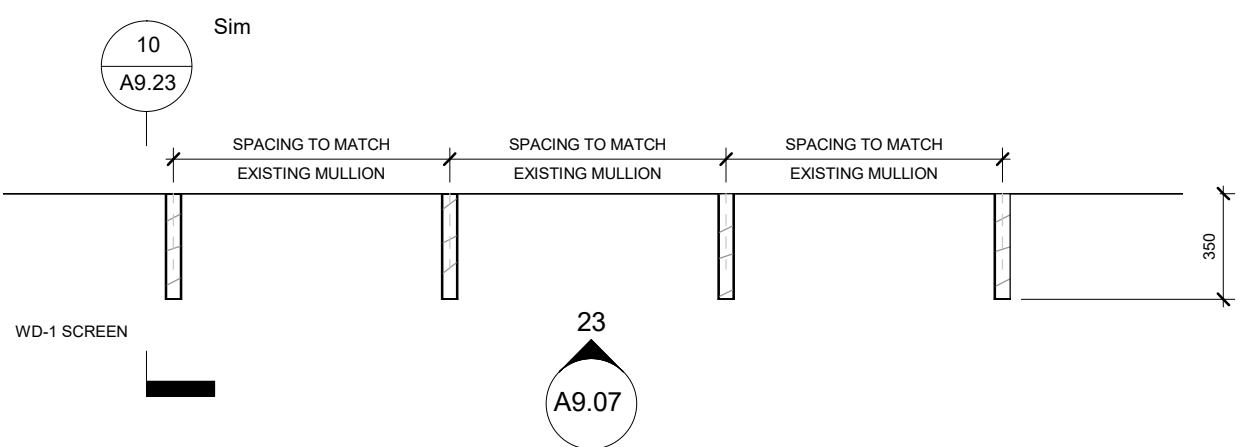
M 113-A ELEVATION

21
A9.07
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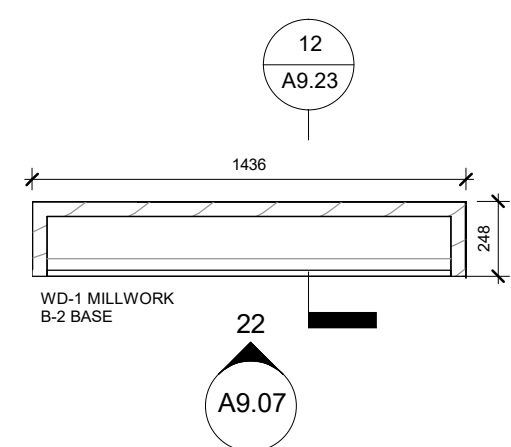
READING ROOM SCREEN ELEVATION

20
A9.07
1 : 25



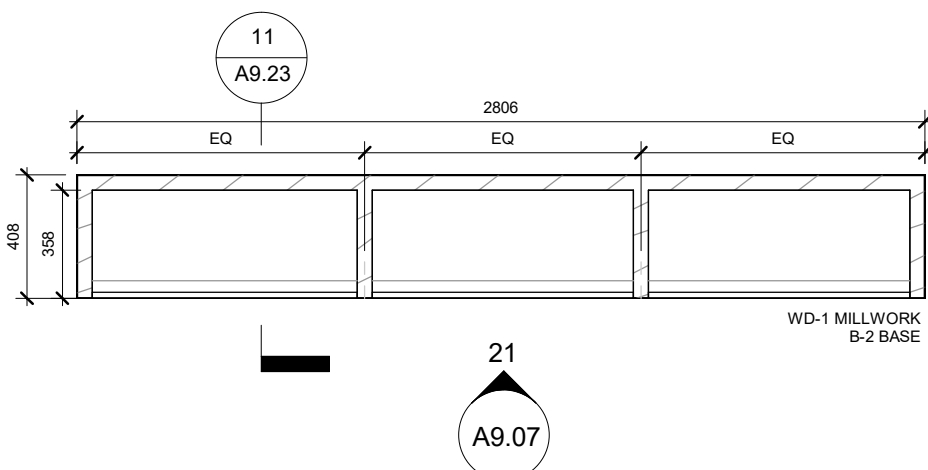
SOUTH READING ROOM SCREEN PLAN

13
A9.07
1 : 25



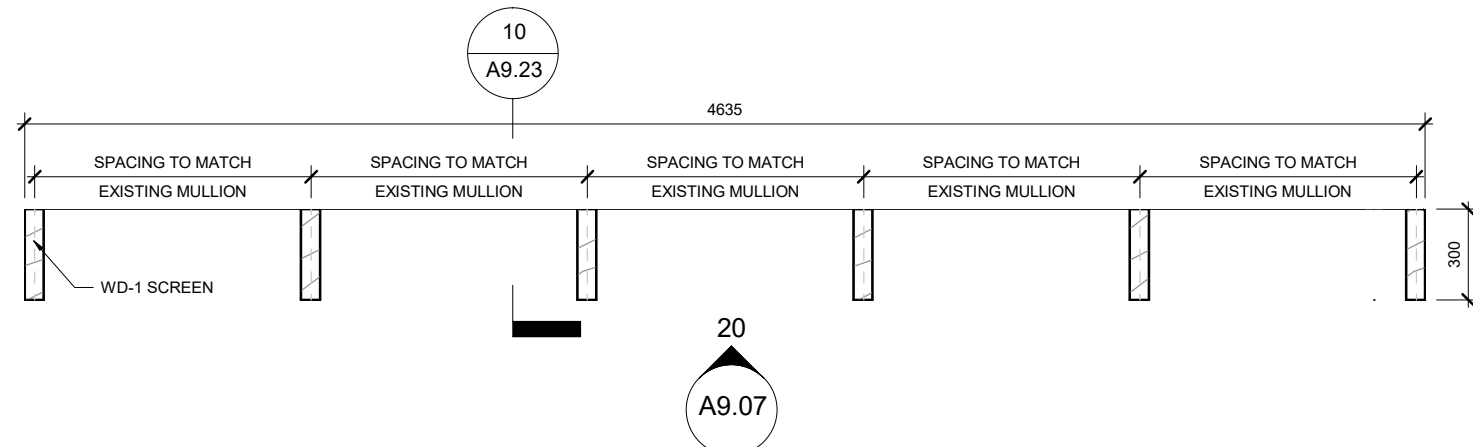
M113-B PLAN

12
A9.07
1 : 25



M113-A PLAN

11
A9.07
1 : 25



READING ROOM SCREEN PLAN

10
A9.07
1 : 25

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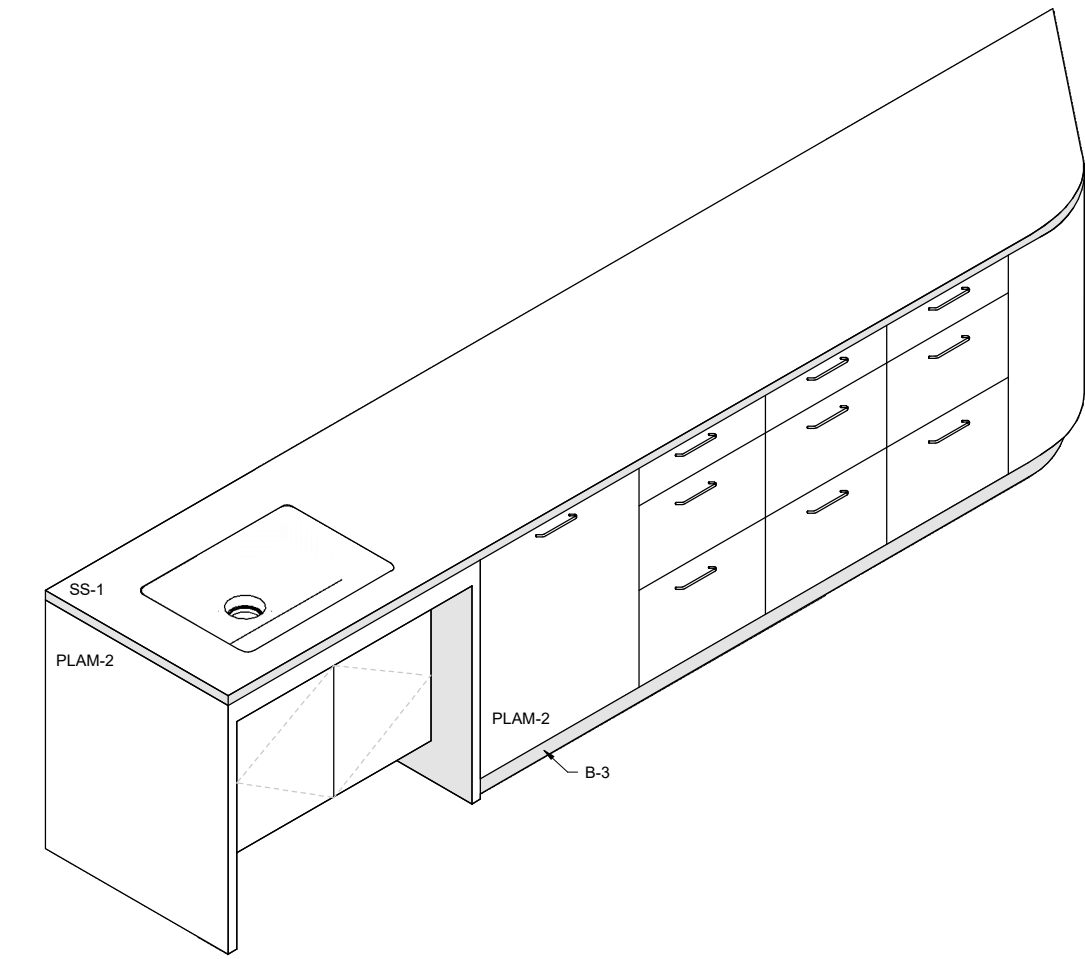
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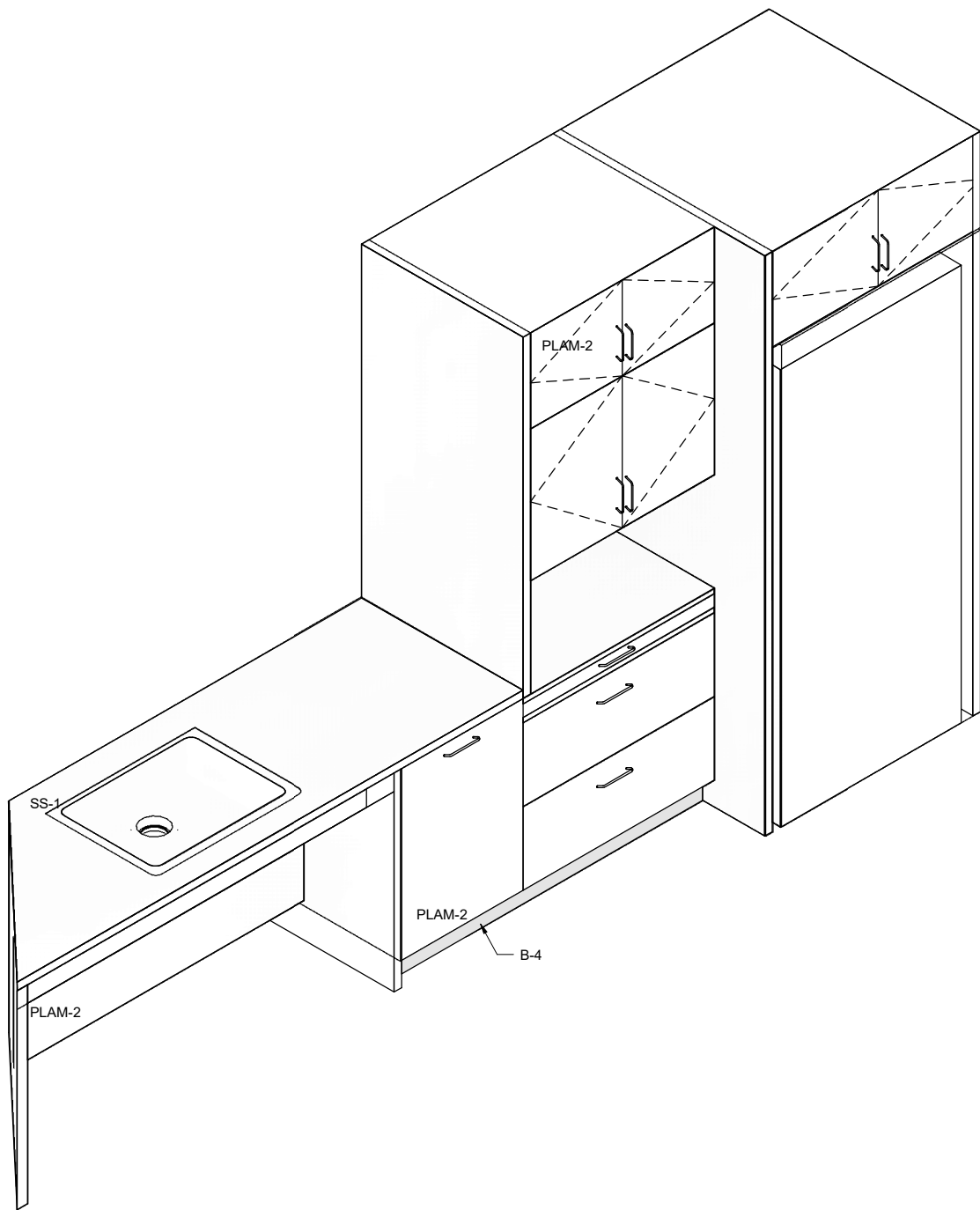
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MILLWORK -
KITCHENETTE

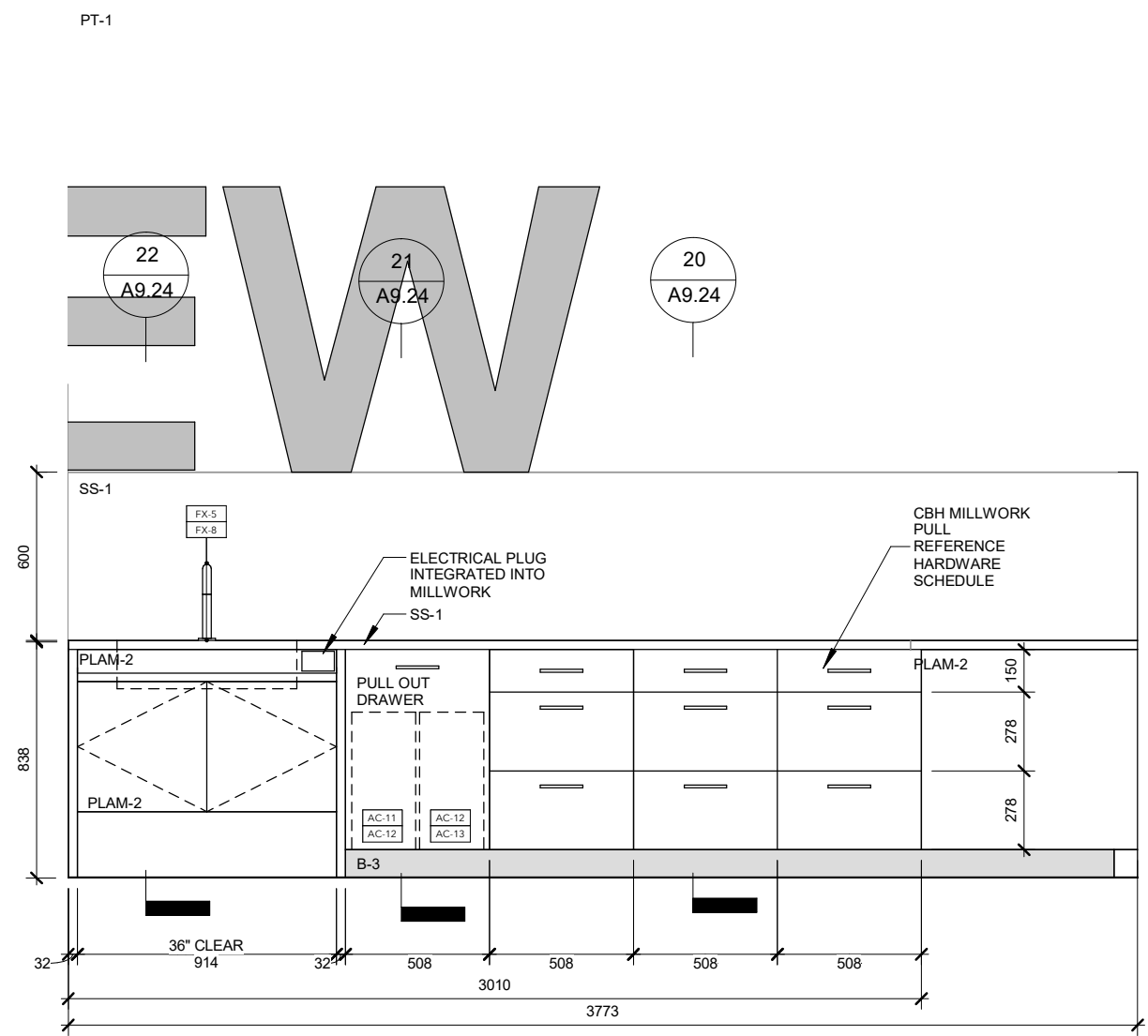
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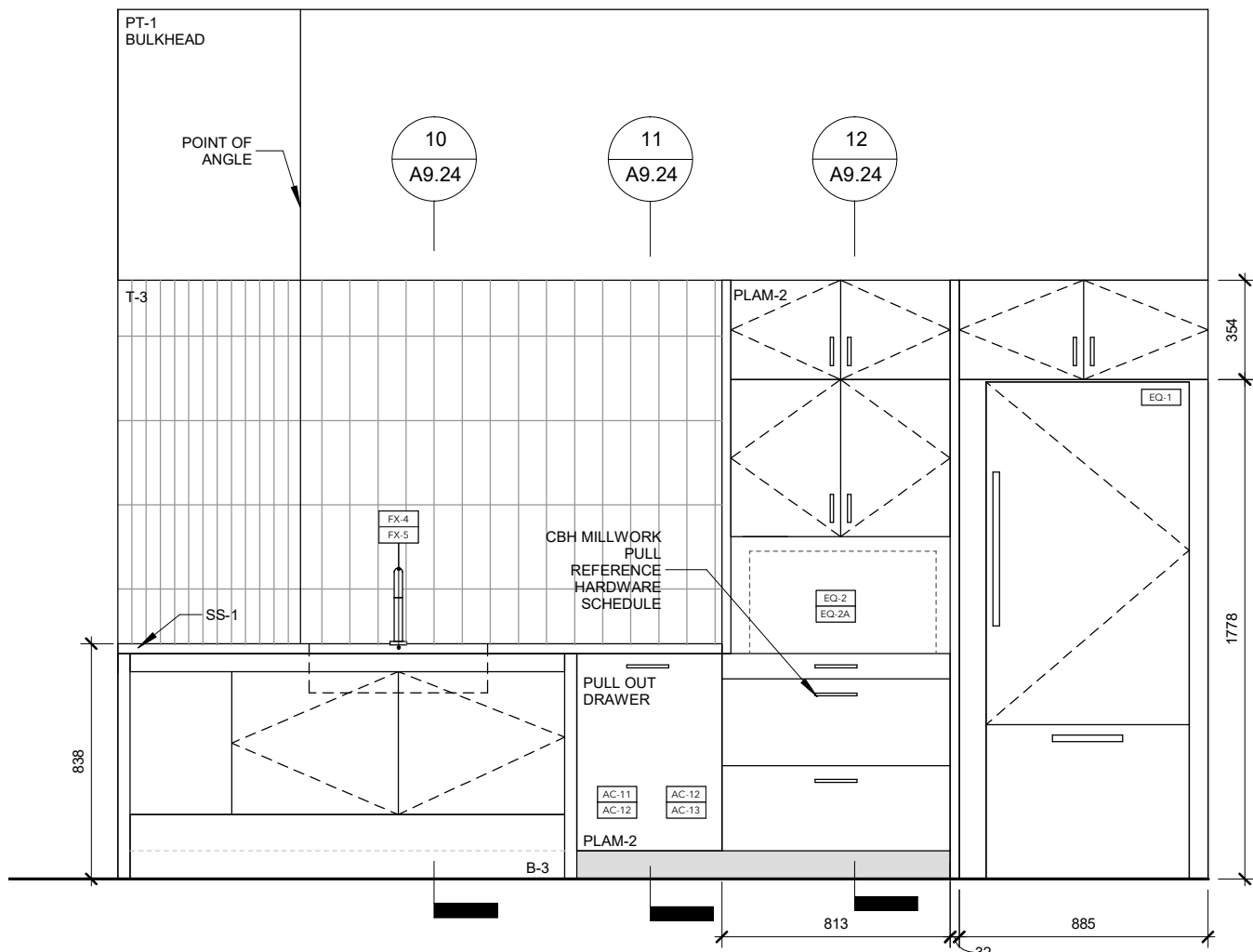
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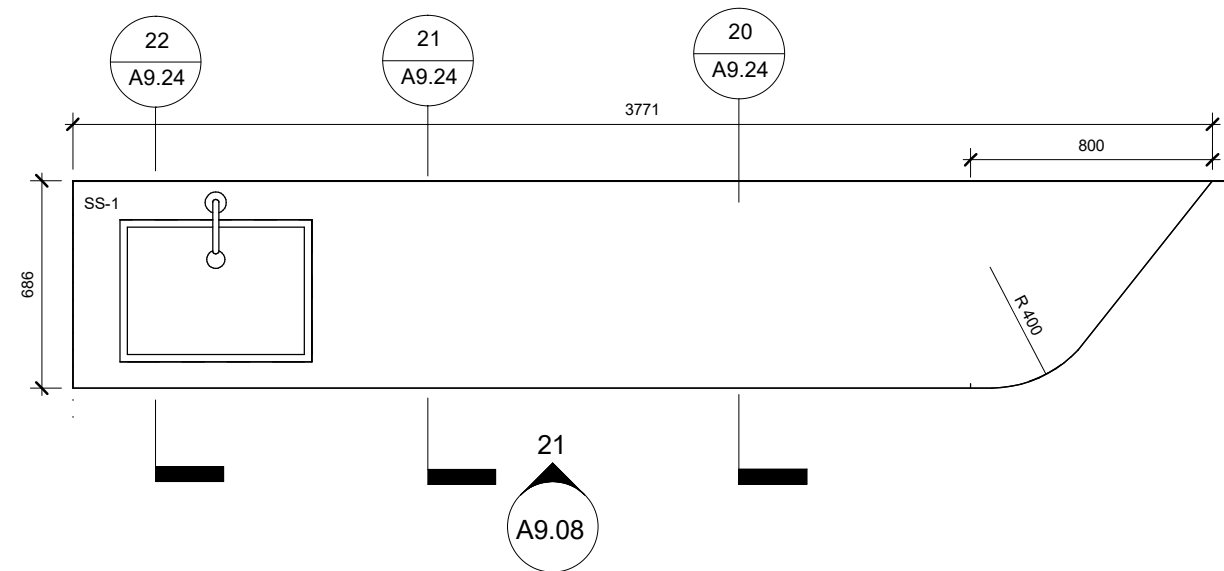
M110 3D 30
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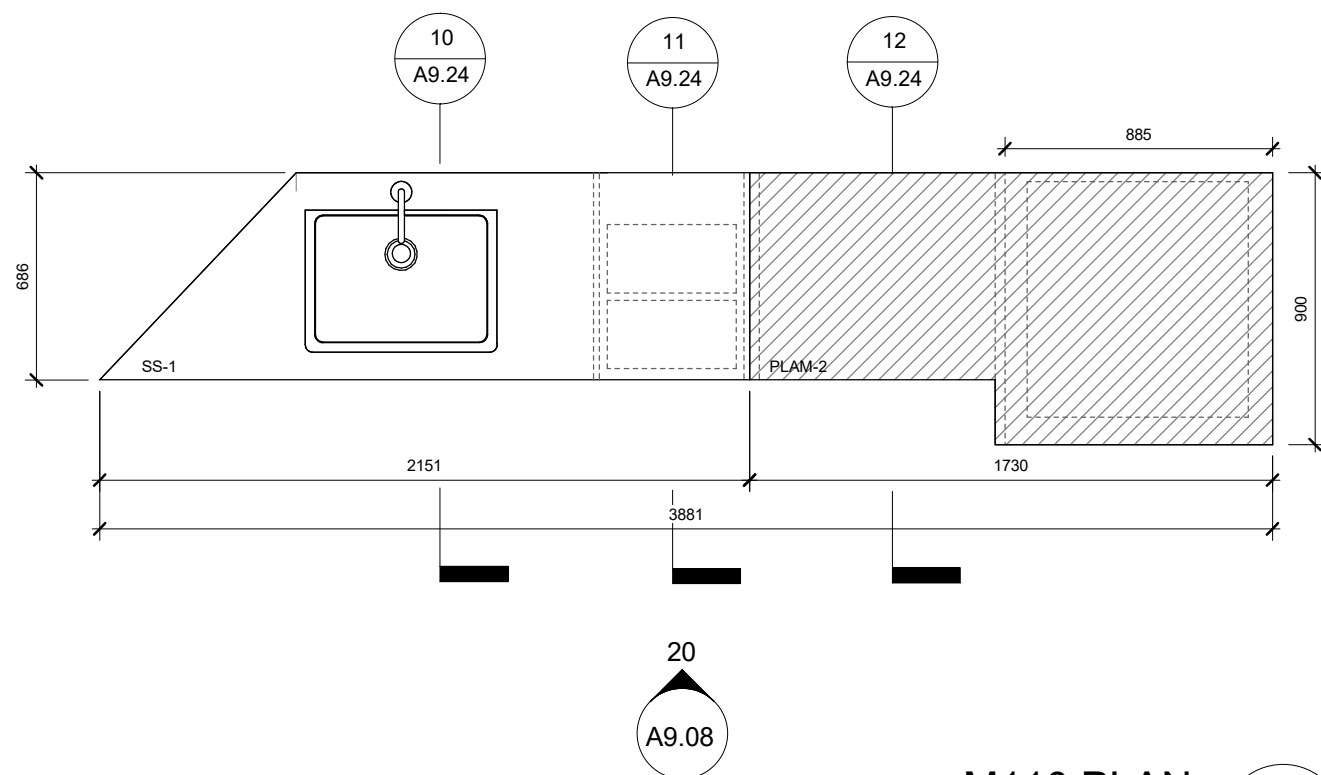
M120 ELEVATION 21
A9.08
1 : 25



M110 ELEVATION 20
A9.08
1 : 25



M120 PLAN 11
A9.08
1 : 25



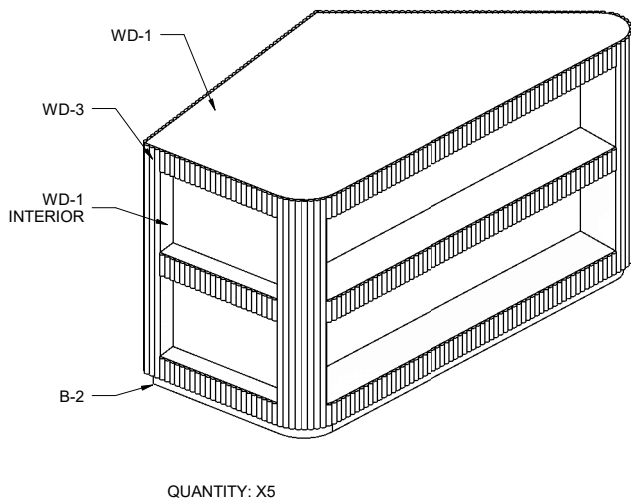
M110 PLAN 10
A9.08
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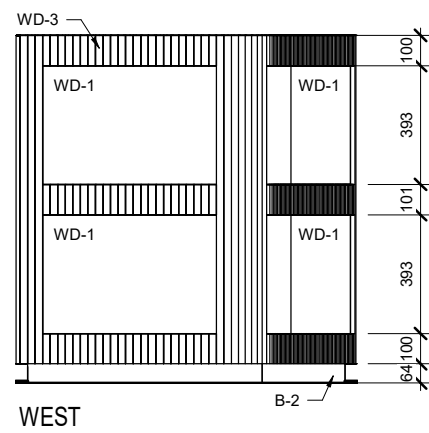
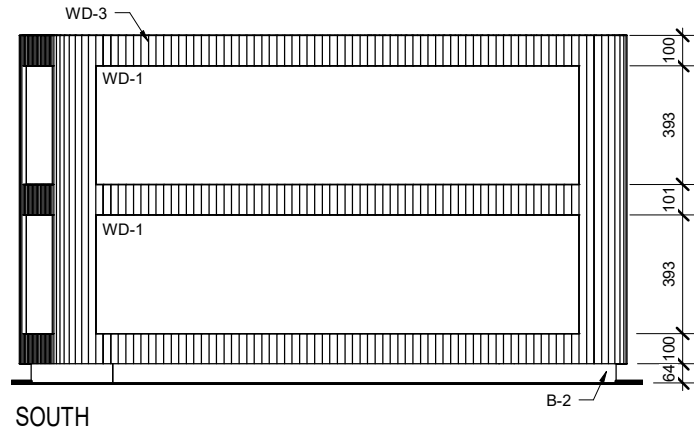
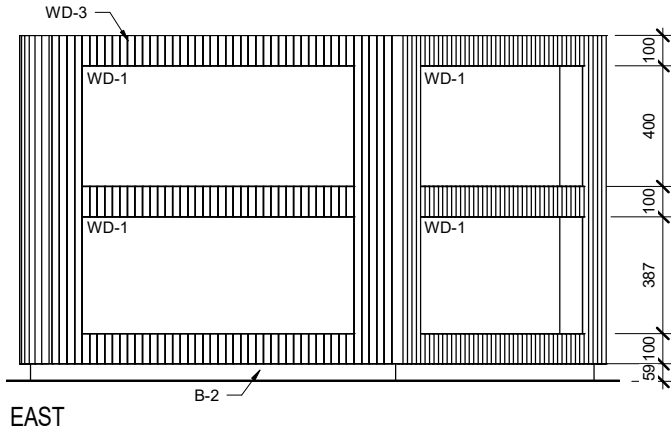
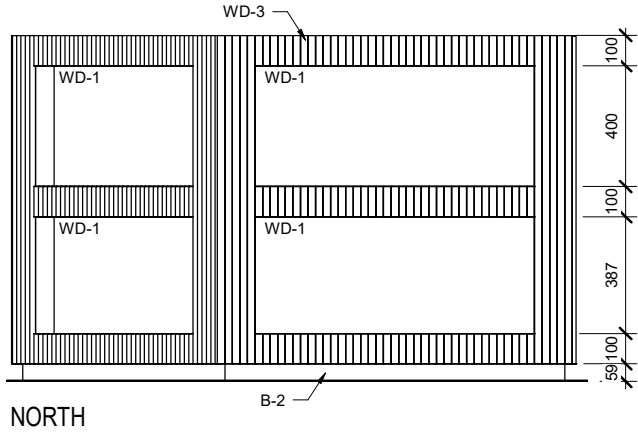
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DISPLAY MILLWORK 3D

30

A9.09

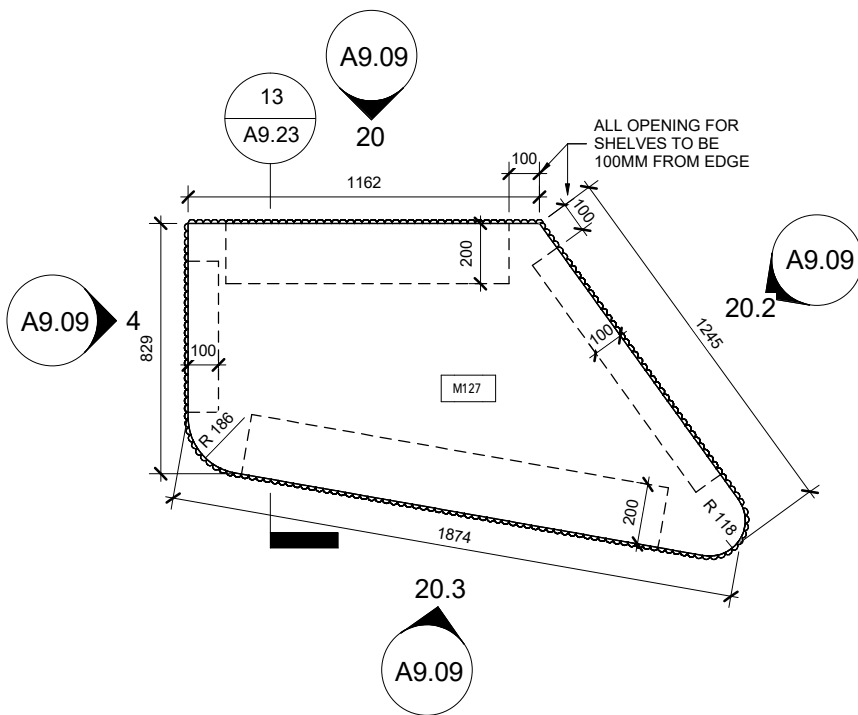


DISPLAY MILLWORK ELEVATION

20

A9.09

1 : 25



DISPLAY MILLWORK

10

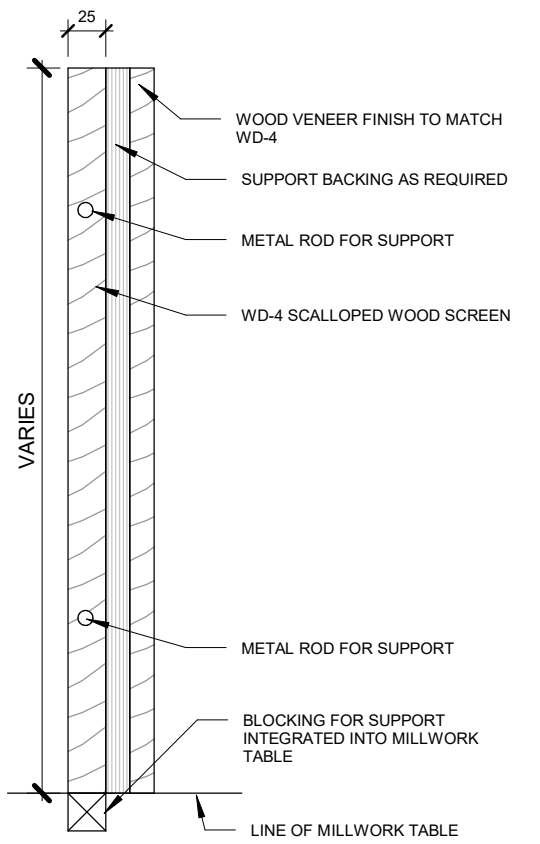
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1 : 25

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MILLWORK - DISPLAY
SHELVES

A9.09

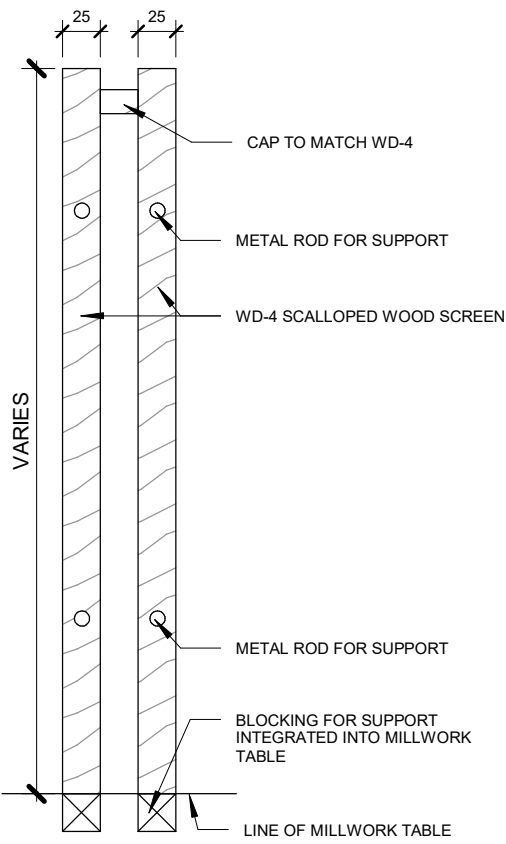


SCALLOPED WOOD SECTION 2

1 : 5

21

A9.10

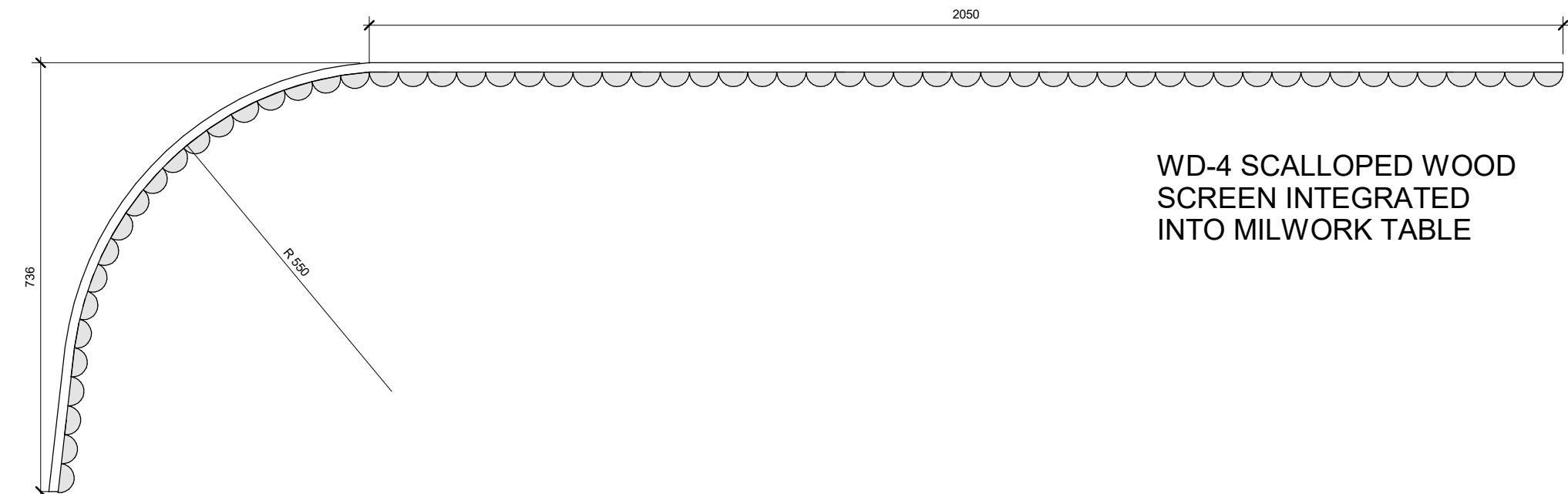
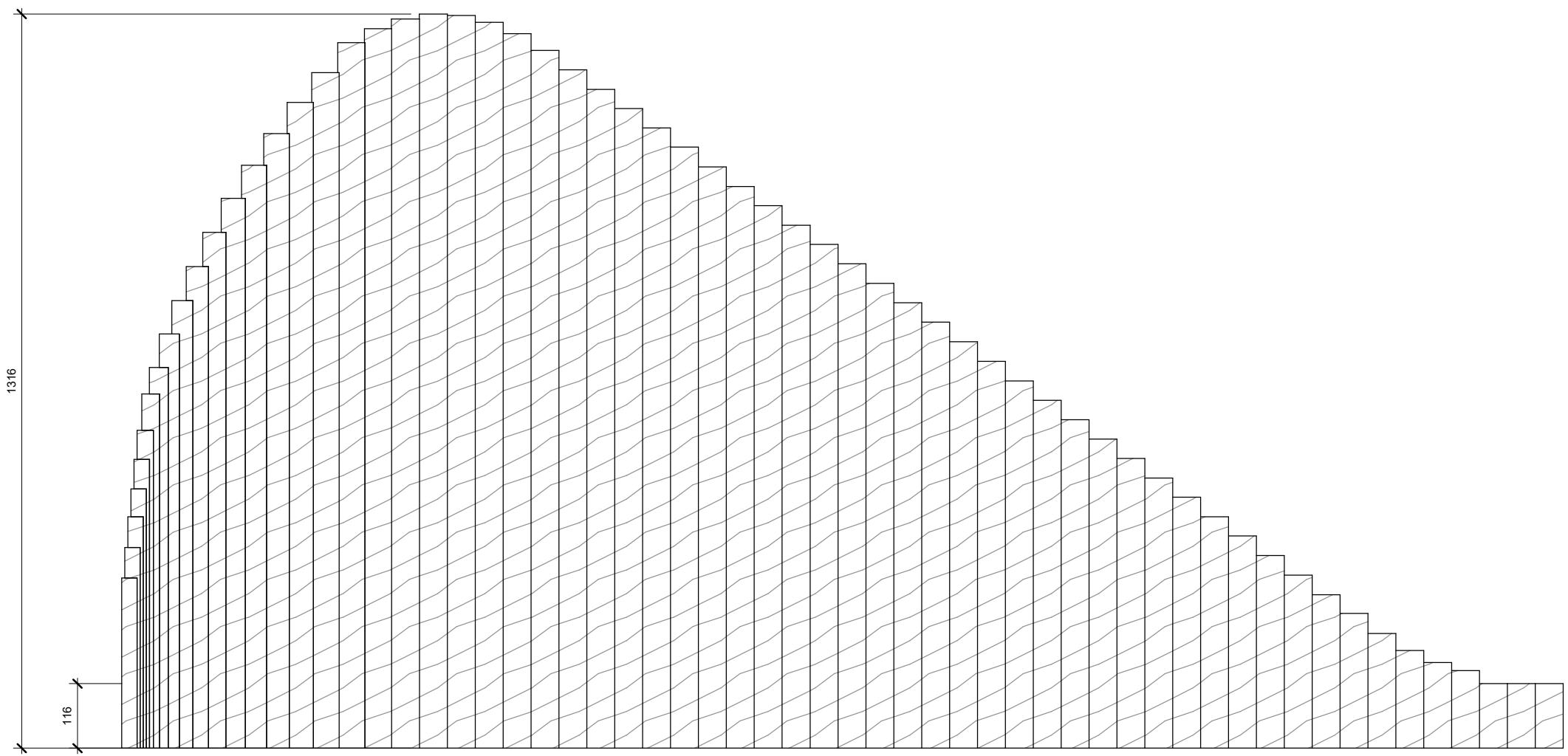


SCALLOPED WOOD SECTION

1 : 5

11

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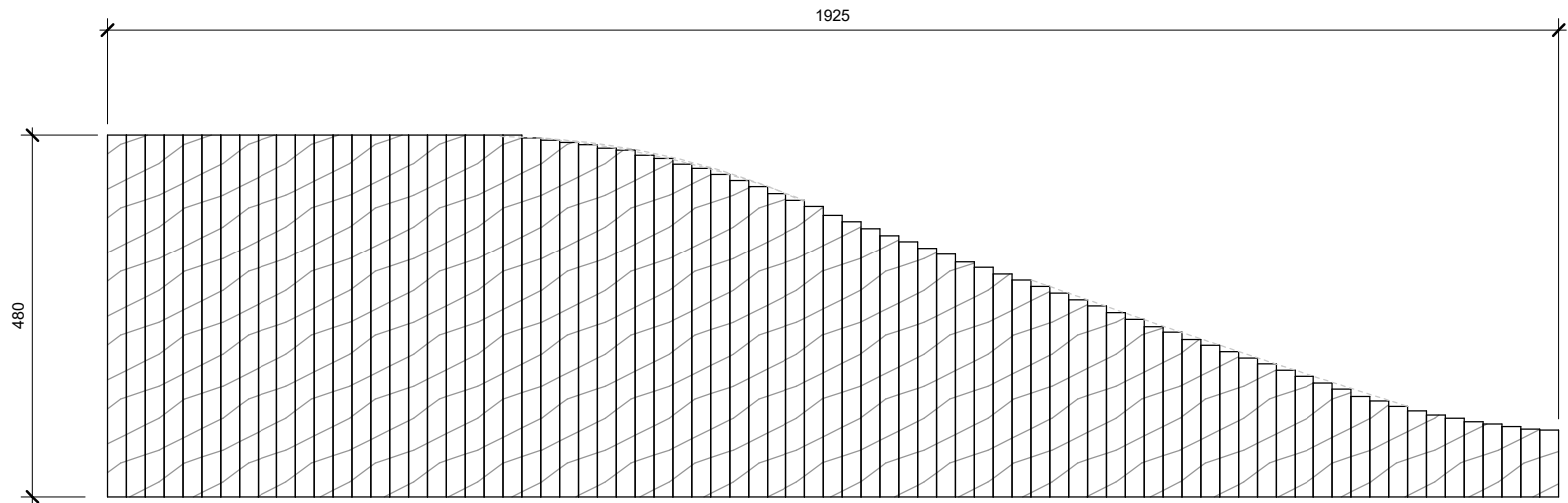


SCREEN AT BLEACHER STAIR

1 : 10

20

A9.10



WD-4 SCALLOPED WOOD SCREEN

CHILDREN COMPUTER SCREEN

1 : 10

10

A9.10

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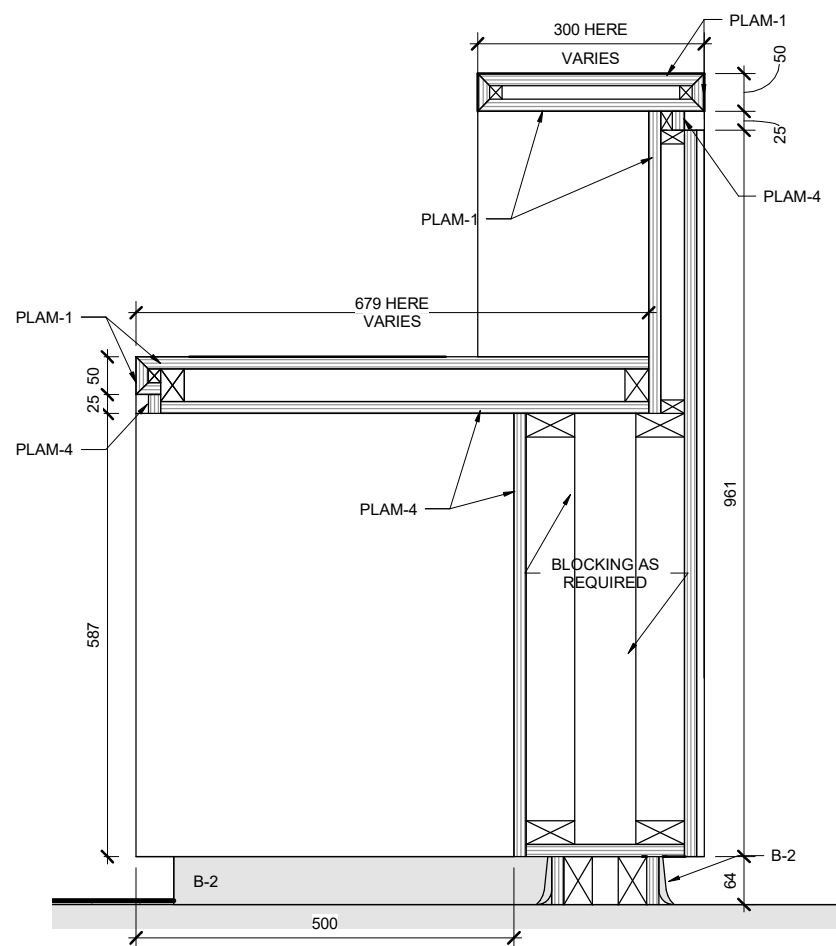
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MILLWORK -
SCREENS

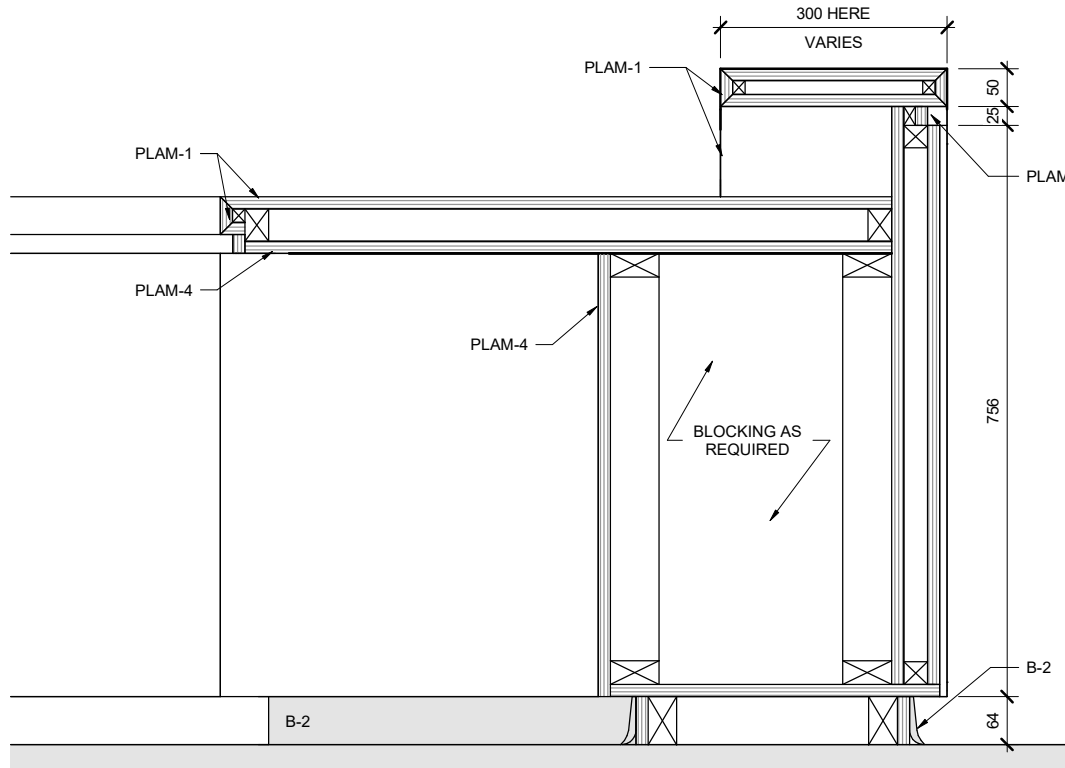
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M103-A SECTION C

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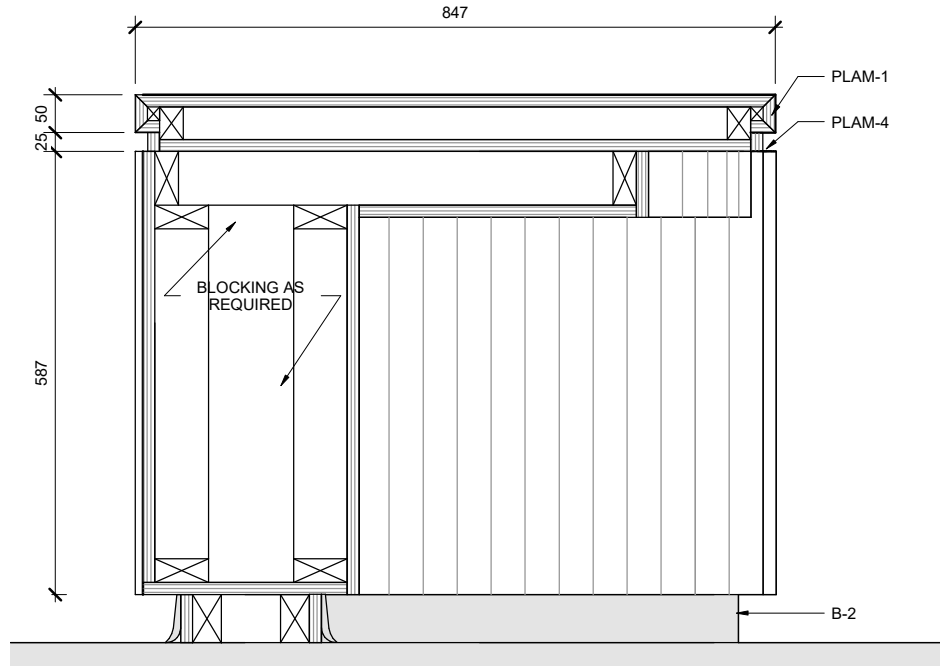
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M103-A SECTION B

21

1 : 10



M103-A SECTION A

20

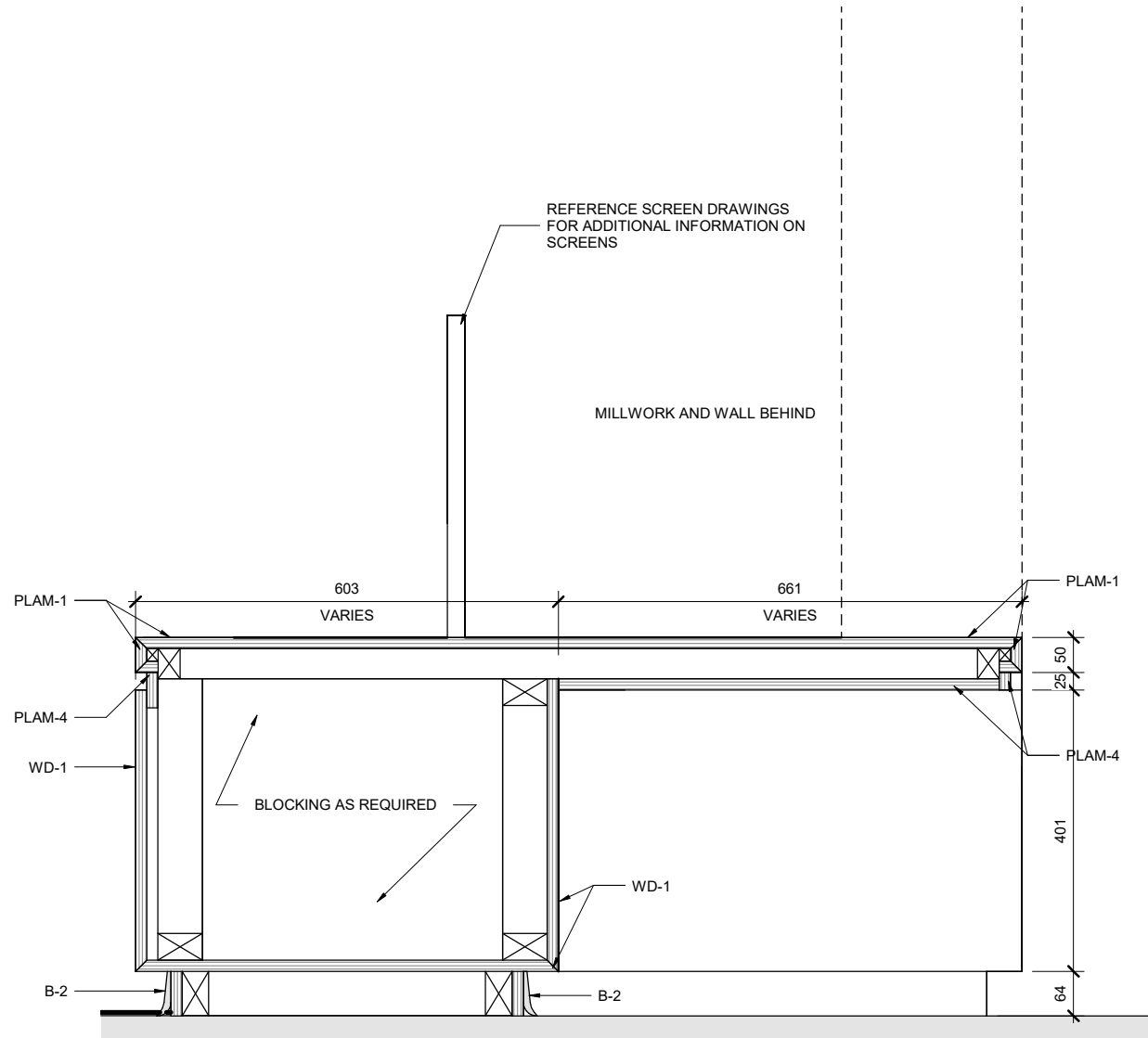
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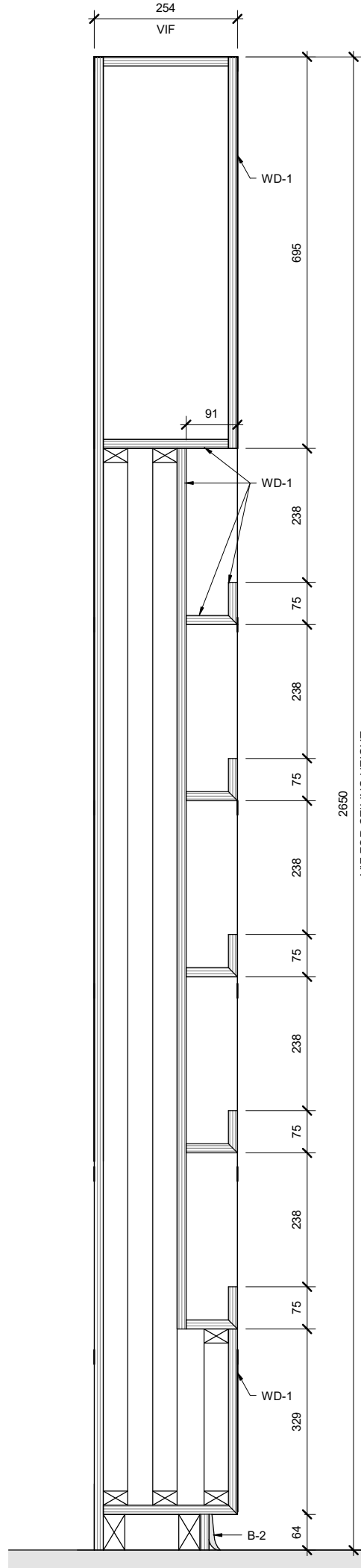
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M124-A SECTION B

14

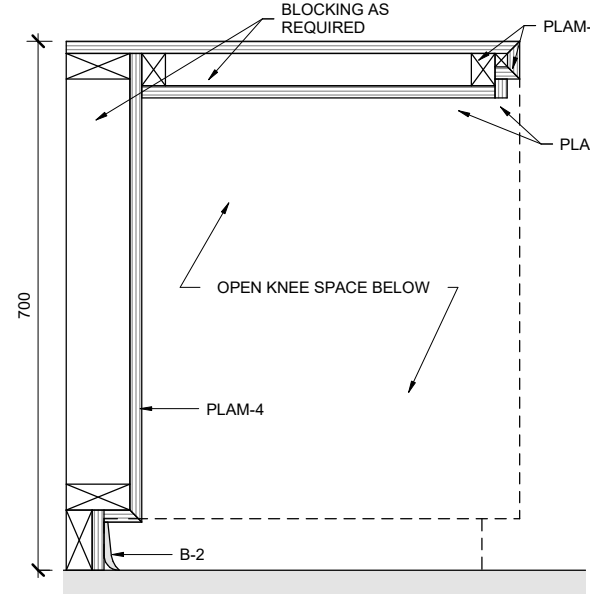
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M124-A SECTION A

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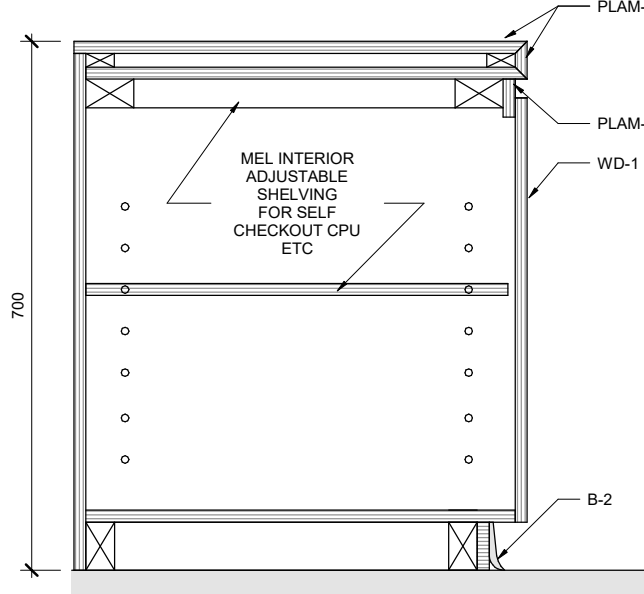
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M102 SECTION B

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M102 SECTION A

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1 : 10

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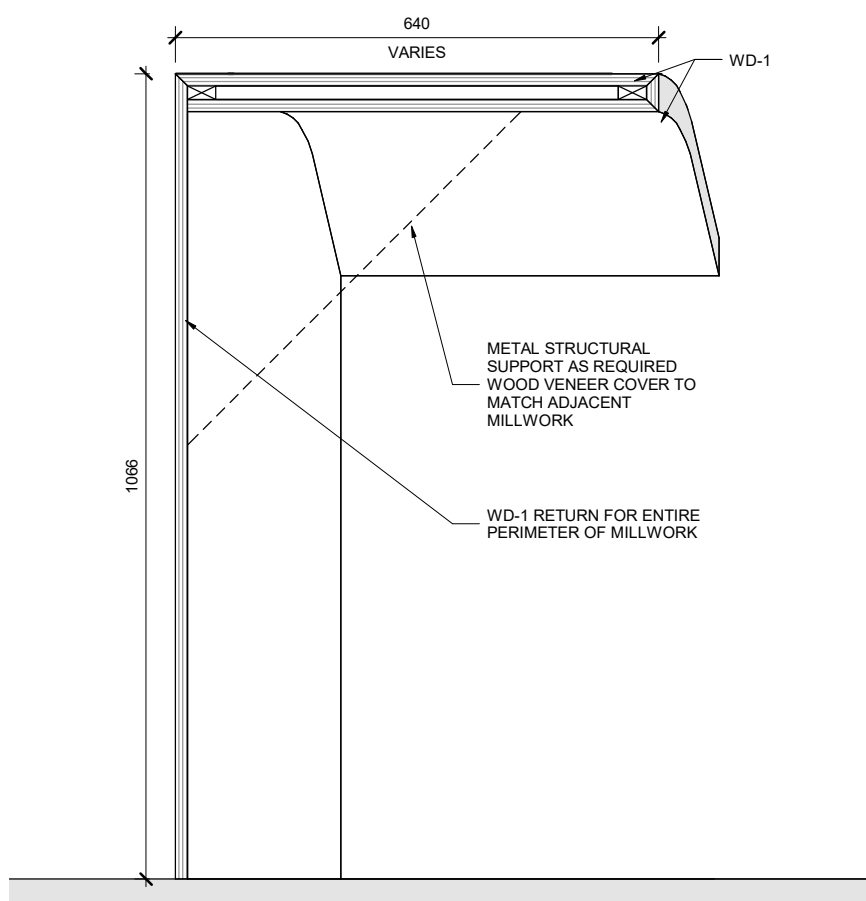
MILLWORK SECTIONS

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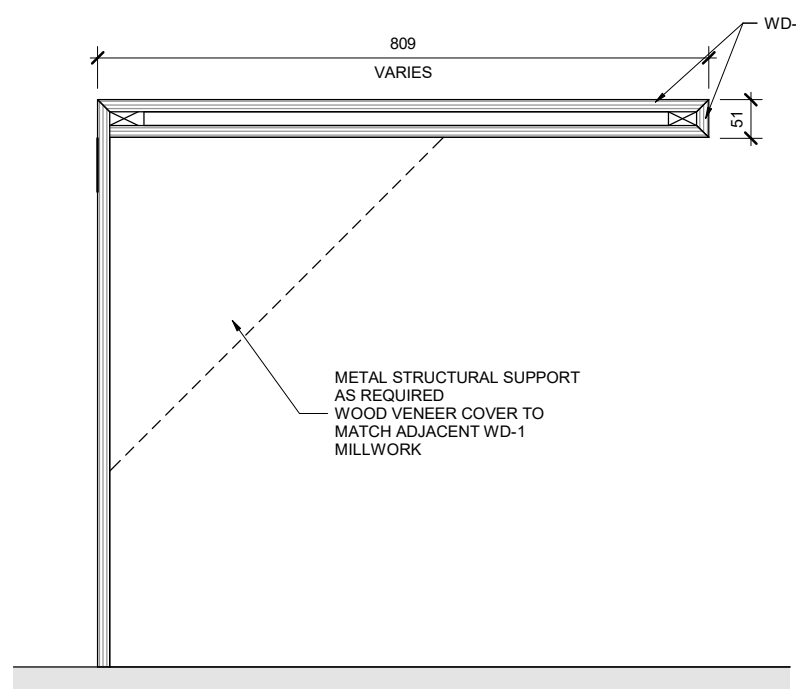


M123 SECTION B

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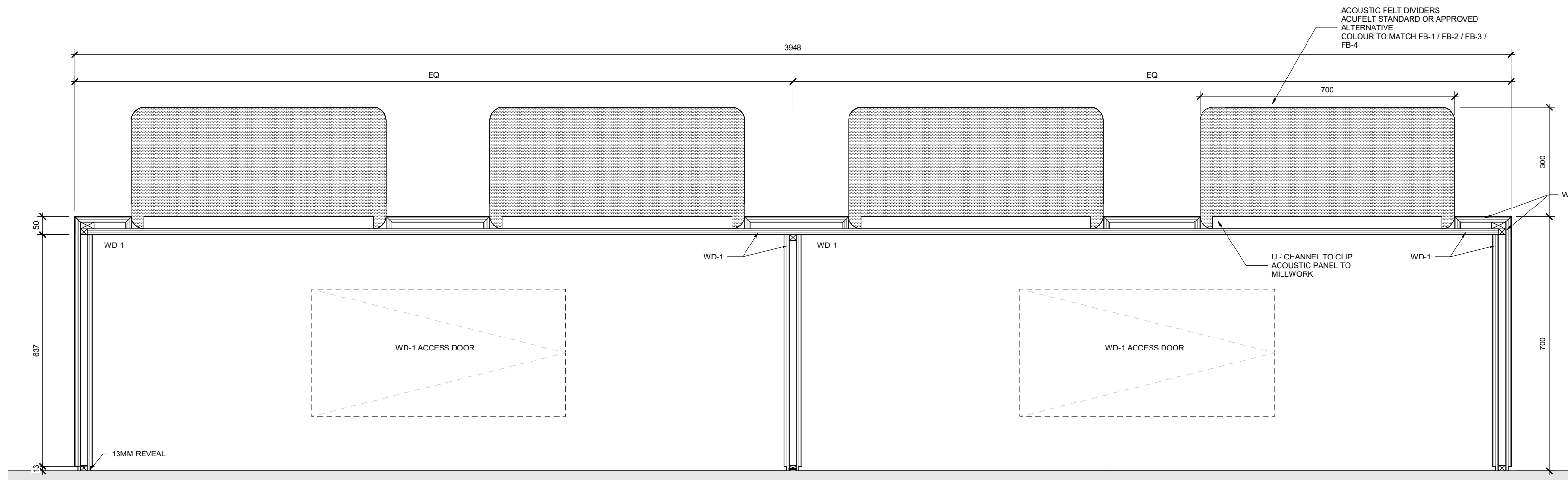


M123 SECTION A

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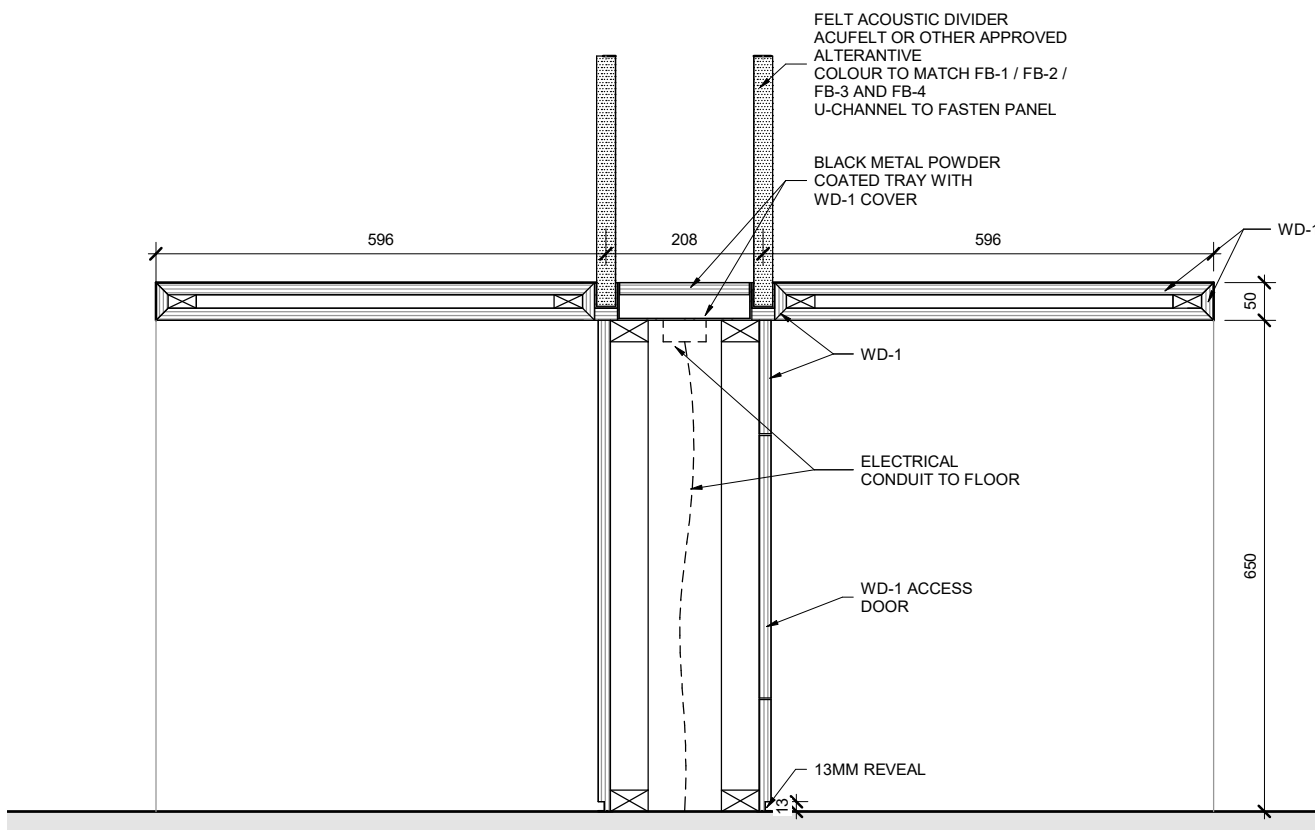


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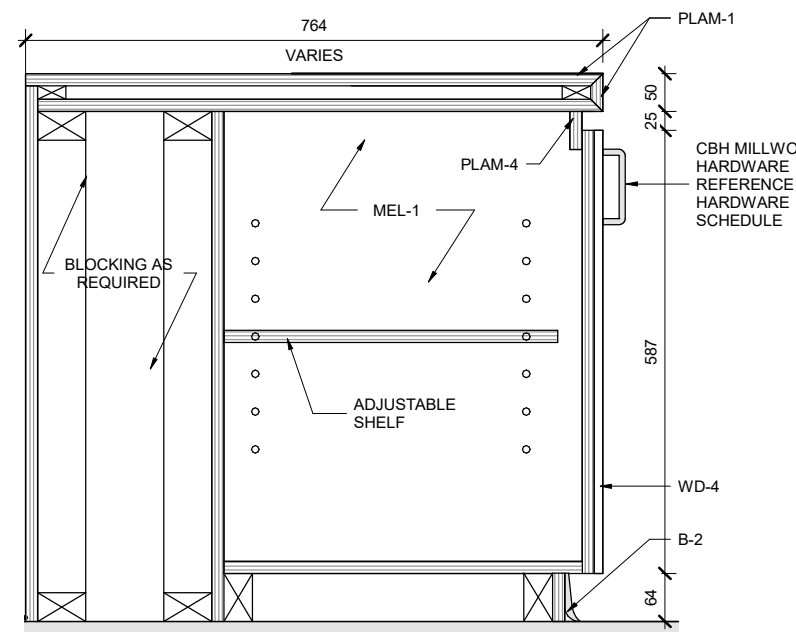


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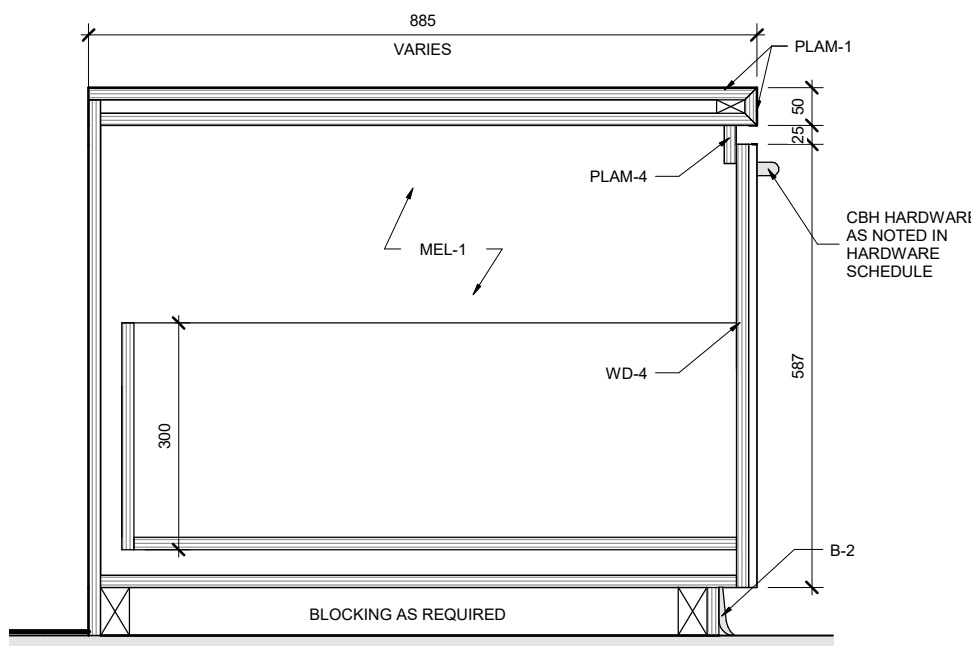


M-103-B SECTION B

1 : 10

11

A9.21



M103-B SECTION A

1 : 10

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A9.21

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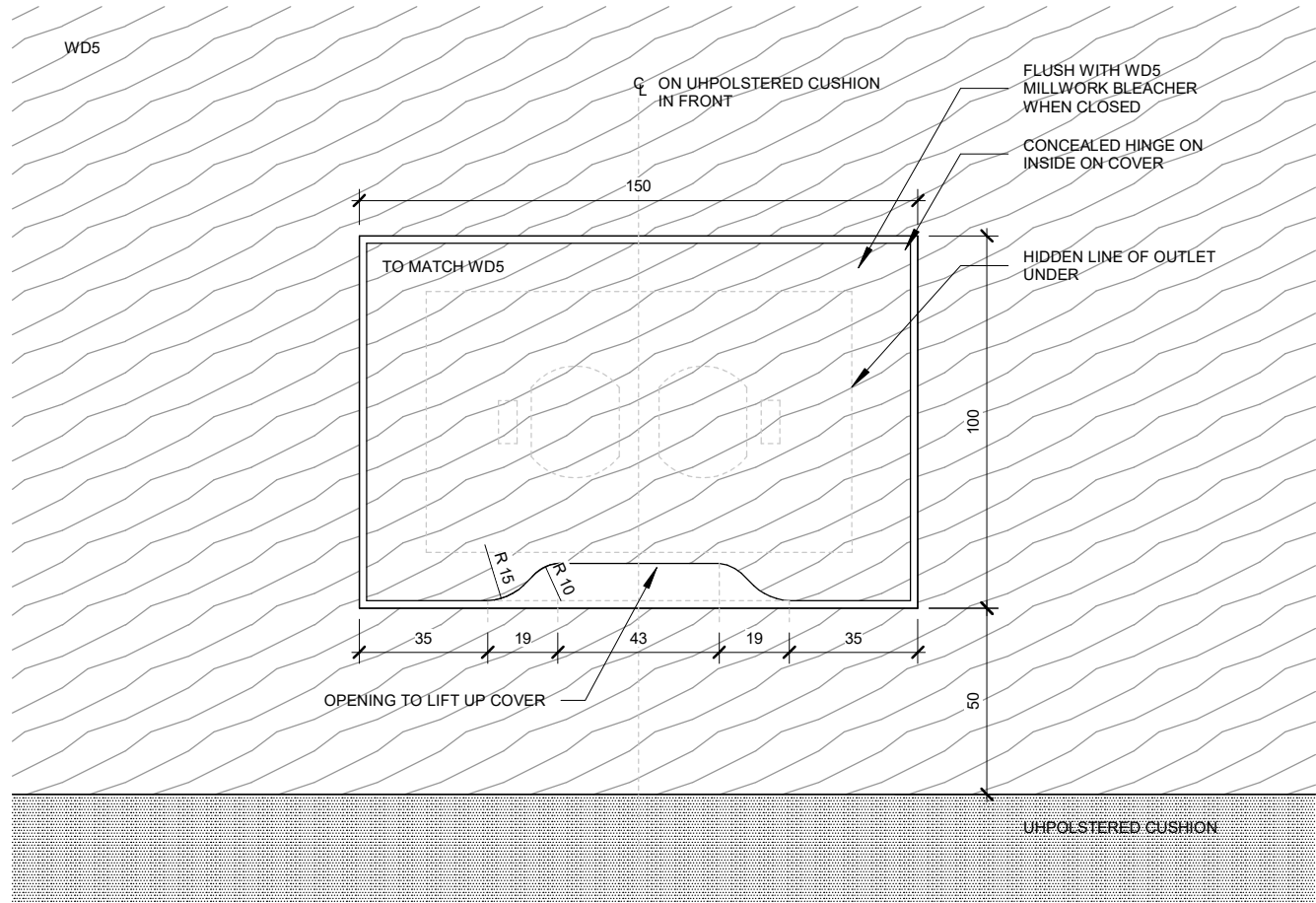
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MILLWORK SECTIONS

A9.21



ELECTRICAL COVER PLAN

30

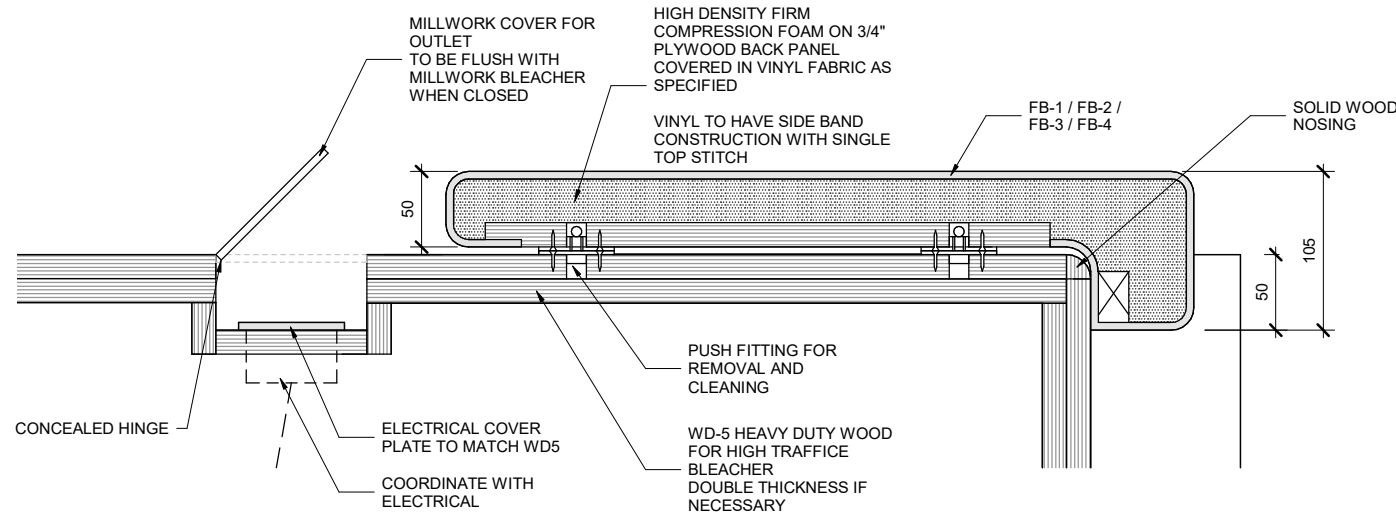
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A9.22

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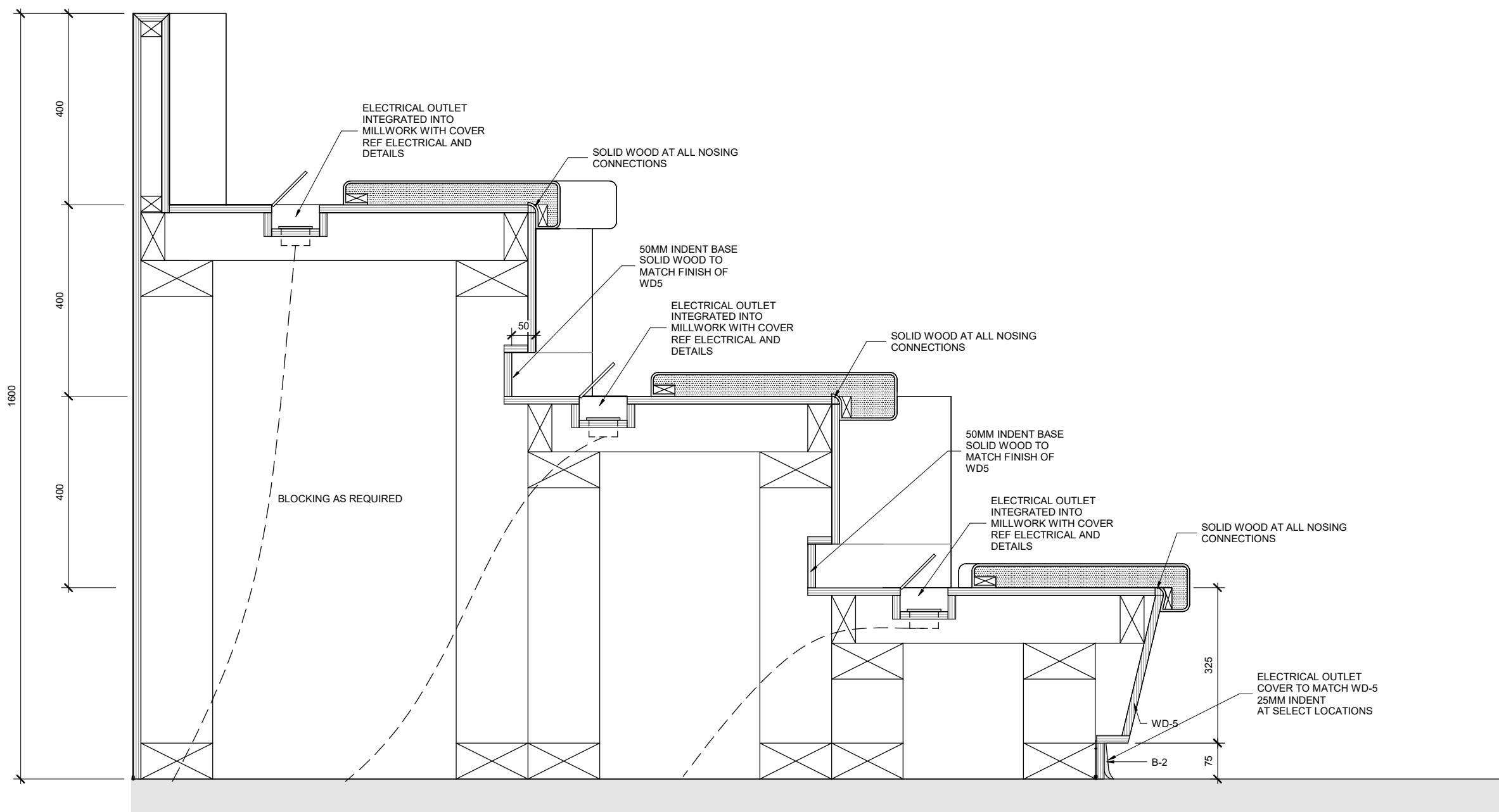


REMOVABLE CUSHION DETAIL AND OUTLET

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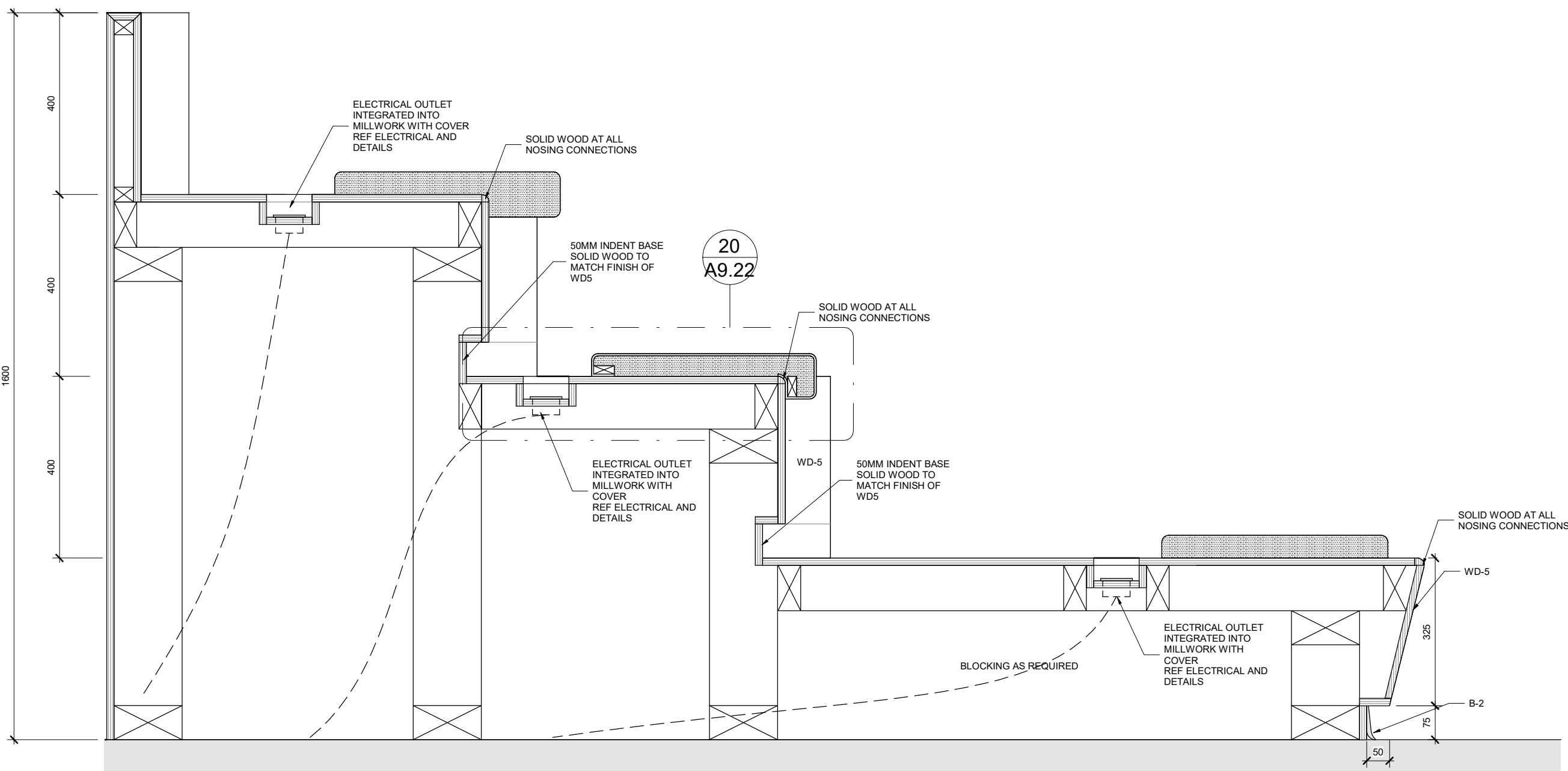


M126 SECTION B

11

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M126 SECTION A

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As indicated @24x36

MILLWORK SECTIONS

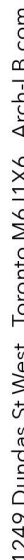
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MILLWORK SECTIONS

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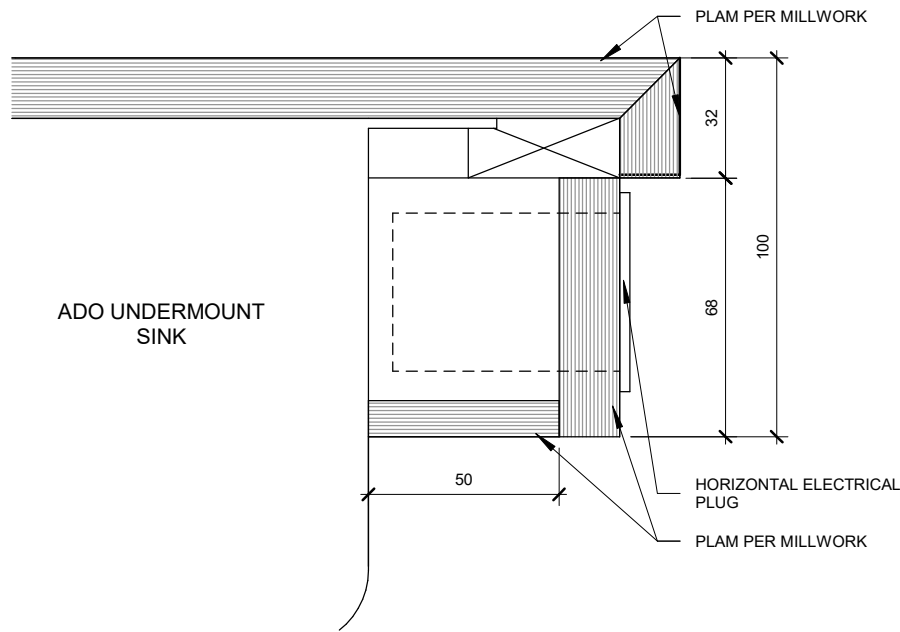
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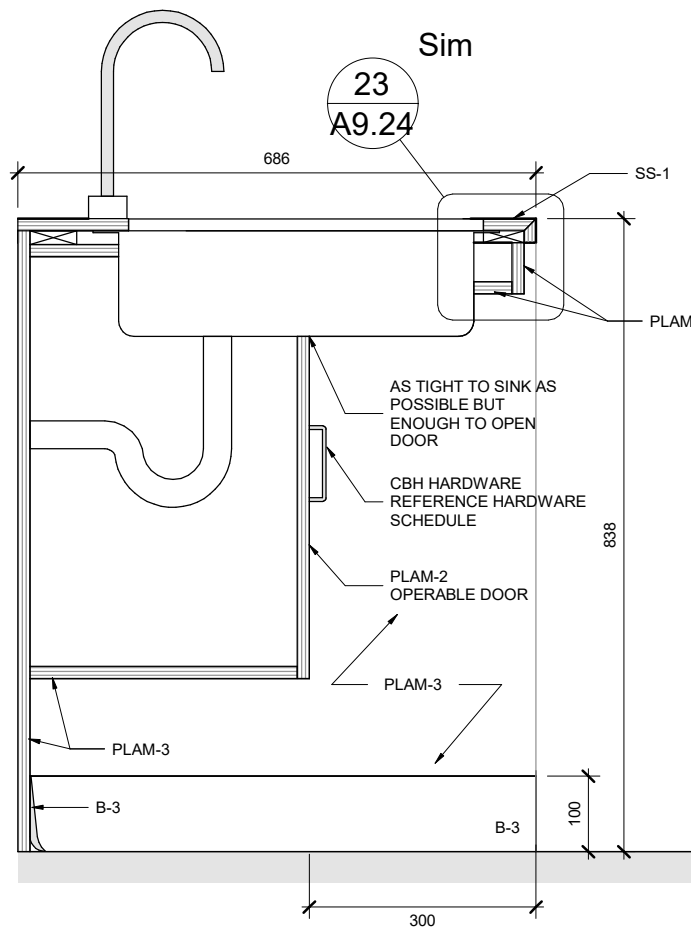
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SINK EDGE

