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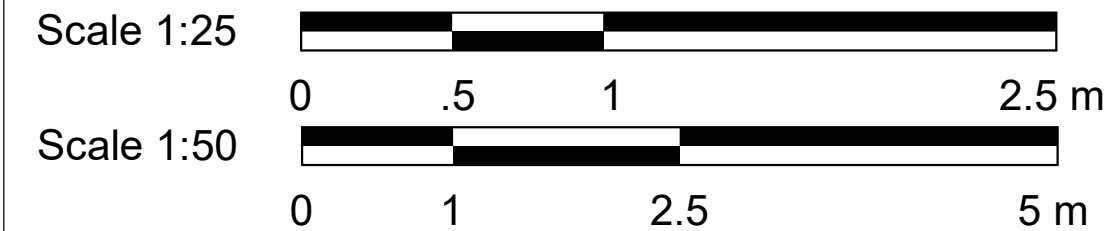
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ISSUES		
No.	DESCRIPTION	DATE
A	50% SUBMISSION	2024-10-
B	75% SUBMISSION	2025-03-
C	ISSUED FOR PRELIMINARY COSTING	2025-06-
D	ISSUED FOR PERMIT 100%	2025-07-
E	ISSUED FOR TENDER	2025-09-
F	ISSUED FOR PERMIT UPDATE	2025-09-
G	ISSUED FOR ADDENDUM	2025-09-

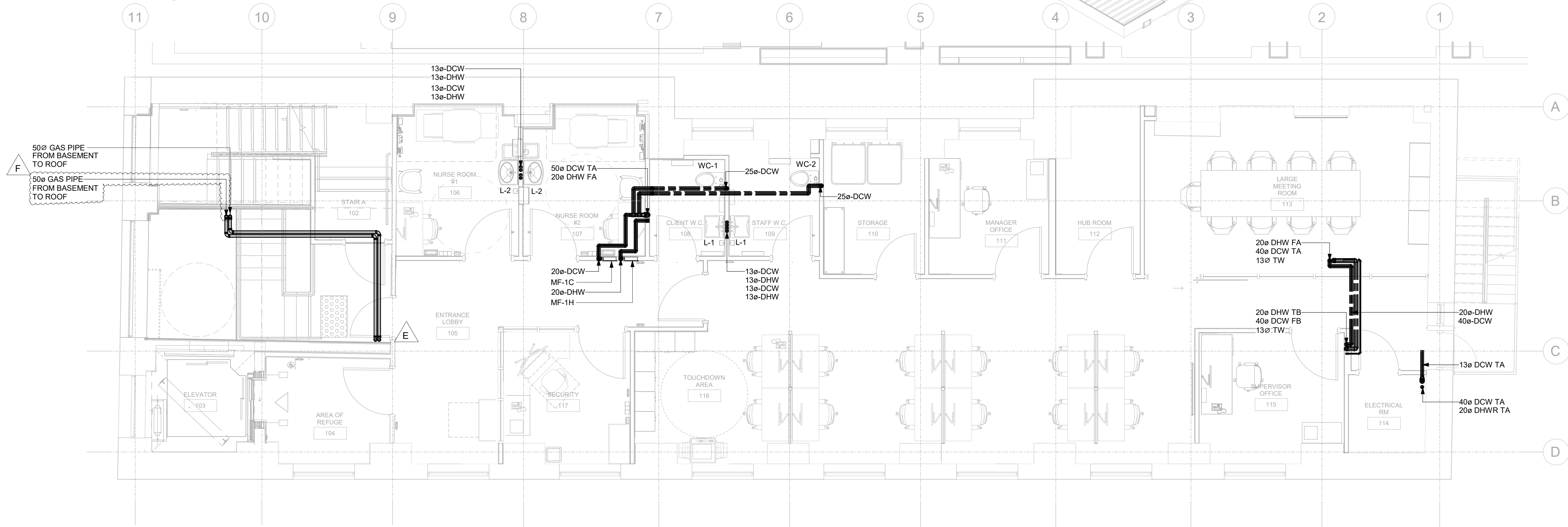
ISSUE
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SCALE CHECK

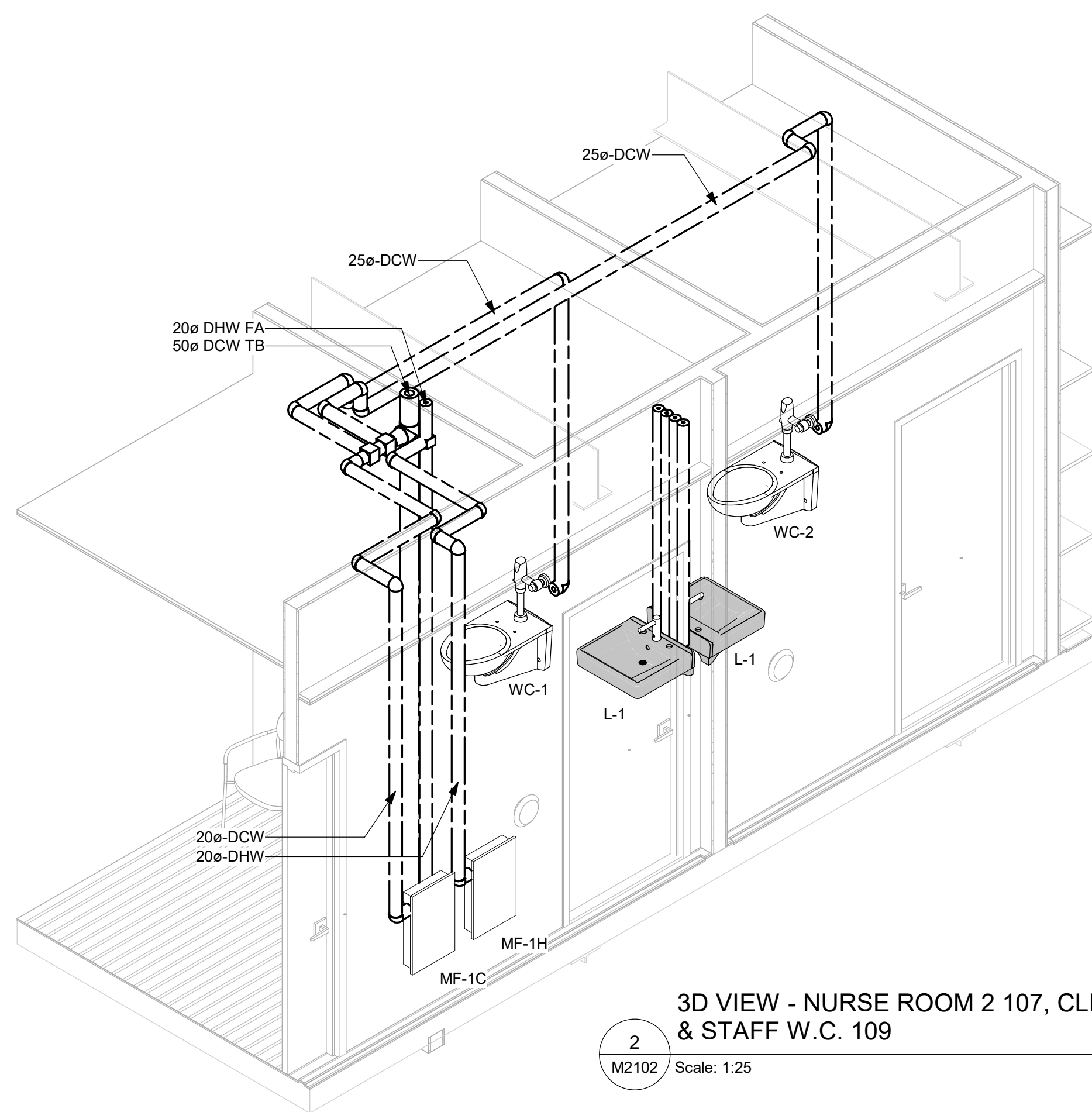
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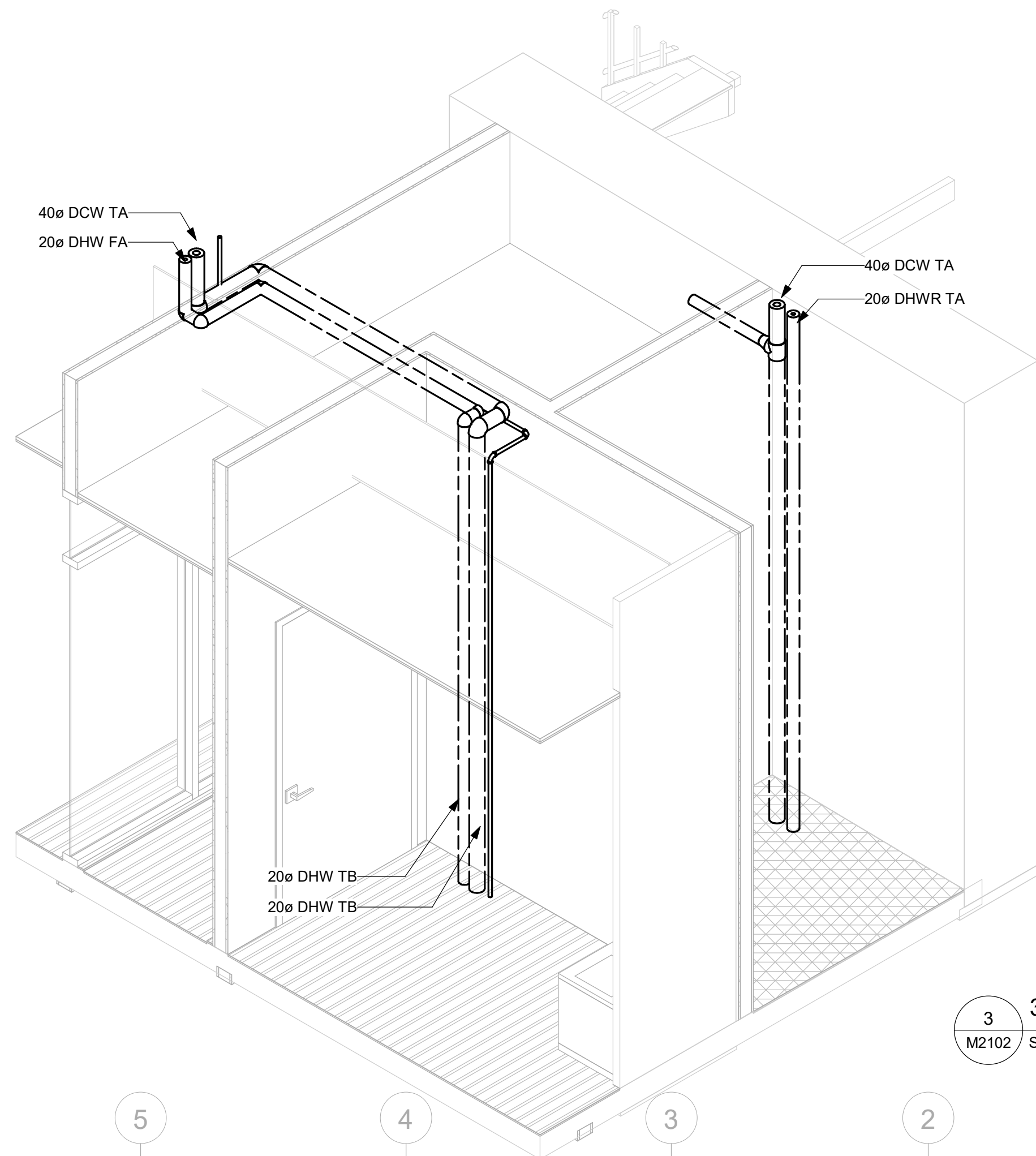
1 PLUMBING - FIRST FLOOR
M2102 Scale: 1 : 50



