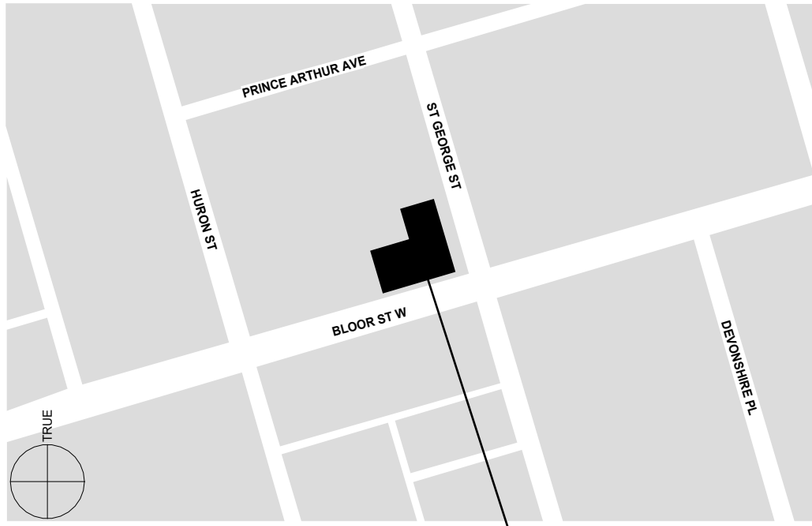
UOFT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 319 & 320

CD - ISSUED FOR TENDER -100%



CONTEXT PLAN

AREA OF WORK		AREA OF ALTERATION	AREA OF FINISHES ONLY	TOTAL SQ.FT
ROOM NUMBER	AREA (SQ.M)			
206	20 m2		20 m2	215 ft2
316	33 m2		33 m2	355 ft2
317	43 m2	43 m2		463 ft2
318	81 m2	81 m2		872 ft2
319	17 m2		17 m2	183 ft2
319A	12 m2	12 m2		130 ft2
320	32 m2	32 m2		344 ft2
TOTAL	**238 m2**	**168 m2**	**70 m2**	**2562 m2**

SEPARATE PRICE

1. WINC - WINDOW COVERING
   ALTERNATIVE PROVIDE SEPARATE PRICE TO ADD DUAL TELESHADE SYSTEM (T9) FROM LEGRAND
2. WINC - WINDOW COVERING
   PROVIDE SEPARATE PRICE TO ADD REPLACEMENT WINDOW COVERINGS FOR RMS 206, 316, 320, AND 319/A

ALLOWANCES:

1. LEVELING EXTG SUBFLORING @ RM 316

DRAWING LIST

A0.X SERIES - GENERAL
A0.0.0 COVER SHEET
A0.0.1 OBC MATRIX
A0.0.2A GENERAL NOTES
A0.0.2B GENERAL NOTES
A0.0.2C SPECIFICATIONS
A0.0.2D SPECIFICATIONS
A0.0.2E SPECIFICATIONS
A0.0.2F SPECIFICATIONS
A0.0.3 ABBREVIATIONS, SYMBOLS & ASSEMBLIES

AD1.X.X SERIES - DEMO
AD1.0.0 DEMOLITION - ENLARGED PLAN - RM 206 + 316
AD1.0.1.A DEMOLITION - ENLARGED PLAN - RM 317 + 318
AD1.0.1.B DEMOLITION - ENLARGED PLAN - RM 317 + 318
AD1.0.2 DEMOLITION - ENLARGED PLAN - RM 319 + 320

A1.X.X SERIES - FLOOR PLANS
A1.0.0 PROPOSED - KEY PLAN - 2ND FLOOR - GEN ARR
A1.0.1 PROPOSED - KEY PLAN - 2ND FLOOR - RCP
A1.0.2 PROPOSED - KEY PLAN - 3RD FLOOR - GEN ARR
A1.0.3 PROPOSED - KEY PLAN - 3RD FLOOR - RCP
A1.1.0 PROPOSED - ENLARGED PLAN - PARTIAL 3RD FLOOR
A1.1.1 PROPOSED - ENLARGED PLAN - PARTIAL 3RD FLOOR - RCP
A1.2.0 PROPOSED - ENLARGED PLAN - RM 206 - GEN ARR + FF + POWER/DATA + RCP
A1.3.0 PROPOSED - ENLARGED PLAN - RM 316 - GEN ARR + FF + POWER/DATA + RCP
A1.3.1.A PROPOSED - ENLARGED PLAN - RM 317 + 318 - GEN ARR + FLOOR FINISH
A1.3.1.B PROPOSED - ENLARGED PLAN - RM 317 + 318 -POWER/DATA + RCP
A1.3.2 PROPOSED - ENLARGED PLAN - RM 319 + 319A - GEN ARR + FF + POWER/DATA + RCP
A1.3.3 PROPOSED - ENLARGED PLAN - RM 320 - GEN ARR + FF + POWER/DATA + RCP

A2.X.X SERIES - ELEVATIONS
A2.0.0 ELEVATIONS
A2.0.1 ELEVATIONS

A3.X.X SERIES - SECTIONS
A3.0.0 SECTION

A4.X.X SERIES - INTERIOR ELEVATIONS
A4.1.0 INTERIOR ELEVATIONS - RM 206 + RM 316
A4.2.0 INTERIOR ELEVATIONS - RM 317
A4.3.0 INTERIOR ELEVATIONS - RM 318
A4.3.1 INTERIOR ELEVATIONS - RM 318 + 319
A4.4.1 INTERIOR ELEVATIONS - RM 320

A5.X SERIES - DETAILS
A5.0.1 EXT DETAILS
A5.0.2 EXT DETAILS
A5.1.0 INTERIOR DETAILS
A5.1.1 INTERIOR DETAILS
A5.1.2 INTERIOR DETAILS - SIGNAGE

A6.X SERIES - SCHEDULE
A6.0.0 SCHEDULE - ROOM FINISH
A6.1.0 SCHEDULE - OPENINGS
A6.1.1 SCHEDULE - DIVISION 8 - DOORS
A6.1.2 SCHEDULE - DIVISION 8 - FIRE RATED DOORS & SCREENS
A6.1.3 SCHEDULE - DIVISION 10 - SPECIALTIES - OPERABLE PARTITION
A6.1.4 SCHEDULE - DIVISION 10 - SPECIALTIES - OPERABLE PARTITION
A6.1.5 SCHEDULE - DIVISION 22 - PLUMBING
A6.1.6 SCHEDULE - DIVISION 23 - HVAC
A6.1.7 SCHEDULE - DIVISION 26 - ELECTRICAL

A7.X SERIES - SCHEDULE
A7.0.0 MILLWORK

PROJECT SCOPE

A. RM 206 – ARCH/ELEC
1. NEW FURNITURE - BY OTHERS / NIC
2. REPLACE EXTG CARPET TILE AND BASEBOARDS AND INSTALL NEW CARPET TILE AND BASEBOARDS
3. PATCH, REPAIR, AND PAINT WALLS
4. NEW OUTLETS FOR NEW DESKS
5. REPLACE EXISTING LIGHTING FIXTURES W/ NEW BASE BUILDING LED STANDARD

B. RM 316 - ARCH/PLMB
1. NEW FURNITURE - BY OTHERS / NIC
2. REMOVE EXTG FLOORING FINISH AND BASEBOARDS AND INSTALL NEW LVT AND BASEBOARDS
3. PATCH, REPAIR, AND PAINT WALLS
4. NEW CONVENIENCE POWER OUTLETS
5. NEW SINK + FAUCET + COUNTERTOP @EXTG KITCHENETTE MILLWORK
6. NEW AREA RUG

C. RM 317 + 318 - ARCH/MECH/ELEC
1. NEW FURNITURE - BY OTHERS / NIC
2. REPLACE EXTG CARPET TILES AND BASEBOARDS WITH NEW
3. PATCH, REPAIR, AND PAINT WALLS
4. REPLACE EXISTING GWB PARTITION WITH OPERABLE PARTITION AND DOOR C/W STEEL BEAM SUPPORT + LEVELED FLOOR
5. LIGHTING IMPROVEMENTS
   - REMOVE EXISTING LIGHTING FIXTURES AND REPLACE W/ NEW LIGHTING +LAYOUT C/W LIGHTING CONTROL SYSTEM
   - ZONED/DIMMABLE LIGHTING CONTROL
6. REPLACE EXTG WINDOW TREATMENTS WITH NEW
7. REMOVE EXTG PTAC UNITS AND PROVIDE NEW HVAC PER MECHANICAL DWGS.
8. DEMO EXTG CEILING FINISH@ RM318 + NEW PT FINISH

D. EXTG OFFICE 319 + NEW MECH RM 319A - ARCH/MECH/ELEC

EXTG. OFFICE 319 - REMAINING AREA:
1. PROTECTFLOORING
2. NEW PAINT
3. OTHERWISE/EXTG. TO REMAIN/ NO CHANGE

NEW MECH RM 319A:
1. NEW PARTITION TO ENCLOSE NEW MECH ROOM
2. REMOVE EXTG. CEILING FINISH+ PAINT EXPOSED CONCRETE DECK
3. REMOVE EXTG. FLOOR/SUBFLOORING + PREPARE FOR NEW SLOPED TOPPING TO NEW DRAIN C/W EPOXY FLOOR FINISH, PER MANUFACTURE'S SPECS.
4. NEW MECH EQUIPMENT, PER MECH
5. NEW ELECTRICAL PANEL TO REPLACE EXTG., SEE ELEC'L
6. NEW WINDOW TREATMENT
7. PAINT FINISH @NEW+EXTG. WALL
8. PATCH, REPAIR, AND PAINT WALLS

E. RM 320 - ARCH/ELEC/AV
1. NEW FURNITURE - BY OTHERS / NIC
2. REMOVE EXTG CARPET TILES AND BASEBOARDS AND REPLACE WITH NEW
3. PATCH, REPAIR, AND PAINT WALLS
4. REPLACE EXTG DRYWALL PARTITION WITH FIRE-RATED GLAZED SCREEN SYSTEM GLASS ENTRY DOOR - C/W CUSTOM ABSTRACT WINDOW FILM PATTERN + DECORATIVE METAL PANLE
5. SIGNAGE BY OTHERS

F. EXTERIOR
1. NEW MECHANICAL UNITS ON GROUND FLOOR ROOF
2. NEW STEEL LINTEL+ NEW LOUVER @ NEW+EXTG OPENINGS.

PROJECT TEAM

ARCHITECT
BARBORA VOKAC TAYLOR ARCHITECT
18 GLOUCESTER LANE, SUITE 1
TORONTO ON M4Y 1L5

BARBORA VOKAC TAYLOR, ARCHITECT
416.880.2096, barbora@bvtarchitect.com
DINARA GATAULLINA, PROJECT LEAD
647.451.6880, dinara@bvtarchitect.com

STRUCTURAL
CONTACT STRUCTURAL ENGINEERING
675 KING ST W, TORONTO, ON M5V 1M9

TIM JOYCE
(647) 366-9776, tim@contactengineering.ca

MECHANICAL + ELECTRICAL
SPLINE GROUP
7015 TRANMERE DR # 15
MISSISSAUGA, ON L5S 1T7

ABHI BHOGAL, P.ENG, C.ENG, LEED
905.497.8388 ext 201, abhogal@splinegroup.ca

SOHEIL SHAFAGH, B.ENG, MASC, EIT
905.497.8388 ext 215, sshafagh@splinegroup.ca

ANDRE SPENCE, PROJECT MANAGER
905.497.8388 ext 209, aspence@splinegroup.ca

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11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

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ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
COVER SHEET

SCALE:	As indicated
START DATE:	2025-06-09 5:57:03 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A0.0.0

ONTARIO BUILDING CODE DATA MATRIX

Revised: 2021 08 21

PART 11 - RENOVATION OF EXISTING BUILDING

OBC REFERENCE [1]

Name of Practice	**Barbora Vokac Taylor Architect Inc.**
Address 1	**18 Gloucester Lane**
Address 2	**Suite 1**
Contact	**Barbora Vokac Taylor - studio@bvtarchitect.com**
Name of Project	**UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320**
Location/Address	**170 St. George Street, Toronto, ON M5R 2M8**
Date	**2023-10-24**

Seal & Signature

ONTARIO ASSOCIATION OF ARCHITECTS BARBORA VOKAC TAYLOR LICENCE 6538

11.00	BUILDING CODE VERSION	O.Reg. 332/12		LAST AMENDMENT	O.Reg. 191/14		
11.01	PROJECT TYPE	**Renovation**					[A] 1.1.2.
		Interior Alterations (NON-RESIDENTIAL) - ROOMS 206, 316, 317, 318, 318 & 320					
11.02	MAJOR OCCUPANCY CLASSIFICATION	**ASSEMBLY**	**GROUP**	**DIVISION**			3.1.2.1.(1)
	EXISTING TO REMAIN -		**GROUP A**	**2**	**Educational - University**		
	NO CHANGE		**GROUP D**		**Offices**		3.1.2.1.(1)
11.03	SUPERIMPOSED MAJOR OCCUPANCIES						3.2.2.7.
	EXISTING TO REMAIN - 2ND FLOOR (L2)		**GROUP D**				
	NO CHANGE 3RD FLOOR (L3)		**GROUP D**				
11.04	BUILDING AREA (m²)	DESCRIPTION		EXISTING	NEW	TOTAL	[A] 1.4.1.2.
	EXISTING TO REMAIN -						
	NO CHANGE	**GROUND FLOOR**		**1291.00**	**0.00**	**1,291.0**	
11.05	BUILDING HEIGHT	**10**	STOREYS ABOVE GRADE		**33.5**	(m) ABOVE GRADE	[A] 1.4.1.2. &
	EXISTING TO REMAIN -						
	NO CHANGE	**1**	STOREYS BELOW GRADE				
11.06	NUMBER OF STREETS/ FIRE FIGHTER ACCESS	**3**	STREET(S)				3.2.2.5.3
11.07	BUILDING SIZE		**H.I. = 6**	**NO CHANGE TO EXTG**			T.11.2.1.1.J
11.08	EXISTING BUILDING CLASSIFICATION	GROUP D, ANY HEIGHT, ANY AREA					3.2.2.49
		CHANGE IN MAJOR OCCUPANCY			**NO CHANGE TO EXISTING**		11.2.1.1.
	EXISTING TO REMAIN -	CONSTRUCTION INDEX					T.11.2.1.1.A.
	NO CHANGE	HAZARD INDEX					T.11.2.1.1.B.-N.
		IMPORTANCE CATEGORY					
11.09	RENOVATION TYPE	BASIC RENOVATION					11.3.3.1. & 11.3.3.2.
11.10	OCCUPANT LOAD	FLOOR LEVEL/AREA		OCCUPANCY TYPE	BASED ON	OCCUPANT LOAD (PERSONS)	3.1.17.(1)(c)(i)
	EXISTING TO REMAIN -						
	NO CHANGE						
		TOTAL				**-**	
11.11	PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE				3.7.4.
	EXISTING TO REMAIN -	FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC REFERENCE	FIXTURES REQUIRED	FIXTURES PROVIDED	
	NO CHANGE						
11.12	BARRIER-FREE DESIGN	**-**	**EXISTING NO CHANGE**				11.3.3.1
11.13	REDUCTION IN PERFORMANCE LEVEL	STRUCTURAL			**NO**	NO CHANGE	11.4.2.1.
		INCREASE IN OCCUPANT LOAD			**NO**	NO CHANGE	11.4.2.2.
		CHANGE OF MAJOR OCCUPANCY			**NO**	NO CHANGE	11.4.2.3.
		PLUMBING			**NO**		11.4.2.4.
		SEWAGE SYSTEM			**NO**	NO CHANGE	11.4.2.5.
11.14	COMPENSATING CONSTRUCTION	STRUCTURAL			**N/A**	NO CHANGE	11.4.3.2.
		INCREASE IN OCCUPANT LOAD			**N/A**	NO CHANGE	11.4.3.3.
	EXISTING TO REMAIN -	CHANGE OF MAJOR OCCUPANCY			**N/A**	NO CHANGE	11.4.3.4.
	NO CHANGE	PLUMBING			**N/A**	NO CHANGE	11.4.3.5.
		SEWAGE SYSTEM			**N/A**	NO CHANGE	11.4.3.6.
11.15	COMPLIANCE ALTERNATIVES PROPOSED	**NOT APPLICABLE**					11.5.1.1.
		[List Compliance Alternative numbers here and provide a brief description or hide this row if not needed.]					
		[List Compliance Alternative numbers here and provide a brief description or hide this row if not needed.]					
11.16	NOTES						

1 *ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C*

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OBC MATRIX

SCALE:

START DATE: 2025-06-09 5:57:03 PM

DRAWN BY: DG

CHECKED: Checker

PAPER SIZE: ARCH B (11X17)

REVIT RELEASE: 2020LT

SCHEME: CP

PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A0.0.1

1 A0.0.2A GENERAL NOTES
1 : 1

1. SCHEDULE SUPPLY A PRECISE AND ACCURATE CONSTRUCTION & DEMOLITION SCHEDULE PRIOR TO COMMENCEMENT OF ANY WORK. WITHOUT A SCHEDULE THE CONTRACTOR WILL NOT BE ALLOWED TO WORK ON SITE.

2. PROVIDE SHOP DRAWINGS, SAMPLES AND SUBMITTALS AS INDICATED IN THE SPECIFICATIONS

3. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL, PROVINCIAL AND FEDERAL CONSTRUCTION AND BUILDING CODES, THE ONTARIO FIRE CODE, THE OCCUPATIONAL HEALTH AND SAFETY ACT, THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (AODA), AND ANY OTHER AUTHORITIES HAVING JURISDICTION.

4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL REQUIRED INSPECTIONS WITH THE MUNICIPALITY HAVING JURISDICTION. PRINT BUILDING PERMIT DOCUMENTS AND MAINTAIN ON SITE AS REQUIRED BY THE MUNICIPALITY.

5. ALL DRAWINGS INCLUDING ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL AND THESE GENERAL NOTES TO BE READ IN CONJUNCTION WITH EACH OTHER AND WITH SPECIFICATIONS SUBMITTED AND INSTRUCTION TO BIDDERS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON ANY DRAWINGS OR SPECIFICATIONS ARE TO BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.

6. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH EXISTING SITE CONDITIONS DURING THE DESIGNATED SITE VISIT DATE OR OTHERWISE OBTAIN INFORMATION REQUIRED TO SUBMIT A FIRM QUOTATION.

7. ALL DIMENSIONS ARE CLEAR DIMENSIONS UNLESS OTHERWISE NOTED.

8. ALL MATERIALS SPECIFIED ARE TO BE INSTALLED, FINISHED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S APPROVED RECOMMENDATIONS AND SPECIFICATIONS.

9. ALL MATERIALS SHALL BE AS SPECIFIED. NO SUBSTITUTES OR ALTERNATES FOR MATERIALS, FINISHES AND QUALITY OF WORK SHALL BE MADE WITHOUT REVIEW FROM THE ARCHITECT.

10. ALL MATERIALS AS SUPPLIED AND INSTALLED IN THIS PROJECT MUST MEET THE SMOKE/FLAME SPREAD RATING AS SPECIFIED IN THE BUILDING CODE.

11. AREA OF WORK DENOTED ON THE DRAWING IS PROVIDED FOR GENERAL GUIDANCE PURPOSES ONLY. WORK MAY BE REQUIRED OUTSIDE OF THE AREA DENOTED TO CONNECT WITH EXISTING SYSTEMS, SERVICES ETC.

12. CONTRACTOR TO COMPLETE DEMOLITION IN ACCORDANCE WITH CURRENT REGULATIONS, CODES, LAWS AND AUTHORITIES HAVING JURISDICTION.

13. PRIOR TO TENDER CALL, CONTRACTOR TO VISIT THE SITE AND ASCERTAIN TO HIS OWN SATISFACTION ALL EXISTING CONDITIONS PERTAINING TO THIS CONTRACT.

14. CONTRACTOR TO MAINTAIN EXISTING ACCESS TO EXITS WIDTHS TO MEET MINIMUM CODE REQUIREMENTS.

15. CONTRACTOR IS RESPONSIBLE TO COORDINATE DEMOLITION WORK WITH ALL DISCIPLINES FOR DEMOLITION TO COMPLETE THE PROJECT AND FOR COORDINATING AND SCHEDULING DEMOLITION WITH DESIGNATED SUBSTANCES REMOVALS TO SUIT THE PROJECT SCHEDULE. REFER TO DESIGNATED SUBSTANCES REPORTS.

16. CONTRACTOR TO CONSULT WITH ARCHITECT, PRIOR TO DEMOLITION, IF SCOPE OF WORK IS UNCLEAR OR IN DOUBT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

17. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS WITH RESPECT TO CONSTRUCTION PROCEDURES, INSURANCE, SECURITY CLEARANCE OF EMPLOYEES, HOISTING, GARBAGE REMOVALS, ETC., AS SET OUT BY THE PROJECT MANAGER AND INSTRUCTIONS TO BIDDERS.

18. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING/ADJACENT STRUCTURAL ELEMENTS.

19. GENERAL TRADES CONTRACTOR SHALL CHASE, BORE, DRILL OR SAW CUT WALLS AND FLOORS FOR OPENINGS, TRENCHING AND MAKING GOOD AS REQUIRED BY MECHANICAL AND ELECTRICAL TRADES. ALSO REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR RELATED GENERAL TRADES WORK.

20. CONTRACTOR TO ASCERTAIN THE LOCATION OF ANY SERVICES BURIED IN FLOOR SLABS PRIOR TO CUTTING AND OBTAIN CONSULTANT'S APPROVAL BEFORE WORK COMMENCES.

21. CONTRACTOR TO MAKE ALL NECESSARY INQUIRIES TO DETERMINE LOCATION OF ANY EXISTING SERVICES INCLUDING BUT NOT LIMITED TO HYDRO, TELEPHONE, WATER, GAS, SEWER AND CABLE.

22. CONTRACTOR TO OPEN UP EXISTING WALLS OR CEILINGS AS REQUIRED TO COMPLETE MECHANICAL AND ELECTRICAL WORKS. CONTRACTOR TO MAKE GOOD EXISTING FINISHES ON COMPLETION OF THE WORK UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOR EXTENT AND DIMENSIONS OF OPENINGS FOR NEW MECHANICAL AND ELECTRICAL WORKS, ALSO REFER TO MECHANICAL AND ELECTRICAL DRAWINGS . PROVIDE FIRESTOPPING AS REQUIRED.

23. CONTRACTOR TO REMOVE MILLWORK & EXISTING WALL MOUNTED ITEMS AS NOTED ON THE DRAWINGS. CONTRACTOR SHALL ASK APPROVAL FROM U. OF T. REPRESENTATIVE BEFORE DISPOSING OF REMOVED ITEMS. MATERIALS & ITEMS THAT WILL NOT BE DISPOSED OF SHALL BE TAKEN BY CONTRACTOR TO THE STORAGE AREA DESIGNATED BY THE U. OF T. REPRESENTATIVE.

24. FURNITURE MOVE IS NOT IN CONTRACT. TO BE COMPLETED BY CLIENT (UOFT)

24. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIAL EXCEPT WHERE NOTED OTHERWISE.

26. CONTRACTOR TO PROVIDE NEW OPENINGS IN WALLS AS NOTED. REFER TO DOOR SCHEDULE.

27. CONTRACTOR TO PROTECT EXISTING FINISHES TO REMAIN AND ADJACENT AREAS DURING CONSTRUCTION.

28. CONTRACTOR TO INFILL ANY OPENINGS REMAINING AFTER MECHANICAL, ELECTRICAL OR OTHER ELEMENTS ARE DEMOLISHED. MATERIALS AND FINISH OF INFILL TO MATCH EXISTING. INFILL TO PROVIDE FIRE RESISTANCE RATING TO MATCH THE EXISTING SEPARATION.

29. LOCATION OF MECHANICAL AND ELECTRICAL ROUTING IS APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE ABOVE MENTIONED DOES NOT INTERFERE WITH EXISTING CONDITIONS BEFORE CONSTRUCTION COMMENCES. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIXTURES, GRILLES, ACCESS HATCHES ETC.

30. CONTRACTOR TO VERIFY ON SITE THAT ALL MECHANICAL AND ELECTRICAL WORKS SHOWN CAN BE INSTALLED BEFORE CONSTRUCTION COMMENCES.

31. WHERE STRUCTURAL/MECHANICAL WORK IMPACTS EXISTING ROOF, MAKE GOOD ROOF AS REQUIRED.

32. CONTRACTOR TO PATCH, REPAIR AND MAKE GOOD ALL AREAS DISTURBED BY THE OPERATION OF THE WORK AND DISTURBED BY THE WORK OF OTHER TRADES. MATERIALS AND FINISHES TO MATCH EXISTING UNLESS NOTED OTHERWISE.

33. CONTRACTOR TO PROVIDE ACCESS HATCHES AS REQUIRED TO ACCESS AND/OR SERVICE MECHANICAL/ELECTRICAL EQUIPMENT. FINAL LOCATION OF ALL ACCESS HATCHES IN DRYWALL OR PLASTER CEILINGS TO BE REVIEWED ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.

34. UNLESS NOTED OTHERWISE, CONTRACTOR TO PAINT NEW MECHANICAL DUCTS, PIPES, PIPE SUPPORTS, ELECTRICAL CONDUIT, MOUNTING BRACKETS, AND ACCESS DOORS WHERE EXPOSED TO VIEW.

35. UNLESS NOTED OTHERWISE, CONTRACTOR TO PAINT NEW STRUCTURAL STEEL NOT RECEIVING SPRAY-APPLIED FIREPROOFING, METAL STAIRS, LADDERS, GUARDS AND HANDRAILS, WALLS AND DRYWALL/PLASTER CEILINGS WITHIN CONSTRUCTION AREA, All NEW DRYWALL (UNLESS OTHERWISE NOTED), WALLS AND DRYWALL/PLASTER CEILINGS IN AREAS AFFECTED BY CONSTRUCTION. REFER TO ROOM FINISH SCHEDULE.

36. CONTRACTOR TO PROVIDE FIRE RATED PLYWOOD SUPPORTS FOR WALL MOUNTED MECHANICAL AND ELECTRICAL WORKS. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

37. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND NECESSARY SUPPORT INSIDE WALLS AND CEILING BULKHEADS FOR ALL WALL-MOUNTED MILLWORK ITEMS, DOORS, GLAZING, GRAB BARS AND WINDOW COVERINGS, EQUIPMENT AND ACCESSORIES ETC. AND APPLIES TO EXISTING AND NEW GYPSUM BOARD PARTITIONS.

38. ALL MATERIALS SPECIFIED ARE TO BE INSTALLED, FINISHED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S APPROVED RECOMMENDATIONS AND SPECIFICATIONS, SHOP DRAWINGS AND INSTRUCTIONS.

39. DUST PROOF TEMPORARY HOARDING MUST BE IN PLACE PRIOR TO ANY REMOVALS WORK. TEMPORARY HOARDING TO BE FACED ON PUBLIC SIDE BY IMPACT RESISTANT DRYWALL, TAPED, FILLED, PAINTED TO COMPLETELY SEPARATE THE WORK AREA FROM THE PUBLIC AREA. UPON COMPLETION OF THE WORK, REMOVE HOARDING, PATCH AND MAKE GOOD ALL DISTURBED AREAS TO MATCH EXISTING. HOARDING MUST MAINTAIN ACCESS TO EXITS AND MUST NOT REDUCE THE CORRIDOR WIDTH TO LESS THAN THAT PERMITTED BY THE OBC.

40. THE CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ANY MATERIALS NOT SPECIFICALLY DRAWN OR DESCRIBED BUT REASONABLY IMPLIED AND NECESSARY FOR COMPLETION OF THE WORK WITHOUT ADDITIONAL COSTS UNDER THIS CONTRACT.

41. CONTRACTOR TO REPLACE ALL DAMAGED ACOUSTICAL CEILING SYSTEMS DISTURBED BY THE WORK OF THIS CONTRACT. REPAIR AND ADJUST ACOUSTICAL CEILING SYSTEM AS REQUIRED TO ACCOMMODATE CHANGES INCLUDING BUT NOT LIMITED TO WALL LOCATION (EXISTING AND NEW), MECHANICAL AND ELECTRICAL ITEMS AND WORKSTATION POWER POLES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.

42. IN PARTITIONS REQUIRING SOUND INSULATION, SOUND ABSORPTIVE MATERIAL MUST FILL AT LEAST 90 % OF THE CAVITY DEPTH. THE CAVITY SHOULD NOT BE OVER-FILLED TO THE POINT OF PRODUCING OUTWARD PRESSURE ON THE FINISHES. BATTS MUST BE WIDE ENOUGH TO FILL THE CAVITY FROM THE WEB OF STUD TO THE WEB OF THE NEXT.

43. IN PARTITIONS REQUIRING SOUND INSULATION, ACOUSTICAL SEALANT SHOULD BE APPLIED AROUND ELECTRICAL BOXES AND OTHER OPENINGS, AS WELL AS AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS. ALL CRACKS/PENETRATIONS/ HOLES/ ETC. ARE TO BE FILLED WITH ACOUSTIC MATERIAL AND SEALED WITH ACOUSTIC CAULK.ALL WALL/ FLOOR JOINTS ARE TO BE SEALED WITH ACOUSTIC CAULK.

44. ALL DIMENSIONS SHOWN ARE TAKEN TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.

45. VERIFY ALL SITE DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY.

46. DIMENSIONS NOTED AS "+/-" ARE TO BE SITE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO ADVISE ARCHITECT OF AN DISCREPANCIES/SITE CONDITIONS.

47. DRAWINGS INDICATE DESIGN INTENT ONLY.

48. SITE MUST BE PROFESSIONALLY CLEANED UPON COMPLETION AND PRIOR TO FINAL WALK THROUGH

49. THE SUCCESSFUL BIDDER MUST SUBMIT A DETAILED CONSTRUCTION SCHEDULE WITHIN 3 DAYS OF CONTRACT BEING AWARDED.

50. DAMAGES TO EXISTING MATERIALS, WINDOWS, FURNISHINGS, EQUIPMENT, BASE BUILDING FINISHES WITHIN AND OUTSIDE THE 'AREA OF WORK' WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPLACE WITHOUT ADDITIONAL COSTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING AREAS OUTSIDE THE AREA OF WORK IF AFFECTED BY DEMOLITION AND OR CONSTRUCTION

51. ALL GYPSUM WALL BOARD PARTITIONS TO BE TAPED, FILLED, SANDED AND MADE SMOOTH READY TO RECEIVE FINISH AS SPECIFIED.

52. OBTAIN THE ARCHITECT'S REVIEW OF MARKED OFF PARTITION LAYOUT ON FLOOR PRIOR TO COMMENCING CONSTRUCTION OF PARTITIONS.

53. ENSURE ALL EXHAUST FANS AND EQUIPMENT ARE PROPERLY FUNCTIONING AND BALANCED AFTER COMPLETION OF WORK.

54. ANY AND ALL CONSTRUCTION WORK ACTIVITIES TO BE DIRECTED BY UofT F&S PROPERTY MANAGEMENT ONLY, WITH ON-SITE CHANGES MANAGED THROUGH SITE INSTRUCTION AND CHANGE NOTICES ONLY.

55. GC TO INCLUDE FOR:
- MINIMUM BI-WEEKLY SITE MEETINGS
- ONE DEFICIENCY MEETING DURING CONSTRUCTION
- ONE PRE-CONSTRUCTION MEETING WITH THE SCOPE OF WORK

56. SITE VISIT IS REQUIRED BY CONTRACTOR TO VERIFY SITE CONDITIONS. CONTACT ARCHITECT FOR CLARIFICATION IF REQUIRED.

57. MAKE GOOD AFFECTED AREAS DAMAGED DURING DEMOLITION.

58. PATCH & REPAIR AND MAKE GOOD ALL EXISTING DRYWALL PERIMETER WALLS, CORE WALLS, CEILINGS, AND BULKHEADS. MAKE GOOD AND PREPARE SURFACES TO RECEIVE NEW FINISHES.

59. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHASES, OPENINGS INCLUDING FLOOR TRENCHING OF EXISTING CONCRETE SLABS, AND PATCHING AS MAY BE REQUIRED BY CABLING TRADES. REFER TO DWGS AND REVIEW THE REQUIREMENTS WITH TRADES.

60. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL ACCESS AREAS CLEAN, REMOVE GARBAGE AND CLEAN DAILY AND AS REQUIRED UPON COMPLETION OF THE PAINTING CONTRACTORS WORK. THE GENERAL CONTRACTOR SHALL REMOVE ALL PROTECTIVE MATERIALS. THE GENERAL CONTRACTOR SHALL ARRANGE A PROFESSIONAL CLEANING SERVICE TO CLEAN/WIPE DOWN ALL SURFACES, INCLUDING WALLS, AND MILLWORK.

61. ACCESS TO THE SITE FOR MATERIALS, WORK FORCES AND FOR GARBAGE REMOVAL IS TO BE COORDINATED THROUGH THE OWNER.

62. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PRODUCTS INCLUDING ELECTRICAL PRODUCTS ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AND TO MEET ANY CERTIFIED LISTINGS REQUIRED OF THE MANUFACTURER.

63. ALL LOCATIONS OF OUTLETS TO BE MARKED OUT ON SITE FOR OWNER AND ARCHITECT APPROVAL PRIOR TO INSTALLATION.

64. REVIEW EXISTING/NEW ELECTRICAL OUTLETS TO REMAIN WITH OWNER PRIOR TO REMOVAL/INSTALLATION.

65. SITE SUPERVISOR TO BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS. NO SUB CONTRACTORS TO WORK WITHOUT A SITE SUPERVISOR ON SITE.

66. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE ABOVE FORCES WHERE SUCH WORK AFFECTS THE PROGRESS.

67. GENERAL CONTRACTOR TO PROVIDE UNIT PRICE FOR PATCHING AND REPAIRING PENETRATIONS IN EXISTING WALL FIRE SEPARATIONS AND EXISTING FLOOR FIRE SEPARATIONS.

68. GENERAL CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE PROPOSED CONTRACTOR STAGING AREAS. ALL HARD AND LANDSCAPED SURFACES ARE TO BE PROTECTED DURING CONSTRUCTION AND RESTORED TO CONDITIONS PRIOR TO CONSTRUCTION ONCE WORK IS COMPLETE. ALL TREES ADJACENT TO AND WITHIN THE STAGING AREAS ARE TO BE PROTECTED WITH HOARDING DURING CONSTRUCTION. ALL STAGING AREAS TO BE ENCLOSED WITH SOLID HOARDING AS APPROVED BY OWNER.

69. ALL WALL TILE LAYOUTS TO BE REVIEWED AND APPROVED BY OWNER BEFORE THE COMMENCEMENT OF INSTALLATION.

70. PROVIDE FIRE STOP AND SMOKE SEAL AROUND ALL PENETRATIONS THROUGH FIRE RATED WALLS AND ASSEMBLIES, AND STRUCTURAL ELEMENTS AND AT ALL OPENINGS IN FIRE RATED ASSEMBLIES, AS REQUIRED TO MAINTAIN FIRE RATINGS. FIRE STOP AND SMOKE SEAL MATERIALS AND INSTALLATION SHALL CONFORM TO BOTH TEMPERATURE AND FLAME RATINGS UNDER ULC S115M AND ULI 1479 AND ASTM E814. INSTALL TO PROVIDE F AND FT RATINGS AS REQUIRED.

71. SEAL ALL INTERIOR JOINTS SUCH AS BETWEEN DRYWALL AND DISSIMILAR MATERIALS AND AROUND ALL INTERIOR DOORS AND FRAMES, USING ACRYLIC SEALANT CONFORMING TO A CAN/CGSB-19.17-M90.

72. SEAL ALL JOINTS BETWEEN TILE AND COUNTER TOPS USING ONE COMPONENT MILDEW RESISTANT SILICONE SEALANT CONFORMING TO ASTM C920.

73. WHERE DAMAGES OCCUR, THE CONTRACTOR TO ENSURE A SMOOTH AND EVEN SURFACE TO THE SATISFACTION OF THE ARCHITECT AND READY FOR THE APPLICATION OF NEW FINISHES AS SPECIFIED.

74. CONTRACTOR TO PATCH, FEATHER ETC. ALL FLOOR SURFACES AND ENSURE ALL FLOOR SURFACES ARE CLEANED TO RECEIVE NEW FLOOR COVERINGS.

75. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON FINDING FLAWS/DEFECTS IN ANY FINISHES AND MILLWORK.

76. PROJECT MANAGER TO BE NOTIFIED IN WRITING 5 BUSINESS DAYS ADVANCED NOTICE PRIOR TO ANY CUTTING, DRILLING OR CORING. CUTTING, DRILLING OR CORING WORK MAY NOT BE COMPLETED ON WEEKENDS. ALL SUCH NOISY WORK TO TAKE PLACE ON WEEKDAYS AS PER NOISY WORK HOURS DESCRIBED IN GENERAL NOTE #41.

77. COORDINATE ALL WATER SHUTOFFS WITH BUILDING MANAGER 10 BUSINESS DAYS ADVANCED NOTICE PRIOR TO COMMENCEMENT OF WORK

78. ALL DIMENSIONS, INCLUDING CEILING HEIGHTS, TO BE VERIFIED BY CONTRACTOR ON SITE, DURING SITE VISIT.

79. INSULATE ALL CONDUITS, PIPES, CLEANOUTS WHERE REQUIRED. PROVIDE ACCESS PANELS TO CLEANOUTS.

80. NORTH ARROW IS TO BE USED FOR COORDINATION WITH THE ROOM FINISH SCHEDULE. NORTH ARROW DOES NOT INDICATE TRUE NORTH.

81. TO MINIMIZE DUST TRAVEL, ALL SUPPLY AIR DIFFUSERS AND EXHAUST AIR GRILLES TO BE SEALED IN AREAS OF DEMOLITION AND CONSTRUCTION, UNTIL COMPLETION OF WORK.

82. CONTRACTOR TO ASSUME ALL RESPONSIBILITY FOR THE SAFE AND LEGAL DISPOSAL OF ALL WASTE MATERIAL GENERATED UNDER THIS CONTRACT. ALL FEES LEVIED RELATING TO WASTE DISPOSAL TO BE PAID FOR BY THE CONTRACTOR.

883. ROUTES OF ALL ELEMENTS INCLUDING ALL ELECTRICAL AND MECHANICAL ELEMENTS ARE TO BE COORDINATED WITH ARCHITECT, MECHANICAL AND ELECTRICAL CONSULTANTS.

ROUGH WORK :

84. ROUGH WORK WILL BE HIDDEN FROM SIGHT AND CONTACT AND WILL BE COVERED BY FINISH WORK. ROUGH WORK INCLUDES, BUT IS NOT LIMITED TO: WOOD AND METAL FRAMING, CONCRETE, SUBSURFACE AND BACK UP SYSTEMS AND MATERIALS, METAL WORK, DUCT WORK AND RELATED ACCESSORIES, PLUMBING AND FIRE PROTECTION SYSTEMS. ROUGH WORK WILL BE INSTALLED IN CONFORMANCE WITH BEST CONSTRUCTION PRACTICES AND CURRENT ONTARIO BUILDING CODE REQUIREMENTS INCLUDING REQUIREMENTS FOR SLOPE, DRAIN, SHEDDING, FIRMNESS AND DURABILITY. REFER TO WARRANTY REQUIREMENTS AND SPECIFIC REQUIREMENTS BY SUB-SECTION FOR DETAILED REQUIREMENTS. UNLESS PRECLUDED BY WARRANTY OR OBC REQUIREMENTS ROUGH WORK WILL BE INSTALLED SUCH THAT INSTALLED MATERIALS DO NOT DEVIATE MORE THAN 1/8" OVER 10'-0" IN ANY DIRECTION INCLUDING VERTICAL, HORIZONTAL, PLUMB AND LEVEL.

FINISH WORK:

85. FINISH WORK IS WORK EXPOSED TO VIEW OR TOUCH IN ITS COMPLETED STATE. FINISH WORK INCLUDES, BUT IS NOT LIMITED TO: FINISH CARPENTRY, DRYWALL, STUCCO, PAINT, FABRIC, GLASS, EXPOSED METAL WORK, SHEET GOODS AND COVERINGS, FIXTURE AND EQUIPMENT INSTALLATION, MILLWORK, CASEWORK, BUILT-IN FURNITURE AND WALL, FLOOR AND CEILING FINISHES. FINISH WORK WILL BE INSTALLED IN CONFORMANCE WITH BEST CONSTRUCTION PRACTICES AND CURRENT ONTARIO BUILDING CODE REQUIREMENTS INCLUDING REQUIREMENTS FOR SLOPE, DRAIN, SHEDDING, FIRMNESS AND DURABILITY. FINISHES WILL BE ENTIRELY SMOOTH, CONSISTENT AND FREE FROM BLEMISH, DEFECT AND DEFICIENCY. ALL MOVEABLE PARTS MUST OPERATE SMOOTHLY WITHOUT RESISTANCE AND PROVIDE COMPLETE AND UNHINDERED FUNCTION. REFER TO WARRANTY REQUIREMENTS AND SPECIFIC REQUIREMENTS BY SUB-SECTION FOR DETAILED REQUIREMENTS. ALL FLOORING MUST BE FLAT WITH A VARIATION OF NO MORE THAN 1:400 UNLESS SPECIFICALLY NOTED OTHERWISE OR REQUIRED FOR DRAINAGE.

86. MAKE GOOD MEANS THAT NO DISCERNABLE DIFFERENCE WILL EXIST BETWEEN REPAIRED AND ADJACENT ORIGINAL SURFACES. MAKE GOOD MEANS THAT COMPONENTS, MATERIALS, AND PARTS USED TO REPAIR FINISHES, SYSTEMS AND ASSEMBLIES ARE EQUAL TO OR BETTER THAN THE ORIGINALS. MAKE GOOD ALL FINISHES, SYSTEMS AND ASSEMBLIES AFFECTED BY NEW CONSTRUCTION. PAINT ENTIRE WALL SURFACE OF REPAIRED AREAS TO CORNERS TO MATCH EXISTING SURFACE COLOUR UNLESS INDICATED OTHERWISE IN THE FINISH SCHEDULE. REMOVE ALL SPLATTER, SCUFFS, AND MARKS FROM SURFACES ADJACENT TO CONSTRUCTION.

87. THE WORD "PROVIDE" SHALL MEAN "SUPPLY, INSTALL AND CONNECT". THE WORD "INSTALL" SHALL MEAN "INSTALL AND CONNECT". THE WORD "CONNECT" SHALL MEAN "CONNECT ONLY." THE WORD "CONTRACTOR" SHALL MEAN "THE GENERAL CONTRACTOR" AND ALL RELATED SUB-CONTRACTORS.

PEST CONTROL

88. PROVIDE ALL LABOUR, MATERIALS AND EQUIPMENT TO SEAL ALL CRACKS AND GAPS USING SEALANT ALONG THE BASE OF THE WALL WHERE IT INTERSECTS THE FLOOR SLAB, BETWEEN FLOORING MATERIALS (UNDER THRESHOLDS) AND THROUGHOUT THE PERIMETER OF THE UNIT INCLUDING ALL SHELVES, OUTLETS, VENTS AND LIGHT/CEILING/WALL FIXTURES.

a. PROVIDE WHITE SEALANT WHERE ADJACENT SURFACES ARE WHITE. PROVIDE CLEAR SEALANT AT ALL OTHER LOCATIONS.
b. REMOVE ANY OLD SILICONE PRIOR TO NEW APPLICATION.
c. SEAL ALL EDGES INSIDE ALL KITCHEN CUPBOARD SHELVES AND DRAWERS USING CLEAR SILICONE.
d. SURFACES MUST BE CLEANED OF DIRT AND DEBRIS PRIOR TO APPLYING SILICONE.
e. PROVIDE TIGHT FITTING ESCUTCHEONS AT ALL PIPE PENETRATIONS THROUGH WALLS.

WASTE DISPOSAL

89. CONSTRUCTION WASTE IS TO BE REMOVED FROM EACH PROPERTY DAILY

90. WASTE IS NOT TO BE THROWN ONTO ANY PORTION OF THE PROPERTY. NO DAMAGE TO LANDSCAPING: DAMAGE TO ANY LANDSCAPE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES WILL BE REPAIRED AND CHARGED BACK TO THE CONTRACTOR.

AS CONSTRUCTION ENDS:

91. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL REQUIRED INSPECTIONS WITH THE MUNICIPALITY HAVING JURISDICTION. PRINT BUILDING PERMIT DOCUMENTS AND MAINTAIN ON SITE AS REQUIRED BY THE MUNICIPALITY.

92. AS-BUILT DRAWINGS: FURNISH TWO (2) SETS OF "AS-BUILT" DRAWINGS AS PART OF PROJECT CLOSE OUT DOCUMENTS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR M+E AS-BUILT DRAWING REQUIREMENTS.
93. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL LEAVE THE PLACE OF WORK CLEAN,

94. REFER TO A6.0.X SHEETS FOR ADDITIONAL NOTES

CAD DRAWING DO NOT REVISE MANUALLY

THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ARCHITECT IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION	BY
6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
GENERAL NOTES

SCALE: 1 : 1
START DATE: 2025-06-09 5:57:04 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A0.0.2A

4 GENERAL NOTES
A0.0.2B 1 : 1

CONFIRM WITH CLIENT WHICH APPLIES:

PARKING
CONTRACTOR PARKING IS NOT AVAILABLE. CONTRACTORS RESPONSIBLE TO FIND APPROPRIATE PARKING ARRANGEMENTS.

CONSTRUCTION NOISE

3. QUIET WORK (SUCH AS PAINT AND CARPET INSTALLATION) THAT DOES NOT PRODUCE TRANSMITTED SOUND IS TO COMPLY WITH CITY OF TORONTO NOISE BY-LAWS AND CAN BE DONE DURING WORK HOURS. ANY WORK THAT PRODUCES TRANSMITTED SOUND (BANGING, HAMMERING ETC.) TO BE DONE AFTER WORK HOURS TO NOT DISTURB SURROUNDING OFFICES.

WORK HOURS
5. ALL NOISY WORK TO OCCUR BETWEEN 7:00AM AND 10:00 AM
6. NON-NOISY WORK TO OCCUR BETWEEN 10:00 AM AND 5:00PM
7. CONTRACTOR TO PROVIDE PRELIMINARY CONSTRUCTION SCHEDULE UPON AWARD

APPLIANCES
1. CONTRACTOR TO SUPPLY AND INSTALL ALL APPLIANCES UNLESS OTHERWISE NOTED.

2 DEMOLITION - GENERAL NOTES
A0.0.2B 1 : 1

1. DEMO DRAWINGS IS TO BE READ IN CONJUNCTION WITH THE MECHANICAL AND ELECTRICAL DRAWINGS.

2. ROOM NUMBERS SHOWN ARE EXISTING ROOM NUMBERS. REFER TO NEW WORK DRAWING FOR NEW ROOM NUMBERS.

3. FOR ALL HAZARDOUS MATERIALS REMOVAL PROCEDURES, REFER TO GENERAL SPECIFICATION FOR HAZARDOUS MATERIALS REPORT AND SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF DESIGNATED SUBSTANCES AS NOTED IN THE SCOPE OF WORK AND FOR MATERIALS NOTED IN THE HAZARDOUS MATERIALS REPORT WHERE AFFECTED BY CONSTRUCTION INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL WORK.

4. TEMPORARY HOARDING MUST BE IN PLACE PRIOR TO ANY REMOVALS WORK. MAINTAIN ALL ACCESS TO EXIT REQUIREMENTS OF THE OBC.

5. REMOVE ALL NAILS, SCREWS, WALL PLUGS, WALL CLIPS, STAPLES FROM EXISTING WALLS. PATCH, REPAIR AND MAKE GOOD WALL SURFACES.

6. REMOVE ALL AFFECTED MILLWORK & OTHER EXISTING WALL MOUNTED ITEMS SUCH AS BULLETIN BOARDS, PEGBOARDS, CHALKBOARDS AND ACCESSORIES AS NOTED ON THE DRAWINGS. CONTRACTOR SHALL ASK APPROVAL FROM U OF T REPRESENTATIVE BEFORE DISPOSING OF REMOVED ITEMS. MATERIALS & ITEMS THAT WILL NOT BE DISPOSED OF SHALL BE TAKEN BY THE CONTRACTOR TO A STORAGE AREA DESIGNATED BY THE U OF T REPRESENTATIVE

7. REMOVE AND RETAIN ALL LOCKSETS/CYLINDERS AND ELECTRIC STRIKES, CLOSERS AND DOOR OPERATORS FROM DOORS TO BE SALVAGED AS NOTED ON THE DRAWINGS AND HAND OVER TO U OF T.

8. REMOVE EXISTING DOORS AND FRAMES AS NOTED ON THE DRAWINGS.

9. REMOVE EXISTING WALL BASE WITHIN THE CONSTRUCTION AREA UNLESS NOTED OTHERWISE, AND MAKE GOOD WALLS AS REQUIRED TO RECEIVE NEW BASE.

10. PREPARE EXISTING FLOOR SMOOTH FOR NEW FLOORING: REMOVE ALL EXISTING FLOOR FINISH WITHIN THE CONSTRUCTION AREA BACK TO SUBSURFACE PER MANUFACTURER'S SPECIFICATION, UNLESS NOTED OTHERWISE. REMOVE ALL ADHESIVE AND PATCH AND REPAIR SUBSURFACE TO RECEIVE NEW FLOOR FINISH TO PROVIDE SMOOTH FINISH.

11. WHERE CONCRETE PARTITION WALLS ARE BEING REMOVED. ENSURE CLEAN SAWCUT AT NEAREST CONCRETE JOINT. PATCH AND REPAIR ENDS/FACE OF REMAINING BLOCKS TYP.

12. REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION INFORMATION.

13. MAKE GOOD ALL EXISTING CEILING, WALL AND FLOOR SURFACES DAMAGED BY DEMOLITION AND PREPARE TO RECEIVE NEW FINISH, WHERE REQUIRED.

14. SEE ALSO MECHANICAL AND ELECTRICAL DRAWINGS FOR DEMOLITION.

15. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR CAPPING OF EXISTING SERVICES WHERE NECESSARY.

16. WHERE EXISTING WALLS AND OR BUILDING FITMENTS HAVE BEEN REMOVED, MAKE GOOD SUBSTRATES TO RECEIVE NEW MATERIALS AND FINISHES.

17. WHERE EXISTING SURFACES ARE DISTURBED DUE TO DEMOLITION OR ALTERATION, SUCH SURFACES TO BE MADE GOOD TO MATCH AND ALIGN WITH ADJACENT MATERIALS.
DEMOLITION NOTES - TO BE CONTINUED:

18. REVIEW ALL EXISTING SITE CONDITIONS BEFORE STARTING WORK AND ADVISE ARCHITECT OF ANY DISCREPANCIES.

19. ALL WORK TO BE SUPERVISED BY AN EXPERIENCED FOREMAN AT ALL TIMES.

20. CARRY OUT ALL DEMOLITION WORK IN A SYSTEMATIC MANNER AS NECESSARY TO ACCOMMODATE CONSTRUCTION OF NEW WORK AS SHOWN ELSEWHERE IN CONSTRUCTION DOCUMENTS.

21. ENSURE ALL AREAS ARE SEALED AGAINST DUST AND SECURED WITH SAFETY WALLS/HOARDING.

22. ALL MATERIAL REQUIRED TO BE DEMOLISHED IS TO BE REMOVED FROM THE SITE AND DISPOSED OF AS PER THE REGULATIONS AND REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, UNLESS NOTED OTHERWISE.

23. AT END OF EACH DAY'S WORK, LEAVE SITE IN A SAFE CONDITION SO THAT NO PART IS IN DANGER OF COLLAPSE. DO NOT STACK SALVAGED MATERIAL OR DEBRIS UNABLE TO OVERLOAD OR MAKE UNSTABLE ANY PART OF THE STRUCTURE.

24. GENERAL CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN THROUGHOUT DEMOLITION AND CONSTRUCTION. ANY DAMAGE TO EXISTING FINISHES TO BE REPAIRED AND/OR REPLACED TO MATCH EXISTING.

25. PATCH & REPAIR ALL OPENINGS CREATED DUE TO DEMOLITION - REFER TO MECHANICAL AND ELECTRICAL WORK.

26. MAINTAIN ALL EXISTING FIRE SEPARATION RATINGS.

27. REMOVE ALL UNUSED HANGERS, CONDUITS, FASTENERS ETC. ON ALL SURFACES TO REMAIN AND PATCH/REPAIR ALL HOLES SMOOTH WITH EXISTING AND/OR TO SUIT NEW FINISHES.

28. EXISTING THERMOSTATS, LIGHT SWITCHES AND RECEPTACLES TO BE REPLACED WITH NEW. REFER TO ELECTRICAL NOTES.

29. REMOVE AND STORE **EXISTING EXTRACTED EXTERIOR BRICKS AT NEW LOUVER OPENING AND PROVIDE CLIENT FOR STORAGE/FUTURE USE. REFER TO ELEVATION A2.0.0. AND 3RD FLOOR PLAN A.1.3.1B & A1.3.2**

30. PATCHING AND REPAIRING OF SURFACES ARE NOT ALL SHOWN. AT MANDATORY TENDER WALKTHROUGH, REVIEW AND CONFIRM AREAS THAT MAY REQUIRE PATCH AND REPAIR. PATCH AND REPAIR EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES SO THAT SURFACES, WHEN COMPLETE, RESEMBLE CONTINUOUS AND INTEGRAL INSTALLATION.

31. MAKE GOOD MATERIALS AND FINISHES WHERE DISTURBED AND WHERE ALTERATIONS OCCUR. REFER TO DRAWINGS FOR FULL EXTENT OF WORK REQUIRED; MAKING GOOD INCLUDES WORK ASSOCIATED WITH INSTALLATION OF ANY SERVICES, ETC. SHOWN ON DRAWINGS.

32. REMOVE DEMOLISHED DEBRIS PRIOR TO NEW CONSTRUCTION START UP.

33. CONTRACTOR TO BE RESPONSIBLE FOR DAMAGES TO SURFACES, FINISHES AND MATERIALS (INCLUDING DAMAGE TO ELEVATOR) DUE TO WORK UNDER THIS CONTRACT, AND TO BEAR COSTS INCURRED TO RECTIFY, REPAIR OR REPLACE SAME TO CLIENT'S SATISFACTION.

34. IF DURING ASBESTOS ABATEMENT WALLS WERE REMOVED AND EXISTING CONDUITS WERE SECURED, BUT NOT REMOVED, CONTRACTOR TO RE-WORK/REMOVE CONDUITS TO SUITE NEW LAYOUT.

35. **PROVIDE** ABATEMENT AS REQUIRED PER DESIGNATED SUBSTANCES SURVEY REPORT (DSSR), PROVIDED WITH THE TENDER DOCUMENTS TO REVIEW ANY AREAS THAT INVOLVES ASBESTOS DISTURBANCE.

36. ARRANGE WITH OWNER FOR LOCATIONS OF DISPOSAL BINS.

37. IN WORK AREAS REMOVAL OF EXISTING FURNITURE/EQUIPMENT **IS** INCLUDED IN CONTRACT.

38. REMOVE EXISTING BASE BUILDING WINDOW TREATMENTS IN AREA OF WORK, CLEAN, REPAIR TO 'AS NEW' CONDITION, AND REINSTALL AFTER CONSTRUCTION IS COMPLETE.
OR
REMOVE AND REPLACE OR REMOVE AND DISPOSE OF EXISTING WINDOW TREATMENTS.

39. READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.

40. CONTRACTOR SHALL COMPLY WITH BASE BUILDING WORK PROCEDURES AND REGULATIONS. PROTECT ALL BASE BUILDING SYSTEMS AND EQUIPMENT DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRS OF ANY DAMAGES TO THE BASE BUILDING CAUSED BY CONTRACTOR AND/OR BY HIS/HER SUB-CONTRACTORS.

41. PROVIDE BUILDING MANAGER MINIMUM 10 BUSINESS DAYS ADVANCED NOTICE OF ANY BUILDING SHUTDOWNS.

42. MAINTAIN OPERATIONS OF ALL BUILDING SERVICES INCLUDING DATA, TELEPHONE AND ALARM. ENSURE NO INTERRUPTIONS OF THESE SERVICES OCCUR DUE TO THE EXECUTION OF THE WORK.

43. PROTECT OWN WORK, THE WORK OF OTHERS, AND NEW, EXISTING AND ADJACENT STRUCTURES FROM DAMAGE DURING DEMOLITION. PROTECTION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO WINDOWS, FLOORS, CEILINGS, WASHROOMS, ELEVATORS, DOORS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT.

44. IMMEDIATELY REPORT ANY UNEXPECTED DISCOVERY OF MATERIAL THAT MAY CONTAIN DESIGNATED MATERIALS (EG.: ASBESTOS). STOP WORK IN THE AREA UNTIL UNIVERSITY OF TORONTO (U OF T) AUTHORIZES CONTINUATION OF WORK. ALL CLEAN UP, REMOVAL AND DISPOSAL OF DESIGNATED MATERIALS SHALL STRICTLY CONFORM TO ONTARIO MINISTRY OF LABOUR REGULATION 278/05.

45. NO CUTTING, CORING, DRILLING OR OTHER ALTERATIONS TO COLUMNS, FLOORS, WALLS OR ROOF WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE OWNER. CONTRACTOR TO PROVIDE CONCRETE SCANNING BY A QUALIFIED CONTRACTOR FOR ALL NEW PENETRATIONS THROUGH THE SLAB. X-RAYING IS NOT PERMITTED.

45. NO CUTTING, CORING, DRILLING OR OTHER ALTERATIONS TO COLUMNS, FLOORS, WALLS OR ROOF WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE OWNER. CONTRACTOR TO PROVIDE CONCRETE SCANNING BY A QUALIFIED CONTRACTOR FOR ALL NEW PENETRATIONS THROUGH THE SLAB. X-RAYING IS NOT PERMITTED.

46. REMOVE DEMOLISHED MATERIALS AND DEBRIS FROM THE WORK AREA ON A CONTINUAL BASIS (DAILY). DO NOT OVERLOAD OR DAMAGE ITEMS OR SURFACES TO REMAIN. ACCESS TO EXITS SHOULD REMAIN CLEAR AT ALL TIMES.

47. PROVIDE ALL NECESSARY AND REQUIRED MEANS FOR BOTH THE REMOVAL AND DISPOSAL OF ALL RUBBISH, DEBRIS, DEMOLISHED FIXTURES AND FITTINGS AND ALL OTHER ITEMS NOT SCHEDULED TO REMAIN AT THE PLACE OF THE WORK, RESULTING FROM THE OPERATIONS OF THIS WORK. PROVIDE ALL NECESSARY AND REQUIRED GARBAGE BINS AND GARBAGE CHUTES.

48. DEMOLISH, SALVAGE, RE-USE AND/OR DISPOSE OF PRODUCT AS INDICATED IN THE DOCUMENTS.

49. DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

50. CAREFULLY REMOVE, STORE AND PROTECT IN AN APPROPRIATE MANNER EXISTING MATERIALS THAT REMAIN THE PROPERTY OF THE OWNER AND THAT ARE TO BE REUSED IN THE WORK.

51. TERMINATE AND CAP OFF ALL PROJECTING MECHANICAL, ELECTRICAL, PLUMBING AND COMMUNICATIONS SYSTEM INDICATED TO BE REMOVED. REMOVE ALL OBSOLETE WIRING, CABLES, ABANDONED CONDUITS. CONTRACTOR TO SITE VERIFY CONDITION AND REPORT ANY DISCREPANCIES TO U OF T PROJECT MANAGER PRIOR TO PROCEED ANY WORK.

52. ALL CUTTING PATCHING WORK SHALL BE DONE IN A MANNER TO RECEIVE NEW WORK AND FINISHES.

53. LEVEL AND PATCH DAMAGE TO SUBFLOORS & WALL SURFACES TO RECEIVE NEW FINISHES.

54. MAKE GOOD ALL REQUIRED FIREPROOFING DAMAGED OR REMOVED IN THE PERFORMANCE OF THE WORK. FIRE RESISTANCE RATING SHALL MATCH EXISTING.

55. DEMOLITION PLANS INDICATE GENERAL SCOPE OF WORK TO BE DEMOLISHED AND REMOVED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EXACT EXTENT OF DEMOLITION REQUIRED. CONTRACTOR MAY NOT RELY SOLELY ON DRAWINGS TO LIMIT SCOPE OF SELECTIVE DEMOLITION WORK REQUIRED. REVIEW SITE CONDITIONS AND ASSESS EXACT CONDITIONS AND SCOPE OF DEMOLITION AND REMOVAL.

56. REMOVE EXISTING FLOOR FINISHES AND WALL BASE THROUGHOUT SUITE. REMOVE ALL RESIDUAL ADHESIVE, GROUT AND MORTAR TO MAKE READY TO ACCEPT NEW FLOOR FINISH.

57. WORK TO CEILING IN SUITE BELOW SHALL BE TO MINIMIZE DISRUPTION TO TENANT. GIVE OWNER MIN. 48-HR NOTICE OF PLANNED WORK IN SUITE. CLEAN DUST AND DEBRIS DAILY. PROVIDE GYPSUM BOARD OR PLYWOOD COVERING OVER ANY OPENING AT THE END OF EACH DAY UNTIL PERMANENT PATCHING IS COMPLETE.

3 NEW CONSTRUCTION NOTES
A0.0.2B 1 : 1

GENERAL
1. PROVIDE FIRESTOPPING TO ALL FLOOR SERVICE PENETRATIONS. REFER TO MECH AND ELEC DWG FOR LOCATIONS OF PENETRATION

2. CLEAN AND PAINT EXISTING PIPE & MECH. DUCTS AS REQUIRED

3. WHERE DISSIMILAR COMPONENTS SUCH AS PUSH BUTTON AND KEY SWITCH ARE BUILT INTO FIRE RATED ASSEMBLIES, ENSURE CONTINUITY OF FIRE SEPARATION BY BOXING IN ELEMENTS WITH GYPSUM BOARD AND FRAMING TO SUIT AUTHORITIES JURISDICTION

4. FILL FLOOR OPENINGS WITH NON-SHRINK GROUT. REFER TO MECH DWGS AND ELEC DWGS.

5. ALL SERVICE (PIPING, CABLES, DUCTS, ETC.) PENETRATIONS THROUGH FIRE SEPARATIONS (FLOOR, STAIR SHAFT WALLS, OTHER SHAFTS, ETC.) SHALL BE PROTECTED AT THE PENETRATIONS BY TIGHT-FITTING OR FIRE STOP MATERIAL OF SAME DEGREE OF FIRE RESISTANCE RATING AS THE FIRE SEPARATION ITSELF.

CONCRETE
6. MAKE GOOD CONCRETE TOPPINGS WITH A SMOOTH FINISH SKIM COAT EXISTING CONCRETE AS REQ'D. CONCRETE TOPPINGS TO BE SEALED WITH WATER BASED CONCRETE SEALER IN ALL AREAS, INSTALLED PER MANUFACTURES SPECIFICATION AND REQUIREMENTS.

FLOORING TRANSITIONS
7. TRANSITION FLOOR AT DOOR OPENINGS WHERE DIFFERENT FLOOR COVERINGS MEET, AS REQUIRED TO PROVIDE A SMOOTH JOINT.
8. MAX. SLOPE FOR TRANSITION, PER OBC: 1:20. PROVIDE TRANSITION STRIPS AS REQUIRED. REFER TO FLOOR FINISHES PLAN.

GYPSUM WALLBOARD (GWB) + PARTITIONS
9. EXISTING PARTITION, GWB BULKHEADS, CONNECTORS, COLUMNS AND PIPE TO BE PATCHED, SANDED AND MADE READY FOR NEW FINISH.
10. FILL JOINTS, CASING BEADS, CORNER BEADS, SCREW HOLES AND DEPRESSIONS ON GWB SURFACES WITH THREE COAT METHOD, TO PROVIDE SMOOTH SEAMLESS SURFACES AND SQUARE NEAT CORNERS, IN ACCORDANCE WITH ASTM C840 LEVEL 04; EXCEPT JOINTS ABOVE CEILING NEED ONLY BE FILLED WITH TAPE, IN ACCORDANCE WITH ASTM C840 LEVEL 1.

11. USE JOINT COMPOUNDS AND REINFORCING TAPES IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS. ENSURE GWB IS TIGHT AGAINST FRAMING MEMBERS, FASTENERS ARE PROPERLY DEPRESSED AND ADHESIVES HAVE SUFFICIENTLY CURED.
12. METAL STUDS TO BE PLACED MIN. 16" O.C. (1'-4"), U.N.O.
NEW CONSTRUCTION NOTES - TO BE CONTINUED:

NEW CONSTRUCTION NOTES - TO BE CONTINUED:

13. SEAL GWB TIGHTLY AROUND PIPES AND DUCTS THAT CROSS WITHIN THE PLENUM SPACE.
14. SUPPLY AND INSTALL FIRE DAMPERS ON FUSIBLE LINK IN AIR TRANSFER DUCTS AS REQUIRED, PER O.B.C.
15. WHERE SOUND ATTENUATION IS INDICATED, INSTALL FOR FULL HEIGHT AND LENGTH OF NEW PARTITIONS.
16. PARTITIONS TO BE CENTRED ON BUILDING T-BAR GRID, UNLESS OTHERWISE DIMENSIONED. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT BEFORE START OF WORK.
17. NEW PARTITIONS TO BE SNAPPED TO T-BAR WHERE APPLICABLE. DO NOT SCREW PARTITIONS TO T-BAR.
18. CONTRACTOR IS RESPONSIBLE TO PROVIDE REINFORCING/BLOCKING INSIDE PARTITIONS FOR WALL MOUNTED MILLWORK, FITMENTS, FURNITURE, EQUIPMENT AND ACCESSORIES.
19. IF RIGID BAFFLE IS INSTALLED IN CEILING, CONTRACTOR IS TO LEAVE OPENING ABOVE DOOR TO ALLOW FOR AIR CIRCULATION.

MILLWORK
20. VERIFY MILLWORK DIMENSIONS ON SITE AFTER PARTITION LAYOUT HAS BEEN REVIEWED BY ARCHITECT, PRIOR TO MANUFACTURING MILLWORK.
21. MILLWORK TO BE SHOP FINISHED OFF SITE AND DELIVERED TO SITE COMPLETED AND READY FOR INSTALLATION (NO SITE FINISHING ALLOWED, UNLESS PREVIOUSLY APPROVED BY CLIENT).

FURNITURE
1. REFER TO FURNITURE PLAN FOR LIST OF CLIENT-SUPPLIED FURNITURE/EQUIPMENT TO BE INSTALLED BY CONTRACTOR.
2. FURNITURE IS NOT INCLUDED IN CONTRACT, SHOWN FOR COORDINATION PURPOSES ONLY.
3. CONTRACTOR TO ALLOW FOR INSTALLATION OF ANY WALL MOUNTED FURNITURE/EQUIPMENT (IE. KITCHEN CABINETRY, WORKSTATION OVERHEAD CABINETS, WHITEBOARDS, WALL MOUNTED PANELS, ETC.)

LIGHTING LAYOUT/RCP GENERAL NOTES:
1. DOWNLIGHT LAYOUT TO BE REVIEWED BY DESIGNER PRIOR TO INSTALLATION.
ALL LIGHT SWITCHES TO BE INSTALLED AT 900MM AND THERMOSTATS AT 1200MM PER U OF T DESIGN STANDARDS AFF, ON CENTRE.
2. REFER TO ELECTRICAL DRAWINGS

FINISHES NOTES
1. FINISHES TO CONFORM WITH APPLICABLE CODES AND MEET FIRE, FLAME AND SMOKE REQUIREMENTS AND BE APPLIED/INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
2. ENSURE EXISTING FLOORS AND WALLS ARE SMOOTH AND READY TO ACCEPT NEW FINISHES. MAKE GOOD SURFACES AS REQUIRED.
3. ANY PROPOSED SUBSTITUTIONS NOT TO BE USED UNLESS SET BY DESIGNERS IN WRITING. ALL SUBSTITUTIONS TO MEET OR SURPASS ALL REQUIREMENTS OF ORIGINALLY SPECIFIED/NOTED PRODUCT.
4. FLOOR FINISHES TO BE INSTALLED AFTER THE CONSTRUCTION OF PARTITIONS. FLOORING TO BE INSTALLED UNDER MILLWORK, PRIOR TO INSTALLATION.

PAINT
5. SUBMIT PAINT DRAW DOWNS OF COLOURS TO DESIGNER FOR REVIEW PRIOR TO PROCEEDING WITH WORK.
6. ALL PAINTS TO BE LOW V.O.C.
7. WALLS: LATEX PAINT, FINISH TO BE EGGSHELL OF SPECIFIED COLOUR.
8. CEILING BULKHEADS + CEILING COVES: LATEX PAINT - ONE (1) COAT CEILING PRIMER AND TWO (2) COATS LATEX PAINT, FINISH: FLAT. APPLY AS MANY COATS AS NECESSARY TO PROVIDE COMPLETE COVERAGE WITH NO LESS THAN THE NUMBER OF COATS INDICATED.
9. EXPOSED PIPES, WALL GRILLES, PLATES, EXPOSED CONDUIT ETC.: TO BE SANDED AND PREPARED FOR NEW PAINT FINISH. FINISH TO MATCH SURFACE ON WHICH THEY OCCUR.
10. REMOVE EXISTING AND NEW OUTLET AND SWITCH PLATES AND OTHER DEVICES PRIOR TO PAINTING.
11. INCLUDE FOR TOUCH UP TO PAINTED SURFACES AFTER USER HAS MOVED IN.
12. APPLY FINISHING MATERIALS AT PROPER CONSISTENCY, FREE FROM BRUSH MARKS, SAGS, CRAWLS, STREAKS, RUNS, LAPS, SKIPS, VOIDS, PINHOLES, MISSED AREAS AND OTHER PERCEPTIBLE DEFECTS AND WITH EVEN COLOUR, SHEEN AND TEXTURE.

DOORS
GENERAL DOOR NOTES
ONLY NOTED NEW/EXISTING DOORS TO RECEIVE NEW MORTISE OFFICE LOCKSETS
REFER TO PROPOSED PLAN DRAWINGS FOR LOCATION OF NEW DOORS

TYPICAL DOOR NOTES
2. EXISTING DOORS TO BE CLEANED, TOUCHED UP AS REQUIRED TO"AS NEW" FINISH
3. RE-USE ALL EXISTING DOORS REMOVED FROM DEMOLITION, AS NOTED.
4. NEOPRENE SOUND SEAL TO MATCH DOOR FRAME ON WHICH IT OCCURS. CONTRACTOR TO SUPPLY SAMPLES TO DESIGNER FOR REVIEW PRIOR TO INSTALLATION.
5. FIRE TREATED WOOD SOLIDS AND VENEERS TO MEET BUILDING CODE REQUIREMENTS.
6. DOORS TO BE SOLID CORE PAINT GRADE, UNLESS NOTED OTHERWISE.

TYPICAL DOOR HARDWARE NOTES
7. ALL EXISTING HARDWARE TO BE REUSED AS REQUIRED.
8. DOORS TO BE UNDERCUT TO ALLOW FOR MINIMUM CLEARANCE OF INTENDED FLOOR COVERINGS.
9. DOOR LEVER HARDWARE TO BE INSTALLED AT 38" O.C. AFF
10. DOORS TO HAVE DOORSTOP, TO MATCH HARDWARE, INSTALLED AT FULL SWING.
11. ALL NEW CYLINDERS TO BE SUPPLIED BY THE UNIVERSITY OF TORONTO LOCKSMITHS & KEYED TO BASE BUILDING MASTER.

MILLWORK NOTES
1. ALL MILLWORK SHALL BE FINISHED OFF SITE & DELIVERED TO SITE COMPLETED AND READY FOR INSTALLATION (NO SITE FINISHING UNLESS APPROVED BY CLIENT).
2. REFER TO DETAILS FOR ALL MILLWORK CONSTRUCTION AND DIMENSIONING.
3. SUBMIT SHOP DRAWINGS AND FINISH SAMPLES FOR APPROVAL
4. CONTRACTOR TO VERIFY ALL MILLWORK DIMENSIONS ON SITE AFTER PARTITION LAYOUT HAS BEEN APPROVED BY ARCHITECT AND PRIOR TO MANUFACTURING OF MILLWORK.
5. INSTALL BLOCKING AND FRAMING AS REQUIRED TO SUPPORT WALL MOUNTED MILLWORK.
6. ENSURE THAT ALL METHODS OF ATTACHMENT ARE INVISIBLE
7. ALL STEEL STRUCTURAL COMPONENTS FOR CANTILEVERED ELEMENTS TO BE PROPERLY WELDED AND/OR BOLTED TOGETHER TO ENSURE A RIGID STRUCTURE.
8. ALL SHELVING SHALL BE ADJUSTABLE ON RECESSED PILASTER STRIPS, UNLESS NOTED OTHERWISE.
9. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SERVICES INTO MILLWORK WITH DOCUMENTS BY OTHER DISCIPLINES.
10. FRONT EDGE OF MILLWORK TO BE SET BACK 1" (MINIMUM) FROM FINISHED CORNERS OF ABUTTING PARTITIONS, UNLESS NOTED OTHERWISE.
11. WHERE PILASTER STRIPS AND SHELF CLIPS HAVE BEEN NOTED, SHELF CLIPS TO BE INSTALLED VERTICALLY AT 3" O.C. PILASTER STRIPS TO BE INSTALLED HORIZONTALLY AT 2' FROM FINISHED EDGE OF ADJUSTABLE SHELF.

CAD DRAWING DO NOT REVISE MANUALLY

THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ARCHITECT IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION	BY
6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
GENERAL NOTES

SCALE:	1 : 1
START DATE:	2025-06-09 5:57:04 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A0.0.2B

1 SPECIFICATIONS
A0.0.2C 1 : 1

The intent of this document is to provide the Contractor with specific information to assist in the construction of the JACKMAN HUMANITIES BUILDING – 170 ST.GEORGE ST. – DEPT. OF THE STUDY OF RELIGION RENOVATIONS. The specifications complement the construction drawings and assumes that the Contractor is knowledgeable about construction practices and that every detail need not be included or described. If there's a question about a material the Contractor should assume a quality similar to the specified items and verify with the Architect.

DIVISION 1– GENERAL REQUIREMENTS

1.01 SUMMARY OF THE WORK
A. Work included under this contract includes the construction of a new residence per drawings prepared by Barbora Vokac Taylor Architect. Inc. . Include all materials, labor and equipment for a complete project. Any additional landscaping is outside of this contract.
B. Because of the complexity involved in the construction of this institutional renovation, this outline specification is to be viewed only as a starting point of discussion between the Contractor and the Architect and not as a complete description of materials and methods used in the house.
C. This is a list of primary materials to be used. Verify exact specification of all materials and review all methods with Architect before proceeding with any aspect of the work. If there is a conflict between the drawings and the specifications the Contractor must notify the Architect in writing and request clarification prior to proceeding with that aspect of the work.
D. Accurate execution of the work may involve coordinating information depicted on several drawings. Contractors and all Subcontractors shall be familiar with the entire set of drawings when working. (For example, correct placement of electrical fixtures and plumbing fixtures may require an understanding of the framing layout, or the finishes being used).

1.02 PERMITS + SPECIAL PROJECT PROCEDURES
A. The following permits have been applied for as of July 16 2024: Building, HVAC, Plumbing and Heritage. Contractor to provide any and all additional permits necessary for completion of the work depicted in the contract documents, including but not limited to: electrical, plumbing, mechanical, and special town requirements such as road opening permits.
B. Protect significant trees to remain within construction area, verify any trees to be removed with the Architect prior to any clearing work.
C. Provide a safe construction site free of undue hazards.
D. Adjacent Occupied Spaces. This project requires the Contractor to maintain a dust-free jobsite and working environment given the proximity to adjacent occupied spaces during construction. Use a HEPA Air Scrubber, Dri-Eaz Defender (or similar), sized to the workspaces to prevent dust migration into living spaces.
E. Smoking: Contractor shall ensure that no smoking takes place inside the house or anywhere on the property except at a smoking area so designated by the Contractor. All associated refuse shall be collected and removed at the end of each day.

1.03 ALLOWANCES
A. Allowances should include the following items:
1. Replace existing sub-floor with new at Room 316. Contractor to include 20% allowance for subfloor repairs in this area
B. Additionally, the Contractor shall provide allowances for any + all work (labor + materials) which have not been selected at time of pricing.

1.04 UNIT PRICES
1. N/A

1.05 SUBSTITUTIONS
A. Provide materials and products as specified. Substitutions are not permitted without written approval by the Architect. Comply with provisions of the General Conditions.

1.06 REGULATORY REQUIREMENTS
A. N/A

1.07 PROJECT MEETINGS
A. Pre-construction meeting: Contractor, Client and Architect shall meet on site, prior to commencing any work.
B. Every other week during construction, or as required– to be confirmed at the Pre-Construction Meeting.
C. The Architect will be responsible for taking meeting notes for each on-site meeting and provide copies to the Owner and Contractor in a timely manner following the weekly meeting.

1.08 PROTECTION
A. Protect the Work and all nearby people and property. Provide and maintain barricades, warning signs and lights, railings, walkways, and the like. Immediately repair any damaged property to its original condition prior to being damaged.
B. Prior to start of any site work, silt fencing shall be installed so as to prohibit access to and limit impact on surrounding wetlands, woodlands and vegetation.
C. Theft and Vandalism: Contractor shall be responsible for maintaining the construction area and building in a secure manner at end of each working day to prevent theft and vandalism.

1.09 SUBMITTALS
A. Provide submittals for review by the architect as identified in this section and as identified in individual sections and on the drawings.
B. Apply contractor's stamp, signed or initialed certifying that: submittal was reviewed; products, field dimensions, and adjacent construction have been verified; information has been coordinated with requirements of work and contract documents.
C. All shop drawings and product literature are to be submitted electronically in pdf format. Hardcopies are not acceptable.
D. Shop drawings
1. Present information in clear and thorough manner.
2. Identify details by reference to sheet and detail numbers or room number shown on drawings.
3. Reproductions of details contained in contract documents are not acceptable.
Provide shop drawings for the following:
1. Structural Steel
2. Custom cabinetry
3. Counters
4. Mechanical Systems Layout: including but not limited to: radiant tubing layouts, heating systems, and ventilation systems, ductwork + equipment layout.
1. Other submittals as may be required during construction.
A. Product data:
1. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this project.

1.10 SAMPLES
F. Submit samples for each finish, as per schedules on A6.0, to illustrate functional and aesthetic characteristics of products, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
G. Where so indicated, submit samples of finishes from the full range of manufacturers' standard colors, textures, and patterns for architect's selection.
H. Include identification on each sample, with full project information.
I. Architect will notify owner of approval or rejection of samples, or of selection of color, texture, or pattern if full range is submitted.
J. Submit a schedule of shop drawings within one week after award of contract. Group submittals by specification division as appropriate.
A. Submit the following samples (see appropriate Divisions of the Specifications for more information):
1. All interior wood finishes (flooring, cabinetry, doors, trim).
2. Special concrete treatments for new concrete topping in the New Mechanical room
3. Acoustic Ceiling Tile
4. Paint draw downs
5. Counter top sample
6. Carpet sample
7. Flooring sample
8. Other samples may be requested on a case-by-case basis as Owner or Architect deem necessary.
B. Construct the following mock-ups: N/A

1.11 TEMPORARY FACILITIES
A. N/A

1.12 QUALITY EXPECTATIONS
A. Quality for all aspects of work is assumed to be premium institutional quality; no further reference will be made in specifications to quality. If Contractor or Subcontractors are unclear to expectations of acceptable quality for any aspect of the work, request Architect to provide clarification. Notify Architect if Contractor anticipates conflict between execution of any aspect of the drawings and the creation of a weather-tight building.

1.13 TESTING & BALANCING OF SYSTEMS
1. N/A
B. Complete all testing and balancing of mechanical systems before substantial completion. Contractor to schedule commissioning session with U of T engineering group for training purposes. Coordinate with Property Manager.
C. Contractor to perform mechanical/electrical shutdowns first thing in the morning to reduce impact to occupants. Electrical and mechanical shutdowns to be schedule with minimum 15 days from planned shutdown date.

1.14 CONTRACT CLOSEOUT + FINAL ACCEPTANCE
A. Provide the following prerequisites for final acceptance:
1. Final payment request with supporting:
1. Statutory Declaration
2. WSIB Clearance Certificate
3. Invoice
4. Schedule of Values
2. Completed punch list.
3. Provide operation and maintenance manuals to Owner at close out in Digital format to Consultant for Review.
4. DELIVER REVIEWED CLOSE OUT PACKAGE TO OWNER IN A SINGLE PACKAGE AND INCLUDE TWO (2) ORIGINAL BOUND HARD COPIES AND ONE (1) DIGITAL SET ON USB FLASH DRIVE.
5. INCLUDE THE FOLLOWING CLOSEOUT DOCUMENTS:
1. WARRANTY
2. ESA CERTIFICATE
3. PUBLICATION OF SUBSTANTIAL PERFORMANCE
4. CONSULTANT'S REVIEWED SHOP DRAWINGS
5. PRODUCT CUT SHEETS
6. MSDS SHEETS
7. AS-BUILT DRAWINGS FOR ALL DISCIPLINES IN FULL SIZE HARDCOPY AND PDF FORMAT.
8. OWNERS OPERATIONS AND MAINTENANCE MANUALS AND MAINTENANCE SCHEDULES.
6. STORE MAINTENANCE MATERIAL SPECIFIED AT LOCATION DESIGNATED BY THE OWNER.
7. include contact information for Contractor and all Subcontractors on the project.
8. All spaces to be broom clean.
9. Removal of all temporary facilities.
10. One copy of project drawings and specifications that accurately note as-built conditions.
11. Provide on-site instruction with Owner for all equipment and systems in the house.
12. Provide warranties for all equipment and appliances.

A. CLOSE OUT
1.15 WARRANTIES
1. Except for extended warranties as described in individual sections, the warranty period under the contract shall be in conformance with the UoFT general conditions.
2. All work to be warranted for a minimum of one year from the date of certification of substantial performance. All work to be performed as to not void manufacturer/supplied warranty.

DIVISION 5 - METALS
5.01 STRUCTURAL STEEL
A. Extent of structural steel work is shown on Structural Drawings, including schedules, notes and details which show sizes and locations of members, typical connections, and type of steel required. Refer to the Structural Drawings and notes for specific details and reference standards and all materials not described here, including but not limited to: steel shapes, tubes, pipes, anchor bolts, threaded fasteners, shear studs, welding standards, setting + base plates, grout, and drilled anchors.
B. Steel Coatings.
1. All exterior exposed steel (except where indicated) to be primed and painted.

5.02 MISCELLANEOUS METALS
A. Stainless steel tie rod/clevis assembly
1. Rod and steel plate for new operable partition between Rm 317 and Rm 318, per manufacture's specification – see section on Operable Partition - 10 22 26

B. Lintels. Provide steel angle lintels at the new exterior louver opening in Rm 319A- New Mechanical Room. Refer to Structural drawings for sizes, details and exact locations.
1. New powder-coated bent steel plate for Signage post at Rm 320.
A. Rough Hardware
1. Provide all custom fabricated bolts, anchors, hangers, dowels and other miscellaneous metal items as needed to complete the project.
B. Fabrication.
1. Fabricate work to be truly straight and plumb with sizes, shapes, and profiles indicated. Shop fabricate work to the greatest extent possible. Clearly label pieces in shop to facilitate field assembly. Perform welding in compliance with American Welding Society Code. Choose materials that are smooth and free of blemishes such as pits, roller marks, trade names, scale and roughness.
2. Fabricate exposed work with uniform, hairline tight joints. Form welded joints and seams continuously and grind flush and smooth to be invisible after painting or finishing.
C. Installation
1. Set work accurately and truly plumb, level and aligned. Make field assembly and connections with the same level of quality as shop fabricated work.
2. Maintain allowable variation from true plumb, level, and line of ± 1/8 in 20'-0".
3. Install and anchor all work to support all loads prescribed by codes.

DIVISION 6– WOOD

6.13 CASEWORK
A. DESCRIPTION OF WORK (see drawings for exact dimensions):

Casework by Milworder: The following casework shall be provided by GC's Millworker. Provide installation and coordinate all electrical, plumbing, and mechanical requirements with cabinetry.
1. ROOM Rm 316
1. Extg Lounge – New kitchen countertop
2. RM 318 – Extg. Meeting Rm.
1. New doors on existing cabinets.
2. Paint to existing cabinets.
3. New wood ledge.

B. CUSTOM CASEWORK CONSTRUCTION: provide floating inset panel construction as indicated on the Drawings. Provide torque screw and glued joint construction for case bodies and face frames.
1. Appearance: Provide casework matching elevations and details indicated on the Drawings.
2. Material: Wood Veneer/Solid wood, per millwork drawings.
3. Finish: White oak, Rift cut, Clear coat, 20% sheen
4. Door / Drawer Style – inset, full overlay, hybrid (see elevations)
5. Casework Joinery: Do not use any exposed fasteners, including finish nails or staples.
6. Casework Adhesives: Provide waterproof contact cement, Sikaflex-291, or polyurethane liquid glue.

C. CASEWORK HARDWARE: Provide the following or Architect approved equal.
1. Concealed Hinges: Euro-style, concealed by Blum or Grass USA, 110 degree opening with Soft-close
2. Number of Hinges: Per manufacturer.
3. Drawer and Door Pulls: Extg hardware to be re-installed on new doors.
4. Hardware Finish: Extg hardware to be re-installed on new doors

D. CASEWORK INSTALLATION: Find high and low points of ceilings and floors and layout truly plumb and level guide lines before beginning work. Securely anchor cabinets plumb, level, and straight. Anchor cabinets to concealed wood blocking and framing with at least 3" long Phillips head screws. Connect adjacent cabinets to each other with connector bolts.
1. Leveling: Shim and level as necessary to ensure that doors swing freely and drawers slide correctly. Align sight lines at doors and drawers to within a tolerance of +/- 1/32".
2. Filler Strips: Provide matching wood filler strips as necessary to make a complete installation without gaps between cabinets and adjacent construction. Scribe matching trim moldings to fit precisely.
3. Hardware: Complete installation of any hardware not pre-installed and adjust all hardware to work perfectly.

06 20 00 ARCHITECTURAL WOODWORK
A. Submit shop drawings indicating material characteristics, details of construction, connections and relationship with adjacent construction. Take field measurements prior to preparation of shop drawings and fabrication to ensure proper fitting of work. Clearly indicate material being supplied and show connections, attachments, reinforcing, anchorage and location of exposed fastenings in accordance with aws section 1.
B. Warrant work of this section for period of 3 years against defects and deficiencies in accordance with general conditions of the contract. Promptly correct defects or deficiencies which become apparent within warranty period, to satisfaction of consultant and at no expense to owner.
C. Provide work of this section in accordance with architectural woodwork standards (aws), except otherwise specified. Any reference to grades and terminology in this section to be as defined in aws and by reference are made a part of this section. Requirements of this section govern and modify aws.

D. DESIGN AND PERFORMANCE REQUIREMENTS:
1. Architectural drawings and details are diagrammatic and are only intended to show design concept, aesthetics, interfacing requirements, configuration, components and arrangements. They are not intended to identify or solve completely problems of thermal and structural movements, assembly framing, engineering design, fixings and anchorages
2. Ensure millwork casework are capable of supporting structural loads without deflection in accordance with casework integrity tests in appendix a of AWS.
3. Minimum nominal thickness and material for cabinet components and shelf deflection, type of materials, thicknesses, span width and total load distribution: in accordance with architectural woodwork standards section 10.

E. MATERIALS
1. Architectural lumber: conform to aws section 3. Clear, straight, kiln dried, premium grade natural birch for fitments and door jambs. Provide kiln dried lumber to 7% moisture content, free from blemishes that would be apparent after finish is applied.
2. Softwood lumber: conform to requirements aws section 3, premium grade ontario white pine, yellow pine or other pine species.
3. Birch-faced hardwood plywood: csa o115, good sequence matched, select white or select red
4. Panel products: conform to awmac aws section 4. All panels to be softwood or birch hardwood veneer core. (particleboard not permitted). Laminate veneer as indicated.

F. CASEWORK HARDWARE: PROVIDE FOLLOWING HARDWARE:
1. Drawer and hinged door bumpers: provide 2 clear resilient, press-fit bumpers per door or drawer.
2. Concealed hinges: heavy duty, sprung fully concealed for single doors, for back-to-back doors or gables, 94° opening against walls and 170° opening in all other locations, self-closing, nickel plated steel with zinc die cast screwed on clip, mounted at 18 inches (455 mm) o.c. maximum. Julius Blum Canada limited, Hettich canada limited partnership,"Euromat Topsafe". Provide manufacturer's recommended number of hinges to suit door size and thickness.
3. All items as noted on casework schedule.

G. FASTENINGS
1. Include necessary fastenings, anchors and accessories required for fabrication and erection of work of this section.

H. **COMPONENTS**
1. Casework and frames construction: conforming to aws section 10 – premium grade quality construction and finishing unless otherwise indicated.
2. CASEWORK CONSTRUCTION TYPE: TYPE A - FRAMELESS CONSTRUCTION WITH EDGEBANDED FRONT EDGES.

I. **INSTALLATION**
1. Install work of this section in accordance with corresponding product section of the AWMAC AWS.
2. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install level and plumb (including tops) to a tolerance of 3 mm in 2400 mm (1/8" in 8'-0").
3. Scribe and cut woodwork to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.
4. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing. Use fine finishing screws for exposed fastening, countersunk and filled flush with woodwork and matching final finish if transparent finish is indicated.
5. CABINETS: install without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete installation of hardware and accessory items as indicated.
6. Install cabinets with no more than 3 mm in 2400 mm (1/8" in 8'-0") sag, bow, or other variation from a straight line
7. Fasten wall cabinets through back, near top and bottom, at ends and not more than 400 mm (16") o.c. with no. 10 wafer-head screws sized for 25 mm (1") penetration into wood framing, blocking, or hanging strips.
8. Install hardware in accordance with AWMAC AWS and manufacturer's reqfs and templates. Adjust hardware to provide smooth operation and ensure clearances are maintained.
9. Verify fastening components are tightened securely. Align screws, bolts and similar fastenings such that relationship of screw head indentations, similar surfaces and slots are perpendicular to matching vertical or horizontal position when on same surface.

J. **CLEANING**
1. Repair damaged and defective woodwork, where possible, to eliminate functional and visual defects; where not possible to repair, replace woodwork.
2. Adjust joinery for uniform appearance.
3. Clean, lubricate, and adjust hardware.
4. Clean woodwork on exposed and semi-exposed surfaces. Touch up shop-applied finishes to restore damaged or soiled areas.

06 60 23 SOLID SURFACE
A. WARRANTY
1. PROVIDE MANUFACTURER'S 10 YEAR WARRANTY AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP.

B. MATERIALS
1. Ultracompact surfacing sheet: Dekton by Cosentino. Thickness and colour as indicated on drawings.
2. Adhesive: type recommended by ultracompact surfacing manufacturer fabrication
3. Cut ultracompact surfacing panels accurately to required shapes and dimensions.
4. Fabricate exposed edges to eased profile.
5. Cut holes for sinks and faucets.

C. INSTALLATION
1. Clean surfaces to receive panels; remove loose and foreign matter than could interfere with adhesion.
2. Install countertops in accordance with manufacturer's instructions and approved shop drawings.
3. Adhere countertops with continuous beads of adhesive.
4. Set plumb and level. Align adjacent pieces in same plane.
5. Install with hairline joints.
6. Fill joints between countertops and adjacent construction with joint sealer; finish smooth and flush.
7. Installation tolerances: maximum variation from level and plumb: 1/8 inch in 10 feet, noncumulative.
8. Maximum variation in plane between adjacent pieces at joint: plus or minus 1/16 inch.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

7.01 WATERPROOFING
A. **Sikafloor Resoclad MRW Type II – 07 14 00 FLUID APPLIED WATERPROOFING**
General
SUMMARY
Provide labour, materials, tools and equipment required to install complete resinous flooring system specified in this Section including surface preparation.
ABBREVIATIONS AND ACRONYMS
w.f.t.: Wet film thickness.
REFERENCE STANDARDS
American Society for Testing and Materials (HYPERLINK "http://www.astm.org/"ASTM)
ASTM D412-16 Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers — Tension
1. ASTM D570-98 (2010) Standard Test Method for Water Absorption of Plastics.
2. ASTM D638-10, Standard Test Method for Tensile Properties of Plastics.
3. ASTM D2240- 05 (2010), Standard Test Method for Rubber Property-Durometer Hardness.
4. ASTM D2369-10e1, Standard Test Method for Volatile Content of Coatings.
5. ASTM D4060-10, Standard Test Method for Abrasion Resistance of Organic Coatings by the Taber Abraser.
6. ASTM D4541-09e1, Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers.
7. ASTM E96-16 Standard Test Methods for Water Vapor Transmission of Materials
8. ASTM F2170-11 Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes.
9. ASTM F2659-10, Standard Guide for Preliminary Evaluation of Comparative Moisture Condition of Concrete, Gypsum Cement and Other Floor Slabs and Screeds Using a Non-Destructive Electronic Moisture Meter.
1. Canadian Standards Association (HYPERLINK "http://www.csa.ca/"CSA)
1. CSA A23.1-14/A23.2-14 Concrete Materials and Methods of Concrete Construction / Test Methods and Standard Practices for Concrete.
2. International Concrete Repair Institute (IRCI)
1. ICRI Guideline No. 310.2R-2013, Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings and Polymer Overlays.
2.

SPECIFICATIONS - TO BE CONTINUED ON THE FOLLOWING SHEETS:

CAD DRAWING DO NOT REVISE MANUALLY

THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ARCHITECT IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION	BY
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320
ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
SPECIFICATIONS

SCALE: 1 : 1
START DATE: 2025-06-09 5:57:05 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A0.0.2C

1 SPECIFICATIONS
A0.0.2D 1 : 1

ADMINISTRATIVE REQUIREMENTS
Pre-application Meeting:
Convene a pre-application meeting two (2) weeks before commencing the Work of this Section in accordance with Section 1.05 Require attendance of parties directly affecting Work of this Section, including Owner, Contractor, Consultant, Applicator, Manufacturer's technical representative and other Subcontractors affected by the Work of this Section to review the following:
Surface preparation.
Priming.
Application.
Curing and protection.
Coordination with other Work.

