

PARKVIEW SENIORS EXPANSION

BUILDING No. 2 - 3 STOREY MULTI-UNIT SENIORS RESIDENTIAL DEVELOPMENT

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3



1 SOUTH EAST PERSPECTIVE FROM KING AVE



2 KEY PLAN

A000 COVER SHEET	STRUCTURAL
CIVIL	S1 STR. NOTES & LEGEND
TP TOPOGRAPHIC BASE PLAN	S2 STR. SCHEDULES
SG-1 SITE GRADING PLAN	S3 STR. FOUNDATION PLAN
SS1 SITE SERVICING PLAN	S4 STR. FOUNDATION DETAILS
ES-1 EROSION CONTROL PLAN	S5 STR. SECOND FLOOR PLAN
SL-1 SITE LIGHTING PLAN	S6 STR. THIRD FLOOR PLAN
	S7 STR. ROOF PLAN
	S8 STR. ROOF LOADS PLAN
	S9 STR. BUILDING SECTIONS
	S10 STR. DETAILS
	S11 STR. DETAILS
LANDSCAPE	MECHANICAL
L1.0 LANDSCAPE LAYOUT & MATERIALS	M1.1 PLUMBING FOUNDATION LAYOUT
L1.1 SHRUB & PERENNIAL PLANTING PLAN	M1.2 PLUMBING GROUND FLOOR
L1.2 TREE PLANTING & PRESERVATION PLAN	M1.3 PLUMBING SECOND FLOOR
L1.3 LANDSCAPE DETAILS	M1.4 PLUMBING THIRD FLOOR
L1.4 LANDSCAPE DETAILS	M1.5 PLUMBING ROOF
ARCHITECTURAL	M1.6 PLUMBING NOTES AND DETAILS
A001 NOTES & LEGENDS	M2.1 HVAC GROUND FLOOR
A002 LIFE SAFETY PLANS	M2.2 HVAC SECOND FLOOR
A003 OBC EXPOSED BUILDING FACE CALCULATIONS	M2.3 HVAC THIRD FLOOR
A101 SITE PLAN	M2.4 HVAC ROOF PLAN
A200 FOUNDATION PLAN	M2.5 HVAC NOTES
A201 GROUND FLOOR PLAN	M3.1 GAS GROUND FLOOR
A202 2ND FLOOR PLAN	M3.2 GAS SECOND FLOOR
A203 3RD FLOOR PLAN	M3.3 GAS THIRD FLOOR
A204 ROOF PLAN	M3.4 GAS ROOF PLAN
A205 UNIT PLANS 1	ELECTRICAL
A206 UNIT PLANS 2	E1.1 POWER GROUND FLOOR
A207 UNIT PLANS 3	E1.2 POWER SECOND FLOOR
A208 UNIT PLANS 4	E1.3 POWER THIRD FLOOR
A209 ENLARGED PLANS	E1.4 ELEC. ROOF PLAN
A210 GROUND FLOOR RCP	E1.5 LIGHTING FIRST FLOOR
A211 2ND FLOOR PLAN RCP	E1.6 LIGHTING SECOND FLOOR
A212 3RD FLOOR RCP	E1.7 LIGHTING THIRD FLOOR
A301 NORTH AND SOUTH ELEVATIONS	E1.8 ELECTRICAL NOTES & DETAILS
A302 EAST AND WEST ELEVATIONS	E1.9 ELECTRICAL NOTES & DETAILS
A401 BUILDING SECTIONS	
A402 BUILDING SECTIONS	
A501 WALL SECTIONS	
A502 WALL SECTIONS	
A503 WALL SECTIONS	
A510 SECTION DETAILS	
A511 SECTION DETAILS	
A520 TYPICAL DETAILS	
A701 STAIR PLANS AND SECTIONS	
A702 STAIR AND RAILING DETAILS	
A801 DOOR AND WINDOW SCHEDULES	
A802 CURTAIN WALL TYPES AND ROOM SCHEDULE	
A901 INTERIOR ELEVATIONS	
A905 MILLWORK PLANS AND ELEVATIONS	
A906 MILLWORK SECTIONS	

NAME OF PRACTICE : BARRY BRYAN ASSOCIATES		CERTIFICATE OF PRACTICE NUMBER : 5192			
250 WATER STREET, SUITE 201 WHITBY, ONTARIO, CANADA. L1N 0G5 TEL : (905) - 666 - 5252 (Toronto) (905) - 427 - 4466 FAX : (905) - 666 - 5256					
NAME OF PROJECT :		PARKVIEW SENIORS RESIDENCE			
LOCATION OF PROJECT :		165 KING STREET E, NEW CASTLE, ONTARIO			
Ontario Building Code Data Matrix Part 3		OBC Reference			
3.00 Building Code Version:	O.Reg. 332/12	Last Amendment:	O.Reg 88/19		
3.01 Project Type:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation	[A] 1.1.2.			
	<input type="checkbox"/> Change of use <input type="checkbox"/> Addition and Renovation				
3.02 Major Occupancy Classification:	3 STOREY AFFORDABLE SENIORS INDEPENDANT LIVING Description: RESIDENTIAL APARTMENT BUILDING	3.1.2.1.(1)			
	Occupancy: C Use: RESIDENTIAL				
3.03 Superimposed Major Occupancies:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.2.7			
3.04 Building Area (m ²):	Description: GROUND FLOOR, BREEZEWAY Existing: 965.23 m ² , 22.73 m ² New: 22.73 m ² , 22.73 m ² Total: 987.96 m ²	[A] 1.4.1.2.			
3.05 Gross Area (m ²):	Description: GROUND FLOOR, BREEZEWAY, SECOND FLOOR, THIRD FLOOR Existing: 965.23 m ² , 22.73 m ² , 956.05 m ² New: 22.73 m ² , 22.73 m ² , 916.78 m ² Total: 2860.77 m ²	[A] 1.4.1.2.			
3.06 Mezzanine Area (m ²):	Description: NOT APPLICABLE Existing: - New: - Total: -	3.2.1.1			
3.07 Building Height:	3 Stores above grade, 11.375 (m) Above grade N/A Stores below grade	[A] 1.4.1.2 & 3.2.1.1			
3.08 High Building:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
3.09 Number of streets/ fire fighter access:	1 street(s)	3.2.2.10 & 3.2.5			
3.10 Building Classification:	3.2.2.44 Group/ Div. NONCOMBUSTIBLE CONSTRUCTION	3.2.2.44.			
3.11 Sprinkler System:	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> none	3.2.1.5 & 3.2.2.17			
3.12 Standpipe System:	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required (LESS THAN 14m HIGH)	3.2.9			
3.13 Fire Alarm System:	<input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required	3.2.4			
3.14 Water Service/ Supply is Adequate:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
3.15 Construction Type:	Restriction: <input type="checkbox"/> Combustible Permitted <input checked="" type="checkbox"/> Non-combustible Required Actual: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Combination Heavy Timber Construction: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	3.2.2.20 - 83 & 3.2.1.4			
3.16 Importance Category:	<input type="checkbox"/> Low <input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Minor storage building <input type="checkbox"/> Explosives or hazardous substances <input type="checkbox"/> Post-disaster	4.1.2.1. (3) & 14.1.2.1.B			
3.17 Seismic Hazard Index:	(I, Fa Sa (0.2))= 0.24 Seismic design required for Table 4.1.1.18. Items 6 to 21: (II Fa Sa (0.2)) or = 0.35 or Post-disaster) <input type="checkbox"/> No <input type="checkbox"/> Yes	4.1.2.1. (3) & 4.1.8.18.(2)			
3.18 Occupant Load:	Based On Floor Level Area Occupancy Type m ² /person Occup. Load 1st fl. assembly w/ non fixed seats and tables A: 94m ² 50 1st fl. sleeping rooms C:10m ² m ² /person 20 2 persons per sleeping room 1st fl. office D:38m ² m ² /person 3 3 persons per sleeping room 1st fl. storage E:3,125m ² m ² /person 3 46m ² person 2nd fl. sleeping rooms C:17m ² m ² /person 34 2 persons per sleeping room 3rd fl. sleeping rooms C:17m ² m ² /person 34 2 persons per sleeping room Total=194	3.1.17.(2) 2 persons per sleeping room			
3.19 Barrier-free Design:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explanation: 10 RESIDENTIAL SUITES OUT OF THE TOTAL 37 ARE DESIGNED TO MEET BARRIER FREE REQUIREMENTS. UNIVERSAL WAS PROVIDED ON GROUND FLOOR. BARRIER FREE PATH OF TRAVEL MAINTAINED TO ALL REQUIRED AREAS.	3.8			
3.20 Hazardous Substances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation:	3.3.1.2 & 3.3.1.19			
3.21 Required Fire Resistance Ratings:	Horizontal Assembly Rating Supporting Non combustible in lieu of rating Resistance: N/A, 1hr, N/A, 1hr Floors over basement: No, No, No, No Floors: No, No, No, No Mezzanine: No, No, No, No Roof: No, No, No, No	3.2.2.44.			
3.22 Spatial Separation:	Wall Area Of EBF (m ²) L.D. (m) L/H or HL Permitted Max. % Of Openings Proposed % Of Openings FRR (Hours) Noncombustible construction Combustible construction w/ noncombustible cladding	3.2.3			
	North 224 20 L/H 100% 32% 0 Hr Y -				
	South 224 2.6 & 25 L/H 17% & 100% 26% 1 Hr Y -				
	East 390 15 L/H 100% 18% 0 Hr Y -				
	West 348 6.0 L/H 100% 31% 0 Hr Y -				
NOTE: SEE DETAILS ON SPATIAL SEPERATION CALCULATION SHEET A003					
3.23 Plumbing Fixtures/ Requirements:	Ratio: Male/Female = 50:50 Except as noted otherwise Floor level/ Area Occupant Load 1st fl. community dining room: 50 max. 3.7,4.3(A) 1st fl. office: 3 max. 3.7,4.7 1st fl. sleeping rooms: 2-4 persons per suite 3.7,4.5 2nd fl. sleeping rooms: 2-4 persons per suite 3.7,4.5 3rd fl. sleeping rooms: 2-4 persons per suite 3.7,4.5	Occupant Load 50 max. 3.7,4.3(A) 3 max. 3.7,4.7 1 fixture/unit 1 wc per suite 1 fixture/unit 1 wc per suite 1 fixture/unit 1 wc per suite	Fixtures Required 1 universal 1 unisex 1 unisex 1 unisex	Fixtures Provided 1 universal 1 unisex 1 unisex 1 unisex	3.7.4.3 3.7.4.7 3.7.4.5 3.7.4.5 3.7.4.5
3.24 Energy Efficiency:	Compliance Path: - Climatic Zone: 5 OBC Table:				
3.25 Notes:	EWT WITH CALCULATION Star: Width: 52mm per person (144 plv) req. Agg. width 1785mm 1785mm star +802mm min. width per star Door: Width: 81mm per person (196 plv) req. Agg. width 1584mm 1584mm star +802mm min. width per star Door: Width: 81mm per person (196 plv) req. Agg. width 1584mm 1584mm star +802mm min. width per star Door: Width: 81mm per person (196 plv) req. Agg. width 1584mm 1584mm star +802mm min. width per star Door: Width: 81mm per person (196 plv) req. Agg. width 1584mm 1584mm star +802mm min. width per star				

NO.	ISSUES	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	2019-02-08	
2	COORDINATION SET	2019-02-13	
3	M+E COORDINATION SET	2019-02-20	
4	FOR PERMIT	2019-03-11	
5	RE-ISSUED FOR PERMIT	2019-05-22	
6	ISSUED FOR TENDER	2019-06-05	
7	SPA SUBMISSION #2	2019-06-17	
8	REVISED FOR PERMIT	2019-11-11	
9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	

PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

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W: www.newleaf.pro

MECHANICAL/ ELECTRICAL:

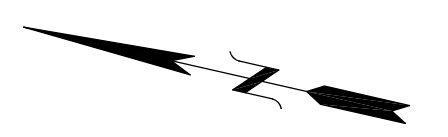
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SURVEY:

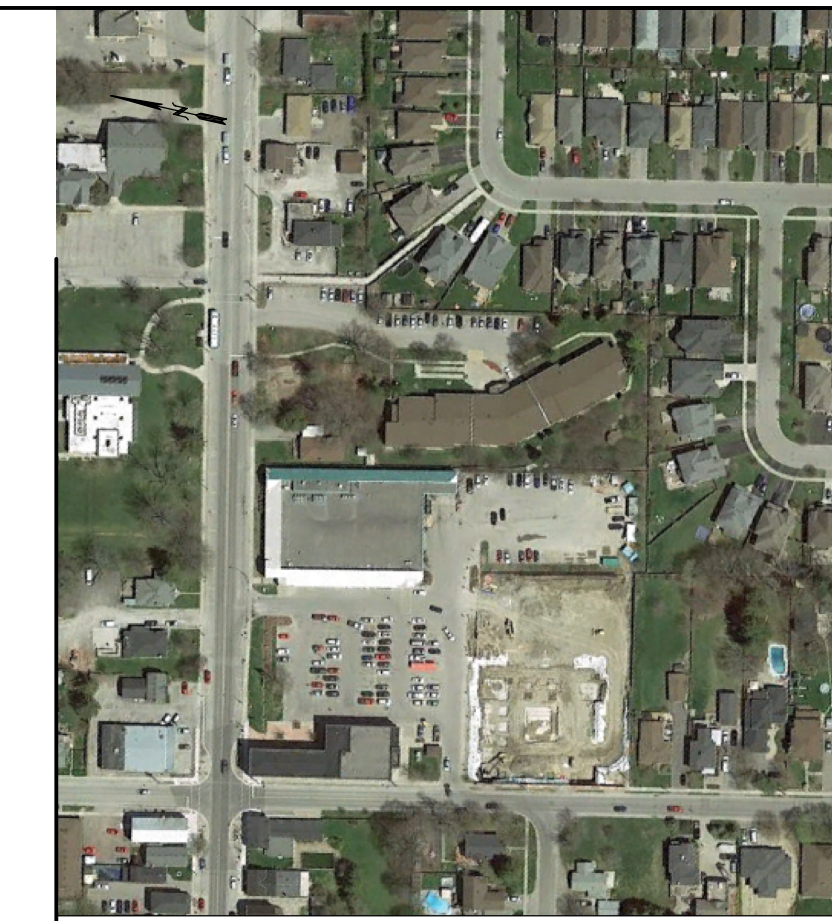
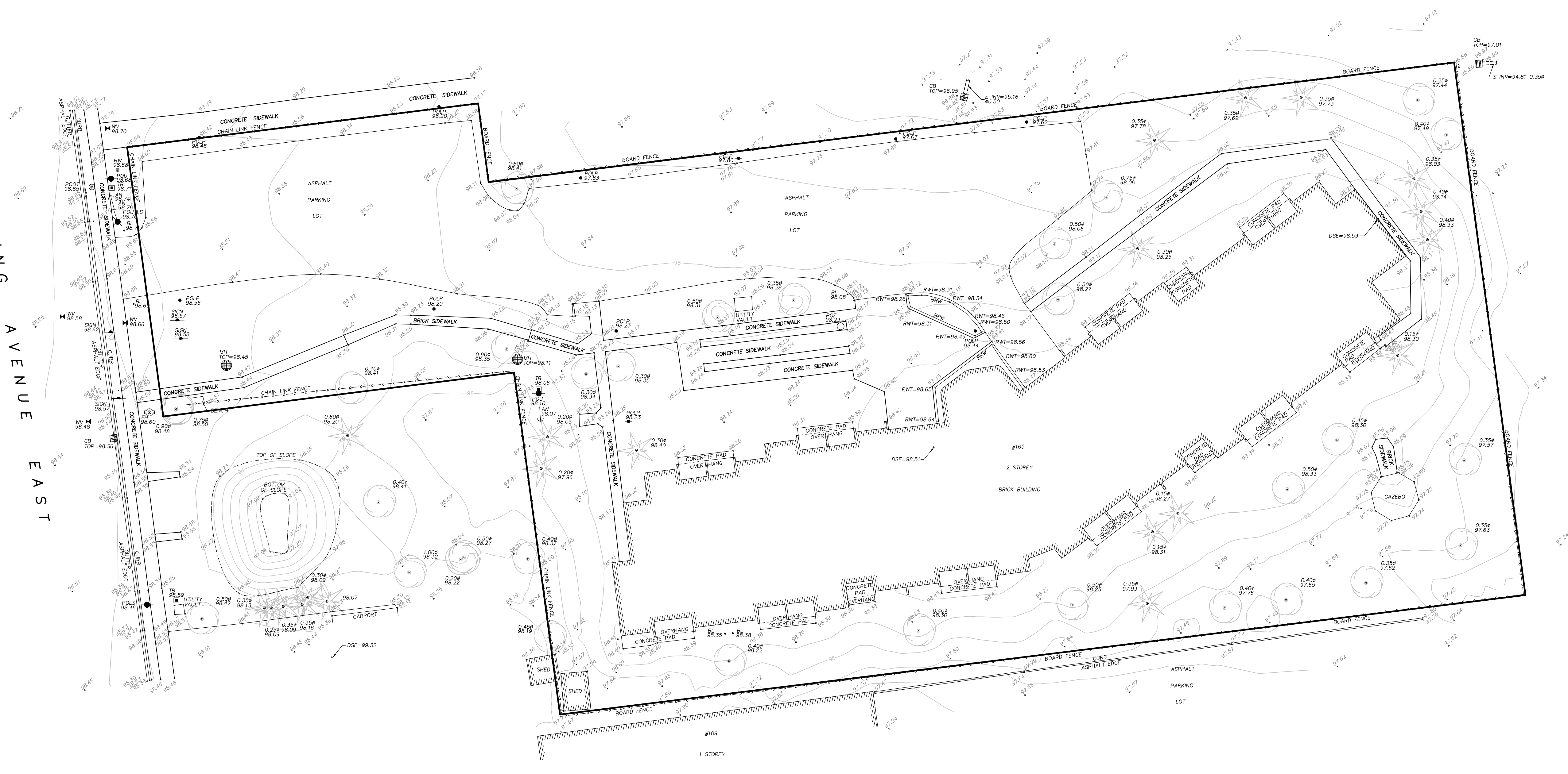
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KING AVENUE EAST



KEY PLAN - NOT TO SCALE
COPYRIGHT © IVAN B. WALLACE O.L.S. LTD. 2018
TOPOGRAPHIC BASE PLAN OF
165 KING AVENUE EAST
MUNICIPALITY OF CLARINGTON

SCALE 1 : 250 METRES
0 1 2 3 4 5 10 20

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

COORDINATES
COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 17N, NAD83(CSR)(2010).
COMBINED SCALE FACTOR = 1.000054

CONTOURS
CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

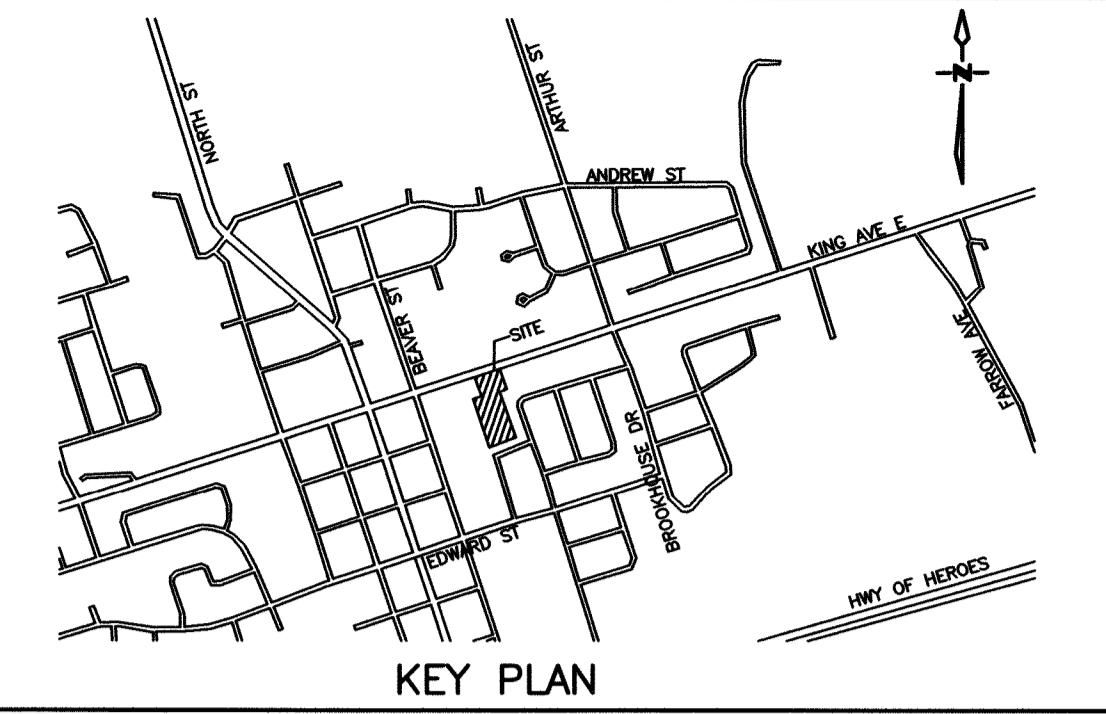
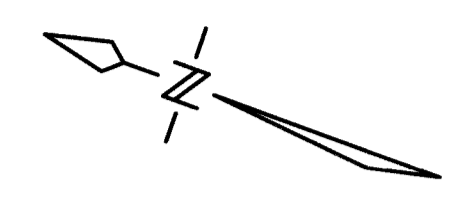
ELEVATIONS
ELEVATIONS ARE GEODETIC AND REFERRED TO BENCHMARK 32U5205 AND HAVING A GEODETIC ELEVATION OF 99.229 METRES.

IMAGERY
AERIAL IMAGERY SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT DEPICT CURRENT FEATURES.

- LEGEND**
- DSE DENOTES DOOR SILL ELEVATION
 - WV DENOTES WATER VALVE/KEY
 - FH DENOTES FIRE HYDRANT
 - BL DENOTES BOLLARD
 - AN DENOTES ANCHOR POINT
 - POU DENOTES UTILITY POLE
 - POLS DENOTES LIGHT STANDARD
 - POLP DENOTES LIGHT POST
 - POUTLS DENOTES UTILITY/TRAFFIC/LIGHT STANDARD
 - POF DENOTES FLAG POLE
 - HW DENOTES HAND WELL
 - MH DENOTES MAINTENANCE HOLE ELEVATION AT CENTRE
 - CB DENOTES CATCH BASIN ELEVATION AT TOP CENTRE
 - RWT DENOTES RETAINING WALL ELEVATION AT TOP
 - BRW DENOTES BRICK RETAINING WALL
 - TB DENOTES TERMINAL BOX
 - SIGN DENOTES SIGN
 - CT DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
 - DT DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
 - SPOT DENOTES SPOT ELEVATION

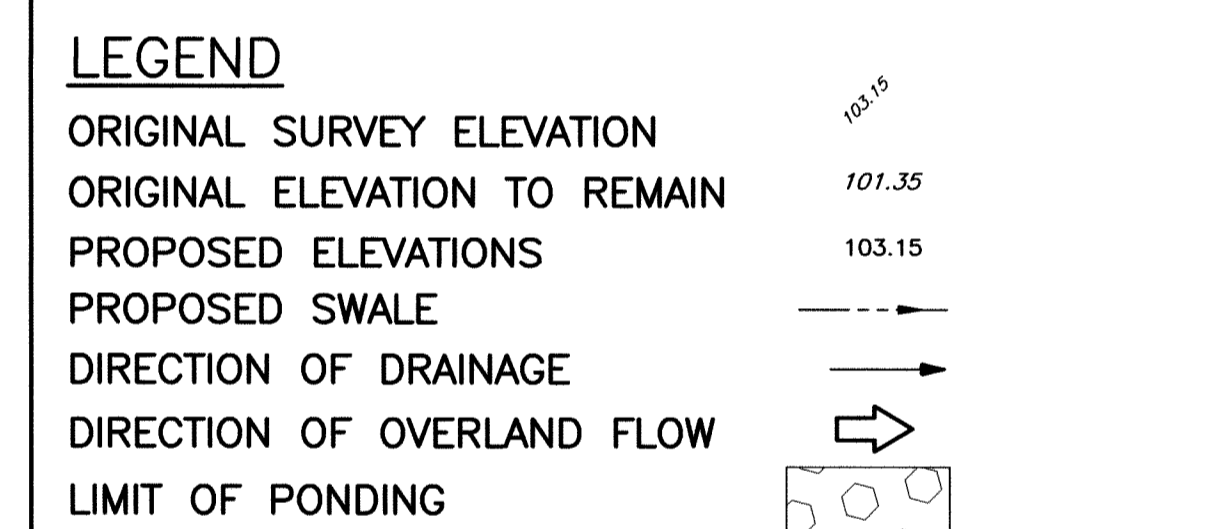
IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: JL | DRAWN BY: AC | CHECKED BY: * | PLOT DATE: JAN 22, 2019
FILE NAME: 5-12651_topo_v4.dwg



BENCH MARK
 STATION: 00119325205
 NEWCASTLE - COMMUNITY HALL, FRONT OF SOUTH WALL, RECTANGULAR BENCH MARK PLATE IN WATER TABLE COURSE OF STONWORK, 1.52M EAST OF ENTRANCE.
 ELEVATION: 99.228

- SITE SERVICING NOTES**
- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOUR PRIOR NOTICE TO THE CLARINGTON ENGINEERING SERVICES DEPARTMENT STAFF AT 905-623-3379.
 - A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
 - ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
 - THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.
 - THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
 - QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
 - ALL SLOPES SHALL BE CONSTRUCTED AT 3:1 (MAXIMUM) UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL SWALES SHALL BE CONSTRUCTED WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL SLOPES, SWALES AND OPEN SPACE AREAS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
 - ALL DISTURBED AREAS WITHIN ABUTTING MUNICIPAL RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
 - DRIVE AISLE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE ENGINEER:
 - 300mm GRANULAR 'B'
 - 150mm GRANULAR 'A'
 - 50mm HLB ASPHALT
 - 40mm HLB ASPHALT
 - CURB AS PER OPSD 600.110



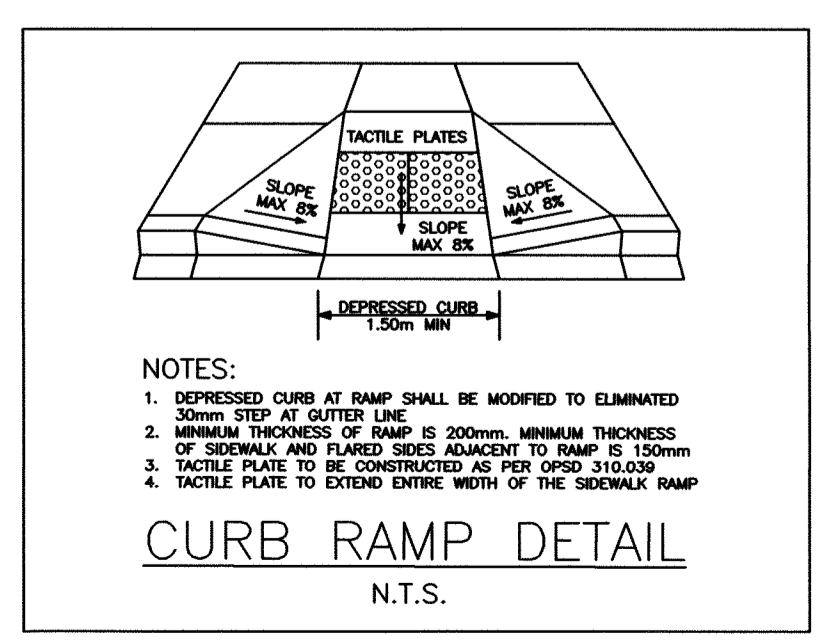
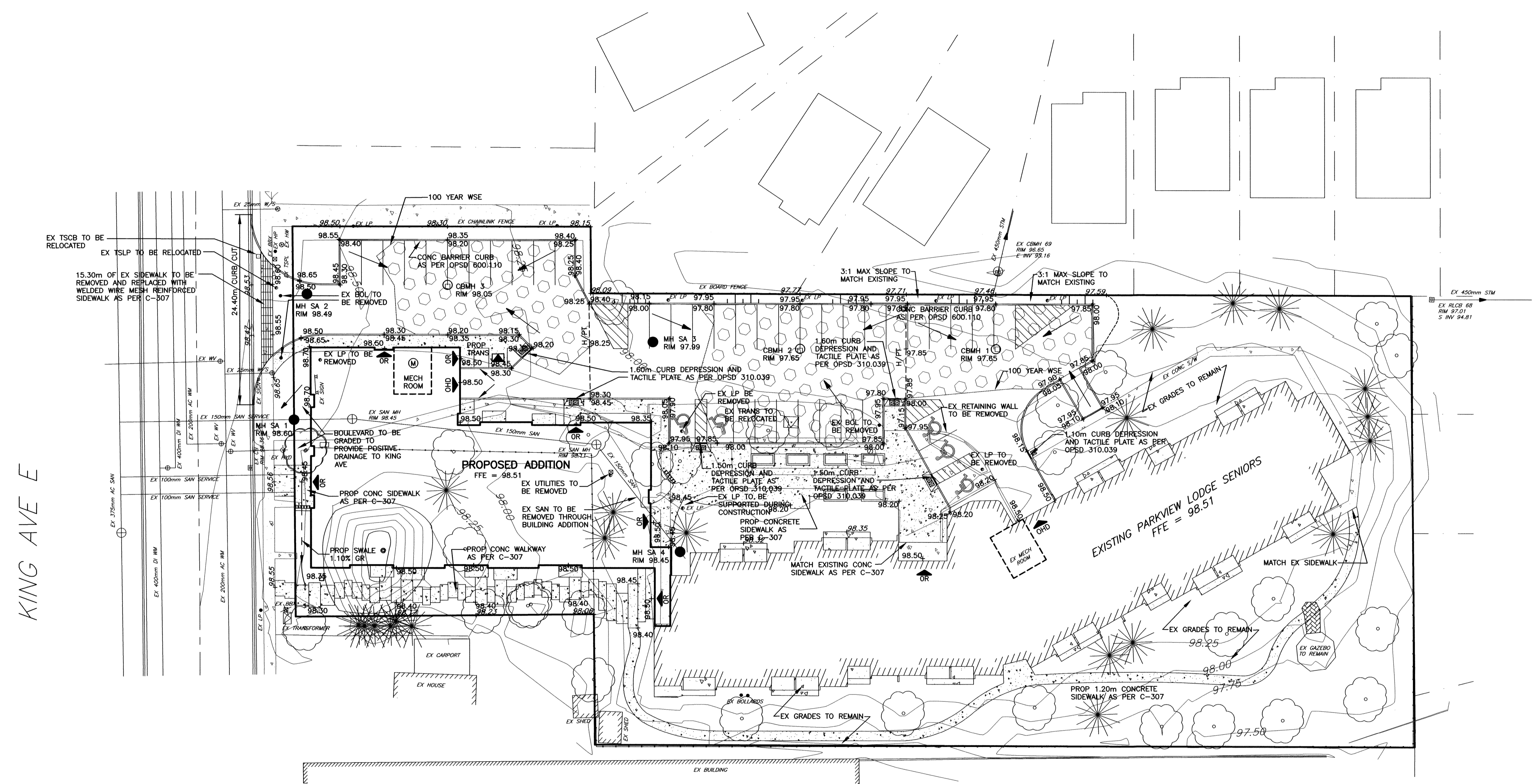
NO.	DATE	REVISION	BY
2	NOV 2019	REVISED SERVICING LAYOUT BASED ON SITE MEETING	BM
1	JUN 2019	SITE REVISIONS BASED ON MUNICIPAL AND REGION COMMENTS	RPH

REVISIONS
PARKVIEW SENIORS LODGE - 165 KING AVE E, NEWCASTLE

SITE GRADING PLAN

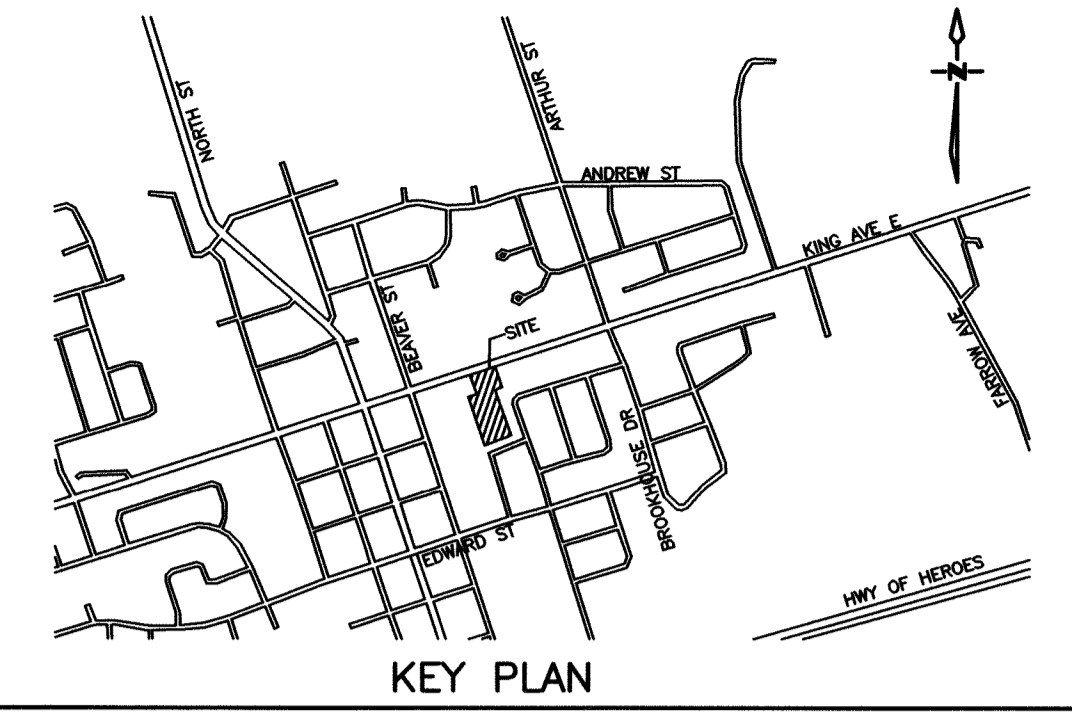
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SCALE: 1:300	PROJECT NO: 118129
DRAWN BY: R.P.H.	DRAWING NO: SG-1
DESIGN BY: R.P.H.	
CHECKED BY: P.D.C.	
DATE: JAN 2019	



KING AVE E

\\SRV\STAFF\JOB FILES\1805\118129_NSA_PARKVIEW_RETIREMENT\118129_DRAWINGS\118129_ENGINEERING_DRAWINGS\118129-30-SITE_PLANNING



BENCH MARK
 STATION: 0011932U5025
 NEWCASTLE - COMMUNITY HALL, FRONT OF SOUTH WALL, RECTANGULAR BENCH MARK PLATE IN WATER TABLE COURSE OF STONEWORK, 1.52M EAST OF ENTRANCE.
 ELEVATION: 99.228

SITE SERVICING NOTES

- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOUR PRIOR NOTICE TO THE CLARINGTON ENGINEERING SERVICES DEPARTMENT STAFF AT 905-623-3378.
- A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
- ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
- THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.
- THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
- QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
- ALL SANITARY SEWER AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
 -SANITARY SEWER SERVICE PIPES: 100mm TO BE CL DR28 PVC PIPE, CL P BEDDING
 -SANITARY MANHOLES: AS PER OPSD 701.010 C/W GRATE AS PER OPSD 401.010
 -ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS.
- ALL WATER MAINS AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
 -ALL WATER MAINS SHALL BE CONSTRUCTED A MINIMUM OF 1.80M BELOW FINISHED GRADE
 -ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS
 -100mm & 150mm WATERMAIN TO BE DR18 PVC PIPE, CL P BEDDING, AS PER S-200.010
- ALL STORM SEWERS AND APPURTENANCES SHALL COMPLY WITH THE MUNICIPALITY OF CLARINGTON STANDARDS AND THE ONTARIO PLUMBING CODE.
 -STORM SEWER PIPE 450mm AND SMALLER SHALL BE DR35 PVC PIPE, CL P BEDDING
 -STORM SEWER MANHOLES AND CATCH BASIN MANHOLES SHALL BE AS PER OPSD 701.010
 -CATCH BASINS SHALL BE AS PER OPSD 705.010
 -MANHOLE GRATES SHALL BE AS PER OPSD 401.010
 -CATCH BASIN GRATES SHALL BE AS PER OPSD 400.020
 -ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH OPSD STANDARDS
- GENERALLY, A MINIMUM OF 0.20M SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR STORM AND SANITARY SEWERS. A MINIMUM OF 0.50M SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR ALL SEWERS CROSSING WATER MAINS.
- DRIVE AISLE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE ENGINEER:
 -300mm GRANULAR 'B'
 -150mm GRANULAR 'A'
 -50mm HL3 ASPHALT
 -40mm HL3 ASPHALT

12. RESTORATION NOTES:
- KING AVENUE EAST TO BE RESTORED WITH THE FOLLOWING UPON INSTALLATION OF ALL SERVICE CONNECTION TRENCHES:
 - 300mm GRANULAR 'B'
 - 150mm GRANULAR 'A'
 - 50mm HL3 ASPHALT
 - 40mm HL3 ASPHALT
 - OR MATCH EXISTING
 - CURB AND GUTTER SHALL BE RESTORED AS PER C-302 OR MATCH EXISTING
 - SIDEWALK SHALL BE RESTORED AS PER C-307
 - BOULEVARD SHALL BE RESTORED WITH 150mm TOPSOIL AND SOD
 - EXISTING REAR LOT AREA AROUND EX CBMH 69:
 - 150mm TOPSOIL AND SOD
 - REPLACE EXISTING FENCE IN KIND

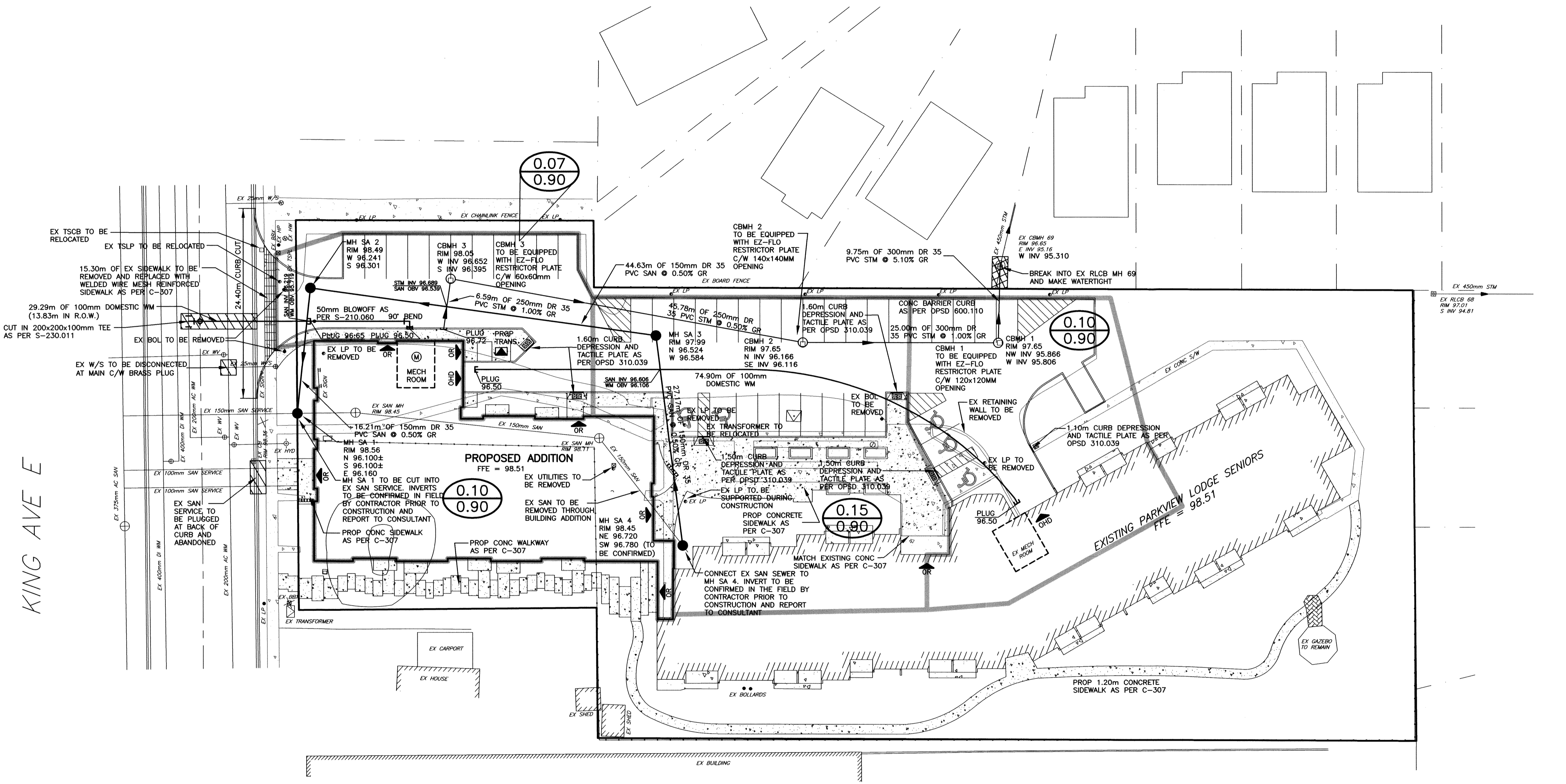
NO.	DATE	REVISION	BY
2	NOV 2019	REVISED SERVICING LAYOUT BASED ON SITE MEETING	BM
1	JUN 2019	SITE REVISIONS BASED ON MUNICIPAL AND REGION COMMENTS	RPH

REVISIONS
 PARKVIEW SENIORS LODGE - 165 KING AVE E, NEWCASTLE

SITE SERVICING PLAN

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SCALE: 1:300	PROJECT NO. 118129
DRAWN BY: R.P.H.	DRAWING NO. SS-1
DESIGN BY: R.P.H.	
CHECKED BY: P.D.C.	
DATE: JAN 2019	

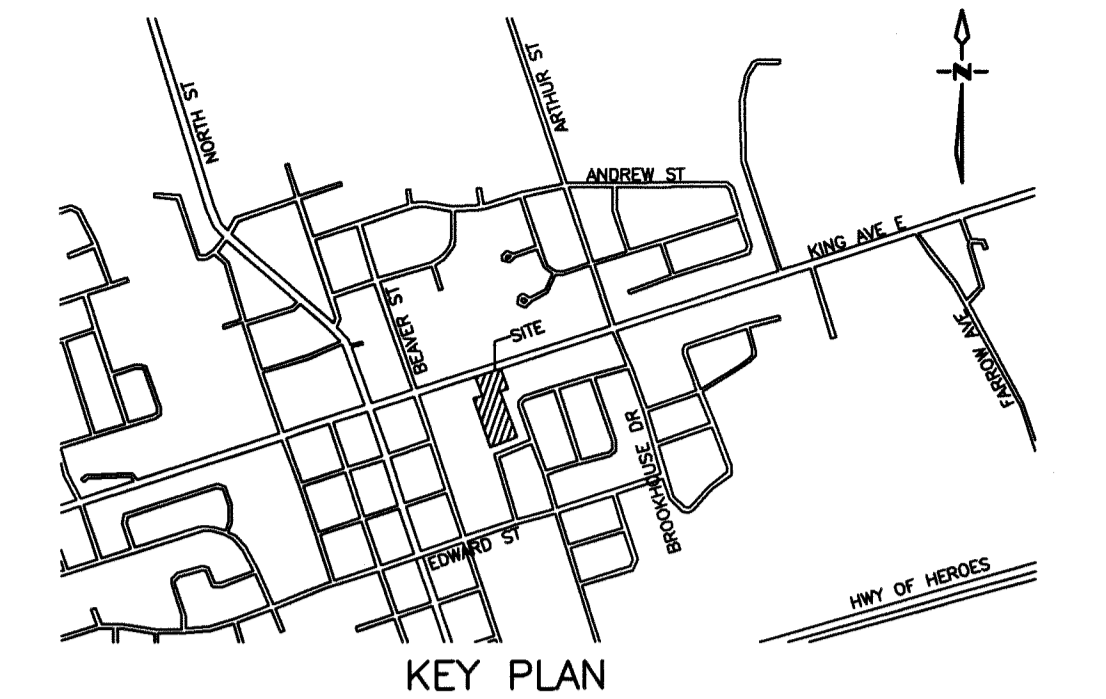


LEGEND

- DRAINAGE BOUNDARY
- 0.25 DRAINAGE AREA
- 0.90 RUN-OFF COEFFICIENT
- ➔ OVERLAND FLOW DIRECTION
- (M) WATER METER LOCATION
- (B) BACKFLOW PREVENTOR
- (P) PIPE CROSSINGS

KING AVE E

\\S:\SPRINT\JOB FILES\1802\118129 - PARKVIEW SENIORS LODGE\118129 - PARKVIEW SENIORS LODGE\118129 - ENGINEERING DRAWINGS\118129-30-SS-SITE PLAN.DWG



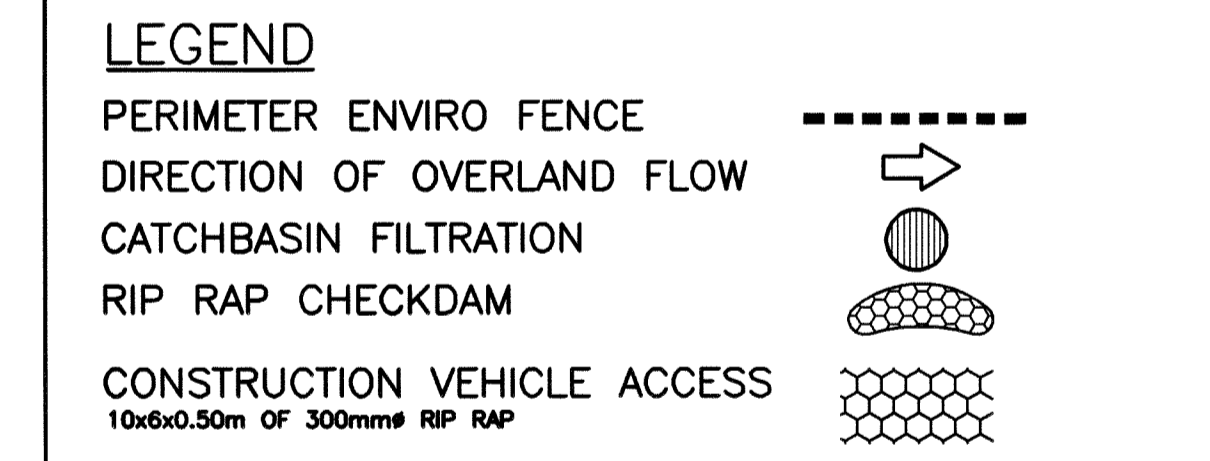
BENCH MARK
 STATION: 0011932U5205
 NEWCASTLE - COMMUNITY HALL, FRONT OF SOUTH WALL, RECTANGULAR BENCH MARK PLATE IN WATER TABLE COURSE OF STONEWORK, 1.52M EAST OF ENTRANCE.
 ELEVATION: 99.228

DUST CONTROL MEASURES:

- A. GENERAL NOTES**
- A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
 - ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
 - THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.
- B. PRE-GRADING PLANNING**
- THE SITE SERVING FOR THE SITE SHALL BE SCHEDULED SUCH THAT THE OVERALL TIME THE AREAS ARE LEFT OPEN TO WIND THAT CREATE BLOWING DUST FROM THE EARTHWORK OPERATIONS IS MINIMIZED.
 - THE TOPSOIL STOCKPILE (IF APPLICABLE) SHALL BE STABILIZED WITHIN 30 DAYS OF STOCKPILING MATERIALS IN ACCORDANCE WITH CITY'S CRITERIA. ALL DISTURBED LANDS OUTSIDE THE PHASE OF WORK SHALL BE STABILIZED/VEGETATED.
 - THE CONTRACTOR SHALL APPLY WATER TO HAUL ROADS AND STOCKPILES (IF APPLICABLE) BY WAY OF WATER TRUCK.
- C. WATERING (POST-GRADING)**
- WITHIN AREAS WHERE EARTHWORKS AND/OR UNDERGROUND MUNICIPAL SERVICING IS ON-GOING, WATER IS TO BE UTILIZED AT SUFFICIENT QUANTITY TO PREVENT VISIBLE EMISSIONS FROM EXTENDING MORE THAN 30m FROM THE POINT OF ORIGIN.
- D. REDUCE VEHICLE SPEED**
- THE ON-SITE SPEED LIMIT FOR CONSTRUCTION VEHICLES SHALL BE MINIMIZED AND TO BE USED IN CONJUNCTION WITH WATERING TO PREVENT VISIBLE DUST EMISSIONS.
- E. RESTRICT ACTIVITIES DURING HIGH WIND PERIODS**
- THE HIGH VISIBILITY OF CERTAIN WORKS AND THE CLOSE PROXIMITY AND POPULATION IMPACT SHOULD BE TAKEN INTO CONSIDERATION WHEN SCHEDULING DUST-PRODUCING WORK. APPROPRIATE DUST CONTROL MEASURES SHALL BE IN PLACE IN SUCH SITUATIONS.
- F. ROAD CLEANING**
- SPILLAGE, EROSION OR MATERIALS "TRACKED OUT" ON A ROAD TO BE CLEANED USING MECHANICAL STREET SWEEPERS OR FLUSHER TRUCK AT LEAST BY THE END OF THE WORK DAY. HOWEVER, IF SPILLAGE EXTENDS MORE THAN 15m ALONG A PAVED PUBLIC ROADWAY, IT MUST BE CLEANED UP IMMEDIATELY.
 - IMPORTING AND EXPORTING OF MATERIALS ON AND OFF-SITE WILL BE SHUT DOWN DURING AND FOLLOWING INCLEMENT WEATHER UNTIL THE ROAD SURFACES HAVE BEEN CLEANED.

SEDIMENT CONTROL CONSTRUCTION SCHEDULE

- INSTALL PERIMETER ENVIRO FENCE AND CONSTRUCTION VEHICLE ACCESS.
- EXCAVATE PERIMETER SWALES AND SEDIMENT PONDS AS REQUIRED.
- STRIP SITE OF TOPSOIL AND REMOVE OFF SITE OR STOCK PILE AND PROVIDE ENVIRO FENCE AROUND BOTTOM OF PILE.
- INSTALL MINOR STORM SEWER SYSTEM ALONG WITH OTHER SERVICES.
- INSTALL CATCHBASIN FILTRATION ON ALL CATCHBASINS AND CATCHBASIN.
- SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED UNTIL ALL AREAS OF THE SITE HAVE BEEN STABILIZED WITH SOO OR ASPHALT.



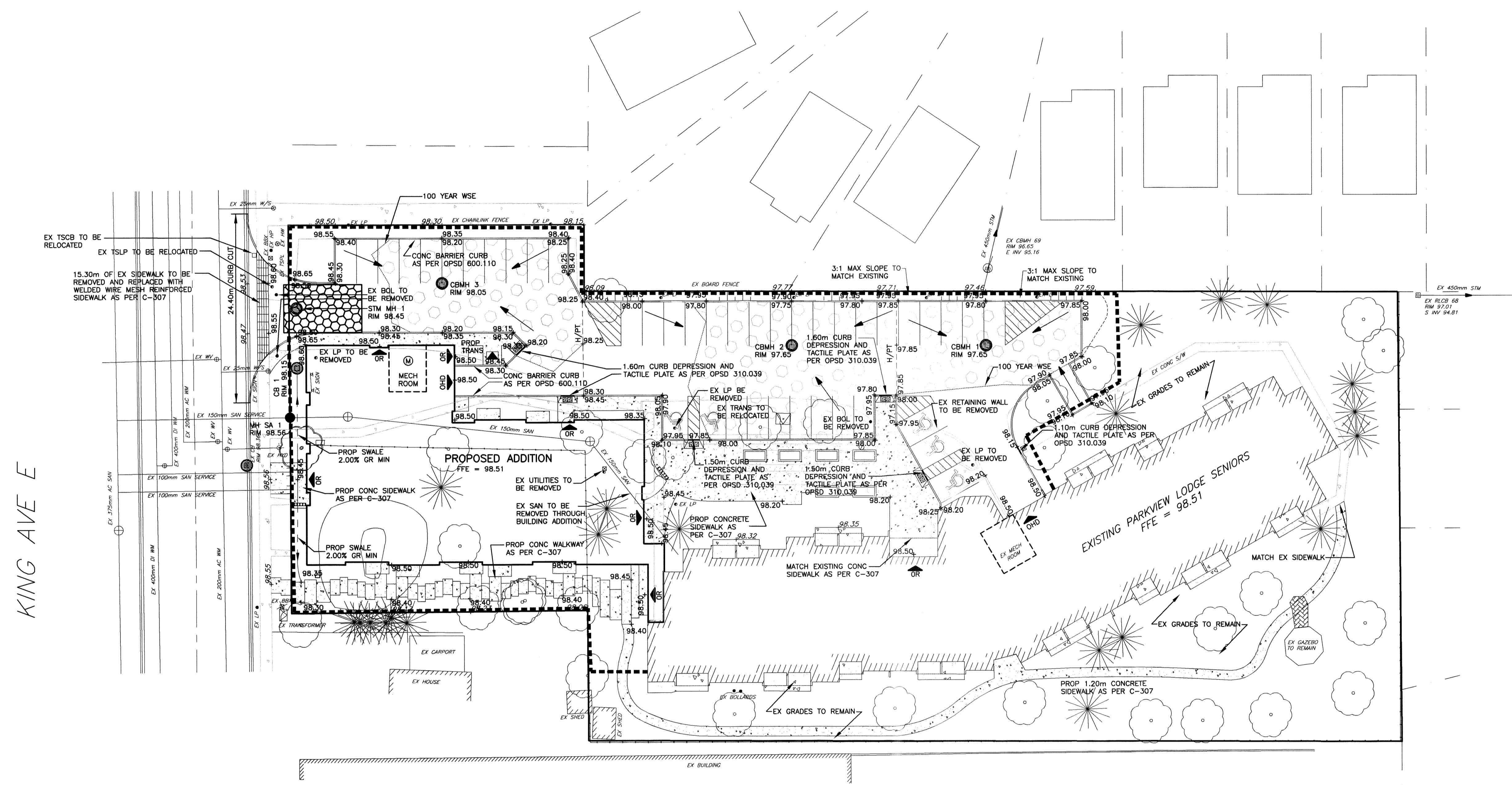
NO.	DATE	REVISION	BY
1	JUN 2019	SITE REVISIONS BASED ON MUNICIPAL AND REGION COMMENTS	RPH

REVISIONS
 PARKVIEW SENIORS LODGE - 165 KING AVE E, NEWCASTLE

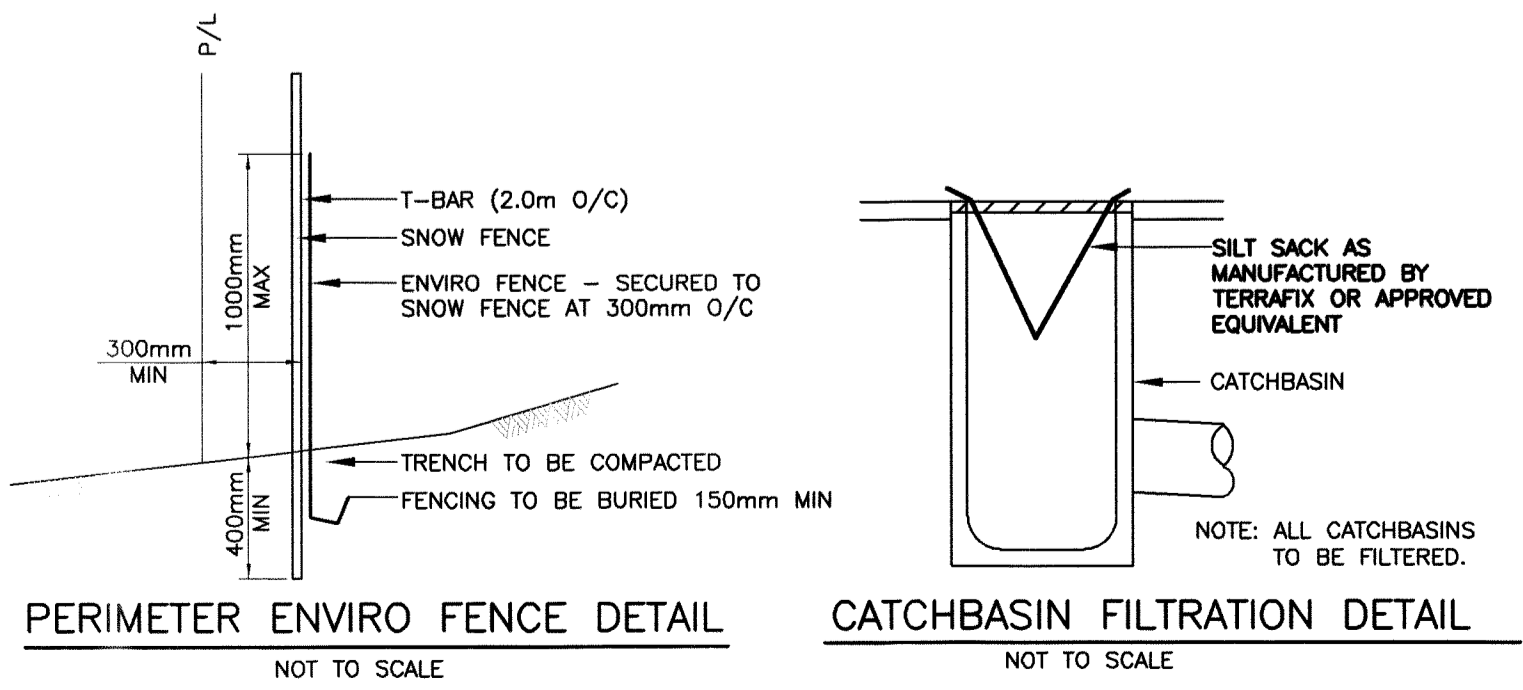
EROSION AND SEDIMENT CONTROL PLAN

D.G. Biddle & Associates Limited
 consulting engineers and planners
 96 KING STREET EAST • OSHAWA, ON L1H 1B6
 PHONE (905)576-8500 • FAX (905)576-9730
 info@dgbiddle.com

SCALE: 1:300	PROJECT NO. 118129
DRAWN BY: R.P.H.	DRAWING NO. ES-1
DESIGN BY: R.P.H.	
CHECKED BY: P.D.C.	
DATE: JAN 2019	

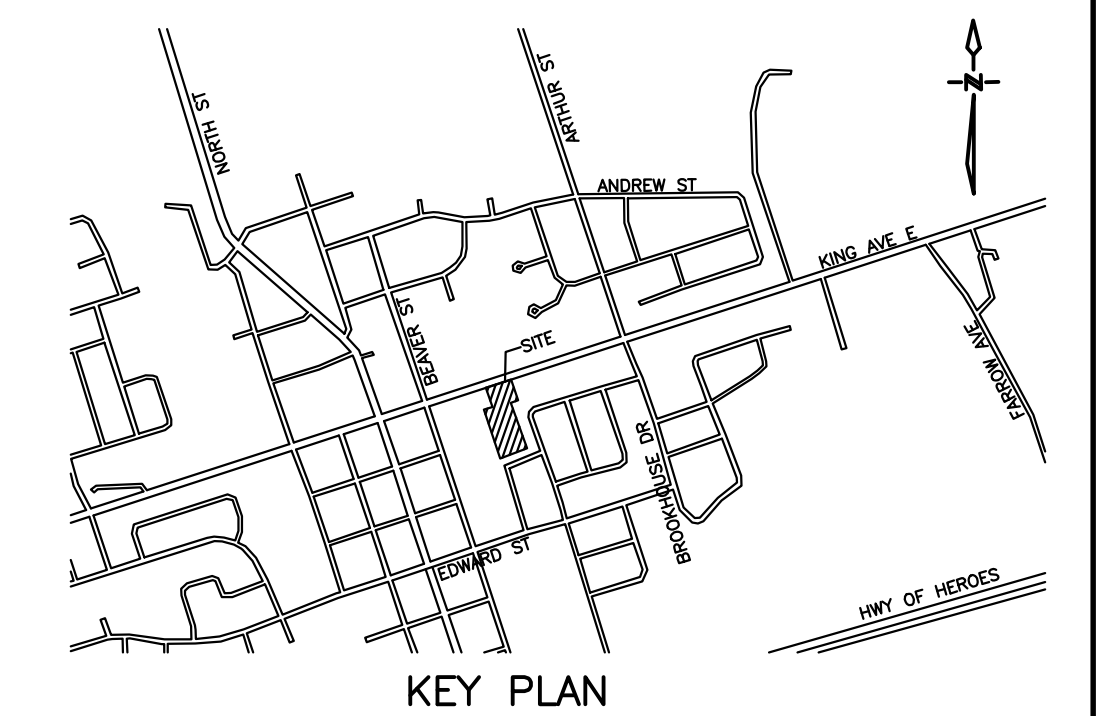
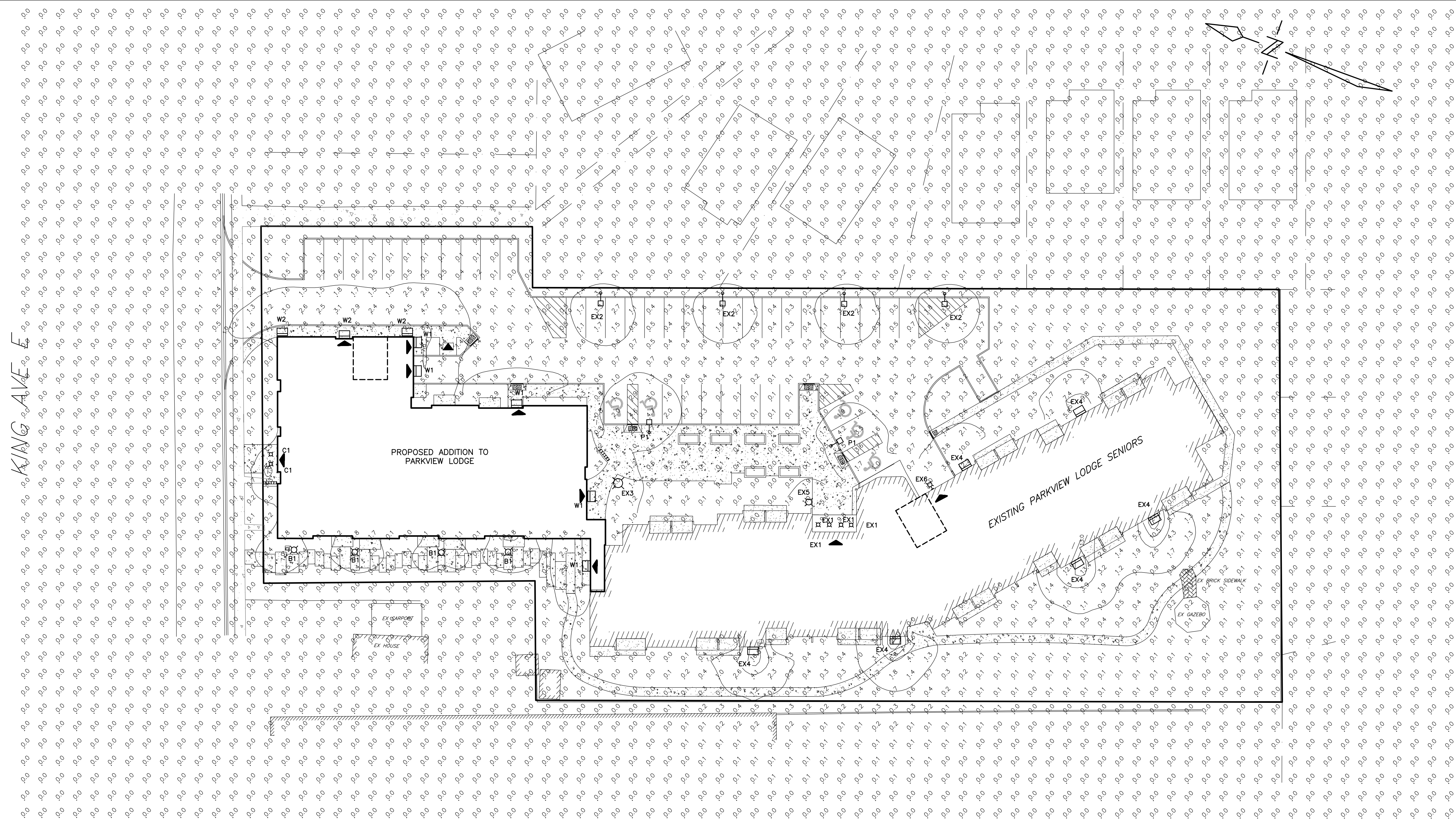


- GENERAL NOTES**
- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE CLARINGTON ENGINEERING SERVICES DEPARTMENT STAFF AT 905-623-3379.
 - A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
 - ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
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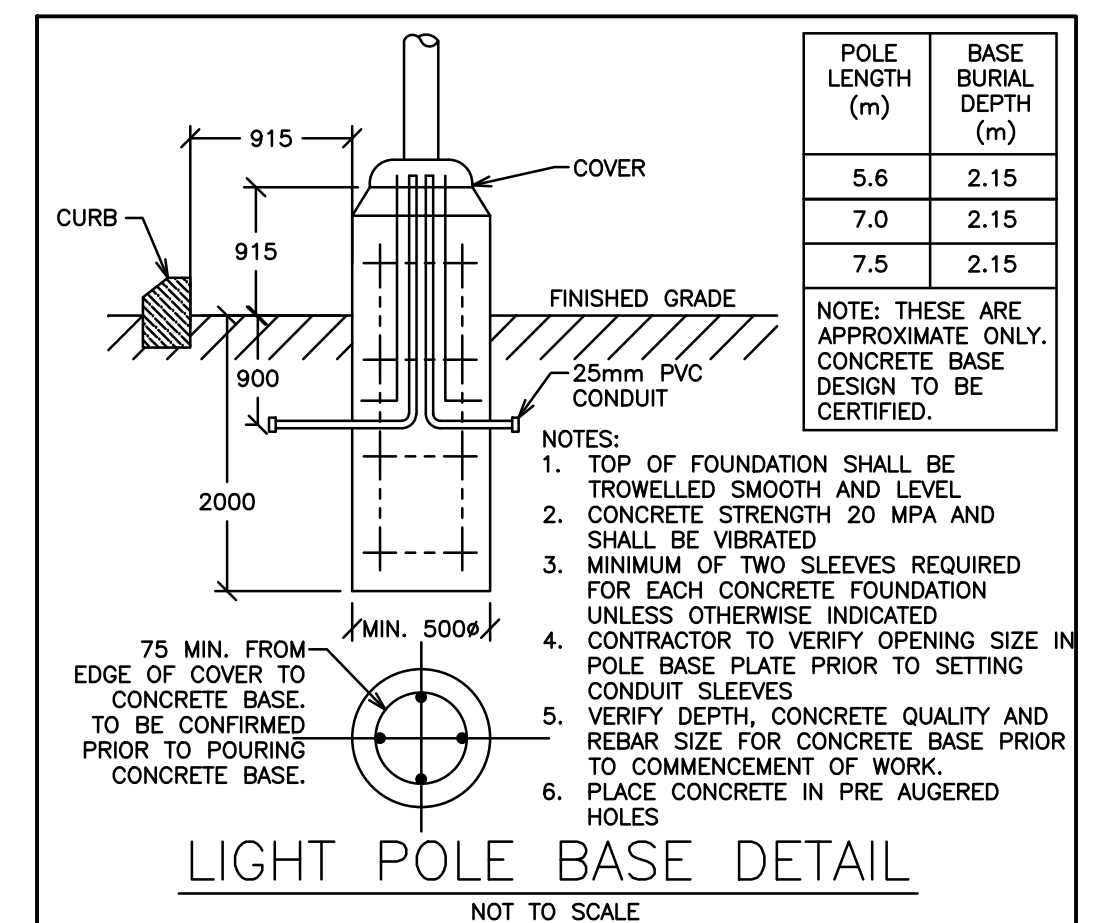
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LEGEND

	POLE LIGHTS
	POST TOP LIGHTS
	BOLLARD LIGHTS
	WALL LIGHTS
	CANOPY LIGHTS
	PHOTOMETRIC VALUES (SHOWN IN FOOT CANDLES)



SITE LIGHTING FIXTURE SCHEDULE:

- TYPE W1 WALL LIGHT**
PROPOSED: (W1)
- LAMP TYPE: PHILIPS STONCO LYTROPE LED WALL SCONCE, 36W.
 - MODEL: LPW16-7
 - LUMINAIRE MOUNTING HEIGHT TO BE 2.7m ABOVE GRADE OR AS DIRECTED BY ARCHITECT. COORDINATE AND CONFIRM ALL LIGHTING LOCATIONS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
 - COORDINATE FIXTURE ADDITIONAL OPTIONS WITH OWNER PRIOR TO ORDERING.
- TYPE W2 WALL LIGHT**
PROPOSED: (W2)
- LAMP TYPE: PHILIPS STONCO LYTROPE LED WALL SCONCE, 36W.
 - MODEL: LPW16-7
 - LUMINAIRE MOUNTING HEIGHT TO BE 3.7m ABOVE GRADE OR AS DIRECTED BY ARCHITECT. COORDINATE AND CONFIRM ALL LIGHTING LOCATIONS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
 - COORDINATE FIXTURE ADDITIONAL OPTIONS WITH OWNER PRIOR TO ORDERING.
- TYPE C1 CANOPY SOFFIT LIGHT**
PROPOSED: (C1)
- LAMP TYPE: PHILIPS LIGHTTOUR LED DOWNLIGHTS.
 - MODEL: LYTECASTER LED
 - FRAME-IN KIT - #LSR-A-210-U
 - LIGHT ENGINE - #LSR-10-B-40
 - TRIM - #LSR-B-W
 - LUMINAIRE MOUNTING HEIGHT TO BE RECESSED IN CANOPY. COORDINATE AND CONFIRM ALL LIGHTING LOCATIONS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- TYPE B1 BOLLARD LIGHT**
PROPOSED: (B1)
- LAMP TYPE: LITHONIA KB08 BOLLARD, 18W.
 - MODEL: KB08-LED-120-350-40K-ASY-WOLVT
 - COORDINATE AND CONFIRM ALL LIGHTING LOCATIONS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
 - COORDINATE FIXTURE ADDITIONAL OPTIONS WITH OWNER PRIOR TO ORDERING.
- TYPE P1 POLE LIGHT**
PROPOSED: (P1)
- LAMP TYPE: RAB LIGHTING INC. - ALED18 AREA LIGHT, LED, 18W.
 - MODEL: WLED-18-N
 - POLE: RAB DESIGN #SP014-BR (4.3m POLE)
 - LUMINAIRE MOUNTING HEIGHT TO BE 5.3m ABOVE GRADE. REFER TO LIGHT POLE BASE DETAIL.

- EXISTING EX1 CANOPY SOFFIT LIGHT**
EXISTING TO REMAIN: EX1
- LAMP TYPE: EXISTING
 - POLE: EXISTING
- EXISTING EX2 POLE LIGHT**
EXISTING TO REMAIN: EX2
- LAMP TYPE: EXISTING
 - POLE: EXISTING
- EXISTING EX3 POST TOP**
EXISTING TO REMAIN: EX3
- LAMP TYPE: EXISTING
 - POLE: EXISTING
 - MOUNTING HEIGHT APPROXIMATELY 6m.
- EXISTING EX4 WALL LIGHT**
EXISTING TO REMAIN: EX4
- LAMP TYPE: EXISTING
 - MODEL: EXISTING
 - LUMINAIRE MOUNTING HEIGHT APPROXIMATELY 2.5m.
- EXISTING EX5 BOLLARD**
EXISTING TO REMAIN: EX5
- LAMP TYPE: EXISTING
 - MODEL: EXISTING
 - LUMINAIRE MOUNTING HEIGHT APPROXIMATELY 2.5m.
- EXISTING EX5 WALL SCONCE LIGHT**
EXISTING TO REMAIN: EX6
- LAMP TYPE: EXISTING
 - MODEL: EXISTING
 - LUMINAIRE MOUNTING HEIGHT APPROXIMATELY 2.5m.

SITE LIGHTING NOTES:

- ALL NEW OUTSIDE LIGHTS TO BE CONTROLLED BY BUILDING PHOTOCELL AND TIME SWITCH. COORDINATE CONTROLS AND POWER REQUIREMENTS WITH BUILDING DISTRIBUTION DRAWINGS.
 - ALL PHOTOMETRIC VALUES ARE SHOWN IN FOOT CANDLES.
- NOTE: ALL PROPOSED LIGHT FIXTURES ARE TO BE DOWNWARD DEFLECTED AND FULL CUT-OFF (NIGHT SKY COMPLIANT)
- NOTE: PHOTOMETRIC VALUES ARE SHOWN IN FOOT CANDLES WITH ISOMETRIC LIGHT CURVES
- NOTE: CONTRACTOR TO REVIEW LIGHT FIXTURE SHOP DRAWINGS WITH CLIENT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK FOR FINAL APPROVAL.
- NOTE: FINAL LOCATIONS OF WALL MOUNTED LIGHTING TO BE APPROVED BY ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK. TYPICAL.

NUMERIC SUMMARY

	AVERAGE	MINIMUM	MAXIMUM	AVG/MIN	MAX/MIN
PARKING LOT	1.0	0.02	7.1	52.04	358.55
NORTHERN ACCESSIBLE PARKING	3.1	1.6	4.7	1.94	2.91
SOUTHERN ACCESSIBLE PARKING	2.2	0.79	4.9	2.79	6.28
WEST PATH/WALKWAY	2.9	0.05	7.5	65.01	166.02

PRELIMINARY
NOT FOR CONSTRUCTION

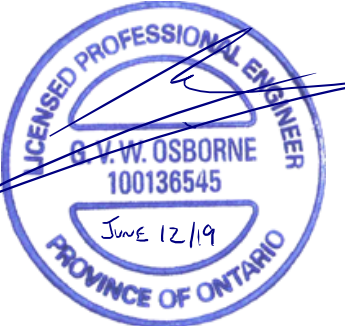
NO.	DATE	REVISION	BY
REVISIONS			

PARKVIEW SENIORS LODGE - 165 KING AVE E, NEWCASTLE

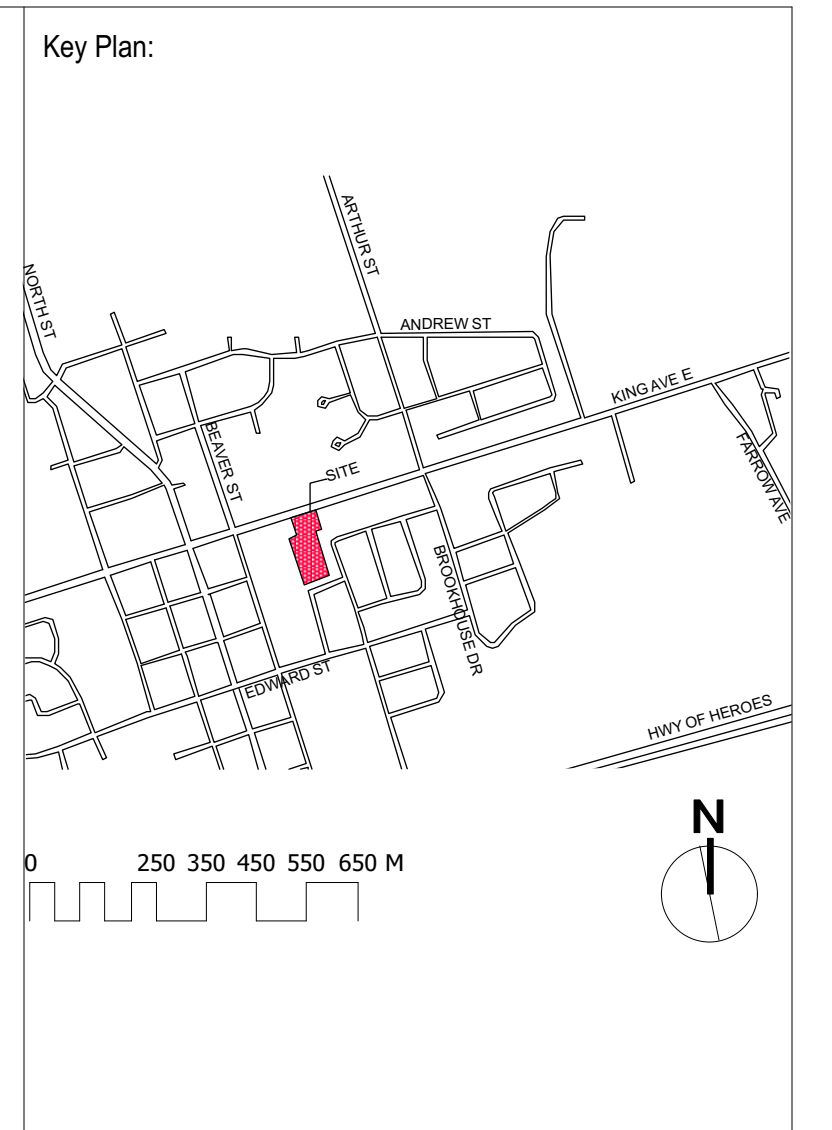
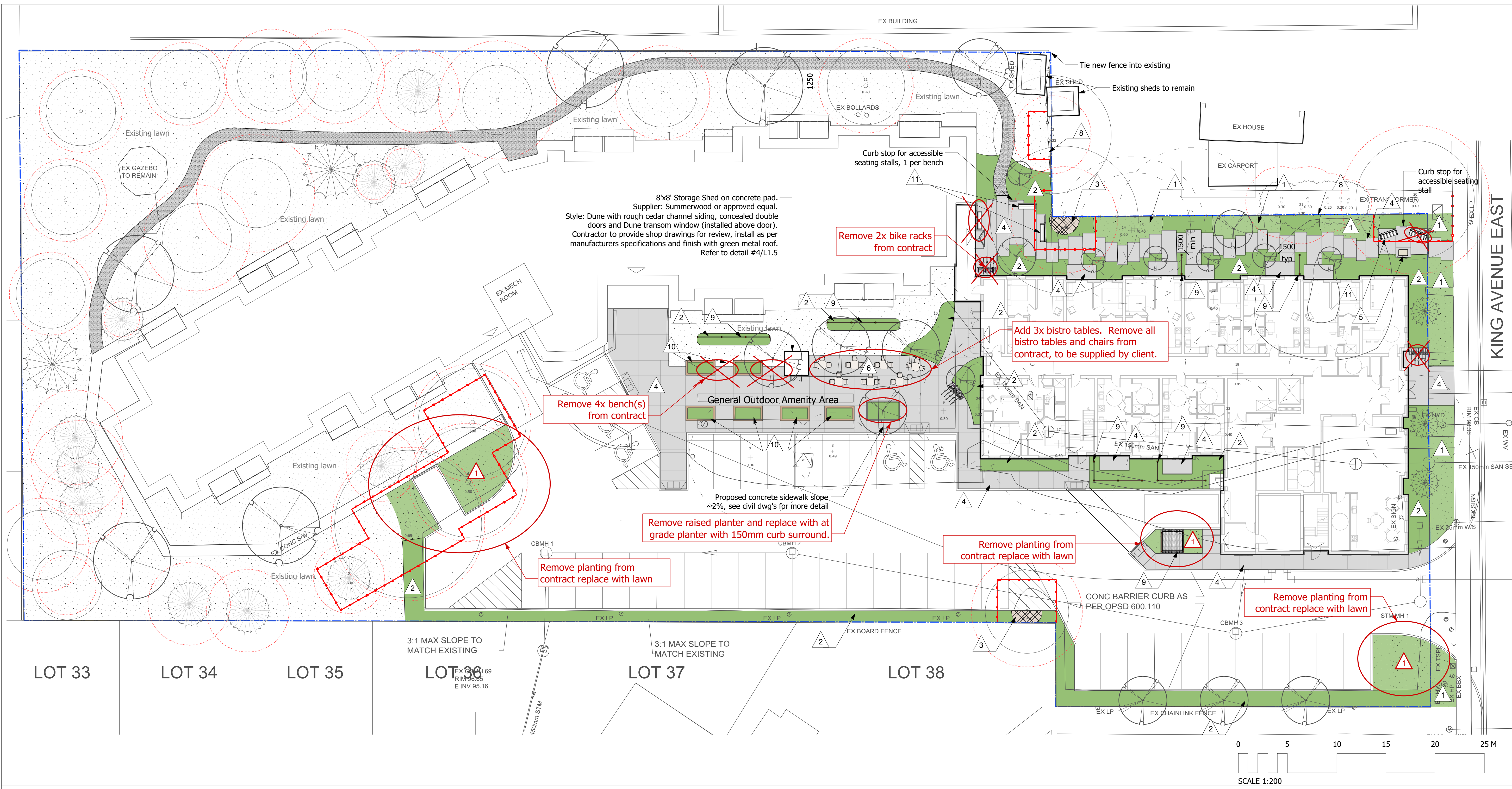
**SITE LIGHTING
PHOTOMETRIC PLAN**

D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST • OSHAWA, ON L1H 1B6
PHONE (905) 576-8500 • FAX (905) 576-9730
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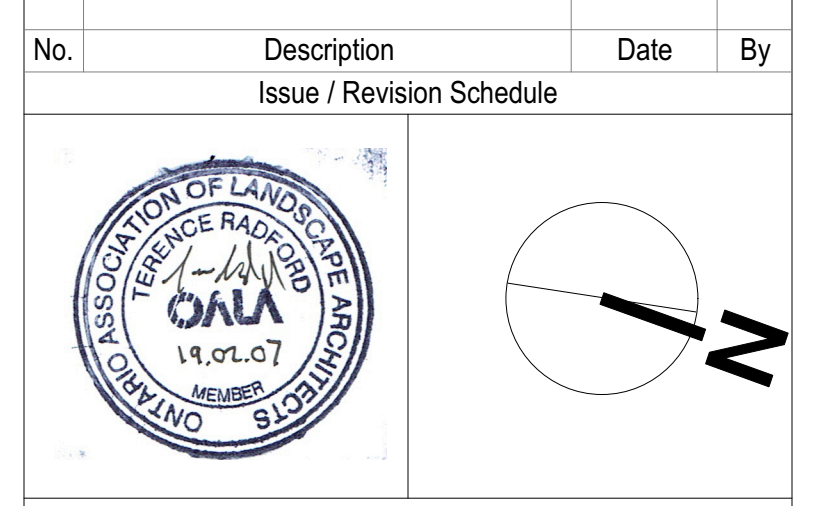
SCALE: 1:300	PROJECT NO. 118129
DRAWN BY: K.J.K.	DRAWING NO. SL-1
DESIGN BY: B.C.A.	
CHECKED BY: G.V.W.O.	
DATE: JUNE 2019	



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No.	Description	Date	By
1	SPA	19.02.01	TR
2	SPA_2	19.06.11	TR
3	IFC	19.07.11	TR
4	Cost Savings	19.08.12	TR
5	#	#	#
6	#	#	#
7	#	#	#
8	#	#	#



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Trophic Design
 29A King St W, Cobourg, ON K9A 2M1
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Disclaimer:
 All drawing information shall be checked and verified and any discrepancies reported in writing to the Designer before commencing any affected work. This drawing shall be used only for the project named on this drawing and for reference purposes only. This drawing shall not be scaled. This drawing is not for construction unless signed by the Designer. This drawing and all aspects of its content are the copyright property of New Leaf Landscape Architecture Ltd. and Trophic Design. Reproduction in whole or in part, by any means whatsoever, without the express written permission of New Leaf Landscape Architecture Ltd. and Trophic Design, is prohibited.

LANDSCAPE MATERIALS	LANDSCAPE STRUCTURES/FURNISHINGS	PLANT MATERIALS
1 Maintained Lawn Area Seeded, min 150mm depth growing medium. Seed with a creeping red fescue @ a rate of 4-6lbs/1000sq ft. Recommended Supplier: Pickseed, Jasper II or approved equivalent.	10 Community Garden Bed Accessible raised timber planter, 3x1.5x0.75m (LxWxH).	3 Proposed Deciduous Trees- See plant list for additional details
2 Shrub and Tree Area Min 450mm depth growing medium finished w 75mm depth Four Season mulch	11 Bench (3 total) w Curb Stop 1800mm length Bench, Maglin MLB-300-MH or approved equivalent. Accessible seating curb stop to be installed as shown.	4 Proposed Coniferous Trees- See plant list for additional details
3 Tree Mulch Area Four-Season Mulch, min depth 150mm.	PLANT MATERIALS	ID Proposed Shrub/Perennial/Vine- See plant list for additional details
4 Cast in Place Concrete See civil dwg's for details	ID Existing Deciduous Trees to be removed	2 Tree Protection Zone Hoarding- See L1.2 for Tree Planting and Preservation Plan
5 Granite Paving Inlay Commemorative granite plaque set into CIP concrete walkway	ID Existing Coniferous Trees to be removed	
6 Table and Chairs Tables (7) & Chairs (21)- Supplier: IKEA, Style Sjalland Series. Not in Contract, by others	PRZ Existing Coniferous Trees to be retained- See L1.2 for Tree Planting and Preservation Plan	
7 Bike Rack (1 total) 7 Bicycle Surface Mount Rack, Maglin MBR300 Series Item# MBR300-7-S or approved equivalent	ID Existing Deciduous Trees to be retained- See L1.2 for Tree Planting and Preservation Plan	
8 Wood Fence 1800mm height		
9 Wood Screen 1800mm height		

PROTECTION AND PRESERVATION OF EXISTING VEGETATION
 * Refer to L1.2 for tree preservation and protection plan. Tree Inventory is based on Cosburn Nauboris Ltd Tree Preservation and Removal Plan (17-01-30) and IBW Surveyors Topographic Base Plan (19-01-04).

All existing trees and other plants which are to remain shall be fully protected with hoarding (i.e. snow fencing) erected beyond their 'drip line' prior to the issuance of the Building Permit, to the satisfaction of the Planning and Development Department. Areas within the fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.

No rigging cables shall be wrapped around or installed in trees and surplus soil, equipment debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.

The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.

Where limbs or portions of trees are removed to accommodate construction work, they ill be removed carefully and in accordance with accepted arboricultural practices.

Where root systems of protected trees are exposed directly adjacent to construction work or damaged by said work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.

Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.

Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at his own expense with trees of a similar size, species and of equal value as approved by the Director of Planning and Development. Failure to replace damaged trees to a condition satisfactory to the Municipality shall result n the Municipality exercising its right to draw on the Letter of Credit.

If grades around trees to be protected are likely to change, the owner shall be required to take such precautions as dry welling, retaining walls and root feeding to the satisfaction of the Director of Planning and Development..

All excavation within the Tree Protection Zone (TPZ) around existing trees to be retained shall be hand dug.

Municipal Road Occupancy
 "Respecting all work in the municipal right of way, the contractor is to provide at least 48 hours prior notice to the Clarington Engineering Services Department staff at 905- 623-3379."
 "A Road Occupancy Permit will be required for any work done in the municipal road allowance. Excavation of the road surface is not permitted between December 1st and April 30th."
 "All restoration or work done in the road allowance must be completed as per municipal field staff direction."
 "The performance guarantee will not be refunded by the Municipality of Clarington unless the works have been inspected by municipal forces and deemed to be complete and satisfactory."

We agree to implement the approved landscape plans within 18 months after the execution of Site Plan Agreement and will retain a landscape architect to make periodic site inspections and on completion of the landscape works, we will forward to you a copy of the Landscape Completion Notification Certificate' from the landscape architect.

Any revision to the landscape plans will be submitted to the Department of Planning and Development of the Municipality of Clarington and before commencement of the works, for review and approval.

We hereby authorize the Municipality, its authorized agents, servants or employees to enter upon our land to which these drawings apply, to carry out inspections from time to time and agree o indemnify the Municipality and its authorized agents and save them harmless from any and all actions arising out of the exercise by the Municipality, its authorized agents, servants or employees of the rights hereby given to them. And we further undertake to notify the Municipality forthwith of any change of ownership of the said lands.

Signature of Owner:
 Name of Owner:
 Address:
 Date:

I hereby certify that these Landscape Plans conform to the Site Grading and Drainage Plan for this project, as submitted by the project's Consulting Engineer.

Signature of Landscape Architect: *Terence Radford*
 Name of Landscape Architect: Terence Radford
 Date: July 11, 2019

Client:
PARKVIEW SENIORS LODGE
 153/165 KING AVE., NEWCASTLE

Project:
PARKVIEW SENIORS EXPANSION

Drawing Title:
Landscape Layout & Materials

Designed By: TR	Project #: PC2018-0045
Drawn By: TR	Drawing #: L 1.0
Approved By: GB	
Date: 19/01/17	

ID	Common Name	Latin Name	Scheduled Size	Quantity
SHRUBS, VINES AND PERENNIALS				
Hse	Elegans Plantain Lily	Hosta sieboldiana 'Elegans'	15cm (#1 pot)	23
Mat	Ostrich Fern	Matteuccia struthiopteris	15cm (#1 pot)	29
Hp	Fire and Ice Hydrangea	Hydrangea paniculata 'Fire and Ice'	#3 pot	16
Aff	Lady Fern	Athyrium filix-femina	#1 pot	28
CsM	Bloodtwig Dogwood	Cornus sanguinea 'Mid-Winter Fire'	50cm	22
Hu	Alba-Marginata Plantain Lily	Hosta undulata 'Alba-Marginata'	15cm (#1 pot)	35
HxS	Stella De Oro Dwarf Daylily	Hemerocallis x 'Stella de Oro'	#1 pot, 15cm	124
Rr	Rugosa Rose	Rosa rugosa	60cm	14
Sv	Common Lilac	Syringa vulgaris	100cm	5
Cxa	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	15cm (#1 pot)	152
Go	Sweet Woodruff	Galium odoratum	Sp4	14
Is	Siberian Iris	Iris sibirica	Sp4	15
Cam	Tall Bellflower	Campanula americana	Sp4	14
Mf	Wild bergamot	Monarda fistulosa	#1 pot	5
Ac	Nodding wild onion	Allium cernuum	11cm PT	9
Ep	Sundown Coneflower	Echinacea purpurea 'Sundown'	15cm (#1 Pot)	10
Coe	Variiegated Japanese Sedge	Carex oshemensis 'Evergold'	15cm (#1 pot)	21
Lir	Big Blue Lilyturf	Liriope muscari 'Big Blue'	#1 pot	11
Jc	Dwarf spreading common juniper	Juniperus communis 'Green Carpet'	30cm	12
Car	Trumpet Creeper, Trumpet Vine	Campsis radicans	#2 pot	6
Hak	Golden Japanese Forest Grass	Hakonechloa macra 'Aureola'	#1 pot	97
Hpe	Climbing Hydrangea	Hydrangea petiolaris	#1 pot	4
Mp	Northern Bayberry	Myrica pennsylvanica	50cm	3
HxF	Tawny Daylily	Hemerocallis x 'Fulva'	#1 pot	68
Hv	Witch Hazel	Hamamelis virginiana	150cm (WB)	3
Nxf	Catmint	Nepeta x faassenii	15cm (#1 pot)	42
Cs	Red Osier Dogwood	Cornus sericea	50cm	8
TREES, REFER TO L1.2 FOR LOCATIONS				
Ov	American Hophornbeam	Ostrya virginiana	60mmCT/WB	2
Cc	American Hornbeam	Carpinus caroliniana	60mmCT/WB	1
Li	American Larch Tamarack	Larix laricina	250cm	1
Lit	Tulip Tree	Liriodendron tulipifera	70mmCT/WB	1
Ps	Eastern White Pine	Pinus strobus	200cm	1
Axf	Firefall Maple	Acer x freemanii 'Firefall'	80mmCT/WB	1
Co	Hackberry	Celtis occidentalis	60mmCT/WB	3
MxS	Saucer Magnolia	Magnolia x soulangiana	250cm ht WB	1
Tia	Redmond linden	Tilia americana 'Redmond'	80mmCT/WB	3
Alm	Allegheny Serviceberry	Amelanchier laevis	60mmCT/WB	6
Pco	Serbian Spruce	Picea omorika	250cm	3
Ca	Pagoda Dogwood	Cornus alternifolia	200cm WB, Multistem	1
ArA	Autumn Spire Red Maple	Acer rubrum 'Autumn Spire'	45mmBB/CT	3

Overall Planting Reduced by ~20%

Municipal Road Occupancy

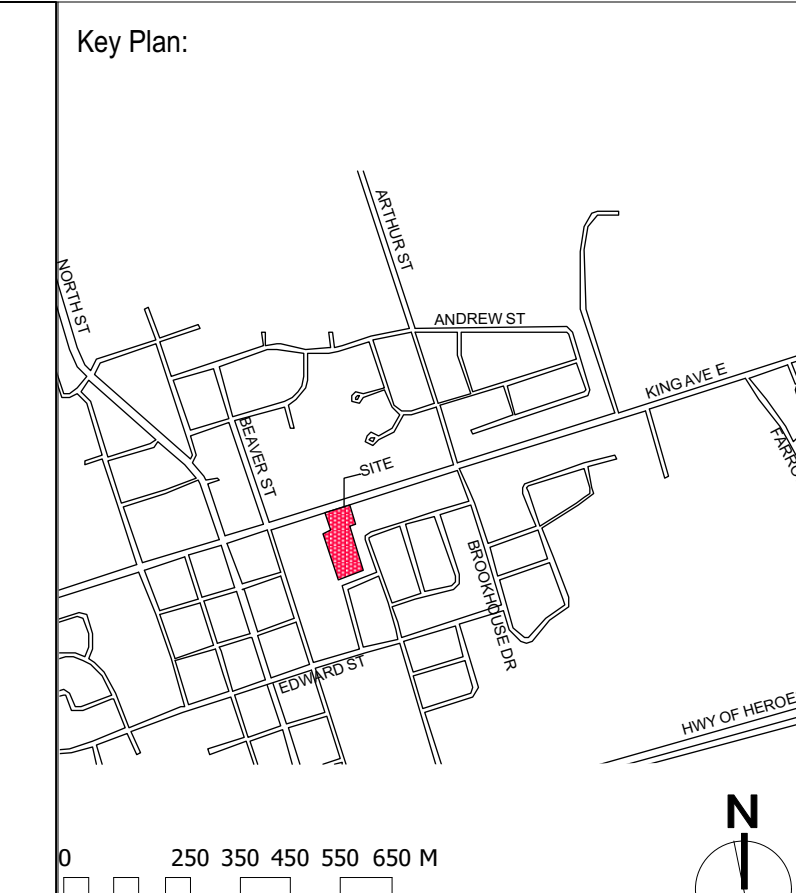
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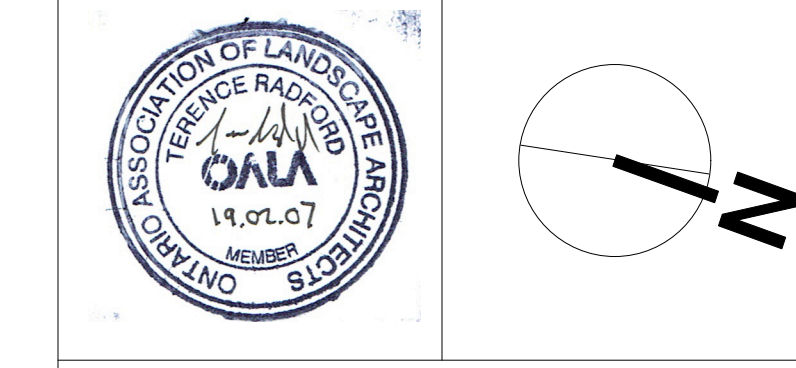
"The performance guarantee will not be refunded by the Municipality of Clarington unless the works have been inspected by municipal forces and deemed to be complete and satisfactory."

LEGEND	
(ID DBH)	Existing Deciduous Trees to be removed
(ID DBH)	Existing Coniferous Trees to be removed
(PRZ)	Existing Coniferous Trees to be retained- See L1.2 for Tree Planting and Preservation Plan
(ID DBH)	Existing Deciduous Trees to be retained- See L1.2 for Tree Planting and Preservation Plan
(ID DBH)	Proposed Deciduous Trees- See plant list for additional details
(ID DBH)	Proposed Coniferous Trees- See plant list for additional details
(ID)	Proposed Shrub/Perennial/Vine- See plant list for additional details
(ID)	Tree Protection Zone Hoarding- See L1.2 for Tree Planting and Preservation Plan



No.	Description	Date	By
1	SPA	19.02.01	TR
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3	IFC	19.07.11	TR
4	Cost Savings	19.08.12	TR
5	#	#	#
6	#	#	#
7	#	#	#
8	#	#	#

No.	Description	Date	By
	Issue / Revision Schedule		



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 E: info@newleaf.pro
 W: www.newleaf.pro

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 E: terence@trophicdesign.ca
 W: www.trophicdesign.ca

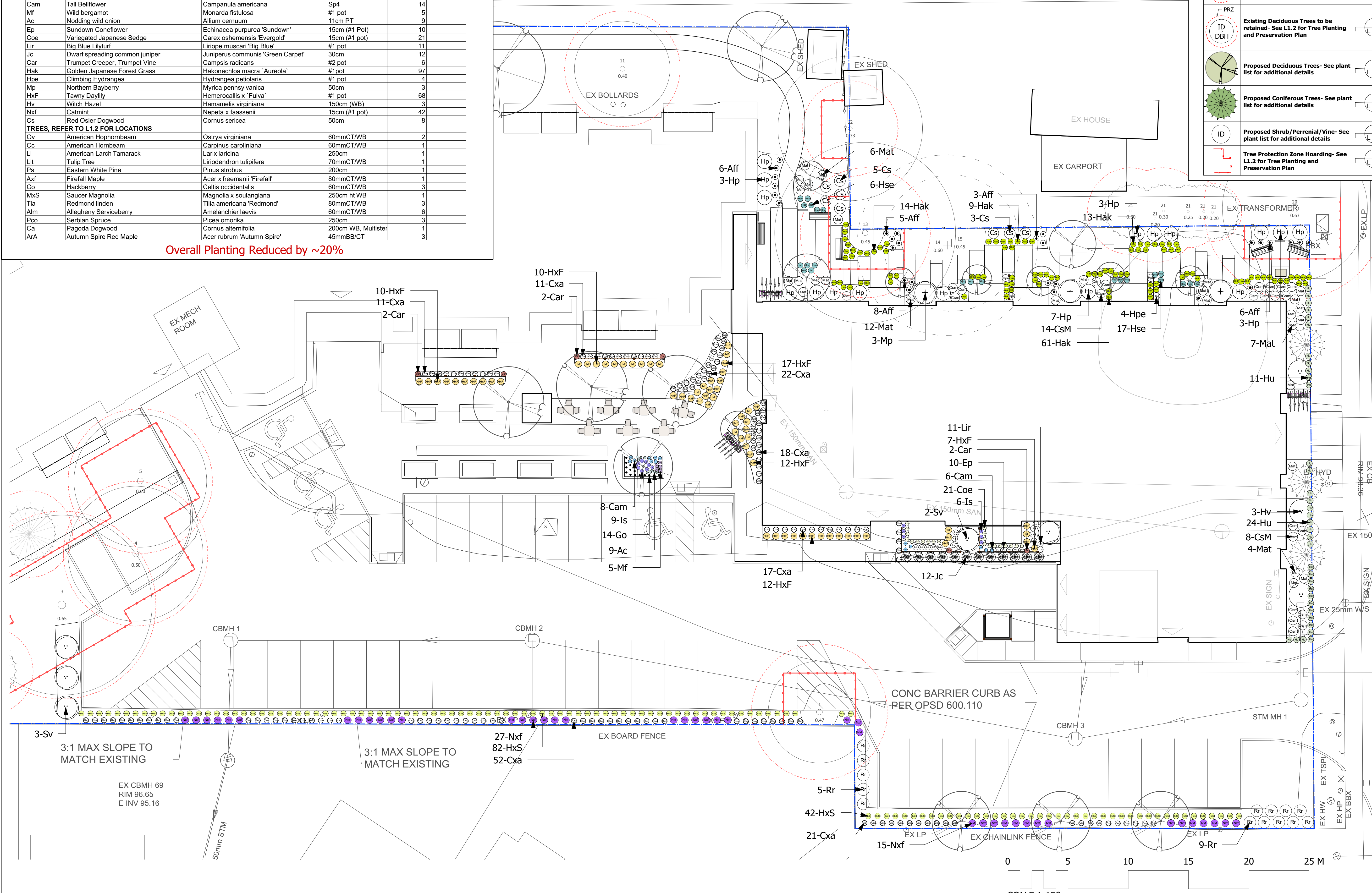
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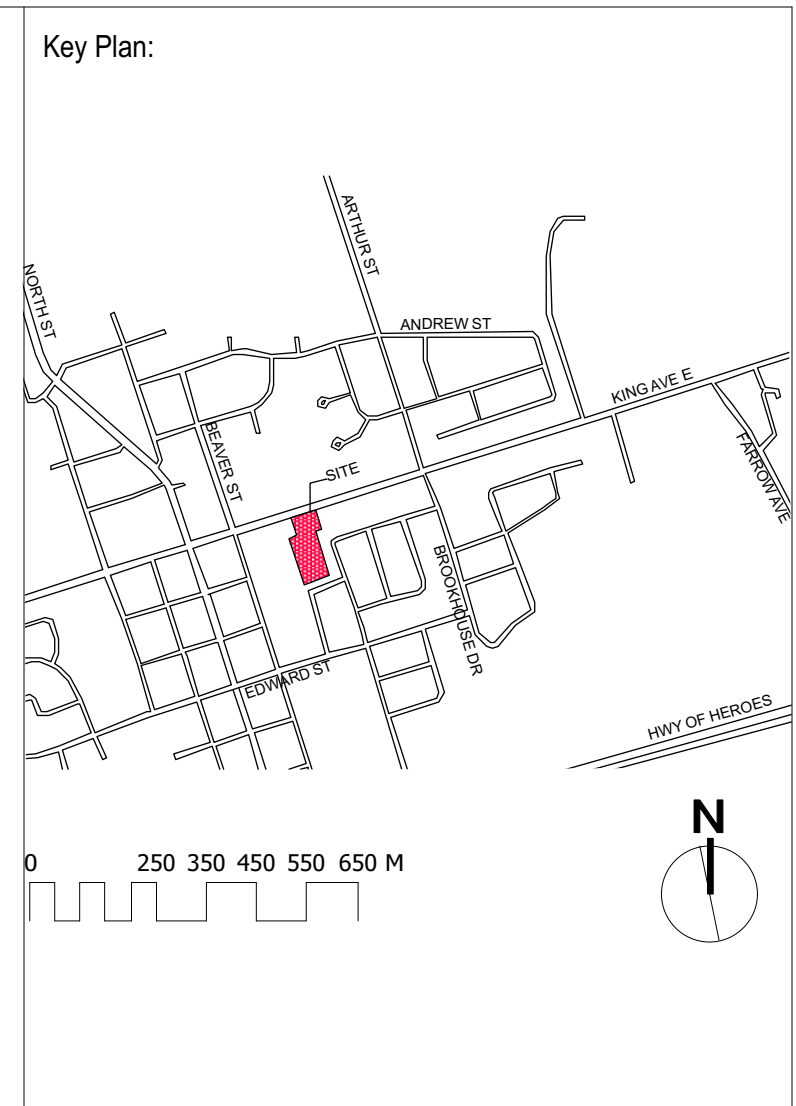
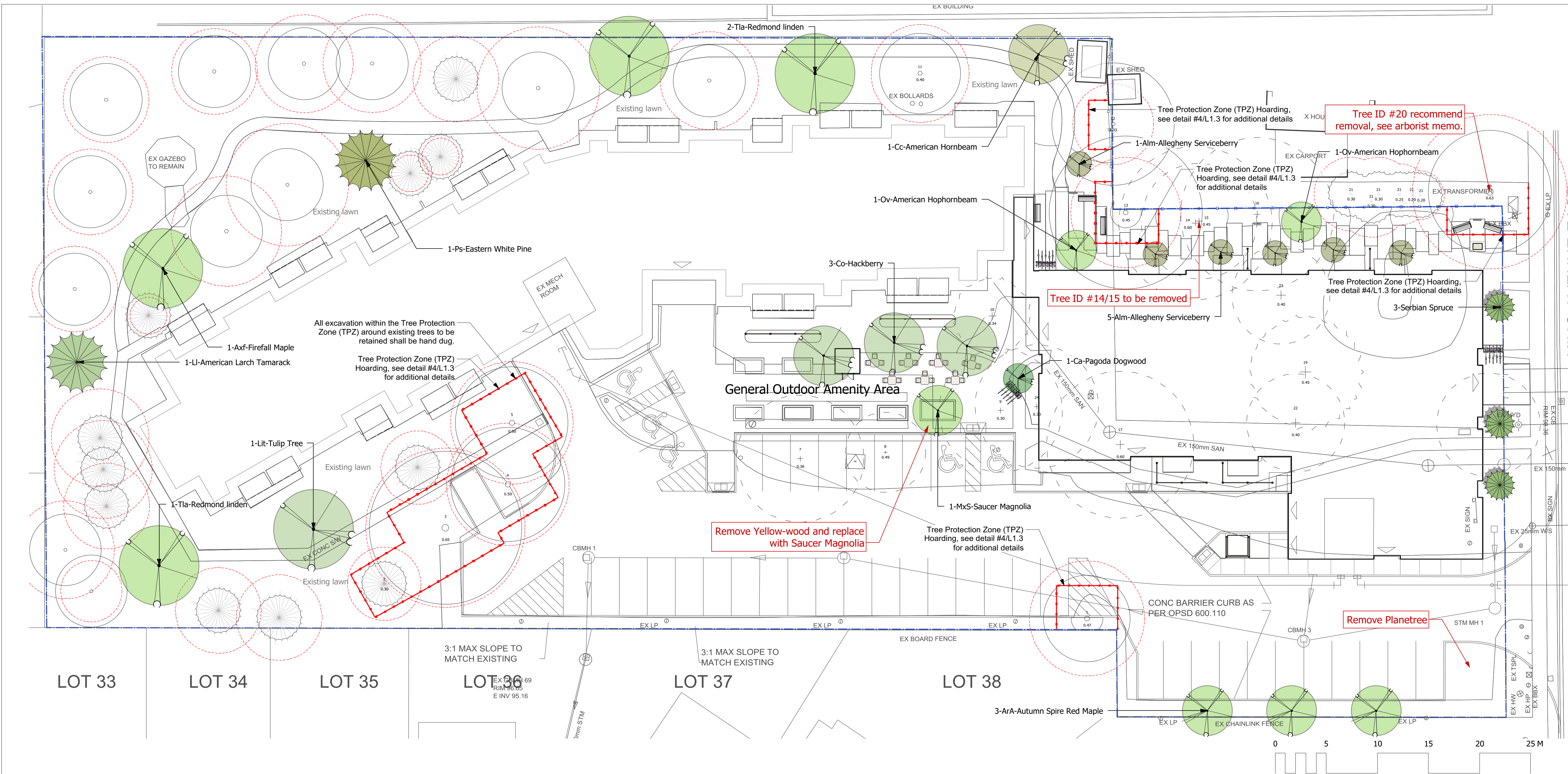
Client:
PARKVIEW SENIORS LODGE
 153/165 KING AVE., NEWCASTLE

Project:
PARKVIEW SENIORS EXPANSION

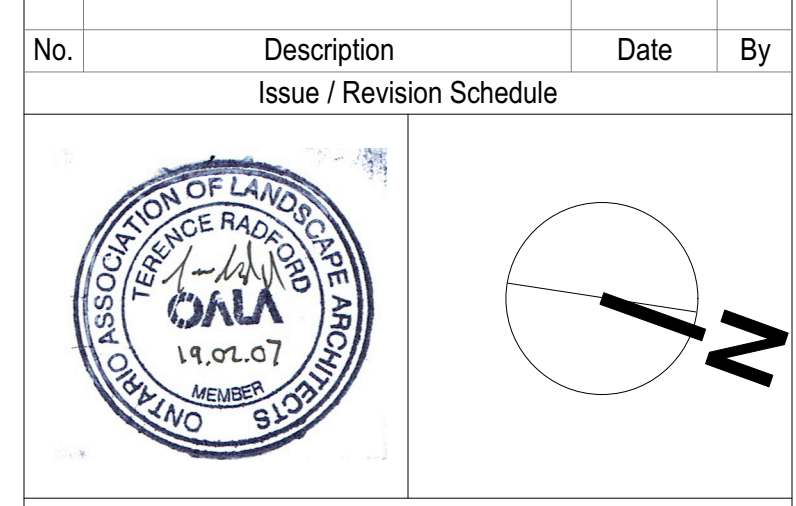
Drawing Title:
Shrub & Perennial Planting Plan

Designed By: TR	Project #: PC2018-0045
Drawn By: TR	Drawing #: L 1.1
Approved By: GB	
Date: 19/01/17	





No.	Description	Date	By
1	SPA	19.02.01	TR
2	SPA_2	19.06.11	TR
3	IFC	19.07.11	TR
4	Cost Savings	19.08.12	TR
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Client:
PARKVIEW SENIORS LODGE
 153/165 KING AVE., NEWCASTLE

Project:
PARKVIEW SENIORS EXPANSION

Drawing Title:
Tree Planting & Preservation Plan

Designed By: TR	Project #: PC2018-0045
Drawn By: TR	Drawing #: L 1.2
Approved By: GB	
Date: 19/01/17	

LEGEND	
	Existing Deciduous Trees to be removed
	Existing Coniferous Trees to be removed
	Existing Coniferous Trees to be retained- See L1.2 for Tree Planting and Preservation Plan
	Existing Deciduous Trees to be retained- See L1.2 for Tree Planting and Preservation Plan
	Proposed Deciduous Trees- See plant list for additional details
	Proposed Coniferous Trees- See plant list for additional details
	Tree Protection Zone Hoarding- See L1.2 for Tree Planting and Preservation Plan

EXISTING TREE INVENTORY*								
REMOVED TREES								
TREE ID #	**DBH (cm)	PRZ (cm)	SPECIES	CROWN SPREAD (m)	CONDITION	Preservation Priority	Direction	
07	36	432	Acer	12	Not Identified	Low	Remove	
08	49	588	Tilia	8	Not Identified	Low	Remove	
09	30	360	Acer	12	Not Identified	Low	Remove	
10	34	408	Abies	8	Not Identified	Low	Remove	
14	60	720	Butternut hybrid	18	Not Identified	Moderate	Remove	
15	45	540	Butternut hybrid	15	Not Identified	Moderate	Remove	
16	80	960	Fraxinus	15	Pop	Low	Remove	
17	60	720	Acer	20	Not Identified	Low	Remove	
18	73	876	Catalpa	10	Not Identified	Low	Remove	
19	45	540	Larix	10	Not Identified	Low	Remove	
22	40	480	Not Identified	Not Identified	Not Identified	Low	Remove	
23	40	480	Not Identified	Not Identified	Not Identified	Low	Remove	
24	30	360	Not Identified	Not Identified	Not Identified	Low	Remove	

TOTAL TREES TO BE REMOVED: 13

* Tree inventory is based on Cosburn Nauboris Ltd Tree Preservation and removal Plan (17-01-30) and IBW Surveyors Topographic Base Plan (19.01.04).
 **Diameter at Breast Height (DBH) refers to the diameter of the stem of a tree measured outside the bark at a point of 1.37m (4.5') above the highest point of the tree where the ground meets the trunk.

REPLACEMENT TREES		
TREE SPECIES	CALIPER (cm)	QUANTITY
Picea omorika	250cm height	3
Acer rubrum	4.5	3
Magnolia x soulangiana	250 cm height	1
Celtis occidentalis	6	3
Cornus alternifolia	200cm height	1
Ostrya virginiana	6	2
Carpinus caroliniana	6	1
Tilia americana	8	3
Larix laricina	250cm height	1
Liriodendron tulipifera	7	1
Pinus strobus	200cm height	1
Acer x freemanii	8	1
Amelanchier laevis	6	6

TOTAL REPLACEMENT TREES @ 2:1: 26
ADDITIONAL TREES TO BE PLANTED: 1
TOTAL NEW TREES: 27

TREES, REFER TO L1.2 FOR LOCATIONS			
Ov	American Hophornbeam	Ostrya virginiana	60mmCT/WB 2
Cc	American Hornbeam	Carpinus caroliniana	60mmCT/WB 1
Ll	American Larch Tamarack	Larix laricina	250cm 1
Lit	Tulip Tree	Liriodendron tulipifera	70mmCT/WB 1
Ps	Eastern White Pine	Pinus strobus	200cm 1
Axf	Firefall Maple	Acer x freemanii 'Firefall'	80mmCT/WB 1
Co	Hackberry	Celtis occidentalis	60mmCT/WB 3
MxS	Saucer Magnolia	Magnolia x soulangiana	250cm ht WB 1
Tla	Redmond linden	Tilia americana 'Redmond'	80mmCT/WB 3
Alm	Allegheny Serviceberry	Amelanchier laevis	60mmCT/WB 6
Pco	Serbian Spruce	Picea omorika	250cm 3
Ca	Pagoda Dogwood	Cornus alternifolia	200cm WB, Multistem 1
ArA	Autumn Spire Red Maple	Acer rubrum 'Autumn Spire'	45mmBB/CT 3

*See Notes on L1.0 for the Protection and Preservation of Existing Vegetation

Municipal Road Occupancy
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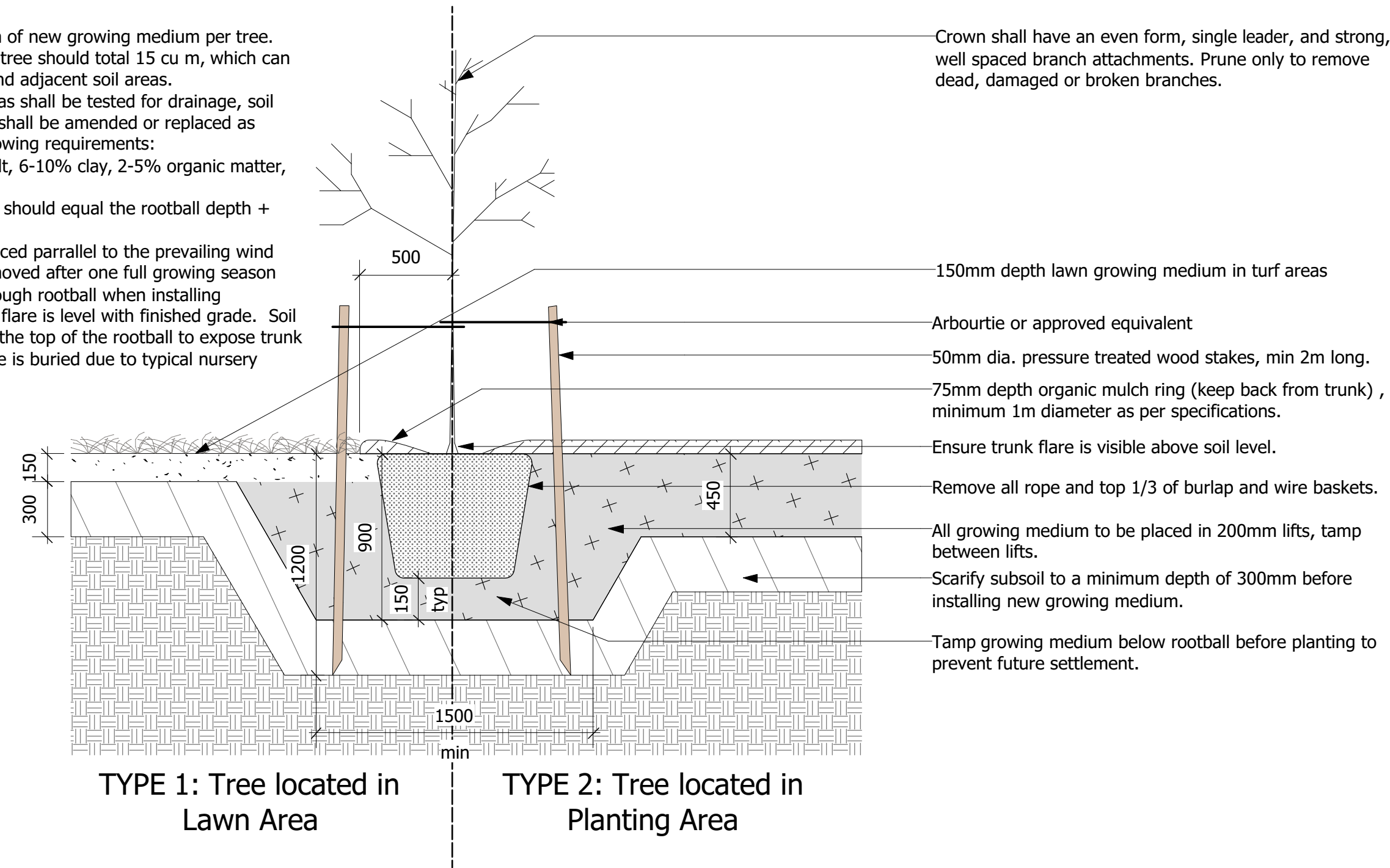
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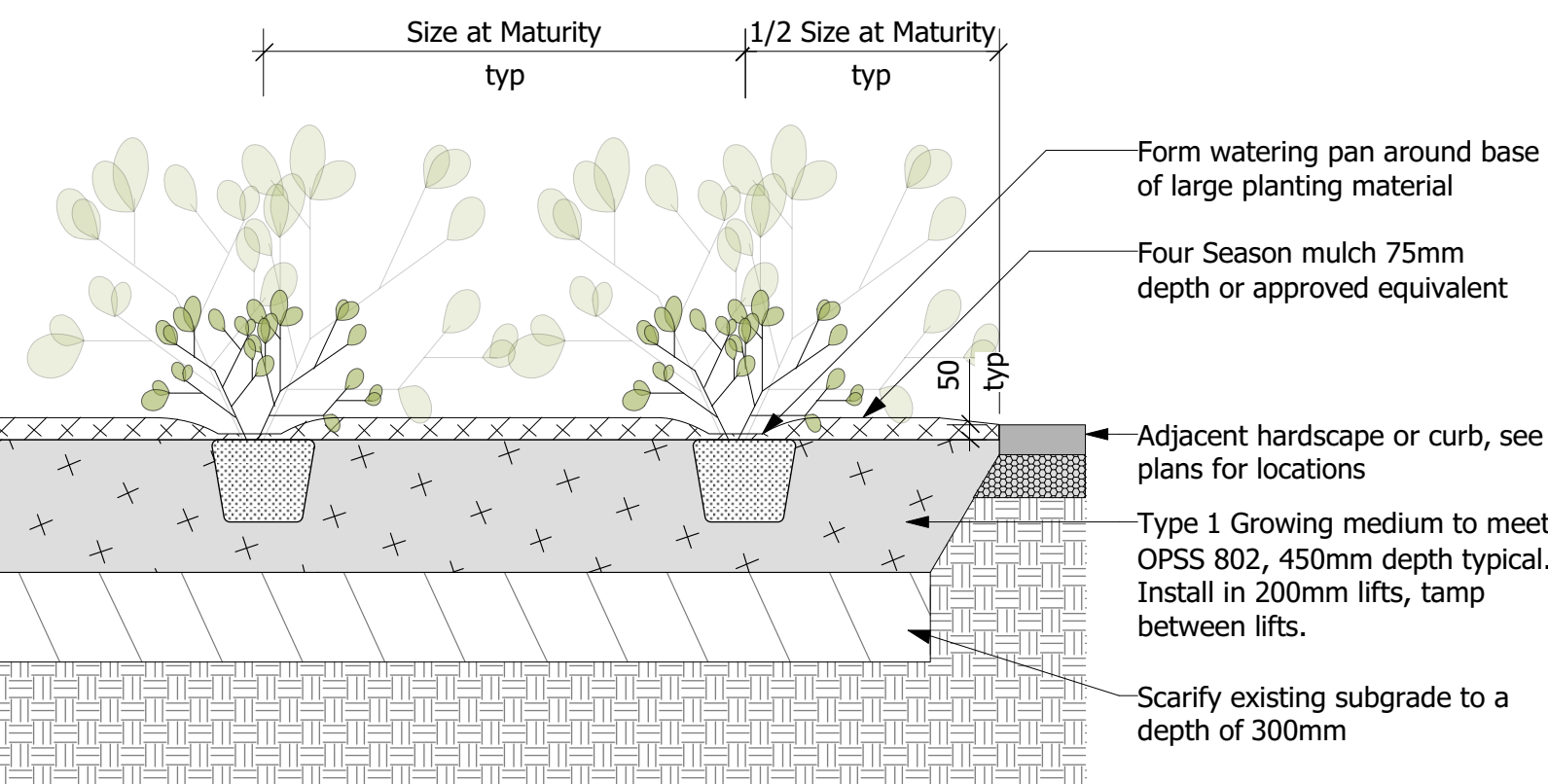
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General Notes

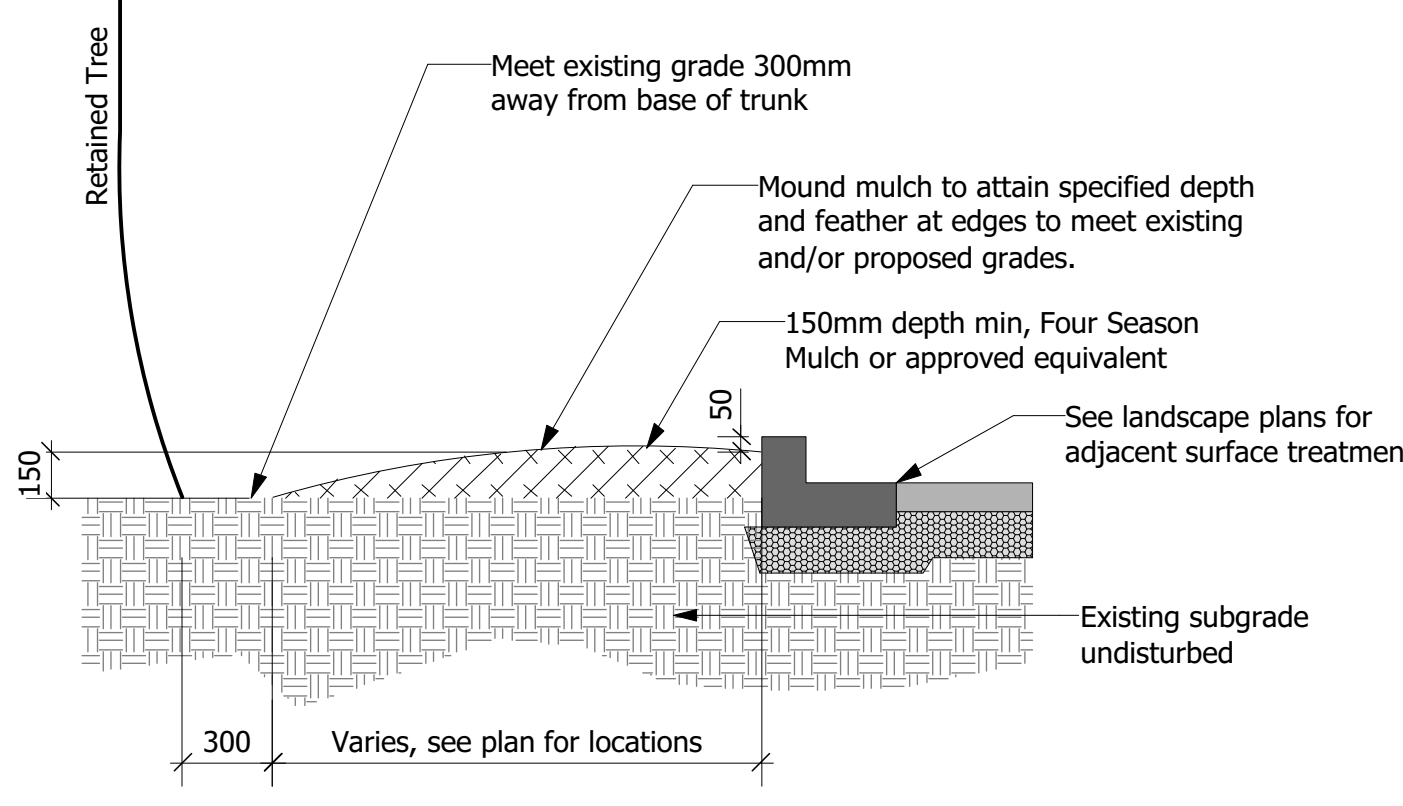
1. Install a minimum 5 cu m of new growing medium per tree. Available soil volume per tree should total 15 cu m, which can include shared, offsite, and adjacent soil areas.
2. All proposed planting areas shall be tested for drainage, soil quality and pH. Poor soil shall be amended or replaced as required to meet the following requirements:
50-60% sand, 20-40% silt, 6-10% clay, 2-5% organic matter, and pH between 6.5-7.5.
3. Max depth of planting pit should equal the rootball depth + 150mm
4. Tree stakes should be placed parallel to the prevailing wind
5. Wooden stakes to be removed after one full growing season
6. DO NOT drive stakes through rootball when installing
7. Set tree so base of trunk flare is level with finished grade. Soil should be removed from the top of the rootball to expose trunk flare (often the trunk flare is buried due to typical nursery practices)



1 Tree Planting Detail
Scale: 1:25



2 Shrub Planting Detail
Scale: 1:25



3 Mulch Surfacing: Retained Tree(s)
Scale: 1:25

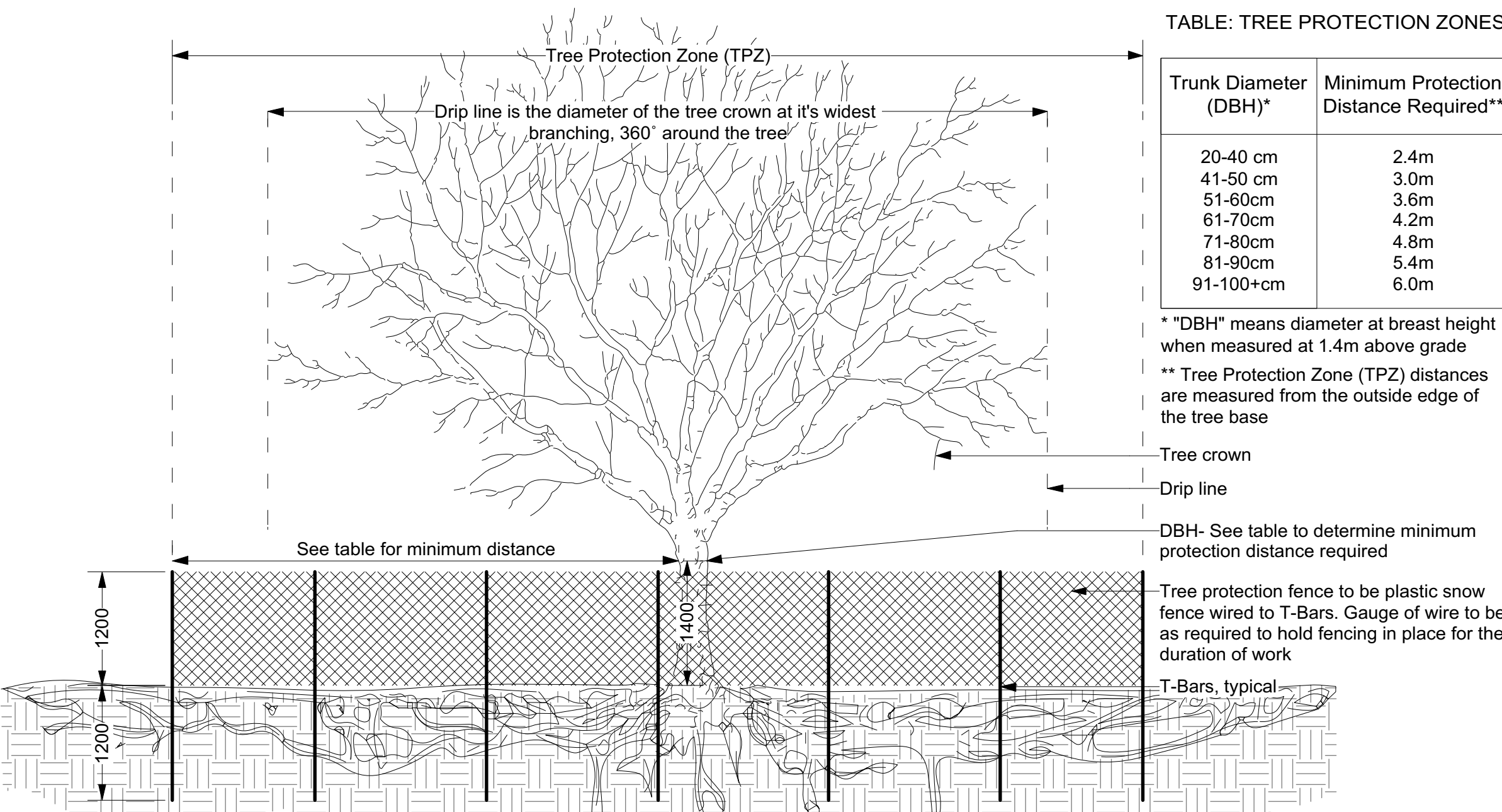


TABLE: TREE PROTECTION ZONES

Trunk Diameter (DBH)*	Minimum Protection Distance Required**
20-40 cm	2.4m
41-50 cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100+cm	6.0m

* "DBH" means diameter at breast height when measured at 1.4m above grade
 ** Tree Protection Zone (TPZ) distances are measured from the outside edge of the tree base

- General Tree Protection Notes**
1. All dimensions shown in millimetres.
 2. This detail does not represent any particular tree species.
 3. No construction activity, grade changes, surface treatment, compaction, excavation or stockpiling of any kind is permitted within the protected area unless noted otherwise on the drawings and confirmed during pre-construction meeting.
 4. Maintain (Mow as required and when directed by contract administrator) existing vegetative cover within fenced area during construction.
 5. Tree protection to remain in place for duration of construction.
 6. Tree protection to be adjusted only when needed to complete those activities shown within TPZ. Upon completion tree protection shall be reinstated in consultation with the project arborist.
 7. No contaminants will be dumped or flushed where feeder roots of protected trees exist.
 8. No rigging cables will be wrapped around or installed in trees and/or protected areas.
 9. The developer and/or contractor will take every precaution necessary to prevent damage to trees, shrubs or other plants to be retained.
 10. Construction activities shown within the TPZ shall be conducted under the guidance and in consultation with an approved ISA Certified Arborist.