PLUMBING NOTES:
1. CROSS REFERENCE THE PIPE SIZING AND PIPING CONNECTIONS WITH PLUMBING SCHEMATIC DIAGRAM IN DRAWING M2108.
2. PIPE SIZES AND INSTALLATION SHALL BE AS PER OBC DIVISION B PART 7.6 AND INTERNATIONAL PLUMBING CODE, WHICHEVER IS MORE STRINGENT.
3. ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH SHUT OFF VALVES FOR BOTH DCW AND DHW WATER SUPPLY PIPING.
4. ALL PLUMBING VALVES SHALL BE MADE ACCESSIBLE THROUGH 300X300 ACCESS PANELS TO BE COORDINATED WITH ARCHITECTURAL WALLS AND CEILING WORKS.
5. PLUMBING PIPING INSULATION SHALL BE AS PER PIPING INSULATION SPECIFICATIONS 23 07 19.
6. CONTRACTOR TO VERIFY ALL PLUMBING AND GAS PIPING LAYOUTS ON SITE FOR OBSTRUCTIONS AND RESTICTIONS. ENGINEER SHALL BE NOTIFIED FOR DISCREPANCIES BETWEEN DRAWING AND ACTUAL SITE CONDITION FOR RESOLUTION.



2 3D VIEW - NURSE ROOM 2 107, CLIENT W.C. 108 & STAFF W.C. 109
M2102 Scale: 1:25



3 3D VIEW - ELECTRICAL RM 114
M2102 Scale: 1:25

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

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D	ISSUED FOR TENDER	2025-09-02
E	ISSUED FOR PERMIT UPDATE	2025-09-22
F	ISSUED FOR ADDENDUM	2025-09-24

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SEAL



PRIME CONSULTANT

ARCADIS

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

PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ON**

PROJECT NO:
122260

DRAWN BY:
C. SU

CHECKED BY:
E. PANAH

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
R. BARROSO

SHEET TITLE
**PLUMBING - FIRST
FLOOR**

SHEET NUMBER
M2102

ISSUE
F

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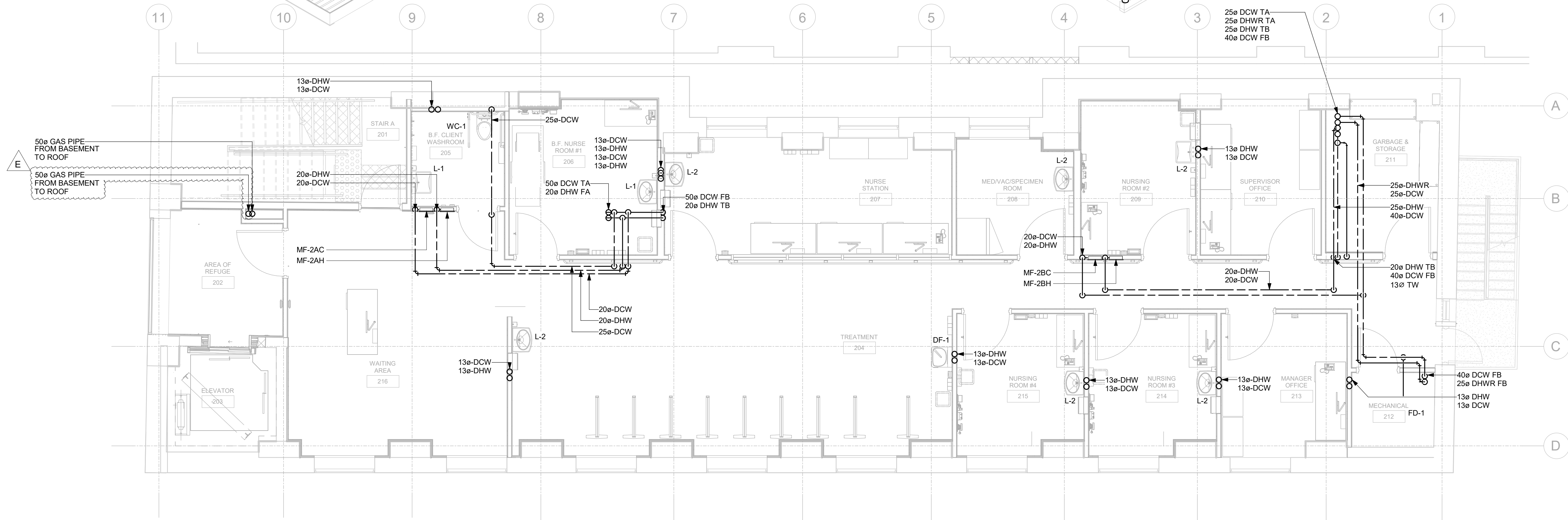
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SCALE CHECK
1 in

