

BUILDING PERMIT

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

25 219932 BLD 00 BA

Site Address 30 ELLERSLIE AVE

Project Description Police Station with Detention;

Other(BA)

Date Issued Tuesday October 21, 2025

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

Tony D'Amico
Deputy Chief Building Official and
Director

THIS IS YOUR PERMIT TO CONSTRUCT
PERMIT NUMBER: 25 219932 BLD 00 BA

Owner:
CITY OF TORONTO

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

CITY OF TORONTO

C/O FACILITIES AND REAL ESTATE
55 JOHN ST 2FL
TORONTO, ON M5V 3C6
CAN

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

Project Location: 30 ELLERSLIE AVE

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 replacement of asphalt paving and cooling tower

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.

Tony D'Amico
Deputy Chief Building Official
North York District

Issued by: Toronto Building Issuance Te
Date Issued: October 21, 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 416-696-4179 or by email to NYBldgInsp@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 Xi Chen (416) 395-7182

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 219932 BLD 00 BA
30 ELLERSLIE AVE

Total Permit Fee **\$59.60**

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	10	59.60
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Total Permit Fee **\$59.60**

Subject to a minimum permit fee of \$206.53

Permit Advisory Notes

Building permits issued under subsection 8(2) of the Building Code Act, 1992 (the "BCA") have been reviewed for compliance with the BCA, the Ontario Building Code 2024, and "applicable law", as that term is defined in Sentence 1.4.1.3(1) of Division A of the Ontario Building Code. There may be other approvals that you require to carry out the construction and/or demolition authorized by the building permit. The following advisory notes flag for you some of the other approvals that are frequently required to proceed with construction and/or demolition like that authorized by the building permit. These advisory notes are not meant to provide you with an exhaustive list of other approvals that may be required, and you must therefore satisfy yourself that you have obtained all other applicable approvals prior to commencing the construction and/or demolition authorized by the building permit.

- ☐ Permit issuance does not authorize encroachments onto adjacent property.
- ☐ This building permit is separate and distinct from any approval required to discharge groundwater to the City Sewer System. As such, this building permit does not relieve the permit holder of the need to seek approvals from Environmental Monitoring & Protection Unit of Toronto Water, prior to carrying out any de-watering on the site.
If a Permit to Discharge Groundwater to the City Sewer System is not approved, and de-watering is required as part of the associated design the shoring system and/or foundation system may need to be redesigned to accommodate hydrostatic pressure.
- ☐ This building permit is separate and distinct from any approval required in association with the removal of a tree(s) or any work associated with either private or public utility infrastructure, as identified in the documentation submitted to Toronto Building by the permit applicant. As such, this building permit does not relieve the permit holder of the need to seek approvals from the appropriate City Division or external agency, as applicable, prior to carrying out any construction authorized by this permit.
- ☐ 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.



PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219932 BLD 00

ZONING		
O.B.C.	Han, Zhugen (Tony)	15/Oct/2025
FIRE SERVICES		

O.B.C. (S)

Building Permit 332_12

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

Electromagnetic locking devices are not part of this permit. Separate permit is required.

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.



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FIRE SERVICES		

O.B.C. (S)

Demolition Notes

PROTECTION NOTE:

Implement measures necessary for the protection of adjoining structures from damages that may result from demolition.

Pre-Demolition Notes:

1. Disconnect and cap all services to the building. Contact information for utilities can be found on the Toronto Public Utilities coordinating Committee web page. [Click here](#).
Please note that it is a contravention of the Technical Standards and Safety Act to damage active gas equipment (ie. meter sets), and contravention could result in penalties through the TSSA.
2. Remove all designated substances and hazardous materials in accordance with applicable legislation and guidelines.
3. Remove all glass.
4. Erect hoarding/fencing as required to secure site.
5. Mitigate/suppress dust migration as outlined in accordance with the Healthy Environment's requirement.

Where the structure to be demolished is part of a semi or abutts another structure:

1. Basement walls exposed by the demolition will be dampproofed, waterproofed and provided with adequate drainage in accordance with Division B Part 5 or Section 9.13. and 9.14. of the Ontario Building Code;
2. All holes created by the removal of joists from the dividing wall will be properly filled;
3. The dividing wall will be insulated to provide adequate thermal resistance in compliance with Division B Part 5 or Section 9.25. and Section 12.3. of the Ontario Building Code;
4. Such flashing and cladding is provided to prevent penetration of rainwater into the dividing wall; and
5. Adequate steps will be taken to protect the remaining building from demolition damage, and from fire in conformance with Part 9 of the Fire Code.

DEMOLITION CLEAN UP NOTES:

The site shall be left: free from holes or excavations; clear, clean, graded and provided with suitable ground cover to prevent ponding and soil erosion.

Fire Prevention during Demolition:

Prevention or control of fire, and protection from fire of adjacent occupied spaces and adjoining properties, shall conform to Part 8 of the Fire Code:

Storage of combustible salvage 8.1.2.3.(1) Combustible salvage, combustible waste material and rubbish shall not be permitted to accumulate on site in such quantity or such location as to cause a fire hazard.

Removal of combustible waste 8.1.2.4. Rubbish shall not be burned on the premises unless permitted in accordance with Article 2.6.3.4.

Portable extinguishers 8.1.2.8.(1) Portable extinguishers shall be provided in buildings under demolition in conformance with Subsection 6.2.6. as if the building were graded for ordinary hazard under Subsection 6.2.5.

Portable extinguishers required under Sentence 8.1.2.8.(1) shall be maintained in conformance with Section 6.2.



Updated on August 14, 2018

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O.B.C.		
FIRE SERVICES		

O.B.C. (S)

Demolition work shall comply with the following Ontario Fire Code requirements:

SECTION 8.1 GENERAL

Subsection 8.1.1. Application

Application

8.1.1.1. This Part applies to the prevention or control of fire during any demolition and the protection from fire of adjacent occupied spaces and adjoining properties.

Subsection 8.1.2. Requirements

Building services 8.1.2.1.

Existing building services that may be affected by demolition so as to cause a fire hazard shall be protected or be shut off and capped.

Firewatch 8.1.2.2.

(1) During periods when demolition operations will create a fire hazard to neighbouring properties or partially occupied spaces, a firewatch shall be provided.

(2) Where a firewatch is required, the demolition site shall be toured at least once each hour.

(3) The firewatch personnel shall be provided with a means of communication with the fire department, and be equipped with portable illumination and protective equipment.

(4) Prior to commencement of demolition, a plan conforming to Sentence (5) shall be prepared and implemented for the demolition site.

(5) The plan required by Sentence (4) shall include

- (a) the designation and organization of site personnel to carry out fire safety duties, including firewatch if applicable,
- (b) the emergency procedures to be used in case of fire, including
 - (i) sounding the alarm throughout the building ,
 - (ii) notifying the fire department , and
 - (iii) instructing site personnel on procedures to be followed when the fire alarm sounds,
- (c) the control of fire hazards in and around the building , and
- (d) the maintenance of fire fighting facilities.

Storage of combustible salvage 8.1.2.3.

(1) Combustible salvage, combustible waste material and rubbish shall not be permitted to accumulate on site in such quantity or such location as to cause a fire hazard.

(2) Where temporary chutes are installed on the exterior of a building they shall

- (a) be of noncombustible material, or
- (b) be installed a distance of at least 3 m from any opening in the building face.

Removal of combustible waste 8.1.2.4.

Rubbish shall not be burned on the premises unless permitted in accordance with Article 2.6.3.4.

Welding and cutting 8.1.2.5.

Electric or gas welding and cutting equipment and the installation, operation and maintenance of electric or gas welding and cutting equipment shall be carried out in conformance with the requirements of Section 5.17.

Standpipe systems 8.1.2.6.

(1) During the demolition of any building with a standpipe system, the standpipe system complete with fire department connections, valves, couplings and hose, shall be maintained two floors below the level of the floor being demolished.

(2) Where no fire department standpipe connections exist in buildings 4 storeys or more in building height in buildings under demolition, a temporary connection shall be provided.

(3) In buildings not equipped with a standpipe system and over 8 storeys in building height, a temporary standpipe shall be provided.

(4) Standpipe systems shall be kept in such condition that they may be connected near street level, to a fire department pump, so as to supply water to every outlet on each floor.

(5) In buildings over 84 m in height, primary water supplies serving standpipe systems, including fire pumps, shall be maintained in operating condition in buildings under demolition.

Access 8.1.2.7.

(1) Fire fighting access routes shall be maintained in conformance with Section 2.5.

(2) Elevating devices shall be accessible for the use of firefighters for buildings more than 36 m in building height, measured between grade and the floor level of the top storey.

Portable extinguishers 8.1.2.8.

(1) Portable extinguishers shall be provided in buildings under demolition in conformance with Subsection 6.2.6. as if the building were graded for ordinary hazard under Subsection 6.2.5.

(2) Portable extinguishers required under Sentence (1) shall be maintained in conformance with Section 6.2.

CITY OF TORONTO - CORPORATE REAL ESTATE MANAGEMENT
TPS DIVISION 32
STATE OF GOOD REPARIS
30 ELLERSLIE AVENUE, TORONTO, ON

Toronto Building

PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

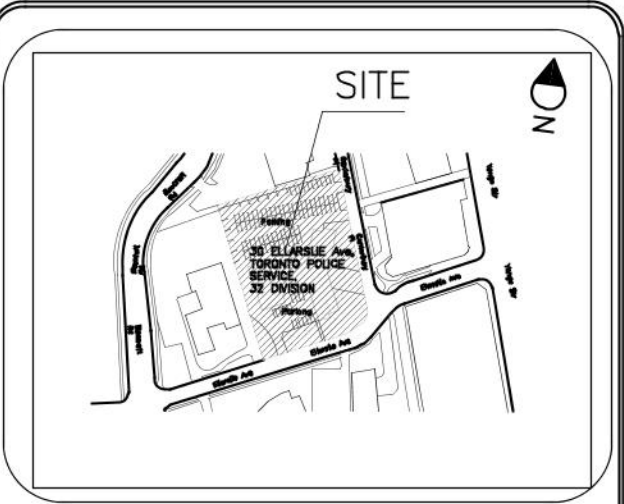
25 219932 BLD 00

ZONING

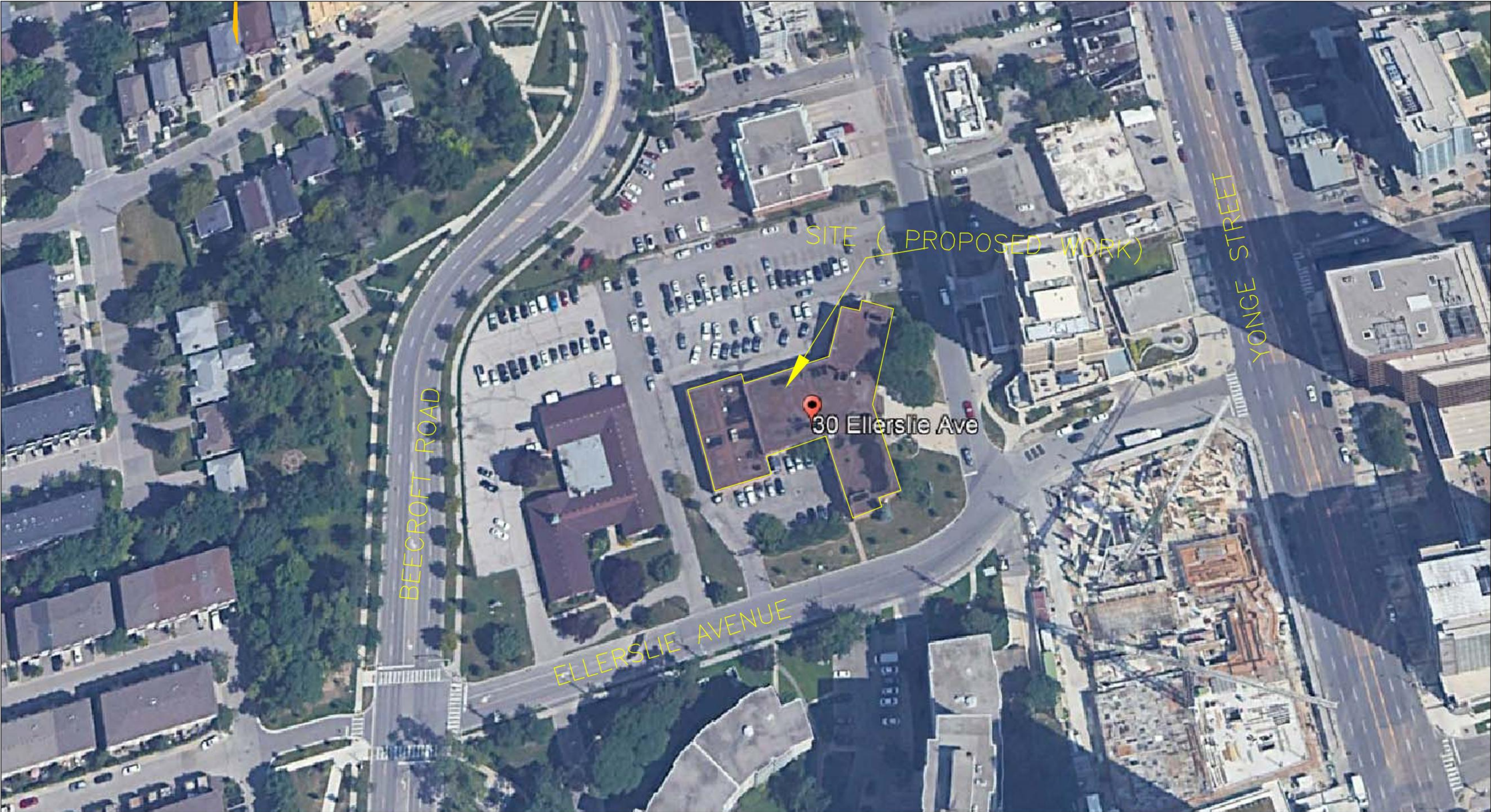
O.B.C.