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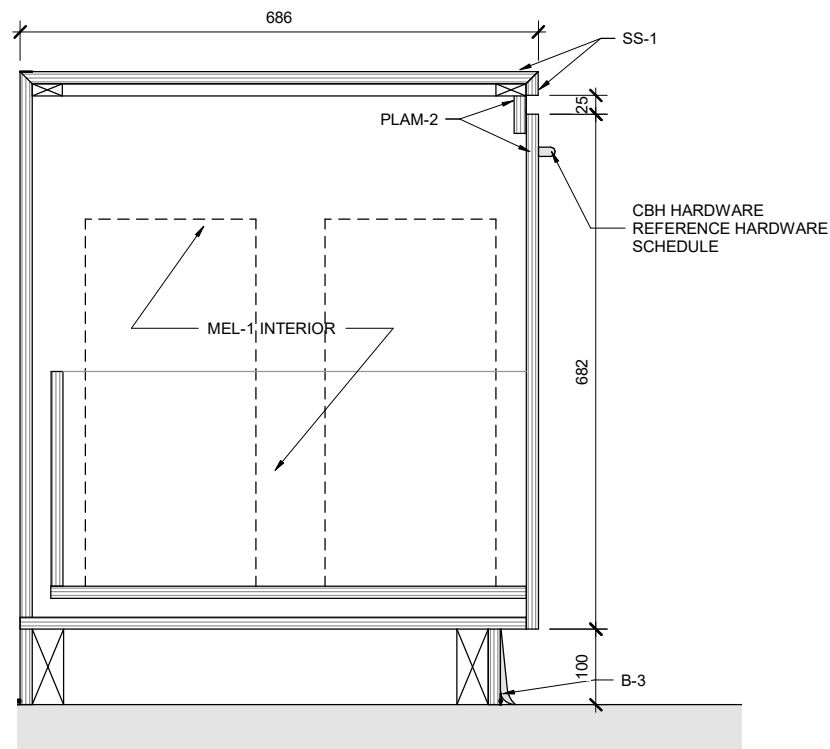
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M120 SECTION A

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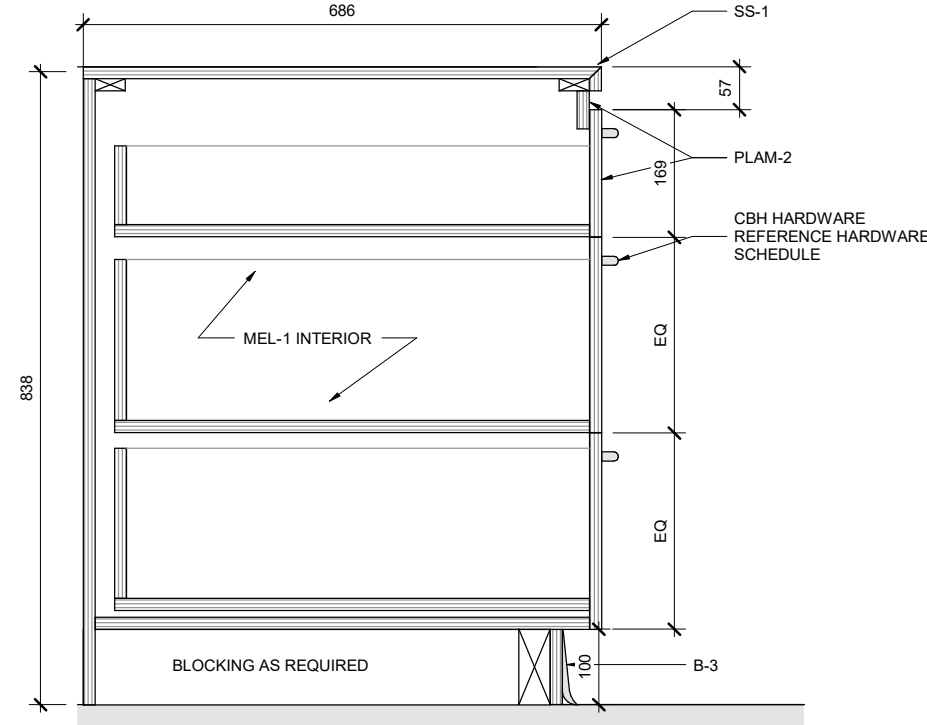
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M120 SECTION B

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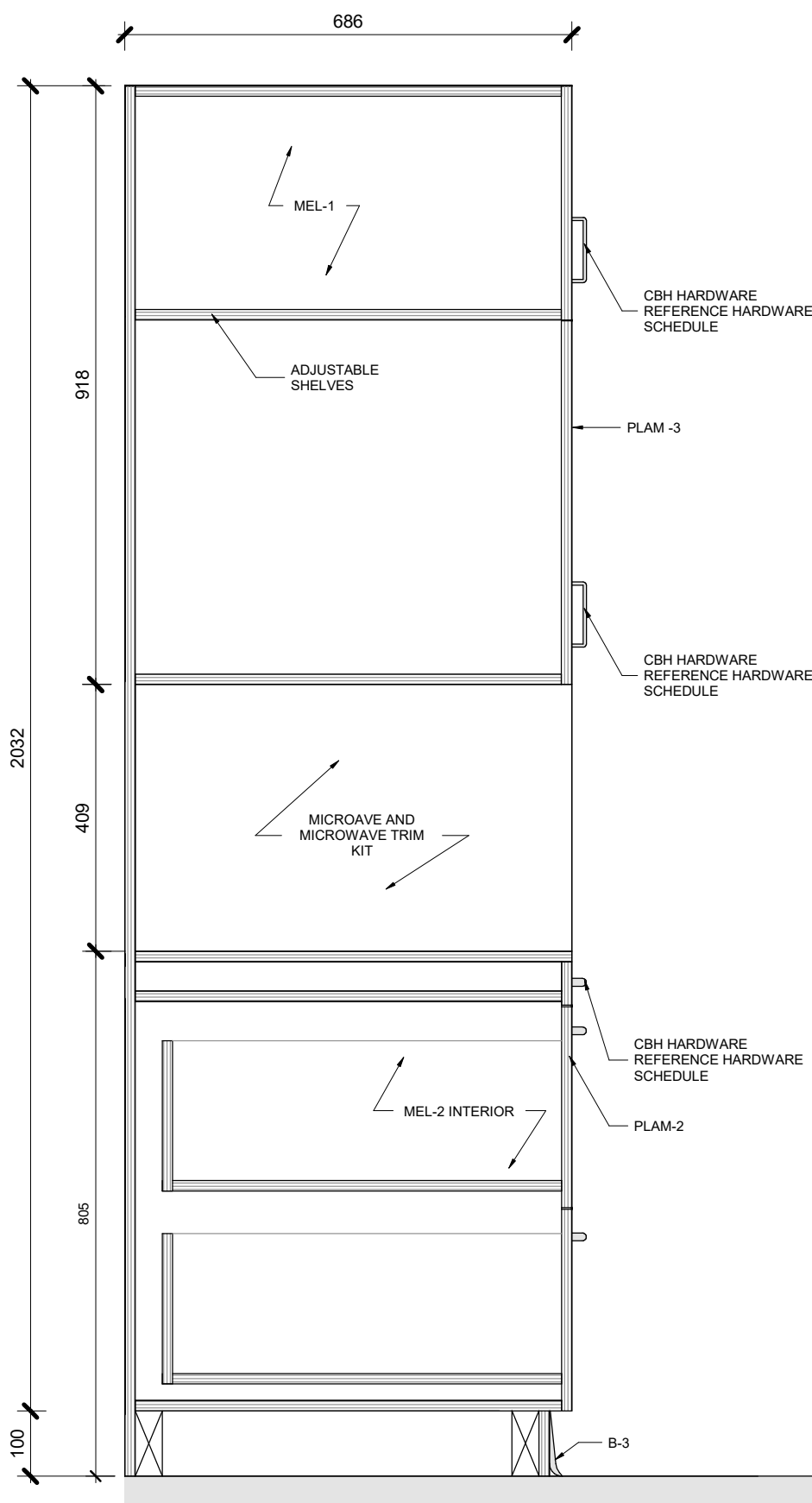
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M120 SECTION C

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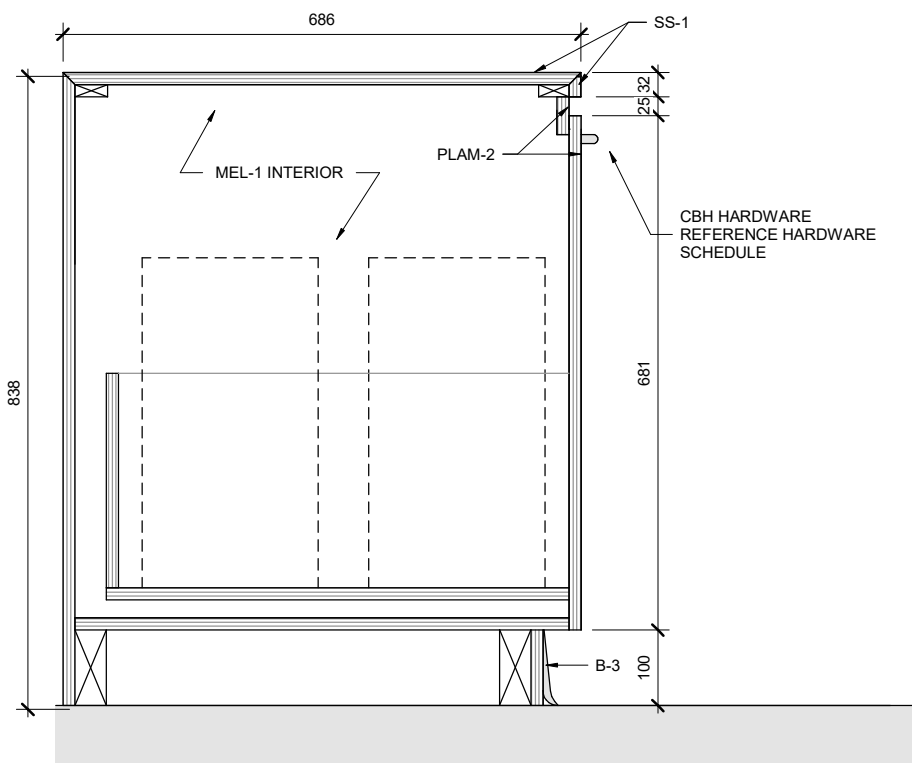
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M110 SECTION C

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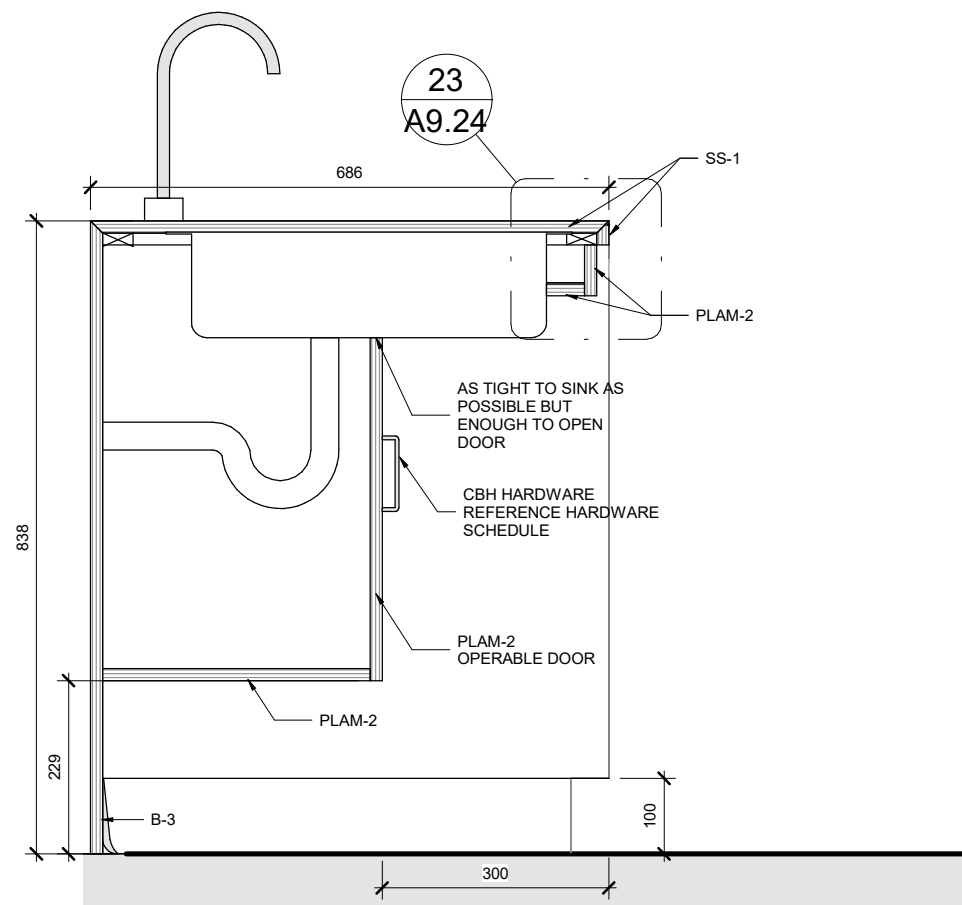
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M110 SECTION B

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A9.24



M110 SECTION A

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A9.24

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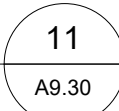
MILLWORK SECTIONS

A9.24

MILLWORK HARDWARE LEGEND						
Abr.	Description	Catalogue No.	Manufacturer	Finish		Other Notes
PULLS AND LOCKS						
PULL1	Bar Pull	CBH 220	CBH	C19	Flat Black	6"
PULL2	Bar Pull	CBH 220	CBH	C19	Satin Brass	6"
LK1	Cabinet Lock	As Req'd	Richelieu			Provide additional accessories and keying as required
HINGES, DRAWERS AND TRACKS						
HG1	Soft Close Hinge	Full overlay, 100 deg.	BLUM			Provide Add'l Accessories as Req'd
HG2	Concealed Hinge	Any concealed hinge, brass finish - for electrical cover at bleacher seating				
DW1	Soft Close drawer Hardware	To match drawer requirements	Accuride			Provide add'l accessories as req'd
DW2	Bottom Mount Recycling Centre	461640100	Richelieu			complete with bins for garbage and recycling. Provide additional hardware as req'd.
DW3	Bottom mount printer drawer slide	Movento	BLUM			Provide add'l accessories as req'd, weight as required to support owner furnished printer
ACCESSORIES						
AC1A	Waste Compost (undercounter) - bins	362440100	Richelieu	-	Grey	Coordination with hardware
AC1B	Waste Compost (undercounter) - lids	362441100	Richelieu	-	Grey	Coordination with bins
AC1C	Recycling (undercounter) - bins	461640100	Richelieu	-	Grey	Coordination with hardware
AC2	Hang Bar	1215608900	Richelieu	-	Black	Provide closet rod supports as necessary
GR1	Grommet	XG Flip Top 3"	Mockett		Polished Brass / Putty	Cap and liner

MILLWORK HARDWARE SCHEDULE

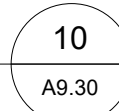
1 : 50



MILLWORK				MATERIALS	HARDWARE	PLUMBING	OTHER TRADES
NO.	ROOM NO.	ROOM NAME	DESCRIPTION	ALL	TYPE	Y/N	WORK DESCRIPTION
FIRST FLOOR							
M102	102	Entry	Self checkout counter and bench	PLAM - 1 PLAM - 4 B-2 WD-1 MEL- 1 (Reference millwork drawings for details)	PULL-2 LK-1 GR-1	No	Ref and coordinate with Electrical dwgs Cover plate to be brass
M103-A	103	Reception	Reception Desk	OPTION A PLAM - 1 PLAM - 4 B-2 WD - 4 MEL- 1 (Reference millwork drawings for details) OPTION B PLAM - 1 PLAM - 4 B-2 T-6 MEL- 1 (Reference millwork drawings for details)	GR-1	No	
M103-B	103	Reception	Storage Credenza	OPTION A PLAM - 1 PLAM - 4 B-2 WD - 4 MEL- 1 (Reference millwork drawings for details) OPTION B PLAM - 1 PLAM - 4 B-2 T-6 MEL- 1 (Reference millwork drawings for details)	PULL-2 LK-1 DW-3 HG-1	No	
M110	110	Staff Lounge	Kitchenette	PLAM - 2 PLAM - 3 B-3 MEL- 2 (Reference millwork drawings for details)	PULL-2 LK-1 DW-1 DW-2 HG-1 AC1-A AC1-B AC1-C	Yes	
M113-A	113	Reading Nook	Display Shelf	B-2 WD-1 (Reference millwork drawings for details)		No	
M113-B	113	Reading Nook	Display Shelf	B-2 WD-1 (Reference millwork drawings for details)		No	
M120	120	Program Room	Kitchenette	PLAM - 2 PLAM - 3 B-3 MEL- 2 (Reference millwork drawings for details)	PULL-1 LK-1 DW-1 DW-2 HG-1 AC1-A AC1-B AC1-C	Yes	
M123	123	Teen Area	Millwork Counter and Desk	WD-1 (Reference millwork drawings for details)	GR-1	No	
M124-A	124	Reading Nook	Children Computer Desk	PLAM - 1 PLAM - 4 B-2 WD - 4 MEL- 1 (Reference millwork drawings for details)	GR-1	No	
M124-B	124	Reading Nook	Display Shelf	B-2 WD-1 (Reference millwork drawings for details)		No	
M125	125	Stacks	Millwork Desk Over Furniture	WD-1 Felt acoustic Panels (Reference millwork drawings for details)	GR-1	No	
M126	125	Stacks	Tiered Feature Seating	WD-1 B-2 FB-1 / FB-2 / FB-3 / FB-4 TAC-1 (Reference millwork drawings for details)	HG-2	No	
M127	125	Stacks	Display Millwork	WD-3 B-2 (Reference millwork drawings for details)		No	

MILLWORK SCHEDULE

1 : 50



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MILLWORK AND
HARDWARE
SCHEDULE

A9.30

GENERAL NOTES

A. GENERAL INFORMATION

1.

READ STRUCTURAL DOCUMENTS IN CONJUNCTION WITH CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DOCUMENTS.
2.

CONTRACTOR TO BE RESPONSIBLE FOR CHECKING SITE CONDITIONS AGAINST DOCUMENTS, BEFORE PROCEEDING WITH THE WORK, AND REPORT DISCREPANCIES TO THE CONSULTANT.
3.

CONTRACTOR TO PROVIDE LABOUR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL STRUCTURAL WORK INDICATED.
4.

CARRY OUT CONSTRUCTION OPERATIONS, INCLUDING THE INSTALLATION OF TEMPORARY GUYING AND SHORING REQUIRED, ENSURING THAT THE EXISTING STRUCTURE OR MEMBERS ALREADY ERECTED ARE NOT LOADED IN EXCESS OF THEIR SAFE LOAD CARRYING CAPACITY.
5.

STRUCTURAL DOCUMENTS DO NOT NECESSARILY SHOW ALL OPENINGS AND SLAB VARIATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR THE EXACT LOCATION, NUMBER, AND SIZE OF OPENINGS, TRENCHES, PITS, SUMPS, SLEEVES, AND DEPRESSIONS. PROVIDE STRUCTURAL FRAMING AT THESE LOCATIONS IN ACCORDANCE WITH THE APPLICABLE TYPICAL DETAIL.

B. REFERENCE STANDARDS/CODES AND ACTS

1.

CONFORM WITH THE 2012 BUILDING CODE (ONTARIO REGULATION 332/12, AMENDED BY ONTARIO REGULATION 89/23), AND ANY APPLICABLE ACTS OF ANY AUTHORITY HAVING JURISDICTION, AND THE FOLLOWING:

REF	CODE	TITLE
a)	CAN/CSA A23.1	CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION
b)	CAN/CSA A23.2	METHODS OF TEST FOR CONCRETE
c)	CAN/CSA A23.3	DESIGN OF CONCRETE STRUCTURES
d)	CSSBI 10M	STEEL ROOF DECK
e)	CAN/CSA-S16	LIMIT STATES DESIGN OF STEEL STRUCTURES
f)	CAN/CSA G40.20/G40.21	STRUCTURAL QUALITY STEEL
g)	RSIC	REINFORCING STEEL INSTITUTE OF CANADA (RSIC), MANUAL OF STANDARD PRACTICE
h)	CAN/CSA-A370	CONNECTORS FOR MASONRY
i)	CSA-A371	MASONRY CONSTRUCTION FOR BUILDINGS
j)	S304.1	DESIGN OF MASONRY STRUCTURES

2.

ALL STANDARDS AND PUBLICATIONS REFERENCED BY THE STANDARDS NOTED ABOVE ARE TO APPLY.
3.

WHERE THERE ARE DIFFERENCES BETWEEN THE DOCUMENTS AND THE STANDARDS, CODES AND ACTS, THE MOST STRINGENT SHALL GOVERN.

C. SUBMITTALS

1.

SUBMIT FOR REVIEW BY THE VARIOUS CONSULTANTS, DETAILED INFORMATION FOR ALL TEMPORARY AND PERMANENT STRUCTURAL WORK. THIS INCLUDES, BUT IS NOT LIMITED TO:

ITEM	SUBMISSION REQUIRED	SUBMISSION TO BE SEALED BY PROFESSIONAL ENGINEER	COMMENTS
TEMPORARY SHORING	YES	YES	
CONCRETE MIX DESIGNS	YES	NO	INCLUDE A BRIEF DESCRIPTION OF WHERE EACH MIX WILL BE USED
STRUCTURAL STEEL SHOP DRAWINGS	YES	YES	
STEEL DECK SHOP DRAWINGS	YES	YES	
MISCELLANEOUS METALS SHOP DRAWINGS	YES	YES	FOR STAIRS, GUARDHAND RAILS, LADDERS

- 1.1

CONTRACTOR SHALL ALLOW FOR A TURN AROUND TIME OF 5 WORKING DAYS FOR THE REVIEW OF THESE SUBMISSIONS.
2.

OUR REVIEW OF THE SHOP DRAWINGS IS ONLY FOR GENERAL CONFORMITY WITH STRUCTURAL CONTRACT DOCUMENTS AND SPECIFICATIONS. COMMENTS MADE ON THE SHOP DRAWINGS DURING THIS REVIEW DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE STRUCTURAL CONTRACT DOCUMENTS AND SPECIFICATIONS, NOR DO THEY AUTHORIZE ANY CHANGES TO THE CONTRACT REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT, THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL QUANTITIES, DETAIL DIMENSIONS, FIELD MEASUREMENTS, FABRICATION PROCESS, MEANS, METHODS, SEQUENCES AND PROCEDURES OF CONSTRUCTION, COORDINATION OF WORK WITH ALL TRADES AND PERFORMING ALL WORK IN A SAFE AND SATISFACTORY MANNER. THE REVIEW OF SHOP DRAWINGS DOES NOT IMPLY ANY CHANGE IN ANY OTHER CONSULTANTS' OR PROFESSIONALS' RESPONSIBILITY RELATED TO DESIGN OF SPECIFIC ITEMS AS OUTLINED BY THE SPECIFICATIONS (SUCH AS STRUCTURAL STEEL CONNECTIONS, STEEL JOISTS, PRECAST ELEMENTS, ETC.). AFTER REVIEW, THE DRAWINGS WILL BE STAMPED AND RETURNED TO SHOW ONE OF THE FOLLOWING:

NOT REVIEWED	SHOWS WORK WHICH IS NOT WITHIN THE SCOPE OF STRUCTURAL CONSULTING SERVICES.
REVIEWED	NO DEVIATIONS FROM THE CONTRACT DOCUMENTS NOTED.
NOTED	WE HAVE MADE COMMENTS, TO BE REVIEWED/INCORPORATED. SUBMIT RECORD PRINT.
RESUBMIT	REVISE AND RESUBMIT FOR REVIEW.

D. MATERIALS

1.

PROVIDE ONLY NEW STRUCTURAL MATERIALS IN ACCORDANCE WITH THE REFERENCE STANDARDS AND THE FOLLOWING, UNLESS OTHERWISE NOTED.

- 1.1

CONCRETE:

STRUCTURAL ELEMENT AND EXPOSURE	EXPOSURE CLASS PER CSA A23.1	CONCRETE STRENGTH f _c (MPa)	SLUMP (mm)	MAX W/C RATIO	AIR CONTENT
FOOTING AND CAPS		25	80		
FOUNDATION WALLS	C-1	35	80	0.40	5%-8%
FOUNDATION WALLS EXPOSED TO WEATHER BUT NOT CHLORIDES	F-2	25	80	0.40	4%-7%
SLABS-ON-GRADE NOT EXPOSED TO CHLORIDES OR FREEZING		25	40"	0.45	
SLABS-ON-GRADE EXPOSED TO CHLORIDES BUT NOT FREEZING	C-4	25	40"	0.55	4%-7%
EXTERIOR PAVING	C-2	32	60	0.45	5%-8%

TOLERANCE FOR SLUMP SHALL BE +/-20 mm FOR SPECIFIED SLUMP LESS THAN 80 mm AND +/- 30 mm FOR SPECIFIED SLUMP BETWEEN 80 MM AND 170 mm

* SPECIAL CONCRETE HANDLING AND PLACING METHODS OR THE USE OF A SUPER PLASTICIZER WILL BE REQUIRED TO PLACE THIS CONCRETE. FINAL PLASTICIZED SLUMP SHALL BE +/- 125 mm.

** WHERE AGGREGATES SMALLER THAN 14 MM ARE USED, INCREASE AIR CONTENT BY 1%

*** CONCRETE EXPOSED TO DE-ICING CHEMICALS SHALL HAVE DCI TYPE N CORROSION INHIBITOR OR APPROVED EQUIVALENT.

1.2 REINFORCING STEEL: CONFORM TO CSA G30 SERIES, GRADE 400.

1.3 WELDED WIRE FABRIC: CONFORM TO CSA G30 SERIES, GRADE 386, IN FLAT SHEETS.

1.4 STRUCTURAL STEEL:

(a) STRUCTURAL WIDE FLANGE AND WELDED WIDE FLANGE SHAPES (W, WWF) TO CONFORM TO CAN/CSA-G40.20/G40.21 GRADE 350W.

(b) ANGLES AND CHANNELS (L, C) AND PLATES TO CONFORM TO CAN/CSA-G40.20/G40.21 GRADE 300W.

(c) HOLLOW STRUCTURAL SECTIONS (HSS) TO CONFORM TO ASTM A500 GRADE C.

1.5 PRIME PAINT: CONFORM TO CISC/CPMA STANDARD 2-75.

1.6 HOT DIP GALVANIZING: TO CSA G164, MINIMUM ZINC COATING OF 600G/M2.

1.7 STRUCTURAL BOLTS, NUTS AND WASHERS: CONFORM TO ASTM A325M.

1.8 ANCHOR RODS - CONFORM TO THE REQUIREMENTS OF ASTM F1554 GRADE 55.

1.9 STEEL DECK: CONFORM TO ASTM A653M GRADE A OR B. MINIMUM STEEL CORE THICKNESS OF 0.76 mm (0.030"), EXCEPT WHERE UNDERSIDE OF STEEL DECK IS EXPOSED TO VIEW WHERE MINIMUM STEEL CORE THICKNESS SHALL BE 0.91 mm (0.036"). ACTUAL STEEL CORE THICKNESS IS TO BE DETERMINED BY THE SUPPLIER'S ENGINEER AND SHALL SATISFY ALL REQUIRED DESIGN CRITERIA. PROTECTIVE COATING - WIPE COATED STEEL DESIGNATION ZF075.

1.10 NON-SHRINK GROUT = COMPRESSIVE STRENGTH OF 35 MPa AT 24 HOURS.

1.11 BLOCK: CONFORM TO CAN3-A165 SERIES, MINIMUM COMPRESSIVE STRENGTH = 15.0 MPa (MIN.) BASED ON NET AREA.

1.12 MORTAR: CONFORM TO CSA A179 TYPE S FOR LOADBEARING WALLS UNLESS NOTED.

1.13 MASONRY GROUT: CONFORM TO CSA A179, 15 MPa MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, 250 mm (10") SLUMP, MAXIMUM AGGREGATE SIZE 10 MM (3/8")

1.14 POST-INSTALLED ANCHORS: PROVIDED BY HILTI (CANADA) CORPORATION. CONTACT HILTI AT (800) 363-4458 FOR PRODUCT RELATED QUESTIONS.

E. EXECUTION

1. FOUNDATIONS

1.1. A COPY OF THE SOIL INVESTIGATION REPORT NUMBER ET23-1017A BY ENGTEC CONSULTING DATED APRIL 19, 2023 IS AVAILABLE FROM THE CONSULTANT. READ THIS REPORT, VISIT THE SITE, AND THOROUGHLY FAMILIARIZE YOURSELF WITH ALL SURFACE AND SUBSURFACE CONDITIONS. THIS INFORMATION IS GIVEN SOLELY AS A GUIDE. NO RESPONSIBILITY IS ACCEPTED BY THE OWNER OR THE CONSULTANT FOR ITS CORRECTNESS, NOR SHALL ITS ACCURACY OR ANY OMISSIONS AFFECT THE PROVISIONS OF THIS CONTRACT.

1.2. FOUND ALL FOOTINGS (AND UNDERPINNING) ON SOIL CAPABLE OF SUSTAINING A MINIMUM ULTIMATE LIMIT STATES/ SERVICE LIMIT STATES BEARING STRESS (ULS/SLS) OF 250 kPa / 175 kPa.

1.3. FOUND ALL FOOTINGS WHICH WILL BE EXPOSED TO FROST ACTION IN THE COMPLETED BUILDING A MINIMUM OF 1200 mm (4'-0") BELOW FINISHED GRADE.

1.4. DO NOT EXCEED A RISE OF 7 IN A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. FOR STEPPED FOOTINGS, USE STEPS NOT EXCEEDING 600 mm (2'-0") IN HEIGHT AND 1200 mm (4'-0") (MIN.) IN LENGTH.

1.5. SOIL BEARING CAPACITY SPECIFIED MUST BE VERIFIED BY THE SOIL ENGINEER PRIOR TO THE PLACING OF FOOTINGS AND ANY NON-CONFORMANCE WITH THE SPECIFIED MINIMUM CAPACITIES MUST BE IMMEDIATELY REPORTED TO THE STRUCTURAL ENGINEERS.

2. SLAB ON GRADE

2.1. PLACE SLAB-ON-GRADE ON SUB-GRADE MATERIAL CAPABLE OF SUSTAINING A MINIMUM BEARING CAPACITY OF 25 kPa (500 psf) WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOOTINGS.

2.2. UNLESS OTHERWISE NOTED, PROVIDE IMMEDIATELY UNDER SLABS-ON-GRADE A MINIMUM OF 200 mm (8") OF COMPACTED (MTC) GRANULAR 'B' MATERIAL. COMPACTION TO ACHIEVE A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.

3. CONCRETE

3.1. CONSTRUCTION JOINTS FOR WALLS, SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE CONSTRUCTION. GENERALLY JOINTS IN SLABS SHALL BE AT RIGHT ANGLES TO THE SPANS, AT MID-SPAN IF POSSIBLE AND BE CLEAR OF SUPPORTS AND POINT LOADS.

3.2. WHEN ATMOSPHERIC TEMPERATURE IS AT OR BELOW 5°C OR WHEN THERE IS A POSSIBILITY OF IT FALLING TO THAT LIMIT, PLACE CONCRETE IN ACCORDANCE WITH THE REQUIREMENTS OF CAN/CSA A23.1 "COLD WEATHER CONCRETING" AND ACI 306 "RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING". WHEN ATMOSPHERIC TEMPERATURE IS AT OR ABOVE 27°C PLACE CONCRETE IN ACCORDANCE WITH CAN/CSA A23.1 "HOT WEATHER CONCRETING" AND ACI 305 "RECOMMENDED PRACTICES FOR HOT WEATHER CONCRETING".

4. STRUCTURAL STEEL

4.1. PAINT ALL STRUCTURAL STEEL TO REQUIREMENTS OF CISC/CPMA 2-75. TOUCH UP ALL FIELD WELDS.

4.2. ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH CSA G164.

4.3. ALL WELDS SHALL CONFORM TO CSA STANDARD W59.

4.4. ALL WELDS EXPOSED TO VIEW SHALL BE GROUND SMOOTH.

4.5. ANY ORGANIZATION UNDERTAKING TO WELD UNDER THIS CONTRACT SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU UNDER REQUIREMENTS OF DIVISION 1 OR DIVISION 2.1 OF W47.1.

4.6. UNLESS A REINFORCED MASONRY OR CONCRETE LINTEL IS SHOWN, IN MASONRY WALLS OR MASONRY PARTITIONS PROVIDE LOOSE STEEL LINTELS IN ACCORDANCE WITH REQUIREMENTS OF DOCUMENTS OVER ALL DOORWAYS, OTHER OPENINGS, AND RECESSES, INCLUDING THOSE FOR MECHANICAL OR ELECTRICAL SERVICES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE LOCATION, SIZE AND NUMBER OF OPENINGS REQUIRED BY THE MECHANICAL AND ELECTRICAL CONSULTANT.

4.7. DO NOT SPLICE STRUCTURAL STEEL SECTIONS WITHOUT PRIOR APPROVAL OF THE CONSULTANT. ALL SPLICES SHALL DEVELOP THE FULL CAPACITY OF THE SECTION AND ARE TO BE TESTED BY NON DESTRUCTIVE METHODS, BY AN INDEPENDENT INSPECTION AND TESTING COMPANY, AT THE CONTRACTOR'S EXPENSE.

4.8. COMPLETELY FILL VOIDS BENEATH STEEL BASES ON CONCRETE WITH AN APPROVED NON-SHRINK 36 MPa (5 ksi) GROUT

4.9. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS. CONFIRM COMPATIBILITY OF FIREPROOFING MATERIAL WITH STEEL PAINT.

5. STEEL DECK

5.1. LAP ENDS OF DECK UNITS NOT RECEIVING CONCRETE SLAB A MINIMUM OF 50 mm (2") AND ONLY OVER SUPPORTING MEMBERS.

5.2. AS A MINIMUM, FASTEN SIDE JOINTS OF DECK UNITS BETWEEN SUPPORTS WITH HILTI #10 HWH SCREWS AT 600 mm (2'-0") INTERVALS. DECK SUPPLIER TO VERIFY THIS MINIMUM REQUIREMENT BASED ON THE DESIGN LOADING LISTED ON PLANS AND/OR TYPICAL DETAILS.

5.3. AS A MINIMUM, FASTEN 38 mm (1.5") STEEL ROOF DECK TO SUPPORTS AND PERIMETER ELEMENTS WITH MECHANICAL DECK FASTENERS IN A 24/5 PATTERN, PER TABLE 5.1 BELOW. DECK SUPPLIER TO VERIFY THIS MINIMUM REQUIREMENT BASED ON THE DESIGN LOADING LISTED ON PLANS AND/OR TYPICAL DETAILS.

5.4. AS A MINIMUM, FASTEN 76 mm (3") STEEL ROOF DECK TO SUPPORTS AND PERIMETER ELEMENTS WITH MECHANICAL DECK FASTENERS IN A 24/5 PATTERN, PER TABLE 5.1 BELOW. DECK SUPPLIER TO VERIFY THIS MINIMUM REQUIREMENT BASED ON THE DESIGN LOADING LISTED ON THE PLANS AND/OR TYPICAL DETAILS.

TABLE 5.1 - DECK FASTENERS		
MEMBER TYPE	BASE MATERIAL THICKNESS	FASTENER TYPE
OWSJ	3 mm ≤ t ≤ 10 mm	HILTI X-HSN 24
STRUCTURAL STEEL BEAM	t ≥ 6 mm	HILTI X-ENP 19 L15

5.5. DESIGN DECK FOR NET WIND UPLIFT PRESSURES INDICATED IN THE GENERAL NOTES OR ON DRAWINGS. MINIMUM DESIGN UPLIFT PRESSURE SHALL BE 0.5 kPa FOR FLOORS AND 1.0 kPa FOR ROOFS.

5.6. MAKE CONNECTION OF DECK TO SUPPORTING MEMBERS WELL WITHIN BEARING WIDTH OF SUPPORTING MEMBERS.

5.7. SUPPLY AND INSTALL STEEL PACKING AS REQUIRED TO PRODUCE AN EVEN BEARING PRESSURE AT SUPPORTS.

5.8. FOR ALL STEEL DECK WHICH DOES NOT RECEIVE A CONCRETE COVER SLAB, IMMEDIATELY TOUCH UP METALLIC COATED TOP SURFACE WITH PRIMER, WHERE THE COATING IS BURNED BY WELDING.

5.9. PROVIDE CLOSURE CHANNELS ALONG EDGES OF ALL DECK PARALLEL TO SPAN WHERE DECK IS NOT OTHERWISE CONTINUOUSLY SUPPORTED.

5.10. WELD HEADED STUDS TO THE SUPPORTING STRUCTURAL STEEL THROUGH METAL DECK WHERE NECESSARY IN A MANNER WHICH WILL ENSURE THAT THE FULL TENSILE STRENGTH OF THE STUD IS DELIVERED.

5.11. CUT OPENINGS AND REINFORCE EDGES AS REQUIRED FOR PIPES, DUCTS, AND THE LIKE. INDICATE OPENINGS AND REINFORCEMENT FOR OPENINGS ON FABRICATION AND ERECTION DRAWINGS. THE MAXIMUM SIZE OF AN UNREINFORCED OPENING IS 150 mm (6") SQUARE OF IN DIAMETER.

5.12. DESIGN FRAMING FOR 450 mm (1'-6") OR SMALLER OPENINGS IN ROOF DECK, AND 300 mm (1'-0") OR SMALLER OPENINGS IN FLOOR DECK, FOR ROOF OPENINGS GREATER THAN 450 mm (1'-6") AND FLOOR OPENINGS GREATER THAN 300 mm (1'-0") INSTALL REINFORCING IN ACCORDANCE ITHE STRUCTURAL FRAMING DETAILS SHOWN ON PLANS OR TYPICAL DETAILS.

5.13. THE SUSPENSION OF ELEMENTS INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL FINISHES, MECHANICAL AND ELECTRICAL PIPING, DUCTWORK, CONDUIT, ETC. FROM STEEL ROOF DECK IS NOT PERMITTED.

6. MASONRY

6.1. PROVIDE A MINIMUM LENGTH OF 200 mm (8") OF 100% SOLID MASONRY UNITS FOR BEARING OF STEEL, CONCRETE OR REINFORCED MASONRY LINTELS.

6.2. SUPPLY AND PLACE REINFORCEMENT AND CONCRETE FOR REINFORCED MASONRY LINTELS IN ACCORDANCE WITH TYPICAL DETAILS SHOWN.

6.3. FOR THE PURPOSE OF DETERMINING THE REQUIRED REINFORCING FOR LOAD-BEARING AND NON-LOAD BEARING MASONRY WALLS THE SEISMIC HAZARD INDEX (IEFASA(0.2) = 0.242. REFER TO TYPICAL DETAILS FOR REINFORCING REQUIREMENTS. OTHERWISE, FOR ALL SAWN JOIST LOCATIONS.

7. POST-INSTALLED ANCHORS

7.1. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY HILTI OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED FOR COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

7.2. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.

7.3. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFI SYSTEM.

7.4. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

7.5. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

7.6. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY HILTI FERROSCAN, HILTI PS 1000, GPR, X-RAY, CHIPPING OR OTHER MEANS.

8. ALTERATIONS AND/OR CONNECTIONS TO EXISTING STRUCTURE

8.1. INSPECT THE EXISTING BUILDING AND BECOME THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.

8.2. PRIOR TO PROCEEDING WITH THE WORK, DETERMINE THE EXACT FOUNDING ELEVATIONS OF EXISTING FOOTINGS ADJACENT TO THE NEW WORK. REPORT THESE FINDINGS TO THE CONSULTANT. MADE TO EXISTING WORK AND TAKE FIELD MEASUREMENTS. MODIFY METHODS FOR CONNECTING TO SUIT SITE CONDITIONS FOUND AND TO THE APPROVAL OF THE CONSULTANT. CARRY OUT LOCAL REPAIRS TO THE EXISTING WORK AS NECESSARY AND AS DIRECTED BY THE CONSULTANT.

8.3. SHORE EXISTING WORK AS REQUIRED UNTIL ALL NEW WORK HAS BEEN COMPLETED AND REVIEWED BY THE CONSULTANT.

8.4. PROVIDE SLOTTED HOLES AND FRICTION TYPE BOLTED CONNECTIONS TO CONNECT NEW STEEL TO EXISTING WORK.

8.5. DO NOT CUT CONCRETE REINFORCEMENT UNLESS REVIEWED AND APPROVED BY THE CONSULTANT.

8.6. WHERE REQUIRED TO AVOID CUTTING EXISTING REINFORCEMENT, MODIFY THE LAYOUT OF NEW THROUGH BOLTS, EXPANSION ANCHORS AND OTHER ANCHORING DEVICES.

8.7. MAKE GOOD THE EXISTING WORK.

F. QUALITY CONTROL

1. GENERAL

1.1. IMPLEMENT A SYSTEM OF QUALITY CONTROL TO ENSURE THAT THE MINIMUM STANDARDS SPECIFIED HEREIN ARE ATTAINED.

1.2. BRING TO THE ATTENTION OF THE CONSULTANT ANY DEFECTS IN THE WORK OR DEPARTURES FROM THE CONTRACT DOCUMENTS, WHICH MAY OCCUR DURING CONSTRUCTION. THE CONSULTANT WILL DECIDE UPON CORRECTIVE ACTION AND GIVE RECOMMENDATIONS IN WRITING.

1.3. THE CONSULTANT'S GENERAL REVIEW DURING CONSTRUCTION AND INSPECTION AND TESTING BY INDEPENDENT INSPECTION AND TESTING AGENCIES REPORTING TO THE CONSULTANT ARE BOTH UNDERTAKEN TO INFORM THE OWNER/CLIENT OF THE CONTRACTOR'S PERFORMANCE AND SHALL IN NO WAY AUGMENT THE CONTRACTOR'S QUALITY CONTROL OR RELIEVE THE CONTRACTOR OF CONTRACTUAL RESPONSIBILITY.

2. NOTIFICATION

2.1. PRIOR TO COMMENCING SIGNIFICANT SEGMENTS OF THE WORK, GIVE THE CONSULTANT AND INDEPENDENT INSPECTION AND TESTING COMPANIES APPROPRIATE NOTIFICATION (MINIMUM 24 HOURS) SO AS TO AFFORD THEM REASONABLE OPPORTUNITY TO REVIEW THE WORK. FAILURE TO MEET THIS REQUIREMENT MAY BE CAUSE FOR THE CONSULTANT TO CLASSIFY THE WORK AS DEFECTIVE.

3. INSPECTION AND TESTING

3.1. AN INDEPENDENT INSPECTION AND TESTING COMPANY SHALL MAKE INSPECTIONS OR PERFORM TESTS AS THE CONSULTANT DIRECTS. THE INDEPENDENT INSPECTION AND TESTING COMPANIES SHALL BE RESPONSIBLE ONLY TO THE CONSULTANT AND SHALL MAKE ONLY SUCH INSPECTIONS OR TESTS AS THE CONSULTANT MAY DIRECT.

3.2. THE FOLLOWING ITEMS REQUIRE TESTING AND/OR INSPECTION BY A CERTIFIED, INDEPENDENT INSPECTION AND TESTING COMPANY UNLESS OTHERWISE NOTED. THE TESTING FIRM SHALL SUBMIT COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS TO THE CONSULTANT FOR REVIEW:

ITEM	REQUIRED	COMMENTS
SOIL BEARING CAPACITY	YES	BY GEOTECHNICAL CONSULTANT
STRUCTURAL STEEL ERECTION	YES	REVIEW MEMBER SIZE, PLUMPNESS, BOLTED CONNECTIONS, ETC
STRUCTURAL STEEL WELDING	YES	VISUALLY INSPECT ALL FIELD WELDING

4. DEFECTIVE MATERIALS AND WORK

4.1. WHERE EVIDENCE EXISTS THAT DEFECTIVE WORK HAS OCCURRED OR THAT WORK HAS BEEN CARRIED OUT INCORPORATING DEFECTIVE MATERIALS, THE CONSULTANT MAY HAVE TESTS, INSPECTIONS OR SURVEYS PERFORMED, ANALYTICAL CALCULATIONS OF STRUCTURAL STRENGTH MADE, AND THE LIKE, IN ORDER TO HELP DETERMINE WHETHER THE WORK MUST BE CORRECTED OR REPLACED. TESTS, INSPECTIONS OR SURVEYS OR CALCULATIONS CARRIED OUT UNDER THESE CIRCUMSTANCES WILL BE MADE AT THE CONTRACTOR'S EXPENSE, REGARDLESS OF THEIR RESULTS, WHICH MAY BE SUCH THAT, IN THE CONSULTANT'S OPINION, THE WORK MAY BE ACCEPTABLE.

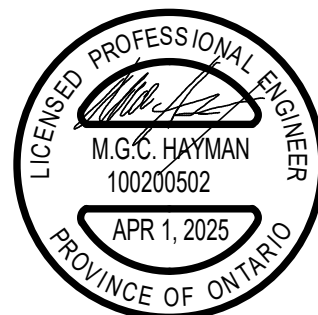
4.2. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 BUILDING CODE (ONTARIO REGULATION 332/12), EXCEPT WHERE THIS WOULD, IN THE CONSULTANT'S OPINION, CAUSE UNDUE DELAY OR GIVE RESULTS NOT REPRESENTATIVE OF THE REJECTED MATERIAL IN PLACE. IN THIS CASE, THE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARDS GIVEN BY THE CONSULTANT.

4.3. MATERIALS OR WORK, WHICH FAIL TO MEET SPECIFIED REQUIREMENTS, MAY BE REJECTED BY THE CONSULTANT WHENEVER FOUND AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK REGARDLESS OF PREVIOUS INSPECTION. IF REJECTED, DEFECTIVE MATERIALS OR WORK SHALL BE PROMPTLY REMOVED AND REPLACED OR REPAIRED TO THE SATISFACTION OF THE CONSULTANT, AT NO EXPENSE TO THE OWNER.

DRAWING LIST	
DRAWING NO.	DRAWING TITLE
S1.01	GENERAL NOTES
S1.02	DESIGN NOTES
S1.03	TYPICAL DETAILS
S1.04	TYPICAL DETAILS
S1.05	TYPICAL DETAILS
S1.06	TYPICAL DETAILS
S2.01	FOUNDATION PLAN
S2.02	LOW ROOF FRAMING PLAN
S2.03	HIGH ROOF AND SKYLIGHT MONITOR FRAMING PLAN

DRAWING LIST	
DRAWING NO.	DRAWING TITLE
S3.01	COLUMN SCHEDULE
S4.01	SECTIONS
S4.02	SECTIONS
S4.03	SECTIONS
S4.04	SECTIONS
S4.05	SECTIONS
S4.06	SECTION & DETAILS
S5.01	ELEVATIONS
S5.02	ELEVATIONS

TOTAL: 18



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FOR TENDER

GENERAL NOTES

PROJECT DESIGN NOTES			
LOCATION	TORONTO (NORTH YORK)		
BUILDING IMPORTANCE CATEGORY	NORMAL		
IMPORTANCE FACTOR	SNOW: WIND: SEISMIC:	I / I _{AS} = 1.0 I / I _{AS} = 1.0 I / I _{AS} = 1.0	I / SLS = 0.9 I / SLS = 0.75 I / SLS = 1.0
LOADS ON GUARDS			
GUARDS HAVE BEEN DESIGNED TO RESIST LOADING IN ACCORDANCE WITH ARTICLE 4.1.5.14 OF THE 2012 EDITION OF THE ONTARIO BUILDING CODE AS AMENDED BY ONTARIO REG. 88/19, EXCEPT THAT VEHICLE GUARDRAILS HAVE BEEN DESIGNED IN ACCORDANCE WITH ARTICLE 4.1.5.15 OF THE ONTARIO BUILDING CODE.			
LATERAL LOADS ON FOUNDATION WALLS			
WALLS RETAINING EARTH ARE DESIGNED TO SAFELY WITHSTAND A HORIZONTAL PRESSURE, P, IN kPa AT ANY DEPTH, h, IN m GIVEN BY THE EXPRESSION: $P = K (gh + q)$			
SOIL DATA	SOIL PRESSURE COEFFICIENT (K)	0.50	
	UNIT WEIGHT OF SOIL	20.0 kN/m ³	
	SURCHARGE (q)	4.80 kPa	
THE WALLS HAVE BEEN DESIGNED ASSUMING FREE DRAINING BACKFILL WHICH DOES NOT PERMIT THE BUILD-UP OF HYDROSTATIC PRESSURE			
THE WALLS HAVE BEEN DESIGNED TO RESIST LATERAL PRESSURES ASSOCIATED WITH DYNAMIC BEHAVIOR DURING A SEISMIC EVENT BASED ON THE REQUIREMENTS OF CLAUSE 4.1.8.16 (7) OF THE ONTARIO BUILDING CODE AS AMENDED BY ONTARIO REG. 88/19			
SPECIFIED SNOW AND RAIN LOADS ON ROOF			
SNOW AND RAIN LOADING (1/50)	S _s	1.2 kPa	
	S _r	0.4 kPa	
	BASIC ROOF SNOW LOAD	1.36 kPa	
ADDITIONAL ACCUMULATION OF SNOW DUE TO ADJACENT HIGHER ROOFS, MECHANICAL UNITS, OTHER OBSTRUCTIONS, ROOF SHAPE/SLOPES, ETC. ARE INDICATED ON PLANS WHERE APPLICABLE			
WIND LOADS			
WIND PRESSURE (q1/50)	0.44 kPa		
ANALYSIS METHOD	STATIC PROCEDURE		
WIND DESIGN CATEGORY	CATEGORY 2		
TERRAIN TYPE	OPEN		
TOPOGRAPHIC FACTOR	C _t	1.0	

PROJECT DESIGN NOTES		
WIND UPLIFT	ROOF ELEMENTS SUCH AS ROOF DECK, TRUSSES, JOISTS, BEAMS, ETC. AND THEIR CONNECTIONS ARE DESIGNED FOR UPLIFT PRESSURE DUE TO WIND AS PER THE KEY PLAN SHOWN ON TYPICAL DETAIL TD-G02	
SEISMIC LOADS		
ANALYSIS METHOD	EQUIVALENT STATIC METHOD	
DESIGN GROUND MOTION DATA	Sa (0.2)	0.195
	Sa (0.5)	0.107
	Sa (1.0)	0.056
	Sa (2.0)	0.028
	Sa (5.0)	0.0067
	Sa (10.0)	0.0027
	PGA	0.125
	PGV	0.083
SITE CLASS	CLASS D	
ACCELERATION AND VELOCITY COEFFICIENTS	F (0.2)	1.24
	F (0.5)	1.47
	F (1.0)	1.55
	F (2.0)	1.57
	F (5.0)	1.58
	F (10.0)	1.49
SEISMIC FORCE RESISTING SYSTEM (SFRS)	NORTH-SOUTH DIRECTION	CONVENTIONAL MOMENT FRAMES Rd = 1.5 Do = 1.3
	EAST - WEST DIRECTION	CONVENTIONAL MOMENT FRAMES Rd = 1.5 Do = 1.3
LATERAL LOADS		
THE ADDITION HAS BEEN DESIGNED TO RESIST THE WORK CASE LOADING DUE TO WIND AND SEISMIC ACTIVITY AS PER THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.		
WIND		
DESIGN BASE SHEAR DUE TO WIND (V) OF ADDITION	NORTH-SOUTH	43 kN
	EAST-WEST	52 kN
Cp AND Cq ARE BASED ON FIGURE 4.1.7.6.A OF 2012 EDITION OF THE ONTARIO BUILDING CODE AS AMENDED BY ONTARIO REG. 88/19		
SEISMIC		
DESIGN BASE SHEAR DUE TO SEISMIC FORCES (V) OF ADDITION	NORTH-SOUTH	40 kN
	EAST-WEST	40 kN
STABILITY		
THE STEEL FRAME ALONG IS NOT STABLE UNTIL STEEL ROOF DECK IS INSTALLED		

PROJECT DESIGN NOTES		
CLADDING LOADS		
THE STRUCTURAL ALTERATION HAS BEEN DESIGNED TO SUPPORT THE FOLLOWING CLADDING LOADS		
ROOF	2.50 kN/m	BRICK VENEER
FUTURE EXPANSION		
STRUCTURAL ALTERATION HAS NOT BEEN DESIGNED FOR FUTURE EXTENSION		
NOTES		
<div>1. THE STRUCTURAL ALTERATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 EDITION OF THE ONTARIO BUILDING CODE AS AMENDED BY ONTARIO REGULATION 88/19.</div> <div>2. STRUCTURAL STEEL AND OPEN WEB STEEL JOIST ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CAN/CSA S16, LIMITS STATES DESIGN OF STRUCTURAL STEEL.</div> <div>3. REINFORCING CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA A23.3, DESIGN OF CONCRETE STRUCTURES.</div> <div>4. STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA O86, ENGINEERED DESIGN IN WOOD (LIMIT STATES DESIGN).</div> <div>5. LOAD BEARING MASONRY ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD CAN-S304, DESIGN FOR MASONRY STRUCTURES.</div> <div>6. COLD FORMED STRUCTURAL STEEL ELEMENTS ARE DESIGNED IN ACCORDANCE WITH S136, COLD FORMED STEEL STRUCTURAL MEMBERS.</div> <div>7. ALL CODES, MANUALS, STANDARDS, AND SPECIFICATIONS REFERRED TO SHALL BE THE LATEST EDITIONS INCLUDING ALL REVISIONS AND ADDENDA.</div>		



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2	ISSUED FOR PERMIT REVISION	2025-02-03
1	ISSUED FOR PERMIT	2024-09-30

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DATE

FOR TENDER

1 : 1 @24x36

DESIGN NOTES

S1.02

STRUCTURAL ABBREVIATIONS					TD-G01
A BOLT	ANCHOR BOLT	EXT	EXTERIOR	OF	OUTSIDE FACE
ADJ	ADJUSTABLE	fc	28 DAYS CONCRETE	OPENING	
AESS	ARCHITECTURAL EXPOSED		COMPRESSIVE STRENGTH	OWSJ	OPEN WEB STEEL JOIST
AFF	STRUCTURAL STEEL	FDN	FOUNDATION	PI	AXIAL FORCE (FACTORED)
ALF	ABOVE FINISHED FLOOR	FF	FAR FACE	PC	PRECAST
ALTB	ASPHALT IMPREGNATED	FIN	FINISHED	PL	PLATE
ALT	FIBERGLASS	FL	FLOOR	PLF	POUNDS PER LINEAR FOOT
ARCH	ALTERNATE	FTG	FOOT, FEET	PROJ	PROJECTION
ASL	ARCHITECTURAL	F	FOOTING	PSF	POUNDS PER SQUARE FOOT
	ADDITIONAL ACCUMULATED	Fy	YIELD STRENGTH	PT	PRESSURE TREATED
	SNOW LOAD	GA	GAUGE	RD	ROOF DRAIN
@	AT	GALV	GALVANIZED	RI	REACTION (FACTORED)
B BOTT	BOTTOM	GEN	GENERAL	RAD	RADIUS
BB	BACK TO BACK	HEF	HORIZONTAL EACH FACE	REIN	REINFORCED REINFORCEMENT
BEW	BOTTOM EACH WAY	HF	HORIZONTAL FACE (FACTORED)	REF	REFERENCE
BH	BOREHOLE	HH	HOOK EACH END	RE	RIGHT END
BL	BOTTOM LOWER LAYER	HIF	HORIZONTAL INSIDE FACE	REQD	REQUIRED
BLDG	BUILDING	HOF	HORIZONTAL OUTSIDE FACE	REV	REVISION, REVISED
BEAM	BEAM	HORZ	HORIZONTAL	RW	REINFORCED WITH
BPL	BEARING/BASE PLATE	HSC	HORIZONTALLY SLOTTED CONNECTION	SAD	SEE ARCHITECTURAL DRAWINGS
BRG	BRIDGING	HSS	HOLLOW STEEL SECTION	SDF	STEP DOWN FOOTING
BUL	BOTTOM UPPER LAYER	IF	INSIDE FACE	SECT	SECTION
c	CAMBER	IN	(INCHES)	SLM	SIMILAR
C	EPOXY COATED	INT	INTERIOR	SL	SLAB
c/c, o/c	CENTRE TO CENTRE	JT	JOINT	SOG	SLOD ON GRADE
CA	COLUMN ABOVE	K	KIP, 1000 LBS	SPFD	STANDARD PROCTOR DRY DENSITY
CB	COLUMN BELOW	K-ft	KIP FEET	ST	STRAIGHT
CANT	CANTILEVER	kg	KILOGRAM(S)	STIFF	STIFFENER
CI	COMPRESSIVE FORCE (FACTORED)	KLF	KIPS PER LINEAR FOOT	STR	STIRRUP
CON	CONTROL JOINT	KLN	KILONEWTON	STRUCT	STRUCTURAL
CL Q	CENTRELINE	km-m	KILONEWTON METRE	STD	STANDARD
COL	COLUMN	km/m	KILONEWTON PER METRE	SO	SQUARE
COMP	COMPOSITE	kPa	KILOPASCAL	T	TENSILE FORCE (FACTORED)
CONC	CONCRETE	KSF	KIPS PER SQUARED FOOT	TEMP	TEMPERATURE
CONT	CONTINUOUS	KSI	KIPS PER SQUARED INCH	TEW	TOP EACH WAY
CW	COMPLETE WITH	L	LEFT END	TJ	TIE JOIST
DEMO	DEMOLITION	LG	LONG	TLL	TOP LOWER LAYER
DET	DETAIL	LL	LIVE LOAD, LOWER LAYER	TMF	TORSIONAL MOMENT (FACTORED)
DIA Ø	DIAMETER	LLH	LONG LEG HORIZONTAL	TOD	TOP OF DECK
DAG	DIAGONAL	LV	LONG LEG VERTICAL	TOP	TOP OF STEEL SLAB
DM	DIMENSION	LSH	LONG SIDE HORIZONTAL	TRANS	TRANSVERSE
DIL	DEAD LOAD	LSV	LONG SIDE VERTICAL	TUL	TOP UPPER LAYER
DEP	DEEP	m	METRE	TYP	TYPICAL
DWG(S)	DRAWING(S)	MC	MOMENT CONNECTION	UL	UPPER LAYER
DWL(S)	DOWEL(S)		(FULL MOMENT UNLESS NOTED)	UN	UNDERLINED OTHERWISE
DN	DOWN	MECH	MECHANICAL	UIS	UNDERSIDE
EA	EACH	m	MOMENT (FACTORED)	V	VERTICAL
EE	EACH END	ML	MIDDLE LAYER	V, VERT	VERTICAL
EF	EACH FACE	mm	MILLIMETRE	VI	VERTICAL SHEAR FORCE (FACTORED)
ELEC	ELECTRICAL	Mpa	MEGAPASCAL	VBF	VERTICAL BRACED FRAME
EL	ELEVATION	Mxf	BENDING MOMENT	VEF	VERTICAL EACH FACE
ELEV	ELEVATOR		ABOUT x-x FACE (FACTORED)	VVF	VERTICAL INSIDE FACE
EMBED	EMBEDMENT	Myf	BENDING MOMENT	VSC	VERTICAL OUTSIDE FACE
EQ	EQUAL		ABOUT y-y FACE (FACTORED)	VSC	VERTICALLY SLOTTED CONNECTION
ES	EACH SIDE	NF	NEAR FACE	W	WIDE FLANGE BEAM
EX, EXIST	EXISTING	NIC	NOT IN CONTRACT	WF	WELD, STRUCTURAL TEE
EXP JT	EXPANSION JOINT	N-S	NORTH-SOUTH	WWF	WELDED WIRE FABRIC OR
E-W	EAST WEST	NTS	NOT TO SCALE		WELDED WIDE FLANGE
E-W	EACH WAY			W.P.	WORKING POINT

ROOF UPLIFT DIAGRAM
TD-G02

The diagram illustrates the roof layout for a building, showing various zones and dimensions. The main roof area is divided into zones 1, 2, and 3. The clerestory roof is also shown. Dimensions are given in meters (m). The extent of the deck on the ex roof is also indicated.

UNFACTORED WIND UPLIFT DESIGN REQUIREMENTS		
ZONE	GENERAL	CLERESTORY ROOF
① INTERIOR ZONE	0.72 kPa	1.0 kPa
② EDGE ZONE	1.0 kPa	1.2 kPa
③ CORNER ZONE	2.15 kPa	2.17 kPa

CONSTRUCTION JOINTS

TD-CF9

NOTES:

- SAW CUTTING SHALL BE WITHIN 4 TO 12 HOURS OF PLACING CONCRETE.
- FOR SLABS REINFORCED WITH STEEL FIBERS INCREASE SAWCUT DEPTH TO $\frac{1}{3}$.
- AFTER THE SLAB IS A MINIMUM 60 DAYS, REMOVE ALL DEBRIS FROM THE SAW CUTS AND FILL WITH MORTAR CONTAINING CEMENT, SAND, AND LATEX BONDING AGENT, OR AS NOTED IN SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT CONSTRUCTION ACTIVITIES WILL NOT REDUCE QUALITY OR DURABILITY OF FILLED JOINTS.
- MAXIMUM SPACING OF SAW CUTS IN SLAB SHALL NOT EXCEED THE FOLLOWING, UNLESS NOTED OTHERWISE

SLAB THICKNESS	MAX. SPACING UN
100 (4") - 150 (6")	3600 (12'-0")
150 (6") OR GREATER	4500 (15'-0")

- COORDINATE EXACT LOCATIONS OF SAW CUTS WITH ARCHITECTURAL FLOOR FINISHES.
- SAWCUT SLAB ON GRADE AT LOCATIONS SHOWN ON PLAN BELOW. ALTERNATE DETAILS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW WELL IN ADVANCE OF POURING ON GRADE.
- PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT, ROUT ALL CRACKS IN SLAB IN SLAB ON GRADE AND FILL WITH MORTAR CONTAINING CEMENT, SAND, AND LATEX BONDING AGENT OR AS NOTED IN SPECIFICATIONS.
- IF SLAB REINFORCEMENT IS SHOWN ON PLAN, ENSURE THAT REINFORCEMENT IS PLACED AT MID DEPTH OF SLAB ON GRADE AND IS NOT SAWCUT.

TYPICAL SAWCUT PATTERN IN SLAB ON GRADE
(WHERE TIE REINFORCEMENT IS NOT REQUIRED)

TYPICAL DETAIL OF SERVICES THRU FOUNDATION WALL	TD-CF1
<p>REFER TO TD-CV7 RECTANGULAR WALL OPENING FOR ADDITIONAL WALL REINFORCING. NOTE DIAGONAL BARS AT OPENING CORNERS ARE NOT REQUIRED.</p> <p>200mm (8") CLEAR</p> <p>T' (MIN)</p> <p>T' (MIN)</p> <p>CONT WALL FTG</p> <p>STEP DOWN FTG</p> <p>PROVIDE 50 mm (2") OF APPROVED COMPRESSIBLE MATERIAL AROUND SERVICE RUNS. TYPICAL</p>	
TYPICAL STEPPED DOWN FOOTING	TD-CF16
<p>600 (2'-0") MAX</p> <p>600 (2'-0") MAX</p> <p>600 (2'-0") MAX</p> <p>DEPTH OF STRIP FOOTING</p> <p>FTG REINF</p> <p>10:7</p> <p>10</p> <p>IF TOTAL STEPPING "D" EXCEEDS 1800mm (6'-0") PROVIDE INTERMEDIATE HORIZONTAL SECTION OF A MINIMUM LENGTH OF 1200mm (4'-0") BETWEEN STEPPED FOOTINGS.</p>	

 **engineeringlink**
building envelope & structure

375 University Ave., Suite 901
Toronto, ON M5G 2J5
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2	ISSUED FOR PERMIT REVISION	2025-02-03
1	ISSUED FOR PERMIT	2024-09-30

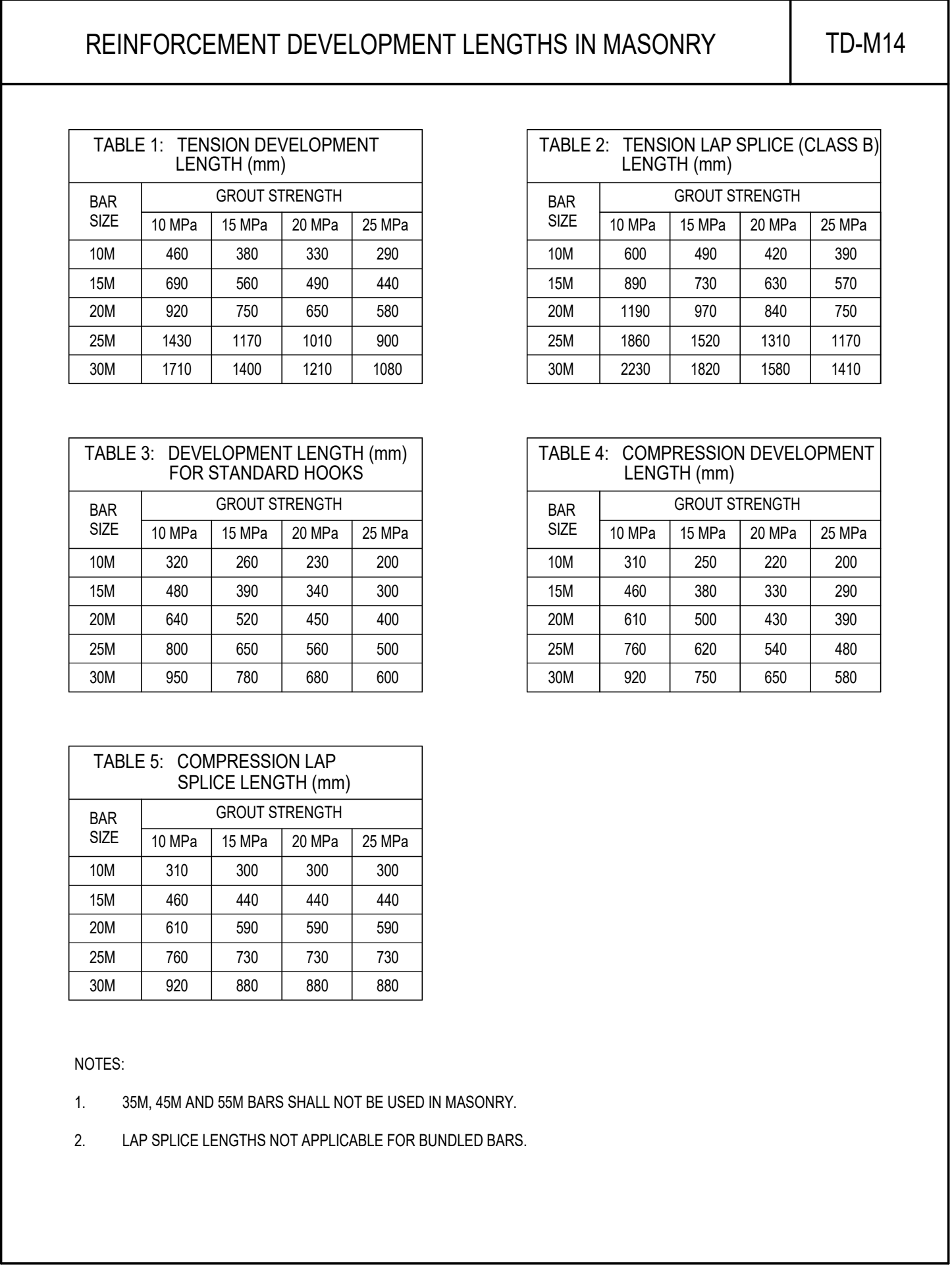
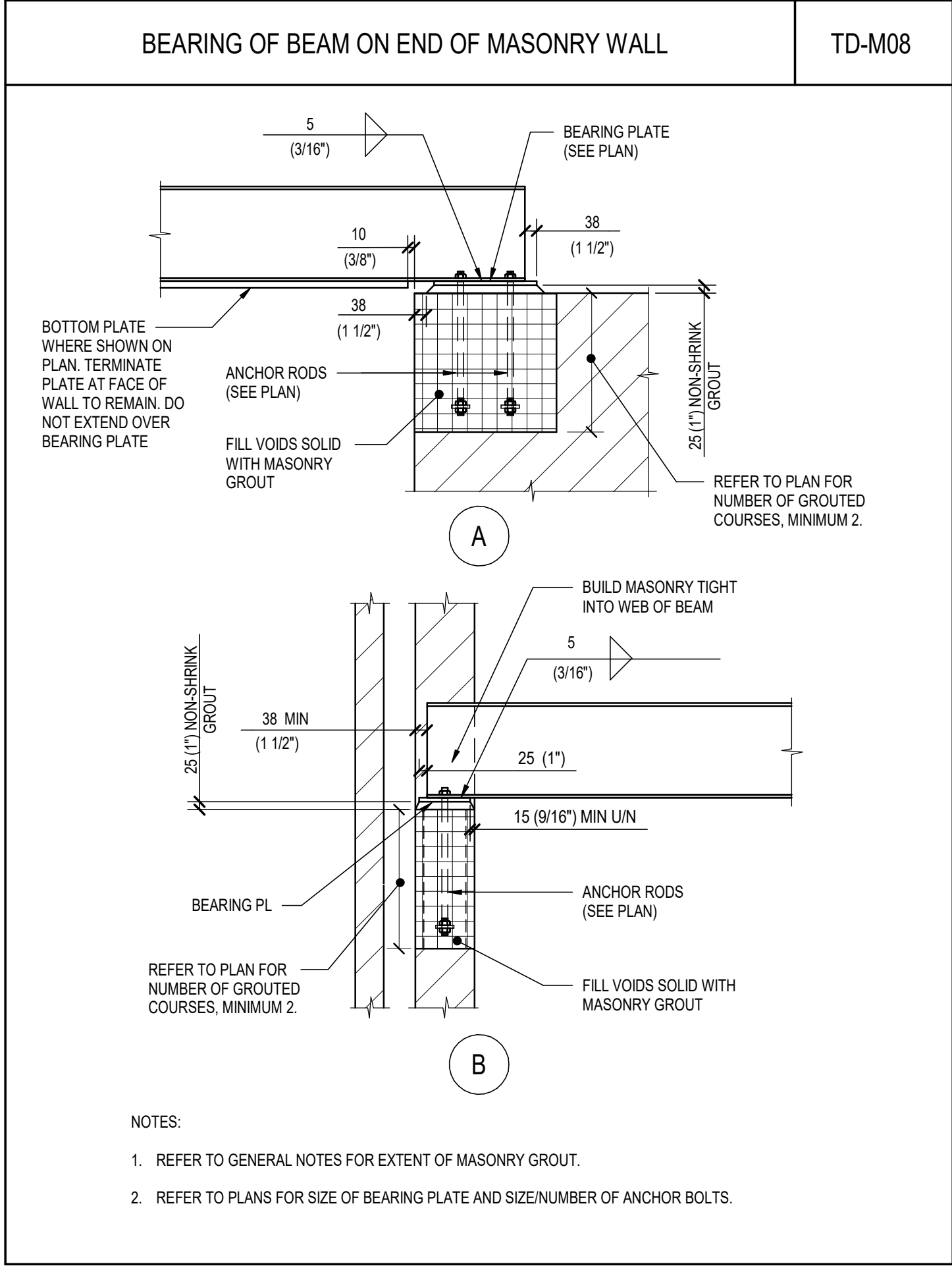
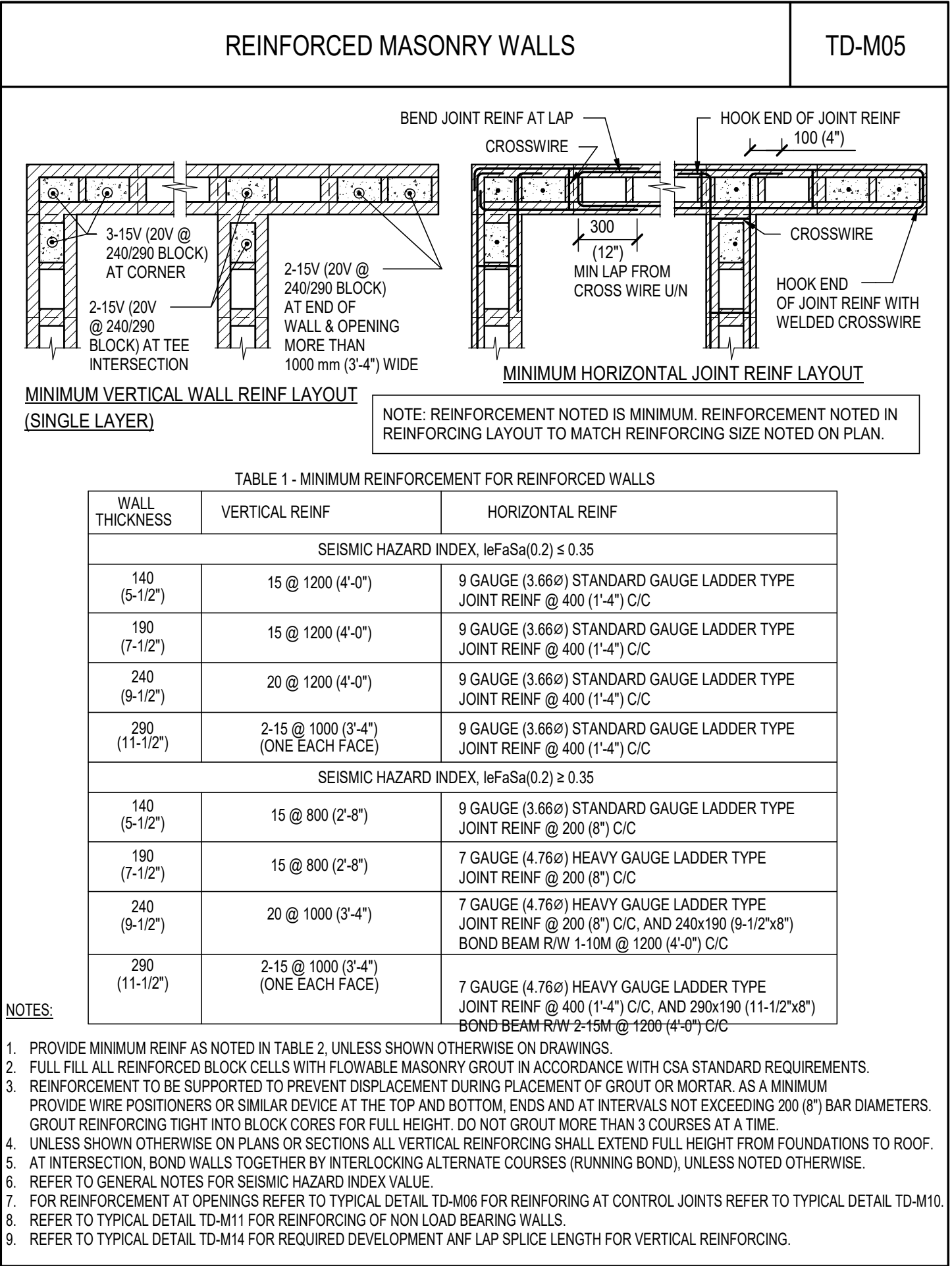
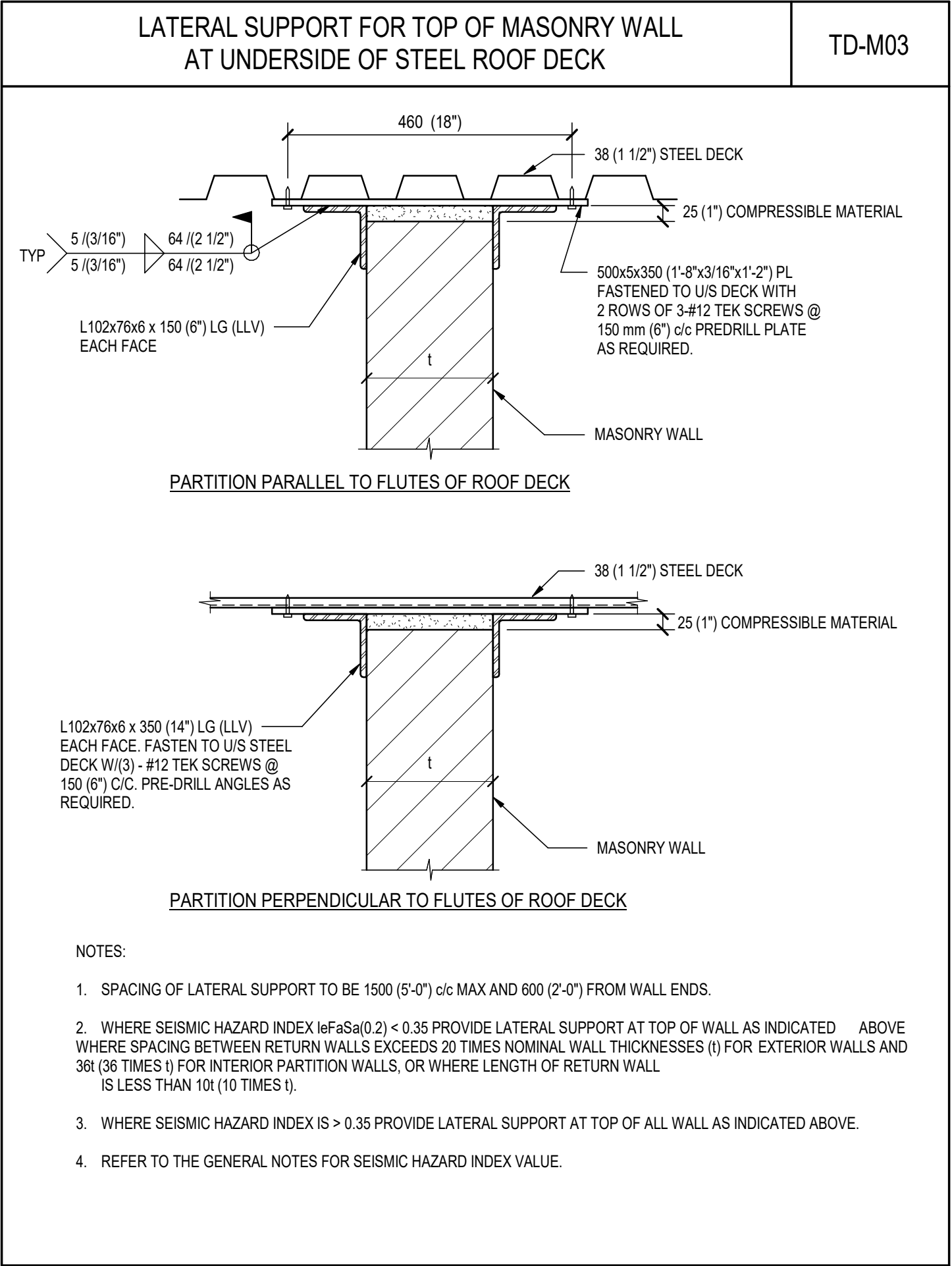
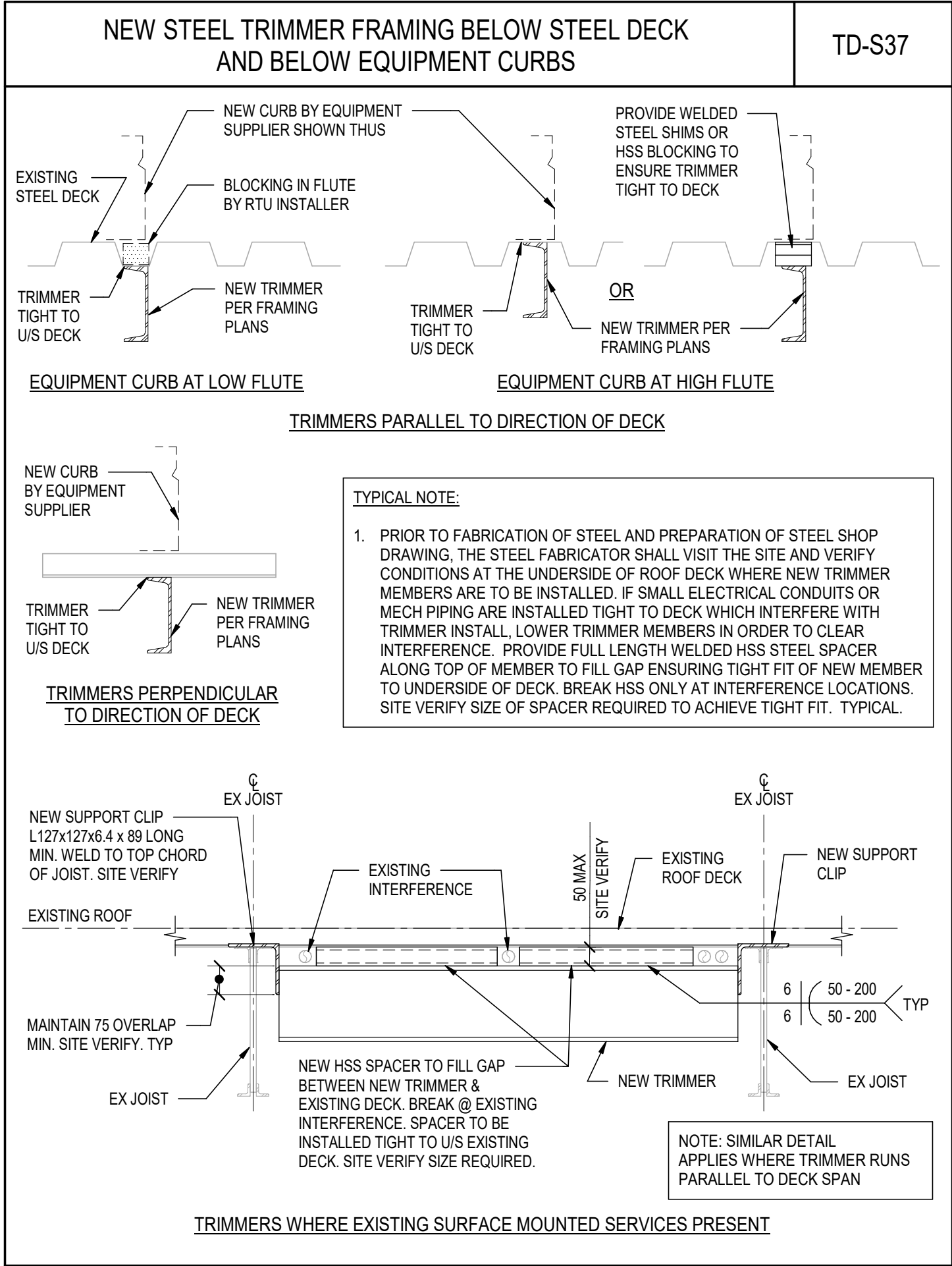
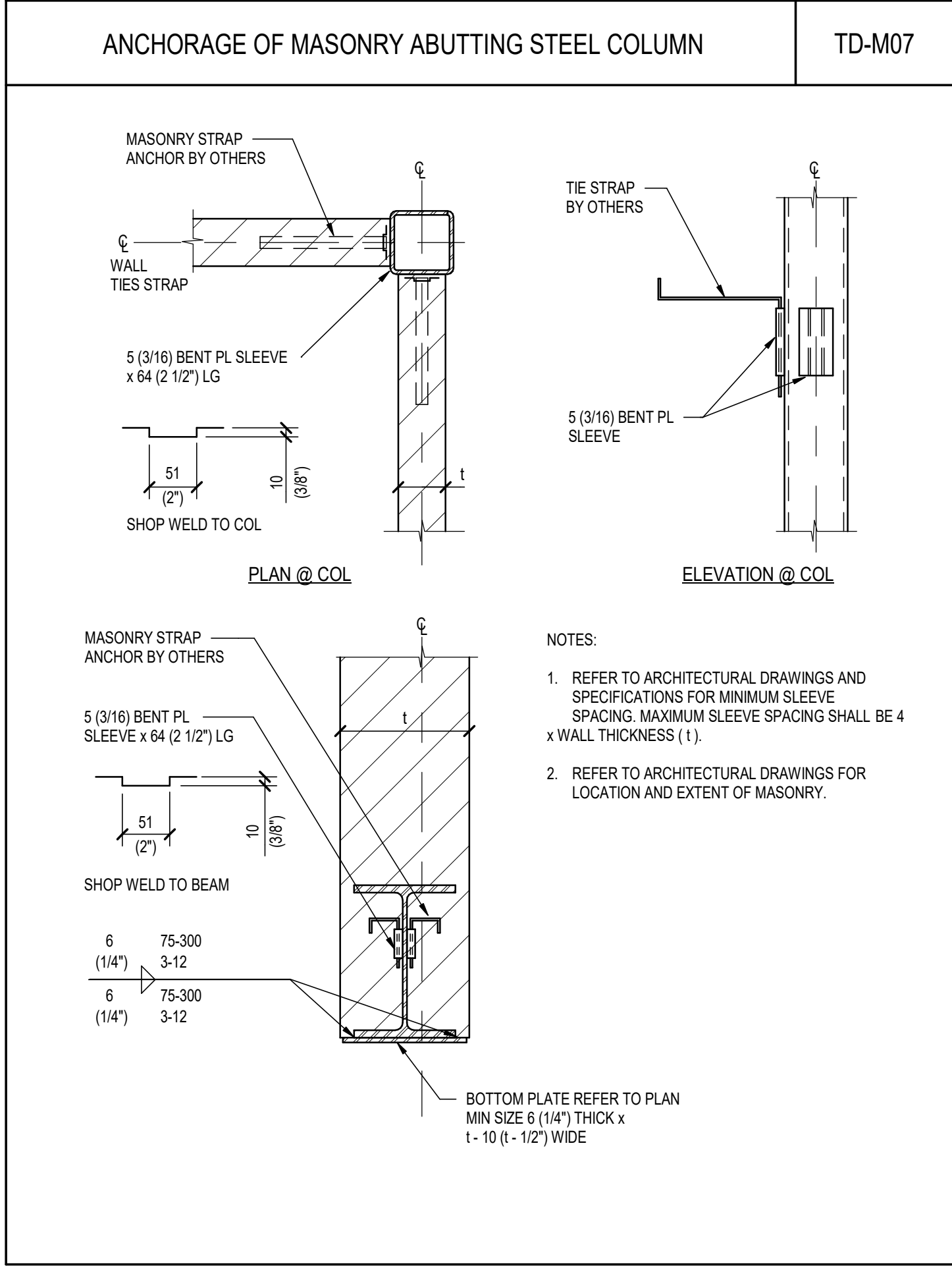
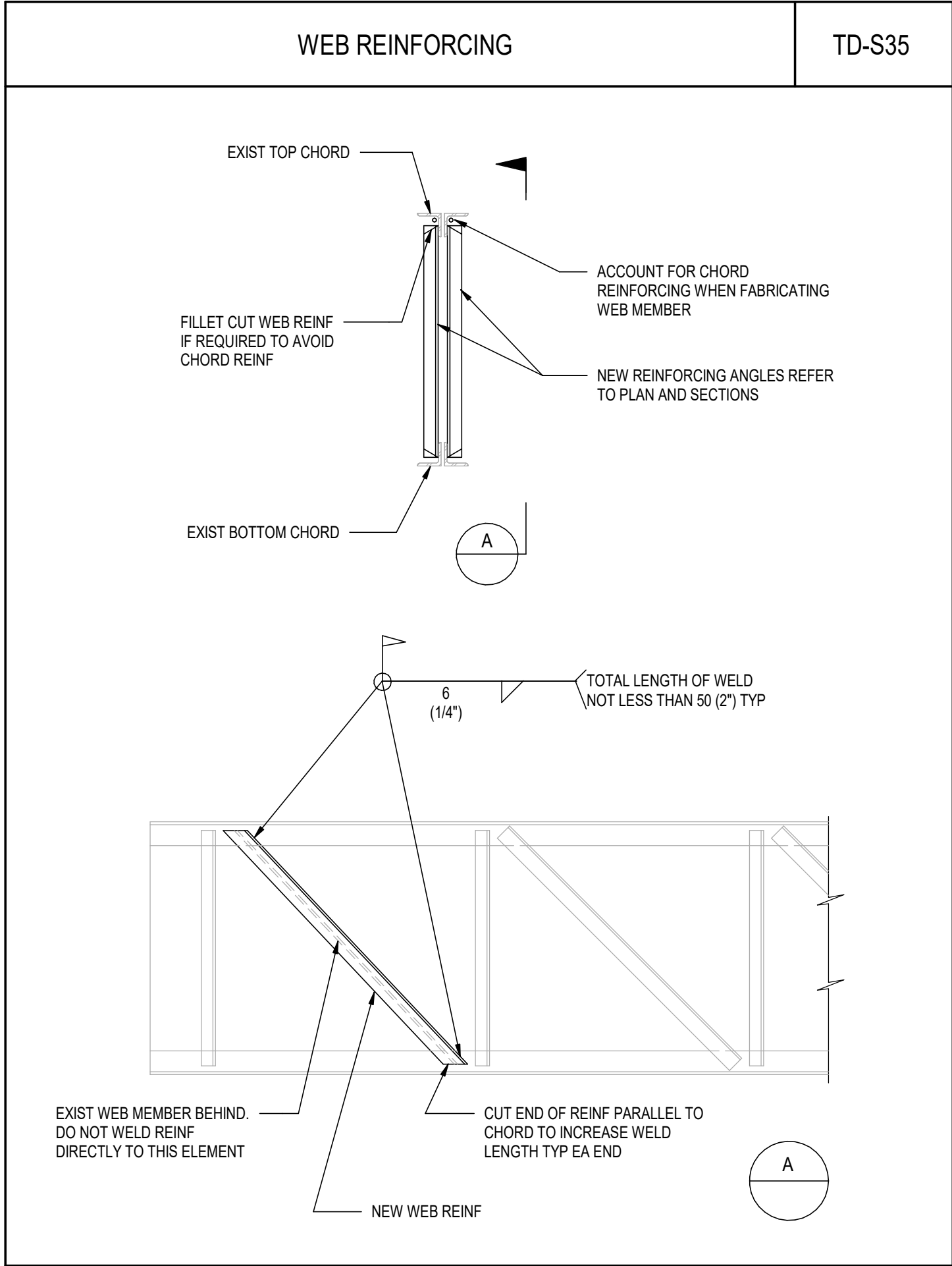
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As indicated @24x36

