



Addendum #2

Question & Answer
Request for Proposals

for

RFP No. ORE20251178
Louis B. Observatory Revitalization

Issued: November 10, 2025


Addendum #2 to Request for Proposals No: RFP No. ORE20251178
Louis B. Observatory Revitalization

This Amendment consists of 30 pages, including the cover sheet and one Excel Sheet.

No.	Question	University Response
1	<p>1. Lighting Fixtures</p> <p>The scope notes “new LED light with T-bar ceiling,” but:</p> <ul style="list-style-type: none">○ No lighting fixture schedule is provided.○ No fixture type, manufacturer, or part number is identified.○ No lighting layout or switching locations are shown. <p>Please confirm fixture type(s), manufacturer, model number, and layout.</p>	<p>GC to carry “in stock” (1x4) LED fixtures at existing electrical junction location. If (1x4) fixtures are not available, GC can propose in stock (2x2) LED fixtures.</p> <p>Switching location can remain as existing.</p>
2	<p>AV, Wi-Fi, and Network Infrastructure</p> <p>The scope indicates “new infrastructure for AV, Wi-Fi, and network connectivity,” but:</p> <ul style="list-style-type: none">○ No data/AV device locations or outlet types are shown.○ No conduit/cable tray routing, backbox or mounting heights are indicated. <p>Please confirm the required number, type, and locations of AV/data outlets and any pathway requirements.</p>	<p>Network: Test existing data cables and certify if they are in working condition</p> <p>Wi-Fi: Refer to Wi-Fi design attached.</p> <p>AV: Carry two data cables on TV. One in (109 and 105)</p>

No.	Question	University Response
3	Please provide specification for millwork, flooring, acoustic panel, electrical, HVAC.	<p>Millwork – replicate existing millwork with solid surface counter.</p> <p>Flooring- provide itemized pricing for:</p> <ul style="list-style-type: none"> • (5.2) Install walk of mat similar to Interface Step Repeat in Kitchenette (102) and entrance (101) • (5.3) Install in stock porcelain tiles in kitchenette (102) and entrance (101). • (5.4 and 5.5) Install new carpet/ LVT throughout space over existing VCT tiles and subfloor in the offices using quick ship supply. Note: VCT no longer needs to be removed. <p>Acoustic Panel- Carry Filzfelt (Akustika 10 Wall) or similar that is in stock.</p> <p>Electrical- Existing</p> <p>HVAC – Existing Refer to A/C unit commissioning in the Scope of work document</p>
4	Please provide hardware required for two new doors.	<p>Follow U of T Door hardware standard in the link below:</p> <p>chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.fs.utoronto.ca/wp-content/uploads/2025/08/Door-Hardware-Design-Standard_Rev-03.pdf</p>

No.	Question	University Response
5	What is the wall indicated in between room 110 & 109? If this is new drywall partition, please provide assembly & height.	There is no new wall required in this space. This is the existing meeting room.
6	Please advise whether painting is required for stair to basement and stair to second floor	There is no painting of stairs to basement or stairs to second floor. Carry painting for the banister in area 105S on the first floor only
7	Please advise whether painting is required for room below stair to second floor.	Painting in only required on the first floor.
8	Please advise whether existing ceilings are to be painted	Only drywall ceiling on first floor is to be painted.

9	<p>Please provide typical section of bulkhead at window locations. We are not sure whether bulkheads are to be constructed outside the wall or bulkheads are to be constructed within masonry wall opening.</p>	<p>GC to propose solution for bulkhead cove at window similar to sample images below:</p> 
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No.	Question	University Response
10	Please confirm that all first-floor lights are to be replaced with LED light fixtures.	Yes correct.
11	Please confirm if there is any work to be done in the basement and on the second floor.	No, not part of scope.
12	Please provide as-built electrical drawings to determine the quantity of light fixtures and fire alarms(fire safety detectors)	<p>Please refer to attached as-builts and information collected at site walk through.</p> <ul style="list-style-type: none"> • 120_1917_Arch_Observatory Bldg • 120-1ST-as_built • 120-94-03_1996_AS-built • Building 120 SLD
13	Who is the base building contractor for the fire alarm work (fire safety detectors)?	There is none.
14	Please provide the model number of the LED light fixtures.	Propose any (1x4) or (2x2) in stock LED fixture for client approval
15	Please provide as-built mechanical drawings to identify the existing AC units.	There are none. The AC units are stand alone
16	Under which item should the A/C unit commissioning cost to be included?	We will add this to separate pricing 5.7 – A/C unit commissioning
17	What is the type of existing flooring at Entrance 101?	Carpet to be removed

No.	Question	University Response
18	For separate price items 5.1 and 5.2 – do we need to remove the existing flooring in Rooms 101 and 102?	Carpet in 101 has already been removed. New flooring can go directly on top of existing flooring in 102.
19	What is the specification of the acoustic panels?	Acoustic Panel- Refer to question# 3.
20	Please provide the specifications of the LVT.	<p>Carry Interface – Northern Grain LVT</p> <ul style="list-style-type: none"> • Style# A026 • Colour – A02611 Oak Satin • Size – 25cm x 1m <p>Or similar is acceptable</p>
21	Please provide the specifications of the blinds.	<p>Sun Protection Group:</p> <ul style="list-style-type: none"> • Model – ORS-45, ORS -55 , ORS-65 • 3% Contract 9303 fabric
22	What is the required size for the new wood door at Door 109?	To meet AODA requirement
23	Please confirm that the two new doors are paint-grade solid wood doors.	Yes
24	Please provide a typical detail of the bulkhead at the window locations.	Refer to question# 9.
25	Please confirm that the existing flooring in Rooms 101, 102, 105, 106, 107, 108, 109, and 110 does not contain asbestos.	Refer to DSSR. All asbestos area has been remediated.

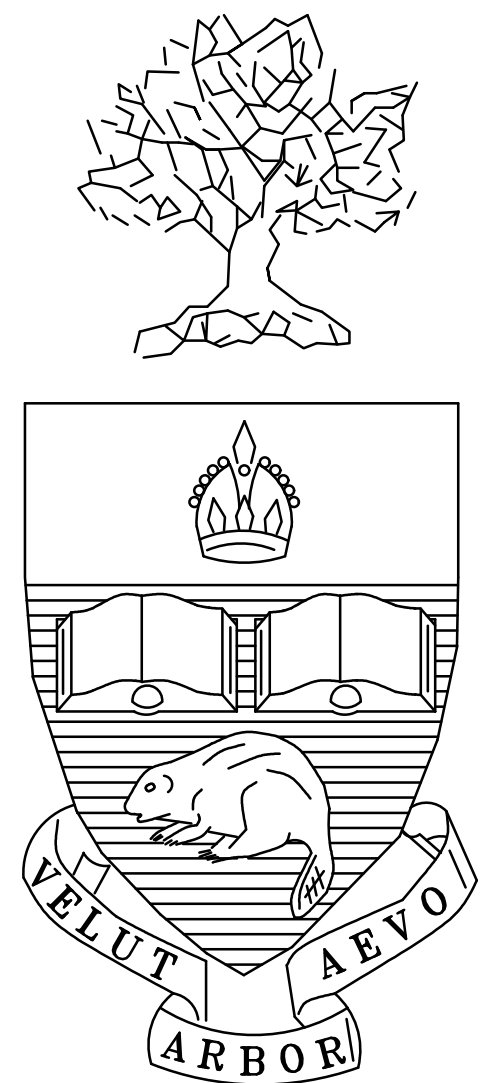
No.	Question	University Response
26	Please advise whether painting is required on the exterior side of windows and doors.	No, not part of scope.
27	We have noticed that the existing glazing putty on the windows is damaged. It is not possible for us to estimate the quantity without a detailed investigation of each window. Please include the repair of glazing putty in the Cash Allowance.	Provide cost estimate to carry an allowance in 5.8 for separate pricing.
28	We are unable to determine the window frame repair requirements until the existing peeling/flaking paint is removed. Please include window frame repair in the Cash Allowance.	Refer to question# 27.
29	About question Floor finish item#3:Please confirm if number 3 applies only for rooms 111 and 104.	Refer to floor finish clarification in question #3 above.
30	Regarding Rooms 101 and 102. Please advise if we have to install the carpet on top of ceramic tile or should we create an insert.	The SOW ask for separate pricing for carpet or porcelain tile. It will be one or the other that will be selected. The material is not to be combined.
31	Please provide specification for millwork, flooring, acoustic panel, blinds, door, painting	Please refer to question# 3.

No.	Question	University Response
32	<p>Lighting Fixtures</p> <p>The scope notes “new LED light with T-bar ceiling,” but:</p> <p>1.1 No lighting fixture schedule is provided.</p> <p>1.2 No fixture type, manufacturer, or part number is identified.</p> <p>1.3 No lighting layout or switching locations are shown.</p> <p>Please confirm fixture type(s), manufacturer, model number, and layout.</p>	<p>Please refer to question#1.</p>
33	<p>ADD to SOW</p>	<ul style="list-style-type: none"> • Refinish millwork cabinet fronts in room 107 and clean the inside shelving. • Remove and dispose of safe in room108 • Add (5.7) to separate pricing for A/C unit commissioning • Add (5.8) to separate pricing to carry allowance for window

END OF ADDENDUM # 2

University
of Toronto

Utilities
Building
Operations
F&S

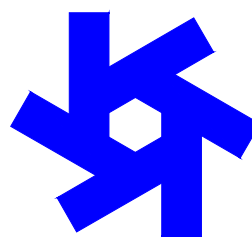


Stewart Observatory

Bldg #120

REVISIONS					
	0	28/01/20	-----	BK	MT
	MK	DATE	REMARKS	REV. BY	APP. BY

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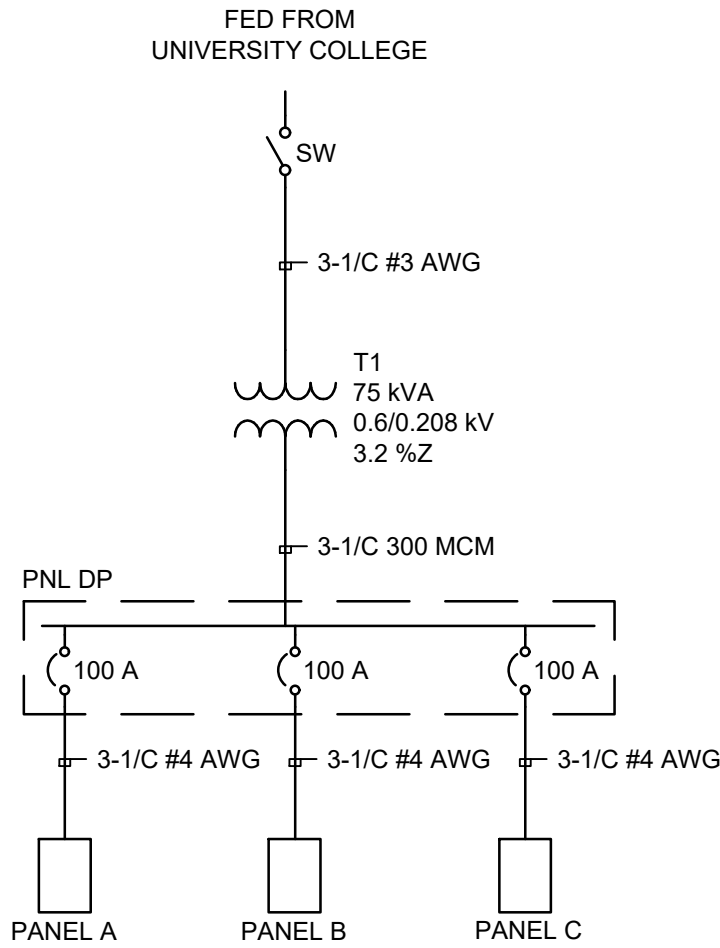


K-TEK ELECTRO-SERVICES LIMITED
CONSULTING ENGINEERS
37 SANDFORD DR., UNIT 107
STOUFFVILLE, ONTARIO, L4A 7X5
TEL.: (905) 640-0860 FAX: (905) 640-8568

ARC FLASH AND COORDINATION STUDY
07985-18-75

Single Line Diagram

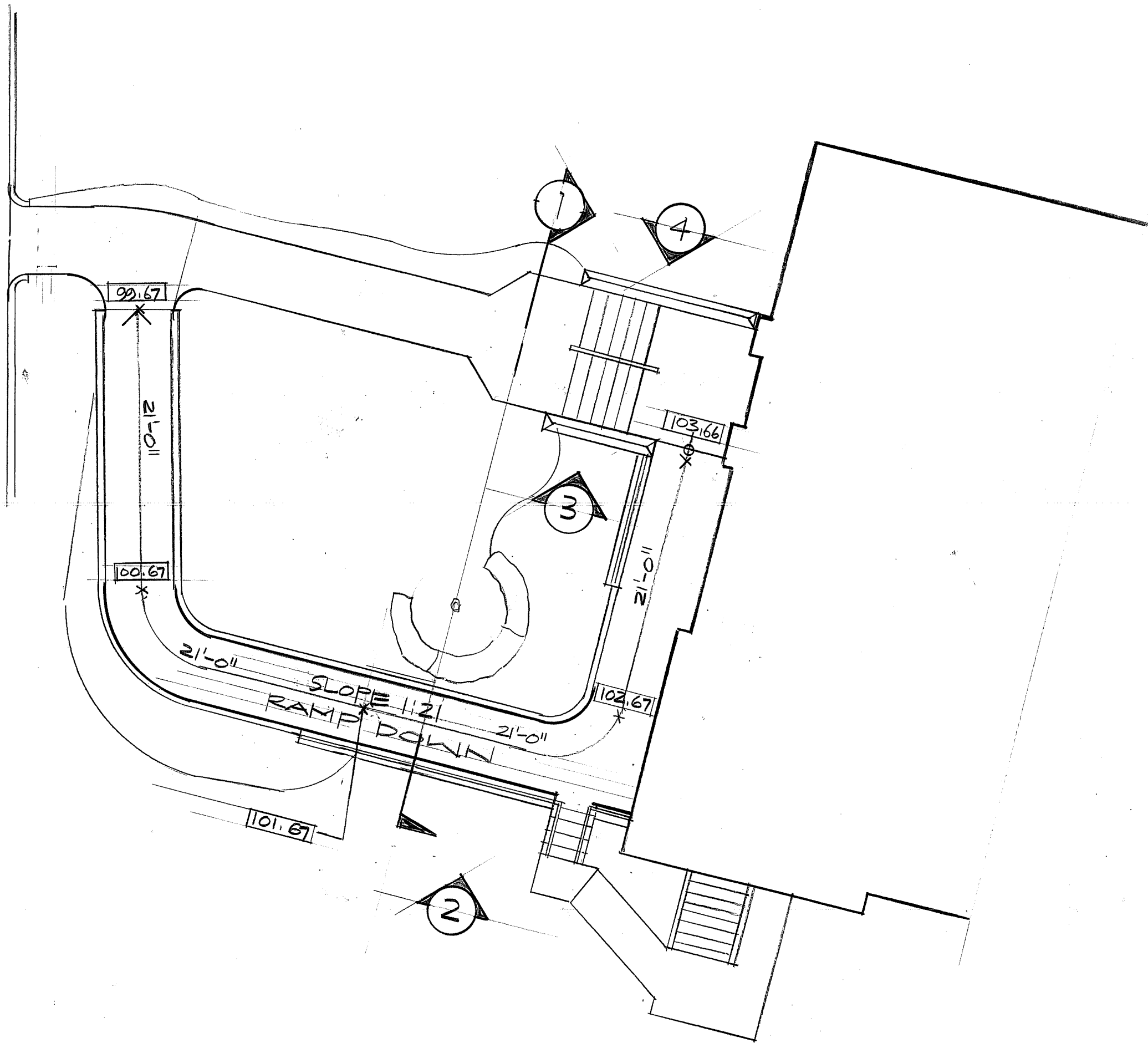
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W.O. NUM: 07985	SCALE: NTS	PAGE: 1 OF 1
DATE: 28/01/2020	DWG NUM: 07985-120SLD-01	REV. NUM: 0



LEGEND	
	TRANSFORMER
	HV BREAKER
	LV BREAKER
	DISCONNECT SWITCH
	FUSE
	PANEL
	SWITCHGEAR/SWITCHBOARD & DISTRIBUTION PANELS
	ELECTRICAL WIRE/CONNECTIONS
	BUS DUCT/SPLITTER
	MOTOR/PUMPS
	LIGHTNING ARRESTER
	AUTOMATIC TRANSFER SWITCH (A.T.S.)
	GENERATOR
	OVERCURRENT RELAY

This drawing, as an instrument of service, is the property of the University of Toronto, and must be returned upon completion of the work. All information shown on this drawing is for use on this specific project only.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.



SITE PLAN

Rev.	Description	Date	By
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Revisions and Issues Record

Design, Engineering & Construction Division

Physical Plant Department

University of Toronto

215 Huron Street, Toronto, Ontario M5S 1A1



Seal	Seal
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Project Title
S.A.C. BUILDING
2 HART HOUSE CIRCLE
BUILDING ACCESS

PHASE 2

Drawing Sheet Title

SITE PLAN

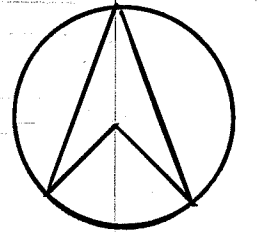
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Drawn by E.P. Date 27 JUNE 96

Date Printed

Checked by	Electrical	Protective Services
Faculty	Civil	Fire Prevention
Architectural	Bldg. Fabric & Gr.	Communication
Structural	Utilities & Equip.	Environ. H. & S.
Mechanical		

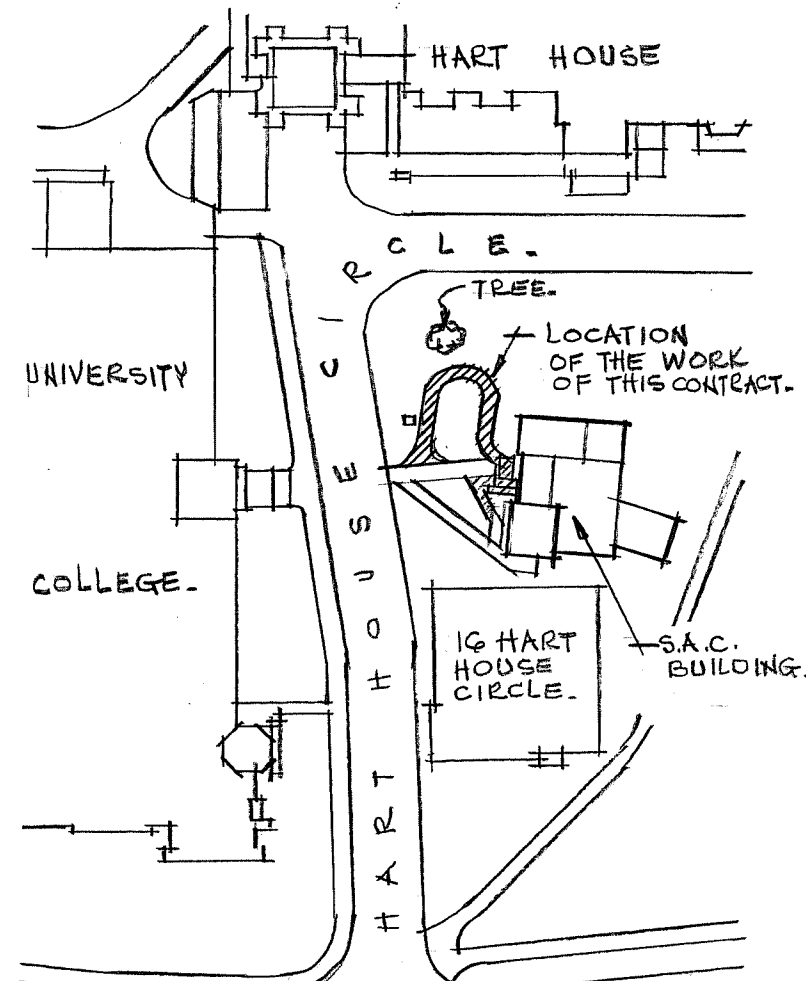
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University Project Number 20-94-03	
M.C.U. Project Number	



University Sequential Drawing Number	Drawing Number	Rev.
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HART HOUSE CIRCLE.
KEY PLAN -
NOT TO SCALE.

ISSUED FOR TENDER SET. 18, 1995

Rev.	Description	Date	By
Revisions and Issues Record			

Property Management,
Design & Construction
Division

University of Toronto

215 Huron Street, Toronto, Ontario M5S 1A1

Seal	Seal
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Project Title
S.A.C. BUILDING,
12 HART HOUSE CIRCLE.
BUILDING ACCESS.

PHASE 2.

Drawing Sheet Title

SITE & SURVEY
PLANS.

Scale AS NOTED.

Drawn by Date

Date Printed

Checked by
Faculty Electrical *AS* Protective Services
Architectural *OH* Civil Fire Prevention

Structural *ES* Bldg. Fabric & Gr. Communication

Mechanical *HD* Utilities & Equip. Environ. H. & S.

Building Name

S.A.C. BUILDING.

University Project Number

120-94-03.

M.C.U. Project Number

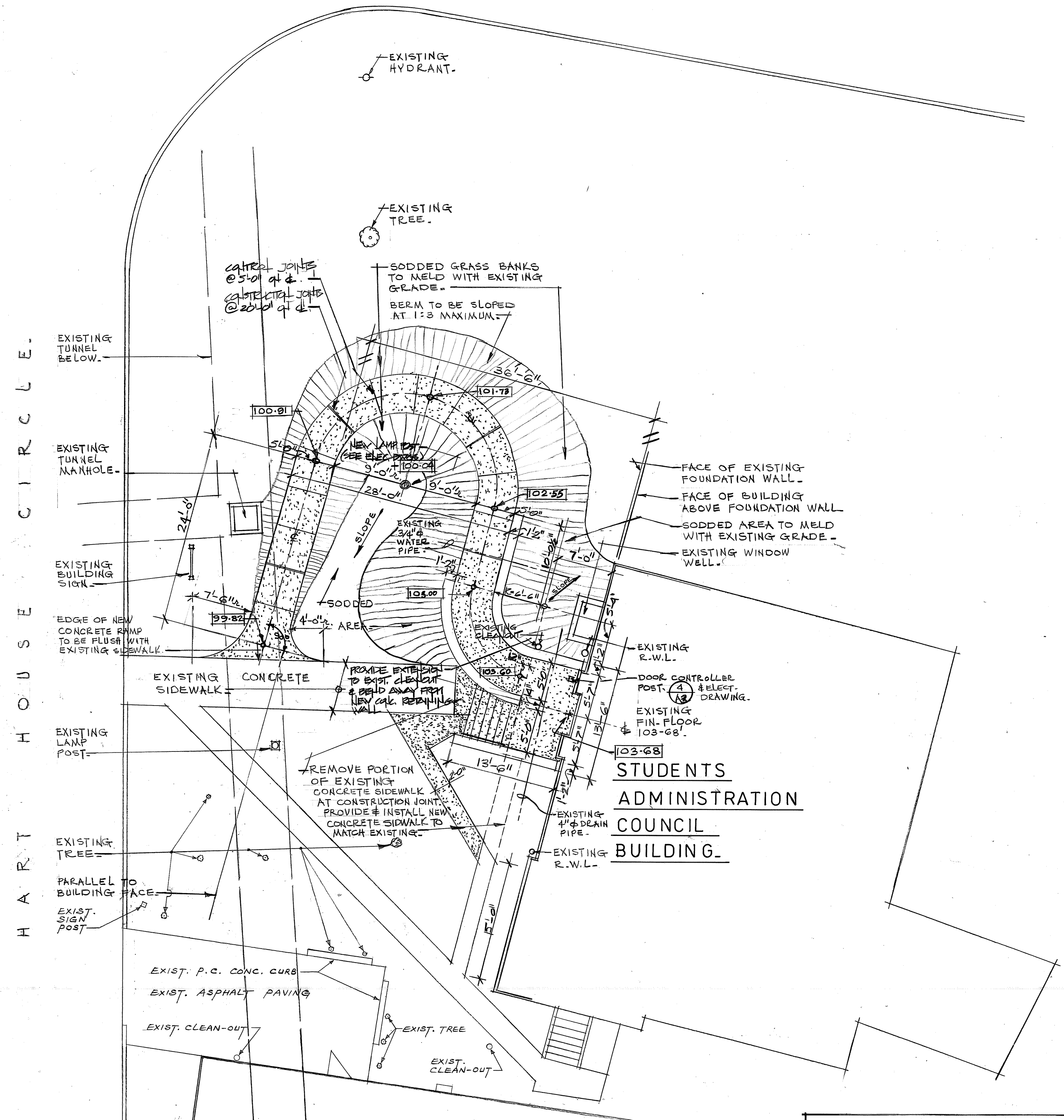
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120-D-120.

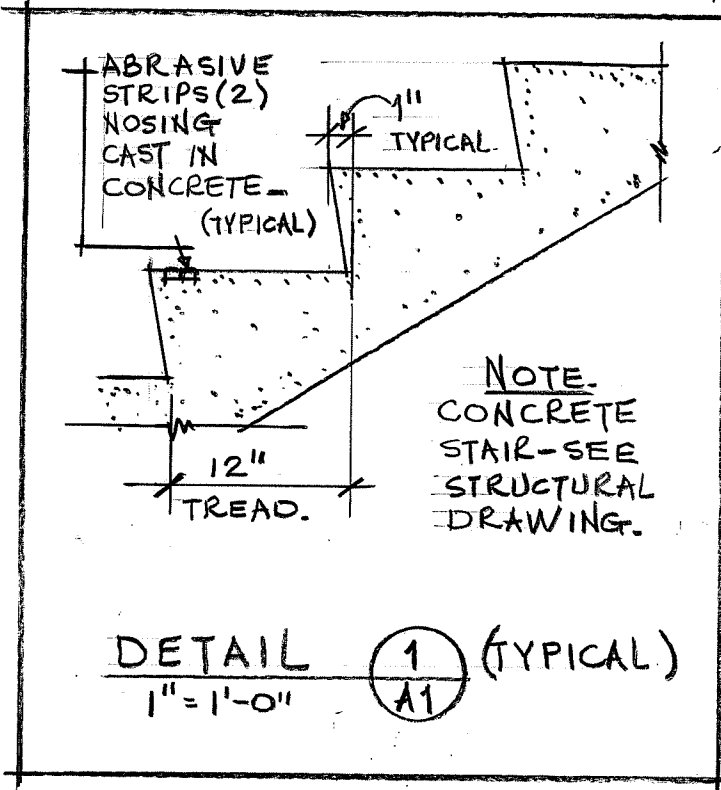
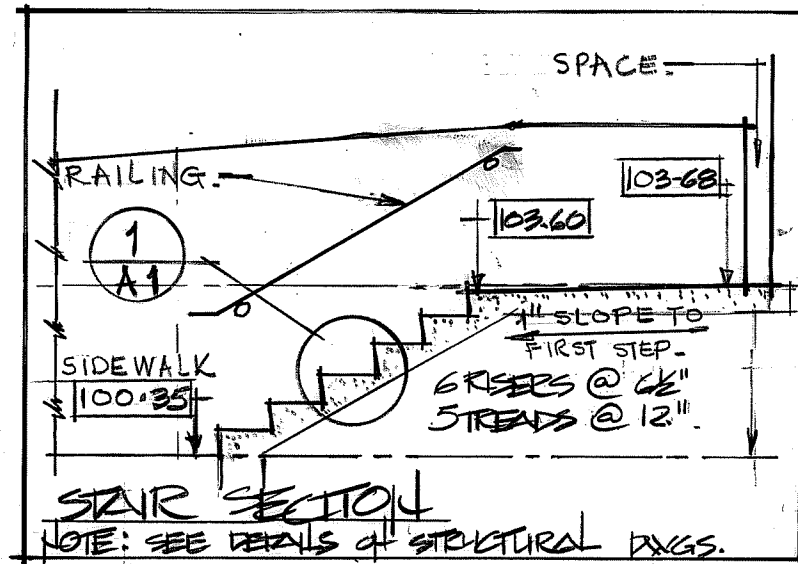
Drawing Number

A-1.

