

BUILDING PERMIT

This card must be kept posted in a conspicuous place on site of construction.

25 219912 BLD 00 BA

Site Address 3699 BLOOR ST W

Project Description Police Station with Detention;

Other(BA)

Date Issued Wednesday October 22, 2025

Kamal Gogna, P. Eng.
Interim Chief Building
Official & Executive Director

Frank Stirpe
Deputy Chief Building Official and
Director

THIS IS YOUR PERMIT TO CONSTRUCT
PERMIT NUMBER: 25 219912 BLD 00 BA

Owner:
CITY OF TORONTO

Address:
C/O ATEF BOULOS
55 JOHN ST
TORONTO ON

METROPOLITAN TORONTO
MUNICIPALITY

100 QUEEN ST W 14TH FLR
EAST TOWER NEW CITY HALL CAN

Project Description: Police Station with Detention; Other(BA)

Project Location: 3699 BLOOR ST W

Ward:

The issuance of this permit is based on the drawings, specifications, details and information submitted with the application. The submitted documents have been reviewed for compliance with the Ontario Building Code, Zoning By-laws, applicable regulations and legislation.

The referenced permit number listed above and on your permit placard also appears on all plans reviewed for this building permit application. The validity of this permit is restricted to the person/company named as owner. Permit ownership cannot be transferred unless prior written authorization is given by the Chief Building Official.

The extent of construction authorized under this permit is limited to the description contained herein as follows:
Proposal for repair of exterior wall and replacement of RTU (roof top units) and BAS controllers

Stated work and use must be in accordance with the plans, specifications, building permit notes and other information issued with this building permit. Changes to any documents submitted are not to be made unless prior authorization is obtained from the Chief Building Official or designate. False information may be grounds for revocation of the building permit.

Notwithstanding, it is the responsibility of the owner to comply with requirements of the Ontario Building Code and applicable laws as well as to ensure compliance ..

The permit placard must be posted in a conspicuous place on the construction site.

Frank Stirpe
Deputy Chief Building Official
Etobicoke York District

Issued by: Toronto Building Issuance Te
Date Issued: October 22, 2025

Please see the second page of this letter for additional requirements and inspection information.

WHEN YOU BEGIN DEMOLITION/CONSTRUCTION ...

Site Fencing

As soon as construction or demolition starts, your site must be entirely surrounded by a fence which is in compliance with the City of Toronto Municipal Code Chapter 363, Article III. The minimum requirement is plastic mesh fencing, 1.2 metres high, tied to posts spaced no more than 1.2 metres apart with an 11 gauge top and bottom wire threaded through the mesh and looped around each post. The Municipal Code is available on the City website at:

http://www.toronto.ca/legdocs/municode/1184_363.pdf

Construction Noise

Any construction which generates noise is prohibited in residential areas between the hours of 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. on Saturdays, and all day Sunday and Statutory holidays.

When To Call For Inspection

You are required by Division C, Part 1, Article 1.3.5.1. of the Ontario Building Code, to notify the building inspection office at several prescribed stages of construction. Please contact the building inspection office at the telephone number listed below, when each of the following stages are substantially complete:

Inspection Stages

- | | | |
|-----------------------------|--------------------------------|-----------------------------|
| * Excavation/Shoring | * Footings/Foundations | * Structural Framing |
| * Insulation/Vapour Barrier | * Fire Separations | * Fire Protection Systems |
| * Fire Access Routes | * Interior Final Inspection | * Exterior Final Inspection |
| * Site Grading Inspection | * Pool Suction/Gravity Outlets | * Pool Circulation System |
| * Occupancy | | |

To Schedule your Next Mandatory Inspection

When you are ready to book your inspection, you may request an inspection online from your computer or smart phone using Toronto Building's Inspection Request web application at www.toronto.ca/building-inspection-request.

Alternatively, you may contact your local building inspection office by telephone at 416-338-0700, by fax 416-696-4169 or by email to ETBldgInsp@toronto.ca.

Inspections will take place within two days commencing at the start of business on the day following your notification (Inspection Request).

Please leave a telephone number where you can be reached or a message can be left.

The inspector assigned to your project is Shaofeng Lei 416-392-1590

PERMIT PLANS MUST BE ON SITE

Your permit plans and specifications must be on site at all times. Inspections are conducted with your copy of the plans.

BULLETIN - CONSTRUCTION SAFETY

The responsibilities of the City of Toronto under the Occupational Health and Safety Act apply to all our employees regardless of the location at which they are working.

Responsibilities for the Construction Safety Regulations on construction sites are clearly spelled out in the Act under the definitions of constructor, employer, supervisor and worker.

The City of Toronto believes that the goal of safe and injury free construction sites is a priority for all parties involved in building construction.

Safety training for the City of Toronto Building Inspectors is mandatory. However the delivery of a safe working environment on construction sites must include the compliance of individual builders with the Occupational Health and Safety Act.

Safety measures include the following:

1. Temporary guards on all openings,
2. Correct use of ladders,
3. Temporary or permanent stairs above or below grade by the time the sub floor is complete,
4. Clear and safe access to the site,
5. Protection of trenches and excavation below four feet deep, and
6. Correct use of fall prevention equipment where required.

As the employer responsible for the safety of building inspectors, the City of Toronto has instructed its Building Inspectors not to conduct inspections on sites where conditions exist that could jeopardize their health and safety.

The following are examples of conditions which may jeopardize the health and safety of inspectors:

1. Guards are missing,
2. Ladders do not meet regulations,
3. Temporary or permanent stairs, above or below grade, to all floor levels are not provided as required.
4. Access to the site has impediments or hazards, or
5. Trenches or excavations lack required shoring or slope of bank.

Prior to calling for an inspection the appropriate safety measures shall be in place as a site inadequately provided with these measures is not ready for inspection. The City of Toronto Building Inspectors will cooperate with builders regarding the timing of making provision for these safety measures. However, if the measures are not provided, an Order Not To Cover could be issued and the Ministry of Labour informed.

We look forward to working with you toward the goal of a safe environment for all workers.

Notice of Project - Please be advised that the Ministry of Labour requires a Notice of Project be filed with them before starting any project costing \$50,000 or more.

For more information about the Notice of Project form and construction information please visit Ministry of Labour website at: <https://www.labour.gov.on.ca/english/hs/forms/>

Report an Incident

Notify the ministry of fatalities, critical injuries, work refusals, reprisals and unsafe work practices.

Ministry of Labour Health & Safety Contact Centre

Toll-free: 1-877-202-0008

TTY: 1-855-653-9260

Fax: 905-577-1316

Construction of the work approved in this building permit must be carried out with reasonable care to ensure protection for everyone on the construction site from the hazards associated with all overhead and underground power lines. Obtain further information at: <http://www.torontohydro.com/powerlinesafety>

**TORONTO MUNICIPAL CODE 441
FEES AND CHARGES
Appendix C - Schedule 8, Toronto Building**

25 219912 BLD 00 BA
3699 BLOOR ST W

Total Permit Fee **\$95.36**

Work Proposed *Other(BA)*

Sub *Police Station with Detention*

Building Classification

Service Index
*Dollars per Square Meter
unless otherwise indicated*

Value in Square Meters
(unless otherwise indicated)

Fee

E. Stand Alone and Miscellaneous Work:

Parking garage repairs	5.96	16	95.36
------------------------	------	----	-------

Total Permit Fee **\$95.36**

Subject to a minimum permit fee of \$206.53

Building Permit [REDACTED]

The reviewed plans and specifications must be available on site during construction/demolition. Changes to these plans and specifications are not to be made unless prior written approval is obtained from the Chief Building Official.

The owner/permit holder is required to comply with the following Permit Notes, which are part of the reviewed permit documents:

- ☐ Standards referenced in Section 1.3 of Division B shall be complied with Table 1.3.1.2.:
 - a) Wood - CAN/CSA- O86-09
 - b) Plain and Reinforced Masonry - CSA-S304.1
 - c) Plain, reinforced and Pre-stressed Concrete - CAN/CSA-23.3, CAN/CSA A23.1, CAN/CSA A23.2
 - d) Structural Steel - CAN/CSA-S16-09
 - e) Parking Structures - CSA-S413
- ☐ Permit issuance does not authorize encroachments onto adjacent property.
- ☐ The City has Relied upon the plans and drawings prepared and submitted by the qualified architects and/or engineers on this project.

The issuance of a permit does not imply a complete design review of this project has been performed and does not relieve the owner and designers from the need to comply with the Ontario Building Code and referenced standards where contravention are subsequently noted.
- ☐ HVAC and PLUMBING are not part of this permit approval.
- ☐ Permit issuance does not include the authority to enter on adjacent property. Refer to City of Toronto Municipal Code, Chapter 363 - Building Construction and Demolition, Article V, Right of Entry, for requirements to allow access onto adjacent property.



**TABCON
CONSULTING INC.**

494 McNicoll Avenue, Suite 201
Toronto, Ontario, M2H 2E1

Tel: (647) 974-7006
Website: www.tabcon.com
E-mail: tabcon@tabcon.com

October 01, 2025

To:

**MS. NAGHMEH TAFAZZOLI, BUILDING ENGINEER
CITY OF TORONTO
399 THE WEST MALL
SOUTH BLOCK FLOOR 1
TORONTO, ONTARIO, M9C 2Y2**

Regarding:

**Project Name: State of Good Repairs (Repair of Exterior
Wall & Replacement of RTU (Roof Top
Units) and BAS Controllers
Project Address: 3699 Bloor Street West, Toronto, ON
Permit Number: 25 219912 BLD 00 BA**

Ms. Tafazzoli,

I, the undersigned, and my team Mechanical design Team, specified equal mechanical units by weight and by size and for that reason I approved the proposed replacement as there is no need to reinforce the roof structure.

If you have any questions, please call me at our office line at 647-974-7006, or my cell, at 416-823-0322.

Yours truly;

Arthur H. Tabrizi

Arthur H. Tabrizi, P.Eng.,
Principal-Tabcon Consulting Inc.



PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

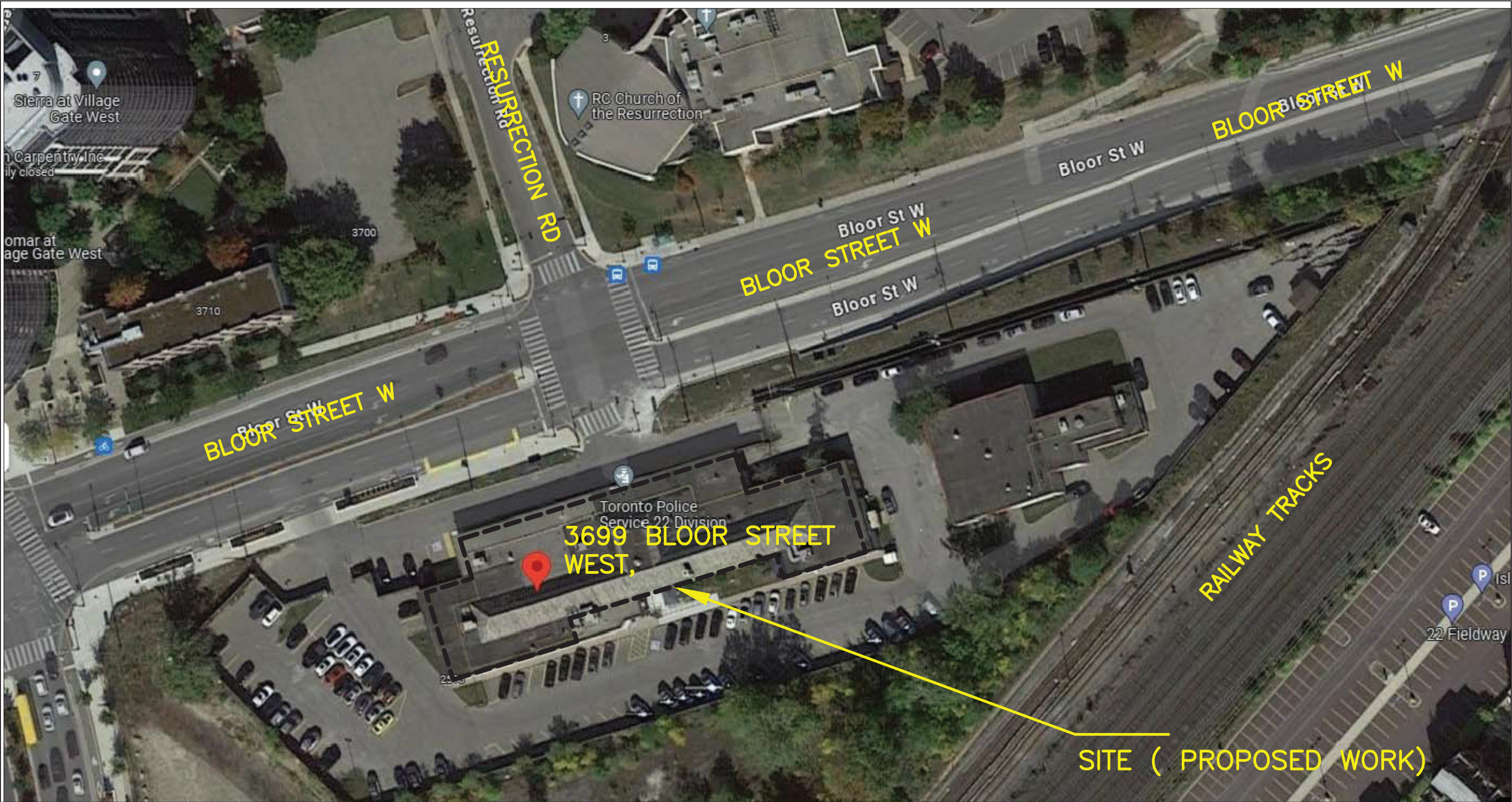
25 219912 BLD 00

ZONING	FOR REFERENCE ONLY
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	

CITY OF TORONTO - CORPORATE REAL ESTATE MANAGEMENT

TPS 22 DIVISION
STATE OF GOOD REPAIRS

3699 BLOOR STREET WEST, TORONTO, ON



1
A1
KEY PLAN
N.T.S.

DRAWING INDEX:

ARCHITECTURAL:

- A1 - KEY PLAN, OBC MATRIX & DRAWING INDEX
A2 - SITE PLAN
A3 - EXISTING BUILDING PLAN - DEMOLITION

STRUCTURAL:

- S1 - BASEMENT FLOOR PLAN & GENERAL NOTES
S2 - GROUND FLOOR PLAN
S3 - ENLARGED PLAN - PROPOSED WORK
S4 - SECTIONS & DETAILS

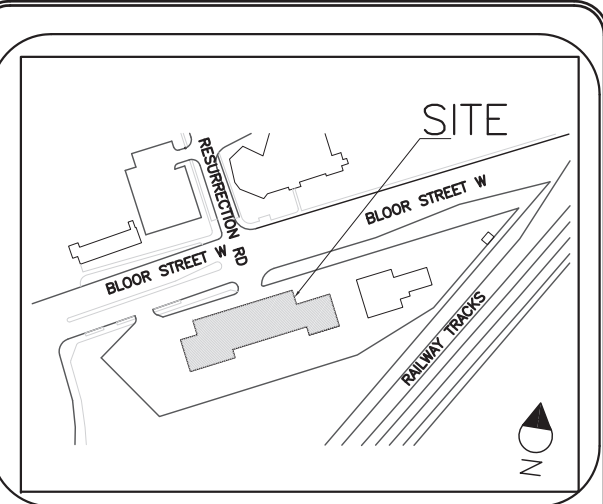
MECHANICAL:

- M1 - LEGEND AND ABBREVIATIONS, MECHANICAL
SCHEDULES AND DRAWING LIST
M2 - HVAC LAYOUT - GROUND FLOOR - DEMOLITION
M3 - HVAC LAYOUT - ROOF - DEMOLITION
M4 - HVAC LAYOUT - GROUND FLOOR - NEW INSTALLATION LAYOUT
M5 - HVAC LAYOUT - ROOF - NEW INSTALLATION
M6 - CONTROL SCHEMATICS AND NOTES

3
A1
DRAWING INDEX
N.T.S.

	ONTARIO BUILDING CODE DATA MATRIX PARTS 11 - RENOVATION OF EXISTING BUILDING	
	EXISTING BUILDING CLASSIFICATION	DESCRIBE EXISTING USE: POLICE STATION WITH DETENTION LOW RISE: (COMBUSTIBLE AND NON-COMBUSTIBLE) CONSTRUCTION INDEX: EIGHT (8) HAZARD INDEX: THREE (3)
11.2	ALTERATION TO EXISTING BUILDING IS	BASIC RENOVATION: ☒ EXTENSIVE RENOVATION: ☐
11.3	REDUCTION IN PERFORMANCE LEVEL	STRUCTURAL: ☒ NO ☐ YES BY INCREASE IN OCCUPANT LOAD: ☒ NO ☐ YES BY CHANGE IN MAJOR OCCUPANCY: ☒ NO ☐ YES PLUMBING: ☒ NO ☐ YES SEWAGE SYSTEM: ☒ NO ☐ YES
11.4	COMPENSATING CONSTRUCTION	STRUCTURAL: ☒ NO ☐ YES INCREASE IN OCCUPANT LOAD: ☒ NO ☐ YES CHANGE IN MAJOR OCCUPANCY: ☒ NO ☐ YES PLUMBING: ☒ NO ☐ YES SEWAGE SYSTEM: ☒ NO ☐ YES
11.5	COMPLIANCE ALTERNATIVES PROPOSED	☒ NO ☐ YES

2
A1
OBC MATRIX
N.T.S.



KEY PLAN

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219912 BLD 00

ZONING	
O.B.C.	
FIRE SERVICES	
O.B.C. (S)	

5		
4	FOR PERMIT-R1	OCT.01,25
3	FOR TENDER/PERMIT	DEC.30,24
2	FOR CLIENT REVIEW @100%	NOV.05,24
1	FOR CLIENT REVIEW @ 30%	OCT.15,24
NO.	REVISION	DATE

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.
LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
PRINTS ARE NOT TO BE SCALED.

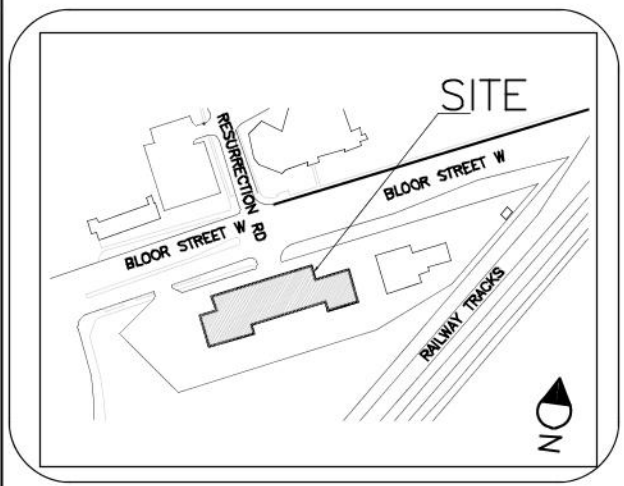
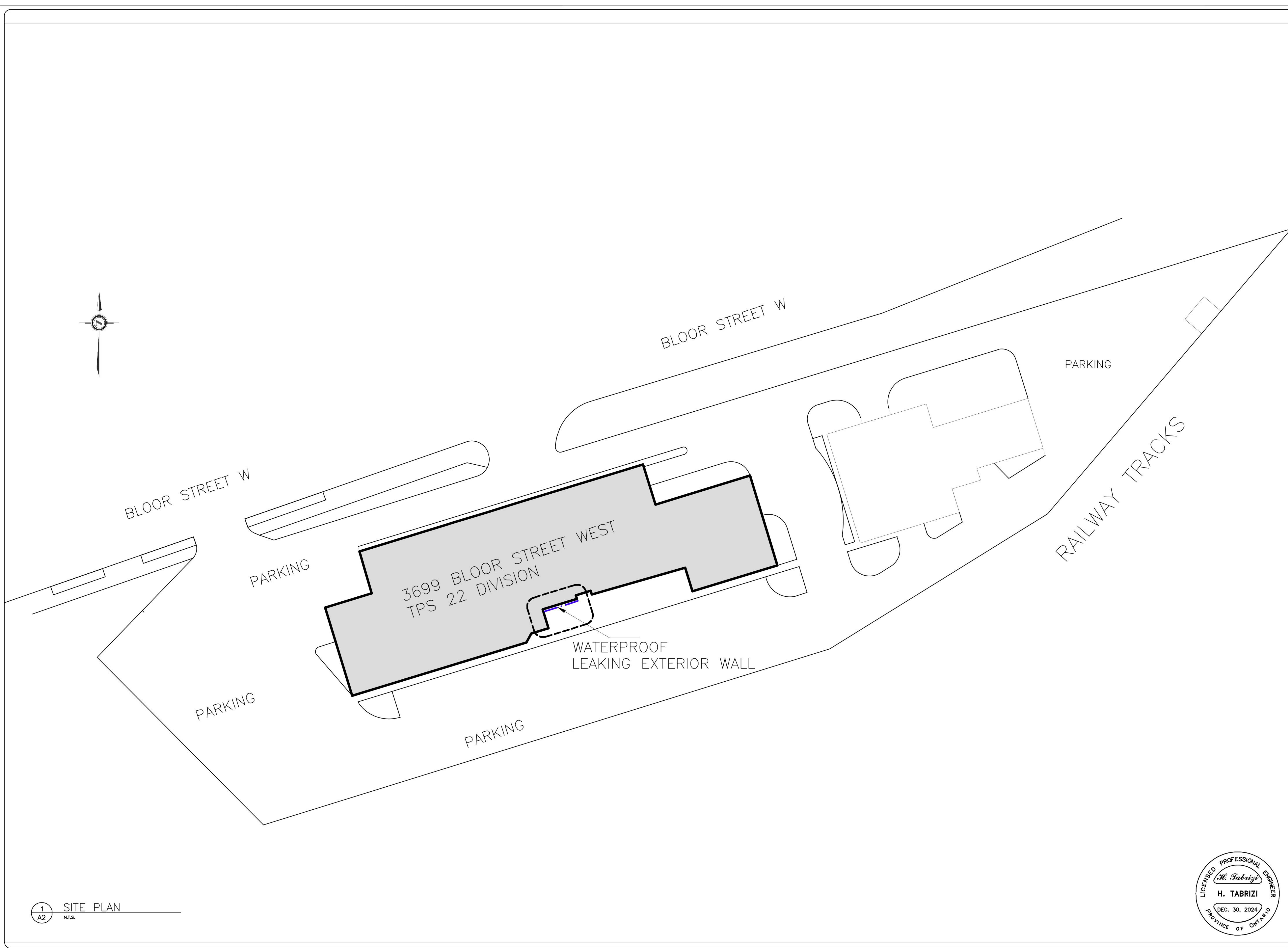


Project Name :
TPS 22 DIVISION
Project Address :
3699 BLOOR STREET WEST
TORONTO, ON
Job Descript. :
STATE OF GOOD REPAIRS

KEY PLAN, OBC MATRIX & DRG. INDEX

Design:	A.T
DRAWN:	E.M.
Approv.:	A.T.
Scale:	As Shown
Date:	OCT. 15,24

Project No.	
Job No.	
Dwg.No.	A1 OF 3



KEY PLAN

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219912 BLD 00

ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

5		
4		
3	FOR TENDER/PERMIT	DEC.30,24
2	FOR CLIENT REVIEW @100%	NOV.05,24
1	FOR CLIENT REVIEW @ 30%	OCT.15,24
NO.	REVISION	DATE

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.

Toronto

CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

TABCON
TABCON CONSULTING INC.

494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION

Project Address :
3699 BLOOR STREET WEST
TORONTO, ON

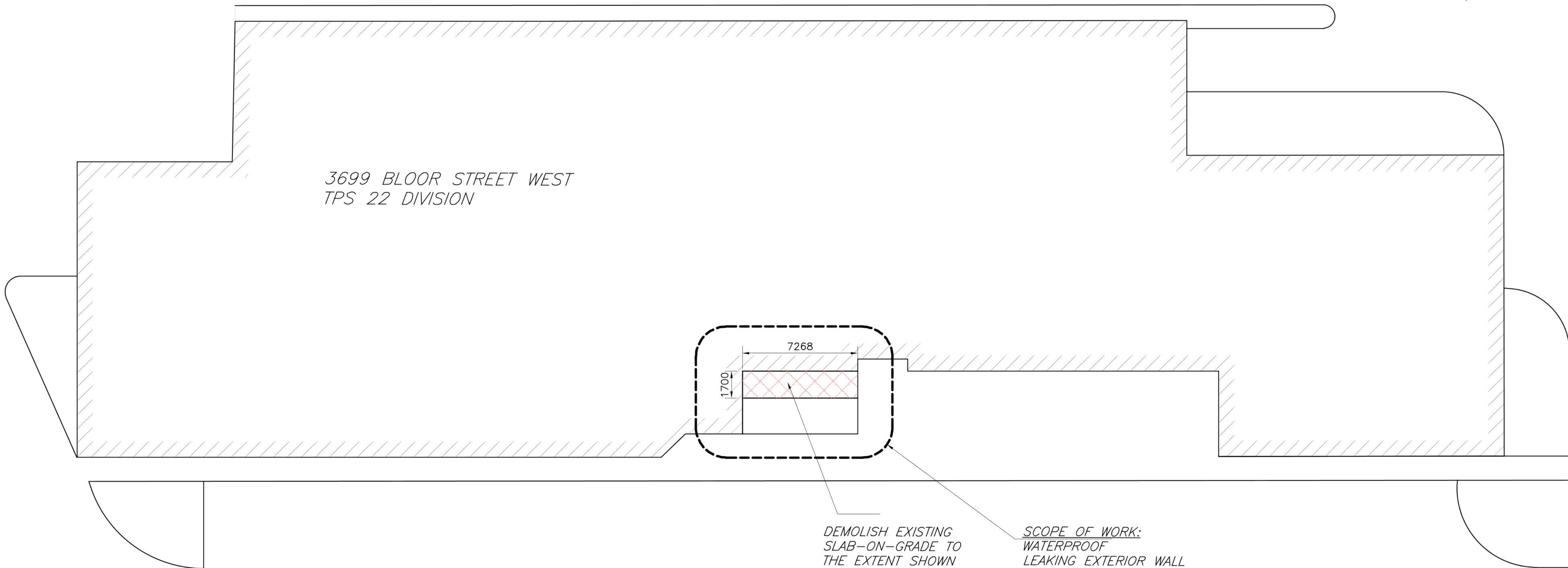
Job Descript. :
STATE OF GOOD REPAIRS

SITE PLAN

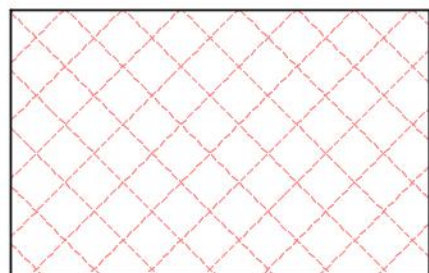
Design:	A.T
DRAWN:	E.M.
Approv.:	A.T.
Scale:	As Shown
Date:	OCT. 15, 24

Project No.		Dwg.No.
Job No.		A2 OF 3





LEGEND:



DENOTE DEMOLITION OF
SLAB-ON-GRADE
AND EXCAVATION AROUND
FOUNDATION WALL

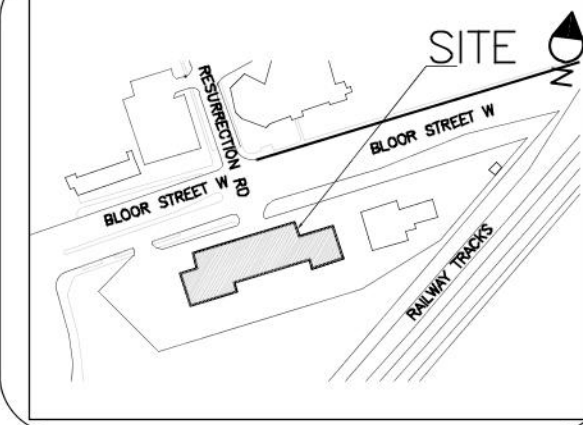
PROPOSED SCOPE OF WORK:

1. SHORE AND BRACE EXISTING METAL GAZEBO.
2. DEMOLISH EXISTING EXTERIOR SLAB-ON-GRADE AND DISPOSE OF SITE.
3. EXCAVATE TO THE BOTTOM OF FOOTING. STORE EXCAVATED MATERIALS.
4. SHORE AND BRACE UNEXCAVATED AREA.
5. CLEAN AND PREPARE FOUNDATION WALL SURFACE.
6. APPLY WATERPROOFING MEMBRANE.
7. EXCAVATE FRENCH DRAIN AND BACKFILL WITH CLEAR STONE.
8. INSTALL NEW WEEPING TILE AND CONNECT TO NEW FRENCH DRAIN.
9. INSTALL PROTECTION BOARD/ RIGID INSULATION/ DRAINAGE BOARD
10. BACKFILL AND COMPACT BACKFILLED GRANULAR.
11. CONSTRUCT NEW CONCRETE SLAB-ON-GRADE.
12. PROVIDE SEMI-RIGID ISOLATION JOINT AND SEALANT BETWEEN NEW SLAB-ON-GRADE AND EXISTING WALL.

Temporary shoring shall be
designed, signed and sealed by a
professional engineer of Ontario.

Project engineer to ensure that structural
integrity of existing foundation and footing
will not be adversely impacted.

1
A3
EXISTING BUILDING PLAN - DEMOLITION
NT.S.



KEY PLAN

Toronto Building

PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219912 BLD 00

ZONING		
O.B.C.	Tafazzoli, Naghmeh	02/Oct/2025
FIRE SERVICES		

NO.	REVISION	DATE
5		
4		
3	FOR TENDER/PERMIT	DEC.30,24
2	FOR CLIENT REVIEW @100%	NOV.05,24
1	FOR CLIENT REVIEW @ 30%	OCT.15,24

NOTE:

CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS AND BE
RESPONSIBLE FOR SAME, REPORTING
ANY DISCREPANCIES TO THE OWNER,
BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY
TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6



TABCON
CONSULTING INC.