4 Tree Protection Detail
Scale: 1:50

LANDSCAPE NOTES GENERAL

GENERAL:
The Contractor shall review all existing conditions and utilities prior to commencement of work. Protect all existing plant material, structures and adjacent areas from damage.

1. All plant material shall be maintained by the Contractor or property owner immediately following planting until the date of acceptance.
2. Maintenance shall include all measures necessary to establish and maintain all plants in an acceptable, vigorous, and healthy condition including cultivating, weeding, watering when required, pruning and maintenance of all accessories.
3. The Contractor/Applicant shall be responsible for the protection of all trees and shrubs from rodent and other damage. Protective collars shall be installed prior to the application of shredded bark mulch. Collars shall be flexible plastic composition, a minimum of 400 mm high and 200 mm in diameter.
4. The Contractor/Applicant shall remove all burlap tree wrap, tags, ties, and T-bar tree stakes prior to Inspection for Completion and all disturbed areas to be fine graded, top-soiled and sodded.
5. At the time of Inspection for Completion of the installation, all planting beds and tree pits shall be freshly cultivated, free of weeds, leaves, broken branches and debris.

PLANTING, SOIL REQUIREMENTS

1. Planting soil shall contain not less than four percent (4%) minimum of organic matter for clay loam and not less than two percent (2%) minimum organic matter for sandy loam, with an acidity value ranging from pH 6.5-pH 7.5 and capable of sustaining vigorous plant growth
2. Planting soil for deciduous and coniferous trees shall conform to OPSS 802
3. Planting soil for shrub beds shall be prepared by evenly mixing fifty percent (50%) sandy top soil, twenty-five percent (25%) well rotted horse manure with 500 grams of bonemeal or be imported nursery grade triple mix

LANDSCAPE NOTES CLARINGTON

TOPSOIL & SOD

All areas requiring sod/seed shall first be neatly prepared for 150mm depth topsoil. This preparation depth must be verified by the Consulting Engineer prior to placement of any topsoil. After approval by the consultant, 150mm topsoil shall be placed and levelled. The consultant shall then complete a final inspection for topsoil grade and the removal of larger stones, branches or other improper material, prior to any sod being laid. Any topsoil or sod/seed placed without prior verification and approval from the consultant shall be deemed unacceptable. Topsoil and sod/seed shall meet the requirements of OPSS 802, 803, 804 and 805, in addition to meeting any additional requirements set out in these specifications. Boulevards shall have 2% positive drainage toward the curb and shall be fully sodded, except for areas covered by driveway aprons or sidewalk.

All topsoil shall be free from native till or clay, roots, vegetation, weeds or debris, stones and clods over 50mm diameter. Imported topsoil, if required, shall be fertile, loamy, screened material of a quality acceptable to the Director (containing approx. 4% organic matter for clay loams and 2% organic matter for sandy loams with acidity range of 6.0 Ph). Topsoil infested by the seeds of noxious weeds will not be acceptable.

All sod shall meet the requirements of Ontario Sod Grower's Association No. 1 Bluegrass Fescue Nursery Sod. The sod shall be taken from good loamy soil and shall be healthy, well permeated with roots, have uniform texture and appearance and be free from weeds. Sod must be laid within thirty-six (36) hours of being cut. Care must be taken during its transportation and placement to prevent any drying out. Sod shall match flush with all adjacent surfaces and shall have no open gaps, overlapping edges or uneven joints. Where adjacent or fronting lands have already been sodded, care must be taken to ensure drainage is maintained and a smooth transition is achieved.

Laid sod shall be immediately rolled to produce an even surface and watering shall commence immediately thereafter and shall continue on a regular basis until healthy roots are well established and permanent. If sod fails to establish immediately, it shall be removed and replaced. No attempt shall be made to try to re-establish weak/dead sod through continual watering, unless specific permission is granted by the Director. The entire work shall be done in a thoroughly workmanlike manner with an even surface, and professional in appearance. Any sod deemed unfit by the Director shall be immediately removed from the site and replaced.

PLANTING

All plant material shall be nursery grown, true to type, conforming to the current edition of the Canadian Nursery Landscape Association's Canadian Standards for Nursery Stock. All plants shall be healthy and vigorous with all parts free from defects, decay, disfigurement, injury, disease and pests.

All trees shall have a reasonably straight trunk, free of any decay or wounds. Trees shall have a balanced canopy with a minimum of 12 branches. The branching height shall be a minimum of 1.8m from the root ball. Columnar trees shall possess one main trunk and no multiple competing stems. Branching shall be uniform and characteristic of the growing habit for the species. The root ball shall be a minimum of 750mm in diameter and shall have a depth of 2/3 the diameter. The root ball must be solid with little or no movement at the trunk and free of girdling roots.

Prior to any trees arriving on site, an onsite meeting between the landscaper, contractor, Developer's Landscape Architect and Municipal Staff must be held to review planting locations and procedures. The Developer's landscaper shall ensure that trees are planted under ideal seasonal conditions and according to the following procedures:

- All tree pits shall be prepared in accordance with Clarington Tree Planting Detail C-508.
- Trees shall be placed so that the root flare is 50mm above the finished boulevard grade. Sub-grade levels will not be accepted. The ball or basket must be untied with the trunk free from choking ties. All trunk wrap must be removed after planting. The top 1/3 of the wire basket and burlap must be removed, (not bent down). The remainder of the basket must be clipped randomly throughout the remaining 2/3. Waste from these procedures shall be properly disposed of off site.
- The hole shall be backfilled halfway with a blended mix of topsoil. The hole shall be backfilled and compacted to remove all air pockets and to ensure the tree is stable without the installation of tree stakes.
- The tree planting pit surface and all planting beds shall be mulched with 75mm of shredded bark mulch. Wood chips will not be accepted. Mulch must not be placed against the trunk of the tree. A sample of mulch shall be submitted for approval.

The Contract Administrator may reject any plant material, whether planted or not, that does not conform to the specifications. Substitutions for specified plants will not be accepted unless approved in writing by the Contract Administrator. Plant material shall be unwrapped prior to inspection with labels left on. The Contract Administrator shall inspect and provide written acceptance of installation.

The Municipality reserves the right to investigate, inspect and reject any substandard material, tree or procedure at any time during, or subsequent to, the planting process. Immediately following planting, each tree shall be inspected for damage. Damaged trees shall be replaced or treated in accordance with proper horticultural standards, as directed.

The Developer's landscaper shall implement an ongoing maintenance program of all trees and plant material and shall monitor their progress at 3 and 12 months. Any trees showing signs of distress shall be treated or replaced immediately, as directed. The Contractor shall maintain all plant material and assume full responsibility for protection of all planted areas until final acceptance of all project work at the end of the specified warranty period. The Contractor shall water plants as necessary with sufficient quantities to maintain healthy growth. All plants that are dead, or not in healthy, satisfactory growing condition, or which in any way do not meet the specifications, shall be replaced within two weeks of notification at the Contractor's expense.

The Contractor shall remove all stakes and staking material at the end of the warranty period. The Contract Administrator shall inspect and provide final acceptance.

Municipal Road Occupancy

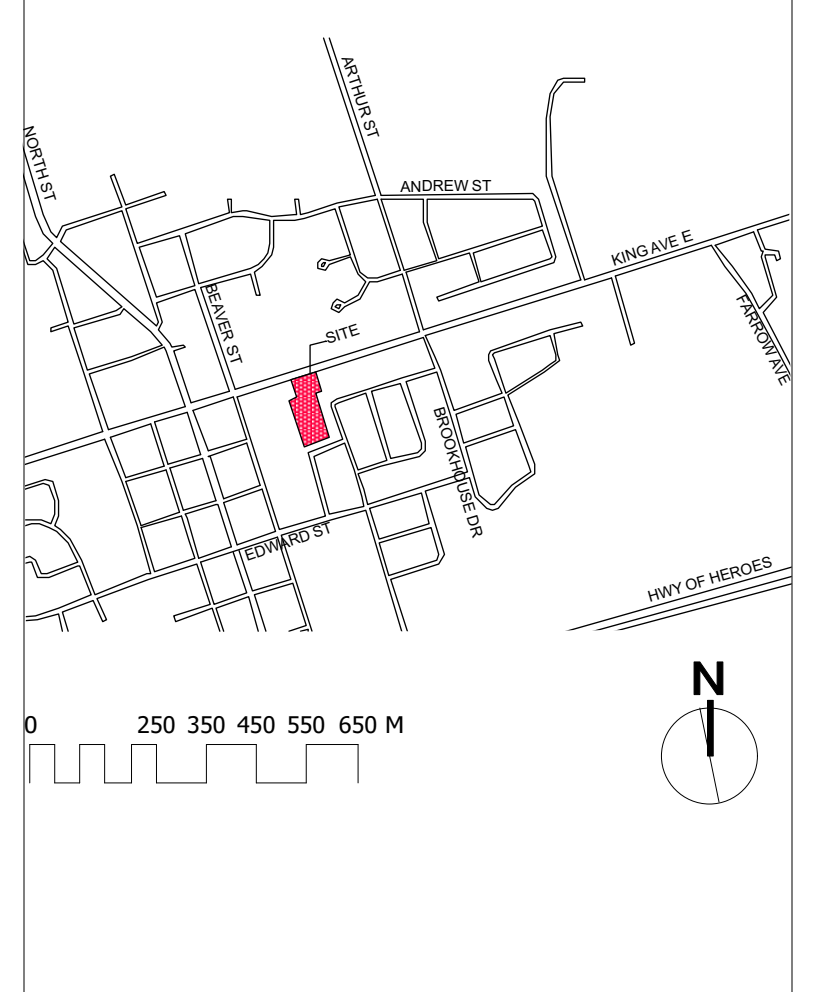
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Key Plan:



No.	Description	Date	By
1	SPA	19.02.01	TR
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Ontario Association of Landscape Architects (OALA) Member since 19.07.07

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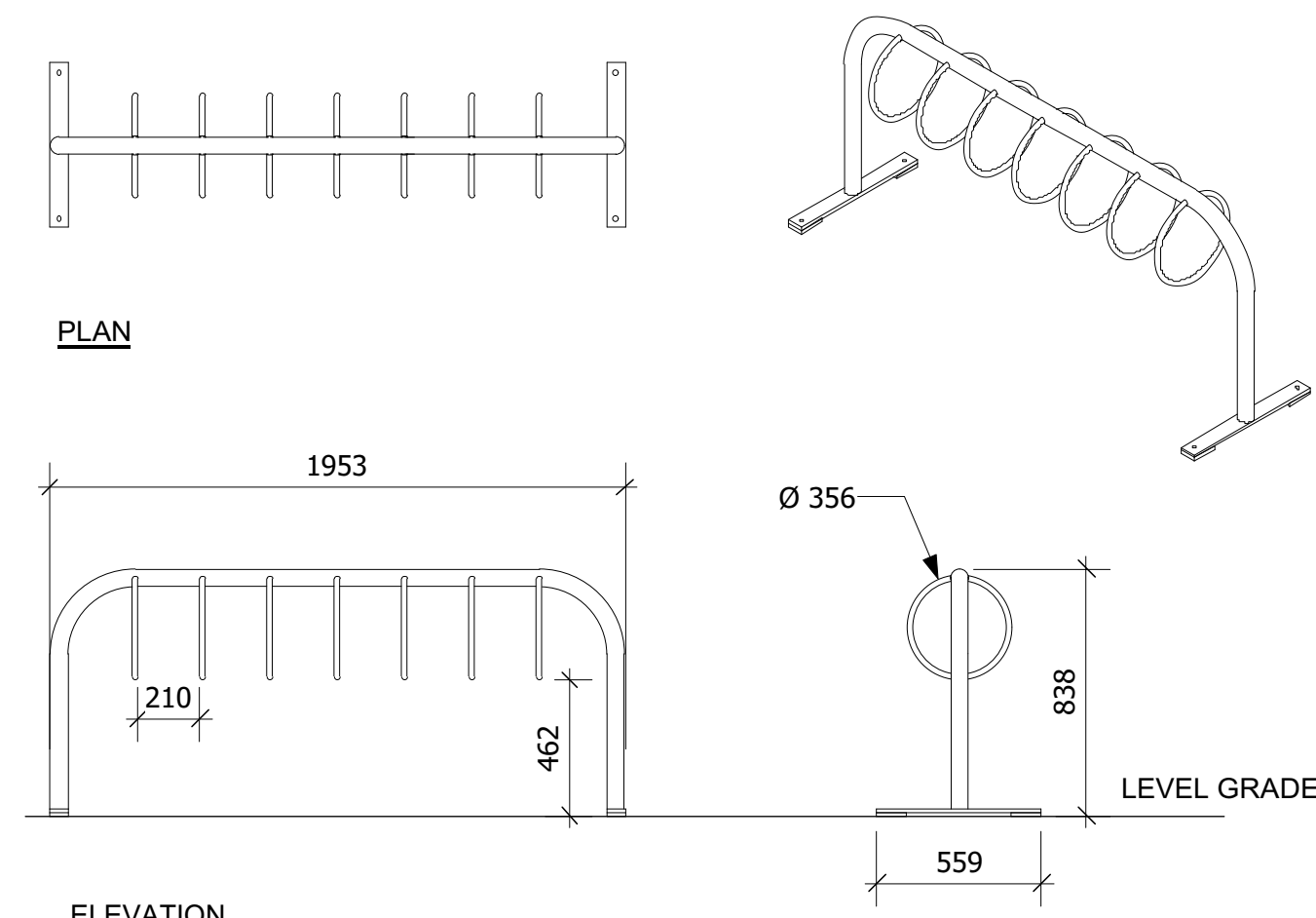
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Client:
PARKVIEW SENIORS LODGE
 153/165 KING AVE., NEWCASTLE

Project:
PARKVIEW SENIORS EXPANSION

Drawing Title:
Landscape Details

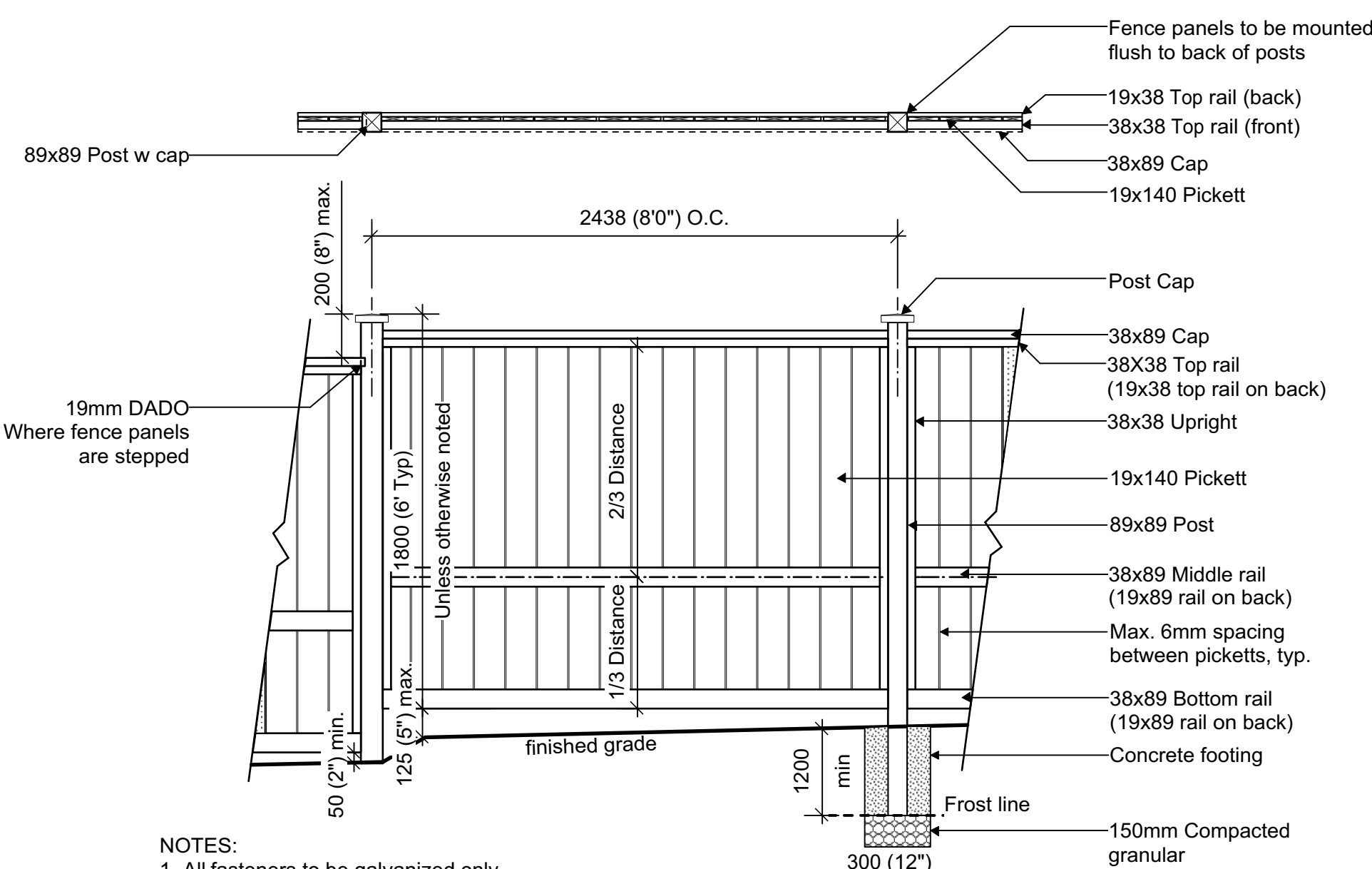
Designed By: TR	Project #: PC2018-0045
Drawn By: TR	Drawing #: L 1.3
Approved By: GB	
Date: 19/01/17	



NOTES

- BIKE RACK MODEL MBR300-7-S BY MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM T: 800-716-5506 OR APPROVED EQUAL
- GLOSS BLACK COLOUR TO ACCOMMODATE 7 BIKES
- SURFACE MOUNT ON HORIZONTALLY LEVEL CONCRETE PAD
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS
- APPROPRIATELY SIZED GALVANIZED ANCHOR BOLTS TO BE PROVIDED BY CONTRACTOR
- DAMAGE TO FINISH TO BE TOUCHED UP BY CONTRACTOR TO THE APPROVAL OF THE CONTRACT ADMINISTRATOR

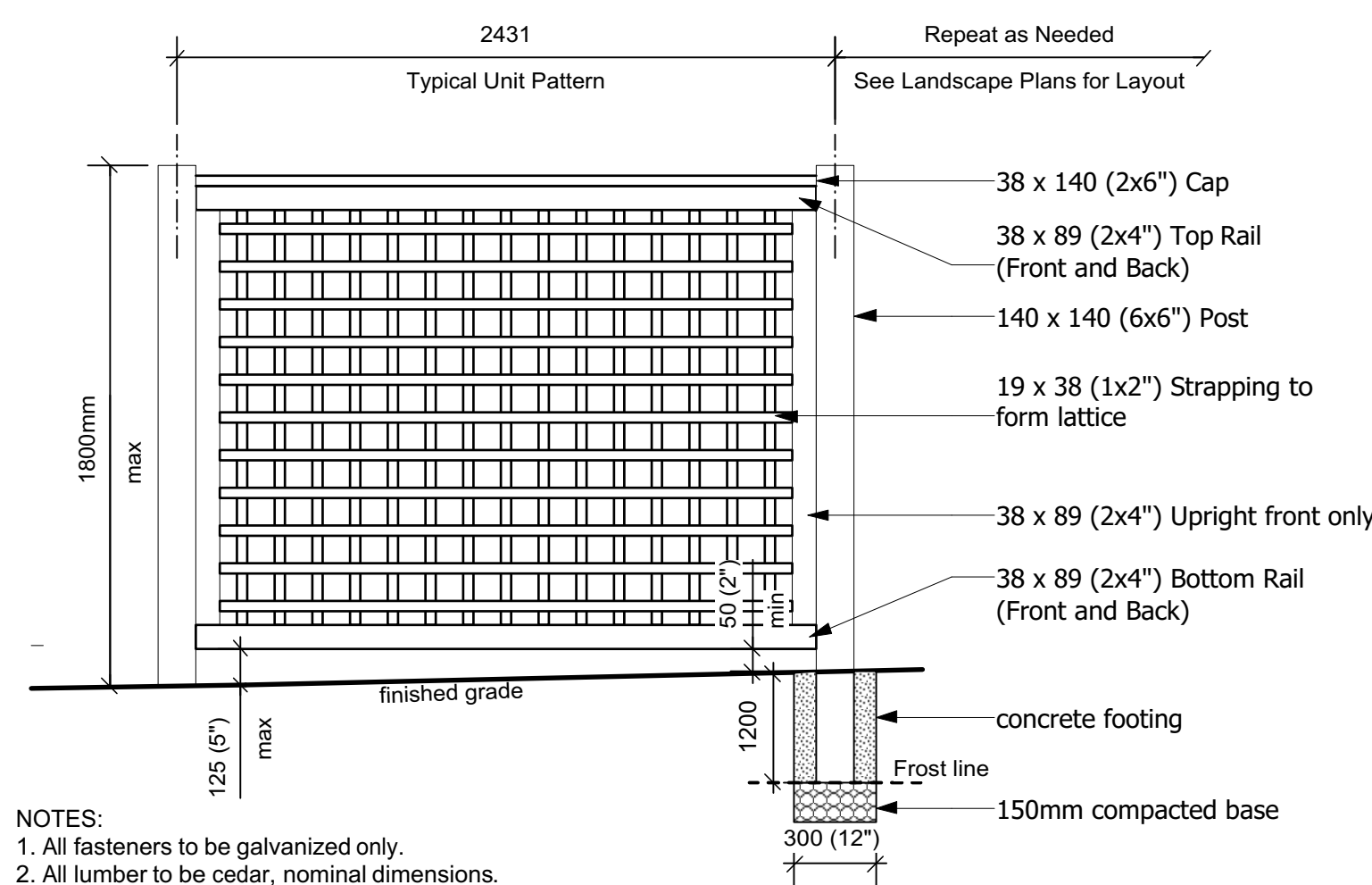
1 Bike Rack Detail
Scale: 1:25



NOTES:

1. All fasteners to be galvanized only.
2. All lumber to be pressure treated, nominal dimensions.
3. All fence pickets to have rough side facing inward.

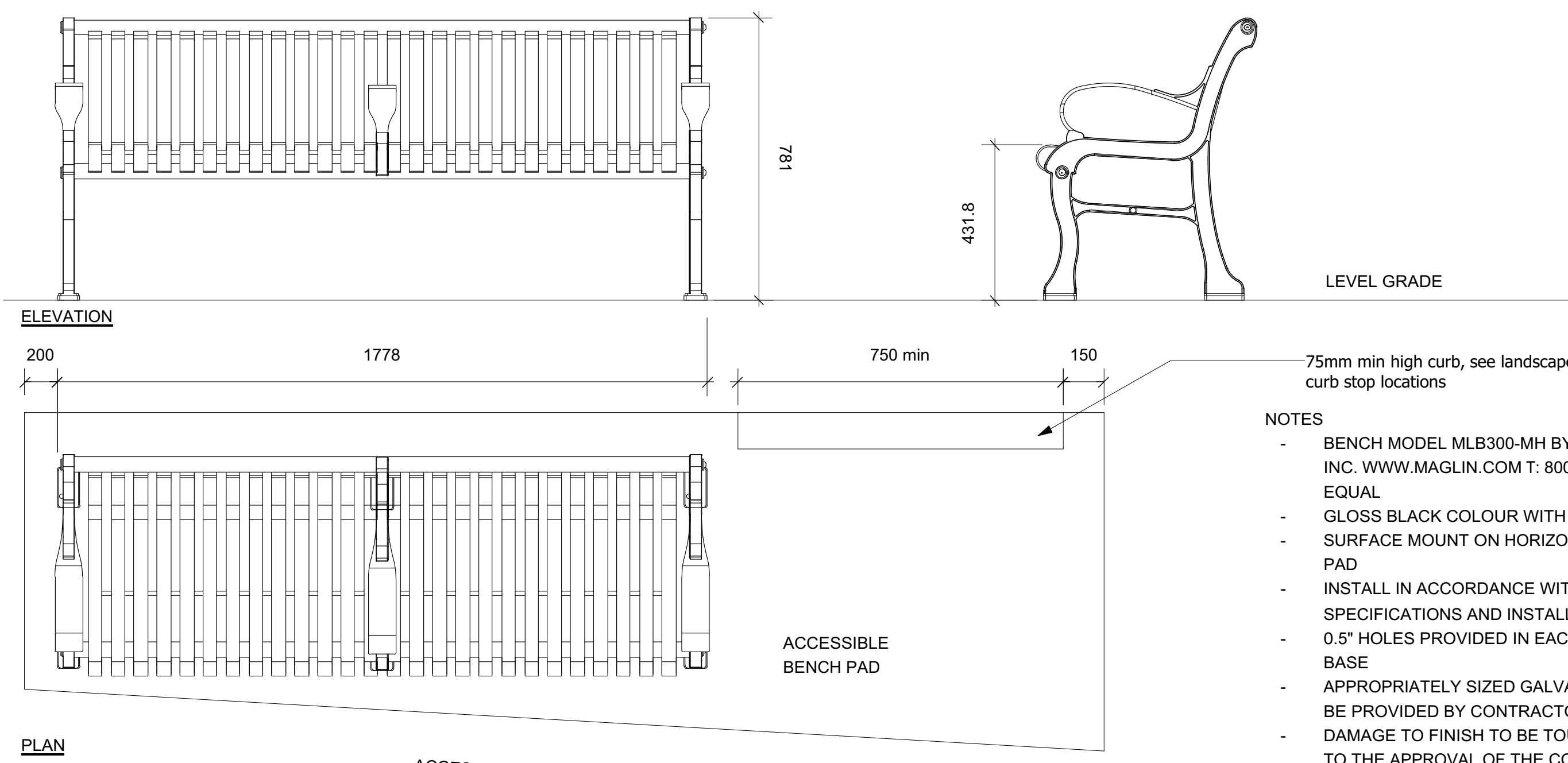
2 Fence Detail
Scale: 1:25



NOTES:

1. All fasteners to be galvanized only.
2. All lumber to be cedar, nominal dimensions.

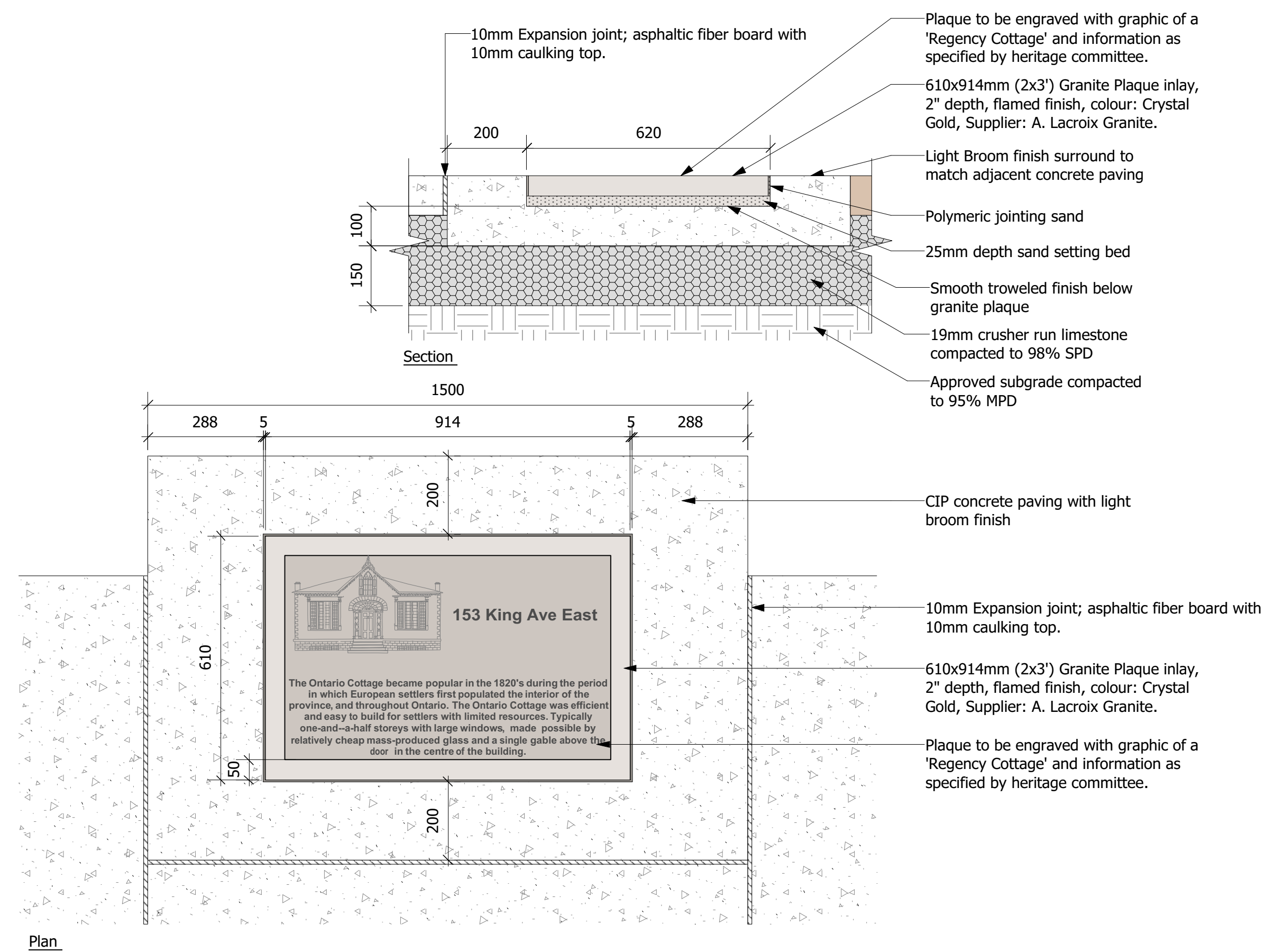
3 Wood Screen
Scale: 1:25



NOTES

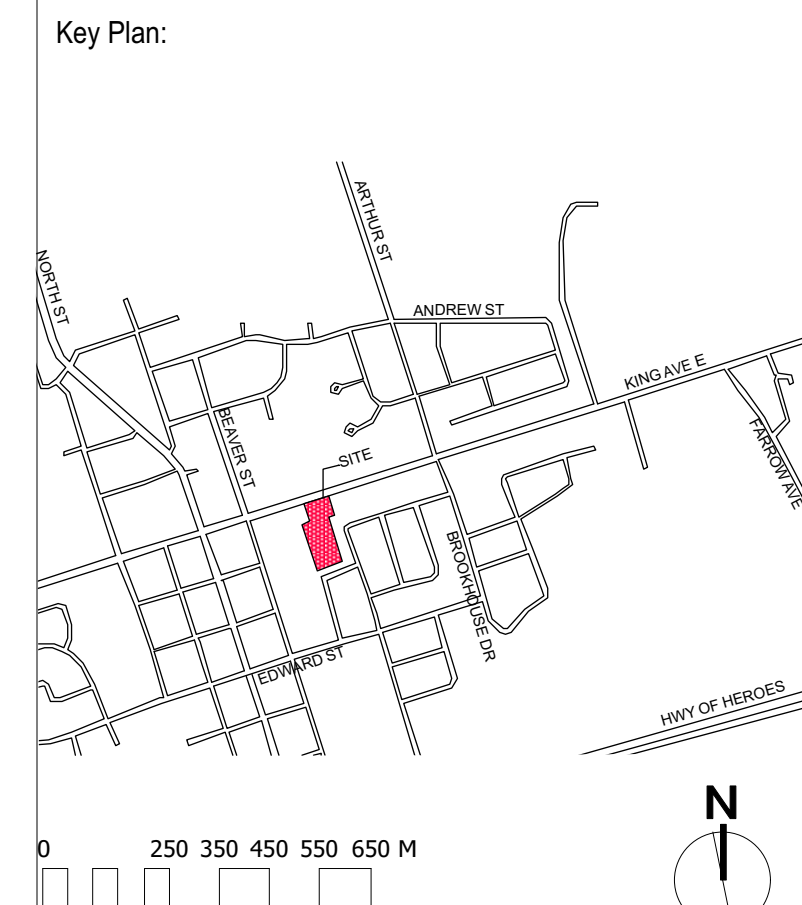
- BENCH MODEL MLB300-MH BY MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM T: 800-716-5506 OR APPROVED EQUAL
- GLOSS BLACK COLOUR WITH CENTRE ARM
- SURFACE MOUNT ON HORIZONTALLY LEVEL CONCRETE PAD
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS
- 0.5" HOLES PROVIDED IN EACH FOOT FOR SECURING TO BASE
- APPROPRIATELY SIZED GALVANIZED ANCHOR BOLTS TO BE PROVIDED BY CONTRACTOR
- DAMAGE TO FINISH TO BE TOUCHED UP BY CONTRACTOR TO THE APPROVAL OF THE CONTRACT ADMINISTRATOR

4 Bench
Scale: 1:10



5 Commemorative Plaque Detail
Scale: 1:10

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No.	Description	Date	By
	Issue / Revision Schedule		



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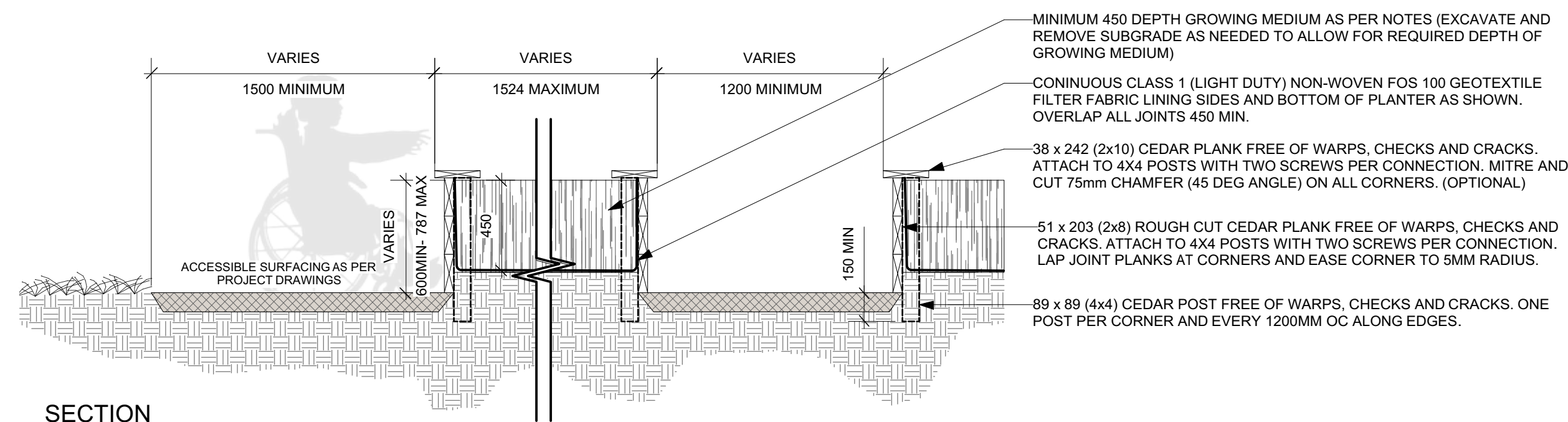
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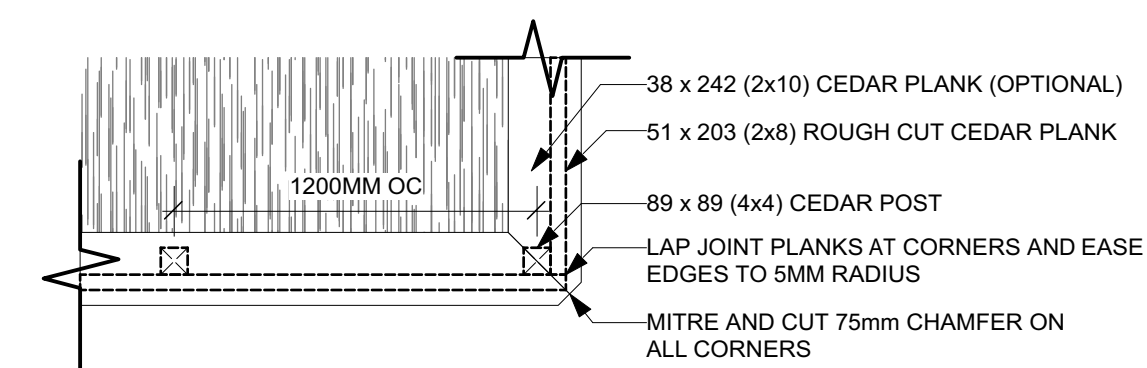
Project:
PARKVIEW SENIORS EXPANSION

Drawing Title:
Landscape Details

Designed By: TR	Project #: PC2018-0045
Drawn By: TR	Drawing #: L 1.4
Approved By: GB	
Date: 19/01/17	



SECTION

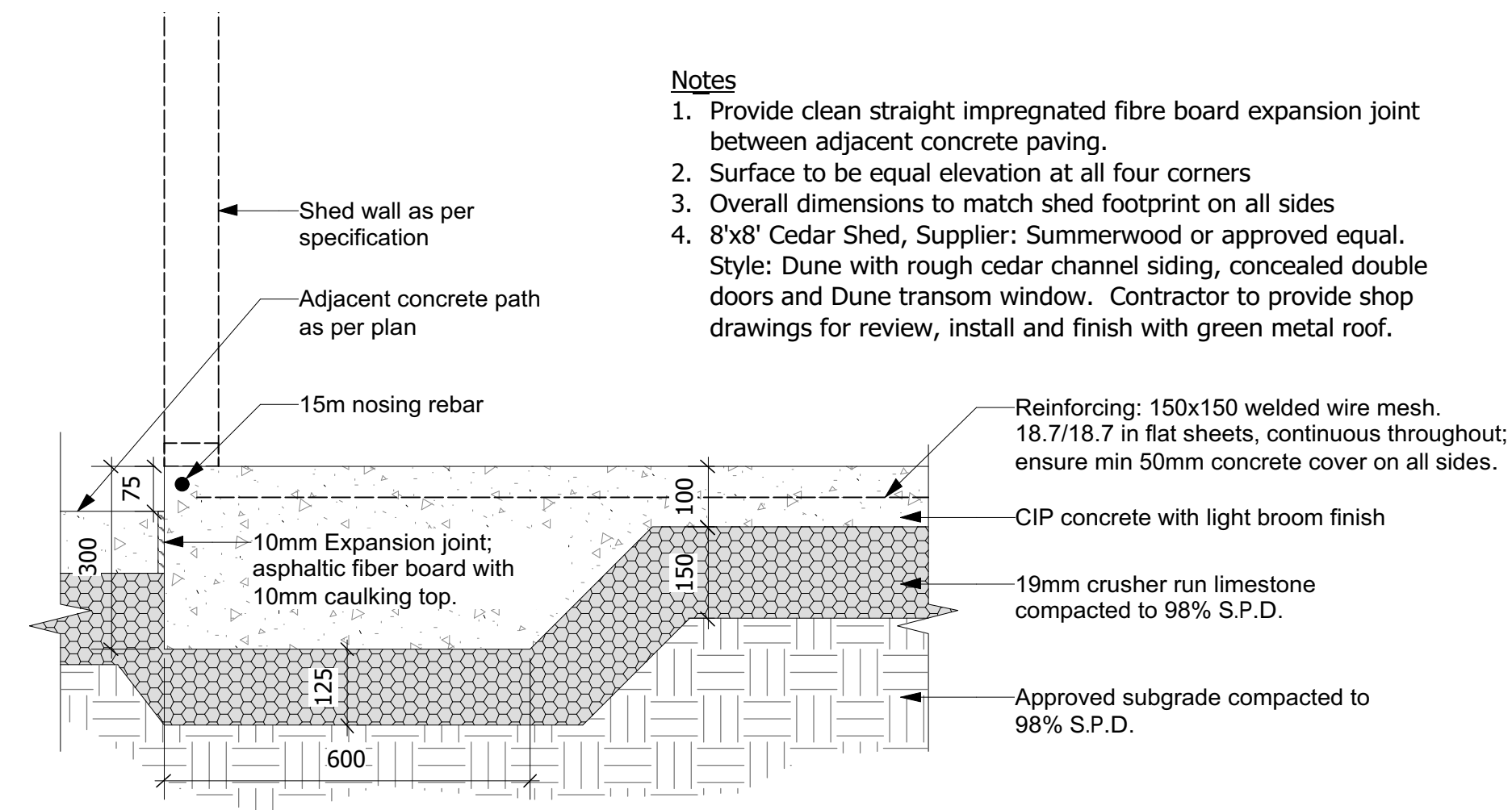


PLAN

3 Raised Garden Bed
Scale: 1:25

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE DRAWING.
2. SPECIFIED DEPTHS OF MULCH, TOPSOIL AND PLANTING MIX ARE DEPTHS AFTER SETTLEMENT. SPECIFIED DEPTH OF GRANULAR BASES IS COMPACTED DEPTH.
3. WHERE MORE THAN ONE PLANTER IS INSTALLED IN A LINEAR CONFIGURATION, USE A STRING LINE TO LAY OUT AND ALIGN (LINE UP) PLANTERS.
4. PLANTING MIX: APPROVED 3-WAY MIX, OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT. ADD 0.75 kg SUPERPHOSPHATE PER m³.
5. PLANTER CONSTRUCTION TO BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.



Notes

1. Provide clean straight impregnated fibre board expansion joint between adjacent concrete paving.
2. Surface to be equal elevation at all four corners
3. Overall dimensions to match shed footprint on all sides
4. 8'x8' Cedar Shed, Supplier: Summerwood or approved equal. Style: Dune with rough cedar channel siding, concealed double doors and Dune transom window. Contractor to provide shop drawings for review, install and finish with green metal roof.

4 Cast in place concrete slave for storage shed
Scale: 1:10

Municipal Road Occupancy

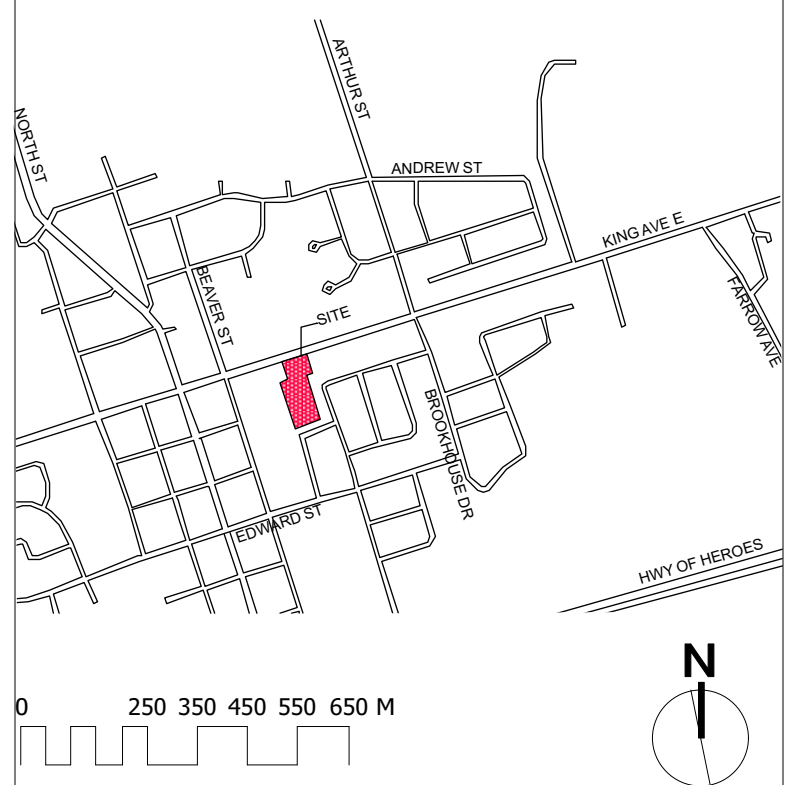
"Respecting all work in the municipal right of way, the contractor is to provide at least 48 hours prior notice to the Clarington Engineering Services Department staff at 905-623-3379."

"A Road Occupancy Permit will be required for any work done in the municipal road allowance. Excavation of the road surface is not permitted between December 1st and April 30th."

"All restoration or work done in the road allowance must be completed as per municipal field staff direction."

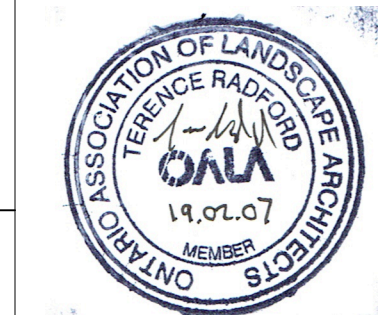
"The performance guarantee will not be refunded by the Municipality of Clarington unless the works have been inspected by municipal forces and deemed to be complete and satisfactory."

Key Plan:



1	SPA	19.02.01	TR
2	SPA_2	19.06.11	TR
3	IFC	19.07.11	TR
4	Cost Savings	19.08.12	TR
5	#	#	#
6	#	#	#
7	#	#	#
8	#	#	#

No.	Description	Date	By
Issue / Revision Schedule			



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Client:
PARKVIEW SENIORS LODGE
153/165 KING AVE., NEWCASTLE

Project:
PARKVIEW SENIORS EXPANSION

Drawing Title:
Landscape Details

Designed By: TR	Project #: PC2018-0045
Drawn By: TR	Drawing #: L 1.5
Approved By: GB	
Date: 19/01/17	

ABBREVIATIONS

A.B.	AIR BARRIER
AC	ACOUSTIC
ACT / AT	ACOUSTIC CEILING TILE
ACB	ACOUSTIC CONCRETE BLOCK
AD	AREA DRAIN
ADDL	ADDITIONAL
AF	ABOVE FINISHED FLOOR
AL / ALLUM	ALUMINUM
AO	AUTO OPENER
ARCH.	ARCHITECTURAL
AVB /	AIR & VAPOUR BARRIER MEMBRANE
A/V BARRIER /	AIR & VAPOUR BARRIER MEMBRANE
A.V. BARRIER	AIR & VAPOUR BARRIER MEMBRANE
B	BENCH - FOLD UP BARRIER FREE SHOWER BENCH
BC	BRICK COURSES
BF	BARRIER FREE
BFIN	BROOM FINISH DIRECTION
BMEC	BUILDING MATERIALS EVALUATION COMMISSION
BR	BRICK MASONRY
B/O	BOTTOM OF
CB	CONCRETE BLOCK
C.I.P.	CAST IN PLACE
C.O.J.	CHECK ON JOB
CONC.	CONCRETE
CONT	CONTINUOUS
CC	CENTRE TO CENTRE
CL	CONTROL JOINT
CLR	CLEAR
CL	CENTRE LINE
CO	CLEAN OUT
CP	CONTROL PANEL
CR	CARD READER
CS	CLEAR SEALER
CPT	CARPET
CT	CERAMIC TILE
CTO	COOKTOP
C/W	COMPLETE WITH
CW / C.W.	CURTAINWALL
DCT	DIAPER CHANGING TABLE
DF	DRINKING FOUNTAIN
DW	DISHWASHER
DWG	DRAWING
EIFS	EXTERIOR INSULATED FINISHING SYSTEM
ELECT	ELECTRICAL
EP	ELECTRICAL PANEL
EPX	EPOXY COATING (FLOORING)
EX / EXIST.	EXISTING
EXP	EXPOSED
ENCL	ENCLOSURE
EXT	EXTERIOR
FD	FLOOR DRAIN
FHC	FIRE HOSE CABINET
FIN	FINISH
FL / FLR	FLOOR
FL-#	METAL CLADDING/ FLASHINGS
FO	FINISHED OPENING
FP	FIRE PROTECTION
F.R.R.	FIRE RESISTANCE RATING
GALV	GALVANIZED
GL	GLASS/ GLAZING
GW / GWG	GEORGIAN WIRED GLASS
GWB	GYPSUM WALL BOARD
HC	BARRIER FREE DOOR OPERATOR PUSH BUTTON
HB	HOSE BIB
HCW	HOLLOW CORE WOOD
HM	HOLLOW METAL
HO	MAGNETIC HOLD OPEN
HTG	HEATING
IF	INSIDE FACE
IMP	INSULATED METAL PANEL
INT	INTERIOR
INTK	INTAKE
KGWB	IMPACT RESISTANT GWB
JT	JOINT
LF	LIGHT FIXTURE
LIN	LINOLEUM
MATL	MATERIAL
MECH.	MECHANICAL
MD	METAL DECK
MFR	MANUFACTURER
MIR	MIRROR
MO	MASONRY OPENING
MS	METAL SIDING
MTL	METAL
MW	MICROWAVE
NBC	NATIONAL BUILDING CODE
NIC	NOT IN CONTRACT
No.	NUMBER
NRC	NATIONAL RESEARCH COUNCIL
OBC	ONTARIO BUILDING CODE
OC	ON CENTRE
OF	OUTSIDE FACE
O.T.B.	OPEN TO BELOW
PC	PARTICLE CORE
PERM.	PERIMETER
PERF.	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PHL	PERFORATED METAL
PREFIN / PR	PREFINISHED
PSC	PLASTER SKIM COAT ON GWB
PT	PAINT
PTD	PAINTED
P.C-T	PORCELAIN TILE
P.T.	PRESSURE TREATED
P.W.F	PRESERVED WOOD FOUNDATION GRADE PLYWOOD
RAH	ROOF ACCESS HATCH
RBR	RUBBER FLOORING
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC.	RECESSED
REFURB	REFURBISHED
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SAM / S.A.M.	SELF ADHERED MEMBRANE (FORMING PART OF CONTINUOUS AIR / VAPOUR BARRIER)
SG / SGL	SANDBLASTED GLAZING
SIAM	SIAMSE CONNECTION
S. SC	SCREEN
SCW	SOLID CORE WOOD
SMD	SMOKE DETECTOR
SFF	SPORTS FLOORING
SPL	SPANDREL PANEL GLASS
SS / S.STL	STAINLESS STEEL
SSG	STRUCTURAL SILICONE GLAZING SYSTEM
ST.T	STONE TILE
STL	STEEL
STN	STAIN
STRUCT	STRUCTURAL
SYN.	SYNTHETIC W/POLYMER LUMBER
TB	TACK BOARD
TBI	TO BE ISSUED
TCS	TINTED CONCRETE SEALER
TGL	TEMPERED GLASS
TMP	TEMPERED
TP/TEC	TECTUM PRODUCT PANELS
TWA	TRANSLUCENT WALL ASSEMBLY
TYP	TYPICAL
T.B.I	TO BE ISSUED
TCP	TEXTURED CORE PLAST
TYP	TYPICAL
UIS	UNDERSIDE OF
V	VINYL
VCT	VINYL COMPOSITION TILE
W / WIN	WINDOW
WB	WHITE BOARD
WC	WATER CLOSET
WD	WOOD
WF	WATER FOUNTAIN
WV	WOOD VENEER
ZN	ZINC

GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THE THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND PROVINCIAL CODES AND AMENDMENTS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL HIRE SUB CONTRACTORS AND SUPPLIERS WITH PROVEN ABILITY TO PROVIDE/PERFORM QUALITY WORKMANSHIP ON THIS TYPE OF PROJECT.
- ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- ANY DISCREPANCIES BETWEEN ANY DRAWING OR SPECIFICATION ITEM, THE CONTRACTOR SHALL BID, PROVIDE AND INSTALL THE GREATER ITEM IN QUALITY, QUANTITY, STABILITY, DURABILITY, ECT.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- STORE MATERIALS IN SPACES DESIGNATED BY OWNER. REMOVE AND REPLACE ALL DAMAGED MATERIALS.
- REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO MAINTAIN A CLEAN AND SAFE PROJECT.
- ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ORDERING. FABRICATION AND INSTALLATION FOR ANY EQUIPMENT, MATERIALS, ASSEMBLIES, ECT.
- THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- THESE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER.
- THE CONTRACTOR SHALL EMPLOY AN APPROVED TESTING LABORATORY TO MAKE ALL TEST FOR ACOUSTICAL, CONCRETE, SOIL COMPACTION, WELDING OF STEEL, SHEER NAILING, WATERPROOF TESTING AND ROOFING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. ALSO PROVIDE WRITTEN REPORTS OF THE RESULTS TO ARCHITECT FOR REVIEW.
- DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
- ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS "MANUAL FOR HOUSE FRAMING."
- THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW, MEET U.L. REQUIREMENTS, HAVE U.L. SEAL OF APPROVAL AND OF DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS.
- LOCATION OF MECHANICAL UNITS ARE APPROXIMATE. INSTALL PER MANUFACTURER'S REQUIREMENTS.
- REFER TO MEP DRAWINGS FOR LOCATION OF ELECTRICAL AND GAS METERS, TELEPHONE AND CABLE CLOSETS.
- THE CONTRACTOR SHALL VERIFY WITH ARCHITECT FOR ANY CHASE AREA NOT SHOWN ON DRAWINGS. ALL SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY EQUIPMENT.
- THE CONTRACTORS SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.
- SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH MINIMUM QUALITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SUBSTITUTIONS THAT ARE EQUAL TO THE SPECIFIED PRODUCTS. ADEQUATE SUPPORTING INFORMATION MUST ACCOMPANY ALL SUBSTITUTION SUBMITTALS AND MUST BE SUBMITTED TO THE ARCHITECT WITHIN 30 DAYS AFTER CONTRACT AWARD TO RECEIVE CONSIDERATION AND ON THE ARCHITECT'S SUBSTITUTION FORM.
- EXIT CORRIDORS TO HAVE A MINIMUM RATED 2A-10B/C FIRE EXTINGUISHER WITHIN A 75-FOOT TRAVEL DISTANCE AND MOUNTED ON THE WALL OR IN CABINETS SUCH THAT THE TOP IS NOT MORE THAN 4- FEET ABOVE FLOOR LEVEL. REFER TO THE BUILDING PLANS FOR LOCATIONS.
- THE CONTRACTOR MUST PROVIDE ALL REQUIRED RATINGS FOR FIRE-RESISTIVE TENANT SEPARATION WALLS, FLOOR/CEILING ASSEMBLIES, IN ACCORDANCE WITH THE LATEST EDITION OF THE GOVERNING CODE AND LOCAL CODES.
- THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS.
- THE BOTTOM 250mm OF ALL DOORS EXCEPT SLIDING DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- EVERY EXIT WAY OR CHANGE OF DIRECTION IN A EXIT CORRIDOR SHALL BE MARKED WITH WELL-LIGHTED EXIT SIGNS HAVING LETTERS OF AT LEAST 125mm IN HEIGHT
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SUCH AS SPRINKLER SYSTEM, TRUSSES, POOL, ELEVATOR, ECT. SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. REFER TO IBC SECTION 106.3.4.2 OR LOCAL CODE SECTIONS.
- PATIOS, PORCHES, BALCONIES, BREEZEWAYS AND EXTERIOR CORRIDORS SHALL HAVE A FLOOD TEST PERFORMED AFTER INSTALLATION.
- THE TOTAL SQUARE FOOTAGE FIGURES MAY VARY DEPENDING ON THE FORMULA USED BY THE ARCHITECT. THE ARCHITECT SHALL PROVIDE GROSS SQUARE FOOTAGES FOR BUILDING DEPARTMENT PURPOSES. THE ARCHITECT WILL NOT PROVIDE INFORMATION RELATED TO TAX ASSESSOR'S REQUIREMENTS OR FOR CONDOMINIUM SALES PURPOSES. THESE DUTIES REMAIN THE RESPONSIBILITY OF THE OWNER AND THE OWNER'S ATTORNEY TO ENSURE THAT ALL CONDOMINIUM SALES DOCUMENTS ACCURATELY DEPICT THE SURVEYOR'S INFORMATION AS REQUIRED BY THE LOCAL GOVERNING JURISDICTION.

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1	ISSUED FOR SITE PLAN APPROVAL	2019-02-08	
2	COORDINATION SET	2019-02-13	
3	M+E COORDINATION SET	2019-02-20	
4	FOR PERMIT	2019-03-11	
5	RE-ISSUED FOR PERMIT	2019-05-22	
6	ISSUED FOR TENDER	2019-06-05	
7	SPA SUBMISSION #2	2019-06-17	
8	REVISED FOR PERMIT	2019-11-11	
9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY


PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
NOTES & LEGENDS



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

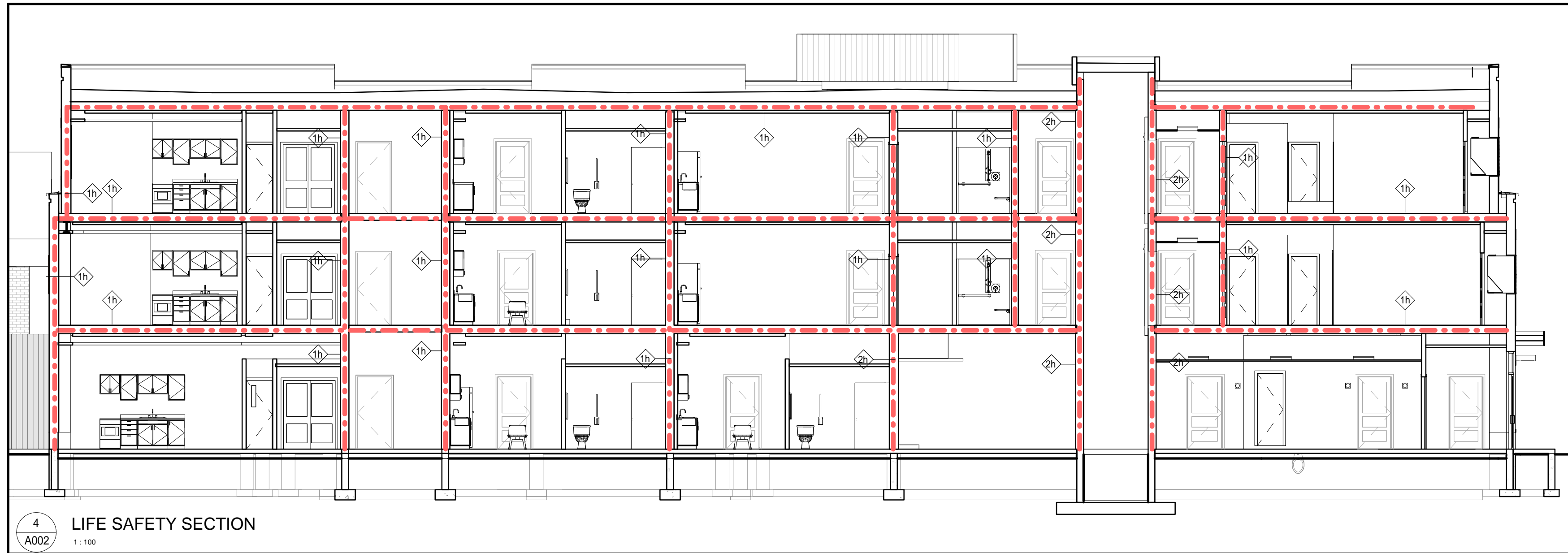


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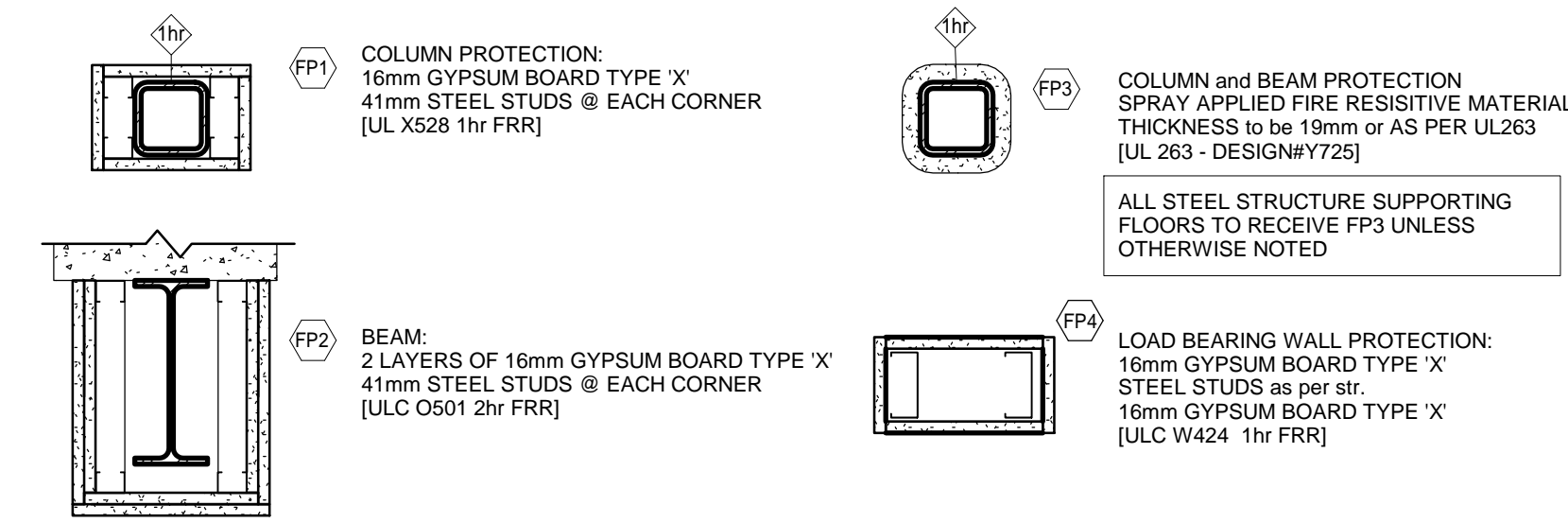
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Whitby Ontario L1N 0G5
Tel: (905) 666-5252
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e-mail: bba@bba-archeng.com

PROJECT NO.
18811

DRAWING NO.
A001

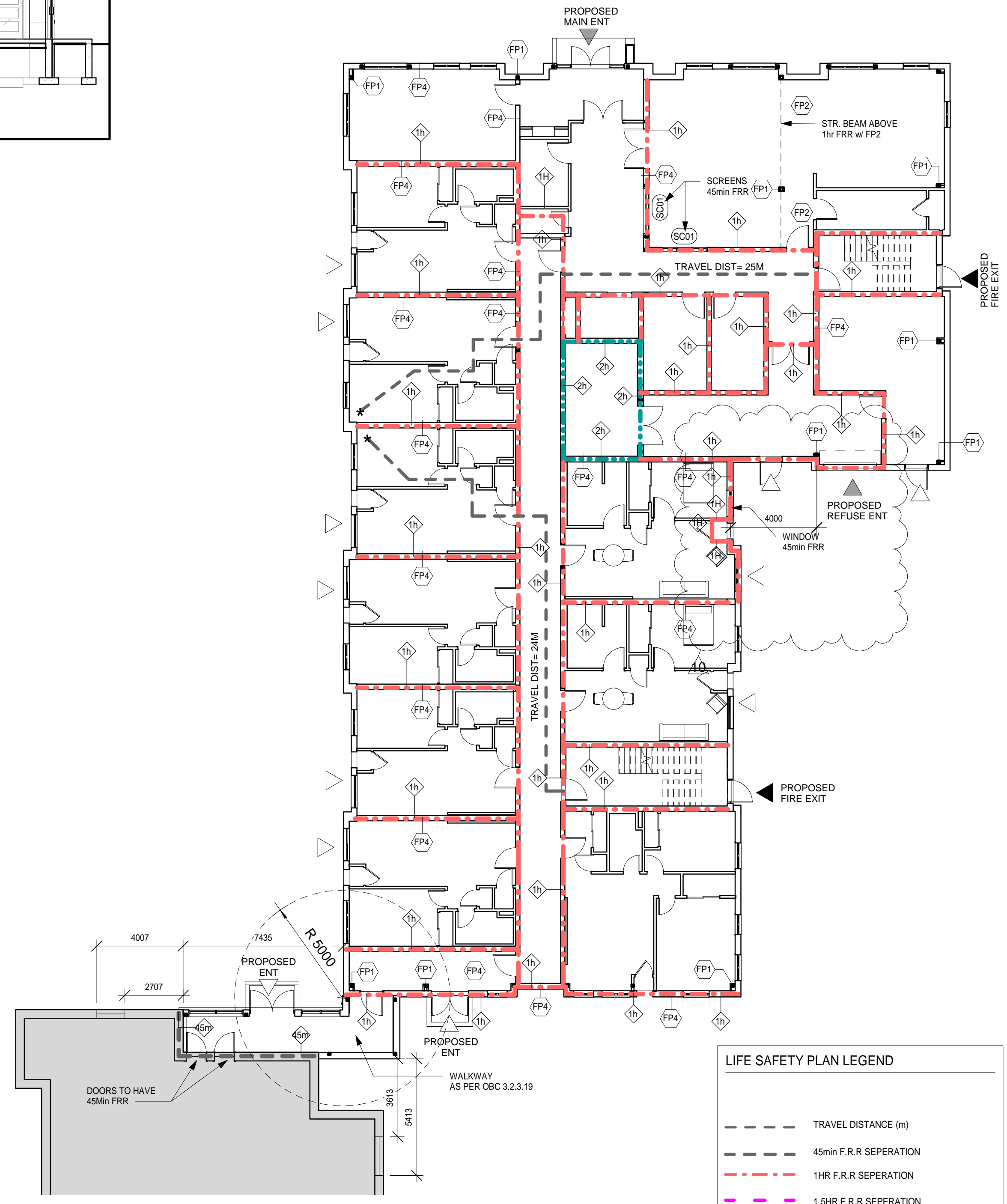
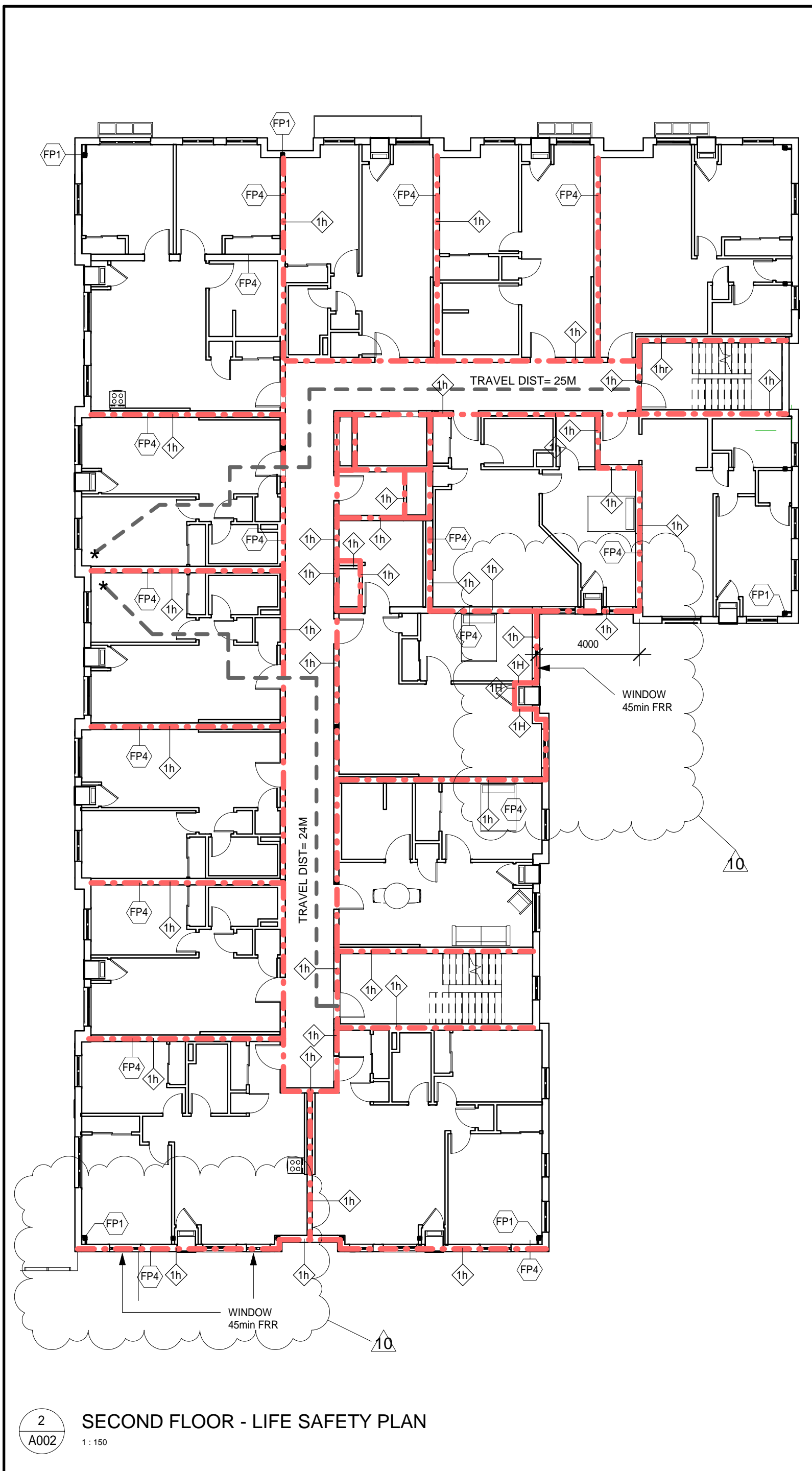
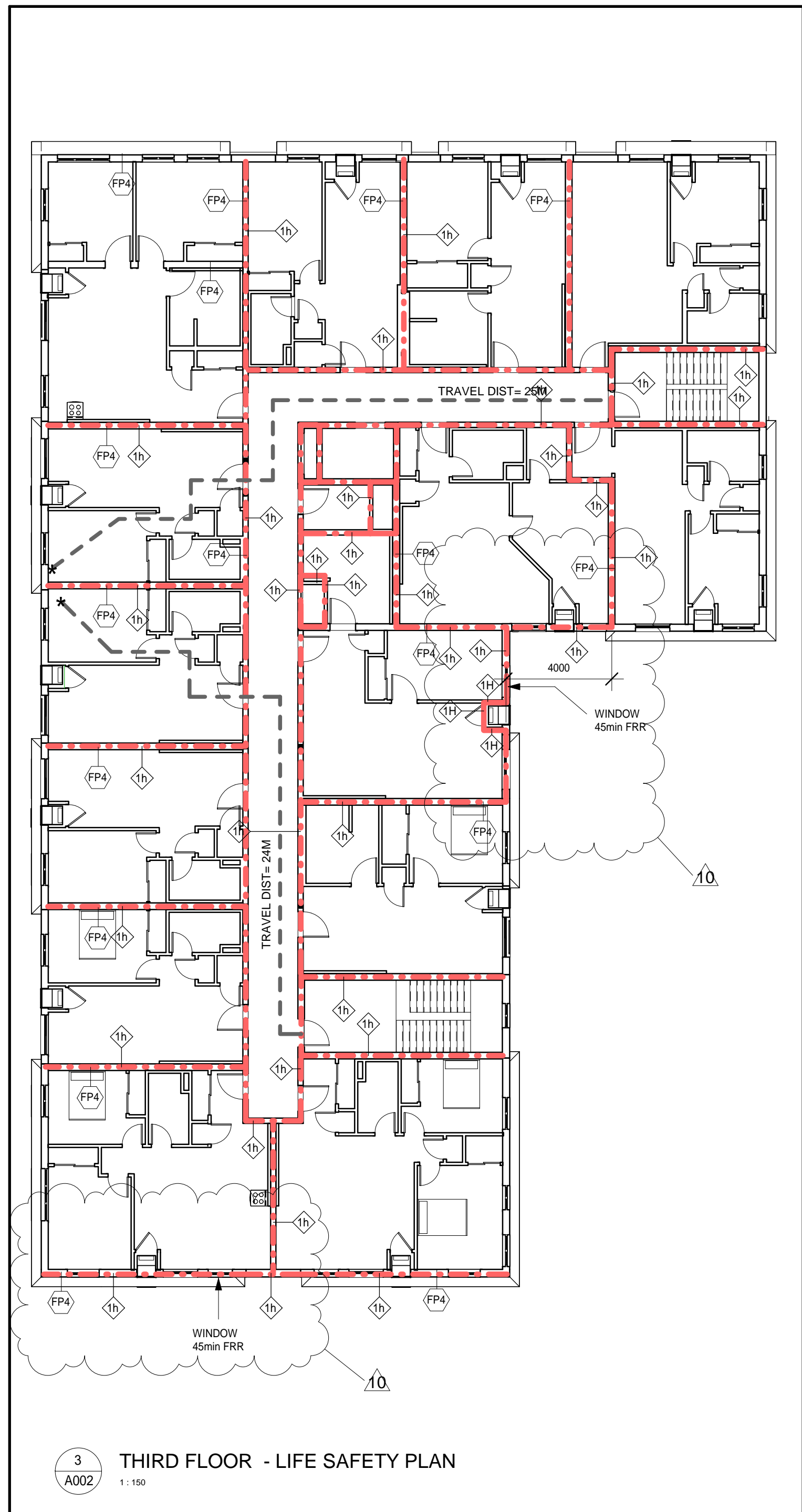


FIRE PROTECTION TYPES



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9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	



LIFE SAFETY PLAN LEGEND

- TRAVEL DISTANCE (m)
- - - 45min F.R.R SEPERATION
- . - . 1HR F.R.R SEPERATION
- - - 1.5HR F.R.R SEPERATION
- - - 2HR F.R.R SEPERATION

NOTES:

- ALL FIRE SEPERATIONS AND ASSEMBLIES TO BE CONSTRUCTED IN ACCORDANCE WITH ONTARIO BUILDING CODE 2012, OR ULC, AS SPECIFIED.

NO.	ISSUES	DATE	BY
10	Revisions as per permit	2020-01-07	
NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

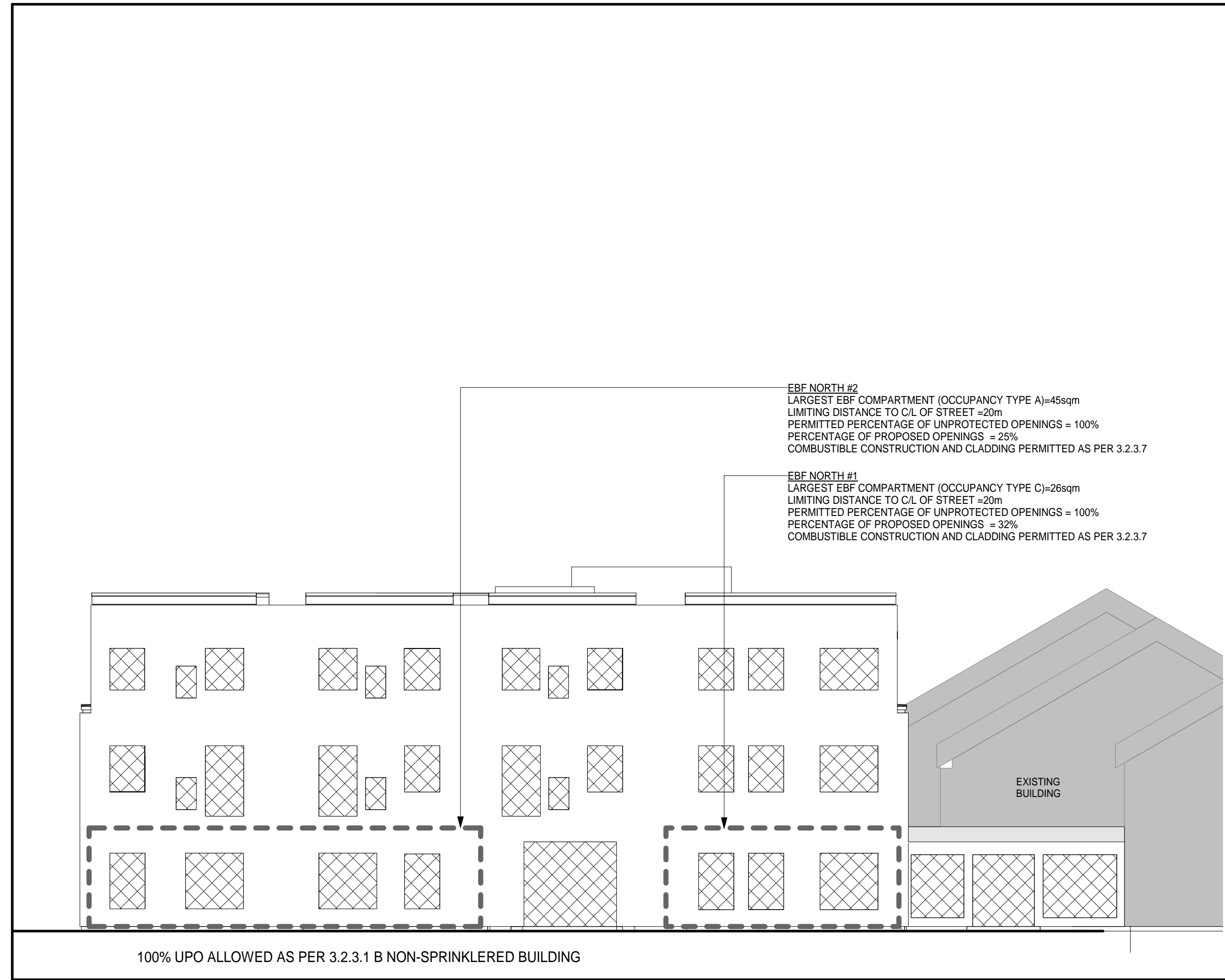
DRAWING:
LIFE SAFETY PLANS

BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

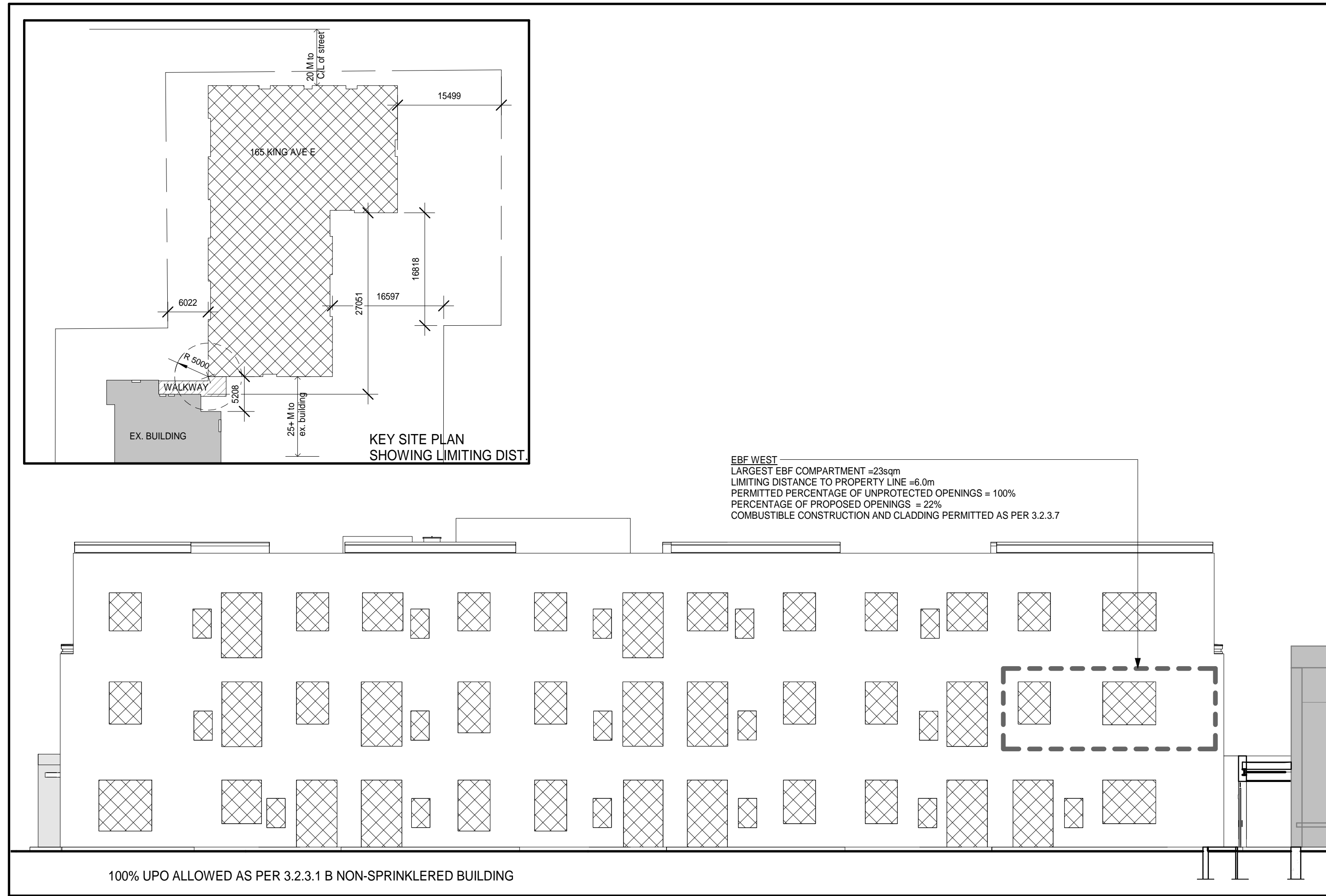
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e-mail: bba@bba-archeng.com

DESIGN BY: NS
DRAWN BY: RG
CHECKED BY: [Signature]
DATE: 02/15/19
SCALE: As Indicated
FILE:

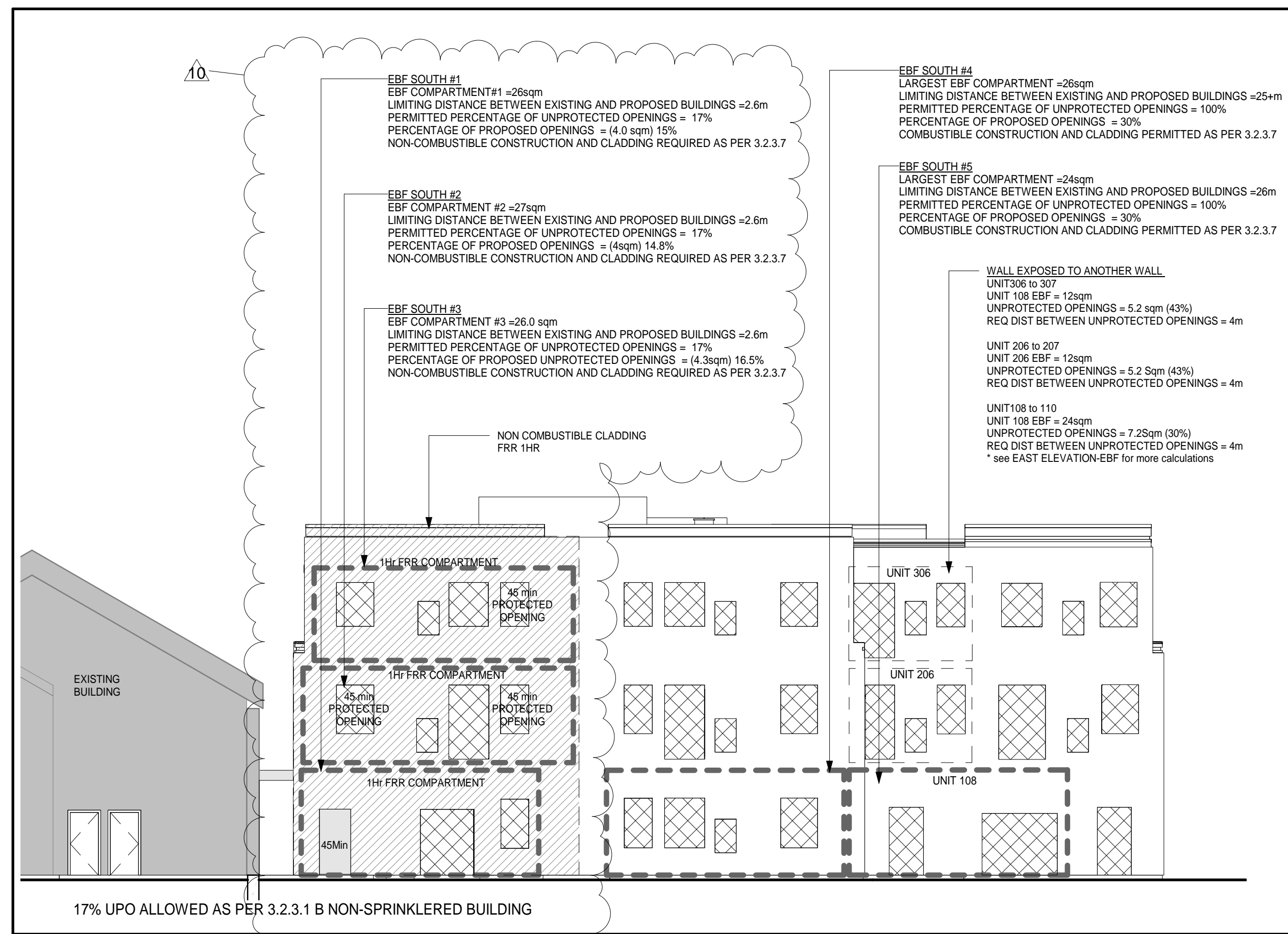
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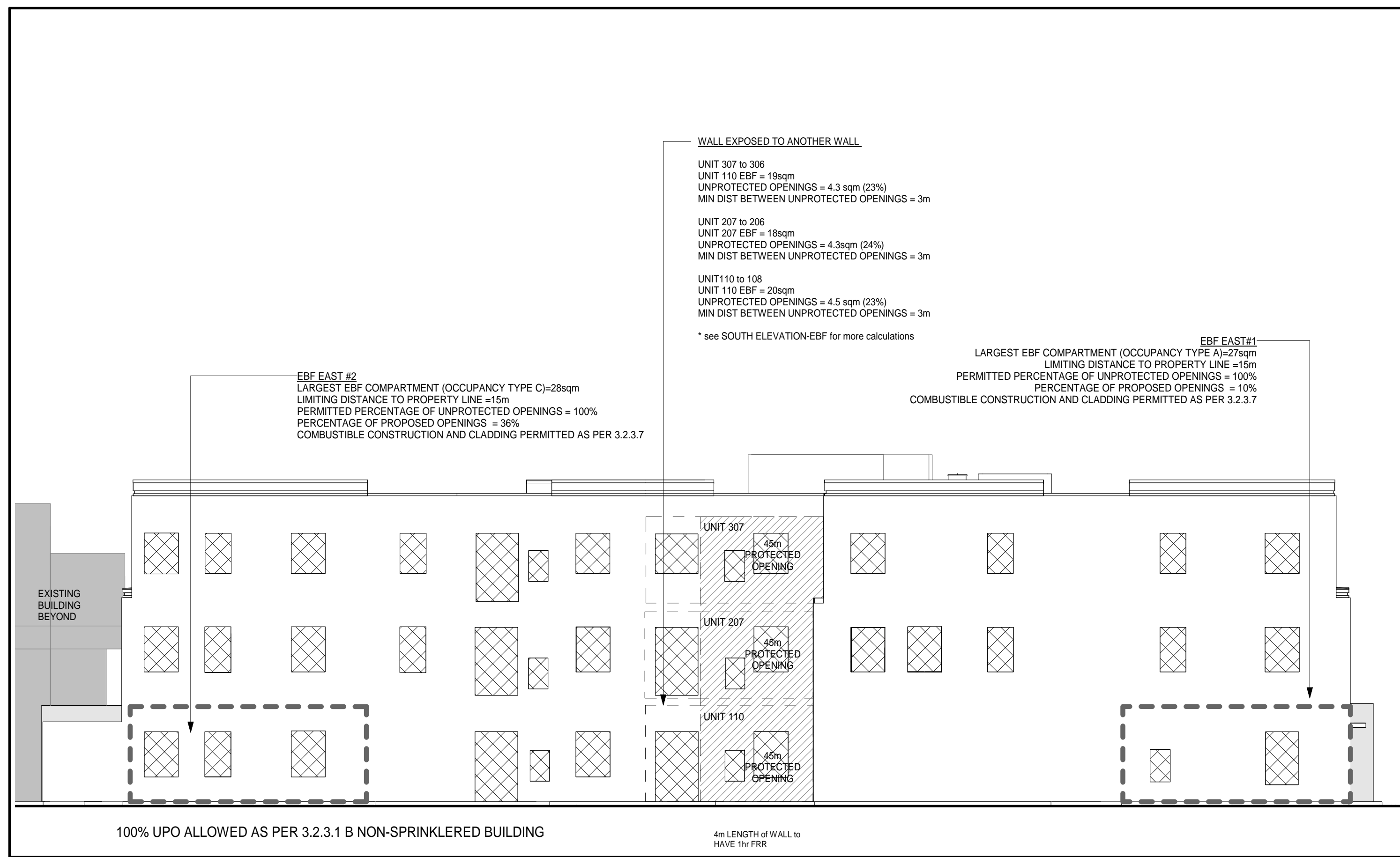
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A003 1:125



4 WEST ELEVATION - EBF
A003 1:125



3 SOUTH ELEVATION - EBF
A003 1:125



1 EAST ELEVATION - EBF
A003 1:125

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NO.	REVISIONS	DATE	BY
10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
OBC EXPOSED BUILDING FACE CALCULATIONS



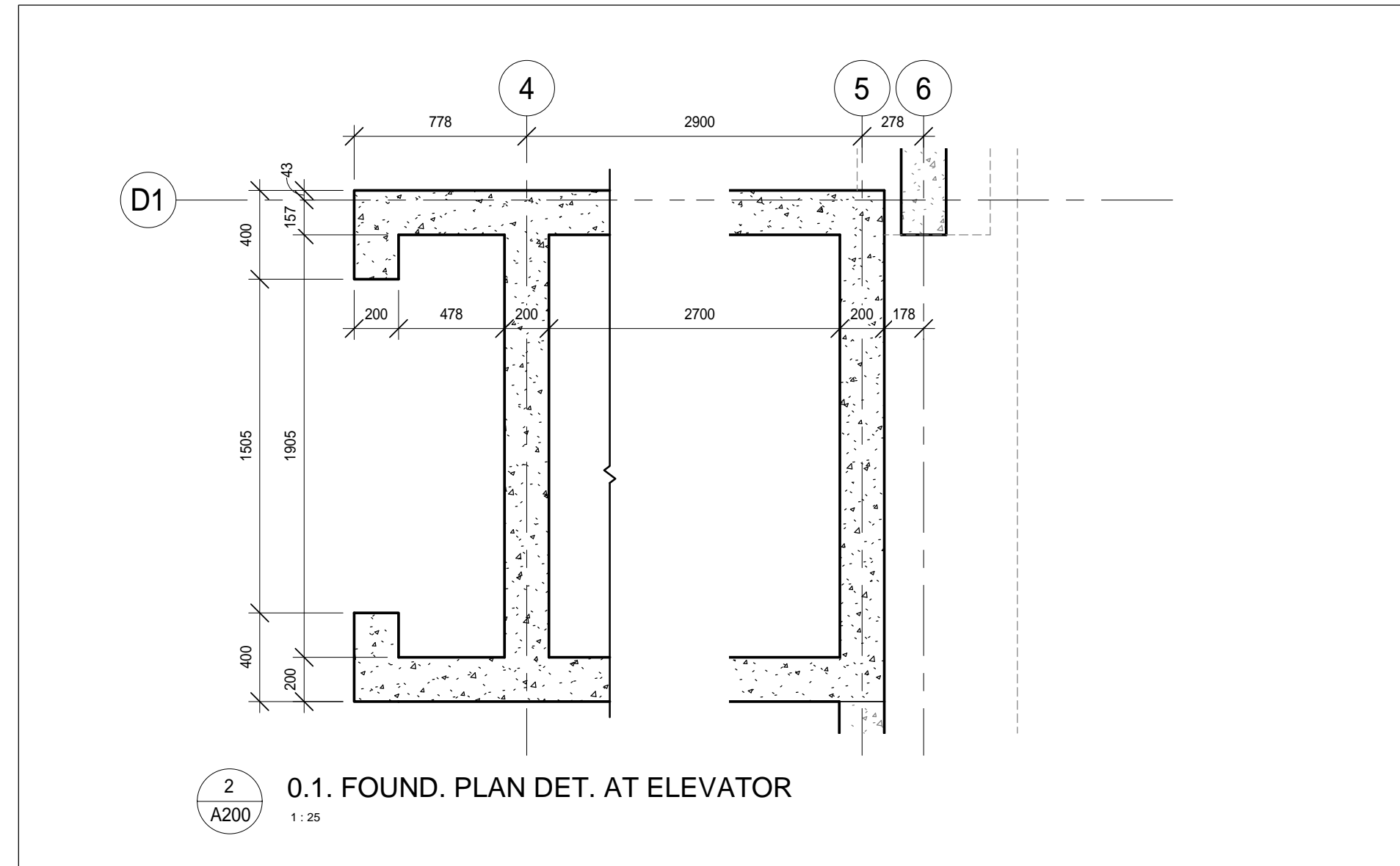
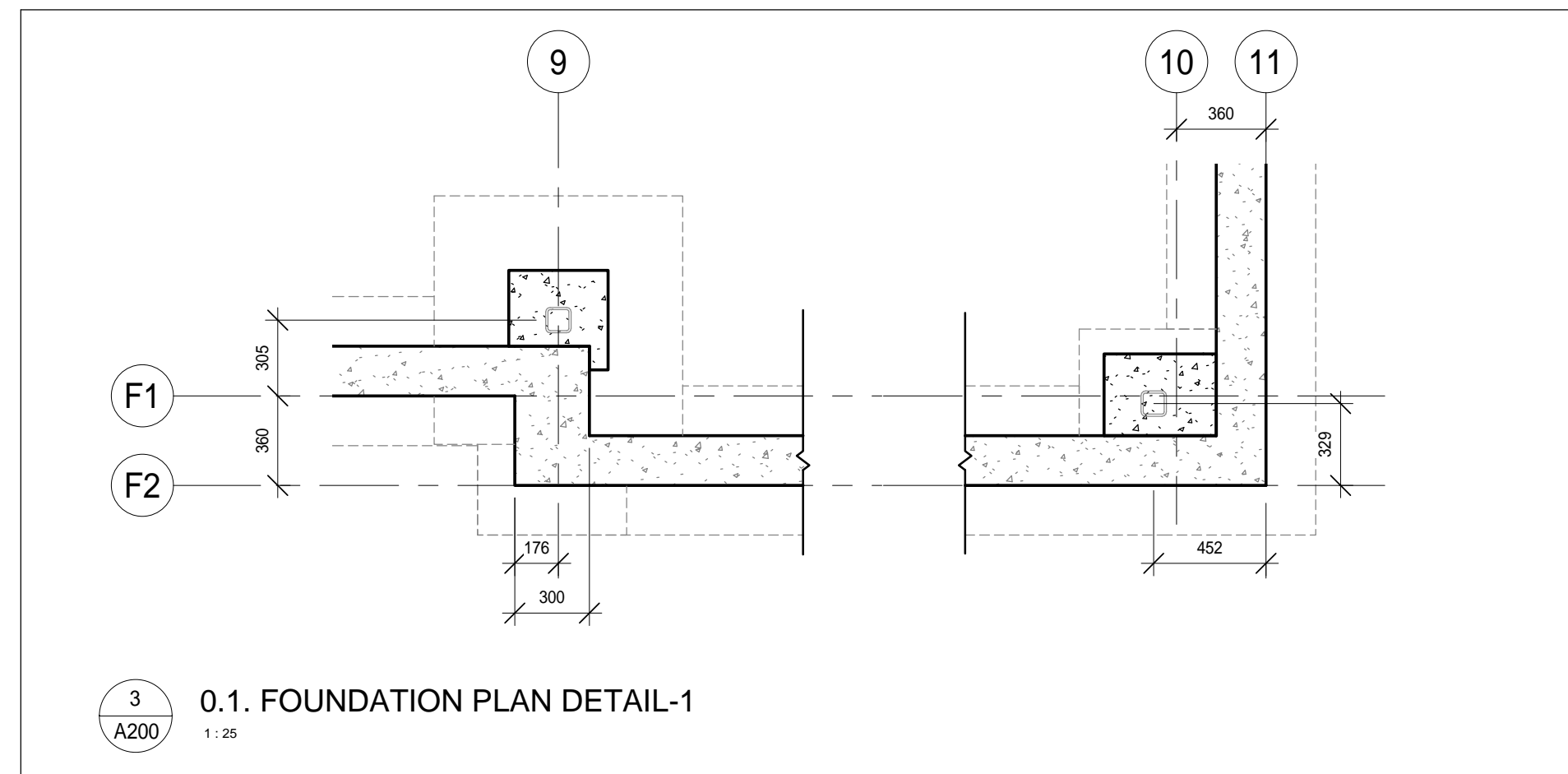
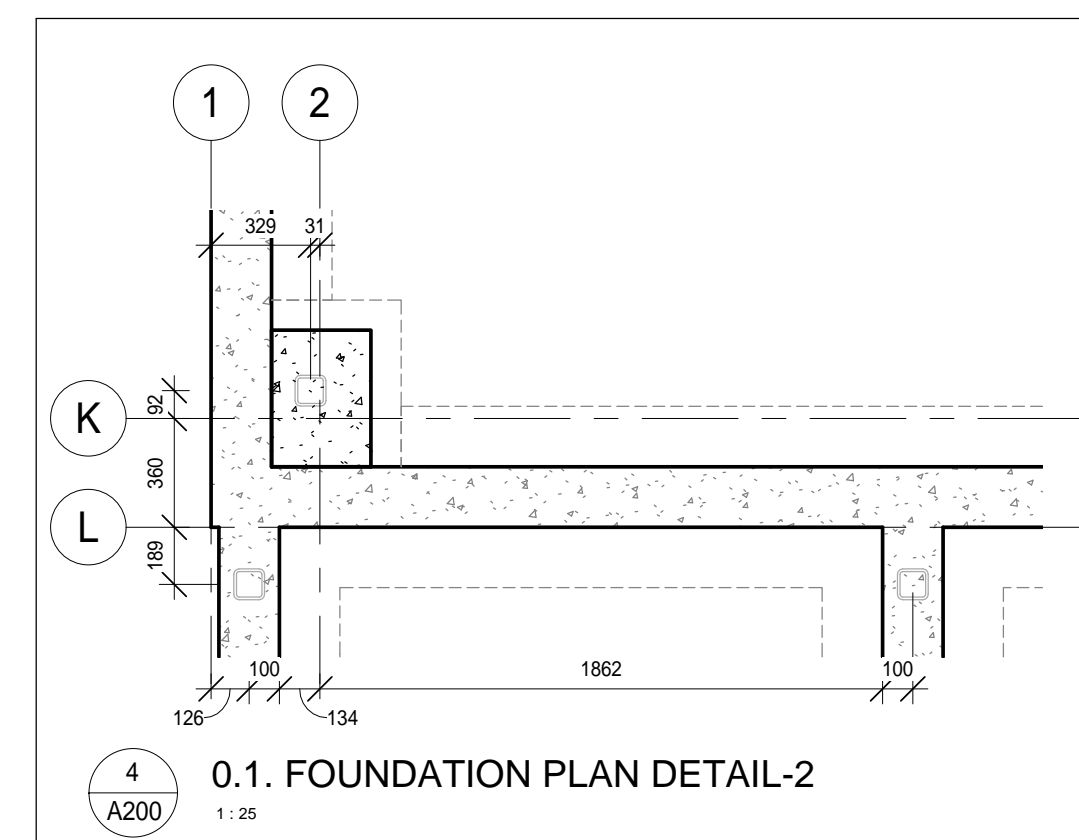
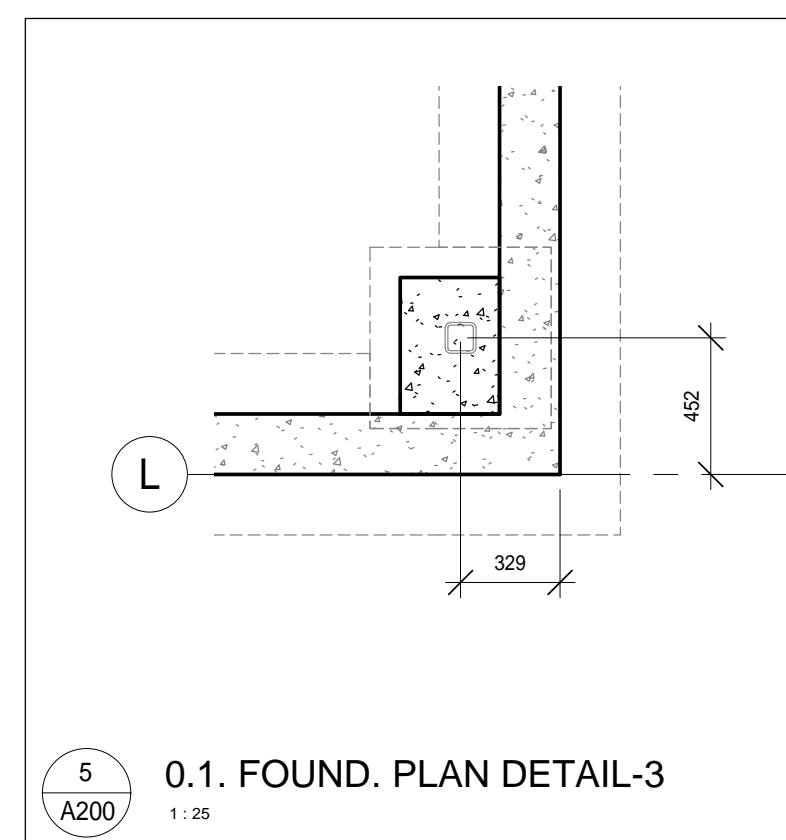
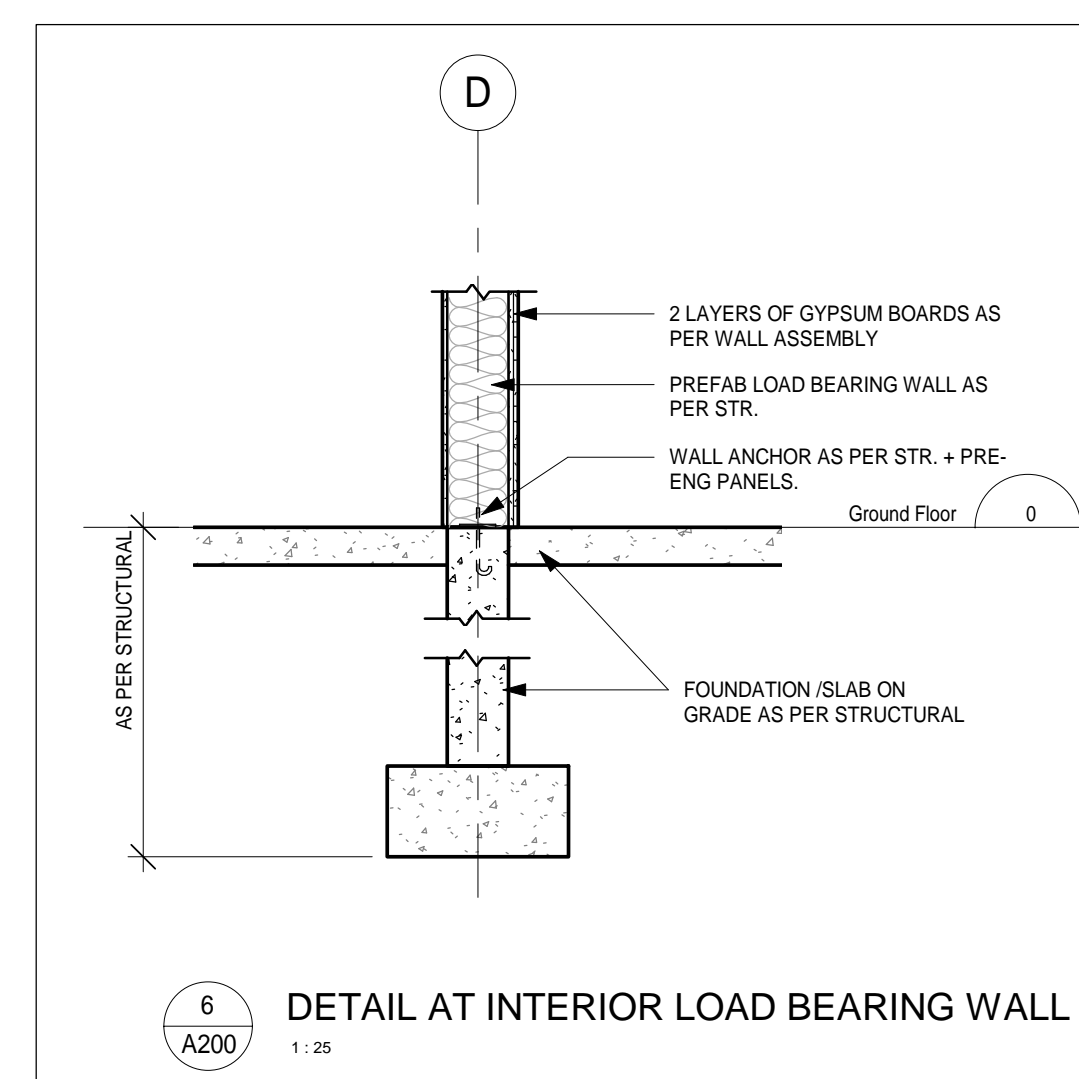
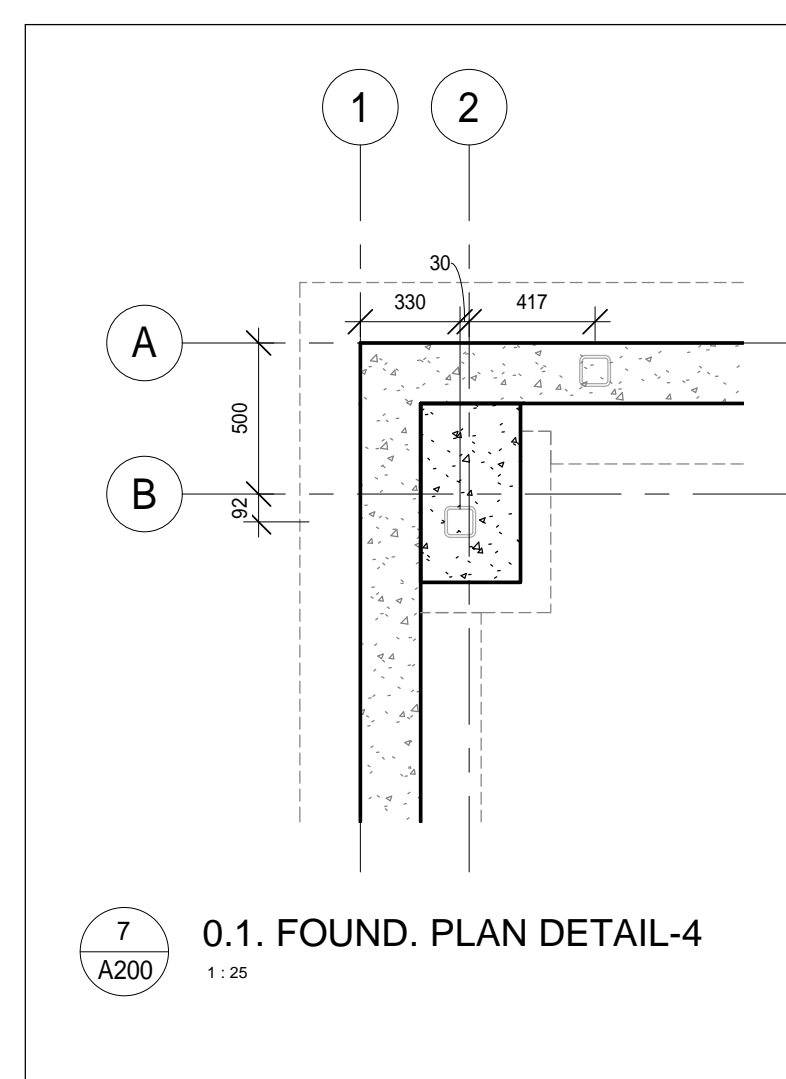
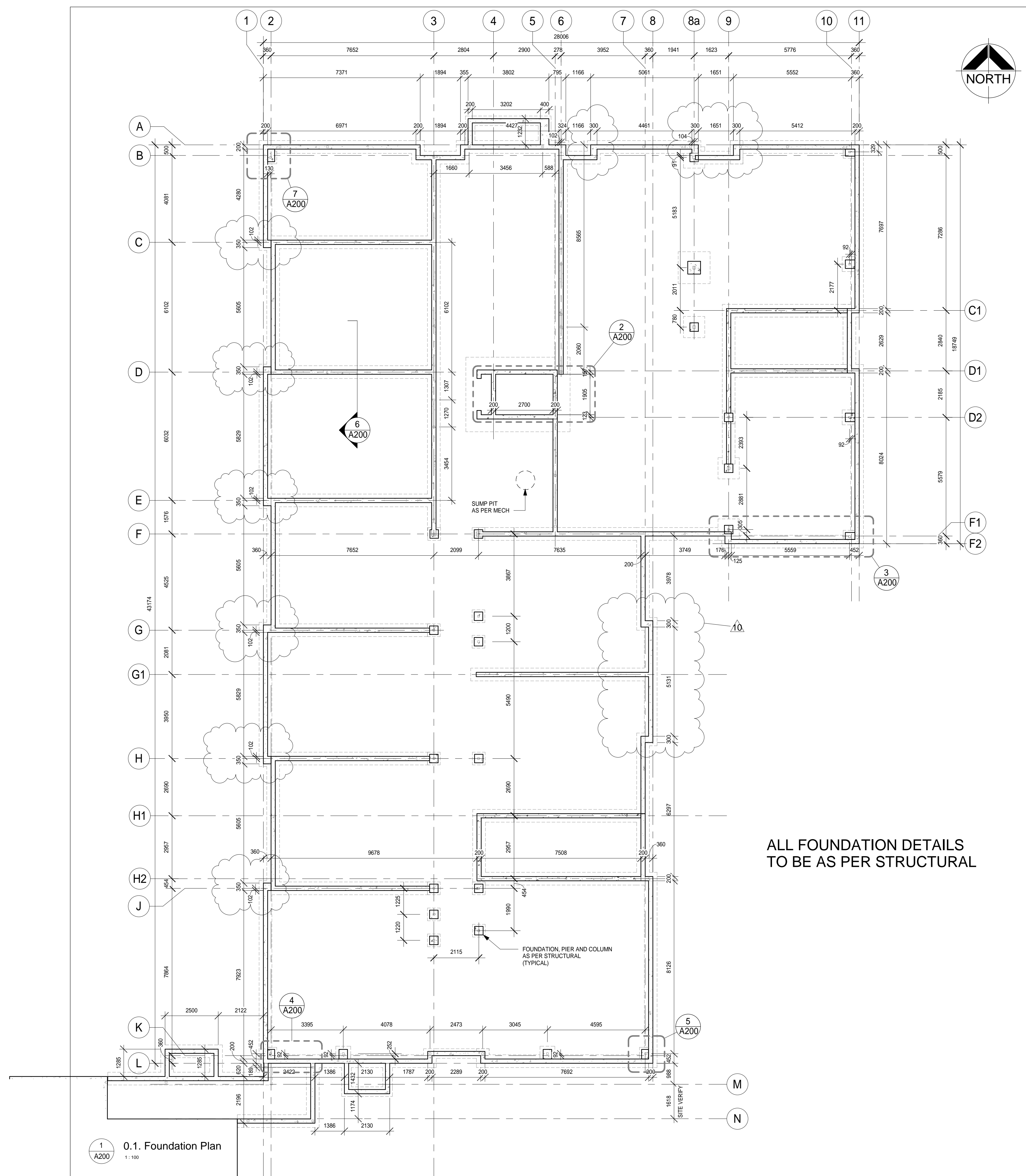
BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

DESIGN BY: NS
DRAWN BY: RG
CHECKED BY: RG

DATE: 02/15/19
SCALE: As Indicated
FILE:

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DRAWING NO: **A003**



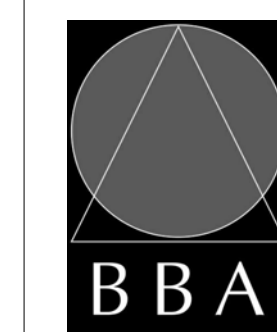
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11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY
10	Revisions as per permit	2020-01-07	

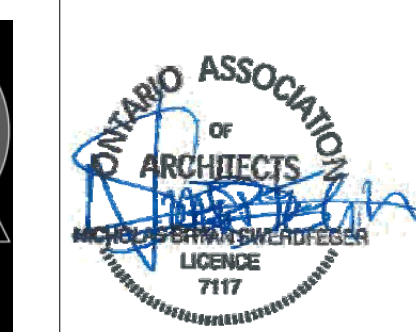
PROJECT:
PARKVIEW SENIORS EXPANSION
165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
FOUNDATION PLAN



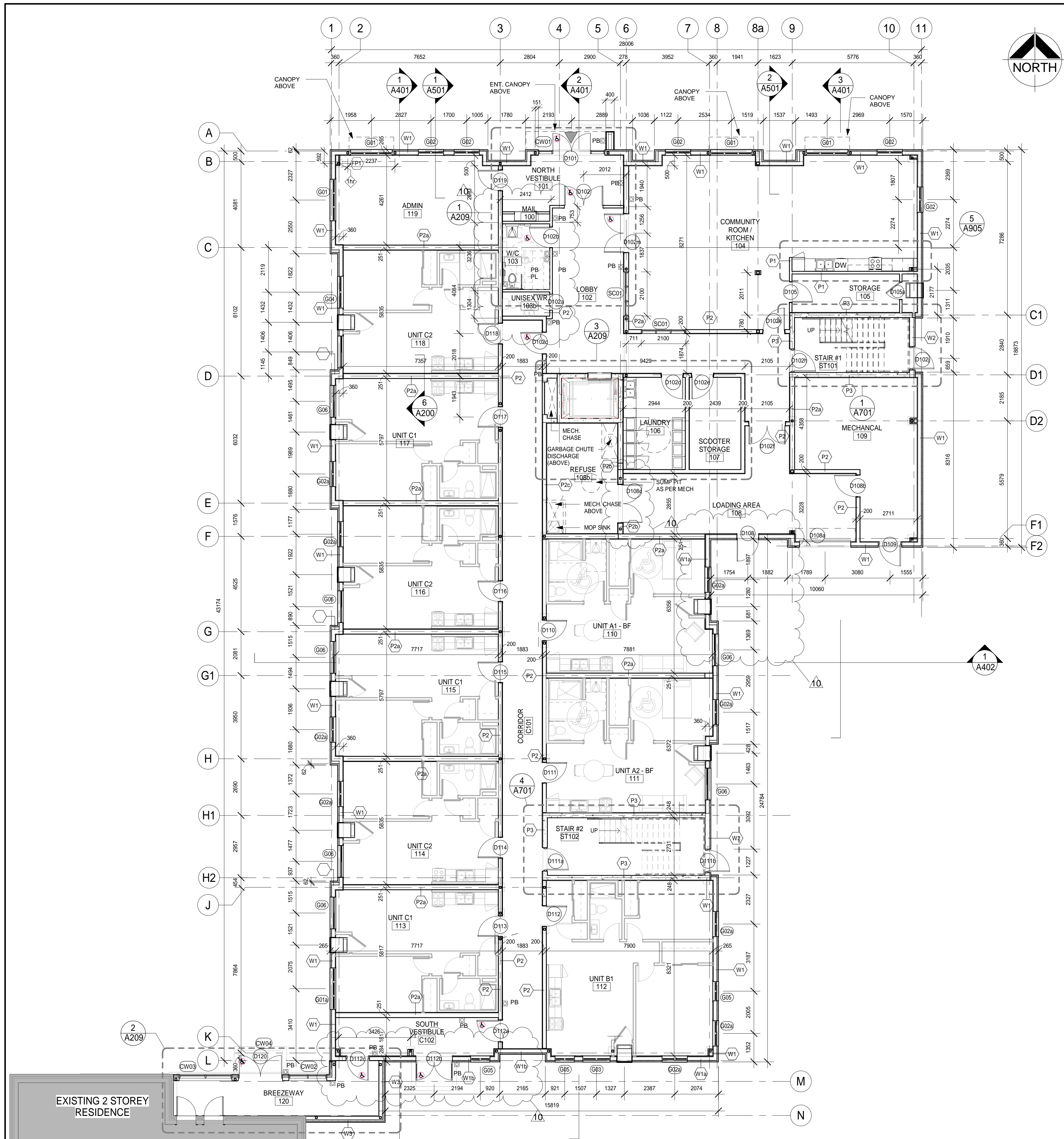
BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

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Tel: (905) 666-5252
Fax: (905) 666-5258
e-mail: bba@bba-arch.com

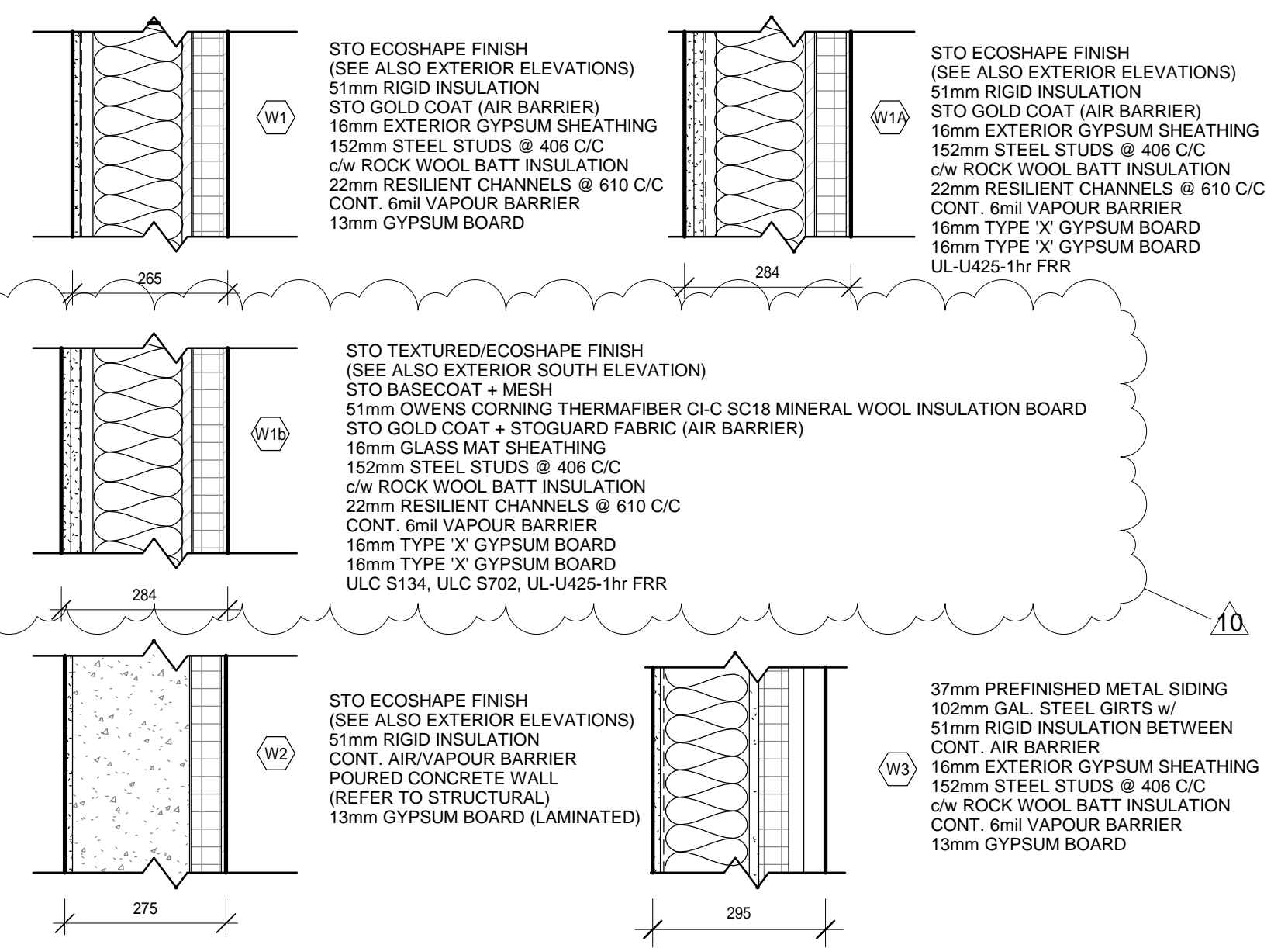


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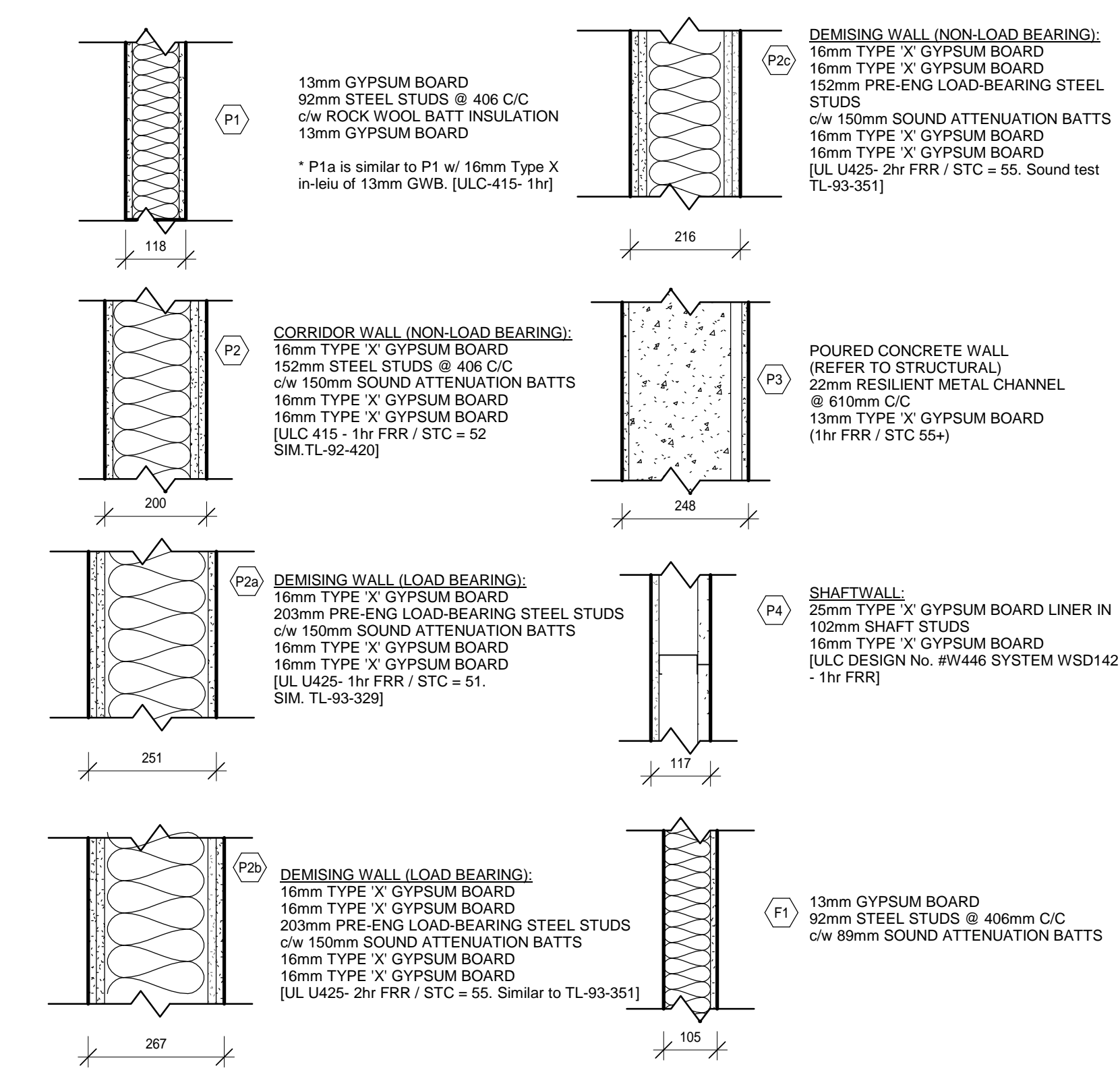
PROJECT NO: **18811**
DRAWING NO: **A200**



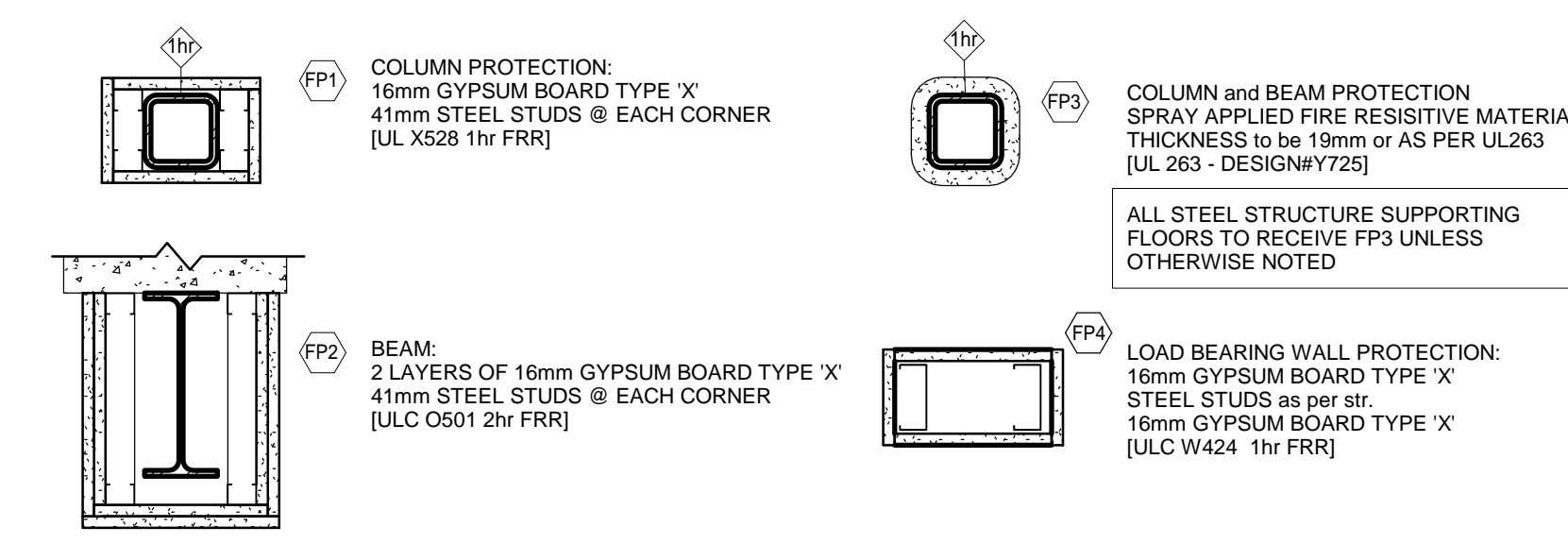
EXTERIOR WALL TYPES



INTERIOR PARTITION / FURRING TYPES



FIRE PROTECTION TYPES



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11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY
10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
GROUND FLOOR PLAN

