

# Tender Set - Exterior Tile

77 Wellesley Street East, Toronto, Ontario  
Proposed Exterior Alterations

## PROJECT CONTACTS:

**ARCHITECT:** Daniel Johnson Architect Inc.  
25 Isabella Street  
Toronto, ON M4Y 1M7

Contact: Peter Mullin  
Phone: 416-920-0040 ext. 223  
pmullin@j-n-arch.com

## STRUCTURAL:

Entuitive  
200 University Avenue, 7th Floor  
Toronto, ON M5H 3C6

Contact: Tom Jennings  
Phone: 647-477-5832  
tom.jennings@entuitive.com

**OWNER INFORMATION:** Starlight Investments  
C/O: Gerry De La Rosa  
3250 Bloor St. W., ste 1400  
Toronto, Ontario M8X 2X3

Contact: Gerry De La Rosa  
phone: (416) 234-8444

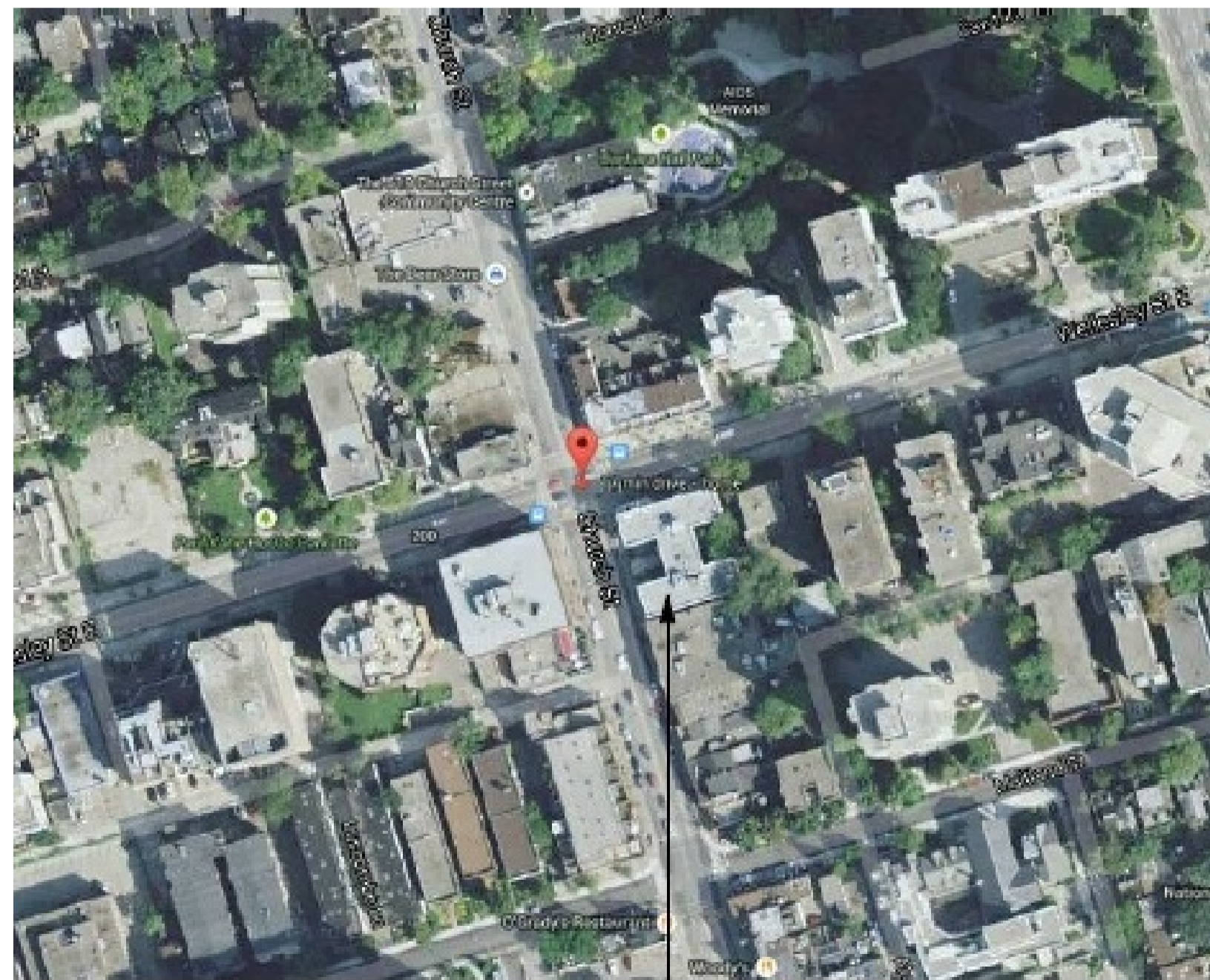
## DRAWING LIST:

- A-0 Project Information
- A-1 Demo. Plan & Section
- A-2 Demo. Elevations
- A-3 Proposed Construction Plan
- A-4 Proposed Elevations
- A-5 Details