TYPICAL DETAILS

S1.03



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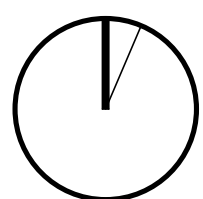
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1	ISSUED FOR COORDINATION	2023-04-17
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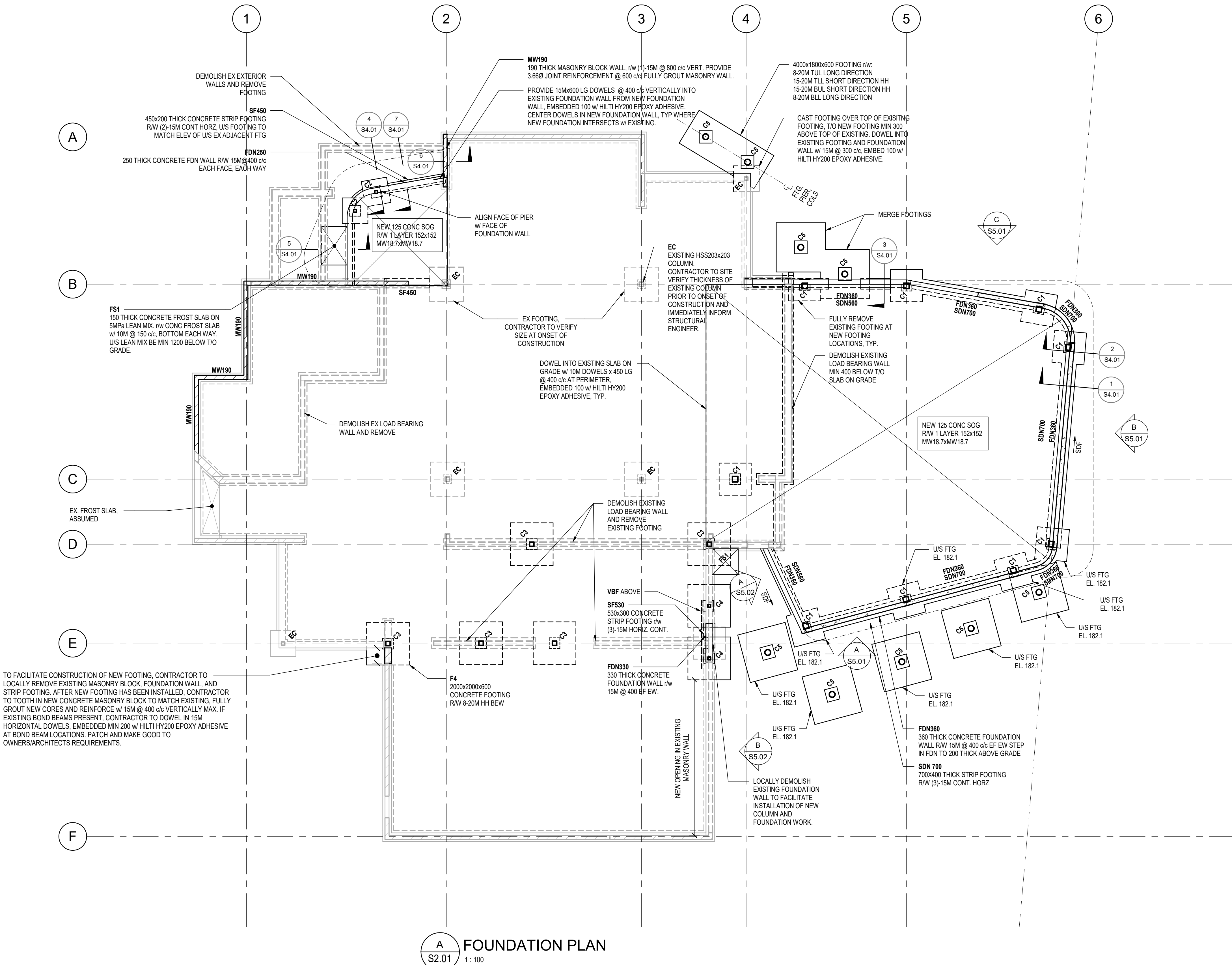
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FOUNDATION PLAN

S2.01



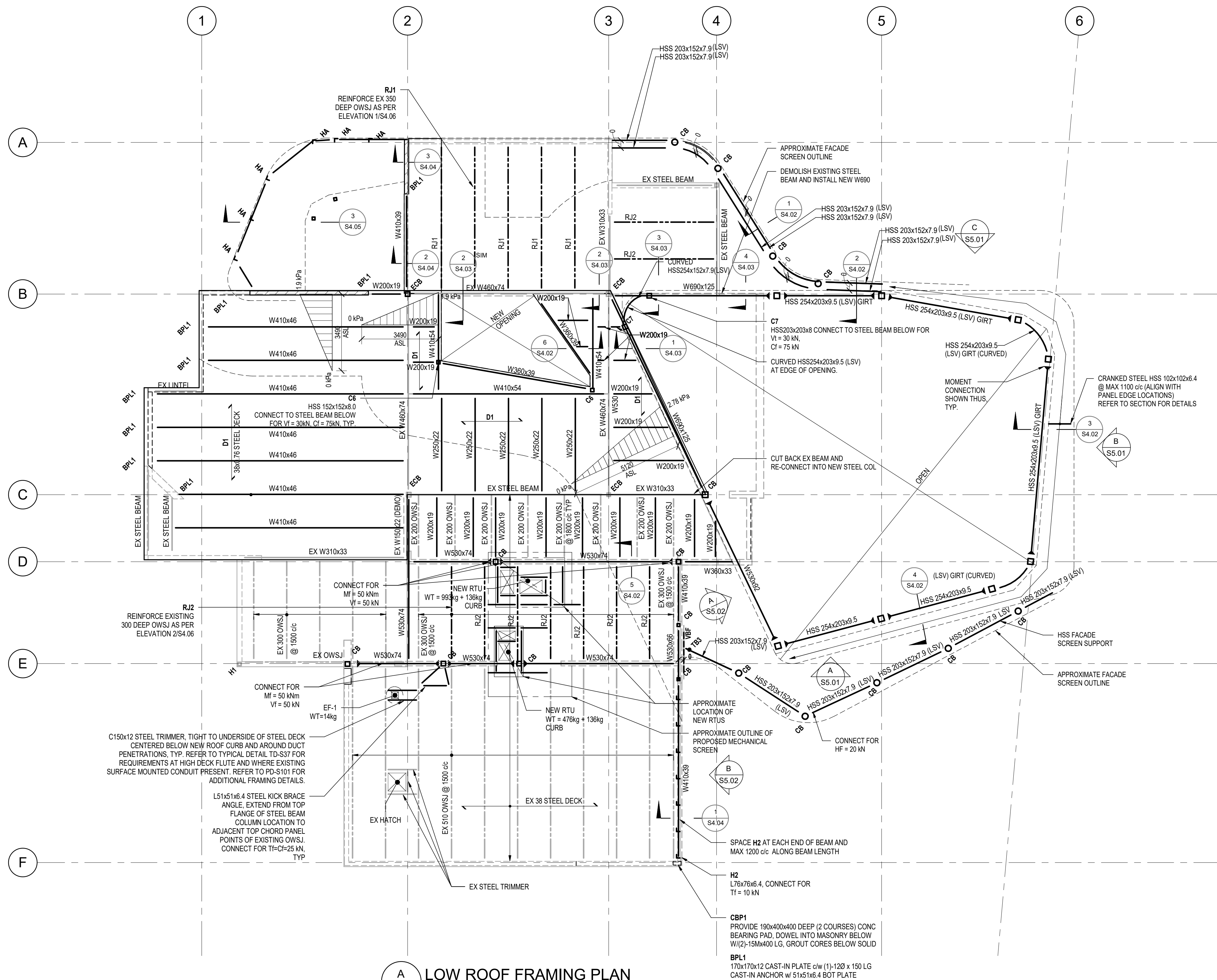


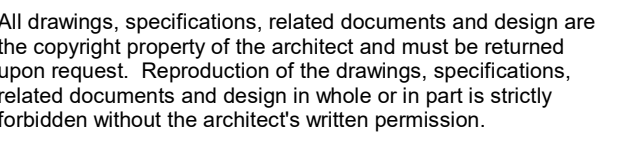
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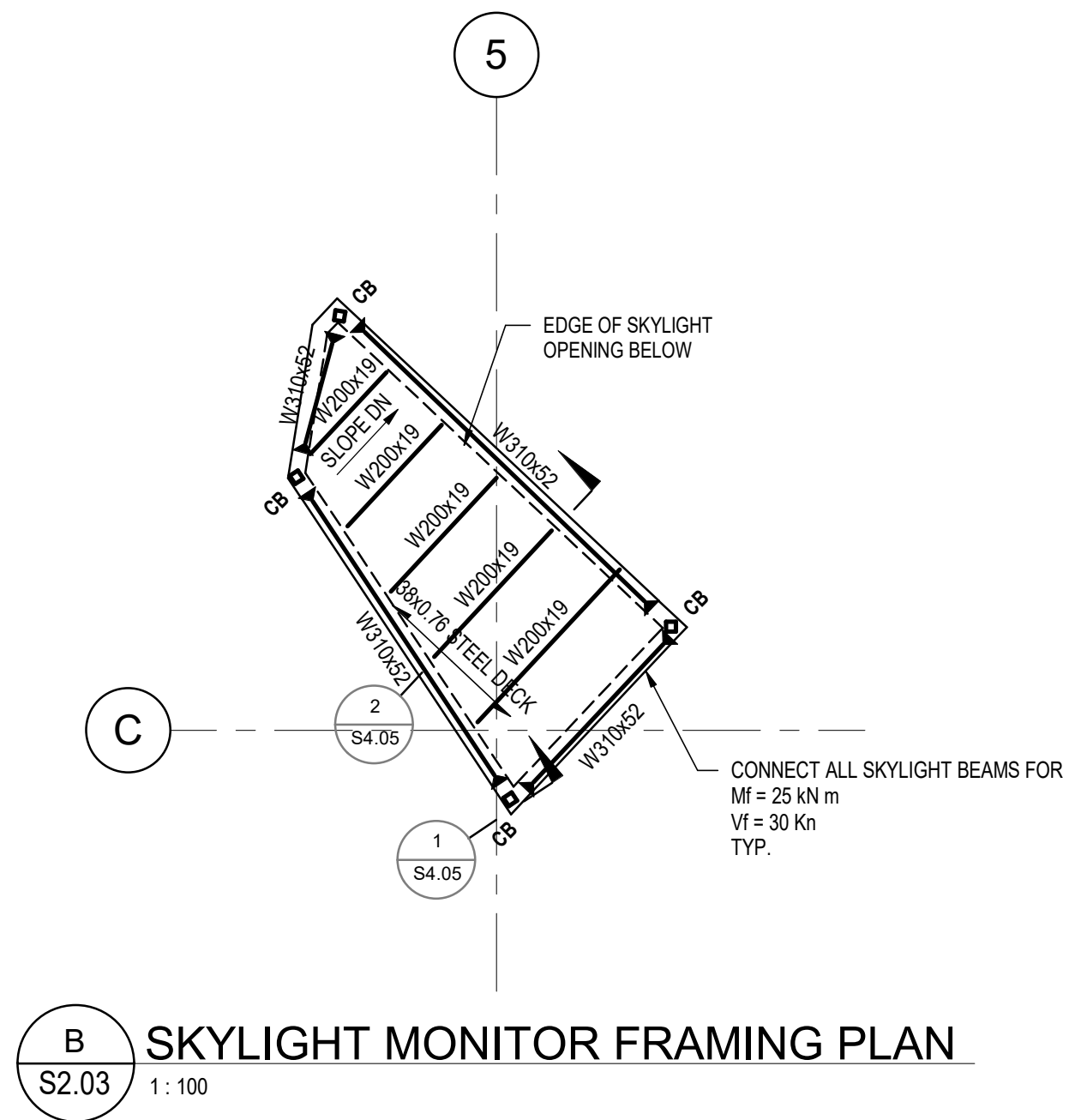
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THERMAL BREAK CONNECTION SCHEDULE			
MARK	DESIGN FORCES (FACTORED)		COMMENTS
	MOMENT	SHEAR	
TB1	120 kN m	50 kN	EXPOSED CONNECTION
TB2	200 kN m	100 kN	EXPOSED CONNECTION
TB3	30 kN m	20 kN	EXPOSED CONNECTION

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HIGH ROOF AND SKYLIGHT MONITOR FRAMING PLAN

S2.03

NOTES:

1. TOP OF ROOF DECK TO BE 0.0 m BELOW ROOF HIGH POINT DATUM ELEVATION 189.6, EXCEPT AS CROSSED AND NOTED ON PLAN. AREAS CROSSED AND NOTED TO BE READ FROM ELEVATION 189.6.
2. TOP OF STEEL BEAMS TO BE 0.039m BELOW ROOF HIGH POINT DATUM ELEVATION 189.6 EXCEPT AS SHOWN THUS +/- ON PLAN REFERENCED FROM ELEVATION 189.6.
3. READ DRAWING IN COMBINATION WITH GENERAL NOTES AND TYPICAL DETAILS.
4. EXISTING STRUCTURE HAS BEEN CHECKED FOR NEW LOADS (INCL. WIND LOADS) AND WAS FOUND TO BE ACCEPTABLE.
5. SNOW LOADS ARE: 1.36 kPa + ASL
6. SUPERIMPOSED DEAD LOADS ARE:

ROOFING	0.35 kPa
GREEN ROOF ALLOWANCE	2.40 kPa
CEILING FINISHES	0.25 kPa
M&E	0.20 kPa
INSULATION	0.15 kPa
7. STEEL BEAM CONNECTIONS ARE TO BE DESIGNED FOR THE FACTORED FORCES INDICATED ON PLAN. WHERE NO FORCE IS INDICATED, DESIGN STEEL CONNECTIONS FOR A FACTORED VERTICAL SHEAR FORCE OF 150 kN. PROVIDE MINIMUM 2 BOLTS AT ALL CONNECTIONS.
8. SEE ARCHITECTURAL DRAWINGS FOR SLOPES ETC.
9. STEEL DECK TO BE CONTINUOUS OVER 3 SPANS

COLUMN SCHEDULE (TYP)							
MARK	C1	C2	C3	C4	C5	MARK	
COLUMN DATA							COLUMN DATA
HIGH ROOF LEVEL 5700							
EXIST. ROOF LEVEL 4064							
	HSS 254x254x16	HSS 177x177x9	HSS 203x203x7.9	HSS 177x177x9	HSS 273x113		
GRADE SITE VERIFY GROUND FLOOR 0							
	200					150	
LOAD (ULS) UPLIFT (ULS)	400 kN	300 kN (65 kN)	200 kN	200 kN	75 kN	LOAD (ULS) UPLIFT (ULS)	
BASEPLATE	BPL1	BPL2	BPL3	BPL4	BPL5	BASEPLATE	
PIER	PLAN SIZE	500x500	500x500	500x500	600x600	PLAN SIZE	PIER
	REINFORCING	8-15M V 10M @300 c/c TIE	8-15M V 10M @300 c/c TIE	8-15M V 10M @300 c/c TIE	8-15M V 10M @300 c/c TIE	8-20M V 10M @300 c/c TIE	
FOOTING	PLAN SIZE	1500x1500	1200x1200	2000x2000	2000x2000	2300x2300	PLAN SIZE
	DEPTH	300	400	500	500	500	DEPTH
	REINFORCING	5-15M BEW	4-15M BEW	8-20M BEW HH	8-20M BEW HH	8-20M BEW HH	REINFORCING
COLUMN DATA							COLUMN DATA
MARK	C1	C2	C3	C4	C5	MARK	

BASEPLATE SCHEDULE				
TYPE	SIZE	ANCHORAGE	DETAILS	REMARKS
BPL1	400x325x25	(4)-190x525LG CAST IN ANCHOR RODS W/ 64x64x8 PLATES AND DOUBLE NUT		
BPL2	250x250x19	(4)-190x650LG CAST IN ANCHOR RODS W/ 64x64x8 PLATES AND DOUBLE NUT		
BPL3	350x350x25	(4)-190x650LG CAST IN ANCHOR RODS W/ 64x64x8 PLATES AND DOUBLE NUT		
BPL4	350x350x19	(4)-190x450LG CAST IN ANCHOR RODS W/ 64x64x8 PLATES AND DOUBLE NUT		
BPL5	500x500x30	(8)-190x750LG CAST IN ANCHOR RODS W/ 64x64x8 PLATES AND DOUBLE NUT		

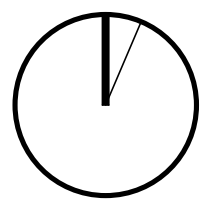


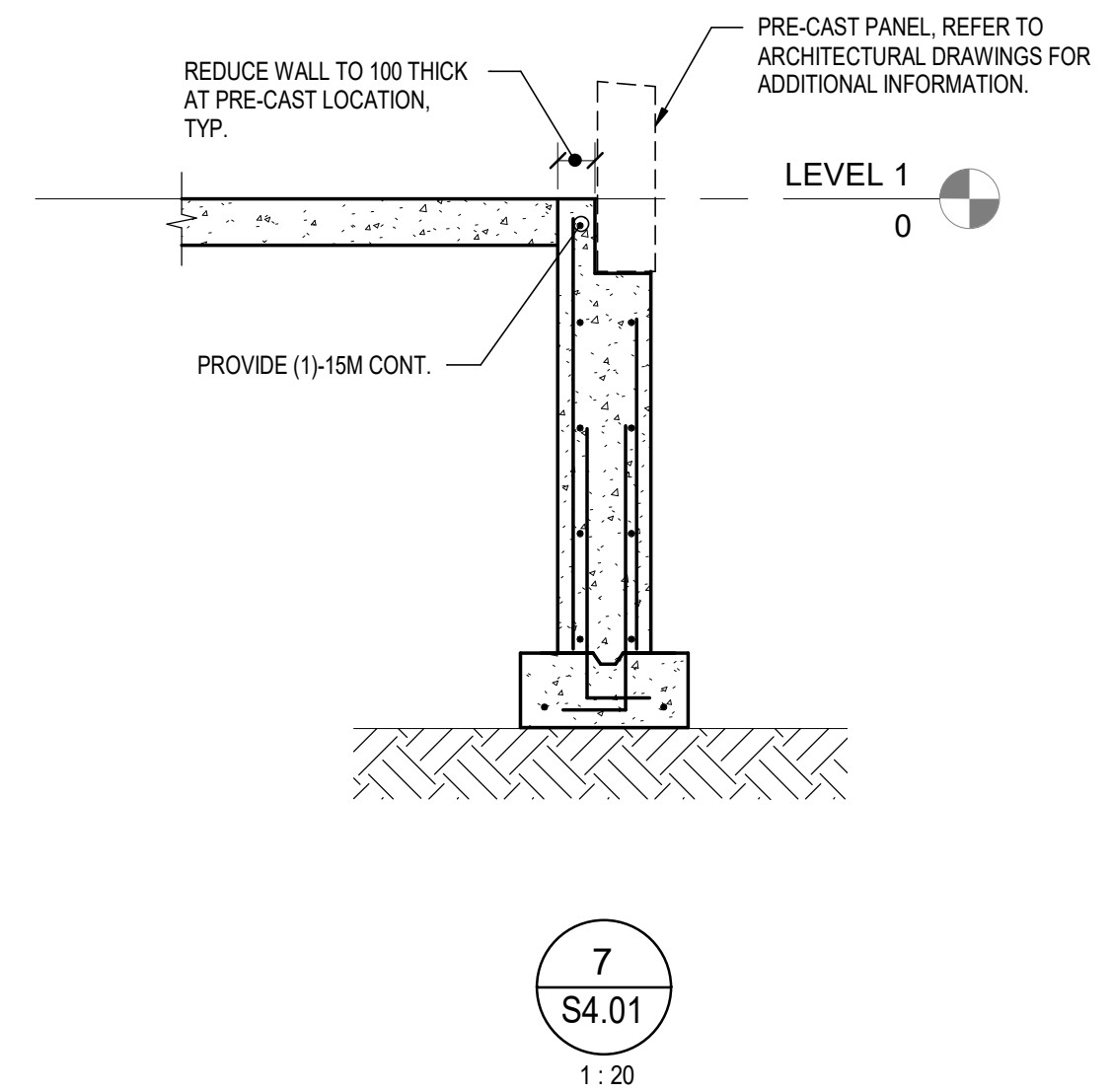
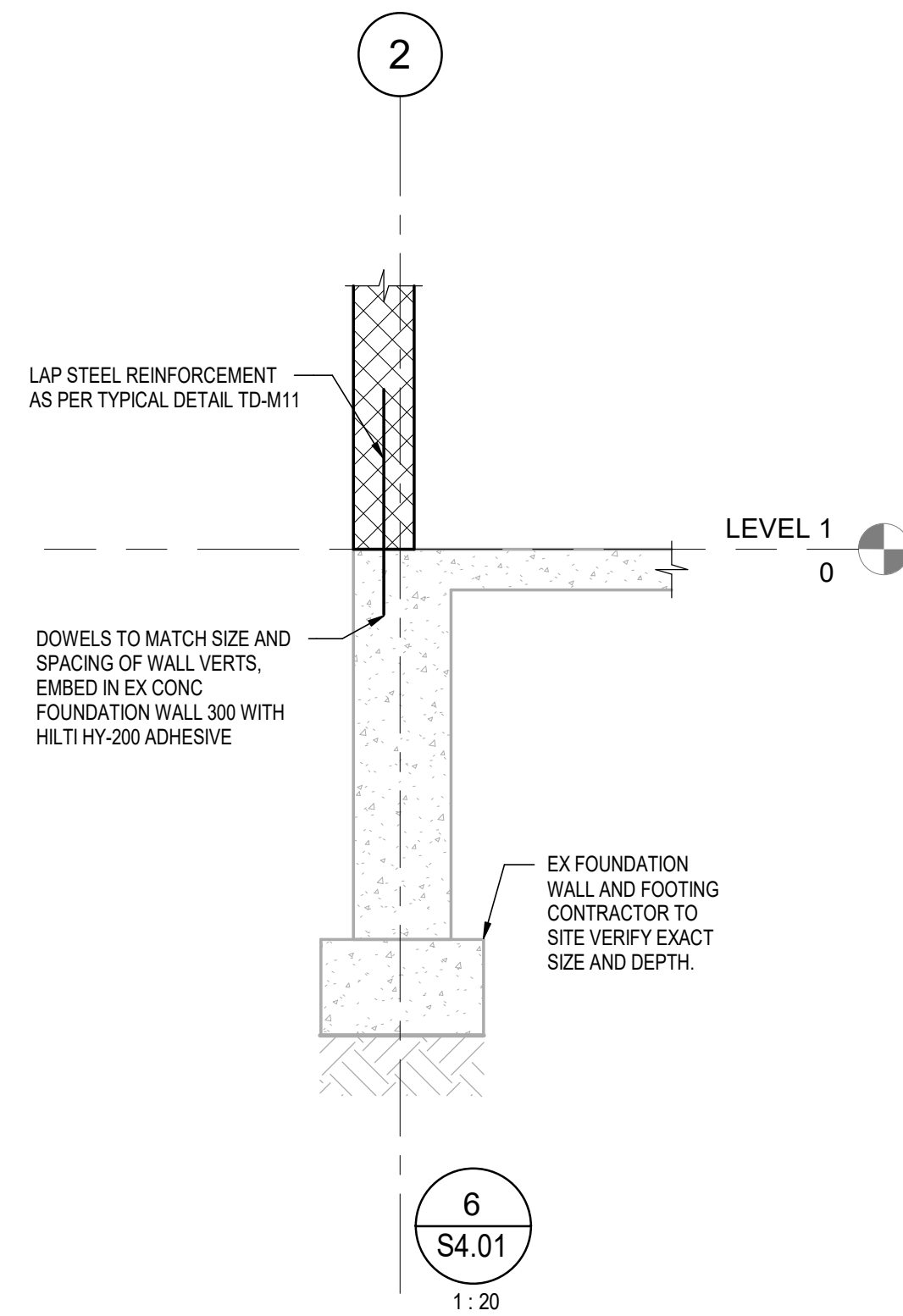
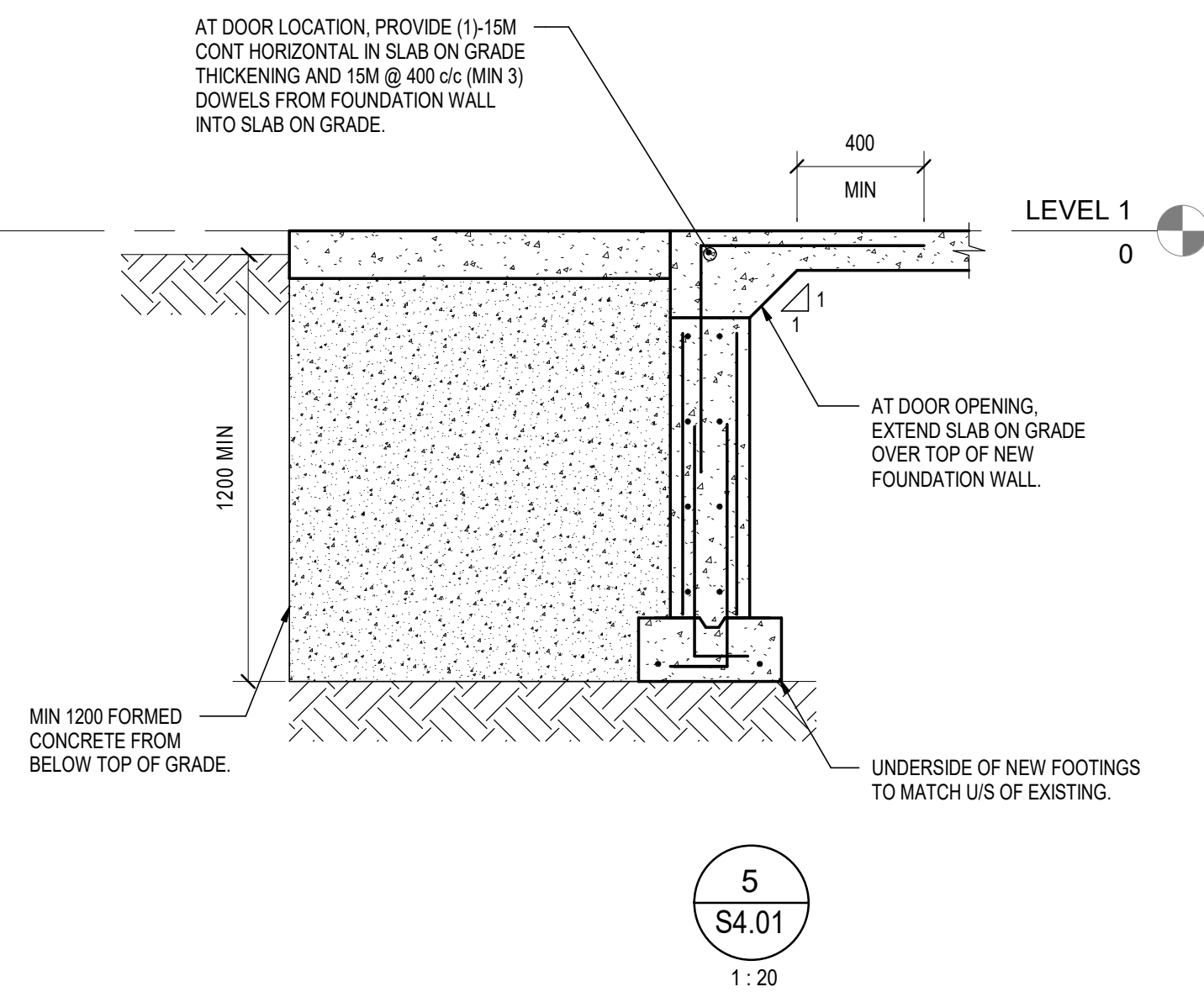
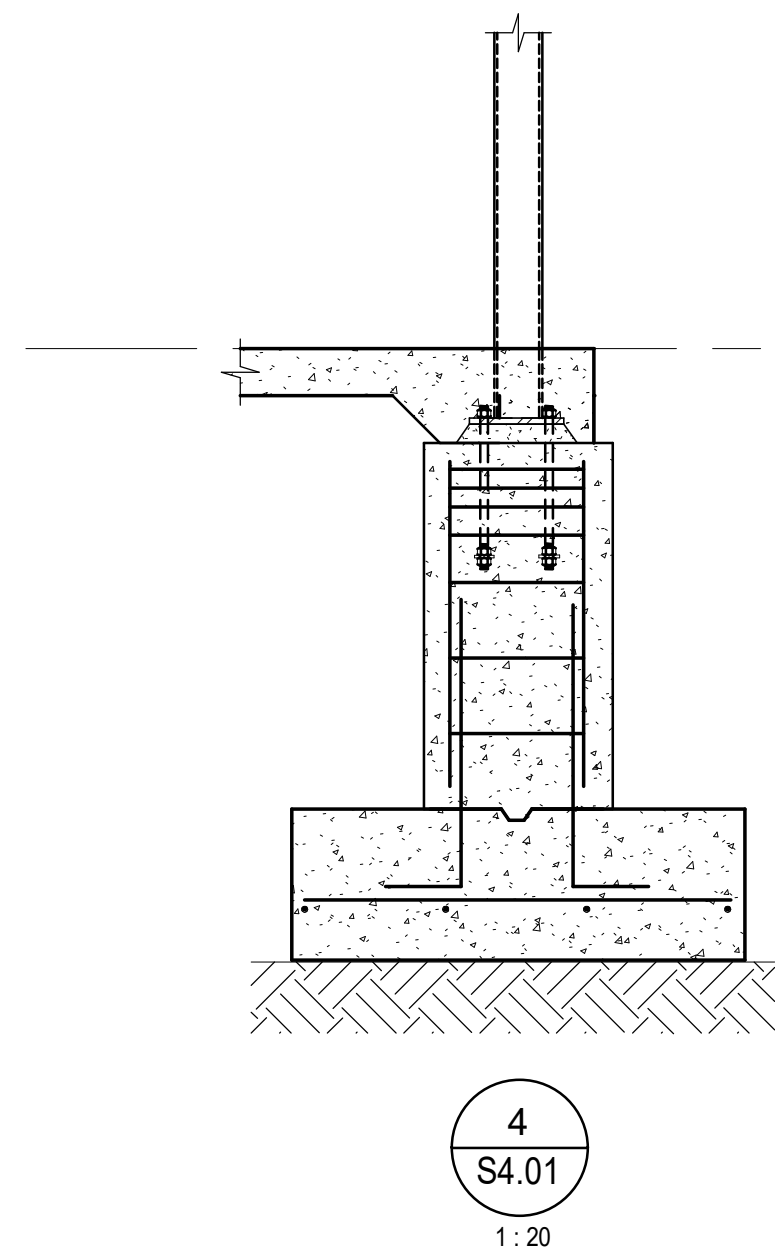
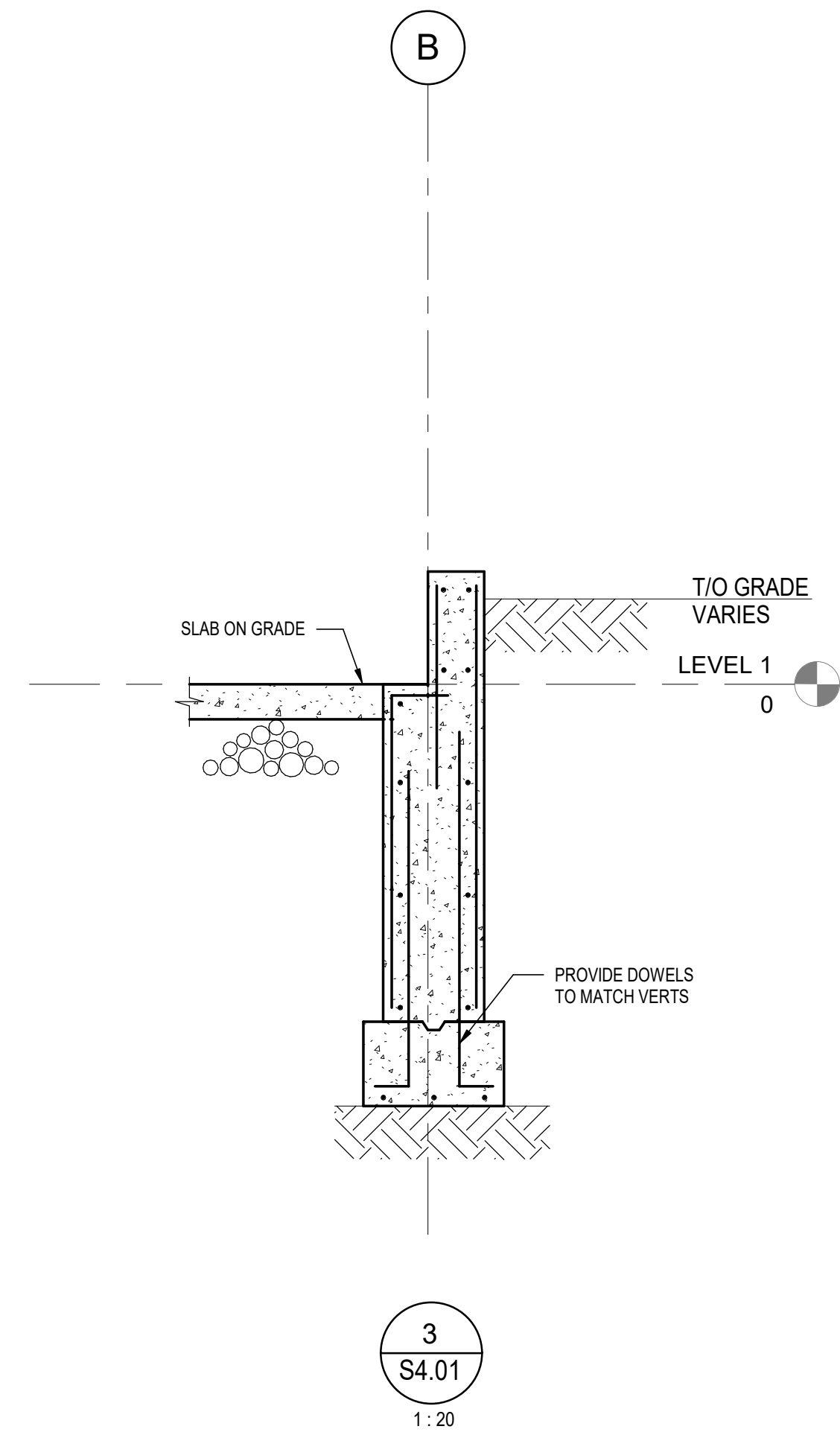
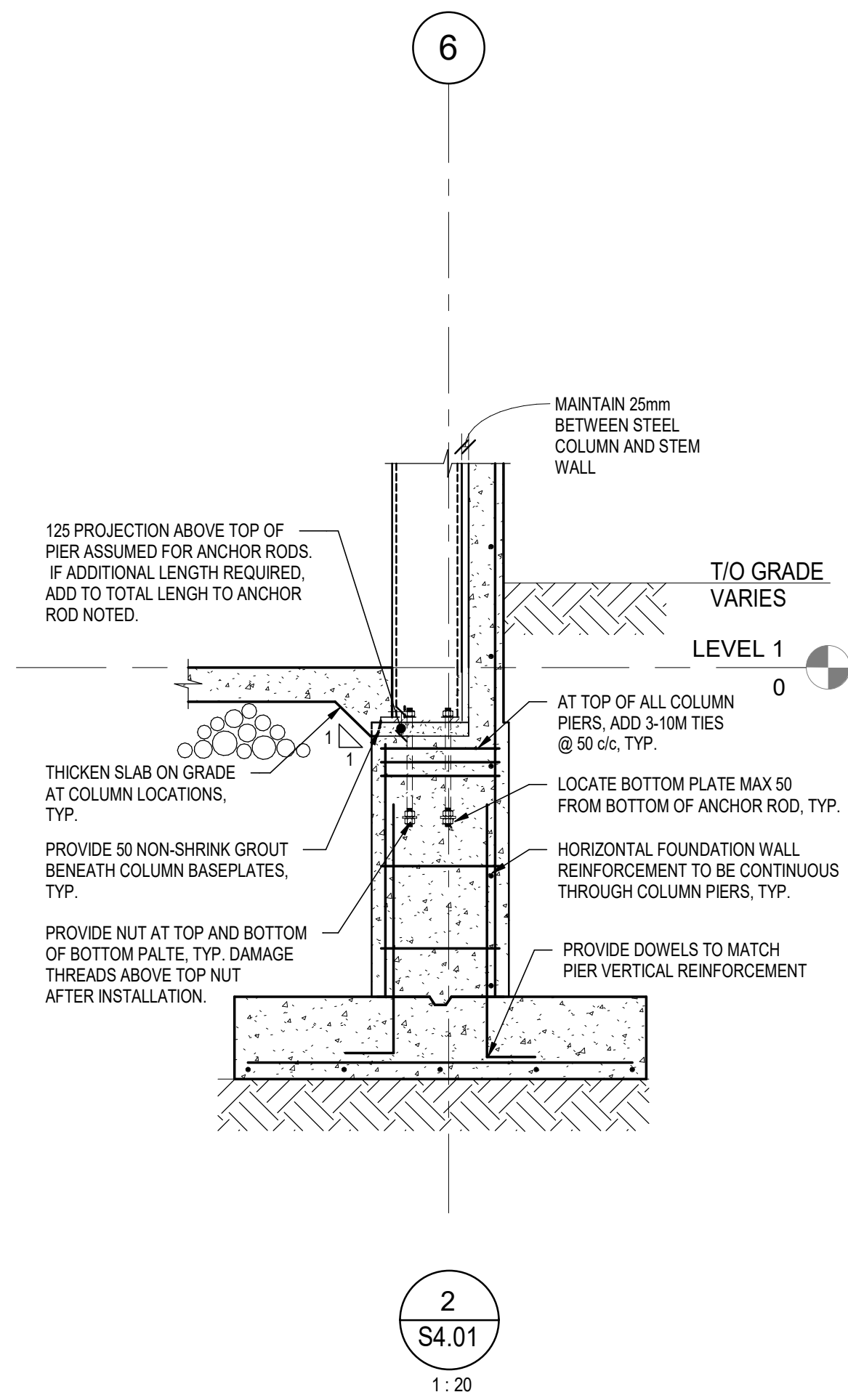
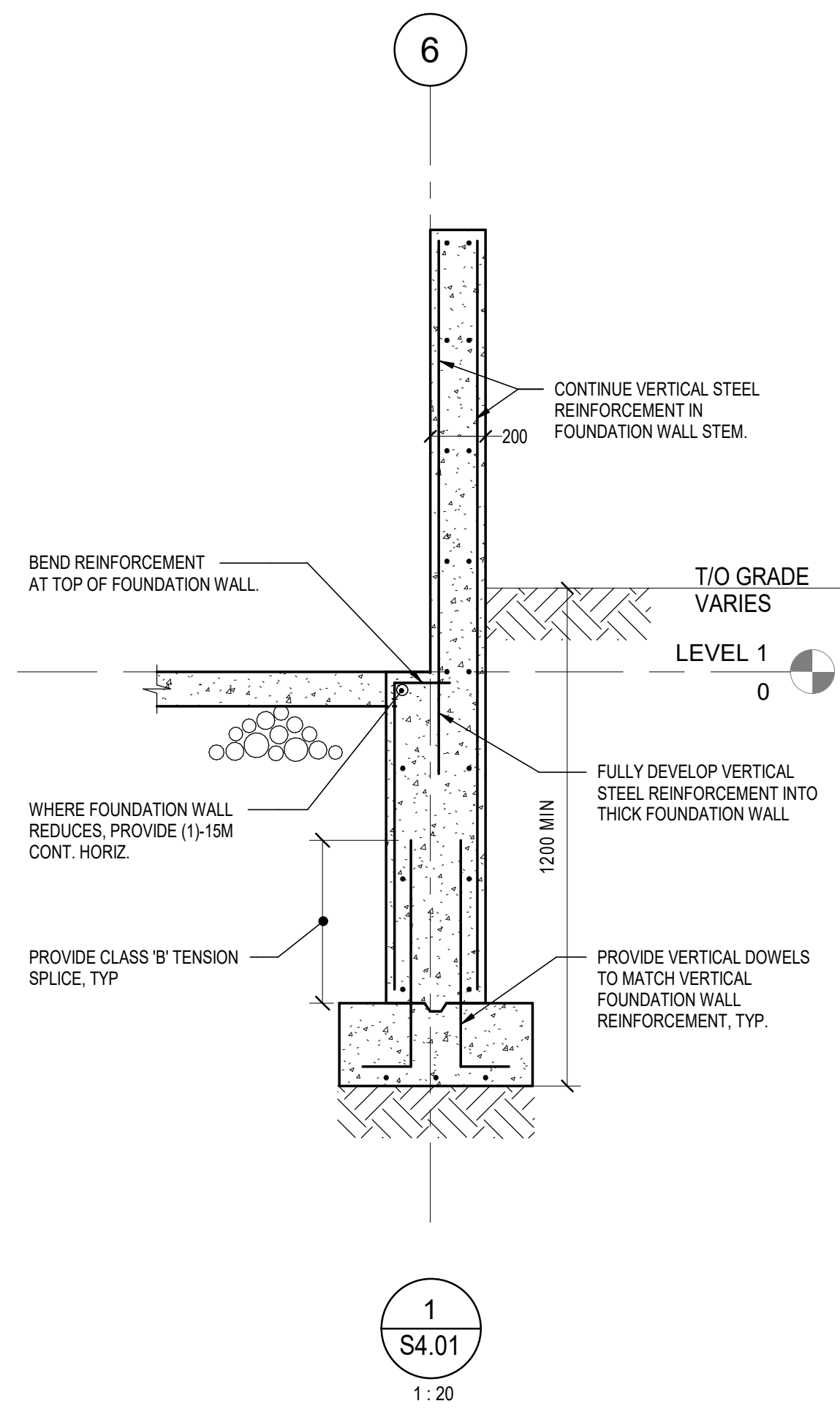
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2	ISSUED FOR 85% COORDINATION	2023-11-03
1	ISSUED FOR COSTING	2023-05-15

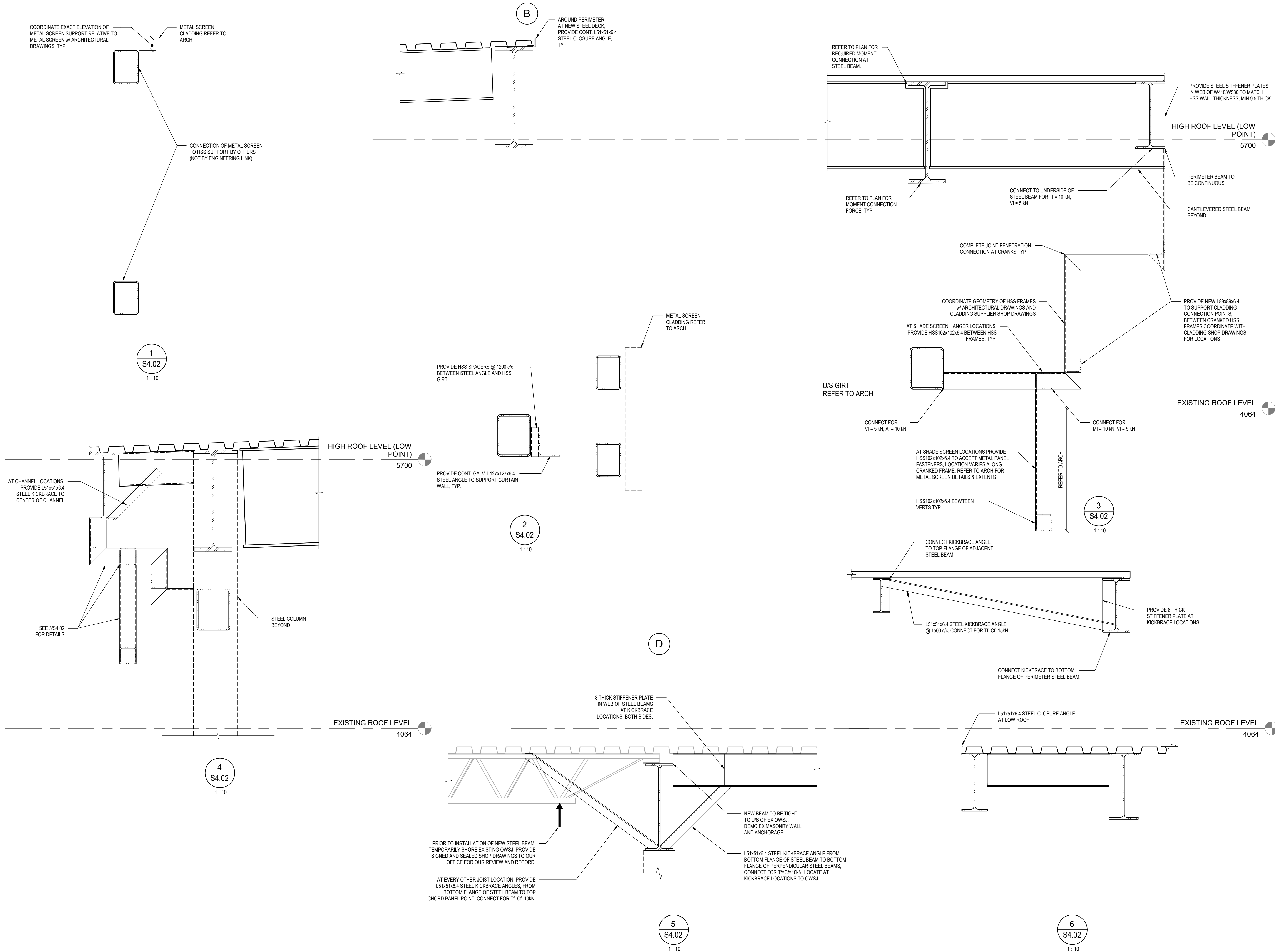
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SECTIONS

S4.01



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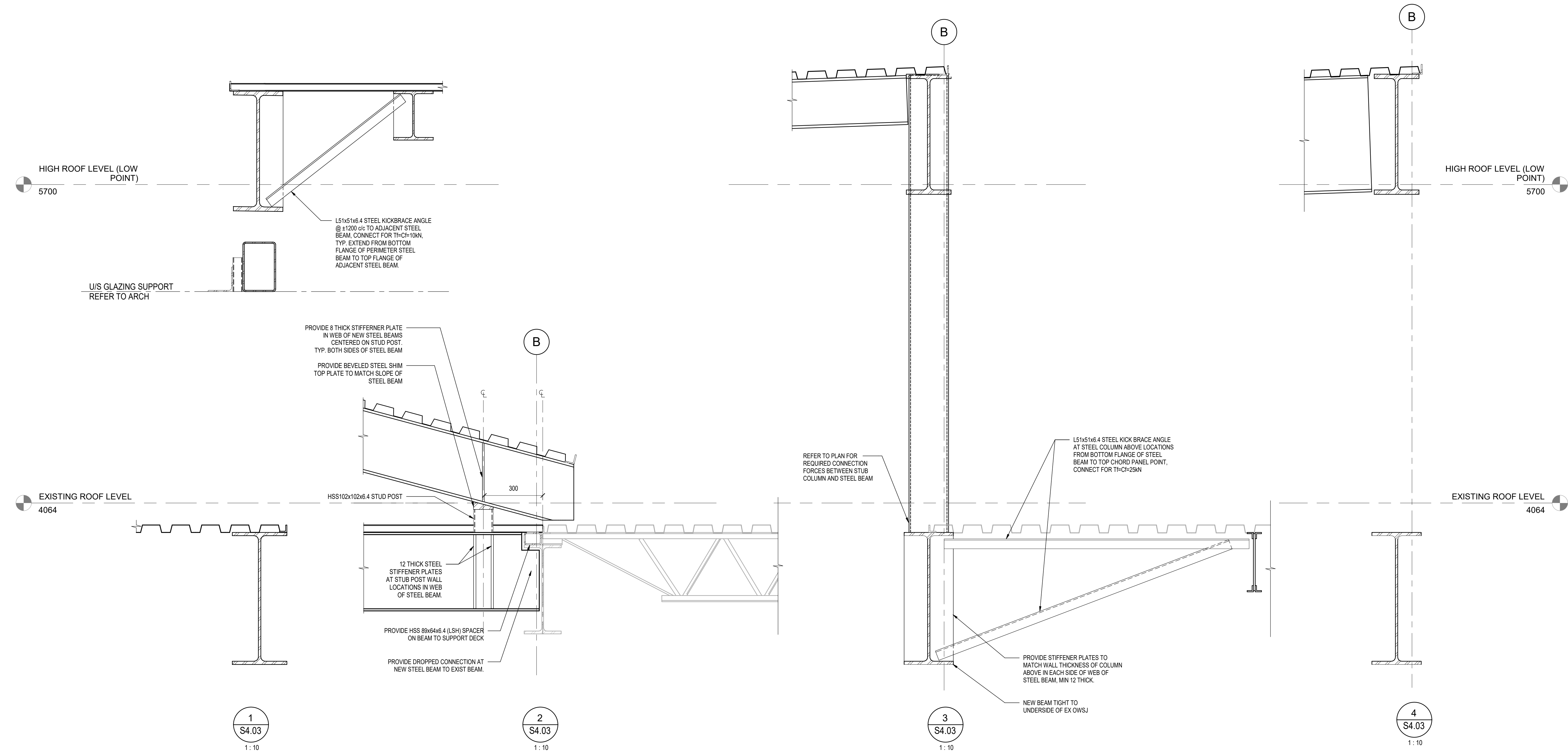
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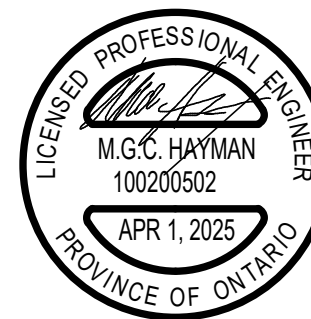
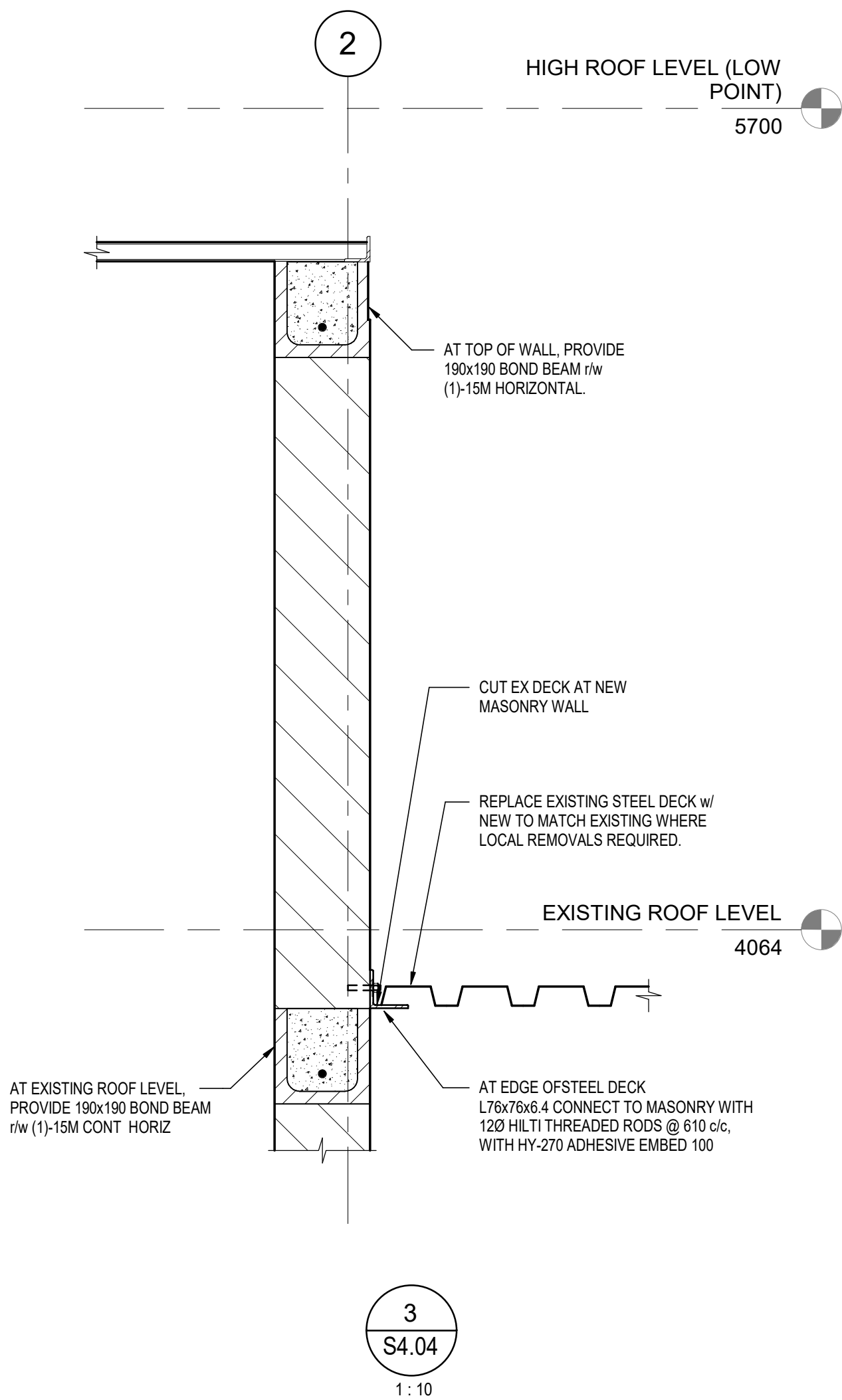
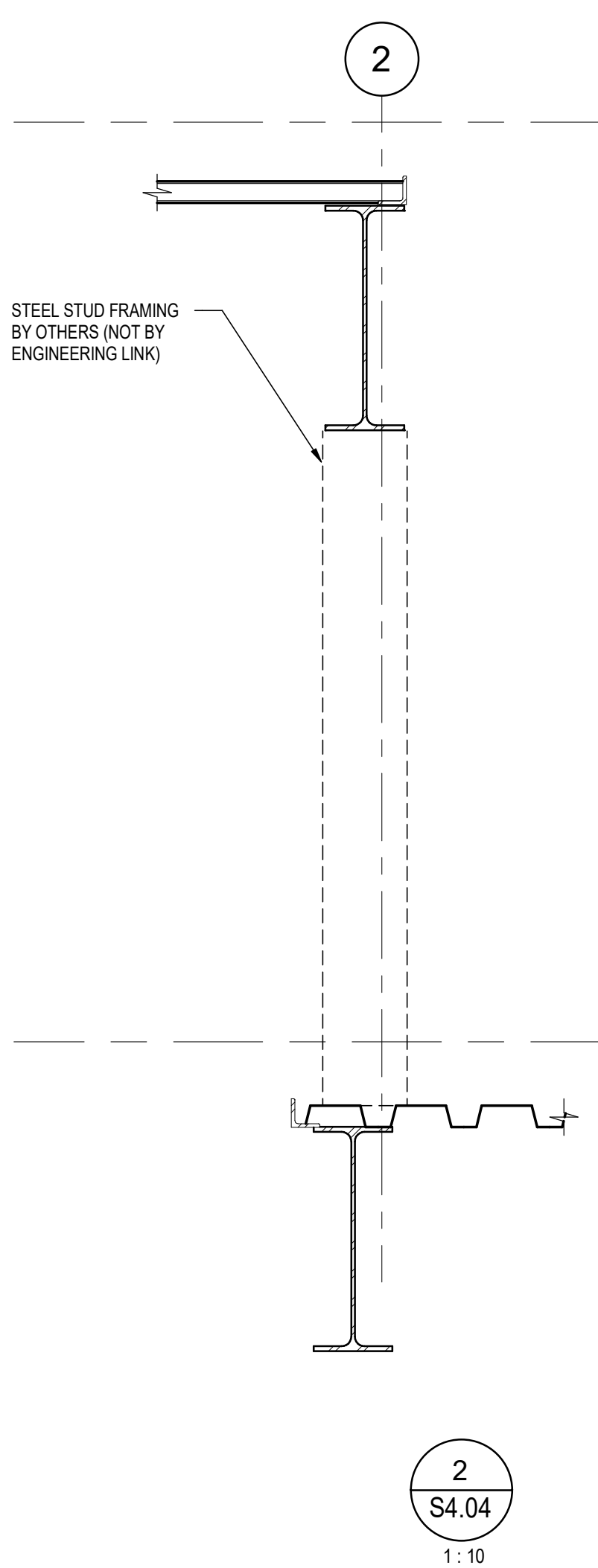
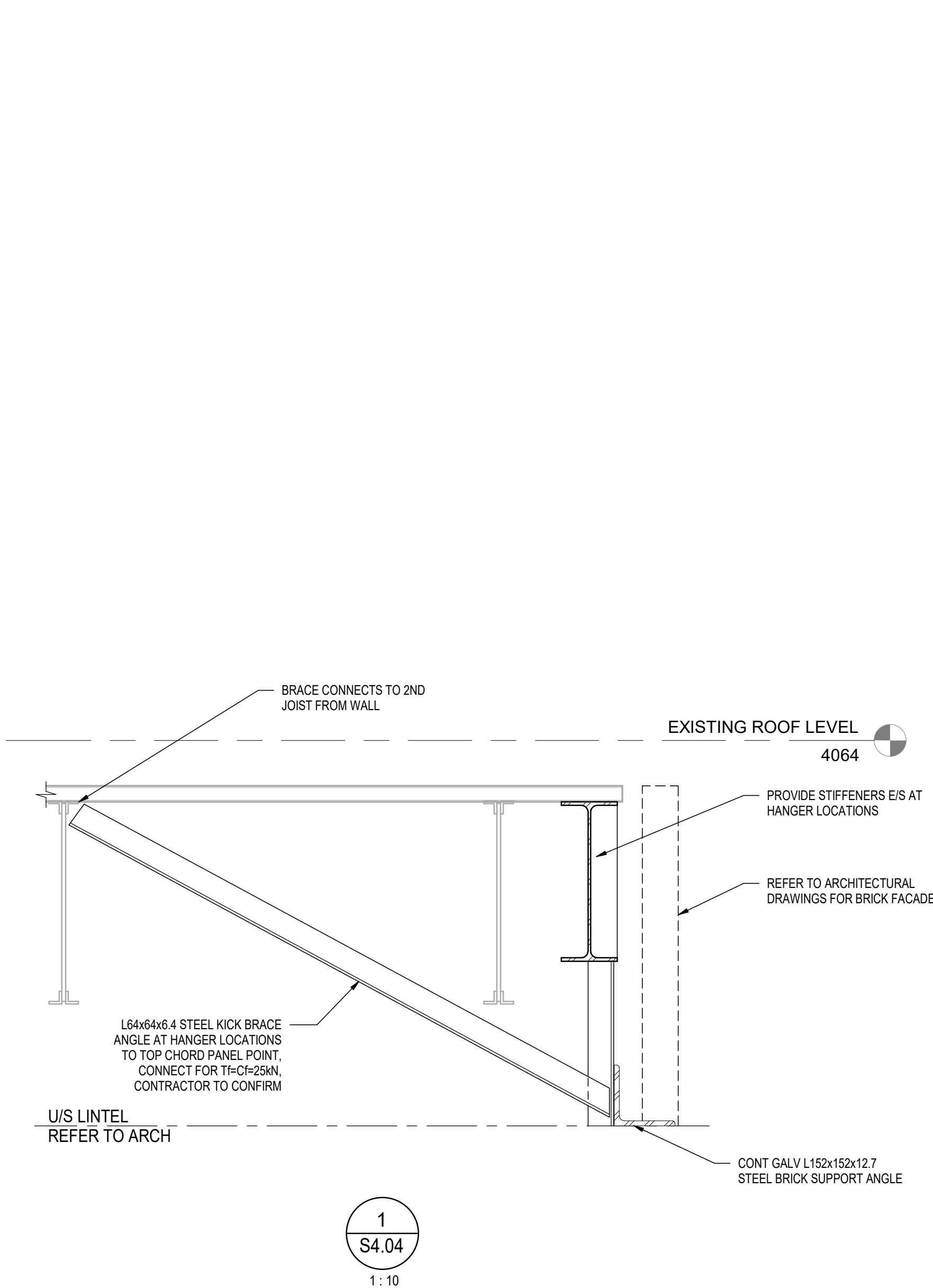
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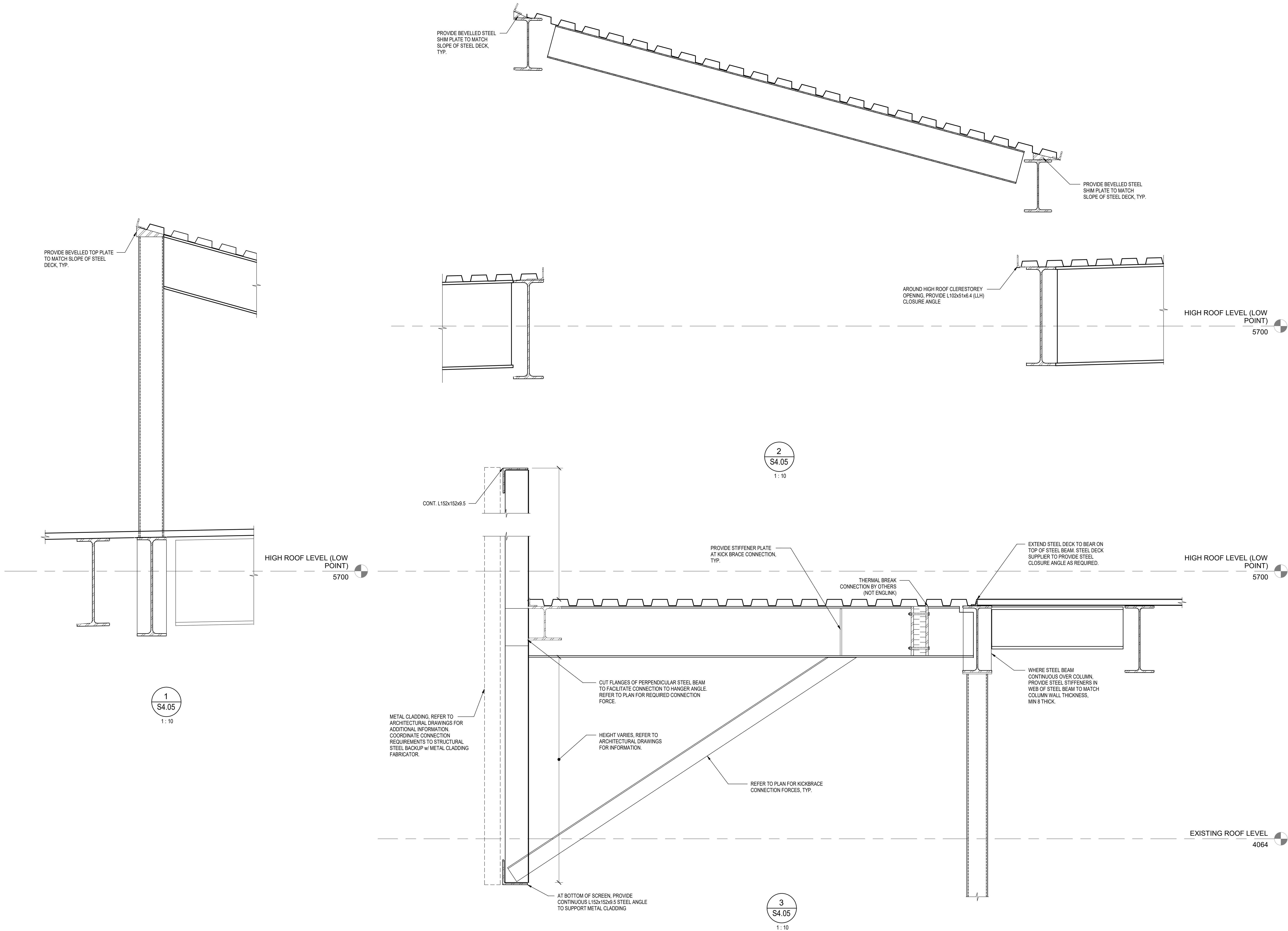
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SECTIONS

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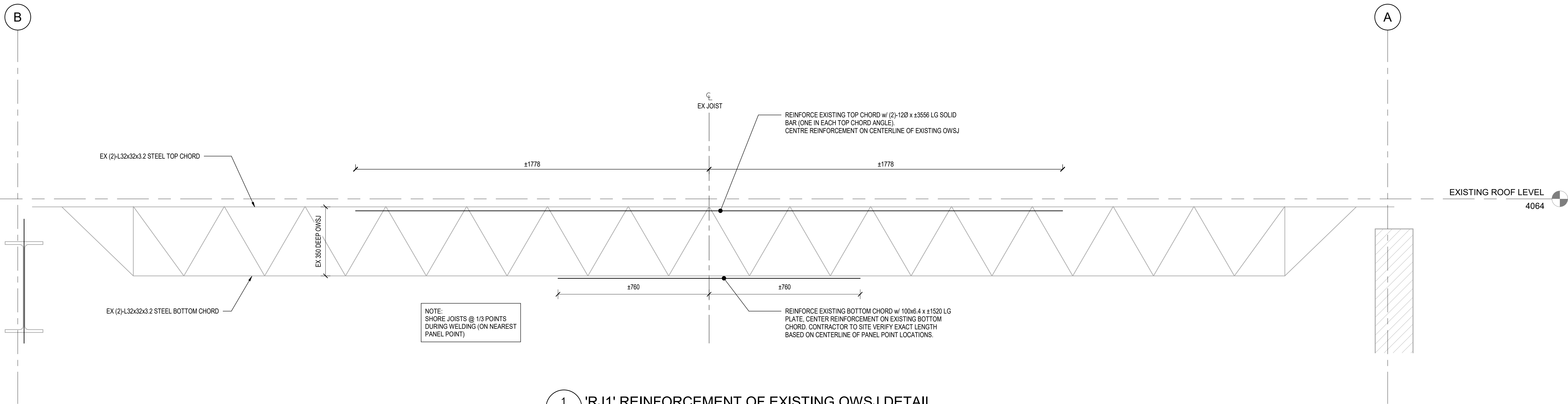
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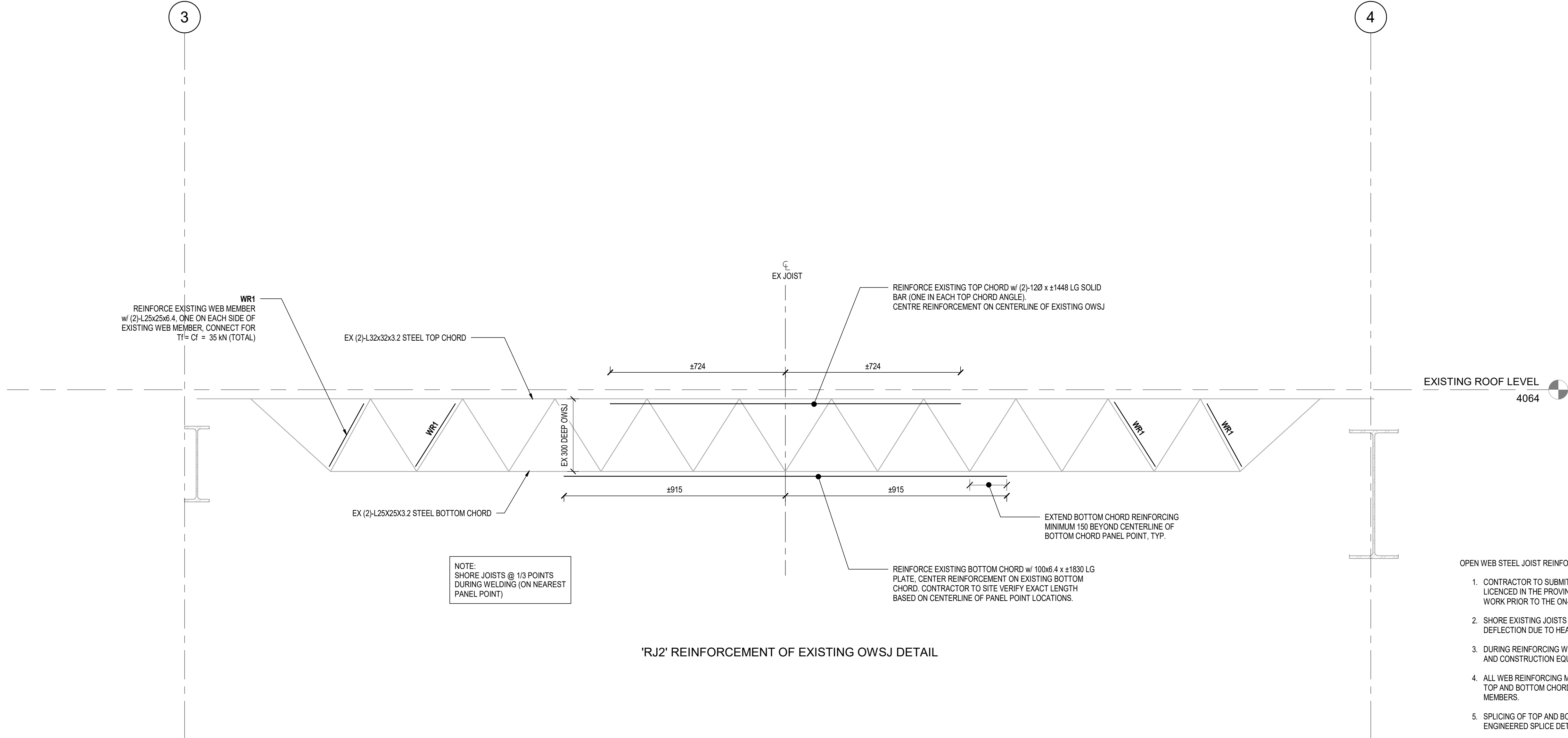
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SECTIONS

S4.05



1 'RJ1' REINFORCEMENT OF EXISTING OWSJ DETAIL
S4.06 1:10



'RJ2' REINFORCEMENT OF EXISTING OWSJ DETAIL

2 'RJ2' REINFORCEMENT OF EXISTING OWSJ DETAIL
S4.06 1:10

OPEN WEB STEEL JOIST REINFORCING NOTES

- CONTRACTOR TO SUBMIT STEEL SHOP DRAWINGS, SEALED BY A PROFESSIONAL ENGINEER LICENCED IN THE PROVINCE OF ONTARIO, TO THE CONSULTANT DETAILING ALL REINFORCING WORK PRIOR TO THE ON-SET OF FIELD WORK.
- SHORE EXISTING JOISTS AT 1/3 POINTS OF SPAN DURING REINFORCING WORK TO PREVENT DEFLECTION DUE TO HEATING OF MEMBERS DURING WELDING.
- DURING REINFORCING WORK, KEEP ROOF AREAS ABOVE THE AFFECTED AREA CLEAR OF SNOW AND CONSTRUCTION EQUIPMENT. THE CONTRACTOR SHALL CLEAR AREAS AS NECESSARY.
- ALL WEB REINFORCING MEMBERS MUST EXTEND AND BE CONNECTED TO THE EXISTING JOISTS TOP AND BOTTOM CHORDS. DO NOT CONNECT NEW WEB REINFORCING TO EXISTING WEB MEMBERS.
- SPLICING OF TOP AND BOTTOM CHORD REINFORCING IS NOT PERMITTED UNLESS AN ENGINEERED SPLICE DETAILS IS SUPPLIED BY THE CONTRACTOR.
- EXISTING JOIST BRIDGING/BRACING WHICH INTERFERES WITH INSTALLATION OF NEW JOIST REINFORCING SHALL BE TEMPORARILY REMOVED TO PERMIT WORK TO BE COMPLETED. REINSTATE BRIDGING/BRACING FOLLOWING COMPLETION OF WORK. REFER TO TYPICAL DETAIL TD-S26 AND PD-S101 FOR DETAILS RELATED TO BRIDGING. THE CONTRACTOR SHALL INCLUDE THE NOTED WORK IN THEIR PRICE.
- ALL FIELD WELDING SHALL BE REVIEWED BY A QUALIFIED INSPECTION AND TESTING COMPANY WITH REPORTS SUBMITTED TO THE STRUCTURAL CONSULTANT IMMEDIATELY UPON AVAILABILITY.



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SECTION & DETAILS

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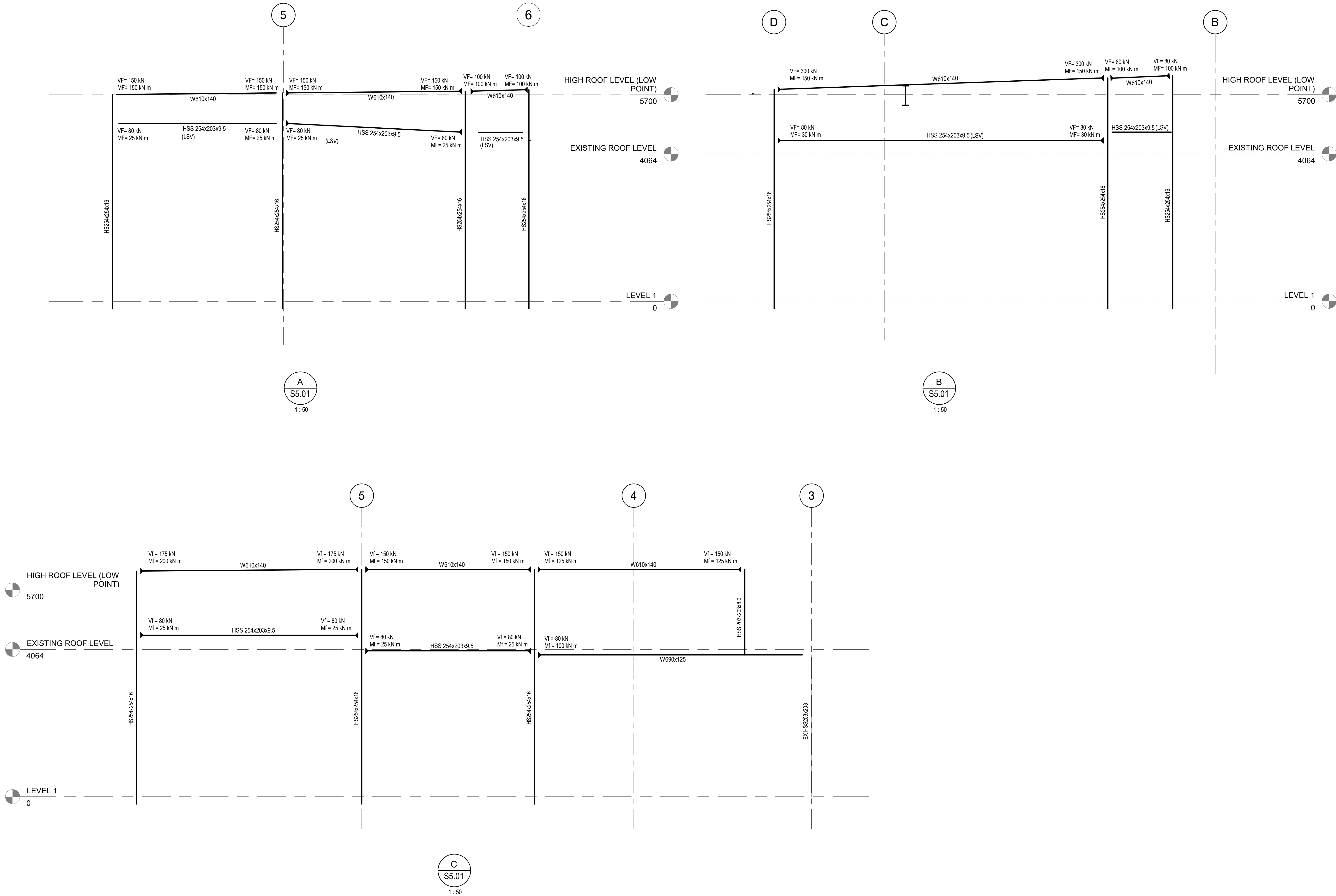
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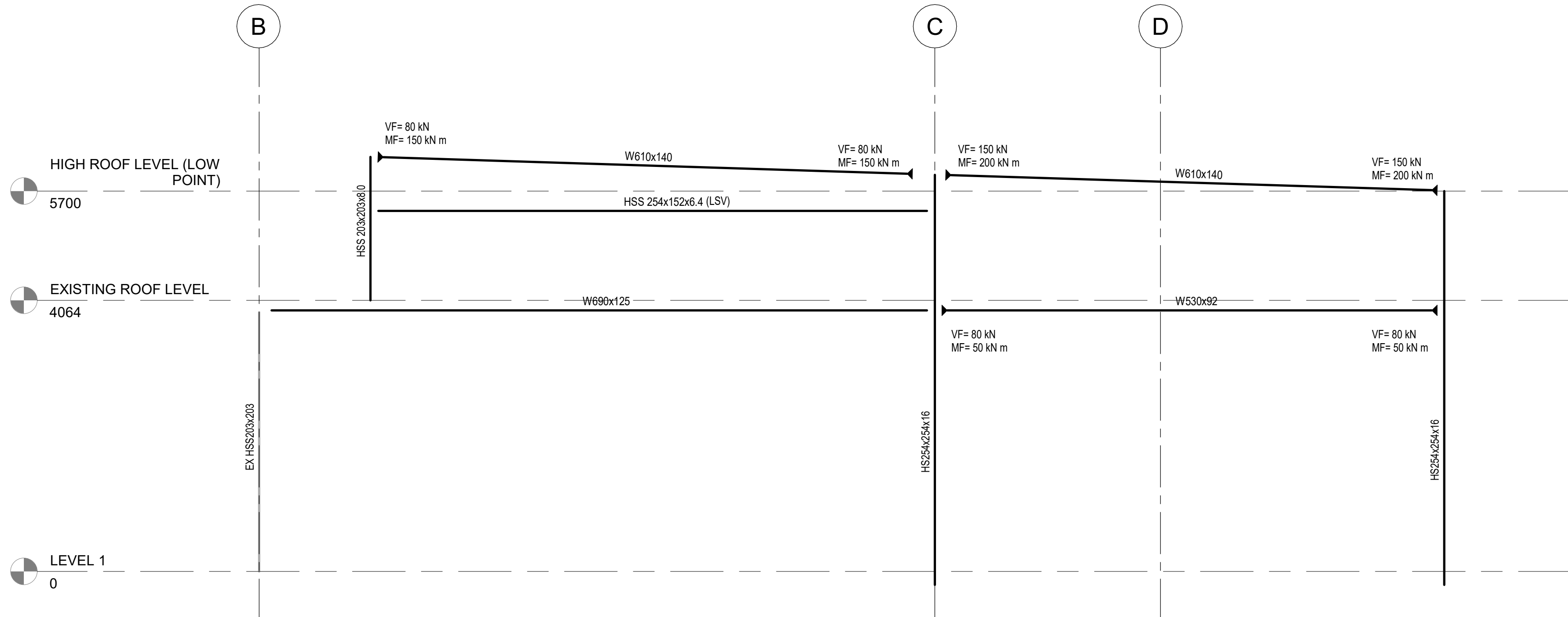
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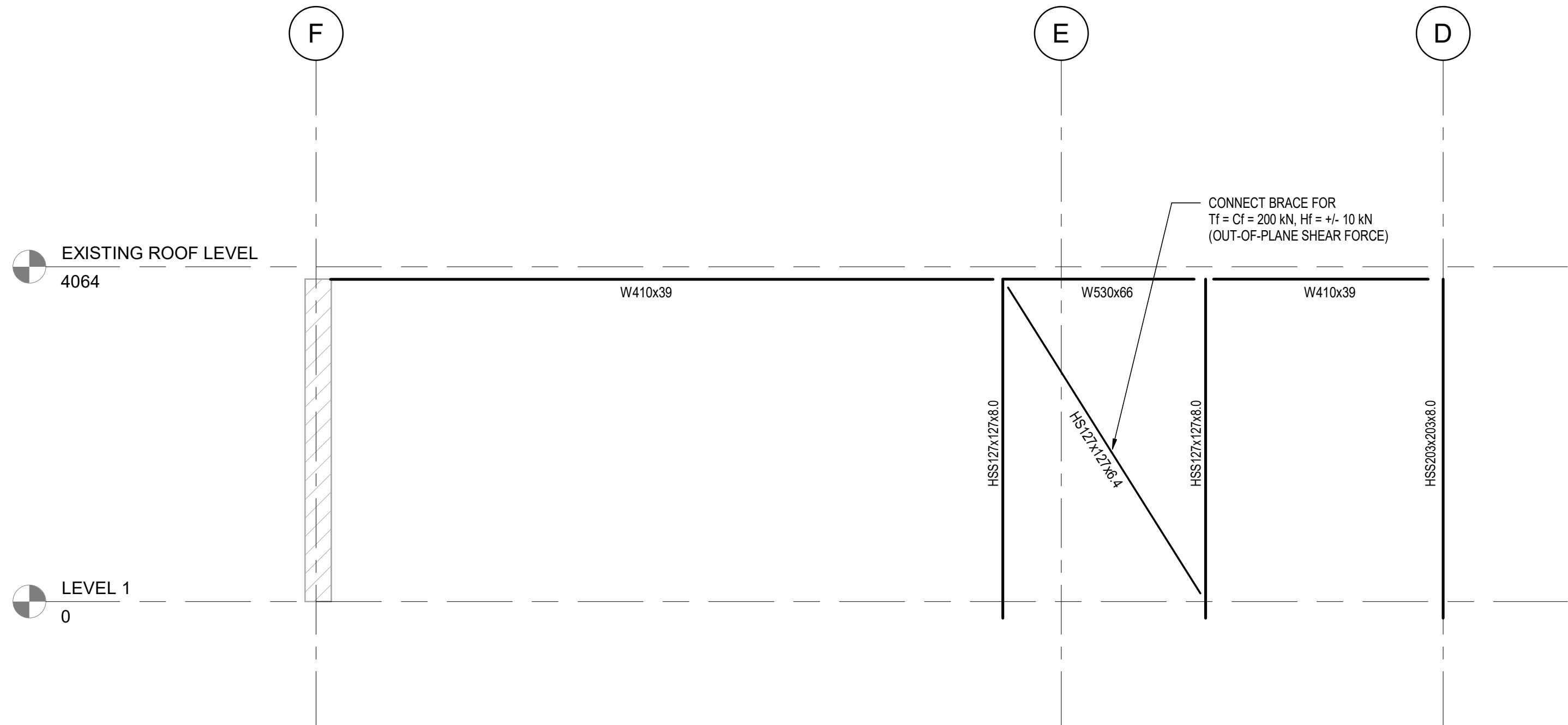
ELEVATIONS

S5.01





A
S5.02
1 : 50



B
S5.02
1 : 50



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ELEVATIONS

S5.02

REFERENCE NOTES SCHEDULE SITE - ROW

SYMBOL	Site Furnishings DESCRIPTION	QTY	DETAIL
	Trash Container - Maglin MLWR1050-HDPE	2	10/L-D1

SYMBOL	Concrete Paving DESCRIPTION	QTY	DETAIL
	Concrete Sidewalk with Soft Boulevard (130mm concrete over 150mm granular A)	317.8 m²	4/L-D1

***GREEN & COOL PAVING:**

- TOTAL NON ROOF HARDSCAPE - 499.8 M²
- HIGH-ALBEDO PAVING AREA - 418.6 M²
- TREE CANOPY SHADE AREA - 20 M²

TOTAL TREATED NON-ROOF HARDSCAPE AREA: 438.6 M²

PERCENTAGE: 87.7%

TACTILE WALKING SURFACE INDICATOR AND CURB RAMP
DETAIL T-310

LOCATION OF DROPPED CURBS AT CONTROLLED INTERSECTIONS

REFERENCE NOTES SCHEDULE SITE - GROUND

SYMBOL	Site Furnishings DESCRIPTION	QTY	DETAIL
	Bike Rack - Maglin ICONIC MBR 2300-S	5	8/L-D1

	Trash Container - Maglin MLWR1050-HDPE	2	10/L-D1
--	--	---	---------

SYMBOL	Structures DESCRIPTION	QTY	DETAIL
	Standard Concrete Filled Metal Bollard	9	5/L-D2
	Removable Steel Bollard	3	6/L-D2

SYMBOL	Concrete Paving DESCRIPTION	QTY	DETAIL
	Concrete Paving with 200mm depth of 19mm Crusher Run Limestone	18.4 m²	5/L-D1

SYMBOL	Unit Paving DESCRIPTION	QTY	DETAIL
	Unilock Eco-Priora Permeable Paver 120 x 240 x 80 - Colour: Opal. Finish: Smooth Premier	386.9 m²	7/L-D1

	Unilock Eco-Priora Permeable Paver 120 x 240 x 80 - Colour: Steel Grey Blend. Finish: Smooth Premier	62.8 m²	7/L-D1
--	--	---------	--------

	Unilock Eco-Priora Permeable Paver 120 x 240 x 80 - Colour: Natural. Finish: Classic	31.7 m²	7/L-D1
--	--	---------	--------

SYMBOL	Turf & Grasses DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	980.3 m²	3/L-D1

***PRIVATE TREE WATERING SCHEDULE:**

- WATER DAILY FOR 1-2 WEEKS AFTER PLANTING
- WATER EVERY 2 TO 3 DAYS IN 3-12 WEEKS AFTER PLANTING
- WATER WEEKLY AFTER 12 WEEKS FOR 44 MONTHS UNTIL ROOTS ARE FULLY ESTABLISHED

WATER WITH BUCKET OR GREEN WATERING BAG

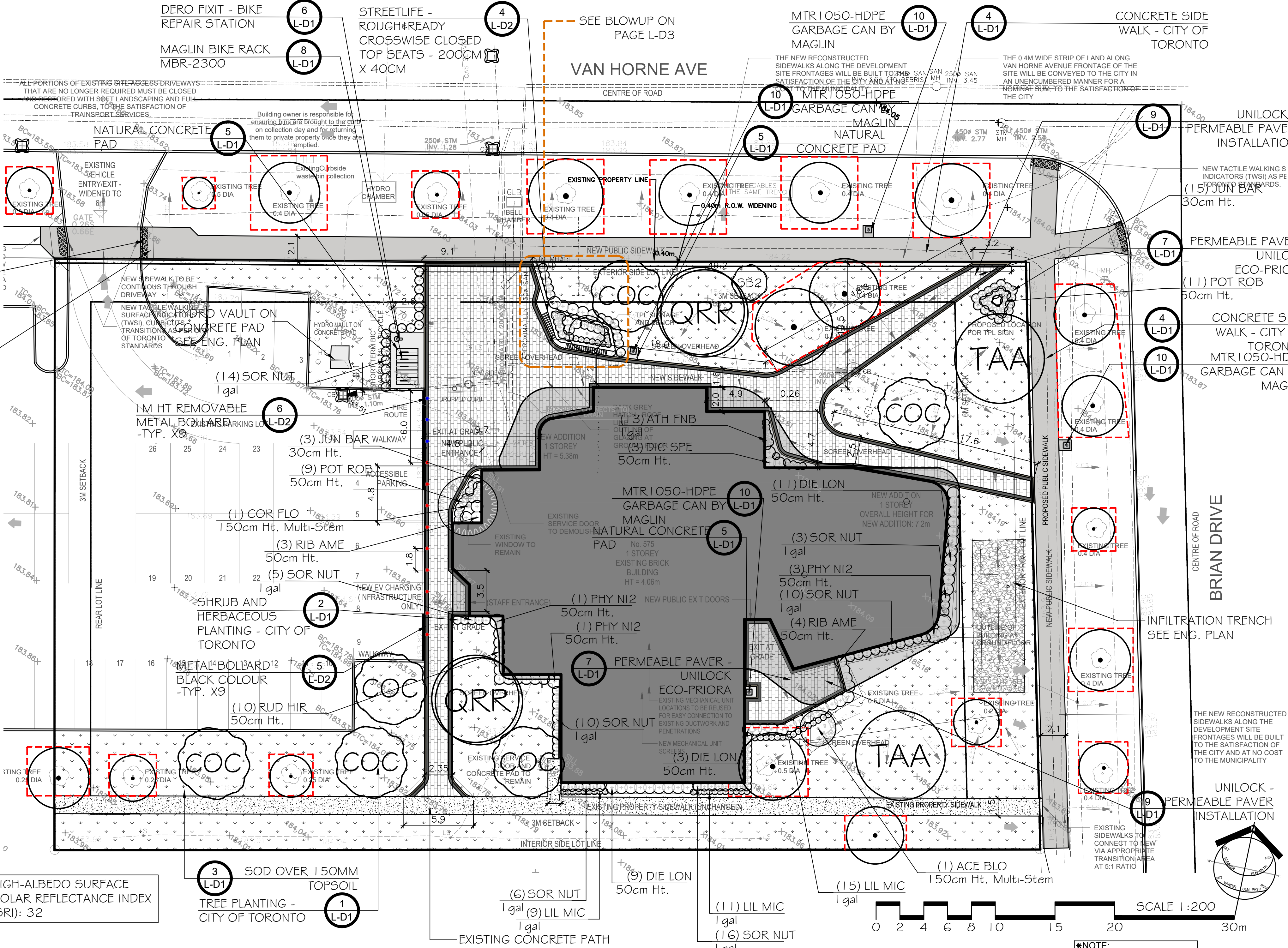
***THE TOTAL OF FOUR(4) YEARS WATERING PROGRAM TO BE PROVIDED FOR PRIVATE TREES**

***PROPOSED PLANTS - TOTAL:**

TOTAL PLANTS IN GROUND LEVEL PLANTING BED: 265

NATIVE: 244 - 92.1%

DROUGHT TOLERANT 246 - 92.8%

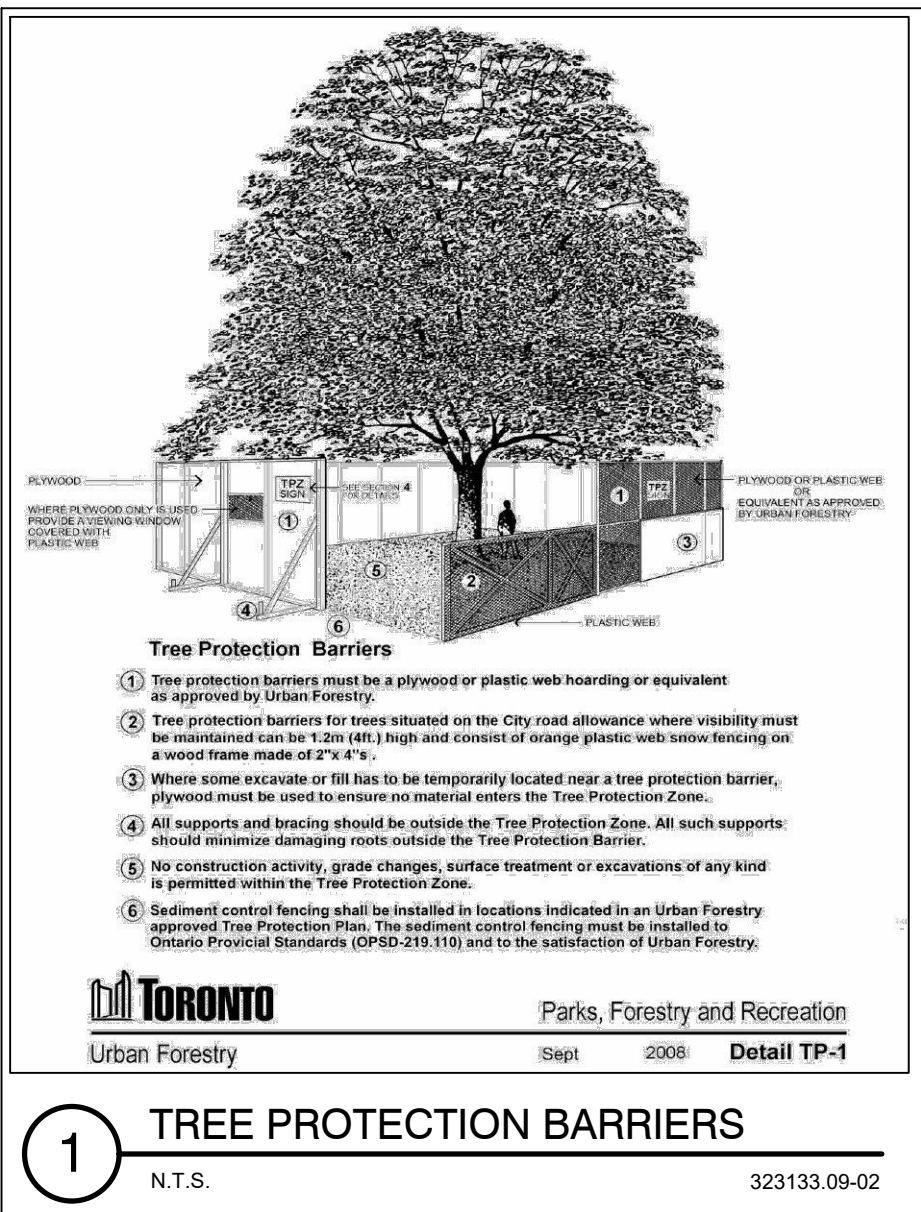


HIGH-ALBEDO SURFACE SOLAR REFLECTANCE INDEX (SRI): 32

HIGH-ALBEDO SURFACE SOLAR REFLECTANCE INDEX (SRI): 34

LEGEND

TREE PROTECTION FENCE



CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
TREES						
SB2	1	Amelanchier canadensis	Serviceberry	150cm Ht. Multistem	W.B.	DT/N
COC	6	Celtis occidentalis	Common Hackberry	70mm Cal.	W.B.	DT/N
QRR	2	Quercus rubra	Red Oak	70mm Cal.	W.B.	DT/N
TAA	2	Tilia americana	American Linden	70mm Cal.	W.B.	DT/N

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
ACE BLO	2	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	150cm Ht. Multi-Stem	Potted	
ATH FNB	13	Athyrium x 'Branford Beauty'	Ladyfern	1gal	Potted	
COR FLO	1	Cornus florida	Flowering Dogwood	150cm Ht. Multi-Stem	W.B.	N
DIC SPE	3	Dicentra spectabilis	Bleeding Heart	50cm Ht.	Potted	
LIL MIC	4	Lilium michiganense	Michigan Lily	50cm Ht.	Potted	DT/N
PHY N12	5	Physocarpus opulifolius	Ninebark	50cm Ht.	Potted	DT/N
POT ROB	24	Potentilla fruticosa 'Marion'	Red Robin Potentilla	50cm Ht.	Potted	DT/N
RIB AME	12	Ribes americanum	American Black Currant	50cm Ht.	Potted	DT/N
RUD HIR	11	Rudbeckia hirta	Black-eyed Susan	50cm Ht.	Potted	DT/N
SOR NUT	79	Sorghastrum nutans	Indian Grass	1gal	Potted	DT/N
SYR MEY	3	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	50cm Ht.	Potted	DT

PROPOSED PLANTS					
PLANTING TYPE	TOTAL QTY	NATIVE	NATIVE%	DROUGHT TOLERANT	DROUGHT TOLERANT %
TREES	11	11	100%	11	100%
SHRUBS	80	75	93.75%	77	96.25%
HERBACEOUS & GRASSES	174	158	90.80%	158	90.80%

LOCATION MAP



GENERAL NOTES

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REVISIONS

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	CONCEPTUAL		TENDER
	PRELIMINARY		CONTRACT
	SITE PLAN		CONSTRUCTION
	PERMIT		AS-BUILT



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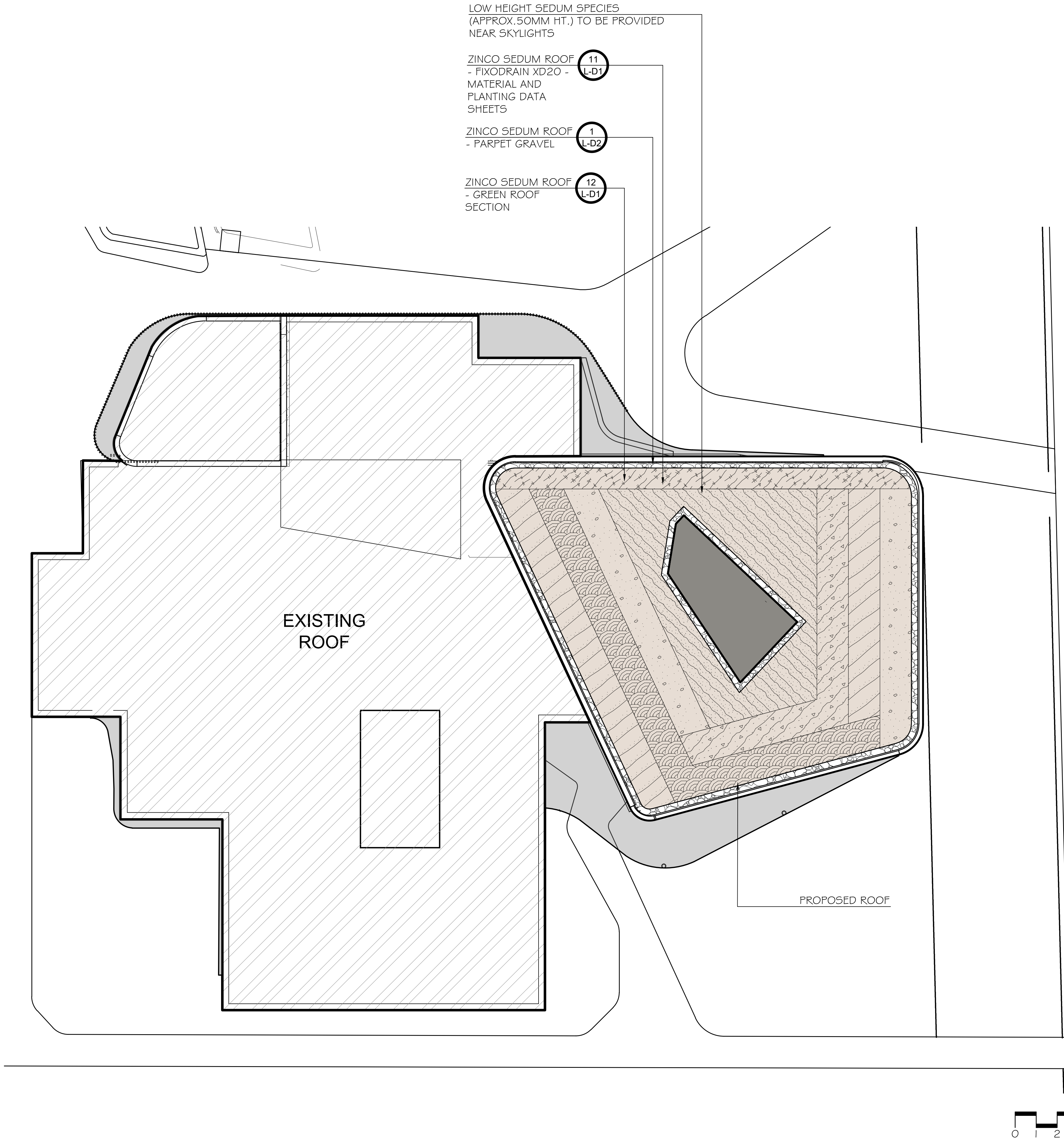
DRAWING: LANDSCAPE PLAN

DRAWN BY: LZH
CHECKED BY: KF
JOB NO.: 2022-120

SCALE: 1:200
DATE: OCT. 2022

L-L1
DRAWING 1 of 7

File #2022-120.