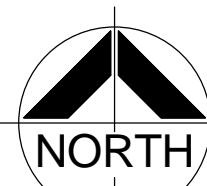
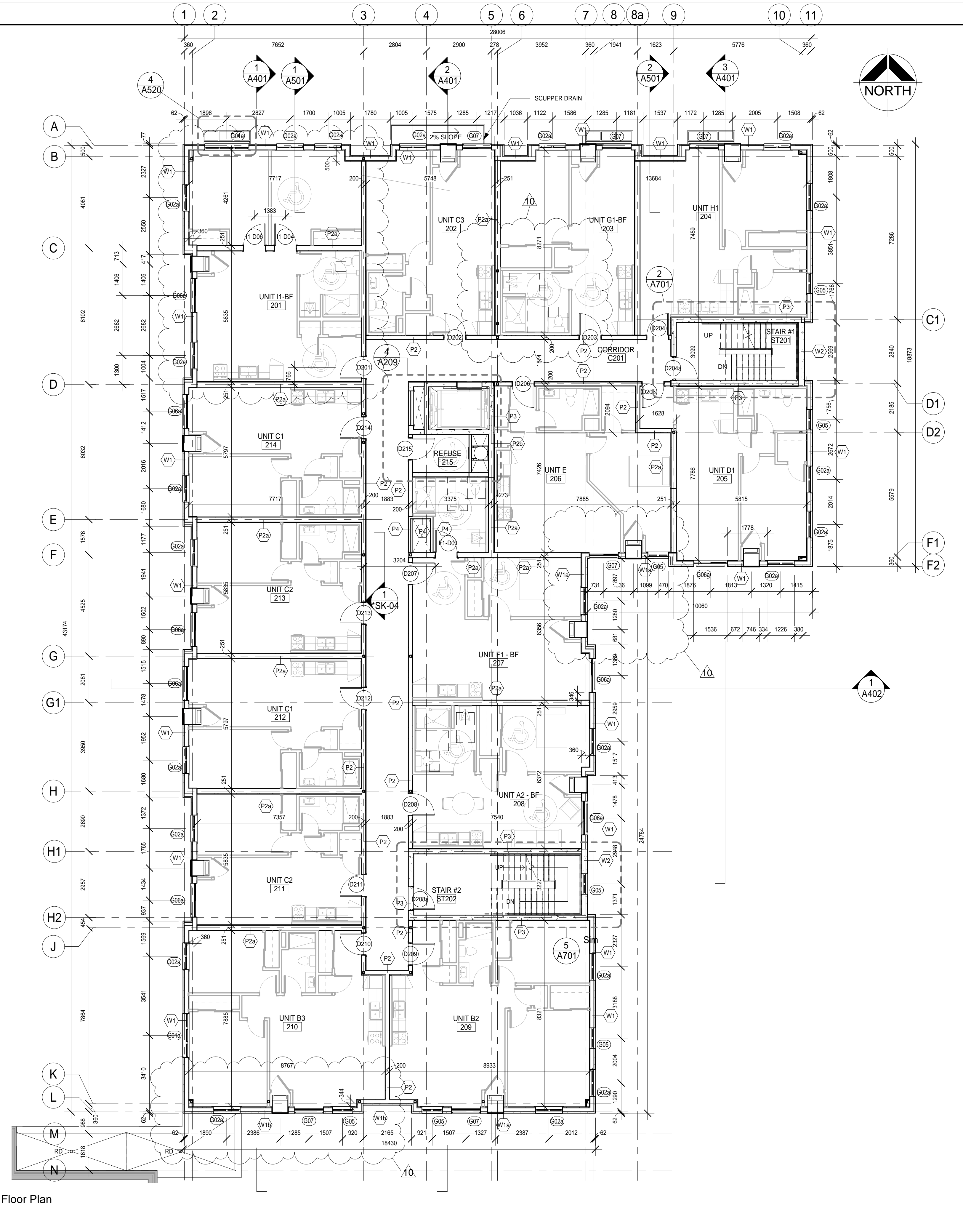


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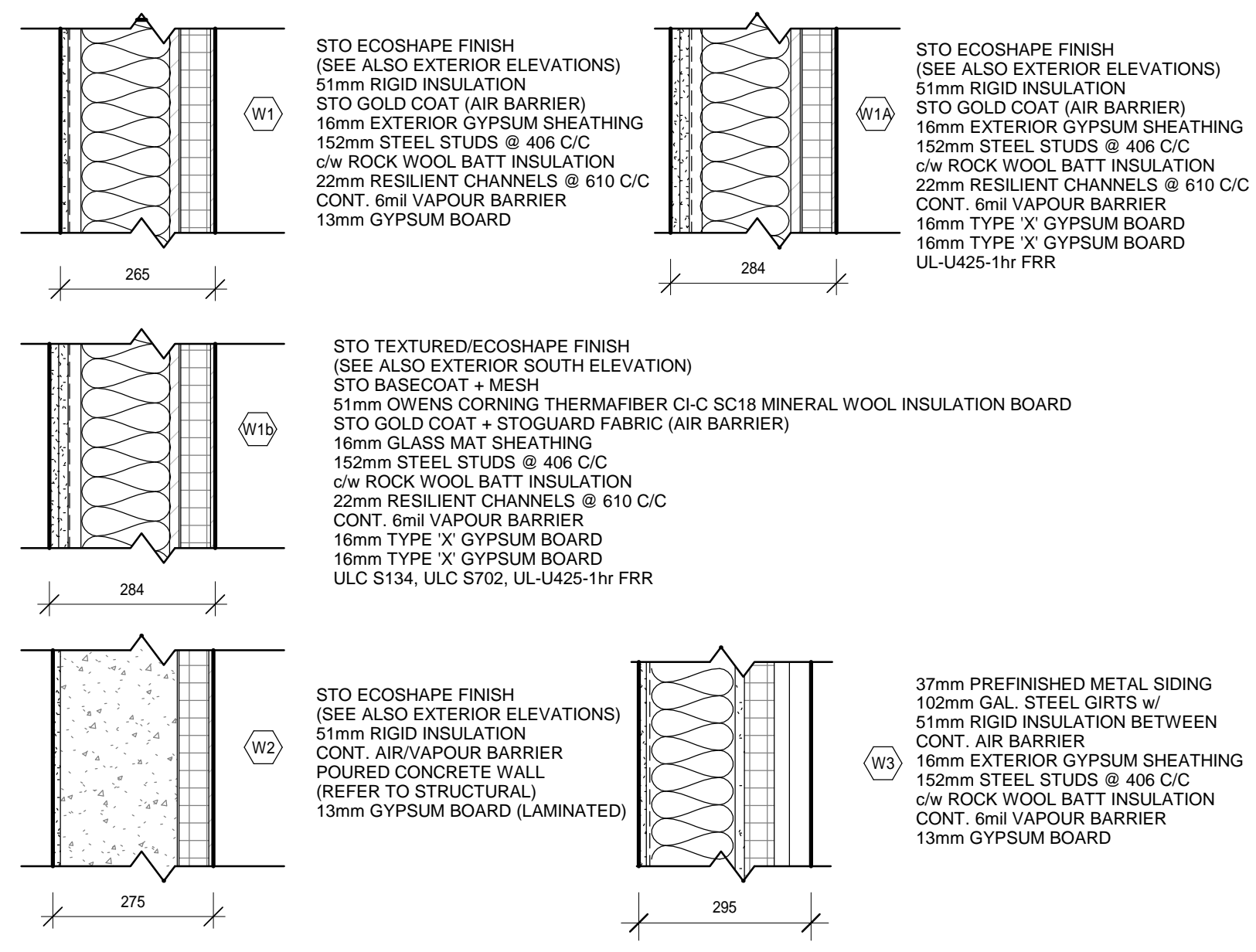
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Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

DESIGN BY: NS
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FILE:

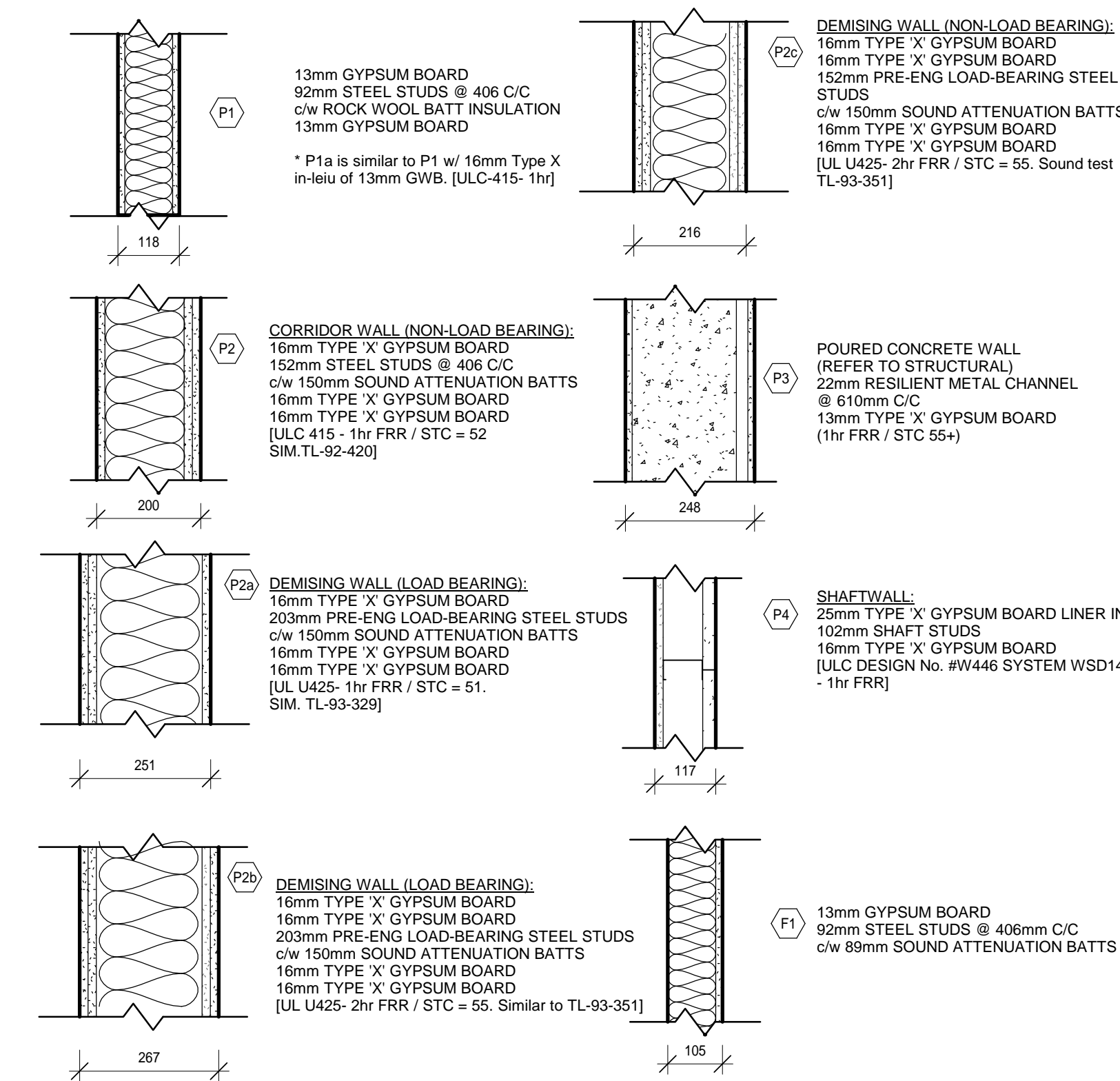
PROJECT NO. **18811**
DRAWING NO. **A201**



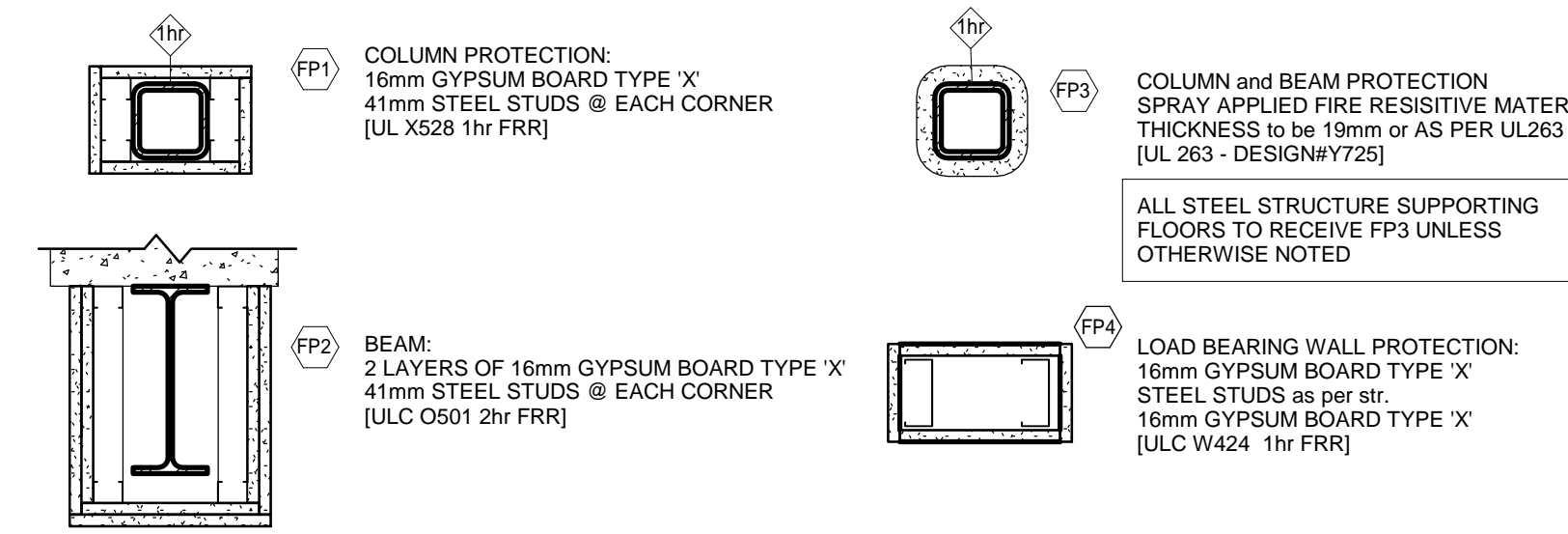
EXTERIOR WALL TYPES



INTERIOR PARTITION / FURRING TYPES



FIRE PROTECTION TYPES



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PROJECT:
**PARKVIEW SENIORS
EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

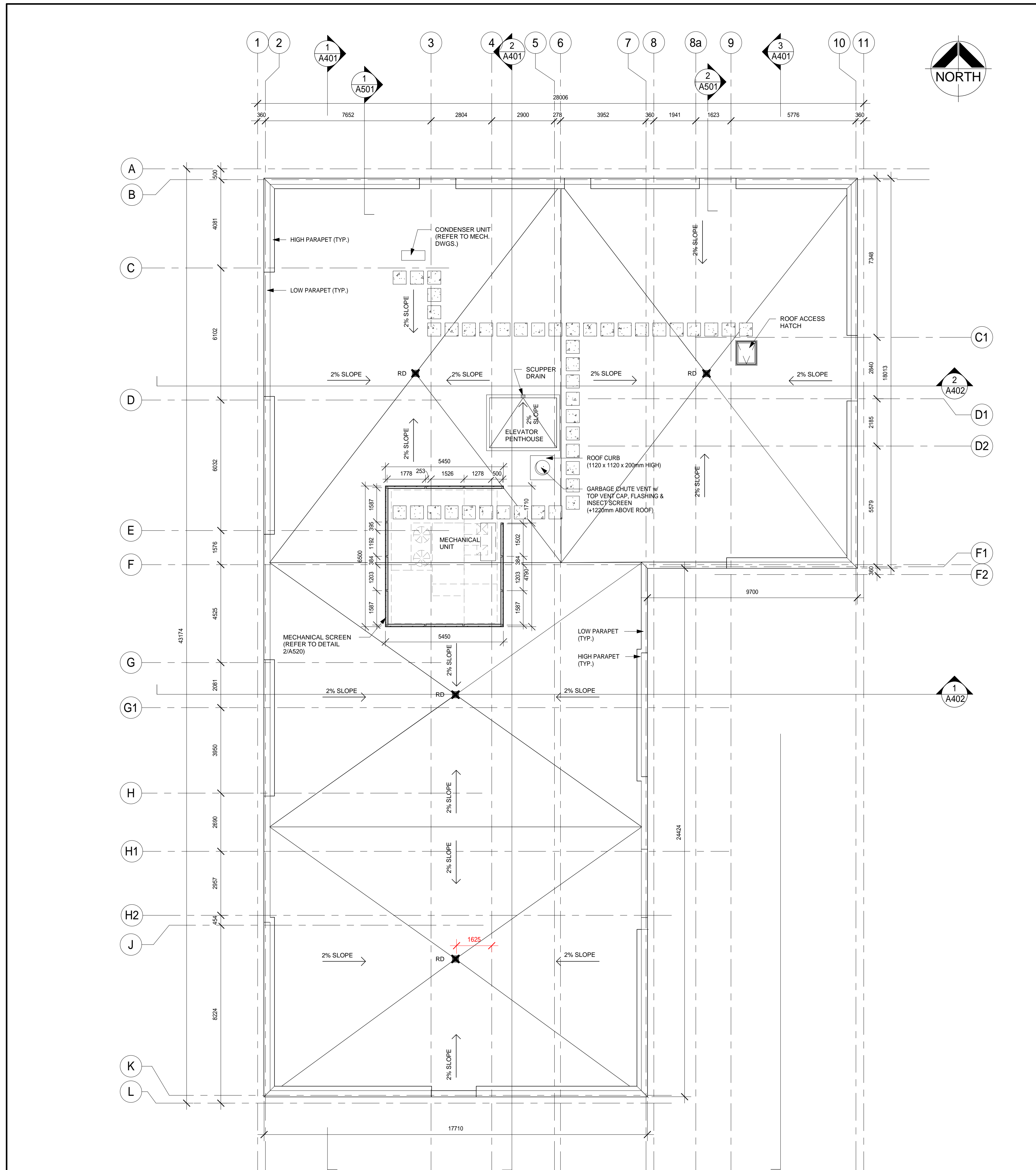
DRAWING:
2ND FLOOR PLAN

**BARRY BRYAN
ASSOCIATES**
Architects
Engineers
Project Managers

DESIGN BY: NS
DRAWN BY: CM
CHECKED BY: [Signature]
DATE: 02/15/19
SCALE: As indicated
FILE: [Signature]

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Fax: (905) 666-5256
e-mail: bba@bba-arch.com

1.2. Second Floor Plan
1:100



ROOF/ FLOOR TYPES	
	<p>R1</p> <p>2 PLY MODIFIED BITUMINOUS ROOFING 13mm PROTECTION BOARD 100mm RIGID INSULATION TOP LAYER (STONE WOOL) TAPERED INSULATION 100mm RIGID INSULATION (POLYISO) ROOF VAPOUR RETARDER on CONCRETE TOPPING on PRECAST HOLLOW CORE SLAB ROOF FRR - 1hr. ULC-S101 DESIGN NO. J995</p>
	<p>R2</p> <p>2 PLY MODIFIED BITUMINOUS ROOFING 13mm PROTECTION BOARD 75mm RIGID INSULATION TOP LAYER (STONE WOOL) TAPERED INSULATION 75mm RIGID INSULATION (POLISO) ROOF VAPOUR RETARDER on SUBSTRATE BOARD on STEEL ROOF DECK</p>
	<p>FL1</p> <p>FLOOR FINISH 50mm CAST IN PLACE CONCRETE TOPPING 200mm HOLLOW CORE SLAB AS PER STR. FRR - 1hr. ULC-S101 DESIGN NO. J995 STC -50+ AS PER CPCCI DESIGN MANUAL and NRC- CNRC test report A1-012487.2</p>

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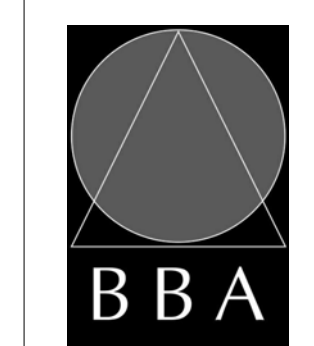
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NO.	REVISIONS	DATE	BY

PROJECT:
**PARKVIEW SENIORS
 EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
 L1B 1H3

DRAWING:
ROOF PLAN



**BARRY BRYAN
 ASSOCIATES**
 Architects
 Engineers
 Project Managers

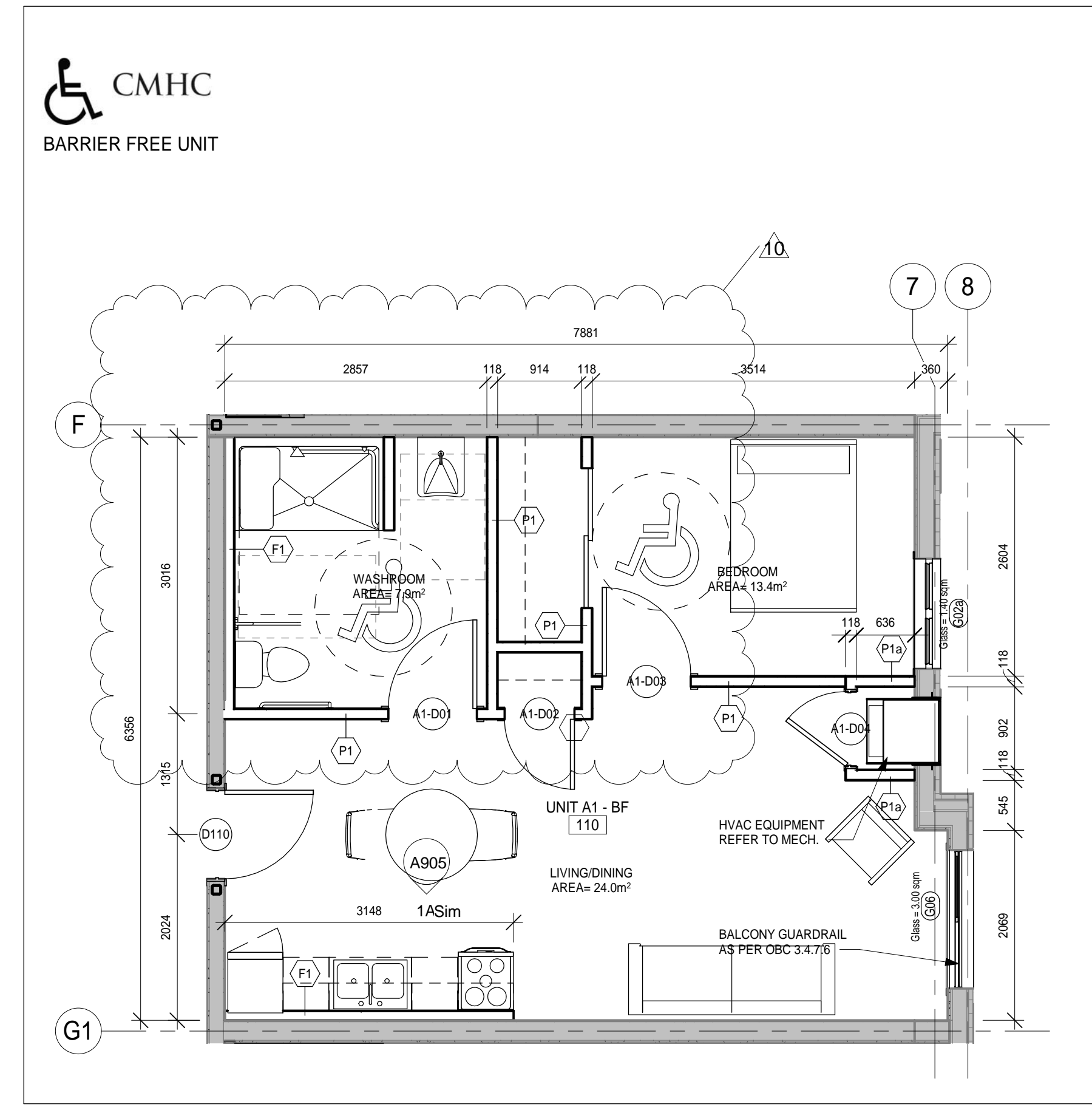
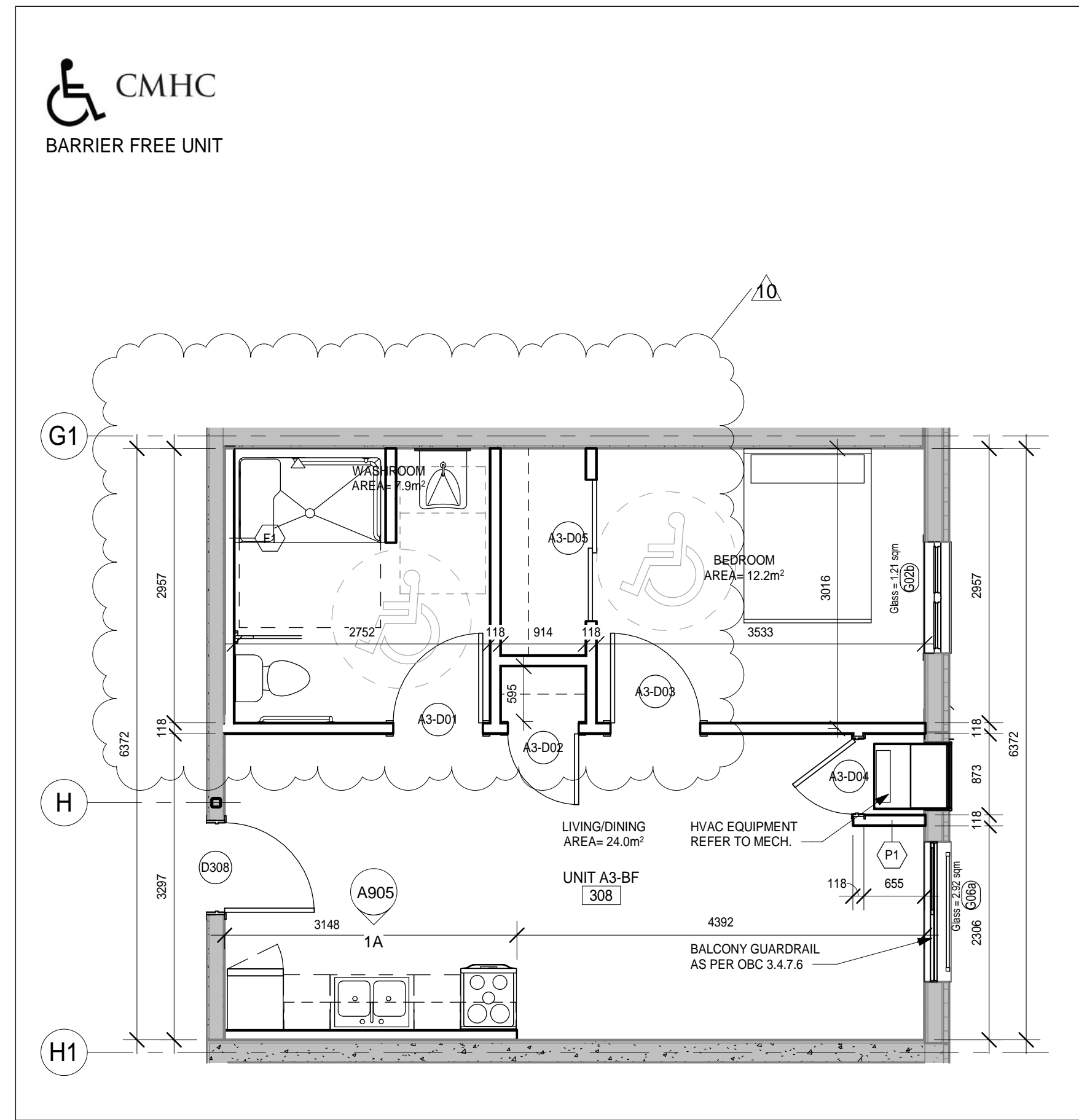
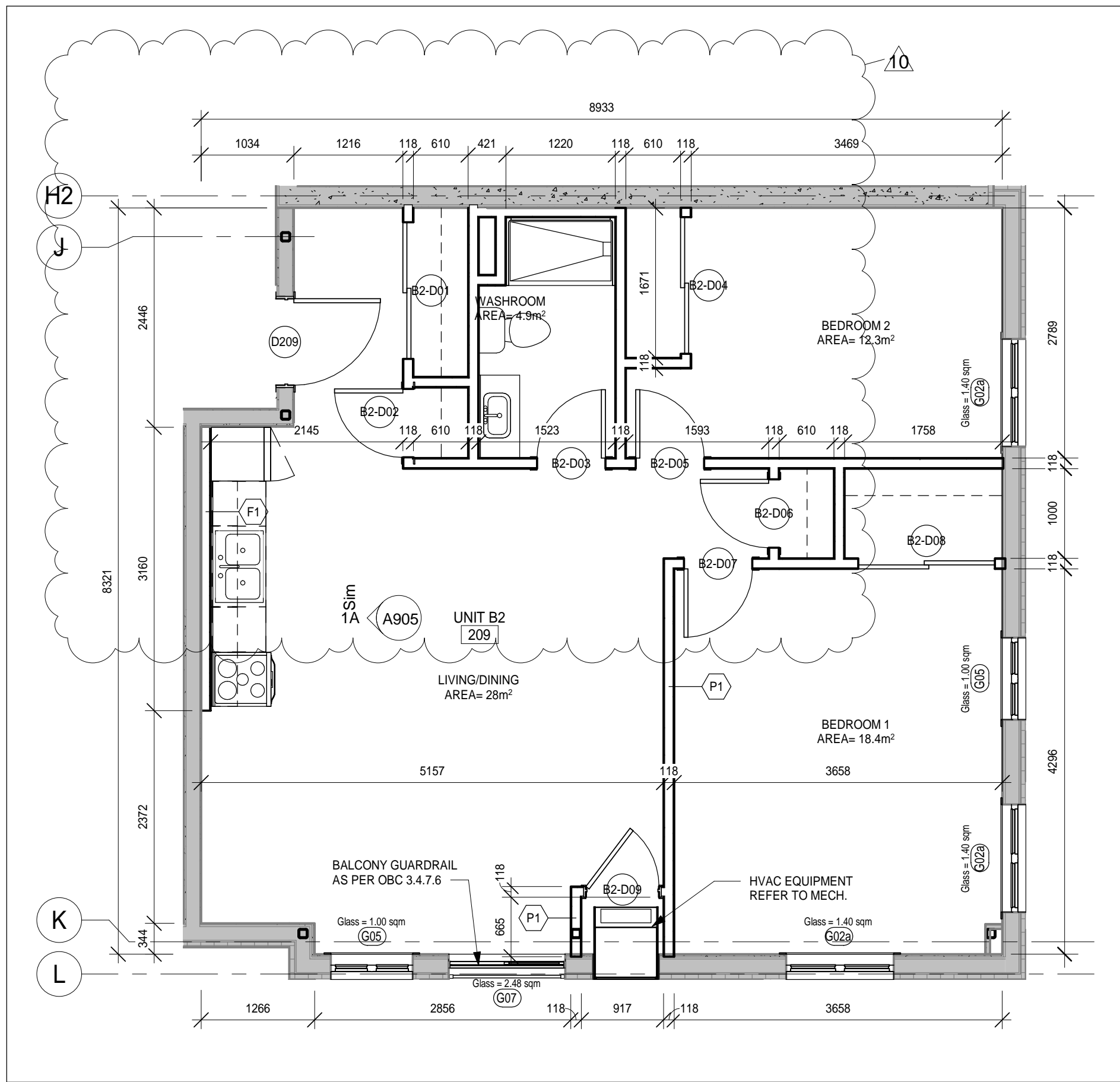
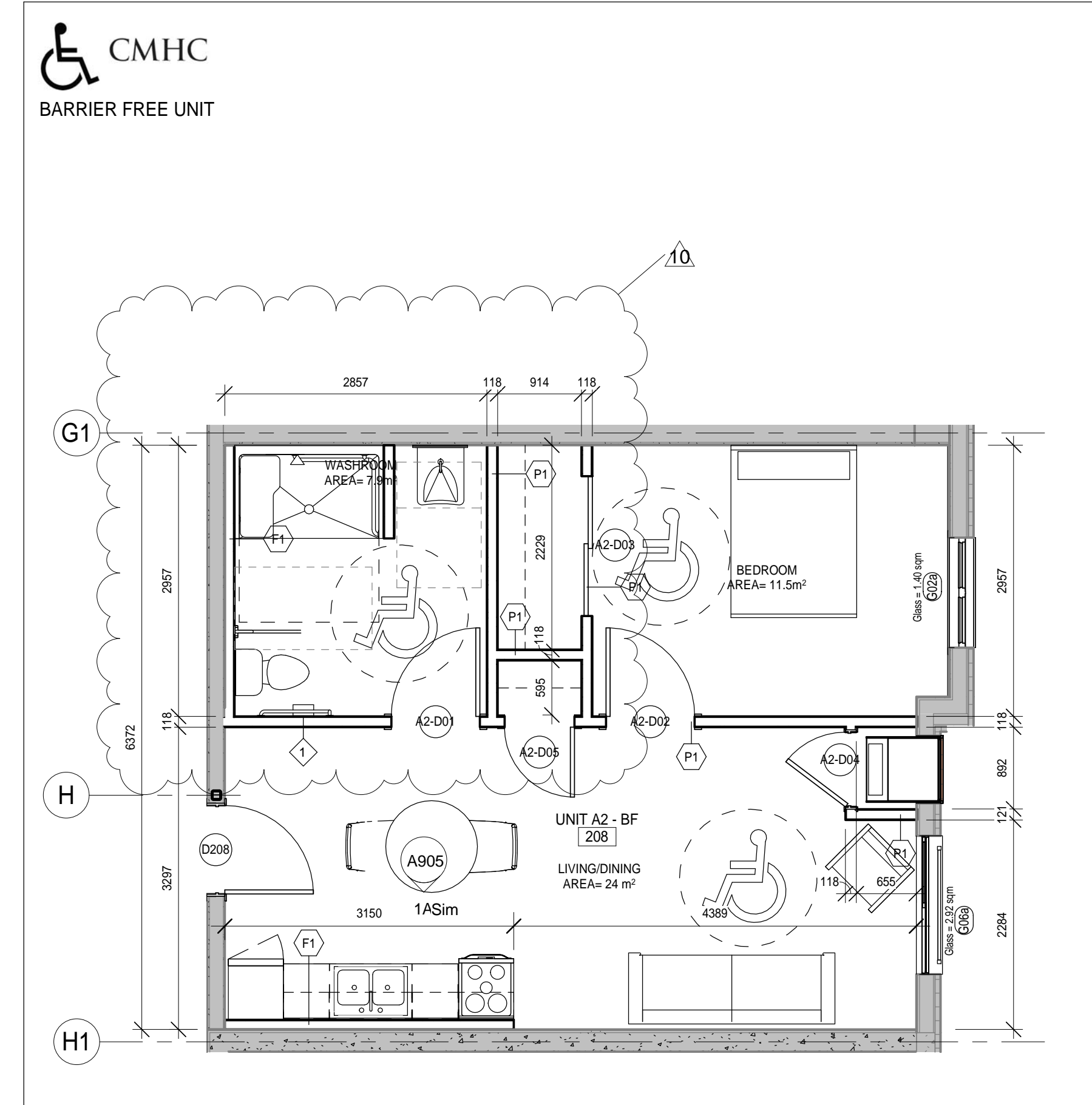
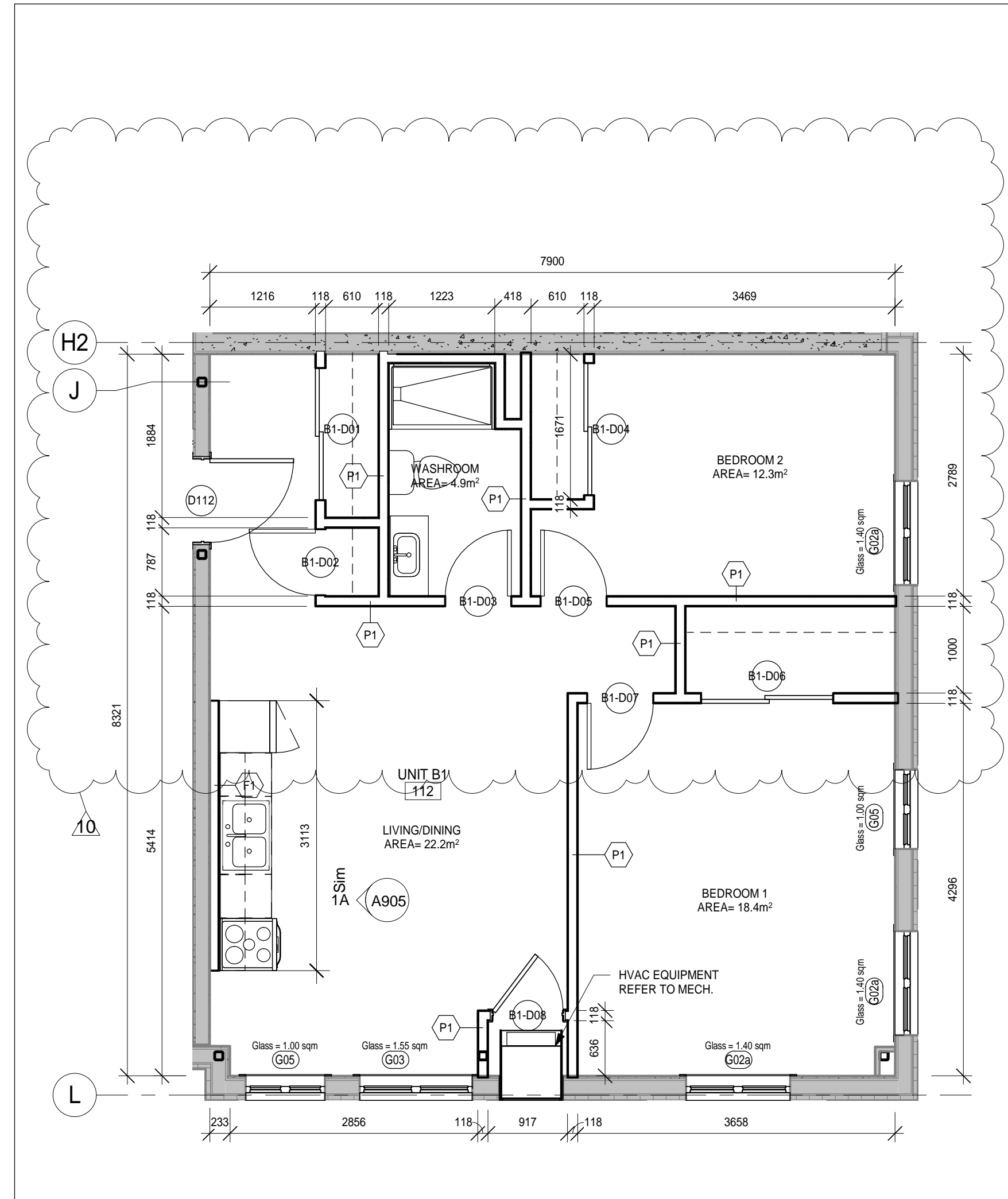
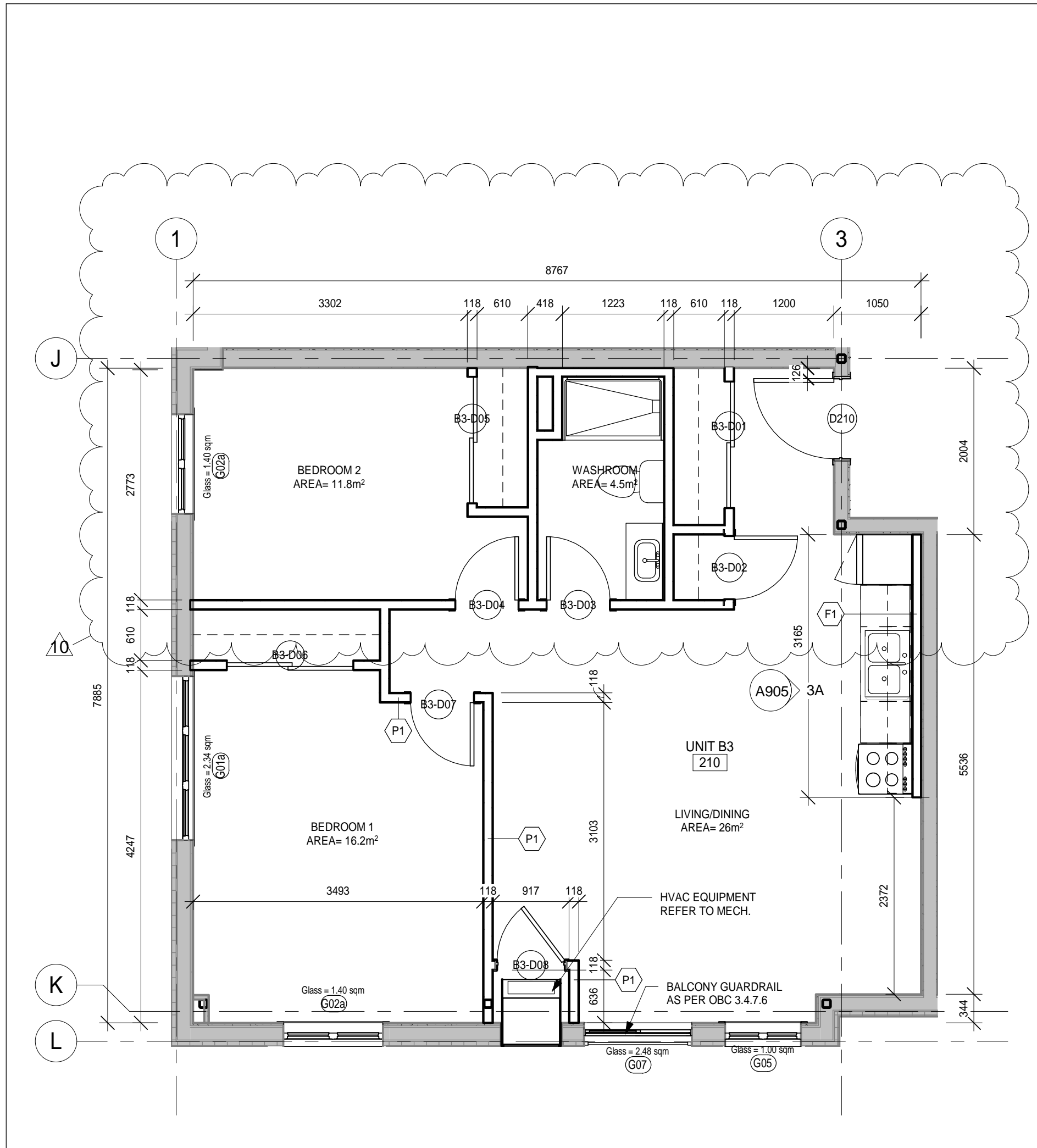
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10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION
 165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
UNIT PLANS 1



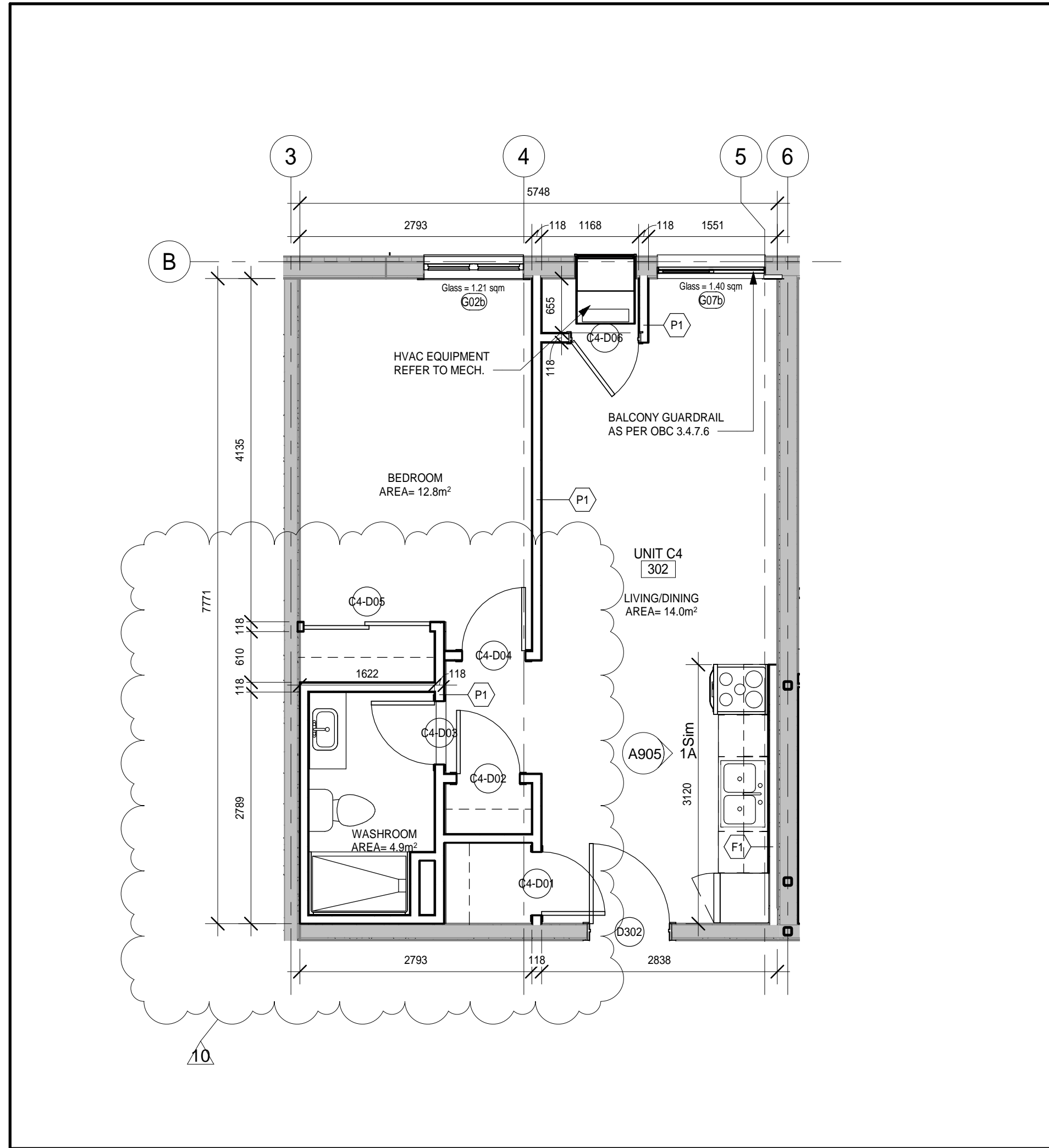
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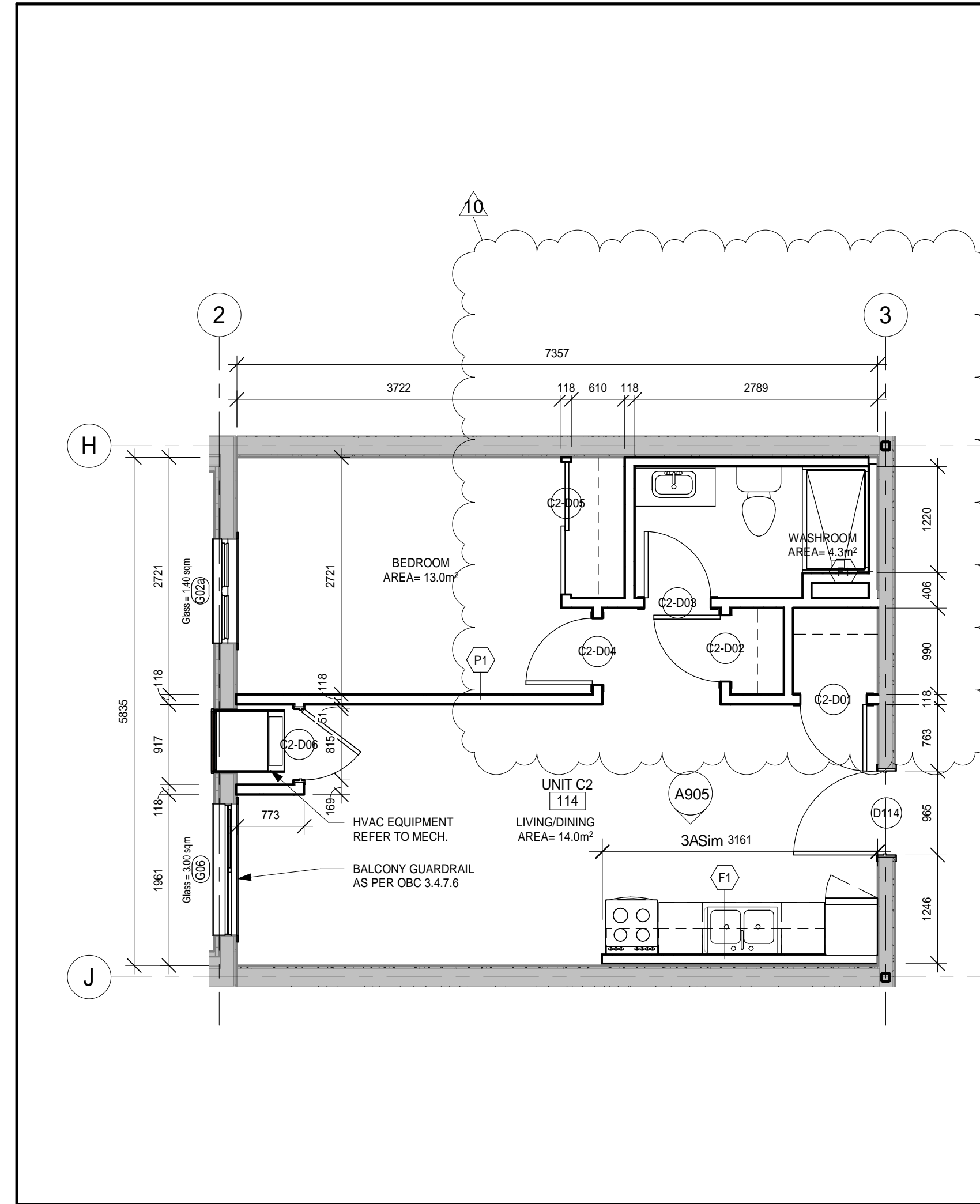
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DATE: 02/15/19
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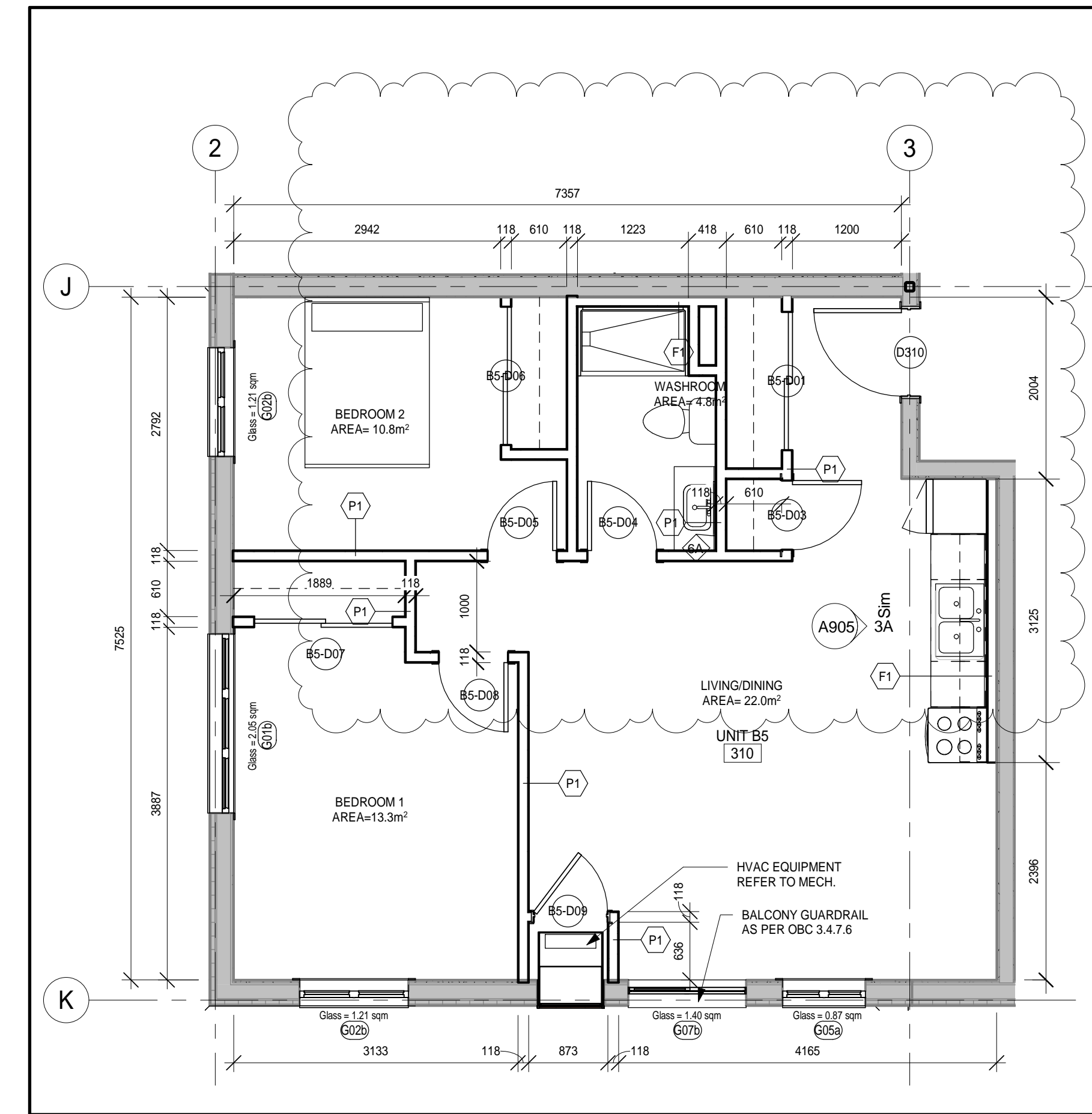
PROJECT NO. **18811**
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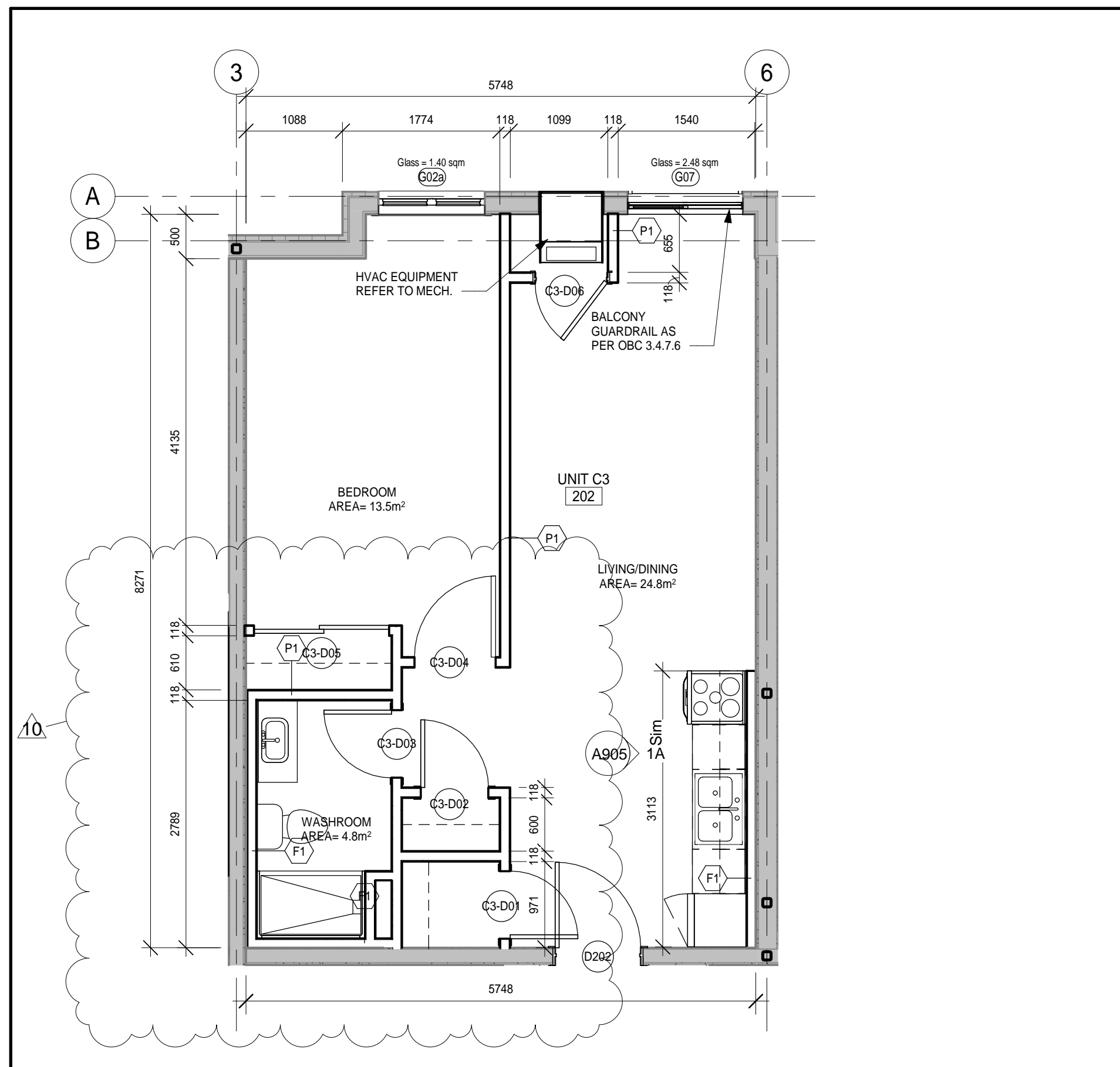
6 Unit C4 RM#302
A206 1:50



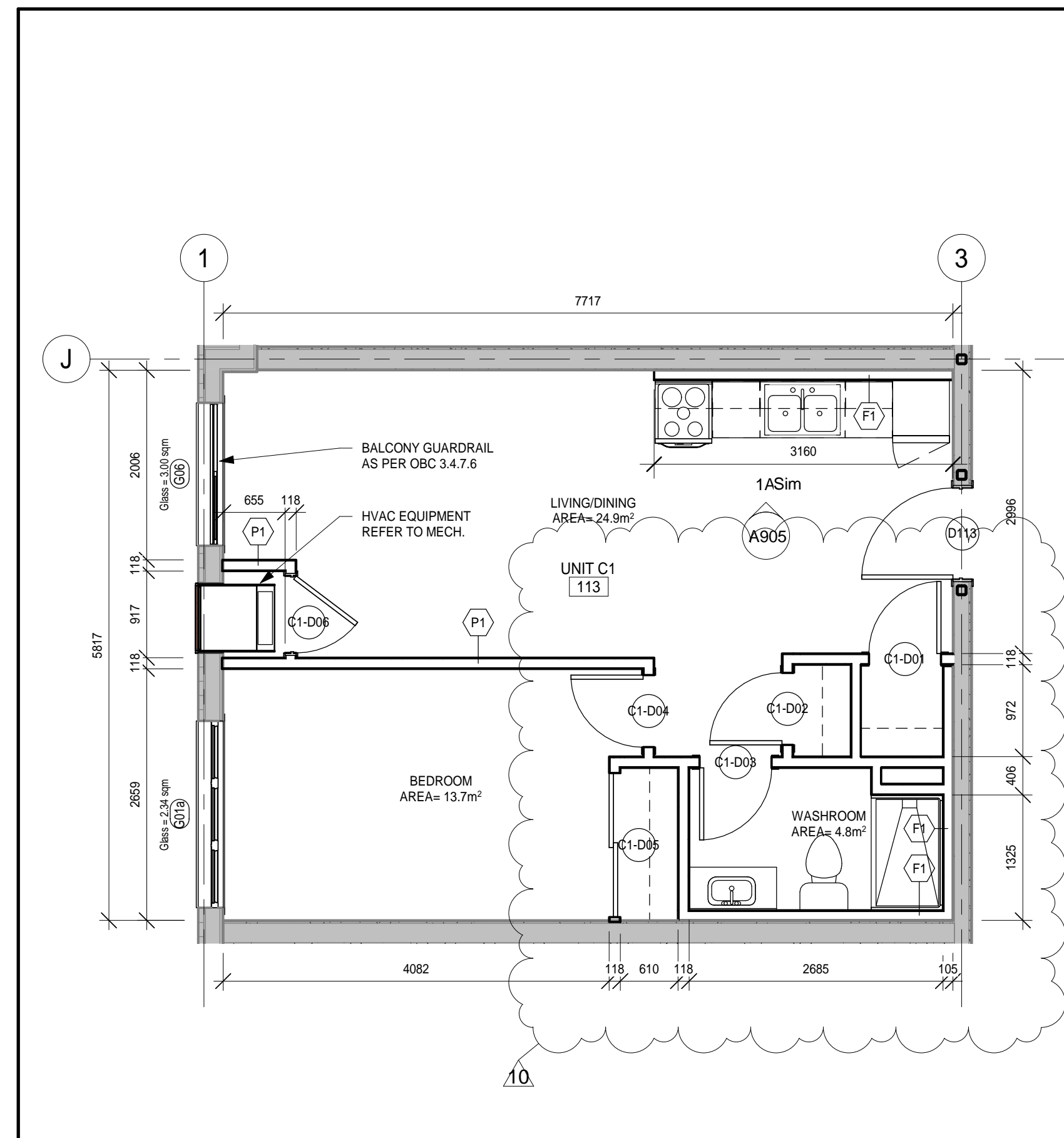
4 Unit C2 RM# 114 116, 118, 211, 213, 311, 312, 313 & 314 (some are similar)
A206 1:50



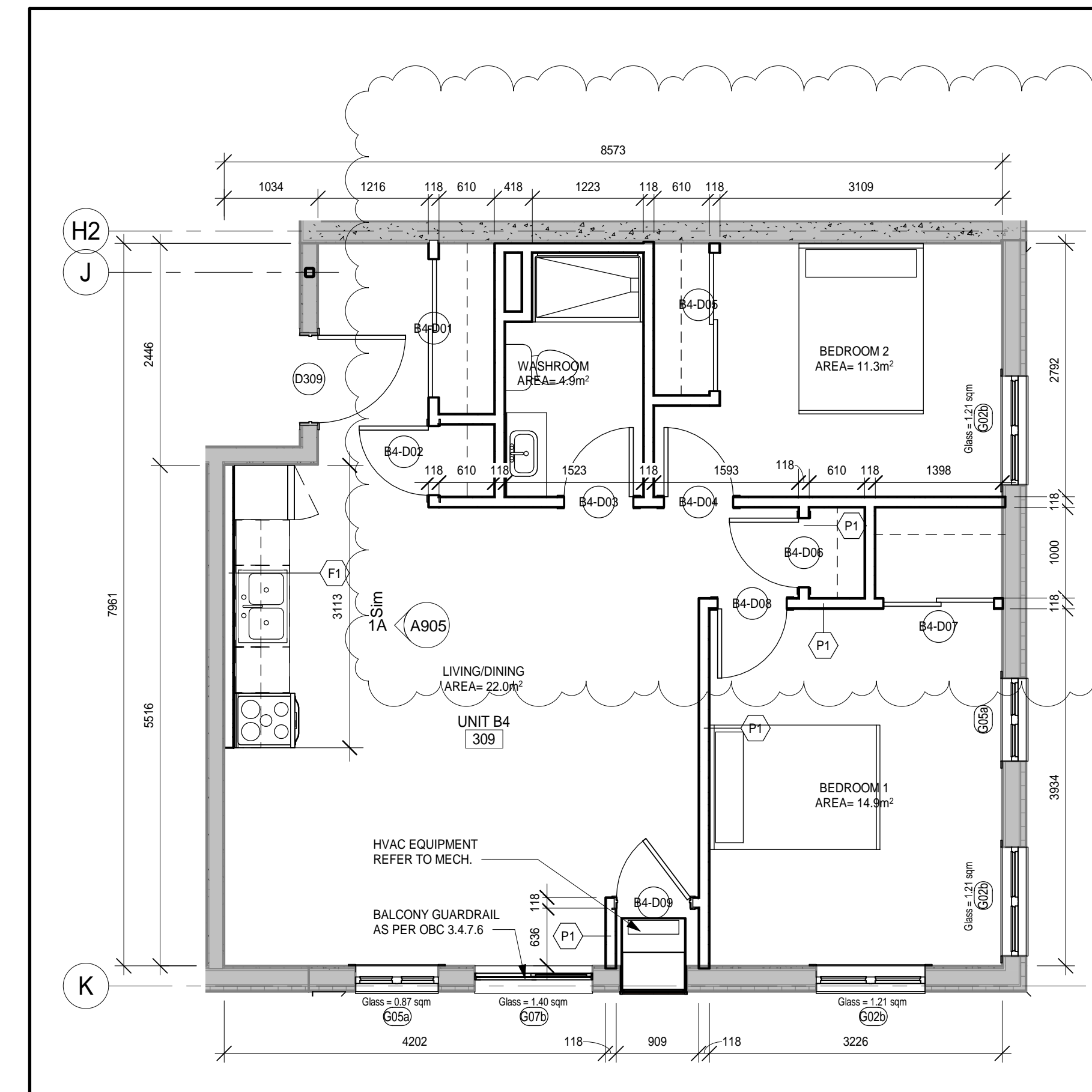
2 Unit B5 RM#310
A206 1:50



5 Unit C3 RM#202
A206 1:50



3 Unit C1 RM# 113 115, 117, 212 & 214 (some are similar)
A206 1:50



1 Unit B4 RM#309
A206 1:50

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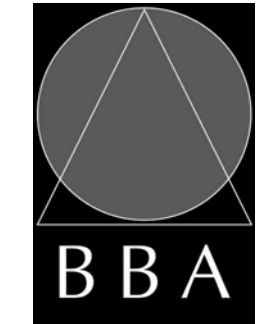
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PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
UNIT PLANS 2



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

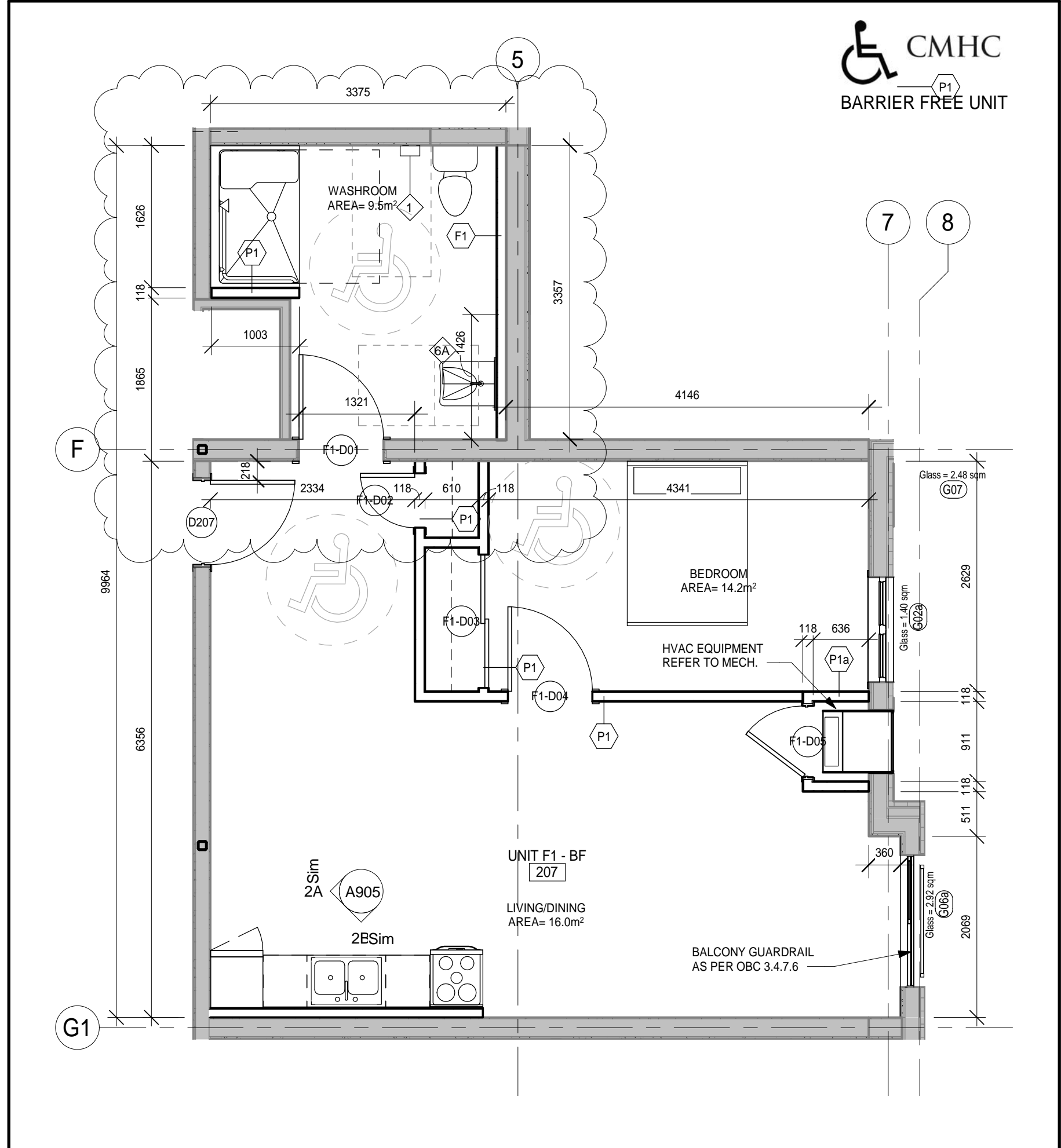


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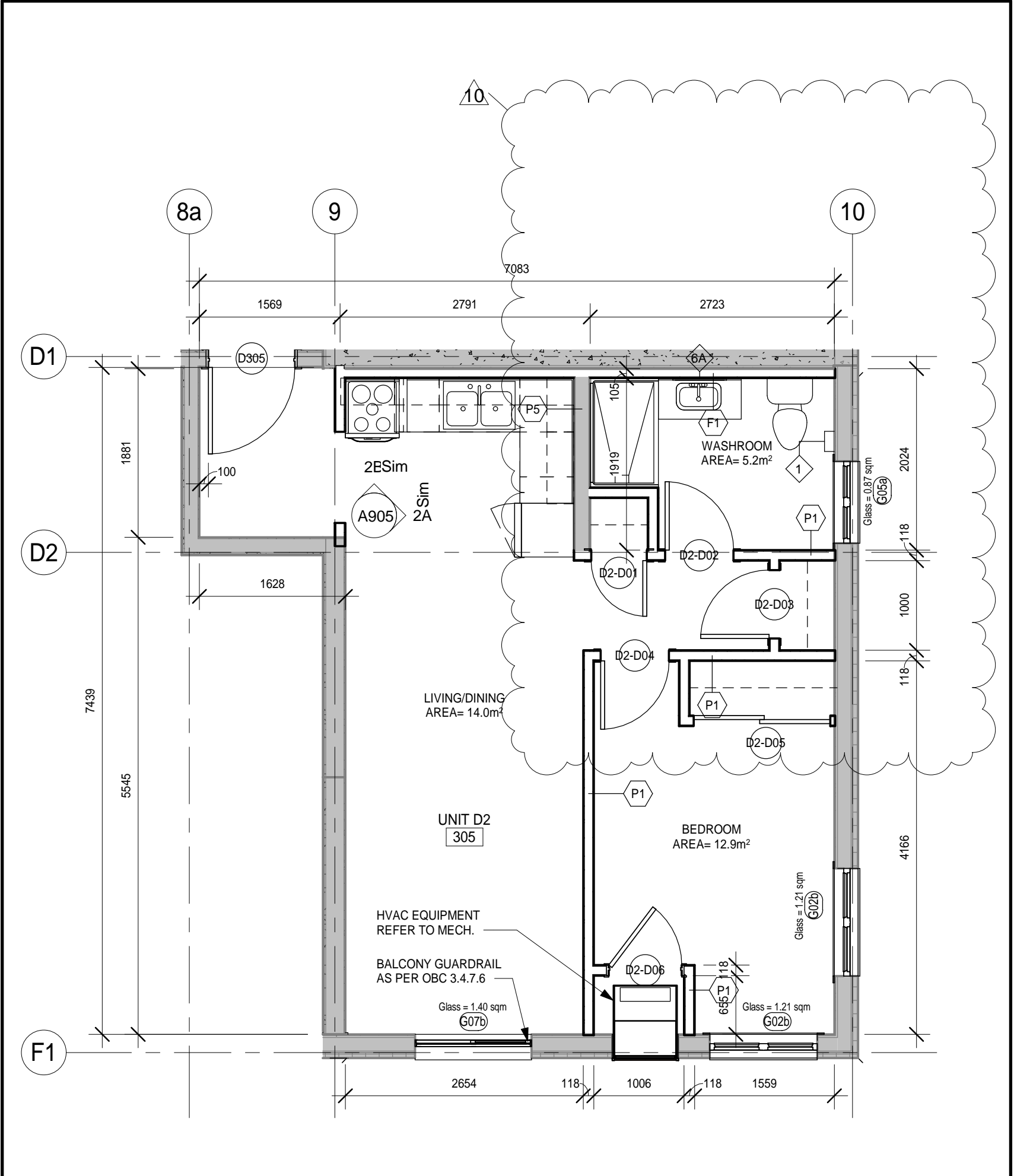
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PROJECT NO: **18811**
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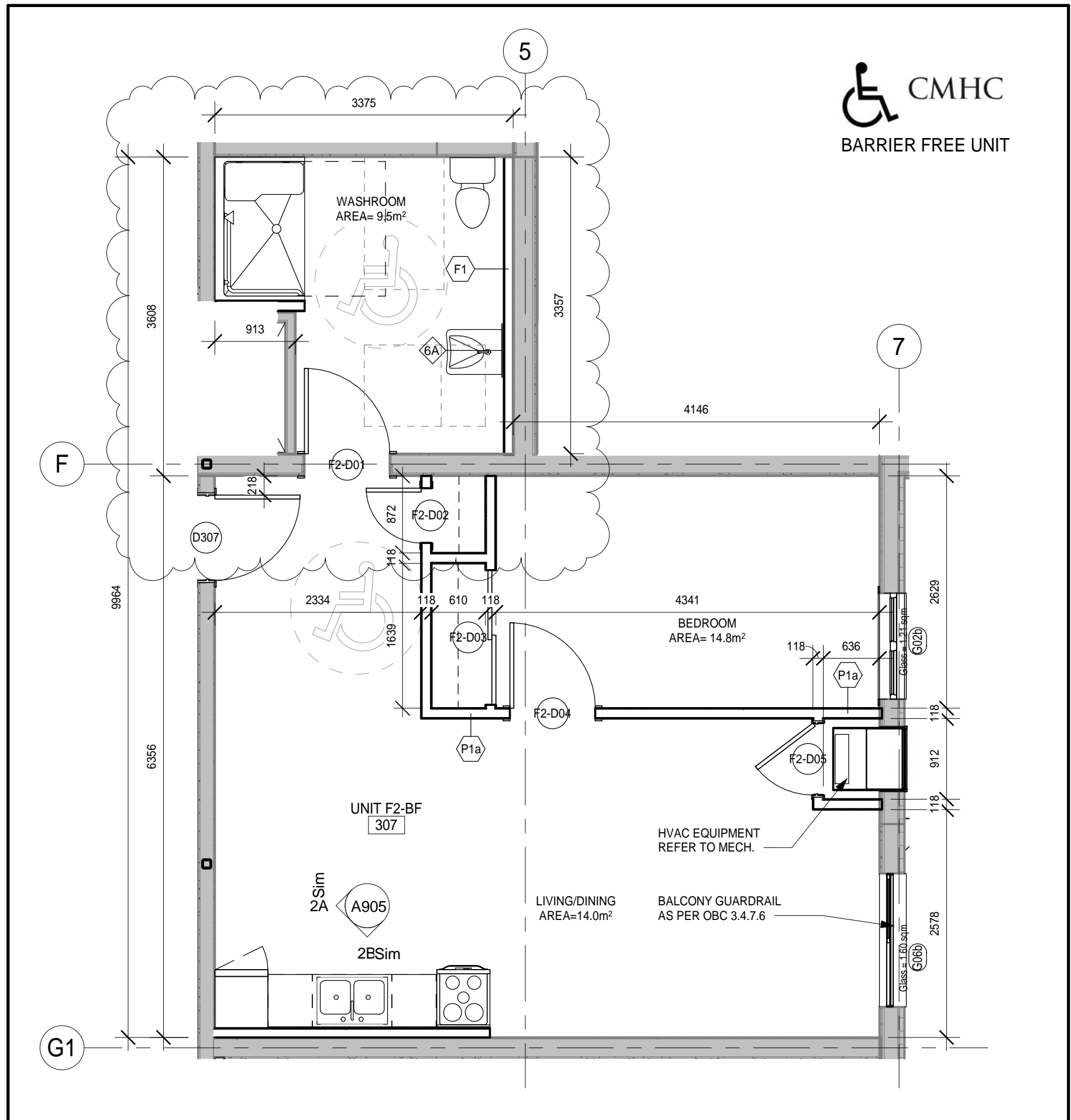
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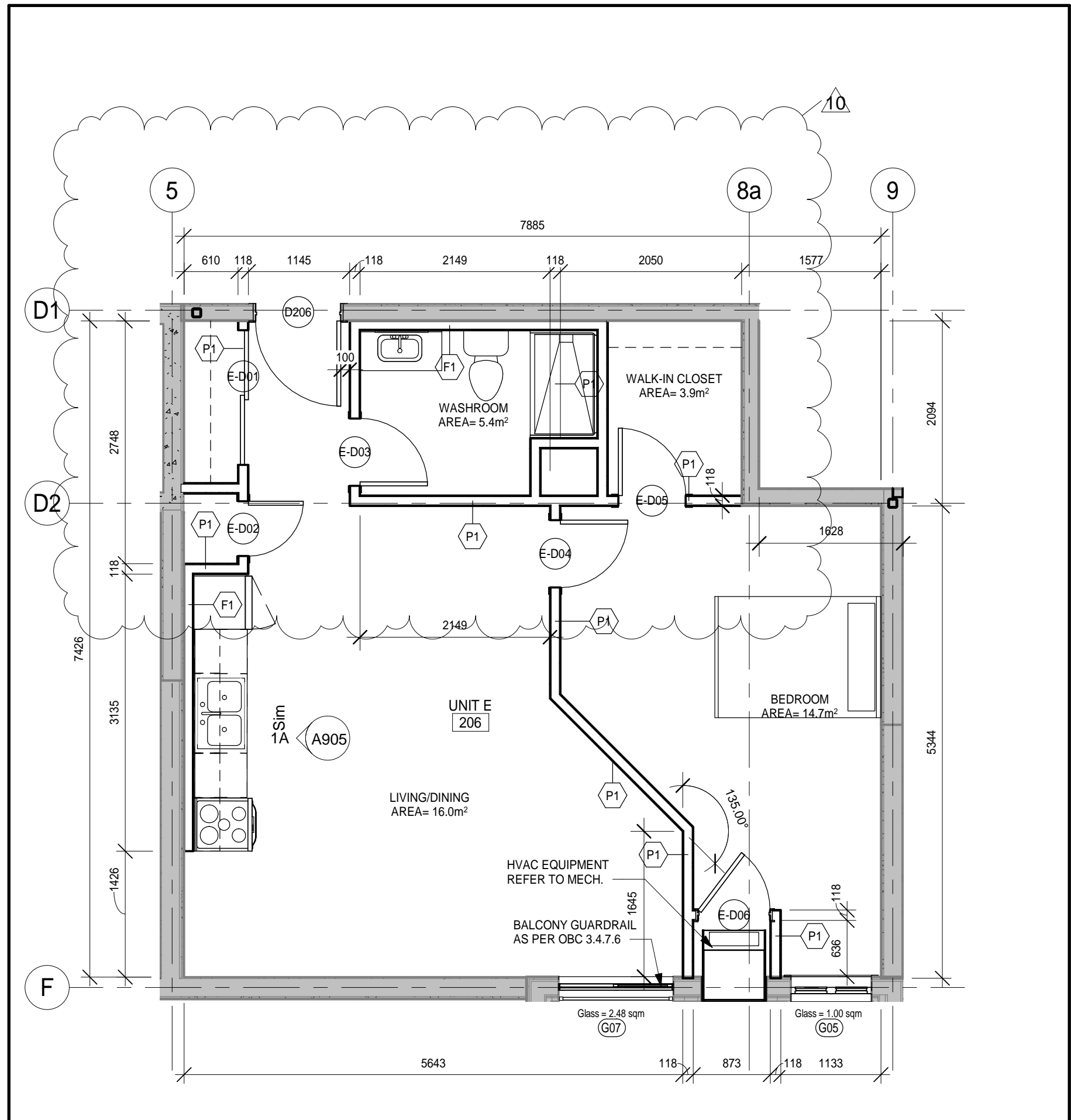
4 Unit F1-BF RM# 207
A207 1:50



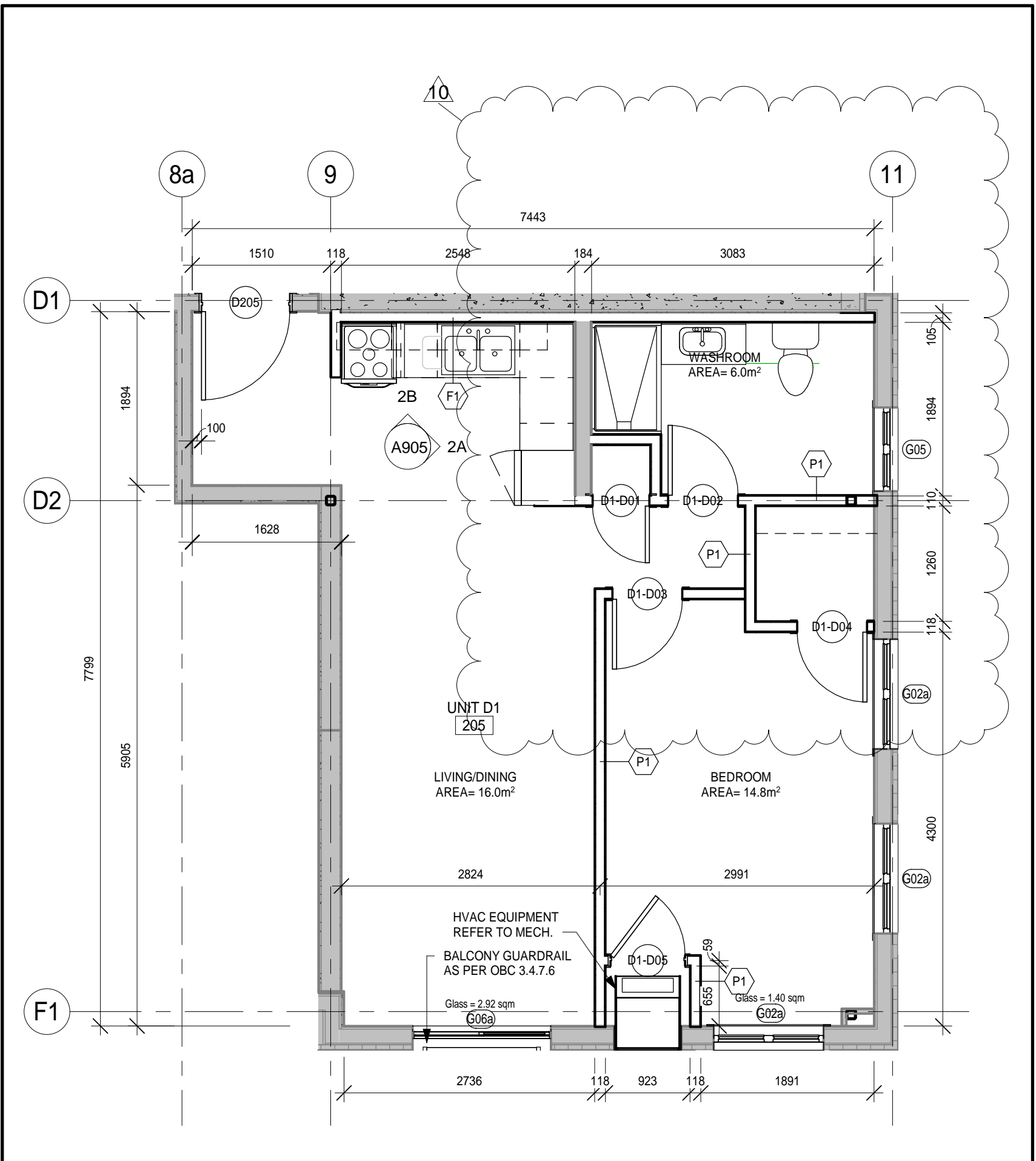
2 Unit D2 RM# 305
A207 1:50



5 Unit F2-BF RM# 307
A207 1:50



3 Unit E RM# 206,306 SIMILAR
A207 1:50



1 Unit D1 RM# 205
A207 1:50

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10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION

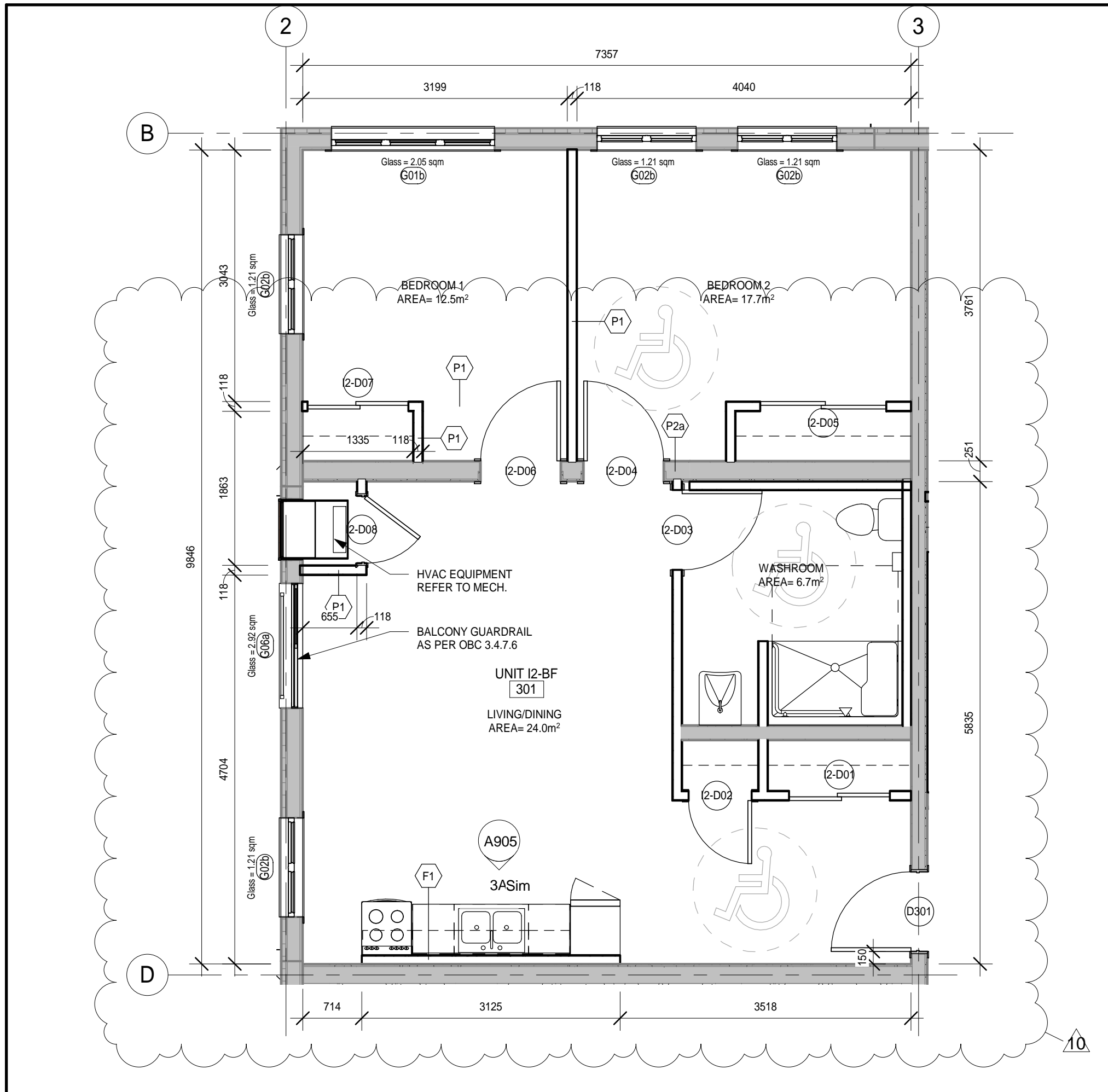
165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
UNIT PLANS 3

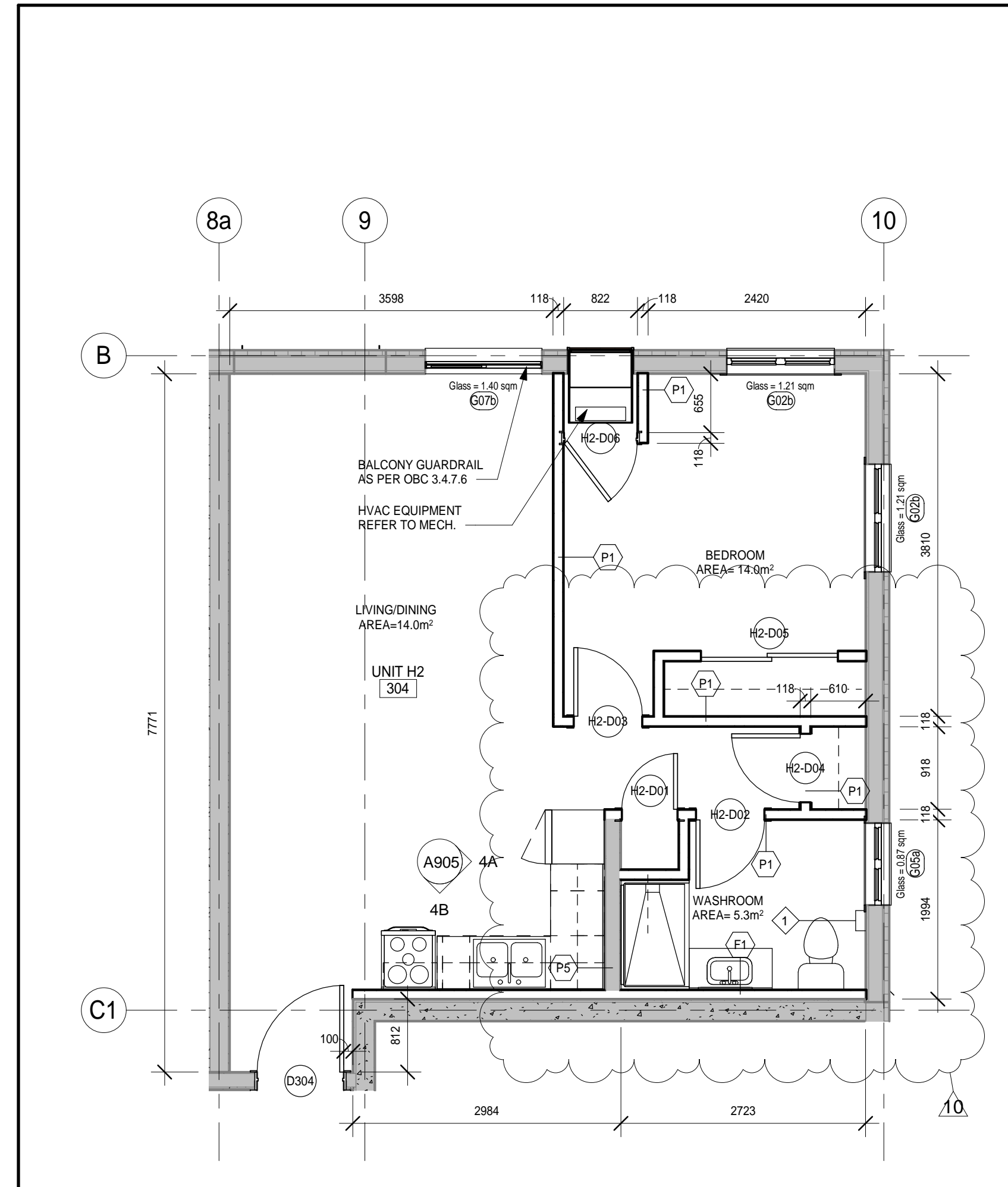


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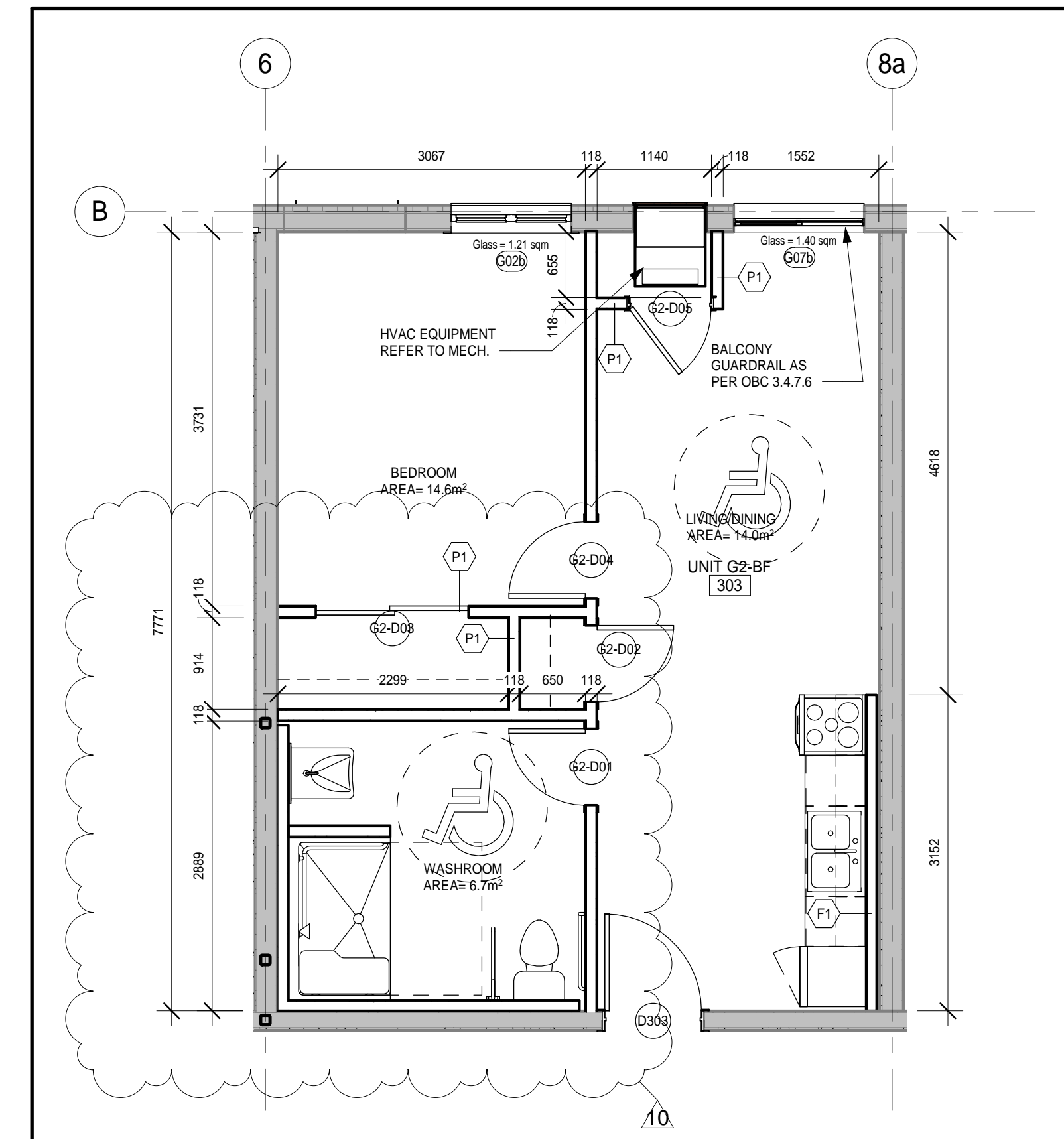
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DRAWING NO: **A207**



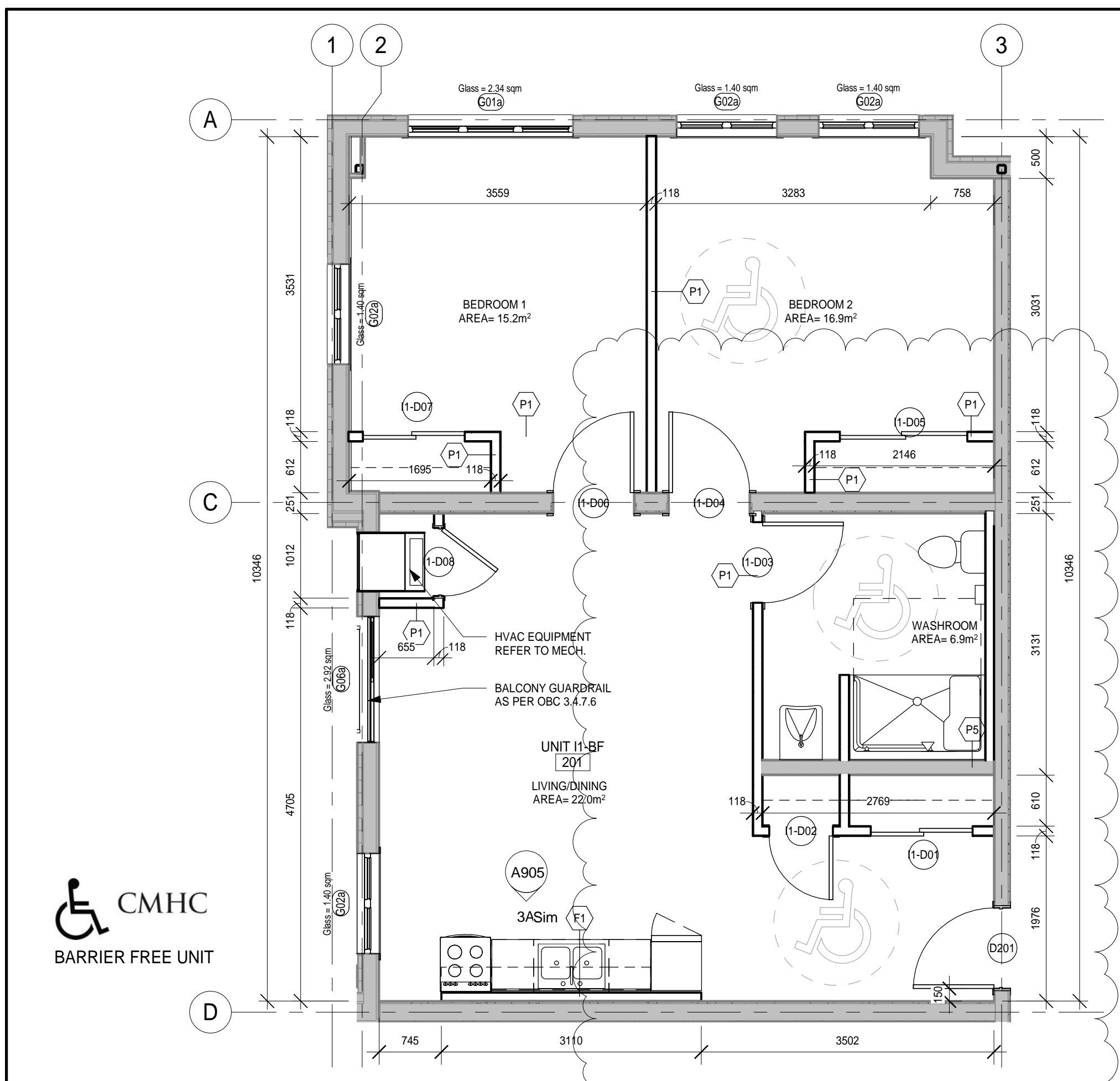
6 Unit I2-BF RM# 301
A208 1:50



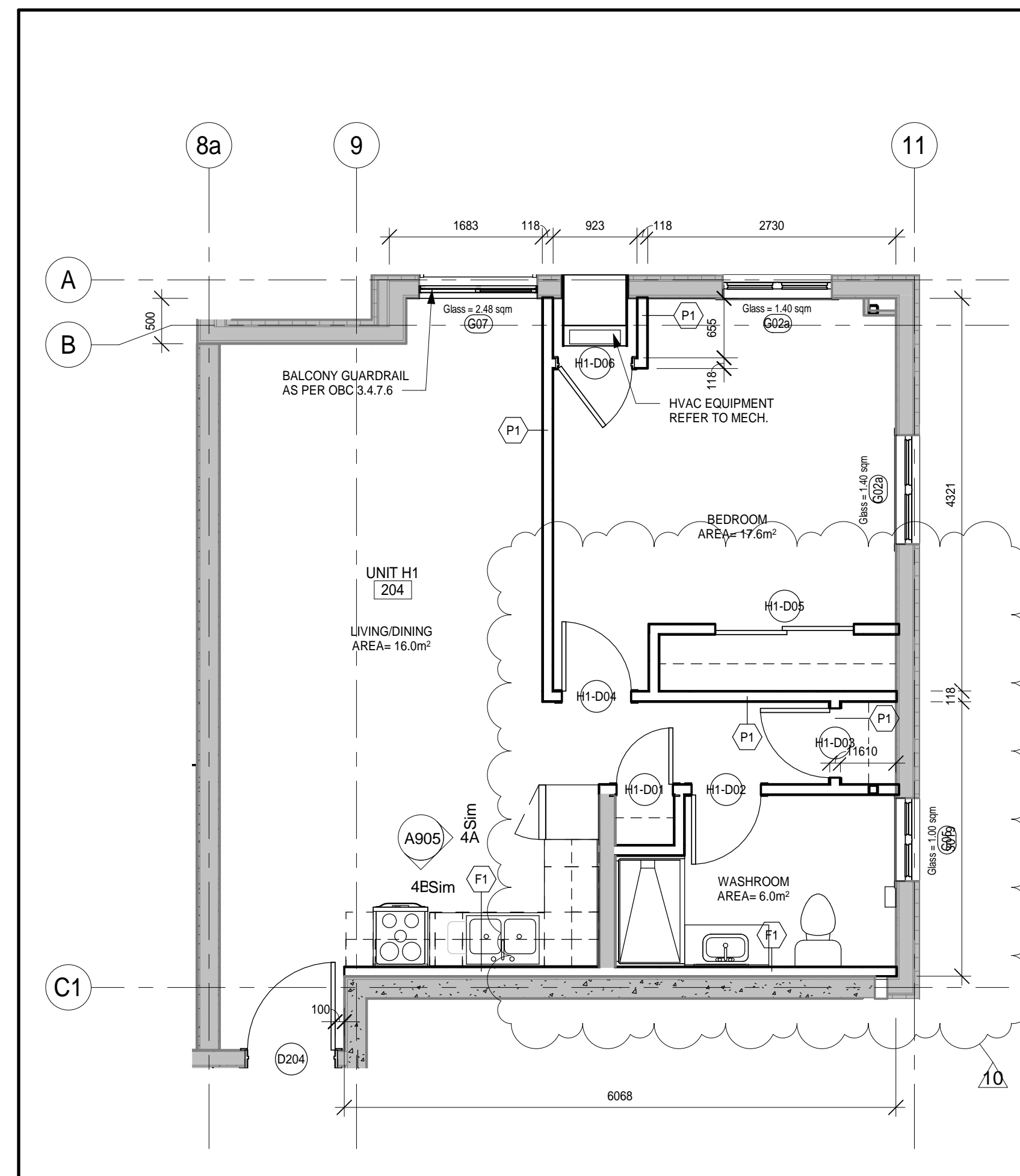
4 Unit H2 RM# 304
A208 1:50



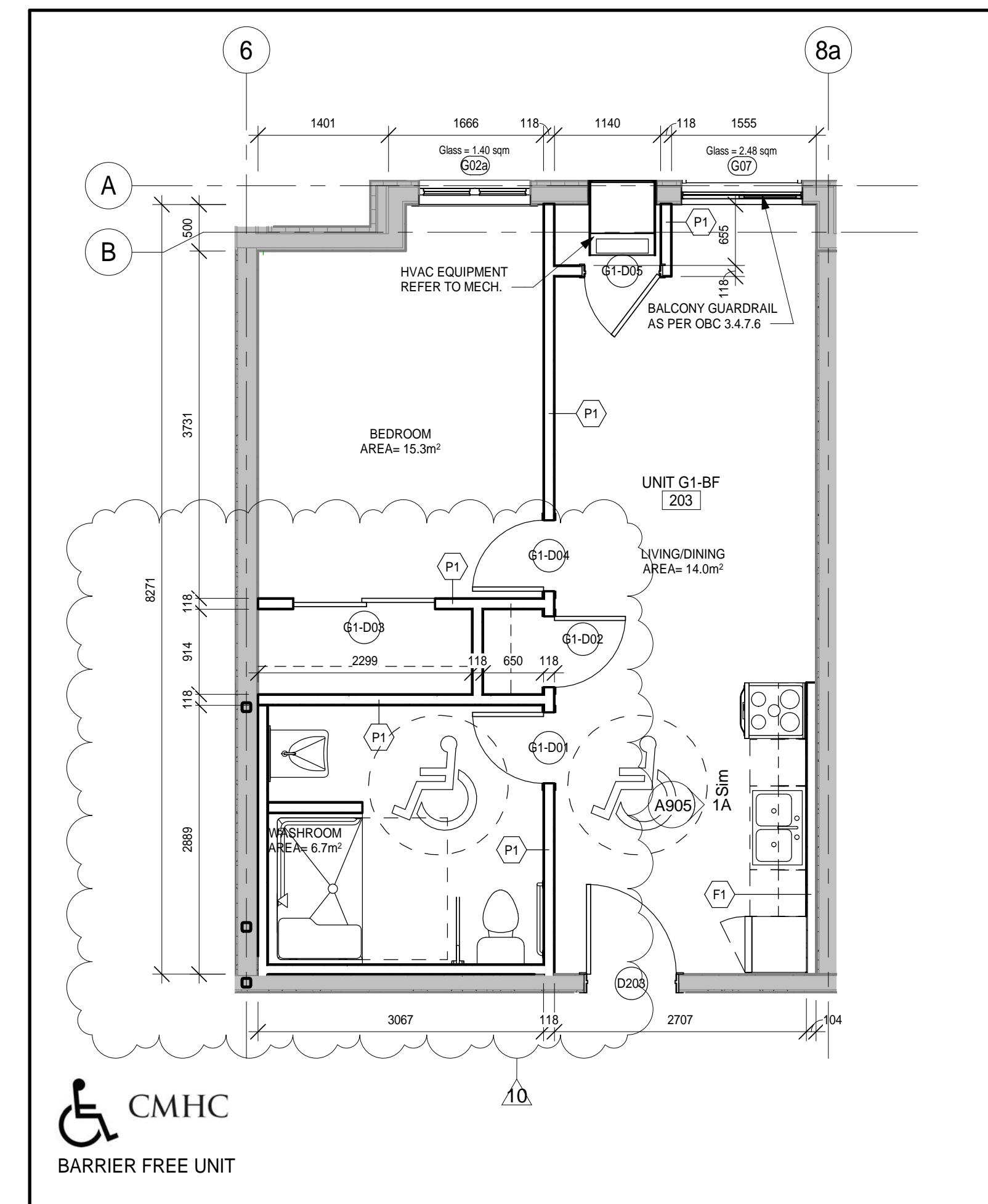
2 Unit G2-BF RM# 303
A208 1:50



5 Unit I1-BF RM# 201
A208 1:50



3 Unit H1 RM# 204
A208 1:50



1 Unit G1-BF RM# 203
A208 1:50

NOTE: REFER TO SHEET A901 FOR WASHROOM ACCESSORIES/BARRIER FREE MOUNTING HEIGHTS.

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11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY
10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
UNIT PLANS 4



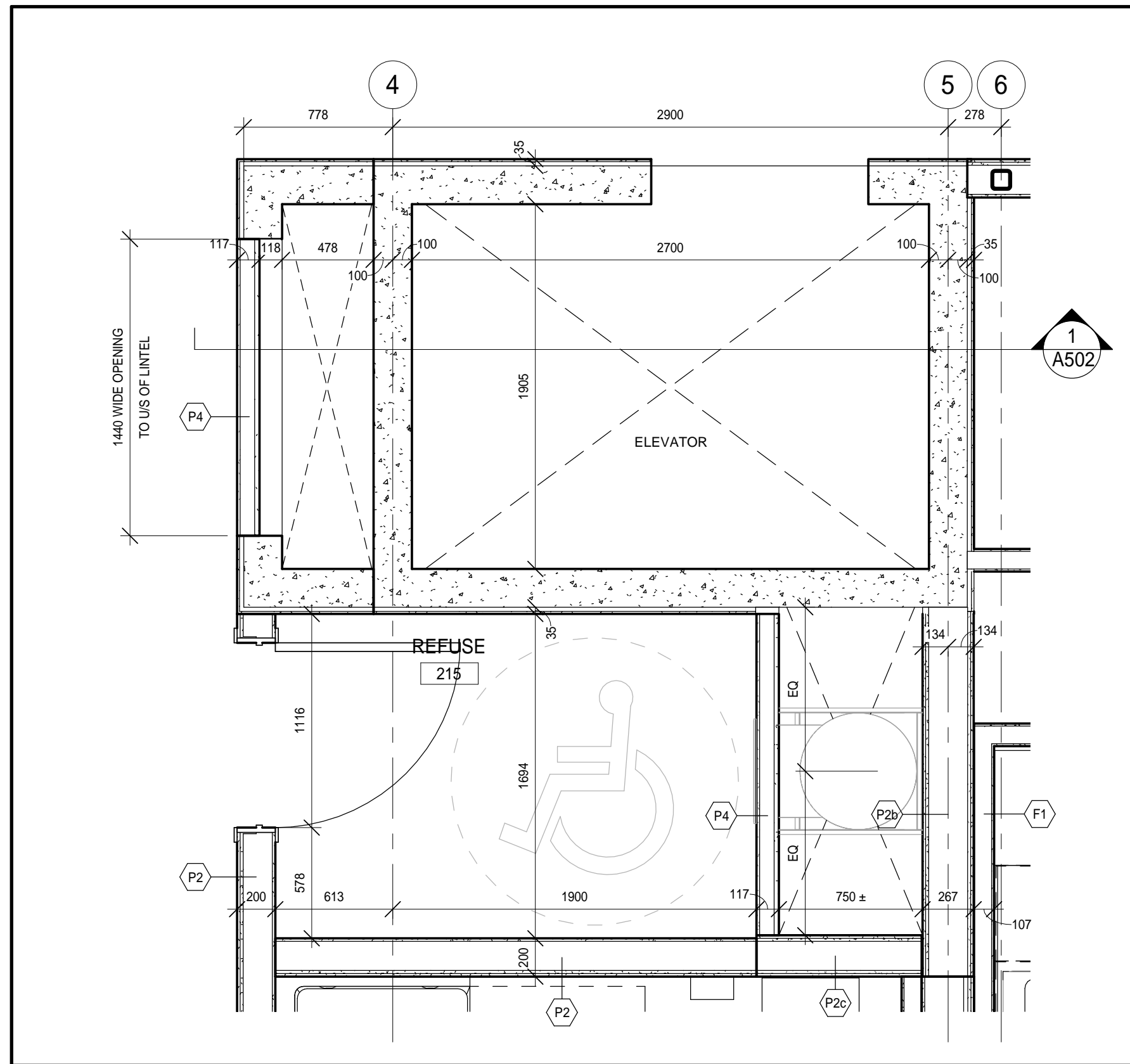
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Architects
Engineers
Project Managers

DESIGN BY: [Signature]
DRAWN BY: CM
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DATE: 05/14/19
SCALE: 1:50
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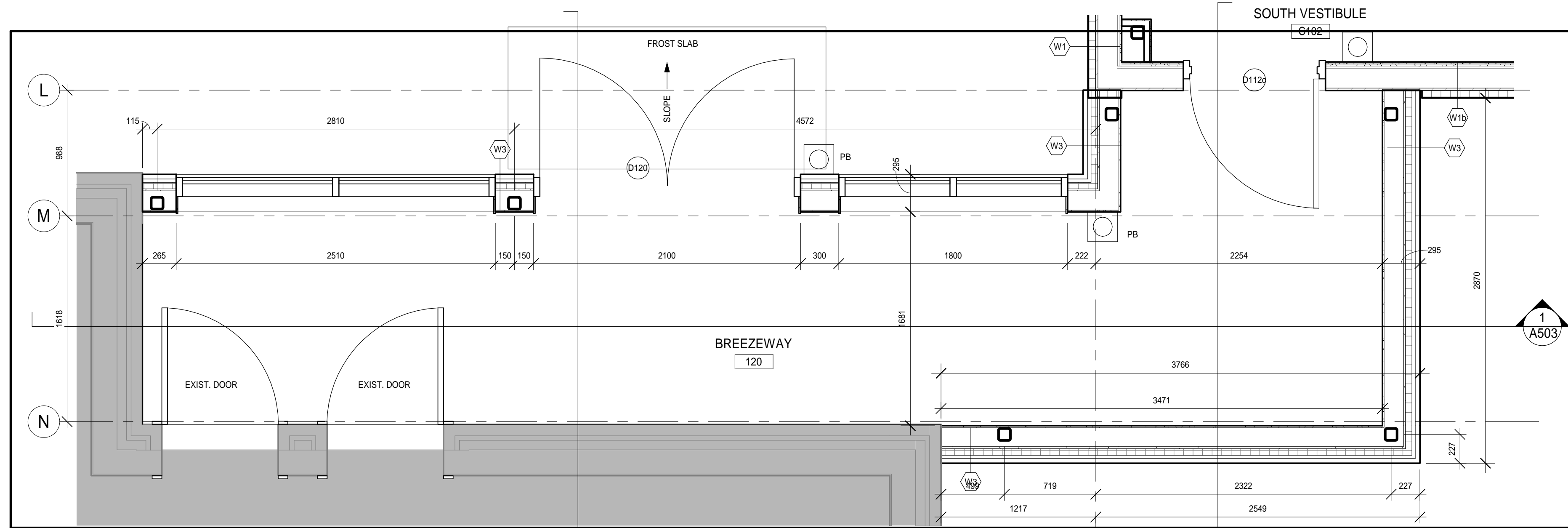
PROJECT NO: **18811**
DRAWING NO: **A208**



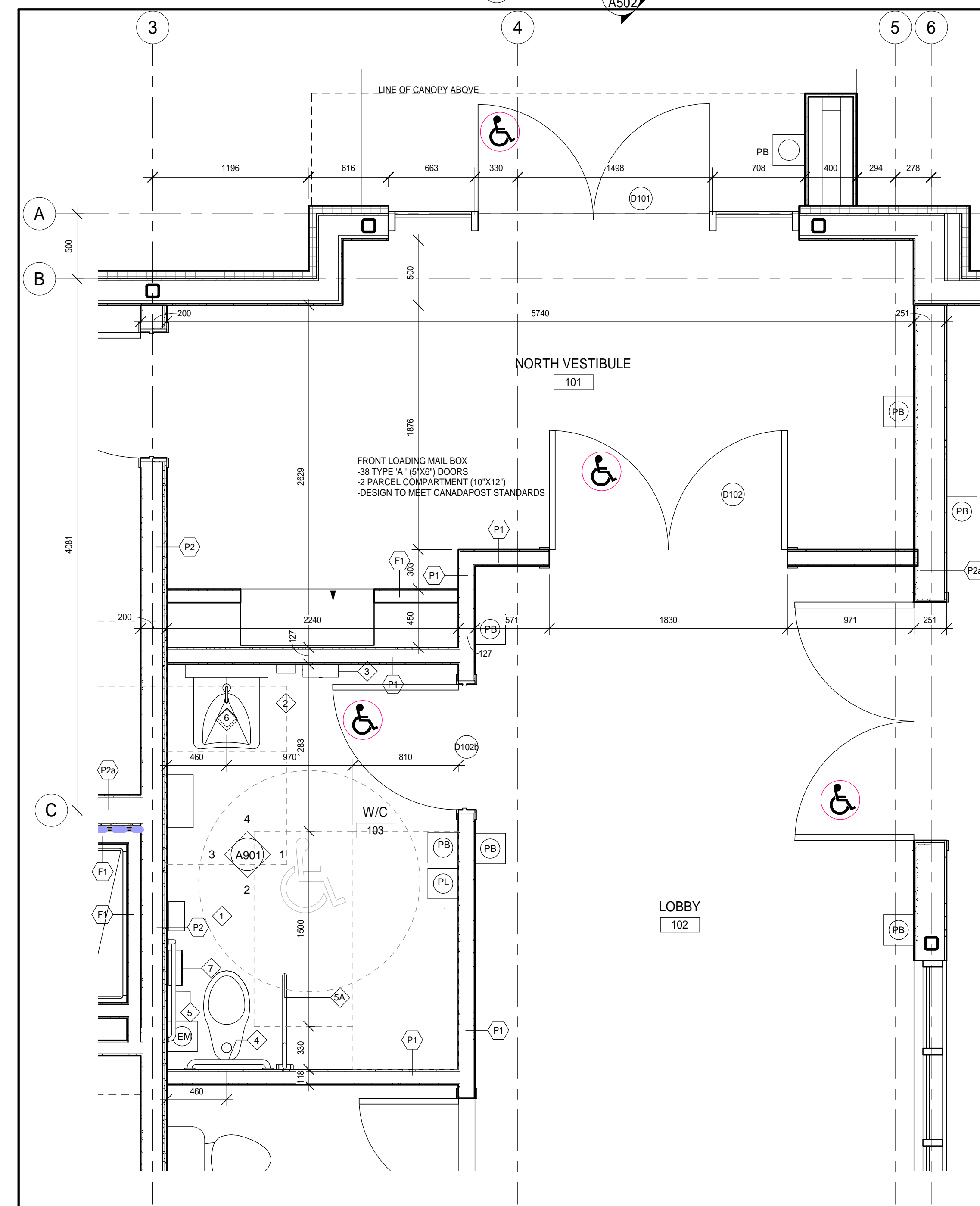
NOTE: REFER TO SHEET A901 FOR WASHROOM ACCESSORIES/BARRIER FREE MOUNTING HEIGHTS.



