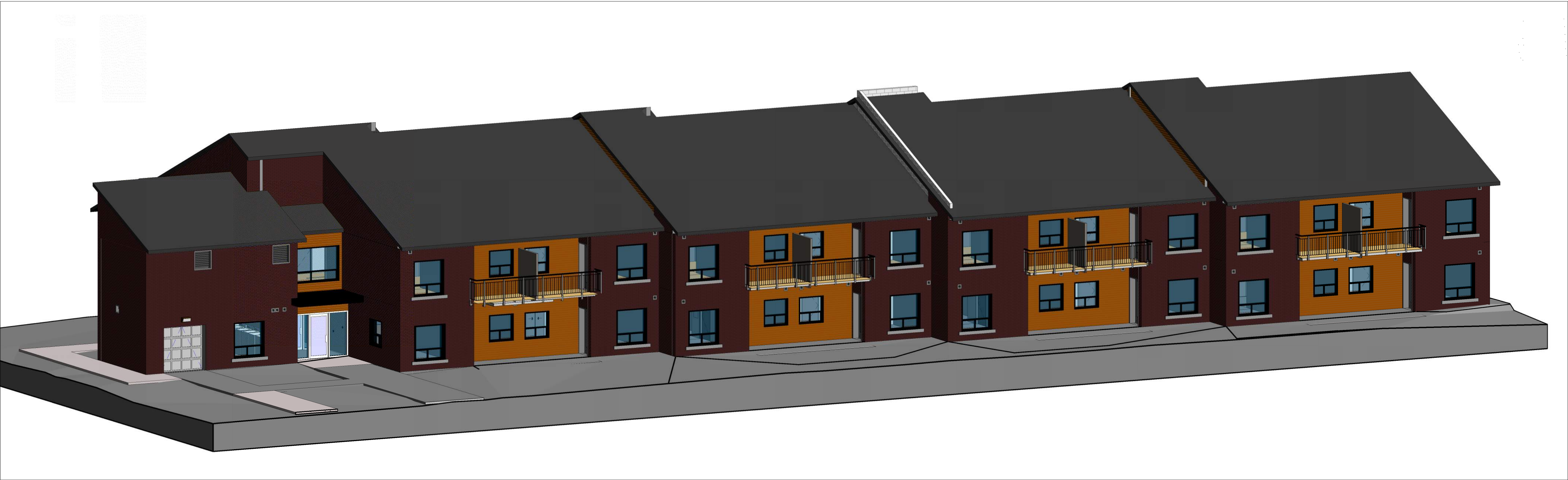


6094 CARLETON DR, VERONA
KINGSTON & FRONTENAC HOUSING CORPORATION



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STRUCTURAL ENGINEER

T SMITH ENGINEERING INC.
707 KIPLING AVE
TORONTO, ON, M8Z 5G4
T 416-798 8770

MECHANICAL ENGINEER

T SMITH ENGINEERING INC.
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TORONTO, ON, M8Z 5G4
T 416-798 8770

ELECTRICAL ENGINEER

JLK ENGINEERING INC.
T 437-424 8164

LANDSCAPE ARCHITECT

BY PATH: LANDSCAPE ARCHITECTURE INC.
T 416-970 6025

CIVIL ENGINEER

GROUNDWORK ENGINEERING LIMITED
UNIT 640, 654 NORRIS COURT
KINGSTON, ON K7P 2R9
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SHEET LIST	
A450	LONGITUDINAL SECTION
A451	CROSS SECTION
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A700	INTERIOR ELEVATIONS - SUITE KITCHENS AND BATHROOMS
A701	INTERIOR ELEVATIONS - COMMON AREA

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CLIENT:

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SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
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SEAL

Revision Schedule			
Rev	Date	By	Description
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW
2	2026-02-05	SR	ISSUED FOR COORDINATION
3	2026-03-02	SR	ISSUED FOR 90% REVIEW
4	2026-03-20	SR	ISSUED FOR PERMIT
5	2026-05-11	SR	ISSUED FOR TENDER

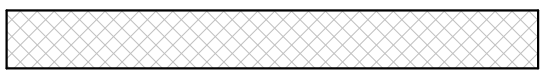




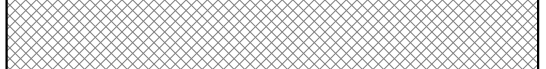
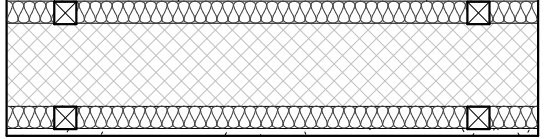
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VERONA
PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

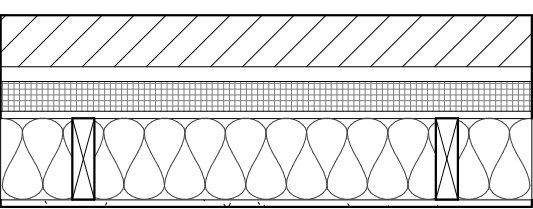
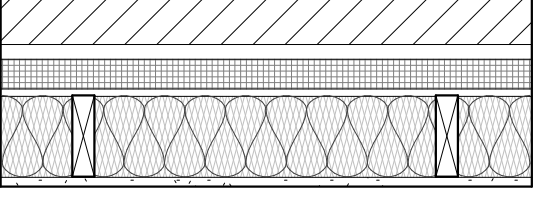
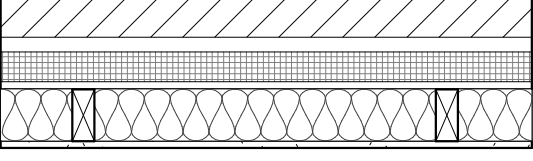
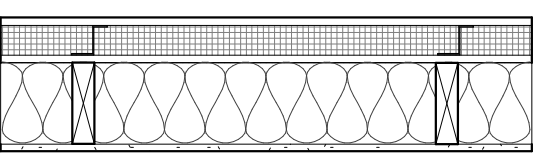
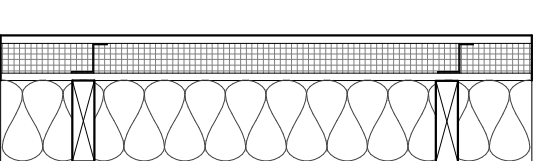

ISSUE DATE: 01/06/2025
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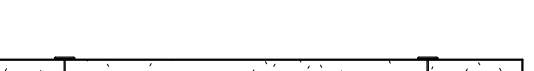
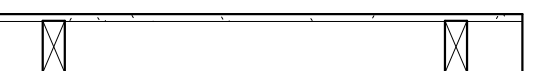
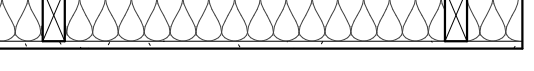
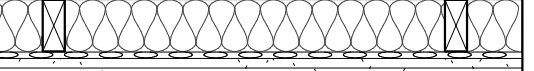
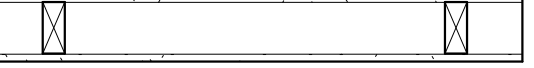

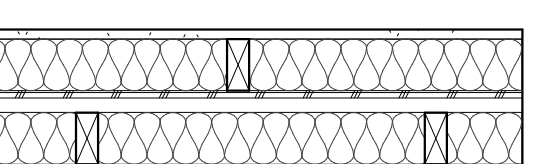
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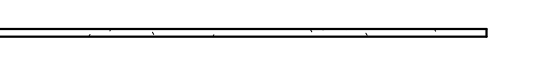
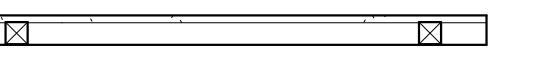
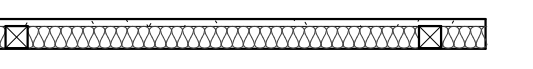