REFERENCE NOTES SCHEDULE ROOF

SYMBOL	DESCRIPTION	QTY	DETAIL
	Zinco Sedum Roof Fixodrain® XD20 - Green Roof System	219.0 m²	12/L-D1
	Gravel strip - River Rock - 1"- 2"	25.5 m²	1/L-D2
	Green Roof Plant Specie - Sedum hybridum "Immergrunchen"	26.8 m²	11/L-D1
	Green Roof Plant Specie - Sedum album "Coral Carpet"	56.5 m²	11/L-D1
	Green Roof Plant Specie - Sedum rupestre "Angelina"	37.3 m²	11/L-D1
	Green Roof Plant Specie - Sedum rupestre "Blue Spruce"	37.8 m²	11/L-D1
	Green Roof Plant Specie - Sedum spurium "Fuldaglut"	19.1 m²	11/L-D1
	Green Roof Plant Specie - Sedum spurium "Roseum"	41.5 m²	11/L-D1

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<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> PERMIT	<input type="checkbox"/> AS-BUILT

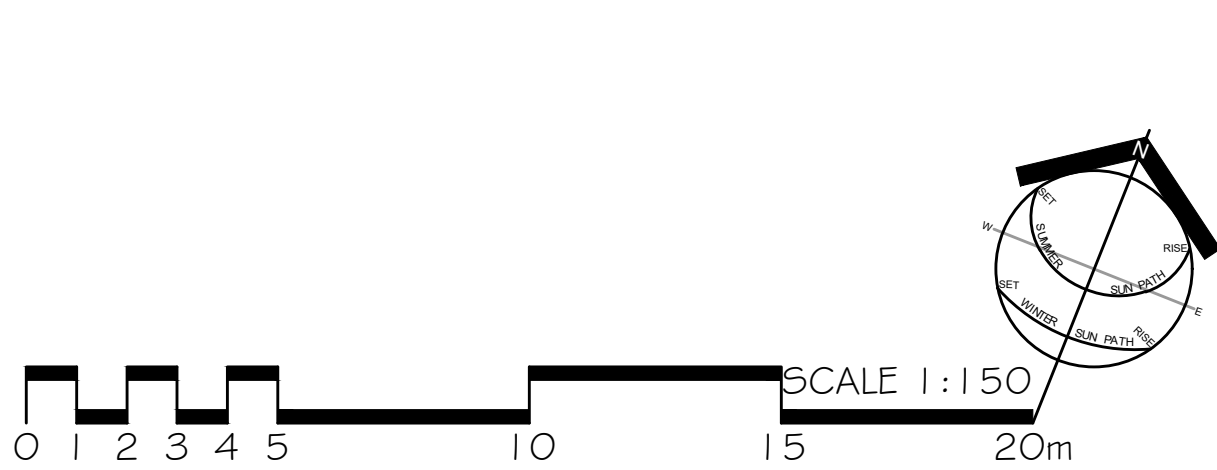


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DRAWING: ROOF PLAN		
DRAWN BY: LZH	SCALE: 1:100	L-L2 DRAWING 2 of 7
CHECKED BY: KF	DATE: OCT. 2022	
JOB NO.: 2022-120		

File #2022-120.



***NOTE:**
THE QL-B (QUALITY LEVEL B)
DRAWING HAS BEEN UNDERLAID
TO THE SOIL VOLUME PLAN

***NOTE:**
TOTAL LOT AREA: 4039.1 M²
REQUIRED TOTAL SOIL VOLUME : 40% OF THE SITE AREA ÷ 66 M² X 30 M³
40% X 4039.1 M² ÷ 66 M² X 30 M³ = 734.38 M³
PROPOSED TOTAL SOIL VOLUME WITH A MINIMUM 30 M³ OF SOIL:
734.56M³



Sample Statistics Template
Toronto Green Standard Version 4
Soil volume for Tree Planting

	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth(m ⁺)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface	Soil Cells (Yes/No)
1	Private	114.5	0.95	108.78	3	36.26	No	Soft	No
2	Private	189.5	0.95	180.025	2	90.01	No	Soft	No
3	Private	110	0.95	104.025	1	104.03	No	Soft	No
4	Private	58.5	0.95	55.575	1	55.58	No	Soft	No
5	Private	35.0	0.95	33.25	1	33.25	No	Soft	No
6	Private	83.0	0.95	78.85	2	39.43	No	Soft	No
7	Private	67.9	0.95	64.46	1	64.46	No	Soft	No
Totals		622.9		624.96	11				
Other planting areas		313.3	0.35	109.60					
				734.56					

* Soil depth excludes drainage layer

LEGEND

- TREE PLANTING ZONE
- OTHER PLANTING AREA
- TREE PROTECTION FENCE

***NOTE:**
SOIL WILL BE RETAINED ON-SITE
EXCEPT ALL THE TREE PLANTING
ZONES.

FOLLOW THE APPROVED CITY OF
TORONTO SOIL SPECIFICATION
FOR NEW SOIL ON SITE FOR
TREE PLANTING ZONES.

TS 5.10.05.05 Type 1 - Standard Mix	
For sodding, sodding and trees planted in turf, a mixture of topsoil, coarse sand and compost components mixed in the appropriate proportions, such that the growing medium shall meet the following parameters:	
Soil particle size distribution:	50 - 75%
Total sand (0.05 - 2 mm)	20 - 40% (Total SSC will sum 100%)
Silt	5 - 20%
Clay	≥ 4% < 5%
Gravel (2 - 75 mm)	pH 6.0 - 7.8 (1)
Chemical analysis (1)	
Plant Available Nutrient Levels (ppm)	
Phosphorus	10 - 60
Potassium	80 - 250
Calcium	< 6000
Magnesium	100 - 300
Soluble salt	< 1.5 mmhos/cm
Percent organic matter (dry weight)	4 - 6%
Infiltration/Permeability/hydraulic conductivity	50 - 75 mm/hr at 85% Proctor density

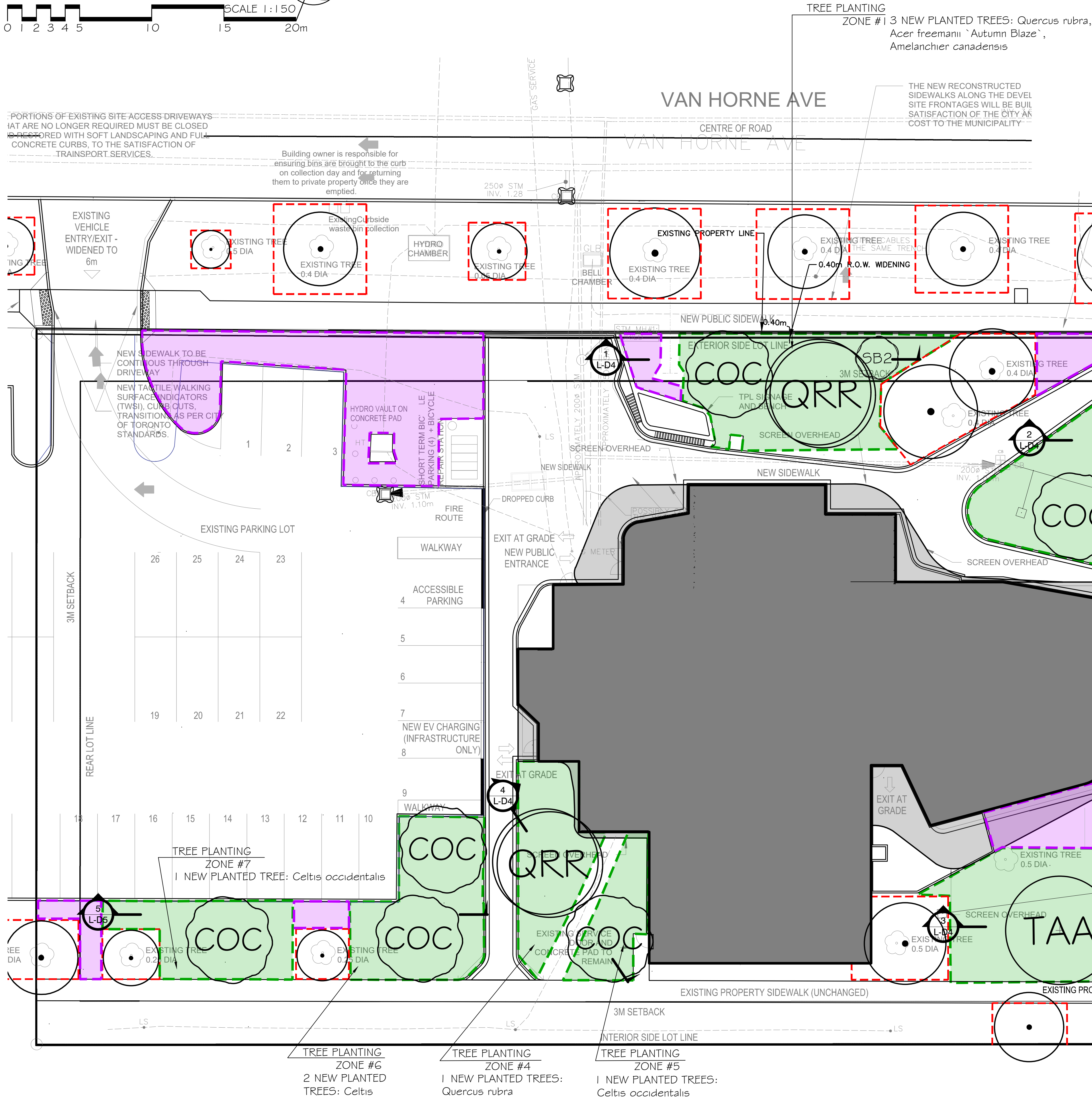
TREE PLANTING
ZONE #2

2 NEW PLANTED TREES:
Tilia americana,
Celtis occidentalis

THE NEW RECC
SIDEWALKS ALONG THE
DEVELOPMENT FRONTAGES WILL
BE BUILT TO THE SATISFACTION OF THE CITY AND AT THE CITY'S COST TO THE MUNICIPALITY.

TREE PLANTING
ZONE #3

1 NEW PLANTED TREE: *Tilia americana*



LOCATION MAP



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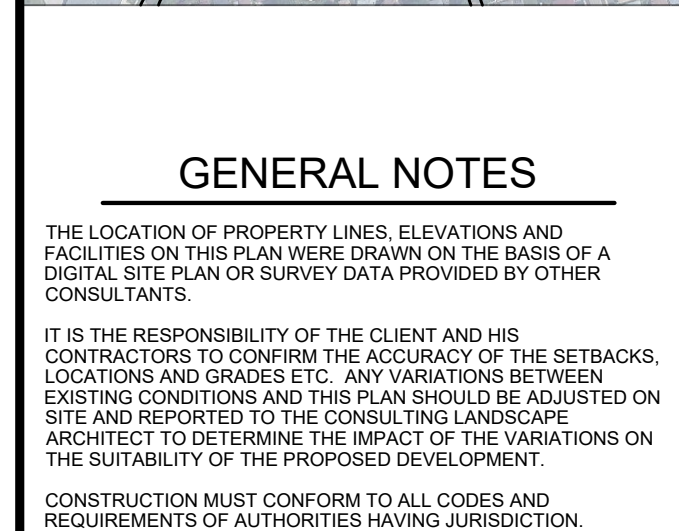
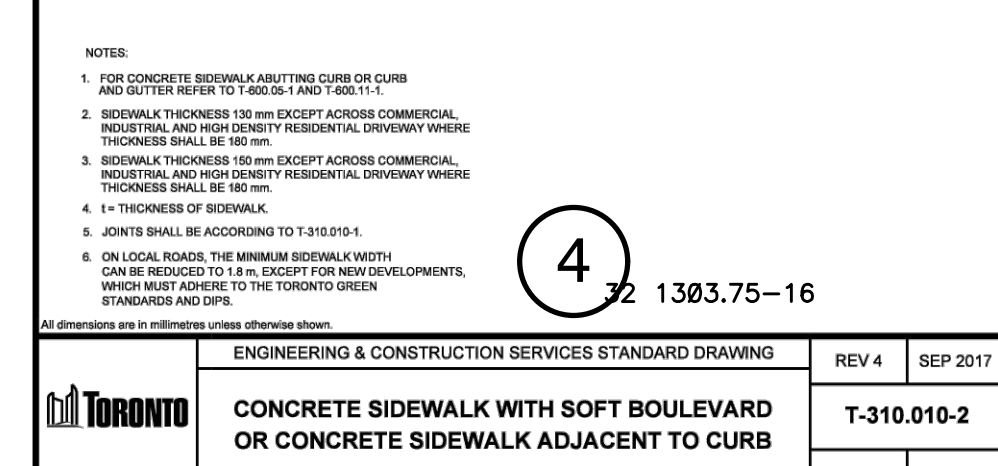
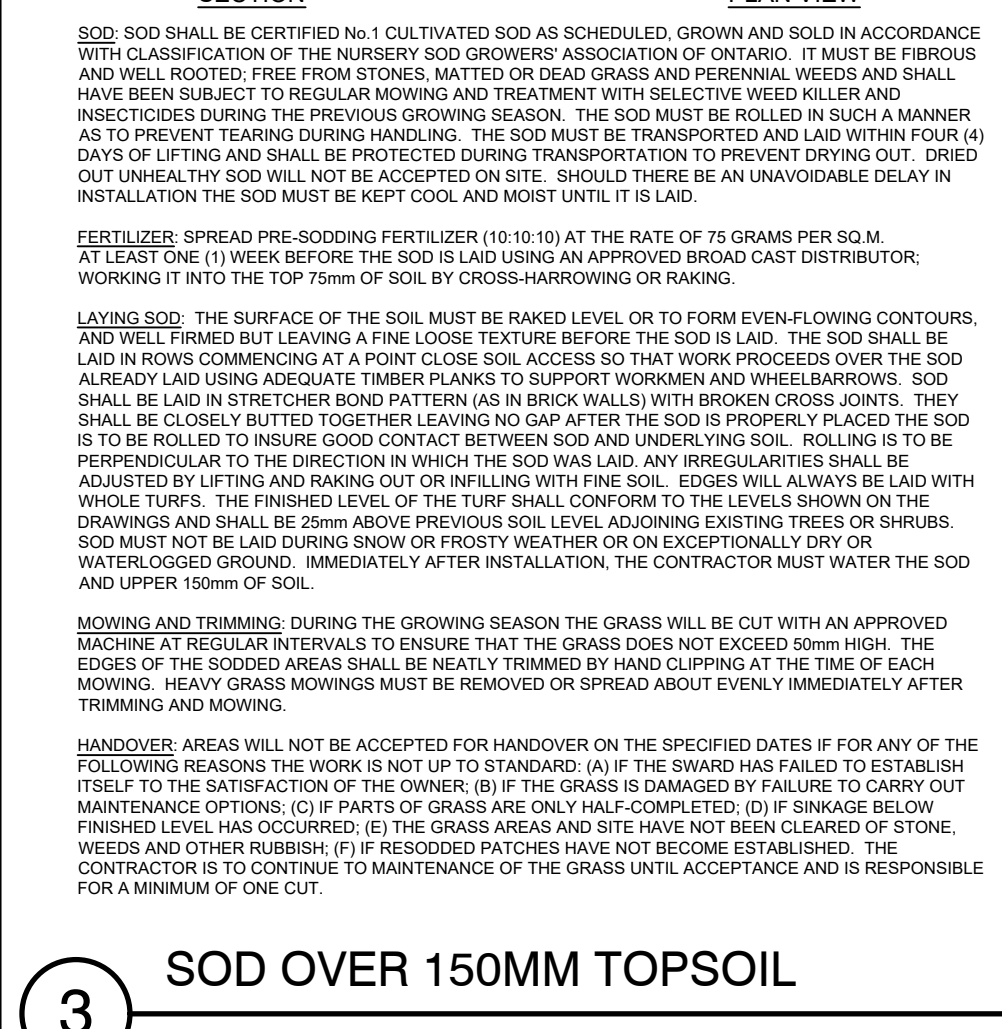
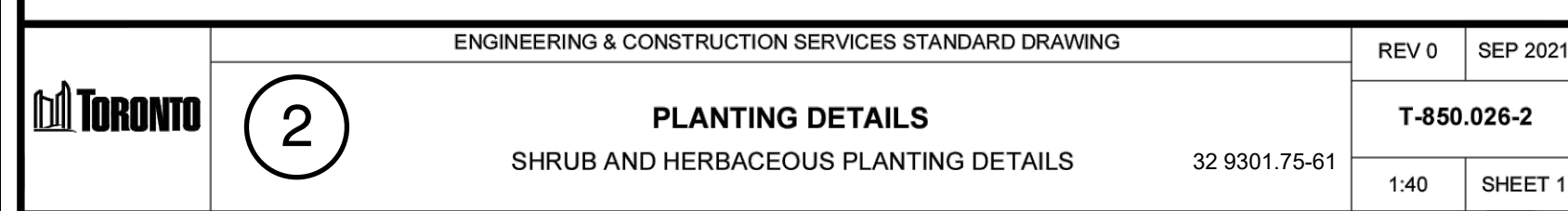
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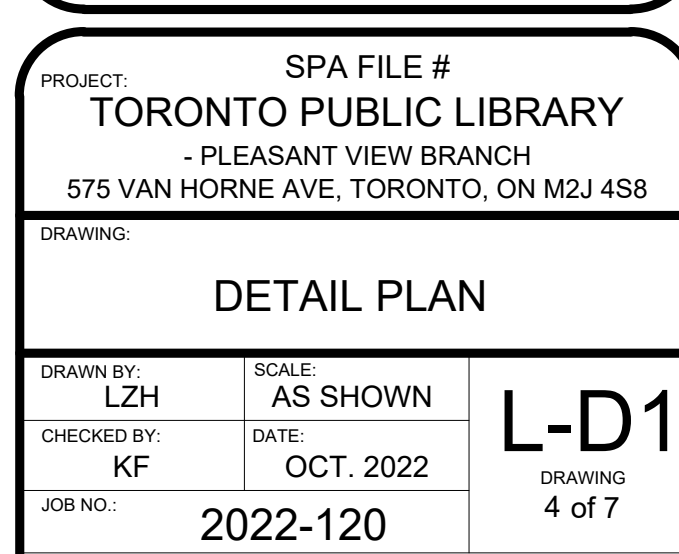
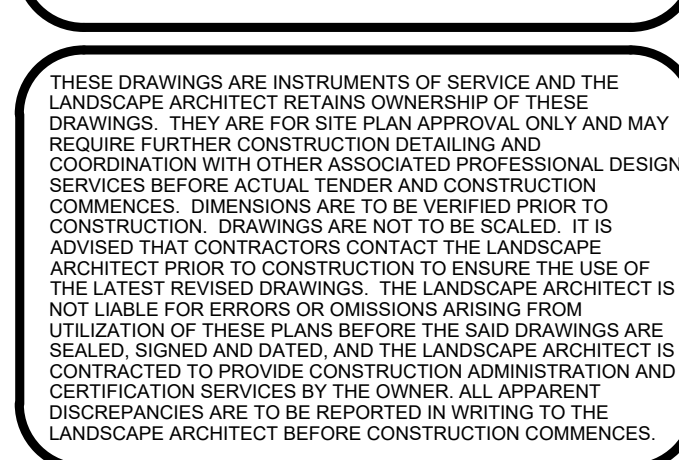
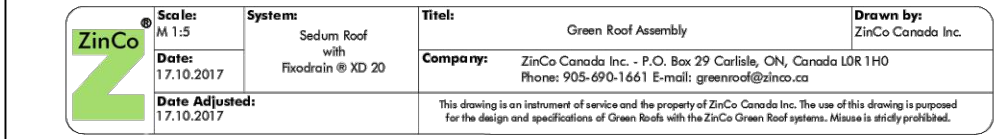
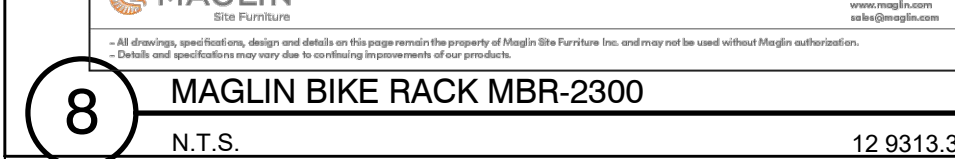
DRAWING:
SOIL VOLUME PLAN

DRAWN BY: LZH
CHECKED BY: KF
JOB NO.: 2022-120
SCALE: 1:150
DATE: OCT. 2022
DRAWING: 3 of 7

File #2022-120.



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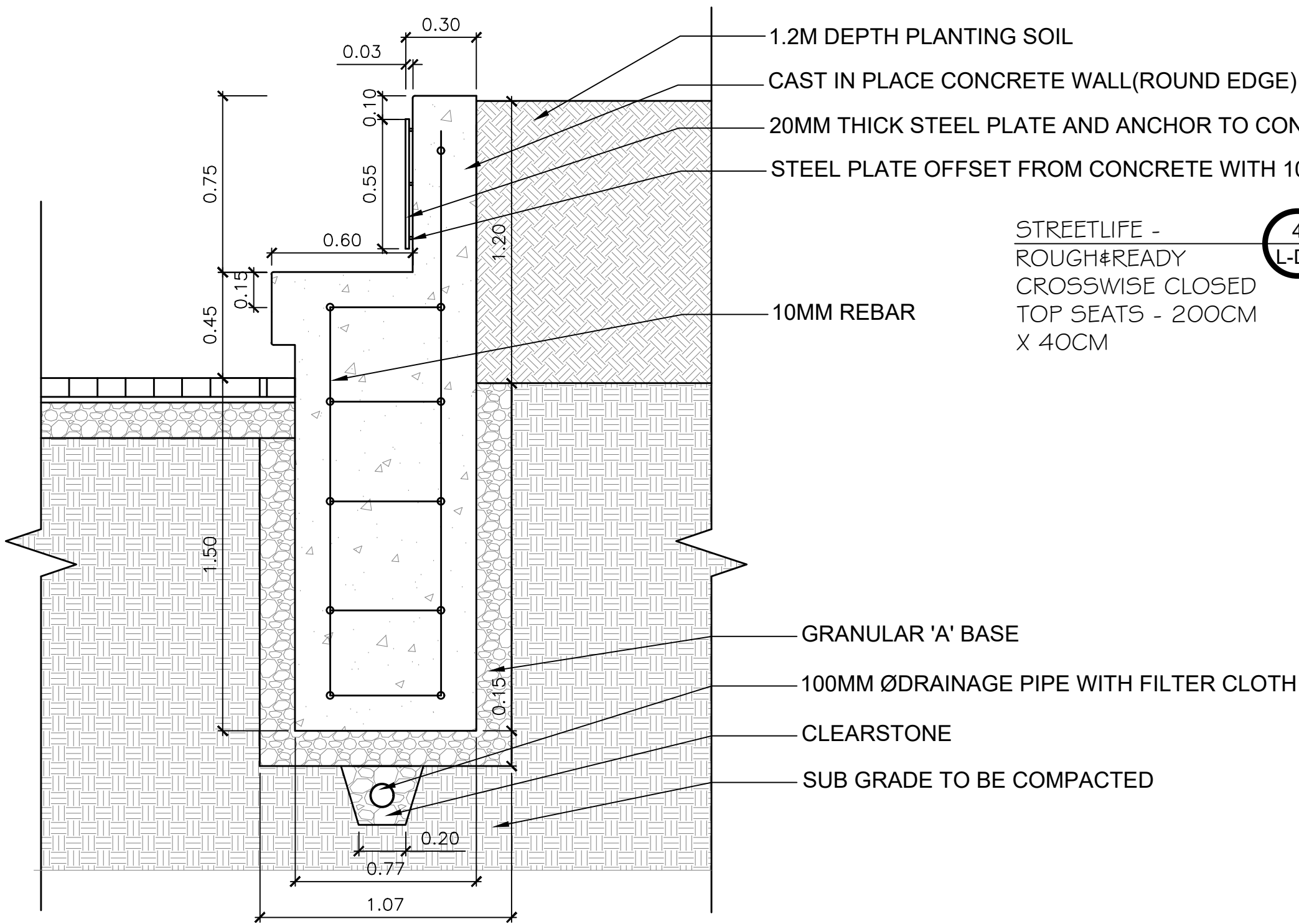


***NOTE:**
CONTRACTOR TO PROVIDE THE
STRUCTURAL STAMPED SHOP
DRAWING FOR REVIEW & APPROVAL

1 ENTRANCE SIGN - ELEVATION
(ALL DIMENSIONS IN METERS)

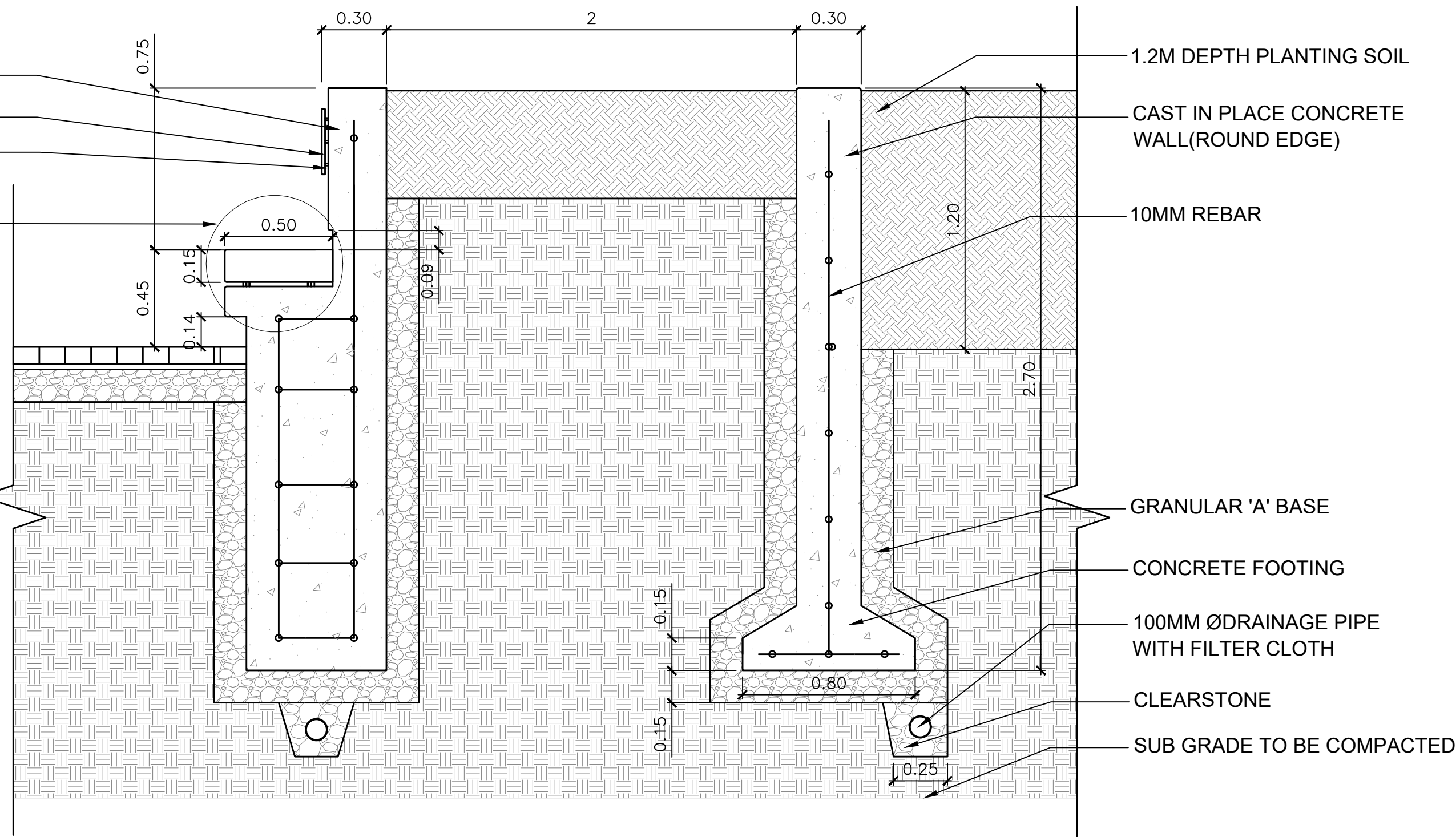
***NOTE:**
CONTRACTOR TO PROVIDE THE STRUCTURAL STAMPED SHOP DRAWING FOR REVIEW & APPROVAL

SCALE: 1: 20



2 ENTRANCE SIGN - DETAIL SECTION 1
N.T.S.

***NOTE:**
CONTRACTOR TO PROVIDE THE STRUCTURAL STAMPED SHOP DRAWING FOR REVIEW & APPROVAL



3 ENTRANCE SIGN - DETAIL SECTION 2
N.T.S.

***NOTE:**
CONTRACTOR TO PROVIDE THE STRUCTURAL STAMPED SHOP DRAWING FOR REVIEW & APPROVAL

LOCATION MAP



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<input type="checkbox"/> PERMIT	<input type="checkbox"/> AS-BUILT



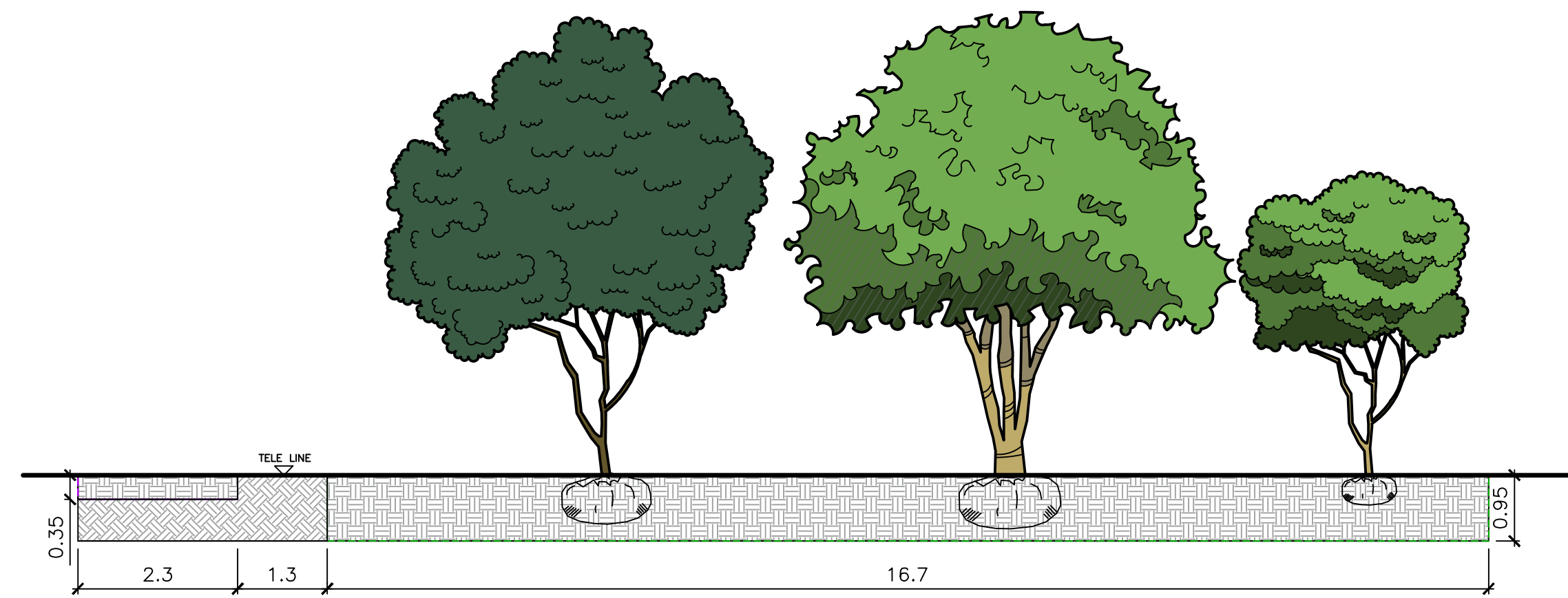
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND THE LANDSCAPE ARCHITECT RETAINS OWNERSHIP OF THESE DRAWINGS. THEY ARE FOR SITE PLAN APPROVAL ONLY AND MAY REQUIRE FURTHER CONSTRUCTION DETAILING AND COORDINATION WITH OTHER ASSOCIATED PROFESSIONAL DESIGN SERVICES BEFORE ACTUAL TENDER AND CONSTRUCTION COMMENCES. DIMENSIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS. THE LANDSCAPE ARCHITECT IS NOT LIABLE FOR ERRORS OR OMISSIONS ARISING FROM UTILIZATION OF THESE PLANS BEFORE THE SAID DRAWINGS ARE SEALED, SIGNED AND DATED, AND THE LANDSCAPE ARCHITECT IS CONTRACTED TO PROVIDE CONSTRUCTION ADMINISTRATION AND CERTIFICATION SERVICES BY THE OWNER. ALL APPARENT DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

PROJECT: SPA FILE #
TORONTO PUBLIC LIBRARY
- PLEASANT VIEW BRANCH
575 VAN HORNE AVE, TORONTO, ON M2J 4S8

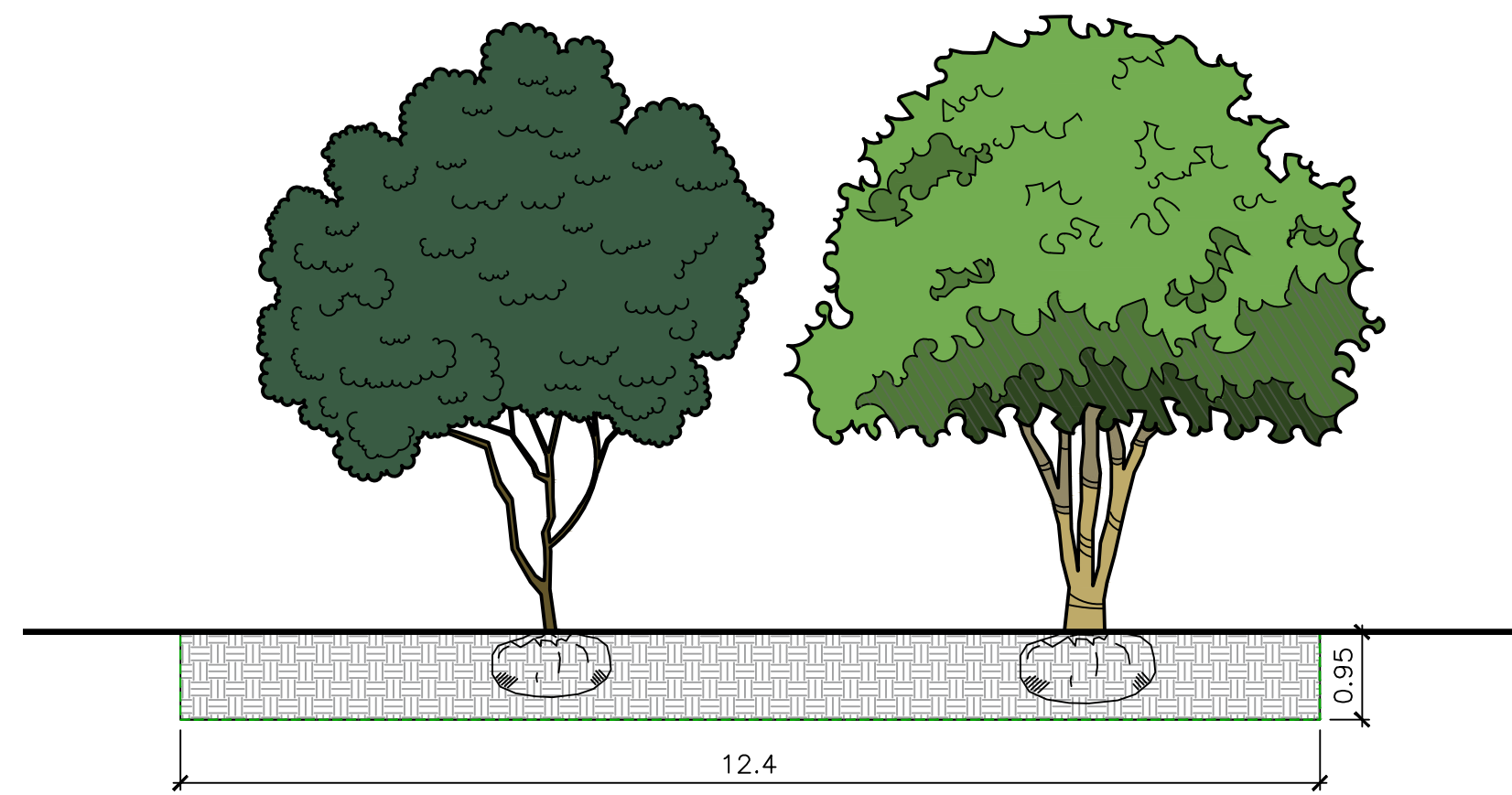
DRAWING: DETAIL PLAN

DRAWN BY: LZH	SCALE: 1:20	L-D3 DRAWING 6 of 7
CHECKED BY: KF	DATE: OCT. 2022	
JOB NO.: 2022-120		

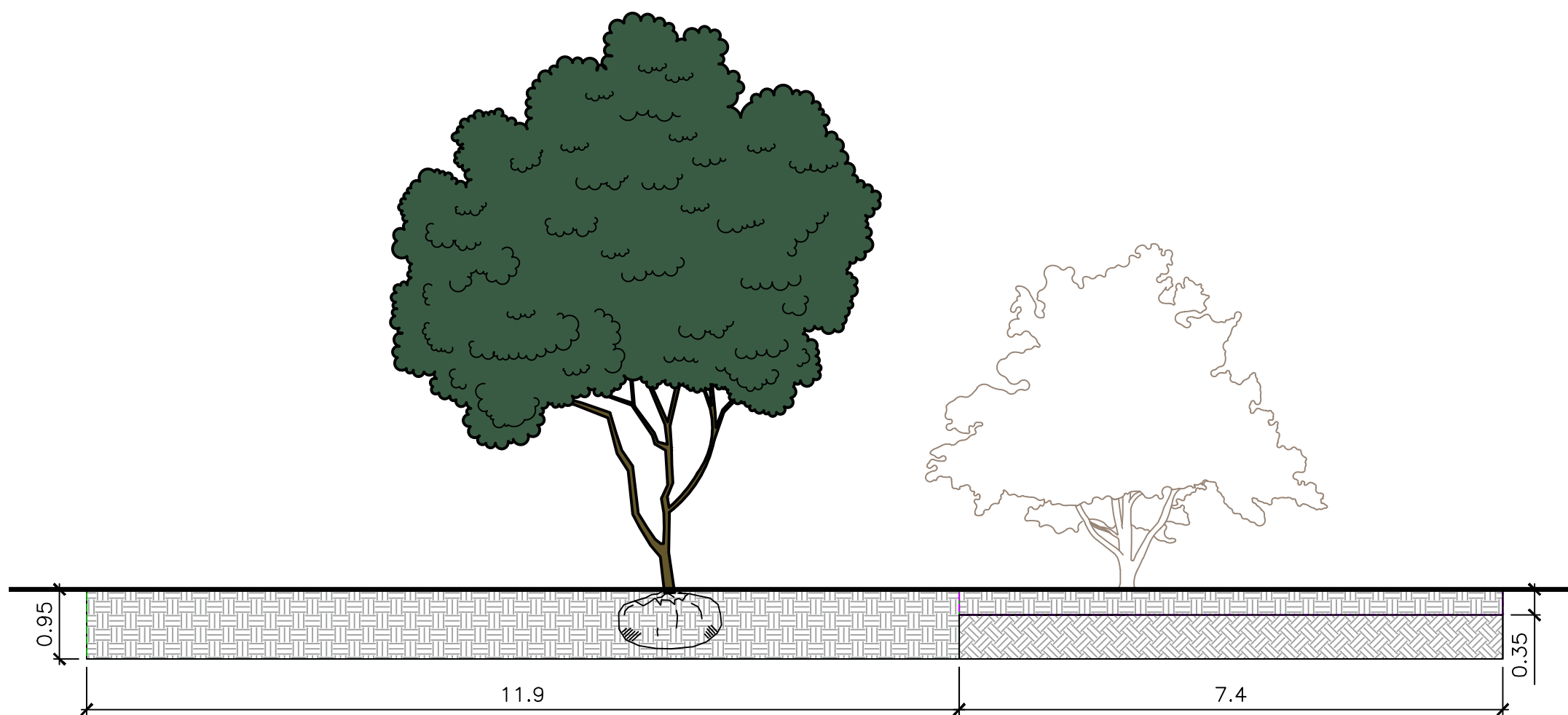
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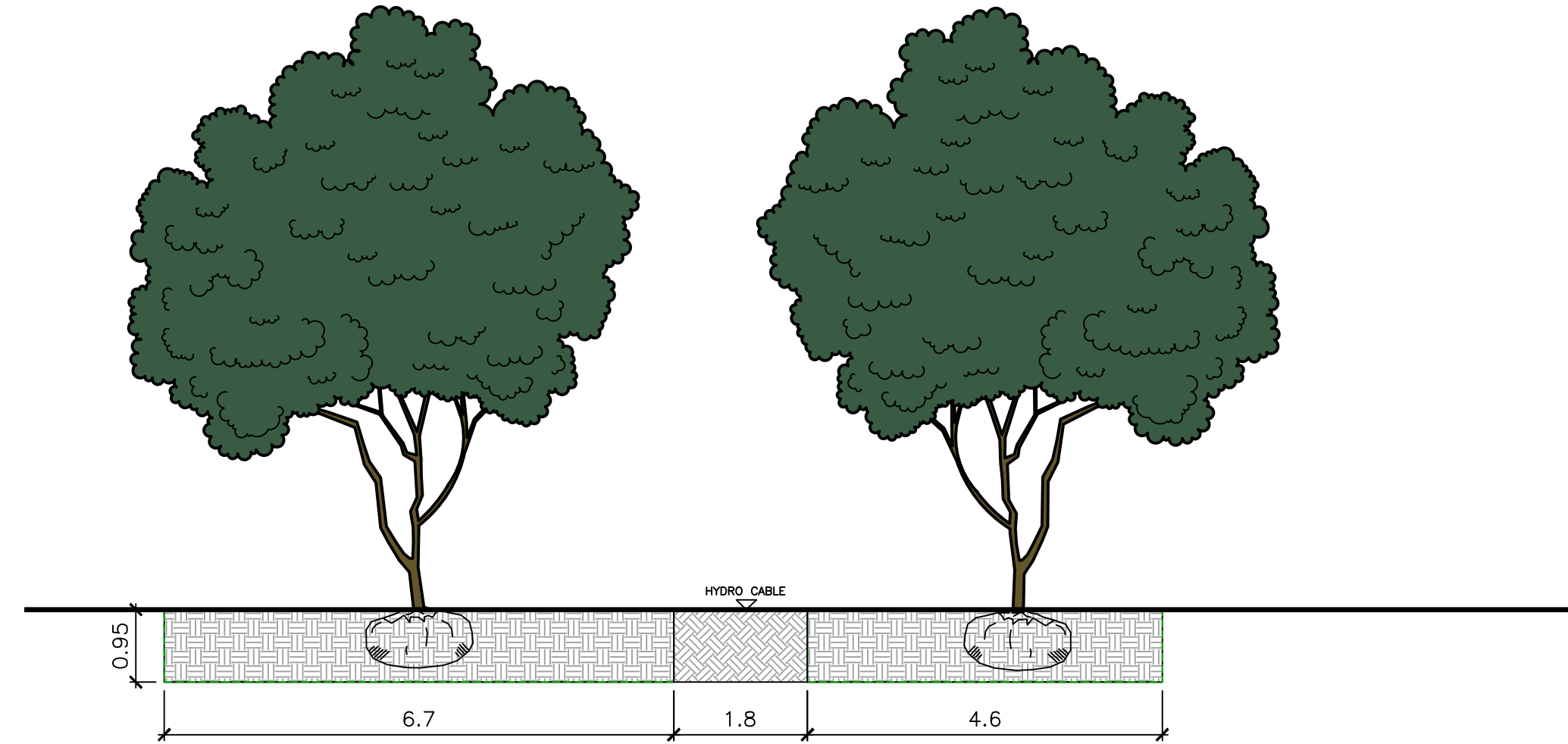
1 TREE PLANTING ZONE 1
N.T.S.



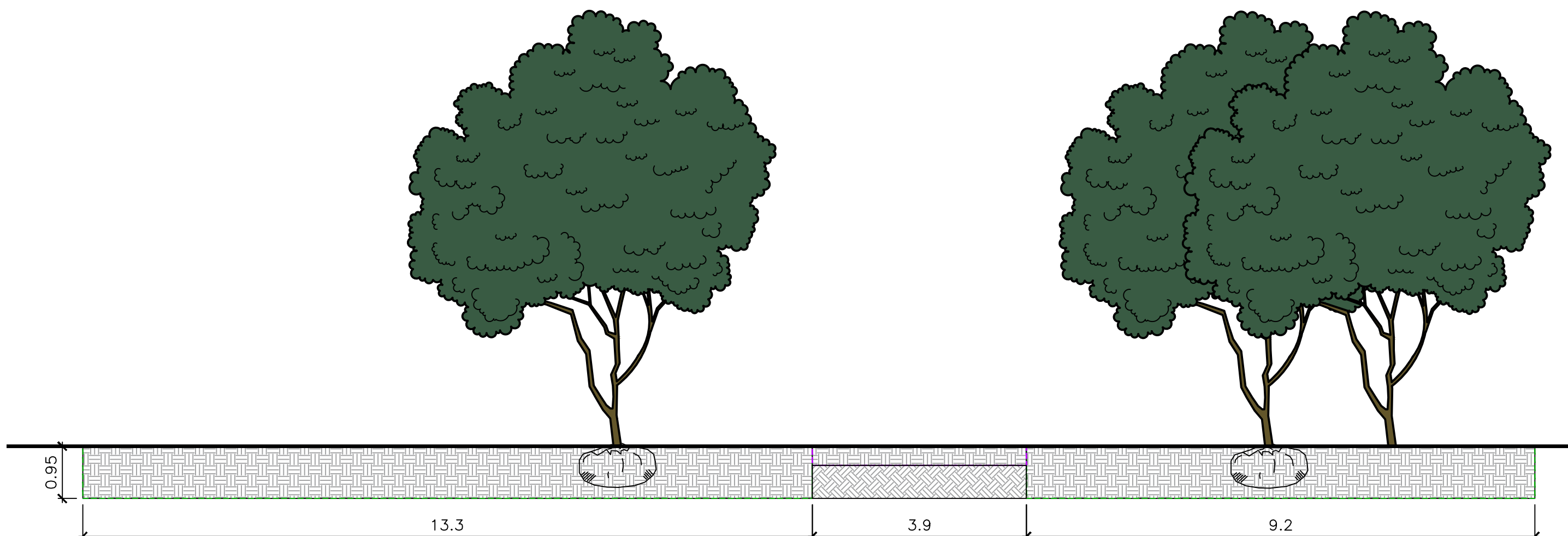
2 TREE PLANTING ZONE 2
N.T.S.



3 TREE PLANTING ZONE 3
N.T.S.



4 TREE PLANTING ZONE 4&5
N.T.S.



5 TREE PLANTING ZONE 6&7
N.T.S.

LOCATION MAP



GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CLIENT AND HIS CONTRACTORS TO CONFIRM THE ACCURACY OF THE SETBACKS, LOCATIONS AND GRADES ETC. ANY VARIATIONS BETWEEN EXISTING CONDITIONS AND THIS PLAN SHOULD BE ADJUSTED ON SITE AND REPORTED TO THE CONSULTING LANDSCAPE ARCHITECT TO DETERMINE THE IMPACT OF THE VARIATIONS ON THE SUITABILITY OF THE PROPOSED DEVELOPMENT.

CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

NO.	DATE	NOTES	BY
9	2025-04-01	ISSUED FOR TENDER	LZH
8	2024-10-01	ISSUED FOR PERMIT REVIEW	LZH
7	2024-07-26	REVISED PER COMMENTS	LZH
6	2024-05-30	REVISED PER COMMENTS	KT
5	2024-02-05	REVISED PER COMMENTS	YW
4	2023-10-20	REVISED PER COMMENTS	YW
3	2023-05-01	REVISED PER COMMENTS	KT
2	2023-02-09	ISSUED FOR CLASS B COSTING	LZH
1	2022-10-20	ISSUED FOR CLASS C COSTING	LZH

THESE LANDSCAPE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW AS NOTED AND WHEN SIGNED BY THE CONSULTING LANDSCAPE ARCHITECT.

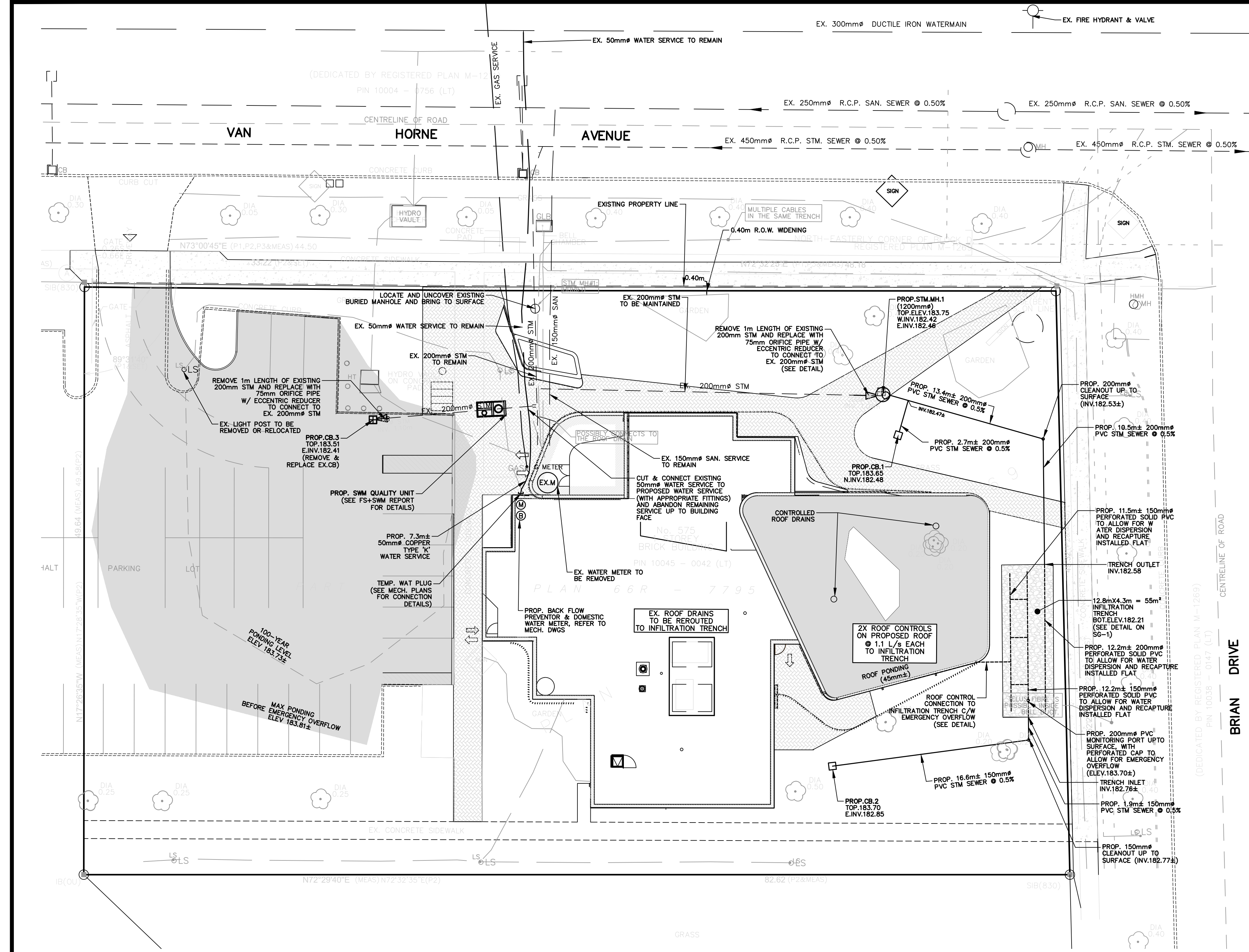
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<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> PERMIT	<input type="checkbox"/> AS-BUILT



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND THE LANDSCAPE ARCHITECT RETAINS OWNERSHIP OF THESE DRAWINGS. THEY ARE FOR SITE PLAN APPROVAL ONLY AND MAY REQUIRE FURTHER CONSTRUCTION DETAILING AND COORDINATION WITH OTHER ASSOCIATED PROFESSIONAL DESIGN SERVICES BEFORE ACTUAL TENDER AND CONSTRUCTION COMMENCES. DIMENSIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS. THE LANDSCAPE ARCHITECT IS NOT LIABLE FOR ERRORS OR OMISSIONS ARISING FROM UTILIZATION OF THESE PLANS BEFORE THE SAID DRAWINGS ARE SEALED, SIGNED AND DATED, AND THE LANDSCAPE ARCHITECT IS CONTRACTED TO PROVIDE CONSTRUCTION ADMINISTRATION AND CERTIFICATION SERVICES BY THE OWNER. ALL APPARENT DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

SPA FILE #
PROJECT: TORONTO PUBLIC LIBRARY
- PLEASANT VIEW BRANCH
575 VAN HORNE AVE, TORONTO, ON M2J 4S8

DRAWING:		
SECTION		
DRAWN BY: LZH	SCALE: 1:75	L-D4 DRAWING 7 of 7
CHECKED BY: KF	DATE: OCT. 2022	
JOB NO.: 2022-120		
File #2022-120.		



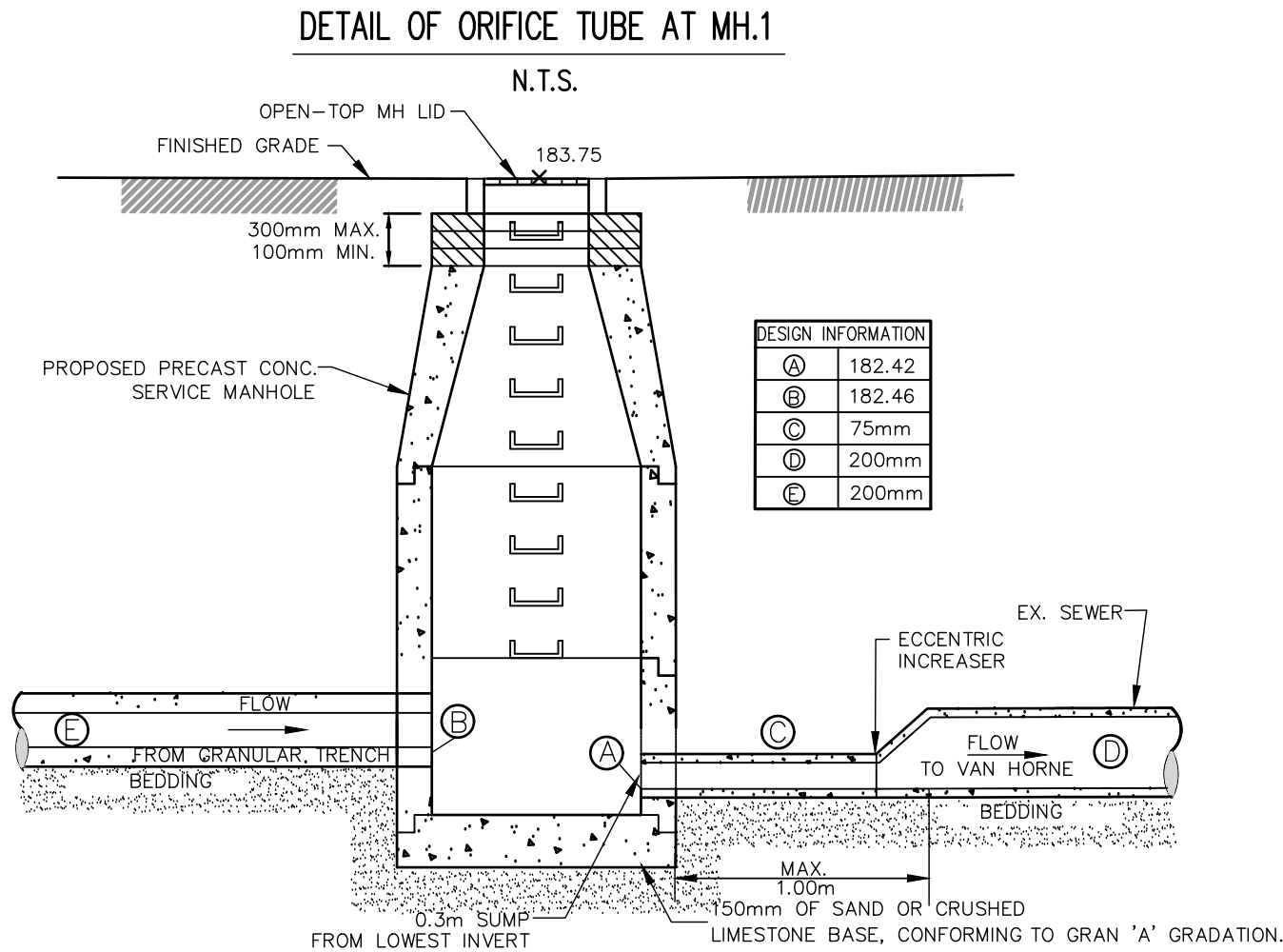
EXACT LOCATION OF EXISTING SERVICES AND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING(S), THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVIDE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.

WATERMAIN NOTES:

- 100mm DIA. TO 300mm DIA. WATERMAIN SHALL BE PVC PRESSURE CLASS 235, DR18 AND MANUFACTURED IN ACCORDANCE TO AWWA C900-07 CERTIFIED TO CSA B 137.3-05 AND WILL HAVE THE SAME OUTSIDE DIAMETER DIMENSIONS AS CAST IRON.
- ALL WATERMAIN BEDDING SHALL BE AS PER DETAIL WITH GRANULAR 'A' BEDDING MATERIAL AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- ALL PVC WATERMAINS SHALL BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY STD. DWG. T-1106.01. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF TORONTO STD. DWG. T-1106.04.
- ALL WATERMAINS TO MAINTAIN THE 2.5m SEPARATION CLEARANCE PER MOE GUIDELINE F- 6-1. "UNDER NORMAL CONDITIONS, WATERMAINS SHOULD BE LAID WITH AT LEAST 2.5 METRES HORIZONTAL SEPARATION FROM ANY SEWER OR SEWER MANHOLE; THE DISTANCE SHALL BE MEASURED FROM THE NEAREST EDGES."
- THE CONTRACTOR SHALL COMPLETE THE NECESSARY WATER TESTING (I.E., PRESSURE TEST, FLUSHING, ETC.) AS PER CITY OF TORONTO STANDARDS. WATERMAINS TO BE DISINFECTED IN ACCORDANCE WITH CITY OF TORONTO STANDARD CONSTRUCTION SPECIFICATION TS 7.30.
- THE OPERATION OF EXISTING WATERMAIN VALVES SHALL BE CONDUCTED AS REQUIRED BY THE CITY OF TORONTO.
- WATERMAINS SHALL HAVE A MINIMUM COVER OF 1.8m FROM FINISHED GRADE.
- DEFLECTION OF WATERMAIN TO BE WITHIN TOLERANCES SPECIFIED BY MANUFACTURER.
- WHERE PIPE BEDDING FALLS BELOW THE ANTICIPATED WATER TABLE, THE BEDDING STONE MUST BE SURROUNDED WITH A GEOTEXTILE FILTER CLOTH.
- WATER SERVICE VALVE IN BOX DETAILS TO BE AS PER STD. T-1101.02-2.

STORM & SANITARY SEWER NOTES:

- MAIN LINE PVC PIPE AS PER DR 35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F679-03. SERVICE CONNECTION PVC PIPE TO BE AS PER DR 28 CSA B182.2-06 CERTIFIED ASTM D3034-04A.
- BEDDING FOR FLEXIBLE PIPE SHALL BE AS PER OPSD 802.010, 802.013 OR 802.014.
- ULTRA-RIB PIPE IS NOT PERMITTED WITHIN THE MUNICIPAL RIGHT OF WAY.
- MAINTENANCE HOLES AS PER CITY OF TORONTO STANDARD, T-701.010 (1200mm), T-701.011 (1500mm), T-701.012-1 (1800mm) OR T-701.013 (2400mm). FRAME AND COVER AS PER OPSD 401.010 TYPE A CLOSED (SANITARY) TYPE B OPEN (STORM).
- BENCHING SHALL BE AS PER CITY OF TORONTO STANDARD T-701.021.
- DROP STRUCTURES TO BE AS PER CITY OF TORONTO STANDARD T-1003.01 (EXTERNAL) AND T-1003.01-2 (INTERNAL).
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mm MINIMUM, PVC CLASS DR 28 INSTALLED AT 2 PERCENT
- SANITARY MAINTENANCE HOLES SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
- SINGLE CATCHBASINS SHALL BE AS PER CITY OF TORONTO STANDARD T-705.010 COMPLETE WITH GOSS TRAP. FRAME AND COVER AS PER OPSD 400.070.
- DOUBLE CATCHBASINS SHALL BE AS PER CITY OF TORONTO STANDARD T-705.020 COMPLETE WITH GOSS TRAP.
- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.
- CATCHBASIN LEADS TO BE 200 MM PVC DR 35 FOR SINGLE CATCHBASINS AND 250 MM PVC DR 35 FOR DOUBLE CATCHBASINS UNLESS OTHERWISE NOTED.
- TRENCH BACKFILL TO BE COMPACTED TO MINIMUM 98% SPMD IN THE LAST 0.6M TO THE SUBGRADE AND BELOW TO 95% SPMD. TRENCHES WITHIN THE PAVED AREA OF MUNICIPAL ROADS SHALL BE VERTICAL TRENCHES AND BE BACKFILLED WITH NON-SHRINKABLE MATERIALS.



ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE SHOWN

BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK MTM ZONE 10, NAD83 ORP A AND B WITH NORTHINGS OF 4849759.58 AND 4849855.80 AND EASTINGS OF 517991.12 AND 518102.30 PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY THE CITY OF TORONTO (JOB NO.2022-04861) FOR FURTHER DETAILS.

LEGEND

X	123.45	EXISTING ELEVATION
X	123.45	PROPOSED ELEVATION
X _{BM}	123.45	PROP. BOTTOM OF RETAINING WALL ELEV
X _{FW}	123.45	PROP. TOP OF RETAINING WALL ELEV
X _{GC}	123.45	PROP. BOTTOM OF CURB ELEVATION
X _{TC}	123.45	PROP. TOP OF CURB ELEVATION
X _{SW}	123.45	PROP. SWALE ELEVATION
X _{CB}	123.45	PROP. TOP OF CATCHBASIN ELEVATION
X _{CB INV}	123.45	PROP. ELEVATION OF CATCHBASIN INVERT
DRAINAGE FLOW DIRECTION AND SLOPE		
PRE-DEV OVERLAND FLOW DIRECTION		
CURB DEPRESSION/CURB CUT		
PROPOSED CONCRETE TOE WALL (REFER TO DETAIL ON THIS PLAN)		
PROPOSED BARRIER CURB		
V&B		VALVE AND BOX
CB.1		CATCHBASIN
MH.1		STORM MANHOLE
MH.1A		SANITARY MANHOLE
EX.FH		EX. VALVED HYDRANT
FFE = 123.45		ELEVATION AT FIRST FINISHED FLOOR
BME = 123.45		ELEVATION AT MECHANICAL/BASEMENT FLOOR
WATER SERVICE CONNECTION		
SANITARY SERVICE CONNECTION		
STORM SERVICE CONNECTION		
ECCENTRIC REDUCER		
AD		AREA DRAIN (REFER TO MECHANICAL DWGS FOR DETAILS)

2D	ISSUED FOR CONSTRUCTION	P.A.	27 MAR 2025
2C	ISSUED FOR PERMIT (WAT. SERVICE REV.)	P.A.	19 NOV 2024
2B	ISSUED FOR PERMIT	P.A.	09 OCT 2024
2	ISSUED FOR SPA (REVISION 2)	P.A.	06 FEB 2024
1	ISSUED FOR SPA (REVISION 1)	P.A.	24 NOV 2023
0	ISSUED FOR SPA	P.A.	28 APR 2023

NO. REVISION BY DATE

CLIENT: THE TORONTO PUBLIC LIBRARY
c/o LEBEL & BOULIANE ARCHITECTS

MUNICIPALITY: CITY OF TORONTO
ENGINEERING AND CONSTRUCTION SERVICES

ENGINEERING AND CONSTRUCTION SERVICES
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT

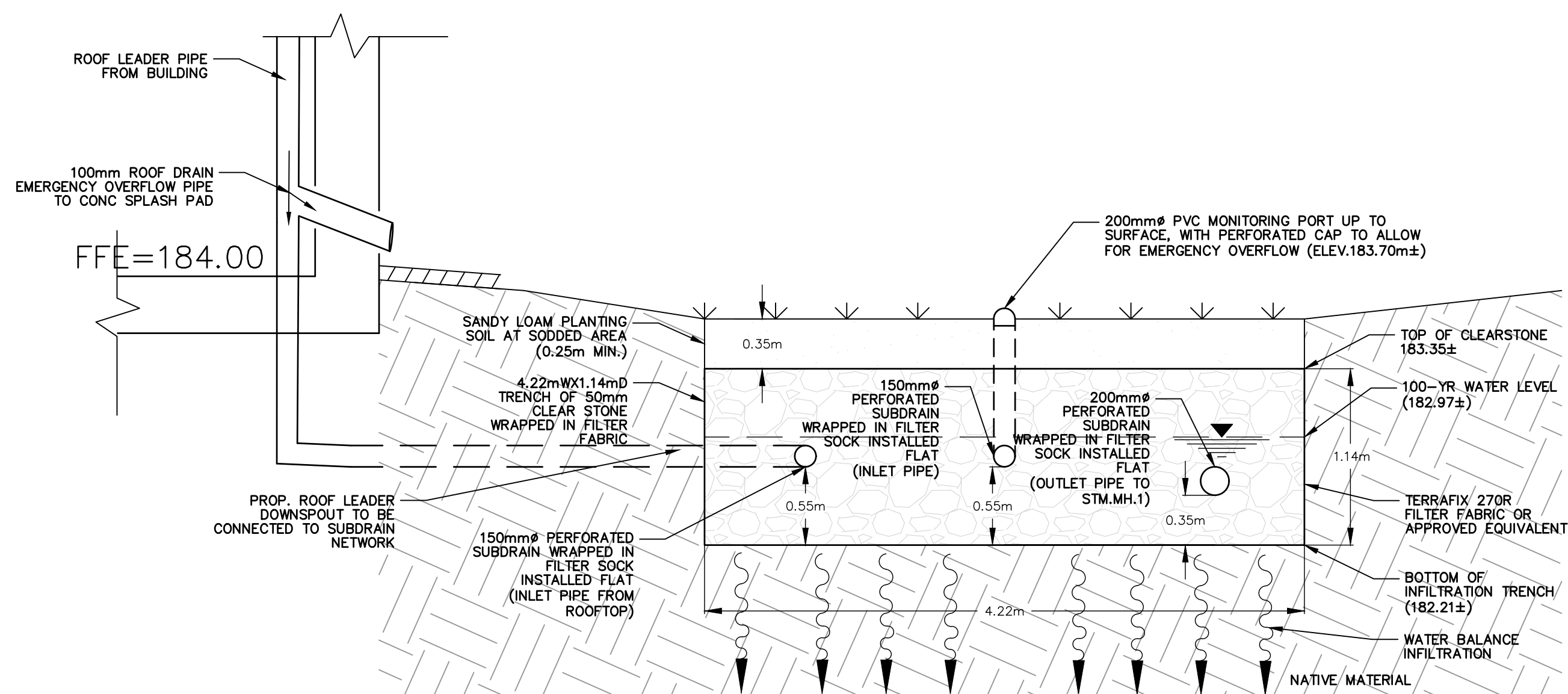
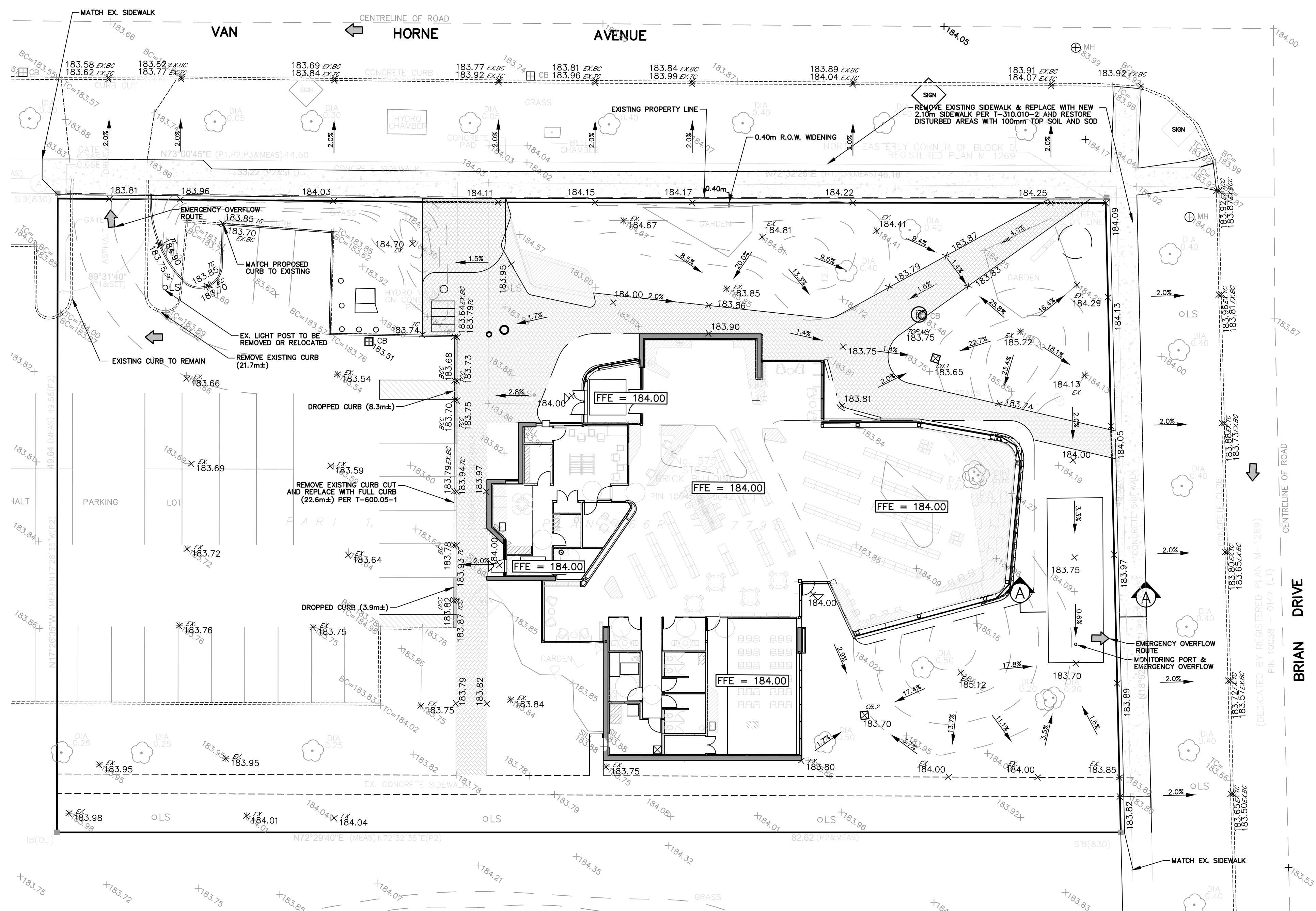
MANAGER, DEVELOPMENT ENGINEERING
DATE

PROJECT NAME:
575 VAN HORNE AVE.
TPL BUILDING ADDITION

DRAWING TITLE:
SITE SERVICING PLAN

DWN. BY: A.M.
DESIGNED BY: A.M.
CHECKED BY: P.F.A.
SCALE: 1:200
DATE: MAR 2025
SHEET NO: 1 OF 4

PROJECT NO. 22148	DWG NO. SS-1	REV. NO. 2D
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SECTION A

GENERAL NOTES:

1. ALL WORK TO CONFORM TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ADOPTED ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT
3. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
4. ALL TRENCHES WITHIN EXISTING RIGHT OF WAY SHALL BE BACKFILLED WITH UNSHRINKABLE FILL. TEMPORARY REPAIRS TO UTILITY CUTS WILL BE AS PER MUNICIPAL CONSENT REQUIREMENTS, APPENDIX D, TEMPORARY REPAIRS TO UTILITY CUTS.
5. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES.
6. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. CONTACT 416-395-6221.
7. EXACT LOCATION OF EXISTING SERVICES AND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE LOCATION OF ALL UNDER/ABOVE GROUND UTILITIES AND STRUCTURES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWING(S), THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE CONTRACT SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AUTHORITIES OR UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.

GRADING & ROAD PAVEMENT NOTES:

1. ALL AREA GRADING AND RESULTING DRAINAGE PATTERNS SHALL NOT ADVERSELY AFFECT ADJACENT LANDS.
2. THE STORM DRAINAGE SHALL BE SELF CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED AND/OR EVAPOTRANSPIRED IN A MANNER ACCEPTABLE TO THE CITY.
3. MINIMUM GENERALLY ACCEPTED GRADIENT - 2.0 PERCENT.
4. MAXIMUM GENERALLY ACCEPTED GRADIENT - 5.0 PERCENT.
5. MAXIMUM ACCEPTABLE SLOPE 3 PARTS HORIZONTAL TO 1 PART VERTICAL.
6. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.
7. THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0 PERCENT. THE MAXIMUM DRIVEWAY GRADIENT IS 8.0 PERCENT.
8. RETAINING WALLS SHALL BE CONSTRUCTED ENTIRELY ON THE UPPER PROPERTY SO THAT THE BACKS (IF REQUIRED) DO NOT CROSS PROPERTY BOUNDARIES.
9. MAXIMUM PONDING DEPTH OF 0.3 METRE.
10. PROPOSED SLOP ELEVATIONS WILL BE SHOWN FOR ASPHALT, LANDSCAPE OR CONCRETE AREAS. UNLESS OTHERWISE NOTED TOP OF CURB ELEVATIONS ARE 0.15 METRE ABOVE ASPHALT ELEVATIONS EXCEPT AT CURB DEPRESSIONS AND WHEEL CHAIR RAMPS.
11. WHEN A DRIVEWAY IS TO BE ASPHALT, GRIND EXISTING ASPHALT A MINIMUM OF 300 MM WIDE AND 40 MM DEEP. FOR KEYING, APPLY HOT RUBBER SEALING COMPOUND IN ACCORDANCE WITH OPS 1212. ALL SURFACES TO BE TACK COATED WITH SS-1. SEE DETAIL ON DRAWING. [CONSULTANT TO SUPPLY SKETCH OF TEXT].
12. THE CONCRETE CURB, CONCRETE SIDEWALK (IF APPLICABLE) AND ALL RESTORATION ALONG FRONTING ROADWAYS TO THE SITE MUST BE CONSTRUCTED AND CARRIED OUT IN ACCORDANCE WITH ALL APPLICABLE AND CURRENT CITY OF TORONTO STANDARDS. CITY OF TORONTO STANDARDS INCLUDE BUT NOT LIMITED TO:- 350.01 - URBAN ENTRANCES
 - T-310.010-2 - CONCRETE SIDEWALK WITH BOULEVARD
 - T-310.010-4 - COMBINED CONCRETE CURB AND SIDEWALK
 - T-310.050-1 - VEHICLE ENTRANCE IN COMBINED CURB/SIDEWALK
 - T-600.11-1 - CONCRETE CURB (BORDERING DRIVEWAY RETURN CURB AT ENTRANCES)
 - T-600.05-1 - CONCRETE CURB AND GUTTER.
13. THE FOLLOWING PAVEMENT STRUCTURES (COMPACTED DEPTH) SHALL BE USED, UNLESS OTHERWISE SPECIFIED:

HEAVY-DUTY FIRE ROUTE & ALL NEW ROADWAYS

40MM SP 12.5 B SUPER-PAVE ASPHALT
80MM SP 19.0 D SUPER-PAVE ASPHALT
150MM GRANULAR 'A'
350MM GRANULAR 'B'

NEW DRIVEWAY ENTRANCES

200MM CONCRETE
150MM GRANULAR 'A'
250MM GRANULAR 'B'

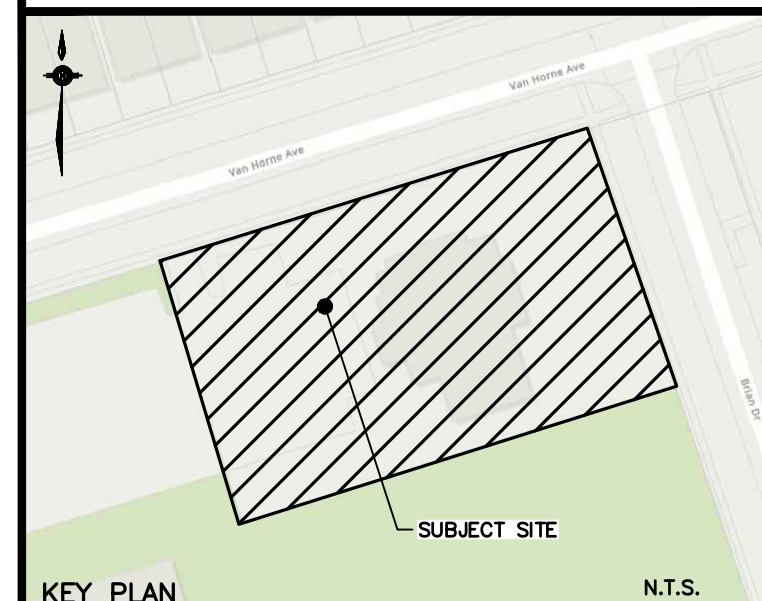
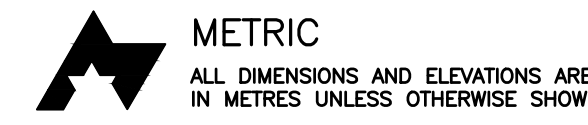
LIGHT DUTY PARKING AREAS & MULTI-USE PATH

38MM SP 12.5 B SUPER-PAVE ASPHALT
50MM SP 19.0 D SUPER-PAVE ASPHALT
150MM GRANULAR 'A'
300MM GRANULAR 'B'

14. ALL SUBGRADE TO BE INSPECTED BY A QUALIFIED SOILS ENGINEER PRIOR TO PLACEMENT OF GRANULAR MATERIALS. THE SUBGRADE AND ALL GRANULAR MATERIALS SHALL BE COMPACTED TO A MINIMUM 100% S.P.M.D.D. CONCRETE TO BE 35MPA COMPRESSIVE STRENGTH AT 28 DAYS WITH 5% TO 7% AIR ENTRAINMENT. ALL ASPHALT TO BE COMPACTED TO A MINIMUM OF 97% MARSHALL DENSITY. ALL COMPACTION TEST RESULTS AND MATERIAL TESTING RESULTS SHALL BE SUBMITTED TO CONSULTANT.
15. TRENCH BACKFILL TO BE COMPACTED TO MINIMUM 98% SPMD IN THE LAST 0.6M TO THE SUBGRADE AND BELOW TO 95% SPMD. TRENCHES WITHIN THE PAVED AREA OF MUNICIPAL ROADS SHALL BE VERTICAL TRENCHES AND BE BACKFILLED WITH NON-SHRINKABLE MATERIALS.
















ADDITIONAL R.O.W. IMPROVEMENT NOTES:

1. UNLESS INDICATED OTHERWISE, ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF TORONTO DESIGN STANDARDS AND SPECIFICATION AND THE UNDERTAKING. ONTARIO PROVINCIAL STANDARDS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO STANDARD OR SPECIFICATION IS NOTED.
2. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS MUST BE REPORTED TO THE CONSULTING ENGINEER/CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF TORONTO.
3. ALL SURVEY POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE REPORTED TO THE CONSULTING ENGINEER/CITY AND THE CONSULTING ENGINEER/CITY SHALL NOTIFY THE CITY OF THE NECESSARY CHANGES.
4. NO PORTION OF THE WORK SHALL BE CARRIED OUT WITHOUT FIRST HAVING OBTAINED APPROVED CONSTRUCTION DRAWINGS, APPROVED PROJECT SCHEDULE(S), APPROVED TRAFFIC STAGING PLANS AND PERMITS FOR SUCH PORTION OF THE CONSTRUCTION WORK IN ACCORDANCE WITH THE PROVISIONS HEREOF AND GIVING TO WORKING DAYS PRIOR WRITTEN NOTICE TO THE EXECUTIVE DIRECTOR, TECHNICAL SERVICES THAT SUCH WORK IS TO BE CARRIED OUT WITH SUCH NOTICE TO SPECIFY THE ANTICIPATED DATE OF COMMENCEMENT OF THE WORK, A PRE-CONSTRUCTION COORDINATION MEETING WITH CITY STAFF IS TO BE HELD A MINIMUM OF FIVE WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY OF THE WORK.
5. THE REMOVAL OF TREES REQUIRES THE APPROVAL OF PARKS, FORESTRY AND RECREATION DIVISION.
6. ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. GRASSED AREAS SHALL BE PROVIDED WITH 100 MM OF TOPSOIL AND SHALL BE SODDED AS PER ST. 5.00 AND ST. 5.10.
7. CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE IN DEPTH AND MATERIAL. ANY DISCREPANCIES BETWEEN EXISTING AND LATEST STANDARD PAVEMENT STRUCTURE SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF TORONTO.
8. ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONCRETE SIDEWALK TO BE COMPLETE WITH 150 mm GRANULAR BASE OR AS DIRECTED BY THE CITY INSPECTOR.



BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK MTM ZONE 10, NAD83 ORP A AND B WITH NORTHINGS OF 4849759.38 AND 4849685.80 AND EASTINGS OF 317991.12 AND 318102.30 PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY THE CITY OF TORONTO (JOB NO.2022-04861) FOR FURTHER DETAILS.

