MONTGOMERY SISAM ARCHITECTS INC. ARCHITECTURAL

## **21509.F02** *ISSUED FOR REVIEW 2022-07-28*

# SEVEN OAKS HANDRAIL REPLACEMENT SENIOR SERVICES AND LONG-TERM CARE 9 NEILSON RD TORONTO, ON M1E 5E1



Seniors Services and Long-Term Care Division

#### **GENERAL NOTES**

1. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION.

2. ALL REQUIRED CUTTING & FITTING INCLUDING ELECTRICAL & MECHANICAL TO CONNECT THE EXISTING WORK WITH THE NEW WORK SHALL BE PERFORMED AS PART OF THIS CONTRACT AS AN ENTIRE OR COMPLETE WORK IN A PROFESSIONAL AND WHOLE MANNER.

3. ALL NEW WORK TO MAKE GOOD EXISTING; SHALL MATCH EXISTING IN MATERIAL, CONSTRUCTION AND FINISH UNLESS OTHERWISE SPECIFIED.

4. CONTRACTOR SHALL PERFORM ALL NECESSARY DEMOLITION, ALTERATIONS AND NEW CONSTRUCTIONS AS REQUIRED TO MAKE THE WORK A COMPLETE JOB, INCLUDING BUT NOT LIMITED TO WORK SHOWN ON DRAWINGS AND SPECIFICATIONS.

5. ANY OPENINGS IN FIRE RATED WALLS, CEILINGS AND FLOORS TO BE RETURNED TO EQUIVALENT CONDITION PRIOR TO THE OPENING. ALL ELECTRICAL & MECHANICAL PENETRATIONS TO BE SEALED WITH FIRE STOP MATERIAL AS PER SPECIFICATION. ALL ELECTRICAL & MECHANICAL PENETRATIONS TO BE SEALED WITH FIRE STOP MATERIAL AS REQUIRED BY O.B.C.

6. All ITEMS INDICATED IN THE CONTRACT DOCUMENTS AS 'COORDINATION ITEMS' OR ITEMS IDENTIFIED AS NIC, INCLUDING BUT NOT LIMITED TO EQUIPMENT AND OTHER SPECIALTY ITEMS IDENTIFIED AS TO BE SUPPLIED AND INSTALLED BY OTHER PARTIES OR ALLOWANCES WILL REQUIRE THE COMMON ACTION OR EFFORT OF THE GENERAL CONTRACTOR IN RELATION TO THE OVERALL PROJECT. WITH RESPECT TO ALL COORDINATION ITEMS IDENTIFIED, THE GENERAL CONTRACTOR IS EXPECTED TO:

a. REVIEW ALL ITEMS IDENTIFIED AS 'COORDINATION ITEMS' IN THE DRAWINGS AND COMMUNICATE WITH THE REQUIRED RESPONSIBLE PARTIES OF THE DEVICES THE DETAILED REQUIREMENTS OF EACH ITEM AS IT IMPACTS THE WORK OF GENERAL CONTRACTOR AND AS IT RELATES TO THE OVERALL COMPLETION OF THE PROJECT. b. VERIFY THE EXISTING CONDITION AND ANY LIMITATIONS OF THE DEVICE AS INSTALLED IN THE

PROPOSED LOCATION.

c. PROVIDE ALL REQUIRED ROUGH-INS, RELATED CONSTRUCTIONS AND CONNECTIONS REQUIRED BY THE DEVICES OF OTHERS TO SUIT THE COORDINATION ITEM AND AS INDICATED IN THE CONTRACT DOCUMENTS.

d. SCHEDULE AND COORDINATE THE WORK OF OTHERS INTO THE OVERALL CONSTRUCTION SEQUENCE TO AVOID UNNECESSARY DELAY TO THE COMPLETION OF THE OVERALL PROJECT.

e. ENSURE THAT THE PROPOSED ITEM IS INSTALLED AS INTENDED AND IS MADE FULLY OPERATIONAL AT THE COMPLETION OF THE WORK.