## SCOPE SUMMARY:

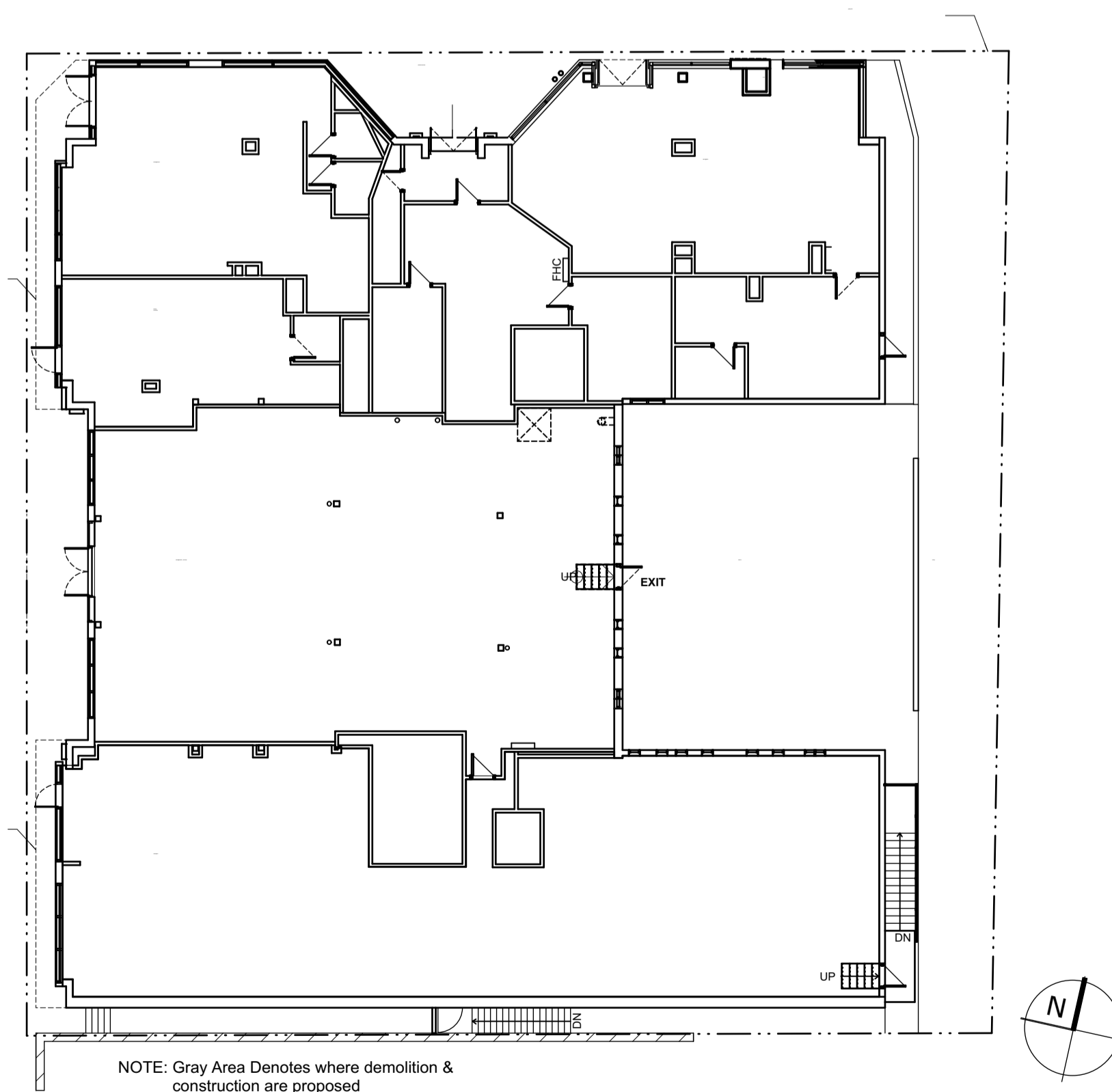
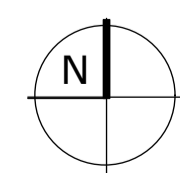
Existing mixed use building - Residential Apartments with Ground Floor Commercial/Retail - Exterior Alterations to replace ground floor cladding on commercial exteriors facing Wellesley and Church Streets

Zoning Certificate # 15114626 ZC 00 ZR



77 Wellesley Street East  
Toronto, Ontario

1 LOCATION PLAN  
SCALE: NTS



NOTE: Gray Area Denotes where demolition & construction are proposed

2 SITE PLAN  
SCALE: NTS

## O.B.C. DATA MATRIX

Name of Practice:		Name of Project:		The architect noted above has exercised responsible control with respect to design activities.	
Daniel Johnson Architect Inc. 25 Isabella Street, Toronto, ON M4Y 1M7 T (416) 920-0040 [E] pmullin@j-n-arch.com		RBC Landlord Work 77 Wellesley St., E. Toronto, On M4Y 1H7			
Ontario's 2012 Building Code Data Matrix Part 11 - Renovation of Existing Building				OBC Reference	
11.1	Existing Building Classification:	Describe Existing Use: - Vacant (Mercantile) Construction Index: - 6 Hazard Index: - 5 <input type="checkbox"/> Not Applicable (no change of major occupancy)		11.2.1 T 11.2.1.1A T 11.2.1.1B to N	
11.2	Alteration to Existing Building is:	Basic Renovation <input type="checkbox"/> Extensive Renovation <input checked="" type="checkbox"/>		11.3. 3.1 11.3. 3.2	
11.3	Reduction in Performance Level:	Structural: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No By Increase in Occupant Load: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No By Change in Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Plumbing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Sewage System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		4.2 11.4. 2.1 11.4. 2.2 11.4. 2.3 11.4. 2.4 11.2. 4.5	
11.4	Compensating Construction:	Structural: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) By Increase in Occupant Load: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) By Change in Major Occupancy: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Plumbing: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain) Sewage System: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (explain)		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:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Give Numbers)		11. 5.1	
11.6	Alternative Measures Proposed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Give Numbers)		11. 5.2	