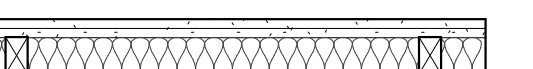
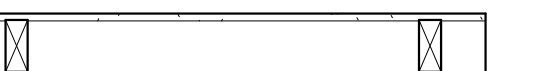
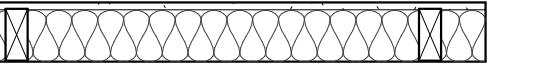
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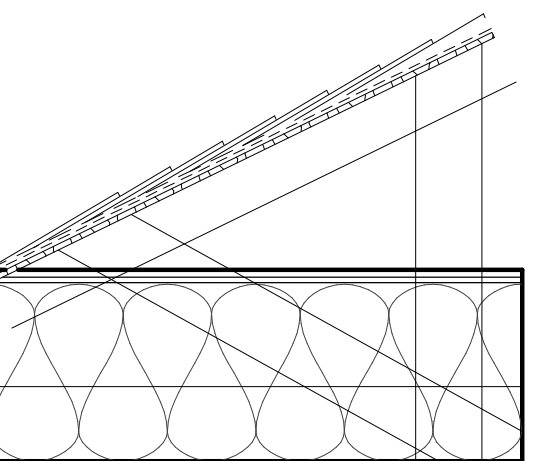
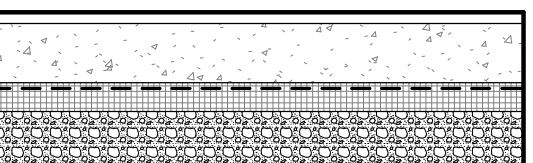
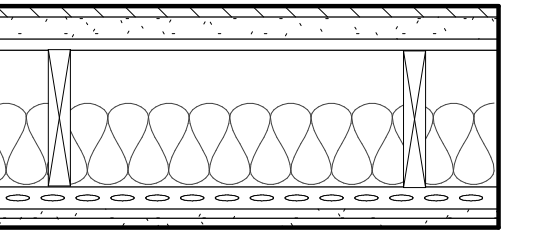


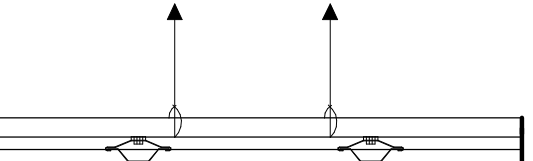
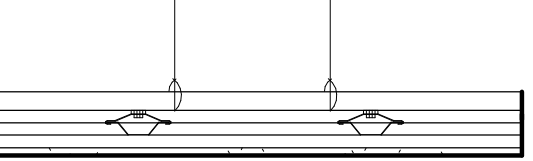
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A000

CMU WALLS	 <div>4" (100 mm) CONCRETE BLOCK THICKNESS = 4" (100 mm)</div>
	 <div>6" (143 mm) CONCRETE BLOCK THICKNESS = 6" (143 mm)</div>
	 <div>6" (143 mm) CONCRETE BLOCK THICKNESS = 6" (143 mm) FRR = 1 HR, COMPA STC = 51</div>
	 <div>6" (143 mm) CONCRETE BLOCK, SOLID CORE THICKNESS = 6" (143 mm) FRR = 2 HR, COMPA STC = 44</div>
	 <div>8" (194 mm) CONCRETE BLOCK THICKNESS = 8" (194 mm) FRR = 1 HR, COMPA STC = 44</div>
FIREWALL: CONCRETE BLOCK AND 38X38mm INSULATED FURRED WALL	 <div>8" (194 mm) CONCRETE BLOCK, SOLID CORE THICKNESS = 8" (194 mm) FRR = 2 HR, COMPA STC = 44</div>
	 <div>FIREWALL: CONCRETE BLOCK AND 38X38mm INSULATED FURRED WALL 1/2" (13mm) GYPSUM WALL BOARD, TYPE X 2X2 (38X38mm) WOOD STRAPPING @ 400mm O.C. 1 1/2" (38mm) SOUND ATTENUATION BATT INSULATION 6" (143mm) CONCRETE BLOCK 2X2 (38X38mm) WOOD STRAPPING @ 400mm O.C. (STAGGERED) 1 1/2" (38mm) SOUND ATTENUATION BATT INSULATION 1/2" (13mm) GYPSUM WALL BOARD, TYPE X FRR = 2 HR, O.B.C. 88a, COMPA STC = 57</div>

EXTERIOR WALLS	 <div>EXTERIOR BRICK AT 2x6 WOOD STUD 3 1/2" BRICK FINISH 1" (25mm) AIR SPACE 2" (50mm) POLYSTYRENE INSULATION MIN R5 (R5=0.88) CONTINUOUS AIR BARRIER 1/2" (13mm) EXTERIOR GYPSUM SHEATHING 2x6 (88mmx40mm) WOOD STUDS @ 16" (400mm) O.C. 5 1/2" (140mm) BATT INSULATION MIN R=21(R5=3.87) 6mil POLYETHYLENE VB 1/2" (13mm) GYPSUM BOARD FRR = NA</div>
	 <div>EXTERIOR BRICK AT 2x6 WOOD STUD 3 1/2" BRICK FINISH 1" (25mm) AIR SPACE 2" (50mm) POLYSTYRENE INSULATION MIN R5 (R5=0.88) CONTINUOUS AIR BARRIER 1/2" (13mm) EXTERIOR GYPSUM SHEATHING (FIRE-RATED) 2x6 (88mmx40mm) WOOD STUDS @ 16" (400mm) O.C. 5 1/2" (140mm) BATT INSULATION MIN R=21(R5=3.87) 6mil POLYETHYLENE VB 5/8" (16mm) GYPSUM BOARD, TYPE X FRR = 1 HR, SB-2,3,4,C (40MM FROM GB, 20MM FROM STUDS AT 400MM O.C.)</div>
	 <div>EXTERIOR BRICK AT 2x4 WOOD STUD (AT ROOF LEVEL) 3 1/2" BRICK FINISH 1" (25mm) AIR SPACE 2" (50mm) POLYSTYRENE INSULATION MIN R5 (R5=0.88) CONTINUOUS AIR BARRIER 1/2" (13mm) EXTERIOR GYPSUM SHEATHING 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (89mm) BATT INSULATION MIN R=21(R5=3.87) 6mil POLYETHYLENE VB 1/2" (13mm) GYPSUM BOARD</div>
	 <div>EXTERIOR ALUMINUM SIDING AT 2x6 WOOD STUD 1/2" (14mm) WOOD LOOKING ALUMINUM SIDING 2" (50mm) ADJUSTABLE GALV Z-GIRTS AS REQUIRED (SHOWN HORIZONTALLY) 2" (50mm) MIN COMBUSTIBLE SEMI-RIGID INSULATION (R5=1.42) AIR BARRIER 1/2" (13mm) EXTERIOR GYPSUM SHEATHING 2x6 (88mmx40mm) WOOD STUDS @ 16" (400mm) O.C. 5 1/2" (140mm) BATT INSULATION MIN R=21(R5=3.87) 6mil POLYETHYLENE VB 1/2" (13mm) GYPSUM BOARD FRR = NA</div>
	 <div>EXTERIOR ALUMINUM SIDING AT 2x4 WOOD STUD (AT ROOF LEVEL) 1/2" (14mm) WOOD LOOKING ALUMINUM SIDING 2" (50mm) ADJUSTABLE GALV Z-GIRTS AS REQUIRED (SHOWN HORIZONTALLY) 2" (50mm) MIN COMBUSTIBLE SEMI-RIGID INSULATION (R5=1.42) AIR BARRIER 1/2" (13mm) EXTERIOR GYPSUM SHEATHING 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (89mm) BATT INSULATION MIN R=21(R5=3.87) 6mil POLYETHYLENE VB 1/2" (13mm) GYPSUM BOARD FRR = NA</div>
	 <div>SUITE TO SUITE REMSING WALL, 2x4" WOOD STUDS 5/8" (16mm) GYPSUM BOARD TYPE X 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (89mm) SOUND ATTENUATION BATT INSULATION 1/2" (11mm) OSB SHEATHING AS REQUIRED 1" (25mm) AIR SPACE 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. (STAGGERED) 3 1/2" (89mm) SOUND ATTENUATION BATT INSULATION 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X NOTE: CARRY PARTITION TO UNDERSIDE OF FLOOR ABOVE. ADD ONE LAYER OF WATER RESISTANT TILE BACKER BOARD AT TUBS AND SHOWERS. FRR = 1 HR, W4a (SB-3) STC = 61 W4a (SB-3)</div>