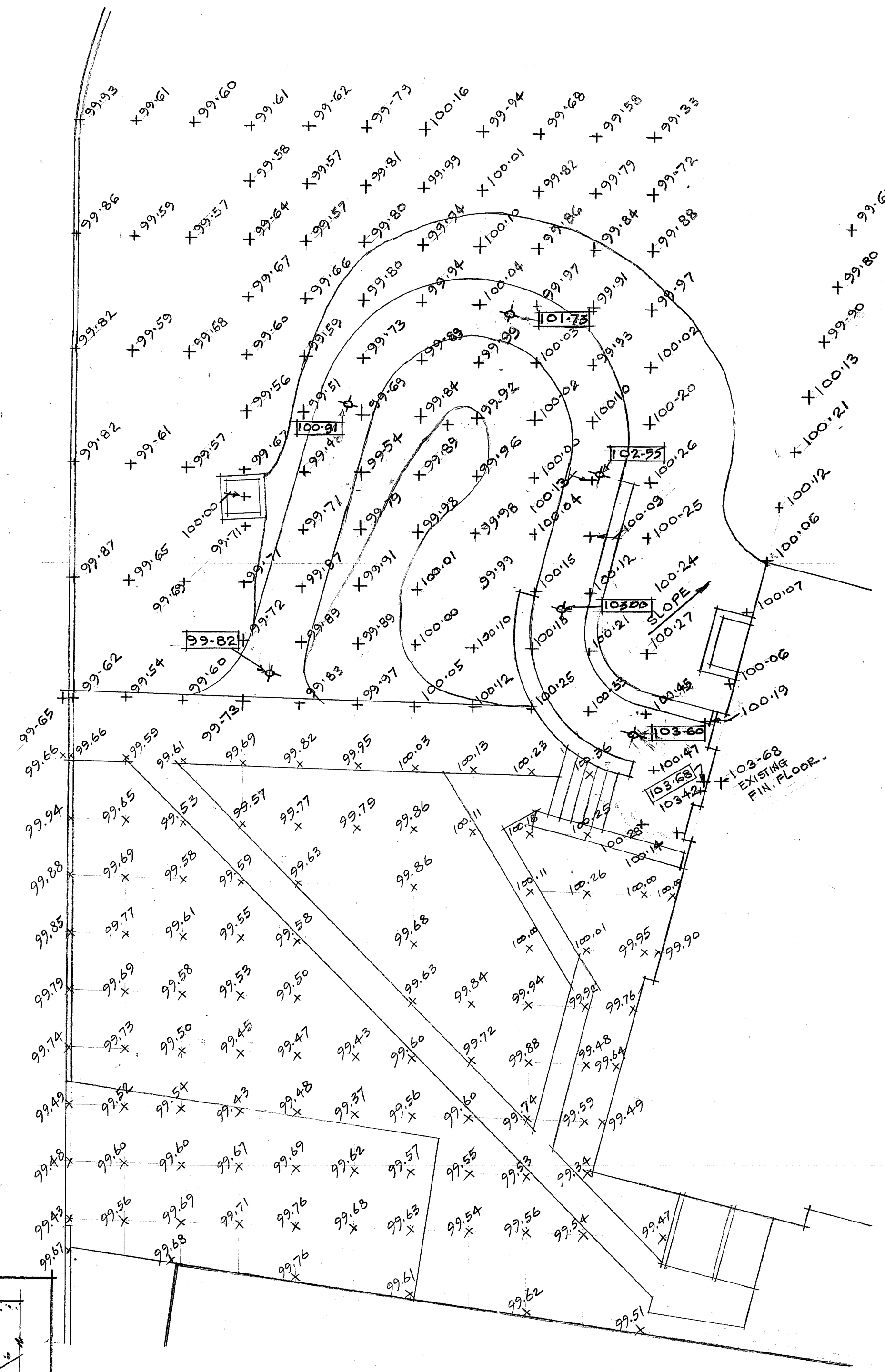
Rev.



SITE PLAN -
1/8" = 1'-0"



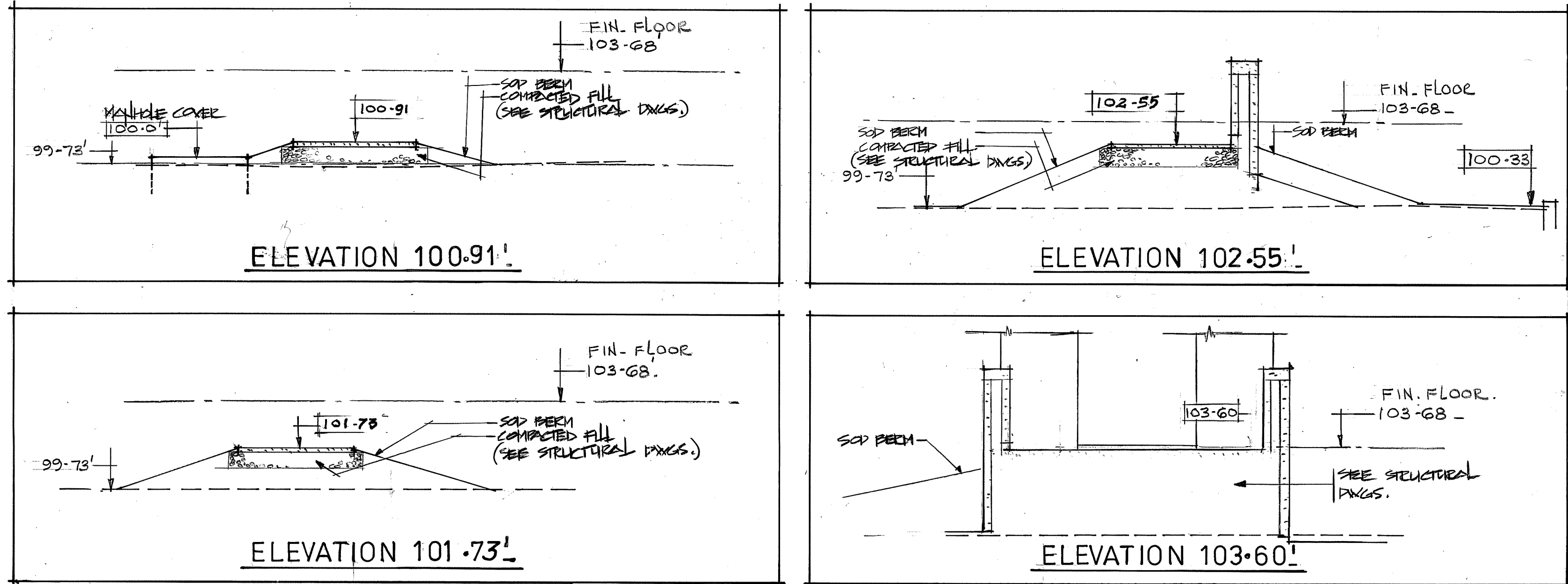
DETAIL (1) (TYPICAL)
1" = 1'-0"



SURVEY PLAN -
SEE SITE PLAN FOR SODDING & GRADE LEVELS.
1/8" = 1'-0"

GENERAL NOTES.

- DO NOT SCALE MEASUREMENTS/DIMENSIONS ON THE DRAWING - VERIFY ALL CONDITIONS & ALL DIMENSIONS INDICATED ON THE DRAWING AT THE SITE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- PROTECT EXISTING FINISHES TO REMAIN & ADJACENT AREAS DURING CONSTRUCTION.
- PATCH, REPAIR & MAKE GOOD ALL AREAS DISTURBED BY THE OPERATION OF THIS WORK & DISTURBED BY THE WORK OF OTHER TRADES. MATCH EXISTING ADJACENT AREAS/SURFACES.
- GENERAL CONTRACTOR SHALL CHASE, BORE, DRILL OR SAWCUT WALLS & FLOOR FOR OPENINGS REQUIRED BY THE MECHANICAL & ELECTRICAL TRADES.
- LEVELS SHOWN ON SITE, SURVEY PLANS, & SECTIONS: EXISTING - *99-75* NEW - *100-15*

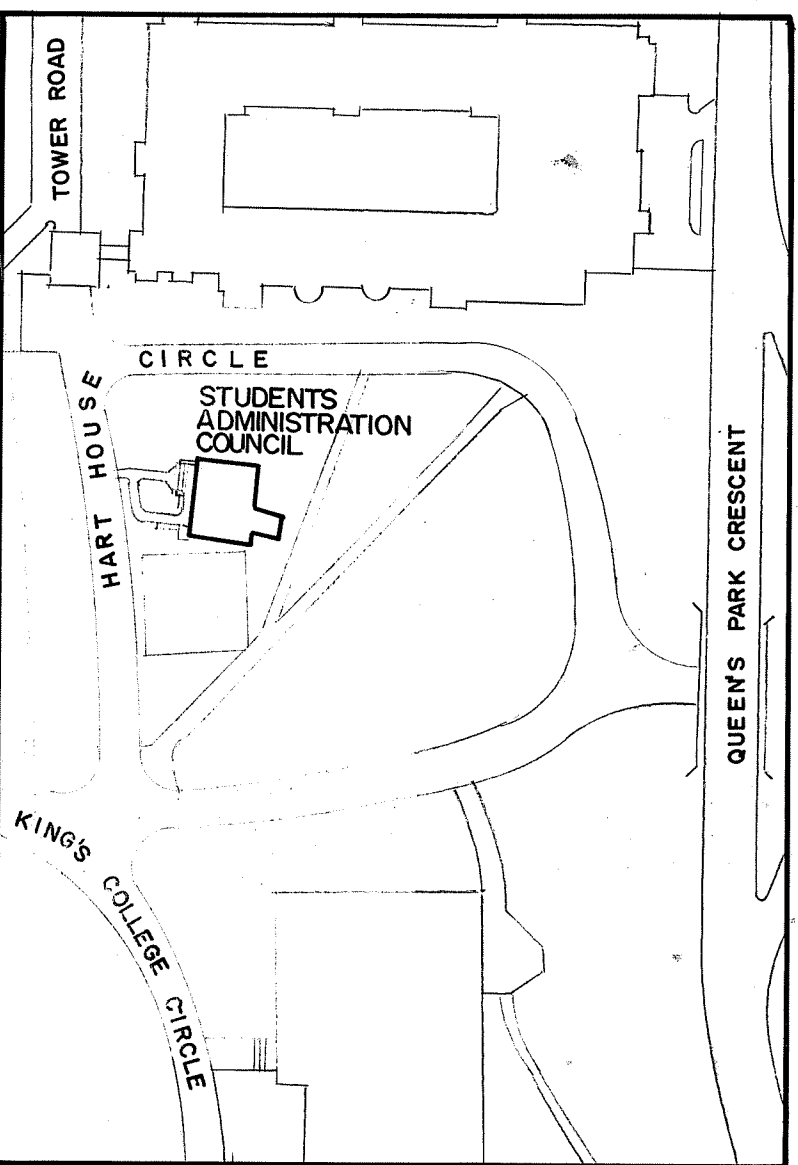


RAMP ELEVATIONS -
1/4" = 1'-0" SLOPE: 1'-0" IN 22'-0"

DESIGN CH/1600

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LOCATION PLAN NTS

Rev.	Description	Date	By
ISSUED FOR TENDER	DEC 8, 1995		
Revisions and Issues Record			

Property Management,
Design & Construction
Division
University of Toronto

215 Huron Street, Toronto, Ontario M5S 1A1

Seal	Seal
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Project Title
S.A.C. BUILDING,
12 HART HOUSE CIRCLE.
BUILDING ACCESS.

PHASE 2.

Drawing Sheet Title

SITE & SURVEY
PLANS.

Scale AS NOTED.

Drawn by E.P. Date NOV.'95

Date Printed

Checked by	Faculty	Electrical	Protective Services
Architectural	CH	Civil	Fire Prevention
Structural	CEB	Bldg. Fabric & Gr.	Communication
Mechanical	fid	Utilities & Equip.	Environ. H. & S.

Building Name	North Point
S.A.C. BUILDING.	
University Project Number	
120-94-03.	
M.C.U. Project Number	
University Sequential Drawing Number	Drawing Number
120-D-120.	A-1.

LIST OF DRAWINGS:

120-D-119	S1	FOUNDATION PLAN
120-D-120	A1	SITE & SURVEY PLAN
120-D-121	A2	ALTERATION FOR BUILDING ACCESS AND ACCESS RAMP FLOOR PLAN, ELEVATIONS AND DETAILS
120-D-122	A3	DETAILS
120-D-E2	E1	SITE PLAN POWER & LIGHTING LAYOUT

GENERAL NOTES:

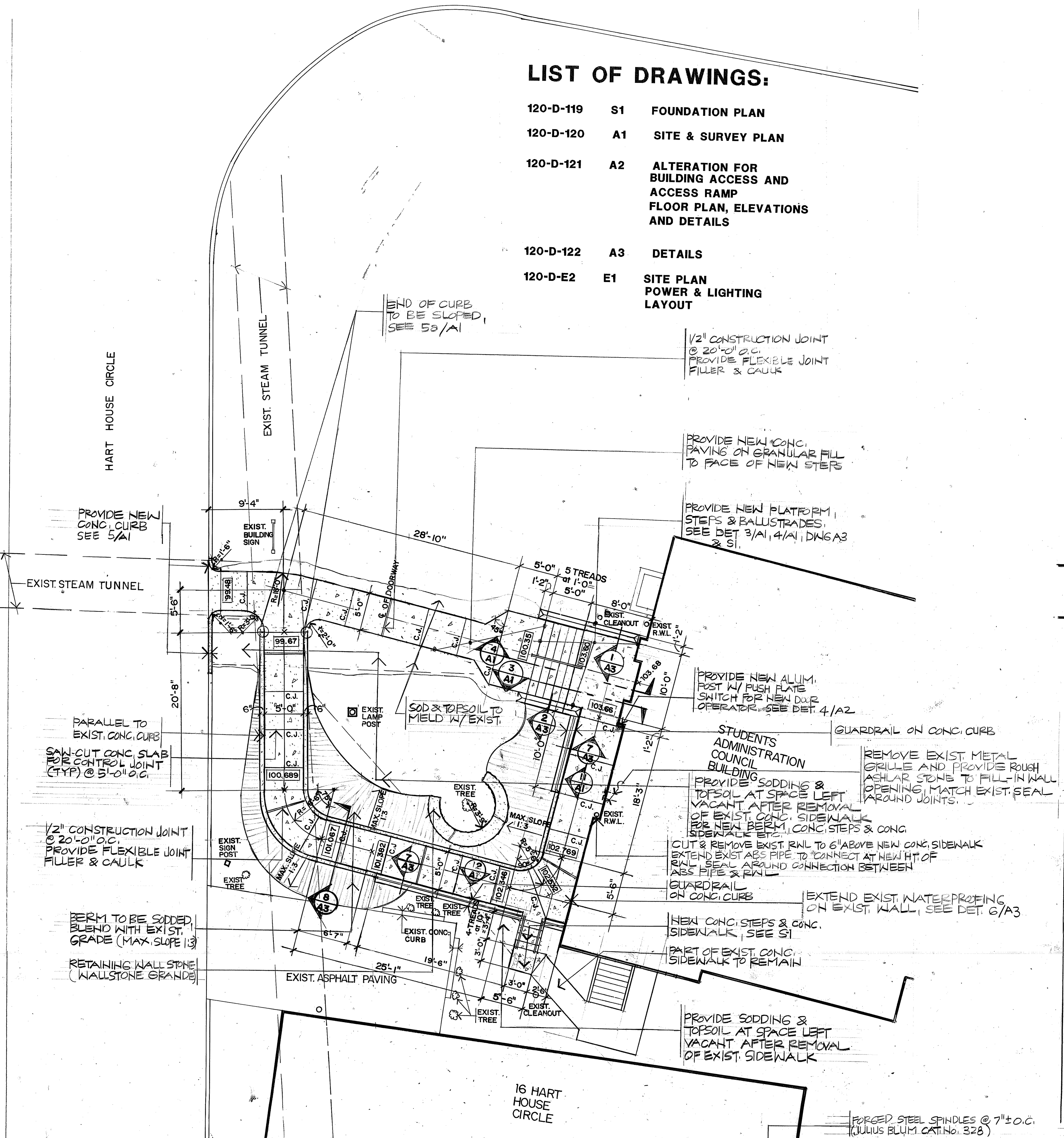
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- CHASE, BORE, DRILL AND SAWCUT WALLS AND FLOORS FOR NEW OPENINGS

LEGEND:

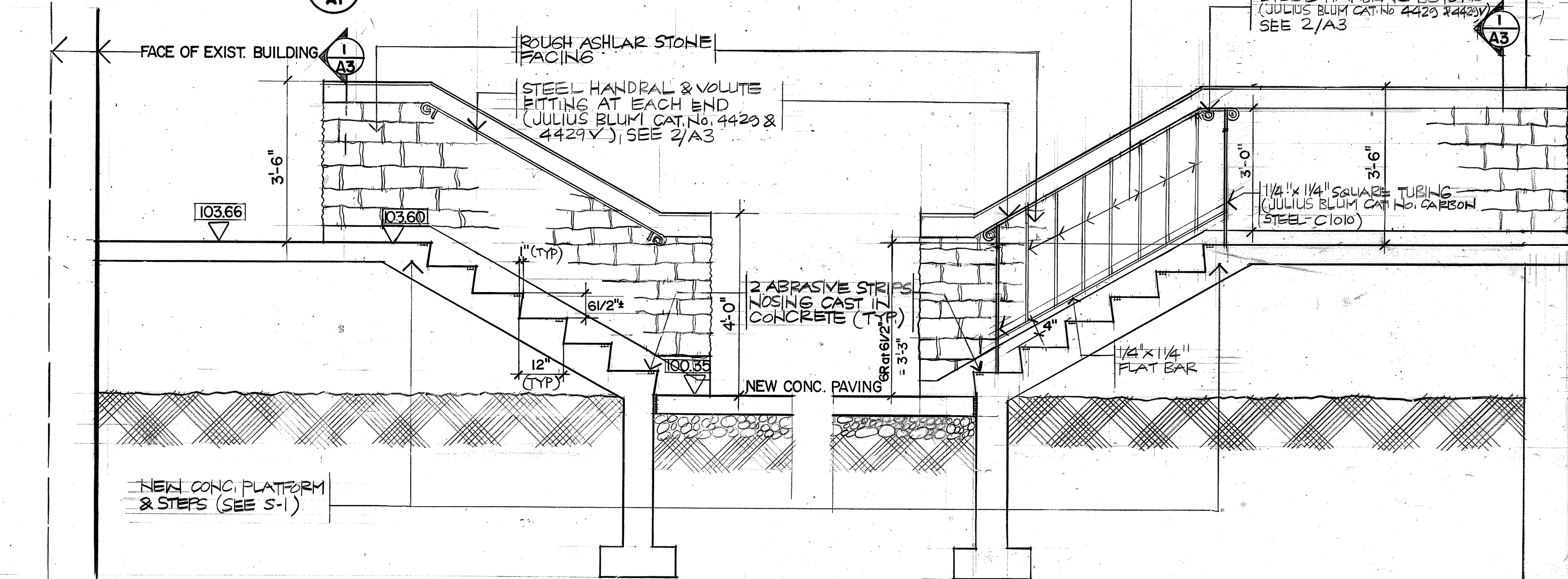
- x 99.94 - EXISTING GRADE LEVEL
x 103.67 - NEW GRADE LEVEL
C.J. - CONTROL JOINT

NOTE:

VERIFY ON SITE FOR EXACT LOCATION OF EXISTING UNDERGROUND SERVICES SHOWN AND/OR NOT SHOWN ON THIS DRAWING BEFORE CONSTRUCTION. PROVIDE STAKE OUT OF SERVICES.

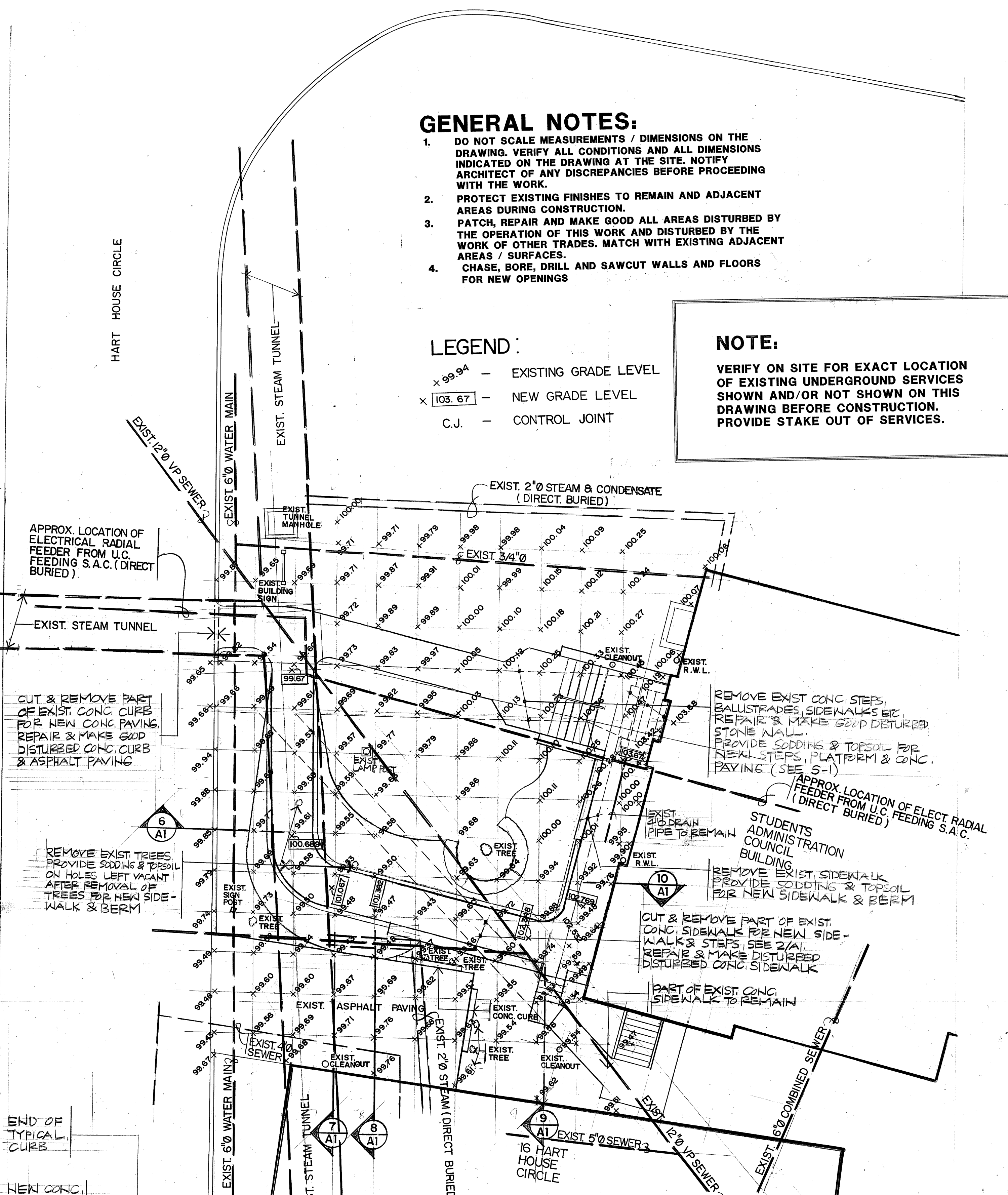


2 SITE PLAN SCALE: 1/8"=1'-0"

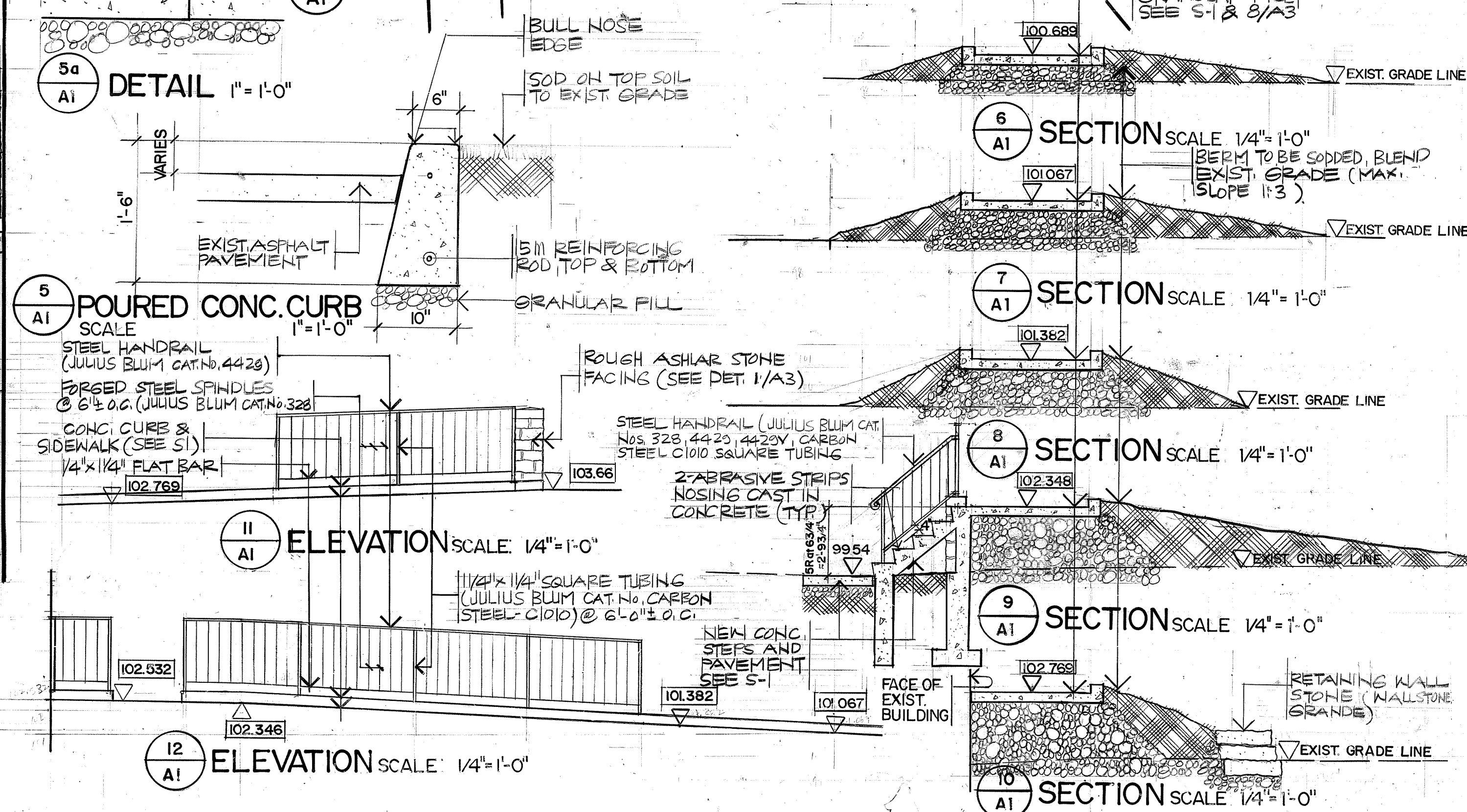


3 SECTION SCALE: 1/2"=1'-0"

4 SECTION SCALE: 1/2"=1'-0"



1 SURVEY PLAN SCALE: 1/8"=1'-0"



5a DETAIL 1"=1'-0"

5 POURED CONC. CURB SCALE: 1"=1'-0"

II ELEVATION SCALE: 1/4"=1'-0"

12 ELEVATION SCALE: 1/4"=1'-0"

6 SECTION SCALE: 1/4"=1'-0"

7 SECTION SCALE: 1/4"=1'-0"

8 SECTION SCALE: 1/4"=1'-0"

9 SECTION SCALE: 1/4"=1'-0"

10 SECTION SCALE: 1/4"=1'-0"

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ISSUED FOR TENDER DEC 8, 1995

Rev.	Description	Date	By
Revisions and Issues Record			

Projects, Planning & Construction Division

University of Toronto

215 Huron Street, Toronto, Ontario M5S 1A1



Seal	Seal
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Project Title

**S.A.C. BUILDING,
12 HART HOUSE CHRCLE,
BUILDING ACCESS.**

PHASE 2.