2006 Building Code Data Matrix, Part 11  
© 2009 Ontario Association of Architects

September, 2008

3 OBC Matrix

revisions		
no.	Issued for:	date
1	CLIENT REVIEW	16-10-14
2	TILE TENDER	16-10-18
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seal

architect

Daniel Johnson Architect Inc.  
25 Isabella Street  
Toronto ON  
M4Y 1M7  
P 416-920-0040

DJA

structural engineer

project

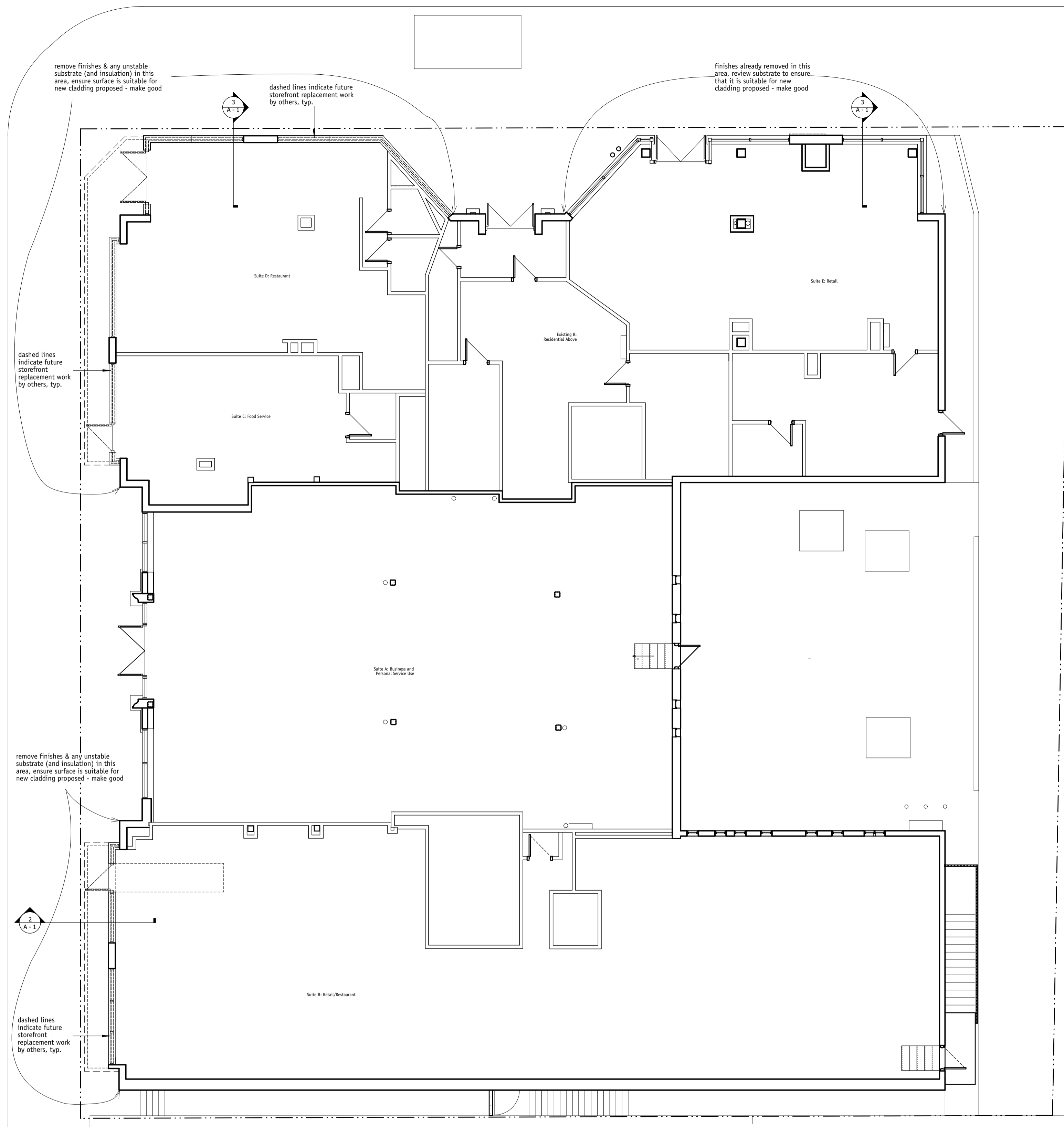
Proposed New Exterior Cladding

77 Wellesley St. East  
Toronto, ON.  
M4Y 1H7

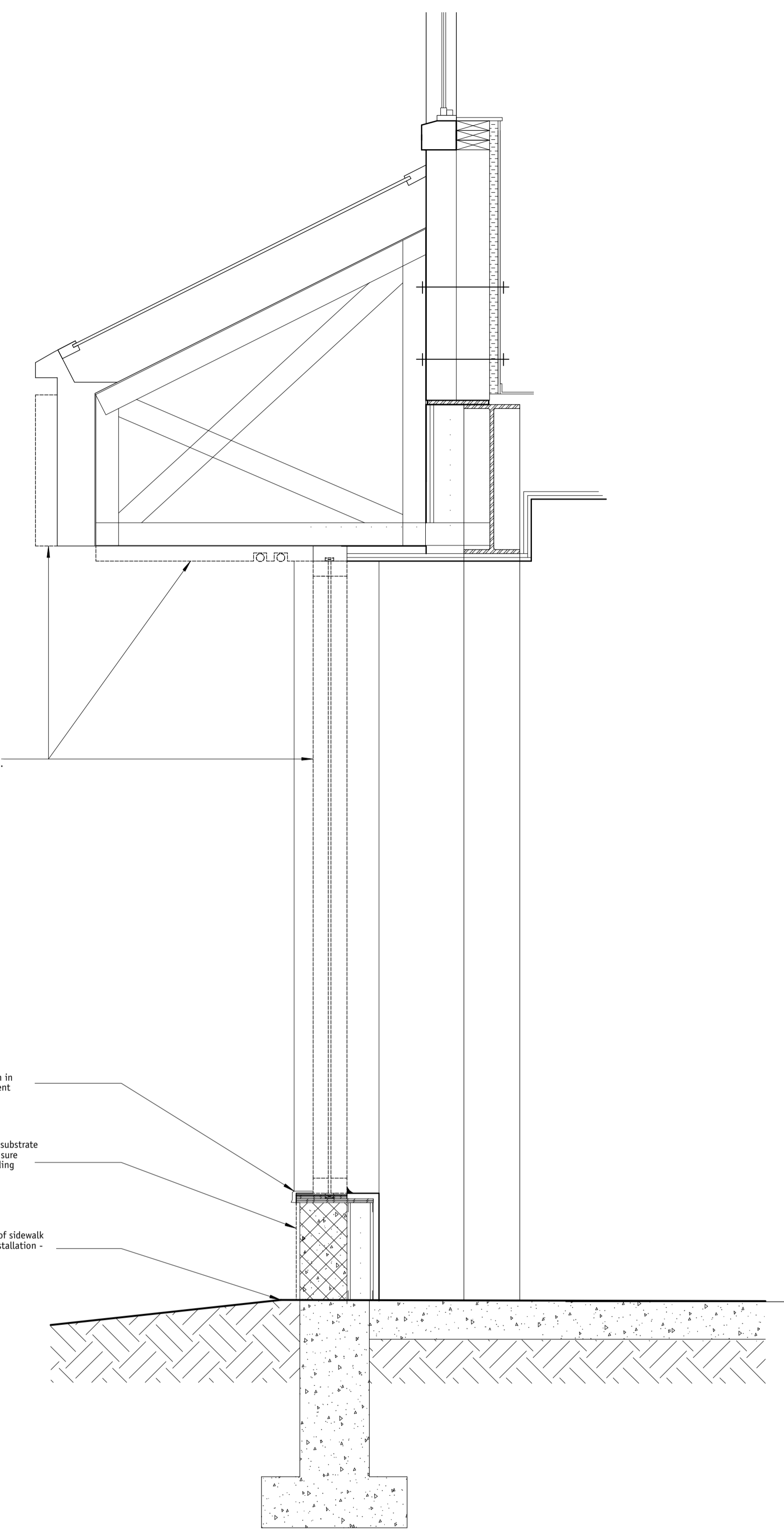
drawing title

Project Information

drawn	GK/PM	date	15/07/08
checked	PM	scale	AS NOTED
plotted	October 14, 2016		
project no	14-031		
drawing no	A-0		



1 Demolition Plan - Ground Floor  
SCALE: 1/8" = 1'-0"



