

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0 GENERAL	
A0001	COVER PAGE
A0002	GENERAL INFO
A0003	EXISTING CONDITIONS - PHOTO
A1 PLANS	
A1101	LEVEL 1 - AREA 1
A1102	LEVEL 1 - AREA 2
A1103	LEVEL 2&3 - AREA 1
A1104	LEVEL 2&3 - AREA 2
A1105	LEVEL 4 - AREA 1
A1106	LEVEL 4 - AREA 2
A1501	LEVEL 1 - AREA 1
A1502	LEVEL 1 - AREA 2
A1503	LEVEL 2&3 - AREA 1
A1504	LEVEL 2&3 - AREA 2
A1505	LEVEL 4 - AREA 1
A1506	LEVEL 4 - AREA 2
A4101	PLAN TYPICAL BEDROOMS
A4102	PLAN TYP. 4TH FLR BDRMS & TYP. OFFICE

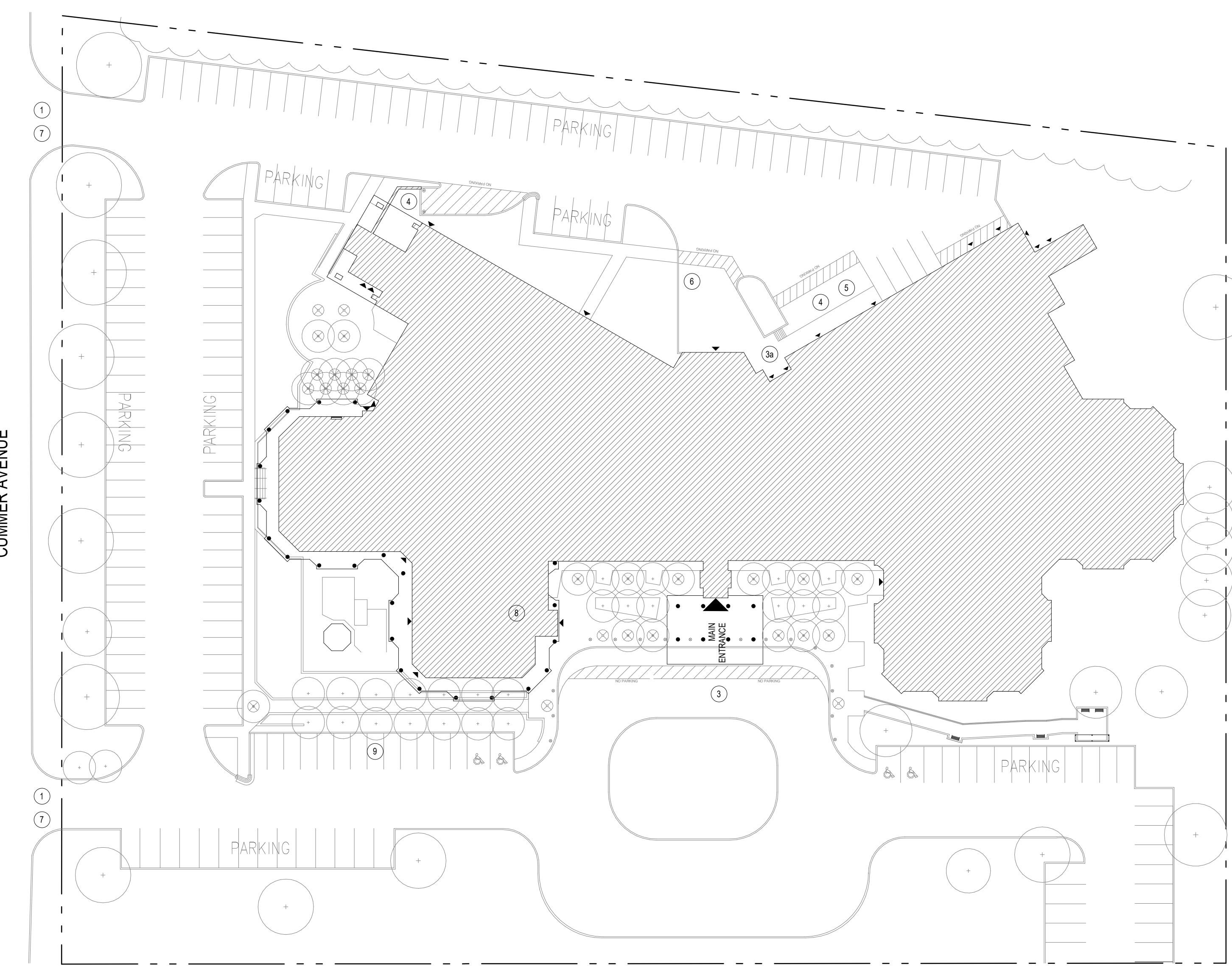
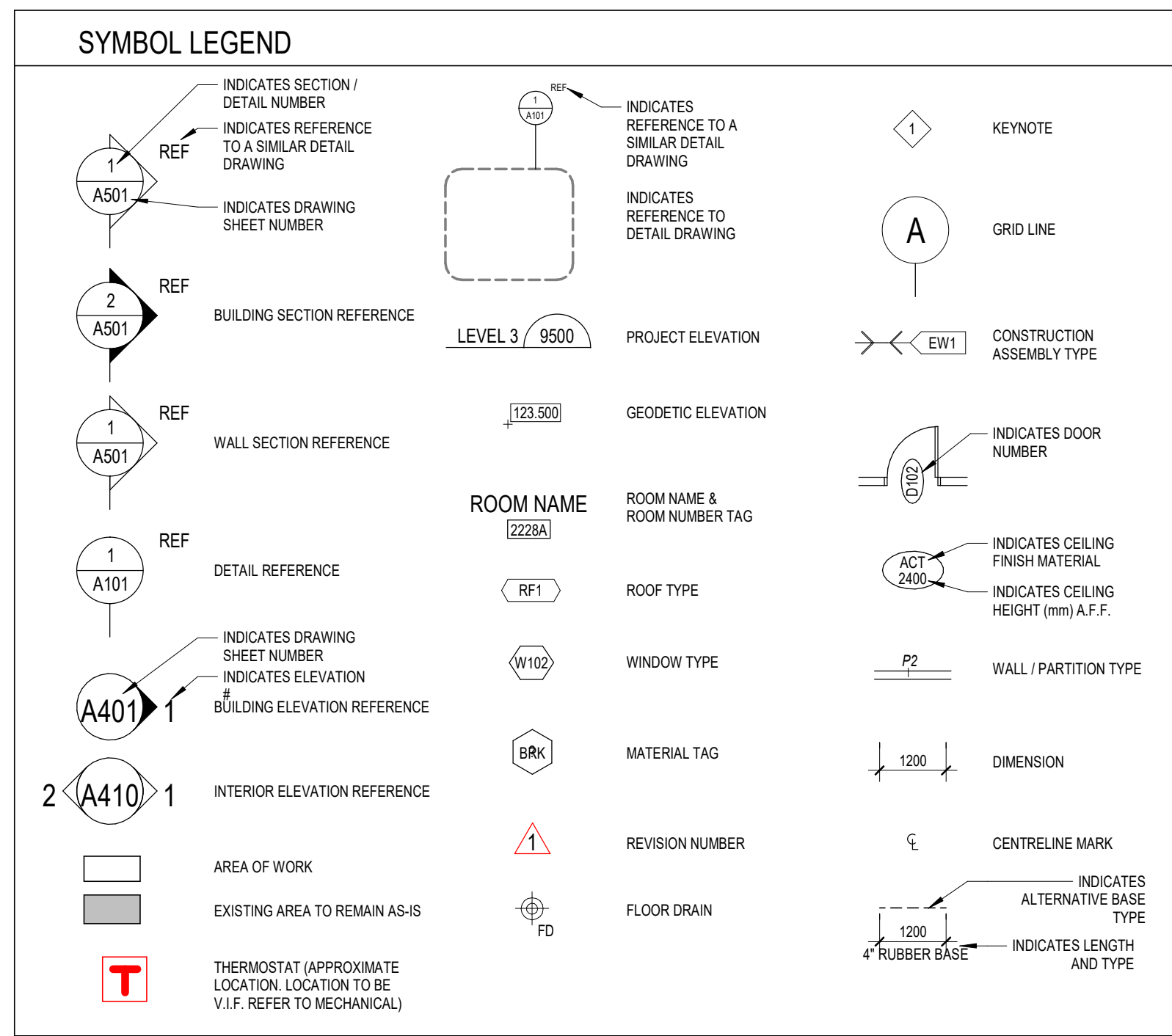
MONTGOMERY SISAM ARCHITECTS INC.
ARCHITECTURAL

21504.F03
ISSUED FOR TENDER
2024-05-31

**CUMMER LODGE - BAS UPGRADES
SENIOR SERVICES AND LONG-TERM CARE
205 CUMMER AVE.
NORTH YORK, ONTARIO**



Seniors Services and Long-Term Care Division



- SITE LEGEND**
- 1 ACCESS TO SITE AND LOADING DOCKS
 - 2 DESIGNATED PARKING AREA FOR CONSTRUCTION VEHICLES (RESERVED)
 - 2a ACCESS TO DESIGNATED PARKING AREA FOR CONSTRUCTION VEHICLES (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

PHASING & CONSTRUCTION NOTES

1. THE WORK OF THIS CONTRACT SHALL BE PERFORMED IN PHASES. ALL PHASING WILL BE SUBJECT TO APPROVAL FROM THE MANAGER OF BUILDING SERVICES AND AS IDENTIFIED IN THE MINISTRY OF HEALTH OPERATIONAL PLAN FOR THE WORK.
2. 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. 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. ALL REPLACEMENT WORK WITHIN RESIDENT ROOMS IS EXPECTED TO TAKE PLACE OVER THE COURSE OF A SINGLE DAY. RESIDENT ROOMS ARE TO BE COMPLETE AND FULLY OCCUPABLE AT THE COMPLETION OF EACH DAYS WORK. OMITTING THE NEED TO RELOCATE RESIDENTS. RESIDENT ROOMS SHOULD BE RETURNED TO THE RESIDENT EXACTLY AS THEY WERE HANDED OVER TO THE CONTRACTOR THAT MORNING. REFER ALSO TO THE OPERATIONAL PLANS ISSUED FOR EACH HOME.
3. THE REQUIRED MOVING AND REINSTALLATION OF ALL 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.

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, CEILING 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 N/C, 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.
 - iii. 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 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.
13. DRAWINGS AND DETAILS BASED ON ARCHIVAL DRAWINGS. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS.
14. PATCH AND REPAIR ANY MODIFICATION TO MILLWORK AS REQUIRED TO ACCESS MECHANICAL DEVICES. WHERE REQUIRED CONTRACTOR TO PROVIDE CUSTOM COLOUR TO MATCH EXISTING.
15. PRIOR TO START OF CONSTRUCTION, GC SHALL SUBMIT DWGS INDICATING EXTENT OF CUTTING & PATCHING SO THAT THIS WORK CAN BE DISCUSSED & COORDINATED.

1 SITE PLAN
1 : 500

GENERAL REFLECTED CEILING PLAN NOTES

1. REFLECTED CEILING PLAN TO BE READ IN CONJUNCTION WITH AND COORDINATED WITH MECHANICAL CONSULTANT DOCUMENTS.
2. REFLECTED CEILING PLAN DENOTES APPROXIMATE LOCATION OF FIXTURES AND DEVICES. REFER TO ENGINEERS' DOCUMENTS FOR COMPLETE SCOPE. COORDINATE ALL CEILING MOUNTED DEVICES AND OPENINGS IN ENGINEERS' DOCUMENTS, INCLUDING BUT NOT LIMITED TO LIGHTS, DIFFUSERS, SPRINKLERS, AV DEVICES, SENSORS, ACCESS PANELS, ETC.
3. CONTRACTOR SHALL ALLOW FOR MODIFICATION OF LOCATIONS OF MECHANICAL AND ELECTRICAL DEVICES. CONTRACTOR SHALL SURVEY EXISTING SITE CONDITION TO VALIDATE NUMBER OF MECHANICAL AND ELECTRICAL DEVICES TO BE IMPACTED BY THE WORK.
4. EXACT SIZE OF EXISTING EQUIPMENT AND DEVICES TO BE CONFIRMED ON SITE. FOR GWB CEILING, CONTRACTOR SHALL ACCOUNT FOR 1.2x1.2m CEILING PATCH PER INSTALLATION. REFER TO MECHANICAL DOCUMENTS.
5. FOR ACT CEILING, CONTRACTOR SHALL ALLOW FOR REMOVAL AND REINSTATEMENT OF EXISTING T-BAR CEILING TO FACILITATE ANY MECHANICAL WORKS. REFER TO MECHANICAL DOCUMENTS.

ABBREVIATION SCHEDULE

ACT	ACOUSTIC CEILING TILE	GL	GLASS	RCP	REFLECTED CEILING PLAN
AFF	ABOVE FINISHED FLOOR	GWB	GYPSPUM WALL BOARD	R.O.	ROUGH OPENING
ADJ	ADJUSTABLE	HC	HOLLOW CORE	RSF	RESILIENT SHEET FLOORING
BSM	BUILDING SERVICE MANAGER	HB	HOSE BIB	RSF#	RESILIENT SHEET SAFETY FLOORING
CG	CORNER GUARD	HD	HAND DRYER	SD	SOAP DISPENSER
CJ	CONTROL JOINT	HM	HOLLOW METAL	SF	SAFETY FLOORING
CMU	CONCRETE MASONRY UNIT	HIM	HOLLOW INSULATED METAL	SH	SHOWER
CONC	CONCRETE	HT	HEIGHT	SCR	SHOWER CURTAIN ROD
CO	CLEAN OUT	INT	INTERIOR	SM	SIMILAR
CT	CERAMIC TILE	LL	LOOSE LINTEL	SO	EMERGENCY SHUT OFF
CR	CLOSET RAIL	LVT	LUXURY VINYL TILE	S	SPEAKER
COVE	COVE/INTEGRAL BASE	MATL	MATERIAL	SSTL	STAINLESS STEEL
CW	COMPLETED WITH	MAX	MAXIMUM	STL	STEEL
DO	DOOR OPERATOR	MIN	MINIMUM	STN	STONE
DU	DUPLEX RECEPTACLE PLATE	MIR	MIRROR	SV	SHEET VINYL
DI	DIAMETER	M/RWB	MOISTURE RESISTANT GWB	TEMP	TEMPORARY
ELEV	ELEVATION	IG	MED GASES	T	THERMOSTAT
(E)	EXISTING	MTL	METAL	TERR	TERRAZZO
EL	EMERGENCY LIGHT	N/A	NOT APPLICABLE	T.O.	TOP OF
ECP	EXISTING CONDITION PHOTO	NC	NURSE CALL	TYP	TYPICAL
EPX	EPOXY FLOORING	NIC	NOT IN CONTRACT	U/S	UNDERSIDE OF
E	EXISTING WALL BOARD	N/S	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
FA	FIRE ALARM DEVICE	O.C	ON CENTRE	VB	VAPOUR BARRIER
FEC	FIRE EXTINGUISHER CABINET	O/H	OVER HEAD	V.I.F.	VERIFY IN FIELD
FHC	FIRE HOSE CABINET	PLAM	PLASTIC LAMINATE	VR	VAPOUR RETARDER
FD	FIRE DAMPER	P	PULVISMINIS	WD	WOOD
FIX	FIXED	PLY	PLYWOOD	WF	WINDOW FILM
FIN	FINISH	PS	PULL STATION	WP	WALL PROTECTION
FLR	FLOOR	PTW	PRESSURE TREATED WOOD	WS	WINDOW SHADE
FRR	FIRE RESISTANT RATING	PT	PAINT	W	WITH
GA	GAUGE	PTD	PAPER TOWEL DISPENSER	ZV	ZONE VALVE
GALV	GALVANIZED	QU	QUAD RECEPTACLE PLATE		
GB	GRAB BAR	RB	RESILIENT BASE		

