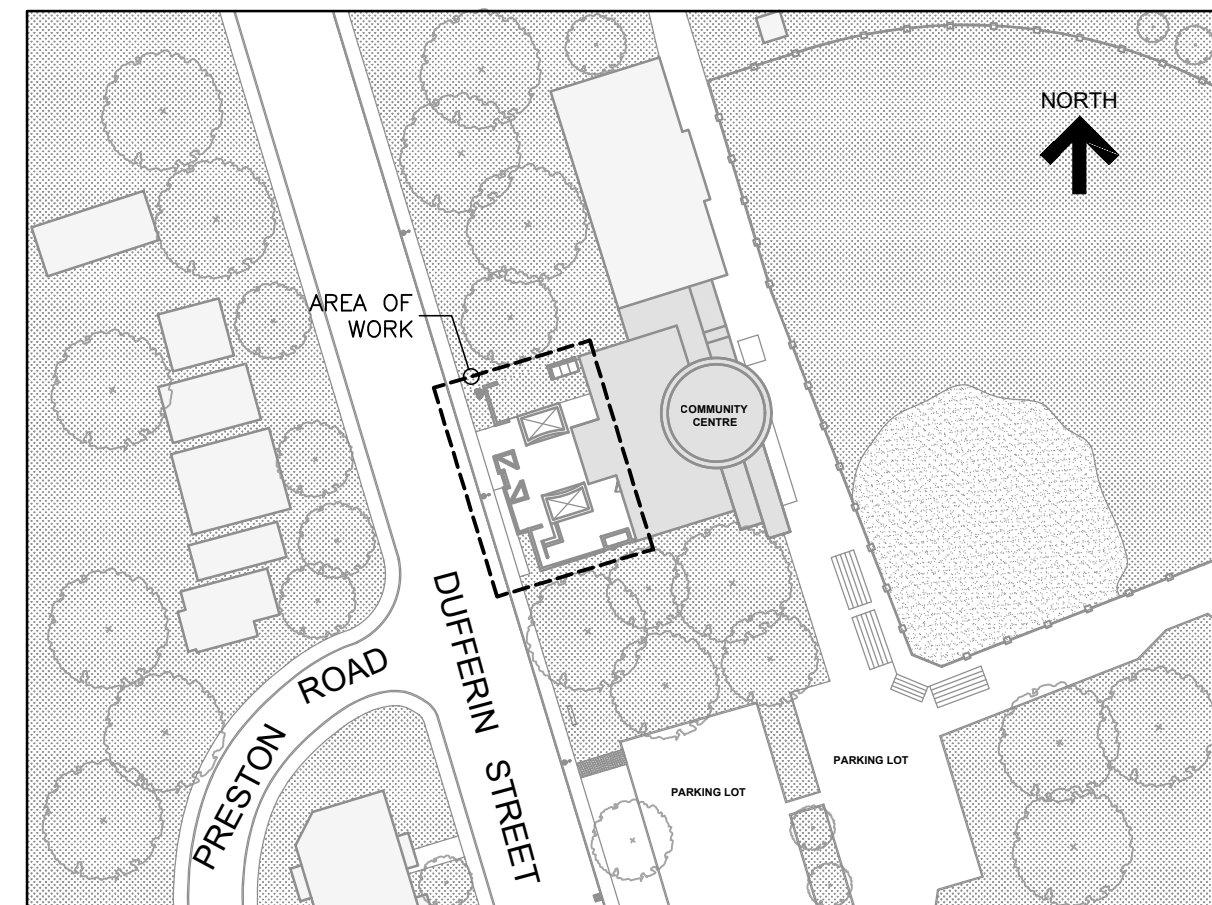


Fairbank Memorial Community Center

Toronto, Ontario

PODIUM DECK REHABILITATION



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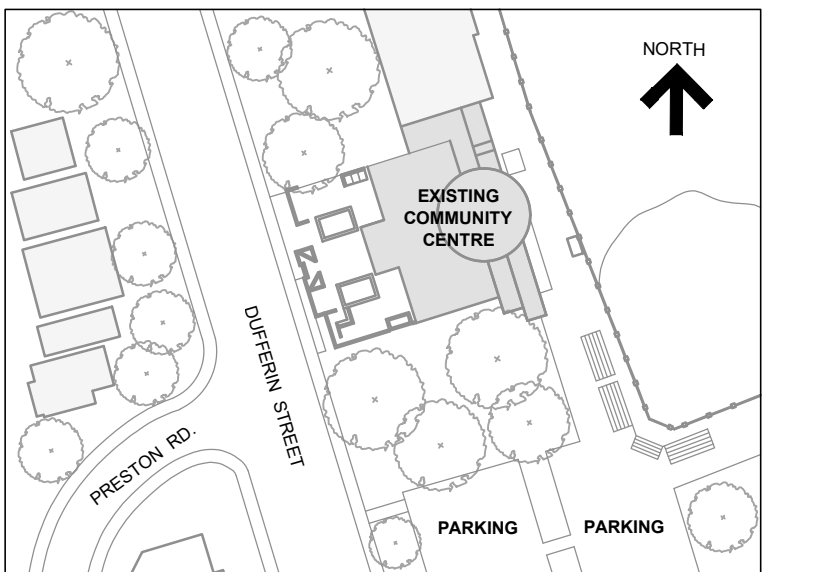
LIST OF DRAWINGS :		3.0 RENOVATION NOTES :		8.0 TEMPORARY WORK :	
COVER PAGE AND GENERAL NOTES	ELECTRICAL DRAWING LIST	16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ENTRANCE AND EXIT WAYS TO THE BUILDING, (INCLUDING STORAGE ROOMS, MECHANICAL ROOMS, STAIRWELLS, ETC.) REMAIN OPEN AT ALL TIMES (INCLUDING GARAGE RAMPS).	1. THE CONTRACT DOCUMENTS ARE BASED ON THE ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICES. THESE ASSUMPTIONS MAY VARY FROM THE ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANTS OF ANY ACTUAL VARIATIONS FROM THE ASSUMED CONDITIONS.	1. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORK REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORK.	
S1.1 SITE PLAN	EO.1 ELECTRICAL LEGEND, DRAWING LIST, KEY PLANS AND SCHEDULE	17. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH ONE ANOTHER.	2. ENSURE THAT ALL NECESSARY DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.	2. IN THE EXECUTION OF THE TEMPORARY WORK AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORK PLUMB, ALIGNED AND FREE FROM EXCESSIVE DEFLECTION.	
S2.1 PODIUM DECK DEMOLITION PLAN	EO.2 ELECTRICAL - DEMOLITION AND NEW LAYOUT	18. PROVIDE MEANS FOR PROTECTING OCCUPIED AREAS BELOW THE WORK FROM WATER AND MEMBRANE LEAKAGE BETWEEN THE REMOVAL AND REINSTALLATION OF THE WATERPROOFING SYSTEMS.	3. PRIOR TO FABRICATION OF ANY MEMBERS, THE CONTRACTOR SHALL COMPLETE A SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO RJC PRIOR TO STARTING THE WORK.	3. ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER.	
S2.2 PODIUM DECK RESTORATION PLAN	EO.3 ELECTRICAL - SPECIFICATION	19. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF CAN3-A23.1, A23.2, A23.3 AND DOCUMENTS REFERENCED THEREIN.		4. COSTS OF ALL TEMPORARY WORK IS TO BE INCLUDED IN THE CONTRACT PRICE.	
S2.3 BASEMENT REFLECTED CEILING DEMOLITION AND RESTORATION PLAN		20. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2024 ONTARIO BUILDING CODE.		5. SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORK FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.	
S3.1 SECTIONS AND DETAILS			4.0 HOARDING AND PROTECTION NOTES :		
S3.2 SECTIONS AND DETAILS			1. THE CONTRACTOR IS TO INSTALL AND MAINTAIN MIN. 6'-0" HIGH CHAIN LINK FENCING OR (i.e "FAST-FENCE") AND DUST PROTECTION AROUND EACH PHASE OF THE EXTERIOR WORK AS OUTLINED IN SPECIFICATION SECTION 01 56 00 AND THESE DRAWINGS.		
S3.3 SECTIONS AND DETAILS			2. INSTALL FULL-HEIGHT DUST PROTECTION AROUND INTERIOR AREAS OF WORK DURING PERFORMANCE OF DUST GENERATING WORK AND PROVIDE DROP CLOTHS AND PROTECTION FOR INTERIOR FINISHES, SERVICES, AND EQUIPMENT TO REMAIN THROUGH THE WORK.		
S3.4 SECTIONS AND DETAILS			3. POSITION HOARDING TO MAINTAIN PEDESTRIAN TRAFFIC FLOW.		
			4. WALKWAYS SHALL BE CONSTRUCTED TO MAINTAIN SAFE ACCESS TO ALL BUILDING ENTRANCES/EXITS AND OTHER SERVICES, ETC., THAT REQUIRE ACCESS SO AS TO PROTECT PEDESTRIANS USING SUCH ENTRANCE WAYS, ROOMS, AND SERVICES.		
1.0 GENERAL NOTES :		2.0 GENERAL SCOPE OF WORK :	5.0 PHASING NOTES :	9.0 SIGNAGE NOTES :	
(THESE NOTES APPLY TO ALL PHASES / ASPECTS OF THE PROJECT)		1. IN GENERAL, THIS REHABILITATION PROGRAM INCLUDES THE REPAIR AND PROTECTION OF THE PODIUM DECK /BASEMENT ROOF SLAB AND INTERIOR AREAS BELOW AT THE FAIRBANK MEMORIAL COMMUNITY CENTER IN TORONTO, ONTARIO.	1. IN GENERAL, THE WORK IS TO BE UNDERTAKEN IN A SINGLE MAJOR PHASE.	*X* DENOTES CONSTRUCTION SIGN LOCATION	
1. THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROXIMATE LAYOUT OF THE PODIUM DECK/ BASEMENT ROOF SLAB IN THE AREA OF WORK.		2. IN PARTICULAR, THE WORK, BRIEFLY DESCRIBED BELOW, INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:	2. MAINTAIN THE PHASING REQUIREMENTS SHOWN ON THE DRAWINGS AND AS OUTLINED IN SPECIFICATION SECTIONS 01 11 00 AND 01 11 01. THE CONTRACTOR'S WORK AREA IS TO BE FULLY ENCLOSED DURING EACH PHASE.	1. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE NECESSARY TO PROTECT THE PUBLIC FROM THE CONSTRUCTION, CONTROL PEDESTRIAN TRAFFIC FLOW THROUGH THE SITE AND AROUND THE WORK AREA, AND TO INFORM PATRONS THAT CONSTRUCTION ACTIVITY IS IN PROGRESS.	
2. THE CONTRACTOR MUST REVIEW AND CONFIRM THE EXTENT OF EXISTING SITE CONDITIONS THAT WILL AFFECT OR WILL REQUIRE ADJUSTMENT IN ORDER TO COMPLETE THE WORK AS SHOWN IN THE DOCUMENTS PRIOR TO BIDDING.		.1 THE INSTALLATION AND MAINTENANCE OF HOARDING, DUST PROTECTION, AND CONSTRUCTION SIGNAGE AROUND THE AREAS OF WORK TO PREVENT UNAUTHORIZED ACCESS AND TO CONTAIN CONSTRUCTION DUST AND DEBRIS.	3. THE CONTRACTOR IS TO ENSURE ACCESS TO THE WORK AREA IS RESTRICTED TO THE CONTRACTOR'S STAFF, THE CONSULTANT AND THE OWNER.	2. ADDITIONAL SIGNS MAY BE REQUIRED AT THE DISCRETION OF THE OWNER OR THE CONSULTANT AS CONSTRUCTION PROGRESSES TO ENSURE PEDESTRIAN TRAFFIC FLOW IS MAINTAINED. NO EXTRAS WILL BE ENTERTAINED FOR SIGNAGE REQUIREMENTS AFTER TENDER CLOSES.	
3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.		.2 THE INSTALLATION AND MAINTENANCE OF VENTILATION AND EXHAUST SYSTEMS FOR ENCLOSED INTERIOR WORK AREAS.	4. ENSURE PEDESTRIAN TRAFFIC FLOW IS MAINTAINED, REFER TO SPECIFICATION SECTION 01 56 00 FOR CONSTRUCTION SIGNAGE REQUIREMENTS.	3. SIGNAGE WILL BE REQUIRED AT ALL ENTRANCES TO THE AREA OF WORK. THIS SIGNAGE SHALL CONSIST OF THE STANDARD "MEN AT WORK" SIGN WITH AN ADDITIONAL SIGN (SPECIAL ORDER) INDICATING THAT THE "SITE IS TEMPORARILY UNDER CONSTRUCTION" AND "WE ARE SORRY FOR THE INCONVENIENCE".	
4. PARTIAL COPIES OF PREVIOUS RENOVATION /ADDITION CONSTRUCTION DRAWINGS ARE AVAILABLE FOR VIEWING AND REFERENCE PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING OR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS-BUILT CONDITION.		.3 TARGETED REMOVAL AND DISPOSAL OF DETERIORATED INTERIOR FINISHES, LIGHTWEIGHT STEEL FRAMING, AND INSULATION.		4. THE LOCATION AND TYPE OF SITE SPECIFIC CONSTRUCTION SIGNAGE IS INDICATED ON THE PHASING DRAWINGS WHICH INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:	
5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.		.4 REMOVAL AND DISPOSAL OF THE PODIUM DECK LANDSCAPING, DRAINAGE BOARD, AND WATERPROOFING SYSTEMS TO EXPOSE THE STRUCTURAL SLAB BELOW. THE SCOPE WILL INCLUDE DEMOLITION OF THE RAISED PLANTER BEDS AND SKYLIGHTS. ON-GRADE AREAS AROUND THE BURIED PODIUM DECK FOUNDATION WALLS WILL ALSO BE EXCAVATED. DEMOLITION OF ON-GRADE HARD AND SOFT LANDSCAPING IS ALSO INCLUDED AS REQUIRED TO EXPOSE THE FOUNDATION WALL DOWNTURN.		.1 THIS ENTRANCE IS TEMPORARILY UNDER CONSTRUCTION - SORRY FOR THE INCONVENIENCE	
6. HOARDING, DUST PROTECTION, SITE PROTECTION AND CONSTRUCTION SIGNAGE IS TO BE INSTALLED AROUND THE SITE AND PHASES OF WORK IN ACCORDANCE WITH SPECIFICATION SECTION 01 56 00, THESE NOTES AND THE DRAWINGS PRIOR TO COMMENCING THE WORK.		.5 INSTALLATION OF NEW FRAMING AND INFILL SKYLIGHT OPENINGS FABRICATOR TO DESIGN FULL SHEAR CONNECTOR AT EXISTING BEAMS. PROVIDE BASE PLATE AND ALTERNATE CONNECTION WHERE WELDING IS NOT FEASIBLE. CONFIRM AND VERIFY DIMENSIONS AND EXISTING CONDITIONS AS PART OF SHOP DRAWING PREPARATION.		.2 THIS ENTRANCE/EXIT IS CLOSED DUE TO CONSTRUCTION - PLEASE USE OTHER ENTRANCE/EXIT (WITH DIRECTIONAL ARROW)	
7. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.		.6 INSTALLATION OF NEW CAST-IN-PLACE CURBS AT THE PODIUM DECK PERIMETER AND EXTERIOR BRICK WALLS. WORK TO INCLUDE TEMPORARY REMOVAL AND REINSTATEMENT OF BRICK MASONRY TO FACILITATE INSTALLATION.		.3 DANGER - OPEN EXCAVATIONS	
8. THE USE OF THESE DRAWINGS IS LIMITED TO THE EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD.		.7 INSTALLATION OF ELASTOMERIC ACRYLIC COATING ON ALL CURBS AND CONCRETE SURFACES AS SHOWN IN THE DRAWINGS.			
9. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN THE MEASUREMENTS AT THE BUILDING AND THOSE SHOWN ON THE DRAWINGS PRIOR TO COMMENCING THE WORK.		.8 INSTALLATION OF NEW AODA COMPLIANT RAMP COMPLETE WITH GUARDS AND HANDRAILS			
10. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK THE DIMENSIONS BEFORE CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE SITE CONDITION TO THE CONSULTANT IMMEDIATELY.		.9 INSTALLATION OF NEW CODE COMPLIANT STEEL GUARDS AT THE PODIUM DECK PERIMETER.			
11. SECTION MARK SHOWN THUS $\frac{1}{S1.1}$ DENOTES SECTION 1 ON DRAWING S1.1.		.10 INSTALLATION OF SLAB SURFACE AREA DRAINS TO REPLACE EXISTING DRAINS AND WHERE REQUIRED TO PROVIDE ADEQUATE SUPPLEMENTAL DRAINAGE AS DIRECTED BY THE CONSULTANT. SLOPED BONDED CONCRETE TOPPING WILL BE INSTALLED WHERE REQUIRED TO IMPROVE SLOPES TO DRAIN WHERE DIRECTED.			
12. THE ENGINEERING FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY. NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.		.11 SURFACE PREPARATION AND INSTALLATION OF A 2-PLY HOT RUBBERIZED WATERPROOFING SYSTEM COMPLETE WITH A 24-INCH DOWNTURN AT BURIED PERIMETER FOUNDATION WALLS. THE WATERPROOFING SYSTEM WILL BE UPTURNED AT ALL OTHER VERTICAL SURFACES AND PROTECTED AT EXPOSED AREAS WITH PREFINISHED METAL FLASHING.			
13. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE/REPAINT ALL EXISTING FINISHES AND LANDSCAPING DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REINSTATEMENT OF BASEMENT INTERIOR FINISHES TO THE EXTENT SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION.		.12 INSTALLATION OF NEW CONCRETE TOPPING HARD LANDSCAPING FINISHES. WORK TO INCLUDE INSTALLATION OF TOOLED CONTROL JOINTS ON A 90" SQUARE GRID AT 1/3" TOPPING DEPTH. TOOLED JOINTS TO BE SEALED WITH FLEXIBLE SEALANT BETWEEN 1/8" AND 1/4" BELOW TOPPING SURFACE.			
14. PROVIDE SIGNAGE AS REQUIRED TO ENSURE PEDESTRIAN TRAFFIC FLOW THROUGH AND AROUND WORK AREAS IS MAINTAINED. ENSURE BUILDING ENTRANCES HAVE PROPER SIGNAGE FOR THAT PHASE OF THE WORK. REFER TO SPECIFICATION SECTION 01 56 00. THE CONTRACTOR IS TO PROVIDE APPROPRIATE DIRECTIONAL ARROW WITH EACH SIGN.		.13 INSTALLATION OF NEW ELECTRICAL LIGHTING ON THE EAST BUILDING ELEVATION.			
15. APPROXIMATE TYPE AND LOCATION OF CONSTRUCTION SIGNAGE HAS BEEN SHOWN, HOWEVER ADDITIONAL SIGNAGE MAY BE REQUIRED.		.14 INSTALLATION OF A NEW FENCED ENCLOSURE COMPLETE WITH OPERABLE ACCESS GATE BENEATH THE NORTH ACCESS WALKWAY.			
		.15 REMOVAL AND DISPOSAL OF EXISTING DIMENSIONED STONE UPSTAND WALLS.			
		.16 RELOCATION OF EXISTING SITE SIGNAGE.			
		.17 FLUSHING AND CLEANING OF THE PODIUM DECK AND STAIRWELL ROOF DRAINAGE SYSTEMS.			
		.18 REINSTATEMENT OF INTERIOR FINISHES.			
		.19 CLEANING OF ALL AREAS AFFECTED BY THE WORK PER ORIGINAL CONDITIONS PLUS SKYLIGHT INFILL AREAS.			



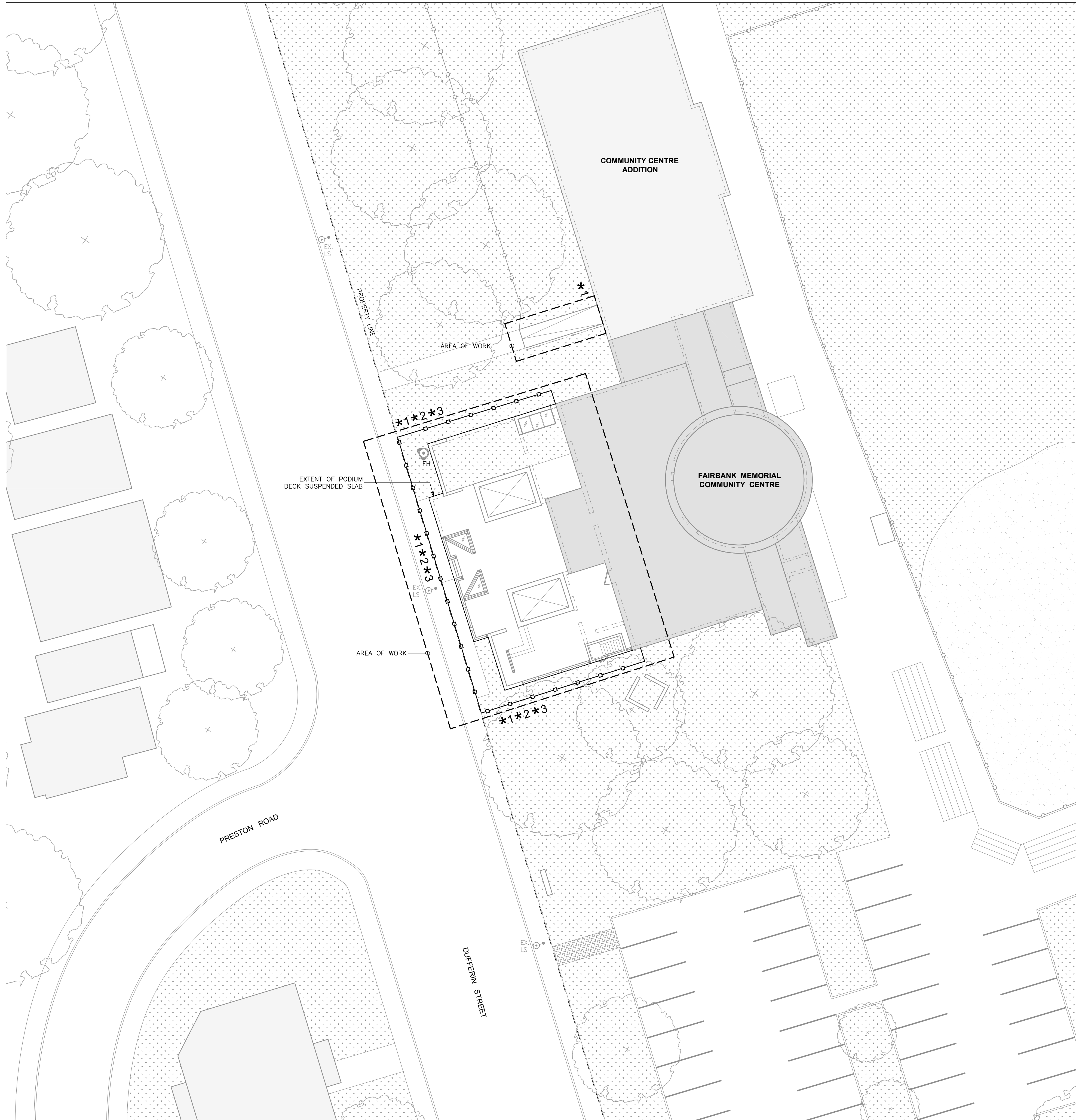
ISSUED FOR PERMIT - February 28, 2025
ISSUED FOR TENDER - February 28, 2025
ISSUED FOR CLIENT REVIEW - January 16, 2025



RJC PROJECT No. TOR.140332.0001



KEY PLAN



LEGEND :

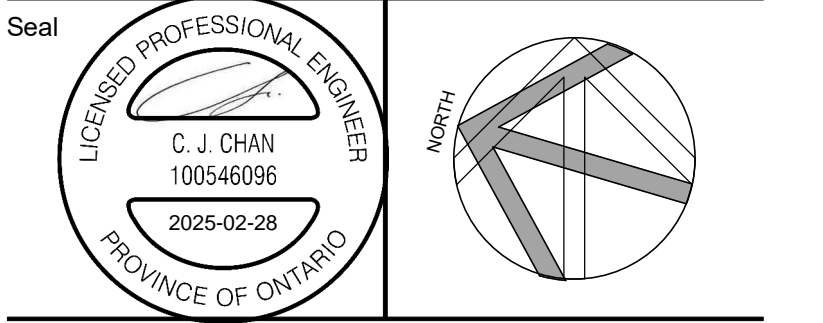
	EXTENT OF WORK		EXTENTS OF PODIUM DECK SUSPENDED SLAB
	COMMUNITY CENTER BUILDING		LOCATION AND TYPE OF TEMPORARY SIGNAGE (REFER TO SECTION 01 56 00)
	PROPERTY LINE		CONSTRUCTION HOARDING
	SOFT LANDSCAPING		HANDRAILING
	EXISTING SKYLIGHT		FIRE HYDRANT
	TREES		LIGHTING POLE
			CATCH BASIN

- SIGNAGE NOTES :**
- *1 DENOTES CONSTRUCTION SIGN LOCATION
- REFER TO COVER PAGE AND GENERAL NOTES FOR ADDITIONAL SIGNAGE REQUIREMENTS.
 - THE LOCATION AND TYPE OF SITE SPECIFIC CONSTRUCTION SIGNAGE IS INDICATED ON THE PHASING DRAWINGS WHICH INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - .1 "SITE TEMPORARILY UNDER CONSTRUCTION – SORRY FOR THE INCONVENIENCE"
 - .2 "THIS ENTRANCE/EXIT IS CLOSED DUE TO CONSTRUCTION – PLEASE USE OTHER ENTRANCE/EXIT (WITH DIRECTIONAL ARROW)"
 - .3 "DANGER – OPEN EXCAVATIONS"

- PHASING AND HOARDING /PROTECTION NOTES :**
- IN GENERAL, THE WORK IS TO BE UNDERTAKEN IN ONE PHASE.
 - MAINTAIN THE PHASING REQUIREMENTS SHOWN ON THE DRAWINGS AND AS OUTLINED IN SPECIFICATION SECTIONS 01 10 01. THE CONTRACTOR'S WORK AREA IS TO BE FULLY ENCLOSED. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE ALL CLOSURES WITH THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR IS TO ENSURE ACCESS TO THE WORK AREA IS RESTRICTED TO THE CONTRACTOR'S STAFF, THE CONSULTANT AND THE OWNER.
 - ENSURE PEDESTRIAN TRAFFIC FLOW IS MAINTAINED, REFER TO SPECIFICATION SECTION 01 56 00 FOR CONSTRUCTION SIGNAGE REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR CITY ROAD DAMAGE DEPOSIT AND COST OF ALL REQUIRED PERMITS, EXCLUDING THE BUILDING PERMIT, WHICH WILL BE PAID FOR BY THE OWNER.
 - DO NOT OBSTRUCT CITY SIDEWALK.
 - MAINTAIN INTERIOR DOORS SECURED AND DUST-TIGHT DURING CONSTRUCTION AND PROVIDE FULL-HEIGHT DUST ENCLOSURE. REFER TO SPECIFICATION SECTION 01 56 00.

No.	Revision	Date	By
3.	ISSUED FOR PERMIT	Feb. 28, 25	C.J.C.
2.	ISSUED FOR TENDER	Feb. 28, 25	C.J.C.
1.	ISSUED FOR CLIENT REVIEW	Jan. 16, 25	C.J.C.

- Drawing Notes**
- All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them ("Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
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Project Name
**2213 Dufferin Street,
Toronto, Ontario**

**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

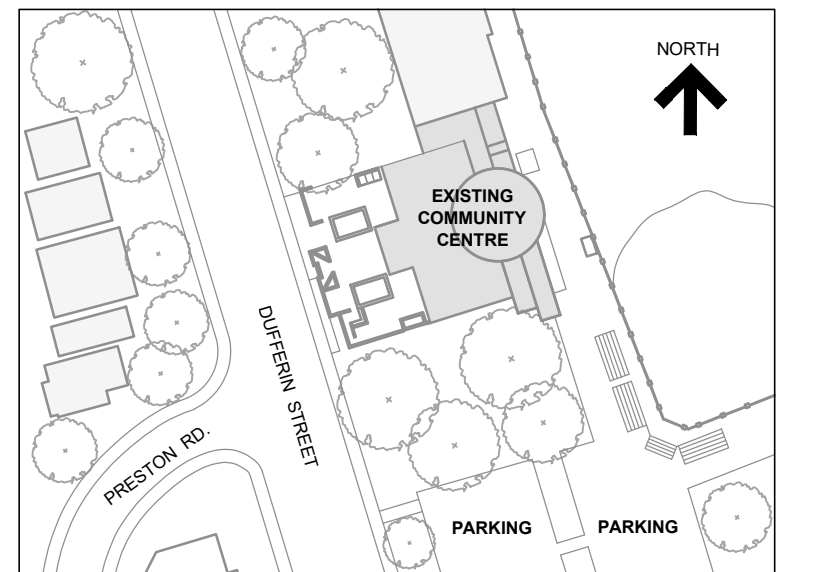
Sheet Title

SITE PLAN

Drawn By **S.S.** Scale **1/16"=1'-0"**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

Sheet Number Revision

S1.1

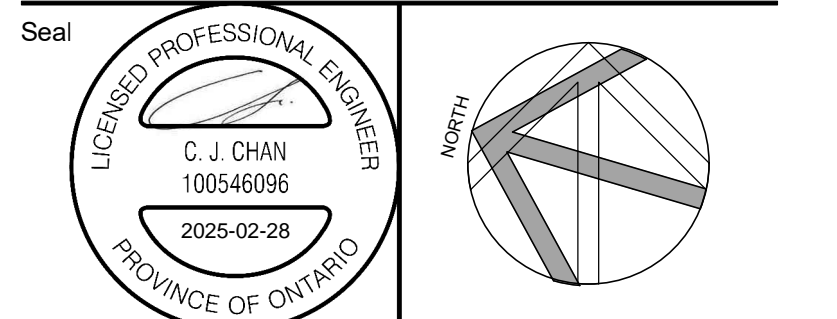


KEY PLAN

No.	Revision	Date	By
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2.	ISSUED FOR TENDER	Feb. 28, 25	C.J.C.
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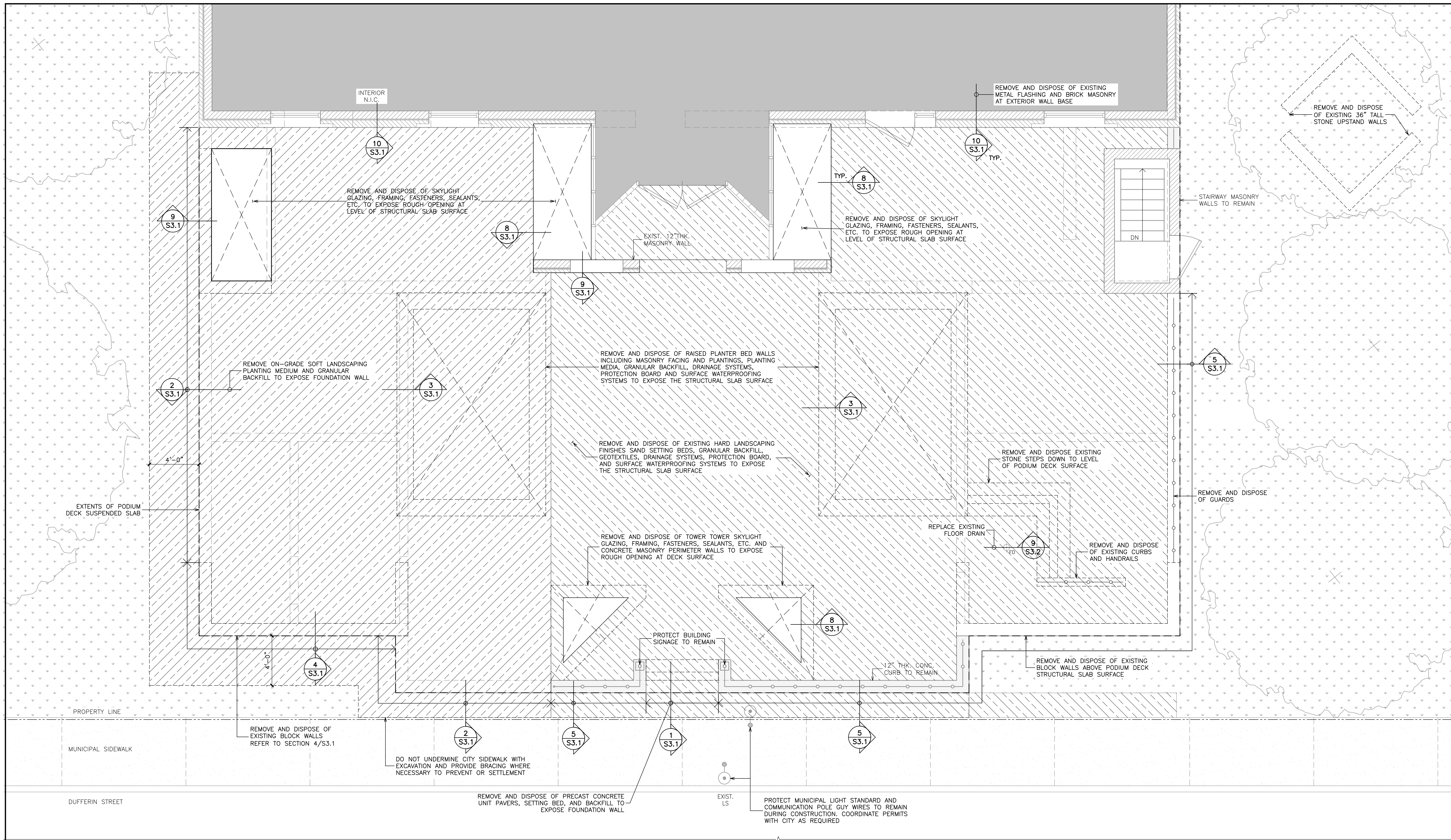
Sheet Title

