

	PROJECT AREA
	GFA (EXCLUDING EXISTING BASEMENT)
ADMIN BLDG.	765.2 m ²

MAJOR OCCUPANCIES:
EXISTING : GROUP D (OFFICE)
PROPOSED : GROUP D (OFFICE)

LIFE SAFETY
NO CHANGE TO EXISTING LIFE SAFETY SYSTEMS

[illegible]

Toronto Zoo
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2000 Meadowvale Rd, Toronto,
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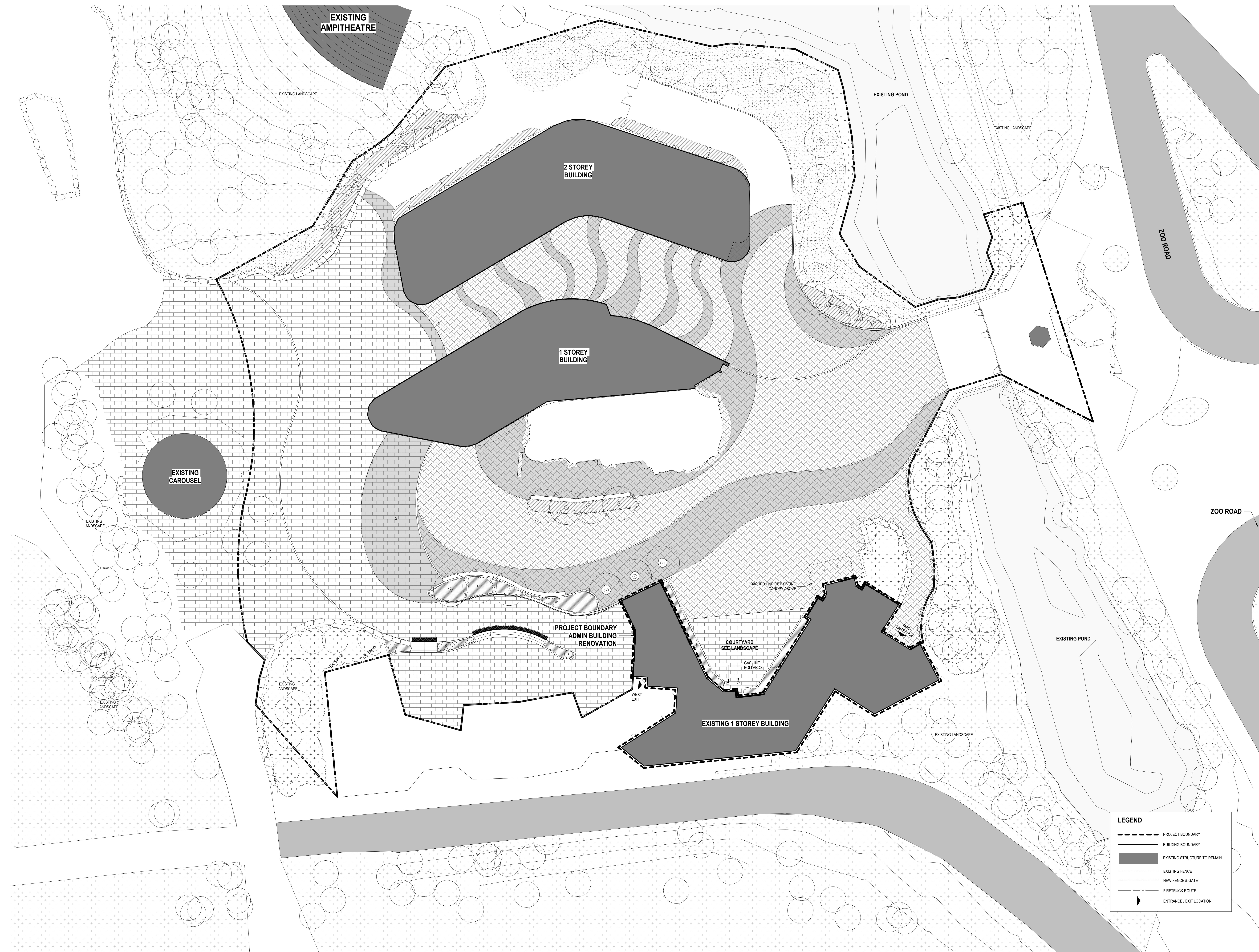
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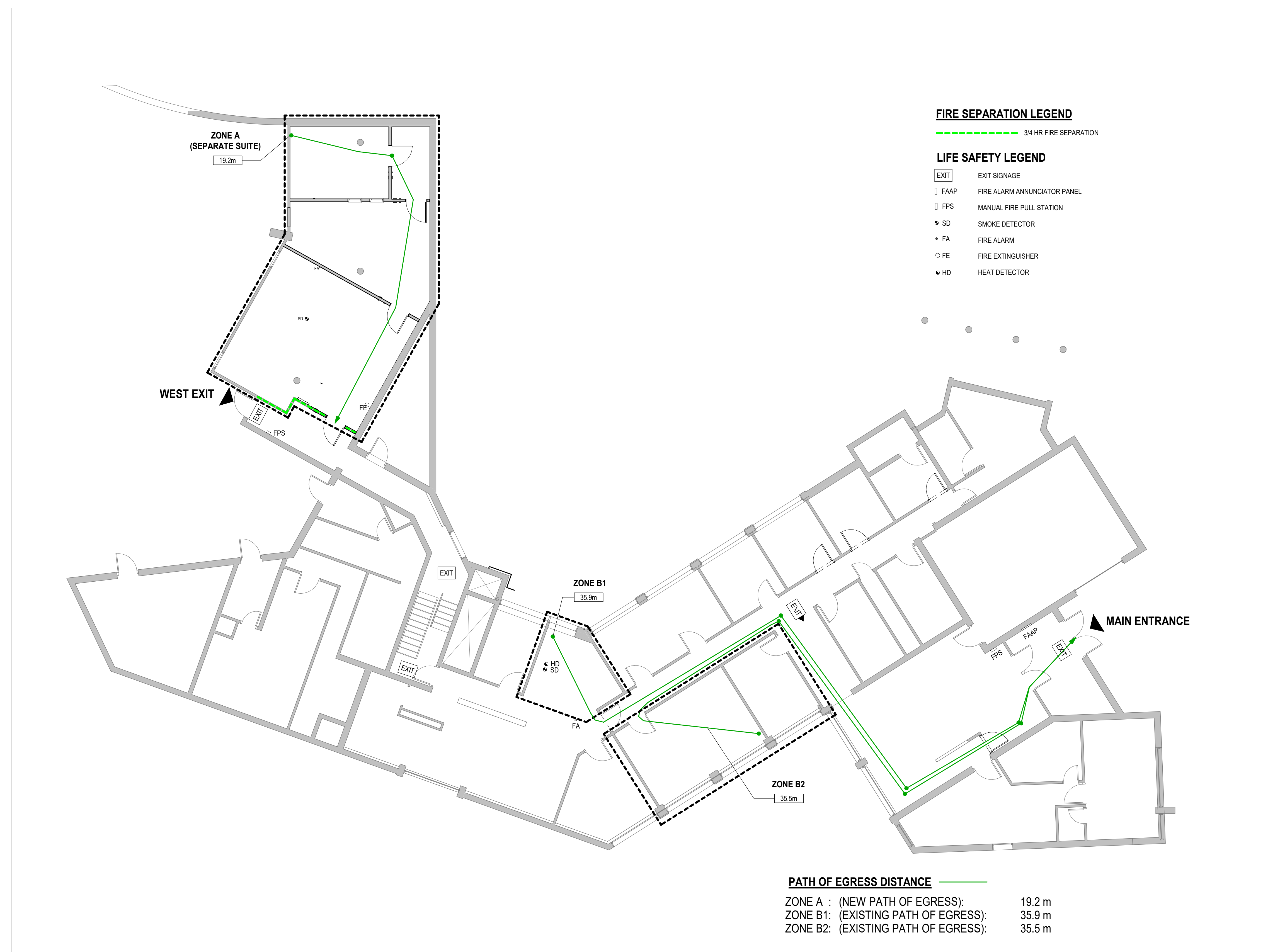
NAME _____

