

OLD RING ROAD

NOTES

1. MAKE GOOD ANY LANDSCAPING / PAVERS DAMAGED AND AFFECTED DURING CONSTRUCTION.
2. PAVING, ALPHALT AND SOD AREA TO RETURN BACK TO ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETED.
3. ALL UNITS SHOULD BE SECURED AT THE END OF WORK EACH DAY, SO NO TRESPASSERS WILL HAVE ACCESS TO THE UNITS.
4. PROVIDE HOARDING PLAN FOR APPROVAL
5. PROVIDE WEEKLY ACCESS TO THE UTSC FACILITIES MANAGEMENT TO MAINTAIN THE LANDSCAPING IN THE AREA ENCLOSED WITH IN HOARDING
6. ERECT HOARDING IN SUCH A WAY TO ACCOMMODATE EASY FUNCTIONING OF LAWN MOWERS AND MAINTENANCE ACTIVITIES
7. HOARDING MAY BE DONE IN PHASES BASED ON THE WORK SCHEDULE AND DISCUSSION WITH UTSC FACILITIES MANAGEMENT

01
A0.02
CONTEXT PLAN
1:300

01	2026-04-22	ISSUED FOR TENDER	AM
NO.	DATE	REVISION NO	BY

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CLIENT:
FACILITIES MANAGEMENT
DEPARTMENT - UNIVERSITY
OF TORONTO SCARBOROUGH
TORONTO ONTARIO, M1C1A4

PROJECT #:
DCM2026-04

PROJECT TITLE:
FIR HALL SOUTH RESIDENCE
TOWNHOUSE RENEWAL

DRAWN BY: BJ
CHECKED BY: AM

DRAWING TITLE:
CONTEXT PLAN

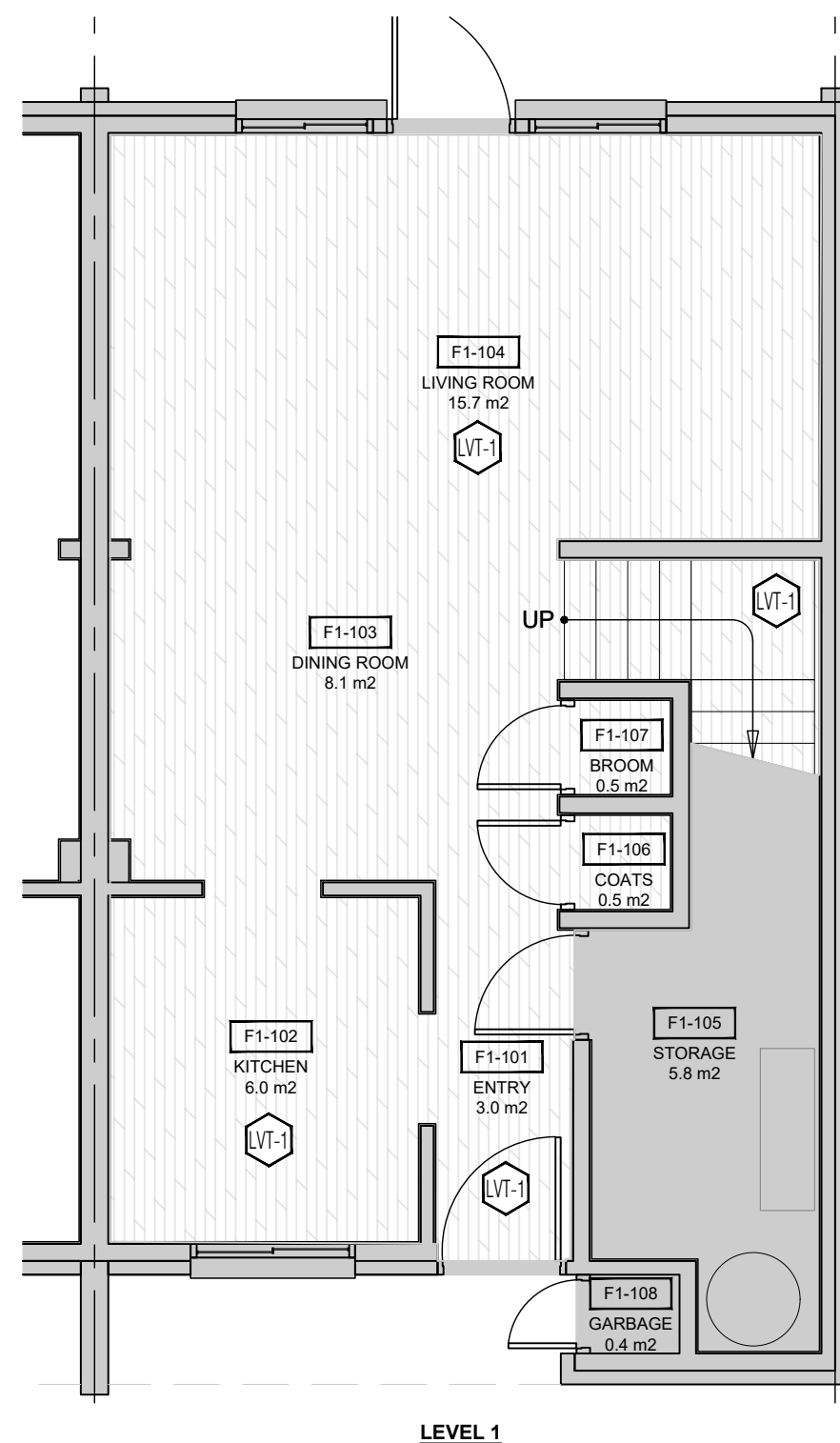
DATE: 2026-04-22
SCALE: AS NOTED
DRAWING No: A0.02

ROOM FINISH SCHEDULE

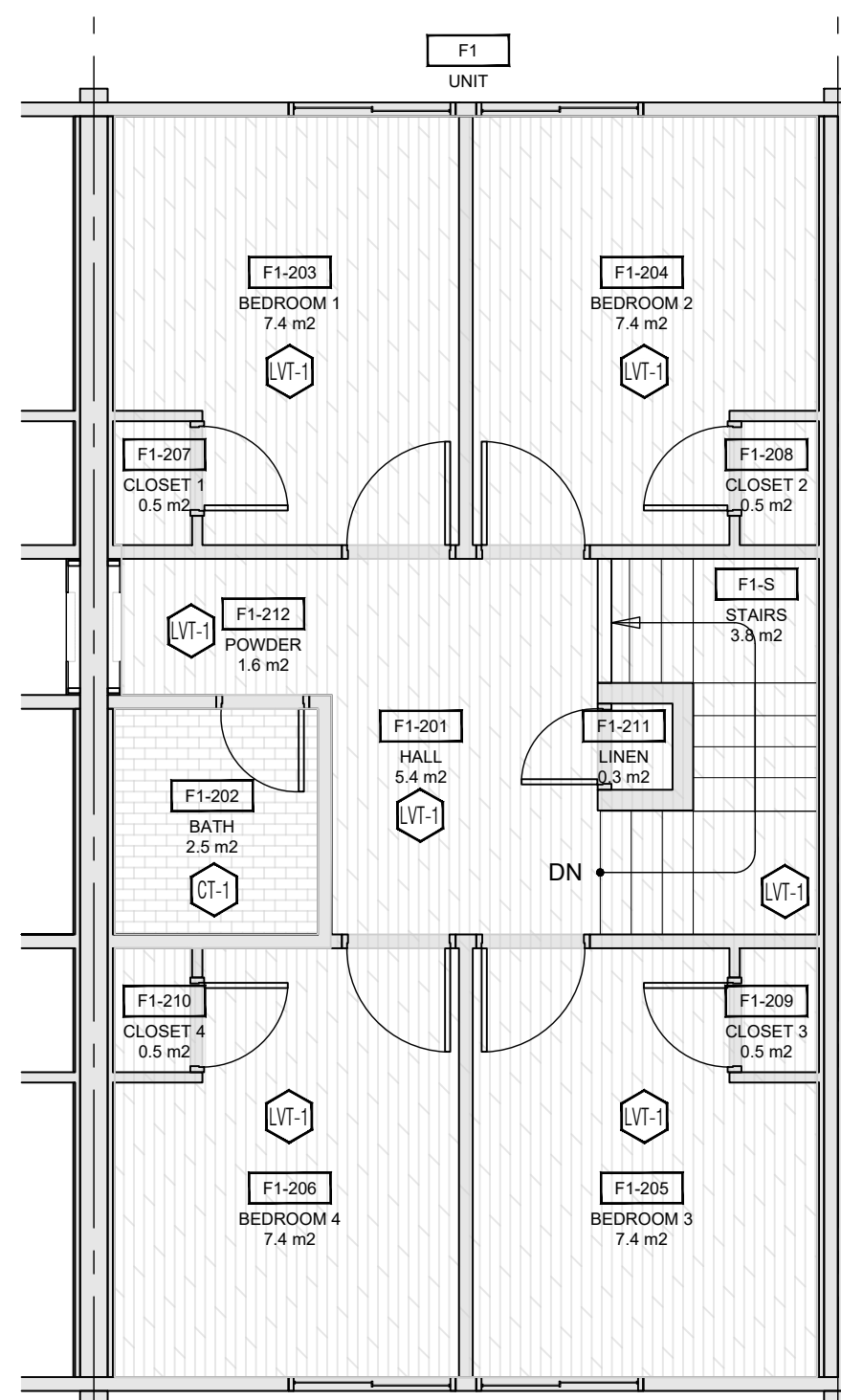
ROOM NUMBER	ROOM NAME	FLOORS				WALLS								CEILING			REMARKS
		FLOOR		BASE		NORTH		EAST		SOUTH		WEST		MATERIAL	FINISH	HEIGHT	
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH				
LEVEL 1																	
F1-101	ENTRY	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	8' - 0"	
F1-102	KITCHEN	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	8' - 0"	
F1-103	DINING ROOM	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	8' - 0"	
F1-104	LIVING ROOM	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	8' - 0"	
F1-105	STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
F1-106	COATS	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	8' - 0"	
F1-107	BROOM	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	8' - 0"	
F1-108	GARBAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LEVEL 2																	
F1-201	HALL	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-202	BATH	PORCELAIN TILE	CT-1	PORCELAIN TILE	CT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-203	BEDROOM 1	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-204	BEDROOM 2	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-205	BEDROOM 3	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-206	BEDROOM 4	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-207	CLOSET 1	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-208	CLOSET 2	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-209	CLOSET 3	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-210	CLOSET 4	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-211	LINEN	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-212	POWDER	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	
F1-S	STAIRS	VINYL TILE	LVT-1	WOOD BOARD	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	7' - 6"	

ROOM FINISH NOTE:

1. PROVIDE AND APPLY CONSISTENT MATERIALS AND FINISHES ACROSS ALL UNITS UNLESS OTHERWISE SPECIFIED.
2. UNIT F1 - KITCHEN: INSTALL CT-2 CERAMIC WALL TILE AT THE KITCHEN BACKSPLASH LOCATION. THIS APPLICATION IS EXCLUSIVE TO UNIT F1; ALL OTHER UNITS SHALL RECEIVE THE STANDARD FINISH AS PER THE FINISH SCHEDULE. FOR PRECISE EXTENT, HEIGHT, AND LAYOUT OF THE CT-2 TILE APPLICATION, REFER TO THE MILLWORK ELEVATIONS AND DETAILS ON SHEET A4.01.



LEVEL 1



LEVEL 2

FIR HALL LEVEL 1 & 2 FLOOR FINISH PLAN - TYP.

01
A0.03 1:75

FINISH AND MATERIAL LEGEND

TYPE	MATERIAL	DESCRIPTION	NOTES
PT-1	WALL AND CEILING PAINT	PAINT GWB WITH ONE[1] BASE COAT OF BENJAMIN MOORE FRESH START HIGH-HIDING ALL PURPOSE PRIMER 046. TWO[2] COATS OF BENJAMIN MOORE CHANTILLY LACE OC-65. KITCHEN AND BATHROOM: SEMI-GLOSS SHEEN. ALL OTHER AREAS: EGGHELL SHEEN.	REFER TO GENERAL FINISH NOTES
PT-2	EXTERIOR DOOR AND FRAME PAINT	SURFACE PREPARATION: BEFORE SANDING, CLEAN SURFACES WITH PROPER CLEANER BY THE METHODS OUTLINED IN SSPC-SP1. SAND SURFACE WITH 100-120 GRIT SAND PAPER. REMOVE ANY LOOSE FLAKING PEELING OLD PAINT. PRIMER APPLICATION: 1. BARE METAL AREAS: 1.1. SPOT PRIME WITH SHERWIN WILLIAMS PRO CRYL PRIMER. 2. OTHER 'OLD PREVIOUSLY COATED' DELAMINATED AREAS 2.1. PAINT FRAMES AND DOORS BOTH SIDES WITH ONE[1] COAT OF SHERWIN WILLIAMS EXTREME BOND BOND PRIMER. TOPCOAT APPLICATION: 1. PAINT FRAMES AND DOORS BOTH SIDES WITH TWO[2] COATS OF SHERWIN WILLIAMS FORTE WATERBORNE URETHANIZED ACRYLIC 1.1. SHEEN: SATIN 1.2. COLOUR: EXTRA WHITE, SW 7006	IF NEEDED, CARRY OUT A 'TEST PATCH' IN THE AREAS WHERE DELAMINATION HAS BEEN OBSERVED TO VERIFY PROPER ADHESION OF THE SPECIFIED PAINT SYSTEM. REFER TO GENERAL FINISH NOTES
LVT-1	VINYL FLOORING	RONA NEWAGE PRODUCTS STONE COMPOSITE VINYL PLANK FLOORING - 9.5mm, MODEL #: 12012 COLOUR: WHITE OAK	REFER TO GENERAL FINISH NOTES
CT-1	PORCELAIN TILE FLOORING	RONA ACKLAND SAROLA 12 x 24 IN. POLISHED PORCELAIN TILE. MODEL #: RON-PT-0033 COLOUR: FROST WHITE	REFER TO GENERAL FINISH NOTES
CT-2	CERAMIC WALL TILE	RONA ACKLAND ZAVRIN 4 X 12 IN. TWILIGHT HAZE GLOSSY CERAMIC WALL TILE. MODEL #: RON-PT-0028 COLOUR: GRAY	REFER TO GENERAL FINISH NOTES
LC-1	LAMINATE COUNTERTOP	HOME DEPOT BELANGER LAMINATES INC, BL DIMENSIONS 72 IN. / 6 FT. LAMINATE COUNTERTOP WITH 2700 FULL-WRAP EDGE AND INTEGRATED BACKSPLASH. MODEL #: 1132249069 COLOUR: NEO CLOUD 6314-43	
PL-1	PLASTIC LAMINATE	3/4" PLYWOOD WITH AGT SUPRAMAT MAT LAQUER SURFACE, SUBLIME COLLECTION. MODEL #: 3012 COLOUR: SNOW WHITE	REFER TO GENERAL FINISH NOTES
ML-1	MALAMINE PANEL	3/4" MELAMINE PANEL. MODEL #: - COLOUR: WHITE	INTERIOR OF CABINETS AND DRAWERS. REFER TO GENERAL FINISH NOTES
SN-1	STAIR NOSING	SHUR-TRIM STAIR NOSE MOULDING IN ALUMINUM 1-3/8 IN. DROP. MODEL #: FA2191HT12 COLOUR: HAMMERED TITANIUM	REFER TO GENERAL FINISH NOTES

GENERAL FINISH NOTES

PAINTING

1. SUBMIT COPIES OF MANUFACTURER'S PRODUCT DATA INDICATING:
 - .1 PERFORMANCE CRITERIA, COMPLIANCE WITH APPROPRIATE REFERENCE STANDARD, CHARACTERISTICS, LIMITATIONS.
 - .2 PRODUCT TRANSPORTATION, STORAGE, HANDLING AND INSTALLATION REQUIREMENTS.
 - .3 SUBMIT LISTING OF MANUFACTURERS PRODUCT TYPES, PRODUCT CODES, AND PRODUCT NAMES, NUMBER OF COATS, AND DRY FILM THICKNESSES, CORRESPONDING TO EACH PAINTING SCHEDULE CODE.
2. SUBMIT THE FOLLOWING SAMPLES:
 - .1 THREE 300 X 150mm DRAW DOWNS OF EACH COLOUR MINIMUM 4 WEEKS BEFORE PAINTS ARE REQUIRED.
 - .2 IDENTIFY EACH SAMPLE WITH CONTRACT NUMBER AND TITLE, COLOUR REFERENCE, SHEEN, DATE, AND NAME OF APPLICATOR.

FINISHING WORK: PERFORM WORK TO MPI REQUIREMENTS FOR PREMIUM GRADE.

APPLY PAINTING SYSTEMS IN ACCORDANCE WITH THE MPI PAINTING SPECIFICATION MANUAL. APPLY EACH PRODUCT TO MANUFACTURER'S RECOMMENDED DRY FILM THICKNESS.

VINYL, CERAMIC & PORCELAIN TILE

1. SUBMIT THE FOLLOWING SAMPLES:
 - .1 TWO FULL SIZE SAMPLES OF EACH TILE. MINIMUM 2 WEEKS BEFORE ORDERING IS REQUIRED.

PLASTIC LAMINATE & MELAMINE PANEL

1. SUBMIT THE FOLLOWING SAMPLES:
 - .1 ONE 200 X 200mm OF EACH COLOUR. MINIMUM 2 WEEKS BEFORE ORDERING IS REQUIRED.



WALL AND CEILING PAINT



VINYL FLOORING



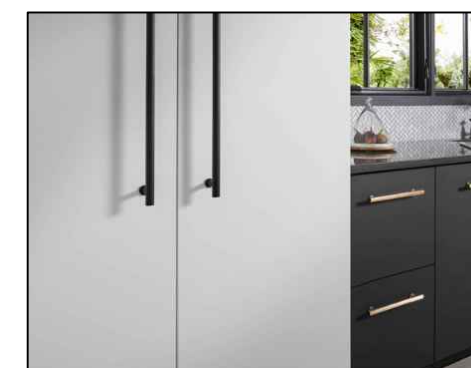
PORCELAIN TILE FLOORING



CERAMIC WALL TILE



LAMINATE COUNTERTOP



PLASTIC LAMINATE

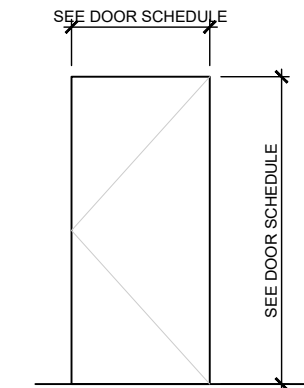


STAIR NOSING

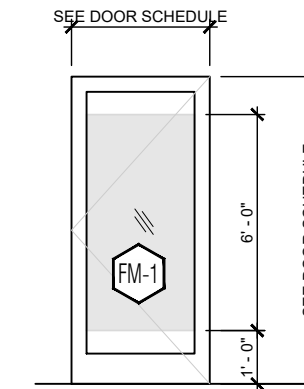
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DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	NEW / EXISTING	DOOR PARAMETERS							FRAME PARAMETERS		HARDWARE AND OPERATING PARAMETERS													FIRE RATING	REMARKS	
			TYPE	THK	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	LOCKSET	HINGE	CYLINDER	DEADBOLT	OPERATOR	CLOSER	EXIT DEVICE	CONCEALED SWEEP	FLOOR STOP	ASTRAGAL	CARD READER	DOOR CONTACT	ELECTRIC STRIKE				
LEVEL 1																											
F1-101	ENTRY	EXISTING	D-1	-	-	-	HM	PT-2	HM	PT-2	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-104	LIVING ROOM	EXISTING	D-2	-	-	-	HM	PT-2	HM	PT-2	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-105	STORAGE	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-106	COATS	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-107	BROOM	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
LEVEL 2																											
F1-202	BATH	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-203	BEDROOM 1	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	REPLACE DOOR HANDLE: DIFIANT NAPLES SATIN NICKEL PASSAGE DOOR LEVER. RETAIN EXISTING DEADBOLT.
F1-204	BEDROOM 2	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-205	BEDROOM 3	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-206	BEDROOM 4	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-207	CLOSET 1	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-208	CLOSET 2	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-209	CLOSET 3	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-210	CLOSET 4	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	
F1-211	LINEN	EXISTING	D-1	-	-	-	WD	PT-1	WD	PT-1	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	-	



D-1
HOLLOW METAL OR SOLID CORE WITH VENEER. REFER TO SCHEDULE.



D-2
HOLLOW METAL W/ GLAZED PANEL INSERT. REFER TO SCHEDULE.



WINDOW FILM
3M CRYSTAL GLASS FINISH FILM, 7725SE-314, DUSTED CRYSTAL OR REVIEWED ALTERNATIVE. THOROUGHLY CLEAN GLAZING WITH SLIP SOLUTION AND REMOVE ANY PAINT, DEBRIS, OR DUST PRIOR TO APPLICATION.

DOOR SCHEDULE GENERAL NOTES:

- ALL ITEMS ON THE HARDWARE LIST ARE TO BE VERIFIED WHERE INDICATED IN THE DOOR OPERATING DETAILS AS COMPATIBLE.
- REINFORCE ALL DOORS AND FRAMES TO ACCEPT SPECIFIED DOOR HARDWARE. REFER TO DOOR & FRAME SCHEDULE FOR HARDWARE AND DEVICE LOCATIONS.

DOOR HARDWARE NOTE:

- REPLACE ALL BEDROOM DOOR HANDLES:
 - DIFIANT NAPLES COLLECTION PASSAGE DOOR LEVER. MODEL #: LYEX203BD6. COLOUR: SATIN NICKEL.

