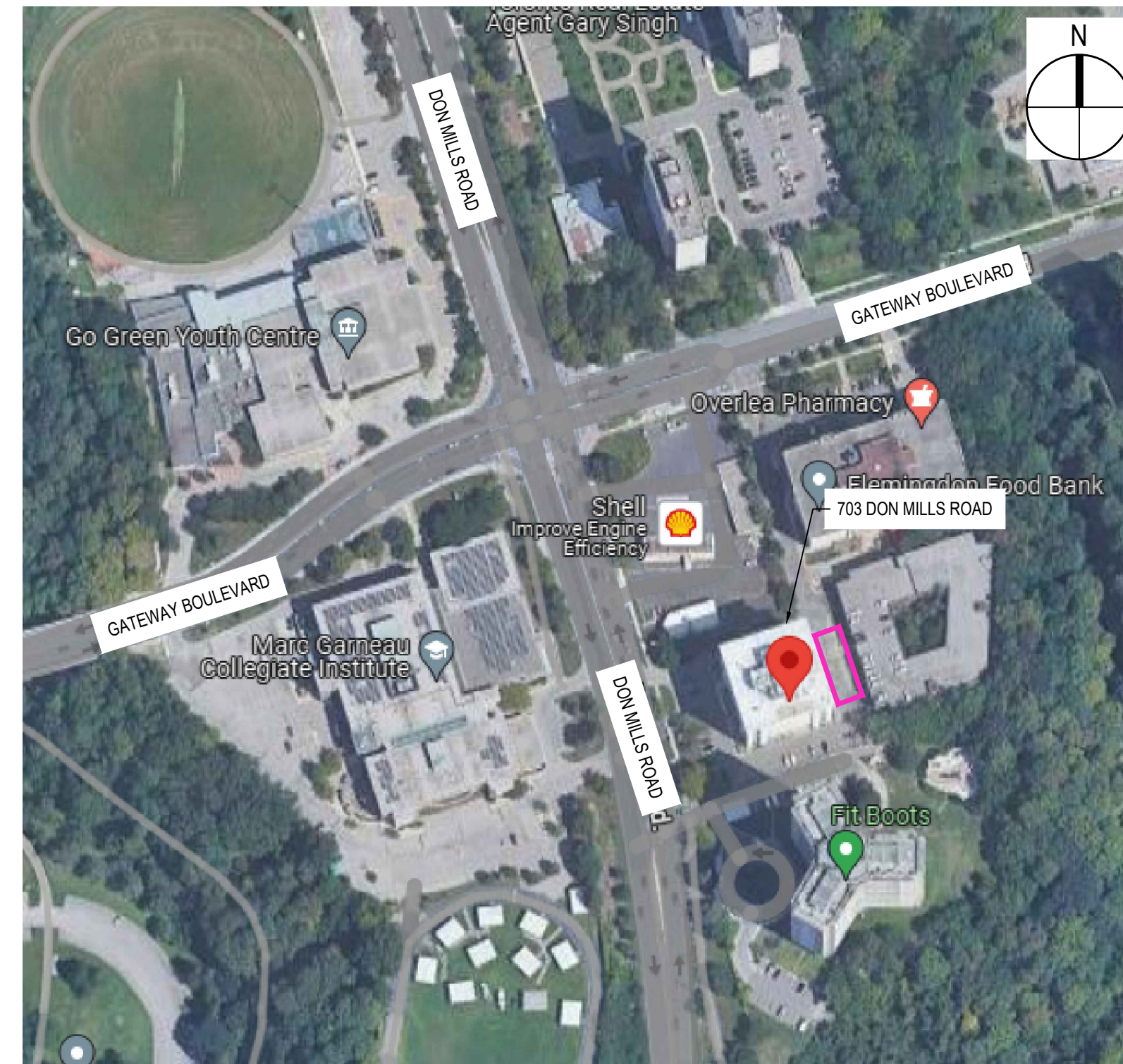


703 DON MILLS ROAD, TORONTO, ON.

EAST STAIR STRUCTURAL REPAIRS

LIST OF DRAWINGS

DRAWING NO.	DRAWING TITLE
R000	TITLE PAGE
R100	WORK PLAN
R500	RESTORATION DETAILS
R501	WATERPROOFING DETAILS
R502	SEPARATE PRICE ITEMS
R600	PHOTOGRAPHS
R700	EXISTING BUILDING DRAWING
R800	RAILING PHOTOGRAPH



No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-06-04
1	ISSUED FOR TENDER	2024-06-25

North

Project Title:

703 DON MILLS ROAD

EAST STAIR STRUCTURAL REPAIRS

703 DON MILLS ROAD, TORONTO, ON.

Designed By: D.V. Scale: AS NOTED

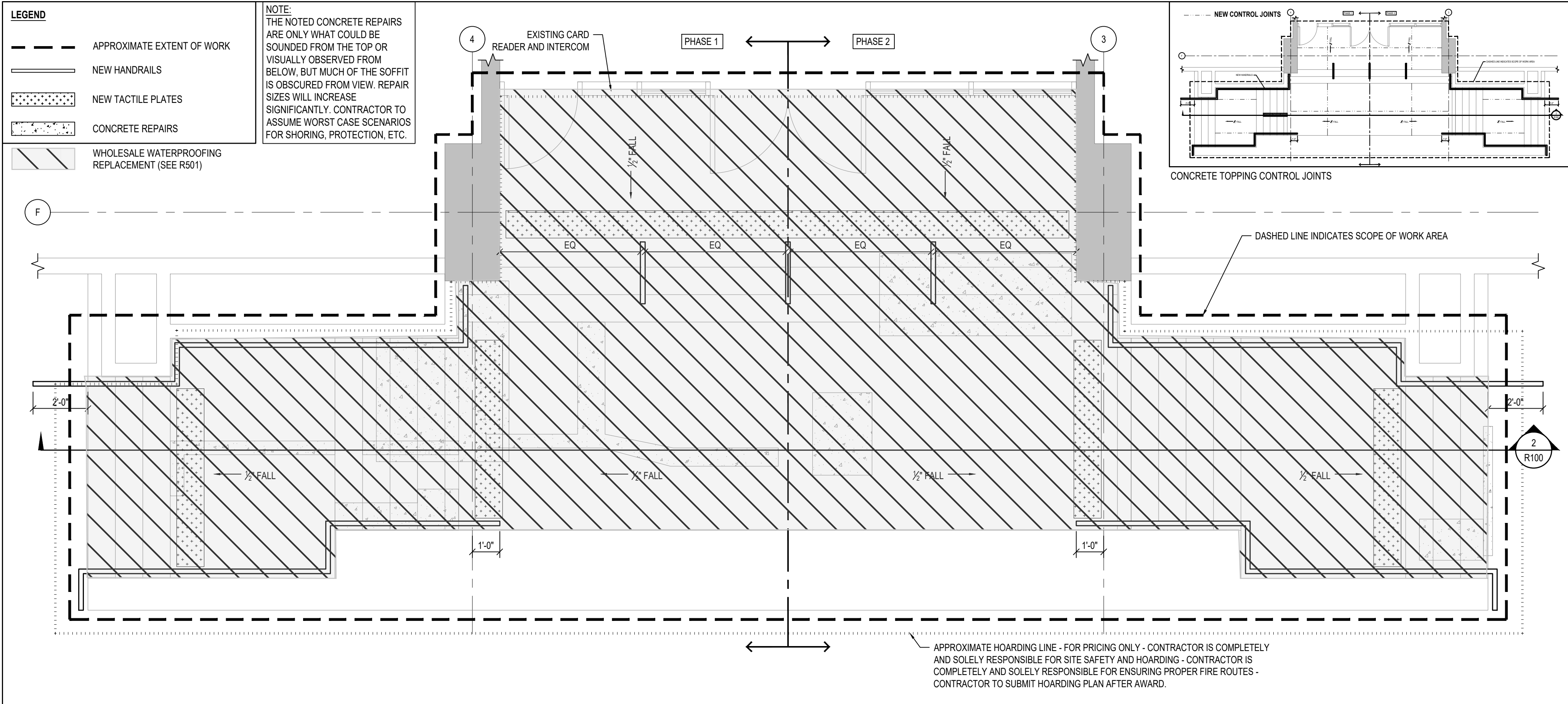
Drawn By: S.C. Date: 2024-05-13

Drawing Title

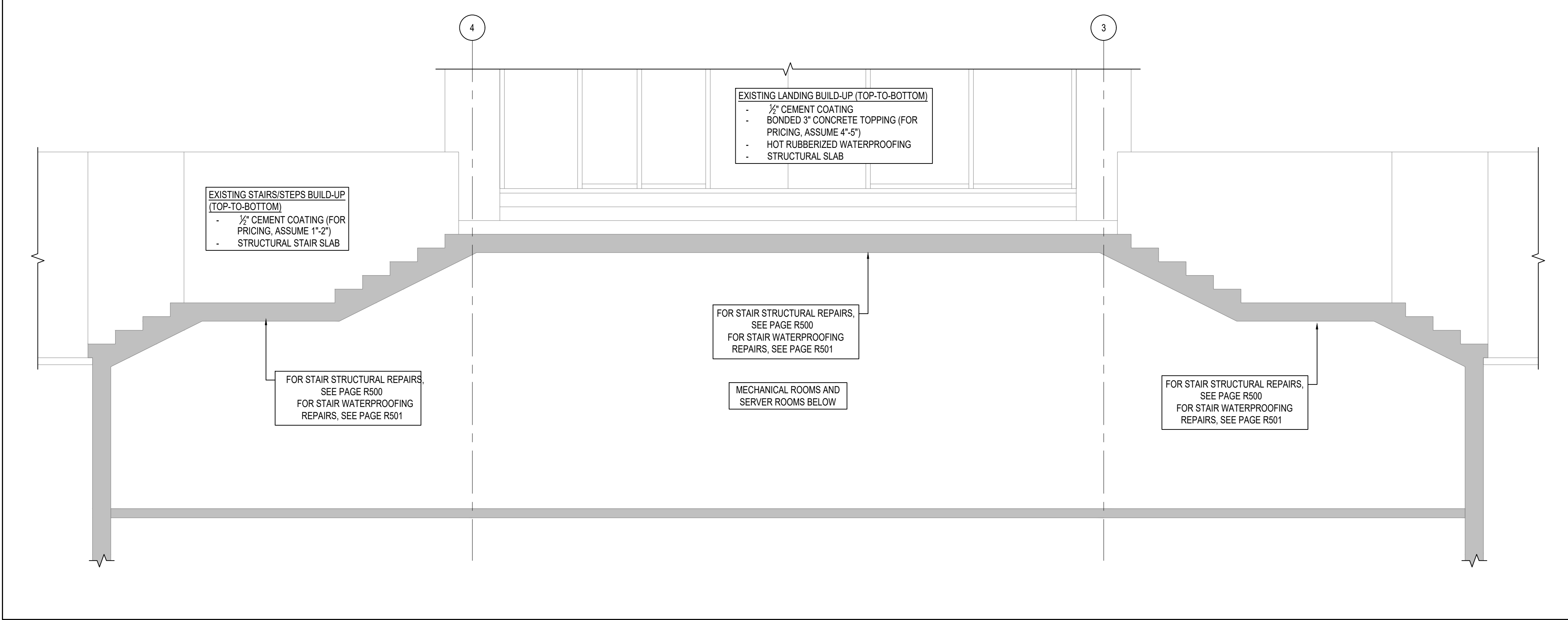
TITLE PAGE

Drawing Number

R000



1 EAST STAIR PLAN VIEW
SCALE: N.T.S.



2 EAST STAIR LONGITUDINAL SECTION
SCALE: N.T.S.

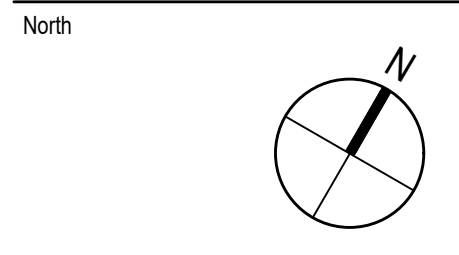
- ABRIDGED SCOPE OF WORK**
- FOR COMPREHENSIVE SCOPE PLEASE SEE SPECIFICATION SECTION 01 03 00 WORK SCOPE COVERED UNDER CONTRACT DOCUMENTS.
 - WORK TO BE COMPLETED IN TWO PHASES.
 - CONTRACTOR TO COMMISSION A LICENSED PROFESSIONAL SURVEYOR TO COMPLETE A TOPOGRAPHIC SURVEY OF THE EXISTING STAIRS IN ORDER TO MATCH ELEVATIONS, EXCEPT WHERE CAN BE IMPROVED TO SLOPE TO DRAIN, AS APPROVED BY THE CONSULTANT.
 - SUPPLY AND INSTALL COMPLETE SHORING OF STAIR UNDERSIDE.
 - SUPPLY AND INSTALL TEMPORARY EXTERIOR PROTECTION TO MAINTAIN A WEATHER-TIGHT WORK AREA AND PREVENT WATER LEAKAGE TO INTERIOR SPACES.
 - WHOLESALE REMOVAL AND DISPOSAL OF EXISTING CONCRETE AND TERRAZZO TOPPINGS.
 - WHOLESALE REMOVAL AND DISPOSAL OF EXISTING HANDRAILS
 - MARK AND IDENTIFY TOPSIDE AND SOFFIT CONCRETE DELAMINATIONS FOR CONSULTANT'S REVIEW.
 - SUPPLY AND INSTALL TEMPORARY SHORING AT STRUCTURAL REPAIR AREAS.
 - TEMPORARILY PROTECT, RELOCATE, DROP, DIVERT, ETC. EXISTING MECHANICAL AND ELECTRICAL SYSTEMS BELOW STRUCTURAL REPAIRS. ASSUME SUPPLY AND INSTALLATION OF TEMPORARY HOARDING IS REQUIRED THROUGHOUT ENTIRE MECHANICAL ROOM.
 - PERFORM STRUCTURAL REPAIRS TO SLAB:
 - STAIR THROUGH-SLAB REPAIRS
 - STAIR THROUGH-SLAB REPAIRS AT WALL
 - STAIR TREAD REPAIRS
 - LANDING THROUGH-SLAB REPAIRS
 - LANDING THROUGH-SLAB REPAIRS AT WALL
 - LANDING TOP-SIDE REPAIRS
 - SUPPLY AND INSTALL NEW CONCRETE TOPPINGS TO MATCH EXISTING AT LANDINGS.
 - SUPPLY AND INSTALL NEW TREMCO PUMA EWS PEDESTRIAN TRAFFIC COATING SYSTEM.
 - SUPPLY AND INSTALL NEW PUMA TC STRIPS AND TACTILE PLATES.
 - SUPPLY AND INSTALL NEW STAINLESS STEEL HANDRAILS.