Drawing Sheet Title

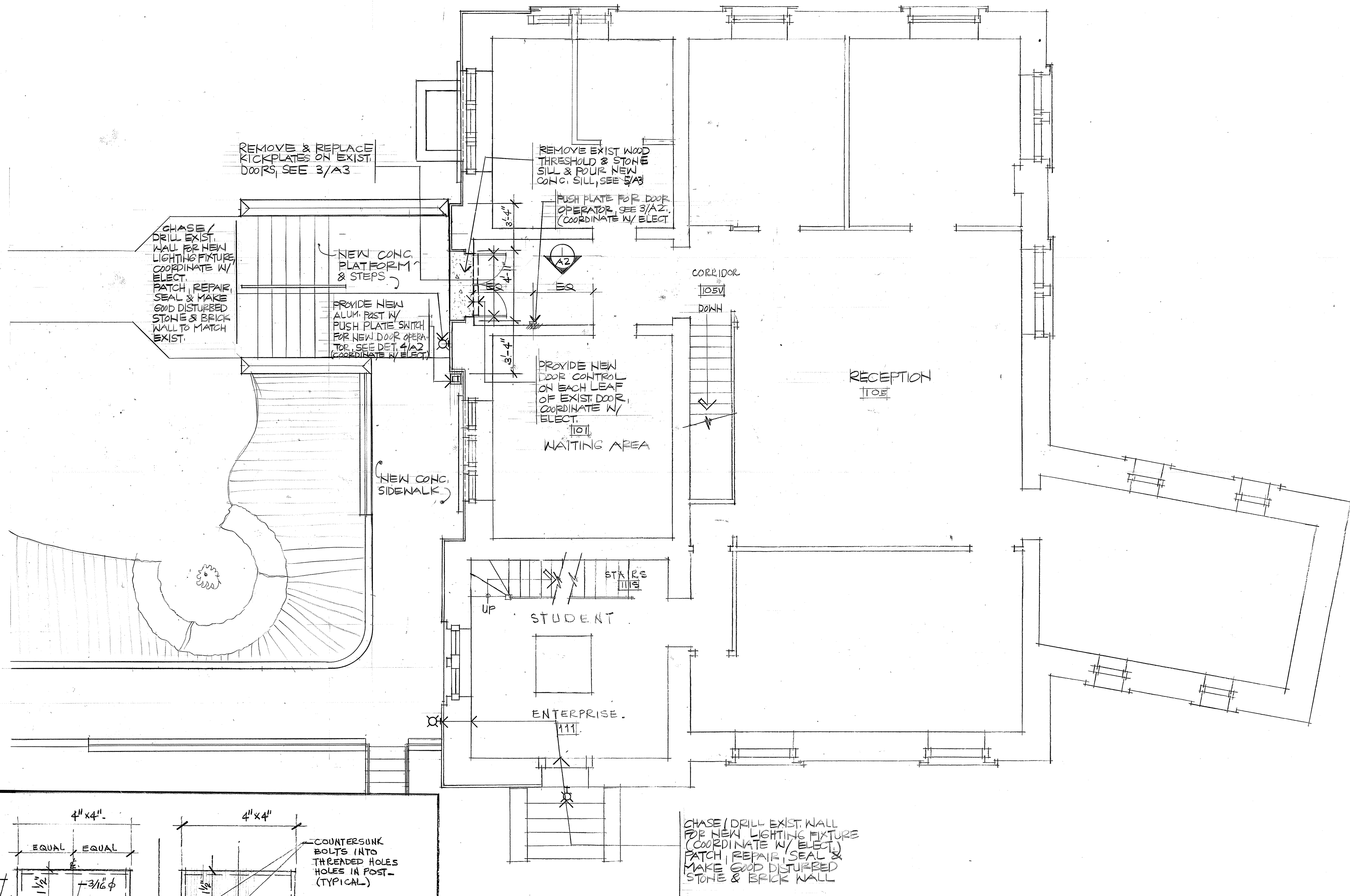
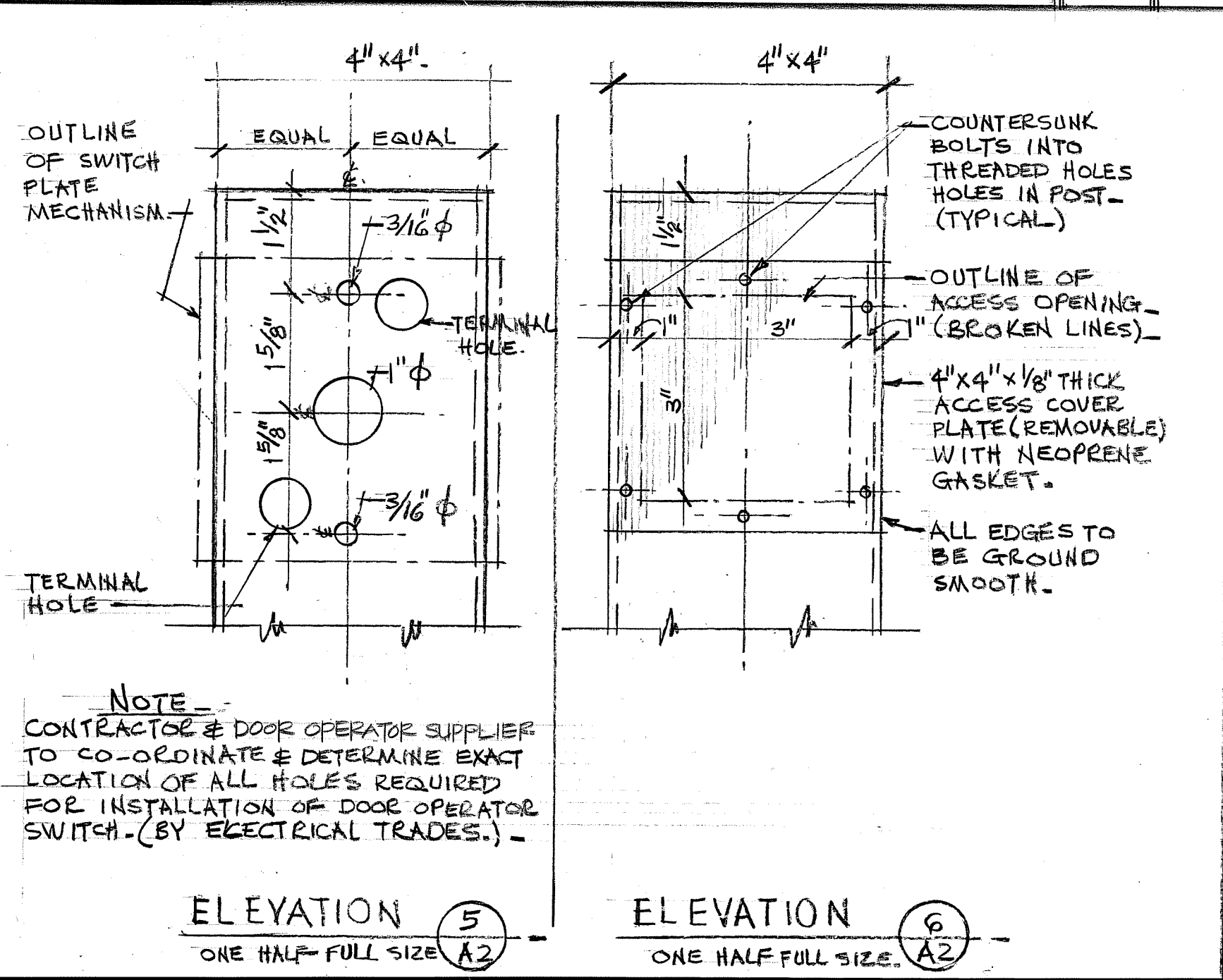
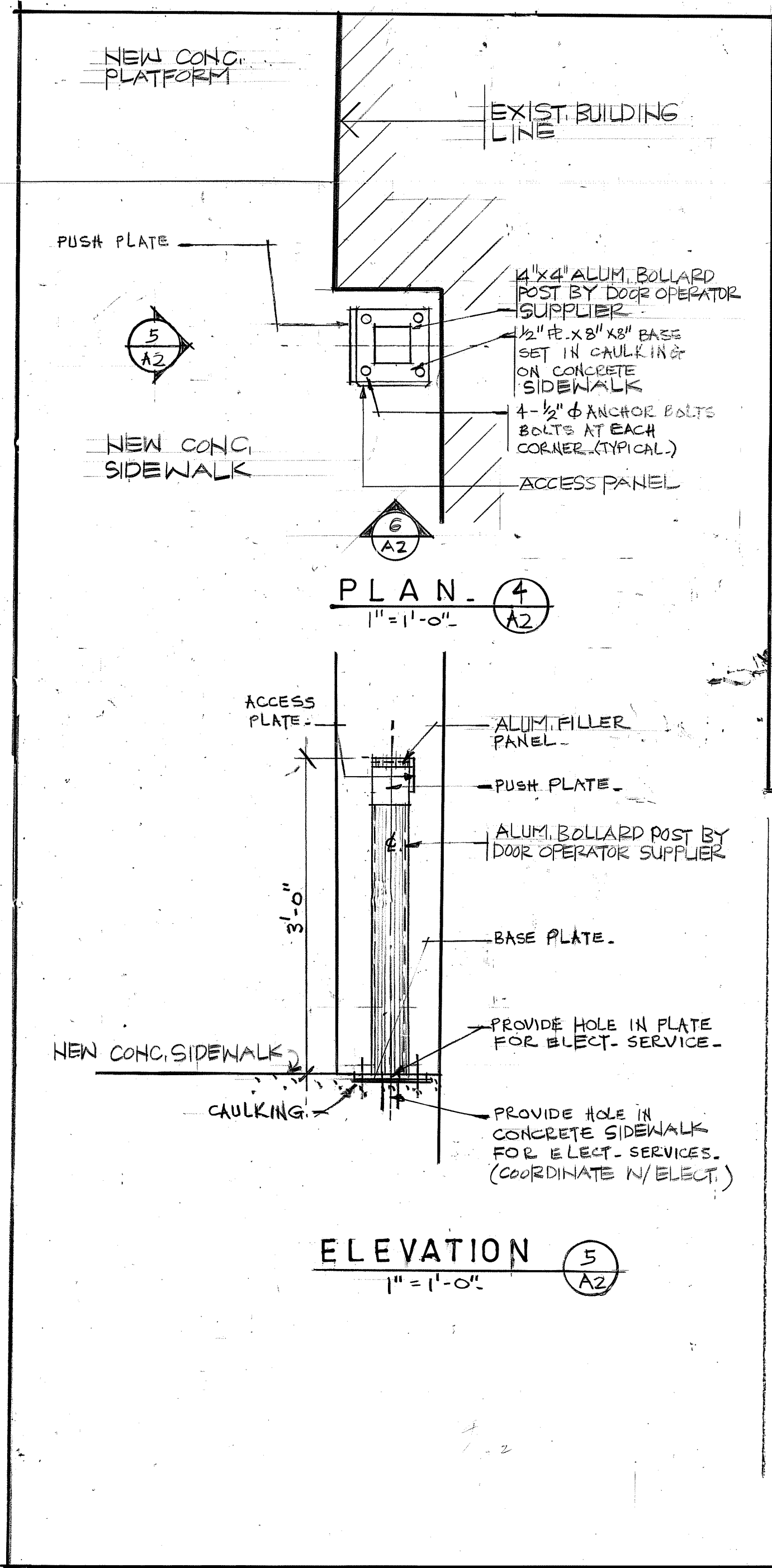
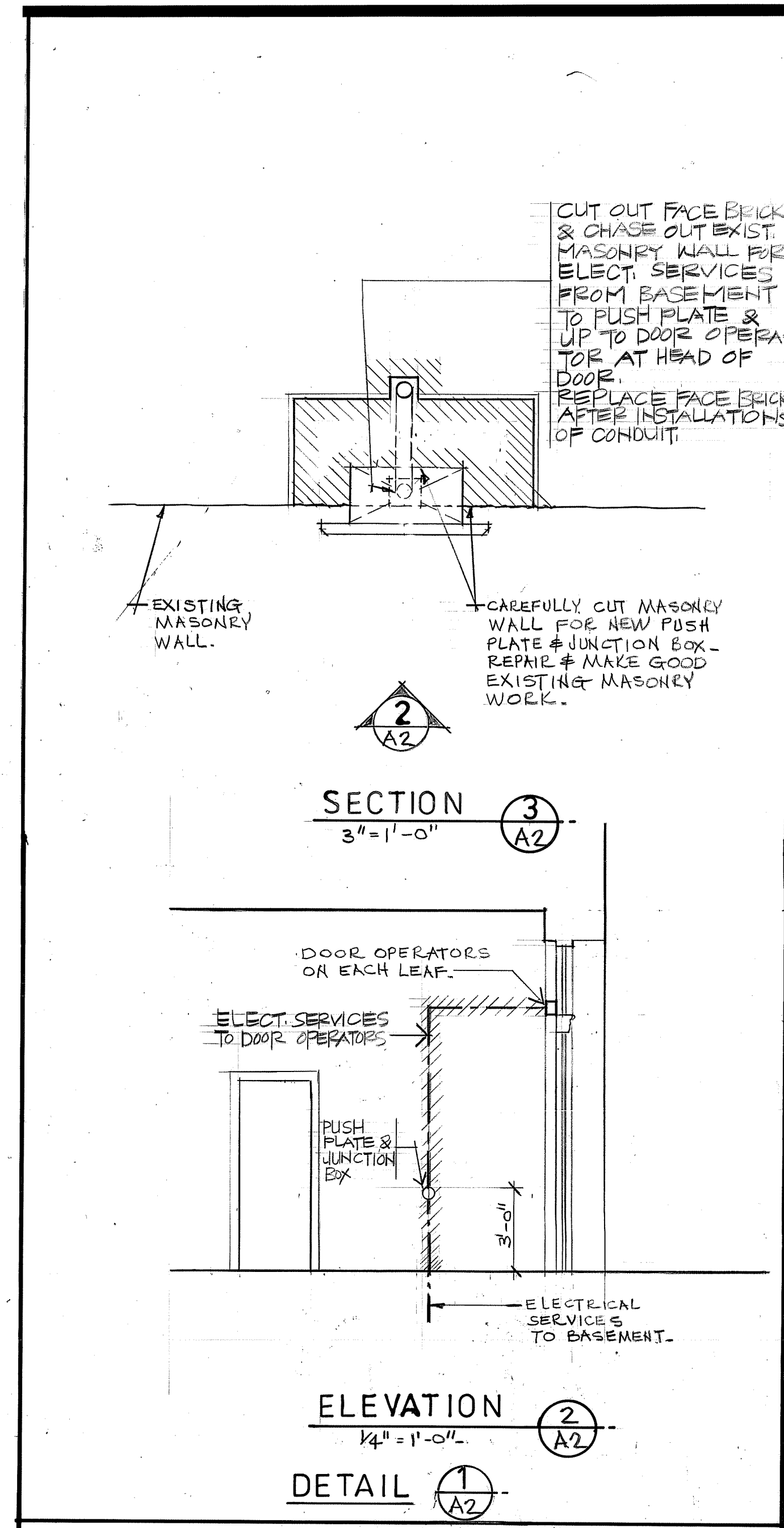
**ALTERATION FOR
BUILDING ACCESS AND
ACCESS RAMP
FLOOR PLAN, ELEVATIONS
AND DETAILS**

Scale AS NOTED.

Drawn by	Date
Date Printed	
Checked by	Electrical
Faculty	Protective Services
Architectural	Civil
Structural	Bldg. Fabric & Gr.
Mechanical	Utilities & Equip.
	Environ. H. & S.

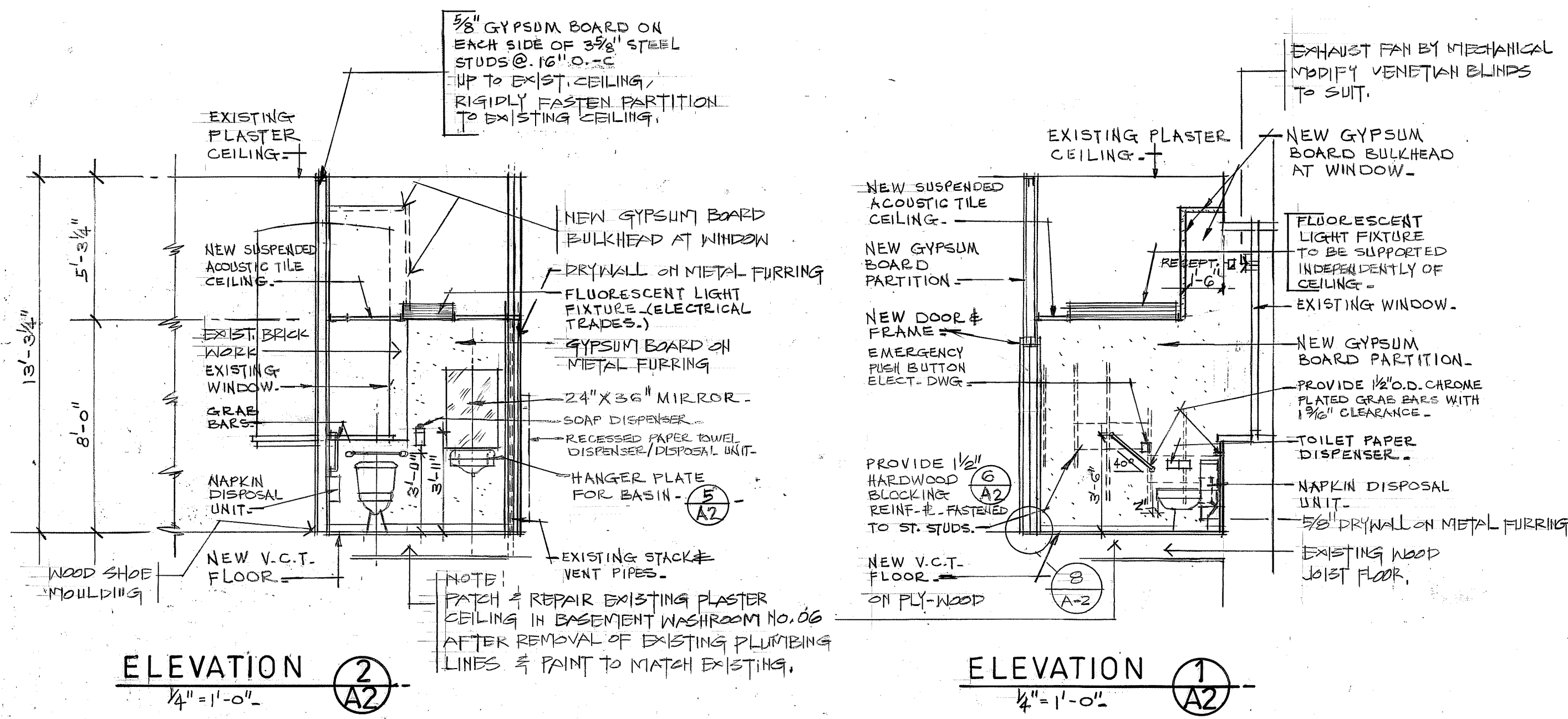
Building Name	North Point
S.A.C. BUILDING.	
University Project Number	
120-94-03.	
M.C.U. Project Number	

University Sequential Drawing Number	Drawing Number	Rev.
120-D-121.	A-2.	

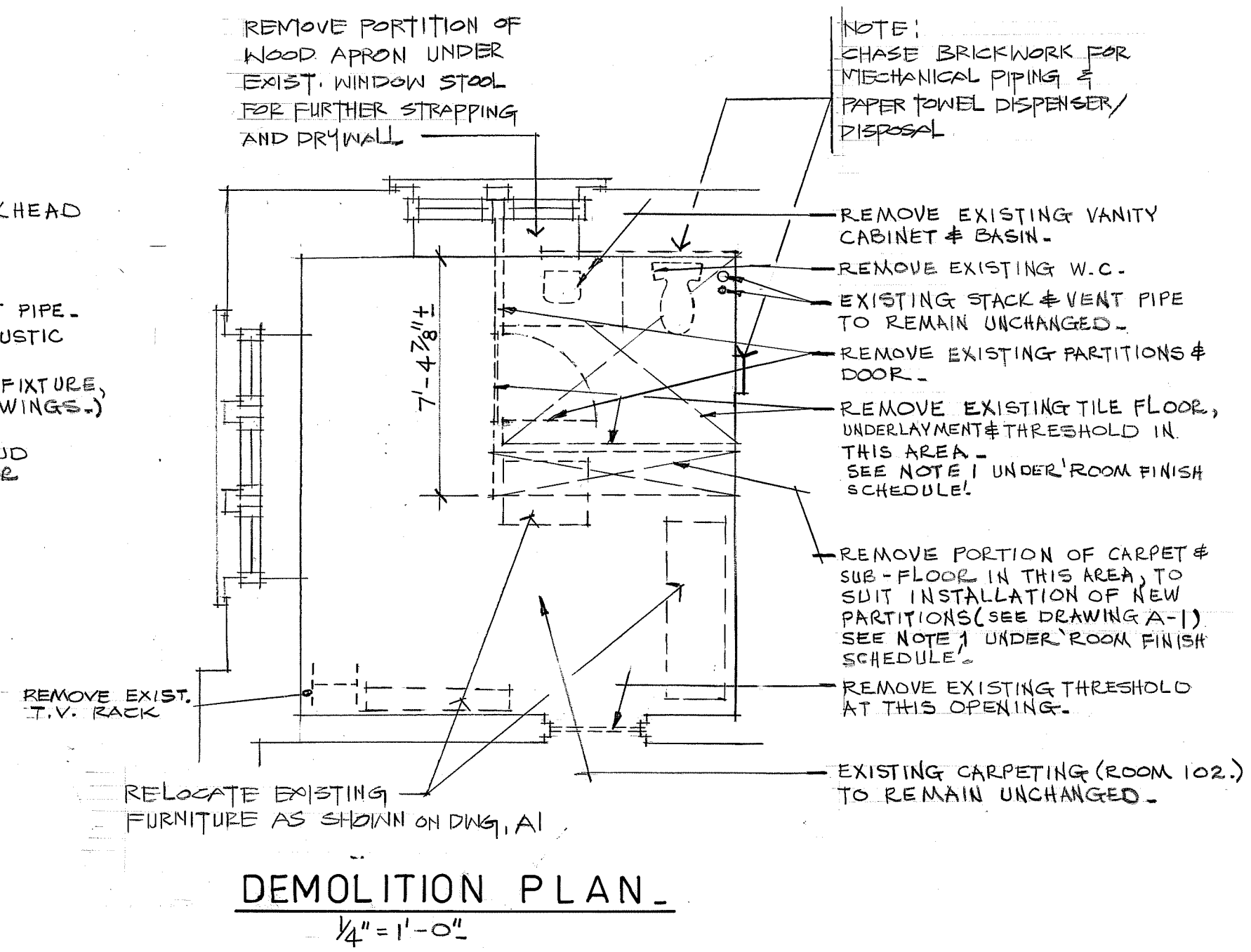


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REFLECTED CEILING PLAN
1/4" = 1'-0"



R O O M F I N I S H S C H E D U L E .															
ROOM	ROOM	FLOOR FINISH		BASE		WALLS		CEILING			DECORATION				REMARKS
NAME	NUMBER	EXIST.	NEW	EXIST.	NEW	EXIST.	NEW	EXIST.	NEW	HEIGHT	FLOOR	BASE	WALLS	CEILING	
GENERAL STORAGE	102	CARPET	—	SHOE MOULD	SHOE MOULD	BRICK	GYP. BD.	PLAST.	—	13'-3/4"	SEE NOTE 1.	SEE NOTE 2 (b)	SEE NOTE 3.	PT.	PATCH WORKS IN PLASTER CEILING.
NEW DISABLED WASHROOM	104	SEE NOTE 1	V.C.T. ON PLYWOOD	RUBBER	VINYL	BRICK	GYP. BD.	PLASTER HIGH LEVEL	AC-PANEL	8'-0"	SEE NOTE 1.	SEE NOTE 2 (a)	SEE NOTE 4.	—	PAINT DRYWALL BULKHEAD & WINDOW FRAME/STILES -
BASEMENT WASHROOM	06	V.C.T.	—	VINYL	—	BRICK	—	PLASTER	PATCH PLASTER	—	—	—	—	PT. AT ALIBRATION	PAINT NEW MECHANICAL PIPES

- NOTES**
- CUT OUT & REMOVE PORTION OF CARPET & UNDERLAYMENT, TILE FLOOR & UNDERLAYMENT (DEMOLITION PLAN) TO SUIT NEW WORK.
 - PROVIDE & INSTALL NEW VINYL BASE (BOTH SIDES) TO MATCH ADJACENT BASE - REPLACE DAMAGED EXISTING BASES WHERE ALTERATIONS OCCUR.
 - PROVIDE & INSTALL NEW WOOD SHOE Moulding TO MATCH EXISTING.
 - PAINT NEW GYPSUM BOARD PARTITION (ROOM 102 SIDE ONLY) & TOUCH-UP WALLS & CEILING WHERE DISTURBED BY NEW WORK.
 - PAINT ENTIRE WASHROOM (GYP. BOARD & BRICKWORK ETC.)