DRAWN _____
Author
CHECKED _____
Checker
DATE _____
09/22/2023
SCALE _____
As indicated

PROJECT NO.
19-1-026

DRAWING NO. _____ TITLE _____ SITE PLAN - PROPOSED _____





C	ISSUED FOR TENDER	2024-12-03
B	ISSUED FOR TENDER - DRAFT	2024 05 14
A	ISSUED FOR BUILDING PERMIT	2024 05 03
	ISSUE/REVISION	
NO.		DATE

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Author _____

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Checker _____

DATE _____

03/25/24 _____

SCALE _____

1 : 100 _____

PROJECT NO. 19-1-026

DOOR SCHEDULE ABBREVIATIONS	
EXA	EXISTING DOOR (ZONE A)
EXB	EXISTING DOOR (ZONE B)
HM	HOLLOW METAL
WD	WOOD
PT-7	PAINTED (SEE A1.03 FINISH SCHEDULE)

EXA	EXISTING DOOR (ZONE A)
EXB	EXISTING DOOR (ZONE B)
HM	HOLLOW METAL
WD	WOOD
PT-7	PAINTED (SEE A1.03 FINISH SCHEDULE)

C1	NEW BASEBOARD HEATER (SEE ELEC. DWGS)
C2	WINDOW OPENINGS TO BE FILLED TO MATCH EXISTING EXTERIOR WALL ASSEMBLY.
C3	CONTRACTOR TO APPLY 16mm GYPSUM BOARD 13mm PLYWOOD BOARD AND 6ga 152mm x 152mm MW18.7 WIRE MESH TO EXISTING WALL.
C4	CONTRACTOR TO PREPARE EXISTING CONCRETE FLOOR TO RECEIVE VINYL TILE FINISH AS PER MANUFACTURERS REQUIRED SPECIFICATIONS
C5	CONTRACTOR TO PREPARE EXISTING CONCRETE FLOOR TO RECEIVE CARPET TILE FINISH AS PER MANUFACTURERS REQUIRED SPECIFICATIONS
C6	CONTRACTOR TO PREPARE EXISTING CONCRETE COLUMNS FOR PAINTED FINISH.


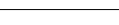

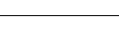
D14	EXISTING PLYWOOD COVERS TO BE REMOVED AND WINDOWS FINISHED WITH TRANSLUCENT FILM TF-1.
D15	(RESERVED)
D16	(RESERVED)
D17	(RESERVED)
D18	REMOVE EXISTING FLOOR FINISH AND WALL BASE INCLUDING ADHESIVE. SKIM COAT ENTIRE FLOOR AREA AS REQUIRED FOR PREPARATION OF NEW FLOOR FINISH TO MEET FLOORING MANUFACTURER STANDARDS.
D19	EXISTING FLOOR FINISH TO REMAIN. REMOVE WALL BASE. REPAIR AND SMOOTH SURFACE FOR INSTALLATION OF NEW BASE.
D20	CONTRACTOR TO INVESTIGATE EXISTING WALL TO CONFIRM CONTINUITY OF FIRE RESISTANCE RATING. REFER TO LIFE SAFETY PLAN A1.01 FOR EXTENT OF FIRE SEPARATION.

D1	EXISTING WALL TO REMAIN
D2	EXISTING WALL TO BE REMOVED.
D3	EXISTING DOOR TO REMAIN.
D4	EXISTING DOOR TO BE REMOVED.
D5	(RESERVED)
D6	EXISTING WINDOWS TO BE REMOVED AND FILLED TO MATCH EXISTING WALL ASSEMBLY.
D7	(RESERVED)
D8	EXISTING WINDOW TO REMAIN
D9	EXISTING WINDOW TO BE REMOVED.
D12	BASEBOARD HEATERS TO BE REMOVED AND RETURNED TO OWNER FOR STORAGE (SEE MECHANICAL)
D13	(RESERVED)

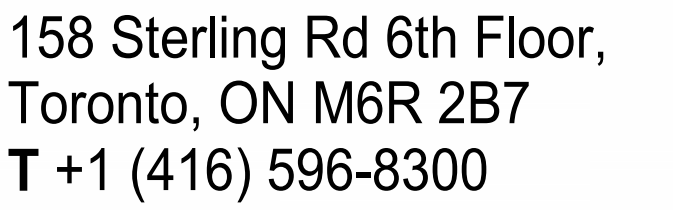
1. ALL DIMENSIONS & LOCATIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ALL DEMOLITION AS REQUIRED FOR NEW WORK.
3. ANY OPENINGS TO THE OUTSIDE CLIMATE TO BE WEATHERPROOFED FOR THE EXTENT OF THIS CONTRACT.
4. CONTRACTOR TO PROVIDE ADEQUATE PROTECTIONS TO ALL EXISTING PROPERTIES DURING DEMOLITION AND CONSTRUCTION.
5. PATCH AND MAKE GOOD EXISTING WALLS, FLOORS, AND CEILINGS TO MATCH EXISTING. APPLY MATCHING PAINT TO ALL WALLS AND ALIGN FINISHES SURFACES.
6. DEMO. WORK WITH EXCESSIVE NOISE TO BE PERFORMED AFTER REGULAR HOURS PERMITTED BY OWNER.
7. REMOVAL OF ALL FLOOR FINISHES MUST INCLUDE COMPLETE REMOVAL OF ANY UNDERLAYMENT AND GULF ADHERED TO THE CONCRETE SLAB.
8. ANY ASSOCIATED MEV SERVICES MUST BE DISCONNECTED BEFORE REMOVAL OF WALL, FLOOR & CEILING.
9. THE OWNER RESERVES THE RIGHT TO CLAIM ALL DEMOLITION ITEMS WHERE IT MAY BE POSSIBLE TO REUSE IN THE FUTURE. CONFRONT WITH THE OWNER PRIOR TO DISPOSING OF ITEMS.
10. FREESTATE AND PATCH EXISTING FIRE RATED WALL, FLOOR, AND CEILING OPENING WITH THE PROJECT AREA TO MATCH EXISTING FIRE RATING.
11. REFER TO HAZARDOUS SUBSTANCES REPORT FOR INFORMATION REGARDING PROTECTION AND DISPOSAL. INSTRUCTIONS, CEASE OPERATIONS AND NOTIFY PRIME CONSULTANT IMMEDIATELY IF HAZARDOUS SUBSTANCES ARE UNCOVERED.