- GENERAL NOTES**
- READ DRAWINGS IN CONJUNCTION WITH PROJECT SPECIFICATIONS.
 - THIS DRAWING IS FOR CONTRACTOR INFORMATION AND COORDINATION PURPOSES ONLY. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING ALL ON-SITE DIMENSIONS AND CONDITIONS PRIOR TO TENDER CLOSE. ANY VARIATIONS ARE TO BE REPORTED TO THE CONSULTANT AND INSTRUCTIONS RECEIVED BEFORE PROCEEDING WITH WORK.
 - EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON THE INFORMATION AVAILABLE AT THE TIME THE DRAWINGS WERE PREPARED.
 - NO ADDITIONAL COSTS DUE TO CONTRACTOR OMISSIONS WILL BE CONSIDERED AFTER TENDER CLOSE.

- CONCRETE REPAIR NOTES**
- THIS IS A CONCEPTUAL LAYOUT OF HOLLOW-SOUNDING AREAS AT SLAB SOFFIT. ITS PURPOSE IS TO PROVIDE A CONCEPTUAL IDEA OF CONFIGURATION TO BETTER ENABLE CONTRACTOR UNIT RATE PRICING.
 - TOPSIDES ARE NOT SHOWN, OBSCURED BY CONCRETE TOPPING. ASSUMED TOPSIDE HOLLOW-SOUNDING AREAS SIGNIFICANTLY MORE THAN SOFFIT.
 - CONCRETE REPAIR LOCATIONS TO BE IDENTIFIED BY SOFFIT TAPPING AND HAMMER SOUNDING SURVEYS BY CONCRETE RESTORATION CONTRACTOR, IN ACCORDANCE WITH SPECIFICATION SECTIONS 03 30 00 AND 03 40 00.
 - STRUCTURAL CONCRETE REPAIR CONTRACTOR MUST HAVE A MINIMUM 10 YEARS EXPERIENCE IN LOCALIZED REPAIRS TO EXISTING CONVENTIONALLY REINFORCED CONCRETE STRUCTURE.

- PHASING NOTES**
- ONE HALF OF THE STAIR MUST REMAIN OPEN AND ACCESSIBLE TO PEDESTRIANS AT ALL TIMES.

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-06-04
1	ISSUED FOR TENDER	2024-06-25



Project Title:
703 DON MILLS ROAD

EAST STAIR STRUCTURAL REPAIRS

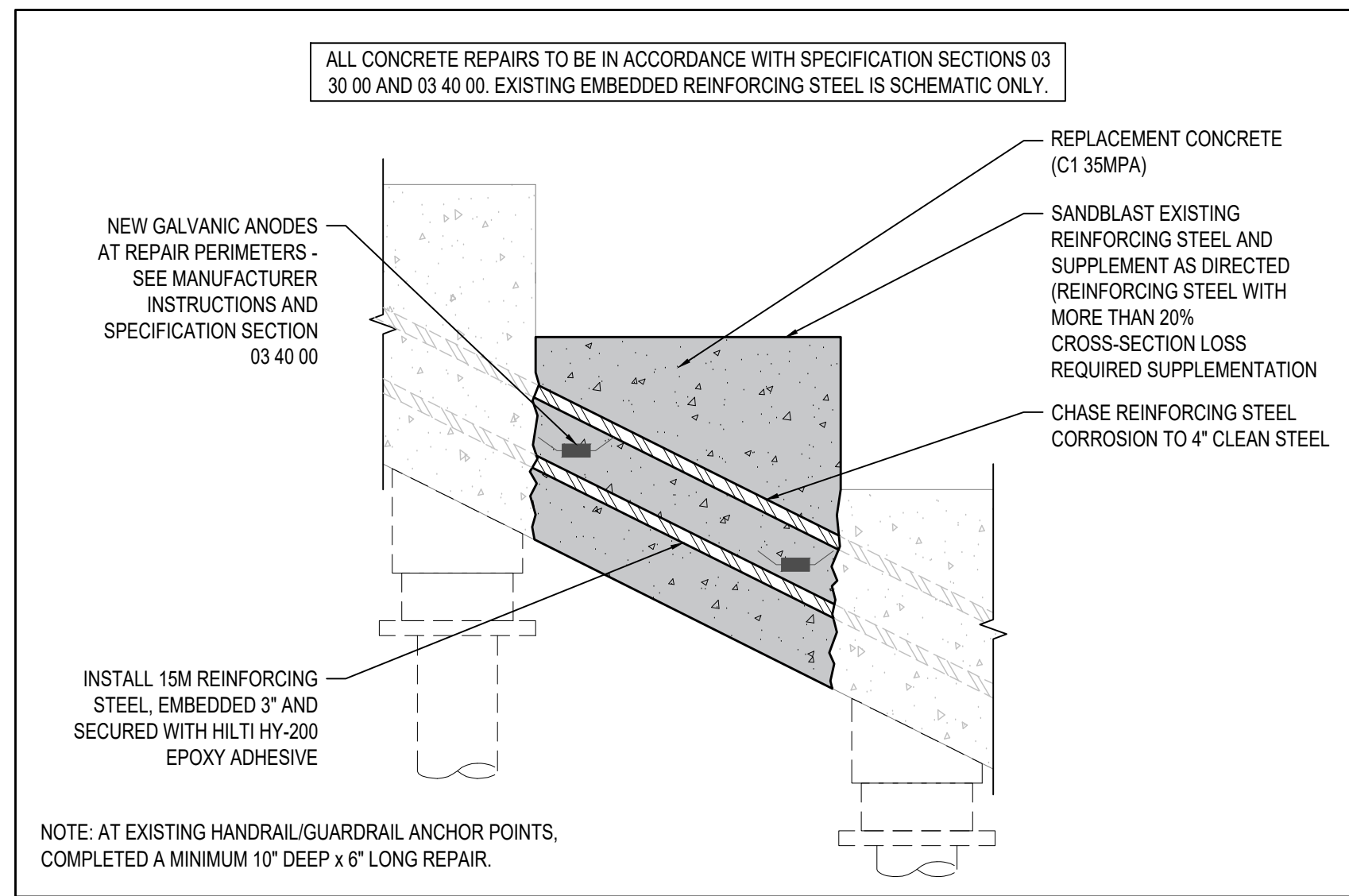
703 DON MILLS ROAD, TORONTO, ON.

Designed By:	D.V.	Scale:	AS NOTED
Drawn By:	S.C.	Date:	2024-05-13

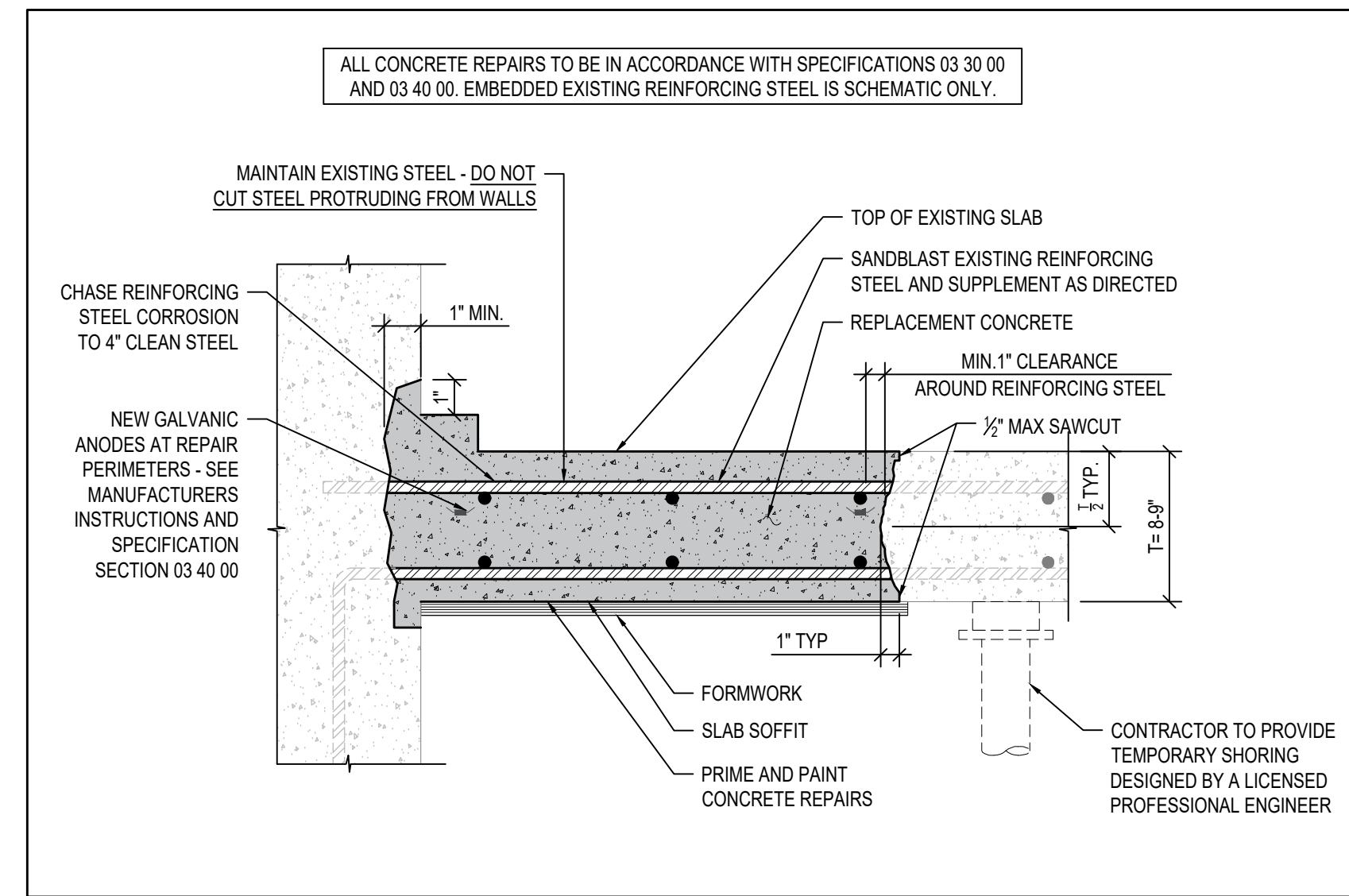
Drawing Title

WORK PLAN
Drawing Number
R100

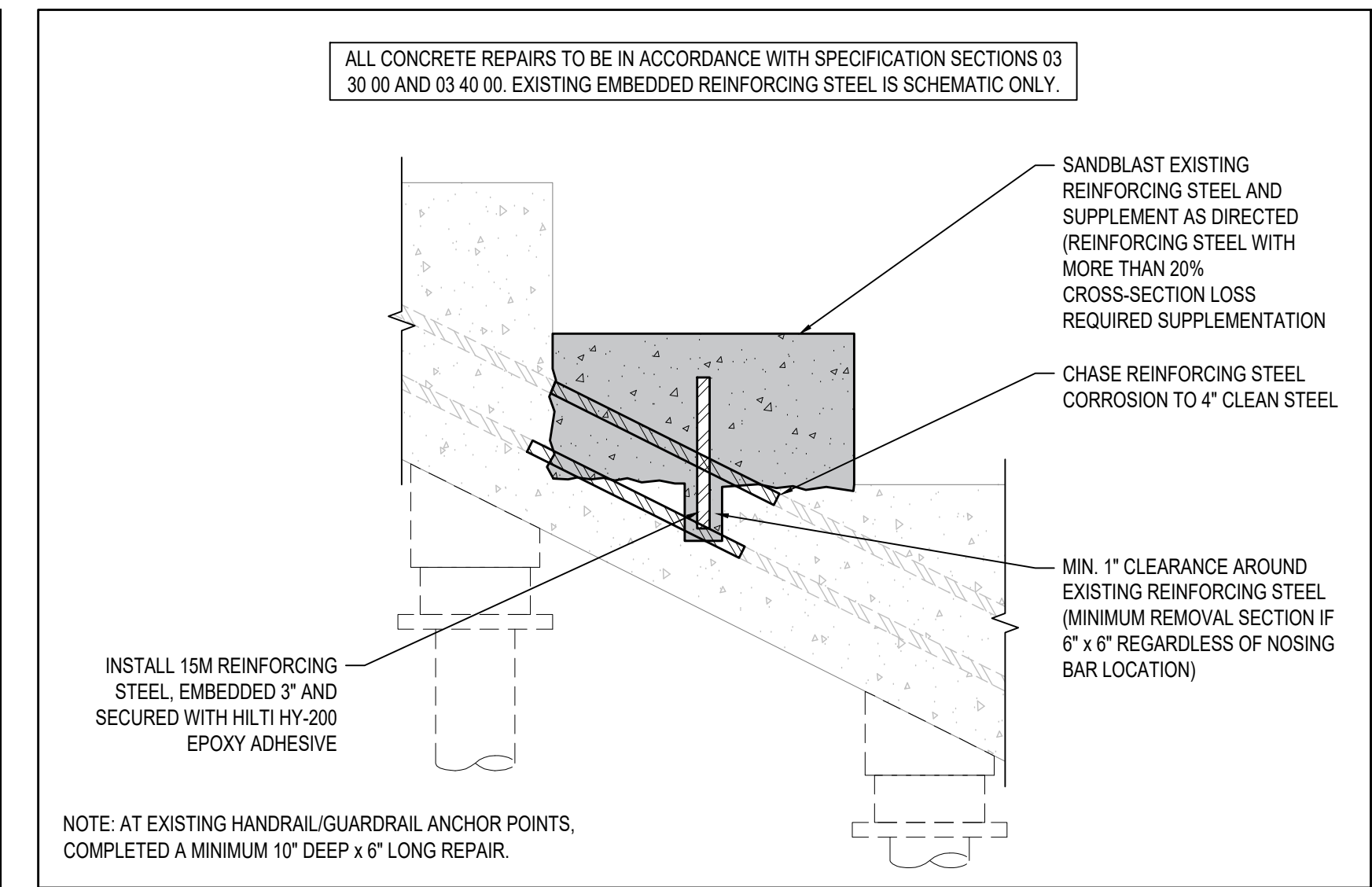
No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-06-04
1	ISSUED FOR TENDER	2024-06-20