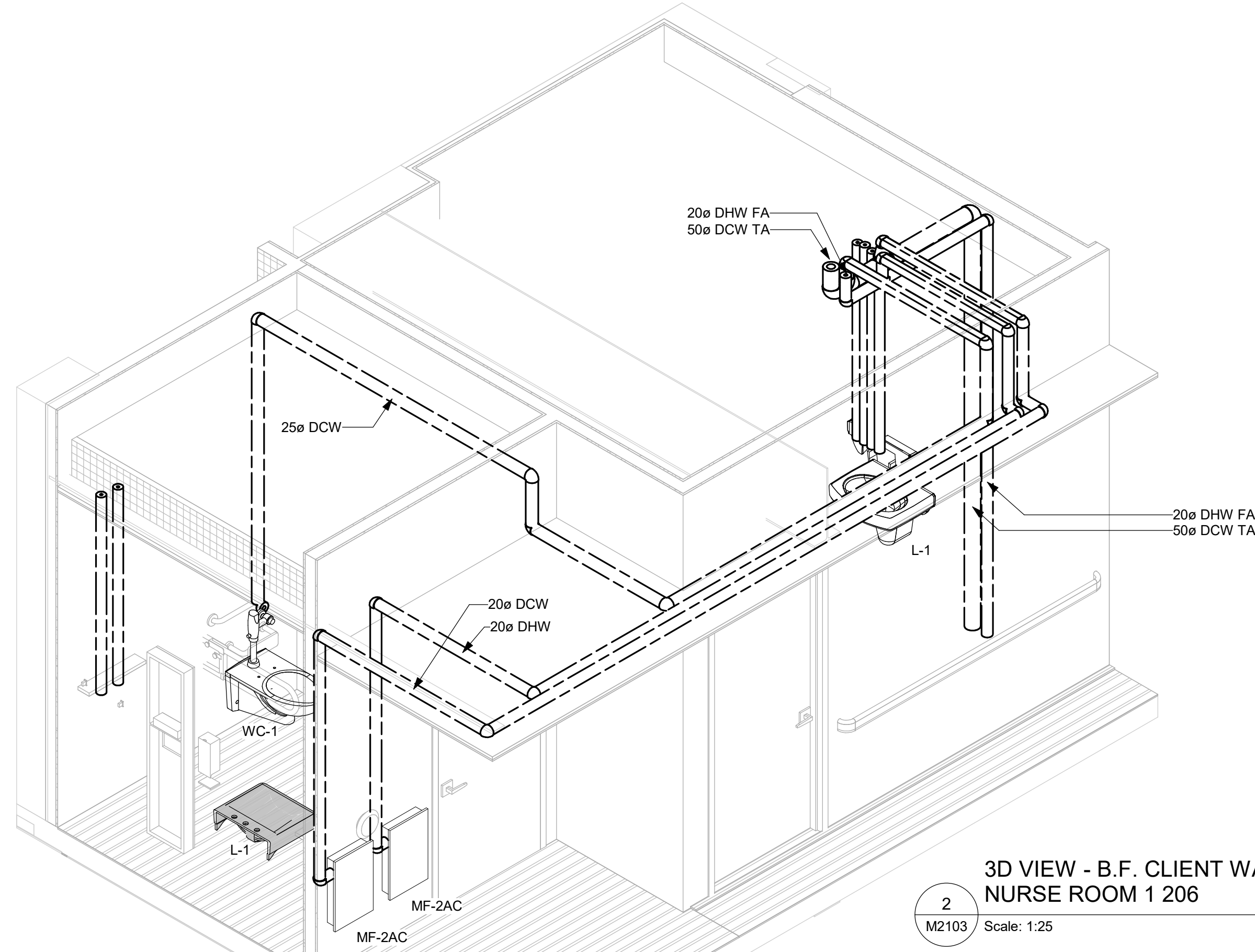
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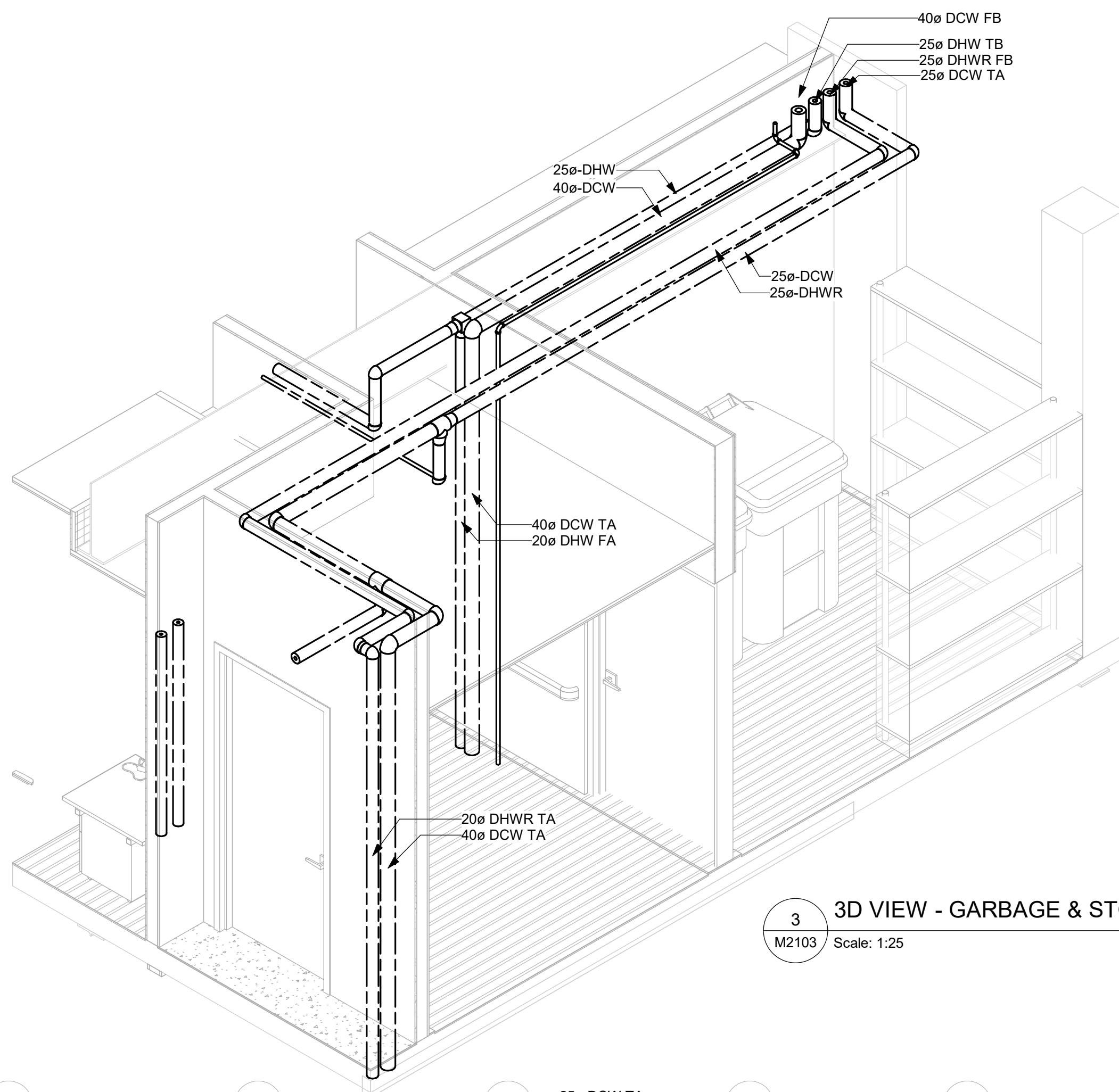
1 PLUMBING - SECOND FLOOR
M2103 / Scale: 1 : 50



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2 3D VIEW - B.F. CLIENT WASHROOM 205 & B.F. NURSE ROOM 1 206
M2103 / Scale: 1:25



3 3D VIEW - GARBAGE & STORAGE 211
M2103 / Scale: 1:25

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CITY OF TORONTO

Toronto

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CONSULTANTS

SEAL

122260

SEP 24 2025

R. BARROSO

1016512345

PROVINCE OF ONTARIO

PRIME CONSULTANT

ARCADIS

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Toronto, ON M9W 0C9, Canada
tel 416 679 1930
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PROJECT TITLE