EQUIPMENT SCHEDULE

REFERENCE NUMBER	EQUIPMENT TYPE / FUNCTION	MANUFACTURER / MODEL NUMBER	EXISTING [E] / NEW [N]	SUPPLIER	QUANTITY	WIDTH	LENGTH	HEIGHT	DEPTH	NOTE
1	REFRIGERATOR	-	E	OWNER	11	-	-	-	-	
2	MICROWAVE	SAMSUNG SMART 2.1 CU. FT. OVER-THE-RANGE MICROWAVE, MODEL # ME21DG300SRAC COLOUR: STAINLESS STEEL	N	OWNER	11	29 7/8"	-	17 1/16"	16 1/2"	
3	OVEN RANGE	SAMSUNG 30" 6.3 CU. FT. SMART ELECTRIC FREESTANDING FAN CONVECTION RANGE WITH AIR FRY, MODEL # NE63A6511SS/AC COLOUR: STAINLESS STEEL	N	OWNER	1	29 15/16"	-	47 1/16"	28 11/16"	ONLY FOR UNIT F1
4	SINK	RONA STYLISH 32 IN. x 19 IN. STAINLESS STEEL UNDERMOUNT DOUBLE BOWL WORKSTATION KITCHEN SINK, MODEL # S-601W COLOUR: STAINLESS STEEL	N	CONTRACTOR	11	19"	32"	-	10"	
5	GARBAGE BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
6	RECYCLING BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
7	BATHTUB FITTER	PERMAFIT TUB, WALL AND ACCESSORIES 1. PERMAFIT TUB ARISTOCRAT FRONT WHITE 2. WALL TORINO 7.5 x 11 FT WHITE 3. OVERFLOW & POP-UP STOPPER KIT CHROME 4. VALVE POSITEMP PRESSURE BALANCED MOEN 62320 WHITE 5. TRIM KIT POSITEMP 2.5 GPM TUB SHOWER MOEN CHR CHATEAU TL 183 CHROME	N	OWNER	16					REFER TO CASH ALLOWANCE 1
8	TOILET	-	E	OWNER	11	-	-	-	-	TOILET TO REMAIN
9	TOILET PAPER HOLDER	ULINE DOUBLE ROLL TOILET TISSUE DISPENSER, STAINLESS STEEL	N	CONTRACTOR	11	6"	-	12"	7"	
10	TOWEL BAR	ULINE WINGLTS TOWEL BAR	N	CONTRACTOR	11	-	18"	2"	3"	
11	VANITY	BLISS 36" WALL MOUNT FLOATING BATHROOM VANITY, SKU #BSL30-NW COLOUR: NATURAL WOOD	N	CONTRACTOR	11	36"	-	23.75"	18.5"	
12	VANITY LIGHT	CANARM JONAH LED VANITY, SKU # BL-30B-30-CH-C FINISH: CHROME	N	CONTRACTOR	11	30"	-	2.5"	4.72"	
13	MIRROR	-	N	CONTRACTOR	11	35.5"	-	35.5"	-	
14	ROLLER SHADE (BEDROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 40 IN. X 72 IN. MODEL # HD4PVNLORC40X72OFFWHIT COLOUR: OFF-WHITE	N	CONTRACTOR	44	40"	-	3"	3"	
15	ROLLER SHADE (LIVING ROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 48 IN. X 72 IN. MODEL # HD4PVNLORC48X72OFFWHIT COLOUR: OFF-WHITE	N	CONTRACTOR	22	48"	-	3"	3"	
16	LIGHTING FIXTURE (TYP.)	GALAXY LIGHTING 9" LED SLIMLINE SURFACE MOUNT, 18W, 4000K MODEL # L648240WH COLOUR: WHITE	N	CONTRACTOR	121	9" DIA	-	0.5"	-	

REFERENCE NUMBER	EQUIPMENT TYPE / FUNCTION	MANUFACTURER / MODEL NUMBER	EXISTING [E] / NEW [N]	SUPPLIER	QUANTITY	WIDTH	LENGTH	HEIGHT	DEPTH	NOTE
1	VANITY FAUCET	MOEN ZONI SINGLE HOLE SINGLE-HANDLE BATHROOM SINK FAUCET/TAP, MODEL # 84840 COLOUR: CHROME	N	CONTRACTOR	11	1.5"	-	8.1"	5.75"	
2	VANITY POP-UP DRAIN	MOEN ALL METAL POP-UP DRAIN WITH OVERFLOW, MODEL # M8525 COLOUR: CHROME	N	CONTRACTOR	11	4.6"	-	12.4"	2.5"	
3	KITCHEN SINK FAUCET	MOEN ADLER KITCHEN FAUCET WITH 1-HANDLE AND PULL-DOWN SPOUT, MODEL # 87233SRS COLOUR: STAINLESS STEEL	N	CONTRACTOR	11	-	-	14.6"	-	SPOUT REACH 7.5"

EQUIPMENT SCHEDULE NOTE:

- KITCHEN SINK:**
 - RONA STYLISH 32 IN. x 19 IN. STAINLESS STEEL UNDERMOUNT DOUBLE BOWL WORKSTATION KITCHEN SINK IS SPECIFIED WITH FOLLOWING:
 - MOEN ADLER KITCHEN FAUCET WITH 1-HANDLE AND PULL-DOWN SPOUT, MODEL #: 87233SRS, COLOUR: STAINLESS STEEL
- POWDER VANITY:**
 - BLISS 36" WALL MOUNT VANITY IS SPECIFIED WITH FOLLOWING FIXTURES:
 - MOEN ZONI SINGLE HOLE SINGLE-HANDLE BATHROOM SINK FAUCET/TAP, MODEL #: 84840, COLOUR: CHROME
 - MOEN ALL METAL POP-UP DRAIN WITH OVERFLOW, MODEL #: M8525, COLOUR: CHROME



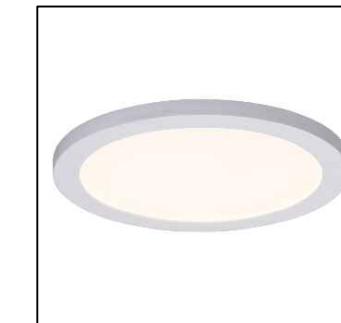
11 VANITY - POP-UP DRAIN



12 VANITY LIGHT



14 & 15 ROLLER SHADE



16 LIGHT FIXTURE (TYP.)



02 MICROWAVE



03 OVEN RANGE



04 KITCHEN SINK



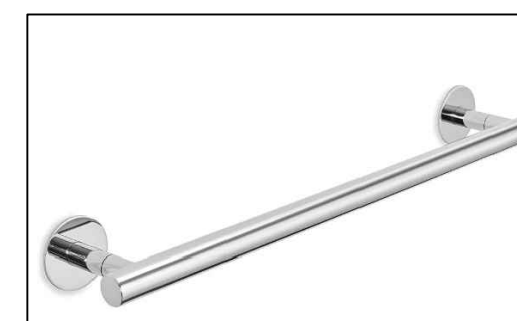
04 KITCHEN SINK FAUCET



05 & 06 GARBAGE & RECYCLING BINS



09 TOILET PAPER HOLDER



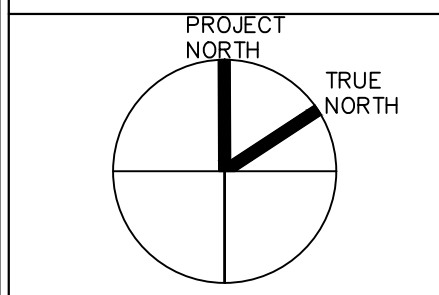
10 TOWEL BAR



11 VANITY

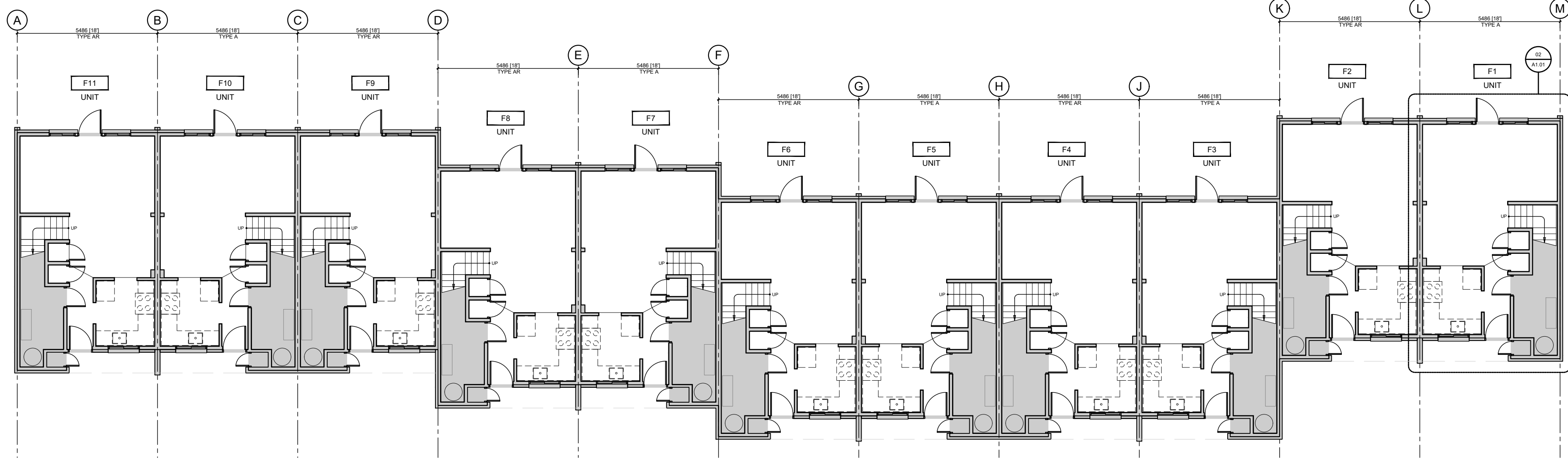


11 VANITY - FAUCET

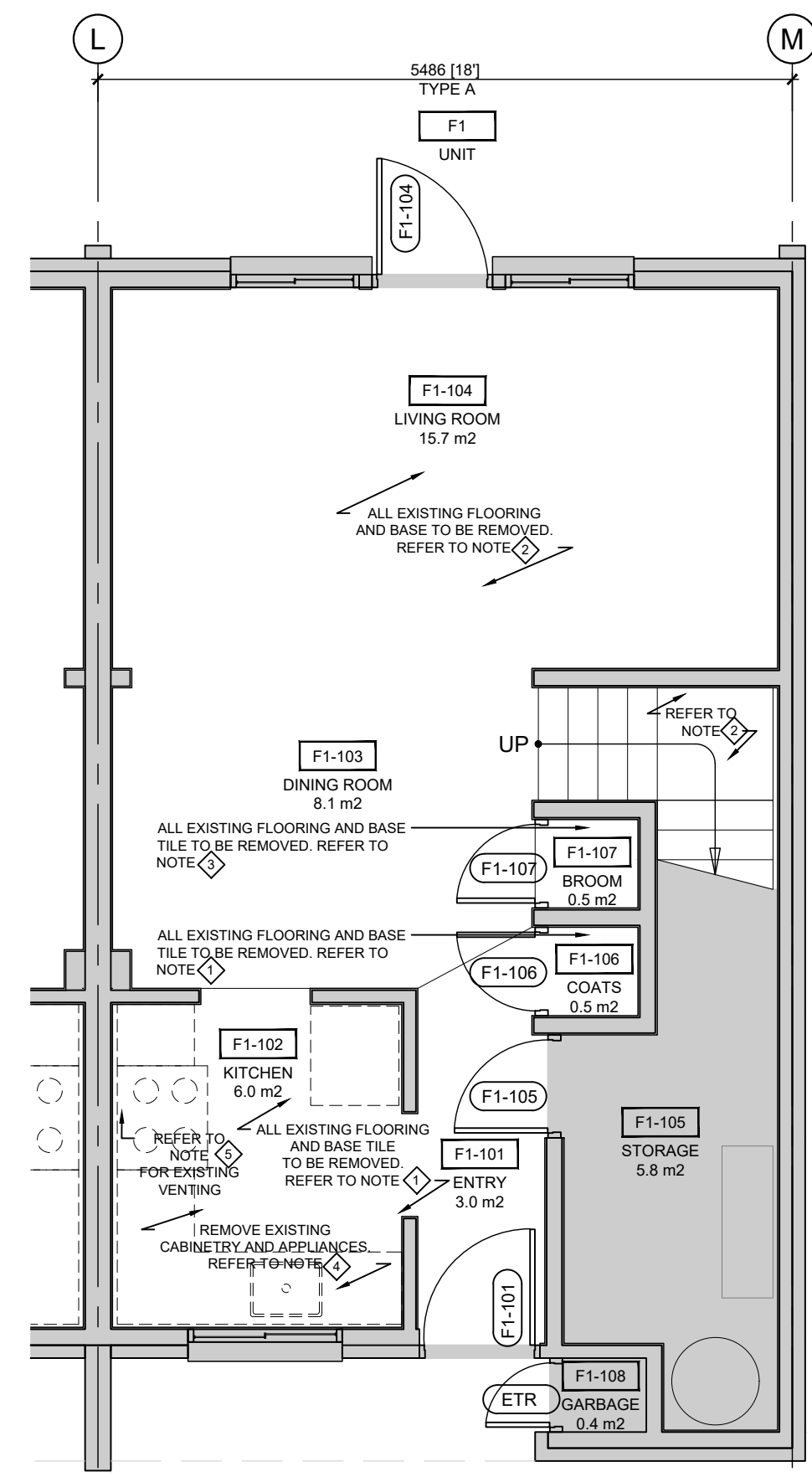


LEGEND:

- OUT OF SCOPE
- TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE PROVIDED WITH NEW DOOR HANDLE



01 **FIR HALL LEVEL 1 DEMOLITION FLOOR PLAN**
A1.01 1:125



02 **FIR HALL LEVEL 1 DEMOLITION FLOOR PLAN - TYP.**
A1.01 1:50

DEMOLITION DRAWING GENERAL NOTES:

- CO-ORDINATE ALL SELECTIVE REMOVALS WITH NEW WORK.
- THE DIMENSIONS SHOWN IN THIS DRAWING ARE FROM EXISTING ELEMENTS, SUCH AS THE FINISHED FACE OF WALLS AND CEILINGS TO THE FACE OF NEW WORK.
- IN AREAS OF RENOVATION, REMOVE ALL ITEMS THAT HAVE BECOME OBSOLETE OR DORMANT OR ARE NO LONGER NEEDED OR CONNECTED TO NEW WORK.
- BEFORE THE RENOVATION, CONSULT WITH THE CLIENT AS TO WHICH ITEMS ARE TO BE REMOVED, REFURBISHED AND/OR STORED FOR REUSE.
- IN SITUATIONS WHERE THE EXISTING CONFIGURATION DIFFERS FROM THE DRAWINGS, CONSULT WITH THE UTSC PM BEFORE DEMOLITION.
- CONTRACTOR TO COORDINATE CAREFUL REMOVAL OF ELECTRICAL, AUDIO VISUAL AND COMMUNICATION FIXTURES AND STORE FOR REUSE OR RETURN TO UTSC PM WHERE REQUIRED. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO COORDINATE CAREFUL REMOVAL OF MECHANICAL FIXTURES AND STORE FOR REUSE OR RETURN TO UTSC WHERE REQUIRED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ERECT AND MAINTAIN DUSTPROOF PARTITIONS, SEAL OFF DUCTS AS REQUIRED TO PREVENT SPREAD OF DUST AND FUMES TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS.
- ACCURACY OF EXISTING BUILDING DRAWINGS CANNOT BE GUARANTEED. CONTRACTOR RESPONSIBLE FOR SITE VERIFICATION PRIOR TO PROCEEDING.
- PROTECT ALL EXISTING SURFACES/FINISHES EXTERIOR OR INTERIOR TO REMAIN.
- MAKE GOOD ALL EXISTING SURFACES/FINISHES DAMAGED BY DEMOLITION
- DEMOLITION NOTE APPLIES TO ENTIRE ROOM/ASSEMBLY UNLESS OTHERWISE NOTED
- REMOVE ALL EXISTING AND NEW CONSTRUCTION DEBRIS AND GARBAGE FROM INTERIOR OF MECHANICAL CHASES
- IDENTIFY AND ABATE MOULD PRIOR TO COMMENCING WORK. REFER TO STANDAR PROCEDURES FOR REMEDIATION OF FUNGI IN THE SPEC.
- ENSURE ALL UNITS ARE LOCKED AND SITE IS SECURED AT END OF WORK DAY.
- APPLIANCES SHOULD BE REMOVED BY GC

DEMOLITION & ABATEMENT:

- FOR ALL DEMOLITION AND ABATEMENT, REFERENCE APPENDIX 6 ISSUED WITH TENDER: OHE PRE-RENOVATION HAZARDOUS BUILDING MATERIALS SURVEY 31878, DATED FEBRUARY 2026.
- FOR ALL CERAMIC-TILED AREAS, REMOVE AND DISPOSE OF EXISTING FLOORING TILE, BASE TILE, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR. INSPECT, PATCH, AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.
 - IDENTIFIED PRICE B1:** FOR ALL CARPETED AREAS, WITH NO VCT BELOW CARPET, REMOVE AND DISPOSE OF EXISTING CARPET, BASE BOARD, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR, IN ACCORDANCE WITH APPLICABLE ONTARIO REGULATIONS. ABATE AS REQ'D. INSPECT, PATCH, AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.
 - IDENTIFIED PRICE B2:** FOR BROOM FF-107, REMOVE AND DISPOSE OF EXISTING FLOORING TILE, BASE TILE, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR, IN ACCORDANCE WITH APPLICABLE ONTARIO REGULATIONS. ABATE AS REQ'D. INSPECT, PATCH, AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.

ALTERNATIVE PRICE B1:

FOR ALL CARPETED AREAS, ASSUMING VCT BELOW CARPET, CAREFUL REMOVAL OF CARPETING AND ABATEMENT OF VCT BELOW IN ACCORDANCE WITH Ontario reg 278/05, AND REMOVAL AND DISPOSAL OF UNDERLAYMENT TO TOP OF SUBFLOOR. PATCH AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.

DEMOLITION NOTES:

- REMOVE EXISTING MILLWORK CABINETRY AND SUPPORTING FRAMING AND CABINETRY ABOVE FRIDGE. STOVE TO BE REMOVED AND HAILED AWAY. FRIDGE TO BE REMOVED CAREFULLY STORED AND REINSTATED AFTER RENOVATION; AND MICROWAVE TO BE CAREFULLY REMOVED AND RETURNED TO THE OWNER BY GC.
- EXISTING OVER-THE-RANGE VENTING SHALL BE PROTECTED DURING DEMOLITION TO ACCOMMODATE NEW APPLIANCE INSTALLATION. ENSURE THAT NO DEBRIS ENTERS THE SYSTEM AND PREVENT ANY LEAKAGE, DAMAGE, OR FUTURE PERFORMANCE ISSUES.
- REMOVE EXISTING BATHTUB AND WASHROOM ACCESSORIES INCLUDING CURTAIN ROD, TOWEL BAR, TOILET PAPER HOLDER. EXISTING TOILET TO REMAIN.
- REMOVE EXISTING MIRROR, VANITY LIGHTING, WALL-MOUNTED ACCESSORIES, AND MILLWORK CABINETRY INCLUDING BASIN, FAUCET AND SUPPORTING FRAMING.
- REMOVE EXISTING CEILING LIGHT FIXTURE. REMOVAL AND DISPOSAL SHALL FOLLOW ASBESTOS-ABATEMENT PROCEDURES DUE TO THE PRESENCE OF AN INCANDESCENT HEAT SHIELD INSIDE THE FIXTURE.
- REMOVE EXISTING AIR DIFFUSER.

GENERAL NOTES APPLY TO ALL DRAWINGS:

- THE DRAWINGS ARE NOT STANDALONE AND ARE TO BE READ IN CONJUNCTION WITH THE COMPLETE SET OF CONTRACT DOCUMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GOVERNING (PROVINCIAL & MUNICIPAL) AUTHORITIES.
- EXISTING CONSTRUCTION SHOWN HAS BEEN TAKEN FROM AVAILABLE INFORMATION, WHEN SPECIFIC DETAILS ARE UNAVAILABLE, ASSUMPTIONS HAVE BEEN MADE REGARDING PROBABLE CONSTRUCTION. ANY VARIANCE FROM CONSTRUCTION AS SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF UTSC PM.
- FILL ALL EXISTING HOLES LEFT FROM MECHANICAL AND ELECTRICAL SERVICES REMOVED OR RELOCATED TO MAINTAIN REQUIRED FIRE SEPARATIONS.
- PATCH AND MAKE GOOD ALL EXISTING FLOOR, WALL AND CEILING MATERIALS AND FINISHES DESTROYED BY CONSTRUCTION TO MATCH EXISTING ADJACENT.
- CLEAN UP DEBRIS ON A DAILY BASIS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY OFFSITE ON A REGULAR BASIS. BUILDING PREMISES ARE TO BE THOROUGHLY CLEANED PRIOR TO TAKEOVER BY THE OWNER.
- ALL WORK SHALL BE INSTALLED IN A NEAT AND TIDY MANNER.
- ADEQUATELY PROTECT THE WORK AT ALL STAGES OF CONSTRUCTION AND MAINTAIN THE PROTECTION UNTIL WORK IS COMPLETED. REMOVE AND REPLACE AT NO EXPENSE TO THE OWNER ANY DAMAGED WORK AND MATERIALS THAT CANNOT BE REPAIRED OR RESTORED TO OWNER'S SATISFACTION.
- CONTRACTOR TO INCLUDE FOR REMOVAL, TEMPORARY STORAGE ON SITE OR HANDING OVER TO OWNER AS DETERMINED BY OWNER AND REINSTALLATION WHERE NOTED OF EXISTING EQUIPMENT, LIGHT FIXTURES, DOORS, HARDWARE, ETC. THAT ARE REQUIRED TO BE REMOVED, RELOCATED AND/OR REINSTALLED TO COMPLETE THE WORKS. ALL REMOVED MATERIALS REQUIRED TO BE REINSTALLED SHALL BE REINSTALLED IN UN DAMAGED CONDITION.
- EXISTING FURNITURE TO BE RELOCATED & STORED FOR FUTURE USE BY G.C. (TYP).
- ALL PERIMETER HEATING REGISTERS TO BE PAINTED WITH DIRECT-TO-METAL PAINT. MATCH COLOUR TO PT-1.
- ALL DIMENSIONS SHALL BE SITE VERIFIED PRIOR TO COMMENCING ANY WORK.