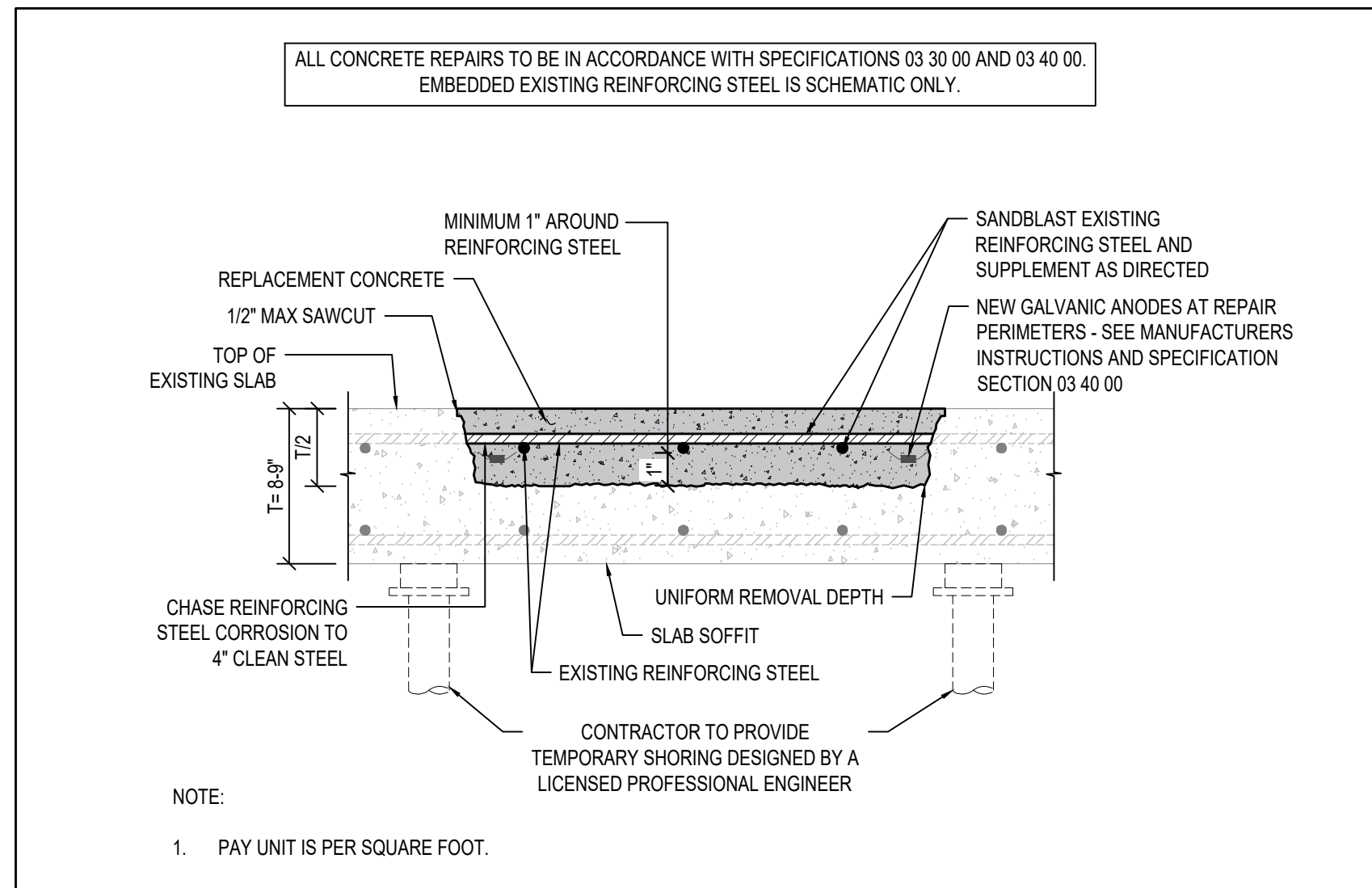
1 STAIR THROUGH-SLAB REPAIR
SCALE: NTS



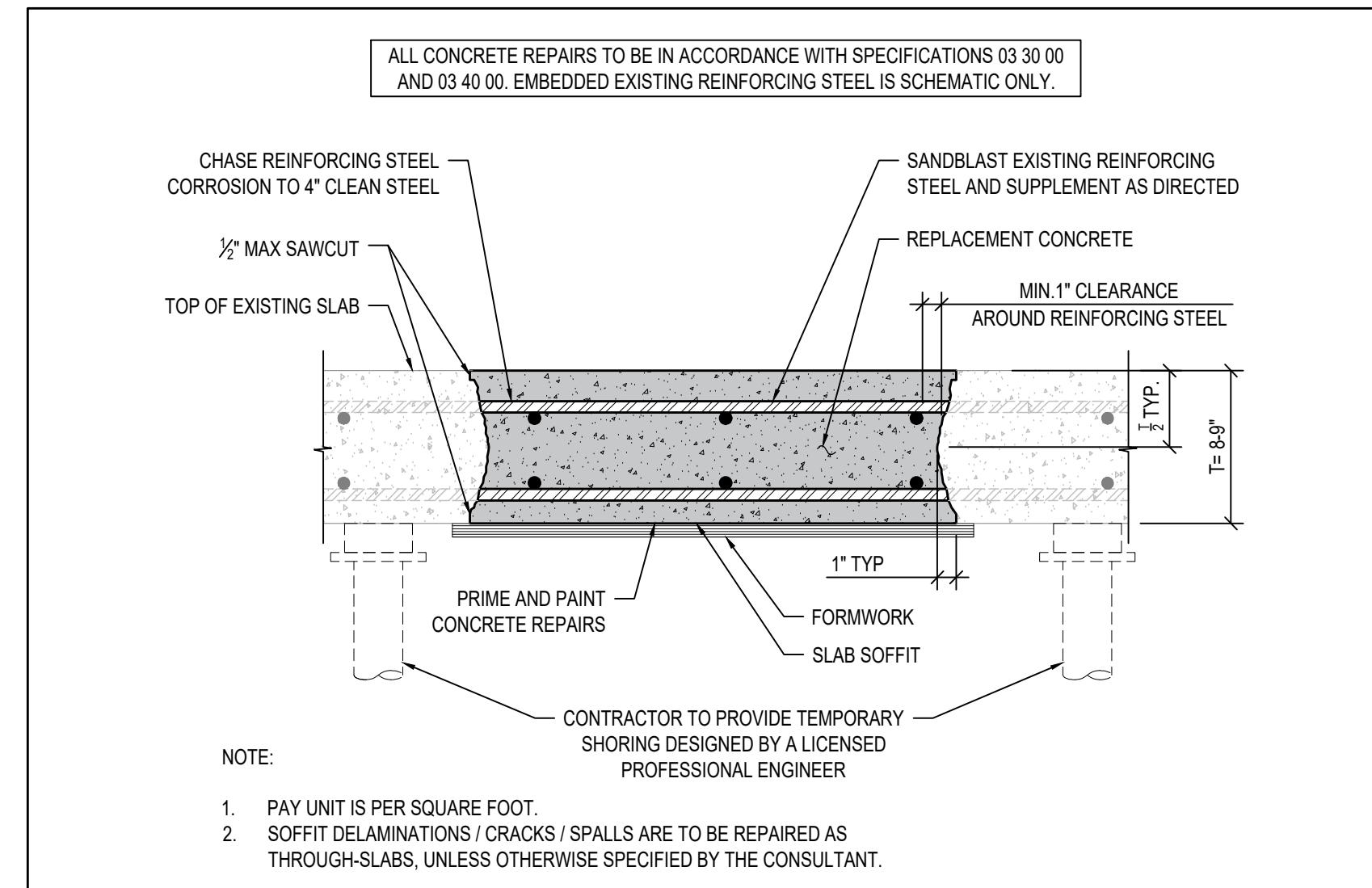
2 THROUGH-SLAB REPAIR AT WALL
SCALE: NTS



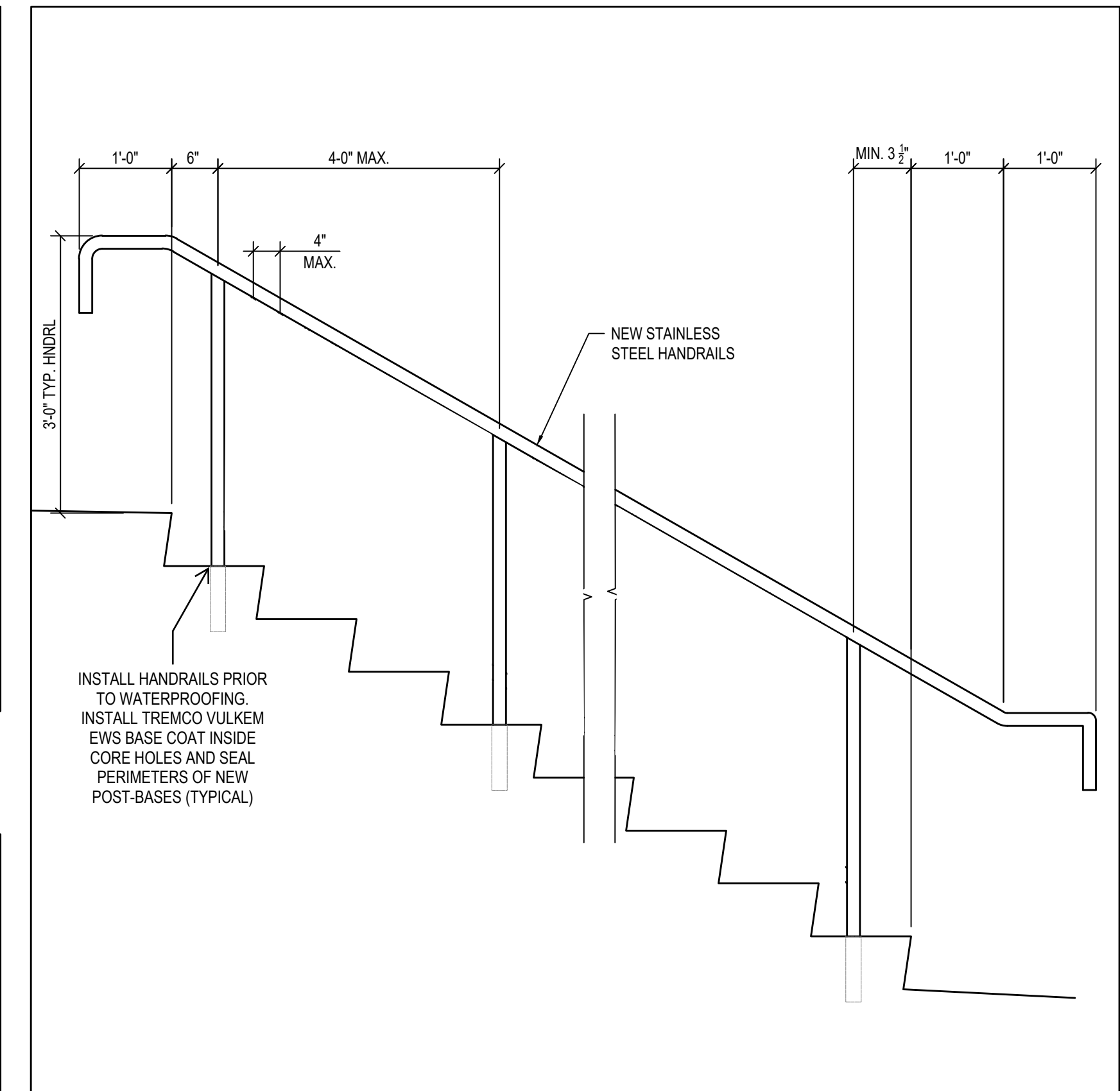
3 STAIR TOPSIDE REPAIR
SCALE: NTS



4 LANDING TOPSIDE REPAIR
SCALE: NTS



5 LANDING THROUGH-SLAB REPAIR
SCALE: NTS



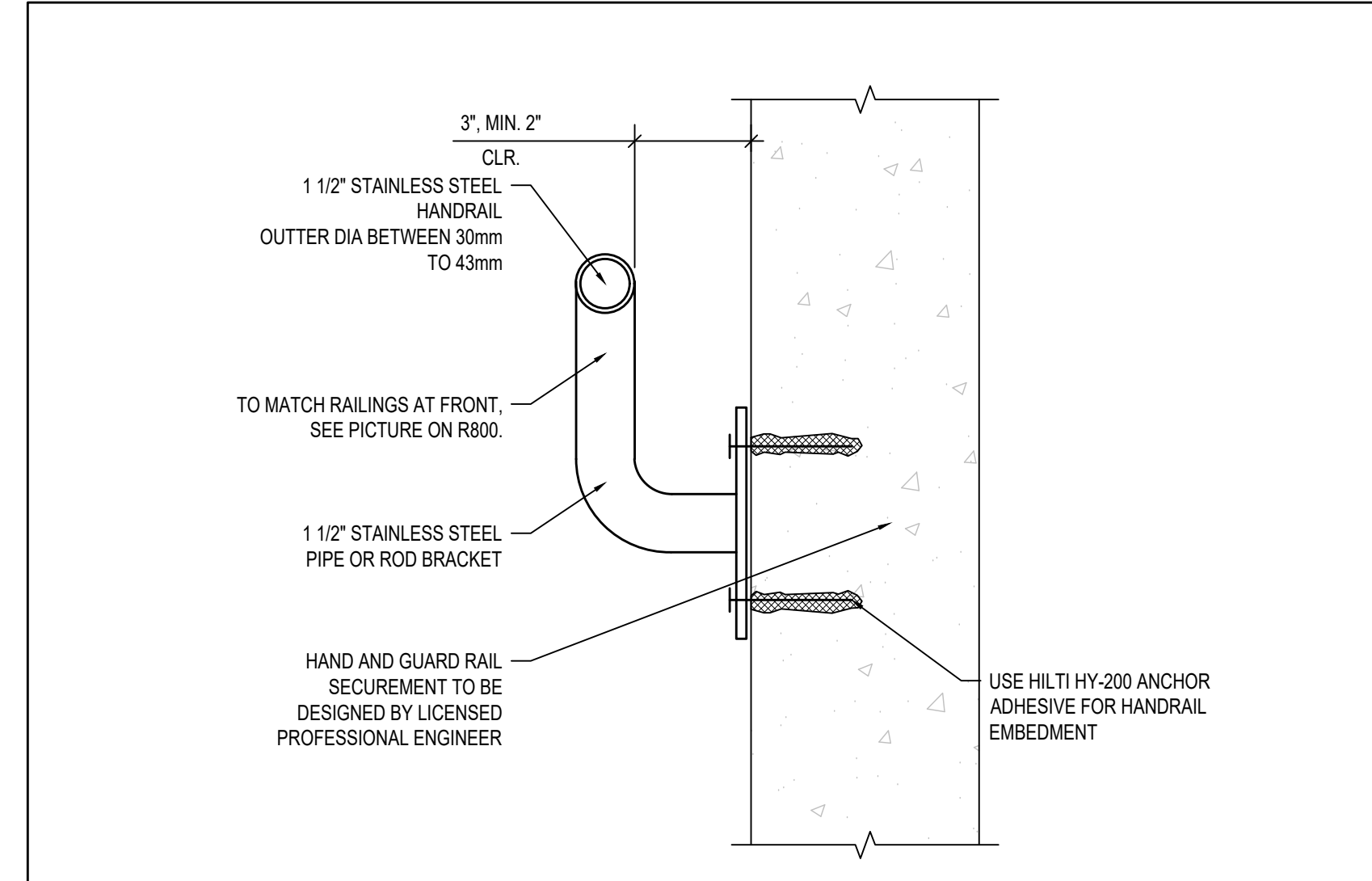
6 HANDRAIL ELEVATION
SCALE: NTS

STAIR HANDRAIL NOTES

- REMOVE EXISTING HANDRAILS AND GUARDRAILS AND SUPPLY AND INSTALL NEW STAINLESS STEEL HANDRAILS. ALL ANCHORS TO BE STAINLESS STEEL.
- CONTRACTOR TO PERFORM ALL FIELD MEASUREMENTS PRIOR TO FABRICATION.
- CONTRACTOR TO PROVIDE A STAMPED ENGINEERED HANDRAIL SHOP DRAWINGS (CONNECTIONS AND SECUREMENT).