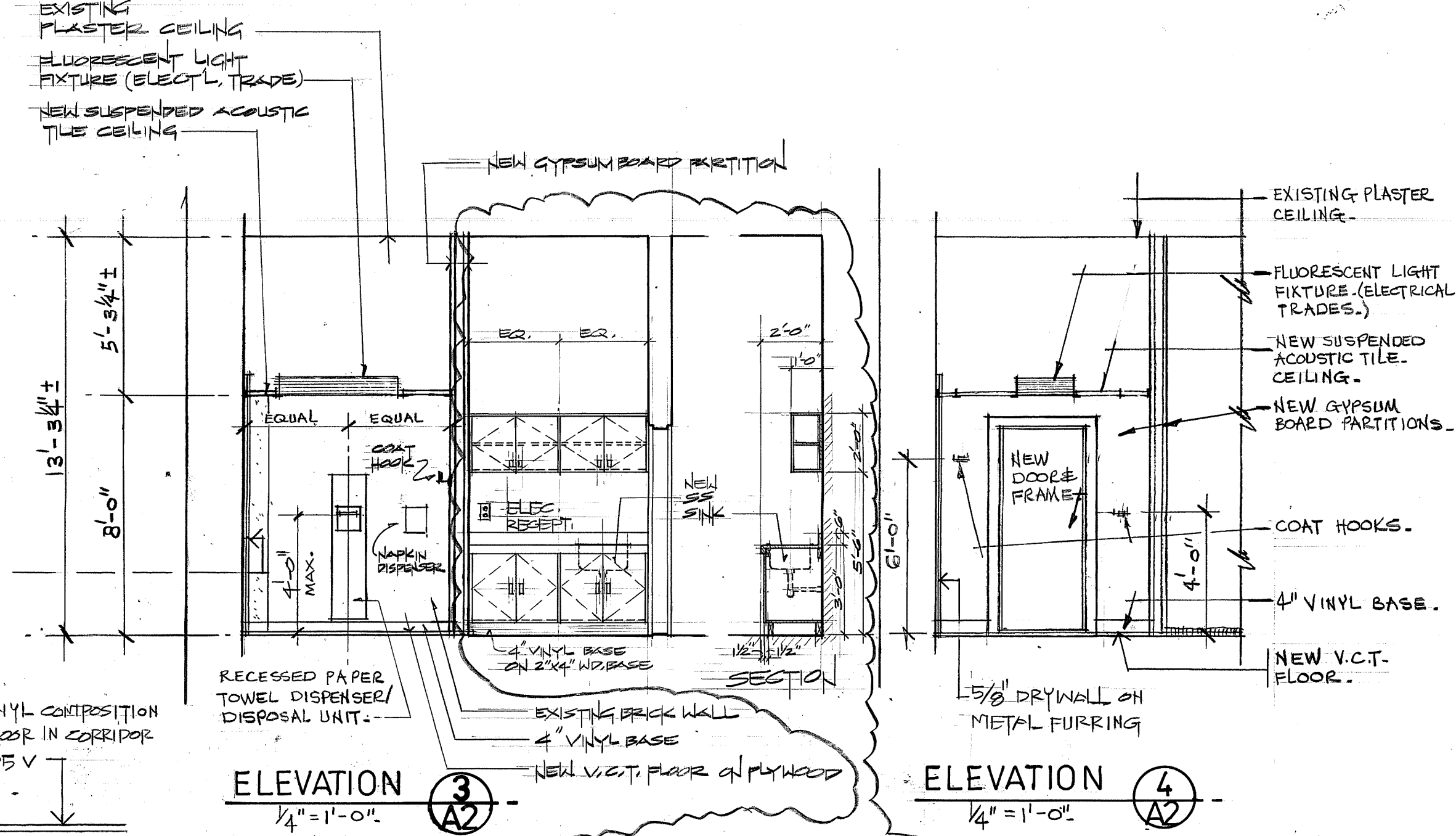
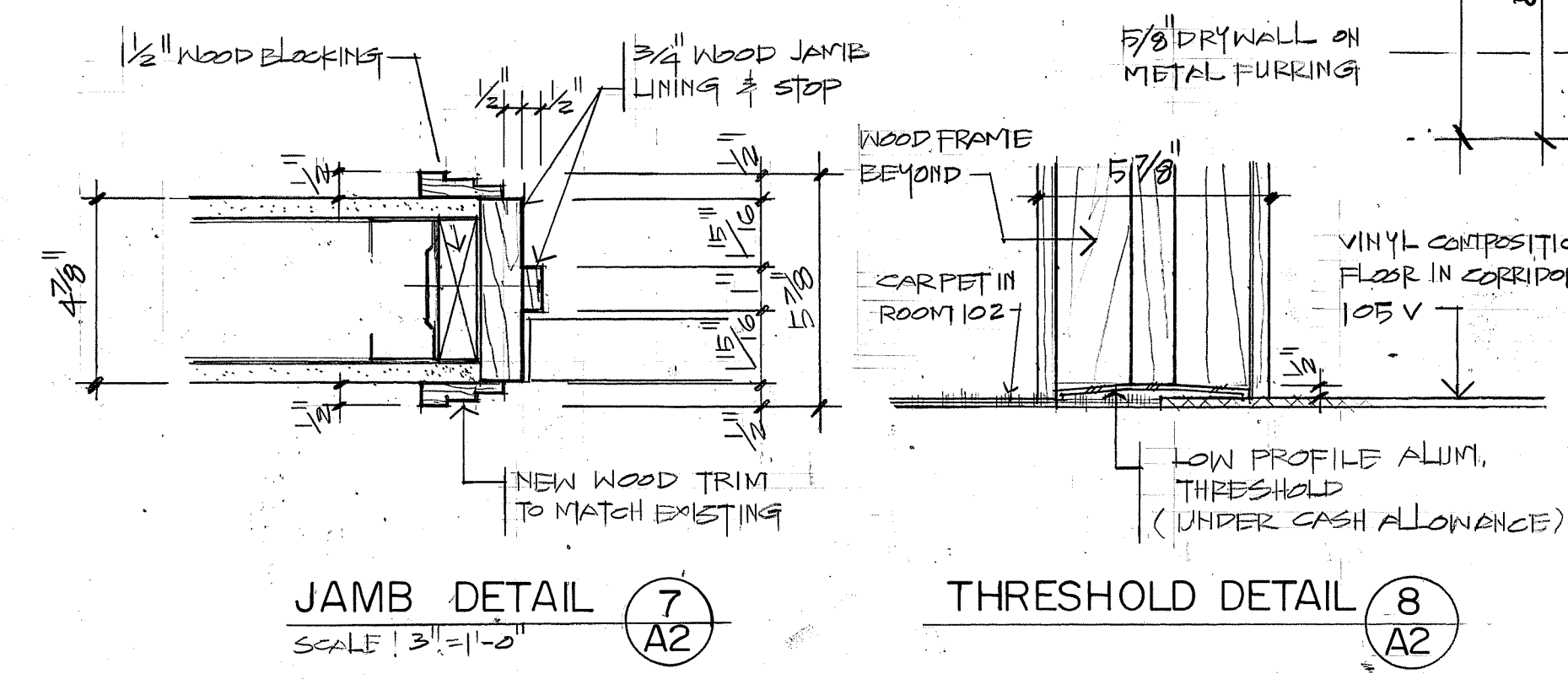
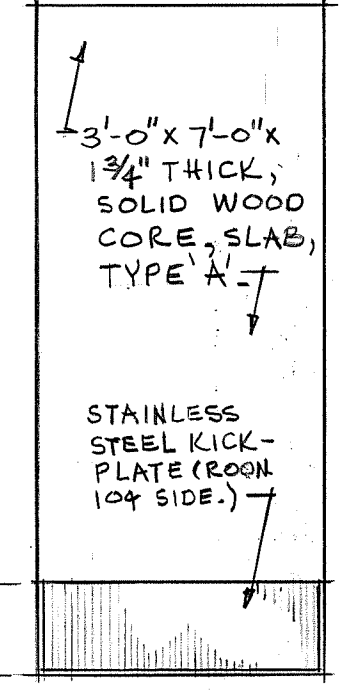
LEGEND

EXIST-EXISTING, V.C.T.-VINYL COMPOSITION TILE, GYP. BD.-GYPSUM BOARD, PLAST-PLASTER, AC-TILE-ACOUSTIC TILE

D O O R S C H E D U L E .																				
DOOR NUMBER	D O O R			M A T E R I A L				FRAME	M A T E R I A L				DETAIL	TEARSON	TUBES&D	GELBIE	FIRE RATING	R E M A R K S .		
	EXIST.	NEW	TYPE# SIZE	GLASS	H.M.	ALUM.	WOOD		FINISH.	EXIST.	NEW.	H.M.							ALUM.	WOOD
104	—	●	SEE DETAIL	—	—	—	●	PAINT	—	●	—	—	●	PAINT	(7 A2)	—	SEE NOTE 1	—	—	PROVIDE STAINLESS STEEL KICKPLATE (ROOM 104 SIDE ONLY.) UNDER HARDWARE CASH ALLOWANCE

NOTES

- PROVIDE & INSTALL NEW THRESHOLD TO THE REQUIREMENTS OF THE DISABLED.
- SUPPLY ONLY OF NEW HARDWARE ON NEW DOOR & FRAME, COVERED UNDER HARDWARE CASH ALLOWANCE IN SPECIFICATION.



- NOTES**
- CABINET & CUPBOARD HINGED DOORS SHALL BE 3/4" PLYWOOD & 1/2" SOLID WOOD EDGE, PAINT.
 - COUNTERTOP & SPLASH BACK SHALL BE PLAS. LAM. FIN. ON 3/4" PLYWOOD.
 - UPPER SUBCABINET SHALL BE PROVIDED WITH 3/8" ADJUSTABLE SHELVES ON RECESSED METAL PLASTERS.
 - DOOR PULLS SHALL BE METAL (RECESSED MOUNTED).

Rev.	Description	Date	By
1	ISSUED FOR TENDER	AUG 17, 1995	

Property Management, Design & Construction Division
University of Toronto

215 Huron Street, Toronto, Ontario M5S 1A1

Seal	Seal
------	------

Project Title
SAC BUILDING,
12 HART HOUSE CIRCLE

WASHROOM ACCESSIBILITY PHASE I

Drawing Sheet Title

PLANS, ELEVATIONS, SECTIONS, DETAILS, ROOM FINISH & DOOR SCHEDULES.

Scale AS NOTED		
Drawn by	P.R. K.H.	Date
Date Printed		
Checked by	Facility	Electrical
Architectural	DR	Civil
Structural		Bldg. Fabric & Gr.
Mechanical	FE	Utilities & Equip.
Building Name	SAC BUILDING	
University Project Number	120-94-03	
M.C.U. Project Number		
University Sequential Drawing Number	120-D-118	Rev. A

This drawing, as an instrument of service, is the property of the University of Toronto, and must be returned upon completion of the work. All information shown on this drawing is for use on this specific project only.

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

Rev.	Description	Date	By
1	ISSUED FOR TENDER	DEC. 8, 1995	

Projects, Planning & Construction Division
University of Toronto
215 Huron Street, Toronto, Ontario M5S 1A1

Seal	Seal
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Project Title
**S.A.C. BUILDING,
12 HART HOUSE CIRCLE,
BUILDING ACCESS.**

PHASE 2.

Drawing Sheet Title

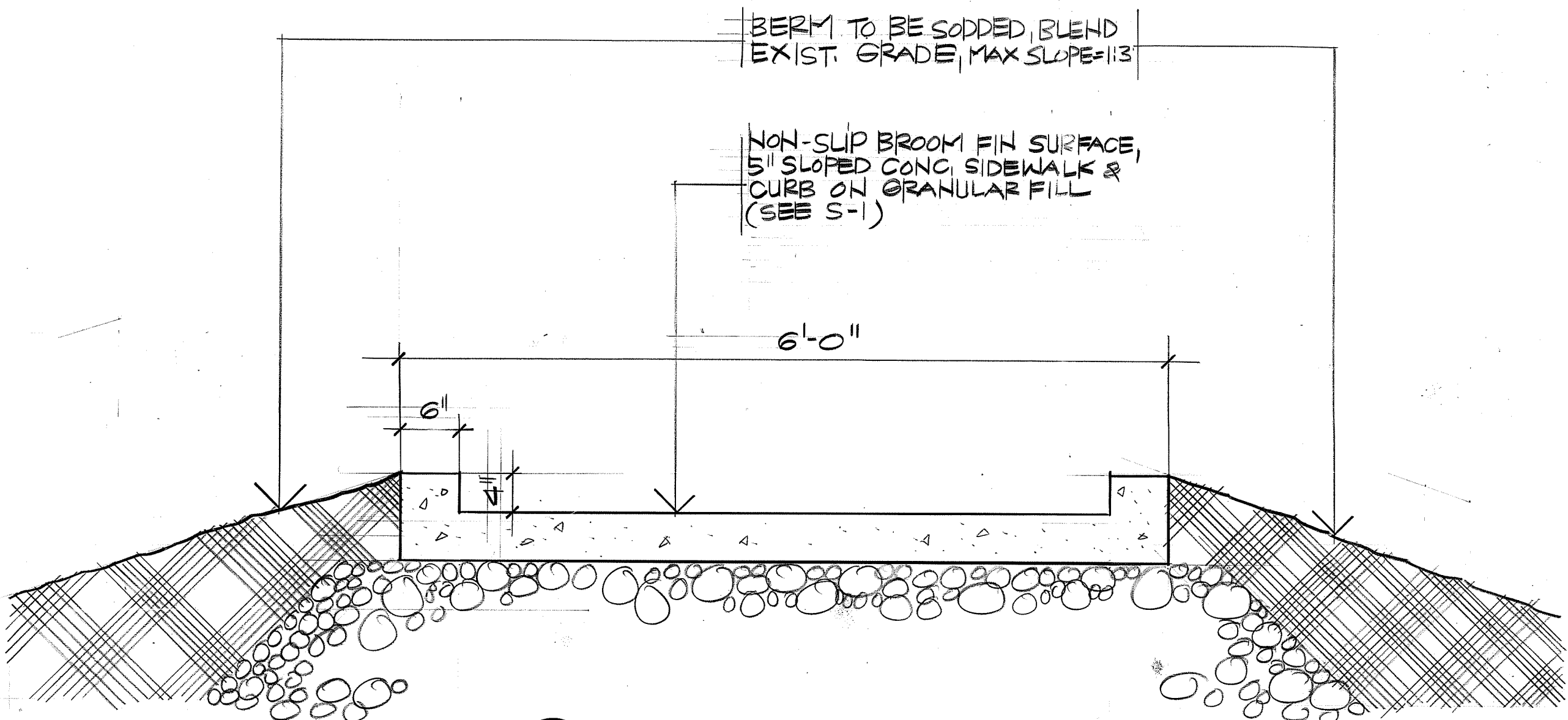
DETAILS

Scale AS NOTED.

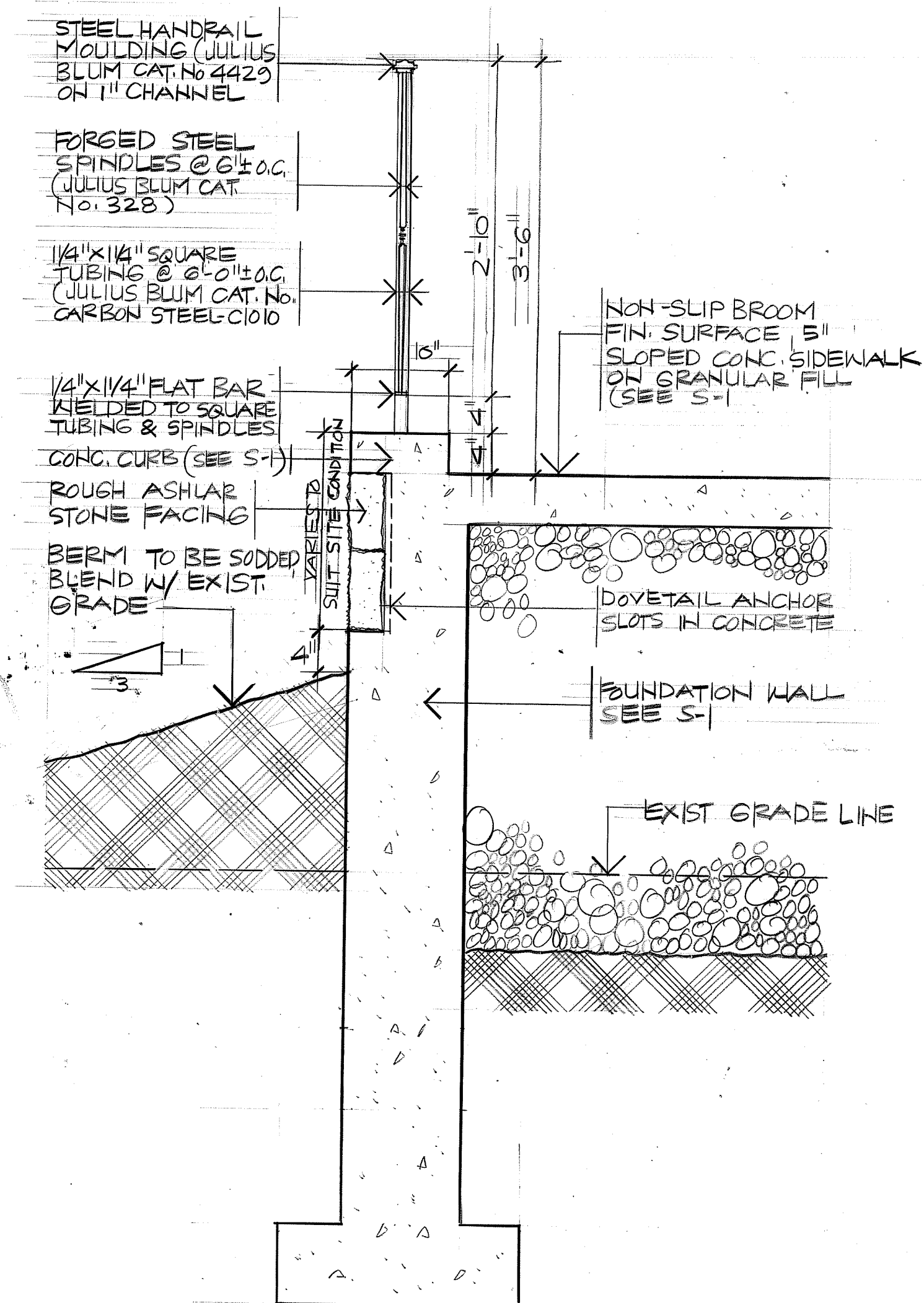
Drawn by	Date	
Date Printed		
Checked by		
Facility	Electrical	Protective Services
Architectural	Civil	Fire Prevention
Structural	Bldg. Fabric & Gr.	Communication
Mechanical	Utilities & Equip.	Environ. H. & S.

Building Name	North Point
S.A.C. BUILDING G.	
University Project Number	
120-94-03.	
M.C.U. Project Number	

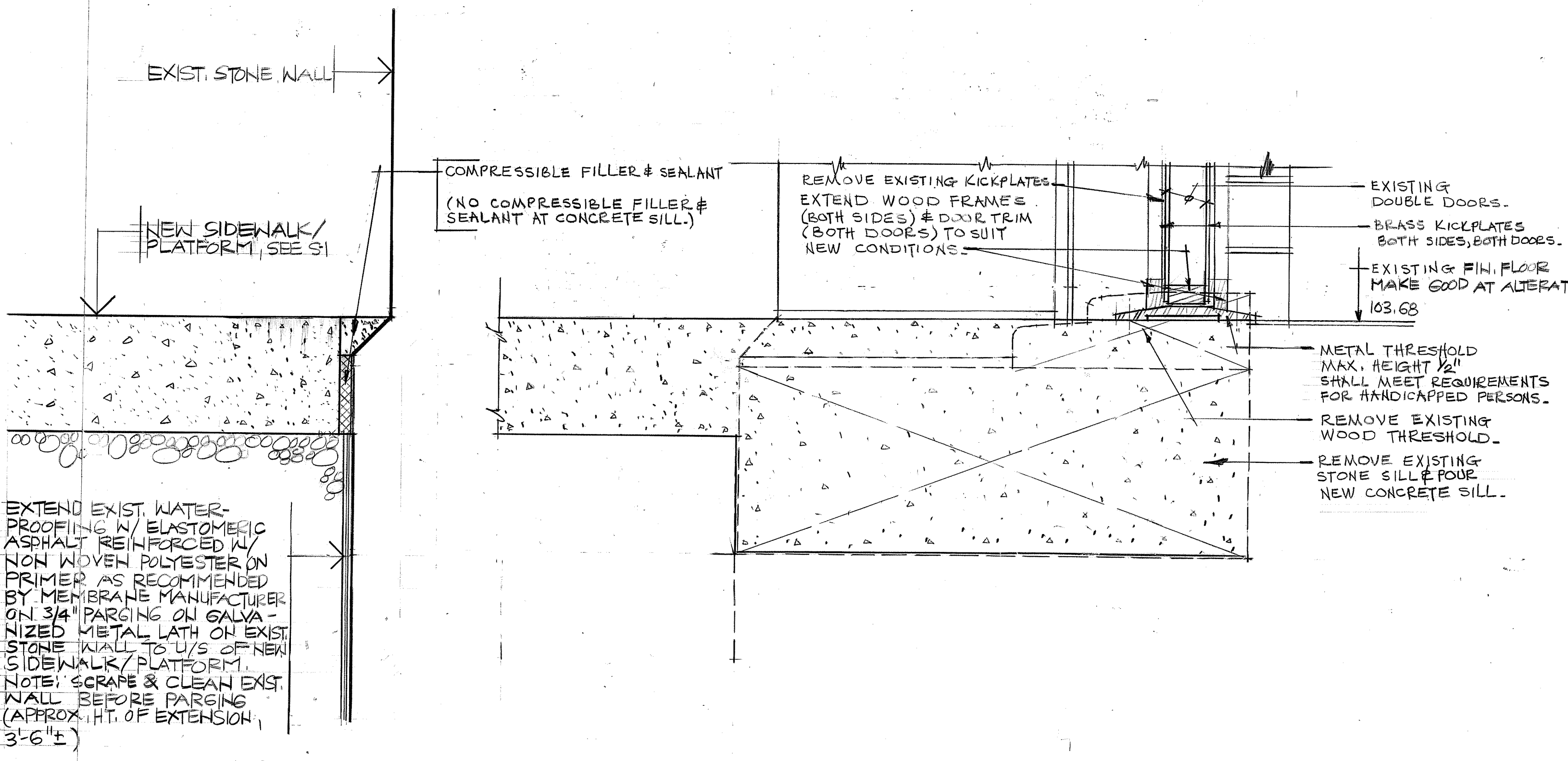
University Sequential Drawing Number	Drawing Number	Rev.
120-D-122.	A-3.	