**PODIUM DECK
DEMOLITION PLAN**

Drawn By **S.S.** Scale **1/4"=1'-0"**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

Sheet Number _____ Revision _____

S2.1

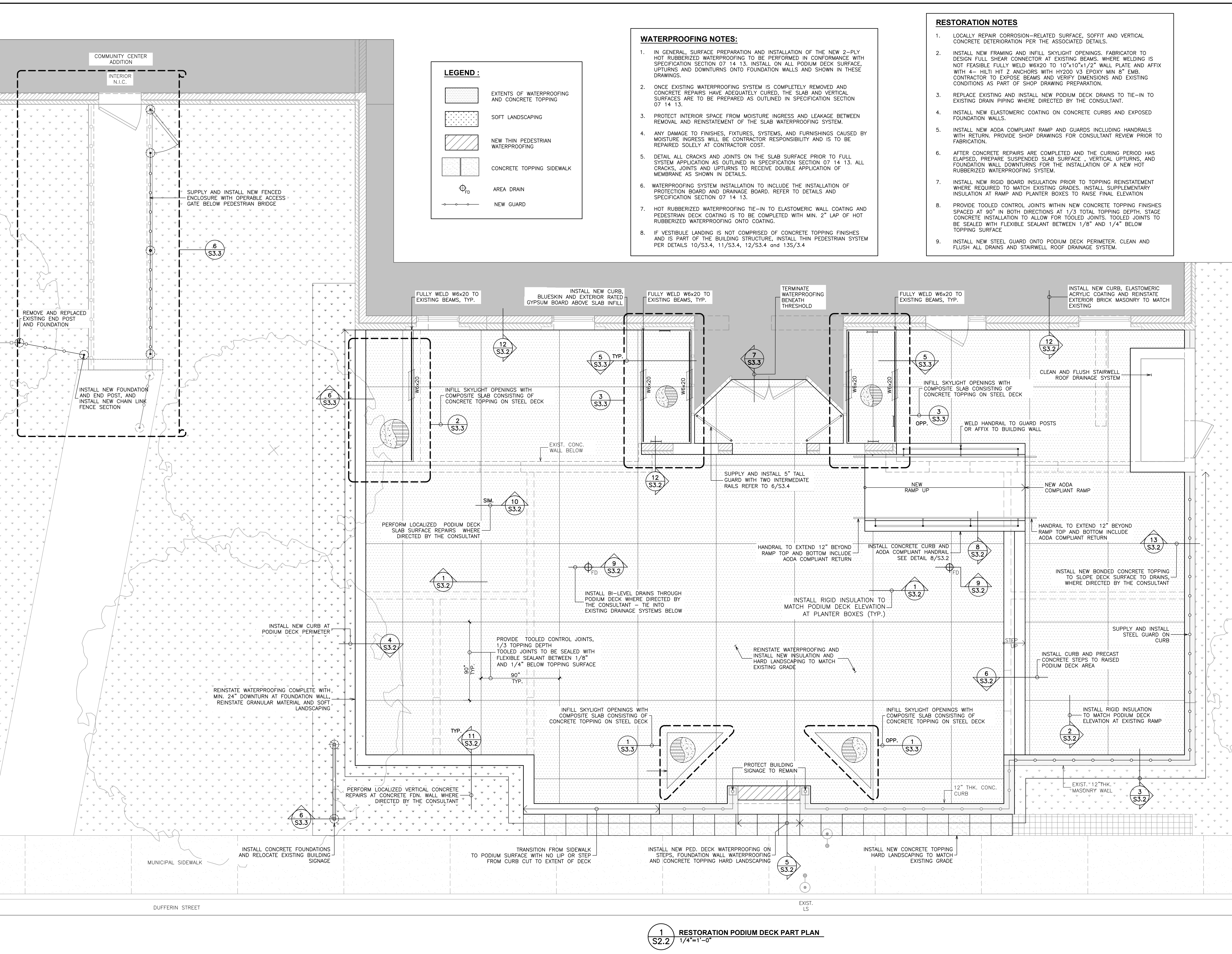


1 **PODIUM DECK DEMOLITION PLAN**
R2.1 1/4"=1'-0"

LEGEND :

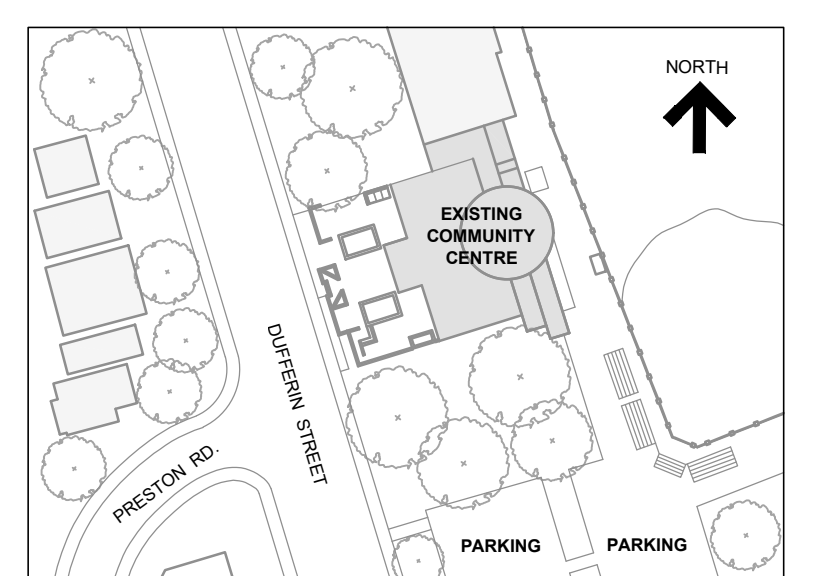
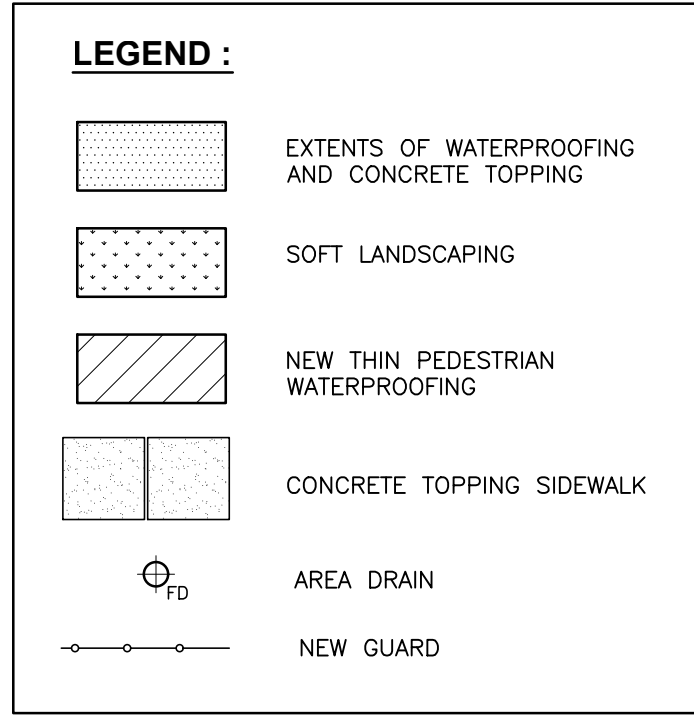
	EXTENTS OF SKYLIGHT, UPSTAND WALLS AND PLANTER BOX REMOVALS
	PROPERTY LINE
	EXTENT OF WATERPROOFING AND SOFT LANDSCAPING REMOVALS
	EXTENT OF WATERPROOFING AND HARD LANDSCAPING REMOVALS
	EXTENTS OF PODIUM DECK SUSPENDED SLAB
	SOFT LANDSCAPING
	EXISTING DRAIN
	EXIST. HANDRAILING

- DEMOLITION NOTES**
- INSTALL AND MAINTAIN HOARDING, DUST PROTECTION AND SIGNAGE AS SHOWN ON THE PHASING DRAWINGS AND IN ACCORDANCE WITH SECTION 01 56 00
 - COORDINATE THE WORK IN ACCORDANCE WITH THE GENERAL SITE RESTRICTIONS AS OUTLINED IN THE SPECIFICATIONS
 - REMOVE AND DISPOSE OF CONCRETE AND MASONRY BLOCK WALLS AND CURBS, HARD LANDSCAPING, WATERPROOFING SYSTEMS, DRAINAGE BOARD ETC. DOWN TO THE LEVEL OF THE PODIUM DECK SLAB SURFACE. PODIUM DECK PERIMETER CURBS TO REMAIN.
 - PROTECT EXISTING MUNICIPAL LIGHT STANDARD AND COMMUNICATION POLE GUY/ ANCHOR WIRES TO REMAIN DURING CONSTRUCTION. COORDINATE PERMITS WITH CITY AS REQUIRED.
 - CONFIRM ENTRANCE VESTIBULE FINISHES ARE CONCRETE TOPPING IN THE PRESENCE OF THE CONSULTANT PRIOR TO PROCEEDING WITH REMOVALS.



- WATERPROOFING NOTES:**
- IN GENERAL, SURFACE PREPARATION AND INSTALLATION OF THE NEW 2-PLY HOT RUBBERIZED WATERPROOFING TO BE PERFORMED IN CONFORMANCE WITH SPECIFICATION SECTION 07 14 13. INSTALL ON ALL PODIUM DECK SURFACE UPTURNS AND DOWNTURNS ONTO FOUNDATION WALLS AND SHOWN IN THESE DRAWINGS.
 - ONCE EXISTING WATERPROOFING SYSTEM IS COMPLETELY REMOVED AND CONCRETE REPAIRS HAVE ADEQUATELY CURED, THE SLAB AND VERTICAL SURFACES ARE TO BE PREPARED AS OUTLINED IN SPECIFICATION SECTION 07 14 13.
 - PROTECT INTERIOR SPACE FROM MOISTURE INGRESS AND LEAKAGE BETWEEN REMOVAL AND REINSTATEMENT OF THE SLAB WATERPROOFING SYSTEM.
 - ANY DAMAGE TO FINISHES, FIXTURES, SYSTEMS, AND FURNISHINGS CAUSED BY MOISTURE INGRESS WILL BE CONTRACTOR RESPONSIBILITY AND IS TO BE REPAIRED SOLELY AT CONTRACTOR COST.
 - DETAIL ALL CRACKS AND JOINTS ON THE SLAB SURFACE PRIOR TO FULL SYSTEM APPLICATION AS OUTLINED IN SPECIFICATION SECTION 07 14 13. ALL CRACKS, JOINTS AND UPTURNS TO RECEIVE DOUBLE APPLICATION OF MEMBRANE AS SHOWN IN DETAILS.
 - WATERPROOFING SYSTEM INSTALLATION TO INCLUDE THE INSTALLATION OF PROTECTION BOARD AND DRAINAGE BOARD. REFER TO DETAILS AND SPECIFICATION SECTION 07 14 13.
 - HOT RUBBERIZED WATERPROOFING TIE-IN TO ELASTOMERIC WALL COATING AND PEDESTRIAN DECK COATING IS TO BE COMPLETED WITH MIN. 2" LAP OF HOT RUBBERIZED WATERPROOFING ONTO COATING.
 - IF VESTIBULE LANDING IS NOT COMPRISED OF CONCRETE TOPPING FINISHES AND IS PART OF THE BUILDING STRUCTURE, INSTALL THIN PEDESTRIAN SYSTEM PER DETAILS 10/S3.4, 11/S3.4, 12/S3.4 and 13S/3.4

- RESTORATION NOTES**
- LOCALLY REPAIR CORROSION-RELATED SURFACE, SOFFIT AND VERTICAL CONCRETE DETERIORATION PER THE ASSOCIATED DETAILS.
 - INSTALL NEW FRAMING AND INFILL SKYLIGHT OPENINGS. FABRICATOR TO DESIGN FULL SHEAR CONNECTOR AT EXISTING BEAMS. WHERE WELDING IS NOT FEASIBLE FULLY WELD W6x20 TO 10"x10"x1/2" WALL PLATE AND AFFIX WITH 4- HILTI HIT Z ANCHORS WITH HY200 V3 EPOXY MIN 8" EMB. CONTRACTOR TO EXPOSE BEAMS AND VERIFY DIMENSIONS AND EXISTING CONDITIONS AS PART OF SHOP DRAWING PREPARATION.
 - REPLACE EXISTING AND INSTALL NEW PODIUM DECK DRAINS TO TIE-IN TO EXISTING DRAIN PIPING WHERE DIRECTED BY THE CONSULTANT.
 - INSTALL NEW ELASTOMERIC COATING ON CONCRETE CURBS AND EXPOSED FOUNDATION WALLS.
 - INSTALL NEW AODA COMPLIANT RAMP AND GUARDS INCLUDING HANDRAILS WITH RETURN. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO FABRICATION.
 - AFTER CONCRETE REPAIRS ARE COMPLETED AND THE CURING PERIOD HAS ELAPSED, PREPARE SUSPENDED SLAB SURFACE, VERTICAL UPTURNS, AND FOUNDATION WALL DOWNTURNS FOR THE INSTALLATION OF A NEW HOT RUBBERIZED WATERPROOFING SYSTEM.
 - INSTALL NEW RIGID BOARD INSULATION PRIOR TO TOPPING REINSTATEMENT WHERE REQUIRED TO MATCH EXISTING GRADES. INSTALL SUPPLEMENTARY INSULATION AT RAMP AND PLANTER BOXES TO RAISE FINAL ELEVATION.
 - PROVIDE TOOLED CONTROL JOINTS WITHIN NEW CONCRETE TOPPING FINISHES SPACED AT 90" IN BOTH DIRECTIONS AT 1/3 TOTAL TOPPING DEPTH. STAGE CONCRETE INSTALLATION TO ALLOW FOR TOOLED JOINTS. TOOLED JOINTS TO BE SEALED WITH FLEXIBLE SEALANT BETWEEN 1/8" AND 1/4" BELOW TOPPING SURFACE.
 - INSTALL NEW STEEL GUARD ONTO PODIUM DECK PERIMETER. CLEAN AND FLUSH ALL DRAINS AND STAIRWELL ROOF DRAINAGE SYSTEM.

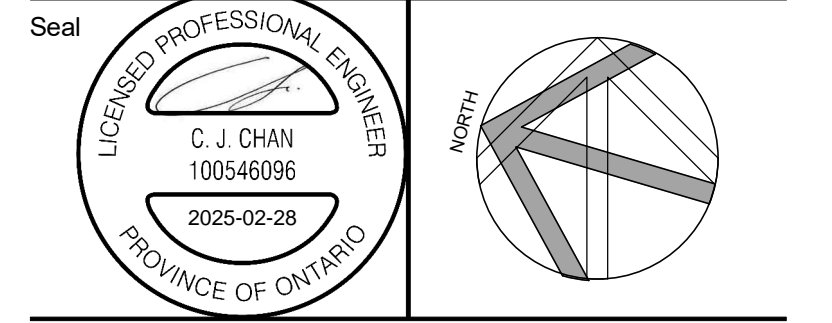


KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR PERMIT	Feb. 28, 25	C.J.C.
2.	ISSUED FOR TENDER	Feb. 28, 25	C.J.C.
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Project Name
**2213 Dufferin Street,
Toronto, Ontario**

**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

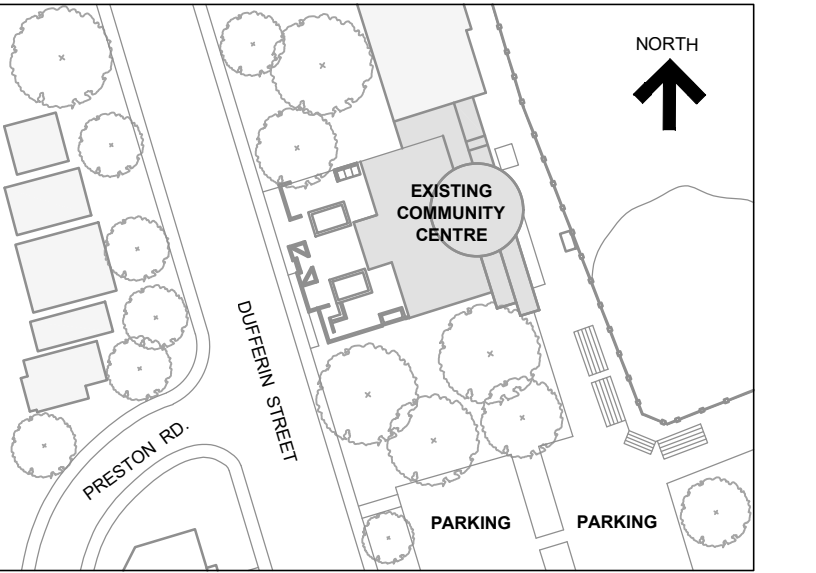
Sheet Title

**PODIUM DECK
RESTORATION PLAN**

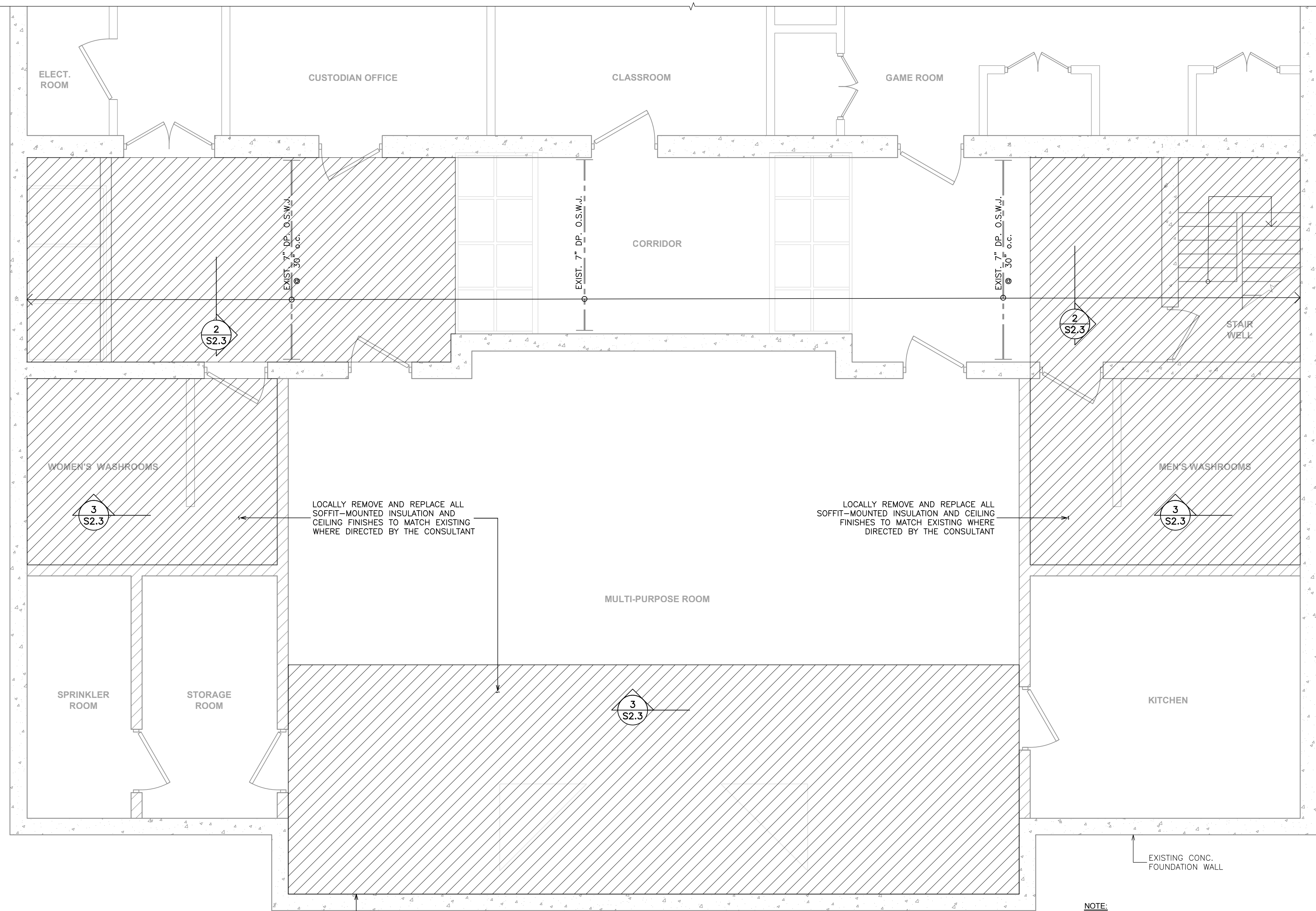
Drawn By **S.S.** Scale **1/4"=1'-0"**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

Sheet Number **S2.2** Revision

1 RESTORATION PODIUM DECK PART PLAN
1/4"=1'-0"



KEY PLAN

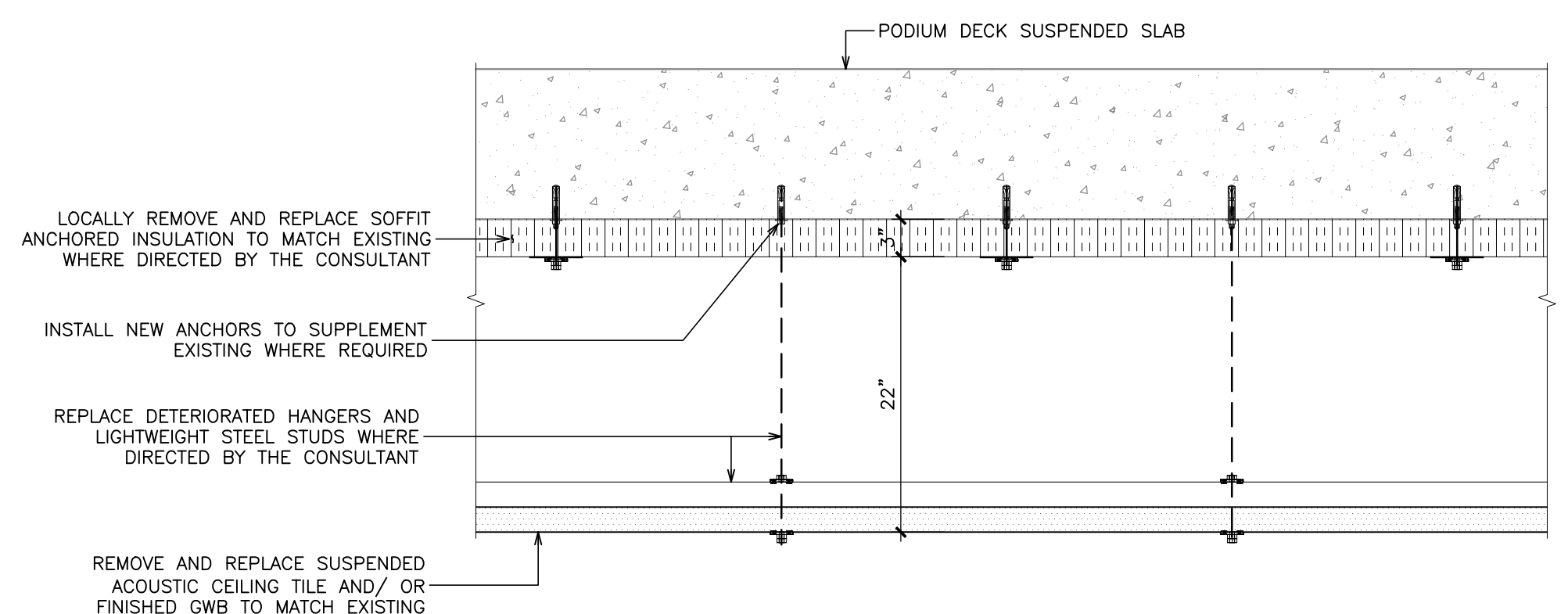


LEGEND :

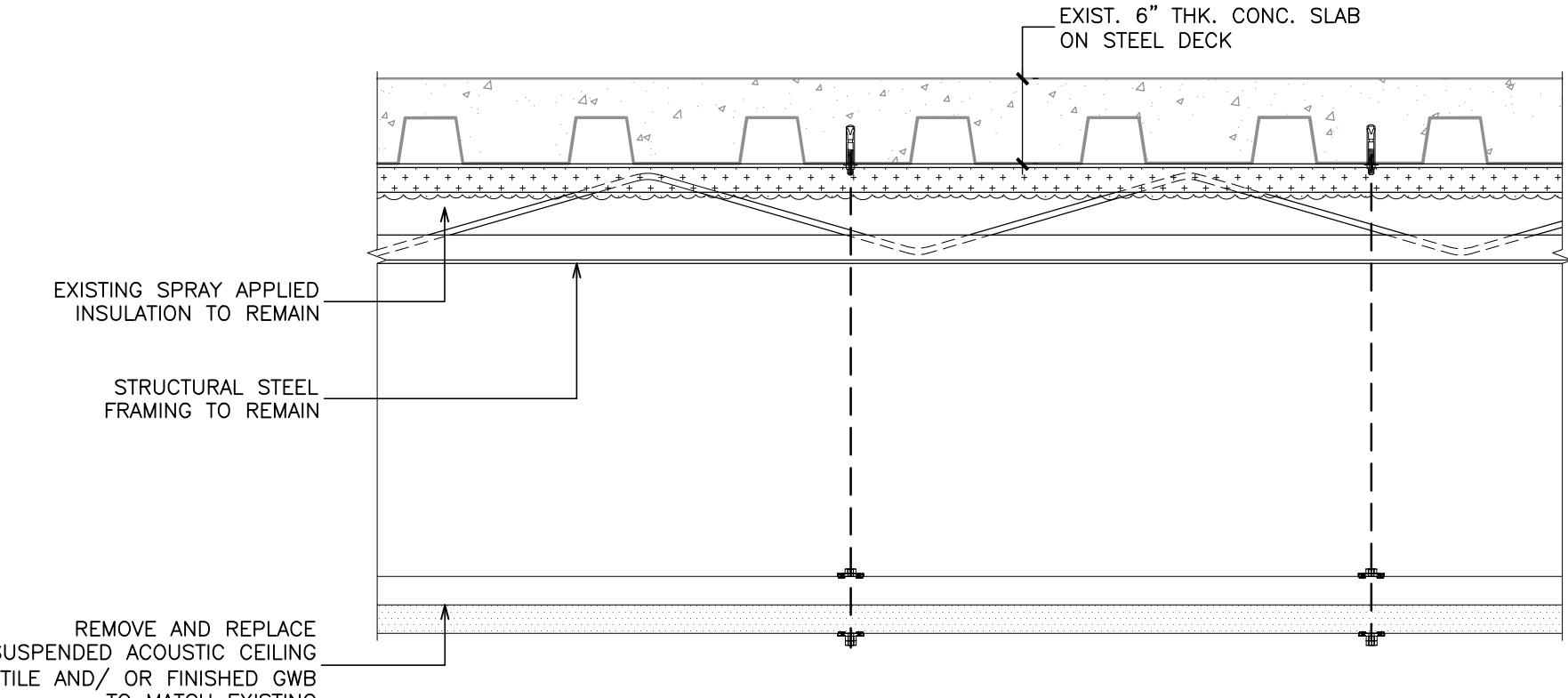
EXTENTS OF LOCALIZED INSULATION AND CEILING FINISHES REPLACEMENT

1. WORK TO INCLUDE ALL TAPING, SURFACE PREPARATION, PRIMING AND PAINTING OF ALL GYPSUM BOARD FINISHES TO MATCH EXISTING

1
S2.3
BASEMENT CEILING PART PLAN
1/4"=1'-0"



3
S2.3
BATHROOM AND MULTIPURPOSE CEILING FINISHES REPLACEMENT
1"=1'-0"



2
S2.3
CORRIDOR CEILING FINISHES REPLACEMENT
1"=1'-0"

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Seal

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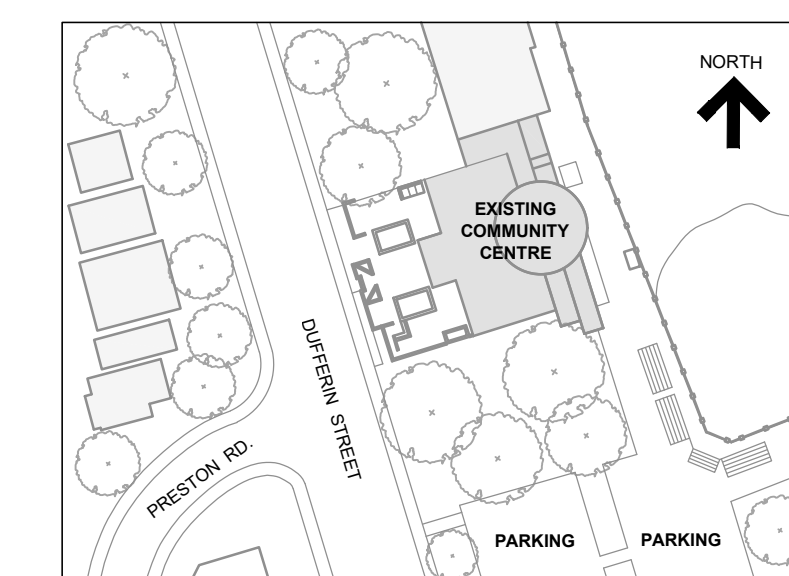
**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