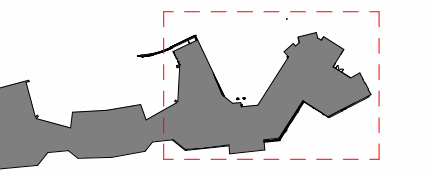
INTERIOR PARTITION AND FURRING WALL ASSEMBLIES

TYPE	ASSEMBLY	CONSTRUCTION	FIRE RESISTANCE	SOUND TRANSMISSION
P2-4		16mm GYPSUM BOARD 92mm STEEL STUD FRAMING @ 600 c. MAX. 16mm SOUND ABSORPTIVE BATT INSULATION 12mm GYPSUM BOARD	N/A	N/A
P2-4F		16mm FIRE RATED GYPSUM BOARD 92mm STEEL STUD FRAMING @ 600 c. MAX. 16mm SOUND ABSORPTIVE BATT INSULATION 16mm FIRE RATED GYPSUM BOARD	45 min.	N/A
P2-4S		16mm GYPSUM BOARD 13mm PLYWOOD BOARD 50mm 12mm x 12mm x 1/2" WIRE MESH 92mm STEEL STUD FRAMING @ 600 c. MAX. 16mm SOUND ABSORPTIVE BATT INSULATION 16mm GYPSUM BOARD	N/A	N/A
P2-14		92mm STEEL STUD FRAMING @ 600 c. MAX. 16mm GYPSUM BOARD 16mm SOUND ABSORPTIVE BATT INSULATION 16mm GYPSUM BOARD (IF GYPSUM BOARD IS REQUIRED TO MATCH EXISTING)	N/A	N/A





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KEY PLAN

C	ISSUED FOR TENDER	2024-12-03
B	ISSUED FOR TENDER - DRAFT	2024-08-14
A	ISSUED FOR BUILDING PERMIT	2024-05-03
NO.	ISSUE/REVISION	DATE

2024-12-03 2:00:25 PM

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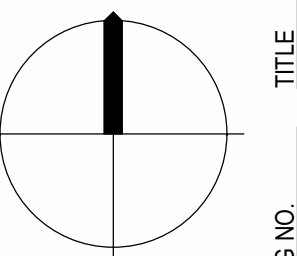
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SCALE _____

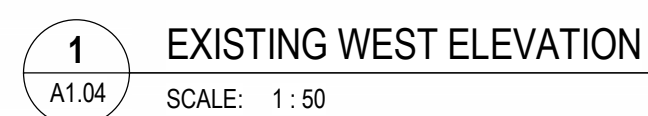
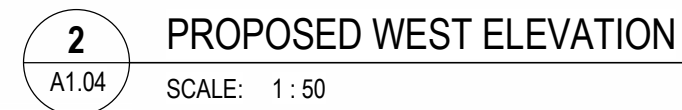
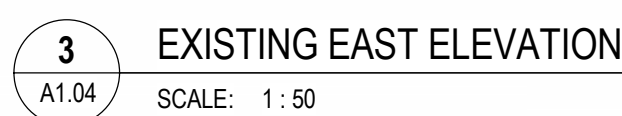
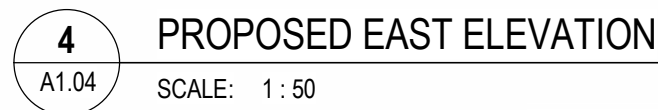
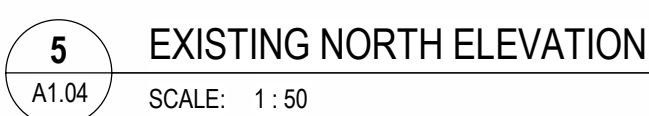
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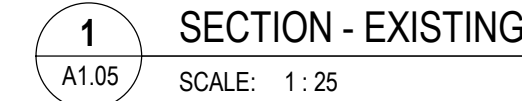
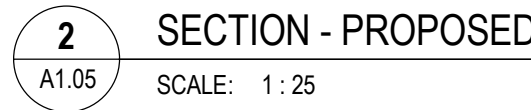
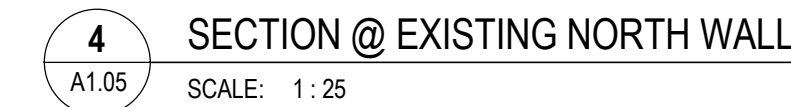
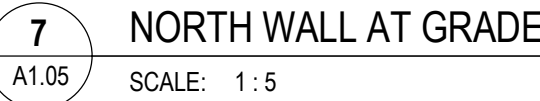
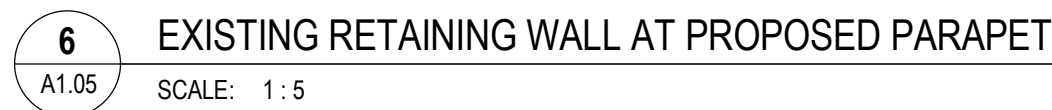
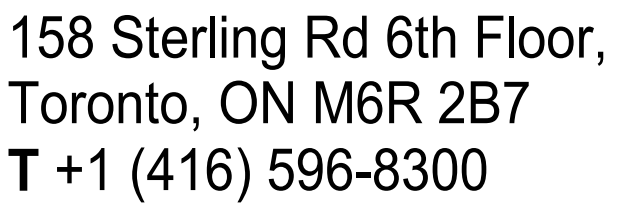
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19-1-026 DFR