50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ON

PROJECT NO:
122260

DRAWN BY:
C. SU

PROJECT MGR:
F. BOLOURIAN

SHEET TITLE
PLUMBING - SECOND FLOOR

CHECKED BY:
E. PANAH

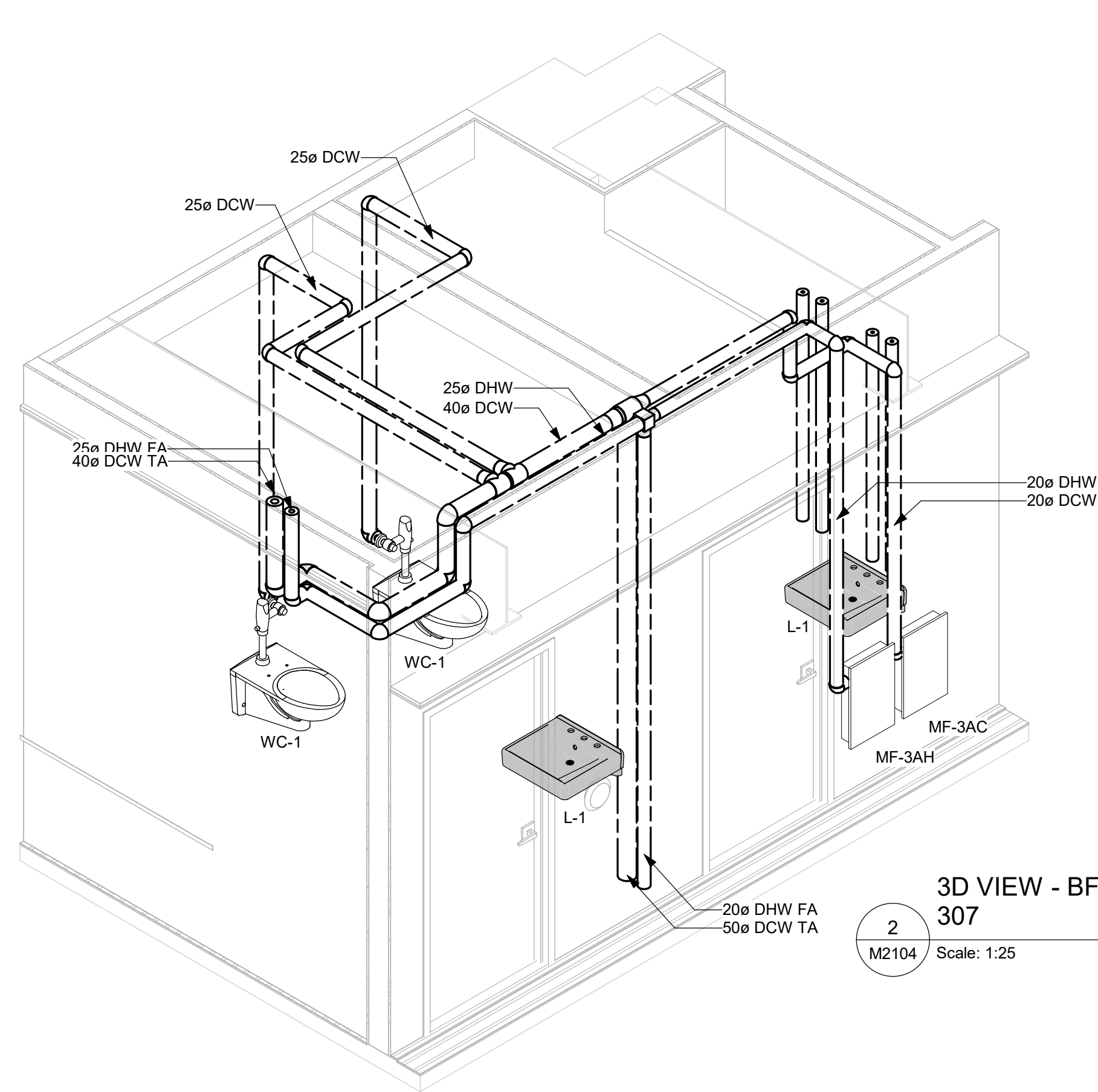
APPROVED BY:
R. BARROSO

ISSUE
E

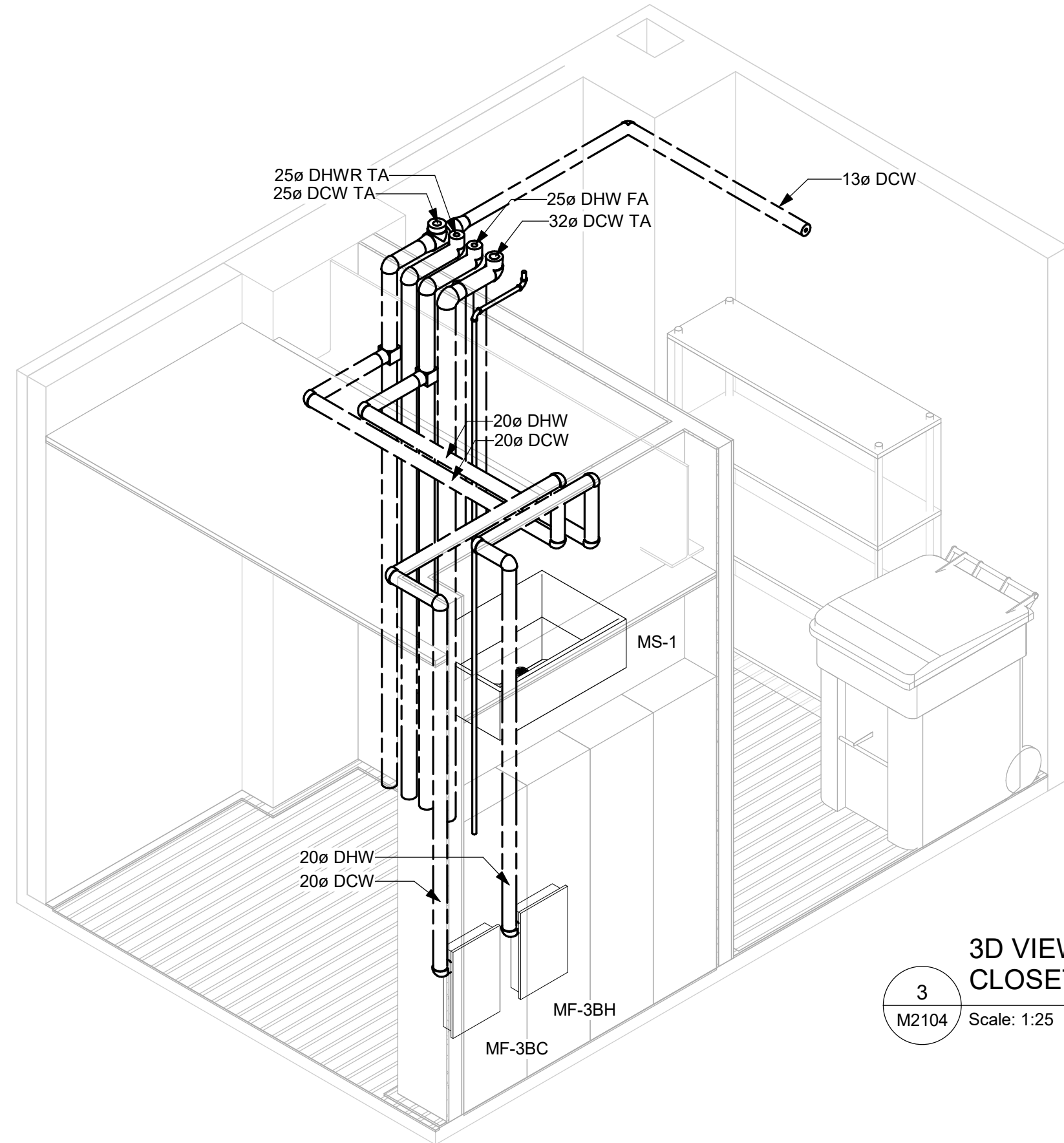
SHEET NUMBER

M2103

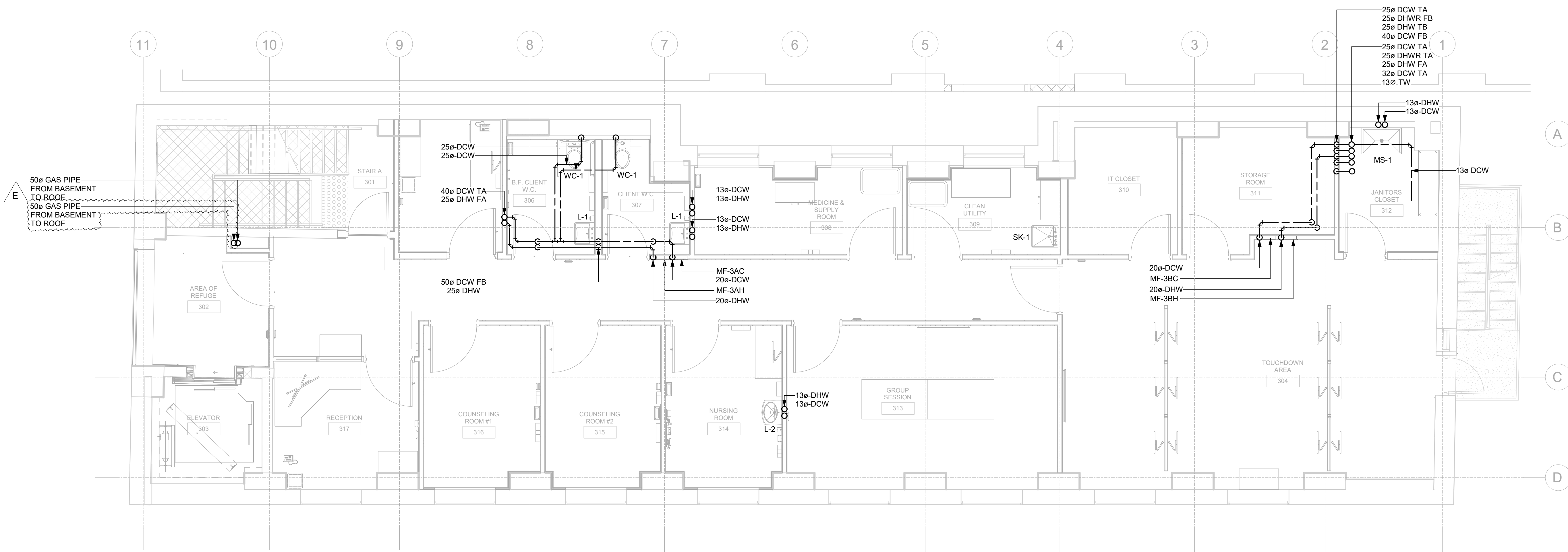
Autodesk Docs // 122260 - Cot TAU Upgrades R2024122260-TAU-33-50-Richmond-MR24.rvt
11m



3D VIEW - BF CLIENT W.C.-306 & CLIENT W.C. 307
2
M2104 Scale: 1:25



3D VIEW - STORAGE ROOM 311 & JANITOR CLOSET 312
3
M2104 Scale: 1:25



1 PLUMBING - THIRD FLOOR
M2104 Scale: 1:50

Scale 1:25
0 .5 1 2.5 m
Scale 1:50
0 1 2.5 5 m

PLUMBING NOTES:
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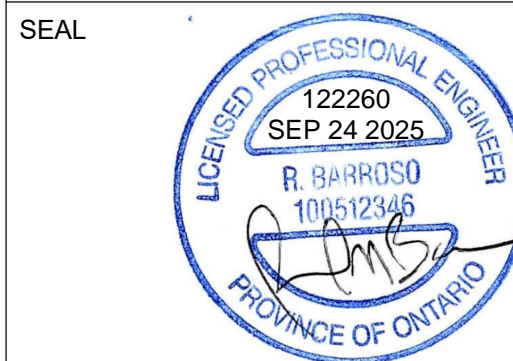
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PROJECT TITLE
50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ON