LEGEND

X	123.45	EXISTING ELEVATION
X	123.45	PROPOSED ELEVATION
X _{RET}	123.45	PROP BOTTOM OF RETAINING WALL ELEV
X _{TW}	123.45	PROP TOP OF RETAINING WALL ELEV
X _{CB}	123.45	PROP TOP OF CURB ELEVATION
X _{TC}	123.45	PROP TOP OF CURB ELEVATION
X _{SW}	123.45	PROP SWALE ELEVATION
X _{CB}	123.45	PROP TOP OF CATCHBASIN ELEVATION
X _{CB.INV}	123.45	PROP ELEVATION OF CATCHBASIN INVERT
	123.45	DRAINAGE FLOW DIRECTION AND SLOPE
		PROP OVERLAND FLOW DIRECTION
		PRE-DEV OVERLAND FLOW DIRECTION
		CURB DEPRESSION/CURB CUT
		PROPOSED CONCRETE TOE WALL (REFER TO DETAIL ON THIS PLAN)
	V&B	PROPOSED BARRIER CURB
	CB.1	VALVE AND BOX CATCHBASIN
	MH.1	STORM MANHOLE
	MH.1A	SANITARY MANHOLE
	EX.FH	EX. VALVED HYDRANT
FFE = 123.45		ELEVATION AT FIRST FINISHED FLOOR
BME = 123.45		ELEVATION AT MECHANICAL/BASEMENT FLOOR
		WATER SERVICE CONNECTION
		SANITARY SERVICE CONNECTION
		STORM SERVICE CONNECTION
		ECCENTRIC REDUCER
	AD	AREA DRAIN (REFER TO MECHANICAL DWGS FOR DETAILS)

2D	ISSUED FOR CONSTRUCTION	P.A.	27 MAR 2025
2C	ISSUED FOR PERMIT (WAT. SERVICE REV.)	P.A.	19 NOV 2024
2B	ISSUED FOR PERMIT	P.A.	09 OCT 2024
2	ISSUED FOR SPA (REVISION 2)	P.A.	06 FEB 2024
1	ISSUED FOR SPA (REVISION 1)	P.A.	24 NOV 2023
0	ISSUED FOR SPA	P.A.	28 APR 2023
NO.	REVISION	BY	DATE
REVISIONS			

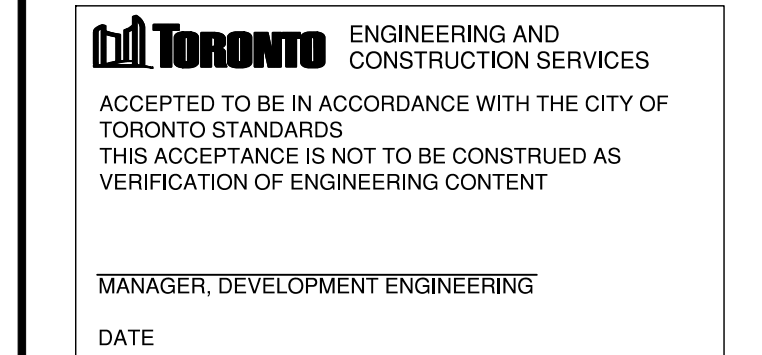
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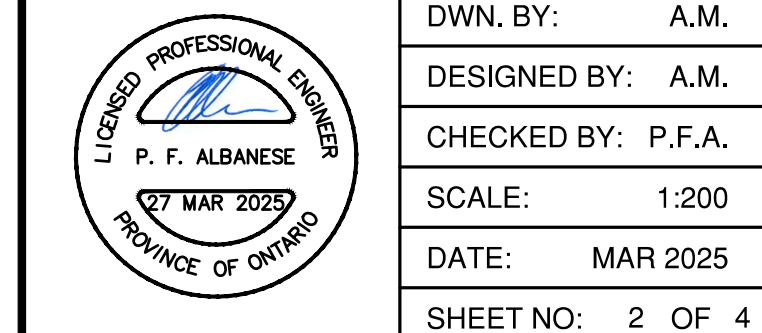
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CONSTRUCTION SERVICES



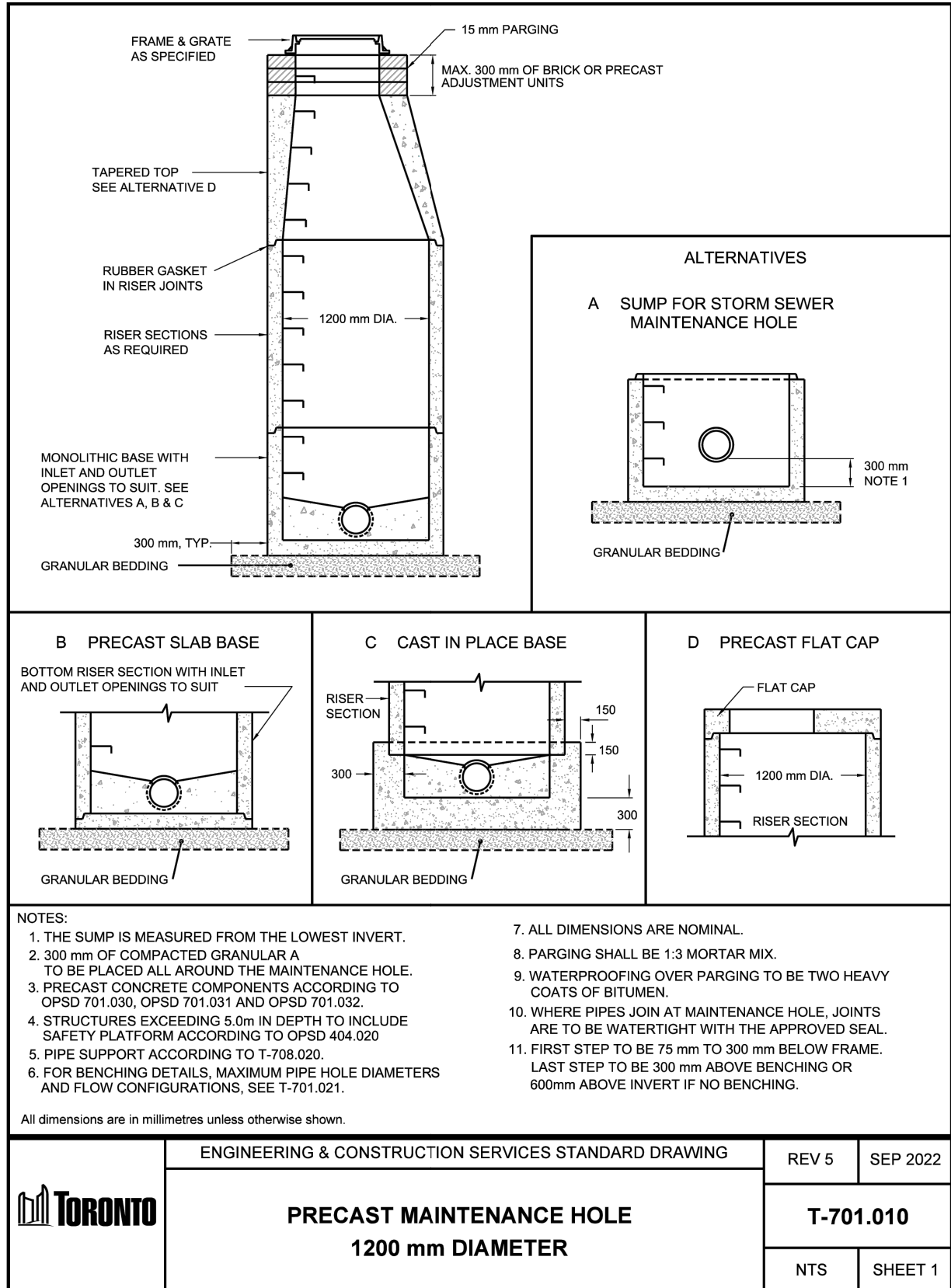
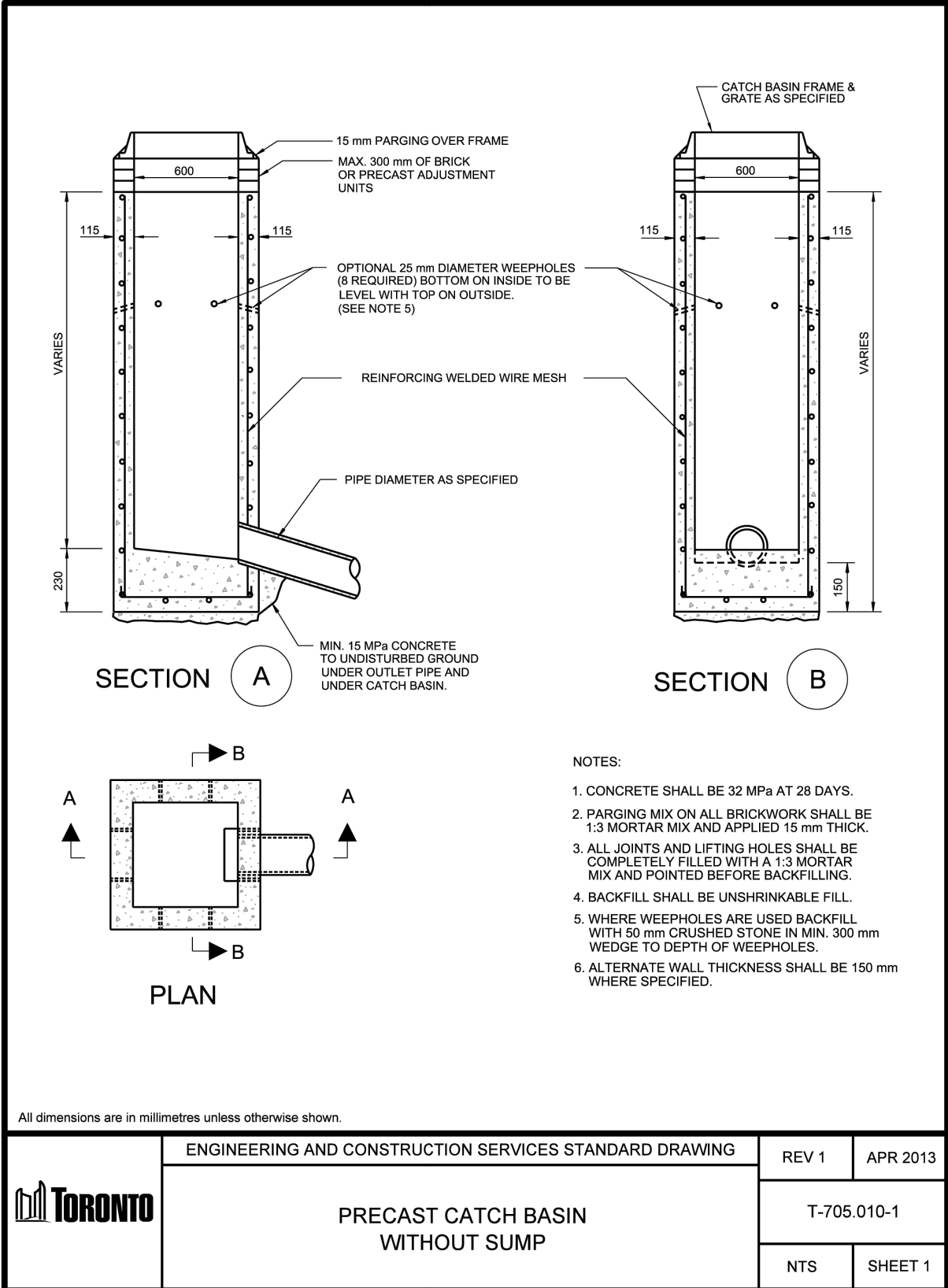
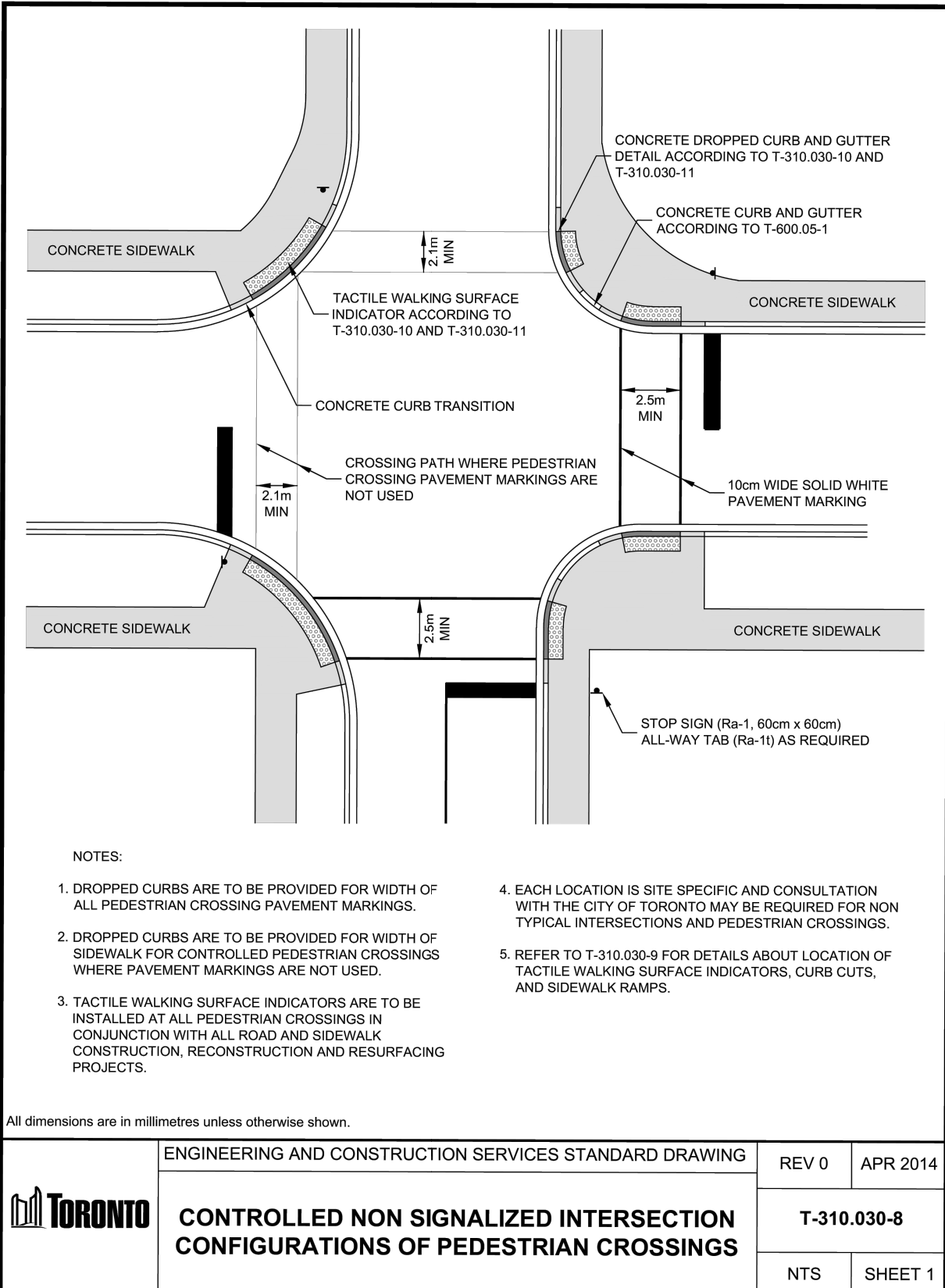
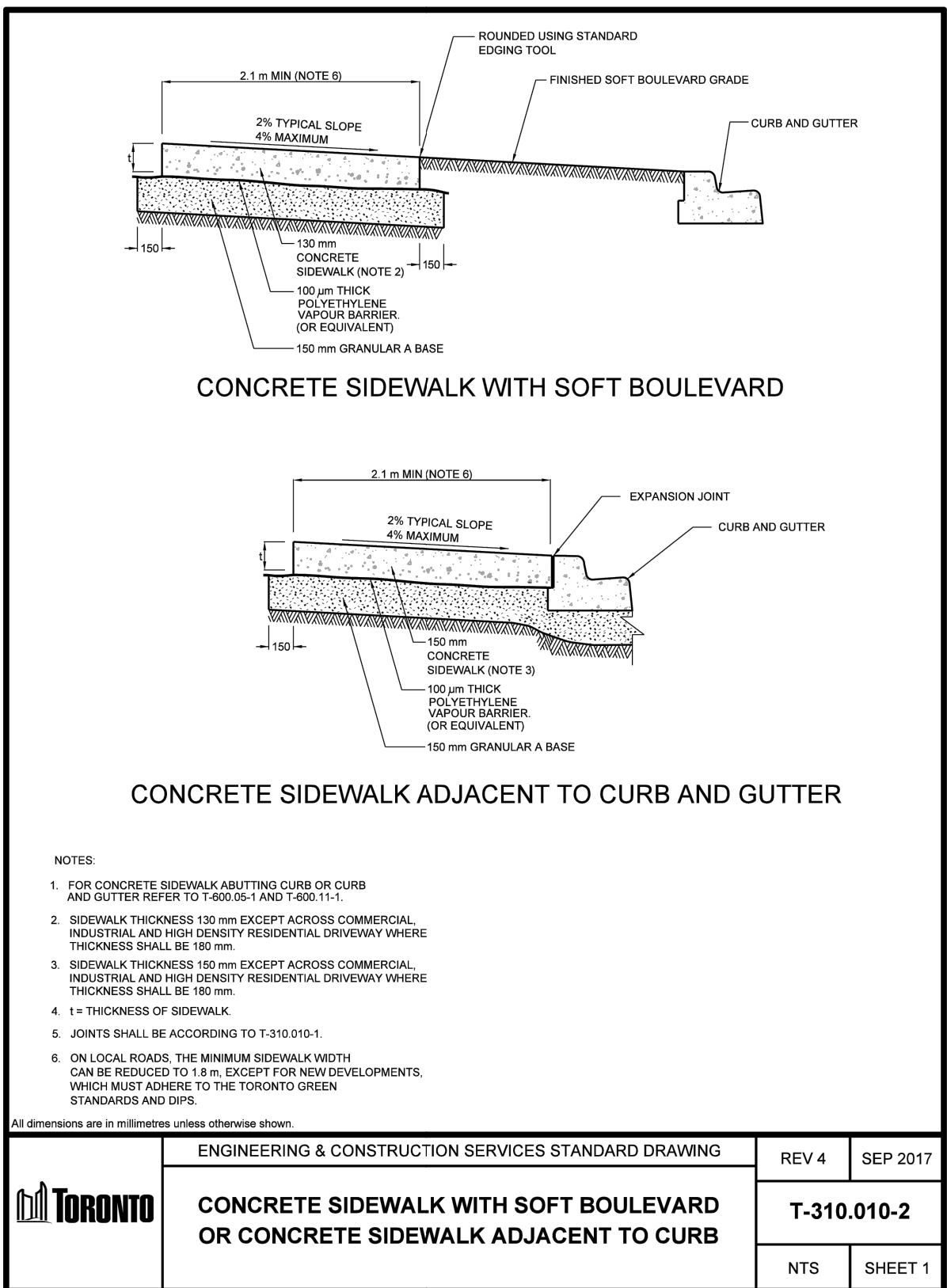
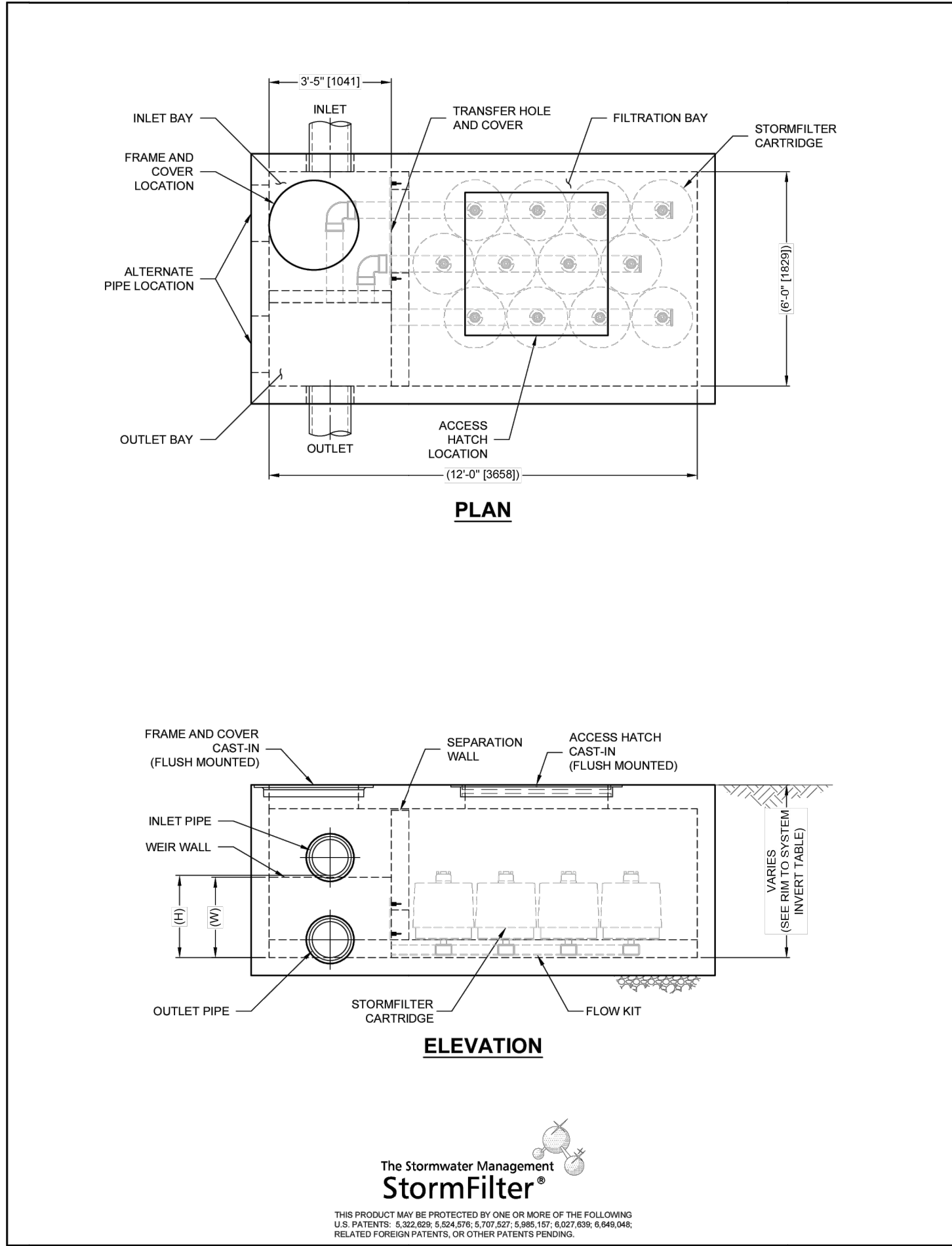
PROJECT NAME:
575 VAN HORNE AVE.
TPL BUILDING ADDITION

DRAWING TITLE:

SITE GRADING PLAN



PROJECT NO.	DWG NO.	REV. NO.
22148	SG-1	2D



METRIC
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE SHOWN

KEY PLAN

BENCH MARK:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK MTM ZONE 10, NAD83 ORP A AND B WITH NORTHINGS OF 4849759.58 AND 484985.80 AND EASTINGS OF 517991.12 AND 318102.30 PLEASE REFER TO ORIGINAL TOPOGRAPHICAL SURVEY BY THE CITY OF TORONTO (JOB NO.2022-04861) FOR FURTHER DETAILS.

LEGEND

X	123.45	EXISTING ELEVATION
X	123.45	PROPOSED ELEVATION
X _{EW}	123.45	PROP. BOTTOM OF RETAINING WALL ELEV
X _{FW}	123.45	PROP. TOP OF RETAINING WALL ELEV
X _{GC}	123.45	PROP. BOTTOM OF CURB ELEVATION
X _{TC}	123.45	PROP. TOP OF CURB ELEVATION
X _{SW}	123.45	PROP. SWALE ELEVATION
X _{CB}	123.45	PROP. TOP OF CATCHBASIN ELEVATION
X _{CB,INV}	123.45	PROP. ELEVATION OF CATCHBASIN INVERT
→		DRAINAGE FLOW DIRECTION AND SLOPE
→		PROP. OVERLAND FLOW DIRECTION
→		PRE-DEV OVERLAND FLOW DIRECTION
→		CURB DEPRESSION/CURB CUT
→		PROPOSED CONCRETE TOE WALL (REFER TO DETAIL ON THIS PLAN)
→		PROPOSED BARRIER CURB
→		VALVE AND BOX
→		CATCHBASIN
→		STORM MANHOLE
→		SANITARY MANHOLE
→		EX. VALVED HYDRANT
→		ELEVATION AT FIRST FINISHED FLOOR
→		ELEVATION AT MECHANICAL/BASEMENT FLOOR
→		WATER SERVICE CONNECTION
→		SANITARY SERVICE CONNECTION
→		STORM SERVICE CONNECTION
→		ECCENTRIC REDUCER
→		AREA DRAIN (REFER TO MECHANICAL DWGS FOR DETAILS)

REVISIONS

2D	ISSUED FOR CONSTRUCTION	P.A.	27 MAR 2025
2C	ISSUED FOR PERMIT (WAT. SERVICE REV.)	P.A.	19 NOV 2024
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ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT

MANAGER, DEVELOPMENT ENGINEERING

DATE

PROJECT NAME:
575 VAN HORNE AVE.
TPL BUILDING ADDITION

DRAWING TITLE:
DETAILS

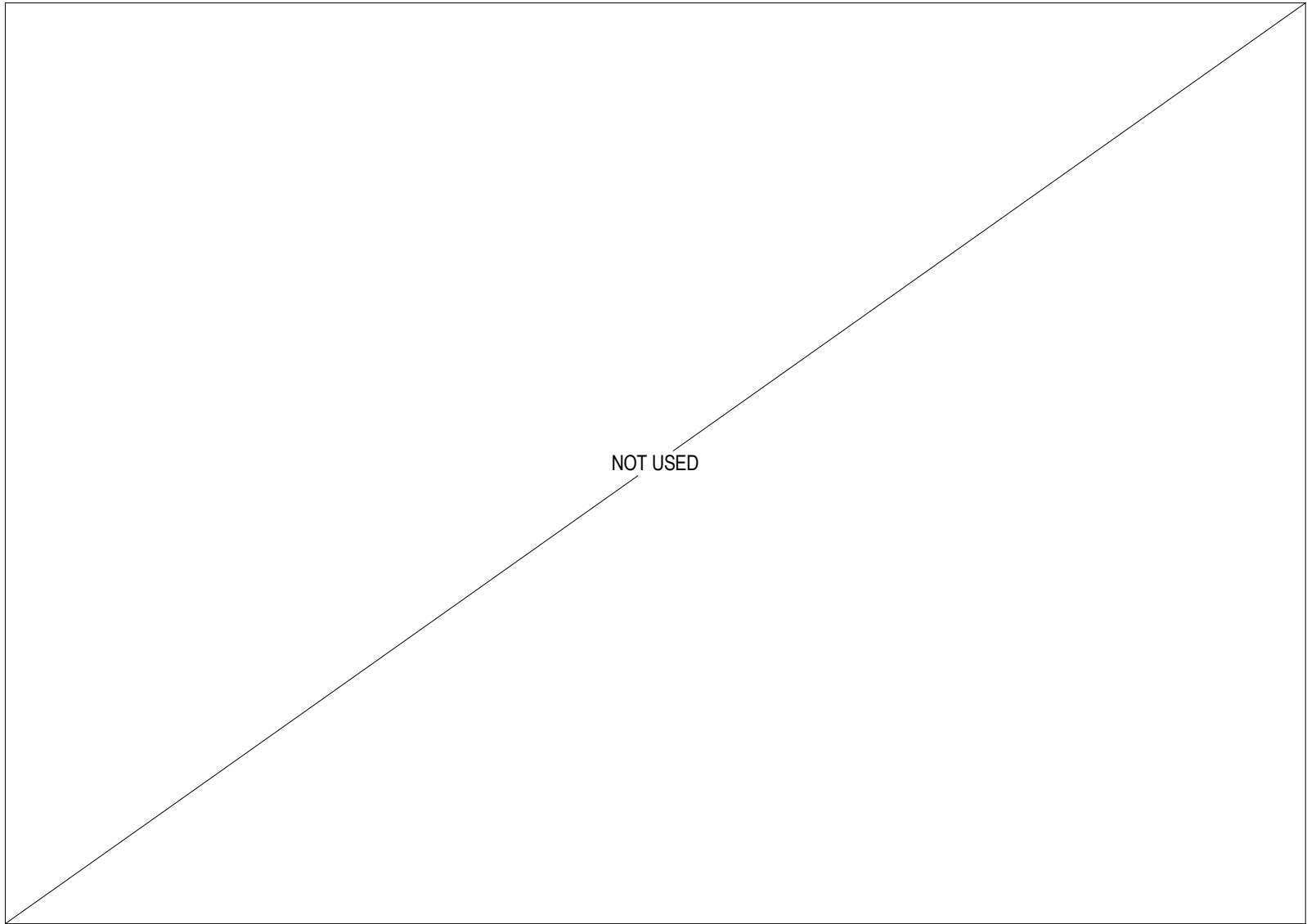
DWN. BY: A.M.
DESIGNED BY: A.M.
CHECKED BY: P.F.A.
SCALE: 1:200
DATE: MAR 2025
SHEET NO: 4 OF 4

PROJECT NO. 22148
DWG. NO. DET-1
REV. NO. 2D

ABBREVIATIONS			
FIRE PROTECTION		HVAC	
AFF	ABOVE FINISHED FLOOR	AC	AIR CONDITIONING
BOB	BOTTOM OF BEAM	AHU	AIR HANDLING UNIT
BOO	BOTTOM OF DUCT	AL	ACOUSTICAL LINING
BOP	BOTTOM OF PIPE	BAS	BUILDING AUTOMATION SYSTEM
CH	CEILING HEIGHT	BCU	BLOWER COIL UNIT
DN	DOWN	BPD	BYPASS DAMPER
DR	DRAIN	BTU	BRITISH THERMAL UNIT
DWG	DRAWING	BHP	BRAKE HORSE POWER
EL	ELEVATION	CAC	COMPUTER ROOM AC
F	FIRE SERVICE	CD	CEILING DIFFUSER
FDC	FIRE DEPARTMENT CONNECTION	CFM	CUBIC FEET PER MINUTE
FHR	FIRE HOSE RACK	CHW	CHILLED WATER
FP	FIRE PROTECTION	CWR	CONDENSER WATER RETURN
FSP	FIRE STAND PIPE	CWS	CONDENSER WATER SUPPLY
NTS	NOT TO SCALE	CP	CONDENSATE PUMP
PA	PRE-ACTION	CV	CONSTANT VOLUME
QTY	QUANTITY	DN	DOWN
SPR	SPRINKLER	EAT	ENTERING AIR TEMPERATURE
SQ.FT.	SQUARE FOOT(FEET)	EF	EXHAUST FAN
T.C.S.P.	TEMPORARY CORE SPRINKLER PROTECTION	FC	FLEXIBLE CONNECTION
TEMP	TEMPERATURE	FD/AD	FIREDAMPER WITH ACCESS DOOR
TS	TAMPER SWITCH	FSD/AD	COMBINATION FIRE & SMOKE DAMPER WITH ACCESS DOOR
TYP	TYPICAL	GPM	GALLONS PER MINUTE
ULC	UNDERWRITERS LABORATORY OF CANADA	HP	HORSEPOWER
PLUMBING		IN WC	INCHES OF WATER COLUMN
CM	COFFEE MAKER	KW	KILOWATT
CO	CLEAN OUT	LPS	LITER PER SECOND
CW	COLD WATER	LD	LINEAR DIFFUSER
DN	DOWN	NTS	NOT TO SCALE
DW	DISHWASHER	PA	PASCAL
EL	ELEVATION	PD	PUMP DISCHARGE
EW	ELECTRIC WATER HEATER	RA	RETURN AIR
F	WATER FILTER	RG	RETURN AIR GRILLE
HW	HOT WATER	RPM	ROTATIONS PER MINUTE
HWD	HOT WATER DISPENSER	RPS	ROTATIONS PER SECOND
HWVO	HOT WATER VALVED OUTLET	RTU	ROOFTOP UNIT
IM	ICE MAKER	TD	TRANSFER DUCT
IW	INDIRECT WASTE	TF	TRANSFER FAN
IWH	INSTANTANEOUS WATER HEATER	TO	TRANSFER OPENING
LAV	LAVATORY	TR	TOP REGISTER
MER	MECHANICAL EQUIPMENT ROOM	VAV	VARIABLE AIR VOLUME
NTS	NOT TO SCALE	VD	VOLUME DAMPER
PO	PLUGGED OUTLET	WMS	WIRE MESH SCREEN
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER	(XXX)	CFM OF AIR SUPPLY
S	SOIL	(XXX)V	VAV DIFFUSER. MAXIMUM AIRFLOW RATE INDICATED
SA	SHOCK ABSORBER	[XXX]	CFM OF AIR - RETURN/EXHAUST
SAN	SANITARY	NOTES:	
SK	SINK	1. ABBREVIATION LISTS ARE FOR REFERENCE ONLY. NOT ALL ABBREVIATIONS SHOWN ON ABBREVIATION LIST ARE USED IN PROJECT.	
SPECS	SPECIFICATIONS		
SQ.FT.	SQUARE FOOT (FEET)		
TMV	THERMOSTATIC MIXING VALVE		
TP	TRAP PRIMER		
TYP	TYPICAL		
UL	UNDERWRITERS LABORATORY		
UR	URINAL		
V	VENT		
W	WASTE		
WC	WATER CLOSET		
WHA	WATER HAMMER ARRESTOR		
WCO	WATER CLEANOUT		

SYMBOLS			
FIRE PROTECTION		PLUMBING	
	EXISTING SPRINKLER PIPING TO REMAIN		EXISTING COLD WATER PIPING TO REMAIN
	EXISTING SPRINKLER DRAIN PIPING TO REMAIN		EXISTING HOT WATER PIPING TO REMAIN
	EXISTING PIPING TO BE REMOVED		EXISTING VENT PIPING TO REMAIN
	SPRINKLER SYSTEM PIPING		EXISTING DRAINAGE PIPING TO REMAIN (W OR S)
	FIRE STANDPIPE SYSTEM PIPING		EXISTING PIPING TO BE REMOVED
	PRE-ACTION SYSTEM PIPING		COLD WATER PIPING (CW)
	DIRECTION ARROW		HOT WATER PIPING (HW)
	PIPE-UP UNLESS OTHERWISE NOTED		DRAINAGE PIPING ABOVE SLAB
	PIPE DROP UNLESS OTHERWISE NOTED		DRAINAGE PIPING BELOW SLAB
	TOP CONNECTION		VENT PIPING (V)
	BOTTOM CONNECTION		DIRECTION OF FLOW
	CAPPED OUTLET		PIPE-UP UNLESS OTHERWISE NOTED
	DROP OR RISE		PIPE DROP UNLESS OTHERWISE NOTED
	DROP OR RISE		DROP OR RISE
	NEW CONNECTION		TOP CONNECTION
	EXISTING FIRE HOSE RACK (RISER DIAGRAM/ELEVATION)		BOTTOM CONNECTION
	EXISTING FIRE HOSE RACK (PLAN)		VALVED CAPPED OUTLET
	EXISTING FLOOR CONTROL ASSEMBLY		NEW CONNECTION
	EXISTING WATER FLOW DETECTOR		POINT OF DISCONNECTION
	EXISTING SHUT-OFF VALVE		POINT OF NEW CONNECTION
	EXISTING NORMALLY CLOSED DRAIN VALVE		CLEANOUT (CO)
	EXISTING CHECK VALVE		TRAP
	EXISTING O.S.&Y. VALVE		FLOOR DRAIN
	EXISTING O.S.&Y. VALVE WITH TAMPER SWITCH		GATE VALVE (GV)
	EXISTING PRESSURE REDUCING VALVE (PRV)		BALL VALVE (BV)
	EXISTING PRE-ACTION VALVE		CHECK VALVE
	EXISTING 3 WAY ROOF MANIFOLD		BALANCE VALVE
	EXISTING SIAMESE CONNECTION		SOLENOID VALVE
	EXISTING PRESSURE GAUGE (PG)		TRAP PRIMER
	EXISTING UNION		WATER FILTER
	EXISTING WATER-PROOF PIPE SLEEVE		REDUCED PRESSURE ZONE BACKFLOW PREVENTER
	EXISTING PUMP		SHOCK ABSORBER
	POINT OF DISCONNECTION FROM EXISTING		VACUUM BREAKER
	POINT OF NEW CONNECTION TO EXISTING		AVALOIR ENTONNOIR / FUNNEL DRAIN
	SHEET KEYNOTE DESIGNATION		UNION
	FIRE EXTINGUISHER		WATER-PROOF PIPE SLEEVE
NOTES:			NON-FREEZE WALL HYDRANT (NFWH)
1. SYMBOL LISTS ARE FOR REFERENCE ONLY. NOT ALL SYMBOLS SHOWN ON SYMBOL LIST ARE USED IN PROJECT.		NOTES:	
		1. SYMBOL LISTS ARE FOR REFERENCE ONLY. NOT ALL SYMBOLS SHOWN ON SYMBOL LIST ARE USED IN PROJECT.	

MECHANICAL DRAWING LIST			
SHEET NUMBER		SHEET TITLE	
M-001		MECHANICAL SYMBOLS & ABBREVIATIONS	
M-002		MECHANICAL PROJECT NOTES	
M-201		MECHANICAL SCHEDULES	
M-202		PLUMBING RISER DIAGRAMS	
M-301		PLUMBING LEVEL 01 DEMOLITION PLAN	
M-311		PLUMBING AND FIRE PROTECTION LEVEL 01 NEW WORK PLAN	
M-312		PLUMBING ROOF LEVEL NEW WORK PLAN	
M-401		HVAC LEVEL 01 DEMOLITION PLAN	
M-402		HVAC ROOF LEVEL DEMOLITION PLAN	
M-411		HVAC LEVEL 01 NEW WORK PLAN	
M-412		HVAC ROOF LEVEL NEW WORK PLAN	
M-601		MECHANICAL CONTROLS DIAGRAMS SHEET 1	
M-602		MECHANICAL CONTROLS DIAGRAMS SHEET 2	
M-801		MECHANICAL DETAILS SHEET 1	
M-802		MECHANICAL DETAILS SHEET 2	
M-803		MECHANICAL DETAILS SHEET 3	



1
M-001
DETAIL - NOT USED
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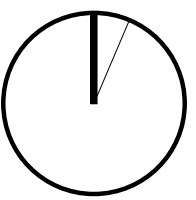
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G	ISSUED FOR TENDER	2025-04-01
F	ISSUED FOR COST ESTIMATE	2025-03-14
E	ISSUED FOR PERMIT	2024-09-27
D	ISSUED FOR 65% CD REVIEW	2023-11-08
C	ISSUED FOR 50% CD REVIEW	2023-06-16
A	ISSUED FOR 100% DD	2023-02-09
00	ISSUE	DATE



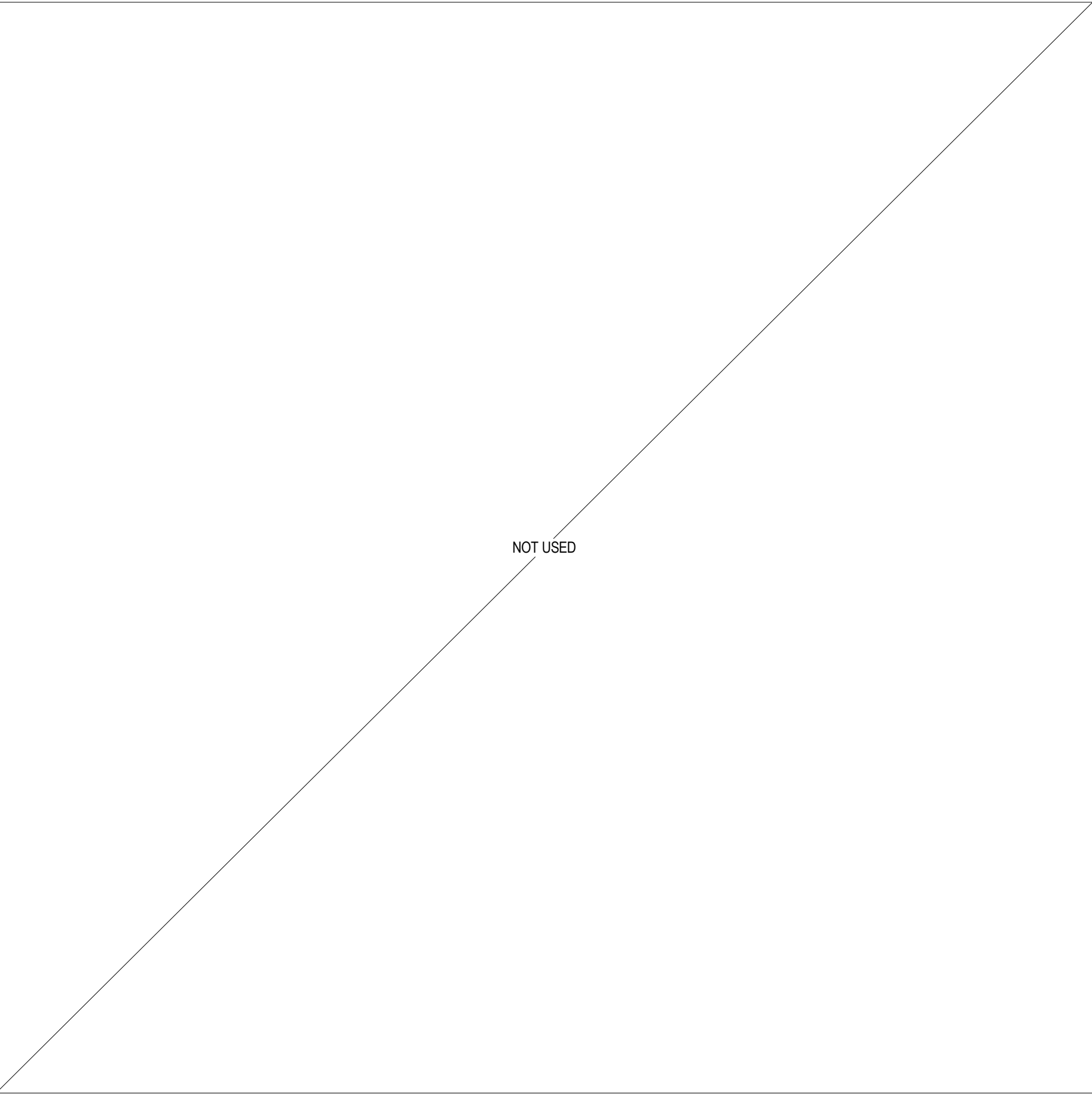
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MECHANICAL
SYMBOLS &
ABBREVIATIONS

M-001

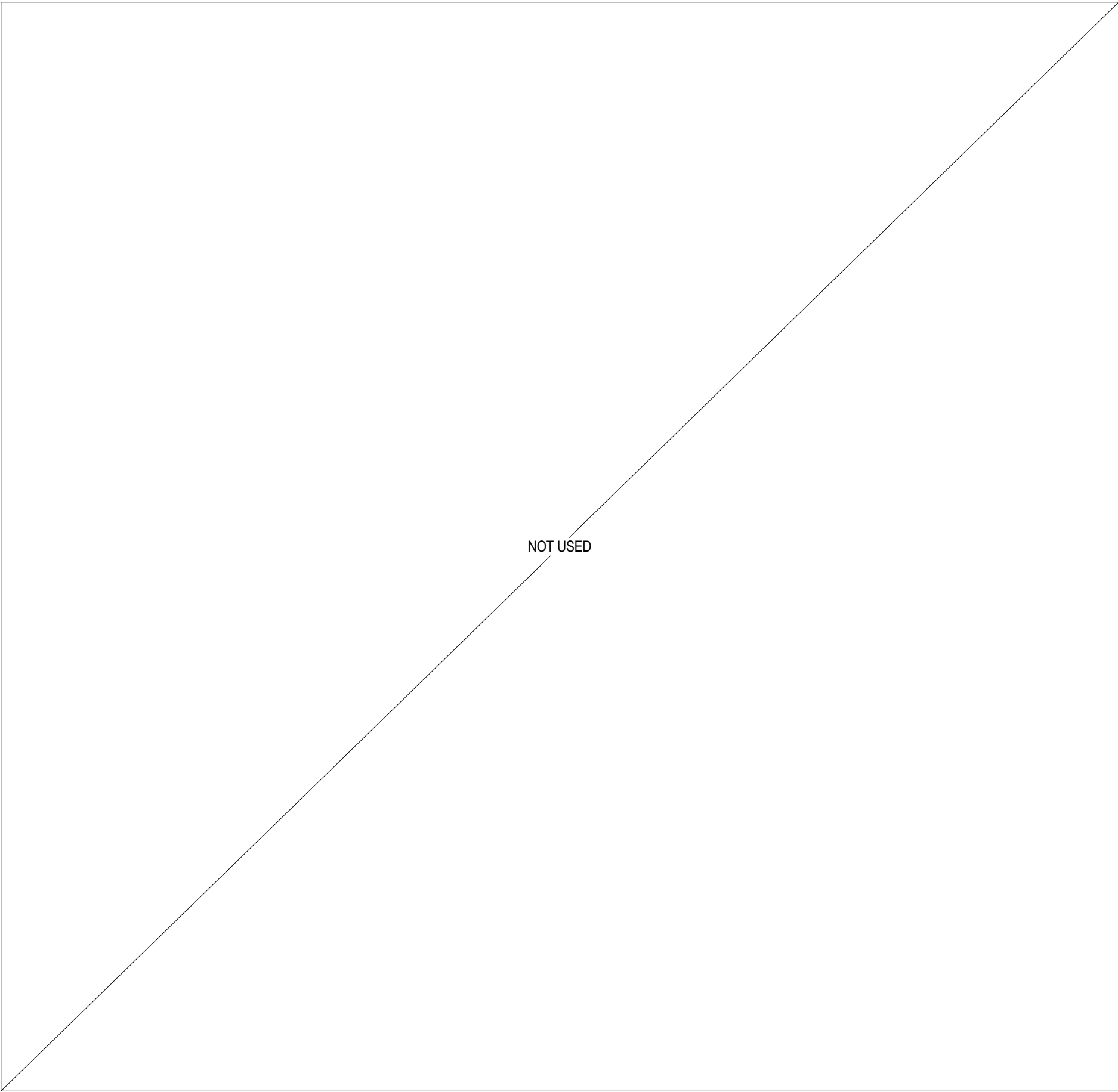
PROJECT GENERAL NOTES

GENERAL	COORDINATION	FIRE PROTECTION
<div><div>A. INSTALLATION OF MECHANICAL EQUIPMENT SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.</div><div>B. CUT, PATCH, AND PAINT CEILINGS AND SLAB AS REQUIRED TO MATCH EXISTING CONDITIONS.</div><div>C. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT.</div><div>D. UPON COMPLETION OF ALL NEW WORK NO ABANDONED DUCTS OR PIPES SHALL REMAIN.</div><div>E. THE EXISTING SYSTEMS SHALL BE LEFT IN PERFECT WORKING ORDER UPON COMPLETION OF ALL NEW WORK.</div><div>F. PRIOR TO SUBSTANTIAL COMPLETION, THE TESTING AND BALANCING REPORT AND NFPA STAMPED LETTER SHALL BE PROVIDED TO THE CONSULTANT.</div></div>	<div><div>A. THE CONTRACTOR SHALL VISIT THE PREMISES AND COMPARE SAME WITH A FULL SET OF BID BEFORE PROCEEDING WITH ANY WORK IN OCCUPIED OR USED AREAS. THE CONTRACTOR SHALL APPLY TO LANDLORD FOR PERMISSIONS TO ENTER SUCH AREAS. THE CONTRACTOR IS OBLIGED TO PERFORM WORK ONLY AT TIMES DESIGNATED BY THE LANDLORD. THERE WILL BE NO ADDITIONAL COMPENSATION FOR THE WORK PERFORMED AFTER HOURS OR ON OFF-DAYS WITHOUT PRIOR WRITTEN APPROVAL.</div><div>B. CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES AND EXISTING CONDITIONS.</div><div>C. CONTRACTOR SHALL COORDINATE SLAB PENETRATIONS WITH STRUCTURAL ENGINEERS. STRUCTURAL ENGINEER TO BE RETAINED BY CONTRACTOR.</div></div> <div><div>HVAC</div><div><div>A. PROVIDE ALL REMOVABLE ACCESS TILES IN HUNG CEILING FOR ACCESS TO ALL VOLUME AND FIRE DAMPERS (EXISTING OR NEW) AND ALL OTHER MECHANICAL AND ELECTRICAL EQUIPMENT REQUIRING ACCESS FOR MAINTENANCE AND ADJUSTMENTS.</div><div>B. ALL THERMOSTATS/HUMIDISTATS/SENSORS INSTALLED ON PERIMETER WALLS SHALL BE MOUNTED ON INSULATED BACKING.</div><div>C. BALANCE SUPPLY OUTLETS TO AIRFLOW QUANTITIES SHOWN ON FLOOR PLAN.</div><div>D. CLEAN ALL EXISTING AIR OUTLETS FOR REUSE AND ALL NEW AIR OUTLETS AFTER BALANCING PRIOR TO TURN OVER OF WORK.</div><div>E. CUT TILES, PROVIDE NEW TILES AND TEE-BAR FOR INSTALLATION OF AIR OUTLETS.</div><div>F. TAKE EXTRA CARE TO PREVENT DUST/DEBRIS FROM ENTERING THE HVAC SYSTEM FROM THE CONSTRUCTION AREA IN ORDER TO AVOID SPREADING DUST/DEBRIS TO OTHER AREAS OF THE BUILDING.</div><div>G. ALL INDUCTION UNITS, TRANSFER UNITS, TRANSFER FANS, SUPPLY AIR DIFFUSERS, RETURN/EXHAUST AIR GRILLES LOCATED WITHIN THE TENANT SPACE SHALL BE VACUUMUED AND CLEANED AFTER CONSTRUCTION HAS BEEN COMPLETED AND BEFORE OCCUPANCY.</div><div>H. PROVIDE TEMPORARY MERV 8 FILTERS ON ALL BASE BUILDING RETURN AIR OPENINGS PRIOR TO CONSTRUCTION AND REPLACE FILTERS WEEKLY.</div></div></div> <div><div>PLUMBING</div><div><div>A. CONTRACTOR SHALL VERIFY IN THE FIELD LOCATIONS OF EXISTING PLUMBING RISERS, WHICH ARE EXISTING TO REMAIN.</div><div>B. IN CASES WHERE EXISTING PIPE IS REMOVED AND CUT BACK TO EXISTING RISERS. CONTRACTOR SHALL PROVIDE NEW OUTLETS FOR FUTURE USE AS TIGHT AS POSSIBLE TO EXISTING RISERS. 4"CAPPED SANITARY OUTLET IN CEILING OF FLOOR BELOW, 2"CAPPED VENT OUTLET, AND NEW VALVED AND CAPPED CW AND HW OUTLETS ABOVE NEW CEILING ELEVATION. SIZE OF NEW VALVED CW & HW OUTLETS SHALL MATCH EXISTING RISER TAPS.</div><div>C. CONTRACTOR SHALL COORDINATE THE ROUTING OF ALL SAN, V, CW & HW PIPING WITH DUCTS AND LIGHT FIXTURES.</div><div>D. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXISTING WATER PRESSURE. CONTRACTOR SHALL PROVIDE A PRESSURE REDUCING VALVE IF THE WATER PRESSURE EXCEEDS 80PSI.</div></div></div>	<div><div>A. CONTRACTOR SHALL VERIFY IN THE FIELD LOCATION OF EXISTING FIRE STANDPIPE AND/OR SPRINKLER RISERS.</div><div>B. VERIFY ALL GOVERNING DIMENSIONS, PIPE SIZES AND LOCATION OF THE PIPING AND EQUIPMENT TO BE REMOVED.</div><div>C. NOTIFY BUILDING MANAGER AT LEAST 48 HOURS BEFORE DEMOLITION WORK OR BEFORE SHUT DOWN OF EXISTING SERVICES. RISER SHUT DOWNS SHALL BE PERFORMED AT CONTRACTOR'S COST, AT DESIGNATED TIMES UNDER BUILDING MANAGER'S SUPERVISION AND ONLY WITH APPROVAL.</div><div>D. THE CONTRACTOR'S WORK ACTIVITIES SHALL NOT INTERFERE WITH THE BUILDING SERVICES IN ANY WAY WITHOUT THE EXPRESS PERMISSION IN WRITING BY THE BUILDING MANAGER. SUCH INTERRUPTIONS AND INTERFERENCES SHALL BE MADE AS BRIEF AS POSSIBLE AND ONLY AT THE TIME STATED BY THE BUILDING MANAGER.</div><div>E. PROVIDE A FIRE WATCH FOR THE DURATION OF THE SPRINKLER SHUT-DOWN. RESTORE SPRINKLER SYSTEM TO ACTIVE CONDITIONS WHEN THE FIRE WATCH IS NOT PROVIDED. COORDINATE SCHEDULING WITH BUILDING MANAGEMENT.</div><div>F. LOCATIONS AND SIZES OF EXISTING PIPING ARE APPROXIMATE. FIELD VERIFY EXACT SIZES AND LOCATIONS OF ALL EXISTING PIPING AT THE SITE.</div><div>G. NO REMOVED EXISTING PIPING FITTINGS, VALVES, ETC. SHALL BE REUSED UNLESS OTHERWISE APPROVED BY THE ENGINEER.</div><div>H. CONTRACTOR & ITS SUB'S SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING SPRINKLERS AND RELATED PIPING AS WELL AS REMOVING SPRINKLERS AS REQUIRED TO MEET NEW PROPOSED SPRINKLER HEAD LAYOUT.</div><div>I. THE CONTRACTOR SHALL INCLUDE IN THE PRICE THE COST FOR DRAINING AND FILLING THE EXISTING SPRINKLER SYSTEM IN ORDER TO FACILITATE THE SPRINKLER SCOPE OF WORK. NOTIFY ALL MONITORING SERVICES OF SYSTEM SHUT DOWN FOR ALARMS.</div></div>
EXISTING CONDITIONS		
<div><div>A. THE CONTRACTOR SHALL VISIT THE PREMISES AND COMPARE SAME WITH A FULL SET OF BID DOCUMENTS AND SPECIFICATIONS AND BECOME SATISFIED WITH THE CONDITIONS EXISTING AT THE BUILDING BEFORE DELIVERY OF THE PROPOSAL. NO ADDITIONAL ALLOWANCE WILL BE MADE TO THE CONTRACTOR DUE TO THE NEGLIGENCE OR FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.</div><div>B. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING HEIGHTS.</div></div>		
DEMOLITION/REMOVALS		
<div><div>A. NOTES AND GRAPHIC REPRESENTATIONS SHALL NOT LIMIT THE EXTENT OF DEMOLITION REQUIRED. CONTRACTOR SHALL VISIT THE SITE, CAREFULLY EXAMINE EXISTING CONDITIONS AND SHALL PERFORM ALL DEMOLITION REQUIRED TO ACHIEVE THE FINAL DESIGN INTENT AS REQUIRED BY THE CONTRACT DOCUMENTS. EXTENT OF ALL DEMOLITION WORK SHALL BE COORDINATED WITH THE ARCHITECT.</div><div>B. EQUIPMENT INDICATED TO BE REMOVED SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS. LANDLORD SHALL HAVE THE OPTION TO RECEIVE ANY ITEMS CALLED TO BE REMOVED PRIOR TO REMOVAL FROM SITE. EQUIPMENT REQUIRED TO BE TURNED OVER TO THE OWNER SHALL BE PLACED IN A MUTUALLY ACCEPTABLE LOCATION.</div><div>C. THE WORK SHALL INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED. PRIOR TO REMOVING EQUIPMENT AND MATERIALS FROM THE PROJECT SITE, THE BUILDING MANAGER SHALL INSPECT AND ADVISE WHICH ITEMS WILL BE RESTORED.</div><div>D. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL FROM THE PREMISES ALL DEBRIS RESULTING FROM REMOVAL OF WORK.</div><div>E. CONTRACTOR SHALL CAP AIRTIGHT ALL REMAINING SERVICES, AT ALL POINTS OF DISCONNECTION, UNLESS OTHERWISE INDICATED.</div><div>F. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE, MUST BE PERFORMED AFTER NORMAL WORKING HOURS OR ON WEEKENDS. THE DELIVERY, HANDLING, AND INSTALLING OF MATERIALS, EQUIPMENT AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO OTHER TENANTS. CLEANING MUST BE CONTROLLED TO PREVENT DIRT AND DUST FROM INFILTRATING INTO ADJACENT TENANT OR MECHANICAL AREAS. WELDING OR BURNING MUST BE PERFORMED ONLY DURING TIMES SPECIFICALLY APPROVED BY THE BUILDING MANAGER.</div></div>		



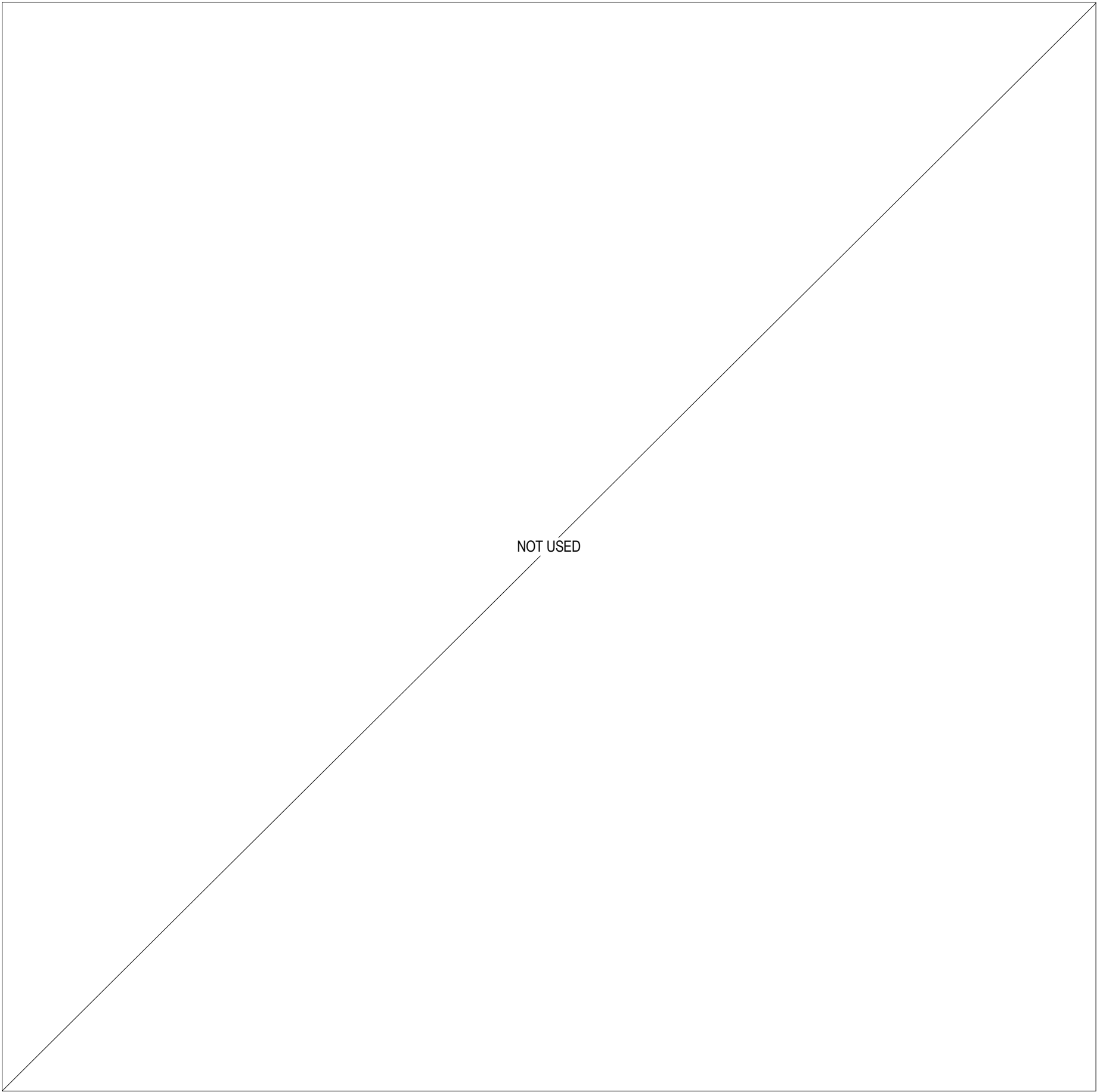
3
M-002 / N.T.S.

DETAIL - NOT USED



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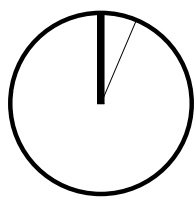
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C	ISSUED FOR 50% CD REVIEW	2023-06-16
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N.T.S. @24x36

MECHANICAL
PROJECT NOTES

M-002

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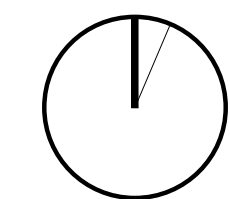
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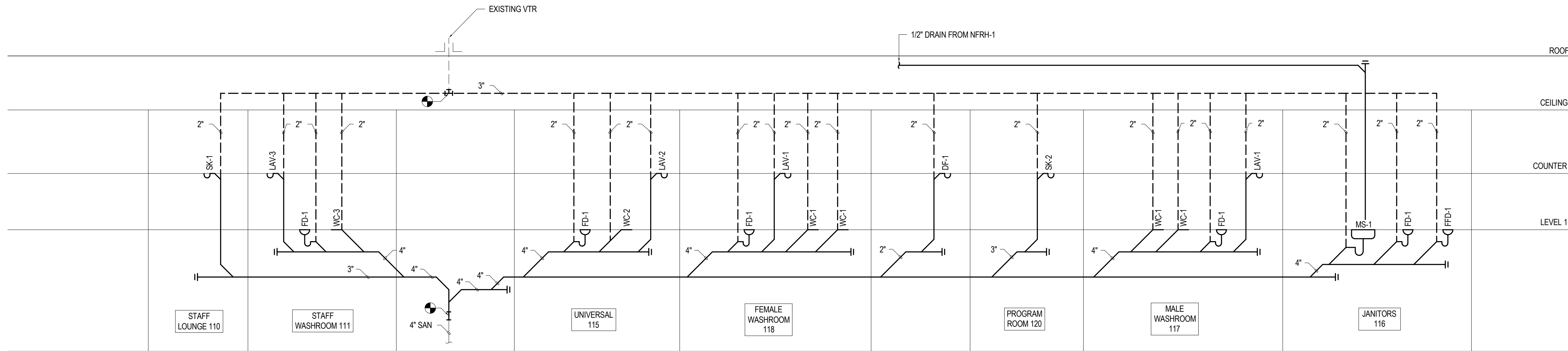
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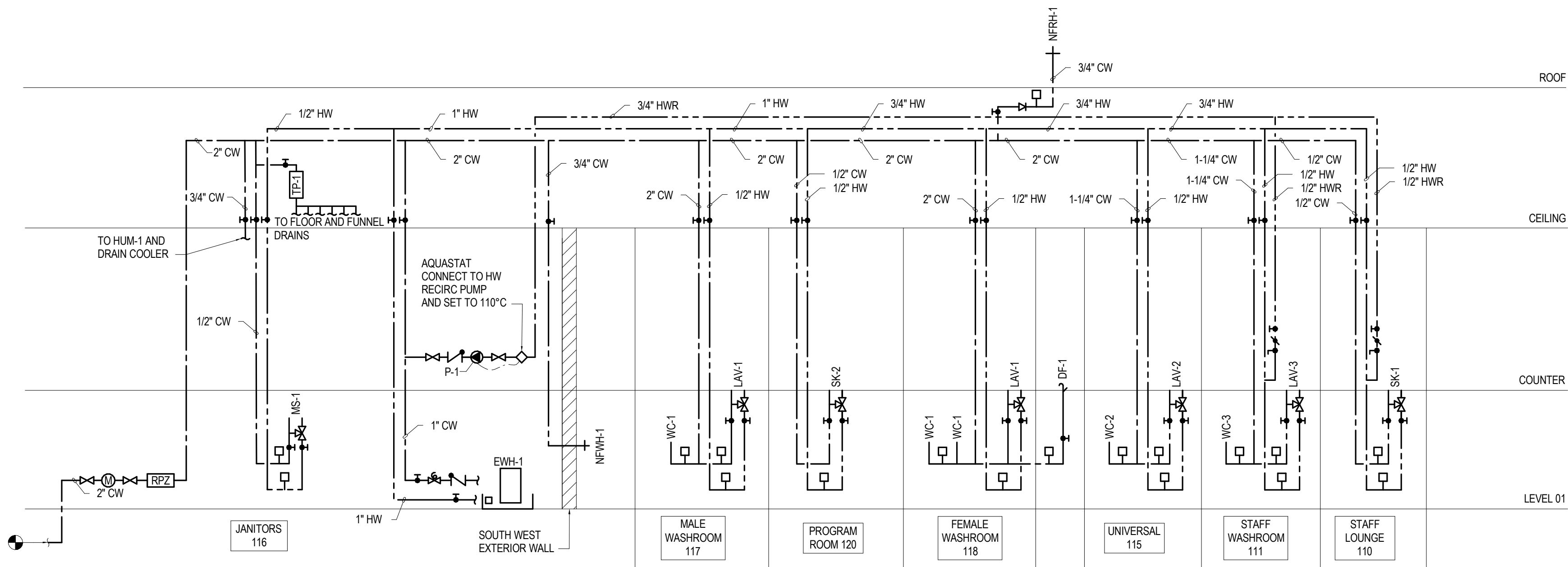
N.T.S. @24x36

PLUMBING
RISER
DIAGRAMS

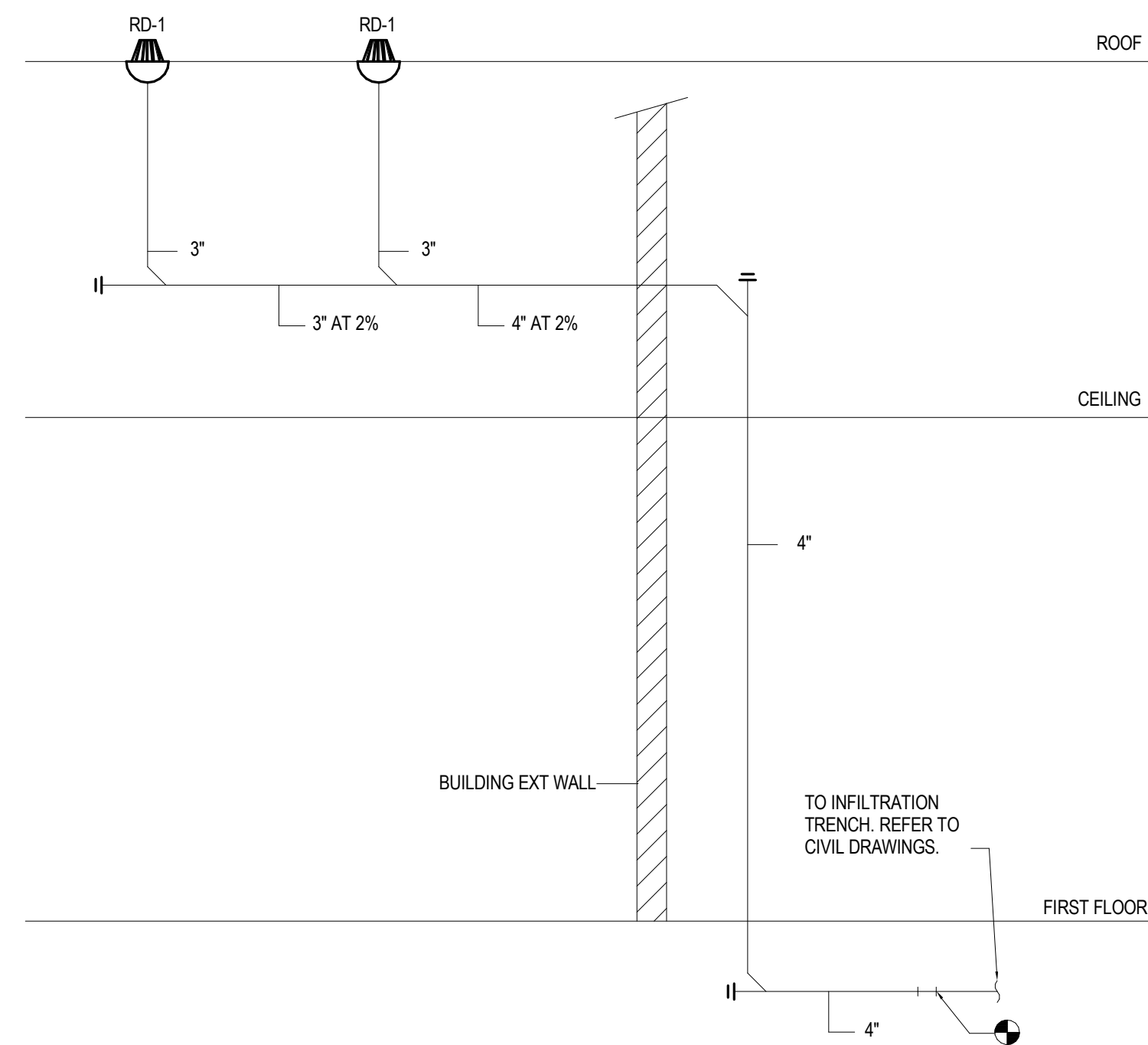
M-202



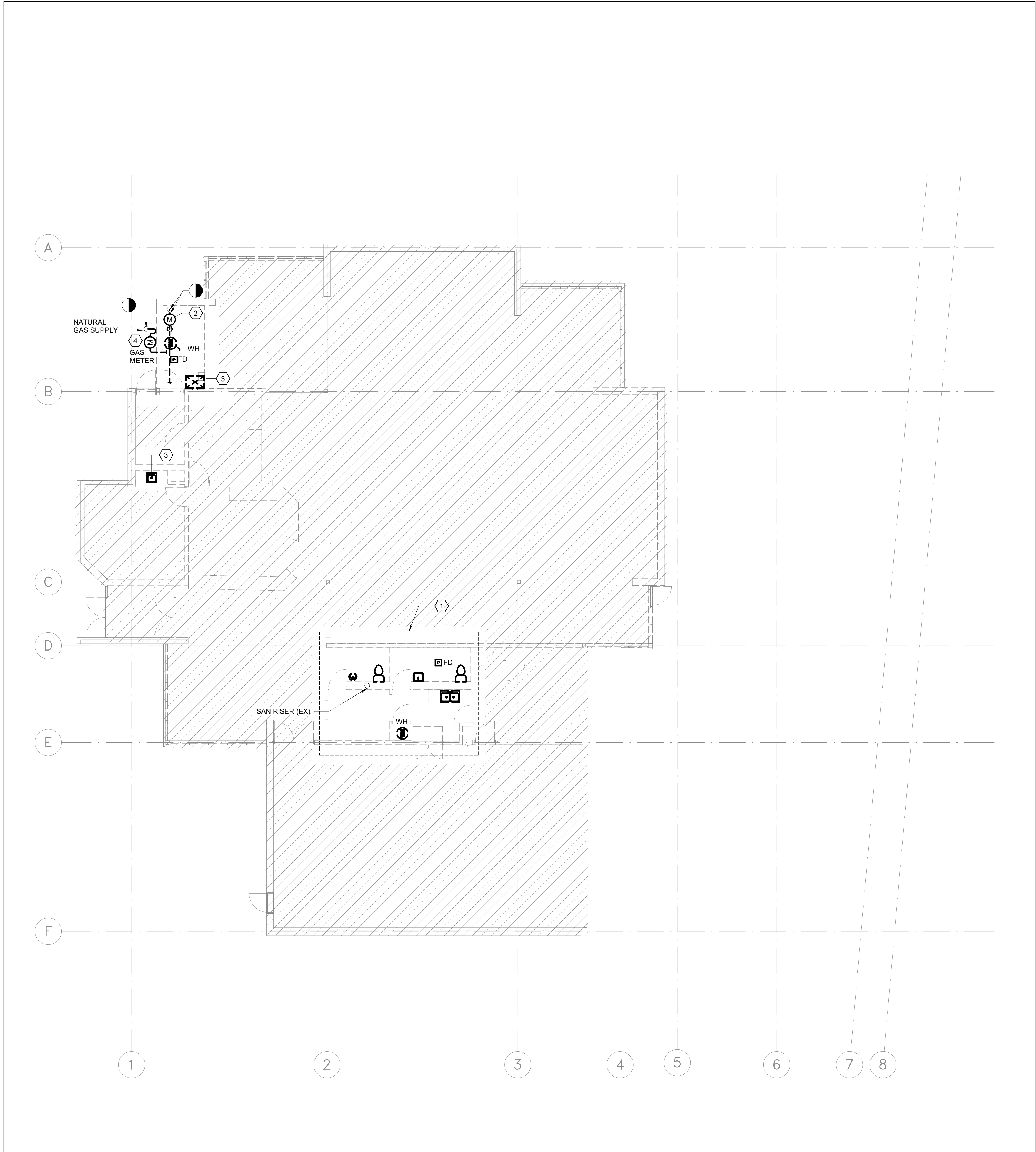
2 SANITARY / WASTE RISER
M-202/ N.T.S.



3 DOMESTIC WATER RISER
M-202/ N.T.S.



1 STORM WATER RISER
M-202/ N.T.S.



3 PLAN - GROUND FLOOR
M-301/ 1:100

1.0 0.0 2.0 4.0M

GENERAL NOTES THAT APPLY TO ALL DRAWINGS ON THIS SHEET:

1. THIS DRAWING'S "EXISTING" PART IS ISSUED FOR REFERENCE PURPOSES, IT REPRESENTS AN INVENTORY OF THE MAIN EXISTING INSTALLATIONS, GENERALLY VERIFIED IN CONNECTION WITH THE MODIFICATIONS SHOWN ON THIS DRAWING'S "MODIFIED" PART, AND OF WHICH THE GENUINE CONDITIONS MUST BE OBSERVED ON THE SITE BY THE CONTRACTOR. CONTRACTOR SHALL VERIFY IN THE FIELD LOCATIONS OF EXISTING PLUMBING RISERS, WHICH ARE EXISTING TO REMAIN.

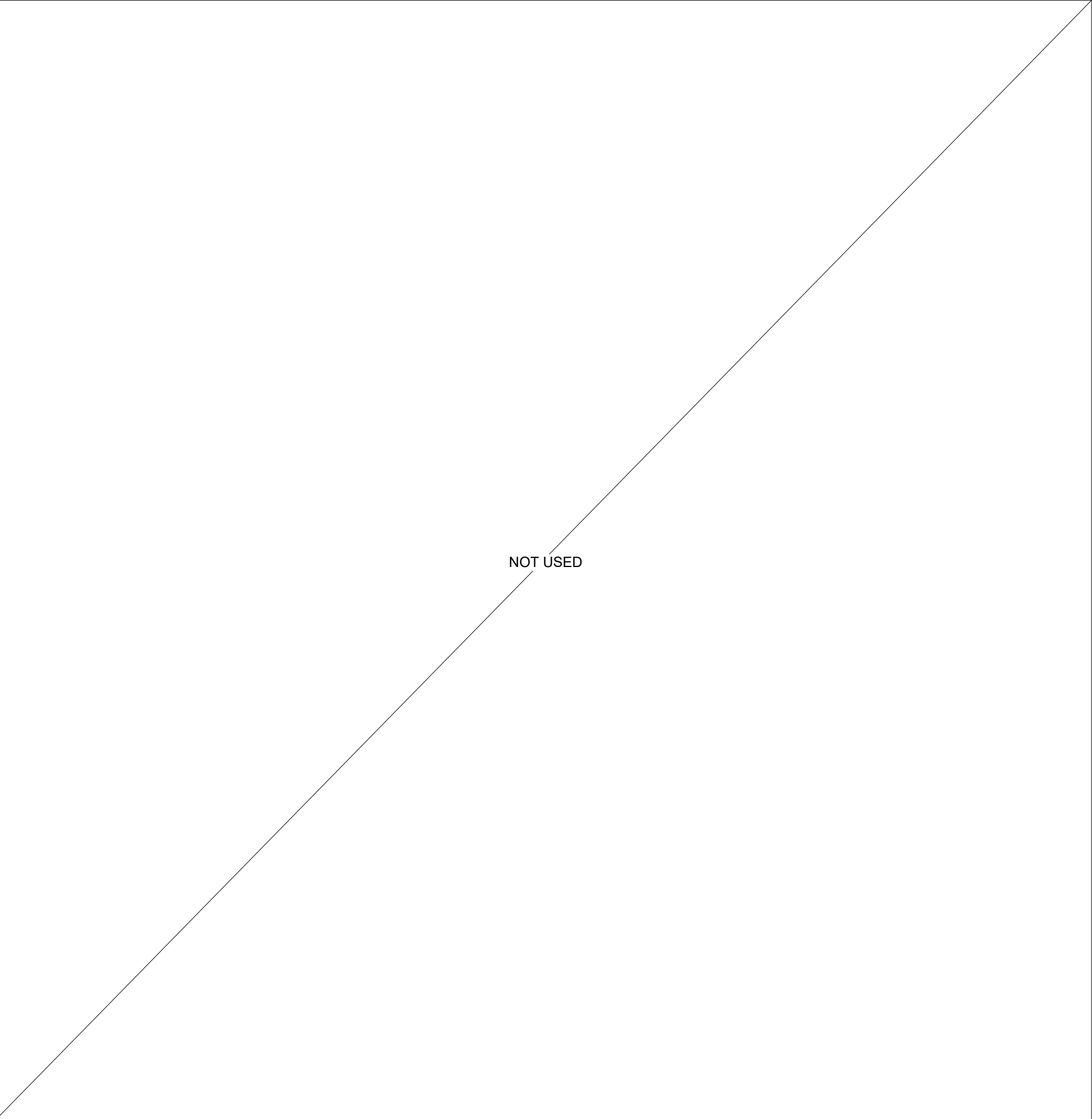


HATCH INDICATES AREAS NOT IN SCOPE

DRAWING NOTES:

- 1 DEMOLISH EXISTING PLUMBING FIXTURES IN THIS AREA. COMPLETE WITH ASSOCIATED DCW, DHW, SAN AND V BACK TO MAIN PIPING AND CAP-OFF.
- 2 DEMO EXISTING WATER METER. REFER TO NEW WORK PLAN FOR LOCATION OF NEW WATER METER.
- 3 DEMOLISH EXISTING SINK COMPLETE WITH ASSOCIATED DCW, DHW, SAN, AND V TO MAIN PIPING AND CAP-OFF.
- 4 EXISTING GAS METER TO BE RELOCATED. DEMO AND REROUTE GAS PIPING AS REQUIRED. COORDINATE FINAL LOCATION OF METER AND NEW GAS PIPE ROUTING ON SITE WITH LOCAL GAS COMPANY.

2 DRAWING NOTES
M-301



1 DETAIL - NOT USED
M-301/ N.T.S.

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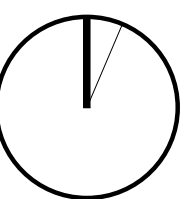
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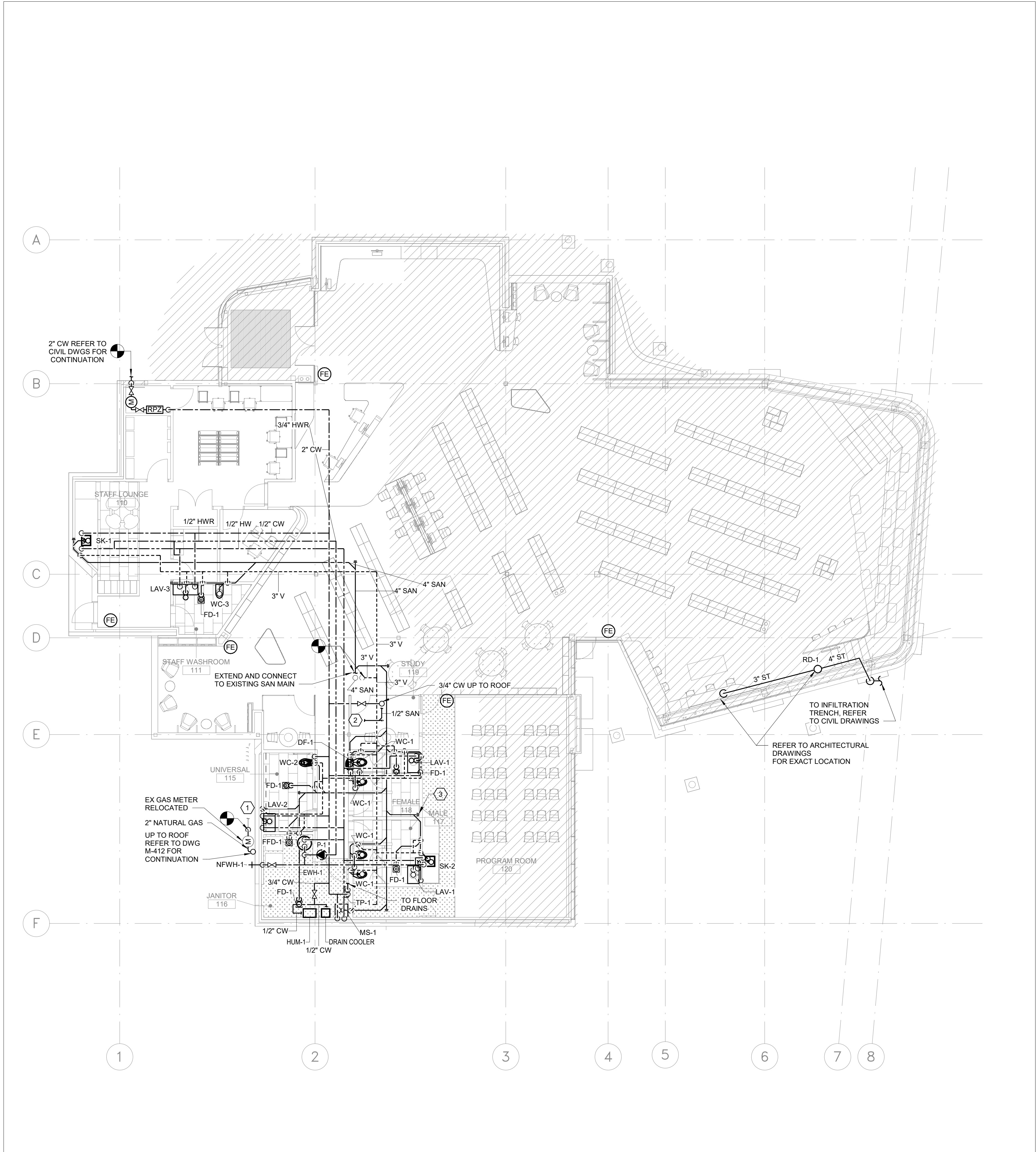
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1 : 100 @24x36

PLUMBING
LEVEL 01
DEMOLITION PLAN

M-301



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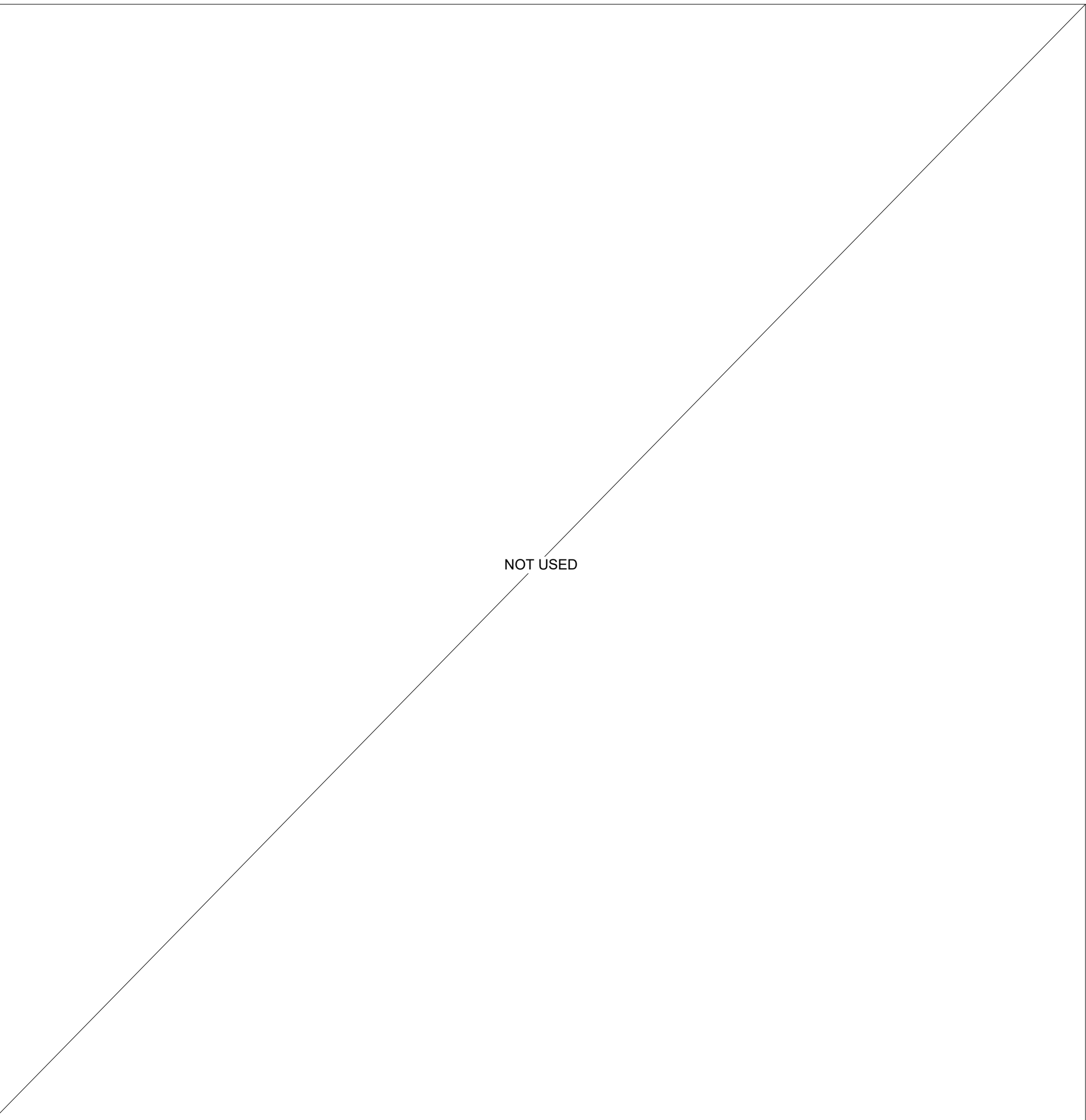


HATCH INDICATES AREAS NOT IN SCOPE

DRAWING NOTES:

- RELOCATED GAS METER ABOVE GRADE. PROVIDE ALL REQUIRED SUPPORTS AND PADS IN ACCORDANCE WITH UTILITY REQUIREMENTS. COORDINATE RELOCATION OF GAS METER AND PIPING WITH LOCAL GAS CO.
- 1/2" DRAIN LINE FROM NFRH-1. SPILL INTO MOP SINK IN JANITOR ROOM.
- PROVIDE ACCESSIBLE CLEANOUT DECK PLATE FOR ALL CLEANOUTS BELOW THE FLOOR, TYPICAL.

2 DRAWING NOTES
M-311



1 DETAIL - NOT USED
M-311/ N.T.S.

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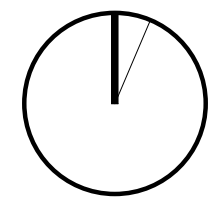
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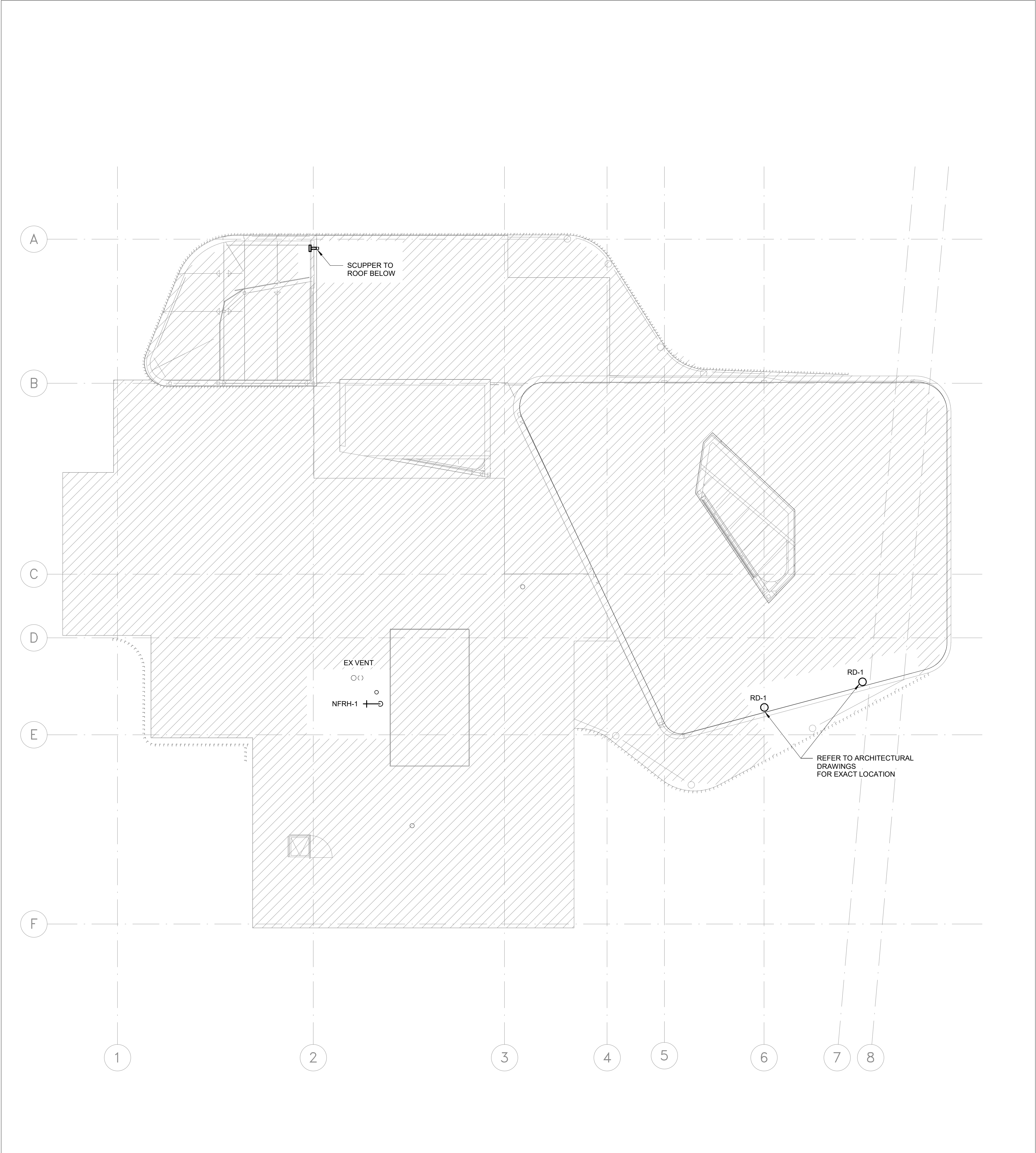
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1 : 100 @24x36

PLUMBING AND
FIRE PROTECTION
LEVEL 01
NEW WORK PLAN

M-311

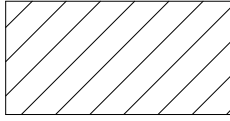


3 PLAN - ROOF LEVEL
M-312/ 1:100



GENERAL NOTES:

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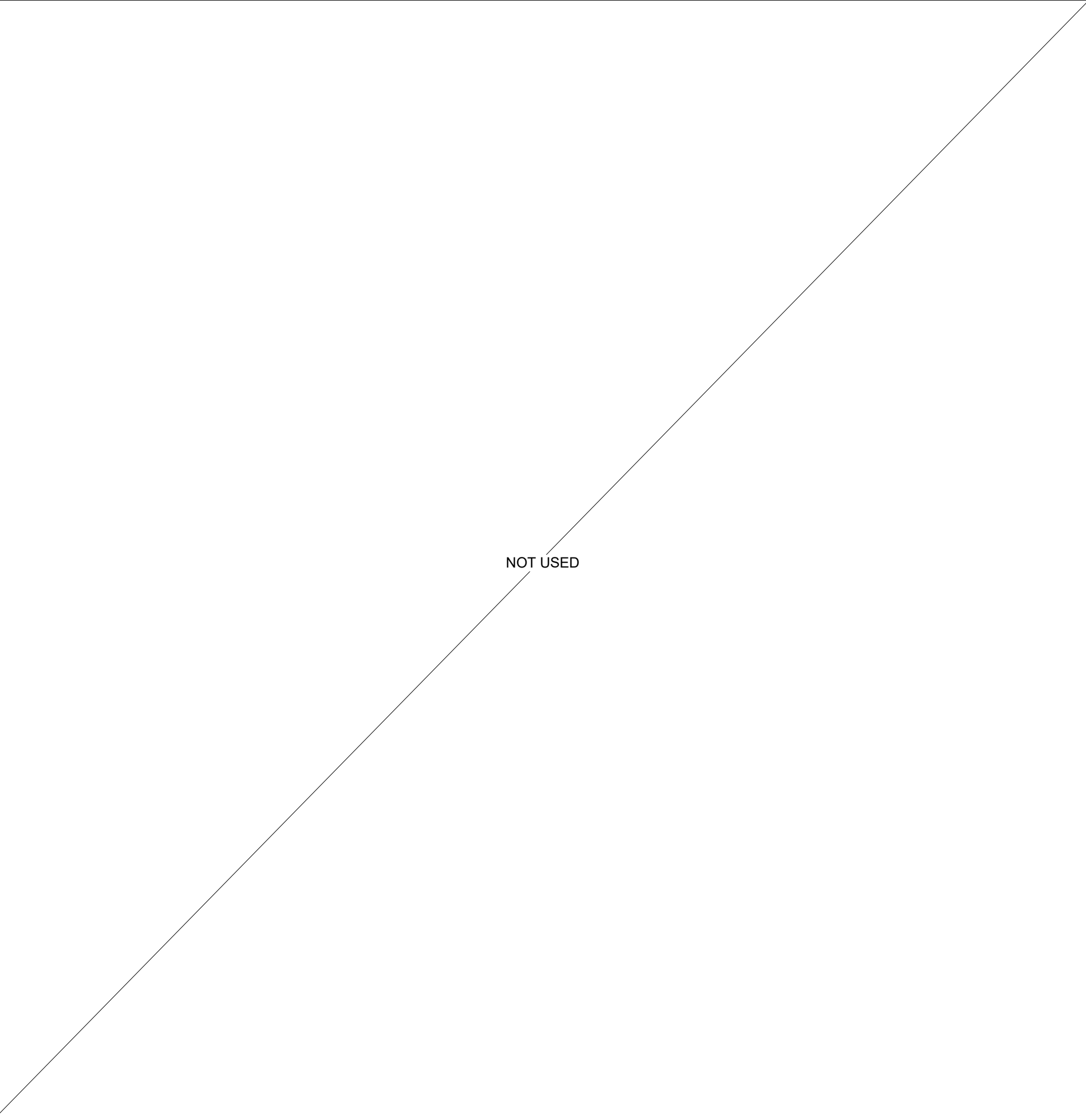


HATCH INDICATES AREAS NOT IN SCOPE

DRAWING NOTES:

- 1 NOT USED.