SUBMITTALS
Make Submittals in accordance with Section 1.09
Product Data: Submit manufacturer's Product data, including physical properties and appearance options including: standard colours, variable surface textures and surface sheen.
MSDS: Submit Manufacturer's Safety Data Sheet for each Product being used.
Samples for Initial Selection: Submit manufacturer's colour charts showing the full range of colours available for each type of finish coat material indicated for Consultant's initial selection.
Samples for Verification: Submit samples of each colour and material being applied, with texture to simulate actual conditions, on representative samples of the actual substrate and as follows for Consultant's verification:
Use representative colours when preparing samples for review; resubmit until required sheen, colour, and texture are achieved.
List of material and application for each coat of each sample; label each sample for location and application.
Submit samples on the following substrates for Consultant's review of colour and texture:
Hardboard: Provide two (2) 100 mm square samples for each colour and finish.
SPECIFIER'S NOTE: delete optional text in the following sentence if Mock-Up is required in 1.8.3 below. Obtain written acceptance of Samples in writing from the Consultant before commencing Work of this Section 1.10

CLOSEOUT SUBMITTALS
Make Closeout Submittals in accordance with Section 1.14 & 1.15
Operations and Maintenance Data: Submit manufacturer's printed maintenance instructions for repair, cleaning and maintenance procedures; include name of original installer and contact information.
QUALITY ASSURANCE
Manufacturer Qualifications:
Manufacturer shall be certified under ISO 9001. All liquid materials, including primers, resins, curing agents, finish coats, and sealants are manufactured and tested under an ISO 9001 registered quality system.
Applicator Qualifications:
Applicators: Use experienced applicators having a record of successful in-service resinous flooring system applications similar in material and extent to those specified in this Section and as follows:
Applicators must have completed flooring manufacturer's training program for Products specified.
Applicators must be licensed, certified or approved in writing by the flooring manufacturer for the Products specified.
Applicator Experience: Minimum 5 years experience in the application of the type of system specified.
Applicator shall submit a list of five (5) projects of similar size, scope and complexity.
Mock-Up:
Construct one 10 sq.m. (100 sq.ft.) mock-up of each type and colour of resinous flooring in location acceptable to Consultant to demonstrate quality of finished system, complying with manufacturer's installation instructions and requirements of this Section in accordance with Section 1.12
Arrange for Consultant's review and acceptance, obtain written acceptance before proceeding with Work.
Upon acceptance, mock-up shall serve as a minimum standard of quality for the balance of the Work of this Section. Mock-up shall be left in place for the duration of the Work.

DELIVERY, STORAGE AND HANDLING
Delivery:
Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name, manufacturer, batch or lot number and date of manufacture.
Material should be delivered to job site and checked for completeness and shipping damage prior to job start.
Storage:
Store materials in accordance with manufacturer's written instructions.
Keep containers sealed until ready for use. Material should be stored in a dry, enclosed, protected area from the elements.
Do not subject material to excessive heat or freezing.
Shelf life: Established based on manufacturer's written recommendation for each material being used.
Handling:
Protect materials during handling and application to prevent damage or contamination.
Condition materials for use accordingly to manufacturer's written instructions prior to application.
Record material lot numbers and quantities delivered to jobsite/storage.

SITE CONDITIONS
Do not install the Work of this Section outside of the following environmental ranges without Manufacturers' written acceptance:
SPECIFIER'S NOTE: Dew Point: Beware of condensation! The substrate must be at least 3C (5˚F) above the measured Dew Point to reduce the risk of condensation, which may lead to adhesion failure or "blushing" on the floor finish. Be aware that the substrate temperature may be lower than the ambient temperature.
Material Temperature: Precondition material for at least 24 hours between 18°C and 30°C (65°F and 86° F).
Ambient and Substrate Temperature: Minimum/Maximum 10˚/30˚C (50˚/86˚F).
Substrate temperature must be at least 3˚C (5˚F) above measured Dew Point.
Mixing and Application attempted at Material, Ambient and/or Substrate Temperature conditions less than 18˚C (65˚F) will result in a decrease in Product workability and slower cure rates.
Relative Ambient Humidity: maximum ambient humidity 85% (during application and curing).
Measure and confirm acceptable test results for Ambient Relative Humidity, Ambient and Surface Temperature and Dew Point.

Substrate Moisture:
Moisture content of concrete substrate must be ≤ 4% by mass as measured with a Tramex® CME/CMExpert type concrete moisture meter.
Additionally, internal concrete relative humidity tests may be conducted as per ASTM F2170 and values must be ≤ 85%.
If moisture content of concrete substrate is higher than 4% by mass and / or if relative humidity test results exceed readings of 85% RH, Consultant will instruct on addition of moisture mitigation systems or moisture tolerant primers.

Supply temporary utilities, including power, water, temporary ventilation and lighting for use by applicator.
Maintain constant ambient room temperature for 48 hours before, during and after installation or until cured. Minimum temperature of 10°C (50°F) and maximum temperature of 30°C (85°F). Do not apply Product while ambient and substrate temperatures are rising.
Erect suitable barriers and post legible signs at points of entry to prevent traffic and trades from entering the work area during application and curing period of the floor.
Ensure adequate ventilation and air flow.

WARRANTY
Submit Warranty information in accordance with Section 1.14 & 1.15.
Submit Applicator's written warranty, signed and issued in the name of Owner warranting the Work of this Section against defects in materials and workmanship for a period of one (1) year from the date of Substantial Performance of the Work.
Products
MANUFACTURER
Basis-of-Design Manufacturer: Sika Canada Inc. 601 Delmar Avenue, Pointe-Claire, Quebec, H9R 4A9 Phone (514) 697-2610, Fax (514) 697-3087 http://www.sika.ca.
Substitutions: Consultant may consider additional manufacturers having similar Products to Basis-of-Design Manufacturer listed above during the construction period, provided they meet the performance and aesthetic requirements established by the named Products. Submit requests for substitution in accordance with Section 1.05 before starting any Work of this Section:
MATERIALS
1. Fluid-applied Waterproofing System: multi-component, elastomeric polyurethane coating as follows:
   1. Applied thickness:
      a. Membrane: [762 µm (30 mils)] - [889 µm (35 mils)] d.f.t.
      b. Top Coat: (10 mils)] d.f.t.
      c. Top Coat: (10 mils)] d.f.t.
   2. Elongation: 435% in accordance with ASTM D638.
   3. Tensile Strength: 9.1 MPa (1,320 psi) in accordance with ASTM D638.
   4. Pull-off Strength: >2.4 MPa (350 psi) in accordance with ASTM D4541.
   5. Hardness: 80 Shore A in accordance with ASTM D2240.
   6. VOC Content: ≤ 99 g/L in accordance with ASTM D2369.
   7. Basis-of-Design Product: Sika Canada Inc., Sikafloor® Resoclad MRW Type II System

A. COMPONENTS
1. Membrane: two component, solvent free, elastomeric crack bridging polyurethane waterproofing membrane
   1. Applied Thickness: [762 µm (30 mils)] - [889 µm (35 mils)] d.f.t.
   2. Elongation: 435% in accordance with ASTM D638.
   3. Tensile Strength: 9.1 MPa (1,320 psi) in accordance with ASTM D638.
   4. Pull-off Strength: >2.4 MPa (350 psi) in accordance with ASTM D4541.
   5. Hardness: 80 Shore A in accordance with ASTM D2240.
   6. VOC Content: 3 g/L in accordance with ASTM D2369.
   7. Basis-of-Design Product: Sika Canada Inc., Sikalastic® 390 Membrane
2. Top Coats: two component, semi-gloss, solid colour, water based epoxy top coat
   1. Applied thickness: (10 mils) d.f.t. / [2 coats]
   2. Abrasion resistance: (CS-17) 1000 cycles/1000 g ~ 0.118 g (0.004 oz)
   3. Flammability / Fire Rating: 0 (FSR) Flame Spread Rating
   4. CAN/ULC S102.2 : 10 (SDC) Smoke Developed Classification
   5. VOC Content: ~6 g/L in accordance with ASTM D2169
   6. Dynamic Coefficient of Friction, (DCOF) ANSI A137.1 / ANSI A326.3 /BOT 3000e ~ 0.30 (wet) (smooth)
   7. Basis-of-Design Product: Sika Canada Inc., Sikafloor®2540W NA
3. Flexible Sealant: two component, non-sag, polyurethane based elastomeric joint sealant
   1. Shore A Hardness: 25 ± 5 in accordance with ASTM D2240
   2. Joint movement capacity: up to 50%
   3. Tensile elongation: 300% in accordance with ASTM D412
   4. VOC Content: < 64 g/L in accordance with ASTM D 2369
   5. Basis-of-Design Product: Sika Canada Inc., Sikaflex® 2 C NS EZ Mix

ACCESSORIES
Provide all cleaning agents, cleaning cloths, sanding materials, and clean-up materials required per manufacturer's specifications.
Execution
EXAMINATION
Examine surfaces to receive flooring system. Submit Notice in Writing to Consultant, Contractor, and Owner if surfaces are not acceptable. Do not begin surface preparation or application until unacceptable conditions have been corrected. Do not apply flooring system to substrate treatments for moisture, repair, or levelling not of the same manufacturer.
Surface must be clean, sound and dry.
Pre-Installation Testing:
Substrate moisture:
Measure and confirm acceptable conditions for Substrate Moisture Content, Ambient Relative Humidity, Ambient and Surface Temperature and Dew Point.
Confirm and record above values at least once every 3 hours during installation or more frequently whenever conditions change (e.g. Ambient Temperature rise/fall, Relative Humidity increase/decrease, etc.).
Concrete substrate to have a minimum compressive strength of 25 MPa (3,625 psi) at 28 days and a minimum of 1.5 MPa (218 psi) in tension at time of application.

Ensure concrete substrate conforms to the minimum requirements of the flooring manufacturer.
Do not apply flooring system to sand-cement setting beds. Remove sand-cement beds to structural concrete substrate. Re-level/slope as required to achieve grade and/or drainage in accordance with manufacturer's minimum requirements.
Do not apply flooring system to asphaltic or bitumen membranes, soft wood, aluminum, copper or fiberglass reinforced polyester/vinyl ester composites.
Apply to glazed or vitrified brick and tile, structural wood, and steel only with manufacturer's written recommendation for proper surface preparation.
SURFACE PREPARATION
Prepare surface to receive flooring systems in accordance with manufacturer's written instructions.
Remove dirt, oil, grease, wax, laitance, curing compounds, water-soluble concrete hardeners, and other surface contaminants.
Remove sealers, finishes, and paints.
All projections, rough spots, etc. should be removed and patched to achieve a level surface prior to the application.
Remove unsound concrete by appropriate mechanical means.
Concrete: Clean and prepare to achieve laitance-free and contaminant-free, open textured surface by shot blasting or equivalent mechanical means. Provide CSP level in accordance with ICRI Guideline No. 310-2R and manufacturer's written recommendation.
Chemical Surface Preparation: Chemical surface preparation (acid etching) is unacceptable and will void manufacturer's warranty.
Construction Joints and Cracks: Using a crack saw and diamond blade open up concrete to form a joint a minimum 3mm (1/4") wide and deep. Fill joint flush to floor tolerance using Sikaflex 2C NS EZ Mix in accordance with manufacturers written instructions and installation details.
Cove Flashings: Provide fluid applied integral cove base flashing at all locations where a horizontal surface abuts a vertical surface and at all through coating projections. Install a 1.5 cm (1/2) bead of Sikaflex 2C NS EZ Mix sealant; tool form a cove fillet and allow sealant to cure prior to over coating. Apply Sikalastic Duochem 390 membrane over prepared vertical surfaces and sealant at a minimum thickness of 20 mils (508 µm). Cove base flashing shall extend 10 cm (4 inches) up all vertical surfaces.
APPLICATION
Mix and apply material in accordance with manufacturer's written installation instructions and procedures. Apply to manufacturer's recommended coverage rates unless thicker coverage is specified in this Section.
Follow manufacturer's written recommendations on terminations and connections to walls, drains, doorways, columns and floor-to-floor transitions.
Do not apply while ambient and substrate temperatures are rising.
Apply resinous flooring with care to ensure that no laps, voids, or other marks or irregularities are visible. Apply to achieve appearance of uniform colour, sheen and texture; all within limitations of materials and areas concerned.
Match colours and textures of Consultant accepted samples.

CLEAN UP
Dispose of all waste from resinous flooring system installation in accordance with environmental legislation applicable to the Place of the Work and requirements of all authorities having jurisdiction.
Dispose of empty containers at an approved waste handling facility for recycling or disposal.
PROTECTION
Protect finished floor from damage by subsequent trades.
Protect freshly applied Products from dampness, condensation and water for at least seventy-two (72) hours.
Monitor air flow and changes in air flow. Protect against introduction of dust, debris, and particles, etc. that may result in surface imperfections and other defects.
Follow manufacturer's written recommendations with respect to cure, wait time and return to service.

END OF SECTION
B.
7.03 INSULATION
A. Thicknesses shall achieve the following insulation value minimums:
   1. Walls: Refer to wall assembies for STC rating at interior partitions.

7.09 SEALANTS
A. Window and Door Sealant – Provide DAPtex® Plus Window & Door Foam Sealant or Architect approved equal. Provide low expansion spray foam at all doors and windows to seal all rough opening gaps.
B. Installation: Clean joint surfaces immediately before installation. Remove all substances which could interfere with bond. Etch or roughen joint surfaces to improve bond. Provide backer rods for all liquid sealants to the greatest extents possible. Prevent three-sided adhesion by use of bond breaker tapes or backer rods. Force sealant into joints to provide uniform, dense, continuous ribbons free from gaps and air pockets. Dry tool sealants into joints to form a smooth dense surface. Make joint depth equal joint width for joints up to ½ wide. For joints over ½" wide, make depth equal to one-half of the joint width. Cure sealants in strict compliance with manufacturers' instructions and recommendations to obtain highest quality surface and maximum adhesion.
C. Roof outlets: Provide metal flashing sleeves for all roof penetrations (vent stacks, etc.)

DIVISION 8 – DOORS, WINDOWS + HARDWARE
Shop Drawings
A. Schedule: Window and door types, sizes, locations, and quantities, keyed to scale elevations. Identify materials, finish and species of woods, glazing types, hardware, and anchoring provisions.
B. Details: Full or large scale, keyed to scale elevations. Show frame and sash construction, glazing, weep/vent provisions, hardware, weather-stripping and anchorage.

8.04 INTERIOR DOORS
A. All Interior Doors (EXCLUDING Safety Glazing, Fire Rated + Cabinetry):
   1. Slabs: Refer to Door Schedule A6.1.0
   2. Jambs: Refer to Door Schedule A6.1.0
   3. Boring: See door schedule.
   4. Hardware*: See hardware schedule on A.6.1.0
   5. Finish: Acrylic Latex Aura by Benjamin Moore, Satin, Color: Refer to Paint Schedule to follow

8.06 MECHANICAL ROOM ACCESS DOOR
Refer to Door Schedule A6.1.0
   1. Hardware set: See hardware schedule. Provide keyed lock kit with door set.

8.10 INTERIOR DOOR HARDWARE
A. Hardware shall be provided as indicated on the "Hardware Schedule" including, but not limited to: interior doors, casework, and specialty doors.
B. Set hardware plumb, level and in exact alignment and location. Conceal and countersink fasteners to the greatest extent possible. Use only threaded-to-the-head screws for all hardware attached to wood doors and frames. Use #12 screws for hinges, closers, and other highly stressed hardware, unless otherwise recommended by hardware manufacturer. Do not use exposed through-bolts to mount any hardware. Adjust all hardware to work easily, smoothly, and correctly.
C. Keying:
   1. The requirements for all keying systems are to be carried out by the University of Toronto lock shop
      2. All cylinders & locksets to be supplied/installed by the University of Toronto lock shop.

08 41 23 - FIRE RATED GLASS AND FRAMING SYSTEMS– FIREFRAMES® DESIGNER SERIES – or approved eq
PART 2 - PRODUCTS
2.1 MANUFACTURERS - FIRE RATED [DOOR ASSEMBLY] [WINDOW]
A. Glass Material: [FireLite Plus®] or [Pilkington Pyrostop®] fire-rated glazing as fabricated and distributed by Technical Glass Products, 8107 Bracken Place SE, Snoqualmie, WA 98065 phone (800.426.0279) fax (425.396.8300) e-mail tgp.sales@allegion.com, web site http://www.fireglass.com.

B. Frame System: "Fireframes® Designer Series by TGP" fire-rated steel frame system as manufactured and supplied by Technical Glass Products, 8107 Bracken Place SE, Snoqualmie, WA 98065 phone (800.426.0279) fax (425.396.8300) e-mail tgp.sales@allegion.com, web site http://www.fireglass.com.

C. Substitutions: Substitutions for Glazing Material and Frame System not permitted.

2.2 PERFORMANCE REQUIREMENTS
A. Fire Rating Requirements
1.Duration -- Doors: Capable of providing a fire rating for [20] [45] [60] [90] minutes.
a. When glazed with Pilkington Pyrostop (60-90 minutes) glazing products, doors meet the maximum transmitted temperature rise of not more than 450 degrees Fahrenheit (250 degrees Celsius) at the end of 30 minutes of the standard fire test exposure.
2. Duration-- Window Assembly: Capable of providing a fire rating for [20] [45] [60] [90] minutes.
3. Duration--Opening Applications in fire partitions or area separation walls and corridors where opening protection is specified: Capable of providing [20] [45] [60] [90] minute rating.
B. Design Requirements:
1.Dimensions – Door and Framing:
a.Door framing face dimension: 1 15/16-inch.
b. Depth of door framing: 1 15/16-inch.
c. Door style face dimension: 3 1/8-inch.
d. Door cross rail (if applicable) face: 3 9/16-inch.
e. Depth of stile, header, sill and cross rail: 1 15/16-inch
2. Dimensions -- Window Assembly:
a. Perimeter framing face dimension: 2 3/4-inch at head, sill and jamb.
b. Horizontal and/or vertical mullions: 3 9/16-inch on the face.
c. Depth of perimeter and mullion: 1 15/16-inch.
3. Construction: Narrow-profile, roll-formed steel architectural grade specialty fire doors. Conventional break-shape type hollow metal steel fire-rated doors will not be considered an acceptable substitute for the Fireframes Designer Series doors specified in this section as they do not conform to the project design intent and/or aesthetic and quality standards.
a. Knock down frames are not permitted.

2.3 MATERIALS - GLASS
A. Fire Rated Glazing: ASTM C 1036 and ASTM C 1048; composed of laminated ceramic
B. Thickness of Glazing Material:
[5/16" FireLite Plus or [3/4" – 1-9/16" Pilkington Pyrostop®]
C. Approximate Visible Transmission: Varies with thickness (approximate range 88 percent).
D. Logo: Each piece of fire-rated glazing shall be labeled with a permanent logo including name of product, manufacturer, testing laboratory (UL® only), fire rating period, safety glazing standards, and date of manufacture.
E. Performance: Glass must be rated to stop fire from either direction and must meet all testing requirements including the required hose-stream test (where fire-rating exceeds 20 minutes).
2.4 MATERIALS – STEEL FRAMES AND DOORS
A. Steel Framing System including 45 -minute rated doors, 45 - minute rated windows.
1. Frame: [Steel] [brushed stainless steel (up to 45 minute rating)] profiled formed tubing.
2. Fasteners: As recommended by manufacturer
3. Glazing Accessories: calcium silicate setting blocks.
4. Glazing Compounds:
a. FireLite Plus® or Pilkington Pyrostop®:
1) When glazed with Pilkington Pyrostop (60-90 minutes) glazing products, doors meet the maximum transmitted temperature rise of not more than 450 degrees Fahrenheit (250 degrees Celsius) at the end of 30 minutes of the standard fire test exposure.

2.5 FABRICATION
A. Furnish frame assemblies pre-welded.
   1. When necessary, splice frames too large for shop fabrication or shipping or to fit in available building openings.
   2. Fit with suitable fasteners.
   3. Knock-down frames are not permitted
B. Furnish interior frame assemblies "K-D" (or welded upon request).
   1. When necessary, splice frames too large for shop fabrication or shipping or to fit in available building openings.
   2. Fit with suitable fasteners.
   3. Knock-down door perimeter frames are not permitted
C. Field glaze door and frame assemblies.
D. Factory prepare steel door assemblies and install all hardware.
E. Fabrication Dimensions: Fabricate to fire-rated field dimensions.
F. Obtain approved shop drawings prior to fabrication.

2.6 FINISHES, GENERAL
A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
B. Finish frames after assembly.
C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable. Noticeable variations in the same piece are not acceptable.

2.7 POWDERCOAT FINISHES
A. Finish after fabrication.
B. Appearance of Finished Work:Variations in appearance of abutting or adjacent pieces are acceptable. Noticeable variations in the same piece are not acceptable.
C. Interior and Exterior Steel Finishes (Note: this finish is suitable for exterior exposed portions of the wall systems, including extruded aluminum covers).
   1. Powder-Coat Finish: Polyester Super Durable powder coating which meets AAMA 2604 for chalking and fading. Apply manufacturer's standard powder coating finish system applied to factory-assembled frames before shipping, complying with manufacturer's recommended instructions for surface preparation including pretreatment, application, and minimum dry film thickness.
   2. Color and Gloss: [As indicated by manufacturer's designations] [Match Architect's sample] [As selected by Architect from manufacturer's full range].
   3. Acceptable Manufacturers:
      a. Tiger Drylac
      b. Additional manufacturers as approved by TGP

2.8 DOOR HARDWARE
A. Furnish hardware with 45 minute fire door by the manufacturer.
B. Select hardware from door manufacturer's standard recommended and approved hardware groups as specified in Division 8 Section– Door Hardware.
C. Provide power assisted hardware for use at any door that cannot meet the opening force(s) required by code noted in Part I above.
   1. High energy, power-operated doors must meet the requirements of ANSI/BHMA A156.10 and power-assisted low energy doors must comply with ANSI/BHMA A156.19

A. Operating hardware for Fireframes® Designer Series **Single Inswing Doors with Mortise Lock**. Each to have the following.

* FINISH LEGEND:
Refer to Door/Hardware schedule drawings A6.1.0

2.9 ACCESSORY MATERIALS
A. Bituminous Paint: Cold-applied, asphalt-mastic paint complying with SSPC-Paint 12 requirements except containing no asbestos; formulated for [30-mil] [0.762-mm] thickness per coat.

PART 2 - EXECUTION
2.1 EXAMINATION
A. Examine substrates and members to which the work of this section attaches or adjoins prior to frame installation.
B. Provide openings plumb, square and within allowable tolerances.
1. Provide 3/8 inch shim space at all walls
C. Notify Architect of any conditions which jeopardize the integrity of the proposed fire wall / door system.
D. Do not proceed until such conditions are corrected.
2.2 INSTALLATION
A. See Fireframes Designer Series Installation Manual
2.3 REPAIR AND TOUCH UP
A. Limited to minor repair of small scratches. Use only manufacturer's recommended products.
1. Such repairs shall match original finish for quality or material and view.
B. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged.
2.4 ADJUSTING
A. Adjust door function and hardware for smooth operation. Coordinate with other hardware suppliers for function and use of any other attached hardware.

SPECIFICATIONS - TO BE CONTINUED ON THE FOLLOWING SHEETS:

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THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

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LICENCE
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BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320
ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
SPECIFICATIONS

SCALE: 1 : 1
START DATE: 2025-06-09 5:57:06 PM
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CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A0.0.2D

1 SPECIFICATIONS
A0.0.2E 1 : 1

2.5 PROTECTION AND CLEANING
A. Protect glass from damage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels, and clean surfaces.
1. Do not clean with astringent cleaners. Use a clean“grit free” cloth and a small amount of mild soap and water or mild detergent.
2. Do not use any of the following:
a. Steam jets
b. Abrasives
c. Strong acidic or alkaline detergents, or surface-reactive agents
d. Detergents not recommended in writing by the manufacturer
e. Do not use any detergent above 77 degrees F
f. Organic solvents including but not limited to those containing ester, ketones, alcohols, aromatic compounds, glycol ether, or halogenated hydrocarbons.
g. Metal or hard parts of cleaning equipment must not touch the glass surface
B. Protect glass from contact with contaminating substances resulting from construction operations, including weld splatter. If, despite such protection, contaminating substances do come into contact with glass, remove them immediately as recommended by glass manufacturer.
Modify paragraph below to suit Project.
C. Wash glass on both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended by glass manufacturer.

DIVISION 9– FINISHES
9.01 WOOD
9.02 GYPSUM WALLBOARD
A.
B. All other locations: Interior walls and ceilings, not called out otherwise, shall be ⅞ painted ½" gypsum wallboard (5/8" Type X at fire-rated partitions) or as noted on Floor Plans/Elevs
C. Typical Trims:
1. Provide galvanized steel U.S.G. No. 800 corner bead, No. 093 control joint, and No. 801-A and 801-B edge trim.
2. Provide corner bead trim at all external corners.
3. Provide edge trim wherever edge of gypsum board is exposed, revealed, or sealant filled.
4. Provide Drywall Lite Bead, Drywall Pro (register/return),
D. Joint Compound and Tape: Provide ready mixed all-purpose vinyl compound and perforated tape complying with ASTM C475. For
water resistant gypsum board, provide U.S.G. Durabond 90 Joint Compound.
1. Provide joint reinforcing tape at all internal corners.
2. Provide control joints where recommended by manufacturer and approved by Architect.
3. Finish: Provide Level 4 finish on all gypsum wallboard.
1. Provide 3 coat joint compound treatment at all joints, flanges of trim accessories, penetrations, fastener heads and surface defects. Sand before and after second and third coats. To be acceptable, board joints, seams and fasteners shall be invisible after painting.

9.05 PAINT + COATINGS
A. Architect to provide complete paint schedule during construction with colors and locations.
B. Installation:
1. Strictly comply with manufacturer's instructions and recommendations for both application of paint
2. and preparation of surfaces before painting. Provide uniform final finishes, free from runs, color variation, and other imperfections.
3. Back-prime all siding, millwork and woodwork to be painted.
4. Apply paint with sprayers, brushes or rollers.
5. Standard application: prime + 2 finished coats (U.N.O.) Apply at least the number of coats specified and apply additional coats as necessary to eliminate show-through and bleed-through, and to provide uniform final appearance approved by Architect.
6. Sheens as follows (U.N.O.): Walls: Eggshell; Ceilings: Flat
7. Finish behind all removable items. Finish inside ducts and grills when these areas are visible (paint flat black, U.N.O.). Paint diffuser and grilles to match adjacent surfaces, U.N.O.
C. Paint + Coatings Schedule (see Project Paint Schedule for specific rooms and colors)
1. Interior Doors and Trim: Semi-Gloss
2. Interior Windows: Do not paint
3. Interior Gypsum Wallboard: Benjamin Moore Regal® Primer N216 with 2 finish coats Regal® Eggshell
Finish N319. Color(s) to per Project Paint Schedule.
4. Cabinetry: Existing interior cabinetry in Rm 318 as show in drawings - Semi-Gloss

9.06 COUNTERTOPS
A. Solid Surfacing (Extg Kitchen) Dekton by Consentino, Refer to Schedules A6.0.0 for colour and finish, eased edge. Provide substrate support if not supported by cabinetry.
9.07 CONCRETE
Exposed Concrete Slabs - Refer to A6.0.0
9.08 WALL COVERINGS
A. Bent metal plate – powder-coated finish

9.09 ACOUSTICAL TREATMENTS
A. Acoustic insulation: Roxul SAFE'n'SOUND batts or equal, noise damping duct wrap
D. Acoustical finishes: Acoustical ceiling tiles and grid, refer to A6.0.0. and detail A5.1.1 for selected product info /selections.

09 65 19 RESILIENT TILE FLOORING & BASE

A. GENERAL
1. Section includes
1. Luxury Vinyl tile (LVT).
2. Resilient base and accessories.

2. Administration
1. Coordinate with other work having a direct bearing on work of this section.
2. Coordinate installation with sealing and waxing of floor and base surfaces performed by owner so that installed flooring is not left unprotected.

3. Submittals for review
1. PRODUCT DATA: Provide data on specified products, describing physical and performance characteristics; sizes, patterns and colours available.
2. SAMPLES: submit two samples of each of the following:
1. 300 x 300 mm in size illustrating colour and pattern for each floor material for each colour specified.
2. 300 mm long samples of base material for each colour specified.

4 CLOSEOUT SUBMITTALS
1. .1 operation and maintenance data: include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.
2. .2 extra stock materials: provide minimum 10 percent of quantity of flooring and base of each material specified.

3.1 EXAMINATION
.1 Verify condition and dimensions of previously installed work upon which this section depends. Report defects to consultant. Commencement of work means acceptance of existing conditions.
.2 Ensure concrete floors meet the following minimum requirements and requirements of the flooring manufacturer. If there is a conflict
Between these requirements and those of the flooring manufacturer, the more stringent shall apply.
.1 Internal relative humidity test: perform internal relative humidity testing in accordance with astm f2170. Results shall not exceed 80% rh.
.3 The ph level of the subfloor surface shall not be higher than 9.9. If higher, subfloor must be neutralized.
.4 Ensure that sub-floors have been provided as specified without holes, protrusions, cracks, depressions or other major defects.
.5 Ensure that control joints have been filled and levelled.
.6 Defective work resulting from application to unsatisfactory surfaces will be considered the responsibility of those performing the work of
This section.

3.2 SUBFLOOR TREATMENT
.1 Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes and other defects with sub-floor filler.
.2 Apply sub-floor filler to low spots and cracks to achieve floor level to a tolerance of 1:1000, allow to cure.
.3 Meet astm f710 standard for concrete or other monolithic floors.
.4 Clean and remove all deleterious materials from surfaces to receive this work in accordance with the adhesive manufacturer's recommendations.
.5 Prime concrete to flooring manufacturer's printed instructions.

3.3 RESILIENT TILE FLOORING APPLICATION
.1 Install resilient tile flooring in accordance with manufacturer's written instructions.
.2 Apply adhesive uniformly using recommended trowel in accordance with flooring manufacturer's instructions. Do not spread more adhesive that can be covered by flooring before initial set takes place.
.3 Lay flooring with joints straight and parallel to building lines to produce symmetrical tile pattern. Install equal size perimeter tile on each side.
.4 Install flooring to square grid pattern with all joints aligned.
.5 As installation progresses, and after installation, roll flooring in 2 directions with minimum 45 kg minimum roller to ensure full adhesion.
.6 Remove adhesive seepage at seams or surface while adhesive is still wet, in accordance with manufacturer's recommendation.
.7 Cut tile and fit neatly around fixed objects.
.8 Terminate flooring at centerline of door in openings where adjacent floor finish or colour is dissimilar.
.9 Install metal edge strips at unprotected or exposed edges where flooring terminates.

3.4 RESILIENT BASE APPLICATION
.1 Install resilient base in accordance with manufacturer's written instructions.
.2 Lay out base to keep number of joints at minimum.
.3 Prior to installing base, fill cracks and irregularities with a filler recommended by base manufacturer.
.4 Set base in adhesive using a 3 kg hand roller, against wall and floor surfaces.
.5 Install straight and level to variation of 1:1000.
.6 Scribe and fit to door frames and other obstructions.
.7 Cope internal corners.
.8 Install base on walls millwork kickplates and gable ends.

3.6 CLEANING AND SEALING
.1 Forty-eight hours after installation, clean sheet flooring surfaces with a mild soap solution approved by finish manufacturer. Rinse clean and allow to dry.
.2 Apply stain sealer and allow to dry. Apply number of coats of sealer as recommended by flooring manufacturer and polish thoroughly.

3.7 PROTECTION OF FINISHED WORK
.1 Protect floors and bases from time of final set of adhesive until accepted by consultant.
.2 Protect entire surface of new floor, vinyl base and prefabricated flash cove bases from scratches, gouges, scuff marks and other
Damage from the time of initial surface protection application until final inspection.
.3 Prohibit traffic on floor for 48 hours after installation.

09 68 13 CARPET TILE
A. Refer to the uoft carpet standards:
HYPERLINK "HTTPS://WWW.FS.UTORONTO.CA/WP-CONTENT/UPLOADS/2022/06/CARPET-DESIGN-STANDARD-MAY-2013.PDF"https://www.fs.utoronto.ca/wp-content/uploads/2022/06/carpet-design-standard-may-2013.pdf
B. Provide product submittals and samples of all materials

PREPARATION:
A. Remove / dispose of existing carpet, transitions and base (carpet to be recycled as per UofT standard).
B. Prepare the subfloor as per manufacturer's instructions.
1. Sub floor filler as recommended by flooring manufacturer
2. Verify surfaces are smooth and flat with maximum variation of 6 mm in 3 m (1/4 inch in 10ft); ready to receive work.
3. Verify concrete floors are dry to a maximum moisture content of 7%; negative alkalinity, carbonization, or dusting.
4. Primers and adhesives as recommended by flooring manufacturer; re-sealable type; waterproof
5. Prepare floor to cri carpet installation standard

C. **INSTALLATION:**
1. Install carpet tile, accessories, and adhesives as per manufacturer's instructions and cri carpet installation standard.

D. **CARPET TILE:**
1. Refer to Schedule for Carpet Tile:
1. Style: POURED
2. Colour: FLAGSTONE 06505
3. Size: 24"X24"
4. Installation method: QUARTER TURN
2. Store materials for three (3) days prior to installation in area of installation, to achieve temperature stability. Maintain minimum 21 degrees c (70 degrees f) ambient temperature three (3) days prior to, during and twenty-four (24) hours after installation materials.

E. **TRANSITION:** install resilient transition strips at all change of flooring material within area of work at new carpet areas as per manufacturer's instructions.
1. Transition strips: Johnsonite Slim Line transition, Colour: Black #40
2. Bond tight to floor surfaces
3. Scribe and fit to door frames and other interruptions.
4. Provide maximum available lengths to minimize number of joints.

F. **BASE:**
Install resilient base at all walls within area of work at new carpet areas as per manufacture's instructions.
1. Vinyl base: Tarkett Rubber Wall Base Tightlock TDC, *4* , colour: Black #40 *(confirm if in schedule and note that here – or revise spec to this)*
2. Fit joints tight and vertical. Maintain minimum measurement of 450 mm (18 inches) between joints.
3. Mitre internal corners. At external corners, 'v' cut back of base strip to 2/3 of its thickness and fold. At exposed ends, use pre-moulded units.
4. Install base on solid backing. Bond tight to wall and floor surfaces.
5. Scribe and fit to door frames and other interruptions.
6. Provide maximum available lengths to minimise number of joints.

09 91 23 PAINTING
A. Do not apply materials when surface and ambient temperatures or relative humidity are outside ranges required by paint manufacturer.
B. Maintain ambient and substrate temperatures above manufacturer's minimum requirements for 24 hours before, during. And after paint application.
C. Do not apply materials when relative humidity is above 85 percent or when dew point is less than 5 degrees f different than ambient or surface temperature.
D. PREPARATION:
1. Protect adjacent and underlying surfaces.
2. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
3. Correct defects and clean surfaces capable of affecting work of this section.
4. Seal marks that may bleed through surface finishes with shellac.
5. Remove mildew from impervious surfaces by scrubbing with solution of trisodium phosphate and bleach. Rinse with clean water and allow to dry.
6. Fill minor defects in gypsum board with filler compound. Spot prime defects after repair.
7. Metals: spot prime paint after repairs. Feather edges to make patches inconspicuous. Prime bare steel surfaces.
8. Interior wood: wipe off dust and grit. Seal knots, pitch streaks, and apply sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats.
E. APPLICATION:
1. Apply paints in accordance with mpi painting manual, premium grade finish requirements.
2. Apply primer or first coat closely following surface preparation to prevent recontamination.
3. Do not apply finishes to surfaces that are not dry.
4. Apply coatings to minimum dry film thickness recommended by manufacturer.
5. Apply each coat of paint slightly darker than preceding coat unless specified otherwise.
6. Apply coatings to uniform appearance without laps, sags, curtains, holidays, and brush marks.
7. Allow applied coats to dry before next coat is applied.
8. When required on deep and bright colors apply an additional finish coat to ensure color consistency.
9. Continue paint finishes behind wall-mounted accessories.
10. Sand between coats on interior wood and metal surfaces.
11. Where clear finishes are specified, tint fillers to match wood. Work fillers into grain before set. Wipe excess from surface.
12. Mechanical and electrical components: paint factory primed equipment. Remove unfinished and primed louvers, grilles, covers, and access panels; paint separately. Do not paint name tags or identifying markings.
13. Adjusting and cleaning: touch up or refinish disfigured surfaces. Remove paint from adjacent surfaces.

DIVISION 10 - SPECIALTIES
10.22.26 FOLDING PANEL PARTITION
1.1 SUMMARY
A Provide operable panel partitions and overhead tracks: Dorma Huppe Variflex 100, or approved equal.
1.2 SUBMITTALS
A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
C. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
D. Operation and Maintenance Data: Submit manufacturer's operation and maintenance data, including operating instructions, list of spare parts and maintenance schedule.
1.3 QUALITY ASSURANCE
A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.
B. System Performance:
2.1 MATERIALS
A Operable Panel Partition:
1. Manufacturer: Dorma Huppe
2. Panel Type: Manually operated as individual panels
3. Sound Transmission 49 Rw(db)
4. Frame: Steel & Aluminum.
5. Metal Trim Finish: Painted

10 22 26 – OPERABLE PARTITIONS:

Movable partition wall of individually operable elements with a frame construction of torsionally stiff, non-deflecting aluminum and steel profiles. Clad on both faces with E1-grade quality cover boards to DIN EN, top-hung vibration-free suspension for acoustic isolation. Acoustically isolated vertical profiles to ensure minimal structure-borne sound transmission. Integrated double-chamber sealing rails/lip seals in aluminum finish. Element thickness 100 mm. It must be possible to replace the cover panels without having to remove the elements from the track.

Sound attenuation of the operable partition elements to be tested to EN 10140-3: 2010 (Annex A: Walls) and be validated by corresponding test certificates/reports.
Testing and measurement to be conducted in a wall test facility compliant with EN ISO 12999-1: 2014. Calculation of the weighted sound reduction index and the spectrum adaptation terms to be in accordance with EN ISO 717-1: 2013.

Extendable and retractable sealing rails:
Each element to feature spring-loaded double-chamber sealing rails top and bottom operated by crank winding spindle mechanism (trapezoidal thread) for pressing against floor and ceiling track and automatically compensating for floor unevenness.
Sealing rail end pieces comprised of polyurethane moldings to be fitted to ensure optimum vertical sealing between the extended sealing rails.
Sealing rails to be primarily of aluminum and designed to meet the highest demands in terms of acoustic performance and stability.

Element interconnection:
The elements are interconnected by means of positive interlocking concave/convex aluminum profiles with the option of an integrated magnetic strip.
Additional flexible seals are to be provided within the interfacing joint. Mechanically acting element connectors are not permitted.

Closure element:
Final partition closure element in each case to be designed as a compensatory telescopic element.
Acoustically effective surface:

Sound absorption/acoustic construction of the cover panels:
Acoustically effective sound-absorbing cover panel construction comprising a perforated composite surface, acoustic fleece and acoustic core. The total thickness of the element with an acoustic panel on one side shall not exceed 104 mm, and with acoustic panels on both sides, it shall not exceed 120 mm. The surface decor must be provided in the form of a directly coated laminate. HPL Panel Finish From Dorma Huppe HPL Moveable Wall Collection Selector (A224 PE Signal White).
The formaldehyde content in the drilled state– as measured and verified using the WKI test (Wilhelm-Klauditz-Institut) prescribed in EN 717-1:2005-1 – must be below the permissible threshold of 0.1 ppm according to the EU Chemicals Regulation.

The sound absorption test must be performed in reverberation rooms in accordance with ISO 354:2003, with the measurement across the acoustic surface being made with the panel placed directly on the reverberation room floor. Additional means to create clearances from the floor are not permitted. Assessment of the sound absorption to be performed in accordance with ISO 11654 and verified in the form of a certificate included with the quotation/tender specifications.

Element suspension:
Each element to be hung at one or two points from a ceiling-mounted aluminum track and operate on multiple roller carriers; track rollers to be located in maintenance-free ball bearings. Roller carriers to be secured to partition element by means of roll-joint pins with horizontal ball bearings. No ball races or sliding friction pads/discs permitted
Element adjustability:

To compensate for minor ceiling sag, each element to be readily adjustable vertically without opening up the ceiling or element. In the event of superficial damage, cover panels to be replaceable without removing or dismantling elements or other components of the construction.

Track system:
R-Track
Intersections, T-junctions, other junctions and corners in layout to be provided in the form of closed-die forgings with stabilizing/support roller assemblies. Rolling friction required at all points of contact to ensure easy transit of elements at intersections and in stacking track/parking zone.

Track installation:
Track systems to be secured by means of adjustable steel suspension/hanger assemblies to load-bearing structural components provided by others (e.g. steel substructures, concrete beams, etc.).
Suspension/hanger assemblies to be supplied by bidder. Refer to Architectural and Structural Drawings. Adjustability to be ensured to allow compensation of subsequent minor ceiling sag. Rigid, non-adjustable hanger constructions not permitted.
Materials employed to be provided with corrosion-inhibiting coating/treatment.
Partition systems offered to exclusively feature track constructions and suspension assemblies complying with the definition of"simple steel structures" per DIN 4100 (cf. German VOB [Construction Contract Procedures], Part C, DIN 18335).

Sound baffle:
Double-skin sound baffle (for sound reduction index values up to Rw = 49Rw(dB) to be provided by bidder around the track system. Baffle performance to correspond to specified sound reduction value of partition elements. Cavities between plasterboard skins to be filled with non-trickling mineral wool. Ceiling joints to be gun-sealed with silicone mastic (permanently elastic type). Aforementioned substructures/assemblies, fills and baffle systems to be included in the unit prices.

Operable partition wall system to be certified as ball-impact-resistant:
An Environmental Product Declaration (EPD) to ISO 14025 must be assigned to the partition wall system. The life cycle analysis (LCA) must be carried out in accordance with ISO 14040 employing a methodology commensurate with the ecobalance of the system.

General quality management / ISO certificate:
The manufacturer of the partition system must have introduced and must operate a registered quality management system to (DIN) (EN) ISO 9001 and be able to confirm this with a valid certificate.

Item 1
Quantity:
Operable partition system as described above = 1 unit
Dimensions:
- Clear width = 5180 mm
- Clear overhead height = 2440 mm
- Height of suspension = 135 mm
- Partition weight/m² =40 kg
- Element thickness = 100 mm

Operation:
Manual

Cover panels / Profiles:
Type K (cover panel with visible surface edges)

Elements:
- Total number: =5 units Total number of elements:
of which:
- Standard (VE) = 4 units
- Telescopic (TE) = 1 units

Surface finish:
HPL Moveable Wall Collection Selector Hüppe Collection

HPI Panel Finish - A224 PE Signal White
Frame painted to RAL: RAL 9016 Traffic White (50 Gloss Points) Finish

Sound insulation requirement (solid panels):
49 dB (40 kg/ m²) with test certificate

Stacking track/parking zone:
- Layout per attached drawing
Element suspension:
Two-point suspension
Track system:
R-track of aluminum, right-angle junctions - up to 500 kg

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LICENCE
6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320
ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
SPECIFICATIONS

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A0.0.2E

1 SPECIFICATIONS
A0.0.2F 1 : 1

DIVISION 11 - EQUIPMENT

11.01 MECHANICAL EQUIPMENT
A. For mechanical ventilation equipment refer to Mechanical Drawings

DIVISION 12 - FURNISHINGS
[PER PROJECT REQUIREMENTS]
12.01 WINDOW TREATMENT
PRODUCT DATA SHEET 1 - Legrand Teleshade TS Series Manual Shading System.
SCHEDULE 3 - REFERENCES
SCHEDULE 4 - SUBMITTALS
PRODUCT DATA SHEET 1 - Submit under provisions of Section 01 30 00 - Administrative Requirements.
PRODUCT DATA SHEET 2 - Product Data: Manufacturer's data sheets on each product to be used, including:
1.1 Preparation instructions and recommendations.
1.2 Installation and maintenance instructions.
1.3 Styles, material descriptions, dimensions of individual components, profiles, features, finishes and operating instructions.
1.4 Storage and handling requirements and recommendations.
1.5 Mounting details and installation methods.
PRODUCT DATA SHEET 4 - Window Treatment Schedule: For all roller shades. Use same room designations as indicated on the Drawings, field verified window dimensions, quantities, type of shade, controls, shadeband material, and color, and include opening sizes and key to typical mounting
PRODUCT DATA SHEET 6 - Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
PRODUCT DATA SHEET 7 - Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
PRODUCT DATA SHEET 8 - Maintenance Data: Methods for maintaining roller shades, precautions regarding cleaning materials and methods, instructions for operating hardware and controls.
PRODUCT DATA SHEET 9 - Manufacturer's Certificates: Certify products meet or exceed specified requirements.
PRODUCT DATA SHEET 10 - Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic checking and adjustment and periodic cleaning and maintenance of all components.
SCHEDULE 5 - QUALITY ASSURANCE
PRODUCT DATA SHEET 1 - Manufacturer Qualifications: Company specializing in manufacturing of centralized and distributed lighting control systems with a minimum of 25 years documented experience.
PRODUCT DATA SHEET 2 - Installer Qualifications: Company certified by Legrand and specializing in installation of networked lighting control products with minimum 3 years documented experience.
PRODUCT DATA SHEET 3 - System Components: Demonstrate that individual components have undergone quality control and testing prior to shipping
PRODUCT DATA SHEET 4 - NFPA Flame-Test: Passes NFPA 701. Materials tested shall be identical to products proposed for use
SCHEDULE 6 - DELIVERY, STORAGE, AND HANDLING
PRODUCT DATA SHEET 1 - Deliver products in factory packages, marked with manufacturer, product name, and location of installation using same designations indicated on Drawings.
PRODUCT DATA SHEET 2 - Store cassette units flat, on a flat horizontal surface to prevent sagging and deformation/twisting of contents, until ready for installation.
PRODUCT DATA SHEET 3 - Store products in a clean, dry space in original manufacturer's packaging in accordance with manufacturer's written instructions until ready for installation.
SCHEDULE 7 - SEQUENCING
PRODUCT DATA SHEET 1 - Ensure that locating templates and other information required for installation of products of this section are furnished to affected trades in time to prevent interruption of construction progress.
PRODUCT DATA SHEET 2 - Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.
SCHEDULE 8 - PROJECT CONDITIONS
PRODUCT DATA SHEET 1 - Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
PRODUCT DATA SHEET 2 - Do not install shade units until interior painting, wet work, ceilings, window pockets, and mechanical/electrical work above window site is complete before installation.
SCHEDULE 9 - WARRANTY
PRODUCT DATA SHEET 1 - For all shade motors, controls, and power supplies manufactured by Legrand: Lifetime of the motor, control or power supply.
PRODUCT DATA SHEET 2 - For all shade motors, controls, and power supplies manufactured by Others: Eight (8) years.
PRODUCT DATA SHEET 3 - For all hardware including shade brackets, metal extrusions, and manual clutches: Twenty-five (25) years.
PRODUCT DATA SHEET 4 - For fabrics used as part of the shade system; for interior use only, regardless of whether fabrics are rated for outdoor/exterior use:
1.1 Mermet Fabrics:
A. Mermet GreenScreen fabric: Five (5) years.
B. All other Mermet fabrics: Ten (10) years.
1.2 Phifer Fabrics: Twenty-five (25) years.
1.3 All Others: Five (5) years.
SCHEDULE 10 - EXTRA MATERIALS
PRODUCT DATA SHEET 1 - See Section 01 60 00 - Product Requirements.
PRODUCT DATA SHEET 2 - Furnish extra maintenance materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

PART 2 - PRODUCTS
SCHEDULE 1 - MANUFACTURERS
PRODUCT DATA SHEET 1 - Acceptable Manufacturer: Wattstopper/Legrand: Legrand Shading, which is located at 2240 Campbell Creek Blvd No. 110; Richardson, TX 75082; Tel: 1-800-879-8585; Email: request info; Web: https://www.legrand.us/wattstopper.aspx
PRODUCT DATA SHEET 2 - Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.
PRODUCT DATA SHEET 3 - All products specified in this section shall be provided by a single manufacturer.
SCHEDULE 2 - MANUAL TS SERIES SHADE SYSTEM
PRODUCT DATA SHEET 1 - Legrand Solarfective Teleshade TS Series Shading System: Smooth operating chain and sprocket roller shade system. Sunscreen or opaque roll or double type contained in a factory assembled shade cassette unit.
PRODUCT DATA SHEET 2 - Base Configurations:
2.1 SF-T1: Manual Teleshade 4 Cassette with front fascia.
A. Cassette Size (DxH): 3-1/16 x 3-15/16 inches.
B. Maximum Shade Size (HxW): Up to 129 x 110 inches (3.28 x 2.79 m).
PRODUCT DATA SHEET 3 - Chain Operation:
2.1 Clutchless Easy-Lift Action: Chain operated with infinite positioning. Shade may be closed at any point across its length of travel. Left hand, right hand, or both sides operation Factory installed into shade cassette unit.
2.2 Manual Teleshade: Shade may be pulled down by the hembar without damaging the shade system.
PRODUCT DATA SHEET 4 - Assembly:
2.1 Factory assembled and pre-tested. Shade cassette unit consisting of two end brackets, chain, shade tube, extruded aluminum fascia, hembar, fabric shade material, regular or reverse roll of shade material, and cassette mounting attachment brackets for on-site installation. End Brackets: Adjustable to level unit and minimize light gap above shade cassette unit. Shade Cassette Unit: Ready for installation using attachment brackets included with each unit.
2.2 Attachment Brackets: T5 6005 Aluminum, allow for simple direct installation of the shade cassette unit to building structure.
A. Mounting Type: Between Mullions.
B. Mounting Type: Face of Mullions.
C. Mounting Type: Ceiling.
D. Mounting Type: Above-ceiling, inherently vented PUSH-UP for use with vented pocket assemblies for pre-assembled shade cassette units.
2.3 Removal of Shade Cassette: Not to require shade unit or shade tube disassembly.
2.4 End Bracket within Cassette Unit: 3 inches by 3-3/4 inches (77 by 96 mm), zinc plated steel with two-piece molded ABS construction with 2-1/2 inches (64 mm) diameter nylon drive sprocket pop-riveted onto bracket. Bracket Color: Coordinate with fascia color.
PRODUCT DATA SHEET 5 - Shade Tube: Extruded T5 6005 aluminum, 1/16 inch (1.52 mm) thick. Continuous screw fins 3/16 inch (4.82 mm) high; for strength and drive capabilities when attached to nylon sprocket. Fins: Spaced equidistant on tube and placed according to weight and sizing characteristics necessary to support intended shade. Tube to be of sufficient diameter to negate deflection caused by shade material weight and size assuring good performance.
PRODUCT DATA SHEET 6 - Fascia and End Caps: Extruded T6 6063 or 6360 aluminum fascia with front towards room interior, 1/16 inch (1.7 mm) thick with two continuous screw flutes.
2.1 Finish: Anodized, powder coated, or custom painted.
2.2 Attachment of Fascia: Two-part process.
A. First: A friction fit of fascia into cassette shade unit.
B. Second: Mechanically secured by a hidden/concealed screw lock-down, of fascia to cassette shade unit; eight No. 6, 3/4 inch screws.
C. Fascia to be suitable for regular or reverse roll. Reverse fascia with back towards window, is also an available option.
D. Fascia End Caps: T6 6063 or 6360 aluminum. Fabricated via a press fit and a secure mechanical fastener.
2.3 Fascia and End Cap Colors: Extruded aluminum with plastic end finials.
A. Finish: Color as selected by the Architect.
PRODUCT DATA SHEET 7 - Shade Drive Assembly:
2.1 Factory set for size and travel of shades; chain installed.
2.2 Field adjustable from the exterior of the cassette shade unit without disassembling the hardware.
A. No field servicing or lubrication of the bi-directional drive assembly is required.
B. Operation and Pulling of Chain: To be free and without binding inside the assembly and permitting shade to stop at any point that chain is stopped and no longer being pulled.
2.3 Built-in shock absorber: Prevents chain breakage, under normal usage conditions.
2.4 Factory Installed Upper Bead Stop:
A. Prevents shade from rolling beyond preset upper limit.
B. Lower Bead Stops: Installed in field after consultation with project Architect.
1. Can be removed in the field and adjusted as required without disassembly of cassette shade unit.
2. Prevents shades from being raised or lowered too far thereby preventing damage to shade and/or mechanism.
2.5 Compliant Child-Safety Active-Spring-Loaded Tensioning Chain Retainer: Supplied with cassette shade units. One retainer per chain drive. Design is to be as specified by Window Covering Materials Association (WCMA).
2.6 Manufacturer will include and fabricate with roller shade, a Lift Assist Mechanism (LAM): Sized according to shade weight. A spring device installed in the roller shade tube. To be installed on all very large or heavy shades.
2.7 Drive Chain: No. 10 Stainless Steel bead chain formed in a continuous loop. Chain Tensile Strength: 90-pound. Plastic or Nickel-plate chain is not acceptable.
PRODUCT DATA SHEET 8 - Exterior Hembar: Extruded T6 6360 aluminum with plastic end finials. Attached in factory to shadeband fabric material. Exposed hembars and shadeband wrapped and sealed hembars are supplied with both ends of hembars sealed.
2.1 Hembar: Wrapped and sealed. Fabric Wrapped with fabric sealed ends.
2.2 Exterior Hembar Colors: Extruded aluminum with plastic end finials.
A. Finish: Color as selected by the Architect.
PRODUCT DATA SHEET 9 - Shadeband Material Attachment: Attach shadeband material to roller shade tube in factory.
2.1 Attachment Method: Via double sided tape insuring shadeband material lays flat.
2.2 Finished shades must be fabricated with one complete wrap of material minimum, to cover the attachment of the shade and material to the shade tube. This wrap length will vary due to size of shade and size of tube and factory assembly conditions.
PRODUCT DATA SHEET 10 - Light Gap: Cassette shade units must maintain equivalent and symmetrical light gaps on both sides.
2.1 Gap Width Manual: 3/4 inch (19.5 mm).
2.2 Gap Width Motorized: 7/8 inch (22.23 mm).

PRODUCT DATA SHEET 11 - Shadeband Assembly Details:
2.1 Manufacturer:
A. Assemble roller shade with specified shadeband material to fill window opening from sill to head and from jamb to jamb unless otherwise specified.
B. Assemble roller shade with the indicated front side of shadeband fabric material facing the interior of the room when roller shade is in down position unless specified to be reversed or turned so face is visible from window.
C. Shadeband Material: To hang flat without buckling, puckering, or distortion.
D. Battens: T6 6061 aluminum in standard roller shades as necessary to insure proper rolling of roller shades and for proper tracking.
1. Width-to-Height Ratio: Not to exceed manufacturer's guidelines.
2. Batten to be selected at manufacturers discretion based on size of shade and shadeband material selected to minimize tracking distortion and for proper rolling of the shadeband material on the tube.
3. Seam Locations: To be approved by the Architect.
E. Shadebands: Railroaded type. Seams as required to meet size requirements and match other seams.
PART 3 - EXECUTION
SCHEDULE 1 - EXAMINATION
PRODUCT DATA SHEET 1 - Do not begin installation until substrates have been properly prepared.
PRODUCT DATA SHEET 2 - Examine areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, operational clearances, blocking.
SCHEDULE 2 - INSTALLATION
PRODUCT DATA SHEET 1 - Install in accordance with manufacturer's instructions.
PRODUCT DATA SHEET 2 - Install roller shades level, plumb, square, and true. Allow proper clearances for window operation hardware.
PRODUCT DATA SHEET 3 - Installation should be performed by Manufacturers authorized dealer or internal installation team
PRODUCT DATA SHEET 4 - Comply with FCC guidelines.
SCHEDULE 3 - ADJUSTING
PRODUCT DATA SHEET 1 - Adjust and balance roller shades and motorized equipment to operate smoothly, easily, safely, and free from binding or malfunction throughout entire operational range.
3.1 Program each motor-operator control system to Owner-provided program settings.
PRODUCT DATA SHEET 2 - Commissioning Control Systems: Perform commissioning of integrated automation control systems performed by Solarfective/WattStopper Factory Authorized Tech.
SCHEDULE 4 - TESTING
PRODUCT DATA SHEET 1 - Test window shades to verify that operating mechanism, fabric retainer, and other operating components are functional. Correct deficiencies.
3.1 Chain operation.
PRODUCT DATA SHEET 2 - During daylight hours, lower shades and turn off interior lights. Verify that there are no light leaks at perimeter or within shade assembly. Correct deficiencies.
PRODUCT DATA SHEET 3 - Demonstrate operation of shades to Owner's designated representatives.
SCHEDULE 5 - CLEANING AND PROTECTION
PRODUCT DATA SHEET 1 - Clean roller shade surfaces, after installation, according to manufacturer's written instructions.
PRODUCT DATA SHEET 2 - Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer that ensure that roller shades are without damage or deterioration at time of Substantial Completion.
PRODUCT DATA SHEET 3 - Replace damaged roller shades that cannot be repaired, in a manner approved by Architect, before time of Substantial Completion.
SCHEDULE 6 - SCHEDULES
PRODUCT DATA SHEET 1 - Manually Operated Shades:
3.1 Shade Type MOS-1 Single Roller
A. SF-T1: Manual Telshade cassette with front fascia.
1. Shade Size as Indicated (HxW). Up to 129 x 110 inches (3.28 x 2.79 m).
2. Mounting Type: Surface with front fascia as indicated.
3. Hembar: Exterior.
4. Fabric: Light Filtering Option 5.
5. Fabric Drop: Standard Roll.
6. Crank: Left.
7. Facia/Hembar Color: Dark Gray.

DIVISION 13 – SPECIAL CONSTRUCTION

N/A

END OF SPECIFICATIONS

CAD DRAWING DO NOT REVISE MANUALLY

THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ARCHITECT IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION	BY
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
SPECIFICATIONS

SCALE: 1 : 1
START DATE: 2025-06-09 5:57:07 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A0.0.2F

ABBREVIATIONS

AB	AIR BARRIER
ACS	ABOVE CONCRETE SLAB (REFERRED TO RCP'S)
ACT	ACOUSTIC LAY-IN-TILE
AD / FD	AREA OR FLOOR DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AVB	COMBO AIR/VAPOUR BARRIER
CBLK	CONCRETE MASONRY
CLS	CLOSET
CONC	CONCRETE
CONT	CONTINUOUS
CW	CURTAIN WALL
C/W	COMPLETE WITH
DW	DISHWASHER
EL	ELEVATION (REFERRED TO GRADING)
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL TO ....
EXTG	EXISTING
EFE	FINISHED FLOOR ELEVATION
FF	FLOOR FINISH
FGE	FINISHED FLOOR GRADE ELEVATION
FG	FIXED GLAZING
FHC	FIRE HOSE CABINET
FP	FIREPLACE
FR	REFRIGERATOR
FRR	FIRE RESISTANCE RATING
FS	FRAME SIZE
GALV	GALVANIZED (HOT IPPERD U/N)
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
H.M.	HOLLOW METAL (REFERRED TO DOORS AND FRAMES)
HP **	HIGH POINT **(REFER TO DWG CONTEXT)
HP **	HEAT PUMP **(REFER TO DWG CONTEXT)
HR	HOUR
IF	ISSUED FOR ...
LF	LIGHT FIXTURE
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MO **	MASONRY OPENING **(REFER TO DWG CONTEXT)
MO **	MICROWAVE OVEN **(REFER TO DWG CONTEXT)
MP	METAL PANEL
MUA	MAKE-UP AIR UNIT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C. O/C	ON CENTRE
O/O	OUT TO OUT
PC	PRECAST (FOR CONCRETE OR PLASTICS ETC...)
PH OR MPH	PENTHOUSE OR MECH PENTHOUSE
PT	PRESSURE TREATED WOOD PRODUCTS
R	REMOVE
R/R	REMOVE+REINSTALL
RCP	REFLECTED CEILING PLAN
REV	REVISED OR REVISION
RD	ROOF DRAIN
REV	REVISED OR REVISION
RWL	RAIN WATER LEADER
RO	ROUGH OPENING
RSO	ROUGH STUD OPENING
SA	SMOKE ALARM
SCR	SCREEN (REFERRED TO DOOR/WINDOW PARTITIONS)
SE	SLAB EDGE
SG	SPRANDEL GLAZING
S.I.	SUPPLEMENTAL INSTRUCTION
SIM	SIMILAR TO ...
SP	SPRINKLER
SPEC	SPECIFIED OR SPECIFICATION
SS	STAINLESS STEEL
STR'L	STRUCTURAL
SUSP	SUSPENDED
T	THERMOSTAT
TD	TERRACE DRAIN
TG	TEMPERED GLAZING
T/O B/O	TOP OF... OR BOTTOM OF...
TOC / BOC	TOP OF... OR BOTTOM OF... CURB
TOP	TOP OF PAVING
TOS	TOP OF SLAB
TYP	TYPICAL
U/S	UNDERSIDE
UG	UNDERGROUND
UNO	VAPOUR BARRIER
VB	UNLESS NOTED OTEHRWISE
VU	VENGTED UNIT (REFERRED TO TO OPERABLE WINDOW)
W/	WITH
WD	[WOOD
W/D	WASHER / DRYER
137MM (ACTUAL)	(GROUPED TOGETHER MEANS STACKED UNITS)
WO	WALL OVEN
WW	WINDOW WALL

ELECTRICAL/ MECHANICAL SYMBOLS

- CEILING DIFFUSER
- CEILING GRILLE
- LED LIGHT FIXTURE
- T-BAR CEILING GRID & TILES. REFER TO SCHEDULE FOR SPECIFICATION
- NEW RECESSED DOWN LIGHT
- C — CONTACTOR
- DOOR CONTACT
- DIRECT CONNECTION
- ES — ELECTRIC STRIKE
- EMERGENCY LIGHT
- EXIT EXIT — WALL/CEILING MOUNTED SINGLE/DOUBLE FACED EXIT SIGN AND DIRECTIONAL ARROWS AS INDICATED.
- EXIT EXIT — WALL/CEILING MOUNTED SINGLE/DOUBLE FACED INTEGRATED EXIT SIGN WITH EMERGENCY LIGHT AND DIRECTIONAL ARROWS AS INDICATED.
- FE — FIRE EXTINGUISHER
- FS — FIRE ALARM SPEAKER
- FHC — FIRE HOSE CABINET
- FIRE ALARM HORN
- FIRE ALARM PULL STATION
- FLOOR MOUNTED DUPLEX RECEPTACLE. MODEL, FINISH TBD
- FLOOR MOUNTED QUAD RECEPTACLE. MODEL, FINISH TBD
- E — INDICATES EXISTING TO REMAIN
- N — INDICATES NEW
- RP — ITEM IN RELOCATED POSITION
- R — INDICATED TO BE REMOVED
- OS — OCCUPANCY SENSOR
- SA — SMOKE ALARM + CARBON MONOXIDE DEDECTOR MODEL, FINISH TBD
- SP — SPRINKLER
- S — SENSOR
- T — THERMOSTAT
- WIFI
- T $ — TIMER
- $ — SWITCH. MODEL, FINISH TBD
- $M — MASTER SWITCH. CONTROLS ALL LIGHTING IN GENERAL AREAS EXCEPT EMERGENCY LIGHTING. MODEL, FINISH TBD
- OS $ — SWITCH WITH SENSOR. MODEL, FINISH TBD
- SLIDE DIMMER SWITCH. MODEL, FINISH TBD
- 3 $ — SWITCH 3-WAY. MODEL, FINISH TBD
- S — WALL MOUNTED SPARE RECEPTACLE. MODEL, FINISH TBD
- WALL MOUNTED DUPLEX RECEPTACLE MODEL, FINISH TBD.
- GFI — WALL MOUNTED DUPLEX RECEPTACLE WITH GFI. MODEL, FINISH TBD
- WALL MOUNTED QUAD RECEPTACLE. MODEL, FINISH TBD
- WALL MOUNTED 3-DUPLEX RECEPTACLE. IN ONE FACE PLATE
- FLOOR MOUNTED VOICE/DATA RECEPTACLE. MODEL, FINISH TBD
- DATA OUTLET (SINGLE PORT). MODEL, FINISH TBD
- COAXIAL CABLE
- TELEPHONE/VOICE OUTLET. MODEL, FINISH TBD
- COMBINATION DATA/VOICE OUTLET. MODEL, FINISH TBD
- FD — FIRE DAMPER
- FAN COIL
- HDMI — HDMI OUTLET

BVTa_SYMBOLS & LABELLING

- RX — ROOF TAG
- WX — WALL TAG
- MX-X — MATERIAL TAG
- FX — FLOOR TAG
- DXXX — DOOR TAG
- W.XXX — WINDOW TAG
- SXXX.X — WINDOW SCREEN TAG
- MXXX.X — MILLWORK/BUILT-IN/CUSTOM METAL
- 1 / AXXX — ELEVATION MARK BODY EXTERIOR
- 1 / A101 — SECTION SYMBOL
- DETAIL CALL OUT SYMBOL
- X / AX.X.X
- +0000 — INDICATES CEILING HEIGHT

WALL TYPE LEGEND

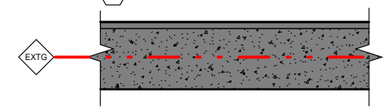
- NEW FULL HEIGHT WALL
- EXISTING WALL TO REMAIN-NO CHANGE

FIRE RESISTANCE RATING

- 45 MIN FIRE SEPARATION
- 1 HR FIRE SEPARATION
- 2 HR FIRE SEPARATION

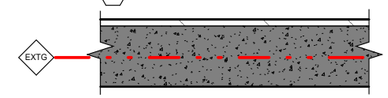
CONSTRUCTION TYPES - FLOOR

XF1 EXTG FRR CONCRETE FLOORING WITH EXTG VINYL FLOOR FINISH



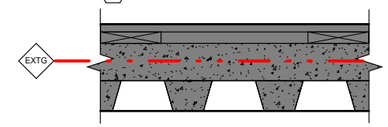
XXMM EXTG VINYL FLOOR TILE TO BE REMOVED
XXMM EXTG CONCRETE SLAB
TO BE CONFIRMED DURING DEMOLITION

F1 EXTG FRR CONCRETE FLOOR + NEW VINYL/CARPET FINISH



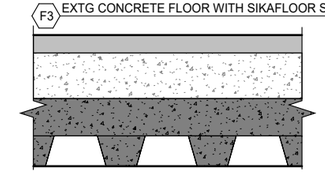
6MM NEW VINYL/CARPET FLOOR TILE
XXMM EXTG CONCRETE SLAB TO REMAIN/ NO CHANGE
TO BE CONFIRMED DURING DEMOLITION

FX EXTG FRR CONCRETE FLOOR WITH EXTG PLYWOOD DECK - ASSUMED TBC @ DEMO



13 MM SUBFLOORING
20 MM STRAPPING
XXMM CONCRETE SLAB
XXMM CONCRETE DECK
TO BE CONFIRMED DURING DEMOLITION
REMAIN/ NO CHANGE

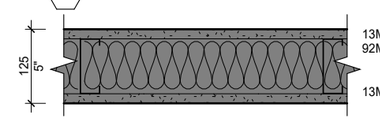
F3 EXTG CONCRETE FLOOR WITH SIKAFLOOR SLOPED TOPPING + EPOXY SINISH



30MM SIKAFLOOR RESOCLAD MRW TYPE II
75MM SIKAFLOOR 156CA WITH SIKAFLOOR PT AGGREGATE OR SIKAQUICK 1000
XXMM CONCRETE SLAB
XXMM CONCRETE DECK
REMAIN/ NO CHANGE
TO BE CONFIRMED DURING DEMOLITION

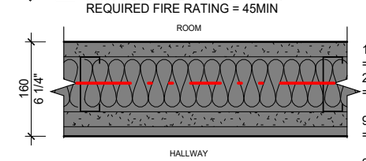
CONSTRUCTION TYPES - PARTITION

XP1 TYP. EXTG ACOUSTIC PARTITION - TO U/S OF DECK - ASSUMED



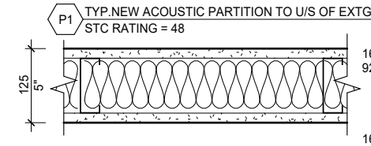
13MM GYPSUM BOARD (1/2")
92MM METAL STUD FRAMING @400MM (16") O.C. C/W 75MM(3-1/8") SOUND ATENUATION BATT INSULATION
13MM GYPSUM BOARD (1/2")

45MIN XP2 TYP. EXTG PARTITION TO U/S OF STRUCTURE
PROPOSED FIRE RATING = 55MIN
REQUIRED FIRE RATING = 45MIN



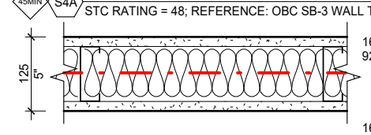
16MM GYPSUM BOARD (1/2") LAMINATED TO EXTG WALL
= 40 MIN (OBC 2020 SB-2 T.2.3.4.A)
25MM PLASTER AND LATHE (1")
= 0 MIN ASSUMED (OBC 2020 SB-2 T.2.3.4.D)
92MM WOOD STUD FRAMING @610MM (24") O.C. (ASSUMED)
= 15 MIN (OBC 2020 SB-2 T.2.3.4.B)
25MM PLASTER AND LATHE (1")
= 0 MIN ASSUMED (OBC 2020 SB-2 T.2.3.4.D)

P1 TYP.NEW ACOUSTIC PARTITION TO U/S OF EXTG.SLAB UNLESS NOTED OTHERWISE
STC RATING = 48



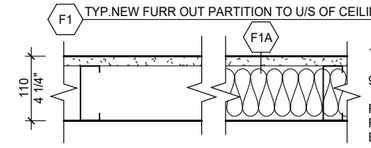
16MM TYPE 'X' GYPSUM BOARD (5/8")
92MM METAL STUD FRAMING @400MM (16") O.C. 25G.A. C/W MINERAL FIBER INSULATION ROCKWOOL SAFE & SOUND OR SIMILAR APPROVED EQUIVALENT
16MM TYPE 'X' GYPSUM BOARD (5/8")

45MIN S4A TYP.NEW ACOUSTIC PARTITION TO U/S OF EXTG.SLAB UNLESS NOTED OTHERWISE
STC RATING = 48; REFERENCE: OBC SB-3 WALL TYPE S4A



16MM TYPE 'X' GYPSUM BOARD (5/8")
92MM METAL STUD FRAMING @400MM (16") O.C. 25G.A. C/W MINERAL FIBER INSULATION ROCKWOOL SAFE & SOUND OR SIMILAR APPROVED EQUIVALENT
16MM TYPE 'X' GYPSUM BOARD (5/8")

F1 TYP.NEW FURR OUT PARTITION TO U/S OF CEILING FINISH OR PARTIAL HEIGHT - REFER TO DWGS



16MM GYPSUM BOARD (5/8")
92MM METAL STUD FRAMING @400MM (16") O.C. 25G.A.
F1A= SAME AS F1 BUT W/ MINERAL FIBER INSULATION ROCKWOOL SAFE & SOUND OR SIMILAR APPROVED EQUIVALENT

GENERAL NOTES:
EXTG FRR TO BE MAINTAINED FOR ANY PENETRATIONS

CAD DRAWING DO NOT REVISE MANUALLY

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NO.	DATE	DESCRIPTION	BY
6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE 6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
ABBREVIATIONS, SYMBOLS & ASSEMBLIES

SCALE:	As indicated
START DATE:	2025-06-09 5:57:07 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

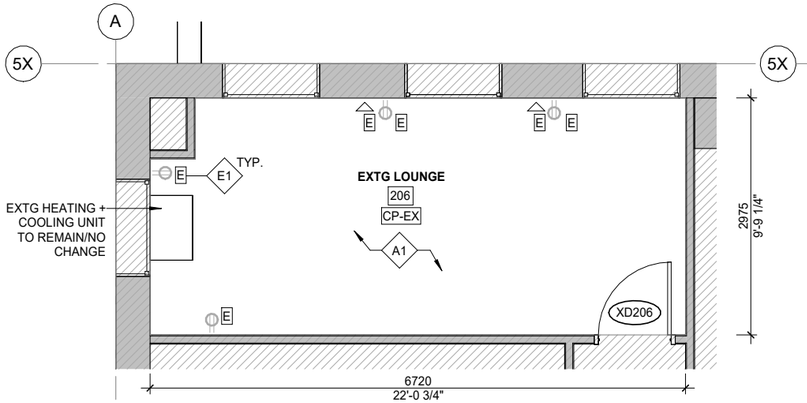
DRAWING NO.
A0.0.3

GENERAL DEMOLITION NOTES:
1. MAKE GOOD EXISTING CEILING, WALL AND FLOOR SURFACES AND PREPARE TO RECEIVE NEW FINISHES WHERE SUCH SURFACES ARE DISTURBED OR DAMAGED DUE TO DEMOLITION OR ALTERATION
2. MAKE GOOD SUBSTRATES AND ALIGN WITH ADJACENT MATERIALS TO RECEIVE NEW MATERIALS WHERE EXISTING WALLS AND OR BUILDING FITMENTS HAVE BEEN REMOVED

AREAS INCLUDED IN SCOPE OF WORK

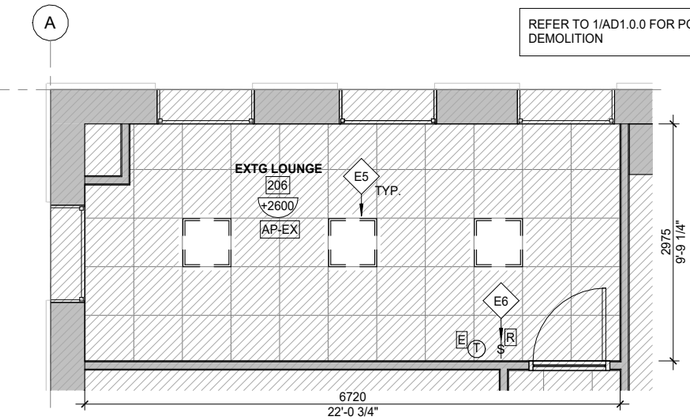
HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN

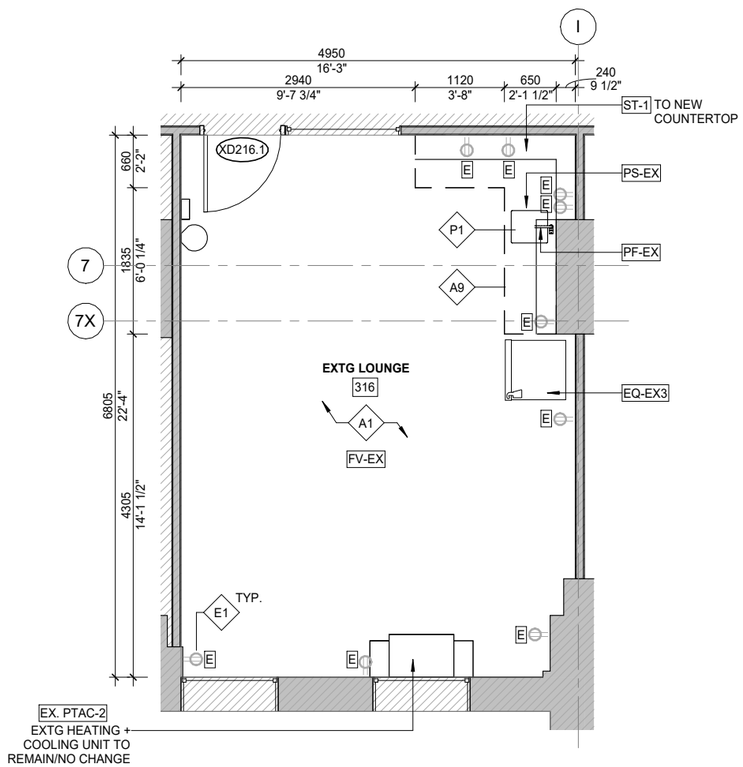


1 DEMOLITION - ENLARGED PLAN - RM 206 - GEN ARR
AD1.0.0 1 : 75

REFER TO 1/AD1.0.0 FOR POWER+SYSTEMS DEMOLITION

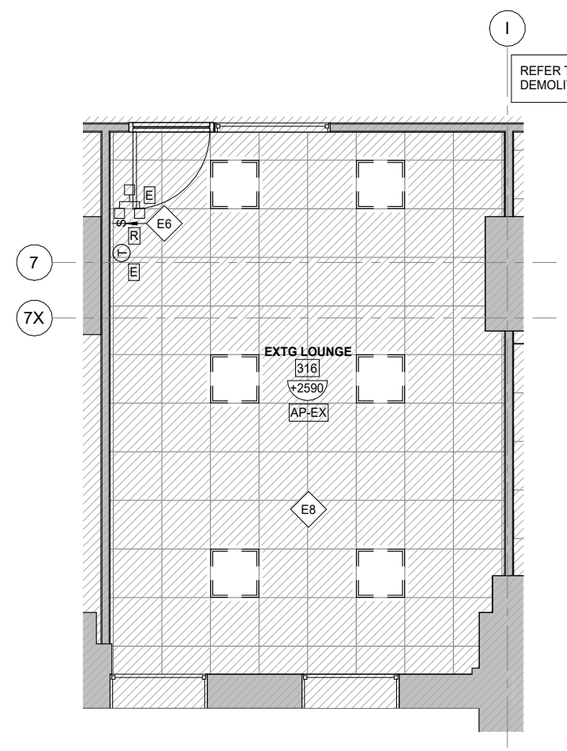


2 DEMOLITION - ENLARGED PLAN - RM 206 - RCP
AD1.0.0 1 : 75



3 DEMOLITION - ENLARGED PLAN - RM 316 - GEN ARR
AD1.0.0 1 : 75

REFER TO 3/AD1.0.0 FOR POWER+SYSTEMS DEMOLITION



4 DEMOLITION - ENLARGED PLAN - RM 316 - RCP
AD1.0.0 1 : 75

PLUMBING - TAGGED NOTES:

P1
a. REMOVE EXISTING KITCHEN SINK & FAUCET + REPLACE WITH NEW
b. REFER TO MECHANICAL DRAWINGS

ARCHITECTURAL - TAGGED NOTES:

A1
a. REMOVE EXTG FLOORING + WALL BASEBOARD
b. PREPARE TO RECEIVE NEW FLOOR FINISH + WALL BASEBOARD
c. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT
IMPORTANT: ASSUMED CONCRETE SUBFLOOR, INFORM ARCHITECT & CLIENT IMMEDIATELY IF OTHERWISE

A2
a. REMOVE EXTG PARTITION + DOOR
B. PREPARE TO RECEIVE NEW GLAZED PARTITION + NEW DOOR

A3
a. REMOVE EXTG DOOR
b. PREPARE TO RECEIVE NEW DOOR + SIDELIGHT

A4
a. EXTG DOOR + SIDE LITE TO REMAIN/NO CHANGE

A5
a. REMOVE EXTG CEILING ACT TILE + GRID FINISH / GYPSUM BOARD
b. PREPARE TO RECEIVE NEW FINISHES

A6
a. FURNITURE REMOVAL IS NOT IN SCOPE
b. TO BE COMPLETED BY CLEINT

A7
a. REMOVE & SALVAGE EXTG WALL MOUNTED EQUIPMENT
b. REINSTALL

A8
a. REMOVE EXTG MASONRY + PROVIDE NEW LOUVER TO MATCH ADJACENT. HERITAGE SPECIFIC COMMENTS: CAREFULLY REMOVE ANY BRICK REQ'D. RETURN TO OWNER FOR STORAGE/ POTENTIAL FUTURE REINSTALLATION. TAKE CARE TO REMOVE ONLY WHAT IS NECESSARY TO ACCOMODATE NEW LOUVER + REPLACE EXTG.BRICK REMOVED TO INSTALL NEW LINTEL CAREFULLY +MATCH MORTAR TO EXTG. FINISH
b. PATCH + MAKE GOOD

A9
a. REMOVE EXTG KITCHEN COUNTERTOP ONLY.
b. EXHISTING MILLWORK TO REMAIN
c. PATCH AND MAKE GOOD TO RECEIVE NEW FINISHES

A10
a. EXTG FLOOR TO REMAIN/NO CHANGE
b. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT

A11
a. EXTG CEILING TO REMAIN/NO CHANGE

A12
a. REMOVE & SALVAGE EXTG BLACKBOARD: TO BE HANDED OVER TO THE UNIVERSITY FOR STORAGE DURING CONSTRUCTION
b. REINSTALL

A13
a. REMOVE EXTG GWB CEILING FINISH + PREPARE FOR EXPOSED STRUCTURE. CLEAN UP + REMOVE ALL UNNECESSARY TIES + CABINETS + CONDUITS
b. PREPARE FOR NEW SUSPENDED CEILING PANELS. REFER TO PROPOSED

A14
a. REMOVE + DISPOSE OF EXTG WINDOW TREATMENTS.
b. PATCH AND MAKE GOOD TO PREPARE FOR NEW

A15
a. REMOVE + REINSTALL EXTG CEILING MOUNTED EQUIPMENT: SPEAKER + PROJECTOR

ELECTRICAL - TAGGED NOTES:

E1
a. EXTG OUTLET/DATA/SWITCH TAGGED "E" TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE
b. REFER TO ELECTRICAL DRAWINGS

E2
a. REMOVE EXTG POWER/SWITCH/DATA (NO TAG)
b. PREPARE TO RECEIVE NEW - REFER TO ELECTRICAL DRAWINGS

E3
a. REMOVE EXTG POWER/DATA/SWITCH TAGGED "R"
b. REFER TO ELECTRICAL DRAWINGS

E4
a. EXTG LIGHT FIXTURES TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE
b. REFER TO ELECTRICAL DRAWINGS

E5
a. REMOVE EXTG LIGHT FIXTURES TYP. UNLESS NOTED OTHERWISE
b. PREPARE TO RECEIVE NEW LIGHT FIXTURES
c. REFER TO ELECTRICAL DRAWINGS

E6
a. REMOVE EXISTING LIGHT SWITCH. RETAIN EXISTING CIRCUIT.
b. PREPARE TO RECEIVE NEW AS NOTED
c. REFER TO ELECTRICAL DRAWINGS

E7
a. EXTG ACCESS PANEL TO REMAIN/NO CHANGE
b. REFER TO ELECTRICAL DRAWINGS

E8
a. PROVIDE SEPARATE PRICE TO REMOVE EXTG 2X2 LED LIGHT TO REPLACE WITH NEW

E9
a. REMOVE EXTG RECEPTACLE AND RETAIN THE EXISTING BRANCH WIRING. REFER TO ELECTRICAL DRAWINGS

E10
a. EQ-EX4 (SCREEN 2/3) EXTG WALL MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE + RE-INSTALLED
b. EQ-EX5 (SCREEN 3/3) EXTG RECESSED CEILING MOUNTED PROJECTOR SCREEN TO BE REMOVED + DISPOSED OF
c. REFER TO ELECTRICAL DRAWINGS

E11
a. EQ-EX3 (SCREEN 1/3) EXTG CEILING MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE DURING CONSTRUCTION + RE-INSTALLED
b. REFER TO ELECTRICAL DRAWINGS

MECHANICAL - TAGGED NOTES:

M1
a. REMOVE EXTG PTAC UNITS + SALVAGE FOR RELOCATION
b. PATCH + MAKE GOOD
c. REFER TO MECHANICAL DWGS

M2
a. SPARE

M3
a. REMOVE EXTG AIR PURIFIER UNITS
b. PATCH AND MAKE GOOD
c. REFER TO MECHANICAL DRAWINGS

M4
a. REMOVE EXTG DUCTWORK WHERE NOTED
b. PATCH AND MAKE GOOD
REFER TO MECHANICAL DRAWINGS

M5
a. REMOVE EXTG THERMOSTAT
b. REFER TO MECHANICAL DRAWINGS

M6
a. REMOVE & RELOCATE EXTG THERMOSTAT
b. REFER TO MECHANICAL DRAWINGS

M7
a. REMOVE EXTG PTAC UNITS + REPLACE WITH SALVAGED UNIT FROM 318

M8
a. REMOVE EXTG LOUVER + PREPARE FOR NEW, REFER TO MECH. TO BE COORDINATED W/ EXTG LOUVER SIDE TO MINIMIZE IMPACT TO EXTG HERITAGE BUILDING

M9
a. PROVIDE NEW LOUVFRE TO MATCH M8 IN NEW OPENINGS, REFER TO MECH

CAD DRAWING DO NOT REVISE MANUALLY

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6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
DEMOLITION - ENLARGED PLAN - RM 206 + 316

SCALE:	As indicated
START DATE:	2025-06-09 5:57:08 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

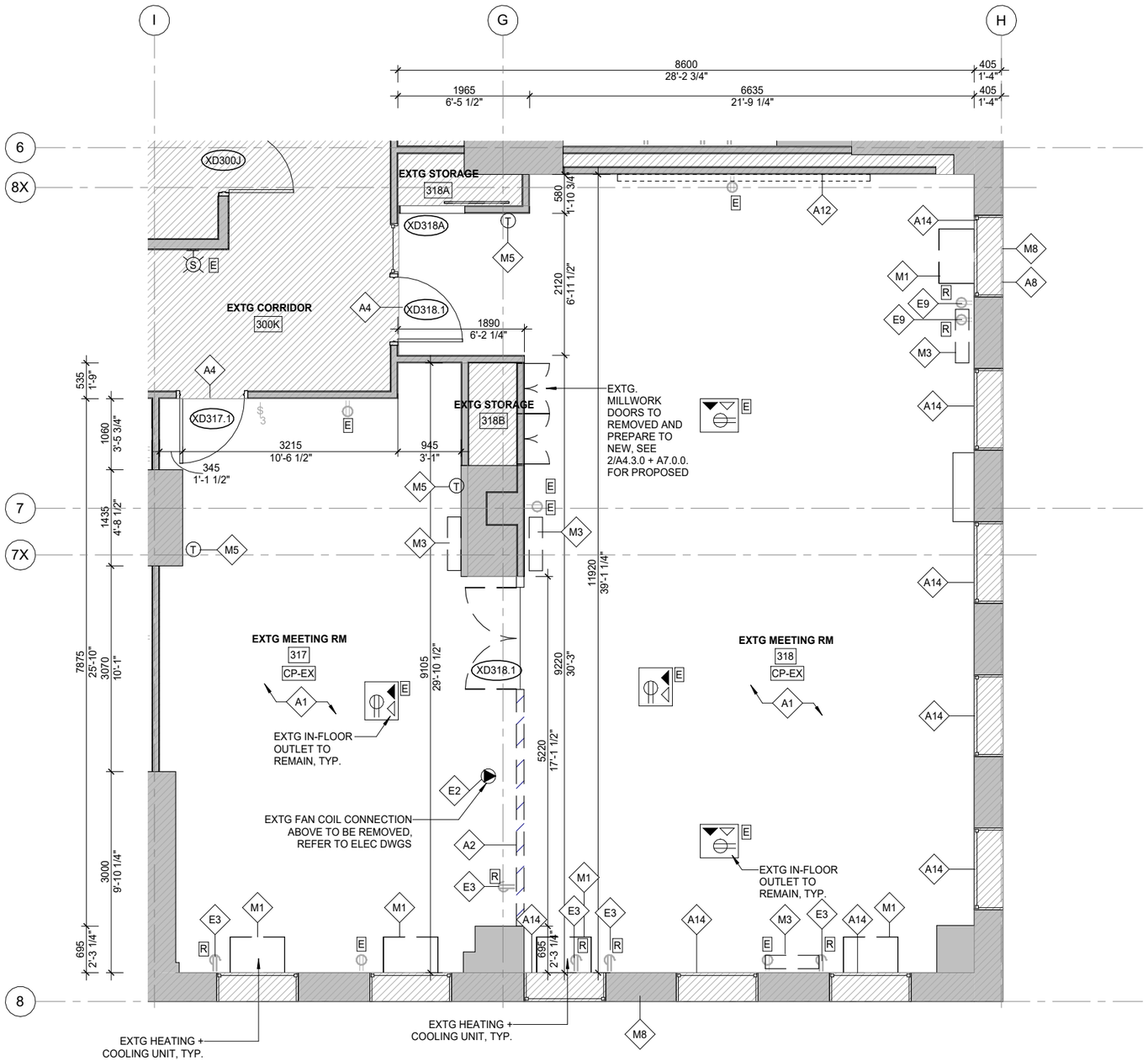
DRAWING NO.
AD1.0.0

GENERAL DEMOLITION NOTES:
1. MAKE GOOD EXISTING CEILING, WALL AND FLOOR SURFACES AND PREPARE TO RECEIVE NEW FINISHES WHERE SUCH SURFACES ARE DISTURBED OR DAMAGED DUE TO DEMOLITION OR ALTERATION
2. MAKE GOOD SUBSTRATES AND ALIGN WITH ADJACENT MATERIALS TO RECEIVE NEW MATERIALS WHERE EXISTING WALLS AND OR BUILDING FITMENTS HAVE BEEN REMOVED

AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN



1 DEMOLITION - PLAN - RM 317 + 318 - GEN ARR
AD1.0.1.A1 : 75

PLUMBING - TAGGED NOTES:

P1
a. REMOVE EXISTING KITCHEN SINK & FAUCET + REPLACE WITH NEW
b. REFER TO MECHANICAL DRAWINGS

ARCHITECTURAL - TAGGED NOTES:

A1
a. REMOVE EXTG FLOORING + WALL BASEBOARD
b. PREPARE TO RECEIVE NEW FLOOR FINISH + WALL BASEBOARD
c. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT
IMPORTANT: ASSUMED CONCRETE SUBFLOOR, INFORM ARCHITECT & CLIENT IMMEDIATELY IF OTHERWISE

A2
a. REMOVE EXTG PARTITION + DOOR
B. PREPARE TO RECEIVE NEW GLAZED PARTITION + NEW DOOR

A3
a. REMOVE EXTG DOOR
b. PREPARE TO RECEIVE NEW DOOR + SIDELIGHT

A4
a. EXTG DOOR + SIDE LITE TO REMAIN/NO CHANGE

A5
a. REMOVE EXTG CEILING ACT TILE + GRID FINISH / GYPSUM BOARD
b. PREPARE TO RECEIVE NEW FINISHES

A6
a. FURNITURE REMOVAL IS NOT IN SCOPE
b. TO BE COMPLETED BY CLEINT

A7
a. REMOVE & SALVAGE EXTG WALL MOUNTED EQUIPMENT
b. REINSTALL

A8
a. REMOVE EXTG MASONRY + PROVIDE NEW LOUVER TO MATCH ADJACENT. HERITAGE SPECIFIC COMMENTS: CAREFULLY REMOVE ANY BRICK REQ'D. RETURN TO OWNER FOR STORAGE/ POTENTIAL FUTURE REINSTALLATION. TAKE CARE TO REMOVE ONLY WHAT IS NECESSARY TO ACCOMODATE NEW LOUVER + REPLACE EXTG.BRICK REMOVED TO INSTALL NEW LINTEL CAREFULLY +MATCH MORTAR TO EXTG. FINISH
b. PATCH + MAKE GOOD

A9
a. REMOVE EXTG KITCHEN COUNTERTOP ONLY.
b. EXHISTING MILLWORK TO REMAIN
c. PATCH AND MAKE GOOD TO RECEIVE NEW FINISHES

A10
a. EXTG FLOOR TO REMAIN/NO CHANGE
b. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT

A11
a. EXTG CEILING TO REMAIN/NO CHANGE

A12
a. REMOVE & SALVAGE EXTG BLACKBOARD: TO BE HANDED OVER TO THE UNIVERSITY FOR STORAGE DURING CONSTRUCTION
b. REINSTALL

A13
a. REMOVE EXTG GWB CEILING FINISH + PREPARE FOR EXPOSED STRUCTURE. CLEAN UP + REMOVE ALL UNNECESSARY TIES + CABINETS + CONDUITS
b. PREPARE FOR NEW SUSPENDED CEILING PANELS. REFER TO PROPOSED

A14
a. REMOVE + DISPOSE OF EXTG WINDOW TREATMENTS.
b. PATCH AND MAKE GOOD TO PREPARE FOR NEW

A15
a. REMOVE + REINSTALL EXTG CEILING MOUNTED EQUIPMENT: SPEAKER + PROJECTOR

ELECTRICAL - TAGGED NOTES:

E1
a. EXTG OUTLET/DATA/SWITCH TAGGED "E" TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE
b. REFER TO ELECTRICAL DRAWINGS

E2
a. REMOVE EXTG POWER/SWITCH/DATA (NO TAG)
b. PREPARE TO RECEIVE NEW - REFER TO ELECTRICAL DRAWINGS

E3
a. REMOVE EXTG POWER/DATA/SWITCH TAGGED "R"
b. REFER TO ELECTRICAL DRAWINGS

E4
a. EXTG LIGHT FIXTURES TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE
b. REFER TO ELECTRICAL DRAWINGS

E5
a. REMOVE EXTG LIGHT FIXTURES TYP. UNLESS NOTED OTHERWISE
b. PREPARE TO RECEIVE NEW LIGHT FIXTURES
c. REFER TO ELECTRICAL DRAWINGS

E6
a. REMOVE EXISTING LIGHT SWITCH. RETAIN EXISTING CIRCUIT.
b. PREPARE TO RECEIVE NEW AS NOTED
c. REFER TO ELECTRICAL DRAWINGS

E7
a. EXTG ACCESS PANEL TO REMAIN/NO CHANGE
b. REFER TO ELECTRICAL DRAWINGS

E8
a. PROVIDE SEPARATE PRICE TO REMOVE EXTG 2X2 LED LIGHT TO REPLACE WITH NEW

E9
a. REMOVE EXTG RECEPTACLE AND RETAIN THE EXISTING BRANCH WIRING. REFER TO ELECTRICAL DRAWINGS

E10
a. EQ-EX4 (SCREEN 2/3) EXTG WALL MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE + RE-INSTALLED
b. EQ-EX5 (SCREEN 3/3) EXTG RECESSED CEILING MOUNTED PROJECTOR SCREEN TO BE REMOVED + DISPOSED OF
c. REFER TO ELECTRICAL DRAWINGS

E11
a. EQ-EX3 (SCREEN 1/3) EXTG CEILING MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE DURING CONSTRUCTION + RE-INSTALLED
b. REFER TO ELECTRICAL DRAWINGS

MECHANICAL - TAGGED NOTES:

M1
a. REMOVE EXTG PTAC UNITS + SALVAGE FOR RELOCATION
b. PATCH + MAKE GOOD
c. REFER TO MECHANICAL DWGS

M2
a. SPARE

M3
a. REMOVE EXTG AIR PURIFIER UNITS
b. PATCH AND MAKE GOOD
c. REFER TO MECHANICAL DRAWINGS

M4
a. REMOVE EXTG DUCTWORK WHERE NOTED
b. PATCH AND MAKE GOOD
REFER TO MECHANICAL DRAWINGS

M5
a. REMOVE EXTG THERMOSTAT
b. REFER TO MECHANICAL DRAWINGS

M6
a. REMOVE & RELOCATE EXTG THERMOSTAT
b. REFER TO MECHANICAL DRAWINGS

M7
a. REMOVE EXTG PTAC UNITS + REPLACE WITH SALVAGED UNIT FROM 318

M8
a. REMOVE EXTG LOUVER + PREPARE FOR NEW, REFER TO MECH. TO BE COORDINATED W/ EXTG LOUVER SIDE TO MINIMIZE IMPACT TO EXTG HERITAGE BUILDING

M9
a. PROVIDE NEW LOUVFRE TO MATCH M8 IN NEW OPENINGS, REFER TO MECH

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NO.	DATE	DESCRIPTION	BY
5	24.06.07	IF TENDER-CR	BVT/DG
6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
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PROJECT TRUE

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TORONTO, CANADA M4Y 1L5
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PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
DEMOLITION - ENLARGED PLAN - RM 317 + 318

SCALE:	As indicated
START DATE:	2025-06-09 5:57:09 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
AD1.0.1.A

GENERAL DEMOLITION NOTES:
1. MAKE GOOD EXISTING CEILING, WALL AND FLOOR SURFACES AND PREPARE TO RECEIVE NEW FINISHES WHERE SUCH SURFACES ARE DISTURBED OR DAMAGED DUE TO DEMOLITION OR ALTERATION
2. MAKE GOOD SUBSTRATES AND ALIGN WITH ADJACENT MATERIALS TO RECEIVE NEW MATERIALS WHERE EXISTING WALLS AND OR BUILDING FITMENTS HAVE BEEN REMOVED