7. THE EXISTING PORTIONS OF THESE PLANS ARE TAKEN FROM ARCHIVE DRAWINGS AND LIMITED SITE SURVEY INFORMATION, CONTRACTOR TO SITE VERIFY ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE PRIOR TO FABRICATIONS/ INSTALLATIONS. ALL DIMENSIONS ARE PER SITE REVIEW AND EXIST. ARCH. DWGS. ALL DISCREPANCIES BETWEEN CONDITIONS SHOWN AND SITE CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT. PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE FOLLOWING:

i: VERIFY EXISTING AREAS WITHIN THE SCOPE OF WORK WITH RESPECT TO THE PROPOSED FOR PROBLEMS AND ANY LIMITATIONS. ii: VERIFY EXISTING ARCHITECTURE, STRUCTURE AND ALL ADJACENT FINISHES IMPACTED BY THE

WORK. UPON EXAMINING ALL OF THE ABOVE AGAINST THE DRAWINGS AND SPECIFICATIONS AND TERMS OF THE CONTRACT, THE CONTRACTOR MUST SATISFY HIMSELF THAT THE PROPOSED WORK CAN BE CARRIED OUT AS INTENDED, TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST TO THE CONTRACT.

8. PROTECT ALL FINISHES TO REMAIN PART OF THE FINAL PRODUCT. ALL FINISHES DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE MADE GOOD BY THE GC.

9. COORDINATE ALL WORK WITH THE HOME AND FOLLOW ALL HOME PROTOCOLS.

10. HOARDING SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE HOME.

11. COORDINATE ALL WORK WITH ARCHITECTURAL / MECHANICAL / ELECTRICAL DRAWINGS AND SPECIFICATIONS. WHERE A DISCREPANCY IS DISCOVERED BETWEEN THE DOCUMENTS NOTIFY THE ARCHITECT.

12. ALL REMOVED AND DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE. LOCATION OF REMOVAL RECEPTACLE TO BE CO-ORDINATED WITH BUILDING MAINTENANCE DEPARTMENT.

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A2.01	PROPOSED PLAN - LEVEL 1	
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A9.01	TYP. DEMO HANDRAIL DETAILS	
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A9.03	TYP. HANDRAIL LAYOUT DIAGRAM	

#### ABBREVIATION SCHEDULE

ACTACOUSTIC CEILING TILE AFF ABOVE FINISHED FLOOR ADJ ADJUSTABLE B.S.M. BUILDING SERVICE MANAGER CG CORNER GUARD CH COAT HOOK CJ CONTROL JOINT CMU CONCRETE MASONRY UNIT CONC CONCRETE CO CLEAN OUT CTCERAMIC TILE CR CLOSET RAIL COVE COVE/INTEGRAL BASE C/W COMPLETED WITH DEMO DEMOLISHED DU DUPLEX RECEPTACLE PLATE DIA. DIAMETER ELEV ELEVATION FPT FPOXY PAINT FXFXISTING FAFIRE ALARM DEVICE FECFIRE EXTINGUISHER CABINET FHC FIRE HOSE CABINET FDFIRE DAMPER FIX FIXED FIN FINISH FLR FLOOR FRRFIRE RESISTANT RATING GA GAUGE **GALV GALVANIZED** GB GRAB BAR GIF GROUND FAULT INTERRUPTER GLGLASS GWB GYPSUM WALL BOARD HC HOLLOW CORE H.D. HANDRAIL DIMENSION HM HOLLOW METAL HIM HOLLOW INSULATED METAL HTHEIGHT INT INTERIOR L.L. LOOSE LINTEL MAT'L MATERIAL MAX MAXIMUM MIN MINIMUM M.I. MANUFACTURER'S INSTRUCTIONS MIR MIRROR

MISC.MISCELLANEOUS M.GWB MOISTURE RESISTANT GWB MG MED.GASES MTL METAL N/A NOT APPLICABLE NC NURSE CALL N.I.C. NOT IN CONTRACT NTSNOT TO SCALE O.C.ON CENTRE O.F. OUTSIDE FACE O/H OVER HEAD PWD.C. POWDER COATED PLAMPLASTIC LAMINATE ± PLUS/MINUS PLY PLYWOOD PSPULL STATION PTPAINT PTDPAPER TOWEL DISPENSER QU QUAD RECEPTACLE PLATE RB RESILIENT BASE RCP REFLECTED CEILING PLAN R.O.ROUGH OPENING RSFRESILIENT SHEET FLOORING SF SAFETY FLOORING SIM SIMILAR S.M.SITE MEASUREMENT S/S STAINLESS STEEL STL STEEL STNSTONE SVSHEET VINYL TEMPTEMPORARY TTHERMOSTAT TBC TO BE CONFIRMED TERRTERRAZZO T.O. TOP OF **TYP TYPICAI** U/S UNDERSIDE OF U.N.O. UNLESS NOTED OTHERWISE VBVAPOUR BARRIER VCTVINYL COMPOSITION TILE V.I.F. VERIFY IN FIELD VR VAPOUR RETARDER WD WOOD WF WINDOW FILM WP WALL PROTECTION W/WITH

#### **PHASING & CONSTRUCTION NOTES**

1. ALL WORK WITHIN THIS PROJECT WILL BE COMPREHENSIVELY SCHEDULED WITH THE HOME PRIOR TO START-UP ON SITE. CONTRACTORS WILL BE REQUIRED TO ADHERE TO THIS SCHEDULE FOR THE DURATION OF THE WORK.