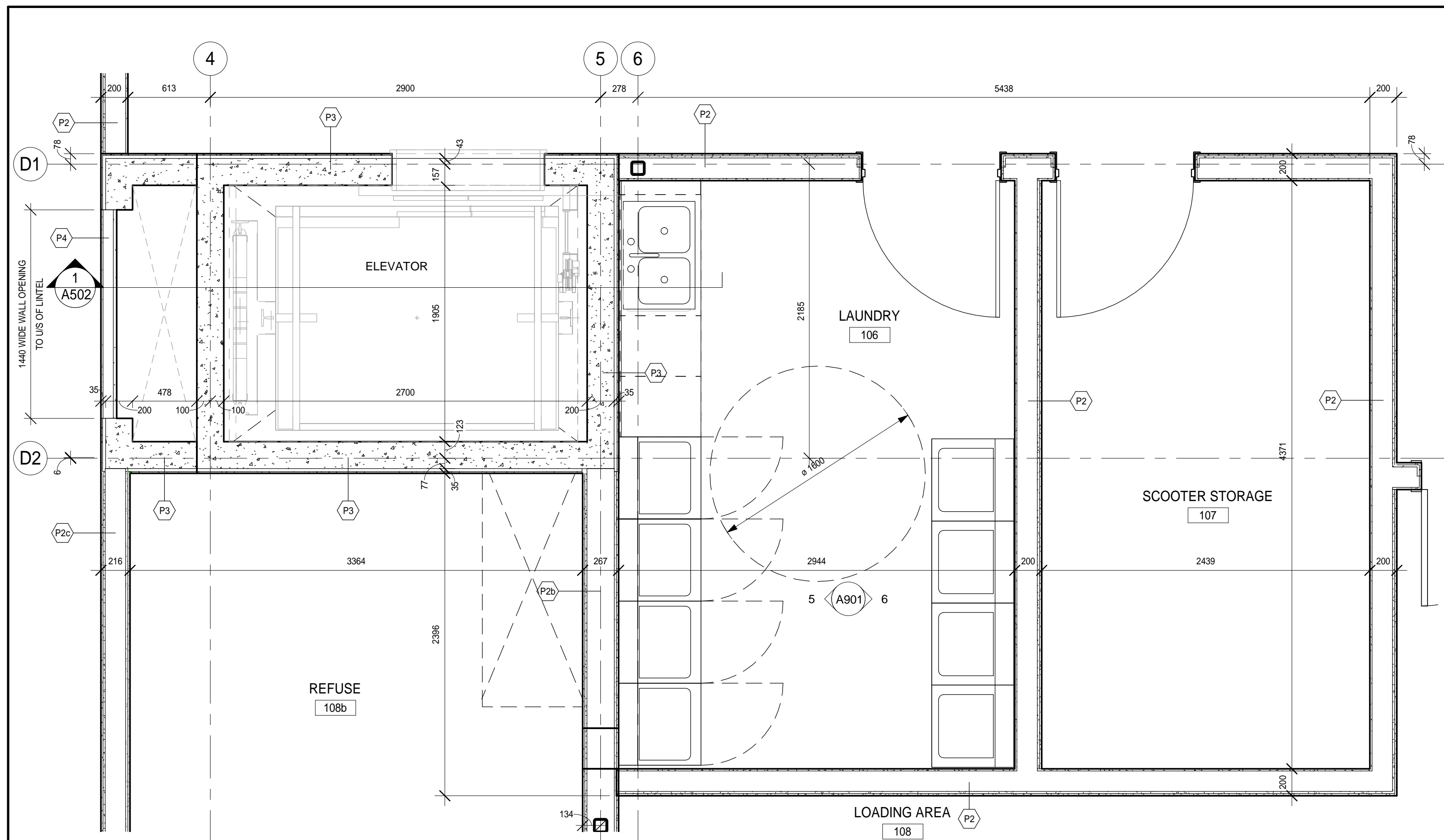
4 Second floor-Refuse Plan
1:25



2 First floor-Breezeway Plan
1:25



1 First floor-North Vestibule & B/F Washroom Plans
1:25



3 First floor-Laundry & Scooter Storage Plans
1:25

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6	ISSUED FOR TENDER	2019-06-05	
7	SPA SUBMISSION #2	2019-06-17	
8	REVISED FOR PERMIT	2019-11-11	
9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION


165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
ENLARGED PLANS



BARRY BRYAN ASSOCIATES
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Whitby Ontario L1N 0G5
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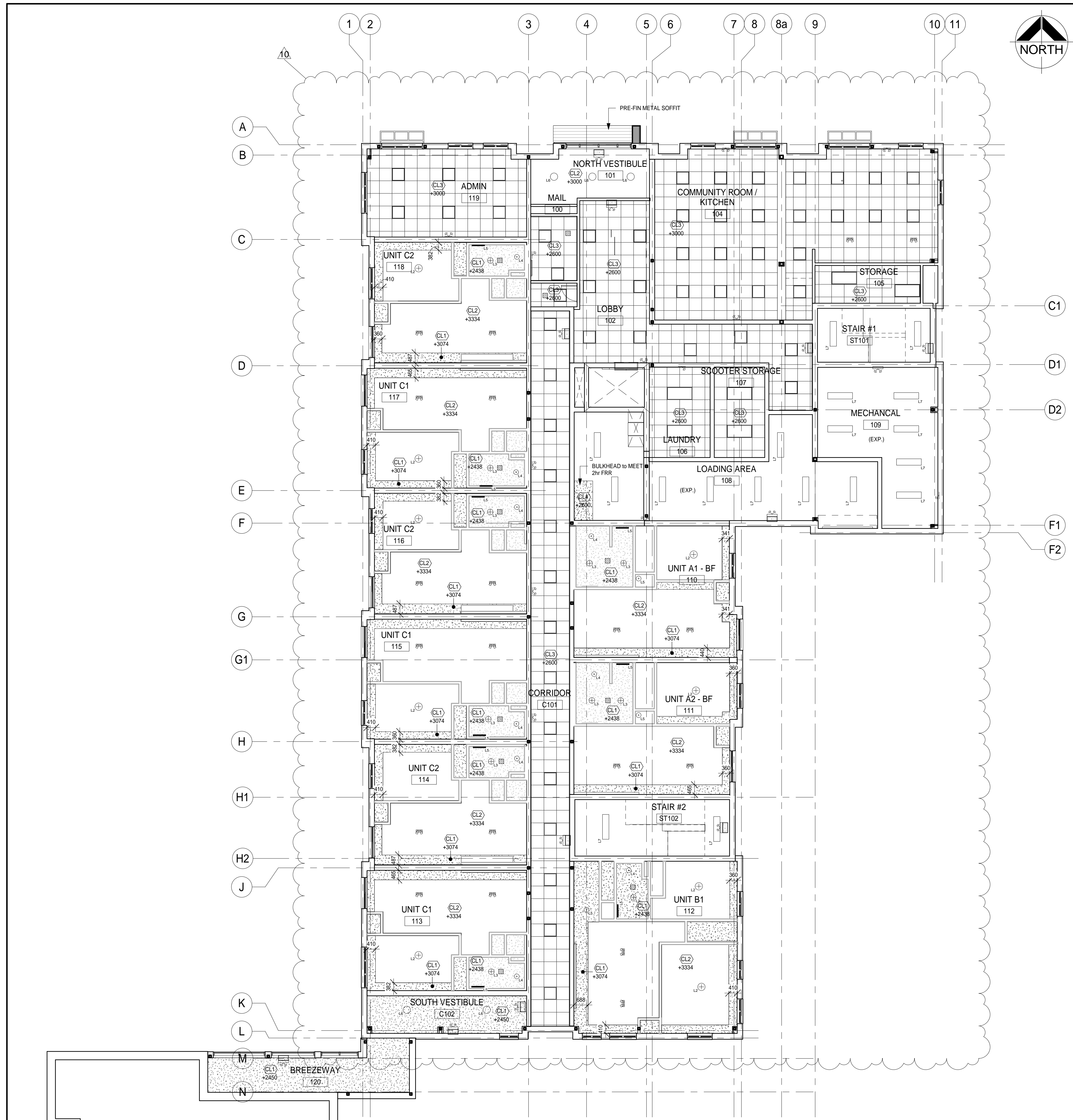


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SCALE: 1:25
FILE:

PROJECT NO:
18811

DRAWING NO:
A209



RCP LEGEND	
	(CL1) PARTED DRYWALL/CEILING ON SUPPORT FRAME AT LOW ELEVATION
	(CL2) PARTED DRYWALL/CEILING ON SUPPORT FRAME AT HIGH ELEVATION
	(EXP.) EXPOSED
	(CL3) 20mm EXTRA ACOUSTIC LAY ON CEILING WITH SUSPENDED T-BAR GRID
	(CL4) 3 LAYERS 9mm TYPE C GYPSUM WITH 15mm TYPE C T-BAR GRID ON CEILING
	PREFINISHED METAL SOFFIT FOR RECESSED CHOOPT - SEE CHOOPT DETAILS
	SURFACE MOUNTED TROFFER LIGHT FIXTURE - FLUORESCENT/LED
	CEILING MOUNTED LIGHT FIXTURE
	DAMP PROOF BATHROOM DOWNLIGHT
	WET PROOF SHOWER DOWNLIGHT
	SMALL CEILING MOUNTED LIGHT FIXTURE
	COMMERCIAL GRADE CEILING MOUNTED LIGHT FIXTURE FOR COMMON HALL, HALLWAY AND LOBBY
	CEILING MOUNTED 2 SPOT LIGHT FIXTURE
	DIMMABLE DOWNLIGHT LED (SOME USING LINE DIMMERS)
	WALL MOUNTED VANITY LIGHT FIXTURE
	T-BAR DRYWALL 2x2 LED FIXTURE
	DETECTORS - REFER TO ELECTRICAL DWG
	FIRE ALARM FIXTURES - REFER TO ELECTRICAL DWG
	EMERGENCY LIGHT FIXTURES - REFER TO ELECTRICAL DWG
	PREFINISHED METAL DRILL VENT - REFER TO HVAC DWG
	CEILING MOUNTED MECHANICAL UNIT - REFER TO HVAC DWG
	CEILING MOUNTED HEATER - REFER TO ELECTRICAL DWG

NOTE: ALL LIGHTING AND EMERGENCY LIFE SAFETY ITEMS AS PER ELECTRICAL

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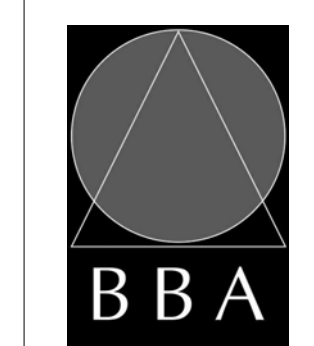
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11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY
10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
GROUND FLOOR RCP



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

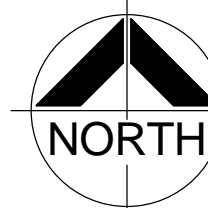
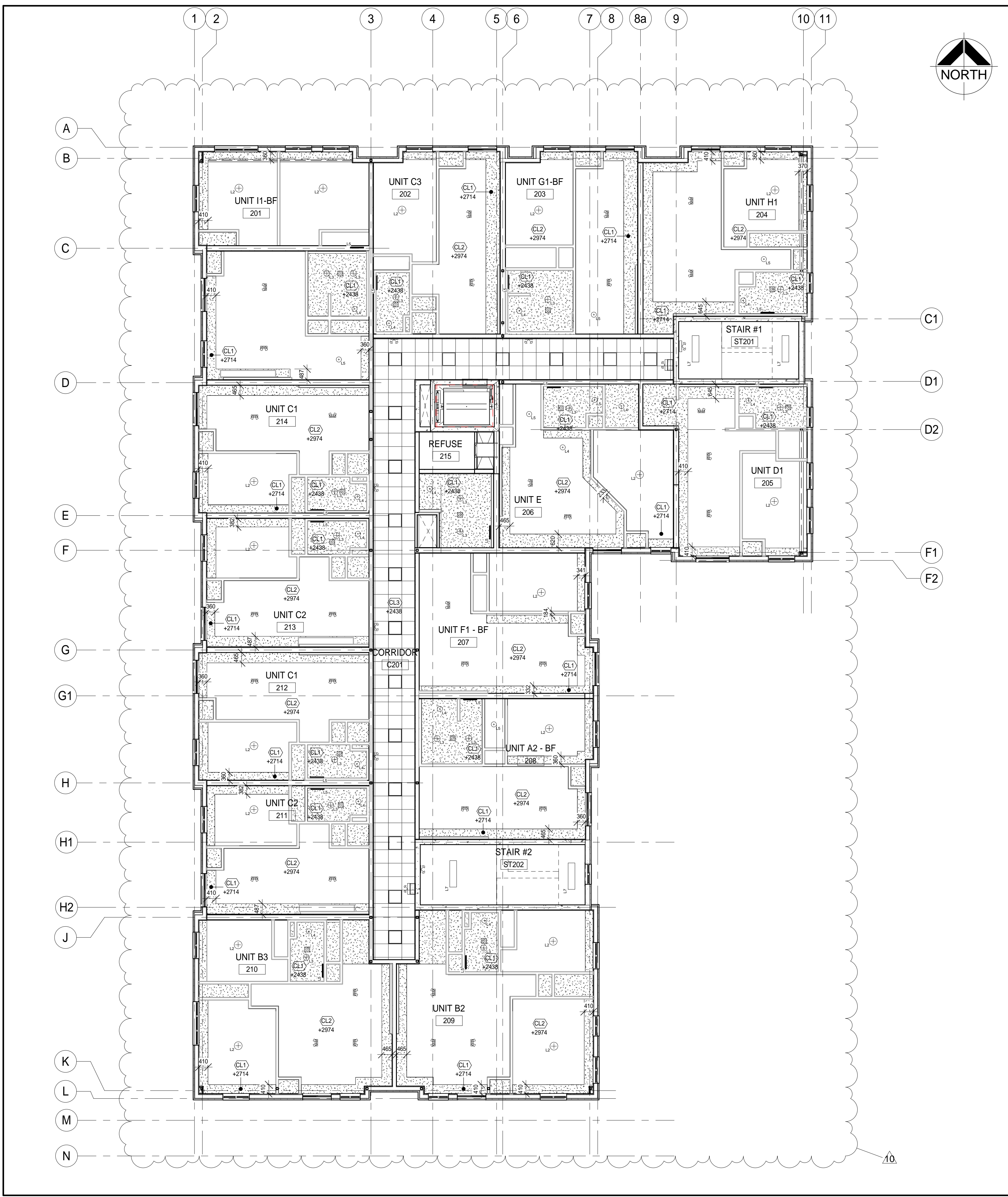
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SCALE: 1:100
FILE:

PROJECT NO: **18811**
DRAWING NO: **A210**



RCP LEGEND	
	CL1 PAINTED DISPERSED CEILING OR SPRAYED ON FRAMED AT LOW ELEVATION
	CL2 PAINTED DISPERSED CEILING OR SPRAYED ON FRAMED AT HIGH ELEVATION
	EXP. EXPOSED
	CL3 FINISH - FIBRE ACUSTIC LITE IN STAIN FIBRE & SUSPENDED T-Bar GRID
	CL4 LAYERED NEW FIBRE C-DIPFORM SECTION OF 1/2" T-SWIFT LINER OR DESIGN IN-USE IN-FIBRE
	CL5 FINISHED METAL SCOFF FOR CEILING CANOPY SEE CANOPY DETAILS
	SF8 SURFACE MOUNTED TROFFER LIGHT FIXTURE FLUORESCENT/LED
	CL1 CEILING MOUNTED LIGHT FIXTURE
	CL2 DAMP PROOF BATHROOM DOWNLIGHT
	CL3 WET PROOF SHOWER DOWNLIGHT
	CL4 SMALL CEILING MOUNTED LIGHT FIXTURE
	CL5 COMMERCIAL GRADE CEILING MOUNTED LIGHT FIXTURE FOR COMMON HALL, HALLWAY AND LOBBY
	CL6 CEILING MOUNTED 2 SPOTLIGHT FIXTURE
	CL7 DIMMABLE DOWNLIGHT LED (SOMETIMES LINE SERIES)
	CL8 WALL MOUNTED VANITY LIGHT FIXTURE
	CL9 T-BAR DRYWALL 2x2 LED FIXTURE
	DETECTORS - REFER TO ELECTRICAL DWG
	FIRE ALARMS - REFER TO ELECTRICAL DWG
	EMERGENCY LIGHT FIXTURES - REFER TO ELECTRICAL DWG
	REFERENCE METAL WALL UNIT - REFER TO HVAC DWG
	CEILING MOUNTED MECHANICAL UNIT - REFER TO HVAC DWG
	CEILING MOUNTED HEATER - REFER TO ELECTRICAL DWG

NOTE: ALL LIGHTING AND EMERGENCY LIFE SAFETY ITEMS AS PER ELECTRICAL

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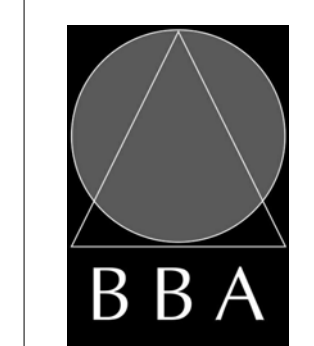
NO.	ISSUES	DATE	BY
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11	ISSUED FOR CONSTRUCTION	2020-06-29	

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10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
2ND FLOOR PLAN RCP



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FILE:

PROJECT NO: **18811**
DRAWING NO: **A211**



RCP LEGEND

	CL1	PAINTED DRYWALL CEILING ON SUSPENDED METAL FRAMING AT 0.00 ELEVATION
	CL2	PAINTED DRYWALL CEILING ON SUSPENDED METAL FRAMING AT 1.00 ELEVATION
	(EXP.)	EXPOSED
	CL3	8MM x 10MM ACOUSTIC CEILING PANELS ON SUSPENDED METAL FRAMING
	CL4	SLYDEE 1000mm x 600mm C-DRYWALL ON SUSPENDED METAL FRAMING AT 1.00 ELEVATION
	FRS	SURFACE MOUNTED TROFFER LIGHT FIXTURE FLUORESCENT/LED
	L1	CEILING MOUNTED LIGHT FIXTURE
	L2	DAMP PROOF BATHROOM DOWNLIGHT
	L3	WET PROOF SHOWER DOWNLIGHT
	L4	SMALL CEILING MOUNTED LIGHT FIXTURE
	L5	COMMERCIAL GRADE CEILING MOUNTED LIGHT FIXTURE FOR COMMON HALL, HALLS, STAIR LOBBY
	L6	CEILING MOUNTED 2 SPOTLIGHT FIXTURE
	L7	DIMABLE DOWNLIGHT LED (SCHEMATIC LINE NUMBER)
	L8	WALL MOUNTED VANITY LIGHT FIXTURE
	L9	T-MARKER WALL 200 LED FIXTURE
	D1	DETECTORS - REFER TO ELECTRICAL DWG
	D2	FIRE ALARM FIXTURES - REFER TO ELECTRICAL DWG
	E1	EMERGENCY LIGHT FIXTURES - REFER TO ELECTRICAL DWG
	M1	PREFINISHED METAL WALL UNIT - REFER TO HVAC DWG
	M2	CEILING MOUNTED MECHANICAL UNIT - REFER TO HVAC DWG
	M3	CEILING MOUNTED HEATER - REFER TO ELECTRICAL DWG

NOTE: ALL LIGHTING AND EMERGENCY LIFE SAFETY ITEMS AS PER ELECTRICAL

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11	ISSUED FOR CONSTRUCTION	2020-06-29	

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10	Revisions as per permit	2020-01-07	

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
3RD FLOOR RCP



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FILE:

PROJECT NO: **18811**
DRAWING NO: **A212**

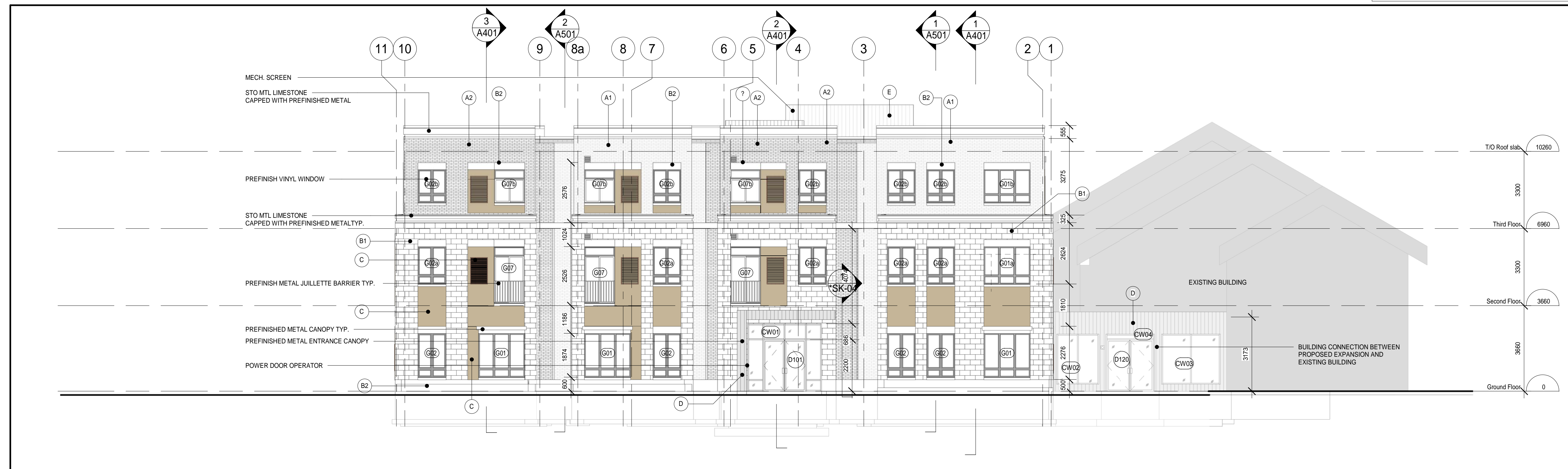
MATERIAL LEGEND

- (A1) STO MTL BRICK 1
- (A2) STO MTL BRICK 2
- (B1) STO MTL LIMESTONE (BRICK)
- (B2) STO MTL LIMESTONE
- (C) STO ACCENT LIMESTONE FINISH
- (D) PREFINISHED METAL SIDING 1
- (E) PREFINISHED METALSIDING 2

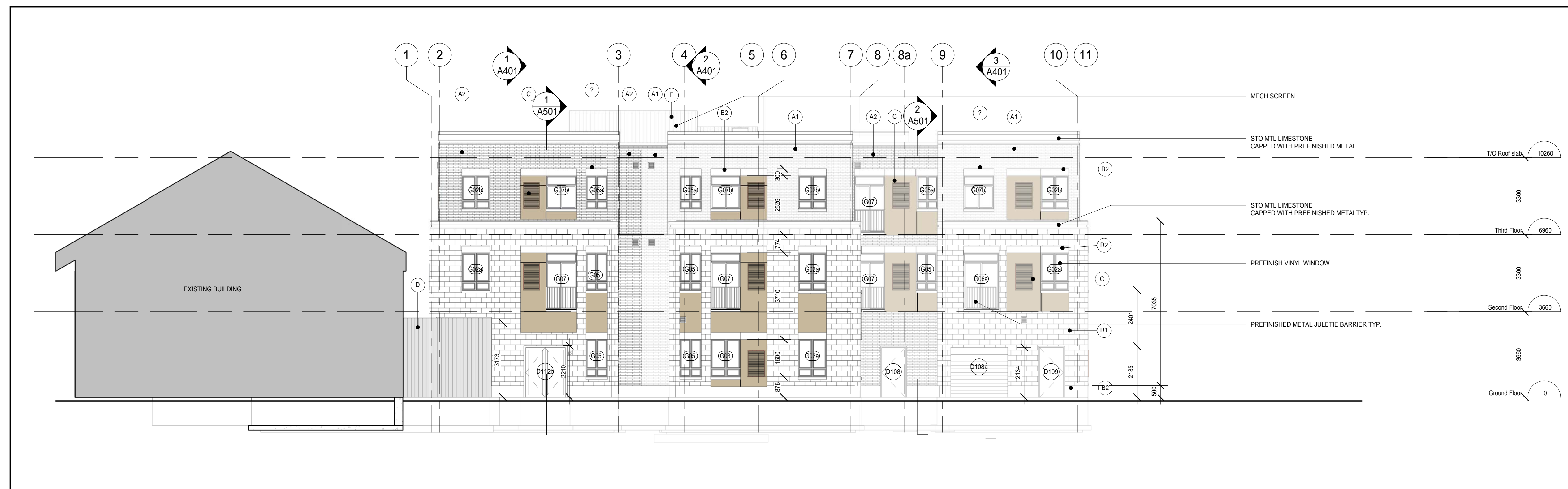
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NO.	REVISIONS	DATE	BY



1 North Elevation
A301 1:100

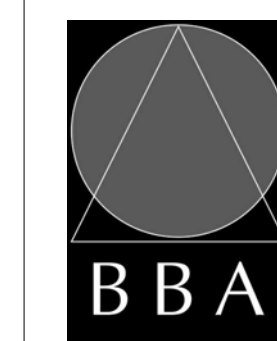


2 South Elevation
A301 1:100

PROJECT:
PARKVIEW SENIORS EXPANSION

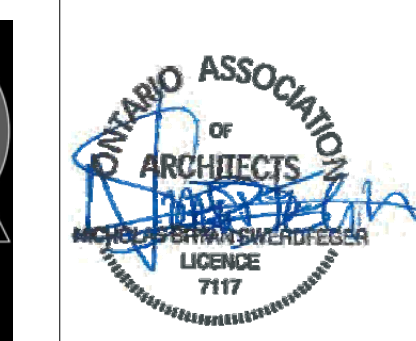
165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
NORTH AND SOUTH ELEVATIONS



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DATE: 02/15/19
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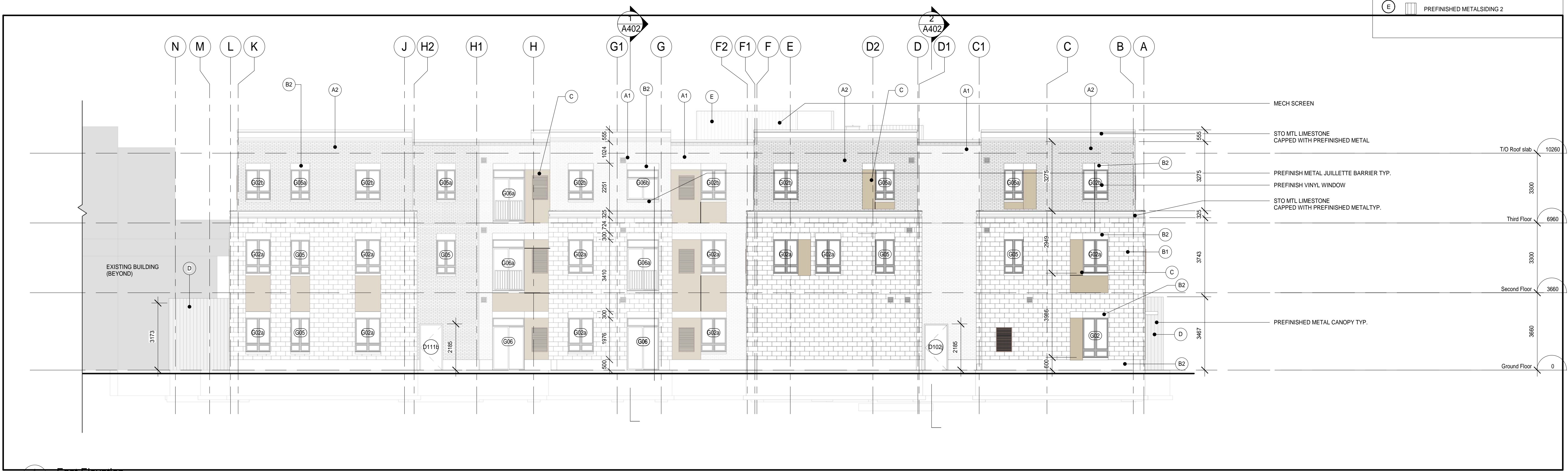
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DRAWING NO: **A301**

MATERIAL LEGEND

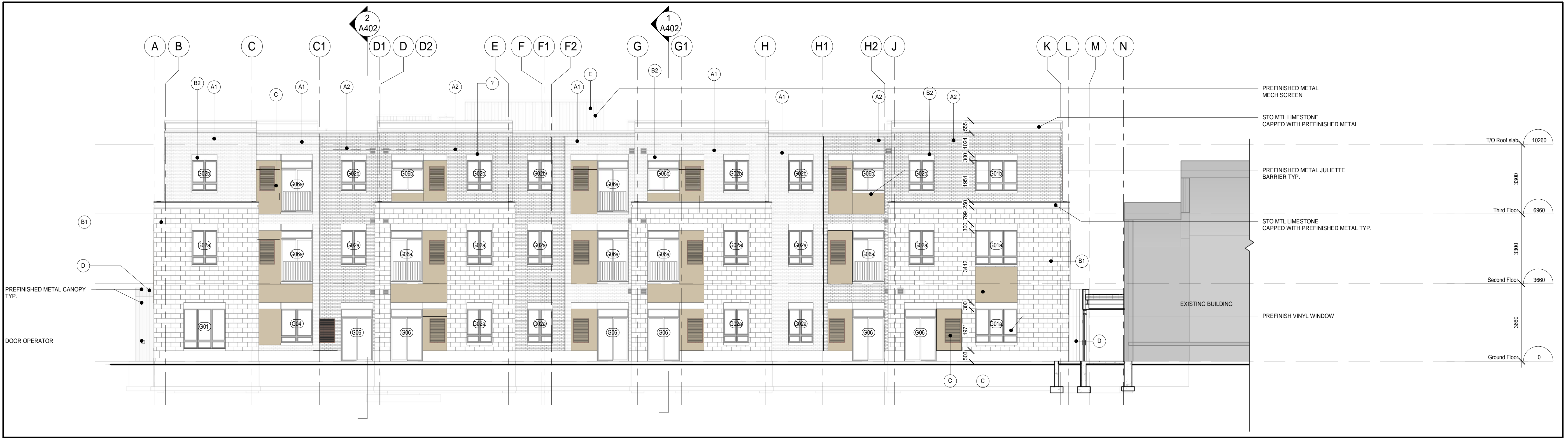
- (A1) STO MTL BRICK 1
- (A2) STO MTL BRICK 2
- (B1) STO MTL LIMESTONE (BRICK)
- (B2) STO MTL LIMESTONE
- (C) STO ACCENT LIMESTONE FINISH
- (D) PREFINISHED METAL SIDING 1
- (E) PREFINISHED METALSIDING 2

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11	ISSUED FOR CONSTRUCTION	2020-06-29	



1
A302
East Elevation
1:100




2
A302
West Elevation
1:100

NO.	REVISIONS	DATE	BY


PROJECT:
**PARKVIEW SENIORS
EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

DRAWING:
**EAST AND WEST
ELEVATIONS**



**BARRY BRYAN
ASSOCIATES**
*Architects
Engineers
Project Managers*

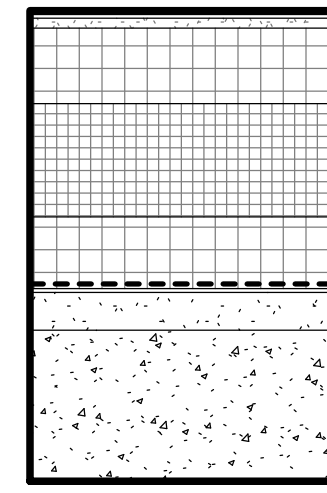


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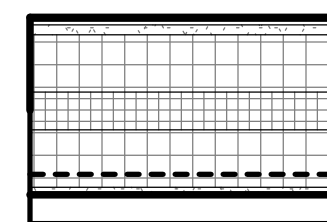
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PROJECT NO. **18811** DRAWING NO. **A302**

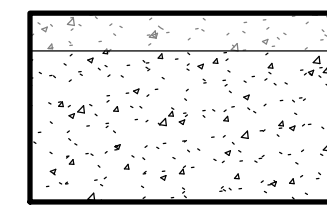
ROOF/ FLOOR TYPES



R1
 2 PLY MODIFIED BITUMINOUS ROOFING
 13mm PROTECTION BOARD
 102mm RIGID INSULATION TOP LAYER (STONE WOOL)
 TAPERED INSULATION
 102mm RIGID INSULATION (POLYISO)
 ROOF VAPOUR RETARDER on
 CONCRETE TOPPING on
 PRECAST HOLLOW CORE SLAB ROOF
 FRR - 1H1, ULC-S101 DESIGN NO. J395



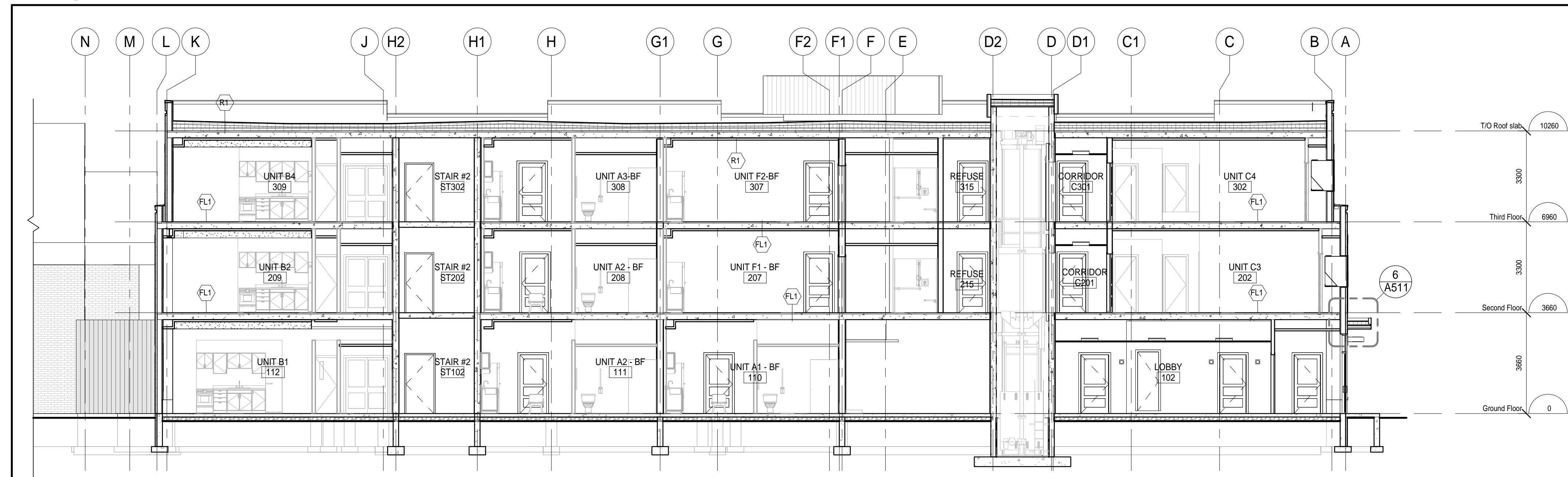
R2
 2 PLY MODIFIED BITUMINOUS ROOFING
 13mm PROTECTION BOARD
 78mm RIGID INSULATION TOP LAYER (STONE WOOL)
 TAPERED INSULATION
 78mm RIGID INSULATION (POLISO)
 ROOF VAPOUR RETARDER on
 SUBSTRATE BOARD on
 STEEL ROOF DECK



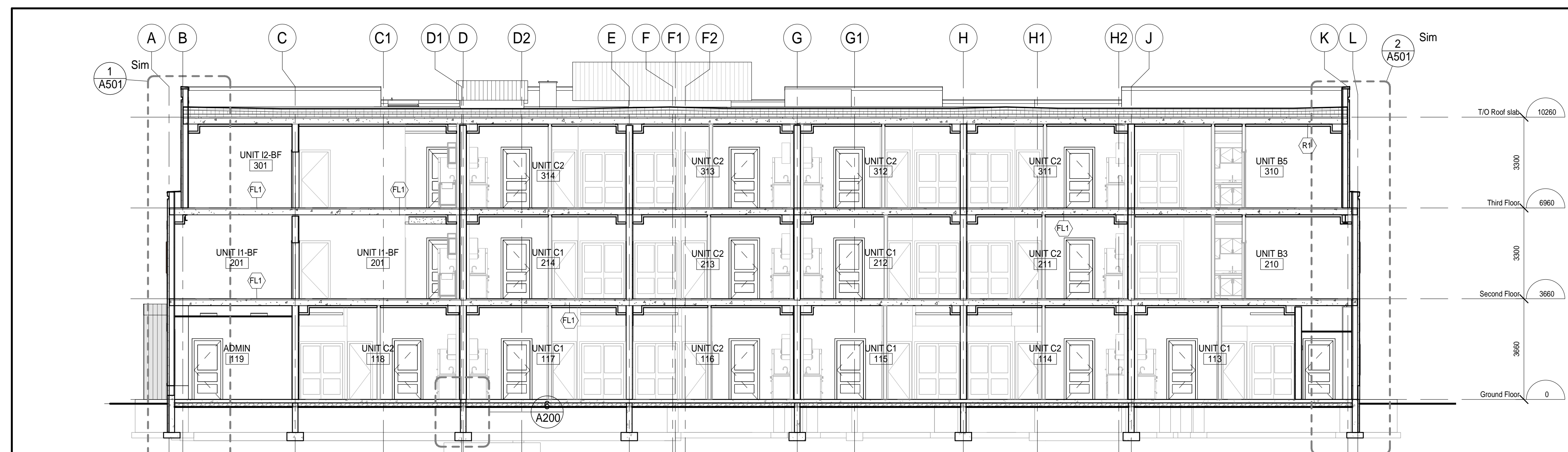
FL1
 FLOOR FINISH
 50mm CAST IN PLACE CONCRETE TOPPING
 200mm HOLLOW CORE SLAB AS PER STR.
 FRR - 1H1, ULC-S101 DESIGN NO. J395
 STC-60+ AS PER CPCL DESIGN MANUAL and NRC-
 CNRC test report A1-012467.2



3 BUILDING SECTION
 1:100



2 BUILDING SECTION
 1:100



1 BUILDING SECTION
 1:100

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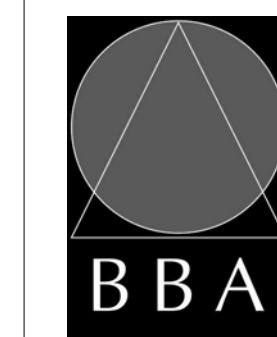
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NO.	REVISIONS	DATE	BY

PROJECT:
**PARKVIEW SENIORS
 EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
 L1B 1H3

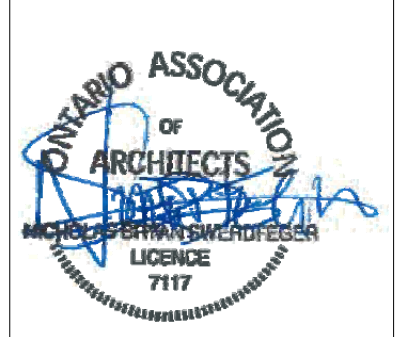
DRAWING:
BUILDING SECTIONS



**BARRY BRYAN
 ASSOCIATES**

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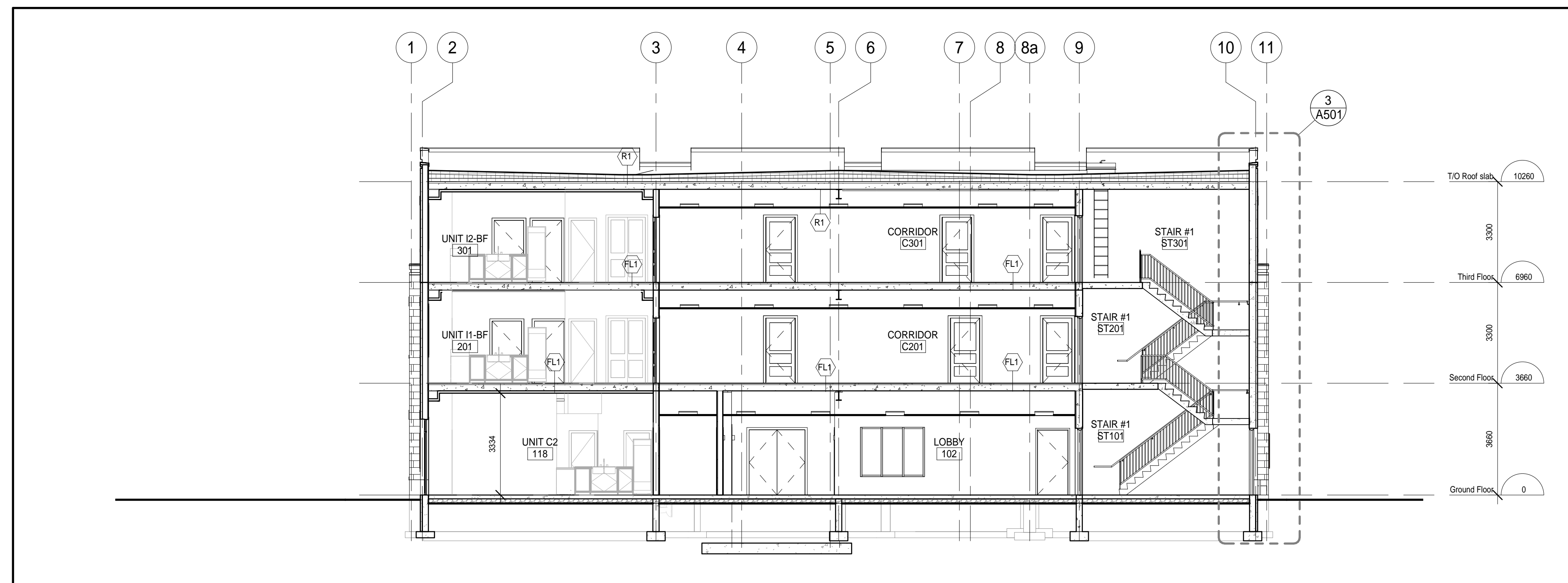
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 DATE: 02/15/19
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PROJECT NO: **18811**
 DRAWING NO: **A401**

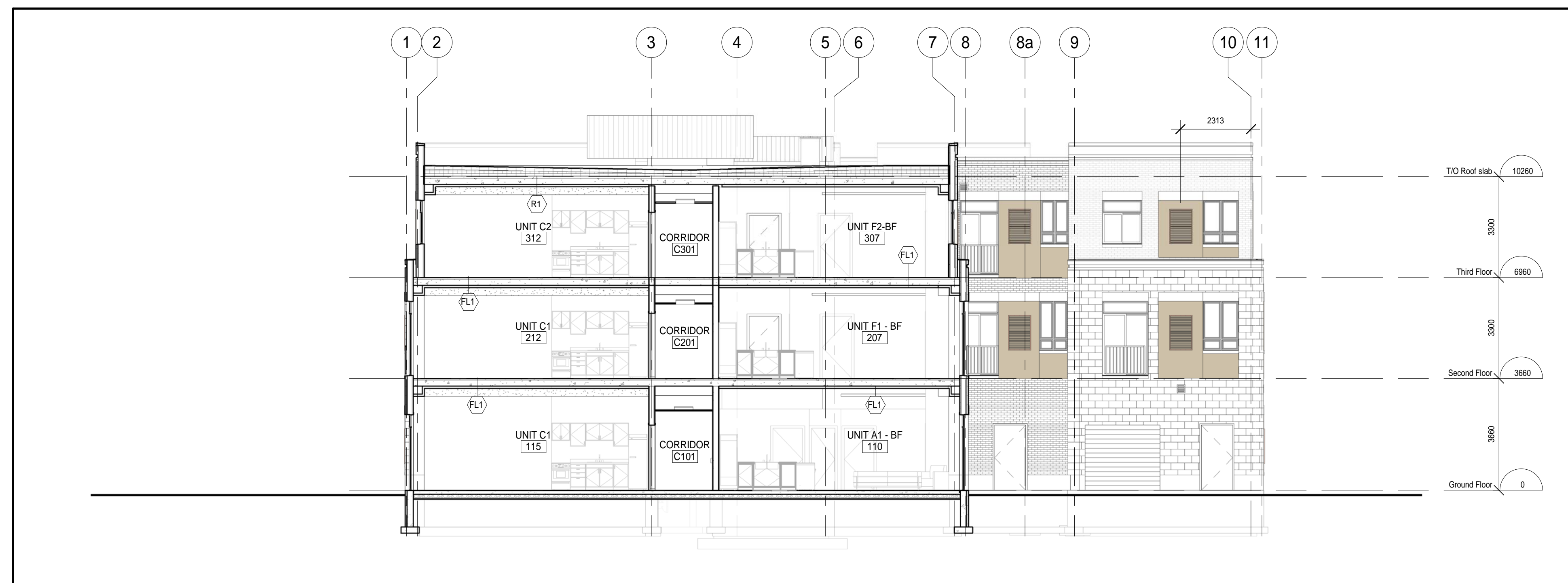
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3	M+E COORDINATION SET	2019-02-20	
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8	REVISED FOR PERMIT	2019-11-11	
9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY



2 BUILDING SECTION
A402 1:100

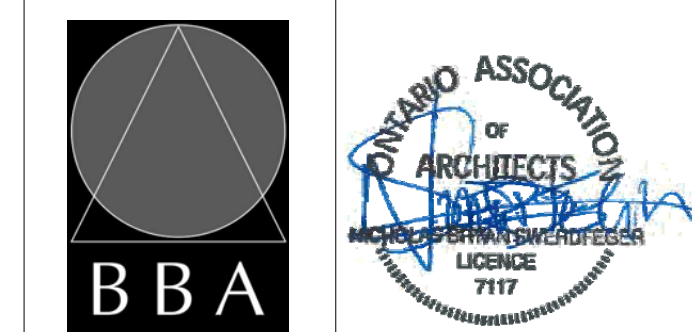


1 BUILDING SECTION
A402 1:100

PROJECT:
**PARKVIEW SENIORS
EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

DRAWING:
BUILDING SECTIONS



**BARRY BRYAN
ASSOCIATES**
Architects
Engineers
Project Managers

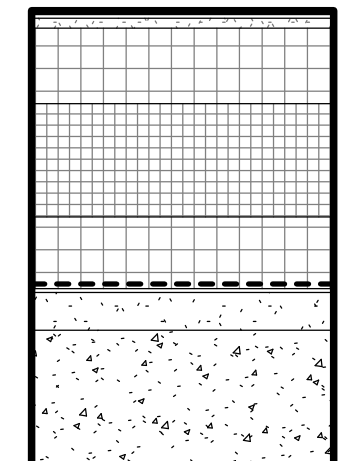
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DRAWN BY: RG
CHECKED BY: [Signature]

DATE: 02/15/19
SCALE: As indicated
FILE:

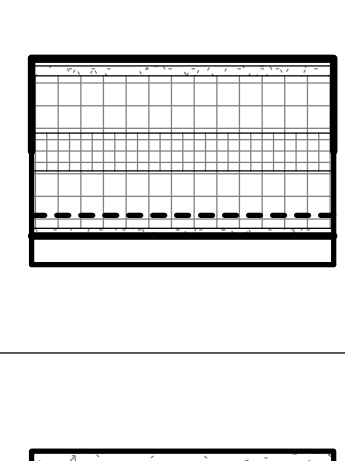
201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-arch.com

PROJECT NO: **18811**
DRAWING NO: **A402**

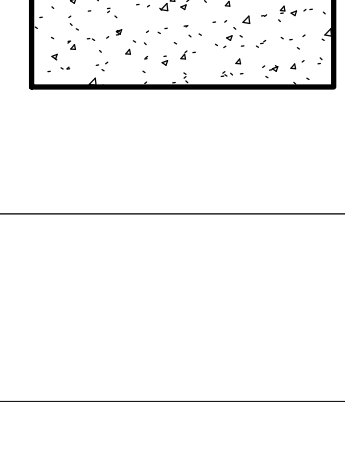
ROOF/ FLOOR TYPES



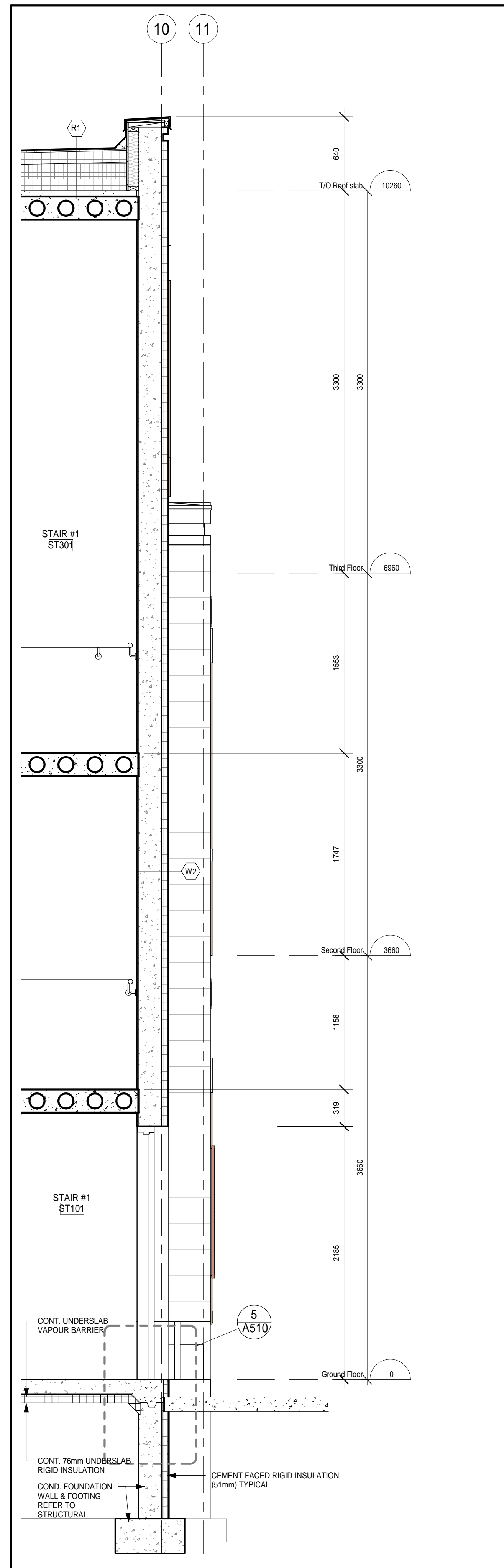
R1
2 PLY MODIFIED BITUMINOUS ROOFING
13mm PROTECTION BOARD
102mm RIGID INSULATION TOP LAYER (STONE WOOL)
TAPERED INSULATION
102mm RIGID INSULATION (POLYISO)
ROOF VAPOUR RETARDER on
CONCRETE TOPPING on
PRECAST HOLLOW CORE SLAB ROOF
FRR - 1hr. ULC-S101 DESIGN NO. J995



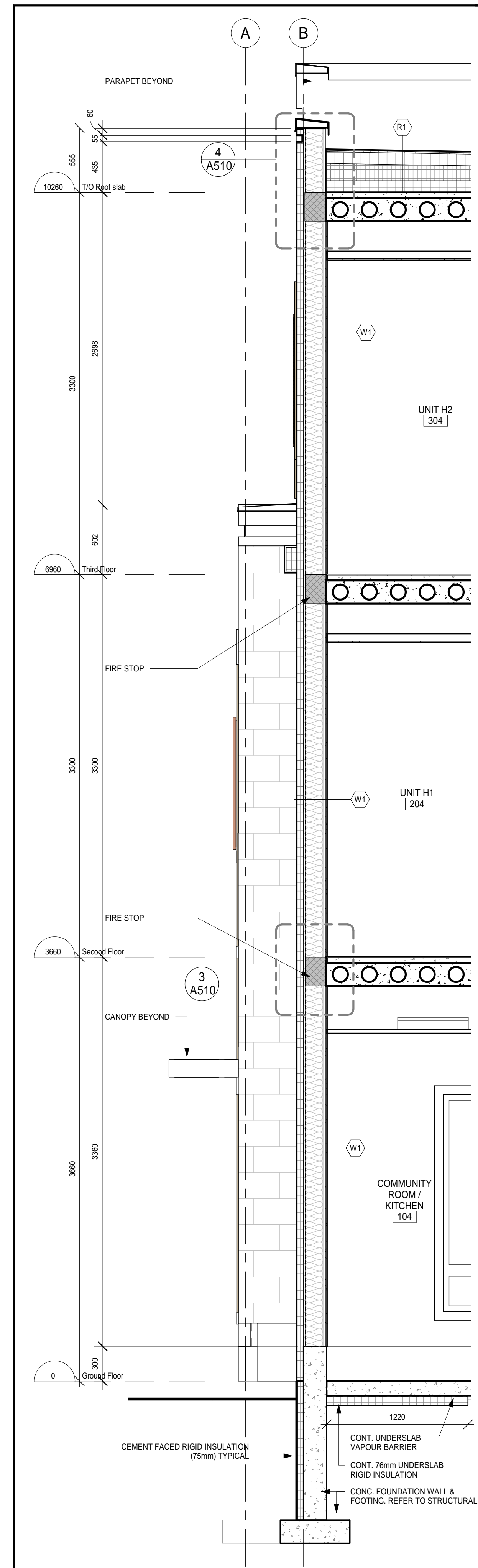
R2
2 PLY MODIFIED BITUMINOUS ROOFING
13mm PROTECTION BOARD
76mm RIGID INSULATION TOP LAYER (STONE WOOL)
TAPERED INSULATION
76mm RIGID INSULATION (POLYISO)
ROOF VAPOUR RETARDER on
SUBSTRATE BOARD on
STEEL ROOF DECK



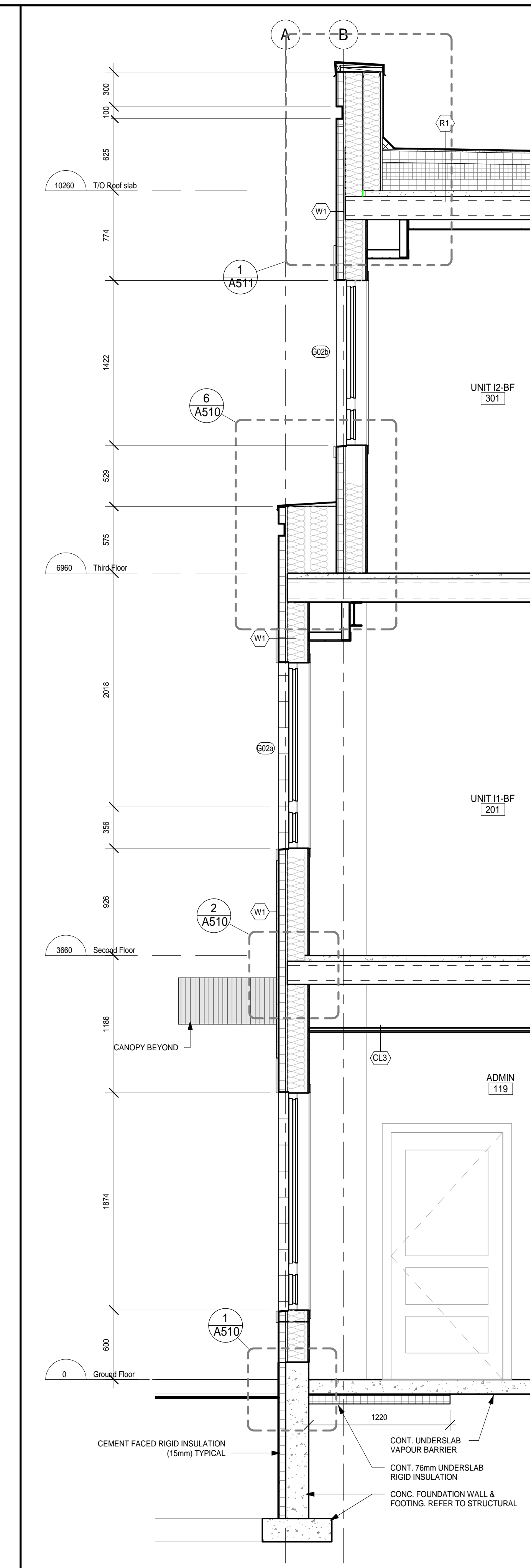
FL1
FLOOR FINISH
50mm CAST IN PLACE CONCRETE TOPPING
200mm HOLLOW CORE SLAB AS PER STR.
FRR - 1hr. ULC-S101 DESIGN NO. J995
STC-50+ AS PER CPIC DESIGN MANUAL and NRC-
CNRC test report A1-012467.2



3 WALL SECTION
A501 1:25



2 WALL SECTION
A501 1:25



1 WALL SECTION
A501 1:25

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NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

DRAWING:
WALL SECTIONS



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com



DESIGN BY: NS
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DATE: 02/15/19
SCALE: 1:25
FILE:

PROJECT NO: **18811** DRAWING NO: **A501**

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NO.	REVISIONS	DATE	BY

PROJECT:
**PARKVIEW SENIORS
EXPANSION**

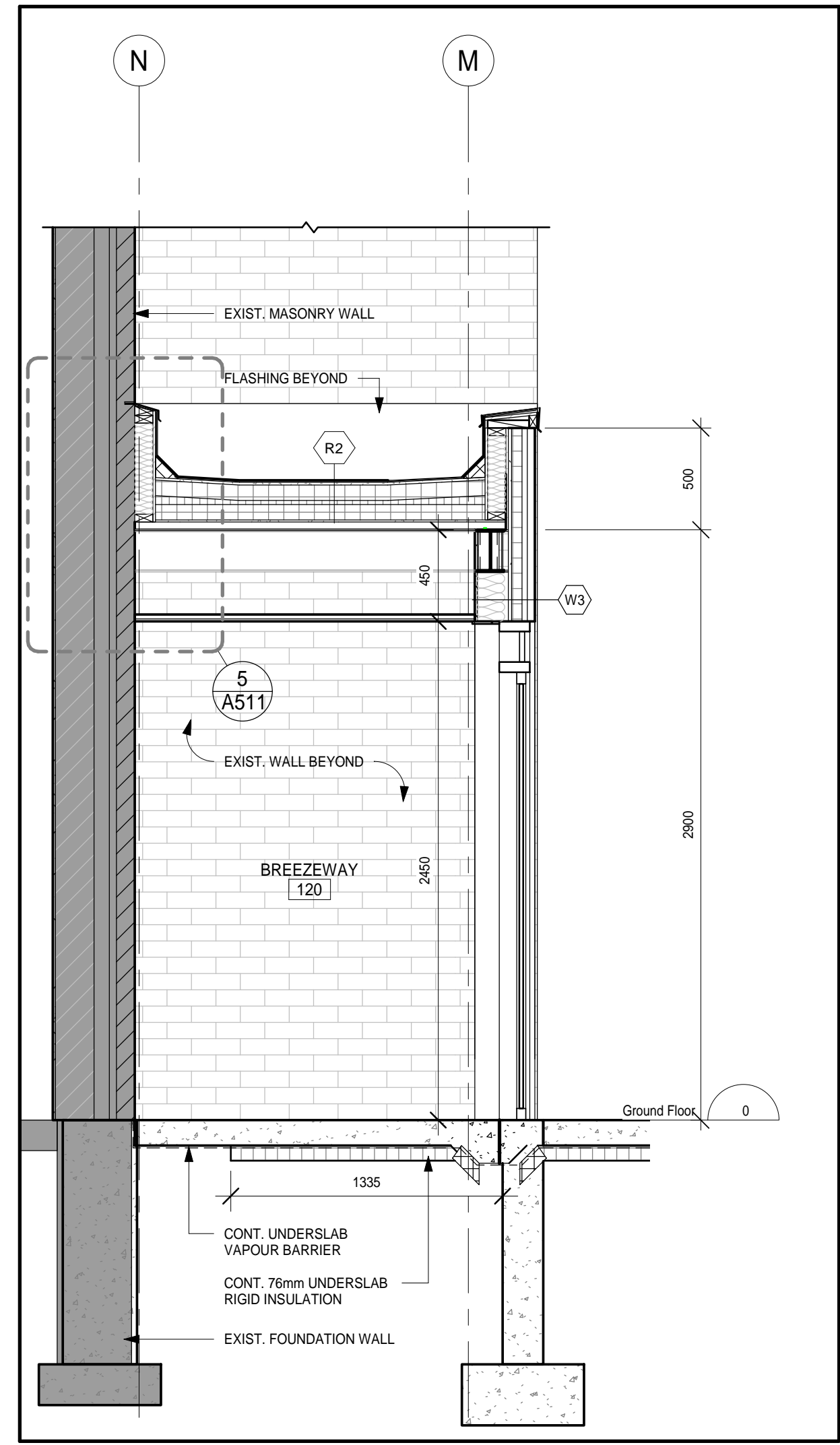
165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

DRAWING:
WALL SECTIONS

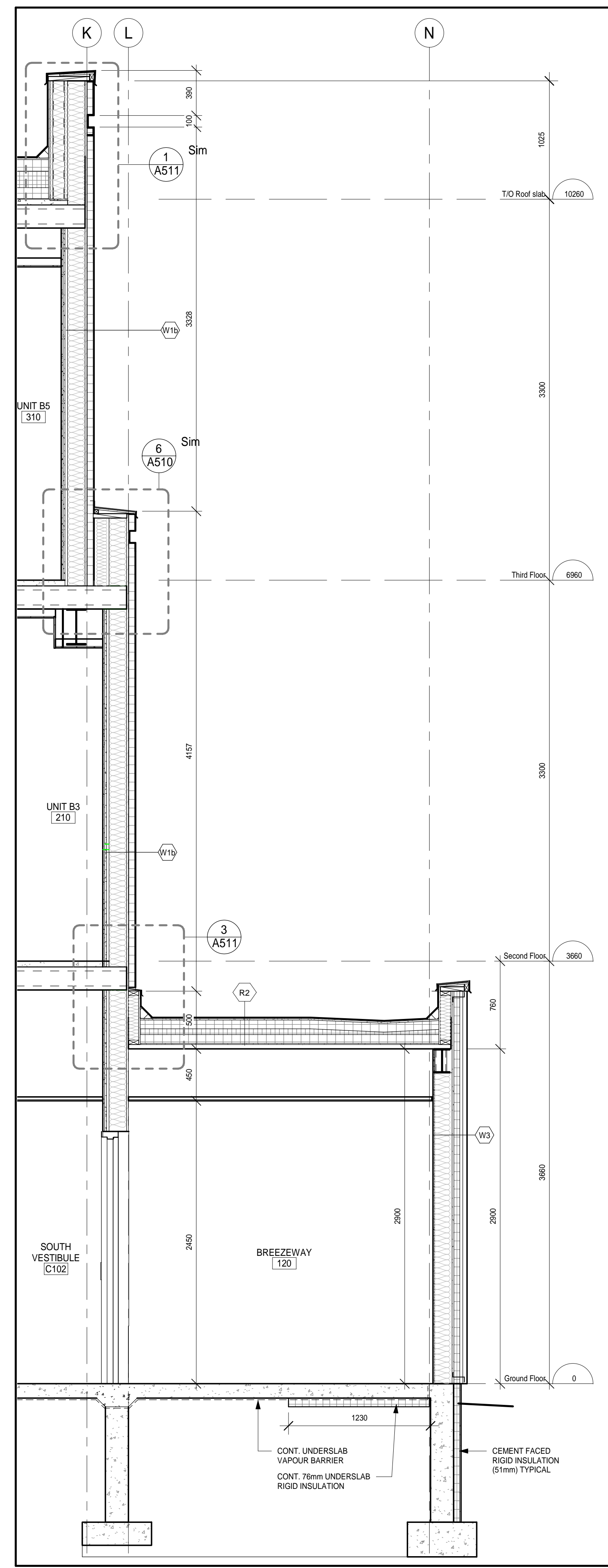


**BARRY BRYAN
ASSOCIATES**
Architects
Engineers
Project Managers
DESIGN BY: [Signature]
DRAWN BY: [Signature]
AUTHOR: [Signature]
CHECKED BY: [Signature]
DATE: 05/24/19
SCALE: 1 : 25
FILE:

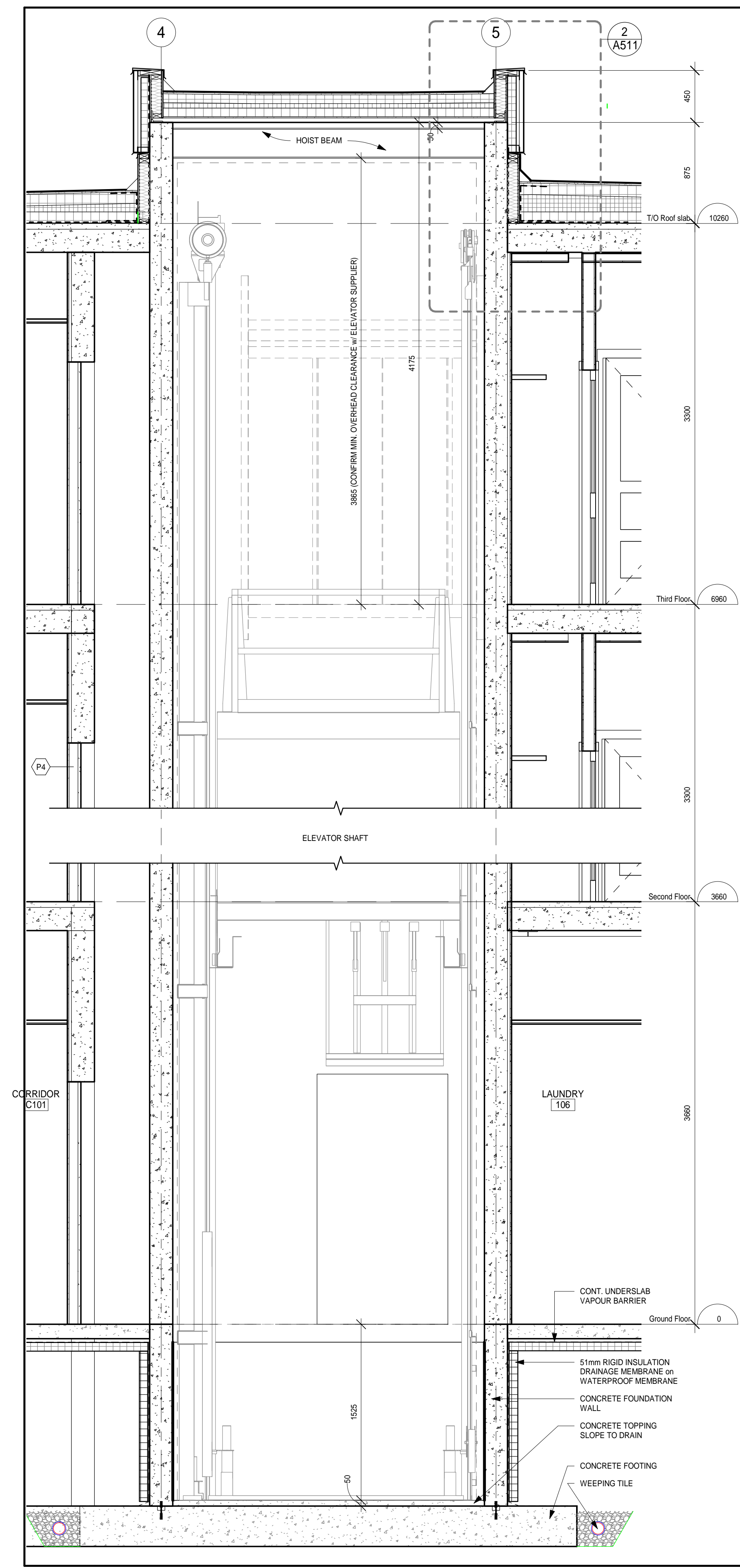
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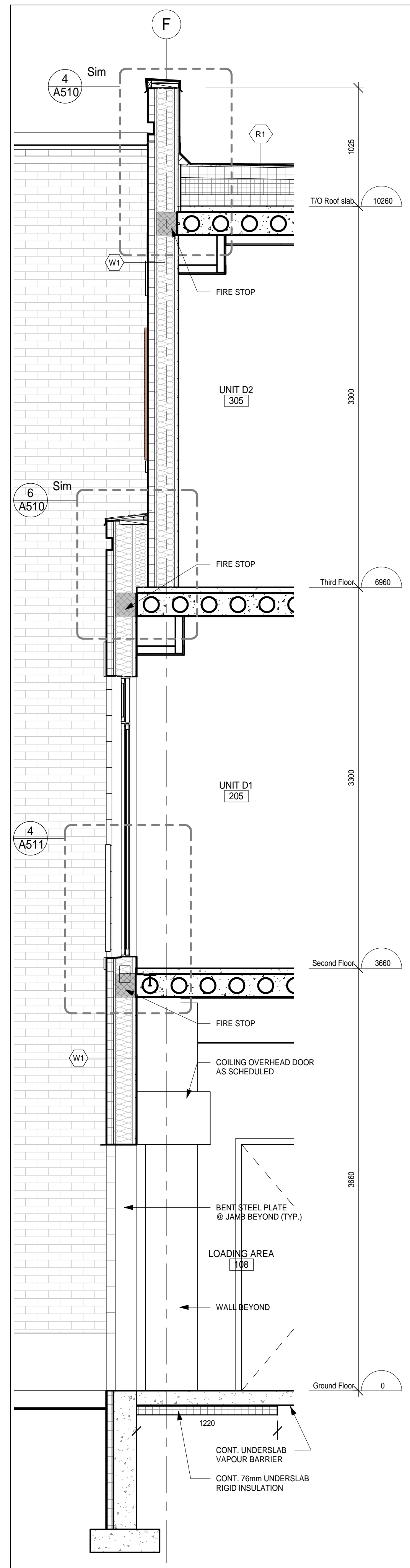
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A502 1:25



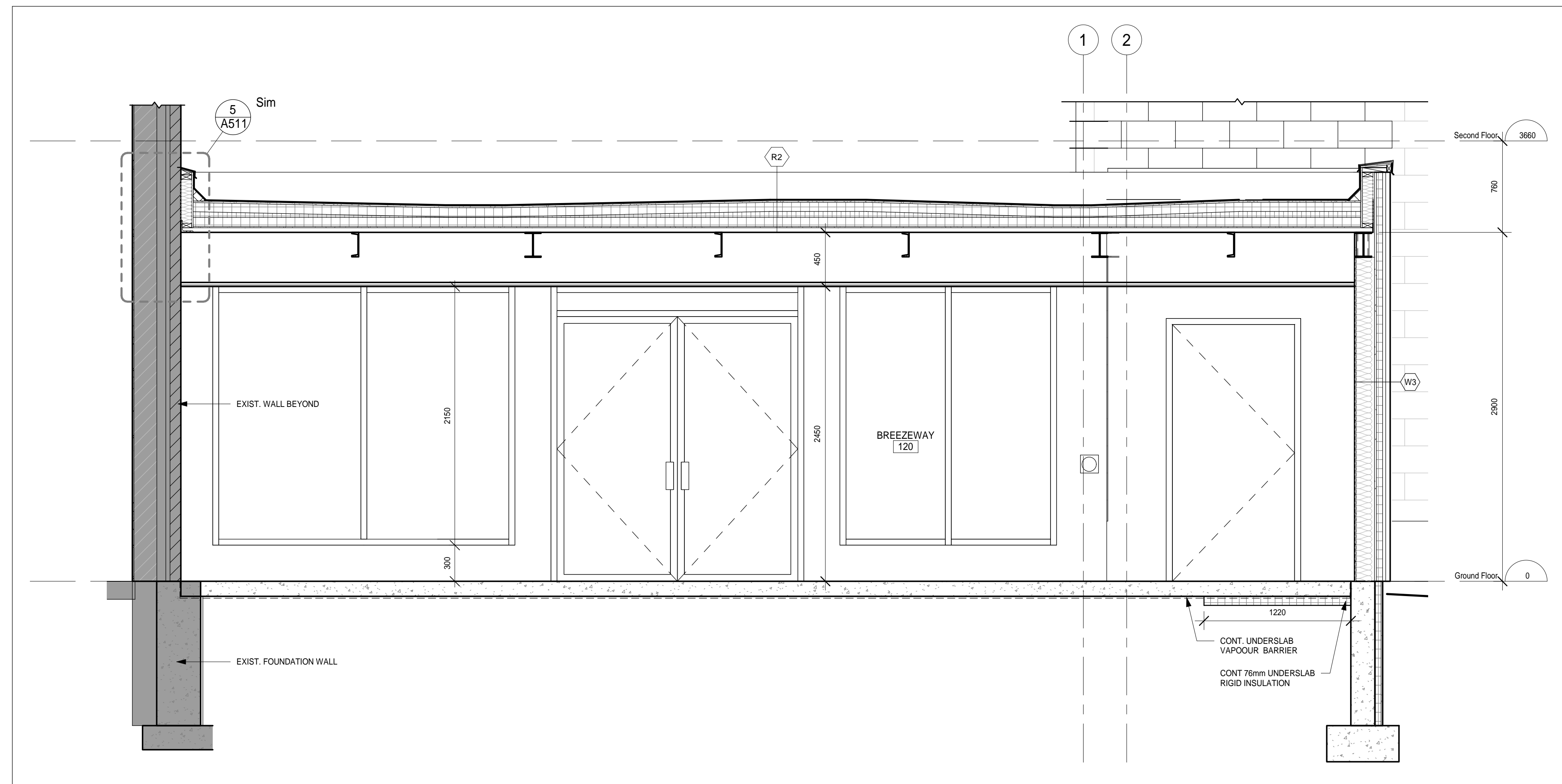
2 WALL SECTION
A502 1:25



1 WALL SECTION @ ELEVATOR
A502 1:25



2 WALL SECTION
A503 1:25



1 WALL SECTION
A503 1:25

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NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
WALL SECTIONS



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

DESIGN BY: [Signature]
DRAWN BY: [Signature]
AUTHOR: [Signature]
CHECKED BY: [Signature]

DATE: 05/28/19
SCALE: 1:25
FILE:

PROJECT NO: **18811**
DRAWING NO: **A503**

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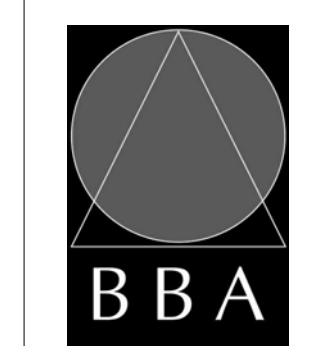
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PROJECT:
**PARKVIEW SENIORS
EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

DRAWING:
SECTION DETAILS



**BARRY BRYAN
ASSOCIATES**

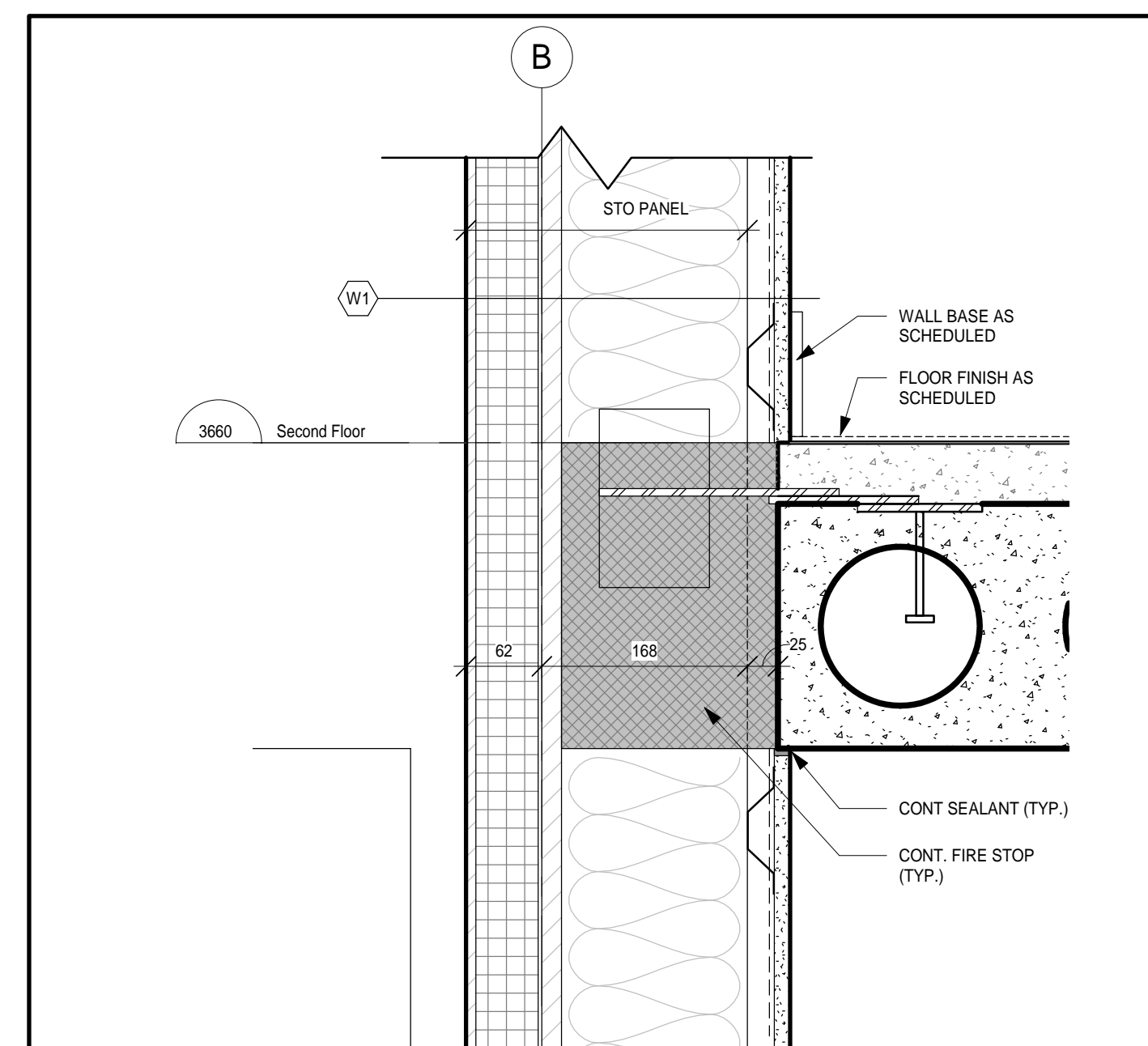
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Engineers
Project Managers

201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

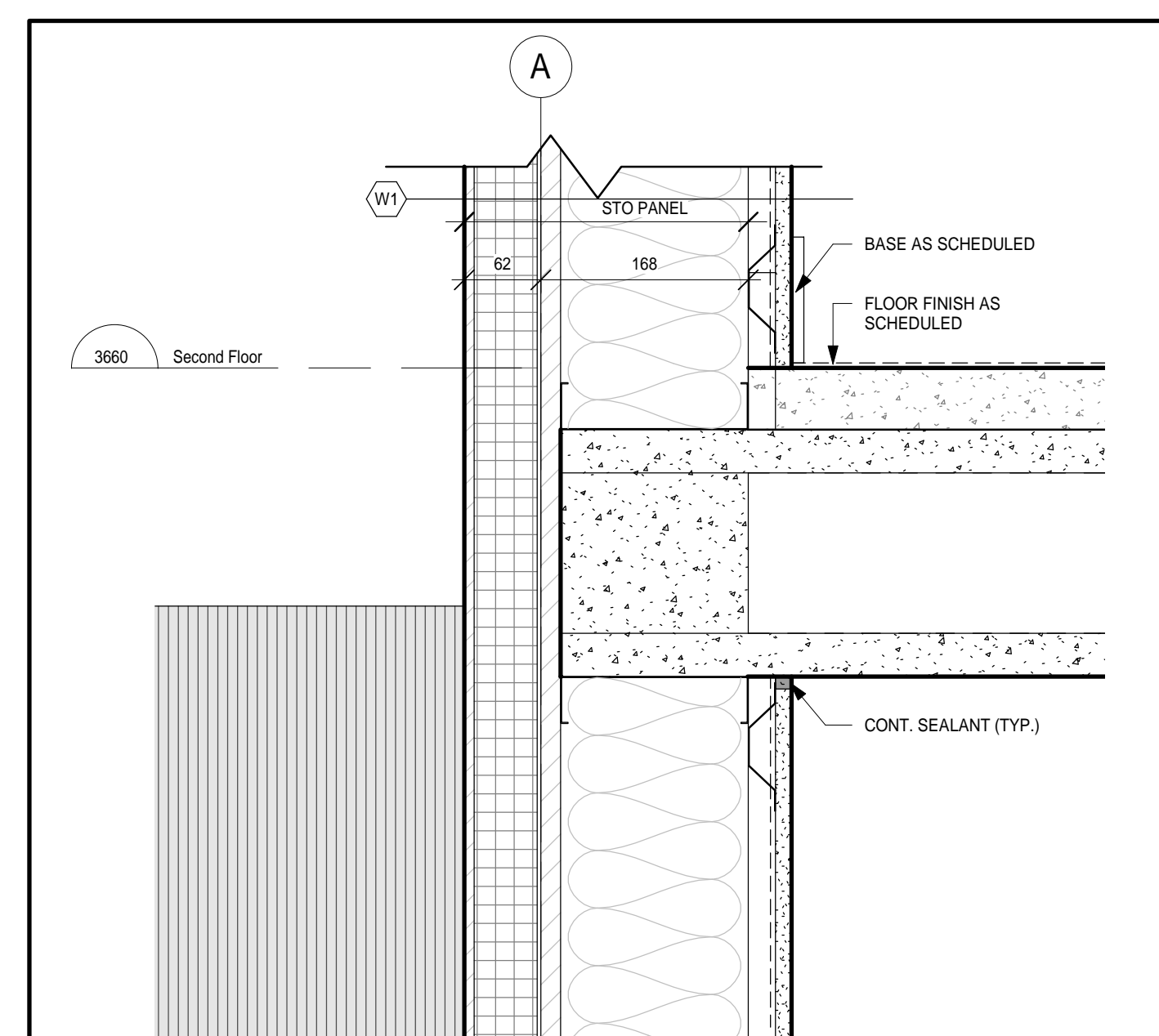


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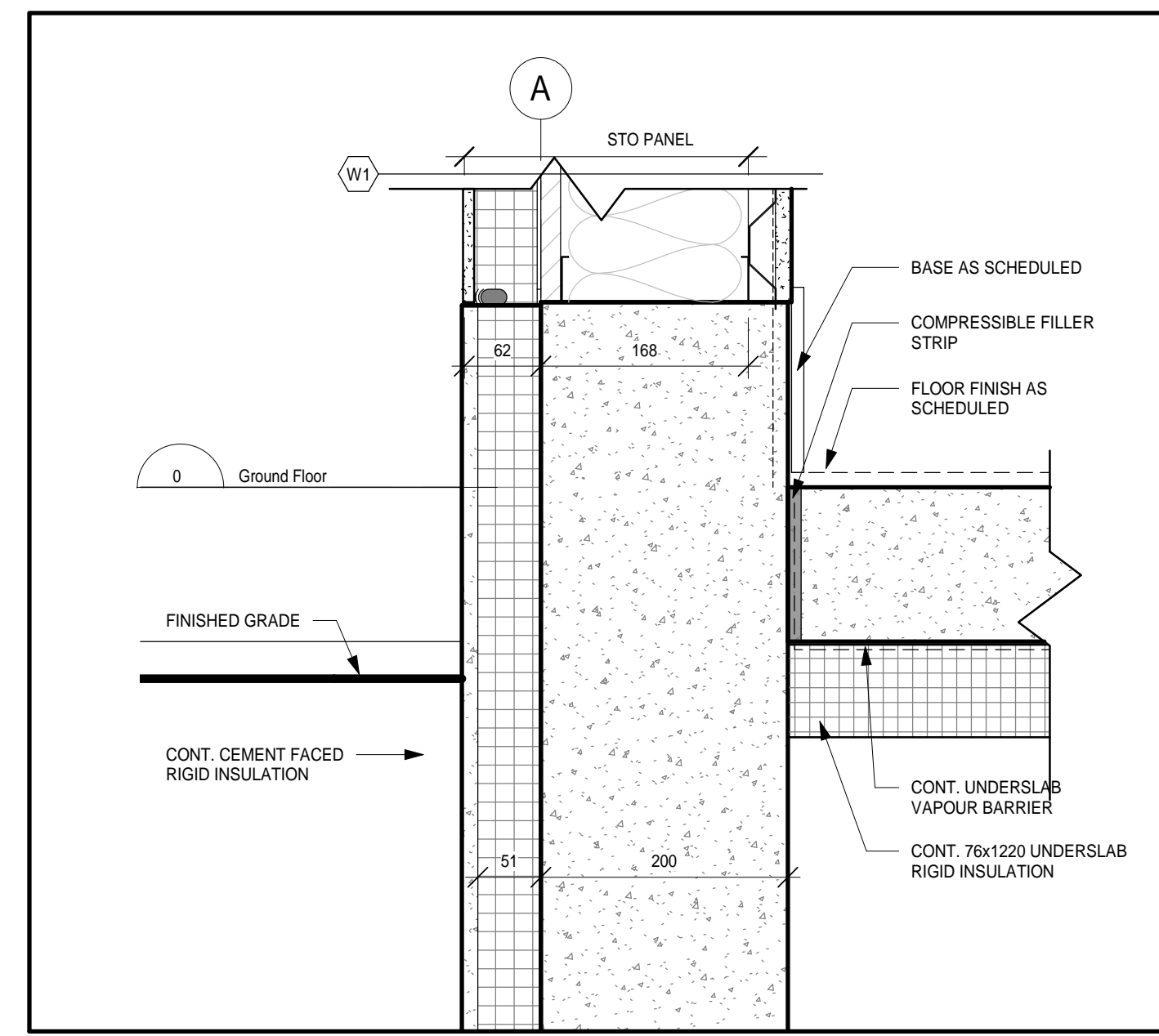
PROJECT NO. **18811**
DRAWING NO. **A510**



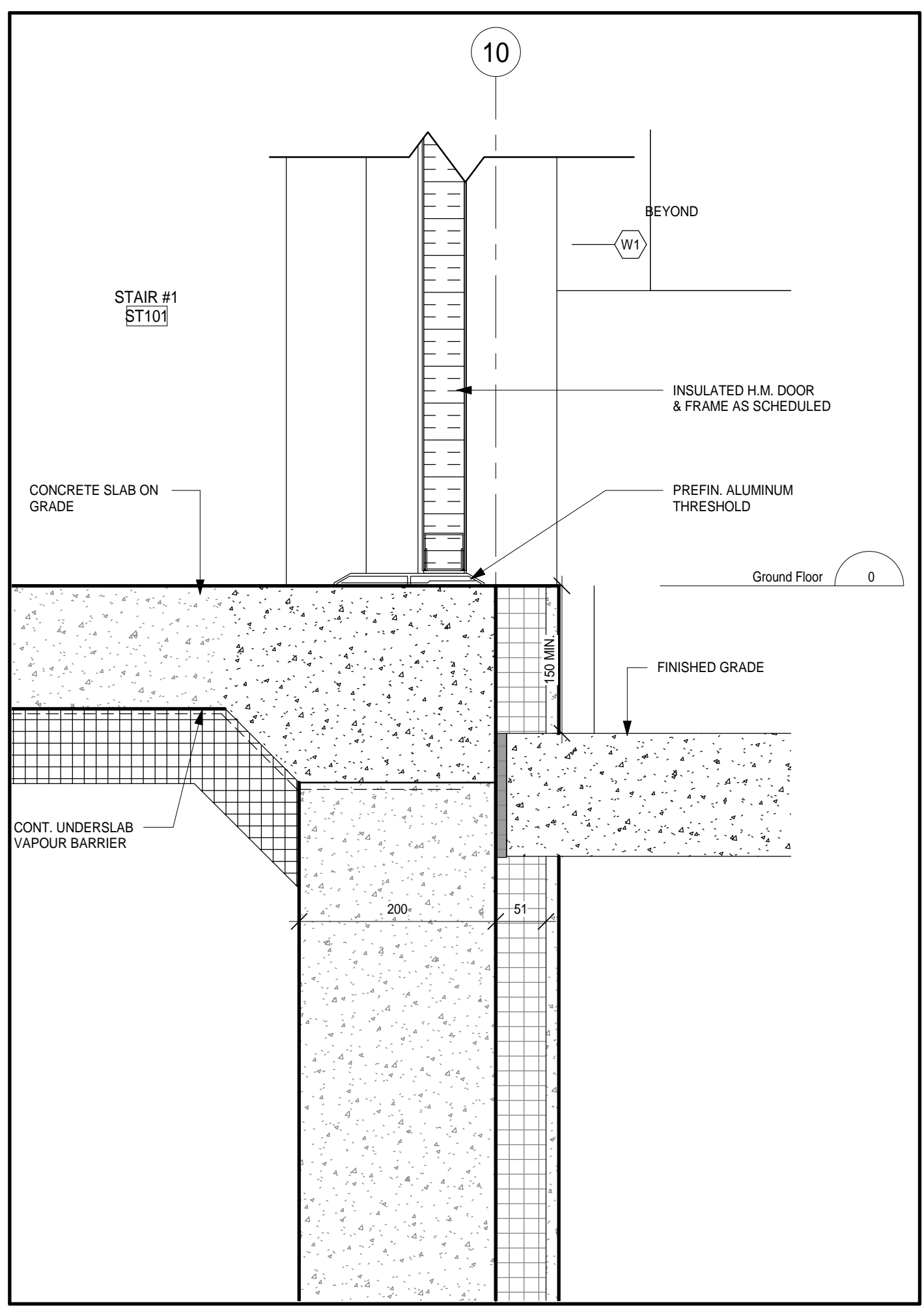
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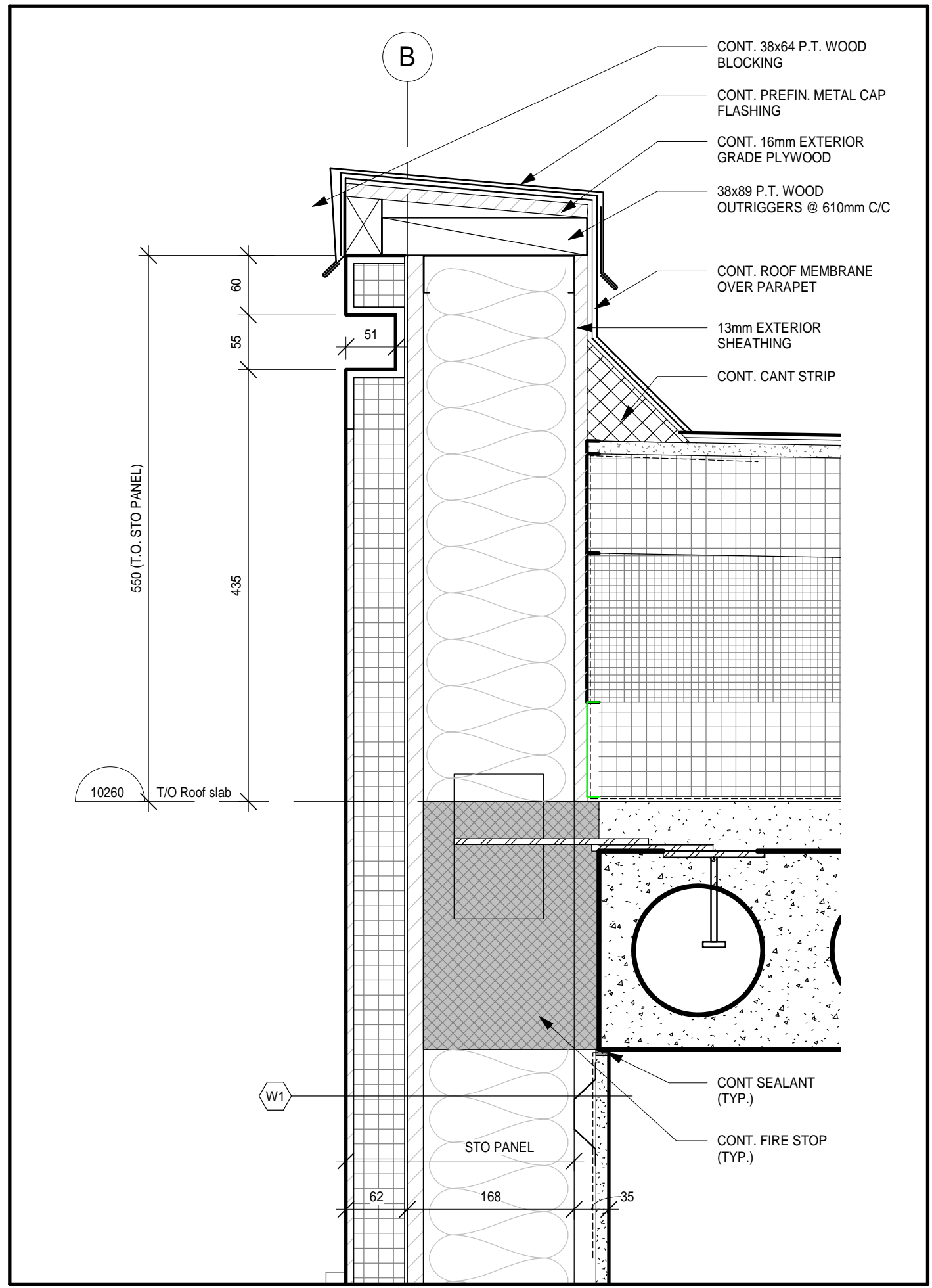
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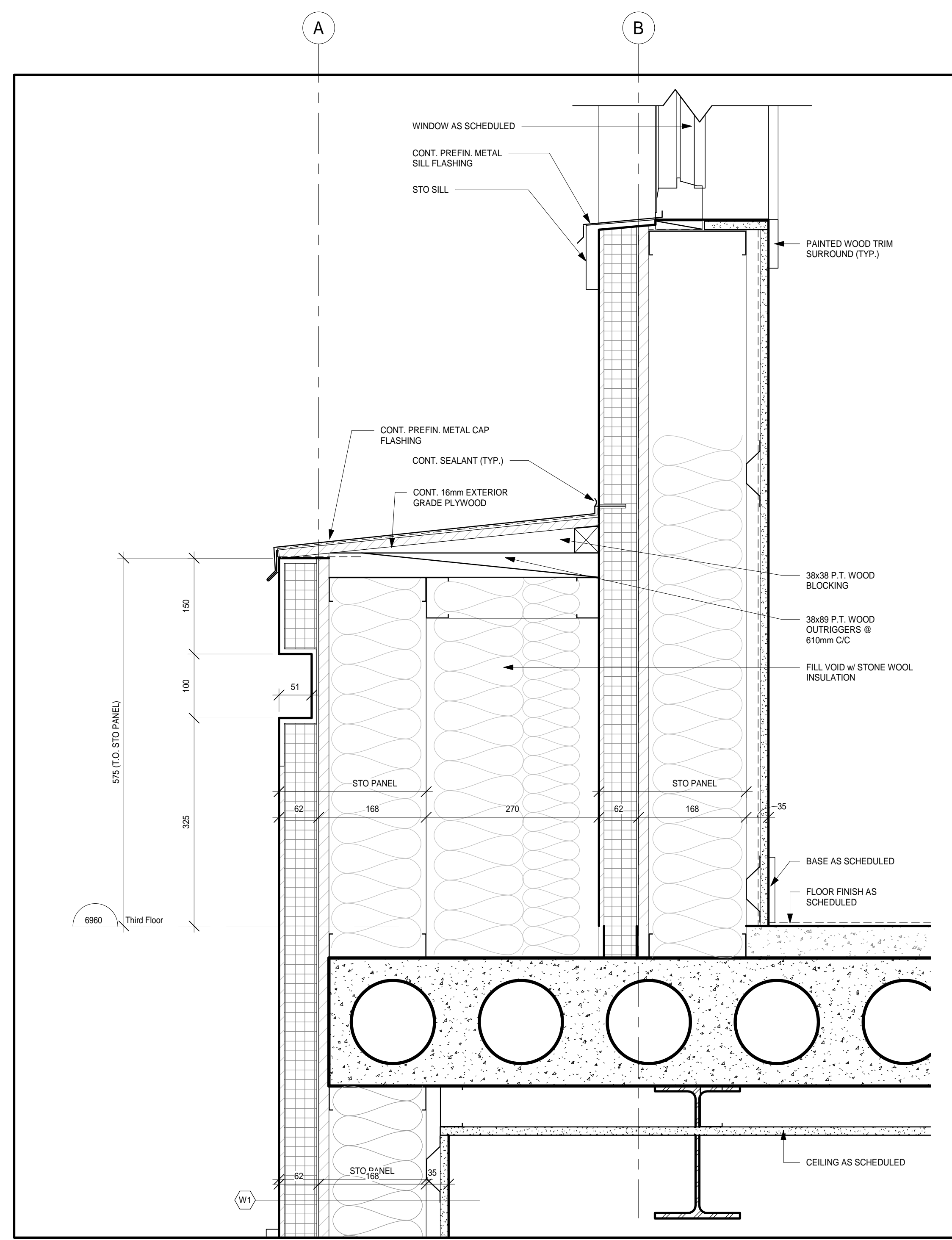
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1:5



5
SECTION DETAIL
1:5

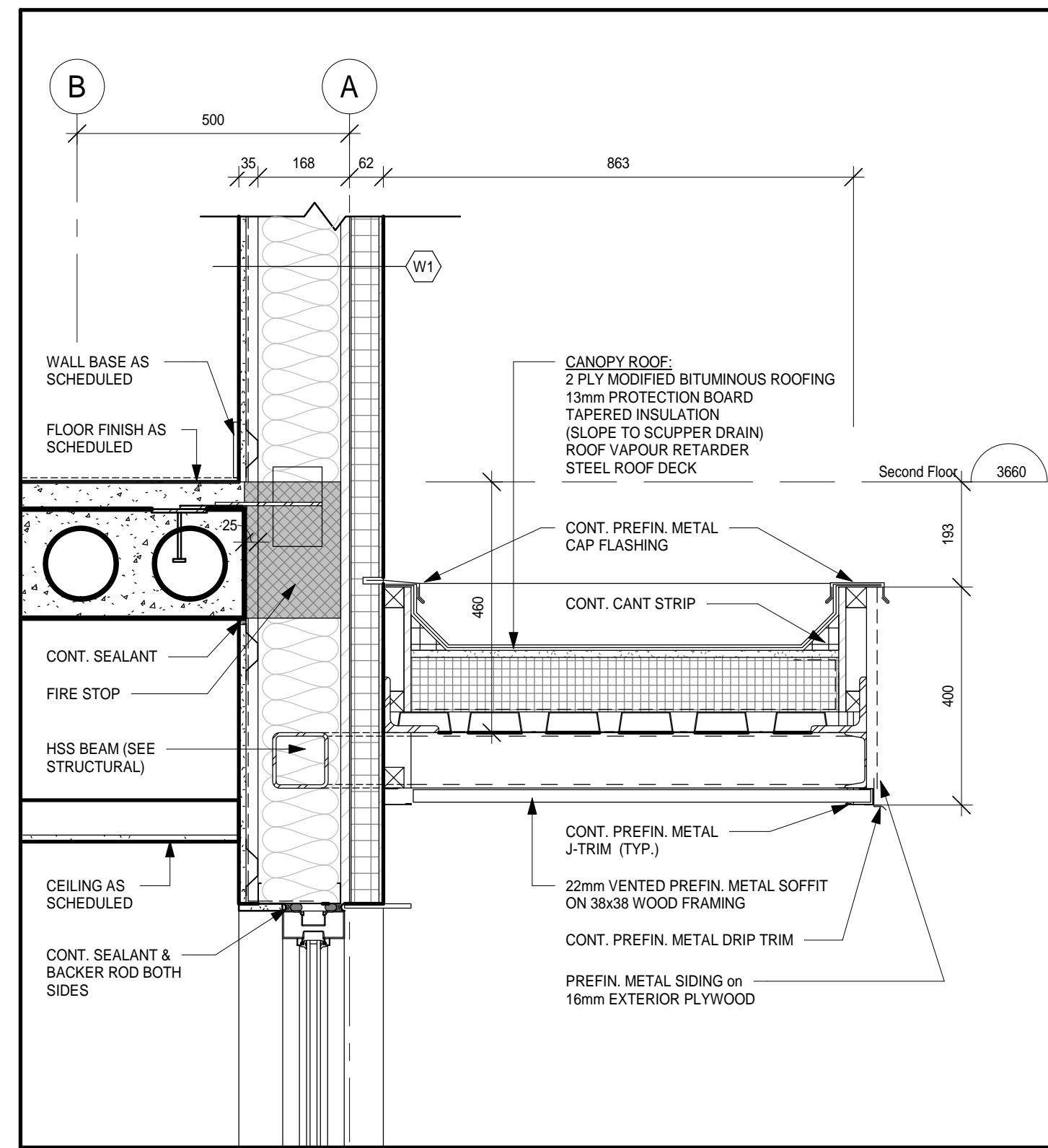


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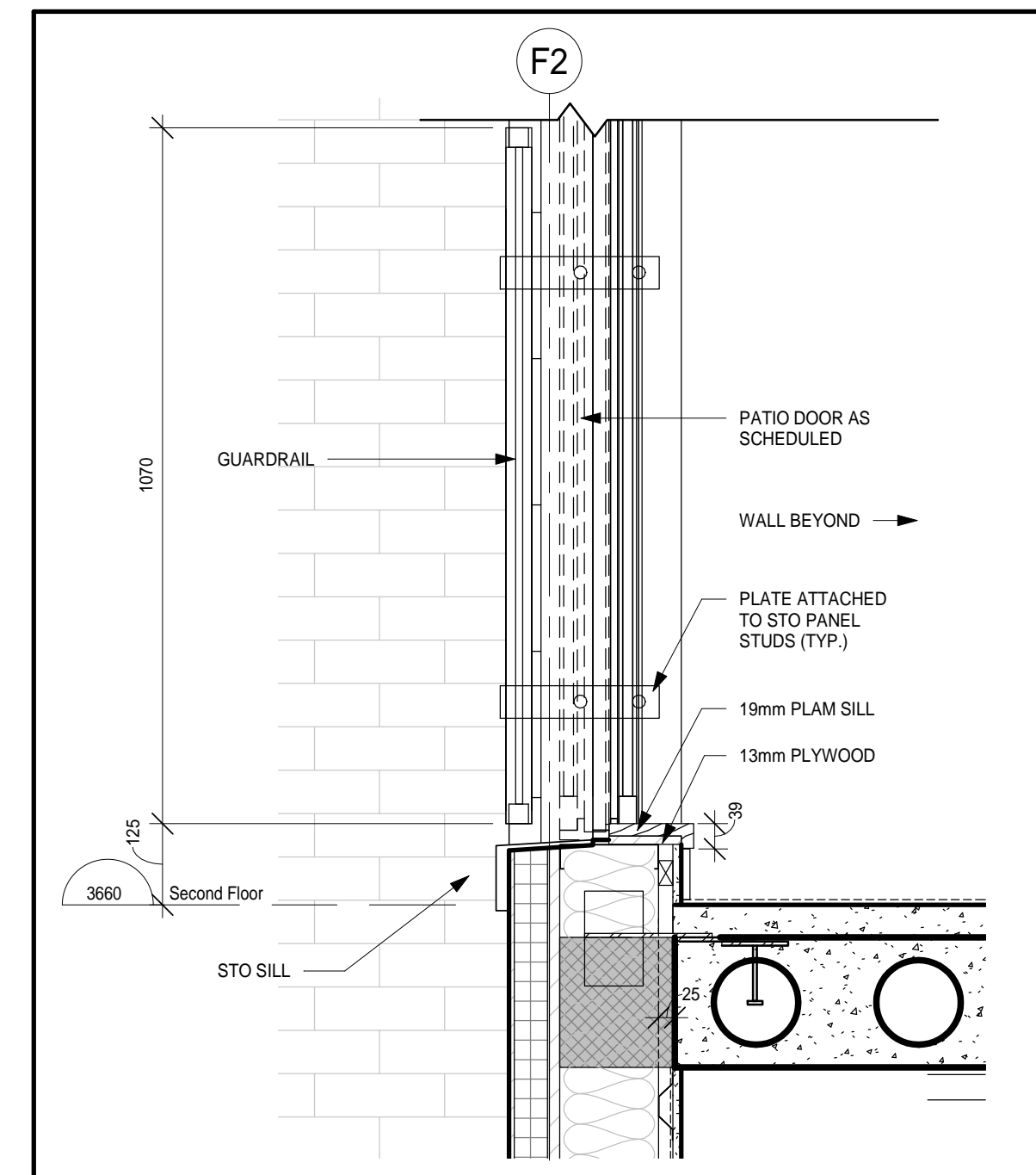


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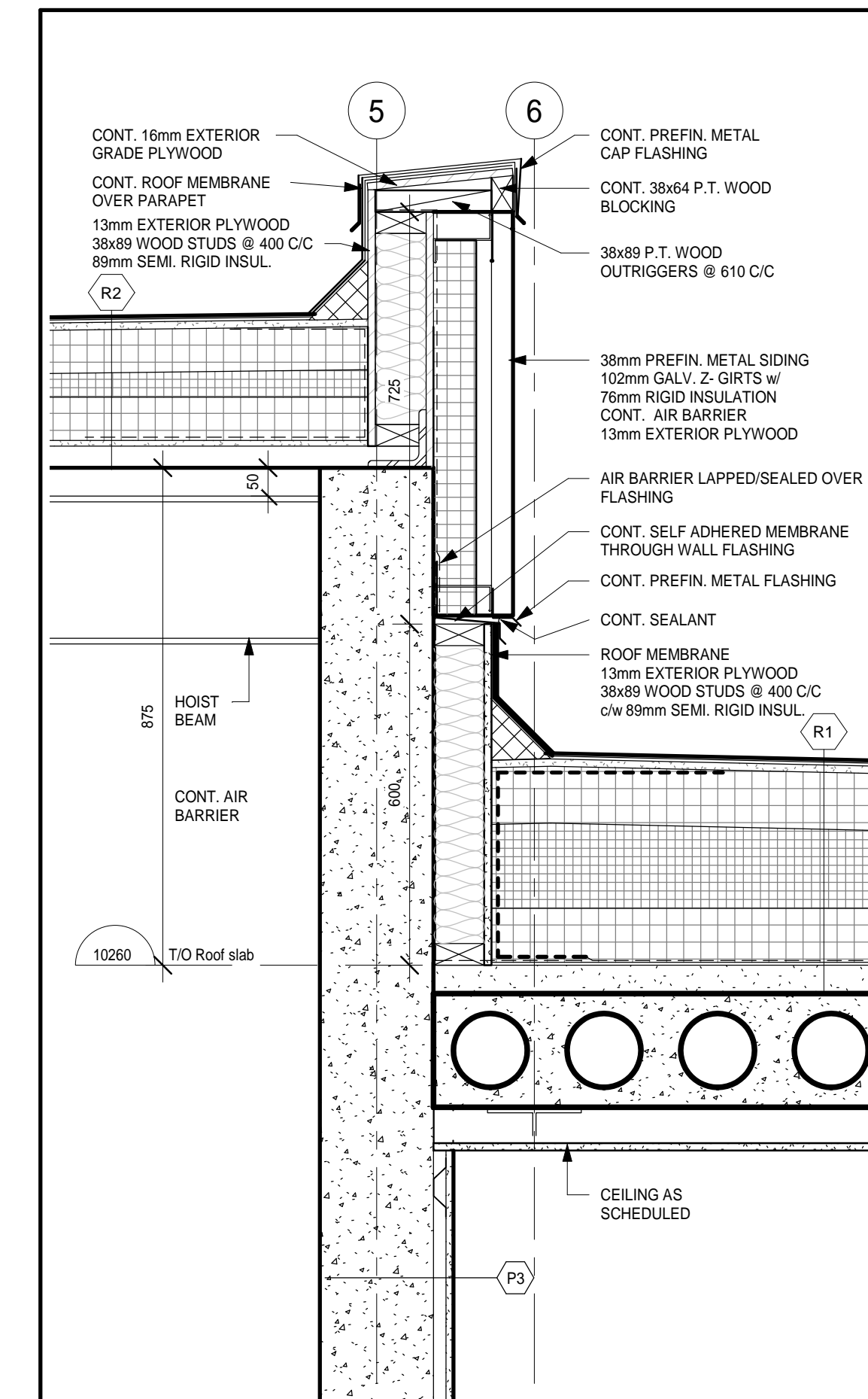
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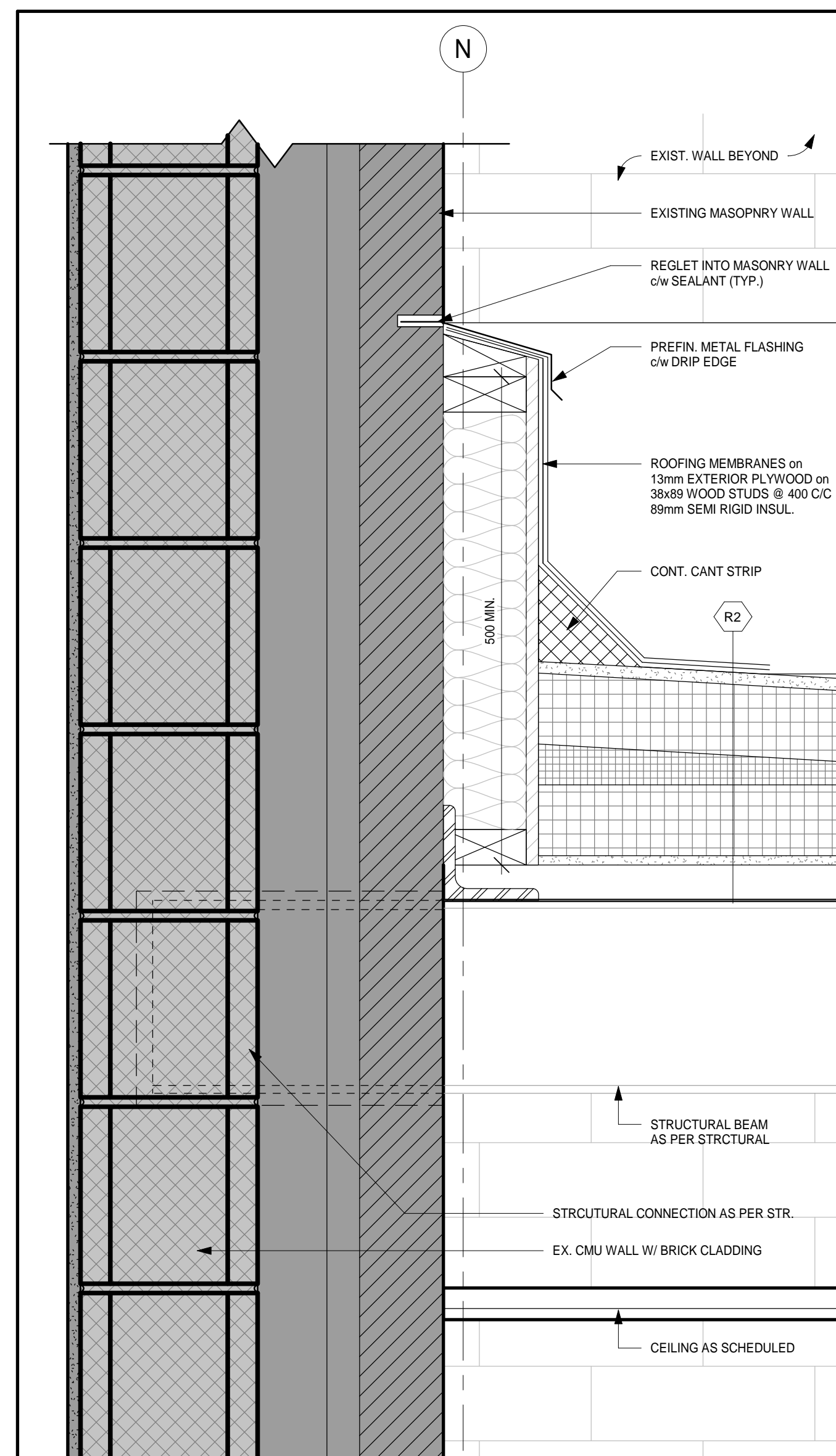
6 SECTION DETAIL
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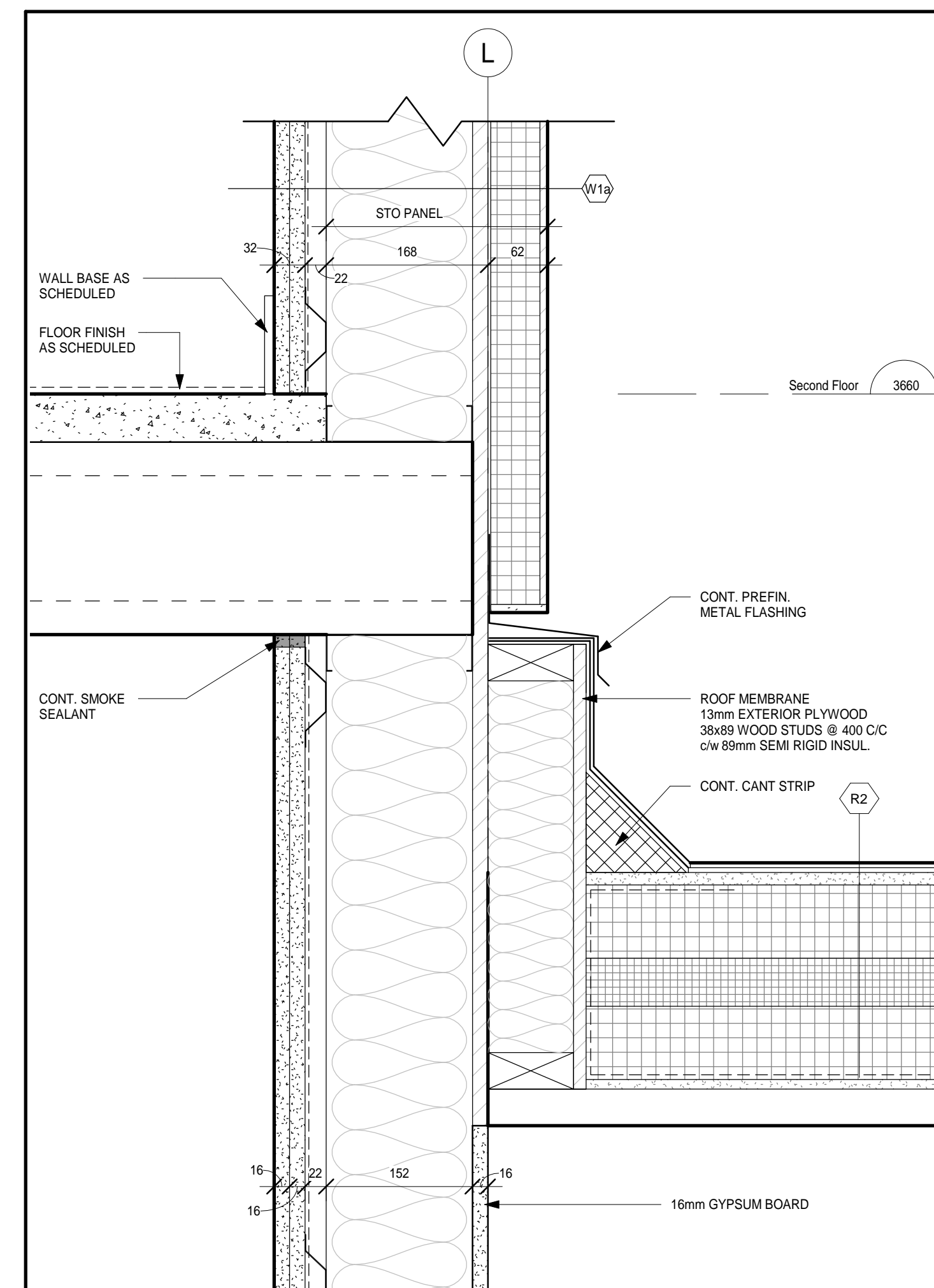
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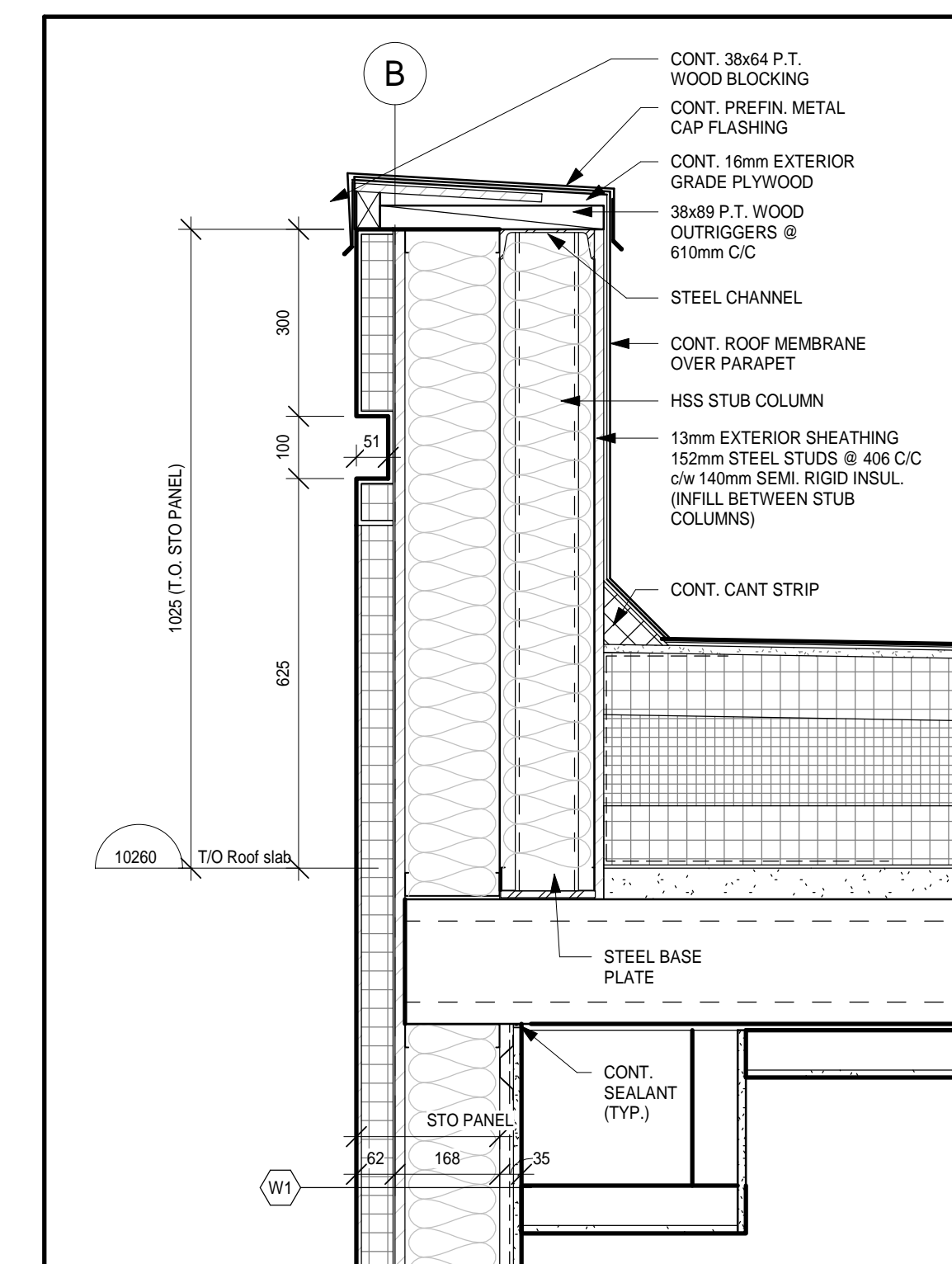
2 SECTION DETAIL
A511 1:10



5 SECTION DETAIL
A511 1:5



3 SECTION DETAIL
A511 1:5



1 SECTION DETAIL
A511 1:10

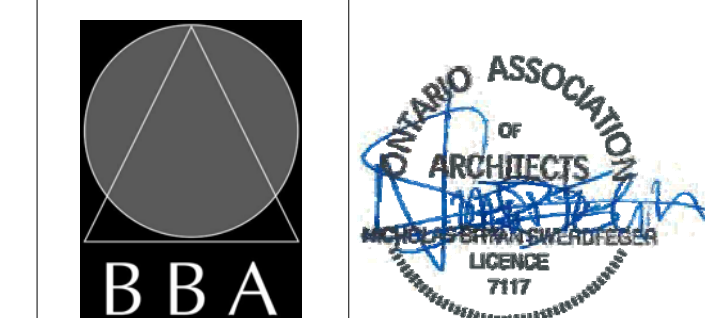
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NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

DRAWING:
SECTION DETAILS



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers
DESIGN BY: [Signature]
DRAWN BY: [Signature]
AUTHOR: [Signature]
CHECKED BY: [Signature]
DATE: 05/31/19
SCALE: As indicated
FILE:

PROJECT NO: **18811**
DRAWING NO: **A511**

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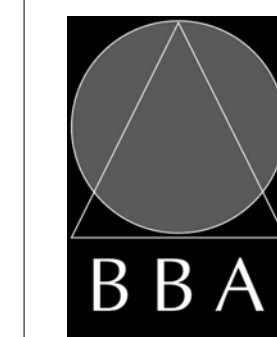
NO.	ISSUES	DATE	BY
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NO.	REVISIONS	DATE	BY

PROJECT:
**PARKVIEW SENIORS
EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3

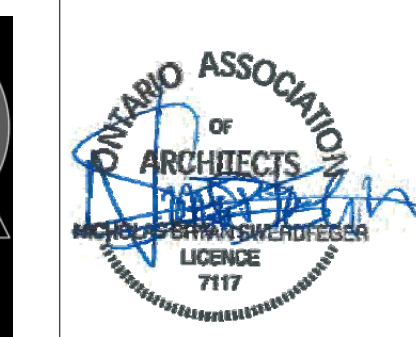
DRAWING:
TYPICAL DETAILS



**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers

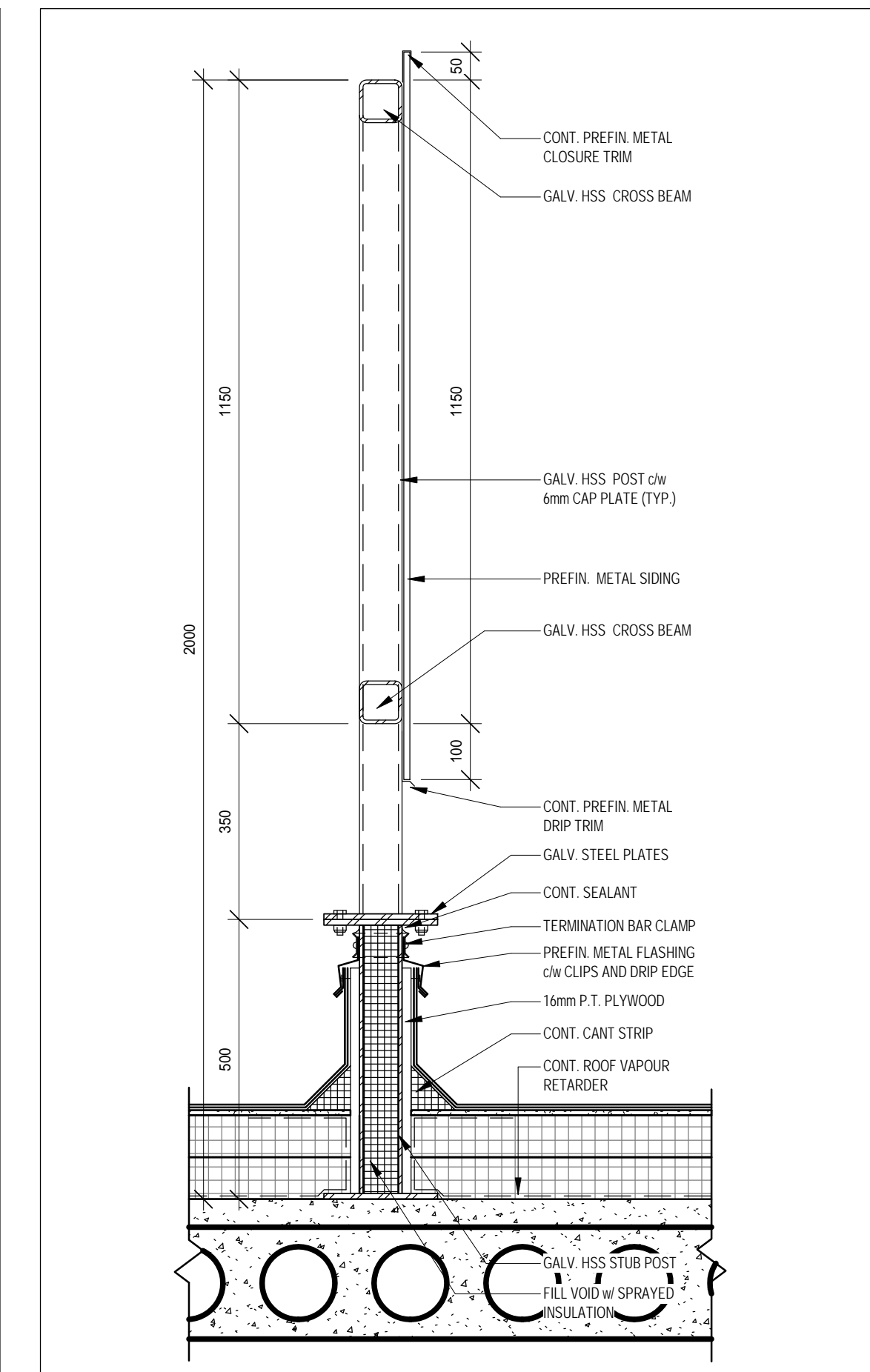
201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
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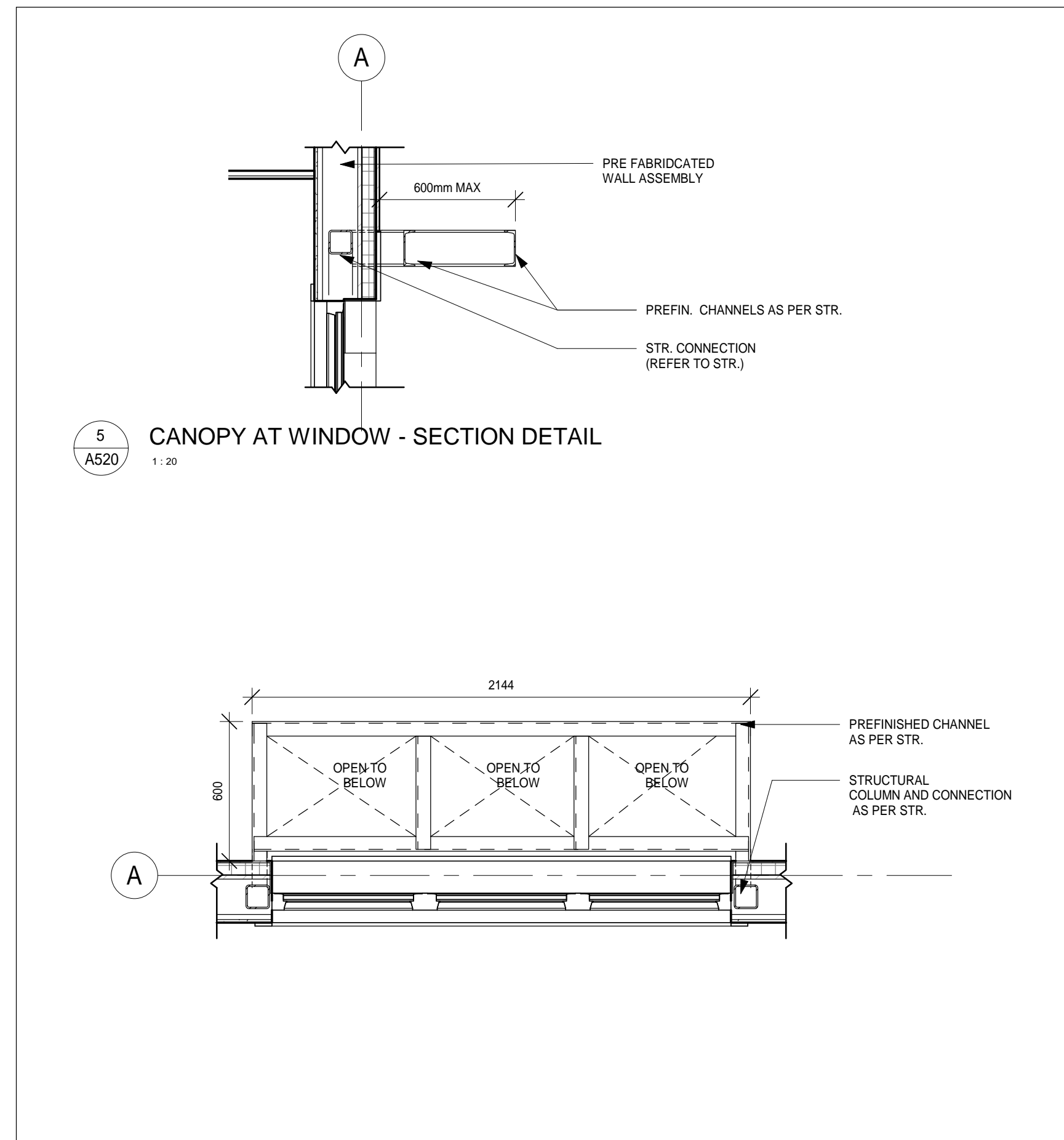
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DATE: 05/13/19
SCALE: As indicated
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PROJECT NO: **18811**
DRAWING NO: **A520**

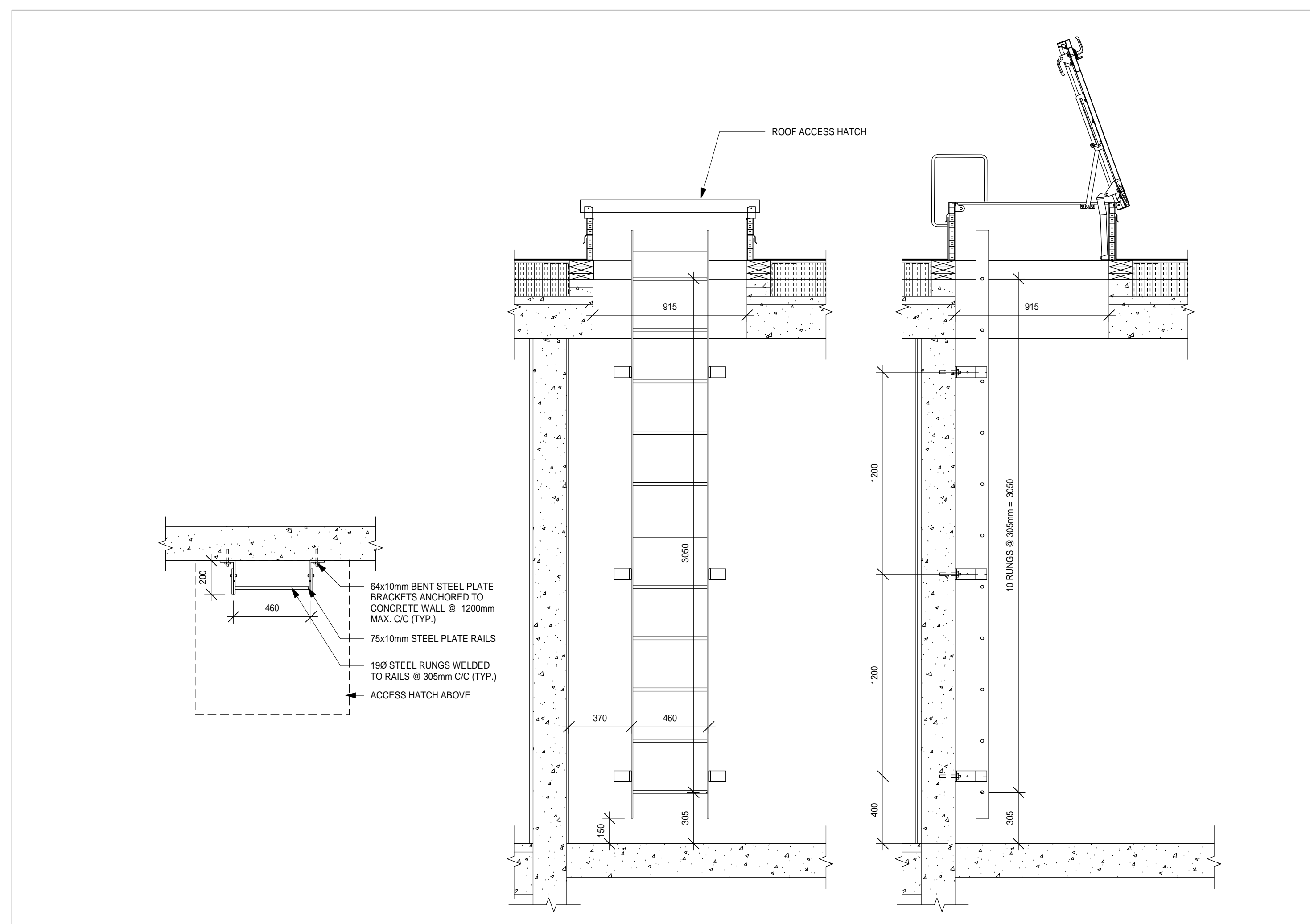


2 MECHANICAL ROOF SCREEN
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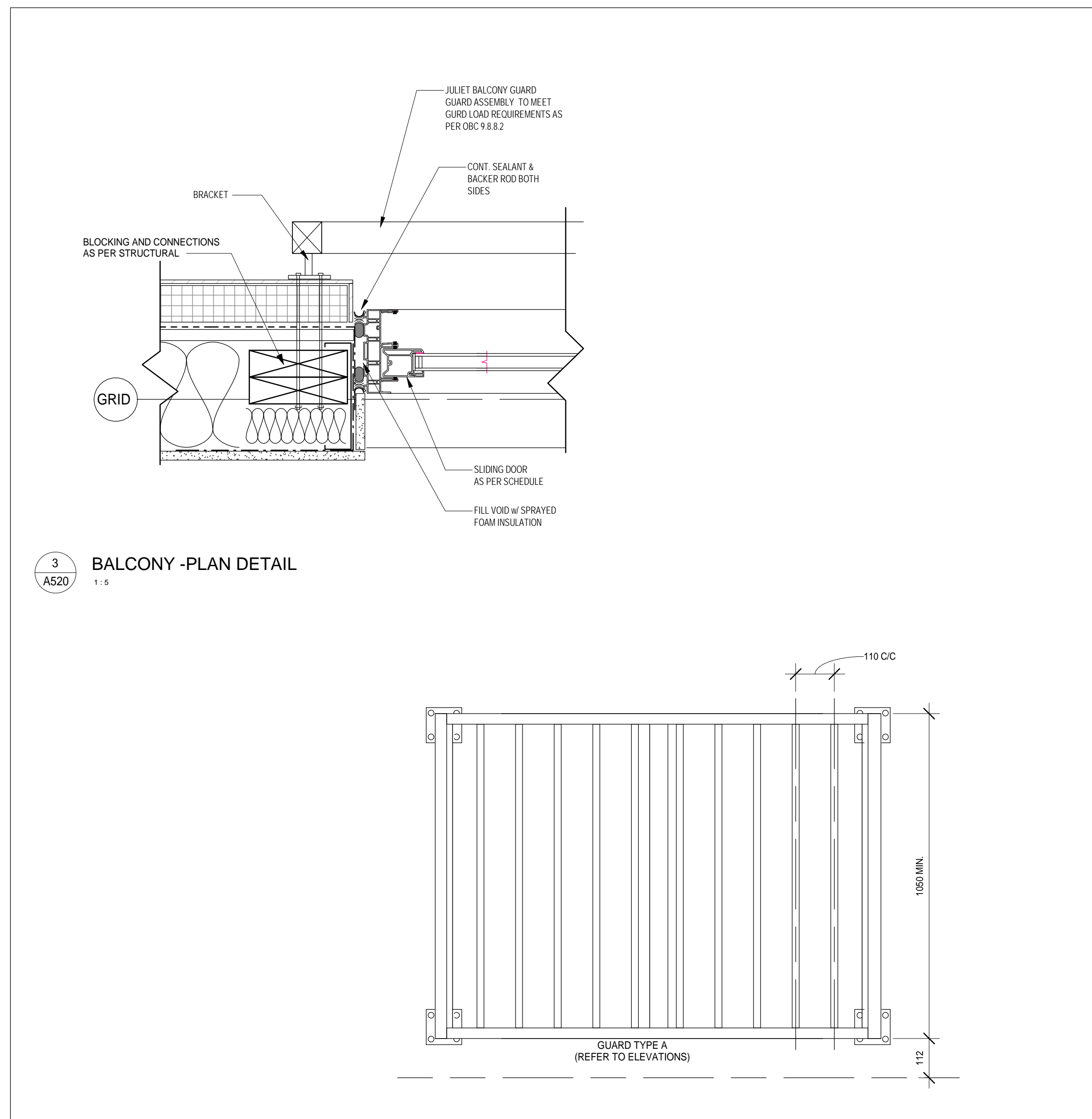


5 CANOPY AT WINDOW - SECTION DETAIL
1:20

4 CANOPY AT WINDOW - PLAN DETAIL
1:20



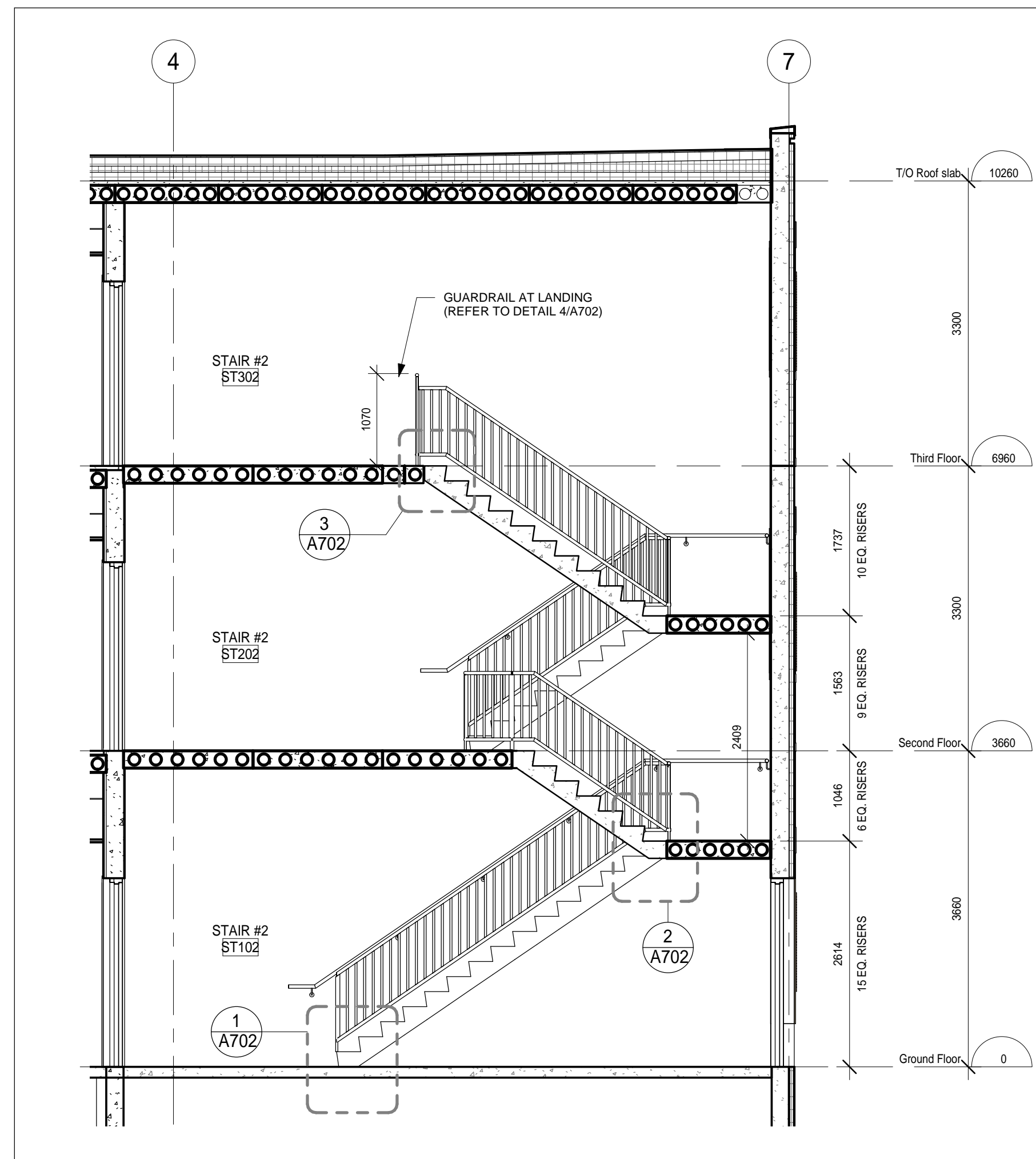
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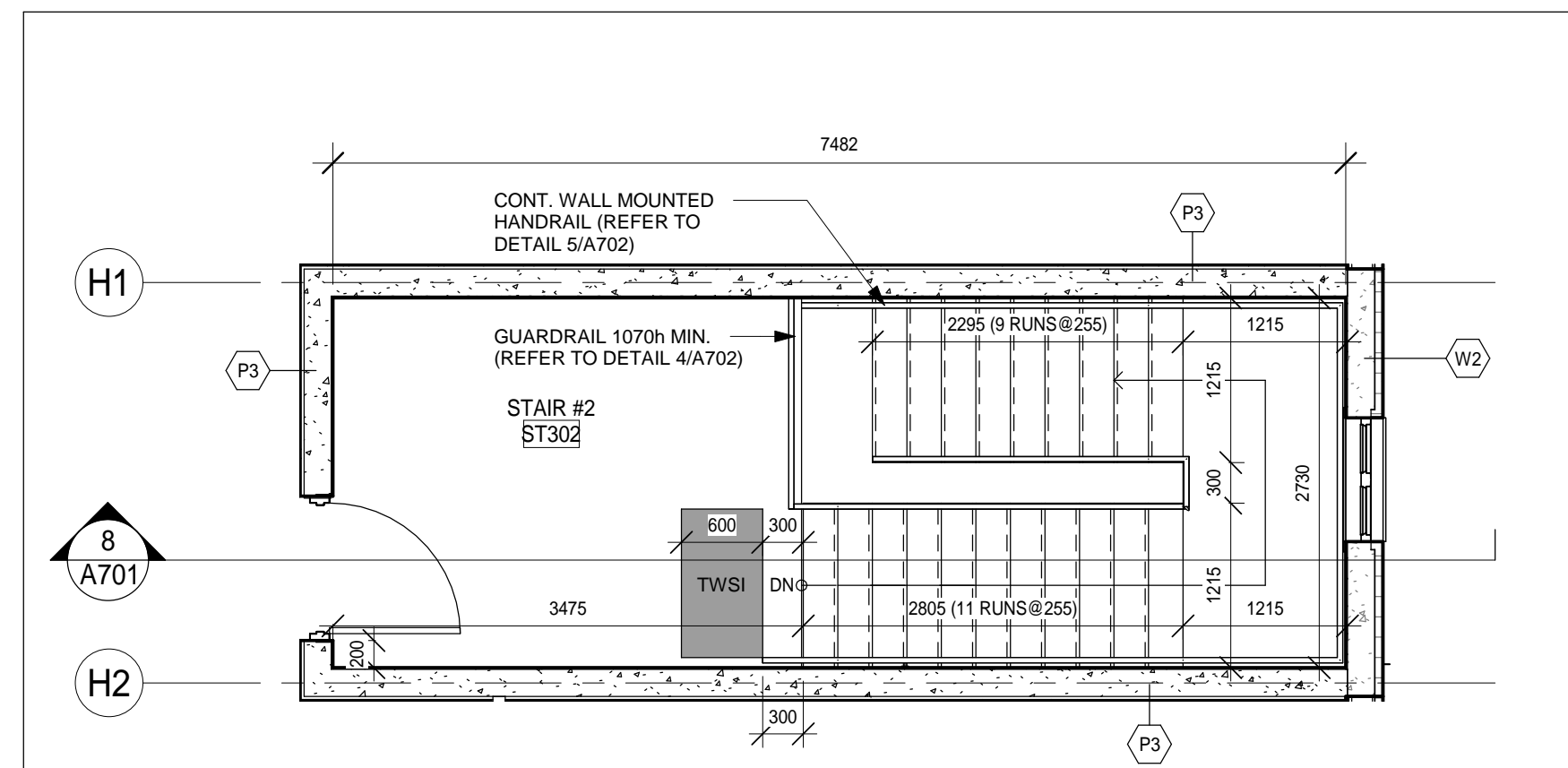
3 BALCONY - PLAN DETAIL
1:5