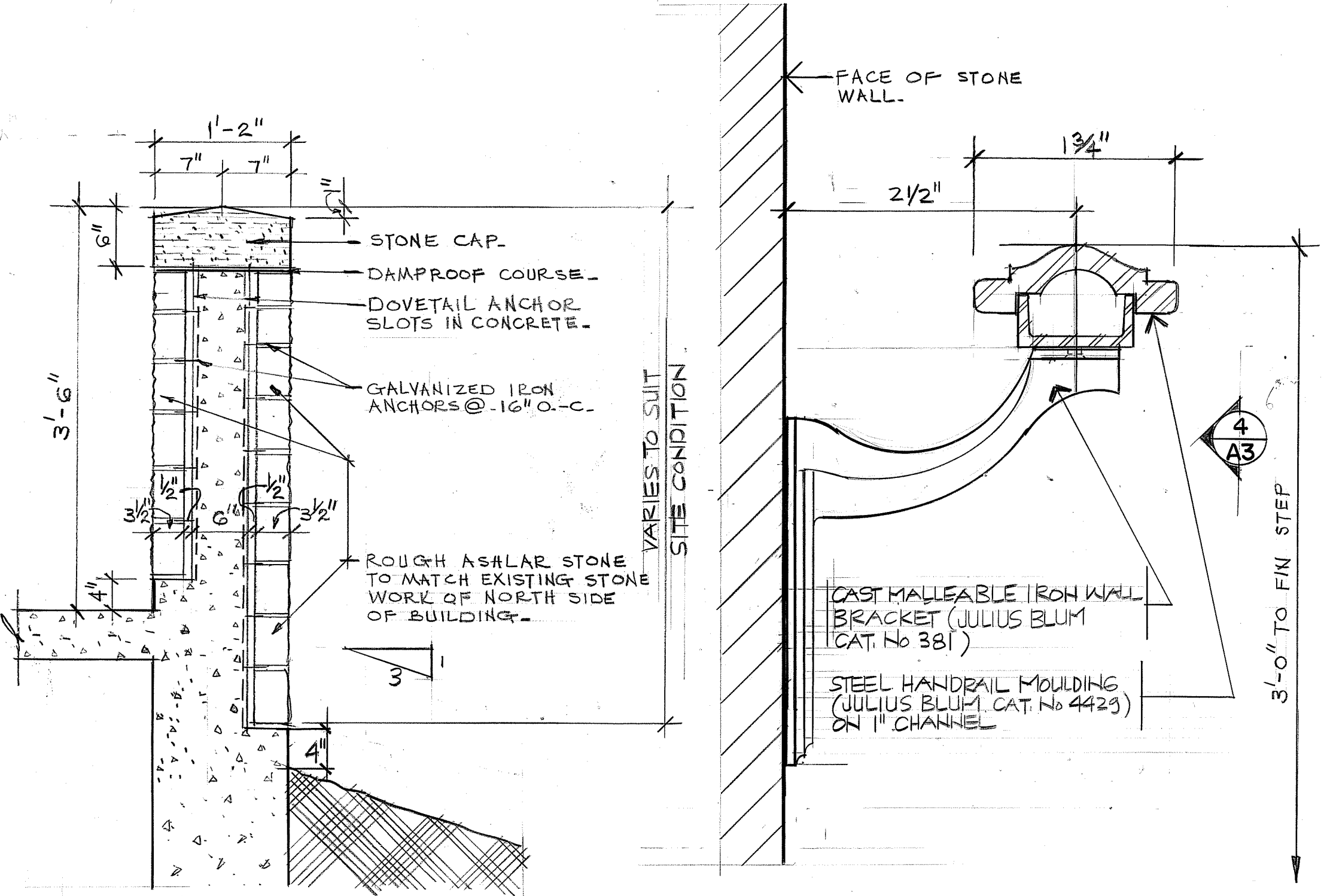
8
A3
DETAIL 1" = 1'-0"



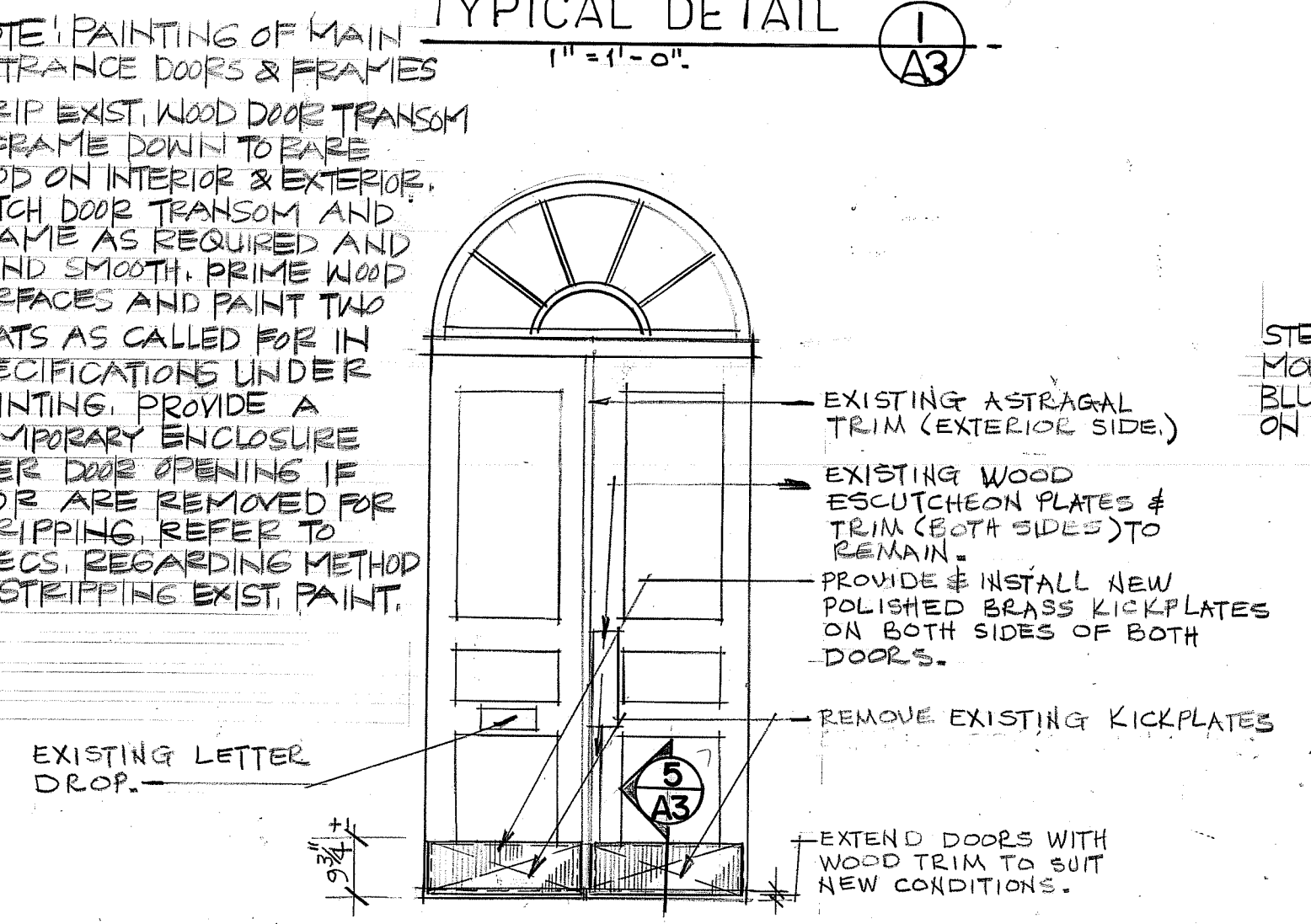
7
A3
DETAIL 1" = 1'-0"



6
A3
DETAIL 3' = 1'-0"

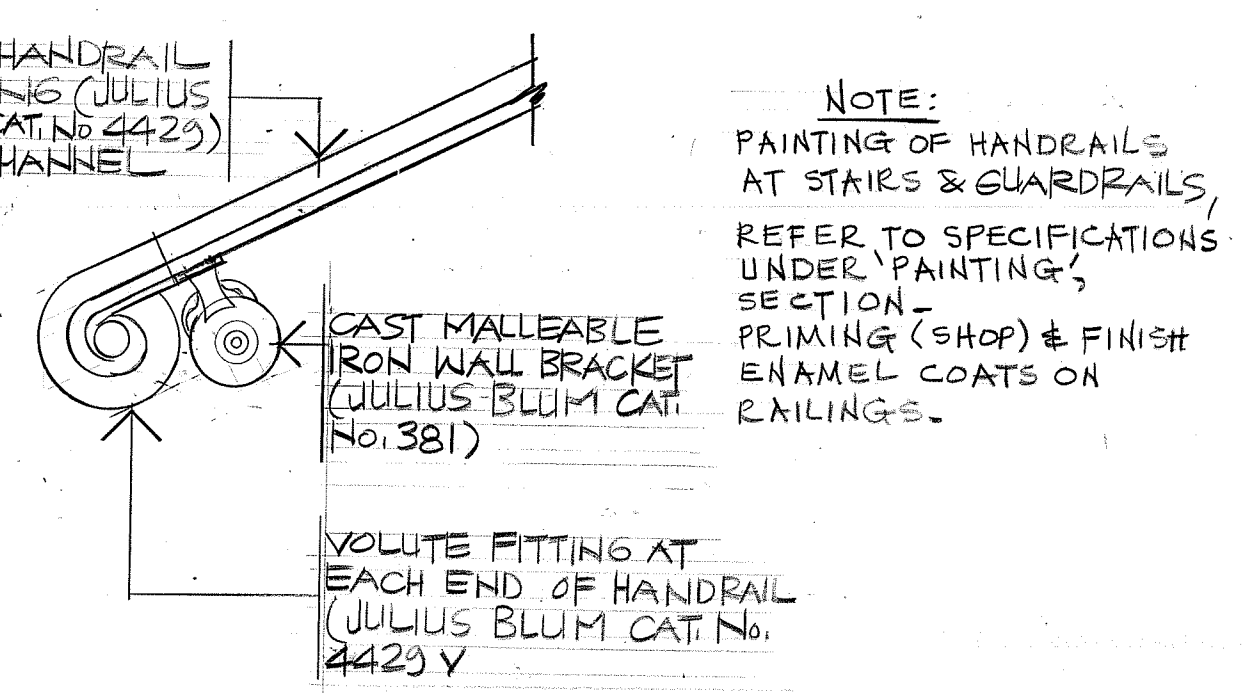


1
A3
TYPICAL DETAIL 1" = 1'-0"



3
A3
DETAIL 3' = 1'-0"

2
A3
TYPICAL DETAIL FULL SIZE



4
A3
TYPICAL DETAIL 3" = 1'-0"

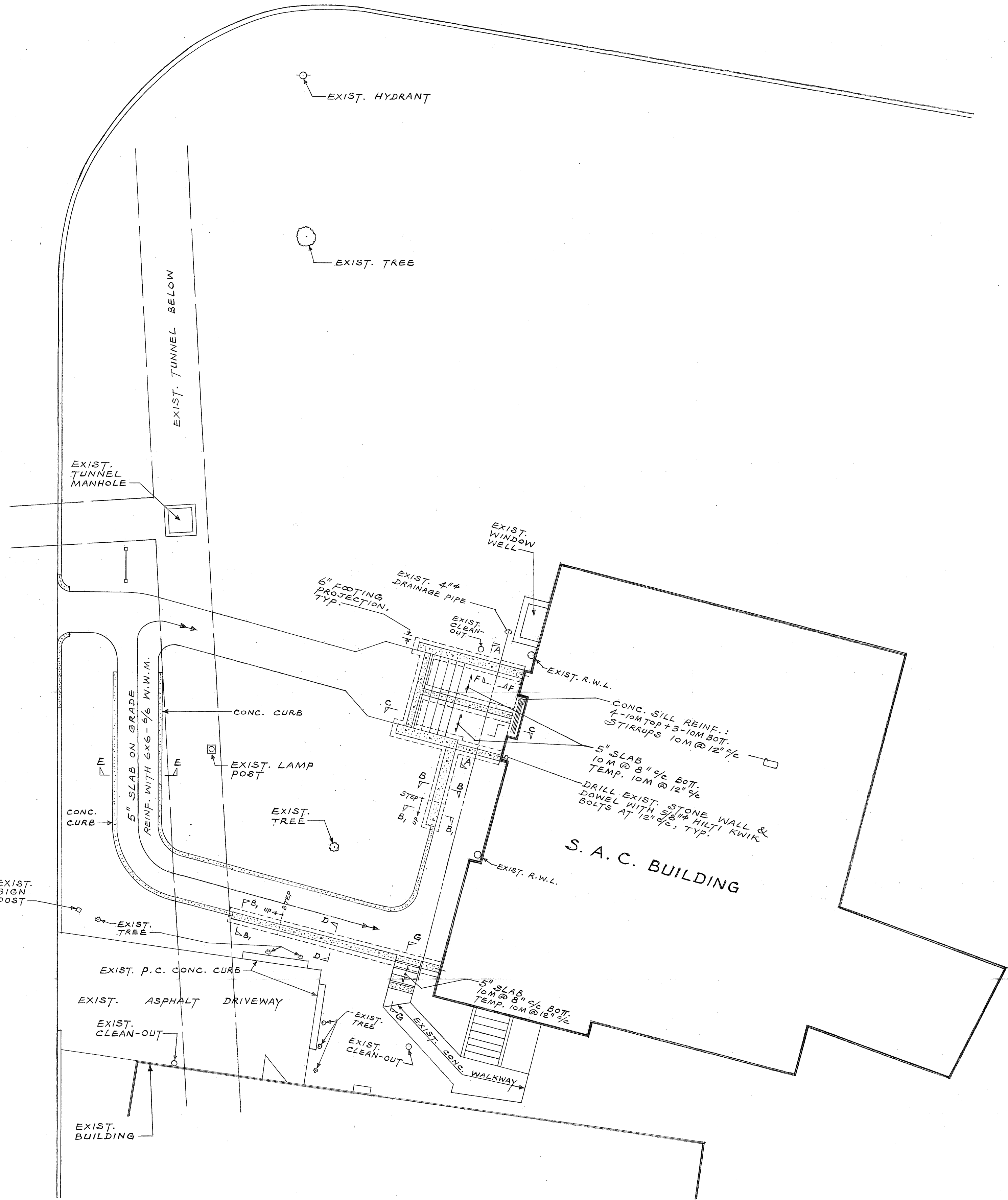
NOTE:
PAINTING OF HANDRAILS
AT STAIRS & GUARDRAILS,
REFER TO SPECIFICATIONS
UNDER 'PAINTING',
SECTION -
PRIMING (SHOP) & FINISH
ENAMEL COATS ON
RAILINGS.

This drawing, as an instrument of service, is the property of the University of Toronto, and must be returned upon completion of the work. All information shown on this drawing is for use on this specific project only.

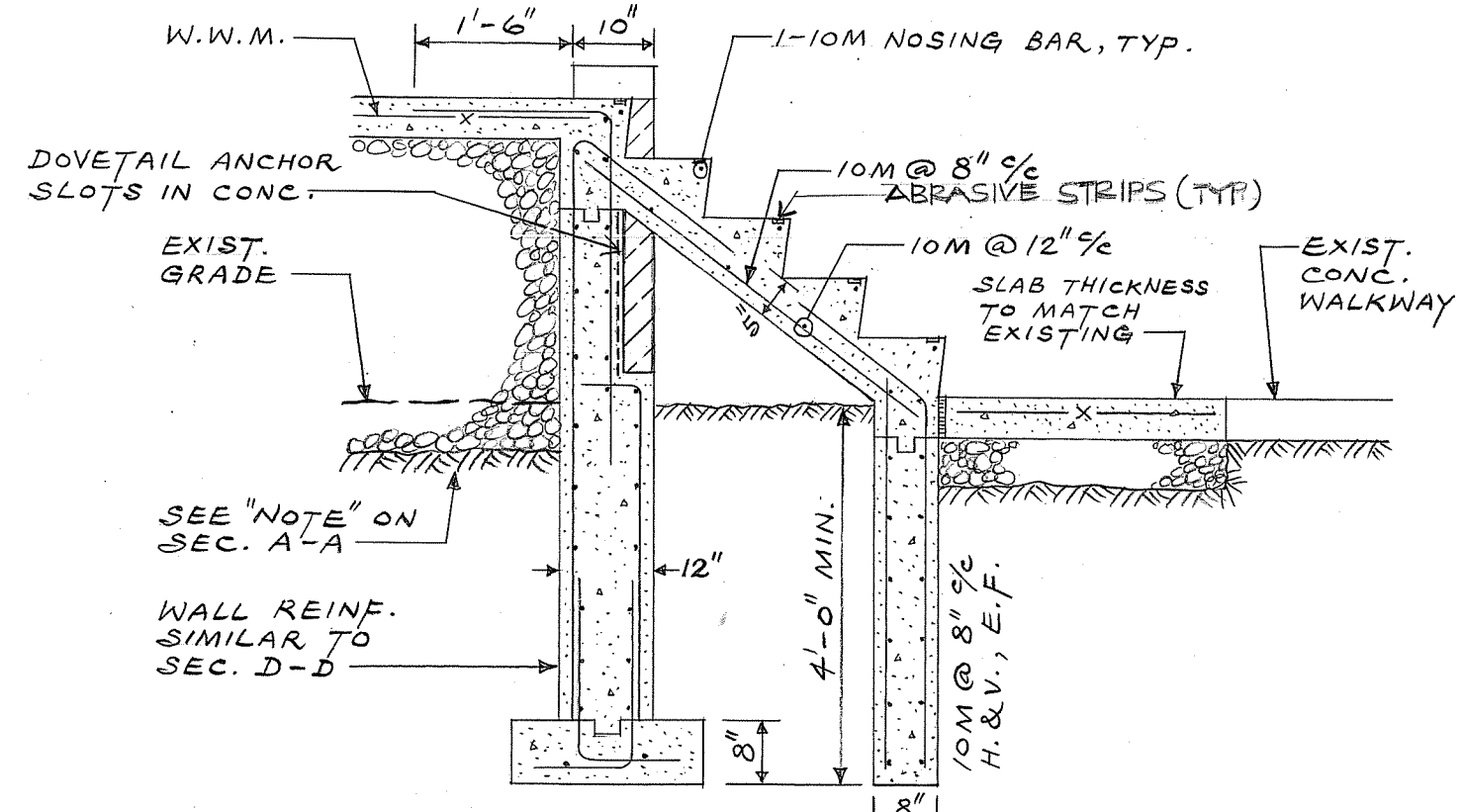
Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

- STRUCTURAL NOTES:**
1. FOOTING SHALL BE CARRIED DOWN TO SOIL CAPABLE OF SUSTAINING 2,000 PSF.
 2. LIVE LOAD IS 100 PSF FOR THE STRUCTURAL SLAB.
 3. CONCRETE STRENGTH SHALL BE 4,000 PSI (27.5 MPa) AT 28 DAYS & CONFORM TO CSA CAN 3-A23.1 & A23.2.
 4. REINFORCING STEEL SHALL BE GRADE 400 DEFORMED BARS CONFORMING TO CSA G30.12.
 5. 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. MAXIMUM STEP 2'-0" IN HEIGHT.
 6. BACKFILL AGAINST CONCRETE WALL IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 1'-6" DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL, EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED.

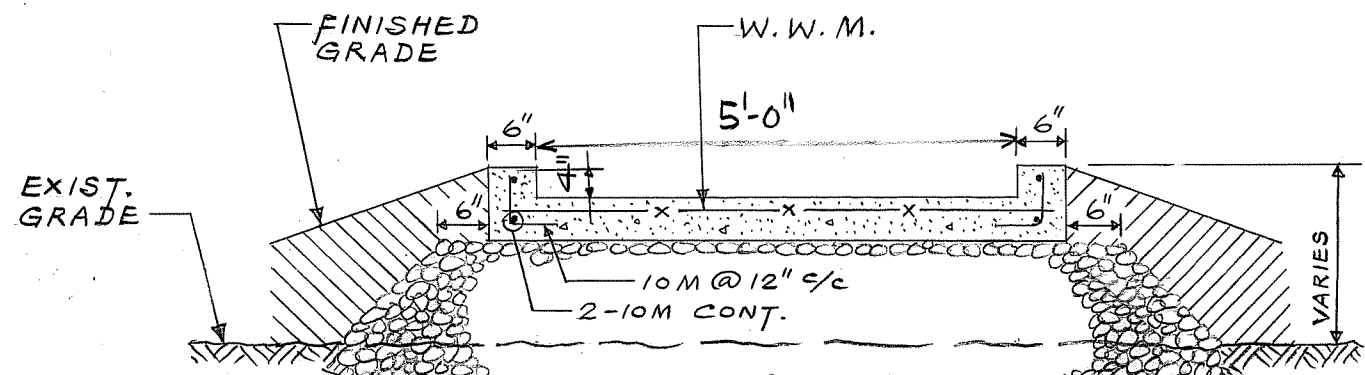
HART HOUSE CIRCLE



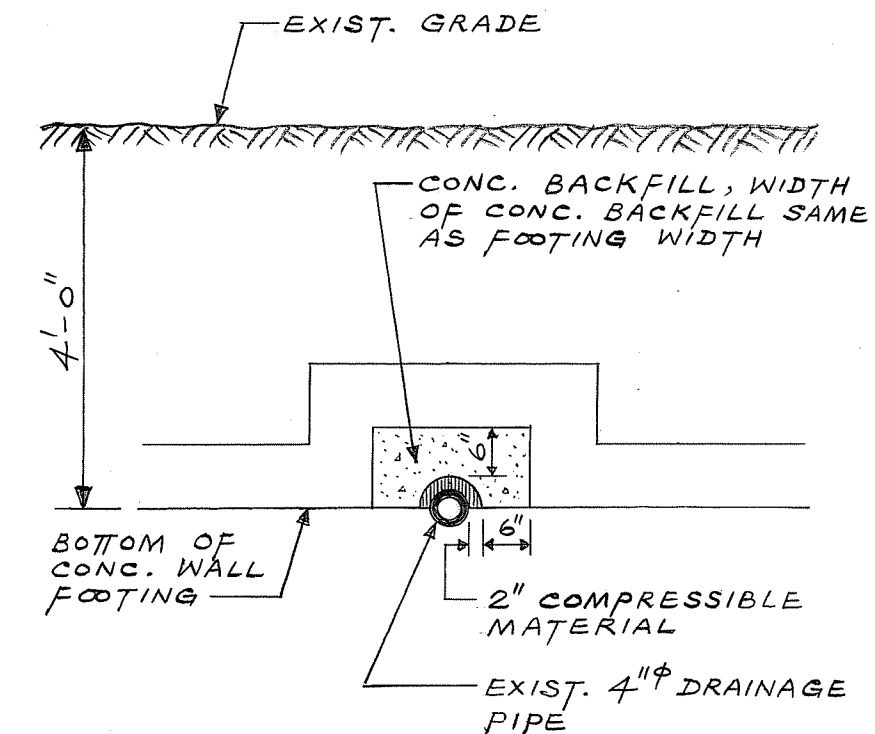
FOUNDATION PLAN OF RAMP
1/8" = 1'-0"