TYPICAL EXISTING CEILING TYPES (TO BE VERIFIED IN FIELD)

TYPE	ASSEMBLY	CONSTRUCTION	NOTES
ACT	[Diagram showing assembly of ACT ceiling with grid and tiles]	- CEILING GRID SYSTEM SUSPENDED FROM STRUCTURE - ACOUSTIC CEILING TILE	
GWB	[Diagram showing assembly of GWB ceiling with channel and furring channels]	- 41mm METAL CHANNEL SUSPENDED FROM STRUCTURE - 22mm METAL FURRING CHANNELS - 16mm GWB	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.
PCS (PAINTED CONC. SLAB)	[Diagram showing assembly of PCS ceiling slab]	- CONCRETE SLAB - PAINT	

2 24-05-31 ISSUED FOR TENDER
1 24-01-04 ISSUED FOR REVIEW
date: revision: by:
revisions MSA MSA

CUMMER LODGE
205 CUMMER AVE.
NORTH YORK, ONTARIO

GENERAL INFO
scale: As indicated
drawn by: XH
reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A0002

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ECP-01: DUCTWORK REHEAT COIL WITHIN CEILING



ECP-02: DUCTWORK REHEAT COIL WITHIN CEILING



ECP-03: TYP. BEDROOM CONVECTOR CONDITION



ECP-04: TYP. BEDROOM THERMOSTAT CONDITION



ECP-05: TYP. BEDROOM WITH CONVECTORS BELOW WINDOWS



ECP-06: TYP. BEDROOM - LEVEL 4, WITH ACT CEILING



ECP-07: TYP. BEDROOM - LEVEL 4, WITH ACT CEILING



ECP-08: TYP. BEDROOM - LEVEL 2&3 WITH CONCRETE SLAB AND GWB BULKHEAD



ECP-09: TYP. BEDROOM - LEVEL 2&3 WITH CONCRETE SLAB AND GWB BULKHEAD



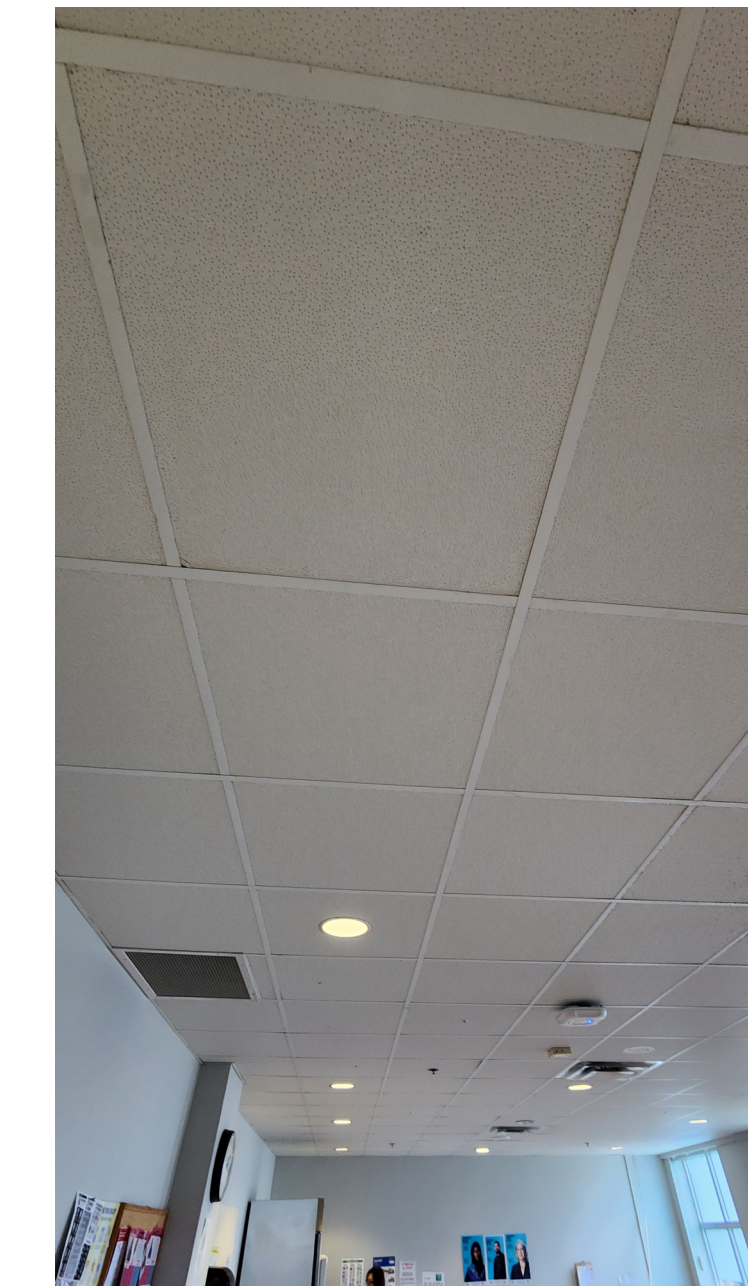
ECP-10: TYP. CORRIDOR WITH ACT CEILING



ECP-11: TYP. OFFICE WITH ACT CEILING



ECP-12: CAFETERIA WITH ACT CEILING - LEVEL 1



ECP-13: STAFF LOUNGE WITH ACT CEILING



ECP-14: TYP. OFFICE WITH VAV BOX ABOVE ACT CEILING



ECP-15: CAFETERIA WITH GWB CEILING - LEVEL 1

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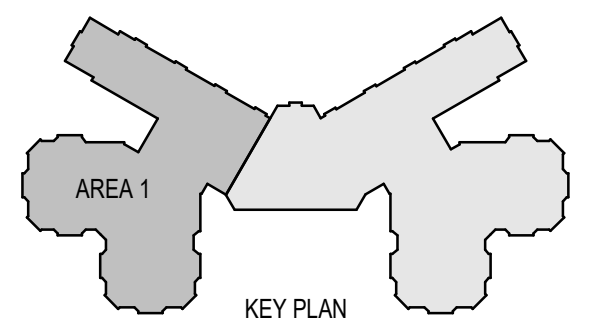
CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

EXISTING CONDITIONS - PHOTO

scale:
 drawn by: KK
 reviewed by: AR
 job number: 21504.F03
 plot date: 240104
 drawing number:

A0003



PARTITION LEGEND

- DW1 NON-RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES ON
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW1A NON-RATED FURRED OUT PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
22mm, 64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW2 1/2HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW3 1HR RATED DRYWALL PARTITION, ULC No. W407**
FLOOR AND CEILING TRACK - 95mm WIDE BY 30mm DEEP
CHANNEL
92mm STEEL STUDS
15.9mm GYPSUM BOARD
- DW3A 1HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
152mm STRUCTURAL STEEL STUDS
- DW4 1HR RATED DRYWALL SHAFT WALL, ULC NO. W506**
FLOOR AND CEILING TRACK - 62mm WIDE UNEQUAL LEG
CHANNEL WITH FLANGES OF 23mm AND 60mm
64mm C-H SECTION STEEL STUD
12.7mm GYPSUM BOARD, ON ONE SIDE OF STEEL STUD
25mm GYPSUM BOARD, ON ANOTHER SIDE OF STEEL
STUD
- CB150 150mm NORMAL WEIGHT CONCRETE BLOCK**
1HR RATED WHERE REQUIRED
- CB200 200mm NORMAL WEIGHT CONCRETE BLOCK**
1 1/2HR RATED WHERE REQUIRED
- CB200 200mm LIGHT WEIGHT CONCRETE BLOCK**
2HR RATED WHERE REQUIRED
- RC1 POURED CONCRETE WALL**
1 1/2HR RATED WHERE REQUIRED
- RC2 POURED CONCRETE WALL**
2HR RATED WHERE REQUIRED
3HR RATED WHERE REQUIRED

GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS. CONTRACTOR SHALL CUT AND MODIFY EXISTING ELEMENTS TO ACCOMMODATE MECHANICAL WORKS. CONTRACTOR SHALL PATCH AND MAKE GOOD BUILDING ASSEMBLIES INCLUDING PAINT FINISH TO SUIT EXISTING BUILDING CONDITION
2. CONTRACTOR SHALL ENSURE REMOVAL OF ALL REDUNDANT DEVICES AND CONDUITS RELATED TO THIS PROJECT.

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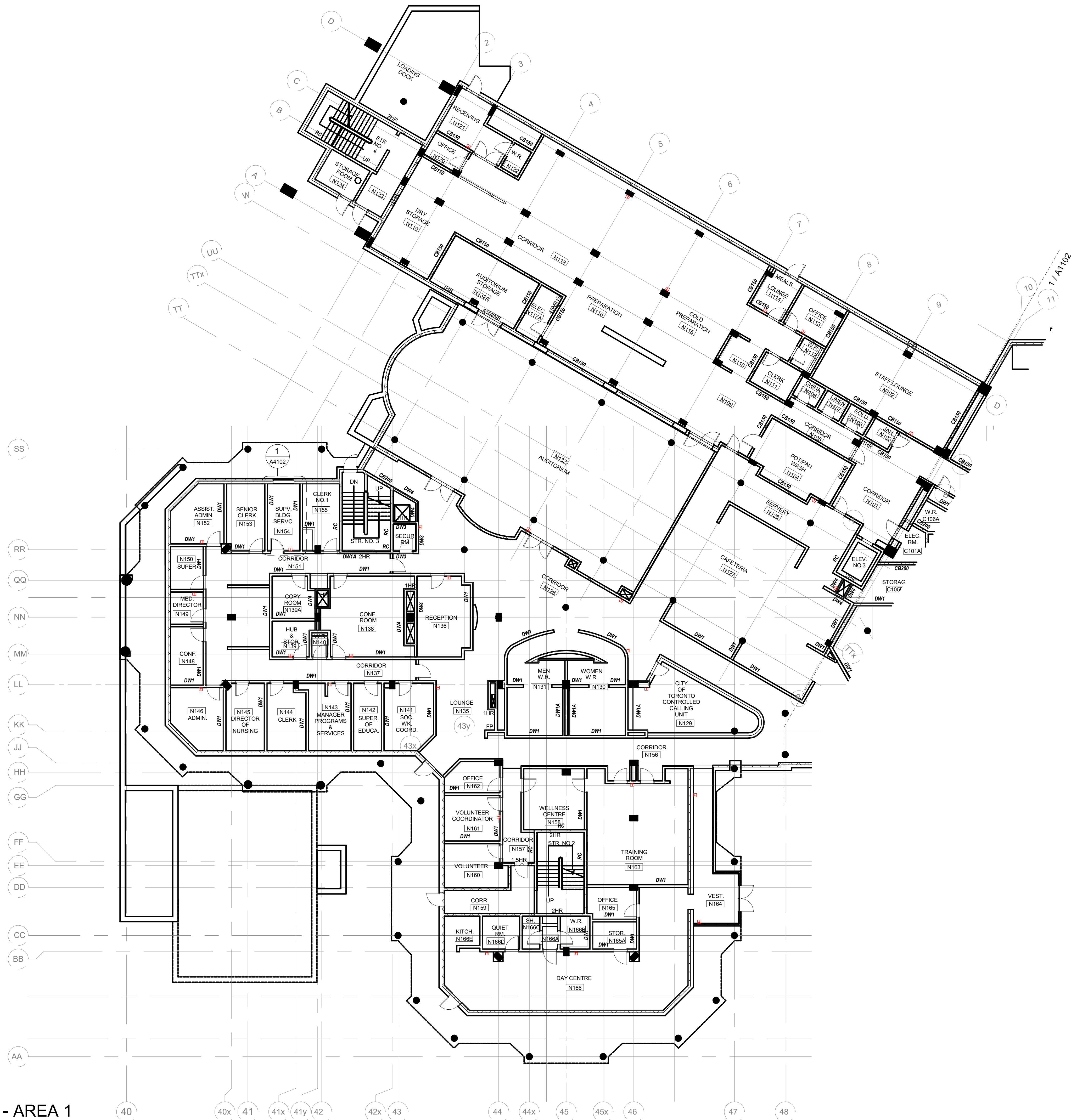
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NORTH YORK, ONTARIO

LEVEL 1 - AREA 1

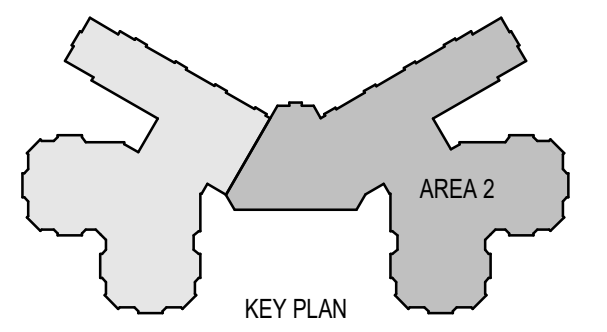
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drawn by: XH
reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A1101



1 LEVEL 1 - AREA 1

1 : 150



PARTITION LEGEND

- DW1 NON-RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES ON
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
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CUMMER LODGE

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LEVEL 1 - AREA 2

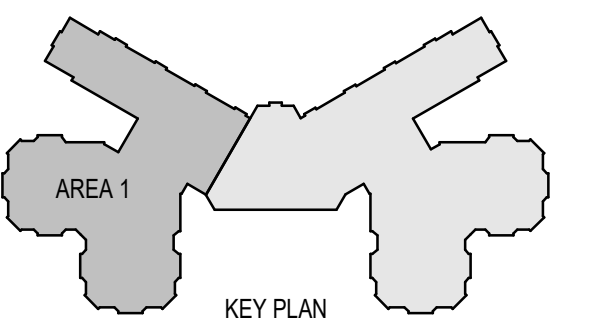
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A1102



1 LEVEL 1 - AREA 2
1:150

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LEVEL 2&3 - AREA 1

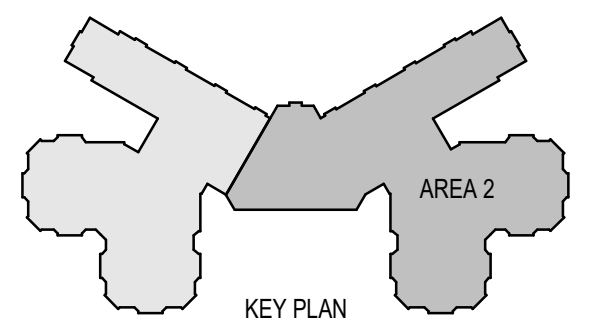
scale: As indicated
 drawn by: XH
 reviewed by: MY
 job number: 21504.F03
 plot date: 240104
 drawing number:

A1103



LEVEL 2&3 - AREA 1

1 : 150



PARTITION LEGEND

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STUD

- CB150 150mm NORMAL WEIGHT CONCRETE BLOCK**
1HR RATED WHERE REQUIRED
- CB200 200mm NORMAL WEIGHT CONCRETE BLOCK**
1 1/2HR RATED WHERE REQUIRED
- CB200 200mm LIGHT WEIGHT CONCRETE BLOCK**
2HR RATED WHERE REQUIRED
- RC1 POURED CONCRETE WALL**
1 1/2HR RATED WHERE REQUIRED
- RC2 POURED CONCRETE WALL**
2HR RATED WHERE REQUIRED
3HR RATED WHERE REQUIRED

GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS. CONTRACTOR SHALL CUT AND MODIFY EXISTING ELEMENTS TO ACCOMMODATE MECHANICAL WORKS. CONTRACTOR SHALL PATCH AND MAKE GOOD BUILDING ASSEMBLIES INCLUDING PAINT FINISH TO SUIT EXISTING BUILDING CONDITION
2. CONTRACTOR SHALL ENSURE REMOVAL OF ALL REDUNDANT DEVICES AND CONDUITS RELATED TO THIS PROJECT.