494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :

TPS 22 DIVISION

Project Address :

3699 BLOOR STREET WEST
TORONTO, ON

Job Descript. :

STATE OF GOOD REPAIRS

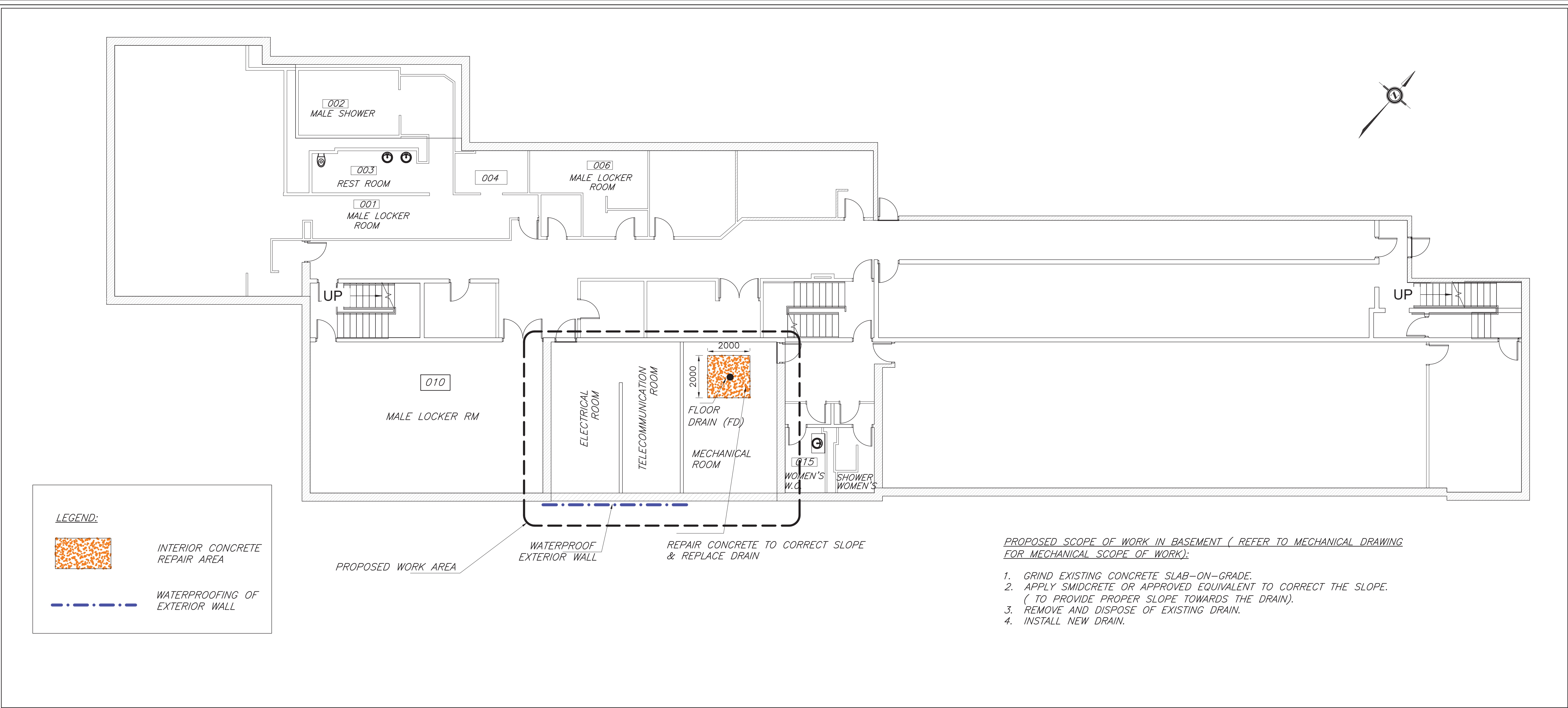
EXISTING BUILDING PLAN - DEMOLITION

Design:	R.A.
DRAWN:	R.A.
Approv.:	A.T.
Scale:	As Shown
Date:	OCT. 15, 24

Project No.	
Job No.	

Dwg.No.

A3
OF 3



1 BASEMENT PLAN
S1 N.T.S.

GENERAL NOTES

- THE DESIGN AND CONSTRUCTION OF ALL WORK ON THIS PROJECT IS TO CONFORM TO THE ONTARIO BUILDING CODE – 2024 INCLUDING ALL AMENDMENTS. AND THE RELEVANT LISTED C.S.A. STANDARDS INCLUDING THE LATEST REVISIONS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND REPORT TO THE ENGINEER ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE JOB BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE THE DRAWINGS
- CONSTRUCTION, FABRICATION, & SHOP DRAWING REVIEW MUST BE PROVIDED AS PER CODE.
- ALL DIMENSIONS ON DRAWINGS ARE IN MILLIMETERS U.N.O.
- APPROVED SHALL MEAN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD.
- DELIVER, HANDLE AND STORE MATERIALS TO AVOID DAMAGE IN ANY MANNER.
- MAINTAIN A SET OF DRAWINGS ON SITE & UPDATE AS NECESSARY WITH CONSTRUCTION RECORD INFORMATION.

1. **SHOP DRAWINGS (GENERAL):**
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN PROVINCE OF ONTARIO, FOR THE FOLLOWING ITEMS AND REQUIRED SPECIFICATION.

1. SHORING FOR EXCAVATION

Temporary shoring shall be designed, signed and sealed by a professional engineer of Ontario.

MATERIALS & STANDARDS
UNLESS NOTED OTHERWISE ON THE DRAWINGS THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION:

- CONCRETE: 35MPa – 28 DAY MIN. COMP. STRENGTH OTHERWISE. TO C.S.A. A23.3 & A23.2 ALL SURFACES EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5%–8% AIR ENTRAINMENT.
- BEARING GROUT: 35MPa – 28 DAY MIN. COMP. STRENGTH NON SHRINK, NON METALLIC
- REINFORCING STL: BILLET STL. BARS TO G30.18–09 GRADE 400R, GRADE 400W WHERE WELDING IS REQUIRED. G30.5
- WELDED STL.WIRE FABRIC: ASTM A307 & A36 OR AS APPROVED BY ENGINEER
- ANCHOR BILTS, NUTS AND WASHERS: ASTM A325 Type 1
- HIGH STRENGTH BOLTS: CSA G40.20/G40.21 300 W OR ASTM F 1554.
- ANCHOR RODS:

CAST-IN-PLACE CONCRETE– GENERAL:

- CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CAN/CSA–A23.1–09– CONCRETE MATERIALS & METHODS OF CONCRETE CONSTRUCTION. AND CAN/CSA – A23.2–09–"METHOD OF TESTS FOR CONCRETE".
- CONCRETE CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENT OF CAN/CSA–A23.3–04– "DESIGN OF CONCRETE STRUCTURES."

INSPECTION

- INDEPENDENT INSPECTION SHALL BE CARRIED OUT FOR:
 - GEOTECHNICAL INSPECTION & TESTING OF SOIL
 - CONCRETE STRENGTH: THREE CYLINDER SAMPLES TO BE COLLECTED ONE SAMPLE TO BE CRUSHED AT 7 DAYS TWO SAMPLES TO BE CRUSHED AT 28 DAYS

REVIEWED FOR REPAIRS ONLY.

NO CHANGE TO ZONING. NO CHANGES TO BUILDING FOOTPRINT OR LANDSCAPING/PARKING/GFA/HEIGHT/SETBACKS. THIS REVIEW DOES NOT ALLEVIATE THE REQUIREMENT TO OBTAIN A BUILDING PERMIT FOR EXISTING ILLEGAL CONSTRUCTION. ANY OTHER WORK REQUIRING A BUILDING PERMIT IS OUTSIDE THE SCOPE OF THIS REVIEW AND MUST BE APPLIED FOR SEPARATELY.

PROPOSED SCOPE OF WORK IN BASEMENT (REFER TO MECHANICAL DRAWING FOR MECHANICAL SCOPE OF WORK):

- GRIND EXISTING CONCRETE SLAB–ON–GRADE.
- APPLY SMIDCRETE OR APPROVED EQUIVALENT TO CORRECT THE SLOPE. (TO PROVIDE PROPER SLOPE TOWARDS THE DRAIN).
- REMOVE AND DISPOSE OF EXISTING DRAIN.
- INSTALL NEW DRAIN.

LEGEND:

INTERIOR CONCRETE REPAIR AREA

WATERPROOFING OF EXTERIOR WALL

2 GENERAL NOTES
S1 N.T.S.

KEY PLAN

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

25 219912 BLD 00

ZONING	Adhia, Sejal	22/Oct/2025
O.B.C.	Tafazzoli, Naghmeh	02/Oct/2025
FIRE SERVICES		
O.B.C. (S)		

5		
4	FOR PERMIT–R1	OCT.01,25
3	FOR TENDER/PERMIT	DEC.30,24
2	FOR CLIENT REVIEW @100%	NOV.05,24
1	FOR CLIENT REVIEW @ 30%	OCT.15,24

NO.	REVISION	DATE

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.

Toronto

CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

TABCON
CONSULTING INC.

494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974–7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION

Project Address :
**3699 BLOOR STREET WEST
TORONTO, ON**

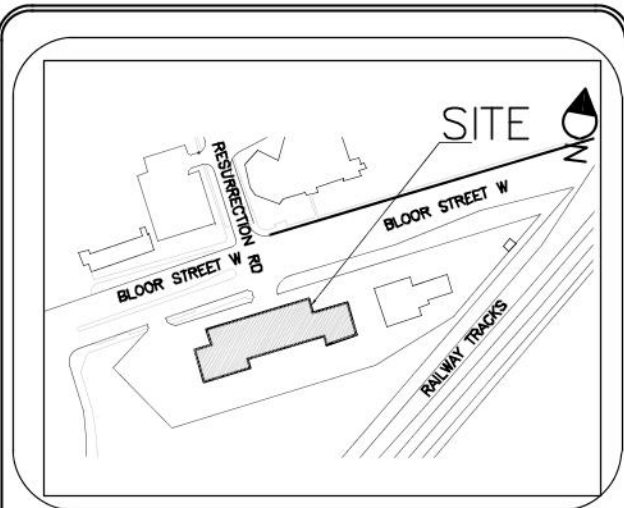
Job Descript. :
STATE OF GOOD REPAIRS

BASEMENT FLOOR PLAN & GENERAL NOTES

Design: A.T
DRAWN: R.A.
Approv.: A.T.
Scale: As Shown
Date: OCT. 15, 24

Project No.	Dwg.No.
Job No.	S1 OF 4

LICENSED PROFESSIONAL ENGINEER
H. TABRIZI
DEC. 30, 2024
PROVINCE OF ONTARIO



KEY PLAN



25 219912 BLD 00

ZONING	Adhia, Sejal	22/Oct/2025
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

NO.	REVISION	DATE
5		
4		
3	FOR TENDER/PERMIT	DEC.30,24
2	FOR CLIENT REVIEW @100%	NOV.05,24
1	FOR CLIENT REVIEW @ 30%	OCT.15,24

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.
LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
PRINTS ARE NOT TO BE SCALED.



CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

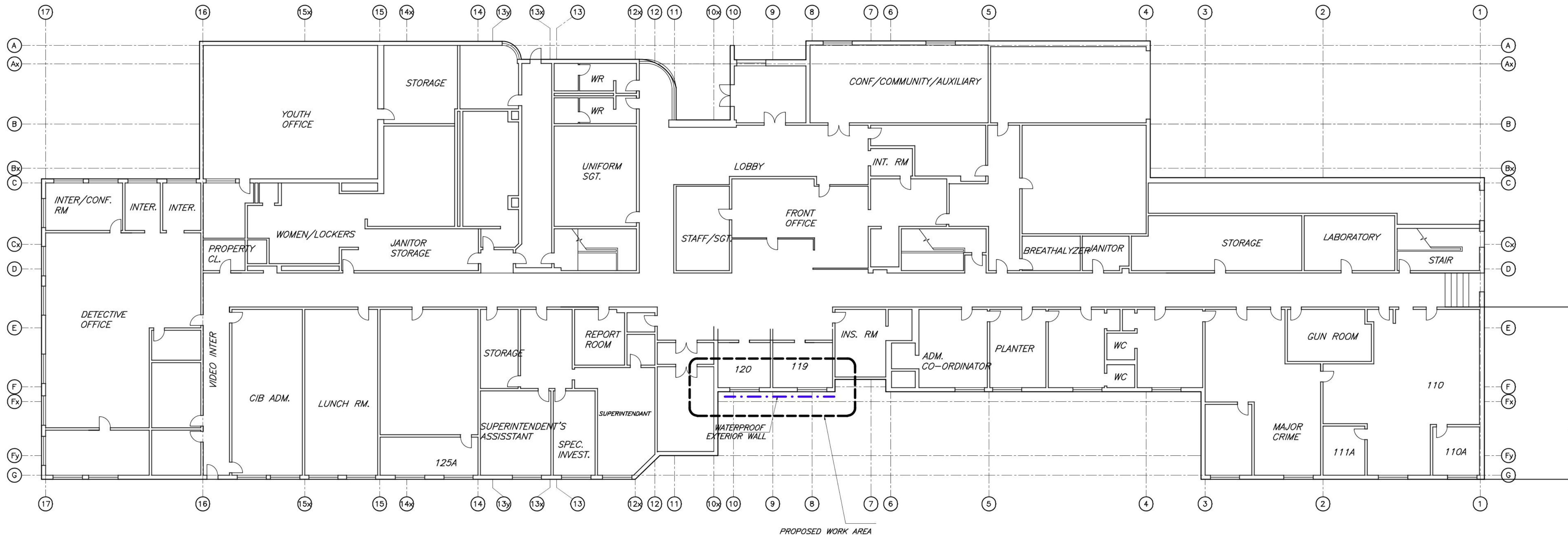
TABCON
CONSULTING INC.
494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION
Project Address :
3699 BLOOR STREET WEST
TORONTO, ON
Job Descript. :
STATE OF GOOD REPAIRS

GROUND FLOOR PLAN- EXISTING

Design:	A.T
DRAWN:	E.M.
Approv.:	A.T.
Scale:	As Shown
Date:	OCT. 15, 24

Project No.	Dwg.No.
Job No.	S2 OF 4



REVIEWED FOR REPAIRS ONLY.
NO CHANGE TO ZONING. NO CHANGES TO BUILDING FOOTPRINT OR LANDSCAPING/PARKING/GFA/HEIGHT/SETBACKS. THIS REVIEW DOES NOT ALLEVIATE THE REQUIREMENT TO OBTAIN A BUILDING PERMIT FOR EXISTING ILLEGAL CONSTRUCTION. ANY OTHER WORK REQUIRING A BUILDING PERMIT IS OUTSIDE THE SCOPE OF THIS REVIEW AND MUST BE APPLIED FOR SEPARATELY.