FIRE SERVICES

O.B.C. (S)



KEY PLAN



1
A1
KEY PLAN
N.T.S.

DRAWING INDEX:

ARCHITECTURAL:

- A1 – KEY PLAN, OBC MATRIX & DRAWING INDEX
- A2 – SITE PLAN
- A3 – SITE PLAN – DEMOLITION
- A4 – SITE PLAN – PROPOSED WORK
- A5 – SITE PLAN – PROPOSED PARKING LAYOUT
- A6 – SITE PLAN – PROPOSED PHASING

STRUCTURAL:

- S1 – GENERAL NOTES
- S2 – SECTIONS & DETAILS 1
- S3 – SECTIONS & DETAILS 2

MECHANICAL:

- M1 – LEGEND AND ABBREVIATIONS, SCHEDULES AND DRAWING LIST
- M2 – KEY PLAN SHOWING SCOPE OF WORK
- M3 – ENLARGED PLAN – DEMOLITION
- M4 – ENLARGED PLAN – NEW INSTALLATION
- M5 – PIPING SCHEMATICS + NOTES
- M6 – POWER FEED CONTROL – SCHEMATICS CONTROL – SEQUENCE AND BAS POINTS

3
A1
DRAWING INDEX
N.T.S.

	ONTARIO BUILDING CODE DATA MATRIX PARTS 11 – RENOVATION OF EXISTING BUILDING		
	EXISTING BUILDING CLASSIFICATION	DESCRIBE EXISTING USE: <u>OFFICE BUILDING</u>	11.2.1
		LOW RISE: (<u>COMBUSTIBLE AND NON-COMBUSTIBLE</u>)	T 11.2.1.1A T 11.2.1.1B TO N
		CONSTRUCTION INDEX: <u>EIGHT (8)</u>	
		HAZARD INDEX: <u>FIVE (5)</u>	
11.2	ALTERATION TO EXISTING BUILDING IS	BASIC RENOVATION: ☒ EXTENSIVE RENOVATION: ☐	11.3.3.1 11.3.3.2
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	11.4.2 11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
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	11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6
11.5	COMPLIANCE ALTERNATIVES PROPOSED	☒ NO ☐ YES	11.5.1

2
A1
OBC MATRIX
N.T.S.



5		
4	ISSUED FOR TENDER	JAN.08,25
3	FOR CLIENT REVIEW @100%	NOV.04,24
2	FOR CLIENT REVIEW @ 60%	OCT.15,24
1	FOR CLIENT REVIEW @ 30%	AUG.08,24
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 32 DIVISION
Project Address :
30 ELLERSLIE AVENUE
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:	AUG. 08,24

Project No.	Dwg.No.
Job No.	A1 OF 6

Toronto Building

PERMIT REVIEWED FOR COMPLIANCE WITH
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25 219932 BLD 00

ZONING

O.B.C.

FIRE SERVICES

O.B.C. (S)

SITE

KEY PLAN

5		
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TORONTO, ON

Job Descript. :
STATE OF GOOD REPAIRS

SITE PLAN

Design: A.T

DRAWN: E.M.

Approv.: A.T.

Scale: As Shown

Date: AUG. 08, 24

Project No.

Job No.

Dwg.No.
A2
OF 6

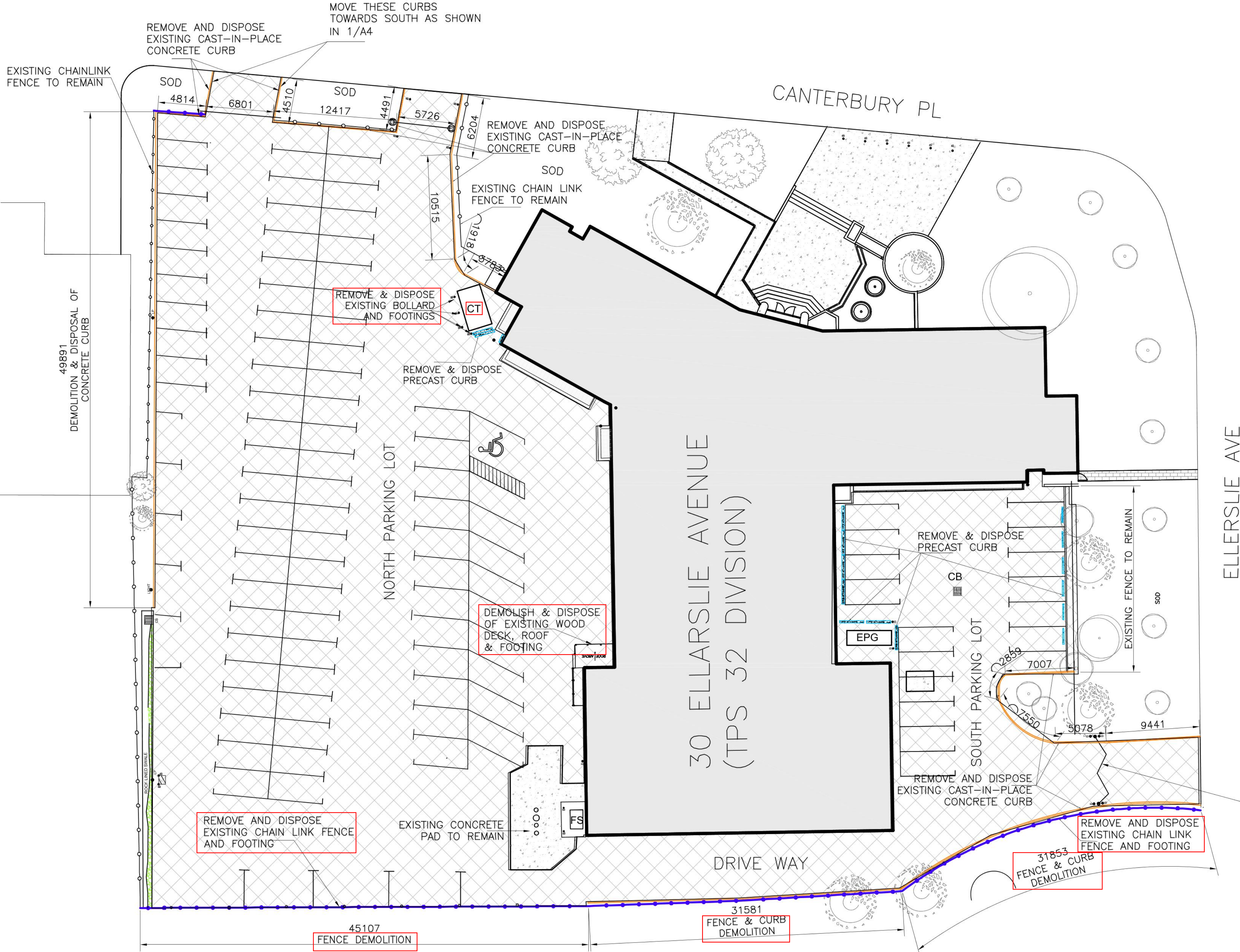
1
A2

SITE PLAN

1:250

Toronto Building

RECEIVED 11/Sep/2025



Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH
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25 219932 BLD 00

ZONING		
O.B.C.	Han, Zhugen (Tony)	15/Oct/2025
FIRE SERVICES		
O.B.C. (S)		

SCOPE OF REVIEW

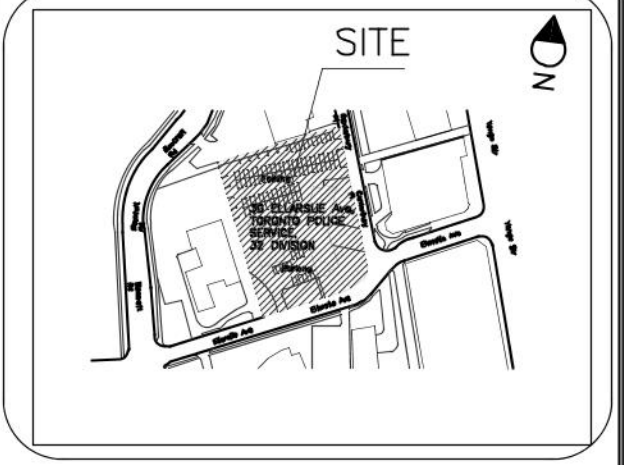
REVIEW IS LIMITED TO WORK
DESCRIBED ON THE (REVISED)
PERMIT APPLICATION FORM
AND/OR AS NOTED ON PLANS
AND SPECIFICATIONS ONLY

STRUCTURAL ADEQUACY NOTE

Verify/reinforce existing support system,
including foundations, for loads imposed by
the proposed construction.

LEGEND:

	DEMOLITION OF EXISTING ASPHALT PAVING
	EXISTING CONCRETE PAVING TO REMAIN
	EXISTING INTERLOCKING PAVING TO REMAIN
	ROCK LINED SWALE AREA
	DEMOLITION & OF CAST-IN-PLACE CURB
	DEMOLITION OF PRECAST CURB
	DEMOLITION OF CHAIN LINK FENCE
	EXISTING BOLLARDS
	EXISTING CATCH BASIN
	COOLING TOWER
	EMERGENCY POWER GENERATOR
	FUEL STATION
	ACCESSIBLE PARKING



NO.			REVISION	DATE
5				
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TPS 32 DIVISION

Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON

Job Descript. :
STATE OF GOOD REPAIRS

SITE PLAN- DEMOLITION

Design:	A.T.
DRAWN:	E.M.
Approv.:	A.T.
Scale:	As Shown
Date:	AUG. 08, 24

Project No.		Dwg.No.	A3
Job No.			OF 6





NEW CHAIN LINK FENCE

EXISTING CHAINLINK FENCE TO REMAIN

NEW CAST-IN-PLACE CONCRETE CURB

HIDDEN LINE SHOWS ORIGINAL LOCATION OF CURBS

NEW VEHICLE LOOP DETECTOR TO MATCH EXISTING (BY WALLACE INTERNATIONAL)

EXISTING CHAIN LINK FENCE TO REMAIN

NEW PRECAST CURB

NORTH PARKING LOT

30 ELLERSLIE AVENUE
(TPS 32 DIVISION)

CANTERBURY PL

ELLERSLIE AVE

DRIVE WAY

SOUTH PARKING LOT

NEW VEHICLE LOOP DETECTOR TO MATCH EXISTING (BY WALLACE INTERNATIONAL)

EXISTING STEEL GATE AND BOLLARD

NEW CHAIN LINK FENCE W/ CONCRETE FOOTING

NEW FENCE & CURB

NEW FENCE WITH NEW FOOTING

SCOPE OF WORK INCLUDED IN ZONING REVIEW IS LIMITED TO REPLACEMENT OF ASPHALT PAVING AND COOLING TOWER: The subject building associated with this alteration is assumed to be lawfully existing. There is no change to the existing building footprint. Increase in gross floor area or change in use is NOT part of the work description. Any work beyond this scope will require a separate zoning review and/or separate permission.

No change to the number of parking spaces permitted.

STRUCTURAL ADEQUACY NOTE

Verify/reinforce existing support system, including foundations, for loads imposed by the proposed construction.