2. NO WORK SHALL BE LEFT IN AN UNFINISHED STATE AT DAYS END. ALL AREAS OF WORK SHOULD BE MADE SAFE AND COMPLETELY OPERATIONAL AT THE END OF EACH DAYS WORK.

3. THE REQUIRED MOVING AND REINSTALLATION OF ANY FURNITURE IS TO BE INCLUDED IN THE BASE BID PRICE. IT IS EXPECTED THAT ALL AREAS WILL BE HANDED BACK TO THE HOME IN A RESTORED AND FULLY FUNCTIONAL ORDER BY THE CONTRACTOR. TEMPORARY STORAGE FOR ALL REMOVED FURNITURE AND EQUIPMENT WILL BE PROVIDED BY AND COORDINATED WITH THE HOME.

4. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING MOCK-UPS:

CONSTRUCT ONE (1) STANDARD HANDRAIL (HR1) ASSEMBLY - INCLUDING STANDARD END CAP, INSIDE CORNER AND OUTSIDE CORNER, ON EACH WALL ASSEMBLY TYPE - DRYWALL, GWB LAMINATED CONCRETE WALL AND CONCETE BLOCK WALL, THREE (3) TOTAL. INCLUDING BUT NOT LIMITED TO HANDRAIL, MOUNTING BRACKET, WAINSCOT TRIM, PATCH / REPAIR WORK AND ALL OTHER WORK AS PER THE CONTRACT DOCUMENTS.

ARRANGE FOR THE CONSULTANTS REVIEW AND ACCEPTANCE, ALLOW 48HRS AFTER ACCEPTANCE BEFORE PROCEEDING WITH WORK.

MOCK-UP MAY REMAIN AS PART OF THE WORK IF ACCEPTED BY THE CONSULTANT. REMOVE AND DISPOSE OF MOCK-UPS THAT DO NOT CONFORM TO THE WORK. UPON ACCEPTANCE, MOCK-UP SHALL SERVE AS A MINIMUM STANDARD OF QUALITY FOR THE BALANCE OF THE RELATED WORK.THE LOCATION OF THE MOCK-UPS SHALL BE DETERMINED BY THE HOME.

SYMBOL	LEGEND				
	REF	1 A101 REF	DETAIL REFERENCE	A	GRID LINE
	AREA OF WORK		EXISTING AREA TO REMAIN AS-IS		REVISION NUMBER
± 1200	DEMO. HANDRAIL	± 1200	NEW HANDRAIL	$\langle 1 \rangle$	KEYNOTES
$\bigtriangleup$	END OF HANDRAIL OR CRASH RAIL	0	45° CORNER OF HANDRAIL/CRASH RAIL		90° CORNER OF HANDRAIL/CRASH RAIL

	FINISH / MATERIAL / PRODUCT SCHEDULE				
REFERENCE	PRODUCT	MANUFACTURER	TYPE	COLOUR	COMMENTS
HR1	HANDRAIL	CONSTRUCTION SPECIALTIES - ACROVYN	MODEL: P-RAN WITH INTERNATIONAL OFFSET HANDRAIL	FULL COLOUR RANGE CHAMELEON SIMULATED WOOD HANDRAIL + S/S MOUNTING BRACKET	COLOUR TO BE VERIFIED BY ARCHITECT. MOUNT HEIGHT TO MATCH EXISTING WOOD HANDRAIL. COMPLETE WITH PREFABRICATED CORNERS AND END RETURNS, PREDRILL FOR MOUNTING HARDWARE BY C/S GROUP.
WT1	WAINSCOT TRIM	CONSTRUCTION SPECIALTIES - ACROVYN	MODEL: SARATOGA WALL COVERING - NOTCHED TOP CAP WAINSCOT TRIM	FULL COLOUR RANGE CHAMELEON SIMULATED WOOD	COLOUR TO BE VERIFIED BY ARCHITECT.
WT2	CUSTOM WAINSCOT TRIM (ADJACENT TO GLAZING UNITS)	CONSTRUCTION SPECIALTIES - ACROVYN ON CUSTOM MILLWORK	0.06" (1.52mm) THICK ACROVYN WALL COVERING	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.
WP1	WALL PROTECTION	CONSTRUCTION SPECIALTIES - ACROVYN	0.06" (1.52mm) THICK ACROVYN WALL COVERING	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT. PROVIDE ALTERNATE PRICE