PROJECT NO:
122260

DRAWN BY:
C. SU

CHECKED BY:
E. PANAH

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
R. BARROSO

SHEET TITLE
PLUMBING - THIRD
FLOOR

SHEET NUMBER
M2104

ISSUE
E

ISSUES		
No.	DESCRIPTION	DATE
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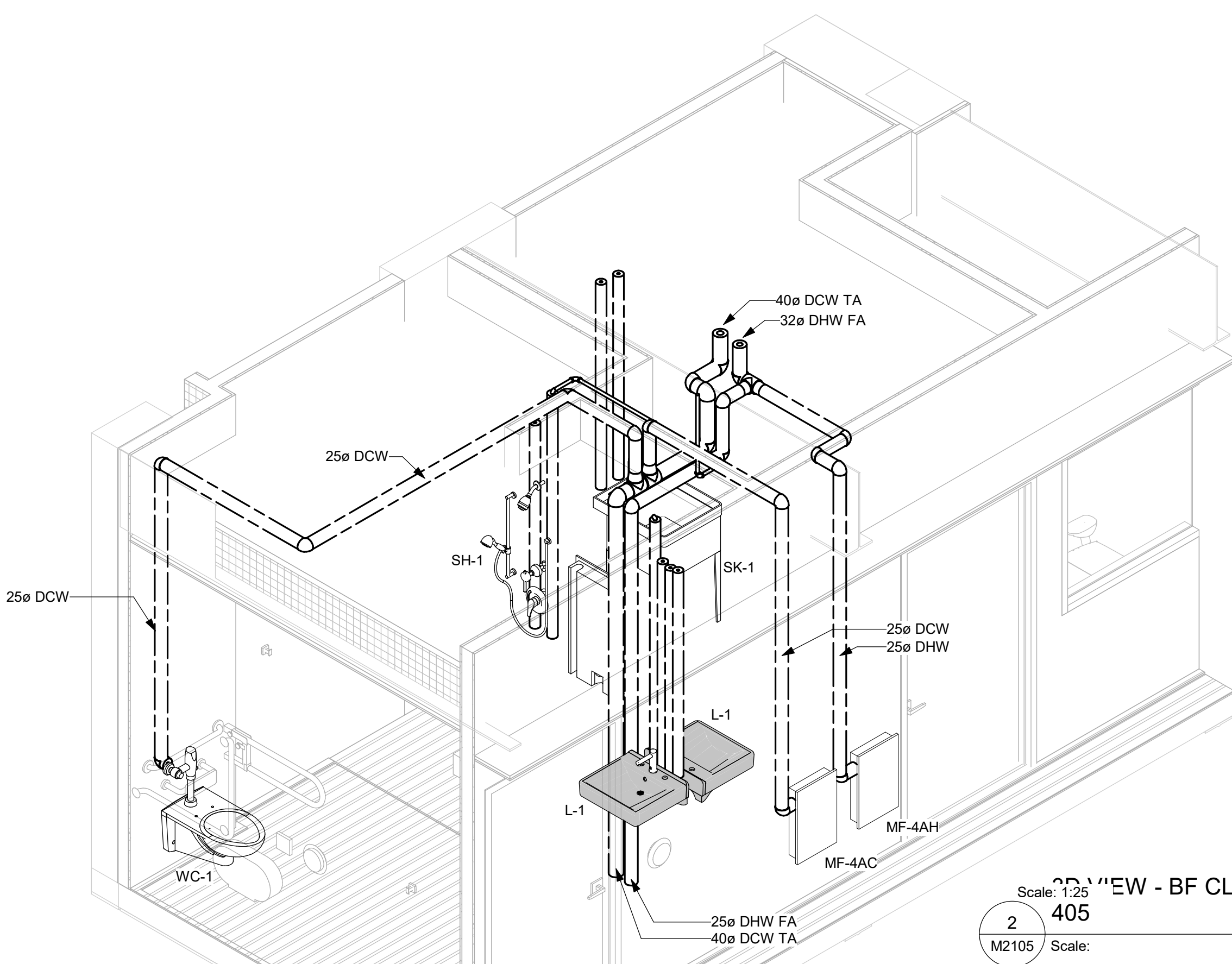
PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS
**50 RICHMOND STREET EAST
TORONTO, ON**