25 219932 BLD 00

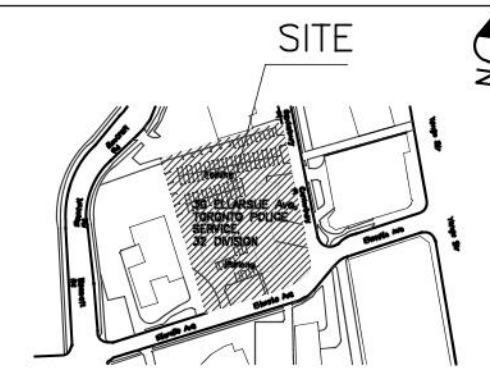
ZONING	Menezes, Candice	21/Oct/2025
O.B.C.	Han, Zhugen (Tony)	15/Oct/2025
FIRE SERVICES		
O.B.C. (S)		

SCOPE OF REVIEW

REVIEW IS LIMITED TO WORK DESCRIBED ON THE (REVISED) PERMIT APPLICATION FORM AND/OR AS NOTED ON PLANS AND SPECIFICATIONS ONLY

LEGEND:

	NEW ASPHALT PAVING
	EXISTING CONCRETE PAVING TO REMAIN
	EXISTING INTERLOCKING PAVING TO REMAIN
	ROCK LINED SWALE AREA
	NEW CAST-IN-PLACE CURB
	NEW PRECAST CURB
	NEW CHAIN LINK FENCE
	EXISTING BOLLARDS
	EXISTING CATCH BASIN
	COOLING TOWER
	EMERGENCY POWER GENERATOR
	FUEL STATION
	ACCESSIBLE PARKING



KEY PLAN

5		
4	ISSUED FOR TENDER	JAN.06,25
3	FOR CLIENT REVIEW @100%	NOV.04,24
2	FOR CLIENT REVIEW @ 60%	OCT.15,24
1	FOR CLIENT REVIEW @ 30%	AUG.08,24

NO.	REVISION	DATE
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NOTE:

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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



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

Project Name :
TPS 32 DIVISION
Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON
Job Descript. :
STATE OF GOOD REPAIRS

SITE PLAN — PROPOSED

Design:	A.T
DRAWN:	R.A.
Approv:	A.T.
Scale:	As Shown
Date:	AUG. 08, 24

Project No.	
Job No.	

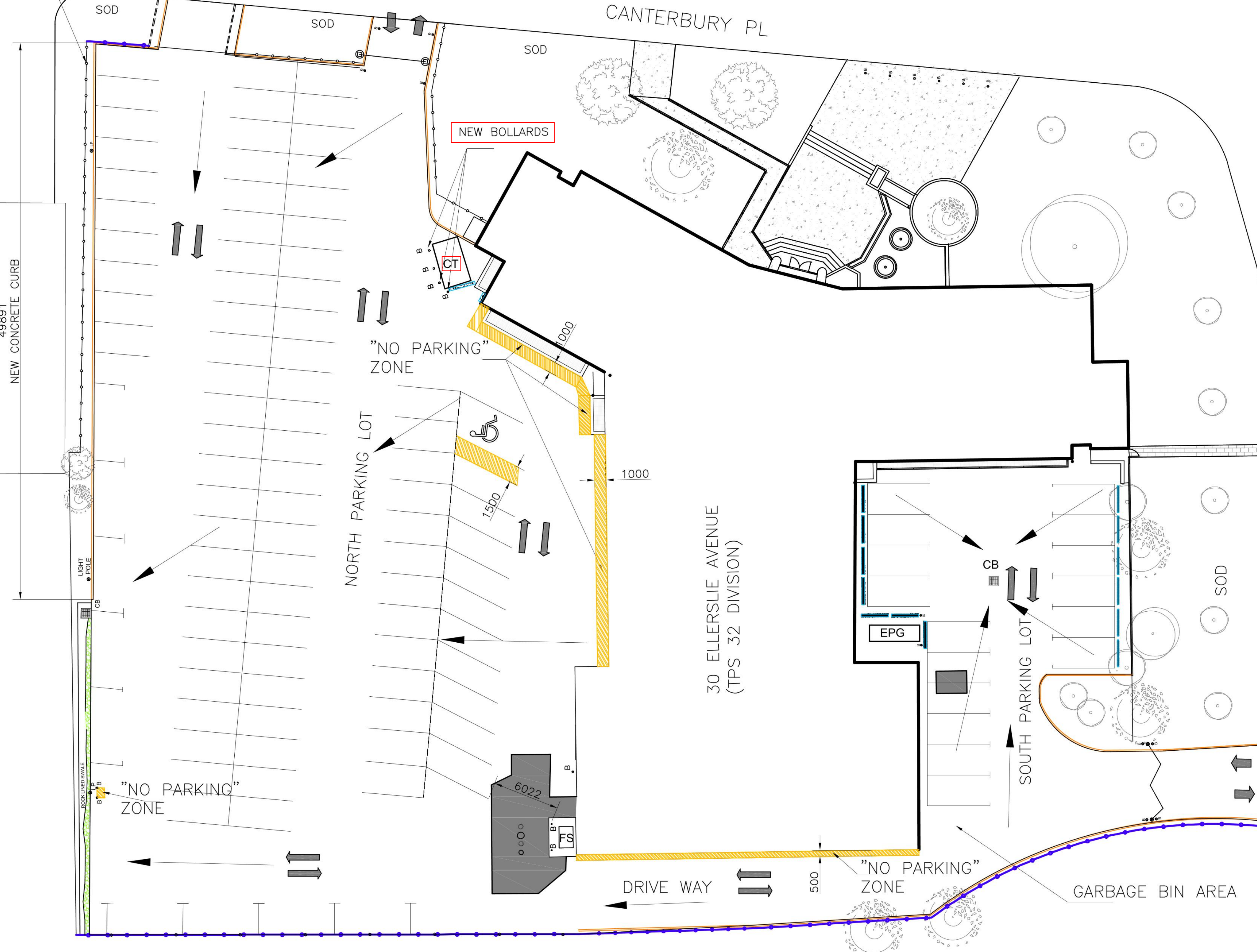
Dwg.No.

A4
OF 6



1 SITE PLAN — PROPOSED WORK
A4 N.T.S.

EXISTING CHAINLINK FENCE TO REMAIN



1 SITE PLAN - PROPOSED PARKING LAYOUT

1:200

STRUCTURAL ADEQUACY NOTE
Verify/reinforce existing support system, including foundations, for loads imposed by the proposed construction.

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE
25 219932 BLD 00

ZONING	Menezes, Candice	21/Oct/2025
O.B.C.	Han, Zhugen (Tony)	15/Oct/2025
FIRE SERVICES		
O.B.C. (S)		

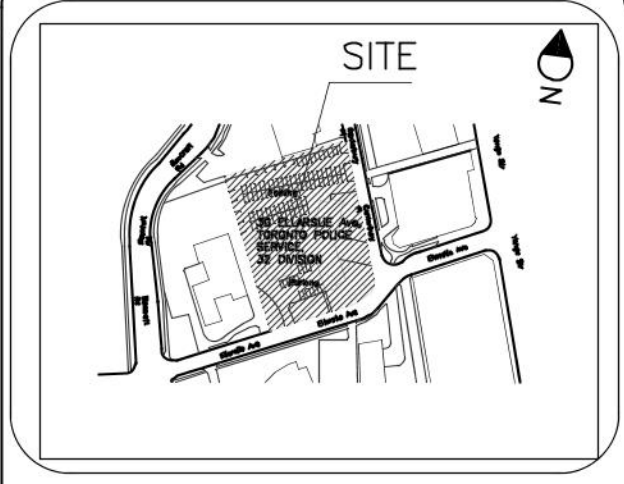
SCOPE OF REVIEW
REVIEW IS LIMITED TO WORK DESCRIBED ON THE (REVISED) PERMIT APPLICATION FORM AND/OR AS NOTED ON PLANS AND SPECIFICATIONS ONLY

SCOPE OF WORK INCLUDED IN ZONING REVIEW IS LIMITED TO REPLACEMENT OF ASPHALT PAVING AND COOLING TOWER:
The subject building associated with this alteration is assumed to be lawfully existing. There is no change to the existing building footprint. Increase in gross floor area or change in use is NOT part of the work description. Any work beyond this scope will require a separate zoning review and/or separate permission.
No change to the number of parking spaces permitted.

ELLERSLIE AVE

LEGEND:

- MINIMUM 2% SLOPE
- NEW CAST-IN-PLACE CURB
- NEW PRECAST CURB
- NEW CHAIN LINK FENCE
- B EXISTING BOLLARDS
- CB EXISTING CATCH BASIN
- CT COOLING TOWER
- EPG EMERGENCY POWER GENERATOR
- FS FUEL STATION
- ACCESSIBLE PARKING
- MAN DOOR ENTRANCE



NO. REVISION DATE

5		
4		
3		
2	ISSUED FOR TENDER	JAN.06.25
1	FOR CLIENT REVIEW @100%	NOV.04.24

NOTE:
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Toronto
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Web Site : www.tabcon.com

Project Name :
TPS 32 DIVISION
Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON
Job Descript. :
STATE OF GOOD REPAIRS
SITE PLAN-PARKING LAYOUT

Design:	A.T
DRAWN:	R.A.
Approv.:	A.T.
Scale:	As Shown
Date:	NOV. 04, 24

Project No.	
Job No.	
Dwg.No.	A5 OF 6

Toronto Building

PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219932 BLD 00

ZONING

O.B.C.

FIRE SERVICES

O.B.C. (S)

PROJECT PHASES:

PHASE 01

PHASE 02

PHASE 03

KEY PLAN

NO.	REVISION	DATE
5		
4		
3		
2	ISSUED FOR TENDER	JAN.06,25
1	FOR CLIENT REVIEW @100%	NOV.04,24

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Project Name :
TPS 32 DIVISION

Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON

Job Descript. :
STATE OF GOOD REPAIRS

SITE PLAN-PROPOSED PHASING

Design:	A.T
DRAWN:	R.A.
Approv.:	A.T.
Scale:	As Shown
Date:	NOV. 04, 24

Project No.	Dwg.No.
Job No.	A6 OF 6

1 SITE PLAN - PROPOSED PHASING
A6 1:200

Toronto Building RECEIVED 11/Sep/2025

GENERAL NOTES

1. THE DESIGN AND CONSTRUCTION OF ALL WORK ON THIS PROJECT IS TO CONFORM TO THE ONTARIO BUILDING CODE – 2012 INCLUDING ALL AMENDMENTS. AND THE RELEVANT LISTED C.S.A. STANDARDS INCLUDING THE LATEST REVISIONS.
2. 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.
3. DO NOT SCALE THE DRAWINGS
4. CONSTRUCTION,FABRICATION, & SHOP DRAWING REVIEW MUST BE PROVIDED AS PER CODE.
5. ALL DIMENSIONS ON DRAWINGS ARE IN MILIMETERS U.N.O.
6. APPROVED SHALL MEAN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD.
7. DELIVER, HANDLE AND STORE MATERIALS TO AVOID DAMAGE IN ANY MANNER.
8. MAINTAIN A SET OF DRAWINGS ON SITE & UPDATEB 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
- .2 STEEL FRAME FOR NEW STAIR ENCLOSURE
- .3 STEEL ROOF FRAME FOR NEW STAIR ENCLOSURE
- .4 METAL ROOF CLADDING
- .7 PERFORATED SHEET METAL PANELS

INSPECTION

1. INDEPENDENT INSPECTION SHALL BE CARRIED OUT FOR:

1. GEOTECHNICAL INSPECTION & TESTING OF SOIL.
2. ASPHALT PAVING COMPACTION TEST

2. CONCRETE STRENGTH: THREE CYLINDER SAMPLES TO BE COLLECTED
- ONE SAMPLE TO BE CRUSHED AT 7 DAYS
- TWO SAMPLES TO BE CRUSHED AT 28 DAYS

MATERIALS & STANDARDS

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

1. 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.
2. BEARING GROUT: 35MPa – 28 DAY MIN. COMP. STRENGTH NON SHRINK, NON METALLIC
3. REINFORCING STL: BILLET STL. BARS TO G30.18–09 GRADE 400R, GRADE 400W WHERE WELDING IS REQUIRED. G30.5
4. WELDED STL.WIRE FABRIC:
5. ANCHOR BILTS, NUTS AND WASHERS: ASTM A307 & A36 OR AS APPROVED BY ENGINEER
6. HIGH STRENGTH BOLTS: ASTM A325 Type 1
7. ANCHOR RODS: CSA G40.20/G40.21 300 W OR ASTM F 1554.
8. HOLLOW STRUCTURAL SECTIONS: CSA G40.20/G40.21, GRADE 350 W– CLASS C
9. CHANNEL, ANGLES & PLATES: CSA G40.20/G40.21–300W, CAN/CSA–S16–09
10. STEEL, SHEET & STRIP, CARBON, HOT ROLLED, STRUCTURAL QUALITY: ASTM A570
11. STRUCTURAL PIPE: ASTM A53, GRADE B
12. WELDING: CSA W59, W55 AND W47. SERIES E480XX ELECTRODES

CAST–IN–PLACE CONCRETE– GENERAL:

1. 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".
2. CONCRETE CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENT OF CAN/CSA–A23.3–04– "DESIGN OF CONCRETE STRUCTURES."
3. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:
- ALL CONCRETE FORMED AGAINST THE GROUND – 75mm
- SIDES AND BOTTOM OF GRADE BEAMS – 75 mm
- WALLS AND SIDES OF BEAMS ABOVE GRADE – 40 mm
- SLABS ABOVE GRADE – 25 mm
3. NO HORIZONTAL JOINTS SHALL BE ALLOWED IN CONCRETE EXCEPT WHERE CONSTRUCTION JOINTS WERE SPECIFIED.
4. HORIZONTAL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS.
5. FOR CONTINUOUS GRADE BEAM TOP REINFORCEMENT SHALL BE SPLICED AT THE CENTER OF A SPAN AND THE BOTTOM REINFORCEMENT SHALL BE SPLICED AT THE CENTER OF A SUPPORT.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE DESIGNED TO COMPLY TO THE REQUIREMENT OF CAN/CSA–S16.09 – "LIMIT STATES DESIGN OF STEEL STRUCTURES" AND FOLLOW CISC CODE OF STANDARD PRACTISE FOR STRUCTURAL STEEL.
2. ALL STEEL TO BE SHOP PRIMED WITH AN APPROVED ANTI–CORROSIVE PRIMER (EXCEPT IN THE CONTACT AREAS OF CONNECTIONS) AND TOUCHED UP IN THE FIELD AS REQUIRED.
3. CO–ORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ALL SUB–TRADES WHOSE WORK AFFECTS THE DETAILING, FABRICATION AND ERECTION OF THE STRUCTURAL STEEL. DO NOT CUT OPENINGS IN STRUCTURAL STEEL MEMBERS WITHOUT ENGINEERS APPROVAL.
4. PROVIDE AND REMOVE AFTERWARDS TEMPORARY BRACING NECESSARY TO KEEP THE STRUCTURE TRUE AND PLUMB DURING CONSTRUCTION.