2 24-05-31 ISSUED FOR TENDER	MSA
1 24-01-04 ISSUED FOR REVIEW	MSA
# date: revision:	by:
revisions	

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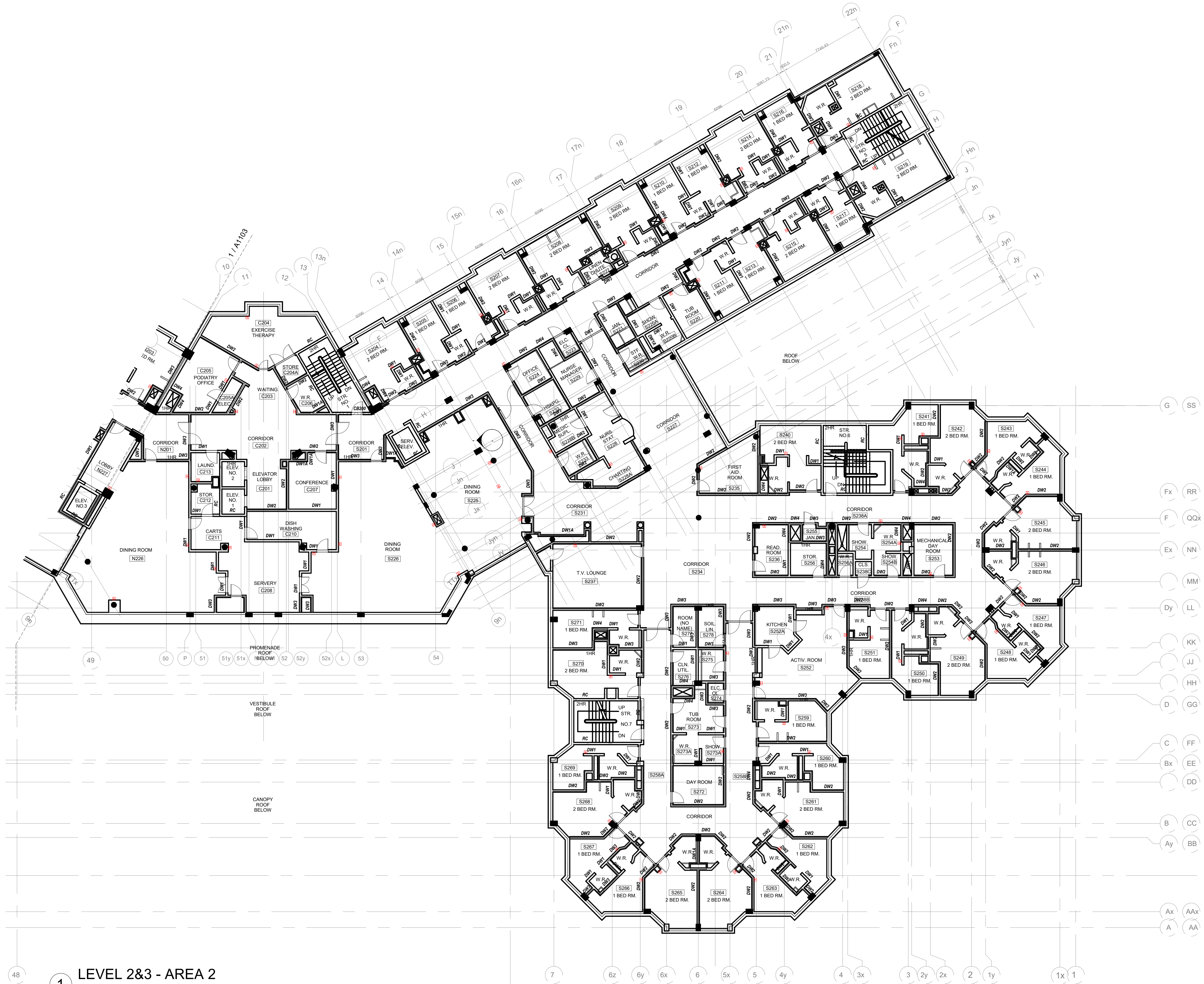
CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

LEVEL 2&3 - AREA 2

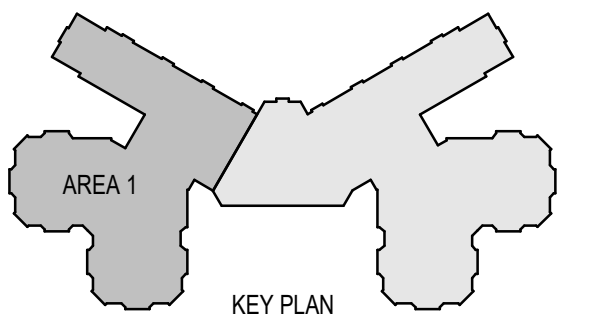
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reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A1104



1 LEVEL 2&3 - AREA 2
1 : 150

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PARTITION LEGEND

- DW1 NON-RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES ON
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW1A NON-RATED FURRED OUT PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
22mm, 64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW2 1/2HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW3 1HR RATED DRYWALL PARTITION, ULC NO. W407**
FLOOR AND CEILING TRACK - 95mm WIDE BY 30mm DEEP
CHANNEL
92mm STEEL STUDS
15.9mm GYPSUM BOARD
- DW3A 1HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
152mm STRUCTURAL STEEL STUDS
- DW4 1HR RATED DRYWALL SHAFT WALL, ULC NO. W506**
FLOOR AND CEILING TRACK - 62mm WIDE UNEQUAL LEG
CHANNEL WITH FLANGES OF 25mm AND 60mm
64mm C-H SECTION STEEL STUD
12.7mm GYPSUM BOARD, ON ONE SIDE OF STEEL STUD
25mm GYPSUM BOARD, ON ANOTHER SIDE OF STEEL
STUD
- CB150 150mm NORMAL WEIGHT CONCRETE BLOCK**
1HR RATED WHERE REQUIRED
- CB200 200mm NORMAL WEIGHT CONCRETE BLOCK**
1 1/2HR RATED WHERE REQUIRED
- CB200 200mm LIGHT WEIGHT CONCRETE BLOCK**
2HR RATED WHERE REQUIRED
- RC1 POURED CONCRETE WALL**
1 1/2HR RATED WHERE REQUIRED
- RC2 POURED CONCRETE WALL**
2HR RATED WHERE REQUIRED
3HR RATED WHERE REQUIRED

GENERAL NOTES:

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1	24-01-04	ISSUED FOR REVIEW	MSA
#	date:	revision:	by:
revisions			

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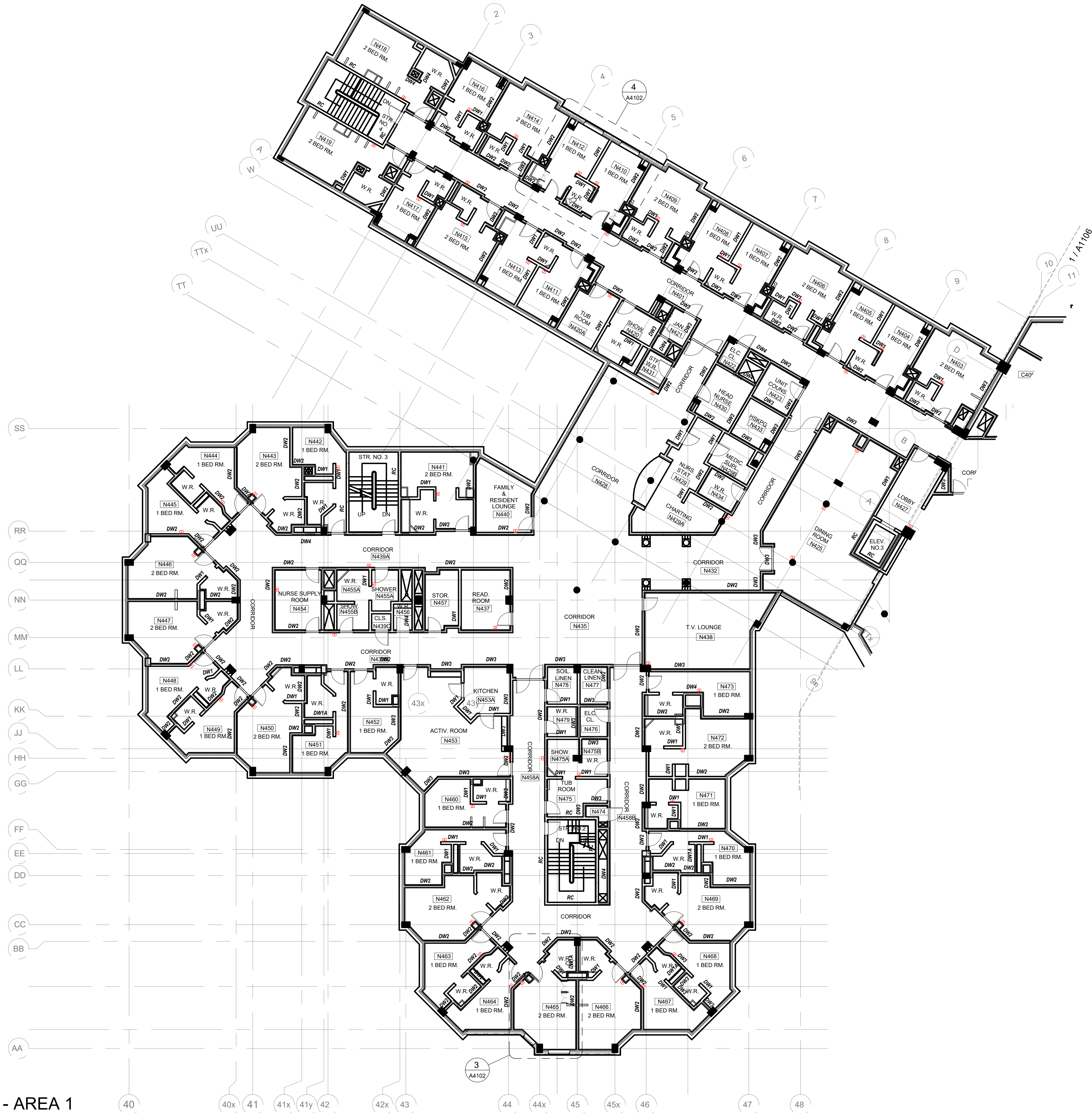
CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

LEVEL 4 - AREA 1

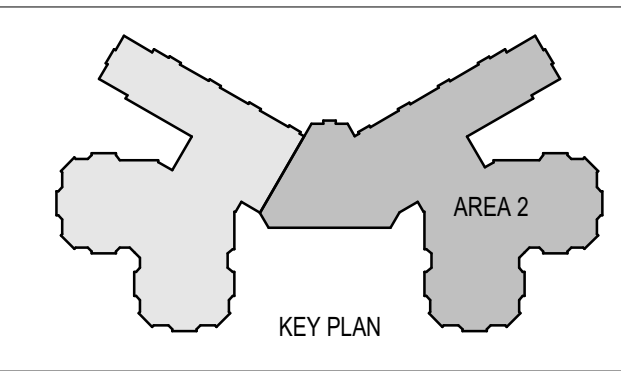
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drawn by: XH
reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A1105



1 LEVEL 4 - AREA 1
1 : 150

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PARTITION LEGEND

- DW1 NON-RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES ON
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW1A NON-RATED FURRED OUT PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
22mm, 64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW2 1/2HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW3 1HR RATED DRYWALL PARTITION, ULC No. W407**
FLOOR AND CEILING TRACK - 95mm WIDE BY 30mm DEEP
CHANNEL
92mm STEEL STUDS
15.9mm GYPSUM BOARD
- DW3A 1HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
152mm STRUCTURAL STEEL STUDS
- DW4 1HR RATED DRYWALL SHAFT WALL, ULC NO. W506**
FLOOR AND CEILING TRACK - 62mm WIDE UNEQUAL LEG
CHANNEL WITH FLANGES OF 23mm AND 60mm
64mm C-H SECTION STEEL STUD
12.7mm GYPSUM BOARD, ON ONE SIDE OF STEEL STUD
25mm GYPSUM BOARD, ON OTHER SIDE OF STEEL
STUD
- CB150 150mm NORMAL WEIGHT CONCRETE BLOCK**
1HR RATED WHERE REQUIRED
- CB200 200mm NORMAL WEIGHT CONCRETE BLOCK**
1 1/2HR RATED WHERE REQUIRED
- CB200 200mm LIGHT WEIGHT CONCRETE BLOCK**
2HR RATED WHERE REQUIRED
- RC1 POURED CONCRETE WALL**
1 1/2HR RATED WHERE REQUIRED
- RC2 POURED CONCRETE WALL**
2HR RATED WHERE REQUIRED
3HR RATED WHERE REQUIRED

GENERAL NOTES:

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1 24-01-04 ISSUED FOR REVIEW MSA
date: revision: by:

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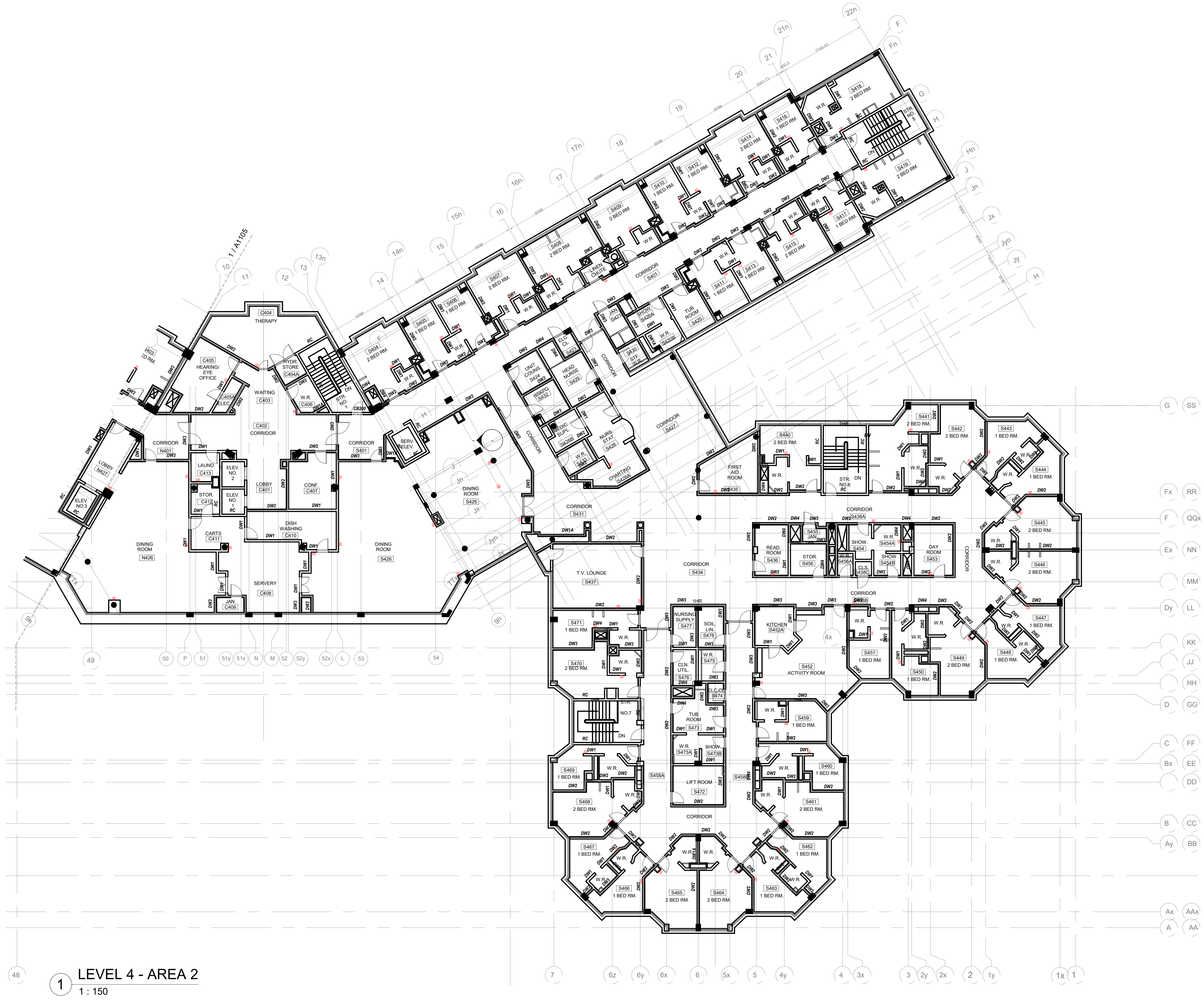
CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

LEVEL 4 - AREA 2

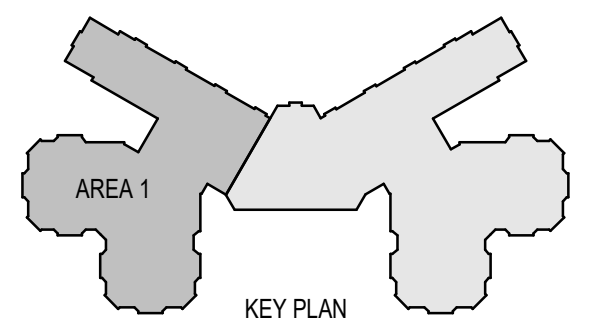
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drawn by: XH
reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A1106



1 LEVEL 4 - AREA 2
1 : 150

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CEILING LEGEND

- ACT-1 610x610mm GRID CEILING
- ACT-2 1220x610mm GRID CEILING
- ACT-3 510x1520mm GRID CEILING
- GWB GYPSUM CEILING

- VAV BOX
- FAN POWERED BOX
- REHEAT COIL

GENERAL NOTES:

1. REFER TO MECHANICAL DRAWINGS. CONTRACTOR SHALL CUT AND MODIFY EXISTING ELEMENTS TO ACCOMMODATE MECHANICAL WORKS. CONTRACTOR SHALL PATCH AND MAKE GOOD BUILDING ASSEMBLIES INCLUDING PAINT FINISH TO SUIT EXISTING BUILDING CONDITION
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revisions			

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CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

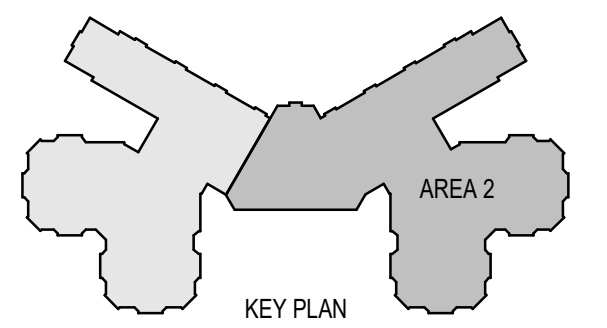
LEVEL 1 - AREA 1

scale: As indicated
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job number: 21504.F03
plot date: 240104
drawing number:

A1501



1 LEVEL 1 - AREA 1
1 : 150



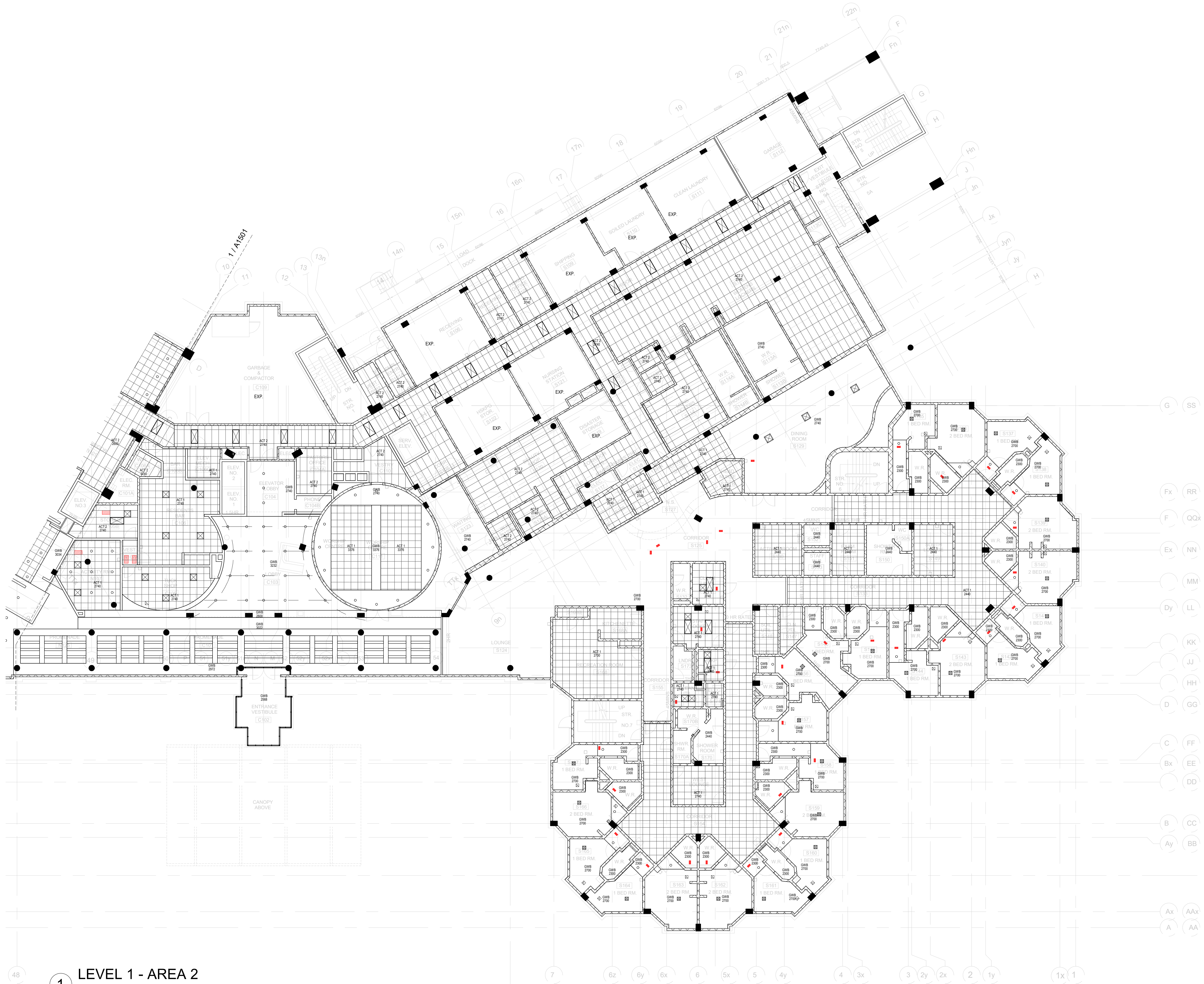
CEILING LEGEND

- ACT-1 610x610mm GRID CEILING
- ACT-2 1220x610mm GRID CEILING
- ACT-3 510x1520mm GRID CEILING
- GWB GYPSUM CEILING

- VAV BOX
- FAN POWERED BOX
- REHEAT COIL

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CUMMER LODGE

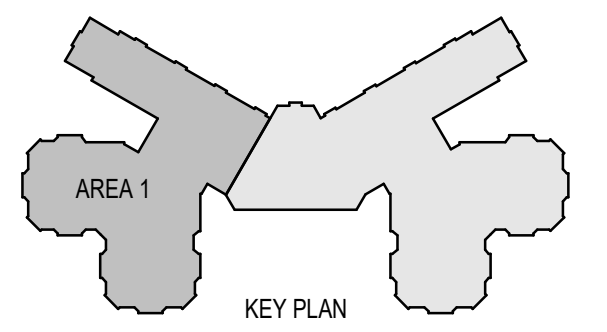
205 CUMMER AVE.
NORTH YORK, ONTARIO

LEVEL 1 - AREA 2

scale: As indicated
 drawn by: XH
 reviewed by: MY
 job number: 21504.F03
 plot date: 240104
 drawing number:

A1502

1 LEVEL 1 - AREA 2
1 : 150



CEILING LEGEND

- ACT-1 610x610mm GRID CEILING
- ACT-2 1220x610mm GRID CEILING
- ACT-3 510x1520mm GRID CEILING
- GWB GYPSUM CEILING

- VAV BOX
- FAN POWERED BOX
- REHEAT COIL

GENERAL NOTES:

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CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

LEVEL 2&3 - AREA 1

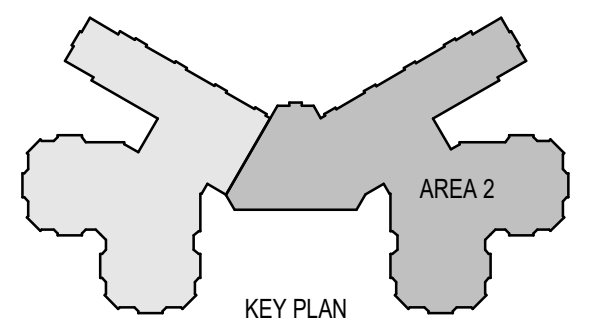
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plot date: 240104
drawing number:

A1503



1 LEVEL 2&3 - AREA 1
1 : 150

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CEILING LEGEND

- ACT-1 610x610mm GRID CEILING
- ACT-2 1220x610mm GRID CEILING
- ACT-3 510x1520mm GRID CEILING
- GWB GYPSUM CEILING

- VAV BOX
- FAN POWERED BOX
- REHEAT COIL

GENERAL NOTES:

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1	24-01-04	ISSUED FOR REVIEW	MSA
#	date:	revision:	by:
revisions			

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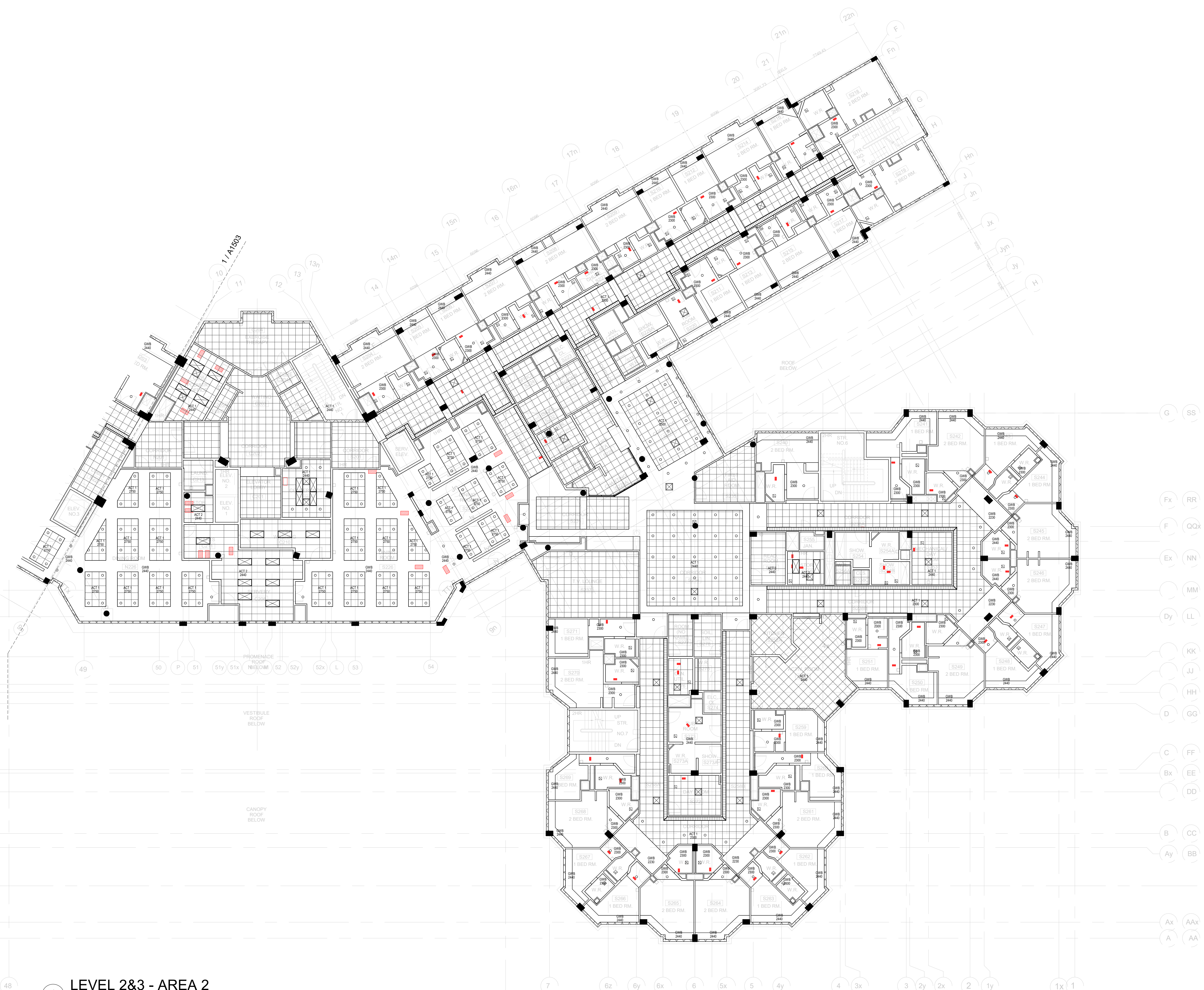
CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