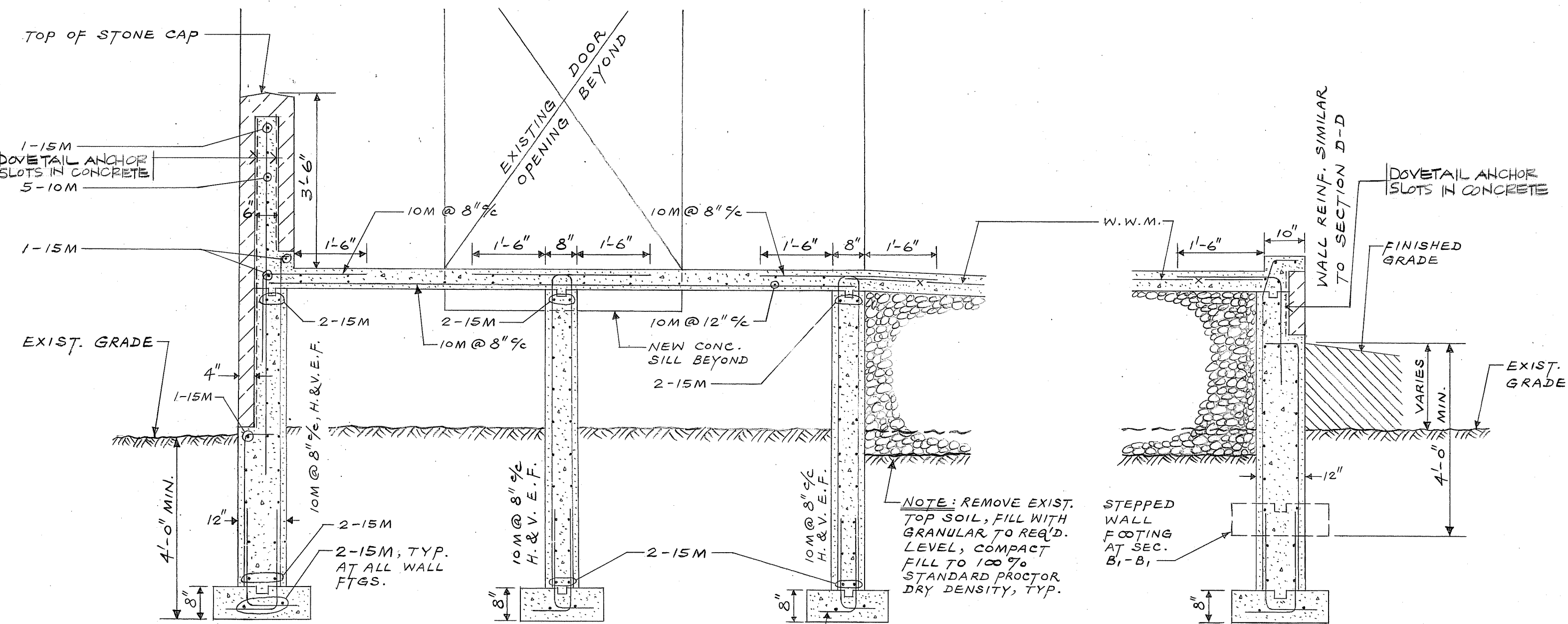
G-G



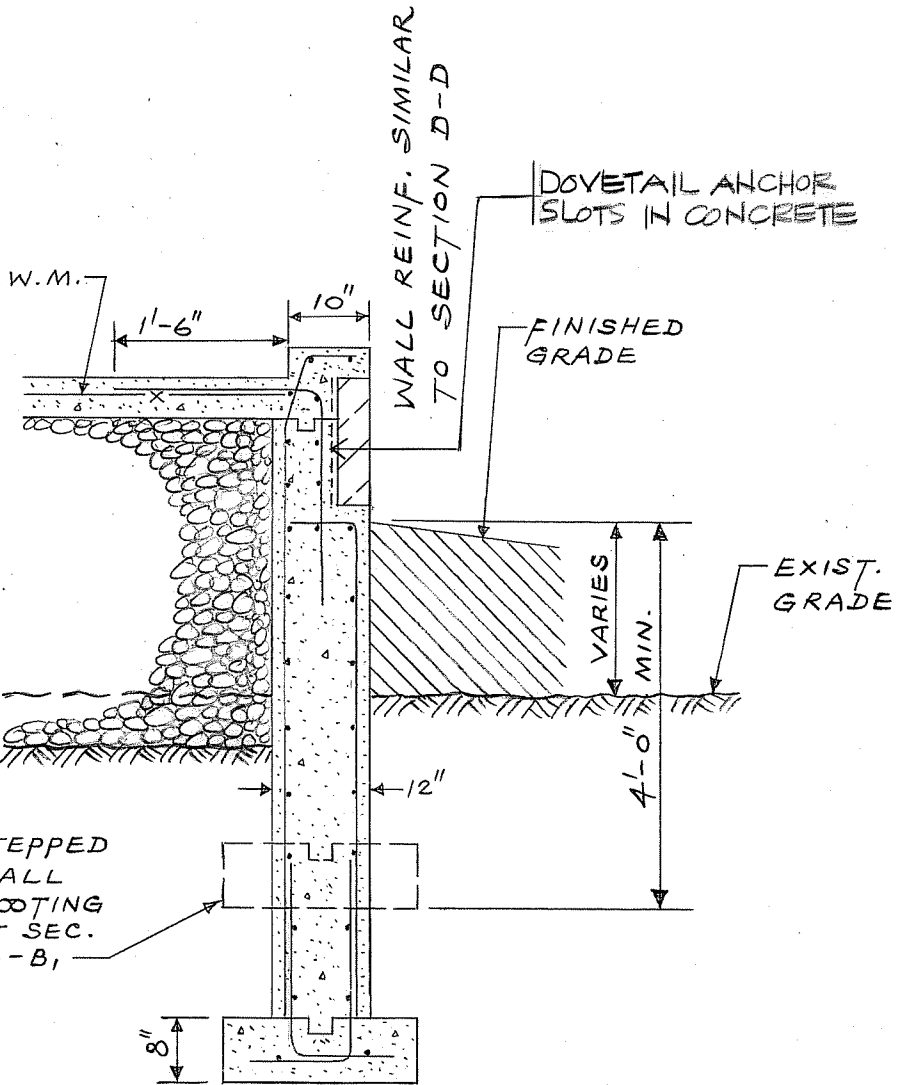
E-E



F-F

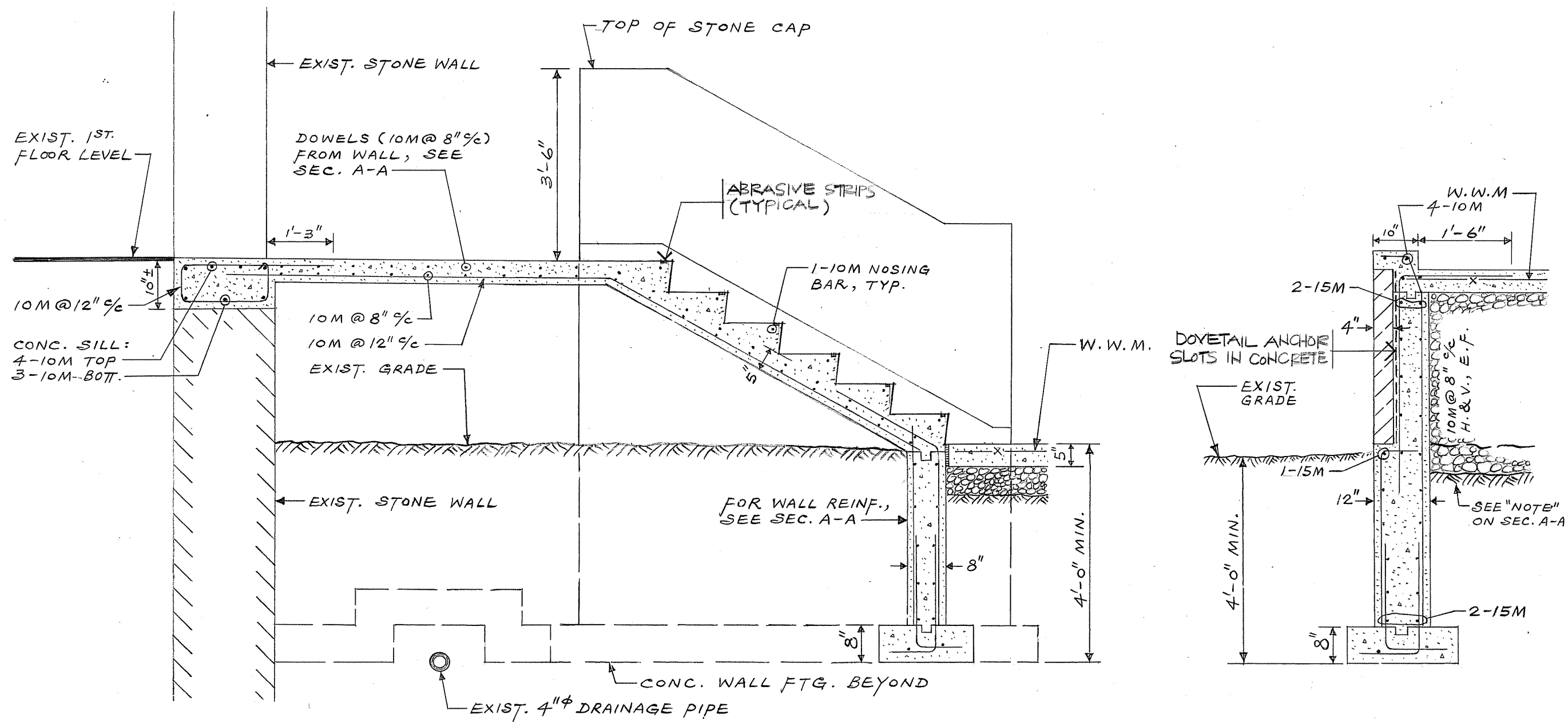


A-A

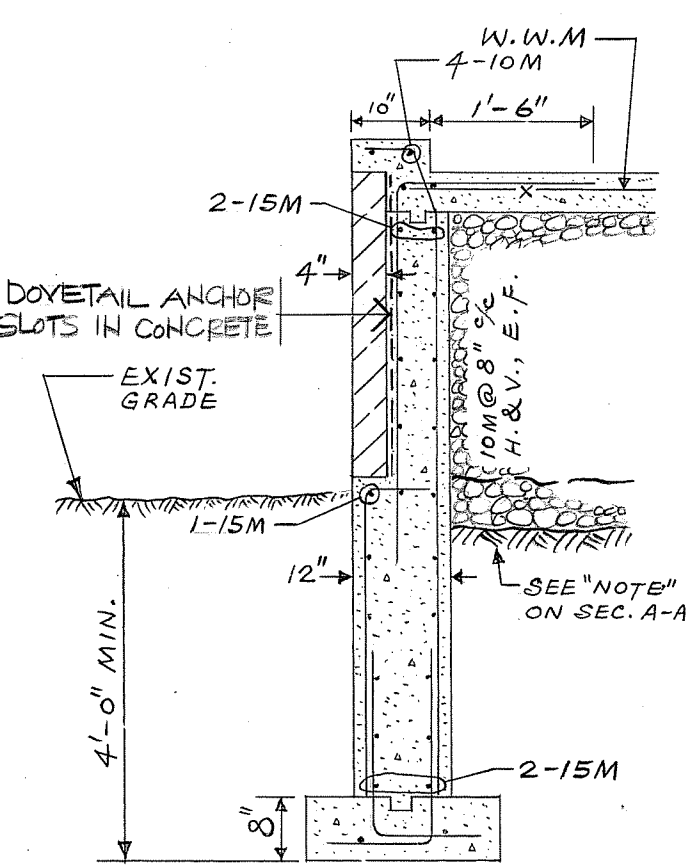


B-B

(SEC. B1-B1, SIMILAR EXCEPT AS NOTED)



C-C



D-D

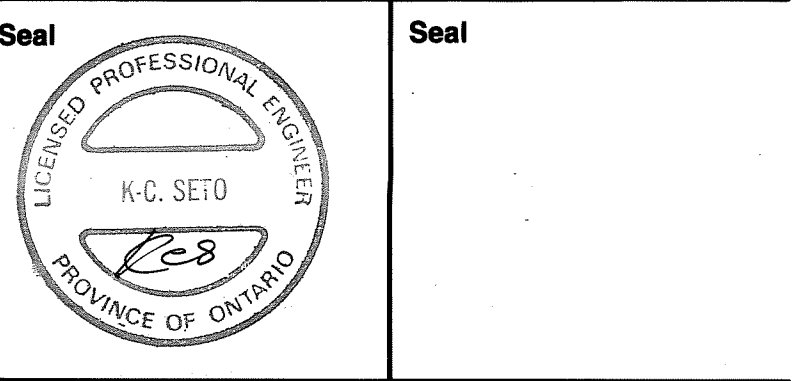
ISSUED FOR TENDER DEC. 8, 1995

Rev.	Description	Date	By
Revisions and Issues Record			

Property Management,
Design & Construction
Division

University of Toronto

215 Huron Street, Toronto, Ontario M5S 1A1



Project Title
S.A.C. BUILDING
12 HART HOUSE CIRCLE
BUILDING ACCESS

PHASE 2

Drawing Sheet Title

FOUNDATION PLAN

Scale 1/2" = 1'-0" & AS NOTED

Drawn by K.C.S. Date

Date Printed

Checked by	Electrical	Protective Services
Faculty		
Architectural		Fire Prevention
Structural		Bldg. Fabric & Gr. Communication
Mechanical		Utilities & Equip. Environ. H. & S.

Building Name S.A.C. BUILDING	North Point
University Project Number 120-94-03	
M.C.U. Project Number	

University Sequential Drawing Number 120-D-119	Drawing Number S-1	Rev.
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Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.

- NOTES:
1. PROVIDE NEW 15A, 1P BREAKER (CCT.#8-3) IN EXISTING 12 CIRCUITS BREAKER PANELBOARD IN BASEMENT, TO FEED NEW WALL CUBE AS SHOWN ON THIS DRAWING. PROVIDE PHOTOCELL TO CONTROL THESE LIGHT FIXTURES. EXACT LOCATION OF THE PHOTOCELL TO BE CONFIRMED ON SITE.
 2. THE LOCATION OF THE EXISTING ELECTRICAL ROOM IN THE BASEMENT, AS SHOWN ON THE SITE PLAN, IS AN APPROXIMATE LOCATION. VERIFY THE EXACT LOCATION ON SITE.
 3. PROVIDE WALL CUBE LIGHT FIXTURE, INCLUDING CONDUIT AND WIRING AS REQUIRED. ALL CONDUITS SHALL BE CONCEALED INSIDE. WALL CUBE LIGHT FIXTURE SHALL BE 50W/HPS C/W 120V, HIGH POWER FACTOR, ENERGY EFFICIENT BALLAST AND MOUNTING ACCESSORIES AS REQUIRED. HOLOPHANE, CAT# WP1A - 050HP - 12 - BL.

LEGEND OF SYMBOLS

SYMBOL	DESCRIPTION
	NEW WALL MOUNTED LIGHT FIXTURE
	EXISTING POLE MOUNTED LIGHTING FIXTURE TO REMAIN
	PUSHBUTTON (MAINTAINED CONTACT TYPE)
	MOTORIZED DOOR OPERATOR (1/8 HP. MOTOR)
	MANUAL STARTER
	EXISTING SURFACE MOUNTED PANELBOARD TO REMAIN

NOTE:- (EXISTING UNDERGROUND ELECTRICAL SERVICE TO SAC BUILDING)

1. DURING EXCAVATION FOR THE FOOTINGS FOR THE NEW, EXTERIOR STAIRS, EXTREME CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING UNDERGROUND ELECTRICAL SERVICE TO THE BUILDING (PYROTEXNAX CABLES, DIRECT - BURIED).
- SHOULD THERE BE CONFLICTION BETWEEN THE ELECTRICAL SERVICE AND FOOTINGS/STAIR WALL, THEN THE CONCRETE POUR FOR THE FOOTINGS/STAIR WALL SHALL ALSO CONTAIN THE SERVICE, WHICH IS TO BE MAINTAINED.

IF THE SERVICE CABLES ARE DIRECT - BURIED AND ARE TO BE CONTAINED IN THE CONCRETE POUR, AS DIRECTED ABOVE, THEN THEY SHALL BE ENCLOSED IN A SPLIT PVC SLEEVE, OF 4" MINIMUM DIA. FOR THE LENGTH OF THE POUR FROM THE BUILDING TO 12" MINIMUM BEYOND THE POUR ON THE WEST SIDE.

GENERAL ELECTRICAL SPECIFICATION

1. The University of Toronto General Conditions of the Contract, and Instruction to Tenderers form an integral part of this Specification.
2. This Contractor shall be responsible for visiting the site and examining all conditions affecting the electrical installation. No consideration will be given to claims for extra costs arising from failure to visit site.
3. The University of Toronto has the right to relocate outlets up to ten feet, prior to installation, without extra charge.
4. The word "Provide" shall mean supply, install, connect and test.
5. Provide all equipment and materials, labour, tools, scaffolding, temporary power and any other items necessary for the complete electrical installation.
6. This Contractor shall co-ordinate his work with all other trades to avoid interference with other services.
7. Drilling, Cutting, patching and painting shall be provided by General Trades for all electrical work.
8. All Electrical supply interruptions shall be arranged with the U. of T. construction supervisor at least 10 working days in advance and shall be carried out only outside normal working hours. Fire alarm isolation shall be arranged with the U.of.T construction supervisor at least 48 hours in advance.
9. All Electrical work shall comply with the latest edition of the Ontario Electrical Safety Code, Ontario Building Code and applicable C.S.A. and U.L.C. Standards. Ontario Hydro Inspection shall be applied and paid for by this Contractor. Provide certificate prior to final acceptance of the work.
10. Submit "As-built" drawings to the University of Toronto. These drawings shall record all changes to design.
11. The drawings for electrical work are diagrammatic in nature, intended to convey the scope of work. The drawings do not show interior design, architectural, mechanical, structural or base building details. Be responsible for a thorough knowledge of same before proceeding with work.
12. Supply and install all grounding to conform with the requirements of Ontario Electrical Safety Code and all other authorities having jurisdiction, regardless of whether or not it is shown on the drawings. A separate insulated green ground wire shall be installed in all conduit and raceway systems, sized per Ontario Electrical Safety Code but no less than #14 AWG.
13. Provide all conduits and wiring as follows:
 - a. All electrical power wiring shall be sized in accordance with the requirements of the Ontario Electrical Safety Code for voltage drop and ampacity.
 - b. All electrical power wiring shall be copper, minimum size No. 12 AWG, type R90-XL installed in EMT, rigid galvanized steel, flexible metallic conduit, or metallic raceway. For all applications where flexibility is required, use flexible metallic conduit. Control wiring shall be minimum size No. 14 AWG installed in conduit. Final wiring connections to all rotating and vibrating equipment shall be made using liquidtight flexible metal conduit or equal. BX(AC90) shall not be used except by special permission from U.of.T.
 - c. All Fire Alarm System wiring shall be copper, minimum size No.14 AWG, installed in EMT.
 - d. Conduits shall run above drop ceilings; be concealed in new walls; and be surface-mounted on existing walls, unless noted otherwise.
 - e. All conduits shall run parallel to building lines.
 - f. Conduits shall generally be EMT, minimum size 3/4" diameter except as noted otherwise, with steel set-screw fittings, except on exterior of the building it shall be rigid galvanized steel with threaded connectors.
 - g. All exposed raceway for lighting, power and telephone wiring on existing walls shall be with Wiremold, minimum size G-700, complete with outlet boxes to match with the G-700, unless noted otherwise.
 - h. Provide conduit supports as required by the latest edition of Ontario Electrical Safety Code.
 - i. Provide nylon fish wire in all empty conduits.
 - j. Where conduits pass through fire rated walls or floors, provide listed fire stopping material which bears label of C.S.A. and U.L.C., and maintain same fire rating as that of building component penetrated.
14. Outlet, junction and pull boxes shall be sized to suit particular device and application. In new walls, outlet boxes shall be flush-mounted. On existing walls, outlet boxes shall be surface mounted using Wiremold type boxes unless indicated otherwise. Outlet boxes in new walls and partitions shall not be mounted back-to-back; provide a minimum horizontal separation of 6 inches between opposing boxes.
15. All materials and equipment shall be CSA or Ontario Hydro special inspection approved and bear evidence of same.
16. All current carrying material shall be copper, including but not limited to panelboard bus, splitter bus, transformer windings, and wiring.

ISSUED FOR TENDER DEC. 8, 1995

Rev.	Description	Date	By

Property Management,
Design & Construction
Division

University of Toronto

215 Huron Street, Toronto, Ontario M5S 1A1

Seal	Seal
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Project Title

S.A.C. BUILDING
12 HART HOUSE CIRCLE
BUILDING ACCESS
(PHASE TWO)

Drawing Sheet Title

SITE PLAN
LIGHTING & POWER
LAYOUT

Scale 1/8" = 1'-0"

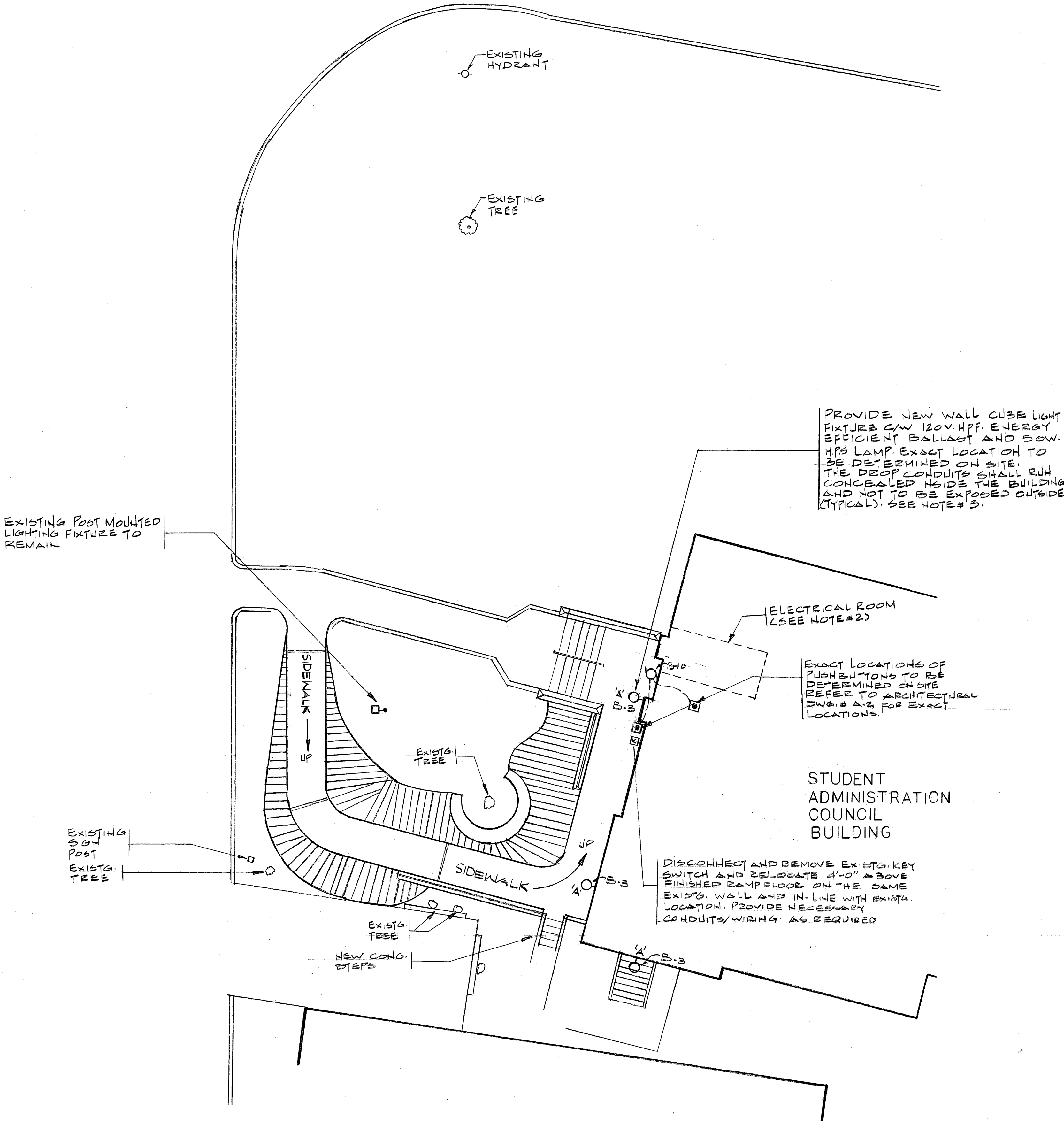
Drawn by A.S. Date NOV. 22, 95

Date Printed

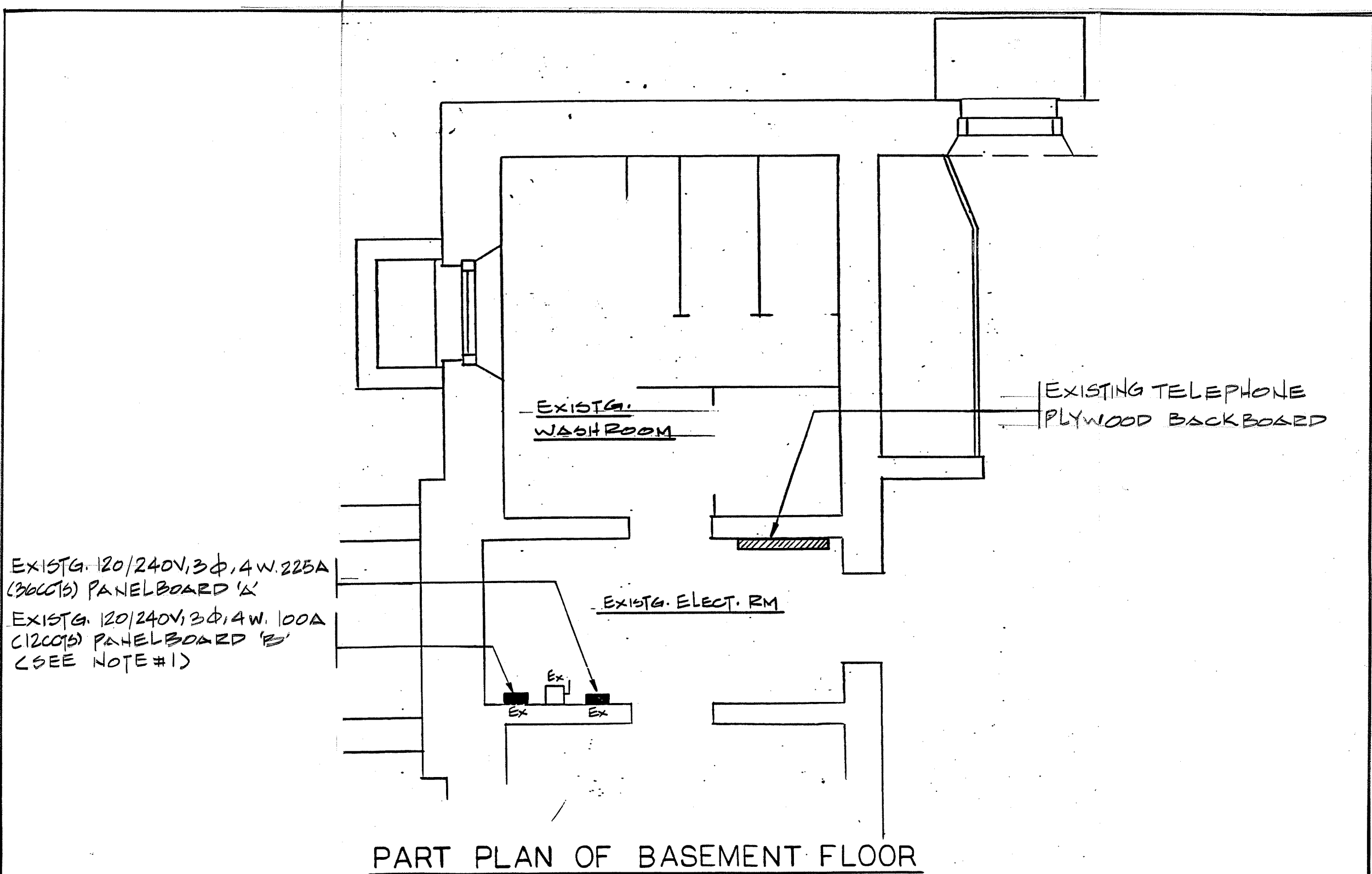
Checked by	Facility	Electrical	Protective Services
	Architectural	Civil	Fire Prevention
	Structural	Bldg. Fabric & Gr.	Communication
	Mechanical	Utilities & Equip.	Environ. H. & S.

Building Name	North Point
S.A.C. BUILDING	
University Project Number	
120 - 94 - 03	
M.C.U. Project Number	

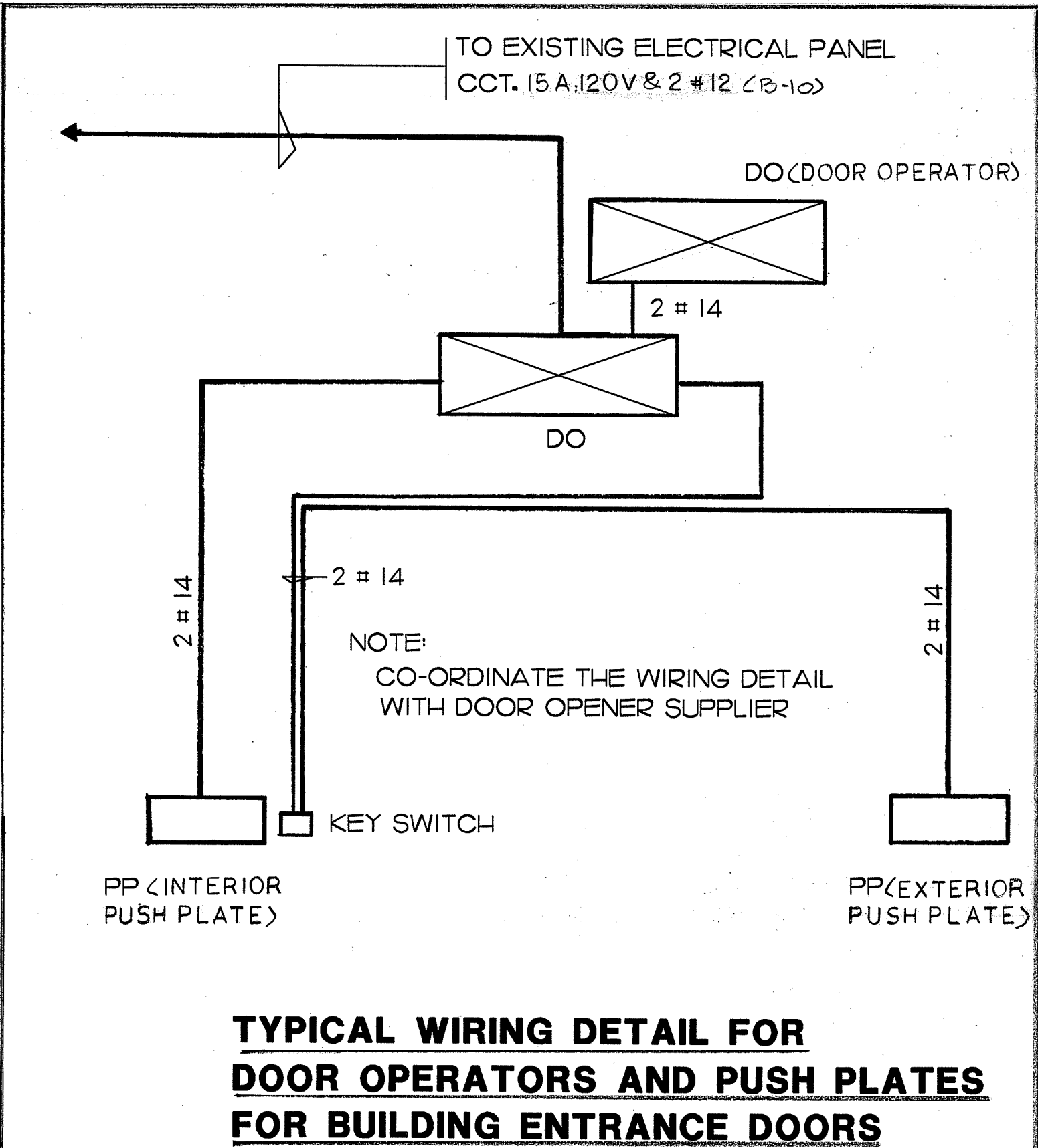
University Sequential Drawing Number	Drawing Number	Rev.
120 -D -E2	E-1	