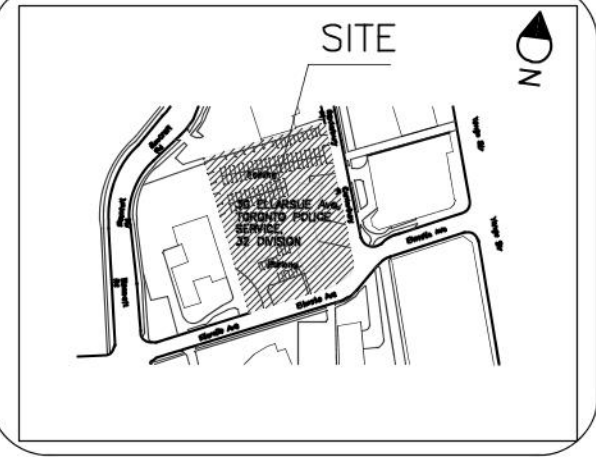
ABBREVIATIONS

- BEW – BOTTOM EACH WAY
- BP – BEARING PLATE
- BU – BUILT–UP
- B.U.L. – BOTTOM UPPER LEVEL
- B.L.L. – BOTTOM LOWER LEVEL
- B.L. – BLOCK LINTEL
- C.J. – CONTROL JOINT
- CN – COMMON NAIL
- CSN – COMMON SPIRAL NAIL
- CSP – CANADIAN SOFTWOOD PLYWOOD
- CANT. – CANTILEVERED BEAM
- CONT. – CONTINUOUS
- DCA – DRILLED CONCRETE ANCHORS
- DCAA – DRILLED CONCRETE ADHESIVE ANCHORS
- FF – FINISHED FLOOR
- FFE – FINISHED FLOOR ELEVATION
- H.D.G. – HOT DIPPED GALVANIZED
- HEF – HORIZONTAL EACH FACE
- HIF – HORIZONTAL INSIDE FACE
- HOF – HORIZONTAL OUTSIDE FACE
- HP – HIGH POINT
- LB – LOAD BEARING
- LP – LOW POINT
- LSSJ – LONG SPAN STEEL JOIST
- MC – MOMENT CONNECTION
- MP – MASONRY PIER
- OWSJ – OPEN WEB STEEL JOIST
- SDF – STEPPED DOWN FOOTING
- SIDL – SUPERIMPOSED DEAD LOAD
- SL – STEEL LINTEL
- SPD – STANDARD PROCTOR DENSITY
- SPMDD– STANDARD PROCTOR MAXIMUM DRY DENSITY
- TJ – TIE JOIST
- T.U.L. – TOP UPPER LEVEL
- T.L.L. – TOP LOWER LEVEL
- U.N.O. – UNLESS NOTED OTHERWISE
- VB – VERTICAL BRACE
- VEF – VERTICAL EACH FACE
- VIF – VERTICAL INSIDE FACE
- VOF – VERTICAL OUTSIDE FACE
- VSC – VERTICAL SLOTTED CONNECTION
- WWF – WELDED WIRE FABRIC



25 219932 BLD 00

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



KEY PLAN

5		
4		
3		
2	ISSUED FOR TENDER	JAN.06.25
1	FOR CLIENT REVIEW @100%	NOV.04.24

NO.	REVISION	DATE
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Project Name :
TPS 32 DIVISION

Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON

Job Descript. :
STATE OF GOOD REPAIRS

GENERAL NOTES

Design:	A.T
DRAWN:	R.A.
Approv.:	A.T.
Scale:	As Shown
Date:	NOV. 04, 24

Project No.	Dwg.No.
Job No.	S1 OF 3

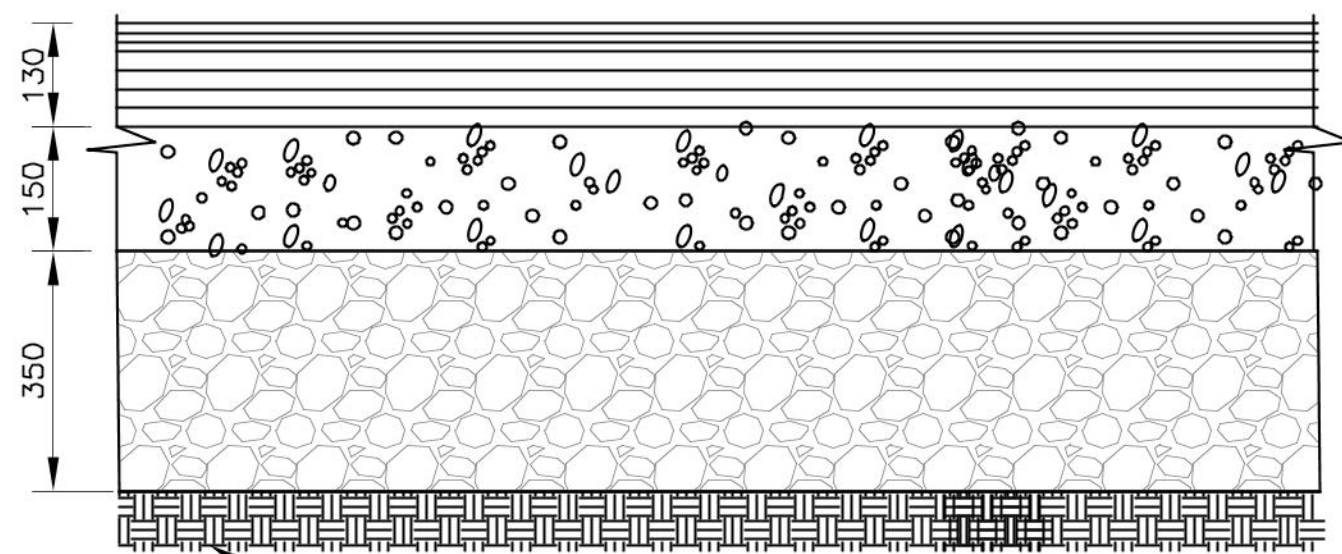


ASPHLAT REPAVING SECTION

NEW ASPHALT LAYERS:
NEW 50mm THICK OF HL3
NEW 80mm THICK OF HL8
COMPACTED TO MIN. 92%
MAXIMUM RELATIVE DENSITY
AS MEASURED BY NUCLEAR
DENSITY METERS

PROVIDE NEW 150mm OF 19mm
CRUSHED LIME STONE OR GRANULAR
"A" COMPACTED TO MIN. 98%
SPMDD.

PROVIDE NEW 350mm OF
GRANULAR "B" SUB-BASE
COMPACTED TO MIN. 98% SPMDD.



COMPACTED SUBGRADE
MIN. 98% SPMDD.

NOTES:

- SUBGRADE TO BE SLOPED AT 2% MINIMUM TO FACILITATE DRAINAGE AND TO BE APPROVED PRIOR BY CONSULTANT PRIOR TO APPLICATION OF GRANULAR BASE
- GRANULAR "B" SUBBASE AND 19mm CRUSHED LIMESTONE BASECOURSE TO BE SLOPED AT 2% MINIMUM TOWARDS THE CATCH BASINS & STREET AS INDICATED ON DRAWINGS SUBJECT TO APPROVAL BY CONSULTANT
- ALL GRANULAR MATERIAL TO BE COMPACTED TO MINIMUM 98% (STANDARD PROCTOR MAXIMUM DRY DENSITY) SPMDD.
- SUBGRADE TO BE COMPACTED TO MINIMUM 98% SPMDD.
- COMPACTION TESTS ARE TO BE SUBMITTED TO CONSULTANT PRIOR TO ACCEPTANCE
- ASPHALT SURFACE TO BE SMOOTH AND EVEN THROUGHOUT AND TO BE SLOPED AT 2% MINIMUM TOWARDS THE CATCH BASIN & STREET AS INDICATED ON THE DRAWING.
- ALL DIMENSIONS ARE IN METRIC

NEW CONCRETE CURB.
HAND COMPACT GRANULAR SUBBASE
AND BASE COURSE NEAR CURB

NEW SOD ON
NEW TOP SOIL

NEW ASPHALT
PAVING

GRANULAR SUBBASE
& BASE COURSE

COMPACTED SUBGRADE

NEW CURB DETAIL:
CAST-IN-PLACE CONCRETE CURB
W/2-15M LONGITUDINAL REBARS
TOP & BOTTOM. MIN. COMPRESSIVE
STRENGTH @ 28 DAYS SHALL BE 25 Mpa

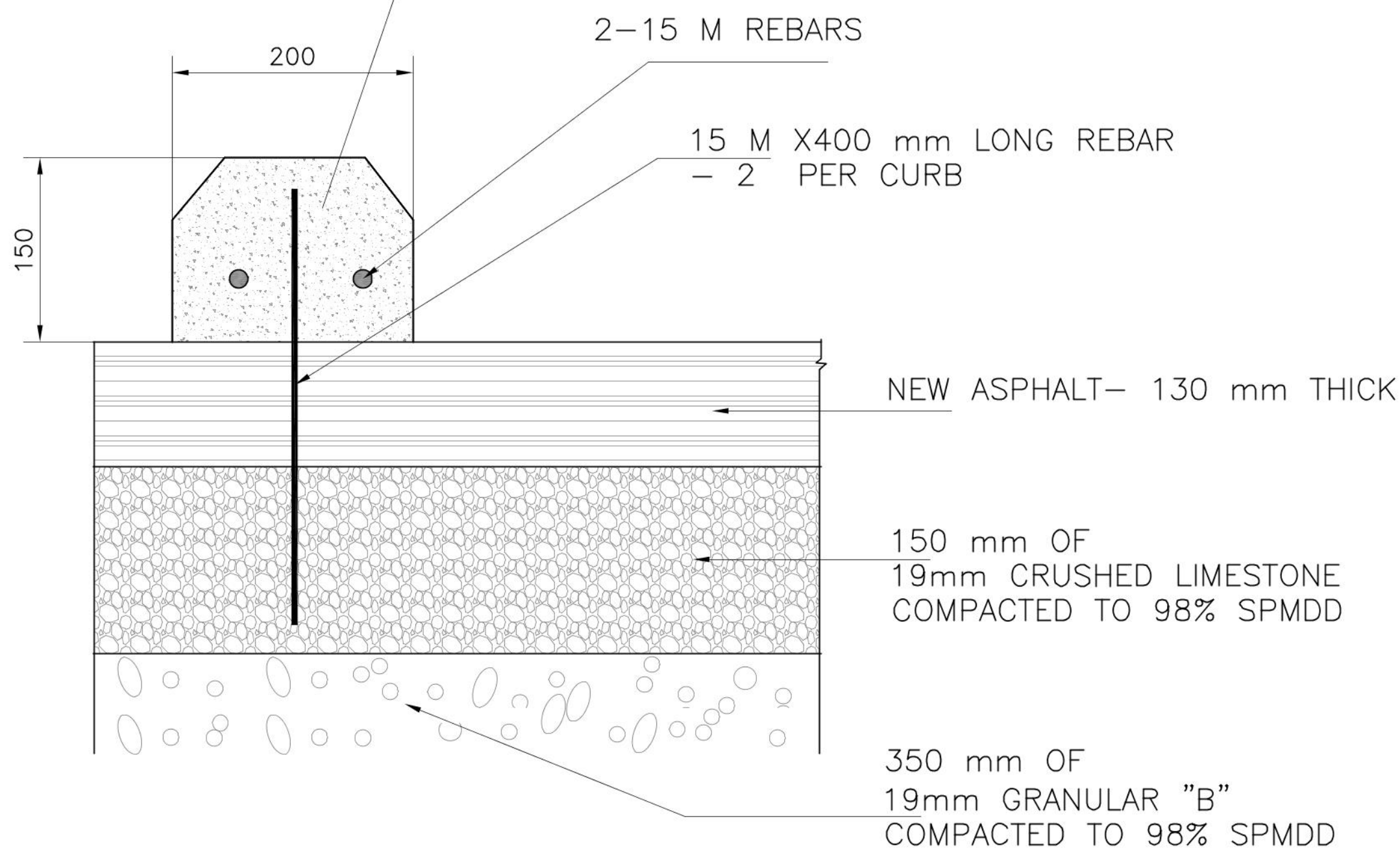
1 ASPHALT PAVING SECTION — PROPOSED

S2 N.T.S.