Sheet Title

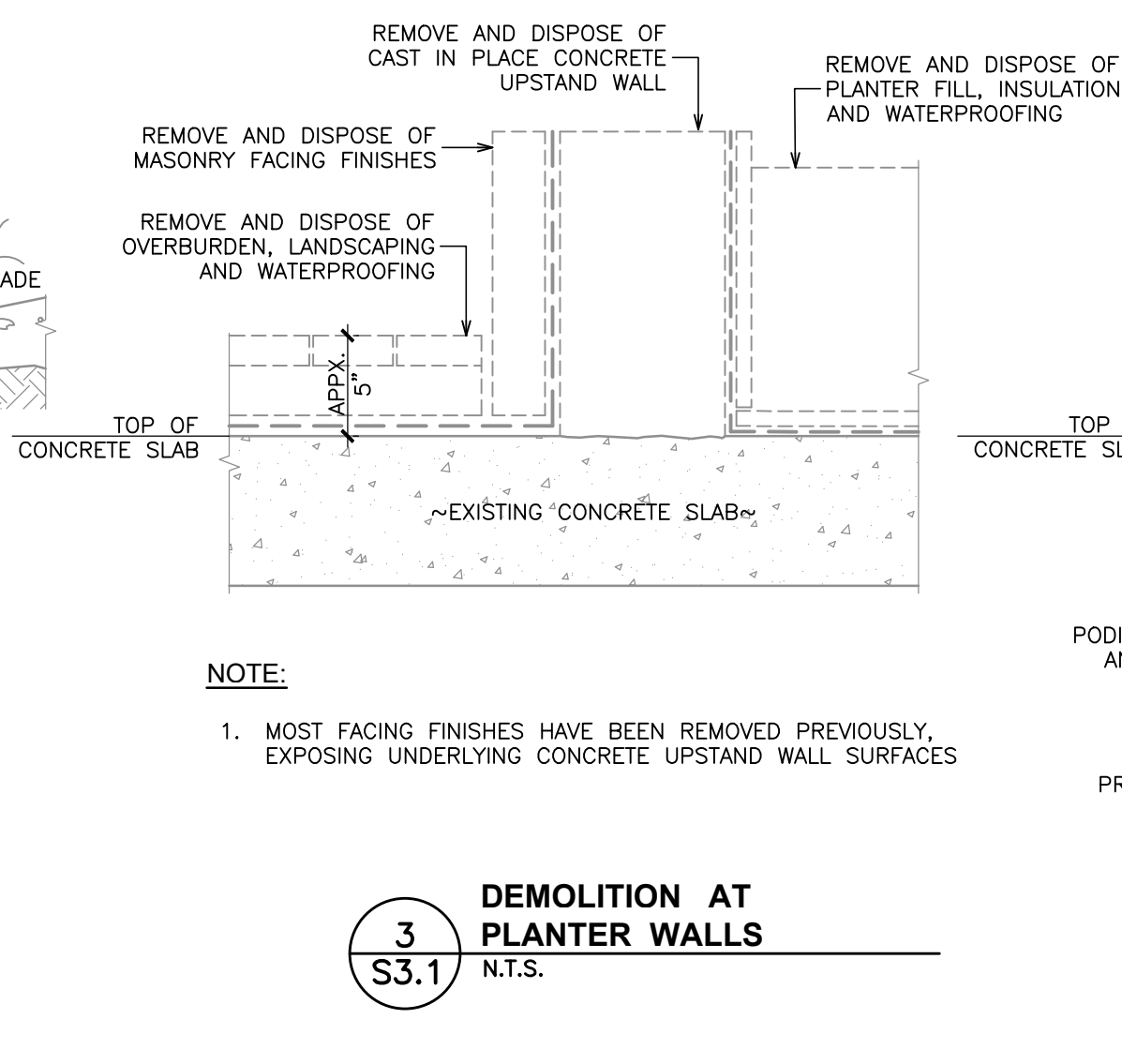
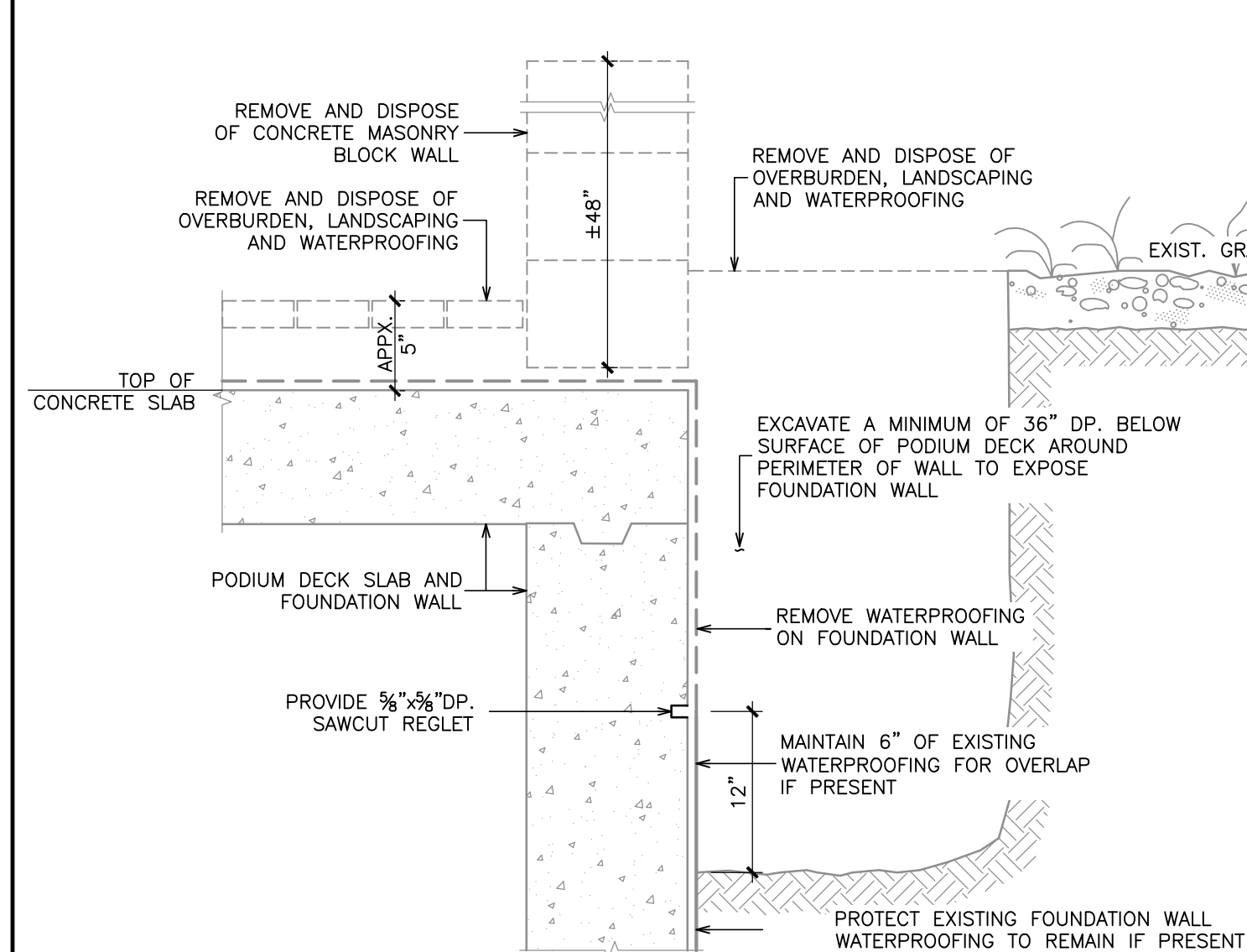
**BASEMENT REFLECTED
CEILING DEMOLITION AND
RESTORATION PLAN**

Drawn By **S.S.** Scale **AS SHOWN**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

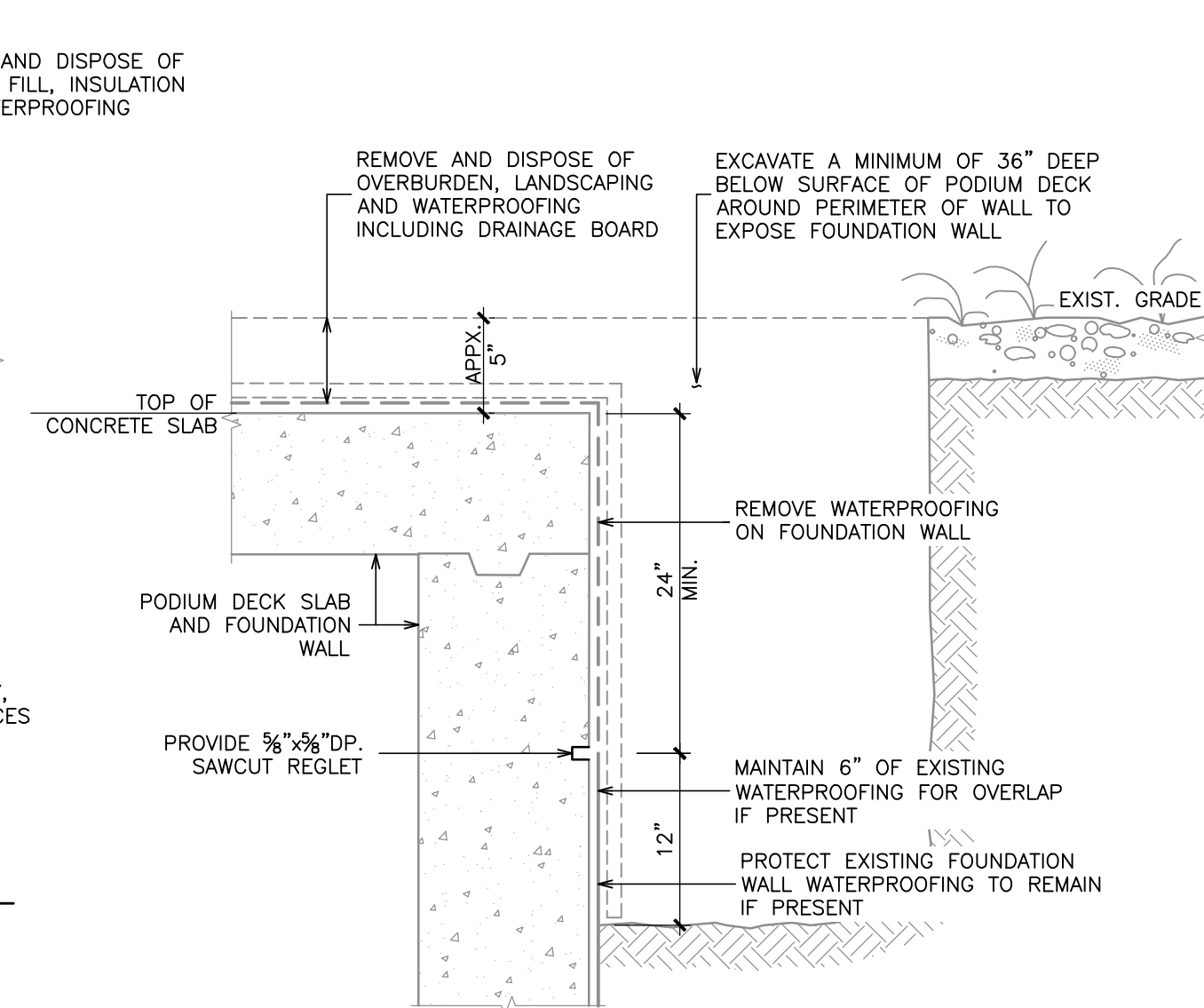
Sheet Number **S2.3** Revision



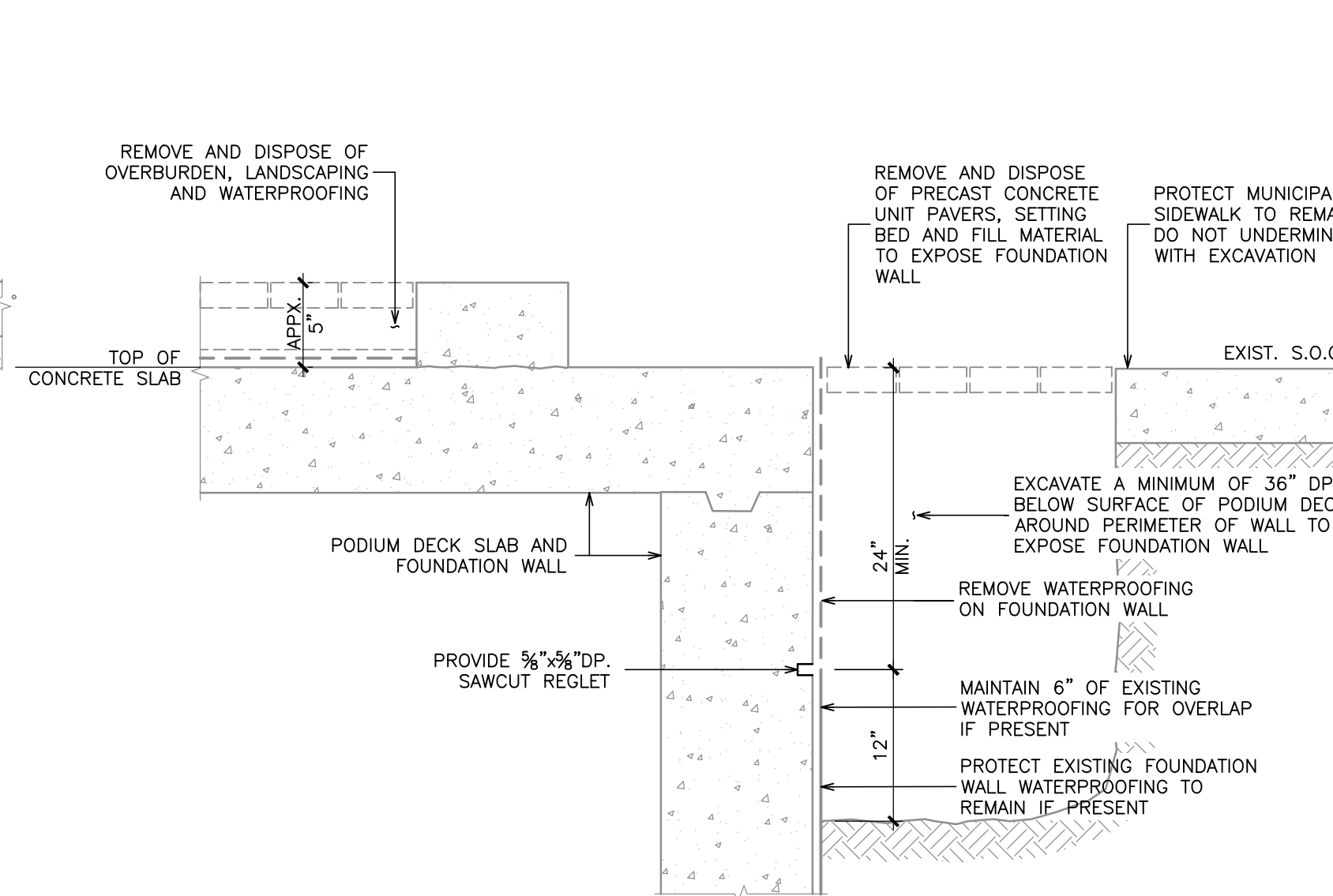
KEY PLAN



3
S3.1
DEMOLITION AT
PLANTER WALLS
N.T.S.

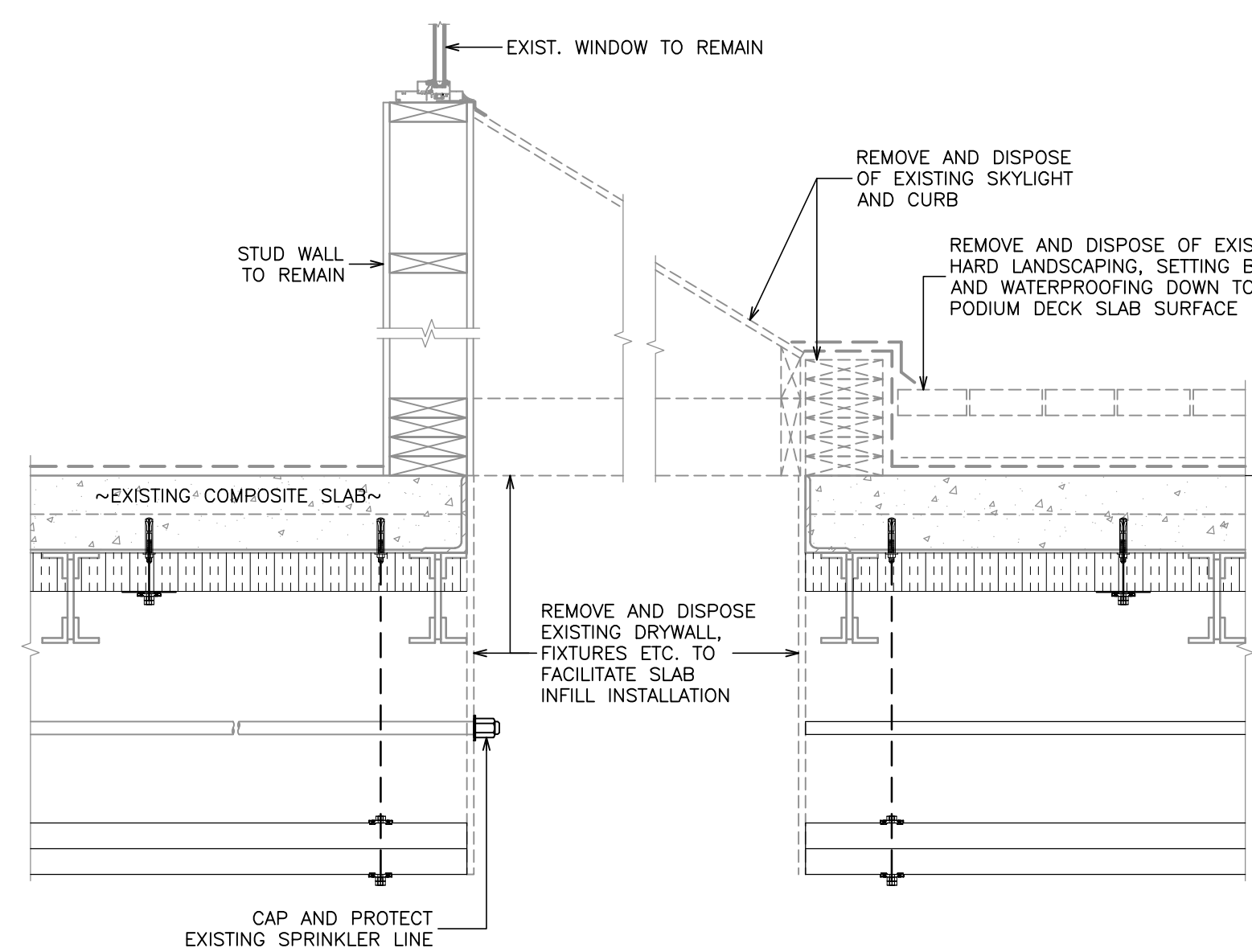


2
S3.1
DEMOLITION AT FOUNDATION WALL
(SOFT LANDSCAPED AREAS)
N.T.S.

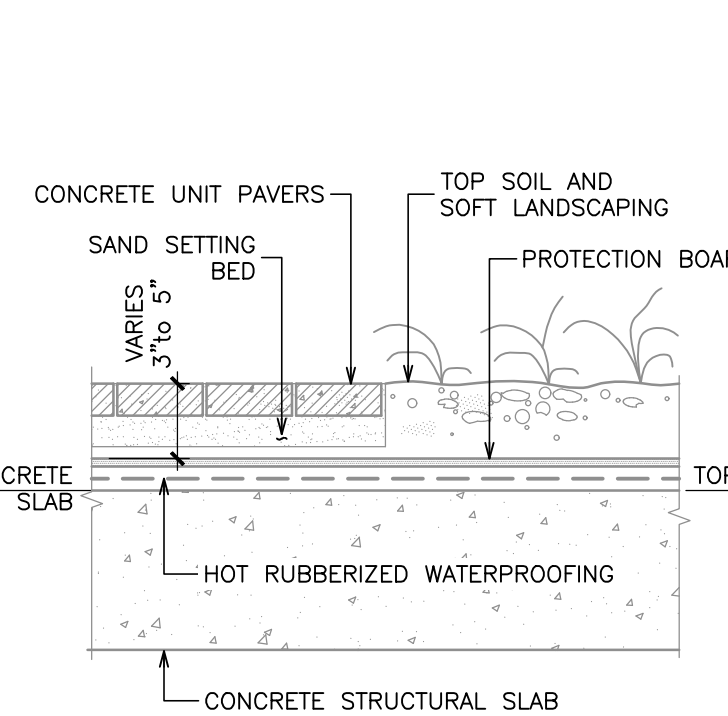


1
S3.1
DEMOLITION AT FOUNDATION WALL
PRECAST UNIT PAVER AREAS
N.T.S.

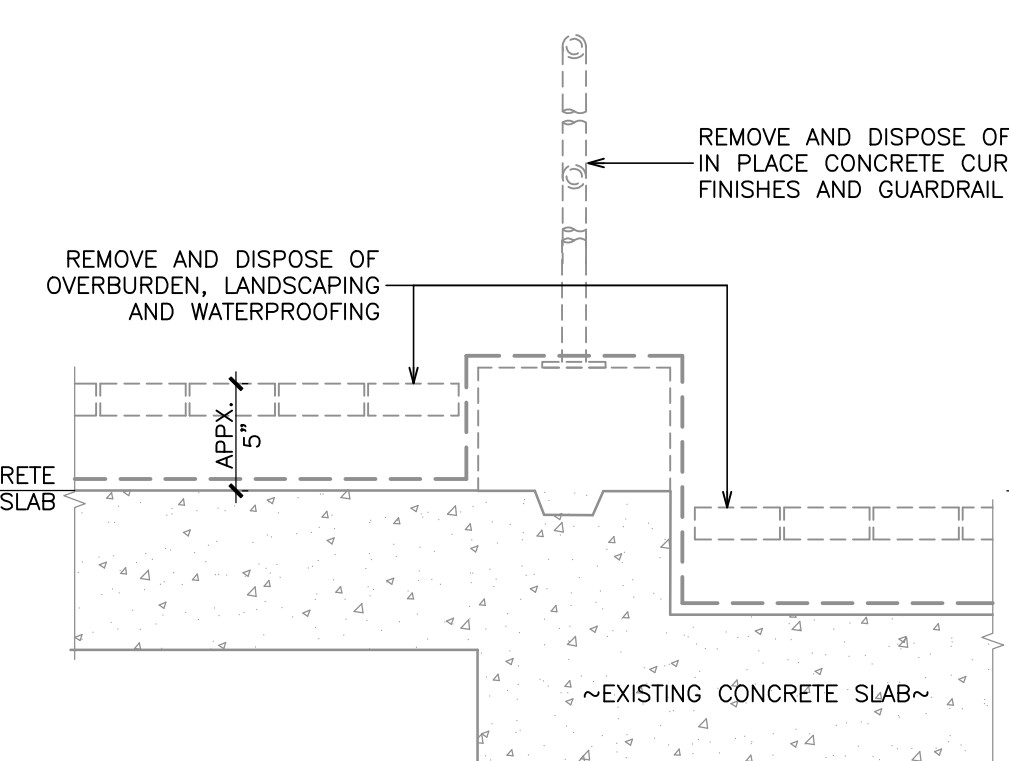
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S3.1
DEMOLITION AT FOUNDATION WALL
(SOFT LANDSCAPED AREAS)
N.T.S.



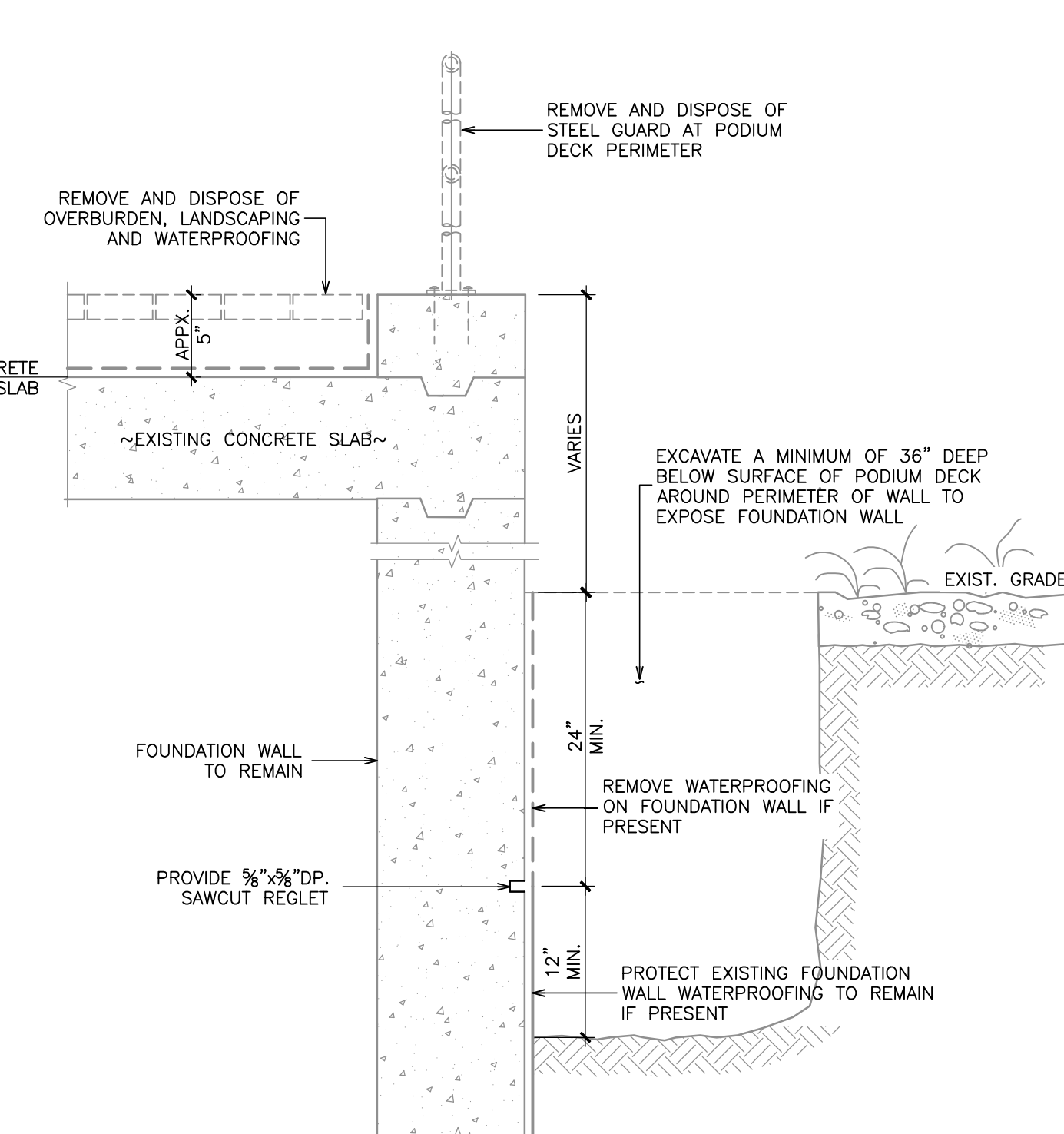
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S3.1
SKYLIGHT DEMO DETAIL
N.T.S.



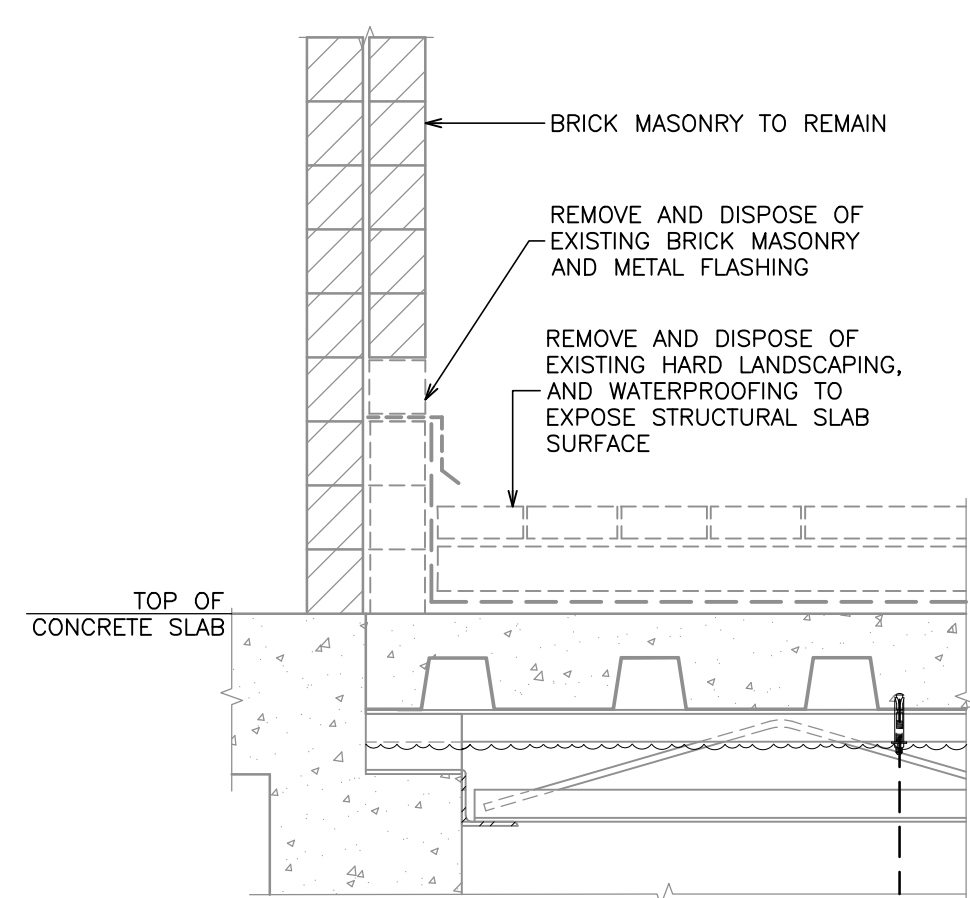
7
S3.1
EXISTING PODIUM DECK
OVERBURDEN DETAIL
N.T.S.



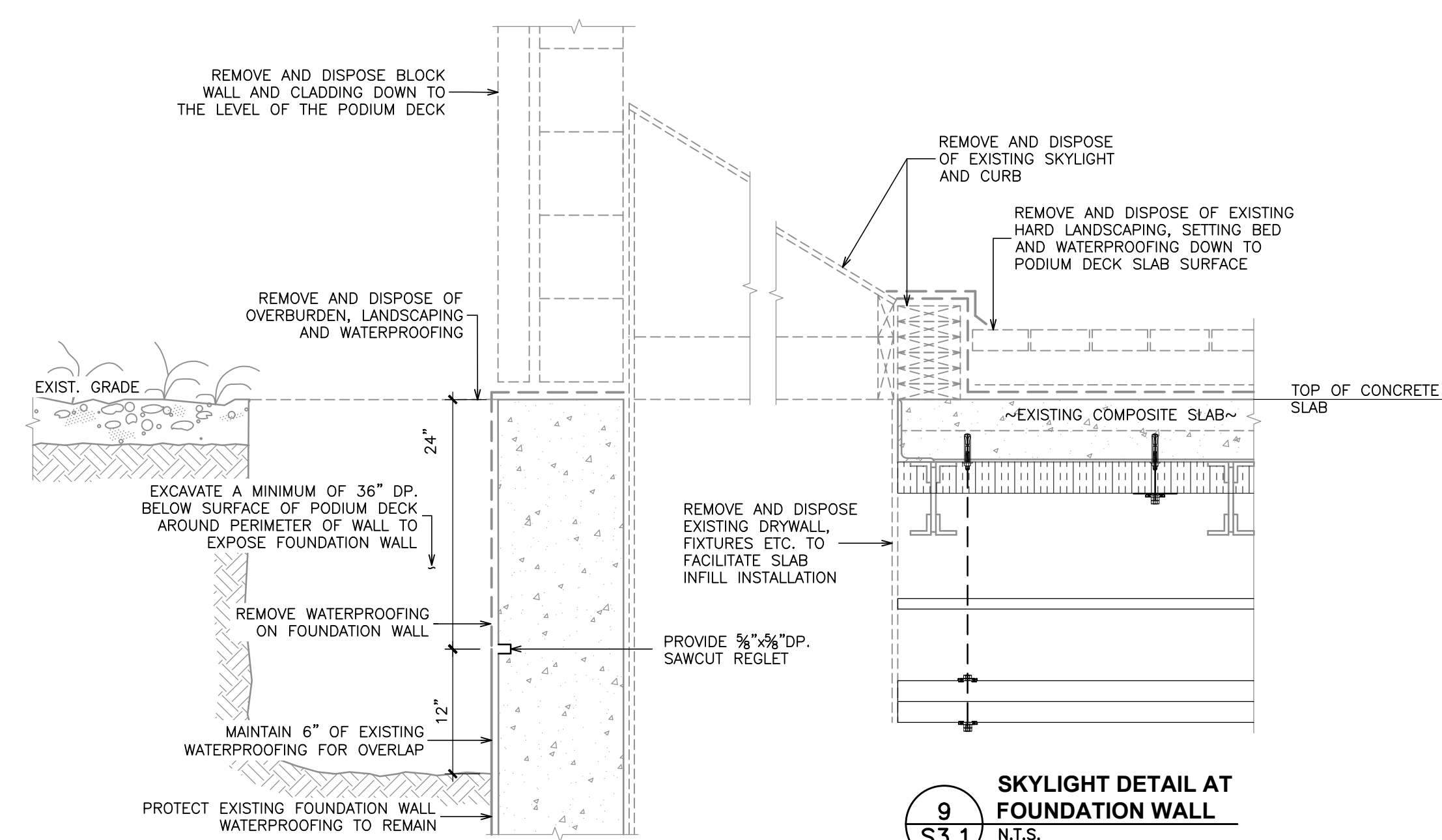
6
S3.1
DEMOLITION DETAIL
AT EXISTING RAMP
N.T.S.



5
S3.1
DEMOLITION AT FOUNDATION
WALL WITH CURB
N.T.S.



10
S3.1
DEMOLITION DETAIL AT
BUILDING EXTERIOR WALL
N.T.S.



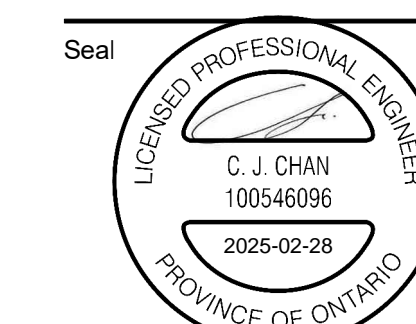
9
S3.1
SKYLIGHT DETAIL AT
FOUNDATION WALL
N.T.S.