A1.04 EXTERIOR ELEVATIONS





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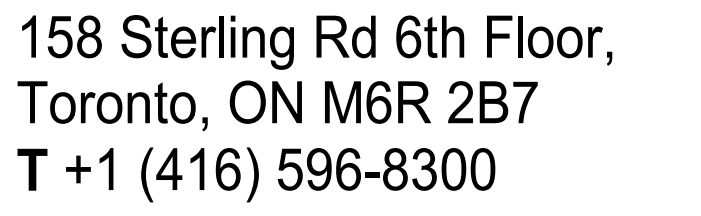
NAME _____

DRAWN _____

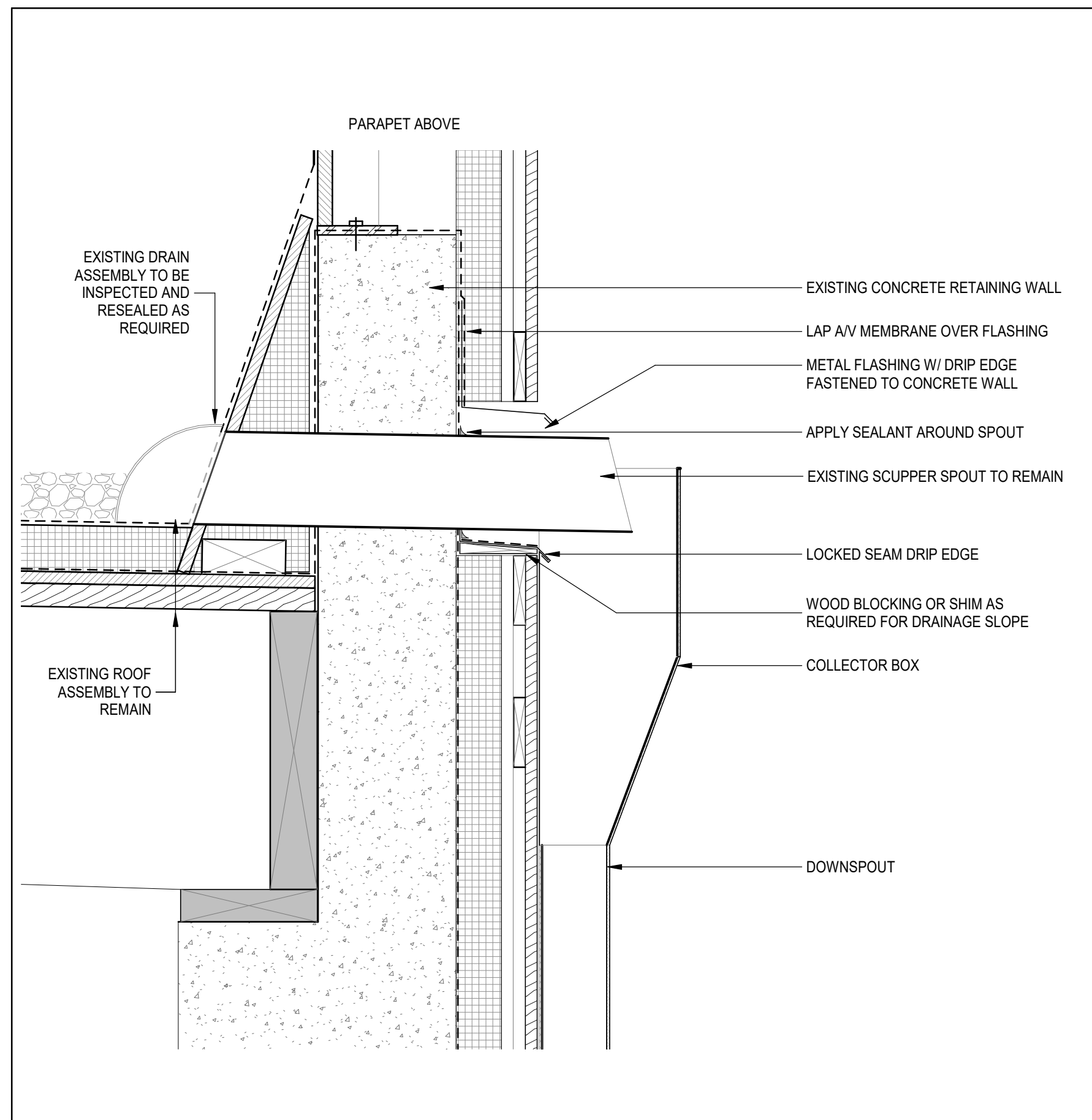
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2023-09-13		
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PROJECT NO. 19-1-026

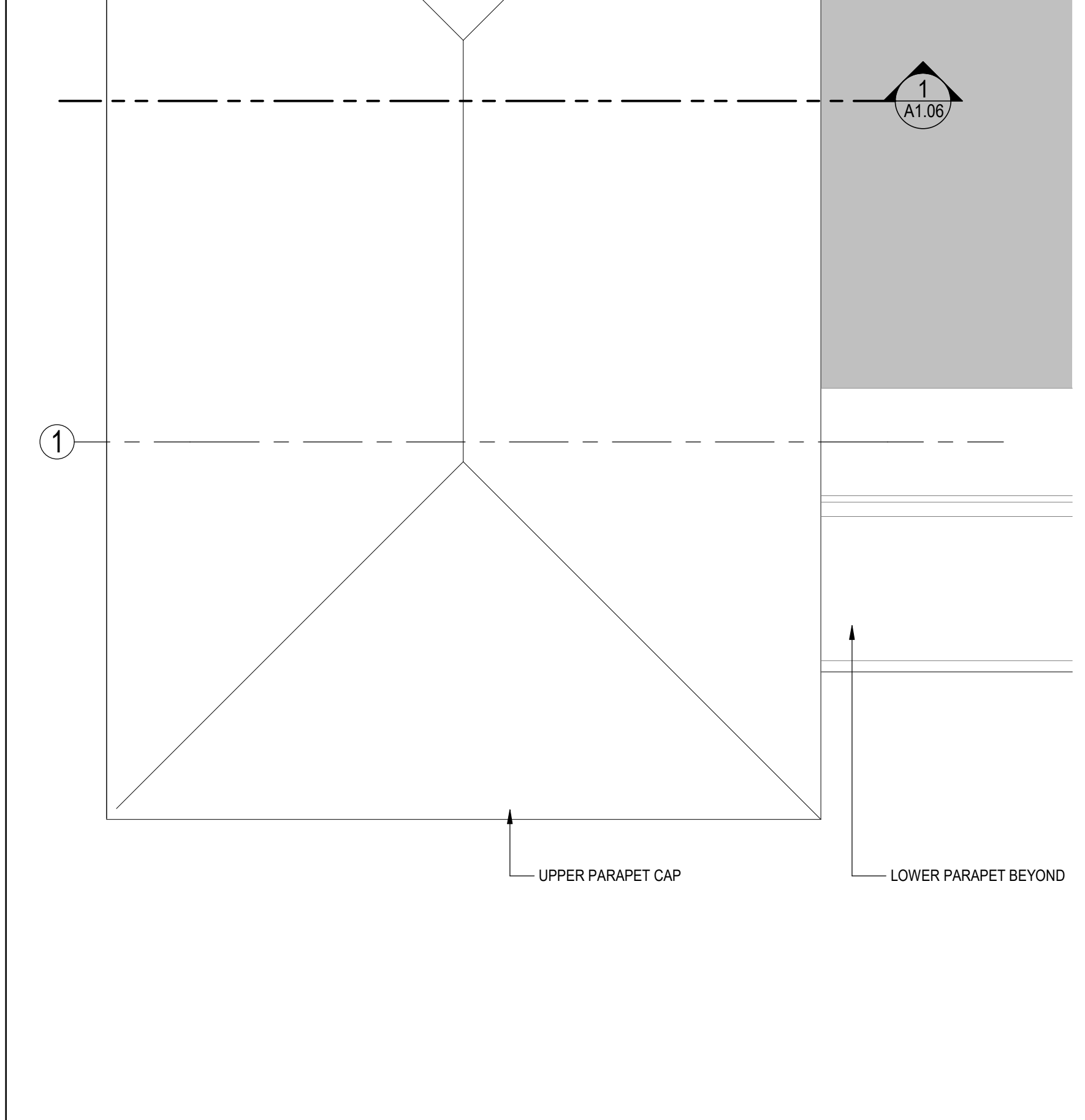
A1.05 BUILDING SECTIONS - DEMO & PROPOSED