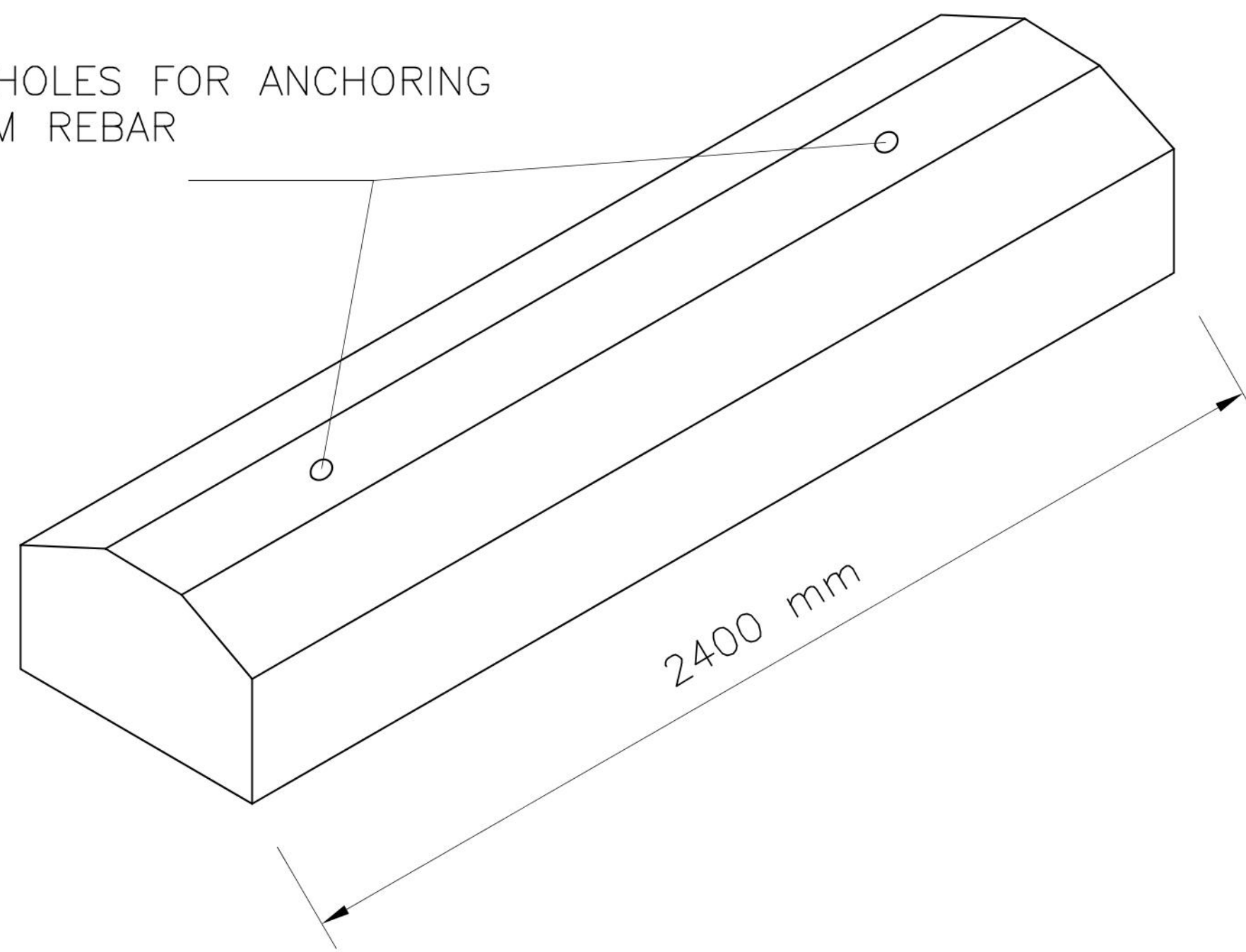
2 CONCRETE CURB SECITON — PROPOSED

S2 N.T.S.

150X200x2400 mm PRECAST CONCRETE CURB
FABRICATED AS PER OPSD 603.020



2 HOLES FOR ANCHORING
15M REBAR

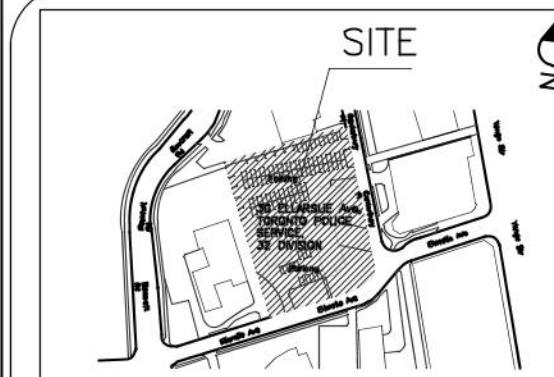


3 PROPOSED PRECAST CURB DETAIL

S2 N.T.S.

4 PROPOSED PRECAST CURB — ISOMETRIC VIEW

S2 N.T.S.



KEY PLAN

Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

25 219932 BLD 00

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

5		
4		
3	ISSUED FOR TENDER	JAN.06,25
2	FOR CLIENT REVIEW @100%	NOV.04,24
1	FOR CLIENT REVIEW @ 60%	OCT.15,24

NO.	REVISION	DATE
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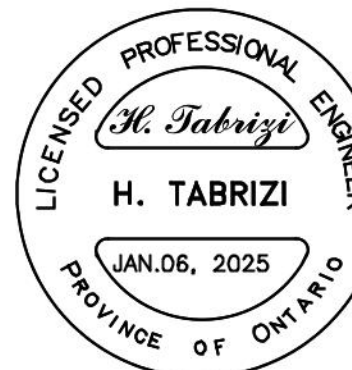
SECTION & DETAILS 1

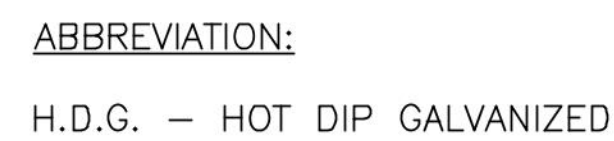
Design:	A.T
DRAWN:	R.A.
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Scale:	As Shown
Date:	OCT. 15, 24

Project No.	
Job No.	

Dwg.No.

S2
OF 3





EXISTING COOLING TOWER SCHEDULE																								
TAG	SERVICE	LOCATION	TYPE	HEAT REJECTION	FLUID	FLOW	INLET PRESSURE	TEMPERATURES			FAN			BASIN HEATTR	ELECTRICAL DATA			APPROX. WEIGHT			MANUFACTURER			REMARKS
				MBH				INLET	OUTLET	DESIGN WB	TYPE	MOTOR	HP		POWER	MCA	MFS	SHIPPING	OPERATING	HEAVIEST SECTION	MAKE	SERIAL NUMBER	MODEL	
CT-1	HEAT REJECTION - CONDENSER WATER	ON GRADE - SURFACE CAR PARK	OPEN CIRCUIT - FORCED DRAFT	1,800	WATER	360	1.5	95	85	75	CENTRIFUGAL - BELT DRIVE	2 SPEED	10	NIL	230/3/60	35	60	2,750	4,550	1,580	EVAPCO	984400	LSTA 4-122	
ACCESSORIES		ELECTRICAL WATER LEVEL CONTROL DISCHARGE HOOD LESS DAMPERS LADDER WITH SAFETY CAGE																						



PERMIT REVIEWED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE

25 219932 BLD 00

ZONING

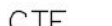
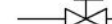
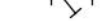
O.B.C.

FIRE SERVICES

O.B.C. (S)

NEW COOLING TOWER SCHEDULE																												
TAG	SERVICE	LOCATION	TYPE	HEAT REJECTION REQUIRED	FLUID	FLOW	INLET PRESSURE	PRESSURE DROP ACROSS COOLING TOWER - INCLUDING STATIC HEAD	AIRFLOW	TEMPERATURES			FAN			BASIN HEATER	PEAK MAKE UP FLOW RATE	SOUND POWER LEVEL		ELECTRICAL DATA			APPROX. WEIGHT			MANUFACTURER		REMARKS
				MBH						INLET	OUTLET	DESIGN WB	TYPE	MOTOR	HP			FULL SPEED	50% SPEED	POWER	MCA	MFS	SHIPPING	OPERATING	HEAVIEST SECTION	MAKE	MODEL	
										DEG F	DEG F	DEG F																
CT-1	HEAT REJECTION - CONDENSER WATER	ON GRADE - SURFACE CAR PARK	OPEN CIRCUIT - FORCED DRAFT	1,800	WATER	360	1.5	5.5	24,400	95	85	75	CENTRIFUGAL - BELT DRIVE	VARIABLE SPEED	10	NIL	3	91	85	230/3/60	35	60	2,930	4,240	1,730	LSTE-4112	EVAPCO	ENERGY EFFICIENCY COMPLIANCE TO ASHRAE 90.1-2019
ACCESSORIES		INVERTER DUTY - PREMIUM EFFICIENT MOTOR ELECTRONIC WATER LEVEL CONTROL VARIABLE SPEED CONTROL BLEED CONTROL COMPLETE WITH CONDUCTIVITY SENSOR OEM CONTROL PANEL COMPLETE WITH FIELD TERMINATION POINTS FOR BAS TIE IN LADDER WITH SAFETY CAGE																										

DRAWING LIST	
DRAWING NUMBER	TITLE
M1	LEGEND AND ABBREVIATION, SCHEDULES AND DRAWING LIST
M2	KEY PLAN SHOWING SCOPE OF WORK
M3	ENLARGED PLAN - DEMOLITION
M4	ENLARGED PLAN - NEW INSTALLATION
M5	PIPING SCHEMATICS AND NOTES
M6	POWER FIELD, CONTROL SCHEMATICS, CONTROL SEQUENCE AND BAS POINTS
ABOVE DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS	

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING (SHOWN AS THIN LINE)
	NEW INSTALLATION (SHOWN AS THICKER LINE)
	EXISTING TO BE DEMOLISHED / RELOCATED
	CONNECT TO EXISTING
	ISOLATION VALVE
	NORMALLY CLOSED ISOLATION VALVE
	PIPE MOUNTED TEMPERATURE SENSOR
	PIPE MOUNTED THERMOMETER COMPLETE WITH THERMOWELL
	FLOW METER
	PIPE MOUNTED PRESSURE SENSOR
	PRESSURE GAUGE COMPLETE WITH NIPPLE AND PETCOCK
	SLOW ACTING SOLENOID VALVE
	FLOW BALANCING VALVE
	REDUCED PRESSURE BACKFLOW PREVENTOR
	MOTORIZED VALVE
	VARIABLE FREQUENCY DRIVE
	ORIGINAL EQUIPMENT MANUFACTURER
	POWER WIRING
	FIELD CONTROL WIRING
	AUTOMATIC AIR VENT
	DRAIN
	Y- STRAINER
	CAP

XX-XXXX

DENOTES CONTROL/MONITORING POINTS TO BE PROVIDED THE BUILDING AUTOMATION SYSTEM

FIRST LETTER	SECOND LETTER	THIRD LETTER
E - EQUIPMENT L - LIQUID V - VALVE	ST - STATUS SS - START/STOP T - TEMPERATURE X - POSITION P - PRESSURE V - SPEED I - CURRENT Q - QUALITY L - LEVEL	A - ALARM

AI - ANALOG INPUT
AO - ANALOG OUTPUT
DI - DIGITAL INPUT
DO - DIGITAL OUTPUT

VFD

TEMPERATURE SENSOR / TRANSMITTER

PRESSURE SENSOR/TRANSMITTER

EQU

BAS

EQUIPMENT CONTROL UNIT BY EXISTING BAS VENDOR
THIS CONTRACTOR TO CARRY COST AS PART OF THIS CONTRACT
BUILDING AUTOMATION SYSTEM
THIS CONTRACTOR TO CARRY COST AS PART OF THIS CONTRACT
FOR ALL UPDATES / INTEGRATION OF CONTROLS TO THE BASE
BUILDING BAS

CONTROL ABBREVIATION



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MECHANICAL ENGINEER



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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 32 DIVISION

Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON

Job Descriptl. :
COOLING TOWER REPLACEMENT

Drawing Title:
LEGEND AND ABBREVIATIONS, SCHEDULES AND DRAWING LIST

Design: J.T.