INTERIOR WALLS GYPSUM BOARD PARTITIONS	 <div>SHAFT WALL - 1HR FRR 25mm GYPSUM BOARD LINER PANEL 2 1/2" (64mm) OGC C-H STUDS 25 GAUGE 2x4" (610mm) O.C. 70mm RIG 13 5/8" (16mm) GYPSUM BOARD, TYPE X NOTE: CARRY PARTITION TO UNDERSIDE OF FLOOR ABOVE. FRR = 1 HR, ULC W452 SYSTEM A STC = 39</div>
	 <div>INTERIOR PARTITION, 2x4" WOOD STUDS 1/2" (13mm) GYPSUM BOARD 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 1 1/2" (38mm) GYPSUM BOARD</div>
	 <div>INSULATED INTERIOR PARTITION, 2x4" WOOD STUDS 1/2" (13mm) GYPSUM BOARD 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (89mm) BATT INSULATION MIN R=21(R5=3.87) 1/2" (13mm) GYPSUM BOARD</div>
	 <div>INSULATED INTERIOR PARTITION, 2x4" WOOD STUDS 5/8" (16mm) GYPSUM BOARD TYPE X 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (89mm) BATT INSULATION MIN R=21(R5=3.87) RESISTANT METAL CHANNELS @ 16" (400mm) O.C. 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X FRR = 1 HR, W4a (SB3) STC = 51</div>
	 <div>IN-SUITE WALL IN ATTIC SPACE 5/8" (16mm) GYPSUM BOARD TYPE X 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 5/8" (16mm) GYPSUM BOARD TYPE X NOTE: CARRY PARTITION TO UNDERSIDE OF ROOF ABOVE. WRAP ENDS OF WALL WITH GB TO MAINTAIN FIRE-RATING. FRR = 1 HR, SB-3 W4</div>
	 <div>INSULATED INTERIOR PARTITION, 2x4" WOOD STUDS 5/8" (16mm) GYPSUM BOARD TYPE X 2x6 (88mmx40mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (140mm) BATT INSULATION MIN R=21(R5=3.87) RESISTANT METAL CHANNELS @ 16" (400mm) O.C. 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X FRR = 1 HR, W4a (SB3) STC = 51</div>
	 <div>SUITE TO SUITE REMSING WALL, 2x4" WOOD STUDS 5/8" (16mm) GYPSUM BOARD TYPE X 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (89mm) SOUND ATTENUATION BATT INSULATION 1/2" (11mm) OSB SHEATHING AS REQUIRED 1" (25mm) AIR SPACE 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. (STAGGERED) 3 1/2" (89mm) SOUND ATTENUATION BATT INSULATION 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X NOTE: CARRY PARTITION TO UNDERSIDE OF FLOOR ABOVE. ADD ONE LAYER OF WATER RESISTANT TILE BACKER BOARD AT TUBS AND SHOWERS. FRR = 1 HR, W4a (SB-3) STC = 61 W4a (SB-3)</div>

FURRING WALLS GYPSUM BOARD	 <div>WALL PROTECTION 6 HIGH FRP PANEL OVER GYPSUM BOARD</div>
	 <div>FURRED WALL 2" WOOD STRAPPING 1/2" (13mm) GYPSUM BOARD 2x2 (38mmx38mm) WOOD STRAPPING @ 16" (400mm) O.C.</div>
	 <div>INSULATED FURRED WALL 2" WOOD STRAPPING 1/2" (13mm) GYPSUM BOARD 2x2 (38mmx38mm) WOOD STRAPPING @ 16" (400mm) O.C. 1 1/2" (38mm) SOUND ATTENUATION BATT INSULATION</div>
	 <div>FURRED WALL 2x2" WOOD STUDS 1/2" (13mm) GYPSUM BOARD 2x3 (38mmx46mm) WOOD STUDS @ 16" (400mm) O.C.</div>
	 <div>INSULATED FURRED WALL 2x2" WOOD STUDS 1/2" (13mm) GYPSUM BOARD 2x3 (38mmx46mm) WOOD STUDS @ 16" (400mm) O.C. 2 1/2" (64mm) SOUND ATTENUATION BATT INSULATION</div>
	 <div>INSULATED FURRED WALL 2x2" WOOD STUDS 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X 2x3 (38mmx46mm) WOOD STUDS @ 16" (400mm) O.C. 2 1/2" (64mm) SOUND ATTENUATION BATT INSULATION FRR = 1 HR</div>
	 <div>FURRED WALL 2x4" WOOD STUDS 1/2" (13mm) GYPSUM BOARD 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C.</div>
	 <div>INSULATED FURRED WALL 2x4" WOOD STUDS 1/2" (13mm) GYPSUM BOARD 2x4 (38mmx89mm) WOOD STUDS @ 16" (400mm) O.C. 3 1/2" (89mm) SOUND ATTENUATION BATT INSULATION</div>

FLOORS AND CEILINGS	 <div>SLOPED ASPHALT SHINGLE MECHANICAL ROOM ROOF ASPHALT SHINGLES DRAIN PROTECTION TO EXTEND MIN 600mm UP ROOF SURFACE TO NOT LESS THAN 300mm BEYOND INNER FACE OF EXTERIOR WALL 3/8" (9.5mm) PLYWOOD SHEATHING WITH 4 CLIPS POWERED ROOF TRUSSES WITH CROSS BRACING AS REQUIRED (REFER TO TRUSS PACKAGE FOR SPACING AND SIZES) 12" (305mm) BLOWN-IN INSULATION MIN R=51 6 mil POLYETHYLENE VB 1/2" (13mm) GYPSUM BOARD</div>
	 <div>CAST-IN-PLACE CONCRETE SLAB ON GRADE, OCCUPIED SPACE FLOOR COVERING AS SPECIFIED CAST-IN-PLACE CONCRETE SLAB ON GRADE AIR AND SOIL GAS BARRIER 15MM VAPOUR BARRIER 2" (50mm) EXTRUDED POLYSTYRENE HIGH DENSITY INSULATION 8" (200mm) CLEAR CRUSHED STONE COMPACTED GRAVEL</div>
	 <div>INTERIOR SECOND FLOOR 3/4" (19mm) VINYL FLOORING 1 1/2" (37mm) ACUSTICAL TOPPING 3/4" (19mm) TAG PL WOOD OR OSB 2X10 JOISTS (REFER TO STRUCTURAL FOR SPACING AND DETAILS) SOUND ATTENUATION BATT INSULATION RESISTANT METAL CHANNELS @ 16" (400mm) O.C. 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X FRR = 1 HR, F5a (SB3) STC = 54</div>
	 <div>INTERIOR SECOND FLOOR 3/4" (19mm) TRUS FLOOR 3/4" (16mm) TAG PLYWOOD OR OSB 2X10 JOISTS (REFER TO STRUCTURAL FOR SPACING AND DETAILS) 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X FRR = 1 HR, F5a (SB-3) STC = 33</div>
	 <div>INTERIOR SECOND FLOOR 3/4" (19mm) FLOOR FLOOR 3/4" (16mm) TAG PLYWOOD OR OSB 2X12 JOISTS (REFER TO STRUCTURAL FOR SPACING AND DETAILS) 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X FRR = 1 HR, F4a (SB-3) STC = 33</div>
	 <div>SUSPENDED GYPSUM BOARD CEILING 36mm GALV STEEL CHANNELS @ 1200mm O.C. 22mm GALV FURRING CHANNELS @ 400mm O.C. 13mm GYPSUM BOARD THICKNESS = VARIES</div>
	 <div>FRR GYPSUM BOARD CEILING 36mm GALV STEEL CHANNELS @ 1200mm O.C. 22mm GALV FURRING CHANNELS @ 400mm O.C. 5/8" (16mm) GYPSUM BOARD TYPE X 5/8" (16mm) GYPSUM BOARD TYPE X FRR = 1 HR</div>

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:

SQVIS

SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
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SEAL

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW	
2	2026-02-05	SR	ISSUED FOR COORDINATION	
3	2026-03-02	SR	ISSUED FOR 90% REVIEW	
4	2026-03-20	SR	ISSUED FOR PERMIT	
5	2026-05-11	SR	ISSUED FOR TENDER	