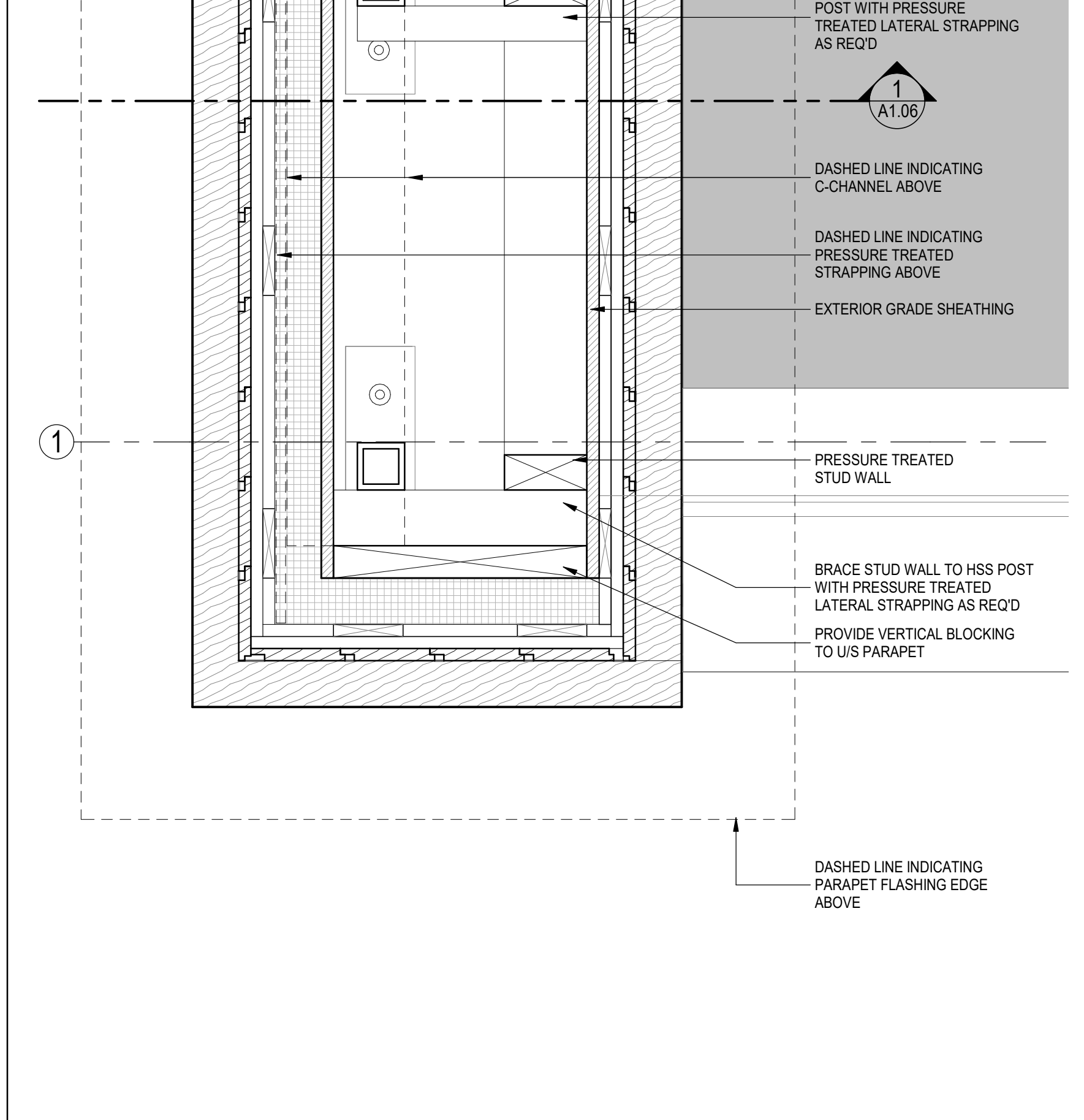
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PLANNERS