DRAWN: J.T.

Approv.: J.T.

Scale: NOT TO SCALE

Date: 12-AUG-2024

Job No.
23-1059

Dwg.No.
M1

Toronto Building RECEIVED 11/Sep/2025

25 219932 BLD 00

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

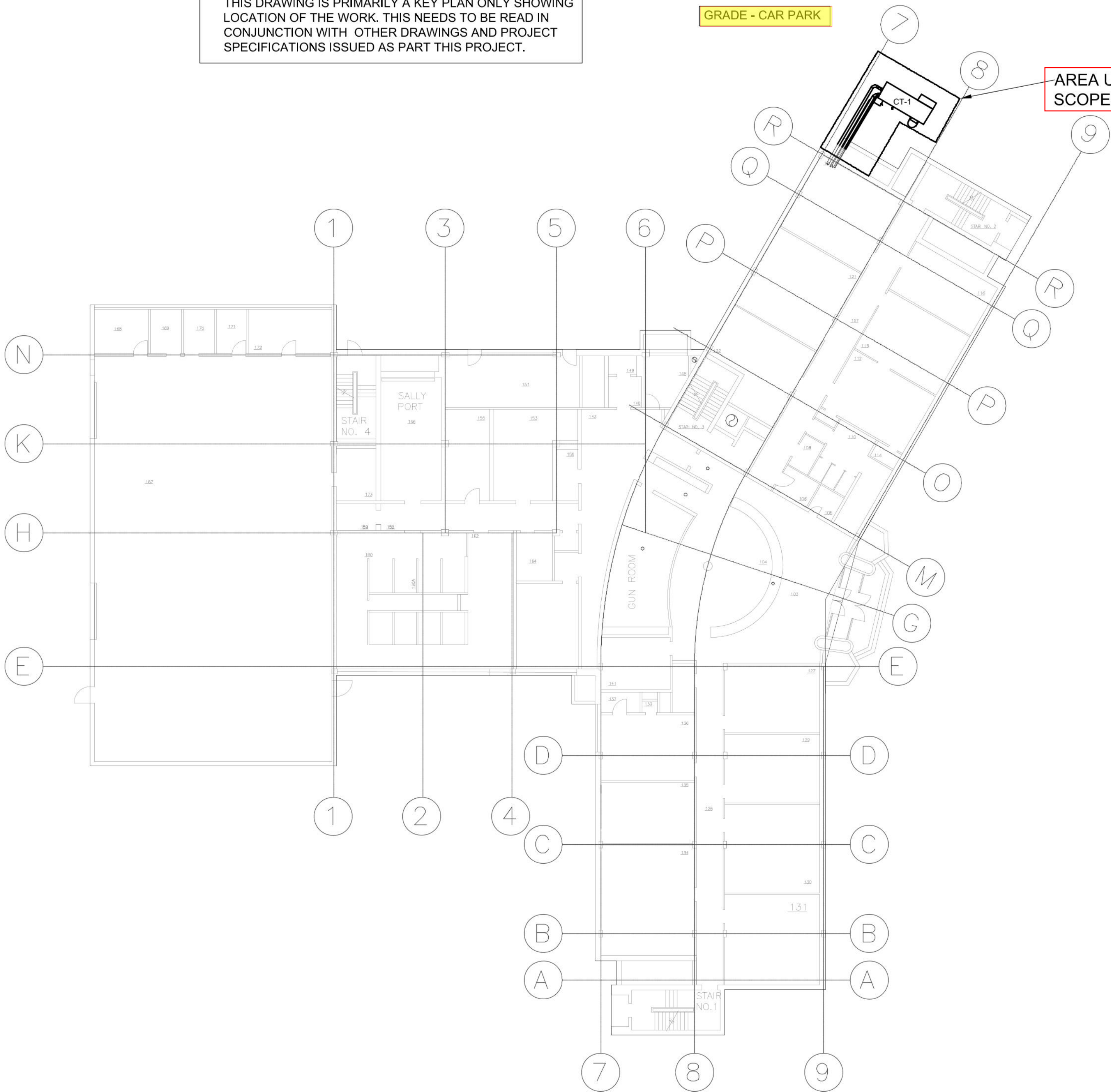
TRUE NORTH PROJECT NORTH



THIS DRAWING IS PRIMARILY A KEY PLAN ONLY SHOWING
LOCATION OF THE WORK. THIS NEEDS TO BE READ IN
CONJUNCTION WITH OTHER DRAWINGS AND PROJECT
SPECIFICATIONS ISSUED AS PART THIS PROJECT.

GRADE - CAR PARK

AREA UNDER
SCOPE OF WORK



NO.	REVISION	DATE
5		
4		
3	ISSUED FOR TENDER	NOV 01, 2024
2	60% DD - FOR CLIENT REVIEW	OCT 16, 2024
1	30% DD - FOR CLIENT REVIEW	AUG 22, 2024

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

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TO BE USED FOR CONSTRUCTION.

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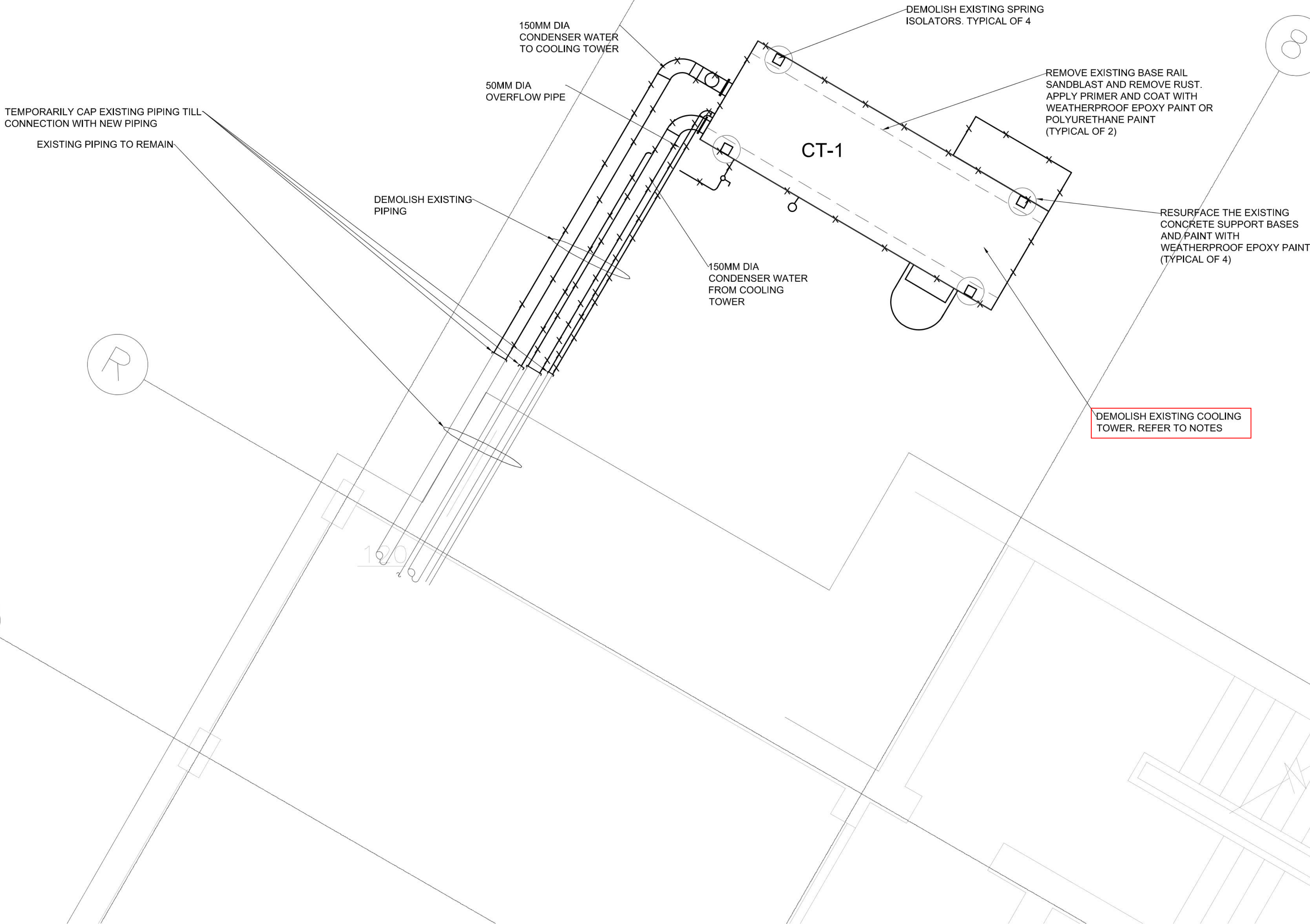
Project Name :
TPS 32 DIVISION
Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON
Job Descript.:
COOLING TOWER REPLACEMENT
Drawing Title:
KEY PLAN SHOWING
SCOPE OF WORK

Design:	J.T.
DRAWN:	J.T.
Approv.:	J.T.
Scale:	1: 200
Date:	12-AUG-2024

Job No. 23-1059	Dwg.No. M2
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DEMOLITION NOTES:
DEMOLISH EXISTING OPEN CIRCUIT COOLING TOWER AND ASSOCIATED DRAFT NOZZLE, CONDENSER WATER PIPING CONNECTIONS, FLEXIBLE PIPE CONNECTIONS, MAKE UP WATER PIPING CONNECTION, POWER AND CONTROL WIRING
DRAIN TOWER AND ISOLATE POWER AND MAKE WATER FEED PRIOR TO DEMOLITION
TEMPORARILY CAP EXISTING CONDENSER AND DRAIN WATER PIPING AT CONNECTION POINT TILL INSTALLATION OF NEW PIPING
DEMOLITION DETAILS SHOWN IS BASED ON BEST JUDGEMENT - INSTALLER TO SITE COORDINATE

- THE FOLLOWING ARE NOT SHOWN ON THIS PLAN FOR PURPOSES OF CLARITY
- DRAIN PIPING
 - POWER WIRING
 - PIPING SUPPORTS
 - SPRING ISOLATOR
 - COOLING TOWER BASE
 - VALVING, FLEX CONNECTORS, INSTRUMENTATION



Toronto Building
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

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

5		
4		
3	ISSUED FOR TENDER	NOV 01, 2024
2	60% DD - FOR CLIENT REVIEW	OCT 16, 2024
1	30% DD - FOR CLIENT REVIEW	AUG 22, 2024

NO.	REVISION	DATE
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NOTE:
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LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

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Project Name :
TPS 32 DIVISION
Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON
Job Descript. :
COOLING TOWER REPLACEMENT
Drawing Title:
ENLARGED PLAN
DEMOLITION

Design: J.T.
DRAWN: J.T.
Approv.: J.T.
Scale: 1:25
Date: 12-AUG-2024

Job No.
23-1059

Dwg.No.
M3

NOTES:

CLEAN AND PREPARE SUPPORTING BASE PRIOR TO INSTALLATION OF THE NEW COOLING TOWER

IF SUPPORTING BASE NEEDS TO BE MODIFIED, CONSULT WITH STRUCTURAL ENGINEER AND MODIFY BASE AT NO EXTRA COST

INSTALL NEW OPEN CIRCUIT COOLING TOWER IN THE LOCATION OF THE EXISTING TOWER

INSTALL THE FOLLOWING SERVICES TO THE NEW COOLING TOWER

- CONDENSER PIPING CONNECTION
- MAKE UP WATER PIPING CONNECTION
- POWER CONNECTION
- MAIN COOLING DRAIN PIPING
- BLEED DRAIN PIPING
- FIELD CONTROLS AND CONTROL WIRING

LAYOUT SHOWN IS GRAPHICAL - INSTALLER IS REQUIRED TO FIELD COORDINATE

THE FOLLOWING ARE NOT SHOWN ON THIS PLAN FOR PURPOSES OF CLARITY

- DRAIN PIPING
- POWER WIRING
- PIPING SUPPORTS
- COOLING TOWER BASE
- VALVING

REFER TO SPECIFICATIONS AND OTHER DRAWINGS FOR DETAILS



PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

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FIRE SERVICES		
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3	ISSUED FOR TENDER	NOV 01, 2024
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Project Name :
TPS 32 DIVISION