PROJECT NO:
122260
DRAWN BY:
C. SU
PROJECT MGR:
F. BOLOURIAN
CHECKED BY:
E. PANAH
APPROVED BY:
R. BARROSO

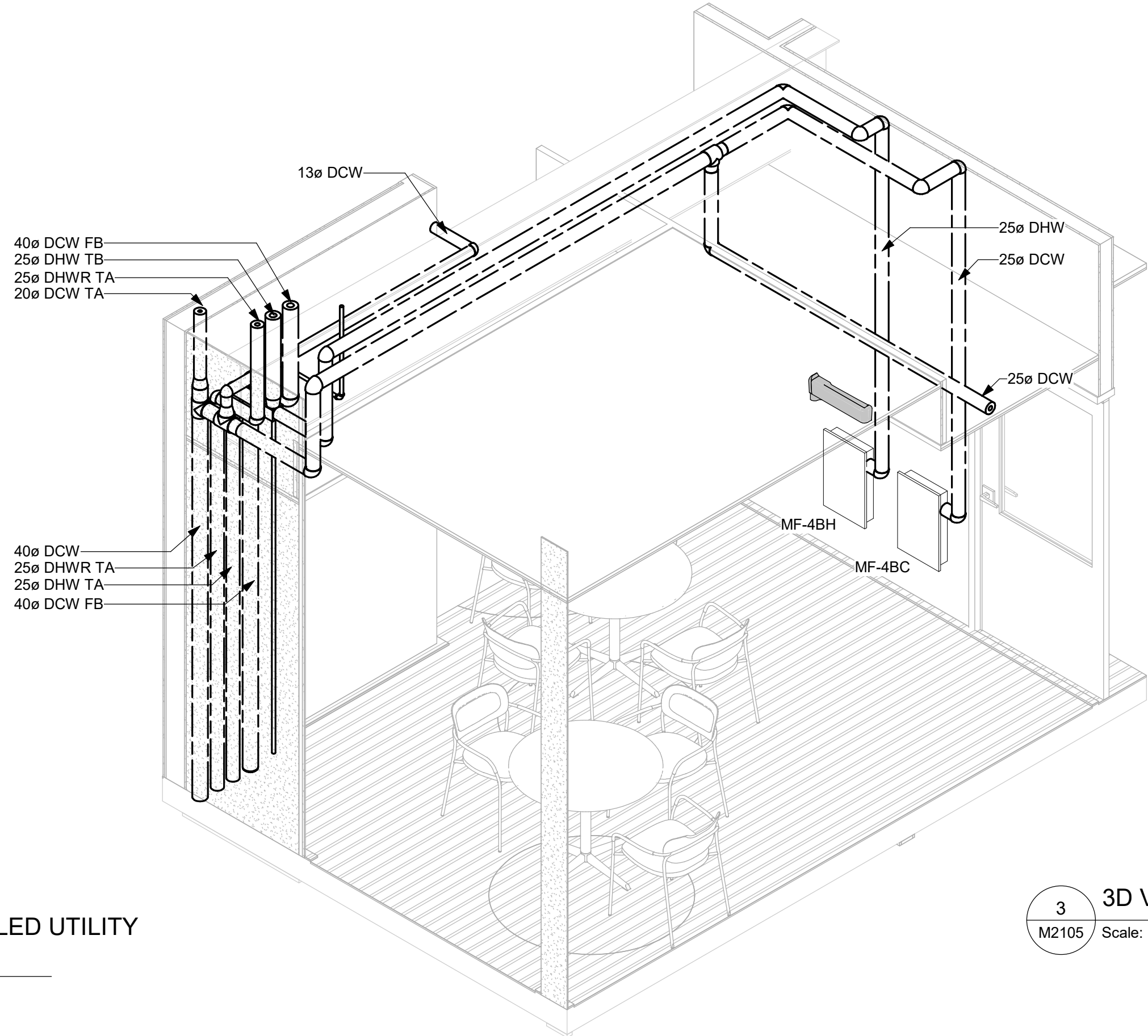
SHEET TITLE
PLUMBING - FOURTH FLOOR

SHEET NUMBER
M2105
ISSUE
E



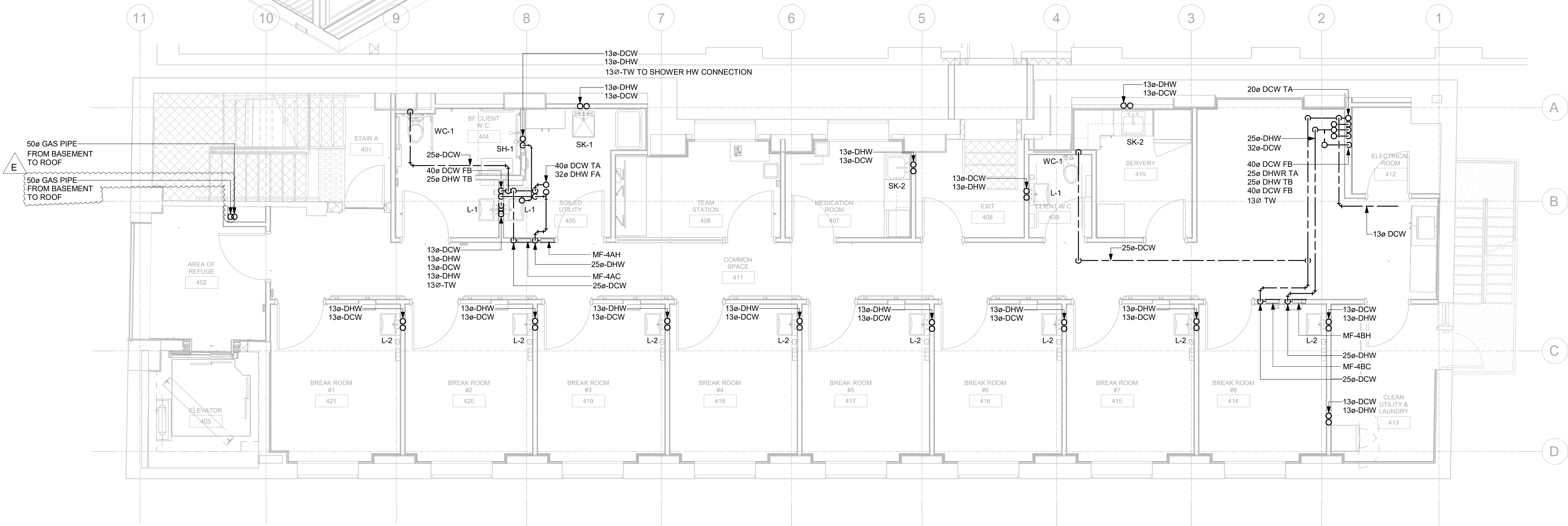
3D VIEW - BF CLIENT W.C. 404 & SOILED UTILITY

Scale: 1:25
2
M2105
Scale:



3D VIEW - COMMON SPACE 411

3
M2105
Scale: 1:25

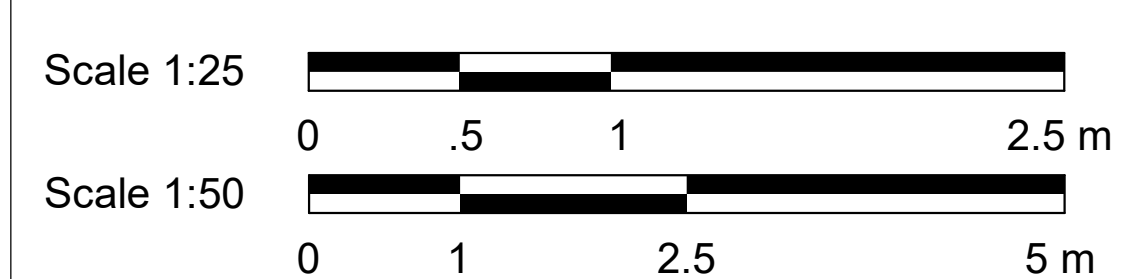
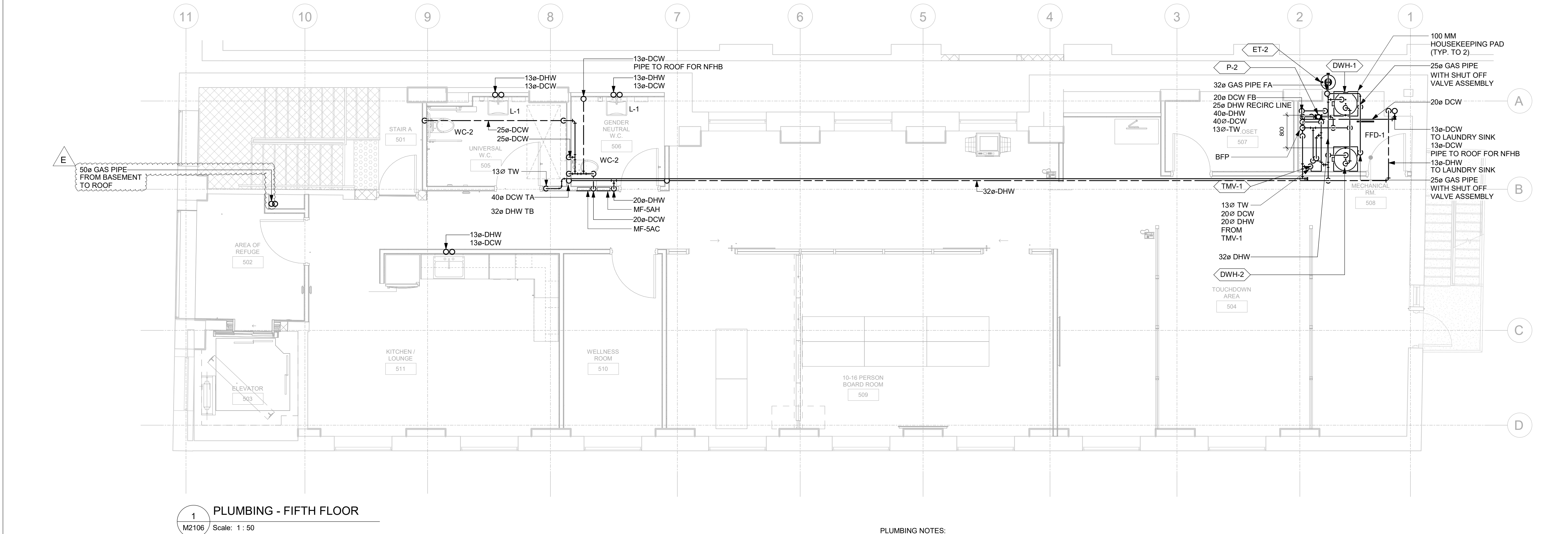
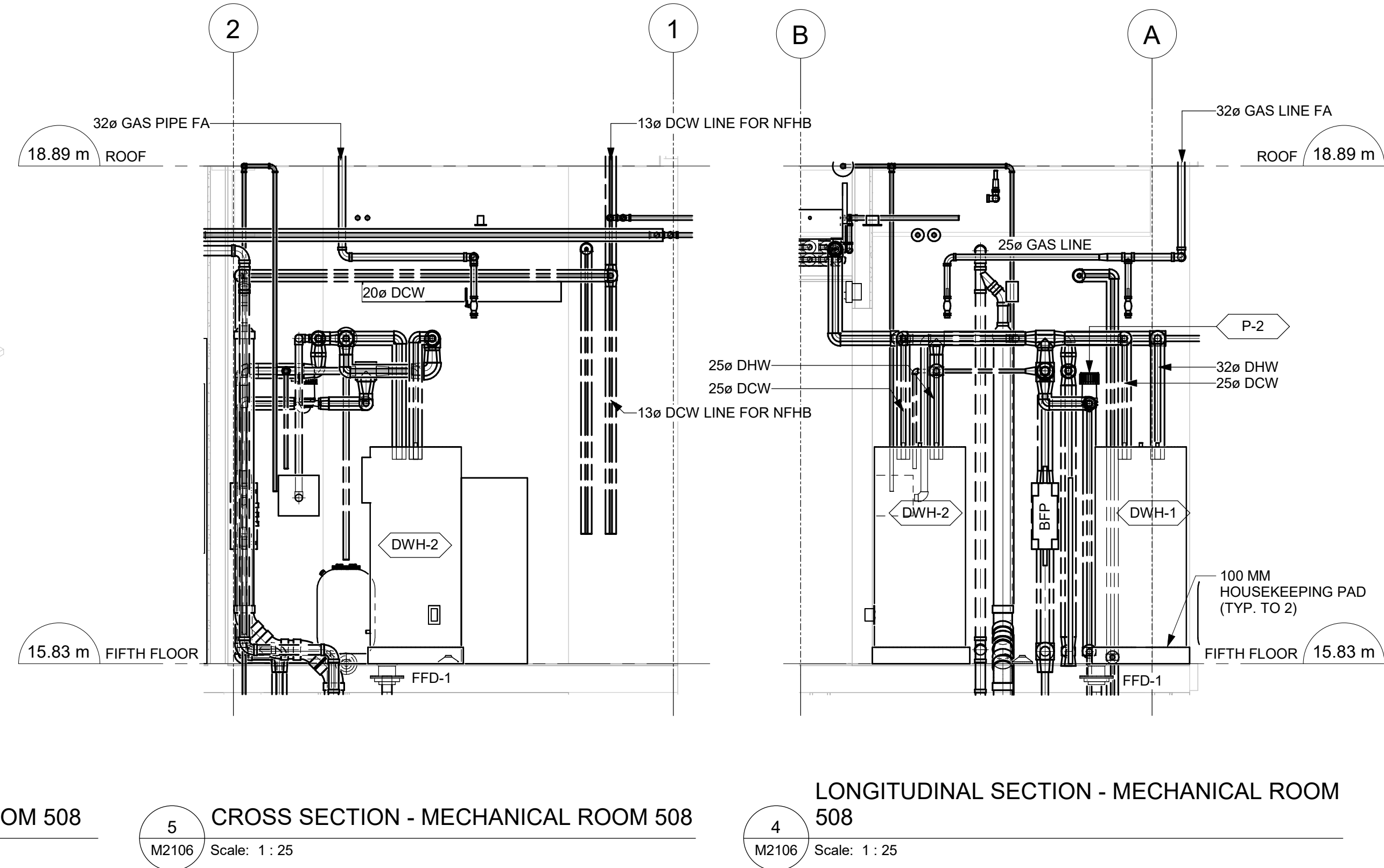
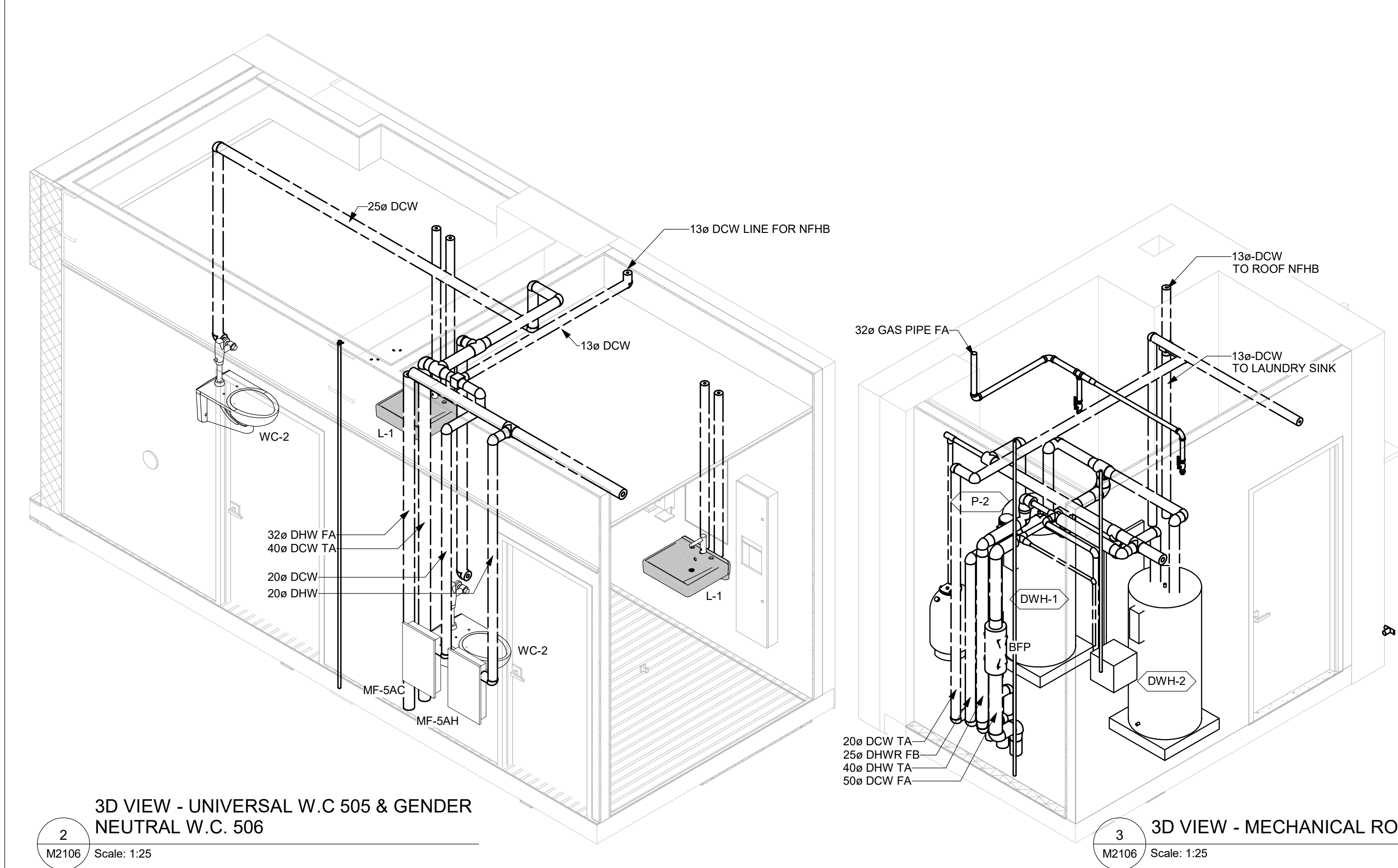