NOTE:
1. SOFT LANDSCAPING REMOVALS SHOWN, HARD LANDSCAPING REMOVAL SIM. 1/S3.2

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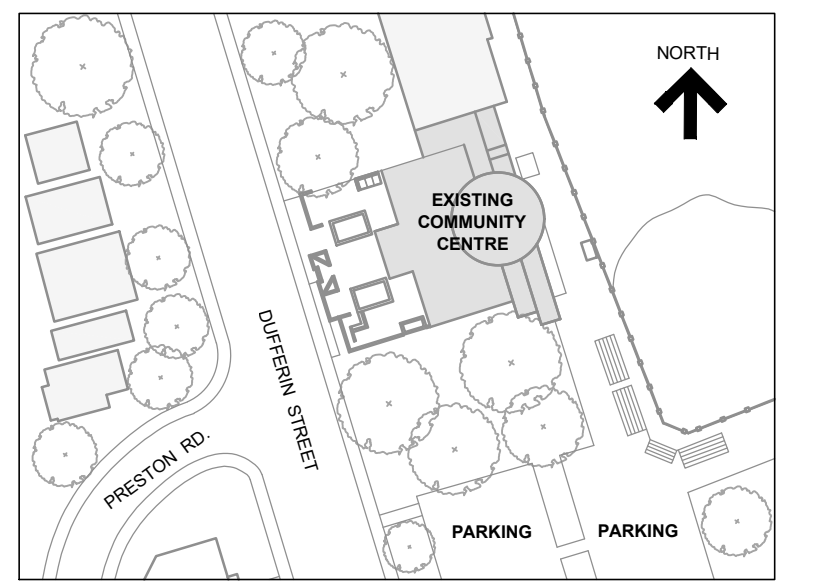
**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

Sheet Title

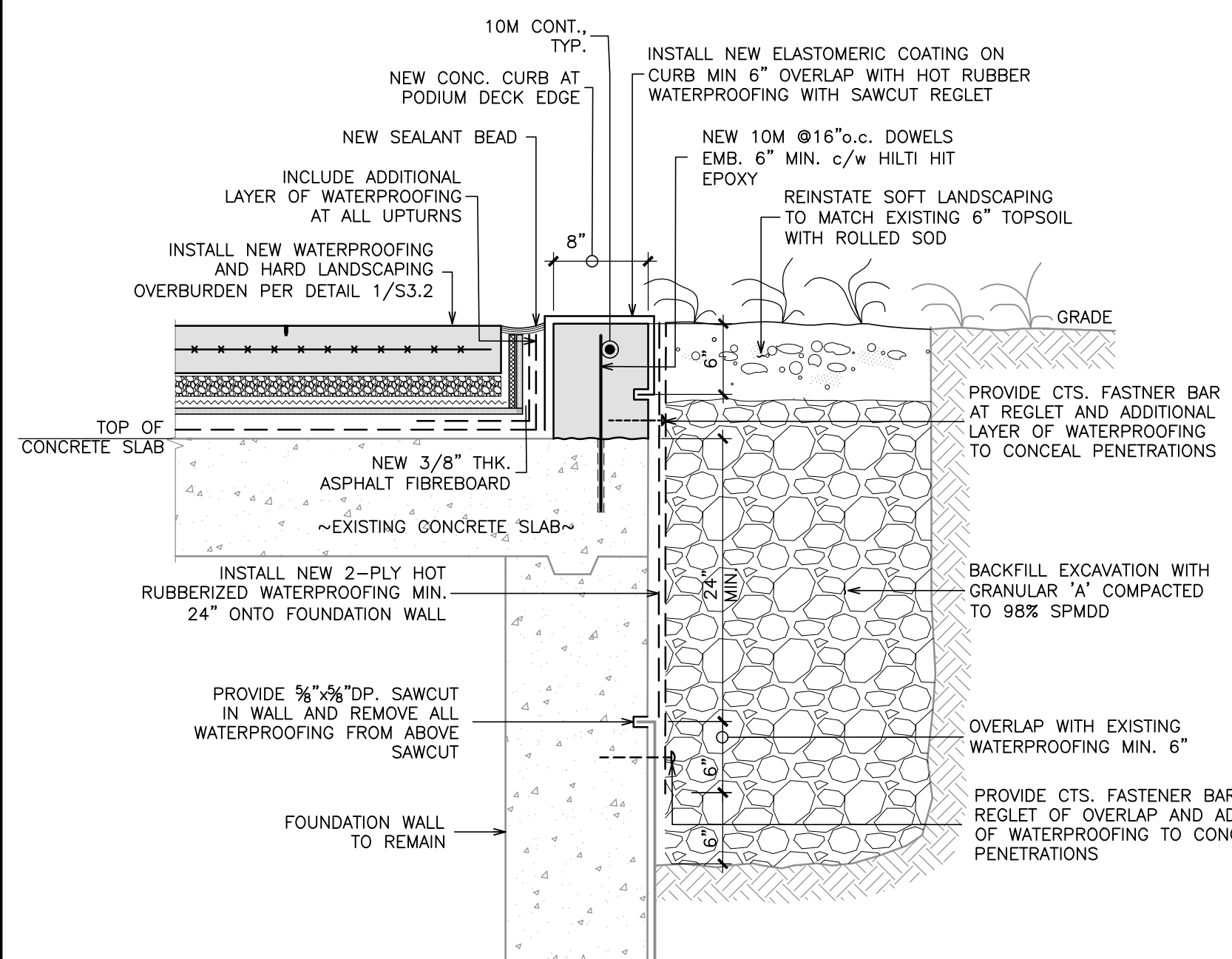
SECTIONS AND DETAILS

Drawn By **S.S.** Scale **N.T.S.**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

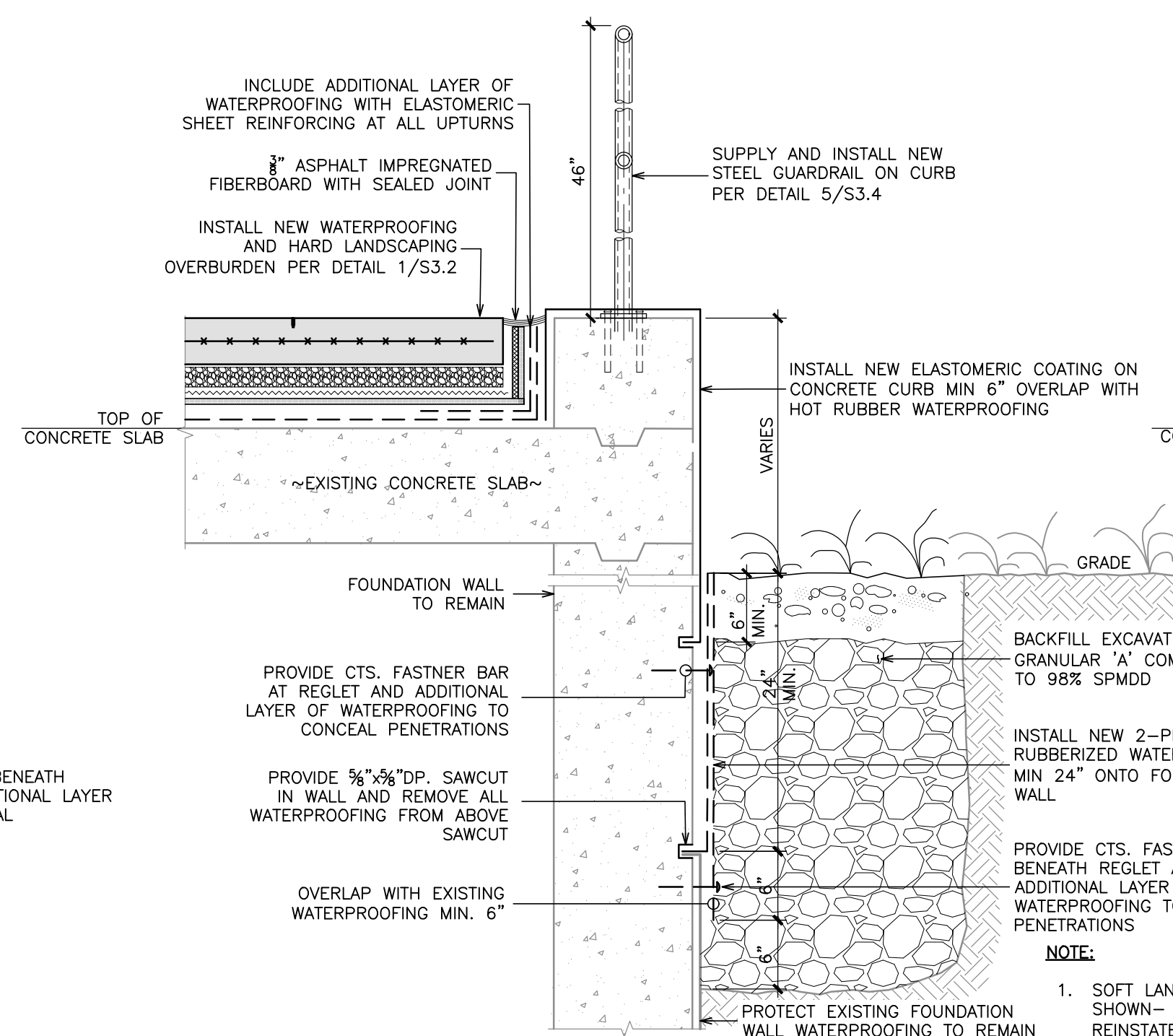
Sheet Number **S3.1** Revision



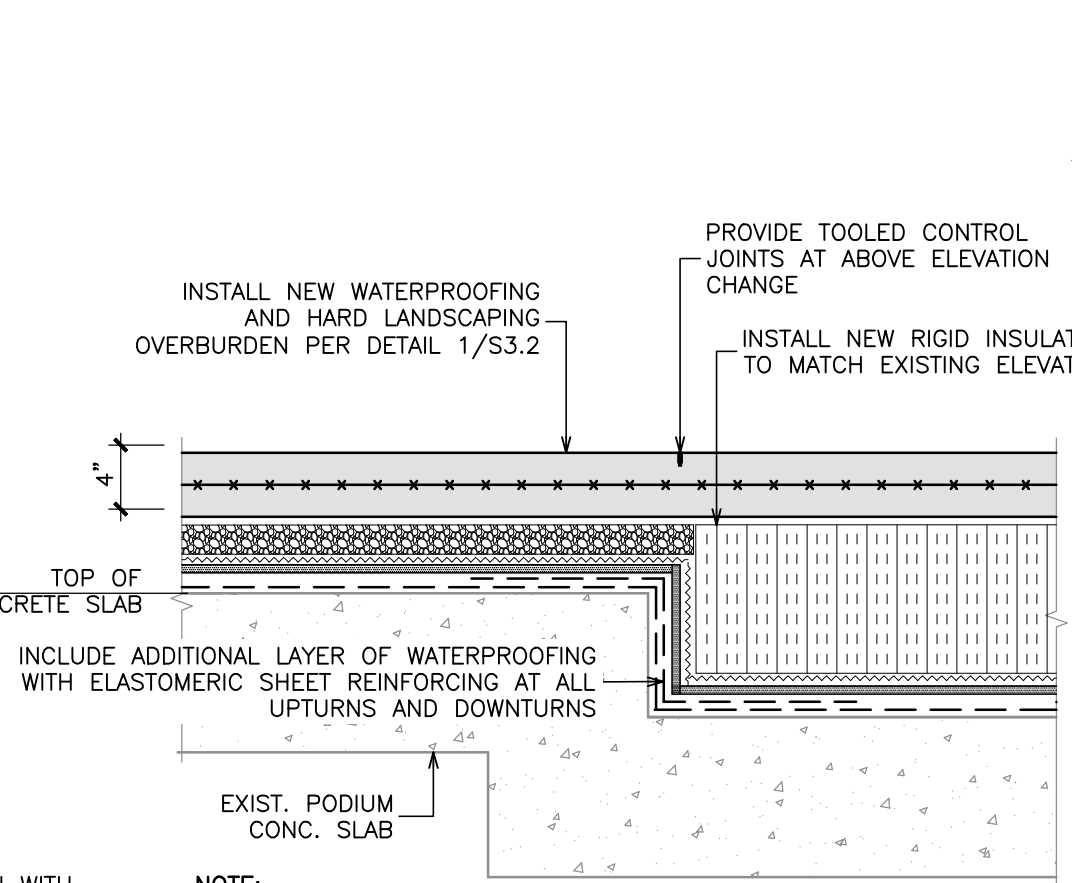
KEY PLAN



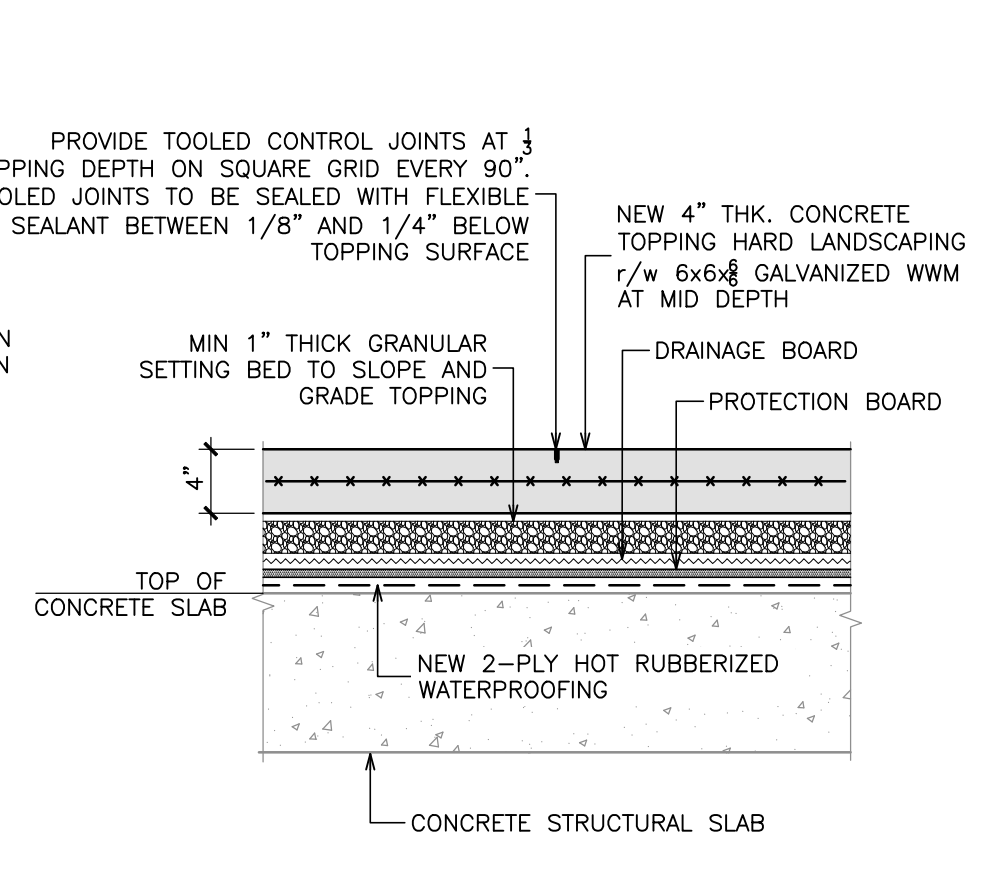
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S3.2
RESTORATION AT FOUNDATION WALL
(SOFT LANDSCAPED AREAS)
N.T.S.



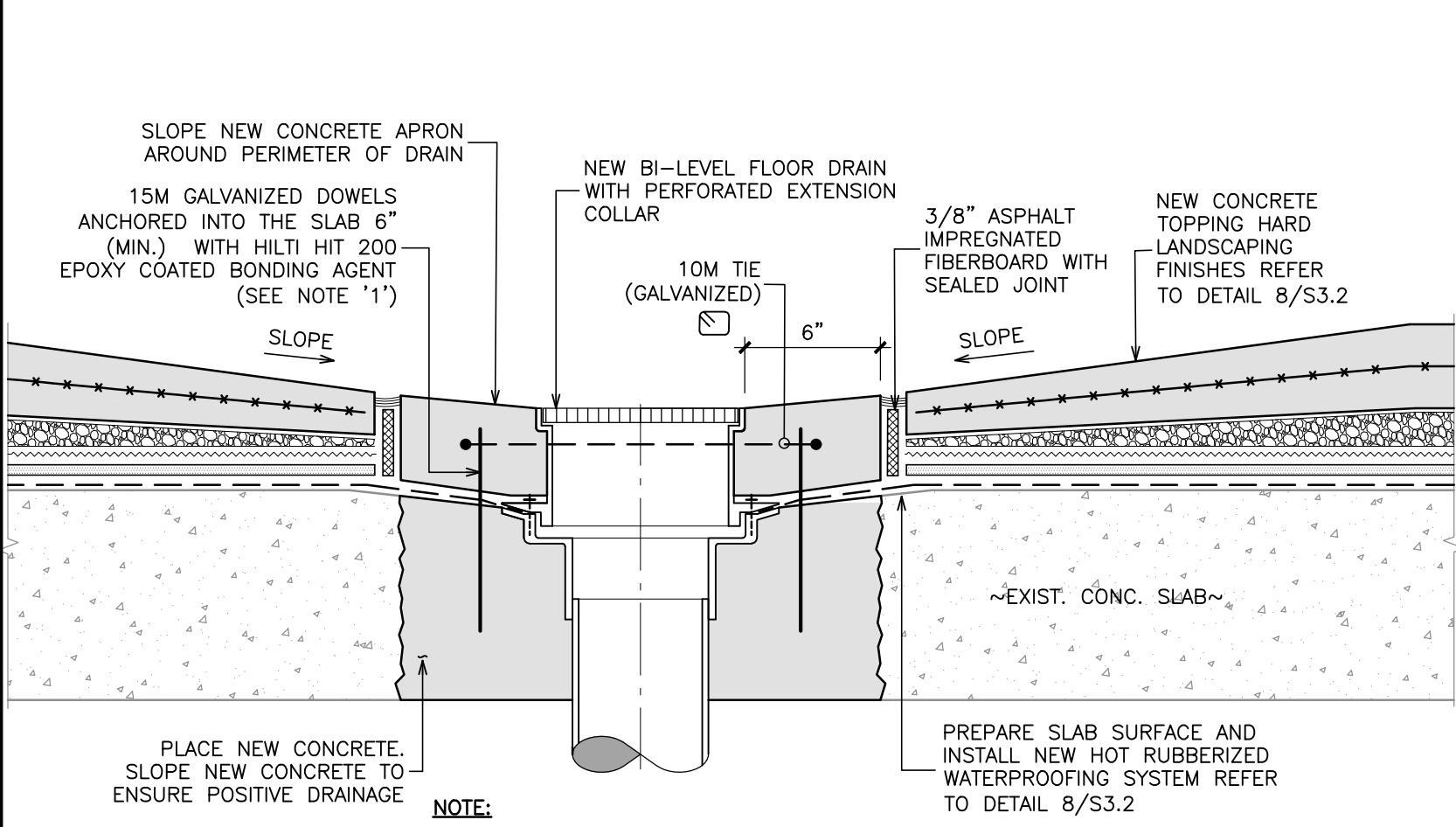
3
S3.2
RESTORATION AT FOUNDATION
WALL WITH CURB
N.T.S.



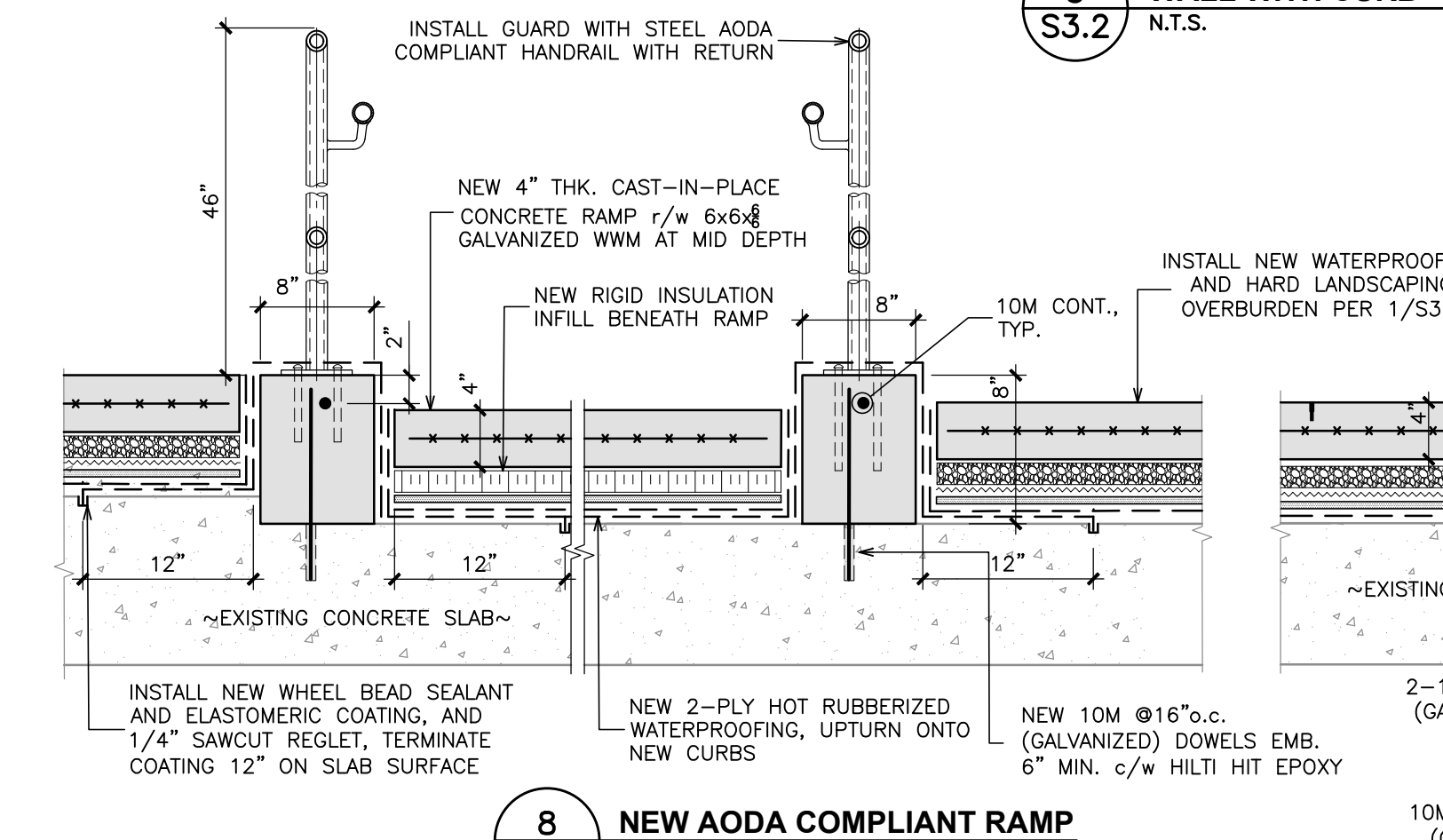
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S3.2
RESTORATION AT EXISTING RAMP
N.T.S.



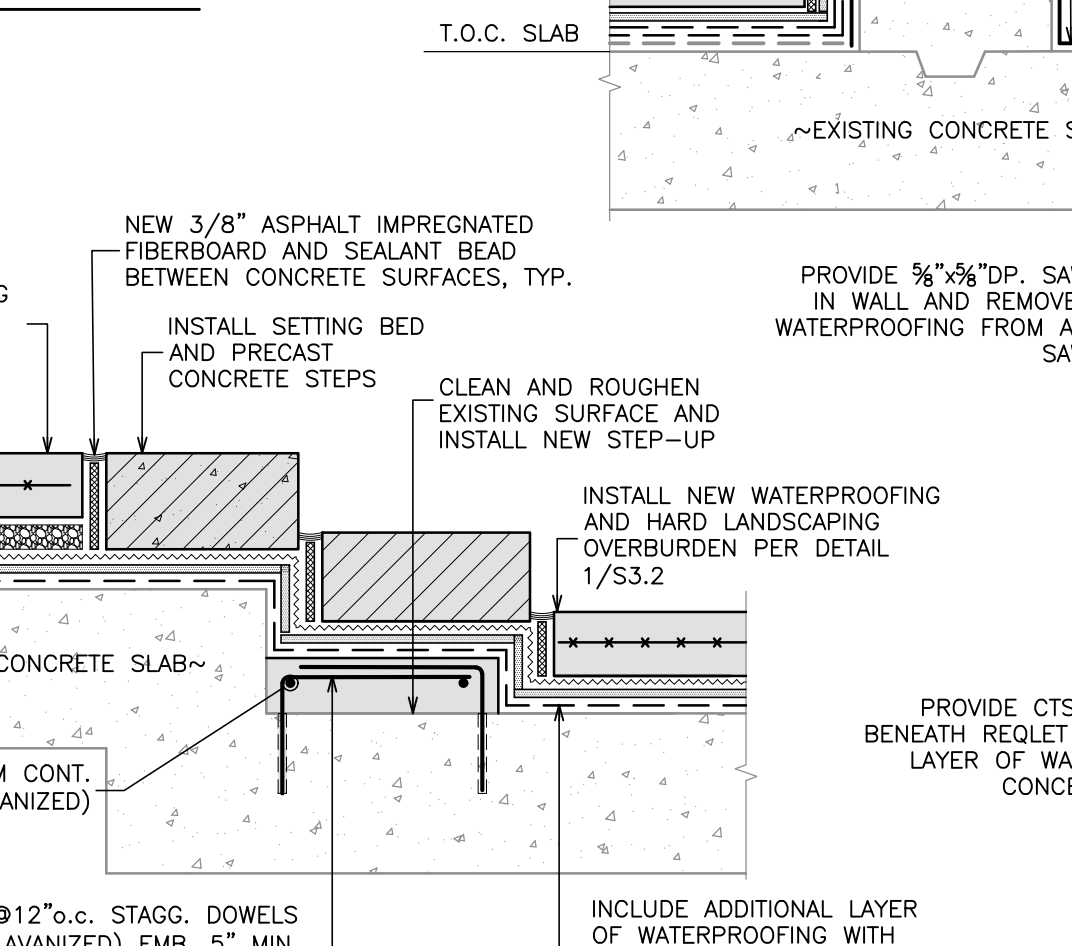
1
S3.2
PODIUM DECK WATERPROOFING AND
HARD LANDSCAPING RESTORATION
N.T.S.



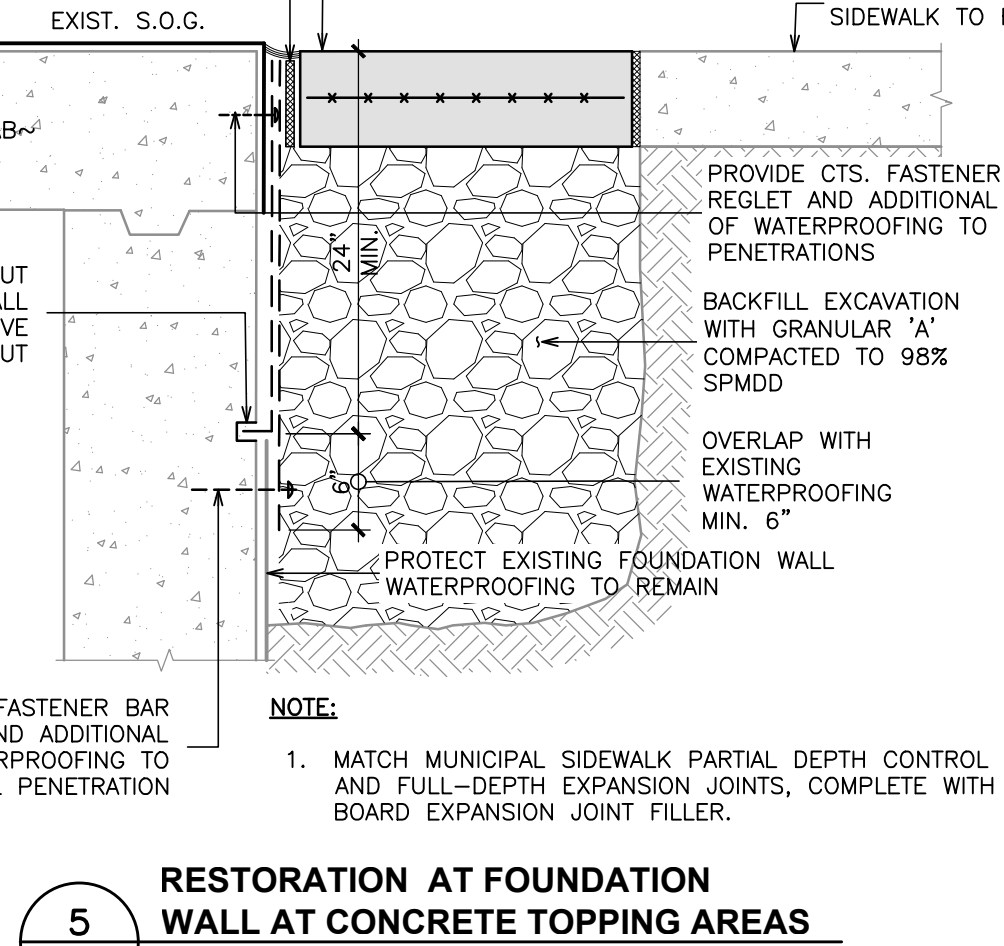
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S3.2
PODIUM DECK DRAIN REPLACEMENT
N.T.S.



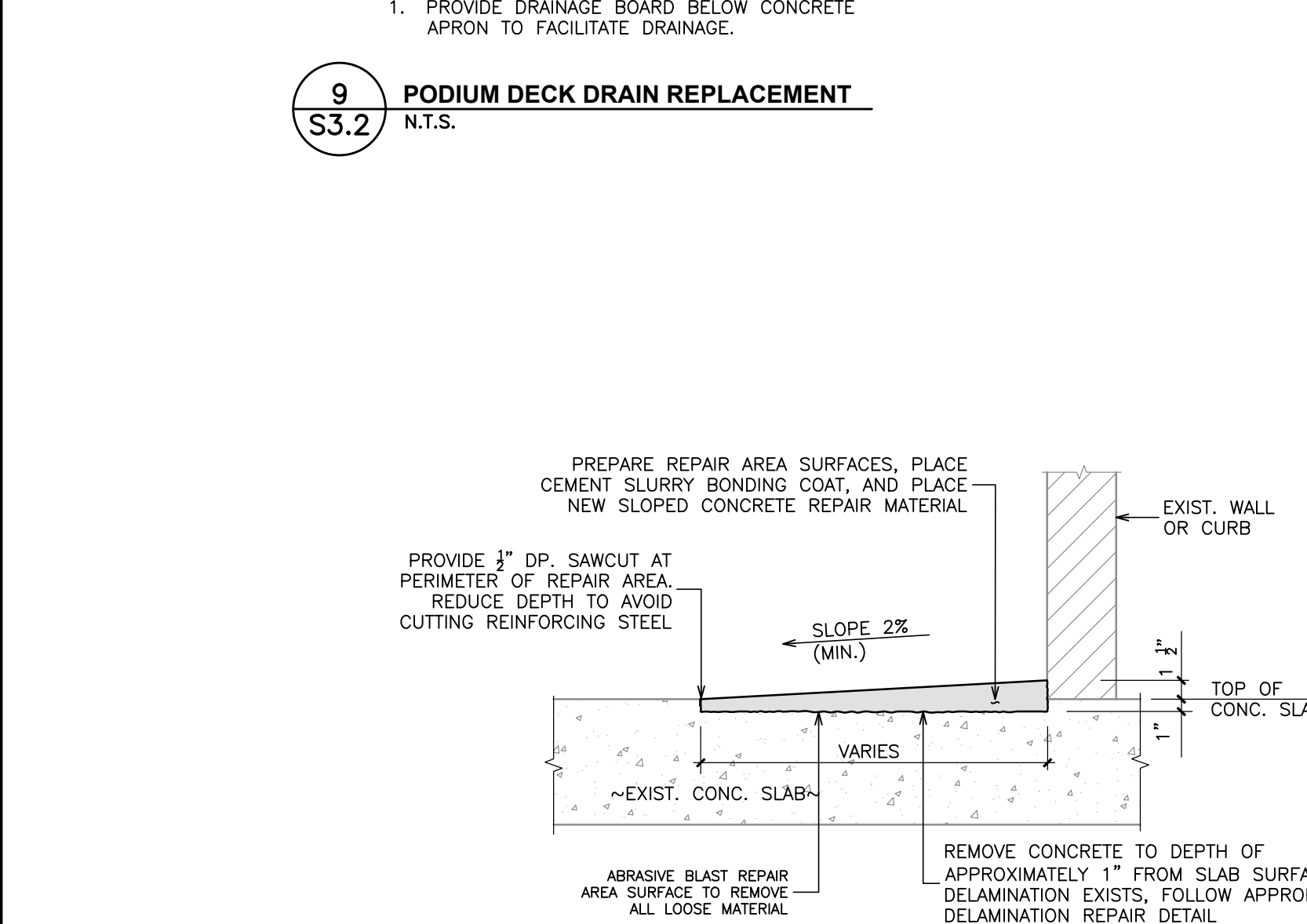
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S3.2
NEW AODA COMPLIANT RAMP
N.T.S.



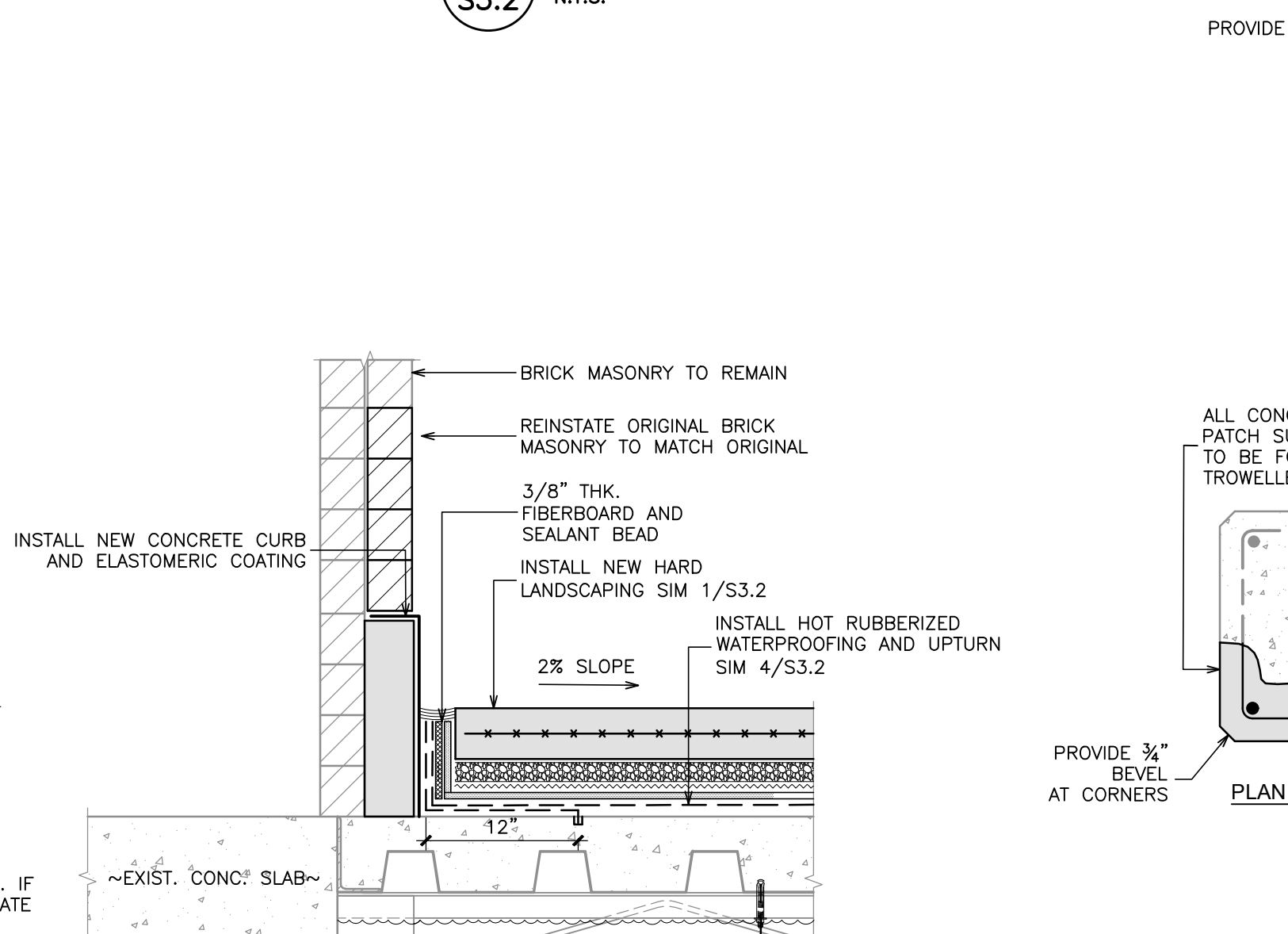
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S3.2
NEW STEP UP TO RAISED
PODIUM DECK DETAIL
N.T.S.