HANDRAIL LOADS ARE TO BE DESIGNED TO OBC 2012:
- CLAUSE 3.4.6.5 (12):
LIVE LOADS = 0.9 kN
0.7 kN/m

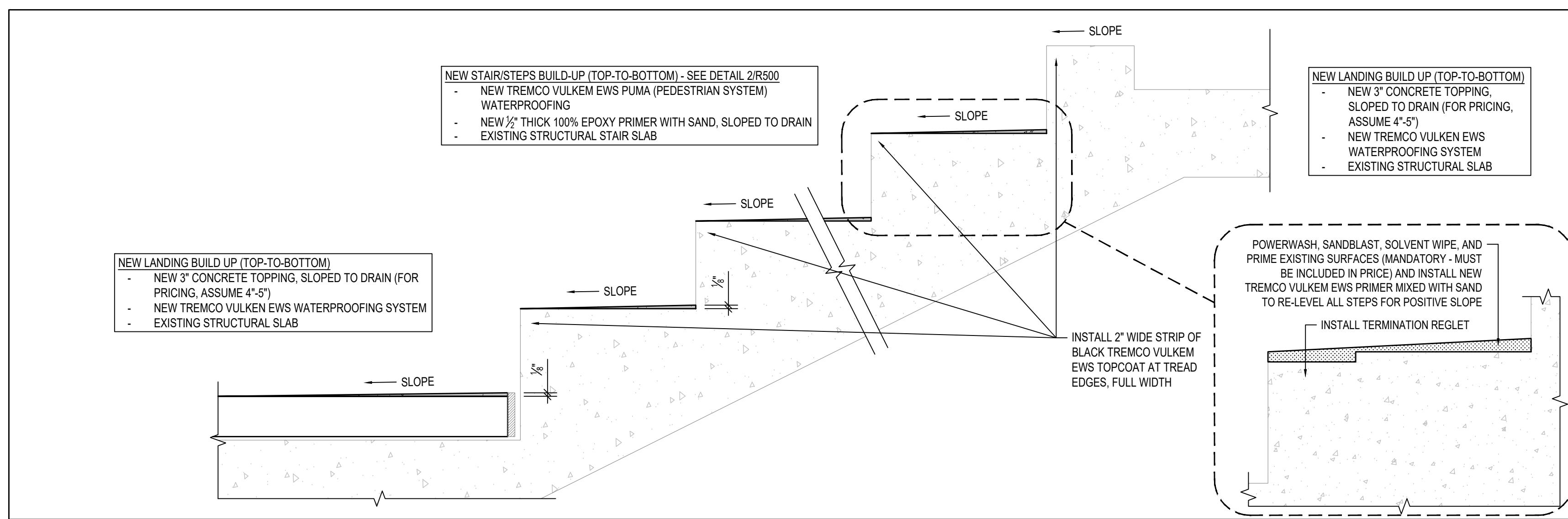
- HANDRAILS TO BE CIRCULAR
- HANDRAILS MUST BE CONTINUOUS ACROSS LANDINGS AND MUST MEET SPACING REQUIREMENTS (ADD HANDRAILS AS REQUIRED)
- HANDRAILS MUST INCLUDE 12\"/>



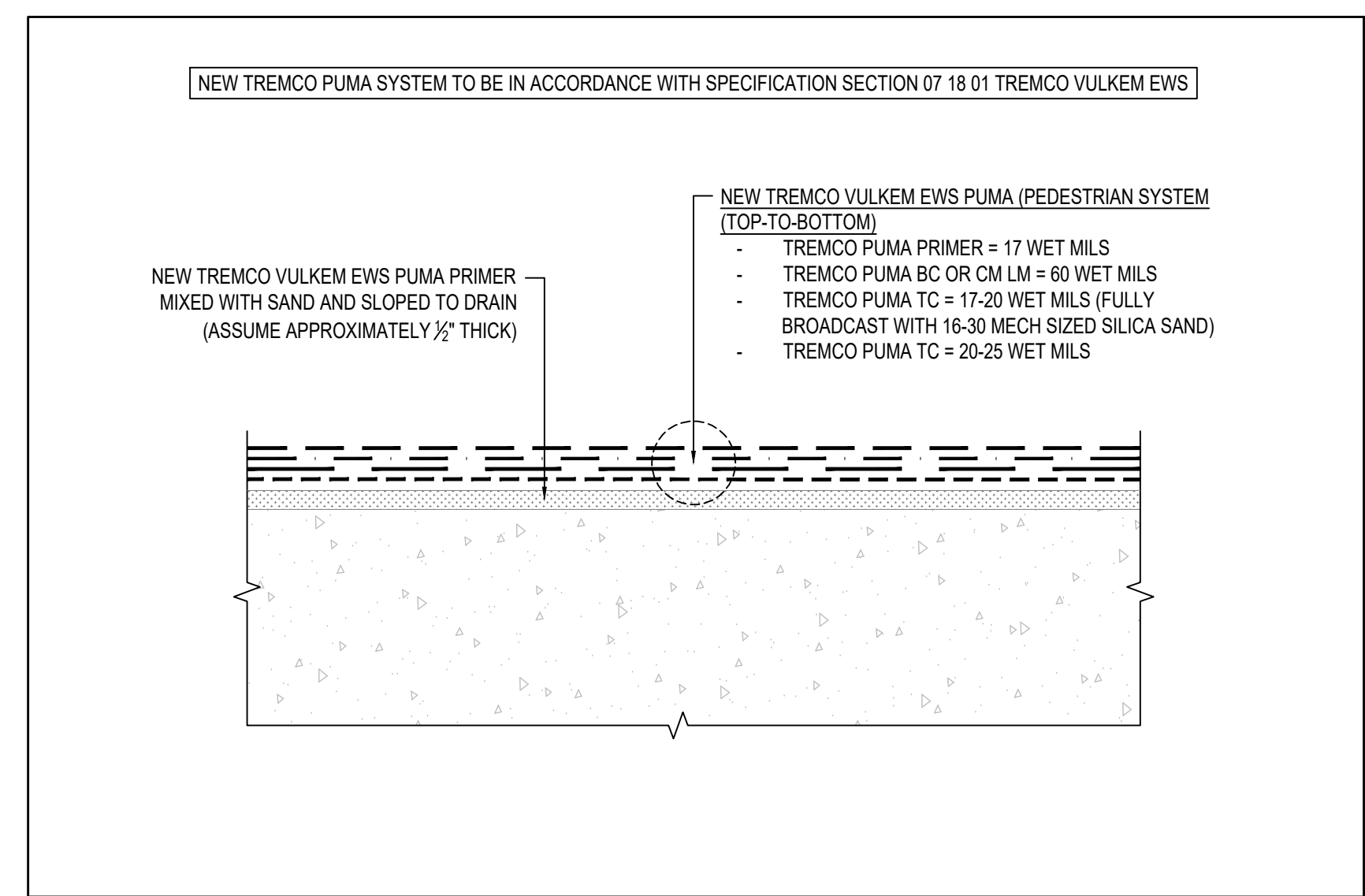
7 HANDRAIL DETAIL
SCALE: NTS

Designed By:	D.V.	Scale:	AS NOTED
Drawn By:	S.C.	Date:	2024-05-13

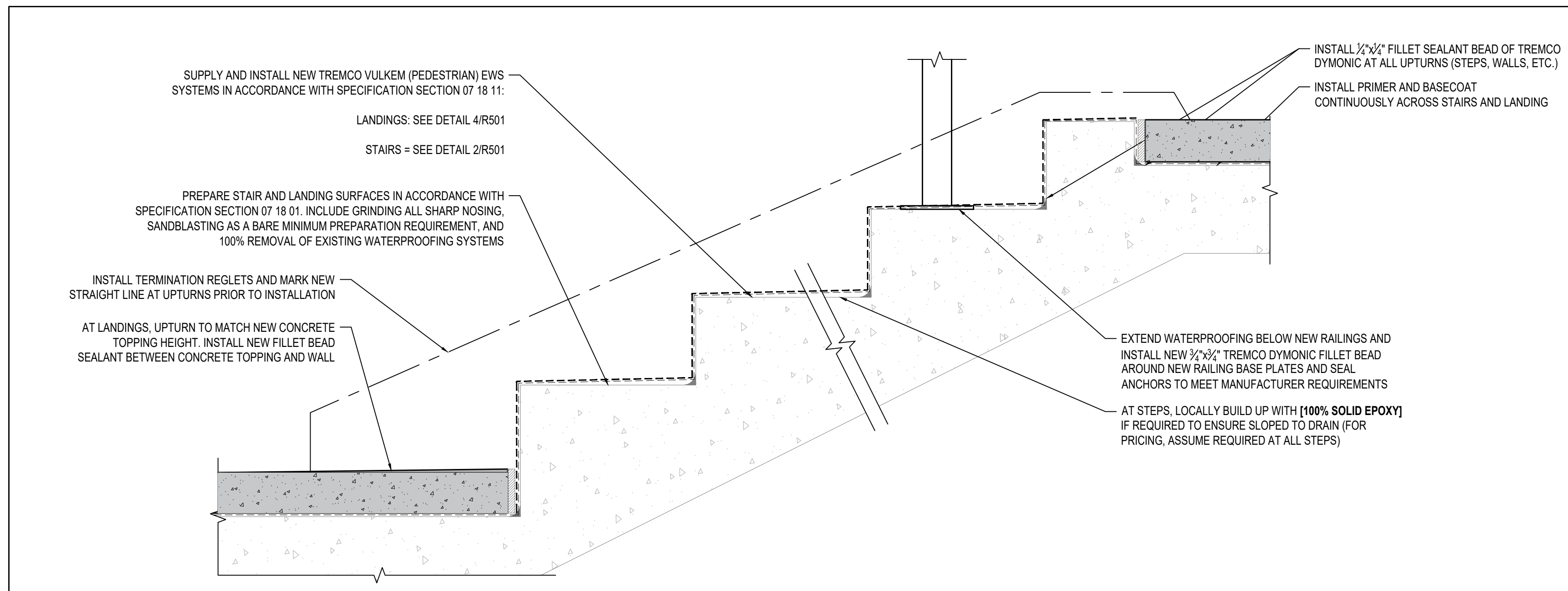
No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-06-04
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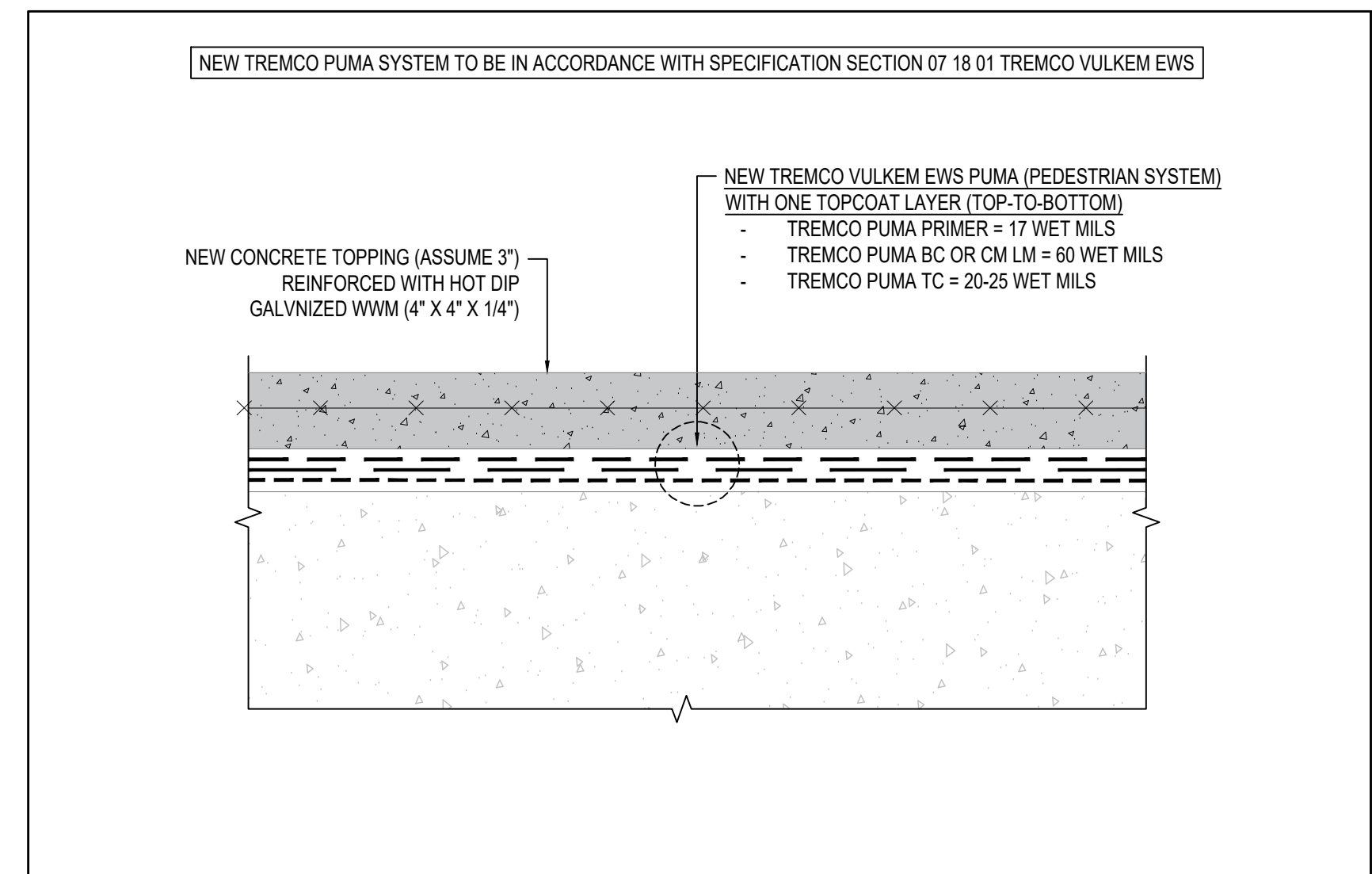
1 NEW TOPPINGS AND WATERPROOFING
R501 SCALE: NTS