ABATEMENT NOTES:

- ALL MATERIALS WITHIN SCOPE OF WORK THAT ARE IDENTIFIED AS ASBESTOS CONTAINING MATERIAL (ACM) ARE TO BE REMOVED.
- REMOVAL OF ACM TO BE CARRIED OUT IN CONFORMANCE WITH THE MINISTRY OF LABOUR'S PROCEDURES AS DESCRIBED IN THE ONTARIO REGULATION 278/05 DESIGNATED SUBSTANCE - ASBESTOS ON CONSTRUCTION PROJECTS AND IN BUILDINGS AND REPAIR OPERATIONS, SERVING AS PART OF THE OCCUPATIONAL HEALTH & SAFETY ACT & UNIVERSITY OF TORONTO PROCEDURES.
- ABATEMENT CONTRACTOR TO ENSURE ALL REMOVAL PROCEDURES ARE ADHERED TO INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - THE GENERAL CONTRACTOR AND ABATEMENT CONTRACTOR ARE REQUIRED TO MEET WITH UNIVERSITY OF TORONTO PROJECT MANAGER AND ENVIRONMENTAL HEALTH & SAFETY OFFICER A MINIMUM OF 5 DAYS IN ADVANCE OF WORK TO OCCUR FOR A PRE-ABATEMENT SITE MEETING TO COORDINATE SITE SPECIFIC ABATEMENT CONTAINMENT STRATEGIES AND PROCEDURE.
 - GENERAL CONTRACTOR AND ABATEMENT SUBCONTRACTOR TO COORDINATE HVAC SHUT DOWN WITH UNIVERSITY OF TORONTO, DESIGN & CONSTRUCTION MANAGEMENT PROJECT MANAGER A MINIMUM 5 DAYS IN ADVANCE OF WORK TO OCCUR.
 - PROPER ABATEMENT NOTIFICATION TO BE POSTED IN VISIBLE AREAS OF AREA OF WORK.
 - AREA OF REMOVAL TO BE FULLY TENTED AND UNDER NEGATIVE PRESSURE BY MEANS OF EXHAUST FAN COMPLETE WITH HEPA FILTER.
- FOR ALL DEMOLITION AND ABATEMENT, REFERENCE APPENDIX 6 ISSUED WITH TENDER: OHE PRE-RENOVATION HAZARDOUS BUILDING MATERIALS SURVEY 31878, DATED FEBRUARY 2026, AND THE UNIVERSITY OF TORONTO ASBESTOS MANAGEMENT PROGRAM AT:

<https://ehs.utoronto.ca/our-services/occupational-hygiene-safety/asbestos-management-program/>

01	2026-04-22	ISSUED FOR TENDER	AM
NO.	DATE	REVISION NO	BY

Notes:
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DEPARTMENT - UNIVERSITY
OF TORONTO SCARBOROUGH**
TORONTO ONTARIO, M1C1A4

PROJECT #:
DCM2026-04

PROJECT TITLE:
**FIR HALL SOUTH RESIDENCE
TOWNHOUSE RENEWAL**

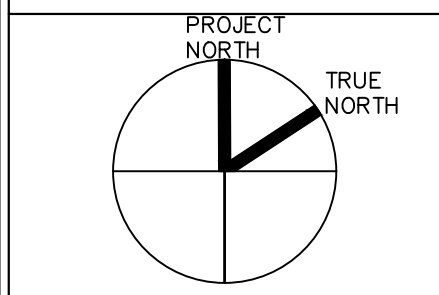
FIR HALL, 1265 MILITARY TRAIL
DRAWN BY: **BJ** CHECKED BY: **AM**

DRAWING TITLE:
**FIR HALL LEVEL 1 DEMOLITION
FLOOR PLAN**

DATE:
2026-04-22

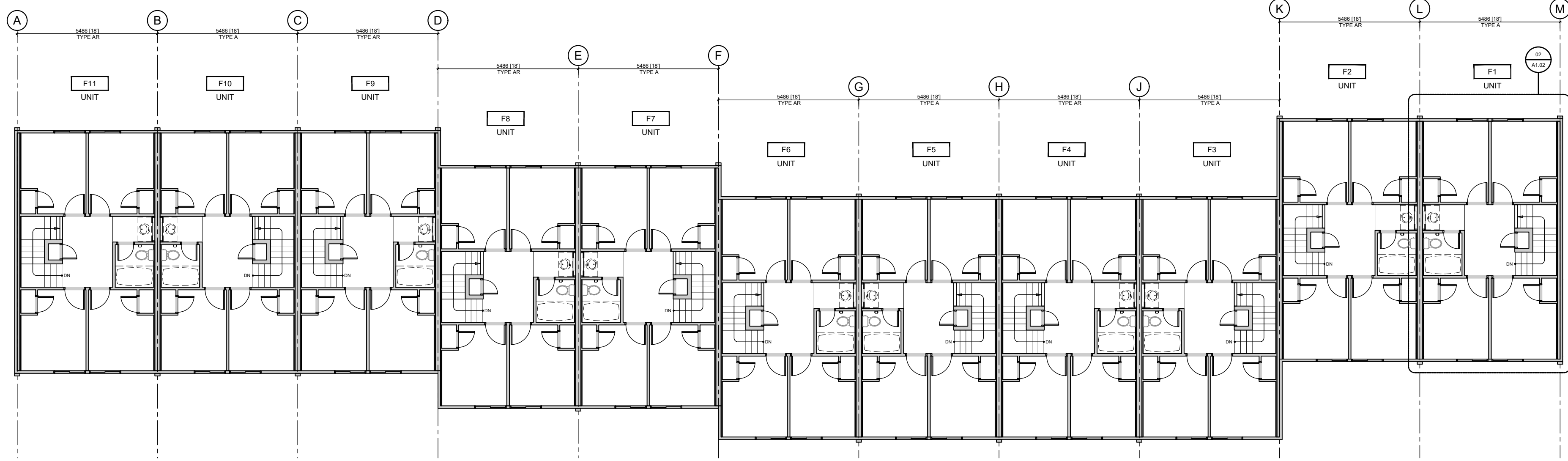
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AS NOTED

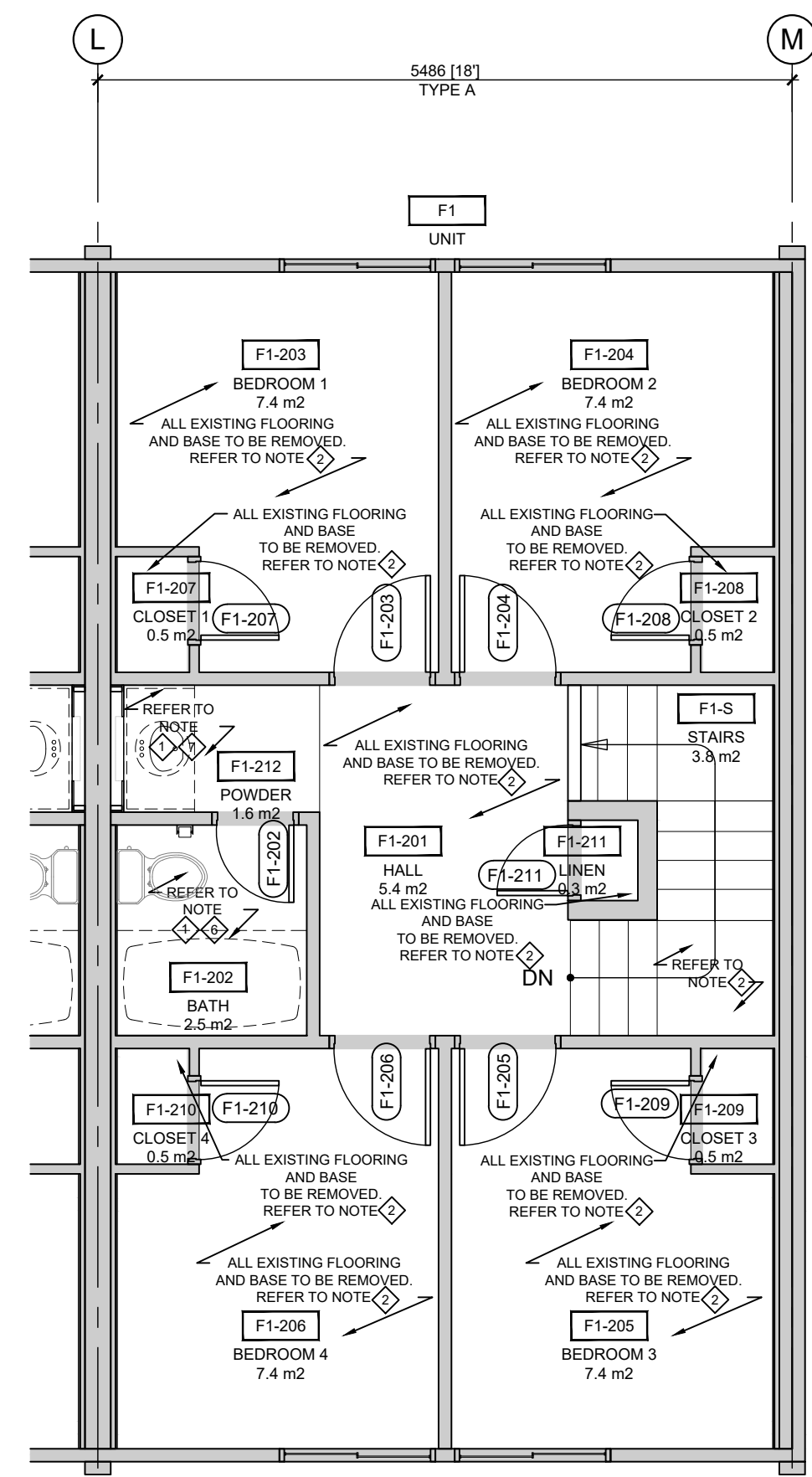


LEGEND:

[Grey Box]	OUT OF SCOPE
[Dashed Line]	TO BE REMOVED
[Door Symbol]	EXISTING DOOR TO REMAIN
[Door Symbol]	EXISTING DOOR TO BE PROVIDED WITH NEW DOOR HANDLE



01 **FIR HALL LEVEL 2 DEMOLITION FLOOR PLAN**
A1.02 1:125



DEMOLITION DRAWING GENERAL NOTES:

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- ACCURACY OF EXISTING BUILDING DRAWINGS CANNOT BE GUARANTEED. CONTRACTOR RESPONSIBLE FOR SITE VERIFICATION PRIOR TO PROCEEDING.
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 - IDENTIFIED PRICE D1:** FOR ALL CARPETED AREAS, WITH NO VCT BELOW CARPET, REMOVE AND DISPOSE OF EXISTING CARPET, BASE BOARD, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR, IN ACCORDANCE WITH APPLICABLE ONTARIO REGULATIONS. ABATE AS REQ'D. INSPECT, PATCH, AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.
 - IDENTIFIED PRICE D2:** FOR ROOM FF-107, REMOVE AND DISPOSE OF EXISTING FLOORING TILE, BASE TILE, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR, IN ACCORDANCE WITH APPLICABLE ONTARIO REGULATIONS. ABATE AS REQ'D. INSPECT, PATCH, AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.

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- CLEAN UP DEBRIS ON A DAILY BASIS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY OFFSITE ON A REGULAR BASIS. BUILDING PREMISES ARE TO BE THOROUGHLY CLEANED PRIOR TO TAKEOVER BY THE OWNER.
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ABATEMENT NOTES:

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- FOR ROOM FF-107, REMOVE AND DISPOSE OF EXISTING FLOORING TILE, BASE TILE, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR, IN ACCORDANCE WITH APPENDIX 6 ISSUED WITH TENDER: OHE PRE-RENOVATION HAZARDOUS BUILDING MATERIALS SURVEY 31878, DATED FEBRUARY 2026, AND THE UNIVERSITY OF TORONTO ASBESTOS MANAGEMENT PROGRAM AT: <https://ehs.utoronto.ca/our-services/occupational-hygiene-safety/asbestos-management-program/>

02 **FIR HALL LEVEL 2 DEMOLITION FLOOR PLAN - TYP.**
A1.02 1:50

01	2026-04-22	ISSUED FOR TENDER	AM
NO.	DATE	REVISION NO	BY

Notes:
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**FACILITIES MANAGEMENT
DEPARTMENT - UNIVERSITY
OF TORONTO SCARBOROUGH**
TORONTO ONTARIO, M1C1A4

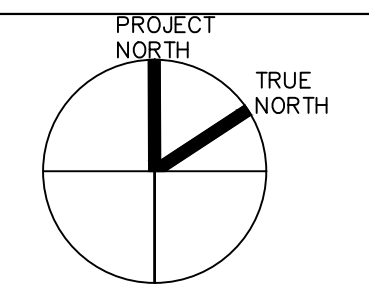
PROJECT #:
DCM2026-04

PROJECT TITLE:
**FIR HALL SOUTH RESIDENCE
TOWNHOUSE RENEWAL**

FIR HALL, 1265 MILITARY TRAIL
DRAWN BY: **BJ** CHECKED BY: **AM**

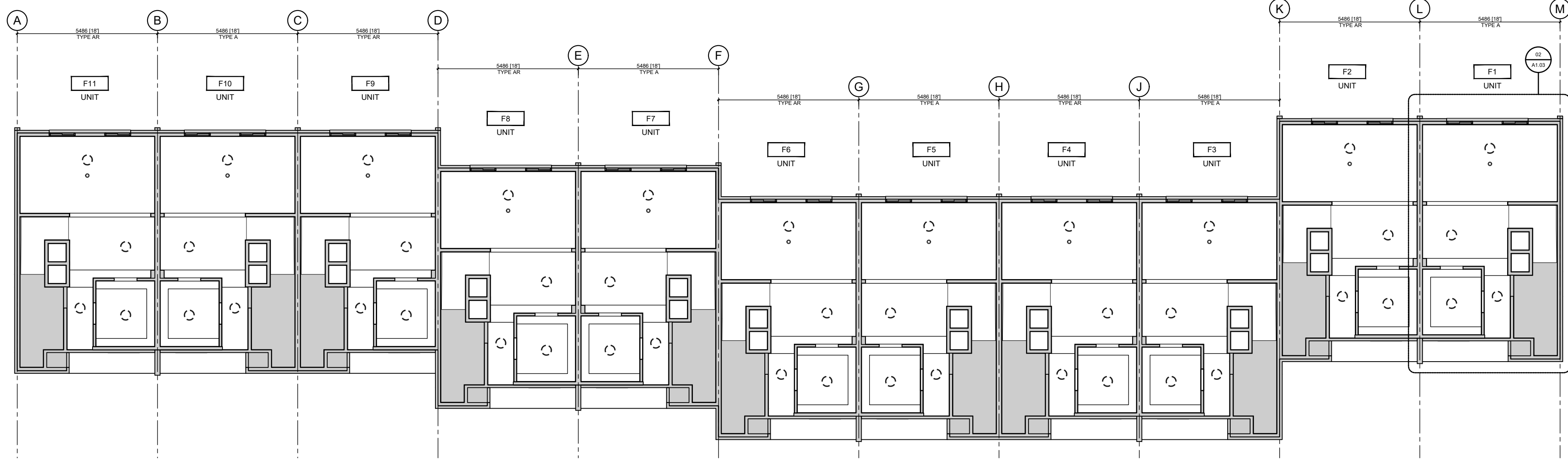
DRAWING TITLE:
**FIR HALL LEVEL 2 DEMOLITION
FLOOR PLAN**

DATE:
2026-04-22
SCALE:
A1.02
AS NOTED

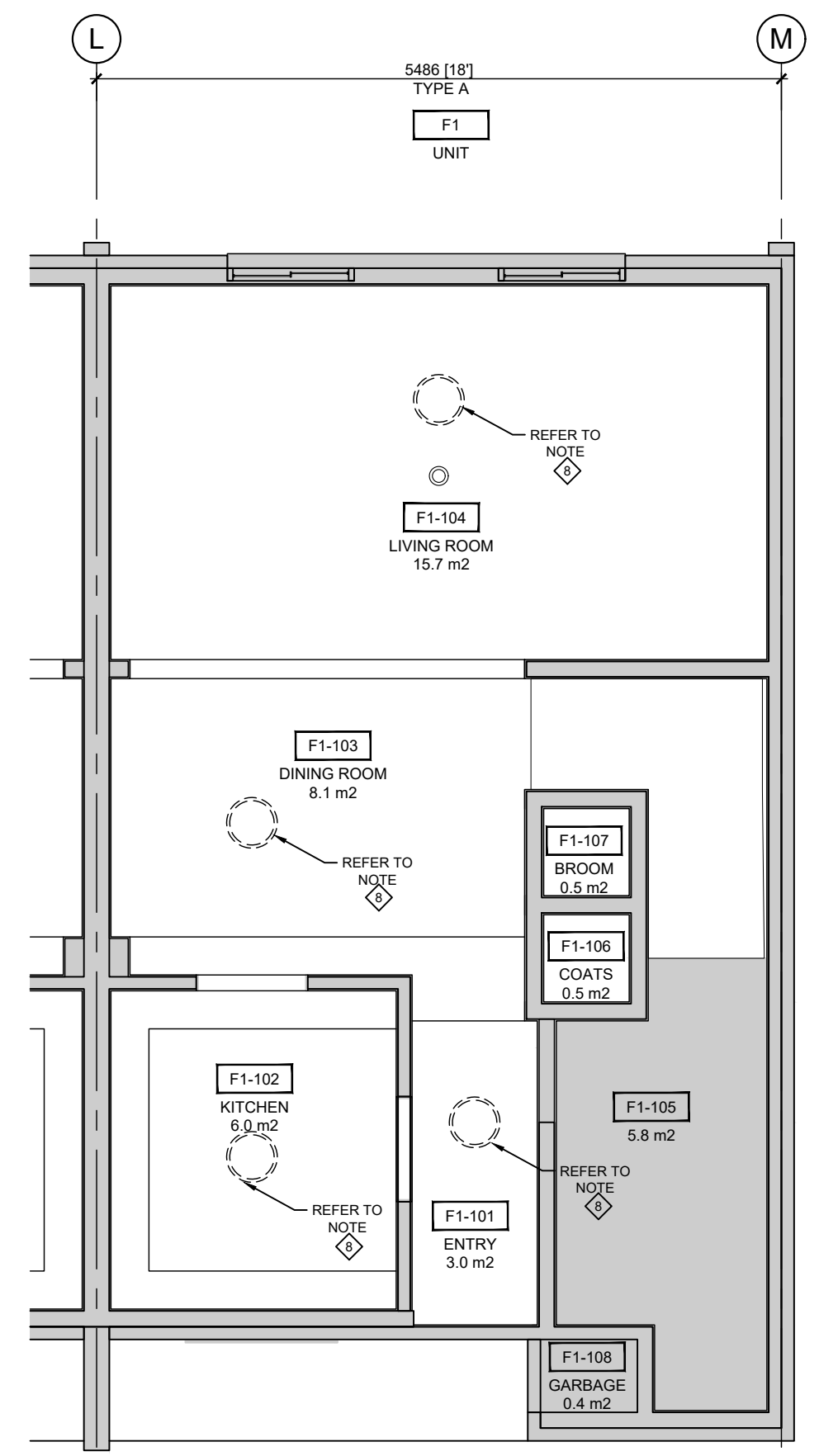


LEGEND:

[Grey Box]	OUT OF SCOPE
[Dashed Line]	TO BE REMOVED
[Circle with X]	EXISTING LIGHTING FIXTURE TO BE REMOVED
[Circle with Dots]	EXISTING AIR DIFFUSER TO BE REMOVED
[Circle with Square]	EXISTING SMOKE DETECTOR
[Circle with Triangle]	EXISTING SPEAKER
[Circle with Plus]	EXISTING WIRELESS ACCESS POINT
[Square with X]	EXISTING ACCESS HATCH



01 FIR HALL LEVEL 1 DEMOLITION REFLECTED CEILING PLAN
 A1.03 1:125



02 FIR HALL LEVEL 1 DEMOLITION REFLECTED CEILING PLAN - TYP.
 A1.03 1:50

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- FOR ALL DEMOLITION AND ABATEMENT, REFERENCE APPENDIX 6 ISSUED WITH TENDER: OHE PRE-RENOVATION HAZARDOUS BUILDING MATERIALS SURVEY 31878, DATED FEBRUARY 2026.
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 - IDENTIFIED PRICE D1:** FOR ALL CARPETED AREAS, WITH NO VCT BELOW CARPET, REMOVE AND DISPOSE OF EXISTING CARPET, BASE BOARD, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR, IN ACCORDANCE WITH APPLICABLE ONTARIO REGULATIONS. ABATE AS REQ'D. INSPECT, PATCH, AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.
 - IDENTIFIED PRICE D2:** FOR BROOM FF-107, REMOVE AND DISPOSE OF EXISTING FLOORING TILE, BASE TILE, ADHESIVE, TRANSITION STRIP, UNDERLAYMENT DOWN TO TOP OF SUBFLOOR, IN ACCORDANCE WITH APPLICABLE ONTARIO REGULATIONS. ABATE AS REQ'D. INSPECT, PATCH, AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.

ALTERNATIVE PRICE B1:

FOR ALL CARPETED AREAS, ASSUMING VCT BELOW CARPET, CAREFUL REMOVAL OF CARPETING AND ABATEMENT OF VCT BELOW IN ACCORDANCE WITH Ontario reg 278/05, AND REMOVAL AND DISPOSAL OF UNDERLAYMENT TO TOP OF SUBFLOOR. PATCH AND REPAIR EXISTING SUBFLOOR AS REQ'D TO RECEIVE NEW FINISH.

DEMOLITION NOTES:

- REMOVE EXISTING MILLWORK CABINETRY AND SUPPORTING FRAMING AND CABINETRY ABOVE FRIDGE. STOVE TO BE REMOVED AND HAILED AWAY; FRIDGE TO BE REMOVED CAREFULLY STORED AND REINSTALLED AFTER RENOVATION; AND MICROWAVE TO BE CAREFULLY REMOVED AND RETURNED TO THE OWNER BY GC.
- EXISTING OVER-THE-RANGE VENTING SHALL BE PROTECTED DURING DEMOLITION TO ACCOMMODATE NEW APPLIANCE INSTALLATION. ENSURE THAT NO DEBRIS ENTERS THE SYSTEM AND PREVENT ANY LEAKAGE, DAMAGE, OR FUTURE PERFORMANCE ISSUES.
- REMOVE EXISTING BATHTUB AND WASHROOM ACCESSORIES INCLUDING CURTAIN ROD, TOWEL BAR, TOILET PAPER HOLDER. EXISTING TOILET TO REMAIN.
- REMOVE EXISTING MIRROR, VANITY LIGHTING, WALL-MOUNTED ACCESSORIES, AND MILLWORK CABINETRY INCLUDING BASIN, FAUCET AND SUPPORTING FRAMING.
- REMOVE EXISTING CEILING LIGHT FIXTURE. REMOVAL AND DISPOSAL SHALL FOLLOW ASBESTOS-ABATEMENT PROCEDURES DUE TO THE PRESENCE OF AN INCANDESCENT HEAT SHIELD INSIDE THE FIXTURE.
- REMOVE EXISTING AIR DIFFUSER.

GENERAL NOTES APPLY TO ALL DRAWINGS:

- THE DRAWINGS ARE NOT STANDALONE AND ARE TO BE READ IN CONJUNCTION WITH THE COMPLETE SET OF CONTRACT DOCUMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GOVERNING (PROVINCIAL & MUNICIPAL) AUTHORITIES.
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- FILL ALL EXISTING HOLES LEFT FROM MECHANICAL AND ELECTRICAL SERVICES REMOVED OR RELOCATED TO MAINTAIN REQUIRED FIRE SEPARATIONS.
- PATCH AND MAKE GOOD ALL EXISTING FLOOR, WALL AND CEILING MATERIALS AND FINISHES DESTROYED BY CONSTRUCTION TO MATCH EXISTING ADJACENT.
- CLEAN UP DEBRIS ON A DAILY BASIS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY OFFSITE ON A REGULAR BASIS. BUILDING PREMISES ARE TO BE THOROUGHLY CLEANED PRIOR TO TAKEOVER BY THE OWNER.
- ALL WORK SHALL BE INSTALLED IN A NEAT AND TIDY MANNER.
- ADEQUATELY PROTECT THE WORK AT ALL STAGES OF CONSTRUCTION AND MAINTAIN THE PROTECTION UNTIL WORK IS COMPLETED. REMOVE AND REPLACE AT NO EXPENSE TO THE OWNER ANY DAMAGED WORK AND MATERIALS THAT CANNOT BE REPAIRED OR RESTORED TO OWNER'S SATISFACTION.
- CONTRACTOR TO INCLUDE FOR REMOVAL, TEMPORARY STORAGE ON SITE OR HANDING OVER TO OWNER AS DETERMINED BY OWNER AND REINSTALLATION WHERE NOTED OF EXISTING EQUIPMENT, LIGHT FIXTURES, DOORS, HARDWARE, ETC. THAT ARE REQUIRED TO BE REMOVED, RELOCATED AND/OR REINSTALLED TO COMPLETE THE WORKS. ALL REMOVED MATERIALS REQUIRED TO BE REINSTALLED SHALL BE REINSTALLED IN UN DAMAGED CONDITION.
- EXISTING FURNITURE TO BE RELOCATED & STORED FOR FUTURE USE BY G.C. (TYP).
- ALL PERIMETER HEATING REGISTERS TO BE PAINTED WITH DIRECT-TO-METAL PAINT. MATCH COLOUR TO PT-1.
- ALL DIMENSIONS SHALL BE SITE VERIFIED PRIOR TO COMMENCING ANY WORK.