DEMO AND INSTALLATION NOTES FOR ALL DRAWINGS					
	DO1	TEMPORARY REMOVE EXISTING FURNITURE AND EQUIPMENT IN WORK AREA. COORDINATE W/ BSM FOR TEMPORARY STORAGE.			
	<b>D02</b>	REMOVE EXISTING WOOD HANDRAILS.			
		REMOVE EXISTING MOUNTNG BRACKET FROM EXISTING WALL. SITE VERIFY EXISTING WALL ASSEMBLY TYPE AND BLOCKING CONDITIONS. PROVIDE & REPLACE DETERIORATED BLOCKINGS IN EXISTING WALL ASSEMBLIES. IF NOT FEASIBLE, CUT & GRIND EXISTING FASTENERS, PATCH & PAINT EXISTING TYPE X GWB TO MATCH EXISTING.			
	<b>D04</b>	CUT & REPLACE EXISTING GWB AS REQUIRED TO FACILITATE PROPOSED CONSTRUCTION. PATCH & PAINT TO MATCH EXISTING COLOUR.			
	(R01)	RETAIN & PROTECT ALL EXISTING DOORS, WINDOWS, ACCESSORIES, WALL AND FLOOR FINISHES IN ADJACENT WORK AREA DURING DEMO AND CONSTRUCTION PERIOD.			
		INSTALL NEW HANDRAIL (HR1), WAINSCOT TRIM (WT1), CUSTOM MILLWORK BESIDE GLAZING UNITS (WT2), AND WALL PROTECTION (WP1) AS PER MANUFACTURER SPECIFICATIONS AND PROJECT MANUAL.			
	02	REINSTATE ALL TEMPORARY REMOVED EXISTING FURNITURE AND EQUIPMENT DUE TO DEMO AND CONSTRUCTION. COORDINATE W/ BSM FOR FINAL LOCATIONS.			
	(03)	NOTCH WAINSCOTTING TRIM AROUND FIRE HOSE CABINETS. ADD SEALANT AT JUNCTION BETWEEN WAINSCOTTING TRIM AND FIRE HOSE CABINET.			

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All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