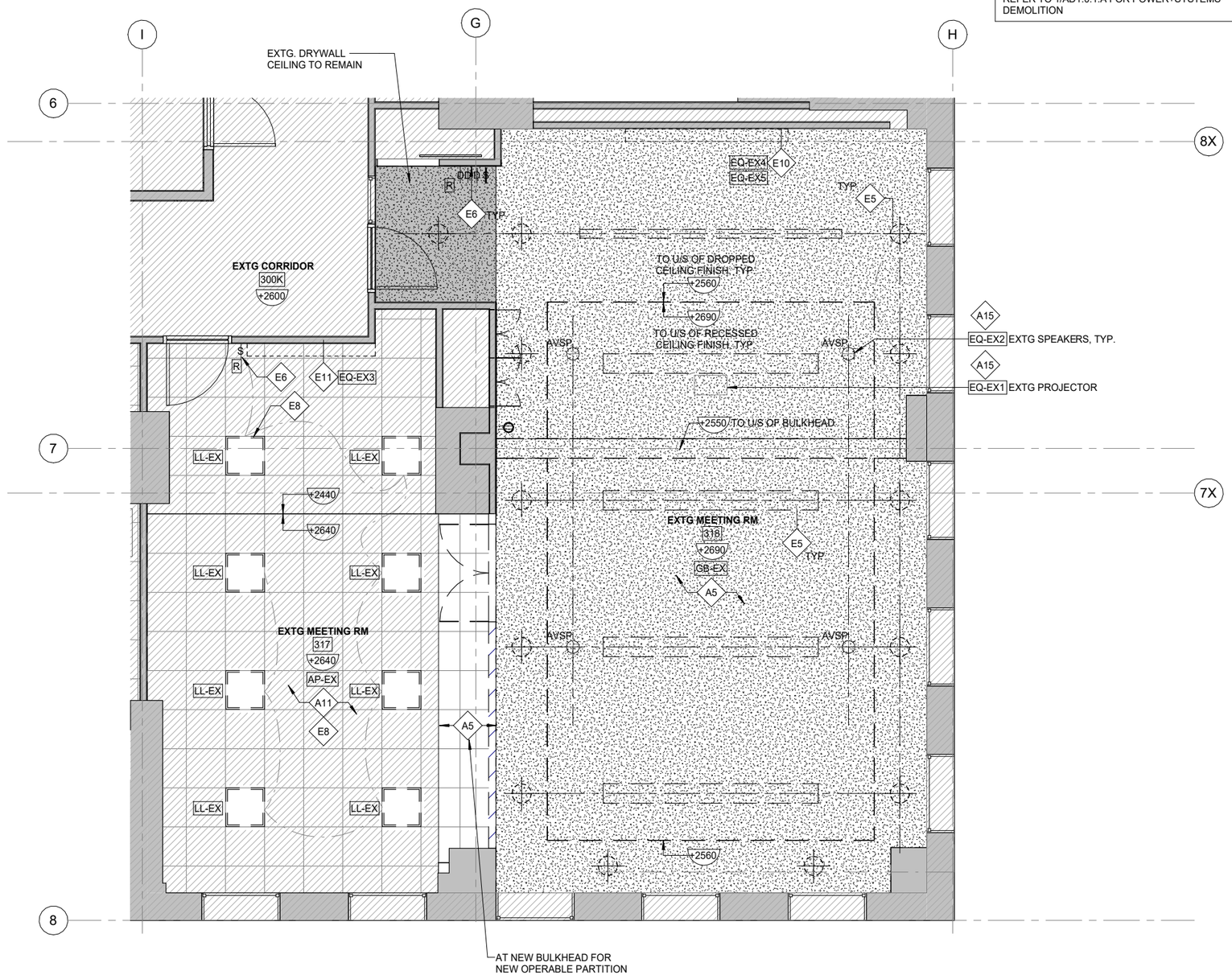
AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN

GENERAL NOTES:

REFER TO 1/AD1.0.1.A FOR POWER+SYSTEMS DEMOLITION



1 DEMOLITION - PLAN - RM 317 + 318 - RCP
AD1.0.1.B1 : 75

ARCHITECTURAL - TAGGED NOTES:

- A1: a. REMOVE EXTG FLOORING + WALL BASEBOARD; b. PREPARE TO RECEIVE NEW FLOOR FINISH + WALL BASEBOARD; c. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT
  IMPORTANT: ASSUMED CONCRETE SUBFLOOR, INFORM ARCHITECT & CLIENT IMMEDIATELY IF OTHERWISE
- A2: a. REMOVE EXTG PARTITION + DOOR; B. PREPARE TO RECEIVE NEW GLAZED PARTITION + NEW DOOR
- A3: a. REMOVE EXTG DOOR; b. PREPARE TO RECEIVE NEW DOOR + SIDELIGHT
- A4: a. EXTG DOOR + SIDE LITE TO REMAIN/NO CHANGE
- A5: a. REMOVE EXTG CEILING ACT TILE + GRID FINISH / GYPSUM BOARD; b. PREPARE TO RECEIVE NEW FINISHES
- A6: a. FURNITURE REMOVAL IS NOT IN SCOPE; b. TO BE COMPLETED BY CLEINT
- A7: a. REMOVE & SALVAGE EXTG WALL MOUNTED EQUIPMENT; b. REINSTALL
- A8: a. REMOVE EXTG MASONRY + PROVIDE NEW LOUVER TO MATCH ADJACENT. HERITAGE SPECIFIC COMMENTS: CAREFULLY REMOVE ANY BRICK REQ'D. RETURN TO OWNER FOR STORAGE/ POTENTIAL FUTURE REINSTALLATION. TAKE CARE TO REMOVE ONLY WHAT IS NECESSARY TO ACCOMODATE NEW LOUVER + REPLACE EXTG.BRICK REMOVED TO INSTALL NEW LINTEL CAREFULLY +MATCH MORTAR TO EXTG. FINISH; b. PATCH + MAKE GOOD
- A9: a. REMOVE EXTG KITCHEN COUNTERTOP ONLY.; b. EXHISTING MILLWORK TO REMAIN; c. PATCH AND MAKE GOOD TO RECEIVE NEW FINISHES
- A10: a. EXTG FLOOR TO REMAIN/NO CHANGE; b. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT
- A11: a. EXTG CEILING TO REMAIN/NO CHANGE
- A12: a. REMOVE & SALVAGE EXTG BLACKBOARD: TO BE HANDED OVER TO THE UNIVERSITY FOR STORAGE DURING CONSTRUCTION; b. REINSTALL
- A13: a. REMOVE EXTG GWB CEILING FINISH + PREPARE FOR EXPOSED STRUCTURE. CLEAN UP + REMOVE ALL UNNECESSARY TIES + CABINETS + CONDUITS; b. PREPARE FOR NEW SUSPENDED CEILING PANELS. REFER TO PROPOSED
- A14: a. REMOVE + DISPOSE OF EXTG WINDOW TREATMENTS.; b. PATCH AND MAKE GOOD TO PREPARE FOR NEW
- A15: a. REMOVE + REINSTALL EXTG CEILING MOUNTED EQUIPMENT: SPEAKER + PROJECTOR

ELECTRICAL - TAGGED NOTES:

- E1: a. EXTG OUTLET/DATA/SWITCH TAGGED "E" TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE; b. REFER TO ELECTRICAL DRAWINGS
- E2: a. REMOVE EXTG POWER/SWITCH/DATA (NO TAG); b. PREPARE TO RECEIVE NEW - REFER TO ELECTRICAL DRAWINGS
- E3: a. REMOVE EXTG POWER/DATA/SWITCH TAGGED "R"; b. REFER TO ELECTRICAL DRAWINGS
- E4: a. EXTG LIGHT FIXTURES TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE; b. REFER TO ELECTRICAL DRAWINGS
- E5: a. REMOVE EXTG LIGHT FIXTURES TYP. UNLESS NOTED OTHERWISE; b. PREPARE TO RECEIVE NEW LIGHT FIXTURES; c. REFER TO ELECTRICAL DRAWINGS
- E6: a. REMOVE EXISTING LIGHT SWITCH. RETAIN EXISTING CIRCUIT.; b. PREPARE TO RECEIVE NEW AS NOTED; c. REFER TO ELECTRICAL DRAWINGS
- E7: a. EXTG ACCESS PANEL TO REMAIN/NO CHANGE; b. REFER TO ELECTRICAL DRAWINGS
- E8: a. PROVIDE SEPARATE PRICE TO REMOVE EXTG 2X2 LED LIGHT TO REPLACE WITH NEW
- E9: a. REMOVE EXTG RECEPTACLE AND RETAIN THE EXISTING BRANCH WIRING. REFER TO ELECTRICAL DRAWINGS
- E10: a. EQ-EX4 (SCREEN 2/3) EXTG WALL MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE + RE-INSTALLED; b. EQ-EX5 (SCREEN 3/3) EXTG RECESSED CEILING MOUNTED PROJECTOR SCREEN TO BE REMOVED + DISPOSED OF; c. REFER TO ELECTRICAL DRAWINGS
- E11: a. EQ-EX3 (SCREEN 1/3) EXTG CEILING MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE DURING CONSTRUCTION + RE-INSTALLED; b. REFER TO ELECTRICAL DRAWINGS

MECHANICAL - TAGGED NOTES:

- M1: a. REMOVE EXTG PTAC UNITS + SALVAGE FOR RELOCATION; b. PATCH + MAKE GOOD; c. REFER TO MECHANICAL DWGS
- M2: a. SPARE
- M3: a. REMOVE EXTG AIR PURIFIER UNITS; b. PATCH AND MAKE GOOD; c. REFER TO MECHANICAL DRAWINGS
- M4: a. REMOVE EXTG DUCTWORK WHERE NOTED; b. PATCH AND MAKE GOOD; REFER TO MECHANICAL DRAWINGS
- M5: a. REMOVE EXTG THERMOSTAT; b. REFER TO MECHANICAL DRAWINGS
- M6: a. REMOVE & RELOCATE EXTG THERMOSTAT; b. REFER TO MECHANICAL DRAWINGS
- M7: a. REMOVE EXTG PTAC UNITS + REPLACE WITH SALVAGED UNIT FROM 318
- M8: a. REMOVE EXTG LOUVER + PREPARE FOR NEW, REFER TO MECH. TO BE COORDINATED W/ EXTG LOUVER SIDE TO MINIMIZE IMPACT TO EXTG HERITAGE BUILDING
- M9: a. PROVIDE NEW LOUVFRE TO MATCH M8 IN NEW OPENINGS, REFER TO MECH

PLUMBING - TAGGED NOTES:

- P1: a. REMOVE EXISTING KITCHEN SINK & FAUCET + REPLACE WITH NEW; b. REFER TO MECHANICAL DRAWINGS

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11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
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PROJECT TRUE

BVT A

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18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
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PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
DEMOLITION - ENLARGED PLAN - RM 317 + 318

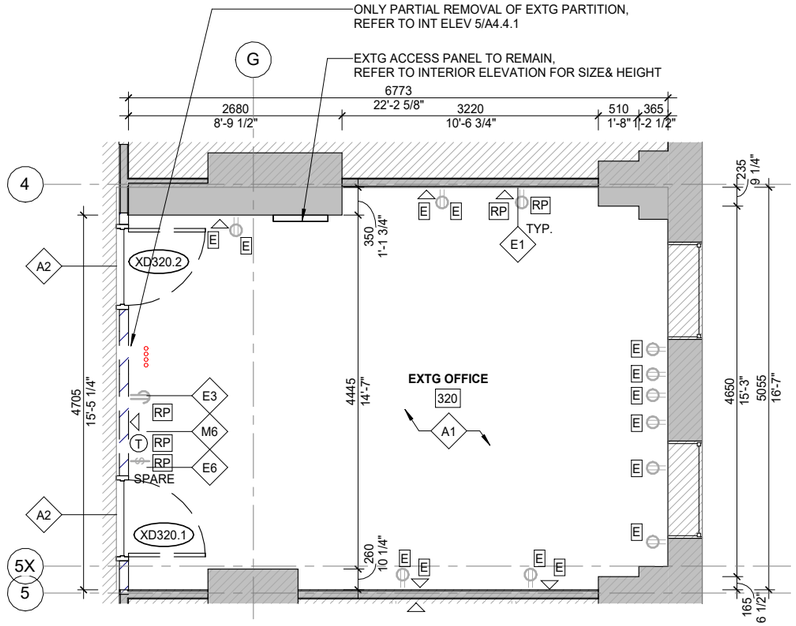
SCALE:	As indicated
START DATE:	2025-06-09 5:57:09 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
AD1.0.1.B

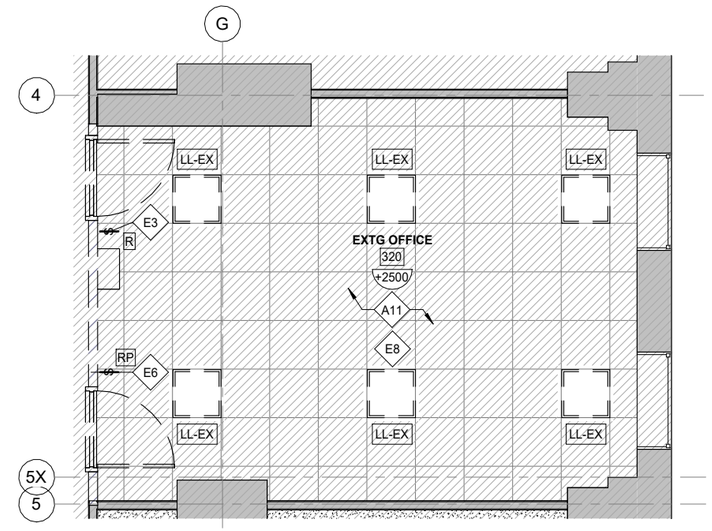
GENERAL DEMOLITION NOTES:
1. MAKE GOOD EXISTING CEILING, WALL AND FLOOR SURFACES AND PREPARE TO RECEIVE NEW FINISHES WHERE SUCH SURFACES ARE DISTURBED OR DAMAGED DUE TO DEMOLITION OR ALTERATION
2. MAKE GOOD SUBSTRATES AND ALIGN WITH ADJACENT MATERIALS TO RECEIVE NEW MATERIALS WHERE EXISTING WALLS AND OR BUILDING FITMENTS HAVE BEEN REMOVED

AREAS INCLUDED IN SCOPE OF WORK

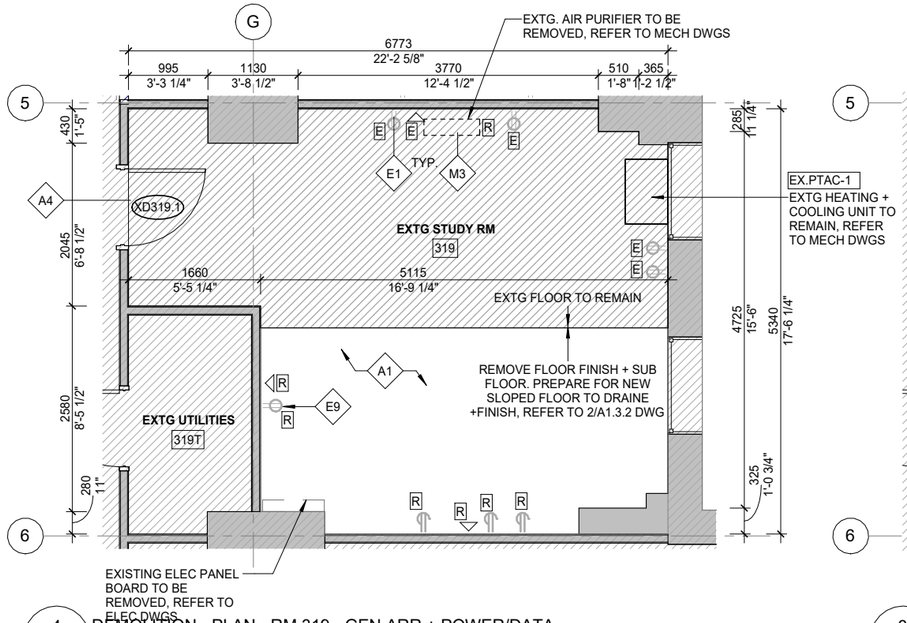
- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN



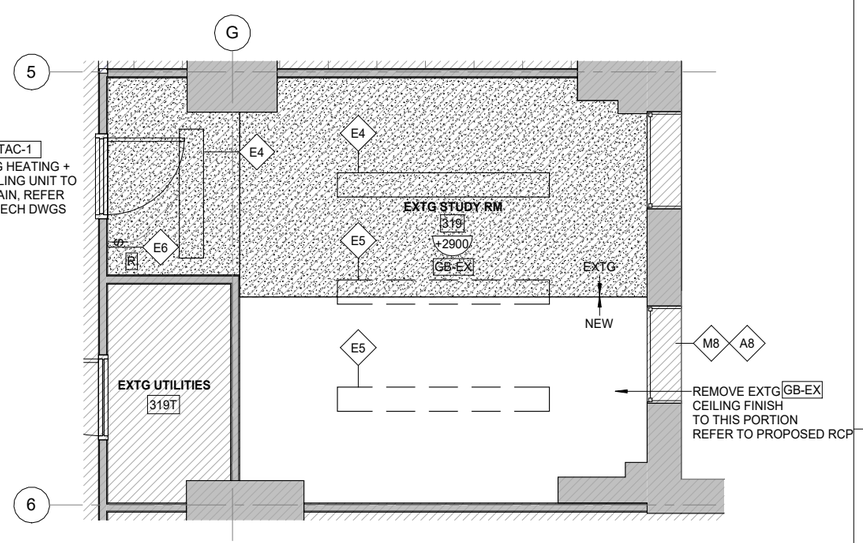
2 DEMOLITION - PLAN - RM 320 - GEN ARR + POWER/DATA
AD1.0.2 1 : 75



1 DEMOLITION - PLAN - RM 320 - RCP
AD1.0.2 1 : 75



4 DEMOLITION - PLAN - RM 319 - GEN ARR + POWER/DATA
AD1.0.2 1 : 75



3 DEMOLITION - PLAN - RM 319 - RCP
AD1.0.2 1 : 75

PLUMBING - TAGGED NOTES:

- P1 — a. REMOVE EXISTING KITCHEN SINK & FAUCET + REPLACE WITH NEW
  b. REFER TO MECHANICAL DRAWINGS

ARCHITECTURAL - TAGGED NOTES:

- A1 — a. REMOVE EXTG FLOORING + WALL BASEBOARD
  b. PREPARE TO RECEIVE NEW FLOOR FINISH + WALL BASEBOARD
  c. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT
  IMPORTANT: ASSUMED CONCRETE SUBFLOOR, INFORM ARCHITECT & CLIENT IMMEDIATELY IF OTHERWISE
- A2 — a. REMOVE EXTG PARTITION + DOOR
  B. PREPARE TO RECEIVE NEW GLAZED PARTITION + NEW DOOR
- A3 — a. REMOVE EXTG DOOR
  b. PREPARE TO RECEIVE NEW DOOR + SIDELIGHT
- A4 — a. EXTG DOOR + SIDE LITE TO REMAIN/NO CHANGE
- A5 — a. REMOVE EXTG CEILING ACT TILE + GRID FINISH / GYPSUM BOARD
  b. PREPARE TO RECEIVE NEW FINISHES
- A6 — a. FURNITURE REMOVAL IS NOT IN SCOPE
  b. TO BE COMPLETED BY CLEINT
- A7 — a. REMOVE & SALVAGE EXTG WALL MOUNTED EQUIPMENT
  b. REINSTALL
- A8 — a. REMOVE EXTG MASONRY + PROVIDE NEW LOUVER TO MATCH ADJACENT. HERITAGE SPECIFIC COMMENTS: CAREFULLY REMOVE ANY BRICK REQ'D. RETURN TO OWNER FOR STORAGE/ POTENTIAL FUTURE REINSTALLATION. TAKE CARE TO REMOVE ONLY WHAT IS NECESSARY TO ACCOMODATE NEW LOUVER + REPLACE EXTG.BRICK REMOVED TO INSTALL NEW LINTEL CAREFULLY +MATCH MORTAR TO EXTG. FINISH
  b. PATCH + MAKE GOOD
- A9 — a. REMOVE EXTG KITCHEN COUNTERTOP ONLY.
  b. EXHISTING MILLWORK TO REMAIN
  c. PATCH AND MAKE GOOD TO RECEIVE NEW FINISHES
- A10 — a. EXTG FLOOR TO REMAIN/NO CHANGE
  b. REFER TO PROPOSED FLOOR FINISH PLAN FOR EXTENT
- A11 — a. EXTG CEILING TO REMAIN/NO CHANGE
- A12 — a. REMOVE & SALVAGE EXTG BLACKBOARD: TO BE HANDED OVER TO THE UNIVERSITY FOR STORAGE DURING CONSTRUCTION
  b. REINSTALL
- A13 — a. REMOVE EXTG GWB CEILING FINISH + PREPARE FOR EXPOSED STRUCTURE. CLEAN UP + REMOVE ALL UNNECESSARY TIES + CABINETS + CONDUITS
  b. PREPARE FOR NEW SUSPENDED CEILING PANELS. REFER TO PROPOSED
- A14 — a. REMOVE + DISPOSE OF EXTG WINDOW TREATMENTS.
  b. PATCH AND MAKE GOOD TO PREPARE FOR NEW
- A15 — a. REMOVE + REINSTALL EXTG CEILING MOUNTED EQUIPMENT: SPEAKER + PROJECTOR

ELECTRICAL - TAGGED NOTES:

- E1 — a. EXTG OUTLET/DATA/SWITCH TAGGED "E" TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE
  b. REFER TO ELECTRICAL DRAWINGS
- E2 — a. REMOVE EXTG POWER/SWITCH/DATA (NO TAG)
  b. PREPARE TO RECEIVE NEW - REFER TO ELECTRICAL DRAWINGS
- E3 — a. REMOVE EXTG POWER/DATA/SWITCH TAGGED "R"
  b. REFER TO ELECTRICAL DRAWINGS
- E4 — a. EXTG LIGHT FIXTURES TO REMAIN/NO CHANGE TYP. UNLESS NOTED OTHERWISE
  b. REFER TO ELECTRICAL DRAWINGS
- E5 — a. REMOVE EXTG LIGHT FIXTURES TYP. UNLESS NOTED OTHERWISE
  b. PREPARE TO RECEIVE NEW LIGHT FIXTURES
  c. REFER TO ELECTRICAL DRAWINGS
- E6 — a. REMOVE EXISTING LIGHT SWITCH. RETAIN EXISTING CIRCUIT.
  b. PREPARE TO RECEIVE NEW AS NOTED
  c. REFER TO ELECTRICAL DRAWINGS
- E7 — a. EXTG ACCESS PANEL TO REMAIN/NO CHANGE
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- E8 — a. PROVIDE SEPARATE PRICE TO REMOVE EXTG 2X2 LED LIGHT TO REPLACE WITH NEW
- E9 — a. REMOVE EXTG RECEPTACLE AND RETAIN THE EXISTING BRANCH WIRING. REFER TO ELECTRICAL DRAWINGS
- E10 — a. EQ-EX4 (SCREEN 2/3) EXTG WALL MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE + RE-INSTALLED
  b. EQ-EX5 (SCREEN 3/3) EXTG RECESSED CEILING MOUNTED PROJECTOR SCREEN TO BE REMOVED + DISPOSED OF
  c. REFER TO ELECTRICAL DRAWINGS
- E11 — a. EQ-EX3 (SCREEN 1/3) EXTG CEILING MOUNTED PROJECTOR SCREEN TO BE RETAINED, HANDED TO UOFT FOR STORAGE DURING CONSTRUCTION + RE-INSTALLED
  b. REFER TO ELECTRICAL DRAWINGS

MECHANICAL - TAGGED NOTES:

- M1 — a. REMOVE EXTG PTAC UNITS + SALVAGE FOR RELOCATION
  b. PATCH + MAKE GOOD
  c. REFER TO MECHANICAL DWGS
- M2 — a. SPARE
- M3 — a. REMOVE EXTG AIR PURIFIER UNITS
  b. PATCH AND MAKE GOOD
  c. REFER TO MECHANICAL DRAWINGS
- M4 — a. REMOVE EXTG DUCTWORK WHERE NOTED
  b. PATCH AND MAKE GOOD
  REFER TO MECHANICAL DRAWINGS
- M5 — a. REMOVE EXTG THERMOSTAT
  b. REFER TO MECHANICAL DRAWINGS
- M6 — a. REMOVE & RELOCATE EXTG THERMOSTAT
  b. REFER TO MECHANICAL DRAWINGS
- M7 — a. REMOVE EXTG PTAC UNITS + REPLACE WITH SALVAGED UNIT FROM 318
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- M9 — a. PROVIDE NEW LOUVFRE TO MATCH M8 IN NEW OPENINGS, REFER TO MECH

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5	24.06.07	IF TENDER-CR	BVT/DG
6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
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10	25.02.14	IF TENDER 100%-CR	BVT/DG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
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6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
DEMOLITION - ENLARGED PLAN - RM 319 + 320

SCALE:	As indicated
START DATE:	2025-06-09 5:57:10 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
AD1.0.2

1 A1.0.0 PROPOSED - PLAN - 2ND FLOOR - GEN ARR
1 : 200

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
PROPOSED - KEY PLAN - 2ND FLOOR - GEN ARR

SCALE:	As indicated
START DATE:	2025-06-09 5:57:11 PM
DRAWN BY:	DG
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PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.0.0

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

1 / A1.0.1 PROPOSED - PLAN - 2ND FLOOR - RCP
1 : 200

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JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
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DRAWING TITLE
PROPOSED - KEY PLAN - 2ND FLOOR - RCP

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DRAWN BY:	DG
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PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.0.1

1 / A1.0.2 PROPOSED - PLAN - 3RD FLOOR - GEN ARR
1 : 200

AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN

GENERAL NOTES

1. FHC: EXISTING FIRE HOSE CABINET TO REMAIN/ NO CHANGE
2. FHC: TYPICAL LENGTH = 22.86M

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DRAWING TITLE
PROPOSED - KEY PLAN - 3RD FLOOR - GEN ARR

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REVIT RELEASE:	2024LT
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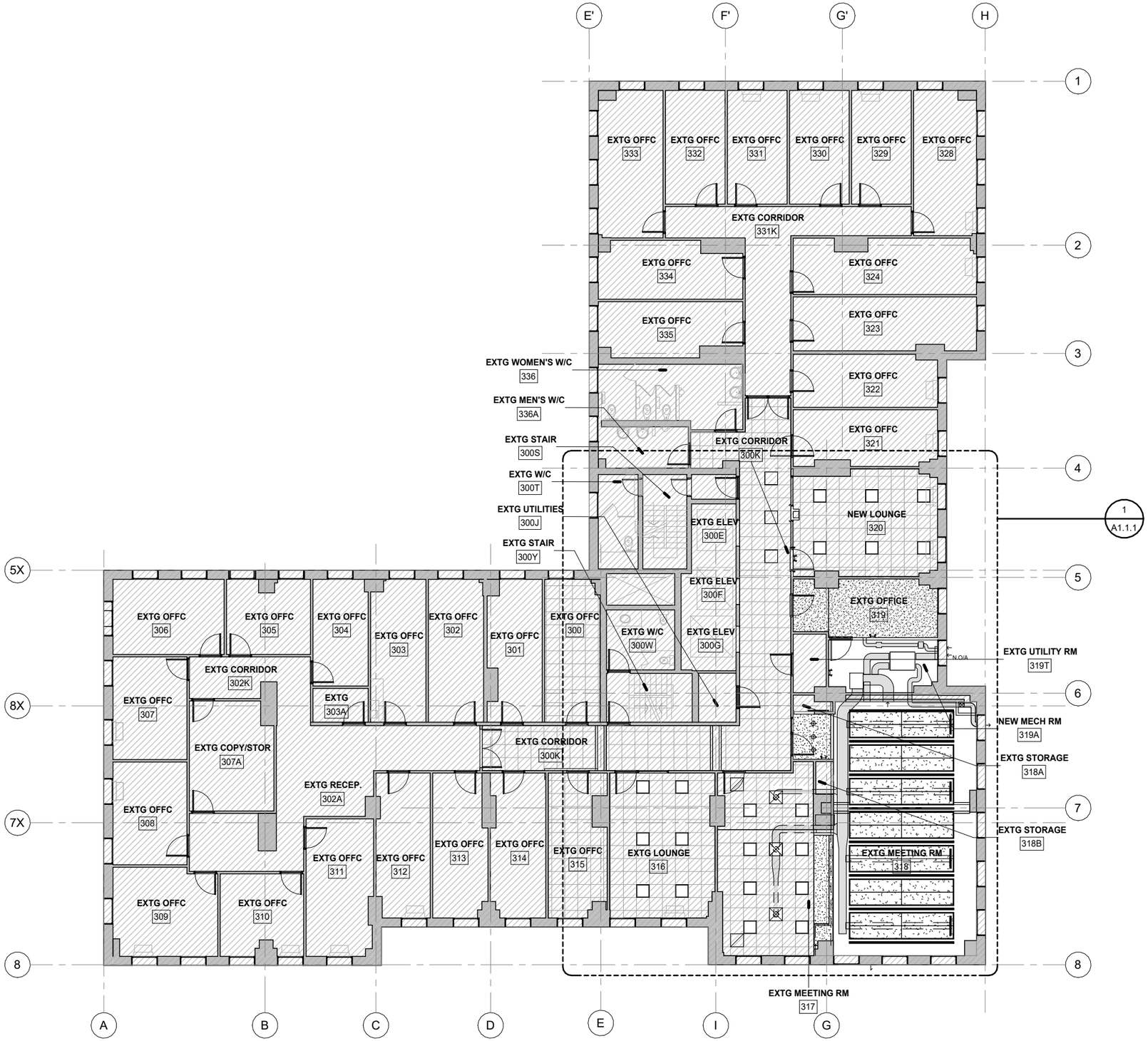
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.0.2



AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE 6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

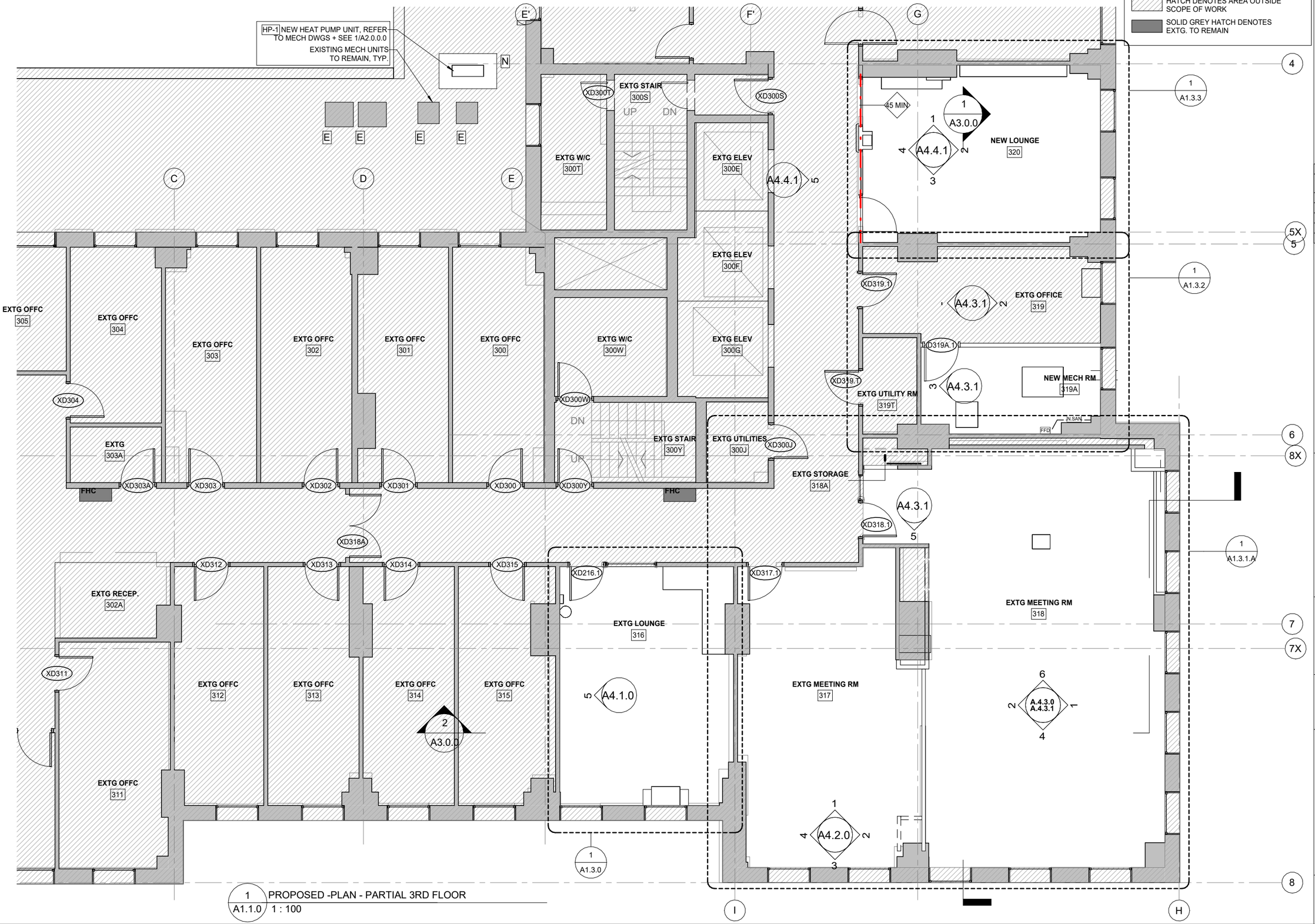
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
PROPOSED - KEY PLAN - 3RD FLOOR - RCP

SCALE:	As indicated
START DATE:	2025-06-09 5:57:13 PM
DRAWN BY:	DG
CHECKED:	BVT
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.0.3



1 A1.1.0 PROPOSED -PLAN - PARTIAL 3RD FLOOR
1 : 100

AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE 6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

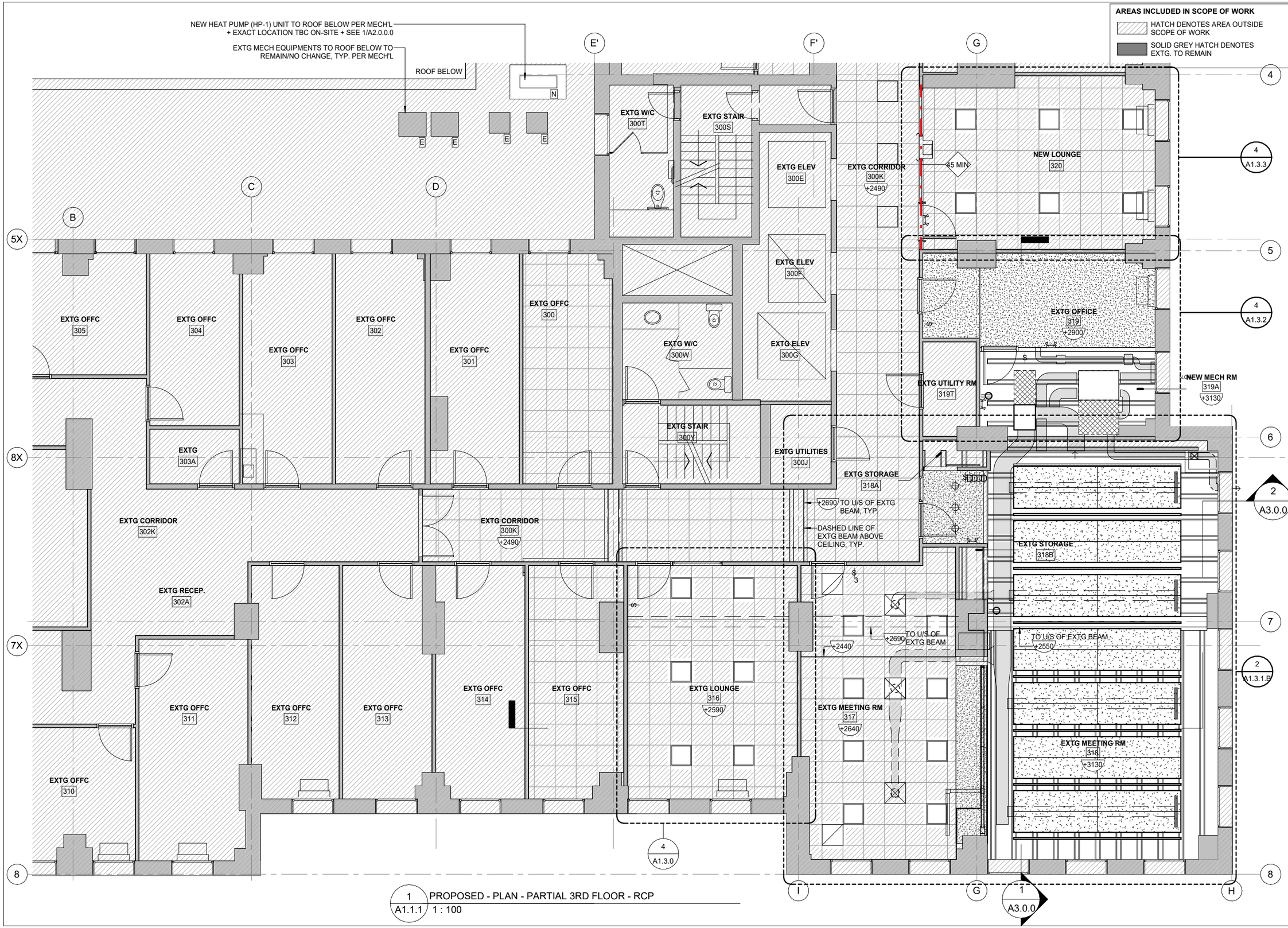
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
PROPOSED - ENLARGED PLAN - PARTIAL 3RD FLOOR

SCALE:	As indicated
START DATE:	2025-06-09 5:57:14 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.1.0



1 A1.1.1 PROPOSED - PLAN - PARTIAL 3RD FLOOR - RCP
1 : 100

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

PROJECT TRUE

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t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

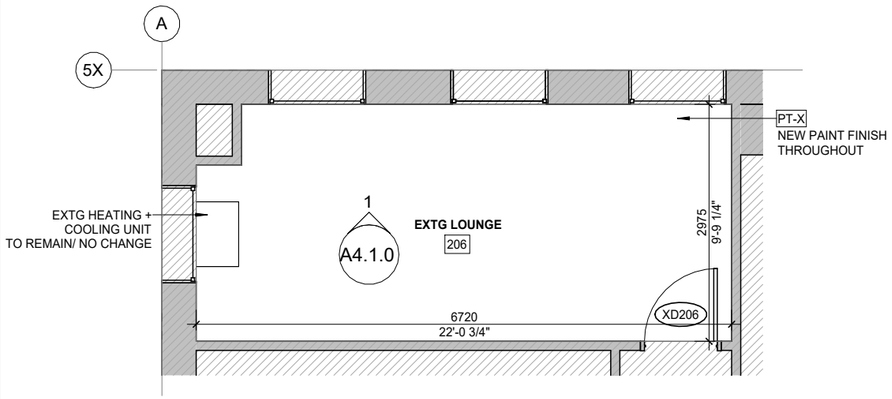
DRAWING TITLE
PROPOSED - ENLARGED PLAN - PARTIAL 3RD FLOOR - RCP

SCALE:	As indicated
START DATE:	2025-06-09 5:57:14 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

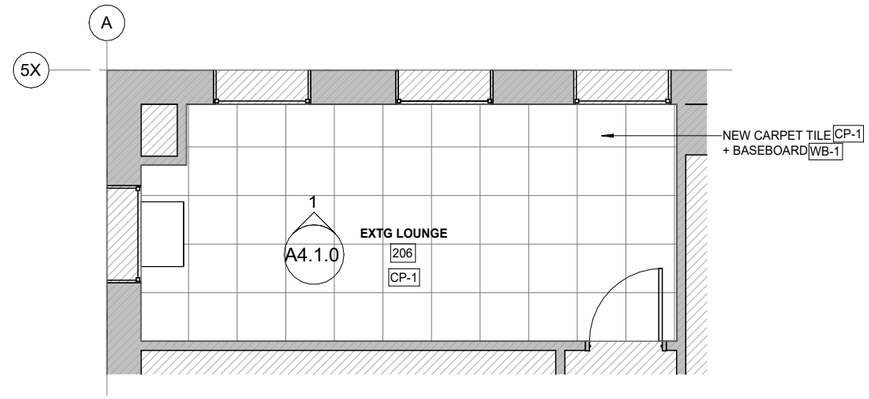
DRAWING NO.
A1.1.1

AREAS INCLUDED IN SCOPE OF WORK

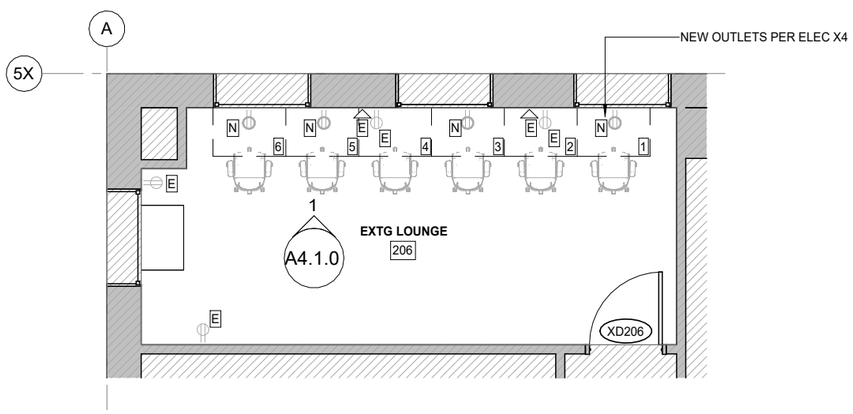
- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN



1 A1.2.0 PROPOSED - PLAN - RM 206 - GEN ARR
1 : 75



2 A1.2.0 PROPOSED - PLAN - RM 206 - FF
1 : 75



3 A1.2.0 PROPOSED - PLAN - RM 206 - POWER + DATA
1 : 75

4 A1.2.0 PROPOSED - PLAN - RM 206 - RCP
1 : 75

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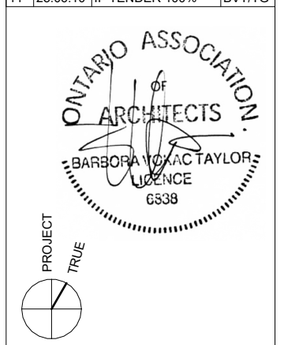


BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

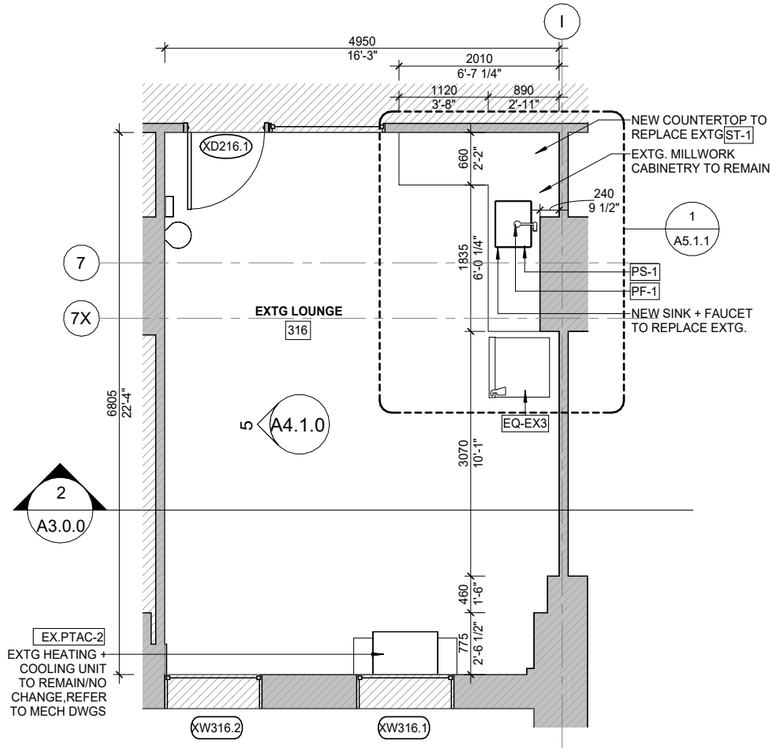
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

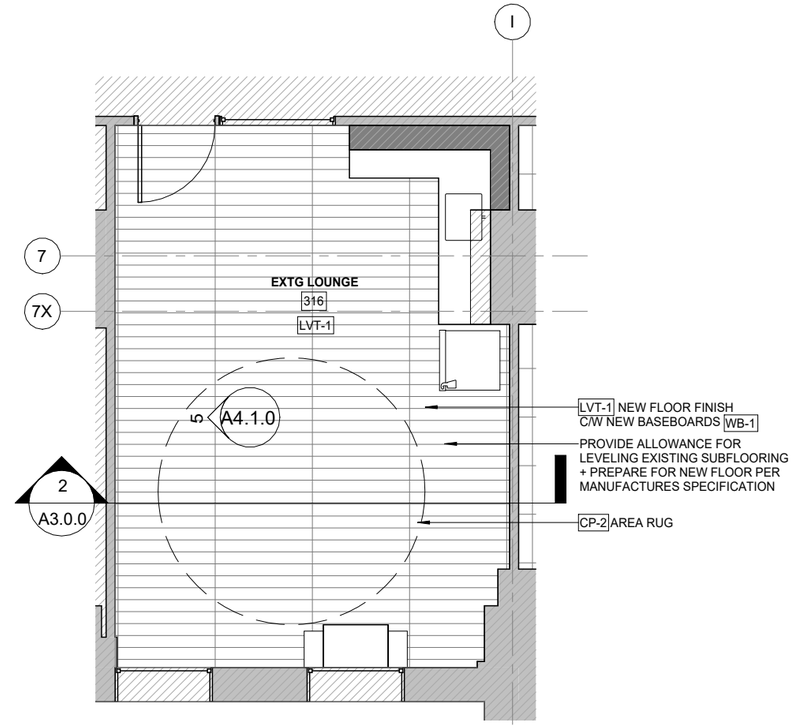
DRAWING TITLE
PROPOSED - ENLARGED PLAN - RM 206 - GEN ARR + FF + POWER/DATA + RCP

SCALE:	1 : 75
START DATE:	2025-06-09 5:57:15 PM
DRAWN BY:	DG
CHECKED:	BVT
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

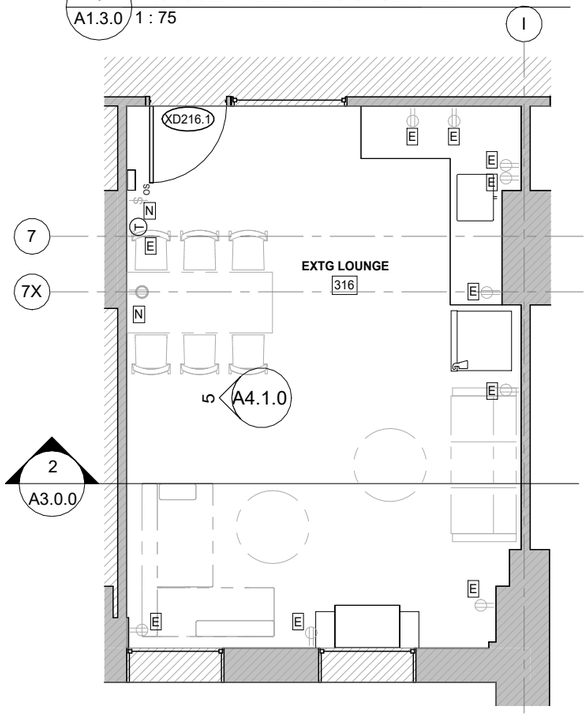
DRAWING NO.
A1.2.0



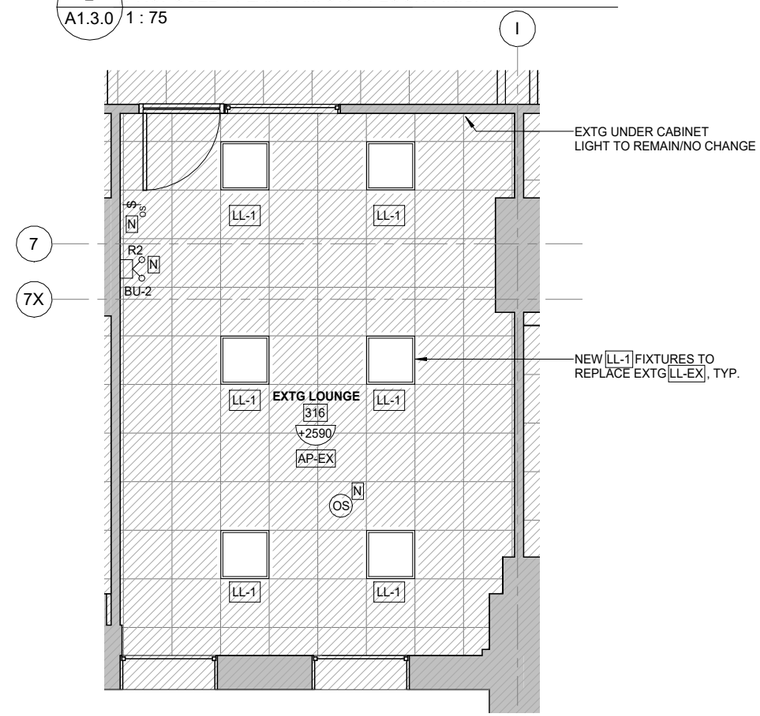
1 A1.3.0 PROPOSED - PLAN - RM 316 - GEN ARR
1 : 75



2 A1.3.0 PROPOSED - PLAN - RM 316 - FLOOR FINISH
1 : 75



3 A1.3.0 PROPOSED - PLAN - RM 316 - POWER/DATA
1 : 75



4 A1.3.0 PROPOSED - PLAN - RM 316 - RCP
1 : 75

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
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10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

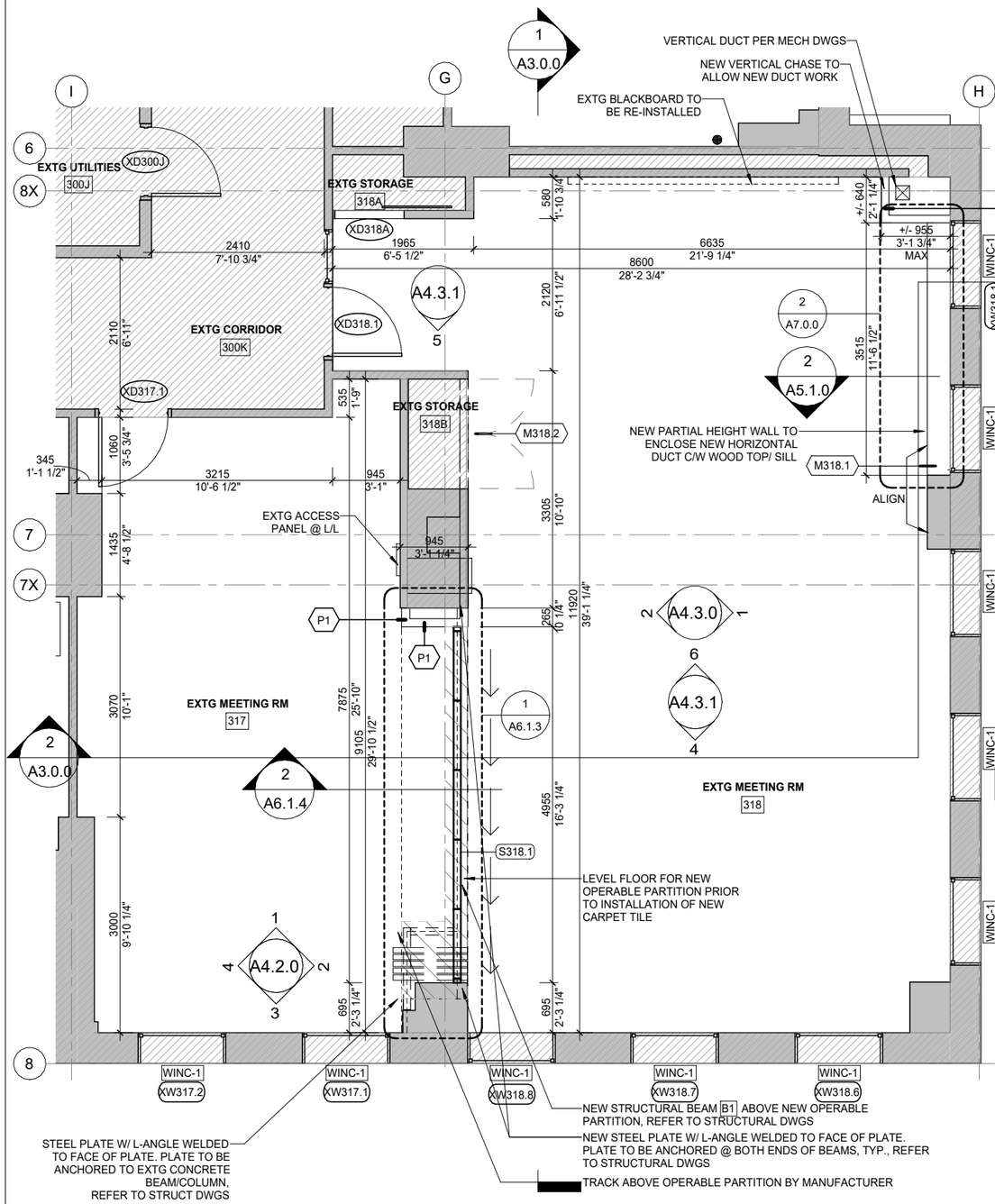
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

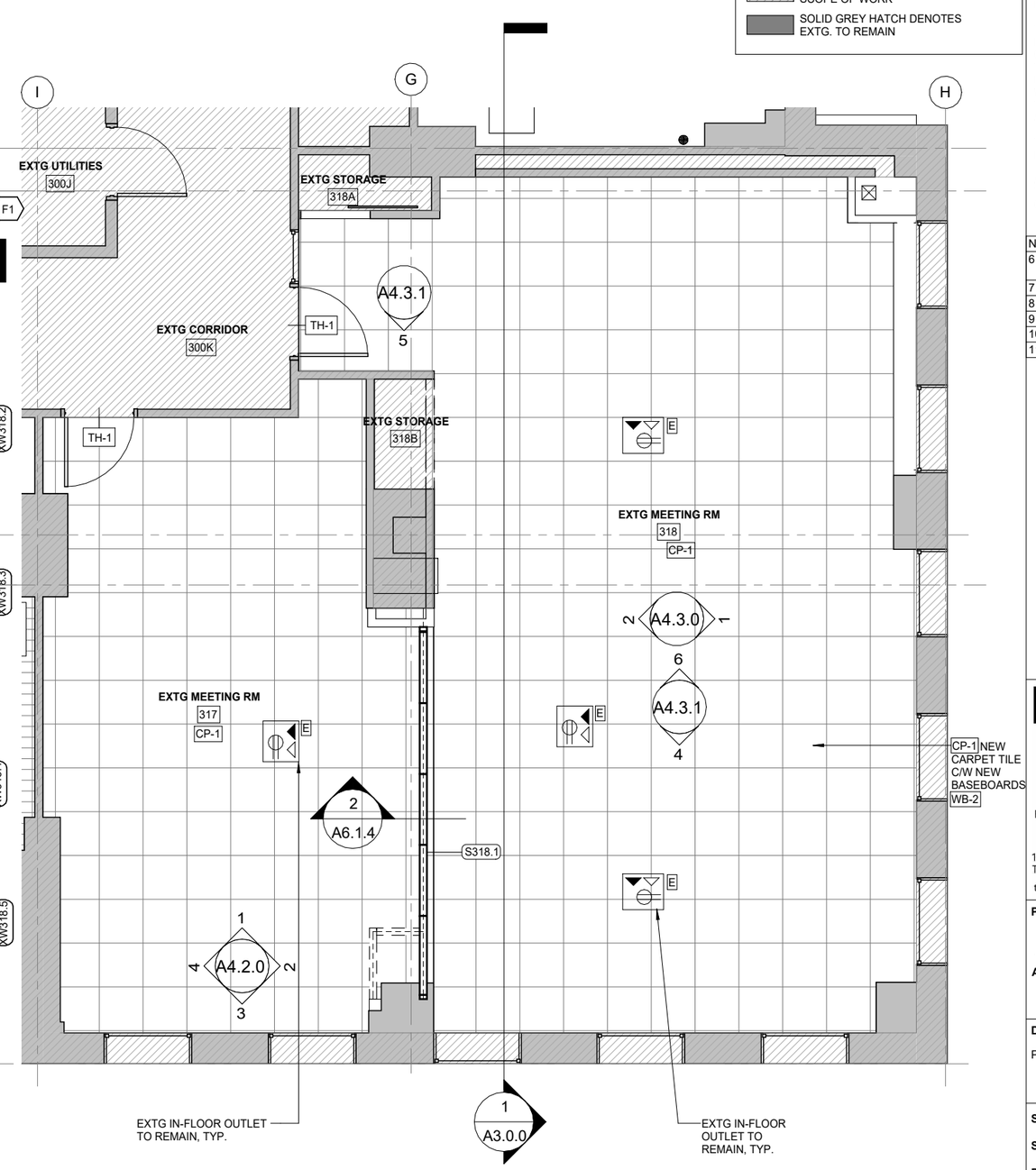
DRAWING TITLE
PROPOSED - ENLARGED PLAN - RM 316 - GEN ARR + FF + POWER/DATA + RCP

SCALE:	1 : 75
START DATE:	2025-06-09 5:57:16 PM
DRAWN BY:	DG
CHECKED:	BVT
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.3.0



1 PROPOSED - PLAN - RM 317 + 318 - GEN ARR
A1.3.1.A 1 : 75



2 PROPOSED - PLAN - RM 317 + 318 - FLOOR FINISH
A1.3.1.A 1 : 75

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
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10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE 6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
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t. 416 880 2096 www.bvtarchitect.com

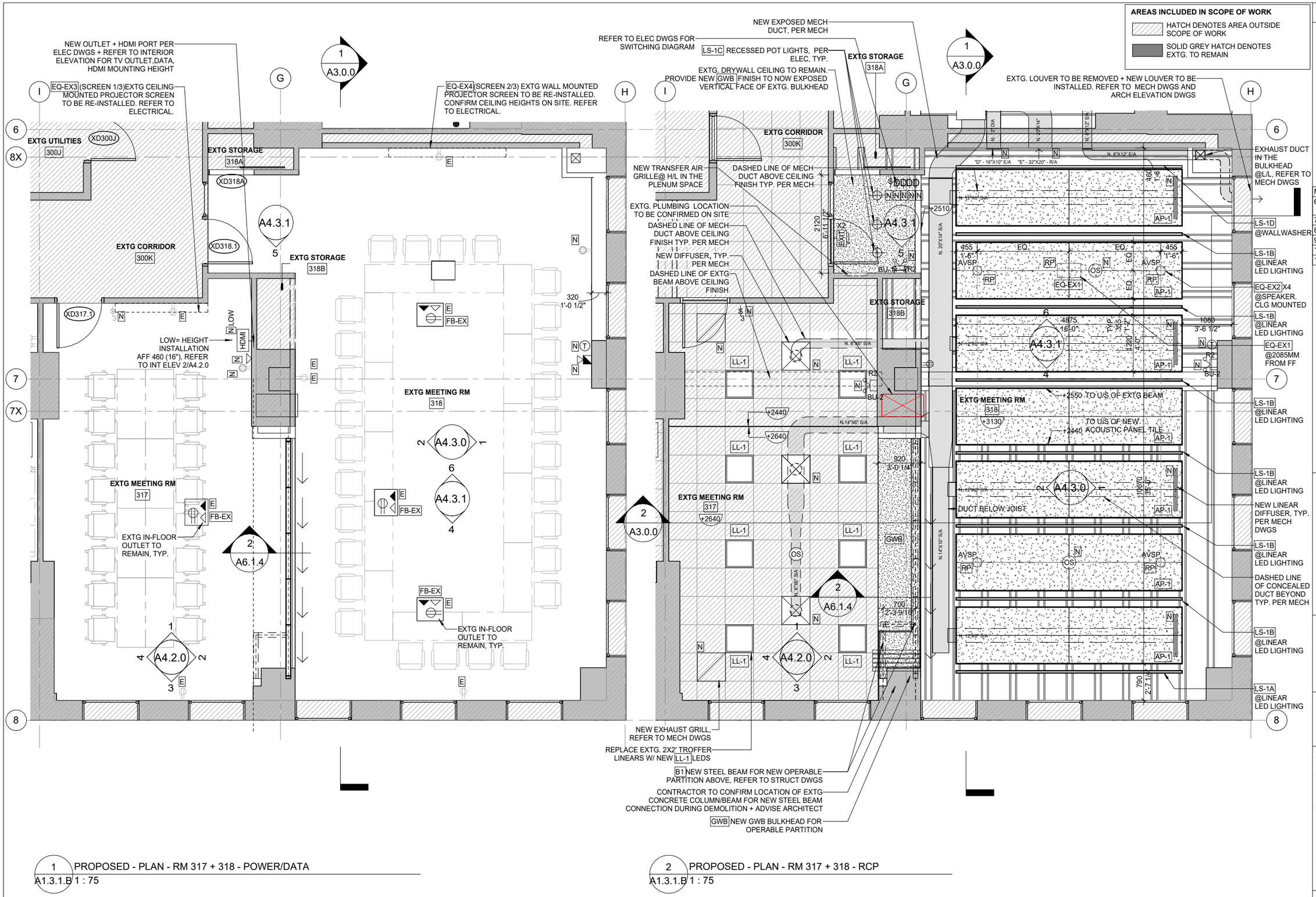
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
PROPOSED - ENLARGED PLAN - RM 317 + 318 - GEN ARR + FLOOR FINISH

SCALE:	1 : 75
START DATE:	2025-06-09 5:57:16 PM
DRAWN BY:	DG
CHECKED:	BVT
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.3.1.A



1 PROPOSED - PLAN - RM 317 + 318 - POWER/DATA
A1.3.1.B 1 : 75

2 PROPOSED - PLAN - RM 317 + 318 - RCP
A1.3.1.B 1 : 75

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
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10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

PROJECT NORTH
TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

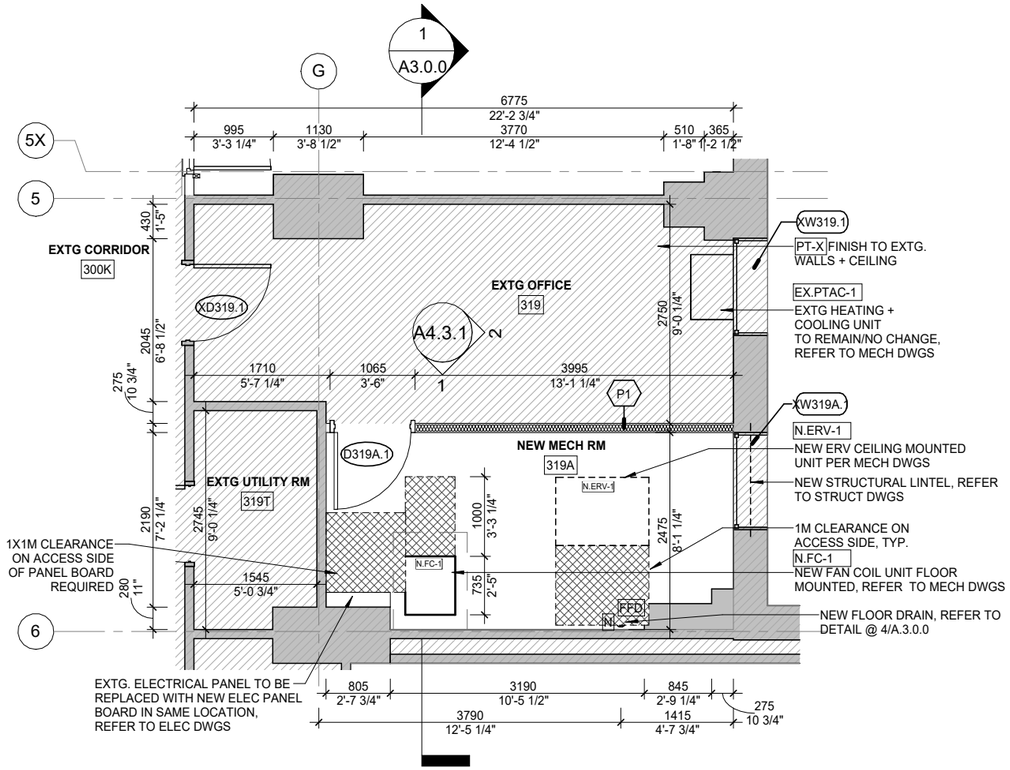
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

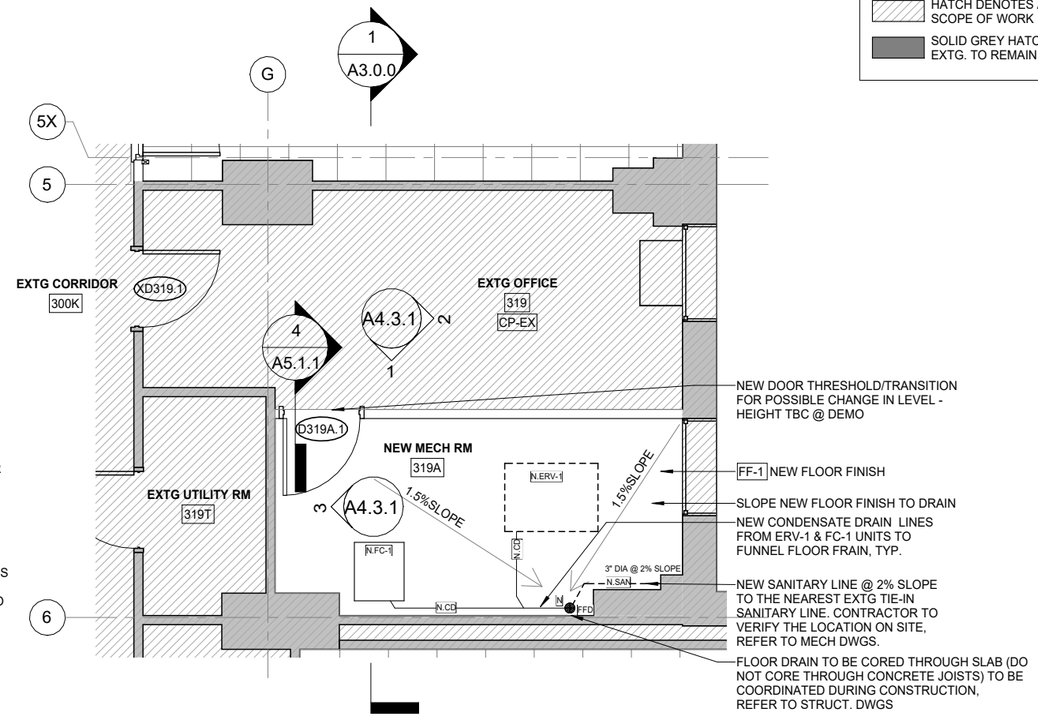
DRAWING TITLE
PROPOSED - ENLARGED PLAN - RM 317 + 318 -POWER/DATA + RCP

SCALE:	1 : 75
START DATE:	2025-06-09 5:57:17 PM
DRAWN BY:	DG
CHECKED:	BVT
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

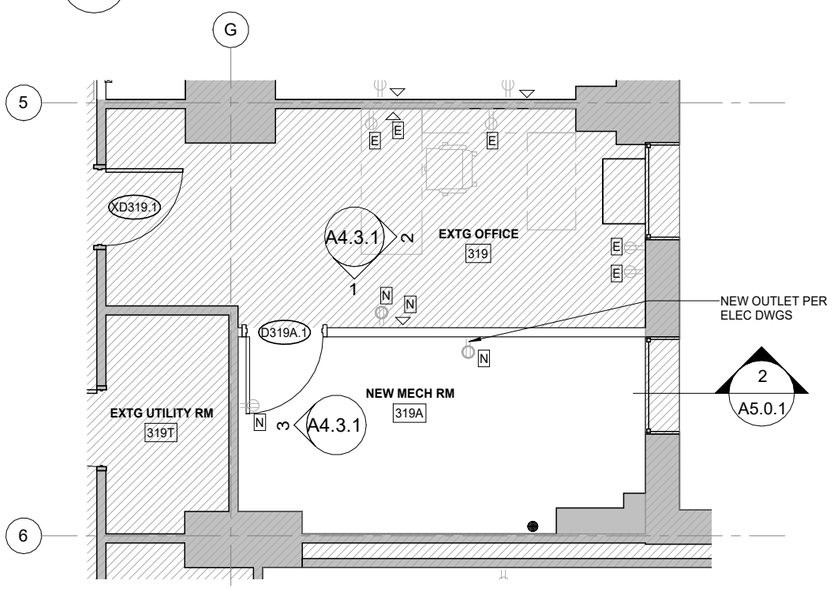
DRAWING NO.
A1.3.1.B



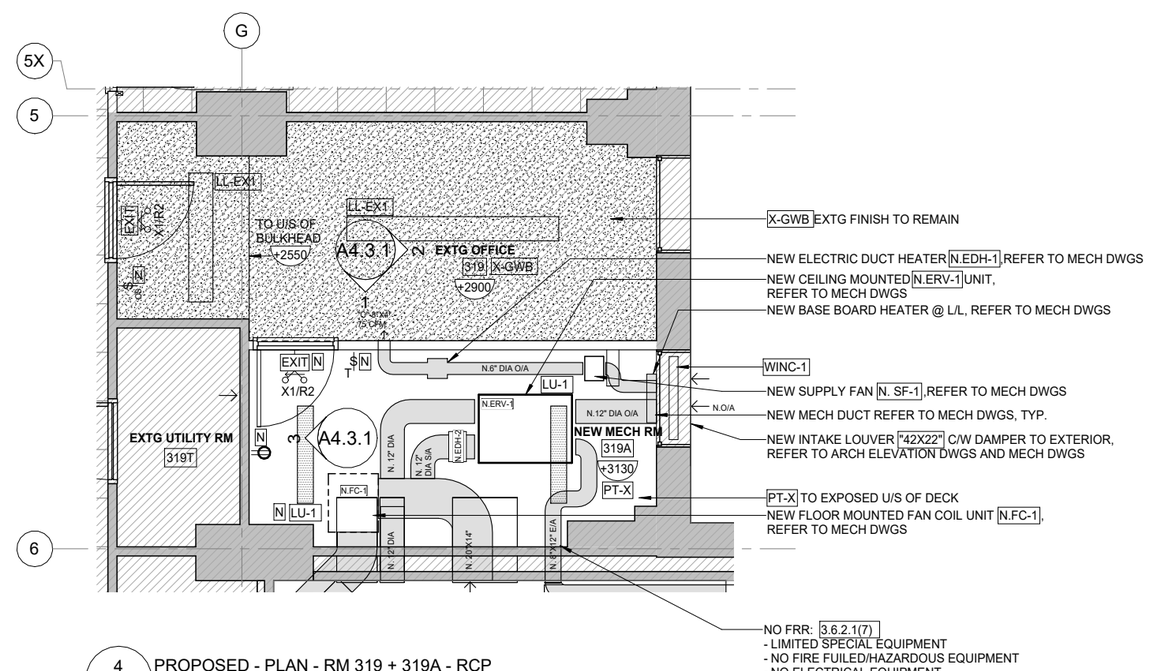
1 A1.3.2 PROPOSED - PLAN - RM 319 + 319A - GEN ARR
1 : 75



2 A1.3.2 PROPOSED - PLAN - RM 319 + 319A - FF
1 : 75



3 A1.3.2 PROPOSED - PLAN - RM 319 + 319A - POWER/DATA
1 : 75



4 A1.3.2 PROPOSED - PLAN - RM 319 + 319A - RCP
1 : 75

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
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6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE 6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

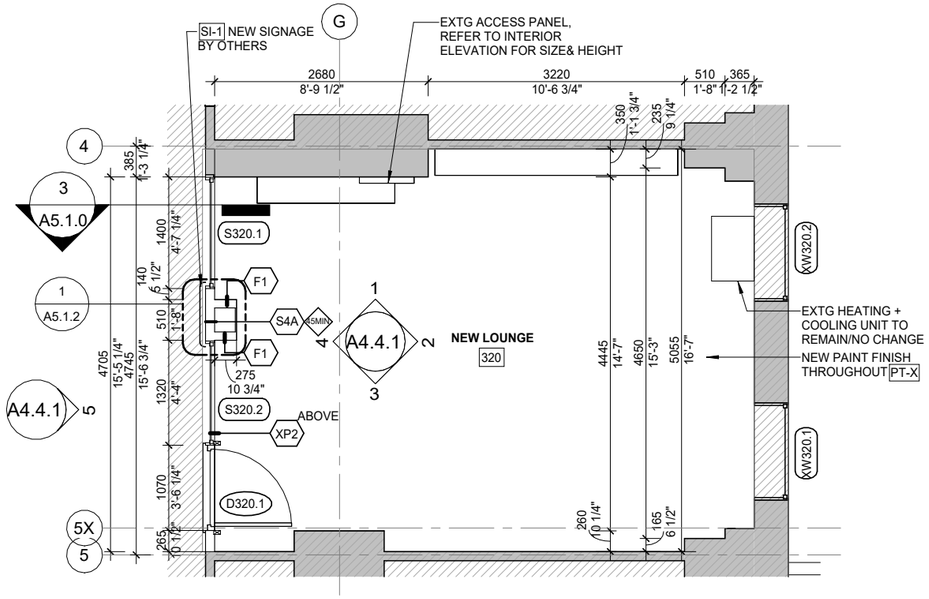
DRAWING TITLE
PROPOSED - ENLARGED PLAN - RM 319 + 319A - GEN ARR + FF + POWER/DATA + RCP

SCALE:	1 : 75
START DATE:	2025-06-09 5:57:18 PM
DRAWN BY:	DG
CHECKED:	BVT
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

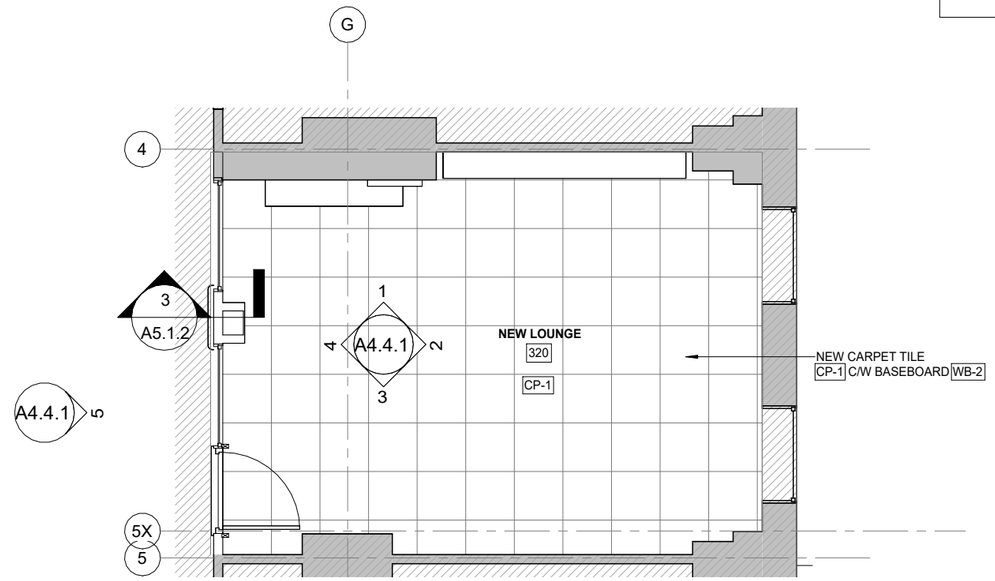
DRAWING NO.
A1.3.2

AREAS INCLUDED IN SCOPE OF WORK

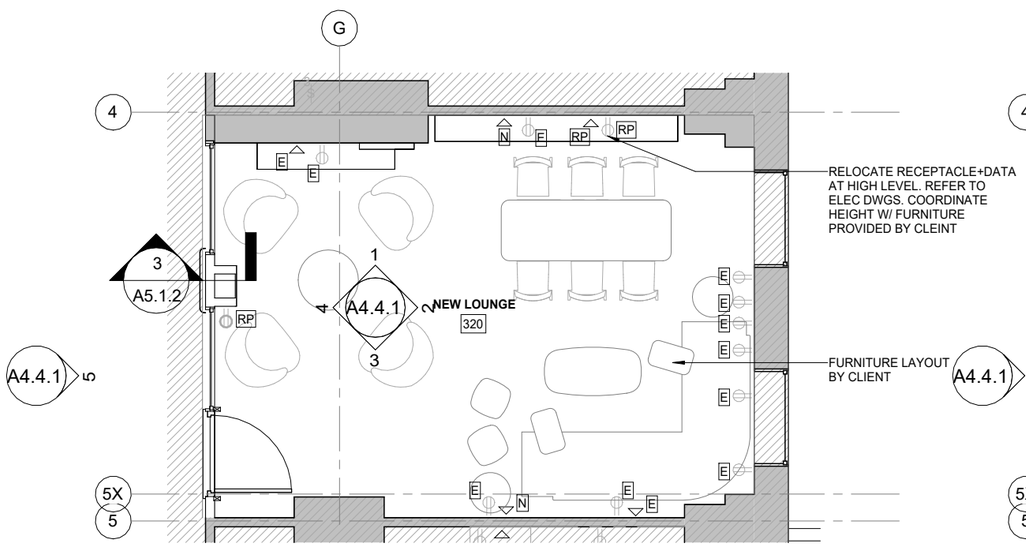
- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN



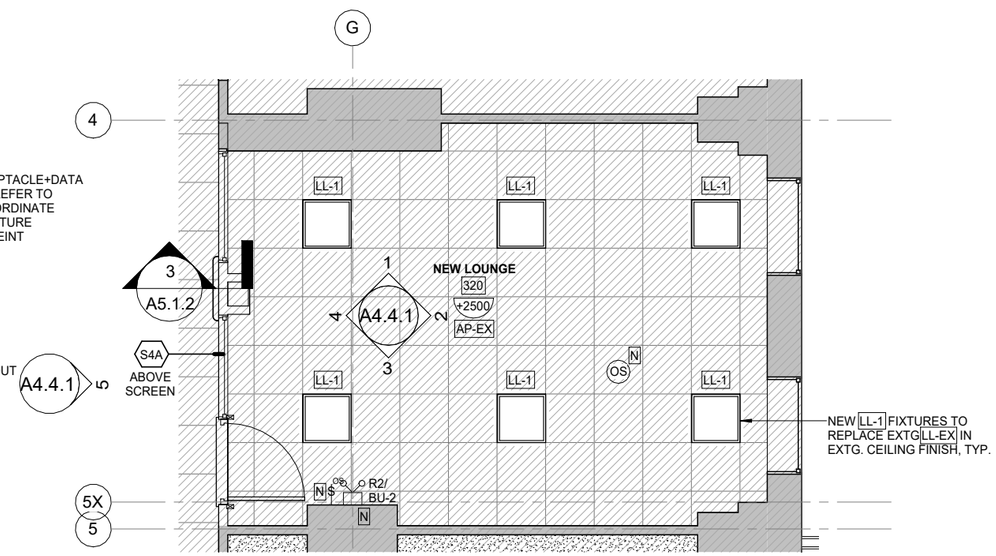
1 / A1.3.3 PROPOSED - PLAN - RM 320 - GEN ARR
1 : 75



2 / A1.3.3 PROPOSED - PLAN - RM 320 - FF
1 : 75



3 / A1.3.3 PROPOSED - PLAN - RM 320 - POWER/DATA
1 : 75



4 / A1.3.3 PROPOSED - PLAN - RM 320 - RCP
1 : 75

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ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE 6538

PROJECT TRUE

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
PROPOSED - ENLARGED PLAN - RM 320 - GEN ARR + FF + POWER/DATA + RCP

SCALE:	1 : 75
START DATE:	2025-06-09 5:57:19 PM
DRAWN BY:	DG
CHECKED:	BVT
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A1.3.3

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

2
A2.0.1

HERITAGE SPECIFIC COMMENT:
NEW REFRIGERANT LINE ENCLOSED IN ALUMINUM CONDUIT THAT MATCHES EXTG. BRICK COLOR

1 A2.0.0 EXTG. ELEVATION - WEST
1 : 1

NEW LOUVER @ NEW OPENING

NEW LOUVER @ EXTG. OPENING

1
A2.0.1

2 A2.0.0 EXTG. ELEVATION - EAST
1 : 1

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ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
ELEVATIONS

SCALE: As indicated
START DATE: 2025-06-09 5:57:20 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A2.0.0

GENERAL NOTE:

AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. AREA TO REMAIN/ NO CHANGE

HERITAGE SPECIFIC COMMENTS:

1. SAVE + STORE ANY REMOVED BRICK FOR FUTURE POSSIBLE REINSTALLATION

2. NEW LOUVER FINISH AND COMPOSITE PANEL AROUND SHOULD MATCH EXISTING BRICK COLOR

3. REFRIGERANT LINE TO BE ENCLOSED IN ALUMINUM CONDUITE THAT MATCHES ETXG. BRICK COLOR

4. EXTERIOR WORK TO NOT IMPACT HERITAGE STONE BANDING AND DECORATIVE ELEMENTS. PROTECT FACADES FROM IMPACT DAMAGE AND INDIRECT DAMAGE DURING EXTERIOR WORK.