2 DRAWING NOTES
M-312



1 DETAIL - NOT USED
M-312/ N.T.S.

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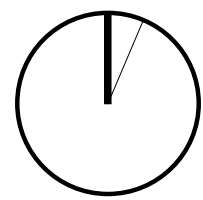
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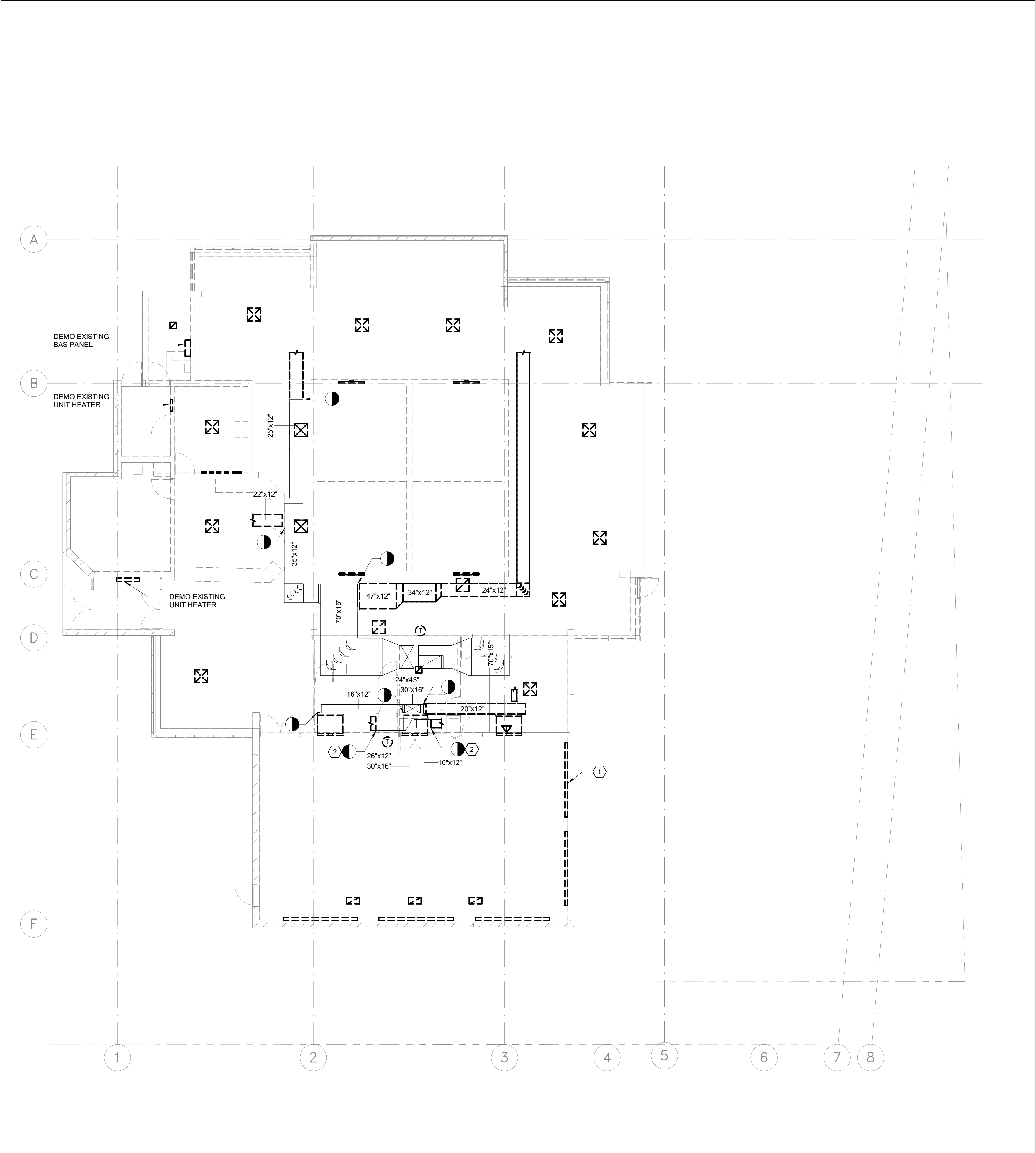
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1 : 100 @24x36


PLUMBING
ROOF LEVEL
NEW WORK PLAN

M-312



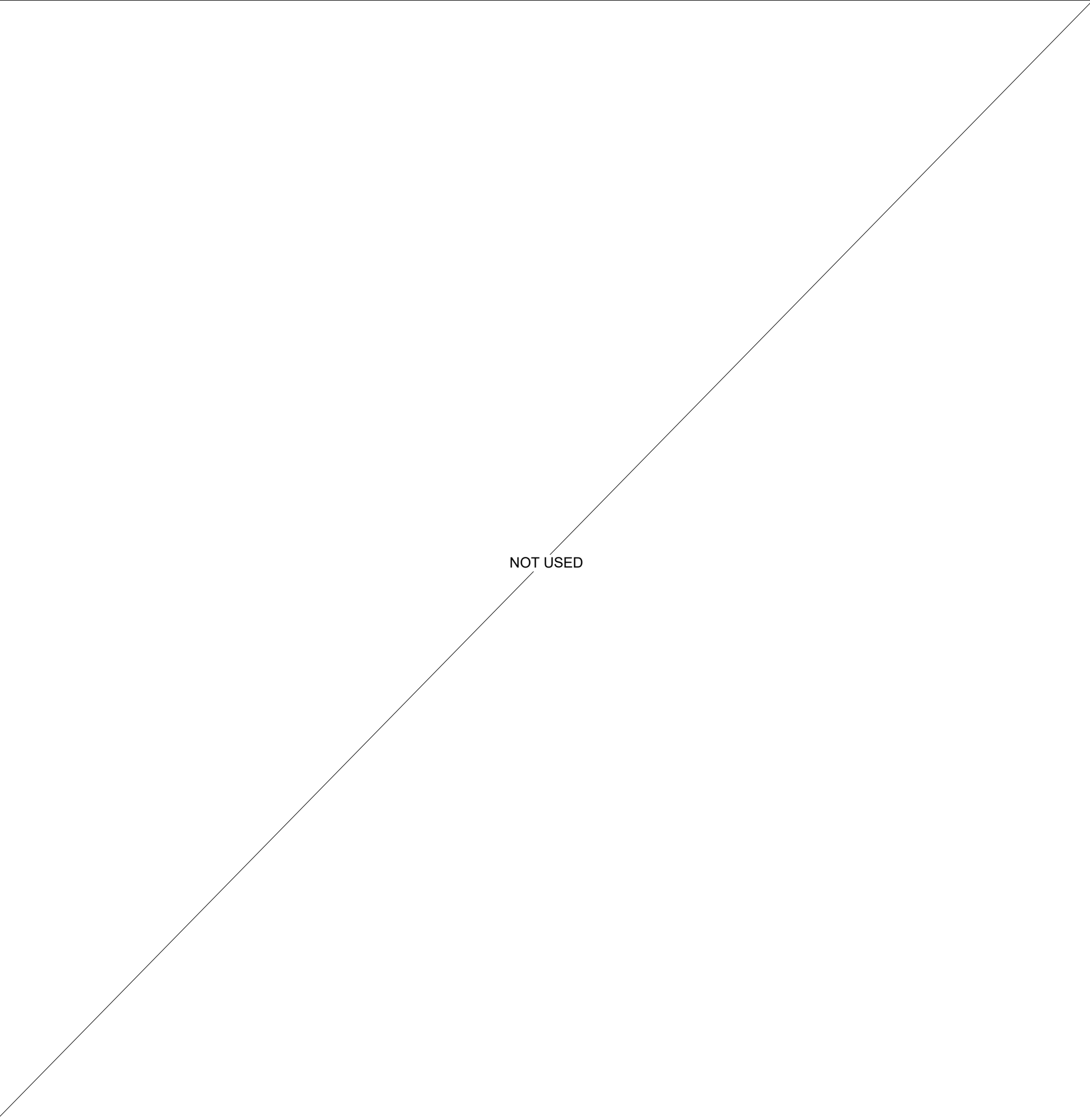
3 PLAN - GROUND FLOOR
M-401/ 1:100



- GENERAL NOTES:**
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 - DEMO EXISTING SUPPLY DIFFUSERS COMPLETE WITH ASSOCIATED SUPPLY DUCT BRANCH BACK TO THE MAIN SUPPLY DUCT SHOWN AND CAP-OFF.
 - DEMO EXISTING RETURN GRILLES.
 - DEMO EXISTING THERMOSTATS AS SHOWN COMPLETE WITH CONTROLS WIRING.
-  HATCH INDICATES AREAS NOT IN SCOPE

- DRAWING NOTES:**
- DEMO EXISTING BASEBOARD HEATER (TYPICAL UNLESS OTHERWISE NOTED).
 - DEMO EXISTING RETURN DUCT AND ACCESSORIES BACK TO POINT INDICATED.

2 DRAWING NOTES
M-401



1 DETAIL - NOT USED
M-401/ N.T.S.

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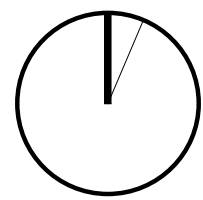
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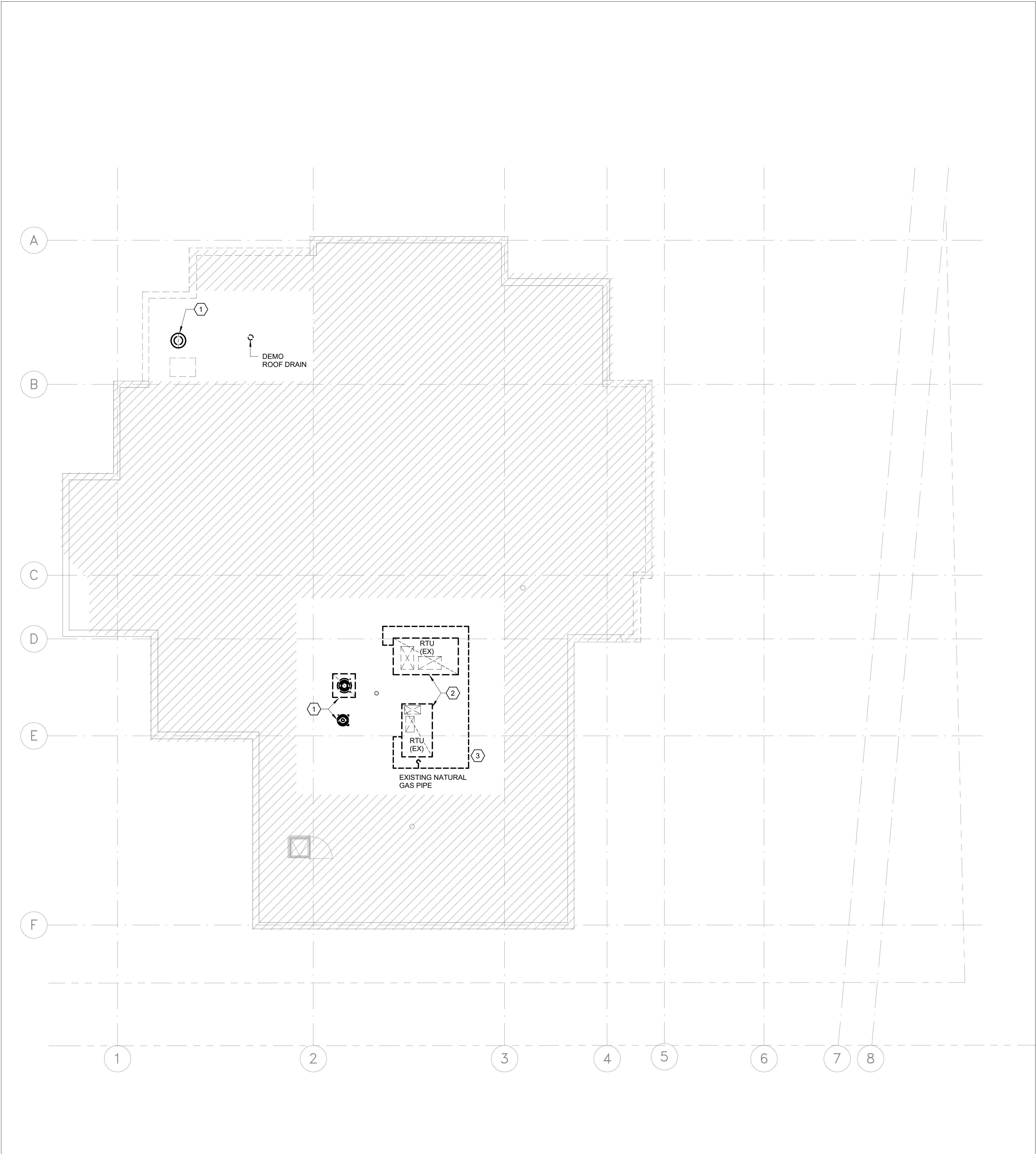
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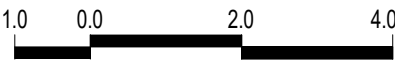
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HVAC
LEVEL 01
DEMOLITION PLAN

M-401

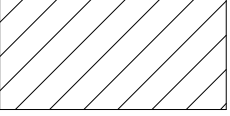


3 PLAN - ROOF LEVEL
M-402 / 1:100



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 HATCH INDICATES AREAS NOT IN SCOPE

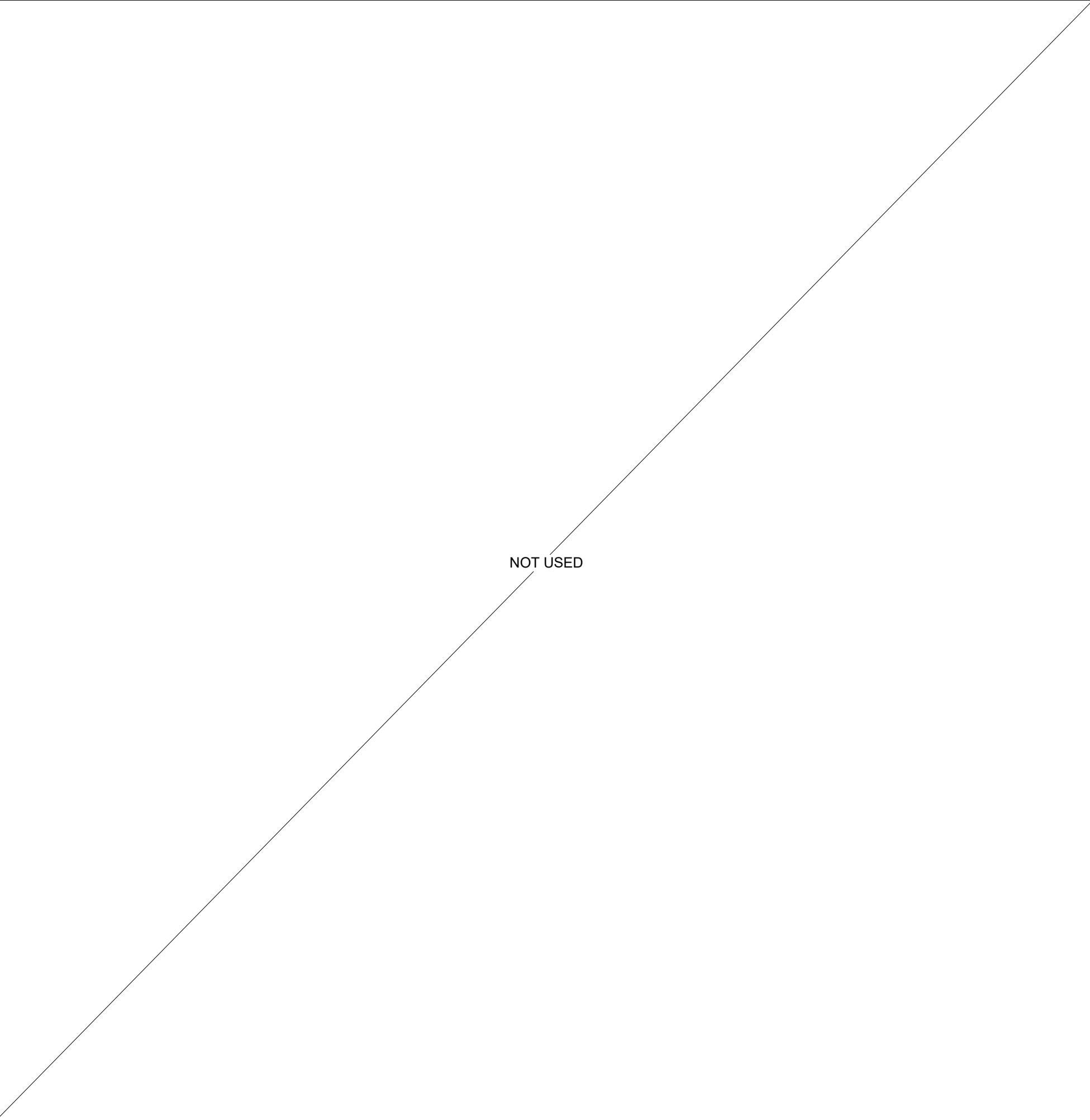
DRAWING NOTES:

① EXISTING EXHAUST ROOF FAN TO BE DEMOLISHED.

② EXISTING ROOF TOP UNIT TO BE DEMOLISHED COMPLETE WITH ROOF CURB . CUT AND CAP EXISTING NATURAL GAS PIPING FOR RECONNECTION TO NEW UNITS.

③ DEMO EXISTING NATURAL GAS PIPING BACK TO NATURAL GAS METER.

2 DRAWING NOTES
M-402



1 DETAIL - NOT USED
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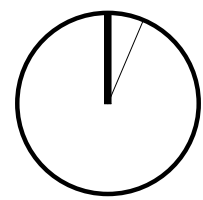
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HVAC
ROOF LEVEL
DEMOLITION PLAN

M-402

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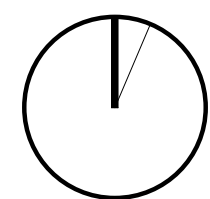
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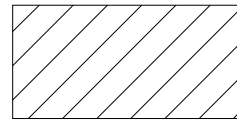
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HVAC
LEVEL 01
NEW WORK PLAN

M-411

GENERAL NOTES:

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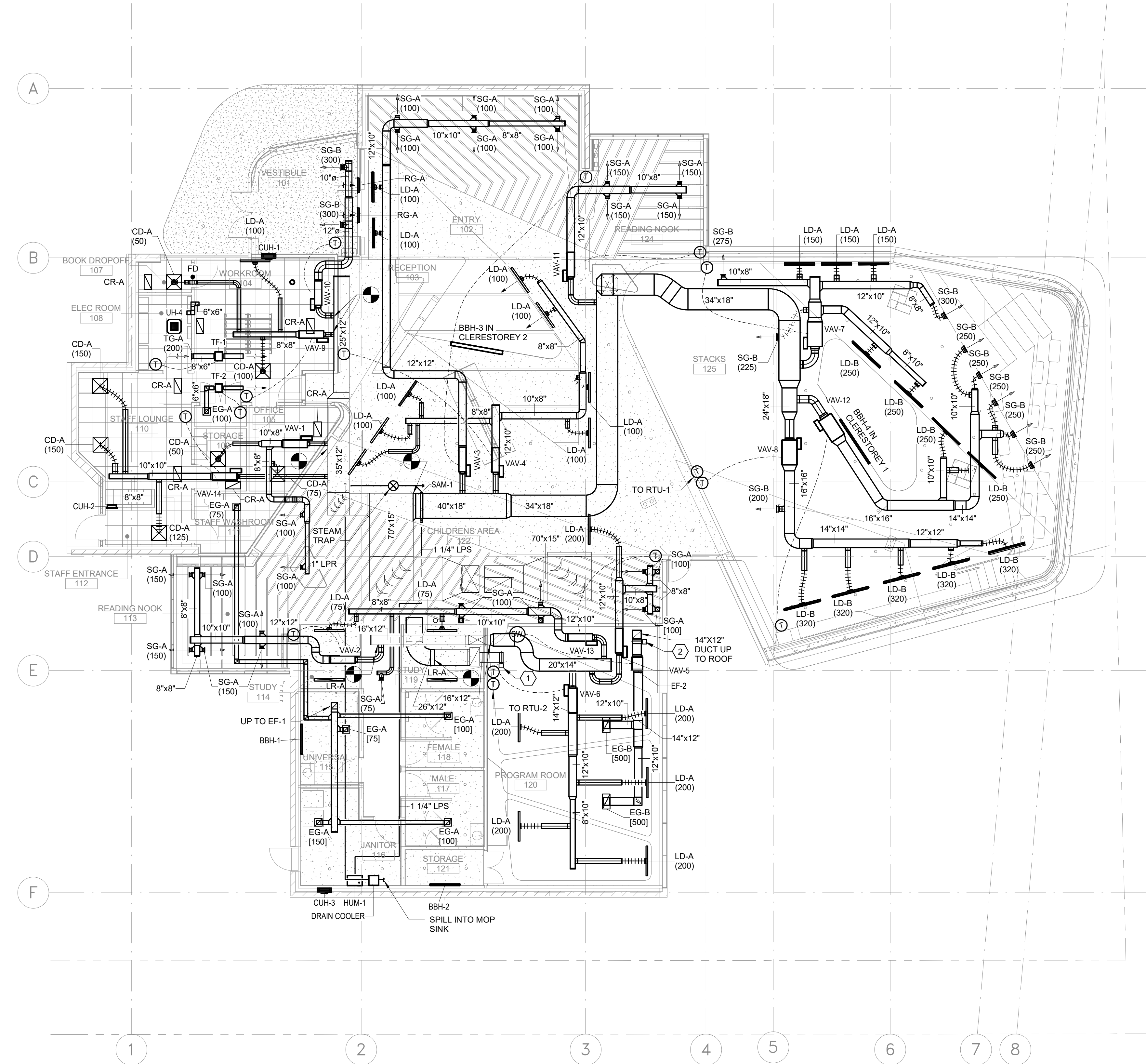
DRAWING NOTES:

- INTERLOCK MOTORIZED DAMPER WITH EXHAUST FAN "EF-2". MOTORIZED DAMPER SHALL BE NORMALLY OPEN. MOTORIZED DAMPER SHALL CLOSE WHEN EF-2 IS ON, INTERLOCKING BY MECHANICAL CONTROLS DIVISION, MECHANICAL DIVISION TO PROVIDE RELAY, TRANSFORMER, AND ANY NECESSARY ACCESORIES TO MEET THE SEQUENCE OF OPERATION REQUIREMENTS.
- INTERLOCK MOTORIZED DAMPER WITH EXHAUST FAN "EF-2". MOTORIZED DAMPER SHALL BE NORMALLY CLOSED. MOTORIZED DAMPER SHALL OPEN WHEN EF-2 IS ON. INTERLOCKING BY MECHANICAL CONTROLS DIVISION, MECHANICAL DIVISION TO PROVIDE RELAY, TRANSFORMER, AND ANY NECESSARY ACCESORIES TO MEET THE SEQUENCE OF OPERATION REQUIREMENTS.

2 DRAWING NOTES

M-411

NOT USED



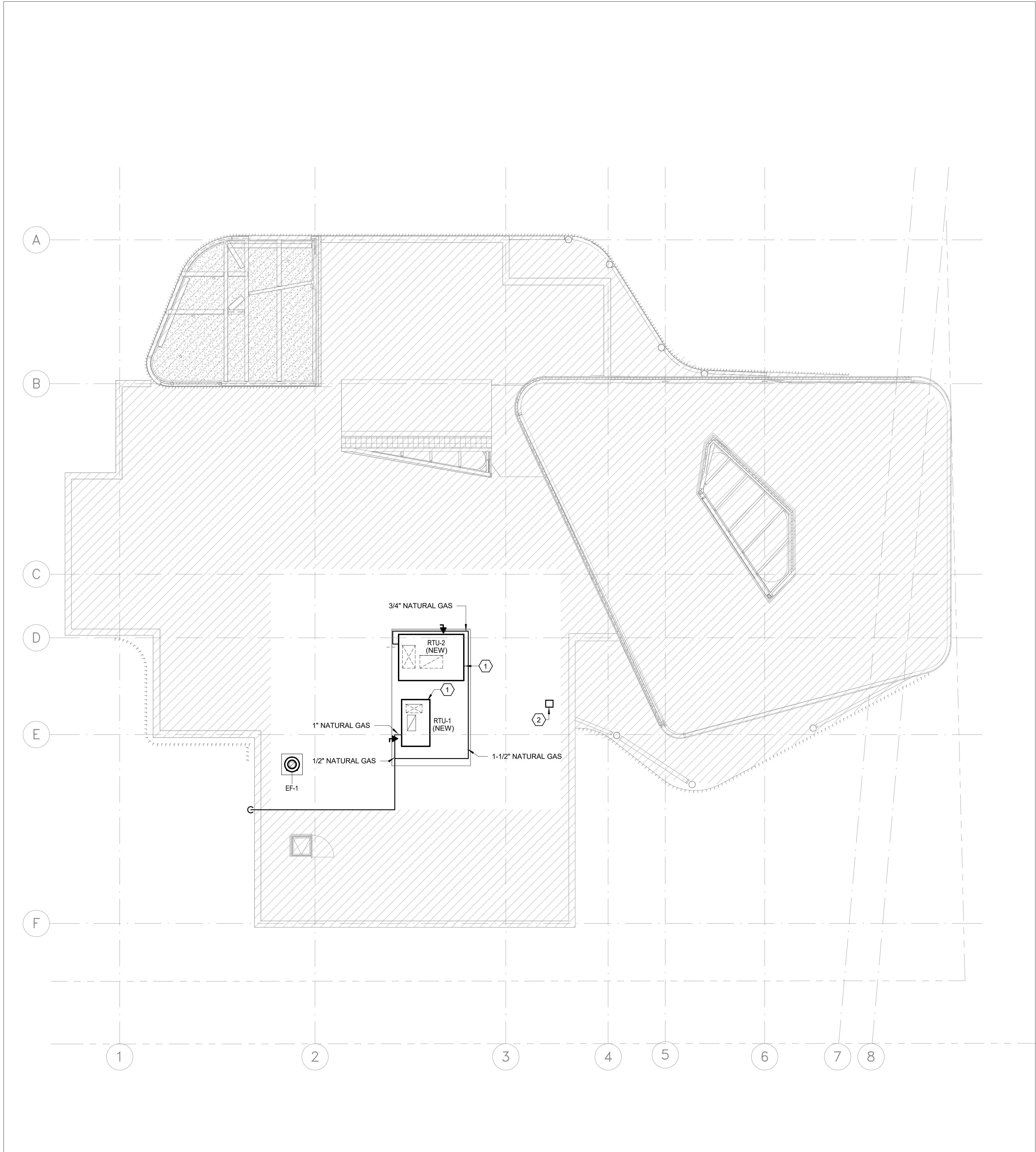
3 PLAN - GROUND FLOOR

M-411/ 1:100

1.0 0.0 2.0 4.0M

1 DETAIL - NOT USED

M-411/ N.T.S.



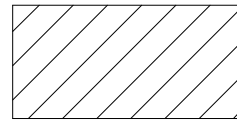
3 PLAN - ROOF LEVEL
M-412 / 1:100

1.0 0.0 2.0 4.0M

1 DETAIL - NOT USED
M-412 / N.T.S.

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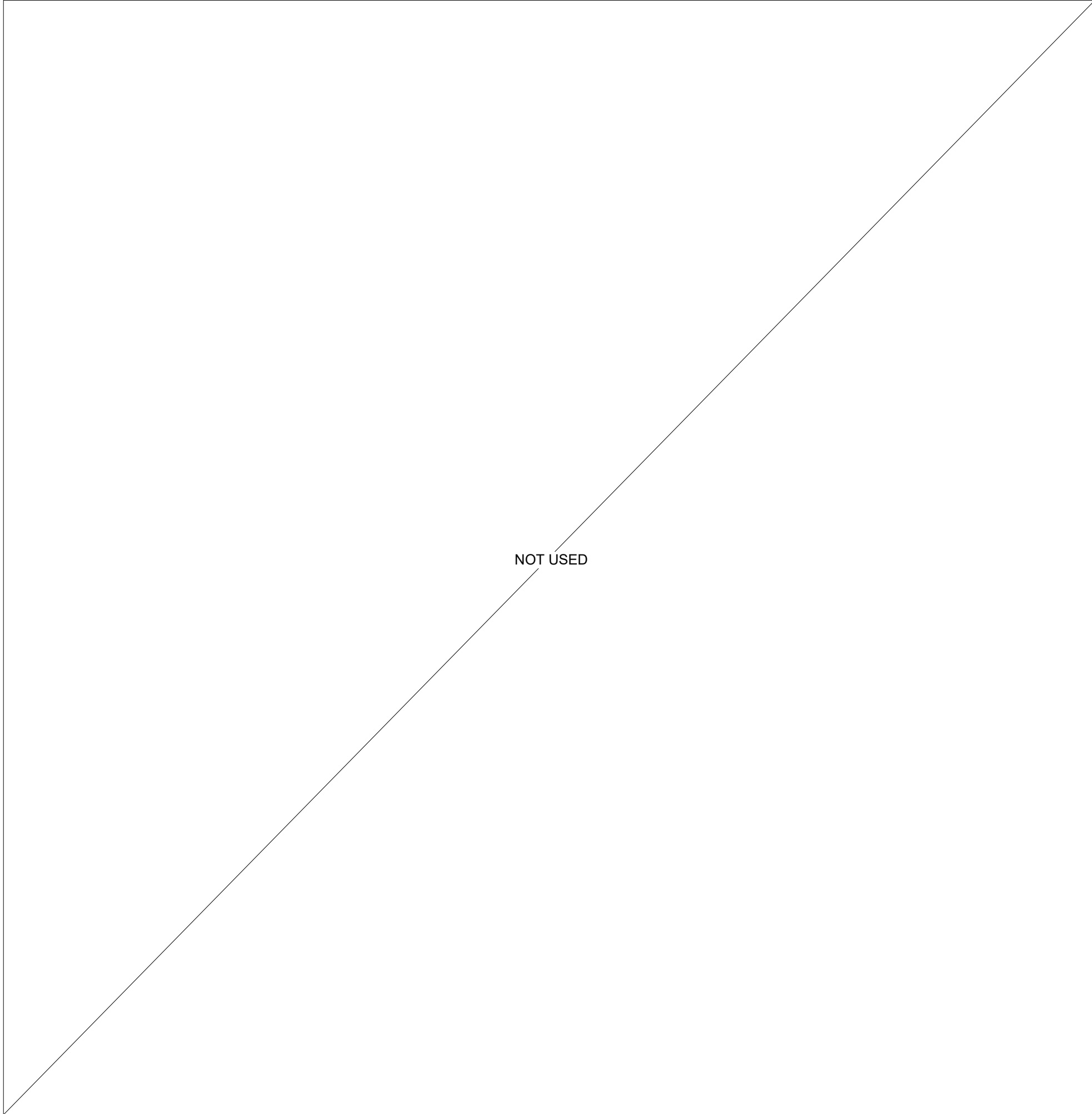


HATCH INDICATES AREAS NOT IN SCOPE

DRAWING NOTES:

- 1 RECONNECT NEW RTU TO EXISTING NATURAL GAS PIPING. PROVIDE MINIMUM 14" HIGH ROOF CURB AS PER MANUFACTURER'S RECOMMENDATION.
- 2 14"x12" EXHAUST DUCT FROM BELOW. TERMINATE WITH GOOSENECK AS PER DETAIL.

2 DRAWING NOTES
M-412



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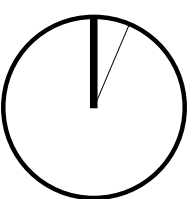
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E	ISSUED FOR PERMIT	2024-09-27
D	ISSUED FOR 65% CD REVIEW	2023-11-08
C	ISSUED FOR 50% CD REVIEW	2023-06-16
A	ISSUED FOR 100% DD	2023-02-09
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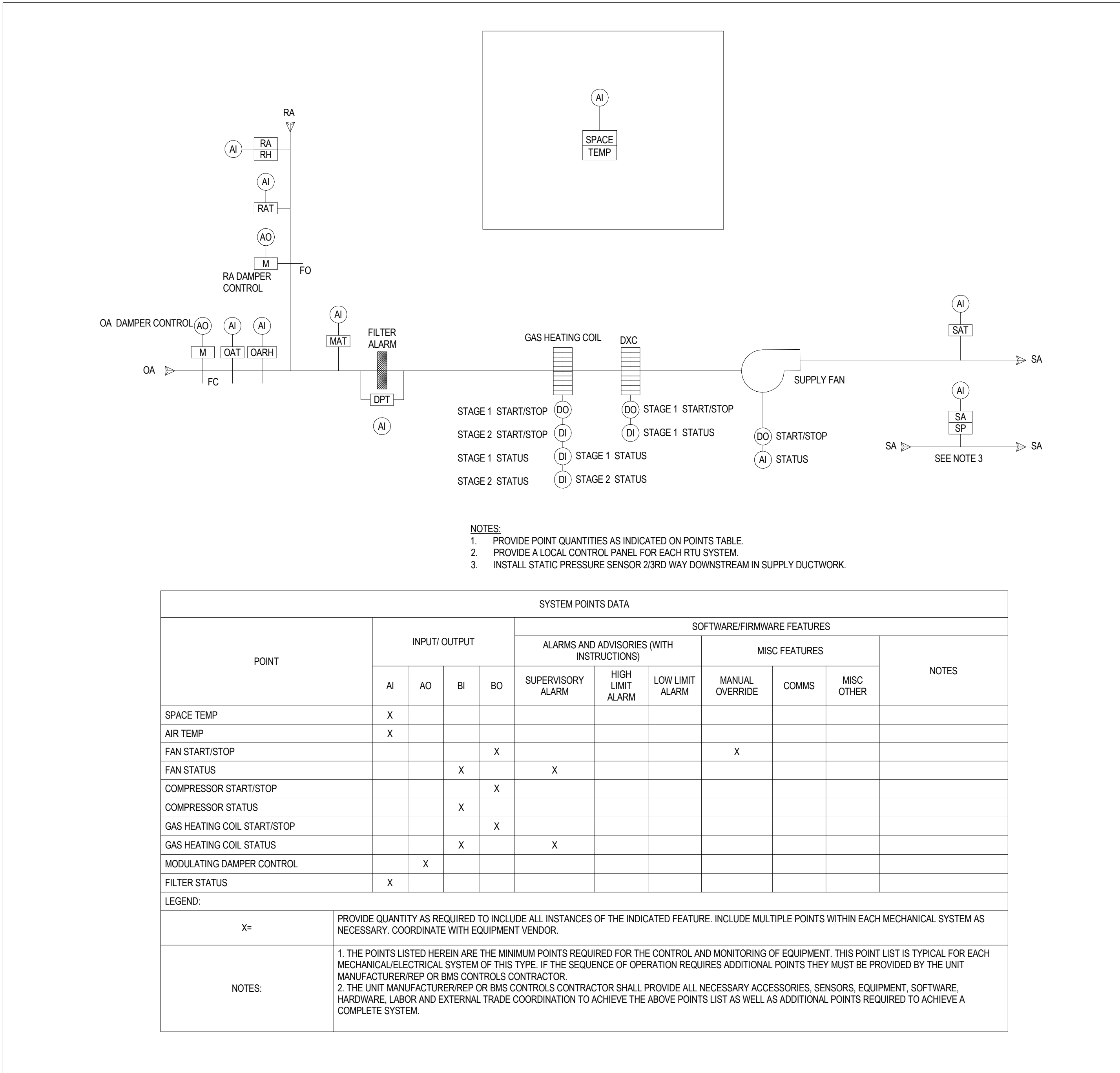
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HVAC
ROOF LEVEL
NEW WORK PLAN

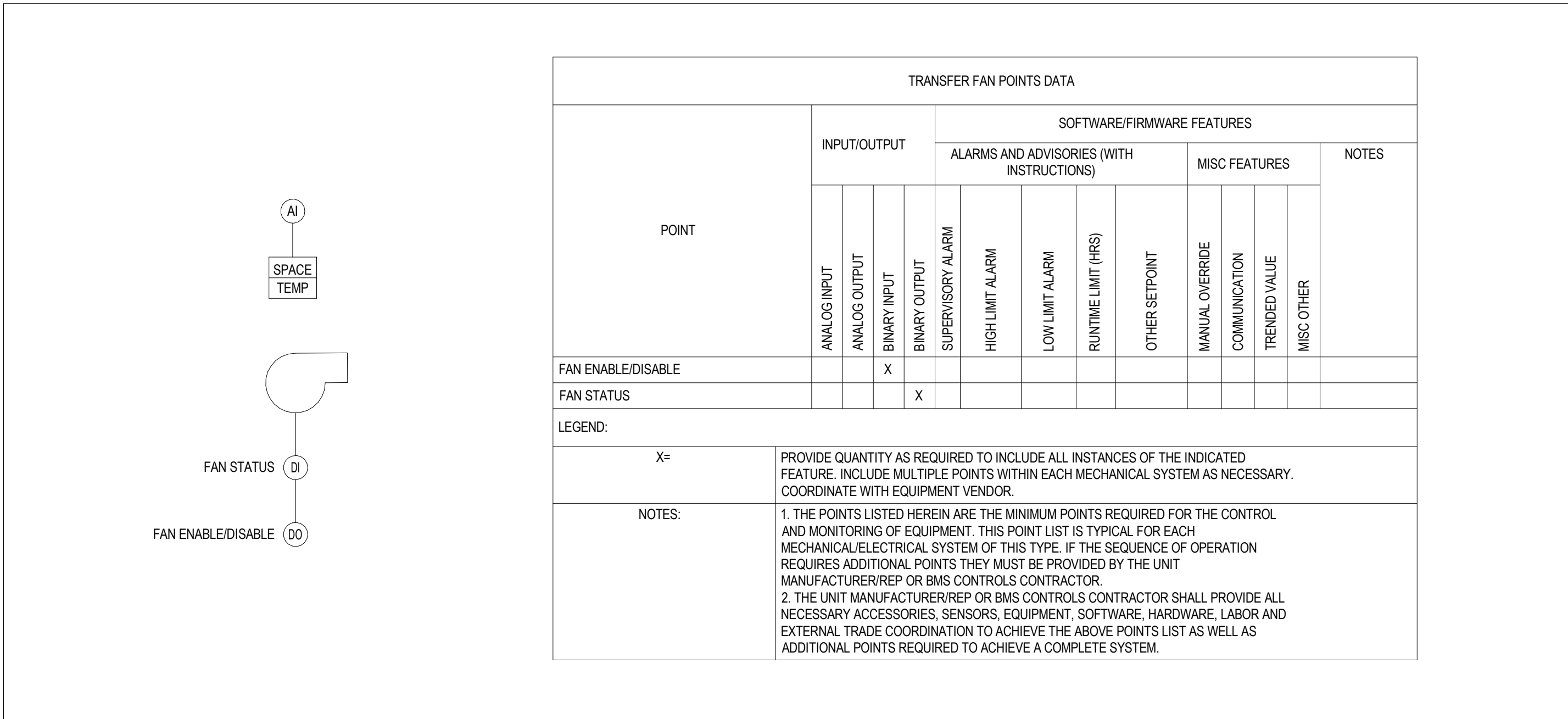
M-412

5 DETAIL - NOT USED
M-601 / N.T.S.

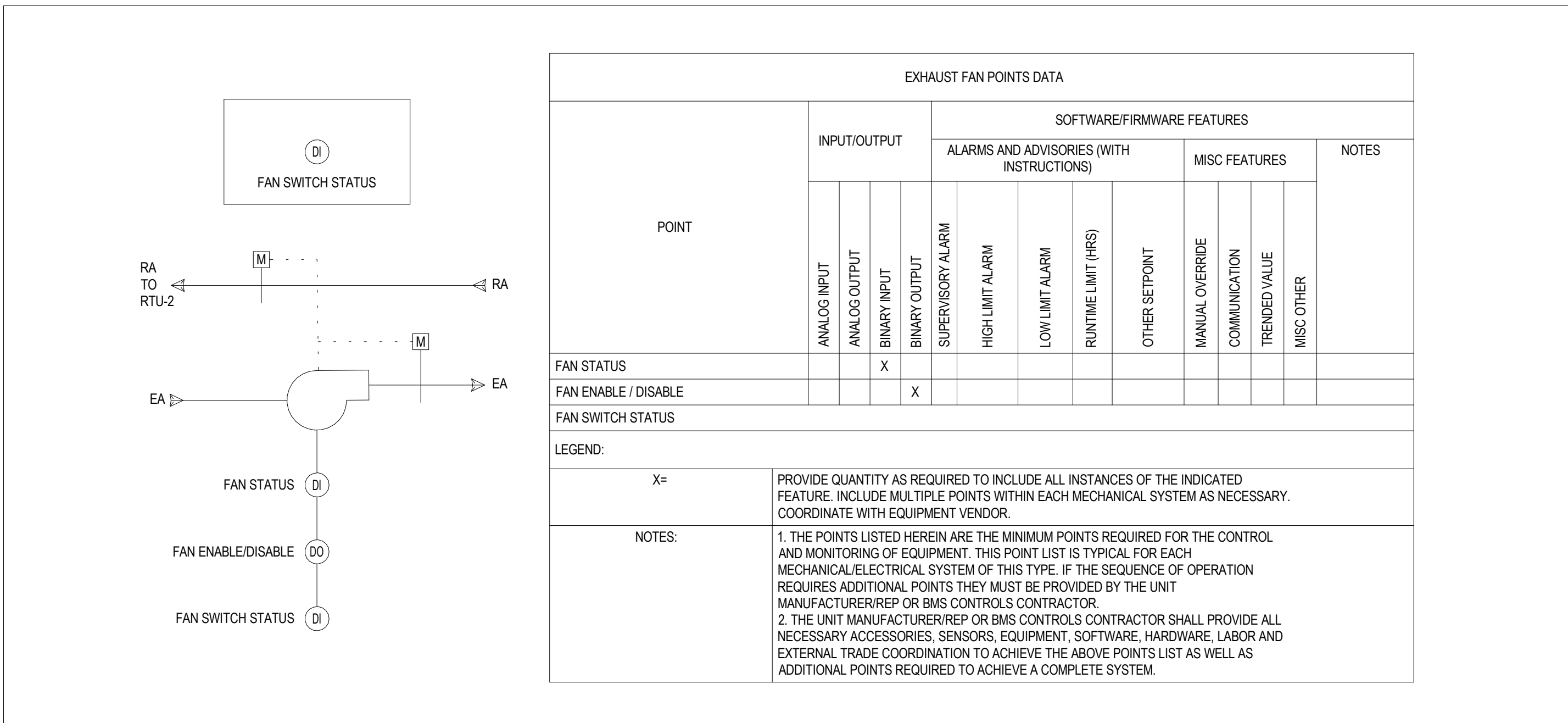
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M-601 / N.T.S.



4 ROOF TOP UNIT CONTROLS DIAGRAM
M-601 / N.T.S.



2 TRANSFER FAN CONTROLS DIAGRAM
M-601 / N.T.S.



1 EF-2 CONTROLS DIAGRAM
M-601 / N.T.S.

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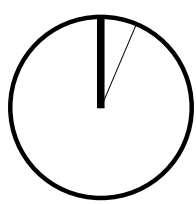
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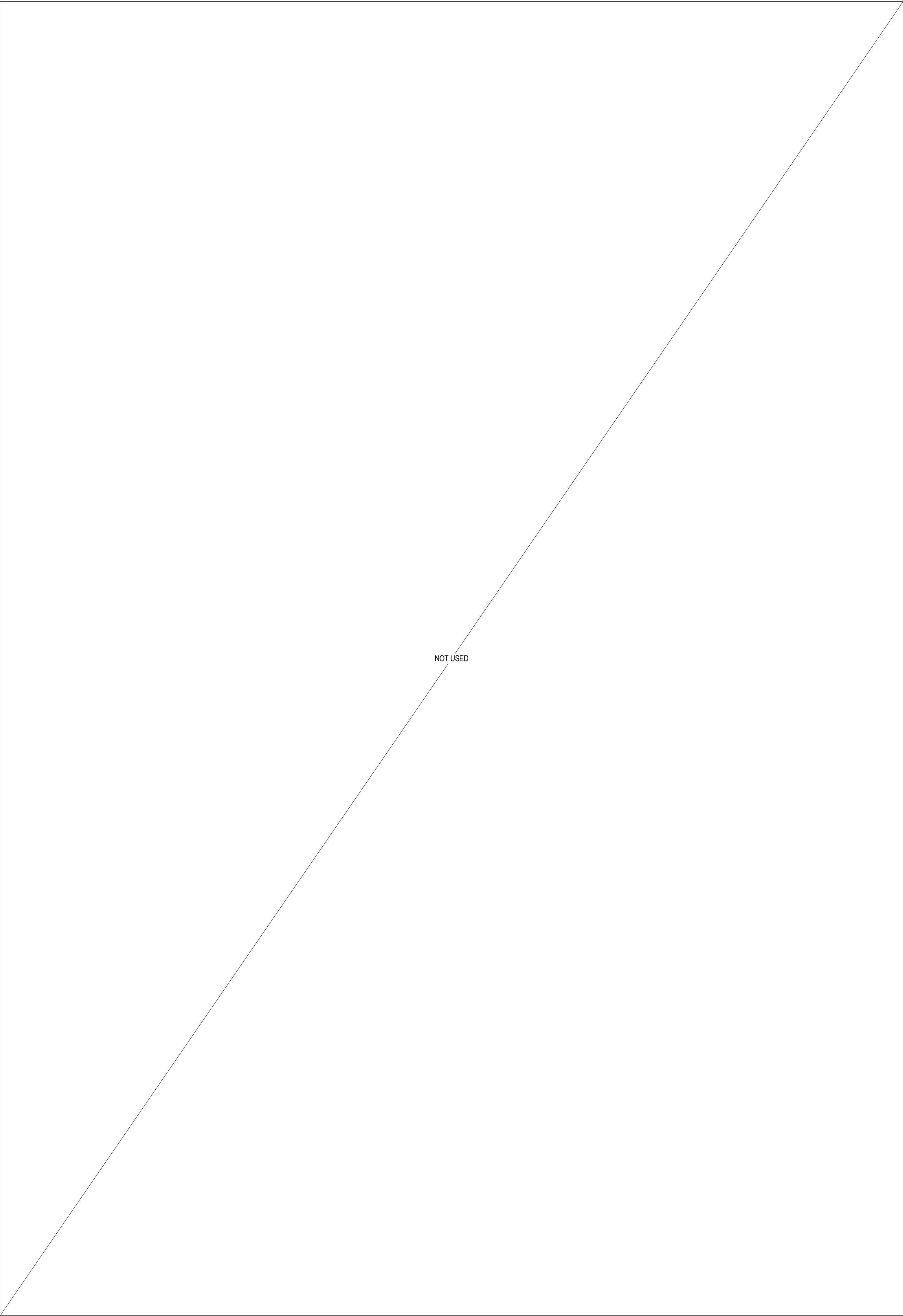
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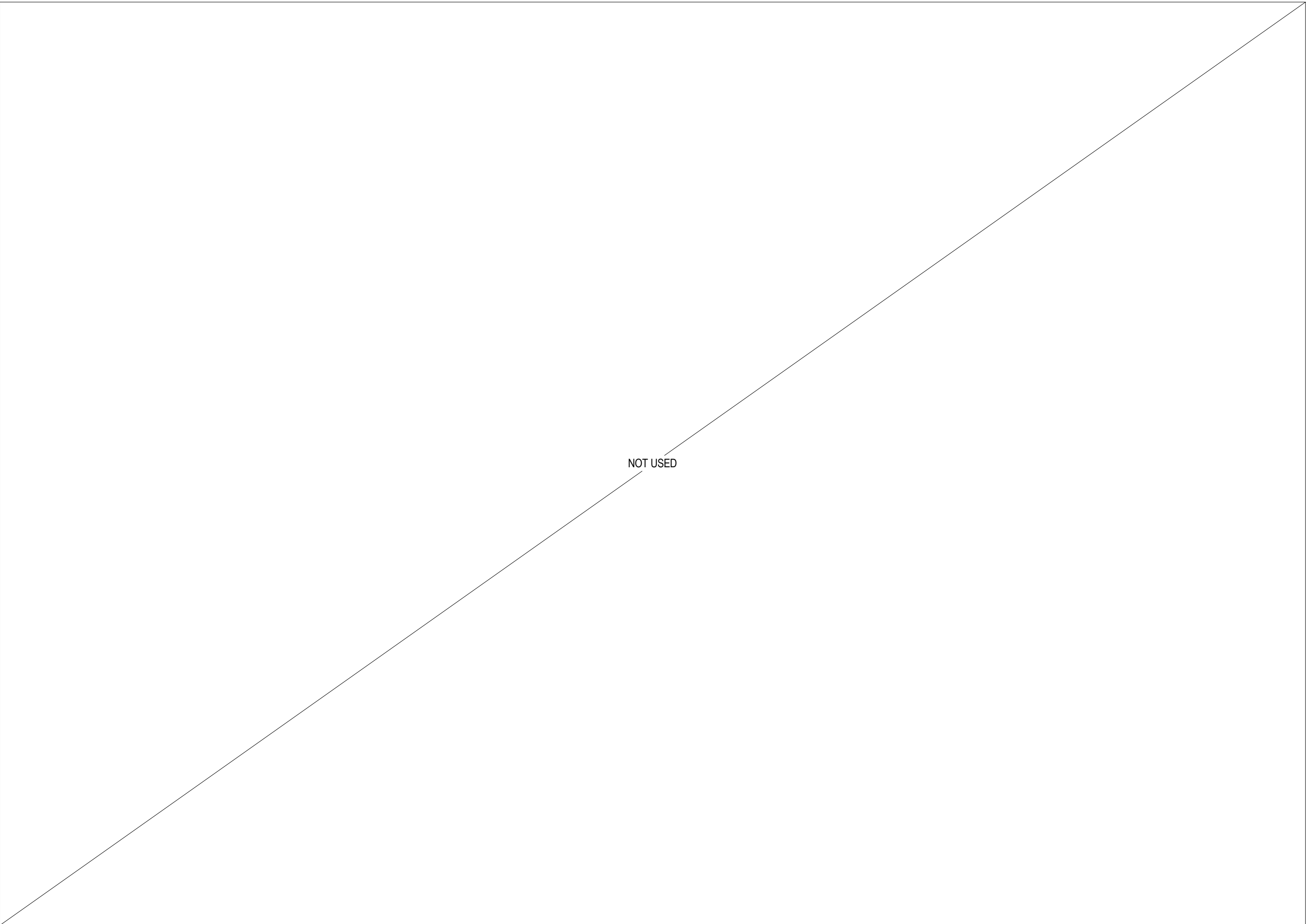
MECHANICAL
CONTROLS DIAGRAMS
SHEET 1

M-601



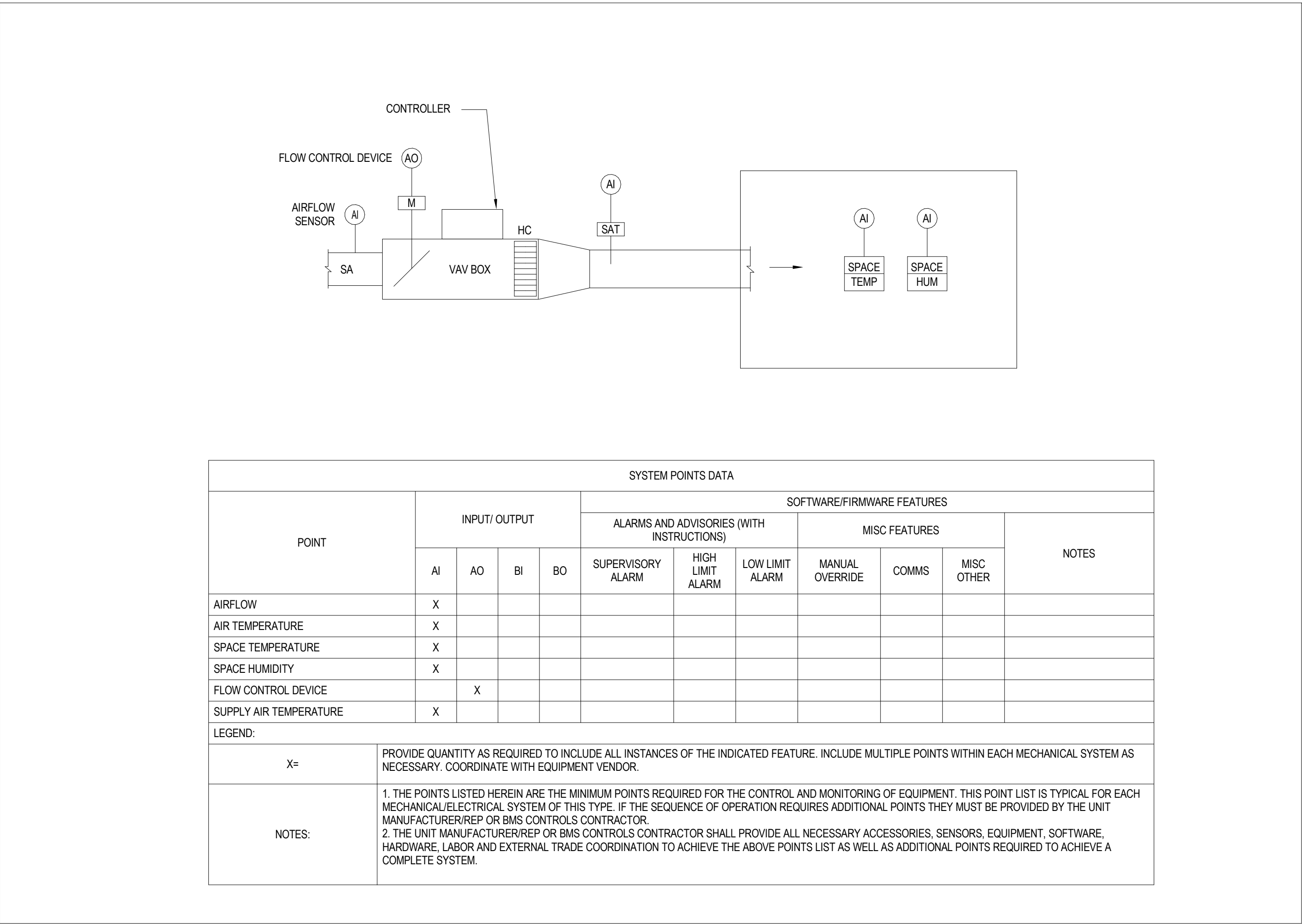
3
M-602 / N.T.S.

DETAIL - NOT USED



2
M-602 / N.T.S.

DETAIL - NOT USED



1
M-602 / N.T.S.

VAV BOX CONTROLS DIAGRAM

SYSTEM POINTS DATA												
POINT	INPUT/ OUTPUT				SOFTWARE/FIRMWARE FEATURES							NOTES
					ALARMS AND ADVISORIES (WITH INSTRUCTIONS)			MISC FEATURES				
	AI	AO	BI	BO	SUPERVISORY ALARM	HIGH LIMIT ALARM	LOW LIMIT ALARM	MANUAL OVERRIDE	COMMS	MISC OTHER		
AIRFLOW	X											
AIR TEMPERATURE	X											
SPACE TEMPERATURE	X											
SPACE HUMIDITY	X											
FLOW CONTROL DEVICE		X										
SUPPLY AIR TEMPERATURE	X											
LEGEND:												
X=	PROVIDE QUANTITY AS REQUIRED TO INCLUDE ALL INSTANCES OF THE INDICATED FEATURE. INCLUDE MULTIPLE POINTS WITHIN EACH MECHANICAL SYSTEM AS NECESSARY. COORDINATE WITH EQUIPMENT VENDOR.											
NOTES:	1. THE POINTS LISTED HEREIN ARE THE MINIMUM POINTS REQUIRED FOR THE CONTROL AND MONITORING OF EQUIPMENT. THIS POINT LIST IS TYPICAL FOR EACH MECHANICAL/ELECTRICAL SYSTEM OF THIS TYPE. IF THE SEQUENCE OF OPERATION REQUIRES ADDITIONAL POINTS THEY MUST BE PROVIDED BY THE UNIT MANUFACTURER/REP OR BMS CONTROLS CONTRACTOR. 2. THE UNIT MANUFACTURER/REP OR BMS CONTROLS CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORIES, SENSORS, EQUIPMENT, SOFTWARE, HARDWARE, LABOR AND EXTERNAL TRADE COORDINATION TO ACHIEVE THE ABOVE POINTS LIST AS WELL AS ADDITIONAL POINTS REQUIRED TO ACHIEVE A COMPLETE SYSTEM.											

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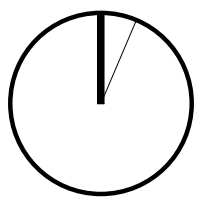
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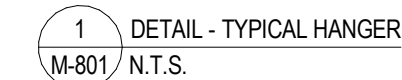
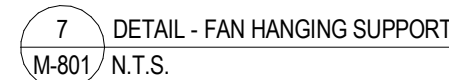
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1 : 1 @24x36

MECHANICAL
CONTROLS DIAGRAMS
SHEET 2

M-602



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M-801

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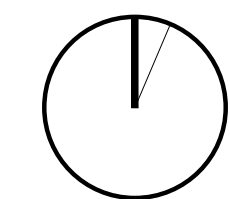
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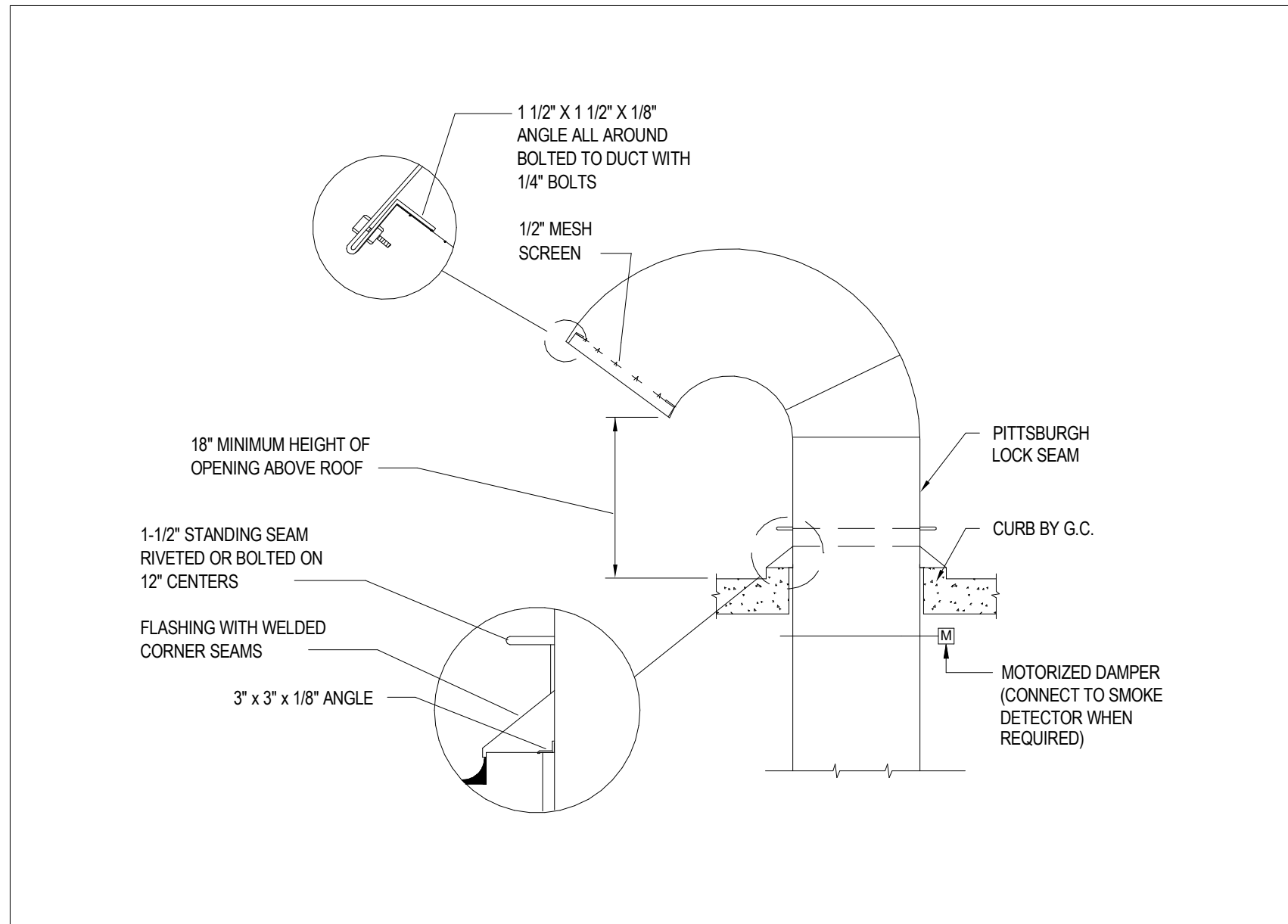
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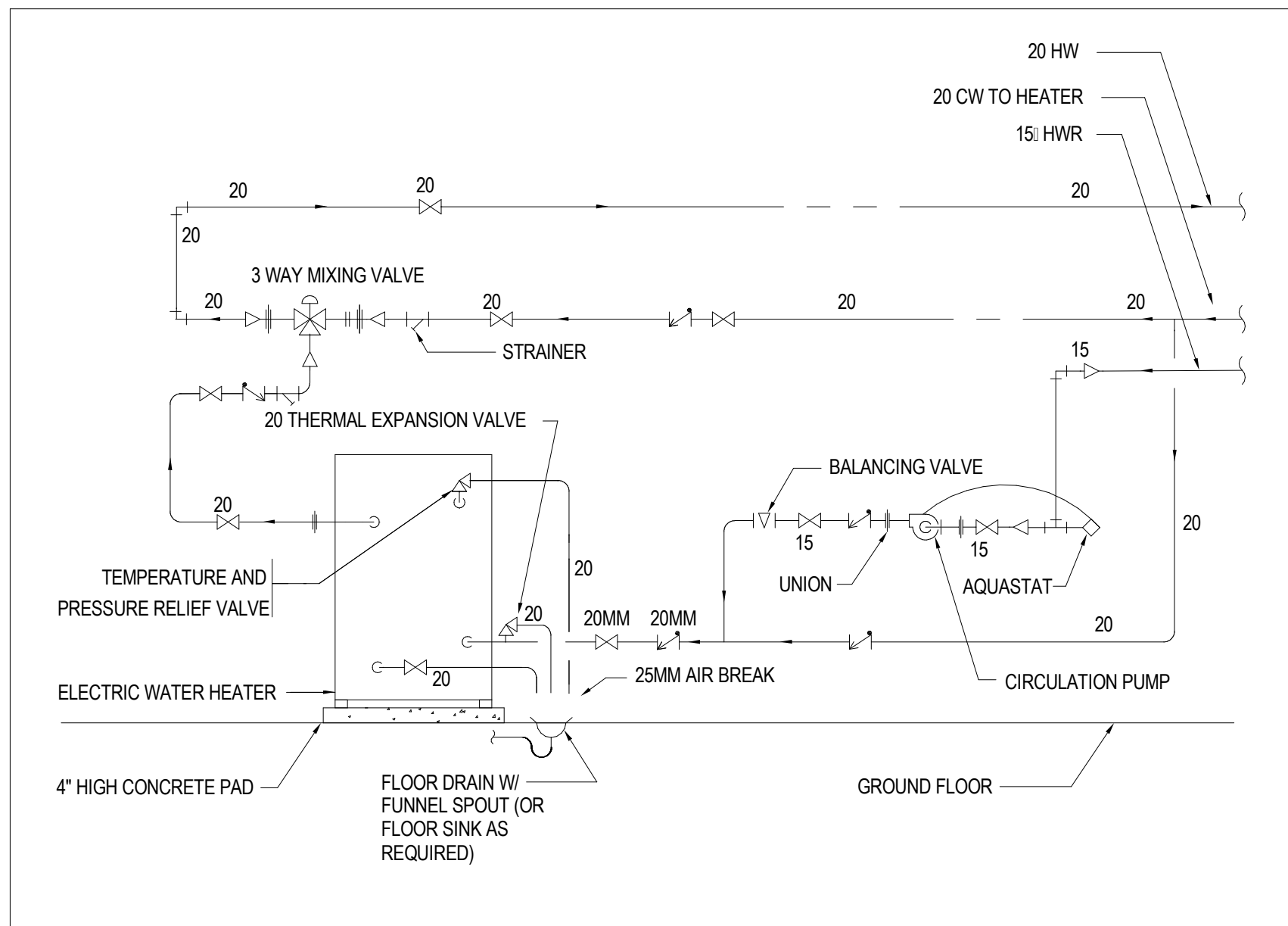
N.T.S. @24x36

MECHANICAL
DETAILS
SHEET 2

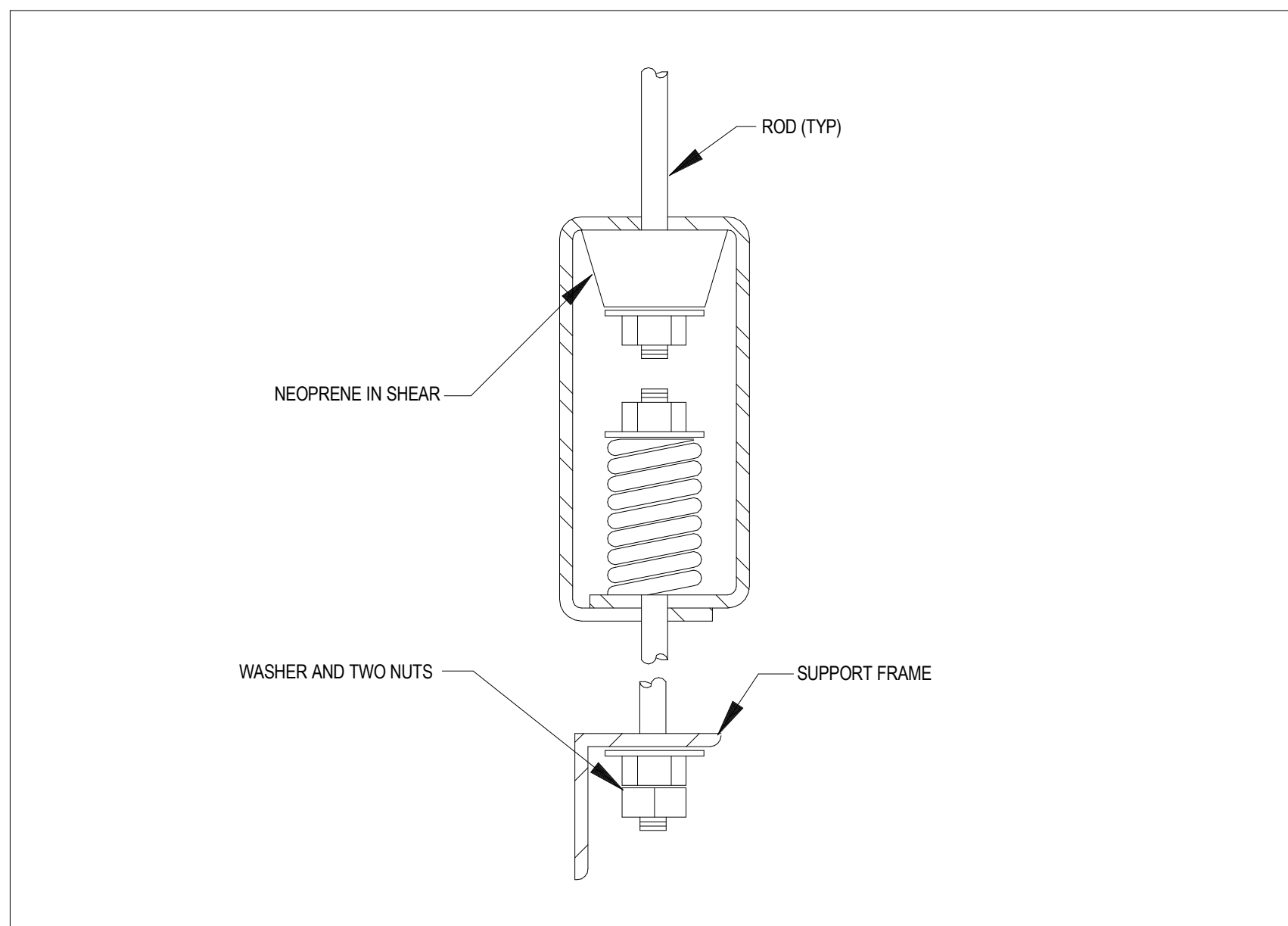
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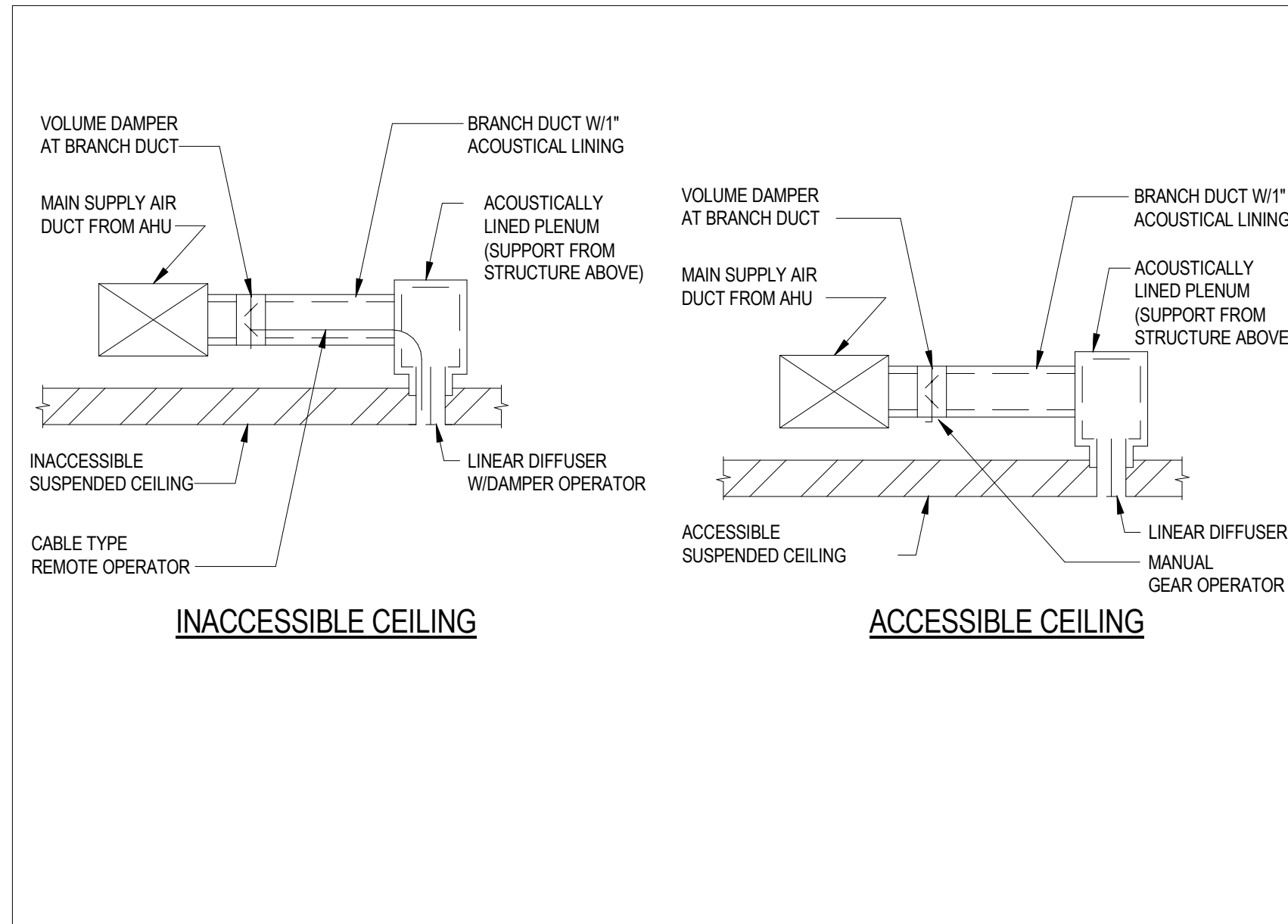
8 DETAIL - GOOSENECK
M-803 / N.T.S.



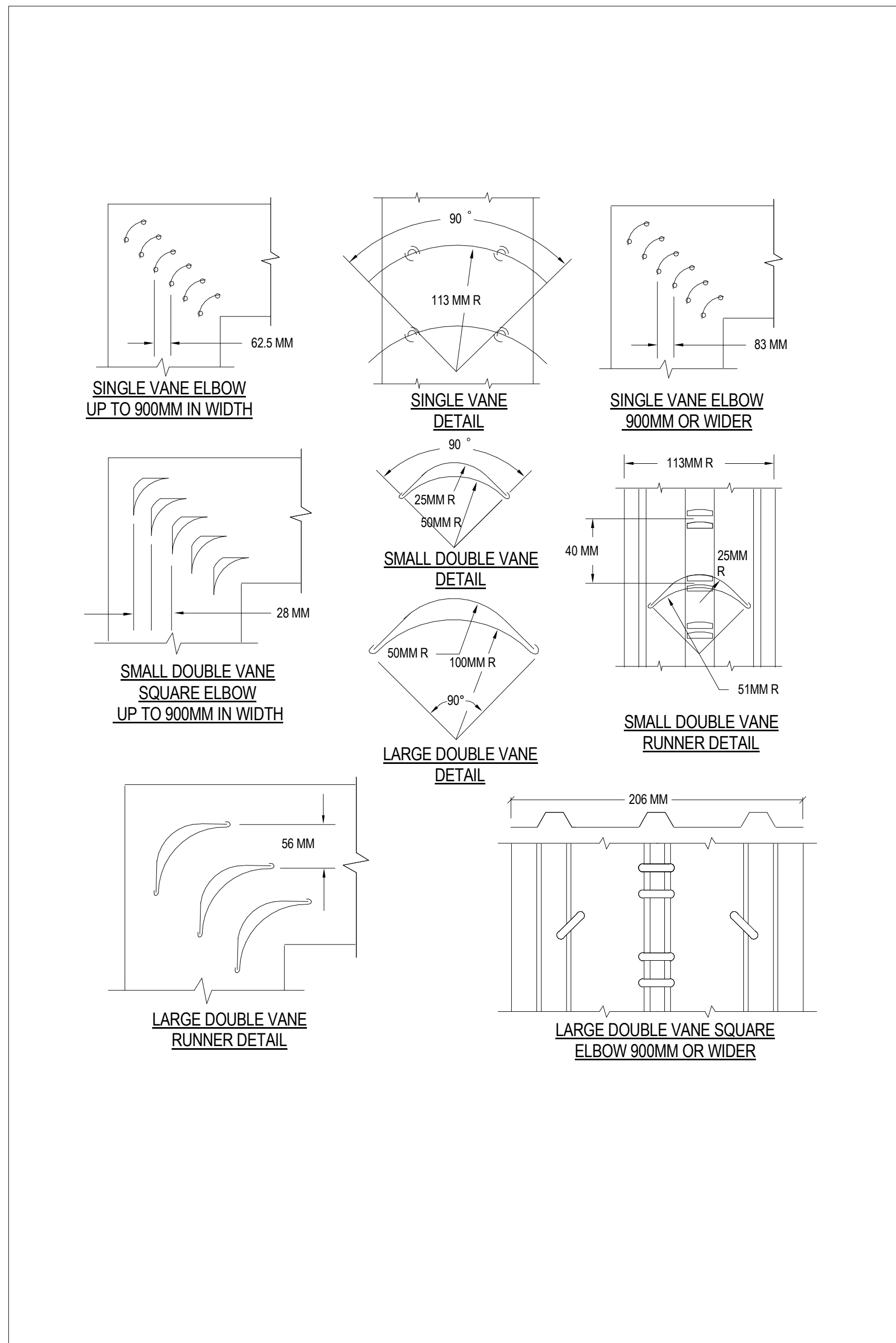
7 DETAIL - DOMESTIC WATER HEATER
M-802 / N.T.S.



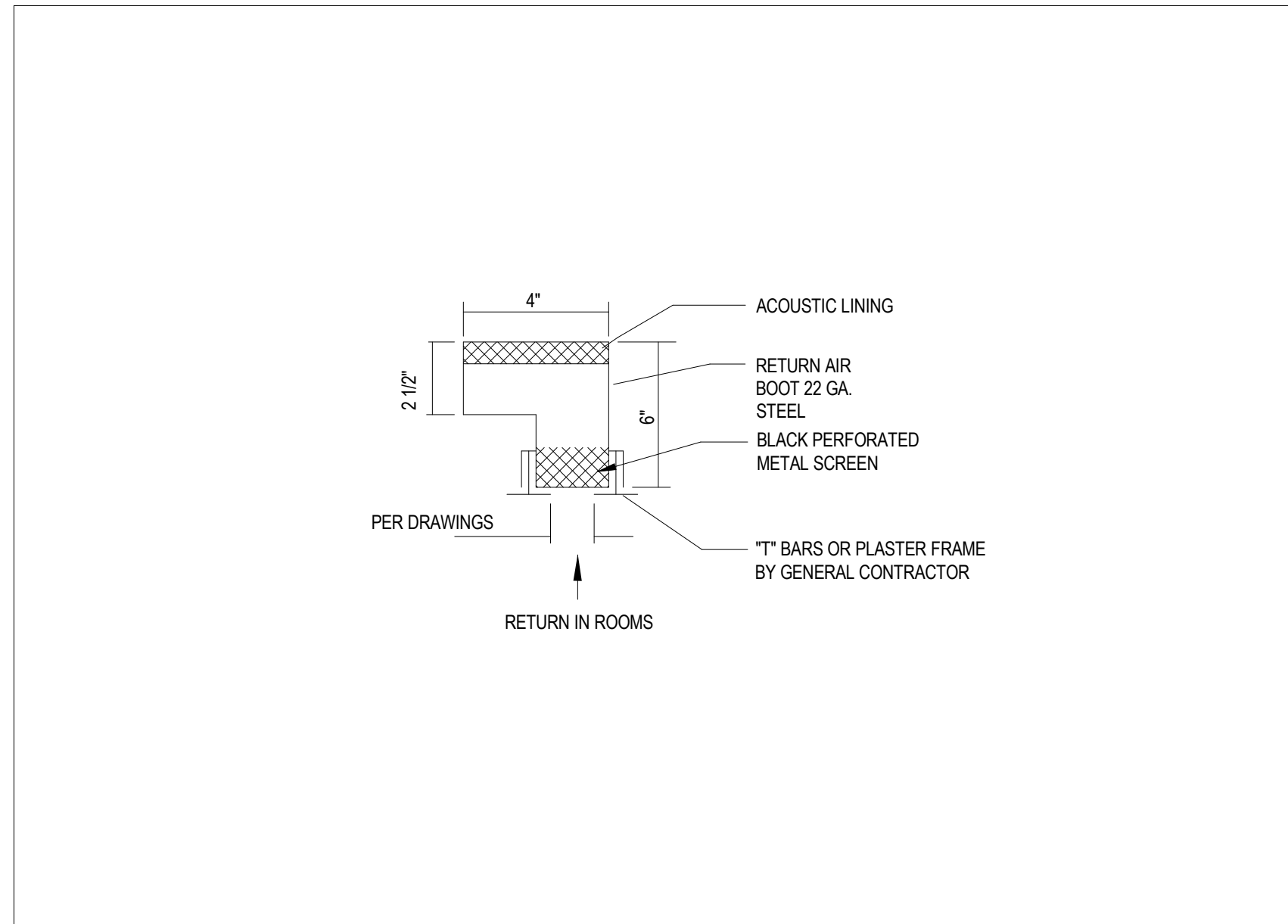
6 DETAIL - VIBRATION ISOLATOR
M-802 / N.T.S.



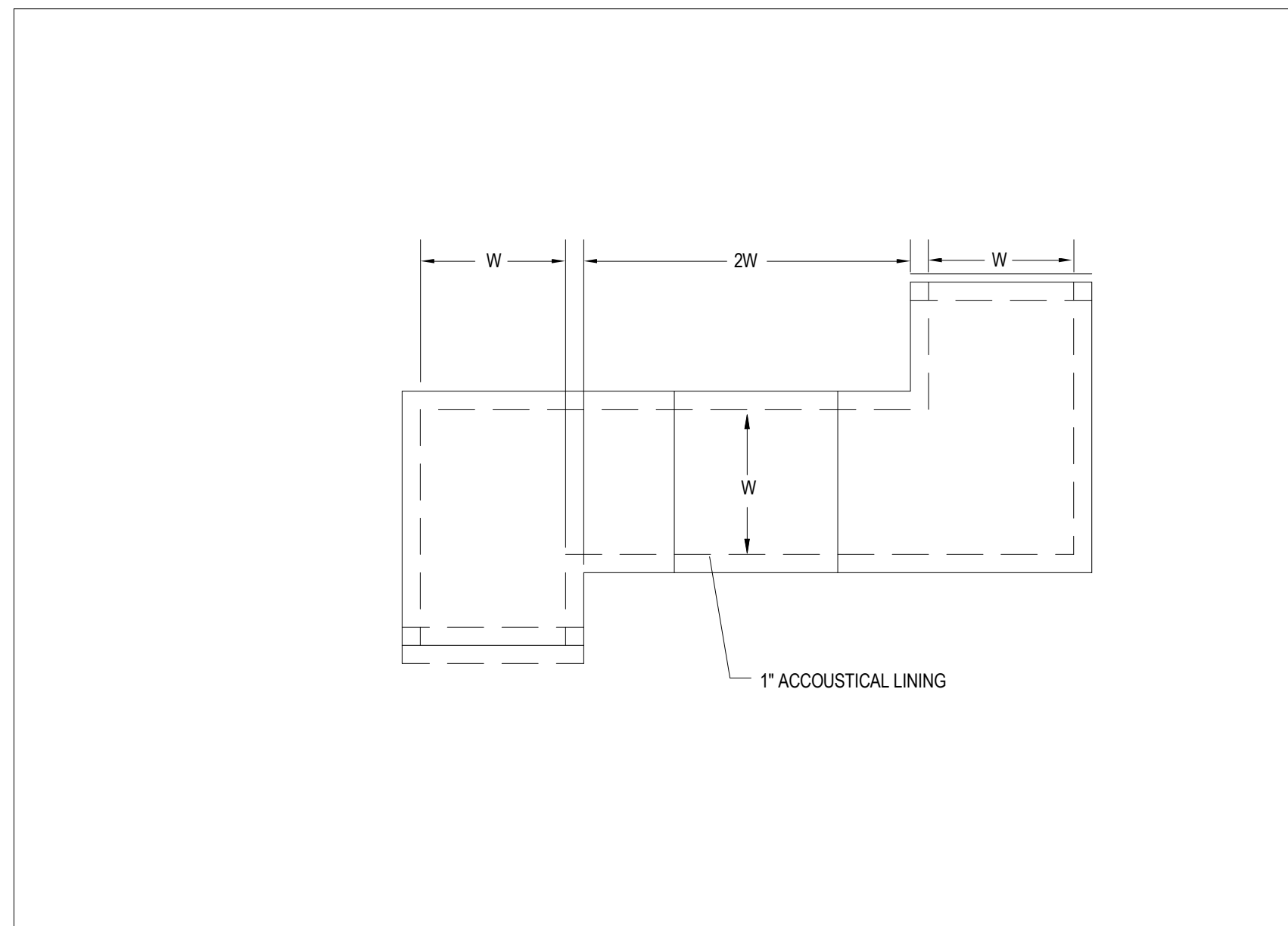
5 DETAIL - LINEAR DIFFUSER
M-802 / N.T.S.



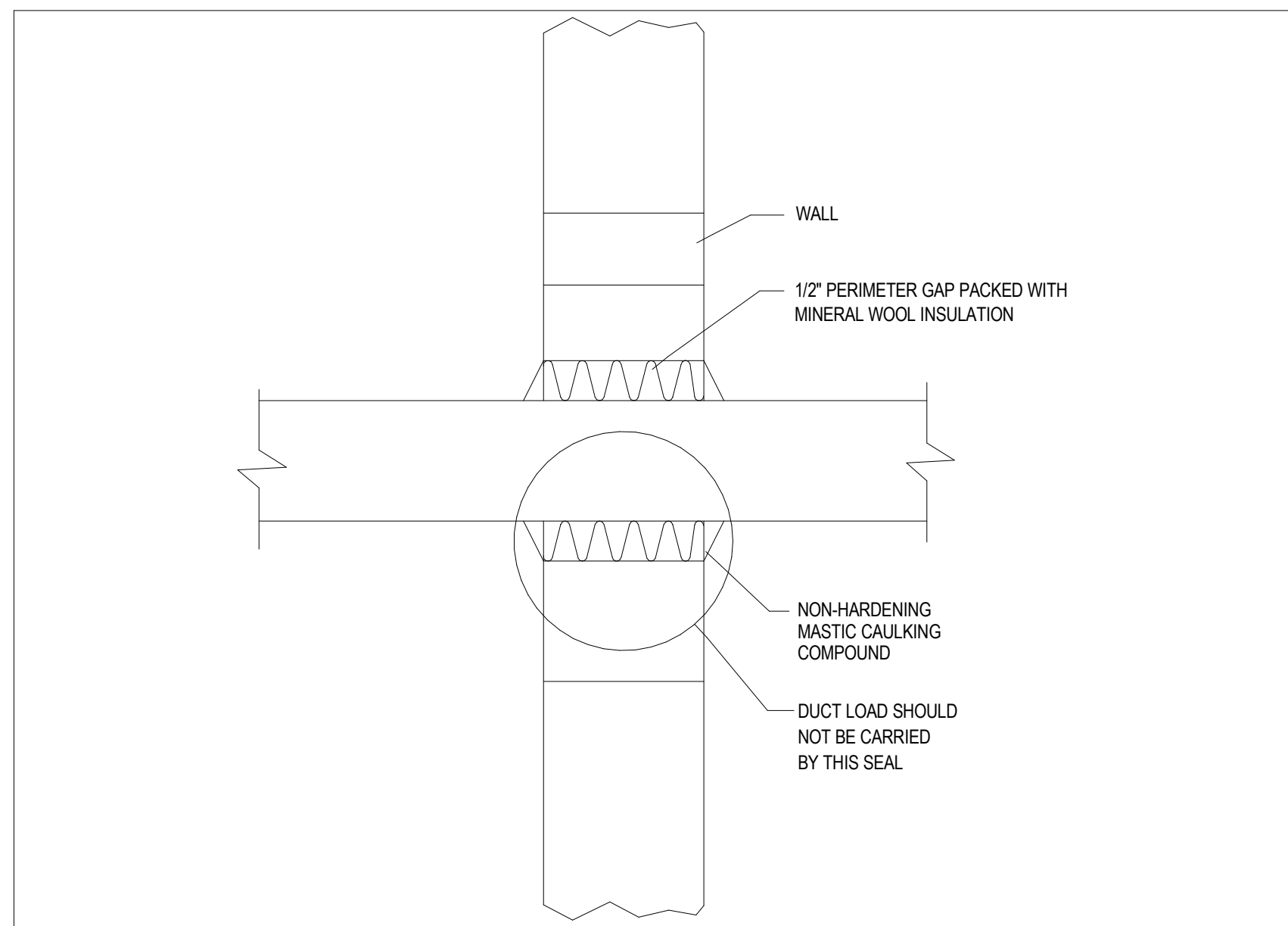
4 DETAIL - LOW VELOCITY DUCTWORK ELBOWS
M-802 / N.T.S.