1 PLUMBING - FOURTH FLOOR

Scale: 1 : 50



- PLUMBING NOTES:**
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 - ALL PLUMBING VALVES SHALL BE MADE ACCESSIBLE THROUGH 300X300 ACCESS PANELS TO BE COORDINATED WITH ARCHITECTURAL WALLS AND CEILING WORKS.
 - PLUMBING PIPING INSULATION SHALL BE AS PER PIPING INSULATION SPECIFICATIONS 23 07 19.
 - CONTRACTOR TO VERIFY ALL PLUMBING AND GAS PIPING LAYOUTS ON SITE FOR OBSTRUCTIONS AND RESTRICTIONS. ENGINEER SHALL BE NOTIFIED FOR DISCREPANCIES BETWEEN DRAWING AND ACTUAL SITE CONDITION FOR RESOLUTION.



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tel 416 679 1930
www.arcadis.com

PROJECT TITLE

50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ON

PROJECT NO:
122260

DRAWN BY:
C. SU

CHECKED BY:
E. PANAH

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
R. BARROSO

SHEET TITLE

PLUMBING - FIFTH
FLOOR

SHEET NUMBER

M2106

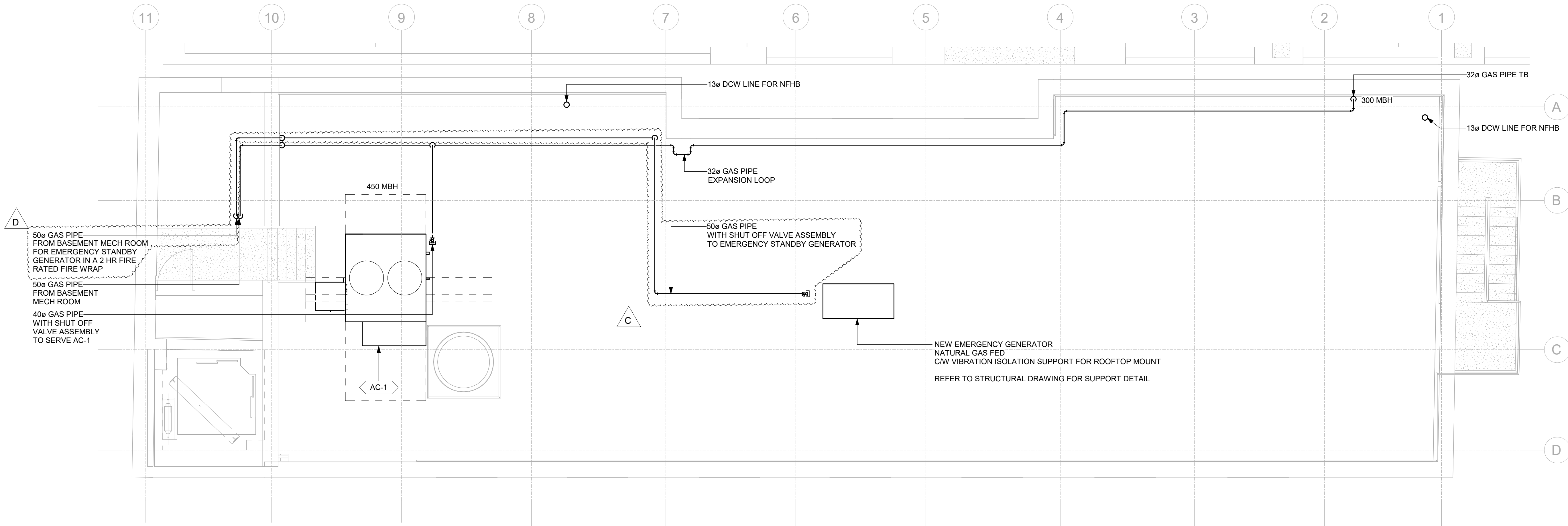
ISSUE

E

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Scale 1:50
0 1 2.5 5 m

1 PLUMBING - ROOF
M2107 Scale: 1 : 50



PLUMBING NOTES:

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- ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH SHUT OFF VALVES FOR BOTH DCW AND DHW WATER SUPPLY PIPING.
- PLUMBING PIPING INSULATION SHALL BE AS PER PIPING INSULATION SPECIFICATIONS 23 07 19.
- HOSE BIBBS SHALL BE NON-FREEZE TYPE.
- SEAL ALL ROOF AND WALL PIPE PENETRATIONS
- SEE DETAIL 3/M0106 FOR GAS PIPING INSTALLATION DETAIL ON ROOF.
- CONTRACTOR TO VERIFY ALL PLUMBING AND GAS PIPING LAYOUTS ON SITE FOR OBSTRUCTIONS AND RESTICTIONS. ENGINEER SHALL BE NOTIFIED FOR DISCREPANCIES BETWEEN DRAWING AND ACTUAL SITE CONDITION FOR RESOLUTION.