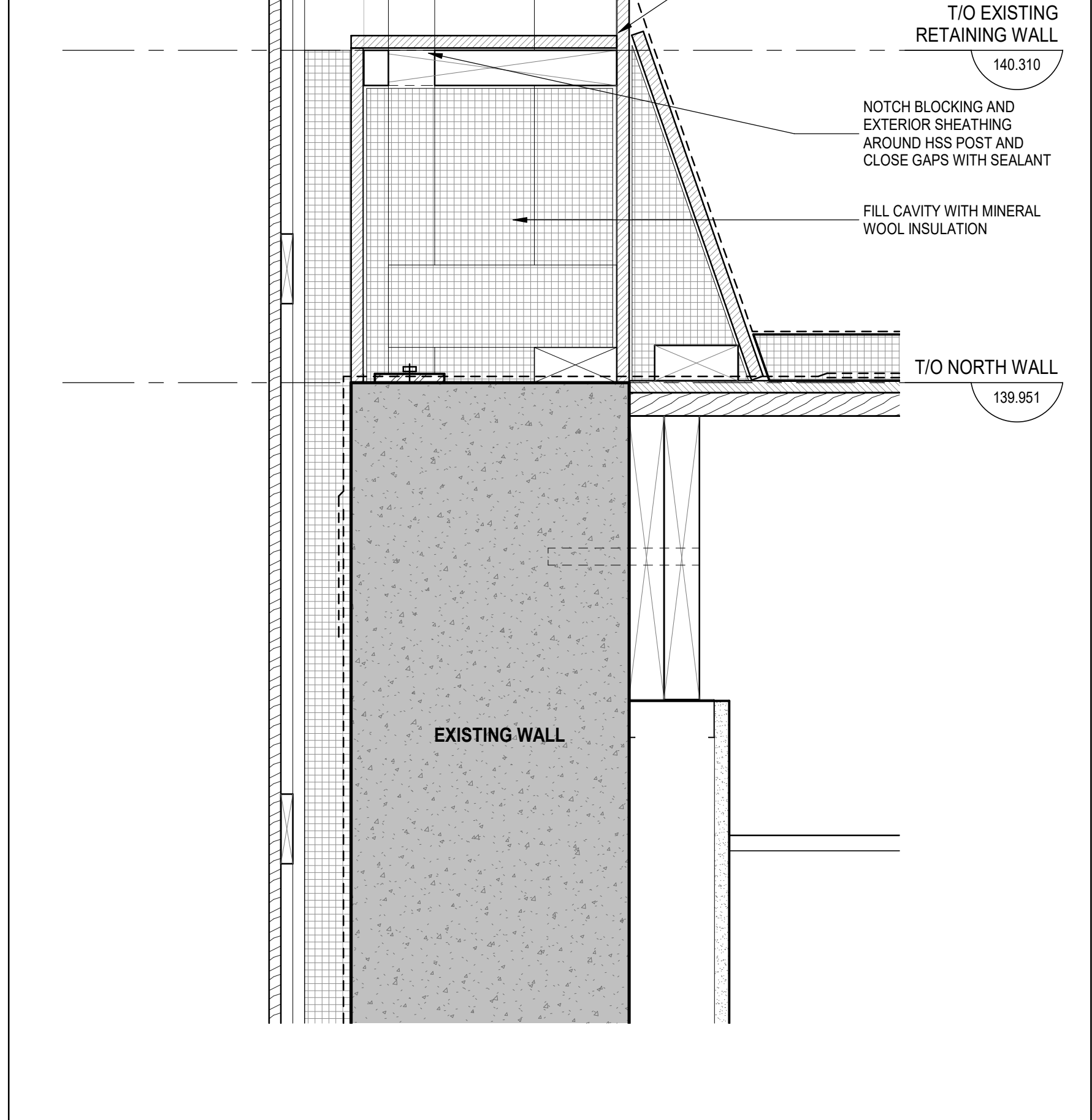
4 SECTION DETAIL - EXTERIOR WALL SCUPPER (TYP.)
A1.06 SCALE: 1:5



3 PLAN DETAIL - PARAPET CAP
A1.06 SCALE: 1:5



2 PLAN DETAIL - UPPER PARAPET
A1.06 SCALE: 1:5



1 SECTION @ PARAPET CORNER
A1.06 SCALE: 1:5

C	ISSUED FOR TENDER	2024-12-03
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SCALE		
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PROJECT NO. 19-1-026

A1.06 MISCELLANEOUS DETAILS

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DRAWN _____
 Author _____
 CHECKED _____
 Checker _____
 DATE _____

DATE
03/25/24
SCALE
1:50

PROJECT NO. 19-1-026

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DOOR HARDWARE	
(D01, D02) ZONE A	
965mm x 2135mm x 45mm	
HOLLOW METAL DOOR / HOLLOW METAL FRAME	
4 EACH HINGES	T4A3786 4.5x4.5 NRP C15
1 EACH WIRING HARNESS	QC-C1500 15FT HARNESS 8PIN/4PIN DBL CONNECTOR
1 EACH CARD READER BY OTHERS	BY SECURITY VENDOR
1 EACH MORTISE STOREROOM LOCKSET	8204 LNL C32D
1 EACH CYLINDER & KEYING	1E74C208RP626 HOUSING, CORE, SARGENT CAM MK KD WITH 2 KEYS
1 EACH ELECTRIC STRIKE	1600 CLB 630
1 EACH INSTALL ELECTRIC STRIKE	FRAME CUTOOUT NOT INCLUDED
1 EACH LOW VOLTAGE WIRING FOR ADO COMPONENTS	PULL STRINGS BY OTHERS
1 EACH AUTOMATIC OPERATOR INSTALLATION	POWER, BLOCKING, DEVICE BOXES AND PULL STRINGS BY OTHERS
1 EACH AUTOMATIC OPERATOR	SW200-51-CL-OS w/ SILVER ARM
1 EACH DOOR CLOSER	4040XP RW/PW 689
1 EACH 24VAC FUSED TRANSFORMER 20VA	CX-TRX-2024
1 EACH 24VAC FUSED TRANSFORMER 40VA	CX-TRX-4024
2 EACH WAVE TO OPEN SINGLE GANG PLATE	CM-325/41S
1 EACH KICKPLATE	GSH80A 8in x 36.5in TAPE C32D
1 EACH CONCEALED OVERHEAD STOP	GJ104S 630
1 ROLL FOOR GASKET	S88BL 18ft
1 EACH DOOR CONTACT	MSS100-4 SPDT BLACK
1 EACH REX MOTION DETECTOR BY OTHERS	REQUEST TO EXIT BY SECURITY VENDOR
(D03, D04) ZONE A	
965mm x 2135mm x 45mm	
HOLLOW METAL DOOR / HOLLOW METAL FRAME	
4 EACH HINGES	T4A3786 4.5x4.5 NRP C15
1 EACH WIRING HARNESS	QC-C1500 15FT HARNESS 8PIN/4PIN DBL CONNECTOR
2 EACH CARD READER BY OTHERS	BY SECURITY VENDOR
1 EACH MORTISE STOREROOM LOCKSET	8204 LNL C32D
1 EACH CYLINDER & KEYING	1E74C208RP626 HOUSING, CORE, SARGENT CAM MK KD WITH 2 KEYS
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1 EACH CONCEALED OVERHEAD STOP	GJ104S 630
1 ROLL FOOR GASKET	S88BL 18ft
1 EACH DOOR CONTACT	MSS100-4 SPDT BLACK
1 EACH REX MOTION DETECTOR BY OTHERS	REQUEST TO EXIT BY SECURITY VENDOR
NOTES :	
*D03 & D04 WILL INCORPORATE DOOR INTERLOCK SYSTEM.	
*AUTOMATIC DOOR OPENING SYSTEM AND WAVE SENSOR TO BE INCLUDED AS SEPARATE PRICE.	