5. CONTRACTOR TO PROVIDE ARCHITECT W/ SAMPLES PRIOR TO FABRICATION

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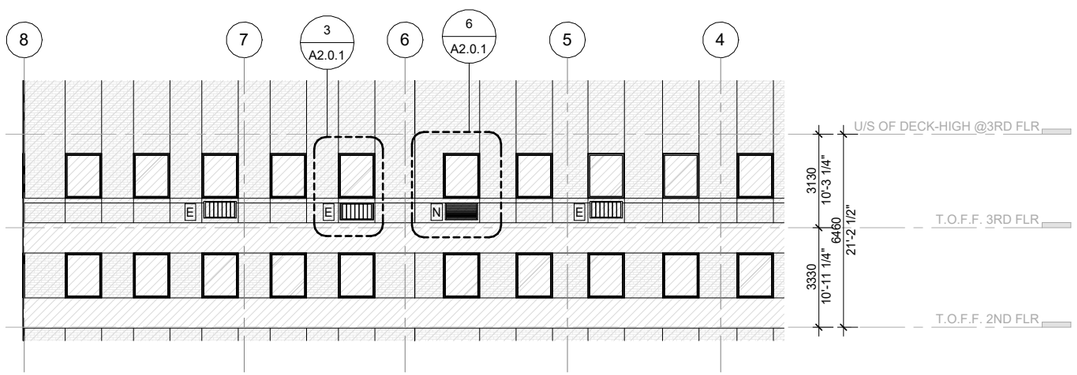
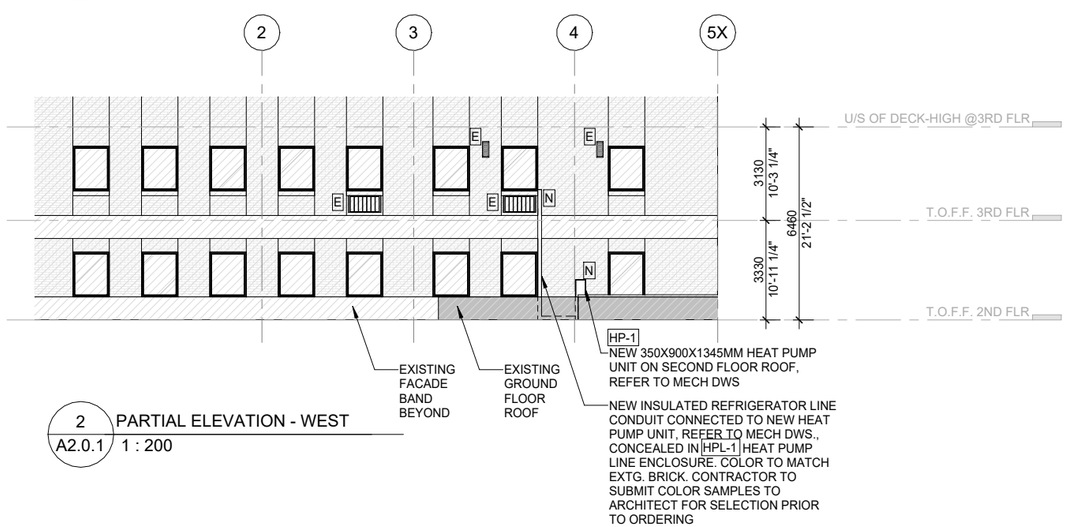
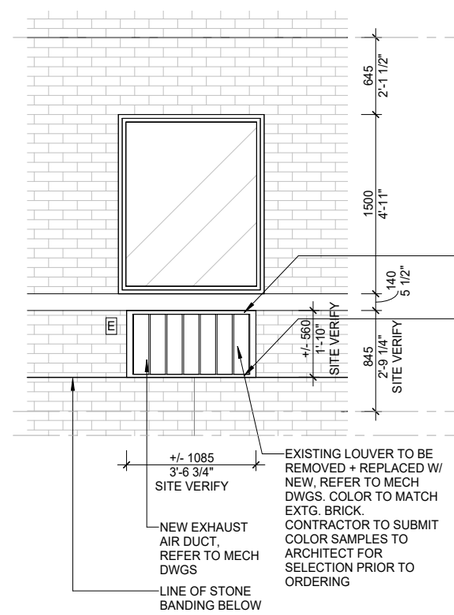
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG



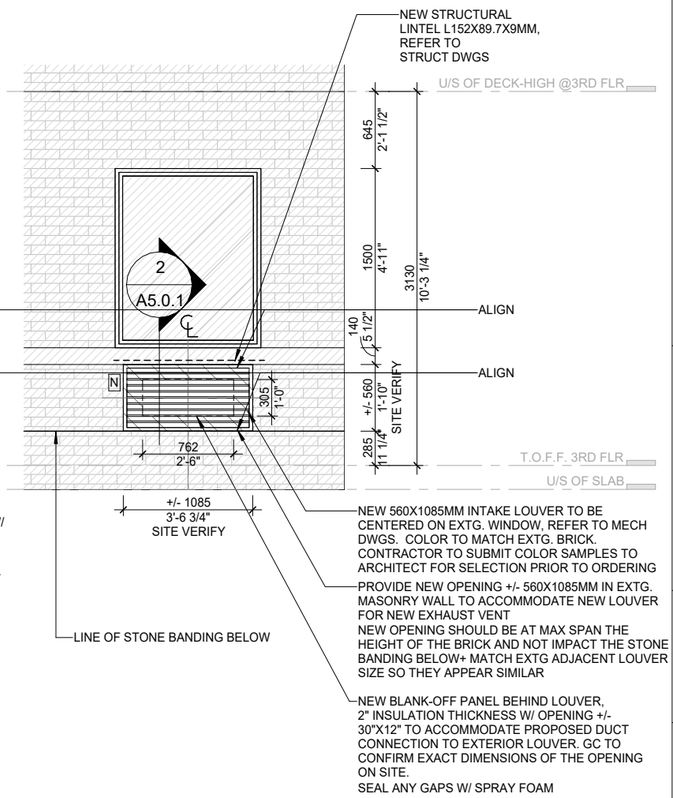
1 / A2.0.1 PARTIAL ELEVATION - EAST
1 : 200



2 / A2.0.1 PARTIAL ELEVATION - WEST
1 : 200



3 / A2.0.1 ELEVATION - EAST - NEW LOUVER RM 318
1 : 50



6 / A2.0.1 ELEVATION - EAST - NEW LOUVER RM 319
1 : 50

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

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TORONTO, CANADA M4Y 1L5

t. 416 880 2096 www.bvtarchitect.com

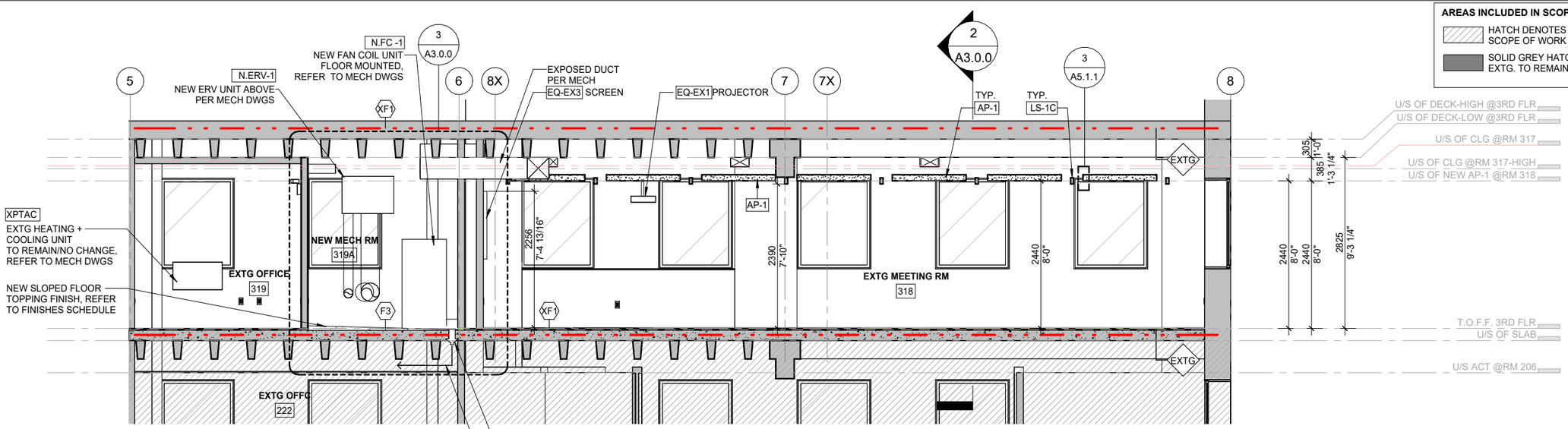
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

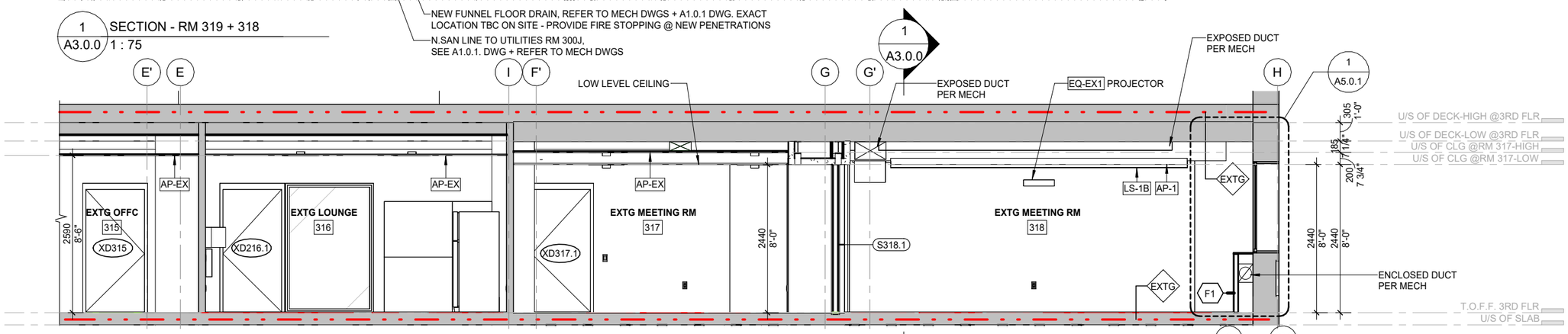
DRAWING TITLE
ELEVATIONS

SCALE:	As indicated
START DATE:	2025-06-09 5:57:23 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

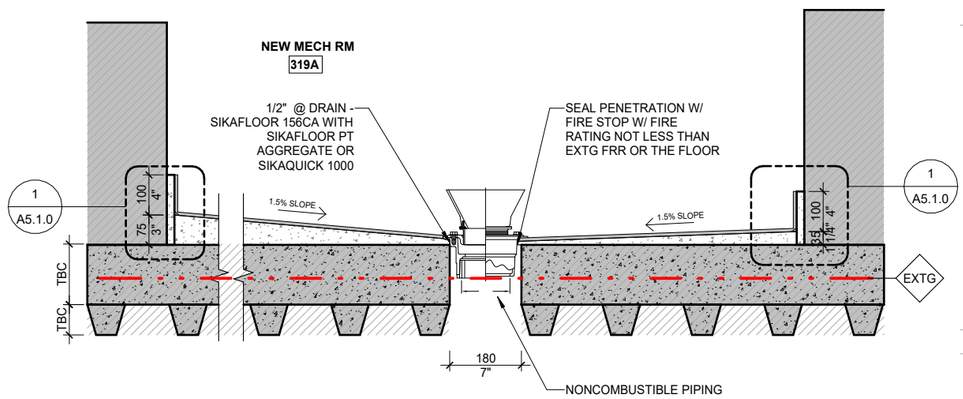
DRAWING NO.
A2.0.1



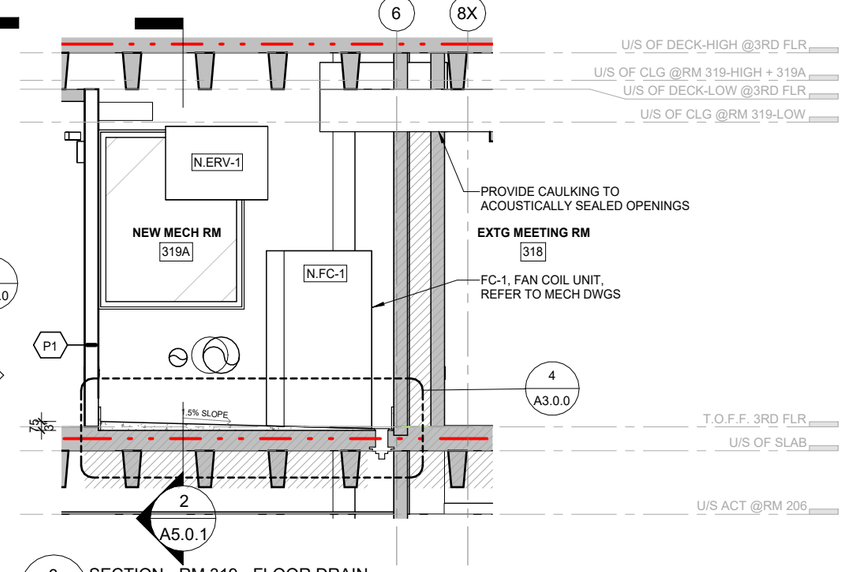
1 / A3.0.0 SECTION - RM 319 + 318
1 : 75



2 / A3.0.0 SECTION - RM 315 + 316 + 317
1 : 75



4 / A3.0.0 SECTION DETAIL - FLOOR DRAIN - RM 319
1 : 15



3 / A3.0.0 SECTION - RM 319 - FLOOR DRAIN
1 : 50

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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11	25.06.10	IF TENDER 100%	BVT/TG

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BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

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18 GLOUCESTER LANE - SUITE 1
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t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
SECTION

SCALE:	As indicated
START DATE:	2025-06-09 5:57:24 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A3.0.0

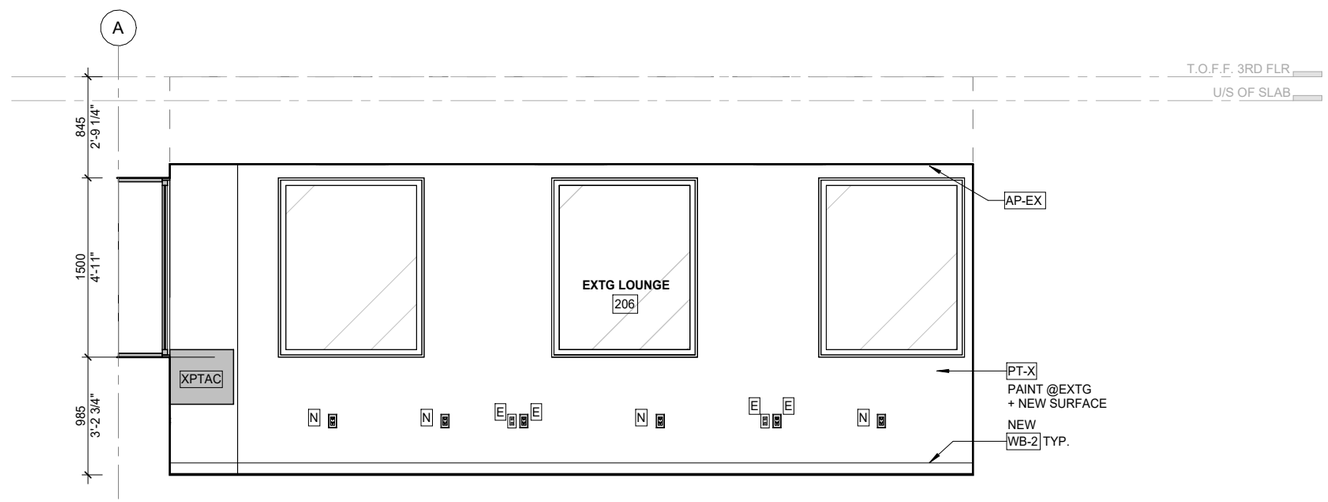
GENERAL NOTE

1. OUTLET/DATA/VOICE HEIGHT @400MM O.C. ABOVE FLOOR FINISH UNLESS NOTED OTHERWISE
2. SWITCH HEIGHT @900MM O.C. ABOVE FLOOR FINISH UNLESS NOTED OTHERWISE
3. EXISTING DOORS TO REMAIN/NO CHANGE UNLESS NOTED OTHERWISE

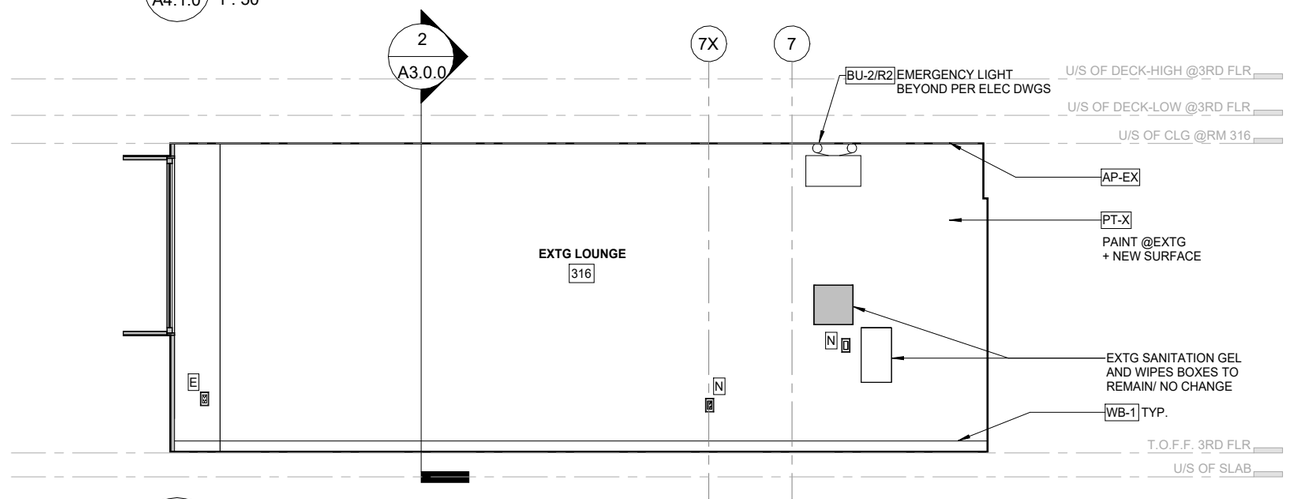
AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN



1 / A4.1.0 INTERIOR ELEVATION - RM 206 - NORTH
1 : 50



5 / A4.1.0 INTERIOR ELEVATION - RM 316 - WEST
1 : 50

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LICENCE
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UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

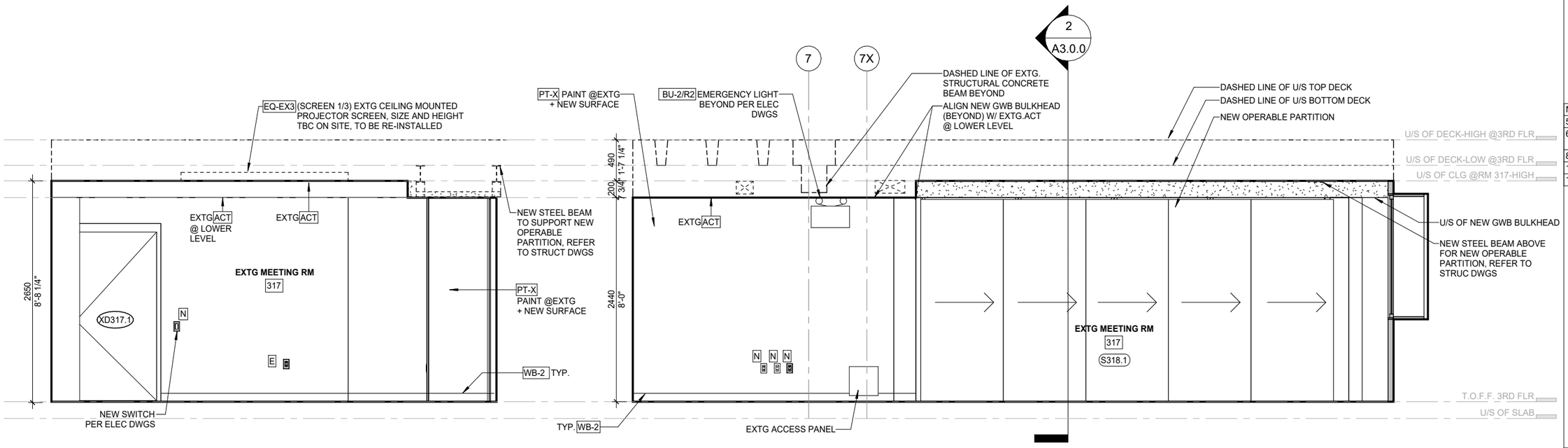
DRAWING TITLE
INTERIOR ELEVATIONS - RM 206 + RM 316

SCALE:	As indicated
START DATE:	2025-06-09 5:57:24 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A4.1.0

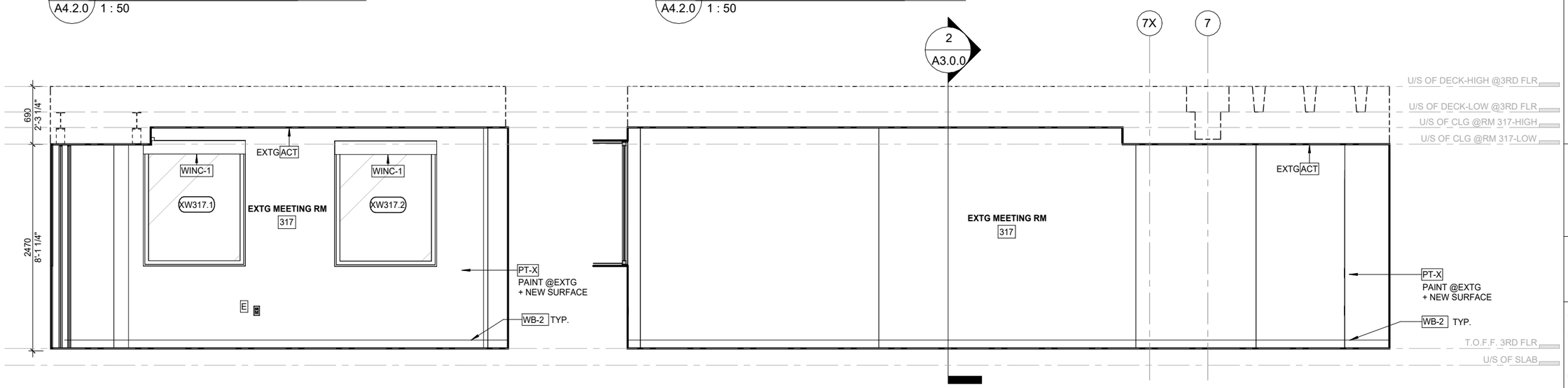
GENERAL NOTE
1. OUTLET/DATA/VOICE HEIGHT @400MM O.C. ABOVE FLOOR FINISH UNLESS NOTED OTHERWISE
2. SWITCH HEIGHT @900MM O.C. ABOVE FLOOR FINISH UNLESS NOTED OTHERWISE
3. EXISTING DOORS TO REMAIN/NO CHANGE UNLESS NOTED OTHERWISE

AREAS INCLUDED IN SCOPE OF WORK
- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN



1 A4.2.0 INTERIOR ELEVATION - RM 317 - NORTH
1 : 50

2 A4.2.0 INTERIOR ELEVATION - RM 317 - EAST
1 : 50



3 A4.2.0 INTERIOR ELEVATION - RM 317 - SOUTH
1 : 50

4 A4.2.0 INTERIOR ELEVATION - RM 317 - WEST
1 : 50

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ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
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BVT A

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UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
INTERIOR ELEVATIONS - RM 317

SCALE: As indicated
START DATE: 2025-06-09 5:57:24 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A4.2.0

GENERAL NOTE

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2. SWITCH HEIGHT @900MM O.C. ABOVE FLOOR FINISH UNLESS NOTED OTHERWISE
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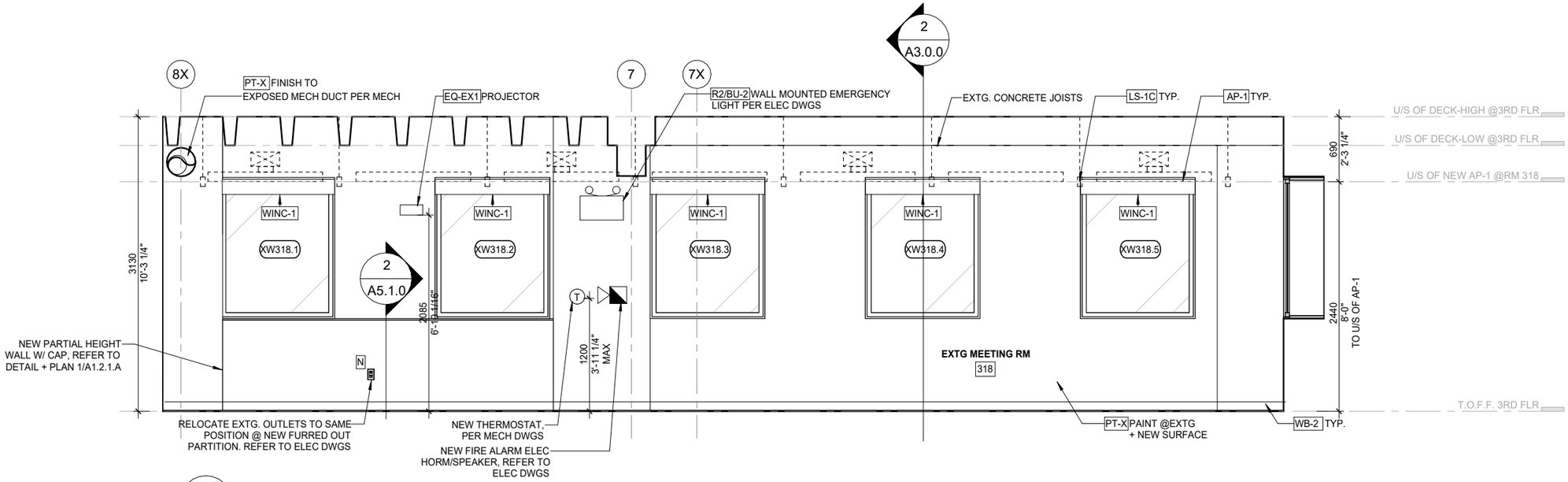
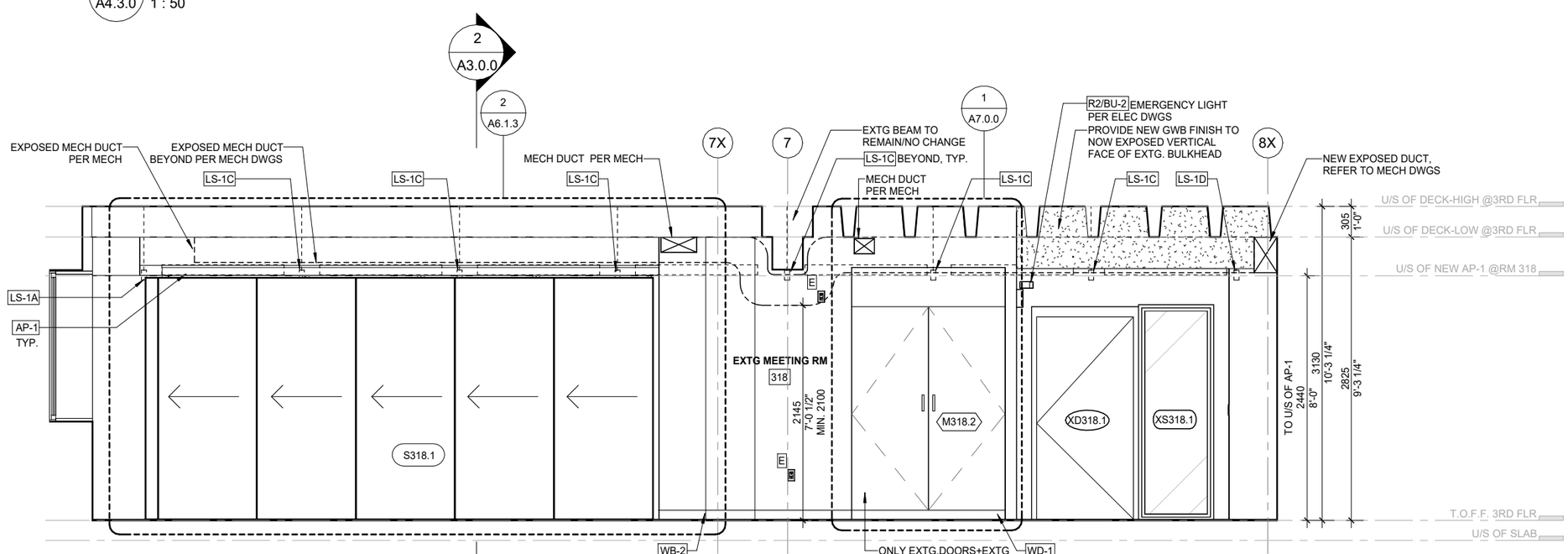
AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN



1 A4.3.0 INTERIOR ELEVATION - RM 318 - EAST 1 : 50



2 A4.3.0 INTERIOR ELEVATION - RM 318 - WEST 1 : 50

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ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE 6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
INTERIOR ELEVATIONS - RM 318

SCALE:	As indicated
START DATE:	2025-06-09 5:57:25 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A4.3.0

GENERAL NOTE
1. OUTLET/DATA/VOICE HEIGHT @400MM O.C. ABOVE FLOOR FINISH UNLESS NOTED OTHERWISE
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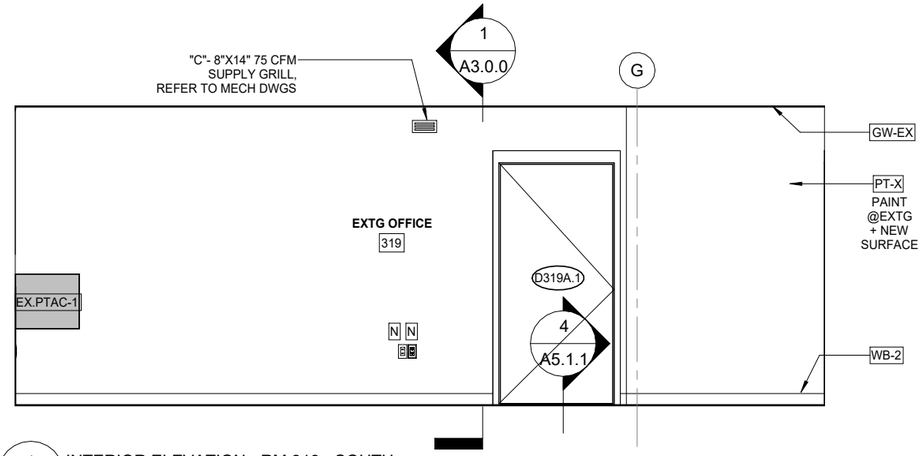
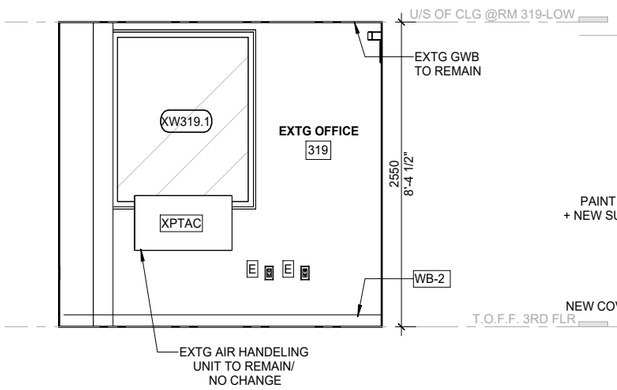
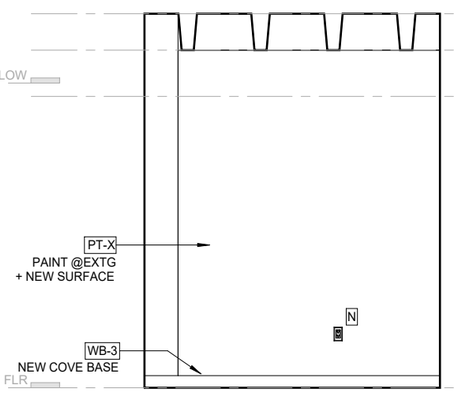


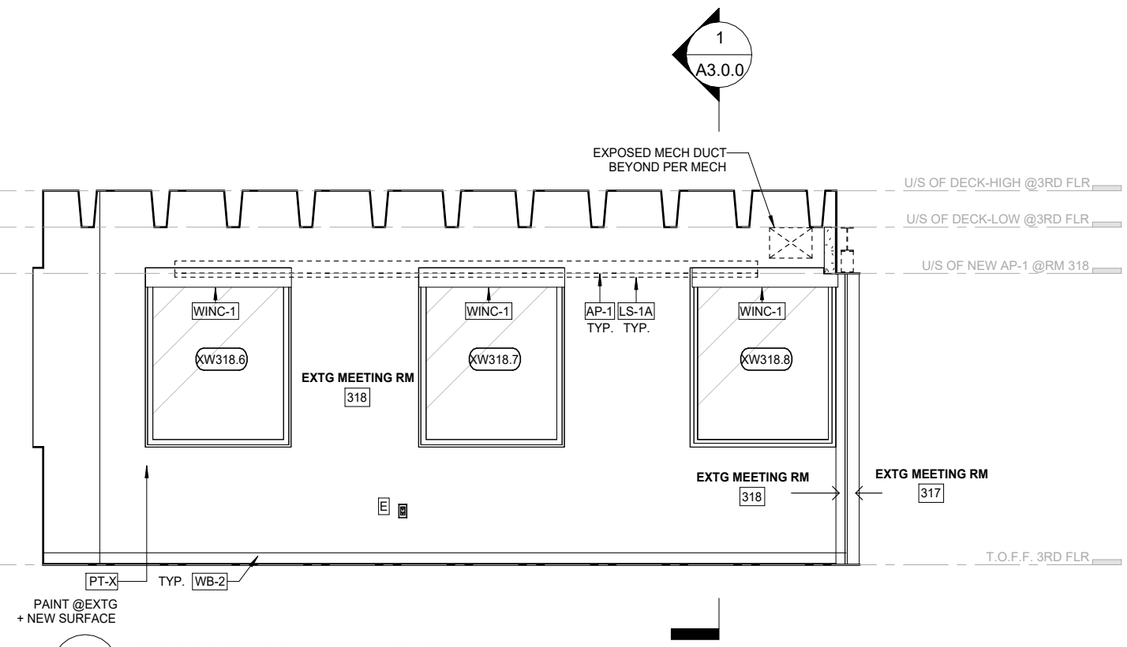
1 / A4.3.1 INTERIOR ELEVATION - RM 319 - SOUTH
1 : 50



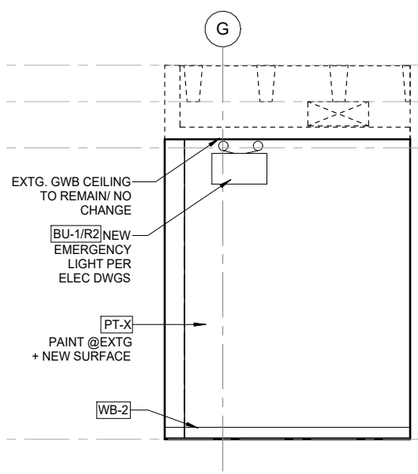
2 / A4.3.1 INTERIOR ELEVATION - RM 319 - EAST
1 : 50



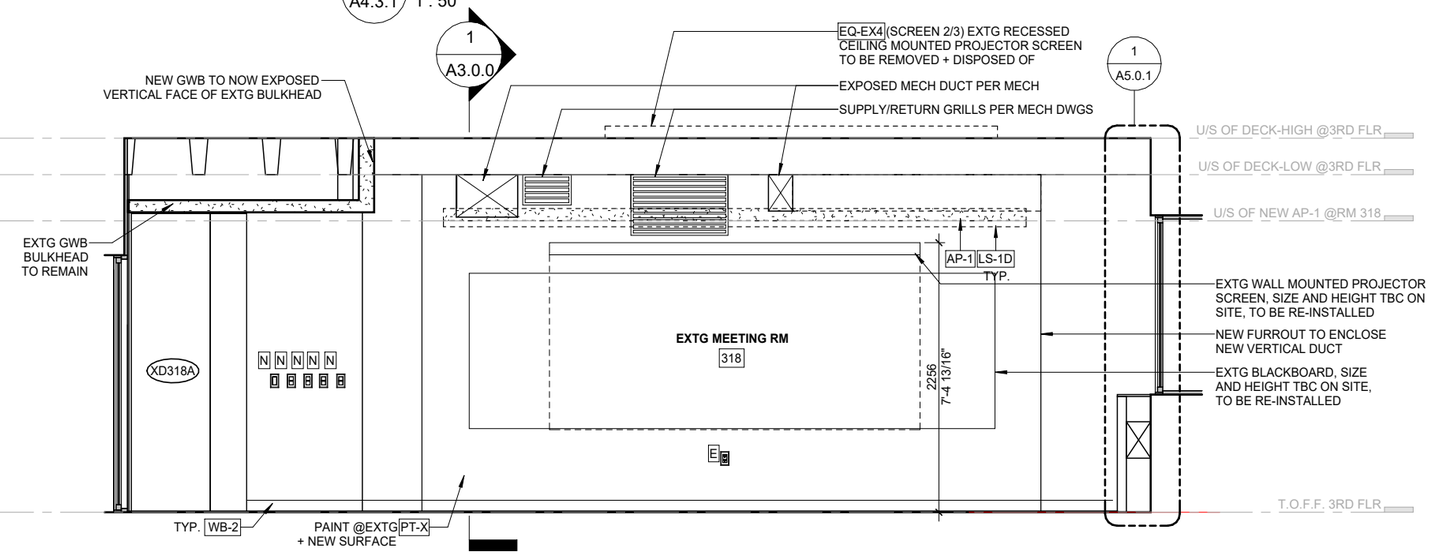
3 / A4.3.1 INTERIOR ELEVATION - RM 319A- WEST
1 : 50



4 / A4.3.1 INTERIOR ELEVATION - RM 318 - SOUTH
1 : 50



5 / A4.3.1 INTERIOR ELEVATION - RM 318 ENTRY - SOUTH
1 : 50



6 / A4.3.1 INTERIOR ELEVATION - RM 318 - NORTH
1 : 50

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BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

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PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
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ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
INTERIOR ELEVATIONS - RM 318 + 319

SCALE:	As indicated
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DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A4.3.1

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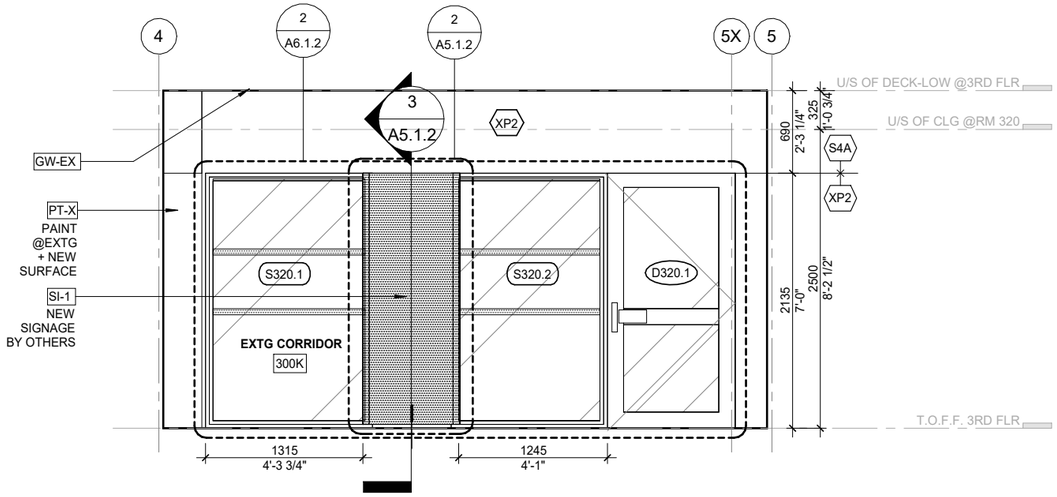
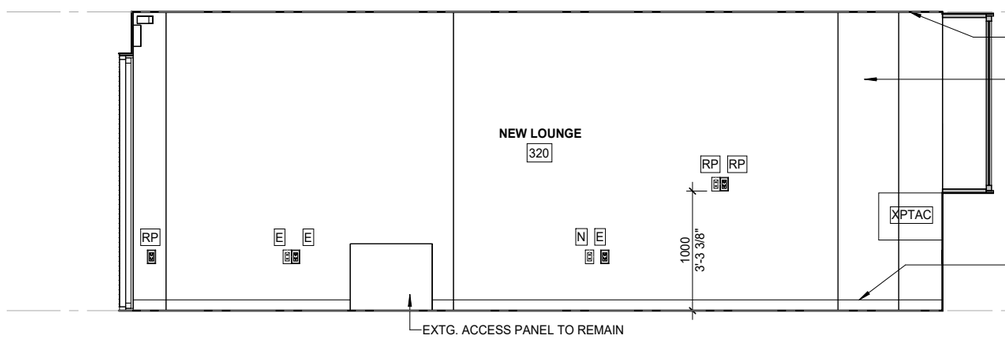
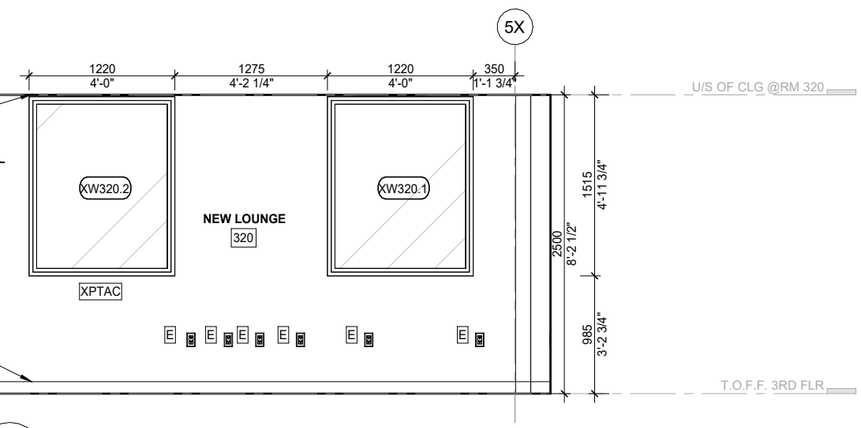


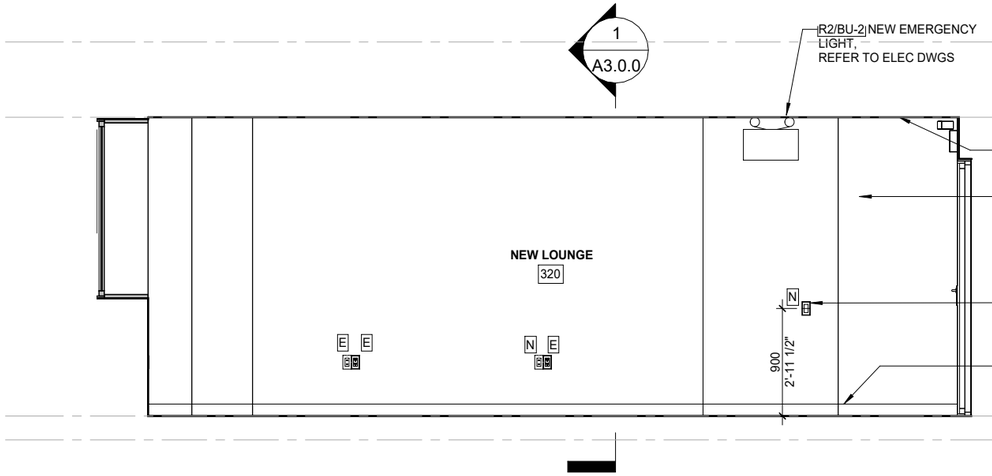
5 / A4.4.1 ELEVATION - RM 320 - EXTERIOR CORRIDOR
1 : 50



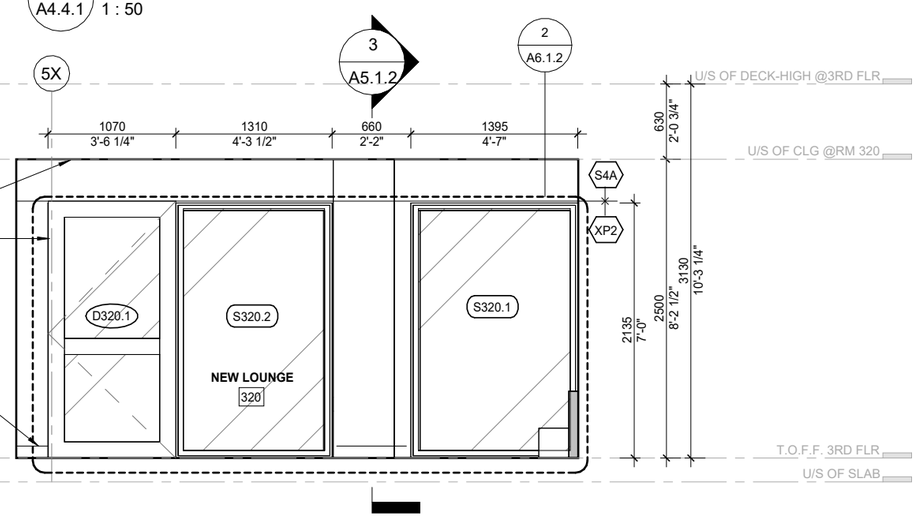
1 / A4.4.1 INTERIOR ELEVATION - RM 320 - NORTH
1 : 50



2 / A4.4.1 INTERIOR ELEVATION - RM 320 - EAST
1 : 50



3 / A4.4.1 INTERIOR ELEVATION - RM 320 - SOUTH
1 : 50



4 / A4.4.1 INTERIOR ELEVATION - RM 320 - WEST
1 : 50

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ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

PROJECT TRUE

BVT A

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PROJECT TITLE
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DRAWING TITLE
INTERIOR ELEVATIONS - RM 320

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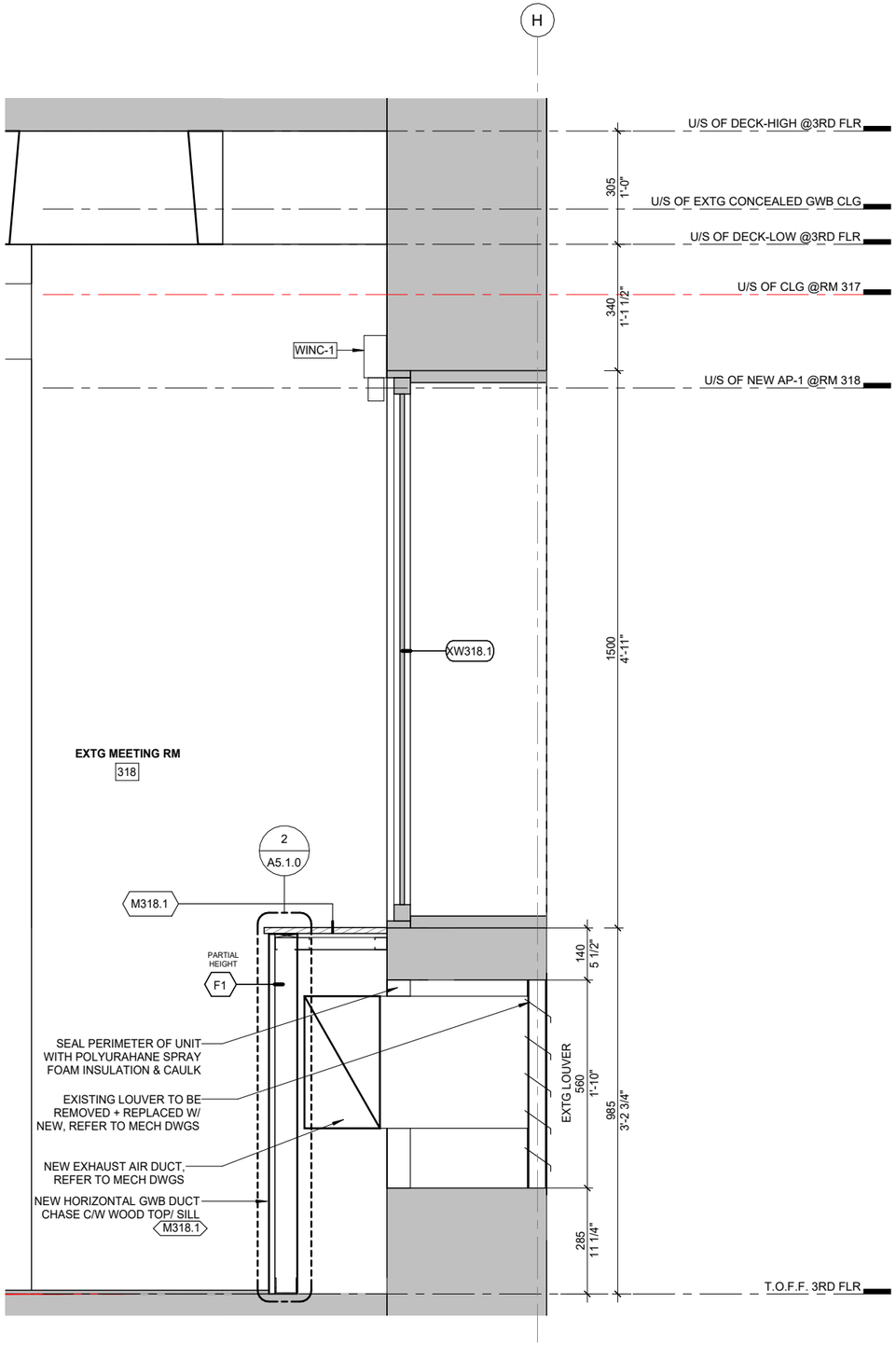
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2024LT
SCHEME:	DD
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A4.4.1



1 / A5.0.1 SECTION - RM 318 - EXTG. LOUVER IN THE EXTERIOR WALL
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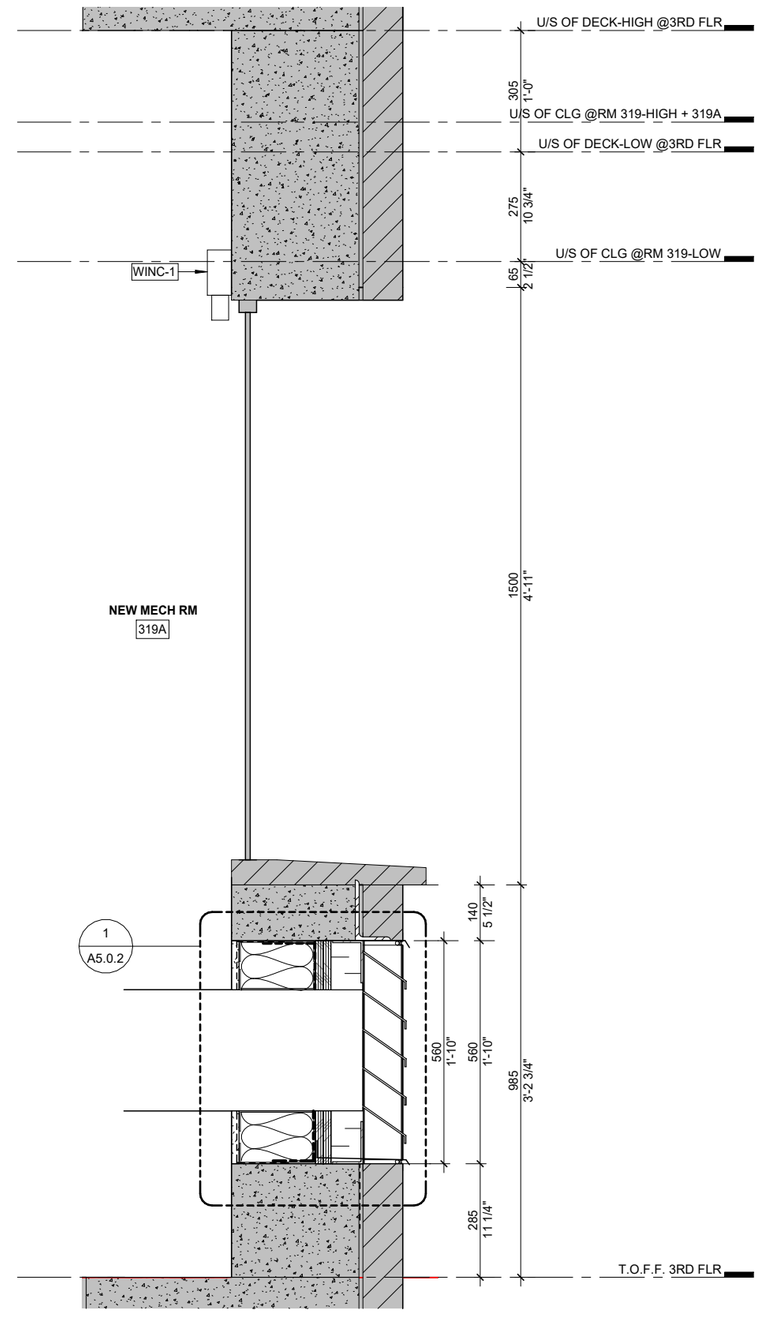

2 / A5.0.1 SECTION - RM319 EXTERIOR LOUVER
1 : 15

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BVT A

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DRAWING TITLE
EXT DETAILS

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DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A5.0.1

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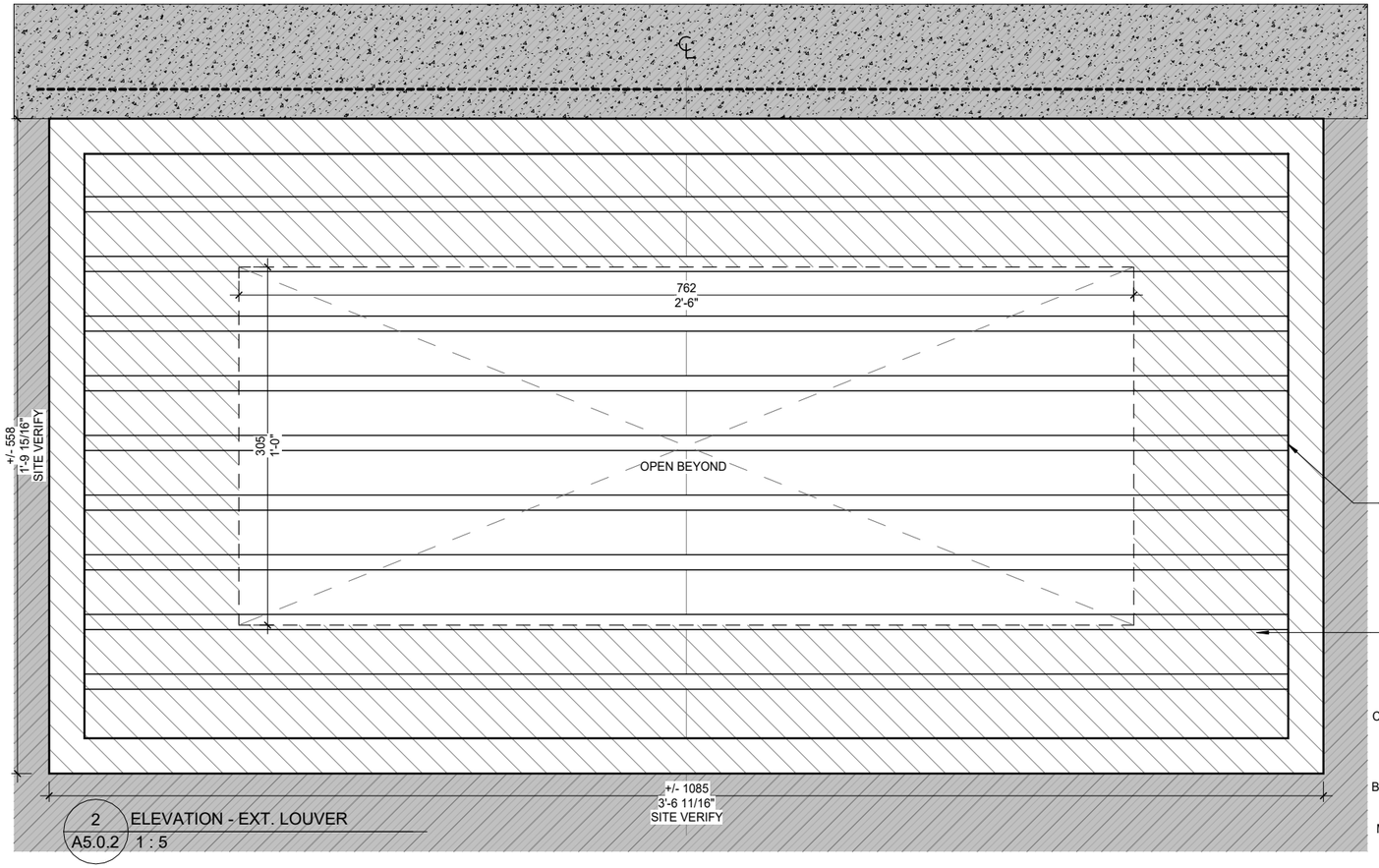
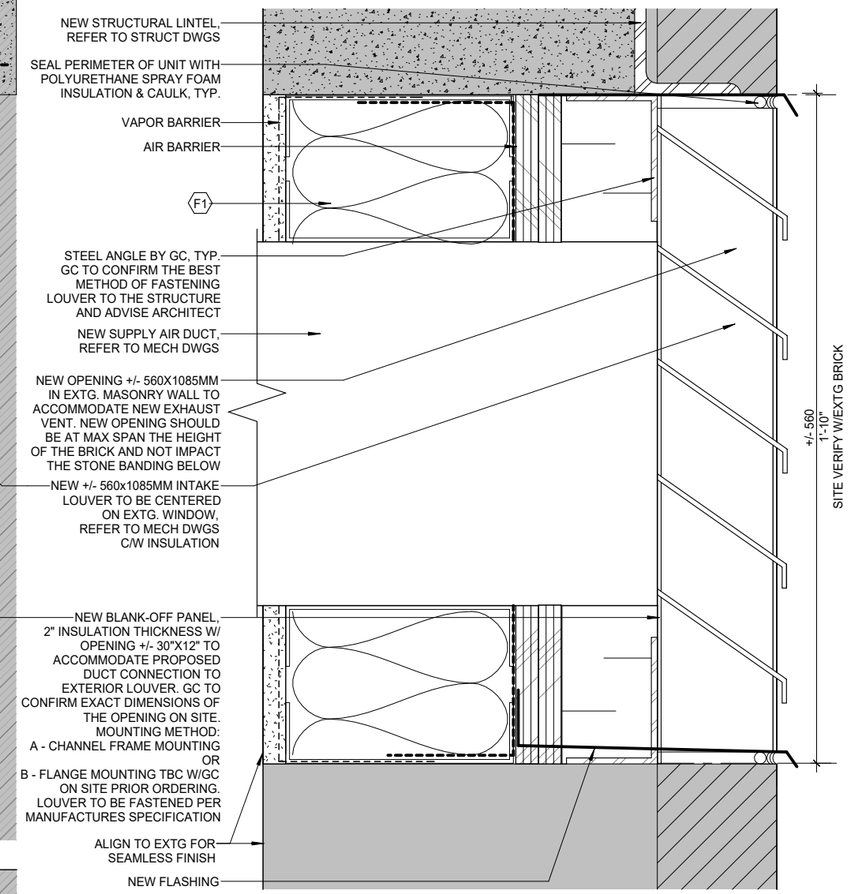
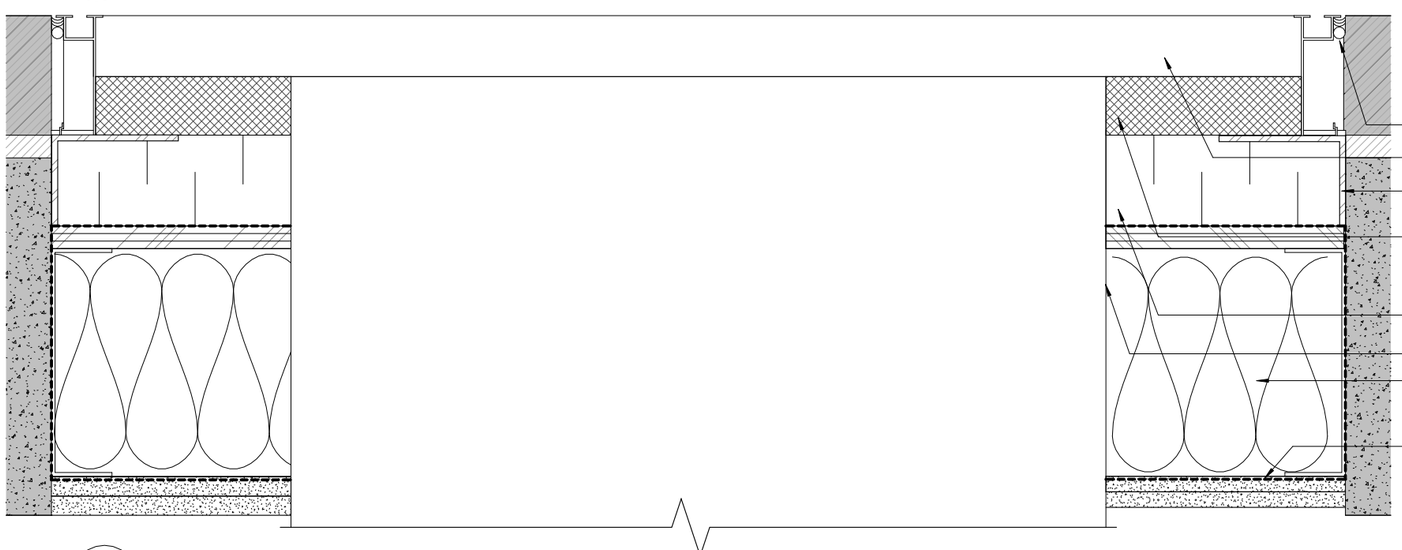


2 A5.0.2 ELEVATION - EXT. LOUVER
1 : 5



1 A5.0.2 SECTION DETAIL- RM319 EXTERIOR LOUVER
1 : 5



3 A5.0.2 PLAN - EXT. LOUVER
1 : 5

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9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

BVT A

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PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A5.0.2

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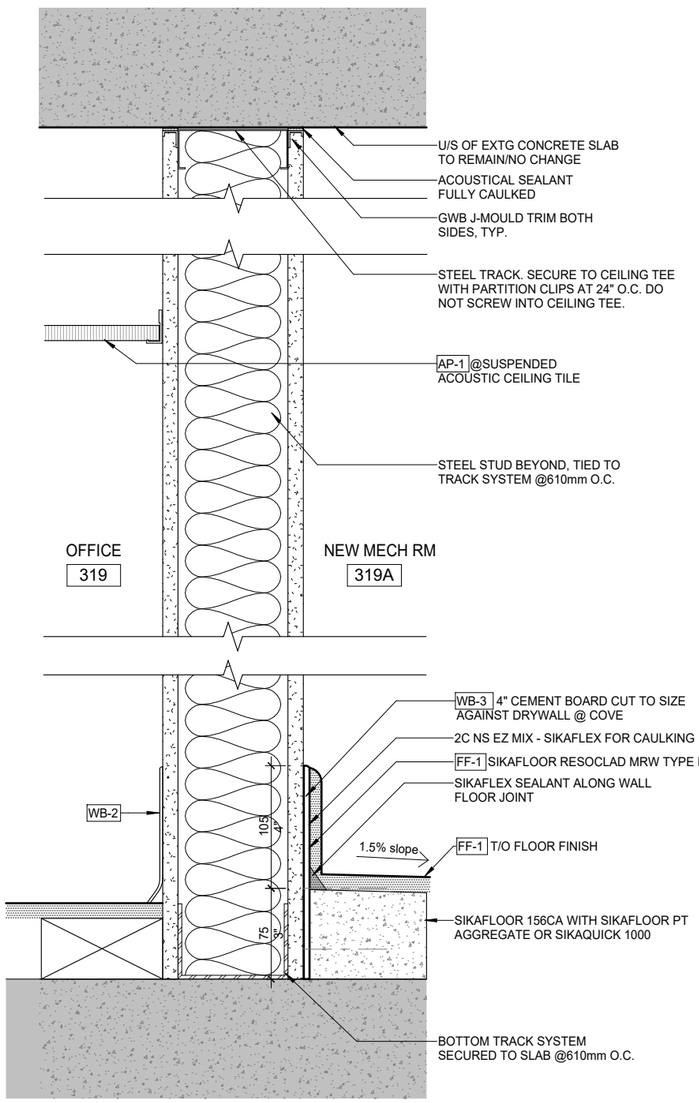
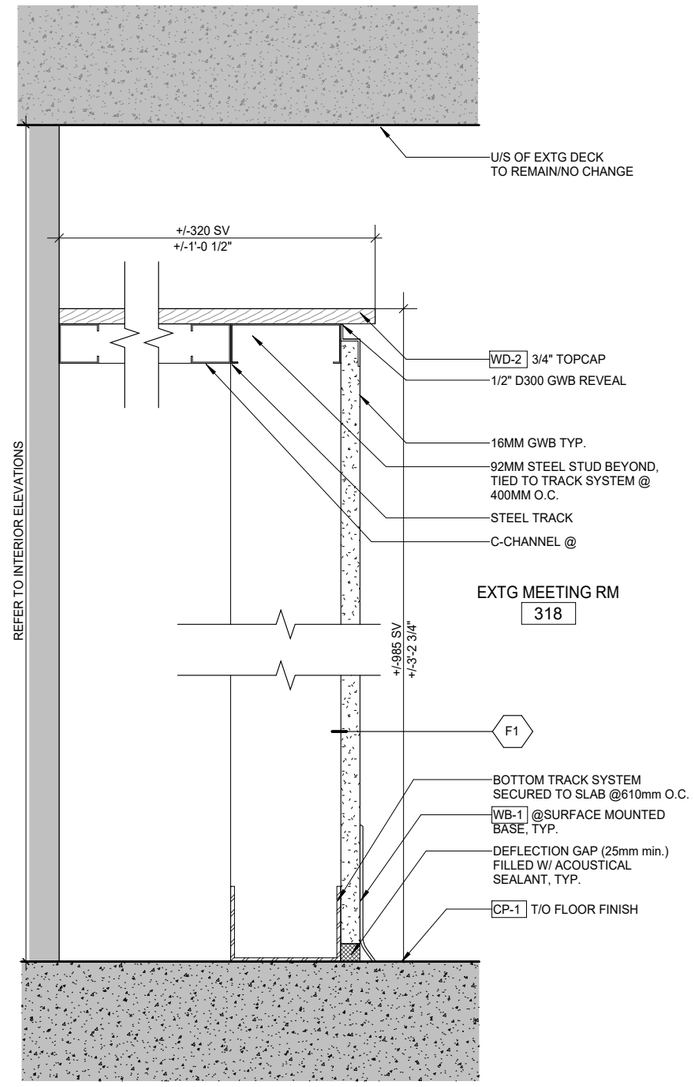
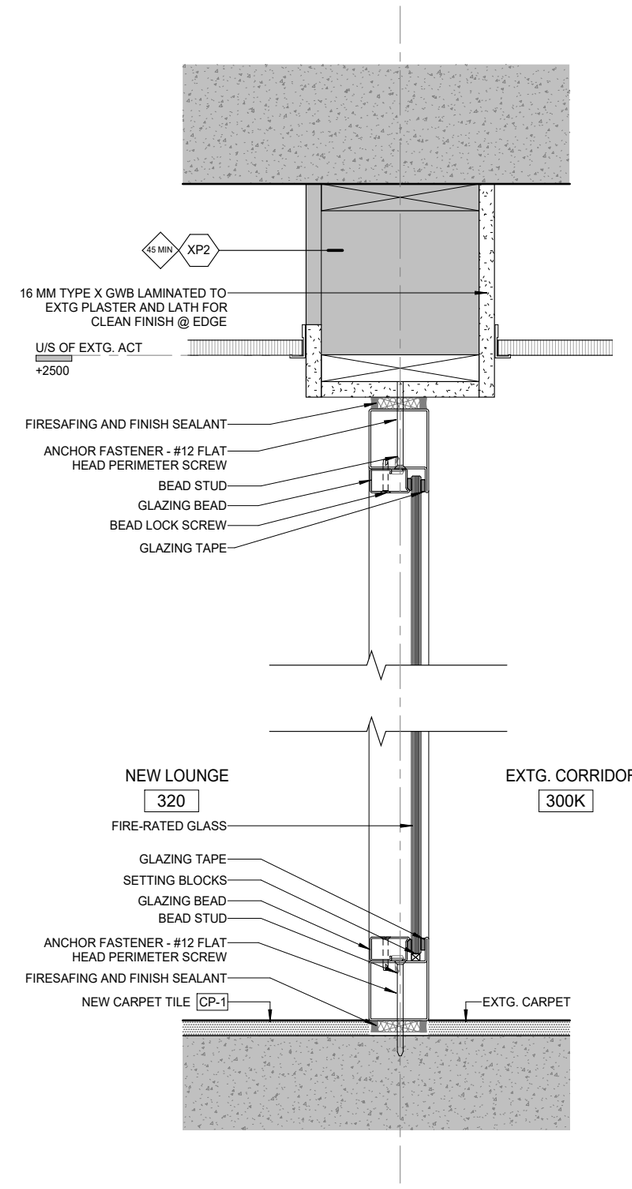


1 / A5.1.0 SECTION DETAIL - TYP. P1 PARTITION TO U/S DECK @ RM 319
1 : 5



2 / A5.1.0 SECTION DETAIL - PARTIAL HEIGHT FURR OUT PARTITION W/WOOD TOP CAP
1 : 5



3 / A5.1.0 SECTION DETAIL - FIRE RATED GLAZING PARTITION @ RM 320
1 : 5

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REVIT RELEASE: 2020LT
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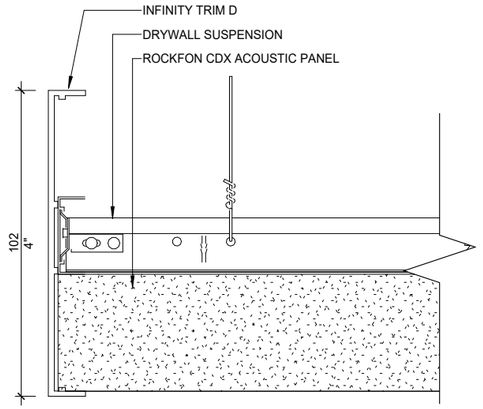
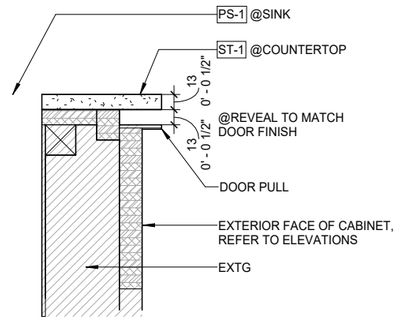
PROJECT NUMBER: 2309UT-JCKM-OFFC

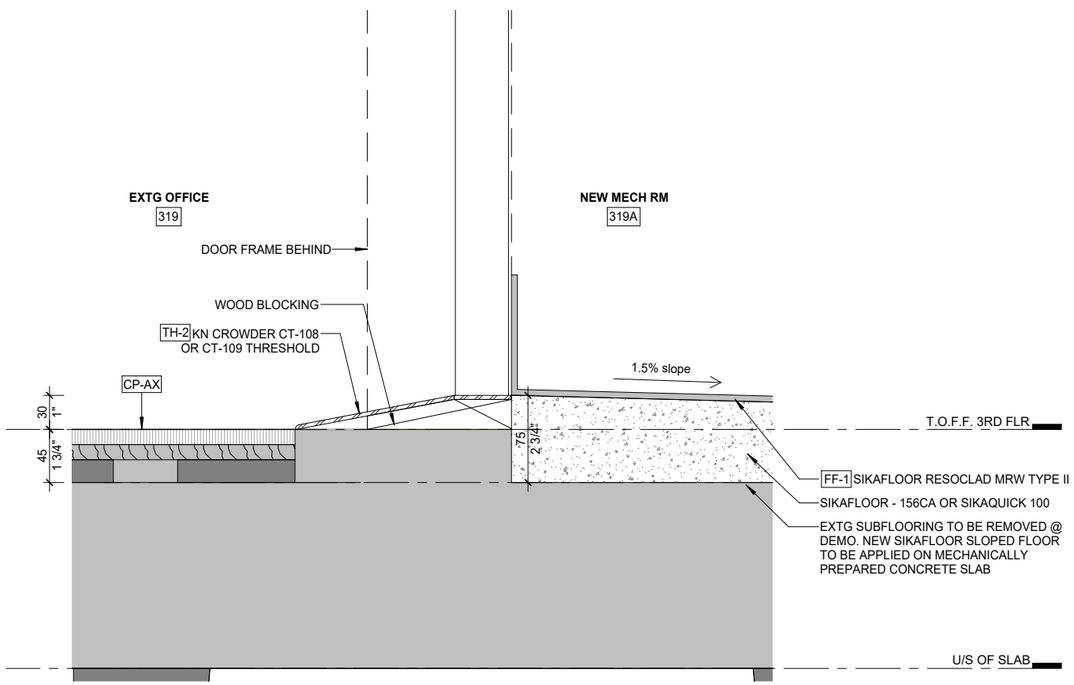
DRAWING NO.
A5.1.0



3 A5.1.1 SECTION DETAIL - AP-1 CEILING PANEL
1 : 2



2 A5.1.1 SECTION DETAIL - COUNTERTOP EDGE
1 : 5



4 A5.1.1 SECTION DETAIL - FLOOR TRANSITION @ RM 319&319A
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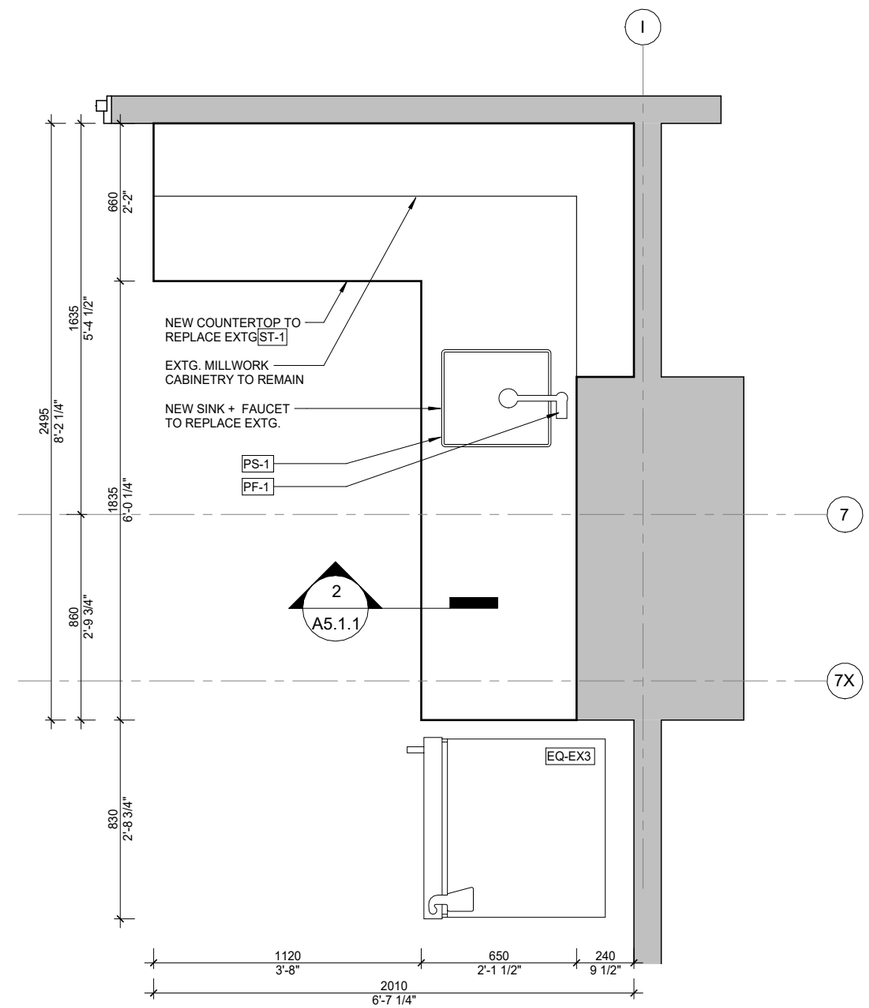

1 A5.1.1 PLAN - KITCHEN COUNTERTOP
1 : 25

AREAS INCLUDED IN SCOPE OF WORK

HATCH DENOTES AREA OUTSIDE SCOPE OF WORK

SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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5	24.06.07	IF TENDER-CR	BVT/DG
6	24.06.17	IF CLASS A COSTING	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

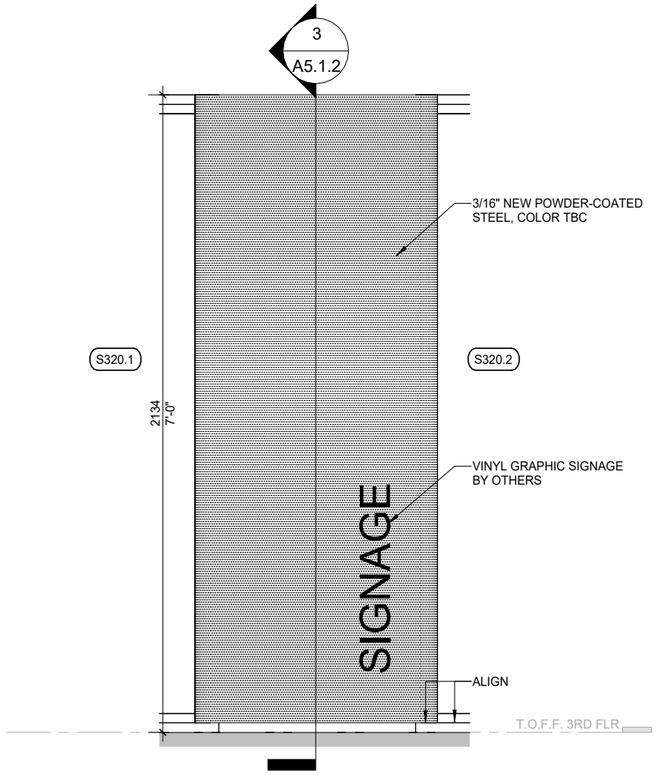
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

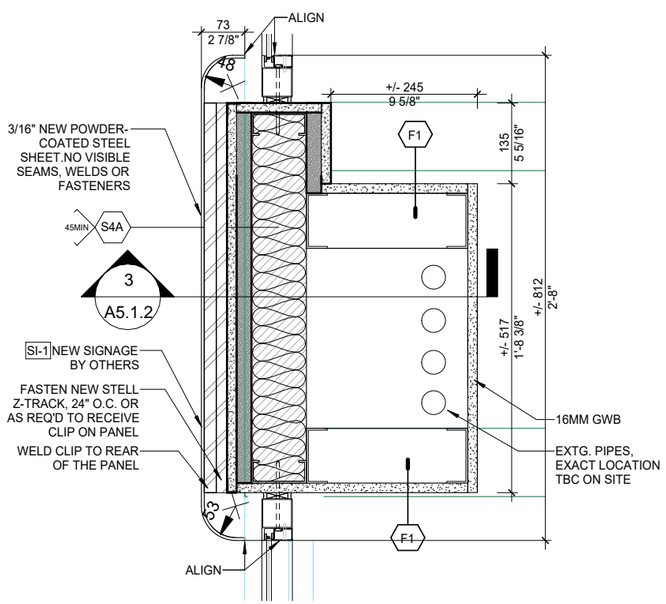
DRAWING TITLE
INTERIOR DETAILS

SCALE: As indicated
START DATE: 2025-06-09 5:57:28 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A5.1.1



2 A5.1.2 ELEVATION - RM320 - SIGNAGE
1 : 20



1 A5.1.2 PLAN DETAIL - RM320 - SIGNAGE
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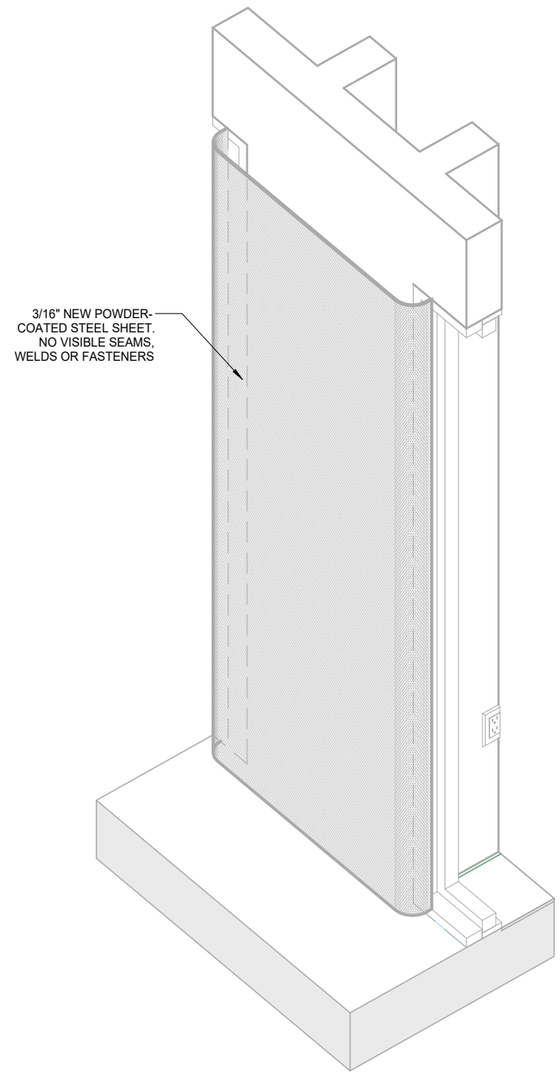
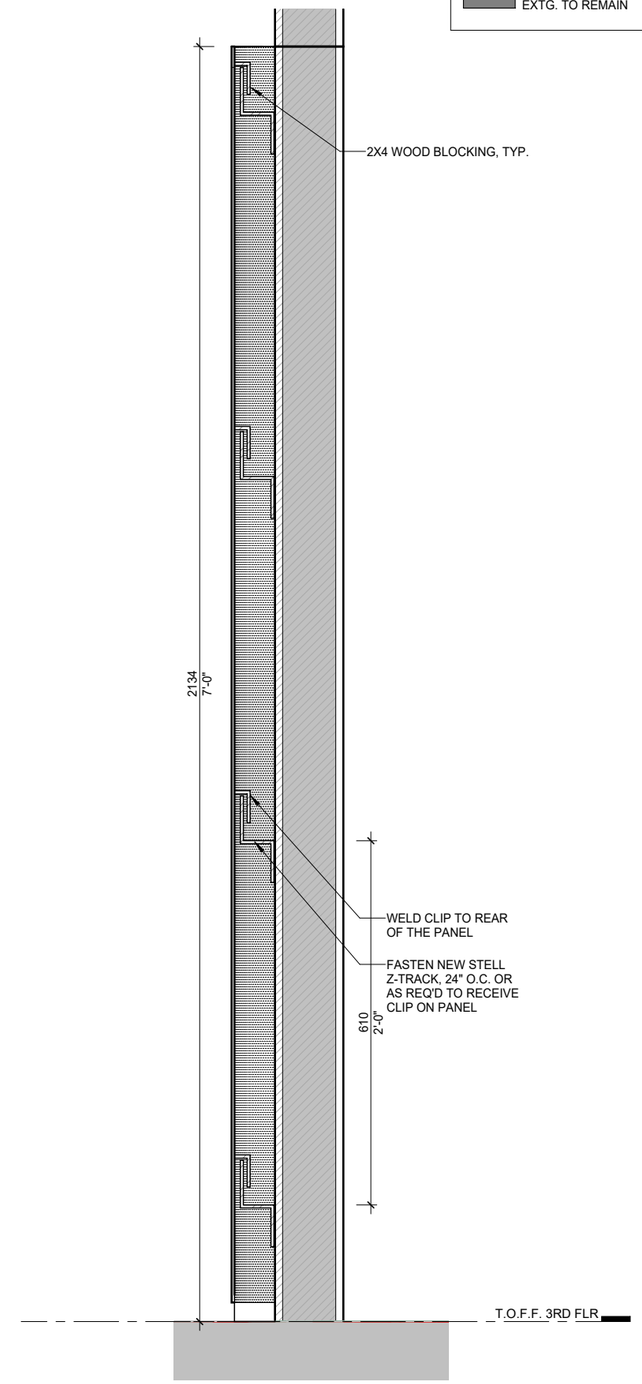


4 A5.1.2 AXO-RM 320 - SIGNAGE



3 A5.1.2 SECTION DETAIL - RM 320 - SIGNAGE
1 : 10

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- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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INTERIOR DETAILS - SIGNAGE

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CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A5.1.2

ROOM FINISH SCHEDULE

INTERIOR FINISHES - REFER TO INTERIOR ELEVATIONS FOR EXTENTS

FLAME SPREAD RATING MAX. 150, DOORS MAX. 200, PER OBC 2012 DIV B. 3.1.13.2, FLAME SPREAD RATING

#	ROOM NAME	FLOOR			WALL								CEILING			COMMENTS
		MATERIAL	FINISH	BASE	NORTH	FINISH	EAST	FINISH	SOUTH	FINISH	WEST	FINISH	MATERIAL	FINISH	HEIGHT	
2ND FLOOR																
206	EXTG LOUNGE	CP-1	SPARE	WB-2	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG ACT - NO CHANGE		2600	
3RD FLOOR																
316	EXTG LOUNGE	LVT-1; CP-2	SPARE	WB-1	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG ACT - NO CHANGE	-	2590	
317	EXTG MEETING ROOM	CP-1	SPARE	WB-2	EXTG GWB - NO CHANGE	PT-X	GWB/OPERABLE PARTITION	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG ACT - NO CHANGE	-	2640 - HIGH 2440 - LOW	
318	EXTG MEETING ROOM	CP-1	-	WB-2	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	GWB/OPERABLE PARTITION	PT-X	EXPOSED CONCRETE DECK, PT-X FINISH + AP-1	-	3130 - TO U/S OF DECK 2240 - AP-1	
319	EXTG OFFICE	EXTG	SPARE	WB-1	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	GWB	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	-	2900	
319A	NEW MECHANICAL ROOM	FF-1	EPOXY FINISH	WB-3	GWB	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG/EXPOSED	PT-X	3130	
320	NEW LOUNGE	CP-1	SPARE	WB-2	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	EXTG GWB - NO CHANGE	PT-X	GWB/ GLASS SCREEN	PT-X	EXTG ACT - NO CHANGE	-	2500	

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	MODEL	SIZE / PROFILE	SUPPLIER	NOTES
AP-EX	EXISTING SUSPENDED ACOUSTIC TILE PANEL	REFER TO RCP	EXTG. TO REMAIN, UNLESS NOTED OTHERWISE				
AP-1	NEW SUSPENDED ACOUSTIC TILE PANEL	RM 318	WHITE	ROCKFON SONAR CDX	DRYWALL SUSPENSION - 2'X8'X1",CW/ 4" INFINITY D EDGE TRIM	ROCKFON	MAX. 150 FSR ULC RATING PER OBC 3.1.13.2 (1)

09 20 - PLASTER & GYPSUM BOARD

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	MODEL	SIZE / PROFILE	SUPPLIER	NOTES
GWB	NEW GWB	REFER TO PLANS, RCP+ INT. ELEVS	PT-X	TYPE X WHERE NOTED ON RCP, INT ELEV+ DETAILS, REFER TO A5.1.0	5/8"		REFER TO A0.0.3 CONSTRUCTION TYPES - WALL/PARTITION FOR ASSEMBLIES

09 60 - FLOORING

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	MODEL	SIZE / PROFILE	SUPPLIER	NOTES
CO-EX	EXTG CONC	REFER TO PROPOSED FLOOR FINISH	EXISTING TO REMAIN/ NO CHANGE				
CP-EX	EXTG CARPET TILLE		EXISTING TO BE REMOVED				
FV-EX	EXISTING VINYL FLOOR TILE		EXISTING TO BE REMOVED				
CP-1	NEW CARPET FLOOR TILE	EXTG LOUNGE RM 206 + MTG RM 317 + 318	FLAGSTONE 06505	POURED	24X24" TILE	SHAW CONTRACT	INSTALLATION METHOD: QUARTER TURN
CP-2	AREA RUG FOR LOUNGE	EXTG LOUNGE/KITCHENETTE RM 316	MIDNIGHT 83473	WATERCOLOUR	11'-0" DIA.	SHAW CONTRACT	-
LVT-1	NEW LUXURY VINYL FLOOR TILE	EXTG LOUNGE/KITCHENETTE RM 316	STYLE NAME: COMINGLE STYLE NUMBER: 4350V COLOUR: CONCRETE 50105		9" X 48"	SHAW CONTRACT	INSTALLATION METHOD: ASHLAR *COLD WELD SEAMS - T.B.C.
FF-1	NEW EPOXY FINISH TO EXPOSED EXTG CONCRETE FLOOR	RM 319A	NOTE 2	SIKAFLOOR RESOCLAD MRW TYPE II		SIKA FLOORING	APPLIED ON TOP OF SIKAQUICK-100/ SIKFLOOR 156CA SLOPED FLOORING

09 60 - FLOORING

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	MODEL	SIZE / PROFILE	SUPPLIER	NOTES
TH-1	NEW THRESHOLD	REFER TO PROPOSED FLOOR FINISH	40 BLACK	SLT-XX-J	1/8"	TARKETT	INSTALL BETWEEN NEW FLOOR FINISHES AND EXTG FINISH IN THE CORRIDOR
TH-2	NEW THRESHOLD	RM 319& 319A	-	CT-108/CT-109	5 5/16"	KN CROWDER	INSTALL BELOW NEW DOOR D319A.1
WB-EX	EXISTING BASEBOARD	WALLS - REFER TO INTERIOR ELEVATIONS	EXISTING TO REMAIN/ NO CHANGE				
WB-1	NEW TRADITIONAL WALLBASE - RUBBER		40 BLACK	DC-XX	4"	TARKETT	INSTALL AT AREAS WITH LVT-1 FLOORING
WB-2	NEW TIGHTLOCK WALLBASE - RUBBER			TDC-XX			INSTALL AT AREAS WITH CP-1 FLOORING
WB-3	COVE BASE	RM 319A	NOTE 2				REFER TO BASE DETAIL @ A5.1.0 AND A3.0.0

09 91 - PAINTING

GENERAL NOTES:
1. PAINT SCHEDULE TO FOLLOW

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	MODEL	SIZE / PROFILE	SUPPLIER	NOTES
PT-EX1	EXTG INTERIOR PAINT	WALLS - REFER TO INTERIOR ELEVATIONS	EXTG PAINT TO REMAIN/NO CHANGE				
PT-X	NEW INTERIOR PAINT	WALLS - REFER TO INTERIOR ELEVATIONS	COLOURS/PAINT SCHEDULE TO FOLLOW				

DIVISION 6 - WOOD, PLASTICS & COMPOSITES

06 61 61 - SOLID SURFACING FABRICATIONS

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	MODEL	SIZE / PROFILE	SUPPLIER	NOTES
ST-1	NEW KITCHEN COUNTERTOP	EXTG LOUNGE RM 316	SIRIUS	BLACK MATTE	2CM	DECKTON BY COSENTINO	
WD-1	CLOSET DOORS	RM 318	N/A	WHITE OAK	RIFT CUT	N/A	WOOD VENEER - CLEAR COAT, 20% SHEEN; REFER TO M318.1 ON A1.3.1.A
WD-2	WINDOW SILL	RM 318	N/A	WHITE OAK	RIFT CUT	N/A	SOLID WOOD - CLEAR COAT, 20% SHEEN; REFER TO M318.1 ON A1.3.1.A

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ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE
6538

BVT A

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DRAWING TITLE
SCHEDULE - ROOM FINISH

SCALE:
START DATE: 2025-06-09 5:57:29 PM
DRAWN BY: DG
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PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A6.0.0

DIVISION 8 - OPENINGS

GENERAL NOTES:
1. THE REQUIREMENTS FOR ALL KEYING SYSTEMS ARE TO BE CARRIED OUT BY THE UNIVERSITY OF TORONTO LOCK SHOP
2. ALL CYLINDERS & LOCKSETS TO BE SUPPLIED/INSTALLED BY THE UNIVERSITY OF TORONTO LOCK SHOP

08 11 00 - METAL DOORS AND FRAMES - INTERIOR

TAG	TYPE	LOCATION	DOOR SLAB								SIDE LIGHT	DOOR RATING		DOOR HARDWARE				DOOR FRAME				SUPPLIER	NOTES
	NEW / EXISTING	RM NAME + RM NUMBER	SINGLE / DOUBLE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	TYPE / MODEL #	GLASS LITE KIT	WIDTH X HEIGHT	FIRE RATING	STC RATING	LOCKSET	HANDING	HINGES	DOOR CLOSER	MATERIAL	FINISH	JAMB THROAT	STANDARD KD / ASSEMBLED +		
XD318.1 XD320.1 XD320.2	REMOVE + PROVIDE TO OWNER TO STORE																						
D319A.1	NEW SWING DOOR	319A	SINGLE	1016MM 3'-4" (40")	2134MM 7'-0" (84")	45MM 1 3/4"	METAL	PAINT	A	N	N	N	TBC	**HW-2**	RH	BALL BEARING HINGES	N	METAL	TBC	124MM 4 7/8"	KD	TBC	W/ DOOR STOP
D320.1	NEW SWING DOOR	320		1065MM 3' 5 15/16" (42")	2134MM 7'-0" (84")	52MM 2 1/16"	METAL/GLASS		B	N/A	N/A	20 MIN	40	**HW-3**		BALL BEARING HINGES	Y	METAL	TBC	124MM 4 7/8"	KD	ALLEGION	FRR GLAZING SYSTEM, REFER TO SCREEN SCHEDULE TO

08 70 00 - HARDWARE LOCKSET

TAG	DESCRIPTION	TYPE / MECHANISM	LOCKBODY TYPE	SERIES	FUNCTION	LEVER	ROSES	THUMB-TURN	ESCUT-CHEONS	FINISH	KEYING	MODEL / REFERENCE / ANSI NO.		SUPPLIER			NOTES
HW-2	NEW HARDWARE - SCHLAGE	PRIVACY	MORTISE CYLINDER	L9080	STOREROOM LOCK	3	B	N	L CONCEALED	626 - SATIN CHROME	BY LOCKSHOP	L9003L	626/626AM	SCHLAGE	ALLEGION		
HW-3	NEW HARDWARE - SCHLAGE				50- OFFICE/CLASSROOM												
DC-1	DOOR CLOSURE	N/A	N/A	4040XP Series	OFFICE/CLASSROOM	N/A	N/A	N/A	N/A	652- SATIN CHROME	N/A	4040XP RW/PA	ANSI/BHMA A156.4 Grade 1 rated	LCN	ALLEGION		

A156.13 - Series 1000 Grade 1

TAG	TYPE	LOCATION	WINDOW SCREEN								SUPPLIER	NOTES
	NEW / EXISTING	RM	FRR	STC	WIDTH (mm)	THICK	THICK	GLASS MATERIAL	FRAME FINISH	MODEL		
S318.1	NEW	318	N	50	5180	100	TBC	A224 PE SINAL WHITE	RAL 9016	DORMA HUPPE	BRAVURA	DORMA HUPPE VARIFLEX 100 - MANUAL SEAL -- SOLID PANEL *REFER TO ATTACHED PRELIMINARY LAYOUT AND INFORMATION FROM ** PROVIDE ALLOWANCE FOR STEEL BEAM IN CEILING ABOVE TO CARRY TRACK - SIZE AND DESIGN TO FOLLOW
S320.1	NEW	320	1HR*	TBC	1400		TBC	**	ANOD. ALUM.	TGP FIREFRAME - DESIGNER SERIES	TGP	*1HR FRR ASSUMED - TBC WITH EXTG. P&L PARTITION **INTTERIOR GLAZING SYSTEM - FIRELITE 1 HR FIREFRAMES - DESIGNER SERIES
S320.2 C/W D320.1	NEW	320	1HR* DOOR = 3/4HR	TBC	1045+1340		TBC	**	ANOD. ALUM.	TGP FIREFRAME - DESIGNER SERIES	TGP	DOOR WIDE STILE DOOR HARDWARE = HW-2 *1HR FRR ASSUMED - TBC WITH EXTG. P&L PARTITION **INTTERIOR GLAZING SYSTEM - FIRELITE 1 HR FIREFRAMES - DESIGNER SERIES - C/W DOOR HARDWARE PARTITION = FIRE RESISTIVE DOOR = FIRE PROTECTIVE

GLASS AWARENESS STICKER

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	SIZE / PROFILE	MOUN- TING	SPARE	SUPPLIER	NOTES
GA-1	NEW GLAZING FILM/AWARENESS STICK	S320.1	DUSTED (7725SE-314)	24 in. (610mm)	PRESSURE-SENSITIVE	-	3M	

DIVISION 10 - SPECIALITIES

GENERAL NOTES:

10 22 26 - OPERABLE PARTITION

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	SIZE	MODEL #	MOUNTING	SUPPLIER	NOTES
PN-1	RETRACTABLE PANEL	EXTG MEETING RM 318	A224 PE SIGNAL WHITE	REFER TO A6.1.3, A6.1.4 DWGS	HPL	REFER TO A6.1.3, A6.1.4 DWGS	BRAVURA	SEE S318.1 IN DIV 8

11 14 15 - INTERIOR SIGNAGES

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	SIZE	MODEL #	MOUNTING	SUPPLIER	NOTES
SI-1	NEW INTERIOR SIGNAGE	REFER TO DOOR AND SCREEN SCHEDULE + INTERIOR ELEVATIONS	NIC - BY OWNER					

DIVISION 12 - FURNISHING

GENERAL NOTES:

WINDOW TREATMENTS

TAG	DESCRIPTION	LOCATION	COLOUR / FINISH	SIZE	MODEL #	MOUNTING	SUPPLIER	QTY	NOTES
WINC-1	SOLARFECTIVE @WINDOWS	RM 318 AND RM 317	FABRIC: SHEERWEAVE 3% OPACITY COLOUR: 2410 CHARCOAL FRAME: CEILING	REFER TO INTERIOR ELEVATIONS	TELESHADE - MANUAL SF-T1 OR SF-T10	SURFACE MOUNT	SOLARFECTIVE OR APPROVED EQUIVALENT	10	FOR COSTING PURPOSES - ASSUME WINDOW SIZE L = 4' 0" H = 4' 11"

EXTG. WINDOWS SCHEDULE

Mark	Width	Height
XW316.1	1220	1500
XW316.2	1220	1500
XW317.1	1220	1500
XW317.2	1220	1500
XW318.1	1220	1500
XW318.2	1220	1500
XW318.3	1220	1500
XW318.4	1220	1500

EXTG. WINDOWS SCHEDULE

Mark	Width	Height
XW318.5	1220	1500
XW318.6	1220	1500
XW318.7	1220	1500
XW318.8	1220	1500
XW319.1	1220	1500
XW319A.1	1220	1500
XW320.1	1220	1500
XW320.2	1220	1500

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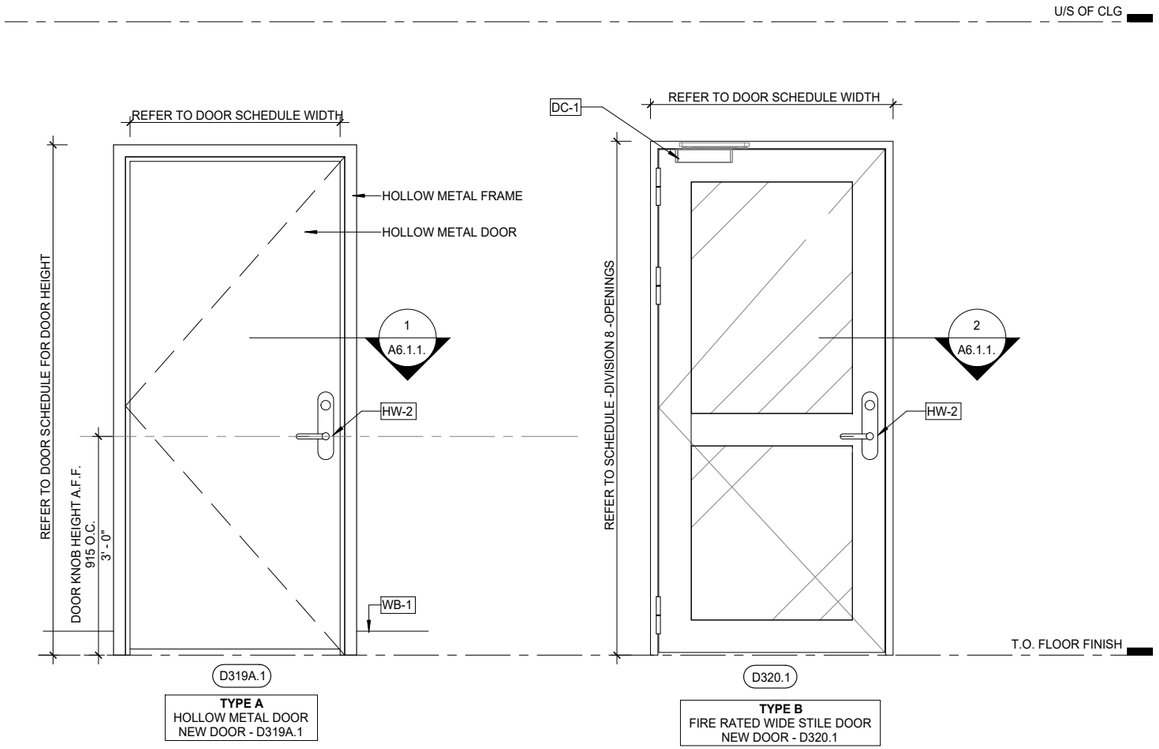
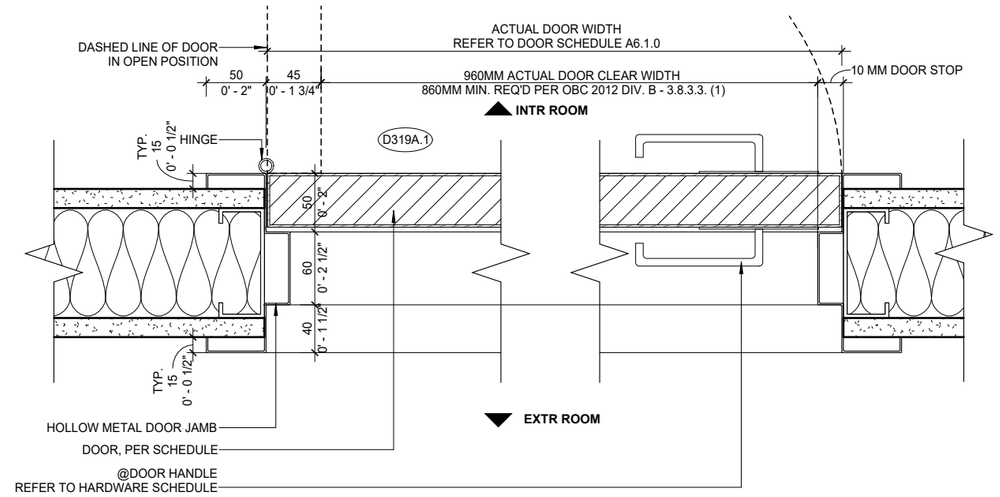
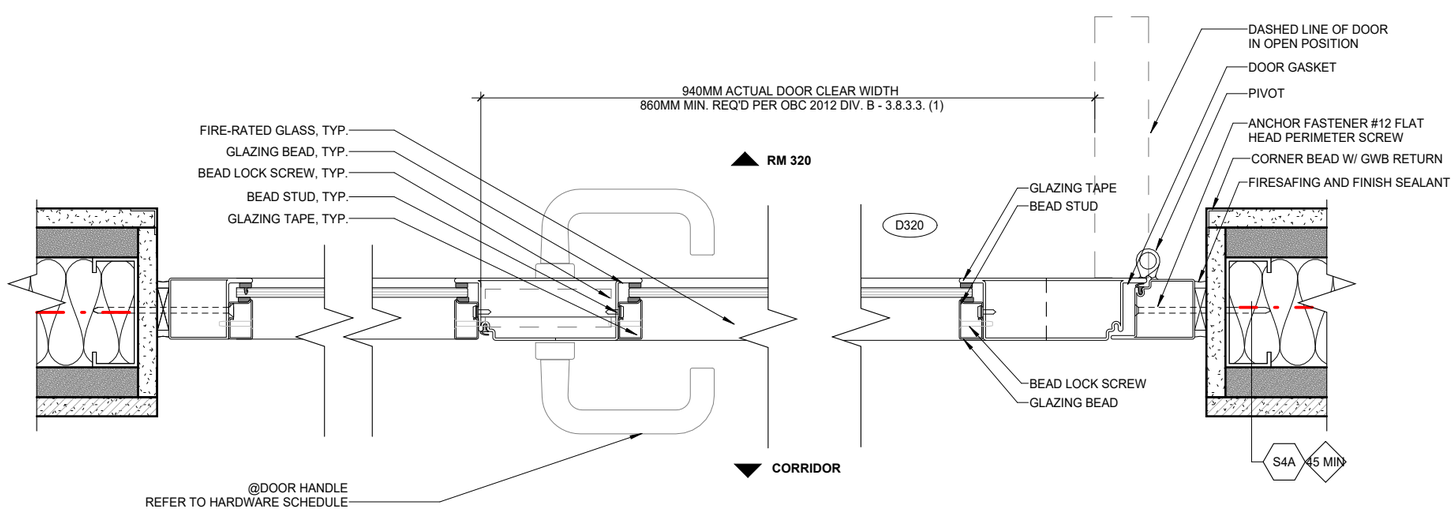


SCHEDULE - DIVISION 8 - DOORS
1 : 25



1 / A6.1.1 PLAN DETAIL - TYPICAL NEW DOOR - D319A.1
1 : 5



2 / A6.1.1 PLAN DETAIL - TYPICAL NEW DOOR - D320
1 : 5

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10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

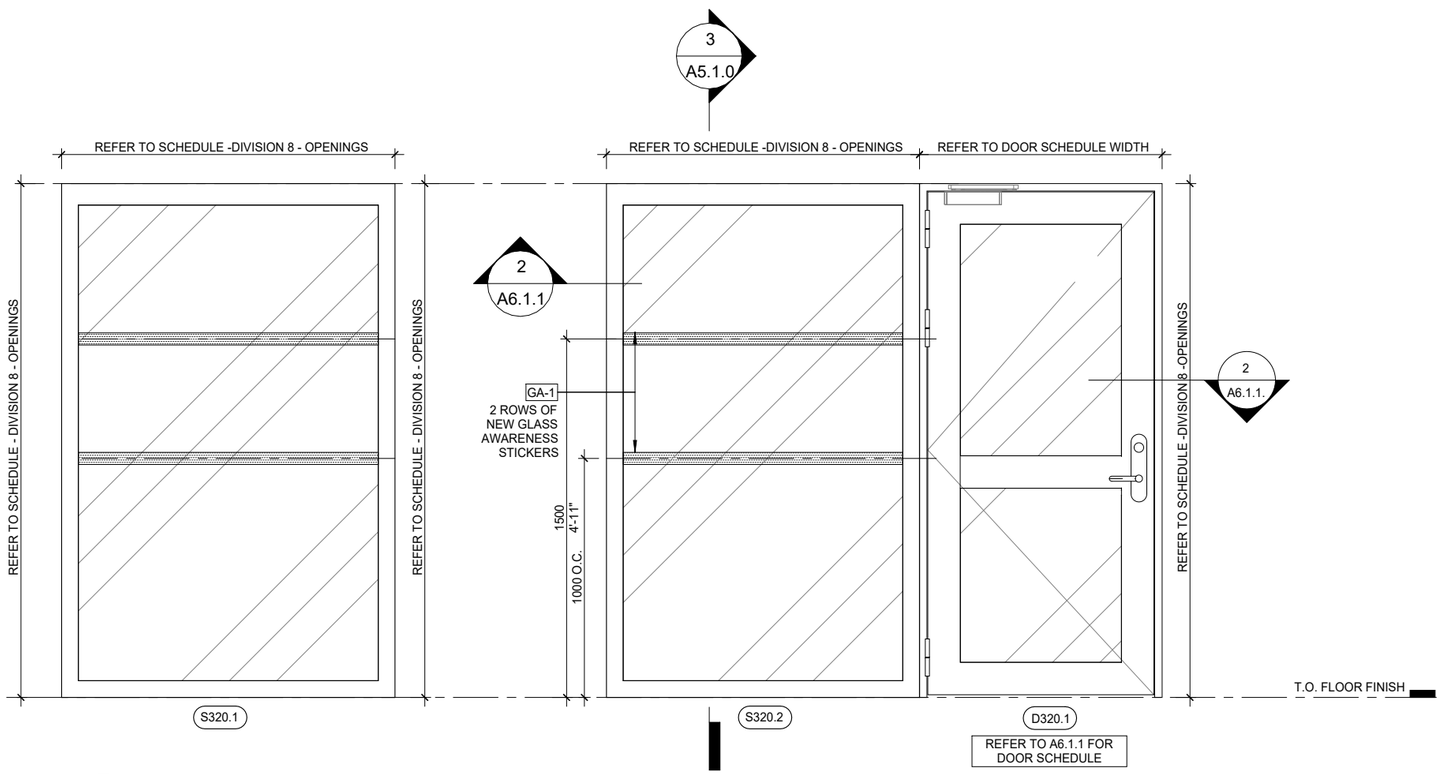
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
SCHEDULE - DIVISION 8 - DOORS