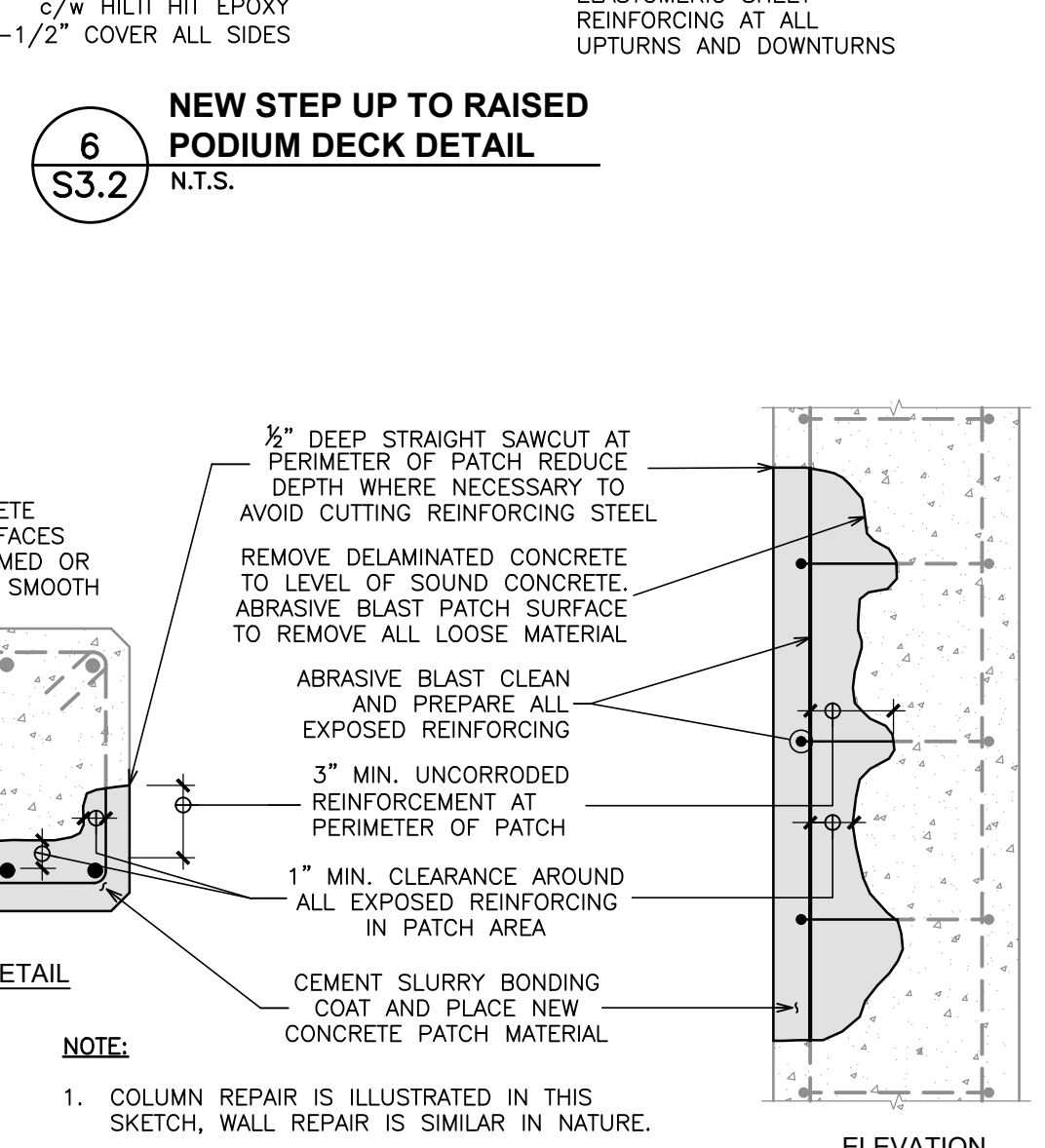
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S3.2
RESTORATION AT FOUNDATION
WALL AT CONCRETE TOPPING AREAS
N.T.S.



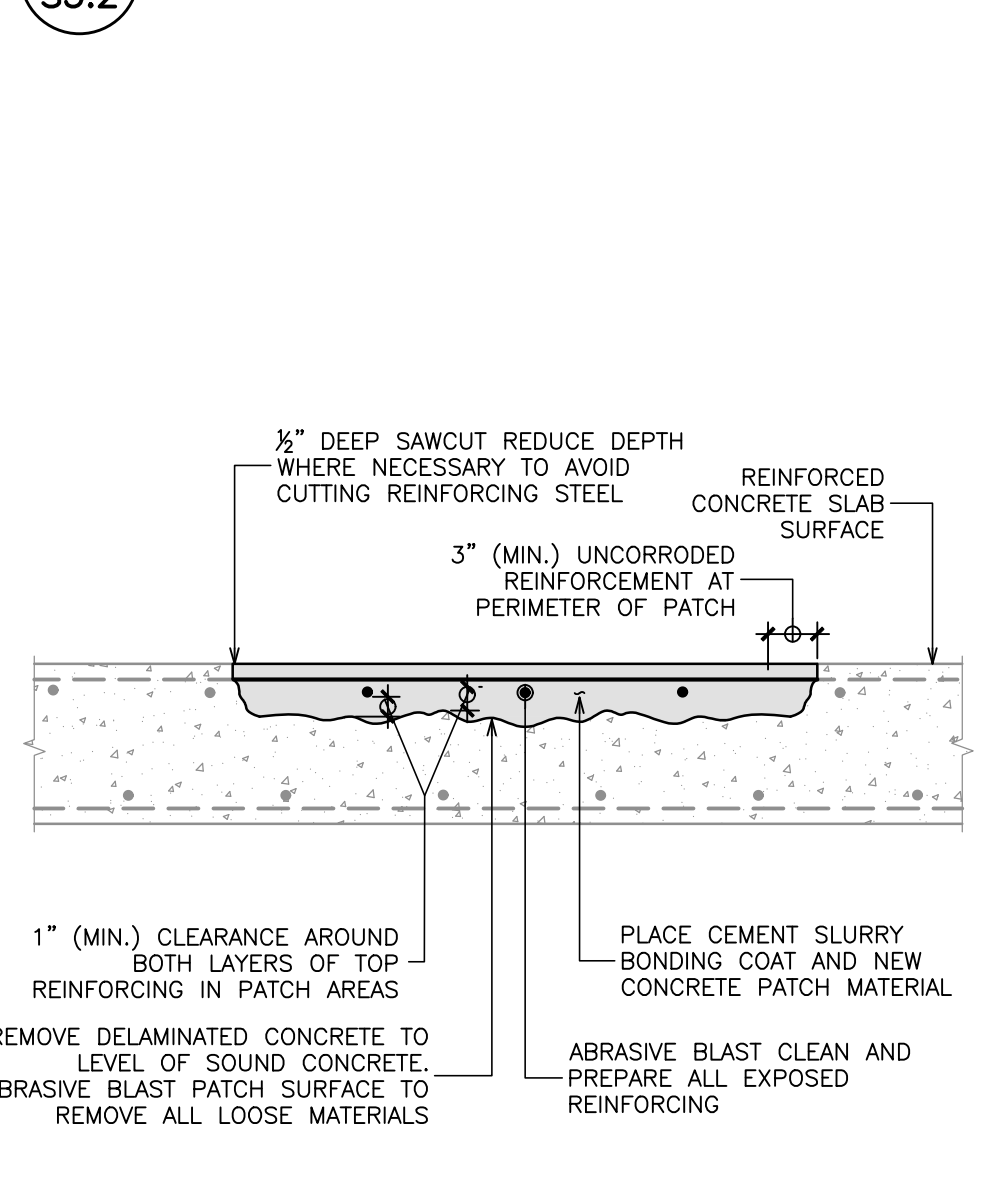
13
S3.2
SLOPED BONDED
CONCRETE TOPPING INSTALLATION
N.T.S.



12
S3.2
WALL CURB INSTALLATION
N.T.S.



11
S3.2
TYPICAL VERTICAL
CONCRETE DELAMINATION REPAIR
N.T.S.



10
S3.2
TYPICAL SLAB SURFACE
CONCRETE DELAMINATION REPAIRS
N.T.S.

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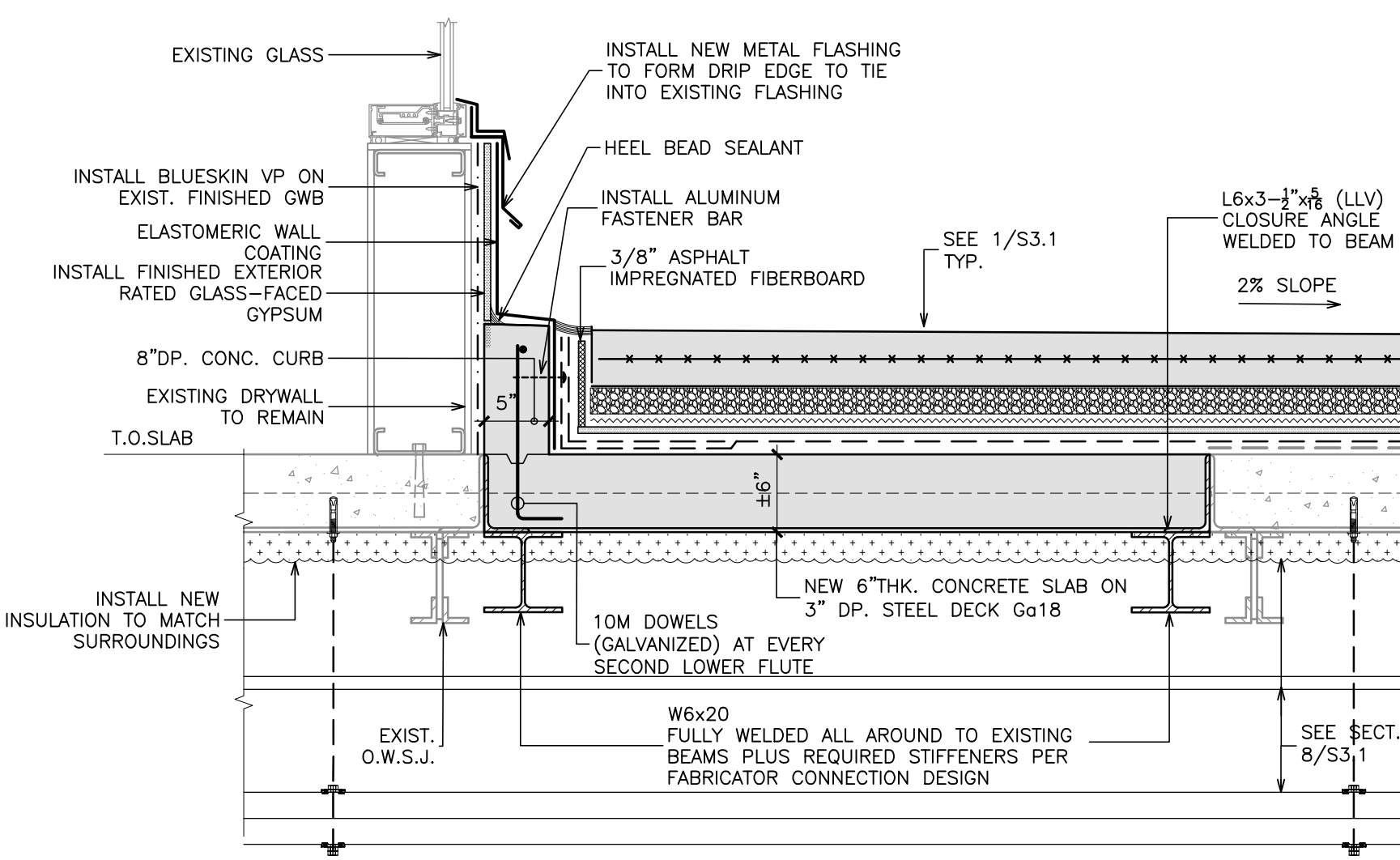
**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

Sheet Title

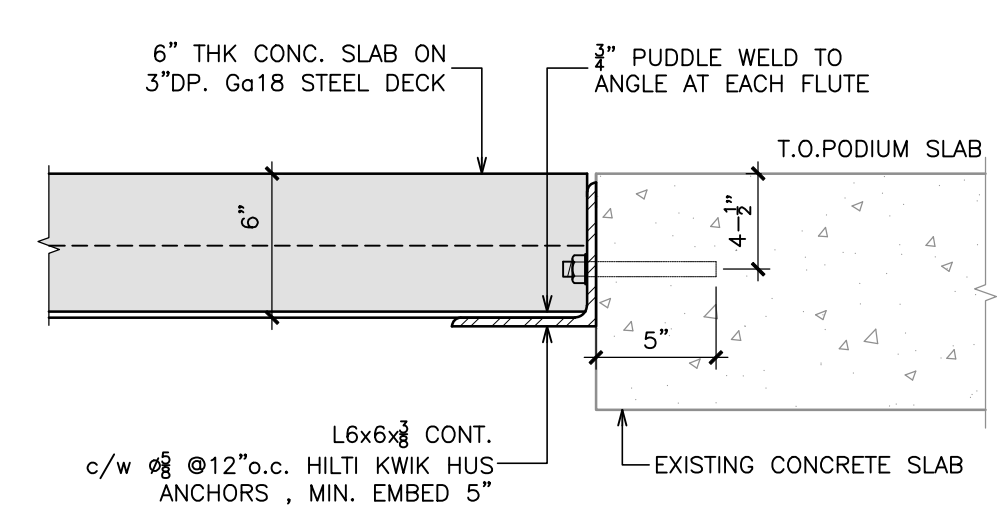
SECTIONS AND DETAILS

Drawn By **S.S.** Scale **N.T.S.**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

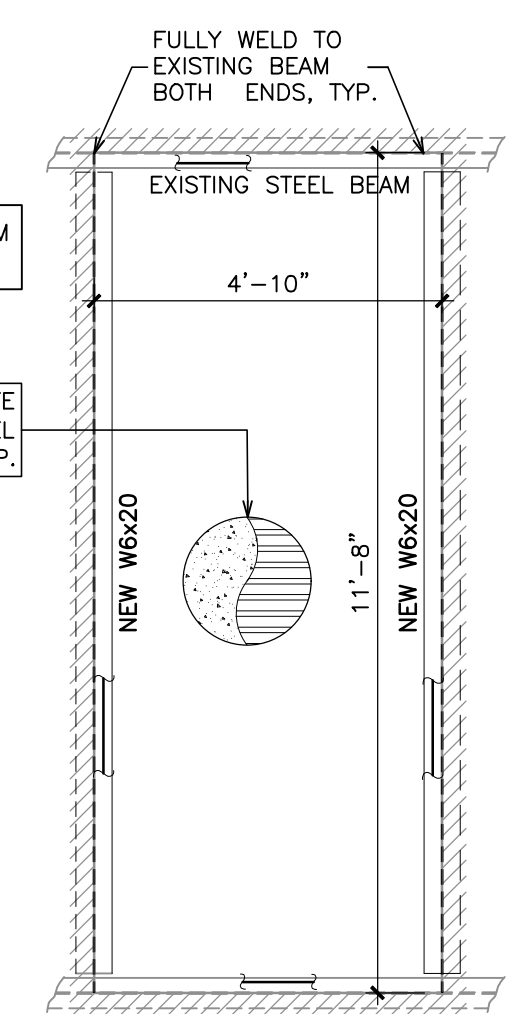
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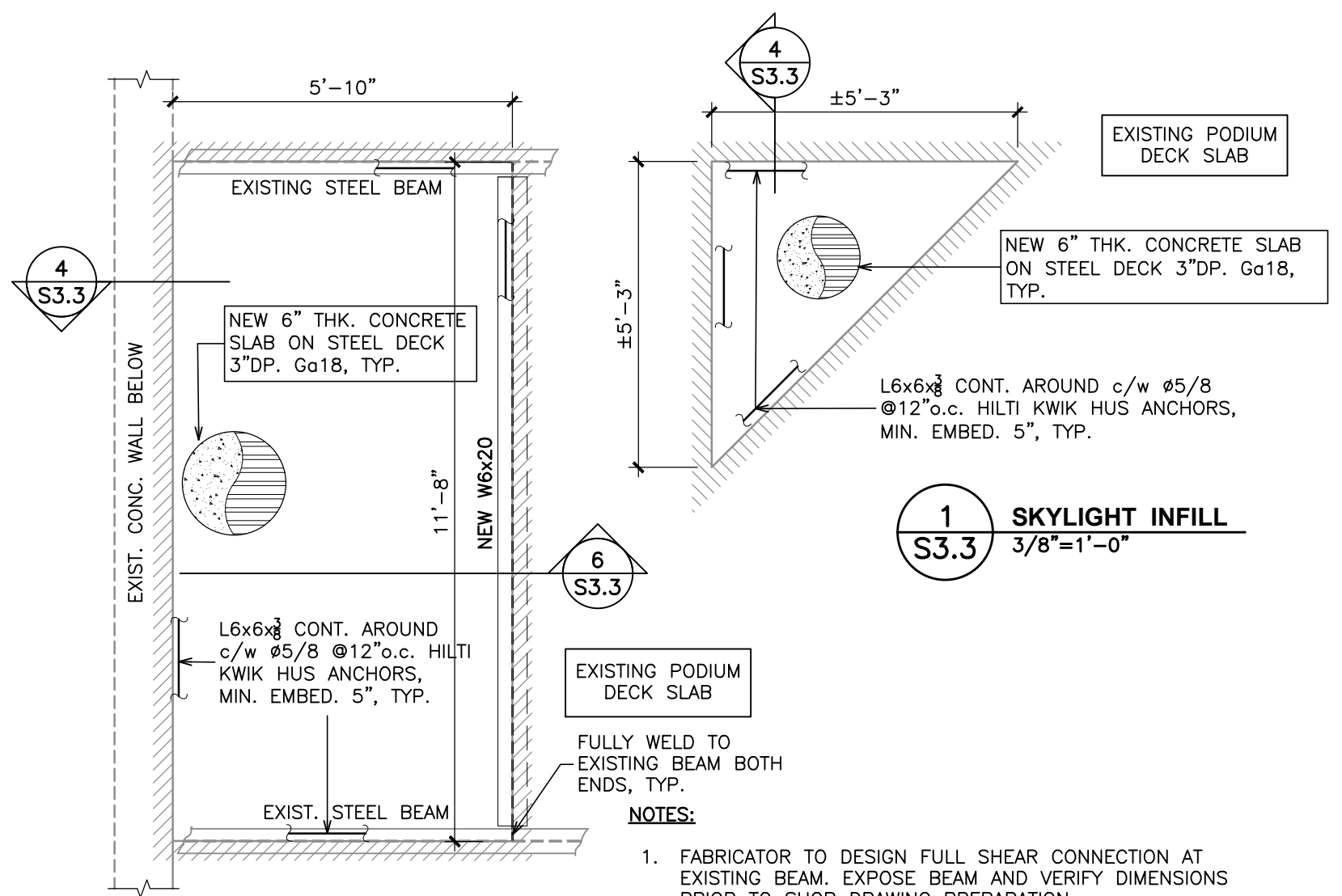
5
S3.3
SKYLIGHT INFILL AND UPTURN
N.T.S.



4
S3.3
ANGLE ANCHOR DETAIL
1-1/2"=1'-0"

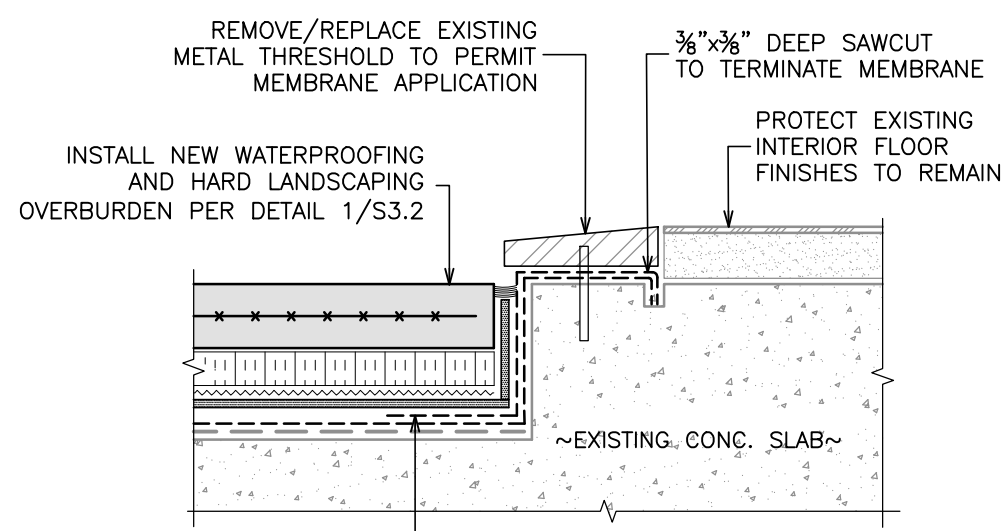


3
S3.3
SKYLIGHT INFILL
3/8"=1'-0"

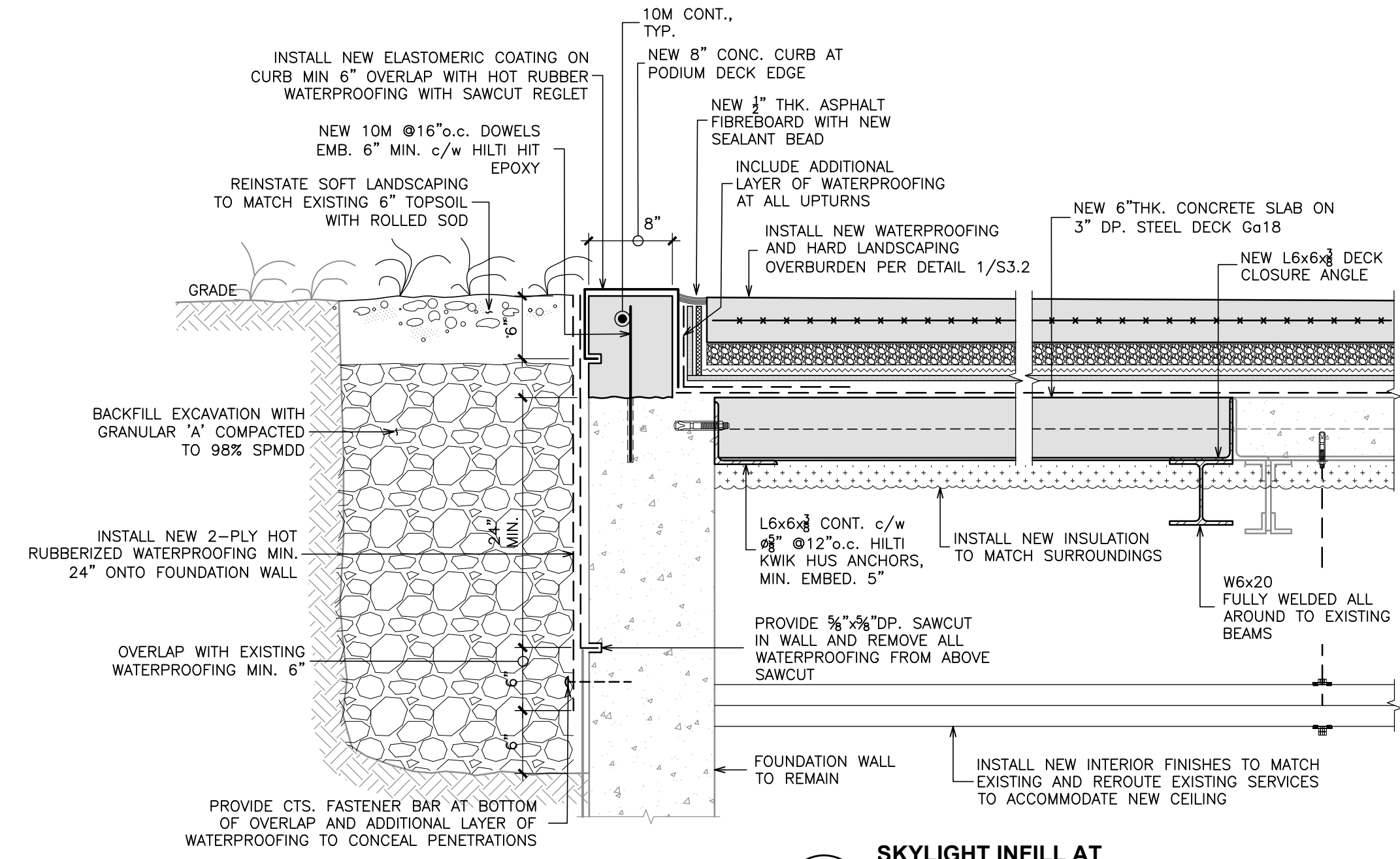


2
S3.3
SKYLIGHT INFILL DETAIL
3/8"=1'-0"

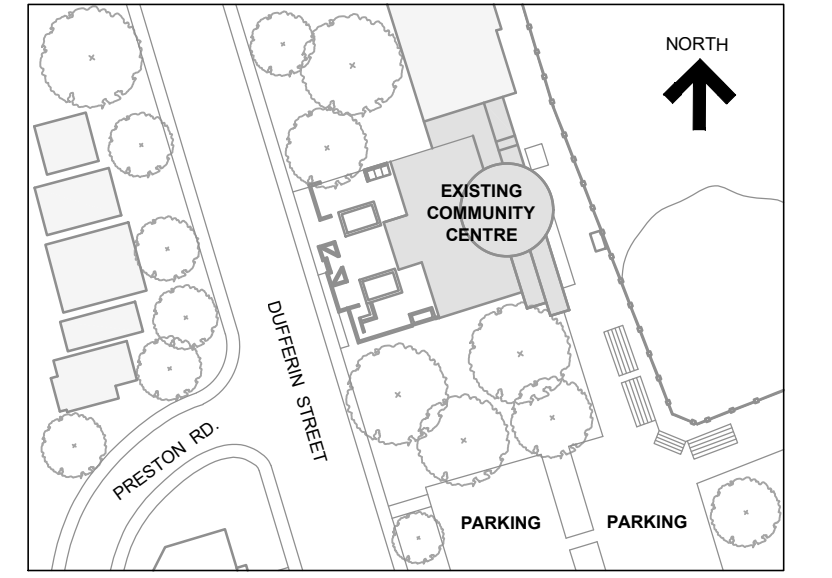
- NOTES:**
- FABRICATOR TO DESIGN FULL SHEAR CONNECTION AT EXISTING BEAM. EXPOSE BEAM AND VERIFY DIMENSIONS PRIOR TO SHOP DRAWING PREPARATION. DESIGN AND INSTALL STIFFENER PLATES BESIDE CONNECTION.
 - WHERE WELDING IS NOT FEASIBLE FULLY WELD FRAMING TO 10"x10"x1/2" WALL PLATE AND FASTEN TO CONCRETE OR MASONRY WALL w/ 4- HILTI HIT Z ANCHORS WITH HY200 V3 EPOXY MIN 8" EMB.