3 DETAIL - LINEAR RETURN
M-802 / N.T.S.



2 DETAIL - TRANSFER DUCT
M-802 / N.T.S.



1 DETAIL - FOR ACOUSTICAL SEALING OF DUCT/PIPE PENETRATING WALLS
M-802 / N.T.S.

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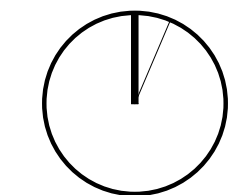
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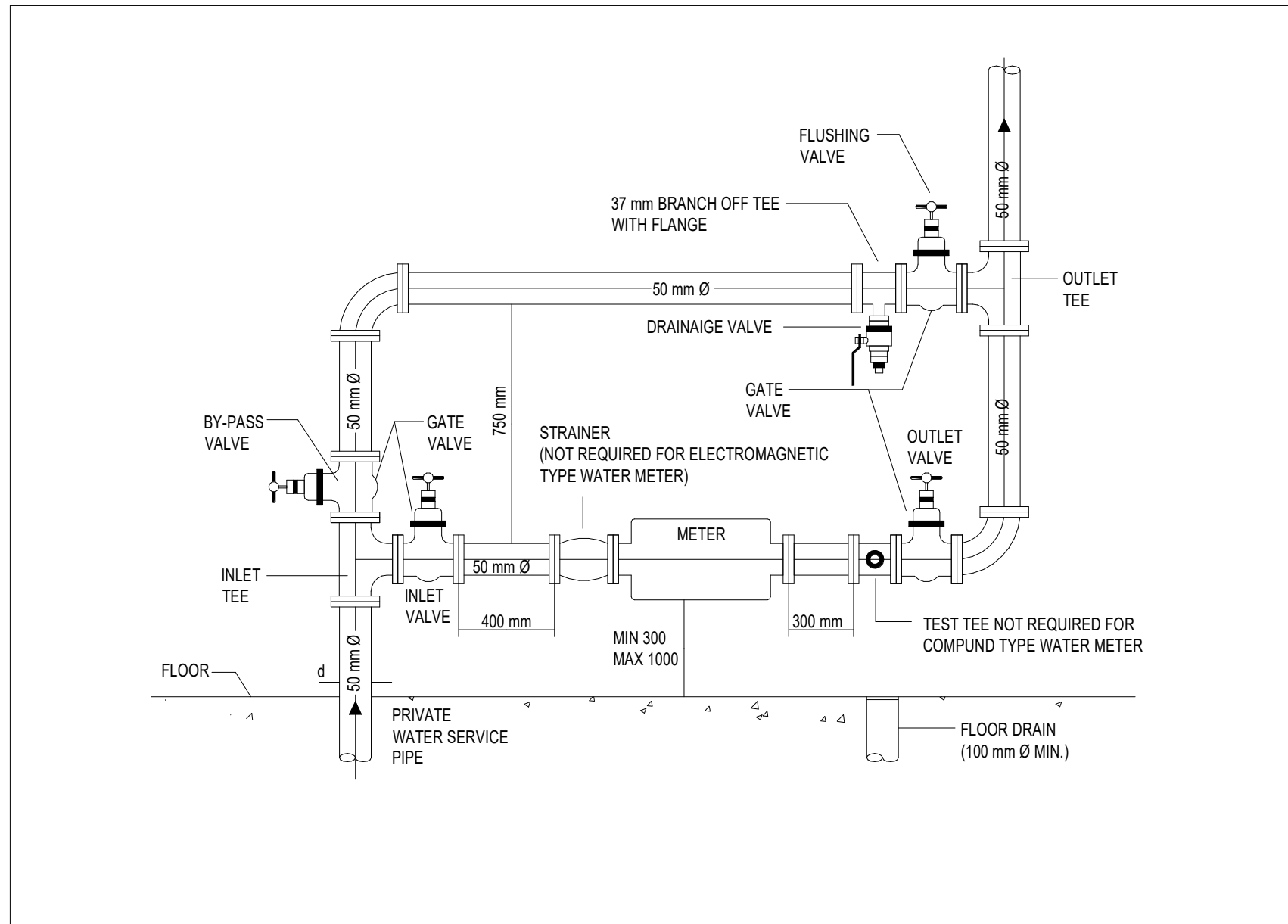
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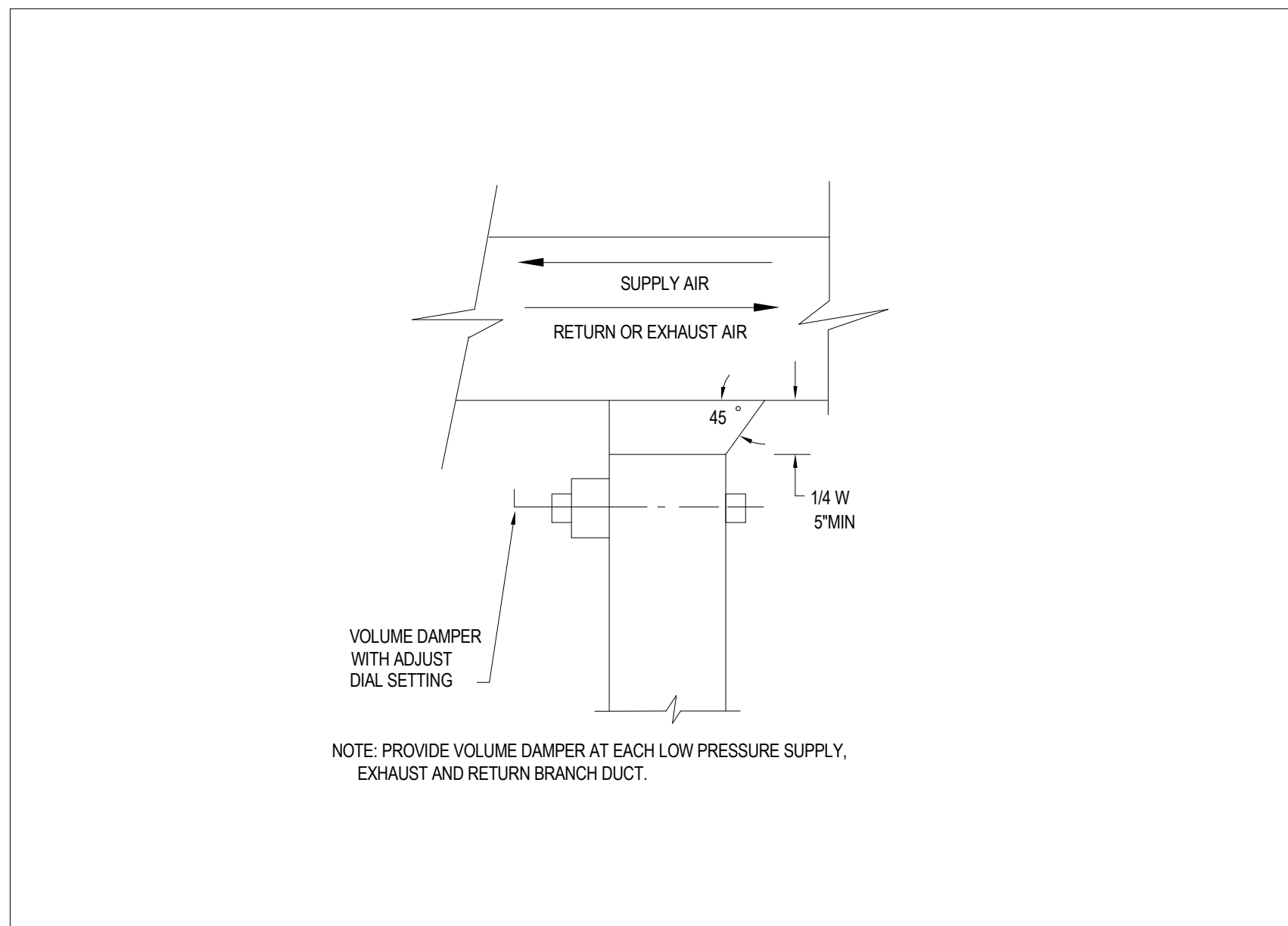
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MECHANICAL
DETAILS
SHEET 3

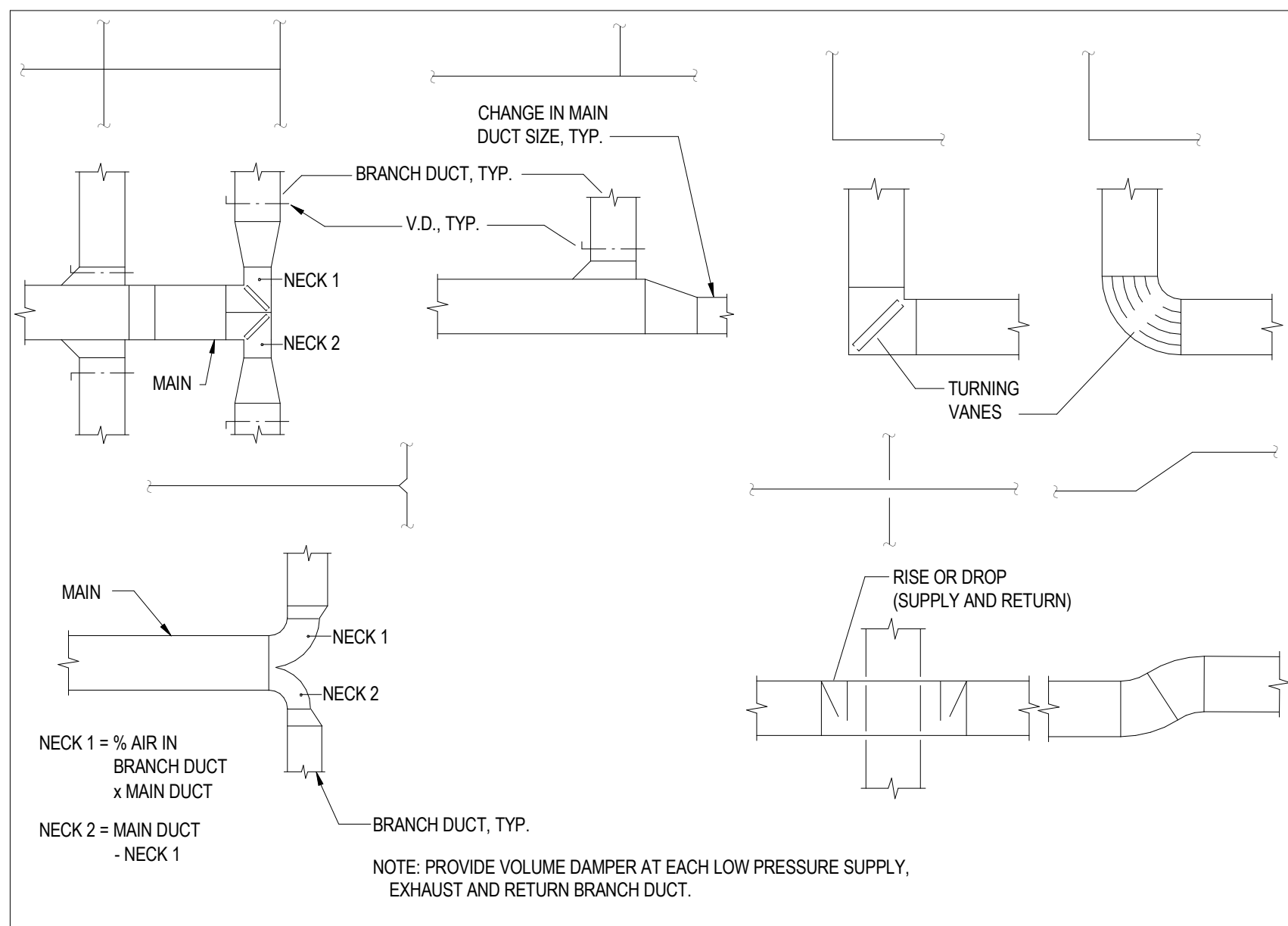
M-803



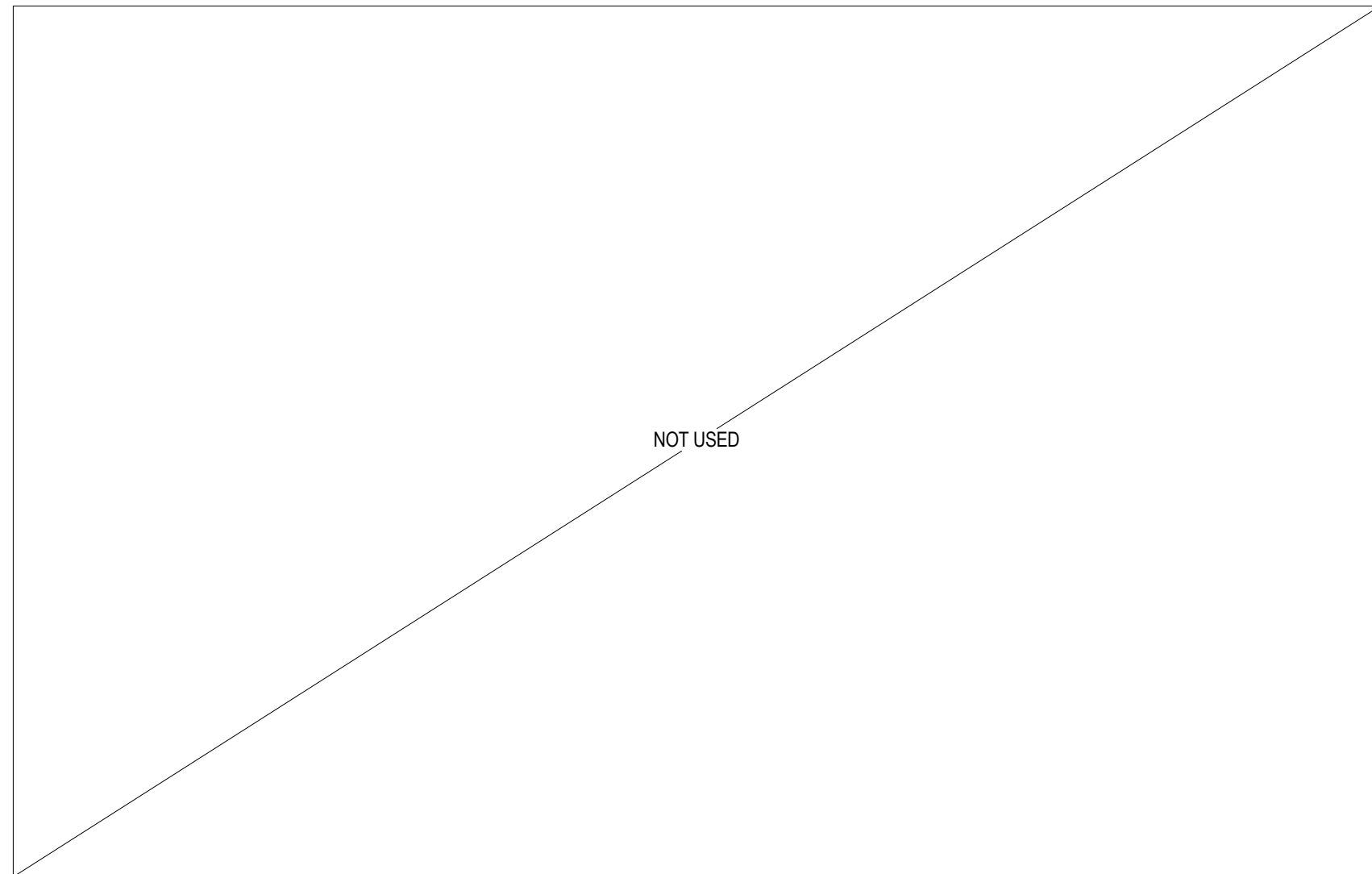
8 DETAIL - WATER METER
M-803 / N.T.S.



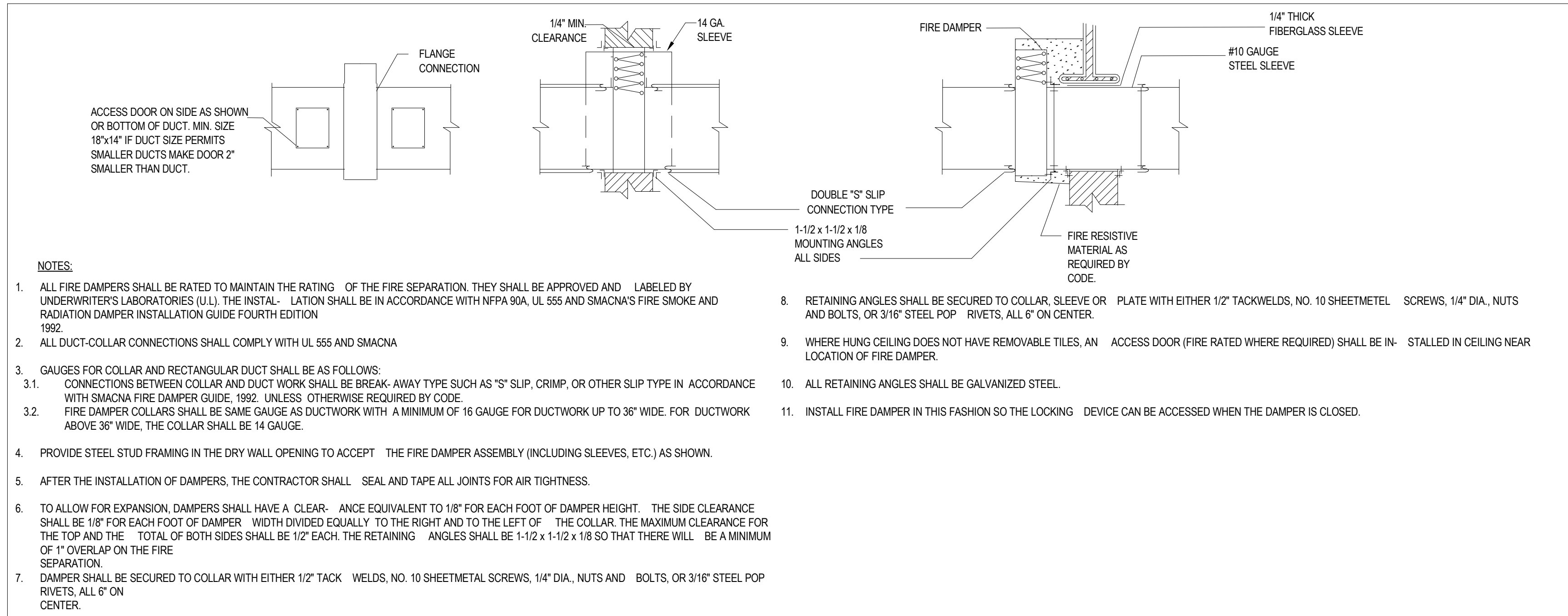
7 DETAIL - DUCT BRANCH TAKEOFF FOR LOW PRESSURE DUCT WORK
M-803 / N.T.S.



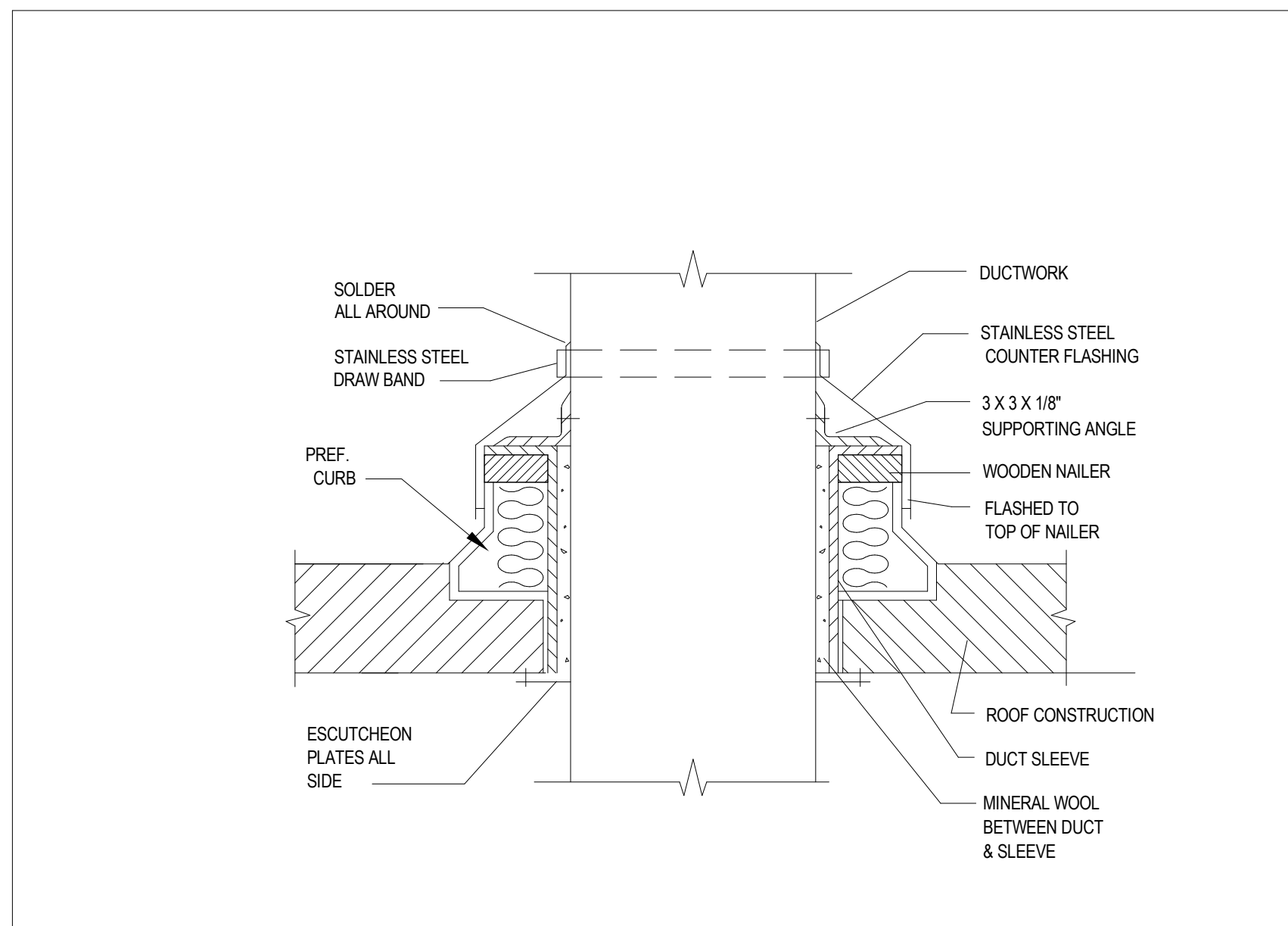
6 DETAIL - TYPICAL SINGLE LINE DUCT EQUIVALENTS
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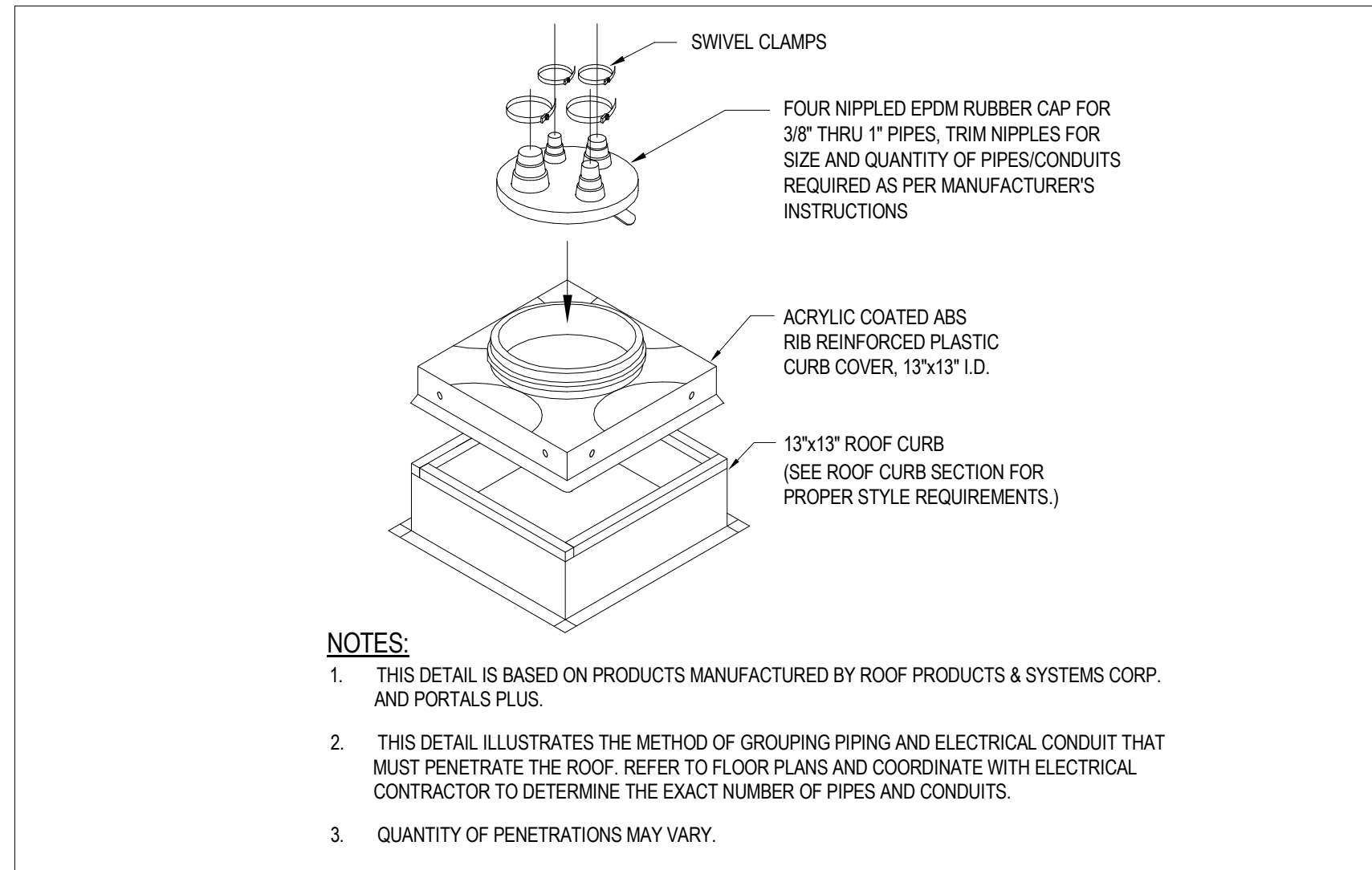
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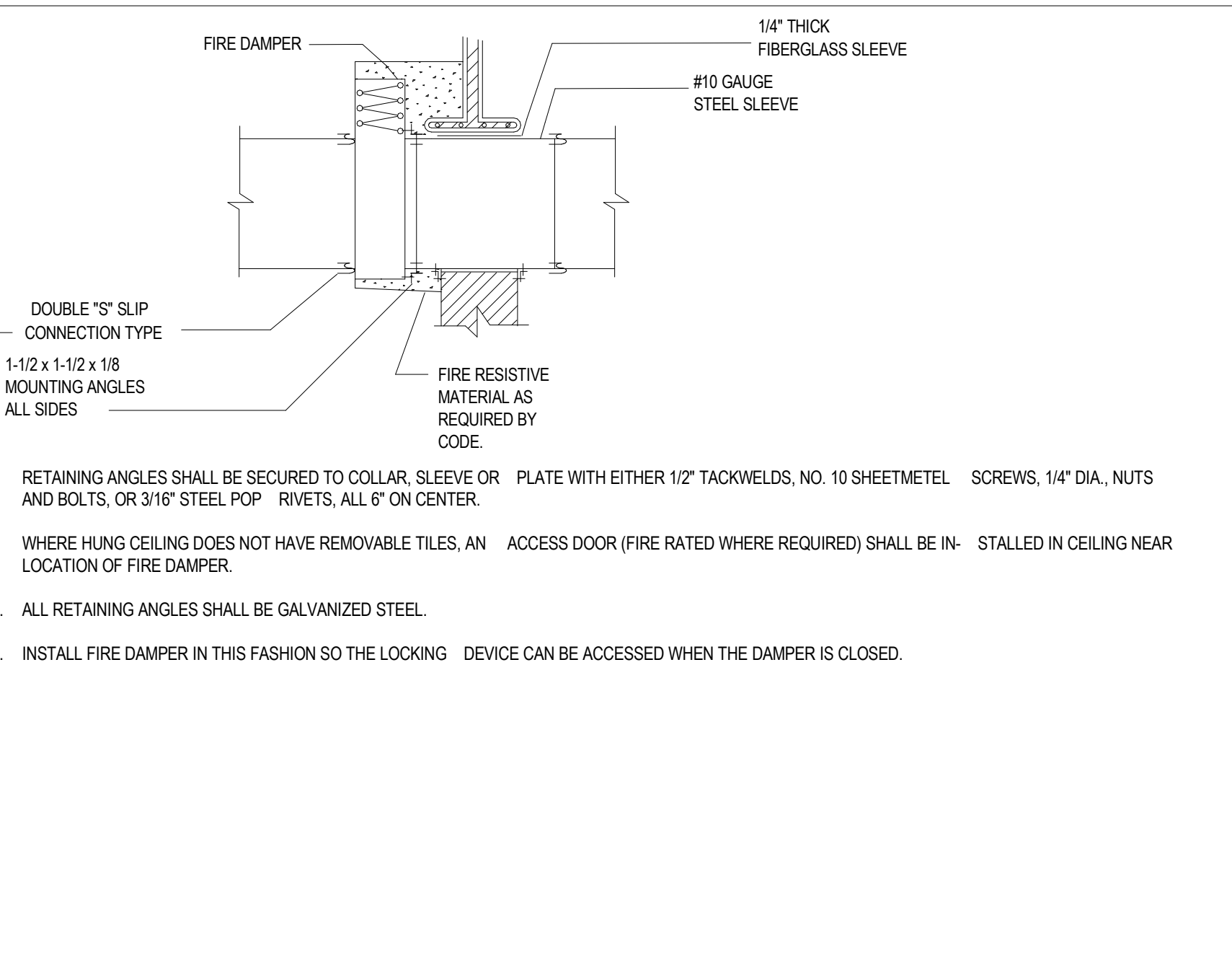
2 DETAIL - FIRE DAMPER DUCT
M-803 / N.T.S.



4 DETAIL - DUCT PENETRATION THROUGH ROOF
M-803 / N.T.S.


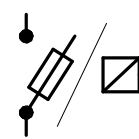
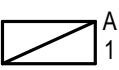



















































































































3 DETAIL - PIPE/CONDUIT ROOF PORTAL FOR MULTIPLE PENETRATIONS
M-803 / N.T.S.



1 DETAIL - ACCESS DOOR & PANEL
M-803 / N.T.S.

ABBREVIATIONS	
GENERAL	
BFG	BELOW FINISHED GRADE
AFF	ABOVE FINISHED FLOOR
C/W	COMPLETE WITH
DWG	DRAWING
EC	EXISTING ITEM TO REMAIN & BE RECIRCUITED
EM	EMERGENCY
ER	EXISTING ITEM TO BE RELOCATED
EX	EXISTING ITEM TO REMAIN
BOM	BILL OF MATERIALS
MM	MILLIMETERS
MTD	MOUNTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
IN	INCHES
RL	RELOCATED ITEM
SBO	SUPPLIED BY OTHERS, INSTALLED BY DIV. 26
SIM	SIMILAR
STD	STANDARD
TYP	TYPICAL
WP	WEATHERPROOF
HD	HAND DRYER
ELECTRICAL	
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BND	BOND
BAS	BUILDING AUTOMATION SYSTEM
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT
CB	CIRCUIT BREAKER
EMT	ELECTRICAL METALLIC TUBING
GFI	GROUND FAULT INTERRUPTOR
GND	GROUND
LCP	LIGHTING CONTROL PANEL
MCC	MOTOR CONTROL CENTRE
SWBD	SWITCHBOARD
SG	SWITCHGEAR
SUB	SUBSTATION
UPS	UNINTERRUPTIBLE POWER SUPPLY
P	POLE
PH	PHASE
TL	TWIST-LOCK
W	WIRE
MECHANICAL EQUIPMENT	
AC	AIR CONDITIONING
ACCU	AIR COOLED CONDENSING UNIT
AHU	AIR HANDLING UNIT
ATC	AUTOMATIC TEMPERATURE CONTROL
BB	BYPASS BOX
BBH	BASEBOARD HEATER
CP	CONDENSATE PUMP
CRAC	COMPUTER ROOM AIR CONDITIONER
CU	CONDENSING UNIT
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EUH	ELECTRIC UNIT HEATER
EWH	ELECTRIC WATER HEATER
FCU	FAN COIL UNIT
FPB	FAN POWERED BOX
HUM	HUMIDIFIER
LAV	LAVATORY
RTU	ROOFTOP UNIT
SK	SINK
TP	TRAP PRIMER
TF	TRANSFER FAN
VAV	VARIABLE AIR VOLUME BOX
WC	WATER CLOSET
MISCELLANEOUS	
AV	AUDIO VISUAL
CM	COFFEE MACHINE
CO	CLEANING OUTLET / HOUSEKEEPING
COMM	COMMUNICATIONS
DW	DISHWASHER
EFP	ELECTRIC FIREPLACE
FA	FIRE ALARM
FR	REFRIGERATOR
HD	HAND DRYER
IM	ICE MACHINE
MW	MICROWAVE
OV	ELECTRIC OVEN
PR	PRINTER
TO	TOASTER OVEN
SGN	DIGITAL SIGNAGE
<div>NOTES:</div> <div>1. ABBREVIATION LISTS ARE FOR REFERENCE ONLY. NOT ALL ABBREVIATIONS SHOWN ON ABBREVIATION LIST ARE USED IN PROJECT.</div>	

SYMBOLS			
WIRING DEVICES		POWER	LIGHTING & LIGHTING CONTROL
	DUPLEX RECEPTACLE (NEMA 5-15R), WALL-MOUNTED	 <div>'A' - DENOTES FRAME RATING 'B' - DENOTES FUSE SIZE</div>	 <div>A 1 LIGHTING FIXTURE (REFER TO LIGHTING FIXTURE SCHEDULE FOR TYPE) 'A' - DENOTES SWITCH DESIGNATION '1' - DENOTES PANEL DESIGNATION & CIRCUIT NUMBER</div>
	DUPLEX RECEPTACLE WITH 2 USB-C CONNECTIONS (LEGRAND CAT. TR20USBPDW, OAE), WALL-MOUNTED	 <div>'A' - DENOTES FRAME RATING</div>	 <div>EXIT LIGHT AND OUTLET BOX, CEILING-MOUNTED PROVIDE DIRECTIONAL ARROWS AS INDICATED SHADED AREA DENOTES FACE(S) UPON WHICH 'EXIT' APPEARS</div>
	QUADRUPLEX RECEPTACLE (NEMA 5-15R), WALL-MOUNTED	 <div>'B' - DENOTES FRAME SIZE 'A' - DENOTES TRIP SETTING</div>	 <div>EXIT LIGHT AND OUTLET BOX, WALL-MOUNTED PROVIDE DIRECTIONAL ARROWS AS INDICATED SHADED AREA DENOTES FACE(S) UPON WHICH 'EXIT' APPEARS</div>
	DUPLEX RECEPTACLE (NEMA 5-20R), WALL MOUNTED, ABOVE COUNTER	 <div>SPD</div>	 <div>EXIT SIGN AND REMOTE EMERGENCY HEADS COMBO UNIT, WALL-MOUNTED</div>
	QUADRUPLEX RECEPTACLE (NEMA 5-20R), WALL MOUNTED	 <div>FSD</div>	 <div>A 'A' - DENOTES LIGHTING CONTROL ZONE</div>
	SIMPLEX RECEPTACLE, WALL-MOUNTED (SPECIFICATIONS ON PLAN)	 <div>GND</div>	 <div>S A WSX' 0-10V DIMMER SWITCH, TO BE USED WITH OCCUPANCY SENSOR. DIMMER TO SUIT APPLICATION. 'A' - DENOTES LIGHTING CONTROL ZONE</div>
	SPECIALTY RECEPTACLE (SPECIFICATIONS ON PLAN)	 <div>MECHANICAL MOTOR/ EQUIPMENT CONNECTION</div>	 <div>A 'A' - DENOTES LIGHTING CONTROL ZONE</div>
	DUPLEX RECEPTACLE (NEMA 5-15R), CEILING-MOUNTED	SECURITY & DOOR HARDWARE	
	QUADRUPLEX RECEPTACLE (NEMA 5-20R), CEILING-MOUNTED	 <div>CR</div>	 <div>PC</div>
	DIRECT POWER CONNECTION	 <div>DOOR CHIME</div>	 <div>TC</div>
	DUPLEX RECEPTACLE (NEMA 5-15R), FLOOR-MOUNTED	 <div>DB</div>	 <div>EMERGENCY REMOTE ONE (1) HEAD, WALL-MOUNTED</div>
	'X' DENOTES BOX TO BE RECESSED INTO FLOOR WHERE INDICATED	 <div>DC</div>	 <div>EMERGENCY REMOTE TWO (2) HEAD, WALL-MOUNTED</div>
	'C' DENOTES BOX TO BE PART OF CONNECTRAC RACEWAY SYSTEM WHERE INDICATED	 <div>DH</div>	 <div>EMERGENCY REMOTE THREE (3) HEAD, WALL-MOUNTED</div>
	QUADRUPLEX RECEPTACLE (NEMA 5-15R), FLOOR-MOUNTED	 <div>DO</div>	 <div>EMERGENCY REMOTE ONE (1) HEADS, CEILING-MOUNTED</div>
	'X' DENOTES BOX TO BE RECESSED INTO FLOOR WHERE INDICATED	 <div>DR</div>	 <div>EMERGENCY REMOTE TWO (2) HEADS, CEILING-MOUNTED</div>
	'C' DENOTES BOX TO BE PART OF CONNECTRAC RACEWAY SYSTEM WHERE INDICATED	 <div>ES</div>	 <div>EMERGENCY REMOTE THREE (3) HEADS, CEILING-MOUNTED</div>
	COMBINATION FLOOR MONUMENT (POWER AND DATA)	 <div>PTL</div>	 <div>PANIC LIGHT/OCCUPIED LIGHT</div>
	'X' DENOTES BOX TO BE RECESSED INTO FLOOR WHERE INDICATED	 <div>ML</div>	 <div>EMERGENCY UNIT EQUIPMENT (C/W TWO (2) HEADS)</div>
	'C' DENOTES BOX TO BE PART OF CONNECTRAC RACEWAY SYSTEM WHERE INDICATED	 <div>PH</div>	
	COMBINATION FLOOR MONUMENT (POWER AND DATA)	 <div>REX</div>	
	'X' DENOTES BOX TO BE RECESSED INTO FLOOR WHERE INDICATED	 <div>PA</div>	
	'C' DENOTES BOX TO BE PART OF CONNECTRAC RACEWAY SYSTEM WHERE INDICATED	 <div>BG</div>	
	COMBINATION FLOOR MONUMENT (POWER, DATA, AV)	 <div>WALL MOUNTED MOTION DETECTOR (4" JUNCTION BOX ROUGH-IN; DEVICE BY SECURITY VENDOR)</div>	
	'X' DENOTES BOX TO BE RECESSED INTO FLOOR WHERE INDICATED	 <div>CCTV</div>	
	'C' DENOTES BOX TO BE PART OF CONNECTRAC RACEWAY SYSTEM WHERE INDICATED	 <div>PTZ</div>	
	FURNITURE SYSTEM POWER AND COMMUNICATIONS FEED, FLOOR-MOUNTED	 <div>ACP</div>	
	'X' DENOTES BOX TO BE RECESSED INTO FLOOR WHERE INDICATED	 <div>PS</div>	
	'C' DENOTES BOX TO BE PART OF CONNECTRAC RACEWAY SYSTEM WHERE INDICATED		
	FURNITURE SYSTEM POWER AND COMMUNICATIONS FEED, WALL-MOUNTED		
	JUNCTION BOX, WALL-MOUNTED		
	CEILING MOUNTED JUNCTION BOX		
	FLOOR MOUNTED JUNCTION BOX		
	LOW VOLTAGE TRANSFORMER		
	WALL MOUNTED DIGITAL WIFI CLOCK (SAPLING SBW 3000 SERIES), PROVIDE HARDWIRED POWER CONNECTION		
	REMOVAL WORK		
TELECOMMUNICATIONS SYSTEM			
	WIRELESS ACCESS POINT (WAP)		
	X WALL MOUNTED DATA OUTLET, PROVIDE (X) RJ45 JACK AND (X) CAT 6 F/UTP CABLE FROM SERVER ROOM 'X' - DENOTES THE NUMBER OF DATA DROPS (DEFAULT IS 1 DATA DROP)		
	X WALL MOUNTED TELEPHONE OUTLET, PROVIDE (X) RJ45 JACK AND (X) CAT 6 F/UTP CABLE FROM SERVER ROOM 'X' - DENOTES THE NUMBER OF DROPS (DEFAULT IS 1 DROP)		
	DATA OUTLET, FURNITURE-MOUNTED		
	DATA OUTLET, FLOOR-MOUNTED		
	DATA OUTLET, CEILING-MOUNTED		
	AV DATA OUTLET, CEILING-MOUNTED		
	AV OUTLET, WALL-OR FURNITURE MOUNTED		
	SECURITY CAMERA OUTLET		
	ACCESS CONTROL DEVICE		
	AV EQUIPMENT OUTLET, FLOOR-MOUNTED		
	TABLETOP BOX		
	CEILING MOUNTED AV SPEAKERS		
	WALL MOUNTED AV SPEAKERS		
	WALL MOUNTED CLOCK		
FIRE ALARM SYSTEM			
	FIRE ALARM PULL STATION		
	FIRE ALARM HORN		
	FIRE ALARM BELL		
	COMBINATION FIRE ALARM BELL / STROBE		
	COMBINATION FIRE ALARM HORN / STROBE		
	FIRE ALARM STROBE LIGHT, WALL-MOUNTED		
	FIRE ALARM STROBE LIGHT, CEILING-MOUNTED		
	FIRE ALARM SPEAKER		
	FIRE ALARM SPEAKER, WALL-MOUNTED		
	SMOKE DETECTOR (PHOTOELECTRIC)		
	HEAT DETECTOR, RATE-OF-RISE		
	HEAT DETECTOR, FIXED TEMPERATURE		
	HEAT DETECTOR, COMBINATION RATE-OF-RISE & FIXED TEMPERATURE		
	FIRE FIGHTER TELEPHONE		
	FIRE ALARM CONTROL PANEL		
	FIRE ALARM REMOTE ANNUNCIATOR		
	DATA GATHERING PANEL		
	END-OF-LINE DEVICE		
	CONTROL MODULE OUTPUT RELAY		
	MONITOR MODULE INPUT RELAY		
		PUBLIC ADDRESS LEGEND	
			IN-CEILING FULL RANGE LOUDSPEAKER, MIN 16 AWG CABLE TO AMPLIFIER, MOUNTING ACCESSORIES TO SUIT THE CEILING TYPE
			MICROPHONE
			AV EQUIPMENT RACK
		COMMUNICATIONS CONDUIT FILL SCHEDULE	
CONDUIT SIZE	MAX. No. OF CAT. 6 OR 6A CABLES ALLOWED		
	No. OF RACEWAY BENDS		
	0	1	2
1	6	5	4
1 1/4	10	8	7
1 1/2	13	11	9
2	22	19	15
2 1/2	38	32	27
3	57	49	40
3 1/2	75	64	52
4	96	82	67
*CALCULATION BASED UPON 40% FILL @Ø 28 INCH CABLE O.D. CONDUIT SHALL BE MINIMUM 1" INNER DIAMETER.			
ELECTRICAL DRAWING LIST			
SHEET NUMBER	SHEET TITLE		
E-001	ELECTRICAL SYMBOLS & ABBREVIATIONS		
E-201	ELECTRICAL SCHEMATICS		
E-202	ELECTRICAL PANEL SCHEDULES		
E-301	ELECTRICAL LEVEL 01 DEMOLITION PLAN		
E-302	ELECTRICAL ROOF LEVEL DEMOLITION PLAN		
E-311	POWER & SYSTEMS LEVEL 01 NEW WORK PLAN		
E-312	ELECTRICAL ROOF LEVEL NEW WORK PLAN		
E-320	ELECTRICAL SITE PLAN		
E-321	LIGHTING SITE PLAN		
E-411	LIGHTING & LIFE SAFETY LEVEL 01 NEW WORK PLAN		
E-511	FIRE ALARM LEVEL 01 NEW WORK PLAN		
E-601	ELECTRICAL DETAILS SHEET 1		
E-602	ELECTRICAL DETAILS SHEET 2		
E-603	ELECTRICAL DETAILS SHEET 3		

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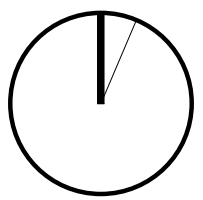
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D	ISSUED FOR 65% CD REVIEW	2023-11-08
C	ISSUED FOR 50% CD REVIEW	2023-06-16
A	ISSUED FOR 100% DD	2023-02-09
00	ISSUE	DATE



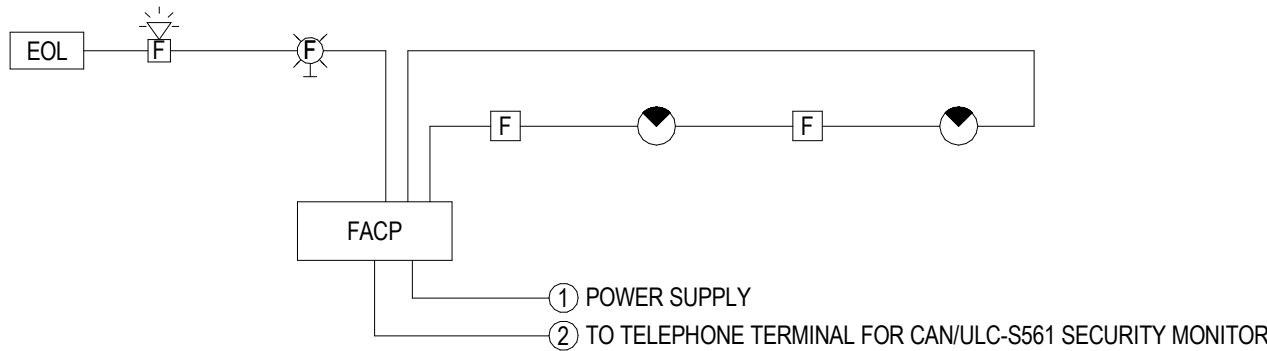
N.T.S. @24x36

ELECTRICAL
SYMBOLS &
ABBREVIATIONS

E-001

FIRE ALARM SCHEDULE						
FLOOR	ALARM INITIATING ZONE		SUPERVISING TROUBLE ZONE NO.	AUXILARY CONTACT	DESCRIPTION	REMARKS
	FIRE ALARM ZONE NO.	SPRINKLER FLOW SWITCH NO.				
MAIN FLOOR						
	Z-1				PUBLIC SPACE	
	Z-2				BOH AREA	
	Z-3				ELECTRICAL ROOM	

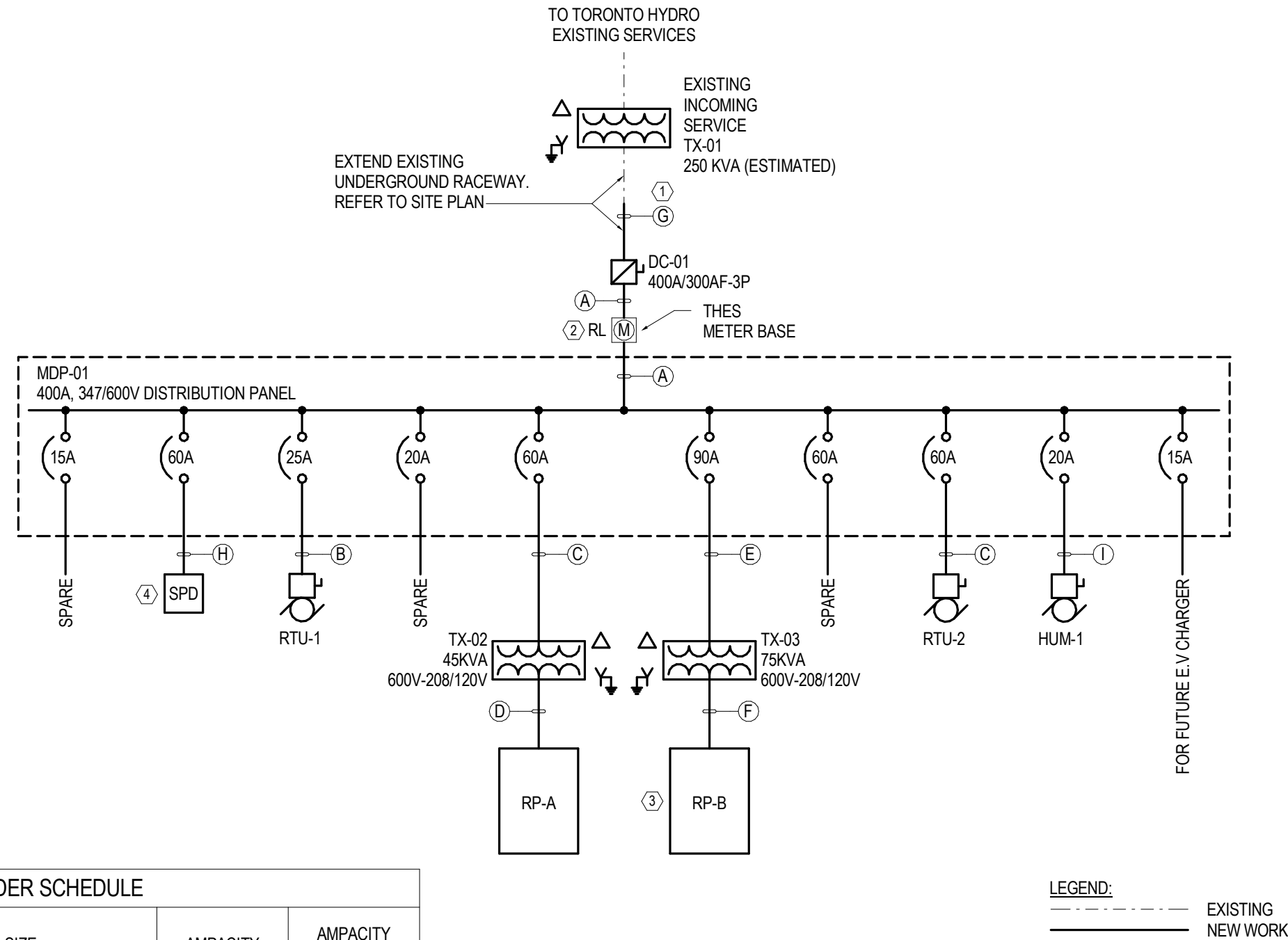
4 SCHEDULE - FIRE ALARM ZONES
E-201 / N.T.S.



GENERAL NOTES:

- THIS RISER IS DIAGRAMMATIC ONLY. REFER TO FLOOR PLANS FOR QUANTITY AND LOCATION OF DEVICES.
- PROVIDE ISOLATION MODULES AS REQUIRED PER SITE CONDITIONS AND TO SUIT CANULC-S624 REQUIREMENTS.
- ALL FIRE ALARM SYSTEM WIRING SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND MUST MEET ALL APPLICABLE CODE REQUIREMENTS. ALL WIRING SHALL BE RUN CONDUIT UNLESS NOTED OTHERWISE.
- PROVIDE NEW DEVICES, BOXES, RACEWAY, WIRING, PROGRAMMING AND HARDWARE FOR ALL NEW DEVICES SHOWN ON FLOOR PLANS

1 FIRE ALARM RISER
E-201 / N.T.S.

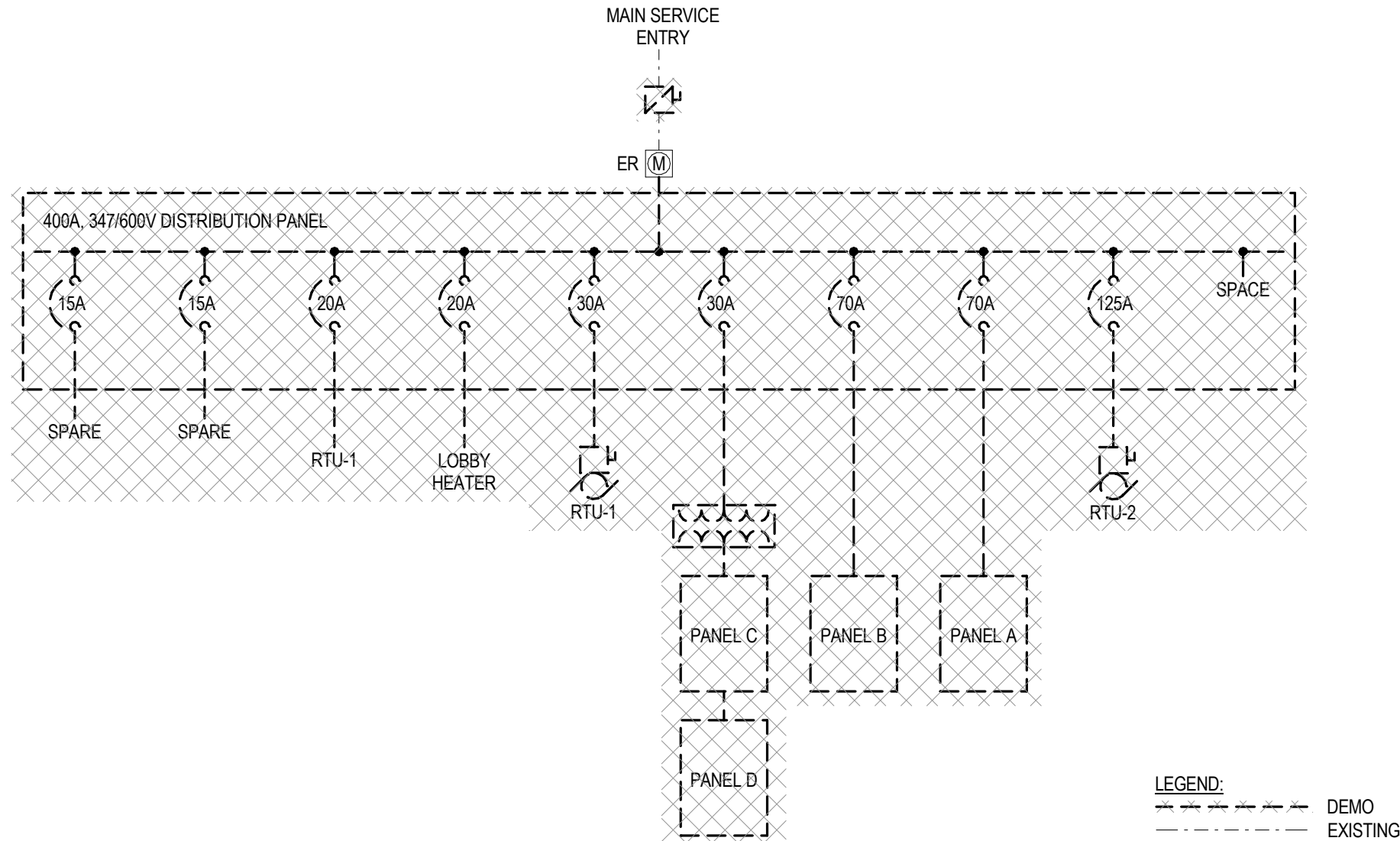


LEGEND:
--- EXISTING
--- NEW WORK

DRAWING NOTES:

- PROVIDE NEW FEEDER FROM SECONDARY OF EXISTING TRANSFORMER TO NEW DISCONNECT
- COORDINATE RELOCATIONS AND REINSTALLATION OF METER BASE WITH TORONTO HYSRO(THES). COMPLY CURRENT STANDARDS AND COORDINATE THES INSPECTOR FOR APPROVAL OF WORK.
- CONTRACTOR TO PROVIDE 120/208 V SURGE PROTECTION DEVICE (SPD), AS SHOWN. SPD TO BE TOTAL PROTECTION SOLUTIONS LP120, CAT.#TK-LP120-3Y208-FL).
- SPD CONTRACTOR TO PROVIDE 347/600V SURGE PROTECTION DEVICE BY TOTAL PROTECTION SOLUTIONS OR APPROVED EQUAL. (TOTAL POWER SOLUTIONS ST160, CAT.# TPS #TK-ST160-3Y600-FL).

3 SINGLE LINE DIAGRAM - NEW WORK
E-201 / N.T.S.



LEGEND:
--- DEMO
--- EXISTING

2 SINGLE LINE DIAGRAM - DEMOLITION
E-201 / N.T.S.

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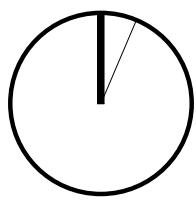
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1 : 1 @24x36

ELECTRICAL
SCHEMATICS

E-201

LOCATION: ELEC ROOM 108

SERVICE: 120/208 VOLTS, 3 PHASE, 4 WIRES

MAINS: 400 A

MOUNTING TYPE: SURFACE

GROUNDING: GROUND BUS: Yes

ISOLATED GRD BUS: No

AIC RATING: 18000

REMARKS:

M.C.B.: 300A

M.L.O.: No

POLES: 84

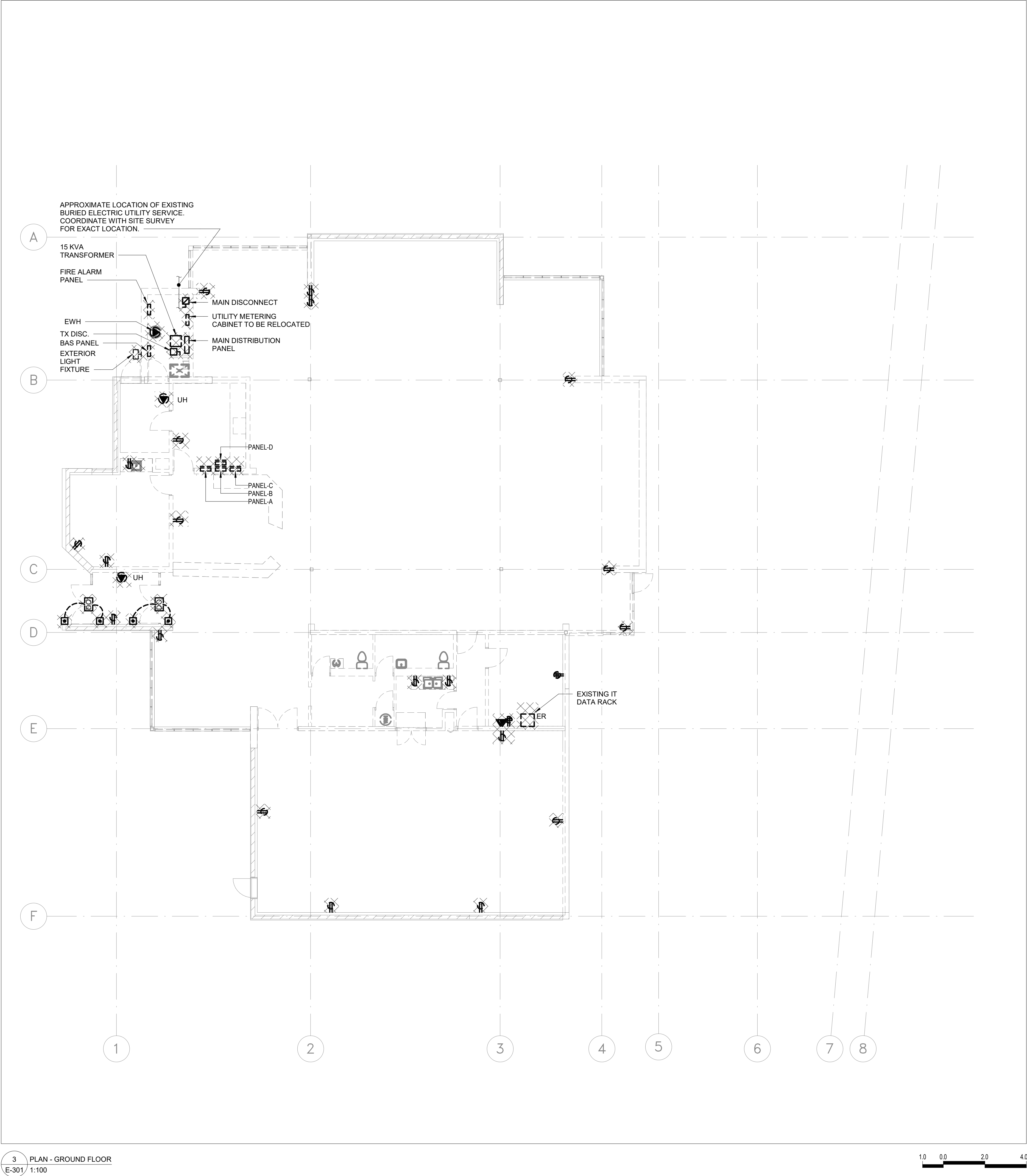
PANEL DESIGNATION:

RP-B

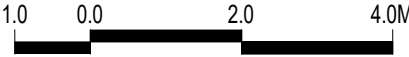
SHORT NAME: B

(NEW)

SERVICE TO:		SIZE	NO.	A	B	C	A	B	C	NO.	SIZE	SERVICE TO:
BBH-2 - RM 120	15	1	0.5				0.67			2		CUH-2 - RM 112
		3		0.5				0.67		4		
		5			0.67				0.67	6		
UH-4 - RM 116	15	7	0.67				0.67			8		CUH-3 - RM 108
		9		0.67				0.67		10		
		11			0.5				0.67	12		
BBH-1 - RM 115	15	13	0.5				1.33			14		EWH-1 - RM 116
HAND DRYER - RM 117,118	20	15		1.4				1.33		16		
VAV-2 - RM 114	20	17			1.5				1.33	18		
VAV-4 - RM 122	20	19	1.5				1.67			20		20 CUH-1 - RM 101
		21		1.25				1.67		22		
		23			1.25				1.67	24		
VAV-3 - RM 122	20	25	1.5				0.5			26	15	FACP - RM 101
VAV-1 - RM 105	27	27		1.5				0.18		28	15	TF-1 & TF-2
		29			0.75				0.53	30	15	SK-1,WC-1,WC-2 & WC-3
		31	0.75				0.2			32	15	LAV-1, LAV-2 & LAV-3
VAV-9 - RM 104	15	33		0.5				0.31		34	15	EF-2 - RM 120
		35			0.5				0.31	36		EF-1 - ROOF
		37	1				0.08			38	20	
VAV-10 - RM 104	15	39		1				0.7		40	20	
VAV-14 - RM 109	15	41			0.75				0.17	42	15	PT & TF-1
		43	0.75				0.72			44	15	DF-1
		45		2.75				0		46	15	SPARE
VAV-7 - RM 125	35	47			2.75				0	48	15	SPARE
		49	3				0			50	15	SPARE
		51		3			--		--	52	--	SPACE
VAV-8 - RM 123	40	53			3				--	54	--	SPACE
		55	3			--			--	56	--	SPACE
		57		1			--		--	58	--	SPACE
BBH-4 - RM 125	15	59			1			--	60	--	SPACE	
BBH-3 - RM 125	15	61	1			--			--	62	--	SPACE
		63		1			--		--	64	--	SPACE
		65			1			--	--	66	--	SPACE
VAV-5 - RM 122	15	67	1					--	68	--	SPACE	
VAV-13 - RM 122	15	69		1			--		--	70	--	SPACE
		71			1			--	--	72	--	SPACE
		73	1.75			--			--	74	--	SPACE
VAV-6 - RM 120	25	75		1.75			--		--	76	--	SPACE
VAV-11 - RM 124	15	77			1			--	--	78	--	SPACE
		79	1				0			80		30 SPD
		81		0.3			0		82			
MOTORIZED SHADES - RM 113,120,124	15	83			0.36			0	84			
BF-1 - RM 120 & BF-2 - RM 122	15											
PHASE TOTALS:												
KVA PHASE A		23.75		PHASE B		200 A		CONNECTED LOAD (PWR): 68.26 KVA				
KVA PHASE B		23.14		PHASE C		195 A		DEMAND LOAD: 68.26 KVA				
KVA PHASE C		21.37				178 A		DEMAND LOAD X 1.25 SPARE 85.33 KVA				
Notes:												

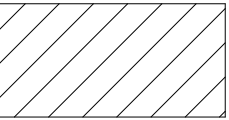


3 PLAN - GROUND FLOOR
E-301 / 1:100



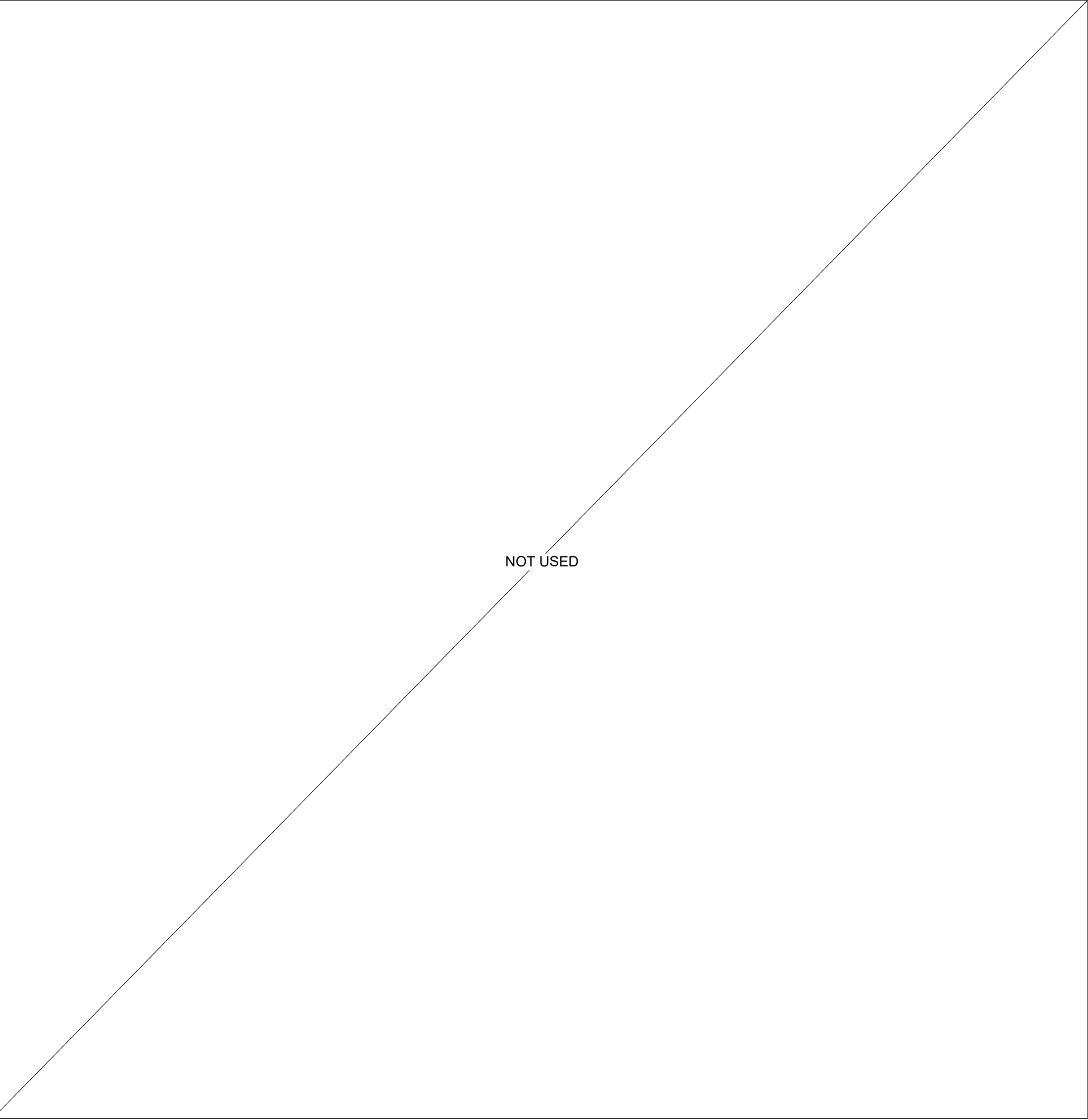
GENERAL NOTES:

1. NOT ALL DEVICES SHOWN. DEMOLISH ALL EXISTING LIGHTING FIXTURES, SWITCHES, FIRE DETECTORS AND ALARM DEVICES, RECEPTACLES, FLOOR BOXES, WIRES, AND WIRING DEVICES IN THE SPACE INCLUDING ALL RELATED RACEWAY AND JUNCTION BOXES.



HATCH INDICATES AREAS NOT IN SCOPE

2 DRAWING NOTES
E-301



1 DETAIL - NOT USED
E-301 / N.T.S.

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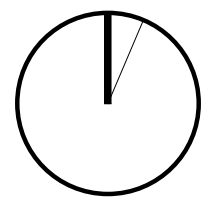
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1 : 100 @24x36

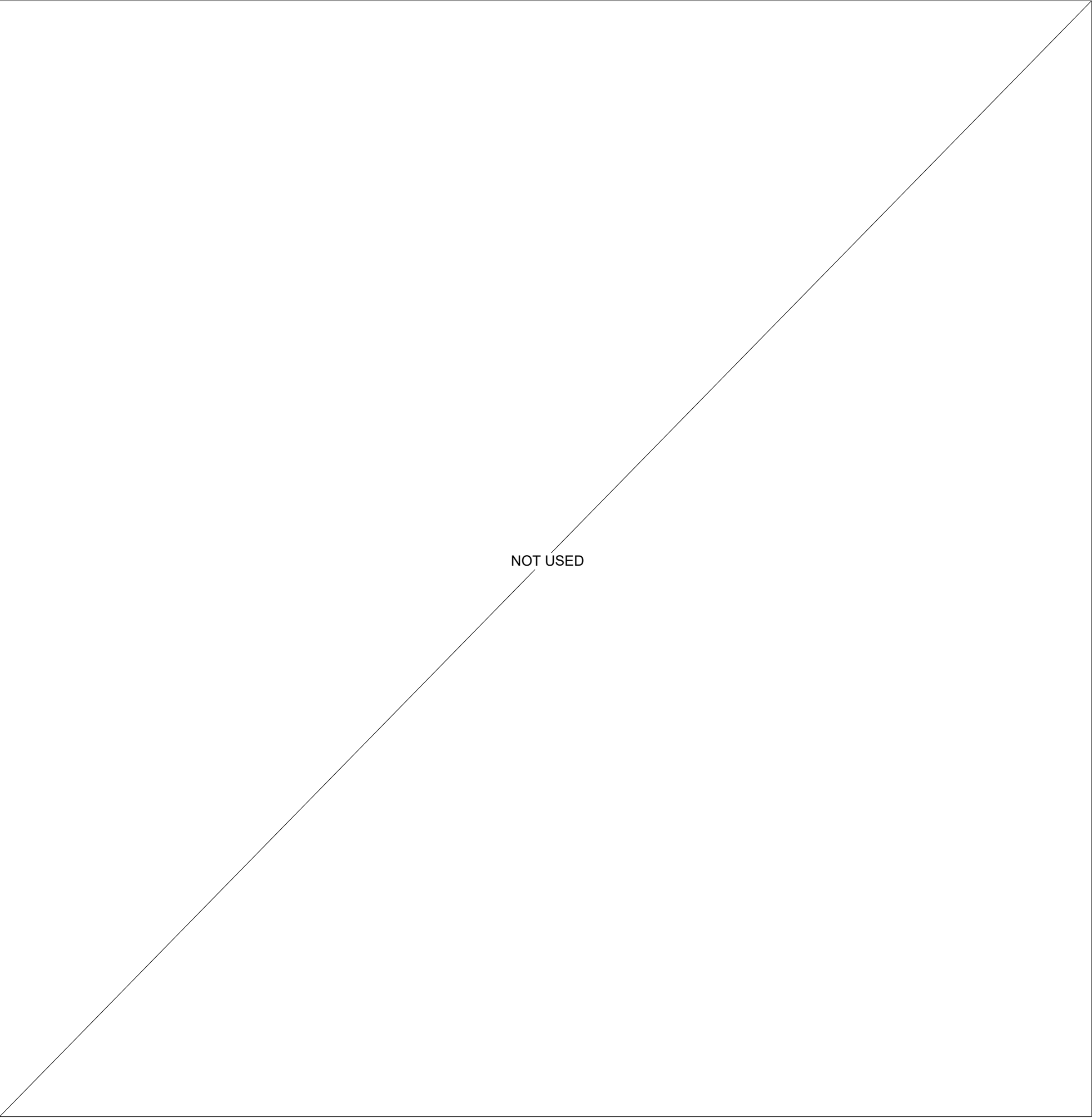
ELECTRICAL
LEVEL 01
DEMOLITION PLAN

E-301

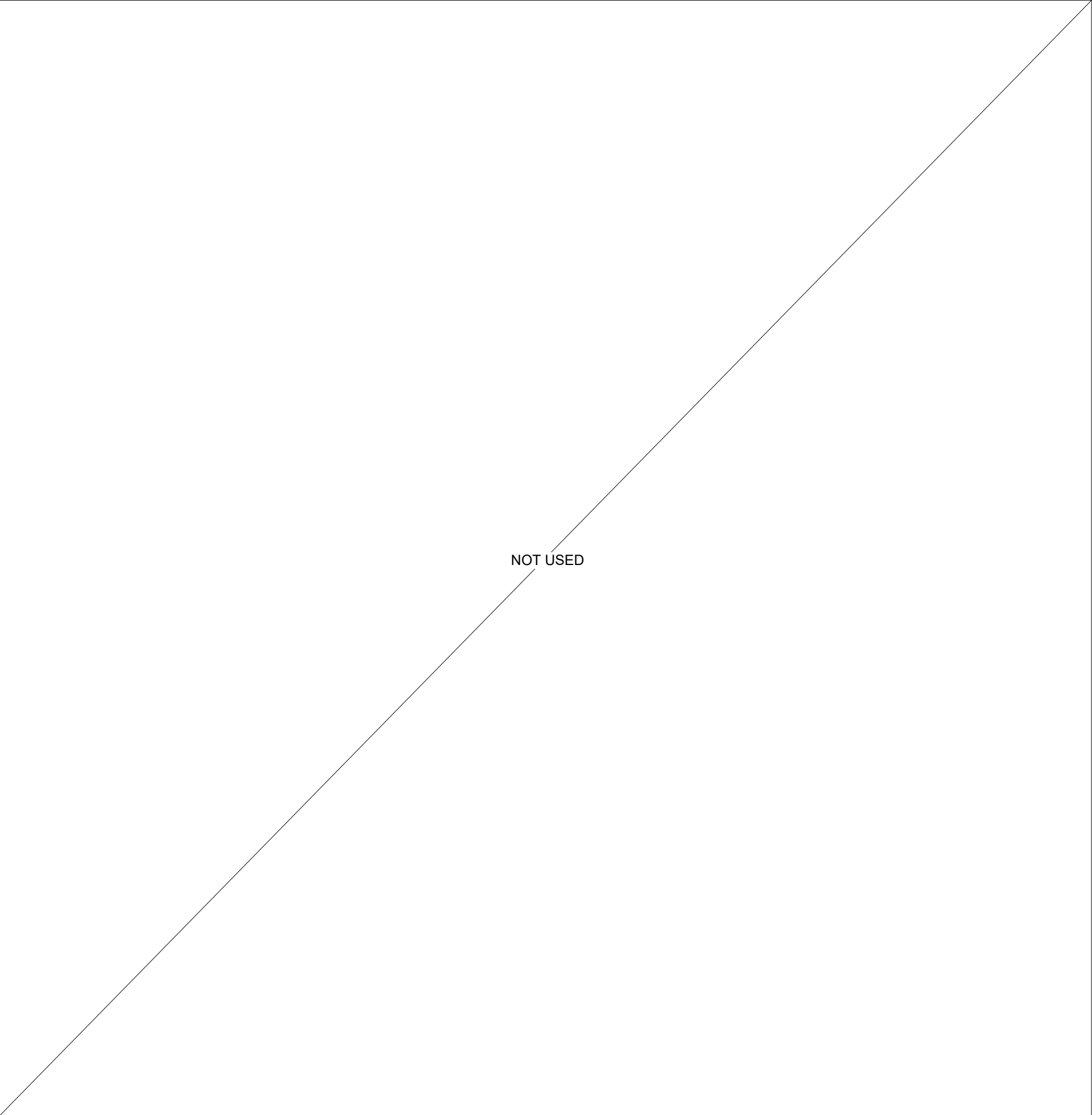


3 PLAN - GROUND FLOOR
E-302 / 1:100

1.0 0.0 2.0 4.0M



2 DETAIL - NOT USED
E-302 / N.T.S.



1 DETAIL - NOT USED
E-302 / N.T.S.

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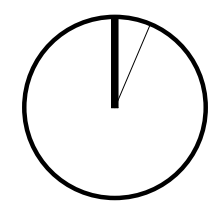
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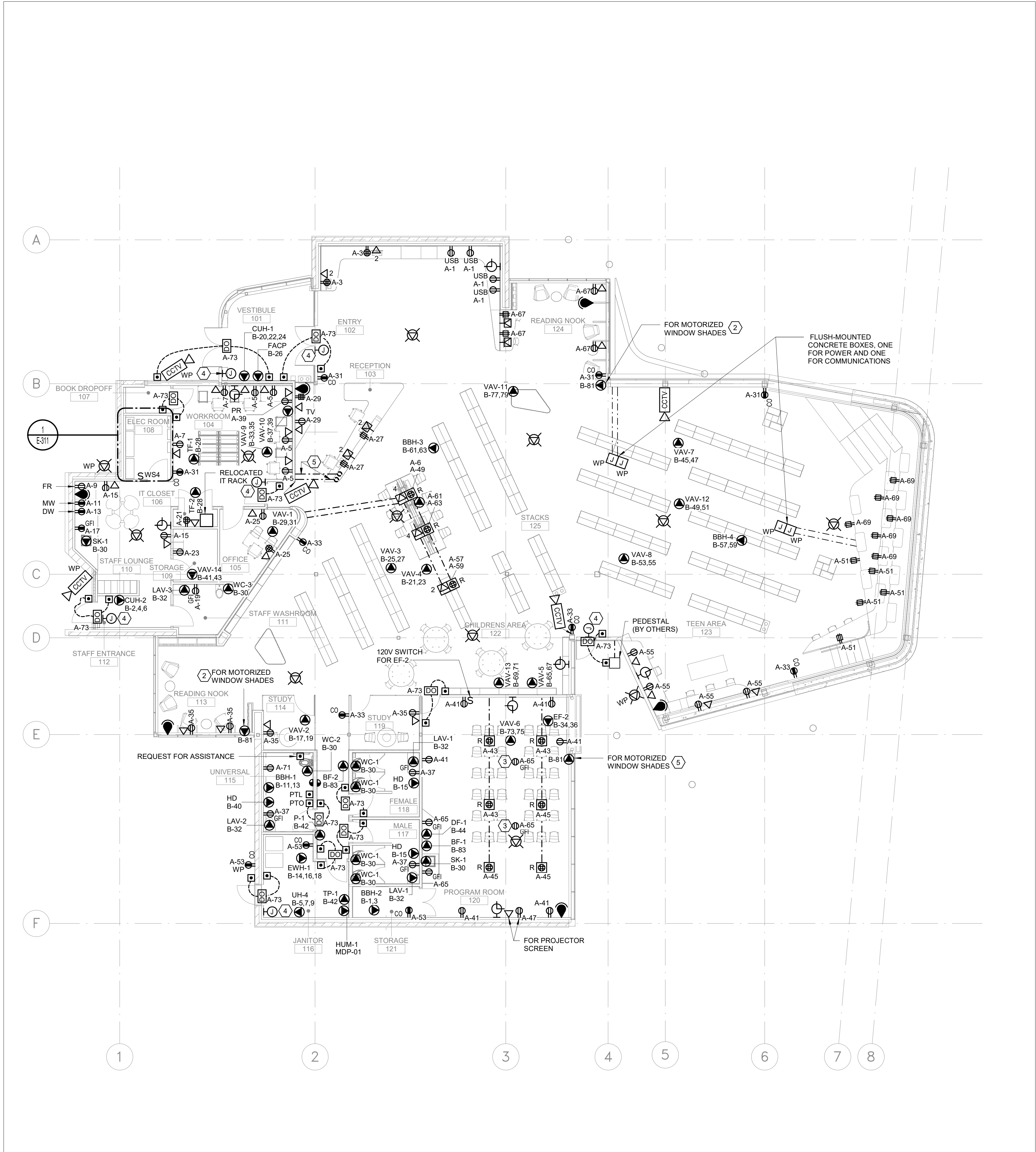
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C	ISSUED FOR 50% CD REVIEW	2023-06-16
A	ISSUED FOR 100% DD	2023-02-09
00	ISSUE	DATE



1 : 100 @24x36

ELECTRICAL
ROOF LEVEL
DEMOLITION PLAN

E-302



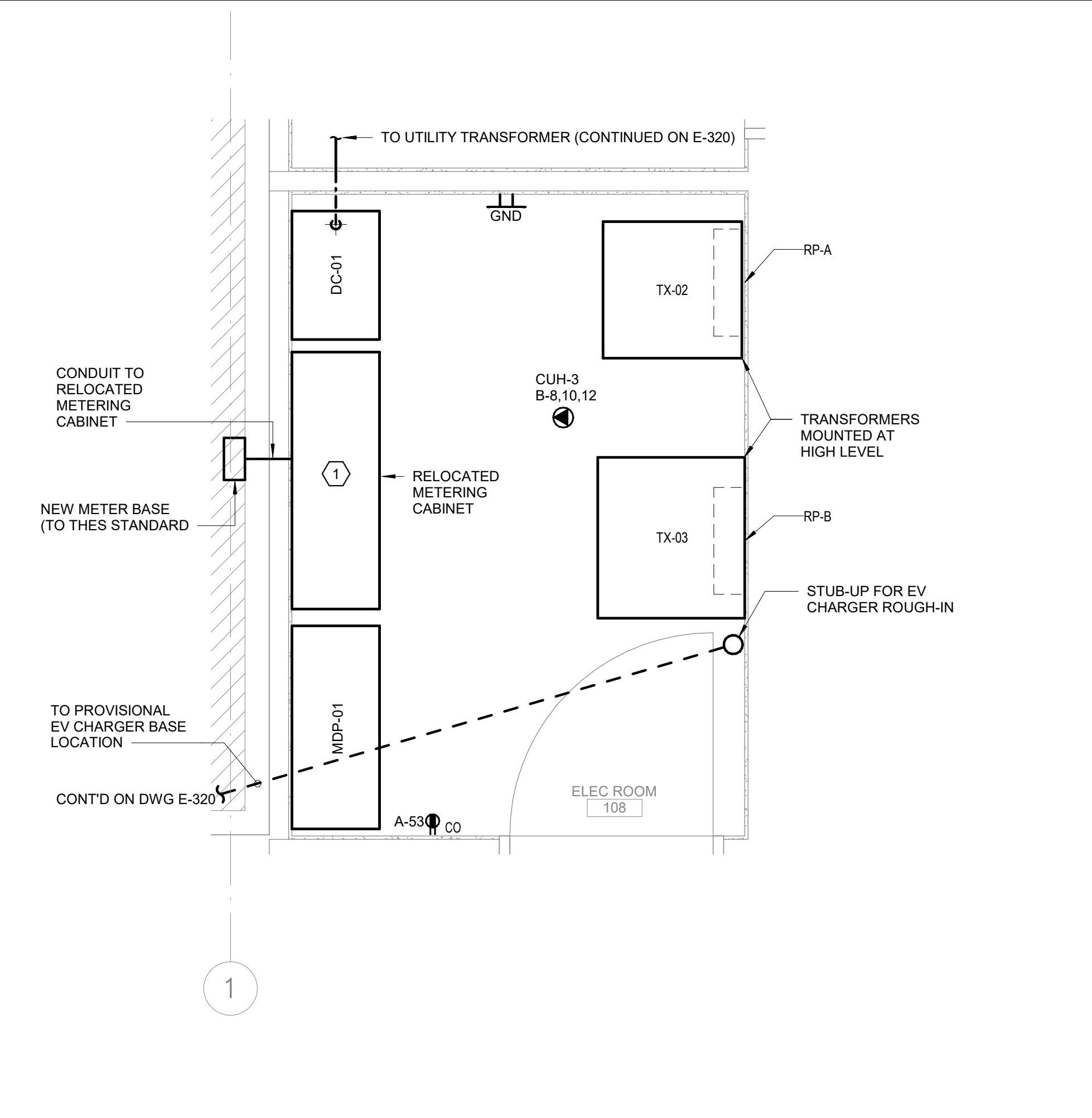
3 PLAN - GROUND FLOOR
E-311/ 1:100



- GENERAL NOTES:**
- ELECTRICAL CONTRACTOR SHALL PROVIDE BACK BOXES FOR SECURITY DEVICES AS REQUIRED BY THE OWNER'S SECURITY SYSTEM CONTRACTOR.
 - FOR POWER AND DATA DEVICES MARKED AS EX, REMOVE EXISTING DEVICES AND WIRING, BUT LEAVE BACK BOXES AND CONDUIT TO CEILING SPACE OR NEAREST JUNCTION BOX AS IS. CONTRACTOR TO PROVIDE NEW DEVICES, CONDUIT TO ELECTRICAL ROOM (OR IT ROOM), AND WIRING; CIRCUITING FOR DEVICES AS INDICATED IN THE NEW POWER FLOOR PLANS.
 - ALL SECURITY DEVICES SHOWN ARE PROVIDED BY SECURITY VENDOR. REFER TO SECURITY DRAWINGS. DIVISION 26 SHALL PROVIDE 4" JUNCTION BOX AND 27mm HOMERUN CONDUIT TO ACCESS CONTROL AND INTRUSION DETECTION SYSTEM, AS REQUIRED AND SHOWN IN SECURITY SYSTEM DESIGN. COORDINATE WITH SECURITY VENDOR.
 - SECURITY EQUIPMENT HEAD END IS LOCATED IN IT CLOSET 106.
 - PROVIDE CONDUITS C/W PULL STRINGS FOR RECESSED FLOOR BOXES TO WALLS AS INDICATED. RUN THESE CONDUITS THROUGH FLOOR TRENCH. COORDINATE TRENCHING REQUIREMENTS WITH ARCHITECTURAL.
 - PROVIDE A SCOTIABELL 12" FLUSH-MOUNTED CLOCK AT EACH LOCATION INDICATED C/W A DOUBLE-GANG JUNCTION BOX. PROVIDE A CAT6 CABLE IN A 21mm CONDUIT FROM EACH CLOCK BACK TO IT CLOSET 106.

- DRAWING NOTES:**
- COORDINATE WITH TORONTO HYDRO INSPECTOR. METERING CABINET TO BE INSTALLED TO TORONTO HYDRO STANDARDS.
 - DLM MOTORIZED WINDOW SHADES C/W MASTER OVERRIDE SWITCH AND DLM SHADE CONTROLLER (OR SIMILAR). REFER TO ARCHITECTURAL PLANS. CONTRACTOR TO PROVIDE POWER TO MOTORIZED WINDOW SHADES, AS INDICATED. PROVIDE ROUGH-IN C/W PULL STRING FOR MASTER OVERRIDE SWITCH ON THE WALL OF RECEPTION 103, REFER TO ARCHITECTURAL PLANS FOR EXACT MOUNTING HEIGHT AND LOCATIONS. TIE-IN DLM SHADE CONTROLLER INTO THE NEW LIGHTING ROOM CONTROLLER SERVING LIGHTING ZONE 'a'. REFER TO DAYLIGHT HARVESTING SCHEMATIC DIAGRAM.
 - REELCRAFT L 4035 163 3 - 16/3 35 FT. PREMIUM DUTY SINGLE RECEPTACLE POWER CORD REEL OR APPROVED EQUIVALENT WITH 5 METRE CORD LENGTH.
 - PROVIDE 8" JUNCTION BOX FOR SECURITY HARDWARE ON SECURE SIDE OF DOOR COMPLETE WITH MINIMUM 27mm CONDUIT TO ACCESS CONTROL PANEL AND 21mm CONDUIT TO THE LOCAL CARD READER. COORDINATE WITH OWNER'S SECURITY VENDOR.
 - CONTRACTOR TO TRENCH AND PROVIDE ONE (1) 35mmC (POWER) AND ONE (1) 35mmC (COMMS) CONDUIT AS SHOWN. CONDUIT TO STUB UP INTO MILLWORK. COORDINATE STUB UP WITH ARCHITECTURAL PLANS.