Project Address :
30 ELLERSLIE AVENUE
TORONTO, ON

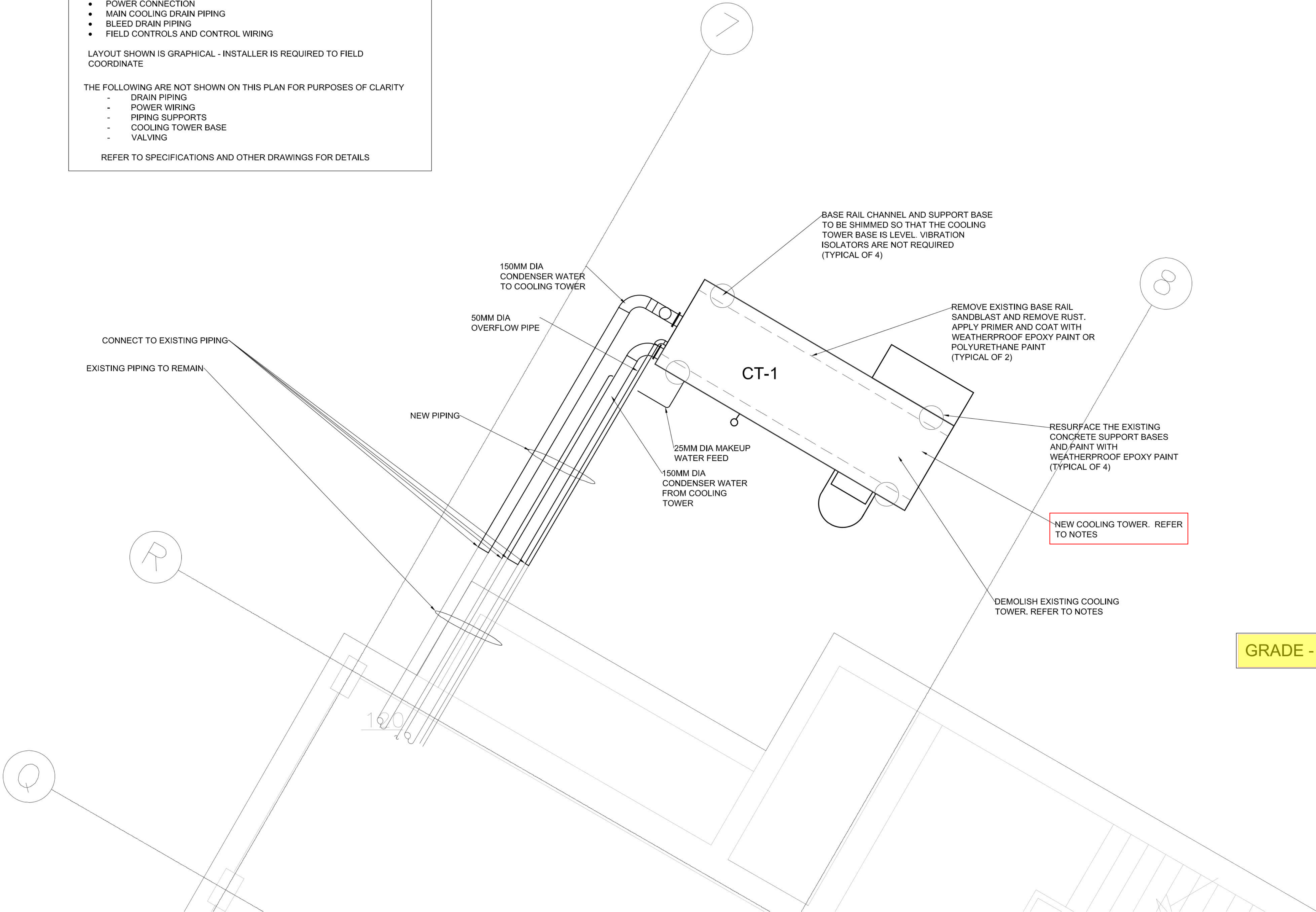
Job Descript. :
COOLING TOWER REPLACEMENT

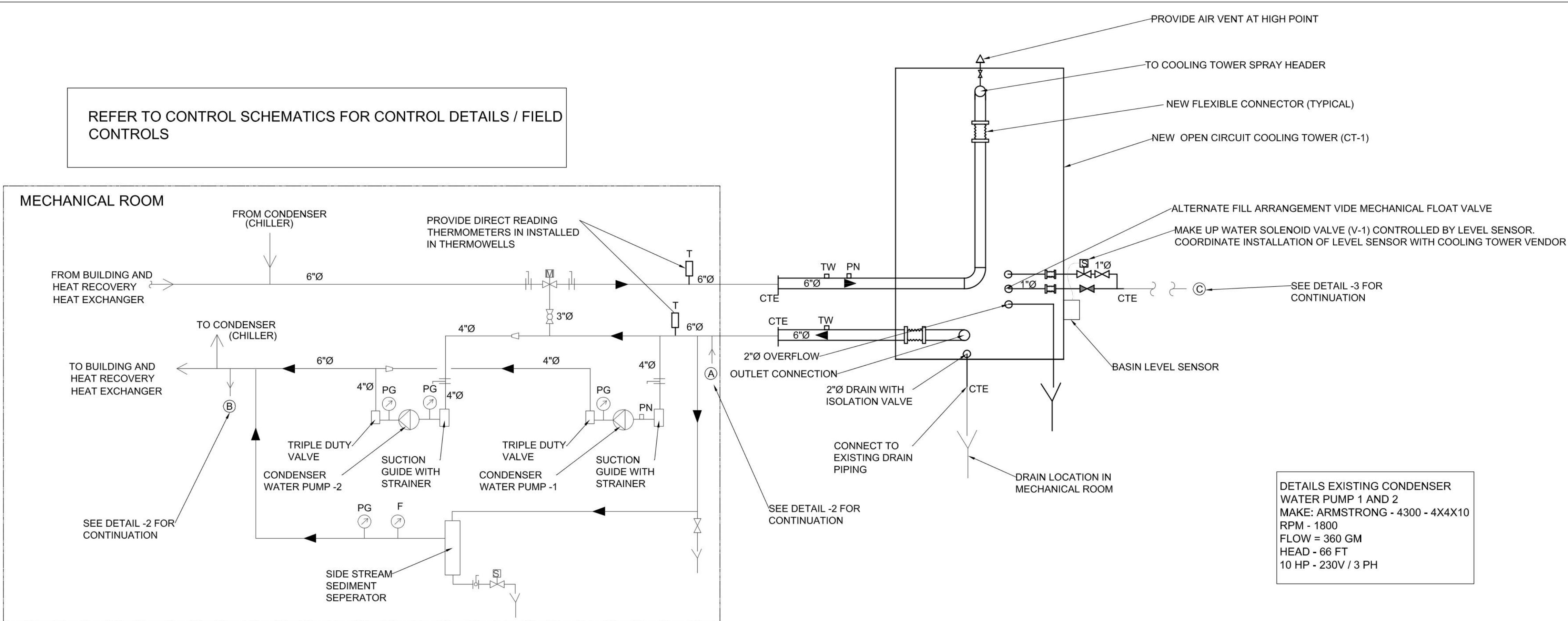
Drawing Title:
ENLARGED PLAN
NEW INSTALLATION

Design:	J.T.
DRAWN:	J.T.
Approv.:	J.T.
Scale:	1:25
Date:	12-AUG-2024

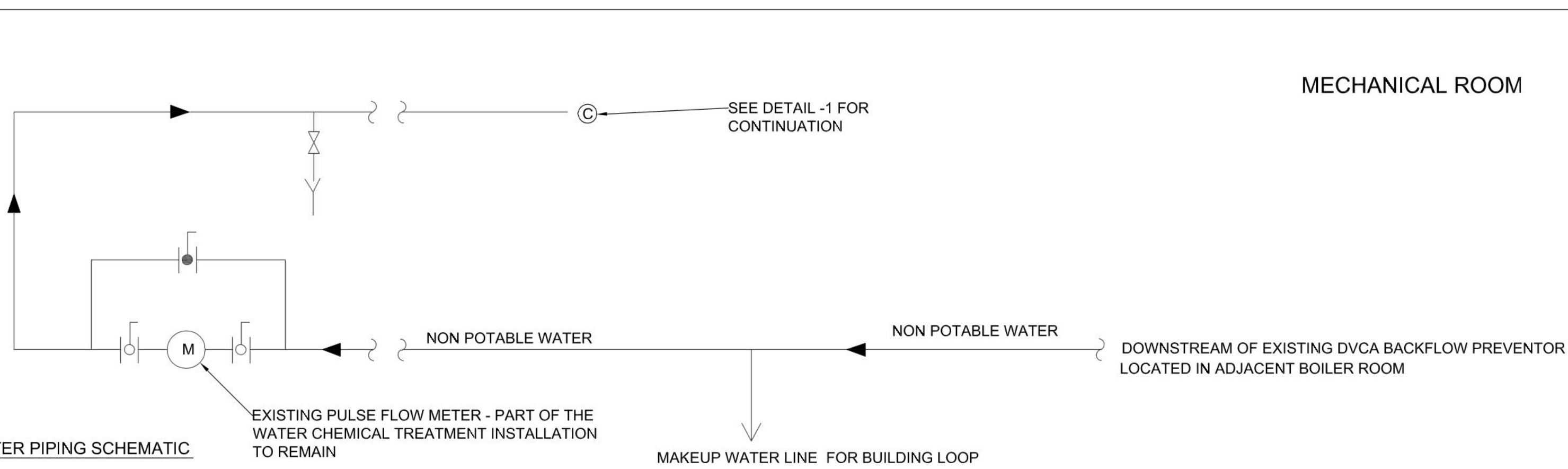
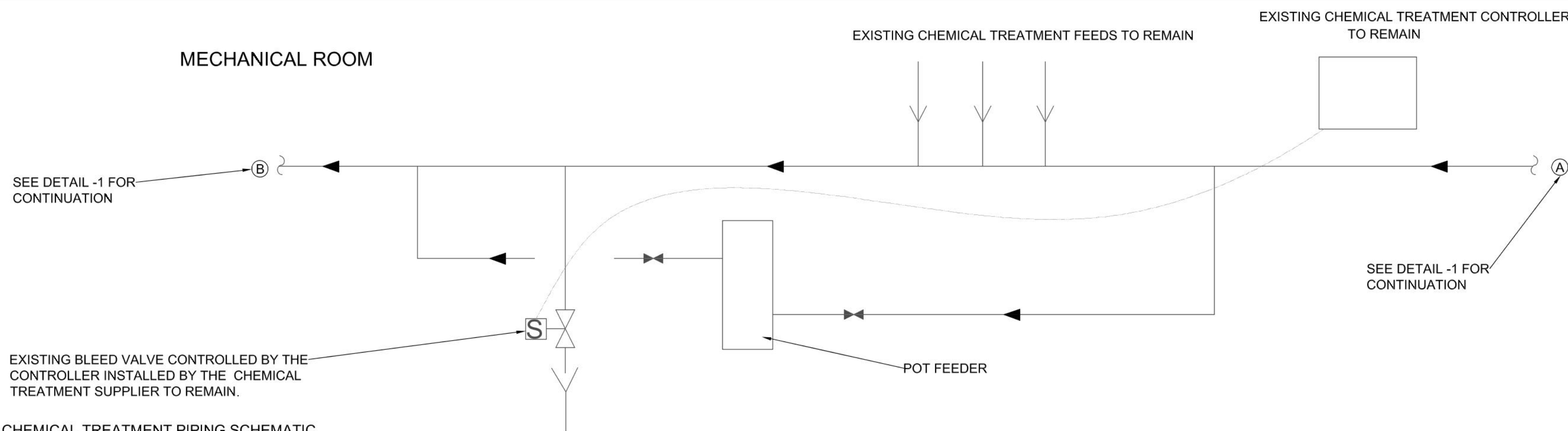
Job No.
23-1059

Dwg.No.
M4





1
M5
CONDENSER WATER PIPING SCHEMATIC
NOT TO SCALE



NOTES

ALL EXISTING VALVING WITHIN THE MECHANICAL ROOM TO REMAIN

AS PART OF THE CONTRACT, THIS CONTRACTOR TO CHECK FUNCTIONALITY OF THE ISOLATION VALVING NOTED IN THE SCHEMATICS AND ADVISE CONSULTANT IF ANY VALVE DOES NOT HOLD

AS PART OF THE CONTRACT, THIS CONTRACTOR TO COORDINATED WITH THE WATER CHEMICAL TREATMENT VENDOR AND ENSURE THAT THE CHEMICAL TREATMENT SYSTEM IS FUNCTIONAL AS PER INTENT AND THE BLEED VALVE IS FUNCTIONAL