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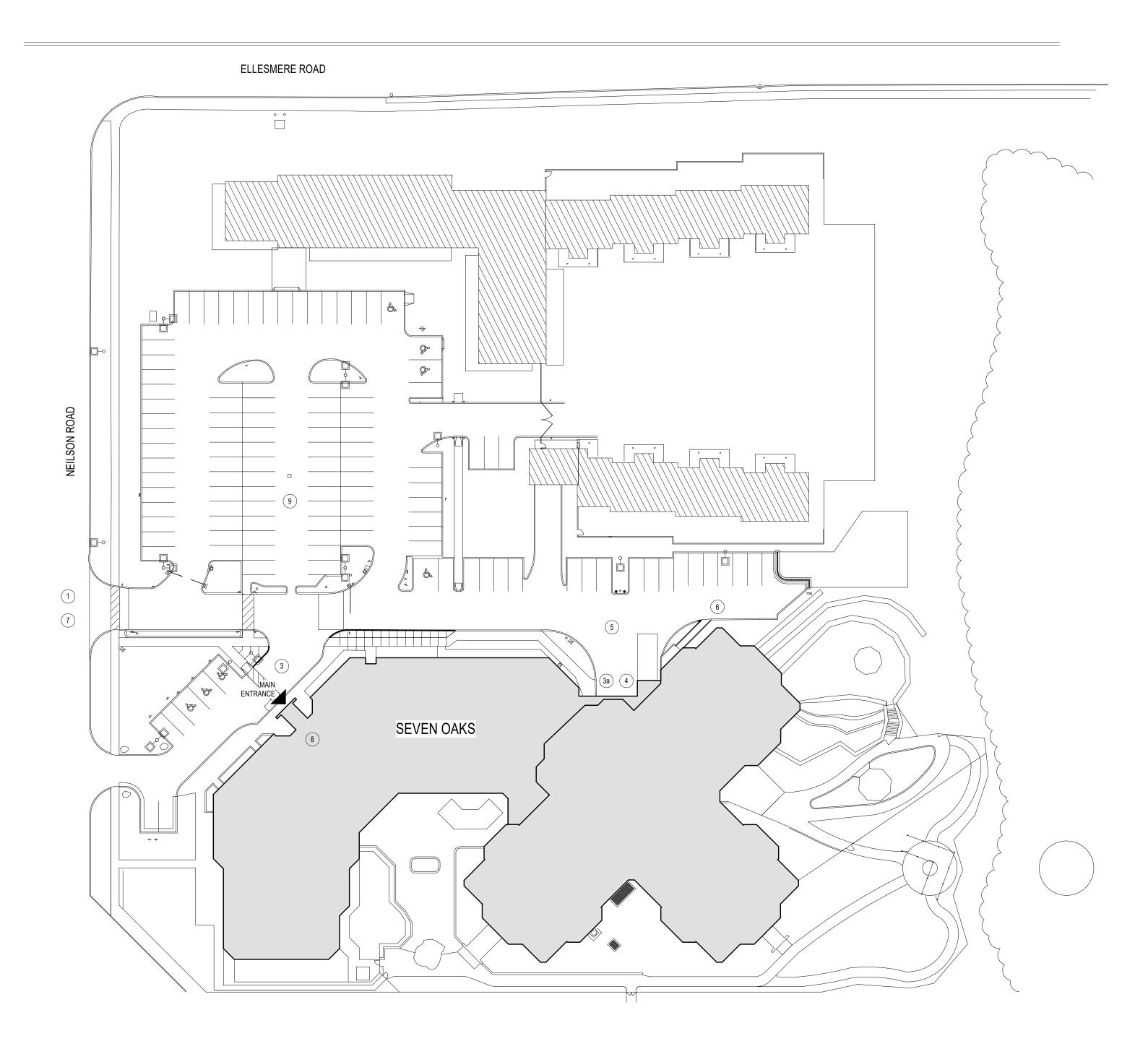
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SEVEN OAKS HANDRAIL REPLACEMENT

9 NEILSON RD TORONTO, ON M1E 5E1 **GENERAL INFORMATION** 

ale:	As indicated
awn by:	VN
viewed by:	AR
b number:	21509.F02
ot date:	25/07/2022
awing number	







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LEGEND	
LEGEND	

- 1 ACCESS TO SITE AND LOADING DOCKS
- 2 (RESERVED)
- (2a) (RESERVED)
- (3) MAIN ENTRANCE
- 3a) SERVICE ENTRANCE
- (4) LOADING DOCKS
- 5 EQUIPMENT AND MATERIAL DROP-OFF
- 6 CONTRACTORS DISPOSAL BIN
- (7) ACCESS FOR EMERGENCY VEHICLES
- (8) MEETING AREA FOR SITE VISITS
- (9) VISITOR PARKING

NOTE: PARKING FOR CONSTRUCTION VECHICLES NOT GUARANTEED ON SITE. AVAILABILITY TO BE CONFIRMED BY BUILDING SERVICES MANAGER.

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SEVEN OAKS HANDRAIL REPLACEMENT