2 Demolition - Section, Typical  
SCALE: 1/2" = 1'-0"

**DEMOLITION NOTES:**  
 1) drawing to be read in conjunction with the balance of drawings in this set, and mechanical and electrical drawings if applicable.  
 2) general contractor to coordinate all demolition contractors to inspect the existing conditions to familiarize themselves with all elements and the entire project documentation.  
 3) all debris to be removed from site on a regular basis. premises to be kept clean at all times, tenant and public access shall be maintained

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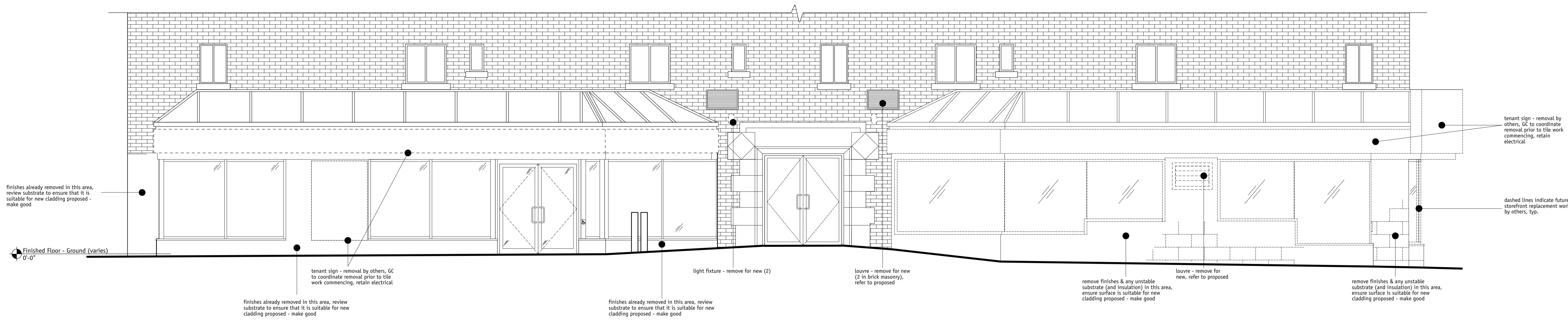
**DJA**

structural engineer

project  
 Proposed New Exterior Cladding  
 77 Wellesley St. East  
 Toronto, ON.  
 M4Y 1H7