LEVEL 2&3 - AREA 2

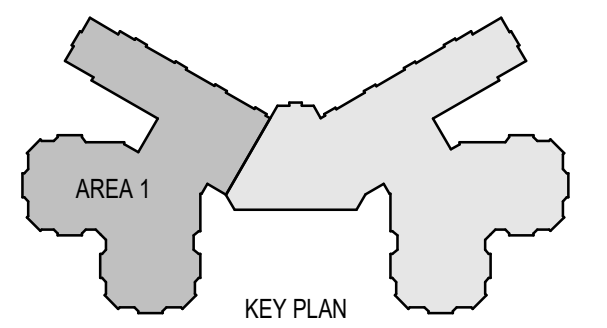
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reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A1504



1 LEVEL 2&3 - AREA 2
1 : 150

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CEILING LEGEND

- ACT-1 610x610mm GRID CEILING
- ACT-2 1220x610mm GRID CEILING
- ACT-3 510x1520mm GRID CEILING
- GWB GYPSUM CEILING

- VAV BOX
- FAN POWERED BOX
- REHEAT COIL

GENERAL NOTES:

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CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

LEVEL 4 - AREA 1

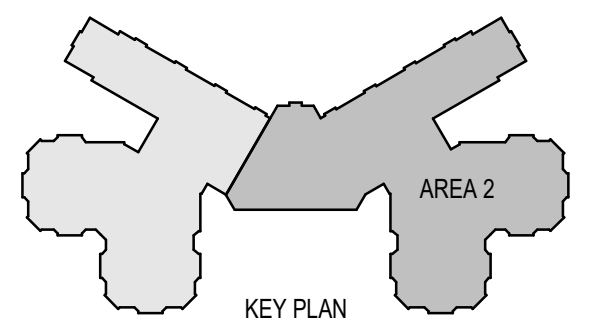
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A1505



1 LEVEL 4 - AREA 1
1 : 150

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CEILING LEGEND

- ACT-1 610x610mm GRID CEILING
- ACT-2 1220x610mm GRID CEILING
- ACT-3 510x1520mm GRID CEILING
- GWB GYPSUM CEILING

- VAV BOX
- FAN POWERED BOX
- REHEAT COIL

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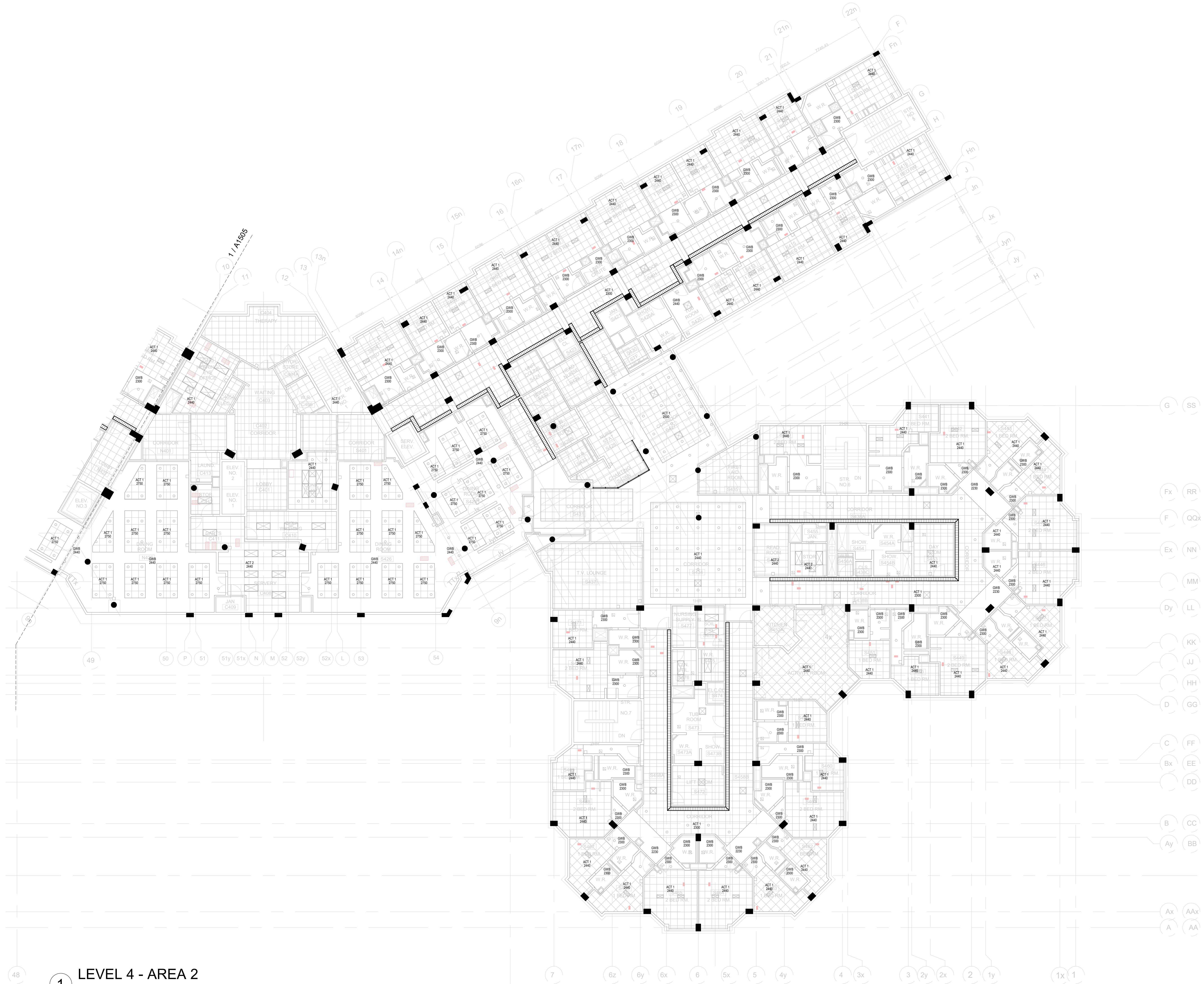
CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

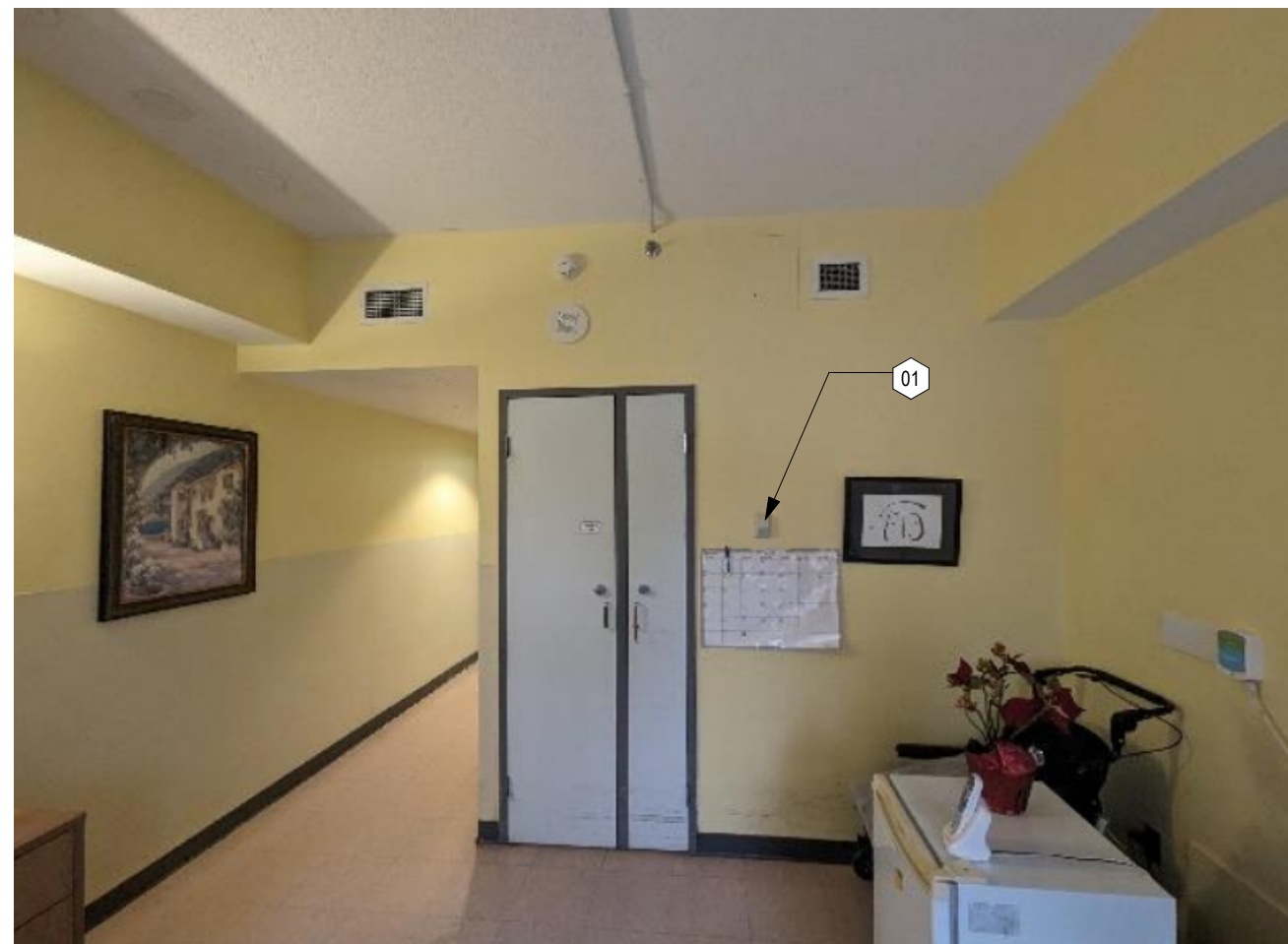
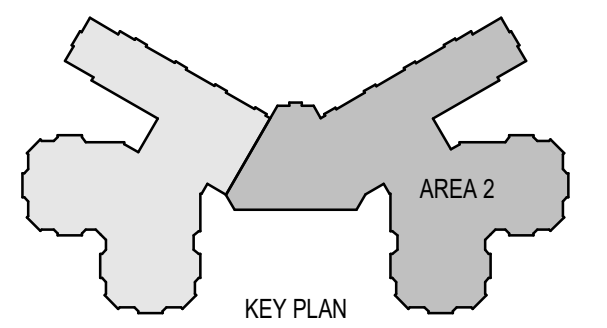
LEVEL 4 - AREA 2

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reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A1506