7
S3.3
HOT RUBBERIZED WATERPROOFING TERMINATION AT DOOR OPENING
N.T.S.



6
S3.3
SKYLIGHT INFILL AT FOUNDATION WALL
N.T.S.

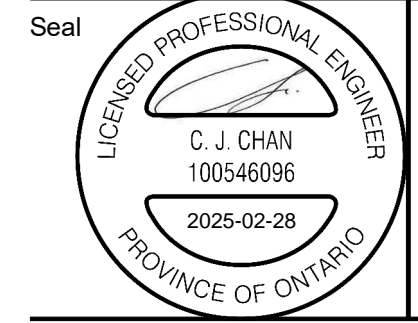


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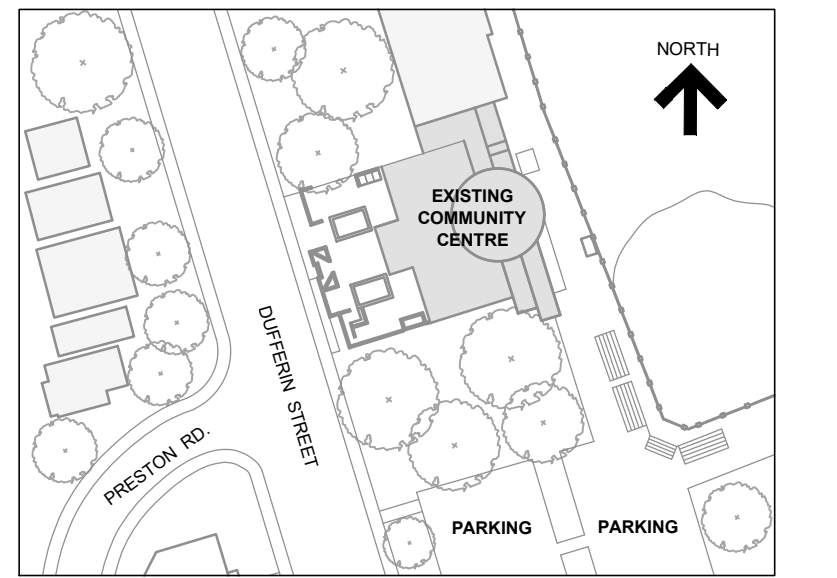
Sheet Title

SECTIONS AND DETAILS

Drawn By **S.S.** Scale **AS SHOWN**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

Sheet Number _____ Revision _____

S3.3



KEY PLAN

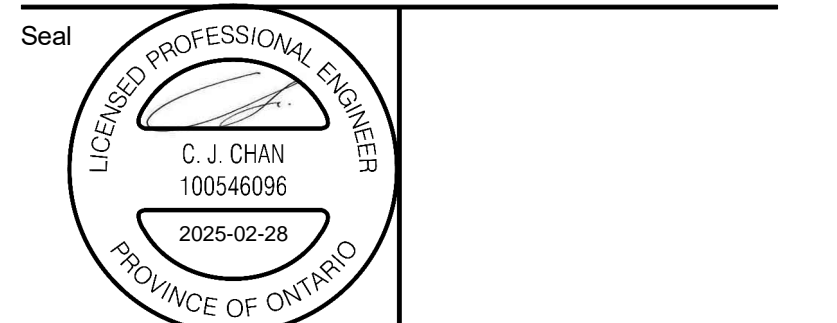
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**2213 Dufferin Street,
Toronto, Ontario**

**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

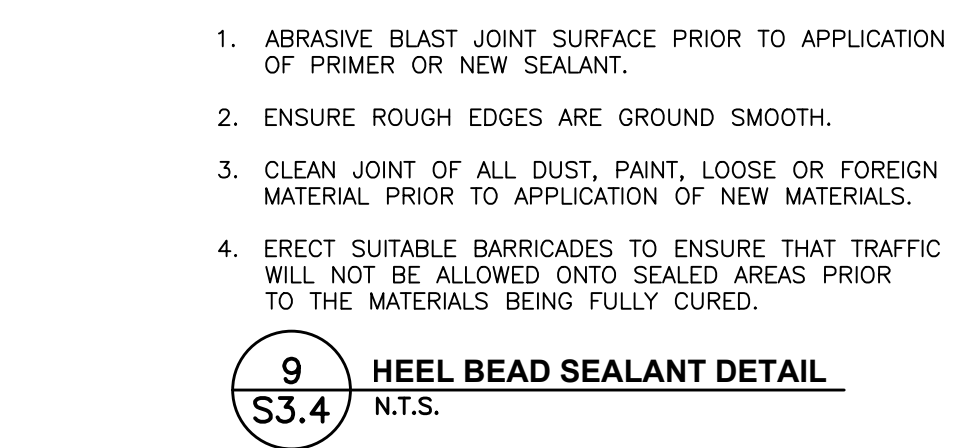
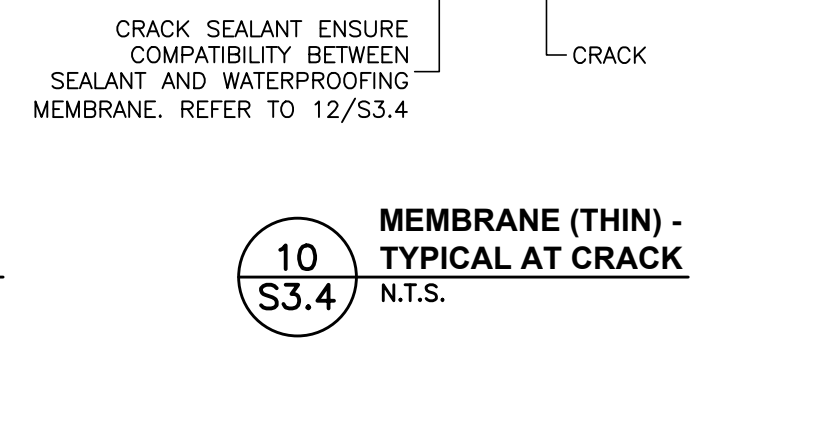
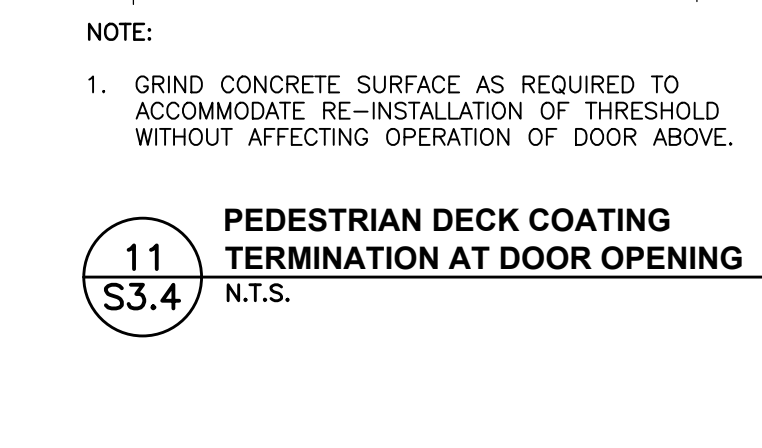
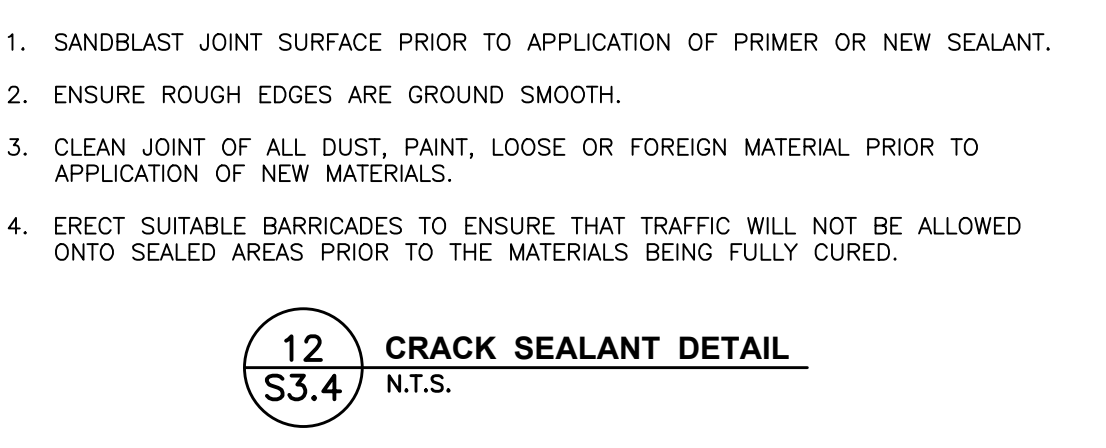
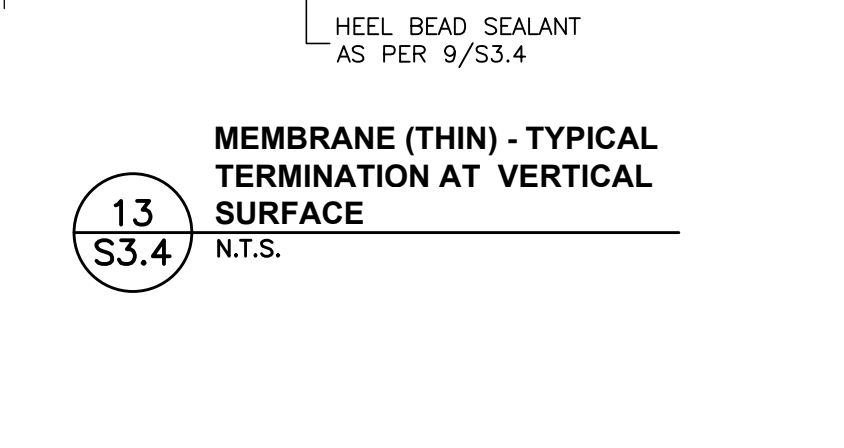
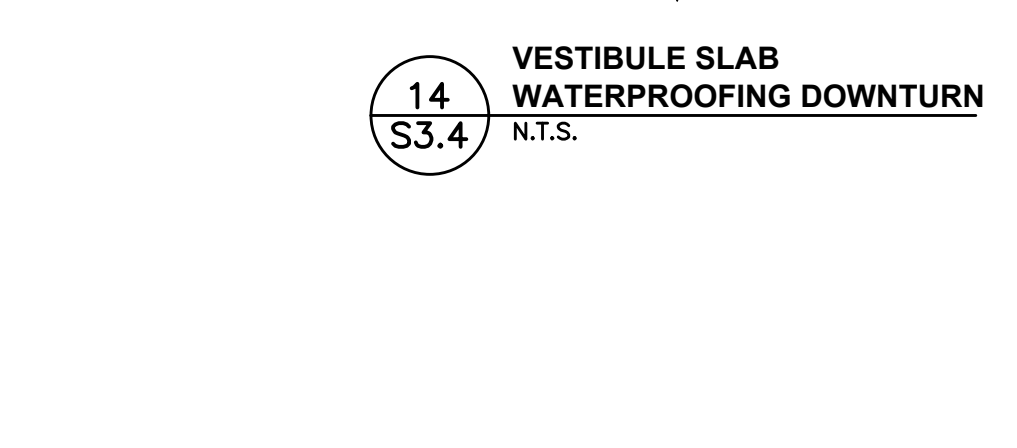
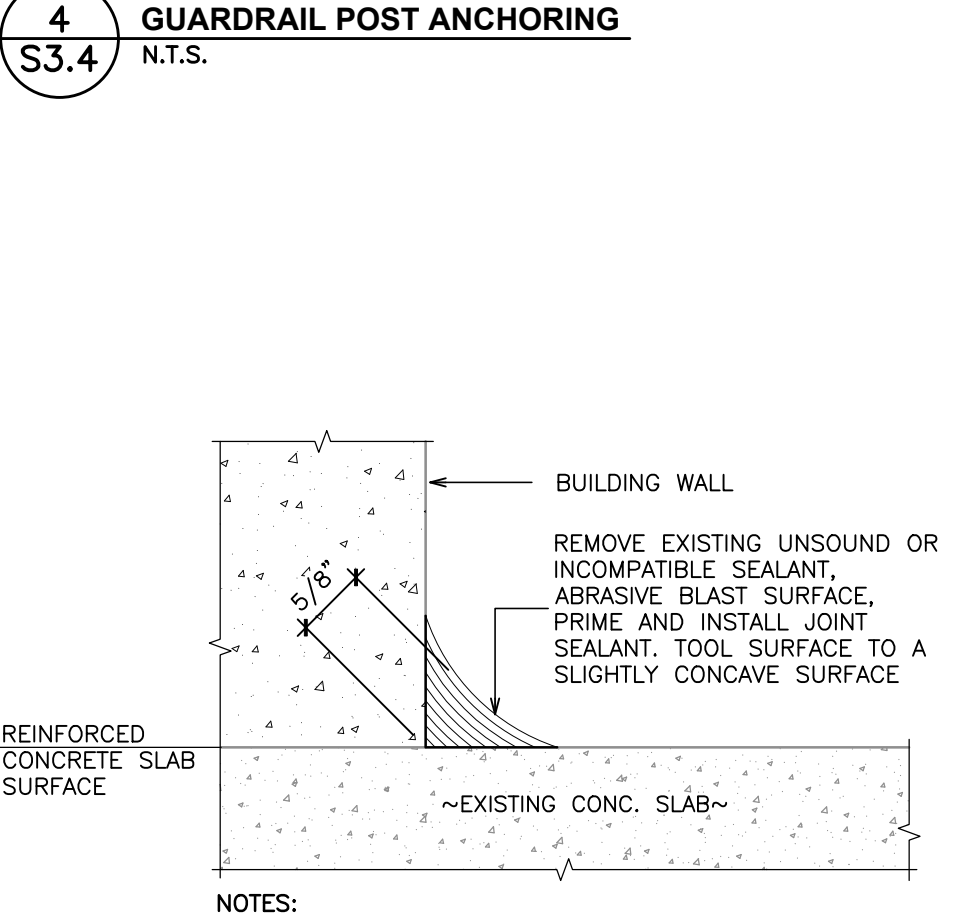
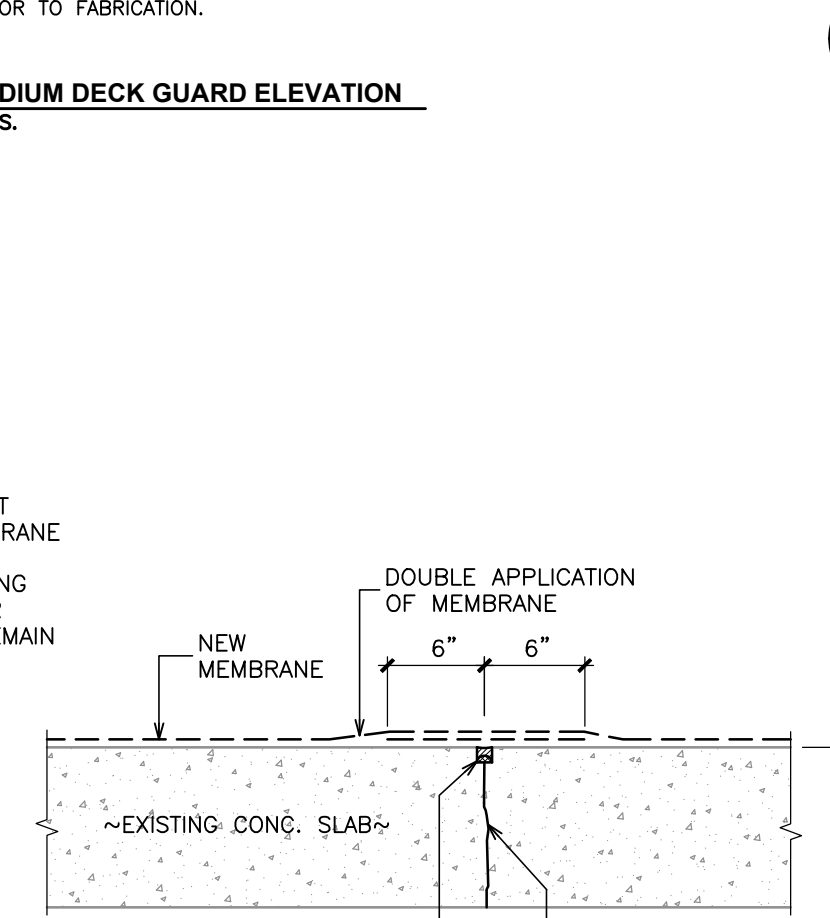
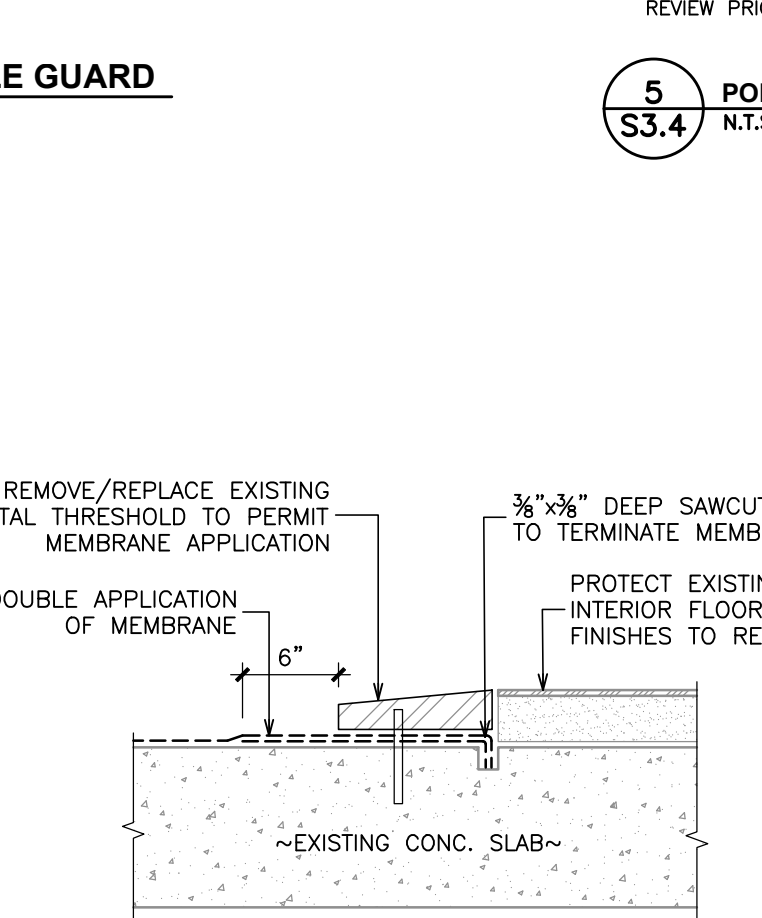
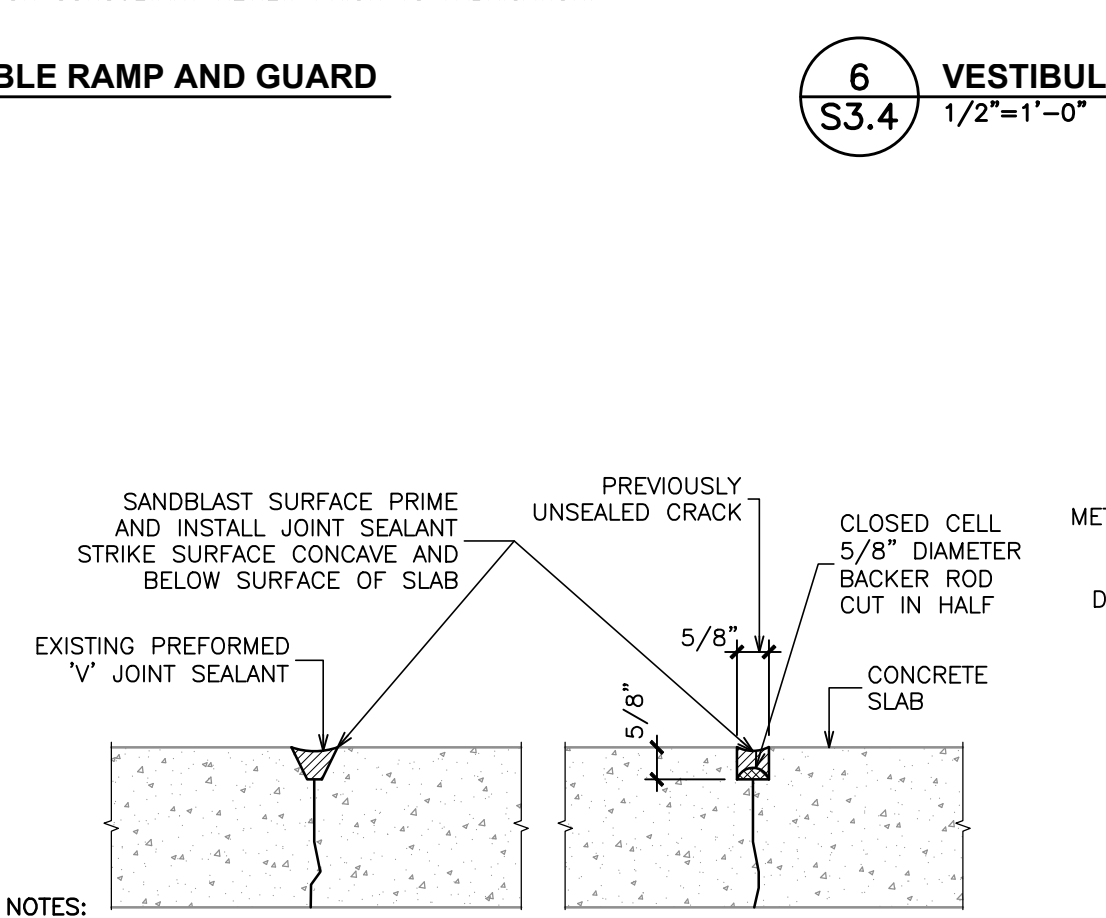
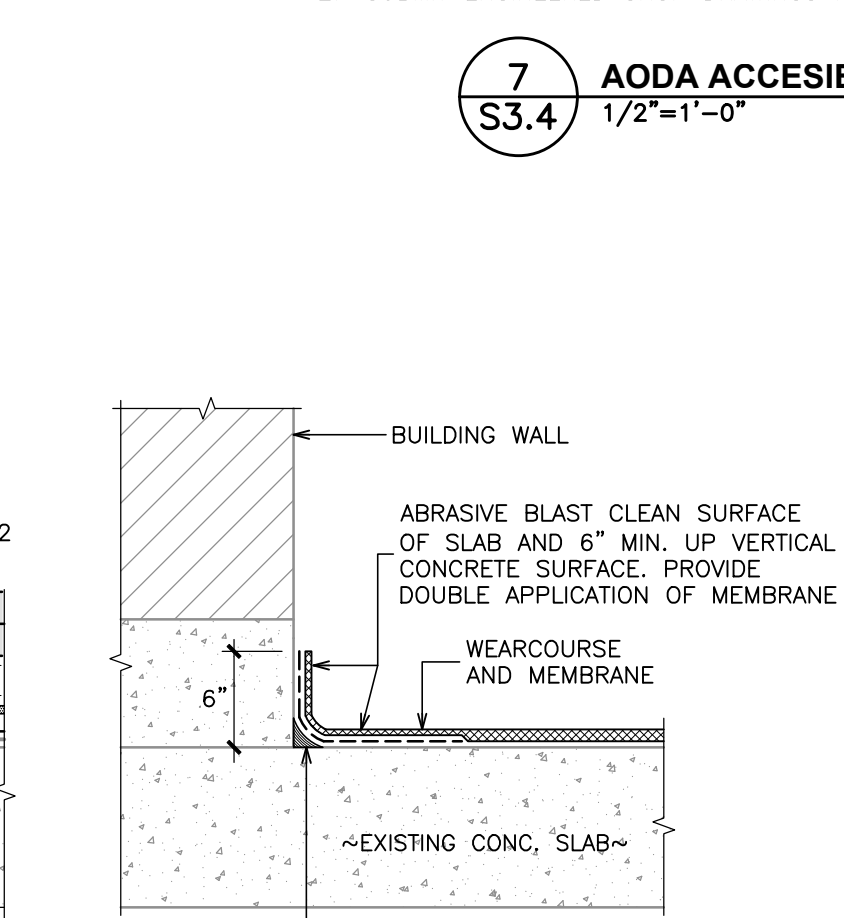
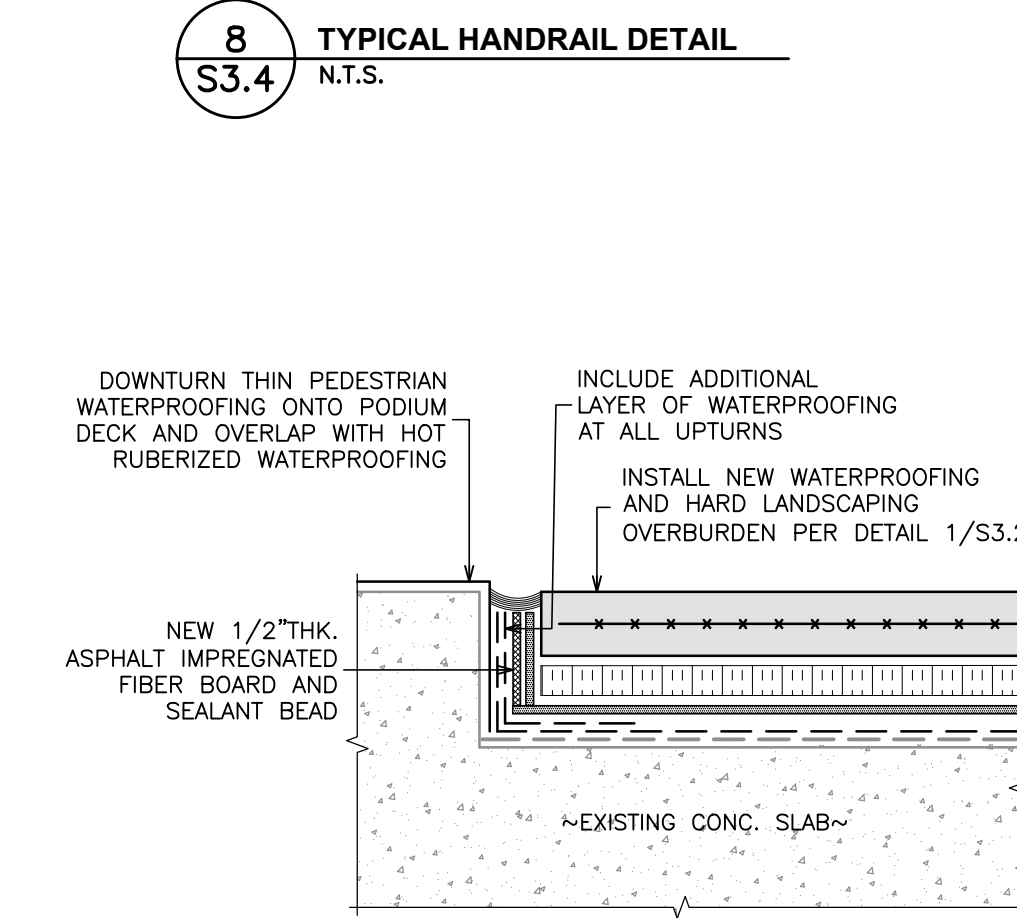
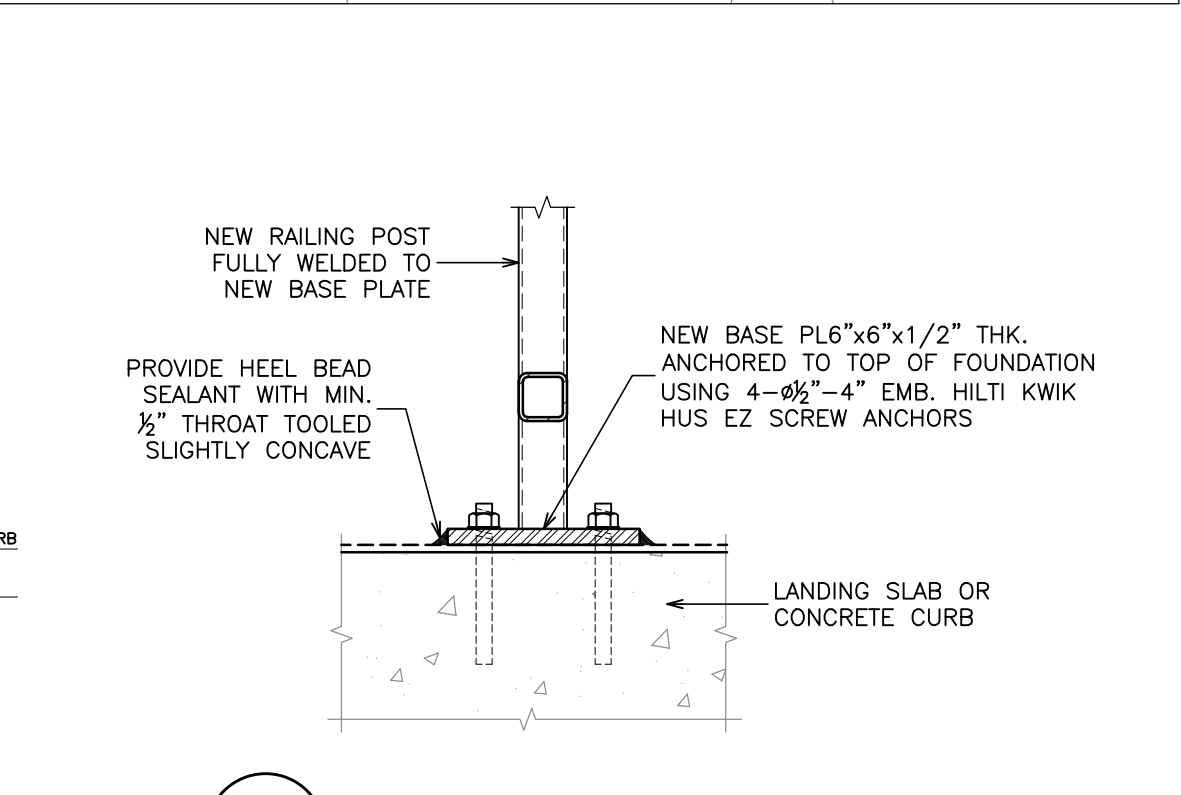
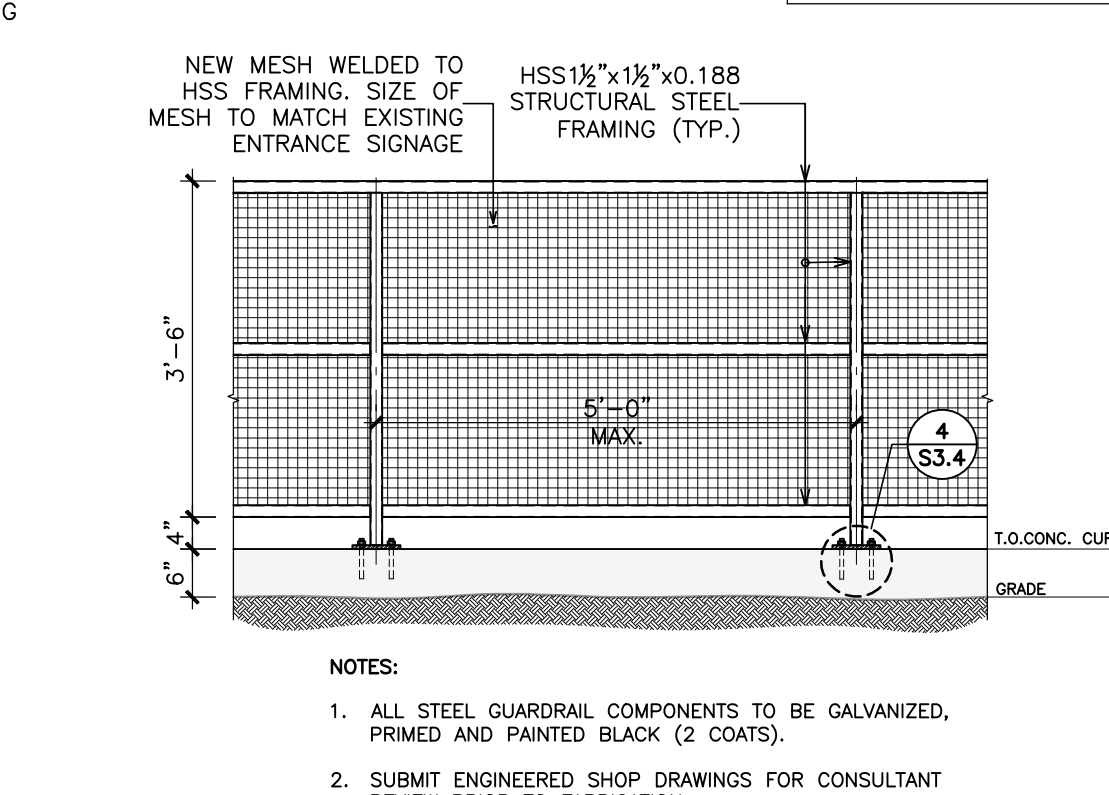
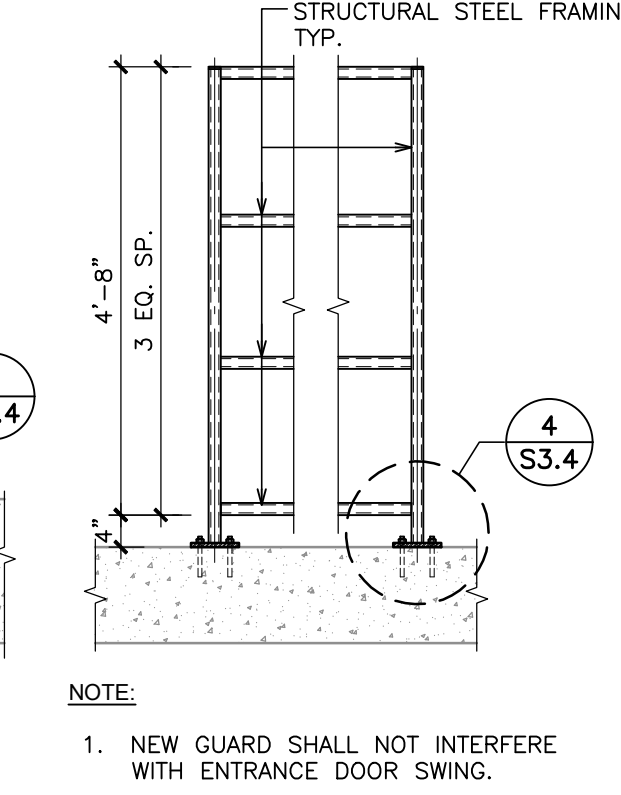
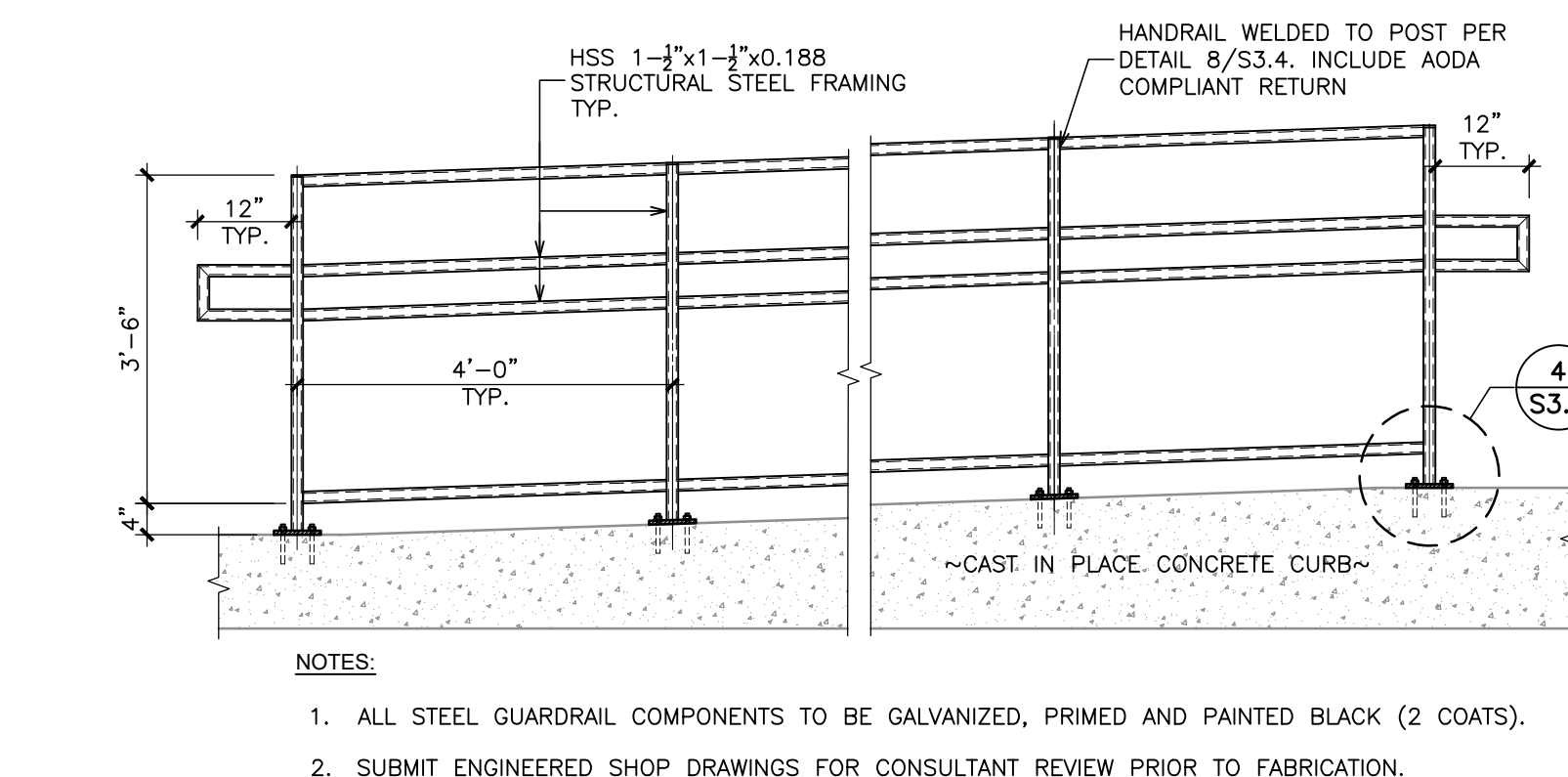
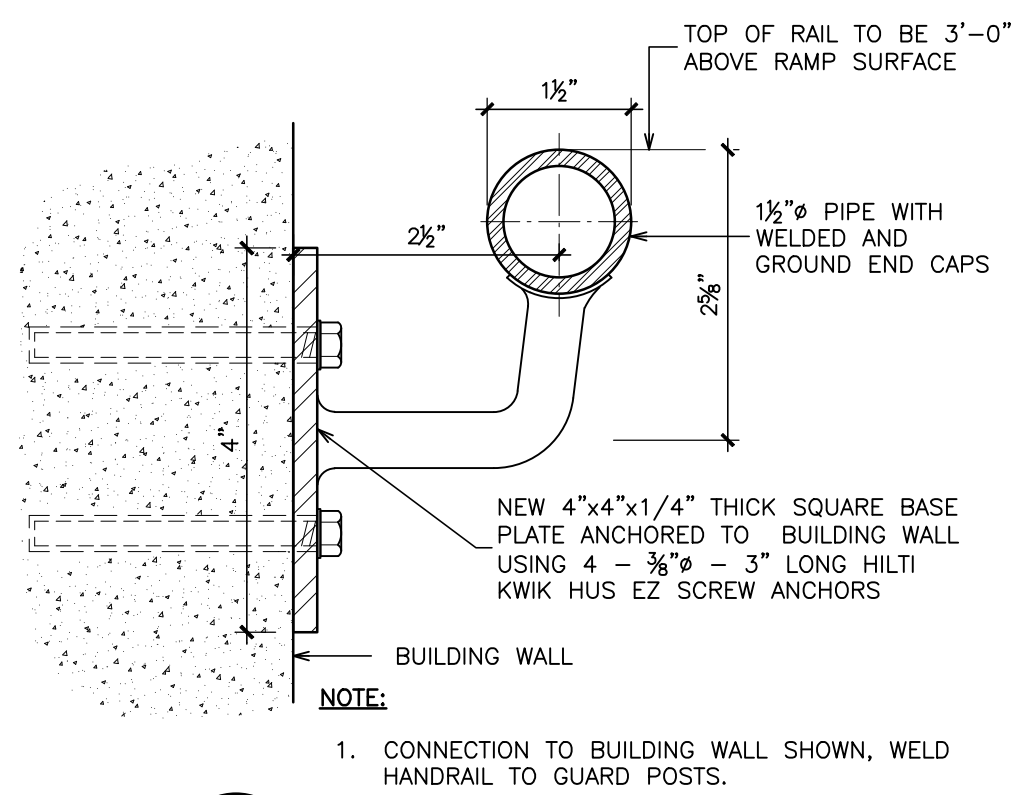
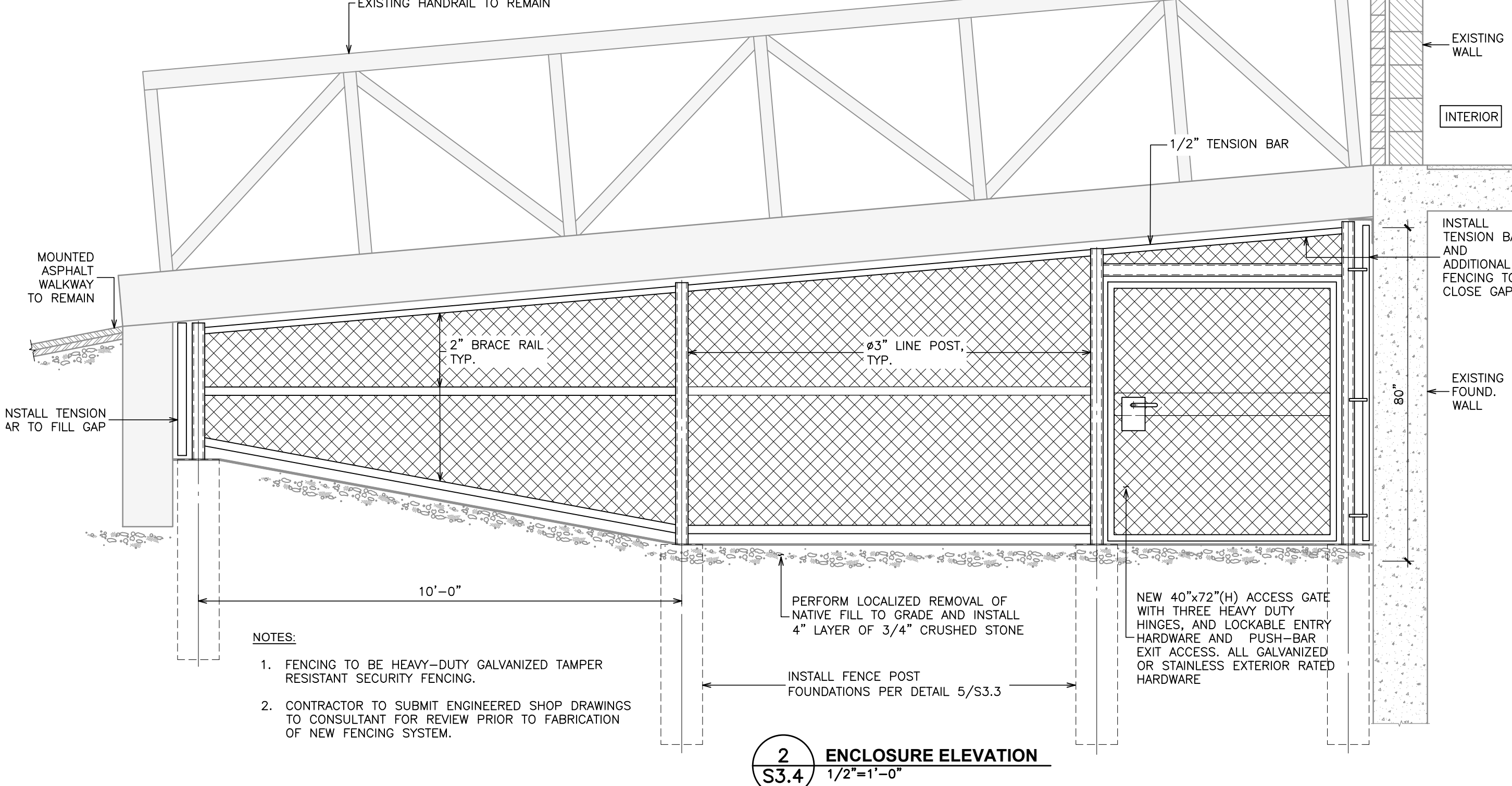
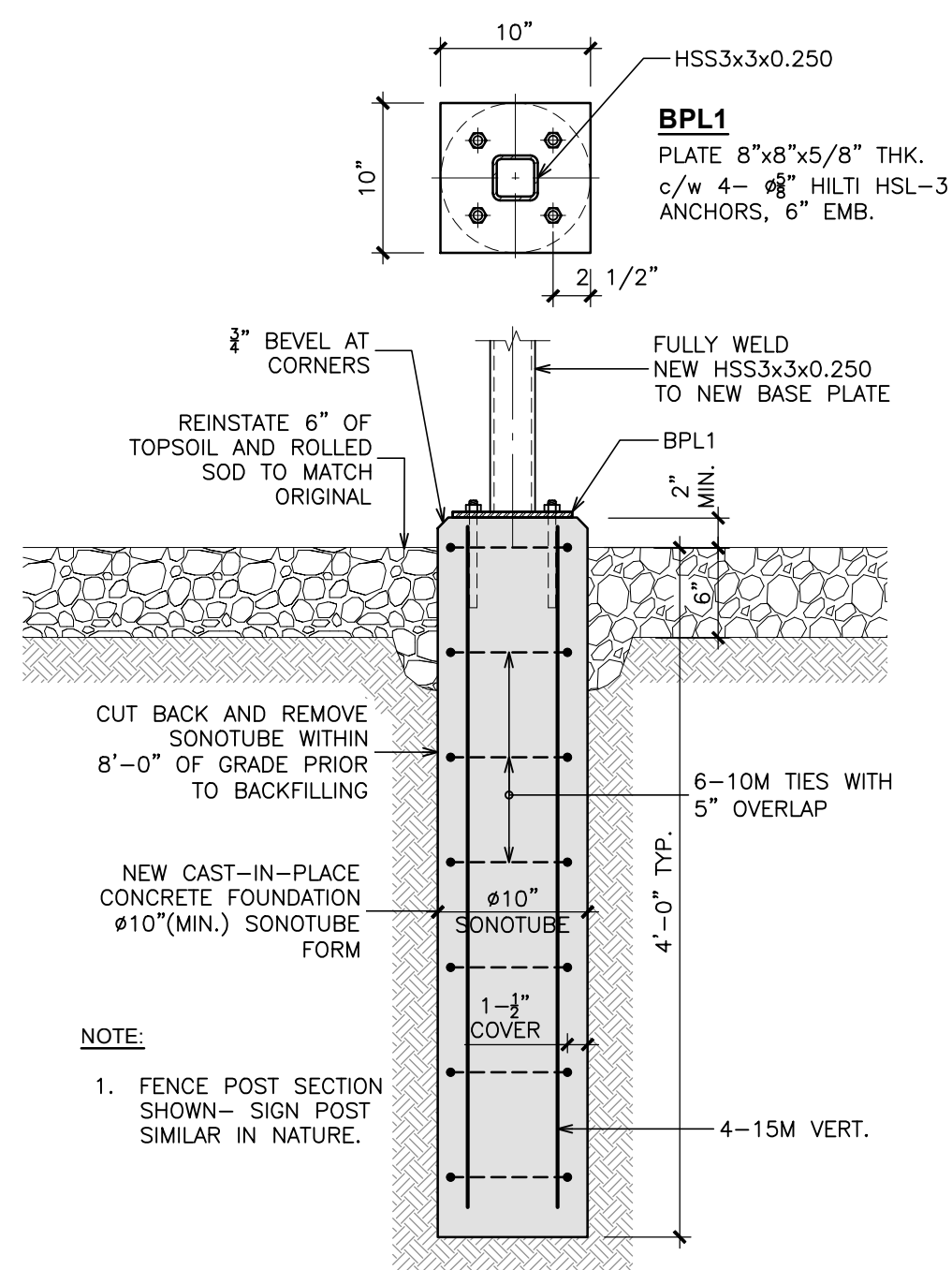
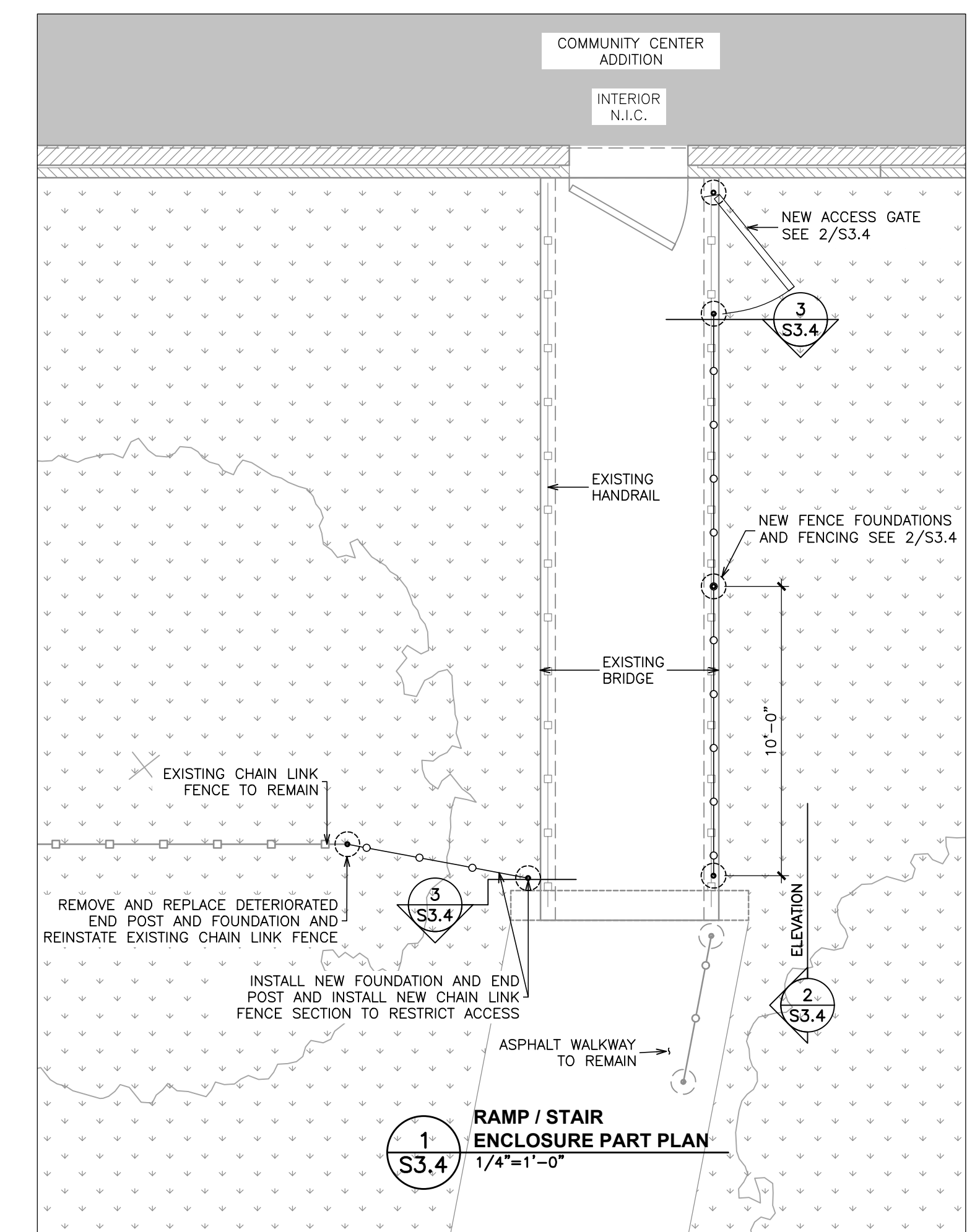
Sheet Title