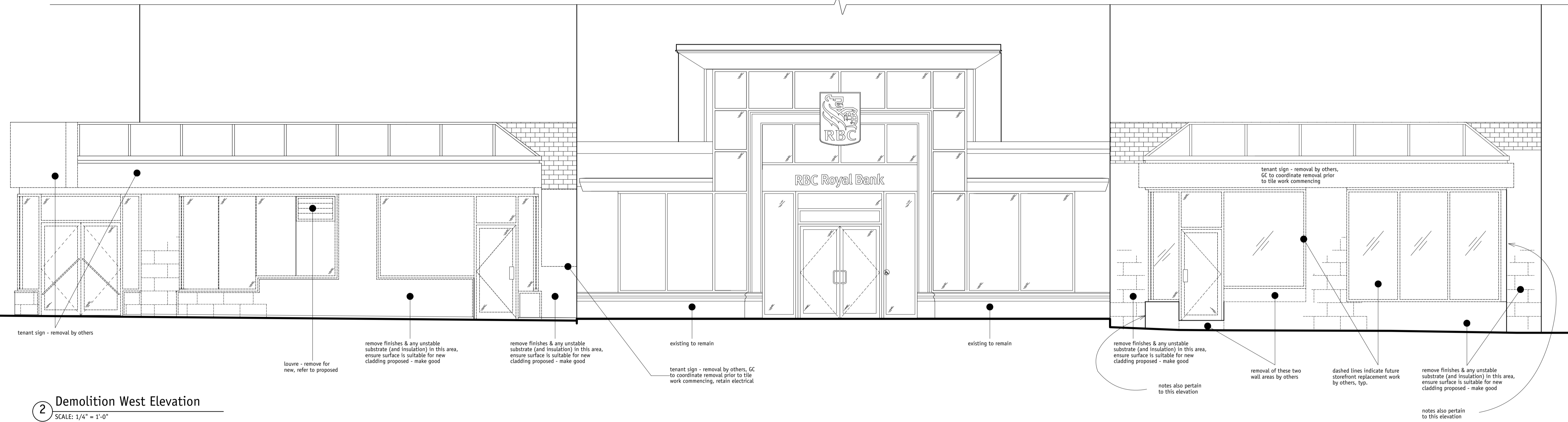
drawing title  
 Demolition Plan/ Section

drawn	GK/PM	date	15/07/08
checked	PM	scale	AS NOTED
plotted	October 14, 2016		
project no	14-031		
drawing no	A-1		