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

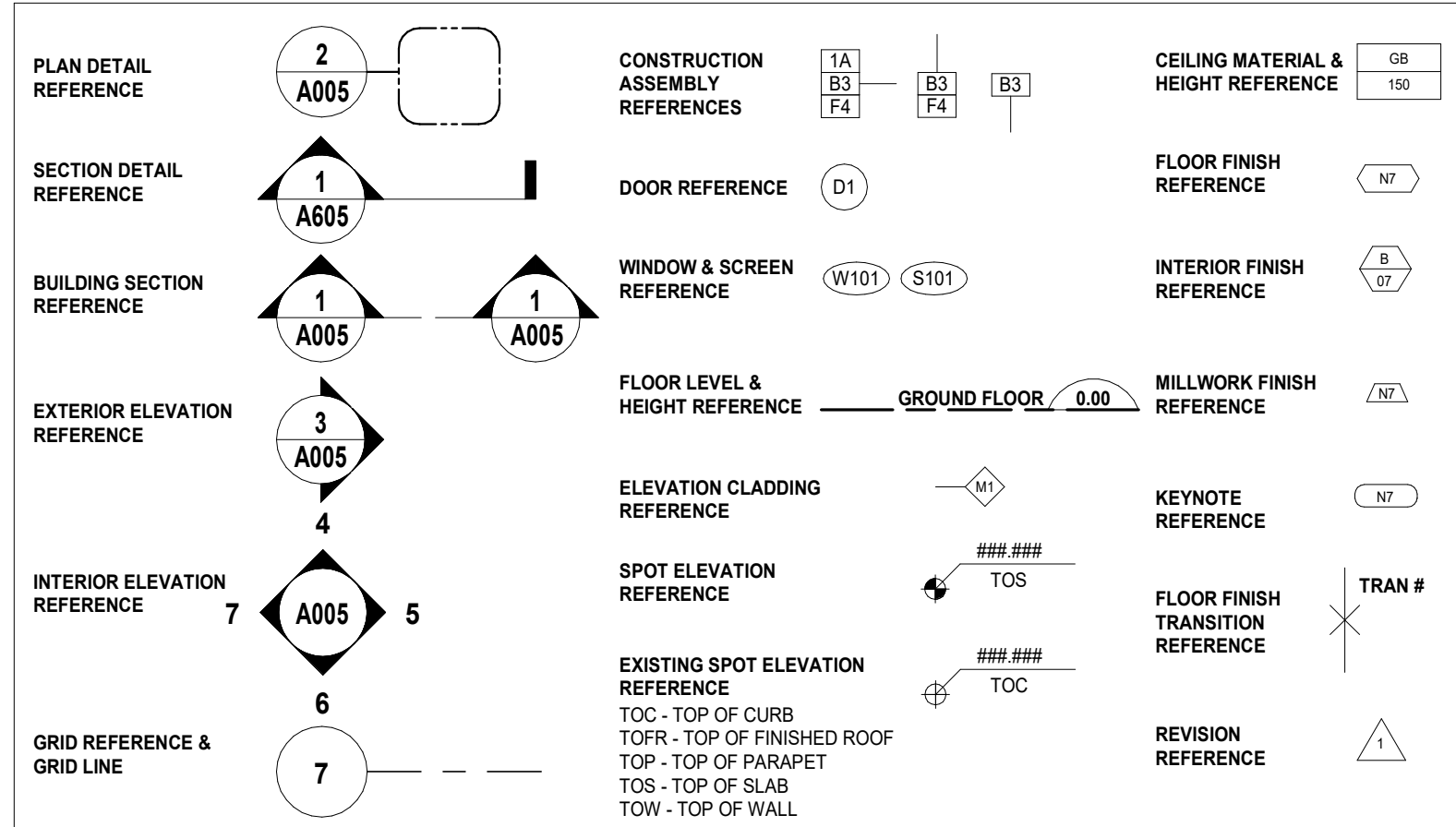
ISSUE DATE:
01/06/2025

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CONSTRUCTION ASSEMBLIES

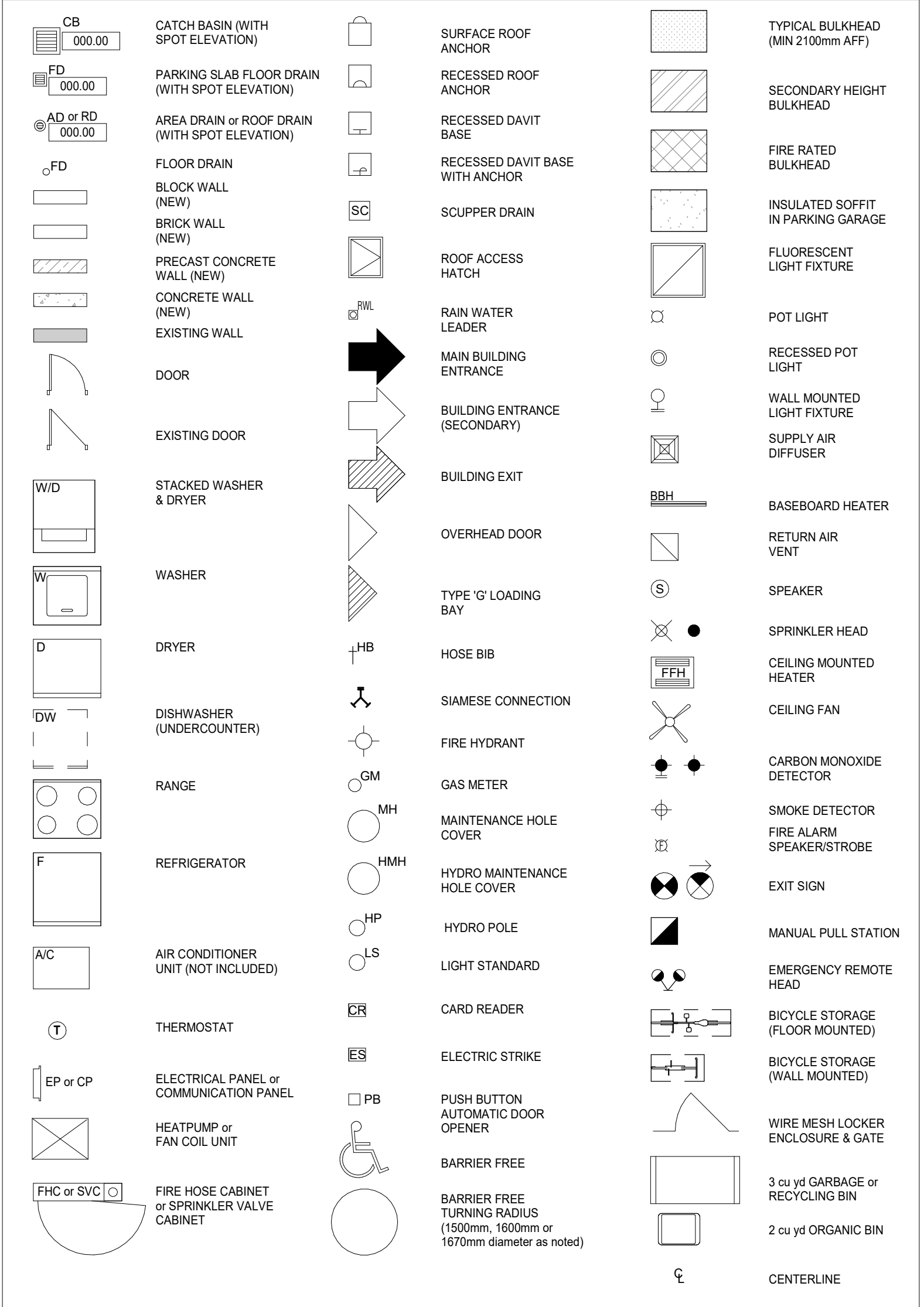
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A001.1



NOTATION LEGEND

1 : 200



SYMBOLS LEGEND

1 : 100

CONSTRUCTION NOTES

(Construction notes apply typically throughout all applicable construction.)

1. Concrete Block Walls, Height and Lateral Support

FR and STC ratings for concrete block per Canadian Concrete Masonry Product's Association and as noted in the assemblies listed in drawing 1/A001.

The maximum heights of block walls as per OBC 2012 9.2.0, 10.1 as listed below for interior and exterior assemblies:

Size	Interior	Exterior
90mm	3240mm high	1800mm high
140mm	5040mm high	2800mm high
190mm	6840mm high	3800mm high
240mm	8640mm high	4800mm high
290mm	10440mm high	6800mm high

Provide steel lateral supports (hot dipped galvanized at exterior walls) at top of concrete block walls.

2. Steel Stud Walls, Spacing and Height

The size, spacing and height of steel studs for non-loadbearing interior walls shall conform to OBC 2012 9.2.4.2.1 as listed below.

Minimum Stud Size	Max Stud Spacing	Max Wall Height
32 x 41 mm	406 mm	3.0 m
	610 mm	2.7 m
32 x 64 mm	305 mm	4.4 m
	406 mm	4.0 m
	610 mm	3.5 m
32 x 89 (92) mm	305 mm	5.2 m
	406 mm	4.8 m
	610 mm	3.9 m
32 x 152 mm	305 mm	6.6 m
	406 mm	5.8 m
	610 mm	4.9 m

3. Reserved

3A. Reserved

4. Concrete Thickness Relating to Fire Resistance Rating

Minimum Thickness of Reinforced and Prestressed Concrete Floor or Roof Slabs (mm) as per OBC 2012 SB2 2.2.1, as listed below:

Type	30min	45min	1HR	1.5HR	2HR	3HR	4HR
S	60	77	90	112	130	158	180
N	59	74	87	108	124	150	171
140S or L	49	62	72	89	103	124	140

Minimum Concrete Cover over Reinforcement in Concrete Slabs (mm) as per OBC 2012 SB2 2.2.1, as listed below:

Type	30min	45min	1HR	1.5HR	2HR	3HR	4HR
S, N, LA0S or L	20	20	20	20	25	32	39
Prestressed S, N, LA0S or L	20	25	25	32	39	50	64

5. Weep Holes and Cavity Ventilation (Precast)

Provide minimum two weep holes and vent per panel at maximum 600mm oc horizontally at top and bottom of panels.