SCALE:	As indicated
START DATE:	2025-06-09 5:57:30 PM
DRAWN BY:	DG
CHECKED:	Checker
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	2020LT
SCHEME:	CP
PROJECT NUMBER:	2309UT-JCKM-OFFC

DRAWING NO.
A6.1.1



2 / A6.1.2 ELEVATION - FIRE RATED SCREENS
1 : 25

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DRAWING TITLE
SCHEDULE - DIVISION 8 - FIRE RATED DOORS & SCREENS

SCALE: 1 : 25
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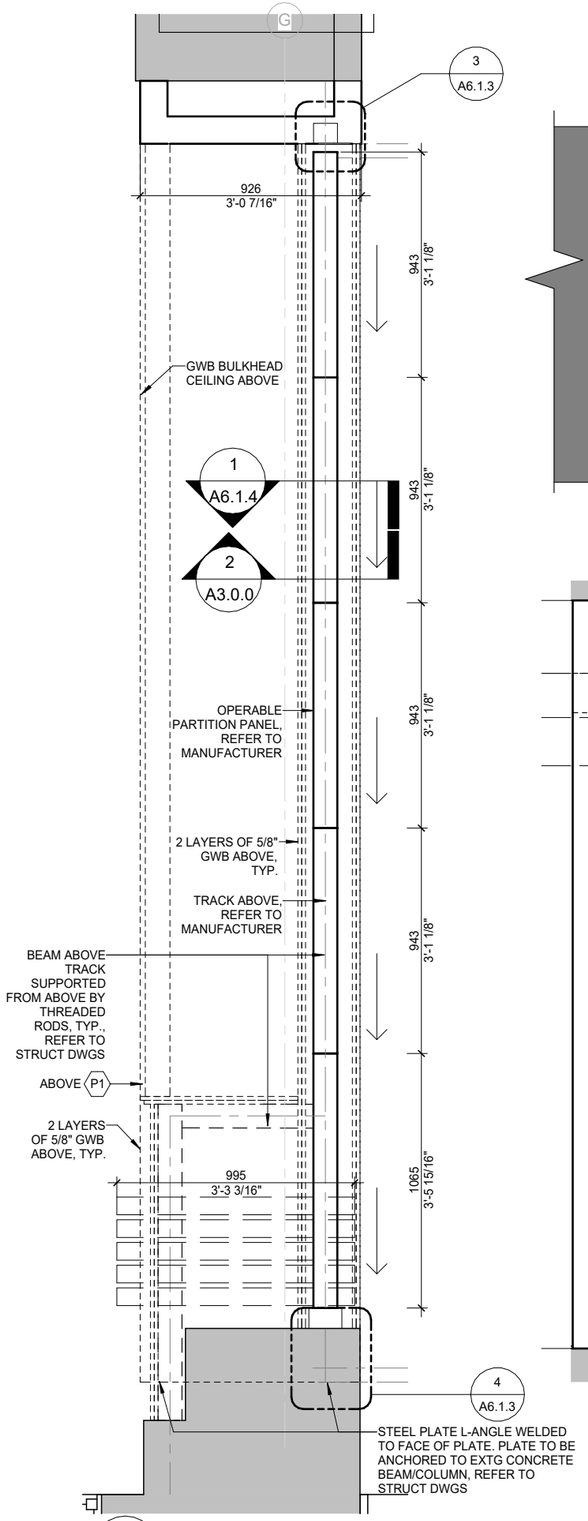
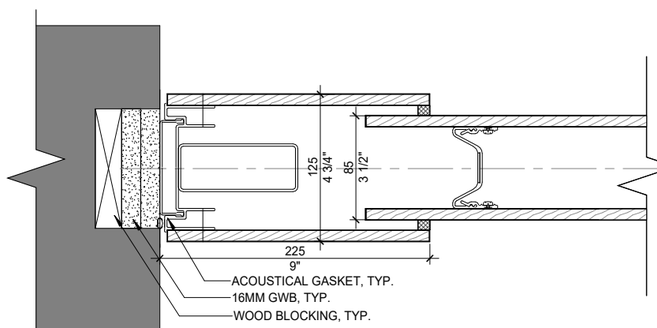
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

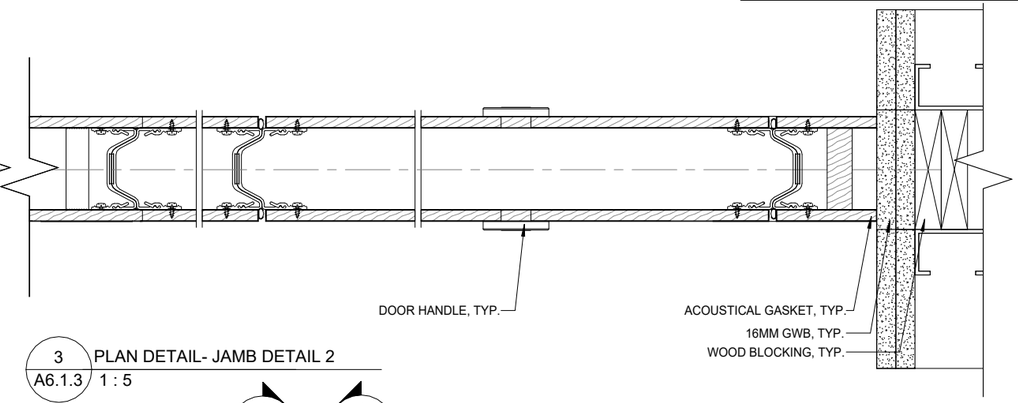
DRAWING NO.
A6.1.2



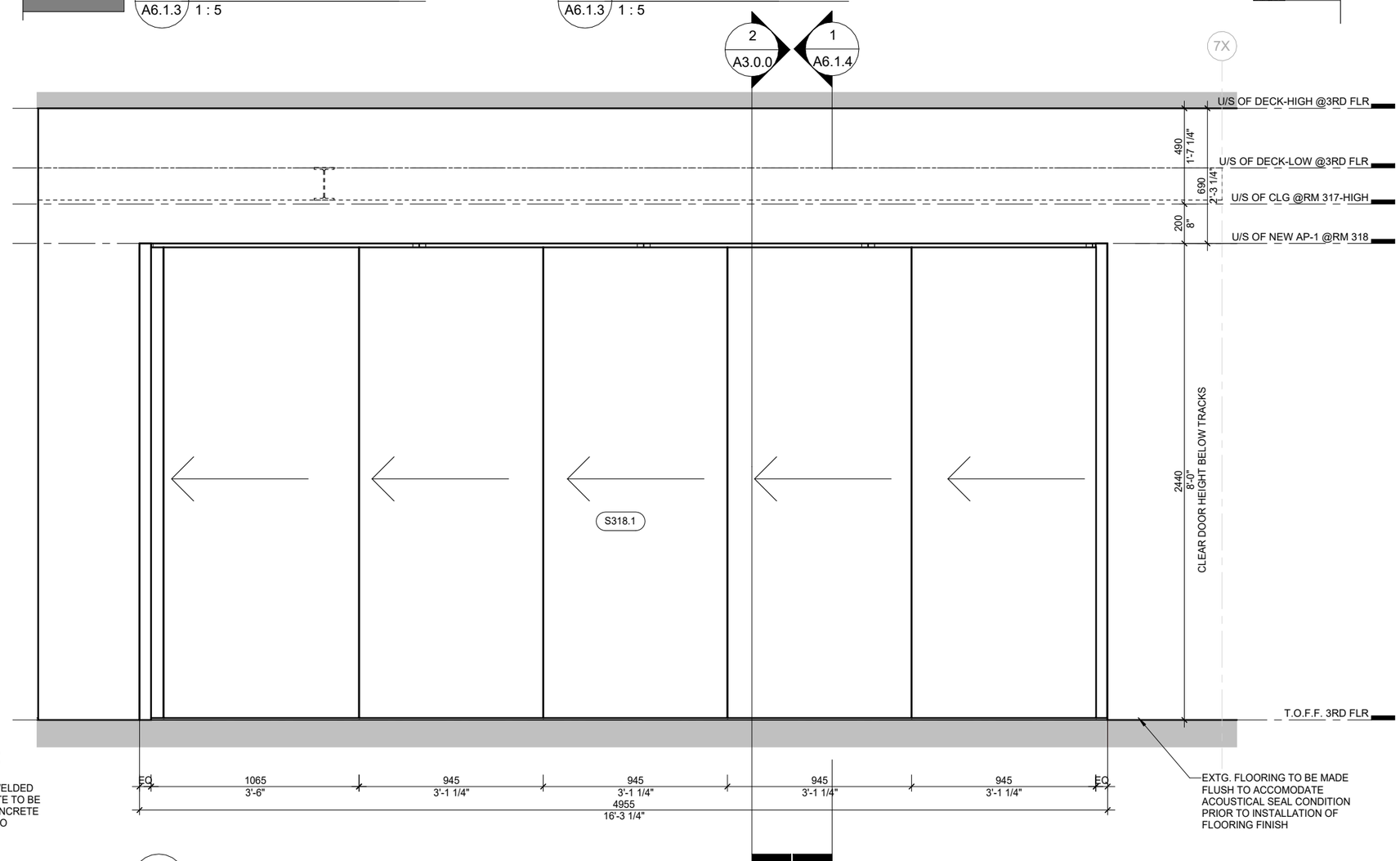
1 A6.1.3 PLAN -OPERABLE PARTITION
1 : 25



4 A6.1.3 PLAN DETAIL- JAMB DETAIL 1
1 : 5



3 A6.1.3 PLAN DETAIL- JAMB DETAIL 2
1 : 5



2 A6.1.3 ELEVATION - OPERABLE PARTITION - VIEWED FROM RM318 - FACING WEST
1 : 25

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
- SOLID GREY HATCH DENOTES EXTG. TO REMAIN

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DRAWING NO.
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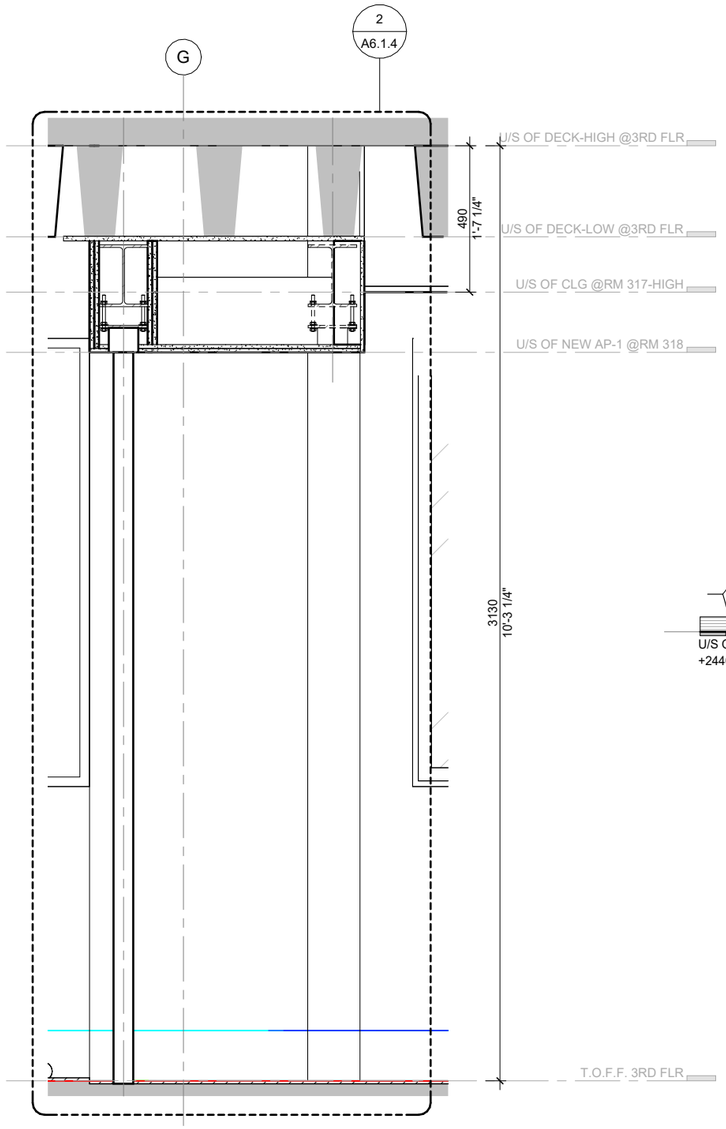
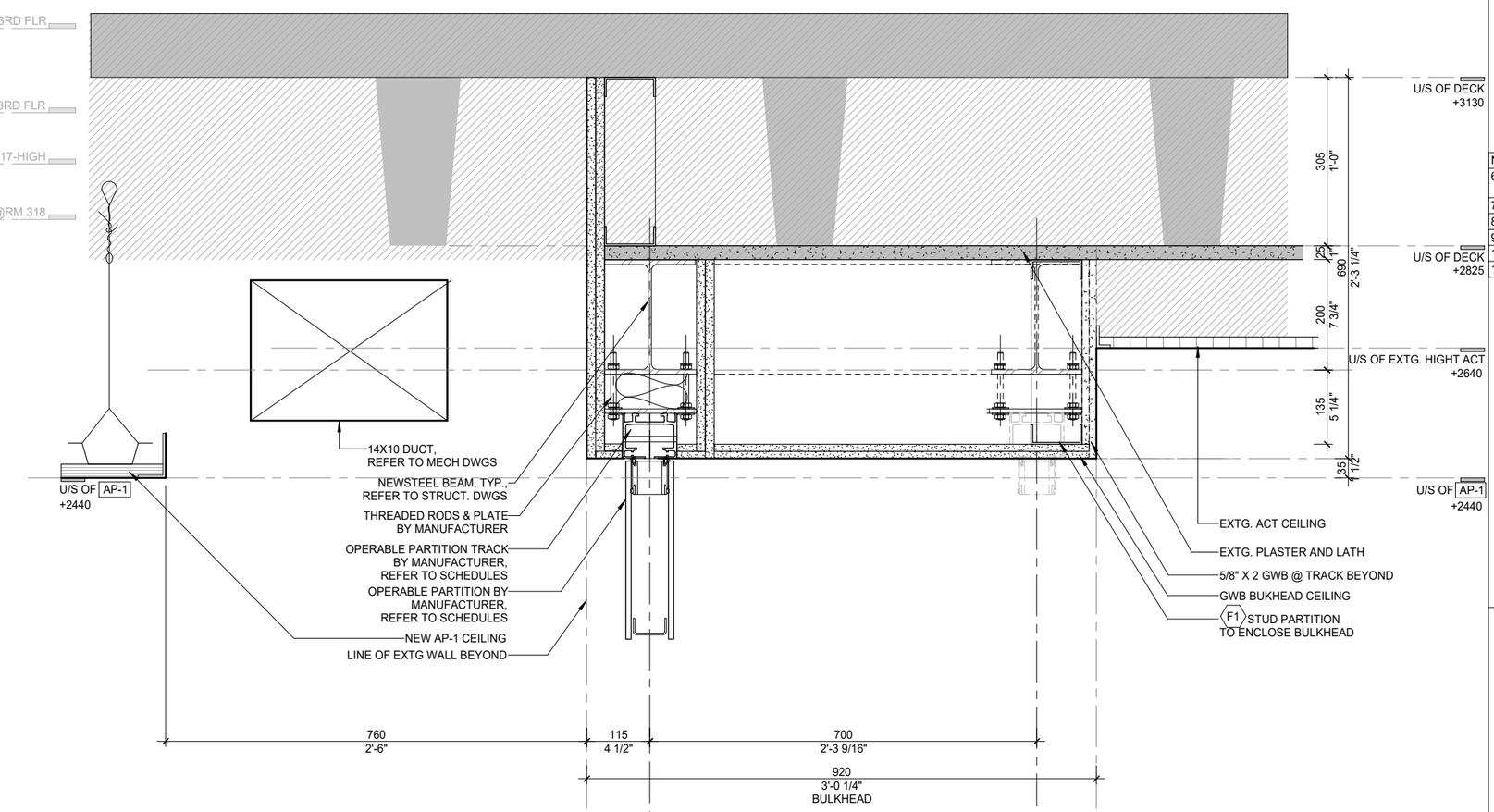
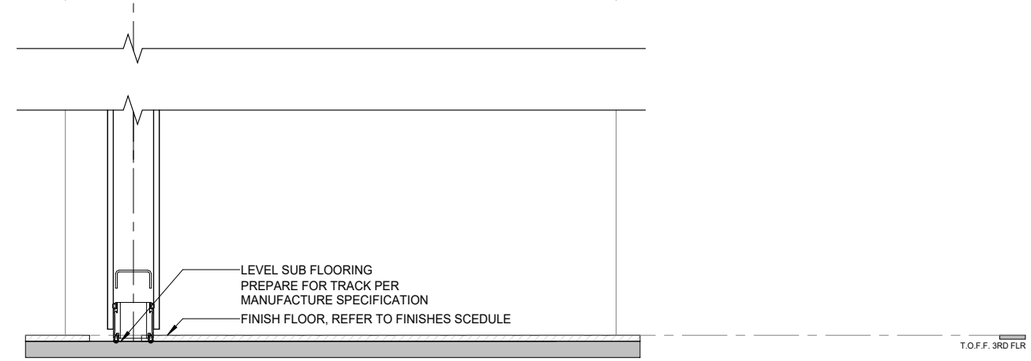


1 / A6.1.4 SECTION - OPERABLE PARTITION
1 : 20





2 / A6.1.4 SECTION DETAIL - OPERABLE PARTITION - TOP
1 : 10

AREAS INCLUDED IN SCOPE OF WORK

- HATCH DENOTES AREA OUTSIDE SCOPE OF WORK
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DRAWING NO.
A6.1.4

DIVISION 22 - PLUMBING

GENERAL NOTES:

22 40 00 - PLUMBING FIXTURES

TAG	DESCRIPTION	LOCATION	MOUNTING	FINISH	MODEL #	SUPPLIER	NOTES
PF-EX	EXTG FAUCET	EXTG LOUNGE RM 316	DECK MOUNT	EXTG TO BE REMOVED + REFER TO MECHANICAL DRAWINGS			
PS-EX	EXTG SINK		DROP-IN	EXTG TO BE REMOVED + REINSTALL BY CLIENT - REFER TO MECHANICAL DRAWINGS			
PF-1	NEW ONE HANDLE HIGH ARC PULLDOWN KITCHEN FAUCET		DECK MOUNT	STAINLESS STEEL	MOEN ALIGN SINGLE HANDLE HIGH ARC PULLDOWN KITCHEN FAUCET MODEL # 7565SRS	MOEN	REFER TO MECHANICAL DRAWINGS
PS-1	NEW SINK		UNDERMOUNT	STAINLESS STEEL	KINDRED KCUS24A/10-10BG	KINDRED	
FFD	NEW FUNNEL FLOOR DRAIN	NEW MECH RM 319A	FLOOR MOUNT	POLISHED NICKEL BRONZE	ZURN ZN415-BF-P	ZURN	
FD	FLOOR DRAIN	NEW MECH RM 319A	FLOOR MOUNT	POLISHED NICKEL BRONZE	ZURN ZN211-Y5-P-Y	ZURN	
CO	FLOOR CLEANOUT	NEW MECH RM 319A	FLOOR MOUNT	NICKEL BRONZE	ZURN ZN1602-SP	ZURN	

DIVISION 11 - EQUIPMENT

GENERAL NOTES:

11 31 - APPLIANCES

TAG	DESCRIPTION	LOCATION	SIZE (WxDxH)	FINISH	MODEL #	SUPPLIER	NOTES
EQ-EX1	EXTG. PROJECTOR	RM 318					
EQ-EX2	EXTG. MUD-IN SPEAKERS	RM 318					
EQ-EX3	EXTG. CEILING MOUNTED SCREEN	RM 317					
EQ-EX4	EXTG. WALL MOUNTED SCREEN	RM 318					
EQ-EX5	EXTG. CEILING MOUNTED SCREEN	RM 318					

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PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A6.1.5

DIVISION 23 - HEATING, VENTILATING AND AIR-CONDITIONING (HVAC)

GENERAL NOTES:

23 37 13 - DIFFUSERS, REGISTERS AND GRILLES

TAG	DESCRIPTION	LOCATION	PRODUCT NAME	FINISH	MODEL #	SUPPLIER	NOTES
A	24"X24" S.A. DIFFUSER	LEVEL 3	REFER TO MECHANICAL DRAWINGS				
B	LINEAR DIFFUSER	LEVEL 3					
C	SUPPLY AIR GRILLE	LEVEL 3					
D	EXHAUST/TRANSFER AIR GRILLE	LEVEL 3					
E	RETURN AIR GRILLE	LEVEL 3					
F	EXTERIOR LOUVER	LEVEL 3					

23 50 00 - HVAC EQUIPMENT

TAG	DESCRIPTION	LOCATION	PRODUCT NAME	FINISH	MODEL #	SUPPLIER	NOTES
EX.PTAC-1	EXISTING TERMINAL UNIT	EXTG LOUNGE RM 316					
EX.PTAC-2	EXISTING TERMINAL UNIT	NEW OFFIC RM 319					
HP-1	HEAT PUMP	GROUND FLOOR LOWER ROOF	REFER TO MECHANICAL DRAWINGS				
SF-1	INCLINE CABINET FAN	OFFICE RM 319					
ERV-1	ENERGY RECOVERY VENTILATOR	MECH RM 319A					
FC-1	FAN COIL	MECH RM 319A					
EDH-1	ELECTRIC DUCT HEATER	MECH RM 319A					
EDH-2	ELECTRIC DUCT HEATER	MECH RM 319A					
HPL-1	HEAT PUMP LINE SET	WEST EXTERIOR ELEVATION	ALUMINUM HEAT PUMP PIPE COVER	TBC -TO MATCH EXTG. BRICK	4"X 2 7/8"	KANARTIC	CONTRACTOR TO SUBMIT COLOR SAMPLES TO ARCHITECT FOR SELECTION PRIOR TO ORDERING

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SCHEDULE - DIVISION 23 - HVAC

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CHECKED: Checker

PAPER SIZE: ARCH B (11X17)

REVIT RELEASE: 2020LT

SCHEME: CP

PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A6.1.6

DIVISION 26 - ELECTRICAL

26 27 26 - FLOOR, WALL & TABLE OUTLET

TAG	DESCRIPTION	LOCATION	MODEL	CONFIGURATION	SIZE	COLOR & FINISH	MOUNTING	SUPPLIER	QTY	NOTES
FB-EX	EXISTING IN-FLOOR OUTLET BOX TO REMAIN/ NO CHANGE									

26 50 - LIGHTING FIXTURES SCHEDULE

GENERAL NOTES:1. LED TEMPERATURE - REFER TO ELECTRICAL DRAWINGS2. ILLUMNINATION LEVEL - REFER TO ELECTRICAL DRAWINGS

TAG	DESCRIPTION	LOCATION	MODEL	DIMMABLE (Y/N)	SIZE	COLOR & FINISH	MOUNTING	SUPPLIER	QTY	NOTES
LL-EX	EXTG 2X2' LED SQUARE IN ACT	REFER TO DEMO RCP	22EN-LD2-34-UNV-L8	Y**	2'X2'	ENCOUNTER 22EN LED	SUSPENDED CEILING	METALUX	23	
LL-1	NEW 2X2 LED SQUARE IN ACT	RMS 206, 316, 317, 320	TO MATCH LL-EX							
LS-1A	NEW LED LINEAR SUSPENDED LIGHTING	EXTG MEETING RM 318	SQUCOMP-DI-HLO14FT-BLA2FT-WH-WIO2-8FT(FULL RUN LENGTH INDIRECT)-SW-80-500LMF-500LMF-35K-16FT-120V-D1-3MC-NA-ACSW-NA-NA-AAM36(4 INTEGREATED LINEAR D/I W/	Y**	L = 16'-0"	WHITE	DOWNLIGHT/ UPLIGHT/SPOTLIGHT = LED strip - full length	SALEX	*Refer to Salex lighting package provided - dated 24.01.30	*Refer to Salex lighting package provided - ALT - dated 24.01.30 **0-10 VOLT Dimmable
LS-1B			SQUCOMP-DI-HLO14FT-BLA2FT-WH-WIO2-8FT(4FTON LEFT AND ON RIGHT OF TRACK)-SW-80-500LMF-500LMF-35K-16FT-120V-D1-3MC-NAACS-W-NA-NA INTEGREATED LINEAR D/I W/	Y**			DOWNLIGHT/ UPLIGHT/SPOTLIGHT = LED strip - full length			
LS-1C	NEW RECESSED POT LIGHTS		LIGHTOLIER L3-N-Z10-1-L3-08-80-35-F-L3-R-D-W	Y**	3" DIA		CEILING MOUNTED PROFILE/POT LIGHTS			
LS-1D	NEW RECESSED LED WALL WASHER		**PIVOT MODULAR PROFILE** PIVP-CR-16FT-NA-NA-120V-D1-USC-1C1CCUD-NA **PIVOT WALL WASHER INSERT** PIVP-WW-5FT-SW-80-350-35-MF01-TMW-USC	Y**	L = 16'-0"		WALL WASHER		*Refer to Salex lighting package provided - dated 24.01.30	*Refer to Salex lighting package provided - ALT - dated 24.01.30 **0-10 VOLT Dimmable
LS-2	SPARE									
LU-1	NEW LED UTILITY LIGHT	NEW MECH RM 319A	LCOM48-LED-35K-4400-P77 MECH	N	L = 48"	WHITE	SUSPENDED CEILING	SALEX		SUSPENDED AT 9'-0" A.F.F.
LU-EX1	EXTG LED UTILITY LIGHT	NEW OFFICE 319	EXTG TO REMAIN/ NO CHANGE + REFER TO ELECTRICAL DRAWINGS							

26 33 - EMERGENCY BATTERY/ REMOTE HEAD SCHEDULE

TAG	DESCRIPTION	LOCATION	MODEL	DIMMABLE (Y/N)	SIZE	COLOR & FINISH	MOUNTING	SUPPLIER	QTY	NOTES
X2'	SINGLE OR DOUBLE FACE EDGE LIT EMERGENCY PICTOGRAM RUNNING MAN SIGN	SUSPENDED FROM CEILING STRUCTURE AT 7'-6" AFF OR TO MATCH EXISTING HEIGHTS	REFER TO ELECTRICAL DRAWINGS AND SCHEDULES							
X1/R2'	SINGLE FACE EMERGENCY PICTOGRAM RUNNING MAN SIGN	RECESSED MOUNTED ABOVE DOOR OPENING OR ON FINISHED CEILING AS REQUIRED C/W DUAL REMOTE HEAD								
BUX/R2'	EMERGENCY REMOTE LIGHT DOUBLE HEAD BATTERY COMBINATION UNIT	SUSPEND FROM CEILING OR WALL MOUNTED AT 7'-6" AFF OR AS INDICATED ON INT.								
R2'	EMERGENCY REMOTE LIGHT DUAL HEAD	CEILING MOUNTED OR WALL MOUNTED AT 8' -6" or 1 '-0" BELOW DROPPED CEILING								

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6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
9	24.09.24	IF-HRTG-PERMIT	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

ONTARIO ASSOCIATION OF ARCHITECTS
BARBORA VOKAC TAYLOR
LICENCE
6538

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

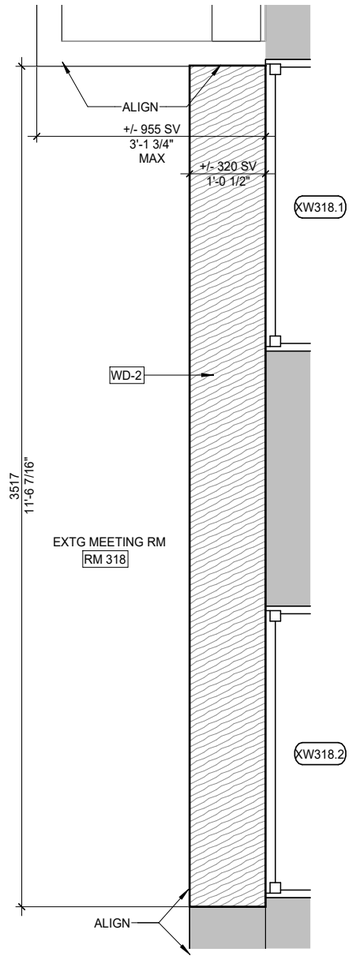
PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

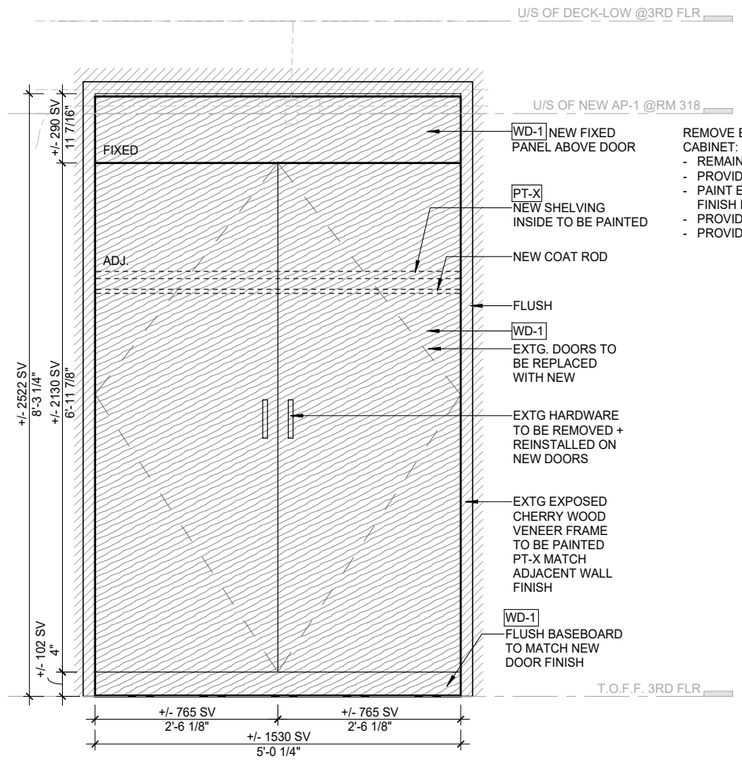
DRAWING TITLE
SCHEDULE - DIVISION 26 - ELECTRICAL

SCALE:
START DATE: 2025-06-09 5:57:32 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A6.1.7



2 A7.0.0 MILLWORK - M318.1 -RM 318 - WOOD TOP
1 : 25



1 A7.0.0 MILLWORK - M318.2 - RM 318 CABINETRY
1 : 25

REMOVE EXTG DOORS + BASEBOARD @ EXTG CHERRY WOOD CABINET:
- REMAIN EXTG DOORS W/FIXED PANEL + DOORS, AS SHOWN
- PROVIDE NEW FLUSH KCIK, AS SHOWN
- PAINT EXTG EXPOSED GABLE+ ANY EXPOSED CHERRY WOOD FINISH IN PT-X, TO MATCH ADJACENT WALL FINISH
- PROVIDE NEW INTERIOR ADJUSTABLE SHELVES AS SHOW
- PROVIDE NEW COAT ROD AS SHOWN

CAD DRAWING DO NOT REVISE MANUALLY

THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ARCHITECT IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION	BY
6	24.06.17	IF CLASS A COSTING	BVT/DG
7	24.07.15	IF-BLDG PERMIT	BVT/DG
8	24.07.29	IF TENDER 100%-CR	BVT/DG
10	25.02.14	IF TENDER 100%-CR	BVT/DG
11	25.06.10	IF TENDER 100%	BVT/TG

BVT A

BARBORA VOKAC TAYLOR ARCHITECT INC.

18 GLOUCESTER LANE - SUITE 1
TORONTO, CANADA M4Y 1L5
t. 416 880 2096 www.bvtarchitect.com

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
MILLWORK

SCALE: 1 : 25
START DATE: 2025-06-09 5:57:32 PM
DRAWN BY: DG
CHECKED: Checker
PAPER SIZE: ARCH B (11X17)
REVIT RELEASE: 2020LT
SCHEME: CP
PROJECT NUMBER: 2309UT-JCKM-OFFC

DRAWING NO.
A7.0.0

TORONTO

BLDG #: 128 PANEL TAG 2D DATE MODIFIED 2025-06-10

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND
		0	LIGHTING	20A	1	A	2	15A 2P	OFFICE 216			0
		0	LIGHTING	20A	3	B	4					0
		0	LIGHTING	20A	5	C	6	15A	OFFICE 216			0
		0	LIGHTING	20A	7	A	8	15A 2P	OFFICE 215			0
		0	OFFICE 202	15A 2P	9	B	10					0
		0			11	C	12	15A	OFFICE 215			0
		0	OFFICE 202	15A	13	A	14	15A 2P	MEETING RM 213			0
		0	OFFICE 202	15A	15	B	16					0
		0	SPACE		17	C	18	15A 2P	MEETING RM 214			0
		0	OFFICE 203	15A 2P	19	A	20					0
		0			21	B	22	15A	MEETING RM 214			0
		0	OFFICE 203	15A	23	C	24					0
		0	SPLIT RECEPTACLE OFFICE 203	15A 2P	25	A	26	15A 2P	STUDY			0
		0			27	B	28					0
500	1.00	500	RECEPTACLE (EXTG LOUNGE 206)	15A	29	C	30	15A	STUDY 213			0
500	1.00	500	RECEPTACLE (EXTG LOUNGE 206)	15A	31	A	32	15A	STUDY 213			0
		0	OFFICE 204	15A 2P	33	B	34	15A	STUDY 213			0
		0			35	C	36	15A	STUDY 213			0
		0	OFFICE 204	15A	37	A	38	15A	STUDY 213			0
		0	OFFICE 205	15A 2P	39	B	40	15A	STUDY 213			0
		0			41	C	42					0

BLDG:	128	FLOOR:	2	ROOM:	200K	NEW TAG:	2D

RATINGS	200A	120/208	3	4	S.C.:	

FED FROM:	PANEL TAG:	BLDG #:	ROOM #:	BREAKER SIZE	FEEDER SIZE:
	2ND FLOOR SPLITTER	128	200J	200A	

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND	DESCRIPTION:	BKR (A)	CT		CT	BKR (A)	DESCRIPTION:	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND
		0			43	A	44					0
		0			45	B	46					0
		0			47	C	48					0
		0			49	A	50					0
		0			51	B	52					0
		0			53	C	54					0
		0			55	A	56					0
		0		15A 2P	57	B	58					0
		0			59	C	60	15A 2P				0
		0		15A	61	A	62					0
		0		15A 2P	63	B	64	15A 2P				0
		0			65	C	66					0
		0			67	A	68					0
		0			69	B	70					0
		0			71	C	72					0
		0			73	A	74					0
		0			75	B	76					0
		0			77	C	78					0
		0			79	A	80					0
		0			81	B	82					0
		0			83	C	84					0

Panel Tag: 2D

PHASE	A	B	C	TOTAL
CONNECTED LOAD (VA)	500	0	500	1000
DEMAND LOAD (VA)	500	0	500	1000

MAXIMUM MEASURED LOAD

DATE	TIME	AMPS	KVA	AMPS	KVA	AMPS	KVA	TOTAL KVA	POWER FACTOR	TOTAL KW
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0

MAINTENACE LOG

Date	Initials	Type	Date	Initials	Type

Types of Maintenance:
ET - Electrical Testing (NETA) | CL - Cleaning | CB - Cycling Breakers | BR (CCT#) - Breaker Replacement w/ CCT #

TORONTO

BLDG #: 128 **PANEL TAG:** 3A **DATE MODIFIED:** 2025-06-10

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND
		0	HUB ROOM	15A	1	A	2	60A 3P	SPARE			0
		0	HUB ROOM	15A	3	B	4					0
		0		15A	5	C	6					0
		0		15A	7	A	8	15A				0
		0	HALL LIGHTS OUTSIDE ROW	15A	9	B	10					0
				15A	11	C	12	15A 2P	FANS			0
		0		15A	13	A	14					0
		0		15A	15	B	16	20A 2P	AIR CONDITIONING			0
		0	HALL LIGHTS INSIDE ROW	20A	17	C	18					0
		0		100A 2P	19	A	20	100A 2P				0
		0			21	B	22					0
		0	SPARE	50A 2P	23	C	24	20A 2P	AIR CONDITIONING			0
		0			25	A	26					0
		0		50A 2P	27	B	28	15A	INSIDE HALL LIGHTING			0
		0			29	C	30	15A	DC LIGHTING			0
		0	SPARE	70A 2P	31	A	32	50A 2P				0
		0			33	B	34					0
		0		50A 2P	35		36	50A 2P				0
		0			37	C	38					0

BLDG:	128	FLOOR:	3	ROOM:	300J	NEW TAG:	3A

RATINGS:	200A	120/208V	3 PHASE	4 WIRE	S.C.:	

FED FROM:	PANEL TAG:	BLDG #:	ROOM #:	BREAKER SIZE:	FEEDER SIZE:
	3rd Flr Splitter	128	300J	200A	

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND (W)	DESCRIPTION:	BKR (A)	CT		CT	BKR (A)	DESCRIPTION:	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND (W)
		0		50A 2P	39	B	40	50A 2P				0
		0			41	C	42					0
		0		50A 2P	43	A	44	50A 2P				0
		0			45	B	46					0
		0		50A 2P	47	C	48	50A 2P				0
		0			49	A	50					0
		0		50A 2P	51	B	52	50A 2P				0
		0			53	C	54					0
		0		50A 2P	55	A	56	50A 2P				0
		0			57	B	58					0
		0		50A 2P	59	C	60	50A 2P	SPARE			0
		0			61	A	62					0
		0		50A 2P	63	B	64	50A 2P	SPARE			0
		0			65	C	66					0

Panel Tag: 3A

PHASE	A	B	C	TOTAL
CONNECTED LOAD (VA)	0	0	0	0
DEMAND LOAD (VA)	0	0	0	0

MAXIMUM MEASURED LOAD

DATE	TIME	AMPS	KVA	AMPS	KVA	AMPS	KVA	TOTAL KVA	POWER FACTOR	TOTAL KW
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0

MAINTENACE LOG

Date	Initials	Type

Date	Initials	Type

Types of Maintenance:
ET - Electrical Testing (NETA) | CL - Cleaning | CB - Cycling Breakers | BR (CCT#) - Breaker Replacement w/ CCT #

UNIVERSITY OF TORONTO

BLDG #: 128 **PANEL TAG** RP 3B **DATE MODIFIED:** 2025-06-10

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND
		0	SPARE	15A 2P	1	A	2	15A 2P	OFFICE 306 A/C			0
		0			3	B	4					0
		0	SPARE	15A 2P	5	C	6	15A 2P	OFFICE 305 A/C			0
		0			7	A	8					0
		0	MEETING ROOM A/C 316	15A 2P	9	B	10	15A 2P	OFFICE 304 A/C			0
		0			11	C	12					0
		0	OFFICE 313 A/C	15A 2P	13	A	14	15A 2P	OFFICE 303 A/C			0
		0			15	B	16					0
		0	OFFICE 312 A/C	15A 2P	17	C	18	15A 2P	OFFICE 302 A/C			0
		0			19	A	20					0
		0	OFFICE 311 A/C	15A 2P	21	B	22	15A 2P	OFFICE 301 A/C			0
		0			23	C	24					0
		0	OFFICE 310 A/C	15A 2P	25	A	26	15A 2P	OFFICE 300 A/C			0
		0			27	B	28					0
		0	OFFICE 309 A/C	15A	29	C	30	15A	SPARE			0

****Additional Circuits on Next Page****

BLDG: 128 **FLOOR:** 3 **ROOM:** 300J **NEW TAG:** RP 3B

RATINGS:	200A	120/208V	3 PHASE	4 WIRE	**S.C.:**	

FED FROM:	**PANEL TAG:**	**BLDG #:**	**ROOM #:**	**BREAKER SIZE**	**FEEDER SIZE:**
	3rd Flr Splitter	128	300J	200A	

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND (W)	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND (W)
		0	OFFICE 309 A/C	15A	31	A	32	15A	SPARE			0
		0	OFFICE 308 A/C	15A 2P	33	B	34					0
		0			35	C	36					0
		0	OFFICE 307 A/C	15A 2P	37	A	38					0
		0			39	B	40					0
		0			41	C	42	15A	316 KITCHEN			0
		0	OFFICE 329 A/C	15A 2P	43	A	44	15A 2P	OFFICE 328 A/C			0
		0			45	B	46					0
		0	OFFICE 330 A/C	15A 2P	47	C	48					0
		0			49	A	50					0
		0	OFFICE 331 A/C	15A 2P	51	B	52	15A	RECEPTACLE NORTHSIDE HALLWAY			0
		0			53	C	54					0

Panel Tag: RP 3B

PHASE	A	B	C	TOTAL
CONNECTED LOAD (VA)	0	0	0	0
DEMAND LOAD (VA)	0	0	0	0

MAXIMUM MEASURED LOAD

DATE	TIME	AMPS	KVA	AMPS	KVA	AMPS	KVA	TOTAL KVA	POWER	TOTAL KW
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0

MAINTENACE LOG

Date	Initials	Type	Date	Initials	Type

Types of Maintenance:
ET - Electrical Testing (NETA) | CL - Cleaning | CB - Cycling Breakers | BR (CCT#) - Breaker Replacement w/ CCT #

UNIVERSITY OF TORONTO

BLDG #: 128 **PANEL TAG** RP 3C **DATE MODIFIED:** 2025-06-10

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND
		0	Lounge meeting RM 317 LTG	20A	1	A	2	15A	Emerg /Batt Pack/Exit LTG			0
		0	Off 308,309,310,311,312,313,LTG	20A	3	B	4	15A	Spare			0
		0	Off 303,304,306,307,300B,304B	20A	5	C	6	15A	Copy/Storage 307A			0
		0	OFF 300,301,302, LTG	20A	7	A	8	15A	Copy/Storage 307A			0
		0	Corr/Vest LTG	20A	9	B	10	15A	Copy/Storage 307A			0
		0			11	C	12	15A	Reception Recept			0
		0	Meeting RM 317 Recept	15A	13	A	14	15A	Lounge Fridge			0
		0	Lounge 316 Recept	15A	15	B	16	15A	Lounge Microwave			0
		0	COUNTER SPLIT RECEPTACLES	15A 2P	17	C	18	15A	Lounge Dishwasher			0
		0			19	A	20	15A	Lounge Water Cooler			0
		0	COUNTER GFCI RECEPTACLES	15A 2P	21	B	22	15A	Office 328,329			0
		0			23	C	24	15A	Office 330			0
		0	Lounge Counter GFI	15A	25	A	26	20A	LTG			0
		0	Office 312/313 Recept	15A	27	B	28					0
		0	Office 310/311 and reception Recept	15A	29	C	30	20A	LTG Meeting 318	1005	1.00	1005
		0	Office 308/309 Recept	15A	31	C	32	15A	Projector/Screen Room 318			0

****Additional Circuits on Next Page****

BLDG: 128 **FLOOR:** 3 **ROOM:** 300J **NEW TAG:** RP 3C

RATINGS:	200A	120/208V	3 PHASE	4 WIRE	**S.C.:**	

	PANEL TAG:	**BLDG #:**	**ROOM #:**	**BREAKER SIZE:**	**FEEDER SIZE:**
FED FROM:					

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND (W)	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND (W)
		0	Office 306/307 Recept	15A	33	B	34	15A	A/V Recept			0
		0	Office 304/305 Recept	15A	35	C	36	15A	Room 318 Floor			0
		0	Office 302/303 Recept	15A	37	A	38	15A	Room 318 General			0
		0	Office 300/301 Recept	15A	39	B	40					0
		0	Storage/Corr Recept	20A	41	C	42					0
		0	BBH in washrooms	30A	43	A	44	15A	Corridor E/W			0
		0	RE-CIRCUITED FROM PNL 'RP-AW3'	15A	45	B	46	15A	Corridor Recept			0
		0	RE-CIRCUITED FROM PNL 'RP-AW3'	15A	47	C	48	15A	M W/R			0
		0	RE-CIRCUITED FROM PNL 'RP-AW3'	15A	49	A	50	15A	F W/R			0
		0			51	B	52	15A	Meeting Room 318			0
		0			53	C	54	15A				0

Panel Tag: RP 3C

PHASE	A	B	C	TOTAL
CONNECTED LOAD (VA)	0	0	1005	1005
DEMAND LOAD (VA)	0	0	1005	1005

MAXIMUM MEASURED LOAD

DATE	TIME	AMPS	KVA	AMPS	KVA	AMPS	KVA	TOTAL KVA	POWER	TOTAL KW
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0

MAINTENACE LOG

Date	Initials	Type

Date	Initials	Type

Types of Maintenance:
ET - Electrical Testing (NETA) | CL - Cleaning | CB - Cycling Breakers | BR (CCT#) - Breaker Replacement w/ CCT #

UNIVERSITY OF TORONTO

BLDG #: 128 **PANEL TAG** 3D **DATE MODIFIED:** 2025-06-10

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND
		0	SPARE	20A 2P	1	A	2	15A 2P	HEAT PUMP			0
		0			3	B	4					0
		0	SPARE	20A 2P	5	C	6	15A 2P	HEAT PUMP			0
		0			7	A	8					0
		0	MEETING ROOM 319	20A 2P	9	B	10	15A 2P	HEAT PUMP			0
		0			11	C	12					0
500	1.00	500	BASE BOARD HEATER (MECH ROOM 319A)	15A 2P	13	A	14	15A 2P	HEAT PUMP			0
500	1.00	500			15	B	16					0
		0	DATA ROOM	30A	17	C	18	15A	A/C 331			0
		0	SPARE	15A	19	A	20	15A				0
		0	(2) 1000W W/R HEATERS	15A	21	B	22	15A				0
		0		15A	23	C	24	15A 2P	RE-CIRCUITED A/C (LOCATION T.B.C.)			0
1000	0.75	750	EDH-1 (MECH ROOM 319A)	15A	25	A	26					0
200	1.00	200	HVAC SERVICE RCPT- (LOWER ROOF 1ST FLOOR)	15A	27	B	28	15A 2P	ERV-1 (2x0.5HP) (MECH ROOM 319A)	740	1.00	740
		0		15A	29	C	30			740	1.00	740

****Additional Circuits on Next Page****

BLDG: 128 **FLOOR:** 3 **ROOM:** 300J **NEW TAG:** 3D

RATINGS:	200A	120/208V	3 PHASE	4 WIRE	**S.C.:**	

FED FROM:	PANEL TAG:	BLDG #:	ROOM #:	BREAKER SIZE	FEEDER SIZE:
	3rd Flr Splitter	128	300J	200A	

CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND	DESCRIPTION (Item, Room Number[s]):	BKR (A)	CT		CT	BKR (A)	DESCRIPTION (Item, Room Number[s]):	CONNECTED LOAD (W)	DEMAND FACTOR	TOTAL DEMAND
75	1.00	75	SF-1 (MECH ROOM 319A)	15A	31	A	32					0
2400	1.00	2400	HP-1 (LOWER ROOF 1ST FLOOR)	35A 2P	33	B	34					0
2400	1.00	2400			35	C	36					0
1667	1.00	1667	DUCT HEATER EDH-2 (MECH ROOM 319A)	20A 3P	37	A	38					0
1667	1.00	1667			39	B	40					0
1667	1.00	1667			41	C	42					0
		0			43	A	44					0
		0			45	B	46					0
		0			47	C	48					0
		0			49	A	50					0
		0			51	B	52					0
		0			53	C	54					0
		0			55	A	56					0
		0			57	B	58					0
		0			59	C	60					0

Panel Tag: 3D

PHASE	A	B	C	TOTAL
CONNECTED LOAD (VA)	3242	5507	4807	13556
DEMAND LOAD (VA)	2992	5507	4807	13306

MAXIMUM MEASURED LOAD

DATE	TIME	AMPS	KVA	AMPS	KVA	AMPS	KVA	TOTAL KVA	POWER	TOTAL KW
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0
								0		0

MAINTENACE LOG

Date	Initials	Type	Date	Initials	Type

Types of Maintenance:
ET - Electrical Testing (NETA) | CL - Cleaning | CB - Cycling Breakers | BR (CCT#) - Breaker Replacement w/ CCT #

GENERAL

- DENOTES CONDUIT TURNING UP IN PLAN VIEW
- DENOTES CONDUIT TURNING DOWN IN PLAN VIEW
- KEY NOTE REFERENCE ('X' DENOTES KEY NOTE NUMBER)
- DETAIL REFERENCE ('X' DENOTES DETAIL NUMBER AND 'E0.00' DENOTES DRAWING NUMBER WHERE DETAIL CAN BE FOUND.)
- SECTION REFERENCE ('X' DENOTES SECTION NUMBER AND 'E0.00' DENOTES DRAWING NUMBER WHERE DETAIL CAN BE FOUND.)

LIGHTING

- LINEAR LUMINAIRE, TYPE 'X' AS SPECIFIED. HATCHING DENOTES CONNECTION TO EMERGENCY OR NIGHT LIGHT CIRCUIT
- CEILING MOUNTED LUMINAIRE, TYPE 'X' AS SPECIFIED
- WALL MOUNTED LUMINAIRE, TYPE 'X' AS SPECIFIED
- POLE MOUNTED LUMINAIRE, TYPE 'X' AS SPECIFIED
- SINGLE OR DOUBLE SURFACE MOUNTED EMERGENCY LIGHTING REMOTE HEADS, TYPE 'BU-X' INDICATES BATTERY BANK FED FROM
- CEILING MOUNTED EMERGENCY REMOTE HEAD. TYPE 'BU-X' INDICATES BATTERY BANK FED FROM
- EMERGENCY LIGHTING BATTERY UNIT C/W DUPLEX RECEPTACLE AND DOUBLE REMOTE HEADS. TYPE 'BU-X' AS SPECIFIED.
- WALL MOUNTED SINGLE/DOUBLE FACED EXIT SIGN AND DIRECTIONAL ARROWS AS INDICATED. SHADED AREAS DENOTE FACE DIRECTION OF EXIT SIGN
- CEILING MOUNTED SINGLE/DOUBLE FACED EXIT SIGN AND DIRECTIONAL ARROWS AS INDICATED. SHADED AREAS DENOTE FACE DIRECTION OF EXIT SIGN
- FLASHING LIGHT ALARM
- ONE, TWO, THREE, AND FOUR GANG SINGLE POLE TOGGLE SWITCHES
- SWITCH ('3' DENOTES 3-WAY SWITCH; 'D' DENOTES DIMMER SWITCH; AND 'LV' DENOTES LOW VOLTAGE SWITCH.)
- AUTOMATIC WALL SWITCH, SINGLE GANG, 120V WITH DUAL TECHNOLOGY SENSOR. C/W 0-10V DIMMING ("WATTSTOPPER" CAT#DW-311)
- AUTOMATIC WALL SWITCH, SINGLE GANG, 120V WITH DUAL TECHNOLOGY SENSOR. WATTSTOPPER CAT#DW-100
- LOW VOLTAGE MASTER SWITCH
- SWITCH BANK
- TC — PROGRAMMABLE TIME CLOCK, TYPE 'X' AS SPECIFIED
- AUTOMATIC CEILING MOUNTED OCCUPANCY SENSOR, C/W DUAL OUTPUT RELAY AND POWER PACK
- PC — PHOTOCELL
- CEILING MOUNTED DAYLIGHT SENSOR

COMMUNICATION

- TELEPHONE OUTLET, C/W 1 PORTS, 1 CAT6 CABLE, AND 3/4" CONDUIT
- DATA OUTLET, C/W 1 PORTS, 1 CAT-6A CABLE AND 3/4" CONDUIT
- DATA/TELEPHONE OUTLET C/W 1 PORTS, 2 CAT-6A CABLES, AND 3/4" CONDUIT.
- DOUBLE GANG BOX FOR AUDIO VISUAL (AV)
- HDMI — SINGLE GANG A.V. BOX. A.V. CONTRACTOR TO PROVIDE ONE (1) CRESTRON DM-RMC-4K-100-C-1G WALL PLATE DIGITAL MEDIA 8G+ AND ONE (1) CAT6A DATA CABLE FROM THE WALL PLATE TO THE A.V. RACK IN ROOM 318.
- CEILING MOUNTED OUTLET FOR PROJECTOR C/W VGA, HDMI, AND DATA. PROVIDE A 2-GANG BOX AND 41mmø A.V. CONDUIT TO THE SERVER ROOM.
- TV OUTLET. 'C' DENOTES CEILING MOUNTED; C/W RECESSED "CLOCK STYLE" DUPLEX RECEPTACLE, DATA OUTLET, ONE (1) CAT-6 CABLE AND ONE (1) RG-6. PROVIDE ONE (1) 41mmø AV/COMMUNICATION CONDUIT TO LAN ROOM.
- CH — ELECTRONIC CHIME
- BU — BUZZER BUTTON
- WAP — DATA SYSTEM WIRELESS ACCESS POINT; 'WP' INDICATES WEATHERPROOF ENCLOSURE

ELECTRICAL HEATING

- FORCE FLOW ELECTRIC HEATER C/W BUILT IN THERMOSTAT. FOR kW/VOLTAGE RATING CHECK POWER AND SYSTEM PLANS. 'OULETT' OAC SERIES FOR WALL MOUNT, OACP SERIES FOR CEILING MOUNT OR EQUAL. CONFIRM COLOR WITH ARCHITECT PRIOR ORDERING.
- BASE BOARD ELECTRIC HEATER C/W BUILT IN THERMOSTAT. FOR kW/VOLTAGE RATING CHECK POWER & SYSTEMS PLANS. 'OUELLET' ODB SERIES OR EQUAL. WALL MOUNT AT MINIMUM +4" ABOVE FINISHED FLOOR TO THE BOTTOM OF HEATER. CONFIRM COLOR WITH ARCHITECT PRIOR ORDERING.

POWER

- 15A, 120V DUPLEX RECEPTACLE
- 15A, 120V DUPLEX RECEPTACLE ON DEDICATED CIRCUIT. EACH DEDICATED CIRCUIT TO HAVE SEPARATE NEUTRAL RUN DIRECTLY BACK TO PANEL BOARD.
- 15A, 120V DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER (OR HIGH LEVEL)
- 15A, 120V DUPLEX RECEPTACLE C/W (2) USB OUTLETS
- 15A, 120V SPLIT DUPLEX RECEPTACLE, C/W SEPARATE CIRCUITS (MOUNTED ABOVE COUNTER)
- 15A, 120V QUADPLEX RECEPTACLE
- 15A, 120V CEILING MOUNTED DUPLEX RECEPTACLE
- 20A, T-SLOT RECEPTACLE / ABOVE COUNTER RECEPTACLE
- 20A, T-SLOT GROUND FAULT INTERRUPTING RECEPTACLE / ABOVE COUNTER RECEPTACLE
- 15A, 120/208V SIMPLEX RECEPTACLE, NEMA 6-15R
- DIRECT CONNECTION AS NOTED
- C / W / F — HARD WIRE CONNECTION TO SYSTEM FURNITURE ('C' DENOTES CEILING CONNECTION, 'F' DENOTES FLOOR CONNECTION, 'W' DENOTES WALL CONNECTION. REFER TO DETAILS ON E6.00 SERIES DRAWINGS.
- ELECTRICAL STUB UP FOR DATA, AUDIO VISUAL (A.V.) AND POWER. REFER TO DETAILS ON E.600 SERIES DRAWINGS.
- ELECTRICAL STUB UP FOR ONE (1) DATA OUTLET, POWER. REFER TO DETAILS ON E.600 SERIES DRAWINGS.
- 4" ELECTRICAL POKE-THROUGH FLOOR BOX COMPLETE WITH TWO (2) DATA PORTS AT KEYSTONE OPENINGS AND ONE (1) DUPLEX RECEPTACLE
- ELECTRICAL FLOOR BOX COMPLETE WITH ONE (1) 20A, 120V DUPLEX RECEPTACLE.
- ELECTRICAL FLOOR BOX COMPLETE WITH ONE (1) 20A, 120V DUPLEX RECEPTACLE, TWO (2) DATA OUTLETS, 1 USB-3.1 OUTLET.
- ELECTRICAL FLOOR BOX COMPLETE WITH TWO (2) 20A, 120V DUPLEX RECEPTACLE, TWO (2) DATA OUTLETS, 1 USB-3.1 OUTLET.
- DISTRIBUTION PANEL
- SURFACE MOUNTED RECEPTACLE PANEL
- FLUSH MOUNTED RECEPTACLE PANEL
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- MOTOR STARTER / VFD (STARTER/VFD TO BE SUPPLIED BY OTHERS. INSTALLED BY DIV. 26)
- 600V-120/208V 3ø 4W TRANSFORMER UNLESS OTHERWISE NOTED. X DENOTES TRANSFORMER K RATING
- MOTOR CONNECTION
- CIRCUIT BREAKER
- FUSIBLE DISCONNECT SWITCH
- POTENTIAL TRANSFORMER
- CURRENT TRANSFORMER
- JB — JUNCTION BOX

SECURITY

- DOOR CONTACT. PROVIDE 3/4" CONDUIT TO SECURITY CONTROL PANEL
- MAGLOCK. DE-ENERGIZE UPON ACTIVATION OF FIRE ALARM SYSTEM. DIV. 26 TO PROVIDE ROUGH-IN, WIRING, POWER AND FIRE ALARM CONNECTION. PROVIDE 3/4" CONDUIT TO SECURITY CONTROL PANEL
- ELECTRIC STRIKE. PROVIDE 3/4" CONDUIT TO SECURITY CONTROL PANEL
- CARD READER. PROVIDE 3/4" CONDUIT TO SECURITY CONTROL PANEL
- KP — KEY PAD. PROVIDE 3/4" CONDUIT TO SECURITY CONTROL PANEL
- MOTION DETECTOR. PROVIDE 3/4" CONDUIT TO SECURITY CONTROL PANEL
- S — REQUEST TO EXIT AUTOMATIC SENSOR. PROVIDE 3/4" CONDUIT TO SECURITY CONTROL PANEL
- C — CLOSED CIRCUIT CAMERA; 'PTZ' DENOTES PAN/TILT/ZOOM
- G — GLASS BREAK SENSOR

GROUND

- GROUND BAR AS NOTED
- GROUND ROD

FIRE ALARM SYSTEM

- FIRE ALARM PULL STATION (MOUNTED +1100 AFF)
- FIRE ALARM STROBE LIGHT WALL OR CEILING MOUNTED
- FIRE ALARM BELL
- FIRE ALARM ELECTRONIC HORN/SPEAKER WALL OR CEILING MOUNTED
- FIRE ALARM ELECTRONIC HORN/SPEAKER STROBE LIGHT COMBINATION UNIT WALL OR CEILING MOUNTED
- SMOKE DETECTOR WALL OR CEILING MOUNTED
- HEAT DETECTOR – FIXED TEMP WALL OR CEILING MOUNTED
- HEAT DETECTOR – RATE OF RISE WALL OR CEILING MOUNTED
- D — DUCT MOUNTED SMOKE DETECTOR
- SINGLE STATION TYPE SMOKE DETECTOR WALL OR CEILING MOUNTED; C/W RED INDICATION LIGHT
- SINGLE STATION TYPE SMOKE/CARBON MONOXIDE DETECTOR WALL OR CEILING MOUNTED; C/W RED INDICATION LIGHT
- CARBON MONOXIDE DETECTOR WALL OR CEILING MOUNTED
- FACP — FIRE ALARM CONTROL PANEL
- FAA — FIRE ALARM ANNUNCIATOR PANEL
- AR — ADDRESSABLE RELAY
- AM — ADDRESSABLE MODULE
- SPRINKLER SUPERVISED VALVE BY DIV. 23. FIRE ALARM CONNECTION BY DIV. 26.
- SPRINKLER LINE FLOW SWITCH BY DIV. 23. FIRE ALARM CONNECTION BY DIV. 26.
- PS — SPRINKLER LOW PRESSURE SWITCH
- PP — EXCESS PRESSURE PUMP – LOSS OF POWER
- SMOKE DAMPER FIRE ALARM CONNECTION
- FSDR — FAN SHUT DOWN RELAY

MISCELLANEOUS

- DO — DOOR OPERATOR PUSH BUTTON
- EB — EMERGENCY BUTTON
- PL — PUSH TO LOCK BUTTON
- T — TIMER
- RT — REVERSE ACTING THERMOSTAT
- EI — LIGHTING INVERTER
- M — UTILITY METER SOCKET
- AV — AUDIO VISUAL SYSTEM SPEAKER
- C — CHECK METER
- M — UTILITY METER SOCKET IN 905x905x305mm CABINET.
- T — LOW VOLTAGE THERMOSTAT (SUPPLIED & INSTALL BY DIV. 15). PROVIDE A SINGLE BOX AND 16mmø CONTROL CONDUIT TO THE ASSOCIATED HVAC EQUIPMENT
- CEILING FAN PROVIDED BY DIV 26.

ELECTRICAL DRAWING LIST

DWG NO.	DRAWING NAME	SCALE	FORMAL ISSUANCES			
			2024-06-17 ISSUED FOR PERMIT	2025-06-10 ISSUED FOR TENDER		
E0.00	ELECTRICAL LEGEND & DRAWING LIST	N.T.S	·	·		
E0.01	ELECTRICAL SPECIFICATIONS (1 OF 6)	N.T.S	·	·		
E0.02	ELECTRICAL SPECIFICATIONS (2 OF 6)	N.T.S	·	·		
E0.03	ELECTRICAL SPECIFICATIONS (3 OF 6)	N.T.S	·	·		
E0.04	ELECTRICAL SPECIFICATIONS (4 OF 6)	N.T.S	·	·		
E0.05	ELECTRICAL SPECIFICATIONS (5 OF 6)	N.T.S	·	·		
E0.06	ELECTRICAL SPECIFICATIONS (6 OF 6)	N.T.S	·	·		
E0.07	LUMINAIRE SCHEDULE	N.T.S	·	·		
E0.08	EMERGENCY LIGHTING SCHEDULE	N.T.S	·	·		
E0.09	LIGHTING CONTROL RISER DIAGRAM	N.T.S	·	·		
E0.10	ELECTRICAL RISER DIAGRAM	N.T.S	·	·		
E0.11	ELECTRICAL DETAILS	N.T.S	·	·		
E1.01	DEMOLITION – REFLECTED CEILING PLAN	1:100	·	·		
E1.02	DEMOLITION – POWER & SYSTEMS PLAN	1:100	·	·		
E2.01	REFLECTED CEILING PLAN	1:100	·	·		
E3.01	POWER & SYSTEMS PLAN	1:100	·	·		
E3.02	SECOND FLOOR PLAN	1:100	·	·		

GENERAL NOTES

1. GENERAL
1.1. NOT ALL SYMBOLS SHOWN IN THE LEGEND ARE NECESSARILY USED IN THIS PROJECT.
1.2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH DESIGN CONSULTANT'S/ARCHITECTS DRAWINGS FOR DIMENSIONS, FINISHES AND MOUNTING HEIGHTS OF DEVICES, ETC.
1.3 DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PANEL BOARD SCHEDULES.
1.4. DRAWINGS SHALL BE READ IN CONJUNCTION WITH 'THE UNIVERSITY OF TORONTO COMMUNICATIONS INFRASTRUCTURE SPECIFICATIONS, STANDARDS AND PRACTICES' THE LATEST EDITION.
1.5. DRAWINGS SHALL BE READ IN CONJUNCTION WITH 'THE UNIVERSITY OF TORONTO FACILITIES & SERVICES ELECTRICAL DESIGN STANDARDS' THE LATEST EDITION.

2. LIGHTING
2.1. MODIFY BASE BUILDING LIGHTING AS SHOWN ON DRAWING USING EXISTING JUNCTION BOXES IN CEILING SPACE, DO NOT OVERLOAD CIRCUITS. ALL APPROPRIATE HARNESSES, SWITCHING ACCESSORIES AND ANY ADDITIONAL ATTACHMENTS NECESSARY TO MAKE SYSTEM OPERATIONAL SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

3. POWER
3.1. PROVIDE ARC FLASH STUDY FOR NEW EQUIPMENT.
3.2. ALL CONDUCTORS SHALL BE COPPER.
3.3. DO NOT ABANDONED DECOMMISSION EQUIPMENT. CONDUIT, WIRING, J-BOXES LABELLED "R" SHALL BE REMOVED FROM THE BUILDING.
3.4. ALL DEVICES ARE NEW UNLESS NOTED OTHERWISE.

4. LIFE SAFETY SYSTEM
4.1. PROVIDE COST FOR ADDITION, RELOCATION, VERIFICATION AND TESTING OF THE LIFE SAFETY SYSTEM COMPONENTS. ALL NEW LIFE SAFETY DEVICES TO MATCH BASE BUILDING STANDARDS.

5. VOICE/DATA/AUDIO VISUAL
5.1. PROVIDE EMPTY CONDUIT C/W PULL STRING, JUNCTION BOXES AND ALL NECESSARY ACCESSORIES TO FACILITATE THE PROPER INSTALLATION OF VOICE/ DATA CABLING. THE SUPPLY AND INSTALLATION OF VOICE/DATA/A.V. CABLES TO BE BY THE COMMUNICATIONS CONTRACTOR.
5.2. DATA CABLES SHALL BE ROUTED INTO UTILITIES ROOM 319T, UNLESS NOTED OTHERWISE.
5.3 ELECTRICAL CONTRACTOR TO PROVIDE ONE (1) 21mmø A.V. CONDUIT FROM THE HDMI OUTLET IN ROOM 317 TO THE A.V. RACK IN ROOM 318.

6. AFTER HOURS WORK:
6.1 ALL WORK BEING DONE WITHIN CORRIDORS, NOT WITHIN UTILITY ROOMS NOR IN SUITES SHALL BE SCHEDULED WITH THE UNIVERSITY PRIOR TO COMMENCEMENT. CONTRACTOR SHALL INCLUDE FOR AFTER HOURS WORK FOR ANY WORK AREAS THAT IMPEDES ACCESS TO EXITS AND WITHIN OFFICES.

7. CONTRACTORS
7.1 ELECTRICAL CONTRACTORS BIDDING ON THIS PROJECT SHALL BE UNIONIZED AND APPROVED BY UofT.

ABBREVIATIONS

AFFL	ABOVE FINISHED FLOOR LEVEL
BOF	BOTTOM OF FIXTURE
C	CONDUIT
CCT	CIRCUIT
CLG	CEILING
C/W	COMPLETE WITH
EBU	EMERGENCY LIGHTING BATTERY UNIT
EC	EMPTY CONDUIT
ELEC	ELECTRICAL
FA	FIRE ALARM
FAA	FIRE ALARM ANNUMNCIATOR
FACP	FIRE ALARM CONTROL PANEL
GRN	GROUND
JB	JUNCTION BOX
NL	NIGHT LIGHT
NTS	NOT TO SCALE
R	EQUIPMENT TO BE REMOVED
R/R	TO BE REMOVED & REINSTALLED
ER	EXISTING EQUIPMENT TO BE RELOCATED
FPR	FIRE PROTECTION ROOM
FUT	FUTURE
EX	EXISTING TO REMAIN
RP	ITEM IN RELOCATED POSITION
HK	HOUSE KEEPING
HL	DEVICE MOUNTED AT HIGH LEVEL
TC	DIGITAL ASTRONOMICAL TIME CLOCK
TYP	TYPICAL FOR ALL
WG	WIRE GUARD
WP	DEVICE TO BE WEATHER PROOF

CIRCUIT KEY

PANEL AND CIRCUIT NUMBER DESIGNATION:

RP-GRA8.1

- LIGHTING ZONE SWITCHABLE GROUPING
- CIRCUIT NUMBER
- PANEL NUMBER
- FED FROM :
  RECEPTACLE PANEL (R)
  EMERGENCY PANEL (X)
  LIGHTING PANEL (L)
  MECHANICAL PANEL (M)

LAST DIGITS ONLY SHOWN ON FLOOR PLANS (TYPICAL UNLESS NOTED OTHERWISE).

- PANEL LOCATION (LEVEL/FLOOR):
  P1 PARKING LEVEL 1
  G GROUND FLOOR
  M MEZZANINE
  2 SECOND FLOOR

- PANEL TYPE:
  RP-120V RECEPTACLE
  LP-120V LIGHTING
  MP-120V MECHANICAL PANEL
  PP-120/208V DISTRIBUTION
  DP-347/600V DISTRIBUTION
  MDP-600V MECHANICAL DISTRIBUTION
  KP-KITCHEN EQUIPMENT
  SP - SPLITTER

CAD DRAWING DO NOT REVISE MANUALLY

THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ENGINEER IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION	BY
1	23.12.06	ISSUED FOR COSTING	AB
2	24.03.28	ISSUED FOR REVIEW	AB
3	24.05.10	ISSUED FOR REVIEW	AB
4	24.06.17	PERMIT	AB
5	24.07.29	TENDER / CLIENT REVIEW	AB
6	24.06.10	ISSUED FOR TENDER	AB

PROJECT TRUE

ENGINEER:
spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

STAMP:
LICENCED PROFESSIONAL ENGINEER
A.S.BHOGAL
100079257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
ELECTREICAL LEGENDS & DRAWING LIST (1 OF 2)

SCALE:	N.T.S.
START DATE:	NOV 15, 2023
DRAWN BY:	AS
CHECKED:	AB
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	
SCHEME:	
PROJECT NUMBER:	23-146

DRAWING NO.
E0.00

ELECTRICAL SPECIFICATIONS

GENERAL INSTRUCTIONS, & BASIC MATERIALS & METHODS

1. REFERENCES

1.1. THE GENERAL CONDITIONS OF THE CONTRACT, THE SUPPLEMENTARY CONDITIONS, & ALL SECTIONS OF DIVISION 01 (GENERAL REQUIREMENT) APPLY TO & ARE A PART OF THIS SPECIFICATION.

2. SUBMITTALS

2.1. PRIOR TO SUPPLYING PRODUCTS TO THE SITE, SUBMIT FOR REVIEW, 8 COPIES OF SHOP DRAWINGS/PRODUCT DATA SHEETS INDICATING IN DETAIL THE DESIGN, CONSTRUCTION & PERFORMANCE OF ELECTRICAL EQUIPMENT, & ALL ELECTRICAL PRODUCTS EXCEPT CONDUIT & FITTINGS, CONDUCTORS, SLEEVES, ESCUTCHEON PLATES, & SIMILAR ITEMS. ENDORSE SHOP DRAWINGS & PRODUCT DATA SHEETS WITH "CERTIFIED TO BE IN ACCORDANCE WITH ALL REQUIREMENTS". READ THE FOLLOWING IN CONJUNCTION WITH THE WORDING ON THE CONSULTANT'S REVIEW STAMP APPLIED TO SHOP DRAWINGS/PRODUCT DATA SHEETS SUBMITTED:

2.1.1. "THIS REVIEW IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT & DOES NOT APPROVE THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS/PRODUCT DATA, RESPONSIBILITY FOR WHICH REMAINS WITH THE CONTRACTOR, & SUCH REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS/PRODUCT DATA OR OF HIS RESPONSIBILITY FOR MEETING REQUIREMENTS OF THE CONTRACT DOCUMENTS. BE RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED & CORRELATED AT THE JOB SITE, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESS OR TO TECHNIQUES OF CONSTRUCTION & INSTALLATION, & FOR COORDINATION OF THE WORK OF SUB-TRADES."

2.2. SUBMIT THE FOLLOWING TO THE CONSULTANT:

2.2.1. PROJECT CLOSE-OUT DOCUMENTATION: O & M MANUALS, RECORD AS-BUILT DRAWINGS, & ALL ASSOCIATED DATA

2.2.2. PROGRESS PAYMENT BREAKDOWN: A DETAILED BREAKDOWN OF THE ELECTRICAL WORK COST SUITABLE FOR EVALUATION OF PROGRESS PAYMENTS

2.2.3. EXTENDED WARRANTIES: COPIES OF EXTENDED WARRANTIES

3. DEFINITIONS

3.1. THE FOLLOWING ARE DEFINITIONS OF WORDS FOUND IN THIS ELECTRICAL WORK SPECIFICATION & ON ASSOCIATED DRAWINGS:

3.2. "PROVIDE" (& TENSES OF PROVIDE) – MEANS SUPPLY, INSTALL & TEST

3.3. "INSTALL" (& TENSES OF INSTALL) – MEANS INSTALL, & TEST

3.4. "SUPPLY" – MEANS SUPPLY ONLY

3.5. "CONSULTANT" – MEANS THE ARCHITECT OR CONSULTING ENGINEER WHO HAS PREPARED THE CONTRACT DOCUMENTS ON BEHALF OF THE OWNER

3.6. "EQUAL TO"– MEANS THAT A PRODUCT PROPOSED FOR INSTALLATION, OTHER THAN THE SPECIFIED PRODUCT, MUST BE EQUAL TO THE SPECIFIED PRODUCT IN SIZE, MATERIALS OF CONSTRUCTION, PERFORMANCE, DURABILITY, & WARRANTY REQUIREMENTS, & THE FINAL DECISION IN THIS MATTER RESTS WITH THE CONSULTANT.

3.7. WHEREVER THE WORDS "PROVIDE" OR "SUPPLY AND INSTALL", ARE USED, IT SHALL BE UNDERSTOOD TO MEAN "PROVIDE AND INSTALL, INCLUSIVE OF ALL LABOUR, MATERIALS, INSTALLATION, TESTING, AND CONNECTIONS" FOR THE ITEM TO WHICH IT REFERENCES.

4. CODES, REGULATIONS, & STANDARDS

4.1. ABIDE BY THE LATEST EDITION OF CODES, REGULATIONS, AND STANDARDS REFERRED TO AND/OR APPLIED BY GOVERNING AUTHORITIES.

4.2. COMPLETE THE INSTALLATION OF THE WORK IN ACCORDANCE WITH LATEST EDITIONS OF THE ONTARIO BUILDING CODE, ONTARIO ELECTRICAL SAFETY CODE, C.S.A. STANDARDS, U.L.C., N.F.P.A., O.S.H.A. AND OTHER CODES, AS REQUIRED. COMPLY WITH ELECTRICAL AND BUILDING CODE BULLETINS IN FORCE AT TIME OF BID SUBMISSION. WHILE NOT IDENTIFIED AND SPECIFIED BY NUMBER IN THIS DIVISION, THEY ARE TO BE CONSIDERED AS FORMING PART OF RELATED STANDARDS. ALSO, ALL ELECTRICAL WORK SHALL COMPLY WITH LANDLORD'S REQUIREMENTS AND BASE BUILDING STANDARDS. CONTRACTOR SHALL OBTAIN ALL LANDLORD'S REQUIREMENTS AND BASE BUILDING STANDARDS FROM THE LANDLORD DURING THE TENDER PERIOD.

5. EXAMINATION OF SITE

5.1. PRIOR TO SUBMITTING A BID, VISIT THE SITE & REVIEW & INCLUDE FOR EXISTING SITE CONDITIONS.

6. DRAWINGS & SPECIFICATION

6.1. ELECTRICAL DRAWINGS ARE PERFORMANCE DRAWINGS, DIAGRAMMATIC, SHOW APPROXIMATE LOCATIONS OF EQUIPMENT & SERVICES, ARE INTENDED TO CONVEY SCOPE OF WORK, & DO NOT SHOW ARCHITECTURAL AND STRUCTURAL DETAILS. PROVIDE OFFSETS, FITTINGS, & SIMILAR PRODUCTS REQUIRED AS A RESULT OF OBSTRUCTIONS & OTHER ARCHITECTURAL & STRUCTURAL DETAILS BUT NOT SHOWN ON DRAWINGS.

6.2. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS THAT THE CONTRACTOR PROVIDE COMPLETE AND OPERATIONAL SYSTEMS AS REQUIRED. WHERE DIFFERENCES OCCUR, THE MAXIMUM CONDITION SHALL GOVERN.

6.3. ANY MISCELLANEOUS ITEMS, HARDWARE, DEVICES, WIRING, ETC., NOT SPECIFICALLY DESCRIBED, BUT REQUIRED FOR THE OPERATION OF THE SYSTEM, MUST BE PROVIDED AND INCLUDED AS PART OF THE BID.

7. PLANNING & LAYOUT OF THE WORK

7.1. PROPERLY PLAN, COORDINATE, & ESTABLISH LOCATIONS & ROUTING OF SERVICES WITH SUBCONTRACTORS SUCH THAT SERVICES WILL CLEAR EACH OTHER AS WELL AS ANY OBSTRUCTIONS.

7.2. CONCEAL WORK IN PARTIALLY FINISHED OR UNFINISHED AREAS TO THE EXTENT MADE POSSIBLE BY AREA CONSTRUCTION. INSTALL PIPING PARALLEL TO EACH OTHER & TO BUILDING LINES.

8. GENERAL RE: INSTALLATION OF EQUIPMENT

8.1. UNLESS OTHERWISE SPECIFIED INSTALL EQUIPMENT IN ACCORDANCE WITH EQUIPMENT MANUFACTURERS' RECOMMENDATIONS & INSTRUCTIONS. GOVERNING CODES, STANDARDS, & REGULATIONS TAKE PRECEDENCE OVER MANUFACTURER'S INSTRUCTIONS.

9. PERMITS, FEES, & CERTIFICATES

9.1. APPLY FOR, OBTAIN & PAY FOR PERMITS REQUIRED TO COMPLETE THE ELECTRICAL WORK.

10. WORKPLACE SAFETY

10.1. COMPLY WITH REQUIREMENTS OF THE WORKPLACE HAZARDOUS MATERIALS INFORMATION SYSTEM (WHMIS). SUBMIT WHMIS MSDS (MATERIAL SAFETY DATA SHEETS) FOR PRODUCTS WHERE REQUIRED, & MAINTAIN 1 COPY AT THE SITE.

10.2. COMPLY WITH REQUIREMENTS OF OCCUPATIONAL HEALTH & SAFETY REGULATIONS & ALL OTHER REGULATIONS PERTAINING TO HEALTH & SAFETY, INCLUDING WORKER'S COMPENSATION/INSURANCE BOARD & FALL PROTECTION REGULATIONS.

10.3. IF, DURING THE COURSE OF WORK, ASBESTOS CONTAINING MATERIALS, BLACK MOULD, LEAD PAINT, OR ANY OTHER SUCH MATERIALS ARE ENCOUNTERED OR SUSPECTED, IMMEDIATELY REPORT THE DISCOVERY TO THE CONSULTANT & CEASE ALL WORK IN THE AREA IN QUESTION. DO NOT RESUME WORK IN AFFECTED AREAS UNTIL THE SITUATION HAS BEEN PROPERLY CORRECTED & WITHOUT WRITTEN APPROVAL FROM THE OWNER.

10.4. PROVIDE AND MAINTAIN INSURANCE TO PROTECT THE LANDLORD, TENANT AND TRADES FROM ALL POSSIBLE CLAIMS. SUBMIT WITH BID FOR AN AMOUNT ACCEPTABLE TO LANDLORD AND TENANT.

11. SCAFFOLDING, RIGGING, & HOISTING

11.1. ERECT & OPERATE SCAFFOLDING, RIGGING, HOISTING EQUIPMENT & ASSOCIATED HARDWARE REQUIRED FOR YOUR WORK.

12. CLOSEOUT SUBMITTALS

12.1. PRIOR TO APPLICATION FOR SUBSTANTIAL PERFORMANCE, SUBMIT REQUIRED ITEMS & DOCUMENTATION SPECIFIED, INCLUDING OPERATING & MAINTENANCE MANUALS, AS-BUILT RECORD DRAWINGS, EXTENDED WARRANTIES, TEST CERTIFICATES, & FINAL COMMISSIONING REPORT.

12.2. OPERATING & MAINTENANCE MANUALS: SUBMIT 3 HARD COPIES OF OPERATING & MAINTENANCE MANUALS IN HARDCOVER 3 "D"-RING BINDERS, & IDENTIFIED WITH PROJECT NAME, & "ELECTRICAL OPERATING AND MAINTENANCE MANUAL" WORDING. INCLUDE AN INTRODUCTION SHEET LISTING THE CONSULTANT'S, CONTRACTOR'S, AND SUBCONTRACTOR'S NAMES, STREET ADDRESSES, TELEPHONE & FAX NUMBERS, & E-MAIL ADDRESSES, A TABLE OF CONTENTS SHEET & CORRESPONDING INDEX TAB SHEETS, A COPY OF EACH "REVIEWED" OR "REVIEWED AS NOTED" SHOP DRAWING/PRODUCT DATA SHEET WITH THE EMAIL ADDRESS FOR LOCAL SOURCE OF PARTS & SERVICE, & REQUIRED OPERATING & MAINTENANCE DATA.

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PROJECT TRUE

ENGINEER:
spline
Mechanical & Electrical Engineers
#11-7510 Torbram Cdbe, Mississauga, Ontario - L5S 1T7
905.670.8388 | info@splineeng.ca | www.splineeng.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
A. BHOGAL
100079257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

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ELECTRICAL SPECIFICATIONS CONTINUED

12.3. RECORD "AS-BUILT" DRAWINGS: AS WORK PROGRESSES, CLEARLY MARK ON WHITE PRINTS OF THE CONTRACT DRAWINGS, SIGNIFICANT CHANGES FROM THE ROUTING OF SERVICES & LOCATIONS OF EQUIPMENT SHOWN ON THE CONTRACT DRAWINGS. KEEP THE SET UP-TO-DATE & AVAILABLE FOR PERIODIC REVIEW. WHEN WORK IS COMPLETE, TRANSFER AS-BUILT INFORMATION TO A RECORDABLE & IDENTIFIED CAD DISC WITH CAD WORK OF EQUAL QUALITY TO THE CONTRACT DRAWINGS. CAD DISCS WILL BE SUPPLIED FREE OF CHARGE BY THE CONSULTANT.

13. PHASING OF THE WORK

13.1. PHASING OF THE WORK IS REQUIRED TO MAINTAIN THE EXISTING BUILDING IN OPERATION. INCLUDE ALL COSTS FOR PHASING INCLUDING "OFF HOURS" PREMIUM TIME LABOUR COSTS.

14. EQUIPMENT & SYSTEM MANUFACTURER'S CERTIFICATION

14.1. PRIOR TO EQUIPMENT & SYSTEM START-UP PROCEDURES, PAY FOR EQUIPMENT/SYSTEM MANUFACTURERS' AUTHORIZED REPRESENTATIVES TO EXAMINE THE INSTALLATION, & WHEN ANY REQUIRED CORRECTIVE MEASURES HAVE BEEN MADE, TO CERTIFY IN WRITING TO THE CONSULTANT THAT THE EQUIPMENT/SYSTEM INSTALLATION IS COMPLETE & IN ACCORDANCE WITH THE EQUIPMENT/SYSTEM MANUFACTURER'S INSTRUCTIONS.

15. EQUIPMENT & SYSTEM START-UP

15.1. PRIOR TO COMMISSIONING, & UNDER SUPERVISION OF EQUIPMENT/SYSTEM MANUFACTURERS' REPRESENTATIVES, START-UP EQUIPMENT/SYSTEMS, MAKE REQUIRED ADJUSTMENTS, DOCUMENT PROCEDURES, LEAVE EQUIPMENT/SYSTEMS IN PROPER OPERATING CONDITION, & SUBMIT START-UP DOCUMENTATION SHEETS SIGNED BY THE MANUFACTURER/SUPPLIER & THE CONTRACTOR.

16. EQUIPMENT & SYSTEM COMMISSIONING

16.1. AFTER SUCCESSFUL START-UP AND PRIOR TO SUBSTANTIAL PERFORMANCE, COMMISSION ELECTRICAL WORK IN ACCORDANCE WITH REQUIREMENTS OF CSA Z320, BUILDING COMMISSIONING. USE COMMISSIONING SHEETS INCLUDED WITH THE CSA STANDARD, & ANY SUPPLEMENTAL COMMISSIONING SHEETS REQUIRED.

17. O & M DEMONSTRATION & TRAINING

17.1. TRAIN THE OWNER'S DESIGNATED PERSONNEL IN OPERATION & MAINTENANCE OF EQUIPMENT & SYSTEMS USING TECHNICIANS EMPLOYED BY THE EQUIPMENT/SYSTEM MANUFACTURER/SUPPLIER. THE NUMBER OF HOURS OF TRAINING ARE TO BE SUFFICIENT FOR THE OWNER'S PERSONNEL TO COMPLETELY UNDERSTAND OPERATION & MAINTENANCE OF THE EQUIPMENT/SYSTEM.

18. INSTALLATION OF SLEEVES

18.1. WHERE CONDUIT PENETRATES NEW CONCRETE AND/OR MASONRY SURFACES PROVIDE SLEEVES, MINIMUM #16 GAUGE FLANGED GALVANIZED STEEL OR, WHERE PERMITTED IN POURED CONCRETE CONSTRUCTION, FACTORY FABRICATED PLASTIC SLEEVES, & SCHEDULE 40 GALVANIZED STEEL PIPE OR CLASS 3000 CAST IRON PIPE IN CONCRETE OR MASONRY WALLS. SLEEVES IN WATERPROOFED SLABS OR WALLS ARE TO BE C/W A WATER STOP PLATE.

18.2. SIZE SLEEVES TO LEAVE 12 MM (1/2") CLEARANCE AROUND THE CONDUIT. PACK & SEAL THE VOID BETWEEN SLEEVES & THE CONDUIT IN INTERIOR NON-FIRE RATED CONSTRUCTION FOR THE LENGTH OF THE SLEEVES WITH MINERAL WOOL & SEAL BOTH ENDS OF THE SLEEVE WITH SILICONE BASE CAULKING. PACK SEALS IN FIRE RATED CONSTRUCTION AS ABOVE BUT USE ROCK WOOL & LEAVE SPACE AT SLEEVE ENDS FOR FIREPROOFING. SEAL SLEEVES IN EXTERIOR WALLS BELOW GRADE (& ANY OTHER WALL WHERE WATER LEAKAGE MAY BE A PROBLEM) WITH THUNDERLINE CORP. (POWER PLANT SUPPLY CO.) "LINK SEAL" MODEL S-316 OR EQUAL MECHANICAL SEALS.

18.3. TERMINATE SLEEVES FOR EXPOSED SO THAT THE SLEEVE IS FLUSH AT BOTH ENDS WITH THE BUILDING SURFACE CONCERNED & PROVIDE CHROME PLATED BRASS OR BRUSHED STAINLESS STEEL ESCUTCHEON PLATES TIGHT AGAINST THE BUILDING SURFACE TO COMPLETELY COVER BOTH ENDS OF THE SLEEVE.

19. PRODUCT OPENINGS & RECESSES

19.1. PRODUCT OPENINGS & RECESSES WILL BE PROVIDED IN NEW POURED CONCRETE WORK, MASONRY, DRYWALL, & OTHER BUILDING SURFACES BY THE TRADE RESPONSIBLE FOR THE PARTICULAR CONSTRUCTION IN WHICH THE OPENING IS REQUIRED.

20. FIRESTOPPING & SMOKE SEALS

20.1. WHERE ELECTRICAL WORK PENETRATES FIRE RATED CONSTRUCTION, PROVIDE ULC LISTED & LABELED FIRESTOPPING & SMOKE SEAL MATERIALS INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF CAN4-S115 (RATINGS F, FT, FH, & FTH AS REQUIRED), CAN/ULC-S101, & OTHER GOVERNING AUTHORITIES.

21. MEGGERING AND BALANCING

21.1. MEGGER ALL POWER CIRCUIT FEEDERS. IF GROUND RESISTANCE ON ANY CIRCUIT IS LESS THAN THAT REQUIRED BY CSA OR OTHER GOVERNING REGULATIONS, SUCH CIRCUITS ARE TO BE CONSIDERED DEFECTIVE AND MUST BE REPLACED.

21.2. MEASURE PHASE CURRENT TO PANELBOARDS WITH NORMAL LOADS OPERATING AT TIME OF ACCEPTANCE. ADJUST BRANCH CIRCUIT CONNECTIONS AS REQUIRED TO OBTAIN BEST BALANCE OF CURRENT BETWEEN PHASES AND SUBMIT A REPORT FOR INSERTION INTO MANUALS.

22. VALUATION OF CHANGES

22.1. PROVIDE COMPLETE BREAKDOWN OF MATERIAL, LABOUR, OVERHEAD, PROFIT, ETC., WHEN SUBMITTING QUOTATIONS FOR CHANGE NOTICES ON THIS PROJECT.

22.2. THE HOURLY LABOUR RATE SHALL BE INCLUSIVE OF ALL CHARGES FOR SUPERVISION, VARIABLE LABOUR FACTORS, HAND TOOLS, PAYROLL BURDENS, HEIGHT FACTORS, WARRANTIES, STORAGE, RENTALS, ADDITIONAL BONDING, PARKING, CLEAN-UP, AS-BUILT DRAWINGS, HOISTING, FREIGHT AND DELIVERY, BUT EXCLUSIVE OF OVERHEAD AND PROFIT.

22.3. THE LABOUR HOURS SHALL BE BASED ON THE LATEST ISSUE OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) LABOUR UNITS, COLUMN ONE NORMAL FOR THE DURATION OF THIS CONTRACT

22.4. THE MATERIAL PRICES SHALL BE BASED ON THE CURRENT NATIONAL PRICES SYSTEM (NPS) CATALOGUE LESS APPLICABLE TRADE DISCOUNTS.

23. SUPPLY OF ACCESS DOORS

23.1. SUPPLY PRIME COATED STEEL ACCESS DOORS FOR ELECTRICAL WORK WHICH MAY NEED MAINTENANCE OR REPAIR BUT WHICH IS CONCEALED IN INACCESSIBLE CONSTRUCTION. ACCESS DOORS ARE TO BE C/W MOUNTING & FINISHING FEATURES TO SUIT THE CONSTRUCTION IN WHICH THEY ARE TO BE INSTALLED, & SIZES ARE TO SUIT THE CONCEALED WORK. ACCESS DOORS IN FIRE RATED CONSTRUCTION ARE TO BE ULC LISTED & LABELLED & OF A RATING TO MAINTAIN THE FIRE SEPARATION INTEGRITY. RECESSED DOOR TYPE ACCESS DOORS LOCATED IN SURFACES WHERE SPECIAL FINISHES ARE REQUIRED ARE TO BE CONSTRUCTED OF STAINLESS STEEL WITH A #4 FINISH.

24. POWER & CONTROL WIRING FOR MECHANICAL WORK

24.1. DO LINE VOLTAGE WIRING FOR MECHANICAL WORK, INCLUDING "LINE" SIDE POWER WIRING TO MOTOR STARTERS & DISCONNECT SWITCHES & "LOAD" SIDE WIRING FROM STARTERS & DISCONNECTS EQUIPMENT, "LINE" SIDE POWER WIRING TO PRE-WIRED POWER & CONTROL PANELS & VARIABLE FREQUENCY DRIVES, & "LOAD" SIDE POWER WIRING FROM THE PANELS AND VFD'S TO THE EQUIPMENT, PROVISION OF RECEPTACLES FOR PLUG-IN EQUIPMENT, PROVISION OF DISCONNECT SWITCHES FOR MOTORS THAT ARE IN EXCESS OF 10 M (30') FROM THE STARTER LOCATION, OR THAT CANNOT BE SEEN FROM THE STARTER LOCATION & ASSOCIATED POWER WIRING, MOTOR STARTER INTERLOCKING IN EXCESS OF 24 VOLTS, & PROVISION OF DEDICATED 120V, 15A-1P CIRCUITS TERMINATED IN JUNCTION BOXES IN MECHANICAL EQUIPMENT ROOMS FOR AUTOMATIC CONTROL WIRING CONNECTIONS TO BE MADE AS PART OF THE MECHANICAL WORK.

25. IDENTIFICATION

25.1. IDENTIFY NEW/RELOCATED ELECTRICAL WORK IN ACCORDANCE WITH EXISTING IDENTIFICATION STANDARDS AT THE SITE, OR, IF ALL NEW WORK OR NO EXISTING SITE STANDARD, IDENTIFY SUCH THAT IT CAN BE EASILY SEEN.

25.2. EQUIPMENT NAMEPLATES: PROVIDE IDENTIFICATION NAMEPLATES FOR EQUIPMENT. IDENTIFICATION WORDING IS TO FOLLOW DRAWING NOMENCLATURE UNLESS OTHERWISE SPECIFIED. SECURE NAMEPLATES TO EQUIPMENT WITH STAINLESS STEEL SCREWS UNLESS SUCH A PRACTICE IS PROHIBITIVE, IN WHICH CASE USE EPOXY CEMENT APPLIED TO CLEANED SURFACES. FOR MULTI-CELL OR MULTIPLE COMPONENT EQUIPMENT PROVIDE A MAIN NAMEPLATE & A SMALLER NAMEPLATE FOR EACH CELL OR COMPONENT.

25.3. TERMINAL CABINETS, PULL BOXES, JUNCTION BOXES, ETC.: CLEARLY IDENTIFY TERMINAL CABINETS, MAIN PULL &

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PROJECT TRUE

ENGINEER:
spline
Mechanical & Electrical Engineers
#15-7555 Tomken Road, Mississauga, Ontario L5S 1T7
905.677.5588 info@splinegroup.ca www.splinegroup.ca

STAMP:
LICENSED PROFESSIONAL ENGINEER
A.ZEBROGAL
100076257
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ELECTRICAL SPECIFICATIONS CONTINUED

JUNCTION BOXES BY NEATLY SPRAY PAINTING THE OUTSIDE SURFACE OF THE COVER WITH A PAINT COLOUR AS SPECIFIED FOR CONDUIT & CONDUCTOR IDENTIFICATION. PROVIDE A NAMEPLATE ON TERMINAL BOXES, MAIN PULL & JUNCTION BOXES.

25.4. PANELBOARDS: NAMEPLATES MUST IDENTIFY THE ELECTRICAL SOURCE, EACH CIRCUIT BREAKER, &, NEATLY TYPED ON THE DOOR DIRECTORY CARD, THE LOAD CONNECTED TO EACH BREAKER.

25.5. DISTRIBUTION PANEL: EACH PANELBOARD SHALL HAVE A LAMACOID LABEL SHOWING THE PANELBOARD'S DESIGNATION AND SOURCE. LAMACOID SHALL BE WHITE WITH BLACK LETTERING FOR NORMAL POWER PANELS AND RED WITH WHITE LETTERING FOR UPS OR DC PLANT POWER PANELS.

25.6. EACH BREAKER IN DISTRIBUTION PANELS SHALL HAVE A LAMACOID LABEL SHOWING THE DESTINATION.

25.7. IDENTIFY CIRCUIT NUMBERS ON RECEPTACLES. PROVIDE PERMANENT LABELED SELF ADHESIVE IDENTIFICATION TAPE ON EACH DEVICE OUTLET, IDENTIFYING SOURCE PANEL AND BRANCH CIRCUIT.