1 LEVEL 4 - AREA 2
1 : 150



ECP-16: LEVEL 1-3_TYP. PRIVATE BEDROOM - THERMOSTAT



ECP-17: LEVEL 1-3_TYP. PRIVATE BEDROOM - CONTROL VALVE



ECP-18: LEVEL 1-3_TYP. SEMI-PRIVATE BEDROOM - THERMOSTAT



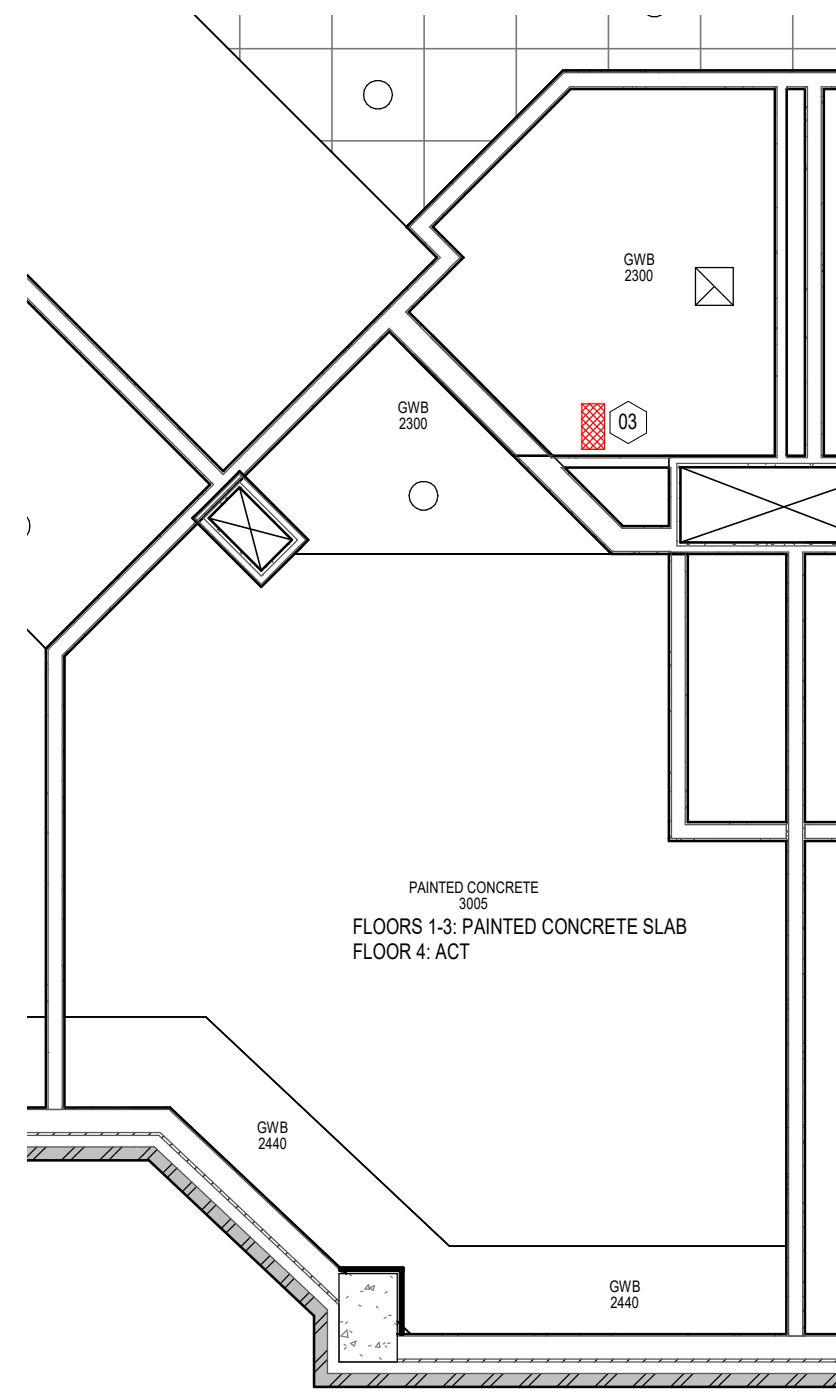
ECP-19: REHEAT COIL IN CEILING SPACE

CONSTRUCTION NOTES

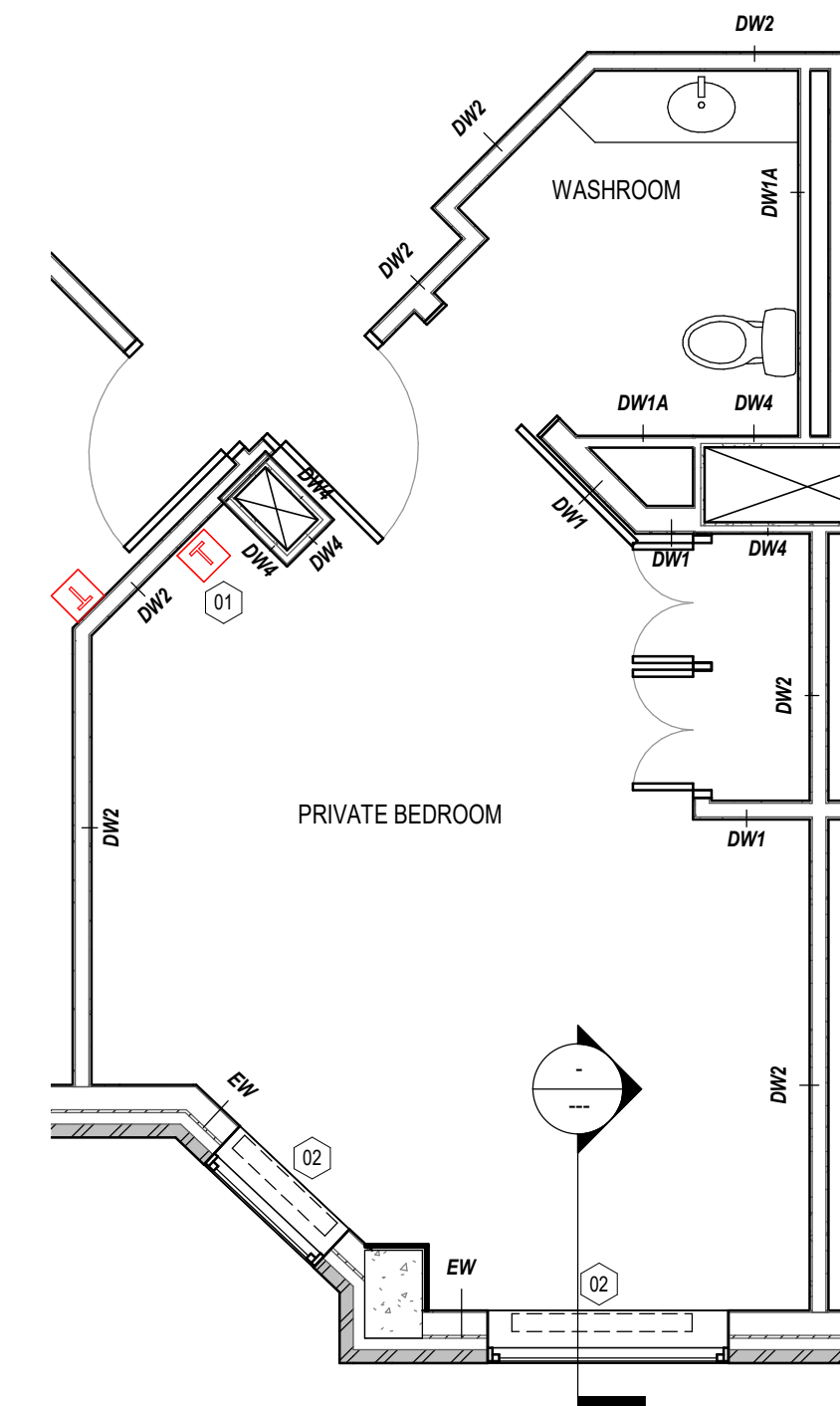
- 01 REPLACE EXISTING TEMPERATURE SENSOR (THERMOSTAT) (INCLUDING GAS CONTROLLER & SPACE TEMPERATURE SENSOR) IN EACH ROOM. NEW SENSOR SHALL BE CONTINUOUS WITH NEW WIRING AND TERMINATION AT END DEVICES. CONTROLS LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE. PATCH & REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL, TYP.
- 02 EXISTING CONNECTOR CONTROL VALVE. REPLACE EXISTING CONTROL VALVE INCLUDING WIRES ATTACHED TO CONTROL VALVE. LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE. PATCH & REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL, TYP.
- 03 EXISTING REHEAT COIL. REPLACE EXISTING REHEAT COIL CONTROL VALVE INCLUDING WIRES ATTACHED TO CONTROL VALVE. LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE. PATCH & REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL, TYP.
- 04 EXISTING VAV BOX. REPLACE EXISTING VAV BOX WITH NEW VAV BOX, INCLUDING ALL VALVES ASSOCIATED WITH VAV BOX. LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE. PATCH & REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL, TYP.

GENERAL NOTES

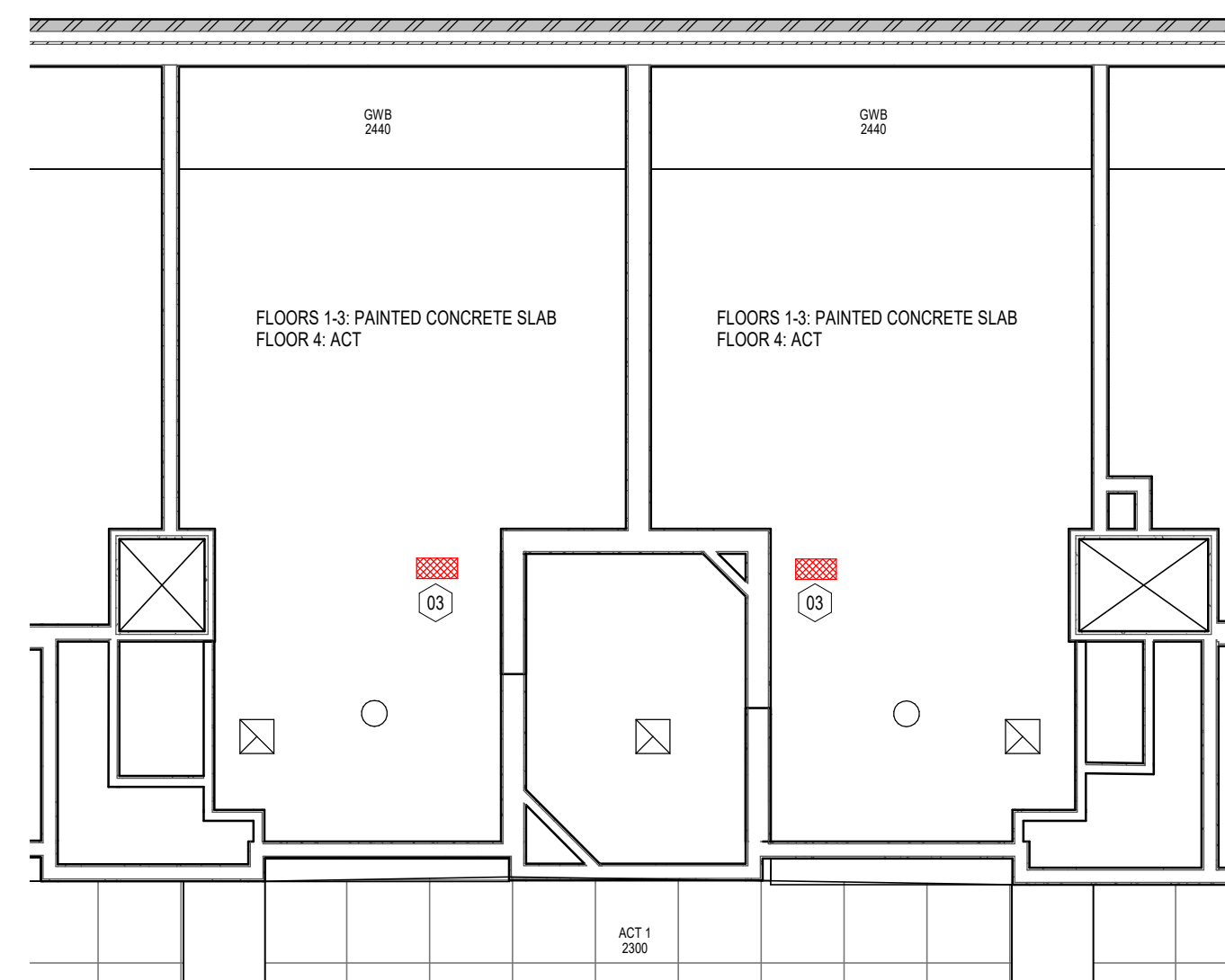
- 1. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION.
- 2. ALL NEW SYSTEM SHALL BE INSTALLED USING TEMPORARY DEVICES WHERE NECESSARY TO ALLOW NEW SERVICES TO BE RELOCATED TO THEIR EXISTING LOCATIONS FOR AN APPEARANCE AT THE COMPLETION OF WORK THAT DOES NOT APPEAR AS A RETROFIT.
- 3. REFER TO MECHANICAL DRAWINGS / SPECIFICATIONS FOR ALL QUANTITIES / LOCATIONS OF MECHANICAL ITEMS



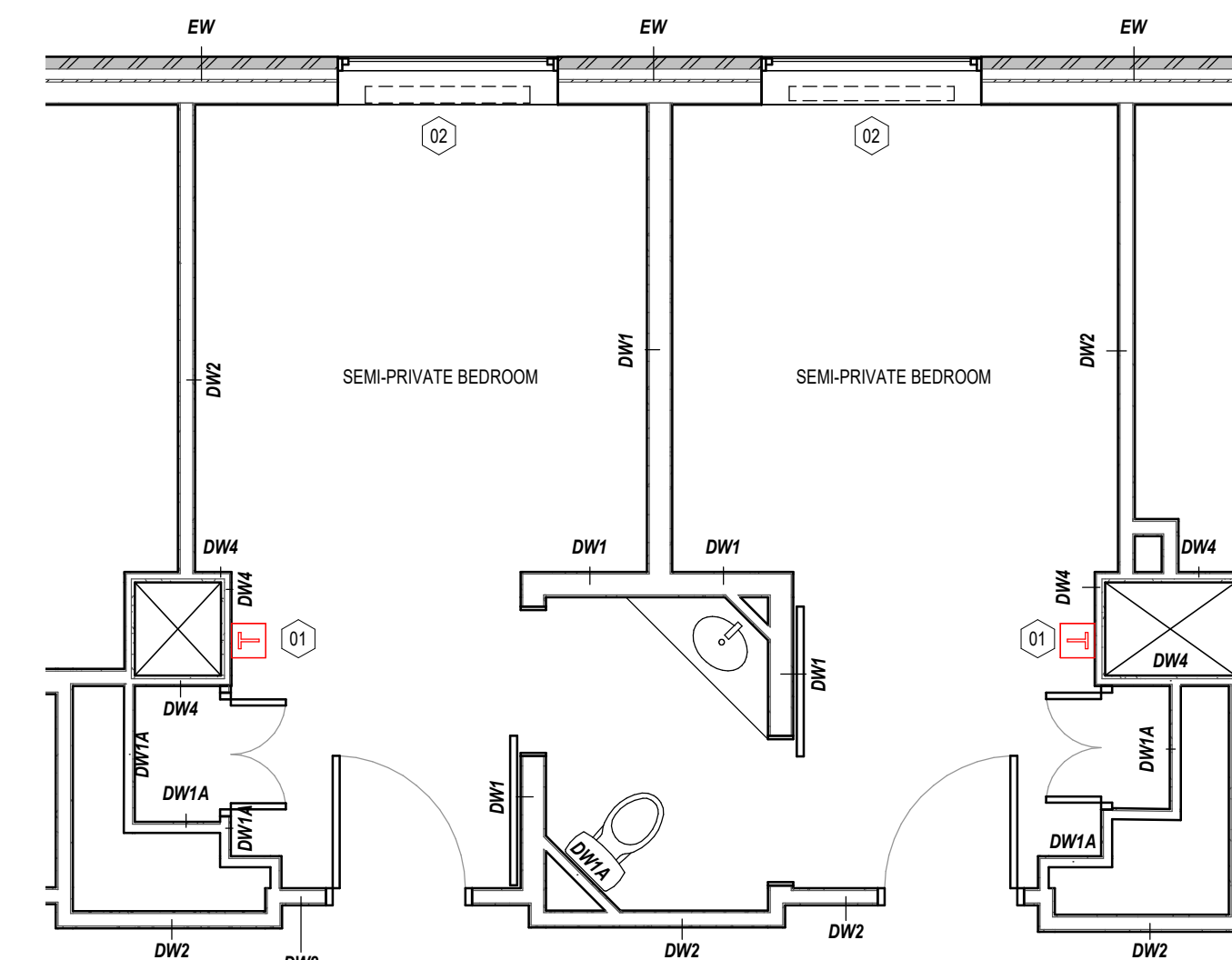
4 RCP_TYPICAL PRIVATE
1 : 50



1 PLAN_TYPICAL PRIVATE
1 : 50



3 RCP_TYPICAL SEMI-PRIVATE
1 : 50



2 PLAN_TYPICAL SEMI-PRIVATE
1 : 50

EXTERIOR WALL TYPES

- EW1 EXTERIOR WALL 1**
90mm FACE BRICK
110mm CAVITY WITH
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
140mm CONCRETE BLOCK
22mm FURRING
15.9mm GYPSUM BOARD
(EPOXY PAINT FINISH IN KITCHEN)
- EW2 EXTERIOR WALL 2**
90mm FACE BRICK
110mm CAVITY WITH
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
12.7mm SHEATHING
152mm STRUCTURAL STEEL STUD @ 400 O/C
15.9mm GYPSUM BOARD
- EW3 EXTERIOR WALL 3**
E.I.F.S. WITH
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
12.7mm SHEATHING
152mm STRUCTURAL STEEL STUD @ 400 O/C
15.9mm GYPSUM BOARD
- EW4 EXTERIOR WALL 4**
3mm x 33mm DEEP PREFIN. FORMED METAL PANELS ON 2" BARS BETWEEN
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
12.7mm SHEATHING
152mm STRUCTURAL STEEL STUD @ 400 O/C
15.9mm GYPSUM BOARD

PARTITION LEGEND

- DW1 NON-RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES ON
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW1A NON-RATED FURRED OUT PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
22mm, 64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW2 1/2HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW3 1HR RATED DRYWALL PARTITION, ULC No. W407**
FLOOR AND CEILING TRACK - 95mm WIDE BY 30mm DEEP CHANNEL
92mm STEEL STUDS
15.9mm GYPSUM BOARD
- DW3A 1HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
152mm STRUCTURAL STEEL STUDS
- DW4 1HR RATED DRYWALL SHAFT WALL, ULC No. W506**
FLOOR AND CEILING TRACK - 62mm WIDE UNEQUAL LEG CHANNEL WITH FLANGES OF 25mm AND 60mm
64mm C-H SECTION STEEL STUD
12.7mm GYPSUM BOARD, ON ONE SIDE OF STEEL STUD
25mm GYPSUM BOARD, ON ANOTHER SIDE OF STEEL STUD
- CB150 150mm NORMAL WEIGHT CONCRETE BLOCK**
1HR RATED WHERE REQUIRED
- CB200 200mm NORMAL WEIGHT CONCRETE BLOCK**
1 1/2HR RATED WHERE REQUIRED
- CB200 200mm LIGHT WEIGHT CONCRETE BLOCK**
2HR RATED WHERE REQUIRED
- RC1 POURED CONCRETE WALL**
1 1/2HR RATED WHERE REQUIRED
- RC2 POURED CONCRETE WALL**
2HR RATED WHERE REQUIRED
3HR RATED WHERE REQUIRED

GENERAL NOTES:

- 1. REFER TO MECHANICAL DRAWINGS. CONTRACTOR SHALL CUT AND MODIFY EXISTING ELEMENTS TO ACCOMMODATE MECHANICAL WORKS. CONTRACTOR SHALL PATCH AND MAKE GOOD BUILDING ASSEMBLIES INCLUDING PAINT FINISH TO SUIT EXISTING BUILDING CONDITION
- 2. CONTRACTOR SHALL ENSURE REMOVAL OF ALL REDUNDANT DEVICES AND CONDUITS RELATED TO THIS PROJECT.