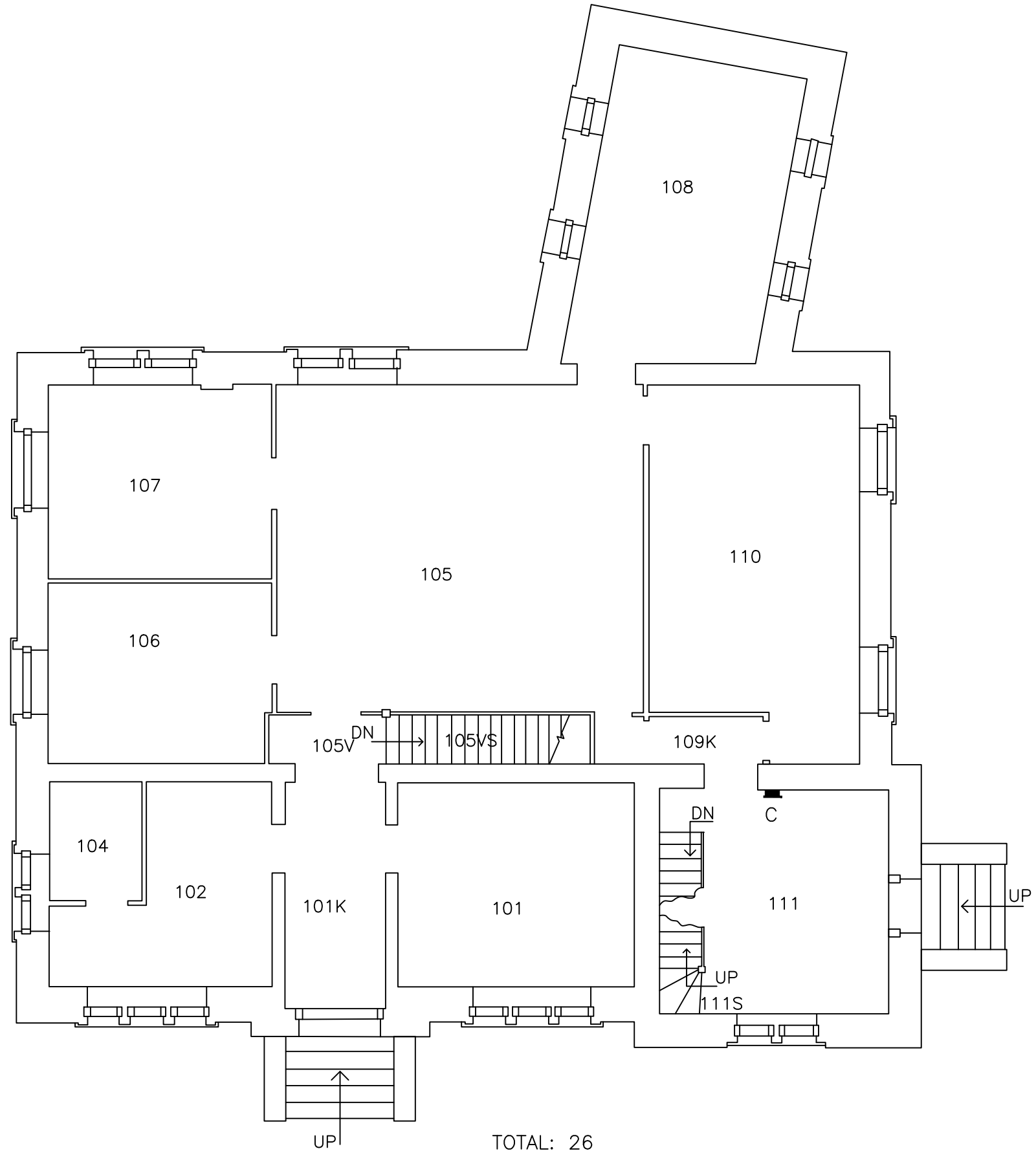
SITE PLAN
SCALE: 1/8" = 1'-0"



PART PLAN OF BASEMENT FLOOR



TYPICAL WIRING DETAIL FOR
DOOR OPERATORS AND PUSH PLATES
FOR BUILDING ENTRANCE DOORS



LEGEND:

- ⊗ ONE FACE EXIT LIGHT
- ⊗ TWO FACE EXIT LIGHT



N



SMITH
& LONG
115 Idema Road
Markham, Ontario L3R 1A8
Bus: 416-391-0843
Fax: 416-391-0821
mail@smithandlong.com
ELECTRICAL AS-BUILTS
JUNE 26, 2021

University
of Toronto
Utilities
Division
F&S



Stewart
Observatory

Bldg #120

First Floor

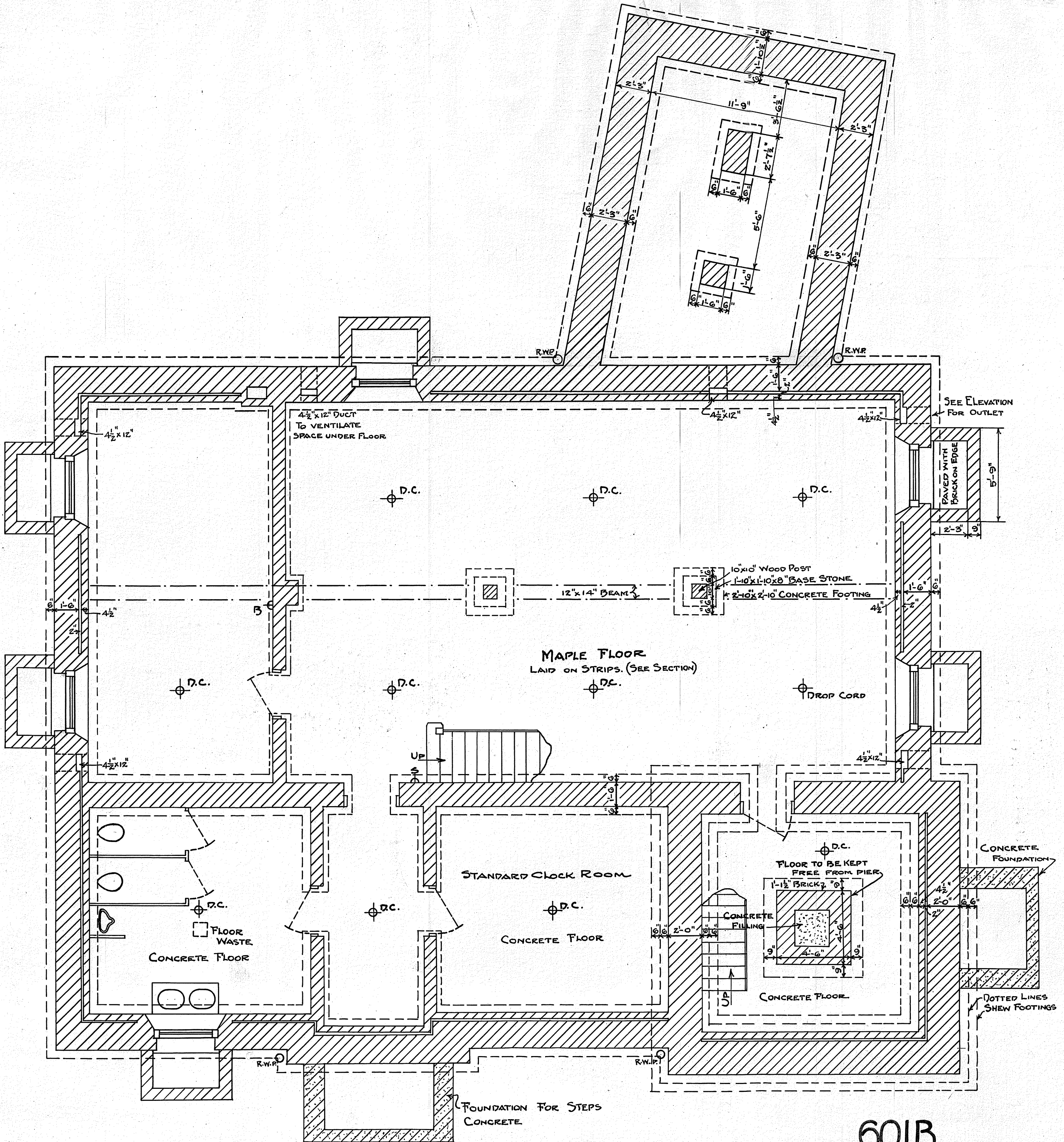
1/4"=1'-0"

96/03

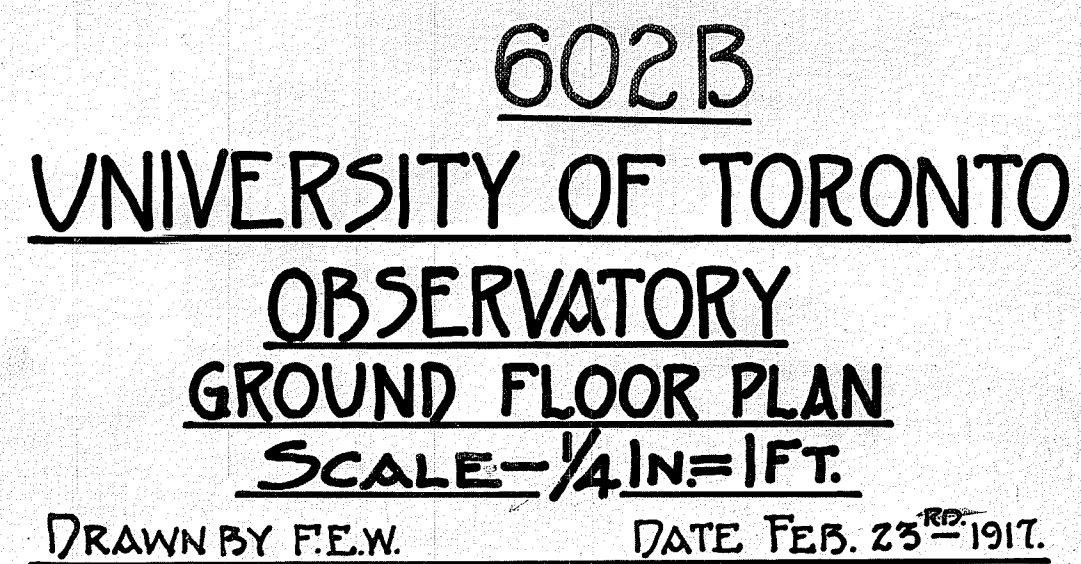
Revisions
89/07

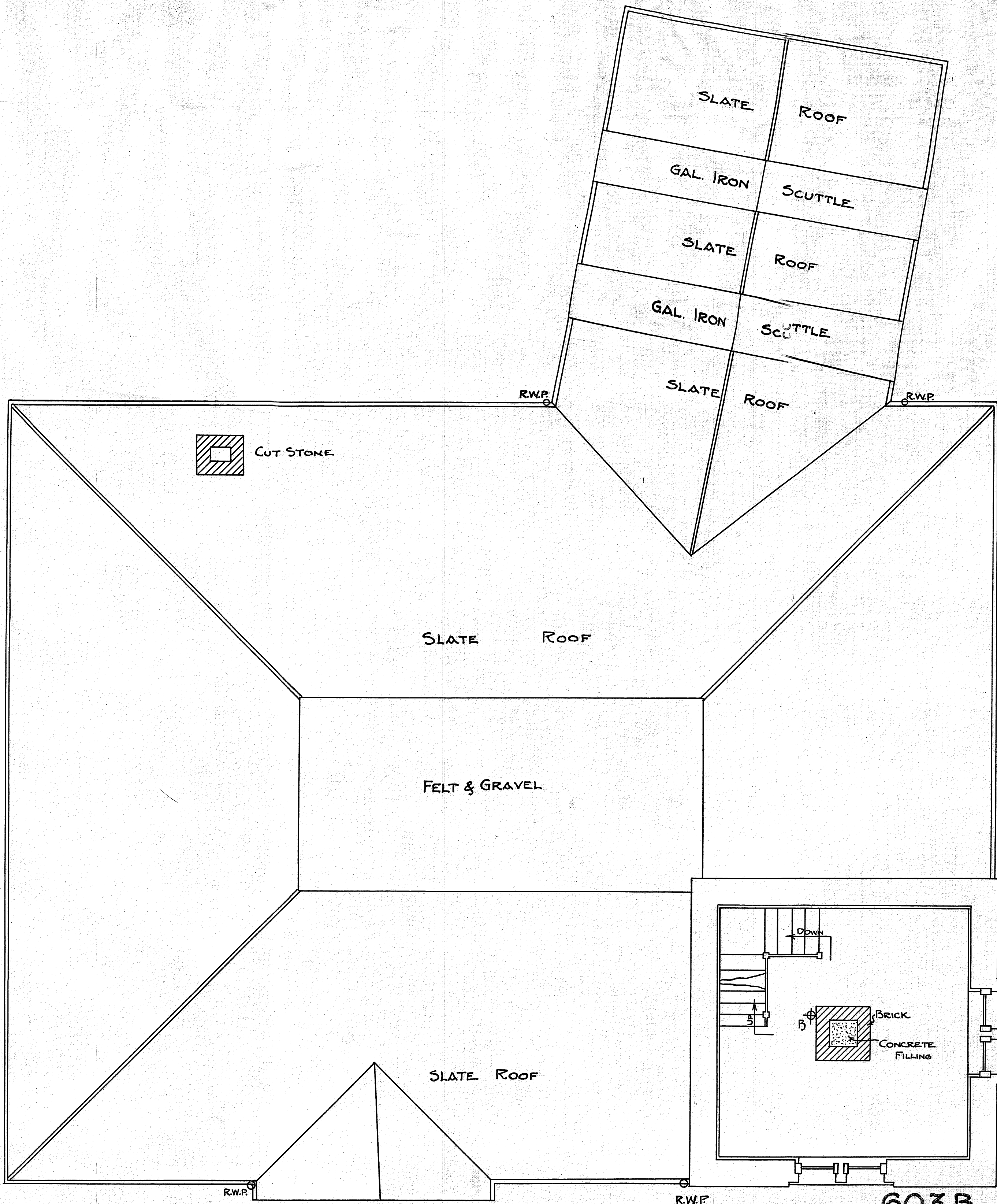
DWG. #

2 of 4



601B
 UNIVERSITY OF TORONTO
 OBSERVATORY
 BASEMENT FLOOR PLAN
 SCALE - $\frac{1}{4}$ IN. = 1 FT.
 DRAWN BY F.E.W. DATE FEB. 23RD 1917.



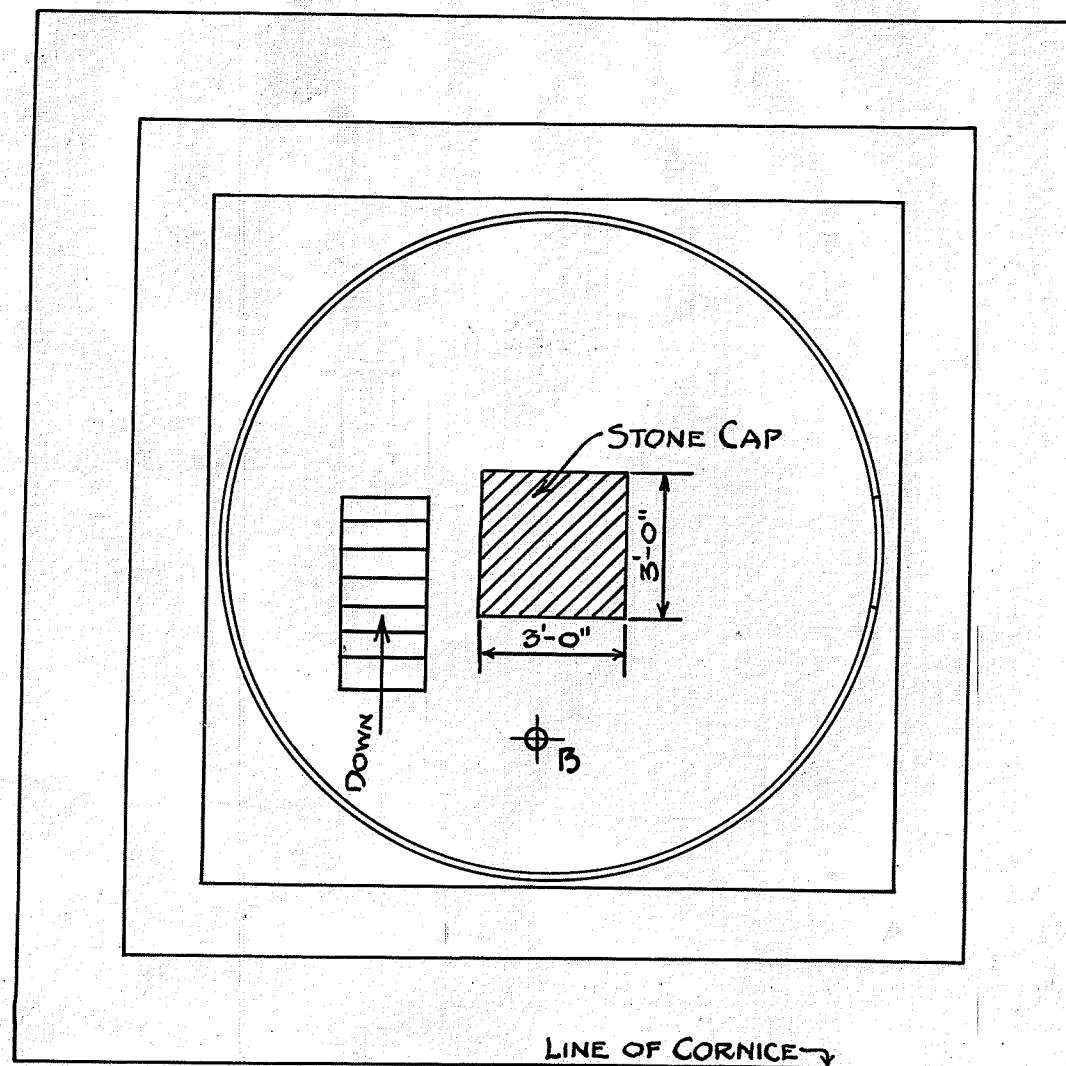


ROOF & FIRST FLOOR PLAN OF TOWER

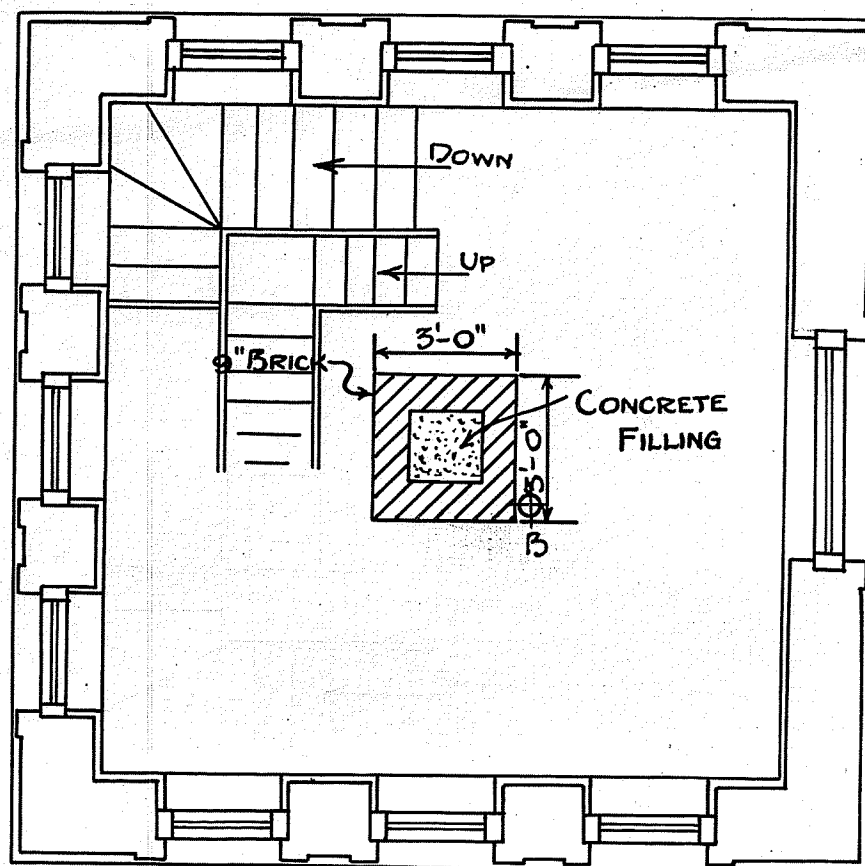
603 B
 UNIVERSITY OF TORONTO
 OBSERVATORY
 SCALE - 1/4 IN. = 1 FT.

DRAWN BY F.E.W.

DATE FEB. 19TH 1917

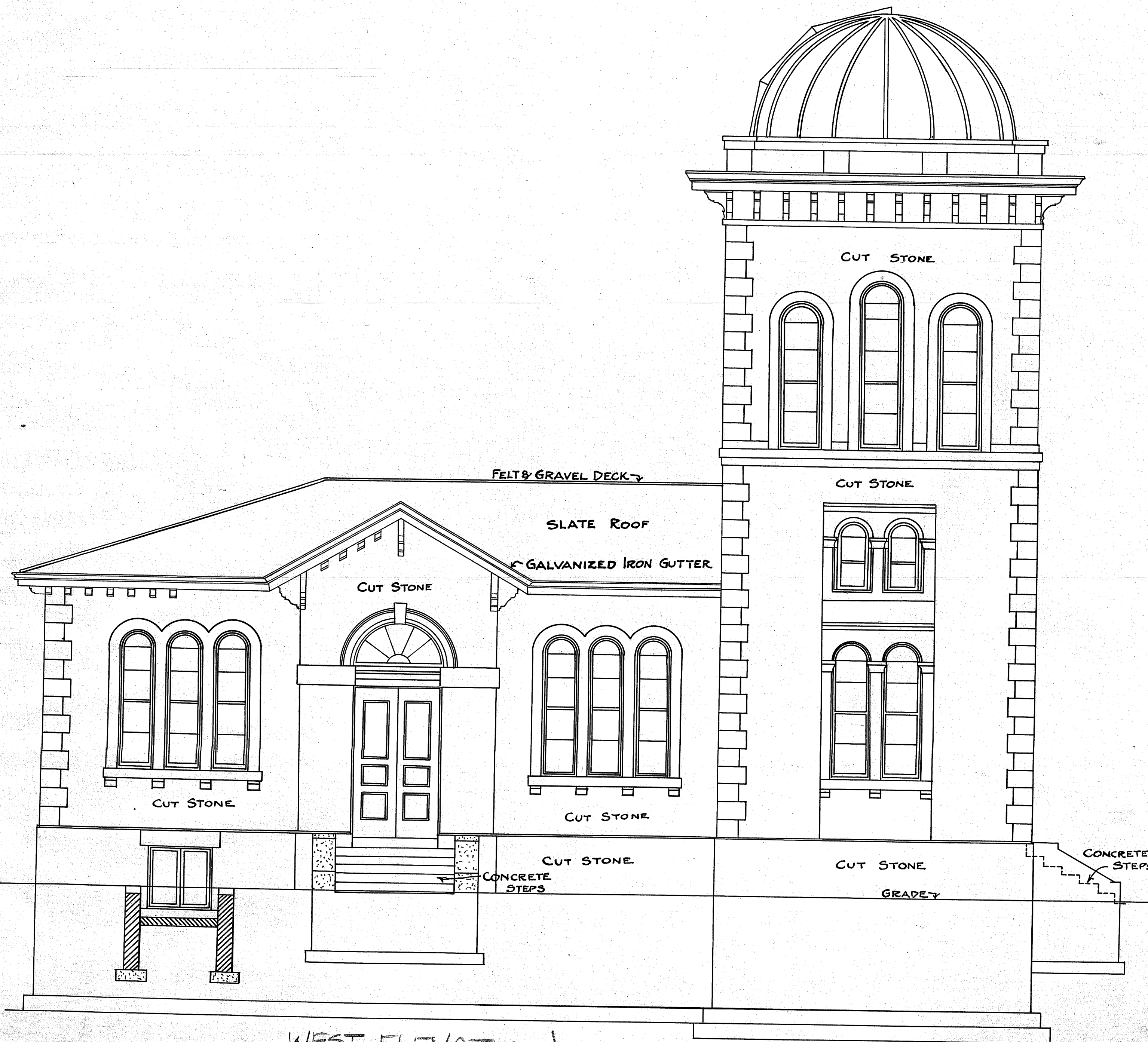


PLAN THROUGH CUPOLA



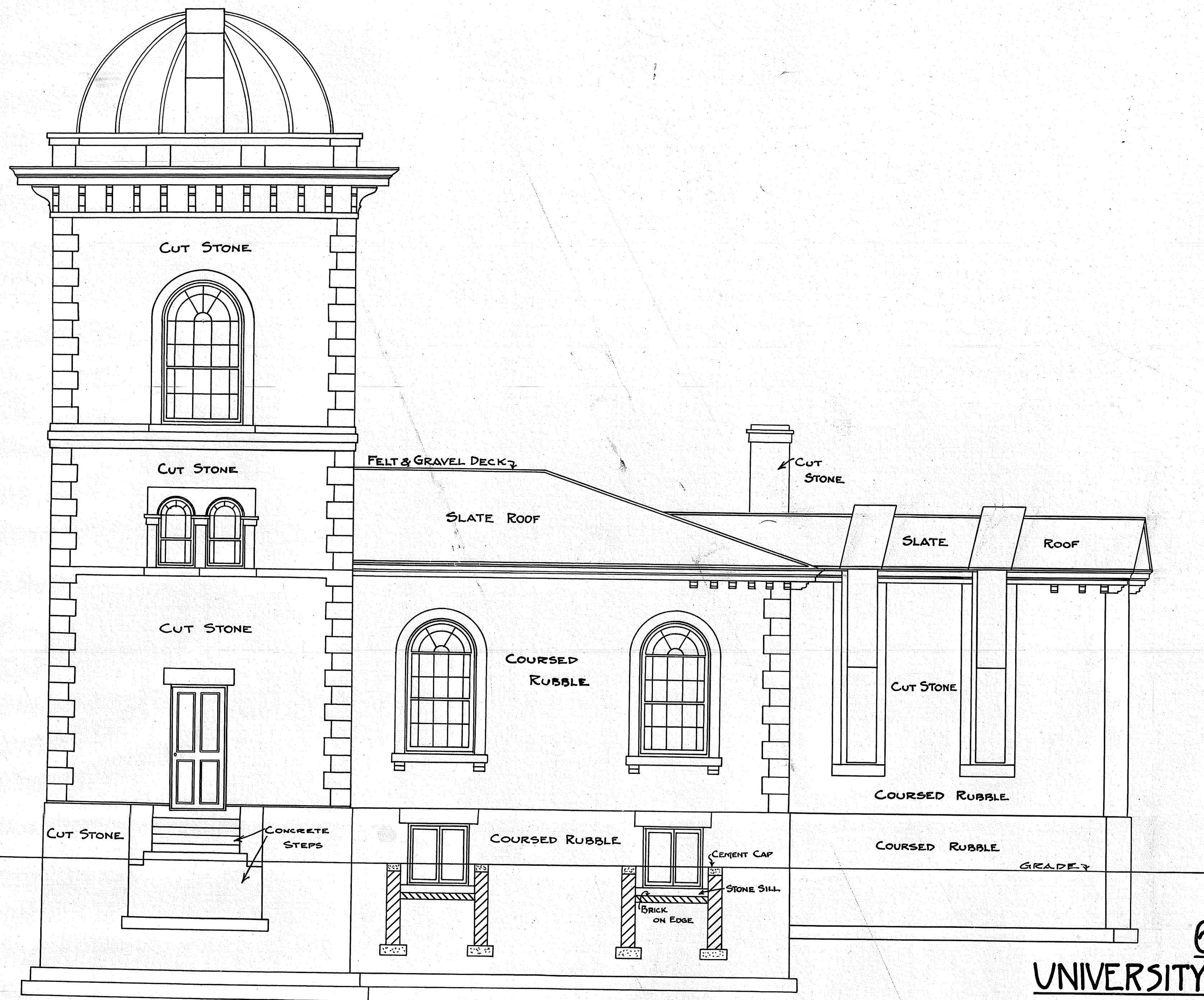
SECOND FLOOR PLAN

604B
UNIVERSITY OF TORONTO
OBSERVATORY
SCALE - 1/4 IN. = 1 FT.
DRAWN BY F.E.W. DATE FEB. 19TH 1917.