6. Flashings

Provide through wall, spandrel, sill and head flashing at locations indicated or implied on the Drawings. Seal joints, ends and corners to maintain continuity. Uplum ends to create dams at the sides of openings.

7. Compression and Slip Joints

Provide continuous 12mm compression joint below each floor slab for masonry walls.

8. Precast Compression Joints

Allow 12mm compression joint over windows, sliding glass doors and door heads. Provide slip joint construction below beams or slabs that could deflect more than 6mm.

9. Prefinished Metal Parapet Cap Flashing

Prefinished metal cap flashing complete with continuous metal flashing clips on roofing membrane over 5mm plywood. Anchor wood blocking to top of exterior cladding system. Slope away from exterior building face with minimum 2% slope. Coordinate colour of flashing with consultant.

10. Air Barrier - GB

Maintain air barrier continuity at exterior walls. GB at exterior walls (where noted) acts as an air barrier and shall be effectively and continuously sealed at perimeter edges and openings. GB shall be returned and sealed to exterior window and door frames, including under window sills. GB at exterior walls must be continuous behind adjoining interior partitions, bulkheads, drop ceilings and pipe chases. Air barrier to be continuous at electrical fixtures and boxes by sealing GB and conduits to vapour barrier boxes. Apply foam-in-place 'air retarder' at duct penetrations through exterior walls.

11. Vapour Barrier

Provide continuous exterior vapour barrier. Overlap and seal joints over solid backing. Return vapour barrier beside window, studs and door openings and seal to frames. Extend vapour barrier past 1" mould and trim and seal after GB is in place. Seal wall boxes at exterior wall. Seal to concrete slabs and concrete walls.

12. Acoustical Sealants

Seal entire perimeter of both sides of acoustically separated partitions. Typically between suites, between suites and corridors and elsewhere as noted.

13. Wall and Floor Penetrations

Maintain full integrity of fire separated and acoustically separated assemblies. No wall penetrations shall be back to back. Provide necessary firestopping at penetrations of fire rated assemblies, and acoustical sealing at penetrations of acoustically separated assemblies. Fill out recesses and penetrations as required to maintain sound and fire ratings. Use ULC or CUL listed firestop assemblies. Use fire rated acoustical sealant to maintain sound separations. Provide 38mm sound attenuation blankets around outlets and wall penetrations.

14. Partition Continuity and Anchoring

Carry all wall assemblies to underside of structure above in all fire rated partitions. Construct all rated wall assemblies prior to constructing adjoining un-rated assemblies.

15. Partitions Acting as Guards

Stud partitions separating changes of level greater than 600mm shall be constructed to resist loading requirements of OBC article 4.1.5.14. Provide Shop Drawings stamped by Licensed Professional Engineer registered at the Place of Work.

16. Control Joints

Ensures that laps in through-wall flashing do not occur at vertical control joint locations.

17. Compartmentalization of Exterior Wall Cavity

Provide continuous vertical fire stop in the exterior and parapet wall cavities with break-shape aluminum with spacing not to exceed 20m.

18. Sound Attenuation Batts

Provide sound attenuation batts in dropped ceilings in suite bathrooms, pipe offsets, and at common area washrooms as well as locations indicated or implied on Drawings or in construction assemblies.

19. Firestopping at Service Penetrations

Firestop and smoke seal service penetrations using ULC or CUL listed assemblies.

20. Fire Resistance Rating

Refer to applicable testing agency's documentation or OBC for exact construction methods.

21. Exposed Cast-in-place Concrete

Provide 20mm (12mm x 12mm) 45° corner chamfer typically to exposed cast-in-place concrete exterior corners at columns, walls, drops, beams, etc. Architectural finish to include filling all holes on all exposed concrete walls including concrete planter walls, concrete parking garage ramp walls, exposed concrete columns, etc. Provide sandblasted finish where specified.

22. Sealants

Seal perimeter of exterior envelope openings and penetrations. Seal joints at dissimilar materials.

23. Reserved

24. Tempered Glazing

Orient tempered glass in uniform direction. Utilize vertical orientation unless otherwise noted. Ensure label is on bottom right corner.

25. Access Panels at Suspended GB Ceilings

Provide access panels as required at suspended GB ceilings and soffits. Review and coordinate proposed locations with consultant.

26.Tile Backer Board and Mould Resistant Gypsum Board in Bathrooms and Wet or High Humidity Areas.

Provide full height water resistant backer board on the walls and ceilings in all bathrooms and wet or high moisture areas behind the finish. Provide full height mould resistant gypsum board on the walls and ceilings in all bathrooms and wet or high humidity areas where gypsum board will be exposed.

27. Plywood Back-up

Provide 13mm plywood back-up behind GB at grab bar anchoring in washrooms, and at towel bars, closet rods, curtain rods, and similar wall mounted equipment and furnishings. Where enclosing walls are stud walls, provide 13mm plywood back-up at the main bathroom in each suite to accommodate the installation of future grab bars at one toilet and one bathtub or shower.

28. Showers

Provide self-adhesive flexible water-proofing membrane under showers.

29. Closets

Provide interior intermediate supports including plywood blocking at rods and shelves in each closet to a maximum spacing of 1500mm.

30. Electrical Wall Boxes

Electrical wall boxes shall not coincide at opposite sides of demising or corridor walls and are to be smoke and sound sealed at acoustic and fire rated assemblies.

31. Mould Removal

Where mould is evident, remove infected material according to recommended practices to ensure that no particles are made airborne in the removal process.

32. Paint-outs

Service fixtures in public areas are to be painted to match adjacent surface. Exposed grilles, access and electrical panels in suites are to be painted to match adjacent surfaces.

33. Galvanic Corrosion

Dissimilar metals are to be separated by inert material to prevent galvanic corrosion/reaction (e.g. use vinyl-j-mould at aluminum window frames).

34. Device Heights

Electrical receptacles, telephones and cable outlets to be mounted typically, unless otherwise noted, in a gangped box in a neat and orderly fashion. Wall devices such as sprinklers, smoke detectors, minihorns, strobes, etc., are to be grouped and arranged in an orderly, orthogonal fashion.

35. Exterior Balcony Guards

Refer to Part 4 and Table 4.1.3.2 of Division B of the Ontario Building Code when calculating the load combinations to be taken into consideration in the design of exterior balcony guards. Refer to Table 2.1.1.1 of SB-13 in the Ontario Building Code for glass requirements. Ensure that the glass in the guards is not in direct contact with any metal or similar hard elements and that sufficient deflection and movement allowances are provided for.

36. Acoustic Underlayment

Provide acoustically underlayment under hard surface floor finishes (tile, engineered hardwood, etc.). Refer to floor plans for required locations.

37. Insulation Continuity at Slab/Wall/Footing Intersections

Refer to Section 5.5.3.5.1 to 5.5.3.5.8 inclusive of SB-10 in the Ontario Building Code for insulation continuity requirements through slab/wall/footing intersections.

Insulation at Conditioned and Semi-Conditioned Spaces

Seal entire perimeter of both sides of acoustically separated partitions. Typically between suites, between suites and corridors and elsewhere as noted.

13. Wall and Floor Penetrations

Maintain full integrity of fire separated and acoustically separated assemblies. No wall penetrations shall be back to back. Provide necessary firestopping at penetrations of fire rated assemblies, and acoustical sealing at penetrations of acoustically separated assemblies. Fill out recesses and penetrations as required to maintain sound and fire ratings. Use ULC or CUL listed firestop assemblies. Use fire rated acoustical sealant to maintain sound separations. Provide 38mm sound attenuation blankets around outlets and wall penetrations.

14. Partition Continuity and Anchoring

Carry all wall assemblies to underside of structure above in all fire rated partitions. Construct all rated wall assemblies prior to constructing adjoining un-rated assemblies.

15. Partitions Acting as Guards

Stud partitions separating changes of level greater than 600mm shall be constructed to resist loading requirements of OBC article 4.1.5.14. Provide Shop Drawings stamped by Licensed Professional Engineer registered at the Place of Work.

16. Control Joints

Ensures that laps in through-wall flashing do not occur at vertical control joint locations.

17. Compartmentalization of Exterior Wall Cavity

Provide continuous vertical fire stop in the exterior and parapet wall cavities with break-shape aluminum with spacing not to exceed 20m.