3699 BLOOR STREET WEST
TPS 22 DIVISION

BASEMENT

NEW SLAB-ON-GRADE

EXTENT OF NEW
WATERPROOFING

EXISTING SLAB-ON-GRADE
TO REMAIN

EXISTING METAL GUARDRAIL

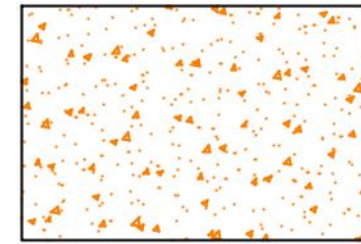
EXISTING CONCRETE RAMP

NEW FRENCH DRAIN

EXISTING METAL GUARDRAIL

NOTE:
EXISTING METAL GAZEBO ON SLAB-ON-GRADE
IS NOT SHOWN FOR CLARITY

LEGEND:



NEW SLAB-ON-GRADE



NEW WATERPROOFING



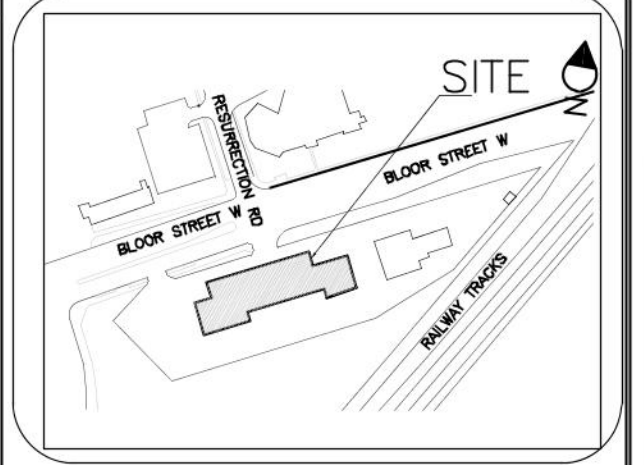
EXISTING SLAB-ON-GRADE



NEW WEeping TILES

PROPOSED SCOPE OF WORK:

1. SHORE AND BRACE EXISTING METAL GAZEBO.
2. DEMOLISH EXISTING EXTERIOR SLAB-ON-GRADE AND DISPOSE OF SITE.
3. EXCAVATE TO THE BOTTOM OF FOOTING. STORE EXCAVATED MATERIALS.
4. SHORE AND BRACE UNEXCAVATED AREA.
5. CLEAN AND PREPARE FOUNDATION WALL SURFACE.
6. APPLY WATERPROOFING MEMBRANE.
7. EXCAVATE FRENCH DRAIN AND BACKFILL WITH CLEAR STONE.
8. INSTALL NEW WEeping TILE AND CONNECT TO NEW FRENCH DRAIN.
9. INSTALL PROTECTION BOARD/ RIGID INSULATION/ DRAINAGE BOARD
10. BACKFILL AND COMPACT BACKFILLED GRANULAR.
11. CONSTRUCT NEW CONCRETE SLAB-ON-GRADE.
12. PROVIDE SEMI-RIGID ISOLATION JOINT AND SEALANT BETWEEN NEW SLAB-ON-GRADE AND EXISTING WALL.



KEY PLAN

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219912 BLD 00

ZONING	O.B.C.	Tafazzoli, Naghmeh	02/Oct/2025
FIRE SERVICES	O.B.C. (S)		

NO.	REVISION	DATE
5		
4		
3	FOR TENDER/PERMIT	DEC.30,24
2	FOR CLIENT REVIEW @100%	NOV.05,24
1	FOR CLIENT REVIEW @ 30%	OCT.15,24

NOTE:
CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS AND BE
RESPONSIBLE FOR SAME, REPORTING
ANY DISCREPANCIES TO THE OWNER,
BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY
TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

TABCON
TABCON
CONSULTING INC.
494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION
Project Address :
3699 BLOOR STREET WEST
TORONTO, ON
Job Descript. :
STATE OF GOOD REPAIRS

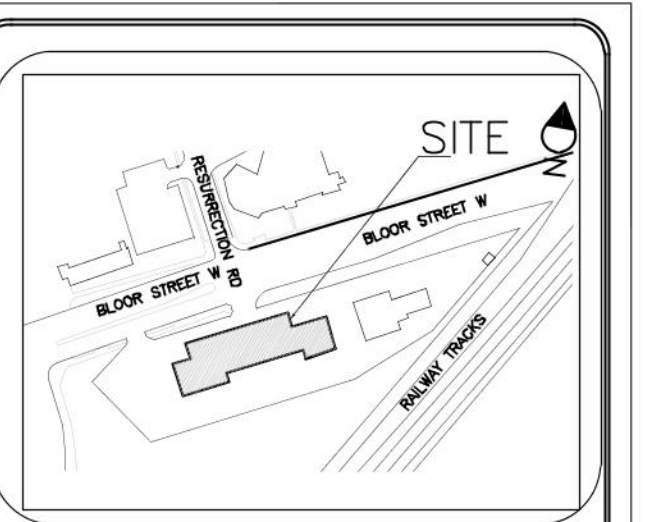
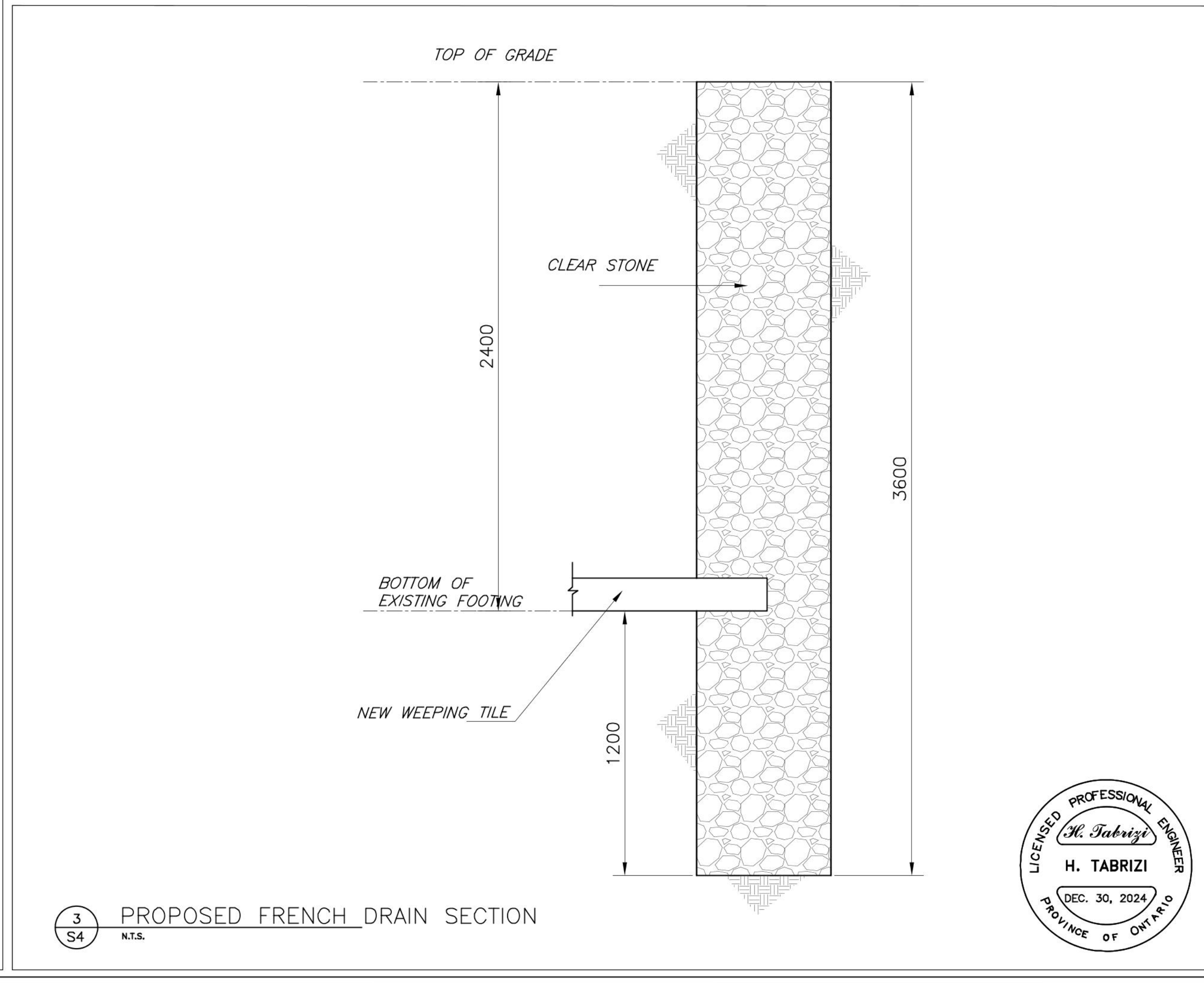
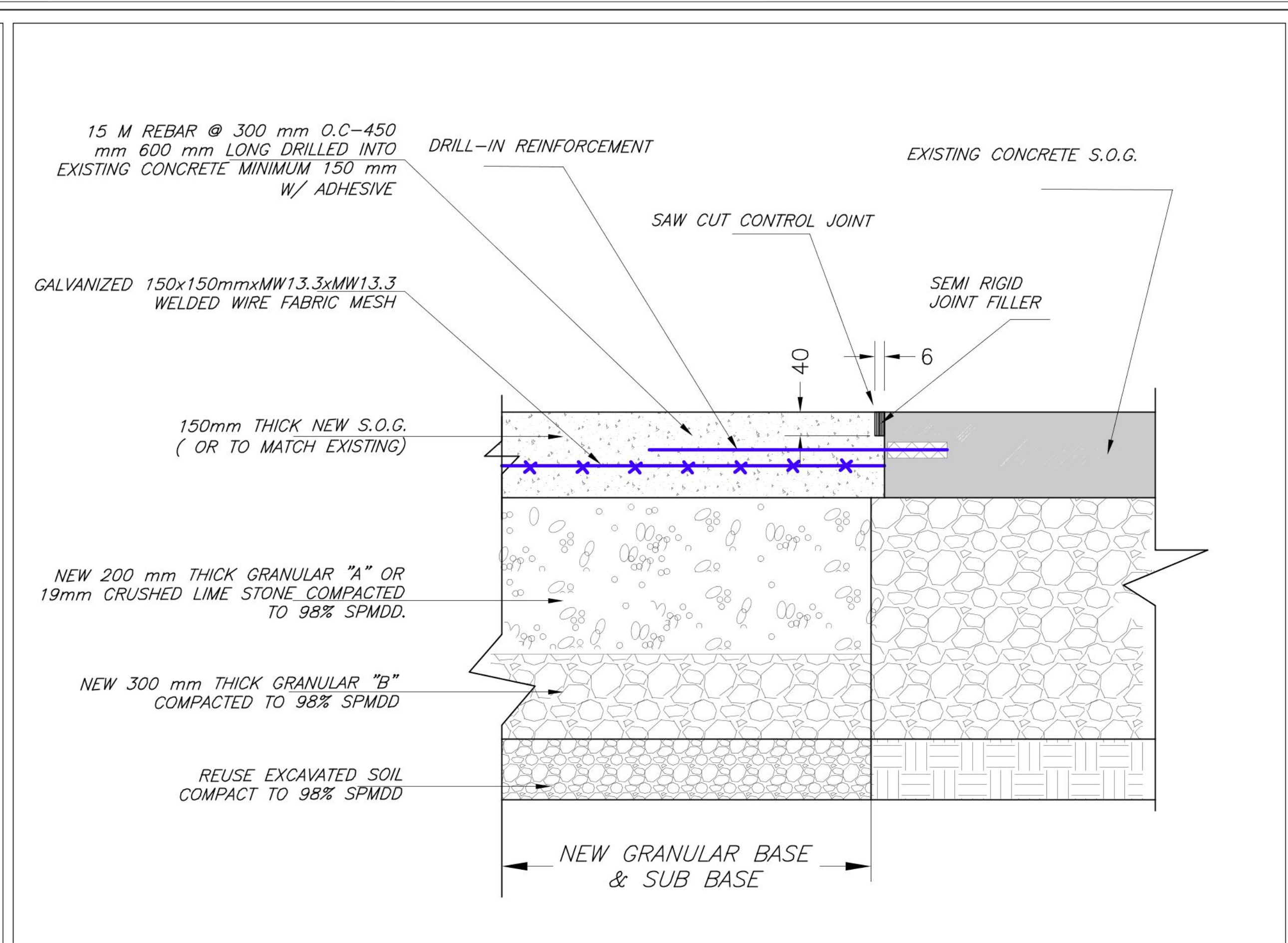
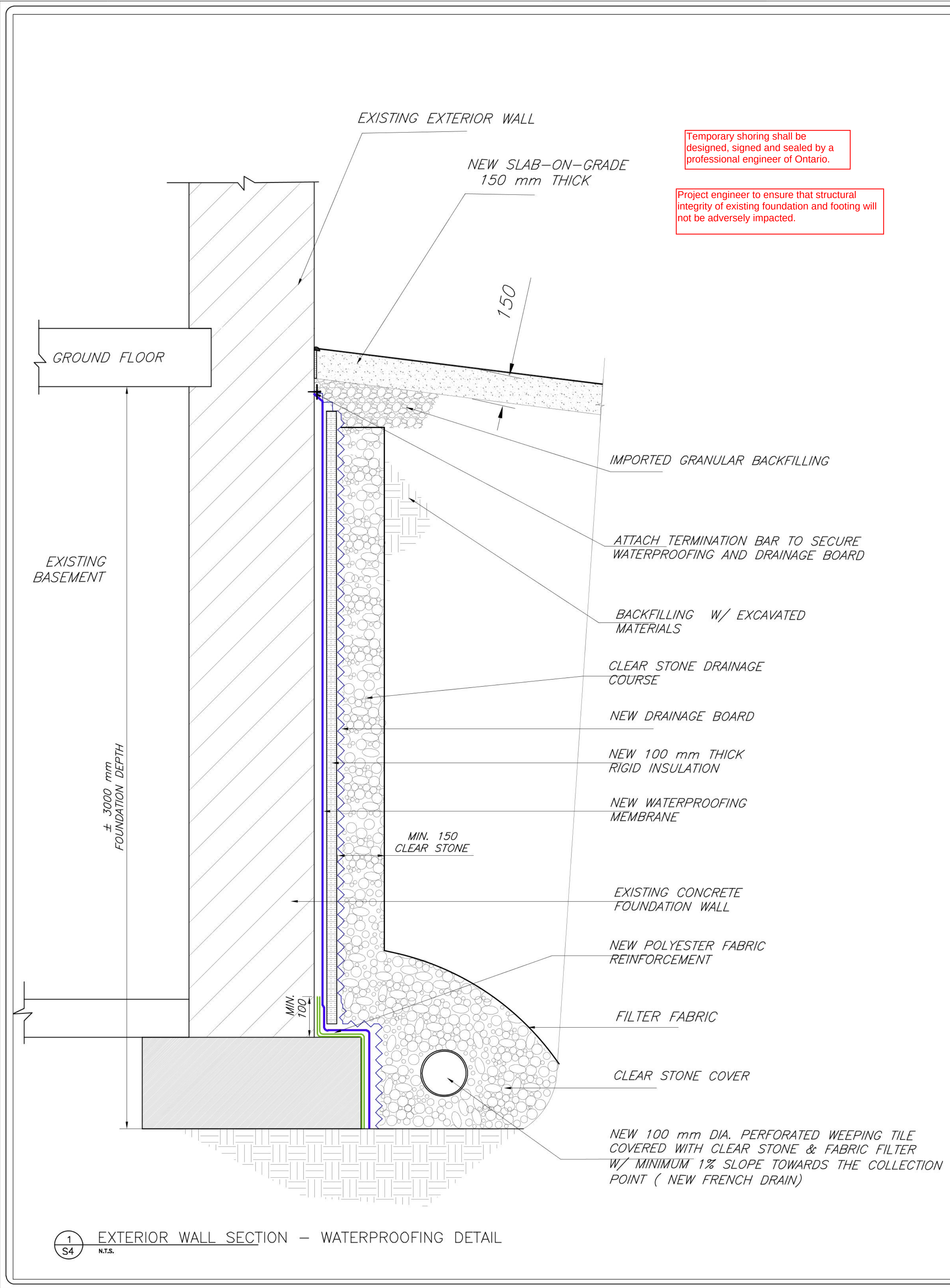
ENLARGED PLAN-PROPOSED WORK

Design:	A.T
DRAWN:	R.A.
Approv.:	A.T.
Scale:	As Shown
Date:	OCT. 15, 24

Project No.	Dwg.No.
Job No.	S3 OF 4



1
S3
1:40
ENLARGED PLAN- PROPOSED WORK



KEY PLAN

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

25 219912 BLD 00

ZONING	O.B.C.	Tafazzoli, Naghmeh	02/Oct/2025
FIRE SERVICES	O.B.C. (S)		

NO.	REVISION	DATE
5		
4		
3	FOR TENDER/PERMIT	DEC.30,24
2	FOR CLIENT REVIEW @100%	NOV.05,24
1	FOR CLIENT REVIEW @ 30%	OCT.15,24

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.
LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
PRINTS ARE NOT TO BE SCALED.