JULIET BALCONY GUARD
1:10

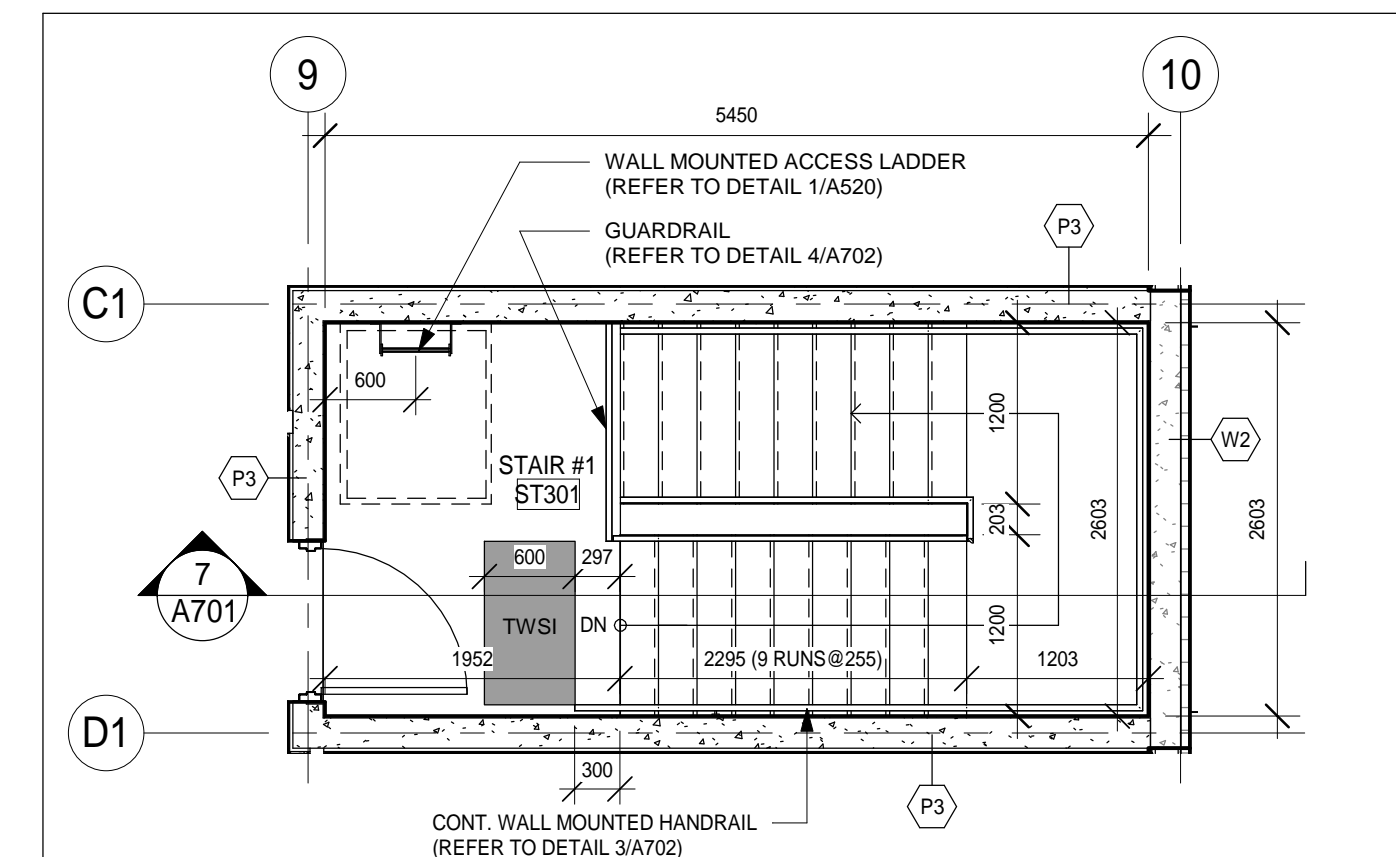
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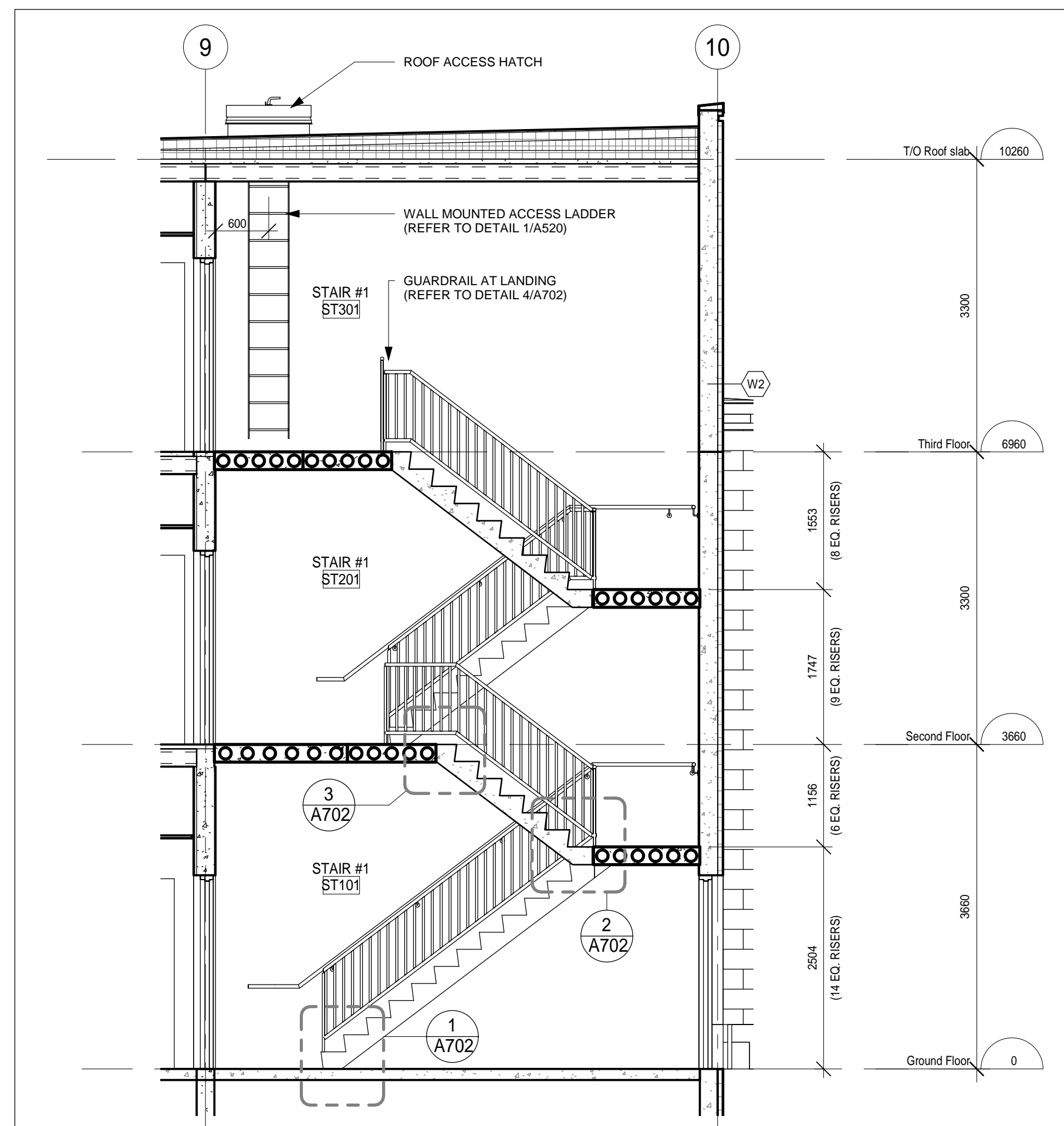
8 A701 STAIR #2 - SECTION
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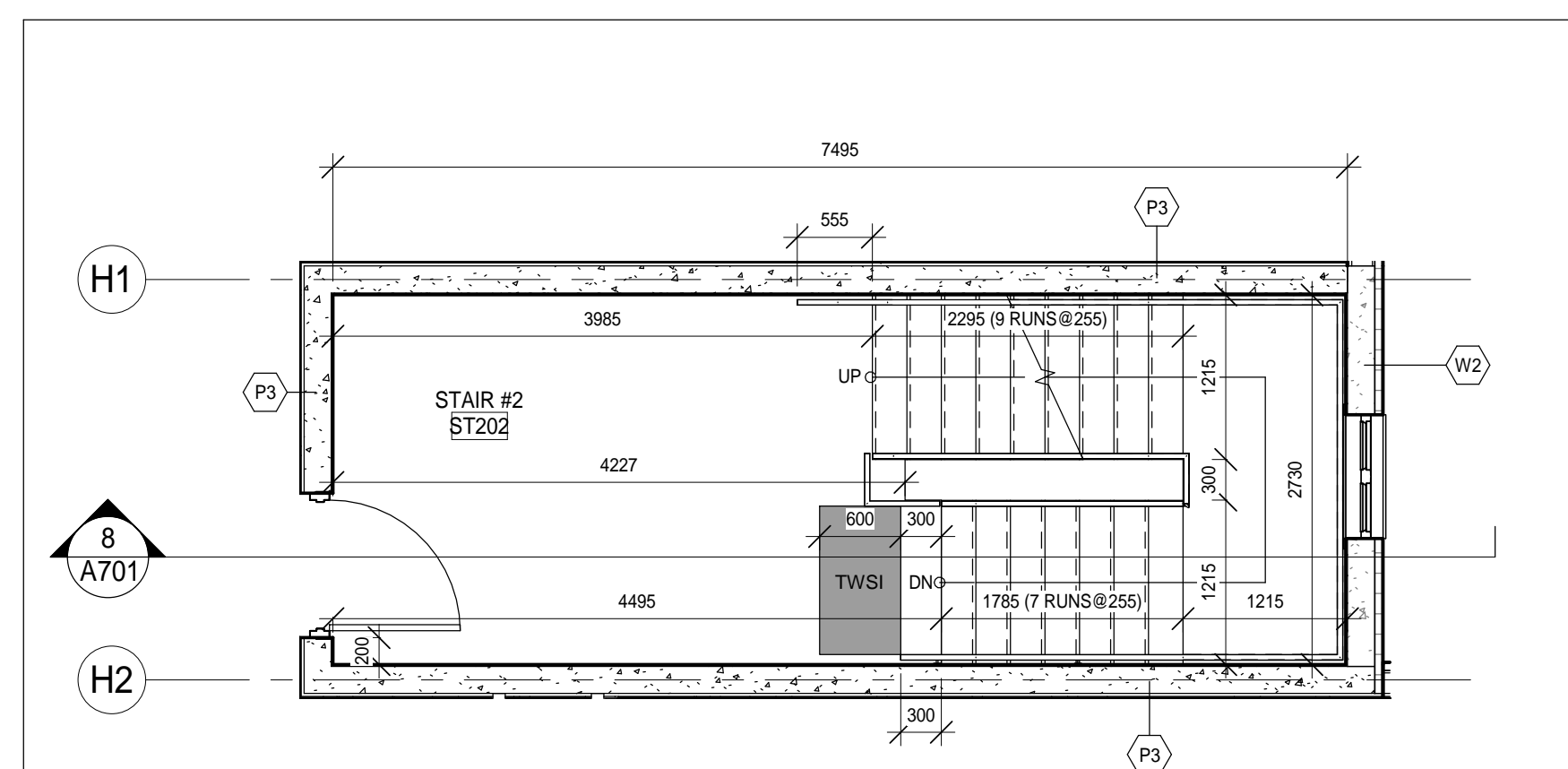
6 A701 STAIR #2 - THIRD FLOOR
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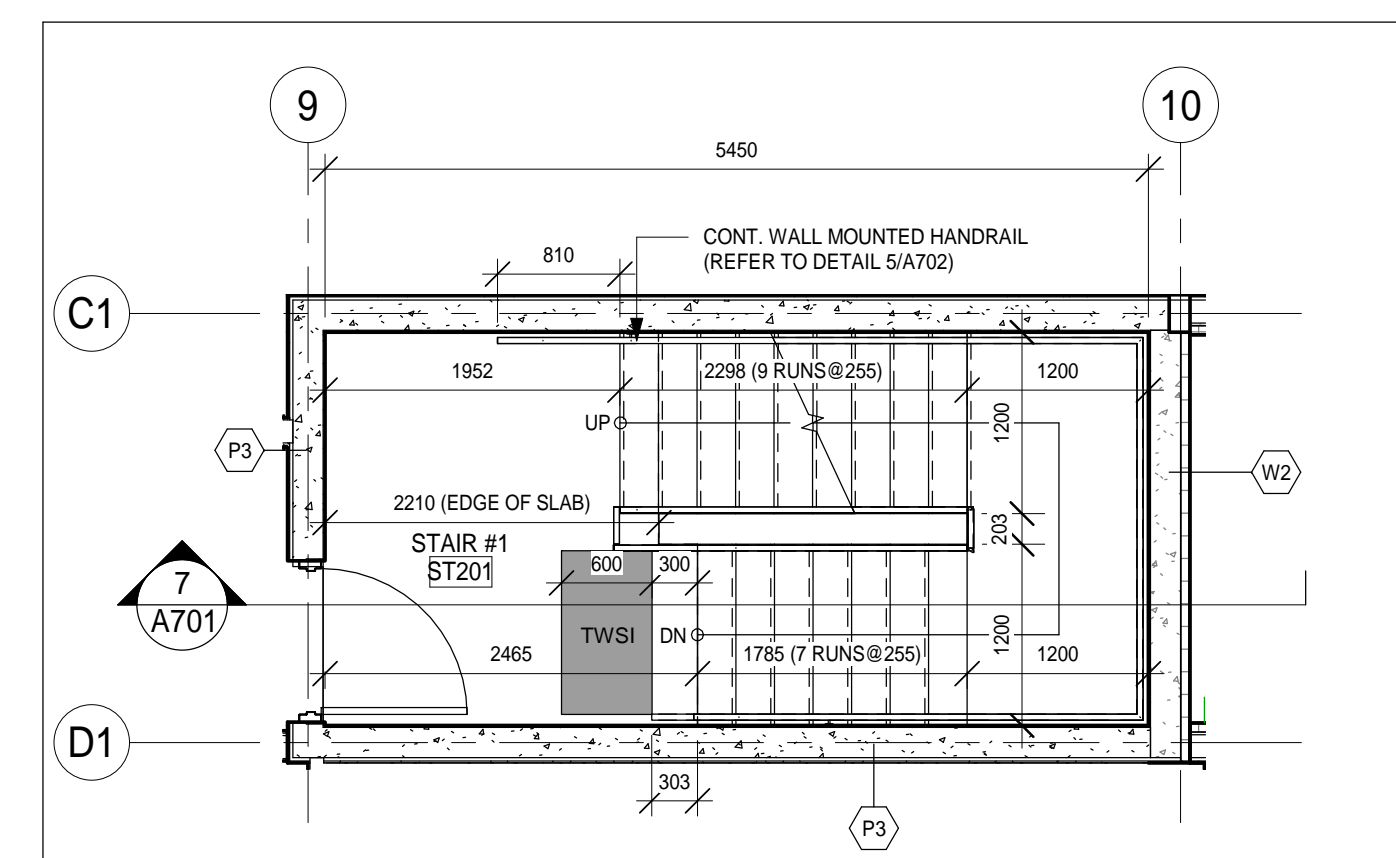
3 A701 STAIR #1 - THIRD FLOOR
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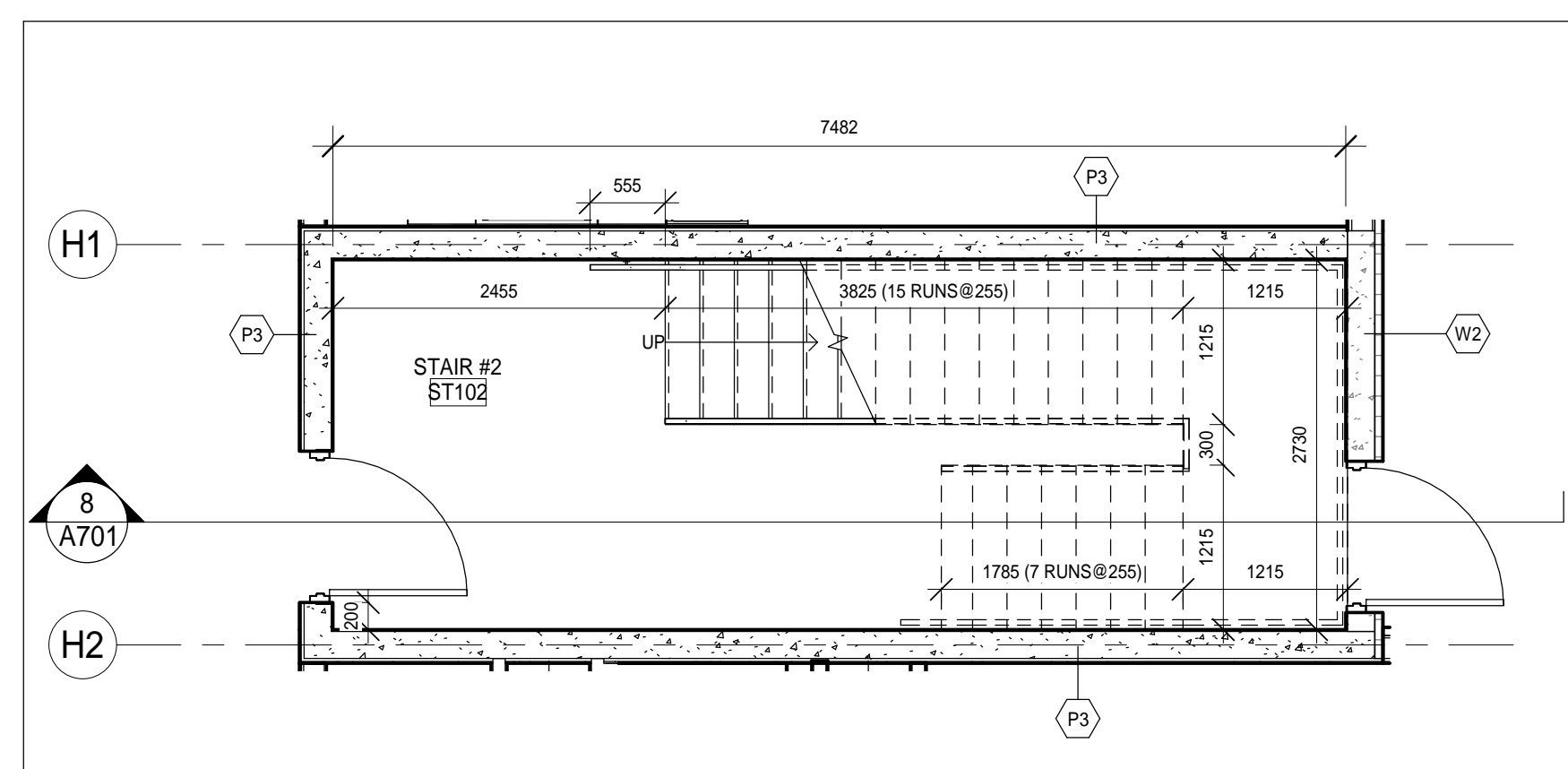
7 A701 STAIR #1 - SECTION
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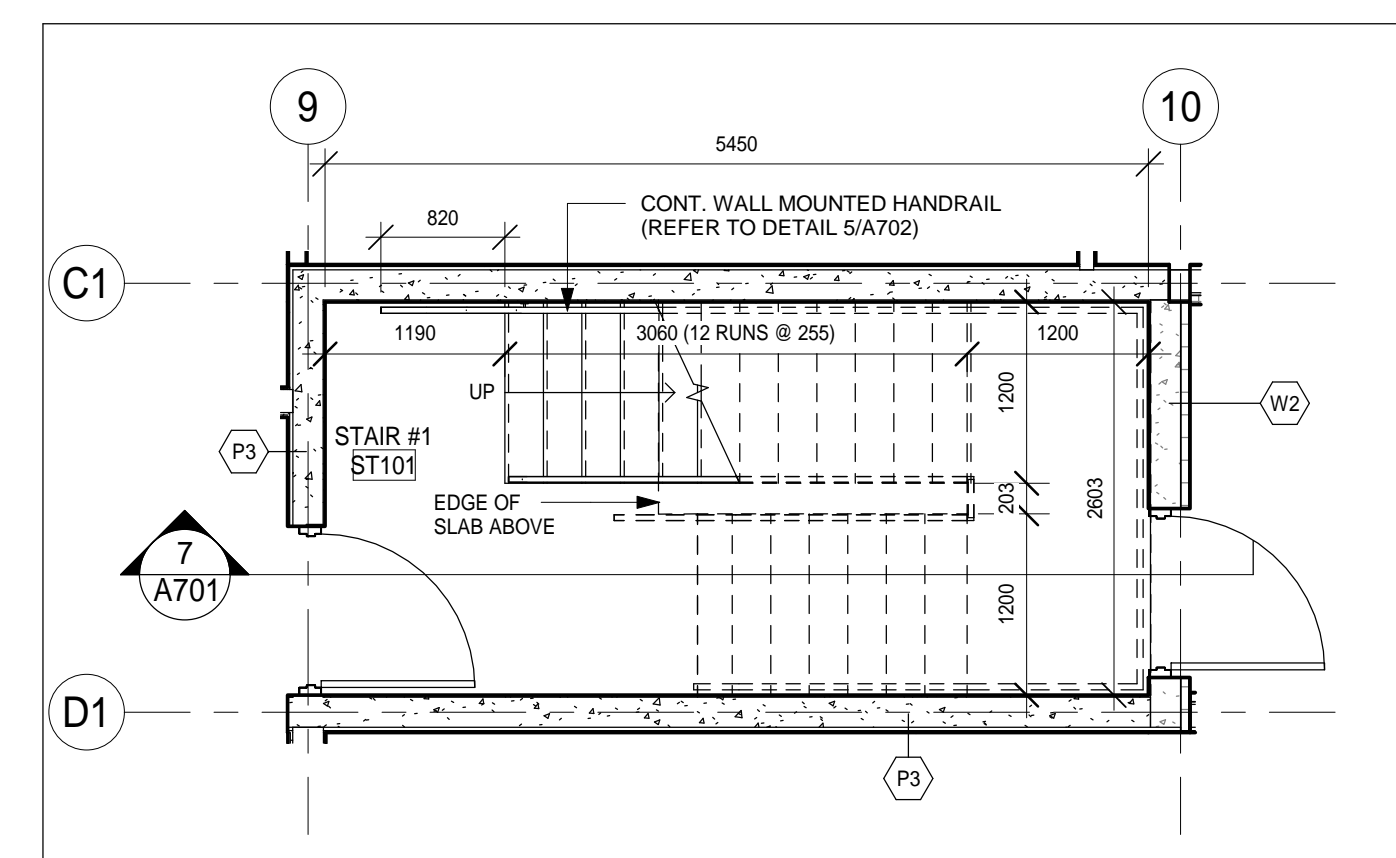
5 A701 STAIR #2 - SECOND FLOOR
1:50



2 A701 STAIR #1 - SECOND FLOOR
1:50



4 A701 STAIR #2 - GROUND FLOOR
1:50



1 A701 STAIR #1 - GROUND FLOOR
1:50

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NO.	ISSUES	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	2019-02-08	
2	COORDINATION SET	2019-02-13	
3	M+E COORDINATION SET	2019-02-20	
4	FOR PERMIT	2019-03-11	
5	RE-ISSUED FOR PERMIT	2019-05-22	
6	ISSUED FOR TENDER	2019-06-05	
7	SPA SUBMISSION #2	2019-06-17	
8	REVISED FOR PERMIT	2019-11-11	
9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION


165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
STAIR PLANS AND SECTIONS



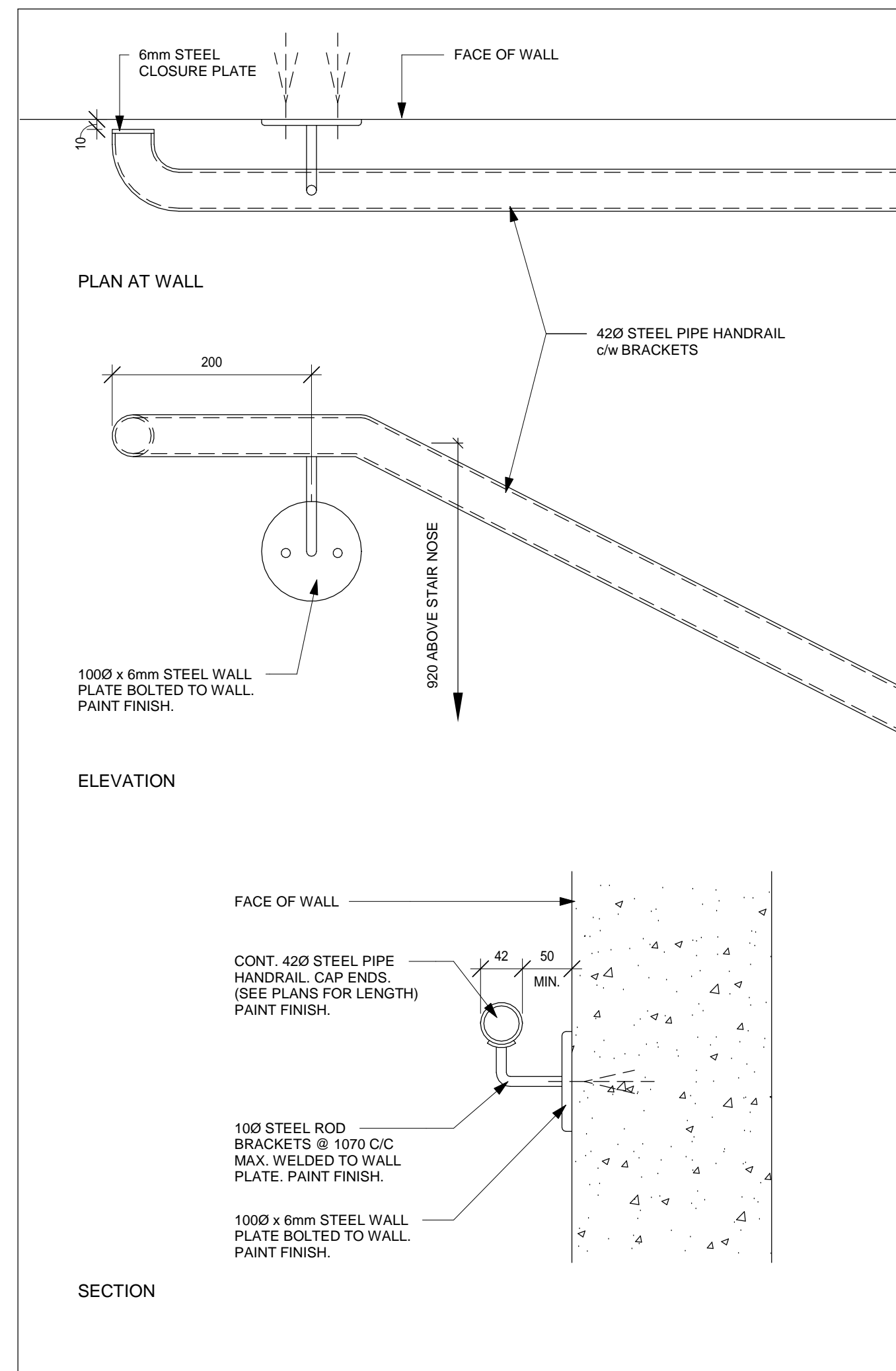
BARRY BRYAN ASSOCIATES
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Project Managers

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Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

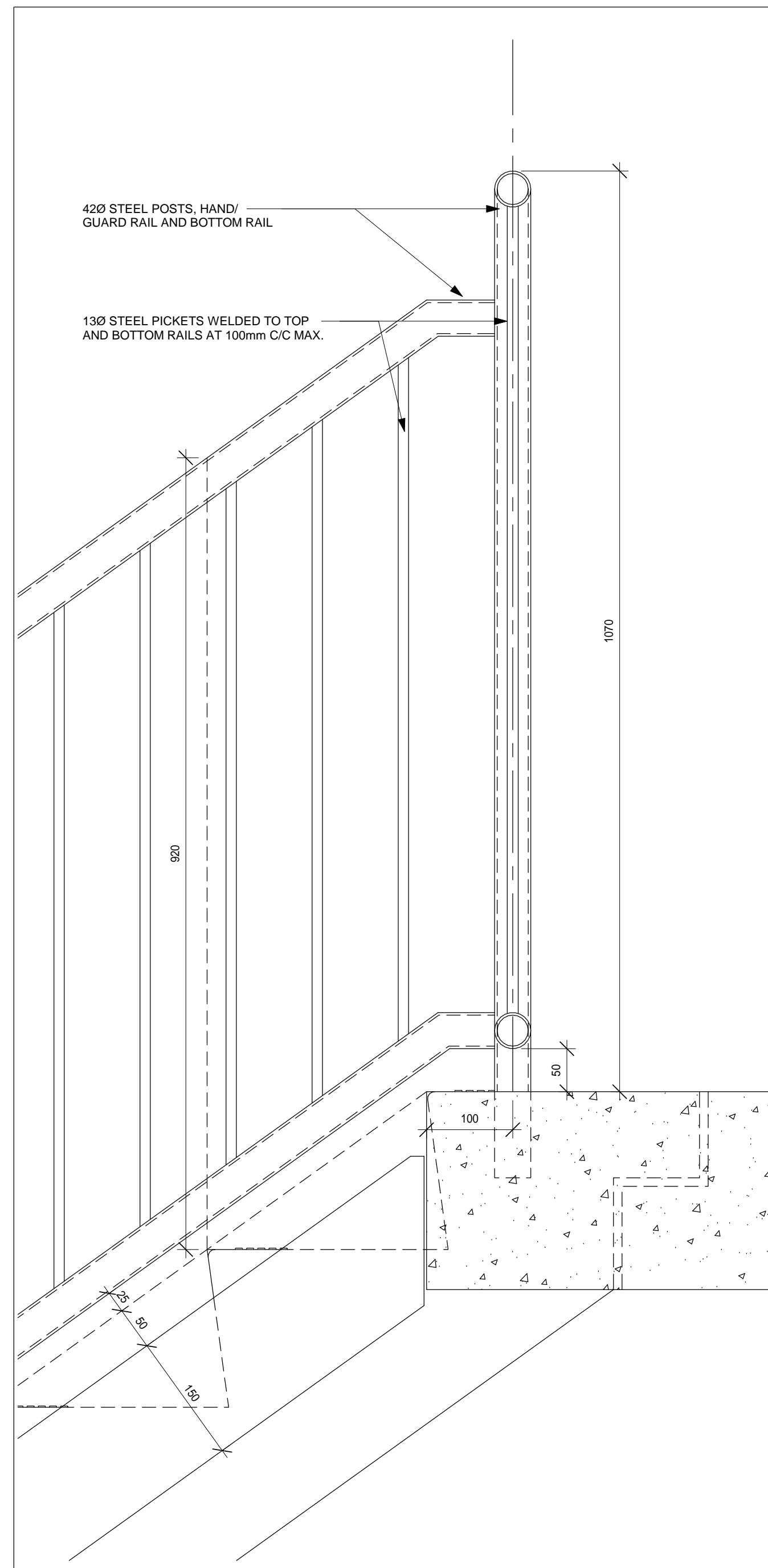


DESIGN BY: NS
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CHECKED BY: [Signature]
DATE: 02/15/19
SCALE: 1:50
FILE:

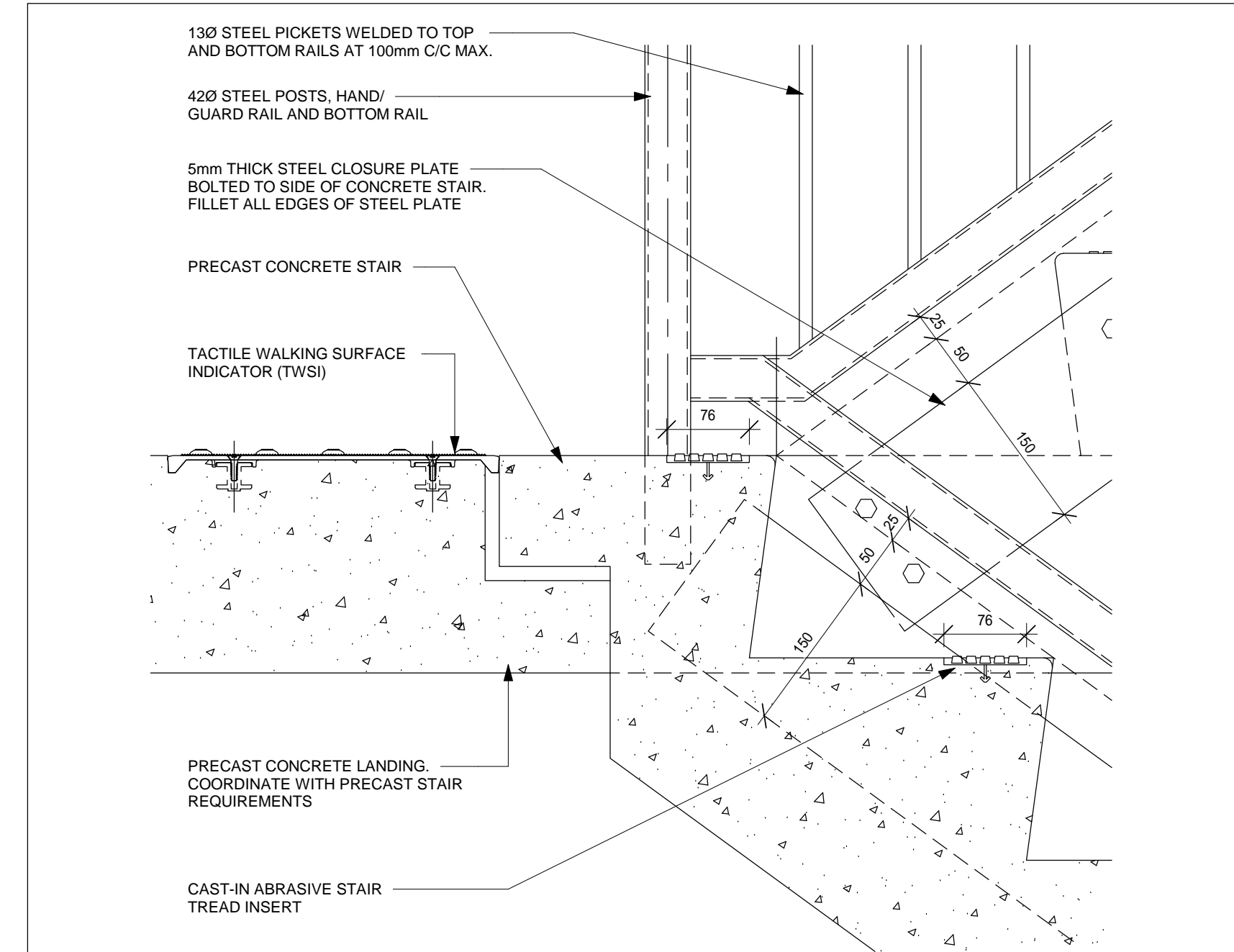
PROJECT NO: **18811** DRAWING NO: **A701**



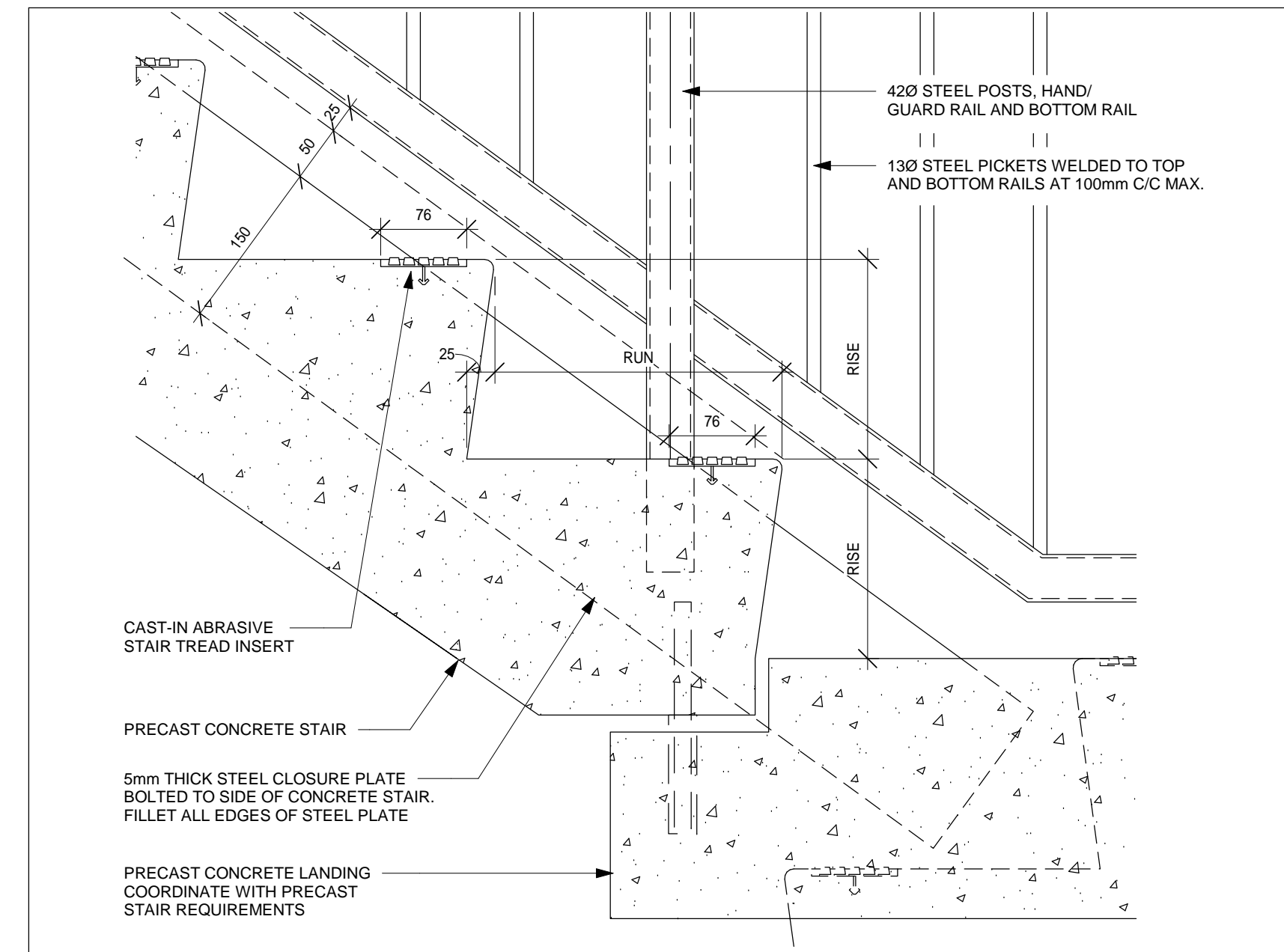
5 WALL MOUNTED HANDRAIL DETAILS
A702 1:5



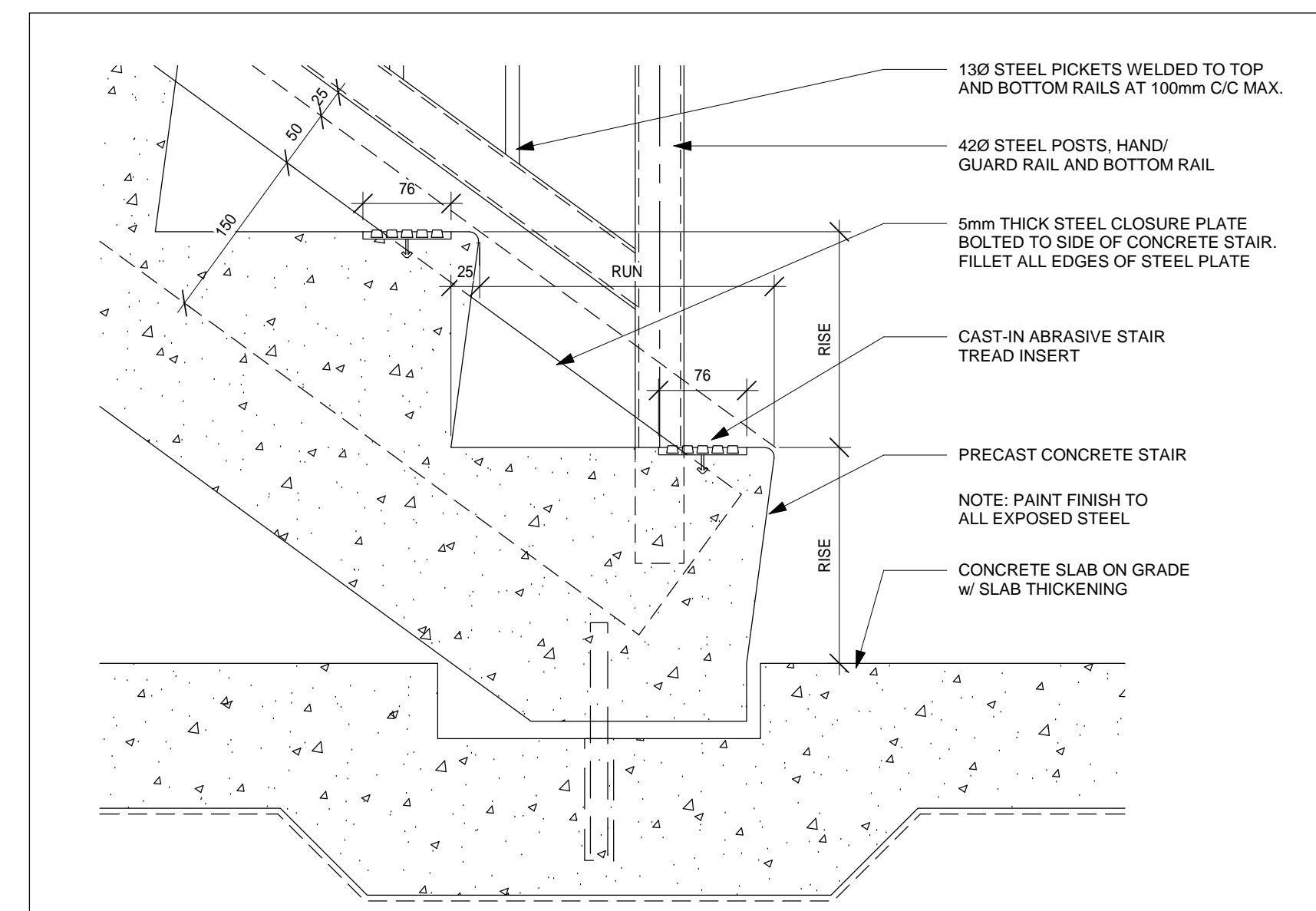
4 GUARD RAIL DETAIL
A702 1:5



3 PRECAST STAIR DETAIL
A702 1:5



2 PRECAST STAIR DETAIL
A702 1:5



1 PRECAST STAIR DETAIL
A702 1:5

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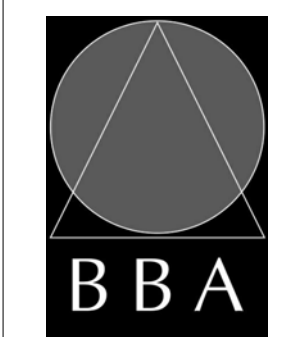
NO.	ISSUES	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	2019-02-08	
2	COORDINATION SET	2019-02-13	
3	M+E COORDINATION SET	2019-02-20	
4	FOR PERMIT	2019-03-11	
5	RE-ISSUED FOR PERMIT	2019-05-22	
6	ISSUED FOR TENDER	2019-06-05	
7	SPA SUBMISSION #2	2019-06-17	
8	REVISED FOR PERMIT	2019-11-11	
9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
STAIR AND RAILING DETAILS



BARRY BRYAN ASSOCIATES

Architects
Engineers
Project Managers

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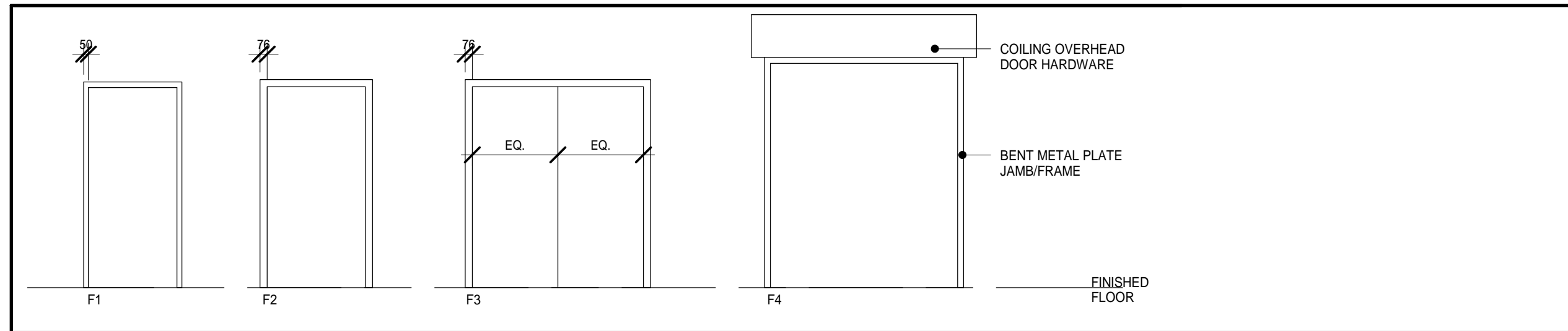


DESIGN BY: NS
DRAWN BY: DP
CHECKED BY:

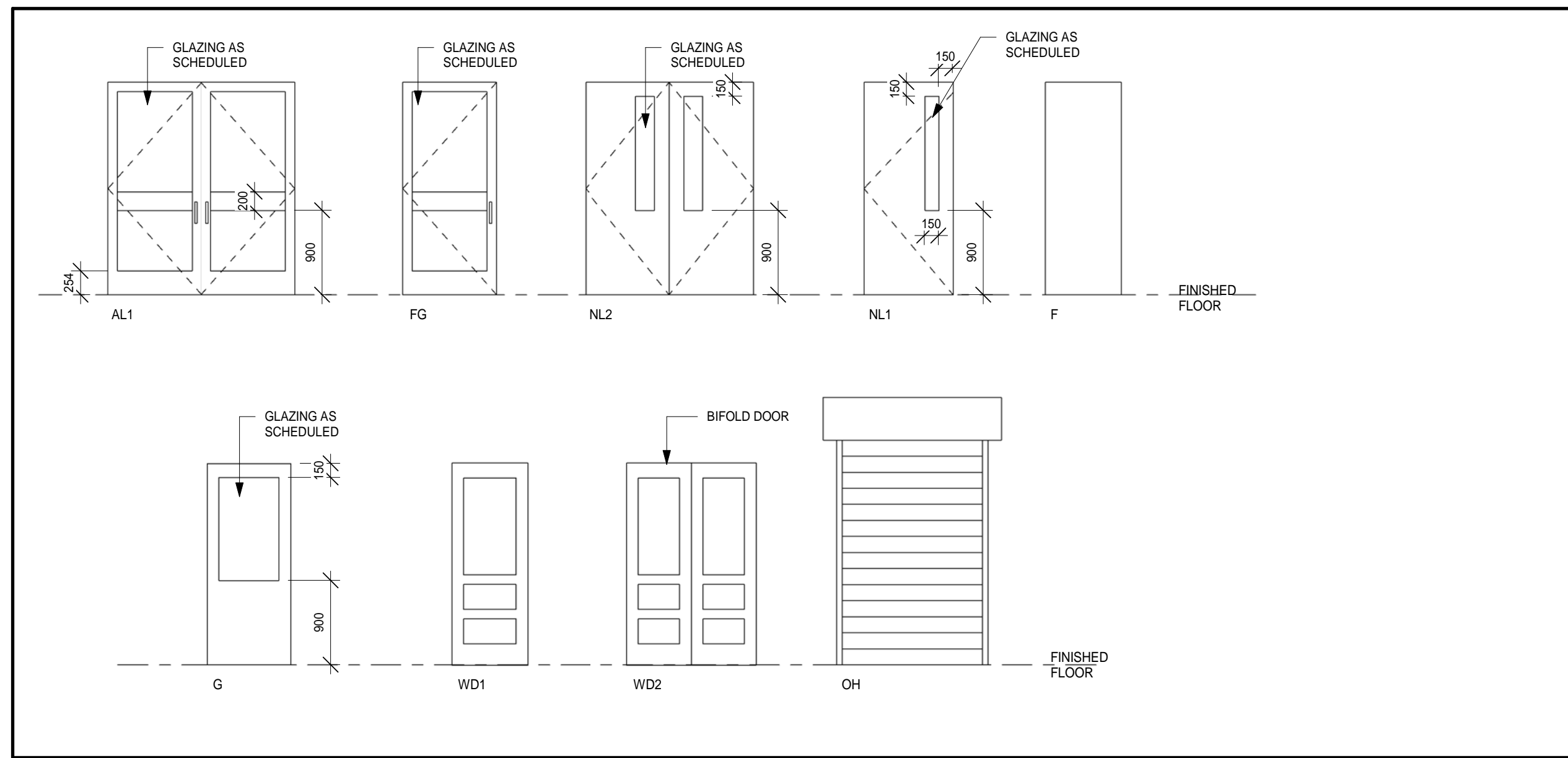
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FILE:

PROJECT NO:
18811

DRAWING NO:
A702



FRAME TYPES



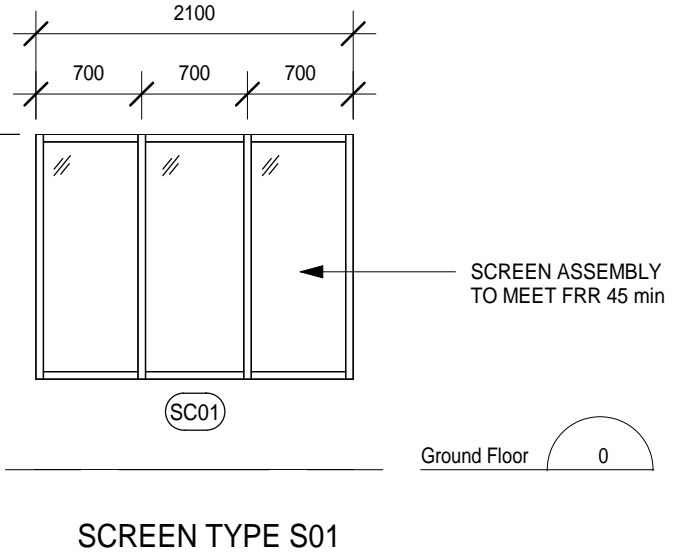
DOOR TYPES



General notes

- All exterior doors to be thermally broken frames and doors to be weather stripped.
- Door manufacturer to cut openings in all doors required to have mechanical grilles.
- Rated doors to maintain label. GC to coordinate.
- All exterior doors to have closers. Some to have auto door operators as noted.
- All glass in rated doors and frames to be GWVG unless protected by window sprinklers. Refer also to screen elevations.
- All glass in doors to be tempered as per section 3.8 OBC 2012.

Abbreviations:	AL Anodized Aluminum	HM Hollow Metal	S.S. Stainless Steel
ALM Alarmed Panic Bar	IMP Insulated Metal Panel	ST Steel	STN Stain
CL Clear Anodized Aluminum	PL Plastic Laminate	TGL Tempered Glass	V Vinyl
EX Existing	PT Paint	AN Anodized	W Wood
GAL Galvanized	PTL Paint w/ Lacquer finish	AW	
GWG Georgian Wire Glass	SCW Solid Core Wood		
HCW Hollow Core Wood			



WINDOW AND SCREEN TYPES

DOOR SCHEDULE

DOOR #	DOOR						FRAME				Comments	
	Width	Height	Thickness	Type	Finish	Material	Type	Material	Finish	Fire Rating		
Ground Floor												
D101	1778	2200	50	AL1	AN	AL	TGL	F1	AL	AN	Panic Device / Door Operator	
D102	1830	2134	45	NL2	AN	HM	TGL	F1	AL	AN	Panic Device / Door Operator	
D102a	782	2134	45	WD1	PT	HCW	F2	WD	PT		Panic Device	
D102b	965	2134	45	F	PT	HCW	F1	HM	PT	45m	Door Operator	
D102c	1016	2134	45	FG	PT	HM	F1	HM	PT	45m	Panic Device / Door Operator	
D102d	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m		
D102e	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m		
D102f	1730	2134	45	NL2	PT	HM	TGL	F1	HM	PT	45m	
D102h	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m	Panic Device	
D102j	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m	Panic Device	
D102k	1016	2134	45	NL1	PT	HM	TGL	F1	HM	PT	45m	Panic Device
D102m	1830	2134	45	F	PT	HCW	F1	HM	PT	45m	Panic Device / Door Operator	
D105	965	2134	45	F	PT	HCW	F1	HM	PT			
D106a	815	2134	45	WD1	PT	HCW	F2	WD	PT		Mech Closet Dr.	
D108	1016	2134	45	NL1	PT	HM	F1	HM	PT			
D108a	2435	2134	76	OH	PT	ST	F1	ST	PT		Coiling overhead Door	
D108b	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m		
D108c	1800	2134	45	F	PT	HCW	F1	HM	PT	1.5hr		
D109	1016	2134	45	NL1	PT	HM	F1	HM	PT			
D110	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D111	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D111a	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m	Panic Device	
D111b	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m	Panic Device	
D112	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D112a	1016	2134	45	FG	PT	HM	TGL	F1	HM	PT	45m	Panic Device / Door Operator
D112b	1730	2134	51	AL1	AN	AL	F1	AL	AN		Panic Device / Door Operator	
D112c	1016	2134	45	NL1	PT	HM	F1	HM	PT	45m	Door Operator	
D113	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D114	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D115	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D116	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D117	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D118	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D119	965	2134	45	G	PT	SCW	F1	HM	PT	45m		
D120	2000	2200	50	AL1	AN	AL	F1	AL	AN		Door Operator	

DOOR SCHEDULE

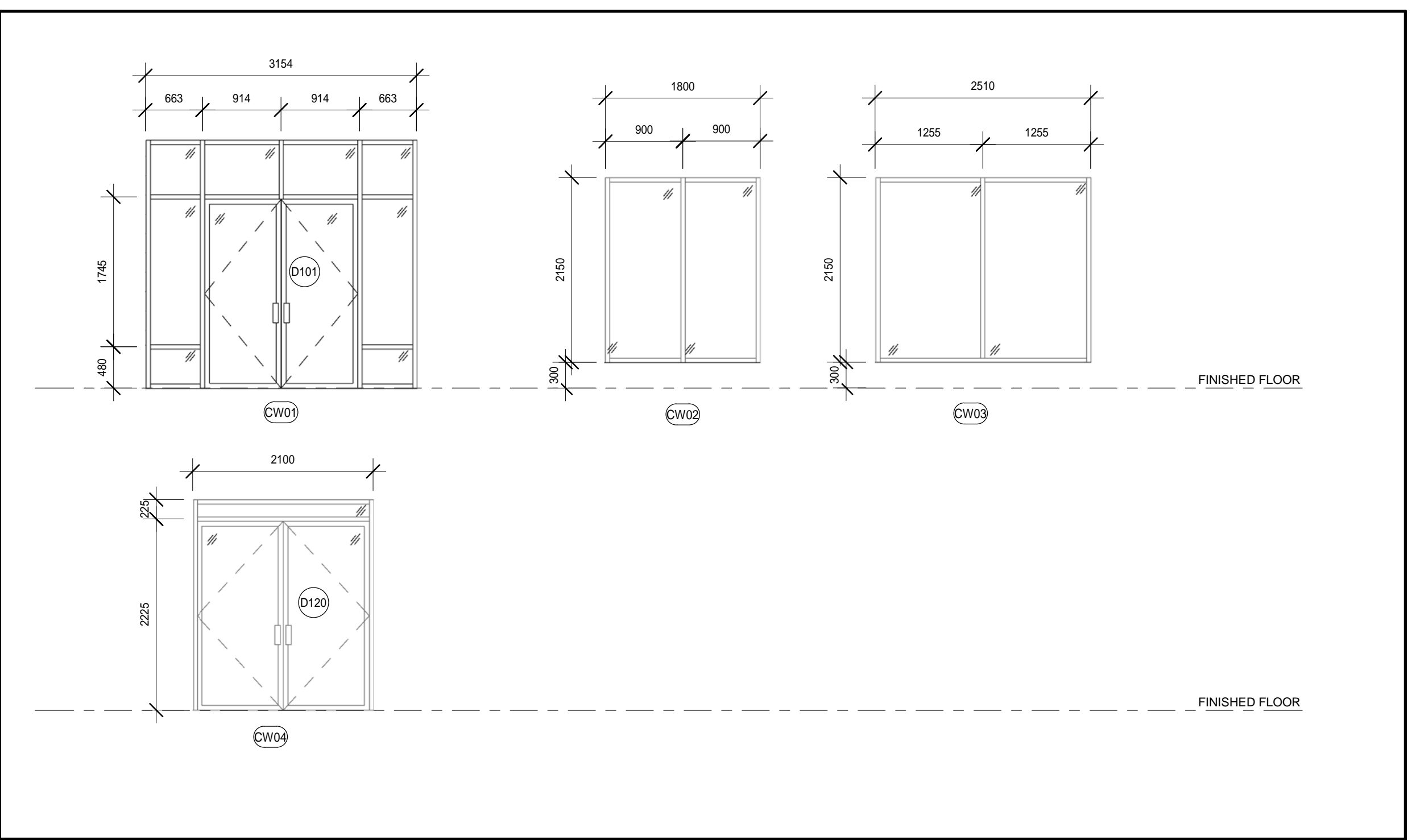
DOOR #	DOOR						FRAME				Comments	
	Width	Height	Thickness	Type	Finish	Material	Type	Material	Finish	Fire Rating		
Second Floor												
D201	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D202	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D203	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D204	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D204a	965	2134	45	NL1	PT	HM	TGL	F1	HM	PT	45m	Panic Device
D205	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D206	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D207	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D208	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D208a	965	2134	45	NL1	PT	HM	TGL	F1	HM	PT	45m	Panic Device
D209	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D210	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D211	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D212	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D213	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D214	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D215	965	2134	45	F	PT	HCW	F1	HM	PT	45m		
Third Floor												
D301	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D302	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D303	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D304	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D304a	965	2134	45	NL1	PT	HM	F1	HM	PT	45m	Panic Device	
D305	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D306	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D307	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D308	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D308a	965	2134	45	NL1	PT	HM	F1	HM	PT	45m	Panic Device	
D309	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D310	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D311	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D312	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D313	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D314	965	2134	45	F	PT	HCW	F1	HM	PT	20m	Suite Entry Door w/ peep hole	
D315	965	2134	45	F	PT	HCW	F1	HM	PT	45m		

DOOR SCHEDULE-RESIDENTIAL SUITES

mark	DOOR						FRAME				Comments	count
	Width	Height	Thickness	Type	Finish	Material	Type	Material	Finish	Fire Rating		
UNIT A1												
A1-D01	965	2032	44	WD1	PT	HCW	F2	WD	PT		Barrier Free	1
A1-D02	782	2032	45	WD1	PT	HCW	F2	WD	PT			1
A1-D03	965	2032	44	WD1	PT	HCW	F2	WD	PT		Barrier Free	1
A1-D04	815	2134	45	F	PT	HCW	F2	HM	PT	45m	Mech Closet Dr.	1
UNIT A2												
A2-D01	965	2032	44	WD1	PT	HCW	F2	WD	PT		Barrier Free	2
A2-D02	965	2032	44	WD1	PT	HCW	F2	WD	PT		Barrier Free	2
A2-D03	1524	2030	45	WD1	PT	HCW	F2	WD	PT		Barrier Free	2
A2-D04	815	2134	45	WD1	PT	HCW	F2	WD	PT		Mech Closet Dr.	2
A2-D05	782	2032	45	WD1	PT	HCW	F2	WD	PT			2
UNIT A3												
A3-D01	965	2032	44	WD1	PT	HCW	F2	WD	PT		Barrier Free	1
A3-D02	782	2032	45	WD1	PT	HCW	F2	WD	PT			1
A3-D03	965	2032	44	WD1	PT	HCW	F2	WD	PT		Barrier Free	1
A3-D04	815	2134	45	WD1	PT	HCW	F2	WD	PT		Mech Closet Dr.	1
A3-D05	1524	2030	45	WD1	PT	HCW	F2	WD	PT			1
UNIT B1												
B1-D01	1524	2030	45	WD1	PT	HCW	F2	WD	PT			1
B1-D02	782	2032	44	WD1	PT	HCW	F2	WD	PT			1
B1-D03	782	2032	44	WD1	PT	HCW	F2	WD	PT			1
B1-D04	1524	2030	45	WD1	PT	HCW	F2	WD	PT			1
B1-D05	782	2032	44	WD1	PT	HCW	F2	WD	PT			1
B1-D06	1524	2030	45	WD1	PT	HCW	F2	WD	PT			1
B1-D07	782	2032	44	WD1	PT	HCW	F2	WD	PT			1
B1-D08	815	2134	45	WD1	PT	HCW	F2	WD	PT		Mech Closet Dr.	1
UNIT B2												
B2-D01	1524	2030	45	WD1	PT	HCW	F2	WD	PT			1
B2-D02	782	2032	45	WD1	PT	HCW	F2	WD	PT			1
B2-D03	782	2032	45	WD1	PT	HCW	F2	WD	PT			

ROOM SCHEDULE														
ROOM		FLOOR		WALL 1 (NORTH)		WALL 2 (EAST)		WALL 3 (SOUTH)		WALL 4 (WEST)		CEILING		COMMENTS
No.	Room Name	Floor Finish	Base Finish	Substrate	Finish	Substrate	Finish	Substrate	Finish	Substrate	Finish	Ceiling Finish	Height	
Ground Floor														
100	MAIL	LVT1	RB	-	-	GWB	PT	GWB	PT	GWB	PT	ACT	4000	
101	NORTH VESTIBULE	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	4000	
102	LOBBY	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3355	
103	W/C	CT	CT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	4000	
103b	UNISEX WR	CT	CT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	2438	
104	COMMUNITY ROOM / KITCHEN	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3360	
105	STORAGE	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3360	
106	LAUNDRY	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3360	
107	SCOOTER STORAGE	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3360	
108	LOADING AREA	S	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	3360	
108b	REFUSE	S	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	4000	
109	MECHANICAL	S	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	3360	
110	UNIT A1 - BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	CERAMIC TILE IN BATHROOM
111	UNIT A2 - BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	CERAMIC TILE IN BATHROOM
112	UNIT B1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	CERAMIC TILE IN BATHROOM
113	UNIT C1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	CERAMIC TILE IN BATHROOM
114	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	CERAMIC TILE IN BATHROOM
115	UNIT C1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	CERAMIC TILE IN BATHROOM
116	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	CERAMIC TILE IN BATHROOM
117	UNIT C1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3410	CERAMIC TILE IN BATHROOM
118	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3372	CERAMIC TILE IN BATHROOM
119	ADMIN	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3624	
120	BREEZEWAY	LVT1	RB	-	-	-	-	-	-	-	-	-	3360	
C101	CORRIDOR	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3360	
C102	SOUTH VESTIBULE	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3360	
ST101	STAIR #1	S	RB	CONC	-	CONC	-	CONC	-	CONC	-	EXPOSED	3652	
ST102	STAIR #2	S	RB	CONC	-	CONC	-	CONC	-	CONC	-	EXPOSED	3360	
Second Floor														
201	UNIT I1-BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
202	UNIT C3	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
203	UNIT G1-BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
204	UNIT H1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
205	UNIT D1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	4000	CERAMIC TILE IN BATHROOM
206	UNIT E	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
207	UNIT F1 - BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
208	UNIT A2 - BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
209	UNIT B2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
210	UNIT B3	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
211	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
212	UNIT C1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
213	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
214	UNIT C1	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
215	REFUSE	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	3271	
C201	CORRIDOR	LVT1	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3050	
ST201	STAIR #1	S	RB	CONC	-	CONC	-	CONC	-	CONC	-	EXPOSED	3000	
ST202	STAIR #2	S	RB	CONC	-	CONC	-	CONC	-	CONC	-	EXPOSED	3000	
Third Floor														
301	UNIT I2-BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
302	UNIT C4	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
303	UNIT G2-BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
304	UNIT H2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
305	UNIT D2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	4000	CERAMIC TILE IN BATHROOM
306	UNIT E	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
307	UNIT F2-BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
308	UNIT A3-BF	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
309	UNIT B4	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
310	UNIT B5	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
311	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
312	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
313	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
314	UNIT C2	LVT2/CT	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	3000	CERAMIC TILE IN BATHROOM
315	REFUSE	LVT2	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	EXPOSED	3140	
C301	CORRIDOR	LVT2	RB	GWB	PT	GWB	PT	GWB	PT	GWB	PT	ACT	3050	
ST301	STAIR #1	S	RB	CONC	-	CONC	-	CONC	-	CONC	-	EXPOSED	3000	
ST302	STAIR #2	S	RB	CONC	-	CONC	-	CONC	-	CONC	-	EXPOSED	3000	

LVT1 - LUXURY VINYL TILE 1
LVT2 - LUXURY VINYL TILE 2
CT - CERAMIC TILE
RB - RUBBER BASE
S - SEALED CONCRETE
CONC - CONCRETE
PT - PAINTED FINISH
GWB - GYPSUM WALL BOARD



CURTAIN WALL TYPES

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7	SPA SUBMISSION #2	2019-06-17	
8	REVISED FOR PERMIT	2019-11-11	
9	FOR CONSULTANT COORDINATION	2019-11-26	
10	REVISIONS FOR PERMIT-2	2020-01-07	
11	ISSUED FOR CONSTRUCTION	2020-06-29	

NO.	REVISIONS	DATE	BY

PROJECT:
PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

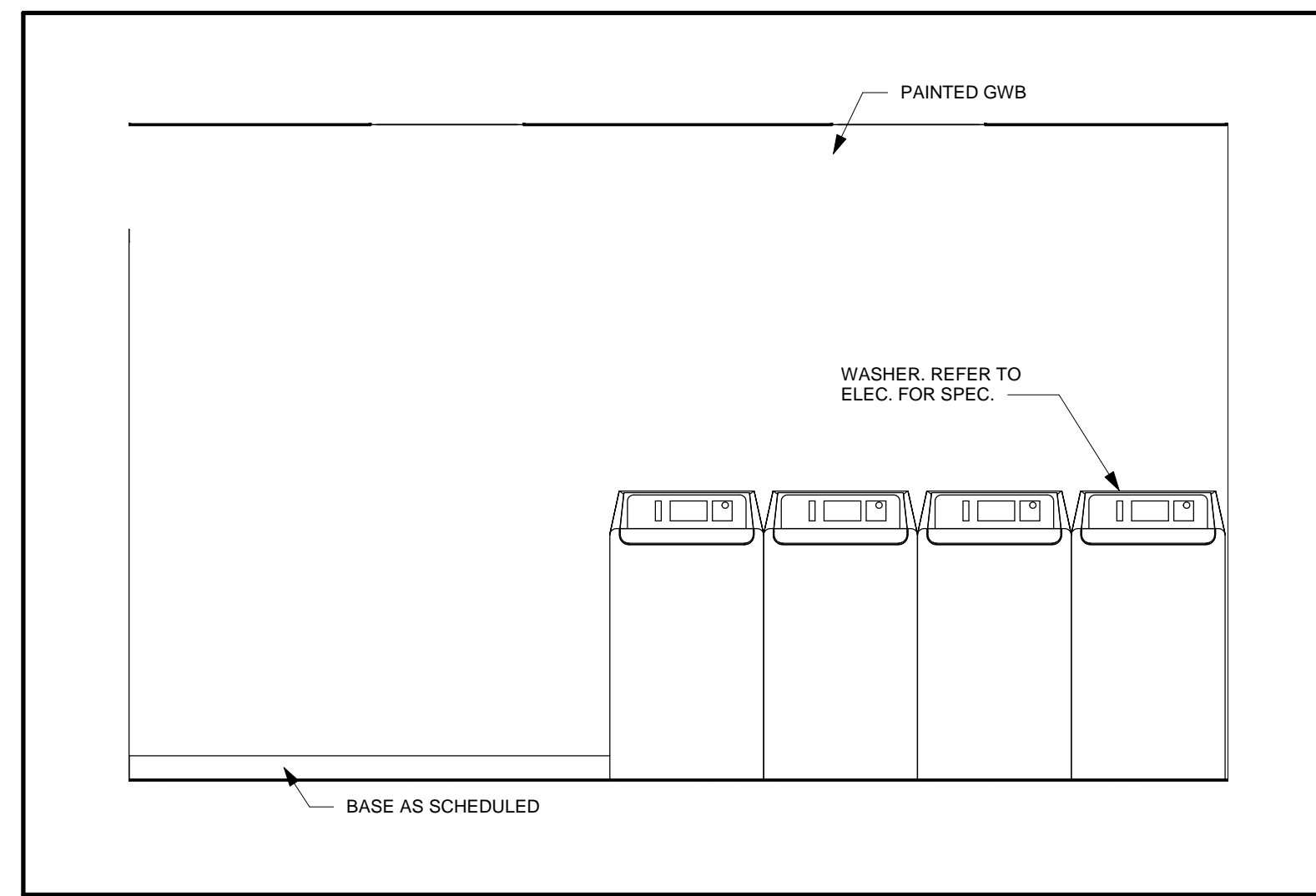
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CURTAIN WALL TYPES AND ROOM SCHEDULE

 B B A BARRY BRYAN ASSOCIATES Architects Engineers Project Managers	
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	DATE: 05/22/19 SCALE: 1 : 50 FILE:

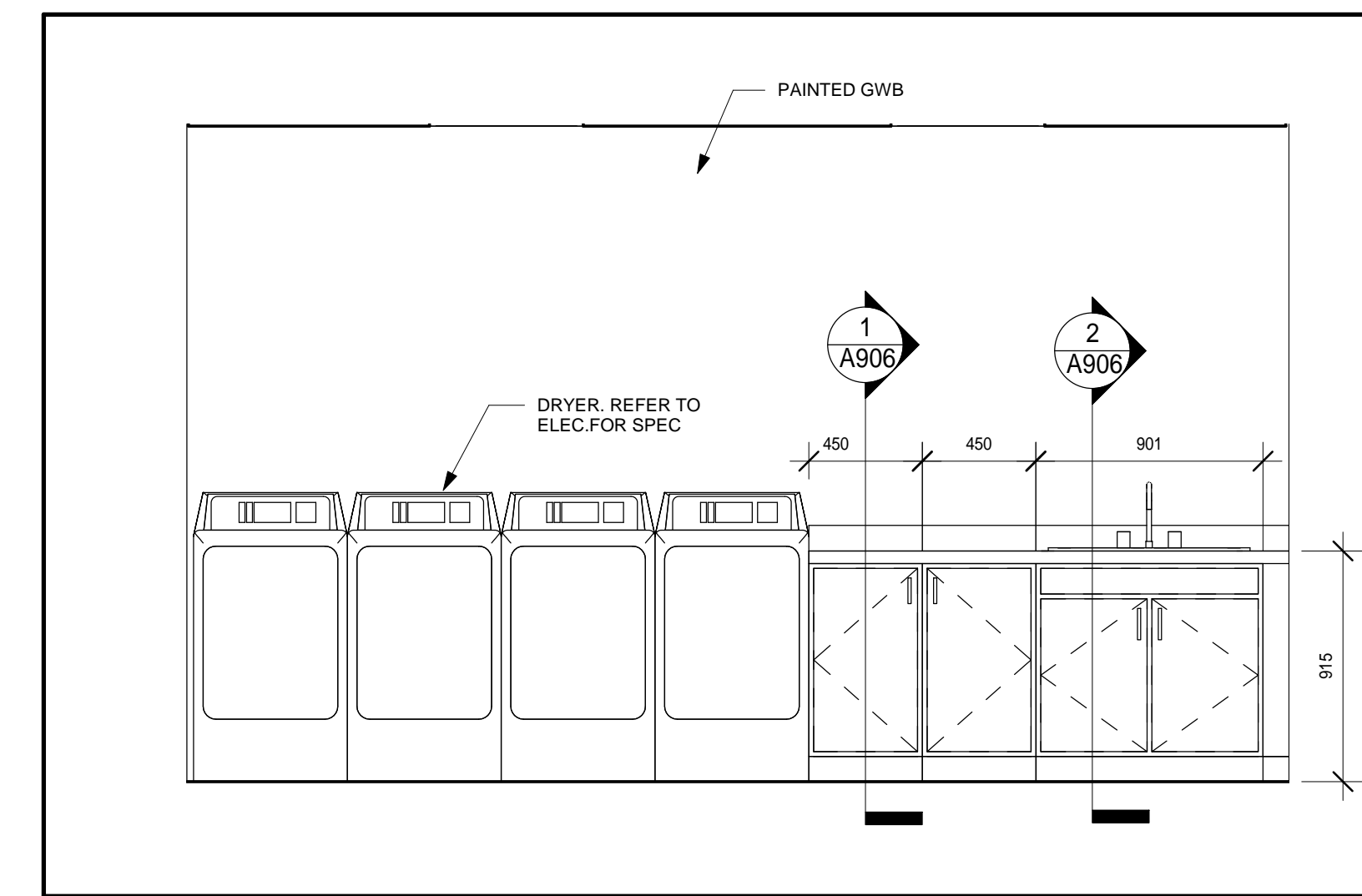
PROJECT NO: **18811**
DRAWING NO: **A802**

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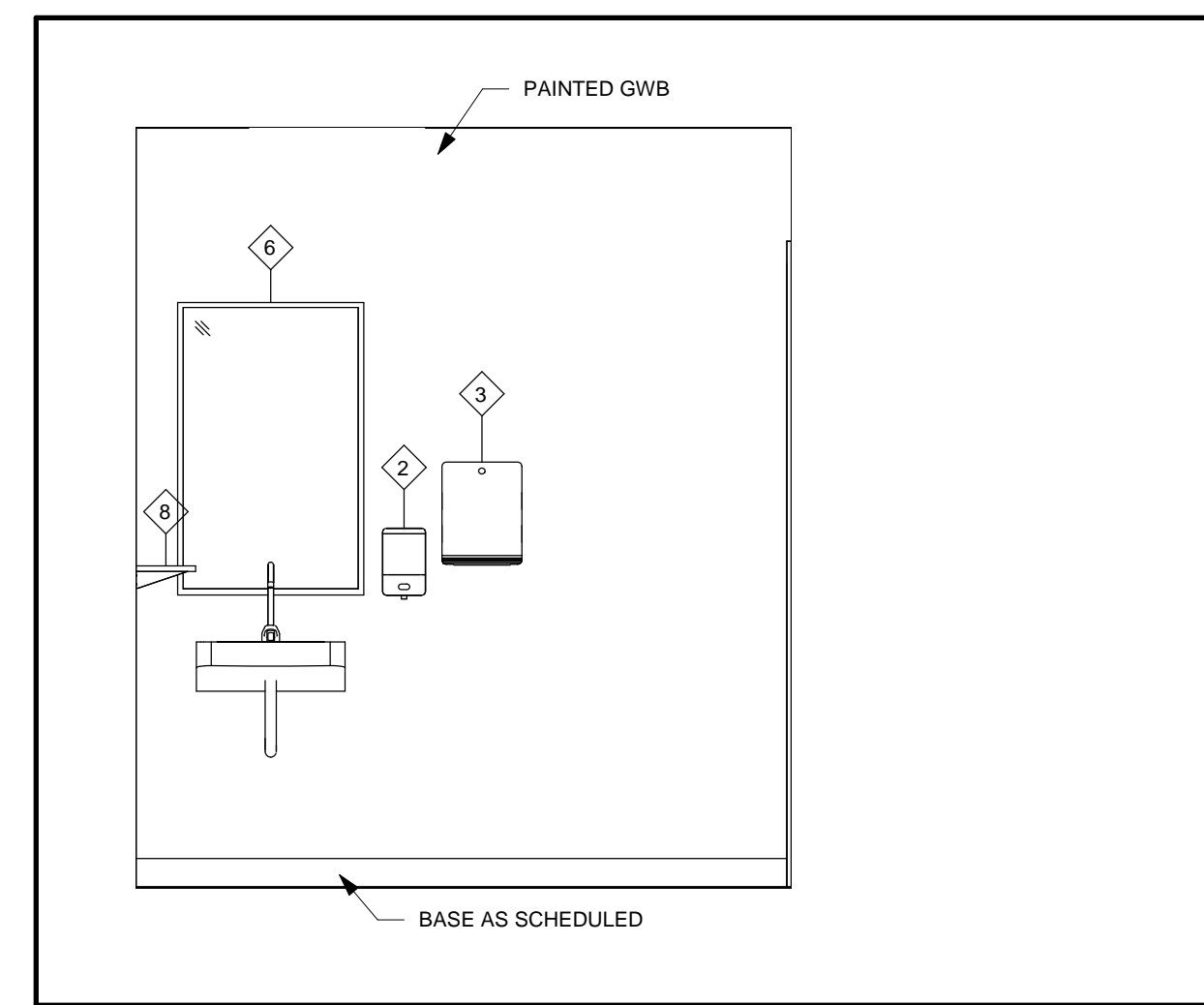
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11	ISSUED FOR CONSTRUCTION	2020-06-29	



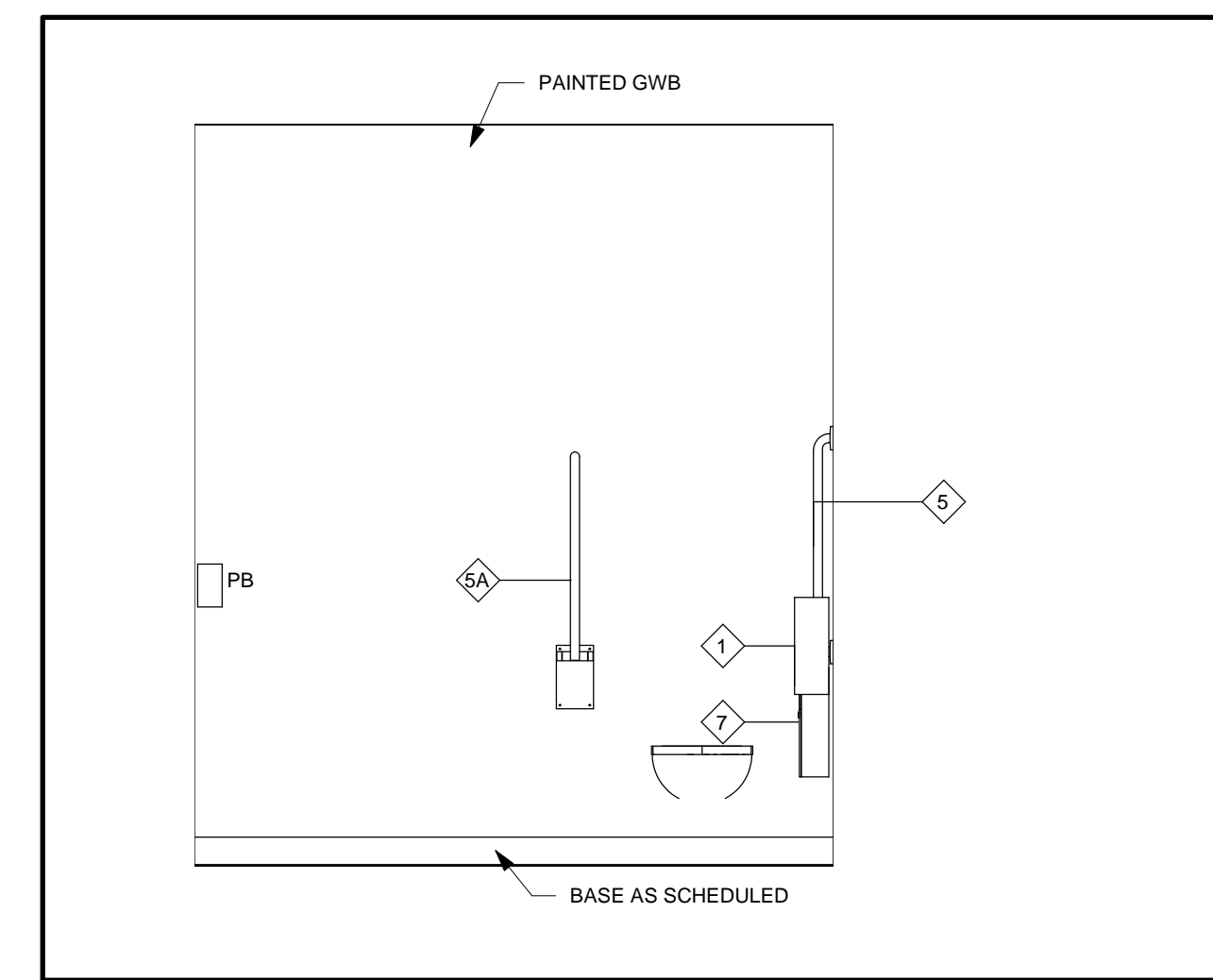
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A901
Laundry Room-6
1:25



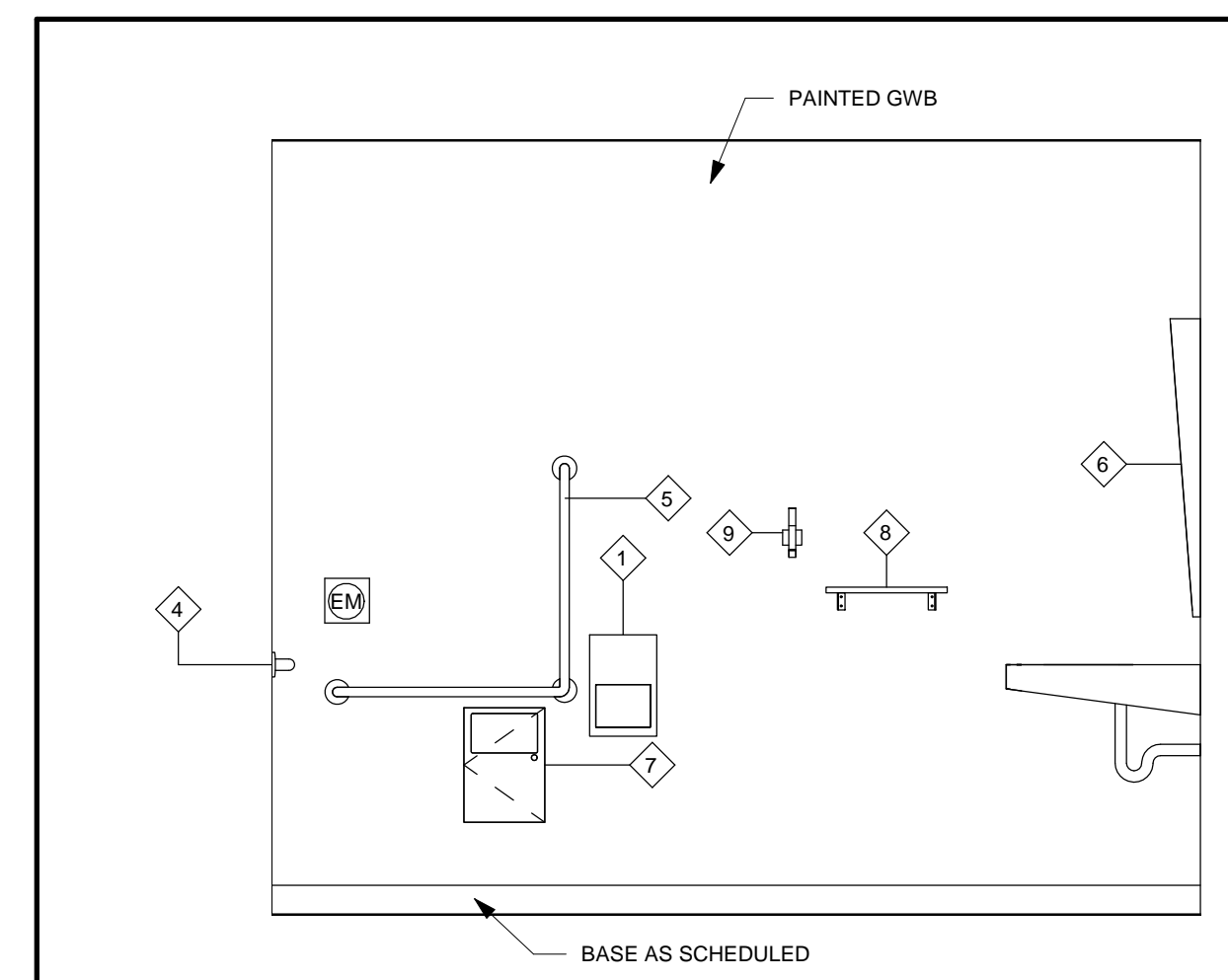
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Laundry Room-5
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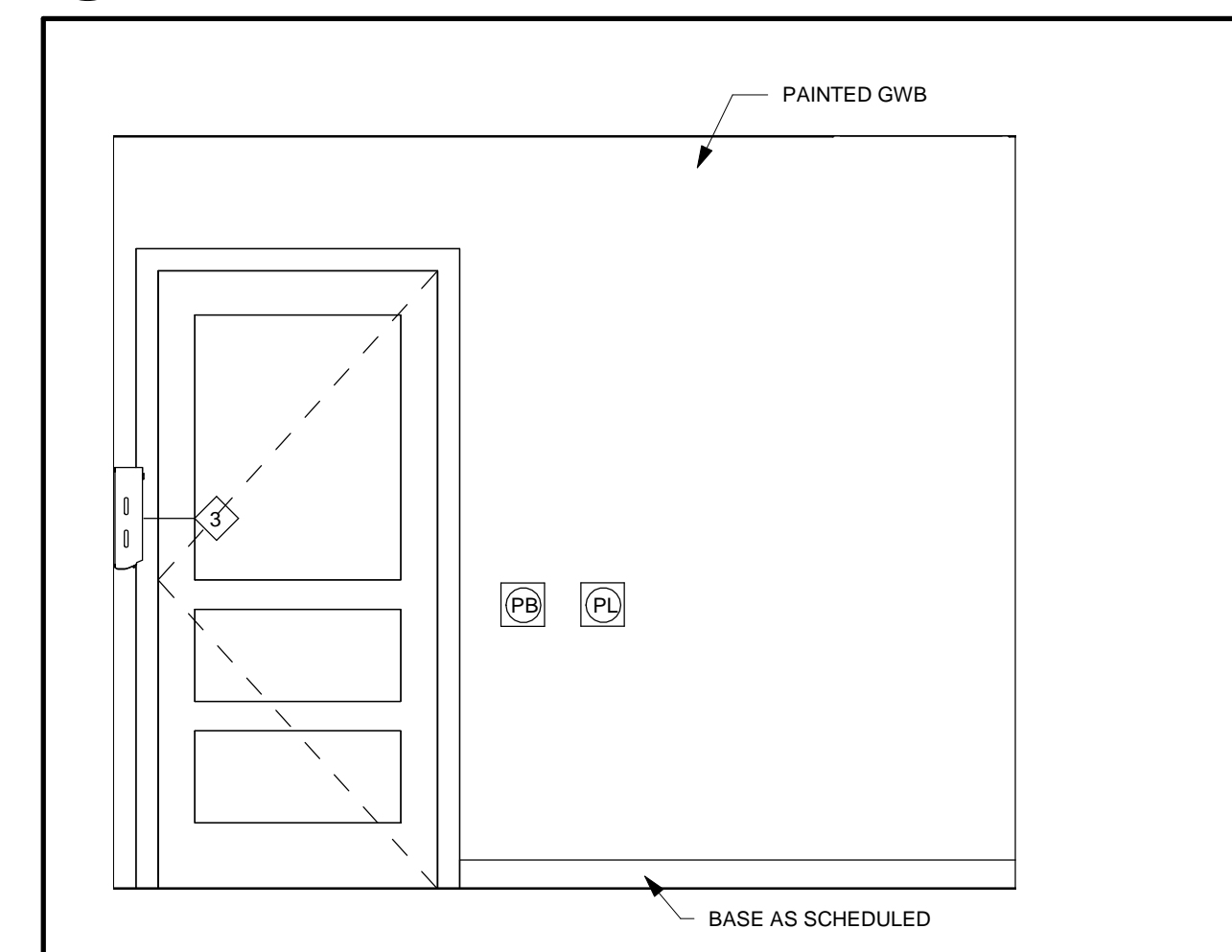
4
A901
B.F. Washroom - 2
1:25



2
A901
B.F. Washroom - 4
1:25



3
A901
B.F. Washroom - 1
1:25



1
A901
B.F. Washroom - 3
1:25

BARRIER FREE WASHROOM NOTES:

Continuous L Shaped Grab bar shall
1. be installed so that the distance between the centre line of the lavatory and the side wall is not less than 460 mm,
2. be not less than 35 mm and not more than 40 mm in diameter,
3. have a clearance of not less than 38 mm and not more than 50 mm from the wall to the inside surface of the grab bar, and
4. have a slip-resistant surface

Lavatory shall

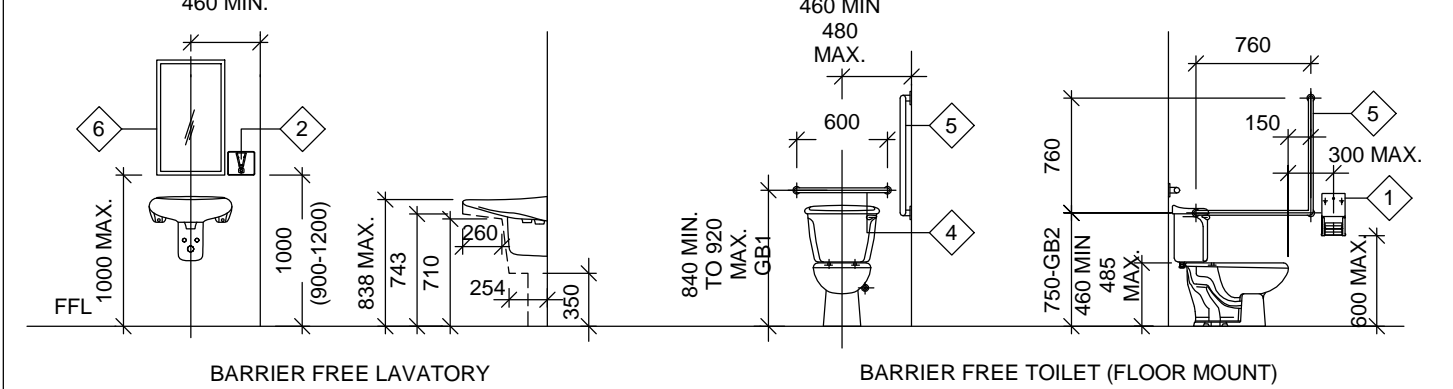
- be located so that the distance between the centre line of the lavatory and the side wall is not less than 460 mm,
- be mounted so that the top of the lavatory is not more than 840 mm above the finished floor,
- have a clearance beneath the lavatory not less than:
(i) 520 mm wide, (ii) 735 mm high at the front edge, (iii) 685 mm high at a point 205 mm back from the front edge, and (iv) 320 mm high from a point 300 mm back from the front edge to the wall.
- have insulated pipes where they would otherwise present a burn hazard or have water supply temperature limited to a maximum of 43°C,
- be equipped with faucets that have lever type handles without spring loading or operate automatically and that are located so that the distance from the centre line of the faucet to the edge of the basin or, where the basin is mounted in a vanity, to the front edge of the vanity, is not more than 485 mm,
- have a minimum 1370 mm deep floor space to allow for a forward approach, of which a maximum of 500 mm can be located under the lavatory,
- have a soap dispenser that is:
(i) located to be accessible to persons in wheelchairs, (ii) located so that the dispensing height is not more than 1200 mm above the finished floor, (iii) located not more than 610 mm, measured horizontally, from the edge of the lavatory, (iv) operable with one hand, and
- have a towel dispenser or other hand drying equipment that is:
(i) located to be accessible to persons in wheelchairs, (ii) located so that the dispensing height is not more than 1200 mm above the finished floor, (iii) operable with one hand, and (iv) located not more than 610 mm, measured horizontally, from the edge of the lavatory,
- Mirror shall be mounted with its bottom edge not more than 1000mm above the finished floor or inclined to the vertical to be usable by a person in wheel chair

Universal Washroom shall

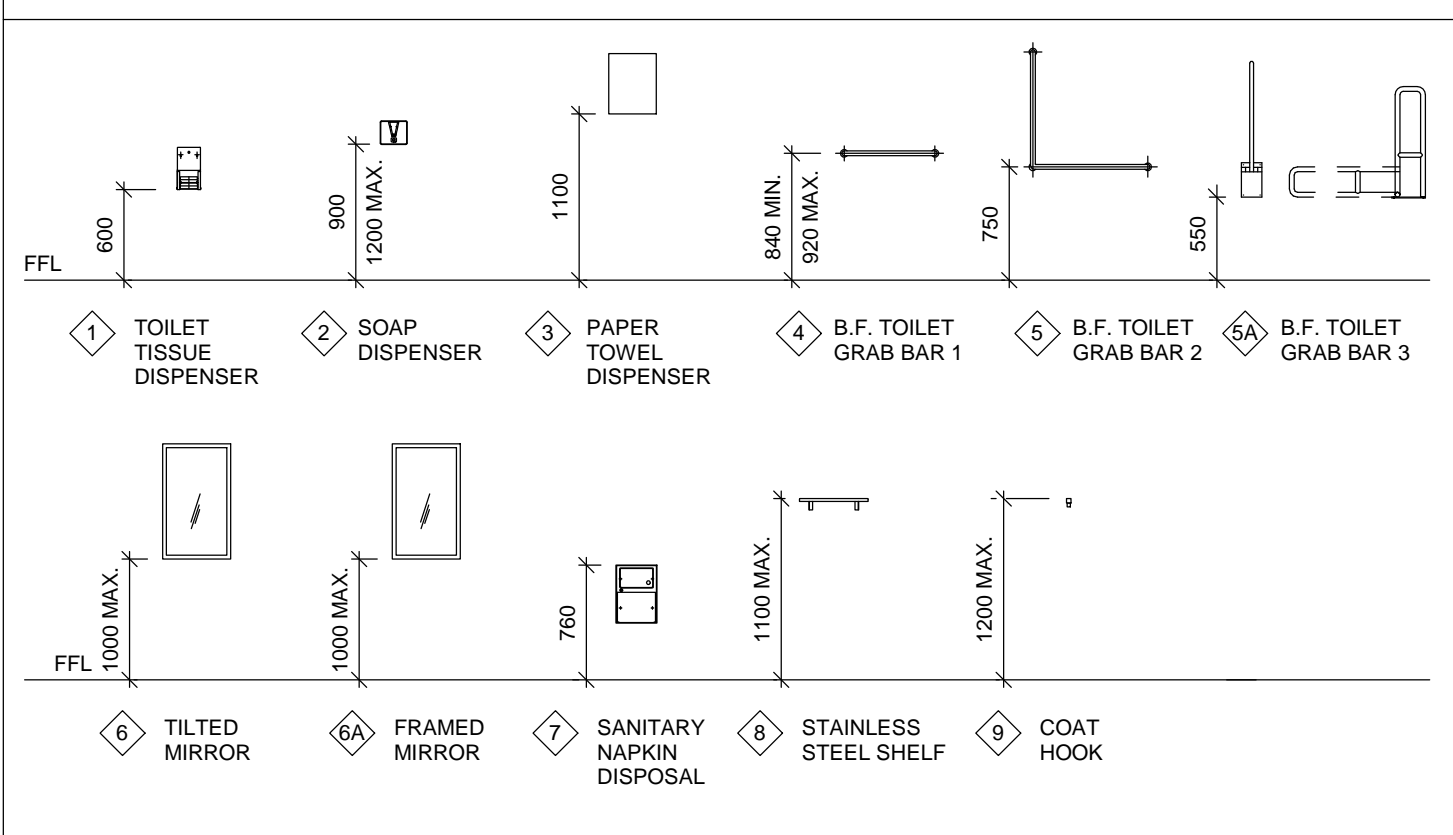
- be served by a barrier free path of travel,
- have a door that is capable of being locked from the inside and released from the outside in case of emergency and that has:
(i) a gaspable latch-operating mechanism located not less than 800 mm and not more than 1000 mm above the finished floor,
- have one lavatory conforming to CBC 2012 3.8.3.11
- have one water closet conforming to Article 3.8.3.9, that is located in accordance with Clause 3.8.3.8 (2)(a) or (b),
- have grab bars conforming to:
(i) Sentence 3.8.3.8 (2), if the water closet is located in accordance with Clause 3.8.3.8 (2) (a) or (b),
(ii) Sentence 3.8.3.8 (4), if the water closet is located in accordance with Clause 3.8.3.8 (2)(b),
- have no internal dimension between walls that is less than 1700 mm,
- have a coat hook that conforms to Clause 3.8.3.8 (1)(e) and a shelf that is located not more than 1100 mm above the finished floor and projects not more than 100 mm from the wall,
- be designed to permit a wheelchair to turn in an open space not less than 1700 mm in diameter,
- be provided with a door equipped with a power door operator if the door is equipped with a self-closing device,
- be provided with a mirror (i) installed above a lavatory described in Clause 11(a), and (ii) mounted with its bottom edge not more than 1000 mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair, and
- have lighting controlled by a motion sensor conforming to Sentence 12.2.4.1 (2),
- have an emergency call system that consists of audible and visual signal devices inside and outside of the washroom that are activated by a control device inside the washroom, and
- have an emergency sign that contains the words in the event of an emergency push emergency button and audible and visual signal will activate in letters at least 25 mm high with a 5 mm stroke and that is posted above the emergency button.
- A clear space not less than 810 mm wide and 1830 mm long shall be provided in each universal washroom for an adult-size change table. Where the clear space provided for an adult-size change table is adjacent to a wall, reinforcement shall be installed in the wall to permit the future installation of the change table.
- Where an adult-size change table is installed, it shall:
(a) when fully loaded, have a surface height above the finished floor that can be adjusted from between 450 mm and 500 mm at the low range to between 800 mm and 900 mm at the high range,
(b) be designed to carry a minimum load of 133 kN, (c) have a clear floor space parallel to the long side of the table not less than 760 mm wide and 1500 mm long, and (d) in the case of a fold-down table, be installed so that it does not encroach into a clear transfer space described in Clause 3.8.3.8 (2)(a) or (b), and have no operating mechanisms higher than 1200 mm.
- All grab bars as per specifications to be stainless steel with min. 38mm diameter as per Sect.3.8 CBC 2012- see specifications
- Provide acceptable and adequate backing and fasteners systems for all grab bars, fixtures and items within universal washroom- to be reviewed by consultants prior to construction.

BARRIER FREE MOUNTING HEIGHT REQUIREMENTS

- GRAB BARS SHALL BE MIN. 35mm Ø, 40mm Ø MAX.
- CLEARANCE FOR GRAB BARS TO BE MIN. 38mm, 50mm MAX.
- GRAB BARS TO HAVE SLIP RESISTANT SURFACE.
- INSTALL GRAB BARS TO SUPPORT LOADING REQUIRED BY THE ONTARIO BUILDING CODE.
- LOCATE COAT HOOK ON SIDEWALL OF TOILET STALL DOOR AT 1200mm MAX. ABOVE FINISHED FLOOR AND PROJECTING NOT MORE THAN 50mm.
- ALL FIXTURES SHALL CONFORM TO BARRIER-FREE HEIGHTS OUTLINED IN THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- ALL ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- INSTALL DOOR OPERATOR, PUSH BUTTONS AND PUSH TO LOCK DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- INSTALL EMERGENCY CALL SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE.



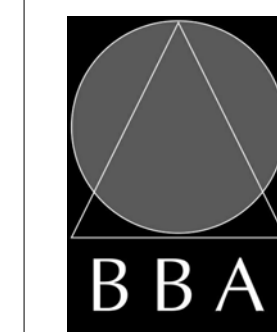
WASHROOM ACCESSORIES MOUNTING HEIGHTS



PROJECT:
PARKVIEW SENIORS EXPANSION

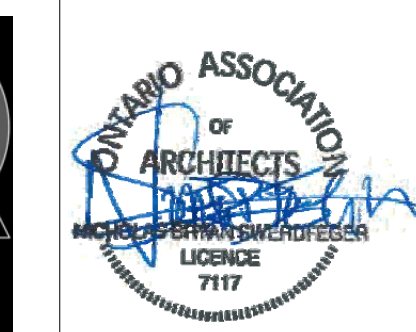
165 KING AVE EAST, NEWCASTLE, ON L1B 1H3

DRAWING:
INTERIOR ELEVATIONS



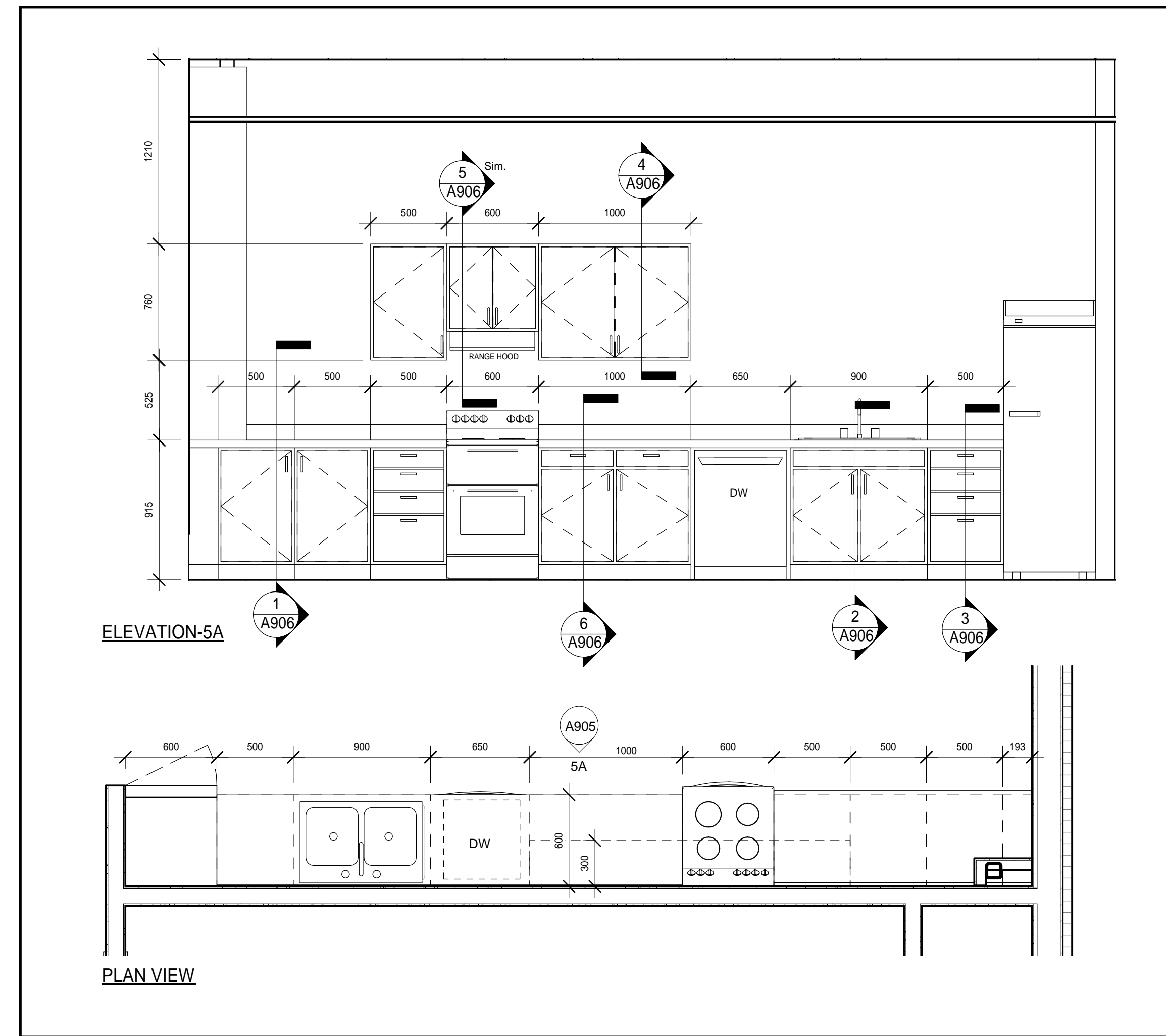
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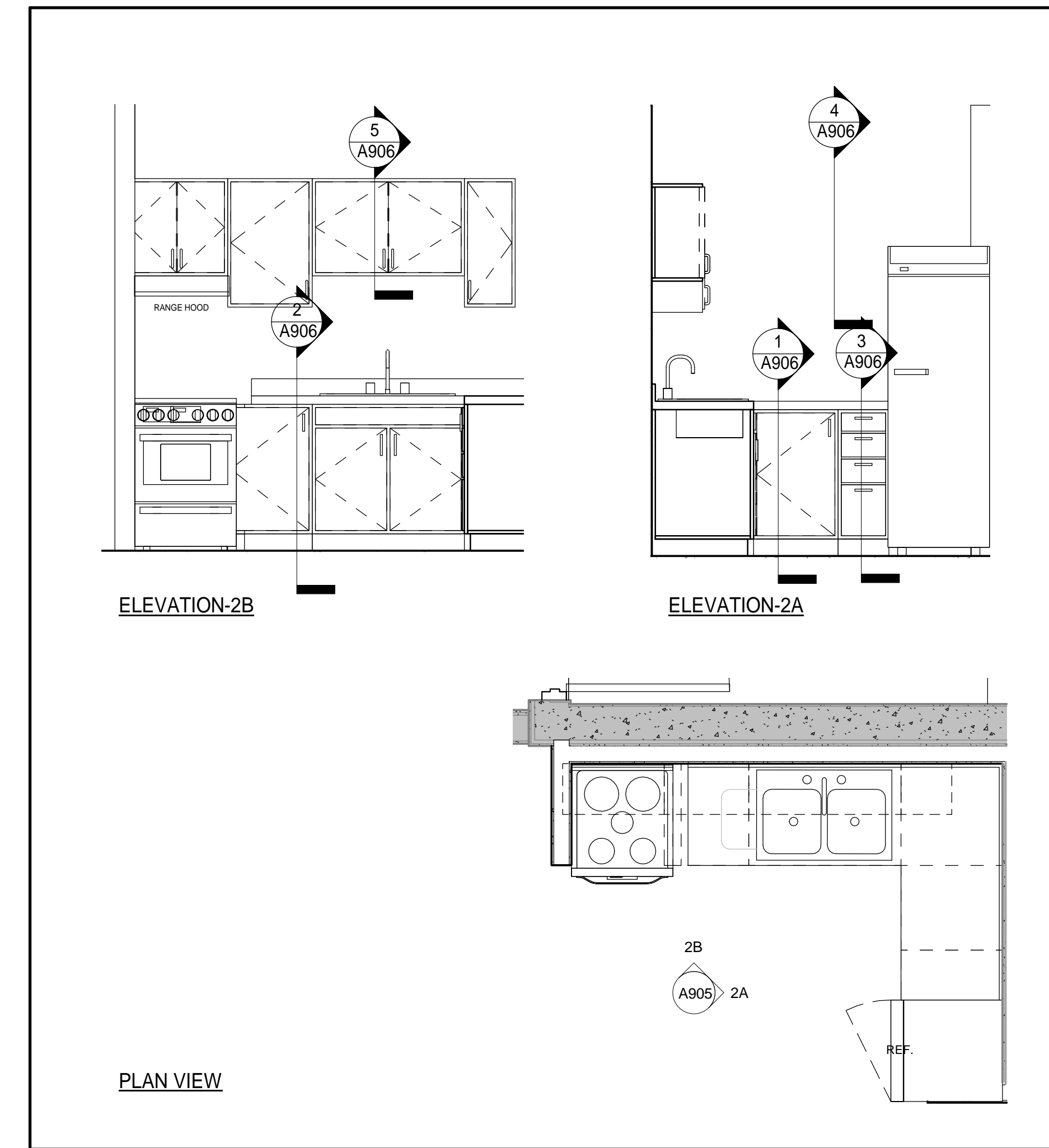


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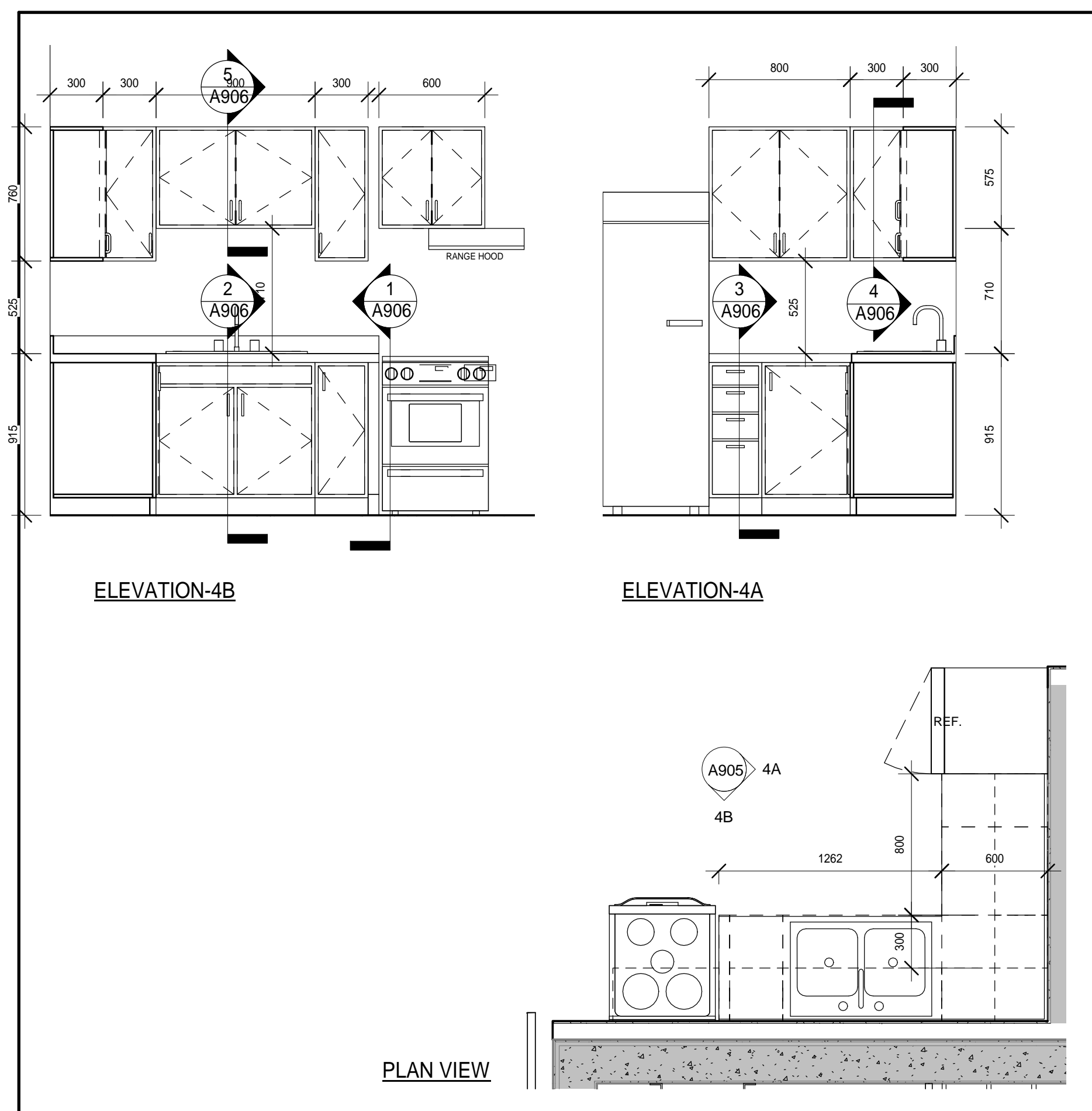
PROJECT NO: **18811**
DRAWING NO: **A901**



5
A905 Community Room/Kitchen
1:25



2
A905 KITCHEN TYPE 2A
1:25



4
A905 KITCHEN TYPE 2B
1:25

KITCHENS IN BARRIER FREE UNITS TO MEET THE FOLLOWING CMHC REQUIREMENTS:

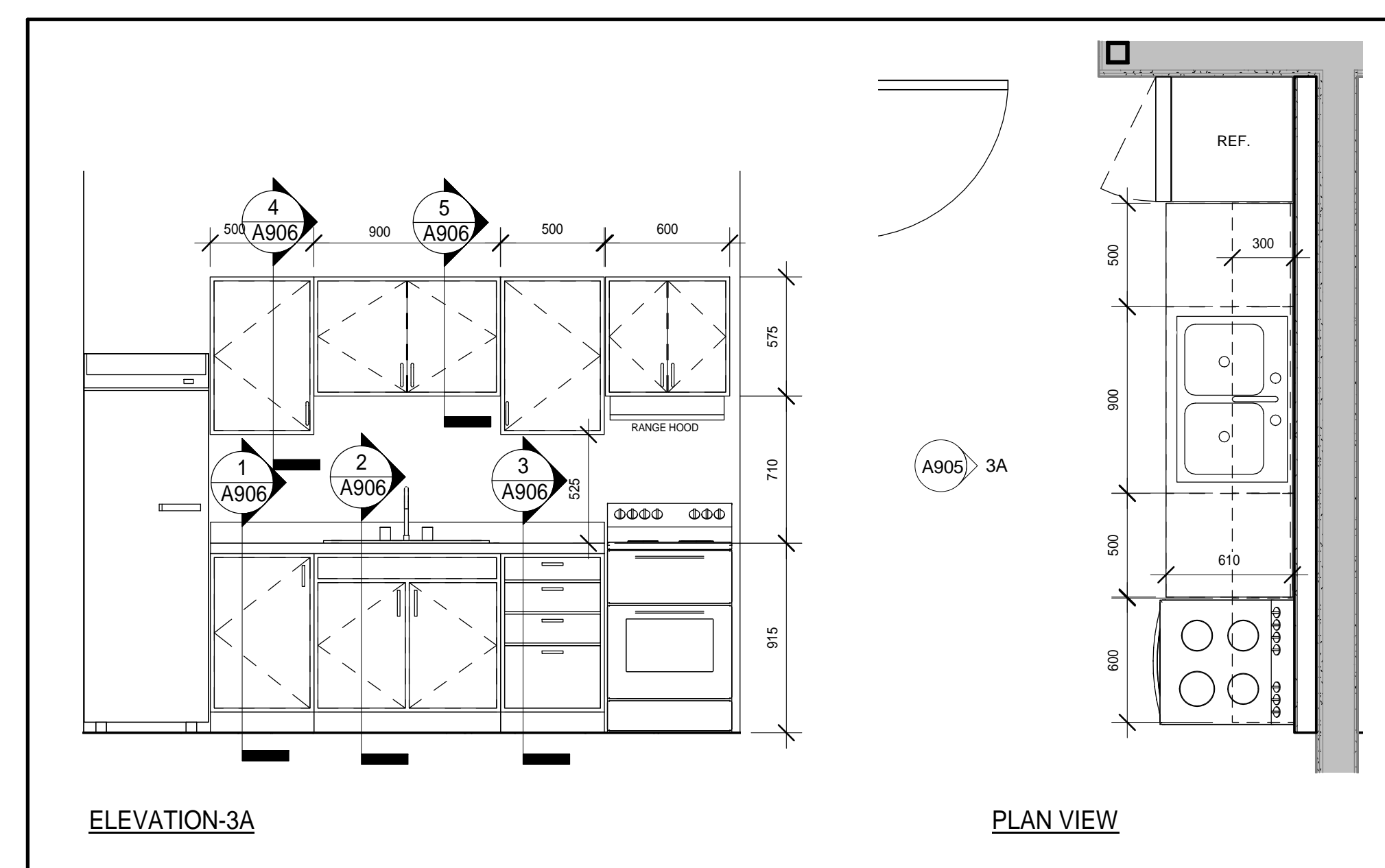
FIXTURES & STORAGE
 PROVIDE CLEAR FLOOR AREA OF AT LEAST 750 X 1200 IN FRONT OF FIXTURES AND AT ONE SIDE OF OPEN DOORS AND DRAWERS
 KITCHEN STORAGE TO INCLUDE AT LEAST ONE SHELF IN CUPBOARDS NO MORE THAN 1100 HIGH
 KITCHEN STORAGE TO HAVE D-TYPE DOOR PULLS WITHIN 400 - 1200 REACH RANGE

KITCHENS BASE CABINETS - TO HAVE TOE SPACE OF AT LEAST 150 DEEP X 230 HIGH

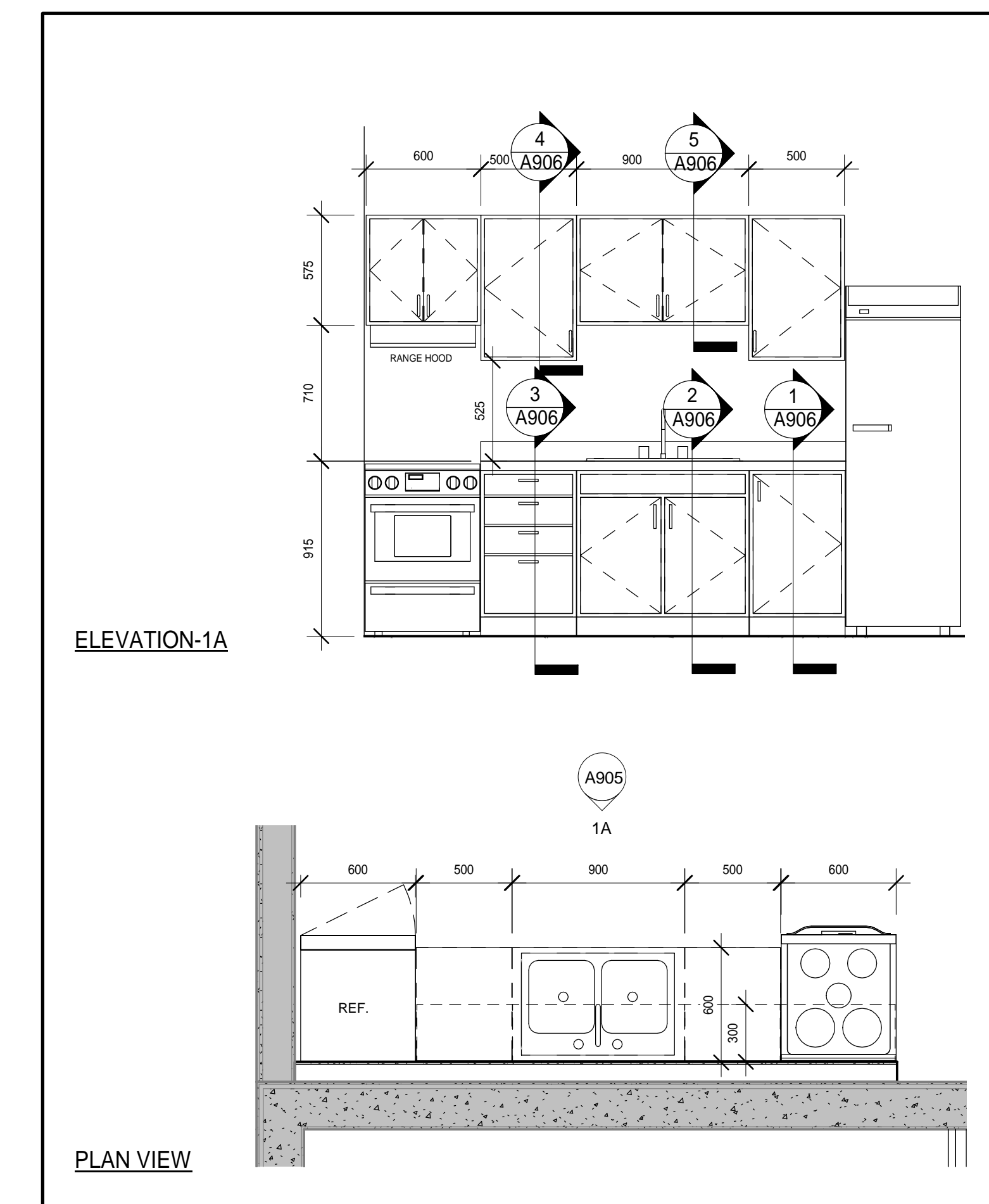
KITCHENS SINKS
 PROVIDE CLEAR FLOOR SPACE OF AT LEAST 800 X 1350 (UP TO 480 MAY BE UNDER COUNTER)
 SINKS AT LEAST 460 FROM SIDE WALL. SINK RIM TO BE AT 810 - 860 HIGH
 SINKS TO HAVE APPROPRIATE KNEE AND TOE SPACE BELOW

COOKTOPS
 COOKTOPS TO BE 810 - 860mm HIGH (ADJACENT WORK SURFACE AT LEAST 400 WIDE AT SAME HEIGHT AS COOKTOP)
 COOKTOPS TO HAVE A CLEAR FLOOR SPACE OF AT LEAST 800 X 1350 (UP TO 480 MAY BE UNDER COOKTOP)

OUVENS - TO HAVE CONTROLS, MOUNTED ON FRONT PANEL, NOT MORE THAN 1200 HIGH



3
A905 KITCHEN TYPE 1B
1:25



1
A905 KITCHEN TYPE 1A
1:25

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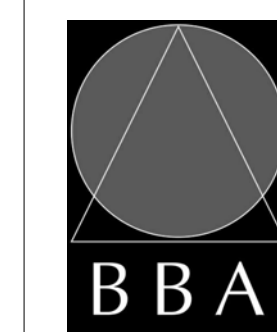
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PROJECT:
**PARKVIEW SENIORS
 EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
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DRAWING:
**MILLWORK PLANS AND
 ELEVATIONS**



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 ASSOCIATES

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 Engineers
 Project Managers

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PROJECT NO:
18811

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NO.	REVISIONS	DATE	BY

PROJECT:
**PARKVIEW SENIORS
EXPANSION**

165 KING AVE EAST, NEWCASTLE, ON
L1B 1H3


DRAWING:
MILLWORK SECTIONS



**BARRY BRYAN
ASSOCIATES**

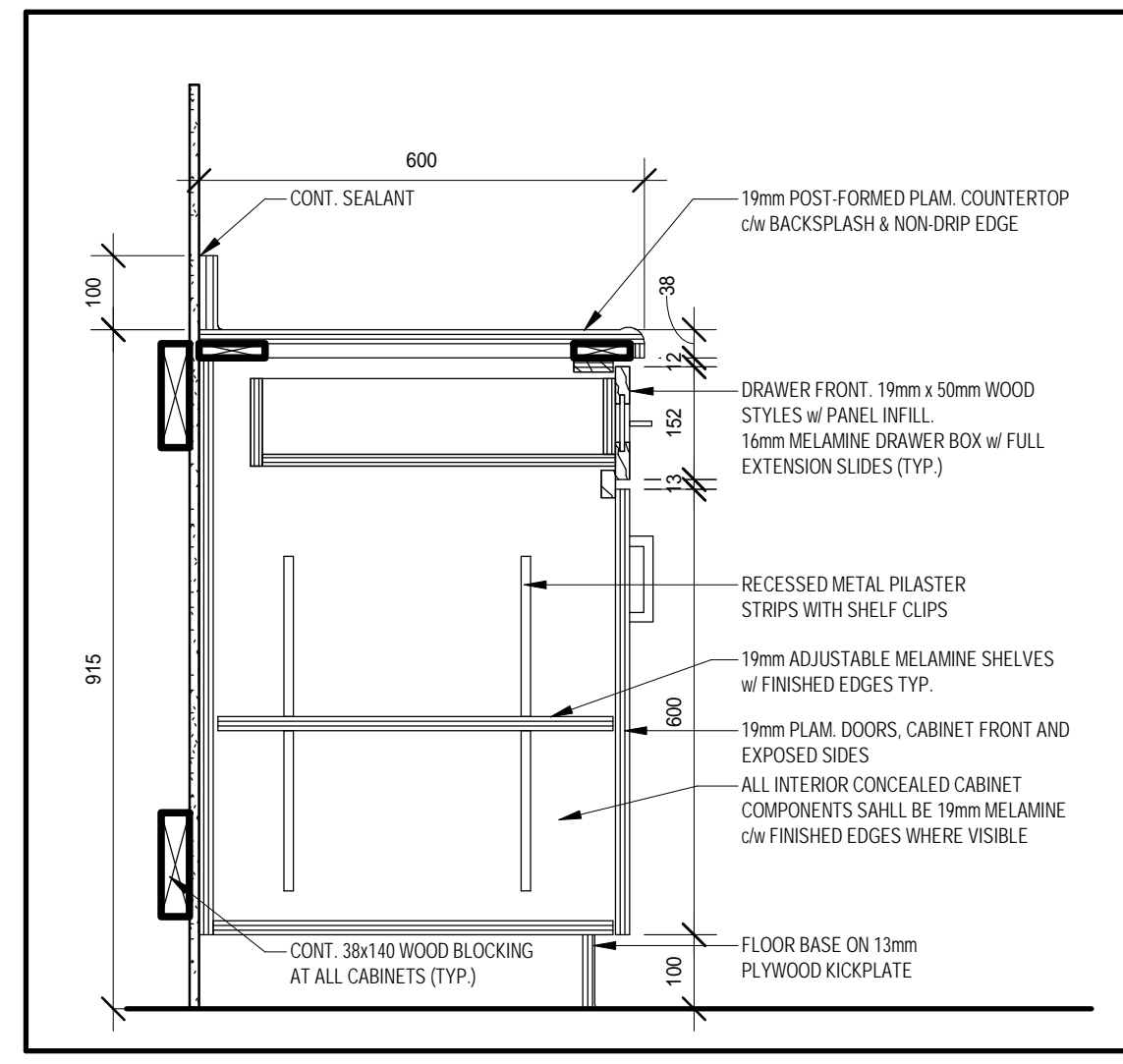
*Architects
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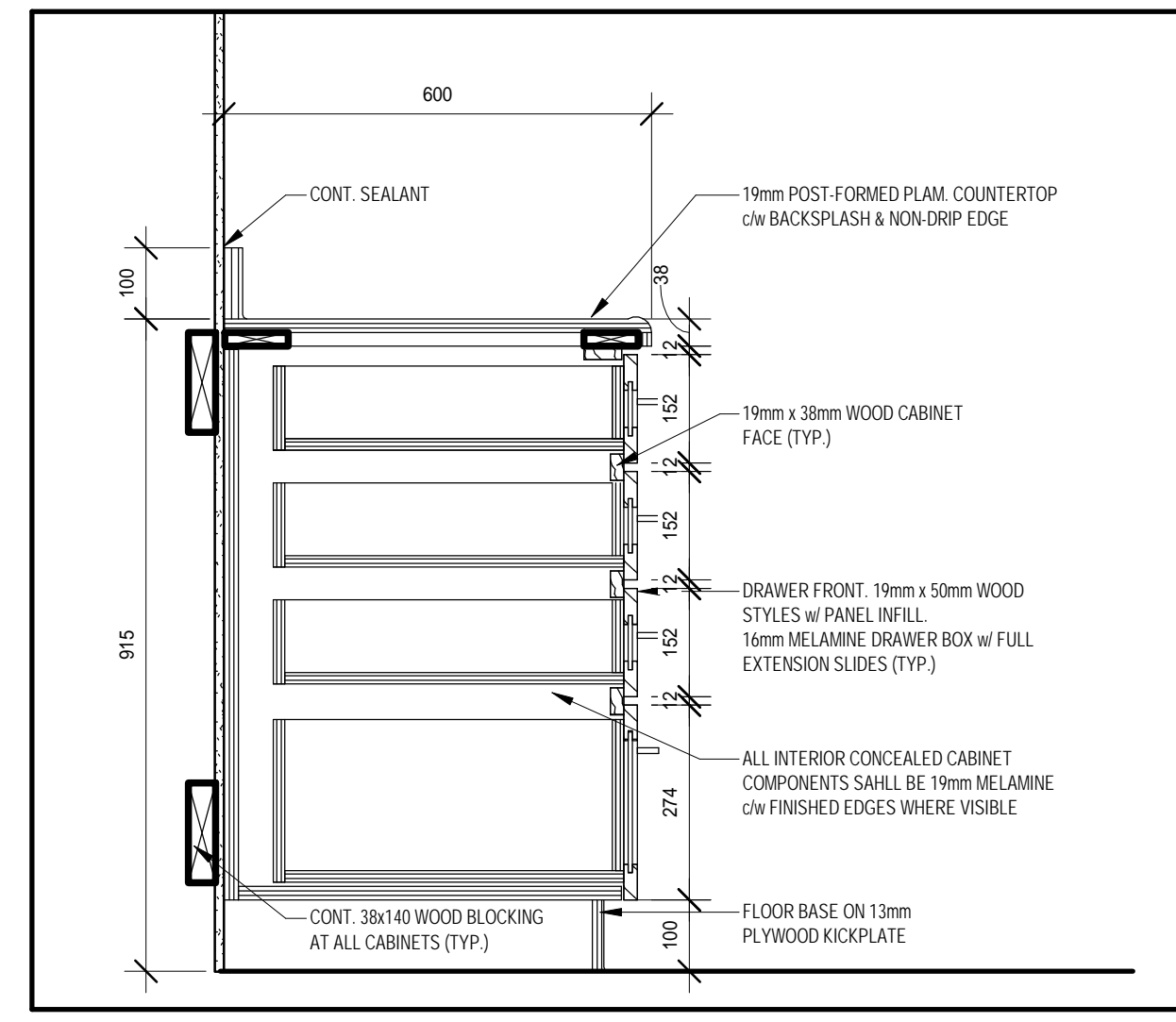


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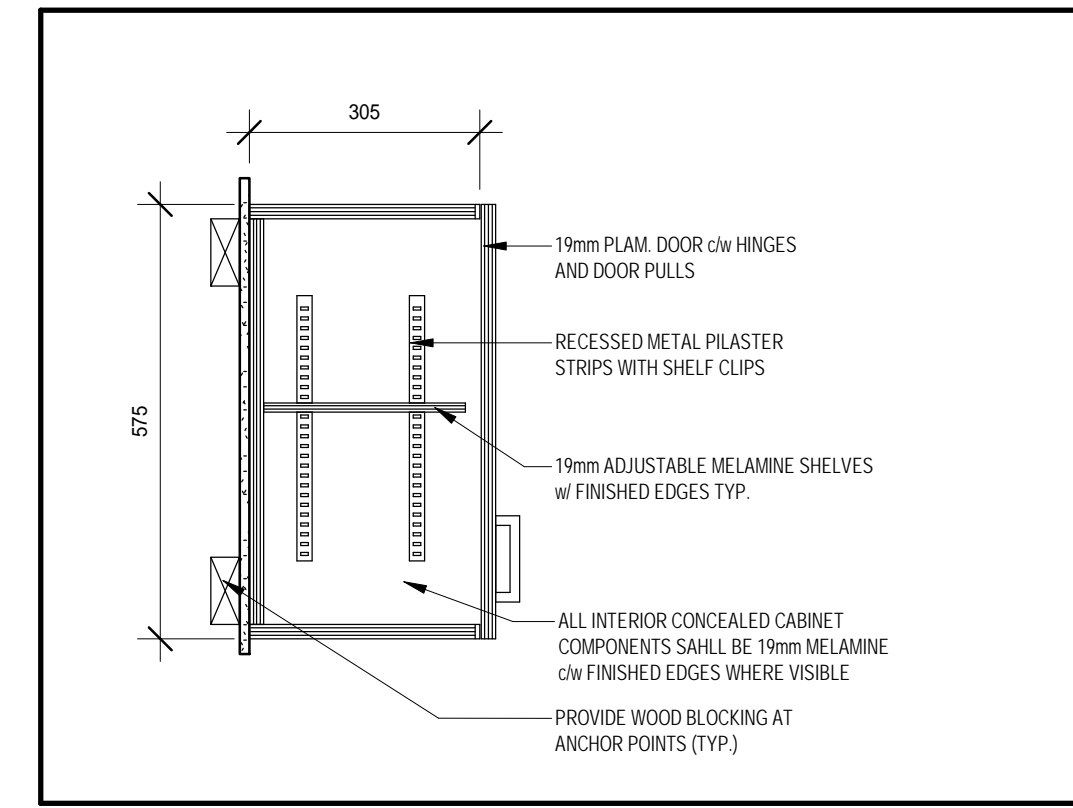
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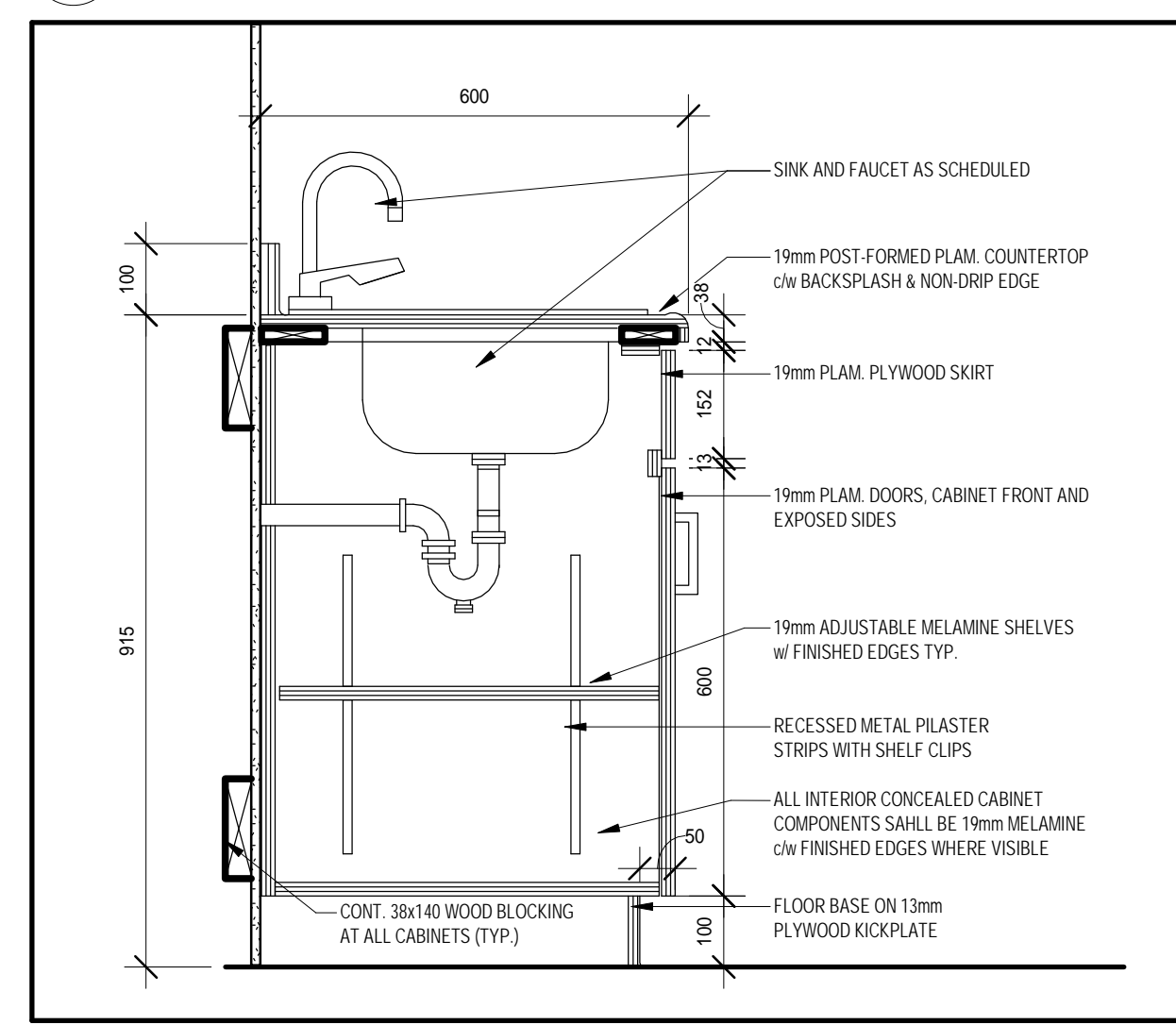
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A906
BASE CABINET- DRAWER & DOOR
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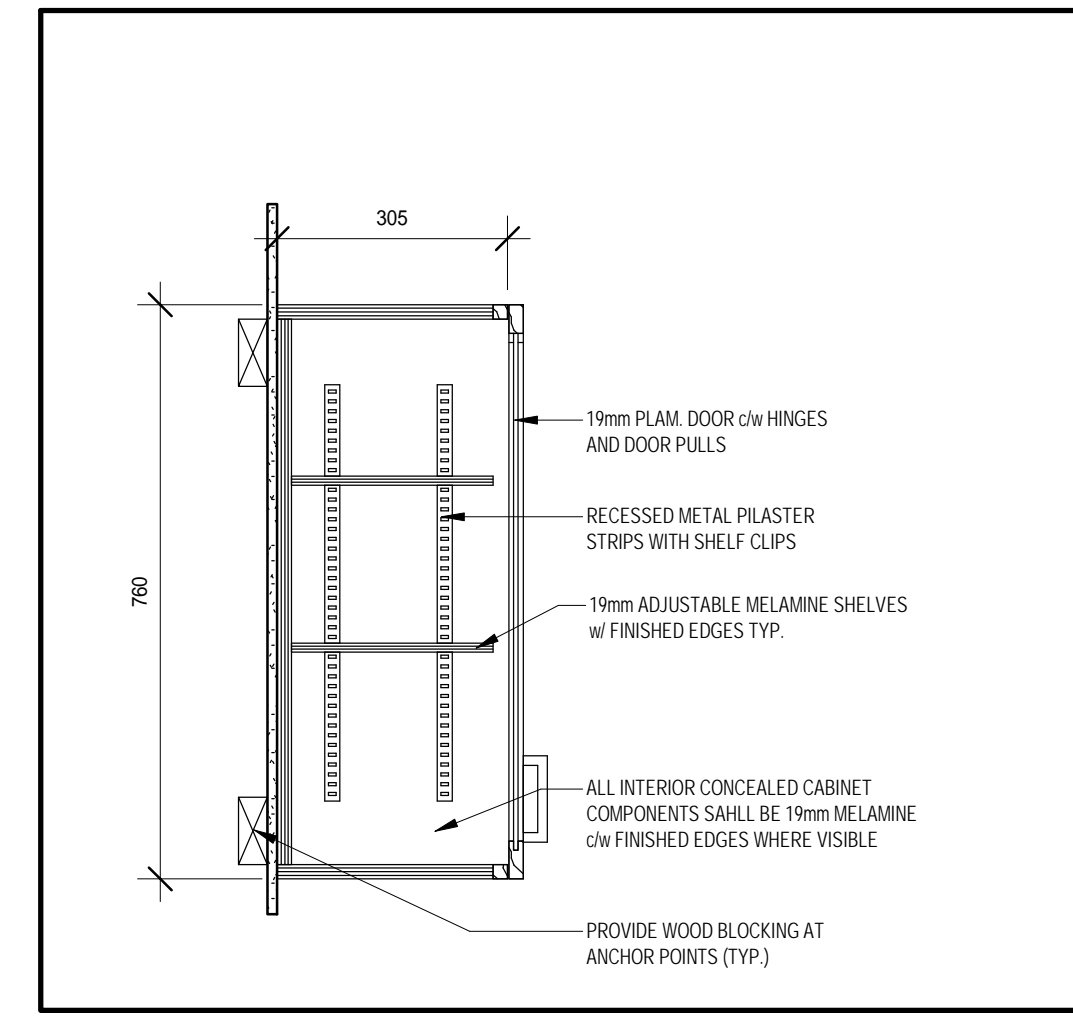
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A906
BASE CABINET-DRAWER
1:10



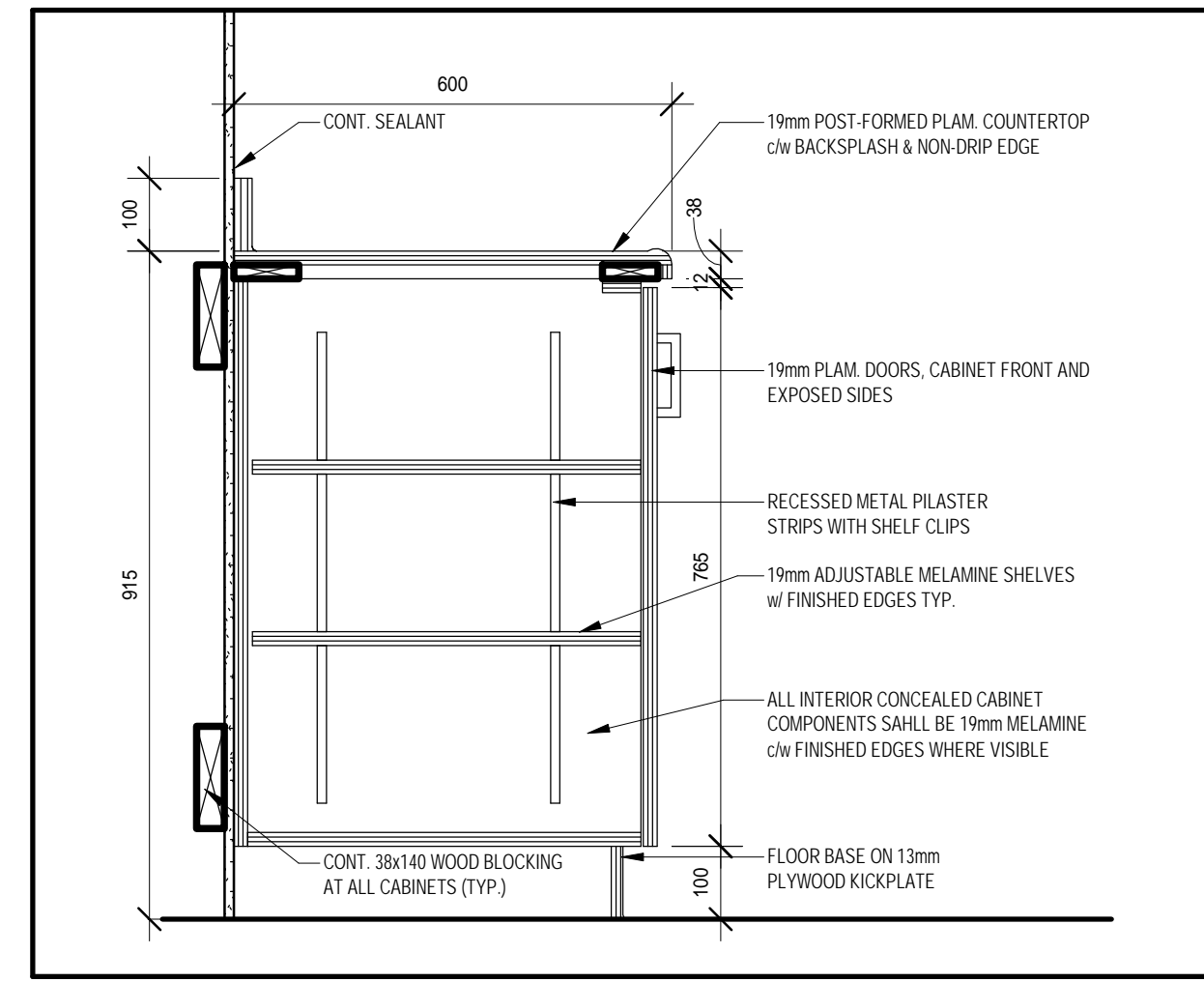
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A906
UPPER CABINET-575
1:10



2
A906
BASE CABINET- SINK
1:10



4
A906
UPPER CABINET-760
1:10



1
A906
BASE CABINET
1:10

DESIGN LOADS:

All loads are unfactored.