**1 Demolition North Elevation**

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



**2 Demolition West Elevation**

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

**DEMOLITION NOTES:**

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structural engineer

project  
**Proposed New Exterior Cladding**

77 Wellesley St. East  
 Toronto, ON  
 M4Y 1H7

drawing title  
**Demolition Elevations**

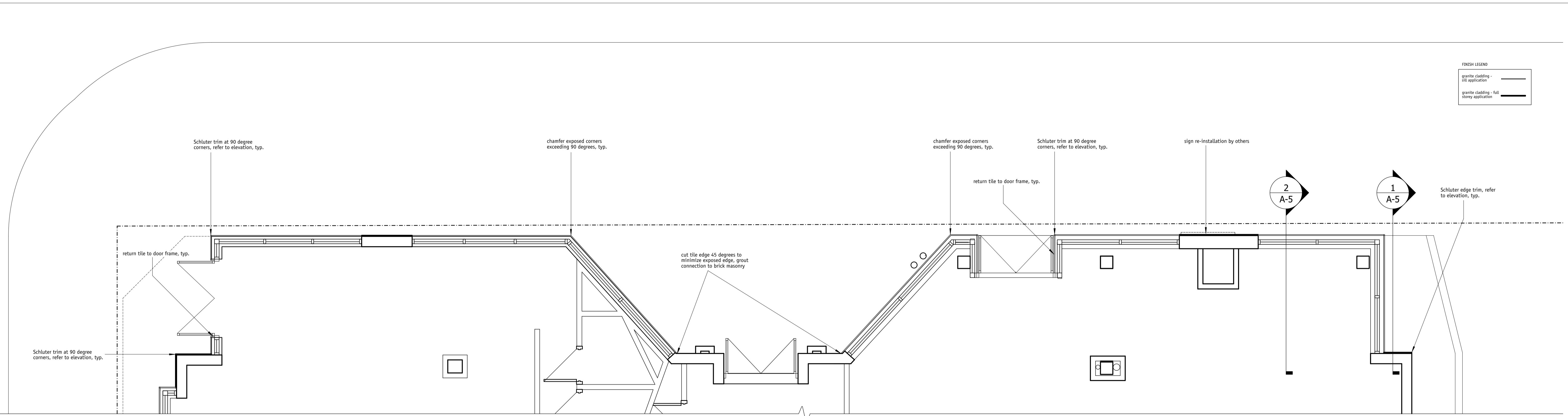
drawn **GK/PM** date **15/07/08**

checked **PM** scale **AS NOTED**

plotted **October 14, 2016**

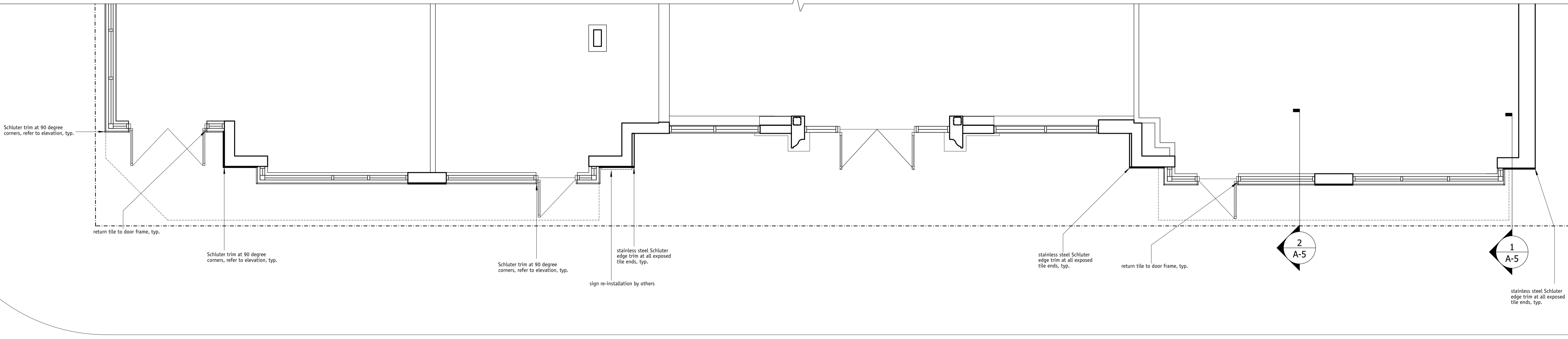
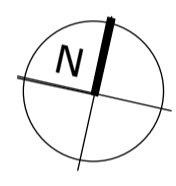
project no **14-031**

drawing no **A-2**



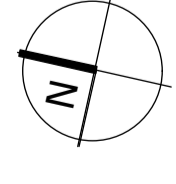
1 Tile Installation Plan - North Facade

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



2 Tile Installation Plan - West Facade

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



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 P 416-920-0040  
**DJA**

structural engineer

project  
**Proposed New Exterior Cladding**  
 77 Wellesley St. East  
 Toronto, ON,  
 M4Y 1H7

drawing title  
**New Construction Plans**

drawn	GK/PM	date	15/07/08
checked	PM	scale	AS NOTED
plotted	October 14, 2016		
project no	14-031		
drawing no	<b>A-3</b>		



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future storefront replacement work by others, typ.

granite tile application, stack bond, refer to section for preparation, typ., horizontal joint line locations as shown

outside corner to be detailed w/ Schluter Quadee in stainless steel, typical, provide product cut sheet to Architect

architect

Daniel Johnson Architect Inc.