Toronto

CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

TABCON
TABCON CONSULTING INC.

494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION

Project Address :
3699 BLOOR STREET WEST
TORONTO, ON

Job Descript. :
STATE OF GOOD REPAIRS

SECTION & DETAILS

Design:	R.A.
DRAWN:	R.A.
Approv.:	A.T.
Scale:	As Shown
Date:	OCT. 15, 24

Project No.	Dwg.No.
Job No.	S4 OF 4



Not Part of this Permit

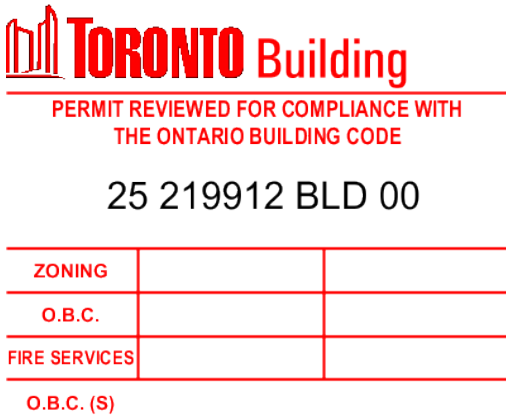
EXISTING ROOF TOP PACKAGE UNIT SCHEDULE							
TAG NO	UNIT	AC-1	AC-2 (++)	AC-3 (++)	AC-4 (++)	AC-5 (**)	AC-6 (**)
GENERAL DATA							
STATUS	EXISTING EQUIPMENT TO REMAIN	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW
TYPE		DX COOLING - INDIRECT GAS FIRED HEAT - SINGLE ZONE CONSTANT VOLUME- SIDE DISCHARGE	DX COOLING - INDIRECT GAS FIRED HEAT - SINGLE ZONE CONSTANT VOLUME- CURB MOUNTED - DOWNFLOW	DX COOLING - INDIRECT GAS FIRED HEAT - SINGLE ZONE CONSTANT VOLUME- SIDE DISCHARGE	DX COOLING - INDIRECT GAS FIRED HEAT - SINGLE ZONE CONSTANT VOLUME- SIDE DISCHARGE	DX COOLING - INDIRECT GAS FIRED HEAT - SINGLE ZONE CONSTANT VOLUME- SIDE DISCHARGE	DX COOLING - INDIRECT GAS FIRED HEAT - SINGLE ZONE CONSTANT VOLUME- CURB MOUNTED - DOWNFLOW
SERVING		AREAS AS NOTED ON PLAN - BASED ON BEST LEVEL OF INFORMATION MADE AVAILABLE AT TIME DESIGN					
MAKE		NV	NV	NV	CARRIER	CARRIER	
MODEL		NV	NV	NV	48TME014-A-101	48TME009-M-101HQ	
APPROX WEIGHT - AS NOTED IN DESIGN DRAWINGS - NOT VERIFIED	LBS	1300	1300	1300	1300	1300	1300
AIRFLOW							
NOMINAL SUPPLY AIR FLOW	CFM	4800	3400	4800	5000	3000	
EXTERNAL STATIC PRESSURE BASED ON DESIGN DRAWINGS	INCH W.G.	1.25	1.25	1.25	1.25	1.25	
OUTDOOR AIRFLOW	CFM	N/A	N/A	N/A	N/A	N/A	
BLOWER FAN MOTOR HP - AS NOTED IN DESIGN DRAWINGS - NOT VERIFIED	HP	5	5	5	5	5	
COOLING							
NOMINAL COOLING CAPACITY	TR	12.50	8.50	12.50	11.33	8.33	
EER		N/A	N/A	N/A	9.5	10.1	
REFRIGERANT		VERIFY WITH MANUFACTURER'S LOCAL REPRESENTATIVE AND RECOVER, IF REQUIRED					
HEATING							
TYPE		INDIRECT FIRED	INDIRECT FIRED	INDIRECT FIRED	INDIRECT FIRED	INDIRECT FIRED	
HEATING INPUT	MBH	235	130	130	200	144	
HEATING OUTPUT	MBH	168	104	104	160	115	
FUEL		NATURAL GAS	NATURAL GAS	NATURAL GAS	NATURAL GAS	NATURAL GAS	
ELECTRICAL DATA - CONTRACTOR TO SITE VERIFY EXISTING POWER SUPPLY PRIOR TO ORDER OF NEW EQUIPMENT							
POWER SUPPLY		575 V / 3 PH / 60 HZ	575 V / 3 PH / 60 HZ	575 V / 3 PH / 60 HZ	575 V / 3 PH / 60 HZ	575 V / 3 PH / 60 HZ	
MCA	A	N/A	N/A	N/A	N/A	N/A	
MFS	A	N/A	N/A	N/A	N/A	N/A	
FEATURES + ACCESSORIES (AS PER DESIGN DRAWINGS NOT INDEPENDENTLY VERIFIED)							
		TWO STAGE HEATING	TWO STAGE HEATING	TWO STAGE HEATING	TWO STAGE HEATING	TWO STAGE HEATING	TWO STAGE HEATING
		TWO STAGE COOLING	TWO STAGE COOLING	TWO STAGE COOLING	TWO STAGE COOLING	TWO STAGE COOLING	TWO STAGE COOLING
		ECONOMIZER	ECONOMIZER	ECONOMIZER	ECONOMIZER	ECONOMIZER	ECONOMIZER
			ROOF CURB		2 STAGE FAN	2 STAGE FAN	ROOF CURB
** DATA TAKEN FROM IBI REPORT DATED 31-JAN-2024 - DATA SHOWN OVERRIDES INFORMATION AS CARRIED IN DESIGN DRAWING EXCEPT FOR VALUE FOR ESP AS NOTED WHICH IS TAKEN FROM INFORMATION FROM DESIGN DRGS FOR PURPOSES OF CONTINUITY OF INFORMATION							
++ - DATA NOTED IN THE SCHEDULE IS TAKEN FROM DESIGN DRAWINGS - THEY ARE NOT PHYSICALLY VERIFIED BY US ON SITE DUE TO ACCESS LIMITATIONS. EQUIPMENT MODEL / MAKE IS NOTED AS "NV" (NOT VERIFIED) - CONTRACTOR TO SITE VERIFY - DATA PROVIDED IS PROVIDED ONLY FOR CONTINUITY OF INFORMATION IN ORDER TO MAINTAIN BASE DESIGN INTENT INTACT							

DRAWING LIST	
DRAWING NO	TITLE
M1	LEGEND AND ABBREVIATION, EQUIPMENT SCHEDULES AND DRAWING LIST
M2	HVAC LAYOUT - GROUND FLOOR - DEMOLITION
M3	HVAC LAYOUT - ROOF - DEMOLITION
M4	HVAC LAYOUT - GROUND FLOOR - NEW INSTALLATION
M5	HVAC LAYOUT - ROOF - NEW INSTALLATION
M6	CONTROL SCHEMATICS, CONTROL LEGENDS AND NOTES

ABOVE DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS

NEW ROOF TOP PACKAGE UNIT SCHEDULE							
TAG NO	UNIT	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6
GENERAL DATA							
STATUS		EXISTING EQUIPMENT TO REMAIN	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW	EXISTING EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW
TYPE			DX COOLING - HEAT PUMP- INDIRECT GAS FIRED SUPPLEMENTARY HEAT - SINGLE ZONE CONSTANT VOLUME- SIDE DISCHARGE	DX COOLING - HEAT PUMP- INDIRECT GAS FIRED SUPPLEMENTARY HEAT - SINGLE ZONE CONSTANT VOLUME- CURB MOUNTED- DOWNFLOW	DX COOLING - HEAT PUMP- INDIRECT GAS FIRED SUPPLEMENTARY HEAT - SINGLE ZONE CONSTANT VOLUME- CURB MOUNTED - SIDE DISCHARGE	DX COOLING - HEAT PUMP- INDIRECT GAS FIRED SUPPLEMENTARY HEAT - SINGLE ZONE CONSTANT VOLUME- CURB MOUNTED - SIDE DISCHARGE	DX COOLING - HEAT PUMP- INDIRECT GAS FIRED SUPPLEMENTARY HEAT - SINGLE ZONE CONSTANT VOLUME- CURB MOUNTED- DOWNFLOW
ADAPTER CURB (VENDOR TO SITE SURVEY AND DESIGN CURB TO SUIT)			OPTIONAL IF REQUIRED TO CONFIGURE EQUIPMENT FOR SIDE DISCHARGE	REQUIRED	OPTIONAL IF REQUIRED TO CONFIGURE EQUIPMENT FOR SIDE DISCHARGE	OPTIONAL IF REQUIRED TO CONFIGURE EQUIPMENT FOR SIDE DISCHARGE	REQUIRED
SERVING			CORRIDOR / LAB / STORAGE	DETECTIVE OFFICES	OFFICES AND LUNCH ROOM	OFFICES	OFFICE / LOBBY / CONFERENCE / CELLS
MAKE			AAON	AAON	AAON	AAON	AAON
MODEL			RNA-013-B-A-4-GJB0B-CB1B0	RNA-009-B-A-4-GJA0B-CB1B0	RNA-013-B-A-4-GJB0B-CB1B0	RNA-011-B-A-4-GJA0B-CB1B0	RNA-009-B-A-4-GJA0B-CB1B0
APPROX WEIGHT (BASE UNIT)	LBS		2017	1684	2017	1705	1684
AIRFLOW							
SUPPLY AIR FLOW	CFM		4800	3400	4800	5000	3000
EXTERNAL STATIC PRESSURE	INCH W.G.		1.25	1.25	1.25	1.25	1.25
OUTDOOR AIRFLOW, INSTALLER TO SET DURING COMMISSIONING	CFM		220	216	350	350	630
BLOWER FAN BLIP AT ABOVE PERFORMANCE	IHP		3.32	1.78	3.32	3.54	1.44
BLOWER FAN MOTOR HP	HP		5	3	5	5	3
COOLING							
GROSS COOLING CAPACITY	MBH		169.2	102.9	169.2	137.6	100.7
	TR		14.10	8.58	14.10	11.47	8.39
GROSS SENSIBLE COOLING CAPACITY	MBH		129.90	84.20	129.90	119.50	78.50
EAT - DB / WB	DEG F		78 / 64.9	78 / 64.9	78 / 64.9	78 / 64.9	78 / 64.9
REFRIGERANT			R-454B	R-454B	R-454B	R-454B	R-454B
CONDENSER EAT	DEG F		95	95	95	95	95
EER @ OPERATIONAL CONDITIONS			11.07	12.74	11.07	12.54	12.74
PRIMARY HEATING MODE							
TYPE			HEAT PUMP	HEAT PUMP	HEAT PUMP	HEAT PUMP	HEAT PUMP
HEATING CAPACITY AT 32 DEG F	MBH		107.8	64.70	107.8	86.50	64.60
HEATING CAPACITY AT 12 DEG F	MBH		77.7	47.80	77.7	63.10	47.80
COP @ 32DEG F			2.52	2.50	2.52	2.43	2.51
SUPPLEMENTARY HEATING							
TYPE			INDIRECT FIRED	INDIRECT FIRED	INDIRECT FIRED	INDIRECT FIRED	INDIRECT FIRED
HEATING INPUT	MBH		195	195	195	195	195
HEATING OUTPUT	MBH		158	158	158	158	158
FUEL			NATURAL GAS	NATURAL GAS	NATURAL GAS	NATURAL GAS	NATURAL GAS
ELECTRICAL DATA							
POWER SUPPLY			575V / 3PH / 60 HZ	575V / 3PH / 60 HZ	575V / 3PH / 60 HZ	575V / 3PH / 60 HZ	575V / 3PH / 60 HZ
MCA	A		28	18	28	26	18
MFS	A		35	20	35	30	20
ACCESSORIES							
			100% OUTDOOR AIR REFERENCE ETHALPY ECONOMIZER				
			AIR SOURCE HEAT PUMP				
			115V - CONVENIENCE OUTLET - FIELD WIRED				
			MERV 8 FILTER				
			ECM CONDENSER FAN WITH HEAD PRESSURE CONTROL				
			PHASE AND BROWN OUT PROTECTION				
			STAINLESSS STEEL DRAIN PAN				
			NON FUSED DISCONNECT				
			INTEGRATED BACNET MSTP CONTROLLER				

OUTDOOR AIRFLOW SIZED IN ACCORDANCE WITH ASHRAE 62.1 WITH DISTRIBUTION / VENTILATION 0.8 EFFECTIVENESS FACTOR



2	ISSUED FOR TENDER / PERMIT	DEC 23, 2024
1	30% DD - FOR CLIENT REVIEW	OCT16, 2024
NO.	REVISION	DATE

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

MECHANICAL ENGINEER



A & T CONSULTANTS
ENGINEERS AND PROJECT MANAGERS
7 INVITATIONAL ROAD
BRAMPTON, ON L6P 2H1
PH: 416-841-6869



TABCON
CONSULTING INC.
494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION
Project Address :
3699 BLOOR STREET W
TORONTO, ON
Job Descript. :
REPLACEMENT OF HVAC ROOFTOP EQUIPMENT AND BAS UPGRADE
Drawing Title:
LEGEND AND ABBREVIATIONS, MECHANICAL SCHEDULES AND DRAWING LIST