SECTIONS AND DETAILS

Drawn By **S.S.** Scale **AS SHOWN**
Designed By **C.J.C.** Date **February 26, 2025**
RJC Project Number **TOR.140332.0001**

Sheet Number _____ Revision _____

S3.4



ELECTRICAL LEGEND

POWER	
SYMBOL	DESCRIPTION
	125V 15A DUPLEX U-GROUND RECEPTACLE UNLESS OTHERWISE NOTED.
	DUPLEX RECEPTACLE AS ABOVE, CSA 5-20A TYPE.
	RECEPTACLES AS ABOVE BUT MOUNTED ABOVE COUNTER OR 42" AFF.
	RECEPTACLE AS ABOVE SUBSCRIPTS DENOTE SPECIAL TYPE AS PER ABBREVIATION LIST.
	UNFUSED DISCONNECT SWITCH. SIZE TO SUIT OR AS NOTED. SEE ABBREVIATION FOR OTHER SUBSCRIPTS.
	MOTOR AS INDICATED. INCLUDE FINAL CONNECTION.
	COMBINATION LINE VOLTAGE MOTOR STARTER AND SWITCH.
	JUNCTION BOX AS INDICATED.
	120V DIRECT CONNECTION FOR USE AS NOTED. INCLUDE FINAL CONNECTION. "PL" DENOTES FOR ELECTRONIC PLUMBING FIXTURES.
	SPECIAL DIRECT CONNECTION FOR USE AS NOTED. INCLUDE FINAL CONNECTION.
	FLUSH OR SURFACE MOUNTED ELECTRICAL PANEL RESPECTIVELY.
LIGHTING	
SYMBOL	DESCRIPTION
	LUMINAIRE, CEILING OR WALL MOUNTED RESPECTIVELY. LETTER DENOTES TYPE.
	CEILING OR WALL MOUNTED LUMINAIRE RESPECTIVELY. LETTER DENOTES TYPE.
	15A/20A 120V SINGLE POLE TOGGLE SWITCH(ES) WITH ONE, TWO OR THREE-GANG COVERPLATE RESPECTIVELY. SWITCHES RATING TO SUIT LIGHTING LOADS & BREAKER SIZE.
	DIMMER. LUTRON NOVA "T", 120V OR 347V AND CAPACITY TO SUIT LOADS.
	PHOTOCELL.

ELECTRICAL DRAWING LIST

NUMBER	DESCRIPTION
EO.1	ELECTRICAL LEGEND, DRAWING LIST, KEY PLANS AND SCHEDULES
EO.2	ELECTRICAL - DEMOLITION AND NEW LAYOUT
EO.3	ELECTRICAL - SPECIFICATION

LUMINAIRE SCHEDULE

TYPE 'AA' (OUTDOOR)

OUTDOOR CUT-OFF WALL PACK, LED, WP-LED SERIES WITH VISOR, SELECTABLE COLOUR TEMPERATURE, 5 ADJUSTABLE POWER SETTINGS

FINISH: BRONZE
LAMP: LED, 3000K, 5712LM, 41W
VOLTAGE: 120V (TO BE CONFIRMED ON SITE)

MANUFACTURER: RAB DESIGN LIGHTING INC.
CAT#WP-LED80A40 WITH CUTOFF VISOR BRZ

TYPE 'BB' (OUTDOOR)

OUTDOOR CEILING MOUNTED, LED, BUZ SQUARE 40 SERIES

FINISH: TEXTURED BLACK
LAMP: LED, 3000K, 2495LM, 40W
VOLTAGE: 120V (TO BE CONFIRMED ON SITE)

MANUFACTURER: PERFORMANCE IN LIGHTING
CAT#BS4-0-40-BK-3K-120-NA OR APPROVED EQUAL

TYPE 'CC' (OUTDOOR)

OUTDOOR CEILING MOUNTED, LED, ADJUSTABLE ANGLE, PROSPOT 3 SERIES

FINISH: TEXTURED BLACK
LAMP: LED, 3000K, 1212LM, 10W
VOLTAGE: 120V (TO BE CONFIRMED ON SITE)
OPTICS: 55°
CORROSION RESISTANT FINISH

MANUFACTURER: INSIDE LIGHTING
CAT#PS3-S0-30K-55 OR APPROVED EQUAL

THIS CONTRACTOR TO CONFIRM ON SITE EXISTING LIGHTS VOLTAGE. NEW LIGHTS VOLTAGE TO MATCH EXISTING.

SCOPE OF WORK AND GENERAL NOTES:

- THERE ARE TWO SPOTLIGHTS (ONE ON EACH SIDE OF THE ENTRANCE ALCOVE) AND ONE CEILING MOUNTED FIXTURE BENEATH THE ALCOVE AT THE FRONT ENTRANCE TO THE FAIRBANK HALL. REFER TO THE PHOTO ON DETAIL 3 OF DRAWING EO.2.
- TWO (2) SPOTLIGHTS ILLUMINATE EAST AND WEST AREA IN FRONT OF THE BUILDING.
- TWO (2) SPOTLIGHTS AND CEILING MOUNTED LIGHTS TO BE REPLACED. TWO (2) NEW WALL MOUNTED FIXTURES TO BE PROVIDED - REFER TO FLOOR PLAN FOR MORE DETAILS. WIRING FOR 2 NEW WALL FIXTURES TO BE EXTENDED FROM EXISTING CIRCUIT. ANY NEW WIRING TO BE INSTALLED "HIDDEN" ABOVE ALCOVE BOTTOM PANEL, DOWN ALONG EXTERIOR WALL IN RACEWAY, THRU WALL TO BACK BOX OF NEW WALLPACKS. RACEWAY TO BE CUSTOM COLOUR TO MATCH EXISTING BRICK WALL COLOUR. PROVIDE ALL REQUIRED FITTING, TRANSITIONS ETC. FOR RACEWAY FOR NEAT APPEARANCE. WHERE EXISTING LIGHTS REPLACED WITH NEW INCLUDE IN CONTRACT FOR DECORATIVE PLATES TO COVER ANY GAPS AROUND NEW FIXTURES LEFT AFTER BIGGER EXISTING LIGHTS ARE REMOVED. COVER PLATE COLOUR TO MATCH ALCOVE PANEL COLOUR.
- PRIOR TO ANY WORK THIS CONTRACTOR PROVIDE SITE INVESTIGATION TO CONFIRM THE FOLLOWING:
STATE OF EXISTING WIRING FOR EXTERIOR LIGHTS. CONFIRM EXISTING WIRING FOR EXTERIOR LIGHTS IS IN GOOD CONDITION AND CAN BE RE-USED EXISTING LIGHTING CIRCUIT(S)
EXISTING LIGHTING CONTROL
CONFIRM HOW MANY LIGHTS (IN ADDITION TO IDENTIFIED ON FLOOR PLANS) AND WHAT TYPE OF LIGHTS ARE ON THE SAME POWER AND CONTROLS CIRCUIT
REPORT FINDINGS BACK TO CONSULTANTS
INCLUDE FOR MINIMUM 10 HOURS OF SITE INVESTIGATION
- PROVIDE SEPARATE PRICE FOR REPLACEMENT OF EXISTING WIRING. ALL NEW WIRING TO BE INSTALLED BEHIND FINISHED SURFACES (ABOVE EXISTING CEILINGS OR/AND WITHIN WALLS).
"SEPARATE PRICE" TO BE IN ADDITIONAL TO BASE BID PRICE. BID PRICE TO BE BASED ON ASSUMPTION THAT EXISTING WIRING CAN BE REUSED FOR NEW LIGHTS.
- ELECTRICAL CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DISRUPTION CAUSED BY HIS FORCES TO OPERATIONAL BUILDING SERVICES. REPAIR ANY SYSTEM DAMAGED DURING THE EXECUTION OF THE WORK.
- WHENEVER APPLICABLE: ANY SHUT-DOWN OF BUILDING SERVICES SHALL HAVE THE APPROVAL OF THE CLIENT. COORDINATE WITH THE CLIENT AND THE GENERAL CONTRACTOR TO MINIMIZE DISRUPTION TO THE EVERY OPERATION OF THE BUILDING.
- THE WORK SHALL BE CARRIED OUT AT ALL TIME IN A MANNER THAT DOES NOT DISTURB CURRENT BUILDING OPERATION. THE PREMISES SHALL BE LEFT IN A SAFE CLEAN CONDITION SUITABLE FOR OCCUPANT'S WORK AT THE BEGINNING OF EACH WORK DAY DURING CONSTRUCTION.
- PROVIDE UPDATED PANEL DIRECTORY FOR EACH EXISTING PANEL. PROVIDE NEW TYPED DIRECTORY FOR EXISTING PANEL.
- ALL EXISTING EQUIPMENT AND DEVICES SHALL REMAIN UNLESS OTHERWISE NOTED.
- ALLOW CUTTING AND PATCHING AT EXISTING WALLS/CEILINGS TO RUN CONDUITS/WIRING.
- ANY NEW PROPOSED SURFACE MOUNTED CONDUIT ROUTING TO BE APPROVED BY THE CONSULTANT OR/AND CLIENT BEFORE INSTALLATION.
- EXISTING TIMER TO BE REPLACED WITH PHOTOCELL.
NEW PHOTOCELL TO BE SUITABLE FOR NEW LED LIGHTS AND ANY OTHER EXISTING LIGHTS TYPE ON THE SAME CIRCUIT.

SEPARATE PRICE

PROVIDE SEPARATE PRICE FOR REPLACEMENT OF EXISTING WIRING. PROVIDE NEW WIRING FROM EXISTING PANEL 'E' LOCATED IN THE LOBBY.

NEW EXTERIOR LIGHTS 'AA', 'BB' AND 'CC' TO BE FED FROM EXISTING RECESSED PANEL 'E'. REFER TO DETAIL 2, DRAWING EO.2 FOR PANEL LOCATION.

USE SPACE IN PANEL 'E' AND PROVIDE NEW 20A BREAKER. PROVIDE NEW WIRING TO NEW EXTERIOR LIGHTS.

ALL WIRING TO BE INSTALLED BEHIND FINISHED SURFACES (ABOVE EXISTING CEILINGS AND WITHIN EXISTING WALLS). INCLUDE IN CONTRACT FOR REMOVAL AND RE-INSTALLATION OF EXISTING CEILINGS (EXISTING CEILING IN LOBBY IS DRYWALL) AND REPAIR OF DRYWALL CEILING AND WALLS.

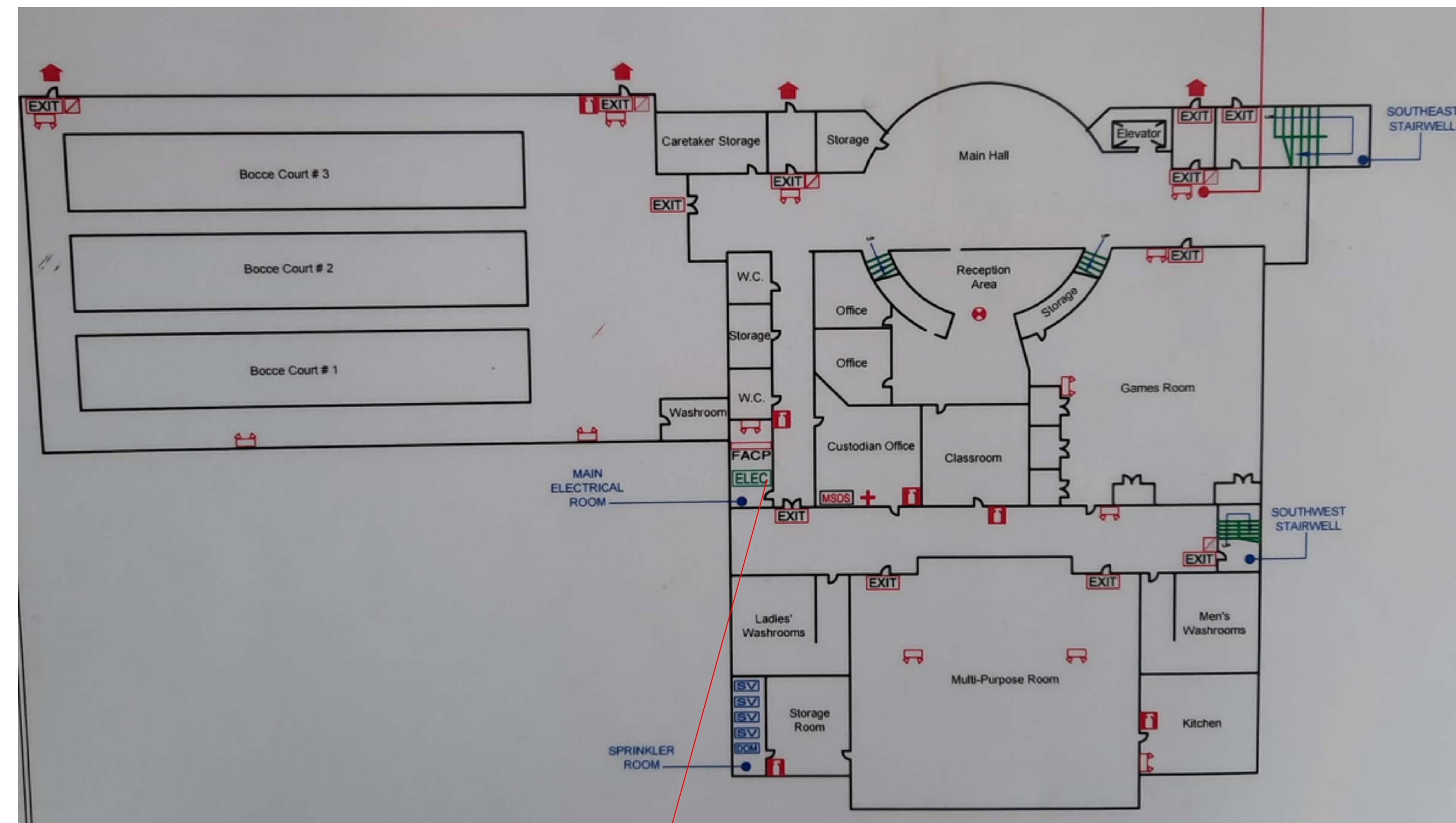
INCLUDE FOR REMOVAL AND RE-INSTALLATION OF EXISTING METAL PANELS OF EXTERIOR SOFFIT (REFER TO PHOTO ON DETAIL 3, DRAWING EO.2)

NEW WIRING TO BE IN RIGID CONDUIT OR BX.

"SEPARATE PRICE" TO BE IN ADDITIONAL TO BASE BID PRICE. BID PRICE TO BE BASED ON ASSUMPTION THAT EXISTING WIRING CAN BE REUSED FOR NEW LIGHTS.

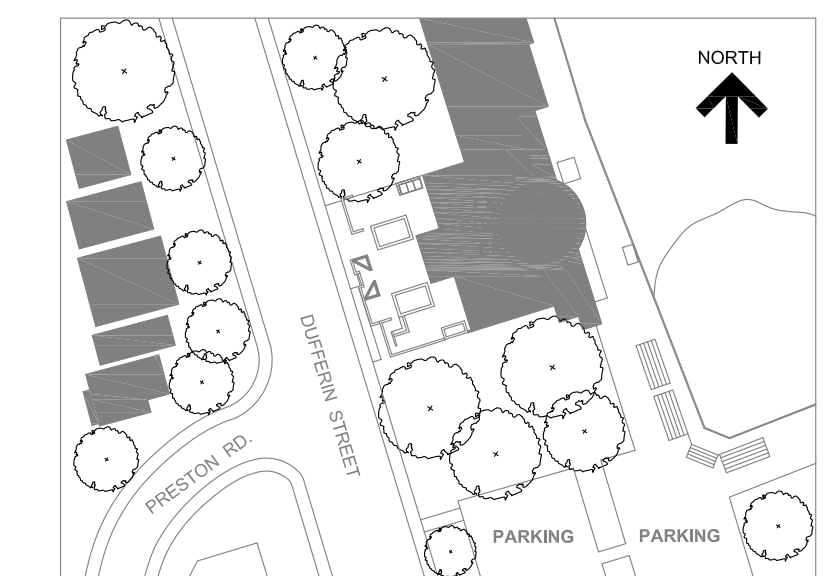
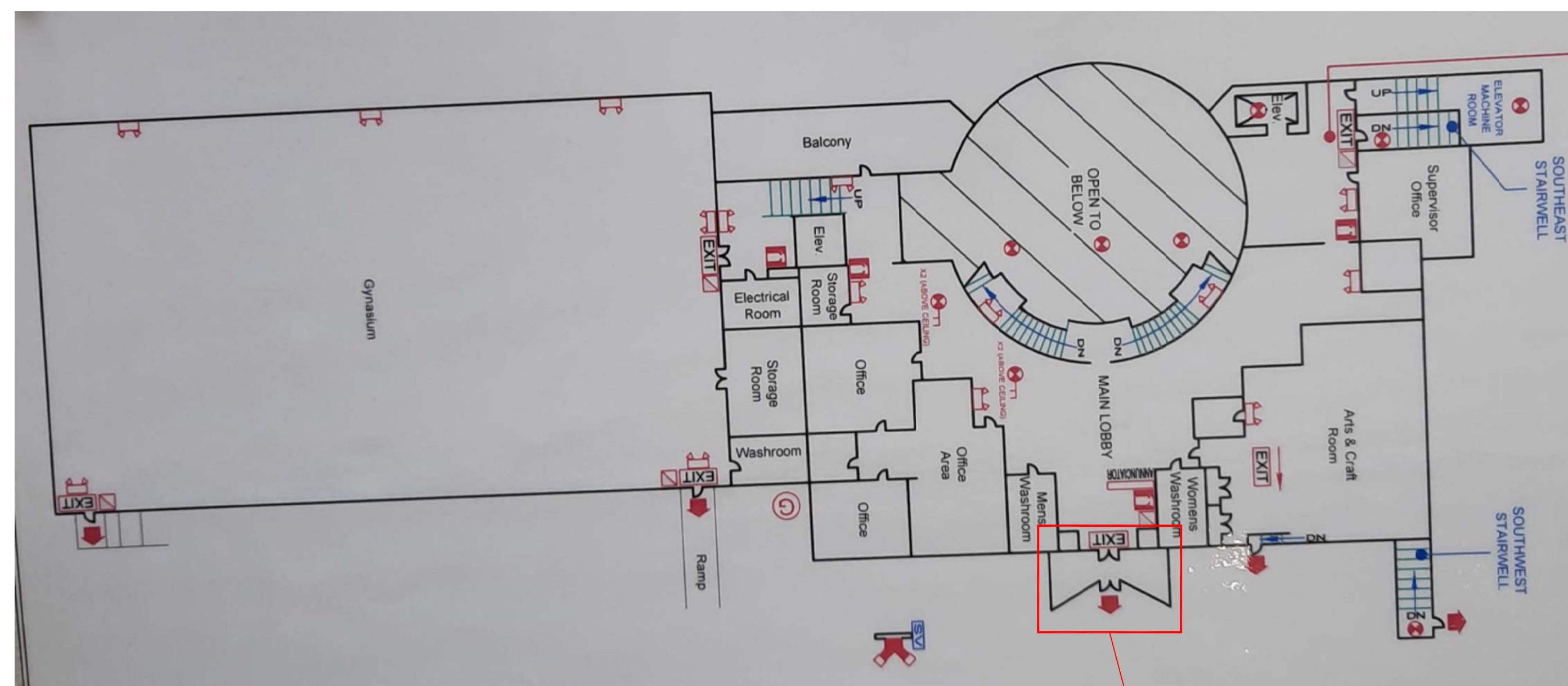
1 BASEMENT KEY PLAN

EO.1 SCALE: N.T.S.