Roof Loads: Live Loads = 1.6 kPa (Ss = 1.5 kPa, Sr = 0.4 kPa)
Dead Loads = 5.64 kPa

Private Floor Loads: Live Loads = 1.9 kPa
Dead Loads = 6.14 kPa

Public Floor Loads: Live Loads = 4.8 kPa
Dead Loads = 5.14 kPa

Earthquake Loads: Sa(0.2) = 0.200
Sa(0.5) = 0.130
Sa(1.0) = 0.074
Sa(2.0) = 0.024
PGA = 0.081

Wind Loads: $q_{so} = 0.48$ kPa

GENERAL:

- All materials and workmanship shall be in conformance with the Ontario Building Code.
- Where standards published by various organizations are referred, conform to latest edition of standards as amended and revised to date of contract.
- All dimensions, elevations, openings for pipes, sleeves, equipment locations and the like shall be checked with the architectural and the appropriate structural, mechanical or electrical drawings. Report any discrepancies before proceeding with the work.
- Do not scale the drawings.
- The Contractor shall examine the site and satisfy himself of the actual conditions and requirements of the work.
- Check underground utilities and assume responsibility for same during construction.
- Set all anchors, inserts, etc. as required by other trades.
- The Contractor shall caulk and seal all joints, spaces, etc. to provide a weather-tight building.
- The Contractor shall make any necessary allowances for any variations and/or any revisions made on account of sub-trades and product selection for the completion of the project.
- Features of construction not fully shown shall be of the same character as shown for similar conditions.
- Confirm all measurements that govern the scope of work built into existing building.

EXCAVATION, GRADING & BACKFILLING:

- Refer to soil test report, if there is any, for the borehole data and site conditions.
- The accuracy of the soil test report is not guaranteed. Soil data applies for actual test pit location and conditions may differ at other parts of the site.
- All spread footings shall be placed on undisturbed native material. Have base inspected by Engineer before placing footing.
- Design bearing pressure to be SLS=450 kPa unless otherwise stated.
- Excavate and remove all fills, surface features and topsoil from building area before starting the work.
- Protect foundations, slabs on grade, footings, and adjacent soil against freezing and frost action at all times during construction.
- Backfill footings using approved free draining materials.
- Place backfill simultaneously on both sides of walls below grade.
- Slab on grade shall be placed on soil capable of safely sustaining 30 KPa without settlement related to building footings.
- Slab on grade shall be, unless otherwise stated, 100mm thick poured concrete reinforced with 152x152 MW18.7/MW18.7 WWF, on 200mm deep crushed stones compacted to at least 95% standard proctor maximum dry density.
- Restore exterior surfaces to condition equal to that existing prior to excavation unless otherwise noted.

CONCRETE & REINFORCING STEEL:

- Concrete construction shall conform to CAN/C.S.A. A23.1-14.
- Concrete compressive strength to be 25MPa at 28 days, maximum aggregate size to be 20mm, slump to be 75mm maximum, unless otherwise stated.
- Concrete cover for reinforcements shall be in accordance with Ontario Building Code and C.S.A. A23.1-14.
- Exposed concrete shall have air entrainment of 6-7%.
- Form all vertical surfaces of concrete work, where neat excavation in native soil are possible. Concrete for footings need not be formed.
- All floor surfaces shall be level to a tolerance of 10mm and not out of plane by more than 3mm on 3000mm template. Steel trowel finish all floors.
- Reinforcing steel shall be in accordance with C.S.A. G30.18-M92, Grade 400.
- Welded wire fabric shall be in accordance with C.S.A. G30.15-M83.
- The Contractor shall prepare and submit six (6) copies of shop drawings indicating material, size, spacing, and location of reinforcing steel, anchors, and details.
- Reinforcing bars shall be continuous across construction joints and elevation variations unless noted. Continuous bars shall be fully developed by lapping where spliced.

PRECAST CONCRETE SLAB:

- Pre-cast pre-stressed hollow core slabs shall be designed in accordance with C.S.A. A23.1-04 under the supervision of a Professional Engineer in the Province of Ontario.
- Shop drawings showing the hollow core slab layout, and details of prestressing and reinforcement shall be submitted to the Consultant for review prior to manufacturing.
- Concrete shall have a minimum compressive strength of 31 MPa. at transfer and 41 MPa. at 28 days.
- The pre-stress strand shall be uncoated 7-wire cable conforming to C.S.A.-CAN3-A23.4-M78 and ASTM A416, A421.
- Provide approved grout having minimum compressive strength of 35 MPa. at 28 days for shear keys in slab joints.
- Provide 10m dowels to masonry at each joint between slabs at end bearing and at 2400mm on centre at junction between edge of slabs and end wall. Grout or concrete fill side ties to wall.

STEEL - INSPECTION AND TESTING:

- The undertaking to inspect welding shall be qualified in accordance with the requirements of CSA W178.1, "Certification of Welding Inspection Organizations", and certified by the Canadian Welding Bureau.
- The inspection shall cover all moment connections to review for compliance with the CSA S16.
- The inspection agency shall submit reports to the consultant covering the Work inspected and provide details of nonconformities or deficiencies observed.

STRUCTURAL STEEL:

- Rolled shapes and plates shall conform to CAN/C.S.A. G40.20-13/G40.21-13 (R. 2018), Grade 350W.
- Hollow structural sections shall conform to CAN/C.S.A. G40.20-13/G40.21-13 (R. 2018), Grade 350W.
- Pipe column sections shall conform to ASTM A53-18, 240 MPa.
- Bolts to be A325 high strength steel bolts for friction type connections, and A307 for anchor bolts.
- Steel deck finish to be zinc coated to A.S.T.M. A123M-17
- Fabrication, erection and workmanship shall be performed by a welder qualified under C.S.A. W47.
- Design open web steel joist to C.S.A S16-14 Provide joist bridging and joist camber as per C.S.A. S16M.
- Surfaces to be welded shall be thoroughly cleaned of all foreign matter including paint film.
- All welded joints shall use E49XX electrodes. Connections that are friction type shall use 20mm diameter ASTM A325-14 high strength bolts unless otherwise noted.
- All steel deck shall be in conformance with C.S.A. S136-17 and shall be designed to safely support all the loads indicated on the drawings.
- Steel decks to be designed to act as diaphragms. Decks to have wipe coat galvanized finish unless noted otherwise on drawings.
- Steel decks and joists shall have a maximum deflection under live load of 1/240 of span.
- Shop prime all structural steel with primer. Do not paint contact surfaces of joints or surfaces to receive field welds.
- The Contractor shall prepare and submit to the Consultant for review six (6) copies of erection diagrams and shop drawings indicating material, size, spacing and location of structural steel members, connection, bridging, reinforcing, bearing shoes, anchors, elevations and details.
- The Contractor shall prepare and submit to the Consultant six (6) catalogues or tables of joists and steel deck checked and approved by a Professional Engineer of Ontario.
- All loads specified are unfactored in accordance with C.S.A. S16.

COLD FORMED STEEL:

- Unless otherwise specified, Cold Formed Steel to conform to CSA-S16, Steel Structures for Building - Limit States Design and CAN/CSA-S136, Cold Formed Steel Structural Members.
- Work to be executed by firm thoroughly conversant with laws, by-laws and regulations which govern, and capable of workmanship of best grade of modern shop and field practice known to recognized manufacturer's specializing in this work.
- Work shall be executed by workers especially trained and experienced in this type of work. Have a full time, senior, qualified representative at the site to direct the work.
- Install system to provide for movement of components without damage, failure of joint seals, undue stress on fasteners, or other detrimental effects when subject to seasonal or cyclic day/night temperature ranges.
- Install system to accommodate construction tolerances, deflection of building structural members, and clearances of intended openings.
- Galvanized Sheet Steel shall conform to ASTM A653/A653M, minimum Grade D, 50 PSI (345 MPa) yield for 1.5mm (.060") material.
- Structural Metal Studs to be galvanized sheet steel formed to channel shape, of minimum gauge, sizes, and section properties to meet design requirements, and conforms to ASTM C955.
- Metal Stud Runners/Top and Bottom Tracks to be Galvanized sheet steel formed to channel shape, having same width as studs, with tight fit and solid web, of minimum gauge to meet design requirements, but no less than gauge of metal studs, and conforms to ASTM C955.
- Metal Plates, Bridging, Gussets and Clips to be Formed from galvanized sheet steel, of gauges, shapes and sizes required to meet design requirements determined for conditions encountered, and of same finish as framing members.
- Fasteners to be Self-drilling, Self-tapping Screws, Bolts, Nuts and Washers: Hot-dip galvanized to 1.25 ounce per square foot and conforms to ASTM A153/A153M-09, Class B3, "12-24 x 7/8 HWH #4STLG" by Hilti Canada, or approved equal.
- Anchorage Devices to be power driven, powder actuated, drilled expansion bolts, or screws with sleeves, as application dictates.
- Where required welding shall be performed by a welder qualified under C.S.A. W47.
- Welding Materials to conform to CSA W59.
- Electrodes for welding shall have minimum 480 Mpa tensile strength series, (E480XXX, E480S-X).
- Provide Bridging for restraining member rotation and translation. Bridging shall be continuous and spaced at 1200mm O/C vertical maximum.
- The Contractor shall prepare and submit to the Consultant for review six (6) copies of erection diagrams and shop drawings indicating material, size, spacing and location of structural cold form steel members, connection, bridging, reinforcing, bearing, anchors, elevations and details.

LEGEND:


- F = FOOTING
- SF = STRIP FOOTING
- P = PIER
- FW = FOUNDATION WALL
- BP = BASE PLATE
- C = COLUMN
- SW = STRUCTURAL WALL
- LWD = WOOD LINTEL
- LCF = COLD FORM STEEL LINTEL
- LST = STEEL LINTEL
- LCO = CONCRETE LINTEL
- LBB = BOND BEAM LINTEL
- F = FLOOR
- R = ROOF
- BOT = BOTTOM
- EXT = EXTERIOR
- INT = INTERIOR
- E/W = EACH WAY
- E/F = EACH FACE
- O/C = ON CENTER
- U/S = UNDER SIDE
- T/S = TOP OF STEEL
- TYP = TYPICAL
- WWF = WELDED WIRE MESH
- MW = METAL WIRE
- FFE = FINISHED FLOOR ELEVATION
- W/ = WITH
- TJ = TIE JOIST
- PL = POINT LOAD
- (HIGH) = BEAM AT UPPER LEVEL
- (LOW) = BEAM AT LOWER LEVEL
- CANT. = CANTILEVERED
- HP = HELICAL PILE

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2	RE-ISSUED FOR PERMIT	19/05/21	M.S	T.L.R.
1	ISSUED FOR PERMIT	19/03/11	A.A	T.L.R.

REVISIONS

165 KING AVE. E. NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION


STRUCTURAL NOTES & LEGEND



D.G. Biddle & Associates Limited
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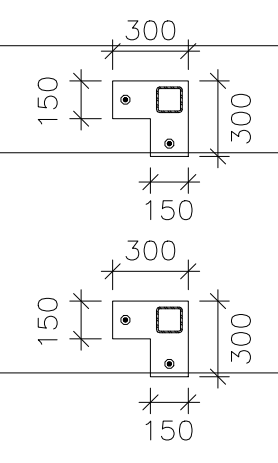
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DRAWN BY: C.L.A.	DRAWING NO. S1
DESIGN BY: T.L.R.	CAD FILE: -
CHECKED BY: T.L.R.	PLOT DATE: 20/05/25
DATE: FEBRUARY 2016	SUBMISSION: FIC



FOUNDATION WALL SCHEDULE			
WALL	SIZE	REMARKS	
FW1	200 Poured concrete wall w/ 15M @ 400 O/C E/W	600x200 CONCRETE STRIP FOOTING W/ 2-15M CONT. REINF. 15M HOOKED DOWELS TO MATCH VERTICAL REINF. ALTERNATING LEGS	900 600
FW2	200 Poured concrete wall w/ 15M @ 400 O/C E/W	600x300 CONCRETE STRIP FOOTING W/ 2-15M CONT. REINF. T&B. W/ 15M @ 400 O/C TRANSVERSE T&B.	900 600
FW3	200 Poured concrete wall w/ 15M REINF. @400 O/C E/W	450x200 CONCRETE STRIP FOOTING W/ 2-15M CONT. REINF. 15M HOOKED DOWELS TO MATCH VERTICAL REINF. ALTERNATING LEGS	900 600
FW4	200 Poured concrete wall w/ 15M VERT. REINF. @300 O/C W/ 15M HORIZ. REINF. @400 O/C	600x300 CONCRETE STRIP FOOTING W/ 2-15M CONT. REINF. T&B. W/ 15M @ 400 O/C TRANSVERSE T&B.	900 600
FW5	200 Poured concrete wall w/ 15M @ 400 O/C E/W	600x200 CONCRETE STRIP FOOTING W/ 2-15M CONT. REINF.	900 600
FW6	400 Poured concrete wall w/ 15M @ 400 O/C E/W INT. w/ 10M @ 400 O/C E/W EXT.	600x200 CONCRETE STRIP FOOTING W/2-15M CONT. REINF. W/ 15M HOOKED DOWELS TO MATCH VERT. WALL REINF. ALTERNATING LEGS	900 600
FW7	200 Poured concrete wall w/ 15M @ 400 O/C E/W W/ 2-15M T&B CONTINUOUS BARS	600x300 CONCRETE STRIP FOOTING W/ 2-15M CONT. REINF. W/ 15M HOOKED DOWELS @ 400 O/C ALTERNATE LEGS	900 600
FW8	EXISTING		
FW9	350 Poured concrete wall w/ 15M @ 400 O/C E/W	600x200 CONCRETE STRIP FOOTING W/ 2-15M CONT. REINF. 15M HOOKED DOWELS TO MATCH VERTICAL REINF. ALTERNATING LEGS	900 600

PIER SCHEDULE				
PIER	SIZE	VERT. REINF.	HORIZ. REINF.	REMARKS
P1	400x400	W/ 6-20M VERT.	10M TIES @ 300 O/C	20M HOOK DOWELS TO MATCH VERTICAL REINFORCEMENT
P2	600x600	W/ 8-20M VERT.	10M TIES @ 300 O/C	20M HOOK DOWELS TO MATCH VERTICAL REINFORCEMENT

BASE PLATE SCHEDULE			
BASE PLATE	MEMBER	ANCHORS	
BR1	300x150x20	W/ 2-20M HOOKED ANCHOR	400 125
BR2	400x400x30	W/ 4-15M HOOKED ANCHOR	300 50
BR3	300x300x20	W/ 4-20M HOOKED ANCHOR	400 125
BR4	300x150x22	W/ 2-20M HOOKED ANCHOR	400 125
BR5	350x350x28	W/ 4-25M HOOKED ANCHOR	500 125
BR6	300x300x24	W/ 4-20M HOOKED ANCHOR	400 125
BR7	300x300x18	W/ 4-20M HOOKED ANCHOR	400 125
BR8	300x150x12	W/ HILTI HY200 ADHESIVE W/ 4-15M HIT-Z RODS W/ 150 EMBED.	
BR9	200x150x12	W/ 2-15M HOOKED ANCHORS	300 50
BR10	300x300x150x22	W/ 2-20M HOOKED ANCHOR	400 125
BR11	300x300x150x12	W/ HILTI HY200 ADHESIVE W/ 2-15M HIT-Z RODS W/ 150 EMBEDMENT	300 50



LINTEL SCHEDULE SCHEDULE		
LINTEL	SIZE	REMARKS
LST1	COLD FORM STEEL LINTEL	DESIGNED BY OTHERS
LST2	W310X39	
LST3	EXISTING LINTEL	
LC01	200x400 CONCRETE LINTEL	W/2-15M TOP & BOTTOM W/10M STIRRUPS @ 300 O/C

STRUCTURAL FLOOR SCHEDULE	
FL1	200 PRECAST HOLLOW CORE SLAB DESIGNED BY OTHER W/ 50 CONCRETE TOPPING W/ 152x152 152/152 W.W.M

ROOF SCHEDULE		
R1	200 PRECAST HOLLOW CORE SLAB DESIGNED BY OTHER W/ 50 CONCRETE TOPPING W/ 152x152 152/152 W.W.M	R3 C200x17 STEEL CHANNELS @1800 O/C W/ 38x0.76 STEEL DECKING W/ L102x102x6.4 STEEL PERIMETER ANGLE
R2	38x0.76 STEEL DECKING W/ L102x102x6.4 CONT. STEEL PERIMETER ANGLE. STEEL ANGLE TO BE ANCHORED TO CONCRETE WALL W/ 15M HOOKED 300 ANCHORS @ 1200 O/C MAX.	

COLUMN SCHEDULE		
COLUMN	SIZE	REMARKS
C1	HSS102x102x4.8	
C2	HSS102x102x6.4	
C3	HSS102x102x7.9	
C4	HSS152x152x9.5	
C5	HSS127x127x7.9	
C6	HSS102x102x9.5	

ALL BUILT UP COLD FORMED STEEL COLUMNS TO CARRY DOWN TO CONCRETE FOUNDATION
HELICAL PILES W/ 200 KN ULS. CAPACITY

STRUCTURAL WALL SCHEDULE		
WALL	SIZE	REMARKS
SW1	200 LOAD BEARING STEEL STUD WALL	DESIGNED BY OTHERS
SW2	152 LOAD BEARING STEEL STUD WALL	DESIGNED BY OTHERS
SW3	152 WIND BEARING STEEL STUD WALL	DESIGNED BY OTHERS
SW4	200 Poured concrete	W/15M @400 O/C E/W
SW5	200 Poured concrete	W/15M @300 O/C VERT. W/ 15M @400 O/C HORIZ.

FOUNDATION PAD SCHEDULE			
FOOTING	SIZE	REINFORCING	REMARKS
F1	700x700x200	W/2-15M E/W	PROVIDE 75 COVER MIN.
F2	600x600x200	W/2-15M E/W	PROVIDE 75 COVER MIN.
F3	1500x1500x300	W/5-15M E/W	PROVIDE 75 COVER MIN.
F4	1000x1000x250	W/3-15M E/W	PROVIDE 75 COVER MIN.
F5	3400x4900x300	W/11-15M LONG. E/F W/15-15M TRANS. E/F	PROVIDE 75 COVER MIN.

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165 KING AVE. E. NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

STRUCTURAL SCHEDULES

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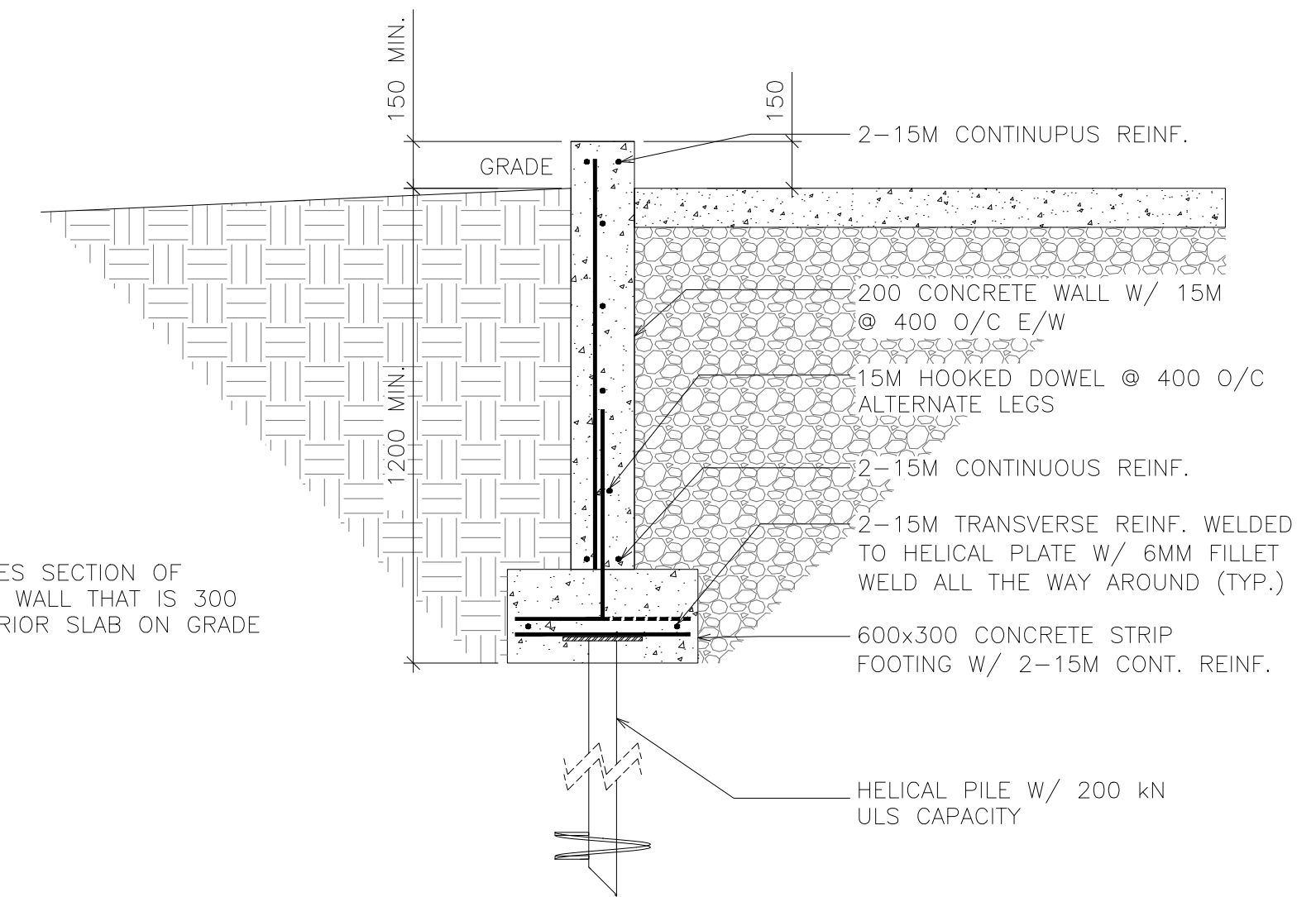
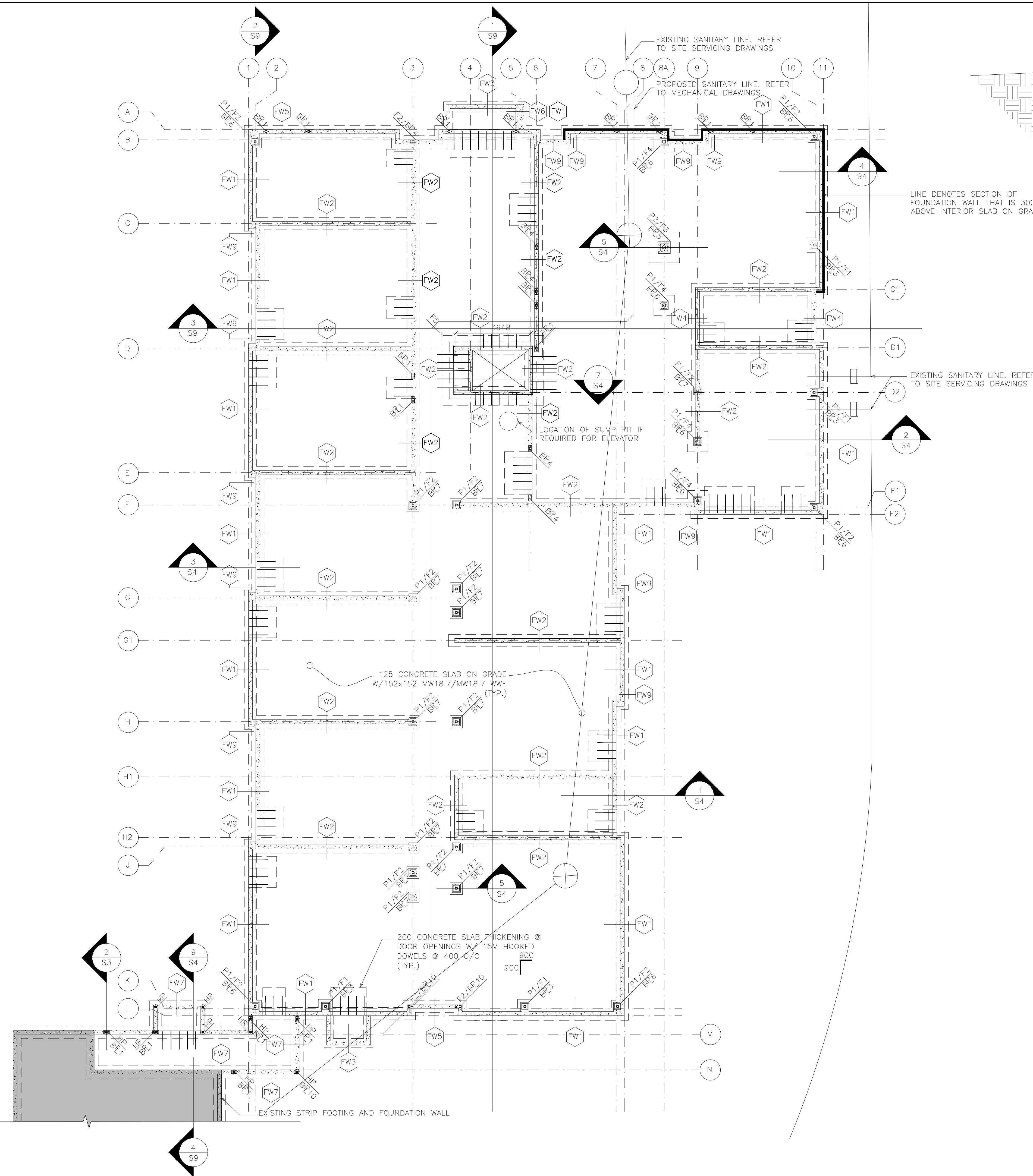
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DESIGN BY: T.L.R.

CHECKED BY: T.L.R. CAD FILE: -

DATE: FEBRUARY 2016 PLOT DATE: 20/05/25
SUBMISSION:FC

T.L. RUPERT
109500340
May 25/2020
PROVINCE OF ONTARIO



2 S3 HELICAL PILE FOUNDATION DETAIL
SCALE: 1:20

1 S3 FOUNDATION PLAN
SCALE: 1:100

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REVISIONS

165 KING AVE. E. NEWCASTLE, ON
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FOUNDATION PLAN

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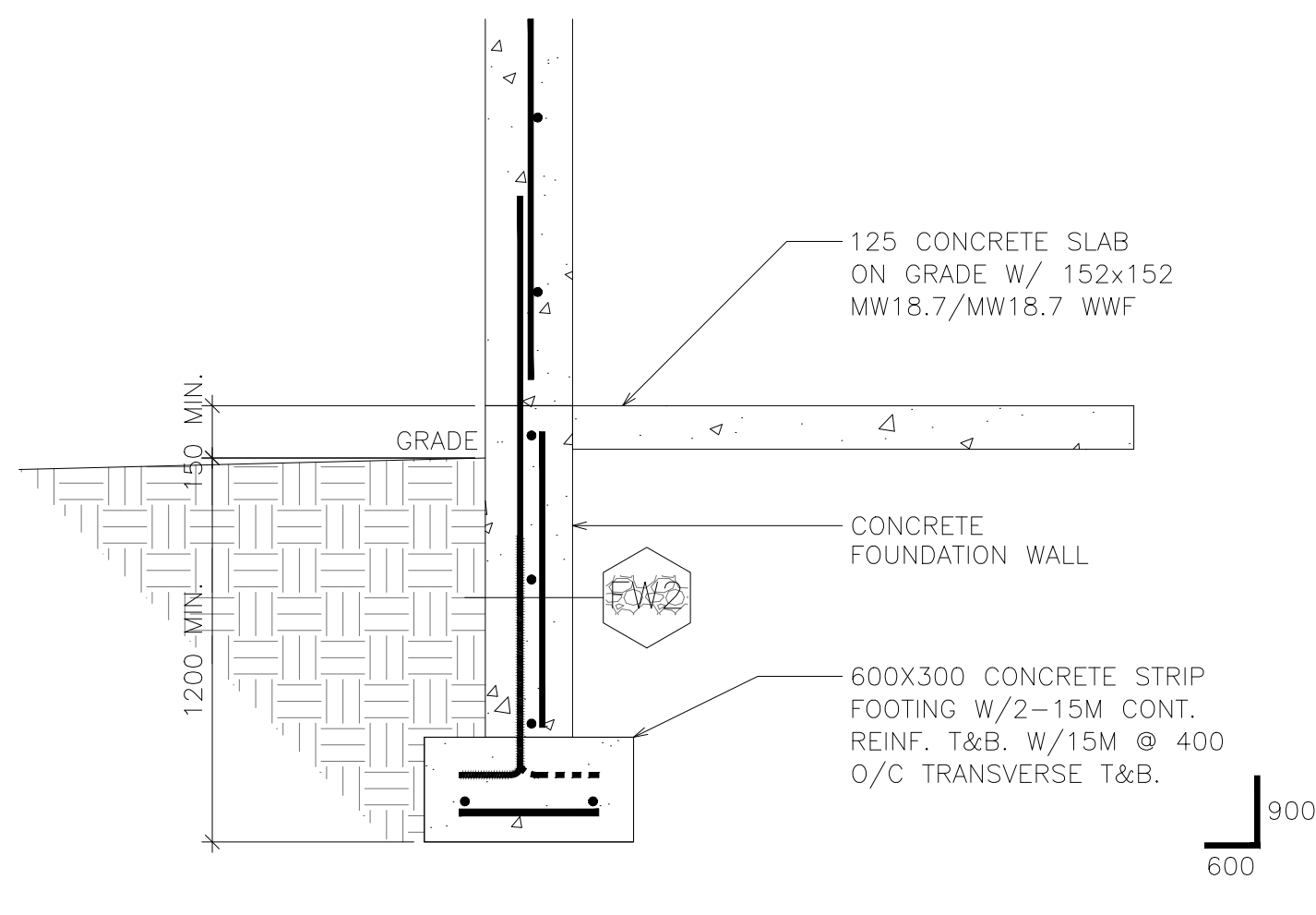
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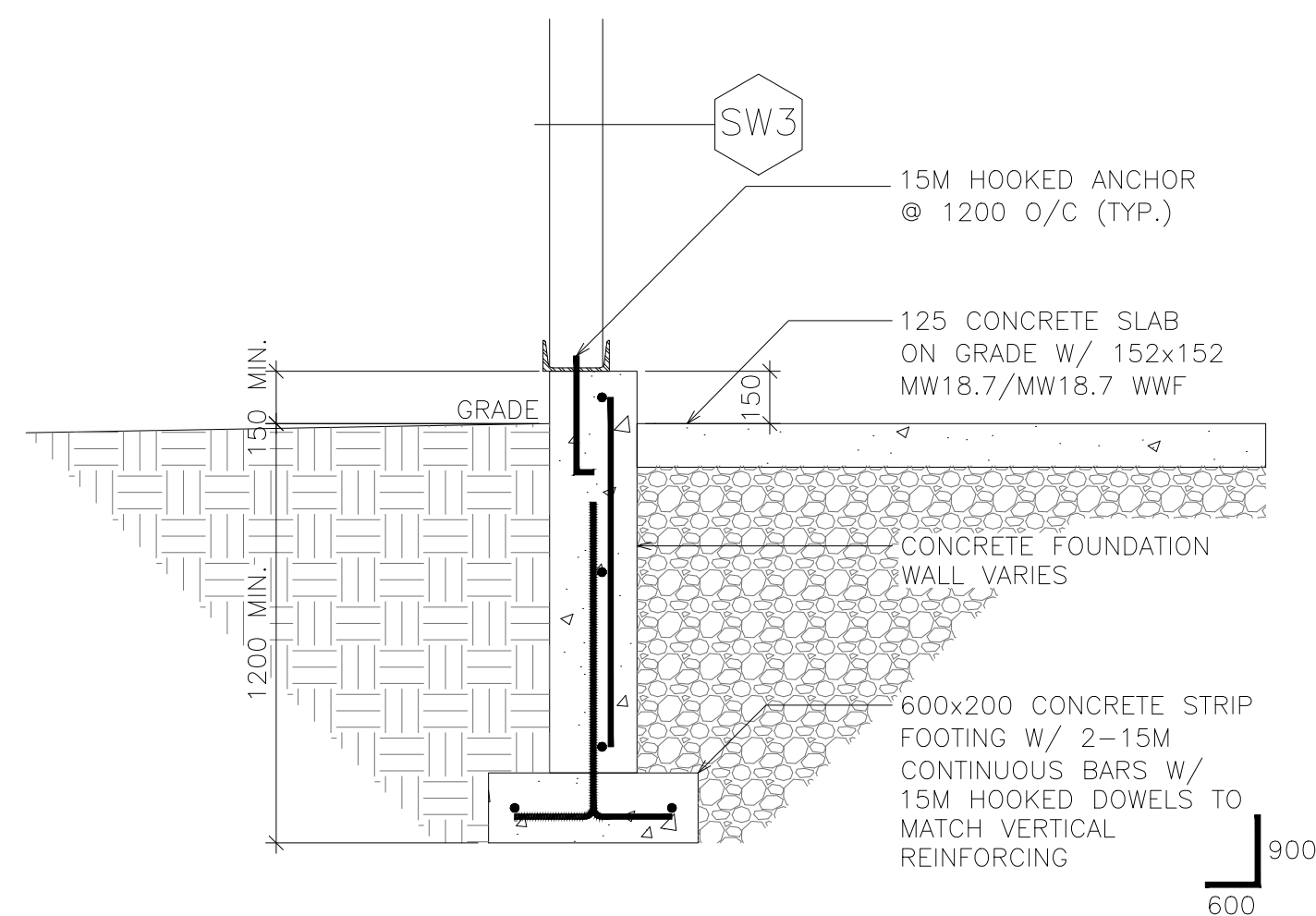
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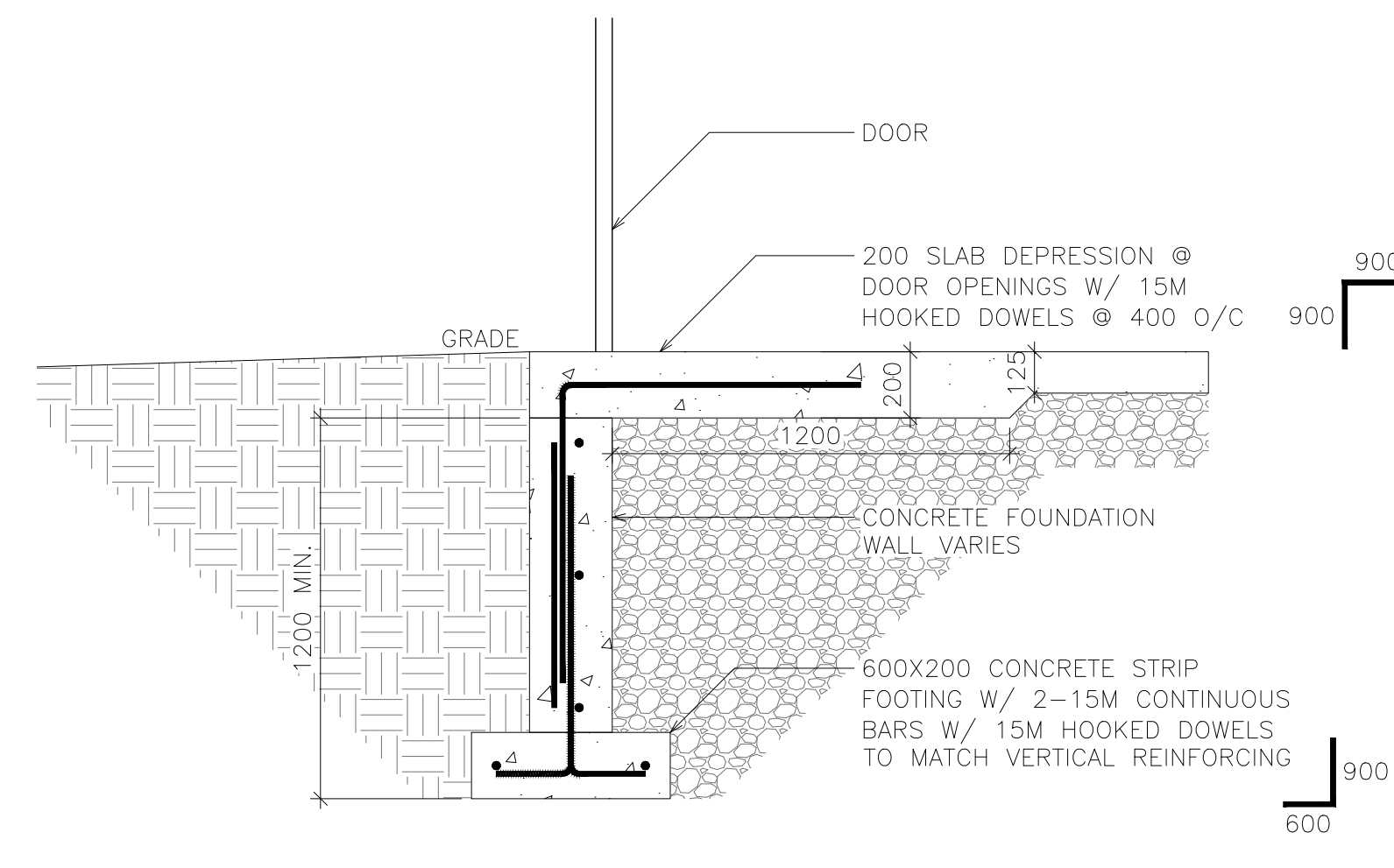
Licensed Professional Engineer
T.L. RUPERT
109609340
May 25/2020
PROVINCE OF ONTARIO



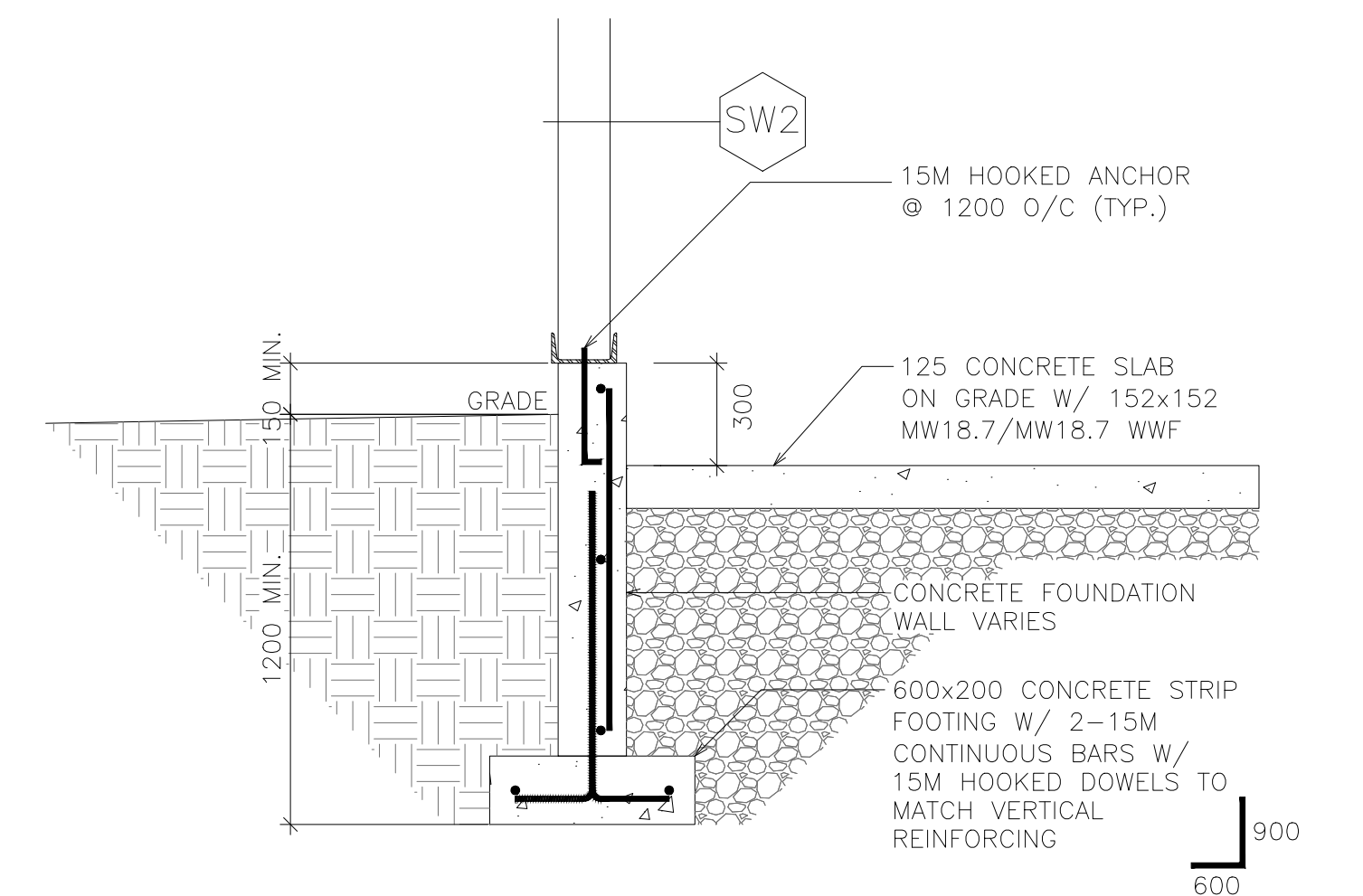
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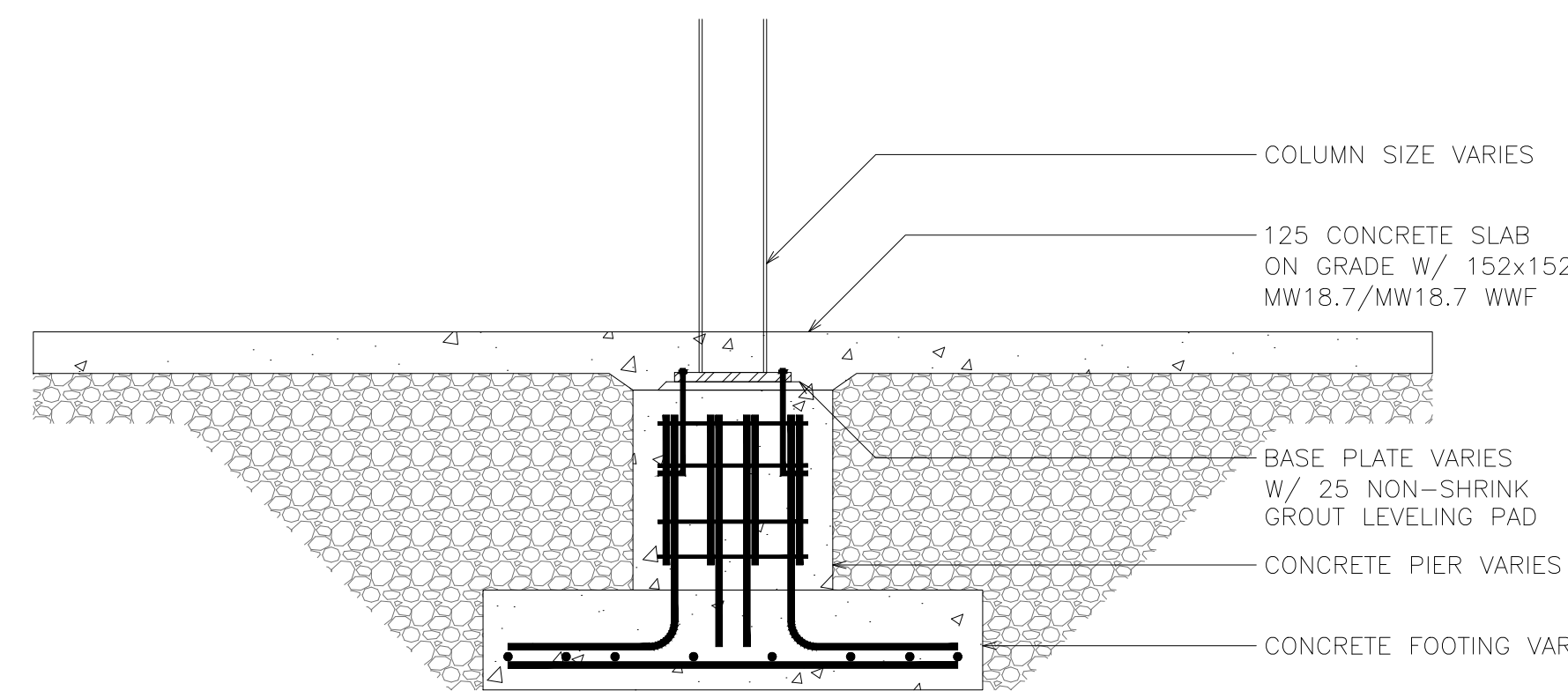
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S4 SCALE: 1:20



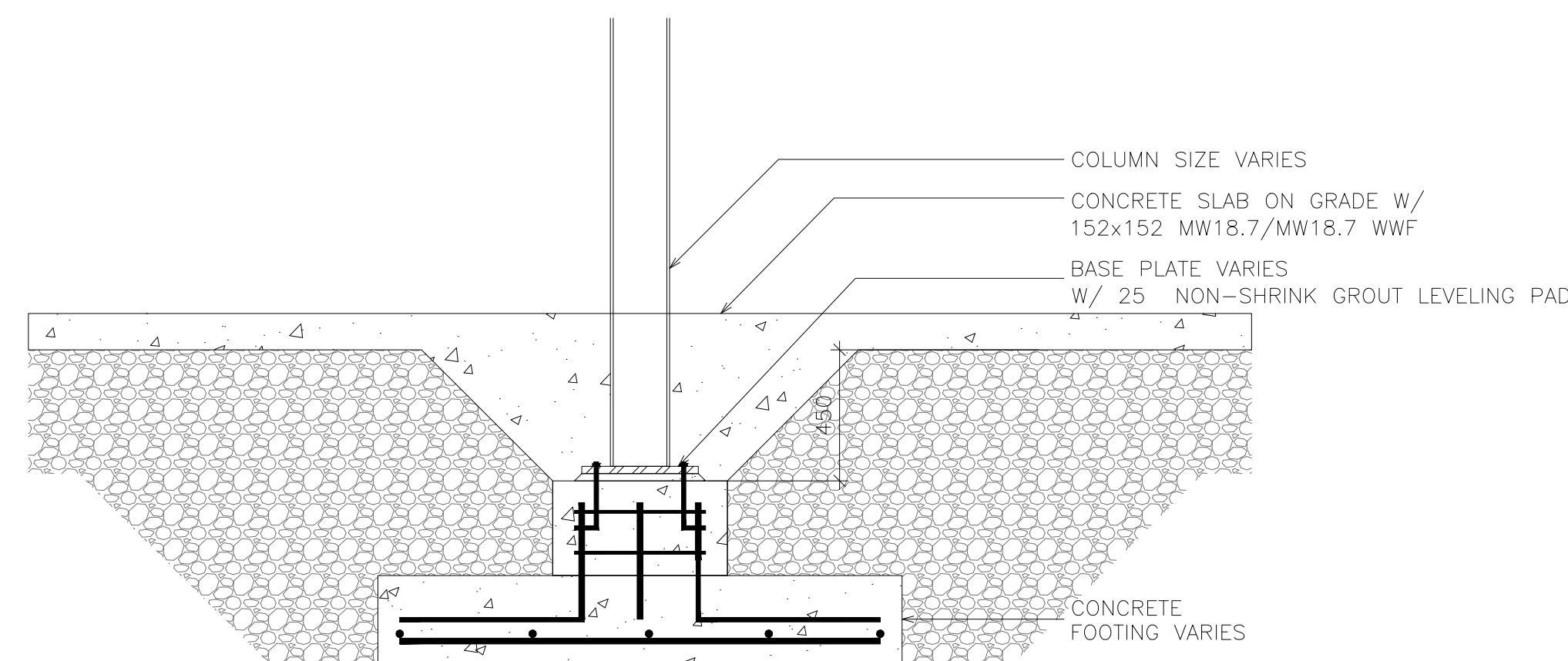
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S4 SCALE: 1:20



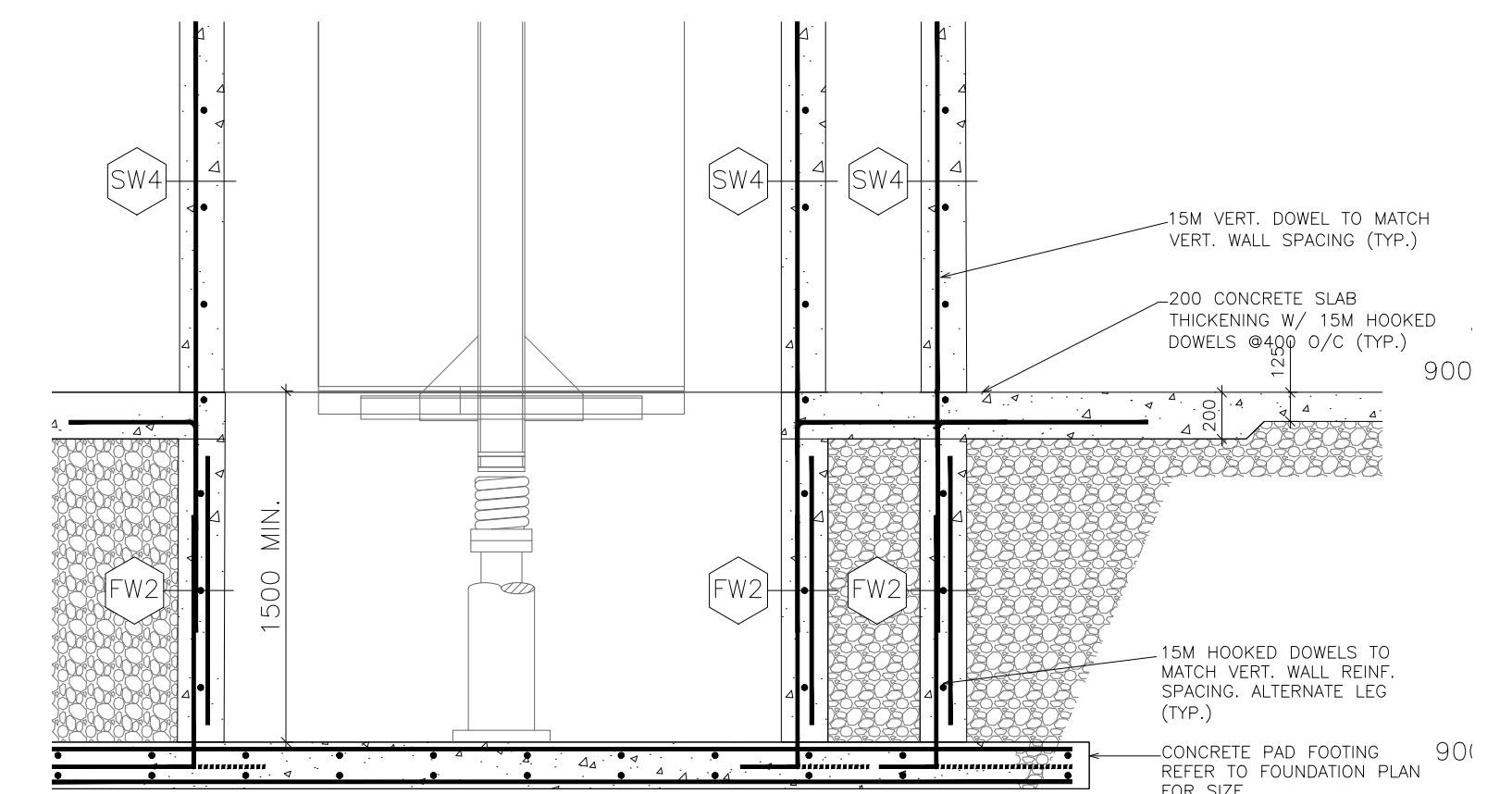
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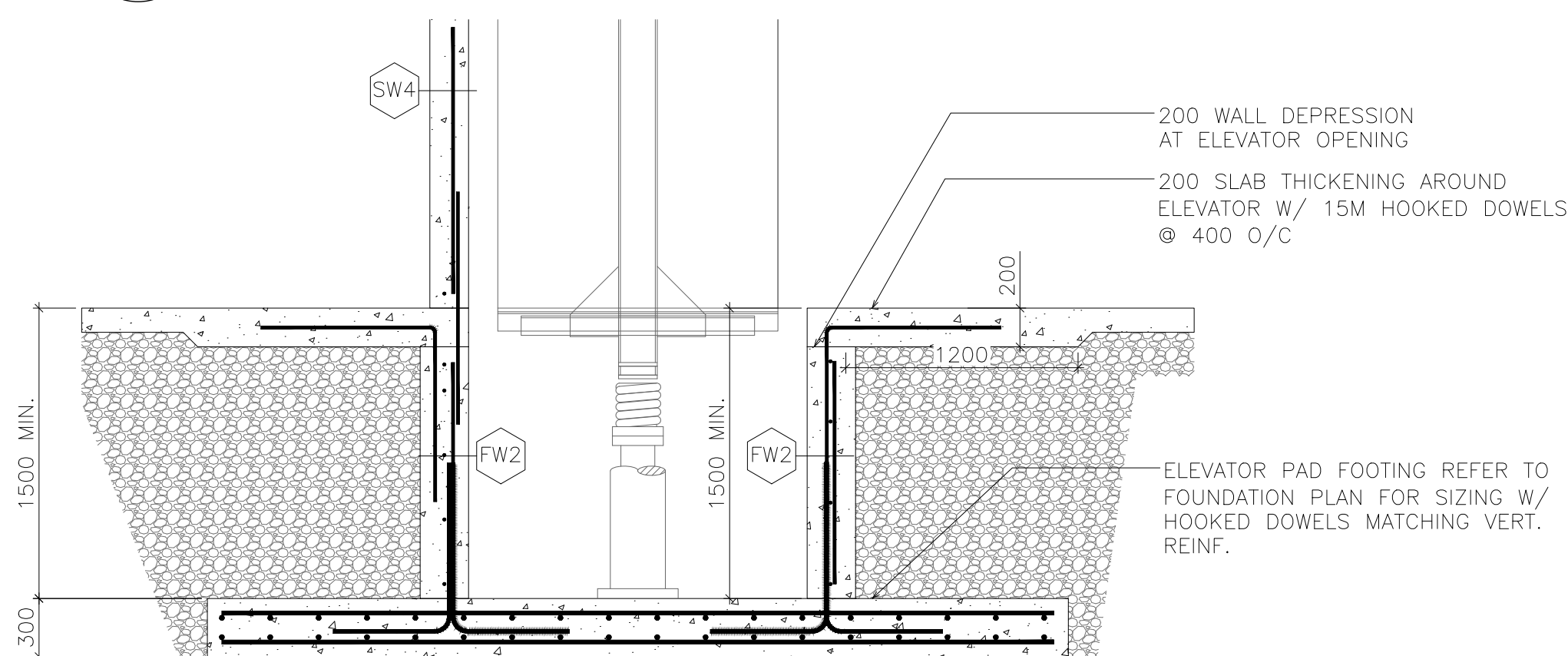
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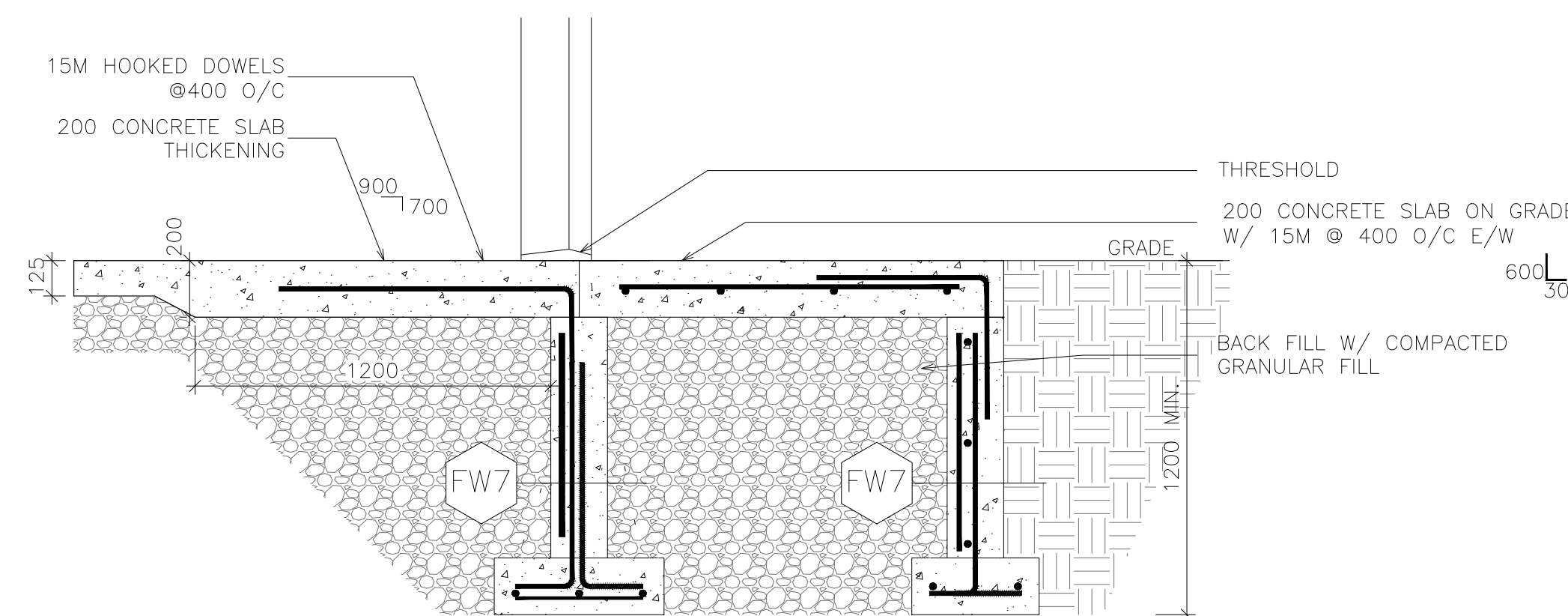
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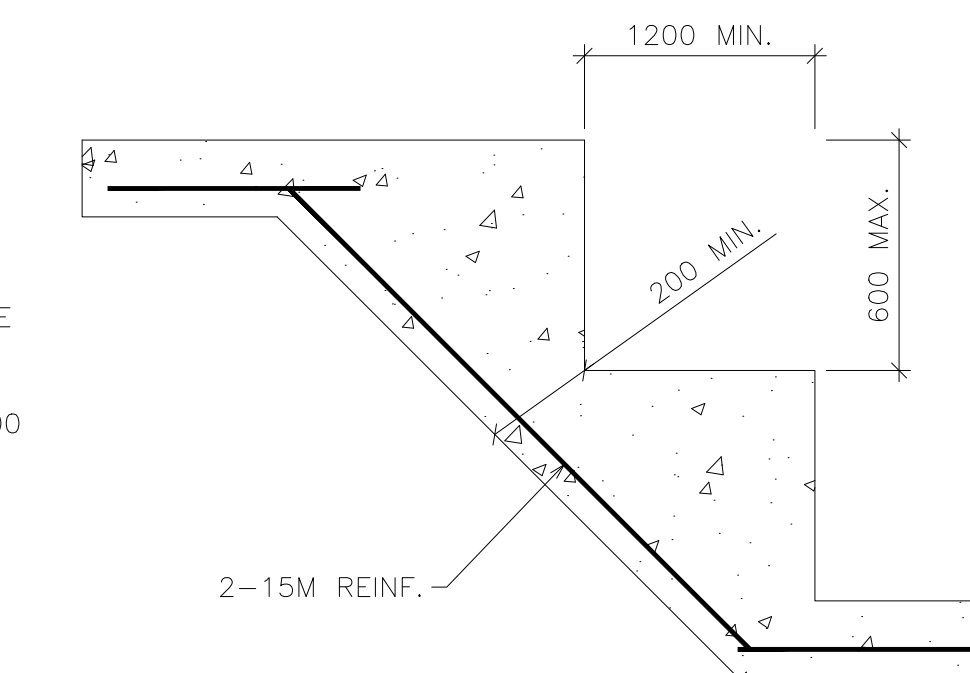
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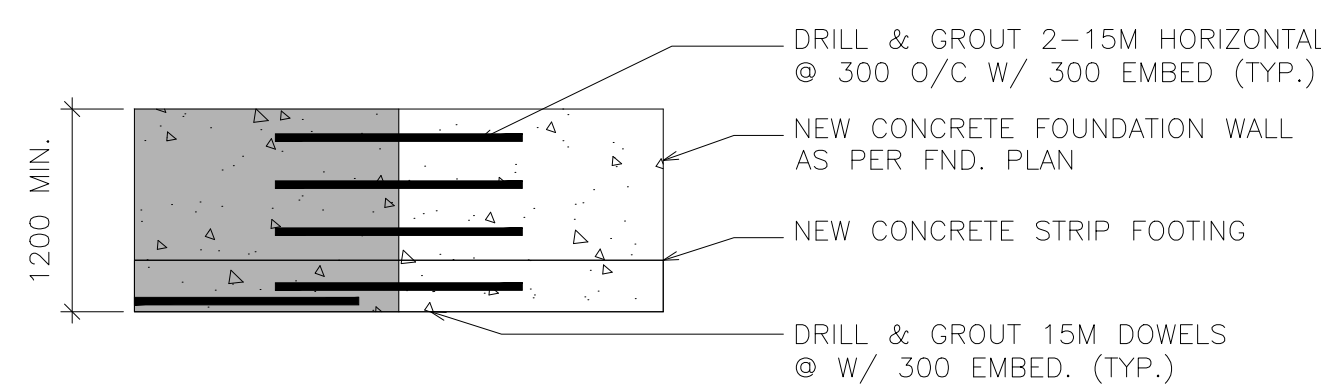
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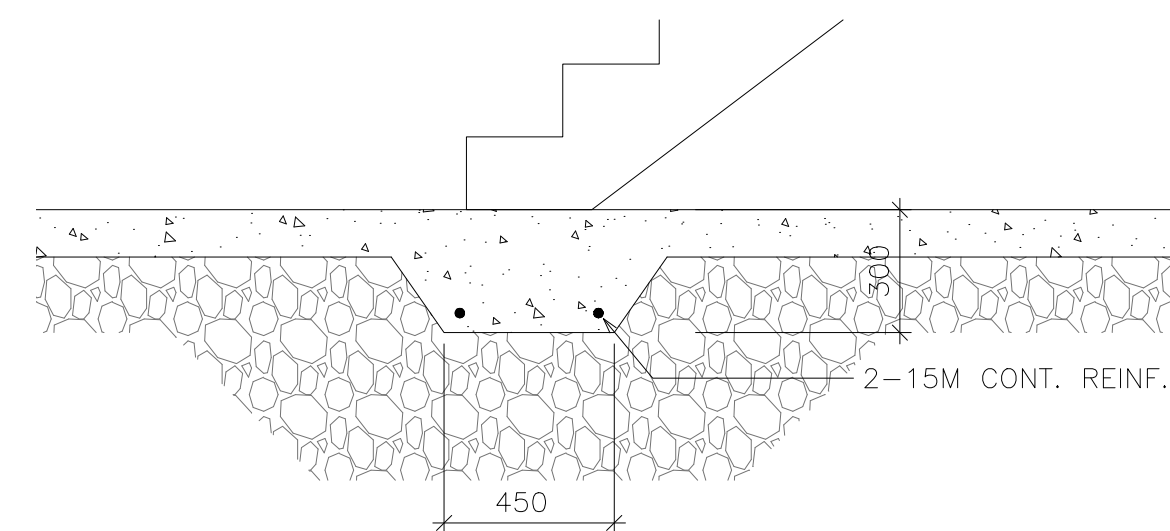
9 FROST SLAB DETAIL
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10 TYPICAL STRIP FOOTING DETAIL
S4 SCALE: 1:20



11 TYPICAL CONNECTION BETWEEN NEW AND EXISTING FOUNDATIONS
S4 SCALE: 1:10



12 THICKENED SLAB FOR STAIR SUPPORT
S4 SCALE: 1:10

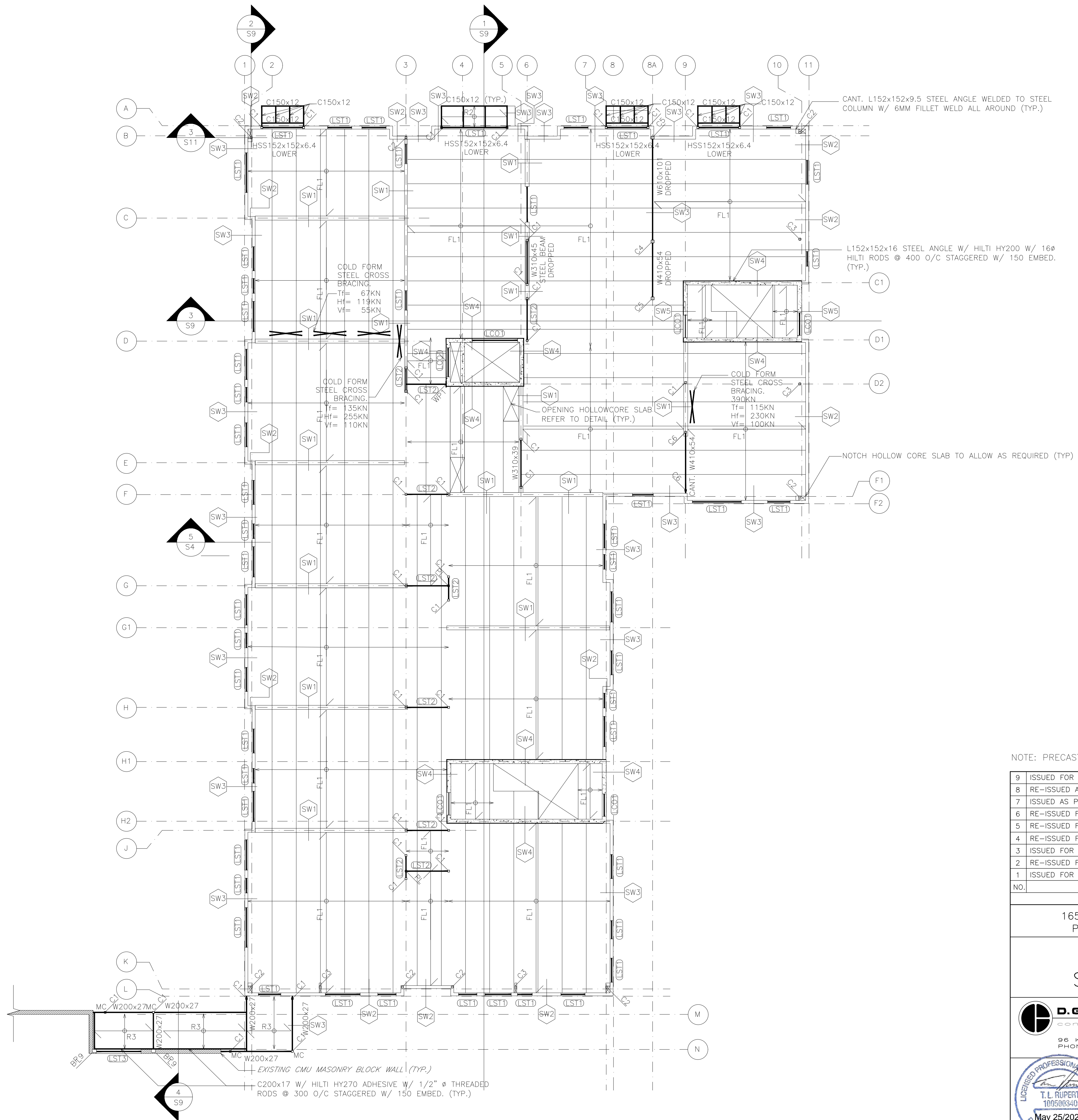
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165 KING AVE. E. NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION
**STRUCTURAL FOUNDATION
DETAILS**

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SCALE: AS SHOWN PROJECT NO. 118129
DRAWN BY: C.L.A. DRAWING NO. S4
DESIGN BY: T.L.R.
CHECKED BY: T.L.R. CAD FILE: -
DATE: FEBRUARY 2016 SUBMISSION: FC

PROFESSIONAL ENGINEER
T.L. RUPERT
109500340
May 25/2020
PROVINCE OF ONTARIO



NOTE: PRECAST CONCRETE STAIRS TO BE CRANKED.

NO.	REVISION	DATE	BY	APPROVED
9	ISSUED FOR CONSTRUCTION	20/05/25	M.S	T.L.R.
8	RE-ISSUED AS PER CITY COMMENTS	20/03/13	M.S	T.L.R.
7	ISSUED AS PER CITY COMMENTS	19/11/12	M.S	T.L.R.
6	RE-ISSUED FOR REVISED FOUNDATION	19/10/29	M.S	T.L.R.
5	RE-ISSUED FOR REVISED FOUNDATION	19/10/18	M.S	T.L.R.
4	RE-ISSUED FOR TENDER	19/07/11	M.S	T.L.R.
3	ISSUED FOR TENDER	19/06/06	M.S	T.L.R.
2	RE-ISSUED FOR PERMIT	19/05/21	M.S	T.L.R.
1	ISSUED FOR PERMIT	19/03/11	A.A	T.L.R.

REVISIONS

165 KING AVE. E. NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

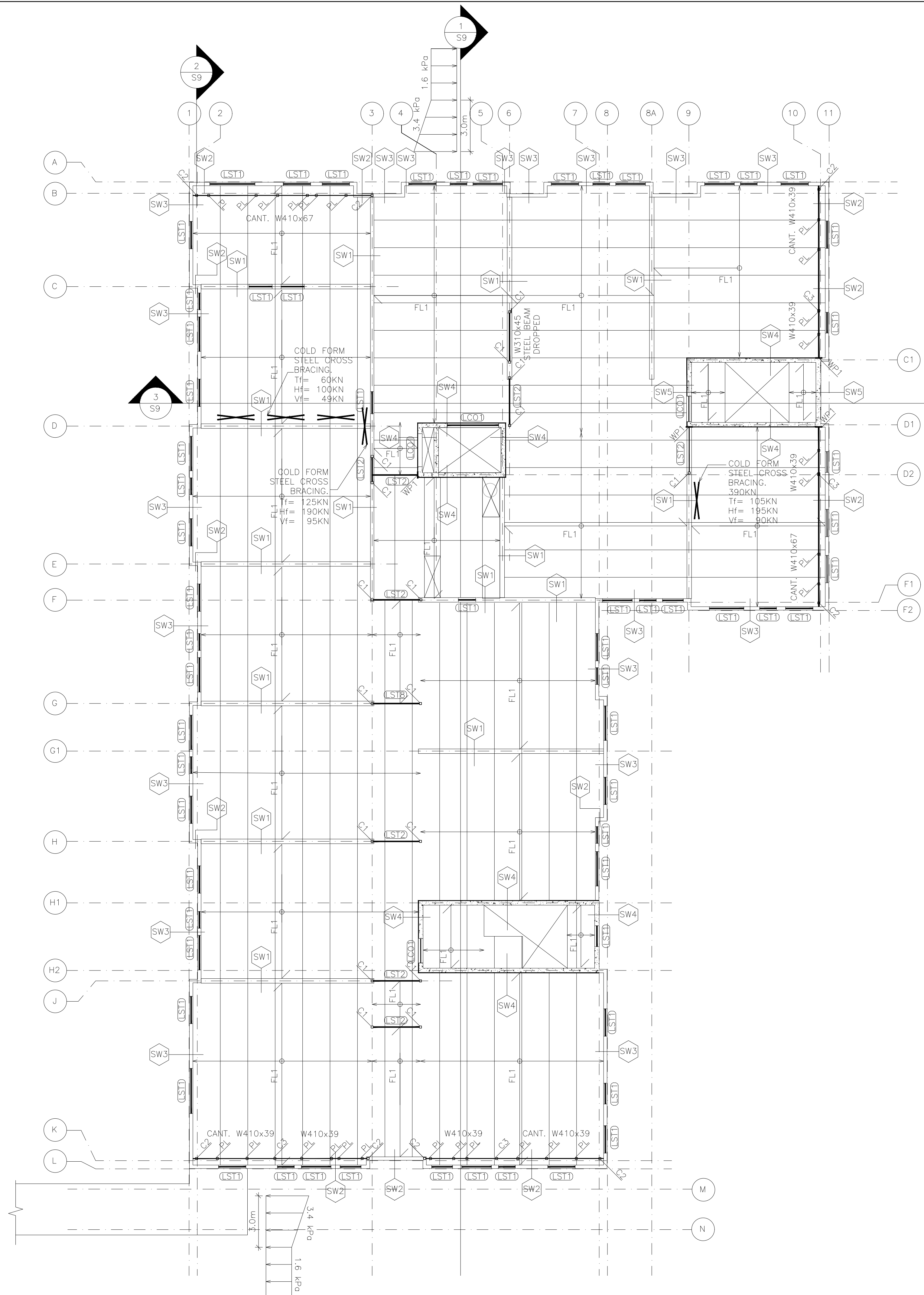
STRUCTURAL SECOND FLOOR

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SCALE:	AS SHOWN	PROJECT NO.	118129
DRAWN BY:	C.L.A.	DRAWING NO.	S5
DESIGN BY:	T.L.R.	CAD FILE:	-
CHECKED BY:	T.L.R.	PLOT DATE:	20/05/25
DATE:	FEBRUARY 2016	SUBMISSION/FC	

1
S5
STRUCTURAL SECOND FLOOR
SCALE: 1:100



1 STRUCTURAL THIRD FLOOR
S6 SCALE: 1:100

NOTE: PRECAST CONCRETE STAIRS TO BE CRANKED.

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1	ISSUED FOR PERMIT	19/03/11	A.A	T.L.R.

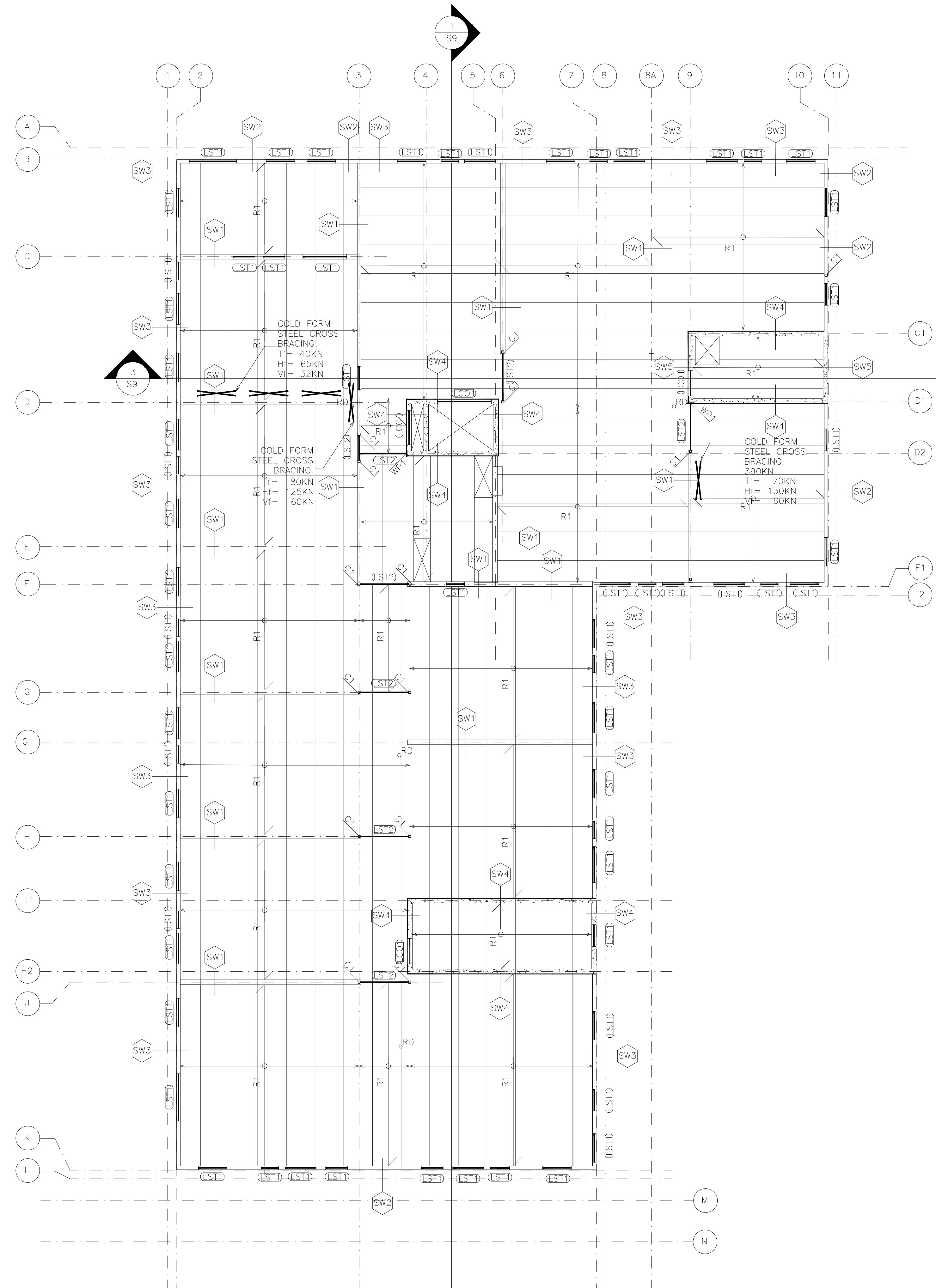
REVISIONS
165 KING AVE. E. NEWCASTLE, ON
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STRUCTURAL
THIRD FLOOR

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SCALE: AS SHOWN	PROJECT NO. 118129
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DESIGN BY: T.L.R.	CAD FILE: -
CHECKED BY: T.L.R.	PLOT DATE: 20/05/25
DATE: FEBRUARY 2016	SUBMISSION: FC



1 STRUCTURAL ROOF PLAN
S7 SCALE: 1:100

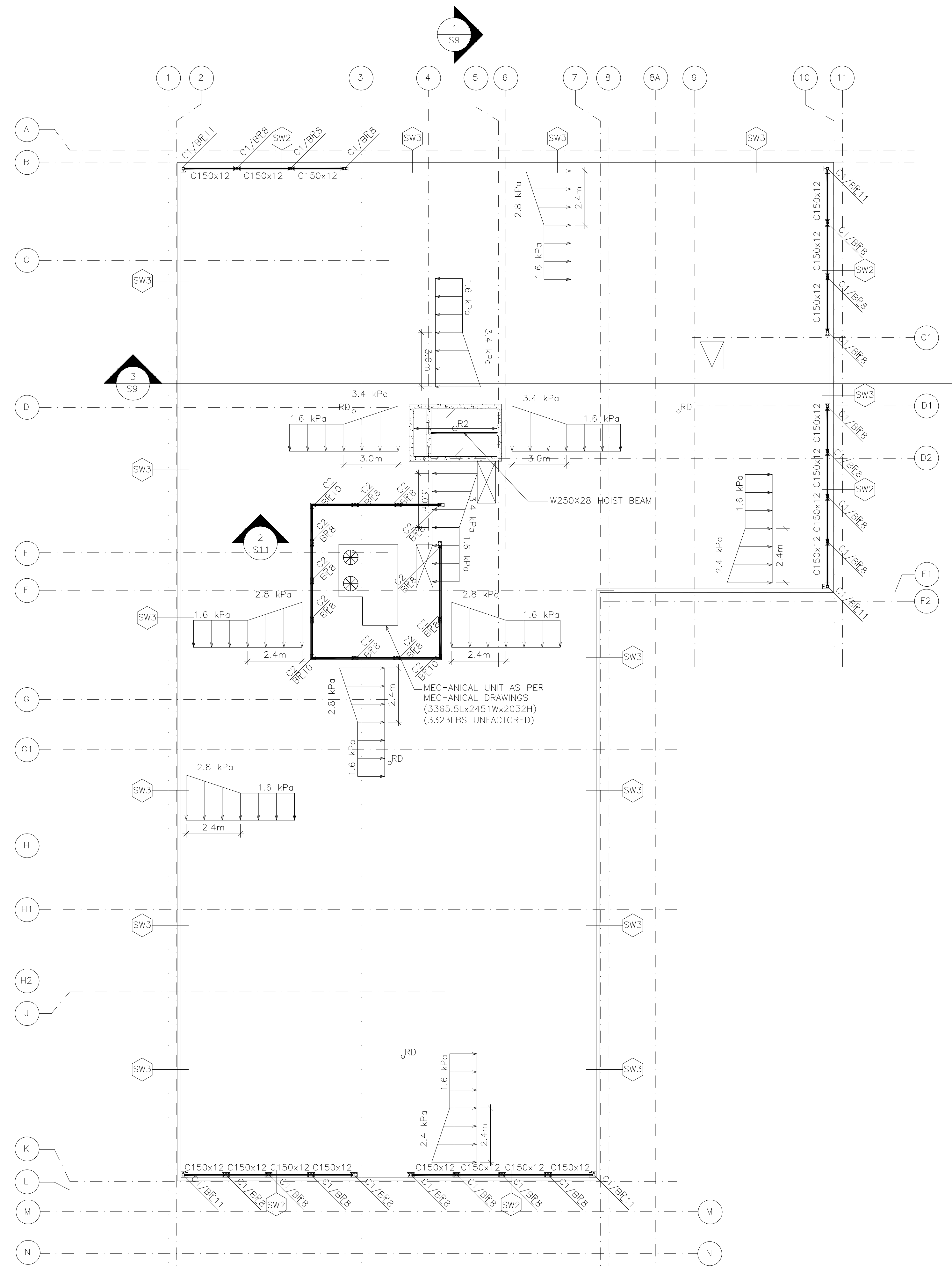
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1	ISSUED FOR PERMIT	19/03/11	A.A	T.L.R.

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STRUCTURAL ROOF PLAN

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	DESIGN BY: T.L.R.	CAD FILE: -
	CHECKED BY: T.L.R.	PLOT DATE: 20/05/25
	DATE: FEBRUARY 2016	SUBMISSION: FC



1 ROOF LOADS PLAN
S8 SCALE: 1:100

NO.	REVISION	DATE	BY	APPROVED
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REVISIONS

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ROOF LOADS PLAN

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PROJECT NO. 118129
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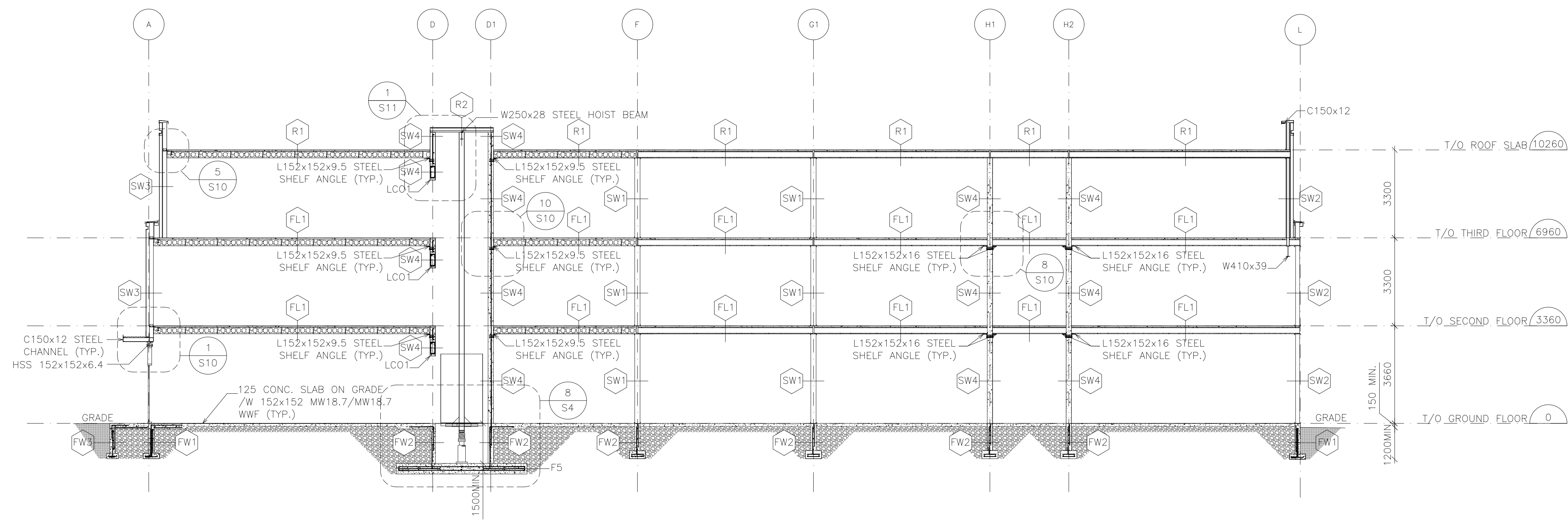
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DATE: FEBRUARY 2016

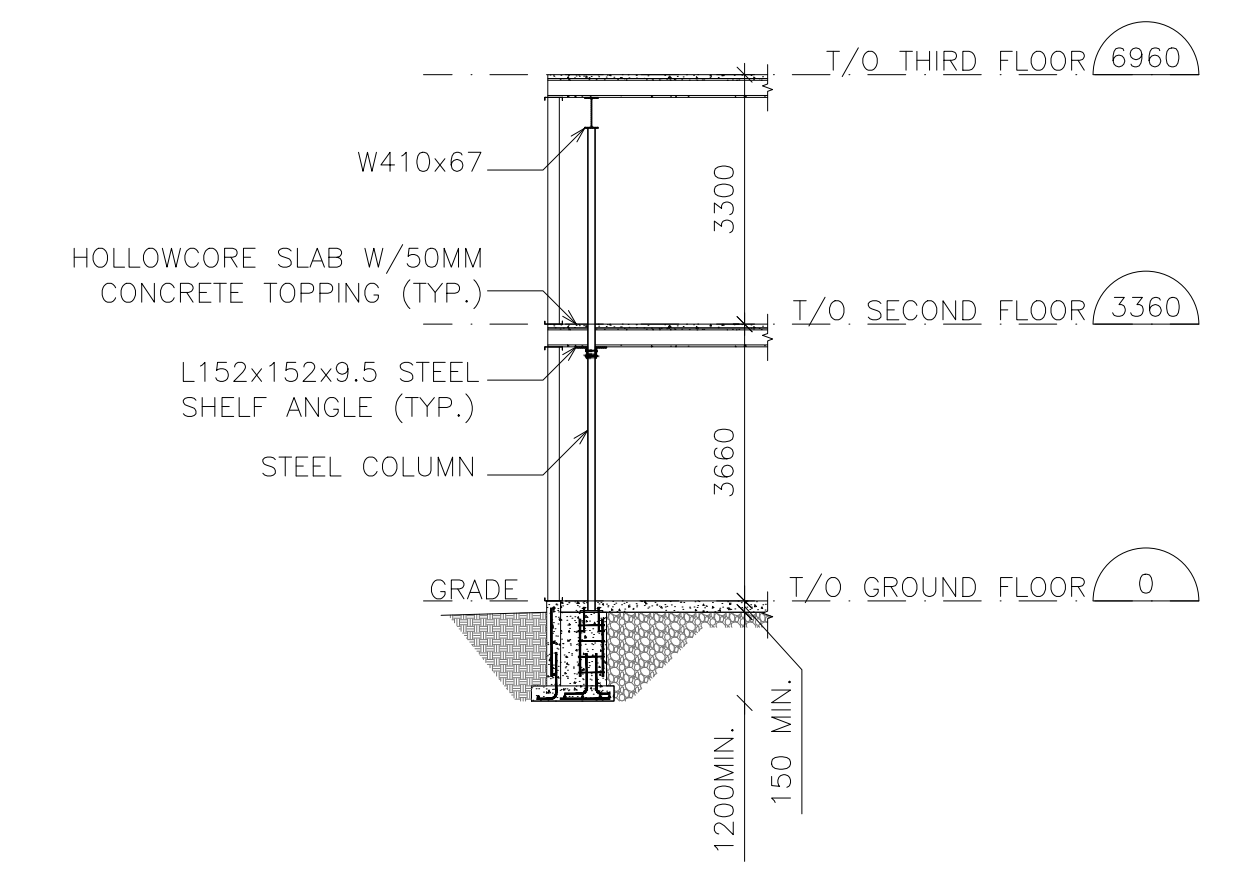
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DATE: FEBRUARY 2016

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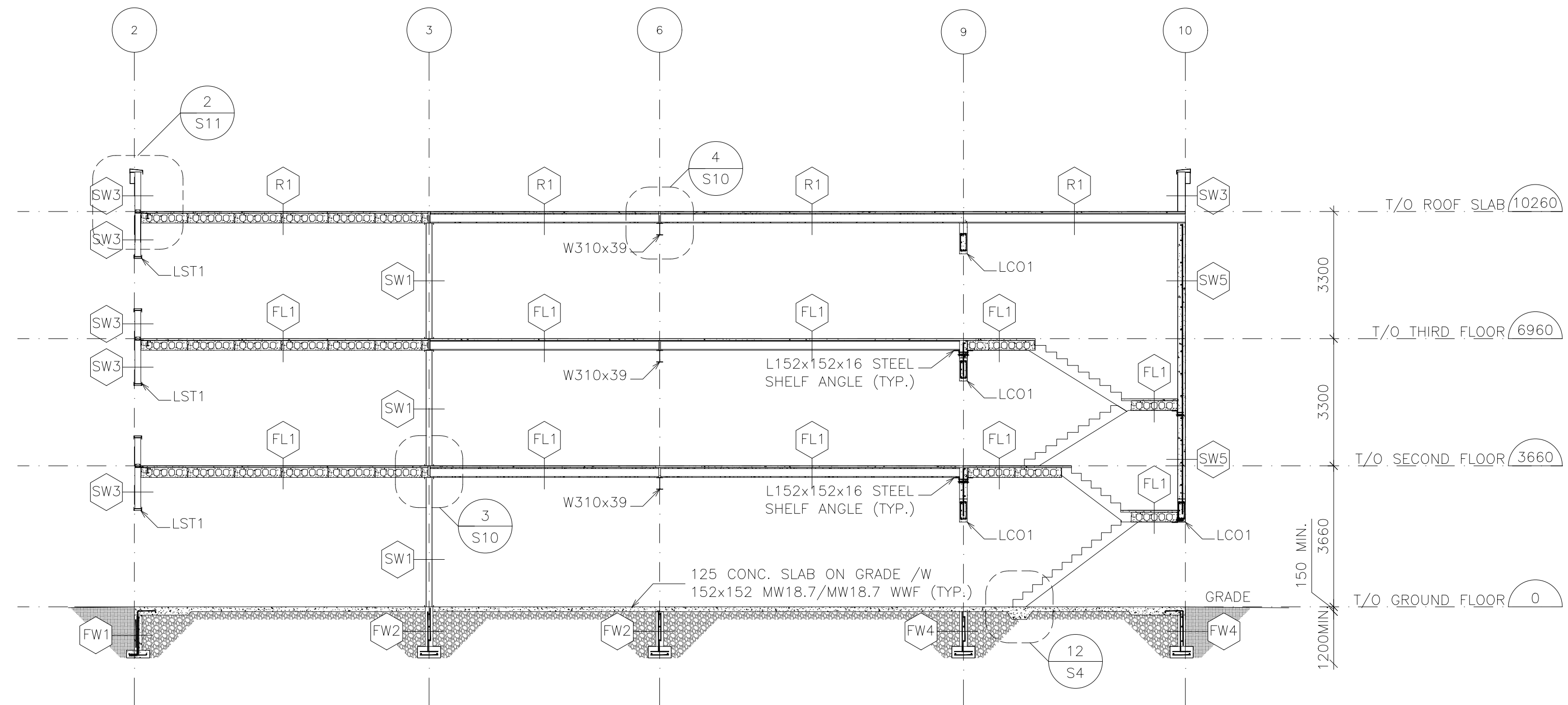
Licensed Professional Engineer
T.L. RUPERT
109500340
May 25/2020
PROVINCE OF ONTARIO



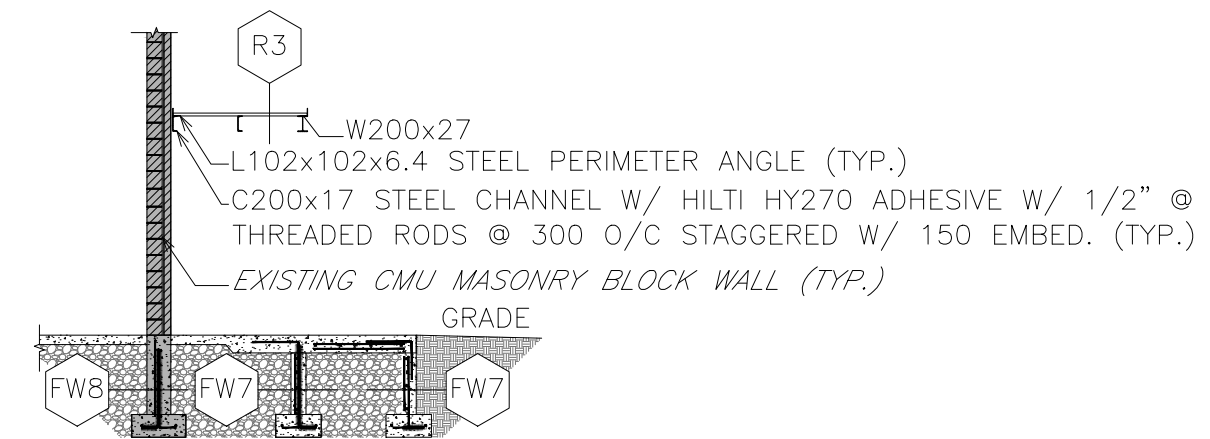
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2 STRUCTURAL COLUMN SECTION
SCALE: 1:100



3 EAST WEST STRUCTURAL BUILDING SECTION
SCALE: 1:100



4 DECKING SUPPORT DETAIL
SCALE: 1:50

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PARKVIEW SENIORS EXPANSION

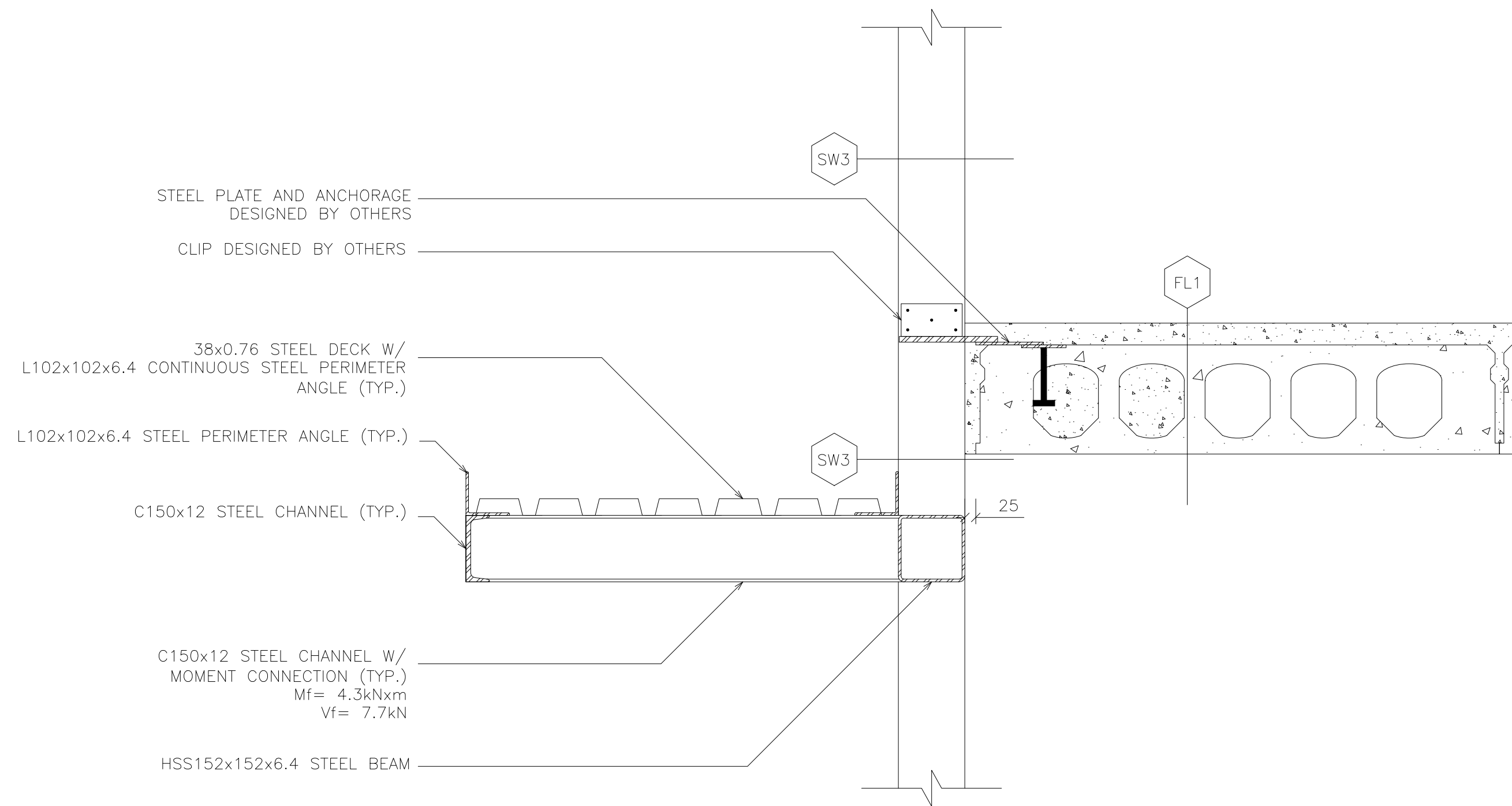
STRUCTURAL BUILDING SECTIONS

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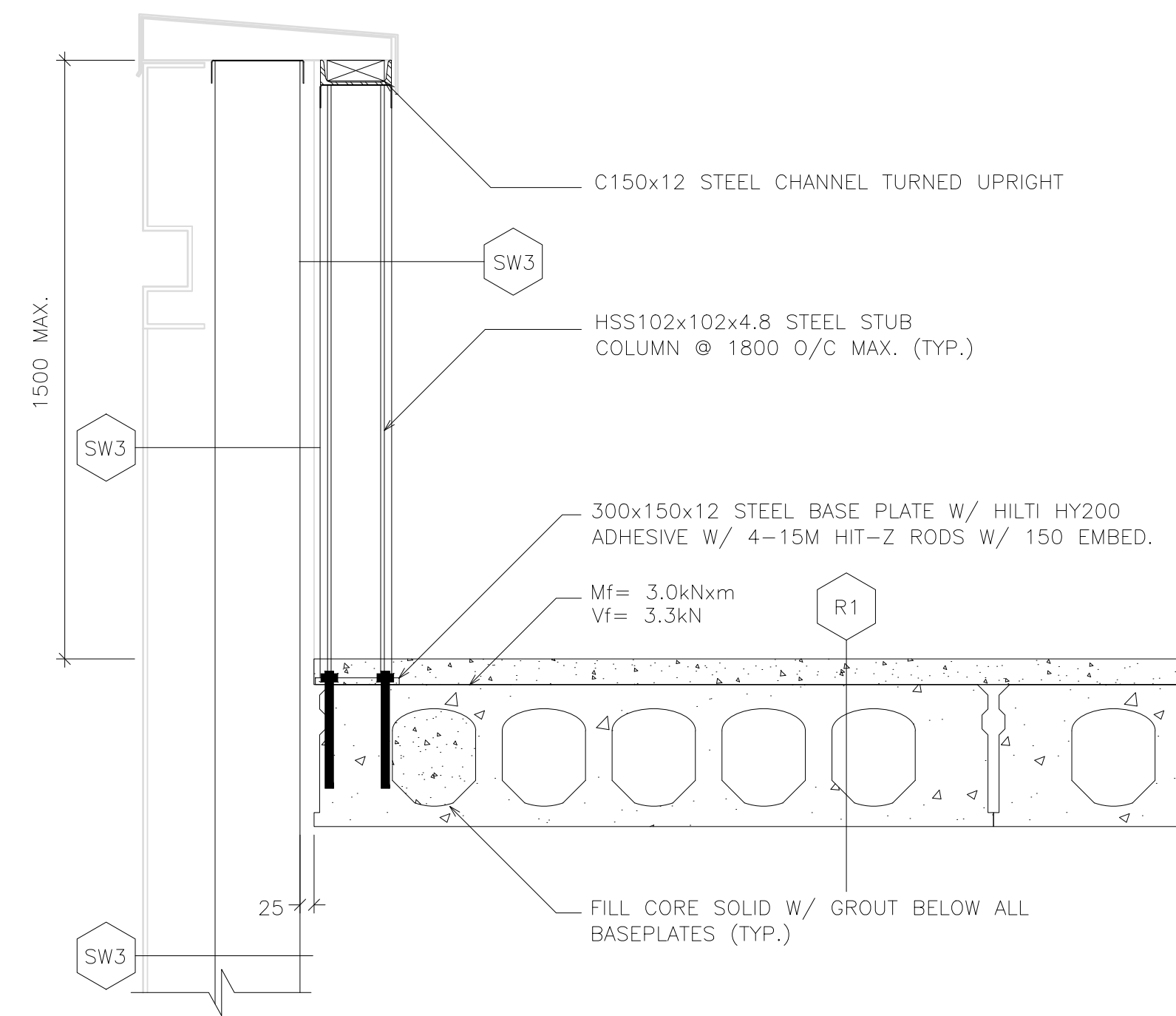
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SCALE: AS SHOWN	PROJECT NO. 118129
DRAWN BY: C.L.A.	DRAWING NO. S9
DESIGN BY: T.L.R.	CAD FILE: -
CHECKED BY: T.L.R.	PLOT DATE: 20/05/25
DATE: APRIL 2019	SUBMISSION: FC

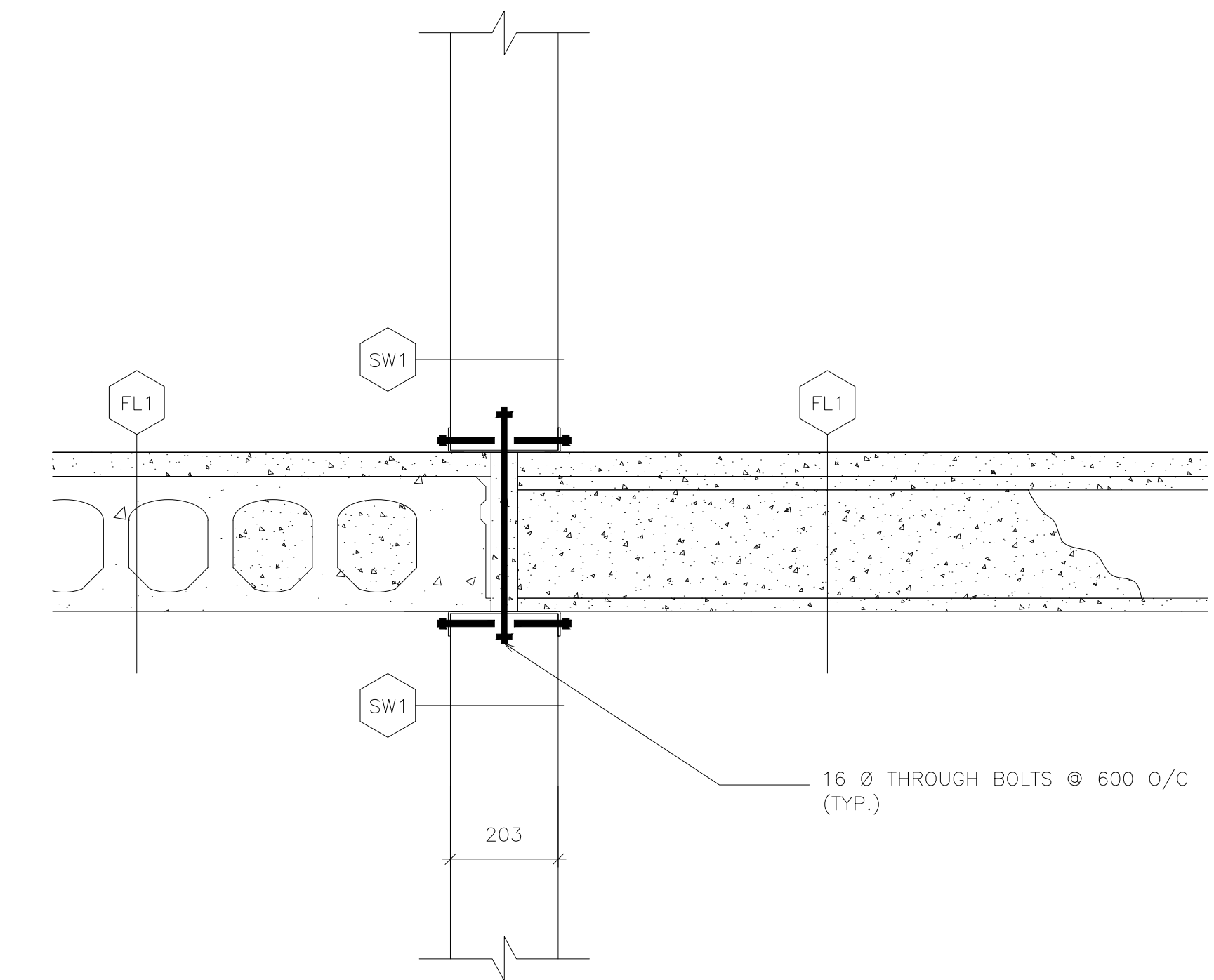
May 25/2020
PROVINCE OF ONTARIO



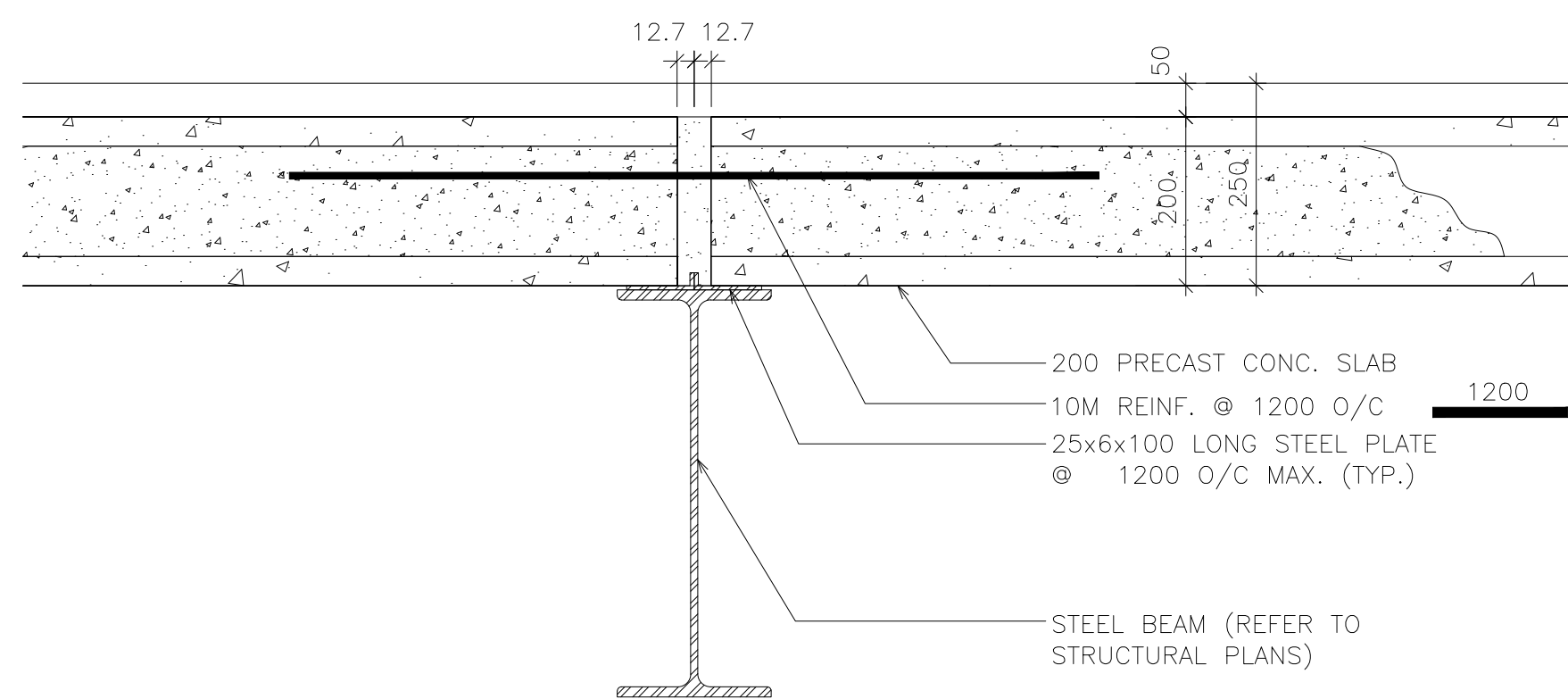
1 TYPICAL CANOPY SECTION DETAIL
S10 SCALE: 1:10



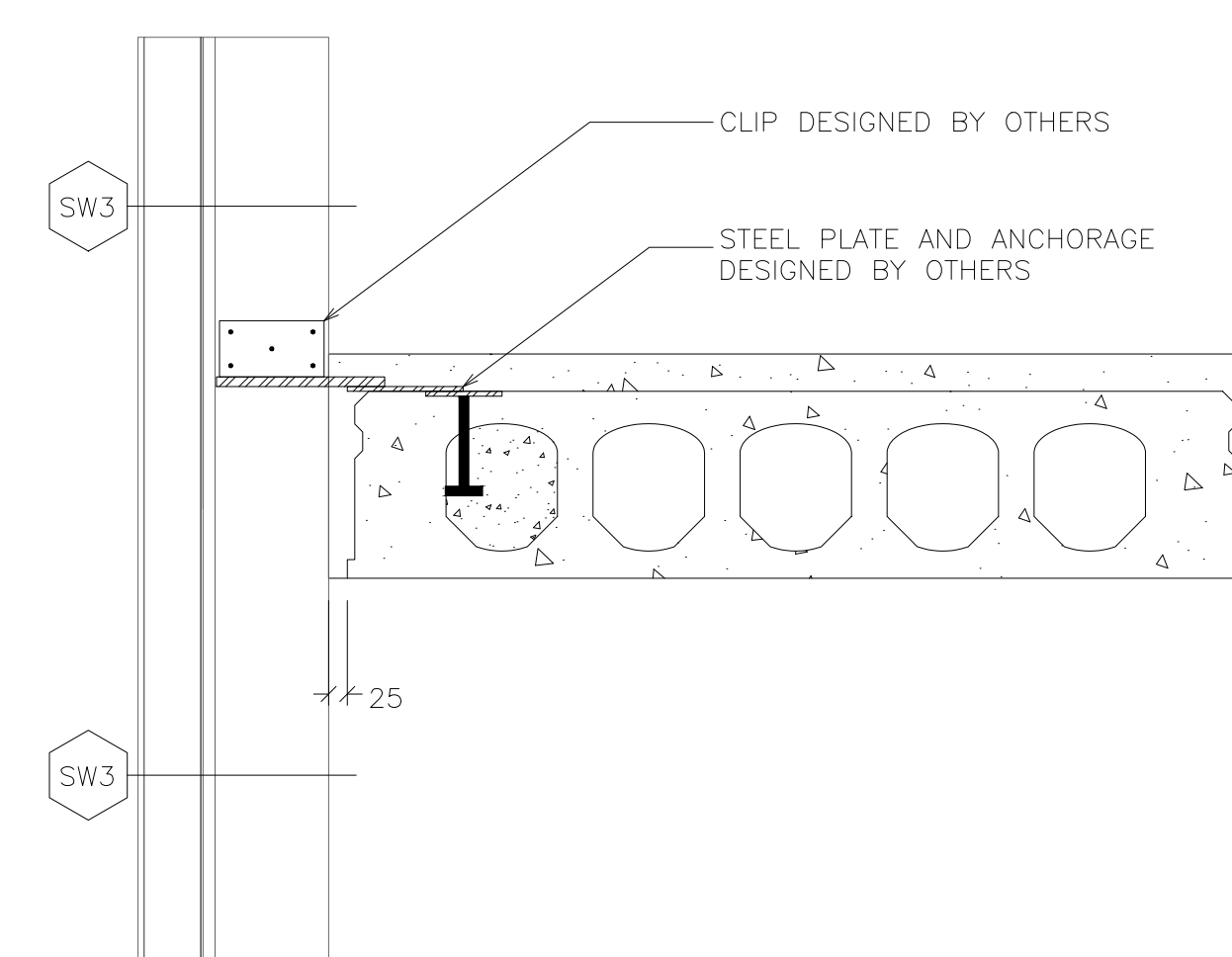
2 TYPICAL PARAPET SECTION
S10 SCALE: 1:10