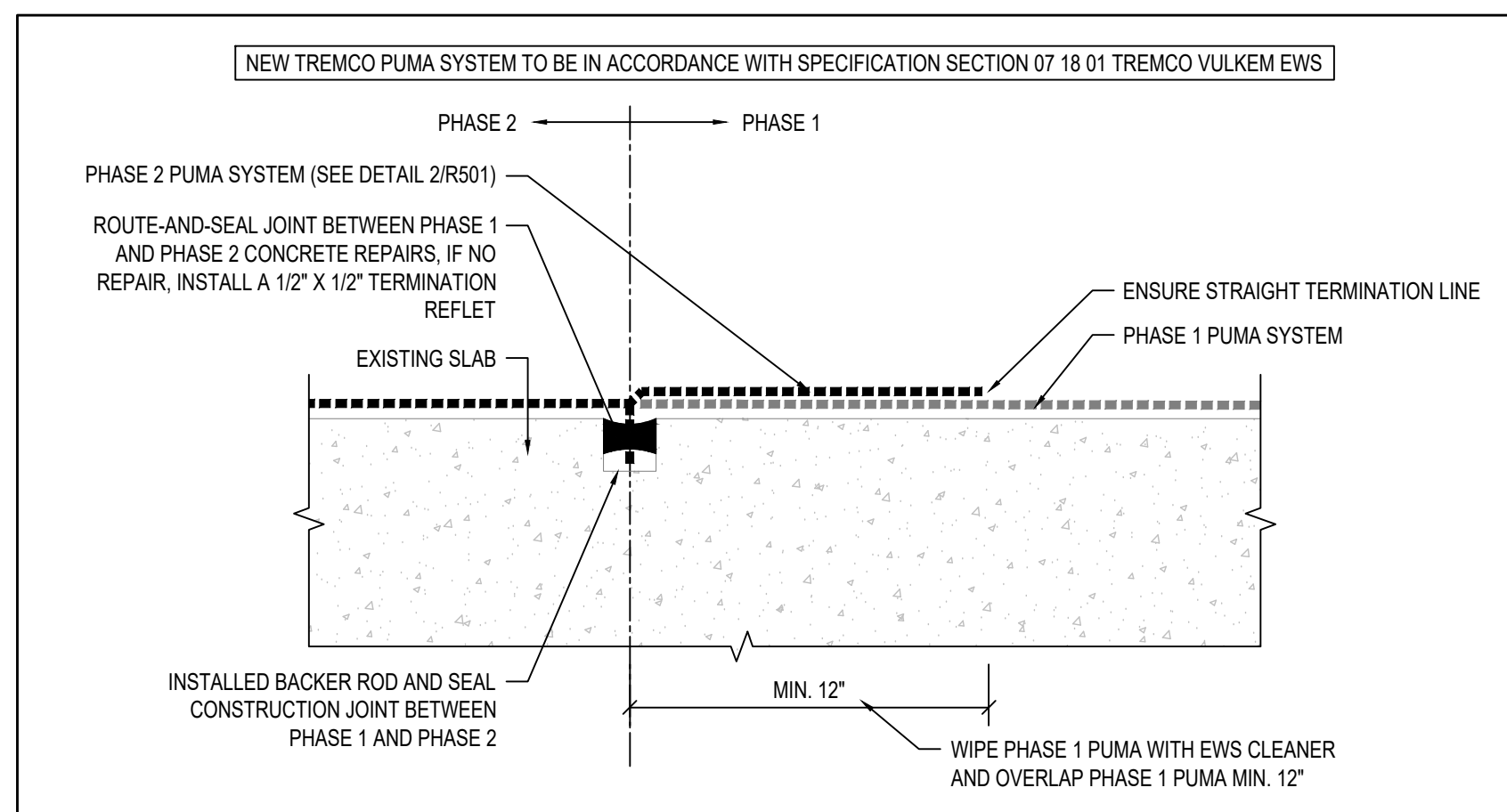
2 STEPS - NEW TREMCO VULKEM EWS (PEDESTRIAN)
R501 SCALE: NTS



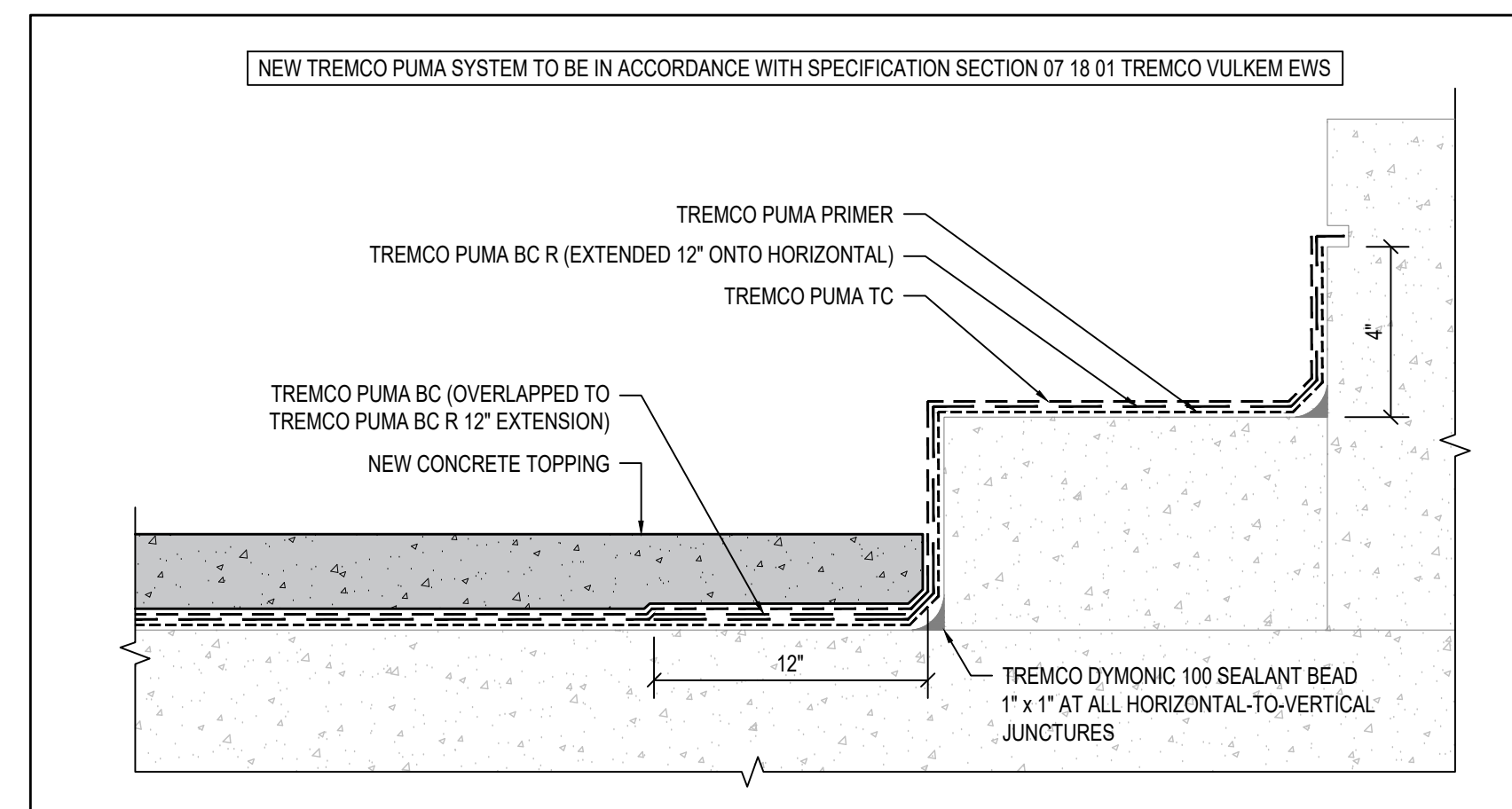
3 NEW WATERPROOFING
R501 SCALE: NTS



4 LANDINGS - NEW TREMCO VULKEM EWS (PEDESTRIAN) WITH CONCRETE TOPPING
R501 SCALE: NTS



5 WATERPROOFING DETAIL AT PHASE 1 TO PHASE 2 OVERLAP
R501 SCALE: NTS



6 NEW WATERPROOFING UPTURN AT CURB
R501 SCALE: NTS

Project Title:

703 DON MILLS ROAD

EAST STAIR STRUCTURAL REPAIRS

703 DON MILLS ROAD, TORONTO, ON.

Designed By: D.V. Scale: AS NOTED

Drawn By: S.C. Date: 2024-05-13

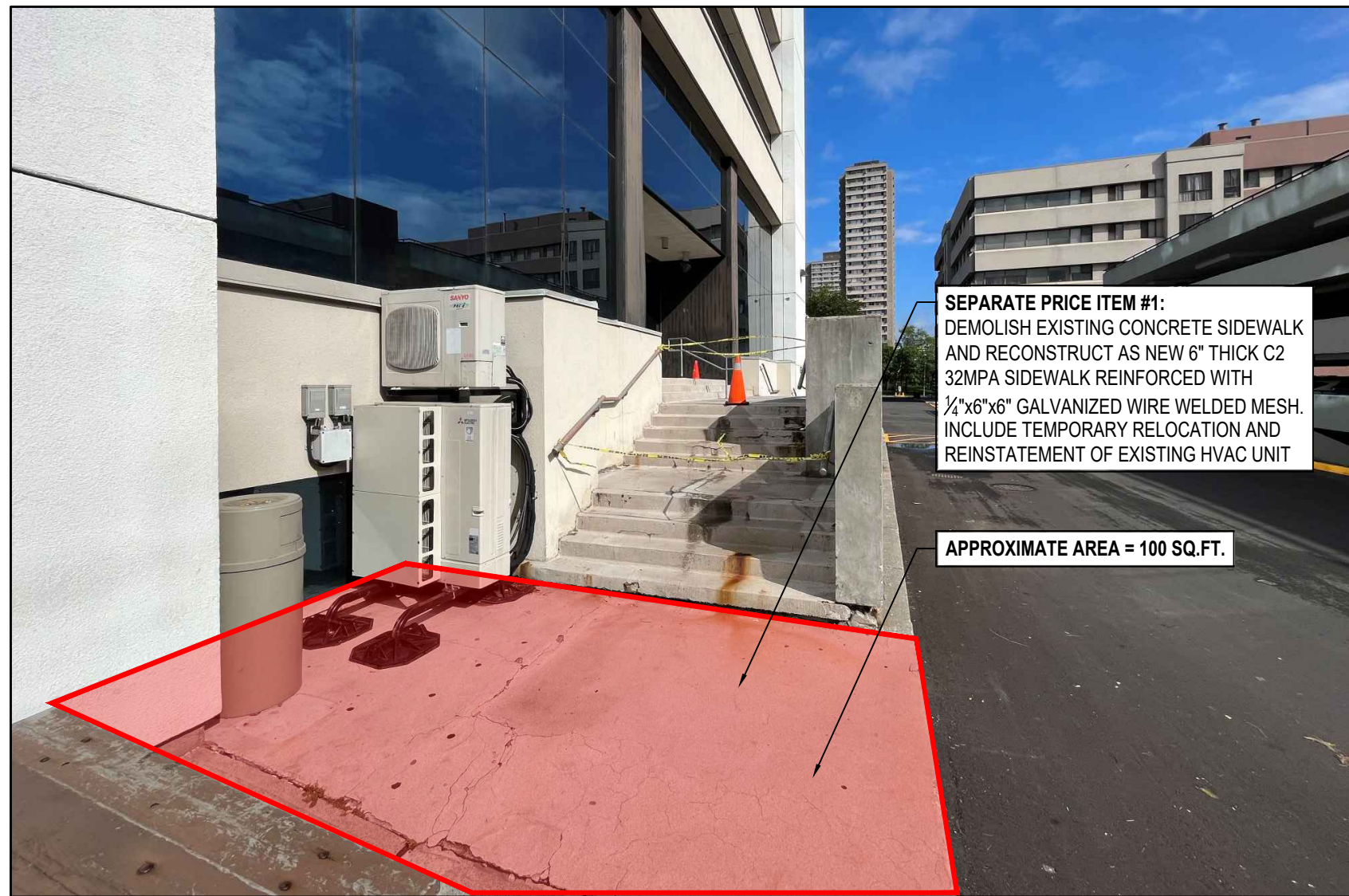
Drawing Title

WATERPROOFING DETAILS

Drawing Number

R501

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-06-04
1	ISSUED FOR TENDER	2024-06-20



SEPARATE PRICE ITEM #1:
DEMOLISH EXISTING CONCRETE SIDEWALK AND RECONSTRUCT AS NEW 6" THICK C2 32MPA SIDEWALK REINFORCED WITH 3/4"x6" GALVANIZED WIRE WELDED MESH. INCLUDE TEMPORARY RELOCATION AND REINSTATEMENT OF EXISTING HVAC UNIT

APPROXIMATE AREA = 100 SQ.FT.



APPROXIMATE AREA= 117 SQ.FT.