ABATEMENT NOTES:

- ALL MATERIALS WITHIN SCOPE OF WORK THAT ARE IDENTIFIED AS ASBESTOS CONTAINING MATERIAL (ACM) ARE TO BE REMOVED.
- REMOVAL OF ACM TO BE CARRIED OUT IN CONFORMANCE WITH THE MINISTRY OF LABOUR'S PROCEDURES AS DESCRIBED IN THE ONTARIO REGULATION 278/05 DESIGNATED SUBSTANCE -ASBESTOS ON CONSTRUCTION PROJECTS AND IN BUILDINGS AND REPAIR OPERATIONS, SERVING AS PART OF THE OCCUPATIONAL HEALTH & SAFETY ACT & UNIVERSITY OF TORONTO PROCEDURES.
- ABATEMENT CONTRACTOR TO ENSURE ALL REMOVAL PROCEDURES ARE ADHERED TO INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - THE GENERAL CONTRACTOR AND ABATEMENT CONTRACTOR ARE REQUIRED TO MEET WITH UNIVERSITY OF TORONTO PROJECT MANAGER AND ENVIRONMENTAL HEALTH & SAFETY OFFICER A MINIMUM OF 5 DAYS IN ADVANCE OF WORK TO OCCUR FOR A PRE-ABATEMENT SITE MEETING TO COORDINATE SITE SPECIFIC ABATEMENT CONTAINMENT STRATEGIES AND PROCEDURE.
 - GENERAL CONTRACTOR AND ABATEMENT SUBCONTRACTOR TO COORDINATE HVAC SHUT DOWN WITH UNIVERSITY OF TORONTO, DESIGN & CONSTRUCTION MANAGEMENT PROJECT MANAGER A MINIMUM 5 DAYS IN ADVANCE OF WORK TO OCCUR.
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<https://ehs.utoronto.ca/our-services/occupational-hygiene-safety/asbestos-management-program/>

01	2026-04-22	ISSUED FOR TENDER	AM
NO.	DATE	REVISION NO	BY

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 TORONTO ONTARIO, M1C1A4

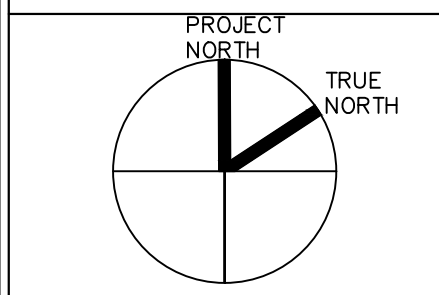
PROJECT #:
DCM2026-04

PROJECT TITLE:
FIR HALL SOUTH RESIDENCE TOWNHOUSE RENEWAL

FIR HALL, 1265 MILITARY TRAIL
 DRAWN BY: **BJ** CHECKED BY: **AM**

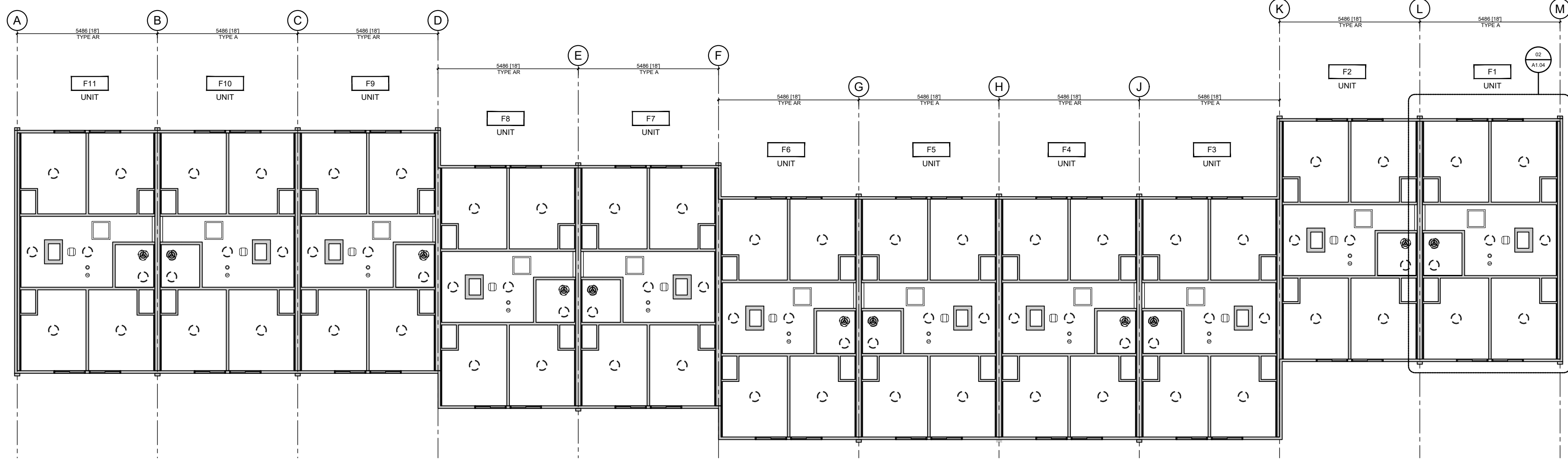
DRAWING TITLE:
FIR HALL LEVEL 1 DEMOLITION REFLECTED CEILING PLAN

DATE: **2026-04-22** DRAWING NO: **A1.03**
 SCALE: **AS NOTED**

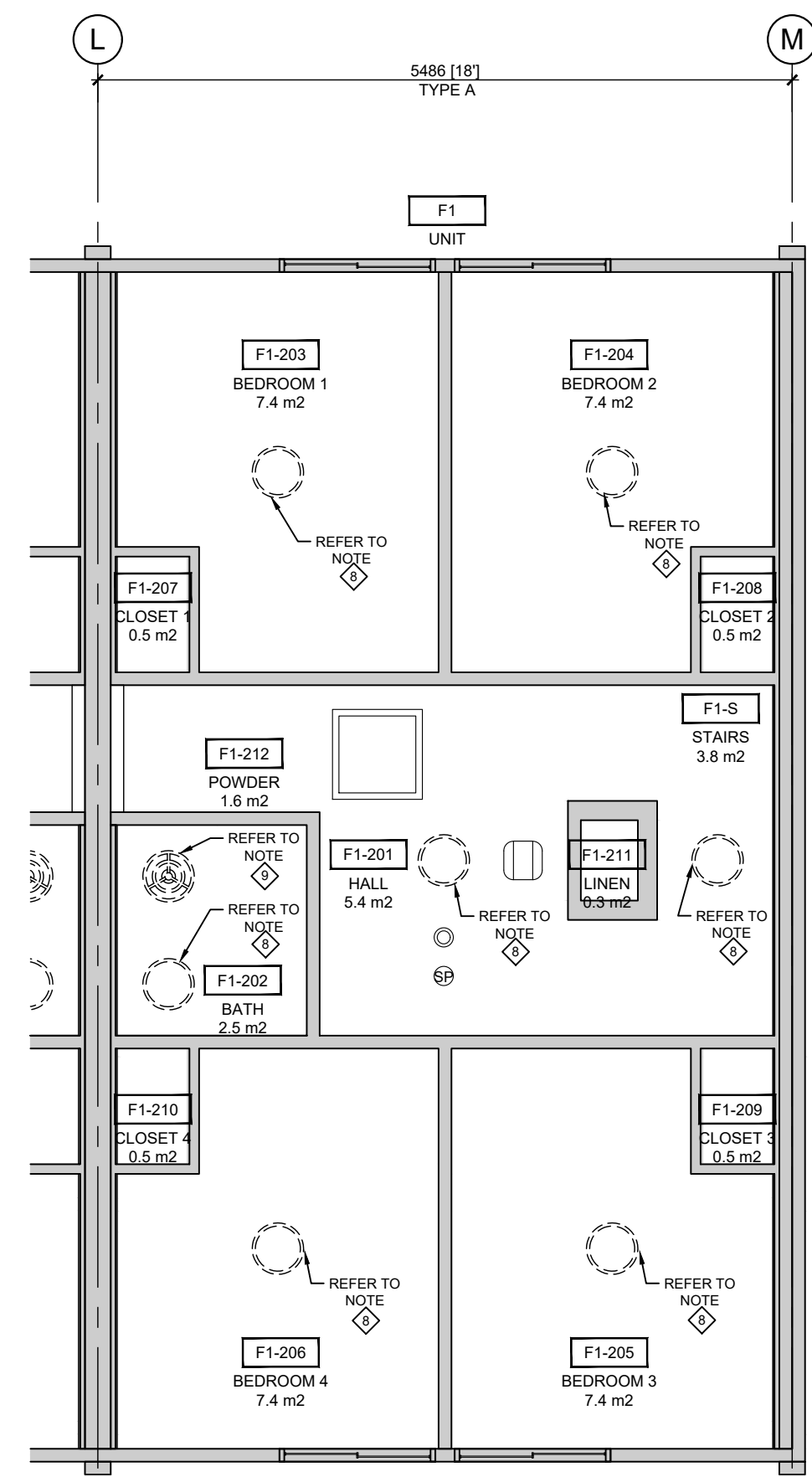


LEGEND:

- [Grey Box] OUT OF SCOPE
- [Dashed Line] TO BE REMOVED
- [Circle with X] EXISTING LIGHTING FIXTURE TO BE REMOVED
- [Circle with Fan] EXISTING AIR DIFFUSER TO BE REMOVED
- [Circle with S] EXISTING SMOKE DETECTOR
- [Circle with SP] EXISTING SPEAKER
- [Circle with W] EXISTING WIRELESS ACCESS POINT
- [Square with X] EXISTING ACCESS HATCH



01 **FIR HALL LEVEL 2 DEMOLITION REFLECTED CEILING PLAN**
A1.04 1:125



02 **FIR HALL LEVEL 2 DEMOLITION REFLECTED CEILING PLAN - TYP.**
A1.04 1:50

DEMOLITION DRAWING GENERAL NOTES:

- CO-ORDINATE ALL SELECTIVE REMOVALS WITH NEW WORK.
- THE DIMENSIONS SHOWN IN THIS DRAWING ARE FROM EXISTING ELEMENTS, SUCH AS THE FINISHED FACE OF WALLS AND CEILINGS TO THE FACE OF NEW WORK.
- IN AREAS OF RENOVATION, REMOVE ALL ITEMS THAT HAVE BECOME OBSOLETE OR DORMANT OR ARE NO LONGER NEEDED OR CONNECTED TO NEW WORK.
- BEFORE THE RENOVATION, CONSULT WITH THE CLIENT AS TO WHICH ITEMS ARE TO BE REMOVED, REFURBISHED AND/OR STORED FOR REUSE.
- IN SITUATIONS WHERE THE EXISTING CONFIGURATION DIFFERS FROM THE DRAWINGS, CONSULT WITH THE UTSC PM BEFORE DEMOLITION.
- CONTRACTOR TO COORDINATE CAREFUL REMOVAL OF ELECTRICAL, AUDIO VISUAL AND COMMUNICATION FIXTURES AND STORE FOR REUSE OR RETURN TO UTSC PM WHERE REQUIRED. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO COORDINATE CAREFUL REMOVAL OF MECHANICAL FIXTURES AND STORE FOR REUSE OR RETURN TO UTSC PM WHERE REQUIRED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ERECT AND MAINTAIN DUSTPROOF PARTITIONS, SEAL OFF DUCTS AS REQUIRED TO PREVENT SPREAD OF DUST AND FUMES TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS.
- ACCURACY OF EXISTING BUILDING DRAWINGS CANNOT BE GUARANTEED. CONTRACTOR RESPONSIBLE FOR SITE VERIFICATION PRIOR TO PROCEEDING.
- PROTECT ALL EXISTING SURFACES/FINISHES EXTERIOR OR INTERIOR TO REMAIN.
- MAKE GOOD ALL EXISTING SURFACES/FINISHES DAMAGED BY DEMOLITION
- DEMOLITION NOTE APPLIES TO ENTIRE ROOM/ASSEMBLY UNLESS OTHERWISE NOTED
- REMOVE ALL EXISTING AND NEW CONSTRUCTION DEBRIS AND GARBAGE FROM INTERIOR OF MECHANICAL CHASES
- IDENTIFY AND ABATE MOULD PRIOR TO COMMENCING WORK. REFER TO STANDAR PROCEDURES FOR REMEDIATION OF FUNGI IN THE SPEC.
- ENSURE ALL UNITS ARE LOCKED AND SITE IS SECURED AT END OF WORK DAY.
- APPLIANCES SHOULD BE REMOVED BY GC

DEMOLITION & ABATEMENT:

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NO.	DATE	REVISION NO.	BY
01	2026-04-22	ISSUED FOR TENDER	AM

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TORONTO ONTARIO, M1C1A4

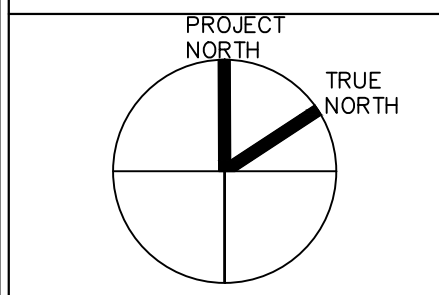
PROJECT #:
DCM2026-04

PROJECT TITLE:
**FIR HALL SOUTH RESIDENCE
TOWNHOUSE RENEWAL**

FIR HALL, 1265 MILITARY TRAIL
DRAWN BY: **BJ** CHECKED BY: **AM**

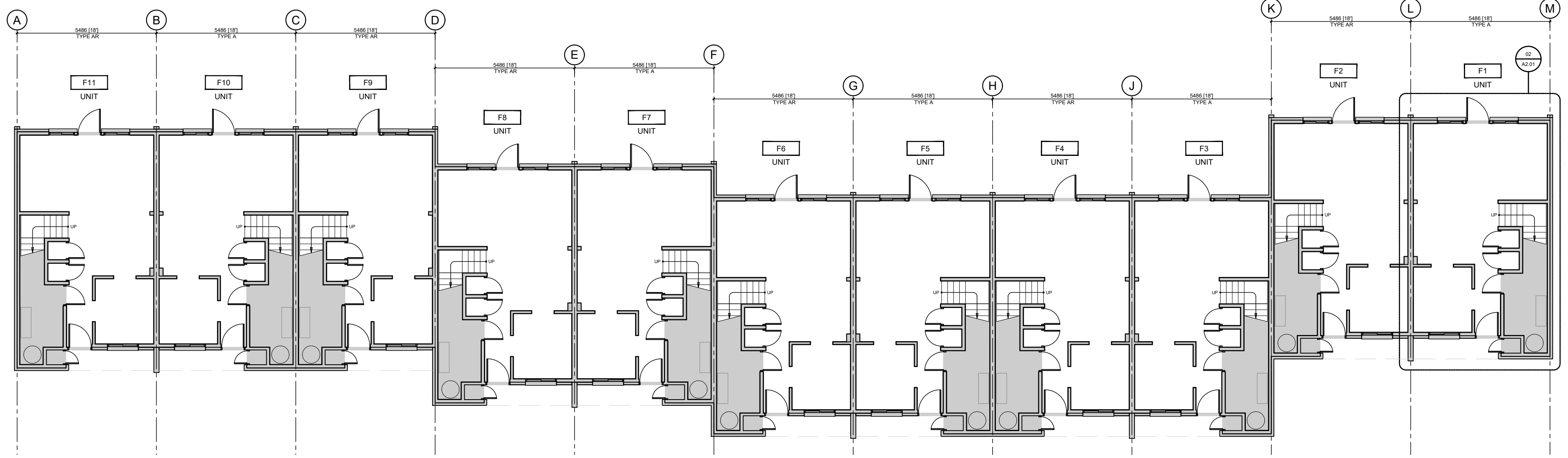
DRAWING TITLE:
**FIR HALL LEVEL 2 DEMOLITION
REFLECTED CEILING PLAN**

DATE:
2026-04-22
SCALE:
A1.04
AS NOTED

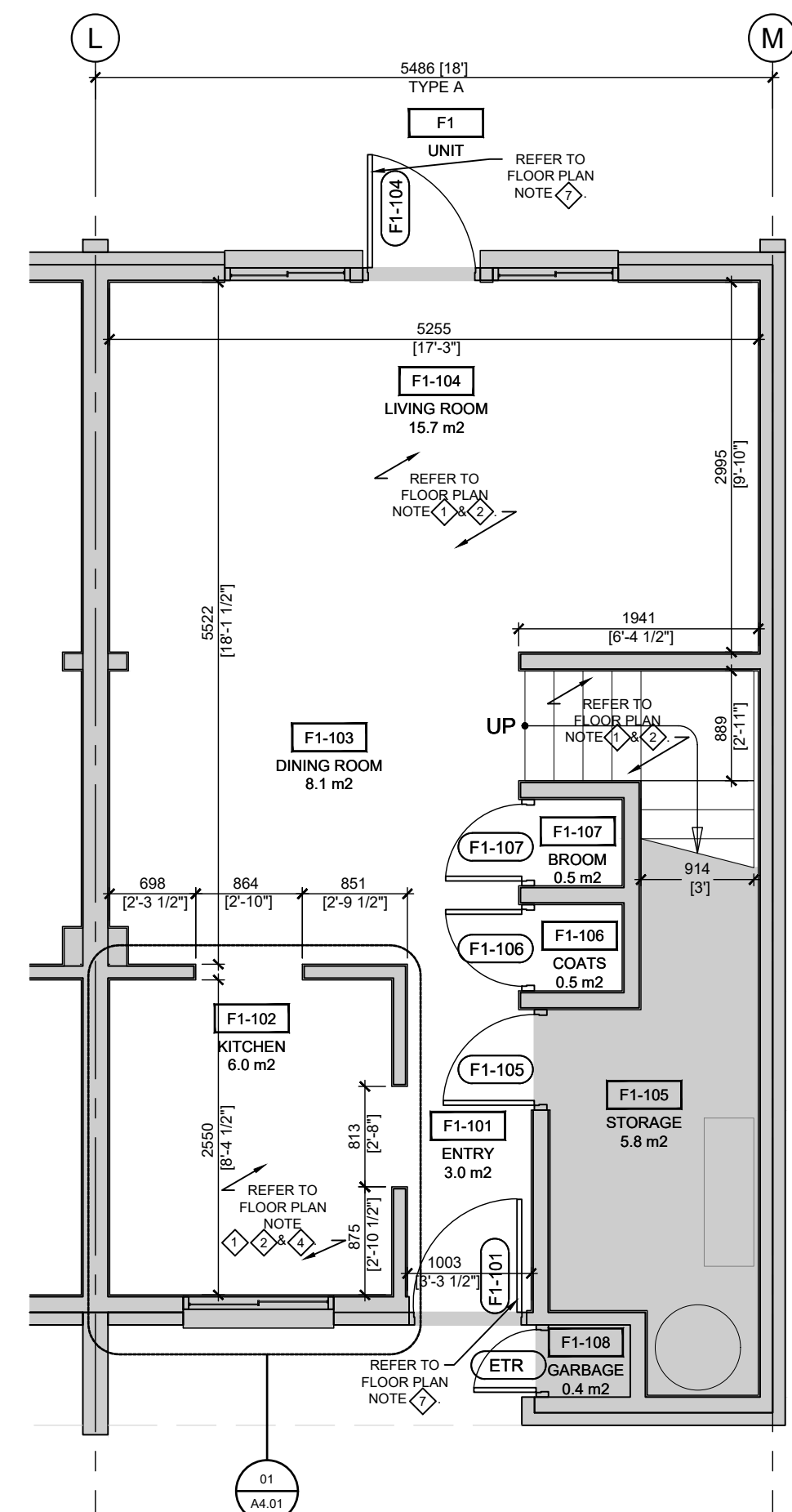


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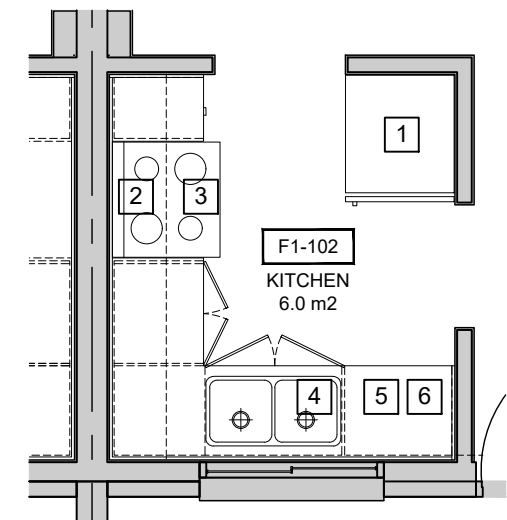
- OUT OF SCOPE
- TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE PROVIDED WITH NEW DOOR HANDLE



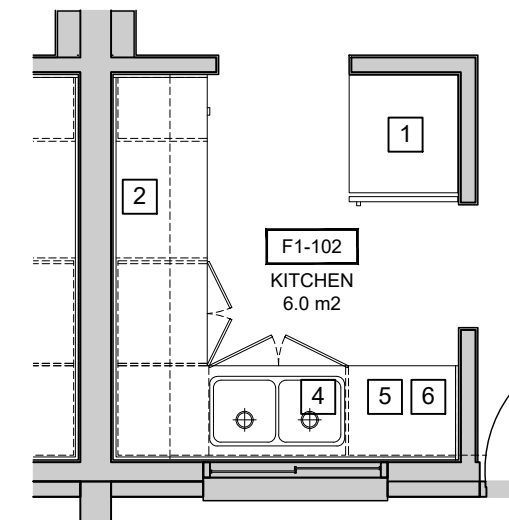
01 FIR HALL LEVEL 1 PROPOSED FLOOR PLAN
 A2.01 1:125



02 FIR HALL LEVEL 1 PROPOSED FLOOR PLAN - TYP.
 A2.01 1:50



03 KITCHEN FFE PLAN - UNIT F1
 A2.01 1:50



04 KITCHEN FFE PLAN - TYP.
 A2.01 1:50

EQUIPMENT SCHEDULE

REFERENCE NUMBER	EQUIPMENT TYPE / FUNCTION	MANUFACTURER / MODEL NUMBER	EXISTING [E] / NEW [N]	SUPPLIER	QUANTITY	WIDTH	LENGTH	HEIGHT	DEPTH	NOTE
1	REFRIGERATOR	-	E	OWNER	11	-	-	-	-	
2	MICROWAVE	SAMSUNG SMART 2 1 CU. FT. OVER-THE-RANGE MICROWAVE, MODEL #. ME21D66300SRAC COLOUR: STAINLESS STEEL	N	OWNER	11	29 7/8"	-	17 1/16"	16 1/2"	
3	OVEN RANGE	SAMSUNG 30" 6.3 CU. FT. SMART ELECTRIC FREESTANDING FAN CONVECTION RANGE WITH AIR FRY, MODEL #. NE63A6511SSAC COLOUR: STAINLESS STEEL	N	OWNER	1	29 15/16"	-	47 1/16"	28 11/16"	ONLY FOR UNIT F1
4	SINK	RONA STYLISH 32 IN. x 19 IN. STAINLESS STEEL UNDERMOUNT DOUBLE BOWL, WORKSTATION KITCHEN SINK, MODEL #. S691W COLOUR: STAINLESS STEEL	N	CONTRACTOR	11	19"	32"	-	10"	
5	GARBAGE BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
6	RECYCLING BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
7	BATHTUB FITTER	PERMAFIT TUB, WALL AND ACCESSORIES 1. PERMAFIT TUB ARISTOCRAT FRONT WHITE 2. WALL TORKING 7.5 x 11 FT WHITE 3. OVERFLOW & POP-UP STOPPER KIT CHROME 4. VALVE POSTEMP PRESSURE BALANCED MOEN G2320 WHITE 5. TRIM KIT POSITEMP 2.5 GPM TUB SHOWER MOEN CHR CHATEAU TL 183 CHROME	N	OWNER	16	-	-	-	-	REFER TO CASH ALLOWANCE 1
8	TOILET	-	E	OWNER	11	-	-	-	-	TOILET TO REMAIN
9	TOILET PAPER HOLDER	ULINE DOUBLE ROLL TOILET TISSUE DISPENSER, STAINLESS STEEL	N	CONTRACTOR	11	6"	-	12"	7"	
10	TOWEL BAR	ULINE WINGLTS TOWEL BAR	N	CONTRACTOR	11	-	18"	2"	3"	
11	VANITY	BLISS 38" WALL MOUNT FLOATING BATHROOM VANITY, SKU #BSLS38-WV COLOUR: NATURAL WOOD	N	CONTRACTOR	11	36"	-	23.75"	18.5"	
12	VANITY LIGHT	CANARM JONAH LED VANITY, SKU # BL-30B-30-CH-C FINISH: CHROME	N	CONTRACTOR	11	30"	-	2.5"	4.72"	
13	MIRROR	-	N	CONTRACTOR	11	35.5"	-	35.5"	-	
14	ROLLER SHADE (BEDROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 40 IN. X 72 IN. MODEL #. HD4PVLORC48X72OFFWHT COLOUR: OFF-WHITE	N	CONTRACTOR	44	40"	-	3"	3"	
15	ROLLER SHADE (LIVING ROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 48 IN. X 72 IN. MODEL #. HD4PVLORC48X72OFFWHT COLOUR: OFF-WHITE	N	CONTRACTOR	22	48"	-	3"	3"	
16	LIGHTING FIXTURE (TYP.)	GALAXY LIGHTING 9" LED SLIMLINE SURFACE MOUNT, 18W, 4000K MODEL #. L64629WH COLOUR: WHITE	N	CONTRACTOR	121	9" DIA	-	0.5"	-	

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- ALL WORK SHALL BE INSTALLED IN A NEAT AND TIDY MANNER.
- ADEQUATELY PROTECT THE WORK AT ALL STAGES OF CONSTRUCTION AND MAINTAIN THE PROTECTION UNTIL WORK IS COMPLETED. REMOVE AND REPLACE AT NO EXPENSE TO THE OWNER ANY DAMAGED WORK AND MATERIALS THAT CANNOT BE REPAIRED OR RESTORED TO OWNER'S SATISFACTION.
- CONTRACTOR TO INCLUDE FOR REMOVAL, TEMPORARY STORAGE ON SITE OR HANDING OVER TO OWNER AS DETERMINED BY OWNER AND REINSTALLATION WHERE NOTED OF EXISTING EQUIPMENT, LIGHT FIXTURES, DOORS, HARDWARE, ETC. THAT ARE REQUIRED TO BE REMOVED, RELOCATED AND/OR REINSTALLED TO COMPLETE THE WORKS. ALL REMOVED MATERIALS REQUIRED TO BE REINSTALLED SHALL BE REINSTALLED IN UN DAMAGED CONDITION.
- EXISTING FURNITURE TO BE RELOCATED & STORED FOR FUTURE USE BY G.C. (TYP).
- ALL PERIMETER HEATING REGISTERS TO BE PAINTED WITH DIRECT-TO-METAL PAINT, MATCH COLOUR TO PT-1.
- ALL DIMENSIONS SHALL BE SITE VERIFIED PRIOR TO COMMENCING ANY WORK.