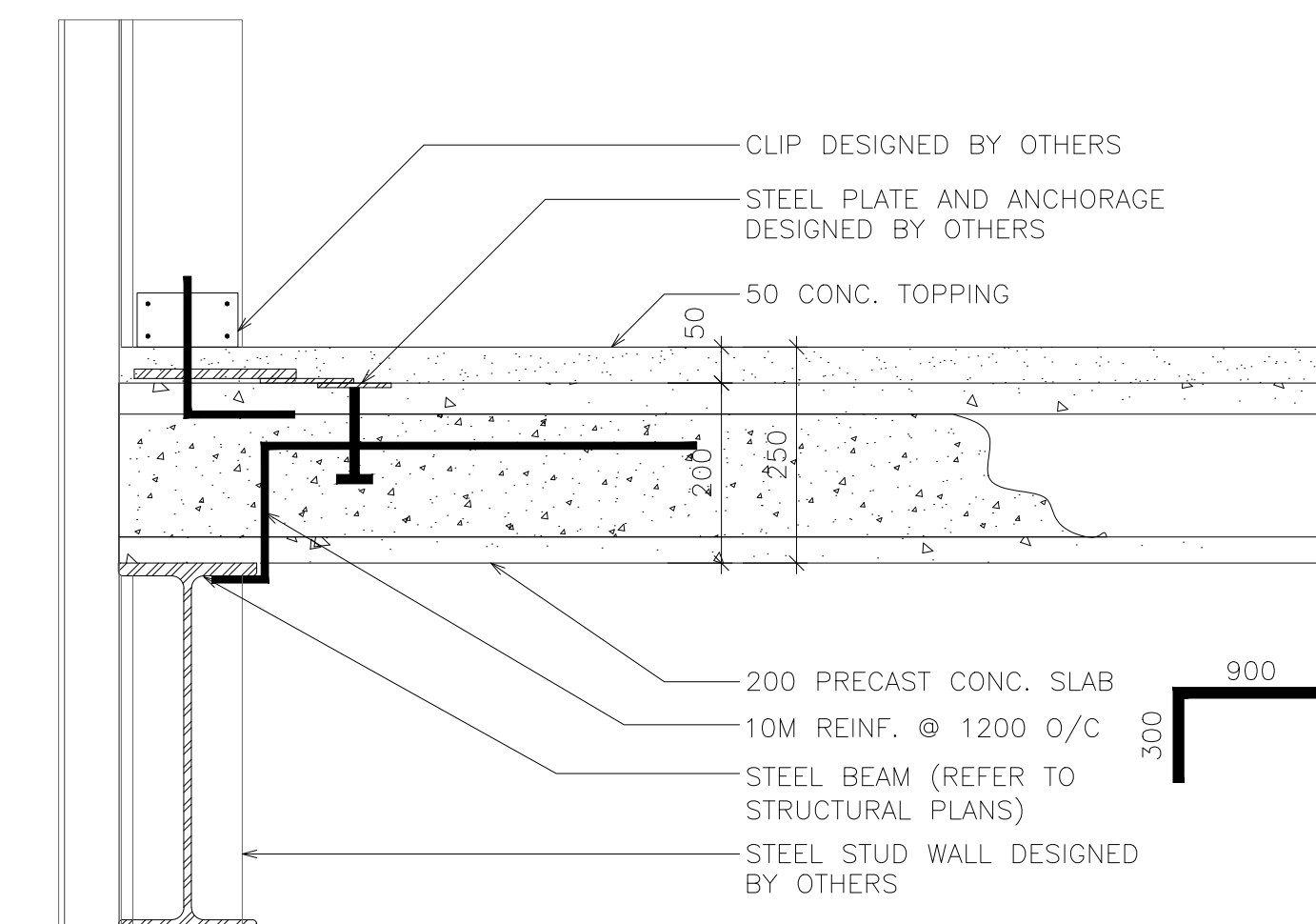
3 TYPICAL CORE SLAB RUNNING PARALLEL AND PERPENDICULAR TO LOAD BEARING WALL DETAIL
S10 SCALE: 1:10



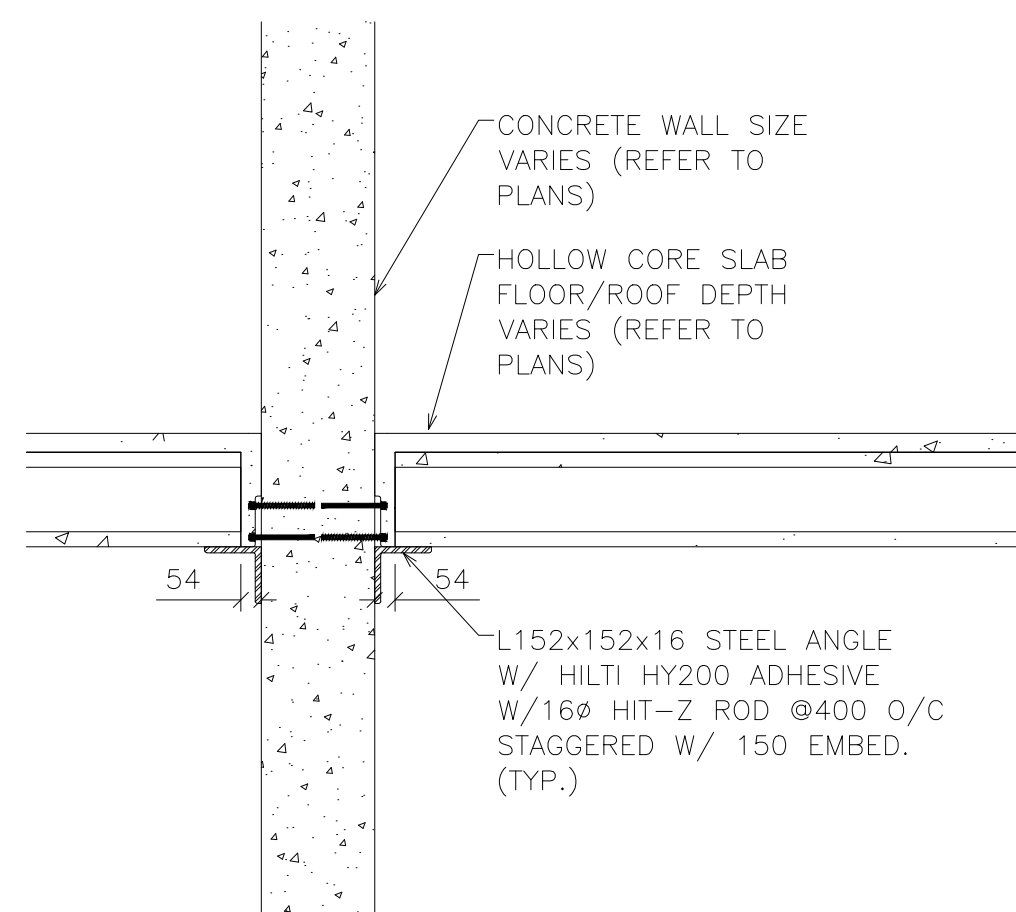
4 TYPICAL CONTINUOUS CORE SLAB TO BEAM DETAIL ABUTTING END TO END
S10 SCALE: 1:10



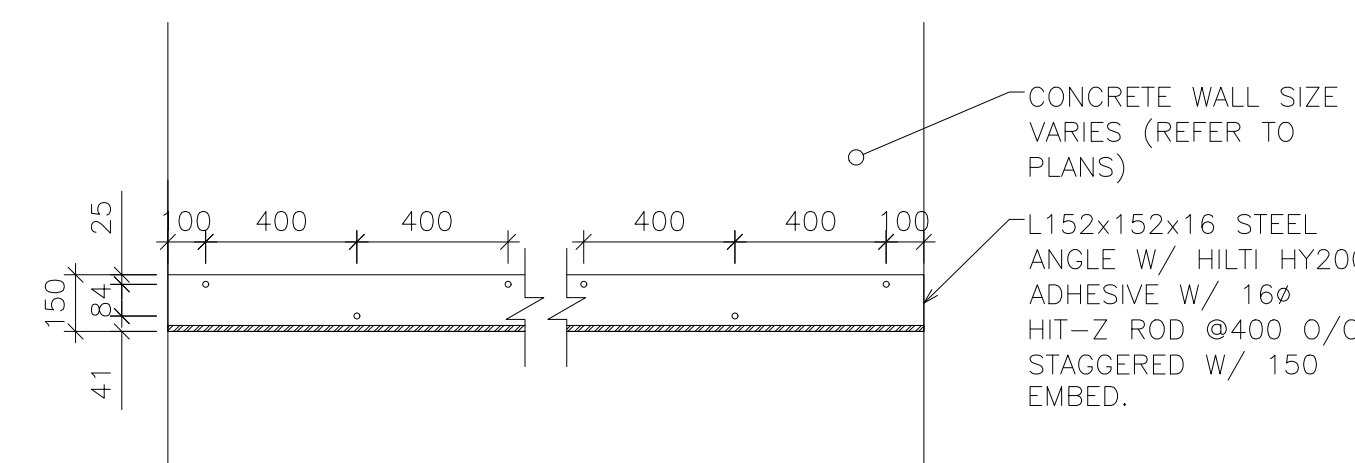
5 SLAB ON STEEL / END BEARING HALF BEARING TIE DOWN/ DTL CS3
S10 SCALE: 1:10



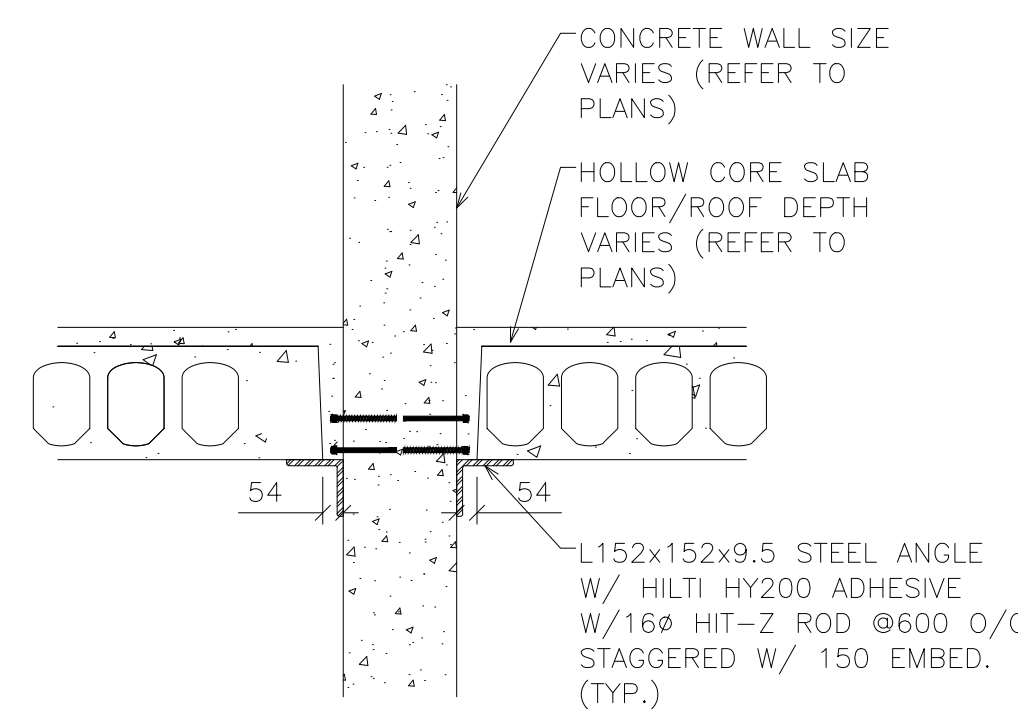
6 TYPICAL PERPENDICULAR CORE SLAB TO BEAM DETAIL
S10 SCALE: 1:10



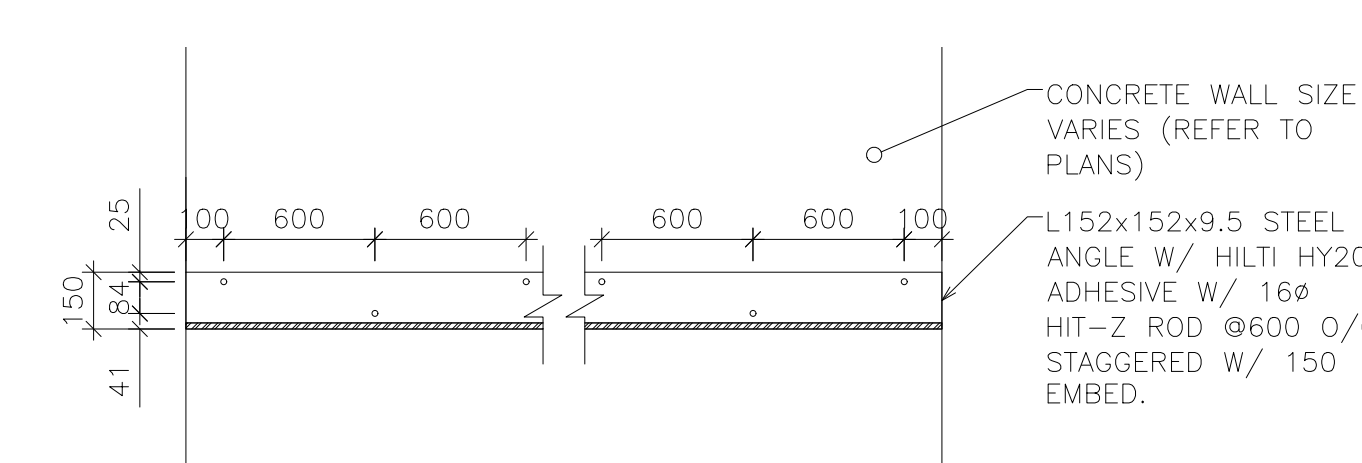
8 PRE-CAST SLAB RUNNING PERPENDICULAR TO WALL
S10 SCALE: 1:20



9 SHELF ANGLE SUPPORTING SLABS RUNNING PERPENDICULAR TO WALL
S10 SCALE: 1:20



10 PRE-CAST SLAB RUNNING PARALLEL TO WALL
S10 SCALE: 1:20



11 SHELF ANGLE SUPPORTING SLABS RUNNING PARALLEL TO WALL
S10 SCALE: 1:20

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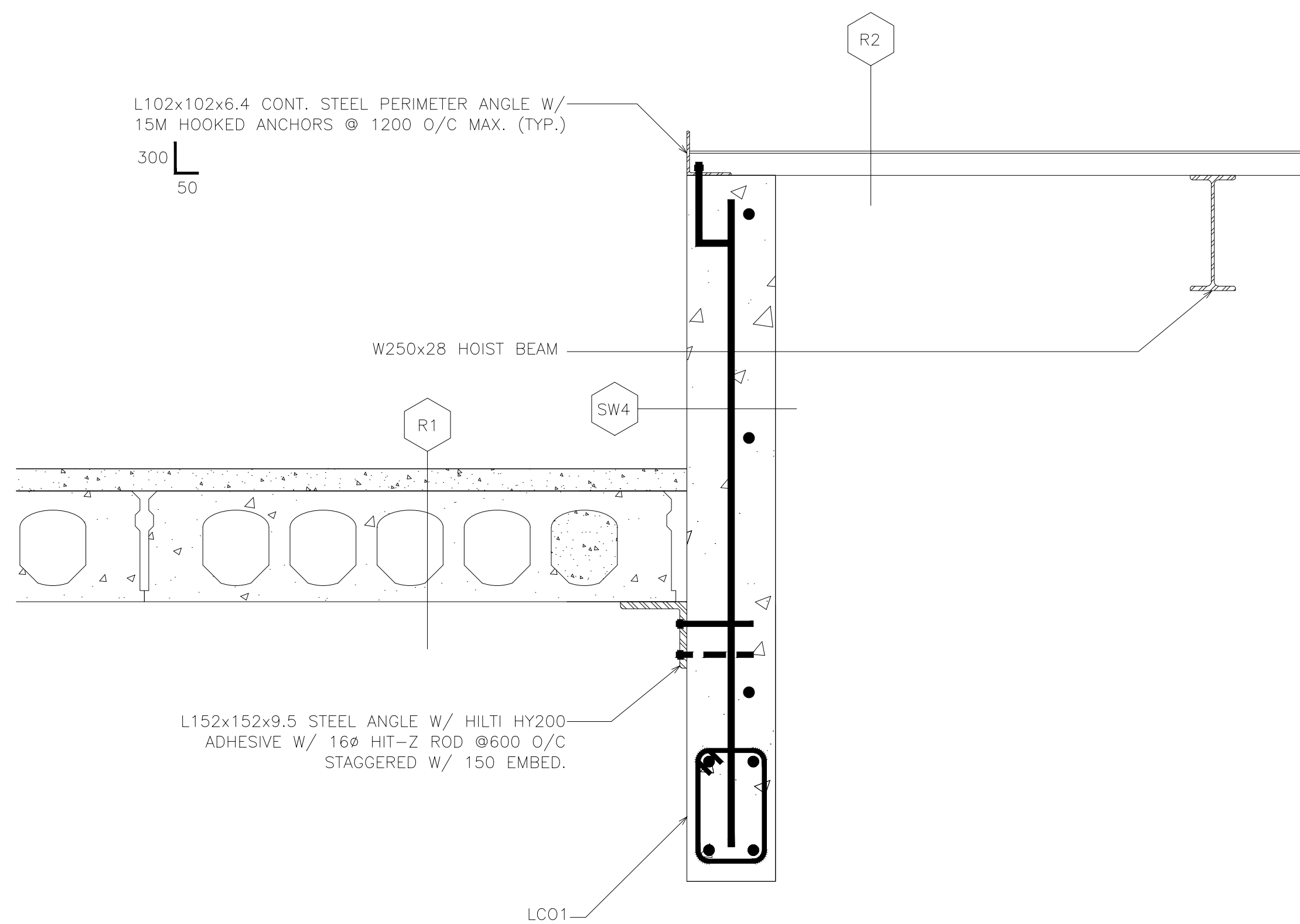
REVISIONS
165 KING AVE. E. NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION
**STRUCTURAL SECTION
DETAILS**

D.G. Biddle & Associates Limited
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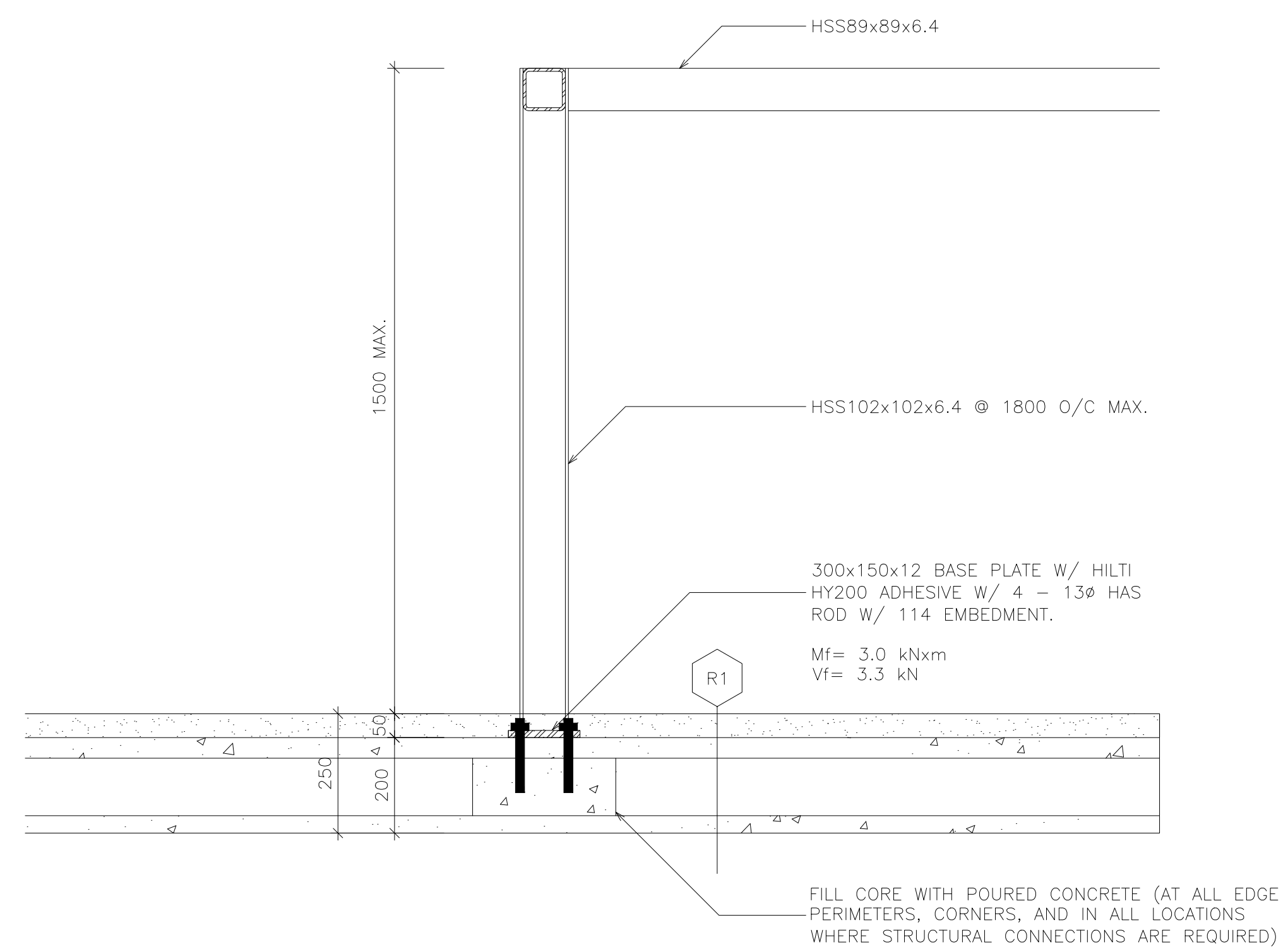
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DRAWING NO. S10
SCALE: AS SHOWN
DRAWN BY: C.L.A.
DESIGN BY: T.L.R.
CHECKED BY: T.L.R.
DATE: APRIL 2019

T.L. RUPERT
109500340
May 25/2020
PROVINCE OF ONTARIO

CAD FILE: -
PLOT DATE: 20/05/25
SUBMISSION: FC



1 ELEVATOR ROOF CONNECTION DETAIL
S11 SCALE: 1:10



2 ROOF SCREEN FRAMING DETAIL
S11 SCALE: 1:10

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REVISIONS

165 KING AVE. E. NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

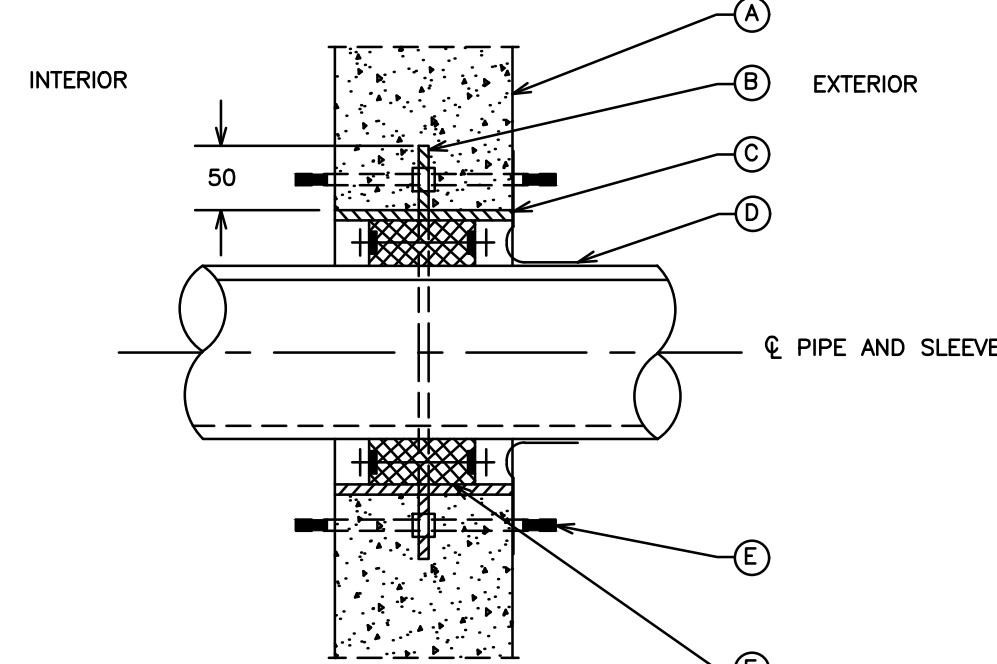
STRUCTURAL DETAILS

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SCALE: AS SHOWN	PROJECT NO. 118129
DRAWN BY: C.L.A.	DRAWING NO. S11
DESIGN BY: T.L.R.	CAD FILE: -
CHECKED BY: T.L.R.	PLOT DATE: 20/05/25
DATE: FEBRUARY 2016	SUBMISSION: JFC

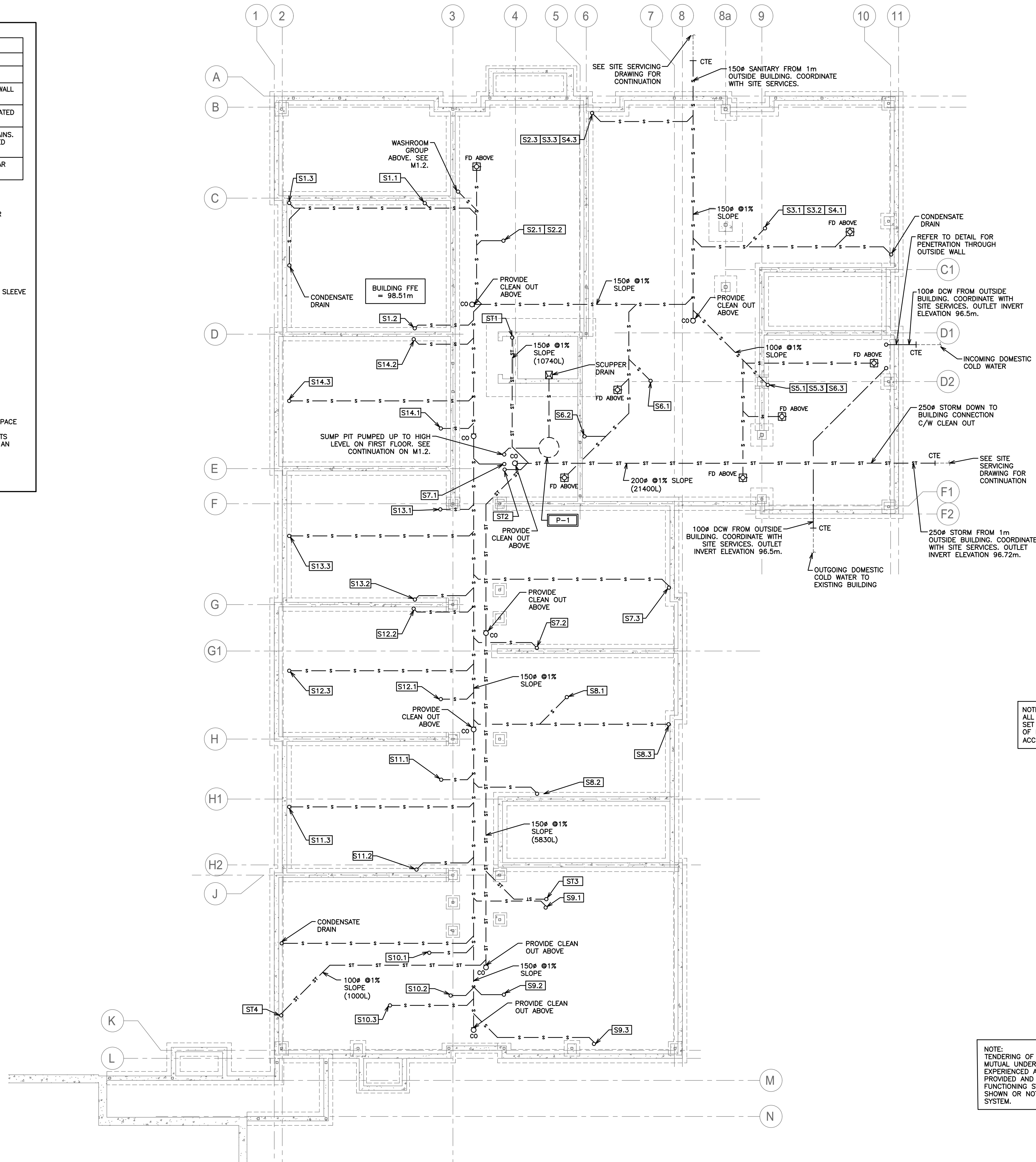
ITEM	DESCRIPTION
A.	EXTERIOR WALL
B.	WATER STOP AND ANCHOR COLLAR
C.	LINK-SEAL TYPE WALL SLEEVE MODEL WS OR CORE BIT DRILL WALL OPENING. DIA. AS REQ'D TO ACCEPT LINK SEAL ASSEMBLY
D.	EXTERIOR SURFACE OF SLEEVE, SEAL AND PIPE SHOULD BE COATED WITH COAL TAR OR OTHER WATERPROOFING MATERIAL
E.	25 DIA. GALVANIZED THREADED RODS FOR STRAPPING WATER MAINS. COORDINATE SPACING WITH FLANGERS AND SOCKET CLAMPS USED FOR TIE RODS
F.	LINK-SEAL TYPE WALL PENETRATION SEAL MODEL -LS- MODULAR MECHANICAL SYNTHETIC RUBBER SEAL



NOTES:

1. THE PIPE TO WALL PENETRATION CLOSURE SHALL BE "LINK-SEAL". SEALS SHALL BE MODULAR MECHANICAL TYPE, CONSISTING OF INTERLOCKING SYNTHETIC RUBBER LINK SHAPED TO CONTINUOUSLY FILL THE ANNULAR SPACE BETWEEN PIPE AND WALL OPENING. EACH LINK SHALL BE PROVIDED WITH PRESSURE PLATE UNDER EACH BOLT HEAD AND NUT. TIGHTENING OF BOLTS SHALL CAUSE THE RUBBER SEALING ELEMENTS TO EXPAND AND PROVIDE AN ABSOLUTELY WATERTIGHT SEAL BETWEEN PIPE AND WALL OPENING.

PIPE PENETRATION THROUGH EXTERIOR WALL
NTS



- NOTES:
- COORDINATE BURIED SANITARY LINES WITH STRUCTURAL FOOTINGS.
 - PIPING SHOWN FOR SCHEMATIC AND SCOPE OF WORK PURPOSES IN GENERAL LOCATION OF USE, COORDINATE EXACT ROUTING ON SITE AND WITH BEST PRACTICES.
 - COORDINATE ALL HOLES THROUGH SLAB AND MASONRY WALLS WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
 - ALL HORIZONTAL SANITARY LINES EQUAL TO OR LESS THAN 3" TO BE RUN AT MINIMUM 2% SLOPE.
 - RUN ALL DOMESTIC AND SANITARY PIPING TIGHT TO UNDERSIDE OF SLAB.
 - PROVIDE ACCESS PANELS FOR ALL GROUND FLOOR SANITARY CLEAN OUTS WHERE SHOWN AND WHERE REQUIRED.
 - ALL DOMESTIC PIPING INCLUDING PEX PIPING BOTH EXPOSED AND CONCEALED IS TO BE INSULATED. NO EXCEPTIONS.
 - COORDINATE SHARED SPACES WITH GAS PIPING, SPRINKLER PIPING AND HVAC DUCTWORK.
 - DOMESTIC COLD MAIN TO BE COPPER UP TO SUITE SHUT OFF. PEX TO BE USED WITHIN SUITES.
 - PROVIDE CLEAN OUT AT THE BOTTOM OF EACH SANITARY/STORM STACK PRIOR TO UNDERGROUND.
 - COORDINATE ACCESS DOORS/PANELS FOR ISOLATION VALVES AND CLEANOUTS WITH GENERAL CONTRACTOR.
 - CONTRACTOR TO SUPPLY VENTING DRAWING TO ENGINEER FOR APPROVAL BASED ON PROPOSED VENT LENGTHS AND BEST ROUTING BASED ON SITE CONDITIONS AND COORDINATION WITH OTHER TRADES. FINAL VENTING LAYOUT AND ROUTING TO BE RESPONSIBILITY OF CONTRACTOR.

PLUMBING LEGEND

---	DOMESTIC COLD WATER (DCW)
---	DOMESTIC HOT WATER (DHW)
--- US ---	UNBURIED SANITARY DRAINAGE (US)
--- S ---	BURIED SANITARY DRAINAGE (S)
--- UST ---	UNBURIED STORM DRAINAGE (UST)
--- ST ---	BURIED STORM DRAINAGE (ST)
○ ○ ○	PIPE UP, BRANCH DROPPING FROM TEE, PIPE DOWN
~	PIPE BREAK/CONTINUATION
⊗	FLOOR (F), ROOF (R), HUB (H), FUNNEL (FF), AREA (A) DRAIN
⊘	BALL VALVE
⊘	CHECK VALVE
⊘	GLOBE VALVE
⊘	PRESSURE REDUCING VALVE (PRV)
⊘	REDUCER
⊘	STRAINER
⊘	UNION
⊘	PRESSURE GAUGE WITH PETCOCK
--- CO	CLEAN OUT - EXPOSED
--- CO	CLEAN OUT - IN FLOOR
⊘	SANITARY TRAP
WC-1	EQUIPMENT/FIXTURE TAG

NOTE:
ALL WATER SUPPLY TEMPERATURES TO BE SET NO HIGHER THAN 49°C FROM SOURCE OF HOT WATER SUPPLY WITHIN THE ACCESSIBLE (BARRIER FREE) SUITES..

NOTE:
DUE TO POTENTIAL DEPTH OF SANITARY MAINS, THERE MAY BE CONFLICTS WITH FOOTINGS AND FOUNDATIONS. CONTRACTOR TO COORDINATE DISTRIBUTION WITH GENERAL CONTRACTOR IN ADVANCE OF SERVICING TO COORDINATE.

NOTE:
THE CONSULTANT RESERVES THE RIGHT TO MAKE REASONABLE CHANGES REQUIRED TO ACCOMMODATE CONDITIONS ARISING DURING THE PROGRESS OF THE WORK, AT NO EXTRA COST TO THE OWNER.

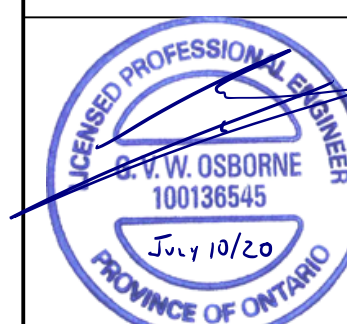
NOTE:
TENDERING OF THESE DOCUMENTS IS DONE UNDER THE MUTUAL UNDERSTANDING THAT ALL CONTRACTORS ARE EXPERIENCED AND LICENSED IN THE WORKS BEING PROVIDED AND THAT ALL COMPONENTS OF A FULLY FUNCTIONING SYSTEM WILL BE INCLUDED WHETHER SHOWN OR NOT SHOWN BUT IMPLIED FOR A COMPLETE SYSTEM.

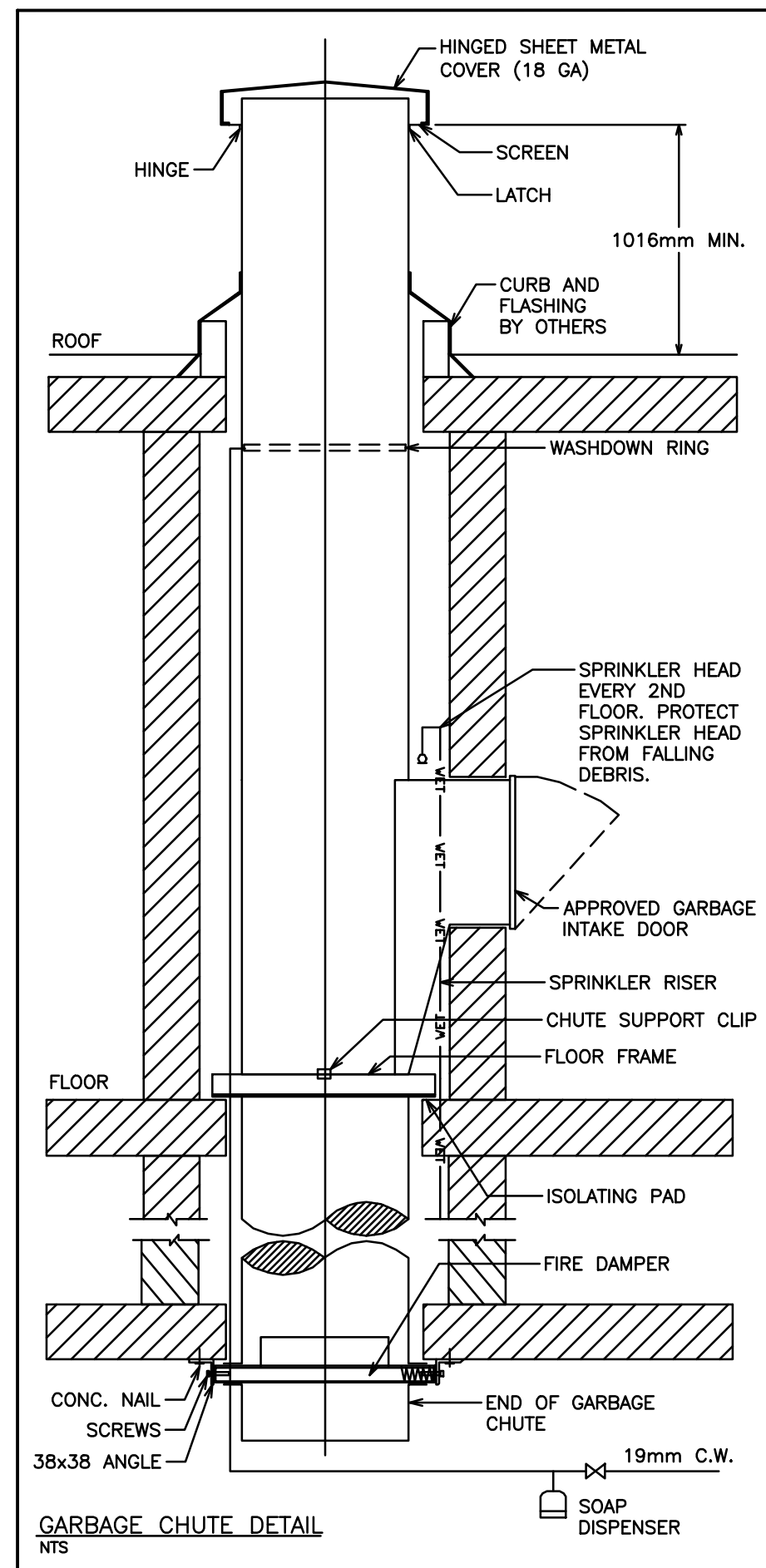
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4	RE-ISSUED FOR TENDER	08/28	G.O.	G.V.W.O.
3	ISSUED FOR TENDER	06/03	G.O.	G.V.W.O.
2	RE-ISSUED FOR PERMIT	05/17	G.O.	G.V.W.O.
1	ISSUED FOR PERMIT	03/11	G.O.	G.V.W.O.

165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION
**MECHANICAL PLUMBING
FOUNDATION LAYOUT**

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consulting engineers and planners
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PHONE (905)576-8500 • FAX (905)576-9730
INFO@DGBIDDLE.COM

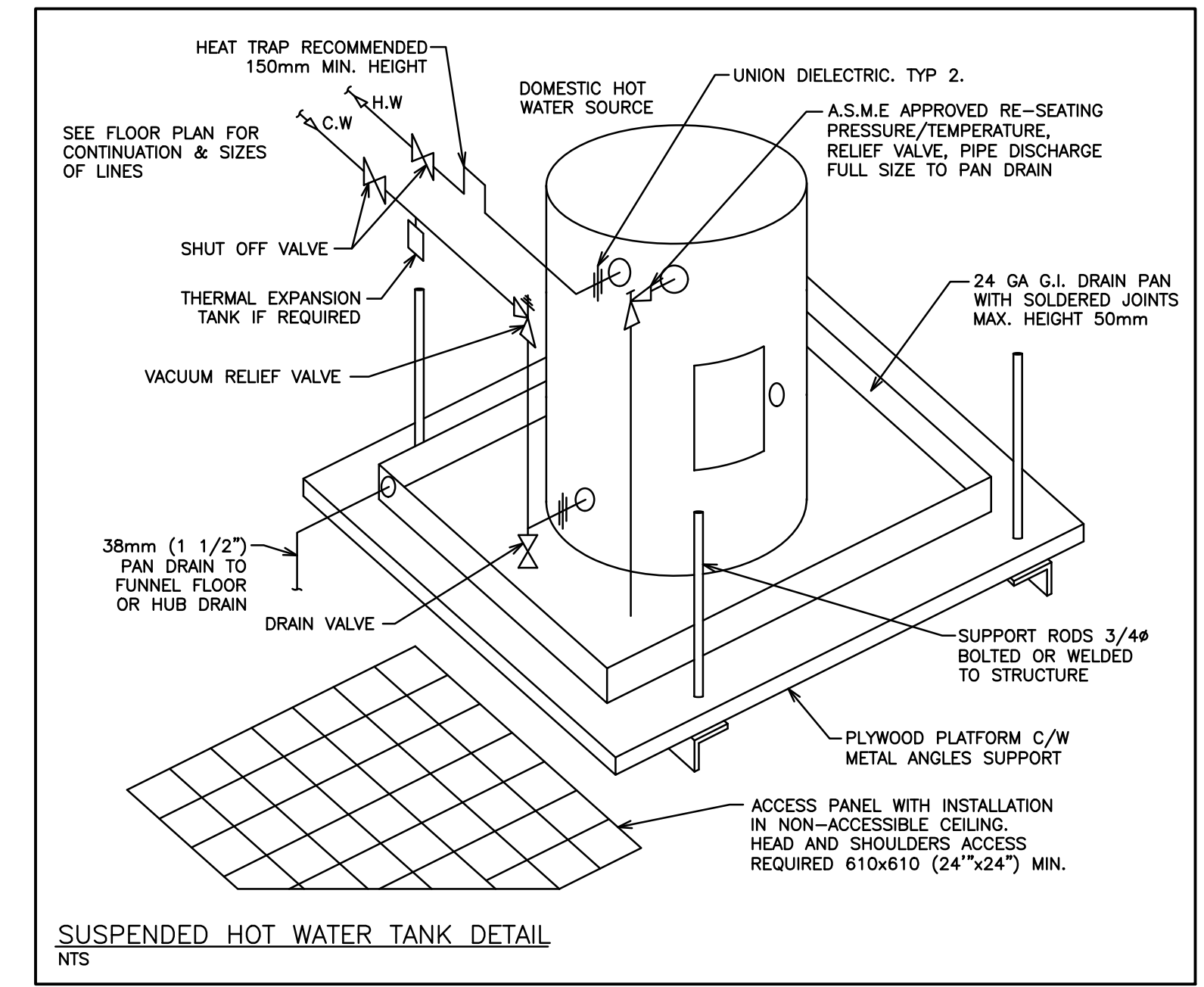
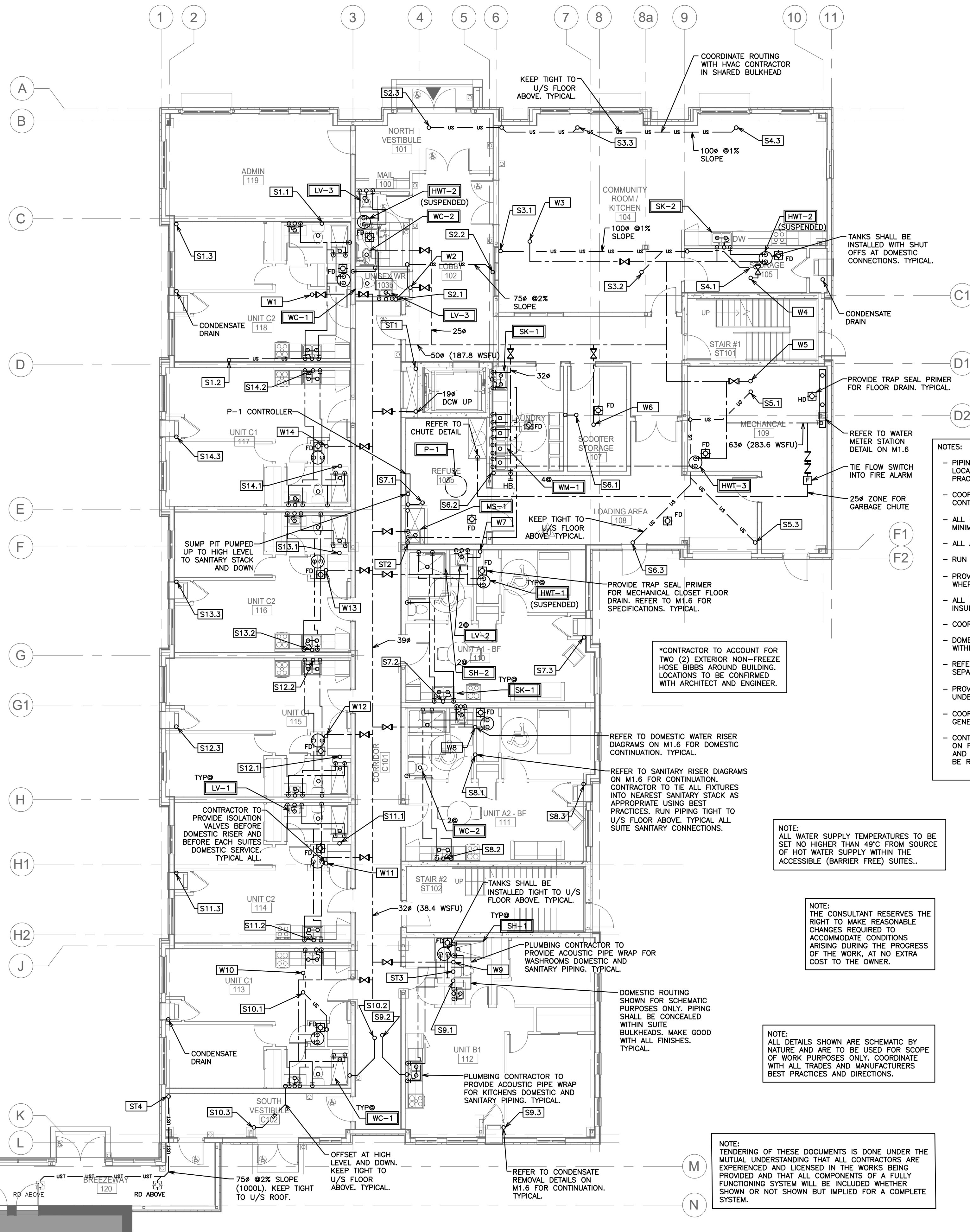
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DRAWN BY: K.J.K	DRAWING NO. M1.1
DESIGN BY: B.C.A	
CHECKED BY: G.V.W.O	CAD FILE: 118129 M1
DATE: JULY 2020	PLOT DATE: 07/10/2020
	SUBMISSION: FC





PLUMBING NOTES

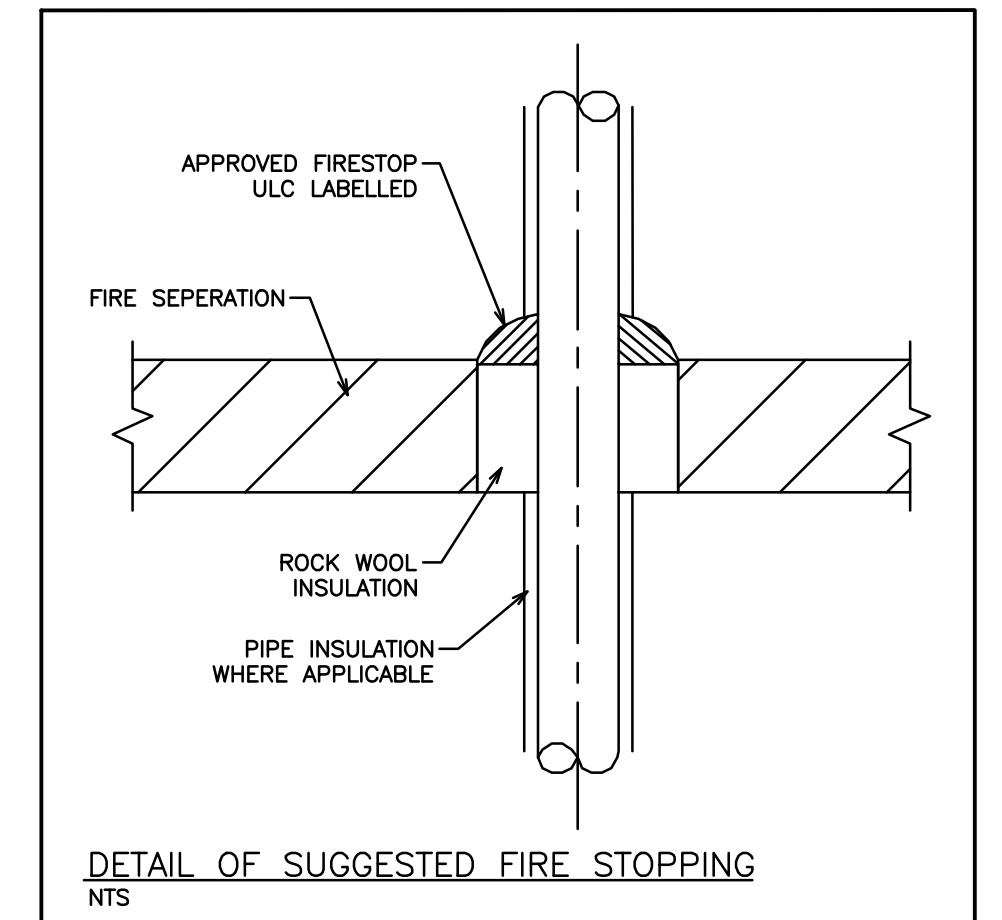
1. GENERAL
 - 1.1. FOR CONTINUATION OF SITE SERVICES REFER TO SITE SERVICE DRAWING BY OTHERS. CO-ORDINATE EXACT LOCATION AND INVERTS OF SERVICES.
 - 1.2. PROVIDE CLEANOUTS AND TRAP PRIMING FOR SANITARY AS REQUIRED BY O.B.C. AND LOCAL AUTHORITIES. CLEANOUT SIZE TO BE SAME AS SANITARY LINES.
 - 1.3. PROVIDE COMPLETE PLUMBING VENT SYSTEM AS REQUIRED BY O.B.C. AND LOCAL AUTHORITIES, INCLUDING MIN. 3" VENT AT UPSTREAM END(S) OF SANITARY BUILDING DRAIN.
 - 1.4. ISOLATION VALVES TO BE PROVIDED AT ALL FIXTURES AND HOT WATER TANK.
 - 1.5. PIPE INSULATION TO BE MIN. 1" FOR ALL NEW AND/OR EFFECTED DOMESTIC PIPING. IN EXPOSED AREAS PROVIDE CANVAS WRAP OVER INSULATION.
2. MATERIALS
 - 2.1. ALL PVC OR ABS TYPE PIPING TO BE USED ABOVE GROUND SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND SHALL BE CONFIRMED TO BE ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION. IF ACCEPTABLE AND USED, IT SHALL BE PROVIDED WITH U.L.C. LISTED ANY APPROVED FIRE STOP DEVICE AT ALL PENETRATIONS OF ANY FIRE SEPARATION.
 - 2.2. ALL ABOVE GROUND DOMESTIC PIPING SHALL BE TYPE "L" COPPER OR PEX.
 - 2.3. ALL BURIED DOMESTIC PIPING SHALL BE TYPE "K" COPPER.
 - 2.4. ALL ABOVE GROUND DRAINAGE PIPING SHALL BE CAST IRON "M" PIPE.
 - 2.5. ALL BURIED DRAINAGE PIPING SHALL BE DR26 PVC WITH CLASS P BEDDING.



- NOTES:**
- PIPING SHOWN FOR SCHEMATIC AND SCOPE OF WORK PURPOSES IN GENERAL LOCATION OF USE, COORDINATE EXACT ROUTING ON SITE AND WITH BEST PRACTICES.
 - COORDINATE ALL HOLES THROUGH SLAB AND MASONRY WALLS WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
 - ALL HORIZONTAL SANITARY LINES EQUAL TO OR LESS THAN 3" TO BE RUN AT MINIMUM 2% SLOPE.
 - ALL ACCESS PANELS ARE TO BE LOCKABLE TYPE.
 - RUN ALL DOMESTIC AND SANITARY PIPING TIGHT TO UNDERSIDE OF SLAB.
 - PROVIDE ACCESS PANELS FOR ALL GROUND FLOOR SANITARY/STORM CLEAN OUTS WHERE SHOWN AND WHERE REQUIRED.
 - ALL PIPING INCLUDING PEX PIPING BOTH EXPOSED AND CONCEALED IS TO BE INSULATED. NO EXCEPTIONS.
 - COORDINATE SHARED SPACES WITH GAS PIPING, ELECTRICAL AND HVAC DUCTWORK.
 - DOMESTIC COLD MAIN TO BE COPPER UP TO SUITE SHUT OFF. PEX TO BE USED WITHIN SUITES.
 - REFER TO DETAIL FOR SUGGESTED FIRE STOPPING OF PIPING THROUGH FIRE SEPARATIONS.
 - PROVIDE CLEAN OUT AT THE BOTTOM OF EACH SANITARY/STORM STACK PRIOR TO UNDERGROUND.
 - COORDINATE ACCESS DOORS/PANELS FOR ISOLATION VALVES AND CLEANOUTS WITH GENERAL CONTRACTOR.
 - CONTRACTOR TO SUPPLY VENTING DRAWING TO ENGINEER FOR APPROVAL BASED ON PROPOSED VENT LENGTHS AND BEST ROUTING BASED ON SITE CONDITIONS AND COORDINATION WITH OTHER TRADES. FINAL VENTING LAYOUT AND ROUTING TO BE RESPONSIBILITY OF CONTRACTOR.

PLUMBING LEGEND

---	DOMESTIC COLD WATER (DCW)
----	DOMESTIC HOT WATER (DHW)
---	UNBURIED SANITARY DRAINAGE (US)
---	BURIED SANITARY DRAINAGE (S)
---	UNBURIED STORM DRAINAGE (UST)
---	BURIED STORM DRAINAGE (ST)
○	PIPE UP, BRANCH DROPPING FROM TEE, PIPE DOWN
○	PIPE BREAK/CONTINUATION
○	FLOOR (F), ROOF (R), HUB (H), FUNNEL (FF), AREA (A) DRAIN
○	BALL VALVE
○	CHECK VALVE
○	GLOBE VALVE
○	PRESSURE REDUCING VALVE (PRV)
○	REDUCER
○	STRAINER
○	UNION
○	PRESSURE GAUGE WITH PETCOCK
○	CLEAN OUT - EXPOSED
○	CLEAN OUT - IN FLOOR
○	SANITARY TRAP
○	EQUIPMENT/FIXTURE TAG



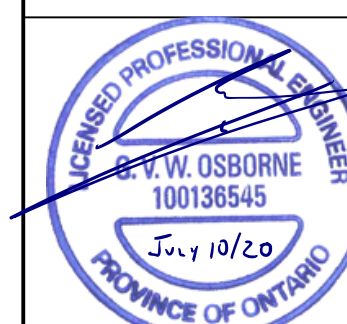
NO.	REVISION	DATE	BY	APPROVED
6	ISSUED FOR CONSTRUCTION	07/10	G.O.	G.V.W.O.
5	RE-ISSUED FOR PERMIT	11/11	G.O.	G.V.W.O.
4	RE-ISSUED FOR TENDER	08/28	G.O.	G.V.W.O.
3	ISSUED FOR TENDER	06/03	G.O.	G.V.W.O.
2	RE-ISSUED FOR PERMIT	05/17	G.O.	G.V.W.O.
1	ISSUED FOR PERMIT	03/11	G.O.	G.V.W.O.

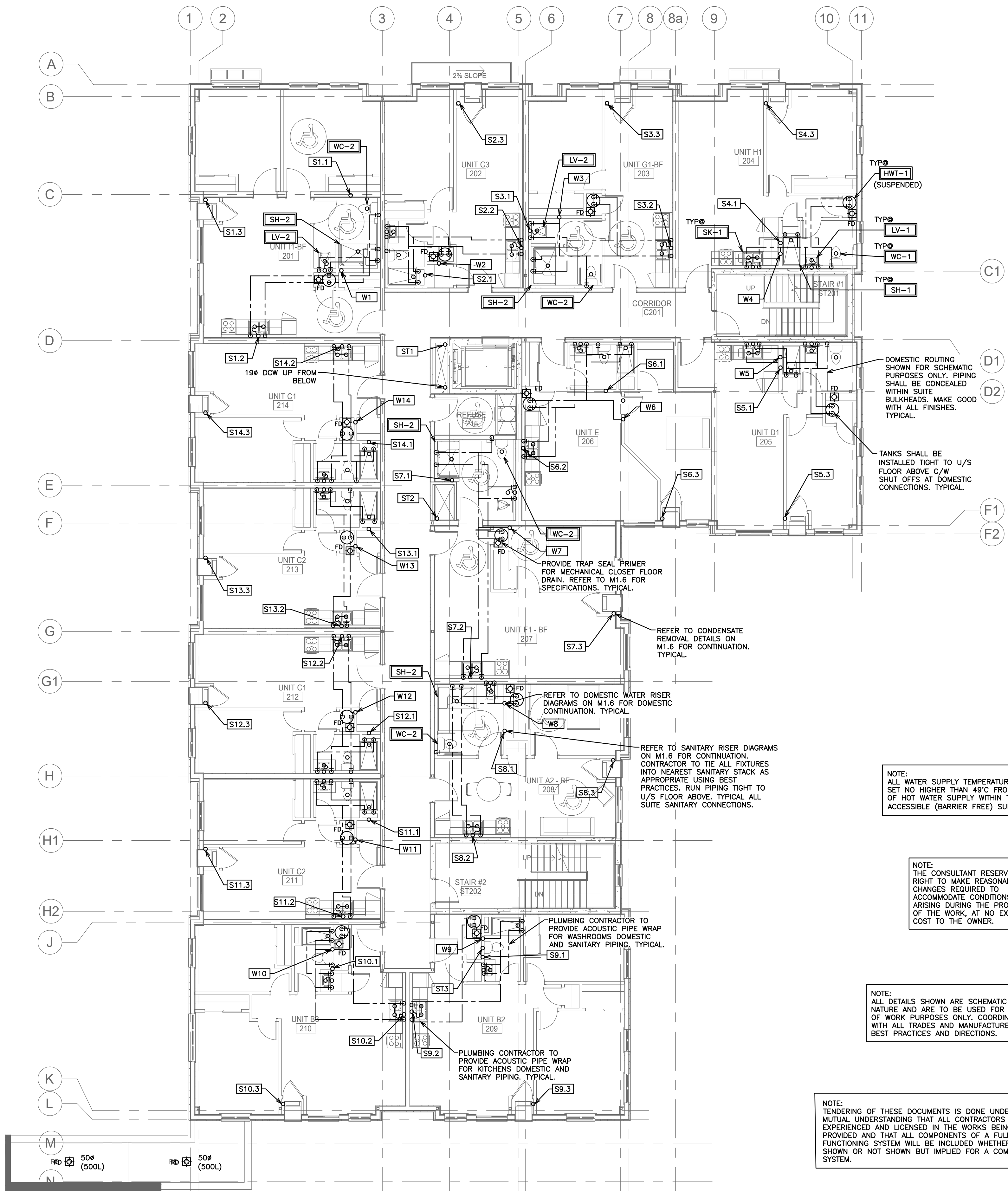
165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

MECHANICAL PLUMBING GROUND FLOOR

D.G. Biddle & Associates Limited
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SCALE: 1:100 PROJECT NO. 118129
DRAWN BY: K.J.K. DRAWING NO. M1.2
DESIGN BY: B.C.A.
CHECKED BY: G.V.W.O. CAD FILE: 118129 M1
DATE: JULY 2020 PLOT DATE: 07/10/2020 SUBMISSION: FC





- NOTES:
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 - COORDINATE ALL HOLES THROUGH SLAB AND MASONRY WALLS WITH GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
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 - ALL ACCESS PANELS ARE TO BE LOCKABLE TYPE.
 - RUN ALL DOMESTIC AND SANITARY PIPING TIGHT TO UNDERSIDE OF SLAB.
 - ALL PIPING INCLUDING PEX PIPING BOTH EXPOSED AND CONCEALED IS TO BE INSULATED. NO EXCEPTIONS.
 - COORDINATE SHARED SPACES WITH GAS PIPING, ELECTRICAL AND HVAC DUCTWORK.
 - DOMESTIC COLD MAIN TO BE COPPER UP TO SUITE SHUT OFF. PEX TO BE USED WITHIN SUITES.
 - REFER TO DETAIL FOR SUGGESTED FIRE STOPPING OF PIPING THROUGH FIRE SEPARATIONS.
 - COORDINATE ACCESS DOORS/PANELS FOR ISOLATION VALVES AND CLEANOUTS WITH GENERAL CONTRACTOR.
 - CONTRACTOR TO SUPPLY VENTING DRAWING TO ENGINEER FOR SITE CONDITIONS AND COORDINATION WITH OTHER TRADES. FINAL VENTING LAYOUT AND ROUTING TO BE RESPONSIBILITY OF CONTRACTOR.

PLUMBING LEGEND	
---	DOMESTIC COLD WATER (DCW)
---	DOMESTIC HOT WATER (DHW)
---	UNBURIED SANITARY DRAINAGE (US)
---	BURIED SANITARY DRAINAGE (S)
---	UNBURIED STORM DRAINAGE (UST)
---	BURIED STORM DRAINAGE (ST)
○	PIPE UP, BRANCH DROPPING FROM TEE, PIPE DOWN
~	PIPE BREAK/CONTINUATION
⊙	FLOOR (F), ROOF (R), HUB (H), FUNNEL (FF), AREA (A) DRAIN
⊘	BALL VALVE
⊘	CHECK VALVE
⊘	GLOBE VALVE
⊘	PRESSURE REDUCING VALVE (PRV)
⊘	REDUCER
⊘	STRAINER
⊘	UNION
⊘	PRESSURE GAUGE WITH PETCOCK
---	CLEAN OUT - EXPOSED
---	CLEAN OUT - IN FLOOR
⊘	SANITARY TRAP
WC-1	EQUIPMENT/FIXTURE TAG

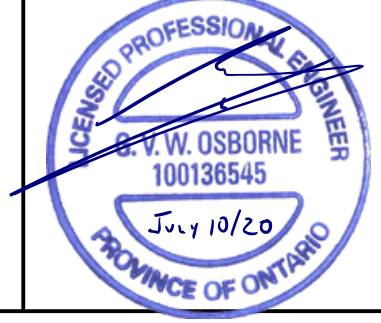
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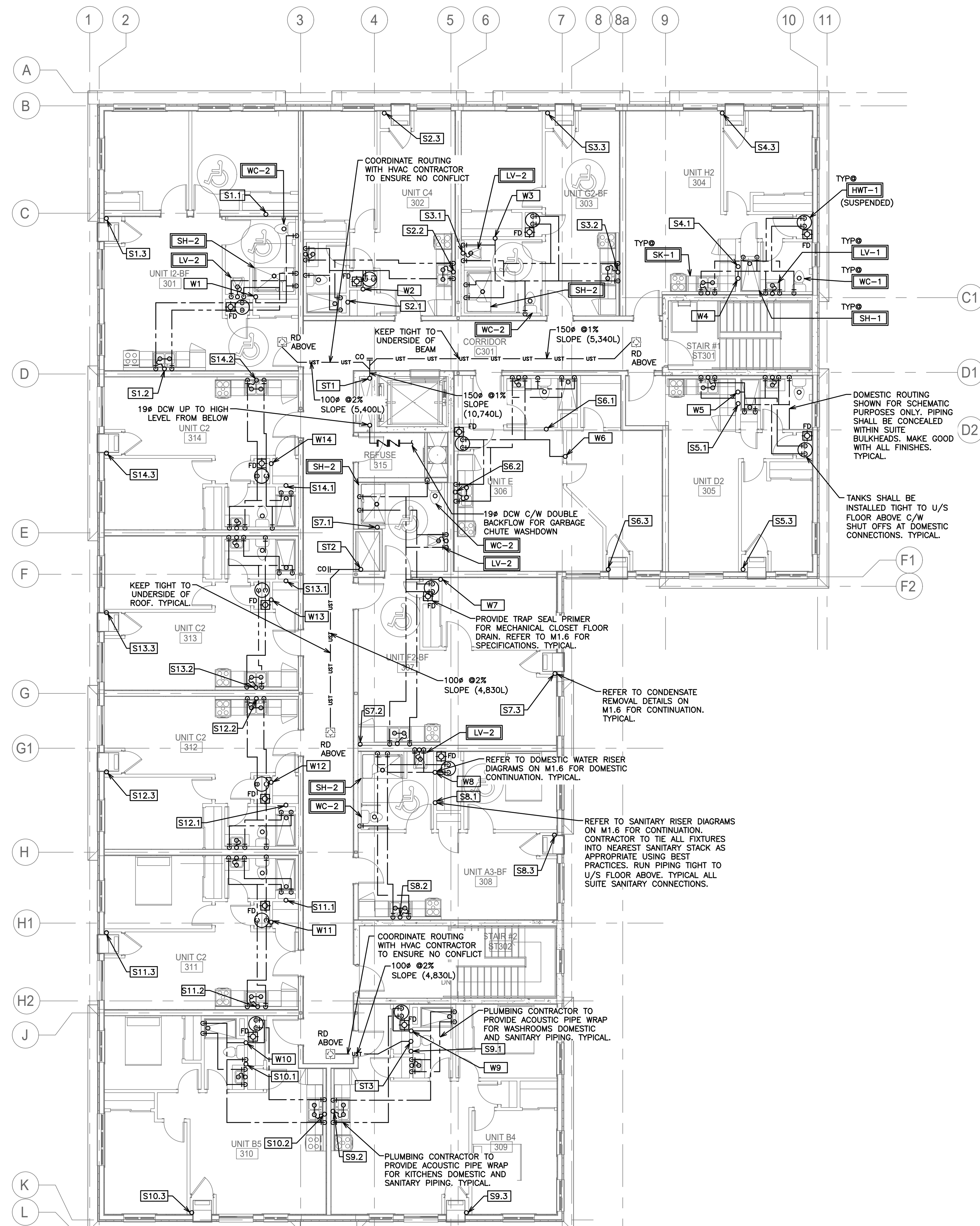
165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

MECHANICAL PLUMBING SECOND FLOOR

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SCALE:	1:100	PROJECT NO.	118129
DRAWN BY:	K.J.K	DRAWING NO.	M1.3
DESIGN BY:	B.C.A	CAD FILE:	118129 M1
CHECKED BY:	G.V.W.O	PLOT DATE:	07/10/2020
DATE:	JULY 2020	SUBMISSION:	IFC





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PLUMBING LEGEND	
-----	DOMESTIC COLD WATER (DCW)
-----	DOMESTIC HOT WATER (DHW)
---US---	UNBURIED SANITARY DRAINAGE (US)
---S---	BURIED SANITARY DRAINAGE (S)
---UST---	UNBURIED STORM DRAINAGE (UST)
---ST---	BURIED STORM DRAINAGE (ST)
○---○	PIPE UP, BRANCH DROPPING FROM TEE, PIPE DOWN
~	PIPE BREAK/CONTINUATION
XD	FLOOR (F), ROOF (R), HUB (H), FUNNEL (FF), AREA (A) DRAIN
⊘	BALL VALVE
∩	CHECK VALVE
⊘	GLOBE VALVE
∩	PRESSURE REDUCING VALVE (PRV)
∩	REDUCER
∩	STRAINER
∩	UNION
⊘	PRESSURE GAUGE WITH PETCOCK
---S---CO	CLEAN OUT - EXPOSED
---S---CO	CLEAN OUT - IN FLOOR
○	SANITARY TRAP
WC-1	EQUIPMENT/FIXTURE TAG

NOTE:
ALL WATER SUPPLY TEMPERATURES TO BE SET NO HIGHER THAN 49°C FROM SOURCE OF HOT WATER SUPPLY WITHIN THE ACCESSIBLE (BARRIER FREE) SUITES.

NOTE:
THE CONSULTANT RESERVES THE RIGHT TO MAKE REASONABLE CHANGES REQUIRED TO ACCOMMODATE CONDITIONS ARISING DURING THE PROGRESS OF THE WORK, AT NO EXTRA COST TO THE OWNER.

NOTE:
ALL DETAILS SHOWN ARE SCHEMATIC BY NATURE AND ARE TO BE USED FOR SCOPE OF WORK PURPOSES ONLY. COORDINATE WITH ALL TRADES AND MANUFACTURERS BEST PRACTICES AND DIRECTIONS.

NOTE:
TENDERING OF THESE DOCUMENTS IS DONE UNDER THE MUTUAL UNDERSTANDING THAT ALL CONTRACTORS ARE EXPERIENCED AND LICENSED IN THE WORKS BEING PROVIDED AND THAT ALL COMPONENTS OF A FULLY FUNCTIONING SYSTEM WILL BE INCLUDED WHETHER SHOWN OR NOT SHOWN BUT IMPLIED FOR A COMPLETE SYSTEM.

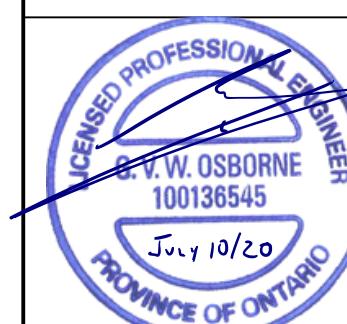
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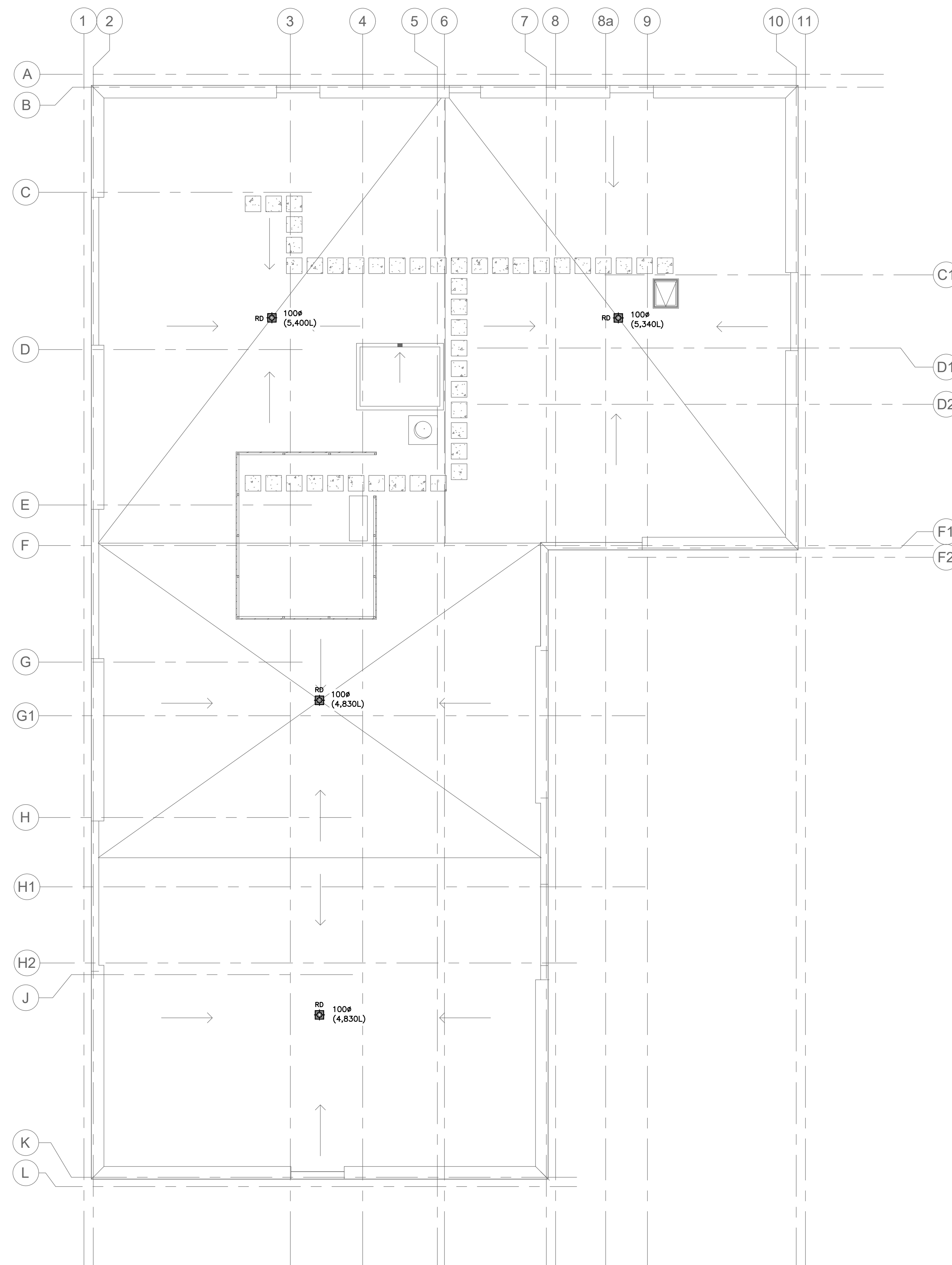
165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

MECHANICAL PLUMBING THIRD FLOOR

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SCALE:	1:100	PROJECT NO.	118129
DRAWN BY:	K.J.K	DRAWING NO.	M1.4
DESIGN BY:	B.C.A	CAD FILE:	118129 M1
CHECKED BY:	G.V.W.O	PLOT DATE:	07/10/2020
DATE:	JULY 2020	SUBMISSION:	IFC





NOTE:
ALL WATER SUPPLY TEMPERATURES TO BE SET NO HIGHER THAN 49°C FROM SOURCE OF HOT WATER SUPPLY WITHIN THE ACCESSIBLE (BARRIER FREE) SUITES..

NOTE:
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PLUMBING LEGEND	
— — — — —	DOMESTIC COLD WATER (DCW)
- - - - -	DOMESTIC HOT WATER (DHW)
— US — US —	UNBURIED SANITARY DRAINAGE (US)
— S — S —	BURIED SANITARY DRAINAGE (S)
— UST — UST —	UNBURIED STORM DRAINAGE (UST)
— ST — ST —	BURIED STORM DRAINAGE (ST)
○ — ○ — ○ —	PIPE UP, BRANCH DROPPING FROM TEE, PIPE DOWN
~	PIPE BREAK/CONTINUATION
⊠	FLOOR (F), ROOF (R), HUB (H), FUNNEL (FF), AREA (A) DRAIN
⊠	BALL VALVE
⊠	CHECK VALVE
⊠	GLOBE VALVE
⊠	PRESSURE REDUCING VALVE (PRV)
⊠	REDUCER
⊠	STRAINER
⊠	UNION
⊠	PRESSURE GAUGE WITH PETCOCK
— s — —	CLEAN OUT - EXPOSED
— s — ○ —	CLEAN OUT - IN FLOOR
⊠	SANITARY TRAP
⊠	EQUIPMENT/FIXTURE TAG

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REVISIONS

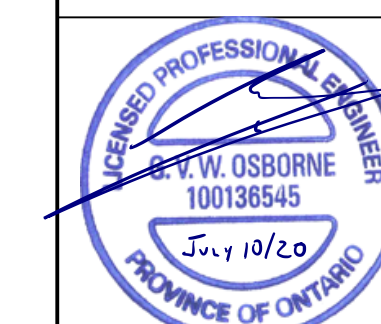
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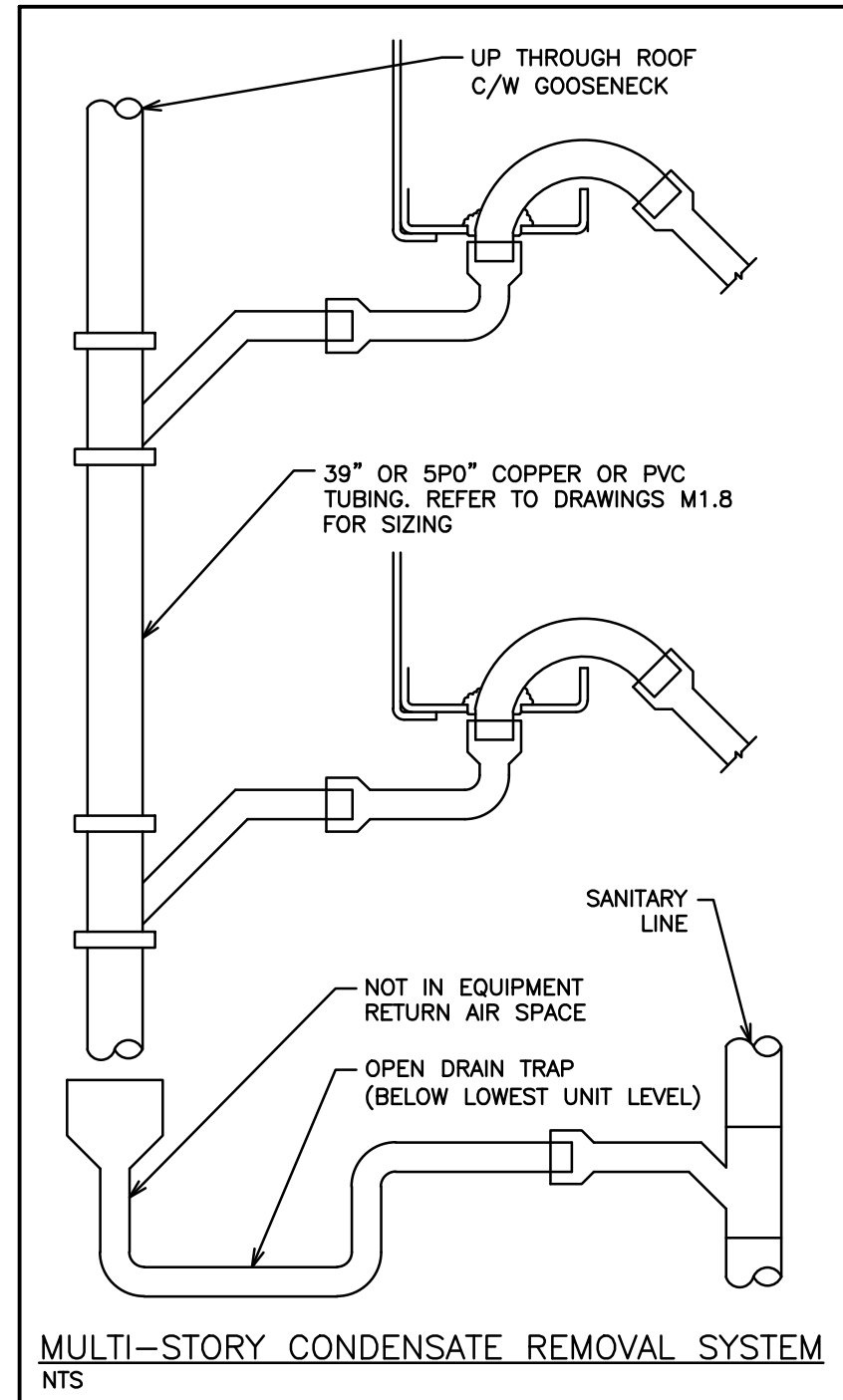
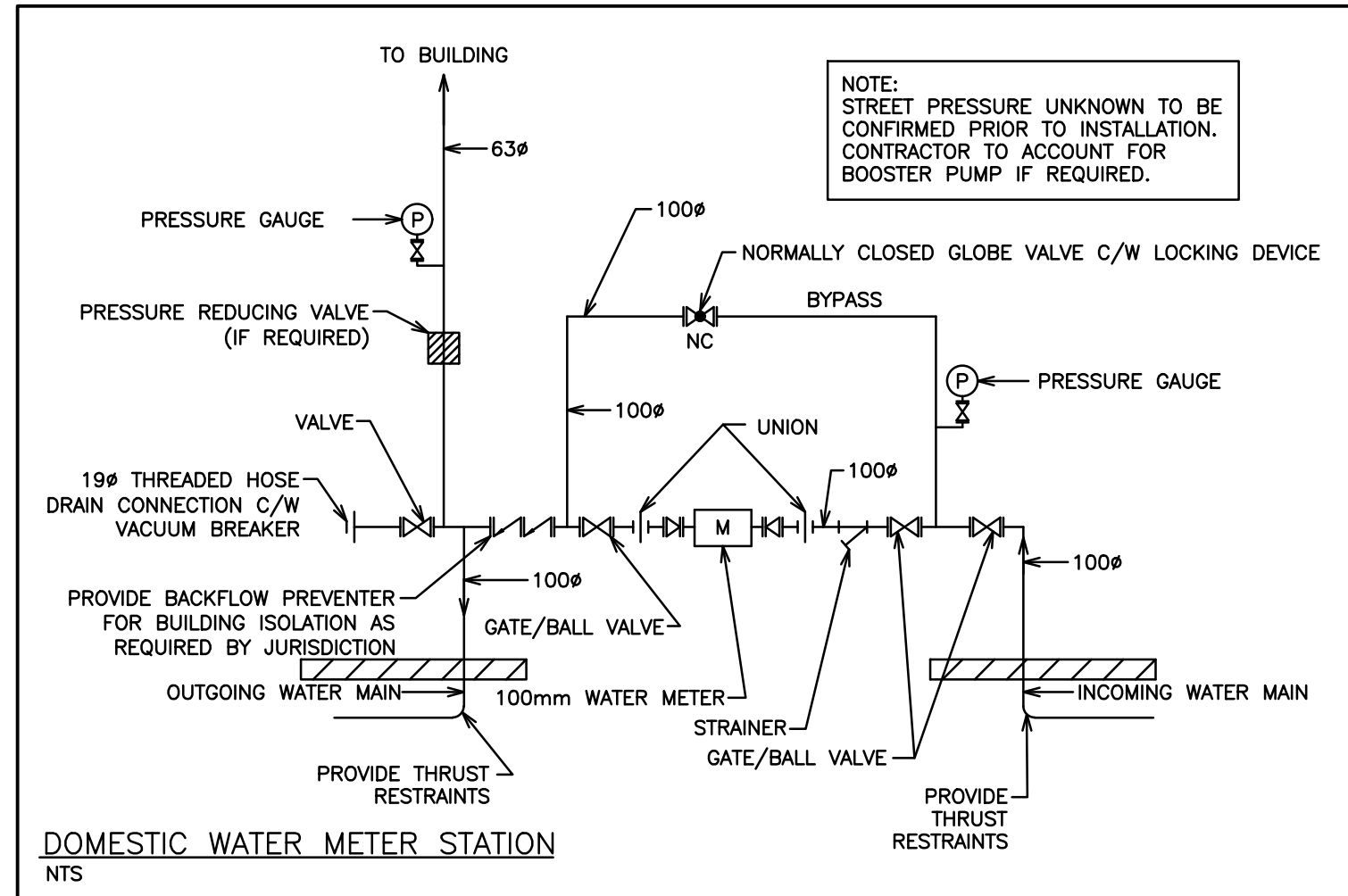
MECHANICAL PLUMBING ROOF

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SCALE:	1:100	PROJECT NO.	118129
DRAWN BY:	K.J.K	DRAWING NO.	M1.5
DESIGN BY:	B.C.A	CAD FILE:	118129 M1
CHECKED BY:	G.V.W.O	PLOT DATE:	07/10/2020
DATE:	JULY 2020	SUBMISSION:	IFC





NOTE: TENDERING OF THESE DOCUMENTS IS DONE UNDER THE MUTUAL UNDERSTANDING THAT ALL CONTRACTORS ARE EXPERIENCED AND LICENSED IN THE WORKS BEING PROVIDED AND THAT ALL COMPONENTS OF A FULLY FUNCTIONING SYSTEM WILL BE INCLUDED WHETHER SHOWN OR NOT SHOWN BUT IMPLIED FOR A COMPLETE SYSTEM.

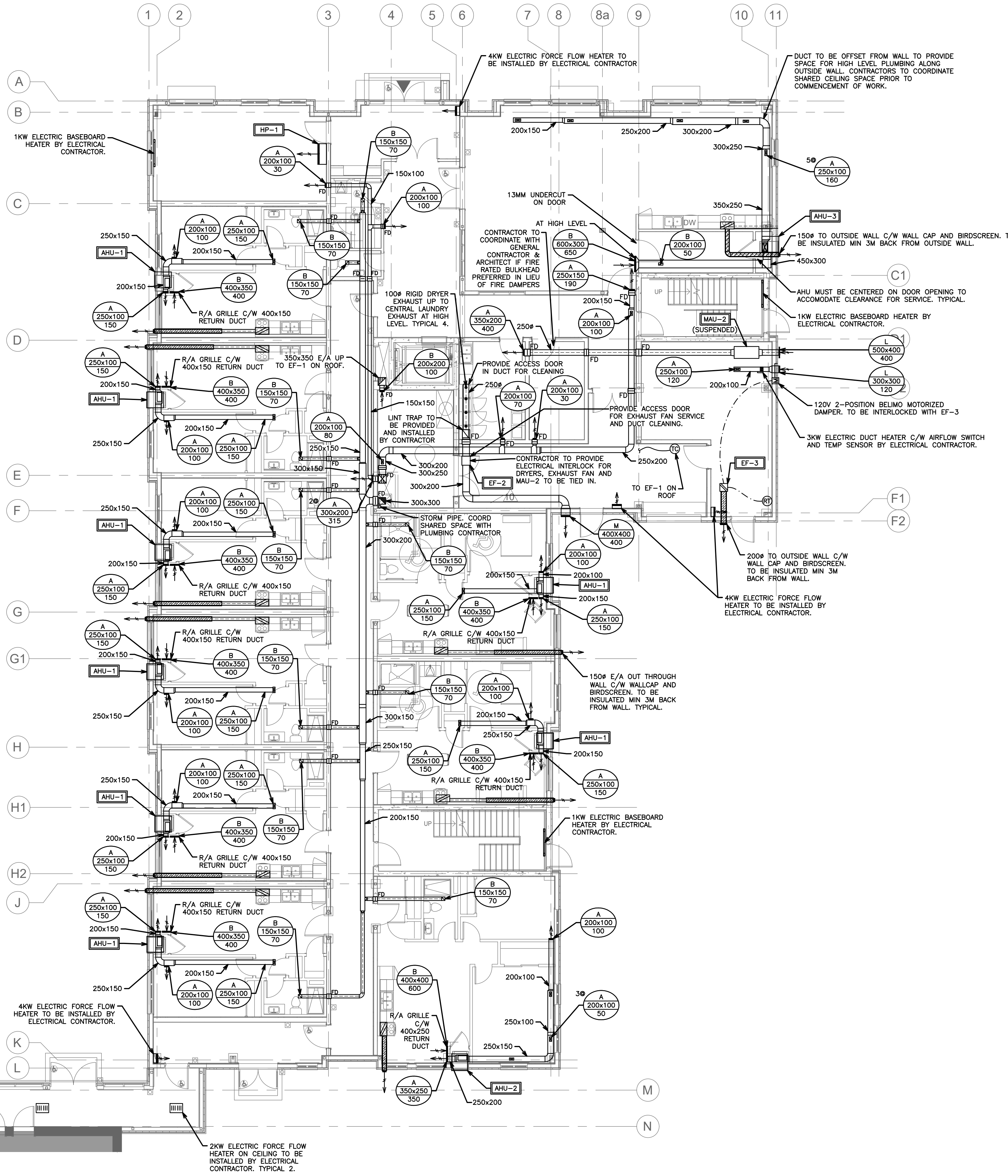
PLUMBING FIXTURE SCHEDULE

- * ALL FIXTURES ARE TO BE COORDINATED WITH OWNER PRIOR TO ORDERING
- WC-1 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE**
American Standard Estate Vortex Right Height Elongated #207AA.104.020 Low consumption Toilet, 3070A.101, 4570A.104, 419 mm high, Vitreous china with EverClean antimicrobial surface which inhibits the growth of stain and odor causing bacteria mold and mildew, elongated bowl, White Finish, Floor Mounted, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, 4.8 L (1.28 US Gal) per flush, CleanCurve rim eliminates rim area where dirt and buildup hide, 229 mm x 203 mm (9" x 8") water surface, Two (2) piece, Vortex flushing technology, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, CleanCurve rim eliminates rim area where dirt and buildup hide, Unifit Tank, Left hand triplexer, dual injection flush valves, 305 mm (12") rough-in, elongated bowl, 55 mm (2-3/16") fully glazed internal trapway, floor outlet, ball caps, Toilet seat not included.
- WC-2 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE (BARRIER FREE)**
Centoc #5005TSCC.001 Toilet Seat, Heavy Duty, For elongated bowl, open front, Solid plastic, Less cover, Stainless steel check hinges, metal flat washers stainless steel posts and nuts, McGuire #LFH172BV Toilet Supply, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") long rigid horizontal integral copper sweat tube nipples, combination V.P. Loose key handles, Escutcheon and flexible copper risers, Provide Floor Flange, (Same material as the connecting pipe drain), with all brass bolts and with rubber gasket.
- WC-3 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE (BARRIER FREE)**
American Standard Estate Vortex Right Height Elongated #207AA.104.020 Low consumption Toilet, 3070A.101, 4570A.104, 419 mm high, Vitreous china with EverClean antimicrobial surface which inhibits the growth of stain and odor causing bacteria mold and mildew, elongated bowl, White Finish, Floor Mounted, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, 4.8 L (1.28 US Gal) per flush, CleanCurve rim eliminates rim area where dirt and buildup hide, 229 mm x 203 mm (9" x 8") water surface, Two (2) piece, Vortex flushing technology, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, CleanCurve rim eliminates rim area where dirt and buildup hide, Unifit Tank, Left hand triplexer, dual injection flush valves, 305 mm (12") rough-in, elongated bowl, 55 mm (2-3/16") fully glazed internal trapway, floor outlet, ball caps, Toilet seat not included. Provide toilet tank cover. Provide trip lever on open side of Toilet (wide side) if required - to meet local codes. Centoc #5005TSCC.001 Toilet Seat, Heavy Duty, For elongated bowl, open front, Solid plastic, Less cover, Stainless steel check hinges, metal flat washers stainless steel posts and nuts, McGuire #LFH172BV Toilet Supply, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") long rigid horizontal integral copper sweat tube nipples, combination V.P. Loose key handles, Escutcheon and flexible copper risers, Provide Floor Flange, (Same material as the connecting pipe drain), with all brass bolts and with rubber gasket.
- MS-1 - SERVICE / MOP SINK - TWO HANDLES FAUCET**
Stern Williams #MTB-2424 Square Service / Mop Sink, 610 mm (24") wide x 610 mm (24") high x 254 mm (10") high deep, Floor mounted, terrazzo composed of pearl gray marble chips and Portland cement ground smooth, sealed to resist stain finish, cast brass drain with stainless steel strainer, 3"(75 mm) outlet.
Complete with drain gasket, American Standard Yoke #8350.243.002 Wall Mounted two handles Faucet, Polished Chrome finish, Cast brass body, Slow compression cartridge, Unrestricted hose end outlet, Atmospheric vacuum breaker and bucket hook, 184 mm (7-1/4") from wall to outlet reach, Lever handles, Stern Williams T-35 Hose and Wall Hook 36" (914 mm) long hose with 3/4" (19 mm) chrome coupling, stainless steel wall bracket, Stern Williams #T-40 Mop Hanger, stainless steel #4 Finish, 24" (610 mm) long with 3 rubber spring loaded clips, Stern Williams #P Back Splash Panel 20 GA. (0.9 mm) type 304 stainless steel. Provide P-Trap, Same material as the connecting pipe drain.
- SK-1 - COUNTERTOP MOUNT SINK - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE**
Franke Commercial #LBD6408-1/1 Double Bowl Countertop Mount Sink, 1 hole, 794 mm (31-1/4") wide x 521 mm (20-1/2") long x 203 mm (8") high deep, spillway, Counter mounted, backedge, Grade 18-10 20 GA. (0.9 mm) type 302 stainless steel, self-rimming, Satin finish rim and bowls, Mounting kit provided, Fully undercoated to reduce condensation and resonance, factory applied rim seal, 3-1/2" (89 mm) crumb cup waste assembly with 1-1/2" (38 mm) tailpiece.
American Standard Pekoe #4332.400.002 Single handle Faucet, Polished Chrome finish, Center hole only, Brass body, Washertless ceramic disc valve cartridges, 8.3 LPM (2.2 GPM) outlet, Brass swing spout, 146 mm (5-3/4") projection reach, Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable.
- SK-2 - COUNTERTOP MOUNT SINK - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE (BARRIER FREE)**
Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #749-SJKCP-CP Diverter Tub Spout, chrome plated finish Zinc die cast construction, slip-on for 1/2" NPT male outlet, 137 mm (5-3/8") long. Watts #FD-100-C-A Floor Drain, epoxy coated cast iron, 5" (127 mm) adjustable round nickel bronze strainer, reversible clamping collar with primary & secondary weepholes. Provide P-Trap, Same material as the connecting pipe drain.
- SH-1 - THERMOSTATIC & PRESSURE BALANCING SHOWER VALVE SET**
Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #152-ALCP Complete Hand Shower Kit, 5.7 LPM (1.5 GPM) Hand shower, pressure compensating flow control with pause control, complete with 1499 mm (59") long Hose (24-59NF), In-line Vacuum Breaker (E24VKCP) and Wall Supply (622-001CP). Hand Shower with ADA Grab Bar combination, stainless steel construction, 38 mm (1-1/2") dia x 610 mm (24") high bar, adjustable bracket for personal shower, anchors/screws and mounting brackets included.
- SH-2 - THERMOSTATIC & PRESSURE BALANCING SHOWER VALVE SET (BARRIER FREE)**
Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #152-ALCP Complete Hand Shower Kit, 5.7 LPM (1.5 GPM) Hand shower, pressure compensating flow control with pause control, complete with 1499 mm (59") long Hose (24-59NF), In-line Vacuum Breaker (E24VKCP) and Wall Supply (622-001CP). Hand Shower with ADA Grab Bar combination, stainless steel construction, 38 mm (1-1/2") dia x 610 mm (24") high bar, adjustable bracket for personal shower, anchors/screws and mounting brackets included.

NOTE: EQUAL ALTERNATIVES MAY BE SUBMITTED TO ENGINEER FOR REVIEW/ APPROVAL.

- MC-1 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE**
American Standard Estate Vortex Right Height Elongated #207AA.104.020 Low consumption Toilet, 3070A.101, 4570A.104, 419 mm high, Vitreous china with EverClean antimicrobial surface which inhibits the growth of stain and odor causing bacteria mold and mildew, elongated bowl, White Finish, Floor Mounted, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, 4.8 L (1.28 US Gal) per flush, CleanCurve rim eliminates rim area where dirt and buildup hide, 229 mm x 203 mm (9" x 8") water surface, Two (2) piece, Vortex flushing technology, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, CleanCurve rim eliminates rim area where dirt and buildup hide, Unifit Tank, Left hand triplexer, dual injection flush valves, 305 mm (12") rough-in, elongated bowl, 55 mm (2-3/16") fully glazed internal trapway, floor outlet, ball caps, Toilet seat not included.
- LV-1 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable.
- LV-2 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE (BARRIER FREE)**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable.
- LV-3 - WALL HUNG LAVATORY**
SPECIFICATIONS TO BE CONFIRMED, SUPPLIED AND INSTALLED BY CONTRACTOR
- LV-4 - WALL HUNG LAVATORY (BARRIER FREE)**
SPECIFICATIONS TO BE CONFIRMED, SUPPLIED AND INSTALLED BY CONTRACTOR
- SH-1 - THERMOSTATIC & PRESSURE BALANCING SHOWER VALVE SET**
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- SH-2 - THERMOSTATIC & PRESSURE BALANCING SHOWER VALVE SET (BARRIER FREE)**
Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #152-ALCP Complete Hand Shower Kit, 5.7 LPM (1.5 GPM) Hand shower, pressure compensating flow control with pause control, complete with 1499 mm (59") long Hose (24-59NF), In-line Vacuum Breaker (E24VKCP) and Wall Supply (622-001CP). Hand Shower with ADA Grab Bar combination, stainless steel construction, 38 mm (1-1/2") dia x 610 mm (24") high bar, adjustable bracket for personal shower, anchors/screws and mounting brackets included.

- WC-1 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE**
American Standard Estate Vortex Right Height Elongated #207AA.104.020 Low consumption Toilet, 3070A.101, 4570A.104, 419 mm high, Vitreous china with EverClean antimicrobial surface which inhibits the growth of stain and odor causing bacteria mold and mildew, elongated bowl, White Finish, Floor Mounted, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, 4.8 L (1.28 US Gal) per flush, CleanCurve rim eliminates rim area where dirt and buildup hide, 229 mm x 203 mm (9" x 8") water surface, Two (2) piece, Vortex flushing technology, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, CleanCurve rim eliminates rim area where dirt and buildup hide, Unifit Tank, Left hand triplexer, dual injection flush valves, 305 mm (12") rough-in, elongated bowl, 55 mm (2-3/16") fully glazed internal trapway, floor outlet, ball caps, Toilet seat not included.
- LV-1 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable body, with slip nut, 32 mm (1-1/4") size, Shallow wall flange and Seamless tubular wall end.
- LV-2 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE (BARRIER FREE)**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable body, with slip nut, 32 mm (1-1/4") size, Shallow wall flange and Seamless tubular wall end.
- LV-3 - WALL HUNG LAVATORY**
SPECIFICATIONS TO BE CONFIRMED, SUPPLIED AND INSTALLED BY CONTRACTOR
- LV-4 - WALL HUNG LAVATORY (BARRIER FREE)**
SPECIFICATIONS TO BE CONFIRMED, SUPPLIED AND INSTALLED BY CONTRACTOR
- SH-1 - THERMOSTATIC & PRESSURE BALANCING SHOWER VALVE SET**
Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #749-SJKCP-CP Diverter Tub Spout, chrome plated finish Zinc die cast construction, slip-on for 1/2" NPT male outlet, 137 mm (5-3/8") long. Watts #FD-100-C-A Floor Drain, epoxy coated cast iron, 5" (127 mm) adjustable round nickel bronze strainer, reversible clamping collar with primary & secondary weepholes. Provide P-Trap, Same material as the connecting pipe drain.
- SH-2 - THERMOSTATIC & PRESSURE BALANCING SHOWER VALVE SET (BARRIER FREE)**
Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #152-ALCP Complete Hand Shower Kit, 5.7 LPM (1.5 GPM) Hand shower, pressure compensating flow control with pause control, complete with 1499 mm (59") long Hose (24-59NF), In-line Vacuum Breaker (E24VKCP) and Wall Supply (622-001CP). Hand Shower with ADA Grab Bar combination, stainless steel construction, 38 mm (1-1/2") dia x 610 mm (24") high bar, adjustable bracket for personal shower, anchors/screws and mounting brackets included.
- WC-1 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE**
American Standard Estate Vortex Right Height Elongated #207AA.104.020 Low consumption Toilet, 3070A.101, 4570A.104, 419 mm high, Vitreous china with EverClean antimicrobial surface which inhibits the growth of stain and odor causing bacteria mold and mildew, elongated bowl, White Finish, Floor Mounted, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, 4.8 L (1.28 US Gal) per flush, CleanCurve rim eliminates rim area where dirt and buildup hide, 229 mm x 203 mm (9" x 8") water surface, Two (2) piece, Vortex flushing technology, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, CleanCurve rim eliminates rim area where dirt and buildup hide, Unifit Tank, Left hand triplexer, dual injection flush valves, 305 mm (12") rough-in, elongated bowl, 55 mm (2-3/16") fully glazed internal trapway, floor outlet, ball caps, Toilet seat not included.
- LV-1 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable body, with slip nut, 32 mm (1-1/4") size, Shallow wall flange and Seamless tubular wall end.
- LV-2 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE (BARRIER FREE)**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable body, with slip nut, 32 mm (1-1/4") size, Shallow wall flange and Seamless tubular wall end.
- LV-3 - WALL HUNG LAVATORY**
SPECIFICATIONS TO BE CONFIRMED, SUPPLIED AND INSTALLED BY CONTRACTOR
- LV-4 - WALL HUNG LAVATORY (BARRIER FREE)**
SPECIFICATIONS TO BE CONFIRMED, SUPPLIED AND INSTALLED BY CONTRACTOR
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- SH-2 - THERMOSTATIC & PRESSURE BALANCING SHOWER VALVE SET (BARRIER FREE)**
Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #152-ALCP Complete Hand Shower Kit, 5.7 LPM (1.5 GPM) Hand shower, pressure compensating flow control with pause control, complete with 1499 mm (59") long Hose (24-59NF), In-line Vacuum Breaker (E24VKCP) and Wall Supply (622-001CP). Hand Shower with ADA Grab Bar combination, stainless steel construction, 38 mm (1-1/2") dia x 610 mm (24") high bar, adjustable bracket for personal shower, anchors/screws and mounting brackets included.
- WC-1 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE**
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- LV-2 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE (BARRIER FREE)**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable body, with slip nut, 32 mm (1-1/4") size, Shallow wall flange and Seamless tubular wall end.
- LV-3 - WALL HUNG LAVATORY**
SPECIFICATIONS TO BE CONFIRMED, SUPPLIED AND INSTALLED BY CONTRACTOR
- LV-4 - WALL HUNG LAVATORY (BARRIER FREE)**
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Chicago Faucets #1905-VOCPP-CP Thermostatic & pressure balancing Shower Valve set, chrome plated finish, 216 mm (8-1/2") dia trim face plate, On/off and temperature control single lever handle, integral service stops, integral service stops. Chicago Faucets #620-ACP Shower Head, Chrome plated finish, 9.5 LPM (2.5 GPM) flow rate @ 80 psi, Pressure compensating flow control device, Swivel ball joint, shower arm and wall flange. Chicago Faucets #152-ALCP Complete Hand Shower Kit, 5.7 LPM (1.5 GPM) Hand shower, pressure compensating flow control with pause control, complete with 1499 mm (59") long Hose (24-59NF), In-line Vacuum Breaker (E24VKCP) and Wall Supply (622-001CP). Hand Shower with ADA Grab Bar combination, stainless steel construction, 38 mm (1-1/2") dia x 610 mm (24") high bar, adjustable bracket for personal shower, anchors/screws and mounting brackets included.
- WC-1 - FLOOR MOUNTED TOILET - VITREOUS CHINA - TANK TYPE**
American Standard Estate Vortex Right Height Elongated #207AA.104.020 Low consumption Toilet, 3070A.101, 4570A.104, 419 mm high, Vitreous china with EverClean antimicrobial surface which inhibits the growth of stain and odor causing bacteria mold and mildew, elongated bowl, White Finish, Floor Mounted, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, 4.8 L (1.28 US Gal) per flush, CleanCurve rim eliminates rim area where dirt and buildup hide, 229 mm x 203 mm (9" x 8") water surface, Two (2) piece, Vortex flushing technology, Siphon jet flush action and PowerWash rim siphon flushing system which scrubs bowl with every flush, CleanCurve rim eliminates rim area where dirt and buildup hide, Unifit Tank, Left hand triplexer, dual injection flush valves, 305 mm (12") rough-in, elongated bowl, 55 mm (2-3/16") fully glazed internal trapway, floor outlet, ball caps, Toilet seat not included.
- LV-1 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16") projection reach, pop-up lift rod, hole and knob, supplied with plug button. Lower #TMM-1070, Below Deck Mechanical Water Mixing Valve, Bronze body, temperature adjusting dial, 10 mm (3/8") inlets and outlet compression fittings, high temperature thermostatic limit stop, shut-off with automatic reset when temperature exceeds 120 °F (48.8 °C), Integral checks, offer temperature range from full cold through 46 °C (114.8 °F). Provide tee, adaptors and flex. copper tubing to suit installation. Provide tempered water to hot side of faucet. McGuire #15WVC Offset Open Grid Drain, cast brass one piece top, 17 GA. (1.5 mm) tubular 32 mm (1-1/4") tailpiece, McGuire #LFH170BV Faucet Supplies, Chrome plated finish polished brass, commercial duty 1/4 turn ball valve angle stops, 13 mm (1/2") I.D. Inlet x 127 mm (5") horizontal extension tubes, convertible 1/4 turn/loose key handles, Escutcheon and flexible copper risers, McGuire #B872C P-Trap, heavy cast brass adjustable body, with slip nut, 32 mm (1-1/4") size, Shallow wall flange and Seamless tubular wall end.
- LV-2 - COUNTER MOUNTED SELF-RIMMING / DROP-IN BASIN - SINGLE HANDLE FAUCET - BELOW DECK MECHANICAL WATER MIXING VALVE (BARRIER FREE)**
American Standard Cadet Universal Access #9494.001.020 Basin, 3 holes, 4" (102 mm) center, 533 mm x 445 mm x 175 mm (21" x 17-1/2" x 6-7/8") high, Oval, Vitreous china, White Finish, Self-rimming / Drop-in, Side rear overflow, faucet ledge. Provide basin rim sealant, American Standard Colony Soft #2176-CP Single handle Faucet, Polished Chrome finish, Metal body, color matched underbody, Aerator outlet, 107 mm (4-3/16



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NOTE:
LAUNDRY EXHAUST DUCTWORK TO BE OF SMOOTH CORROSION RESISTANT MATERIAL.

HVAC LEGEND	
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	SUPPLY, RETURN AIR DUCT DOWN (RECT)
	SUPPLY, RETURN AIR DUCT UP (ROUND)
	SUPPLY, RETURN AIR DUCT DOWN (ROUND)
	SUPPLY, RETURN, EXHAUST AIR GRILLE
	SIDE WALL GRILLE
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	SENSOR AND ASSOCIATED CONTROL WIRING
	EQUIPMENT/FIXTURE TAG
	BALANCE DAMPER
	DIRECTION OF AIR FLOW
	THERMOSTAT EQUAL TO HONEYWELL TB8220U: 7-DAY PROGRAMMABLE C/W AUTO CHANGEOVER
	TIME CLOCK
	REVERSE ACTING THERMOSTAT
	FIRE DAMPER

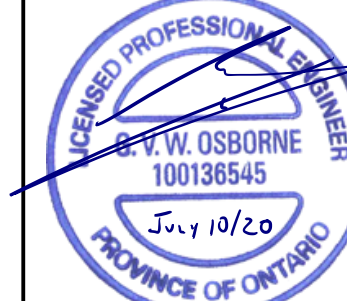
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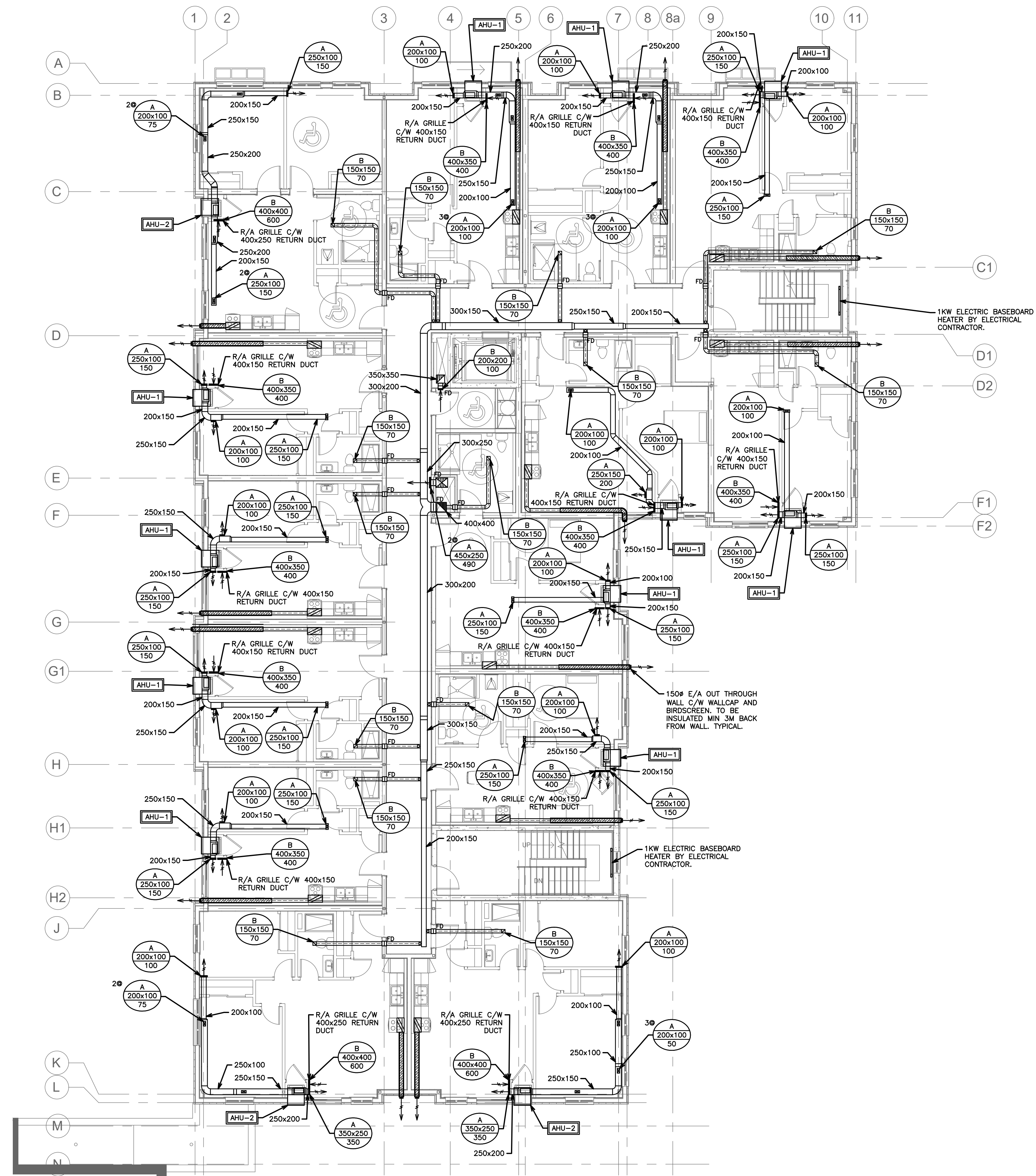
165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

MECHANICAL HVAC GROUND FLOOR

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DRAWN BY: J.T.C	DRAWING NO. M2.1
DESIGN BY: J.T.C./G.V.W.O	CAD FILE: 118129 M2
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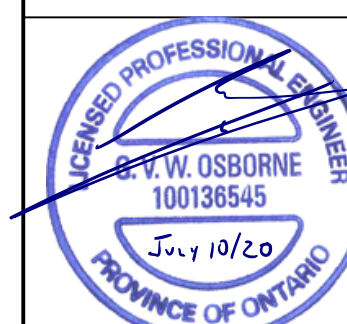
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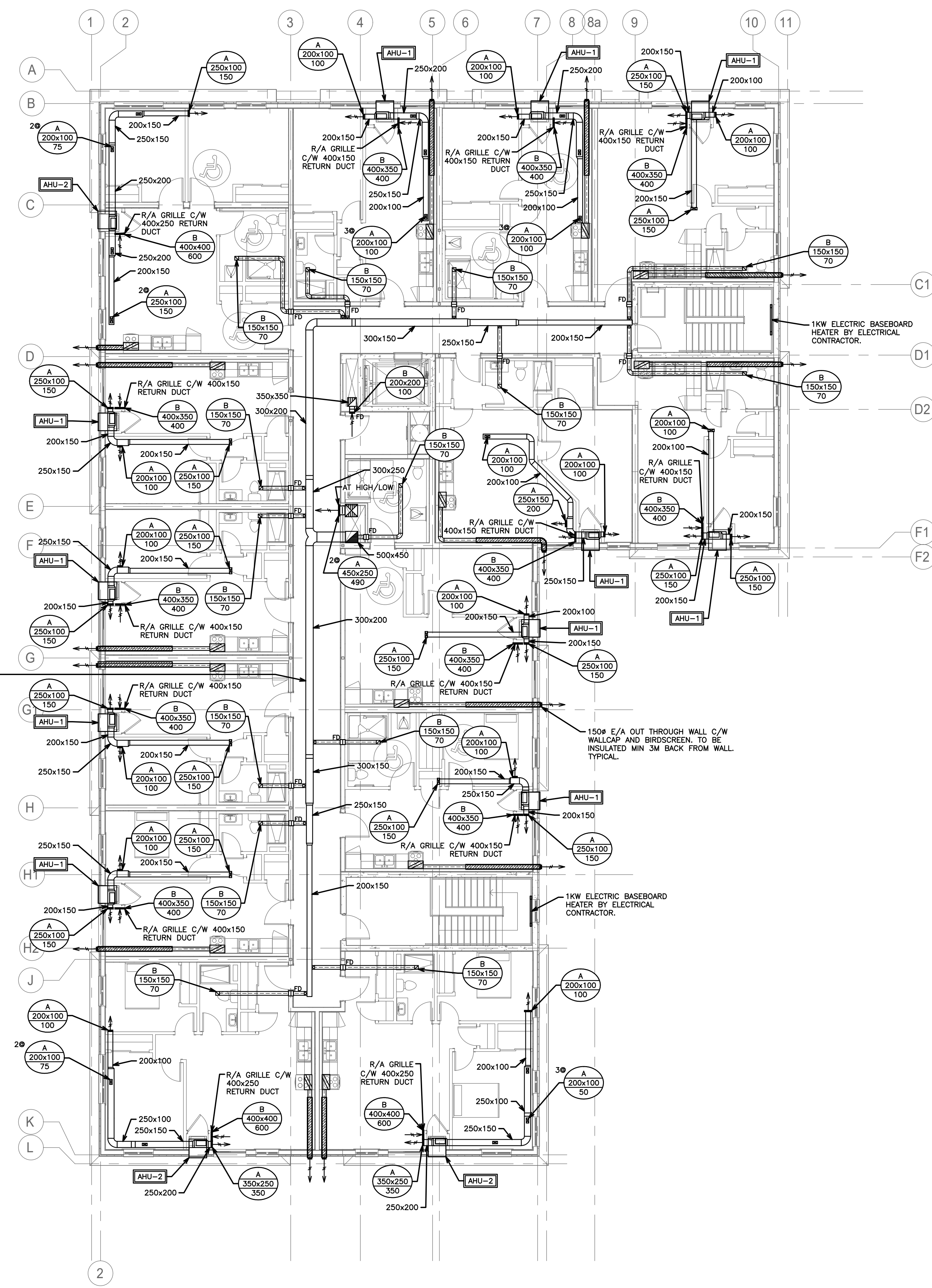
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CHECKED BY:	G.V.W.O	PLOT DATE:	07/10/2020
DATE:	JULY 2020	SUBMISSION:	IFC





DUCT TO BE OFFSET TO FAR SIDE OF CORRIDOR TO PROVIDE ROOM FOR STORM LINE WITHIN SHARED CORRIDOR CEILING SPACE. CONTRACTORS TO COORDINATE SHARED CEILING SPACE PRIOR TO COMMENCEMENT OF WORK.

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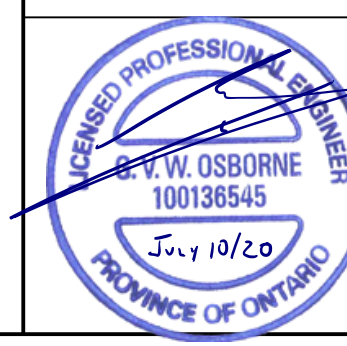
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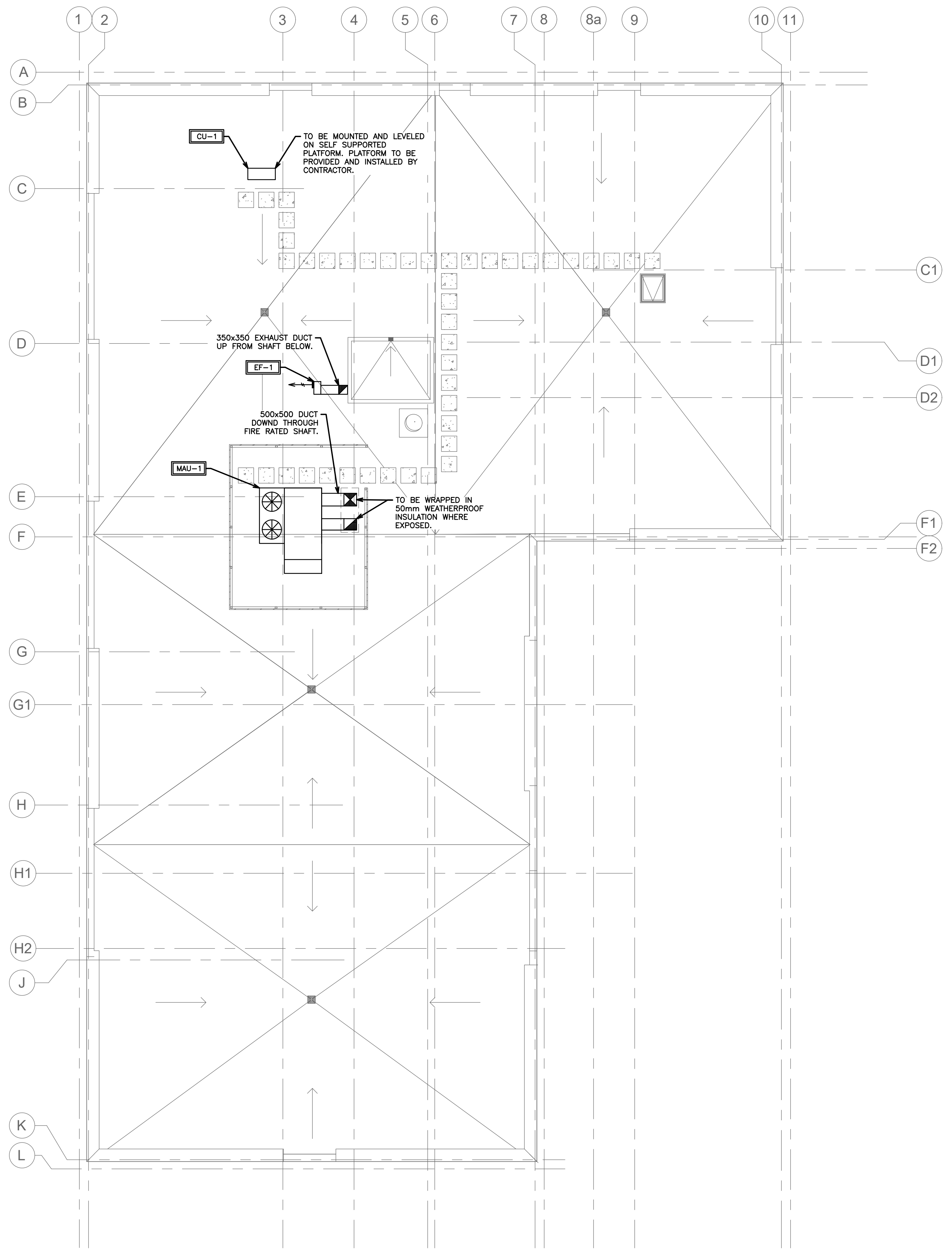
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REVISIONS

165 KING AVE. EAST, NEWCASTLE, ON
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MECHANICAL HVAC ROOF PLAN

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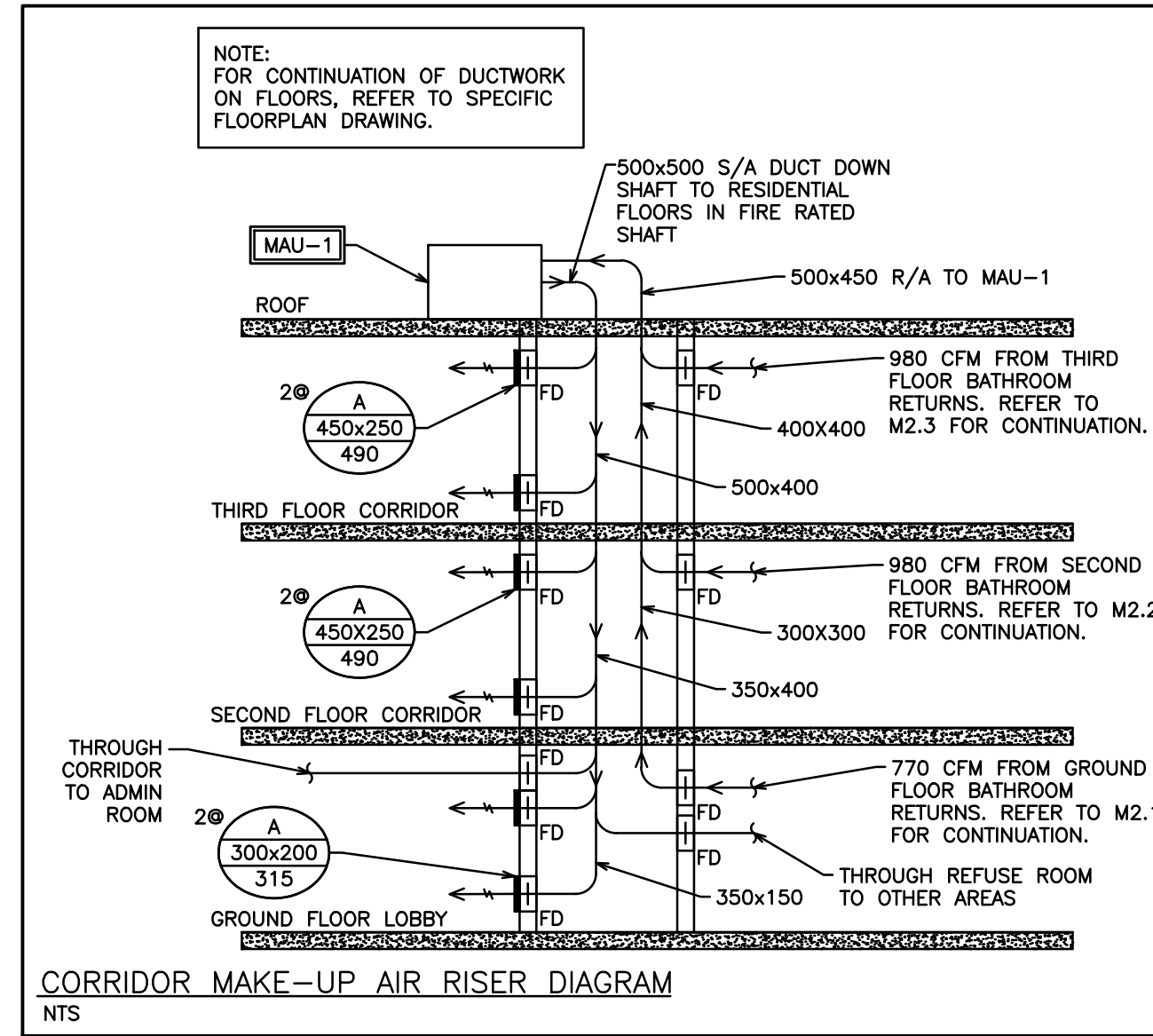
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HVAC NOTES

- GENERAL
 - COORDINATE EXACT LOCATION OF GRILLES AND DIFFUSERS WITH REFLECTED CEILING PLAN OR LIGHTING PLAN IF AVAILABLE. LIGHTING LOCATIONS TAKE PRIORITY.
 - CONFIRM EXACT LOCATION OF THERMOSTATS/SENSORS WITH OWNER. MOUNT THERMOSTATS/SENSORS AT 4' ABOVE FINISHED FLOOR. ENSURE THERMOSTAT/SENSOR LOCATIONS WILL NOT BE AFFECTED BY DIRECT SUNLIGHT, COLD WALLS OR MILLWORK.
 - PROVIDE 4" FLEXIBLE CONNECTIONS AT ALL DUCT CONNECTIONS TO AIR HANDLING UNITS.
 - PROVIDE ACOUSTIC INSULATION IN FIRST 5' OF SUPPLY AND RETURN AIR DUCTS OFF AIR HANDLING UNITS AND AS INDICATED ON DRAWINGS.
 - PROVIDE EXTERNAL INSULATION ON ALL SUPPLY AIR DUCTS AND ON ALL EXHAUST DUCTS WITHIN 10' OF OUTSIDE WALLS AND ROOF.
 - BRANCH DUCTWORK TO DIFFUSERS TO BE SAME SIZE AS DIFFUSER NECK.
 - PROVIDE TURNING VANES IN ALL SQUARE ELBOWS FOR SUPPLY AIR DUCTS.
 - FLEXIBLE DUCT SHALL BE MAXIMUM 10' IN LENGTH AND SHALL BE SECURELY FASTENED TO DUCTS AND DIFFUSERS. PROVIDE HANGERS AND FLEXIBLE DUCTWORK WITHOUT SHARP 90'S, SAGGING, OR CRUSHING OF DUCT.
 - PROVIDE TRAP AT OUTLET OF DRAIN FOR ROOFTOP HVAC EQUIPMENT.
 - PROVIDE FIRE STOPPING AROUND OPENINGS THROUGH FIRE SEPARATIONS.
- FIRE DAMPERS
 - PROVIDE FIRE DAMPERS AT ALL FIRE SEPARATIONS. FIRE DAMPERS SHALL BE C/W LINKAGE OUT OF THE AIR STREAM. FIRE DAMPER RATING TO MATCH THE RATING OF THE SEPARATION CROSSED. INSTALLATION MUST CONFORM TO LATEST NFPA/CSA 90A SPECIFICATIONS. ONLY USE UL APPROVED EQUIPMENT. PROVIDE DUCT ACCESS DOORS AND BREAK AWAY FLANGES FOR ALL FIRE DAMPERS IN CONFORMANCE WITH CODE AND INSTALLATION INSTRUCTIONS.
- TESTS AND BALANCING
 - BALANCING DAMPERS SHALL BE INSTALLED AT ALL TAKE-OFFS FROM BRANCH DUCTS, AND ALL BRANCH DUCT CONNECTIONS TO MAIN DUCTS. BALANCING DAMPERS SHALL BE MANUALLY OPERATED OPPOSED BLADE TYPE, SPLITTER TYPE OR BUTTERFLY TYPE, COMPLETE WITH LOCKING QUADRANT OPERATOR.
 - AIR TEST AND BALANCE SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCING COMPANY. THE AIR BALANCING COMPANY SHALL BE APPROVED BY THE ENGINEER.
 - SCOPE OF BALANCING WORK:
 - ALL LISTED AIR HANDLING SYSTEMS SHALL BE BALANCED TO WITHIN 5% OF THE NOTED DESIGN AIR VOLUMES AS PER PLANS AND SPECIFICATIONS.
 - THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE HVAC SYSTEM FULLY OPERATIONAL TWO WEEKS BEFORE TURNOVER TO THE OWNER. THIS WILL INCLUDE THE REQUIREMENT TO INSTALL CLEAN FILTERS IN ALL RELATED HVAC EQUIPMENT BEFORE TIME OF AIR TESTING AND TO MAKE ALL AIR SYSTEMS FULLY OPERATIONAL.
- MATERIALS
 - DUCTWORK
 - IN CONFORMANCE WITH SMACNA, ASHRAE, OBC, NFPA 90A
 - SHEET METAL SHALL BE BEST QUALITY LOCK FORMING GALVANIZED SHEET METAL, GALVANIZING SHALL BE TO ASTM A525 (G90), HAVING A THICKNESS OF 0.054mm AND WEIGHING NOT LESS THAN 0.31kg/m² ON EACH SURFACE.
 - PROVIDE INSTRUMENTATION TEST PORTS IN DUCTS FOR PILOT TUBE INSERTION WITH CAM-ACTION HANDLE, MOULDED NEOPRENE GASKET AND EXPANSION PLUG, ZINC COATED STEEL CONSTRUCTION.
 - LAUNDRY EXHAUST DUCTWORK TO BE SMOOTH CORROSION RESISTANT MATERIAL.
 - FLEXIBLE CONNECTIONS
 - PROVIDE FLEXIBLE CONNECTIONS AT AIR HANDLING UNITS WITH UL APPROVED FABRIC OF 6" MINIMUM WIDTH AND WEIGHING NOT LESS THAN 0.8136kg/m².
 - INSULATION
 - PROVIDE 1" INTERNAL ACOUSTIC INSULATION ON:
 - THE FIRST 5' OFF SUPPLY AND RETURN DUCTS OFF ALL AIR HANDLING UNITS.
 - PROVIDE 1" EXTERNAL INSULATION ON:
 - ALL INDOOR & OUTDOOR REFRIGERATION PIPING
 - ALL SUPPLY AIR DUCTS WHICH ARE NOT LOCATED IN A RETURN AIR PLENUM.
 - EXHAUST DUCTS THROUGH ATTICS AND 10' BACK FROM WALL.
 - PROVIDE 2" EXTERNAL INSULATION ON:
 - ALL SUPPLY AND RETURN AIR DUCTS THROUGH ATTICS OR UN-INSULATED AREAS
- CONTROL WIRING
 - ALL CONTROL WIRING SHALL BE RUN PARALLEL TO BUILDING LINES AND TIGHT TO ROOF DECK OR WALLS.
 - ALL CONCEALED INDOOR CONTROL WIRING SHALL BE RUN IN LVT.
 - ALL EXPOSED INDOOR CONTROL WIRING IN UNFINISHED AREAS, T-BAR CEILING SPACES, ATTICS AND CRAWL SPACES SHALL BE RUN IN EMT CONDUIT WITH FINAL CONNECTION IN BX TO EQUIPMENT/COMPONENTS.
 - ALL OUTDOOR CONTROL WIRING SHALL BE RUN IN LIQUIDTIGHT.
 - FLEXIBLE CABLE MUST BE STRAPPED TO SUPPORT WITHIN 12" OF TERMINATION BOX OR EQUIPMENT.