9 NEILSON RD TORONTO, ON M1E 5E1

CONSTRUCTION CONTROL PLAN

 scale:
 As indicated

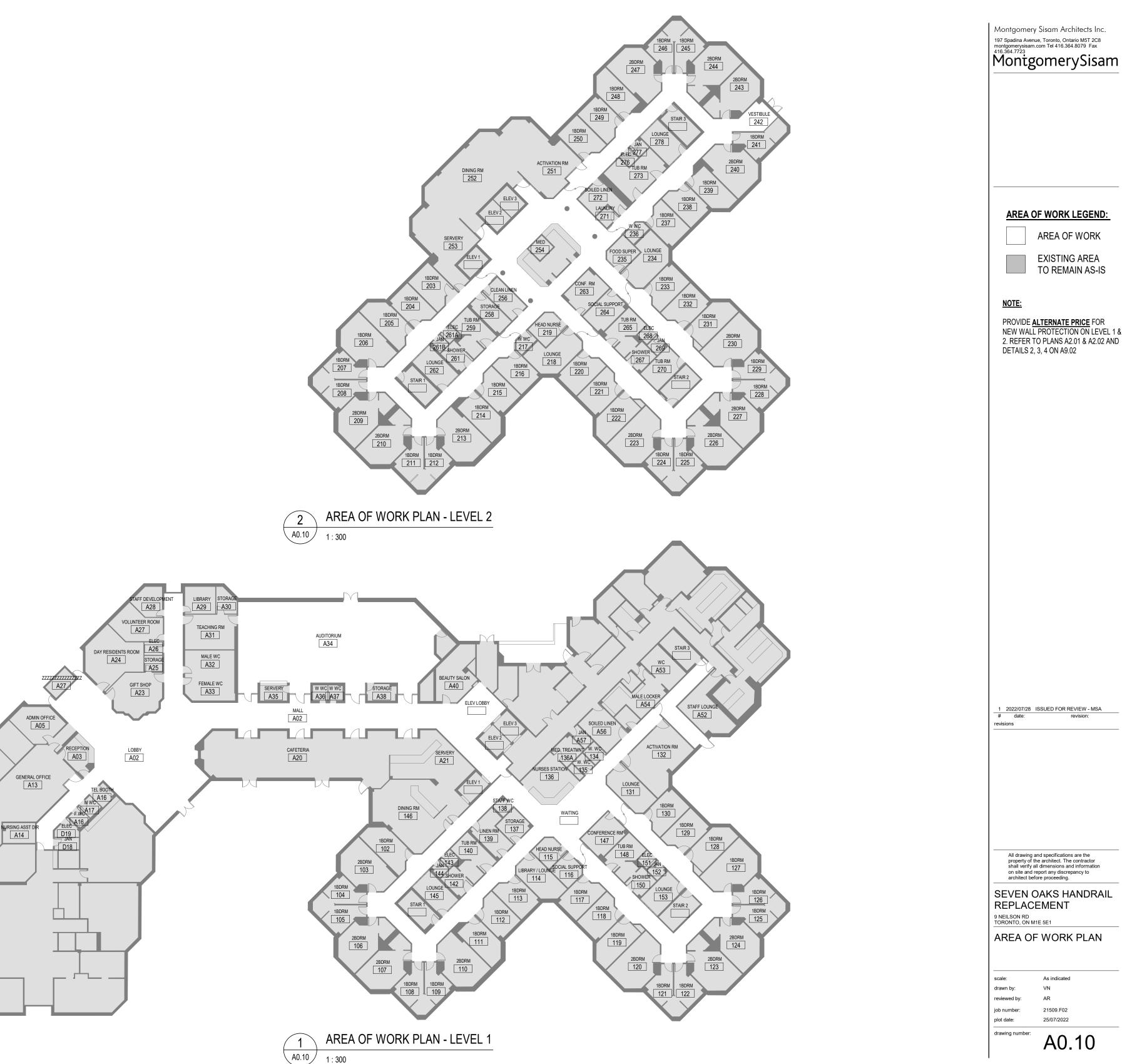
 drawn by:
 VN

 reviewed by:
 AR

 job number:
 21509.F02

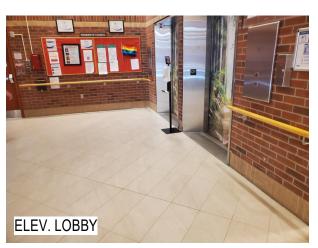
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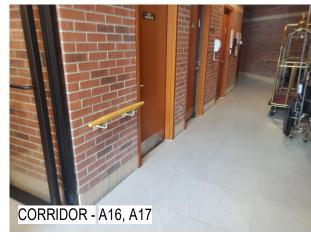
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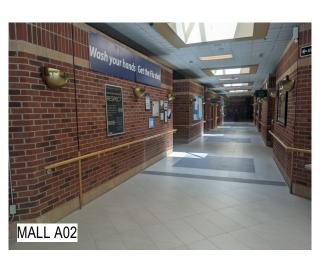


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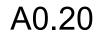
revision:

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SEVEN OAKS HANDRAIL REPLACEMENT 9 NEILSON RD TORONTO, ON M1E 5E1

EXISTING CONDITION PHOTOS - LEVEL 1

scale:	
drawn by:	VN
reviewed by:	AR
job number:	21509.F02
plot date:	25/07/2022
drawing number:	

























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2022









### LEVEL 2



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9 NEILSON RD TORONTO, ON M1E 5E1

EXISTING CONDITION PHOTOS - LEVEL 2, TYPICAL RHA

scale: drawn by: VN reviewed by: AR job number: 21509.F02 plot date: 25/07/2022 drawing number:

### TYP. EXISTING RHA HANDRAIL CONDITIONS