2 GROUND FLOOR KEY PLAN

EO.1 SCALE: N.T.S.



KEY PLAN

SHARMA &
PARTNERS INC.
Mechanical and Electrical
Engineers

85 Carlaw Drive,
Unit 105, Toronto, Ontario
M5A 2P5
Tel: (416) 291-8822

SPI PROJECT #: 2025-1004

No.	Revision	Date	By
3.	ISSUED FOR PERMIT	Feb. 28, 25	A.P.
2.	ISSUED FOR TENDER	Feb. 28, 25	A.P.
1.	ISSUED FOR REVIEW	Feb. 18, 25	A.P.



Project Name
**2213 Dufferin Street,
Toronto, Ontario**

**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

Sheet Title
**ELECTRICAL LEGEND,
DRAWING LIST, KEY PLANS
AND SCHEDULES**

Drawn By CAD Scale N.T.S.
Designed By AP Date February 28, 2025
RJC Project Number **TOR.140332.0001**

Sheet Number Revision

E0.1



KEY PLAN

SHARMA & PARTNERS INC.
Mechanical and Electrical
Engineers
85 Carlaw Drive,
Unit 105, Toronto, Ontario
M5A 2P5
Tel: (416) 291-8822

SPI PROJECT #: 2025-1004

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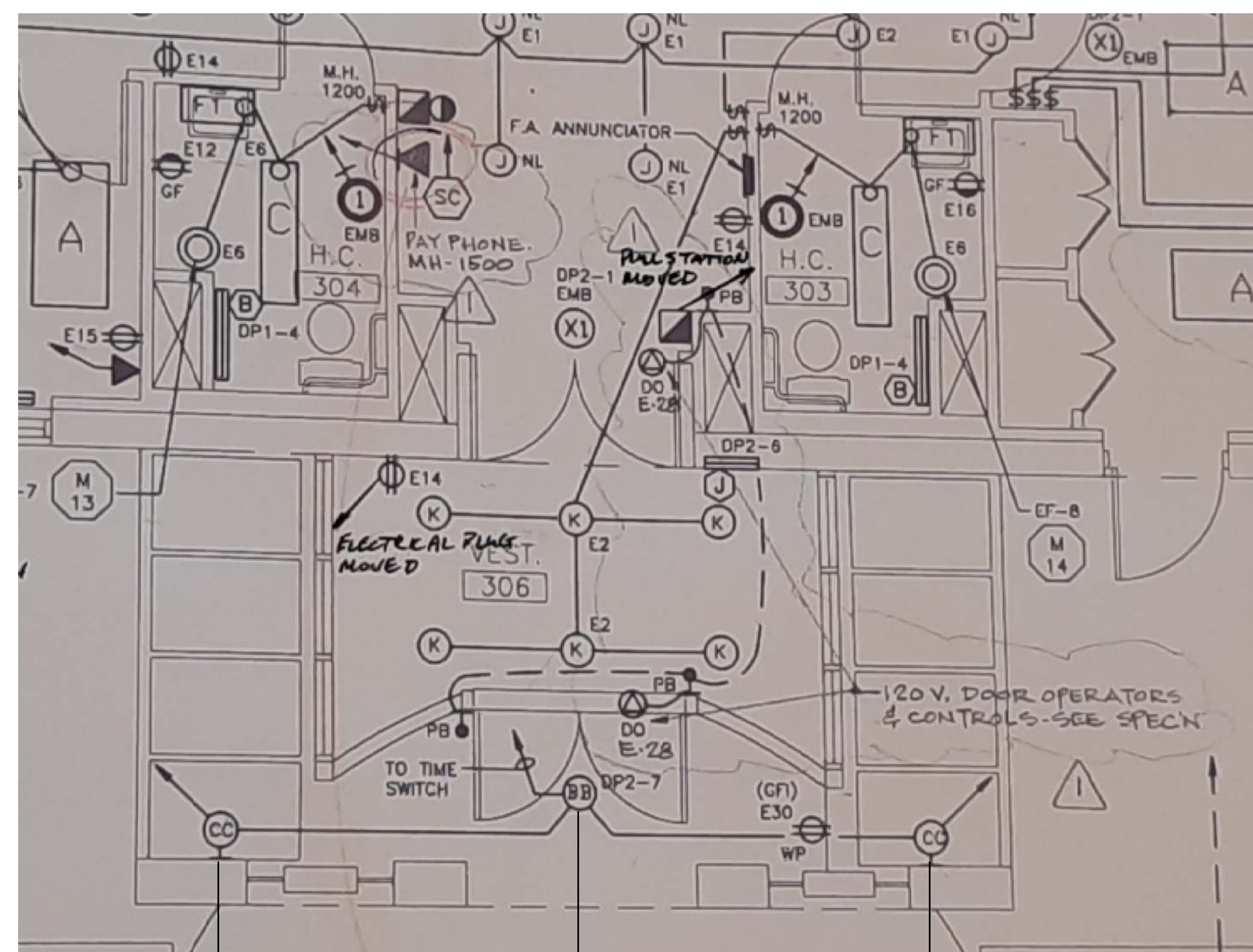
**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

Sheet Title
**ELECTRICAL
DEMOLITION AND NEW
LAYOUT**

Drawn By CAD Scale N.T.S.
Designed By AP Date February 28, 2025
RJC Project Number **TOR.140332.0001**

Sheet Number _____ Revision _____

E0.2



EXISTING CEILING MOUNTED LIGHT 'CC' TO BE REPLACED WITH NEW
EXISTING CEILING MOUNTED LIGHT 'BB' TO BE REPLACED WITH NEW
EXISTING CEILING MOUNTED LIGHT 'CC' TO BE REPLACED WITH NEW

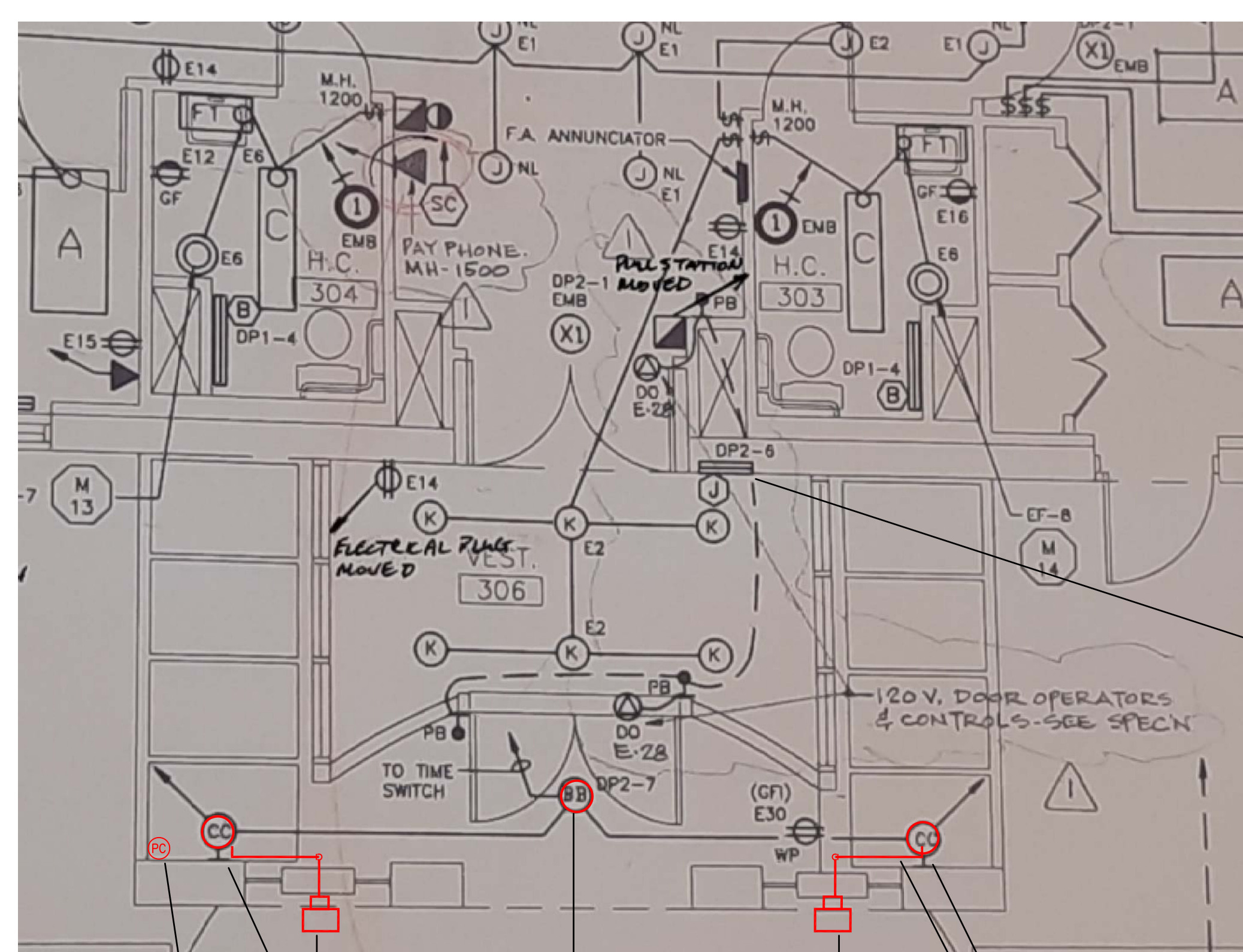
REFER TO PHOTOS ON THIS DRAWING FOR EXISTING LIGHTS 'BB' AND 'CC'

1 MAIN ENTRANCE - DEMOLITION
E0.2 SCALE: N.T.S.



existing to be replaced
existing to be replaced (one on each side of the entrance)

3 MAIN ENTRANCE ALCOVE - EXISTING LIGHTS
E0.2 SCALE: N.T.S.



PROPOSED LOCATION OF NEW PHOTOCELL (OR AS PER PHOTOCELL SUPPLIER INSTALLATION INSTRUCTIONS)
NEW WALL MOUNTED LIGHT 'AA'
NEW CEILING MOUNTED LIGHT 'BB'
NEW WALL MOUNTED LIGHT 'AA'
NEW CEILING MOUNTED LIGHT 'CC'
NEW CEILING MOUNTED LIGHT 'BB'

EXISTING RECESSED PANEL 'E' FED FROM DP-2. CAT.#N4442A BY SIEMENS. COT.#36 TO COT.#42 ARE SPACES

DRAWING NOTES:
SITE VERIFY EXISTING SOFFIT OPENINGS FOR LIGHTS TYPE 'BB' AND 'CC' AND PROVIDE DECORATIVE COVER PLATES TO "HIDE" GAP BETWEEN NEW LIGHT FIXTURES AND EXISTING SOFFIT
INCLUDE FOR NEW RECESSED BACK BOXES FOR EXISTING LIGHTS 'BB' AND 'CC'
PROVIDE NEW RECESSED BACK BOXES FOR NEW LIGHTS 'AA'

2 MAIN ENTRANCE - NEW LAYOUT
E0.2 SCALE: N.T.S.



new wall mounted lights for the front entrance path

4 MAIN ENTRANCE FRONT VIEW - NEW WALL MOUNTED LIGHTS
E0.2 SCALE: N.T.S.

ELECTRICAL SPECIFICATION

GENERAL ELECTRICAL CONDITIONS – SECTION 26 05 00

- COMPLY WITH GENERAL CONDITIONS OF THE CONTRACT AND ELECTRICAL DIVISION DRAWINGS AND SPECIFICATIONS.
- THIS SECTION APPLIES TO ALL SECTIONS OF ELECTRICAL DIVISION.
- PROVIDE EACH ITEM MENTIONED OR INDICATED OF QUALITY AND SUBJECT TO QUALIFICATIONS NOTED; PERFORM ACCORDING TO CONDITIONS STATED EACH OPERATION PRESCRIBED; AND PROVIDE THEREFORE ALL LABOUR, MATERIAL, EQUIPMENT, INCIDENTALS AND SERVICES REQUIRED TO COMPLETE THE INSTALLATION.
- OTHER WORK BY THIS DIVISION
 - PAINTING OF EXPOSED CONDUITS, UNFINISHED ELECTRICAL EQUIPMENT: UNDER ELECTRICAL DIVISION.
 - CONCRETE WORK UNDER ELECTRICAL DIVISION.
 - CUTTING AND PATCHING WILL BE BY ELECTRICAL DIVISION. PATCHING SHALL BE OF SAME MATERIAL AS SURROUNDING AREA AND SHALL BE PAINTED OR FINISHED TO MATCH EXISTING.
- MAKE A SET OF WHITE PRINTS AND AS THE JOB PROGRESSES, MARK ON CHANGES MADE THROUGH ANY APPROVED CHANGE ORDER AS WELL AS THE LOCATION OF FEEDERS, CONDUIT RUNS, JUNCTION BOXES, AND ALL CHANGES IN CIRCUITING, LOCATION OF EQUIPMENT, RUNS OF CONDUITS, WIRING, ETC. FROM THAT ORIGINALLY SHOWN, SO THAT ON THE COMPLETION OF THE JOB THE RECORD DRAWINGS WILL SHOW THE EXACT LOCATION AS ACTUALLY INSTALLED. RECORD DRAWINGS SHALL BE KEPT AT THE SITE AND SHALL BE BROUGHT UP TO DATE AS THE WORK PROGRESSES. SUBMIT COMPLETED RECORD DRAWINGS BEFORE FINAL CERTIFICATE OF JOB ACCEPTANCE IS ISSUED.
- THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED TO THE CONSULTANT ON THE COMPLETION OF THE PROJECT AS DESCRIBED ABOVE:
 - ESA ELECTRICAL INSPECTION CERTIFICATE
 - AS-BUILT DRAWINGS (PDF AND HARD COPY). AS-BUILT DRAWINGS SHALL RECORD ALL CHANGES TO DESIGN.
 - OPERATION AND MAINTENANCE MANUALS.
 - GUARANTEE
- ALL MATERIAL SHALL BE STORED NEATLY AND OUT OF THE WAY. CLEAN UP DAILY ALL REFUSE CAUSED BY WORK.
- BIND WITHIN A HARD COVERED, LOOSE LEAF BINDER, A COMPLETE SET OF MANUFACTURER'S OPERATING AND MAINTENANCE INSTRUCTIONS SHOWING ALL MAJOR ELECTRICAL EQUIPMENT AND SYSTEMS. INCLUDE SHOP DRAWINGS AND DETAIL DRAWINGS. INSTRUCTIONS SHALL BE COMPLETE FOR INSTALLATION, OPERATION AND MAINTENANCE. SPARE PART SUPPLIERS, LISTS AND ADDRESSES SHALL BE INCLUDED. MAKE ANY ADDITIONS AND/OR CORRECTIONS REQUIRED BY THE CONSULTANT AND SUBMIT TWO CORRECT COPIES TO THE CONSULTANT. INSTRUCTIONS SHALL BE REVIEWED WITH THE OPERATING PERSONNEL TO ENSURE A THOROUGH UNDERSTANDING OF THE EQUIPMENT AND ITS OPERATION.
- EXAMINE THE SITE, EXISTING EQUIPMENT AND THE LOCAL CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY FOR ANY OBVIOUS CONSIDERATIONS OVERLOOKED.
- AFTER THE WORK IS COMPLETE BUT BEFORE FINAL PAYMENT, GIVE THE OWNER A WRITTEN GUARANTEE THAT YOU WILL, AT NO CHARGE TO THE OWNER, REPLACE OR REPAIR ANY DEFECTS IN WORKMANSHIP AND MATERIALS NOT DUE, IN THE OPINION OF THE PRIME CONSULTANT TO MISUSE OR NEGLECT. GUARANTEE SHALL COVER A PERIOD OF 12 MONTHS FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE PRIME CONSULTANT. THIS GUARANTEE SHALL IN NO WAY SUPPLANT ANY OTHER GUARANTEE OR GUARANTEES OF LONGER PERIOD, BUT SHALL BE BINDING ON ALL OTHER WORK NOT OTHERWISE COVERED.
- ALL WORK SHALL COMPLY STRICTLY TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE CANADIAN ELECTRICAL CSA CODE AS ADOPTED AND AMENDED BY PROVINCIAL REGULATIONS AND THE BUILDING CODE. THESE CODES AND ANY ADDITIONAL REQUIREMENTS OF THE POWER UTILITY SHALL FORM AN INTEGRAL PART OF THIS SPECIFICATION. WHERE DRAWINGS CALL FOR EQUIPMENT, WIRING OR OTHER REQUIREMENTS EXCEEDING THE MINIMUM REQUIREMENTS OF THE CODE, THE DRAWINGS SHALL BE FOLLOWED.
- BEFORE STARTING ANY WORK, SUBMIT THE REQUIRED NUMBER OF COPIES OF THE ELECTRICAL DRAWINGS TO THE POWER AUTHORITY AND ELECTRICAL INSPECTION DEPARTMENT REGIONAL OFFICE, FOR THEIR APPROVAL AND COMMENTS.
- PAY ALL FEES FOR EXAMINATION OF DRAWINGS AND OBTAIN ALL PERMITS REQUIRED AND PAY ALL PERMIT AND INSPECTION FEES.
- ARRANGE FOR INSPECTION OF ALL WORK BY THE POWER AUTHORITY AND INSPECTION DEPARTMENT. ON COMPLETION OF THE WORK, PRESENT TO THE OWNER THE FINAL UNCONDITIONAL CERTIFICATE OF APPROVAL.
- ON AWARD OF CONTRACT, SUBMIT FOR REVIEW LIST OF DELIVERY DATES AND ELECTRONIC COPY OF SHOP DRAWINGS FOR ALL EQUIPMENT.
- ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS, NOISE AND VIBRATION. ALL EQUIPMENT SHALL BE CSA APPROVED.
- SCHEDULE AND COORDINATE ALL WORK WITH OTHER TRADES. RELOCATE OR REPLACE CONDUIT OR EQUIPMENT WHICH INTERFERES WITH OTHER TRADES DUE TO LACK OF COORDINATION WITH OTHER TRADES.
- THE OWNER SHALL HAVE TEMPORARY USE OF INSTALLATION PRIOR TO FINAL ACCEPTANCE.
- ALL CLAIMS FOR EXTRAS SHALL BE SUPPORTED BY WRITTEN AUTHORIZATION AND SHALL BE SUBMITTED WITH ITEMIZED MATERIAL AND LABOUR COSTS BREAKDOWNS. THE FORMAT OF THE BREAKDOWN SHALL FOLLOW THAT OF THE CHANGE DOCUMENT (I.E. THAT OF THE NOTICE OF CHANGE, SITE INSTRUCTION, CHANGE DIRECTIVE, ETC.). MATERIALS SHALL BE PRICED AT COST INCLUDING ANY DISCOUNT. LABOUR UNITS SHALL BE BASED ON CCEA AND NECA LABOUR UNIT TABLES SUITABLE FOR THE TYPE OF WORK INVOLVED. THERE SHALL BE NO EXTRA CLAIM FOR RELOCATION OF ANY EQUIPMENT WITHIN 10 FEET (3M) FROM THE ORIGINAL LOCATION, PROVIDED THAT THE CHANGE IS MADE BEFORE INSTALLATION.
- ALL ELECTRICAL EQUIPMENT MOUNTED AND CONNECTED BY THIS CONTRACTOR, WHETHER SUPPLIED BY HIM OR NOT, SHALL BE IDENTIFIED BY MEANS OF PLASTIC NAMEPLATES.
- WIRING
 - ALL WIRING SHALL BE CONCEALED EXCEPT IN UNFINISHED AREAS AND IN AREAS NOTED WHERE WIRING MAY BE INSTALLED IN SURFACE CONDUITS.
 - RIGID STEEL CONDUITS SHALL BE USED IN:
 - ALL EXPOSED WIRING SUBJECT TO MECHANICAL DAMAGE,
 - ALL AREAS REQUIRED BY CODE.
 - EMT CONDUITS MAY BE USED WHERE PERMITTED BY CODE:
 - EXPOSED WIRING,
 - IN FURRED WALLS.
 - ARMoured FLEXIBLE CABLE TYPE AC90 (BX CABLE) MAY BE USED AS DROP CABLE FROM JUNCTION BOX TO LIGHT FIXTURES, RECEPTACLES AND MOTORS IF RUN IN HOLLOW PARTITIONS OR IN DRY ACCESSIBLE CEILING SPACES. MAXIMUM LENGTH 20FT.
 - FLEXIBLE CONDUIT SHALL BE USED FOR FINAL SHORT CONNECTIONS BETWEEN OUTLET AND ELECTRICAL EQUIPMENT SUCH AS RECESSED FIXTURES, MOTORS, TRANSFORMERS, MOTORIZED EQUIPMENT AND FIXED APPLIANCES. FLEXIBLE CONDUIT IN MECHANICAL ROOMS AND ON THE EXTERIOR WALL SHALL BE PVC JACKETED, LIQUID TIGHT.
 - HOME RUNS OF WIRING TO PANELS SHALL BE IN CONDUITS.
- ALL LOW VOLTAGE AND MULTI CONDUCTOR CABLES SHALL BE INSTALLED IN CONDUIT.
- ALL CONDUCTORS SHALL BE COPPER 600 VOLT GRADE WITH INSULATION TYPE RW90. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG AND COLOUR CODED. WIRE CONNECTIONS SHALL BE MADE WITH PRESSURE TYPE SOLDERLESS CONNECTORS WITH VINYL INSULATING CAPS AND LOCKING RINGS.
 - MAXIMUM LENGTH FOR 15 AMP, 120/208 VOLT BRANCH CIRCUIT HOME RUNS SHALL BE AS FOLLOWS:

LOAD	#12 AWG	#10 AWG
RECEPTACLE	65 FT (20M)	OVER 65 FT (20M)
LIGHTING	90 FT (27M)	OVER 90 FT (27M)
- SUPPLY AND INSTALL ALL NECESSARY ACCESS DOORS IN WALLS AND CEILINGS FOR ELECTRICAL DEVICES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO DISCONNECTS, JUNCTION BOXES ETC. WHERE NECESSARY, DOORS SHALL BE RATED TO SUIT FIRE ASSEMBLY RATING.
- IF NUMBER OF CONDUCTORS IN ANY ONE CONDUIT EXCEEDS 6 LINE CONDUCTORS, CONDUCTOR SIZE SHALL BE INCREASED TO ALLOW FOR DERATING AS REQUIRED BY CODE.
- ALL CONDUITS AND OUTLET BOXES SHALL BE SUPPORTED FROM THE BUILDING SURFACES AND SHALL NOT BE SUPPORTED FROM OTHER CONDUITS, DUCTS OR PIPES.
- PROVIDE FIRE STOPS. FIRE STOPS SHALL SEAL OFF ALL FIRE RATED WALLS AND CEILINGS. FIRE STOPS SHALL BE CSA AND UL LISTED AND SHALL BE DESIGNED FOR APPLICATION REQUIRED TO MEET THE VARIOUS FIRE RATED SEPARATIONS. FIRE STOP SHALL BE HILTI, TREMSTOP MANUFACTURED BY TREMCO, 3M OR EQUAL.

LIGHTING – SECTION 26 50 00

- SUPPLY AND INSTALL ALL LIGHTING FIXTURES, LAMPS, AND ALL REQUIRED ACCESSORIES AS INDICATED ON THE DRAWINGS BY LETTER TYPE AND AS HEREINAFTER SPECIFIED. PROVIDE LIGHTING FIXTURES AS CALLED FOR ON THE DRAWINGS.
- ALL NEW LIGHT FIXTURES TO BE LED TYPE.
- SUBMIT SHOP DRAWINGS FOR EACH LIGHTING FIXTURE TYPE.
- REPLACE AND INSTALL WITHOUT EXTRA COST TO THE OWNER:
 - ALL DEFECTIVE OR NOISY DRIVERS FOR A PERIOD OF ONE YEAR.
 - LED LIGHTS WITHIN 90 DAYS.
- DRIVERS FOR LED LIGHTS TO BE DIMMABLE (0-10) WHERE DIMMING CONTROL IS SHOWN.
- ALL LIGHTING FIXTURES TO BE SUPPORTED FROM BUILDING STRUCTURE. THE SUPPORTS REQUIRED FOR MOUNTING AND INSTALLATION OF LIGHTING FIXTURES SHALL BE SUPPLIED AND INSTALLED BY THIS CONTRACTOR. THE SUPPORTS SHALL BE ATTACHED TO THE STRUCTURE. FOLLOW MANUFACTURE INSTALLATION INSTRUCTIONS.
- COORDINATE THE INSTALLATION OF LIGHTING FIXTURE WITH ALL TRADES TO PROVIDE SPACING INTENDED.
- FIXTURES SHALL BE PROPERLY CLEANED AND LEFT CLEAN AND DUST FREE. ANY FIXTURE SHOWING MARKS OR SCRATCHES DUE TO HANDLING OR TOOL MARKS SHALL BE REPLACED.
- PHOTOCELL
 - PROVIDE NEW PHOTOCELL TO CONTROL NEW LED AND REMAINING EXISTING OUTDOOR LIGHTS ON SAME CIRCUIT. PHOTOCELL TO BE COMPATIBLE WITH LED AND EXISTING LIGHTS TYPE (SITE VERIFY). PHOTOCELL LOAD RATING TO SUIT LIGHTING LOAD RATING WATTS
 - PHOTO-ELECTRIC CONTROLS SHALL BE WEATHERPROOF TEMPERATURE COMPENSATED AND SHOCK AND VIBRATION RESISTANT. THE ELECTRIC CELL SHALL BE SCREENED AGAINST ULTRAVIOLET RAYS.
 - PHOTOCELL SENSOR SHALL BE ADJUSTABLE FROM 10 TO 50 LUX. "OFF" ACTION SHALL BE ADJUSTABLE FROM 30 TO 150 LUX SWITCH SHALL HAVE UP TO 2 MINUTES DELAY TO PREVENT FALSE SWITCHING DUE TO TEMPORARY FLASHES OF LIGHT.
 - SHOULD ANY PART OF THE PHOTO-ELECTRIC CONTROL FAIL TO OPERATE, THE SWITCH SHALL BE IN THE "ON" (FAIL SAFE) POSITION.
 - PHOTO-ELECTRIC CONTROL SHALL BE SUITABLE FOR MOUNTING ON A FLUSH MOUNTED CAST OUTLET BOX COVER PLATE.
 - PHOTO-ELECTRIC CONTROL SHALL BE TORK CAT. #2100 SERIES OR EQUAL BY INTERMATIC OR PARAGONE.
 - FOLLOW MANUFACTURE INSTALLATION AND WIRING INSTRUCTIONS

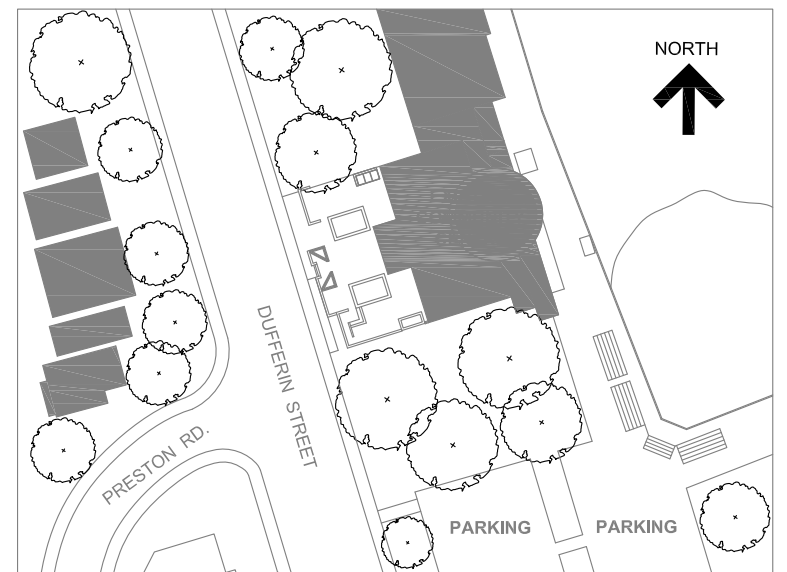
WORKING IN EXISTING BUILDING AND CONTINUITY OF SERVICES – SECTION 26 50 10

- ELECTRICAL ALTERATIONS AND ADDITIONS ARE BEING MADE IN THE EXISTING AREAS AS NOTED ON DRAWINGS AND SPECIFICATIONS.
- VISIT THE SITE AND EXAMINE THE EXISTING CONDITIONS AND ALL TENDERING DOCUMENTS, DRAWINGS AND SPECIFICATIONS. MAKE ALL NECESSARY ALLOWANCES IN TENDER PRICE FOR REMOVAL, RELOCATION, REROUTING, RECONNECTION OF EXISTING ELECTRICAL EQUIPMENT AND WIRING AS MAY BE NECESSARY FOR THE EXECUTION AND COMPLETION OF THIS PROJECT. NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSE INCURRED BY THIS TRADE THROUGH FAILURE TO MAKE THIS EXAMINATION.
- WIRING LOCATED IN AREAS BEING ALTERED OR DEMOLISHED, BUT FEEDING OUTLETS OR EQUIPMENT REQUIRED TO REMAIN IN SERVICE SHALL BE REROUTED AS REQUIRED TO MAINTAIN THE CONTINUITY OF THESE SERVICES.
- EXISTING ELECTRICAL EQUIPMENT REMOVED AND INDICATED FOR REUSE SHALL BE CLEANED BEFORE INSTALLATION. ALL UNUSED CONDUIT ENTRANCE OPENINGS SHALL BE SEALED, ALL DEFECTIVE COMPONENTS SHALL BE REPLACED BEFORE REINSTALLATION.
- ALL WIRING SHALL BE RUN CONCEALED WHERE POSSIBLE EXCEPT THAT CONDUITS IN UNFINISHED AREAS AND ON EXISTING WALLS AND CEILING MAY BE INSTALLED ON SURFACE.
- SUPPLY, INSTALL AND MAINTAIN ALL REQUIRED TEMPORARY WIRING TO OCCUPIED AREAS AT ALL TIMES. PROVIDE ADEQUATE PROTECTION TO EXISTING WIRING AND EQUIPMENT SERVING THE EXISTING AND NEW WORK AND PARTICULARLY WHERE WIRING AND ELECTRICAL EQUIPMENT HAVE BECOME EXPOSED TO MECHANICAL INJURY OR MOISTURE IN THE COURSE OF ALTERATIONS OR NEW WORK.
- POWER SHUTDOWN, IF REQUIRED, MUST BE COORDINATED WITH CLIENT'S REPRESENTATIVE.
- CERTAIN ITEMS ARE IDENTIFIED ON THE DRAWINGS AS EXISTING EQUIPMENT TO BE 'REMOVED'. DISCONNECT SAID EQUIPMENT AND MAKE SAFE. OBSOLETE CONDUITS AND CABLES SHALL BE DISCONNECTED FROM THEIR SOURCE OF SUPPLY, CUT BACK TO A SUITABLE POINT.
- ALL UNUSED FUSED SWITCHES AND CIRCUIT BREAKERS SHALL BECOME SPARE. PROVIDE NEW, UP-DATED DIRECTORIES FOR PANELS.
- ALL EXISTING EQUIPMENT AND MATERIAL NOT REQUIRED IN THE FINAL INSTALLATION SHALL BE CAREFULLY REMOVED AT THE APPROPRIATE TIME AND SHALL BE DISPOSED OF EXCEPT STARTERS FOR MECHANICAL EQUIPMENT BEING HANDED BACK TO THE CLIENT.



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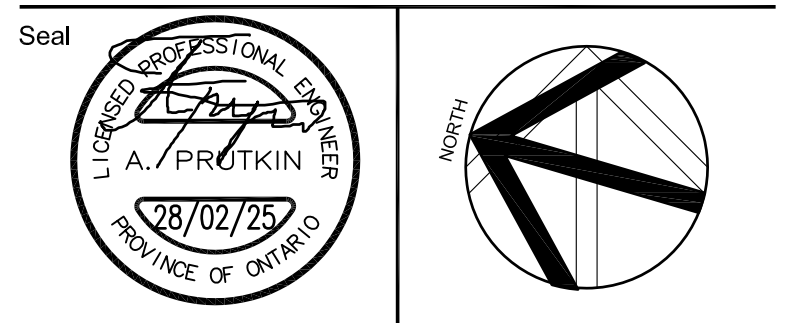


KEY PLAN

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No.	Revision	Date	By
3.	ISSUED FOR PERMIT	Feb. 28, 25	A.P.
2.	ISSUED FOR TENDER	Feb. 28, 25	A.P.
1.	ISSUED FOR REVIEW	Feb. 18, 25	A.P.



Project Name
**2213 Dufferin Street,
Toronto, Ontario**

**FAIRBANK MEMORIAL
COMMUNITY CENTRE -
PODIUM DECK REHABILITATION**

Sheet Title

**ELECTRICAL
SPECIFICATION**

Drawn By CAD Scale N.T.S.
Designed By AP Date February 28, 2025
RJC Project Number **TOR.140332.0001**

Sheet Number **E0.3** Revision