FLOOR PLAN DRAWING NOTES:

- ◆ ALL WALLS SHALL RECEIVE NEW 3/4" THK x 4" H MDF BASE BOARD. ALL WALLS, BASE BOARDS, AND DOORS TO BE PAINTED. REFER TO MATERIAL SCHEDULE. PRIOR TO PAINTING, PATCH ALL EXISTING DRYWALL HOLES RESULTING FROM REMOVALS, INCLUDING BUT NOT LIMITED TO WALL MOUNTED ACCESSORIES, AND MAINTAIN ALL REQUIRED FIRE SEPARATIONS. MATCH ADJACENT FINISHES. (THIS NOTE APPLIES TO ALL CLOSETS, INCLUDING F#-106, F#-107, F#-207, F#-208, F#-209, AND F#-210, IN ALL UNITS.)
- ◆ NEW VINYL TILE TO BE INSTALLED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ASTM F1700 STANDARD AND MANUFACTURER'S INSTRUCTIONS. INSTALLATION SHALL OCCUR ONLY AFTER PROPER LEVELING OF SUBFLOOR. (DO NOT USE GYPSUM-BASED LEVELERS UNLESS SPECIFIED BY THE MANUFACTURER). PATCH WALL AND INSTALL NEW MOLDING BASE TO MATCH EXISTING PROFILE AND FINISH IN AREAS WHERE TILE BASE WAS REMOVED. (THIS NOTE APPLIES TO ALL CLOSETS, INCLUDING F#-106, F#-107, F#-207, F#-208, F#-209, AND F#-210, IN ALL UNITS.)
- ◆ NEW FLOORING TILE TO BE INSTALLED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A108 STANDARDS. PROVIDE NEW TILE BASE; ALIGN VERTICAL JOINTS WITH FLOOR TILE GROUT JOINTS. PROVIDE METAL L-ANGLE TRIM (e.g., SCHLUTER SYSTEMS) AT TOP EDGE TO CONCEAL RAW TILE EDGE.
- ◆ SUPPLY AND INSTALL MILLWORK WHERE INDICATED. REFER TO MILLWORK DRAWINGS.
- ◆ REPLACE DOOR HANDLE; DIAPANI NAPLES COLLECTION PASSAGE DOOR LEVER, SATIN NICKEL. RETAIN EXISTING DEADBOLT.
- ◆ BEDROOM CLOSET DOOR, INTERIOR AND EXTERIOR WALL FINISHES, AND CEILING TO BE PAINTED.
- ◆ DOOR AND FRAME TO BE PAINTED PT-2 ON BOTH INTERIOR AND EXTERIOR SIDES.

01	2026-04-22	ISSUED FOR TENDER	AM
NO.	DATE	REVISION NO	BY

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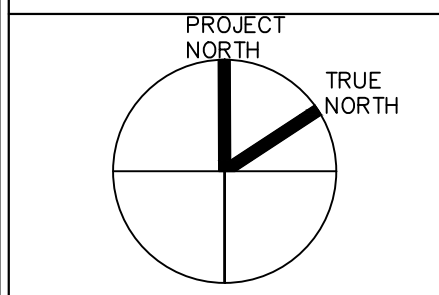
PROJECT #:
DCM2026-04

PROJECT TITLE:
**FIR HALL SOUTH RESIDENCE
 TOWNHOUSE RENEWAL**

FIR HALL, 1265 MILITARY TRAIL
 DRAWN BY: **BJ** CHECKED BY: **AM**

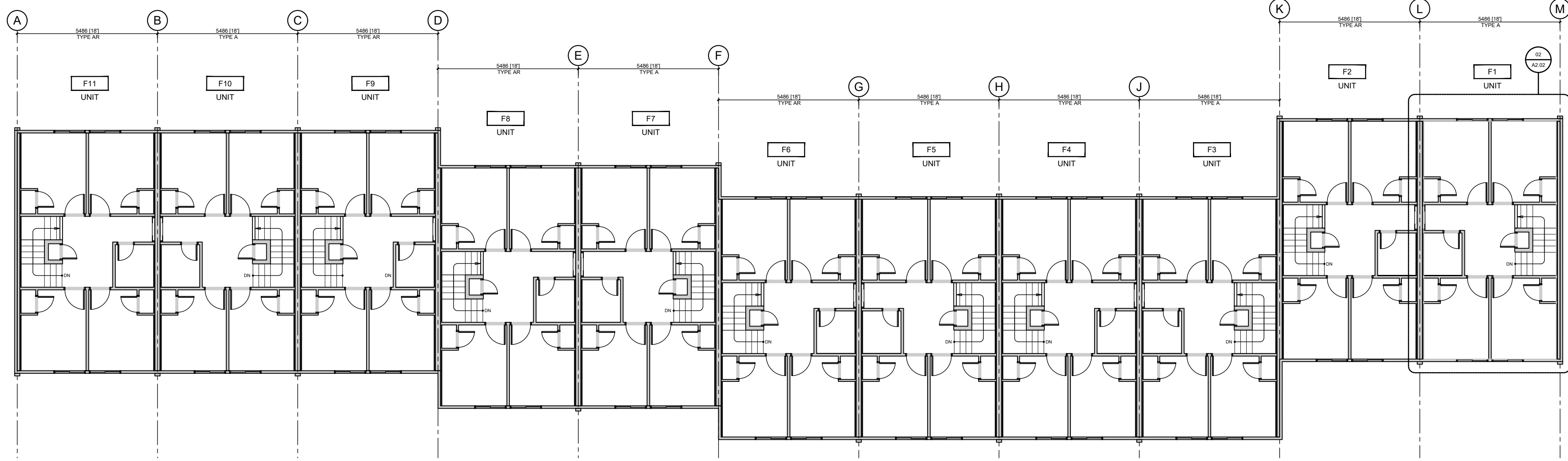
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**FIR HALL LEVEL 1 PROPOSED
 FLOOR PLAN**

DATE:
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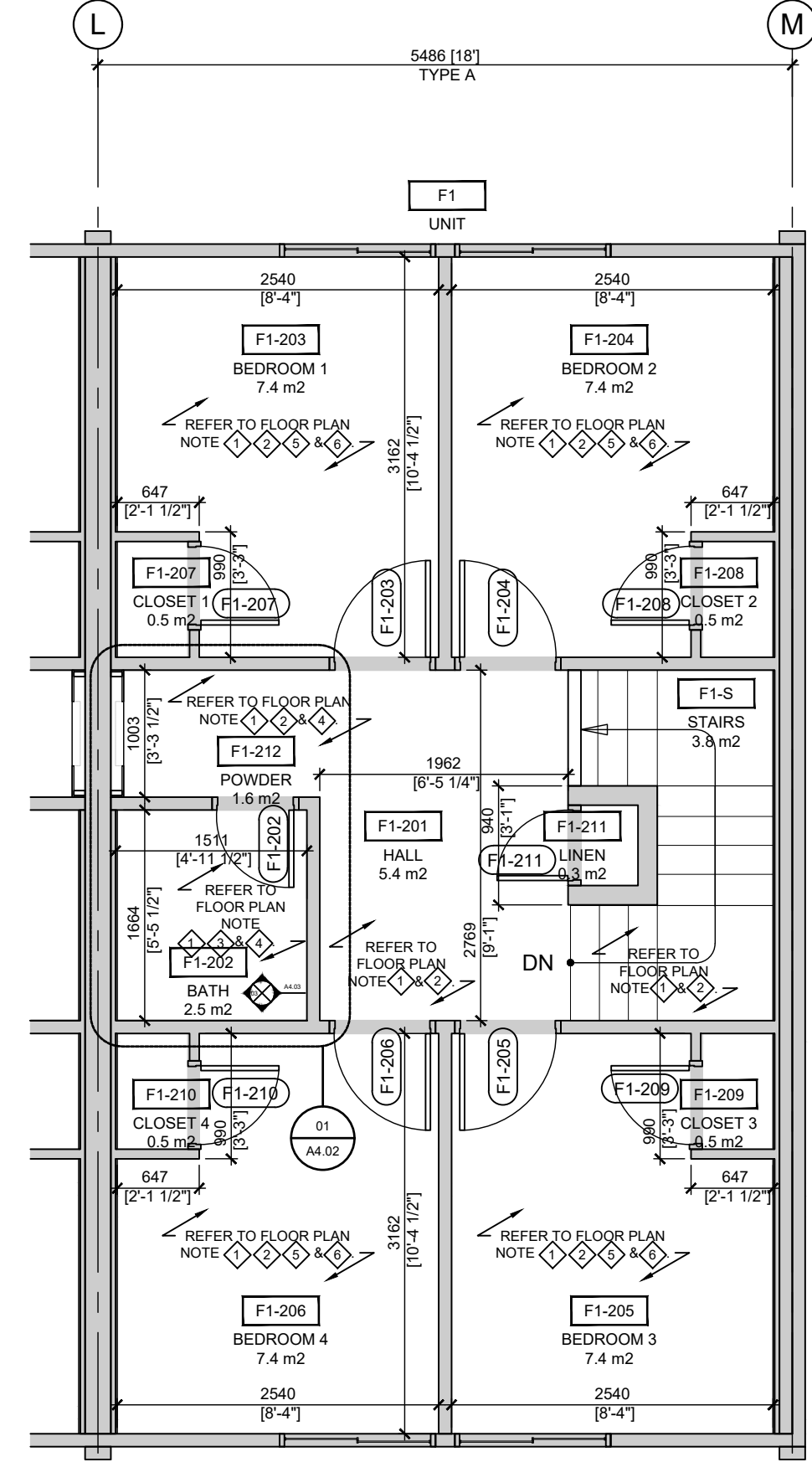


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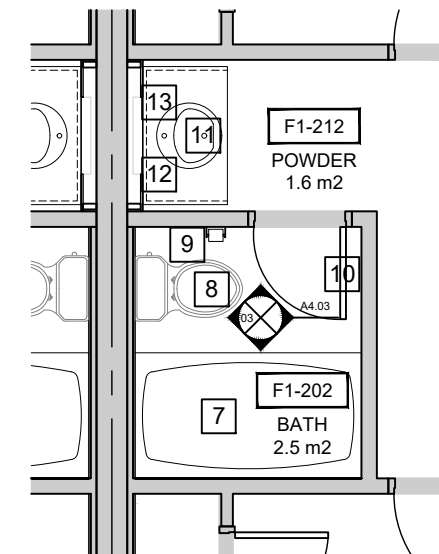
- [Grey Box] OUT OF SCOPE
- [Dashed Line] TO BE REMOVED
- [Door Symbol] EXISTING DOOR TO REMAIN
- [Door Symbol] EXISTING DOOR TO BE PROVIDED WITH NEW DOOR HANDLE



01 **FIR HALL LEVEL 2 PROPOSED FLOOR PLAN**
 A2.02 1:125



03 **POWDER & BATH FFE PLAN TYP.**
 A1.02 1:50



EQUIPMENT SCHEDULE

REFERENCE NUMBER	EQUIPMENT TYPE / FUNCTION	MANUFACTURER / MODEL NUMBER	EXISTING [E] / NEW [N]	SUPPLIER	QUANTITY	WIDTH	LENGTH	HEIGHT	DEPTH	NOTE
1	REFRIGERATOR	-	E	OWNER	11	-	-	-	-	
2	MICROWAVE	SAMSUNG SMART 2 1 CU. FT. OVER-THE-RANGE MICROWAVE, MODEL #. ME21D66300SRAC COLOUR: STAINLESS STEEL	N	OWNER	11	29 7/8"	-	17 1/16"	16 1/2"	
3	OVEN RANGE	SAMSUNG 30" 6.3 CU. FT. SMART ELECTRIC FREESTANDING FAN CONVECTION RANGE WITH AIR FRY, MODEL #. NE63A6511SSAC COLOUR: STAINLESS STEEL	N	OWNER	1	29 15/16"	-	47 1/16"	28 11/16"	ONLY FOR UNIT F1
4	SINK	RONA STYLISH 32 IN. x 19 IN. STAINLESS STEEL UNDERMOUNT DOUBLE BOWL WORKSTATION KITCHEN SINK, MODEL #. S491W COLOUR: STAINLESS STEEL	N	CONTRACTOR	11	19"	32"	-	10"	
5	GARBAGE BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
6	RECYCLING BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
7	BATHTUB FITTER	PERMAFIT TUB, WALL AND ACCESSORIES 1. PERMAFIT TUB ARISTOCRAT FRONT WHITE 2. WALL TORKING 7.5 x 11 FT WHITE 3. OVERFLOW & POP-UP STOPPER KIT CHROME 4. VALVE POSITEMP PRESSURE BALANCED MOEN G230 WHITE 5. TRIM KIT POSITEMP 2.5 GPM TUB SHOWER MOEN CHR CHATEAU TL 183 CHROME	N	OWNER	16	-	-	-	-	REFER TO CASH ALLOWANCE 1
8	TOILET	-	E	OWNER	11	-	-	-	-	TOILET TO REMAIN
9	TOILET PAPER HOLDER	ULINE DOUBLE ROLL TOILET TISSUE DISPENSER, STAINLESS STEEL	N	CONTRACTOR	11	6"	-	12"	7"	
10	TOWEL BAR	ULINE WINGLTS TOWEL BAR	N	CONTRACTOR	11	-	18"	2"	3"	
11	VANITY	BLISS 36" WALL MOUNT FLOATING BATHROOM VANITY, SKU #BSL36-NW COLOUR: NATURAL WOOD	N	CONTRACTOR	11	36"	-	23.75"	18.5"	
12	VANITY LIGHT	CANARM JONAH LED VANITY, SKU # BL-30B-30-CH-C FINISH: CHROME	N	CONTRACTOR	11	30"	-	2.5"	4.72"	
13	MIRROR	-	N	CONTRACTOR	11	35.5"	-	35.5"	-	
14	ROLLER SHADE (BEDROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 40 IN. X 72 IN. MODEL #. HD4PVNLR0RC48X72OFFWHIT COLOUR: OFF-WHITE	N	CONTRACTOR	44	40"	-	3"	3"	
15	ROLLER SHADE (LIVING ROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 48 IN. X 72 IN. MODEL #. HD4PVNLR0RC48X72OFFWHIT COLOUR: OFF-WHITE	N	CONTRACTOR	22	48"	-	3"	3"	
16	LIGHTING FIXTURE (TYP.)	GALAXY LIGHTING 9" LED SLIMLINE SURFACE MOUNT, 18W, 4000K MODEL #. L548249WH COLOUR: WHITE	N	CONTRACTOR	121	9" DIA	-	0.5"	-	

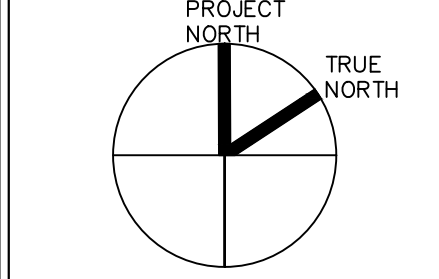
GENERAL NOTES APPLY TO ALL DRAWINGS:

- THE DRAWINGS ARE NOT STANDALONE AND ARE TO BE READ IN CONJUNCTION WITH THE COMPLETE SET OF CONTRACT DOCUMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GOVERNING (PROVINCIAL & MUNICIPAL) AUTHORITIES.
- EXISTING CONSTRUCTION SHOWN HAS BEEN TAKEN FROM AVAILABLE INFORMATION. WHEN SPECIFIC DETAILS ARE UNAVAILABLE, ASSUMPTIONS HAVE BEEN MADE REGARDING PROBABLE CONSTRUCTION. ANY VARIANCE FROM CONSTRUCTION AS SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF UTSC PM.
- FILL ALL EXISTING HOLES LEFT FROM MECHANICAL AND ELECTRICAL SERVICES REMOVED OR RELOCATED TO MAINTAIN REQUIRED FIRE SEPARATIONS.
- PATCH AND MAKE GOOD ALL EXISTING FLOOR, WALL AND CEILING MATERIALS AND FINISHES DESTROYED BY CONSTRUCTION TO MATCH EXISTING ADJACENT.
- CLEAN UP DEBRIS ON A DAILY BASIS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY OFFSITE ON A REGULAR BASIS. BUILDING PREMISES ARE TO BE THOROUGHLY CLEANED PRIOR TO TAKEOVER BY THE OWNER.
- ALL WORK SHALL BE INSTALLED IN A NEAT AND TIDY MANNER.
- ADEQUATELY PROTECT THE WORK AT ALL STAGES OF CONSTRUCTION AND MAINTAIN THE PROTECTION UNTIL WORK IS COMPLETED. REMOVE AND REPLACE AT NO EXPENSE TO THE OWNER ANY DAMAGED WORK AND MATERIALS THAT CANNOT BE REPAIRED OR RESTORED TO OWNER'S SATISFACTION.
- CONTRACTOR TO INCLUDE FOR REMOVAL, TEMPORARY STORAGE ON SITE OR HANDING OVER TO OWNER AS DETERMINED BY OWNER AND REINSTALLATION WHERE NOTED OF EXISTING EQUIPMENT, LIGHT FIXTURES, DOORS, HARDWARE, ETC. THAT ARE REQUIRED TO BE REMOVED, RELOCATED AND/OR REINSTALLED TO COMPLETE THE WORKS. ALL REMOVED MATERIALS REQUIRED TO BE REINSTALLED SHALL BE REINSTALLED IN UN DAMAGED CONDITION.
- EXISTING FURNITURE TO BE RELOCATED & STORED FOR FUTURE USE BY G.C. (TYP).
- ALL PERIMETER HEATING REGISTERS TO BE PAINTED WITH DIRECT-TO-METAL PAINT. MATCH COLOUR TO PT-1.
- ALL DIMENSIONS SHALL BE SITE VERIFIED PRIOR TO COMMENCING ANY WORK.

FLOOR PLAN DRAWING NOTES:

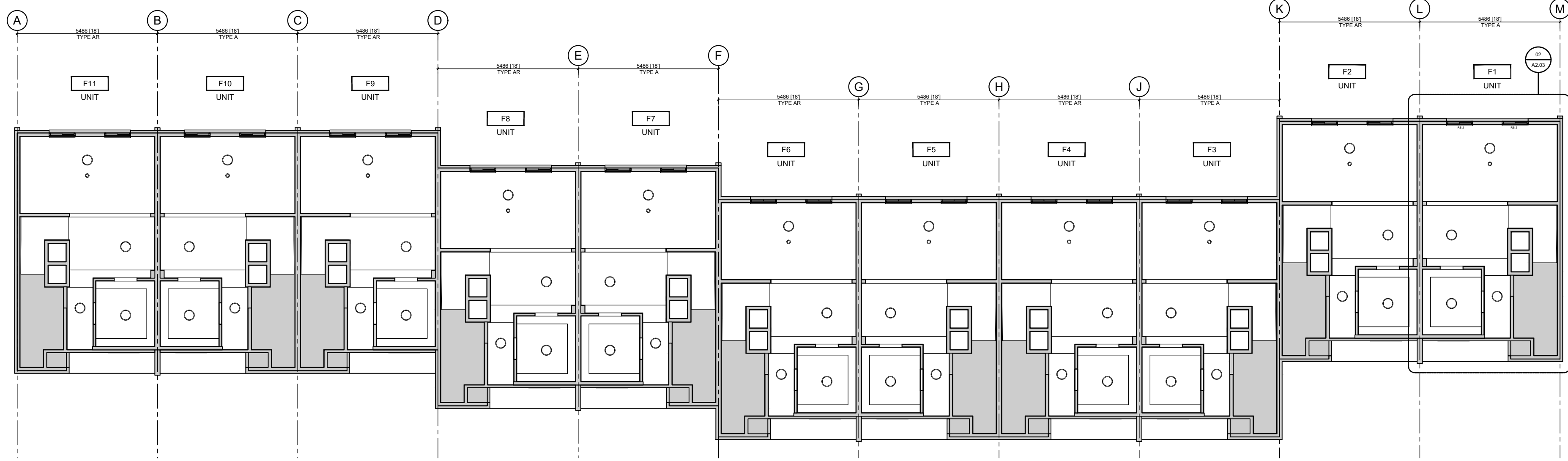
- ALL WALLS SHALL RECEIVE NEW 3/4" THK x 4" H MDF BASE BOARD. ALL WALLS, BASE BOARDS, AND DOORS TO BE PAINTED. REFER TO MATERIAL SCHEDULE. PRIOR TO PAINTING, PATCH ALL EXISTING DRYWALL HOLES RESULTING FROM REMOVALS, INCLUDING BUT NOT LIMITED TO WALL MOUNTED ACCESSORIES, AND MAINTAIN ALL REQUIRED FIRE SEPARATIONS. MATCH ADJACENT FINISHES. (THIS NOTE APPLIES TO ALL CLOSETS, INCLUDING F#-106, F#-107, F#-207, F#-208, F#-209, AND F#-210, IN ALL UNITS.)
- NEW VINYL TILE TO BE INSTALLED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ASTM F1700 STANDARD AND MANUFACTURER'S INSTRUCTIONS. INSTALLATION SHALL OCCUR ONLY AFTER PROPER LEVELING OF SUBFLOOR. (DO NOT USE GYPSUM-BASED LEVELERS UNLESS SPECIFIED BY THE MANUFACTURER). PATCH WALL AND INSTALL NEW MOLDING BASE TO MATCH EXISTING PROFILE AND FINISH IN AREAS WHERE TILE BASE WAS REMOVED. (THIS NOTE APPLIES TO ALL CLOSETS, INCLUDING F#-106, F#-107, F#-207, F#-208, F#-209, AND F#-210, IN ALL UNITS.)
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- SUPPLY AND INSTALL MILLWORK WHERE INDICATED. REFER TO MILLWORK DRAWINGS.
- REPLACE DOOR HANDLE; DIIFANTI NAPLES COLLECTION PASSAGE DOOR LEVER, SATIN NICKEL. RETAIN EXISTING DEADBOLT.
- BEDROOM CLOSET DOOR, INTERIOR AND EXTERIOR WALL FINISHES, AND CEILING TO BE PAINTED.
- DOOR AND FRAME TO BE PAINTED PT-2 ON BOTH INTERIOR AND EXTERIOR SIDES.