38. Air Barrier - Cast-in-Place Concrete

Maintain air barrier continuity at exterior walls. Where concrete is identified as an air barrier ensure holes, cracks and/or gaps are filled.

39. Control Joints (Mass Cavity)

Provide control joints with adequate seal where sound/rf/ratings are required. Ensure that laps in through-wall flashing do not occur at vertical control joint locations.

40. Windows

40.1 Minimum Bedroom Window: Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom is to have at least one outside window w/ min. 0.35m2 unobstructed open portion w/ no dimension less than 1'-3" (380), capable of maintaining the opening without the need for additional support, and must conform to 9.7.1.3 (& 9.7.1.4 for basement windows).

40.2 minimum bedroom window: a guard or a window with a maximum restricted opening width of 4" (100) is required where the top of the guard sill is located less than 1'-7" (480) above fin. Floor and the distance from the fin. Floor to the adjacent grade is greater than 5'-11" (1800).

40.3 window in exit stairways: windows in exit stairways that extend to less than 3'-6" (1070) shall be protected by guards in accordance with note #2 (above). Or the window shall be non-operable and designed to withstand the specified loads for balcony guards as provided in part 4 of the Ontario building code.

41 GUARDS/RAILINGS - O.B.C. 9.8-

Finished non-climbable guard/railing (4" to 35" above floor) with 4" (100) o.c. maximum spacing between pickets.

-The minimum specified horizontal load applied any point at the minimum required height of the required guards shall be 0.5 kN or concentrated load of 1.0 kN applied at any point.

-The minimum specified horizontal load applied inward or outward on elements within the guard, including solid panels and pickets shall be 0.5 kN applied over a maximum width of 300 mm and a height of 300 mm

-The minimum specified evenly distributed vertical load applied at the top of the guard shall be 1.5 kN/m.

Guards - o.b.c. 5.8.8.5-
Interior guards: 3'-6" (1070) min.
Exterior guards: 3'-6" (1070) min.

42 STUD WALL REINFORCEMENT - OBC 9.5.2.3:

Provide stud wall reinforcement in main bathroom conforming to o.b.c. 3.8.3.8.1 (j) for water closets and o.b.c. 3.8.3.13 (j) for showers or bathtubs.

43 GRAB BAR 9.5.2.3. (1)

Install reinforcement for future installation of grab bar for water closet as per (3.8.3.8.3) and for showers as per (3.8.3.13.3 (2)(i)). and for bathtub as per 3.8.3.13.4(c).

44 FLASHING

Flashing materials and installation shall conform to O.B.C. sections 9.2.0.13, 9.26.4, & 9.27.3.

45 RADON PREVENTION:

A. All floor assemblies separating conditioned space from the ground shall be protected by an air barrier system which meets the following criteria:

1. Materials used to provide a barrier to the ingress of air through floors-on-ground shall conform to CAN/CGSB-51.34, "Polyethylene sheet for use in building construction - Material specification."

2. Shall be constructed so as to include an air barrier system that will provide a continuous barrier to air leakage:

a. From the interior of the building into wall, or floor spaces, sufficient to prevent excessive moisture condensation in such spaces during the winter, and

b. From the exterior or the ground inward sufficient to:

• Prevent moisture condensation on the room side during winter,

• Ensure comfortable conditions for the occupants, and

• Minimize the ingress of soil gas.

3. Possess the characteristics necessary to provide an effective barrier to air infiltration and exfiltration under differential air pressure due to stack effect, mechanical systems or wind.

4. Where the floor-on-ground is a concrete slab, the air barrier shall be:

a. Installed below the slab, or

b. Applied to the top of the slab, provided a separate floor is installed over the slab.

5. Where the air barrier installed below a floor-on-ground is flexible sheet material, joints in the barrier shall be lapped not less than 300 mm.

6. Shall be sealed around its perimeter to the inner surfaces of adjacent walls using flexible sealant.

7. All penetrations that are required to drain water from the floor surface shall be sealed in a manner that prevents the upward flow of air without preventing the downward flow of liquid water.

8. Where installed in conjunction with a framed floor-on-ground or above a floor-on-ground, the air barrier shall be installed to meet the following criteria:

a. Where the air barrier system consists of an air-impermeable panel-type material, all joints shall be sealed to prevent air leakage.

b. Where the air barrier system consists of flexible sheet material, all joints shall be:

• Sealed, or

• Lapped not less than 100 mm and clamped, such as between framing members, furring or blocking, and rigid panels.

c. Where an interior wall meets a floor required to be provided with air barrier protection, the air barrier system shall extend across the intersection.

d. Penetrations of the air barrier system, such as those created by the installation of electrical wiring, piping or ductwork, shall be sealed to maintain the integrity of the air barrier system over the entire surface.

e. Where access hatches and sump pit covers are installed through assemblies constructed with an air barrier system, they shall be weatherstripped around their perimeters to prevent air leakage.

f. A pipe not less than 100 mm in diameter installed through the floor, such that:

• Its bottom end opens into the granular layer required in clause B.1(b) at or near the centre of the floor and not less than 100 mm of granular material projects beyond the terminus of the pipe measured along its axis (see NBCC 2020 Note A-9.13.4.3 (2)(b) and (3)(b)(i)), and

• An inlet that allows for the effective depressurization of the gas-permeable layer (see NBCC 2020 Note A-9.13.4.3 (2)(b) and (3)(b)(i)), and

• An outlet in the conditioned space that:

• permits connection to depressurization equipment,

• is sealed to maintain the integrity of the air barrier system, and

• is clearly labelled to indicate that it is intended only for the removal of radon from below the floor-on-ground.

b. Clean granular material and a pipe which meets the following criteria:

c. Not less than 100mm of course clean granular material containing not more than 10% of material that will pass a 4 mm sieve shall be placed beneath floors-on-ground (see NBCC 2020 Note A-9.13.4.1).

A pipe not less than 100 mm in diameter installed through the floor, such that:

• Its bottom end opens into the granular layer required in clause B.1(b) at or near the centre of the floor and not less than 100 mm of granular material projects beyond the terminus of the pipe measured along its axis (see NBCC 2020 Note A-9.13.4.3 (2)(b) and (3)(b)(i)), and

• An inlet that allows for the effective depressurization of the gas-permeable layer (see NBCC 2020 Note A-9.13.4.3 (2)(b) and (3)(b)(i)), and

• An outlet in the conditioned space that:

• permits connection to depressurization equipment,

• is sealed to maintain the integrity of the air barrier system, and

• is clearly labelled to indicate that it is intended only for the removal of radon from below the floor-on-ground.

B. Unless the space between the air barrier system and the ground is designed to be accessible for the future installation of a subfloor depressurization system, dwelling units and buildings containing residential occupancies shall be provided with the rough-in for a radon extraction system which meets the following criteria:

1. The rough-in for subfloor depressurization must consist of:

a. A gas-permeable layer, an inlet and an outlet which meets the following requirements:

• A gas-permeable layer installed in the space between the air barrier and the ground to allow the depressurization of that space,

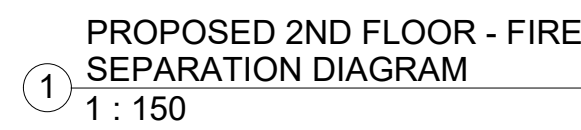
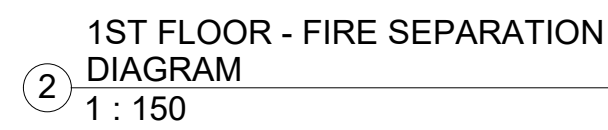
• An inlet that allows for the effective depressurization of the gas-permeable layer (see NBCC 2020 Note A-9.13.4.3 (2)(b) and (3)(b)(i)), and

• An outlet in the conditioned space that:

• permits connection to depressurization equipment,

• is sealed to maintain the integrity of the air barrier system, and

• is clearly labelled to indicate that it is intended only for the removal of radon from below the floor-on-ground.