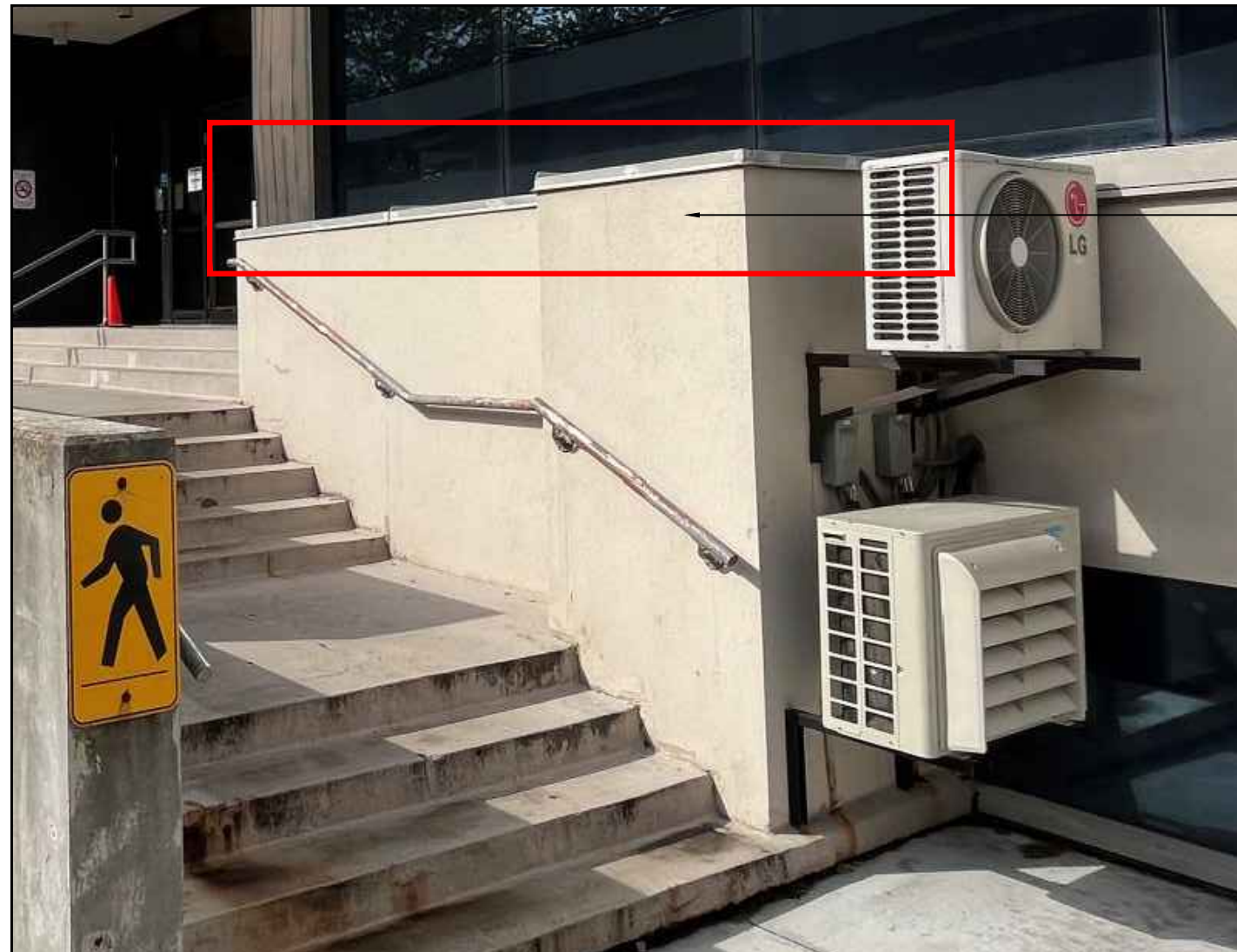
APPROXIMATE AREA (BOTH SIDES) = 680 SQ.FT.

SEPARATE PRICE ITEM #6:
REPLACE THE EXISTING SURFACE MOUNTED DOWNLIGHTS WITH RECESSED LED LIGHT FIXTURES (TOTAL OF 4 UNITS). MODIFY AND/OR REPAIR THE CEILING CUT-OUTS TO SUIT NEW FIXTURES. UTILIZE THE SAME CIRCUIT AND SWITCHING; PROVIDE INTEGRAL TRANSFORMERS AS REQUIRED FOR THE NEW LED LIGHTS. CONTRACTOR SHALL VERIFY THE EXISTING VOLTAGE ON SITE BEFORE ORDERING.
THE NEW LED FIXTURES TO BE HALO COMMERCIAL (OR APPROVED EQUIVALENCE), 8-INCH LED DOWNLIGHT, COMPLETE WITH HC8/HM8 RETROFIT FRAME, CANADIAN OPTION DRIVER FOR 4000 LUMENS (~40W), 5000K CCT, 80 CRI MEDIUM CONICAL REFLECTOR DISTRIBUTION AND SEMI-SPECULAR CLEAR (HAZE) REFLECTOR FINISHES. ULC CERTIFIED, SUITABLE FOR DAMP AND WET CONDITIONS IN COVERED CEILINGS.

SEPARATE PRICE ITEM #2:
PREPARE SURFACES AND INSTALL TWO COATS OF DOWSIL ALLGUARD SILICONE ELASTOMERIC COATING AT ENTIRE WALL (BOTH SIDES). SURFACE PREPARATION TO INCLUDE 20 SQUARE FEET VERTICAL CONCRETE REPAIRS AND POWERWASHING AS A MINIMUM. COST TO INCLUDE ROUT-AND-SEAL OF ALL CRACKS PRIOR TO ELASTOMERIC INSTALLATION. SEE SPECIFICATION SECTION 09 98 00 ELASTOMERIC COATINGS

1 SEPARATE PRICE ITEM
R502

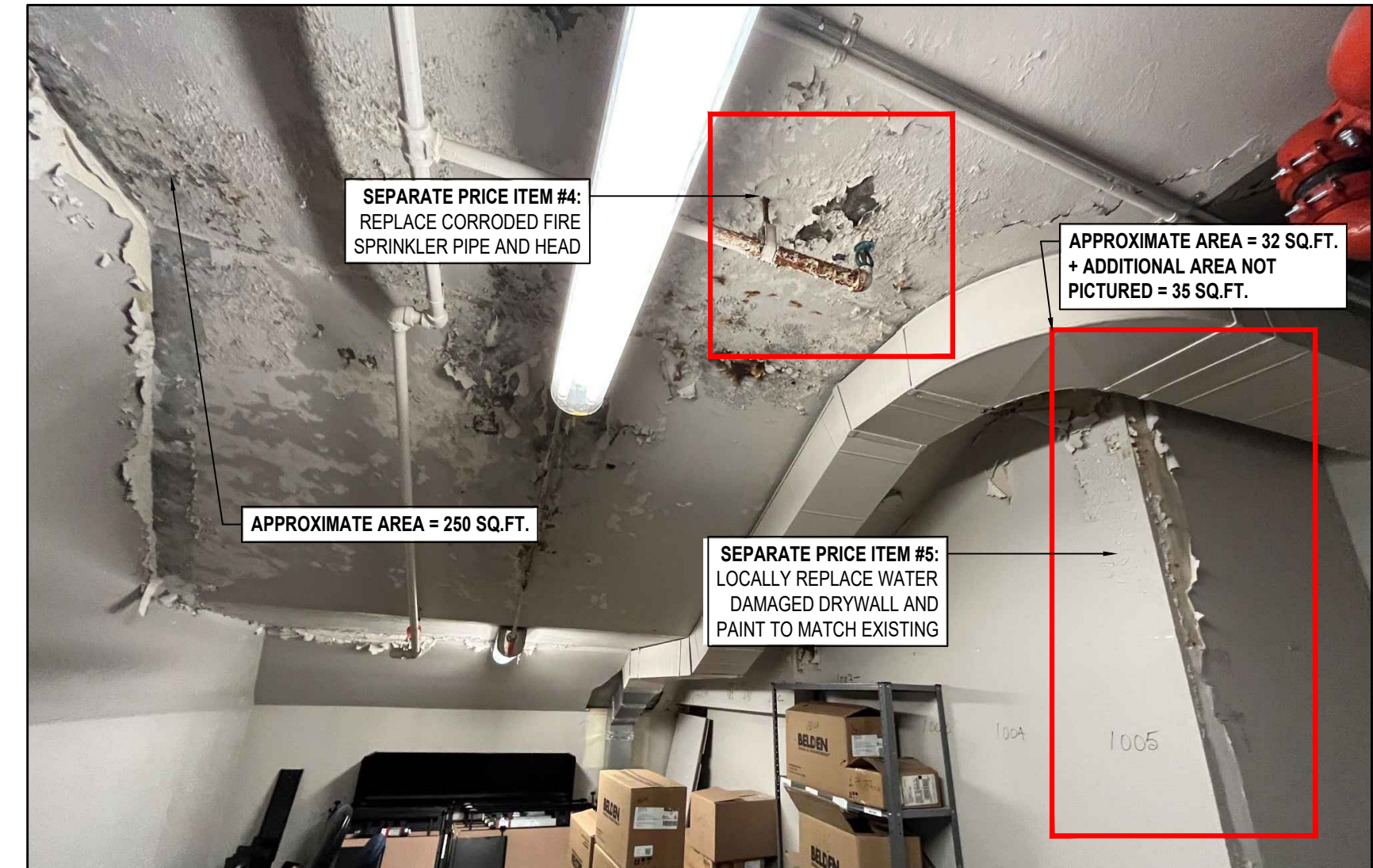
2 SEPARATE PRICE ITEM
R502



SEPARATE PRICE ITEM #3:
REMOVE AND DISPOSE EXISTING SHEET METAL OVER PLANTERS AND SUPPLY AND INSTALL NEW 24 GAUGE PRE-FINISHED SHEET METAL TO MATCH EXISTING



3 SEPARATE PRICE ITEM
R502



SEPARATE PRICE ITEM #4:
REPLACE CORRODED FIRE SPRINKLER PIPE AND HEAD

APPROXIMATE AREA = 32 SQ.FT.
+ ADDITIONAL AREA NOT PICTURED = 35 SQ.FT.

APPROXIMATE AREA = 250 SQ.FT.

SEPARATE PRICE ITEM #5:
LOCALLY REPLACE WATER DAMAGED DRYWALL AND PAINT TO MATCH EXISTING

4 SEPARATE PRICE ITEM
R502

Project Title:
703 DON MILLS ROAD

EAST STAIR STRUCTURAL REPAIRS

703 DON MILLS ROAD, TORONTO, ON.

Designed By: D.V. Scale: AS NOTED

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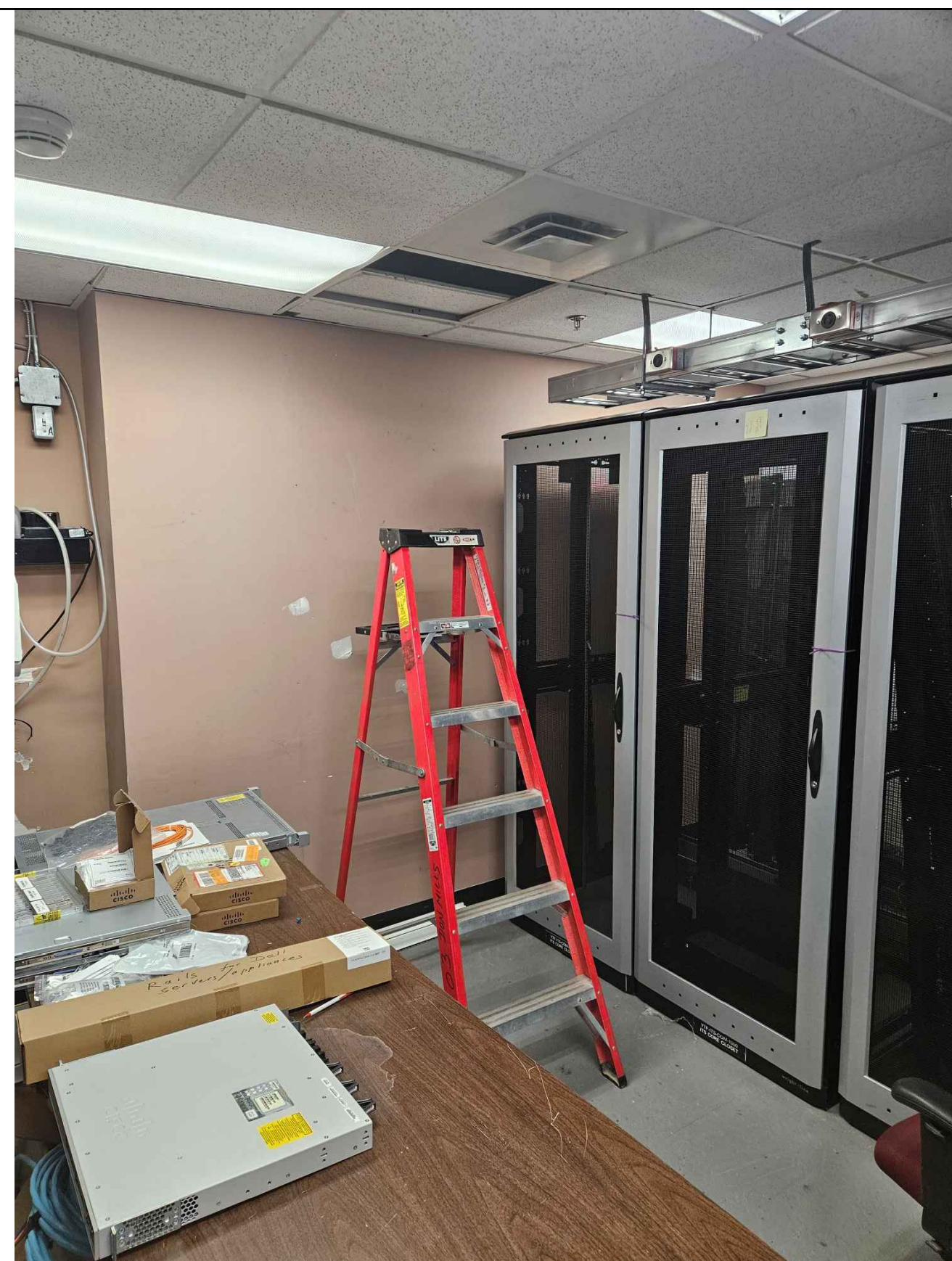
Drawing Title