02 **FIR HALL LEVEL 2 PROPOSED FLOOR PLAN - TYP.**
 A1.02 1:50

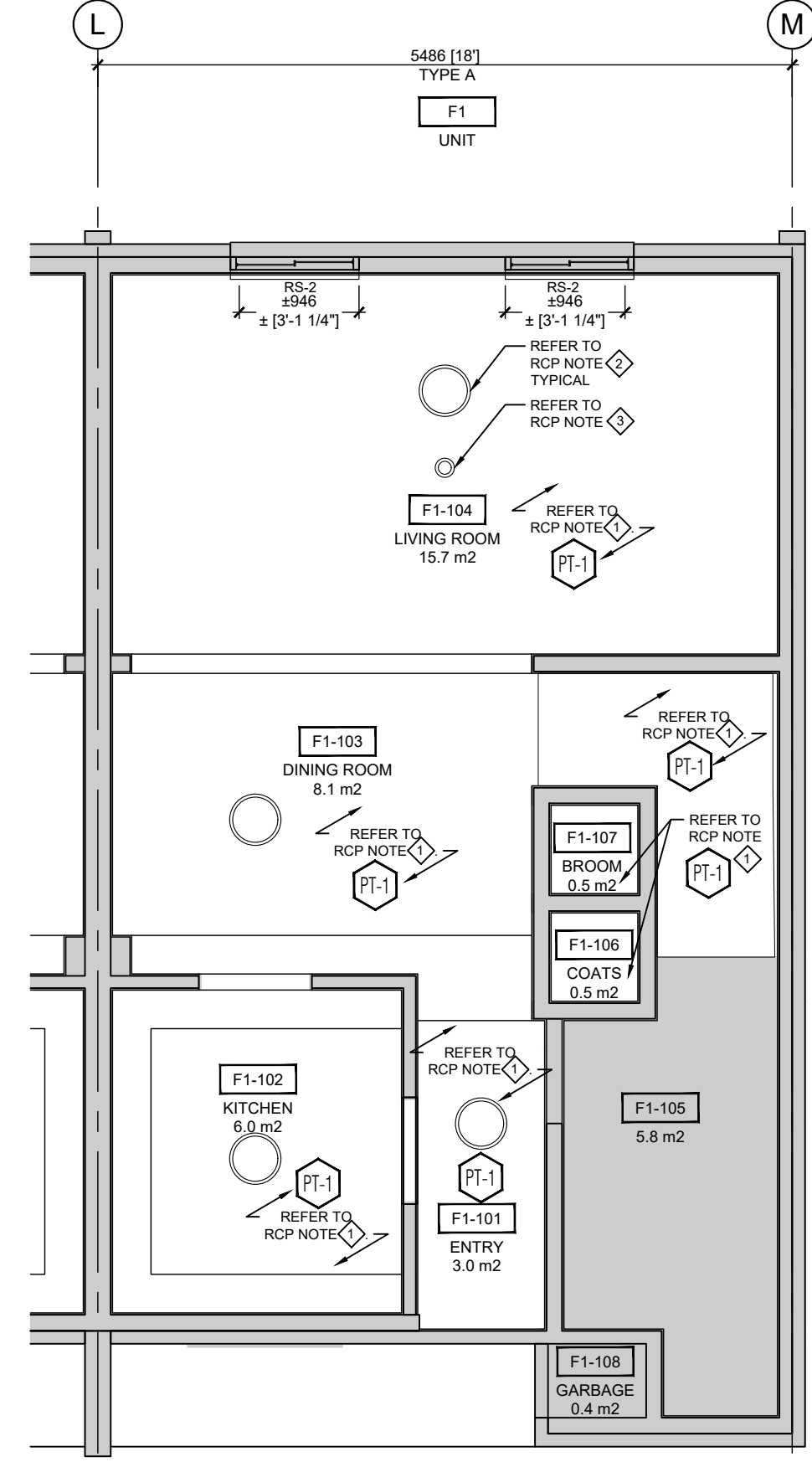


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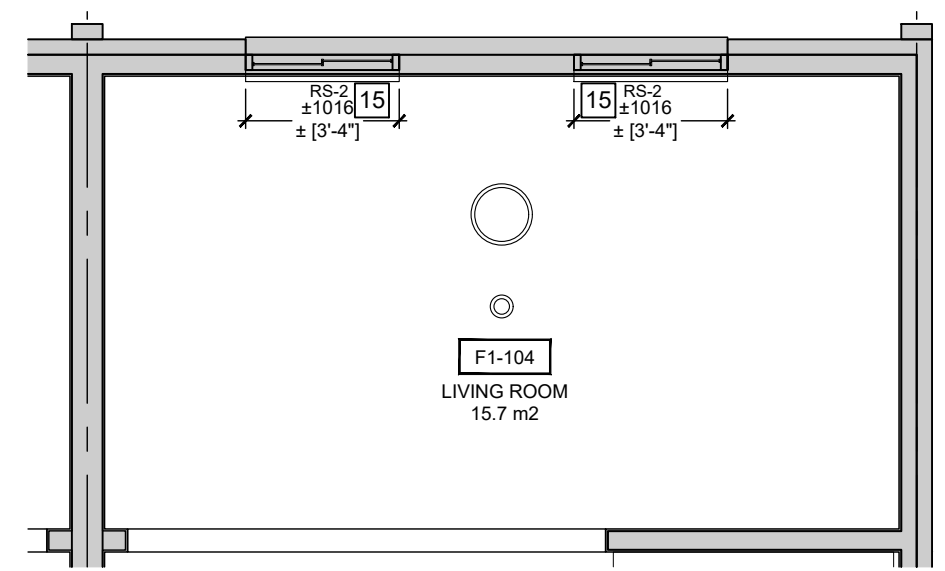
- OUT OF SCOPE
- TO BE REMOVED
- NEW CEILING-MOUNTED LIGHTING FIXTURE
- NEW AIR DIFFUSER
- EXISTING SMOKE DETECTOR
- EXISTING SPEAKER
- EXISTING WIRELESS ACCESS POINT
- EXISTING ACCESS HATCH



01 **FIR HALL LEVEL 1 PROPOSED REFLECTED CEILING PLAN**
A2.03 1:125



02 **FIR HALL LEVEL 1 PROPOSED REFLECTED CEILING PLAN - TYP.**
A2.03 1:50



03 **LIVING ROOM FFE PLAN TYP.**
A2.03 1:50

GENERAL NOTES APPLY TO ALL DRAWINGS:

- THE DRAWINGS ARE NOT STANDALONE AND ARE TO BE READ IN CONJUNCTION WITH THE COMPLETE SET OF CONTRACT DOCUMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE GOVERNING (PROVINCIAL & MUNICIPAL) AUTHORITIES.
- EXISTING CONSTRUCTION SHOWN HAS BEEN TAKEN FROM AVAILABLE INFORMATION. WHEN SPECIFIC DETAILS ARE UNAVAILABLE, ASSUMPTIONS HAVE BEEN MADE REGARDING PROBABLE CONSTRUCTION. ANY VARIANCE FROM CONSTRUCTION AS SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF UTSC PM.
- FILL ALL EXISTING HOLES LEFT FROM MECHANICAL AND ELECTRICAL SERVICES REMOVED OR RELOCATED TO MAINTAIN REQUIRED FIRE SEPARATIONS.
- PATCH AND MAKE GOOD ALL EXISTING FLOOR, WALL AND CEILING MATERIALS AND FINISHES DESTROYED BY CONSTRUCTION TO MATCH EXISTING ADJACENT.
- CLEAN UP DEBRIS ON A DAILY BASIS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY OFFSITE ON A REGULAR BASIS. BUILDING PREMISES ARE TO BE THOROUGHLY CLEANED PRIOR TO TAKEOVER BY THE OWNER.
- ALL WORK SHALL BE INSTALLED IN A NEAT AND TIDY MANNER.
- ADEQUATELY PROTECT THE WORK AT ALL STAGES OF CONSTRUCTION AND MAINTAIN THE PROTECTION UNTIL WORK IS COMPLETED. REMOVE AND REPLACE AT NO EXPENSE TO THE OWNER ANY DAMAGED WORK AND MATERIALS THAT CANNOT BE REPAIRED OR RESTORED TO OWNER'S SATISFACTION.
- CONTRACTOR TO INCLUDE FOR REMOVAL, TEMPORARY STORAGE ON SITE OR HANDING OVER TO OWNER AS DETERMINED BY OWNER AND REINSTALLATION WHERE NOTED OF EXISTING EQUIPMENT. LIGHT FIXTURES, DOORS, HARDWARE, ETC. THAT ARE REQUIRED TO BE REMOVED, RELOCATED AND/OR REINSTALLED TO COMPLETE THE WORKS. ALL REMOVED MATERIALS REQUIRED TO BE REINSTALLED SHALL BE REINSTALLED IN UN DAMAGED CONDITION.
- EXISTING FURNITURE TO BE RELOCATED & STORED FOR FUTURE USE BY G.C. (TYP).
- ALL PERIMETER HEATING REGISTERS TO BE PAINTED WITH DIRECT-TO-METAL PAINT. MATCH COLOUR TO PT-1.
- ALL DIMENSIONS SHALL BE SITE VERIFIED PRIOR TO COMMENCING ANY WORK.

RCP DRAWING NOTES:

- CEILING TO BE PAINTED, REFER TO MATERIAL SCHEDULE. PRIOR TO PAINTING, PATCH ALL EXISTING DRYWALL HOLES RESULTING FROM REMOVALS, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES AND CEILING-MOUNTED ACCESSORIES, AND MAINTAIN ALL REQUIRED FIRE SEPARATIONS. MATCH ADJACENT FINISHES.
- NEW LIGHTING FIXTURE TO BE INSTALLED. ALL LUMINAIRES, DRIVERS, AND ELECTRICAL COMPONENTS MUST BEAR A CSA OR CUL CERTIFICATION MARK. PATCH AND REPAIR GWB CEILING AS A RESULT OF NEW LIGHT FIXTURES. GALAXY LIGHTING 9" LED SLIMLINE SURFACE MOUNT, 18W, 4000K. MODEL #: L648240WH, COLOUR: WHITE, OR REVIEWED ALTERNATIVE.
- EXISTING CEILING-MOUNTED FIXTURES TO BE REMOVED CAREFULLY STORED AND REINSTATED AFTER PAINTING.
- ACCESS HATCH PANEL AND TRIM TO BE PAINTED TO MATCH ADJACENT FINISH COLOUR.
- WIRELESS ACCESS POINT TO BE REMOVED CAREFULLY STORED AND REINSTATED AFTER PAINTING

EQUIPMENT SCHEDULE

REFERENCE NUMBER	EQUIPMENT TYPE / FUNCTION	MANUFACTURER / MODEL NUMBER	EXISTING [E] / NEW [N]	SUPPLIER	QUANTITY	WIDTH	LENGTH	HEIGHT	DEPTH	NOTE
1	REFRIGERATOR	-	E	OWNER	11	-	-	-	-	
2	MICROWAVE	SAMSUNG SMART 2 1 CU. FT. OVER-THE-RANGE MICROWAVE. MODEL #. ME21D66300SRAC COLOUR: STAINLESS STEEL	N	OWNER	11	29 7/8"	-	17 1/16"	16 1/2"	
3	OVEN RANGE	SAMSUNG 30" 6.3 CU. FT. SMART ELECTRIC FREESTANDING FAN CONVECTION RANGE WITH AIR FRY. MODEL #. NE63A6511SS/AC COLOUR: STAINLESS STEEL	N	OWNER	1	29 15/16"	-	47 1/16"	28 11/16"	ONLY FOR UNIT F1
4	SINK	RONA STYLISH 32 IN. x 19 IN. STAINLESS STEEL UNDERMOUNT DOUBLE BOWL. WORKSTATION KITCHEN SINK. MODEL #. S-601W COLOUR: STAINLESS STEEL	N	CONTRACTOR	11	19"	32"	-	10"	
5	GARBAGE BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE. 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
6	RECYCLING BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE. 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
7	BATHTUB FITTER	PERMAFIT TUB, WALL AND ACCESSORIES 1. PERMAFIT TUB ARISTOCRAT FRONT WHITE 2. WALL TORKING 7.5 x 11 FT WHITE 3. OVERFLOW & POP-UP STOPPER KIT CHROME 4. VALVE POSTTEMP PRESSURE BALANCED MOEN G2320 WHITE 5. TRIM KIT POSTTEMP 2.5 GPM TUB SHOWER MOEN CHR CHATEAU TL 183 CHROME	N	OWNER	16	-	-	-	-	REFER TO CASH ALLOWANCE 1
8	TOILET	-	E	OWNER	11	-	-	-	-	TOILET TO REMAIN
9	TOILET PAPER HOLDER	ULINE DOUBLE ROLL TOILET TISSUE DISPENSER, STAINLESS STEEL	N	CONTRACTOR	11	6"	-	12"	7"	
10	TOWEL BAR	ULINE WINGLTS TOWEL BAR	N	CONTRACTOR	11	-	18"	2"	3"	
11	VANITY	BLISS 36" WALL MOUNT FLOATING BATHROOM VANITY. SKU #BSLS36-NW COLOUR: NATURAL WOOD	N	CONTRACTOR	11	36"	-	23.75"	18.5"	
12	VANITY LIGHT	CANARM JONAH LED VANITY. SKU #: BL-30B-30-CH-C FINISH: CHROME	N	CONTRACTOR	11	30"	-	2.5"	4.72"	
13	MIRROR	-	N	CONTRACTOR	11	35.5"	-	35.5"	-	
14	ROLLER SHADE (BEDROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 40 IN. X 72 IN. MODEL #. HD4PVLORC48X72OFFWHIT COLOUR: OFF-WHITE	N	CONTRACTOR	44	40"	-	3"	3"	
15	ROLLER SHADE (LIVING ROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 48 IN. X 72 IN. MODEL #. HD4PVLORC48X72OFFWHIT COLOUR: OFF-WHITE	N	CONTRACTOR	22	48"	-	3"	3"	
16	LIGHTING FIXTURE (TYP.)	GALAXY LIGHTING 9" LED SLIMLINE SURFACE MOUNT, 18W, 4000K MODEL #. L648240WH COLOUR: WHITE	N	CONTRACTOR	121	9" DIA	-	0.5"	-	

01 2026-04-22 ISSUED FOR TENDER AM

NO. DATE REVISION NO BY

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TORONTO ONTARIO, M1C1A4

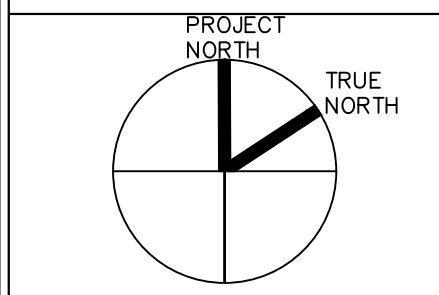
PROJECT #:
DCM2026-04

PROJECT TITLE:
**FIR HALL SOUTH RESIDENCE
TOWNHOUSE RENEWAL**

FIR HALL, 1265 MILITARY TRAIL
DRAWN BY: **BJ** CHECKED BY: **AM**

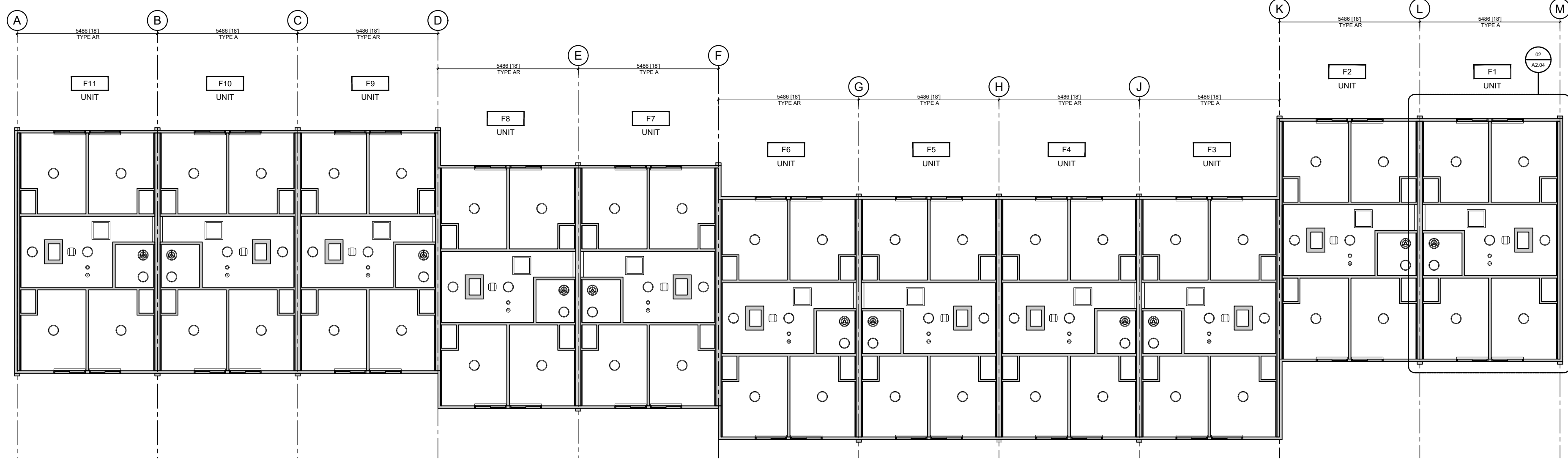
DRAWING TITLE:
**FIR HALL LEVEL 1 PROPOSED
REFLECTED CEILING PLAN**

DATE:
2026-04-22
SCALE:
A2.03
AS NOTED

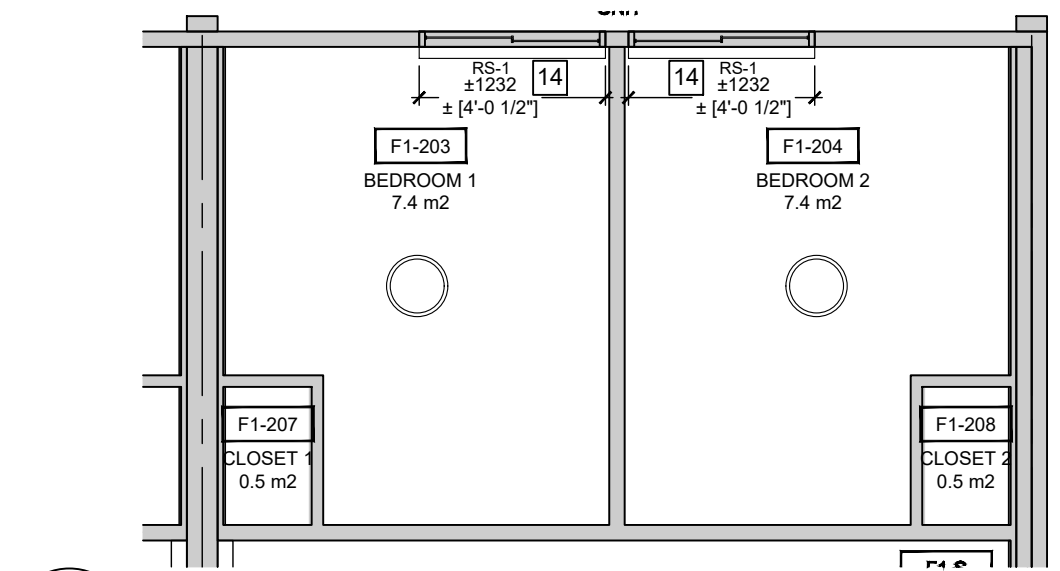
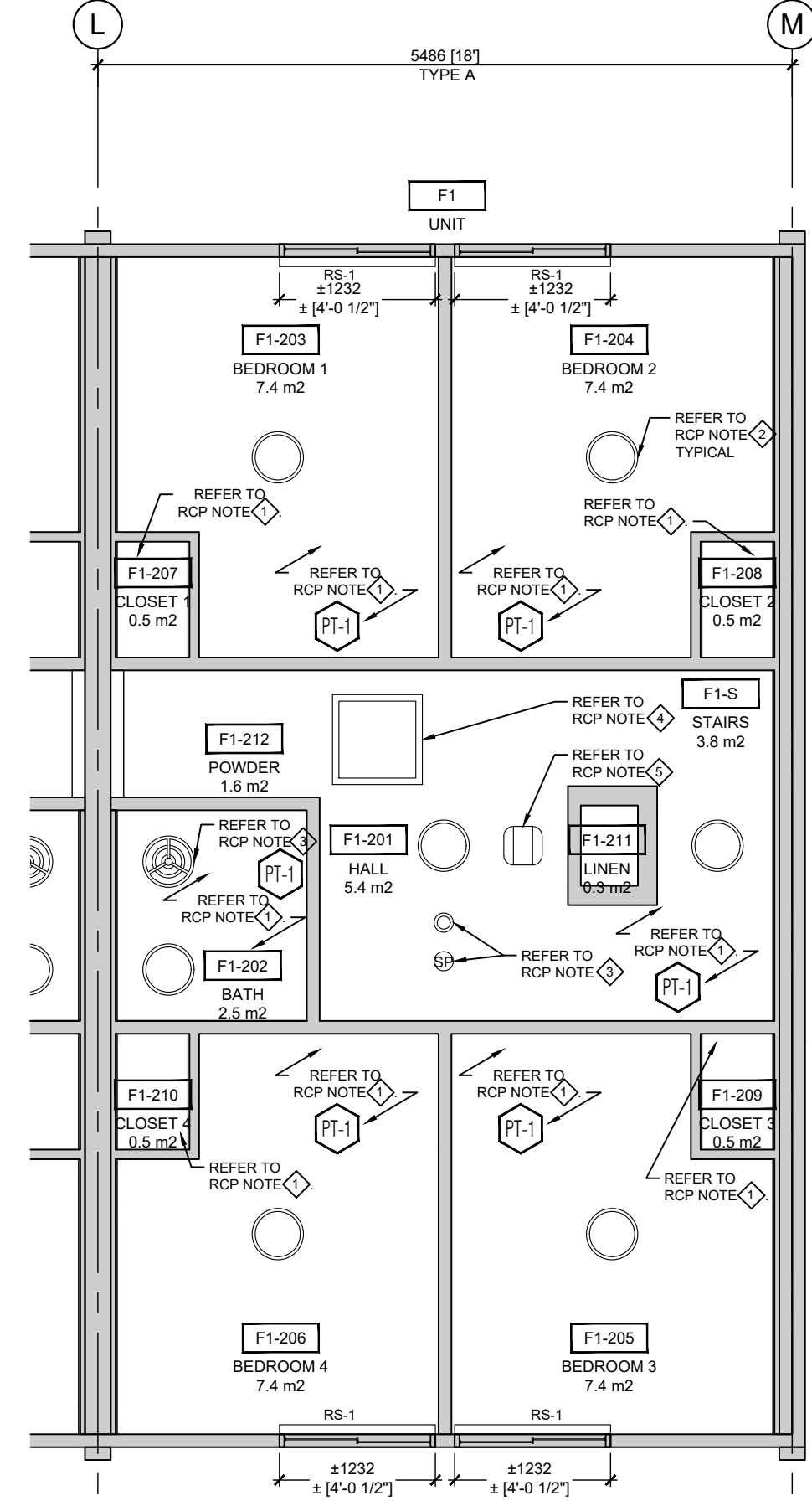