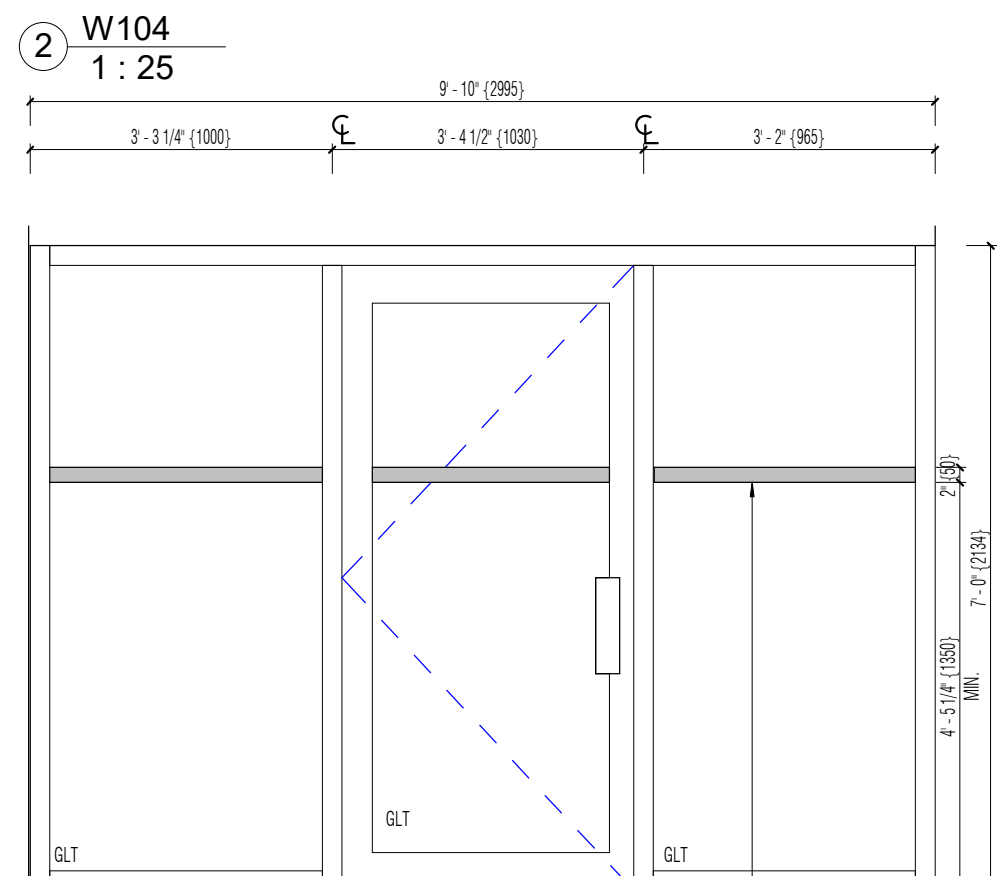
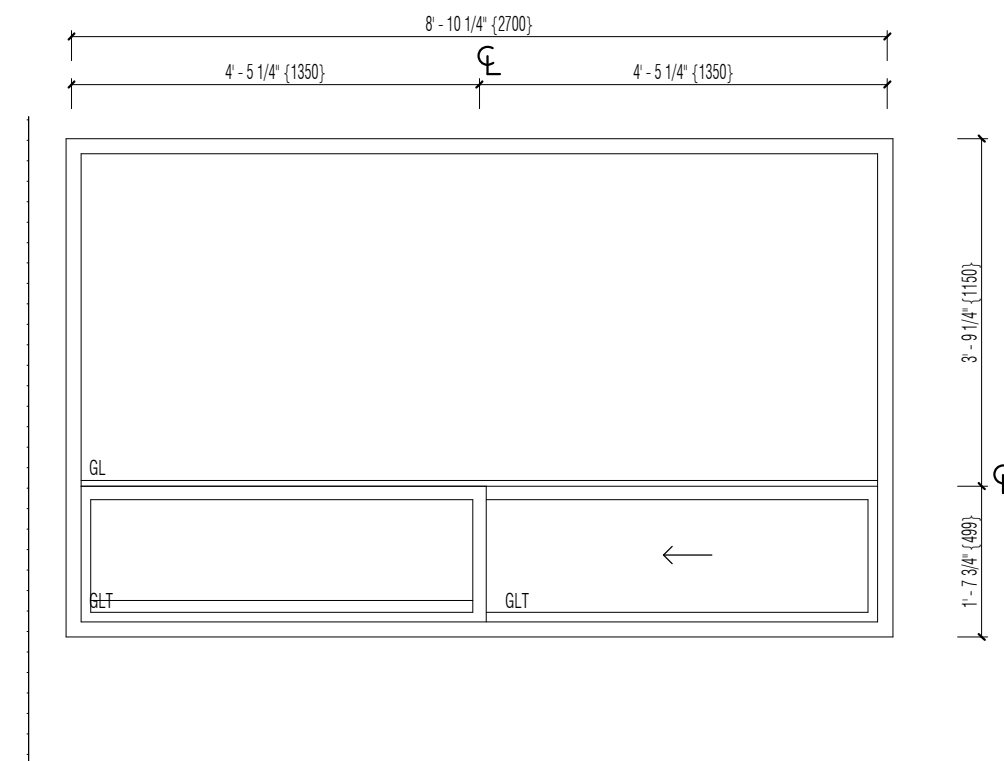
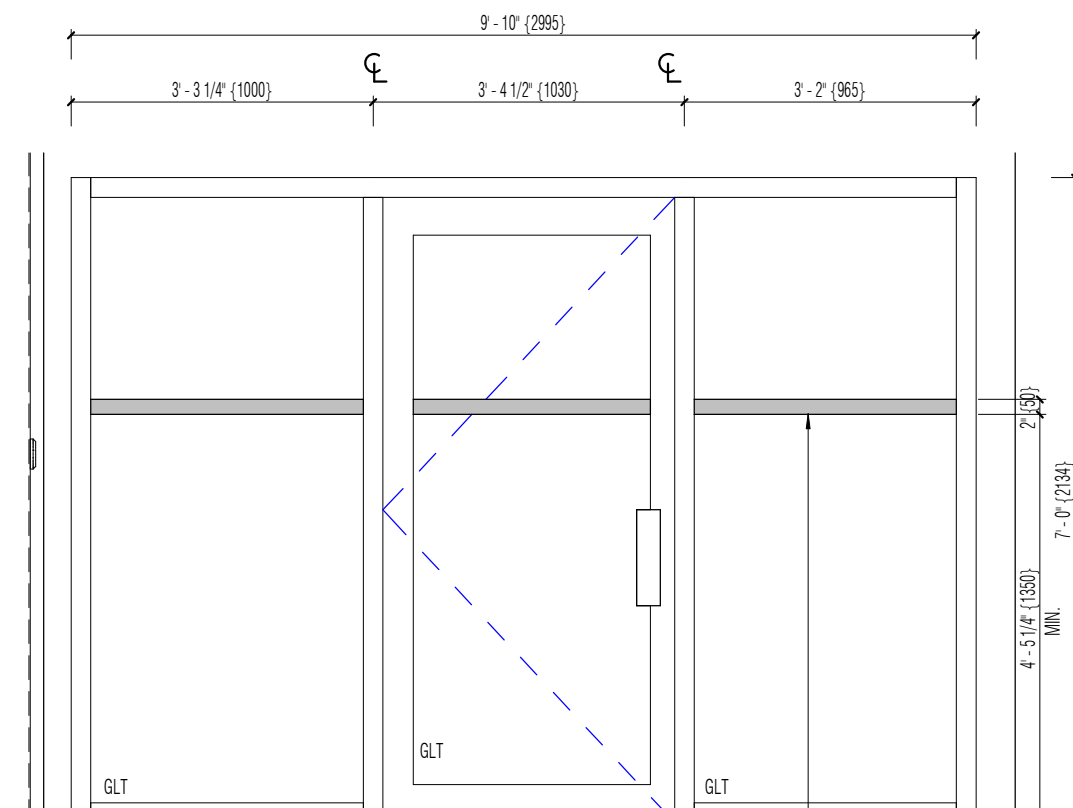
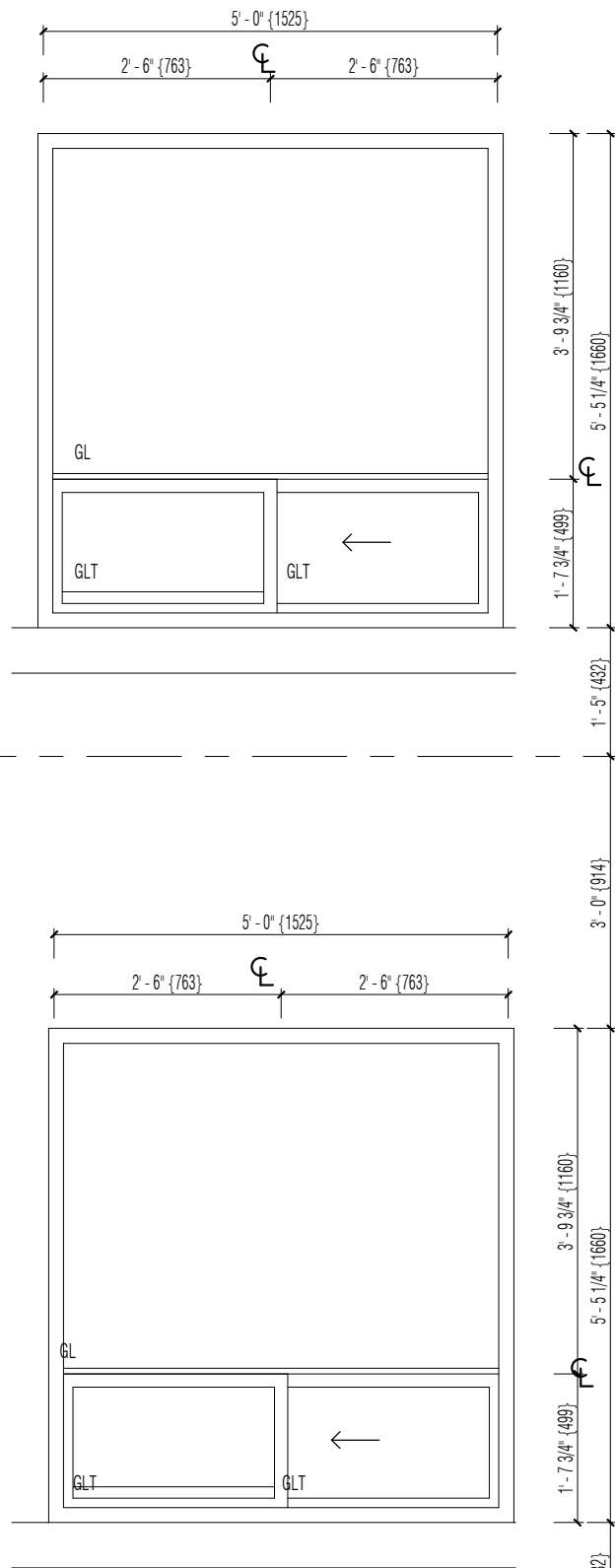
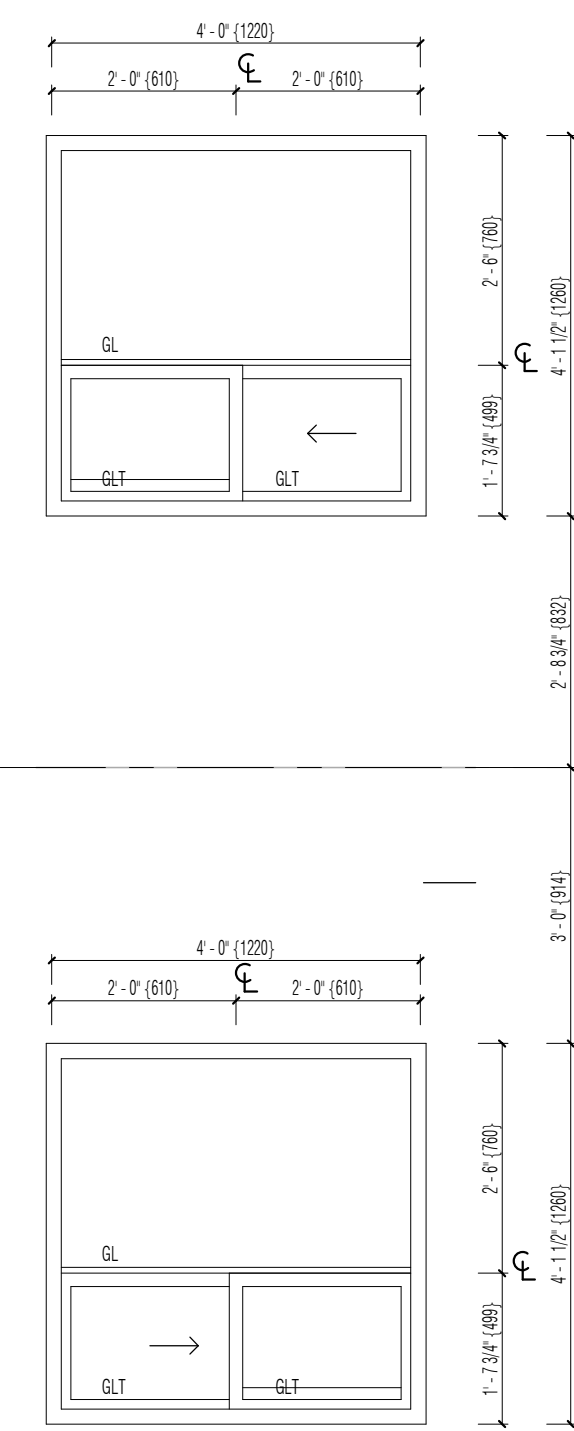
ONTARIO BUILDING CODE DATA MATRIX PART 3 & 9												
ITEM	NAME OF PROJECT LOCATION		6094 Carleton Drive (BUILDING 2) 6094 Carleton Drive, Verona, ON K0H 0B8				OBC REFERENCE					
							ALL REFERENCES ARE TO DIVISION 8 OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A					
1	PROJECT DESCRIPTION: BUILDING 1, 2 STOREY RESIDENTIAL TOWNHOUSE		<input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> CHANGE OF USE				<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION		<input type="checkbox"/> PART 3		<input checked="" type="checkbox"/> PART 9 B1.1.2.4 B9.10.1.3	<input checked="" type="checkbox"/> PART 11 B9.10.1.3
2	MAJOR OCCUPANCY(S)		GROUP C - RESIDENTIAL				B9.10.2					
3	BUILDING AREA (m2)		EXISTING 0.00 m ²		NEW 397.70 m ²		TOTAL 397.70 m ²		B1.4.1.2			
4	GROSS AREA (m2)		EXISTING 0.00 m ²		NEW 795.40 m ²		TOTAL 795.40 m ²		B1.4.1.2			
5	NUMBER OF STOREYS		ABOVE GRADE 2		BELOW GRADE 0		B1.1.2.4					
6	HEIGHT OF BUILDING (M)				10.00 m							
7	NUMBER OF STREETS/ACCESS ROUTES		1				B9.10.2.3					
8	BUILDING CLASSIFICATION		GROUP C - RESIDENTIAL				B9.10.2 B9.10.8.1					
9	SPRINKLER SYSTEM		<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY		<input checked="" type="checkbox"/> GARBAGE ROOM ONLY <input type="checkbox"/> NOT REQUIRED		B3.6.2.5		B9.10.8.2.4			
10	STANDPIPE REQUIRED				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		B9.10.1.3					
11	FIRE ALARM REQUIRED				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		B9.10.18					
12	WATER SERVICE/SUPPLY IS ADEQUATE				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		N/A					