25 Isabella Street  
Toronto ON  
M4Y 1M7  
P 416-920-0040



structural engineer

project

Proposed New Exterior Cladding

77 Wellesley St. East  
Toronto, ON.  
M4Y 1H7

drawing title

Proposed Elevations

drawn	GK/PM	date	15/07/08
checked	PM	scale	AS NOTED

plotted

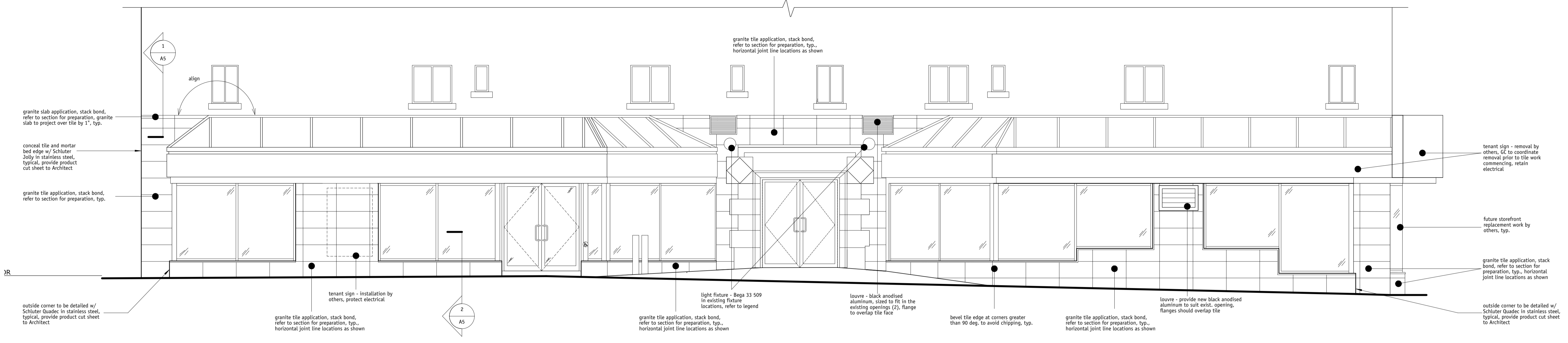
October 14, 2016

project no

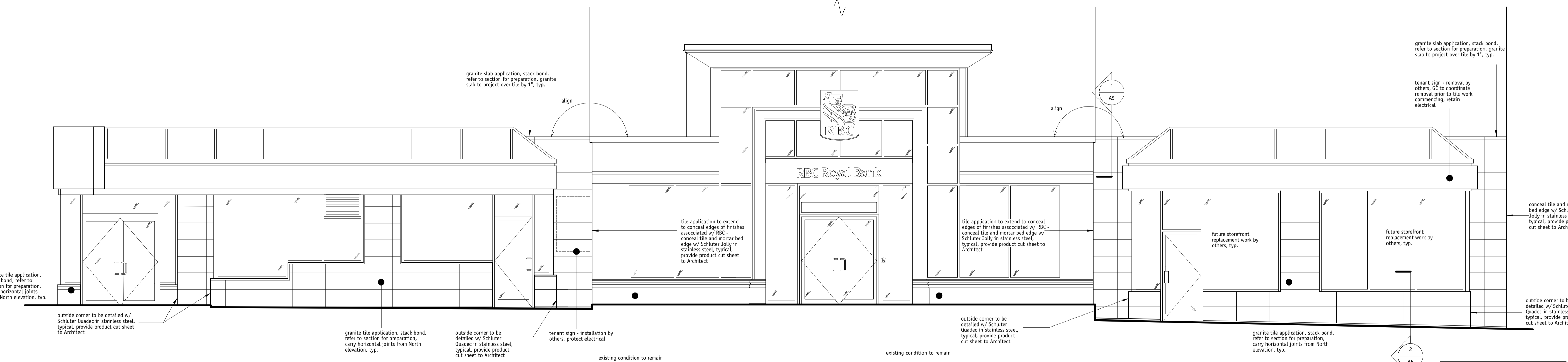
14-031

drawing no

A-4



1 PROPOSED - North Elevation  
SCALE: 1/4" = 1'-0"



2 PROPOSED - West Elevation  
SCALE: 1/4" = 1'-0"

- CONSTRUCTION NOTES:**
- 1) drawing to be read in conjunction with the balance of drawings in this set, and all associated structural, mechanical & electrical drawings, if applicable
  - 2) verify all conditions and dimensions associated with layout of new materials and advise consultant of any concerns
  - 3) general contractor to include for mobilization space if it cannot be provided by the Owner
  - 4) Perform Work in concert with best practices for scope described
  - 5) Protect all surfaces adjacent to the scope of work during construction and protect completed work in pedestrian path of travel until the project is substantially completed or until directed in writing by Owner

**SCHEDULE OF MATERIALS**

**Granite Cladding:**  
Olympia Tile Series - Granite  
Colour - Midnight Black  
Finish - Honed  
Code - GN.MID.BLACK.1632.HN.16"x32"x3/8"  
Contact - Shauna Dart @ 416 785 9555 x 481

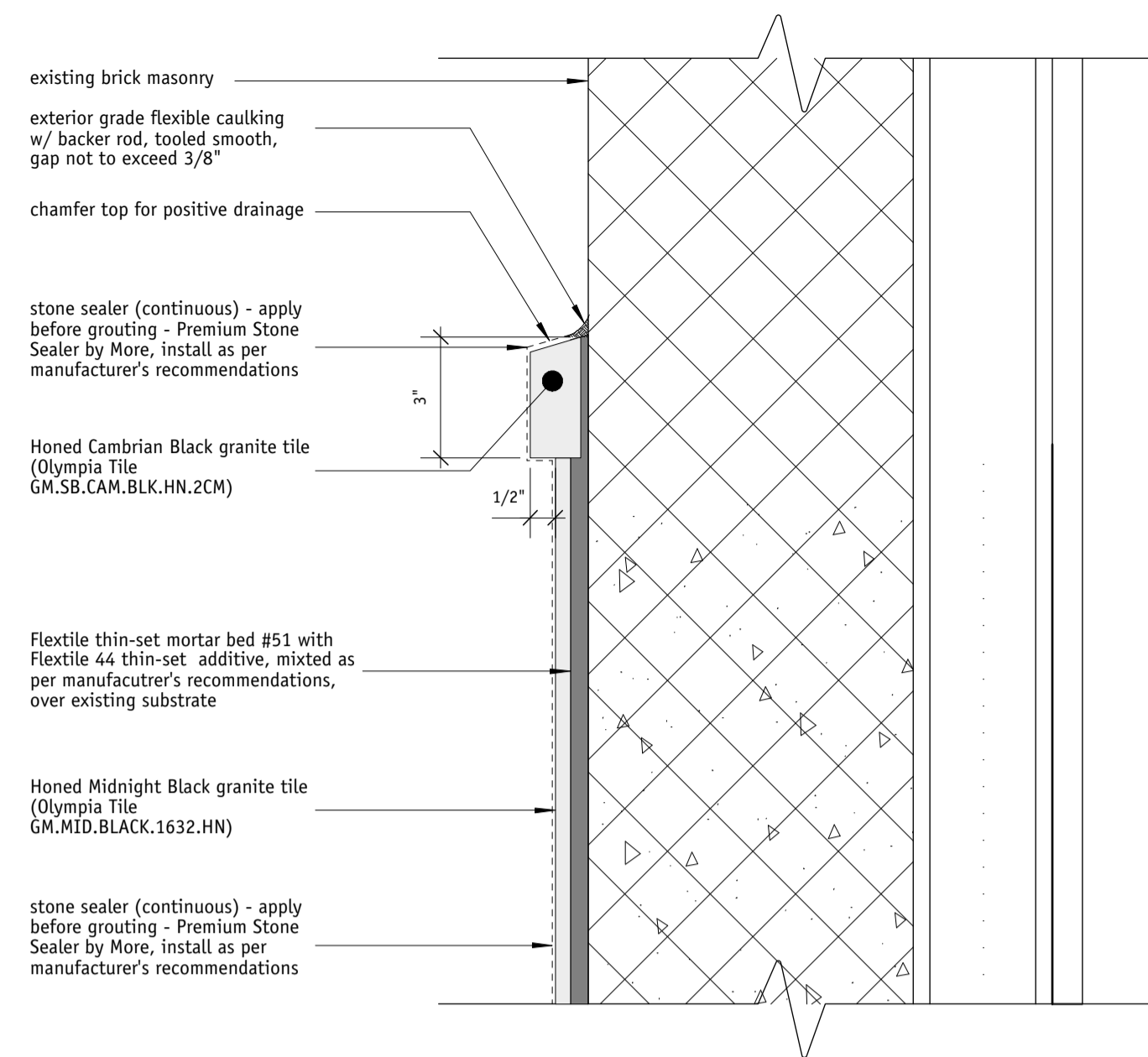
**Granite Cornice:**  
Olympia Tile Series - Olympia Slab, Granite  
Colour - Cambrian Black  
Finish - Honed  
Code - GN.SL.CAM.BLK.HN.2CM  
Contact - Shauna Dart @ 416 785 9555 x 481