RUST TO BE REMOVED ON ALL NEW AND EXISTING PIPING AND PIPE SUPPORTS NOTED ON THIS SCHEMATIC (I.E THE CONDENSER WATER PIPING TO EXTENT SHOWN IN THE SCHEMATIC INCLUDING SIDE STREAM FILTRATION PIPING (EXISTING AND NEW), ENTIRE MAKEUP WATER PIPING (BOTH EXISTING AND NEW) + CHEMICAL TREATMENT LOOP . CLEAN PIPING AFTER RUST REMOVAL, APPLY PRIMER AND PAINT COAT

RE-INSULATE AND CLAD ENTIRE LENGTH OF THE MAKE UP WATER PIPING STARTING FROM THE BACKFLOW PREVENTOR - INCLUDING ALL BRANCH PIPING ON THE NON POTABLE WATER PIPING RIGHT UP TO THE COOLING TOWER (BOTH NEW AND EXISTING)

TEST BACKFLOW PREVENTOR AND PROVIDE BACKFLOW TEST REPORT AS PART OF THE COMMISSIONING DOCUMENTATION

PRIOR TO START UP, CLEAN THE STRAINERS IN THE SUCTION GUIDE AT THE PUMP

ENSURE STABLE CONDENSER PUMP OPERATION AND COORDINATE WITH THE CONTROLS CONTRACTOR TO ENSURE LEAD / LAG CHANGE OVER OPERATION FOR THE PUMPS HAS BEEN ESTABLISHED



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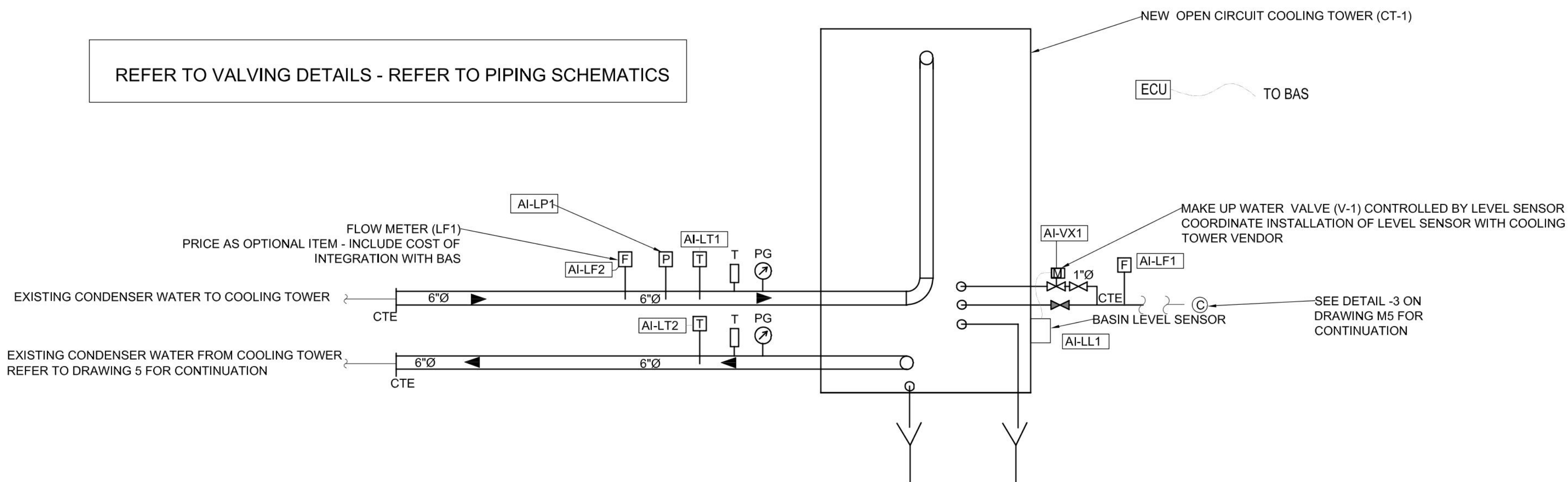
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7 INVITATIONAL ROAD
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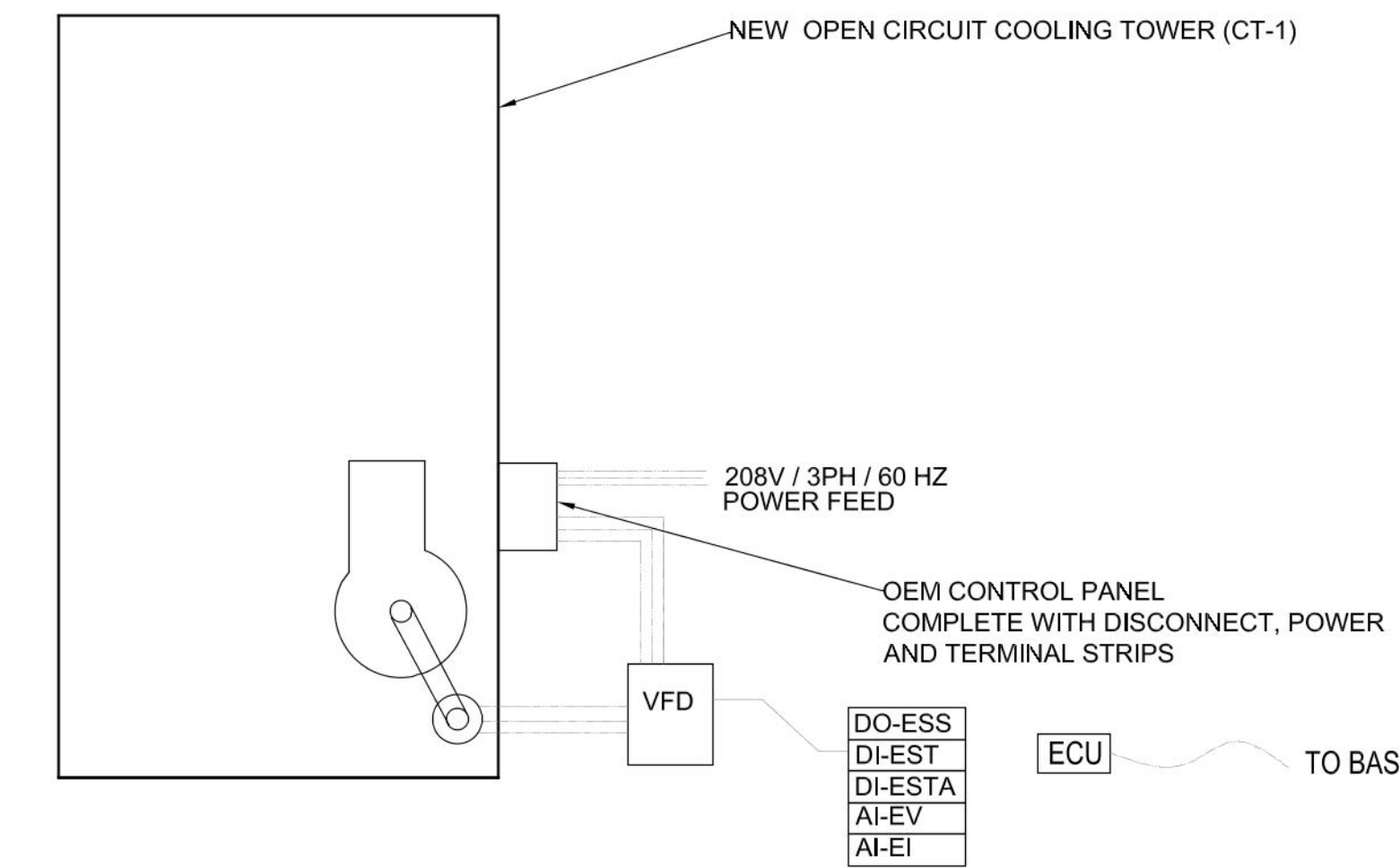
Project Name: TPS 32 DIVISION
Project Address: 30 ELLERSLIE AVENUE TORONTO, ON
Job Descript.: COOLING TOWER REPLACEMENT
Drawing Title: PIPING SCHEMATICS + NOTES

Design: J.T.
DRAWN: J.T.
Approv.: J.T.
Scale: NOT TO SCALE
Date: 12-AUG-2024

Job No. 23-1059
Dwg.No. M5



1
M6
SCHEMATIC SHOWING FIELD CONTROLS FOR THE NEW COOLING TOWER
NOT TO SCALE



2
M6
COOLING TOWER POWER FEED AND CONTROL SCHEMATIC
NOT TO SCALE

COOLING TOWER OPTIMIZATION CONTROL SEQUENCE

OPERATOR / BMS INITIATES START-UP OF SYSTEM. LEAD CONDENSER WATER PUMP STARTS

OPERATING MODE: CONDENSER WATER TEMPERATURE LEAVING COOLING TOWER (LT2) BETWEEN 70 DEG F AND 85 DEG F
COOLING TOWER FAN OFF.

CONDENSER WATER TEMPERATURE LEAVING COOLING TOWER (LT2) < 70 DEG F.
COOLING TOWER FAN OFF.

CONDENSER WATER TEMPERATURE LEAVING COOLING TOWER (LT2) - BETWEEN 70 AND 75 DEG F - COOLING TOWER FAN RUNNING @30% OF MAXIMUM SPEED

INCREASE FAN SPEED BY 7.5% OF FULL SPEED FOR EVERY DEG F RISE IN WATER TEMPERATURE LEAVING COOLING TOWER (LT2) TILL FULL SPEED IS REACHED.

COOLING TOWER WATER LEVEL CONTROL AND WATER SALINITY CONTROL

MAKE-UP WATER CONTROL:
MAKE UP VALVE (V-1) OPERATION CONTROLLED BY BASIN LEVEL SENSOR TO MAINTAIN SET BASIN WATER LEVEL
BYPASS FILL ARRANGEMENT BY MANUAL FLOAT VALVE - REFER TO PIPING SCHEMATICS FOR DETAILS

BLEED CONTROL:
EXISTING BLEED CONTROL ARRANGEMENT AS CONTROLLED BY THE CHEMICAL WATER TREATMENT CONTROLLER TO REMAIN.
AS PART OF THIS CONTRACT, THIS CONTRACTOR TO COORDINATE WITH THE EXISTING CHEMICAL TREATMENT VENDOR AND ENSURE THAT THE BLEED VALVE OPERATION IS VERIFIED AND THIS NEEDS TO BE RECORDED IN THE START UP REPORT.

SEASONAL OPERATIONAL REQUIREMENT (BY FACILITIES OR MAINTENANCE CONTRACTOR ENGAGED BY THE CLIENT)
COOLING TOWER BASIN TO BE DRAINED PRIOR TO WINTER AND REFILLED IN SUMMER

BAS MONITORING / TRENDING AND ALARM POINTS

MONITORING POINTS

EST	COOLING TOWER FAN OPERATING STATUS
ESTA	COOLING TOWER FAN OPERATING STATUS VFD GENERAL FAULT
EI1	COOLING TOWER FAN MOTOR CURRENT DRAW FOR EACH PHASE
EV1	COOLING TOWER FAN OR FAN MOTOR SPEED
LT1	COOLING TOWER INLET WATER TEMPERATURE
LP1	COOLING TOWER INLET WATER PRESSURE
LT2	COOLING TOWER OUTLET WATER TEMPERATURE
LF1	(OPERATIONAL CONTROL - CONTROLLING FAN SPEED)
YX1	MAKE UP WATER FLOW RATE
LL1	MAKE UP WATER CONTROL VALVE POSITION
	LIQUID LEVEL-1

AI-LF2 CONDENSER WATER FLOW RATE - OPTIONAL PRICE ITEM

TRENDING POINTS

EST1	COOLING TOWER FAN RUN TIME - TOTAL OPERATIONAL TIME
EI1	COOLING TOWER FAN POWER DRAW - CUMULATIVE IN KWH
EV1	COOLING TOWER FAN OR FAN MOTOR SPEED
LT1	COOLING TOWER INLET WATER TEMPERATURE
LT2	COOLING TOWER OUTLET WATER TEMPERATURE
LF1	MAKE UP WATER FLOW RATE

ALARMS

ESTA1	COOLING TOWER VFD GENERAL FAULT
LT2	COOLING TOWER OUTLET WATER TEMPERATURE <10 DEG C / 50
LT2	COOLING TOWER OUTLET WATER TEMPERATURE >35 DEG C / 95
LL1	LOW BASIN LEVEL ALARM
LL1	HIGH BASIN LEVEL ALARM



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Project Name: TPS 32 DIVISION
Project Address: 30 ELLERSLIE AVENUE TORONTO, ON
Job Descript.: COOLING TOWER REPLACEMENT

Drawing Title: POWER FEED, CONTROL SCHEMATICS, CONTROL SEQUENCE AND BAS POINTS

Design: J.T.
DRAWN: J.T.
Approv.: J.T.
Scale: NOT TO SCALE
Date: 12-AUG-2024

Job No.
23-1059

Dwg.No.

M6