LEGEND:

- OUT OF SCOPE
- TO BE REMOVED
- NEW CEILING-MOUNTED LIGHTING FIXTURE
- NEW AIR DIFFUSER
- EXISTING SMOKE DETECTOR
- EXISTING SPEAKER
- EXISTING WIRELESS ACCESS POINT
- EXISTING ACCESS HATCH



01 FIR HALL LEVEL 2 PROPOSED REFLECTED CEILING PLAN
 A2.04 1:125



03 BEDROOM FFE PLAN TYP.
 A2.04 1:50

EQUIPMENT SCHEDULE

REFERENCE NUMBER	EQUIPMENT TYPE / FUNCTION	MANUFACTURER / MODEL NUMBER	EXISTING [E] / NEW [N]	SUPPLIER	QUANTITY	WIDTH	LENGTH	HEIGHT	DEPTH	NOTE
1	REFRIGERATOR	-	E	OWNER	11	-	-	-	-	
2	MICROWAVE	SAMSUNG SMART 2 2 CU. FT. OVER-THE-RANGE MICROWAVE, MODEL #. ME21D6630SRAC COLOUR: STAINLESS STEEL	N	OWNER	11	29 7/8"	-	17 1/16"	16 1/2"	
3	OVEN RANGE	SAMSUNG 30" 6.3 CU. FT. SMART ELECTRIC FREESTANDING FAN CONVECTION RANGE WITH AIR FRY, MODEL #. NE63A6511SSAC COLOUR: STAINLESS STEEL	N	OWNER	1	29 15/16"	-	47 1/16"	28 11/16"	ONLY FOR UNIT F1
4	SINK	RONA STYLISH 32 IN. x 19 IN. STAINLESS STEEL UNDERMOUNT DOUBLE BOWL, WORKSTATION KITCHEN SINK, MODEL #. S-601W COLOUR: STAINLESS STEEL	N	CONTRACTOR	11	19"	32"	-	10"	
5	GARBAGE BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
6	RECYCLING BIN	RUBBERMAID UNDERCOUNTER SMALL TRASH CAN, 2 PACK BLUE AND BALCK FOR RECYCLING/WASTE, 9.4 GALLON	N	OWNER	11	11"	17"	22.25"	-	
7	BATHTUB FITTER	PERMAFIT TUB, WALL AND ACCESSORIES 1. PERMAFIT TUB ARISTOCRAT FRONT WHITE 2. WALL TORINO 7.5 x 11 FT WHITE 3. OVERFLOW & POP-UP STOPPER KIT CHROME 4. VALVE POSTEMP PRESSURE BALANCED MOEN 62320 WHITE 5. TRIM KIT POSTEMP 2.5 GPM TUB SHOWER MOEN CHR CHATEAU TL 183 CHROME	N	OWNER	16	-	-	-	-	REFER TO CASH ALLOWANCE 1
8	TOILET	-	E	OWNER	11	-	-	-	-	TOILET TO REMAIN
9	TOILET PAPER HOLDER	ULINE DOUBLE ROLL TOILET TISSUE DISPENSER, STAINLESS STEEL	N	CONTRACTOR	11	6"	-	12"	7"	
10	TOWEL BAR	ULINE WINGLTS TOWEL BAR	N	CONTRACTOR	11	-	18"	2"	3"	
11	VANITY	BLISS 36" WALL MOUNT FLOATING BATHROOM VANITY, SKU #BSL36-NW COLOUR: NATURAL WOOD	N	CONTRACTOR	11	36"	-	23.75"	18.5"	
12	VANITY LIGHT	CANARM JONAH LED VANITY, SKU #. BL-30B-30-CH-C FINISH: CHROME	N	CONTRACTOR	11	30"	-	2.5"	4.72"	
13	MIRROR	-	N	CONTRACTOR	11	35.5"	-	35.5"	-	
14	ROLLER SHADE (BEDROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 40 IN. X 72 IN. MODEL #. HD4PVLNLR0C48X72OFFWHT COLOUR: OFF-WHITE	N	CONTRACTOR	44	40"	-	3"	3"	
15	ROLLER SHADE (LIVING ROOM)	OFF CUT SHADES BLACKOUT 4PLY VINYL ROLLER SHADE 48 IN. X 72 IN. MODEL #. HD4PVLNLR0C48X72OFFWHT COLOUR: OFF-WHITE	N	CONTRACTOR	22	48"	-	3"	3"	
16	LIGHTING FIXTURE (TYP.)	GALAXY LIGHTING 9" LED SLIMLINE SURFACE MOUNT, 18W, 4000K MODEL #. L648240WH COLOUR: WHITE	N	CONTRACTOR	121	9" DIA	-	0.5"	-	

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 - FILL ALL EXISTING HOLES LEFT FROM MECHANICAL AND ELECTRICAL SERVICES REMOVED OR RELOCATED TO MAINTAIN REQUIRED FIRE SEPARATIONS.
 - PATCH AND MAKE GOOD ALL EXISTING FLOOR, WALL AND CEILING MATERIALS AND FINISHES DESTROYED BY CONSTRUCTION TO MATCH EXISTING ADJACENT.
 - CLEAN UP DEBRIS ON A DAILY BASIS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY OFFSITE ON A REGULAR BASIS. BUILDING PREMISES ARE TO BE THOROUGHLY CLEANED PRIOR TO TAKEOVER BY THE OWNER.
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 - CONTRACTOR TO INCLUDE FOR REMOVAL, TEMPORARY STORAGE ON SITE OR HANDING OVER TO OWNER AS DETERMINED BY OWNER AND REINSTALLATION WHERE NOTED OF EXISTING EQUIPMENT. LIGHT FIXTURES, DOORS, HARDWARE, ETC. THAT ARE REQUIRED TO BE REMOVED, RELOCATED AND/OR REINSTALLED TO COMPLETE THE WORKS. ALL REMOVED MATERIALS REQUIRED TO BE REINSTALLED SHALL BE REINSTALLED IN UN DAMAGED CONDITION.
 - EXISTING FURNITURE TO BE RELOCATED & STORED FOR FUTURE USE BY G.C. (TYP).
 - ALL PERIMETER HEATING REGISTERS TO BE PAINTED WITH DIRECT-TO-METAL PAINT. MATCH COLOUR TO PT-1.
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- RCP DRAWING NOTES:**
- CEILING TO BE PAINTED, REFER TO MATERIAL SCHEDULE. PRIOR TO PAINTING, PATCH ALL EXISTING DRYWALL HOLES RESULTING FROM REMOVALS, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES AND CEILING-MOUNTED ACCESSORIES, AND MAINTAIN ALL REQUIRED FIRE SEPARATIONS. MATCH ADJACENT FINISHES.
 - NEW LIGHTING FIXTURE TO BE INSTALLED. ALL LUMINAIRES, DRIVERS, AND ELECTRICAL COMPONENTS MUST BEAR A CSA OR CUL CERTIFICATION MARK. PATCH AND REPAIR GWB GELING AS A RESULT OF NEW LIGHT FIXTURES. GALAXY LIGHTING 9" LED SLIMLINE SURFACE MOUNT, 18W, 4000K, MODEL #. L648240WH, COLOUR: WHITE, OR REVIEWED ALTERNATIVE.
 - EXISTING CEILING-MOUNTED FIXTURES TO BE REMOVED CAREFULLY STORED AND REINSTATED AFTER PAINTING.
 - ACCESS HATCH PANEL AND TRIM TO BE PAINTED TO MATCH ADJACENT FINISH COLOUR.
 - WIRELESS ACCESS POINT TO BE REMOVED CAREFULLY STORED AND REINSTATED AFTER PAINTING

01 2026-04-22 ISSUED FOR TENDER AM

NO. DATE REVISION NO BY

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PROJECT #:
DCM2026-04

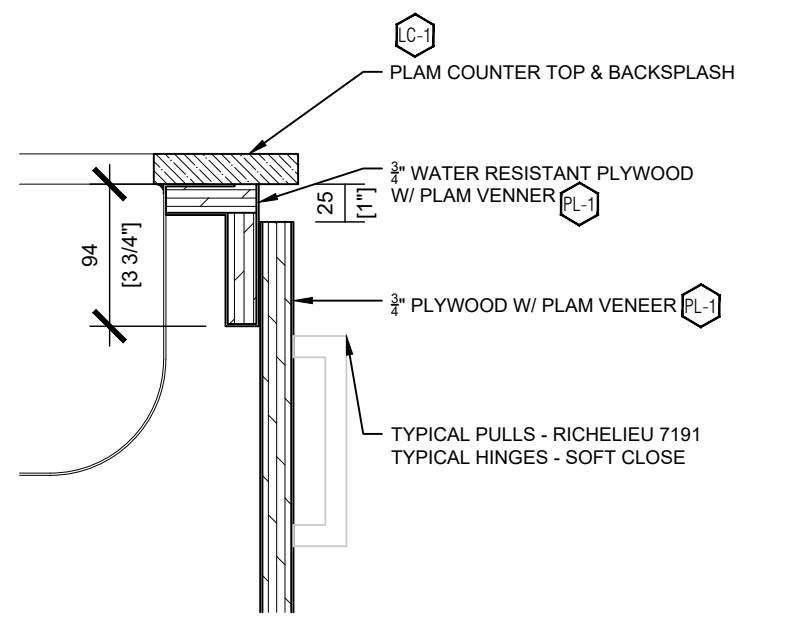
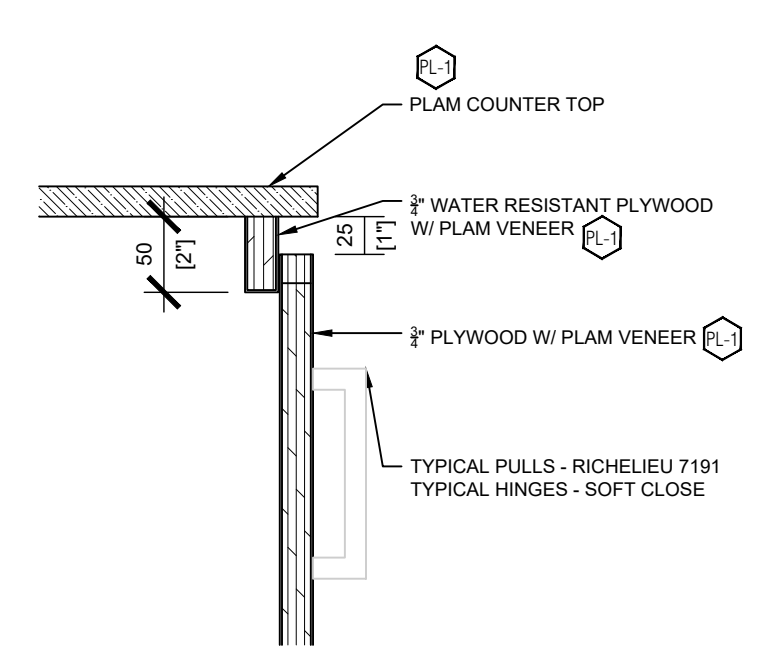
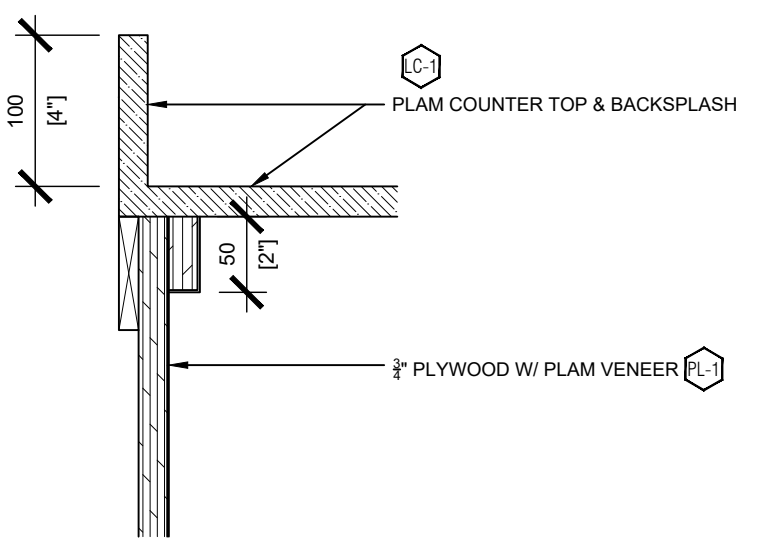
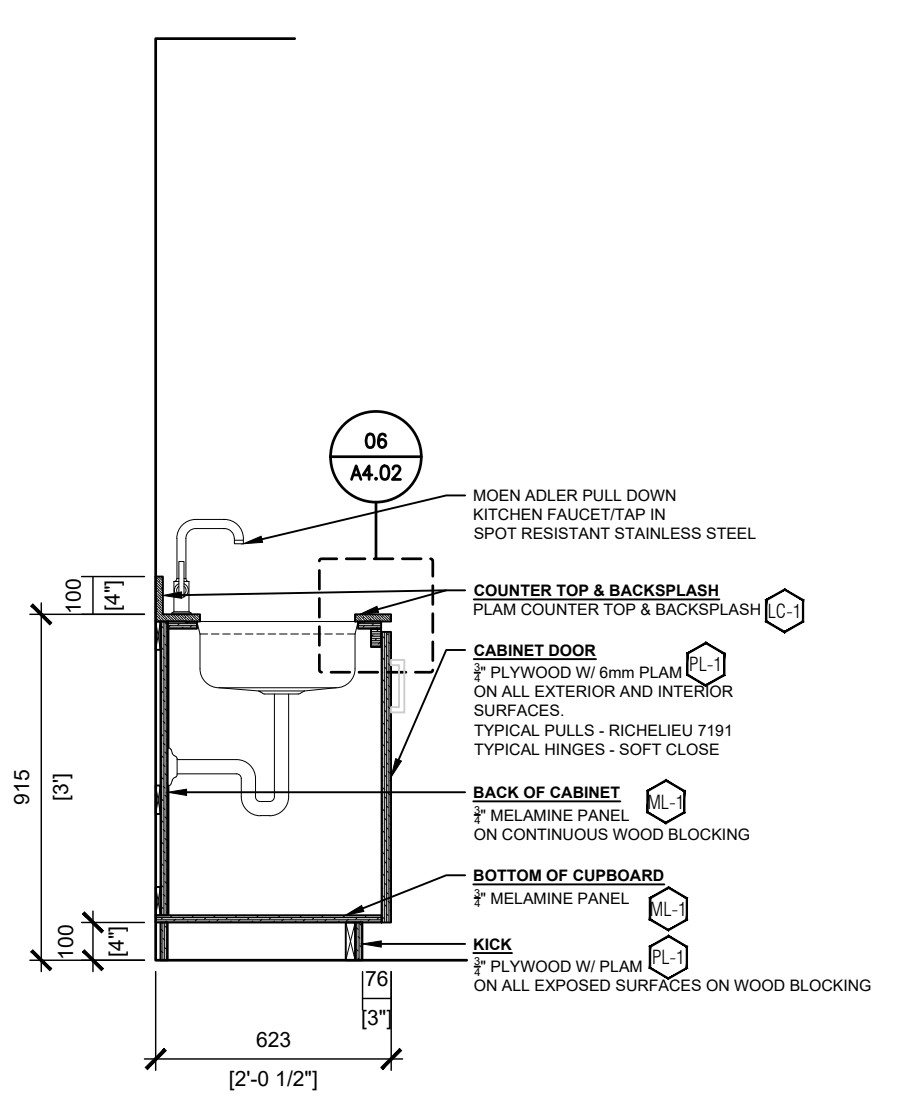
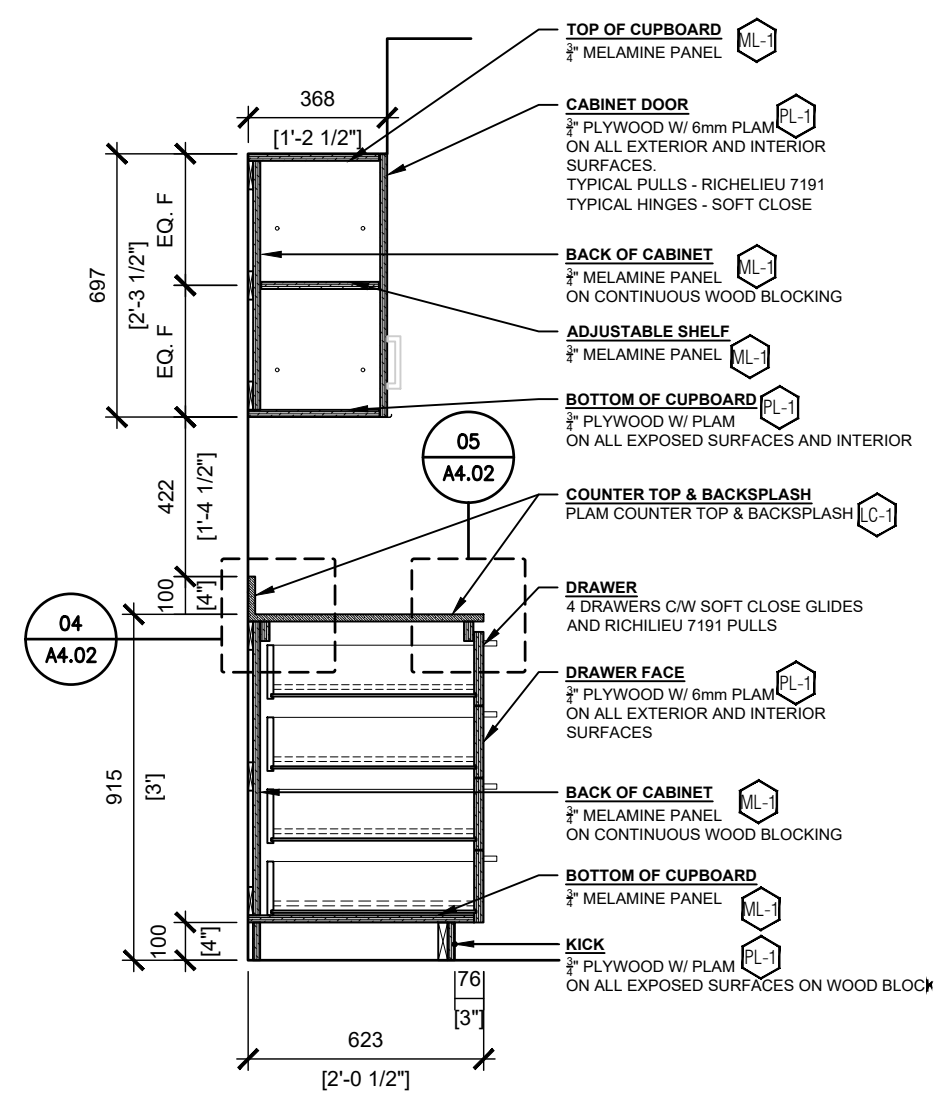
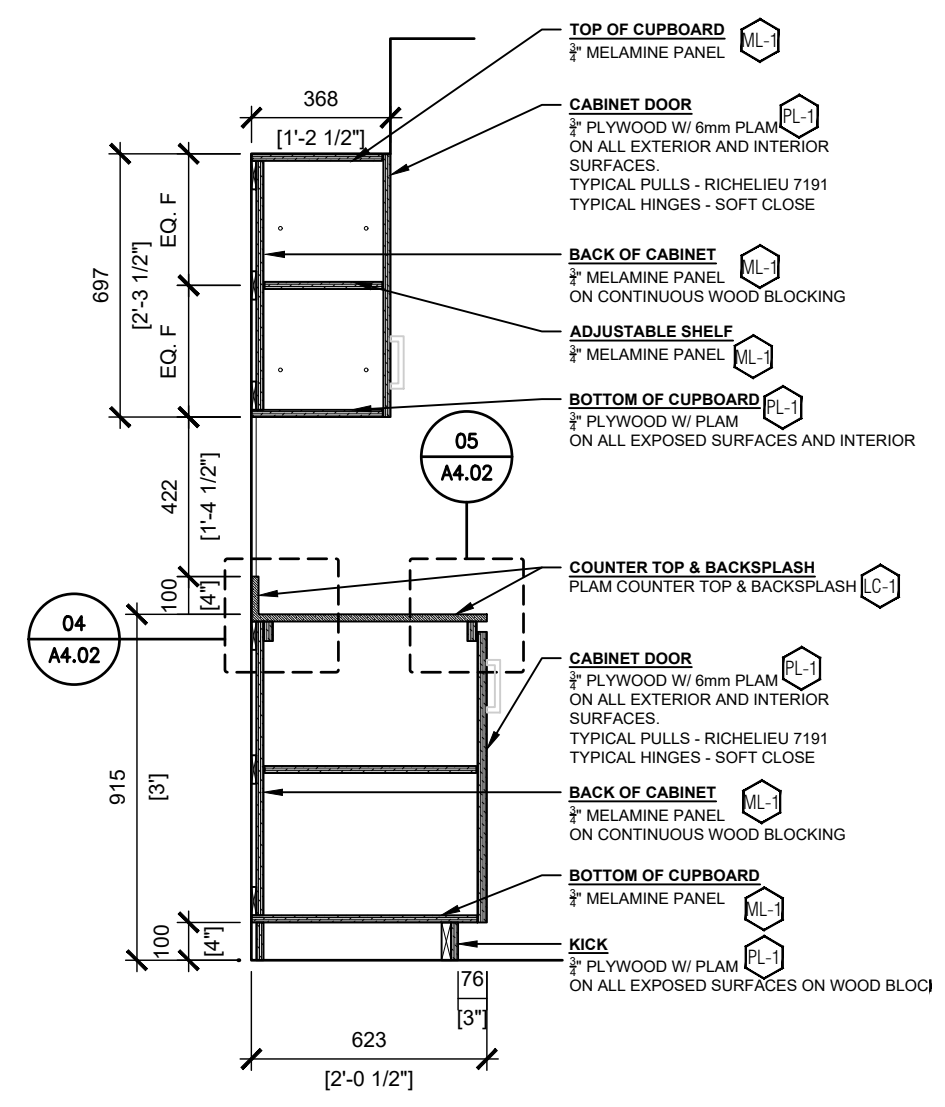
PROJECT TITLE:
**FIR HALL SOUTH RESIDENCE
 TOWNHOUSE RENEWAL**