2 DRAWING NOTES
E-311



1 BLOW-UP - ELECTRICAL ROOM 108
E-311/ 1:20



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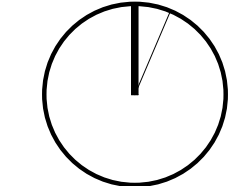
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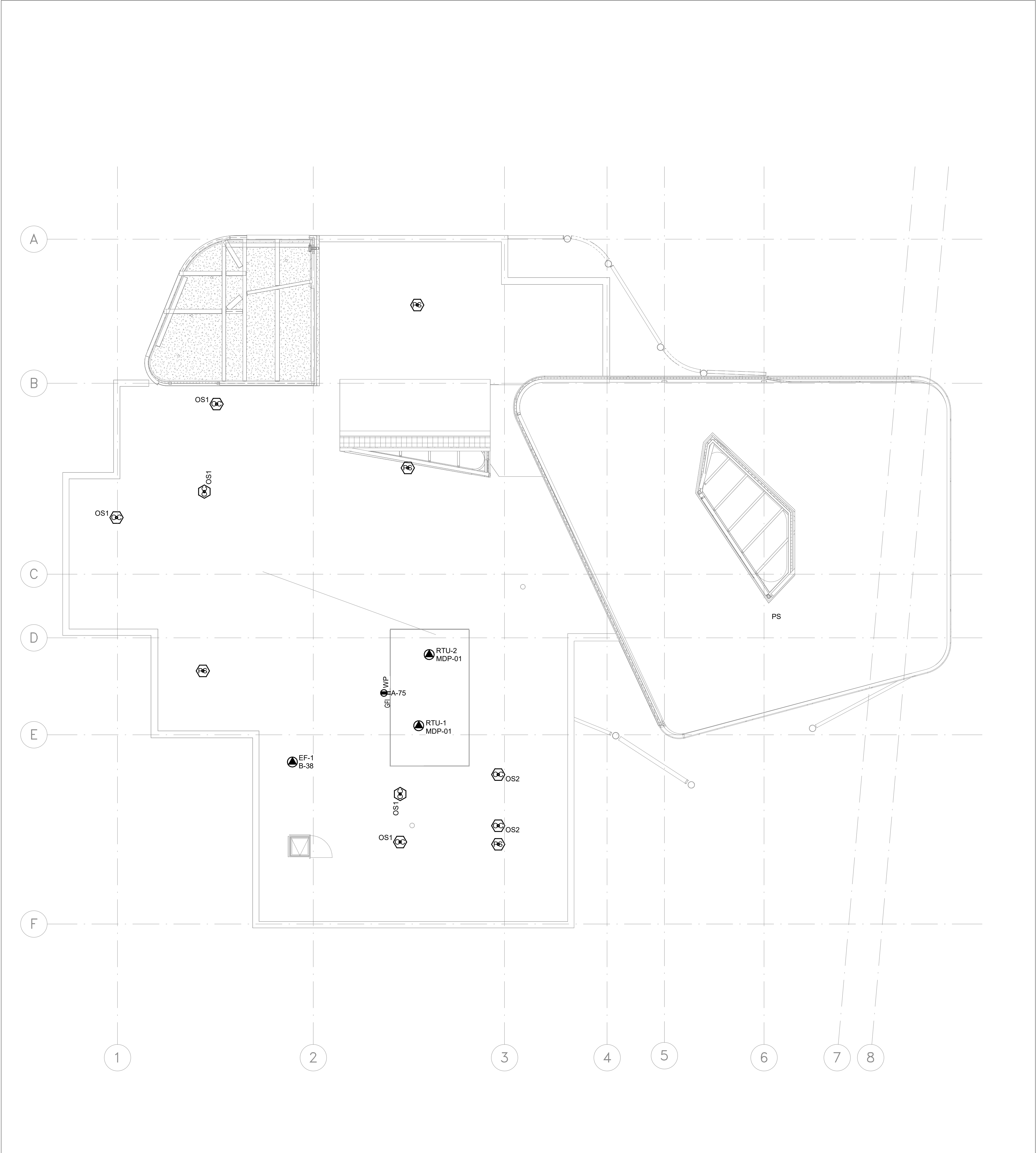
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00	ISSUE	DATE



As indicated @24x36

POWER & SYSTEMS
LEVEL 01
NEW WORK PLAN

E-311



3 PLAN - GROUND FLOOR
E-312 / 1:100

1.0 0.0 2.0 4.0M

2 DRAWING NOTES
E-312

1 DETAIL - NOT USED
E-312 / N.T.S.

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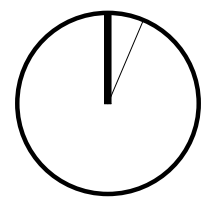
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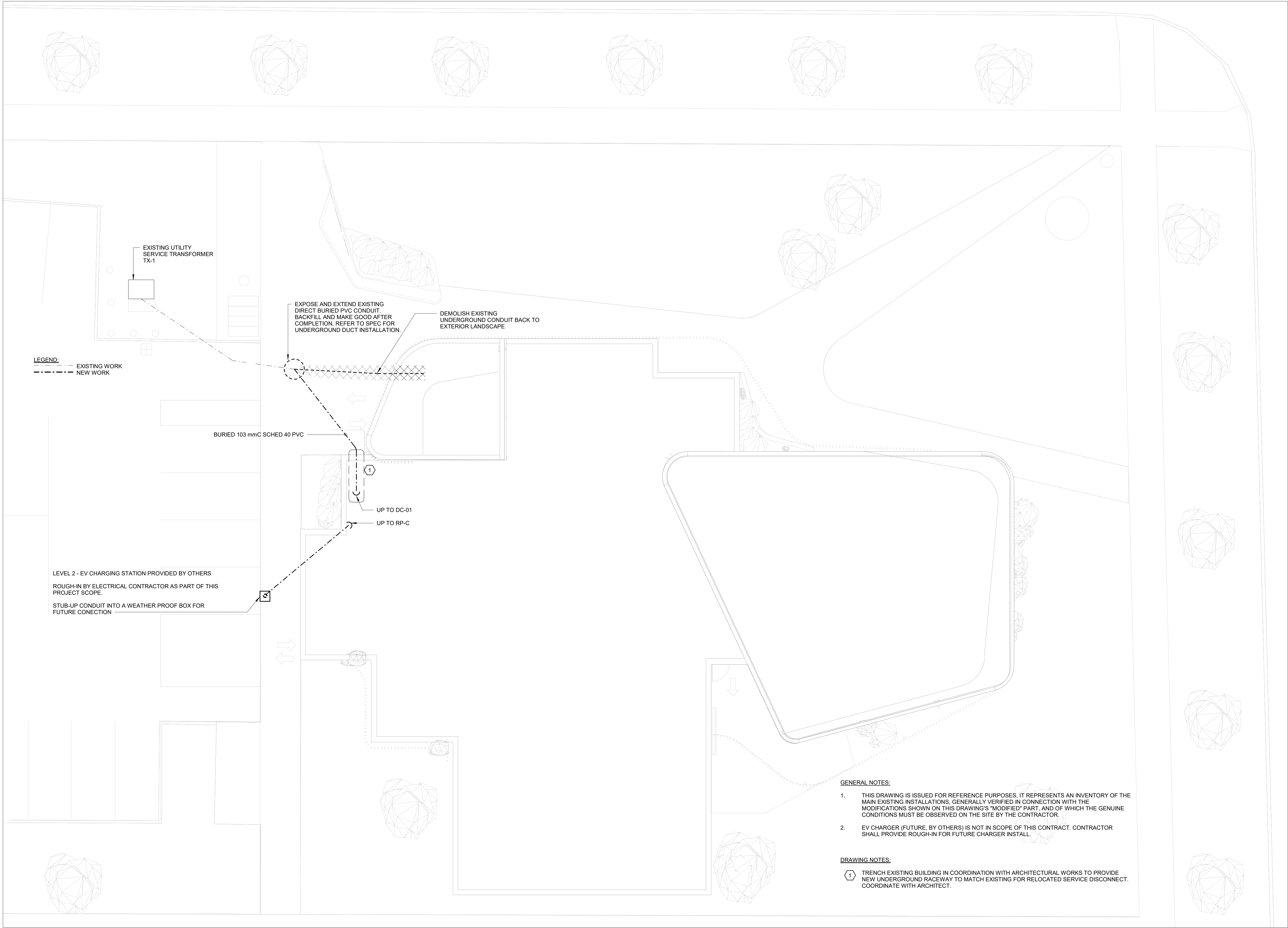
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1 : 100 @24x36

ELECTRICAL
ROOF LEVEL
NEW WORK PLAN

E-312



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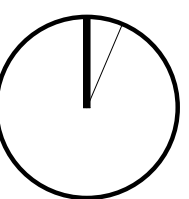
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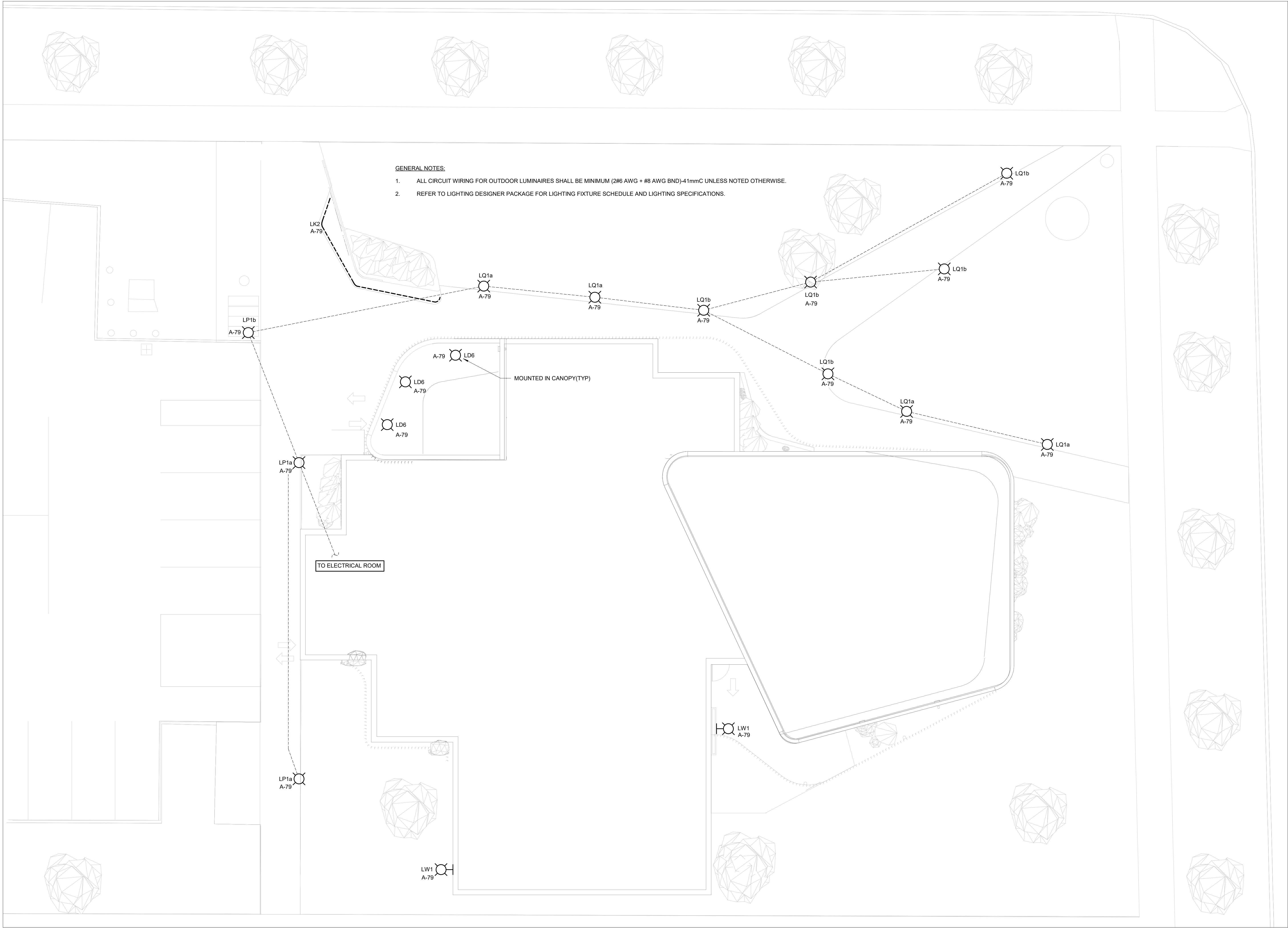
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C	ISSUED FOR 50% CD REVIEW	2023-06-18
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00	ISSUE	DATE



1 : 100 @24x36

ELECTRICAL
SITE PLAN

E-320



GENERAL NOTES:

1. ALL CIRCUIT WIRING FOR OUTDOOR LUMINAIRES SHALL BE MINIMUM (2#6 AWG + #8 AWG BND)-41mmC UNLESS NOTED OTHERWISE.
2. REFER TO LIGHTING DESIGNER PACKAGE FOR LIGHTING FIXTURE SCHEDULE AND LIGHTING SPECIFICATIONS.

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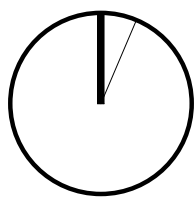
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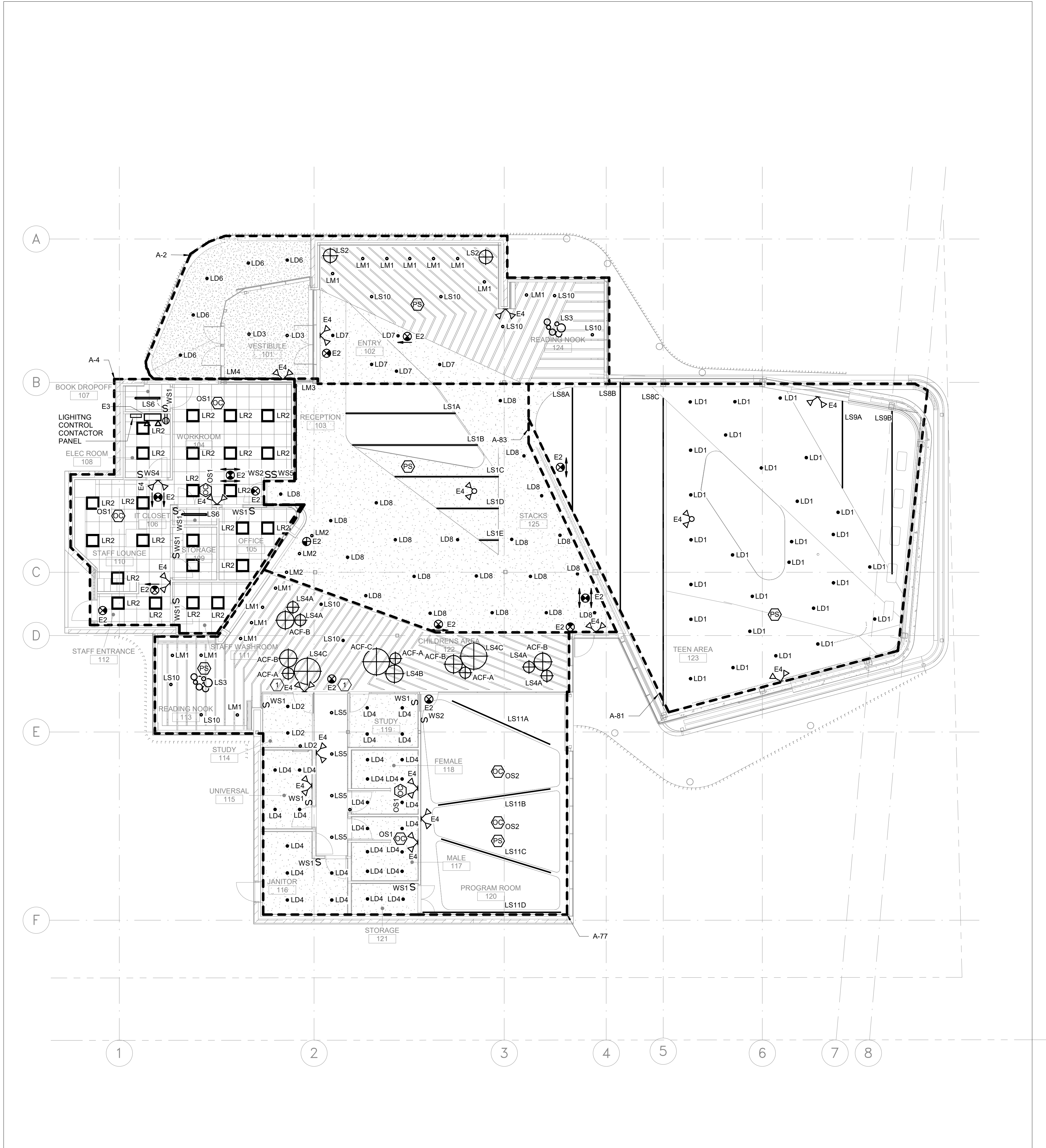
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1 : 100 @24x36

LIGHTING
SITE PLAN

E-321



3 PLAN - GROUND FLOOR
E-411/ 1:100

1.0 0.0 2.0 4.0M

TYPE	VOLTAGE	LOCATION	DIM	OCC	TOG	MFR	CATALOG NO.	NOTES
OS1	LINE	CEILING SWITCH	-	X	-	ACUITY	NCM PDT 9 RJB	AUTO ON, AUTO OFF AFTER 30 MIN INACTIVITY
						WATTSTOPPER	DT-355	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
OS2	LOW	CEILING SWITCH	-	X	-	ACUITY	NCM PDT 9 RJB	TO BE COMBINED USE WITH 'WS2' AND 'WS3' CONTROLLERS THROUGH ROOM CONTROLLER / POWERPAK. AUTO OFF AFTER 30 MIN INACTIVITY.
						WATTSTOPPER	LMDC-100	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
WS1	LINE	WALL SWITCH	-	X	X	ACUITY	WSX PDT WH	AUTO ON, AUTO OFF AFTER 30 MIN INACTIVITY
						WATTSTOPPER	DSW-301-W	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
WS2	LOW	WALL SWITCH	X	-	-	ACUITY	NPODM WH	PROGRAM TO BE AUTO ON (VIA 'OS2' SWITCH) AT 50%. MANUAL INCREASE TO 100%. AUTO OFF (VIA 'OS2' SWITCH) AFTER 30 MINUTES OF INACTIVITY.
						WATTSTOPPER	LMSW-102-W	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
WS3	LOW	WALL SWITCH	X	-	-	ACUITY	NPODM DX WH	PROGRAM TO BE MANUAL ON TO 50%. MANUAL INCREASE TO 100%. AUTO OFF (VIA 'OS2' SWITCH) AFTER 30 MINUTES OF INACTIVITY.
						WATTSTOPPER	LMDM-101-W	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
WS4	LINE	WALL SWITCH	-	-	X	-	RADIANT TM873W	3-WAY SWITCH
						WATTSTOPPER	-	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
WS5	LINE	TIMER WALL SWITCH	-	-	X	ACUITY	NDTCWH	7-DAY PROGRAMMABLE TIMER, 1-WAY SWITCH. INCORPORATE TO MASTER LIGHTING CONTACTOR. REFER TO MASTER LIGHTING CONTROL SCHEMATIC.
						WATTSTOPPER	TS-400-W	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
WS6	LINE	WALL SWITCH	X	-	X	ACUITY	NPODM WH	PROVIDE C/W NPP16D EFP
						WATTSTOPPER	RHAFBL3PW	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	
WS7	LINE	WALL SWITCH	X	X	X	ACUITY	WSX D WH	ZONE 'a': AUTO ON AT 50%. MANUAL INCREASE TO 100%. AUTO OFF AFTER 30 MIN INACTIVITY. ZONE 'b': MANUAL ON AT 50%. MANUAL INCREASE TO 100%. AUTO OFF AFTER 30 MIN INACTIVITY.
						WATTSTOPPER	DW-311-W	
						-	APPROVED EQUIVALENT (LUTRON, HUBBELL, LEVITON, ETC)	

ABBREVIATIONS:

DIM DIMMING CAPABILITY (0-10V)
OCC OCCUPANCY SENSOR CAPABILITY (DUAL-TECHNOLOGY)
TOG MANUAL/OVERRIDE TOGGLE ON/OFF CAPABILITY

GENERAL NOTES:

- ALL OCCUPANCY SENSORS ARE TO BE DUAL-TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC).
- ALL DIMMING CONTROLS ARE TO BE 0-10V DIMMING.
- FOR ALL LOW VOLTAGE CONTROL, PROVIDE ROOM CONTROLLER OR POWER PACK RELAYS TO OPERATE THE SEQUENCE AS DESCRIBED IN COORDINATION WITH THE LIGHTING ZONES SHOWN ON PLAN LAYOUT.
- ALL CONTROL DEVICES ARE TO BE FROM SINGLE MANUFACTURER.
- LIGHTING CONTROL SUPPLIER IS RESPONSIBLE FOR COMMISSIONING OF THE LIGHTING CONTROL SYSTEM. SUBMIT COMMISSIONING REPORT FOR CONSULTANT REVIEW.

2 LIGHTING CONTROLS SCHEDULE
E-411/ N.T.S.

GENERAL NOTE:

- REFER TO LIGHTING DESIGNER PACKAGE FOR LIGHTING FIXTURE SCHEDULE AND LIGHTING SPECIFICATIONS.

DRAWING NOTES:

- DEVICE TO BE POLE-MOUNTED AND SUSPENDED FROM CEILING ABOVE THE WOOD SLATS INSTALLED. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT HEIGHTS.

1 DRAWING NOTES
E-411

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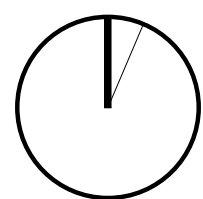
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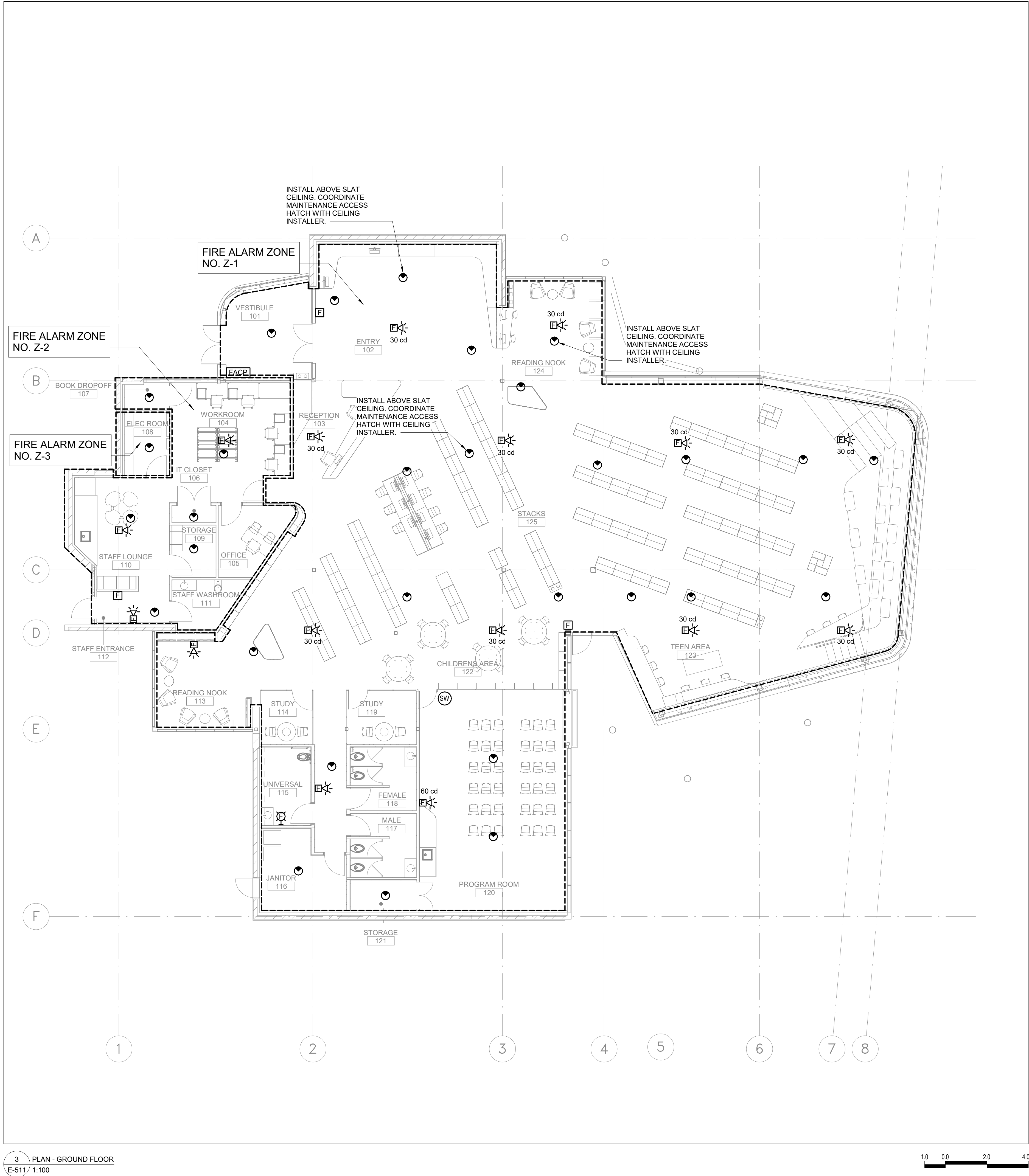
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1 : 100 @24x36

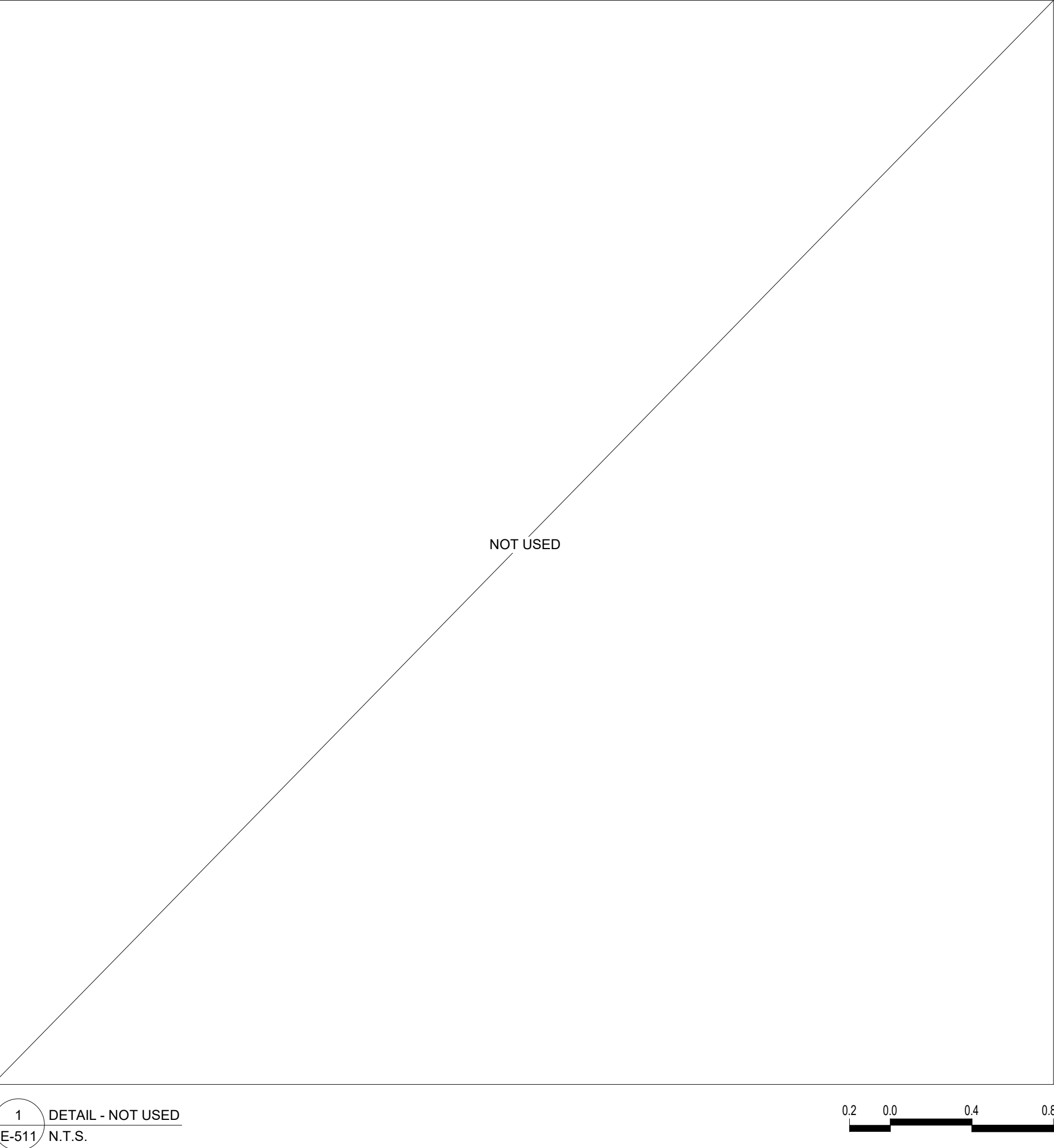
LIGHTING &
LIFE SAFETY
LEVEL 01
NEW WORK PLAN

E-411



- GENERAL NOTES:**
- ALL STROBES ARE 15 cd UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL CARRY ADDITIONAL SPARE FIRE ALARM DEVICES, AS NOTED IN THE SPECIFICATIONS.

2 DRAWING NOTES
E-511



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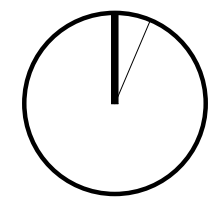
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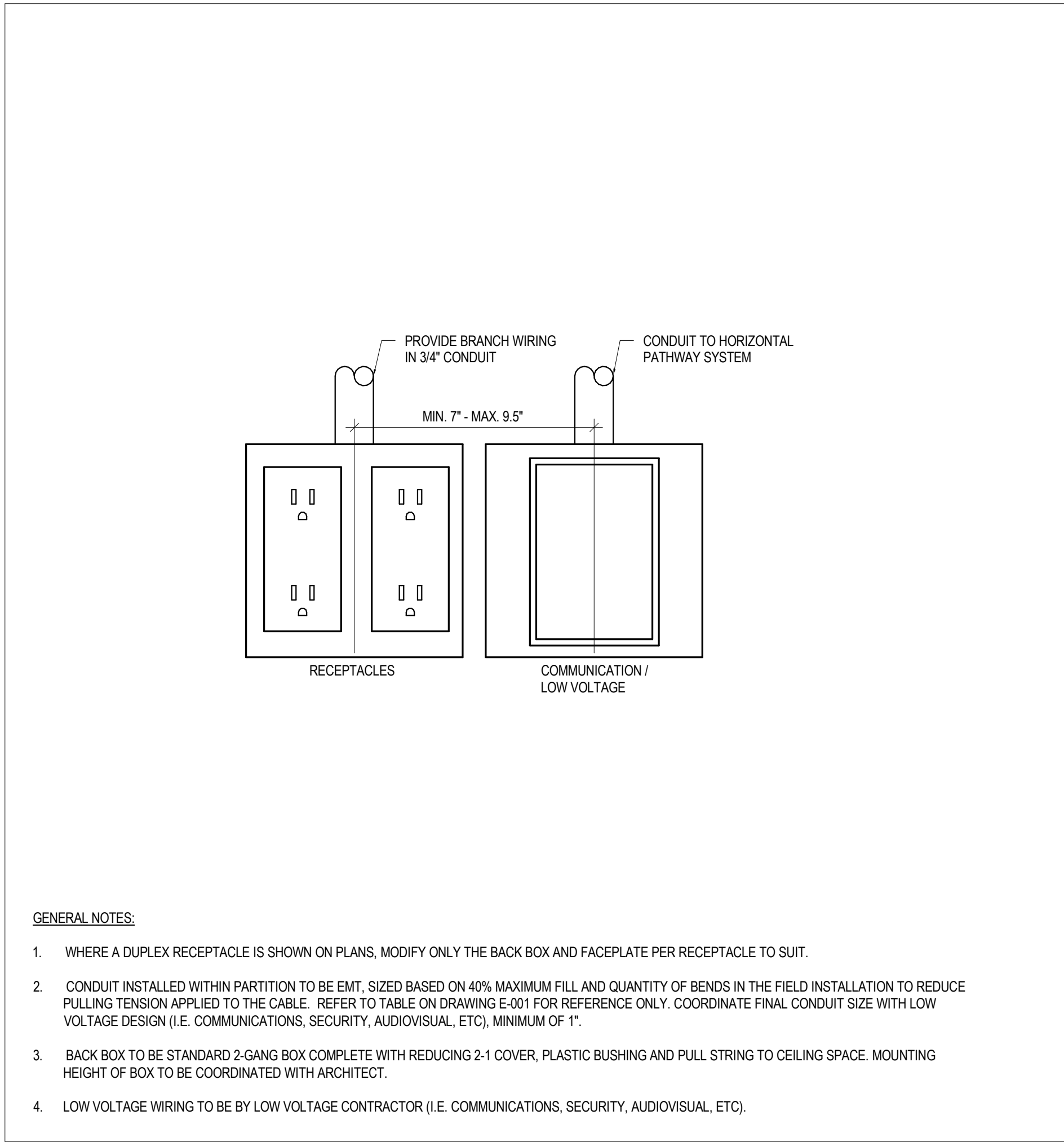
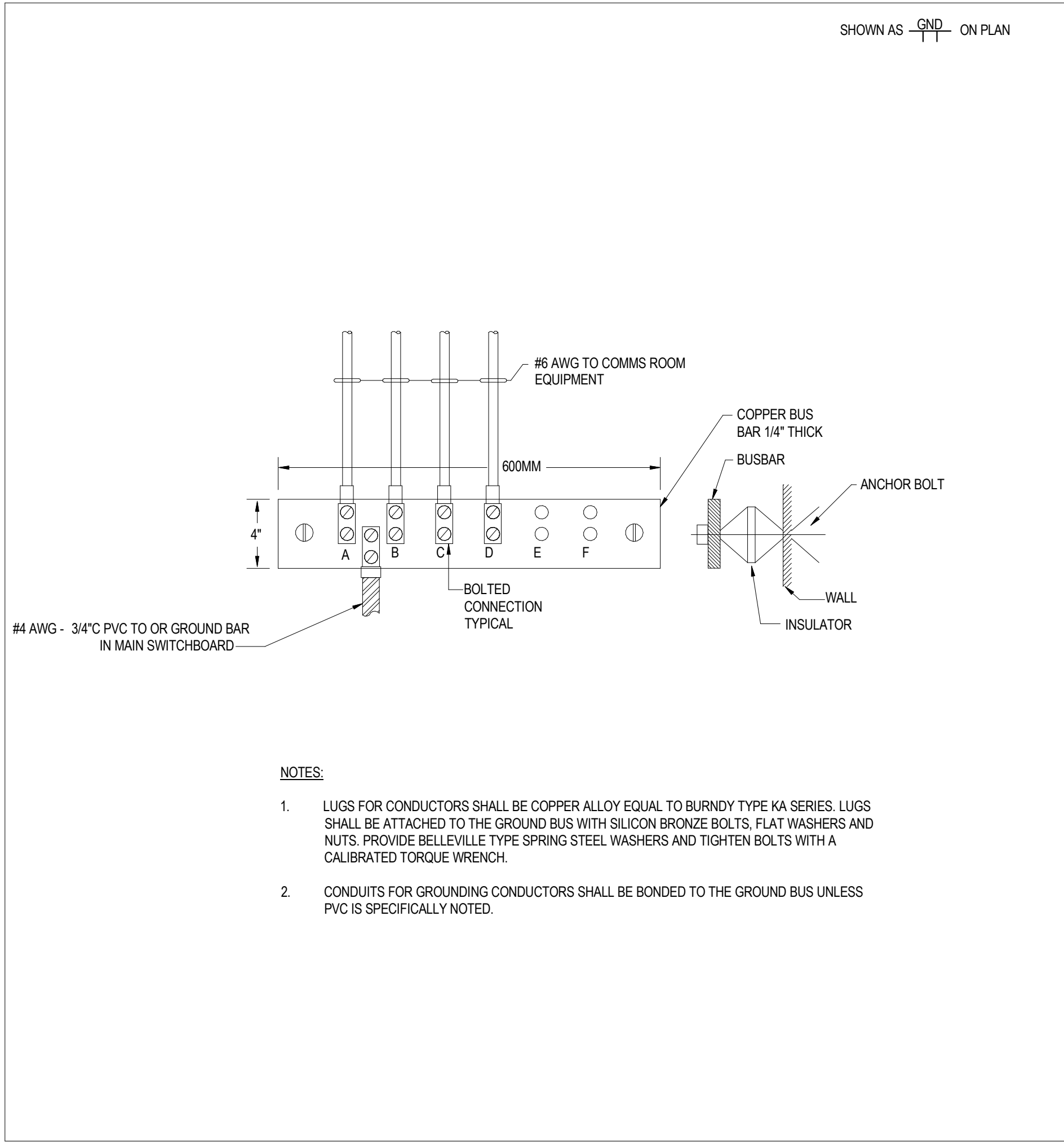
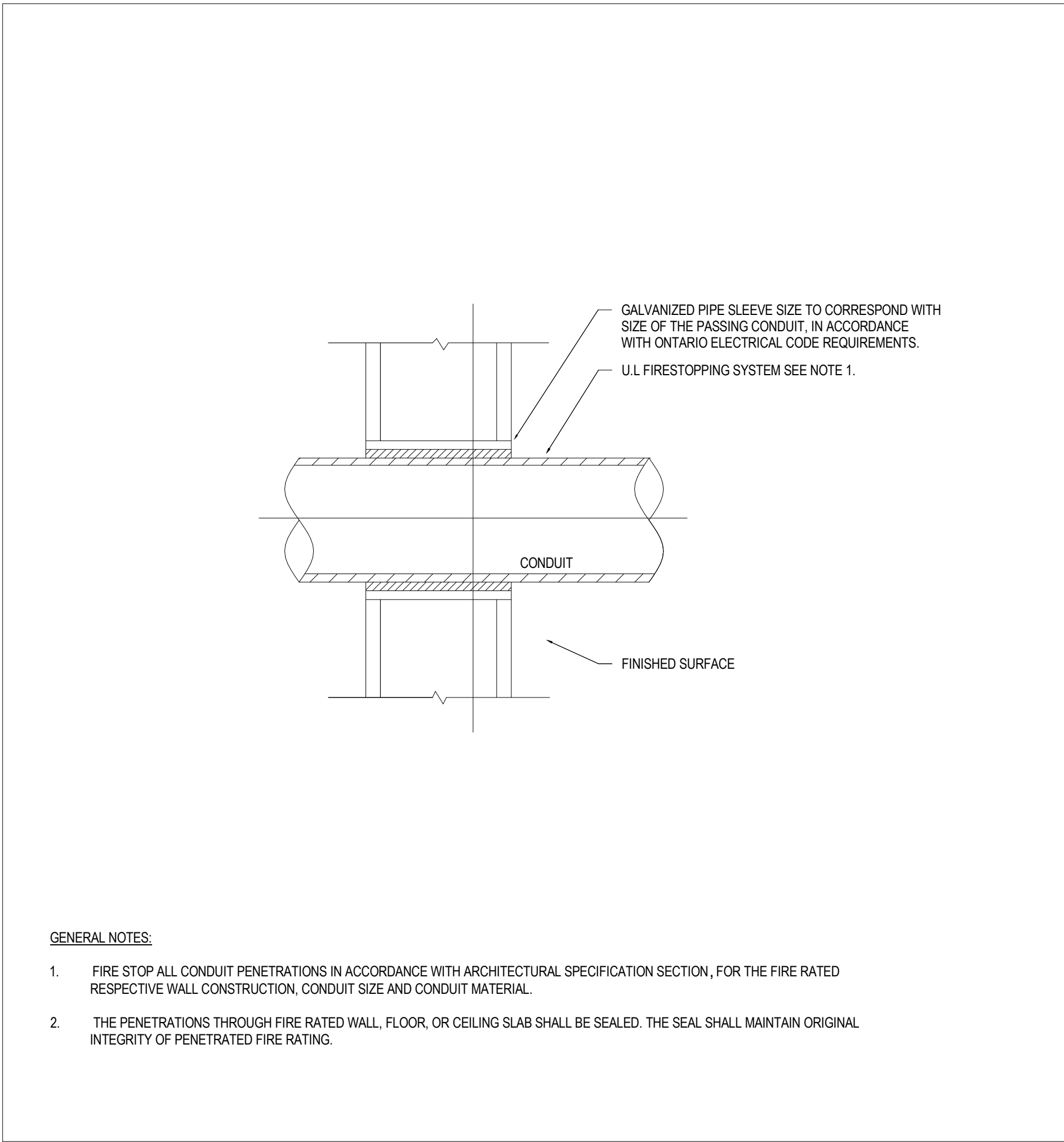
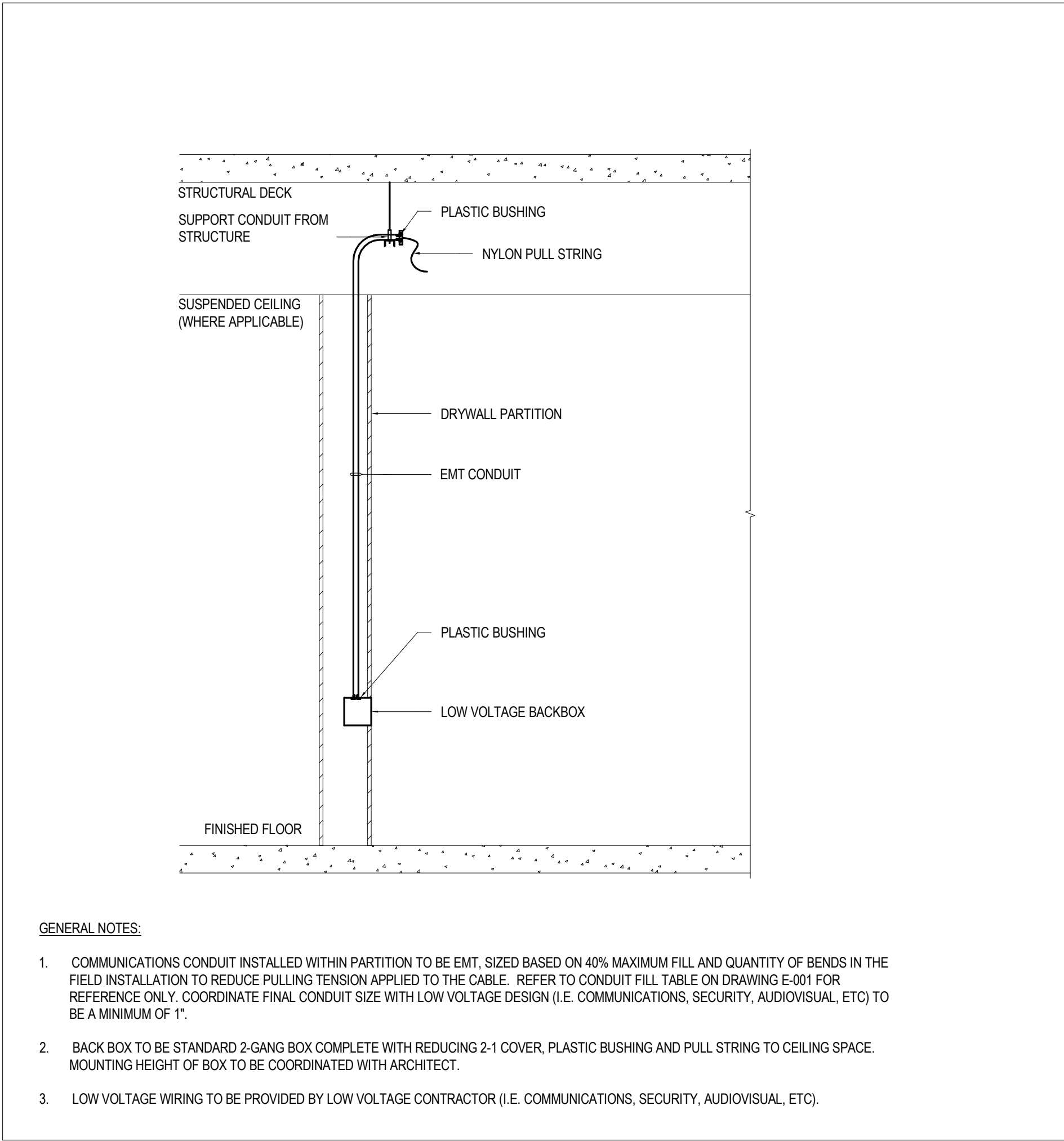
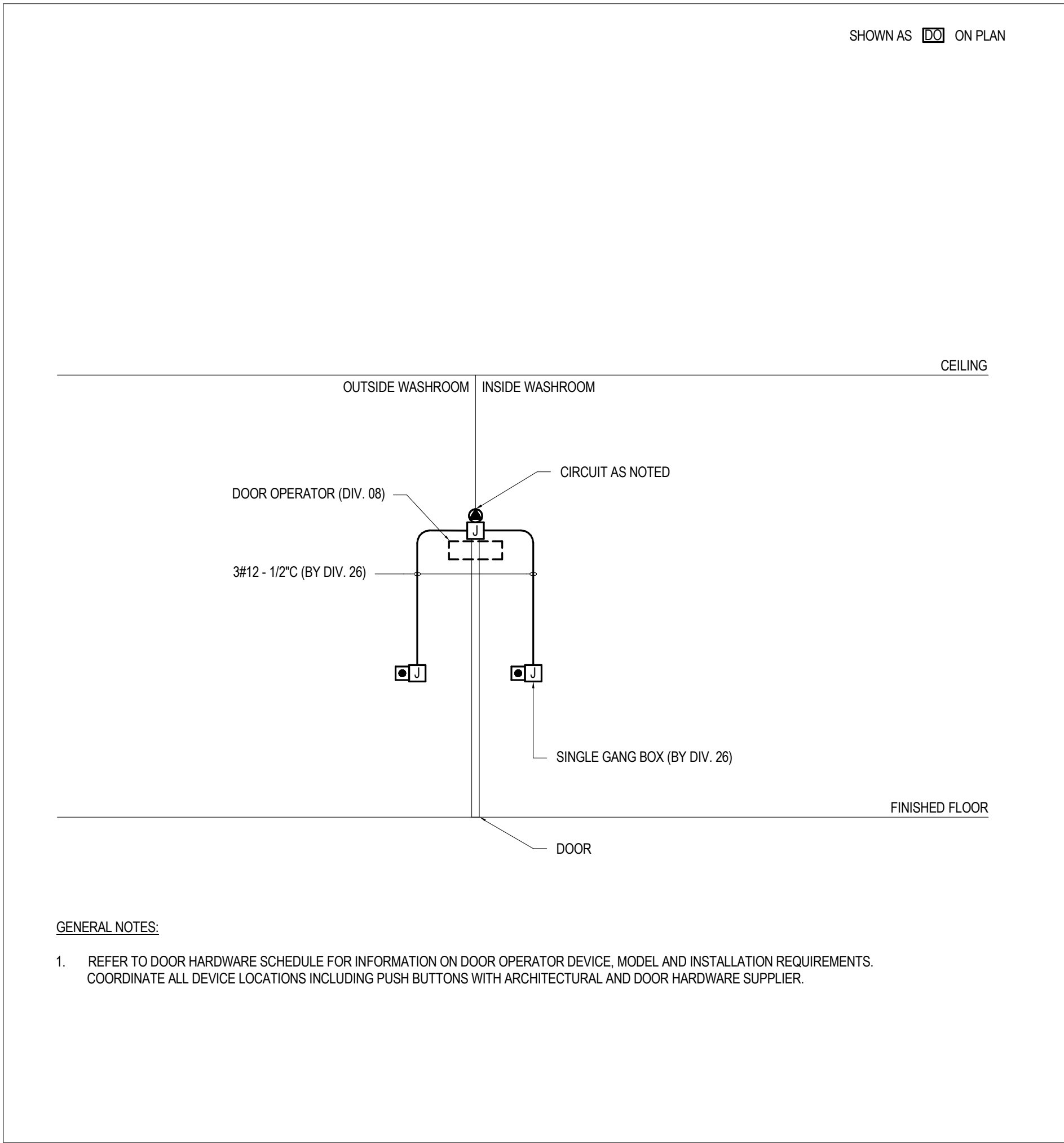
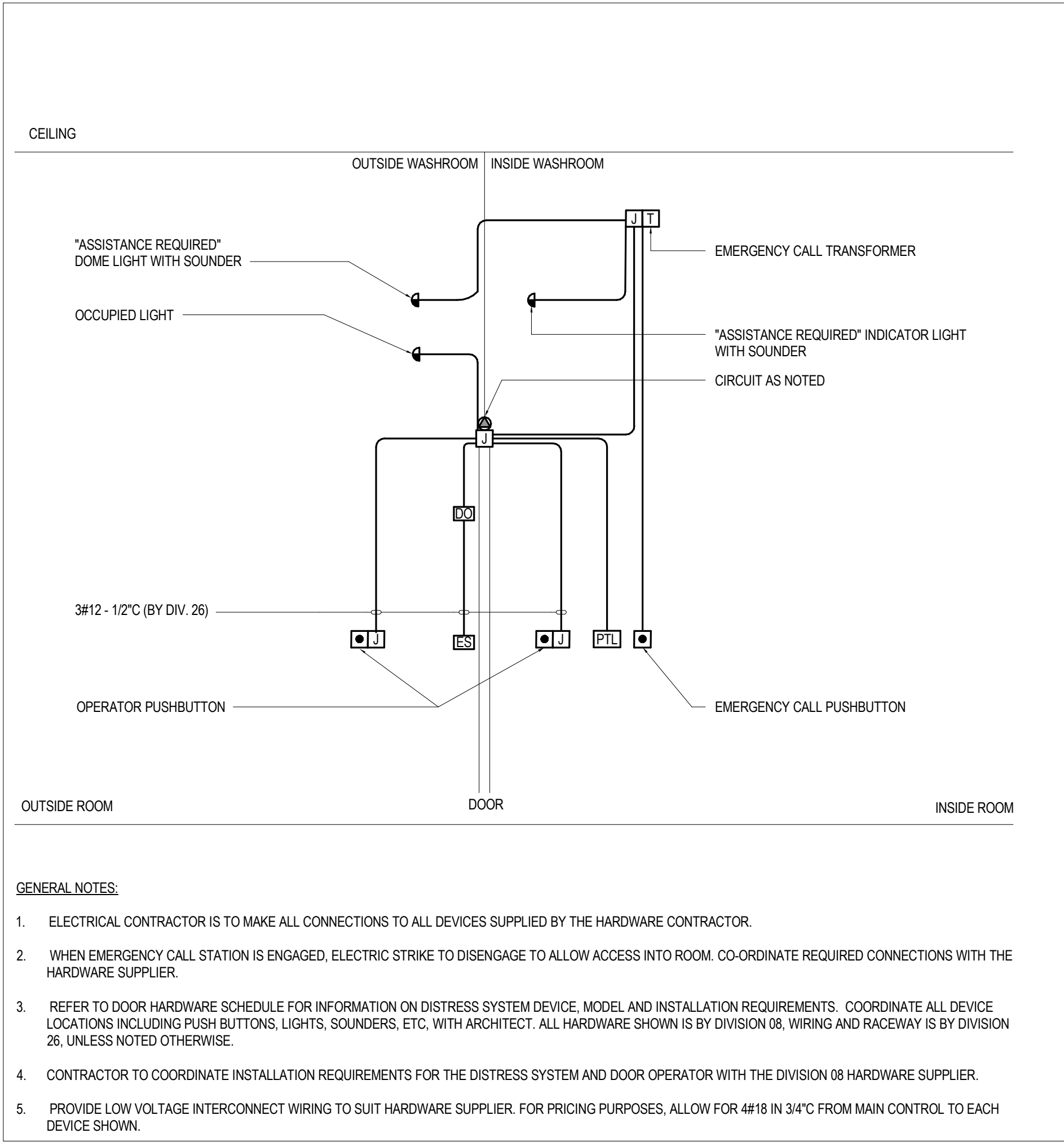
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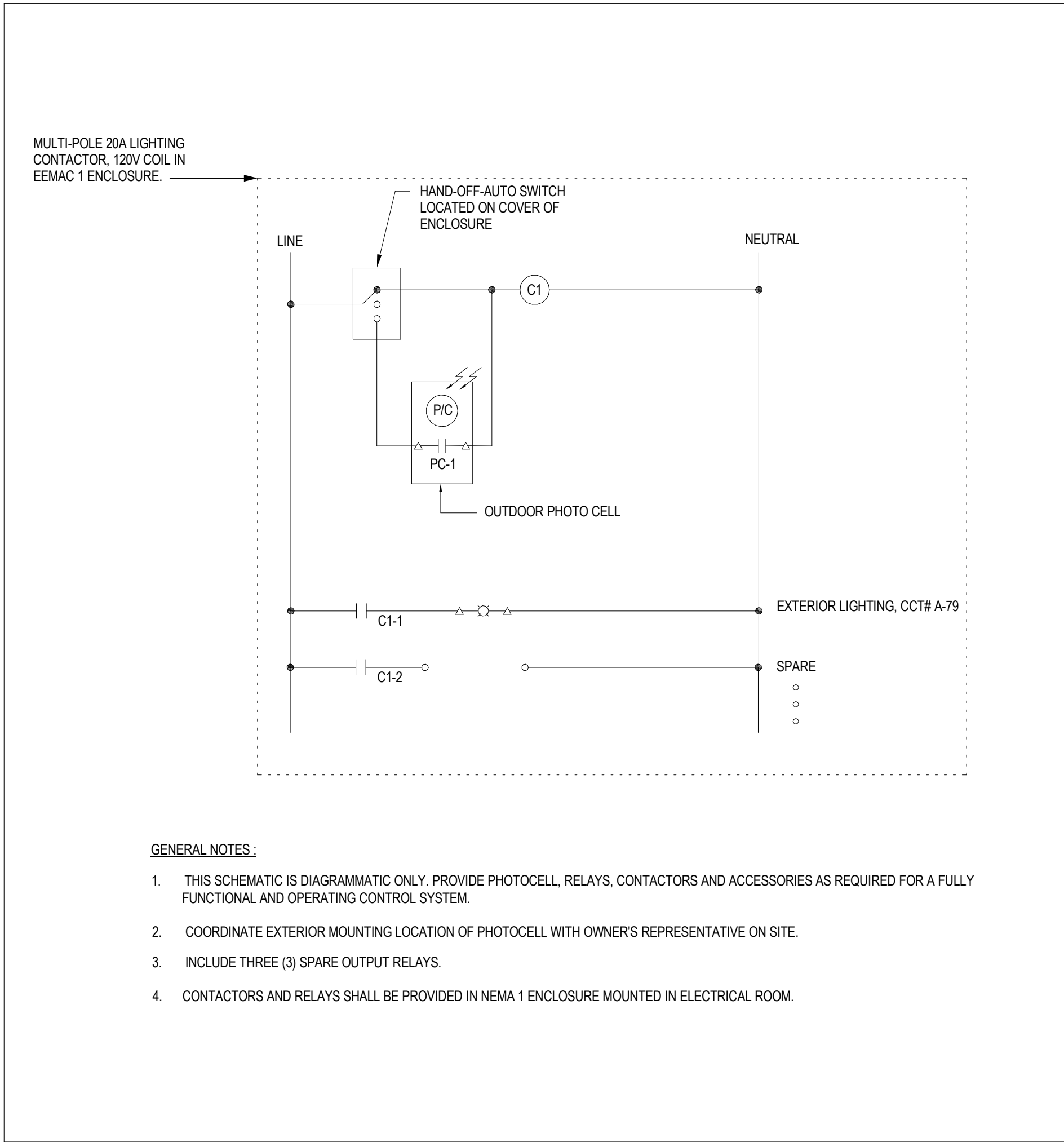


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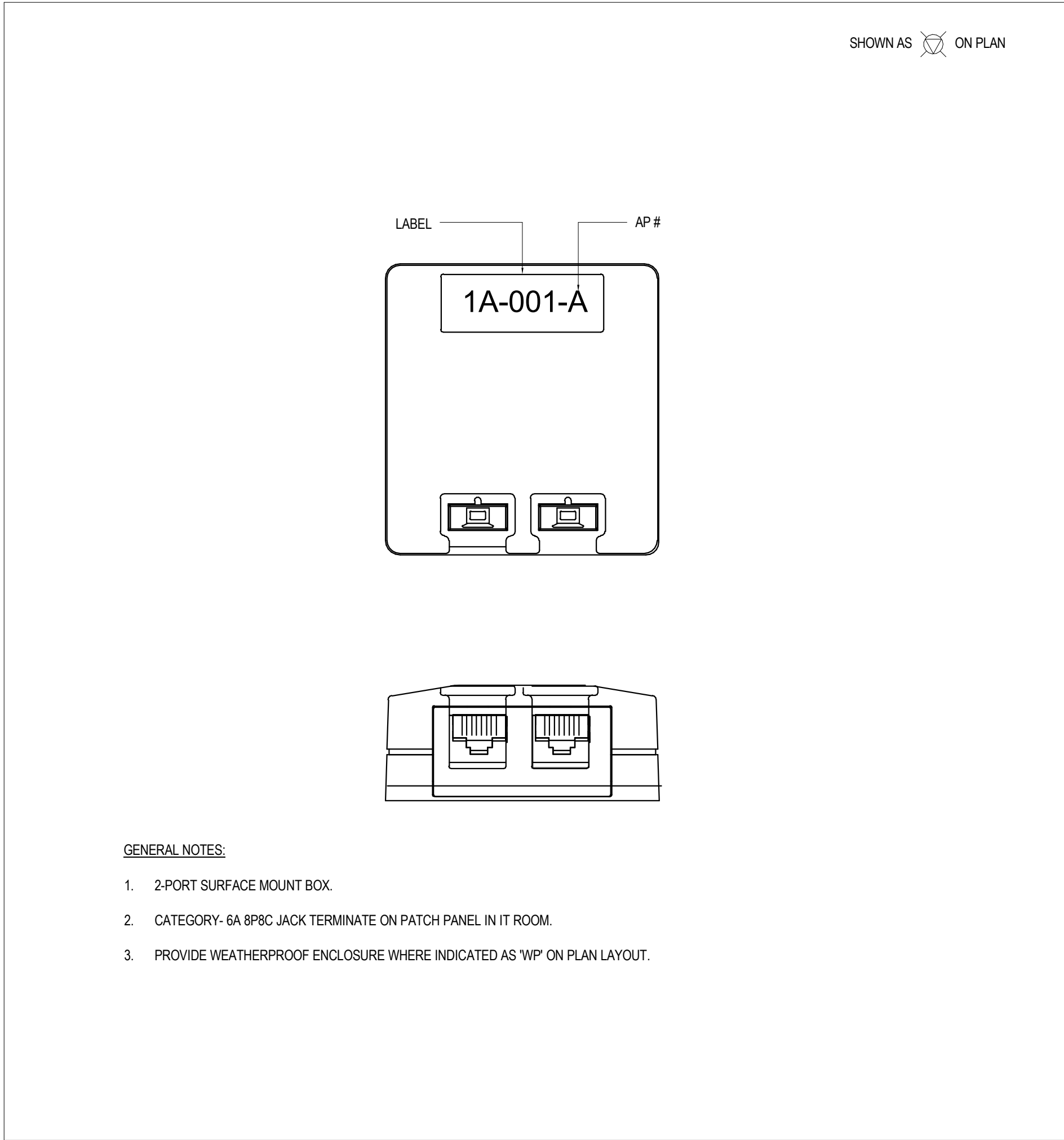
FIRE ALARM
LEVEL 01
NEW WORK PLAN

E-511

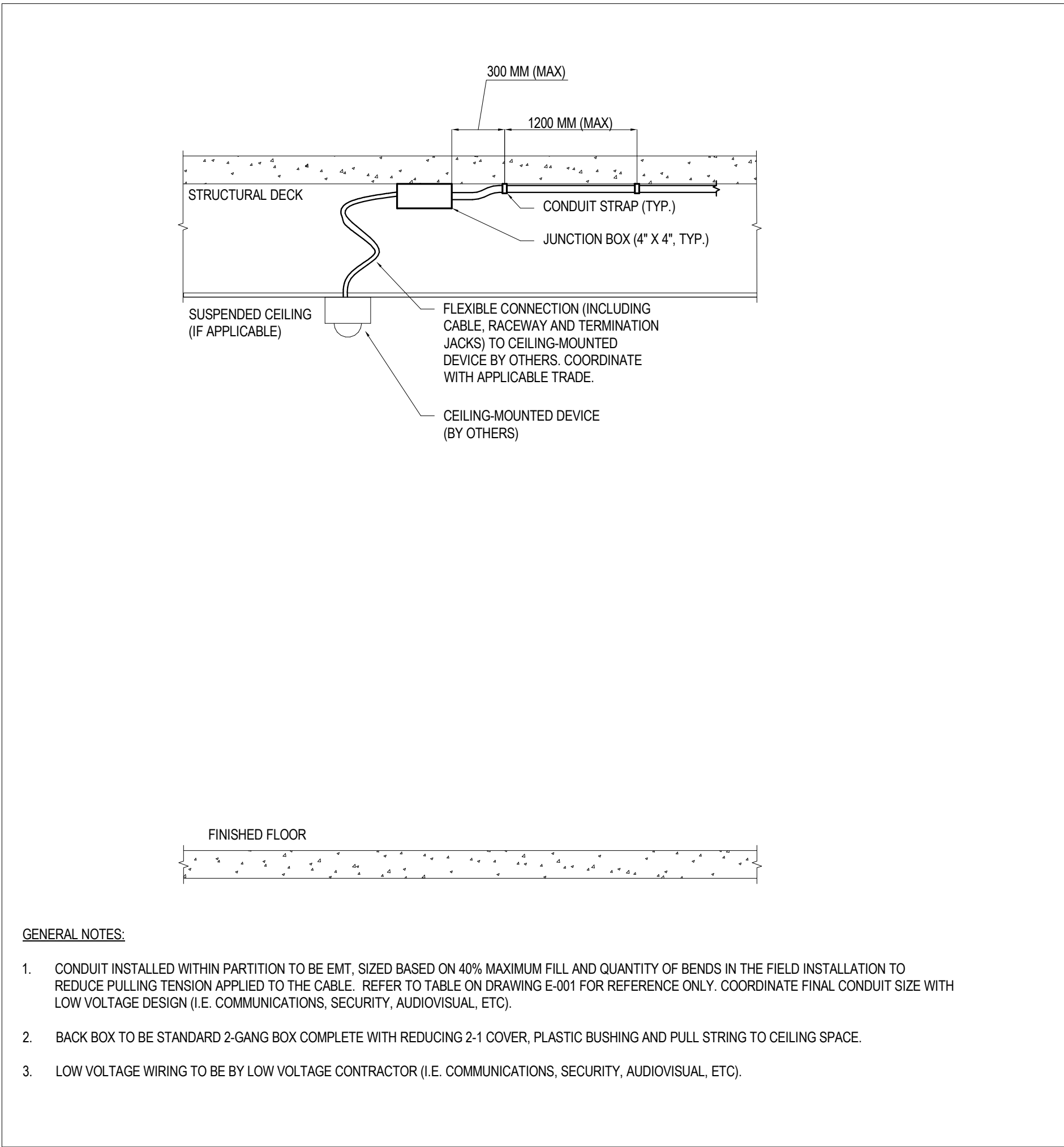




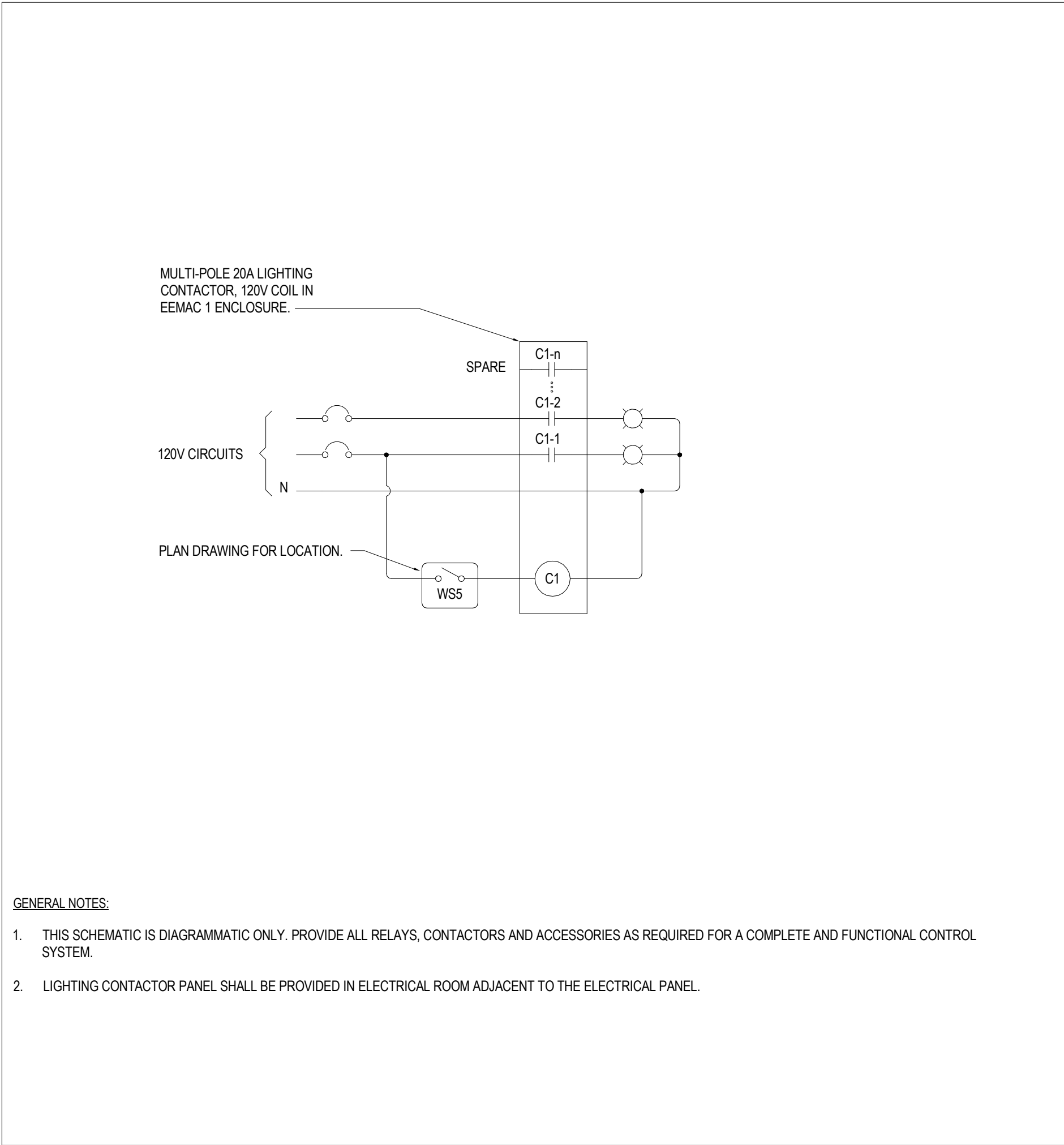
6 DETAIL - EXTERIOR SIGNAGE & LIGHTING PHOTOCELL SCHEMATIC
E-602 N.T.S.



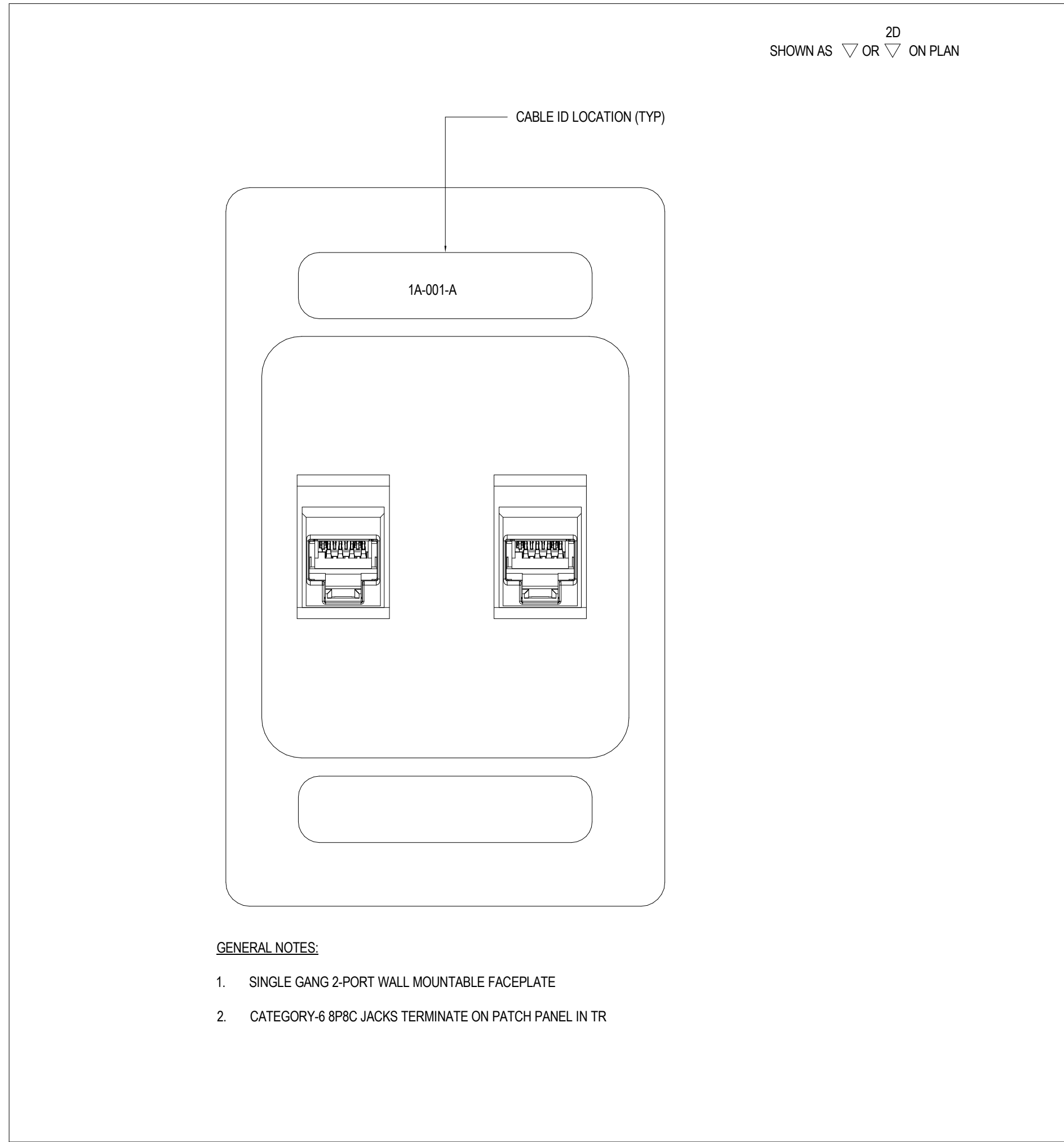
5 DETAIL - WIRELESS ACCESS POINT
E-602 N.T.S.



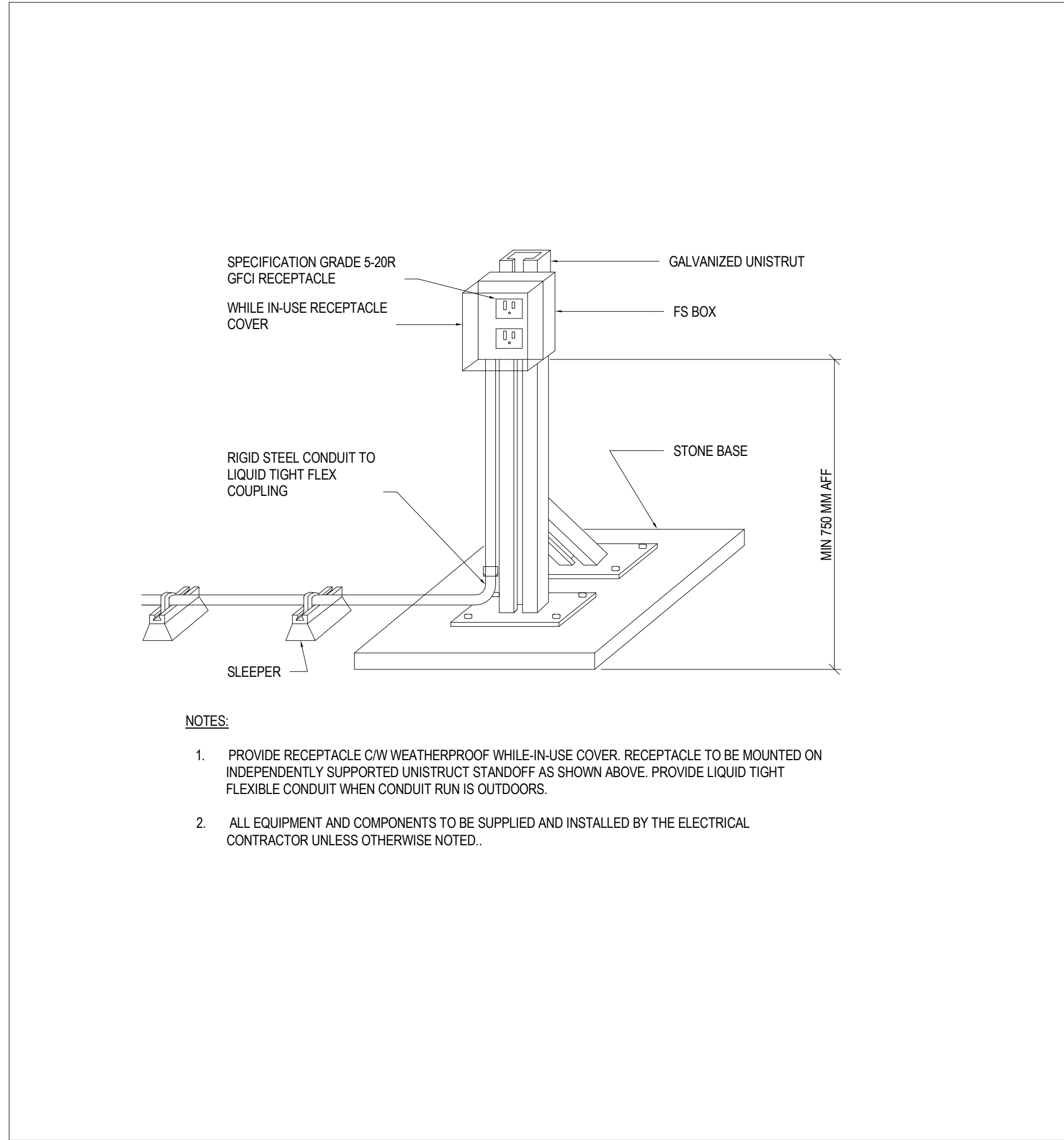
4 DETAIL - CEILING MOUNTED DEVICE ROUGH-IN
E-602 N.T.S.



3 SCHEMATIC - MASTER LIGHTING CONTROL
E-602 N.T.S.



2 DETAIL - 2-PORT DATA OUTLET (TYP)
E-602 N.T.S.



1 ROOF MAINTENANCE RECEPTACLE
E-601 N.T.S.

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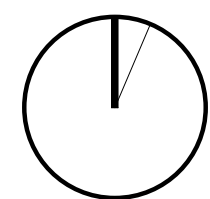
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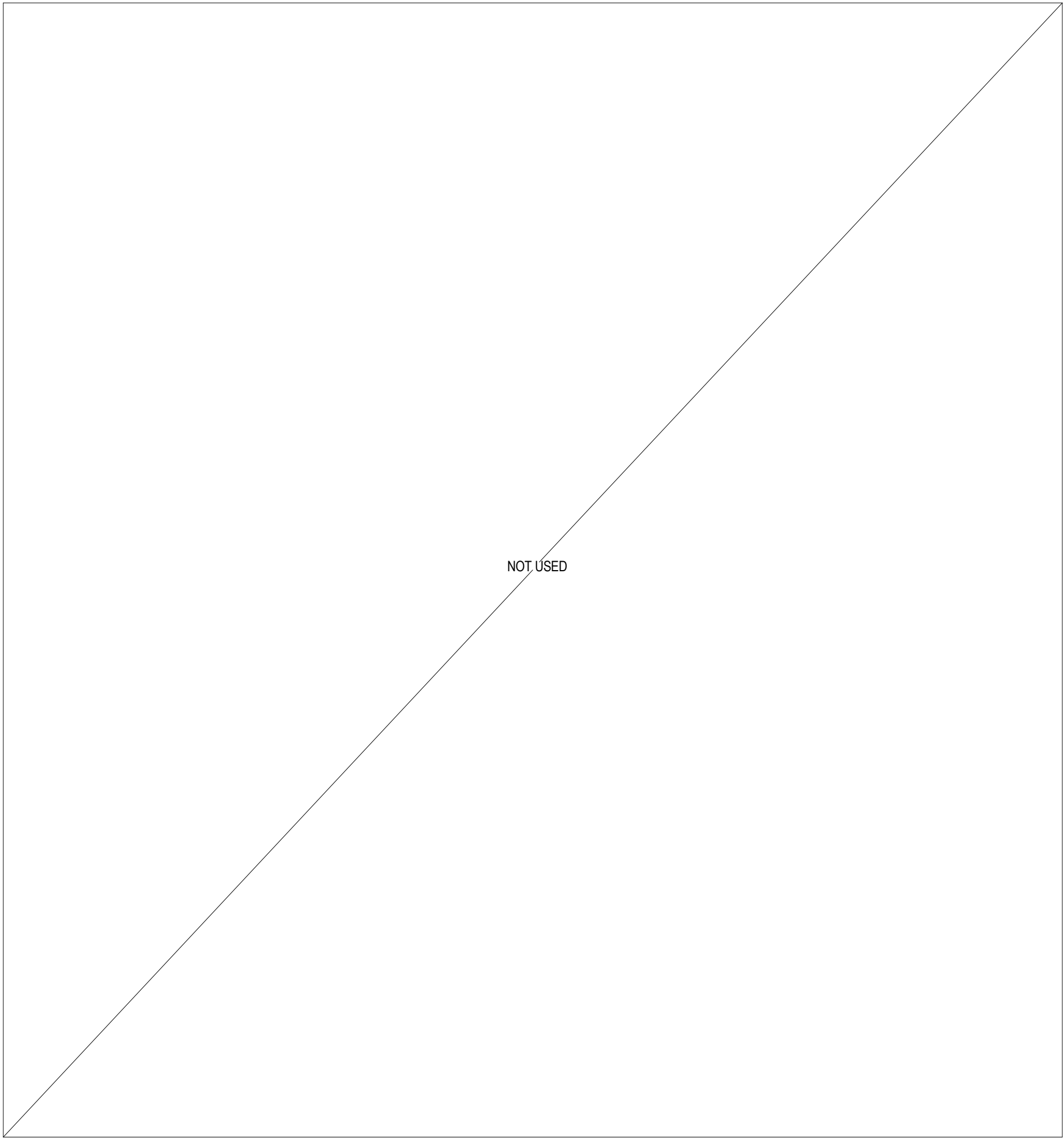
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F	ISSUED FOR COST ESTIMATE	2025-03-14
E	ISSUED FOR PERMIT	2024-09-27
D	ISSUED FOR 80% CD REVIEW	2023-11-08
A	ISSUED FOR 100% DD	2023-02-09
00	ISSUE	DATE



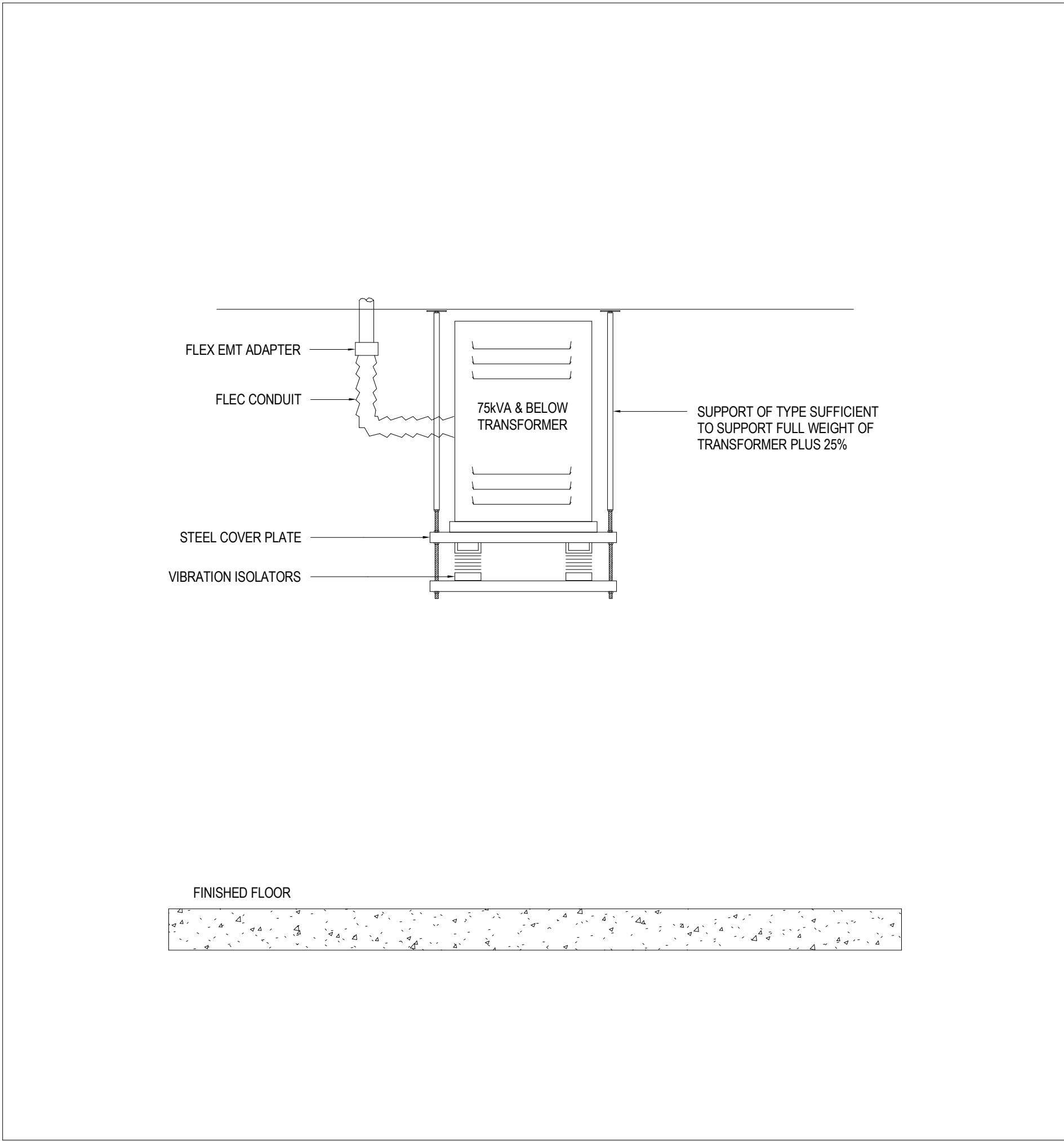
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DETAILS
SHEET 2

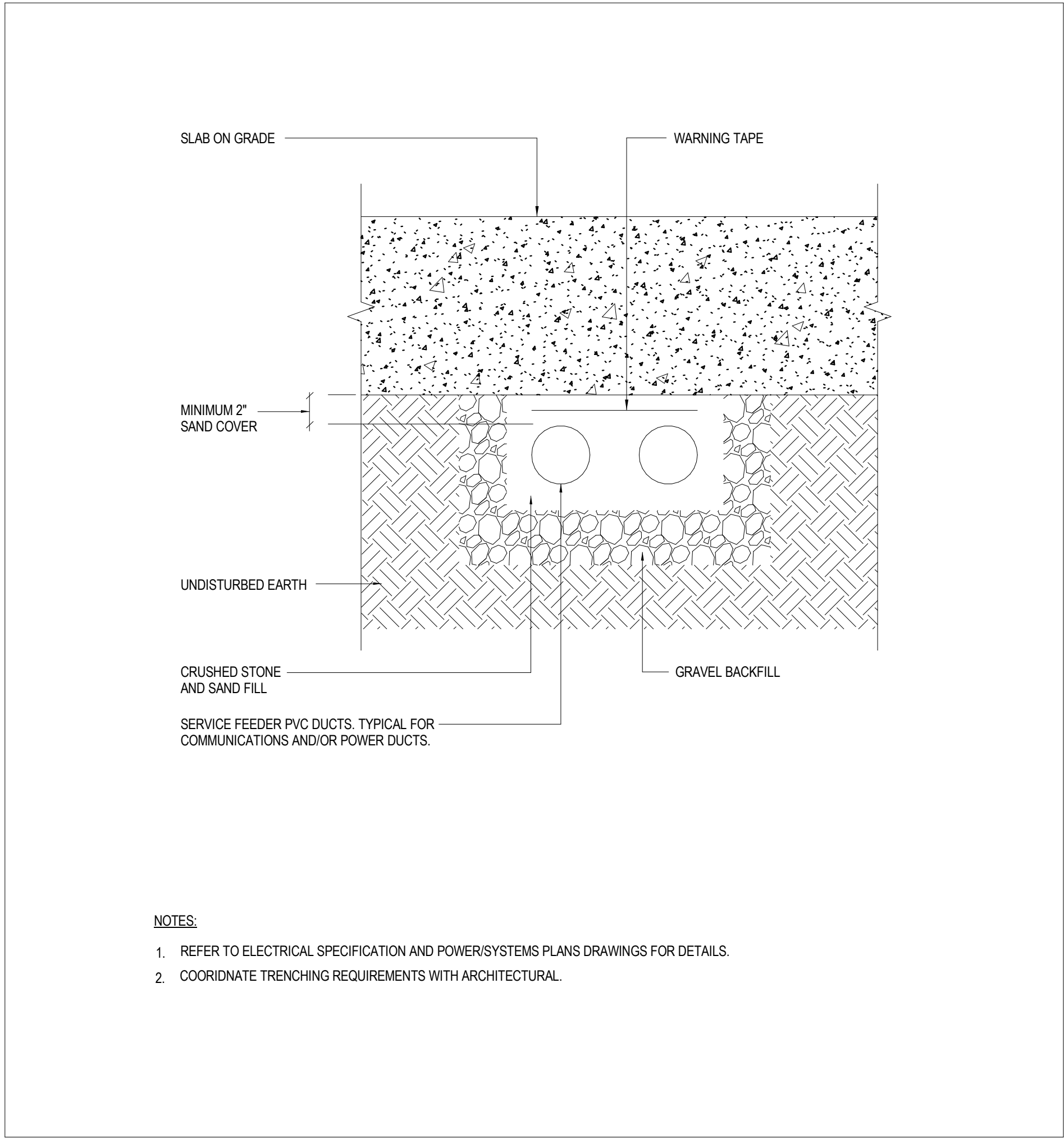
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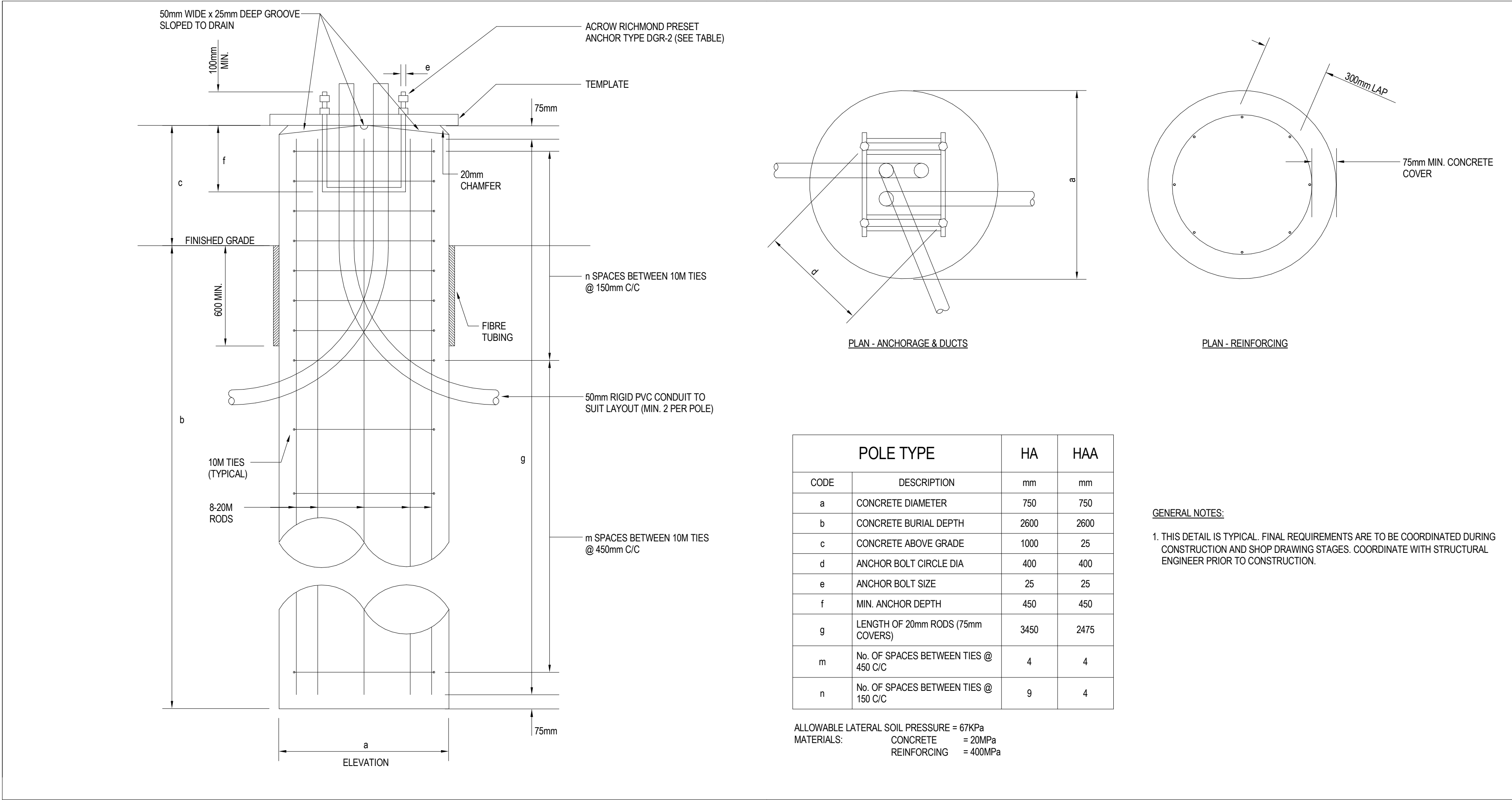
5 DETAIL - NOT USED
E-603 / N.T.S.



4 DETAIL - TRANSFORMER INSTALLATION
E-603 / N.T.S.



2 DETAIL - TYPICAL SLAB ON GRADE CONDUIT
E-603 / N.T.S.



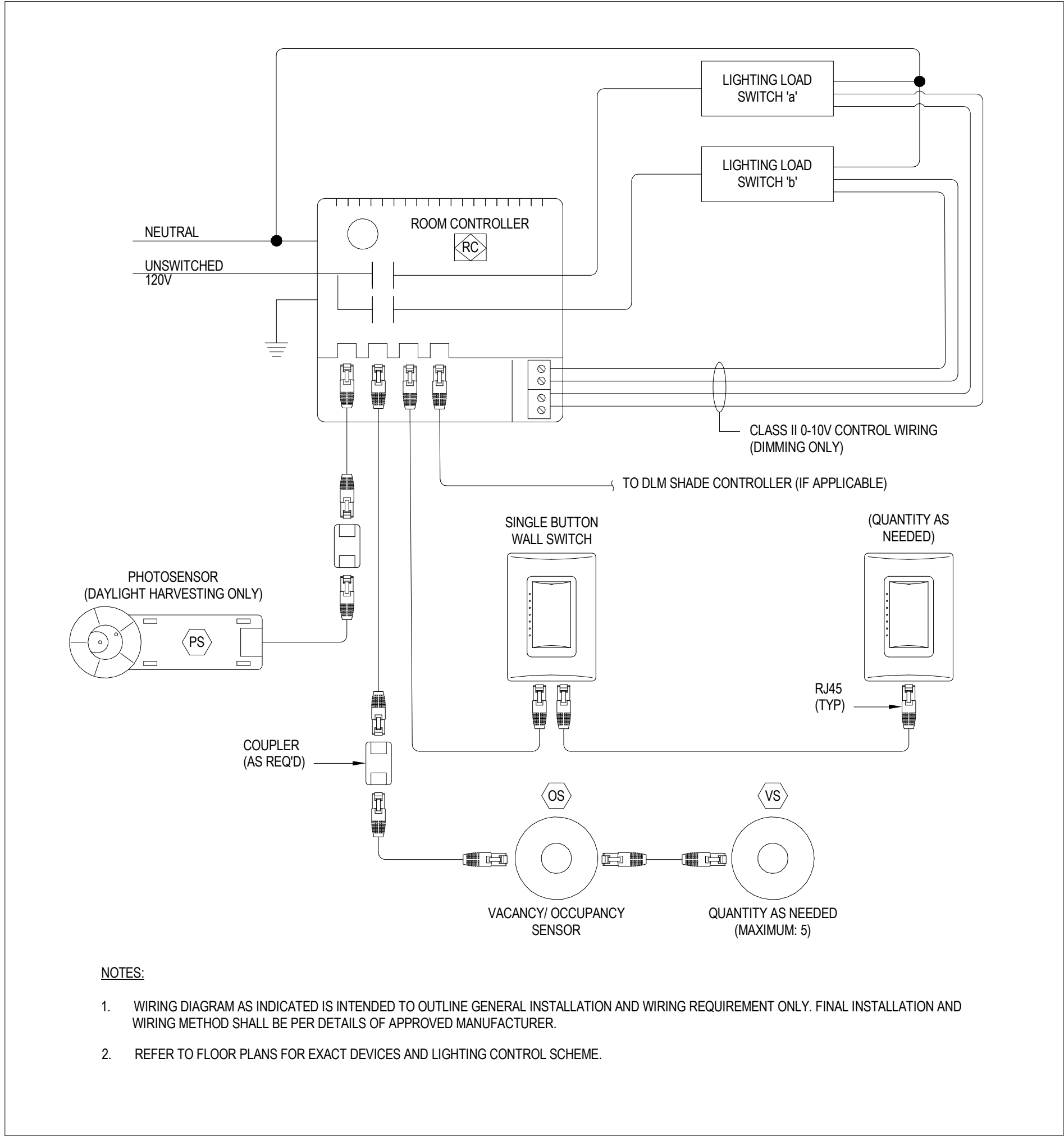
3 DETAIL - CONCRETE FOOTING FOR LIGHTING POLES
E-602 / N.T.S.

POLE TYPE		HA	HAA
CODE	DESCRIPTION	mm	mm
a	CONCRETE DIAMETER	750	750
b	CONCRETE BURIAL DEPTH	2600	2600
c	CONCRETE ABOVE GRADE	1000	25
d	ANCHOR BOLT CIRCLE DIA	400	400
e	ANCHOR BOLT SIZE	25	25
f	MIN. ANCHOR DEPTH	450	450
g	LENGTH OF 20mm RODS (75mm COVERS)	3450	2475
m	No. OF SPACES BETWEEN TIES @ 450 C/C	4	4
n	No. OF SPACES BETWEEN TIES @ 150 C/C	9	4

ALLOWABLE LATERAL SOIL PRESSURE = 67kPa
MATERIALS: CONCRETE = 20MPa
REINFORCING = 400MPa

GENERAL NOTES:

1. THIS DETAIL IS TYPICAL. FINAL REQUIREMENTS ARE TO BE COORDINATED DURING CONSTRUCTION AND SHOP DRAWING STAGES. COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



1 SCHEMATIC - TWO-ZONE LIGHTING CONTROL C/W DAYLIGHT HARVESTING AND SHADE CONTROL (TYPICAL)
E-603 / N.T.S.

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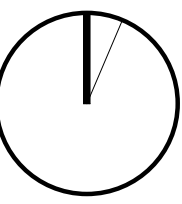
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Loring Consulting Engineers, Inc.
3080 Yonge Street, Suite 5052

Toronto, ON M4N 3N1
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ELECTRICAL
DETAILS
SHEET 3

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