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CONSULTANTS

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E. PANAH

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APPROVED BY:

R. BARROSO

SHEET TITLE

PLUMBING - ROOF

SHEET NUMBER

M2107

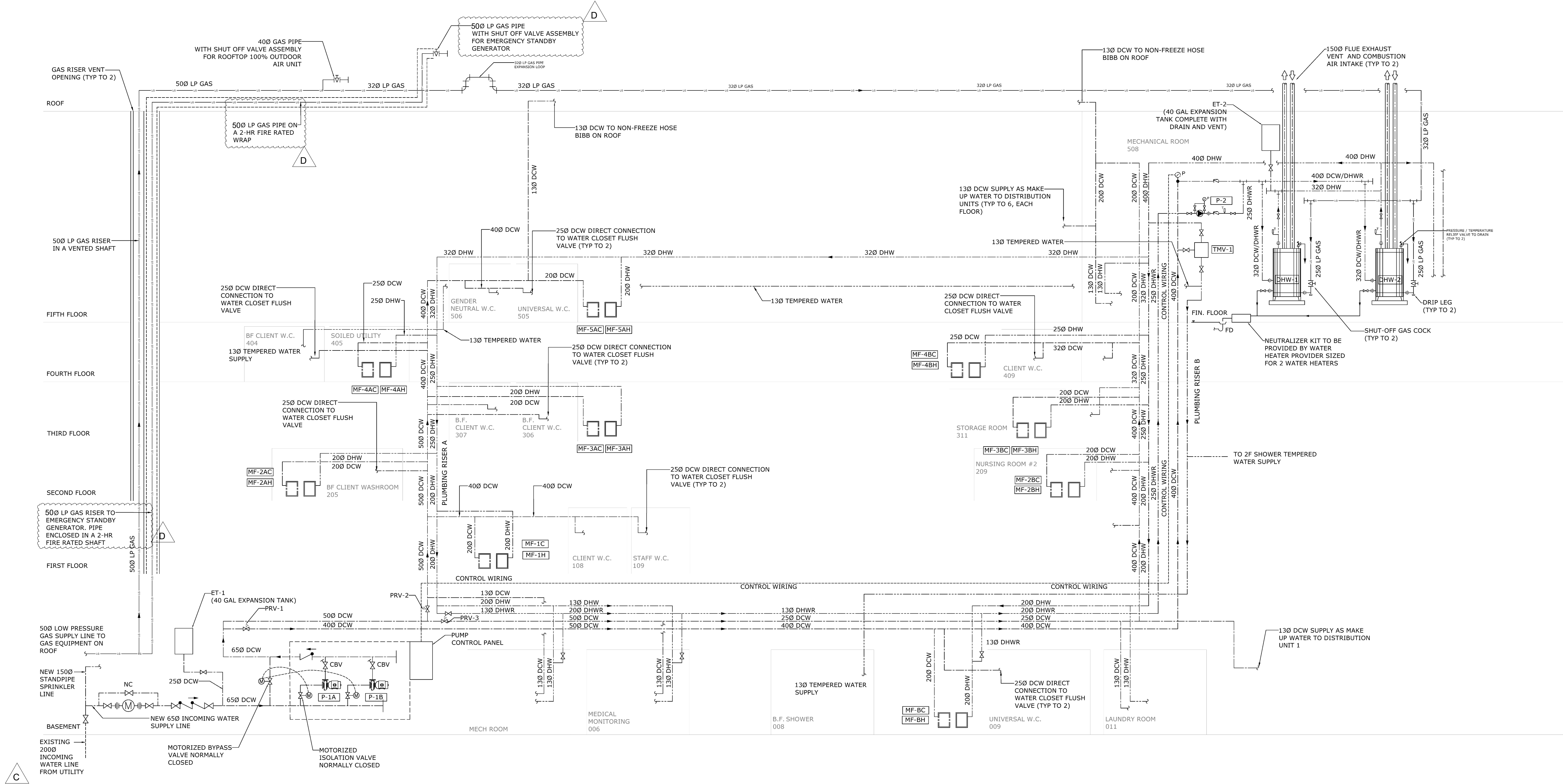
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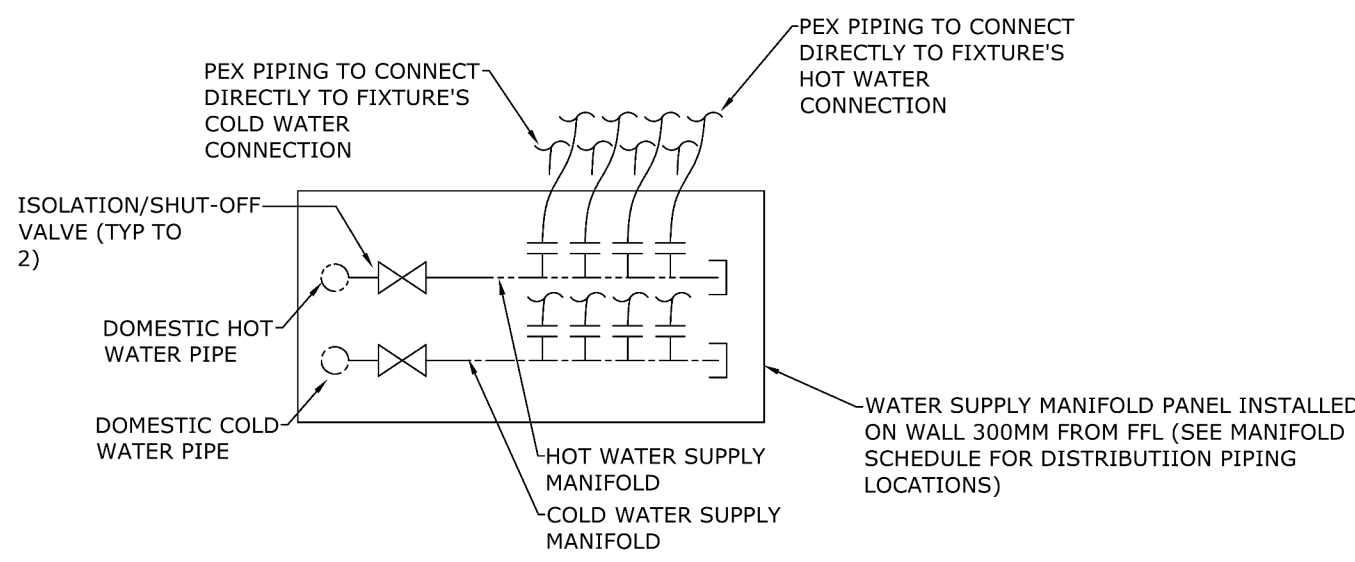
SCALE CHECK
1 in



1 DOMESTIC WATER AND GAS PIPING SYSTEM DIAGRAM
M2108 Scale: NTS

WATER CLOSET	250 DCW
KITCHEN SINK	130 DCW & DHW
WASHER	130 DCW & DHW
LAUNDRY SINK	130 DCW & DHW
SHOWER	130 DCW & DHW
SINK/LAVATORY	130 DCW & DHW
HOSE BIBB	130 DCW
WATER FIXTURE PIPE SIZES	

- NOTE:
1. PIPING SHALL BE SEPARATE FOR EACH WATER SUPPLY SERVICE (KITCHEN, LAUNDRY, BATHROOM)
 2. SEE PLAN DRAWINGS FOR NUMBER OF REQUIRED MANIFOLD PIPING CONNECTIONS.
 3. ALL PEX PIPING SHALL BE ROUTED FROM MANIFOLD TO PLUMBING FIXTURES USING PEX PIPING MANUFACTURER'S RECOMMENDED FITTINGS AND SUPPORTS
 4. ALL PEX PIPING SHALL BE INSULATED AS PER MANUFACTURER'S INSULATION RECOMMENDATION OR AS PER THIS PROJECT'S PIPING INSULATION SPECIFICATIONS WHICHEVER IS MORE STRINGENT.
 5. INSTALLING CONTRACTOR TO VERIFY WATER DISTRIBUTION PIPING LAYOUT AND ROUTING ON SITE. NOTIFY ENGINEER FOR DISCREPANCIES AND ISSUES WITH SITE CONDITION FOR RESOLUTION.



2 DOMESTIC WATER DISTRIBUTION MANIFOLD DIAGRAM
M2108 Scale: NTS

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CONSULTANTS

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CHECKED BY:
E. PANAH

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
R. BARROSO

SHEET TITLE
**PLUMBING - OVERALL
SCHEMATIC**

SHEET NUMBER

M2108

ISSUE

D