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MAKE-UP AIR UNIT SCHEDULE											
TAG	MANUFACTURER	MODEL	AIR FLOW	COOLING	HEATING	MOTOR	DIMENSIONS (L x W x H)	WEIGHT	ELECTRICAL	CONTROLS	FEATURES
MAU-1	DAIKIN	DPS015A	3160 CFM	120,000 Btu/hr	(INPUT/OUTPUT) 400/320 MBH	ECM MOTOR	132.5" x 96.5" x 80"	3323 lb	208V/3PH/60	DDC SPACE SENSOR WITH SETPOINT ADJ AND TENANT OVER-COMBO DIGITAL TEMP/HUMIDITY SENSOR W/ ADJ	1,2,3,4,5,6,7,8,9,10,11,12,13
MAU-2	THERMOLEC	FER-12-10	400 CFM	N/A	10 KW	DIRECT DRIVE MOTOR	43.5" x 21" x 16"	110 lb	208V/3PH/60	ELECTRICAL INTERLOCK WITH LAUNDRY DRYER, TEMPERATURE SENSOR	14,15,16,17

FEATURES:
 1. MODULATING GAS HEAT
 2. NON-FUSED DISCONNECT SWITCH
 3. FIELD POWERED 115V GFI OUTLET
 4. PHASE FAILURE MONITOR
 5. 24" ROOF CURB
 6. HUMIDITY SENSOR, DUCT MOUNTED, 0-5VDC
 7. SS HEAT EXCHANGER
 8. INTELLIGENT SYSTEMS CARD
 9. ENERGY RECOVERY WHEEL
 10. RETURN AIR TEMPERATURE SENSOR
 11. RETURN AIR HUMIDITY SENSOR
 12. BUILDING STATIC PRESSURE SENSOR
 13. DISCHARGE AIR TEMPERATURE SENSOR
 14. WASHABLE FILTER
 15. MODULATING TEMP SENSOR
 16. SPEED CONTROL
 17. INDOOR SUSPENDED DESIGN

NOTE: EQUAL ALTERNATIVES MAY BE SUBMITTED TO ENGINEER FOR REVIEW/APPROVAL

REGISTER, DIFFUSER AND GRILLE SCHEDULE					
TAG	MANUFACTURER	MODEL	DESCRIPTION	FINISH/COLOR	NOTES
A	PRICE	S20D-F-S-A	LOUVERED FACE SUPPLY C/W DAMPER	TO BE DETERMINED BY ARCHITECT	SHOWN ON DRAWINGS
B	PRICE	S35D-F-L-A	LOUVERED FACE RETURN	TO BE DETERMINED BY ARCHITECT	SHOWN ON DRAWINGS
L	VENTEX	2420	STORMPROOF INTAKE LOUVER	TO BE DETERMINED BY ARCHITECT	SHOWN ON DRAWINGS
M	VENTEX	2410	STORMPROOF EXHAUST LOUVER	TO BE DETERMINED BY ARCHITECT	SHOWN ON DRAWINGS

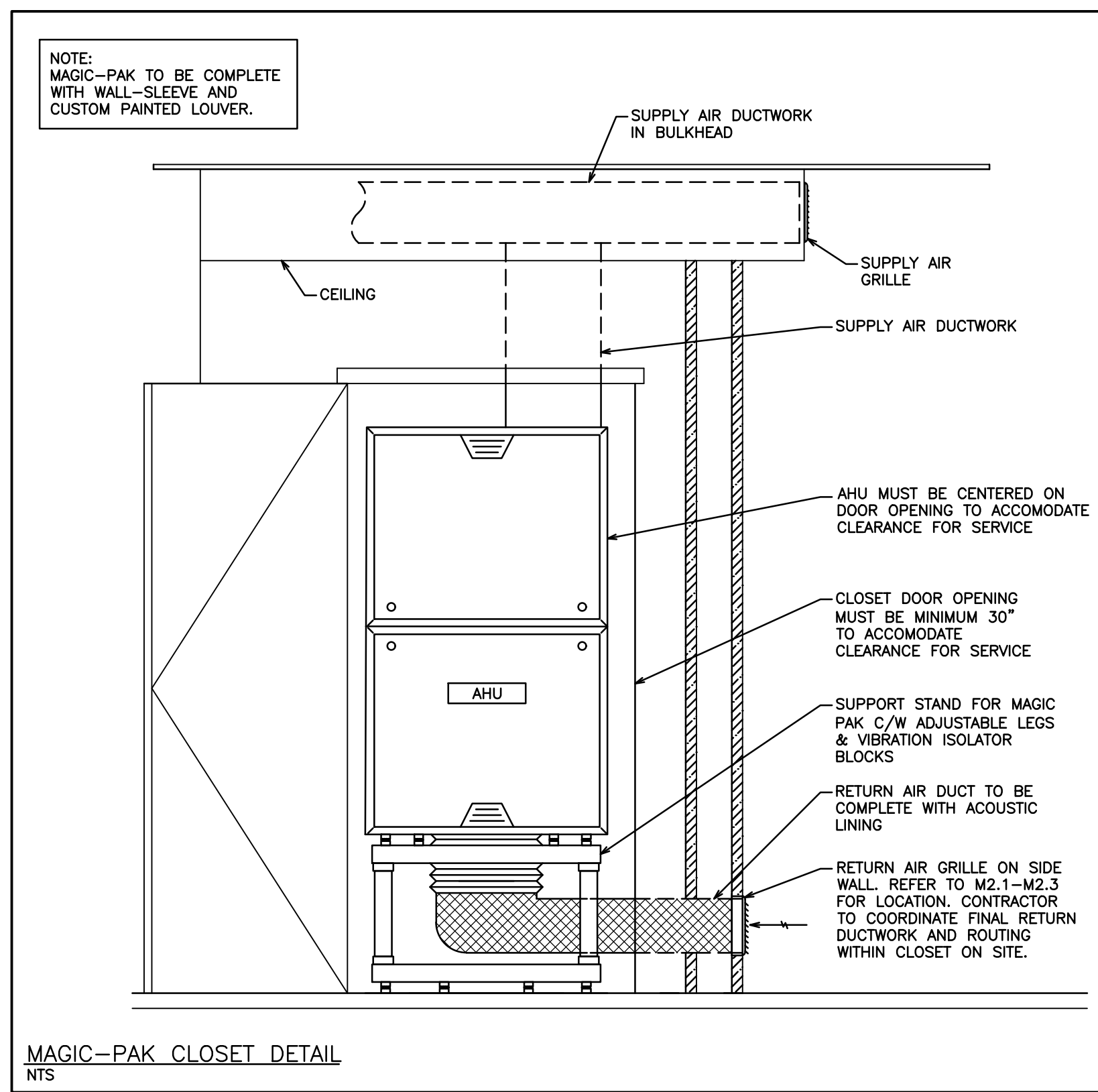
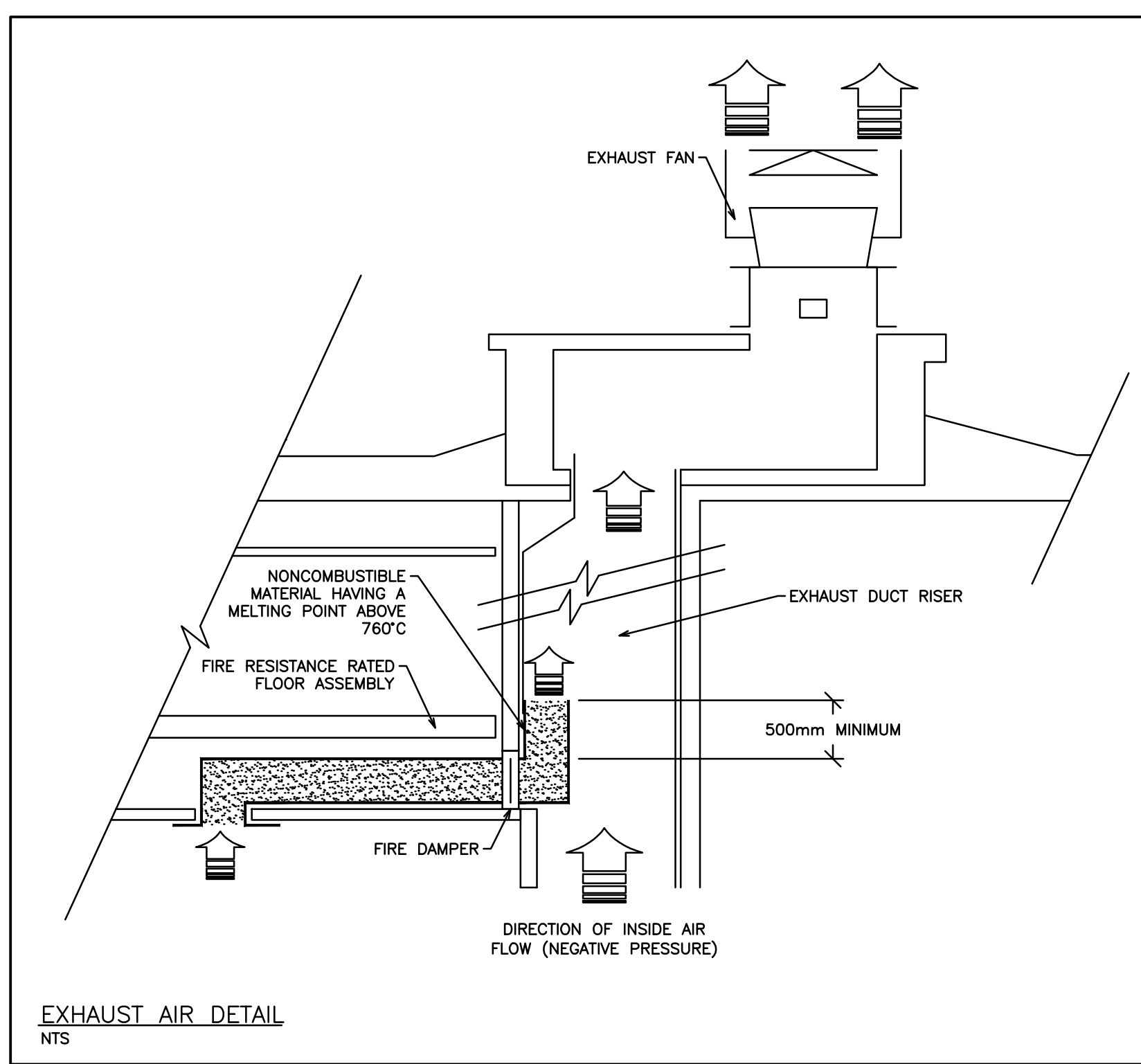
AIR HANDLING UNIT SCHEDULE								
TAG	MANUFACTURER	MODEL	AIR FLOW	HEATING (INPUT/OUTPUT)	COOLING	VOLTAGE	CONTROLS	OPTIONS
AHU-1	NAPOLEON	PSC0308012	400 cfm	30/27 MBH	12,000 BTU/h	208V	7 DAY PROGRAMMABLE THERMOSTAT	WALL SLEEVE, DECORATIVE CUSTOM PAINTED LOUVER
AHU-2	NAPOLEON	PSC0308018	600 cfm	30/27 MBH	18,000 BTU/h	208V	7 DAY PROGRAMMABLE THERMOSTAT	WALL SLEEVE, DECORATIVE CUSTOM PAINTED LOUVER
AHU-3	NAPOLEON	PSC0308024	800 cfm	30/27 MBH	24,000 BTU/h	208V	7 DAY PROGRAMMABLE THERMOSTAT	WALL SLEEVE, DECORATIVE CUSTOM PAINTED LOUVER

HEAT PUMP SCHEDULE								
TAG	MANUFACTURER	MODEL	AIR FLOW	HEATING	COOLING	ELECTRICAL	CONDENSOR	NOTES AND FEATURES
HP-1	MITSUBISHI	MSZ-FH09NA	167-304 cfm	10900 BTU/h	9000 BTU/h	208V/1P 15A	SEE CU-1	VARIABLE SPEED COMPRESSOR, ULTRA LOW AMBIENT TEMP CONDENSOR

CONDENSING UNIT SCHEDULE								
TAG	MANUFACTURER	MODEL	HEATING	HEATING (-13°F)	COOLING	ELECTRICAL	WEIGHT	NOTES
CU-1	MITSUBISHI	MUZ-FH09NA	1600-18000 BTU/h	7630 BTU/h	1700-12000 BTU/h	208V/1P 15A	81 LBS	VARIABLE SPEED COMPRESSOR, MAX PIPE LENGTH 100FT, LOW AMBIENT TEMP CONDENSOR

EXHAUST FAN SCHEDULE								
TAG	MANUFACTURER	MODEL	AIR FLOW	INLET SONES	MOUNTING	VOLTAGE	CONTROLS	ACCESSORIES
EF-1	GREENHECK	USFD-106	300 cfm	5.5	ROOF	120V	INTERLOCK TO TIMECLOCK	BACKDRAFT DAMPER
EF-2	GREENHECK	SG-80D	400 cfm	7.3	INLINE	120V	INTERCONNECTED TO DRYER SYSTEM	BACKDRAFT DAMPER
EF-3	GREENHECK	SP-A110	120 cfm	0.3	CEILING	120V	REVERSE ACTING THERMOSTAT	BACKDRAFT DAMPER

NOTES: ADDITIONAL COSTS INCURRED AS A RESULT OF ANY ALTERNATIVE MODELS ARE AT THE EXPENSE OF THE CONTRACTOR



NO.	REVISION	DATE	BY	APPROVED
6	ISSUED FOR CONSTRUCTION	07/10	G.O.	G.V.W.O.
5	RE-ISSUED FOR PERMIT	11/11	G.O.	G.V.W.O.
4	RE-ISSUED FOR TENDER	08/28	G.O.	G.V.W.O.
3	ISSUED FOR TENDER	06/04	G.O.	G.V.W.O.
2	RE-ISSUED FOR PERMIT	05/17	G.O.	G.V.W.O.
1	ISSUED FOR PERMIT	03/11	G.O.	G.V.W.O.

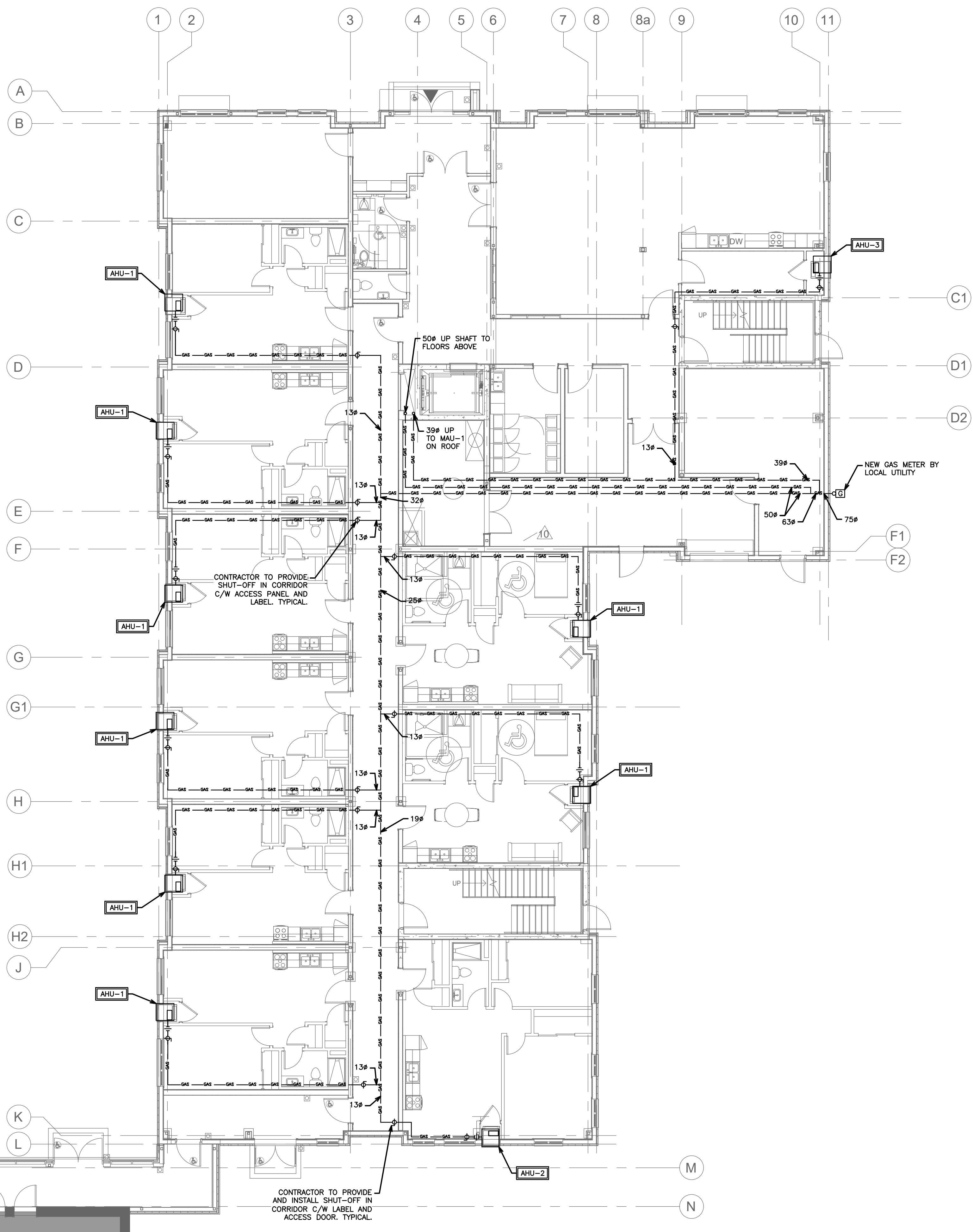
165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

**MECHANICAL HVAC
NOTES**

D.G. Biddle & Associates Limited
consulting engineers and planners

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PHONE (905)576-8500 • FAX (905)576-9730
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SCALE:	1:100	PROJECT NO.	118129
DRAWN BY:	J.T.C	DRAWING NO.	M2.5
DESIGN BY:	J.T.C/G.V.W.O	CAD FILE:	118129 M2
CHECKED BY:	G.V.W.O	PLOT DATE:	07/10/2020
DATE:	JULY 2020	SUBMISSION:	FC



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HVAC LEGEND	
— GAS — GAS —	GAS LINE
⊠	GAS METER
—○—	PIPE UP, PIPE DOWN
—⊘—	SHUTOFF VALVE
— —	UNION
-	PIPE BREAK/CONTINUATION

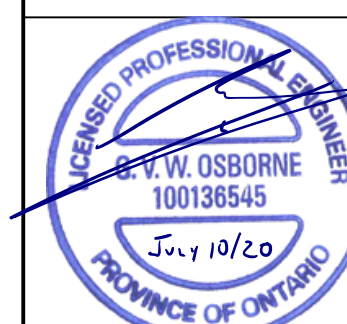
NO.	REVISION	DATE	BY	APPROVED
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4	RE-ISSUED FOR PERMIT	NOV 11	G.O	G.V.W.O
3	RE-ISSUED FOR TENDER	AUG 28	G.O	G.V.W.O
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1	ISSUED FOR PERMIT	MAY 17	G.O	G.V.W.O

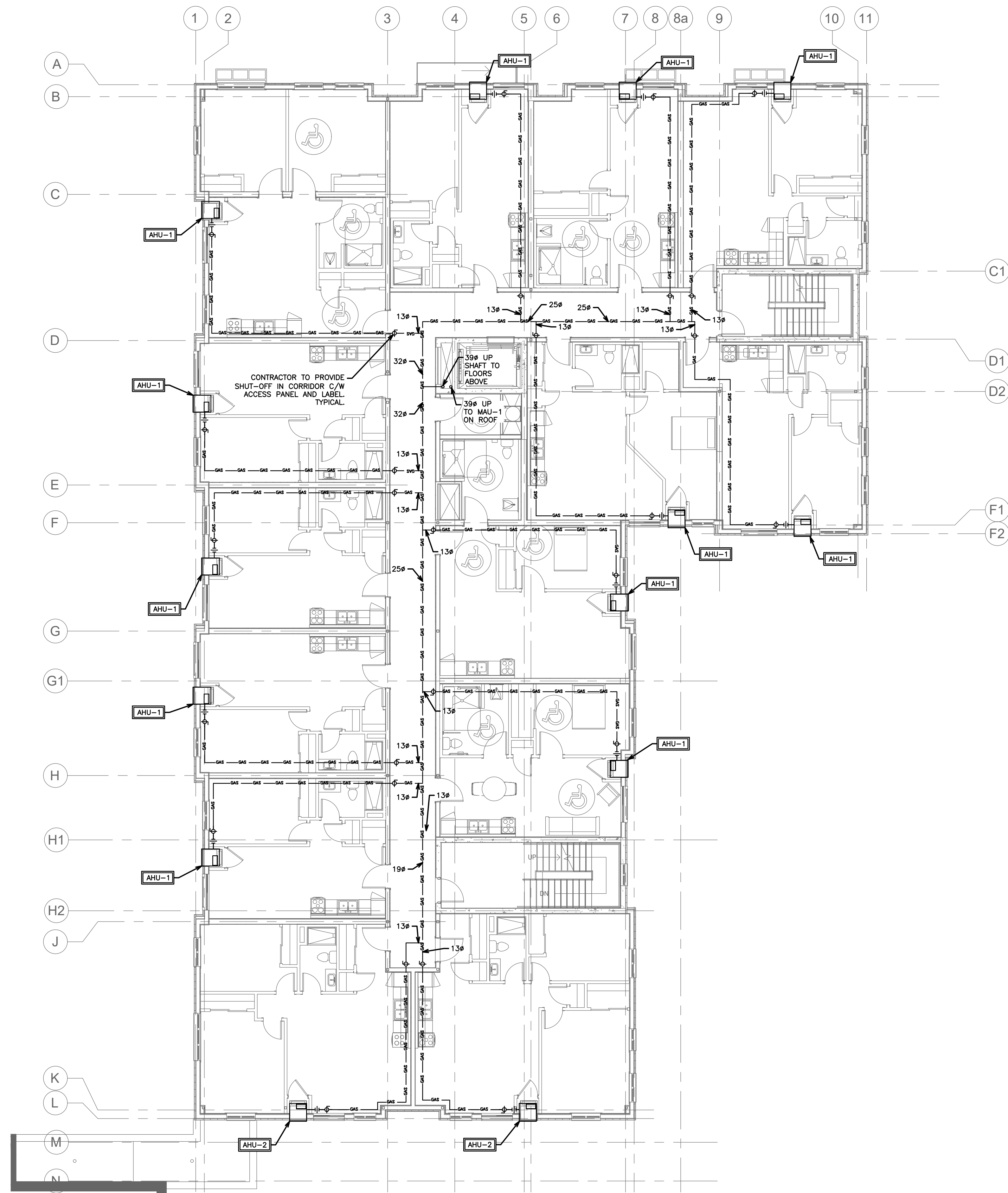
165 KING AVE. EAST, NEWCASTLE, ON
 PARKVIEW SENIORS EXPANSION

MECHANICAL GAS GROUND FLOOR

D.G. Biddle & Associates Limited
 consulting engineers and planners
 96 KING STREET EAST • OSHAWA, ON L1H 1B6
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SCALE: 1:100	PROJECT NO. 118129
DRAWN BY: J.T.C	DRAWING NO. M3.1
DESIGN BY: J.T.C./G.V.W.O	CAD FILE: 118129 M3
CHECKED BY: G.V.W.O	PLOT DATE: 07/10/2020
DATE: JULY 2020	SUBMISSION: FC





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HVAC LEGEND	
—GAS—GAS—	GAS LINE
⊠	GAS METER
—○—	PIPE UP, PIPE DOWN
⊕	SHUTOFF VALVE
— —	UNION
-	PIPE BREAK/CONTINUATION

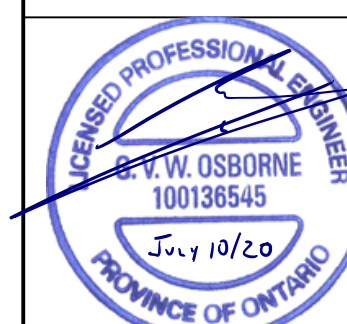
NO.	REVISION	DATE	BY	APPROVED
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2	ISSUED FOR TENDER	JUN 4	G.O	G.V.W.O
1	ISSUED FOR PERMIT	MAY 17	G.O	G.V.W.O

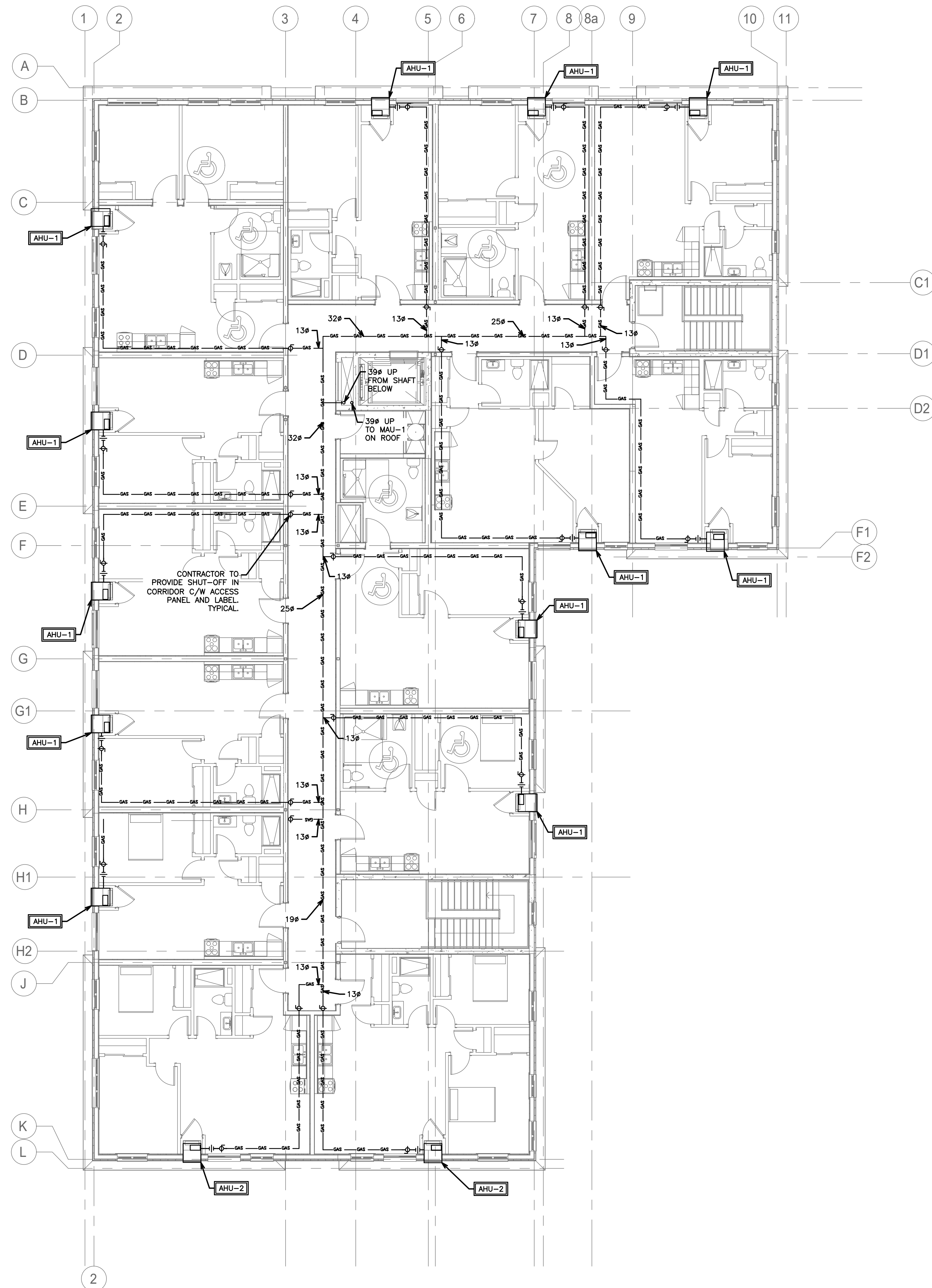
165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

MECHANICAL GAS SECOND FLOOR

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consulting engineers and planners
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PHONE (905)576-8500 • FAX (905)576-9730
INFO@DGBIDDLE.COM

SCALE: 1:100	PROJECT NO. 118129
DRAWN BY: J.T.C	DRAWING NO. M3.2
DESIGN BY: J.T.C/G.V.W.O	CAD FILE: 118129 M3
CHECKED BY: G.V.W.O	PLOT DATE: 07/10/2020
DATE: JULY 2020	SUBMISSION: JFC





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HVAC LEGEND	
— GAS —	GAS LINE
⊠	GAS METER
→	PIPE UP, PIPE DOWN
⊥	SHUTOFF VALVE
— —	UNION
-	PIPE BREAK/CONTINUATION

NO.	REVISION	DATE	BY	APPROVED
5	ISSUED FOR CONSTRUCTION	JUL 10	G.O	G.V.W.O
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2	ISSUED FOR TENDER	JUN 4	G.O	G.V.W.O
1	ISSUED FOR PERMIT	MAY 17	G.O	G.V.W.O

REVISIONS

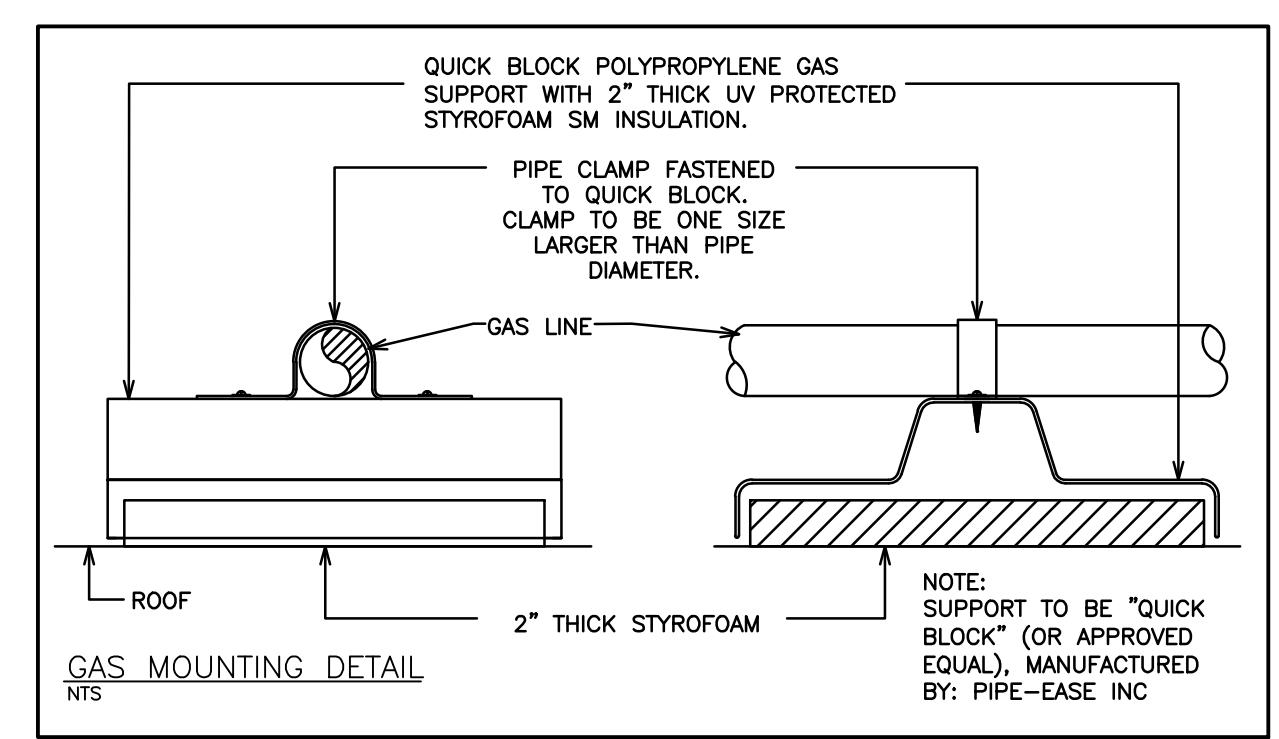
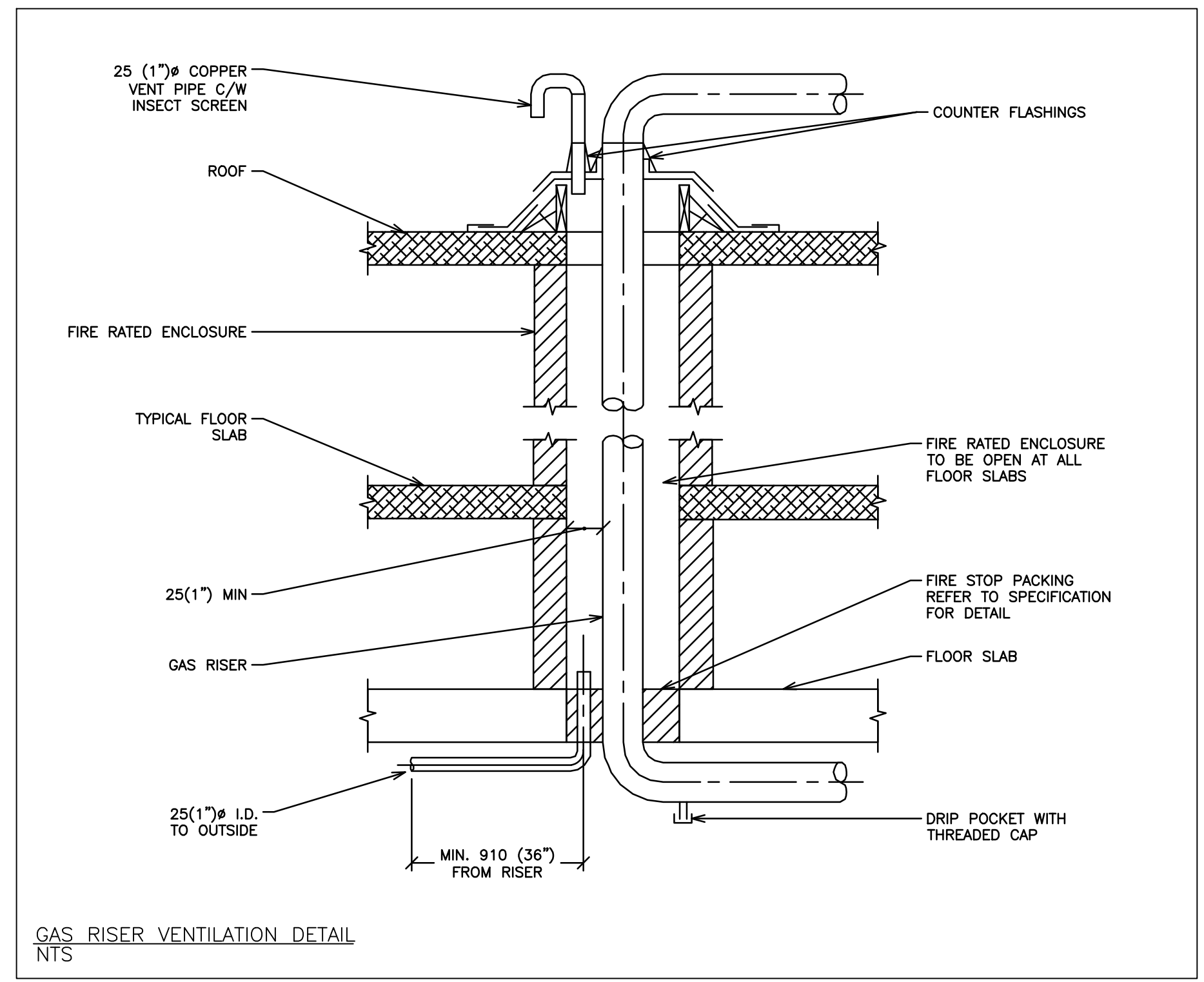
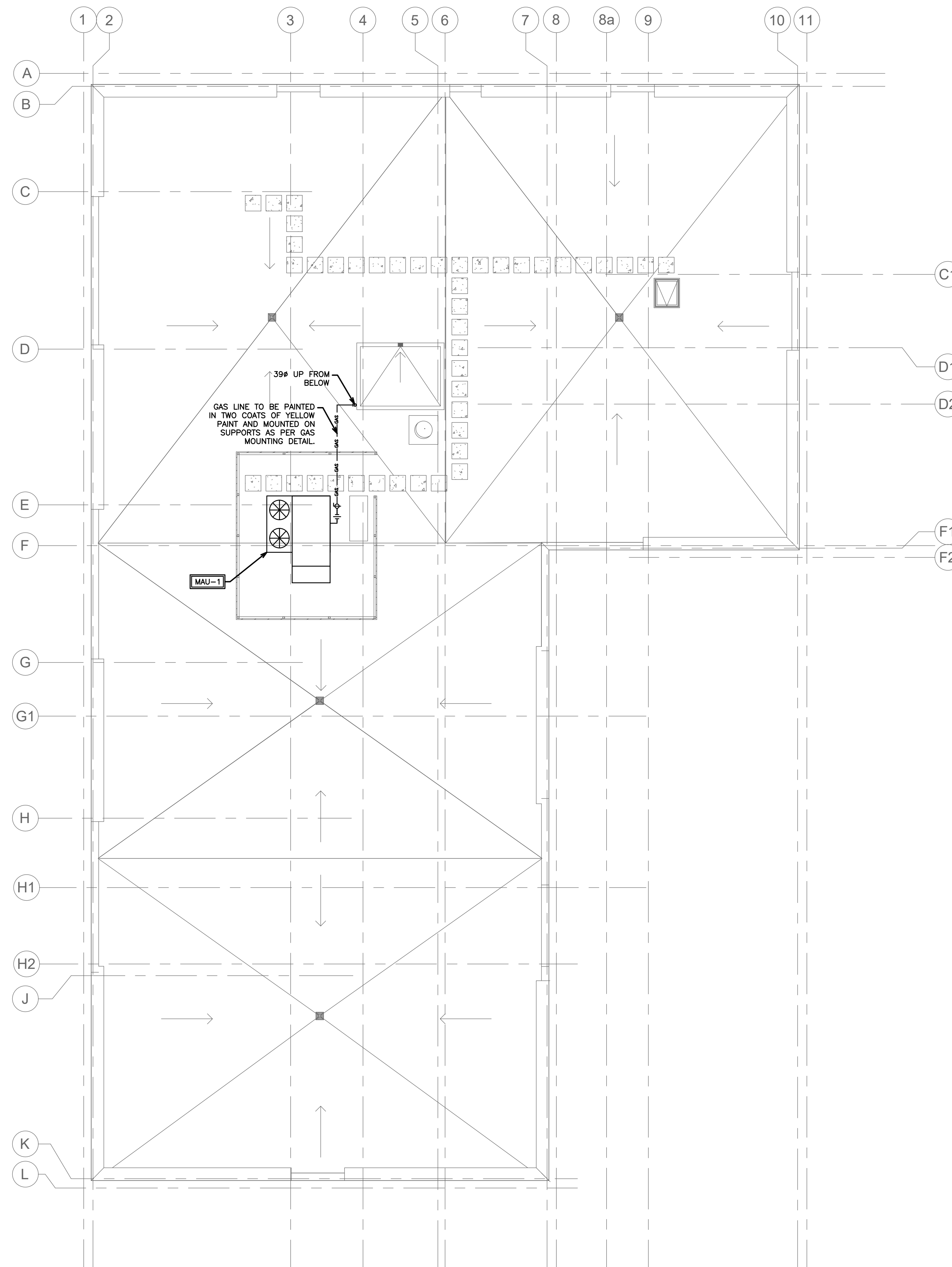
165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

MECHANICAL GAS
THIRD FLOOR

D.G. Biddle & Associates Limited
consulting engineers and planners

96 KING STREET EAST • OSHAWA, ON L1H 1B6
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	SCALE: 1:100	PROJECT NO. 118129
	DRAWN BY: J.T.C	DRAWING NO. M3.3
	DESIGN BY: J.T.C/G.V.W.O	CAD FILE: 118129 M3
	CHECKED BY: G.V.W.O	PLOT DATE: 07/10/2020
DATE: JULY 2020	SUBMISSION: JFC	



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GAS USAGE SUMMARY			
TAG	QTY	GAS INPUT	SUB-TOTAL
MAU-1	1	400 MBH	400 MBH
AHU-1	30	30 MBH	900 MBH
AHU-2	7	30 MBH	210 MBH
AHU-3	1	30 MBH	30 MBH
TOTAL:			1540 MBH

NOTE:
HVAC CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AND SUBMITTING ENBRIDGE GAS SERVICE FORMS AND COORDINATING SERVICE INSTALLATION.

HVAC LEGEND	
— GAS — GAS —	GAS LINE
⊠	GAS METER
—○—	PIPE UP, PIPE DOWN
⊘	SHUTOFF VALVE
— —	UNION
-	PIPE BREAK/CONTINUATION

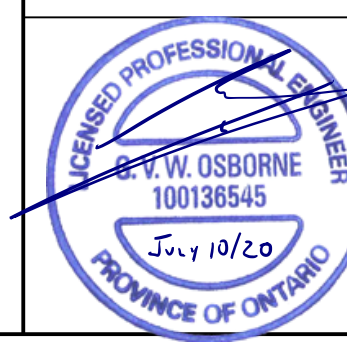
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3	RE-ISSUED FOR TENDER	AUG 28	G.O	G.V.W.O
2	ISSUED FOR TENDER	JUN 4	G.O	G.V.W.O
1	ISSUED FOR PERMIT	MAY 17	G.O	G.V.W.O

165 KING AVE. EAST, NEWCASTLE, ON
PARKVIEW SENIORS EXPANSION

MECHANICAL GAS ROOF PLAN

D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST • OSHAWA, ON L1H 1B6
PHONE (905)576-8500 • FAX (905)576-9730
INFO@DGBIDDLE.COM

SCALE: 1:100 PROJECT NO. 118129
DRAWN BY: J.T.C. DRAWING NO. M3.4
DESIGN BY: J.T.C./G.V.W.O.
CHECKED BY: G.V.W.O. CAD FILE: 118129 M3
DATE: JULY 2020 PLOT DATE: 07/10/2020
SUBMISSION: FC



NOTE:
 1. SMOKE ALARMS SHALL BE INSTALLED WITH PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT.
 2. NO DISCONNECT SWITCH BETWEEN SMOKE ALARM AND CIRCUIT BREAKER.
 3. SMOKE ALARMS TO HAVE BATTERY BACKUP.
 4. PROVIDE A CARBON MONOXIDE (CO) ALARM IN EACH SUITE NEAR A BEDROOM.

NOTE:
 ALL DATA, TELEPHONE AND TV OUTLETS SHOWN ARE FOR SCOPE OF WORK PURPOSES ONLY. CONTRACTOR TO COORDINATE EXACT LOCATIONS AND QUANTITIES OF ALL DATA, TELEPHONE AND TV OUTLETS ON-SITE WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

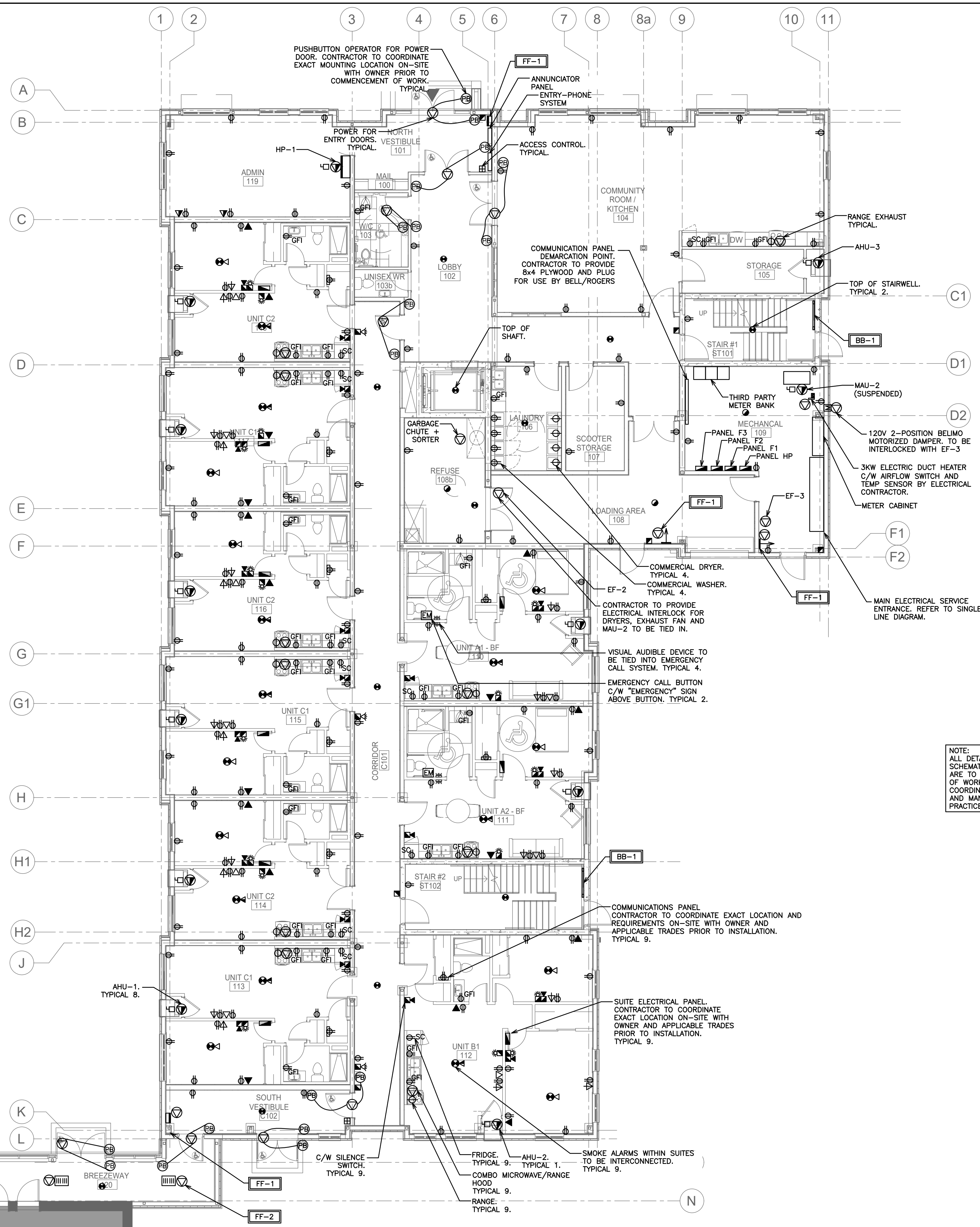
NOTE:
 CONTRACTOR TO COORDINATE EXACT LOCATION OF ELECTRICAL PANELS IN SUITES ON-SITE WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

NOTE:
 CONTRACTOR TO COORDINATE EXACT LAYOUT OF ALL EQUIPMENT WITHIN MECHANICAL CLOSETS ON-SITE WITH OWNER AND TRADES PRIOR TO COMMENCEMENT OF WORK. TYPICAL.

NOTE:
 STANDARD STUD DEPTH IS 3.5". CONTRACTOR TO COORDINATE PANEL SIZES ON-SITE PRIOR TO ORDERING.

NOTE:
 CONTRACTOR TO PROVIDE LOW PROFILE DEVICES AND DEVICE BOXES WHERE APPLICABLE. REFER TO ARCHITECTURAL DRAWINGS.

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FIRE ALARM LEGEND	
	SMOKE DETECTOR
	FIRE ALARM STROBE (SUITE)
	FIRE ALARM COMBINATION HORN/STROBE (CORRIDOR)
	FIRE ALARM HORN (SUITE)
	FIRE ALARM HORN (CORRIDOR)
	HEAT DETECTOR
	FIRE ALARM PULL STATION
	FIRE ALARM CONTROL PANEL
	COMBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
	SMOKE ALARM INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
	SUPERVISOR VALVE
	SPRINKLER FLOW SWITCH
	DUCT SMOKE DETECTOR

POWER LEGEND	
	RECEPTACLE
	240V 1PH GROUNDED RECEPTACLE
	VOICE AND DATA WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
	VOICE ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
	DATA ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
	120V POWER SUPPLY
	208V POWER SUPPLY
	ELECTRICAL PANEL
	ELECTRICAL DISCONNECT
	WALL MOUNTED TELEVISION (CABLE) OUTLET
	PUSHBUTTON FOR POWER DOOR OPERATOR
	KEY FOB ACCESS
	GFI RATED RECEPTACLE
	SEPARATE CIRCUIT
	WEATHERPROOF

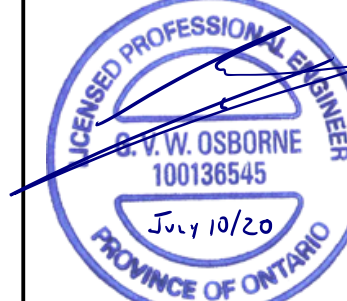
NO.	REVISION	DATE	BY	APPROVED
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4	RE-ISSUED FOR PERMIT	NOV 11 A.D.	G.V.W.O.	
3	ISSUED FOR TENDER	MAY 31 A.D.	G.V.W.O.	
2	RE-ISSUED FOR PERMIT	MAY 17 A.D.	G.V.W.O.	
1	ISSUED FOR PERMIT	MAR 11 A.D.	G.V.W.O.	

153 KING ST. EAST, NEWCASTLE, ON
 NSA PARKVIEW RETIREMENT

ELECTRICAL POWER GROUND FLOOR

D.G. Biddle & Associates Limited
 consulting engineers and planners
 96 KING STREET EAST • OSHAWA, ON L1H 1B6
 PHONE (905) 576-8500 FAX (905) 576-9730
 INFO@DGBIDDLE.COM

SCALE: 1/100 PROJECT NO. 119079
 DRAWN BY: A.P. DRAWING NO. E1.1
 DESIGN BY: A.P.
 CHECKED BY: G.V.W.O. CAD FILE: 119079 E
 DATE: JULY 2020 PLOT DATE: 07/10/2020
 SUBMISSION: JFC



NOTE:
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 2. NO DISCONNECT SWITCH BETWEEN SMOKE ALARM AND CIRCUIT BREAKER.
 3. SMOKE ALARMS TO HAVE BATTERY BACKUP.
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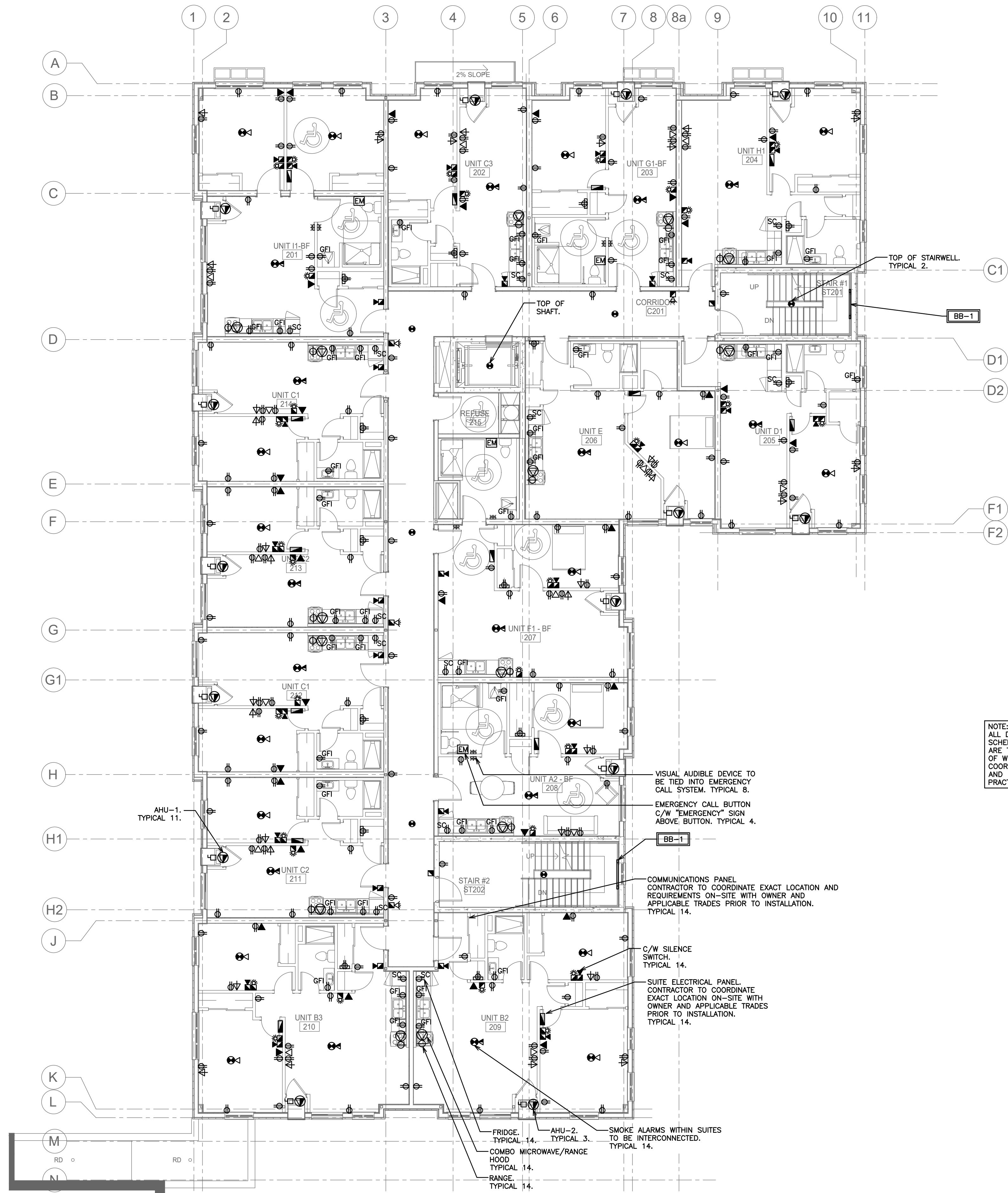
NOTE:
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	SMOKE DETECTOR
	FIRE ALARM STROBE (SUITE)
	FIRE ALARM COMBINATION HORN/STROBE (CORRIDOR)
	FIRE ALARM COMBINATION HORN/STROBE (CORRIDOR)
	FIRE ALARM HORN (SUITE)
	FIRE ALARM HORN (CORRIDOR)
	HEAT DETECTOR
	FIRE ALARM PULL STATION
	FIRE ALARM CONTROL PANEL
	COMBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
	SMOKE ALARM INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
	SUPERVISOR VALVE
	SPRINKLER FLOW SWITCH
	DUCT SMOKE DETECTOR

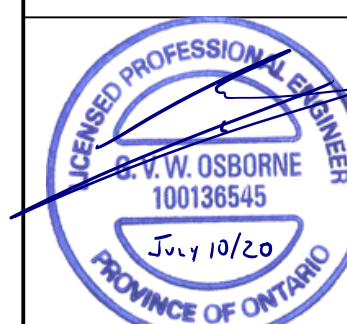
POWER LEGEND	
	RECEPTACLE
	240V 1PH GROUNDED RECEPTACLE
	VOICE AND DATA WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
	VOICE ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
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	120V POWER SUPPLY
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	ELECTRICAL PANEL
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	PUSHBUTTON FOR POWER DOOR OPERATOR
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	GFI RATED RECEPTACLE
	SEPARATE CIRCUIT
	WEATHERPROOF

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2	RE-ISSUED FOR PERMIT	MAY 17	A.D.	G.V.W.O.
1	ISSUED FOR PERMIT	MAR 11	A.D.	G.V.W.O.

153 KING ST. EAST, NEWCASTLE, ON
 NSA PARKVIEW RETIREMENT
ELECTRICAL POWER
SECOND FLOOR

D.G. Biddle & Associates Limited
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 96 KING STREET EAST • OSHAWA, ON L1H 1B6
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 INFO@DGBIDDLE.COM

SCALE: 1/100 PROJECT NO. 119079
 DRAWN BY: A.P. DRAWING NO. E1.2
 DESIGN BY: A.P.
 CHECKED BY: G.V.W.O. CAD FILE: 119079 E
 DATE: JULY 2020 PLOT DATE: 07/10/2020
 SUBMISSION: JFC



NOTE:
 1. SMOKE ALARMS SHALL BE INSTALLED WITH PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT.
 2. NO DISCONNECT SWITCH BETWEEN SMOKE ALARM AND CIRCUIT BREAKER.
 3. SMOKE ALARMS TO HAVE BATTERY BACKUP.
 4. PROVIDE A CARBON MONOXIDE (CO) ALARM IN EACH SUITE NEAR A BEDROOM.

NOTE:
 ALL DATA, TELEPHONE AND TV OUTLETS SHOWN ARE FOR SCOPE OF WORK PURPOSES ONLY. CONTRACTOR TO COORDINATE EXACT LOCATIONS AND QUANTITIES OF ALL DATA, TELEPHONE AND TV OUTLETS ON-SITE WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

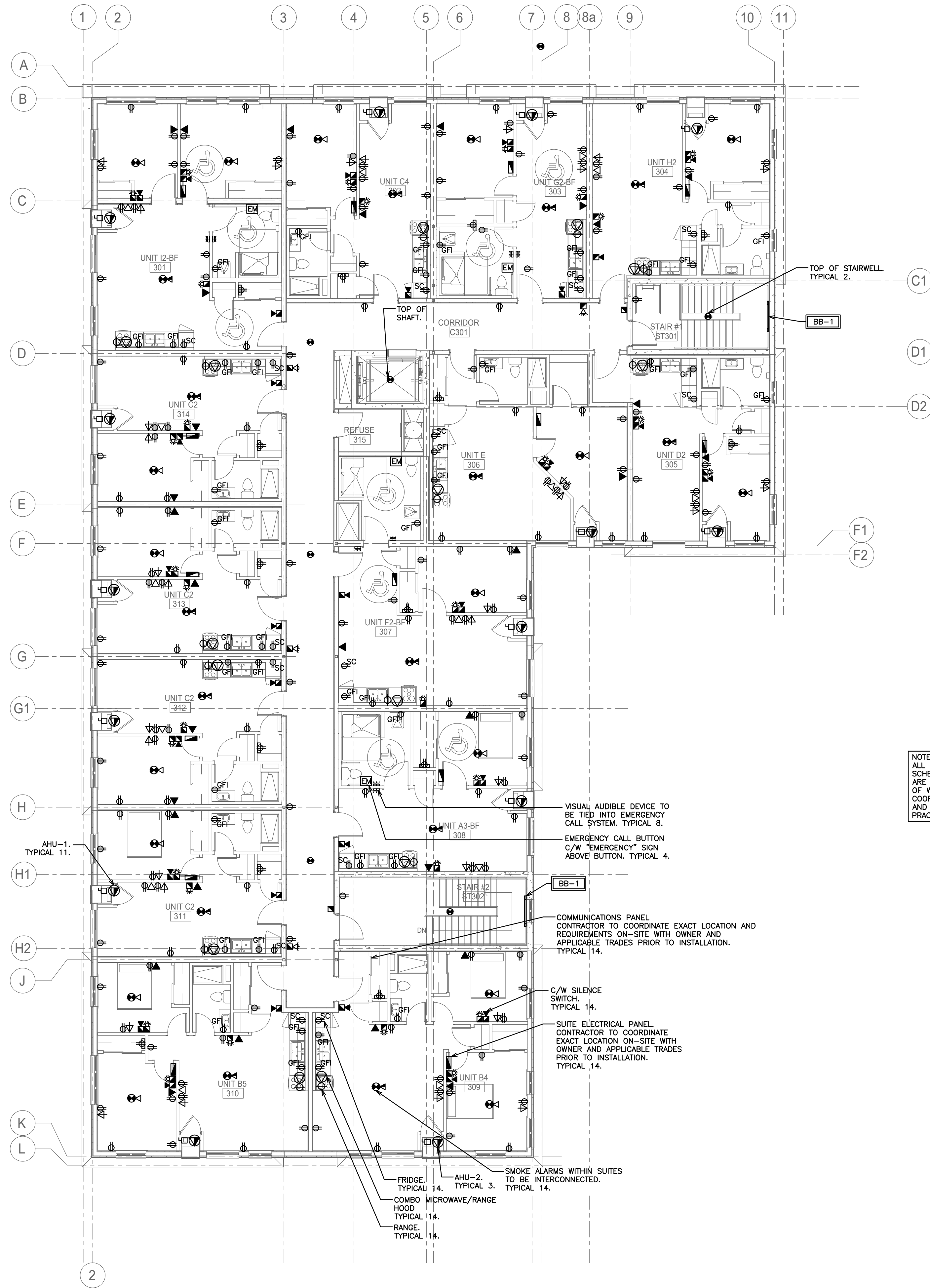
NOTE:
 CONTRACTOR TO COORDINATE EXACT LOCATION OF ELECTRICAL PANELS IN SUITES ON-SITE WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

NOTE:
 CONTRACTOR TO COORDINATE EXACT LAYOUT OF ALL EQUIPMENT WITHIN MECHANICAL CLOSETS ON-SITE WITH OWNER AND TRADES PRIOR TO COMMENCEMENT OF WORK. TYPICAL.

NOTE:
 STANDARD STUD DEPTH IS 3.5". CONTRACTOR TO COORDINATE PANEL SIZES ON-SITE PRIOR TO ORDERING.

NOTE:
 CONTRACTOR TO PROVIDE LOW PROFILE DEVICES AND DEVICE BOXES WHERE APPLICABLE. REFER TO ARCHITECTURAL DRAWINGS.

NOTE:
 ALL DETAILS SHOWN ARE SCHEMATIC BY NATURE AND ARE TO BE USED FOR SCOPE OF WORK PURPOSES ONLY. COORDINATE WITH ALL TRADES AND MANUFACTURERS BEST PRACTICES AND DIRECTIONS.



FIRE ALARM LEGEND	
☉	SMOKE DETECTOR
☉	FIRE ALARM STROBE (SUITE)
☉	FIRE ALARM COMBINATION HORN/STROBE (CORRIDOR)
☉	FIRE ALARM COMBINATION HORN/STROBE (CORRIDOR)
☉	FIRE ALARM HORN (SUITE)
☉	FIRE ALARM HORN (CORRIDOR)
☉	HEAT DETECTOR
☉	FIRE ALARM PULL STATION
☉	FIRE ALARM CONTROL PANEL
☉	COMBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
☉	SMOKE ALARM INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
☉	SUPERVISOR VALVE
☉	SPRINKLER FLOW SWITCH
☉	DUCT SMOKE DETECTOR

POWER LEGEND	
⊕	RECEPTACLE
⊕	240V 1PH GROUNDED RECEPTACLE
⊕	VOICE AND DATA WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
⊕	VOICE ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
⊕	DATA ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
⊕	120V POWER SUPPLY
⊕	208V POWER SUPPLY
⊕	ELECTRICAL PANEL
⊕	ELECTRICAL DISCONNECT
⊕	WALL MOUNTED TELEVISION (CABLE) OUTLET
⊕	PUSHBUTTON FOR POWER DOOR OPERATOR
⊕	KEY FOB ACCESS
⊕	GFI RATED RECEPTACLE
⊕	SEPARATE CIRCUIT
⊕	WEATHERPROOF

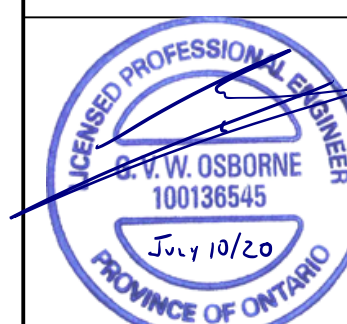
NO.	REVISION	DATE	BY	APPROVED
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1	ISSUED FOR PERMIT	MAR 11	A.D.	G.V.W.O.

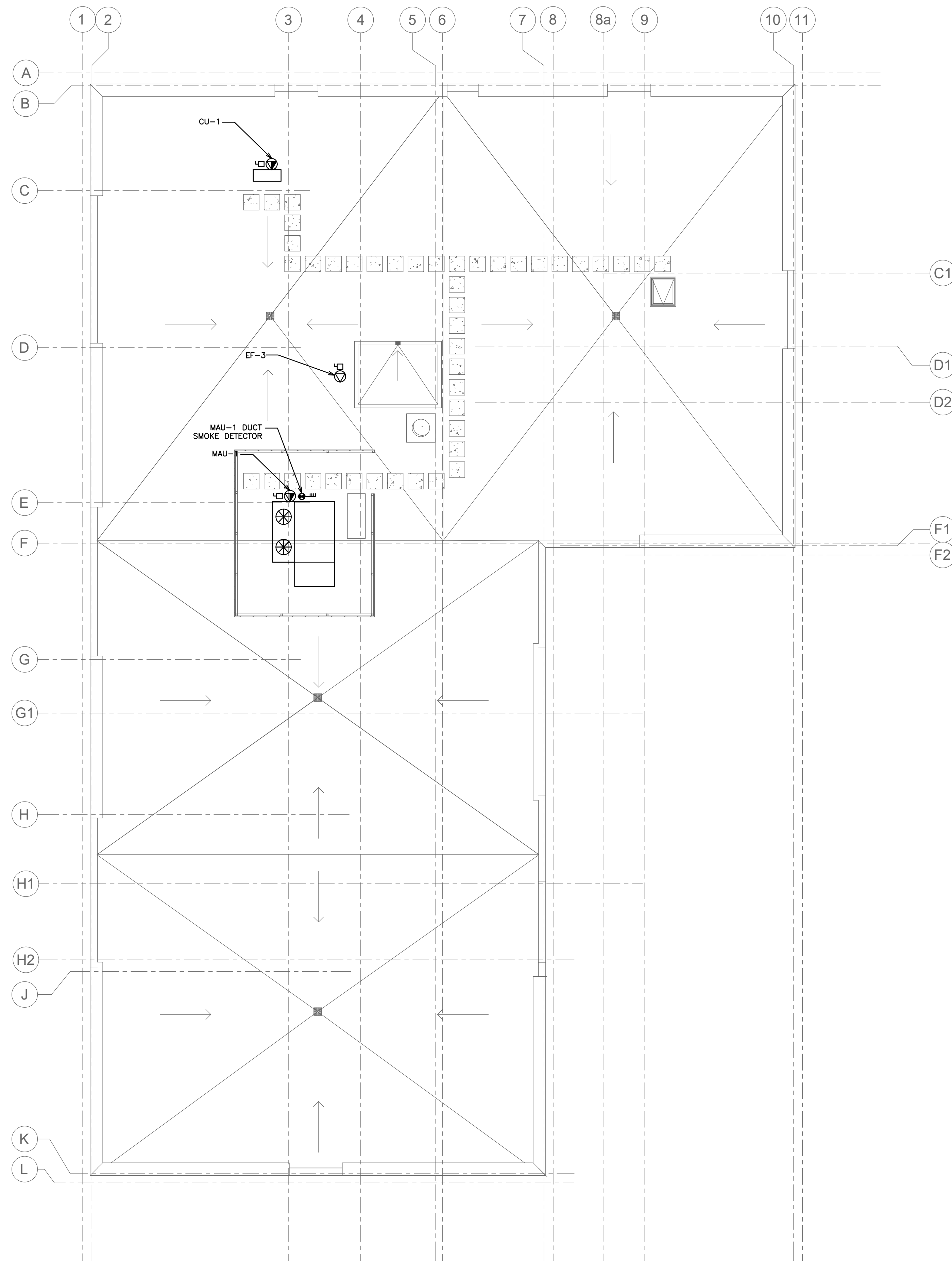
153 KING ST. EAST, NEWCASTLE, ON
 NSA PARKVIEW RETIREMENT

ELECTRICAL POWER THIRD FLOOR

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SCALE: 1/100 PROJECT NO. 119079
 DRAWN BY: A.P. DRAWING NO. E1.3
 DESIGN BY: A.P.
 CHECKED BY: G.V.W.O. CAD FILE: 119079 E
 DATE: JULY 2020 PLOT DATE: 07/10/2020
 SUBMISSION: JFC





FIRE ALARM LEGEND	
	SMOKE DETECTOR
	FIRE ALARM STROBE (SUITE)
	FIRE ALARM COMBINATION HORN/STROBE (CORRIDOR)
	FIRE ALARM COMBINATION HORN/STROBE (CORRIDOR)
	FIRE ALARM HORN (SUITE)
	FIRE ALARM HORN (CORRIDOR)
	HEAT DETECTOR
	FIRE ALARM PULL STATION
	FIRE ALARM CONTROL PANEL
	COMBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
	SMOKE ALARM INTERCONNECTED WHEN MORE THAN ONE PER UNIT C/W BATTERY BACKUP AND VISUAL SIGNALING COMPONENT - SUITES
	SUPERVISOR VALVE
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POWER LEGEND	
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	240V 1PH GROUNDED RECEPTACLE
	VOICE AND DATA WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
	VOICE ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
	DATA ONLY OUTLET BOX - WALL BOX, OUTLET & 3/4" CONDUIT C/W PULL STRING UP WALL BACK TO SOURCE
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1	ISSUED FOR PERMIT	MAR 11 A.D.		G.V.W.O.

REVISIONS

153 KING ST. EAST, NEWCASTLE, ON
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ELECTRICAL POWER ROOF FLOOR

D.G. Biddle & Associates Limited
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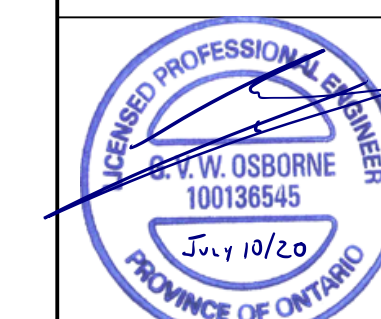
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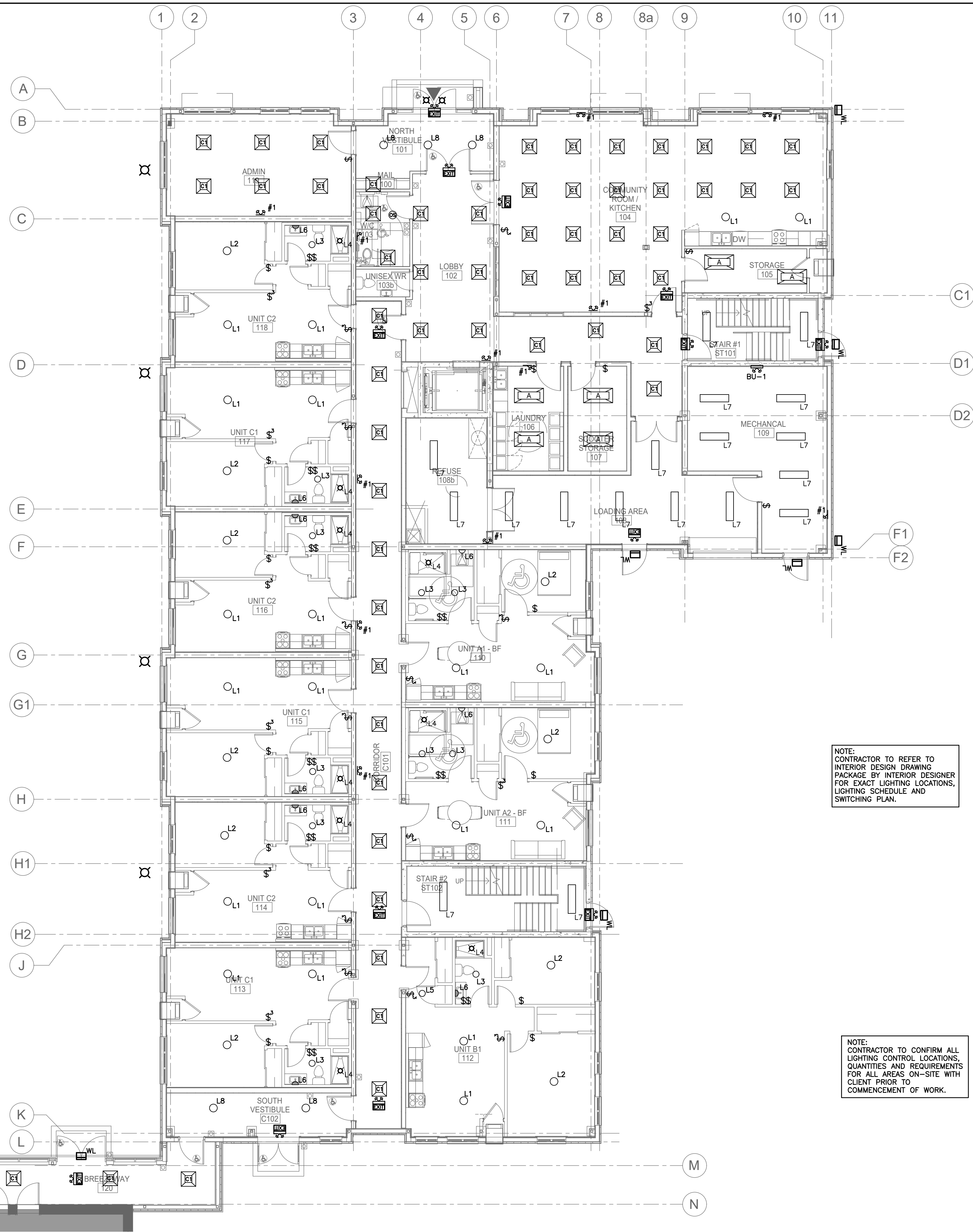
PROJECT NO.
119079

DRAWING NO.
E1.4

CAD FILE: 119079 E
PLOT DATE: 07/10/2020
SUBMISSION: IFC

SCALE:	1/100
DRAWN BY:	A.P.
DESIGN BY:	A.P.
CHECKED BY:	G.V.W.O.
DATE:	JULY 2020





NOTE:
ALL DETAILS SHOWN ARE SCHEMATIC BY NATURE AND ARE TO BE USED FOR SCOPE OF WORK PURPOSES ONLY. COORDINATE WITH ALL TRADES AND MANUFACTURERS' BEST PRACTICES AND DIRECTIONS.

NOTE:
LIGHTING SHOWN IS FOR SCHEMATIC AND SCOPE OF WORK PURPOSES ONLY. CONTRACTOR TO COORDINATE EXACT LOCATION AND ORIENTATION ON SITE.

NOTE:
ALL SWITCHES AND CONTROLS WITHIN BARRIER-FREE AREAS TO BE MOUNTED AS PER O.B.C. 3.8.1.5(1)(C)

NOTE:
CONTRACTOR TO REFER TO INTERIOR DESIGN DRAWING PACKAGE BY INTERIOR DESIGNER FOR EXACT LIGHTING LOCATIONS, LIGHTING SCHEDULE AND SWITCHING PLAN.

NOTE:
CONTRACTOR TO CONFIRM ALL LIGHTING CONTROL LOCATIONS, QUANTITIES AND REQUIREMENTS FOR ALL AREAS ON-SITE WITH CLIENT PRIOR TO COMMENCEMENT OF WORK.

EMERGENCY LIGHT BACK-UP UNIT SCHEDULE		
TAG	MANUFACTURER	MODEL
(BU-1)	LUMACELL	RG12S-200-2-LD10-AT
(BU-2)	LUMACELL	RG12S-144-2-LD10-AT
(BU-3)	LUMACELL	RG12S-144-2-LD10-AT

LIGHTING LEGEND	
⌘	SINGLE POLE, SINGLE THROW TOGGLE SWITCH, ONE, TWO, OR THREE GANGED (3' DENOTES 3-WAY)
⌘	2x4 LED FIXTURE TROFFER 24FP4740C
⌘	2x2 LED FIXTURE TROFFER 22FP3240C
○ _{L1}	22FP3240C WITH FRAME KIT FPSURF22
○ _{L2}	CEILING DOME 680112MPT6GLS AND 68011MPT6HO
○ _{L3}	4" LED FIXTURE WF4LED40KMMW6
⌘ _{L4}	4" LED FIXTURE WF4LED40KMMW6
○ _{L5}	7" LED FIXTURE FMML7840M6
⌘ _{L6}	3 LAMP BATHROOM FIXTURE 724133CH
⌘ _{L7}	4 FT LED 4K SMW4LED48B4KWHTR
○ _{L8}	LED HIGHBAY FIXTURE 2' LHB12UNVL840CCDU
⊙	IPVD61LZ OCCUPANCY SENSOR
SWITCHWIRING	
⌘	EXIT SIGN, EXIT SIGN WITH EMERGENCY LIGHTING, DIRECTIONAL EXIT SIGN EQUAL TO LUMACELL LA, LAC, LV AND LVC WITH LD10 BULBS AND BACK-UP BATTERY PACK (REFER TO SCHEDULE FOR BU-X)
⌘	DOUBLE HEAD EMERGENCY LIGHT EQUAL TO LUMACELL MQM2LD10
⌘	SINGLE HEAD EMERGENCY LIGHT EQUAL TO LUMACELL MQM1LD10
⌘	EMERGENCY LIGHTING WITH BACK-UP BATTERY UNIT (REFER TO SCHEDULE)
⌘	WALL LIGHT REFER TO SL1 DRAWING FOR MORE DETAIL
⌘	BOLLARD LIGHTS REFER TO SL1 DRAWING FOR MORE DETAIL
⌘	POST TOP LIGHTS REFER TO SL1 DRAWING FOR MORE DETAIL

NOTE:
DETAILED LIGHTING SCHEDULE TO FOLLOW IN SEPARATE ADDENDUM. CONTRACTOR TO PROVIDE PHOTOMETRICS LAYOUT WITH SHOP DRAWING SUBMISSION BY LIGHTING REP. THIS SERVICE IS TO BE INCLUDED IN BASE PRICING.

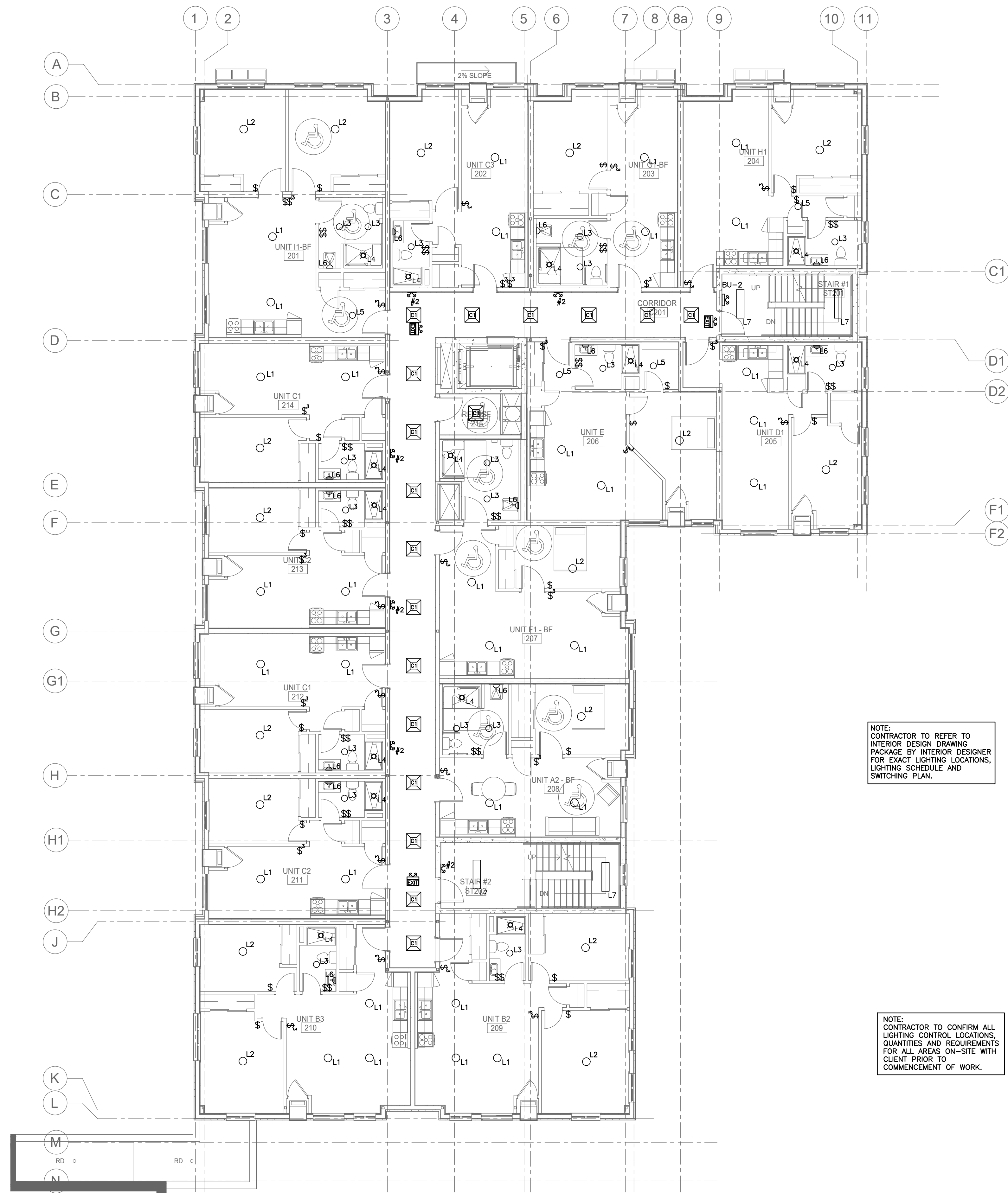
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1	ISSUED FOR PERMIT	MAR 11	A.D.	G.V.W.O.

153 KING ST. EAST, NEWCASTLE, ON
NSA PARKVIEW RETIREMENT

ELECTRICAL LIGHTING GROUND FLOOR

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	SCALE: 1/100	PROJECT NO. 119079
	DRAWN BY: A.P.	DRAWING NO. E1.5
	DESIGN BY: A.P.	
	CHECKED BY: G.V.W.O.	CAD FILE: 119079 E
DATE: JULY 2020	PLOT DATE: 07/10/2020	SUBMISSION: JFC



NOTE:
ALL DETAILS SHOWN ARE
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COORDINATE WITH ALL TRADES
AND MANUFACTURERS BEST
PRACTICES AND DIRECTIONS.

NOTE:
LIGHTING SHOWN IS FOR SCHEMATIC
AND SCOPE OF WORK PURPOSES
ONLY. CONTRACTOR TO COORDINATE
EXACT LOCATION AND ORIENTATION
ON SITE.

NOTE:
ALL SWITCHES AND CONTROLS
WITHIN BARRIER-FREE AREAS TO
BE MOUNTED AS PER O.B.C.
3.8.1.5.(1)(C)

NOTE:
CONTRACTOR TO REFER TO
INTERIOR DESIGN DRAWING
PACKAGE BY INTERIOR DESIGNER
FOR EXACT LIGHTING LOCATIONS,
LIGHTING SCHEDULE AND
SWITCHING PLAN.

NOTE:
CONTRACTOR TO CONFIRM ALL
LIGHTING CONTROL LOCATIONS,
QUANTITIES AND REQUIREMENTS
FOR ALL AREAS ON-SITE WITH
CLIENT PRIOR TO
COMMENCEMENT OF WORK.

EMERGENCY LIGHT BACK-UP UNIT SCHEDULE		
TAG	MANUFACTURER	MODEL
(BU-1)	LUMACELL	RG12S-200-2-LD10-AT
(BU-2)	LUMACELL	RG12S-144-2-LD10-AT
(BU-3)	LUMACELL	RG12S-144-2-LD10-AT

LIGHTING LEGEND	
\$ S	SINGLE POLE, SINGLE THROW TOGGLE SWITCH, ONE, TWO, OR THREE GANGED (3' DENOTES 3-WAY)
[Symbol]	2x4 LED FIXTURE TROFFER 24FP4740C
[Symbol]	2X2 LED FIXTURE TROFFER 22FP3240C
[Symbol]	22FP3240C WITH FRAME KIT FPSURF22
[Symbol]	CEILING DOME 680112MPT6GLS AND 68011MPT6HO
[Symbol]	4" LED FIXTURE WF4LED40KMMW6
[Symbol]	4" LED FIXTURE WF4LED40KMMW6
[Symbol]	7" LED FIXTURE FMML7840M6
[Symbol]	3 LAMP BATHROOM FIXTURE 724133CH
[Symbol]	4 FT LED 4K SMW4LED48B4KWHTFR
[Symbol]	LED HIGHBAY FIXTURE 2' LHB12UNVL840CDU
[Symbol]	IPVD61LZ OCCUPANCY SENSOR
SWITCHWIRING	
[Symbol]	EXIT SIGN, EXIT SIGN WITH EMERGENCY LIGHTING, DIRECTIONAL EXIT SIGN EQUAL TO LUMACELL LA, LA4 LN AND LNC WITH LD10 BULBS AND BACK-UP BATTERY PACK (REFER TO SCHEDULE FOR BU-X)
[Symbol]	DOUBLE HEAD EMERGENCY LIGHT EQUAL TO LUMACELL MOM2LD10
[Symbol]	SINGLE HEAD EMERGENCY LIGHT EQUAL TO LUMACELL MOM1LD10
[Symbol]	EMERGENCY LIGHTING WITH BACK-UP BATTERY UNIT (REFER TO SCHEDULE)

NOTE:
DETAILED LIGHTING SCHEDULE TO FOLLOW IN SEPARATE ADDENDUM.
CONTRACTOR TO PROVIDE PHOTOMETRICS LAYOUT WITH SHOP DRAWING
SUBMISSION BY LIGHTING REP. THIS SERVICE IS TO BE INCLUDED IN BASE
PRICING.

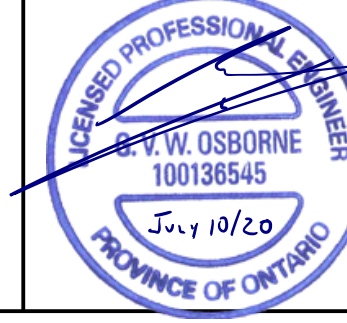
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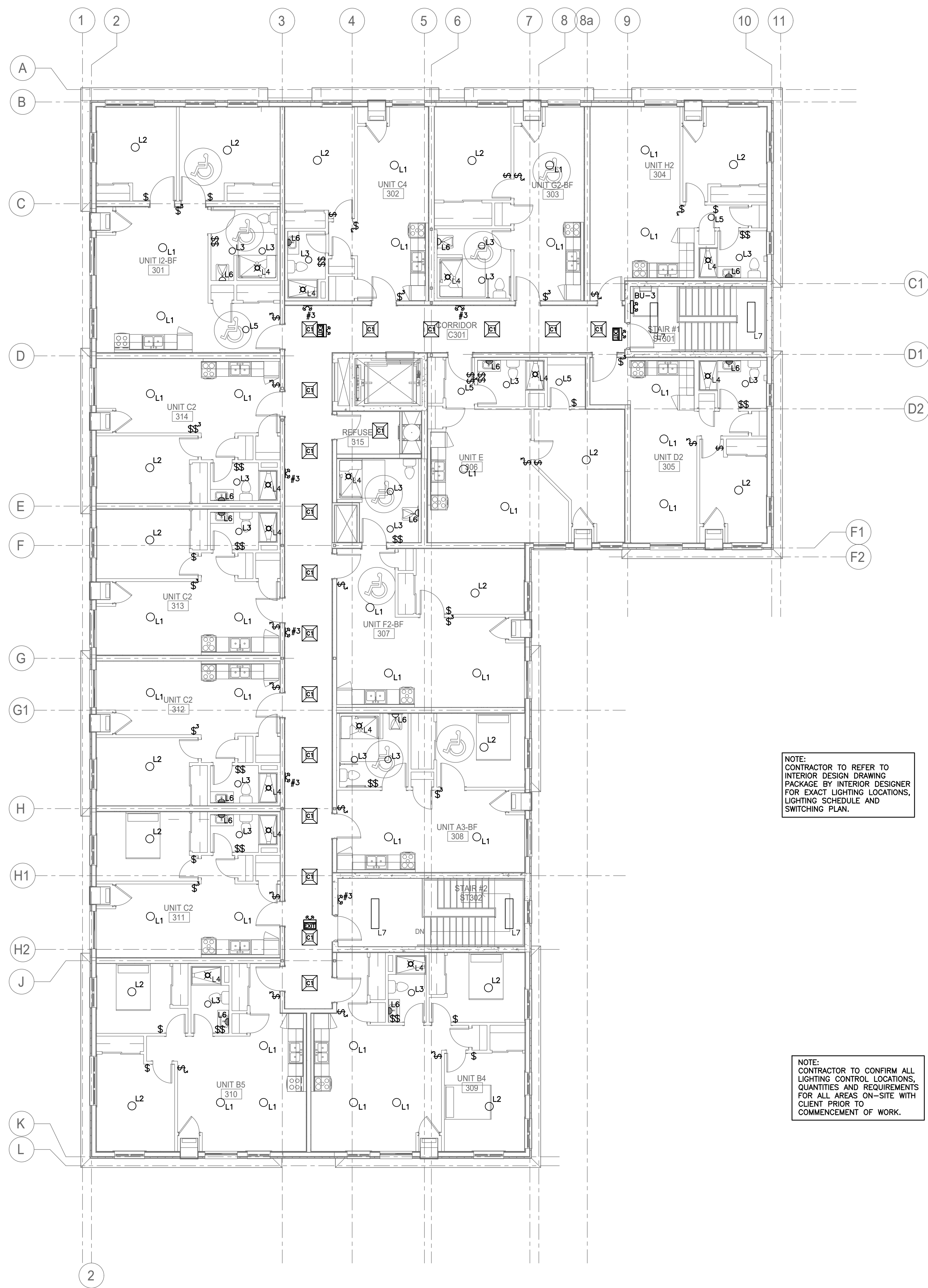
153 KING ST. EAST, NEWCASTLE, ON
NSA PARKVIEW RETIREMENT

ELECTRICAL LIGHTING SECOND FLOOR

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SCALE: 1/100	PROJECT NO. 119079
DRAWN BY: A.P.	DRAWING NO. E1.6
DESIGN BY: A.P.	CAD FILE: 119079 E
CHECKED BY: G.V.W.O.	PLOT DATE: 07/10/2020
DATE: JULY 2020	SUBMISSION: JFC





NOTE:
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NOTE:
LIGHTING SHOWN IS FOR SCHEMATIC AND SCOPE OF WORK PURPOSES ONLY. CONTRACTOR TO COORDINATE EXACT LOCATION AND ORIENTATION ON SITE.

NOTE:
ALL SWITCHES AND CONTROLS WITHIN BARRIER-FREE AREAS TO BE MOUNTED AS PER O.B.C. 3.8.1.5.(1)(C)

NOTE:
CONTRACTOR TO REFER TO INTERIOR DESIGN DRAWING PACKAGE BY INTERIOR DESIGNER FOR EXACT LIGHTING LOCATIONS, LIGHTING SCHEDULE AND SWITCHING PLAN.

NOTE:
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EMERGENCY LIGHT BACK-UP UNIT SCHEDULE		
TAG	MANUFACTURER	MODEL
(BU-1)	LUMACELL	RG12S-200-2-LD10-AT
(BU-2)	LUMACELL	RG12S-144-2-LD10-AT
(BU-3)	LUMACELL	RG12S-144-2-LD10-AT

LIGHTING LEGEND	
⌘	SINGLE POLE, SINGLE THROW TOGGLE SWITCH, ONE, TWO, OR THREE GANGED ('3' DENOTES 3-WAY)
⌘	2x4 LED FIXTURE TROFFER 24FP4740C
⌘	2x2 LED FIXTURE TROFFER 22FP3240C
○ _{L1}	22FP3240C WITH FRAME KIT FPSURF22
○ _{L2}	CEILING DOME 680112MPT6GLS AND 68011MPT6HO
○ _{L3}	4" LED FIXTURE WF4LED40KMMW6
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○ _{L5}	7" LED FIXTURE FMML7840M6
○ _{L6}	3 LAMP BATHROOM FIXTURE 724133CH
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⊙	IPVD61LZ OCCUPANCY SENSOR
---	SWITCHWIRING
EXIT SIGN	EXIT SIGN WITH EMERGENCY LIGHTING, DIRECTIONAL EXIT SIGN EQUAL TO LUMACELL LA, LAC, LN AND LNC WITH LD10 BULBS AND BACK-UP BATTERY PACK (REFER TO SCHEDULE FOR BU-X)
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NOTE:
DETAILED LIGHTING SCHEDULE TO FOLLOW IN SEPARATE ADDENDUM. CONTRACTOR TO PROVIDE PHOTOMETRICS LAYOUT WITH SHOP DRAWING SUBMISSION BY LIGHTING REP. THIS SERVICE IS TO BE INCLUDED IN BASE PRICING.

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REVISIONS

153 KING ST. EAST, NEWCASTLE, ON
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ELECTRICAL LIGHTING THIRD FLOOR

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SCALE: 1/100	PROJECT NO. 119079
DRAWN BY: A.P.	DRAWING NO. E1.7
DESIGN BY: A.P.	CAD FILE: 119079 E
CHECKED BY: G.V.W.O.	PLOT DATE: 07/10/2020
DATE: JULY 2020	SUBMISSION: JFC



GENERAL REQUIREMENTS FOR ELECTRICAL WORK

1. SCOPE OF WORK
 - 1.1. CONFORM TO ALL DRAWINGS RELATED TO THIS PROJECT.
 - 1.2. COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE O.B.C., ALL OTHER APPLICABLE CODES, REGULATIONS, BY-LAWS AND OFFICIAL STANDARDS ACCORDING TO THE REQUIREMENTS AND INTERPRETATIONS OF THE AUTHORITIES HAVING JURISDICTION, THESE CODES AND STANDARDS CONSTITUTE AN INTEGRAL PART OF THESE SPECIFICATIONS. IN CASE OF CONFLICT, THE CODES TAKE PRECEDENCE OVER THE CONTRACT DOCUMENTS.
2. EXAMINATION OF SITE AND INFORMATION
 - 2.1. EACH SUBCONTRACTOR, BEFORE TENDERING, SHALL EXAMINE THE SITE, THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND THEY SHALL FAMILIARIZE THEMSELVES WITH THE BUILDING CONSTRUCTION AND FINISH IN ORDER THAT THEIR TENDER MAY INCLUDE EVERYTHING NECESSARY FOR THE PROPER COMPLETION OF THE WORK.
 - 2.2. IT SHALL BE THIS SUBCONTRACTOR'S RESPONSIBILITY THAT MATERIAL AND EQUIPMENT BE BROUGHT INTO THE BUILDING IN SUCH ASSEMBLIES AND SIZES AS TO ENTER INTO THE SPACE WHERE THEY ARE TO BE LOCATED AND TO BE SMALL ENOUGH TO BE HOISTED INTO THE BUILDING WITHOUT DIFFICULTY. ANY CUTTING, PATCHING, ETC., INVOLVED IN GETTING LARGE ASSEMBLIES INTO PLACE, SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
3. RELATIONSHIP TO OTHER TRADES
 - 3.1. THIS SUBCONTRACTOR SHALL CONFER WITH ALL OTHER CONTRACTORS INSTALLING EQUIPMENT, PIPING, OTHER WORK, FOUNDATIONS, ETC., WHICH MAY AFFECT THEIR INSTALLATION, AND THEY SHALL ARRANGE THEIR EQUIPMENT, PIPING, ETC., IN PROPER RELATION WITH OTHER APPARATUS, AND WITH THE BUILDING CONSTRUCTION. THIS SUBCONTRACTOR SHALL ALSO CONFIRM THE ELECTRICAL CHARACTERISTICS OF THE PROJECT AND ORDER EQUIPMENT ACCORDINGLY.
 - 3.2. SPECIAL CARE SHALL BE TAKEN IN THE INSTALLATION OF ALL WORK, TO SEE THAT THEY ALL COME WITHIN THE LIMITS ESTABLISHED BY THE FINISH LINES OF ALL WALLS, FLOORS, CEILINGS, ETC.
- 3.3. THIS SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR AND OTHER SUBCONTRACTORS WHO ARE CONCERNED, OF ALL OPENING FOUNDATION WORK, HANGERS, INSERTS, ANCHORS, OR OTHER PROVISIONS NECESSARY IN THEIR WORK FOR THE INSTALLATION OF THE SUBCONTRACTORS WORK, AND THEY SHALL FURNISH ALL INFORMATION AND NECESSARY MATERIALS IN AMPLIE TIME SO THAT PROPER PROVISIONS CAN BE MADE FOR SAME, AND SHALL SUPPLY AND CORRECTLY AND ACCURATELY PLACE ALL INSERTS, SLEEVES, ANCHORS, ETC.
- 3.4. FAILURE TO COMPLY WITH THESE REQUIREMENTS ON THE PART OF THIS SUBCONTRACTOR WILL RENDER THEM RESPONSIBLE FOR THE COST OF CUTTING OPENINGS, INSTALLING HANGERS AND OTHER PROVISIONS AT A LATER DATE, AND THE SUBSEQUENT PATCHING, ETC., THEREBY REQUIRED.
- 3.5. NO CUTTING SHALL BE DONE WITHOUT PERMISSION. ALL SUCH WORK SHALL BE DONE BY TRADES-PERSONS SKILLED IN AND CERTIFIED FOR THIS PARTICULAR TRADE.
- 3.6. EACH SUBCONTRACTOR IS TO BE AN EXPERT IN THEIR TRADE.

GENERAL ELECTRICAL NOTES

1. GENERAL:
 - 1.1. ARRANGE FOR ESA INSTALLATION PERMIT AND INSPECTION AND FORWARD A COPY OF THE ESA CERTIFICATE TO THE ENGINEER UPON ACCEPTANCE.
 - 1.2. ENSURE THAT ALL ELECTRICAL EQUIPMENT SUPPLIED BY OTHER TRADES IS SUITABLE FOR THE RESPECTIVE VOLTAGE, CONFIRM POWER REQUIREMENTS OF ALL OWNER SUPPLIED EQUIPMENT.
 - 1.3. ALL CUTTING AND PATCHING REQUIRED FOR THE WORK OF THIS DIVISION SHALL BE CARRIED OUT BY THIS DIVISION, NO CHASING BLOCKWORK WILL BE ALLOWED. BE RESPONSIBLE AND PAY FOR ANY DAMAGE TO THE BUILDING INCURRED BY WORK OF THIS DIVISION.
 - 1.4. SUBMIT 4 COPIES OF SHOP DRAWINGS FOR REVIEW AND RECORDS.
 - 1.5. ALL MATERIALS USED THROUGHOUT SHALL BE NEW, OF BEST QUALITY C.S.A. APPROVED AND OF ONE MANUFACTURE. WHEREVER TRADE NAMES ARE NOT USED TO DESCRIBE MATERIALS, THESE MATERIALS SHALL BE OF BEST AVAILABLE QUALITY AND MANUFACTURE. OBTAIN AND PAY FOR SPECIAL HYDRO INSPECTION OF SPECIFIED NON-C.S.A. ELECTRICAL EQUIPMENT.
 - 1.6. PROVIDE ALL CONDUIT, WIRING, BOXES, SWITCHES, OUTLETS, DEVICES, ETC., AS REQUIRED. MAKE FINAL CONNECTIONS TO VIBRATING EQUIPMENT WITH FLEXIBLE CONDUIT.
 - 1.7. PROVIDE ALL HANGERS, INSERTS AND SUPPORTS OF APPROVED TYPES REQUIRED FOR THE WORK OF THIS DIVISION. PROVIDE CONDUIT FOR ALL SERVICES PENETRATING THE FLOOR SLAB. SEAL ALL PENETRATIONS THROUGH FLOOR SLABS WITH AN APPROVED NON-SHRINK, WATERPROOF AND FIREPROOF SEALANT APPROVED BY ARCHITECT. NO CONDUITS OR EQUIPMENT SHALL BE MOUNTED DIRECTLY FROM ROOF DECK. PROVIDE ALL NECESSARY UNISTRUT OR OTHER MOUNTING DETAILS TO ENABLE SUPPORT FROM TOP CHORD OF JOISTS.
 - 1.8. ALL CONDUIT SHALL BE RIGID STEEL THICK WALLED OR EMT THINWALL WITH STEEL SET SCREW COUPLING AND CONNECTORS WITH INSULATED THROATS UNLESS OTHERWISE NOTED. EXPOSED CONDUITS AND WIREMOLD CHANNELS SHALL BE NEAT IN APPEARANCE, RUN PARALLEL TO BUILDING LINES AND CONCENTRIC RIGHT ANGLE BENDS ONLY SHALL BE USED.
 - 1.9. ALL EMPTY CONDUITS SHALL BE COMPLETE WITH NYLON FISH WIRE.
 - 1.10. ALL WIRING SHALL BE MINIMUM #12 GAUGE COPPER, EXCEPT AS OTHERWISE NOTED. ALL WIRING SHALL BE 600 VOLT TYPE RW90. BX CABLE MAY BE USED WHERE PERMITTED BY CODE IN CEILING SPACE FOR FINAL CONNECTION TO LIGHT FIXTURE AND FROM CEILING DISTRIBUTION BOXES DOWN PARTITIONS TO RECEPTACLES ONLY. MINIMUM SIZE WIRING FOR DC WIRING SHALL BE #10 GAUGE. MAXIMUM VOLTAGE DROP SHALL NOT EXCEED 2 PERCENT.
 - 1.11. PROVIDE GROUND WIRES WITH ALL FEEDERS AND CIRCUITS IN ACCORDANCE WITH APPLICABLE CODES AND HYDRO REQUIREMENTS. PROVIDE MAIN GROUND TO HYDRO APPROVAL.
 - 1.12. CO-ORDINATE WITH OTHER TRADES IN LAYING OUT OF THE WORK SO AS NOT TO CONFLICT WITH THE WORK OF OTHER TRADES. CARRY OUT WORK PROMPTLY WHICH MAY INTERFERE WITH THE WORK SCHEDULE OF OTHER TRADES.
 - 1.13. MECHANICAL TRADES WIRING: PROVIDE ALL CONDUIT, WIRING, SPLITTERS, OUTLET BOXES AND DISCONNECT SWITCHES AS SHOWN. ALL MOTORS, STARTERS AND CONTROL WIRING PROVIDED UNDER DIVISION 15. INSTALL ALL STARTERS AND WIRE COMPLETE. CLEARLY MARK ALL EXPOSED CONDUIT, PULL BOXES, JUNCTION BOXES, ETC., TO INDICATE THE NATURE OF THE SERVICE.
 - 1.14. INSTALL ALL LIGHTING AND POWER CIRCUITS TO MEET CODES.
 - 1.15. PROVIDE LAMACOID NAMEPLATES AND TYPEWRITTEN DIRECTORIES FOR ALL PANELS.
 - 1.16. CLEAN AND TEST ALL EQUIPMENT BEFORE FINAL ACCEPTANCE IS GIVEN FOR THE WORK.
 - 1.17. AFTER THE WORK IS COMPLETED, GIVE A WRITTEN GUARANTEE FOR ONE YEAR COVERING WORKMANSHIP AND MATERIALS. REPAIR OR REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY DEFECTS DUE TO WORKMANSHIP OR MATERIALS WHICH IN THE OWNER'S

FIRE ALARM SEQUENCE OF OPERATION

IN NORMAL MODE, THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY WILL INDICATE THE DATE, TIME, AND THE 'NORMAL CONDITION'.

SINGLE STAGE OPERATION:
 IF AN ALARM IS INITIATED IN ANY AREA OF THE BUILDING BY ONE OF THE FOLLOWING:
 • OPERATION OF A MANUAL PULL STATION,
 • OPERATION OF AN AUTOMATIC FIRE DETECTOR,
 • OPERATION OF A SPRINKLER FLOW SWITCH.

THE MAIN FIRE ALARM CONTROL PANEL SHALL INITIATE THE FOLLOWING ALARM SEQUENCE OF OPERATIONS:
 • INDICATE THE POINT OF ALARM ON THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY.
 • LIGHT THE RED COMMON ALARM LED INDICATOR ON THE CONTROL PANEL.
 • THE REMOTE ANNUNCIATOR SHALL INDICATE THE ZONE WHERE ALARM ORIGINATED BY ILLUMINATING A CORRESPONDING LABELED RED LED INDICATOR.
 • EVERY AUDIBLE SIGNAL APPLIANCE SHALL SOUND AT A TEMPORAL RATE UNTIL MANUALLY SILENCED (MANUAL SILENCE INHIBITED DURING FIRST MINUTE OF ALARM).
 • IF SILENCED, THE "SIGNAL SILENCE" LIGHT ON THE CONTROL PANEL WILL ILLUMINATE.
 • IF SILENCED, A SUBSEQUENT ALARM WILL RE-ACTIVATE THE SIGNALS.
 • ALL ALARM STROBE SIGNALS SHALL FLASH IN "ALARM" MODE.
 • A TROUBLE INHIBIT CIRCUIT SHALL BE INITIATED TO SUPPRESS ANY TROUBLE SIGNALS DURING AN ALARM.
 • TYPE, LOCATION, TIME AND DATE OF ALARM CONDITION SHALL BE RECORDED IN THE FIRE ALARM SYSTEM EVENT HISTORY.
 • ALL DESIGNED FANS SHALL BE AUTOMATICALLY TURNED OFF.
 • DOORS NORMALLY HELD OPEN THROUGH MAGNETIC DOOR HOLDERS SHALL BE RELEASED.
 • DOORS NORMALLY LOCKED BY MAGNETIC DEVICES SHALL BE RELEASED.
 • INITIATE EMERGENCY ELEVATOR RECALL IF APPLICABLE.
 • ACTIVATE CONNECTION TO MONITORING SYSTEM (BY OTHERS) TO TRANSMIT A SIGNAL TO FIRE DEPARTMENT OR APPROVED CENTRAL STATION.
 • AN ALARM CAN BE RESET BY PRESSING THE "RESET" BUTTON ON THE CONTROL PANEL.

IF A SUPERVISORY SIGNAL IS INITIATED IN ANY AREA OF THE BUILDING BY ONE OF THE FOLLOWING:
 • SPRINKLER SYSTEM LOSS OF PRESSURE
 • MOVEMENT OF A FIRE PROTECTION WATER SUPPLY OR SPRINKLER VALVE.

THE MAIN FIRE ALARM CONTROL PANEL SHALL INITIATE THE FOLLOWING ALARM SEQUENCE OF OPERATIONS:
 • INDICATE THE SUPERVISORY CONDITION BY LIGHTING THE "COMMON SUPERVISORY" AMBER LED AT THE CONTROL PANEL.
 • INDICATE THE SUPERVISORY POINT (DEVICE DESCRIPTION) ON THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY.
 • SOUND THE CONTROL PANEL AUDIBLE BUZZER, AND THE REMOTE ANNUNCIATOR AUDIBLE BUZZER.
 • THE REMOTE ANNUNCIATOR SHALL INDICATE EXACT ZONE WHERE THE SUPERVISORY EVENT ORIGINATED BY ILLUMINATING A CORRESPONDING LABELED AMBER LED INDICATOR.
 • ACTIVATE CONNECTION TO MONITORING SYSTEM (BY OTHERS) TO TRANSMIT A SIGNAL TO FIRE DEPARTMENT OR APPROVED CENTRAL STATION.
 • THE CONTROL PANEL BUZZER AND REMOTE ANNUNCIATOR BUZZER CAN BE SILENCED BY PRESSING THE "ACKNOWLEDGE" AT THE CONTROL PANEL.

IF A TROUBLE SIGNAL IS INITIATED IN ANY AREA OF THE BUILDING BY ONE OF THE FOLLOWING:
 • OPEN CIRCUIT FAULT,
 • SHORT CIRCUIT FAULT ON ADDRESSABLE LOOP, SIGNAL CIRCUIT, OR REMOTE ANNUNCIATOR CIRCUIT,
 • FAILURE OF SUPERVISED INDICATOR OR REMOTE ANNUNCIATOR,
 • DISCONNECTION OR FAILURE OF THE BATTERY PACK,
 • GROUND CONDITION ON FIELD WIRE,
 • FAILURE OF 120VAC POWER,
 • REMOVAL OR MALFUNCTION OF ADDRESSABLE DEVICE OR CONTROL PANEL COMPONENT.

THE MAIN FIRE ALARM CONTROL PANEL SHALL INITIATE THE FOLLOWING ALARM SEQUENCE OF OPERATIONS:
 • INDICATE THE TROUBLE CONDITION BY LIGHTING THE "COMMON TROUBLE" AMBER LED AT THE CONTROL PANEL.
 • INDICATE THE NATURE OF THE TROUBLE ON THE CONTROL PANEL'S ALPHA-NUMERIC DISPLAY.
 • SOUND THE CONTROL PANEL AUDIBLE BUZZER, AND THE REMOTE ANNUNCIATOR AUDIBLE BUZZER.
 • ACTIVATE CONNECTION TO MONITORING SYSTEM (BY OTHERS) TO TRANSMIT A SIGNAL TO FIRE DEPARTMENT OR APPROVED CENTRAL STATION.
 • THE CONTROL PANEL BUZZER AND REMOTE ANNUNCIATOR BUZZER CAN BE SILENCED BY PRESSING THE "ACKNOWLEDGE" AT THE CONTROL PANEL.

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1	ISSUED FOR PERMIT	MAR 11	A.D.	G.V.W.O.
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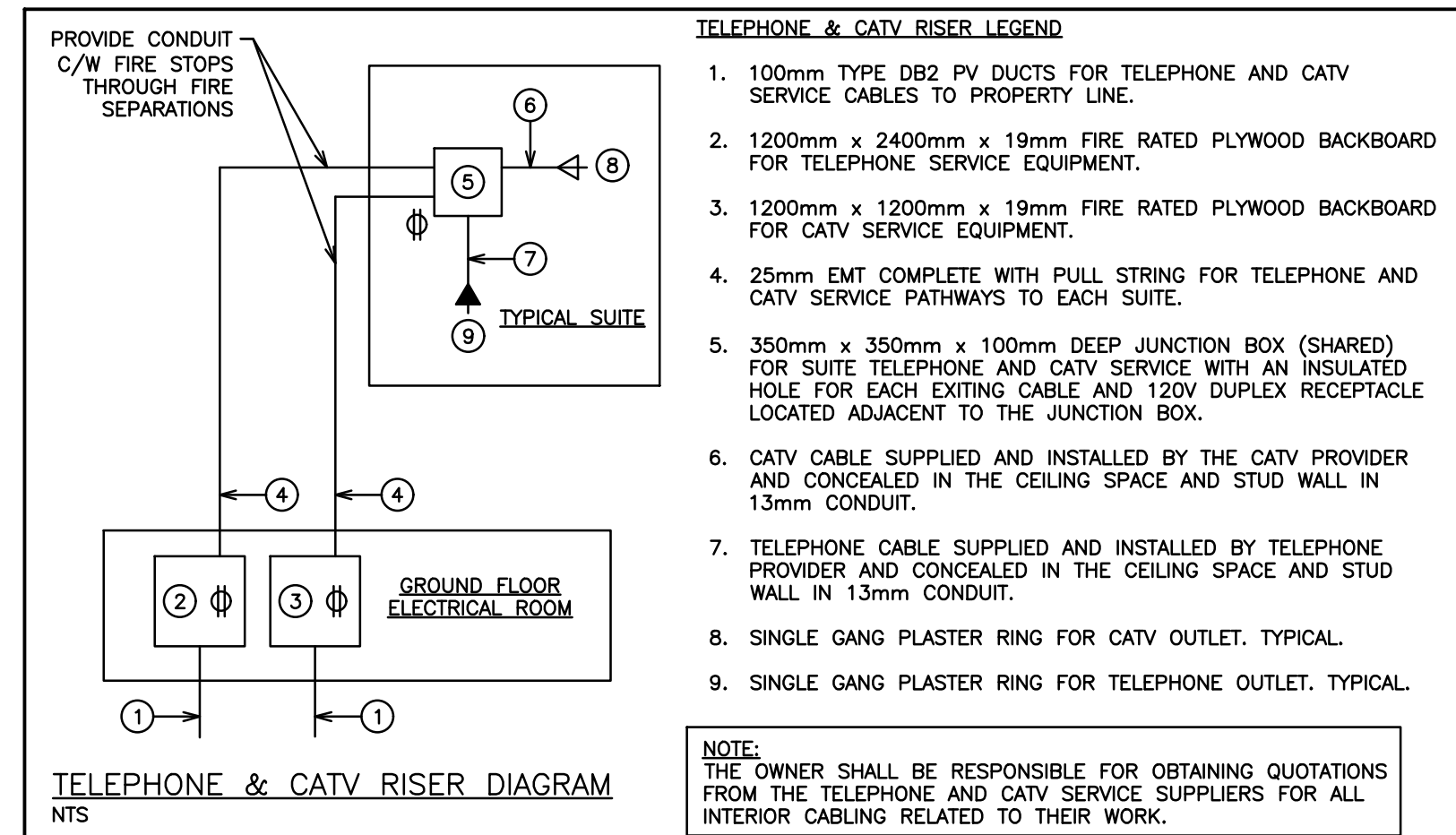
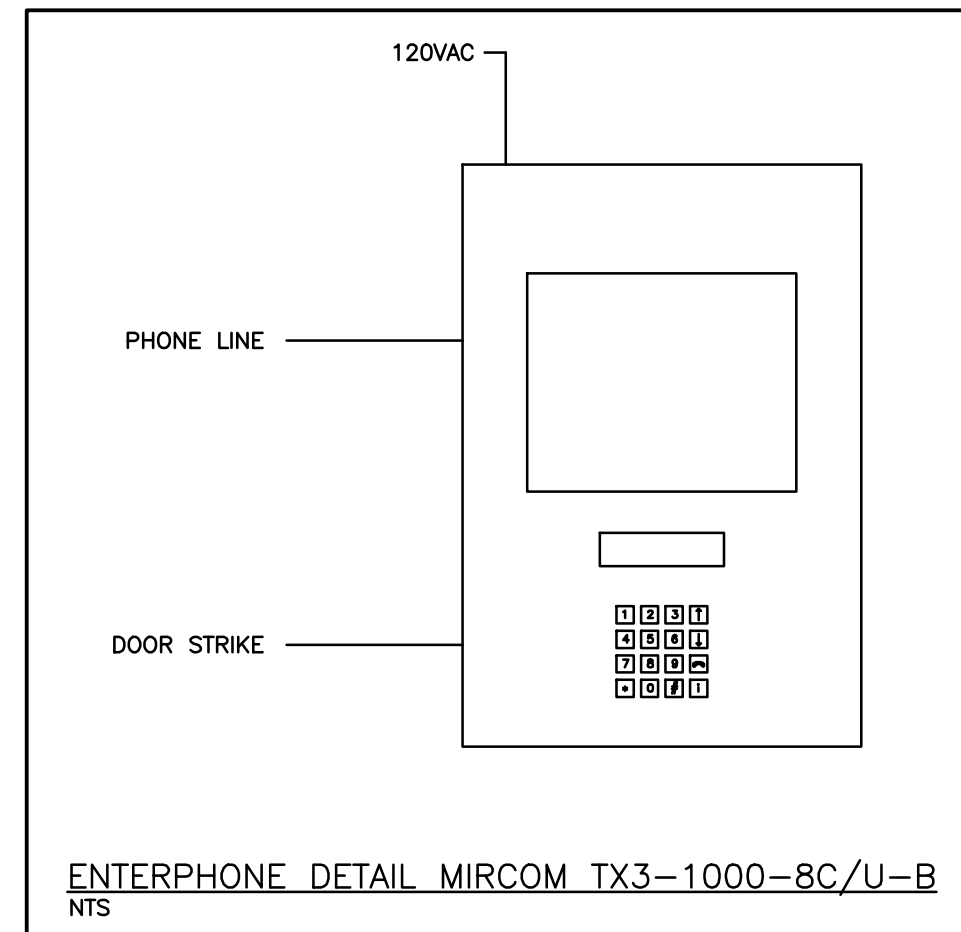
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ELECTRICAL LIGHTING ROOF FLOOR

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	SCALE: 1/100	PROJECT NO. 119079
	DRAWN BY: A.P.	DRAWING NO. E1.8
DESIGN BY: A.P.	CHECKED BY: G.V.W.O.	CAD FILE: 119079 E
DATE: JULY 2020		PLOT DATE: 07/10/2020
		SUBMISSION: FC



- TELEPHONE & CATV RISER LEGEND**
- 100mm TYPE DB2 PV DUCTS FOR TELEPHONE AND CATV SERVICE CABLES TO PROPERTY LINE.
 - 1200mm x 2400mm x 19mm FIRE RATED PLYWOOD BACKBOARD FOR TELEPHONE SERVICE EQUIPMENT.
 - 1200mm x 1200mm x 19mm FIRE RATED PLYWOOD BACKBOARD FOR CATV SERVICE EQUIPMENT.
 - 25mm EMT COMPLETE WITH PULL STRING FOR TELEPHONE AND CATV SERVICE PATHWAYS TO EACH SUITE.
 - 350mm x 350mm x 100mm DEEP JUNCTION BOX (SHARED) FOR SUITE TELEPHONE AND CATV SERVICE WITH AN INSULATED HOLE FOR EACH EXITING CABLE AND 120V DUPLEX RECEPTACLE LOCATED ADJACENT TO THE JUNCTION BOX.
 - CATV CABLE SUPPLIED AND INSTALLED BY THE CATV PROVIDER AND CONCEALED IN THE CEILING SPACE AND STUD WALL IN 13mm CONDUIT.
 - TELEPHONE CABLE SUPPLIED AND INSTALLED BY TELEPHONE PROVIDER AND CONCEALED IN THE CEILING SPACE AND STUD WALL IN 13mm CONDUIT.
 - SINGLE GANG PLASTER RING FOR CATV OUTLET. TYPICAL.
 - SINGLE GANG PLASTER RING FOR TELEPHONE OUTLET. TYPICAL.

NOTE: THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING QUOTATIONS FROM THE TELEPHONE AND CATV SERVICE SUPPLIERS FOR ALL INTERIOR CABLING RELATED TO THEIR WORK.

FIRE ALARM ZONES

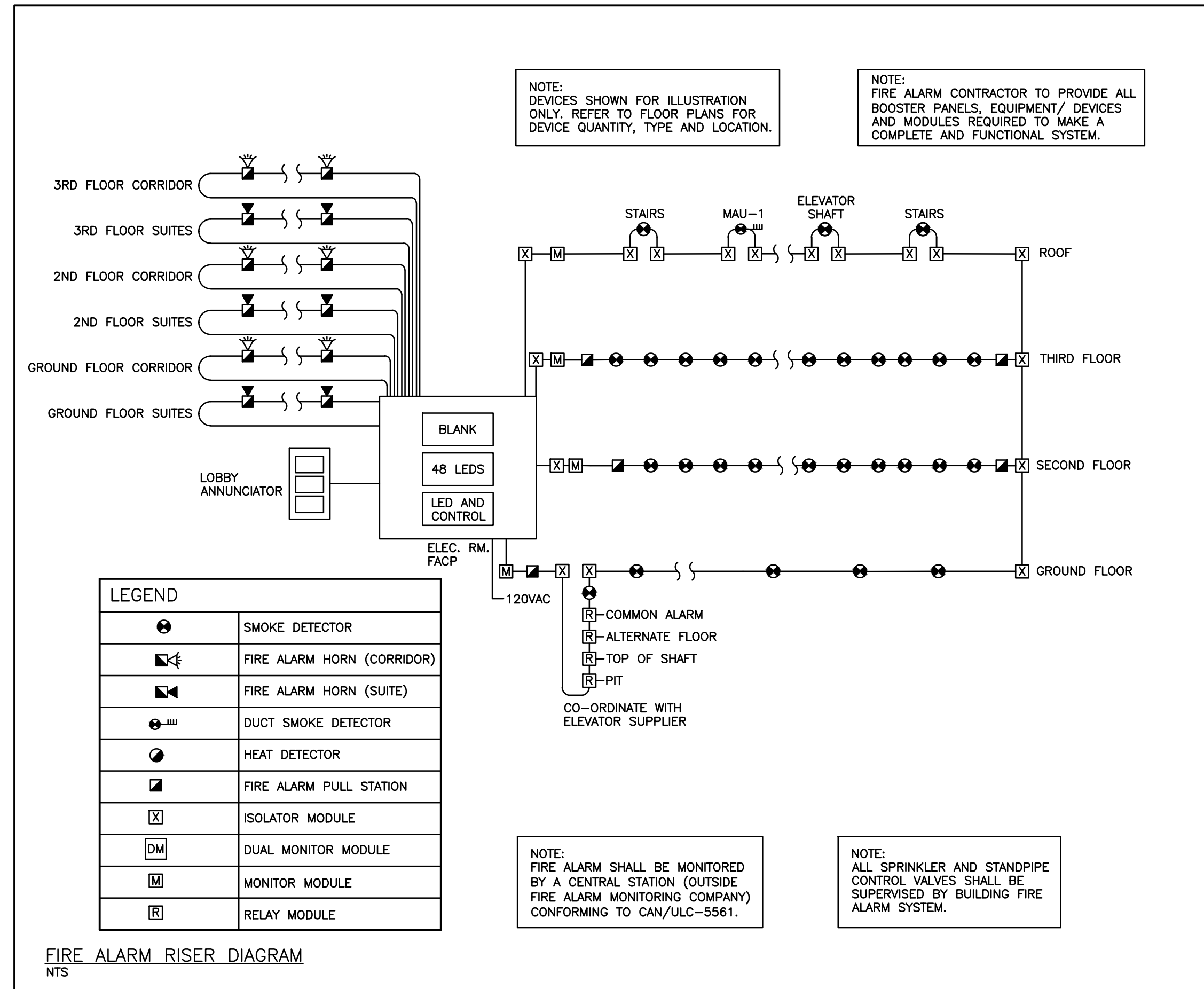
ZONE	ALARM
1	MAIN FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	STAIRWELL
5	ELEVATOR SHAFT
7	DUCT SMOKE (MAU-1)
8	SPARE
9	SPARE
10	SPARE
11	SPARE
12	SPARE
13	SPARE
14	SPARE
15	SPARE
16	SPARE
17	SPARE
18	SPARE
19	SPARE
20	SPARE
21	SPARE
22	SPARE
23	SPARE
24	SPARE
25	SPARE
26	SPARE
27	SPARE
28	SPARE
29	SPARE
30	SPARE

CIRCUITS

HORN CIRCUIT MAIN FLOOR COMMON
 HORN CIRCUIT MAIN FLOOR SUITES
 HORN CIRCUIT SECOND FLOOR COMMON
 HORN CIRCUIT SECOND FLOOR SUITES
 HORN CIRCUIT THIRD FLOOR COMMON
 HORN CIRCUIT THIRD FLOOR SUITES
 FAN SHUT DOWN (MAU-1)

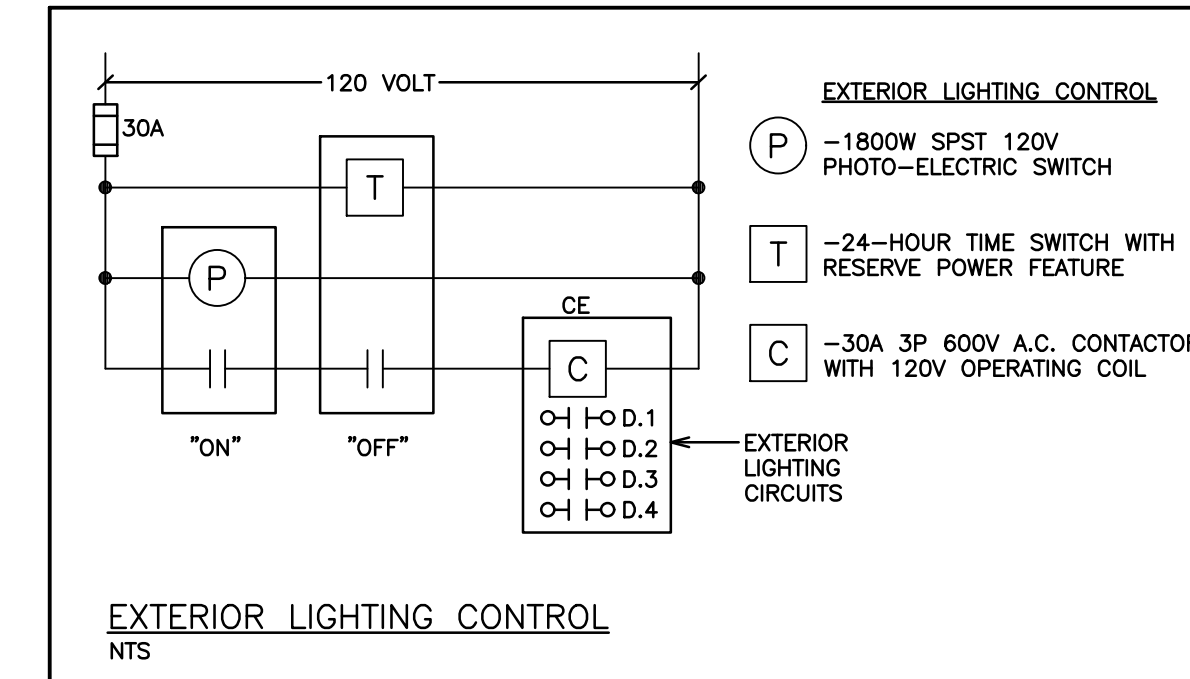
NOTES:

- PROVIDE RELAYS AS REQUIRED FOR ELEVATOR RECALL
- PROVIDE ISOLATION MODULES ON ADDRESSABLE LOOP AS REQUIRED BY CODE.
- SYNCHRONIZE ALL SIGNAL CIRCUITS EQUIPPED WITH STROBES.



FIRE ALARM SYSTEM SCHEDULE

DEVICE	MANUFACTURER	MODEL
SMOKE DETECTOR	MIRCOM	MIX-2251B
DUCT SMOKE DETECTOR	MIRCOM	MIX-DH3000 SERIES
PULL STATIONS	MIRCOM	MS-401AD
MINI-HORN	MIRCOM	MH-S25WA
HORN/STROBE COMBO	MIRCOM	FHS-340R
ADDRESSABLE MODULES	MIRCOM	MIX-M500M/MIX-M500DM/MIX-500R
FIRE ALARM CONTROL PANEL	MIRCOM	FX-2017-12ADS C/W ALC-396S, RM-100BA, FOUR(4) SGM-1004A, TWO(2) RAX-1048T2DS



- GENERAL REQUIREMENTS FOR SITE ELECTRICAL WORK**
- ALL EQUIPMENT MUST BE APPROVED BY AN ACCREDITED APPROVAL AGENCY, OR ACCEPTED THROUGH FIELD EVALUATION OR BY AN INSPECTOR UNDER THE PROVISION OF RULE 2-024 OF THE CURRENT ONTARIO ELECTRICAL SAFETY CODE.
 - AT EACH DISTRIBUTION POINT, CIRCUIT BREAKERS, FUSES AND SWITCHES SHALL BE MARKED, ADJACENT THERETO, IN A CONSPICUOUS AND LEGIBLE MANNER TO INDICATE CLEARLY WHICH INSTALLATION OR PORTION OF INSTALLATION THEY PROTECT OR CONTROL AND THE MAXIMUM RATING OF OVERCURRENT DEVICE THAT IS PERMITTED. RULE 2-100(3).
 - RACEWAYS ENTERING A BUILDING AND FORMING PART OF AN UNDERGROUND SERVICE SHALL BE SEALED AND SHALL:
 - ENTER THE BUILDING ABOVE GROUND WHERE PRACTICABLE; OR
 - BE SUITABLY DRAINED; OR
 - BE INSTALLED IN SUCH A WAY THAT MOISTURE AND GAS WILL NOT ENTER THE BUILDING. RULE 6-300(3).
 - WHERE WARNING TAPE IS USED TO COMPLY WITH RULE 12-012(11), THE TAPE MUST BE BURIED APPROXIMATELY HALF WAY BETWEEN THE INSTALLATION AND GRADE LEVEL, COVERING THE WIDTH OF THE RACEWAYS OR CABLES INSTALLED.
 - A MINIMUM WORKING SPACE OF 1m WITH SECURE FOOTING SHALL BE PROVIDED AND MAINTAINED ABOUT ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS, PANELBOARDS, CONTROL PANELS, AND MOTOR CONTROL CENTRES WHICH ARE ENCLOSED IN METAL. RULE 2-308.
 - ALL OVERCURRENT PROTECTION SHALL BE CAPABLE OF INTERRUPTING THE AVAILABLE FAULT CURRENT. RULE 14-012.
 - EVERY PANELBOARD SHALL BE PROTECTED ON THE SUPPLY SIDE BY OVERCURRENT DEVICES HAVING A RATING NOT GREATER THAN THAT OF PANELBOARD. RULE 14-606(1)
 - THE RATING OR SETTING OF OVERCURRENT DEVICES SHALL NOT EXCEED THE ALLOWABLE CAPACITY OF THE CONDUCTORS THAT THEY PROTECT. RULE 14-104.
 - RULE 14-102 REQUIRES GROUND FAULT PROTECTION ON GROUNDED CIRCUITS MORE THAN 150 VOLTS TO GROUND AND 1000 AMPERES OR MORE. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SWITCHGEAR MANUFACTURER TO CO-ORDINATE THE GROUND FAULT SENSING METHOD WITH EACH PARTICULAR GROUNDING ARRANGEMENT.
 - CONTRACTOR TO CONFIRM ALL CONDUCTOR LENGTHS AND SIZES DUE TO VOLTAGE DROP AND ELECTRICAL LOADING PRIOR TO ORDERING AND INSTALLATION OF MATERIALS. TYPICAL.
 - ALL ALTERNATING-CURRENT SYSTEM COMPONENTS SHALL BE GROUNDED IN ACCORDANCE WITH RULE 10-106(1) AND SHALL HAVE A GROUNDED CONDUCTOR WITH A MINIMUM SIZE AS SPECIFIED FOR BONDING CONDUCTORS IN TABLE 16
 - WIRE SIZE BASED ON ALLOWABLE AMPACITIES FOR RW90 COPPER CONDUCTORS.

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ELECTRICAL NOTES AND DETAILS

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