SEPARATE PRICE ITEMS

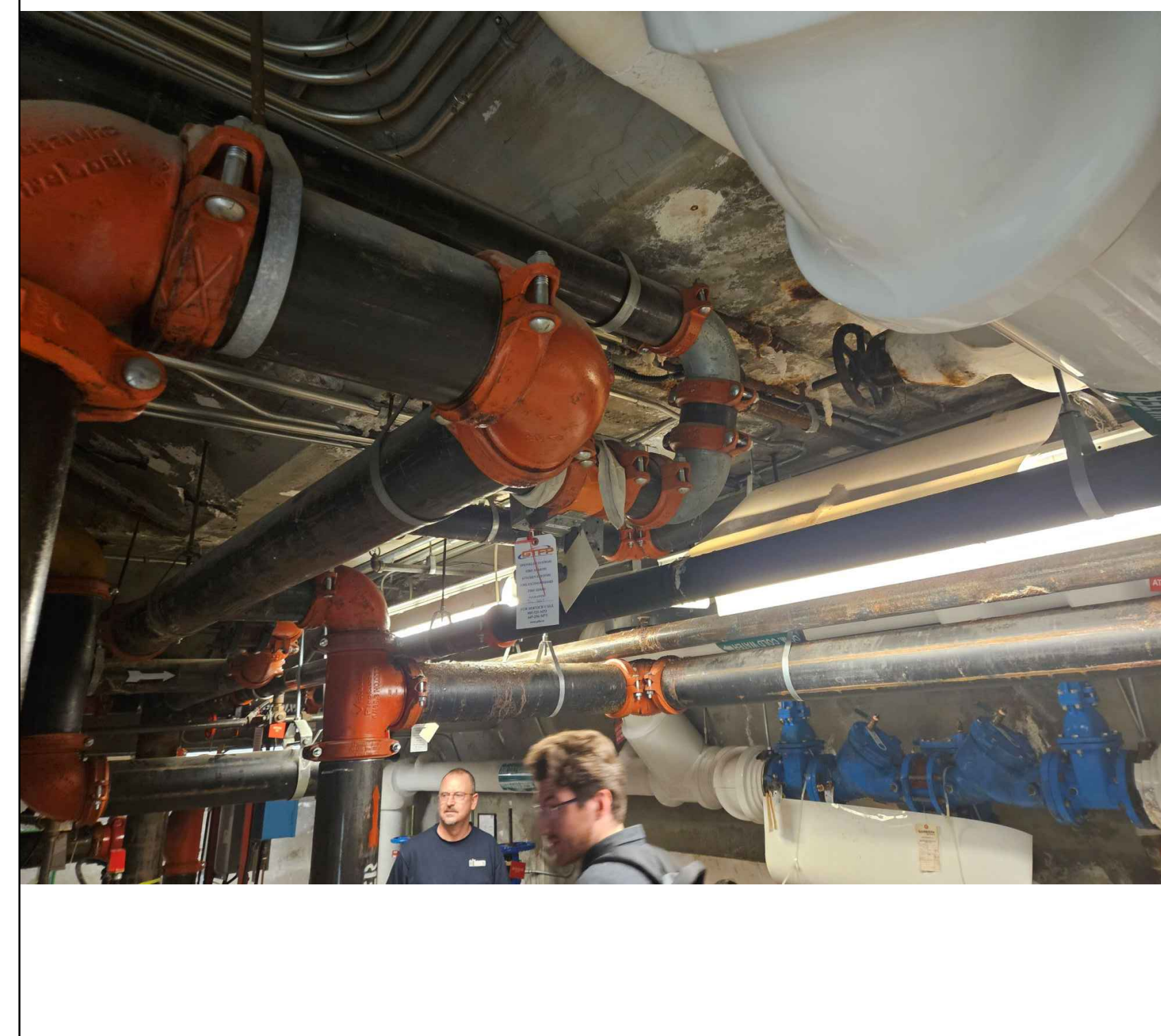
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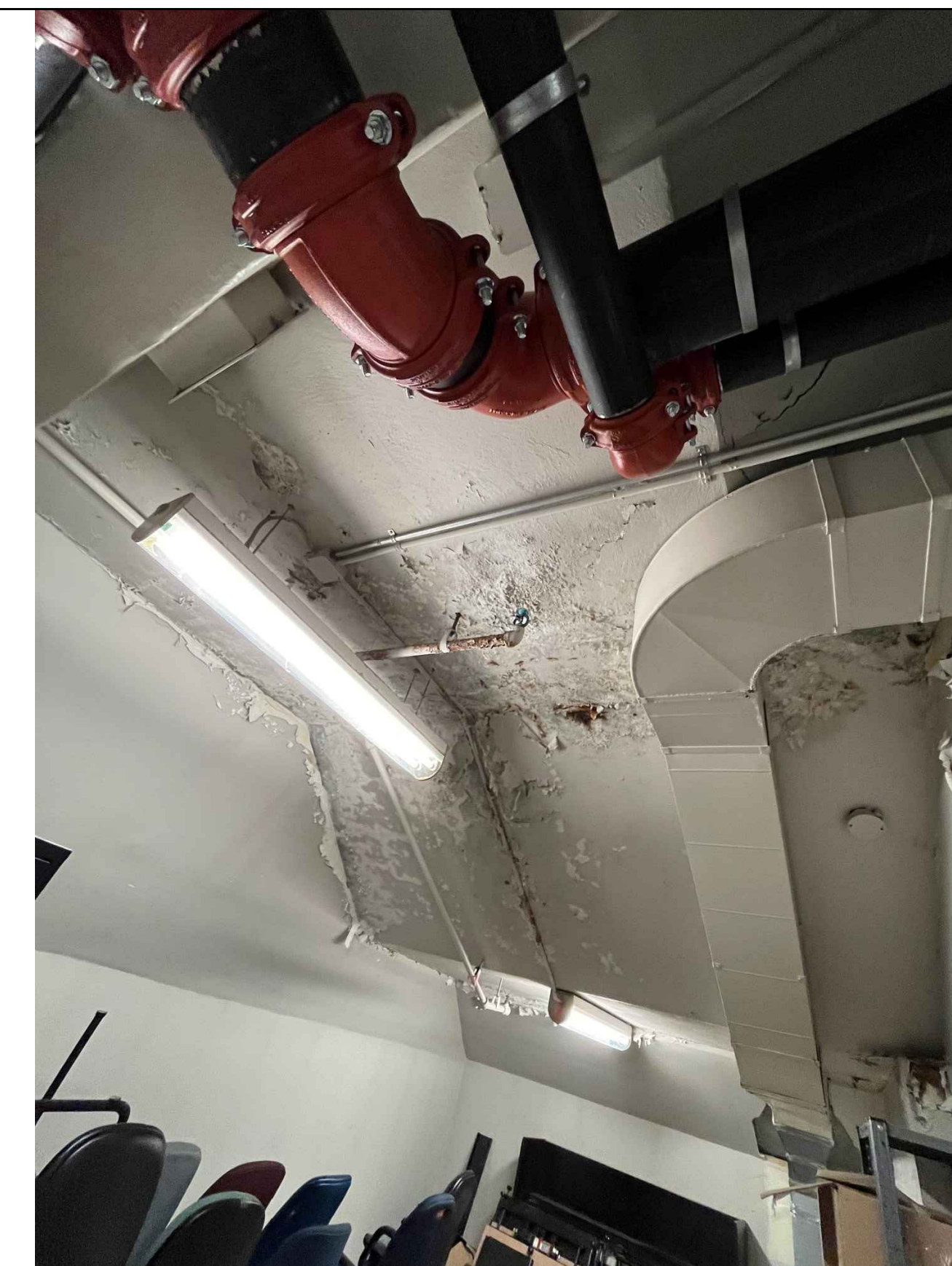
No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-06-04
1	ISSUED FOR TENDER	2024-06-20



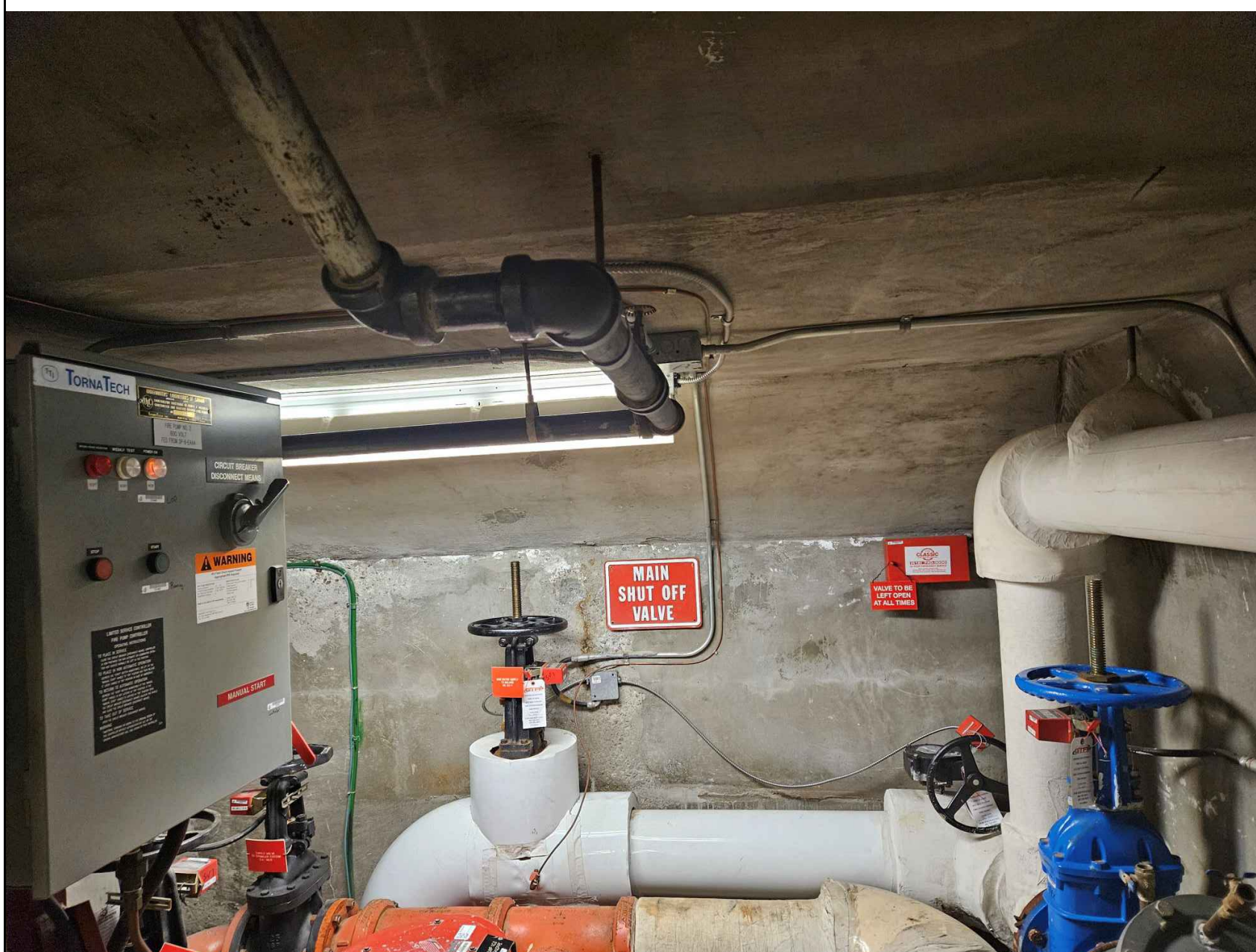
1 VIEW OF SERVER ROOM BELOW STAIR LANDING
R600



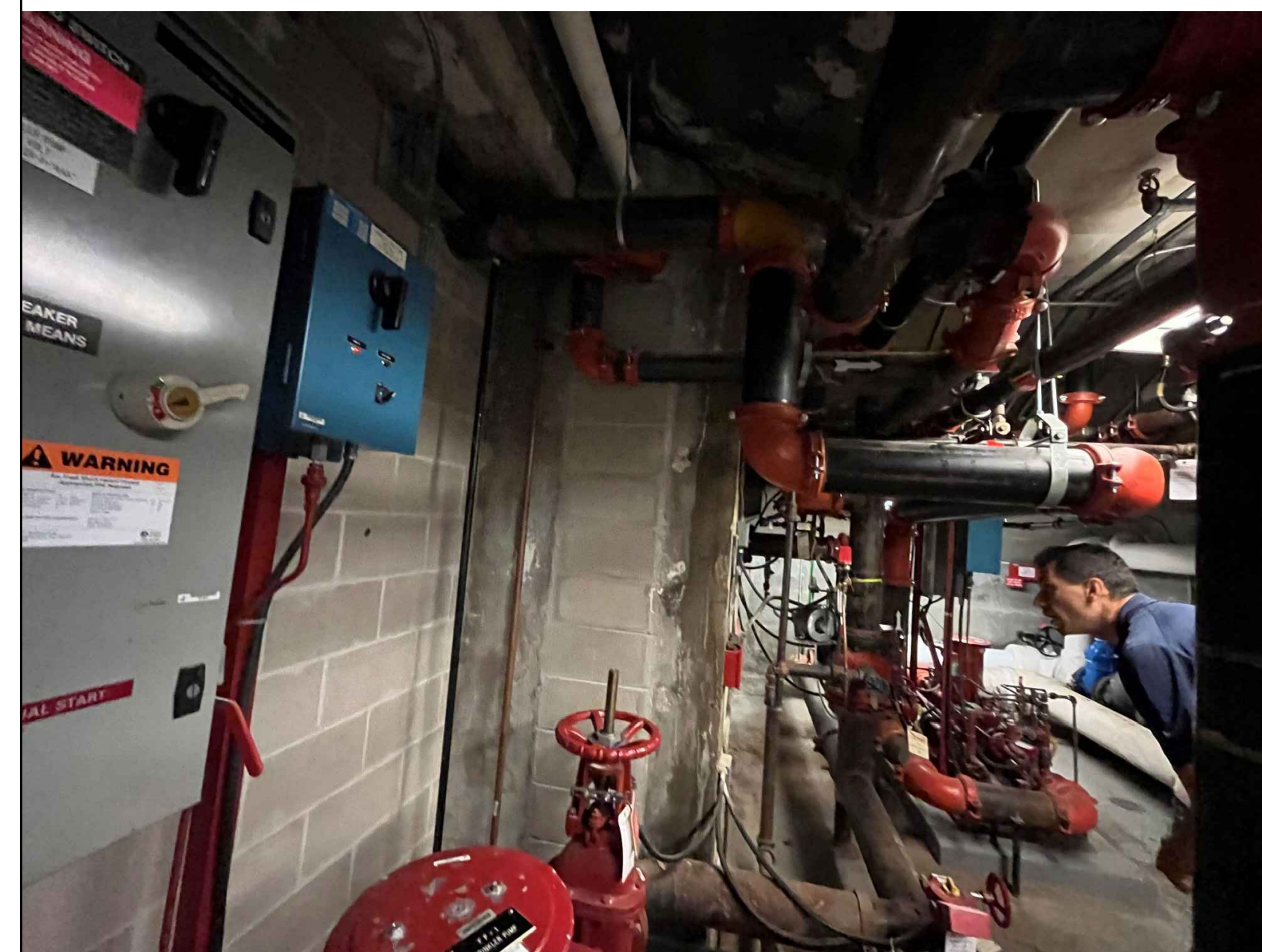
2 VIEW OF MECHANICAL ROOM
R600



3 VIEW OF CONCRETE SOFFIT IN MECHANICAL ROOM
R600



4 VIEW OF CONCRETE SOFFIT IN MECHANICAL ROOM
R600



5 VIEW OF MECHANICAL ROOM
R600

NOTE:
THESE ARE SAMPLE PHOTOS OF SOME OF THE SPACES BELOW. THE CONTRACTOR IS RESPONSIBLE FOR VISITING SITE AND SURVEYING THESE SPACES PRIOR TO TENDER CLOSE. PRICING FOR ALL REQUIRED TEMPORARY SHORING AND MECHANICAL/ELECTRICAL PROTECTION IS REQUIRED PRIOR TO TENDER CLOSE. NO EXTRAS WILL BE ENTERTAINED AFTER TENDER CLOSE.