25.8. MOTOR STARTERS AND DISCONNECT SWITCHES: IF PROVIDED AS PART OF THE ELECTRICAL WORK, PROVIDE NAMEPLATES FOR MOTOR STARTERS & DISCONNECTS. NAMEPLATES MUST INDICATE THE VOLTAGE & PHASE.

25.9. LUMINAIRES ON EMERGENCY CIRCUITS: IDENTIFY LUMINAIRES ON EMERGENCY CIRCUIT WITH A 15 MM (1/2") DIA. SELF-ADHESIVE RED LABEL SECURED TO THE T-BAR CEILING COMPONENT ADJACENT TO THE LUMINAIRE, OR IF NOT IN A T-BAR CEILING, TO THE FRAME OF THE LUMINAIRE.

25.10. COMMUNICATION EQUIPMENT/SYSTEMS: IDENTIFY "HEAD END" EQUIPMENT WITH NAMEPLATES & "DOWNSTREAM" DEVICES WITH SELF-ADHESIVE LABELS INDICATING CIRCUIT NUMBERS.

25.11. CONDUIT & ARMOURED CABLE: COLOUR CODE CONDUIT & ARMOURED CABLE BY MEANS OF 25 MM (1") WIDE PRIMARY COLOUR PLASTIC ADHESIVE BACKED TAPE OR NEATLY APPLIED SUITABLE PAINT WITH, WHERE SCHEDULED, A 20 MM (3/4") WIDE AUXILIARY COLOUR AT ALL POINTS WHERE THE CONDUIT OR CABLE PENETRATES A WALL, CEILING, FLOOR, AT 6 M (20') INTERVALS OR AT LEAST ONCE IN EACH ROOM OR ACCESSIBLE CEILING SPACE, AT EACH ACCESS DOOR LOCATION, & ELSEWHERE AT 15 M (45') INTERVALS. COLOURS ARE TO BE AS LATER DIRECTED.

25.12. WIRE & CABLE TERMINATIONS: IDENTIFY BOTH END OF WIRE & CABLE TERMINATIONS WITH THE SAME UNIQUE NUMBER. WHERE NUMBERS ARE NOT INDICATED OR SPECIFIED, ASSIGN A NUMBER & RECORD THEM.

25.13. DISTRIBUTION SYSTEM SCHEMATIC DIAGRAMS: PREPARE AUTOCAD, COLOURED, 1200 MM X 900 MM (48" X 36") SCHEMATIC DIAGRAMS OF ELECTRICAL DISTRIBUTION SYSTEMS TO IDENTIFY EQUIPMENT & CIRCUITS. INSTALL FRAMED & GLAZED DIAGRAMS IN ELECTRICAL ROOMS HOUSING THE SYSTEM EQUIPMENT. CONFIRM LOCATION PRIOR TO INSTALLATION. INCLUDE REDUCED SIZE COPIES OF THE DIAGRAMS IN EACH COPY OF THE O & M MANUALS.

26. GENERAL POWER & SYSTEM

26.1. CO-ORDINATE LOCATION OF ALL RECEPTACLES AND DATA/VOICE OUTLETS WITH CONSTRUCTION SITE REPRESENTATIVE AND THE OWNER PRIOR TO ROUGH-IN. NO EXTRAS WILL BE APPROVED FOR RELOCATION OF OUTLETS RESULTING FROM LACK OF CO-ORDINATION DURING CONSTRUCTION

26.2. DO NOT INSTALL JUNCTION BOXES BACK TO BACK IN WALLS. ALLOW FOR MINIMUM 150MM HORIZONTAL CLEARANCE BETWEEN BOXES.

26.3. CHANGE LOCATIONS OF OUTLETS AT NO EXTRA COSTS OR CREDIT PROVIDING DISTANCE DOES NOT EXCEED 3.0 M AND INFORMATION IS GIVEN PRIOR INSTALLATION.

26.4. CUT OPENINGS IN BACK PANELS OF MILLWORK AS REQUIRED FOR ACCESS TO POWER & DATA RECEPTACLES WHEN MOUNTED ON WALLS.

26.5. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT OPENINGS THROUGH WALLS OR FLOORS NECESSARY TO ACCOMMODATE FOR ELECTRICAL CONDUITS, WIRING AND J-BOXES ARE PROPERLY SEALED, TO SAFEGUARD THE FIRE RATING OF RESPECTIVE FIRE ENCLOSURE. REPLACEMENT FIRE PROOFING WILL BE INSTALLED IN ACCORDANCE WITH BUILDING. AND FIRE CODES AND UNDER NO CIRCUMSTANCES SHALL THE LEVEL OF FIRE PROTECTION BE REDUCED. CONFIRM DESIGN FIRE RATING OF THE BUILDING STRUCTURE ON ARCHITECTURAL PLANS PRIOR APPLYING FIRE RETARDANT SEALANT.

27. FASTENING & SECURING HARDWARE

27.1. PROVIDE FASTENING & SECURING HARDWARE TO MAINTAIN INSTALLATIONS ATTACHED TO THE STRUCTURE OR TO FINISHED FLOORS, WALLS & CEILINGS IN A SECURE & RIGID MANNER CAPABLE OF WITHSTANDING THE DEAD LOADS, LIVE LOADS, SUPERIMPOSED DEAD LOADS, & ANY VIBRATION OF THE INSTALLED PRODUCTS. WHERE CONSTRUCTION IS NOT SUITABLE TO SUPPORT THE LOADS, PROVIDE ADDITIONAL FRAMING OR SPECIAL FASTENERS TO ENSURE PROPER SECUREMENT TO THE STRUCTURE. DO NOT ATTACH FASTENERS TO STEEL DECK WITHOUT WRITTEN CONSENT FROM THE CONSULTANT.

28. CUTTING, DRILLING, & PATCHING

28.1. DO CUTTING, DRILLING & PATCHING OF THE EXISTING BUILDING FOR THE INSTALLATION OF YOUR WORK. CONFIRM EXACT LOCATIONS PRIOR TO CUTTING AND/OR DRILLING WORK. PATCH SURFACES, WHERE REQUIRED, TO EXACTLY MATCH EXISTING FINISHES USING TRADESMEN SKILLED IN THE PARTICULAR TRADE OR APPLICATION WORKED ON.

28.2. WHERE NEW CONDUIT & SIMILAR PRODUCTS PENETRATE EXISTING CONSTRUCTION, CORE DRILL AN OPENING SIZED TO LEAVE 12 MM (1/2") CLEARANCE AROUND CONDUIT, ETC. IN POURED CONCRETE CONSTRUCTION, DETERMINE THE LOCATION, IF ANY, OF EXISTING CONCEALED SERVICES.

28.3. PACK & SEAL THE VOID BETWEEN CONDUIT, ETC., OPENINGS & THE PIPE OR PIPE INSULATION FOR THE LENGTH OF THE OPENING IN INTERIOR CONSTRUCTION WITH ROCK WOOL & SEAL BOTH ENDS OF THE OPENING WITH NON-HARDENING SILICONE BASE CAULKING. SEAL SLEEVES IN EXTERIOR WALLS BELOW GRADE (& ANY OTHER WALL WHERE WATER LEAKAGE MAY BE A PROBLEM) WITH LINK TYPE MECHANICAL SEALS.

28.4. PROVIDE RADAR SCREENING INSPECTION OF SLAB PRIOR TO CUTTING OR DRILLING.

29. ROOFING WORK

29.1. DO FLASHING WORK, INCLUDING COUNTER-FLASHING, FOR ELECTRICAL WORK PENETRATING AND/OR SET IN THE ROOF.

29.2. WHERE ROOF REVISIONS AND/OR REPLACEMENTS ARE PART OF THE PROJECT, INCLUDE FOR DISCONNECTING, LIFTING, OR TEMPORARILY REMOVING ELECTRICAL EQUIPMENT ON THE ROOF AS REQUIRED TO PERMIT COMPLETION OF THE ROOFING WORK, & FOR RE-INSTALLING THE EQUIPMENT WHEN THE ROOFING WORK IS COMPLETE.

30. WASTE MANAGEMENT & DISPOSAL

30.1. SEPARATE & RECYCLE WASTE MATERIALS IN ACCORDANCE WITH REQUIREMENTS OF CANADIAN CONSTRUCTION ASSOCIATION STANDARD DOCUMENT CCA 81, A BEST PRACTICES GUIDE TO SOLID WASTE REDUCTION. DO NOT LET WASTE MATERIALS ACCUMULATE AT THE SITE.

31. DEMOLITION WORK

31.1. WHERE INDICATED ON THE DRAWINGS, DISCONNECT & REMOVE ELECTRICAL WORK, INCLUDING CONDUIT, CONDUCTORS, & SIMILAR ITEMS. CUT BACK OBSOLETE CONDUIT BEHIND FINISHES, IDENTIFY, & CAP WATER-TIGHT. ESTIMATE THE EXTENT & COST OF THE WORK AT THE SITE DURING BIDDING PERIOD SCHEDULED SITE VISIT(S). PERFORM DEMOLITION WORK IN ACCORDANCE WITH REQUIREMENTS OF CAN/CSA-S350, CODE OF PRACTICE FOR SAFETY IN DEMOLITION OF STRUCTURES.

31.2. CO-ORDINATE SHUT-DOWN AND INTERRUPTION TO EXISTING ELECTRICAL SYSTEMS WITH THE OWNER. GENERALLY, SHUT-DOWNS MAY BE PERFORMED ONLY BETWEEN THE HOURS OF 12:00 MIDNIGHT FRIDAY UNTIL 6:00 A.M. MONDAY MORNING. SUBMIT A LIST OF ANTICIPATED SHUT-DOWN TIMES & THEIR MAXIMUM DURATION.

31.3. UNLESS OTHERWISE SPECIFIED, REMOVE & DISPOSE OF DEMOLISHED MATERIALS WHICH ARE NOT TO BE RELOCATED OR REUSED.

31.4. CLEAN ALL EXISTING PRODUCTS TO BE REINSTALLED. RE-LAMP EXISTING FIXTURES TO BE REINSTALLED

31.5. VISIT THE SITE AND EXAMINE THE EXISTING CONDITIONS AND ALL DOCUMENTS, DRAWINGS AND SPECIFICATIONS AND MAKE 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

31.6. REMOVE AND/OR RELOCATE AND REINSTALL ALL WIRING, FIXTURES AND EQUIPMENT AS NECESSARY TO ACCOMMODATE ARCHITECTURAL AND STRUCTURAL ALTERATIONS AND ADDITIONS AS INDICATED ON THE DRAWINGS. 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.

31.7. 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 AREAS AND PARTICULARLY WHERE WIRING AND ELECTRICAL EQUIPMENT HAVE BECOME EXPOSED TO MECHANICAL INJURY OR MOISTURE IN THE COURSE OF ALTERATIONS OR NEW CONSTRUCTION.

31.8. EXISTING ELECTRICAL EQUIPMENT REMOVED AND INDICATED FOR REUSE SHALL BE CLEANED BEFORE INSTALLATION. ALL UNUSED CONDUIT ENTRANCE OPENINGS SHALL BE SEALED BEFORE REINSTALLATION.

31.9. ANY REUSED LIGHTING FIXTURES SHALL BE CLEANED AND RELAMPED WITH NEW LAMPS. EXISTING LIGHTING

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ENGINEER:

spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 I info@splinegroup.ca I www.splinegroup.ca

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A.S.BHOGAL
100079257
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ELECTRICAL SPECIFICATIONS CONTINUED

FIXTURES INDICATED FOR REUSE SHALL BE STORED SAFELY ON THE SITE UNIT READY FOR INSTALLATION. ALL EXISTING LAMPS AND THE EXISTING FIXTURES NOT BEING REUSED SHALL BE HANDED OVER OVER TO THE OWNERS ON COMPLETION OF THE PROJECT.

31.10. OBSOLETE CONDUITS AND CABLES SHALL BE DISCONNECTED FROM THEIR SOURCE OF SUPPLY, CUT BACK TO A SUITABLE POINT AND LEFT IN PLACE UNLESS THEY INTERFERE WITH THE NEW WORK, IN WHICH CASE THEY SHALL BE REMOVED.

31.11. CERTAIN ITEMS ARE IDENTIFIED ON THE DRAWINGS AS EXISTING EQUIPMENT "RELOCATED". DISCONNECT SUCH EQUIPMENT FROM ITS PRESENT SOURCE AND AFTER RELOCATION RECONNECT AND REINSTALL ALL ELECTRICAL COMPONENTS.

31.12. ALL EXISTING EQUIPMENT AND MATERIAL NOT REQUIRED IN THE FINAL INSTALLATION SHALL BE CAREFULLY REMOVED AT THE APPROPRIATE TIME AND SHALL BE DISPOSED OFF OR HANDED OVER TO OWNER.

31.13. BE RESPONSIBLE FOR CARE OF THE BUILDING. CLEAN UP ALL DEBRIS, MARKS ON WALLS, DOORS, ETC. ON A DAILY BASIS, AND REMOVE FROM THE SITE ON OR BEFORE COMPLETION OF CONTRACT. ENSURE THAT CORRIDORS ARE KEPT FREE OF DEBRIS & CONSTRUCTION MATERIAL. COOPERATE WITH ALL TRADES.

31.14. IF POWER SHUT DOWN IS REQUIRED TO FACILITATE ANY INSTALLATION RELATED TO THIS PROJECT, THE CONTRACTOR SHALL SUBMIT IN WRITING TO OWNER'S REPRESENTATIVE AT LEAST (5) FIVE DAYS IN ADVANCE FOR PERMISSION. WITHOUT PERMISSION, NO SUCH WORK SHALL BE STARTED.

31.15. DEMOLITION DRAWINGS DO NOT SHOW ALL EXISTING DEVICES OR DEVICES TO BE DEMOLISHED OR REMOVED UNDER THIS CONTRACTOR. REFER ALSO TO THE ARCHITECTS DEMOLITION DRAWINGS AND VERIFY SITE CONDITIONS FOR MORE INFORMATION. COORDINATE SCOPE OF WORK WITH CONSULTANT AND OWNER REPRESENTATIVE.

32. FIRE ALARM

32.1. PROVIDE ALL WORK IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS. CONTRACTOR TO NOTIFY THE CONSULTANT OF ANY DISCREPANCIES ON SITE AND DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK.

32.2. THE FIRE ALARM SYSTEM INSTALLATION SHALL CONFORM TO THE LATEST REQUIREMENTS OF ULC STANDARD CAN-S524-14. ALL TECHNICIANS/INSTALLERS TO HOLD VALID CFAA CERTIFICATE.

32.3. THE FIRE ALARM SYSTEM VERIFICATION SHALL CONFORM TO THE LATEST REQUIREMENTS OF ULC STANDARD CAN-S537-13. PROVIDE VERIFICATION REPORT TO ENGINEER.

32.4. FIRE ALARM SYSTEM COMPONENTS SHALL HAVE CSA AND/OR ULC & FM APPROVAL. ALL WIRING TO BE FAS RATED CABLE, CSA APPROVED, AND TO MEET MANUFACTURER REQUIREMENTS. ALL WIRING TO BE IN MINIMUM 19MM (3/4") EMT.

32.5. SUBMISSION OF BID FOR THE FIRE ALARM WORK INDICATES THAT THE ELECTRICAL CONTRACTOR IS FAMILIAR WITH THE DESIGN INTENT, THE REQUIREMENTS OF THE PROJECT, AND LOCAL APPLICABLE CODES AND ORDINANCES.

32.6. SOME ASPECTS OF THE FIRE ALARM DESIGN ARE COMMONLY EXPRESSED IN SCHEMATIC FORM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INTERPRET THEM ACCURATELY AND CARRY OUT THE CONSTRUCTION AND/OR INSTALLATION SATISFACTORY TO THE CONSULTANT AND THE OWNER. IN CASE OF ANY UNCERTAINTIES OR AMBIGUITIES PROMPTLY CONSULT WITH THE PROJECT MANAGER FOR CLARIFICATION.

32.7. ABBREVIATIONS AND ACRONYMS USED ON THE DRAWINGS ARE DESCRIBED IN THE ABBREVIATIONS SECTION OF THE DRAWINGS. SOME COMMONLY USED AND INDUSTRY STANDARD ABBREVIATIONS AND ACRONYMS MAY NOT BE DESCRIBED. IN CASE OF ANY UNCERTAINTIES OR AMBIGUITIES PROMPTLY CONSULT WITH THE PROJECT MANAGER FOR CLARIFICATION.

32.8. ALL BACK BOX, MOUNTING BOX AND JUNCTION BOX COVERS AND INTERIORS SHALL BE PAINTED RED, OR IDENTIFIED APPROPRIATELY AS PERTAINING TO THE FIRE ALARM SYSTEM.

32.9. MOUNTING HEIGHTS: PULL STATIONS AT 1100 MM AFF., SIGNALING DEVICES TO BE COORDINATED WITH ENGINEER OR AS SHOWN ON DRAWINGS.

32.10. BASE BUILDING FIRE ALARM SYSTEM IS EXISTING TO REMAIN. INSTALLATION AND WIRING OF ANY NEW F/A SYSTEM DEVICE(S) INCLUDING RELOCATION OR FINAL INSTALLATION OF EXISTING DEVICE(S) SHALL CONFORM TO THE LATEST REQUIREMENTS OF ULC STANDARD CAN-S524-14.

32.11. WHERE NOTED, NEW DEVICES SHALL BE INSTALLED AND WIRED TO EXISTING FIRE ALARM SYSTEM PANEL. NEW DEVICES MUST BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM.

32.12. EXISTING F/A SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. ARRANGE FOR FIRE WATCH WHEN SYSTEM BY-PASSES OR SHUTDOWNS ARE REQUIRED. NOTE: COORDINATE ALL SYSTEM BYPASSES AND SHUTDOWNS WITH BUILDING AUTHORITY. REINSTATE SYSTEM TO FULL OPERATION AT THE END OF EACH WORKING PERIOD.

32.13. UNLESS OTHERWISE NOTED OR DESIGNATED ON DRAWINGS ALL EXISTING FIRE ALARM DEVICES (PULL STATIONS, ALARM HORNS/STROBE LIGHTS, ETC.) AND INCLUDING DEVICES NOT SHOWN ON THESE PLANS SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

32.14. PROTECT EXISTING FIRE ALARM DEVICES WITHIN AREAS OF CONSTRUCTION. INSTALL PROTECTIVE COVERS EACH DAY BEFORE CONSTRUCTION STARTS AND REMOVE PRIOR LEAVING THE SITE AT THE END OF WORKDAY. DO NOT LEAVE FIRE PROTECTION EQUIPMENT IMPAIRED WITHOUT A QUALIFIED TECHNICIAN IN ATTENDANCE.

32.15. FIRE ALARM SYSTEM COMPONENTS SHALL HAVE CSA AND/OR ULC & FM APPROVAL. ALL WIRING TO BE FASS RATED CABLE, CSA APPROVED, AND TO MEET MANUFACTURER REQUIREMENTS. ALL WIRING TO BE IN MINIMUM 19MM (3/4") EMT.

32.16. WHERE EXISTING FIRE ALARM DEVICES ARE LEFT FOR FINAL INSTALLATION BY THIS CONTRACTOR, VERIFICATION OF RESPECTIVE DEVICE IS STILL REQUIRED, SEE NOTE BELOW.

32.17. DEVICE & SYSTEM VERIFICATIONS SHALL BE CONDUCTED BY FCAA CERTIFIED THIRD PARTY (PREFERABLY BASE BUILDING FIRE ALARM SYSTEM CONTRACTOR, HIRED & PAID BY THIS CONTRACTOR). VERIFICATION SHALL MEET CAN/ULC-S537-13. A COPY OF THE FIRE ALARM VERIFICATION CERTIFICATE MUST BE SUBMITTED TO THE CONSULTANT PRIOR ISSUING FINAL ACCEPTANCE LETTER TO THE CITY AS PER N.S.B.C. REQUIREMENTS.

32.18. PROVIDE ALL NECESSARY SYSTEM RE-PROGRAMMING TO SUIT NEW DEVICE INSTALLATION AND ANY ZONE CHANGES, IF APPLICABLE.

32.19. PROVIDE 'AS-BUILT' DRAWINGS SHOWING LOCATION OF ALL F/A DEVICES (PULL STATION, BELL, FIRE DETECTOR, END OF LINE DEVICES ETC.), WITH ZONE NUMBER FOR EACH DEVICE.

32.20. PROVIDE ON-SITE TRAINING TO OPERATIONS PERSONNEL TO DEMONSTRATE ANY SYSTEM CHANGE.

32.21. ELECTRICAL CONTRACTOR SHALL RETAIN BASE BUILDING FIRE ALARM CONTRACTOR TO CONNECT ANY NEW AND OR RELOCATED FIRE ALARM DEVICES TO THE BUILDING'S FIRE ALARM SYSTEM.

33. GENERAL RE: ELECTRICAL WORK INSTALLATION

33.1. UNLESS OTHERWISE SPECIFIED, LOCATE & ARRANGE HORIZONTAL CONDUITS, RACEWAYS, & CONDUCTORS ABOVE OR AT THE CEILING ON FLOORS ON WHICH THEY ARE SHOWN, ARRANGED SO THAT UNDER CONSIDERATION OF ALL OTHER WORK IN THE AREA, THE MAXIMUM CEILING HEIGHT AND/OR USABLE SPACE IS MAINTAINED. INSTALL ALL EXPOSED CONDUITS, RACEWAYS, & CONDUCTORS PARALLEL TO BUILDING LINES & TO EACH OTHER. CONDUIT, RACEWAY, CONDUCTORS, ETC., MUST BE SUPPORTED FROM THE STRUCTURE.

33.2. GENERAL ELECTRICAL WORK TESTING: SATISFACTORILY PERFORM TESTING REQUIRED BY GOVERNING AUTHORITIES, CODES, & REGULATIONS TO SUIT PHASING OF THE WORK. TEST TO ENSURE THAT THERE ARE NO LEAKS, GROUNDS, OR CROSSES, TEST & ESTABLISH PROPER MOTOR ROTATION, MEASURE FULL LOAD RUNNING CURRENTS, & CHECK OVERLOAD ELEMENTS. EXISTING MOTORS THAT HAVE BEEN DISCONNECTED & RECONNECTED MUST BE CHECKED WITH ROTATION METER, & BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY REVERSE ROTATION. DEMONSTRATE TO THE CONSULTANT THAT BRANCH CIRCUIT VOLTAGE DROP IS WITHIN SPECIFIED LIMITS.

33.3. GROUNDING & BONDING SYSTEM TESTING: PROVIDE VISUAL & MECHANICAL INSPECTION OF THE GROUNDING & BONDING SYSTEM & VERIFY THAT THE SYSTEM IS IN COMPLIANCE WITH REQUIREMENTS.

33.4. BRANCH CIRCUIT BALANCING: CONNECT BRANCH CIRCUITS TO PANELBOARDS SO AS TO BALANCE THE ACTUAL LOADS (WATTAGE) TO WITHIN 5%. IF REQUIRED, TRANSPOSE BRANCH CIRCUITS TO ACHIEVE THIS REQUIREMENT. AFTER THE BUILDING IS OCCUPIED & IF REQUESTED BY THE CONSULTANT, DEMONSTRATE THAT BRANCH CIRCUIT BALANCING HAS BEEN ACHIEVED.

33.5. DEVICE MOUNTING HEIGHTS: CONFORM TO OBC & AODA REQUIREMENTS.

33.6. HEALTH CARE FACILITY WORK & TESTING: PROVIDE CONDUIT, CONDUCTORS, & SIMILAR WORK IN HEALTH CARE FACILITY PATIENT CARE AREAS IN ACCORDANCE WITH THE ONTARIO ELECTRICAL SAFETY CODE, INCLUDING AMENDMENTS, & UTILIZING A SPECIALIST TESTING COMPANY, & WITNESSED BY THE OWNER & CONSULTANT, INSPECT & TEST ELECTRICAL WORK IN PATIENT CARE AREAS IN ACCORDANCE WITH REQUIREMENTS OF CAN/CSA Z32, ELECTRICAL SAFETY & ESSENTIAL ELECTRICAL SYSTEMS IN HEALTH CARE FACILITIES, & ANY OTHER GOVERNING CODES AND REGULATIONS. PREPARE, SIGN & SUBMIT TEST REPORTS.

34. COMMISSIONING

34.1. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AND COMMISSIONING OF ALL SYSTEMS UNDER FULL LOAD IN THE PRESENCE OF AN OWNER'S REPRESENTATIVE AND/OR THE CONSULTANT. ALL TESTS SHALL BE CARRIED OUT BY QUALIFIED TECHNICIANS OF THE RESPECTIVE SYSTEMS. ELECTRICAL CONTRACTOR SHALL HAVE AT LEAST TWO ELECTRICIANS AVAILABLE DURING THE TESTING TO ASSIST THE TECHNICIANS WITH ELECTRICAL RELATED WORK.

CAD DRAWING DO NOT REVISE MANUALLY

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THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ENGINEER IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

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PROJECT
TRUE

ENGINEER:
spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

STAMP:
LICENCED PROFESSIONAL ENGINEER
A.S.BHOGAL
100079257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

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ELECTRICAL SPECIFICATIONS CONTINUED

34.2. COMMISSIONING SHALL INCLUDE ELECTRICAL SYSTEMS BOTH INDIVIDUALLY AND AS A COMPLETE WORKING SYSTEM. INDIVIDUAL SYSTEMS SHALL INCLUDE, BUT NOT LIMITED TO FIRE ALARM SYSTEM, NEW DISTRIBUTION EQUIPMENT, LIGHTING AND LIGHTING CONTROL.

34.3. ELECTRICAL CONTRACTOR SHALL NOTIFY THE SUPPLIER OF EACH SYSTEM TO MAKE THEIR QUALIFIED FIELD TECHNICIANS TO BE AVAILABLE AT A SPECIFIED TIME AND DATE WHEN THE SYSTEMS ARE READY FOR COMMISSIONING. ELECTRICAL CONTRACTOR SHALL NOTIFY THE CONSULTANT 7 DAYS PRIOR TO THE DATE OF COMMISSIONING.

35. ELECTRICAL WORK PRODUCTS & SYSTEMS

35.1. CONDUIT SYSTEMS

35.1.1. PROVIDE CONDUIT FOR CONDUCTORS EXCEPT ARMOURED CABLE, MINERAL INSULATED FIRE RATED CABLE, & EXCEPT WHERE CABLE TRAY, CABLE DUCT, OR A SIMILAR RACEWAY IS USED. CONDUIT IS TO BE AS FOLLOWS:

35.1.2. FOR MAIN DISTRIBUTION WIRING IN ELECTRICAL ROOMS & SIMILAR AREAS, EXPOSED CONDUIT FROM FLOOR LEVEL TO 1.2 M (4') ABOVE THE FLOOR IN MECHANICAL & OTHER SERVICE ROOMS, CONCEALED CONDUIT IN EXTERIOR WALLS, & EXPOSED OUTSIDE THE BUILDING, EXCEPT WHERE RIGID PVC CONDUIT IS PERMITTED – RIGID GALVANIZED STEEL TO CSA C22.2 NO. 45, WITH FACTORY MADE BENDS WHERE SITE BENDING IS NOT POSSIBLE, FACTORY MADE THREADED FITTINGS & CONNECTORS, & TERMINATIONS MADE WITH RIGID COUPLINGS, CONCRETE TIGHT WHERE REQUIRED

35.1.3. FOR SHORT (MINIMUM 450 MM (18"), MAXIMUM 600 MM (24"), WITH A 180° LOOP WHEREVER POSSIBLE) RUNS OF CONDUIT TO ELECTRIC MOTORS, DISTRIBUTION TRANSFORMERS, & VIBRATION ISOLATED EQUIPMENT – FLEXIBLE GALVANIZED STEEL LIQUID–TIGHT CONDUIT TO CSA C22.2 NO. 56, C/W IDEAL INDUSTRIES INC. "STEEL TOUGH" LIQUID–TIGHT CONNECTORS AT TERMINATIONS

35.1.4. AT POINTS WHERE EXPOSED CONDUIT CROSSES BUILDING EXPANSION JOINTS – GALVANIZED STEEL FLEXIBLE CONDUIT TO CSA C22.2 NO. 56, C/W PROPER & SUITABLE SQUEEZE TYPE CONNECTORS AT TERMINATIONS

35.1.5. FOR BRANCH CIRCUIT CONDUCTORS UNDERGROUND INSIDE THE BUILDING, & UNDERGROUND OUTSIDE THE BUILDING BENEATH STRUCTURES & CONCRETE OR ASPHALT PAVING, FOR BRANCH CIRCUIT CONDUCTORS OUTSIDE THE BUILDING AT ROOF LEVEL, FOR BRANCH CIRCUIT CONDUCTORS IN CONCRETE SLABS ON GRADE, & IN CONCRETE & MASONRY WALLS EXCEPT EXTERIOR WALLS – RIGID PVC CONDUIT TO CSA C22.2 NO. 211.1, C/W SITE MADE HEAT GUN BENDS FOR CONDUIT TO & INCLUDING 50 MM (2") DIA., FACTORY MADE FITTINGS FOR CONDUIT LARGER THAN 50 MM (2") DIA., SOLVENT WELD JOINTS, FACTORY MADE EXPANSION JOINTS WHERE REQUIRED, & TERMINATIONS MADE WITH PROPER & SUITABLE CONNECTORS & ADAPTORS.

35.1.6. FOR BRANCH CIRCUIT CONDUCTORS IN CONCRETE SLABS ABOVE GRADE – EQUAL TO IPEX ELECTRICAL INC. "COR–LINE" FLEXIBLE, WATER–TIGHT, CORRUGATED PVC CONDUIT WITH IPEX "KWIKON" FITTINGS & ESU CONDUIT SUPPORTS SPACED AT EVERY 600 MM TO 900 MM (2' TO 3'), & PROPER & SUITABLE TERMINATIONS & ADAPTERS

35.1.7. FOR ALL CONDUIT EXCEPT AS SPECIFIED ABOVE – EMT, GALVANIZED STEEL TO CSA C22.2 NO. 83, C/W FACTORY MADE BENDS WHERE SITE BENDING IS NOT POSSIBLE, & JOINTS AND TERMINATIONS MADE WITH STEEL COUPLINGS &SET SCREW TYPE CONNECTORS, CONCRETE TIGHT WHERE REQUIRED.

35.1.8. CONDUIT FITTINGS ARE TO BE OF THE SAME MATERIAL AS THE CONDUIT. PROVIDE PROPER ADAPTORS FOR JOINING CONDUIT OF DIFFERENT MATERIALS.

35.1.9. MAKE SITE MADE BENDS USING PROPER BENDING EQUIPMENT. BENDS MUST MAINTAIN FULL CONDUIT DIA. WITH NO KINKING. CUT SQUARE AND REAM ALL SITE CUT CONDUIT ENDS.

35.1.10.GENERALLY, CONDUIT IS SIZED ON THE DRAWINGS. CONDUIT NOT SIZED ON THE DRAWINGS IS TO BE SIZED IN ACCORDANCE WITH THE GOVERNING CODES/REGULATIONS. DO NOT USE CONDUIT LESS THAN 15 MM (1/2") DIA.

35.1.11.PROVIDE POLYETHYLENE OR NYLON FISH CORD/TAPE WITH CABLE PULL ACCESSORIES TO SUIT THE APPLICATION.

36. LINE VOLTAGE CONDUCTORS

36.1. PROVIDE 98% CONDUCTIVE COPPER, COLOUR CODED & FACTORY IDENTIFIED CONDUCTORS. CONDUCTORS TO & INCLUDING NO. 10 AWG ARE TO BE SOLID. CONDUCTORS LARGER THAN NO. 10 AWG ARE TO BE STRANDED. NON–FIRE RATED CONDUCTORS ARE TO BE AS FOLLOWS:

36.1.1. CONDUCTORS UNDERGROUND INSIDE OR OUTSIDE THE BUILDING, & IN NON–CLIMATE CONTROLLED AREAS – RWU90XLPE SINGLE CONDUCTOR IN ACCORDANCE WITH CSA C22.2 NO. 75, PVC INSULATED

36.1.2. CONDUCTORS IN ACCESSIBLE CEILING SPACES, WITHIN STUD WALL CONSTRUCTION, & IN FURNITURE SYSTEMS TO LUMINARIES & WIRING DEVICES – AC90 (BX) FLEXIBLE ARMOURED CABLE TO CSA C22.2 NO. 51 WITH X–LINKED POLYETHYLENE INSULATED CONDUCTORS, A CONCENTRIC GROUND CONDUCTOR, & AN INTERLOCKING ALUMINUM ARMOUR JACKET, MAXIMUM 3.0 M (10') RUN PERMITTED

36.1.3. FOR CONDUCTORS EXCEPT AS SPECIFIED ABOVE OR ELSEWHERE IN THE SPECIFICATION OR ON THE DRAWINGS RW90 SINGLE CONDUCTOR IN ACCORDANCE WITH CAN/CSA C22.2 NO. 38, 90°, X–LINK POLYETHYLENE INSULATED

36.1.4. FIRE RATED CONDUCTORS ARE TO BE TYCO/PYROTENAX "MI" ULC 2 HOUR FIRE RATED CONDUCTOR IN ACCORDANCE WITH CSA C22.2 NO. 124, OR TYCO/RAYCHEM "RHW" CABLE IN ACCORDANCE WITH REQUIREMENTS OF CSA C22.2 NO. 38, ULC 2 HOUR FIRE RATED WHEN INSTALLED IN METAL CONDUIT, OR TYCO/RAYCHEM "CI" CABLE IN ACCORDANCE WITH REQUIREMENTS OF CSA C22.2 NO. 208 & INSTALLED IN METAL CONDUIT. PROVIDED FIRE RATED CONDUCTORS FOR SERVICE AS FOLLOWS:

36.1.4.1. POWER FEEDERS TO EMERGENCY LIGHTING PANELBOARDS

36.1.4.2. POWER FEEDERS TO FIRE ALARM PANELS & TRANSPONDERS, & FIRE ALARM SYSTEM RISERS

36.1.4.3. ANY OTHER CONDUCTORS AS SPECIFIED ON THE DRAWINGS

36.2. PROVIDE 98% CONDUCTIVE COPPER, COLOUR CODED & FACTORY IDENTIFIED CONDUCTORS. CONDUCTORS TO & INCLUDING NO. 10 AWG ARE TO BE SOLID. CONDUCTORS LARGER THAN NO. 10 AWG ARE TO BE STRANDED. NON–FIRE RATED CONDUCTORS ARE TO BE AS FOLLOWS: ALUMINUM SHEATH CABLE: PROVIDE BARE ALUMINUM SHEATH CABLE WHERE SHOWN/SPECIFIED. CABLE IS TO BE NEXANS CANADA "CORFLEX II" RA90 FLEXIBLE CABLE IN ACCORDANCE WITH REQUIREMENTS OF CSA C22.2 NO. 123, OR "FIREX II" TECK 90 CABLE IN ACCORDANCE WITH REQUIREMENTS OF CSA C22.2 NO. L3L, CONSISTING OF SINGLE OR MULTIPLE COPPER CONDUCTORS WITH X–LINK POLYETHYLENE INSULATION ENCLOSED IN A LIQUID AND VAPOUR–TIGHT SOLID CORRUGATED ALUMINIUM SHEATH &, AS REQUIRED, AN OVERALL PVC JACKET. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, INCLUDING THE FOLLOWING REQUIREMENTS:

36.2.1. SUPPORT & SECURE OVERHEAD SUSPENDED MULTIPLE CABLES ON A SYSTEM OF CABLE TRAY, & SECURE INDIVIDUAL CABLES DIRECTLY TO BUILDING SURFACES BY MEANS OF SINGLE SCREW NON–FERROUS CLAMPS

36.2.2. GROUND & BOND SINGLE CONDUCTOR CABLE AT BOTH ENDS WHERE THE SHEATH CURRENTS DO NOT AFFECT THE CABLE AMPACITY, & FOR CERTAIN AREAS, WHERE THE SHEATH CURRENTS WILL REDUCE THE CABLE AMPACITY, GROUND & BOND THE CABLE AT THE SUPPLY END & ISOLATE THE CABLE AT THE LOAD END AS RECOMMENDED BY THE CABLE MANUFACTURER, & PROVIDE A #3/0 AWG GREEN TW GROUND CONDUCTOR FOR EACH CABLE, ALL AS PER SECTION NO. 10 OF THE ONTARIO ELECTRICAL SAFETY CODE

36.2.3. TERMINATE CABLE WITH LUGS & TERMINATION KITS SUPPLIED WITH THE CABLE

36.2.4. CONDUCTOR SIZING: GENERALLY, CONDUCTOR SIZES ARE INDICATED ON THE DRAWINGS. UNLESS OTHERWISE SPECIFIED, DO NOT USE CONDUCTORS SMALLER THAN NO. 12 AWG IN SYSTEMS OVER 30 VOLTS. UNLESS OTHERWISE SPECIFIED, DO NOT USE CONDUCTORS SMALLER THAN NO.6 AWG FOR EXTERIOR LUMINAIRE WIRING. CONDUCTOR SIZES INDICATED ON THE DRAWINGS ARE MINIMUM SIZES AND MUST BE INCREASED, WHERE REQUIRED, TO SUIT LENGTH OF RUN & 3% VOLTAGE DROP.

36.2.5. CONDUCTOR COLOUR CODING: COLOUR CODE CONDUCTORS TO IDENTIFY PHASES, NEUTRAL, & GROUND BY MEANS OF SELF–LAMINATING COLOURED VINYL TAPE, COLOURED CONDUCTOR INSULATION, OR PROPERLY COLOURED PLASTIC DISCS. COLOURS ARE TO BE PHASE A, RED, PHASE B, BLACK, PHASE C, BLUE, NEUTRAL, WHITE, & CONTROL, ORANGE.

37. LOW VOLTAGE (24 VOLT) CONDUCTORS

37.1. UNLESS OTHERWISE SPECIFIED, PROVIDE "T–90" OR "RW90" STRANDED COPPER CONDUCTORS IN CONDUIT AS SPECIFIED ABOVE, FOR LOW VOLTAGE WIRING.

37.2. FOR FIRE ALARM SIGNAL WIRING, SECURITY SYSTEM, & COMMUNICATION SYSTEM WIRING IN CONDUIT, PROVIDE CONDUCTORS EQUAL TO NEXANS CANADA "SECUREX II" FAS/LVT/FT1300 VOLT WIRE TO CSA C22.2 NO. 208, CONSISTING OF SOLID COPPER CONDUCTORS (STRANDED FOR CONTROL WIRING), FLAME RETARDANT PVC INSULATION, AN ALUMINIUM/MYLAR OPTIONAL SHIELD WITH A #22 AWG TINNED COPPER INSULATION & A DRAIN WIRE, &, IF REQUIRED FOR THE APPLICATION, INTERLOCKING ALUMINUM ARMOUR WITH OR WITHOUT AN OVERALL JACKET.

38. GROUNDING & BONDING

38.1. DO ALL REQUIRED GROUNDING & BONDING WORK. PROVIDE A GREEN INSULATED GROUND CONDUCTOR IN EVERY RACEWAY, SIZED IN ACCORDANCE WITH THE OESC & CSA C22.2 NO. 41, OR, FOR HEATH CARE PROJECTS, IN

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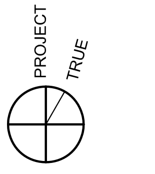

ENGINEER:
spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

STAMP:
LICENCED PROFESSIONAL ENGINEER
A.S.BHOGAL
100079257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
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ELECTRICAL SPECIFICATIONS CONTINUED

ACCORDANCE WITH CAN/CSA Z32.

38.2. USE EXOTHERMIC WELDS OR COMPRESSION CONNECTORS FOR U/G CONDUCTOR CONNECTIONS. USE 2-HOLE COMPRESSION TYPE COPPER LUGS FOR CONNECTIONS TO GROUND BUS.

38.3. OR NATURAL GAS SERVICE PIPING PROVIDE A #6 GREEN INSULATED GROUND CONDUCTOR INSTALLED IN ACCORDANCE WITH THE OESC & THE ONTARIO GAS UTILIZATION CODE.

39. SPLITTER TROUGH, JUNCTION, PULL, AND OUTLET BOXES

39.1. SPLITTER TROUGH: PROVIDE TYPE 1 STEEL SPLITTER TROUGH IN ACCORDANCE WITH CSA C22.2 NO. 76 WHERE INDICATED ON DRAWING PLANS, SCHEDULES, & DETAILS. ENCLOSURES ARE TO BE NEMA/EEMAC TYPE 2 IN SPRINKLERED AREAS & TYPE 1 ELSEWHERE. RIGIDLY SECURE THE SPLITTER TROUGH IN PLACE, LEVEL AND PLUMB. ENSURE THAT THE SPLITTER TROUGH ITSELF, AND ALL BRANCH CIRCUITS, ARE PROPERLY IDENTIFIED.

39.2. PULL BOXES & JUNCTION BOXES: PROVIDE CSA CERTIFIED ACCESSIBLE PULL BOX IN CONDUIT SYSTEMS WHEREVER SHOWN ON THE DRAWINGS, AND/OR WHEREVER NECESSARY TO FACILITATE CONDUCTOR INSTALLATIONS. PROVIDE CSA CERTIFIED ACCESSIBLE JUNCTION BOXES WHEREVER REQUIRED AND/OR INDICATED ON THE DRAWINGS. BOXES IN RIGID CONDUIT & EMT INSIDE THE BUILDING ARE TO BE STAMPED GALVANIZED OR PRIME COATED STEEL. BOXES IN EXTERIOR RIGID CONDUIT ARE TO BE "CONDULET" CAST ALUMINIUM GASKETED BOXES, & BOXES IN PVC CONDUIT ARE TO BE RIGID PVC BOXES. ACCURATELY LOCATE & IDENTIFY CONCEALED PULL BOXES & JUNCTION BOXES ON "AS-BUILT" RECORD DRAWINGS.

39.3. OUTLET BOXES: PROVIDE AN OUTLET BOX FOR EACH LUMINAIRE, WIRING DEVICE, TELEPHONE OUTLET, FIRE ALARM SYSTEM COMPONENT, COMMUNICATIONS SYSTEMS COMPONENTS, & ALL OTHER SUCH OUTLETS. OUTLET BOXES FLUSH MOUNTED IN INTERIOR CONSTRUCTION, SURFACE MOUNTED IN CONCEALED INTERIOR LOCATIONS, & SURFACE MOUNTED IN EXPOSED INTERIOR LOCATIONS WHERE THE CONNECTING CONDUIT IS EMT ARE TO BE STAMPED GALVANIZED STEEL OUTLET BOXES. OUTLET BOXES FOR SURFACE MOUNTED FOR EXTERIOR LIGHTING, RECEPTACLES, & OTHER DEVICE OUTLETS, BOXES FLUSH MOUNTED IN EXTERIOR BUILDING SURFACES, & BOXES MOUNTED IN INTERIOR DEVICE LOCATIONS WHERE THE CONNECTING CONDUIT IS RIGID, & FOR BOXES IN PERIMETER WALLS WHERE INSULATION & VAPOUR BARRIER IS PRESENT, ARE TO BE "FS" OR "FD" SERIES CAST BOXES, CAST IRON INSIDE THE BUILDING, CAST ALUMINUM OUTSIDE THE BUILDING.

40. WIRING DEVICES

40.1. PROVIDE WIRING DEVICES WHERE SHOWN/SPECIFIED. WIRING DEVICES ARE TO BE CSA CERTIFIED AS A MINIMUM, IN ACCORDANCE WITH CAN/CSA C22.2 NO. 42, GENERAL USE RECEPTACLE, ATTACHMENT PLUGS AND SIMILAR WIRING DEVICES, CAN/CSA C22.2 NO. 42.1, COVER PLATES FOR FLUSH MOUNTED DEVICES, & CSA C22.2 NO. 111, GENERAL USE SNAP SWITCHES. WHEREVER POSSIBLE, ALL WIRING DEVICES ARE TO BE SUPPLIED BY THE SAME MANUFACTURER. ACCEPTABLE MANUFACTURERS ARE HUBBELL CANADA, COOPER INDUSTRIES (ARROW HART), LEGRAND/PASS & SEYMOUR, & LEVITON CANADA.

40.2. CONFIRM EXACT LOCATIONS, INCLUDING MOUNTING HEIGHTS PRIOR TO ROUGHING-IN. FOR BARRIER-FREE MOUNTING HEIGHTS FOR DEVICES, CONFORM TO CODE REQUIREMENTS. CONFIRM SWITCH, RECEPTACLE & FACEPLATE TYPES,COLOURS & FINISHES PRIOR TO ORDERING. ENSURE THAT SWITCHES LOCATED ADJACENT TO DOORS ARE LOCATED AT THE STRIKE SIDE OF THE DOOR. PROVIDE FIRE RATED GASKETS IN OUTLET BOXES FOR SWITCHES & RECEPTACLES LOCATED IN FIRE RATED CONSTRUCTION. WHEN INSTALLATION IS COMPLETE, TEST OPERATION OF DEVICES.

41. DATA SYSTEM

41.1. PROVIDE A COMPLETE SYSTEM OF MINIMUM 20 MM (3/4") DIA. EMT WITH CAT. 6 CABLE FROM DATA SYSTEM OUTLETS TO ACCESSIBLE CEILING SPACES, & FROM CEILING SPACES TO A G1S FIR PLYWOOD, 20 MM (3/4") THICK BACKBOARD IN THE SERVER ROOM. CLEARLY IDENTIFY ALL CABLE TERMINATIONS. TEST AND CONFIRM THE CONTINUITY OF EACH CABLE. CONFIRM EXACT OUTLET LOCATIONS PRIOR TO ROUGHING-IN. (MOST PROJECT UTILIZE FREE AIR INSTALLATION IN CEILING SPACE)

41.2. ALL CABLES ARE TO BE PULLED IN A CONTINUOUS RUN. NO CABLE SPLICES WILL BE PERMITTED.

41.3. ALL CABLING MUST BE ROUTED TO MINIMIZE CROSS-OVERS AND CONGESTION.

41.4. ALL HORIZONTAL CABLES SHALL BE NEATLY BUNDLED WITH VELCRO STRAPS AND ROUTED ALONG PATHWAYS IN THE ACCESSIBLE CEILING SPACE.

41.5. ROUTE ALL CABLES TO MAINTAIN MINIMUM SEPARATIONS FROM SOURCES OF LIGHTING, POWER CABLES, HVAC AND OTHER ELECTRICAL EQUIPMENT AS INDICATED BY THE MINIMUM SEPARATION SCHEDULE. WHERE REQUIRED THE CONTRACTOR WILL BE REQUIRED TO INSTALL ADDITIONAL MATERIALS IN ORDER TO MEET THE SEPARATION SCHEDULE.

41.6. CABLES THAT ARE RUN "FREE AIR" FOR ANY DISTANCE IN A PLENUM SPACE MUST BE CSA FT6/CMP RATED.

41.7. EXERCISE CAUTION WHEN PULLING CABLES TO ENSURE THAT THE MANUFACTURERS' MAXIMUM PULL-FORCE

41.8. ENSURE THAT MINIMUM BEND RADII ARE NOT EXCEEDED WHEN ROUTING CABLES.

41.9. COORDINATE THE INSTALLATION OF ALL COMMUNICATION OUTLETS WITH ELECTRICAL AND INTERIOR DESIGN DRAWINGS.

41.10. WHEN TERMINATING THE MODULAR JACKS AND TERMINATION PANELS, THE CABLE SHEATH SHALL BE LEFT INTACT AS CLOSE AS POSSIBLE TO WITHIN A MINIMUM OF ONE INCH (25MM) TO THE TERMINATING HARDWARE. THE LENGTH OF UNJACKETED CONDUCTORS SHALL NOT EXCEED ONE INCH (25MM). THE AMOUNT OF UNTWISTING OF CABLE CONDUCTORS MUST NOT BE GREATER THAN 0.5 INCHES (13MM) AFTER TERMINATION.

41.11. EACH CABLE AND TERMINATION JACK TO BE AFFIXED WITH MECHANICALLY PRINTED IDENTIFICATION LABELS. LABELS TO BE OF SELF-LAMINATING VINYL CONSTRUCTION WITH WHITE MARK-ON COLOUR AND CLEAR OVERLAPS. CABLE LABEL SHALL BE A MINIMUM OF TWO (2) INCHES WIDE AND OF SUFFICIENT LENGTH TO PERMIT CLEAR OVERLAP TO BE WRAPPED COMPLETELY AROUND CABLE AT LEAST ONE AND A HALF TIMES. EACH CABLE SHALL BE LABELED AT BOTH ENDS. AT STATION END OUTLET LOCATIONS, EACH MODULAR JACK TO ALSO BE AFFIXED WITH A SYMBOLIC ICON TAB IDENTIFYING THE JACK AS FOR VOICE OR DATA APPLICATION.

41.12. ROUTE HORIZONTAL COMMUNICATIONS CABLES FROM WORKSTATION TO THE LAN ROOM VIA CATEGORY 6 RATED CEILING SUPPORT HARNESSES OR HANGERS IN THE ACCESSIBLE CEILING SPACE.

41.13. THE CONTRACTOR SHALL INDICATE THE EXACT ROUTING OF ALL COMMUNICATIONS CABLES ON A RECORD DRAWING SET. THIS DRAWING MUST SHOW THE EXACT ROUTING THROUGH THE EXACT CONDUIT OR PATHWAY STRUCTURE.

41.14. IF FLOOR IMMEDIATELY BELOW IS OCCUPIED, MAKE ALL NECESSARY ARRANGEMENTS FOR AFTER HOURS ACCESS FOR ALL CABLE INSTALLATION THROUGH CEILING SPACE OF FLOOR BELOW. EXERCISE EXTREME CAUTION SO NO DISRUPTION OCCURS TO THE OCCUPIED AREA.

41.15. ALL CABLING SHALL BE NEATLY DRESSED AND COMBED ALONG BACK OF BACKBOARD AND AT ALL TERMINATION RACK AND PATCH PANEL LOCATIONS.

41.16. ALL UTP CABLING MUST BE INSTALLED IN ACCORDANCE TO EIA/TIA INSTALLATION REQUIREMENTS FOR THE CATEGORY RATING OF THE CABLING.

41.17. PROVIDE CABLE SUPPORTS, HARNESSES AND SLEEVES AS REQUIRED. ALL FREE RUNNING CABLES SHALL BE SECURELY FASTENED TO APPROPRIATE CABLE SUPPORTS AND HARNESSES WITH A MAXIMAL INTER SUPPORT CABLE SAG OF 6". ALL CABLES SHALL BE COMPLETELY SUPPORTED BY THE HARNESSES SO THAT NO WEIGHT IS TRANSFERRED TO ANY OTHER EXISTING FIXTURE OR CEILING SPACE STRUCTURE. CABLE SUPPORTS SHALL BE CADDY CABLECAT OR EQUIVALENT, INSTALLED SUCH THAT THE INTER SUPPORT SAG OF 6" IS NOT EXCEEDED.

41.18. ALL WORK SHALL BE PHASED IN ACCORDANCE TO SCHEDULING DICTATED BY THE OWNER/DESIGNER/GENERAL CONTRACTOR AND/OR PROJECT MANAGER.

42. DISTRIBUTION EQUIPMENT ARC FLASH ANALYSIS

42.1. PREPARE & SUBMIT (WITH SHOP DRAWINGS) TO THE CONSULTANT AN ARC FLASH ANALYSIS REPORT CONTAINING AN INTRODUCTION, SUMMARY OF ANALYSIS PERFORMED, RESULTS, CALCULATIONS, & RECOMMENDATIONS IN ACCORDANCE WITH REQUIREMENTS OF NFPA 70C & IEEE 1584, IDENTIFYING THE ARC FLASH HAZARD BOUNDARY, INCIDENT ENERGY LEVEL, & REQUIRED PERSONNEL PROTECTIVE EQUIPMENT. PROVIDE ARC FLASH WARNING LABELS FOR EQUIPMENT INCLUDED IN THE REPORT.

43. UNIVERSITY OF TORONTO DESIGN STANDARDS

43.1. THESE DOCUMENTS SHALL BE READ ALONG WITH UNIVERSITY OF TORONTO DESIGN STANDARDS.

43.2. EACH DISCONNECT FEEDING HVAC EQUIPMENT SHALL BE LABELED WITH THE SOURCE PANEL AND CIRCUIT NUMBER.

43.3. ALL CONDUIT WITHIN THE BUILDING SHALL BE EMT UNLESS SPECIFIED OTHERWISE. CONDUIT IN PLENUM CEILINGS SHALL BE EMT. CONDUIT LOCATED OUTDOORS SHALL BE RMT.

43.4. THE USE OF RUNNING THREADS SHALL NOT BE PERMITTED. ERICSON COUPLINGS SHALL BE USED WHERE REQUIRED.

43.5. CONNECTORS FOR EMT CONDUIT SHALL BE STEEL, COMPRESSION TYPE, NYLON INSULATED. STEEL SET SCREW TYPE IS ACCEPTABLE.

43.6. TERMINATION FOR FEEDER CABLES SHALL BE COMPRESSION TYPE.

43.7. RECEPTACLES SHALL BE PERMANENTLY IDENTIFIED INDICATING THE CIRCUIT NUMBER AND SOURCE OF SUPPLY-PANEL BOARD DESIGNATION. CONTRACTOR SHALL PROVIDE LABELS FOR THE SAME.

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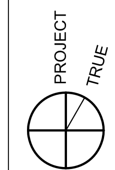

ENGINEER:
spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

STAMP:

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
ELECTRICAL SPECIFICATIONS (6 OF 6)

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INTERIOR LIGHTING FIXTURE SCHEDULE

TAG	SYMBOL	MANUFACTURER/ CATALOGUE NUMBER	DESCRIPTION	LAMP(S)	DIMMING	VOLTAGE	COMMENTS
LS-1A		LUMENWERX – SQUERO COMBINATION SQUCOMP-DI-HLO-XX-WH-WIO2-SW-80 CRI-500LMF-500LMF-35K-XX-120-D1-3MC-ACS-W-NA-NA-NA #AAM50°-SW-80-600LM-35K-W-NA	3"x2" SUSPENDED LED DIRECT & INDIRECT LINEAR, 500lm/ft DIRECT, 500lm/ft INDIRECT, WIDE SPREAD INDIRECT DISTRIBUTION, 80CRI, 3500K, MATTE WHITE, MULTI CIRCUIT SINGLE CHANNEL, 0–10V, COMPLETE WITH AIR CRAFT CABLE. COMPLETE WITH ADJUSTABLE 2"øX3"L, 600lm, 0–10V, LED CYLINDER. QUANTITY OF CYLINDERS AS SHOWN ON LAYOUT.	8.1W/FT LED + 8W/CYLINDER (3500K) 80CRI	0–10V	120V	SALEX REP CONTACT: JOEL PERIANA; 416-293-2290
LS-1B		LUMENWERX – SQUERO COMBINATION SQUCOMP-DI-HLO-XX-BLA-XX-WH-WIO 2-8FT INDIRECT (4FT ON LEFT AND 4FT ON RIGHT) SW-80CRI-500LMF-500LMF-35K-16FT -120-D1-3MC-ACS-W-NA-NA-NA #AAM50°-SW-80-600LM-35K-W-NA	3"x2" SUSPENDED LED DIRECT & INDIRECT LINEAR, 500lm/ft DIRECT, 500lm/ft INDIRECT, WIDE SPREAD INDIRECT DISTRIBUTION, 80CRI, 3500K, MATTE WHITE, MULTI CIRCUIT SINGLE CHANNEL, 0–10V, COMPLETE WITH AIR CRAFT CABLE. COMPLETE WITH ADJUSTABLE 2"øX3"L, 600lm, 0–10V, LED CYLINDER. QUANTITY OF CYLINDERS AS SHOWN ON LAYOUT.	8.1W/FT LED + 8W/CYLINDER (3500K) 80CRI	0–10V	120V	SALEX REP CONTACT: JOEL PERIANA; 416-293-2290
LS-1D		LUMENWERX – PIVOT WALL WASH PIVP-CR-XX-NA-NA-120-D1-USC-1C1 1CCUP-NA PIVWW-XX-SW-80-350-35-MF01-TMW-USC	1"x1 7/16" RECESSED LED WALL WASHER, 350lm/FT, 80CRI, 3500K, STATIC WHITE, TEXTURED MATTE WHITE, COMPLETE WITH SINGLE CHANNEL TRACK	5.9W/FT LED (3500K) 80CRI	0–10V	120V	SALEX REP CONTACT: JOEL PERIANA; 416-293-2290
LL-1		COOPER METALUX 22EN-LD2-3400-120-L835-XX-CD	2x2' LED TROFFER, 3500k, 80CRI, 3400lm	28.5W LED (3500K) 80CRI	0–10V	120V	SALEX REP CONTACT: JOEL PERIANA; 416-293-2290
LU-1		VISIONEERING LCOM48-LED-40K-44L-UNV-P77	3"x4"x4'LONG LED INDUSTRIAL STRIP,4218lm, 40k, 80CRI	29W LED (4000K) 80CRI	0–10V	120V	SUSPENDED AT 9' A.F.F.
LS-1C		LIGHTOLIER L3-N-Z10-1-L3-08-80-35-F-L3-R-D-W	3"ø LED DOWN LIGHT, 796lm, 80CRI, 3500K, 33° BEAM ANGLE, 0–10V,	11.8W LED (3500K) 80CRI	0–10V	120V	SALEX REP CONTACT: JOEL PERIANA; 416-293-2290

NOTES:

1. EQUIVALENTS WILL ONLY BE CONSIDERED AT SPLINE GROUP PRIOR TO TENDER CLOSE.
2. CARRY COST TO PROVIDE SPECIAL FINISHES ON FIXTURES WITHOUT FINISHES LISTED.
3. COORDINATE EXACT LIGHT FIXTURE SPECIFICATION REQUIRED WITH INTERIOR DESIGNER AND ARCHITECTURAL DRAWINGS AND SCHEDULES FOR PRICING AND PROCUREMENT.
4. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LIGHT FIXTURES UNLESS DENOTED OTHERWISE AS PART OF THE BASE ELECTRICAL CONTRACT.
5. LED'S AND DRIVERS TO HAVE THE LATEST TECHNOLOGY AT TIME OF PURCHASE.

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PROJECT TRUE

ENGINEER:

spline

Mechanical & Electrical Engineers

#15 – 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.677.5588 info@splinegroup.ca www.splinegroup.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
ASSISGOAL
100079257
2024/06/15
PROVINCE OF ONTARIO

PROJECT TITLE

UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS

170 St. George Street, Toronto, ON M5R 2M8

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LUMINAIRE SCHEDULE

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EMERGENCY BATTERY / REMOTE HEAD SCHEDULES

TAG	DESCRIPTION			
'X2'	TYPE: SINGLE OR DOUBLE FACE EDGE LIT EMERGENCY PICTOGRAM RUNNING MAN SIGN SUSPENDED FROM CEILING STRUCTURE AT 7'-6" AFF OR TO MATCH EXISTING HEIGHTS. HOUSING TO HAVE DIECAST ALUMINUM BEVELLED TRIM PLATE, WITH BRUSHED FINISH. INDICATORS SHALL BE SELECTED TO SUIT LIGHTING LAYOUT.			
	MANUFACTURER	MODEL	LAMP	COMMENTS
	BEGHELLI CANADA CORPORATION	BRU-RM-SP-L-U-OLR-M	LED	
	STANPRO LIGHTING SYSTEMS	RMEA-O-WH-IB	LED	
'X1/R2'	TYPE: SINGLE FACE EMERGENCY PICTOGRAM RUNNING MAN SIGN RECESSED MOUNTED ABOVE DOOR OPENING OR ON FINISHED CEILING AS REQUIRED C/W DUAL REMOTE HEAD. HOUSING CONSTRUCTED FROM DURABLE 20 GAUGE STEEL. INDICATORS SHALL BE SELECTED TO SUIT LIGHTING LAYOUT.			
	MANUFACTURER	MODEL	LAMP	COMMENTS
	BEGHELLI CANADA CORPORATION	SL-RM-12-36-L-U-OLR-M-2BTMR-7 W-120/347V	LED / 2 X 7W	
	STANPRO LIGHTING SYSTEMS	PRMS10360-2M7LA	LED / 2 X 7W	
'BU-2/R2	TYPE: EMERGENCY REMOTE LIGHT DOUBLE HEAD BATTERY COMBINATION UNIT. SUSPEND FROM CEILING OR WALL MOUNTED AT 7'-6" AFF			
	MANUFACTURER	MODEL	LAMP	COMMENTS
	BEGHELLI CANADA CORPORATION	NV-24V-360W-BTMR2-LED-MR16-7W	360W; 2X7, 24V LED-MR16	
	STANPRO LIGHTING SYSTEMS	SLD24350-2M7LA	350W; 2X7, 24V LED-MR16	
'R2'	TYPE: EMERGENCY REMOTE LIGHT DUAL HEAD CEILING MOUNTED OR WALL MOUNTED AT 8'-6" or 1'-0" BELOW DROPPED CEILING.			
	MANUFACTURER	MODEL	LAMP	COMMENTS
	BEGHELLI CANADA CORPORATION	BTMR2-LED-MR16-24V-7W	LED / 2 X 7W	
	STANPRO LIGHTING SYSTEMS	M2-12-24-7W-LA	LED / 2 X 7W	

IMPORTANT NOTES:

1. QUANTITY OF EMERGENCY LIGHTING FIXTURES SHOWN IS THE MINIMUM REQUIRED. ADDITIONAL FIXTURES MAY BE REQUIRED BY LOCAL AUTHORITIES. INCLUDE IN THIS CONTRACT FOR SUPPLY WIRING AND INSTALLATION OF ADDITIONAL (2) EXIT LIGHTS AND (3) DUAL REMOTE HEADS.

2. WIRING FOR DC CIRCUITS SHALL BE MIN. #10 AWG. FOR DISTANCES GREATER THAN 120', RUN #8 AWG.

3. CONFIRM VOLTAGE DROP AT THE END OF EACH DC BRANCH CIRCUIT AND ENSURE IT DOES NOT EXCEED MAX. 5% ALLOWABLE DROP. ADEQUATELLY DISTRIBUTE LOAD ON EACH BRANCH DC CIRCUIT TO ACHIEVE THIS REQUIREMENT.

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ENGINEER:

spline
Mechanical & Electrical Engineers
#15 - 7015 Freemen Drive, Mississauga, Ontario L5N 7J7
905.695.0300 info@splinepro.ca www.splinepro.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
A. BHOGAL
100078257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
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EMERGENCY LIGHTING SCHEDULE

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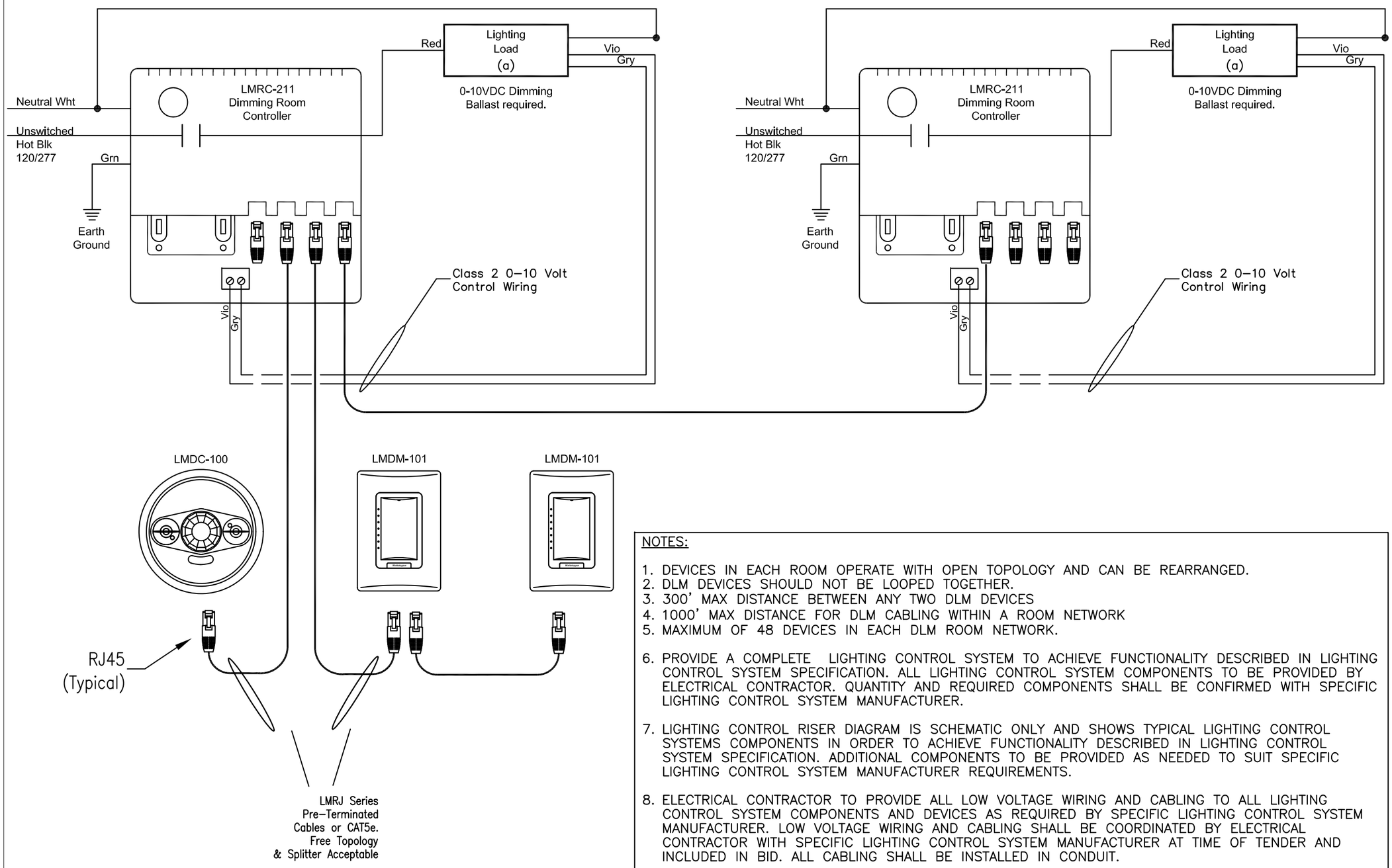

NOTES:

1. DEVICES IN EACH ROOM OPERATE WITH OPEN TOPOLOGY AND CAN BE REARRANGED.
2. DLM DEVICES SHOULD NOT BE LOOPED TOGETHER.
3. 300' MAX DISTANCE BETWEEN ANY TWO DLM DEVICES
4. 1000' MAX DISTANCE FOR DLM CABLING WITHIN A ROOM NETWORK
5. MAXIMUM OF 48 DEVICES IN EACH DLM ROOM NETWORK.
6. PROVIDE A COMPLETE LIGHTING CONTROL SYSTEM TO ACHIEVE FUNCTIONALITY DESCRIBED IN LIGHTING CONTROL SYSTEM SPECIFICATION. ALL LIGHTING CONTROL SYSTEM COMPONENTS TO BE PROVIDED BY ELECTRICAL CONTRACTOR. QUANTITY AND REQUIRED COMPONENTS SHALL BE CONFIRMED WITH SPECIFIC LIGHTING CONTROL SYSTEM MANUFACTURER.
7. LIGHTING CONTROL RISER DIAGRAM IS SCHEMATIC ONLY AND SHOWS TYPICAL LIGHTING CONTROL SYSTEMS COMPONENTS IN ORDER TO ACHIEVE FUNCTIONALITY DESCRIBED IN LIGHTING CONTROL SYSTEM SPECIFICATION. ADDITIONAL COMPONENTS TO BE PROVIDED AS NEEDED TO SUIT SPECIFIC LIGHTING CONTROL SYSTEM MANUFACTURER REQUIREMENTS.
8. ELECTRICAL CONTRACTOR TO PROVIDE ALL LOW VOLTAGE WIRING AND CABLING TO ALL LIGHTING CONTROL SYSTEM COMPONENTS AND DEVICES AS REQUIRED BY SPECIFIC LIGHTING CONTROL SYSTEM MANUFACTURER. LOW VOLTAGE WIRING AND CABLING SHALL BE COORDINATED BY ELECTRICAL CONTRACTOR WITH SPECIFIC LIGHTING CONTROL SYSTEM MANUFACTURER AT TIME OF TENDER AND INCLUDED IN BID. ALL CABLING SHALL BE INSTALLED IN CONDUIT.

1 / E0.09 TYPICAL ROOM LIGHTING CONTROL RISER

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spline
Mechanical & Electrical Engineers
#15 - 7555 Tomken Drive, Mississauga, Ontario - L5S 1T7
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A. S. BHOGAL
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PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
LIGHTING CONTROL RISER DIAGRAM

SCALE:	N.T.S.
START DATE:	NOV 15, 2023
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CHECKED:	AB
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	
SCHEME:	
PROJECT NUMBER:	23-146

DRAWING NO.
E0.09

LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- PROVIDE NEW

KEY NOTES:

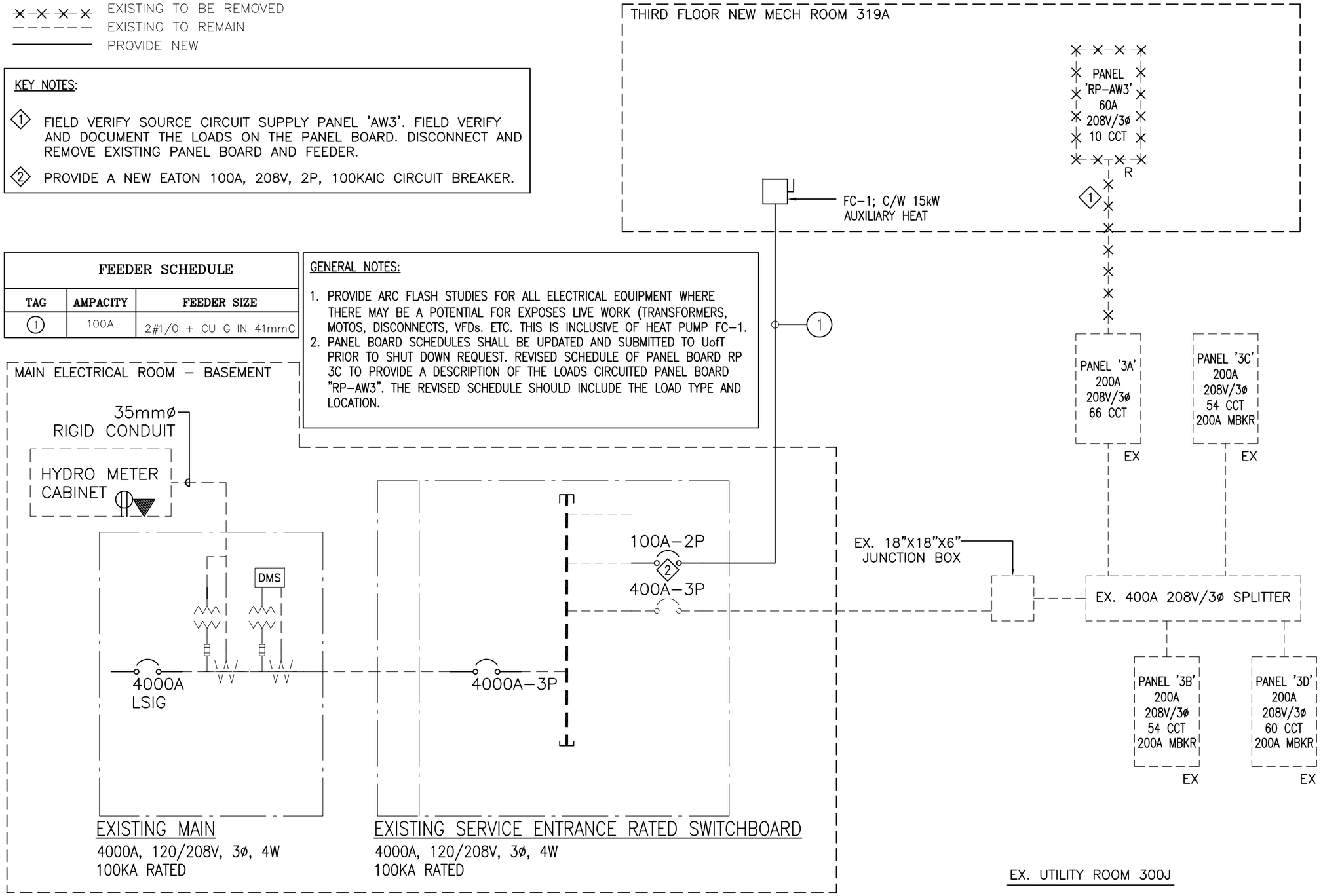
1. FIELD VERIFY SOURCE CIRCUIT SUPPLY PANEL 'AW3'. FIELD VERIFY AND DOCUMENT THE LOADS ON THE PANEL BOARD. DISCONNECT AND REMOVE EXISTING PANEL BOARD AND FEEDER.
2. PROVIDE A NEW EATON 100A, 208V, 2P, 100KAIC CIRCUIT BREAKER.

FEEDER SCHEDULE

TAG	AMPACITY	FEEDER SIZE
1	100A	2#1/0 + CU G IN 41mmC

GENERAL NOTES:

1. PROVIDE ARC FLASH STUDIES FOR ALL ELECTRICAL EQUIPMENT WHERE THERE MAY BE A POTENTIAL FOR EXPOSES LIVE WORK (TRANSFORMERS, MOTOS, DISCONNECTS, VFDs. ETC. THIS IS INCLUSIVE OF HEAT PUMP FC-1.
2. PANEL BOARD SCHEDULES SHALL BE UPDATED AND SUBMITTED TO UofT PRIOR TO SHUT DOWN REQUEST. REVISED SCHEDULE OF PANEL BOARD RP 3C TO PROVIDE A DESCRIPTION OF THE LOADS CIRCUITED PANEL BOARD "RP-AW3". THE REVISED SCHEDULE SHOULD INCLUDE THE LOAD TYPE AND LOCATION.



1 E0.10 PARTIAL DISTRIBUTION DIAGRAM

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5	24.07.29	TENDER / CLIENT REVIEW	AB
6	24.06.10	ISSUED FOR TENDER	AB

PROJECT TRUE

ENGINEER:
spline
Mechanical & Electrical Engineers
#15-7015 Tomken Drive, Mississauga, Ontario L5S 1T7
905.670.0081 | info@splineeng.ca | www.splineeng.ca

STAMP: LICENSED PROFESSIONAL ENGINEER A. SUBROGAL 100078257 2024/06/10 PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
ELECTRICAL DISTRIBUTION DIAGRAM

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DRAWING NO. E0.10

NOTES:

1. EXISTING PANEL BOARD "RP-AW3" TO BE DISCONNECTED AND REMOVED.

2. FIELD VERIFY ALL LOADS CONNECTED TO THE BRANCH CIRCUITS. PRIOR TO DISCONNECTING THE PANEL BOARD.
   2.1. UPDATE PANEL SCHEDULE AND INCLUDE THE LOAD'S LOCATION I.E. ROOM NUMBER.

3. RE-CIRCUIT THE A/C UNIT BRANCH CIRCUIT TO THE PANEL BOARD IN UTILITIES ROOM 300J.
   3.1. EXISTING A/C UNIT TO BE RE-CIRCUITED TO PANEL BOARD 3D-24/26.
   3.2. RE-CIRCUIT THE EXISTING THREE 15A, 120V CIRCUITS TO PANEL BOARD 3C.
4. ALL WIRING AND DEVICES NOTED AS TO BE DECOMMISSIONED SHALL BE DISCONNECTED AND REMOVED BACK TO SOURCE. CONDUITS, WIRING J-BOXES ETC SHALL NOT BE ABANDONED ON SITE. THEY SHALL BE REMOVED.

5. PANEL BOARD SCHEDULES SHALL BE UPDATED AND SUBMITTED TO UOFT PRIOR TO SHUT DOWN REQUEST. REVISED PANEL BOARD RP 3C TO PROVIDE A DESCRIPTION OF THE LOADS CIRCUITED PANEL BOARD "RP-AW3". THE REVISED SCHEDULE SHOULD INCLUDE THE LOAD TYPE AND LOCATION.

1 / E0.11 EXISTING PANEL BOARD TO BE REMOVED
SCALE: N.T.S.

2 / E0.11 SPACE WITHIN DISTRIBTUTION SECTION OF MAIN SWITCHBOARD
SCALE: N.T.S.

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PROJECT TRUE

ENGINEER:

spline
Mechanical & Electrical Engineers
#15 - 7015 Freemen Drive, Mississauga, Ontario - L5N 1T7
905.695.0088 | info@splinepro.ca | www.splinepro.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
A. SHOGAL
100078257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
ELECTRICAL DETAILS

SCALE:	N.T.S.
START DATE:	NOV 15, 2023
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PROJECT NUMBER:	23-146

DRAWING NO.
E0.11

KEY NOTES:

1. REMOVE EXISTING LIGHT SWITCH. RETAIN EXISTING CIRCUIT. REFER TO DRAWING E2.01.
2. PROVIDE A SEPARATE PRICE ITEM #1 TO REMOVE THE EXISTING 2'x2' TROFFER TYPE LUMAIRE. EXISTING LUMINAIRES COMPLETE WITH TWO (2) 40W FT40DL/835 FLUORESCENT LAMPS. REFER TO DRAWING E2.01 FOR PROVISION OF NEW 2x2 LED TROFFERS.
3. REMOVE THE EXISTING COMPACT FLUORESCENT DOWN LIGHT.
4. REMOVE THE EXISTING SUSPENDED LUMINAIRE.
5. REMOVE THE EXISTING SURFACE MOUNTED 1'x4' LUMINAIRE.

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ENGINEER:

spline
Mechanical & Electrical Engineers
#11-7510 Torbram Drive, Mississauga, Ontario L5S 1T7
905.670.0388 | info@splineengineers.ca | www.splineengineers.ca

STAMP:

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A. BHOGAL
100078257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE

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JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS

170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE

DEMOLITION - REFLECTED CEILING PLAN

SCALE:	1:100
START DATE:	NOV 15, 2023
DRAWN BY:	AS
CHECKED:	AB
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	
SCHEME:	
PROJECT NUMBER:	23-146

DRAWING NO.

E1.01

KEY NOTES:

1. EXISTING PANEL BOARD "RP–AW3" TO BE DISCONNECTED AND REMOVED. REFER TO DETAIL #1 ON DRAWING E0.11.
2. FIELD VERIFY THE SOURCE AND THE LOADS ON THE EXISTING TEN CIRCUIT PANEL BOARD. RESUPPLY THE THE EXISTING ONE (1) 15A, 208V AC UNIT TO PANEL BOARD 3D–24/26. RE–SUPPLY THE EXISTING THREE (3) 15A, 120V CIRCUITS TO PANEL BOARD 3C.
3. REMOVE EXISTING RECEPTACLE AND RETAIN THE EXISTING BRANCH WIRING. REFER TO DRAWING E3.01 FOR THE PROVISION OF NEW RECEPTACLE IN THIS AREA.
4. EXISTING PROJECTOR AND ASSOCIATED OUTLETS TO BE RELOCATED TO COORDINATE WITH THE NEW CEILING AND DUCT WORK.
5. DISCONNECT AND REMOVE EXISTING MOTORIZED SCREEN. HAND OVER TO THE UOFT FOR STORAGE. RE–INSTALL THE MOTORIZED SCREEN PRIOR TO PROJECT CLOSE OUT.
6. DISCONNECT AND REMOVE EXISTING MOTORIZED SCREEN.

DEMOLITION NOTES:

1. SITE VISIT IS MANDATORY FOR CONTRACTORS BIDDING ON THIS PROJECT TO CONFIRM EXACT EXTENT OF DEMOLITION WORK REQUIRED. COORDINATE ALL WORK WITH GENERAL CONTRACTOR, OWNER, & FIELD VERIFY ALL EXISTING EQUIPMENT & DEVICES WITHIN THE DEMOLITION AREAS REQUIRING REMOVAL.
2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL, ARCHITECTURAL, STRUCTURAL DRAWINGS FOR COMPLETE SCOPE OF WORK.
3. ALL REDUNDANT/UNUSED WIRING/DATA SHALL BE DISCONNECTED AND REMOVED BACK TO SOURCE. WIRING AND CONDUITS SHALL NOT BE ABANDONED.

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING PANEL BOARD CONNECTED LOADS AND PROVIDE AN UPDATED PANEL SCHEDULE FOR THE UofT TO REVIEW PRIOR TO REQUESTING SHUT DOWN.
2. REVISED SCHEDULE OF PANEL BOARD RP 3C TO PROVIDE A DESCRIPTION OF THE LOADS CIRCUITED PANEL BOARD "RP–AW3". THE REVISE SCHEDULE SHOULD INCLUDE THE LOAD TYPE AND LOCATION.

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PROJECT TRUE

ENGINEER:

spline
Mechanical & Electrical Engineers

STAMP:

LICENSED PROFESSIONAL ENGINEER
ANTHONY BOGAL
100078257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
DEMOLITION - POWER & SYSTEMS

SCALE:	1:100
START DATE:	NOV 15, 2023
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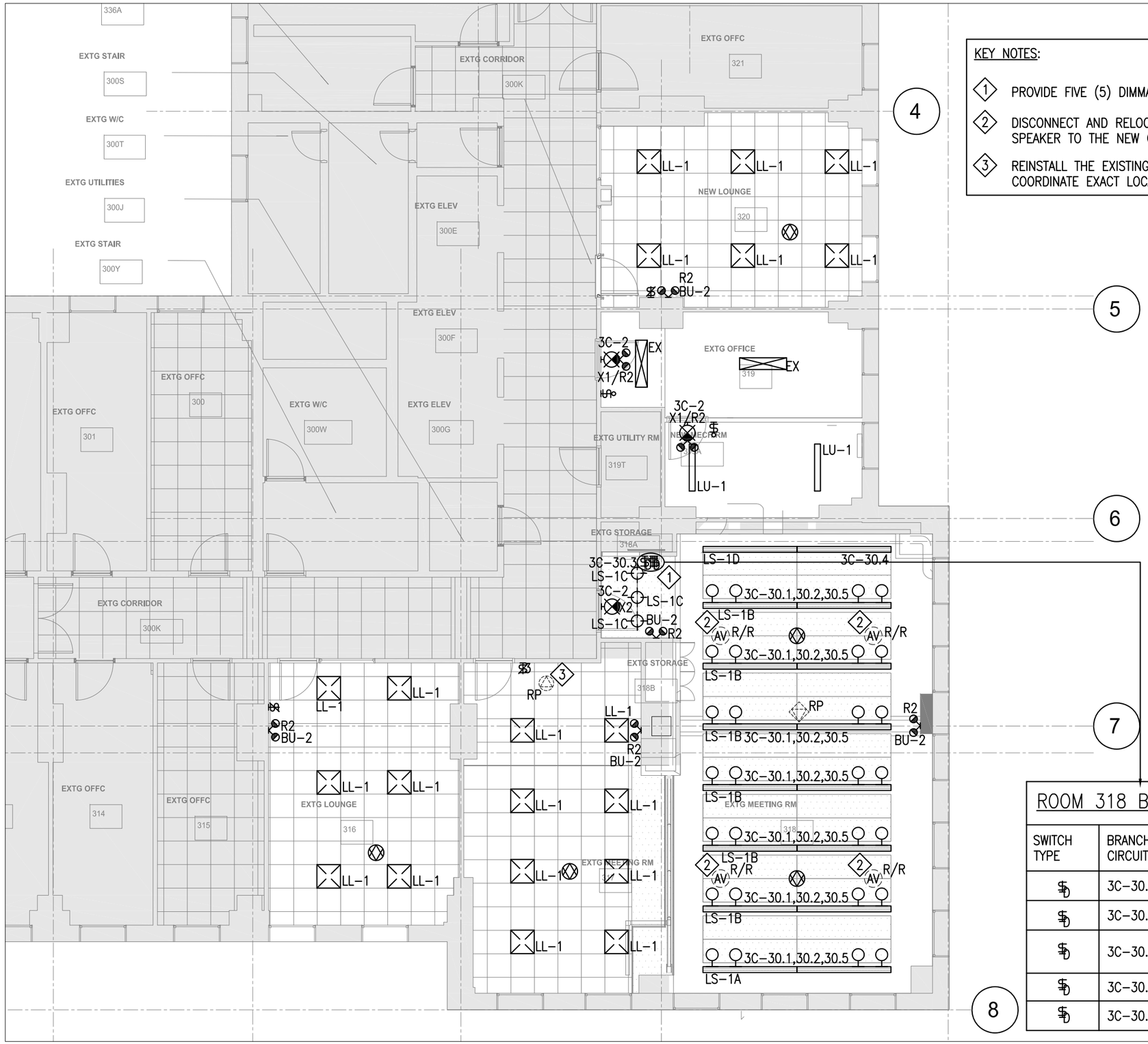
DRAWING NO.
E1.02



KEY NOTES:

1. PROVIDE FIVE (5) DIMMABLE WALL SWITCHED LEGRAND LMDM–101.
2. DISCONNECT AND RELOCATE THE EXISTING AUDIO VISUAL SYSTEM SPEAKER TO THE NEW CEILING.
3. REINSTALL THE EXISTING CEILING MOUNTED MOTORIZED SCREEN. COORDINATE EXACT LOCATION ON SITE.

ROOM 318 BRANCH CIRCUITING:

SWITCH TYPE	BRANCH CIRCUIT	LUMINIARE TYPE	LUMINAIRE TAG
$D	3C–30.1	CYLINDER	LS–1A, LS–1B
$D	3C–30.2	UP LIGHT	LS–1A, LS–1B
$D	3C–30.3	ENTRY DOWN LIGHT	LS–1C
$D	3C–30.4	WALL WASHER	LS–1D
$D	3C–30.5	LINEAR DOWN LIGHT	LS–1A, LS–1B

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PROJECT TRUE

ENGINEER:

spline
Mechanical & Electrical Engineers

STAMP:

LICENSED PROFESSIONAL ENGINEER
A. BIDGOAL
100076257
2024/06/10
PROVINCE OF ONTARIO

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JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
REFLECTED CEILING PLAN

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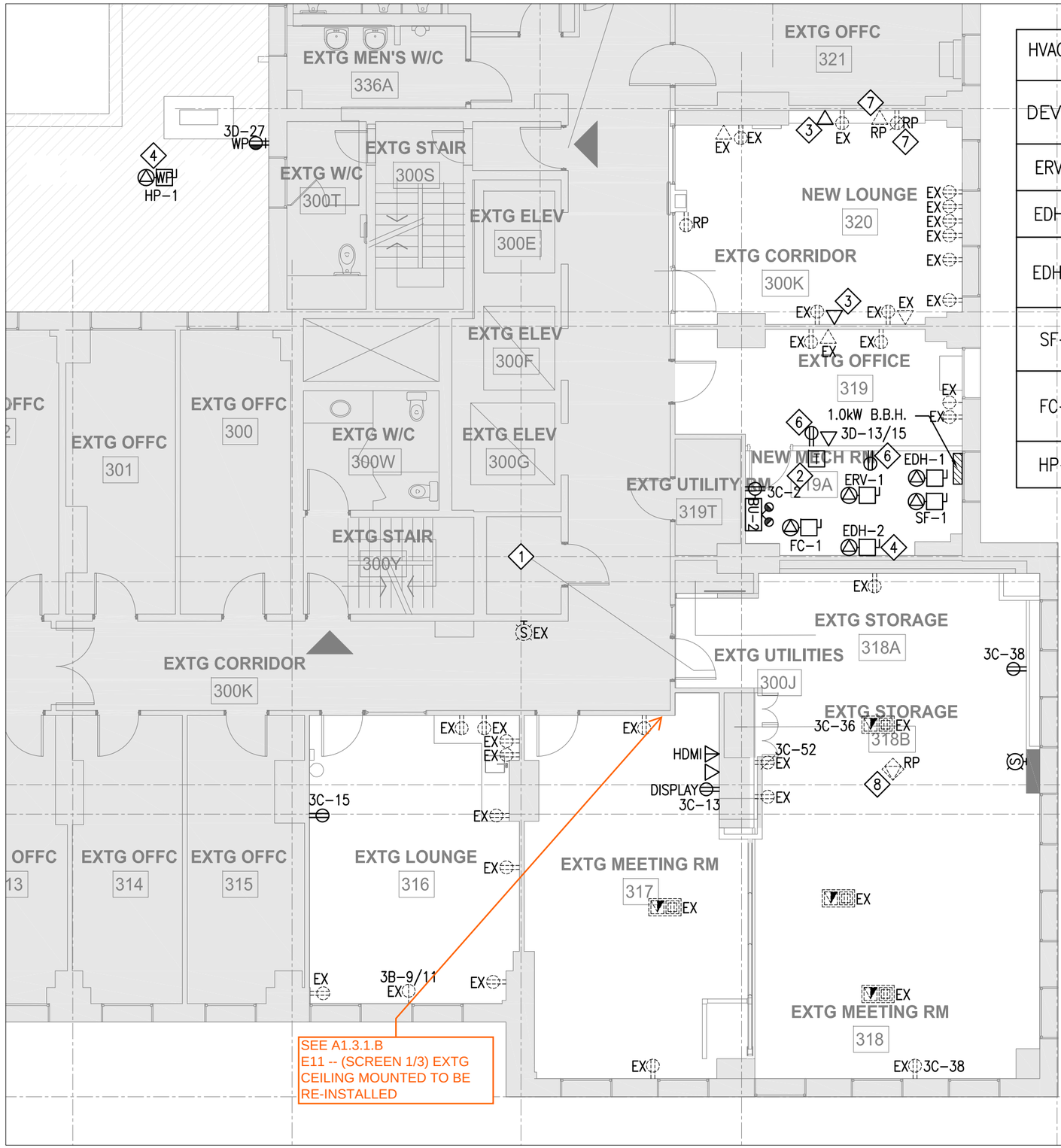
E2.01



HVAC EQUIPMENT SCHEDULE

DEVICE	CIRCUIT	VOLTAGE	WIRING	COMMENTS
ERV–1	3D–28/30	208V, 1ø	2#12+G IN 21mmø	2x0.5HP MOTORS
EDH–1	3D–25	120V, 1ø	2#12+G IN 21mmø	1.0kW
EDH–2	3D–37,39, 41	208V, 3ø	3#10+G IN 21mmø	5.0kW
SF–1	3D–31	120V, 1ø	2#12+G IN 21mmø	75W. INTERLOCK WITH TIMER
FC–1	MAIN SWITCH BOARD (BASEMENT)	208V, 1ø	2#1/0+G IN 41mmø	C/W 15kW HEAT COIL MCA=85A
HP–1	3D–33/35	208V, 1ø	2#8+G IN 21mmø	MCA=30A; MCOP=35A

KEY NOTES:

1. EXISTING ELECTRICAL ROOM SUPPLYING THE 3RD FLOOR.
2. PROVIDE SIXTY MINUTES DIGITAL TIMER TO CONTROL THE EXHAUST FAN IN THIS ROOM. PROVIDE 'LEGRAND TS–400' OR APPROVED EQUAL.
3. REMOVE EXISTING DATA OULET AND COVERPLATE. PROVIDE A NEW CAT6A DATA OUTLET.
4. HEAT PUMP TO BE INSTALLED ON THE ROOF OF THE FIRST FLOOR. EXACT LOCATION TO BE COORDINATED WITH THE HVAC CONTRACTOR. INCLUDE COST TO SCAN AND CORE THE FLOOR IN ORDER TO ROUTE CONDUITS TO THIS LOCATION.
5. DISCONNECT AND RE–INSTALL EXISTING PROJECTOR IN THE NEW CEILING.
6. UTILIZE EXISTING CIRCUIT IN THIS ROOM.
7. OUTLET RELOCATED TO HIGH LEVEL COORDINATE HEIGHT WITH FURNITURE.
8. RELOCATED PROJECTOR. COORDINATE OUTLETS LOCATION CEILING LAYOUT.

GENERAL NOTES:

1. ALL DEVICES ARE NEW UNLESS NOTED OTHERWISE.
2. UNLESS NOTED OTHERWISE NEW BRANCH WIRING ARE TO BE ROUTED FROM THE PANEL BOARDS IN UTILITY ROOM 300J.
   2.1. PROVIDE NEW CIRCUIT BREAKERS AS PER THE MECHANICAL SCHEDULE.
3. PRIOR TO ANY TRENCHING OR CORE DRILLING THROUGH EXISTING BASE BUILDING STRUCTURE REQUIRED FOR CONDUIT/FEEDERS INSTALLATION ARRANGE FOR RADAR SCREENING TO AVOID DAMAGE OF EXISTING BASE BUILDING SERVICES AND STRUCTURAL MEMBERS.
4. UNLESS NOTED OTHERWISE, TELECOM CONDUITS TO BE ROUTED TO ROOM EXTG UTILITY 319T.

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ENGINEER:

spline
Mechanical & Electrical Engineers
#15 – 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.677.5588 info@splineengineers.ca www.splineengineers.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
ALI SEOGAL
100079257
2024/06/10
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DRAWING TITLE
POWER & SYSTEMS

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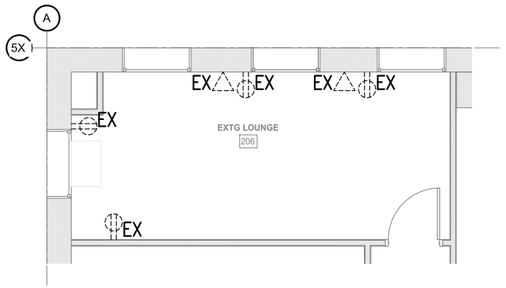
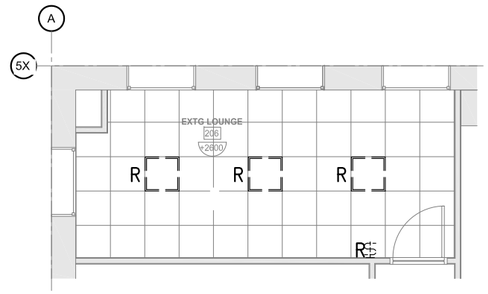
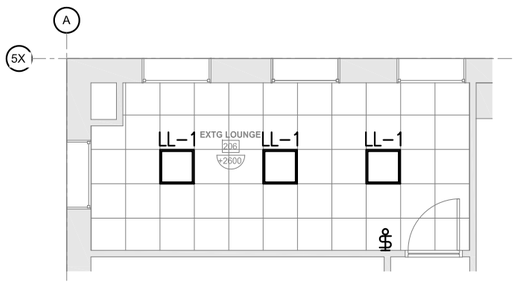


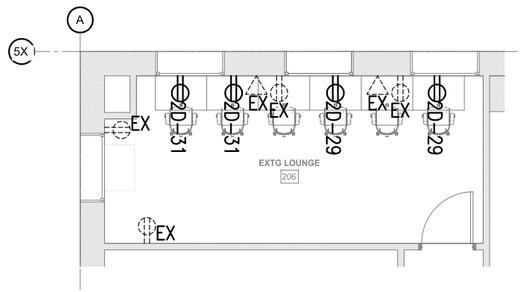
4 E3.02 DEMOLITION – SECOND FLOOR – POWER & SYSTEMS
SCALE: 1 : 100



1 E3.02 DEMOLITION – SECOND FLOOR – LIGHTING PLAN
SCALE: 1 : 100



3 E3.02 PROPOSED – SECOND FLOOR – LIGHTING PLAN
SCALE: 1 : 100



2 E3.02 PROPOSED – SECOND FLOOR – POWER & SYSTEMS
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spline
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#15 - 7555 Tranmere Drive, Mississauga, Ontario L5S 1T7
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170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
SECOND FLOOR LAYOUT

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START DATE:	NOV 15, 2023
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MECHANICAL DRAWING LIST

DWG NO.	DRAWING NAME	SCALE
M0.00	MECHANICAL LEGENDS & DRAWING LIST (1 OF 2)	N.T.S
M0.01	MECHANICAL LEGENDS & DRAWING LIST (2 OF 2)	N.T.S
M0.02	MECHANICAL SPECIFICATIONS (1 OF 4)	N.T.S
M0.03	MECHANICAL SPECIFICATIONS (2 OF 4)	N.T.S
M0.04	MECHANICAL SPECIFICATIONS (3 OF 4)	N.T.S
M0.05	MECHANICAL SPECIFICATIONS (4 OF 4)	N.T.S
M0.06	PLUMBING FIXTURE SCHEDULES	N.T.S
M0.07	MECHANICAL DETAILS (1 OF 3)	N.T.S
M0.08	MECHANICAL DETAILS (2 OF 3)	N.T.S
M0.09	MECHANICAL DETAILS (3 OF 3)	N.T.S
M0.10	MECHANICAL EQUIPMENT SCHEDULES (1 OF 2)	N.T.S
M0.11	MECHANICAL EQUIPMENT SCHEDULES (2 OF 2)	N.T.S
M0.12	DEMOLITION & PROPOSED GENERAL NOTES	N.T.S
M1.00	THIRD FLOOR KEY PLAN	1:250
M1.01	DEMOLITION THIRD FLOOR HVAC LAYOUT	1:75
P1.01	DEMOLITION THIRD FLOOR PLUMBING & DRAINAGE LAYOUT	1:75
M2.01	PROPOSED THIRD FLOOR HVAC LAYOUT	1:75
P2.01	PROPOSED THIRD FLOOR PLUMBING & DRAINAGE LAYOUT	1:75

PLUMBING & DRAINAGE SYMBOLS

- FLOOR DRAIN – ROUND
- FUNNEL FLOOR DRAIN
- FLOOR DRAIN – SQUARE
- CATCH BASIN
- FLOOR DRAIN FROM ABOVE
- FLOOR DRAIN FROM BELOW
- CLEAN OUT PLUG
- CLEAN OUT FLOOR
- P–TRAP
- 90 DEGREE ELBOW
- 45 DEGREE ELBOW
- ELBOW UP
- ELBOW DOWN
- UNION
- PIPE CAP
- TEE
- GATE VALVE
- CONTINUATION

IMPORTANT NOTE

GENERAL CONTRACTOR AND SUB–CONTRACTORS ARE RESPONSIBLE FOR READING ALL MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS AS A COMPLETE PACKAGE.