CEILING LEGEND

- ACT-1 610x610mm GRID CEILING
- ACT-2 1220x610mm GRID CEILING
- ACT-3 510x1520mm GRID CEILING
- GWB GYPSUM CEILING

- VAV BOX
- FAN POWERED BOX
- REHEAT COIL

GENERAL NOTES:

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2 24-05-31 ISSUED FOR TENDER MSA
1 24-01-04 ISSUED FOR REVIEW MSA
date: revision: by:

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CUMMER LODGE

205 CUMMER AVE.
NORTH YORK, ONTARIO

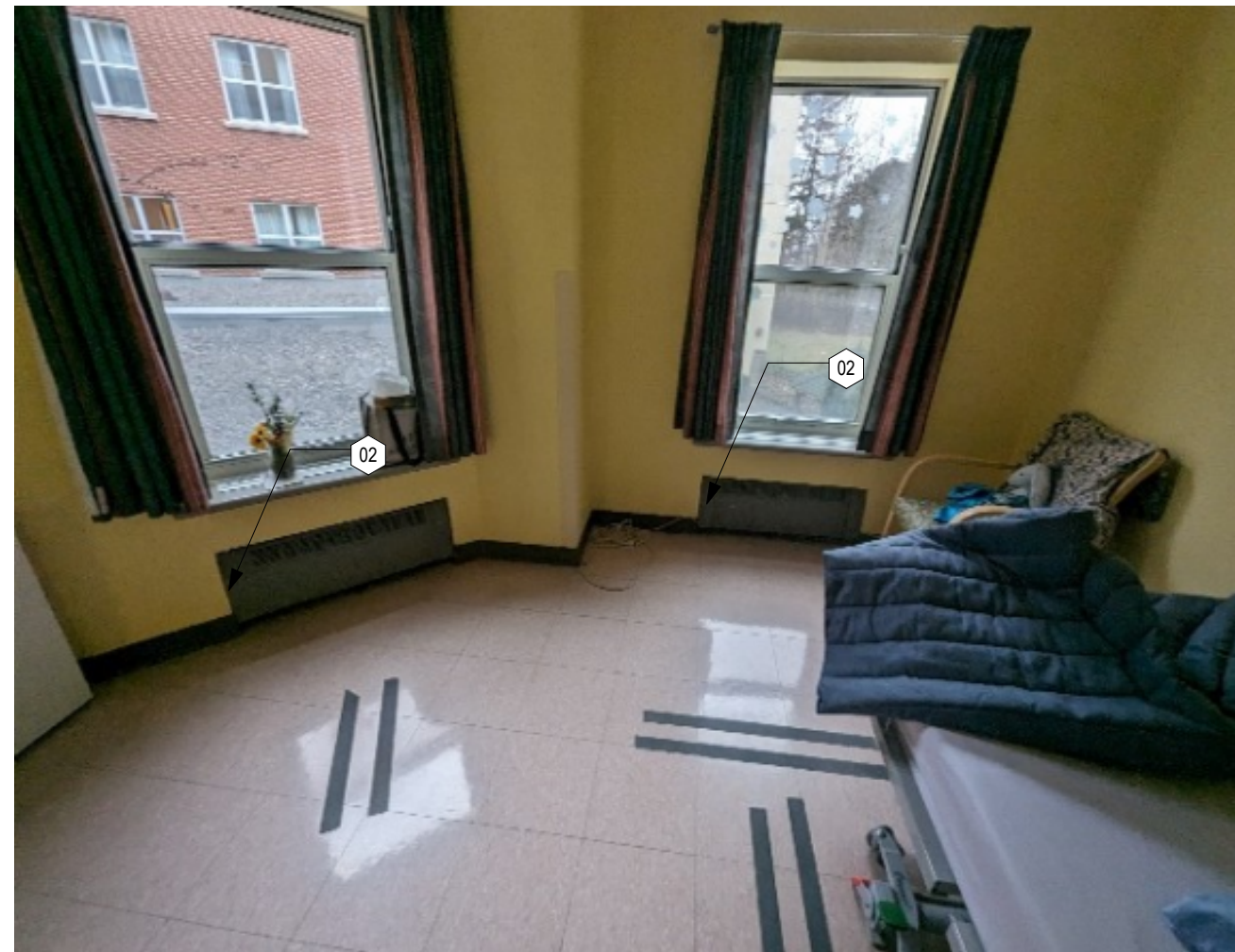
PLAN_TYPICAL BEDROOMS

scale: As indicated
drawn by: XH
reviewed by: MY
job number: 21504.F03
plot date: 240104
drawing number:

A4101



ECP-20: LEVEL 4_TYP. BEDROOM - THERMOSTAT



ECP-21: LEVEL 4_TYP. BEDROOM - CONVECTOR CONTROL VALVES



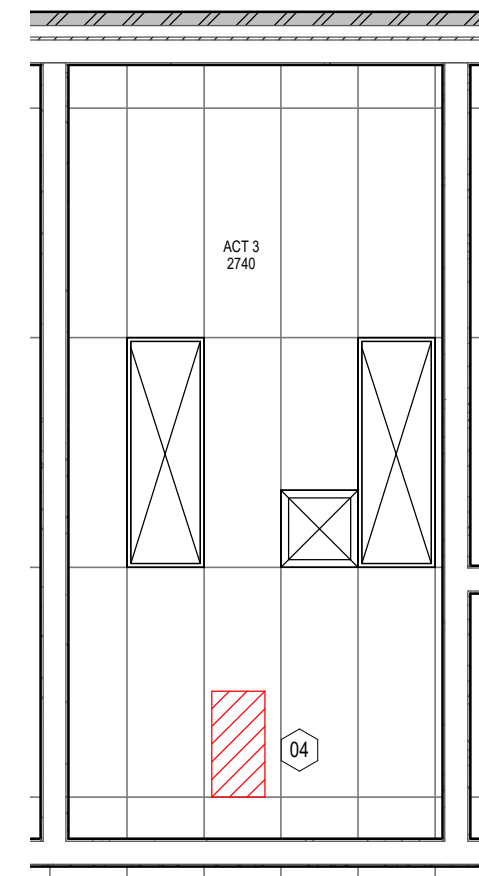
ECP-22: LEVEL 1_TYP. OFFICE - VAV BOX

CONSTRUCTION NOTES

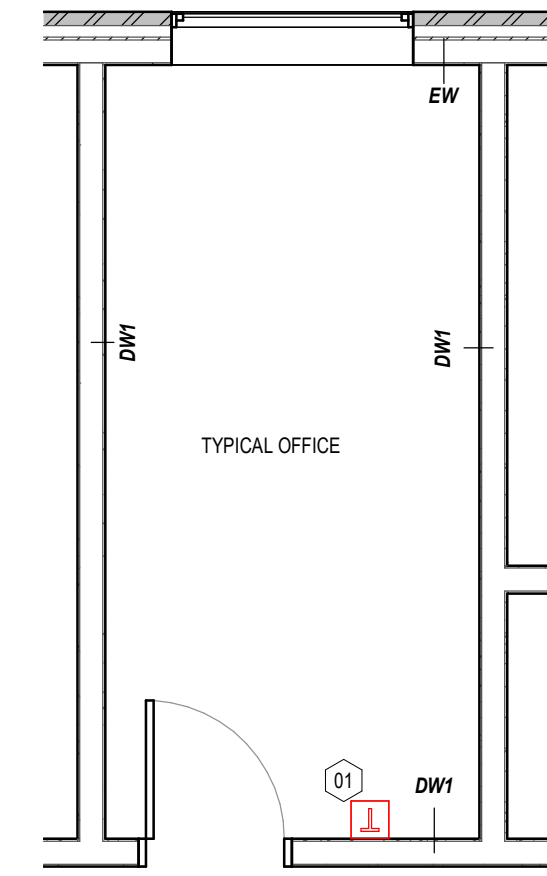
- 01 REPLACE EXISTING TEMPERATURE SENSOR (THERMOSTAT, INCLUDING GAS CONTROLLER & SPACE TEMPERATURE SENSOR) IN EACH ROOM. NEW SENSOR SHALL BE CONTINUOUS WITH NEW WIRING AND TERMINATION AT END DEVICES TO CONTROLS. LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE/PATCH/REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL_TYP.
- 02 EXISTING CONVECTOR CONTROL VALVE. REPLACE EXISTING CONTROL VALVE INCLUDING WIRES ATTACHED TO CONTROL VALVE. LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE/PATCH/REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL_TYP.
- 03 EXISTING REHEAT COIL. REPLACE EXISTING REHEAT COIL CONTROL VALVE INCLUDING WIRES ATTACHED TO CONTROL VALVE. LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE/PATCH/REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL_TYP.
- 04 EXISTING VAV BOX. REPLACE EXISTING VAV BOX WITH NEW VAV BOX, INCLUDING ALL VALVES ASSOCIATED WITH VAV BOX. LOCATION VARIES PER ROOM. CONTRACTOR TO USE BEST TECHNIQUES TO MINIMIZE DAMAGE/PATCH/REPAIR WORK TO WALLS AND CEILINGS. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION. REFER TO MECHANICAL_TYP.

GENERAL NOTES

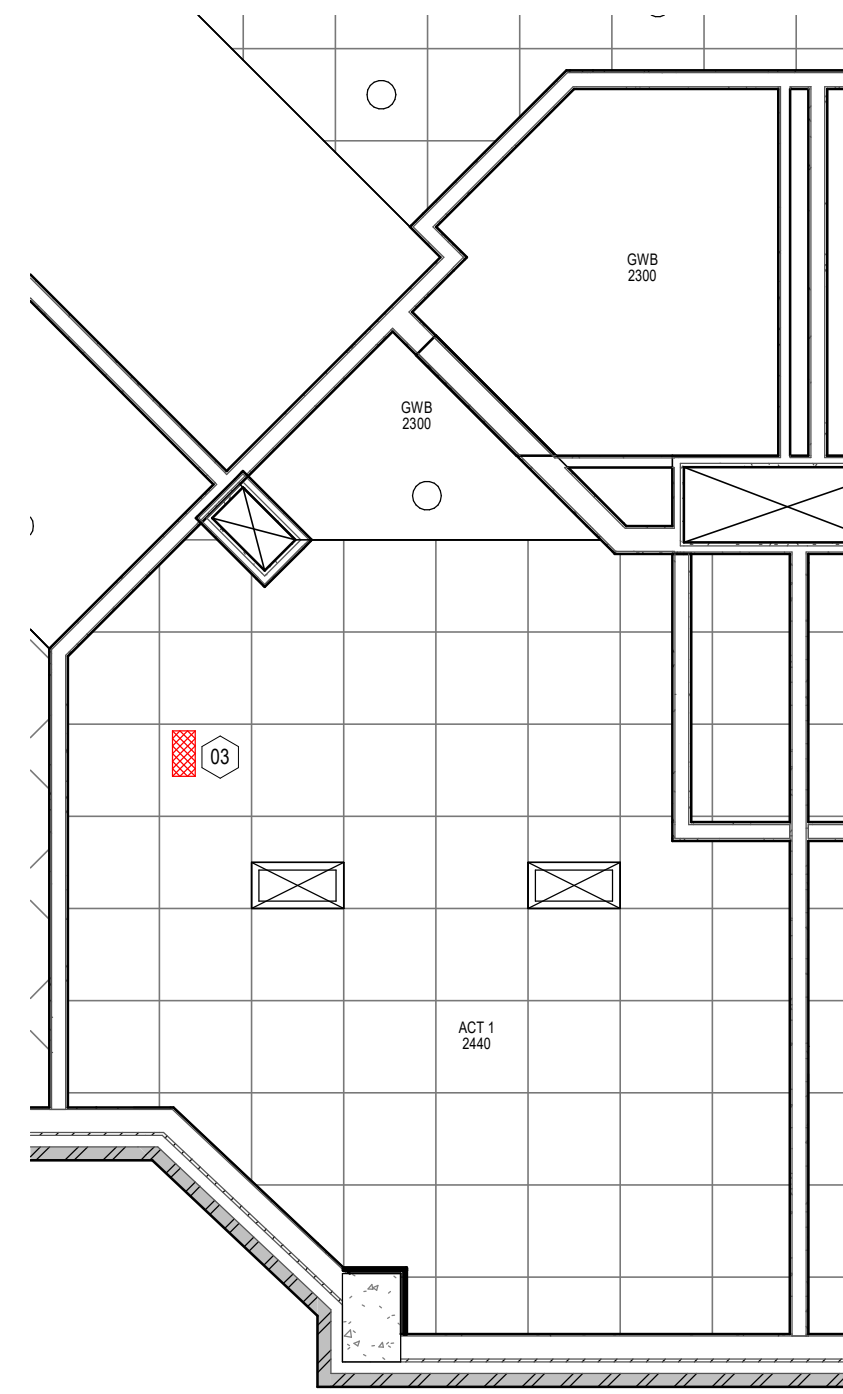
- 1. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION.
- 2. ALL NEW SYSTEM SHALL BE INSTALLED USING TEMPORARY DEVICES WHERE NECESSARY TO ALLOW NEW SERVICES TO BE RELOCATED TO THEIR EXISTING LOCATIONS FOR AN APPEARANCE. AT THE COMPLETION OF WORK THAT DOES NOT APPEAR AS A RETROFIT.
- 3. REFER TO MECHANICAL DRAWINGS / SPECIFICATIONS FOR ALL QUANTITIES / LOCATIONS OF MECHANICAL ITEMS.