Project Title:
703 DON MILLS ROAD

EAST STAIR STRUCTURAL REPAIRS

703 DON MILLS ROAD, TORONTO, ON.

Designed By: D.V. Scale: AS NOTED

Drawn By: S.C. Date: 2024-05-13

Drawing Title

PHOTOGRAPHS

Drawing Number

R600

DUNLOP FARROW
I R C

Architects

GENERAL NOTES

- EXISTING BUILDING INFORMATION TAKEN FROM ARCHITECTURAL WORKING DRAWINGS AS PREPARED BY GIBBY AND ZILJA ARCHITECTS INC. AND ASSESSED BY GIBBY AND ZILJA ARCHITECTS INC. AND ASSESSED ARCHITECTS INC. JOB NO. 705-C127 DATED OCTOBER 14, 2024. ALL EXISTING CONDITIONS TO BE CHECKED & VERIFIED ON SITE PRIOR TO DEMOLITION AND NEW CONSTRUCTION.
- EXISTING STRUCTURAL INFORMATION BASED ON DRAWINGS AS PREPARED BY MARSHALL CHEN JOB NO. 70 M 28 DATED DEC 1970. CHECKED AND VERIFIED EXISTING STRUCTURE ON SITE PRIOR TO PROCEEDING WITH DEMOLITION AND NEW CONSTRUCTION.
- REFER ALSO TO STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTENT OF DEMOLITION.
- ALL WALLS AND PARTITIONS ARE TO BE IDENTIFIED ON EXISTING COLUMN GRID LINES AND/OR EXISTING WINDOW MELLONS UNLESS DIMENSIONED OR NOTED OTHERWISE.
- DIMENSIONS TO WALLS OR PARTITIONS ARE TAKEN TO FACE OF CMU UNLESS OTHERWISE SPECIFIED. CMU IS SHOWN IN A 2" H.P. FIRE SEPARATION. USE SOLID UNITS.
- ALL CMU WALLS/PARTITIONS ARE 4" NOMINAL UNLESS INDICATED OTHERWISE. WHERE CMU IS SHOWN IN A 2" H.P. FIRE SEPARATION, USE SOLID UNITS.
- EXISTING CMU WALLS/PARTITIONS TO BE IDENTIFIED TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- REFER TO MECHANICAL DRAWINGS FOR NEW AND EXISTING FLOOR DRAINS. WHERE AN EXISTING FLOOR DRAIN IS REMOVED, PATCH AND MAKE GOOD THE EXISTING FLOOR SLAB.
- REFER TO MECHANICAL DRAWINGS FOR NEW AND EXISTING HORIZONTAL PIPES. WHERE AN EXISTING PIPE IS REMOVED, PATCH AND MAKE GOOD THE EXISTING FLOOR SLAB.
- REFER TO DATA SHEET AD-01 FOR EXISTING BUILDING NOTES.

LEGEND

- ① REMOVE EXISTING DOOR OR FRAME WITH 6" CMU UNLESS NOTED OTHERWISE AND MAKE GOOD FINISHED ON BOTH SIDES OF PARTITION.
- ② REMOVE EXISTING WINDOWS AND FRAMES, INSTALL PREFABRICATION METAL LOUVER WITH SLANK OFF PANELS REQUIRED. SEE MECHANICAL DRAWINGS.
- ③ DENOTES EXTENT OF NEW QUARRY TILE ON EXTERIOR STAIRS, STAIRS AND LANDINGS. REMOVE ALL EXISTING QUARRY TILE WITH AREA INDICATED.

- 2 1/2" W/PT ISSUED FOR TENDER
- 1 1/2" W/PT ISSUED FOR BUILDING PERMIT

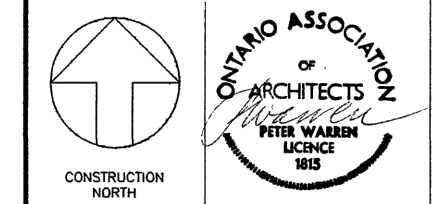
REF. DATE DESCRIPTION



THE MUNICIPALITY OF METROPOLITAN TORONTO

PARKS AND RECREATION DEPARTMENT
DePree
COMMUNITY DEVELOPMENT
CONTRACT No. CCCC-01-91

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



CONSULTANTS:
STRUCTURAL: CARRUTHERS & WALLACE LIMITED
MECHANICAL: SMITH & ANDERSON CONSULTING ENGINEERING
ELECTRICAL: H.H. ANGLIS & ASSOCIATES LIMITED

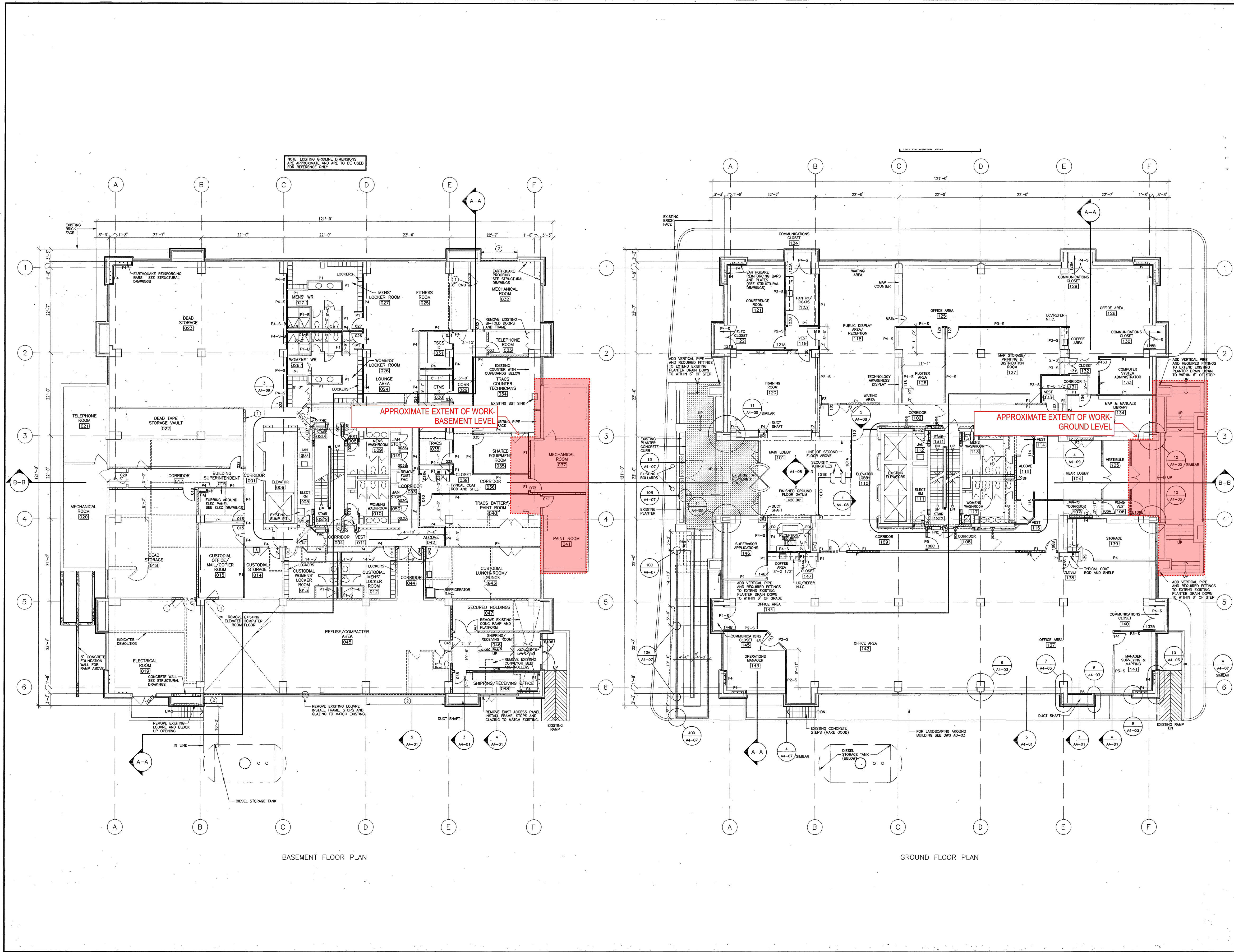
PROJECT NAME:

CONSOLIDATED COMMUNICATIONS/ COMPUTER CENTRE for METROPOLITAN TORONTO

DRAWING TITLE:

BASEMENT and GROUND FLOOR PLANS

SCALE: 1/8"=1'-0"	PROJECT NUMBER: 91038
DATE: 9/10/26	DRAWING NUMBER: AT-01
DRAWN BY: JK, SM	CHECKED BY: JAH



BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

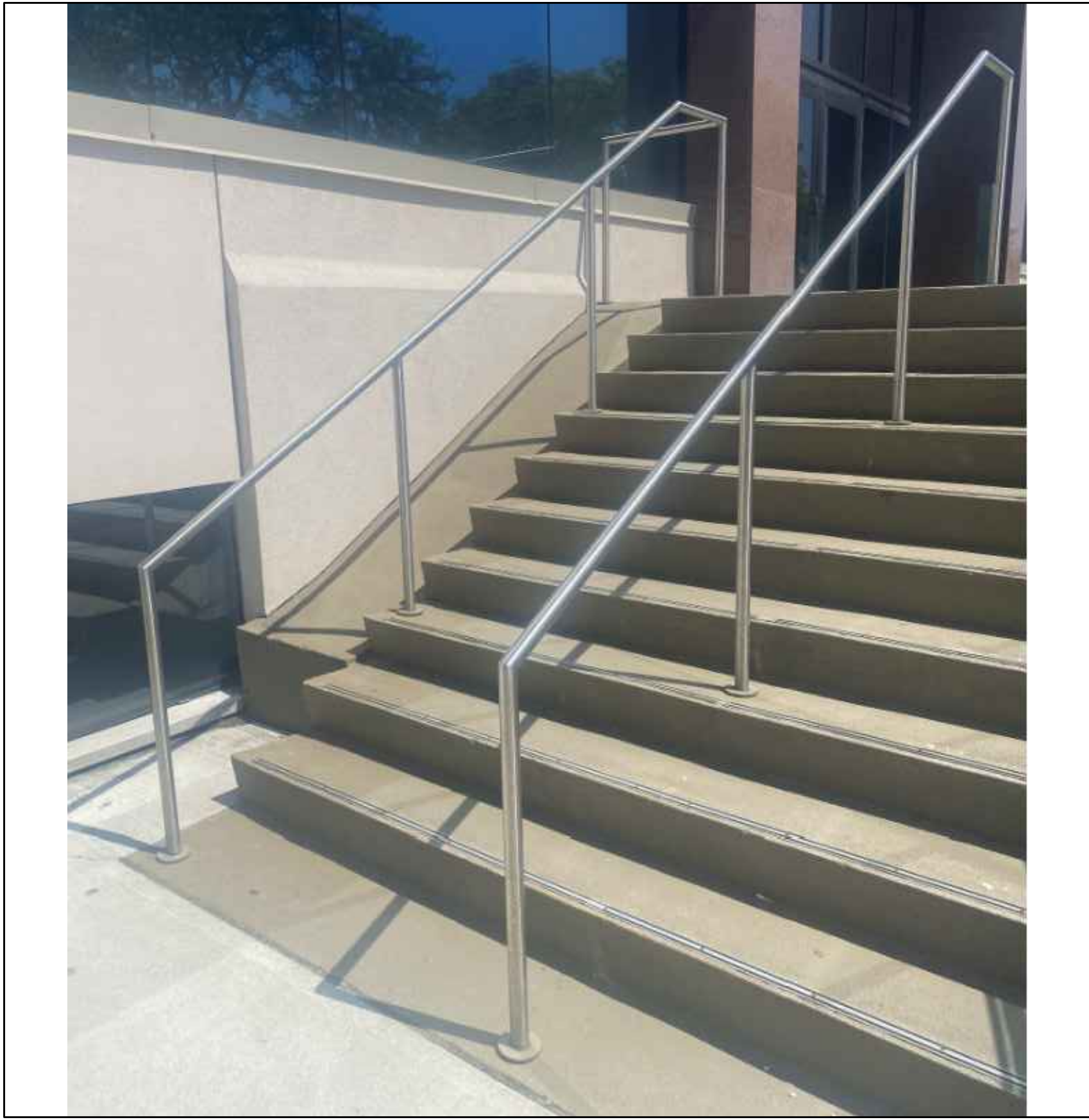
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North

Project Title:
703 DON MILLS ROAD
EAST STAIR STRUCTURAL REPAIRS
703 DON MILLS ROAD, TORONTO, ON.
Designed By: D.V. Scale: AS NOTED
Drawn By: S.C. Date: 2024-05-13
Drawing Title

EXISTING BUILDING DRAWING

Drawing Number
R700



1 RAILING PHOTOGRAPH
R800

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-06-04
1	ISSUED FOR TENDER	2024-06-20

Project Title:

703 DON MILLS ROAD

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Drawing Title

RAILING PHOTOGRAPH

Drawing Number

R800