FIR HALL, 1265 MILITARY TRAIL
 DRAWN BY: **BJ** CHECKED BY: **AM**

DRAWING TITLE:
**FIR HALL LEVEL 2 PROPOSED
 REFLECTED CEILING PLAN**

DATE:
2026-04-22
 SCALE:
A2.04
 AS NOTED

02 FIR HALL LEVEL 2 PROPOSED REFLECTED CEILING PLAN - TYP.
 A2.04 1:50



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MILLWORK DRAWING NOTES

- SUBMIT SHOP DRAWINGS OF FINISH CARPENTRY WORK THAT INDICATES MATERIALS, THICKNESSES, SIZES, FINISHES, WOOD SPECIES, GRADES, PROFILES, CONNECTION ATTACHMENTS, SHOP JOINTING, FIELD JOINTING, REINFORCING, ANCHORAGE, FASTENER TYPES AND SIZES, LOCATION OF EXPOSED FASTENINGS, MECHANICAL AND ELECTRICAL SERVICE ROUTES, SERVICE OUTLETS, CUTOUT LOCATIONS, AND SIZES. INCLUDE ERECTION DRAWINGS, PLANS, ELEVATIONS, SECTIONS AND DETAILS AS APPLICABLE.
- SUBMIT TWO REPRESENTATIVE PIECES OF EACH TYPE OF WOOD TO RECEIVE A STAINED OR NATURAL FINISH.
- EXECUTE MILLWORK FABRICATION BY MEMBER OF AWMA, WITH 5 YEARS EXPERIENCE IN FINISH CARPENTRY WORK OF COMPARABLE COMPLEXITY AND SCOPE. SUBMIT PROOF OF EXPERIENCE UPON CONSULTANT'S REQUEST.
- FABRICATE FINISH CARPENTRY WORK IN ACCORDANCE WITH AWS QUALITY STANDARDS, PREMIUM QUALITY MATERIALS AND INSTALLATION UNLESS OTHERWISE INDICATED. PERFORM WORK IN ACCORDANCE WITH THE DEFINITION OF GOOD WORKMANSHIP AS DEFINED IN THE AWS QUALITY STANDARDS.
- GENERAL: ALL MATERIALS WITHIN FINISH CARPENTRY SCOPE, INCLUDING ADHESIVES AND MASTICS, ARE TO HAVE LOW VOC CONTENT LIMITS.
- FIRE RETARDANT COATING: PROVIDE CLEAR FIRE RETARDANT COATING TO DECORATIVE WOOD PANELS AS INDICATED. TWO COMPONENT, VOC FREE COATING PROVIDING CLASS A FLAME SPREAD RATING TO ASTM E84. "SAFECOAT CLEAR FIRE RETARDANT COATING" AS MANUFACTURED BY QUANTUM GROUP OF COMPANIES OR APPROVED ALTERNATIVE.
- BE RESPONSIBLE FOR METHODS OF CONSTRUCTION AND FOR ENSURING THAT MATERIALS ARE RIGIDLY AND SECURELY ATTACHED AND WILL NOT BE LOOSENED BY THE WORK OF OTHER SECTIONS.
- COORDINATE LOCATIONS OF CONCEALED SUPPORTS AND BLOCKING WITH OTHER PARTS OF WORK. PROVIDE CUTOUTS FOR OUTLET BOXES AND OTHER FIXTURES.
- FABRICATE WORK IN A MANNER WHICH WILL PERMIT EXPANSION AND CONTRACTION OF THE MATERIALS WITHOUT VISIBLE OPEN JOINTS. CONCEAL JOINTS AND CONNECTIONS WHEREVER POSSIBLE.
- MITRE EXPOSED CORNERS, NO END GRAIN SHALL BE VISIBLE IN COMPLETED INSTALLATION.
- INSTALL WORK IN ACCORDANCE WITH AWS QUALITY STANDARDS AND TOLERANCES FOR ARCHITECTURAL WOODWORK. SET AND SECURE FINISH CARPENTRY IN PLACE, RIGID, PLUMB, SQUARE, AND LEVEL.
- COORDINATE WALL SECUREMENT, ANCHORAGE, AND BLOCKING FOR FINISH CARPENTRY ITEMS.
- SET FINISHING NAILS TO RECEIVE FILLER. WHERE SCREWS ARE USED TO SECURE MEMBERS, COUNTERSINK SCREW IN ROUND CLEANLY CUT HOLE AND PLUG WITH WOOD PLUG TO MATCH MATERIAL BEING SECURED.
- LAMINATES
PLASTIC LAMINATE: PROVIDE PLASTIC LAMINATES CONFORMING TO ANSINEMA LD 3 AS FOLLOWS:
1. FLATWORK FACE SHEET: 1.2mm THICK, HEAVY WEAR RESISTANCE.
2. VERTICAL INTERIOR FACE SHEETS: 0.8mm THICK.
3. POSTFORMED FACE SHEET: 0.8mm THICK.
BACKING SHEET: THICKNESS TO MATCH FACE SHEET, HIGH PRESSURE LAMINATE, MANUFACTURED BY SAME MANUFACTURER AS FACE SHEET.
- PROVIDE TOTAL OF 3 DIFFERENT EDGE SAMPLES (DOOR, GABLE, AND SHELVING) OF PL-01 FOR REVIEW AND APPROVAL.
- ALL 3/4" CORE UNLESS NOTED OTHERWISE. VENEERED EDGES ON DOORS AND DRAWER FRONTS 3/4" SOLID WOOD EDGES ON GABLES. ALL DRAWER INTERIORS AND SHELVES PL-01.
- MELAMINE SURFACED PARTICLEBOARD: ANSI A208.1, GRADE M2, CONTAINS 100% POST-INDUSTRIAL WOOD FIBRES, NO UREA-FORMALDEHYDE. EDGING TO BE DONE IN 3mm THICK PVC TO MATCH MELAMINE COLOUR. "NU GREEN PARTICLEBOARD" BY UNIBOARD CANADA INC. OR APPROVED ALTERNATE, HAVING THE FOLLOWING MINIMUM CRITERIA:
1. DENSITY: 635 kg/m3
2. MODULUS OF RUPTURE: 14.5N/mm2
3. MODULUS OF ELASTICITY: 2,250N/mm2
4. INTERNAL BOND: 0.45 N/mm2
5. HARDNESS: 2,225 N
6. LINEAR EXPANSION: < 35%
7. FORMALDEHYDE EMISSIONS: 0.00-0.01 ppm
8. MELAMINE FACING: "PANVAL MELAMINE" BY UNIBOARD CANADA INC. OR APPROVED ALTERNATIVE.
COLOURS AS FOLLOWS:
- INTERIOR MILLWORK SURFACES: WHITE

LEGEND:

- PT-1 BENJAMIN MOORE CHANTILLY LACE OC-65 & BASE COAT OF BENJAMIN MOORE FRESH START HIGH-HIDING ALL PURPOSE PRIMER 048
- LVT-1 9.5mm VINYL TILE, RONA NEWAGE PRODUCTS STONE COMPOSITE VINYL PLANK FLOORING, WHITE OAK
- CT-1 12 x 24 IN. POLISHED PORCELAIN TILE, RONA ACKLAND SAROLA, FROST WHITE
- CT-2 4 X 12 IN. TWILIGHT HAZE GLOSSY CERAMIC WALL TILE, RONA ACKLAND ZAVRIN, GRAY
- LC-1 72 IN. / 6 FT. LAMINATE COUNTERTOP WITH 2700 FULL WRAP EDGE AND INTEGRATED BACKSPLASH, HOME DEPOT BELANGER LAMINATES INC, NEO CLOUD 8314-43
- PL-1 3/4" PLYWOOD WITH WILSONART TRACELESS LAMINATE ALL SIDES, SNOW WHITE VELVET
- ML-1 3/4" MELAMINE PANEL, WHITE, INTERIOR OF CABINETS AND DRAWERS.
- SN-1 SHUR-TRIM STAIR NOSE MOULDING IN ALUMINUM 1 1/2 IN. DROP, HAMMERED TITANIUM

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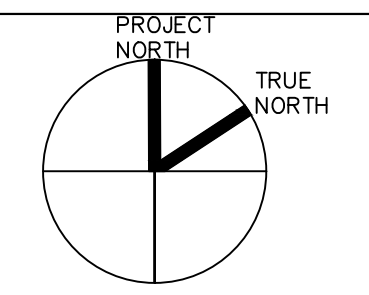
PROJECT #:
DCM2026-04

PROJECT TITLE:
FIR HALL SOUTH RESIDENCE TOWNHOUSE RENEWAL

FIR HALL, 1265 MILITARY TRAIL
DRAWN BY: BJ
CHECKED BY: AM

DRAWING TITLE:
FIR HALL LEVEL 1 KITCHEN MILLWORK DETAIL

DATE: 2026-04-22
SCALE: AS NOTED
DRAWING NO: A4.02



LEGEND:

PT-1	BENJAMIN MOORE CHANTILLY LACE OC-65 & BASE COAT OF BENJAMIN MOORE FRESH START HIGH-HIDING ALL PURPOSE PRIMER 048
LVT-1	9.5mm VINYL TILE, RONA NEWAGE PRODUCTS STONE COMPOSITE VINYL PLANK FLOORING, WHITE OAK
CT-1	12 x 24 IN. POLISHED PORCELAIN TILE, RONA ACKLAND SAROLA, FROST WHITE
CT-2	4 X 12 IN. TWILIGHT HAZE GLOSSY CERAMIC WALL TILE, RONA ACKLAND ZAVRIN, GRAY
LC-1	72 IN. / 6 FT. LAMINATE COUNTERTOP WITH 2700 FULL WRAP EDGE AND INTEGRATED BACKSPLASH, HOME DEPOT BELANGER LAMINATES INC, NEO CLOUD 8314-43
PL-1	3/4 PLYWOOD WITH WILSONART TRACELESS LAMINATE ALL SIDES, SNOW WHITE VELVET
ML-1	3/4 MELAMINE PANEL, WHITE, INTERIOR OF CABINETS AND DRAWERS.
SN-1	SHUR-TRIM STAIR NOSE Moulding IN ALUMINUM 1 1/2 IN. DROP, HAMMERED TITANIUM

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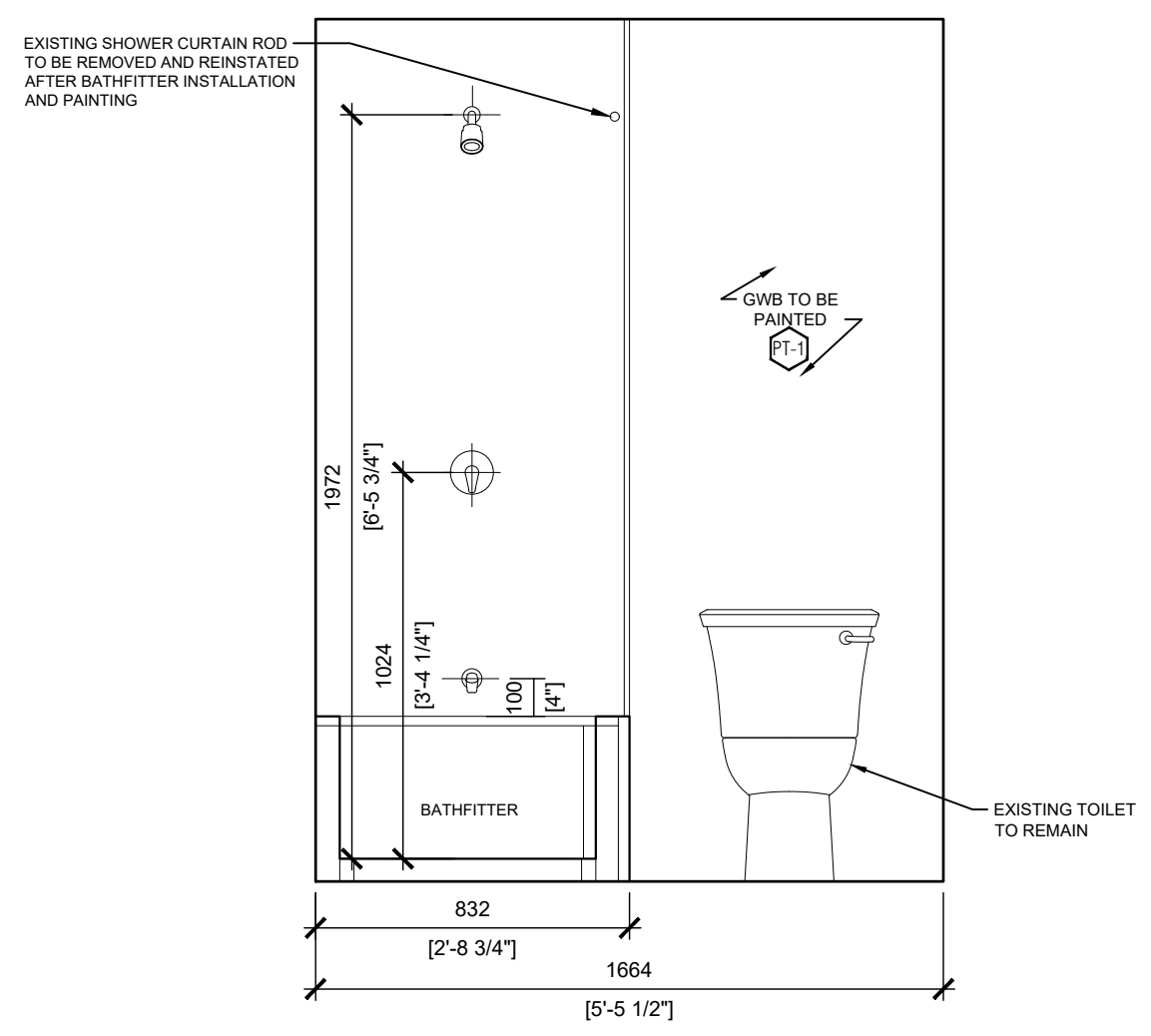
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PROJECT TITLE:
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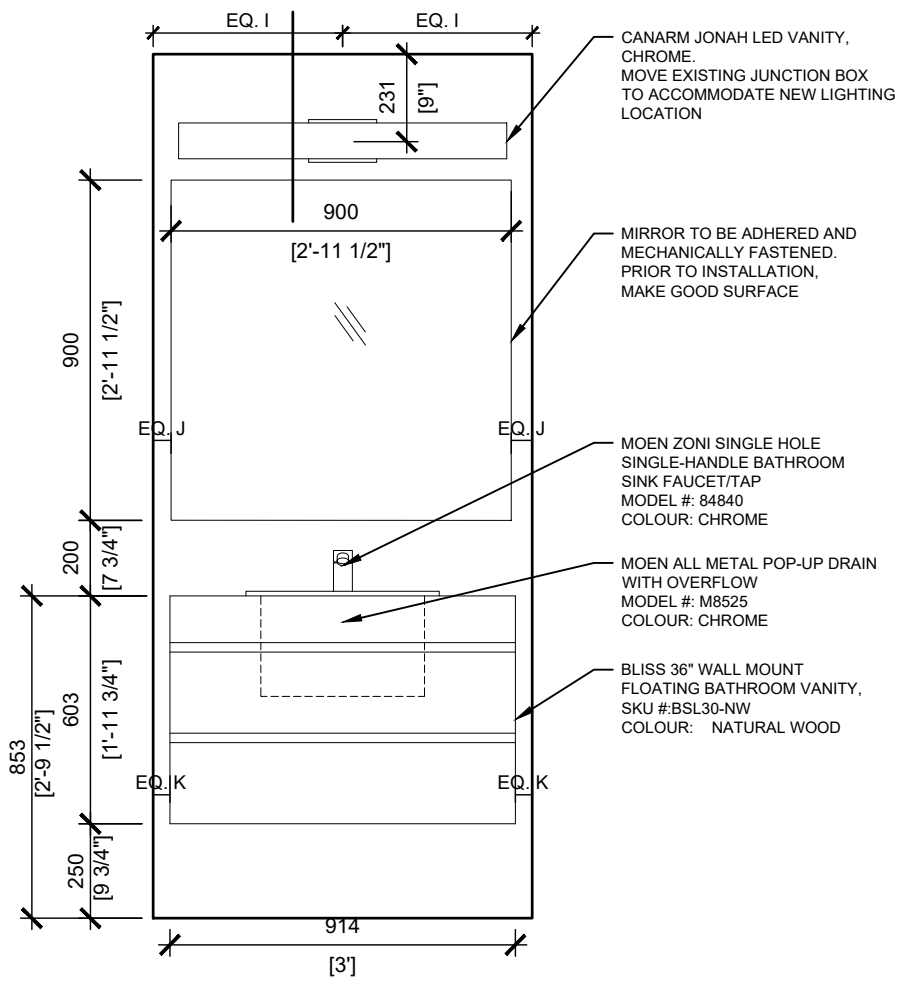
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DRAWING TITLE:
FIR HALL LEVEL 1 POWDER & BATHROOM MILLWORK, & STAIR DETAIL

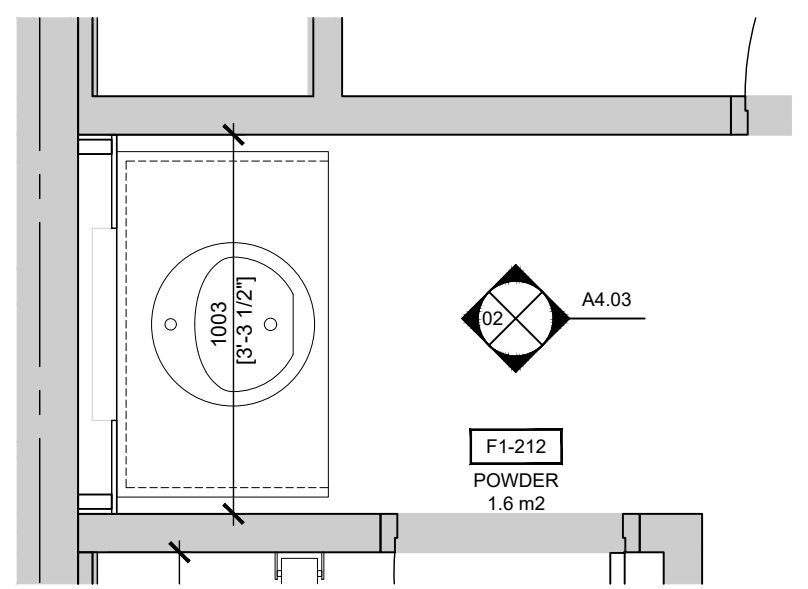
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DRAWING NO.: A4.03



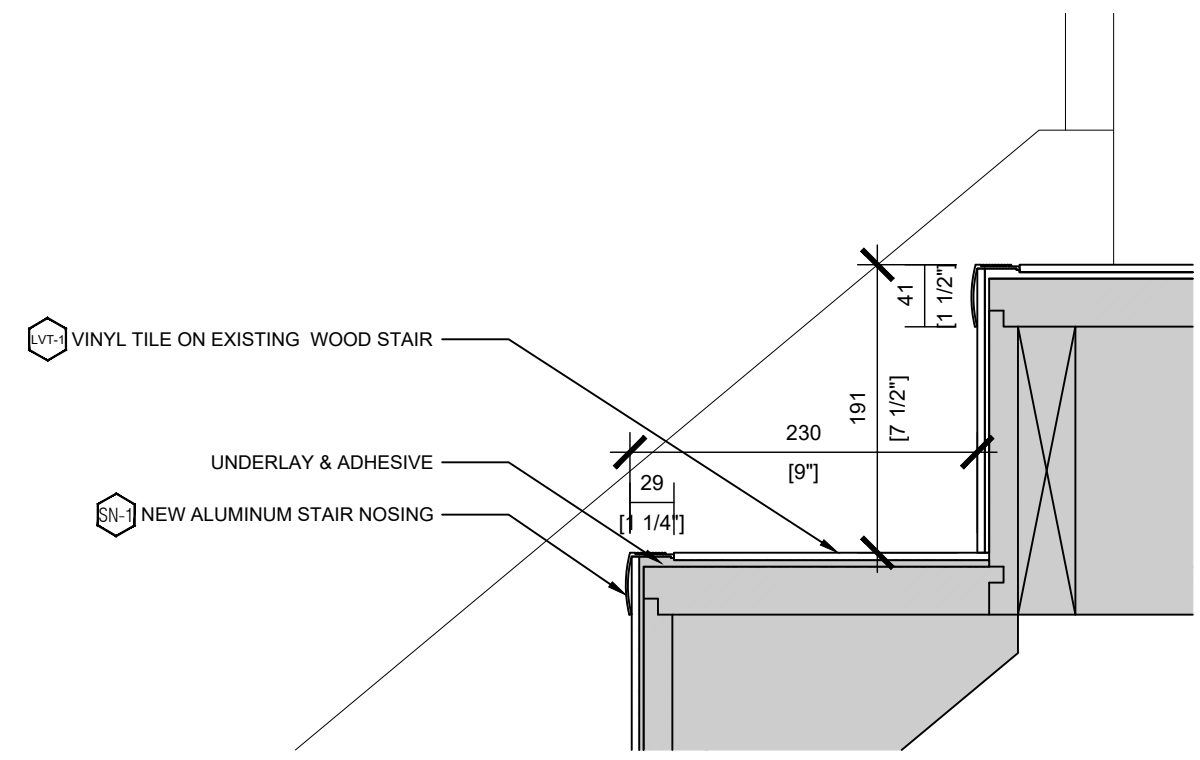
03 **INTERIOR ELEVATION - BATHROOM**
A4.03 1:20



02 **INTERIOR ELEVATION - POWDER**
A4.03 1:20



01 **POWDER MILLWORK PLAN**
A4.03 1:20



04 **SECTION DETAIL AT STAIR NOSING - TYP.**
A4.03 1:5

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- INSTALL WORK IN ACCORDANCE WITH AWS QUALITY STANDARDS AND TOLERANCES FOR ARCHITECTURAL WOODWORK. SET AND SECURE FINISH CARPENTRY IN PLACE, RIGID, PLUMB, SQUARE, AND LEVEL.
- COORDINATE WALL SECUREMENT, ANCHORAGE, AND BLOCKING FOR FINISH CARPENTRY ITEMS.
- LAMINATES
PLASTIC LAMINATE: PROVIDE PLASTIC LAMINATES CONFORMING TO ANSINEMA LD 3 AS FOLLOWS:
1 FLATWORK FACE SHEET: 1.2mm THICK, HEAVY WEAR RESISTANCE.
2 VERTICAL INTERIOR FACE SHEETS: 0.8mm THICK.
3 POSTFORMED FACE SHEET: 0.8mm THICK.
BACKING SHEET: THICKNESS TO MATCH FACE SHEET, HIGH PRESSURE LAMINATE, MANUFACTURED BY SAME MANUFACTURER AS FACE SHEET.
- PROVIDE TOTAL OF 3 DIFFERENT EDGE SAMPLES (DOOR, GABLE, AND SHELING) OF PL-01 FOR REVIEW AND APPROVAL.
- ALL 3/4 CORE UNLESS NOTED OTHERWISE. VENEERED EDGES ON DOORS AND DRAWER FRONTS 3/4 SOLID WOOD EDGES ON GABLES. ALL DRAWER INTERIORS AND SHELVES PL-01.
- MELAMINE SURFACED PARTICLEBOARD: ANSI A208.1, GRADE M2, CONTAINS 100% POST-INDUSTRIAL WOOD FIBRES, NO UREA-FORMALDEHYDE. EDGING TO BE DONE IN 3mm THICK PVC TO MATCH MELAMINE COLOUR. 'NU GREEN PARTICLEBOARD' BY UNIBOARD CANADA INC. OR APPROVED ALTERNATE, HAVING THE FOLLOWING MINIMUM CRITERIA:
1 DENSITY: 635 kg/m3
2 MODULUS OF RUPTURE: 14.5N/MM2
3 MODULUS OF ELASTICITY: 2,250N/MM2
4 INTERNAL BOND: 0.45 N/MM2
5 HARDNESS: 2,225 N
6 LINEAR EXPANSION: < 35%
7 FORMALDEHYDE EMISSIONS: 0.00-0.01 ppm
8 MELAMINE FACING: 'PANVAL MELAMINE' BY UNIBOARD CANADA INC. OR APPROVED ALTERNATIVE.
COLOURS AS FOLLOWS:
1 INTERIOR MILLWORK SURFACES: WHITE