Design:	J.T.
DRAWN:	J.T.
Approv.:	J.T.
Scale:	NOT TO SCALE
Date:	03-OCT-2024

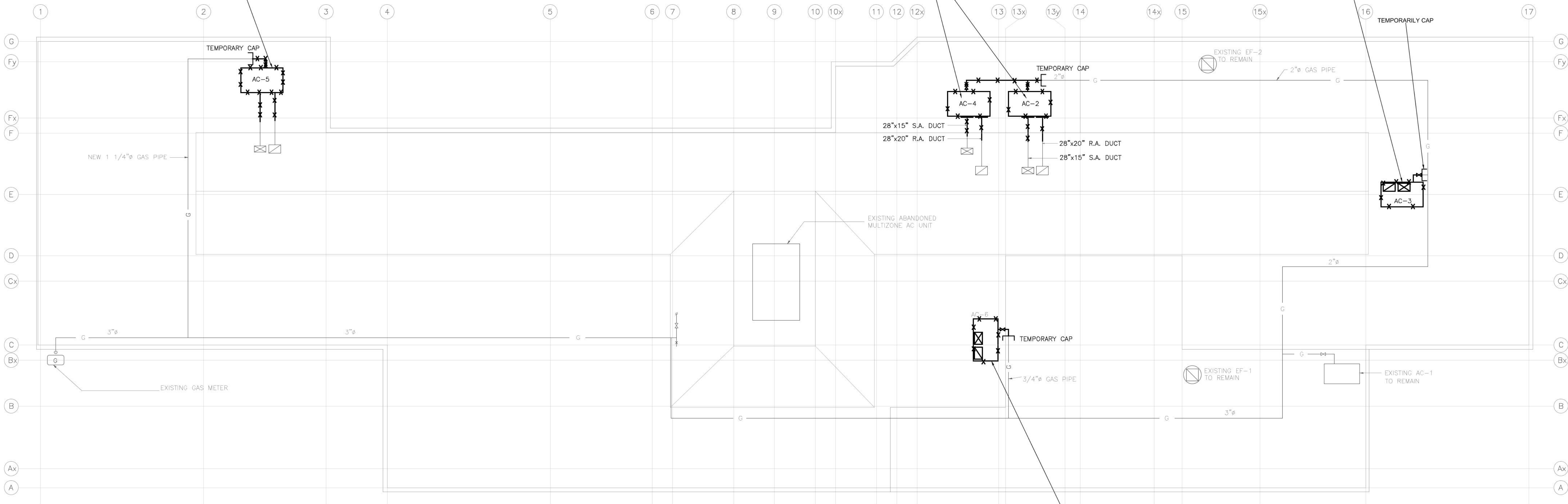
Job No. 23-1059	Dwg.No. M1
--------------------	--------------------------

Not Part of this
Permit

DEMOLISH EXISTING ROOF TOP UNIT - AC-5
DISCONNECT POWER FEED FROM LOCAL DISCONNECT
DEMOLISH CONTROL WIRING TO THE EQUIPMENT
DEMOLISH SUPPLY AND RETURN AIR DUCT CONNECTION TO EQUIPMENT
DISCONNECT NATURAL GAS CONNECTION AND ISOLATION VALVE AND TEMPORARILY CAP NATURAL GAS PIPING TILL CONNECTION TO NEW EQUIPMENT
ISOLATE POWER AND GAS SERVICE TO THIS EQUIPMENT AND VENT GAS PIPING PRIOR TO DEMOLITION

DEMOLISH EXISTING ROOF TOP UNIT - AC-2 AND AC-4
DISCONNECT POWER FEED FROM LOCAL DISCONNECT
DEMOLISH CONTROL WIRING TO THE EQUIPMENT
DEMOLISH SUPPLY AND RETURN AIR DUCT CONNECTION TO EQUIPMENT
DISCONNECT NATURAL GAS CONNECTION AND ISOLATION VALVE AND TEMPORARILY CAP
NATURAL GAS PIPING TILL CONNECTION TO NEW EQUIPMENT
ISOLATE POWER AND GAS SERVICE TO THIS EQUIPMENT AND VENT GAS PIPING PRIOR TO
DEMOLITION

DEMOLISH EXISTING ROOF TOP UNIT - AC-3
DISCONNECT POWER FEED FROM LOCAL DISCONNECT
DEMOLISH CONTROL WIRING TO THE EQUIPMENT
DEMOLISH SUPPLY AND RETURN AIR DUCT CONNECTION TO EQUIPMENT
DISCONNECT NATURAL GAS CONNECTION AND ISOLATION VALVE AND TEMPORARILY CAP NATURAL GAS PIPING TILL CONNECTION TO
NEW EQUIPMENT
ISOLATE POWER AND GAS SERVICE TO THIS EQUIPMENT AND VENT GAS PIPING PRIOR TO DEMOLITION



25 219912 BLD 00

ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

2	ISSUED FOR TENDER / PERMIT	DEC 23, 2024
1	30% DD - FOR CLIENT REVIEW	OCT16, 2024
NO.	REVISION	DATE

NOTE:

CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS AND BE
RESPONSIBLE FOR SAME, REPORTING
ANY DISCREPANCIES TO THE OWNER,
BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY
TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

MECHANICAL ENGINEER



Consultants

A & T CONSULTANTS
ENGINEERS AND PROJECT MANAGERS
7 INVITATIONAL ROAD
BRAMPTON, ON L6P 2H1
PH: 416-841-6869



TABCON
CONSULTING INC.
494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :

TPS 22 DIVISION

Project Address :

3699 BLOOR STREET W
TORONTO, ON

Job Descript. :

REPLACEMENT OF HVAC ROOFTOP
EQUIPMENT AND BAS UPGRADE

Drawing Title:

HVAC LAYOUT
ROOF
DEMOLITION

Design: J.T.

DRAWN: J.T.

Approv.: J.T.

Scale: 3/32" = 1 FT

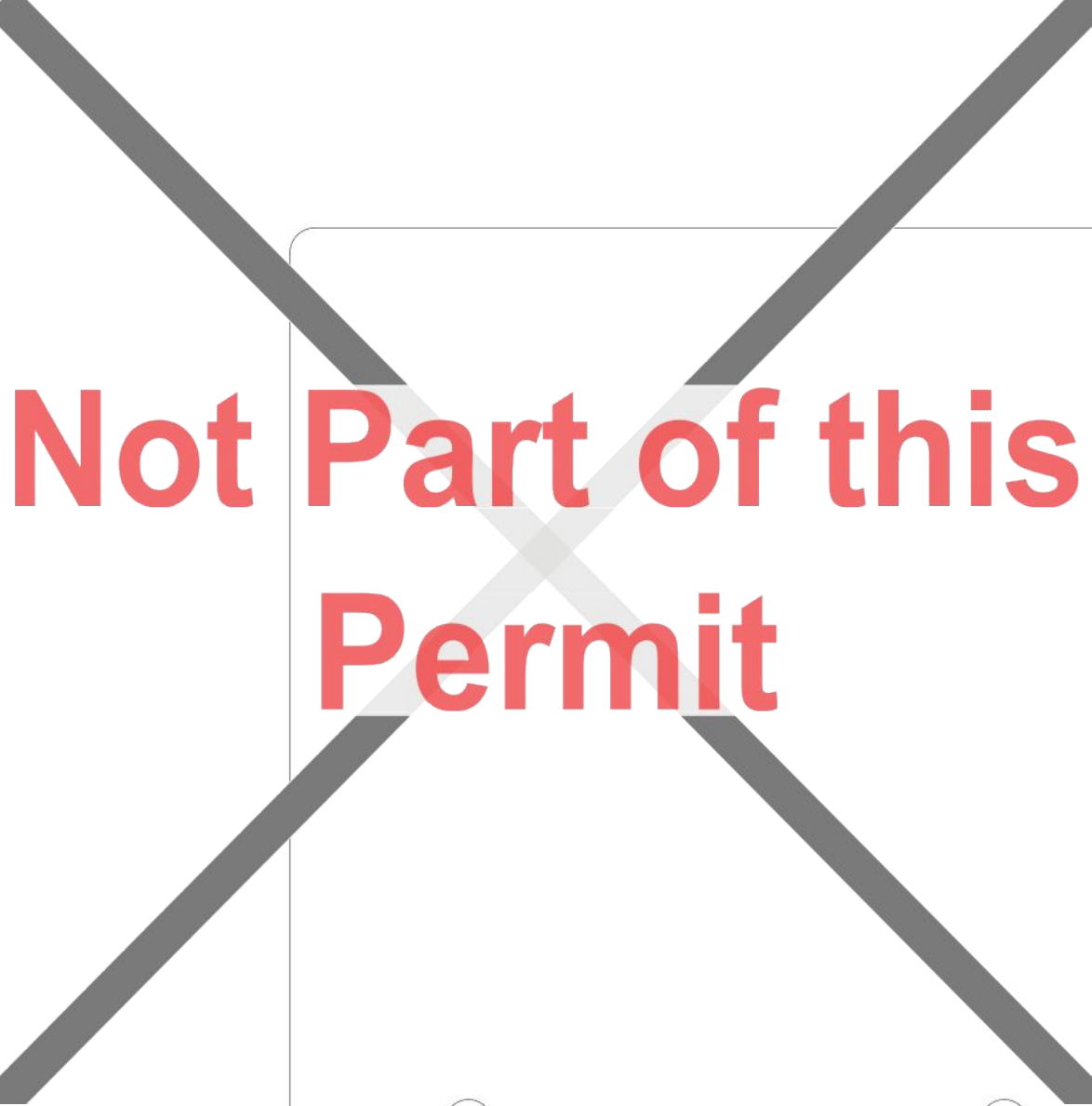
Date: 03-OCT-2024

Job No.
23-1059

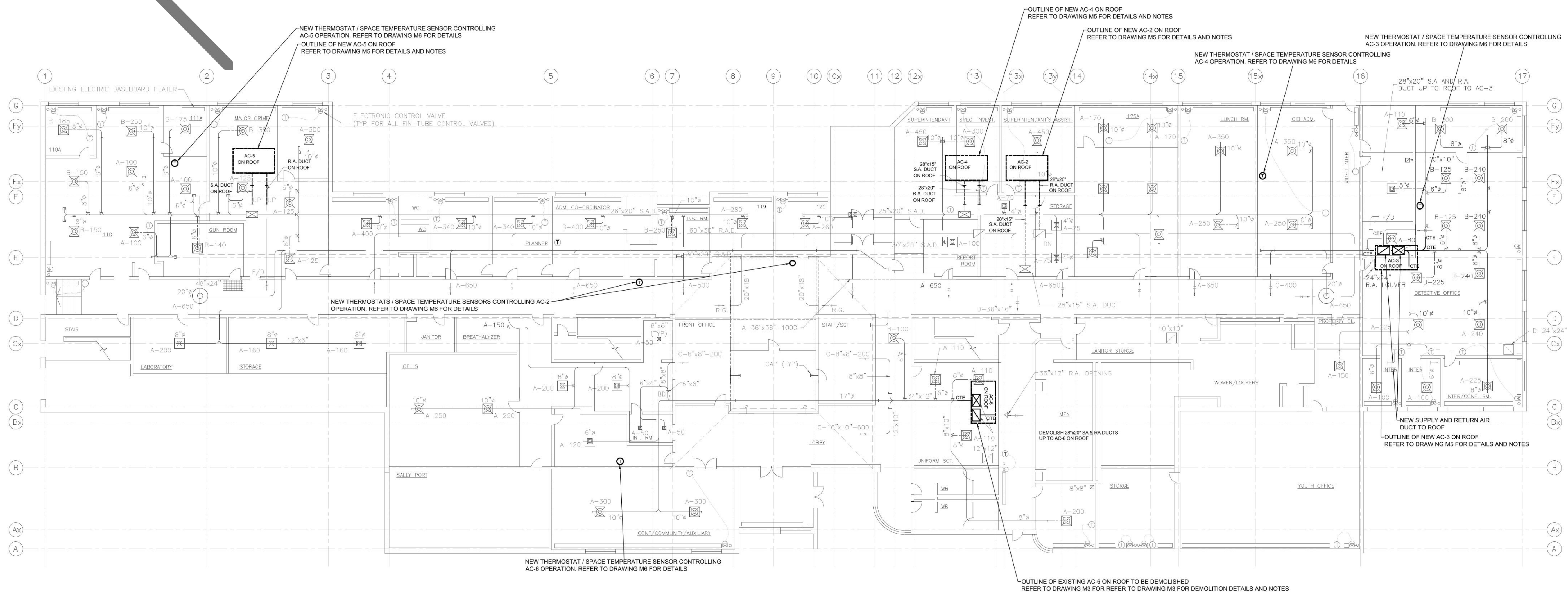
Dwg.No.

M3





Not Part of this Permit



NOTE:

1. THE LAYOUT OF THE EXISTING HVAC LAYOUT SHOWN ON THIS PLAN IS PREPARED USING THE LEVEL OF INFORMATION MADE AVAILABLE AT THE TIME OF DESIGN AND MAY NOT REPRESENT THE ACTUAL LAYOUT / INSTALLATION AT SITE.
REFERENCE DRAWING USED AS BASIS - AS BUILT DRAWING - DRAWING M1 DATED 03-SEP-2004 PREPARED BY MOON-MATZ LTD
2. BASED ON THE BAS POINT LIST PROVIDED, THERE ARE ZONE CONTROLS. HOWEVER THE LAYOUT AND ZONING INFORMATION IS NOT KNOWN. AS PART OF THE SCOPE OF WORK, ALL ZONE CONTROLS TO REMAIN AND TO BE INTEGRATED WITH THE UPGRADE BUILDING AUTOMATION CONTROLS.
3. NO PHYSICAL VERIFICATION ON THE ACCURACY OF INFORMATION AS TRANSFERRED FROM THE ABOVE REFERRED DRAWING HAS BEEN DONE BY US. INSTALLER TO SITE COORDINATE INSTALLATION, ADVISE ENGINEER, IF MAJOR DEVIATIONS FROM THAT SHOWN ON THIS DRAWING EXIST



25 219912 BLD 00

ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

2	ISSUED FOR TENDER / PERMIT	DEC 23, 2024
1	30% DD - FOR CLIENT REVIEW	OCT16, 2024
NO.	REVISION	DATE

NOTE:

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY
TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

MECHANICAL ENGINEER



Consultants

A & T CONSULTANTS
ENGINEERS AND PROJECT MANAGERS
7 INVITATIONAL ROAD
BRAMPTON, ON L6P 2H1
PH: 416-841-6869



494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION

Project Address :
3699 BLOOR STREET W
TORONTO, ON

Job Descript. :
REPLACEMENT OF HVAC ROOFTOP
EQUIPMENT AND BAS UPGRADE

Drawing Title:
HVAC LAYOUT
GROUND FLOOR
NEW INSTALLATION LAYOUT

Design:	J.T.
DRAWN:	J.T.
Approv.:	J.T.
Scale:	3/32" = 1 FT
Date:	03-OCT-2024

Job No.
23-1059

Dwg.No.