Furniture Schedule					
TYPE MARK	CT.	SUPPLIER -MANUFACTURER	MODEL NO.	DIMENSIONS (DxWxH) in.	DESCRIPTION
B1	1	SPACESAVER	N/A	96" x 9.25" x 16.5"	STANDARD LOCKER ROOM BENCH
B2	1	SPACESAVER	N/A	48" x 24" x 16.5"	ADA ACCESSIBLE LOCKER ROOM BENCH
C1	7	STAPLES EXCLUSIVE	B9372-S3L GR Y	18" x 36" x 72"	LOCKING STEEL STORAGE CABINET, GREY
C3	2	STAPLES EXCLUSIVE	B93365FH GREY	18" x 36" x 65.25"	LATERAL FILE CABINET, 5 DRAWERS, GREY
C4	3	STAPLES - BUSH FURNITURE	SET014SG		SOMERSET 3 POSITION SIT TO STAND L-SHAPED DESK - STORM GREY
C5	3	STAPLES - BUSH FURNITURE	SCB136PG	15.4" x 35.7" x 72.8"	STUDIO C 5 SHELF 72.8"H BOOKCASE - PLATINUM GREY
C6	1	STAPLES - MYCART	MM479	27" x 16" x 36"	UTILITY CART - HEAVY DUTY ON CASTERS.
C7	2	MONARCH SPECIALTIES	I 740	15.4" x 35.7" x 72.8"	5 TIER BOOKCASE
CR	3	EVERBILT	HDC-0015-6CH	VARIABLE	1 5/16-inch HEAVY DUTY CLOSET ROD
C3	3	EVERBILT	HDC-0010-CH		1 5/16-inch HEAVY DUTY CLOSET POLE SOCKET NICKEL FINISH 2pk
F1	2	STAPLES EXCLUSIVE	52601-CA	26.2" x 27.2" x 37"	BERWOOD MESH/FABRIC TASK CHAIR
L1	17	SPACESAVER CORPORATION	DAY LOCKER	<varies>	3-TIER STANDARD DAY USE LOCKER, LEFT-MOUNTED HINGE.
L1R	17	SPACESAVER CORPORATION	DAY LOCKER	15" x 12" x 72"	3-TIER STANDARD DAY USE LOCKER, RIGHT-MOUNTED HINGE.
L2	4	SPACESAVER CORPORATION	DAY LOCKER	15" x 12" x 72"	SINGLE-TIER ACCESSIBLE DAY LOCKER.
L3	5	SPACESAVER CORPORATION	DAY LOCKER		Day use lockers. Storage for an evolving workspace
MIR-2	3	N/A			MIRROR
T1	1	TBD	TBD	TBD	TBD - 8 PERSON TABLE MAY REQUIRE ALTERNATE CONFIG.
T2	3	STAPLES -FLASH FURNITURE	MD0010	30" x 30" x 30"	30" BREAK ROOM TABLE, 4 CHAIRS INCLUDED

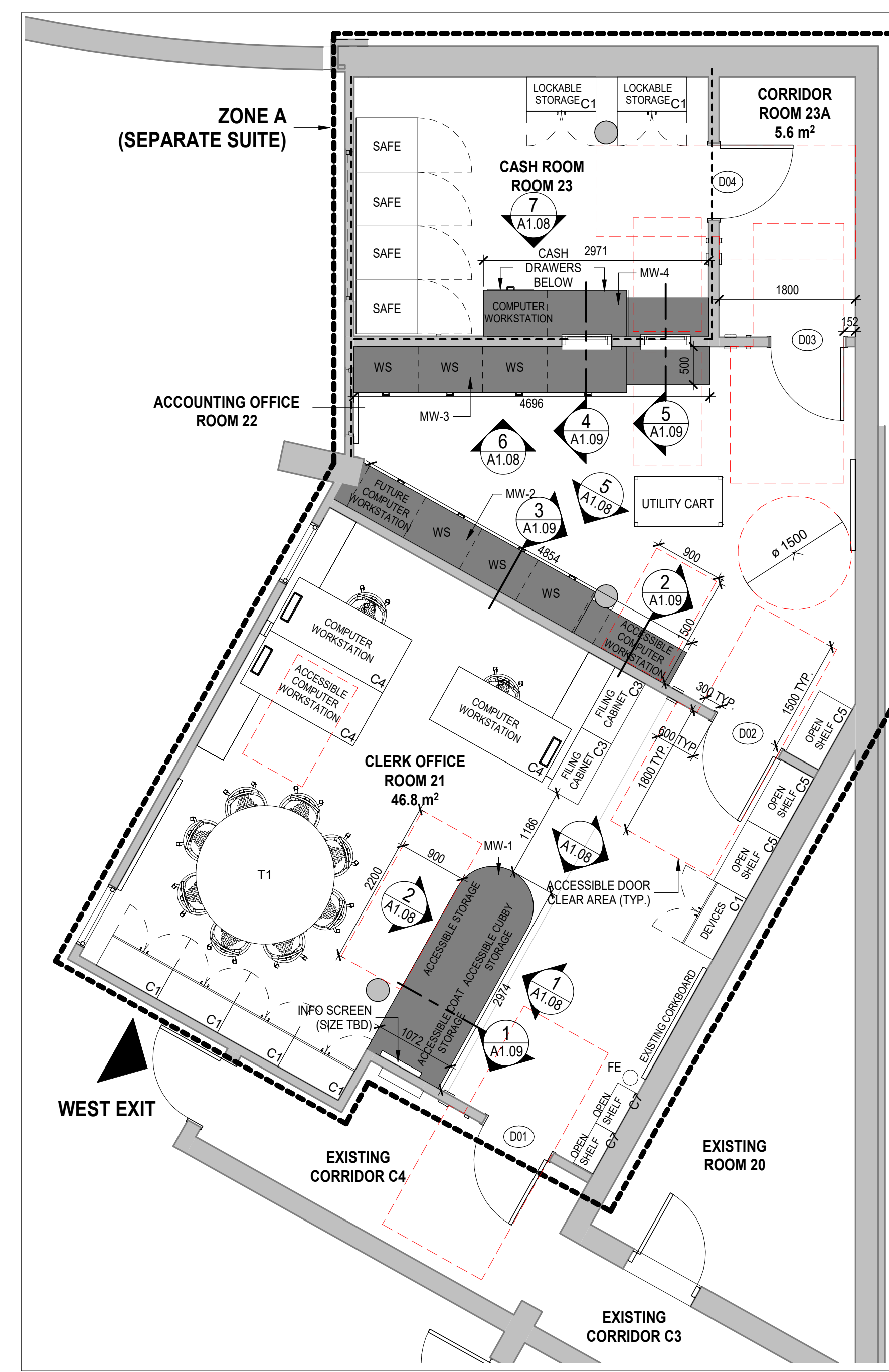
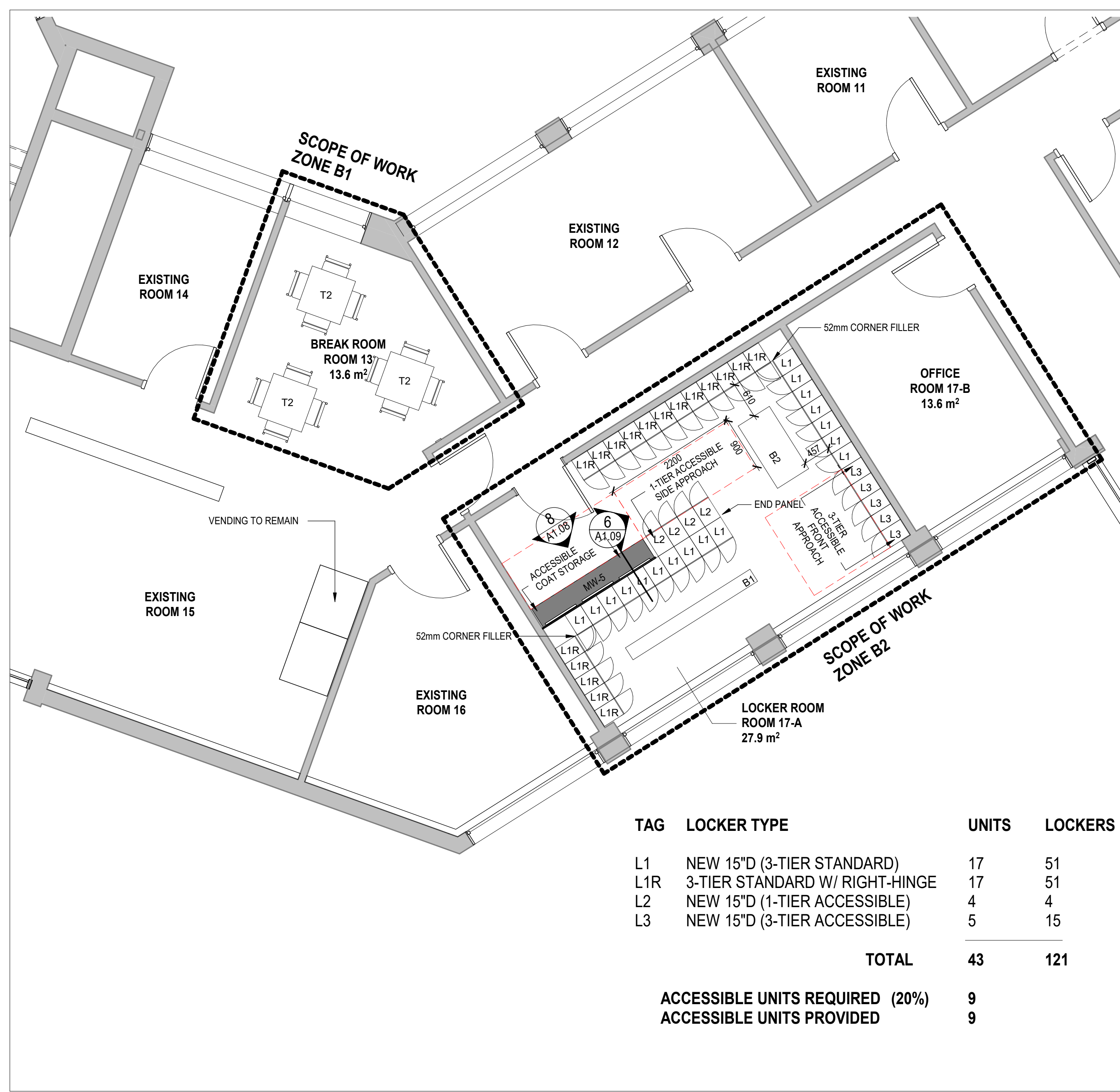
CONTRACTOR SUPPLIED CASEWORK	
CASEWORK TAG	ROOM
MW-1	21
MW-2	22
MW-3	22
MW-4	23
MW-5	17-A