**Stone Sealer:**  
More Premium Stone Sealer, install as per manufacturer's instructions

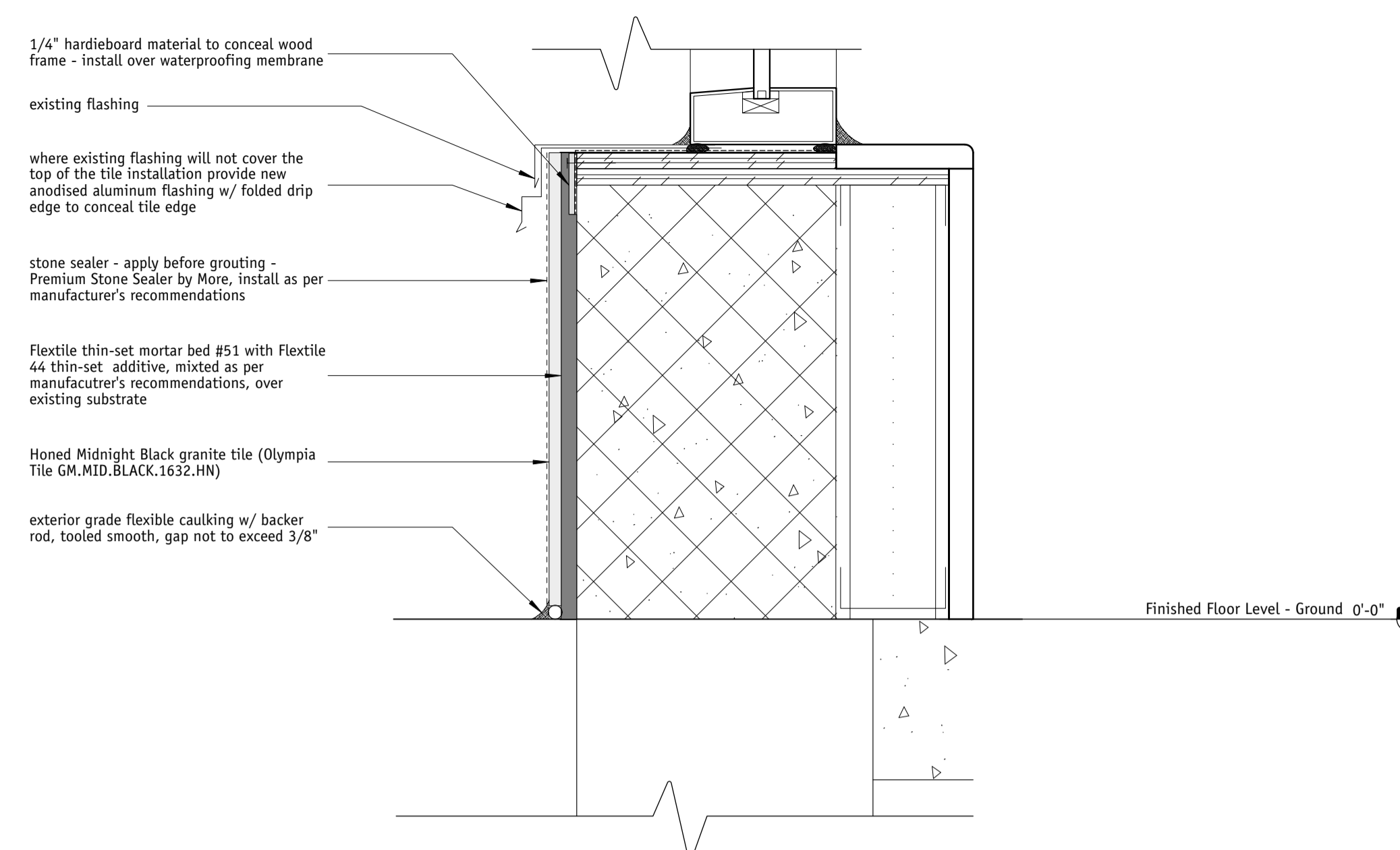
**Mortar:**  
FlexTile Ltd. - 51 Premium Floor & Wall Thin-set  
Mortar with FlexTile 44 additive, blend and install as per manufacturer's recommendations

**Grout:**  
FlexTile Ltd. Premium Polymer Modified Sanded  
Grout  
Colour: Black

**Stone Lights:**  
Manufacturer: Bega  
Fixture Model: 33 509  
Lamp Type: LED  
Housing Colour: Silver  
Contact: TPL Lighting, Mike Hamilton 416 238 9793



1 Proposed Wall Section  
scale: 3/4" = 1'-0"



2 Proposed Wall Section @ base  
scale: 3/4" = 1'-0"

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Proposed New Exterior  
Cladding

77 Wellesley St. East  
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M4Y 1H7

drawing  
title

Details

drawn GK/PM date 15/07/08

checked PM scale AS NOTED

plotted October 14, 2016

project no 14-031

drawing no A-5