M4

Not Part of this Permit

NEW ROOFTOP HVAC UNIT. PROVIDE 3" HIGH HOUSEKEEPING PAD / MODIFY EXISTING HOUSEKEEPING PAD AS REQUIRED TO SUIT THE BASE OF NEW EQUIPMENT. INSTALLING CONTRACTOR TO CARRY COST INCLUDING COST OF STRUCTURAL ENGINEER TO DESIGN / MODIFY THE HOUSEKEEPING PAD

CONNECT POWER FEED FROM EXISTING LOCAL DISCONNECT WHICH WAS SERVING THE DEMOLISHED HVAC UNIT. LICENSED ELECTRICIAN HIRED BY THIS CONTRACTOR TO VERIFY ADEQUACY OF SERVICE BASED ON DETAILS PROVIDED FOR NEW EQUIPMENT ON DRAWING M1. IF EXISTING SERVICE REQUIRES UPGRADE, PLEASE ADVISE ENGINEER

INSTALL NEW CONTROL WIRING FROM NEW TEMPERATURE SENSOR - REFER TO DRAWING M6 FOR CONTROL DETAILS

CONNECT SUPPLY AND RETURN AIR DUCT TO EQUIPMENT

REMOVE TEMPORARY CAP ON EXISTING PIPING AND INSTALL NEW GAS PIPING AND ISOLATION VALVE BETWEEN EQUIPMENT AND EXISTING PIPING

EXISTING PROVIDE U-TRAP ON CONDENSATE DRAIN

COMMISSION EQUIPMENT AND BALANCE EQUIPMENT SUPPLY AIR AND OUTDOOR AIRFLOW TO VALUES AS SCHEDULED

DEMOLISH EXISTING ROOF TOP UNIT - AC-2 AND AC-4
NEW ROOFTOP HVAC UNIT. PROVIDE 3" HIGH HOUSEKEEPING PAD / MODIFY EXISTING HOUSEKEEPING PAD AS REQUIRED TO SUIT THE BASE OF NEW EQUIPMENT. INSTALLING CONTRACTOR TO CARRY COST INCLUDING COST OF STRUCTURAL ENGINEER TO DESIGN / MODIFY THE HOUSEKEEPING PAD

CONNECT POWER FEED FROM EXISTING LOCAL DISCONNECT WHICH WAS SERVING THE DEMOLISHED HVAC UNIT. LICENSED ELECTRICIAN HIRED BY THIS CONTRACTOR TO VERIFY ADEQUACY OF SERVICE BASED ON DETAILS PROVIDED FOR NEW EQUIPMENT ON DRAWING M1. IF EXISTING SERVICE REQUIRES UPGRADE, PLEASE ADVISE ENGINEER

INSTALL NEW CONTROL WIRING FROM NEW TEMPERATURE SENSOR - REFER TO DRAWING M6 FOR CONTROL DETAILS

CONNECT SUPPLY AND RETURN AIR DUCT TO EQUIPMENT

REMOVE TEMPORARY CAP ON EXISTING PIPING AND INSTALL NEW GAS PIPING AND ISOLATION VALVE BETWEEN EQUIPMENT AND EXISTING PIPING

EXISTING PROVIDE U-TRAP ON CONDENSATE DRAIN

COMMISSION EQUIPMENT AND BALANCE EQUIPMENT SUPPLY AIR AND OUTDOOR AIRFLOW TO VALUES AS SCHEDULED

NEW ROOFTOP HVAC UNIT. PROVIDE 3" HIGH HOUSEKEEPING PAD / MODIFY EXISTING HOUSEKEEPING PAD AS REQUIRED TO SUIT THE BASE OF NEW EQUIPMENT. INSTALLING CONTRACTOR TO CARRY COST INCLUDING COST OF STRUCTURAL ENGINEER TO DESIGN / MODIFY THE HOUSEKEEPING PAD

CONNECT POWER FEED FROM EXISTING LOCAL DISCONNECT WHICH WAS SERVING THE DEMOLISHED HVAC UNIT. LICENSED ELECTRICIAN HIRED BY THIS CONTRACTOR TO VERIFY ADEQUACY OF SERVICE BASED ON DETAILS PROVIDED FOR NEW EQUIPMENT ON DRAWING M1. IF EXISTING SERVICE REQUIRES UPGRADE, PLEASE ADVISE ENGINEER

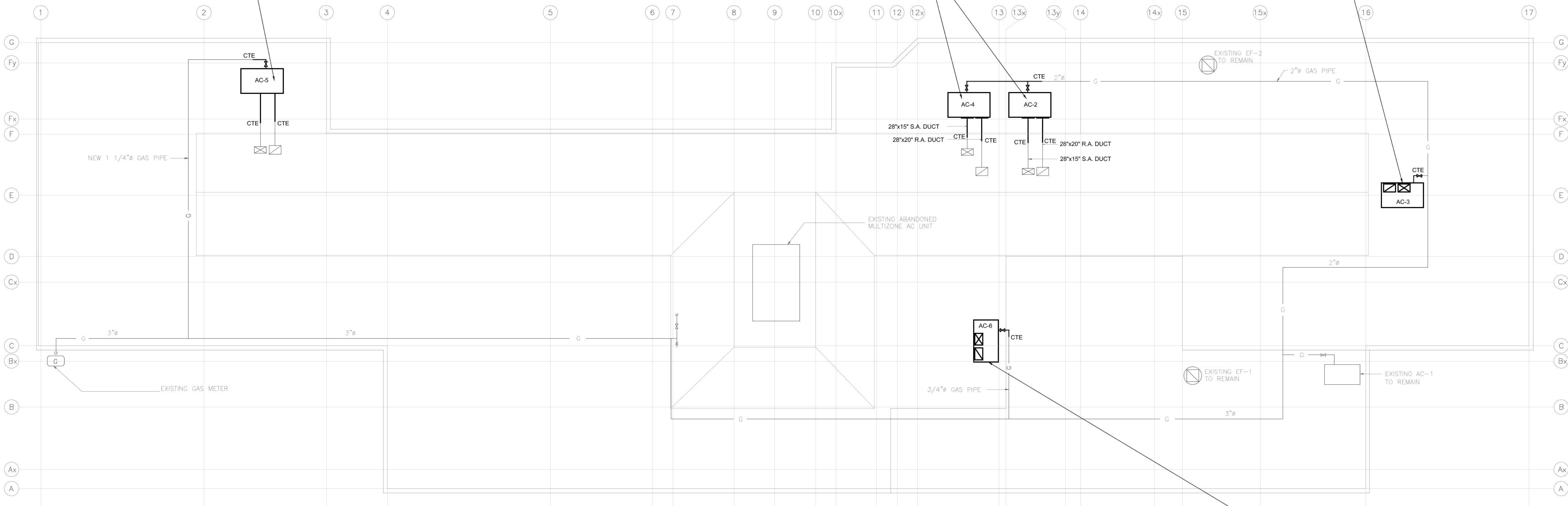
INSTALL NEW CONTROL WIRING FROM NEW TEMPERATURE SENSOR - REFER TO DRAWING M6 FOR CONTROL DETAILS

CONNECT SUPPLY AND RETURN AIR DUCT TO EQUIPMENT

REMOVE TEMPORARY CAP ON EXISTING PIPING AND INSTALL NEW GAS PIPING AND ISOLATION VALVE BETWEEN EQUIPMENT AND EXISTING PIPING

EXISTING PROVIDE U-TRAP ON CONDENSATE DRAIN

COMMISSION EQUIPMENT AND BALANCE EQUIPMENT SUPPLY AIR AND OUTDOOR AIRFLOW TO VALUES AS SCHEDULED



NOTE:

- THE LAYOUT OF THE EXISTING HVAC LAYOUT SHOWN ON THIS PLAN IS PREPARED USING THE LEVEL OF INFORMATION MADE AVAILABLE AT THE TIME OF DESIGN AND MAY NOT REPRESENT THE ACTUAL LAYOUT / INSTALLATION AT SITE. REFERENCE DRAWING USED AS BASIS - AS BUILT DRAWING - DRAWING M1 DATED 03-SEP-2004 PREPARED BY MOON-MATZ LTD
- NO PHYSICAL VERIFICATION ON THE ACCURACY OF INFORMATION AS TRANSFERRED FROM THE ABOVE REFERRED DRAWING HAS BEEN DONE BY US. INSTALLER TO SITE COORDINATE INSTALLATION. ADVISE ENGINEER, IF MAJOR DEVIATIONS FROM THAT SHOWN ON THIS DRAWING EXIST
- ENGAGE SERVICES OF A LICENSED ELECTRICIAN TO DOCUMENT CABLE SIZE AND BREAKER SIZE FOR THE ELECTRICAL FEED SERVING THE EXISTING HVAC ROOFTOP PACKAGED UNITS AC-2 TO AC-6. PROVIDE THIS ELECTRICAL REPORT TO ENGINEER FOR REVIEW. CARRY THIS COST AS PART OF THE TENDER COST

NEW ROOFTOP HVAC UNIT. PROVIDE 3" HIGH HOUSEKEEPING PAD / MODIFY EXISTING HOUSEKEEPING PAD AS REQUIRED TO SUIT THE BASE OF NEW EQUIPMENT. INSTALLING CONTRACTOR TO CARRY COST INCLUDING COST OF STRUCTURAL ENGINEER TO DESIGN / MODIFY THE HOUSEKEEPING PAD

CONNECT POWER FEED FROM EXISTING LOCAL DISCONNECT WHICH WAS SERVING THE DEMOLISHED HVAC UNIT. LICENSED ELECTRICIAN HIRED BY THIS CONTRACTOR TO VERIFY ADEQUACY OF SERVICE BASED ON DETAILS PROVIDED FOR NEW EQUIPMENT ON DRAWING M1. IF EXISTING SERVICE REQUIRES UPGRADE, PLEASE ADVISE ENGINEER

INSTALL NEW CONTROL WIRING FROM NEW TEMPERATURE SENSOR - REFER TO DRAWING M6 FOR CONTROL DETAILS

CONNECT SUPPLY AND RETURN AIR DUCT TO EQUIPMENT

REMOVE TEMPORARY CAP ON EXISTING PIPING AND INSTALL NEW GAS PIPING AND ISOLATION VALVE BETWEEN EQUIPMENT AND EXISTING PIPING

EXISTING PROVIDE U-TRAP ON CONDENSATE DRAIN

COMMISSION EQUIPMENT AND BALANCE EQUIPMENT SUPPLY AIR AND OUTDOOR AIRFLOW TO VALUES AS SCHEDULED



PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219912 BLD 00

ZONING		
O.B.C.		
FIRE SERVICES		
O.B.C. (S)		

NO.	REVISION	DATE
2	ISSUED FOR TENDER / PERMIT	DEC 23, 2024
1	30% DD - FOR CLIENT REVIEW	OCT16, 2024

NOTE:

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



CORPORATE REAL ESTATE MANAGEMENT
METRO HALL, 55 JOHN STREET
2ND FLOOR
TORONTO, ONTARIO, M5V 3C6

MECHANICAL ENGINEER



Consultants

A & T CONSULTANTS
ENGINEERS AND PROJECT MANAGERS
7 INVITATIONAL ROAD
BRAMPTON, ON L6P 2H1
PH: 416-841-6869



TABCON
CONSULTING INC.

494 McNicoll Avenue, Suite # 201
Toronto, Ontario, M2H 2E1
Tel. : (647) 974-7006
Web Site : www.tabcon.com

Project Name :
TPS 22 DIVISION

Project Address :
**3699 BLOOR STREET W
TORONTO, ON**

Job Descript. :
**REPLACEMENT OF HVAC ROOFTOP
EQUIPMENT AND BAS UPGRADE**

Drawing Title:
**HVAC LAYOUT
ROOF
NEW INSTALLAITON**

Design:	J.T.
DRAWN:	J.T.
Approv.:	J.T.
Scale:	3/32" = 1 FT
Date:	03-OCT-2024

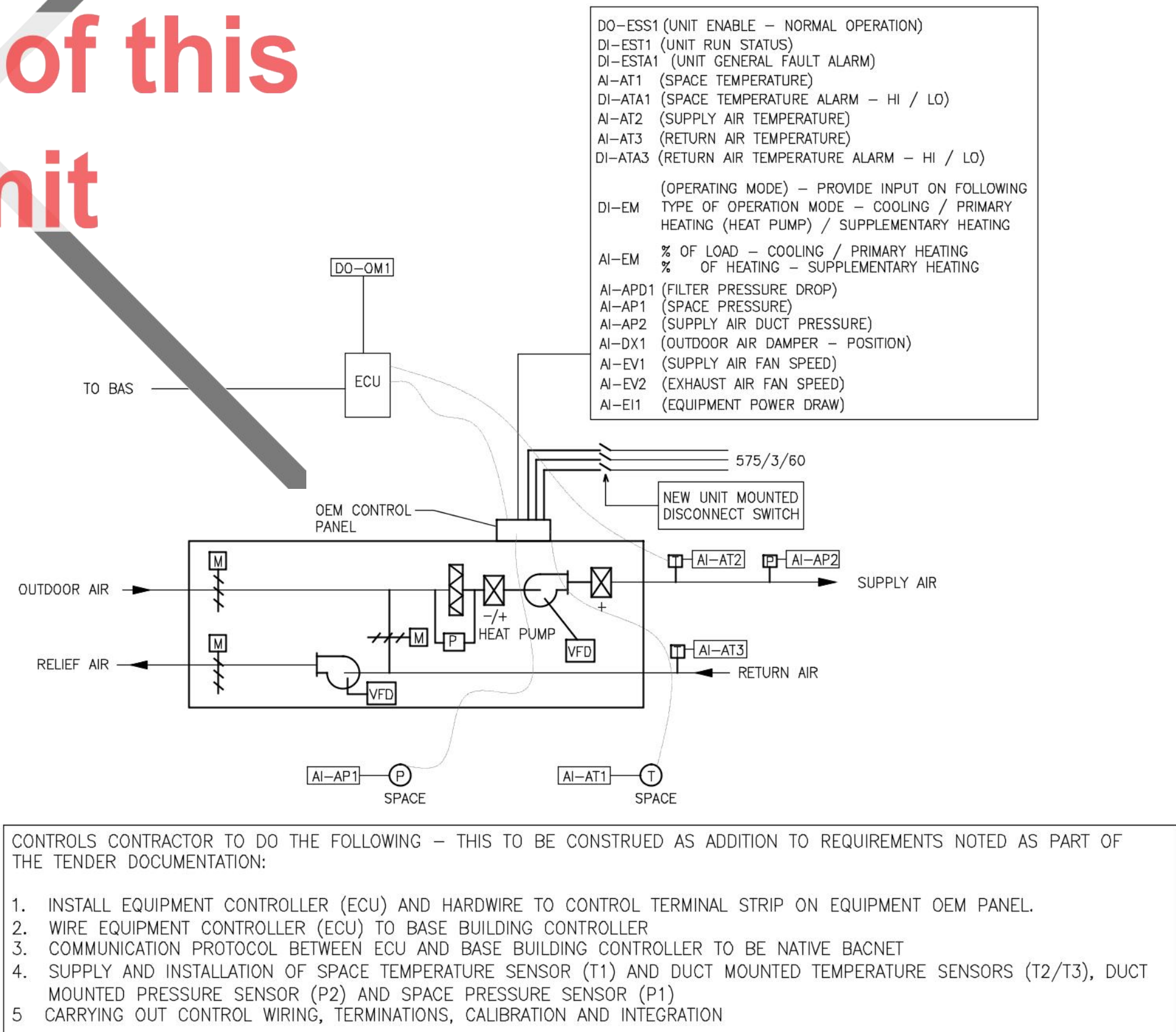
Job No.
23-1059

Dwg.No.