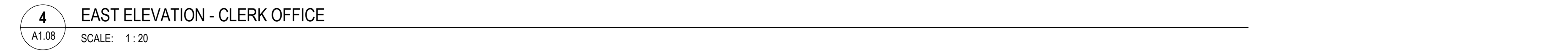
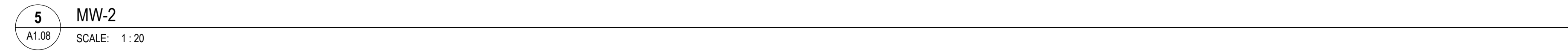
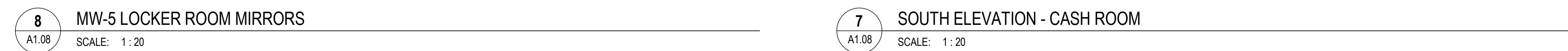
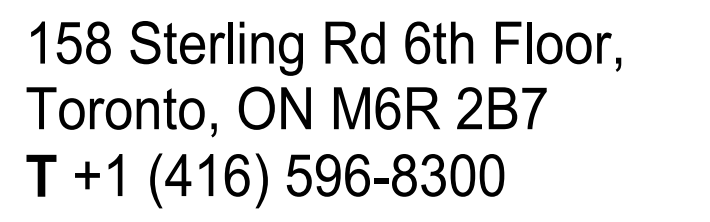
FFE LEGEND

WS
STANDING HEIGHT WORKSPACE (1 DUPLEX RECEPTACLE REQUIRED)

COMPUTER WORKSTATION
(2 DUPLEX RECEPTACLES, 3 DATA PORT REQUIRED)

ACCESSIBILITY CLEARANCE AREA



[illegible]

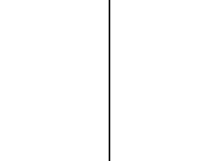
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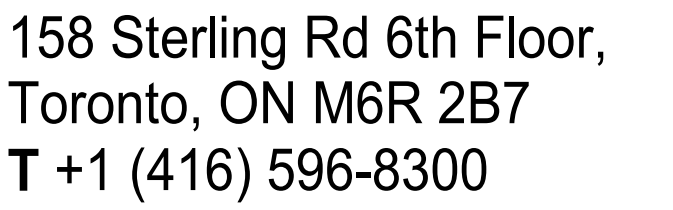
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03/25/24	
SCALE	
1 : 20	
PROJECT NO.	
19-1-026	

TITLE _____
DRAWING NO. _____

A1.08 INTERIOR ELEVATIONS



JONES  JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS



C	ISSUED FOR TENDER		2024-12-03
B	ISSUED FOR TENDER - DRAFT		2024-08-14
A	ISSUED FOR BUILDING PERMIT		2024-05-03
NO.	ISSUE/REVISION		DATE

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A1.09 TYPICAL CASEWORK SECTIONS