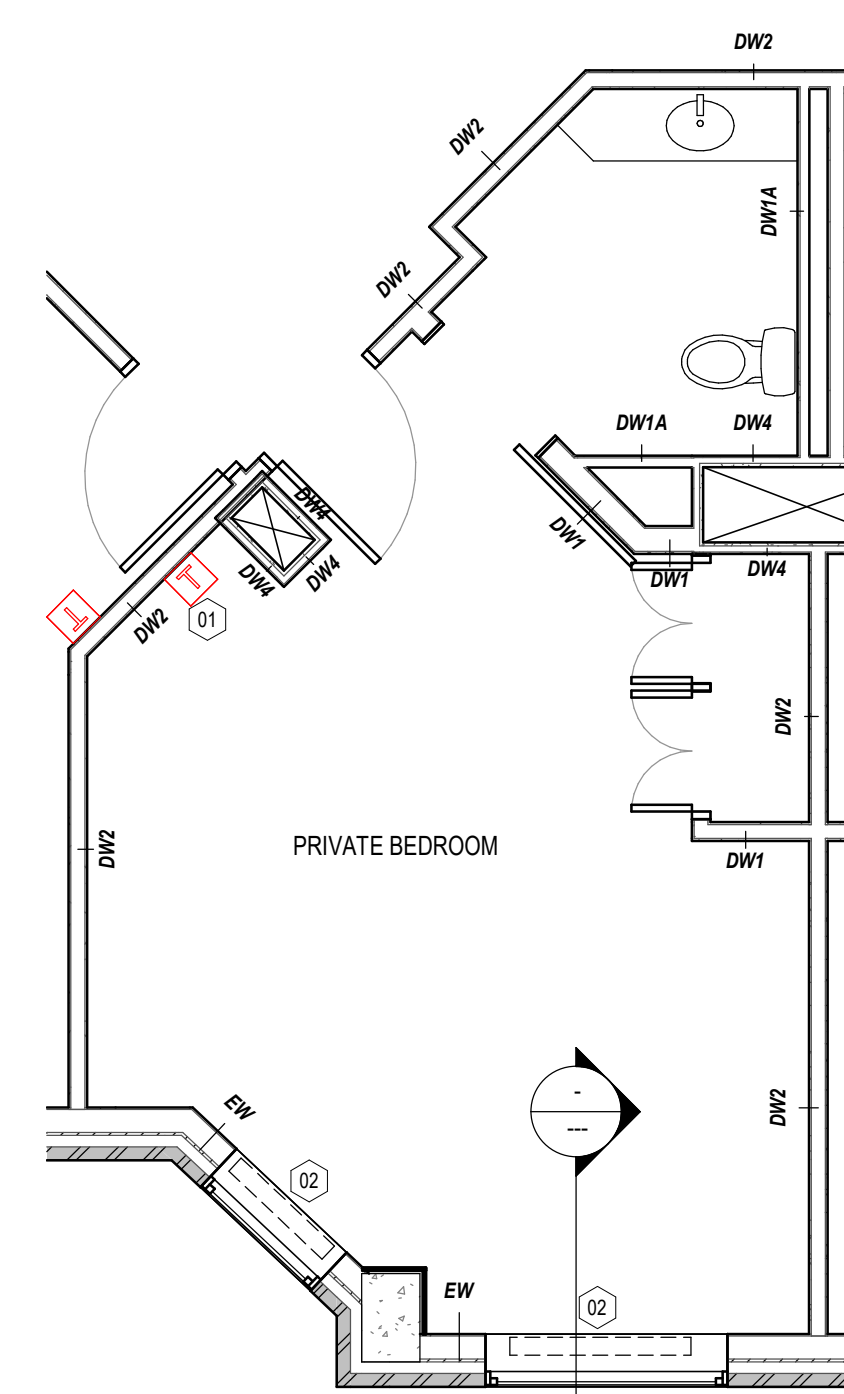
2 RCP_TYPICAL OFFICE
1 : 50



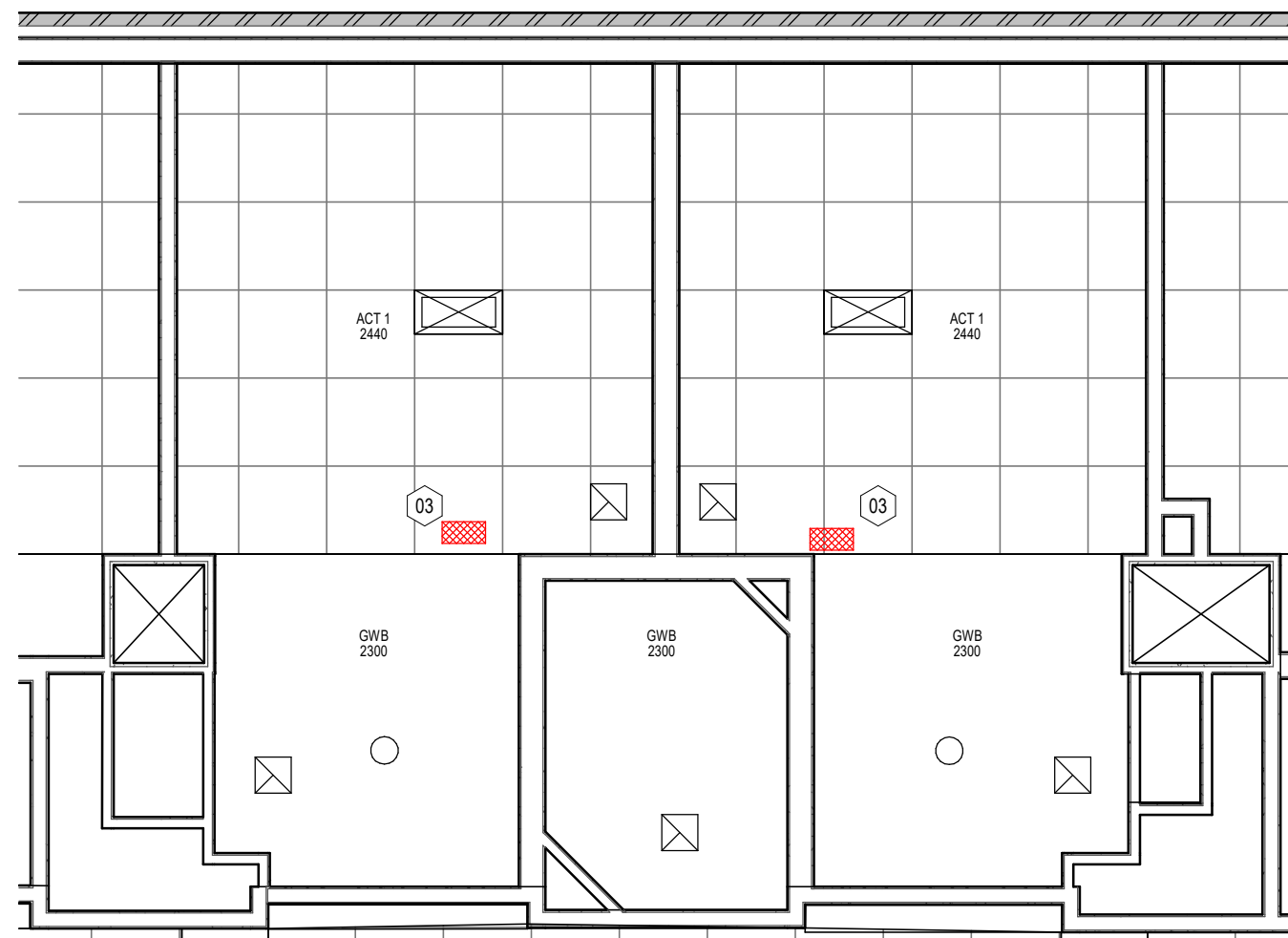
1 PLAN_TYPICAL OFFICE
1 : 50



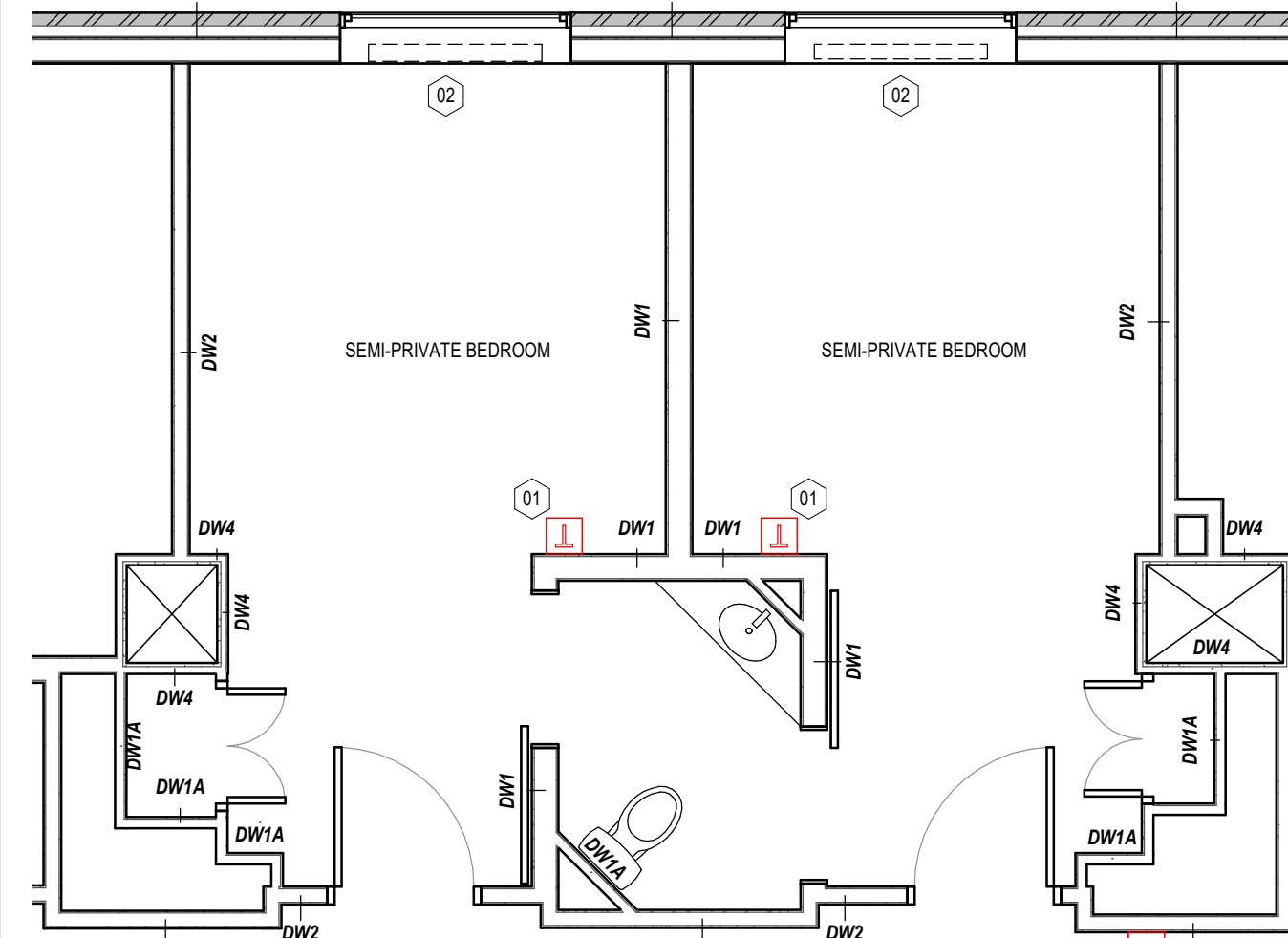
5 RCP_TYP. PRIVATE - 4TH FLOOR
1 : 50



3 PLAN_TYP. PRIVATE - 4TH FLOOR
1 : 50



6 RCP_TYP. SEMI-PRIVATE - 4TH FLOOR
1 : 50



4 PLAN_TYP. SEMI-PRIVATE - 4TH FLOOR
1 : 50

EXTERIOR WALL TYPES

- EW1 EXTERIOR WALL 1**
90mm FACE BRICK
110mm CAVITY WITH
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
140mm CONCRETE BLOCK
22mm FURRING
15.9mm GYPSUM BOARD
(EPOXY PAINT FINISH IN KITCHEN)
- EW2 EXTERIOR WALL 2**
90mm FACE BRICK
110mm CAVITY WITH
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
12.7mm SHEATHING
152mm STRUCTURAL STEEL STUD @ 400 O/C
15.9mm GYPSUM BOARD
- EW3 EXTERIOR WALL 3**
E.I.F.S. WITH
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
12.7mm SHEATHING
152mm STRUCTURAL STEEL STUD @ 400 O/C
15.9mm GYPSUM BOARD
- EW4 EXTERIOR WALL 4**
3mm x 3mm DEEP PREFIN. FORMED METAL PANELS ON 'Z' BARS BETWEEN
R-12.5 RIGID INSULATION
AIR/VAPOUR BARRIER
12.7mm SHEATHING
152mm STRUCTURAL STEEL STUD @ 400 O/C
15.9mm GYPSUM BOARD

PARTITION LEGEND

- DW1 NON-RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES ON
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW1A NON-RATED FURRED OUT PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
22mm, 64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW2 1/2HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, BOTH SIDES
64mm, 92mm, OR 152mm METAL STUD @ 600 O.C.
- DW3 1HR RATED DRYWALL PARTITION, ULC No. W407**
FLOOR AND CEILING TRACK - 95mm WIDE BY 30mm DEEP CHANNEL
92mm STEEL STUDS
15.9mm GYPSUM BOARD
- DW3A 1HR RATED DRYWALL PARTITION**
15.9mm GYPSUM BOARD, ON ONE SIDE OF
152mm STRUCTURAL STEEL STUDS
- DW4 1HR RATED DRYWALL SHAFT WALL, ULC No. W506**
FLOOR AND CEILING TRACK - 62mm WIDE UNEQUAL LEG CHANNEL WITH FLANGES OF 25mm AND 60mm
64mm C-H SECTION STEEL STUD
12.7mm GYPSUM BOARD, ON ONE SIDE OF STEEL STUD
25mm GYPSUM BOARD, ON ANOTHER SIDE OF STEEL STUD
- CB150 150mm NORMAL WEIGHT CONCRETE BLOCK**
1HR RATED WHERE REQUIRED
- CB200 200mm NORMAL WEIGHT CONCRETE BLOCK**
1 1/2HR RATED WHERE REQUIRED
- CB200 200mm LIGHT WEIGHT CONCRETE BLOCK**
2HR RATED WHERE REQUIRED
- RC1 POURED CONCRETE WALL**
1 1/2HR RATED WHERE REQUIRED
- RC2 POURED CONCRETE WALL**
2HR RATED WHERE REQUIRED
3HR RATED WHERE REQUIRED

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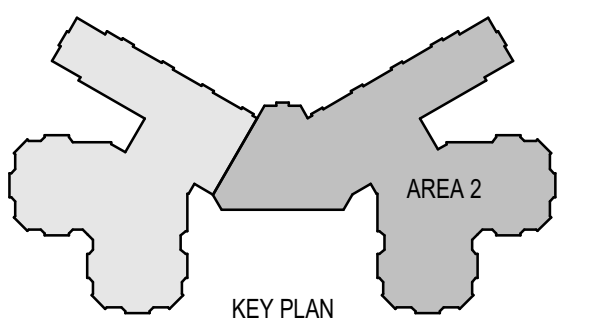
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2	24-05-31	ISSUED FOR TENDER	MSA
1	24-01-04	ISSUED FOR REVIEW	MSA
#	date:	revision:	by:
revisions			

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PLAN_TYP. 4TH FLR BDRMS & TYP. OFFICE

scale:	As indicated
drawn by:	XH
reviewed by:	MY
job number:	21504.F03
plot date:	240104

drawing number:

A4102