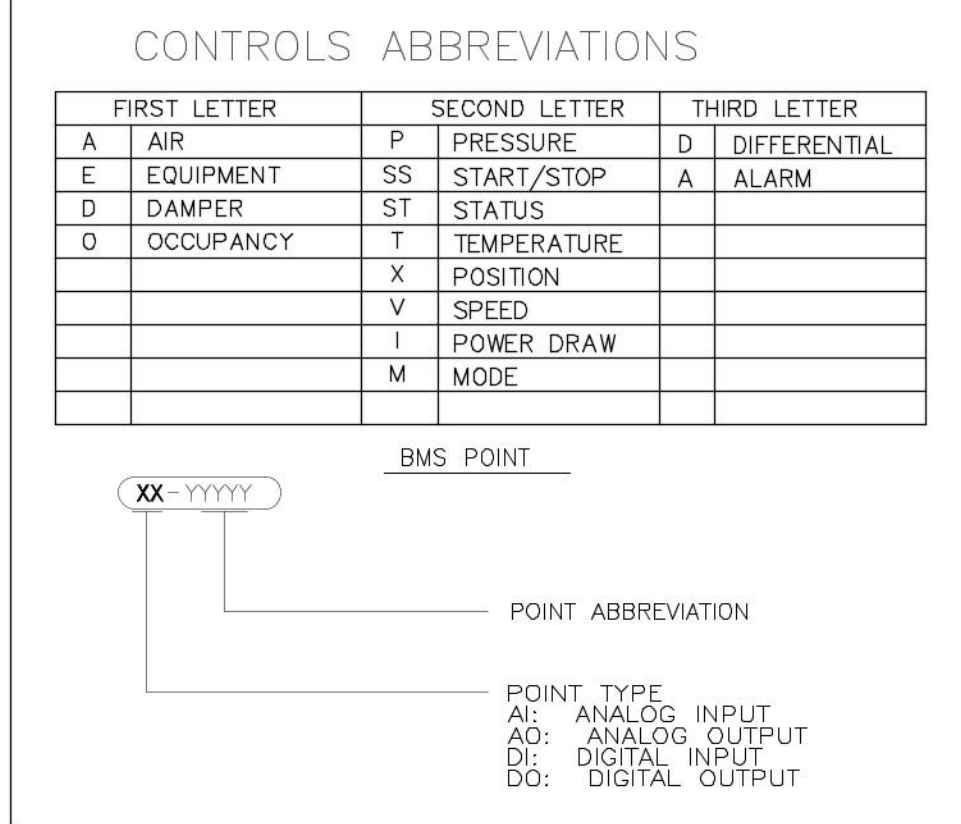
M5



Not Part of this Permit



1 BAS CONTROL SCHEMATIC (TYPICAL FOR AC-2 TO AC-6)
M6 NOT TO SCALE



DUE TO LACK OF INFORMATION, LOCATION OF EXISTING ZONE CONTROLS / VAV / BYPASS DAMPERS / DUCT PRESSURE SENSORS HAS NOT BEEN SHOWN ON DESIGN DRAWINGS. AS PART OF THIS CONTRACT, THE CONTRACTOR NEEDS TO SITE SURVEY AND LOCATE THIS INFORMATION ON PLANS, AS ACCURATELY AS POSSIBLE, AND PROVIDE THIS INFORMATION TO DESIGN ENGINEER AT START OF THE PROJECT. THIS IS A MANDATORY REQUIREMENT

APPLICABLE FOR ALL CONTROL WORK

SCOPE OF WORK OF CONTROLS CONTRACTOR

HIRE SERVICES AND CARRY COST OF BASE BUILDING CONTROLS CONTRACTOR TO CARRYOUT THE WORK NOTED UNDER THEIR SCOPE OF WORK AS PART OF THE TENDER SCOPE OF WORK

INSTALL EQUIPMENT CONTROLLER (ECU) SUPPLIED BY THE BASE BUILDING CONTROLS CONTRACTOR AND HARDWIRE TO CONTROL TERMINAL STRIP ON EQUIPMENT OEM PANEL TO PICK UP CONTROL AND MONITORING POINTS AS NOTED IN THE CONTROL SCHEMATICS AND PROJECT SPECIFICATIONS

SUPPLY AND INSTALL ALL FIELD DEVICES AND CARRYOUT ALL FIELD CONTROL WIRING

SUPPLY AND INSTALL ALL POWER SUPPLY UNITS (FOR POWERING ANY FIELD DEVICES). ALL POWER SUPPLY UNITS SUPPLIED TO BE FUSED ON PRIMARY AND SECONDARY CIRCUITS.

ALL EXISTING VAV AND BYPASS DAMPER AND ITS CONTROLS TO REMAIN. BYPASS DAMPER SET POINT TO REMAIN AS EXISTING. VERIFY OPERATION IN COORDINATION WITH BASE BUILDING CONTRACTOR. ADJUST SUPPLY AIR DUCT PRESSURE SET POINT, IF REQUESTED BY THE AIR BALANCER

CARRYING OUT CONTROL WIRING, TERMINATIONS, CALIBRATION OF FIELD DEVICES AND WORKING WITH THE BASE BUILDING CONTRACTOR TO ENSURE INTEGRATION OF CONTROLS TO THE BASE BUILDING BAS.

WORK WITH MECHANICAL CONTRACTOR AND TESTING AND BALANCING CONTRACTOR AND CARRYOUT ANY ADJUSTMENTS IN CONTROLS AS NEEDED TO COMMISSION THE NEW HVAC EQUIPMENT AS PER DESIGN INTENT

SCOPE OF WORK OF BASE BUILDING CONTROLS CONTRACTOR

WORK AS EITHER AS PRIME CONTROLS CONTRACTOR OR SUB CONTRACTOR UNDER THE CONTROLS CONTRACTOR

SUPPLY ECU AND WIRE AND CONNECT TO BAS NETWORK

ALL EXISTING VAV AND BYPASS DAMPER AND ITS CONTROLS TO REMAIN. BYPASS DAMPER SET POINT TO REMAIN AS EXISTING. VERIFY OPERATION IN COORDINATION WITH BASE BUILDING CONTRACTOR. ADJUST SUPPLY AIR DUCT PRESSURE SET POINT, IF REQUESTED BY THE AIR BALANCER

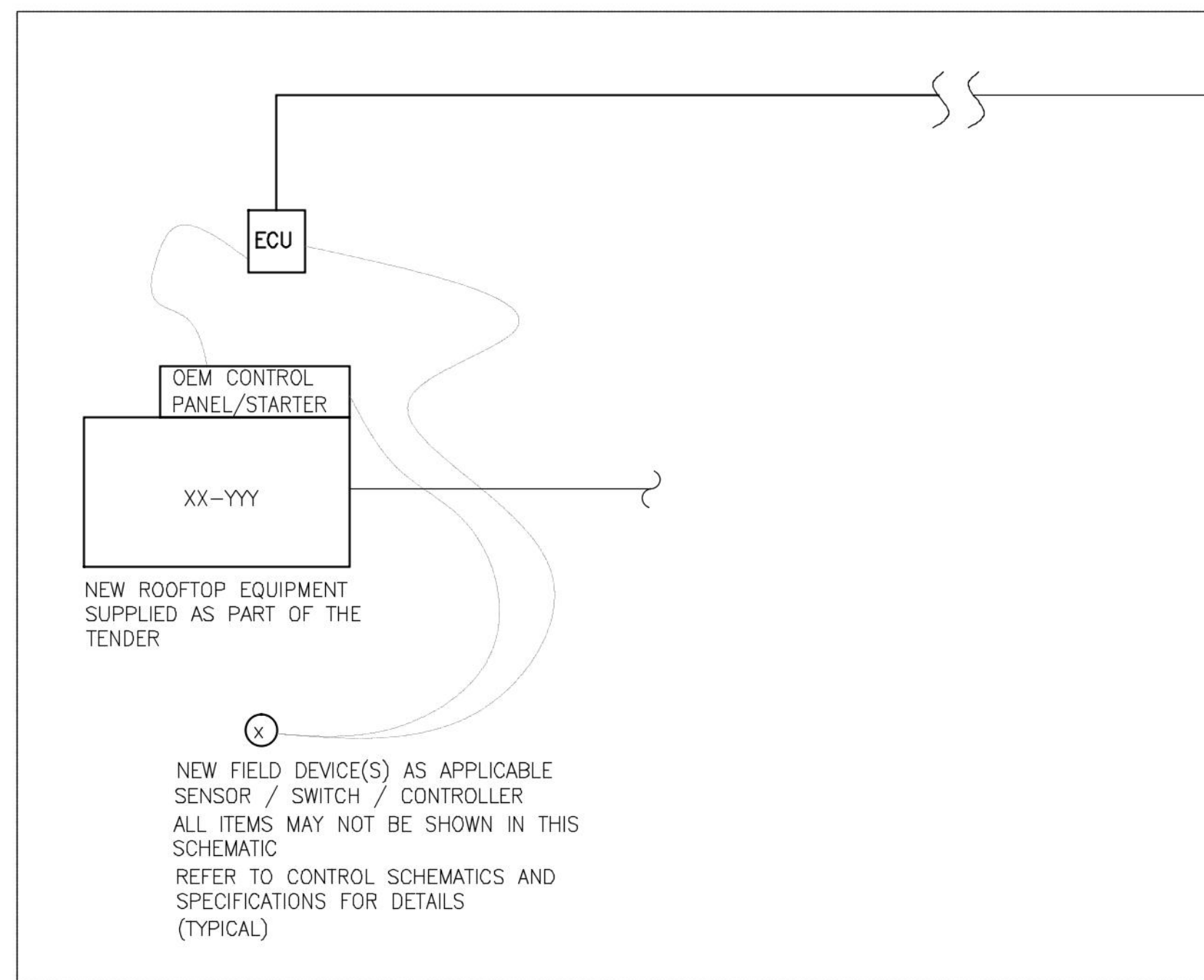
UPDATE BAS GRAPHICS COMPLETE WITH UPDATED CONTROL SEQUENCE / MONITORING / CONTROL / TRENDING AND ALARM POINTS FOR NEW EQUIPMENT. REFER TO DRAWINGS AND SPECIFICATIONS FOR REQUIREMENTS.

VERIFY WORK CARRIED OUT BY THE CONTROLS CONTRACTOR

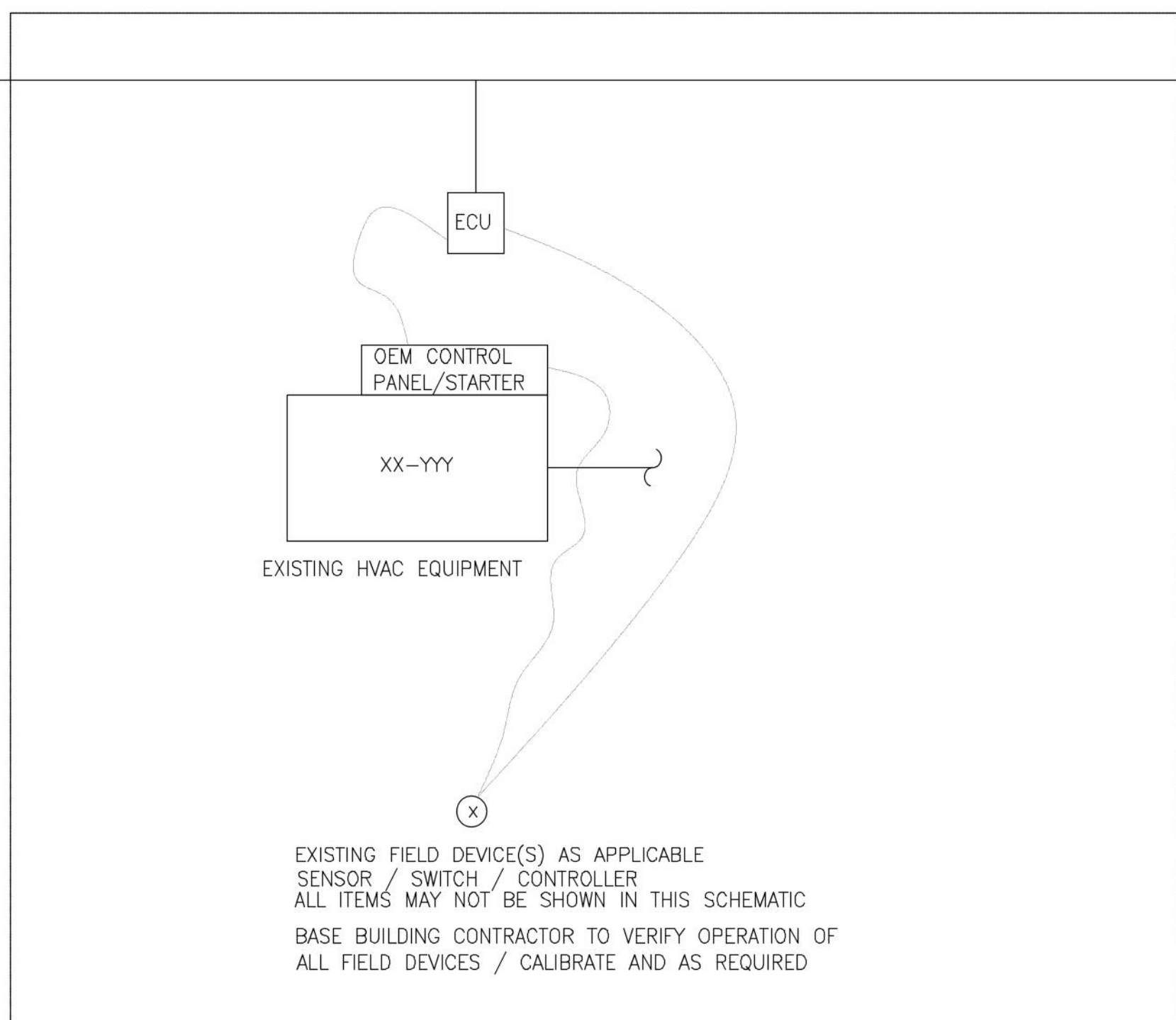
VERIFY ALL EXISTING / NEW MONITORING AND OPERATIONAL POINTS ARE FUNCTIONAL.

PROVIDE CONTROLS VERIFICATION REPORT FOR EACH PIECE OF EQUIPMENT (BOTH EXISTING AND NEW) WHICH IS TIED INTO THE BASE BUILDING BAS

WORK WITH MECHANICAL CONTRACTOR, CONTROLS CONTRACTOR AND TESTING AND BALANCING CONTRACTOR AND CARRYOUT ANY ADJUSTMENTS IN CONTROLS AS NEEDED TO COMMISSION THE NEW HVAC EQUIPMENT AS PER DESIGN INTENT



2 BAS CONTROL ARCHITECTURE - SHOWN GRAPHICALLY
M6 NOT TO SCALE



CAT 5E NETWORK COMMUNICATION CABLE
COMMUNICATION PROTOCOL - NATIVE BACNET

EXISTING BASE BUILDING BMS FRONT END
THIS CONTRACTOR TO HIRE BASE BUILDING CONTROLS CONTRACTOR TO UPDATE EXISTING BAS SOFTWARE / GRAPHICS - REFER TO SCOPE OF WORK NOTED UNDER BASE BUILDING CONTROLS CONTRACTOR



1	ISSUED FOR TENDER / PERMIT	DEC 23, 2024
NO.	REVISION	DATE

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE OWNER, BEFORE TENDER CLOSING.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



MECHANICAL ENGINEER



A & T CONSULTANTS
ENGINEERS AND PROJECT MANAGERS
7 INVITATIONAL ROAD
BRAMPTON, ON L6P 2H1
PH: 416-841-6869



Project Name :
TPS 22 DIVISION

Project Address :
3699 BLOOR STREET W
TORONTO, ON

Job Descript. :
REPLACEMENT OF HVAC ROOFTOP EQUIPMENT AND BAS UPGRADE

Drawing Title:
CONTROL SCHEMATICS AND NOTES

Design: J.T.
DRAWN: J.T.
Approv.: J.T.
Scale: NOT TO SCALE
Date: 03-OCT-2024

Job No.
23-1059

Dwg.No.
M6