GENERAL CONTRACTOR AND SUB–CONTRACTORS ARE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DISCIPLINES PRIOR TO TENDER CLOSING.

IF CONSULTANTS ARE NOT NOTIFIED, THEN THE GENERAL CONTRACTOR AND SUB–CONTRACTORS AGREE THAT ALL INFORMATION ON DRAWINGS HAVE BEEN CARRIED FOR AND ARE RESPONSIBLE FOR UNDERTAKING WORK AND WORK WILL BE ASSUMED TO BE PART OF SCOPE OF WORK AND THEREFORE INCLUDED IN TENDER PROCESS.

HVAC SYMBOLS

- RECTANGULAR SUPPLY DUCT UP
- RECTANGULAR SUPPLY DUCT DOWN
- RECTANGULAR RETURN DUCT UP
- RECTANGULAR RETURN DUCT DOWN
- RECTANGULAR EXHAUST DUCT UP
- RECTANGULAR EXHAUST DUCT DOWN
- ROUND SUPPLY DUCT UP
- ROUND SUPPLY DUCT DOWN
- ROUND RETURN DUCT UP
- ROUND RETURN DUCT DOWN
- ROUND EXHAUST DUCT UP
- ROUND EXHAUST DUCT DOWN
- SQUARE SUPPLY ELBOW WITH TURNING VANES
- SQUARE SUPPLY ELBOW
- 45 DEGREE RADIUS ELBOW
- 90 DEGREE RADIUS ELBOW
- 45 DEGREE RADIUS ROUND DUCT ELBOW
- 90 DEGREE RADIUS ROUND DUCT ELBOW
- AIR FLOW ARROW
- SQUARE SUPPLY AIR DIFFUSER
- ROUND SUPPLY AIR DIFFUSER
- S/A GRILLE WITH DAMPER
- RETURN AIR DIFFUSER
- LINEAR S/A GRILLE C/W AIR BOOT
- LINEAR RETURN AIR GRILLE
- RETURN AIR GRILLE
- TAKEOFF CONNECTION
- SPIN–ON CONNECTION

HVAC SYMBOLS

- EXTERNALLY INSULATED DUCTWORK
- INTERNALLY LINED DUCTWORK
- EXISTING DUCTWORK
- SQUARE TO ROUND TRANSITION
- FLEXIBLE DUCTWORK
- SENSOR
- THERMOSTAT
- DIGITAL TIMER
- REVERSE ACTING THERMOSTAT
- MANUAL DAMPER
- DAMPER MOTOR
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CONTROL WIRING

MISCELLANEOUS EQUIPMENT SYMBOLS

- CEILING MOUNTED EXHAUST FAN
- IN–LINE EXHAUST FAN
- FORCE FLOW HEATER (F.F.H)
- BASEBOARD HEATER (B.B.H)
- TRANSFER AIR (T/A) ELBOW (W, W, 1.5W)

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spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905-497-5388 | info@splinegroup.ca | www.splinegroup.ca

LICENSED PROFESSIONAL ENGINEER
A.S.BHOGAL
100078257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
MECHANICAL LEGENDS & DRAWING LIST (1 OF 2)

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ABBREVIATIONS

BD	BALANCING DAMPER
BDD	BACK DRAFT DAMPER
MD	MOTORIZED DAMPER
FD	FLOOR DRAIN
AP	ACCESS PANEL
CC	COOLING COIL
HC	HEATING COIL
PRV	PRESSURE REDUCING VALVE
RHC	REHEAT COIL
S/A	SUPPLY AIR
R/A	RETURN AIR
T/A	TRANSFER AIR
O/A	OUTDOOR (FRESH) AIR
E/A	EXHAUST AIR
F/A	FROM ABOVE
F/B	FROM BELOW
F/D	FIRE DAMPER
EX	EXISTING
EXR	EXISTING TO BE RELOCATED
R	REMOVE
RP	RELOCATED POSITION
N	NEW
R/R	REMOVE & REINSTALL
H/L	HIGH LEVEL
L/L	LOW LEVEL
AFF	ABOVE FINISHED FLOOR
CTE	CONNECT TO EXISTING
U/C	UNDERCUT

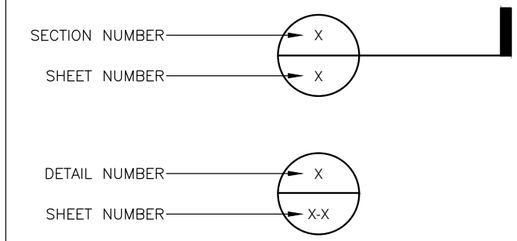
PIPE DESIGNATIONS

DCW	DOMESTIC COLD WATER
EX.DCW	EXISTING DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
EX.DHW	EXISTING DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RECIRCULATION
EX.DHWR	EXISTING DOMESTIC HOT WATER RECIRCULATION
SAN	SANITARY DRAIN ABOVE
EX.SAN	EXISTING SANITARY DRAIN ABOVE GRADE OR SLAB
SAN	SANITARY DRAIN BELOW
EX.SAN	EXISTING SANITARY DRAIN BELOW GRADE OR SLAB
V	VENT
STM	STORM DRAIN ABOVE
EX.STM	EXISTING STORM DRAIN ABOVE GRADE OR SLAB
STM	STORM DRAIN BELOW
EX.STM	EXISTING STORM DRAIN BELOW GRADE OR SLAB
WT	WEEPING TILE
G	LOW PRESSURE GAS
MG	MEDIUM PRESSURE GAS
HG	HIGH PRESSURE GAS
NPW	NON–POTABLE WATER
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
CHWS	CHILLED WATER SUPPLY
CHWR	CHILLED WATER RETURN
GS	GLYCOL SUPPLY
GR	GLYCOL RETURN
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN

EQUIPMENT TAGS

AHU–	AIR HANDLING UNIT
AIC–	AIR CURTAIN
ET–	EXPANSION TANK
EF–	EXHAUST FAN
FCU–	FAN COIL UNIT
FPB–	FAN POWERED BOX
HWT–	HOT WATER TANK
HUH–	HYDRONIC UNIT HEATER
MAU–	MAKE–UP AIR UNIT
P–	PUMP
RTU–	ROOF TOP UNIT
SF–	SUPPLY FAN
UH–	UNIT HEATER
VAV–	VAV

DRAWING SYMBOLS



DIFFUSER TAGGING NOMENCLATURE

A – SIZE – CFM

DIFFUSER TAG — AIRFLOW — NECK OR GRILLE SIZE

XX-1 EQUIPMENT TAG

X REFER TO NOTE ON THE SAME DRAWING

GENERAL NOTES

ALL EQUIPMENT AND MATERIALS LOCATED IN ANY CONCEALED SPACE USED AS A RETURN AIR PLENUM SHALL CONFORM TO THE REQUIREMENTS OF THE PROVINCIAL BUILDING CODE.

COORDINATE MOUNTING HEIGHT OF ALL THERMOSTATS & CONTROLS WITH ARCHITECTURAL DRAWINGS. MOUNTING HEIGHTS SHALL BE NO HIGHER THAN 48" AFF (MEASURED TO THE TOP OF THE CONTROL DEVICE).

THE POTABLE WATER SYSTEM SHALL BE PROTECTED AGAINST BACK SIPHONAGE FROM ANY MACHINERY OR EQUIPMENT BY A CERTIFIED CAN/CSA B64.10 BACKFLOW PREVENTER AS PER THE PROVINCIAL BUILDING CODE.

ALL FIRE EXTINGUISHER TO BE TYPE 2A–10BC UNLESS NOTED OTHER WISE.

NOT ALL SYMBOLS SHOWN ON THIS LEGEND ARE NECESSARILY USED IN THIS PROJECT.

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spline
Mechanical & Electrical Engineers
#3 - 3115 Trainways Drive, Mississauga, Ontario L5B 1T7
905.437.8388 | info@splinegroup.ca | www.splinegroup.ca

LICENSED PROFESSIONAL ENGINEER
A. SIDHODAL
100007665
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

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DRAWING TITLE
MECHANICAL LEGENDS
& DRAWING LIST
(2 OF 2)

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MECHANICAL WORK SPECIFICATIONS

GENERAL REQUIREMENTS FOR MECHANICAL WORK

REFERENCES
1. The General Conditions of the Contract, the Supplementary Conditions, and all Sections of Division 01 apply to and are a part of this Section of the Specification.

SUBMITTALS
1. Prior to supplying products to the site, submit for review, 8 copies of shop drawings and/or product data sheets indicating in detail the design, construction & performance of mechanical equipment, & all mechanical products except pipe & fittings, sleeves, escutcheon plates, ductwork, & similar items. Endorse shop drawings & product data sheets with "Certified to Be In Accordance With All Requirements".

2. Read the following in conjunction with the wording on the Consultant's review stamp applied to shop drawings for product data sheets submitted:
"This review is for the sole purpose of ascertaining conformance with the general design concept. This review does not approve the detail design inherent in the shop drawings, responsibility for which remains with the Contractor & such review does not relieve the Contractor of the responsibility for errors or omissions in the shop drawings or of his responsibility for meeting all requirements of the Contract Documents. Be responsible for dimensions to be confirmed & correlated at the job site, for information that pertains solely to fabrication process or to techniques of construction & installation, and for coordination of the work of all sub-trades."

3. Submit the following to the Consultant:
3.1 project close-out documentation: O & M Manuals, record as-built drawings, and all associated data
3.2 progress payment breakdown: a detailed breakdown of the mechanical work cost suitable for evaluation of progress payments
3.3 extended warranties: copies of all extended warranties

DEFINITIONS
1. The following are definitions of words found in this mechanical work Specification and on associated drawings:
1.1 "provide" (and tenses of provide) – means supply and install complete
1.2 "install" (and tenses of install) – means install and connect complete
1.3 "supply" – means supply only
1.4 "Consultant" – means the Architect or Consulting Engineer who has prepared the Contract Documents on behalf of the Owner
1.5 "Equal to"– means that a product proposed for installation, other than the specified product, must be equal to the specified product in size, materials of construction, performance, durability, & warranty requirements, & the final decision in this matter rests with the Consultant.

CODES, REGULATIONS, AND STANDARDS
1. Abide by the latest edition all Codes, Regulations, and Standards referred to and/or applied by governing authorities.

EXAMINATION OF SITE
1. Prior to submitting a bid, visit the site & review & include for existing site conditions.

DRAWINGS AND SPECIFICATION
1. Mechanical drawings are performance drawings, diagrammatic, show approximate locations of equipment & services, are intended to convey scope of work, & do not show architectural and structural details. Provide offsets, fittings, transformations, & similar products required as a result of obstructions & other architectural & structural details but not shown on drawings. Provide all work for a complete and proper installation in accordance with the design intent, whether shown on the drawings or not.

PLANNING AND LAYOUT OF THE WORK
1. Properly plan, coordinate, & establish locations & routing of services with subcontractors such that services will clear each other as well as any obstructions.

2. Conceal work in partially finished or unfinished areas to the extent made possible by area construction. Install piping, to each other.

GENERAL RE: INSTALLATION OF EQUIPMENT
1. Unless otherwise specified install equipment in accordance with equipment manufacturers' recommendations & instructions. Governing Codes, Standards, & Regulations take precedence over manufacturer's instructions.

PERMITS, FEES, AND CERTIFICATES
1. Unless otherwise specified, apply for, obtain & pay for all permits required to complete the mechanical work.

WORKPLACE SAFETY
1. Comply with requirements of the Workplace Hazardous Materials Information System (WHMIS). Submit WHMIS MSDS (Material Safety Data Sheets) for products where required, & maintain 1 copy at the site.

2. Comply with requirements of Occupational Health & Safety Regulations & all other regulations pertaining to health and safety, including worker's compensation/ insurance board & fall protection regulations.

3. If, during the course of work, asbestos containing materials, black mould, lead paint, or any other such materials are encountered or suspected, immediately report the discovery to the Consultant & cease all work in the area in question. Do not resume work in affected areas until the situation has been properly corrected & without written approval from the Owner.

SCAFFOLDING, RIGGING, AND HOISTING
1. Erect and operate scaffolding, rigging, hoisting equipment & associated hardware required for your work.

CLOSEOUT SUBMITTALS
1. Prior to application for Substantial Performance, submit all required items & documentation specified, including Operating & Maintenance Manuals, as-built record drawings, extended warranties, test certificates, final commissioning report, & TAB report.

2. Operating and Maintenance Manuals: Submit 3 hard copies of operating & maintenance manuals in hardcover 3 "D" ring binders, & identified with Project name, & "MECHANICAL OPERATING AND MAINTENANCE MANUAL" wording. Manuals are to include an Introduction sheet listing the Consultant's, Contractor's, and Subcontractor names, street addresses, telephone & fax numbers, and e-mail addresses, a Table of Contents sheet & corresponding index tab sheets, a copy of each "Reviewed" or "Reviewed As Noted" shop drawing or product data sheet, with the email address for local source of parts & service, & all required operating & maintenance data.

3. Record "As-Built" Drawings: As work progresses, clearly mark on white prints of the Contract Drawings, significant changes from the routing of services & locations of equipment shown on the Contract Drawings. Keep the set up-to-date at all times, & available for periodic review. When work is complete, transfer as-built information from as-built drawings to a recordable and identified CAD disc with CAD work of equal quality to the Contract Drawings.

PHASING OF THE WORK
1. Phasing of the work is required to maintain the existing building in operation. Include all costs for phasing including "off hours" premium time labour costs.

EQUIPMENT AND SYSTEM MANUFACTURER'S CERTIFICATION
1. Prior to equipment & system start-up procedures, pay for equipment/system manufacturers' authorized representatives to examine the installation, & when any required corrective measures have been made, to certify in writing to the Consultant that the equipment/system installation is complete & in accordance with the equipment/system manufacturer's instructions.

EQUIPMENT AND SYSTEM START-UP
1. Prior to commissioning, & under supervision of equipment/system manufacturers' representatives, start-up equipment/systems, make required adjustments, document procedures, leave equipment/systems in proper operating condition, & submit start-up documentation sheets signed by the manufacturer/supplier & the Contractor.

EQUIPMENT AND SYSTEM COMMISSIONING
1. After successful start-up and prior to Substantial Performance, commission the mechanical work in accordance with requirements of CSA Z320, Building Commissioning. Use commissioning sheets included with the CSA Standard, & any supplemental commissioning sheets required.

O & M DEMONSTRATION & TRAINING
1. Train the Owner's designated personnel in all aspects of operation & maintenance of equipment & systems using technicians employed by the equipment/system manufacturer/supplier. The number of hours of training are to be sufficient for the Owner's personnel to completely understand operation & maintenance of the equipment/system.

INSTALLATION OF PIPE SLEEVES
1. Where pipes penetrate new concrete and/or masonry surfaces provide pipe sleeves, minimum #16 gauge flanged galvanized steel or, where permitted, factory fabricated plastic sleeves in poured concrete construction, & Schedule 40 galvanized steel pipe or Class 3000 cast iron pipe in concrete or masonry walls. Sleeves in waterproofed slabs or walls are to be c/w a water stop plate.

2. Size sleeves to leave 12 mm (½") clearance around the pipes, or where the pipe is insulated, a 12 mm (½") clearance around pipe insulation. Pack & seal the void between pipe sleeves & the pipe or pipe insulation in interior non-fire rated construction for the length of the sleeves with mineral wool & seal both ends of the sleeve with silicone base caulking. Pack seals in fire rated construction as above but use rock wool & leave space at sleeve ends for fireproofing. Seal sleeves in exterior walls below grade (& any other wall where water leakage may be a problem) with Thunderline Corp. (Power Plant Supply Co.) "LINK SEAL" Model S-316 or equal mechanical seals.

3. Terminate sleeves for exposed so that the sleeve is flush at both ends with the building surface concerned & provide chrome plated brass or brushed stainless steel escutcheon plates tight against the building surface to completely cover both ends.

DUCT OPENINGS
1. Duct openings, air inlet and outlet openings, fire damper & similar openings will be provided in new poured concrete work, masonry, drywall & other building surfaces by the trade responsible for the particular construction in which the opening is required.

FIRESTOPPING AND SMOKE SEALS
1. Unless otherwise specified, where mechanical work penetrates fire rated construction, provide ULC listed & labelled firestopping & smoke seal materials installed in accordance with requirements of CAN4-S115 (ratings F, FT, FH, & FTH as required), CAN/ULC-S101, & other governing authorities to seal the penetrations.

PIPE HANGERS AND SUPPORTS
1. Provide pipe hangers and supports. Provide additional structural steel channels, angles, inserts, beam champs & similar accessories required for hanging or supporting pipe. All ferrous hanger & support products are to be galvanized.

2. For Insulated Pipe: Size the hanger or support to suit the dia. of the insulated pipe & install the hanger or support on the outside of the insulation & insulation finish.

3. Horizontal Above Ground Piping: Hangers for suspended pipe to & including 25 mm (1") dia. are to be clevis type or adjustable ring type, & hangers for suspended pipe 40 mm (1½") diameter & larger are to be adjustable clevis type. Space hangers & supports in accordance with Code requirements.

4. Vertical Piping: Support vertical piping by means of steel offset pipe clamps or heavy-duty steel brackets or soil pipe brackets spaced at maximum 3 m (10') intervals or at least once for piping less than 3 m (10') in height.

5. Insulation Protection Shields: For insulated horizontal piping to & including 40 mm (1½") dia., provide galvanized steel insulation protection shields between the insulation & the hanger or support. Install shields immediately after the pipe is insulated.

6. Pipe Support from Steel Deck: Do not support piping from steel deck without written consent from the Consultant.

7. Hanger Rods: Electro-galvanized carbon steel (unless otherwise specified), round, threaded, complete with captive machine nuts with washers at hangers, sized to suit the loading in accordance with Table 3 in MSS SP-58.

SUPPLY OF ACCESS DOORS
1. Supply prime coated steel access doors for mechanical work which may need maintenance or repair but which is concealed in inaccessible construction. Access doors are to be c/w mounting & finishing features to suit the construction in which they are to be installed, & sizes are to suit the concealed work. Access doors in fire rated construction are to be ULC listed and labelled and of a rating to maintain the fire separation integrity. Recessed door type access doors located in surfaces where special finishes are required are to be constructed of stainless steel with a #4 finish.

ELECTRIC MOTORS
1. Motors are to conform to EEMAC Standard MG1, applicable IEEE Standards, & applicable CSA C22.2 Standards, & meet NEMA standards for maximum sound level ratings under full load. The efficiency of 1 phase AC motors to 1 HP is to be in accordance with CAN/CSA C747. The efficiency of 3 phase motors 1 HP & larger is to be in accordance with CAN/CSA C390 or IEEE 112B.

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MECHANICAL SPECIFICATIONS (1 OF 4)

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MECHANICAL WORK SPECIFICATIONS CONTINUED

ELECTRICAL POWER & CONTROL WIRING

1. Line and load side power wiring for mechanical work will be done as part of the electrical work.
2. Do all required low voltage control wiring in EMT.
3. All low voltage wiring is the responsibility of mechanical contractor.

MECHANICAL WORK IDENTIFICATION

1. Identify all new/relocated mechanical work in accordance with existing identification standards at the site, or, if all new work or no existing site standard, identify new exposed piping & ductwork such that it can be easily seen.

2. Ductwork: Custom made Mylar stencils with 50 mm (½") high lettering to accurately describe the duct service, i.e. "AHU-1 SUPPLY", c/w a directional arrow, & coloured ink with ink pads & roller applicators. Ink colour is generally to be black but must contrast with the lettering background.

3. Exposed Piping and Ductwork: Identify at every end, adjacent to valves, strainers, damper & similar accessory, at connecting equipment, on both sides of pipes & ducts penetrating floors, walls, or partitions, at 6 m (20') intervals on runs exceeding 6 m (20') in length, at least once in each room, & at least once on runs less than 6 m (20').

4. Concealed Piping & Ductwork: Identify at points where pipes or ducts enter & leave rooms, shafts, pipe chases, furred spaces, & similar areas, at maximum 6 m (20') intervals above suspended accessible ceilings, at least once in each room, at each access door location, & at each piece equipment, automatic valve, etc.

5. Equipment: Provide an identification nameplate for piece of equipment, including control valves, motorized dampers, instruments, & similar products. Nameplates are to be 2-ply laminated black/white plastic, minimum 12 mm x 50 mm (½" x 2") for smaller items, minimum 25 mm x 65 mm (1" x 2½") for equipment, & minimum 50 mm x 100 mm (2" x 4") for control panels & similar items. Secure nameplates with stainless steel screws unless prohibitive, in which case use epoxy cement. Equipment identification terminology is to be as per drawing identification.

6. Valve Tags & Chart: Attach a tag to each new valve, except valves located at the equipment they control. Tags are to be coloured, 40 mm (1½") square, 2-ply laminated plastic with bevelled edges, red-white, green-white, yellow-black, etc., to match the piping identification colour, c/w a 3.2 mm (1/8") dia. by 100 mm (4") long brass plated steel bead chain, and 4 lines of engraved identification wording to indicate the valve number, size, service, & NO or NC. Prepare a computer printed chart to list tagged valves. If an existing chart is available, valve tag numbering is to be an extension of existing numbering & the new valve tag chart is to incorporate the existing chart. Frame & glaze 1 copy of the chart & affix to a wall in each main Mechanical and/or Equipment Room.

FASTENING AND SECURING HARDWARE

1. Provide fastening & securing hardware to maintain installations attached to the structure or to finished floors, walls & ceilings in a secure & rigid manner capable of withstanding the dead loads, live loads, superimposed dead loads, & any vibration of the installed products. Where construction is not suitable to support the loads, provide additional framing or special fasteners to ensure proper securement to the structure. Do not attach fasteners to steel deck without written consent from the Consultant.

INSTALLATION OF VALVES

1. Generally, valve locations are indicated or specified, however, regardless of locations shown, provide shut-off valves to isolate all systems, at the base of vertical risers, in branch take-offs at mains & risers, to isolate equipment, to permit work phasing as required, & wherever else required for proper system operation & maintenance.

PIPE LEAKAGE TESTING

1. Before new piping has been insulated or concealed, & before equipment, fixtures and fittings have been connected, pressure test piping for leakage in accordance with requirements of applicable Codes and Standards. Have completed test report sheets dated & signed by those present to confirm proper test results. Ensure that piping has been properly flushed, cleaned & is clear of foreign matter prior to pressure testing.

CONCRETE WORK FOR MECHANICAL EQUIPMENT BASES/PADS

1. Unless otherwise specified, provide all poured concrete work, including reinforcing & formwork, required for mechanical work. Concrete is to be minimum 20,700 kPa ready-mix concrete in accordance with CAN/CSA-A23.1 & the Building Code.

CUTTING, DRILLING, AND PATCHING FOR MECHANICAL WORK

1. Do all cutting, drilling and patching of the existing building for the installation of your work. Confirm exact locations prior to cutting and/or drilling work. Patch surfaces, where required, to exactly match existing finishes using tradesmen skilled in the particular trade or application worked on.

2. Where new pipes pass through existing construction, core drill an opening sized to leave 12 mm (½") clearance around pipes or pipe insulation. In poured concrete construction, determine the location, if any, of existing concealed services.

3. Pack and seal the void between pipe openings and the pipe or pipe insulation for the length of the opening in interior construction with rock wool & seal both ends of the opening with non-hardening silicone base caulking. Seal sleeves in exterior walls below grade (& any other wall where water leakage may be a problem) with link type mechanical seals.

DEMOLITION WORK

1. Where indicated on the drawings, disconnect & remove mechanical work, including hangers, supports, insulation, & similar items. Cut back obsolete piping behind finishes, identify, & cap water-tight. Estimate the extent & cost of the work at the site during bidding period scheduled site visit(s). Perform demolition work in accordance with requirements of CAN/CSA-S350, Code of Practice for Safety in Demolition of Structures.

2. If existing isolation valves are not available to isolate sections of piping to be removed, provide such valves.

3. Unless otherwise specified, remove & dispose of demolished materials which are not to be relocated or reused. Refrigeration Equipment: Remove & reclaim refrigerant from equipment to be decommissioned, removed and/or altered in accordance with Refrigerant Management Canada guidelines, & governing codes and regulations. Do not under any circumstances vent refrigerant from existing equipment to atmosphere. Dispose of reclaimed refrigerant by engaging the services of a licensed firm specializing in recycling of reclaimed refrigerant. Submit documentation to confirm that the refrigerant has been properly removed from the site & recycled or disposed of.

TESTING, ADJUSTING & BALANCING (TAB)

1. Perform TAB of mechanical systems which include, as applicable, domestic hot & tempered water systems, & HVAC & control systems in accordance with either the National Standards For A Total System Balance published by the Associated Air Balance Council, or the Procedural Standards for Testing, Adjusting & Balancing of Environmental Systems published by the National Environmental Balancing Bureau. Employ an agency certified by either the Associated Air Balance Council or the National Environmental Balancing Bureau.

2. Submit 2 copies of draft reports on AABC or NEBB forms. One draft report will be returned. Upon approval of draft reports, submit 2 copies of final reports with schematic system diagrams & other data in identified 3-ring binders.

3. Spot check final report results with the Consultant, &, if results do not, on a consistent basis, agree with the final report, rebalance the systems involved, resubmit the final report, & again perform spot checks with the Consultant.

MECHANICAL INSULATION

1. Provide all required mechanical work insulation. Insulation system materials inside the building must have a fire hazard rating of not more than 25 for flame spread & 50 for smoke developed when tested in accordance with CAN/ULC-S102. Thermal performance, i.e. conductivity, of insulation is to meet or exceed the values given in the National Energy Code of Canada for Buildings, & ASHRAE/IES Standard 90.1.

2. Submit product data sheets for insulation products.

3. As applicable, do not insulate heating piping within radiation unit enclosures, branch domestic water piping located under counters to serve counter mounted plumbing fixtures & fittings (except barrier-free lavatories), exposed chrome plated domestic water angle supplies from concealed piping to plumbing fixtures & fittings (except barrier-free lavatories), PEX piping within suites, heated liquid system pump casings, valves, strainers & similar accessories, domestic water & heating system expansion tanks, & flexible branch ductwork from sheet metal ducts to grilles or diffusers.

4. Install insulation directly over pipes & ducts and not over hangers & supports. Install piping insulation & jacket continuous through pipe openings & sleeves. Install duct insulation continuous through walls, partitions, & similar surfaces except at fire dampers.

5. Where existing insulation work is damaged as a result of a new mechanical work, repair the damaged insulation work to new work standards.

6. Equipment Insulation-Blanket Mineral Fibre: Insulate equipment listed below with roll form mineral fibre blanket type insulation equal to Johns Manville Inc. Type 150 "Microlite" to ASTM Standard C553, 24 kg/m³ (1½ lb./ft.³) density, with a factory applied vapour barrier facing:
   6.1 chilled water and/or domestic cold water pump casings - 40 mm (1½") thick
   6.2 roof drain sumps where inside the building - 25 mm (1") thick
   6.3 water meter(s) - 40 mm (1½") thick
   6.4 the top of radiant ceiling panels - 50 mm (2") thick
   6.5 the top of ceiling active chilled water beams - 50 mm (2") thick

7. Equipment Insulation-Semi-Rigid Mineral Fibre Insulation: Insulate the equipment listed below with roll form semi-rigid mineral fibre board insulation with a factory applied vapour barrier facing consisting of laminated aluminum foil & kraft paper, equal to Johns Manville Inc. Pipe and Tank Insulation to ASTM Standard C1393:
   7.1 uninsulated domestic hot water storage tank(s) - 50 mm (2") thick
   7.2 shell & tube type heat exchangers - 50 mm (2") thick
   7.3 heating main air separator - 50 mm (2") thick
   7.4 chilled water expansion tank - 40 mm (1½") thick

8. Equipment Insulation-Removable & Reusable Type: Insulate the equipment listed below with custom designed & manufactured removable & reusable insulation covers equal to Crossby Dewar Inc. minimum 95 kg/m³ (6 lb./ft.³) density ceramic fibre insulation sewn between minimum 542.5 g/m2 (1.8 oz./ft.²) weight silicone impregnated fibreglass fabric in a quilted pattern using double stitches made with Kelvar or Teflon coated fibreglass thread. Overlap flaps are to be secured using laces, snaps, or Velcro double stitched in place:
   8.1 plate type heat exchanger(s)
   8.2 150 mm (6") diameter & larger piping strainers, backflow preventers, etc. Provide "wrap type" removable and reusable insulation covers equal to Insufab Systems Inc. covers for "cold" circuit balancing valves, backflow preventers, & similar items in piping less than 150 mm (6") dia.

9. Mineral Fibre Insulation-Ductwork Inside Building: Equal to Johns Manville Inc. Type 814 "Spin-Glas" preformed board type insulation to ASTM C612, with a factory applied reinforced aluminum foil & kraft paper facing for exposed rectangular ductwork, roll form semi-rigid insulation equal to Multi-Glass Insulation Ltd. "Multi-Flex MKF" to ASTM C1393 with a factory applied vapour barrier facing for exposed round & oval ducts, & blanket type roll form insulation equal to Johns Manville Inc. Duct Wrap Type 150 "Microlite" to ASTM Standard C553, 24 kg/m³ (1½ lb./ft.³) density, 40 mm (1½") thick with a factory applied vapour barrier facing for concealed rectangular, round & oval ductwork. Insulate the following ductwork systems inside the building with mineral fibre insulation of the thickness indicated:
   9.1 fresh air intake ductwork, casings & plenums to & including mixing plenums or sections, or, if mixing plenums or sections are not provided, to the 1st heating coil, or if both mixing plenums or sections & heating coil sections are not provided, & the fresh air is not tempered, then the fresh air ductwork system complete - 40 mm (1½") thick
   9.2 mixed supply air or preheated supply air casings, plenums & sections to & including the fan section where not factory insulated - 25 mm (1") thick
   9.3 supply air ductwork outward from fans, except for supply ductwork exposed in the area it serves - 25 mm (1") thick rigid board or 40 mm (1½") thick flexible blanket as required;
   9.4 exhaust discharge ductwork for a distance of 3 m (10') downstream (back) from exhaust openings to atmosphere, including exhaust plenums within the 3 m (10') distance - 25 mm (1") thick rigid board or 40 mm (1½") thick flexible blanket as required;
   9.5 any other ductwork, casings, plenums or sections specified or detailed on the drawings to be insulated - thickness as specified.

10. Insulation Coatings, Finishes & Jackets: Provide coatings, finishes or jackets as follows:
   10.1 Canvas: ULC listed and labelled, 25/50 rated, roll form, minimum 170g (6 oz.) canvas jacket material secured in place with a full 100% covering coat of lagging adhesive for, unless otherwise shown and/or specified, exposed mineral fibre insulation inside the building
   10.2 White PVC: Roll form sheet & fitting covers equal to Johns Manville Inc. "Zeston" 300. 25/50 rated, for exposed mineral fibre pipe insulation in wet or wash-down areas
   10.3 Rigid Aluminium: Equal to Childers Metals (ITW Insulation Systems Canada) "Lock-on embossed aluminum jacket material to ASTM B209, factory cut to size & c/w moisture barrier & continuous modified Pittsburgh Z-Lock, "Fabstraps" & butt straps to cover end to end joints, & 2-piece epoxy coated

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THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK, VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ENGINEER IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.

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NO.	DATE	DESCRIPTION	BY
1	23.12.06	ISSUED FOR COSTING	AB
2	24.03.28	ISSUED FOR REVIEW	AB
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4	24.06.17	PERMIT	AB
5	24.07.29	TENDER / CLIENT REVIEW	AB
6	24.06.10	ISSUED FOR TENDER	AB

spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

LICENCED PROFESSIONAL ENGINEER
A.S.BHOGAL
100079257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
MECHANICAL SPECIFICATIONS
(2 OF 4)

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MECHANICAL WORK SPECIFICATIONS CONTINUED

pressed aluminum with weather locking edges for exposed mineral fibre pipe insulation outside the building or in "wet" areas.
10.4 Protective Coating – Flexible Foam Elastomeric Insulation: Equal to Armacell "WB Armaflex" weatherproof, water–based latex enamel finish. Apply 1 coat for interior insulation & 2 coats (with 24 hours between coats) for insulation outside the building.

11. Insulation Application Requirements: Unless otherwise specified apply insulation materials in accordance with requirements of the current edition of the Thermal Insulation Association of Canada National Installation Standard

DRAINAGE & VENT SYSTEMS

1. Provide drainage & vent piping systems.

2. Piping Installation: Conform to the following requirements:
3.1 slope horizontal drainage piping a/g in sizes to & including 75 mm (3") dia. 25 mm (1") in 1.2 m (4'), & pipe 100 mm (4") diameter & larger 25 mm (1") in 2.4 m (8')
3.2 install & slope u/g drainage piping to inverts or slopes indicated to facilitate straight & true gradients between the points shown, & verify available slopes before installing the pipes.
3.3 slope horizontal branches of vent piping down to the fixture or pipe to which they connect with a minimum pitch of 25 mm (1") in 1.2 m (4').
3.4 Extend vent stacks up through the roof generally where shown but with exact locations to suit site conditions & in any case a minimum of 3 m (10') from fresh air intakes. Terminate vent stacks a minimum of 330 mm (13") above the roof (including roof parapets) in vent stack covers.
3.5 Provide proper dielectric unions at connections between copper pipe and ferrous pipe or equipment.
3.6 Where existing vents are not available, provide new vents to roof as required.

PLUMBING FIXTURES & FITTINGS

1. Provide plumbing fixtures & fittings as shown & scheduled on the drawings. Water supply fittings are to be lead–free in accordance with NSF/ANSI 61 requirements.

2. Unless otherwise specified, vitreous china, porcelain enamelled, & acrylic finished fixtures are to be white. Unless otherwise specified, fittings & piping exposed to view are to be chrome plated & polished. Fittings located in areas other than private washrooms are to be vandal–resistant.

3. Fixture Exposed Traps: Exposed traps for fixtures not equipped with integral traps, such as lavatories, are to be adjustable chrome plated cast brass "P" traps with cleanouts, minimum #17 gauge chrome plated tubular extensions, & chrome plated escutcheons.

4. Fixture Concealed Traps: Concealed traps for fixtures not equipped with integral traps, such as counter sinks, are to adjustable cast brass with cleanout plugs.

5. Fixture Exposed Supplies: Exposed supplies for fixtures which do not have supply trim/fittings with integral stops, i.e. lavatories, are to be solid chrome plated brass angle vales with screwdriver stops for public areas, wheel handle stops for private areas, flexible stainless steel risers, & stainless steel or chrome plated steel escutcheons. Dahl Brothers Canada Ltd, NSF/ANSI 61 certified chrome plated "mini–ball" valve assemblies will be acceptable.

6. Fixture Concealed Supplies: Water piping as specified, c/w ball type shut–off valves as specified with the water piping or NST/ANSI 61 certified Dahl Bros. Canada Ltd. ¼ turn "mini ball" valves.

7. Caulking: Caulk around plumbing fixtures & fittings where they contact walls, floors, & any other building surface using gun applied caulking equal to General Electric Series SCS–1200 Silicone Construction Sealant or Dow Corning 780 silicone rubber sealant with primers as recommended by the sealant manufacturer. Caulking colour other than white, if any, will be selected by the Consultant.

REFRIGERANT PIPING

1. Provide refrigerant piping systems & equipment. Refrigerant piping systems are to be in accordance with CSA B52, Ontario Regulation 463/10, & any applicable local Codes & Regulations.

2. Refrigerant Piping Schematics: Submit, in shop drawing form, a schematic piping diagram for each refrigerant piping system indicating pipe sizes, slopes, valves, traps, & piping specialties. Piping schematics must be reviewed, approved, & signed by the refrigeration equipment manufacturers prior to being submitted to the Consultant for review.

3. Certification Reports: Submit letters from equipment suppliers certifying proper installation & start–up of the piping systems & equipment.

4. Installation Personnel: Refrigerant piping & direct expansion refrigeration equipment must be installed by or under direct on site supervision of TSSA certified & licensed journeyman refrigeration mechanics.

5. Piping Specialties: Refrigerant piping specialties such as moisture indicators, liquid line filter–driers, relief valves, traps, and thermostatic expansion valves are to factory cleaned, degreased, & supplied to the site with capped ends. Acceptable manufacturers are Mueller Industries Inc., Sporlan Valve Co., & Superior Refrigeration Products/Sherwood.

6. Piping Installation: During the brazing process, ensure that the pipe & fittings are kept full of nitrogen or carbon dioxide to prevent scale formation. Conform to the following requirements:
6.1 where shown or specified, use soft copper refrigerant piping line sets
6.2 provide shut–off valves to isolate each piece of equipment if shut–off valves are not supplied integral with the equipment, & provide a refrigerant charging valve for each system if such a valve is not supplied integral with the equipment
6.3 provide refrigerant piping accessories shown and/or required
6.4 provide refrigerant as required, R410a or R134a unless otherwise specified
6.5 provide flexible connections at piping connections to roof mounted condensing units
6.6 provide expansion valves where shown and/or required, each matched to the coil

DUCTWORK

1. Provide all required ductwork. Unless otherwise specified, ductwork is to be galvanized steel, rectangular and/or round and/or flat oval as shown. Note that where rectangular ductwork is shown, round or flat oval ductwork of equivalent cross–sectional area is acceptable.

2. Unless otherwise specified, construct & install ductwork in accordance with ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible to suit the duct pressure class designation of minimum 500 Pa (2" w.c.) positive or negative as applicable, a minimum velocity of 10 m/s (2000 fpm), & so that the ductwork does not "drum". All flat surfaces of rectangular ductwork are to be cross–broken. Duct system sealing is to meet ANSI/SMACNA Seal Class A requirements.

3. Duct Routing and Dimensions: Confirm the routing of ductwork at the site & site measure ductwork prior to fabrication. Duct dimensions may be revised to suit site routing & building element requirements, if dimension revisions are reviewed with & approved by the Consultant. Duct routing and/or dimension revisions to suit conditions at the site are not grounds for a claim for an extra cost.

4. Automatic Control Components: Install (but do not connect) duct system mounted automatic control components supplied as part of the automatic control work.

5. Heat Transfer Equipment Connections: Where indicated, provide duct connections to fan powered heat transfer equipment with integral coils.

6. Round & Flat Oval Duct Support Inside Building: Support round & flat oval ducts inside the building in accordance with ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible, but, unless otherwise specified, for both uninsulated and insulated ducts exposed in finished areas, use bands & secure at the top of the duct to a hanger rod, all similar to Ductmate Canada Ltd. type "BA". If the duct is insulated, size the strap to suit the diameter of the insulated duct.

7. Watertight Ductwork: Where watertight horizontal ductwork is required, construct without bottom longitudinal seams. Solder or weld the joints of bottom and side sheets. Seal all other joints with duct sealer. Slope horizontal duct to hoods, risers, or drain points. Provide duct drain fittings at drain points. Provide watertight ductwork for, as applicable all galvanized steel ductwork outside the building or otherwise exposed to the elements, fresh air intakes, & wherever else shown

8. Flexible Ductwork: Provide maximum 1.5 m (5') long lengths of flexible ductwork for connections between galvanized steel ducts & necks of ceiling grilles & diffusers. Do not install flexible ductwork through walls, even if shown on the drawings. At rectangular galvanized steel duct, accurately cut holes & provide flanged or "Spin–in" round flexible duct connection collars. Seal joints with duct sealer. Install flexible ducts as straight as possible & secure at each end with nylon or stainless steel gear type clamps, & seal joints. Provide long radius duct bends where they are required.

9. Acoustic Lining: Provide acoustic lining in ductwork in locations as follows wherever shown and/or specified on the drawings, in ductwork downstream of air terminal boxes for a distance of 2.4 m (8') measured along the duct & outward from the box in all directions, & for all transfer air ducts. Install lining in accordance with requirements of ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible, however, regardless of velocity, at leading & trailing edges of duct liner sections, provide galvanized steel nosing channel as per the detail entitled Flexible Duct Liner Installation found in the ANSI/SMACNA manual referred to above.

10. Testing, Adjusting & Balancing: Include for a site walk–through with testing & balancing personnel following the route of duct systems to be tested, adjusted & balanced for the purpose of confirming the proper position & attitude of dampers, the location of pitot tube openings, & any other work affecting the testing & balancing procedures. Perform corrective work required as a result of this walk–through.

AUTOMATIC CONTROL SYSTEMS

1. Provide complete systems of control & instrumentation to control & supervise building equipment & systems. The control systems are to generally be as indicated on drawing control diagrams & are to have all the elements therein indicated or implied. The control diagrams show only the principal components controlling the equipment & systems. Supplement each control system with relays, transformers, sensors, etc., required to enable each system to perform as specified & to permit proper operation & supervision.

2. Shop Drawings/Product Data: Shop drawings/product data sheets are to include all control system components, identified schematic control diagrams with component identification, catalogue numbers, & sequence of operation for all systems, & certified wiring diagrams for all systems.

3. Installation Requirements: The control systems are to be installed by the control component manufacturer or by licensed personnel authorized by the control component manufacturer. The control system installation company is to have local parts & service availability on a 24/7 basis. Control wiring work is to be performed by licensed journeyman electricians, or under direct daily supervision of journeyman electricians.

4. Automatic Control Valves: Supply all required automatic control valves. Hand the valves to the appropriate piping trades at the site in the locations they are required for installation as part of the piping work. Ensure that each valve is properly located & installed. All valves are to have position indicators. Heating valves are to be normally open unless otherwise specified. Cooling valves are to be normally closed unless otherwise specified. Each control valve must be suitable in all respects for the application, including system pressure, & must have design output & flow rates with maximum pressure drops as follows:
4.1 chilled water valves for coils: 28 kPa (4 psi)
4.2 heating water/glycol solution valves for coils: 17.5 kPa (2.5 psi)
4.3 heating water valves for radiation units: 7 kPa (1 psi)

5. Automatic Control Dampers: Dampers for modulating & mixing applications are to be parallel blade type. Dampers for open–shut service are to be opposed blade type. Maximum blade length is to be 1 m (4'). Dampers greater than 2 sections wide are to be c/w a jackshaft. Damper motors are to be sized to control the damper against maximum pressure or dynamic closing pressure, whichever is greater, to suit the sizes of dampers involved, & to provide sufficient force to maintain the damper rated leakage characteristics. Operators for dampers to be connected to the building fire alarm system or to freeze protection devices are to be equipped with additional relays to permit the dampers to respond and go to the required position in less than 15 seconds upon receipt of a signal. Operator enclosures are to be suitable for the environment in which they are located.

6. Temperature Sensor/Transmitter Input Devices: Sensor/transmitter input devices are to be resistance type devices, suitable in all respects for the application & mounting location, either 2–wire 1000 ohm nickel RTD or 2–wire 1000 ohm platinum RTD, equipped with type 316 stainless steel thermowells for pipe mounting applications, as follows:
6.1 room temperature sensors: constructed for surface or recessed wall box mounting, c/w an adjustable set–point reset slide switch with a ± 1.66° C (±3° F) range, individual heating/cooling set–point slide switches as required, a momentary override request pushbutton for activation of after–hours operation, & an analogue thermometer
6.2 outside air sensors: designed & constructed for ambient temperatures & to withstand the environmental conditions to which they are exposed, complete with a NEMA/EEMAC 3R enclosure, solar shield, & a perforated plate surrounding the sensor element where exposed to wind velocity pressure
6.3 duct mounting sensors: insertion type with lock nut & mounting plate, &

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6	24.06.10	ISSUED FOR TENDER	AB

spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

LICENCED PROFESSIONAL ENGINEER
A.S.BHOGAL
100079257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
MECHANICAL SPECIFICATIONS (3 OF 4)

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MECHANICAL WORK SPECIFICATIONS CONTINUED

designed to mount in an electrical box (weather–proof with gasket & cover where outside) through a hole in the duct

7. Additional Control System Components: Provide all required control system components & related hardware. Refer to drawing control diagrams, points lists, & sequences. Where components are pipe, duct, or equipment mounted supply the components at the proper time, coordinate installation with the appropriate trade, & ensure that the components are properly located & mounted.

8. Control Wiring: Do all required control wiring from 15A–1P circuits terminated as part of the electrical work in junction boxes in equipment rooms/areas. Coordinate exact junction box locations at the site with the electrical trade. Except as specified below, install wiring in EMT. Unless otherwise specified the final 600 mm (2') connections to sensors & transmitters, & wherever conduit extends across flexible duct connections is to be liquid–tight flexible conduit. Control wiring in ceiling spaces & wall cavities may be plenum rated cable installed without conduit but neatly harnessed, secured, & identified.

9. Testing, Adjusting & Commissioning: When control work is complete, check the installation of components & all wiring connections, make any required adjustments, coordinate adjustments with personnel doing HVAC testing, adjusting & balancing work. & commission the control systems.

10. Demonstration & Training: Include for a full day of on–site operation demonstration & training sessions for 2 groups of 6 people.

COMMON MECHANICAL WORK SUPPLY

PLUMBING AND DRAINAGE

- Underground Sanitary Drainage Piping: Equal to Ipex "Ring–Tite" DR35 rigid PVC hub & spigot sewer pipe & fittings to CAN/CSA B182.2, with gasket joints assembled with pipe lubricant.
- Underground Storm Drainage Piping: Equal to Ipex "Ring–Tite" DR35 rigid PVC hub & spigot sewer pipe & fittings to CAN/CSA B182.2, with gasket joints assembled with pipe lubricant.
- Underground Vent Piping: As for underground drainage piping.
- Above Ground Sanitary Drainage Piping: For piping to 40 mm (1½") dia: Type DWV copper to ASTM B306, with forged copper solder type drainage fittings & 50% lead – 50% tin solder joints. For piping larger than 40 mm (1½") dia., Equal to Ipex "System XFR" 15–50 rigid IPS PVC drain, waste & vent pipe and fittings to CAN/CSA B181.2, c/w a flame spread rating less than 25 & a smoke developed rating less than 50 when tested to CAN/ULC–S102–2, solvent weld joints, &, for fire barrier penetration, approved firestop conforming to CAN4–S115.
- Above Ground Storm Drainage Piping: For piping to 40 mm (1½") dia.: Type DWV copper to ASTM B306, with forged copper solder type drainage fittings & 50% lead – 50% tin solder joints. For piping larger than 40 mm (1½") dia., Equal to Ipex "System XFR" 15–50 rigid IPS PVC drain, waste & vent pipe and fittings to CAN/CSA B181.2, c/w a flame spread rating less than 25 & a smoke developed rating less than 50 when tested to CAN/ULC–S102–2, solvent weld joints, &, for fire barrier penetration, approved firestop conforming to CAN4–S115.
- Condensate Drain: As for 40 mm (1½") dia. above ground sanitary drainage piping.
- Drainage Piping Pitch: % slope, mm/M, or in/ft
- Above Ground Vent Piping: As for above ground drainage piping.
- Pumped Drainage Piping: Schedule 40 mild steel, galvanized, ASTM A53, factory or site rolled grooved, c/w Victaulic galvanized ductile iron grooved end fittings &, unless otherwise specified, Victaulic Style 77 hot dip galvanized mechanical joint couplings with Grade M gaskets.
- Above Ground Domestic Cold Water Piping: Type "L" hard drawn seamless copper to ASTM B88, c/w copper solder type fittings to ASME/ANSI B16.18 & soldered joints using NSF/ANSI 61 certified silver alloy lead–free solder, or, at your option, Type "L" hard drawn seamless copper to ASTM B88 with Viega "ProPress" copper fittings with "Smart Connect" feature, EDPM seals, & pressure type crimped joints made by use of a Rigid Tool Co. Model 330–B or Model 330–C electro–hydraulic crimping tool. Note that: water piping within suites may be PEX non–barrier type cross–linked polyethylene piping in accordance with CAN/CSA–B137.5, NSF 372, and ASTM F876, & c/w brass inserts & crimp–ring joint fittings & couplings. Mains & risers may be Ipex "AquaRise" SDR 11 CPVC pipe & fittings to CAN/CSA B137.6, 25/50 flame spread & smoke developed rated in accordance with CAN/ULC S102.2, certified to NSF/ANSI 61, c/w primer/solvent weld joints, & a pressure rating of 690 kPa (100 psi) at 82.2° C (180° F)
- Above Ground Domestic Hot Water Piping: As for domestic cold water pipe but with, for soldered piping, 95%tin/5% Antimony lead free solder.
- Tempered Domestic Water Supply Piping: As for domestic hot water piping.
- Tempered Domestic Water Return Piping: As for domestic hot water piping.
- Domestic Cold Water Shut–Off Valves: Class 600, 4140 kPa (600 psi) WOG rated full port ball type valves, each equipped with an identifying tag, and c/w a forged brass body with solder ends, forged brass cap, & blowout–proof stem, solid forged brass chrome plated ball, "Teflon" or "PTFE" seat, & a removable lever handle. Valves in insulated piping are to be complete with stem extensions.
- Domestic Hot Water Shut–Off Valves: As for domestic cold water shut–off valves.
- Tempered Domestic Water Shut–Off Valves: As for domestic cold water shut–off valves.
- Domestic Hot Water Check Valves: For horizontal piping, Class 125, bronze, lead–free with identifying tag, 1380 kPa (200 psi) WOG rated horizontal swing type check valves with solder ends. For vertical piping, equal to Kitz Corp. Code 26, bronze, lead–free, 1725 kPa (250 psi) WOG rated vertical lift check valve with soldering ends.
- Trap Seal Primer: For priming 1 or 2 floor drains, Precision Plumbing Products Inc. Model P2–500 trap primer valve c/w "O" ring seals, 12 mm (½") dia. threaded inlet & outlet connections, &, for priming 2 traps from the same primer, a DU–2 dual outlet distribution unit. For priming from 3 to 6 floor drains, Precision Plumbing Products Inc. Model P1–500 trap primer valve c/w a Model DU–3 or DU–4, 3 or 4 outlet distribution unit for priming 3 or 4 traps, & a Model "YS–8" supply tube with combinations of Model DU–3 & DU–4 distribution units for priming from 5 to 6 traps.
- Underground or Concrete Encased Trap Primer Tubing: Equal to Versa Fittings and Mfg. Inc. 12 mm (½") diameter, high density, semi–rigid polyethylene tubing, 1380 kPa (200 psi) rated.
- Drainage Piping Cleanout Above Grade: For horizontal piping, TY pipe fitting with an extra heavy brass plug screwed into the fitting. For vertical piping, cleanout tees, each gas & water–tight & c/w a bolted cover.
- Drainage Piping Cleanout Below Grade: For horizontal piping, TY pipe fitting with piping extended up to an extra heavy brass plug screwed into the fitting.
- Floor Cleanout Termination: Epoxy coated cast iron terminations, each adjustable & c/w neoprene sleeve, solid, gasketed, polished nickel–bronze scoriated top access cover to suit the floor finish, a seal plug, & captive, vandal–proof stainless steel securing hardware. Cleanout terminations in areas with a tile or sheet vinyl floor finish are to be as above but with a square top in lieu of a round top.
- Floor Drain: Unless otherwise specified or scheduled, vandal–proof drains in accordance with CSA B79 & the drawing schedule, each c/w an epoxy coated cast iron body & a trap seal primer connection. Floor drains in areas with a tile or sheet vinyl floor finish are to be as above but with a square grate in lieu of a round grate.
- Funnel Floor Drain: As for floor drains but c/w a funnel grate.
- Hub Drain: As for floor drains but c/w a hub grate.
- Other plumbing fixtures: See Specification.

H.V.A.C

- Refrigerant Piping: Type ACR hard drawn seamless copper refrigerant tubing to ASTM B280, factory degreased, deburred, dehydrated, pressurized with nitrogen & capped, c/w factory washed & bagged wrought copper soldering fittings to ASME B16.22, & brazed joints made with high melting point silver brazing alloy conforming to AWS Classification BcuP–5, OR, where applicable, refrigerant line sets equal to Great Lakes Copper Inc. "EZ–Roll" soft annealed copper to ASTM B280, suitable for use with the refrigerant involved, factory cleaned, pressurized with nitrogen & capped, with sizes & lengths as required.
- Refrigerant Piping Shut–Off Valve: Equal to Mueller Industries Inc. "Ballmaster", ¼ turn, CSA certified forged brass ball valves, each suitable for a maximum working pressure of 3445 kPa (500 psi) & complete with carbon filled Teflon ball seals, 2 O–ring stem seals, a gasketed seal cap, a flow direction arrow cast into the body, a ball position indicator on the stem, & extended copper tube connections to permit brazing the valve into the line without disassembling the valve.
- Refrigerant Piping Check Valve: Equal to Mueller Industries Inc."Checkmaster" straight through type for valves 6.4 mm to 16 mm (¼" to ⅝") dia., globe type for valves 22 mm (⅞") dia. & larger, each c/w extended tubing for brazing connections.
- Sheet Metal Duct: First figure indicates top dimension, or, for round duct, the duct dia. Hot dip galvanized to ASTM A653, G60 for bare duct to be painted, G90 elsewhere. Minimum #26 gauge lock forming grade for rectangular duct, machine fabricated spiral, mechanically locked flat seam for round and oval duct & fittings. Construct & install in accordance with ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible to suit duct pressure class designation of minimum 500 Pa (2" wc) positive or negative, & minimum velocity of 10 m/s (200 fpm). All flat surfaces of rectangular duct to be cross–broken. Seal joints to ANSI/SMACNA Seal Class A requirements with water base non–flammable sealer with CAN/ULC–S102 maximum flame spread of 5 & smoke developed rating of 0.
- Duct Square Elbow: Complete with interconnected multiple radius turning vanes constructed of same material as the duct, reinforced to suit system pressure & velocity, & in accordance with ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible. Provide where shown and/or required.
- Bare Flexible Supply Air Duct: Spirally wound, semi–rigid, corrugated aluminium duct c/w continuous triple lock seams, ANSI/SMACNA Form "M–UN", ULC–S110 listed & labelled as a Class 1 air duct. Connect to rectangular duct using "Spin–In" fitting with damper. Seal rectangular duct around "Spin–IN". Provide where shown. Install as straight as possible & support per requirements of ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible. Secure at each end with gear type clamps.
- Insulated Flexible Supply Air Duct: Maximum 3m (10') lengths of spirally wound, semi–rigid, corrugated aluminium duct c/w continuous triple lock seams, ANSI/SMACNA Form "M–1", ULC–S110 listed & labelled as a Class 1 air duct, & factory covered with 40 mm (1½") thick, 12 kg/m^3 (0.75 lb/ft^3) density foil faced mineral wool blanket insulation meeting flame spread & smoke developed ratings of CAN/ULC–S102. Connect to rectangular duct using "Spin–In" fitting with damper. Seal rectangular duct around "Spin–IN".
- Acoustically Lined Duct: Sheet metal duct as above but lined with minimum 25 mm (1") thick mineral wool acoustic lining material coated on the airside face with black coating, meeting NFPA 90A requirements & flame spread & smoke developed ratings of CAN/ULC–S102, flexible for round ducts, board type for rectangular ducts. Provide for 1st 3.6 m (12') of supply & return ductwork from a/c supply fans, all transfer air ducts & wherever else shown/specified. Install as per ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible, including Flexible Duct Liner detail.
- Flexible Connection Material: A minimum of 100 mm (4") of Doro–Dyne Canada Inc. "DUROLON" or Dyn Air Inc. "HYPALON" where inside building, Duro–Dyne "THERMOFAB" or Dyn–Air "SILICON HI–T" where outside building, installed as per ANSI/SMACNA HVAC Duct Construction Standards Metal and Flexible details. Provide where ducts/plenums/casings connect to fans, & wherever else shown.
- Transfer air Duct: Galvanized sheet metal duct sized & shaped as shown, c/w acoustic lining.
- Transfer Air Duct With Grille: Galvanized sheet metal duct sized & shaped as shown, c/w acoustic lining & a grille of the type shown.
- Duct Volume Damper: Equal to Nailor Industries Models 1010 & 1020 single or parallel blade for rectangular dampers, Model 1090 single blade for round dampers, each c/w a locking hand quadrant operator, with standoff mounting for insulated ducts. Provide in open–end ducts, & wherever else shown.
- Duct Fire Damper: Curtain blade type, dynamic, galvanized steel fusible link damper, ULC classified to CAN/ULC–S112 & as per NFPA 90A requirements. 1½ or 3 hour rated as required, &, unless otherwise indicated, c/w a 74° C (165° F) fusible link. Provide where shown. Install in accordance with Code requirements, including expansion clearance between damper sleeve.
- Backdraft Damper: Equal to T. A. Morison & Co. Inc. "TAMCO" counterbalanced backdraft dampers, Series 7000 WT for vertical mounting, Series 7000 CW for horizontal mounting. Provide where shown.
- Splitter Damper: Minimum #20 gauge. Damper blade constructed of same material as duct, reinforced to suit blade size & system velocity, & c/w Dyn Air Inc. #Q–50 "DYN–A–QUAD S–S" quadrant regulator with RW–50 backup washers, square bearing pin, & side pin. Provide in supply ducts at branch connections off mains, & wherever else shown. Operators for dampers in insulated ducts to be c/w stand–off mounting brackets.
- Duct Access Door: Construct & install as per ANSI/SMACNA HVAC Duct Construction Standards Metal & Flexible, & size to suit the application. Provide for duct components requiring maintenance and/or repair, where ducts/plenums/casings connect to fans, & wherever else shown. Identify with "FLD" marker type red lettering.
- Louvre: Equal to Price Industries Inc. DE439 or DE63, extruded aluminium alloy 3003–H14, colour as selected from standard colour range, with drainable blades, thickness to suit wall thickness, 12mm (½") mesh aluminium bird screen, & all required mounting hardware. Provide where shown. Confirm size & finish prior to ordering. Provide matching insulated blank–off panel where required.
- Supply Air Diffuser: Refer to Drawing schedule.
- Supply Air Grille: Refer to Drawing schedule.
- Return Air Grille: Refer to Drawing schedule.
- Exhaust Air Grille: Refer to Drawing schedule.
- Linear Slot Diffuser: Refer to Drawing schedule.
- Baseboard Heater: Low profile wall mount as scheduled, approximately 150 mm (6") high, 65 mm (2½") deep, in accordance with requirements of CSA C22.2 No. 46, c/w steel body with steel connection box at both ends, 2 rows of mounting holes, single screw built–in wire holder, & steel removable front panel with rounded upper corners, standard watt density (900 W/m) tubular steel heating element with aluminium fins, noise free & floating on high temperature bushings, factory installed, tamperproof, adjustable bi–metal thermostat, factory supplied enclosure accessories as indicated, &, if required, factory installed contacts and hardware for site interlocking with air conditioning equipment as indicated on the drawings. Provide where shown. Confirm finish colour prior to ordering.

AUTOMATIC CONTROLS

- Motorized Damper: Equal to T. A. Morrison & Co. Inc. "TAMCO" Series 1000 (Series 9000 for fresh & exhaust air applications) aluminium dampers, parallel blade type for modulating & mixing applications, opposed blade type for open–shut service. Damper motors are to be equal to Belimo EF Series, spring return, fail–safe, 24 or 120 VAC as required, modulating or 2–position as required, overload protected & c/w enclosure to suit mounting location. Provide where shown. Connect with control wiring in conduit as shown/specified.
- Thermostat: Wall mounting, 24V unless otherwise specified, 7–day programmable heat–cool digital thermostat for F° or C° indication, c/w backlit display, thermometer, real time clock, & momentary override for after–hours occupation.
- Humidistat: Wall or duct mounting as indicated, solid–state relative humidity sensor c/w a factory calibrated humidity transmitter accurate (including lead loss & analog to digital conversion) to 3% between 20 to 80% RH at 25° C (77° F) & c/w non–interactive span & zero adjustments, & a 2–wire isolated loop powered, 4–20 mA, 0–100% linear proportional output. Humidistats for outside air applications are to be weather–proof with a NEMA/EEMAC 3R enclosure, & a type 304 stainless steel probe with mounting bracket & hardware for duct mounting.
- Remote Space Temperature Sensor: See Specification.
- Outside Air Temperature Sensor: See Specification.
- Duct Smoke Detector: Ionization type duct mounting detectors supplied as part of the electrical work for mounting as part of the control system work.

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spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

LICENCED PROFESSIONAL ENGINEER
A.S.BHOGAL
100079257
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL) JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street, Toronto, ON M5R 2M8

DRAWING TITLE
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PLUMBING FIXTURE SCHEDULES

REFER TO ARCHITECTURAL DRAWINGS FOR ALL PLUMBING FIXTURES SCHEDULE AND LOCATIONS, CONTRACTOR SHALL OBTAIN PLUMBING FIXTURE CUT SHEETS FROM THE ARCHITECT FOR PRICING.

PLUMBING FIXTURE SCHEDULE (PROVIDED BY ARCHITECT)

TAG	DESCRIPTION	LOCATION	MANUFACTURER/ MODEL NUMBER	SPECIFICATIONS
PS–1	KITCHEN SINK	LOUNGE [316]	ELKAY EFRU211510T	CROSSTOWN 16 GAUGE STAINLESS STEEL 23–1/2" X 18–1/4" X 10" SINGLE BOWL UNDERMOUNT SINK. SINK IS HANDMADE/FABRICATED FROM 16 GAUGE 304 STAINLESS STEEL WITH A POLISHED SATIN FINISH, REAR CENTER DRAIN PLACEMENT, AND FULL SPRAY SIDES AND BOTTOM WITH SIDES AND BOTTOM PADS. INSTALLATION TYPE: UNDERMOUNT , MATERIAL: 304 STAINLESS STEEL, FINISH: POLISHED SATIN, GAUGE:16, SOUND DEADENING: FULL SPRAY SIDES AND BOTTOM WITH SIDES AND BOTTOM PADS, NUMBER OF BOWLS: 1, SINK DIMENSIONS: 23–1/2" X 18–1/4" X 10", BOWL 1 DIMENSIONS: 21" X 15–3/4" X 10", DRAIN SIZE: 3–1/2" (89MM), DRAIN LOCATION: REAR CENTER, MINIMUM CABINET SIZE: 27" C/W CTXOBG1914 CROSSTOWN STAINLESS STEEL 19–3/8" X 14–1/8" X 1–1/4" BOTTOM GRID, LK35 3–1/2" DRAIN FITTING TYPE 304 STAINLESS STEEL BODY STRAINER BASKET AND TAILPIECE, LKDD 3–1/2" DRAIN FITTING DEEP STRAINER BASKET, LKAV1031 ELKAY AVADO SINGLE HOLE KITCHEN FAUCET WITH PULL–DOWN SPRAY AND FORWARD ONLY LEVER HANDLE, LKAV2031 ELKAY AVADO SINGLE HOLE KITCHEN FAUCET WITH SEMI–PROFESSIONAL SPOUT AND FORWARD ONLY LEVER HANDLE
PF–1	KITCHEN FAUCET	LOUNGE [316]	MOEN 7565SRS	MOEN 7565SRS FAUCET, REFLEX PULLDOWN SYSTEM OFFERS SMOOTH OPERATION, EASY MOVEMENT AND SECURE DOCKING, POWER CLEAN SPRAY TECHNOLOGY, METAL CONSTRUCTION WITH VARIOUS FINISHES IDENTIFIED BY SUFFIX, DURALOCK CONNECT INSTALLATION, PULLDOWN SPRAY WITH 68" BRAIDED HOSE , FLEXIBLE SUPPLY LINES WITH 3/8" COMPRESSION FITTINGS, HIGH ARC SPOUT PROVIDES HEIGHT AND REACH TO FILL OR CLEAN LARGE POTS WHILE PULLDOWN WAND PROVIDES THE MANEUVERABILITY FOR CLEANING OR RINSING, 360° ROTATING SPOUT, FAUCET DESIGNED FOR HANDLE TO BE MOUNTED ON RIGHT SIDE ONLY, LEVER STYLE HANDLE, TEMPERATURE CONTROLLED BY 100° ARC OF HANDLE TRAVEL, OPERATES WITH LESS THAN 5 LBS. OF FORCE, OPERATES IN STREAM OR SPRAY MODE IN THE PULLOUT OR RETRACTED POSITION, FLOW IS LIMITED TO 1.5 GPM (5.7 L/MIN) MAX AT 60 PSI, 1255 DURALAST CARTRIDGE.
FFD	FUNNEL FLOOR DRAIN	MECH ROOM [319A]	ZURN ZN415–BF–P	ZURN ZN415–BF–P OVAL FUNNEL FLOOR DRAIN WITH CLAMP COLLAR. CAST IRON FLOOR DRAIN FOR MEMBRANE WITH A 213 MM (8 3/8") IN DIAM., REVERSIBLE CLAMP COLLAR WITH LATERAL OPENINGS ON TOP BODY WITH A 102 MM (4") IN DIAM. THREADED THROAT TO RECEIVE ADJUSTABLE 127 MM (5") IN DIAM. ADJUSTABLE ROUND STRAINER COMBINED WITH A 83 X 197 MM (3 1/4 X 7 3/4") OVAL POLISHED NICKEL BRONZE FUNNEL. TRAP PRIMER CONNECTION.
CO	FLOOR CLEANOUT	MECH ROOM [319A]	ZURN ZN1602–SP	ZURN ZN1602–SP CAST IRON FLOOR CLEANOUT WITH A 165 MM (6 1/2") IN DIAM. BODY WITH A 102 MM (4") IN DIAM. THREADED THROAT TO RECEIVE ADJUSTABLE 130 MM (5 1/8") IN DIAM. NICKEL BRONZE STRAINER COMBINED WITH A SLIP PROOF LIGHT TRAFFIC COVER. ABS THREADED SEAL PLUG INSIDE BODY.

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spline
Mechanical & Electrical Engineers
#15 - 7015 Freemans Drive, Mississauga, Ontario L5S 1T7
905-497-3588 | info@splinegroup.ca | www.splinegroup.ca

LICENSED PROFESSIONAL ENGINEER
A.S.BHOGAL
100076257
2024/06/10
PROVINCE OF ONTARIO

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PLUMBING
FIXTURE SCHEDULES

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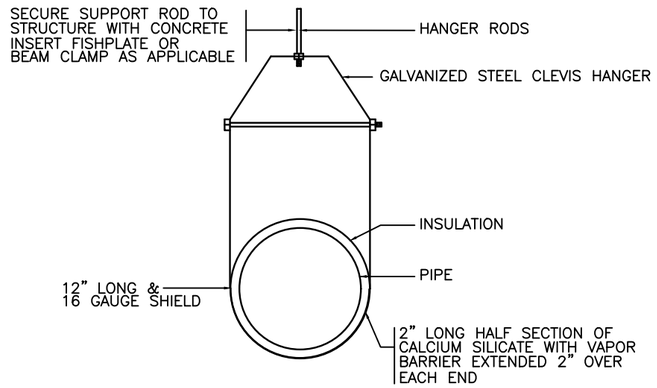
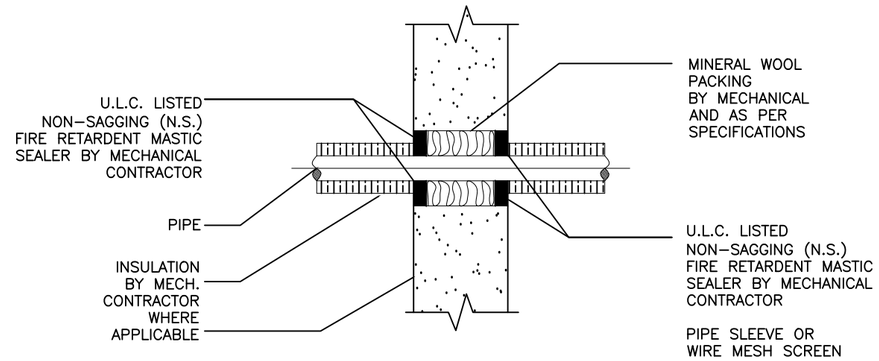


WHERE STRUCTURAL SLAB DOES NOT PERMIT INSERT SUPPORT PIPING FROM STRUCTURE WITH AUXILIARY STEEL IF REQUIRED

TYPICAL WATER PIPE HANGER DETAIL

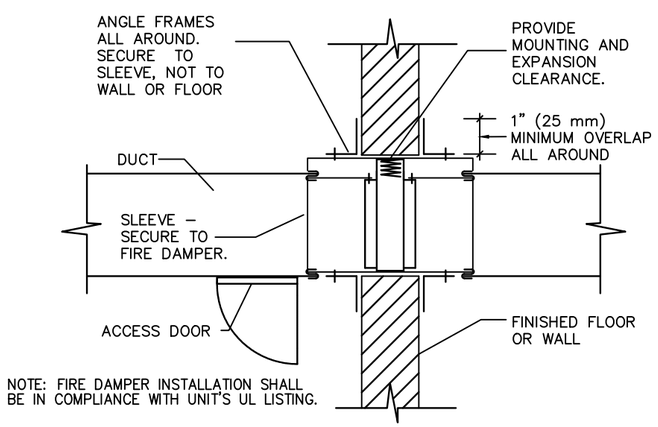
SCALE: NTS



NOTE:
RATED FIRE SEPARATION AS PER U.L.C. REQUIREMENTS TO CONFORM WITH STRUCTURE FIRE RATING

DETAIL OF PIPE THRU FIRE RATED WALL

SCALE: NTS



NOTE: FIRE DAMPER INSTALLATION SHALL BE IN COMPLIANCE WITH UNIT'S UL LISTING.

1. SECURE THE DAMPER TO THE SLEEVE, ALLOWING 1/2" (13 mm) CLEARANCE BETWEEN SLEEVE ENDS AND DAMPER BODY, WITH 1/4" (6.4 mm) DIA. BOLTS AND NUTS, OR BY TACK WELDING W/ BEADS 1/2" (13 mm) + 1/4" (6.4 mm) IN LENGTH, OR WITH #10 SHEETMETAL SCREWS, OR W/ 3/16" POP STEEL RIVETS. FASTENERS OR WELD BEADS SHOULD BE MAX. 8" (203 mm) O.C.'S AND 2/3/4" (51/76/102 mm) FROM CORNERS.
2. THE SLEEVE SHALL BE OF THE SAME GAUGE OR HEAVIER THAN THE DUCT TO WHICH IT IS ATTACHED. GAUGES SHALL CONFORM TO SMACNA DUCT STANDARDS.
3. SLEEVES SHALL BE INSTALLED SO THE DAMPER IS WITHIN FIRE WALL OR FLOOR SLAB AND SO THAT THE LENGTH OF THE SLEEVE OF FRAME EXTENDING BEYOND THE WALL OR FLOOR OPENING SHALL NOT EXCEED 6" (152 mm) ON EACH SIDE (PER UL 555).
4. SLEEVE MUST BE INSTALLED SO DAMPER BLADE LOCKS ARE UPPERMOST IN HORIZONTAL INSTALLATIONS AND TOWARD ACCESS DOOR IN ALL CASES. WHEN SIZING MASONRY OPENING, ALLOW ONE INCH OVER BOTH LISTED WIDTH AND HEIGHT FOR DAMPER BODY CLEARANCE.
5. SECURE ANGLES TO SLEEVE ONLY, SO AS TO FRAME THE WALL OPENING. ANGLES SHALL BE A MINIMUM OF 1 1/2" (38 mm) X 2" (51 mm) X 16 GA. FASTEN TO SLEEVE ONLY USING THE SAME MEANS AS REQUIRED FOR FASTENING THE DAMPER TO THE SLEEVE. DAMPERS SHALL HAVE A CLEARANCE OF 1/8" (3.2 mm) PER FOOT ON HEIGHT AND WIDTH, AND ANGLES SHALL INCREASE IN SIZE PROPORTIONATELY, SO THAT THERE WILL BE A MIN. OF 1" (25 mm) OF OVERLAP ON THE PARTITION.
6. WHEN THE FOLLOWING DUCT–SLEEVE CONNECTIONS ARE USED, THE MINIMUM GAUGE OF THE SLEEVE SHALL BE 16 GAUGE ON DAMPERS NOT EXCEEDING 36" WIDE OR 24" HIGH, AND 14 GAUGE ON LARGER DAMPERS:

A. ANGLE REINFORCED STANDING SEAM.
B. ANGLE REINFORCED POCKET LOCK.
C. COMPANION ANGLES.
D. METAL FASTENERS SPACED A MINIMUM OF 16" O.C.

TYPICAL FIRE DAMPER DETAIL

SCALE: NTS

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spline
Mechanical & Electrical Engineers
#15 - 3515 Trainway Drive, Mississauga, Ontario L5B 1T7
905.497.8088 | info@splinegroup.ca | www.splinegroup.ca

LICENSED PROFESSIONAL ENGINEER
A. SIHOGAL
100078857
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
MECHANICAL DETAILS
(1 OF 3)

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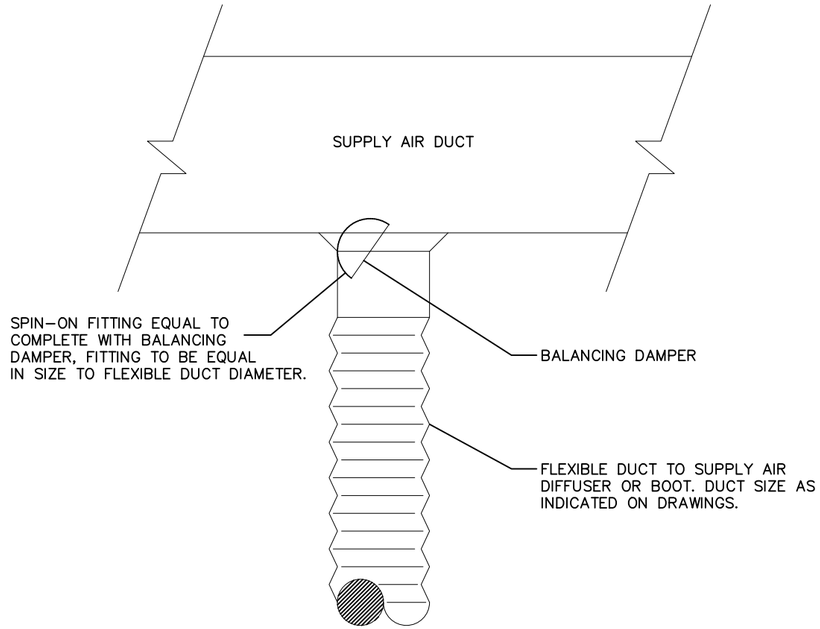

SPIN-ON FITTING DETAIL

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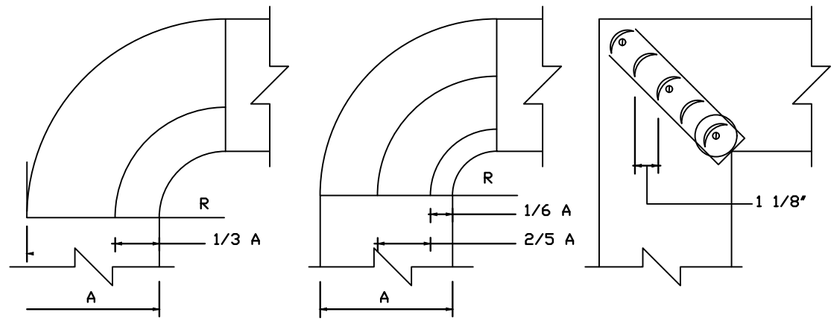


NOTE:

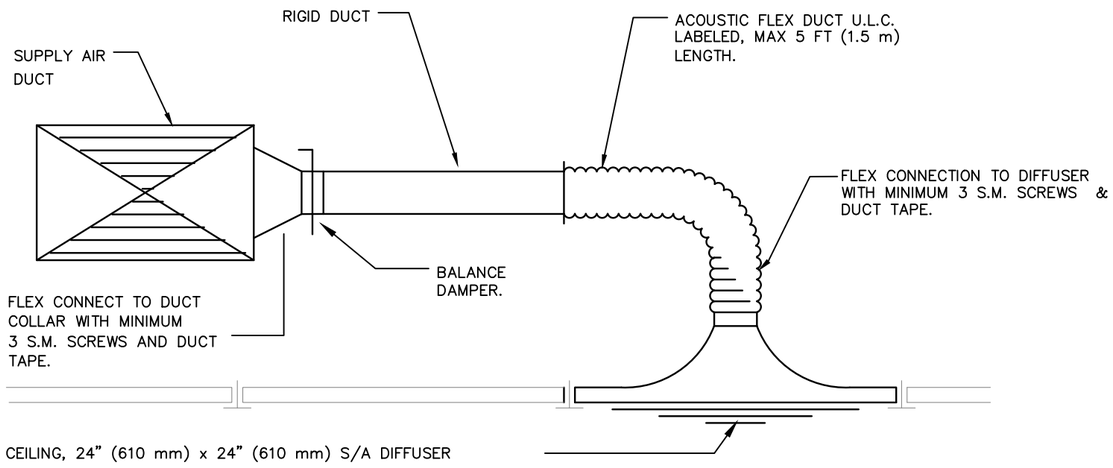
IN GENERAL, ELBOWS TO HAVE FULL TURNING RADIUS(R=A). WHERE "R" IS LESS THAN "A" BUT NOT LESS THAN 1/3"A", USE ONE VANE SPACED AS SHOWN. WHERE "R" IS LESS THAN 1/3"A", USE TWO VANES SPACED AS SHOWN. MINIMUM RADIUS (R)=4 INCHES.

NOTE:

AIRFOIL BLADES TO BE USED WHERE NORMAL RADIUS ELBOW IS IMPRACTICAL & WHERE ELBOW IS WITHIN 5 FT OF A BRANCH TAKE–OFF OR BOOSTER HEATER (TO ASSURE STRAIGHT FLOW).

TURNING VANES DETAIL

SCALE: NTS



TYPICAL SUPPLY AIR DIFFUSER CONNECTION DETAIL

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Mechanical & Electrical Engineers

#15 - 5015 Tremiere Drive, Mississauga, Ontario L5S 1T7
905.457.2588 | info@splinegroup.ca | www.splinegroup.ca

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100078257
2024/06/10
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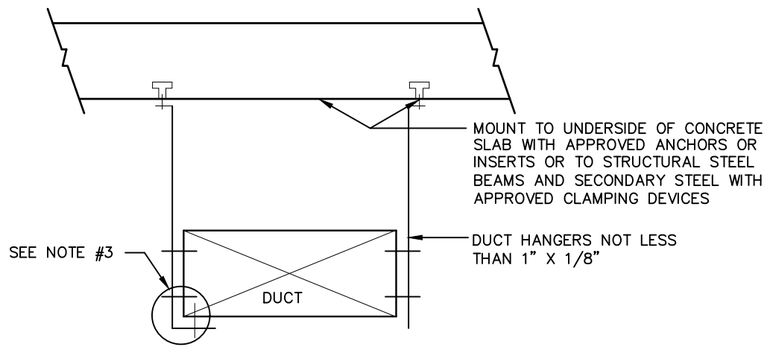


HANGER SIZES FOR RECTANGULAR DUCTS SHALL BE AS FOLLOWS :

LONGEST DIMENSION OF DUCT	ROUND HANGERS	MAXIMUM SPACING SEE NOTE #4	STRAP HANGERS	TRAPEZE SHELF ANGLES
UP TO 18"	8 GA. WIRE	8' – 0"	1" X 1/8"	1" X 1" X 1/8"
19" TO 30"	1/4" ROD	8' – 0"	1" X 1/8"	1" X 1" X 1/8"
31" TO 42"	1/4" ROD	8' – 0"	1" X 1/8" Ga	1 1/2" X 1 1/2" X 1/8"
43" TO 60"	3/8" ROD	4' – 0"	———	1 1/2" X 1 1/2" X 1/8"
61" TO 84"	3/8" ROD	4' – 0"	———	2" X 2" X 1/8"
85" TO 96"	3/8" ROD	4' – 0"	———	2" X 2" X 3/16"
OVER 97"	3/8" ROD	4' – 0"	———	2" X 2" X 1/4"

SPECIAL HANGERS SHALL BE PROVIDED FOR #10 GAUGE BLACK STEEL DUCTS. (BOILER BREECHING AND KITCHEN EXHAUST.) AND FOR SECTION OF DUCT CONTAINING COLILS OR FANS.

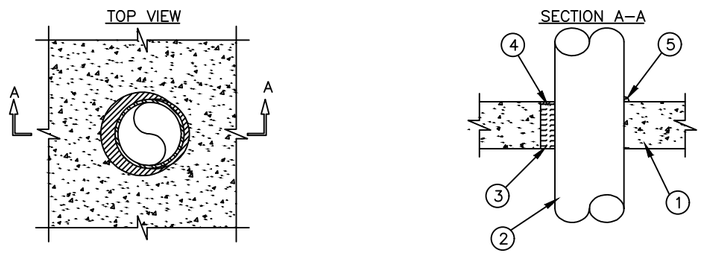
NOTES:

1. ALL DUCTWORK TO BE HUNG FROM BUILDING CONSTRUCTION NOT TO BE SUPPORTED FROM HUNG CEILING.
2. WHEN DUCT AREA EXCEEDS 8 SQ. FT. ANGLE STIFFENERS REQUIRED AROUND CIRCUMFERENCE EVERY 4'–0".
3. FOR DUCTS OVER 48" WIDE HANGERS SHALL TURN UNDER DUST AT LEAST 2" AND SHALL BE FASTENED TO THE BOTTOM AS WELL AS TO THE SIDES OF THE DUCT.
4. FOR DUCTS WITH A CROSS–SECTIONAL AREA OF 4 SQ. FT. OR LESS, HANGERS SHALL BE MORE THAN 8 FT. APART FOR DUCTS WITH A CROSS SECTIONAL AREA OF MORE THAN 4 SQ. FT. BUT NOT OVER 8 SQ. FT. HANGERS SHALL BE NOT MORE THAN 6 FT. APART. AND FOR DUCTS WITH A CROSS SECTIONAL AREA OF MORE THAN 8 SQ. FT. HANGERS SHALL BE NOT MORE THAN 4 FT. APART. THE DISTANCE BETWEEN SHALL BE MEASURED LINEARLY ALONG THE DUCT.
5. VERTICAL DUCTS SHALL BE SECURELY SUPPORTED AT EACH FLOOR LEVEL BY CONTINUOUS LENGTHS OF STRUCTURAL ANGLES OF A SIZE AT LEAST EQUIVALENT TO THAT FOR STIFFENING. THE ANGLES SHALL BE FASTENED TO THE OPPOSITE SIDES OF THE DUCT AND SHALL EXTEND ACROSS THE OPENING AND BEAR UPON THE STRUCTURE OR SLAB ON BOTH SIDES OF THE OPENING.

DUCTWORK SUPPORT DETAIL

SCALE: NTS

F RATING = 3–HR.
T RATING = 0–HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400°F – 4 CFM/SQ. FT.



1. CONCRETE FLOOR OR WALL ASSEMBLY (3–HR. FIRE RATING):
   A. ANY LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR OR WALL (MINIMUM 4–1/2" THICK).
   B. ANY UL/ULC CLASSIFIED CONCRETE BLOCK WALL.
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
   A. MAXIMUM 6" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 40 OR HEAVIER.)
   B. MAXIMUM 6" NOMINAL DIAMETER STEEL PIPE CONDUIT.
   C. MAXIMUM 4" NOMINAL DIAMETER EMT.
3. MINIMUM 4" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) TIGHTLY PACKED.
4. MINIMUM 1/4" DEPTH HILTI FS–ONE INTUMSCENT FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT OR CP 601S ELASTOMERIC FIRESTOP SEALANT.
5. MINIMUM 1/2" CROWN HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT OR CP 601S ELASTOMERIC FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES:
1. MAXIMUM DIAMETER OF OPENING = 8".
2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1–3/8".
3. MINIMUM 1/4" DEPTH HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT OR CP 601S ELASTOMERIC FIRESTOP SEALANT IS REQUIRED ON BOTH SIDES OF A WALL ASSEMBLY.
4. L–RATINGS ONLY APPLY WHEN HILTI FS–ONE INTUMESCENT FIRESTOP SEALANT IS USED.

METAL PIPE THROUGH CONCRETE FLOOR/WALL/ OR BLOCKWALL

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REGISTERS, GRILLES AND DIFFUSERS SCHEDULE

REFERENCE	DESCRIPTION	MODEL NUMBER	REMARKS
A	24"X24" S.A. DIFFUSER	EH PRICE – SPD	LAY IN STEEL SQUARE SUPPLY AIR DIFFUSER TO MATCH FINISH COLOUR OF T–BAR OR DRYWALL AS APPLICABLE. COORDINATE COLOUR WITH ARCHITECT C/W VOLUME DAMPER
B	LINEAR DIFFUSER	EH PRICE – CF (2 SLOT, 1–1/2" WIDTH, 36" LENGTH)	LINEAR SLOT CUSTOM FLOW DIFFUSER C/W CUSTOM FLOW PLENUM MODEL# CFP & CABLE DAMPER AS REQUIRED FOR S/A CONNECTION. C/W MITRED ENDCAPS & CONCEALED MOUNTING BRACKETS. COORDINATE COLOUR WITH ARCHITECT.
C	SUPPLY AIR GRILLE	EH PRICE – 520D	SIDE DISCHARGE DIFFUSERS WITH CONTROL DAMPER, COORDINATE WITH ARCHITECT FOR COLOUR.
D	EXHAUST/ TRANSFER AIR GRILLE	EH PRICE – 530D	STEEL FIXED SINGLE DEFLECTION WITH BORDER AND WITH PRE–FINISHED BAKED ENAMEL COLOUR TO MATCH PROPOSED DRYWALL AND WITH PLENUM TO ALLOW DUCT CONNECTION
E	RETURN AIR GRILLE	EH PRICE – 80F	SHALL BE ALUMINUM 1/2"X1/2" GRID CORE WITH BORDER AND WITH PRE–FINISHED BAKED ENAMEL COLOUR TO MATCH T–BAR.
F	EXTERIOR LOUVER	EH PRICE – DE439 (4" DEEP DRAINABLE LOUVER)	EXTRUDED ALUMINUM (ALLOY 6063075) DRAINABLE BLADE WITH VERTICAL JAMB GUTTER, COORDINATE WITH ARCHITECT FOR COLOUR.
G	RETURN AIR SILENCER GRILLE	EH PRICE – RAS	22–24 GA GALVANIZED GLASS FIBER RETURN AIR SILENCER GRILLE WITH PRE–FINISHED BAKED ENAMEL COLOUR TO MATCH PROPOSED DRYWALL AND WITH PLENUM TO ALLOW DUCT CONNECTION

INSULATION SCHEDULE

REFERENCE	DESCRIPTION
DOMESTIC COLD WATER PIPING, VALVE FITTINGS, ETC.	USE DUAL TEMPERATURE GLASS FIBRE INSULATION WITH FIRE RESISTANT VAPOUR BARRIER JACKET (WHITE) AND FIREPROOF ADHESIVE AT ALL JOINTS. BUTT JOINTS SHALL BE WRAPPED WITH WHITE 4" WIDE VAPOUR BARRIER STRIPS SAME MATERIAL AS JACKET. THICKNESS FOR INSULATION OF PIPING 2" AND UNDER SHALL BE 1". THE INSULATION SHALL PASS UNBROKEN THROUGH ALL PIPE SLEEVES THICKNESS TO BE 1" UNLESS OTHERWISE NOTED. WATER METER INSULATION TO BE DOUBLE THICKNESS. SEAL ALL LONGITUDINAL AND CIRCUMFERENTAL JOINTS WITH ADHESIVE.
DOMESTIC HOT WATER PIPING RECIRCULATION AND HEATING SYSTEM PIPING.	USE DUAL TEMPERATURE GLASS FIBRE INSULATION. THE INSULATION SHALL PASS UNBROKEN THROUGH ALL PIPE SLEEVES. PIPING LARGER THAN 2"ø IS TO BE INSULATED WITH 1–1/2" THICKNESS. SEAL ALL LONGITUDINAL AND CIRCUMFERENTAL JOINTS WITH ADHESIVE.
REFRIGERANT PIPING	ALL REFRIGERANT PIPING INSIDE OF BUILDING SHALL BE DUAL TEMPERATURE GLASS FIBRE INSULATION WITH FIRE RESISTANT VAPOUR BARRIER JACKET (WHITE) AND FIREPROOF ADHESIVE AT ALL JOINTS. BUTT JOINTS SHALL BE WRAPPED WITH 4" WIDE VAPOUR BARRIER STRIPS SAME MATERIAL AS JACKET. THICKNESS FOR INSULATION OF PIPING 2" AND UNDER SHALL BE 1". THE INSULATION SHALL PASS UNBROKEN THROUGH ALL PIPE SLEEVES THICKNESS TO BE 1" UNLESS OTHERWISE NOTED. SEAL ALL LONGITUDINAL AND CIRCUMFERENTAL JOINTS WITH ADHESIVE. ALL REFRIGERANT PIPING EXPOSED TO THE OUTDOORS SHALL BE COMPLETE WITH SUITABLE INSULATION, ARMAFLEX OR EQUAL, FOR A RESISTANCE OF R25.
VENT PIPING AT ROOF	USE DUAL 1" TEMPERATURE GLASS FIBRE INSULATION WITH FIRE RESISTANT VAPOUR BARRIER JACKET AND FIREPROOF ADHESIVE AT ALL JOINTS FOR 12" BELOW FINISHED ROOF.
OUTDOOR DUCTWORK	INSULATED OUTDOOR OR EXPOSED DUCTWORK SHALL BE FINISHED WITH 6 OZ. FIRE RETARDANT CANVAS LAGGED IN PLACE WITH FIRE RETARDANT LAGGING ADHESIVE, OUTDOOR VAPOUR BARRIER MASTIC FINISH WITH A REINFORCING MEMBRANE, ALL JOINTS SHALL HAVE A MINIMUM OVERLAP OF 3". EXTERIOR JACKETING ON DUCTWORK SHALL BE BAKOR SELF–ADHERED WEATHERPROOFING (FOIL–SKIN)

EXISTING TERMINAL UNIT SCHEDULE (FOR REFERENCE ONLY)

REFERENCE	MANUFACTURER	MODEL NO.	LOCATION	E.S.P.	SUPPLY AIR	HEATING CAPACITY	COOLING CAPACITY	REFRIGERANT	ELECTRICAL			REMARKS
				(IN WG)	(CFM)	(KW)	(BTUH)		(MCA)	(MOP)	(V/PH/HZ)	
EX.PTAC–1	SANYO	STW1523C2P	OFFICE 319	EX.	–	3.0	14000	R–22	20	20	208/1/60	EXISTING PTAC TERMINAL UNIT C/W ELECTRIC HEATING COIL SHALL REMAIN AS IT IS.
EX.PTAC–2	SANYO	STW1523C2P	LOUNGE 316	EX.	–	3.0	14000	R–22	20	20	208/1/60	EXISTING PTAC TERMINAL UNIT C/W ELECTRIC HEATING COIL SHALL REMAIN AS IT IS.

SUPPLY FAN SCHEDULE (GREENHECK OR APPROVED EQUAL)

REFERENCE	DESCRIPTION	SERVING	SUPPLY AIR (CFM)	ESP (IN WG)	WEIGHT (lbs)	MANUFACTURER	MODEL	MOTOR (WATTS)	SPEED (RPM)	MCA (A)	MOP (A)	POWER SUPPLY		REMARKS:
												VOLTS	PHASE	
SF–1 (NEW)	INLINE CABINET FAN	OFFICE 319	75	0.25	26	GREENHECK	CSP–A200	75	882	0.23	15	115	1	C/W ISOLATION KIT, SUPPORT HANGER, DISCONNECT, FLEXIBLE DUCT CONNECTION, CONNECT TO 7–DAY DIGITAL PROGRAMMABLE TIMER TO RUN CONTINUOUSLY DURING OPERATIONAL HOURS.

REMARKS:

1. MOTORS SHALL HAVE FULL ONE (1) YEAR WARRANTY. ALL EXHAUST FANS WITH OUTLET OPENINGS LARGER THAN 11"X11" SHALL BE EQUIPPED WITH A MOTORIZED DAMPER.
2. HVAC CONTRACTOR SHALL INSULATE ALL EXHAUST DUCTS WITH 1" THERMAL INSULATION FOR THE LAST 10'–0" BEFORE LEAVING THE BUILDING (IE. FROM ROOF OR WALL BACK 10'–0". INSTALL BACK DRAFT DAMPERS AT WALL OR ROOF.
3. FLEXIBLE DUCT CONNECTIONS SHALL BE PROVIDED ON INTAKE AND DISCHARGE DUCTS AT FANS AND SHALL BE DURO–DYNE OR EQUAL, ULC APPROVED.
4. HVAC CONTRACTOR SHALL PROVIDE FANS WITH STARTERS, ROOF CURBS, SUPPORT HANGARS, VIBRATION ISOLATORS, FLEXIBLE DUCT CONNECTIONS, BACK DRAFT DAMPERS AND DUCTWORK AS REQUIRED.
5. FAN PLACEMENT MUST BE AT LEAST 5'–0" MINIMUM FROM PARAPET WALL, TALLER THAN 3'–7" ABOVE ROOF AND 10'–0" MIN. FROM ROOF EDGE OR PARAPET SHORTER THAN 3'–7" ABOVE ROOF.
6. ALL FAN MOTORS THAT ARE 1/12 HP OR GREATER AND LESS THAN 1 HP SHALL BE ELECTRONICALLY–COMMUNICATED MOTORS.