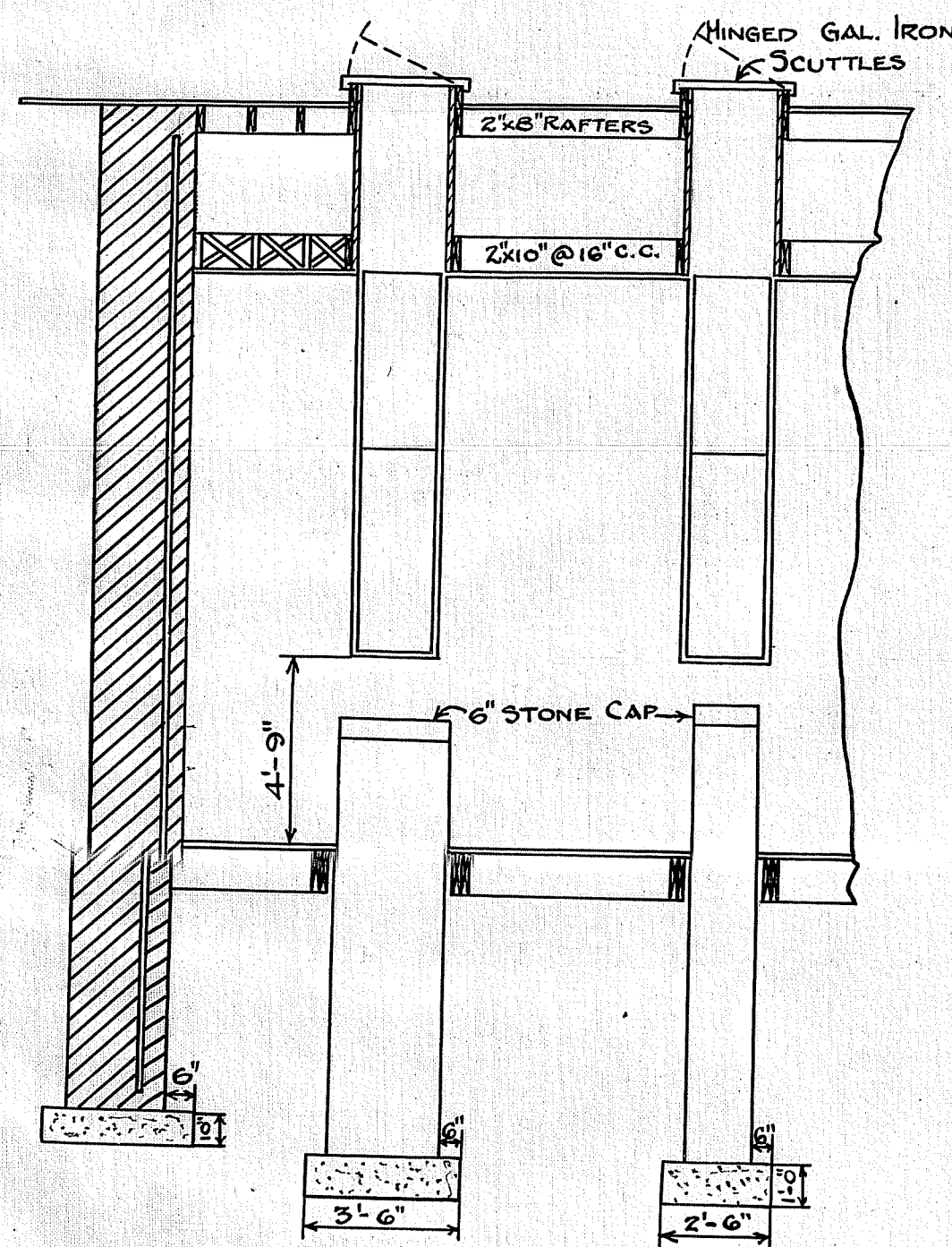
WEST ELEVATION

605B
UNIVERSITY OF TORONTO
OBSERVATORY
WEST ELEVATION
SCALE - 1/4 IN. = 1 FT.
DRAWN BY F.E.W. DATE FEB. 17TH 1917.

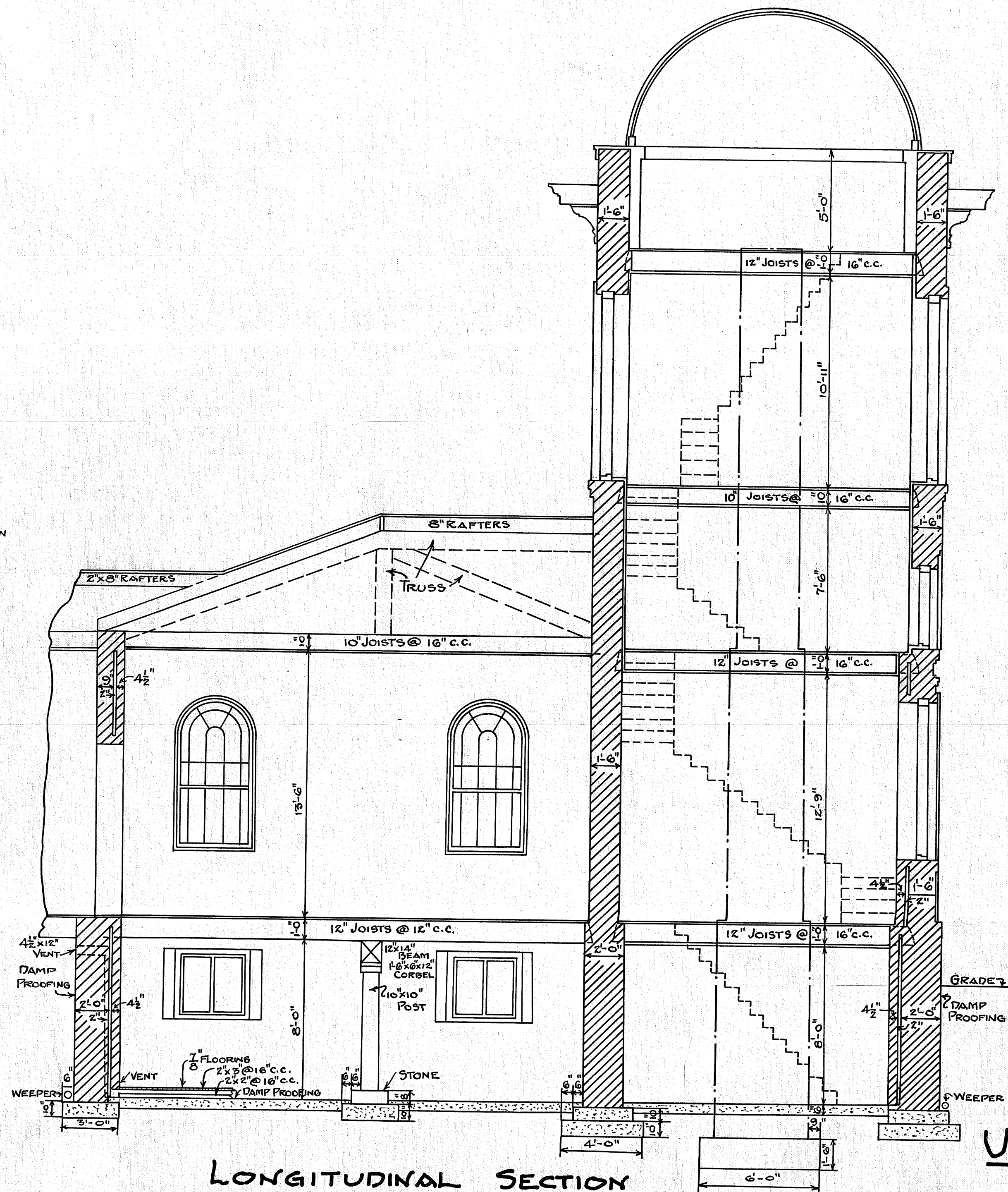


SOUTH ELEVATION

606B
 UNIVERSITY OF TORONTO
 OBSERVATORY
 SCALE - $\frac{1}{4}$ IN. = 1 FT.
 DRAWN BY F.E.W. DATE FEB. 24TH 1917.



SECTION
ALONG ϕ OF EAST WING



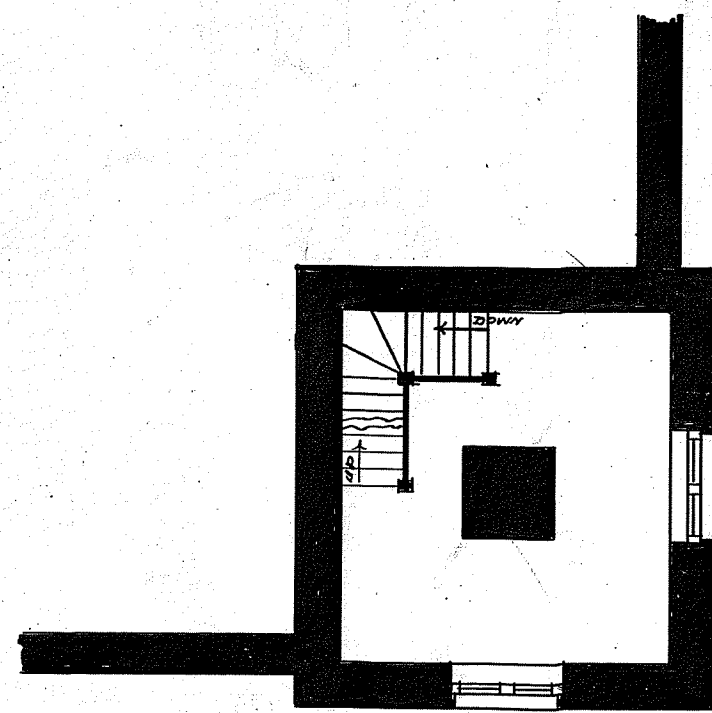
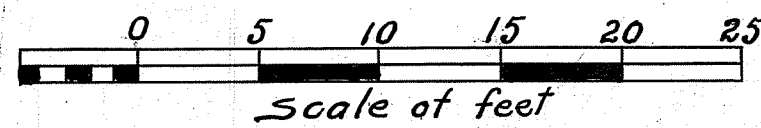
LONGITUDINAL SECTION

607B
UNIVERSITY OF TORONTO
OBSERVATORY
SCALE - $\frac{1}{4}$ IN. = 1 FT.
DRAWN BY F.E.W. DATE FEB. 19TH 1917.

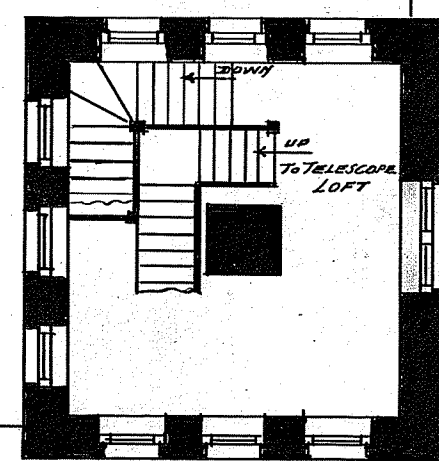
608B

OBSERVATORY BLDG.

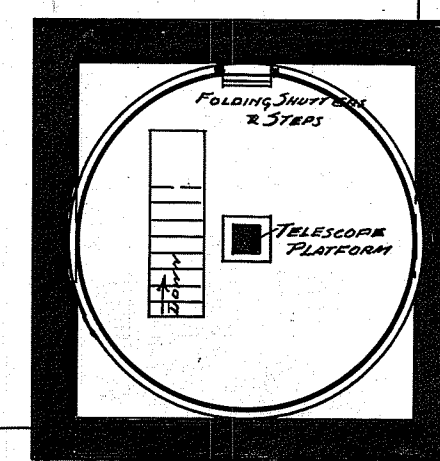
Scale. 8 feet to an Inch.



FIRST FLOOR

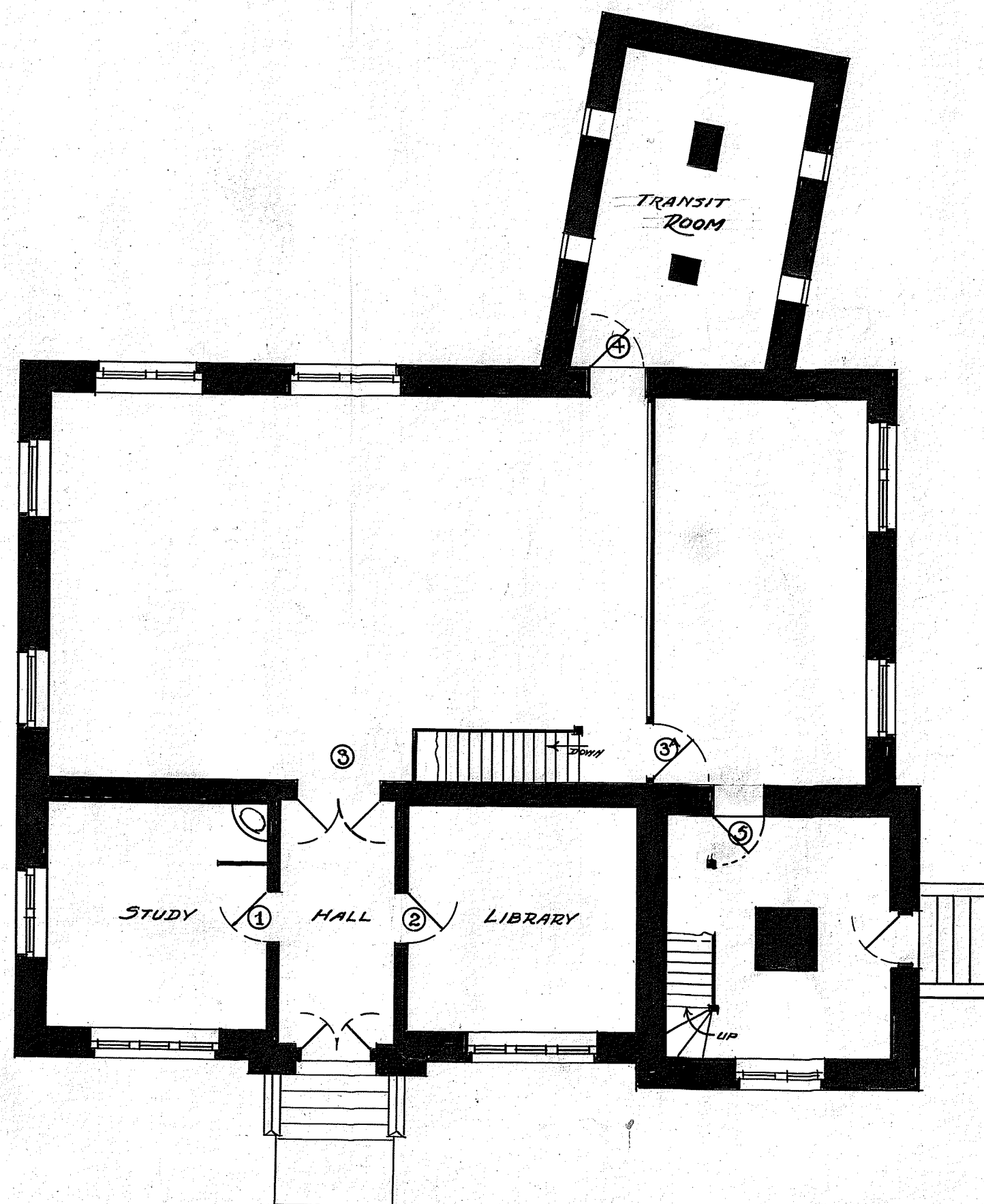


2ND FLOOR

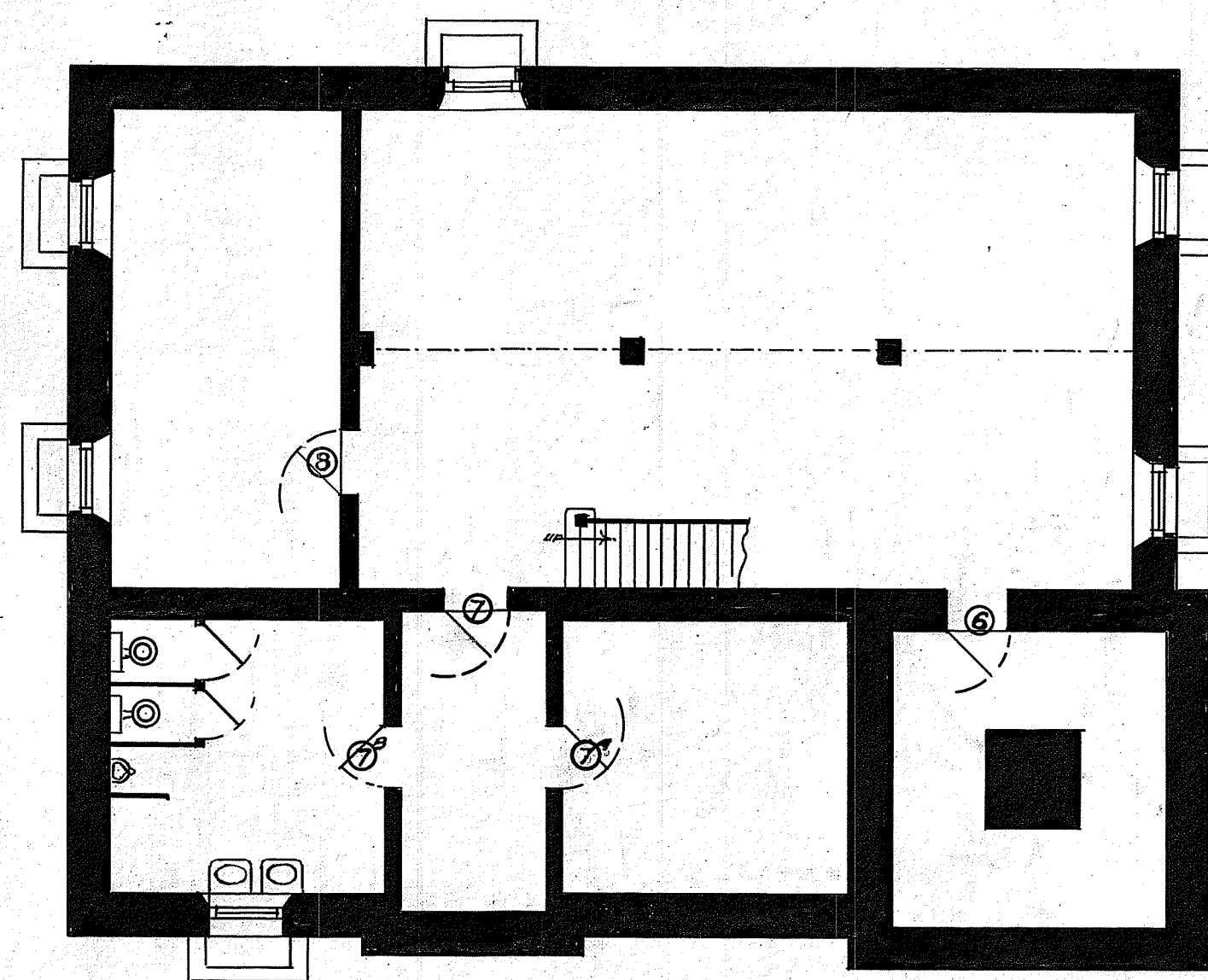


3RD FLOOR

TELESCOPE LOFT.

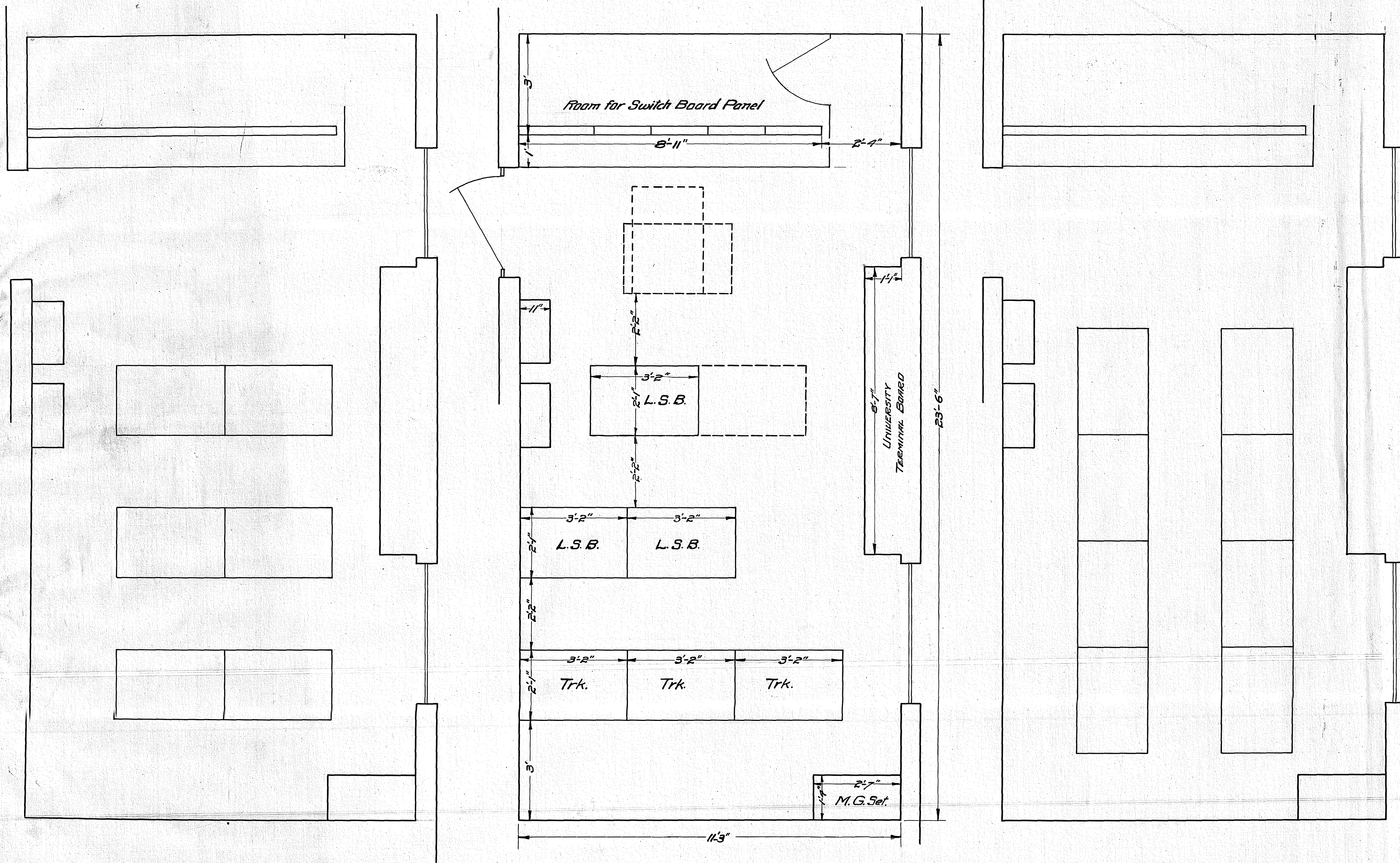


GROUND FLOOR

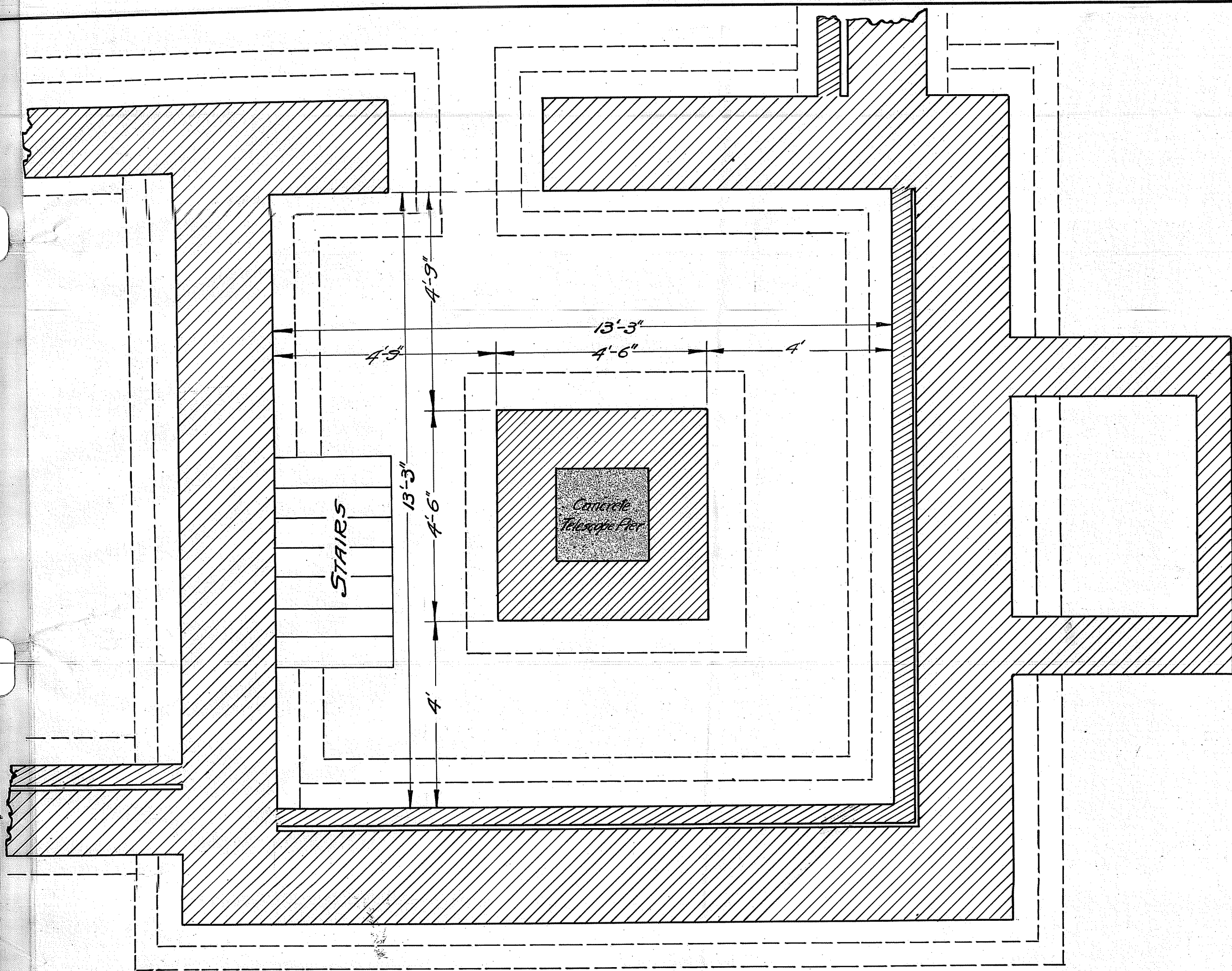


BASEMENT PLAN

608B



609 B
 ALTERNATIVE PLANS FOR SWITCH BOARD ROOM,
 OBSERVATORY BUILDING,
 UNIVERSITY OF TORONTO.
 Scale - $\frac{1}{2}$ " = 1 ft.



610 B
 BATTERY ROOM,
 OBSERVATORY BUILDING,
 UNIVERSITY OF TORONTO.

F-9