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FAN COIL SCHEDULE (DAIKIN OR APPROVED EQUAL)

REFERENCE	MANUFACTURER	MODEL NO.	LOCATION	E.S.P.	SUPPLY AIR	HEATING CAPACITY	COOLING CAPACITY	WEIGHT	ELECTRICAL			REMARKS
				(IN WG)	(CFM)	(BTUH)	(BTUH)	(LB)	(MCA)	(MOP)	(V/PH/HZ)	
FC–1 (NEW)	DAIKIN	FXTQ60TAVJUA	MECH ROOM 319A	0.9	1800	66000	60000	167	8.9	15	208/1/60	NEW FLOOR MOUNTED MULTI POSITION VERTICAL TYPE FAN COIL UNIT, C/W BUILT–IN 15.0 KW ELECTRIC HEAT COIL HKSC15XA, WIRING ADAPTOR KRP1C74/75 TO INTERLOCK WITH ERV–1, CONDENSATE DRAIN TO NEAREST INDIRECT DRAIN, & NAVIGATION REMOTE CONTROLLER.

ELECTRIC DUCT HEATER (THERMOLEC OR APPROVED EQUAL)

REFERENCE	MANUFACTURER	LOCATION	AIR FLOW	HEATER CAPACITY	DUCT DIMENSIONS	POWER SUPPLY	REMARKS
			(CFM)	(kW)	(WIDTH X HEIGHT)	(V/PH/HZ)	
EDH–1 (NEW)	THERMOLEC	MECH ROOM 319A	100	1.0	6"ø	120/1/60	SCR TYPE ELECTRIC DUCT HEATER C/W DISCONNECT SWITCH, AIR PROOF SWITCH & HIGH LIMIT TEMP. CUT–OFF & BUILT–IN CONTROLS. INTERLOCKED WITH SUPPLY FAN (SF–1).
EDH–2 (NEW)	THERMOLEC	MECH ROOM 319A	475	5.0	12"ø	208/3/60	SCR TYPE ELECTRIC DUCT HEATER C/W DISCONNECT SWITCH, AIR PROOF SWITCH & HIGH LIMIT TEMP. CUT–OFF & BUILT–IN CONTROLS. INTERLOCKED WITH ERV–1.

HEAT PUMP SCHEDULE (DAIKIN OR APPROVED EQUAL)

REFERENCE	MANUFACTURER	MODEL NO.	LOCATION	REFRIGERANT	HEATING	COOLING	ELECTRIC DATA			WEIGHT	REMARKS.
					(MBH)	(TONS)	(MCA)	(MOP)	(V/PH/HZ)	(LBS.)	
HP–1 (NEW)	DAIKIN	RXTQ60TBVJUA	GROUND FLOOR LOWER ROOF	R–410A	57000	5.0	29.1	35	208/1/60	225	C/W DRAIN PAN HEATER KEHJ5A160E, FOOTING SYSTEM ON ROOF & LOCATED ON THE GROUND FLOOR LOWER ROOF

NOTES:

1. PROVIDE REFRIGERATION PIPE CONNECTION AND INSULATION AND REFRIGERANT, MANUAL DISCONNECT SWITCHES AND WIRED REMOTE CONTROLLER.
2. CHARGE SYSTEM AND PROVIDE MANUAL DISCONNECT SWITCHES ACCORDING TO MANUFACTURER'S RECOMMENDATION.
3. INSTALL HEAT PUMP UNIT MIN. 12" ABOVE SNOW LEVEL.
4. ROOF MOUNTED OUTDOOR UNIT SHALL INSTALL AS PER UOFT STANDARD & MANUFACTURING RECOMMENDATION.

ENERGY RECOVERY VENTILATOR SCHEDULE (GREENHECK OR APPROVED EQUAL)

REFERENCE	LOCATION	INTERLOCKED WITH	SUPPLY AIR (CFM)	WEIGHT (LB)	ESP (IN WG)	MANUFACTURER	MODEL	DISCHARGE	MCA (A)	POWER SUPPLY		REMARKS:
										VOLTS	PHASE	
ERV–1 (NEW)	MECH ROOM 319A	FC–1	475	288	0.5 EACH BLOWER	GREENHECK	ERV–10–20L–VG	MULTI DISCHARGE	8.9	208	1	C/W INTEGRAL LOW LEAKAGE MOTORIZED INTAKE & EXHAUST DAMPERS, UNIT CONTROL–TERMINAL STRIP, ECONOMIZER STOP WHEEL MODE, FROST CONTROL–TIMED EXHAUST, EC MOTORS, CONDENSATE DRAIN TO NEAREST INDIRECT DRAIN, CONNECT TO 7–DAY DIGITAL PROGRAMMABLE TIMER & INDICATOR, VIBRATION ISOLATORS, RELAY TO FAN COIL UNIT (FC–1).

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Mechanical & Electrical Engineers
#15 - 3015 Trawners Drive, Mississauga, Ontario L5B 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

LICENSED PROFESSIONAL ENGINEER
A.SIBIGDAL
100076257
2024/06/15
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
MECHANICAL EQUIPMENT SCHEDULES
(2 OF 2)

SCALE: N.T.S.
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PROJECT NUMBER: 23-146

DRAWING NO.
M0.11

REFER TO SHEET 'M2.01' FOR PROPOSED HVAC LAYOUT.

HVAC GENERAL NOTES:

1	SITE VISIT IS MANDATORY FOR CONTRACTORS BIDDING ON THIS PROJECT TO CONFIRM EXACT EXTENT OF DEMOLITION WORK REQUIRED. COORDINATE ALL WORK WITH GENERAL CONTRACTOR, LANDLORD, AND FIELD. VERIFY ALL EXISTING EQUIPMENT AND DEVICES WITHIN THE DEMOLITION AREAS REQUIRING REMOVAL.
2	ALL REDUNDANT PIPES, DUCTWORK, CABLES, AND ACCESSORIES IN AREA OF WORK TO BE DISCONNECTED AND REMOVED.
3	CONTRACTOR SHALL VISIT THE SITE PRIOR TO PRICING TO CONFIRM EXACT SCOPE OF WORK.
4	CONTRACTOR TO COORDINATE ALL DUCT RUNS ON SITE WITH STRUCTURAL AND PLUMBING. ALL DUCT RUNS SHALL BE INSTALLED IN A NEAT AND CLEAN MANNER WITH COMPLETE ACCESS TO ALL SERVICEABLE COMPONENTS.
5	MECHANICAL DRAWINGS MUST BE REACH IN CONJUNCTION WITH ELECTRICAL, ARCHITECTURAL, STRUCTURAL, & CIVIL DRAWINGS.
6	ALL LOW VOLTAGE WIRING SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR. (TYP.)
7	THE MECHANICAL CONTRACTOR TO COORDINATE ROOF OPENINGS AND ELECTRICAL REQUIREMENTS WITH RESPECTIVE CONTRACTORS.
8	CONTRACTOR SHALL PROVIDE PROPER VENTING FOR ALL MECHANICAL EQUIPMENT AS PER MANUFACTURER'S RECOMMENDATION.
9	CONTRACTOR TO ENSURE A MINIMUM OF 10'–0" CLEARANCE FROM ANY FRESH AIR OPENING TO ANY EXHAUST AIR OPENING.
10	CONTRACTOR TO PROVIDE FIRE STOPS AND FIRE DAMPERS THROUGH ALL FIRE RATED PARTITIONS AND ASSEMBLIES AS REQUIRED.
11	CONTRACTOR SHALL BALANCE SYSTEM AND PROVIDE AIR BALANCING REPORT FOR REVIEW.
12	FLEX DUCT SHALL NOT BE EXCEEDED 10'–0". TAKE–OFF'S EXCEEDING 10'–0" SHALL BE RIGID DUCT.
13	ALL DUCTWORK TO BE INSTALLED AS TIGHT TO CEILING AS POSSIBLE TO PROVIDE CEILING HEIGHT AS REQUIRED. HVAC CONTRACTOR TO RUN DUCTWORK BETWEEN/THRU JOIST SPACE WHERE POSSIBLE.
14	ALL BRANCH TAKE–OFFS SHALL BE PROVIDED WITH MANUAL BALANCING DAMPERS.
15	CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, LANDLORD REQUIREMENTS, BASE BUILDING ACCESS POINTS, CEILING HEIGHTS, EXISTING DUCTWORK, AND EXISTING STRUCTURAL CONDITIONS.
16	CONTRACTOR SHALL INSPECT ALL EXISTING MECHANICAL EQUIPMENT AND REPORT CONDITION AND SIZE OF EXISTING EQUIPMENT TO ENGINEER FOR REVIEW.
17	ALL S/A AND R/A DUCTS TO BE INSULATED A MIN. 10'–0" FROM EXTERIOR OPENINGS. (TYP.)
18	ALL S/A AND R/A DUCTS IN UNCONDITIONED PLENUM TO BE INSULATED. (TYP.)

REFER TO SHEET 'P2.01' FOR PROPOSED P. AND D. LAYOUT.

PLUMBING & DRAINAGE GENERAL NOTES:

1	SITE VISIT IS MANDATORY FOR CONTRACTORS BIDDING ON THIS PROJECT TO CONFIRM EXACT EXTENT OF DEMOLITION WORK REQUIRED. COORDINATE ALL WORK WITH GENERAL CONTRACTOR, LANDLORD, AND FIELD. VERIFY ALL EXISTING EQUIPMENT AND DEVICES WITHIN THE DEMOLITION AREAS REQUIRING REMOVAL.
2	CONTRACTOR SHALL VISIT THE SITE PRIOR TO PRICING TO CONFIRM EXACT SCOPE OF WORK.
3	ALL REDUNDANT PIPES, DUCTWORK, CABLES, AND ACCESSORIES IN AREA OF WORK TO BE DISCONNECTED AND REMOVED.
4	CONTRACTOR TO COORDINATE ALL PIPE RUNS ON SITE WITH STRUCTURAL AND HVAC. ALL PLUMBING LINES SHALL BE INSTALLED IN A NEAT AND CLEAN MANNER WITH COMPLETE ACCESS TO ALL SERVICEABLE COMPONENTS.
5	MECHANICAL DRAWINGS MUST BE REACH IN CONJUNCTION WITH ELECTRICAL, ARCHITECTURAL, STRUCTURAL, & CIVIL DRAWINGS.
6	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL INCONSISTENCIES BETWEEN PLANS AND SPECIFICATIONS DURING THE TENDER PROCESS.
7	ALL PIPING SHALL BE INSULATED WITH MIN. 1" INSULATION.
8	ALL DRAINAGE PIPE SIZED 3" OR LESS SHALL HAVE A DOWNWARD SLOPE IN THE DIRECTION FLOW OF AT LEAST 1 IN 50 (2%).
9	ALL PLUMBING VENT STACKS BE TERMINATED A MINIMUM OF 1'–0" ABOVE THE ROOF. COORDINATE ALL ROOF OPENINGS AS REQUIRED.
10	PROVIDE TRAP SEAL PRIMER TO ALL FLOOR DRAINS AS REQUIRED BY O.B.C. (TYP.)
11	CONTRACTOR TO PROVIDE FIRE STOPS AND FIRE DAMPERS THROUGH ALL FIRE RATED PARTITIONS AND ASSEMBLIES AS REQUIRED.
12	CONTRACTOR SHALL INSPECT ALL EXISTING MECHANICAL EQUIPMENT AND REPORT CONDITION AND SIZE OF EXISTING EQUIPMENT TO ENGINEER FOR REVIEW.
13	PROVIDE MINIMUM 1"ø DCW LINE TO FLUSH VALVE FIXTURES, IF APPLICABLE.
14	PROVIDE PROPER VENTING AS PER NATIONAL PLUMBING CODE.
15	X–RAY OR SCAN FLOOR SLAB PRIOR TO TRENCHING AND CORING IF REQUIRED. COORDINATE WORK WITH LANDLORD.
16	ALL CEILING MOUNTED PLUMBING LINES SHALL BE INSTALLED AS TIGHT TO UNDERSIDE OF DECK AS POSSIBLE. COORDINATE ALL WORK ON SITE.
17	ALL DISTRIBUTION SHOWN IS SCHEMATIC AND EXACT LOCATIONS TO BE COORDINATED ON SITE WITH SITE CONDITIONS.
18	IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL PIPING AND FITTINGS TO EXISTING PLUMING SERVICES AS REQUIRED FOR PROPOSED LAYOUT.
19	PROVIDE ISOLATION VALVES TO ALL FIXTURES. (TYP.)
20	INSULATE ALL PIPING IN UNCONDITIONED PLENUM SPACES. (TYP.)

REFER TO SHEET 'M1.01' FOR DEMOLITION HVAC LAYOUT.

DEMOLITION HVAC GENERAL NOTES:

1	SITE VISIT IS MANDATORY FOR CONTRACTORS BIDDING ON THIS PROJECT TO CONFIRM EXACT EXTENT OF DEMOLITION WORK REQUIRED. COORDINATE ALL WORK WITH GENERAL CONTRACTOR & LANDLORD AND FIELD. VERIFY ALL EXISTING EQUIPMENT AND DEVICES WITHIN THE DEMOLITION AREAS REQUIRING REMOVAL.
2	ALL REDUNDANT PIPES, DUCTWORK, CABLES, AND ACCESSORIES IN AREA OF WORK TO BE DISCONNECTED AND REMOVED.
3	CONTRACTOR SHALL VISIT THE SITE PRIOR TO PRICING TO CONFIRM EXACT SCOPE OF WORK.
4	SEAL AND FIRE STOP ANY OPENINGS AS REQUIRED AS RESULT OF DEMOLITION WITH APPROVED PRODUCTS.
5	DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, ELECTRICAL, & STRUCTURAL DRAWINGS.
6	CONTRACTOR SHALL INSPECT ALL EXISTING MECHANICAL EQUIPMENT AND REPORT CONDITION AND SIZE OF EXISTING EQUIPMENT TO ENGINEER FOR REVIEW.
7	CONTRACTOR TO CLEAN ALL EXISTING MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO: EXISTING DIFFUSERS, GRILLES, FORCED FLOW HEATERS, CEILING FANS. ANY DAMAGED EQUIPMENT SHALL BE REPLACED WITH NEW. (TYP.)
8	ANY DISCREPANCIES FROM DRAWINGS TO BE REPORTED TO ENGINEER FOR REVIEW AND ACTION IF REQUIRED.
9	CONTRACTOR SHALL RETAIN BASE BUILDING APPROVED CONTROLS CONTRACTOR FOR ALL CONTROLS WORK.
10	CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AFTER HOURS, RETAINING ACCESS TO ADJACENT FLOORS, AND CARRY ANY ASSOCIATED COSTS (SECURITY, ETC.) AS REQUIRED BY LANDLORD.
11	ALL TRANSFER AIR DUCTS IN PLENUM SPACE SHALL BE DISCONNECTED AND REMOVED ABOVE ANY WALLS BEING DEMOLISHED.

REFER TO SHEET 'P1.01' FOR DEMOLITION P. AND D. LAYOUT.

PLUMBING & DRAINAGE DEMOLITION GENERAL NOTES:

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7	ANY DISCREPANCIES FROM DRAWINGS TO BE REPORTED TO ENGINEER FOR REVIEW AND ACTION IF REQUIRED.
8	CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AFTER HOURS, RETAINING ACCESS TO ADJACENT FLOORS, AND CARRY ANY ASSOCIATED COSTS (SECURITY, ETC.) AS REQUIRED BY LANDLORD.

CAD DRAWING DO NOT REVISE MANUALLY

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spline
Mechanical & Electrical Engineers
#15 - 7070 Ticonderoga Drive, Mississauga, Ontario L5S 1T7
905.497.8388 | info@splinegroup.ca | www.splinegroup.ca

LICENSED PROFESSIONAL ENGINEER
A.S.SHOGAL
100070657
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
DEMOLITION & PROPOSED GENERAL NOTES

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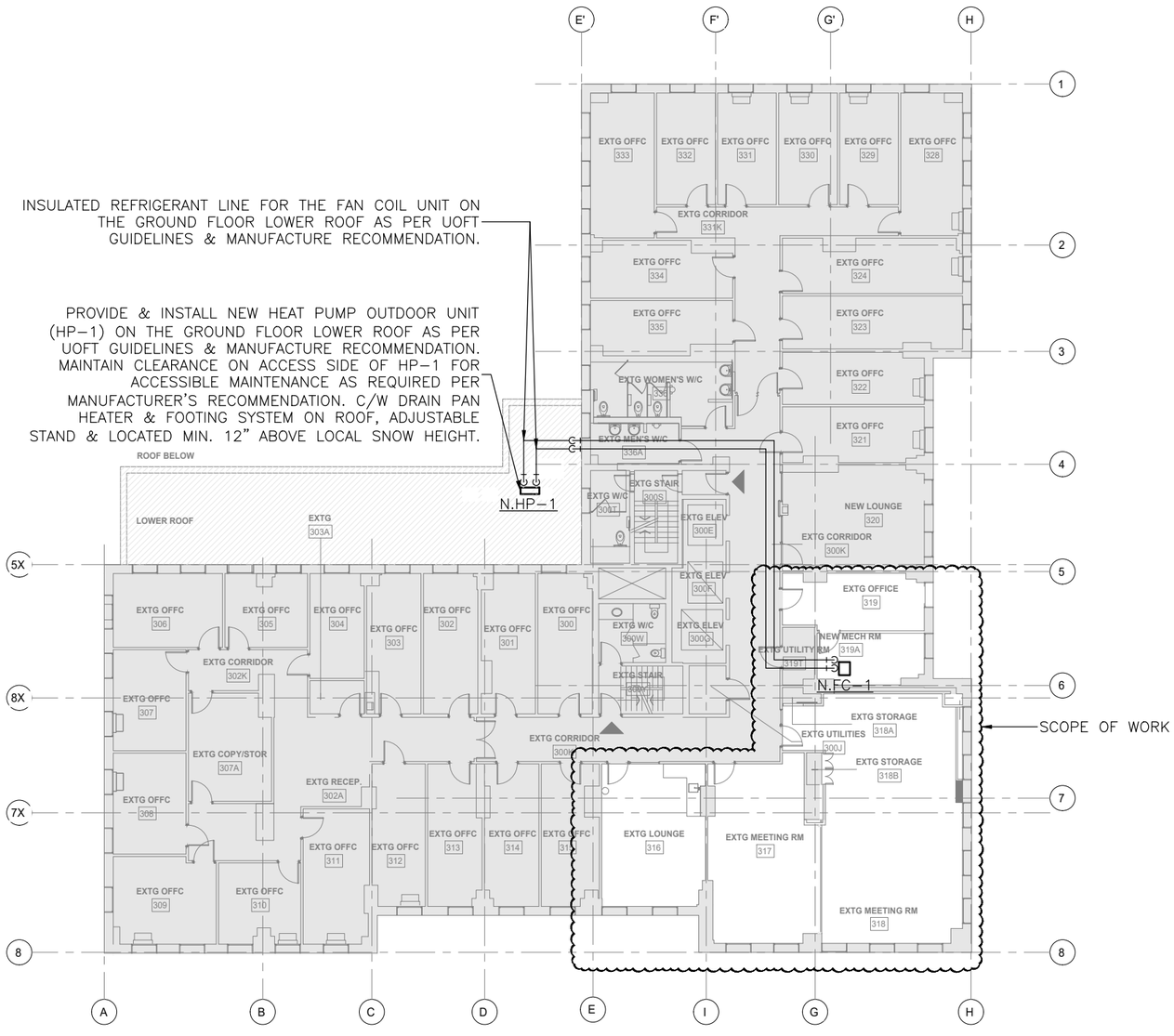
M0.12



1 THIRD FLOOR KEY PLAN
M1.00 1 : 250

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PROJECT
TRUE

ENGINEER:

spline
Mechanical & Electrical Engineers
#15 - 7015 Tranmere Drive, Mississauga, Ontario L5S 1T7
905.457.2088 | info@splineengrs.ca | www.splineengrs.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
A.SJEHOGAL
100078057
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
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JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

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Toronto, ON M5R 2M8

DRAWING TITLE
THIRD FLOOR
KEY PLAN

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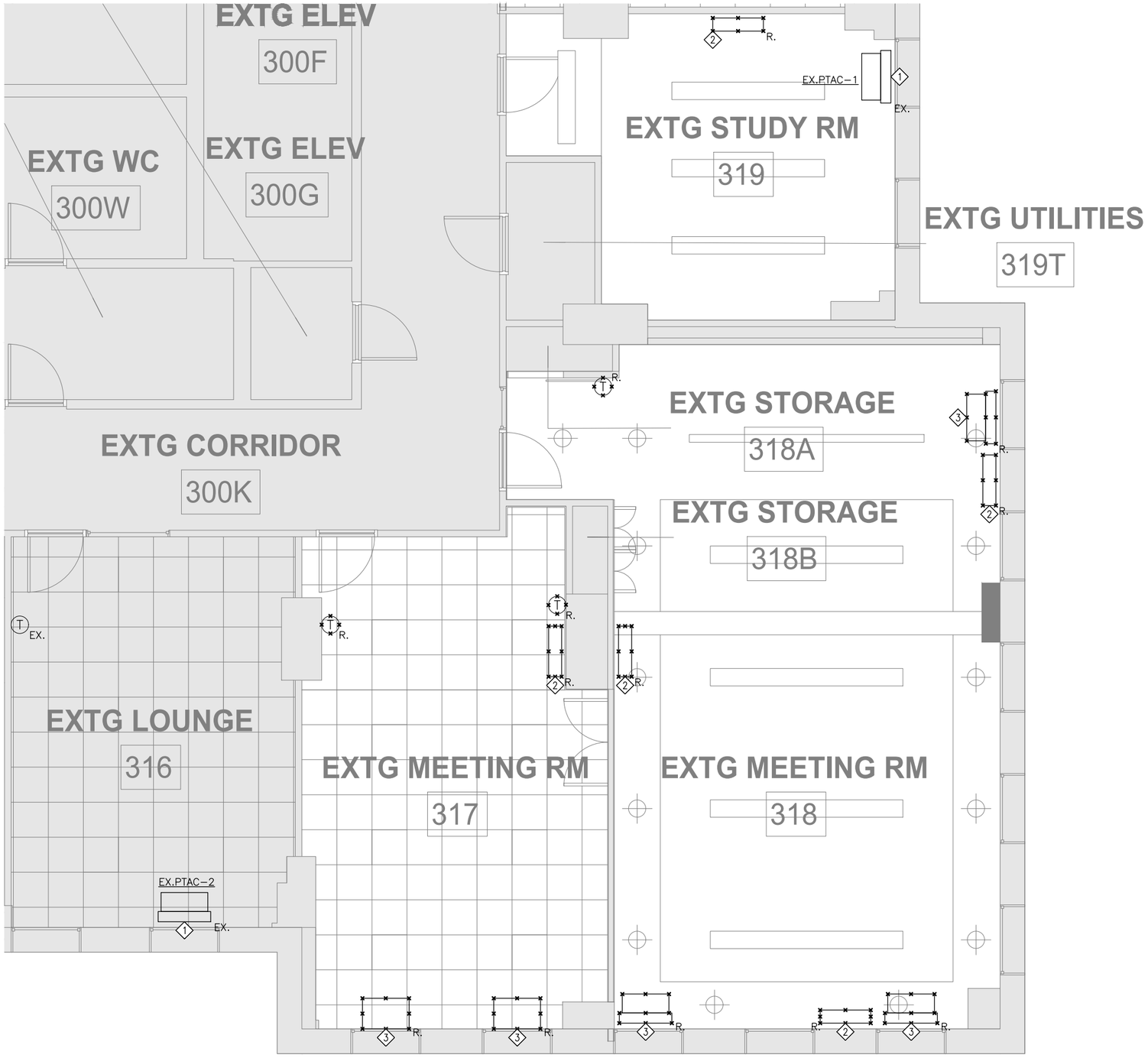

1 / M1.01 DEMOLITION THIRD FLOOR HVAC LAYOUT

1 : 75

REFER TO SHEET 'M0.12' FOR DEMOLITION HVAC GENERAL NOTES.

◇	KEY NOTES:
1	EXISTING SANYO PTAC TERMINAL UNIT MODEL #STW1523–3C2P SHALL REMAIN AS IT IS. (TYP.)
2	EXISTING AIR PURIFIER MODEL #AERAMAX SHALL BE DISCONNECTED & REMOVED & RETURN UNITS BACK TO UOFT C/W CONTROL. (TYP.)
3	EXISTING SANYO PTAC TERMINAL UNIT MODEL #STW1523–3C2P SHALL BE DISCONNECTED & REMOVED & RETURN UNITS BACK TO UOFT C/W CONTROL. (TYP.)

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PROJECT TRUE

ENGINEER:

spline

Mechanical & Electrical Engineers

#15 - 5015 Tomken Drive, Mississauga, Ontario L5S 1T7
905.497.3588 | info@splinegroup.ca | www.splinegroup.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
A.SUBOGAL
100078257
2024/06/10
PROVINCE OF ONTARIO

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ADDRESS

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Toronto, ON M5R 2M8

DRAWING TITLE

DEMOLITION
THIRD FLOOR
HVAC LAYOUT

SCALE:	1 : 75
START DATE:	NOV 15, 2023
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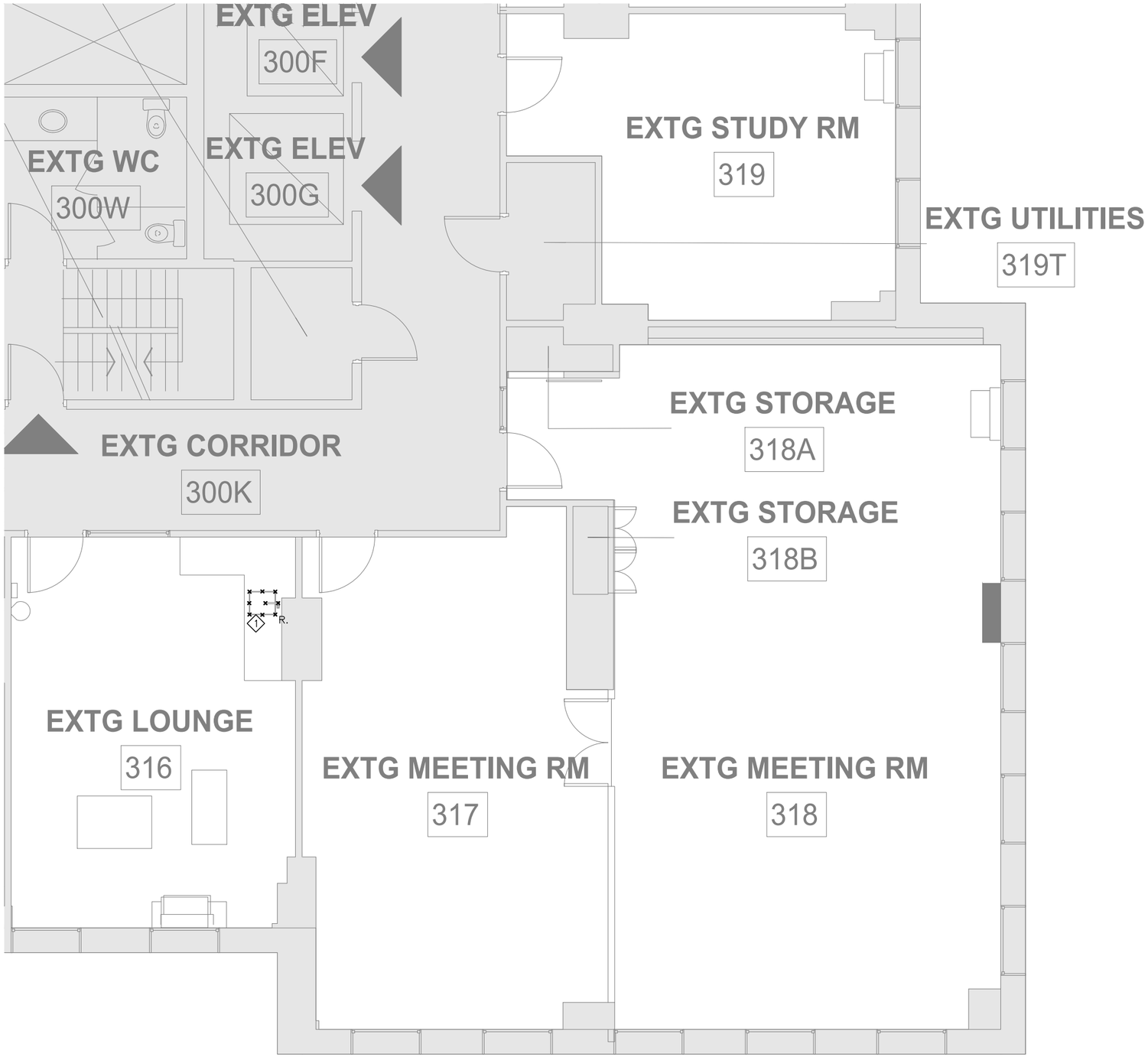

1 / P1.01 DEMOLITION THIRD FLOOR PLUMBING & DRAINAGE LAYOUT

1 : 75

REFER TO SHEET 'M0.12' FOR DEMOLITION PLUMBING AND DRAINAGE GENERAL NOTES.

◇	KEY NOTES:
1	EXISTING KITCHEN SINK SHALL BE DISCONNECTED, REMOVED & REPLACED WITH NEW AS PER PROPOSED PLAN. USE EXISTING PLUMBING & DRAINAGE SERVICE TO SERVE THE NEW SINK. MODIFY EXISTING SERVICES AS REQUIRED.

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DRAWING TITLE

DEMOLITION
THIRD FLOOR
PLUMBING & DRAINAGE LAYOUT

SCALE:	1 : 75
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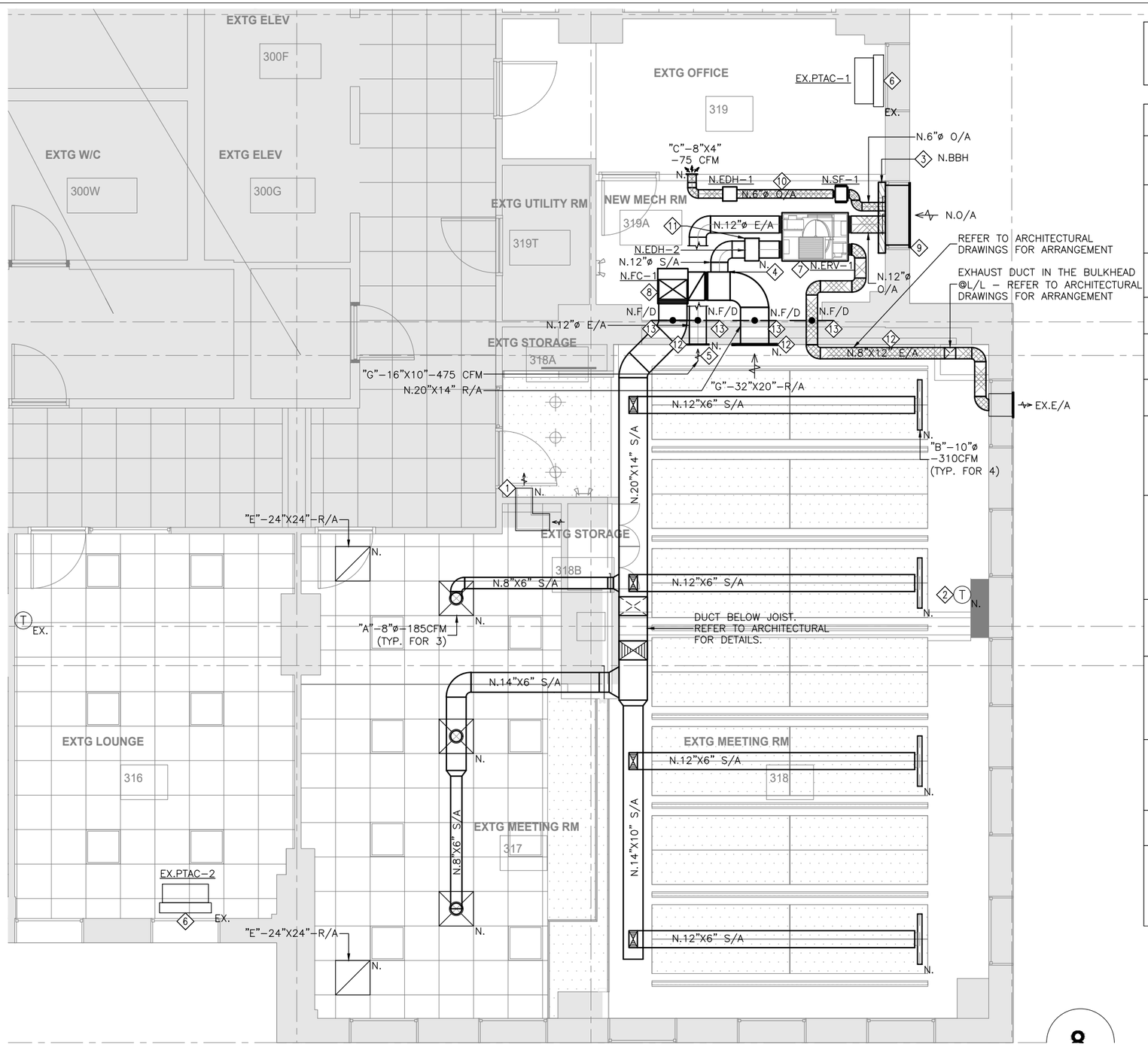

1 M2.01 PROPOSED THIRD FLOOR HVAC LAYOUT

1 : 75

REFER TO SHEET 'M0.12' FOR PROPOSED HVAC GENERAL NOTES.

◇	KEY NOTES:
1	PROVIDE NEW 12"X12" ACOUSTICALLY LINED AIR TRANSFER ELBOW DUCT C/W "D"–26"X8"–T/A GRILLES ON BOTH ENDS @H/L IN THE CEILING PLENUM SPACE.
2	PROVIDE NEW 7–DAY PROGRAMMABLE DIGITAL DISPLAY THERMOSTAT TO PROPOSED LOCATION C/W COVER & TIED IN WITH NEW FAN COIL UNIT (N.FC–1). NEW PLENUM RATED WIRING AS REQUIRED. COORDINATE THE FINAL LOCATION WITH ARCHITECT.
3	1.0 KW, 208V/1PH. BASEBOARD HEATER MOUNTED @ L/L, C/W BUILT–IN ADJUSTABLE THERMOSTAT TO BE SUPPLIED AND INSTALLED BY DIVISION–16.
4	CONNECT N.12"ø FRESH AIR SUPPLY DUCT FROM ERV UNIT TO RETURN DUCT OF FAN COIL UNIT, C/W BALANCING DAMPER.
5	N.12"ø RETURN AIR OUTLET FOR ERV UNIT, C/W 16"X10" RETURN AIR GRILLE MOUNTED AT H/L, C/W BALANCING DAMPER.
6	EXISTING SANYO PTAC TERMINAL UNIT MODEL #STW1523–3C2P SHALL REMAIN AS IT IS. (TYP.)
7	PROVIDE & INSTALL NEW CEILING MOUNTED ENERGY RECOVERY UNIT (N.ERV–1) & ASSOCIATED DUCTWORK. SEE MECHANICAL SCHEDULE SHEET FOR MORE SPECIFICATIONS. MAINTAIN CLEARANCE ON ACCESS SIDE OF ERV–1 FOR ACCESSIBLE MAINTENANCE AS REQUIRED PER MANUFACTURER'S RECOMMENDATION.
8	PROVIDE & INSTALL NEW FLOOR MOUNTED VERTICAL TYPE FAN COIL UNIT (N.FC–1) & ASSOCIATED DUCTWORK. SEE MECHANICAL SCHEDULE SHEET FOR MORE SPECIFICATIONS. MAINTAIN CLEARANCE ON ACCESS SIDE OF FC–1 FOR ACCESSIBLE MAINTENANCE AS REQUIRED PER MANUFACTURER'S RECOMMENDATION. PROVIDE MIN 6" HIGH SEALED CURBING AS PER UOFT MECHANICAL DESIGN STANDARD GUIDELINES IF REQUIRED.
9	PROVIDE NEW SINGLE "F"–42"X22"–550 CFM INTAKE LOUVER FOR BOTH FRESH AIR OPENING C/W DAMPER. THE BLANK OFFS AREAS NOT ACTIVE BY OTHERS. REFER TO ARCH DRAWINGS FOR DETAILS.
10	CONTRACTOR TO PROVIDE SUFFICIENT O/A DUCT RUN TO INSTALL NEW SUPPLY FAN (N.SF–1) & NEW ELECTRIC DUCT HEATER (N.EDH–1). ELECTRIC HEATER MUST BE INSTALLED MINIMUM 3 FEET DOWNSTREAM/UPSTREAM FROM ANY TRANSITION, ELBOW, DUCT TAKE–OFF, VOLUME/BALANCING DAMPER OR ANY OTHER KIND OF OBSTRUCTION IN THE DUCT.
11	PROVIDE & INSTALL NEW 5.0 KW 208V/3 PHASE ELECTRIC DUCT HEATER (N.EDH–2). ELECTRIC HEATER MUST BE INSTALLED MINIMUM 3 FEET DOWNSTREAM/UPSTREAM FROM ANY TRANSITION, ELBOW, DUCT TAKE–OFF, VOLUME/BALANCING DAMPER OR ANY OTHER KIND OF OBSTRUCTION IN THE DUCT.
12	ALL THE DUCTWORKS & GRILLES AT THIS WALL TO BE INSTALLED RIGHT BELOW U/S OF EXISTING DECK IF POSSIBLE.
13	CONTRACTOR TO HAVE A SEPARATE PRICING FOR SUPPLY & INSTALLATION OF FIRE DAMPER X4 & FIRE RATED GRILLE X2 IF THE EXISTING WALL SEPARATING ROOM 318 & MECH ROOM 319A IS FIRE RATED WALL. CONTRACTOR TO CHECK & VERIFY THE EXISTING WALL CONDITION ON SITE & NOTIFY THE ENGINEER. (TYP.)

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PROPOSED
THIRD FLOOR
HVAC LAYOUT

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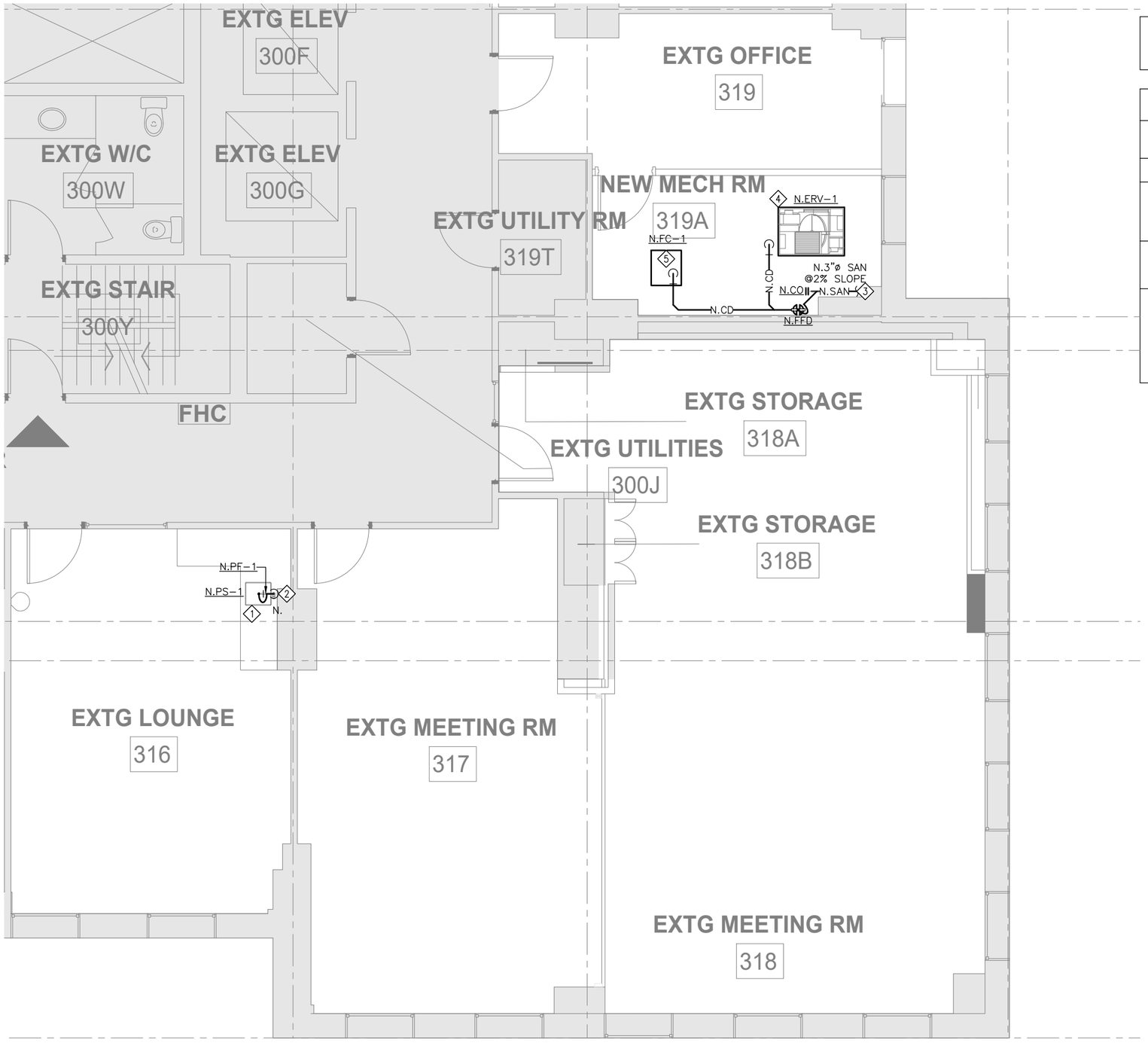
DRAWN BY:	SS
CHECKED:	AB
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	
SCHEME:	
PROJECT NUMBER:	23-146

DRAWING NO.

M2.01



1
P2.01
PROPOSED THIRD FLOOR PLUMBING & DRAINAGE LAYOUT
1 : 75

REFER TO SHEET 'M0.12' FOR PROPOSED PLUMBING AND DRAINAGE GENERAL NOTES.

◇	KEY NOTES:
1	PROVIDE NEW KITCHEN SINK (PS–1) & NEW FAUCET (PF–1) IN THE LOUNGE 316. CONTRACTOR TO CONNECT ALL THE PLUMBING & DRAINAGE TO THE EXISTING, MODIFY AS REQUIRED.
2	RECONNECTED TO THE EXISTING SANITARY DRAINAGE. COORDINATE WORK ON SITE.
3	CONNECT NEW 3"ø SAN @2% SLOPE TO THE NEAREST EXISTING TIE–IN SAN LINE. THE DRAINAGE DISTRIBUTION SHOWN IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY THE LOCATION, SIZE, INVERTS & SLOPE OF EXISTING SANITARY LINE AT SITE. CONTRACTOR TO ALSO VERIFY THE SITE CONDITION.
4	PROVIDE & INSTALL A NEW CEILING MOUNTED ENERGY RECOVERY UNIT (ERV–1). NEW CONDENSATE DRAIN LINES FROM NEW ERV–1 TO NEW FUNNEL FLOOR DRAIN IN INDIRECT CONNECTION AS PROPOSED.
5	PROVIDE & INSTALL NEW FLOOR MOUNTED VERTICAL TYPE FLOOR MOUNTED FAN COIL UNIT (FC–1). NEW CONDENSATE DRAIN LINES FROM NEW FC–1 TO NEW FUNNEL FLOOR DRAIN IN INDIRECT CONNECTION AS PROPOSED. SEE MECHANICAL SCHEDULE SHEET FOR MORE SPECIFICATIONS. MAINTAIN CLEARANCE ON ACCESS SIDE OF FC–1 FOR ACCESSIBLE MAINTENANCE AS REQUIRED PER MANUFACTURER'S RECOMMENDATION & UOFT DESIGN GUIDELINES.

CAD DRAWING DO NOT REVISE MANUALLY

THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK. VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE ENGINEER IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.

ALL DRAWINGS AND PRINTS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

NO.	DATE	DESCRIPTION	BY
1	23.12.06	ISSUED FOR COSTING	AB
2	24.03.28	ISSUED FOR REVIEW	AB
3	24.05.10	ISSUED FOR REVIEW	AB
4	24.06.17	PERMIT	AB
5	24.07.29	TENDER / CLIENT REVIEW	AB
6	24.06.10	ISSUED FOR TENDER	AB

PROJECT
TRUE

ENGINEER:

spline
Mechanical & Electrical Engineers
#13 - 3515 Trainers Drive, Mississauga, Ontario L5S 1T7
905.497.8088 | info@splinegroup.ca | www.splinegroup.ca

STAMP:

LICENSED PROFESSIONAL ENGINEER
A. SHOGAL
100037665?
2024/06/10
PROVINCE OF ONTARIO

PROJECT TITLE
UofT PROJ #: 23-160-128 - INTERIOR ALTERATIONS (NON-RESIDENTIAL)
JACKMAN BLDG REFRESH - ROOMS 206, 316, 317, 318, 318 & 320

ADDRESS
170 St. George Street,
Toronto, ON M5R 2M8

DRAWING TITLE
PROPOSED
THIRD FLOOR
PLUMBING & DRAINAGE LAYOUT

SCALE:	1 : 75
START DATE:	NOV 15, 2023
DRAWN BY:	SS
CHECKED:	AB
PAPER SIZE:	ARCH B (11X17)
REVIT RELEASE:	
SCHEME:	
PROJECT NUMBER:	23-146

DRAWING NO.
P2.01

010000 GENERAL

1. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS.
3. BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE CONSULTANT. DO NOT SCALE THE DRAWINGS.
4. HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
5. ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR.

010001 DESIGN NOTES

1. THE BUILDING IS DESIGNATED AS BELONGING TO THE NORMAL IMPORTANCE CATEGORY, AS DEFINED IN THE OBC 2012.
2. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD A23.3.
3. ALL STRUCTURAL STEEL ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CAN/CSA-S16.
4. ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD O86.
5. ALL STRUCTURAL MASONRY ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD S304.1.
6. LIVE AND OTHER LOADS
   a) SEE NOTES BELOW FLOOR PLANS.

050000 STRUCTURAL STEEL

1. MATERIALS
   a) WIDE FLANGE SHAPES - CONFORM TO THE REQUIREMENTS OF ASTM A992/A992M, Fy=345MPa
   b) HSS MEMBERS - CONFORM TO THE REQUIREMENTS OF G40.21 350W CLASS C
      i. NOTE THAT ASTM A500 IS NOT AN ACCEPTABLE ALTERNATE FOR HSS MEMBERS WITHOUT REVIEW AND RESIZING (INCREASED SECTION SIZE OR WALL THICKNESS) BY THE CONSULTANT.
      ii. HSS PRODUCED TO ASTM A1085 IS AN ACCEPTABLE ALTERNATE TO CSA G40.21 350W CLASS C.
   c) CHANNELS AND ANGLES – CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 350W
   d) BOLTS, NUTS AND WASHERS – "[ASTM F3125, GRADE A325]"
   e) WELDS- CONFORM WITH CSA W59-03
   f) ANCHOR RODS – CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300W UNLESS NOTED OTHERWISE.
   g) ALL OTHER - CONFORM TO THE REQUIREMENTS OF CSA G40.21 GRADE 300W
   h) NOMINAL GRADE PAINT PROTECTION: IN ACCORDANCE WITH CISC/CPMA 1-73a - A QUICK-DRYING ONE COAT PAINT FOR USE ON STRUCTURAL STEEL.
2. EXECUTION
   a) CENTRE BEARING PLATES UNDER BEAMS, OR AS NOTED.
   b) BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB.
   c) NO STRUCTURAL STEEL SHALL BE CUT WITHOUT THE PERMISSION OF THE CONSULTANT.
   d) CONNECT BEAMS FOR THE FACTORED REACTIONS INDICATED ON THE DRAWINGS. IF BEAM REACTIONS ARE NOT INDICATED, THE CONNECTIONS SHALL BE DESIGNED FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN PRESENTED IN THE CISC HANDBOOK OF STEEL CONSTRUCTION. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS.

010004 SUBMITTALS

1. STRUCTURAL STEEL
   a) DESIGN DETAILS, CONNECTIONS, AND THE LIKE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE FOR THE FORCES SHOWN ON THE DRAWINGS.
   b) SUBMIT SKETCHES AND DESIGN CALCULATIONS STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER LICENSED IN PROVINCE OF ONTARIO FOR NON STANDARD CONNECTIONS.
   c) SUBMIT SHOP, ERECTION, AND SETTING DRAWINGS FOR REVIEW BY THE CONSULTANT.
   d) ENSURE FABRICATOR DRAWINGS SHOWING DESIGNED ASSEMBLIES, COMPONENTS AND CONNECTIONS ARE STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

contact ENGINEERING

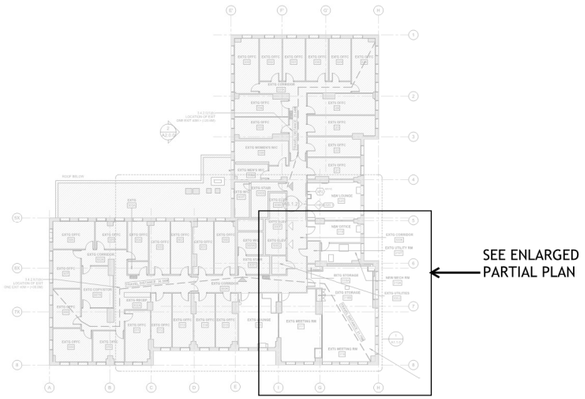
LICENSED PROFESSIONAL ENGINEER
T.A. JOYCE
PROVINCE OF ONTARIO

MK:	DATE:	DESCRIPTION:
03	2025-06-05	ISSUED FOR TENDER
02	2024-09-23	ISSUED FOR PERMIT
01	2024-05-28	ISSUED FOR PERMIT

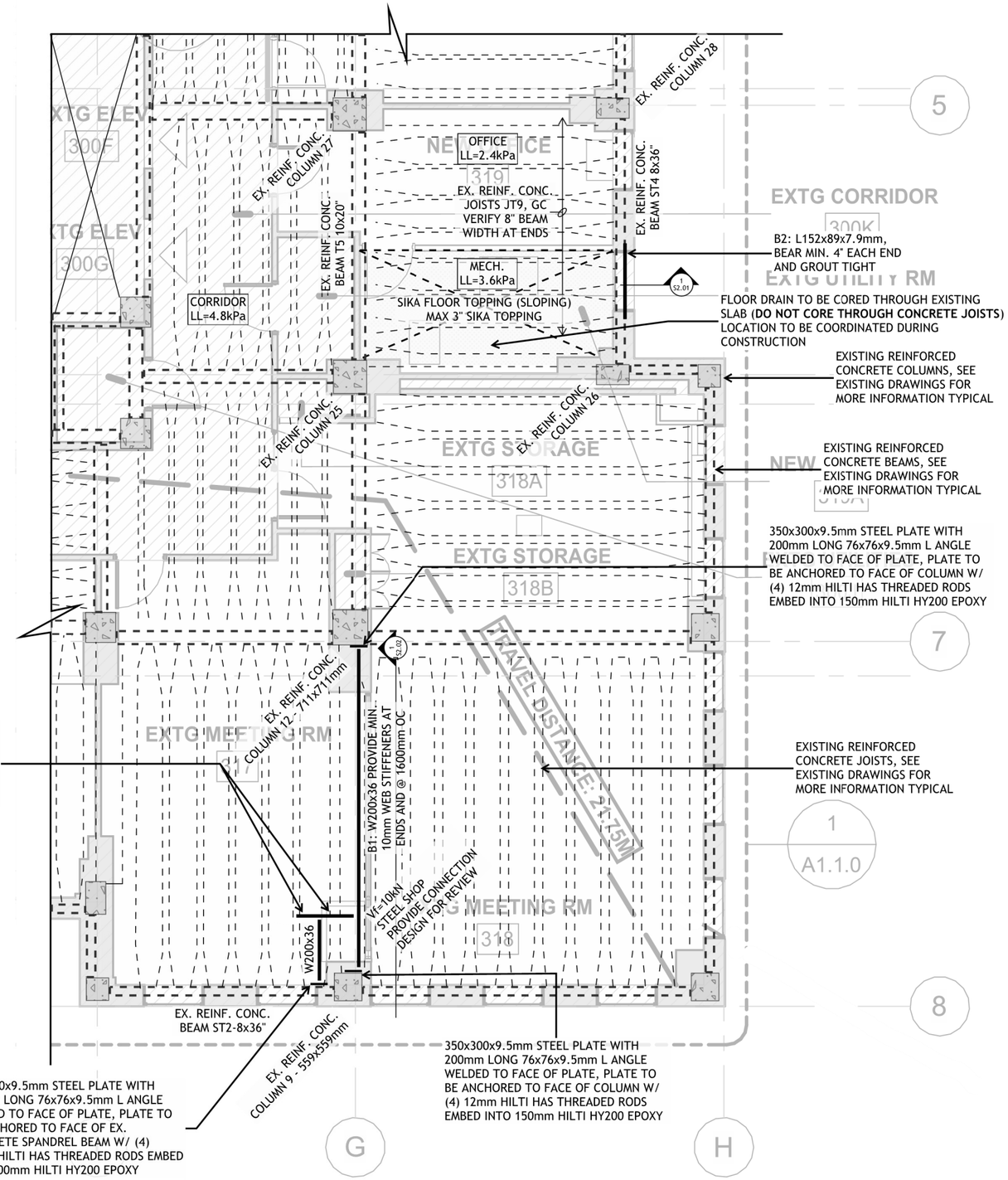
DRAWN BY: RP
CHECKED BY: TJ
DATE: 2024-05-06
SCALE: N/A
PROJECT NUMBER: 24010

PROJECT: U OF T JACKMAN BUILDING REFRESH
SHEET TITLE: GENERAL NOTES

S0.01



KEY PLAN
1:750



W200x36 SECTION BEAM SHEAR-CONNECTED TO BEAM B1 AND SUPPORTED FROM ABOVE BY (2)-12mm HILTI HAS THREADED RODS EMBED INTO 100mm HILTI HY200 EPOXY PER EX. CONCRETE JOIST OFFSET ANCHORS FROM CENTERLINE OF EX. CONCRETE JOIST TO AVOID CLASHING WITH REINFORCING BARS WITHIN JOIST (SCAN FOR REREINFORCING BARS AS REQ.)

THIRD FLOOR FRAMING NOTES

1. LOADS USED IN THE DESIGN:

DEAD, 4.34 kPa (EX. CONCRETE FLOOR + ASSUMED 0.20kPa EX. FLOOR FINISH + NEW FLOOR FINISH WHERE SHOWN)
LIVE LOAD AS NOTED ON PLAN

2. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT AND SHORING AS REQUIRED THROUGHOUT CONSTRUCTION

3. DO NOT SCALE THE STRUCTURAL DRAWINGS

4. CONTRACTOR TO NOTIFY CONTACT ENGINEERING IF ANY OF THE EXISITNG STRUCTURE VARIES FROM WHAT IS NOTED ON THE DRAWINGS

contact ENGINEERING

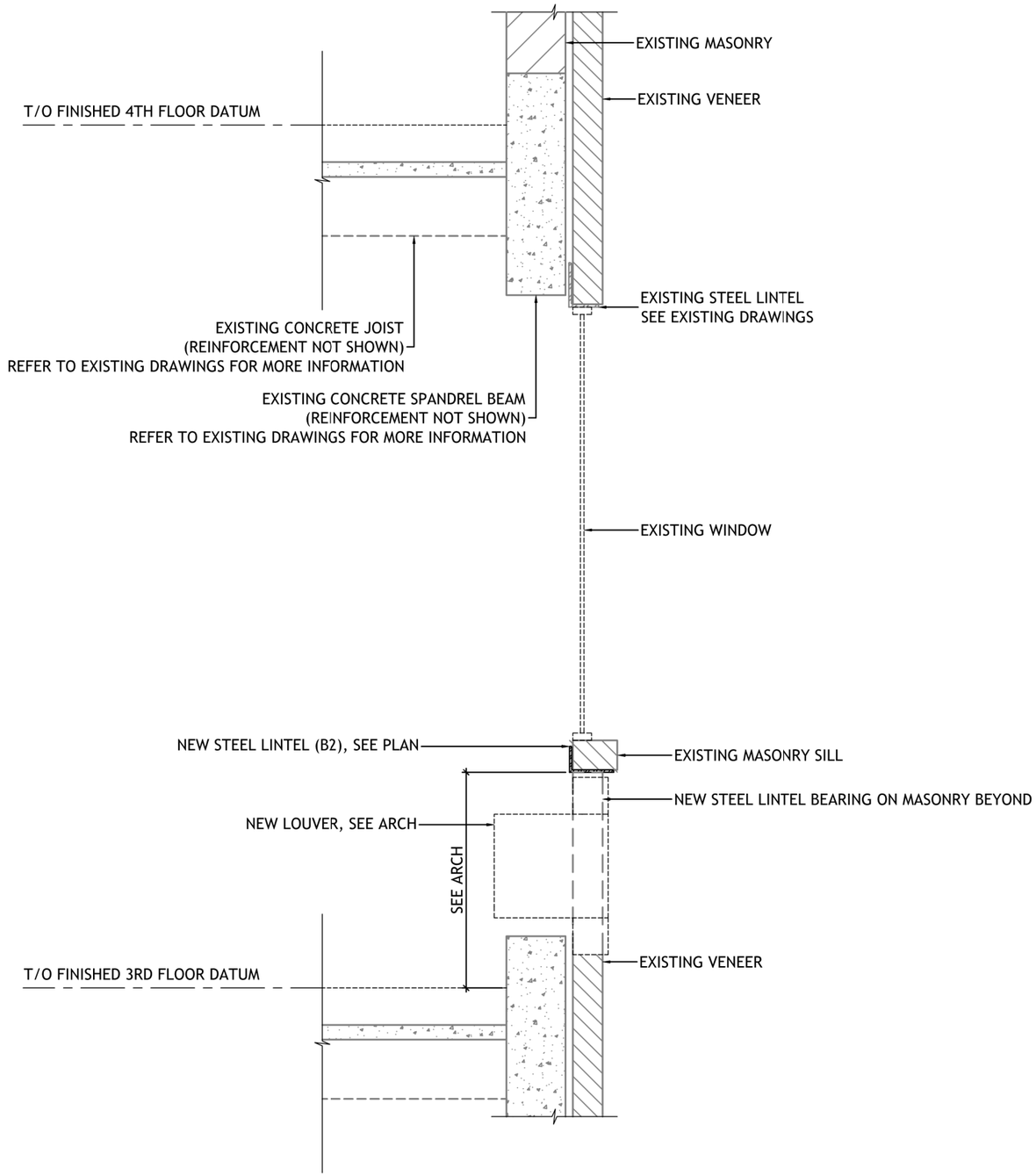
LICENSED PROFESSIONAL ENGINEER
TIM JOYCE
PROVINCE OF ONTARIO

MK:	DATE:	DESCRIPTION:
03	2025-06-05	ISSUED FOR TENDER
02	2024-09-23	ISSUED FOR PERMIT
01	2024-05-28	ISSUED FOR PERMIT

DRAWN BY: RP
DATE: 2024-05-06
CHECKED BY: TJ
SCALE: 1:100 U.N.O.
PROJECT NUMBER: 24010

PROJECT: U OF T JACKMAN BUILDING REFRESH
SHEET TITLE: PARTIAL 3RD FLOOR PLAN SHOWING 3RD FLOOR FRAMING

S1.01



contact ENGINEERING

MK:	DATE:	DESCRIPTION:
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02	2024-09-23	ISSUED FOR PERMIT
01	2024-05-28	ISSUED FOR PERMIT

DRAWN BY: RP

CHECKED BY: TJ

DATE: 2024-05-06

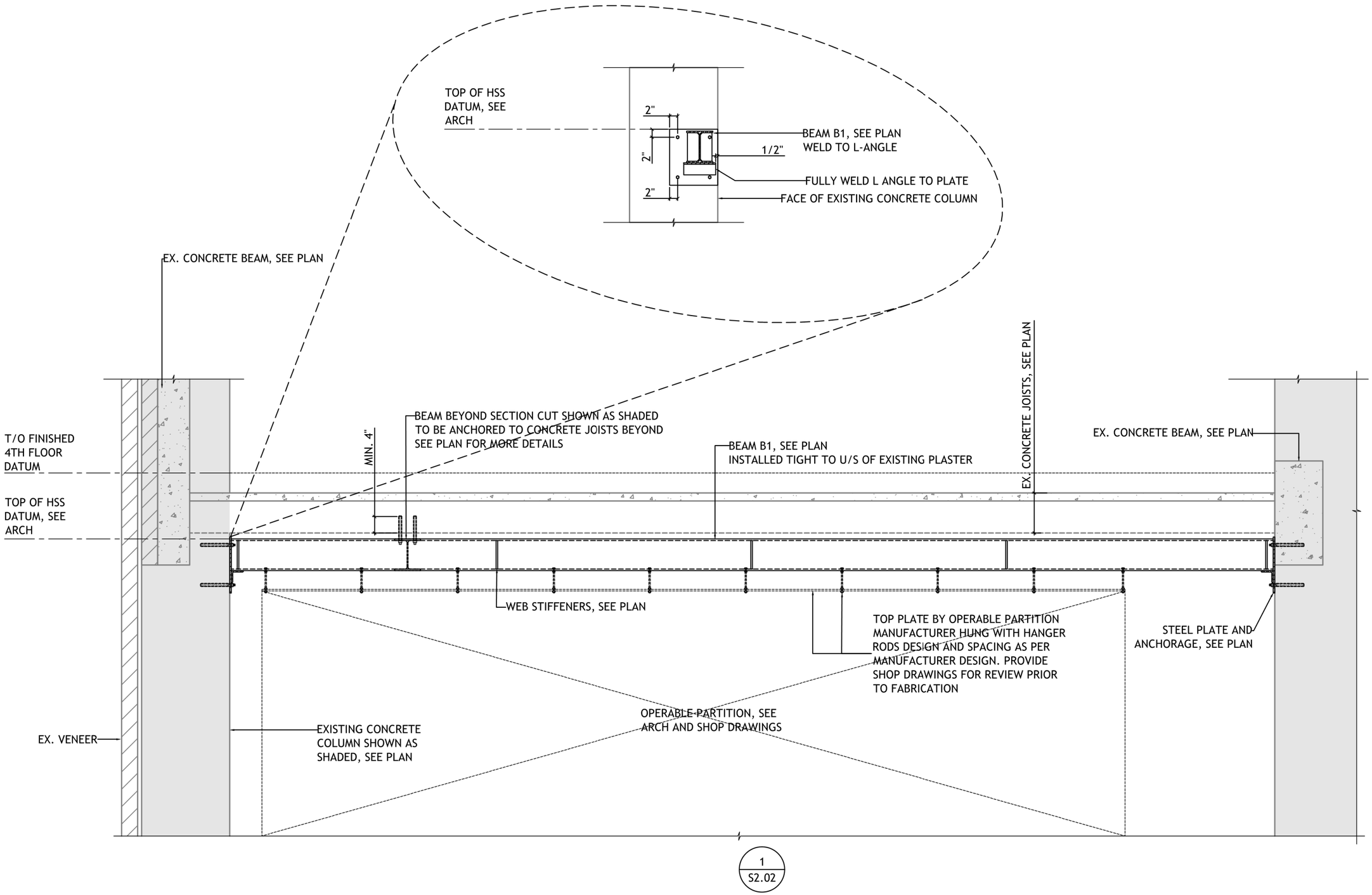
SCALE: 1:16

PROJECT NUMBER: 24010

PROJECT: U OF T JACKMAN BUILDING REFRESH

SHEET TITLE: SECTIONS

S2.01



contact ENGINEERING

MK:	DATE:	DESCRIPTION:
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02	2024-09-23	ISSUED FOR PERMIT
01	2024-05-28	ISSUED FOR PERMIT

DRAWN BY: RP
DATE: 2024-05-06
CHECKED BY: TJ
SCALE: 1:24
PROJECT NUMBER: 24010

PROJECT: U OF T JACKMAN BUILDING REFRESH

SHEET TITLE: SECTIONS

S2.02

UNIVERSITY OF TORONTO

Property Management
255 McCaul Street, 4th Floor, Toronto, M5T 1W7
Telephone: (416) 978-2427 / Fax: (416) 978-3001

March 17, 2025

Attention: Mr. Marcelo Lima Figueiroa

Re: Designated Substances in Building Materials Survey Report [DSSR] and Removal Scope/Procedures/Responsibilities for the Designated Substances Jackman Building Refresh 2nd and 3rd Floor Jackman Humanities Building (Building #128)

Dear Mr. Figueiroa:

Further to your request F&S Hazardous Construction Materials Group (HCMG) is pleased to provide this final report summarizing observations made during the review of available reports, abatement records, bulk sampling records and current investigations/sampling for designated substances in building materials for the purpose of the above mentioned project at the University of Toronto facility Jackman Humanities Building located at 170 St. George Street (Building #128).

Ontario Regulation 490/09 - Designated Substances (O. Reg. 490/09), made under the Occupational Health and Safety Act outlines required steps to control exposure of workers to designated substances. Under O. Reg. 490/09 there are eleven (11) designated substances, acrylonitrile, arsenic, asbestos, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica and vinyl chloride. This regulation applies to every employer and worker at a workplace where the designated substances are present, produced, processed, used, handled or stored and at which a worker is likely to be exposed to the designated substance. This assessment, issued for the above-mentioned project satisfies the Owner's requirements under Section 30 of the Ontario Occupational Health and Safety Act (OHSA), Revised Statues of Ontario 1990, as amended.

This report is an assessment of designated substances for Rooms 206, 200K, 222, 236, 316, 317, 318, 319, and 320 [current project locations] in specific and for the remaining areas of the building in general.

In the event the General Contractor observes any suspect asbestos-containing material, which is not included in the sections below, the work shall be immediately stopped and the Project Manager be contacted for arranging further investigation and abatement.

Please Note: This report also details out:

1. **The scope for removal/disposal of designated substances for this project that will be done by the General Contractor.**
2. **The scope for removal/disposal of designated substances for this project that will be done by the University of Toronto Project Manager through their own forces under a separate contract.**

Quality control inspections for designated substances disturbance/removal will be performed by designated external consultant and the University of Toronto staff throughout the project. Any contamination of surround areas indicated by visual inspection or air monitoring will require complete clean-up of the affected areas, by the General Contractor, without any extra cost to the University of Toronto.

FINDINGS AND RECOMMENDATIONS

Based on a review of available reports, abatement records, bulk sampling records and current investigations for the purpose of above mentioned project the following are our findings and recommendations.

ASBESTOS

For removal or disturbances of asbestos-containing materials, all procedures as defined in Ontario Regulation 278/05 and the University of Toronto Asbestos Management Program, available at https://ehs.utoronto.ca/resources/policies-and-procedures/ shall be followed. In case of conflict the more stringent procedures shall apply.

Removal of asbestos-containing materials must be conducted by a qualified abatement contractor and all appropriate procedures as detailed in this report and applicable regulations shall be followed.

Representative bulk samples of building materials suspected to contain asbestos were collected following the asbestos bulk sampling procedures prescribed in Code for the Determination of Asbestos by Bulk Samples, dated the 23rd of August, 1985 and issued by the Ministry of Labour in O. Reg. 278/05. Any material that contains 0.5 per cent (%) or more asbestos by dry weight is considered to contain asbestos.

A total of nine (9) bulk samples of suspect asbestos-containing building materials were collected during the current investigations. All bulk samples were submitted to EMC Scientific Inc. of Mississauga, Ontario, an independent analytical laboratory, for analysis of asbestos type and concentration by Polarized Light Microscopy (PLM) with dispersion staining. A summary of sample results collected during current investigations is presented in Table 1. A copy of laboratory analytical report is presented at Appendix A.

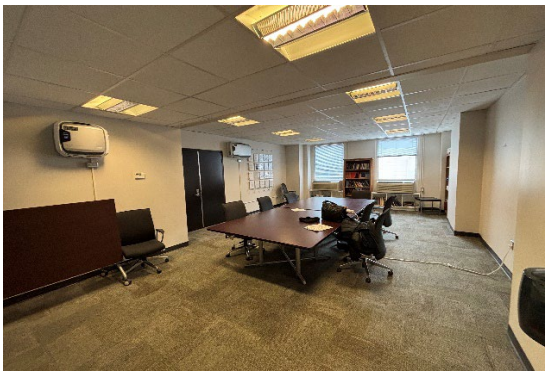
Table 1
Asbestos Bulk Sampling Results Summary

Sample #	Location	Material	Sample Results
128-180225-1A	Room 317	Floor mastic (under carpet) a) Colorless mastic b) White, cementitious	 None Detected None Detected
128-180225-1B	Room 317	Floor mastic (under carpet) a) Colorless mastic b) White, cementitious	 None Detected None Detected
128-180225-1C	Room 317	Floor mastic (under carpet) a) Colorless mastic b) White, cementitious	 None Detected None Detected
128-180225-2A	Room 317	Window caulking	Chrysotile 1%
128-180225-2B	Room 318	Window caulking	Not Analyzed
128-180225-2C	Room 318	Window caulking	Not Analyzed
128-180225-3A	Room 318	Floor mastic (under carpet)	None Detected
128-180225-3B	Room 319	Floor mastic (under carpet)	None Detected
128-180225-3C	Room 320	Floor mastic (under carpet)	None Detected

Flooring Materials

Based on laboratory analytical results of bulk samples of homogeneous flooring materials obtained in the past and abatement projects, all vinyl flooring present in Hallway 200K, Room 236 and 316 can be considered not to contain asbestos.

No vinyl flooring is present under the carpets in Room 206, 316, 317, 318, 319 and 320. The floor adhesive/mastics under the carpets at these locations do not contain asbestos. Please refer to the summary of sample results presented in Table 1 above and a copy of laboratory analytical results attached at Appendix A.



Floor finishes in other areas of the building consist of both asbestos-containing (Chrysotile) and non-asbestos materials. All vinyl floor finishes (non-friable), adhesive mastics/levelling compounds (non-friable) and vinyl sheet flooring backing paper (friable) in areas the building, that are not part of the current project, shall be considered to contain asbestos unless proven otherwise through confirmatory sampling or a review of available records.

Asbestos-containing flooring, adhesive mastic and backing paper are suspected to be present under non-asbestos flooring (carpet, vinyl sheet, wood and non-asbestos floor tiles, etc.).

No removal or disturbance of asbestos-containing vinyl flooring, adhesive mastic and backing paper shall proceed without following appropriate asbestos procedures as listed below:

- It is our understanding that the current scope of work does not require removal of any asbestos-containing vinyl flooring and adhesive materials in this building. However, if the scope changes, the General Contractor shall identify on site all such locations. The University of Toronto Project Manager will schedule abatement through own forces under a separate contract.
- Under the University of Toronto Asbestos Management Program, the design or work should not include installing rigid flooring over existing asbestos-containing vinyl floor tiles or sheeting.

Window Caulking

The laboratory analytical results of bulk samples of window caulking within the current project locations, collected during the current investigation, identify the material to contain non-friable asbestos (Chrysotile). Please refer to summary of sample results presented in Table 1 above and a copy of laboratory analytical results attached at Appendix A.

All window/door caulking present in other areas of the building shall also be assumed to contain asbestos unless proven otherwise through confirmatory sampling.

No removal or disturbance of asbestos-containing window and door caulking shall proceed without following appropriate asbestos procedures as listed below:

- Removal of asbestos-containing window caulking shall proceed with caution. Removal of window caulking is included in the General Contractor's scope of work. Type 1 asbestos procedures shall be followed for removal/repair of window caulking provided only non-powered tools are used. If the work is done by means of power tools, asbestos Type 2 procedures shall be followed. Dispose of the removed materials as asbestos waste.

Sprayed Fireproofing

No sprayed fireproofing is present in this building.

Thermal Mechanical Insulation

No thermal mechanical insulation was observed at accessible areas of the current project locations.

Friable asbestos-containing (Chrysotile) thermal mechanical insulation is confirmed to be present on mechanical systems, including, but not limited to, heating and plumbing pipe, straights, valves, tees, elbows and fittings at various other locations throughout the building. Thermal mechanical insulation on air handling units, ductwork, pumps, tanks, boilers etc. in the building is suspected to contain asbestos throughout this building.

Friable asbestos-containing thermal insulation may exist in presently inaccessible and hidden wall/ceiling/floor penetrations and cavities. Any insulating material discovered in such locations shall be assumed to contain asbestos unless proven otherwise through confirmatory sampling.

No removal or disturbance of asbestos-containing thermal mechanical insulation shall proceed without following appropriate asbestos procedures.

- It is our understanding that the current project scope of work does not involve the removal or disturbance of any asbestos-containing piping systems or mechanical equipment insulation. However, if the scope changes, the General Contractor shall identify/mark on site all such insulation. The University of Toronto Project Manager will schedule removal of identified materials through own forces under a separate contract.

Plaster

Based on laboratory analytical results of bulk samples of this homogeneous material obtained from the building in the past, all plaster finishes on walls and ceilings in this building can be considered not to contain asbestos.

Drywall Joint Compound

Gypsum wallboard or drywall finishes with asbestos-containing drywall joint compounds are only present in Room 424 of this building. Drywall joint compound applications on gypsum wallboards and drywall finishes in remaining areas of the building can be considered not to contain asbestos based on laboratory analytical results of samples of this homogeneous material obtained in the past.

Ceiling Tiles

Based on laboratory analytical results of bulk samples of this homogeneous material obtained in the past, all lay-in ceiling tiles present in this building can be considered not to contain asbestos.

Stick-on ceiling tiles were not observed within the current project locations.

Based on laboratory analytical results of bulk samples of this homogeneous material obtained in the past, all stick-on ceiling tiles present in this building can be considered not to contain asbestos. However, no sampling records are available for the glue that holds stick-on ceiling tiles in place. Any adhesive glue if discovered above the stick-on tiles should be considered to contain asbestos unless proven otherwise through confirmatory sampling.

No removal or disturbance of asbestos-containing glue shall proceed without following appropriate asbestos procedures.

- It is our understanding that the current project scope of work does not involve removal or disturbance of any stick-on ceiling tile and the adhesive glue from any area of this building. However, if the scope changes, the General Contractor and their sub-contractors shall exercise caution and work shall immediately be stopped in the event of discovery of adhesive glue under the ceiling tiles and matter reported to the University of Toronto Project Manager. The University of Toronto Project Manager will schedule removal of identified tiles and adhesive mastic through own forces under a separate contract.

Texture Coat/Stucco Finishes

No texture coat/stucco finishes are present within the current project locations.

Based on laboratory analytical results of samples of this material obtained in past and sporadic locations with texture finishes present in the basement level of this building, all texture coat/stucco finishes within the basement level of this building can be considered not to contain asbestos.

Block Masonry Sealant

Based on visual assessment no visible masonry is observed in accessible areas of this building.

Manufactured Asbestos Cement Products

No asbestos-containing cement products (Transite) are present in accessible locations of this building.

Other

No other building materials suspected to contain asbestos were observed within the current project locations.

Asbestos-containing materials listed below may be present in hidden or inaccessible locations within the current project locations and other areas of this building:

• Fire stop material	• Window/door caulking	• Window glazing putty	• Gaskets in piping systems
• Gaskets/internal liners in mechanical and electrical equipment	• Electrical wiring jacket	• Electrical panel backing	• Transite in HV cable trench
• Transite drain pipes	• Fire rated door liners		

Investigation including sampling and analysis is recommended in the event of discovery of such materials for determination of presence/absence of asbestos. Appropriate asbestos removal procedures shall be implemented if the material is identified as asbestos-containing.

No removal or disturbance of asbestos-containing materials shall proceed without following appropriate asbestos procedures.

It is our understanding that the current project scope of work does not involve removal or disturbance of these materials, however if the scope changes, no removal or disturbance of asbestos-containing materials shall proceed without following appropriate asbestos procedures.

LEAD

A summary of bulk sample results of paint finishes predominantly present in the current project locations, collected during this investigation, is presented in Table 2 below. Copies of laboratory analytical reports are attached at Appendix A.

Table 2
Lead in Paint Sample Results Summary

Sample #	Location	Material	Test Results	Classification
128-180225-L1	Room 317	Cream Wall Paint	2350 µg/g	LCM

LCM: Lead-Containing Material (≥0.1% or 1000 µg/g or 1000PPM Lead Content); LLLP: Low Level Lead Paint (<0.1% or 1000 µg/g or 1000PPM Lead Content).

Laboratory analytical results for lead content in cream paint finishes present on walls within current project locations, identify the paint as Lead Containing (≥0.1% or 1000 µg/g or 1000PPM Lead Content).

All remaining paint finishes on walls, structural components, windows, doors, bulkheads, baseboards, floors, ceilings, piping systems, ductwork and other mechanical and all other surfaces within the current project locations and other areas of the building shall also be assumed to contain lead any concentration).

There is no regulatory limit currently in Ontario that determines what amount of lead in paint constitutes the paint to be considered "lead based paint". The Environmental Abatement Council of Canada (EACC) – Lead Guideline For Construction, Renovation, Maintenance or Repair (2014) recommends that a content of 0.1% (i.e. 1000 µg/g or 1000 mg/kg or 1000 ppm lead) is considered a "de minims" or "virtually safe" level of lead in paint or surface coatings, provided that aggressive disturbance or heating does not occur.

The above lead-based paint standards are the generally accepted threshold for defining a "lead-based paint". These levels are used as action levels where special precautions are typically implemented to contain debris created during construction or renovation activities and to protect workers from exposure during these activities.

Work listed below involving lead paint (any concentration) is included in the General Contractor's scope of work.

- Work of removal and disposal of all loose, bubbling and peeling paint finishes, within the current project locations.
- Work involving sanding, grinding or any other disturbance or removal of lead-based materials or surfaces applied with lead paint (any-concentration).

The classification, general measures and procedures (or Type of operations) required for removal or disturbance of lead paint, lead painted materials and lead based materials shall depend on the type of work to be conducted, the procedures adopted and the limit of lead in paint accepted by the General Contractor and their sub-contractors.

For removal or disturbance of lead paint, lead painted materials and lead based materials, the General Contractor and their sub-contractors work procedures and training requirements as identified in Ontario Ministry of Labour, Immigration, Training and Skills Development Guidelines for Lead on Construction Projects, available at https://www.labour.gov.on.ca/english/hs/pubs/lead/ and the University of Toronto Standard Operating Procedures for the Control of Lead During Building Maintenance and Construction Activities, available at https://ehs.utoronto.ca/resources/policies-and-procedures/ . In case of conflict the more stringent procedures shall apply.

Lead-containing wastes should be recycled if practicable or handled and disposed of according to Ontario Regulation 347.

Lead shall also prudently presumed to be present in the following materials:

- As a component of the solder on joints between copper pipe and fittings.
- As a component of the solder on the wire connections of electric components.
- As a component of wool present as caulking in bell fittings at cast iron drains.
- As a component of glazing on spectra glaze blocks and ceramic tiles.
- As a component of lead-acid batteries in emergency lights.
- As lead sheeting.
- As pigmented mortar.
- As lead piping.

MERCURY

Elemental mercury may be present in the electro-thermal switching devices and may be present in trace amount as vapours in metal halide bulbs, fluorescent light tubes and incandescent mercury bulbs in the interior of the building. It is recommended that at the time of their disposal, all mercury vapour bulbs may be recycled and possibly reused by qualified personnel or may be disposed of according to applicable regulations.

SILICA

Silica-containing materials are present within the current project locations and in other areas throughout the building. Crystalline silica is the primary component of many building materials such as concrete, concrete block, cement, mortar, drywall etc. Silica has also been found as a filler material in insulation. Exposure to airborne crystalline silica can occur when these building materials are disturbed or turned into powder (particularly grinding, drilling or cutting operations and during major demolition).

Work of disturbance/removal/drilling into silica-containing materials is included in the General Contractor's scope of work. For any work involving disturbance or removal of silica containing materials, the General Contractor and their subcontractors shall follow work procedures and training requirements in The Ontario Ministry of Labour Guideline "Silica on Construction Projects" available at https://www.labour.gov.on.ca/english/hs/pubs/silica/and The University of Toronto "Crystalline Silica Procedures" available at https://ehs.utoronto.ca/resources/policies-and-procedures/ . In case of conflict the more stringent procedures shall apply.

The classification, general measures and procedures (or Type of operations) required shall depend on the type of work to be conducted and the procedures adopted by the contractor. The following section outlines the classification of silica containing materials disturbance based on the guideline and procedures referred above.

Type 1 Operations

- Drilling of holes in concrete or rock that is not part of a tunneling operation or road construction.
- Any other operation at a project that requires the handling of silica-containing material in a way that may result in a worker being exposed to airborne silica.
- Entry into a dry mortar removal or abrasive blasting area while airborne dust is visible for less than 15 minutes for inspection and/or sampling.

Type 2 Operations

- Removal of silica containing refractory materials with a jackhammer.
- The drilling of holes in concrete or rock that is part of a tunneling or road construction.
- The use of a power tool to cut, grind, or polish concrete, masonry, terrazzo or refractory materials.
- The use of a power tool to remove silica containing materials.
- Tuckpoint and surface grinding.
- Dry mortar removal with an electric or pneumatic cutting device.
- Dry method dust cleanup from abrasive blasting operations.
- Entry into area where abrasive blasting is being carried out for more than 15 minutes.

Type 3 Operations

- Abrasive blasting with an abrasive that contains ≥1 per cent silica.
- Abrasive blasting of a material that contains ≥ 1 per cent silica.

OTHER DESIGNATED SUBSTANCES - Acrylonitrile, Arsenic, Benzene, Coke Oven Emissions, Ethylene Oxide, Isocyanates and Vinyl Chloride

The building is not and was not used for any process or manufacturing and no above ground or underground fuel storage tanks are present in this building, therefore none of the other Designated Substances listed above are suspected to be present.

CONCLUSIONS

The conclusions provided below are based on available reports, bulk sampling records and current investigation/sampling for designated substances in accessible building materials for the JHB English Seminar Room 616 Refresh Project at the University of Toronto facility, Jackman Humanities Building (Building# 128) located at 170 St. George Street, Toronto.

- Designated Substance, asbestos is not present at accessible areas of the current project locations.
- Designated Substance, asbestos is suspected to be present within the current project locations in areas that are inaccessible or concealed.
- Designated Substances [Lead (any concentration), Silica and Mercury] are present within the current project locations.
- Designated Substances [Asbestos, Lead (any concentration), Silica and Mercury] are present in various other locations of the building.

NOTE: If additional materials not covered in this report are discovered during the project activities and suspected of containing designated substances, all work that may disturb the material shall be stopped and an investigation (i.e., sampling and analysis) undertaken to determine the presence of any designated substances.

TRAINING

Any worker who may inadvertently come into contact with any asbestos-containing materials in the course of their work for the current project must have at a minimum Asbestos Awareness Training as outlined in the University of Toronto, Asbestos Management Program, available at https://ehs.utoronto.ca/resources/policies-and-procedures/.

Workers performing any asbestos work will require appropriate training, including respirator fit testing, as identified in Ontario Regulation 278/05 and the University of Toronto Asbestos Management Program, available at https://ehs.utoronto.ca/resources/policies-and-procedures/. In case of conflict the more stringent procedures shall apply.

Workers performing removal or disturbance of surfaces applied with lead based paint and lead-containing materials shall have appropriate training, including respirator fit testing, as identified in Ontario Ministry of Labour, Immigration, Training and Skills Development Guidelines for Lead on Construction Projects, available at https://www.labour.gov.on.ca/english/hs/pubs/lead/ and the University of Toronto Lead Management Program/Standard Operating Procedures for the Control of Lead During Building Maintenance and Construction Activities, available at https://ehs.utoronto.ca/resources/policies-and-procedures/ . In case of conflict the more stringent procedures shall apply.

Workers performing removal or disturbance of silica-containing materials shall have appropriate training, including respirator fit testing, as identified in Ontario Ministry of Labour Guideline "Silica on Construction Projects" available at https://www.labour.gov.on.ca/english/hs/pubs/silica/and The

University of Toronto "Crystalline Silica Procedures" available at https://ehs.utoronto.ca/resources/policies-and-procedures/. In case of conflict the more stringent procedures shall apply.

Work will only be allowed once the training certificates of workers working inside asbestos enclosures are verified by the consultants and/or the University of Toronto designated staff.

CLOSURE

The conclusions presented in this report represent the best technical judgment based on the data obtained from the previous asbestos survey reports and survey of the planned renovation areas during this current investigation. The conclusions are based on the site conditions at the time the survey was performed at the specific testing and/or sampling locations and can only be extrapolated to an undefined limited area around these locations.

Information provided in this report is intended for the subject project in compliance to the requirements under Section 30 of the Ontario Occupational Health and Safety Act (OHSA), Revised Statues of Ontario 1990, as amended. Any use by a third party of this report or any reliance by a third party on or decisions made by a third party based on the findings described in this report, is the sole responsibility of such third parties. The University of Toronto F&S Hazardous Construction Materials Group accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If any conditions become apparent that differ significantly from our understanding of conditions as presented in this report, we request that we be notified immediately to reassess the conclusions provided herein.

Sincerely,

Prepared By:

Faiq Amir
Inspector (C.Tech-Environmental)
Hazardous Construction Materials Group
University of Toronto
F&S Property Management
Phone: 416-895-3162
faiq.amir@utoronto.ca

Reviewed By:

Irfan Miraj, P.Eng. M.H.Sc.
Manager
Hazardous Construction Materials Group
University of Toronto
F&S Property Management
Phone: 416-791-8880
irfan.miraj@utoronto.ca

UNIVERSITY OF TORONTO

Property Management
255 McCaul Street, 4th Floor, Toronto, M5T 1W7
Telephone: (416) 978-2427 / Fax: (416) 978-3001

APPENDIX A

Copy of Laboratory Analytical Results

emcscientific INCORPORATED

Laboratory Analysis Report

To:

Faiq Amir
University of Toronto
Environmental Health & Safety
215 Huron Street, 7th Floor
Toronto, Ontario
M5S 1A1

EMC LAB REPORT NUMBER: A115578
Project Name: 128 – Jackman Humanities Building
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Feb 20/25 **Date Analyzed:** Feb 28/25
Analyst: Jayoda Perera
Reviewed By: Malgorzata Sybydło

Project No: 1789649
Number of Samples: 9
Date Reported: Feb 28/25

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
128-180225-1A	A115578-1	Room 317/ floor mastic (under carpet)	2 Phases: a) Colourless, mastic b) White, cementitious material	 **ND** **ND**			 100 100
128-180225-1B	A115578-2	Room 317/ floor mastic (under carpet)	2 Phases: a) Colourless, mastic b) White, cementitious material	 **ND** **ND**			 100 100
128-180225-1C	A115578-3	Room 317/ floor mastic (under carpet)	2 Phases: a) Colourless, mastic b) White, cementitious material	 **ND** **ND**			 100 100
128-180225-2A	A115578-4	Room 317/ window caulking	Brown, caulking	**Chrysotile**	**1**		99
128-180225-2B	A115578-5	Room 318/ window caulking	NA	**NA**			
128-180225-2C	A115578-6	Room 318/ window caulking	NA	**NA**			
128-180225-3A	A115578-7	Room 318/ floor mastic (under carpet)	Grey, mastic	**ND**			100
128-180225-3B	A115578-8	Room 319/ floor mastic (under carpet)	Yellow, mastic	**ND**			100
128-180225-3C	A115578-9	Room 320/ floor mastic (under carpet)	Yellow, mastic	**ND**			100

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.

A115578

UNIVERSITY OF TORONTO

REQUEST FOR ANALYSIS

Ship To: EMC Scientific Inc.
Sample Reception
5800 Ambler Drive, Suite 100, Mississauga, ON
L4W4J4 Ph: 905.629.9247 Fax: 905.629.2607

Shipped From:
Environmental Health & Safety, 7th Floor
215 Huron Street Toronto, Ontario M5S 1A1

Samples Collected By: Faiq Amir

Project, S.O. #: 1789649

Building Name: 128 - Jackman Humanities Building

PLM Bulk xx
TEM Bulk
Bulk Mould
PCM Air
Other

Sample Number	Date Sampled	Sample Location	Sample Description	Analysis Turnaround Time: Regular	Analysis Turnaround Time: 24 Hours	
128-180225-1A	18-Feb-25	Room 317	Floor mastic (under carpet)	X		1
128-180225-1B	18-Feb-25	Room 317	Floor mastic (under carpet)	X		2
128-180225-1C	18-Feb-25	Room 317	Floor mastic (under carpet)	X		3
128-180225-2A	18-Feb-25	Room 317	Window caulking	X		4
128-180225-2B	18-Feb-25	Room 318	Window caulking	X		5
128-180225-2C	18-Feb-25	Room 318	Window caulking	X		6
128-180225-3A	18-Feb-25	Room 318	Floor mastic (under carpet)	X		7
128-180225-3B	18-Feb-25	Room 319	Floor mastic (under carpet)	X		8
128-180225-3C	18-Feb-25	Room 320	Floor mastic (under carpet)	X		9

	Print Name	Signature	Date
Relinquished By:	Faiq Amir		18-Feb-25
Received By:	Amy Bradford	Amy B	20 Feb '25
Analyzed By:	Jayoda Perera		AM FEB 20/25 1:40
			Feb 28/25

Comments: Stop further analysis for each alpha numerical set once asbestos is identified by PLM method. e-mail results to: yangting.shek@utoronto.ca
With CC to:
ehs.office@utoronto.ca
irfan.miraj@utoronto.ca
faiq.amir@utoronto.ca

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

CLIENT NAME: **UNIVERSITY OF TORONTO**
255 MCCAUL ST 4TH FLOOR
TORONTO, ON M5T1W7
(416) 946-0101

ATTENTION TO: **IRFAN MIRAJ**

PROJECT:

AGAT WORK ORDER: **25T249072**

OCCUPATIONAL HYGIENE REVIEWED BY: **Nivine Basily, Inorganic Team Lead**

DATE REPORTED: **Feb 26, 2025**

PAGES (INCLUDING COVER): **5**

VERSION*: **1**

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.*
- *This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.*
- *For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.*

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

AGAT Laboratories

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 25T249072

PROJECT:

CLIENT NAME: UNIVERSITY OF TORONTO

ATTENTION TO: IRFAN MIRAJ

SAMPLING SITE:

SAMPLED BY:

Lead in Paint

DATE RECEIVED: 2025-02-20 **DATE REPORTED: 2025-02-26**

		SAMPLE DESCRIPTION:		**128-180225-L1**
		SAMPLE TYPE:		**Paint**
		DATE SAMPLED:		**2025-02-18**
Parameter	**Unit**	**G / S**	**RDL**	**6532374**
Lead	µg/g		10	2350

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Quality Assurance

CLIENT NAME: UNIVERSITY OF TORONTO

AGAT WORK ORDER: 25T249072

PROJECT:

ATTENTION TO: IRFAN MIRAJ

SAMPLING SITE:

SAMPLED BY:

Occupational Hygiene Analysis

RPT Date: Feb 26, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Lead in Paint															
Lead	6533622		298	298	0.0%	< 10	99%	80%	120%	101%	80%	120%	97%	70%	130%

Certified By:

CHARTERED CHEMIST NIVINE BASILY ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Method Summary

CLIENT NAME: UNIVERSITY OF TORONTO

AGAT WORK ORDER: 25T249072

PROJECT:

ATTENTION TO: IRFAN MIRAJ

SAMPLING SITE:

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Occupational Hygiene Analysis			
Lead	MET-93-6106	modified from EPA SW 846 3050B, 6010C & SM 3120B	ICP/OES

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

www.agatlabs.com · webearth.agatlabs.com

Chain of Custody Record

Ph.: 905.712.5100 · Fax: 905.712.5122 · Toll Free: 800.856.6261

Laboratory Use Only

Arrival Temperature: N/A

AGAT WO #: 25T249072

Lab Temperature:

Notes: 1 bag

Client Information:

Company: UNIVERSITY OF TORONTO 42535-07

Contact: Irfan Miraj

Address: 255 McCaul Street, Level 4
Toronto ON M5T1W7

Phone: 416-946-0101 Fax: 416-978-6650

Project: PO:

AGAT Quotation #: 775960

Please note, if quotation number is not provided, client will be billed full price for analysis.

Regulatory Requirements:

☐ **Regulation 153/09** (reg. 511 Amend.)
Table ____ *Indicate one*
☐ Ind/Com
☐ Res/Park
☐ Agriculture
Soil Texture *(check one)*
☐ Coarse ☐ Fine

☐ **Sewer Use**
Region ____ *Indicate one*
☐ Sanitary
☐ Storm

☐ **Regulation 558**
☐ **CCME**
☐ **Other** *(specify)*
☐ **Prov. Water Quality Objectives (PWQO)**
☐ **None**

Turnaround Time Required (TAT) Required*

Regular TAT

☑ 5 to 7 Working Days

Rush TAT (please provide prior notification)

Rush Surcharges Apply

☐ 3 Working Days
☐ 2 Working Days
☐ 1 Working Day

OR

Date Required (Rush surcharges may apply):

**TAT is exclusive of weekends and statutory holidays*

Invoice To:

Same: Yes ☑ No ☐

Company:

Contact:

Address:

Is this a drinking water sample? (potable water intended for human consumption) ☐ Yes ☐ No

If "Yes", please use the *Drinking Water Chain of Custody Form*

Is this submission for a Record of Site Condition? ☐ Yes ☐ No

Legend Matrix

GW Ground Water **O** Oil
SW Surface Water **P** Paint
SD Sediment **S** Soil

Report Information – reports to be sent to:

1. Name: SO#
   Email: irfan.miraj@utoronto.ca, yangting.shek@utoronto.ca,
2. ~~Name:~~ faiq.amir@utoronto.ca
   Email: ehs.office@utoronto.ca

Sample Identification	Date Sampled	Time Sampled	Sample Matrix	# of Containers	Comments Site/Sample Information	Metals and Inorganics	Metal Scan	Hydride Forming Metals	Client Custom Metals	ORPs: ☐ B-HWS ☐ Cl- ☐ CN- ☐ EC ☐ FOC ☐ Cr+6- ☐ SAR ☐ NO_3/NO_2 ☐ N- Total ☐ Hg ☐ pH	Nutients: ☐ TP ☐ NH_3 ☐ TKN ☐ NO_3 ☐ NO_2 ☐ NO_3/NO_3	VOC: ☐ VOC ☐ THM ☐ BTEX	CCME Fractions 1 to 4	ABNs	PAHs	Chlorophenols	PCBs	Organochlorine Pesticides	TCLP Metals/Inorganics	TCLP:	Sewer Use	LEAD IN PAINT	LEAD IN MORTAR	LEAD IN CERAMIC TILE					
128-180225-L1				Room 317	Cream - Wall paint																	X						

Samples Relinquished by (print name & sign):	Date/Time	Samples Received by (Print name & sign):	Date/Time
Faiq Amir	18-Feb-2025	Amy Bradford	2/20/25
Amy Bradford	2/20/25	Tiffany	Feb 20 1:47pm

Pink Copy – Client
Yellow + Golden Copy – AGAT
White Copy – AGAT

Page 1 of 1

NO:

Document ID: DIV-78-E511.006

Date Issued: July 20, 2011