13	HIGH BUILDING				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		N/A					
14	PERMITTED CONSTRUCTION ACTUAL CONSTRUCTION		<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE		<input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE		<input checked="" type="checkbox"/> BOTH <input type="checkbox"/> BOTH		B9.10.6 B9.10.14.5			
15	MEZZANINE(S) AREA M2		0.00 m ²		N/A							
16	TOTAL OCCUPANCY LOAD BASED ON		30 PERSONS <input type="checkbox"/> M2 PERSONS		FIRST FLOOR 12 2ND FLOOR 18 <input checked="" type="checkbox"/> 2 PERSONS/BED		B9.9.1.3					
17	BARRIER-FREE DESIGN		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)		B9.5.2.1							
18	HAZARDOUS SUBSTANCES		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		B9.10.1.3 (4)							
19	REQUIRED FIRE RESISTANCE RATING (FRR)		HORIZONTAL ASSEMBLIES FRR (HOURS)				LISTED DESIGN NO. OR DESCRIPTION (S8-3)				B9.10.8 B9.10.9 B9.10.9.16	
FLOORS 0.75 HOURS				N/A								
ROOF 0 HOURS				N/A								
MEZZANINE N/A				N/A								
FRR OF SUPPORTING MEMBERS				LISTED DESIGN NO. OR DESCRIPTION (S8-3)								
FLOORS 0.75 HOURS				N/A								
ROOF 0 HOURS				N/A								
MEZZANINE N/A				N/A								
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										B9.10.15	
	WALL	AREA OF EBF (M2)	L.D. (M)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED MAX. % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NONC. CLADDING	NON-COMB. CONSTR.	
NORTH		196.96 m ²	47.47 m	L/H	100.00%	29.60%	0.75 HR		YES	YES	NO	
SOUTH		211.93 m ²	16.69 m	L/H	92.00%	23.80%	0.75 HR		YES	YES	NO	
EAST		127.88 m ²	82.31 m	L/H	100.00%	4.11%	0.75		YES	YES	NO	
WEST		0.00 m ²	0.00 m	L/H	0.00%	0.00%	0		YES	YES	NO	

A002.1

EQUIPMENT SCHEDULE						
ITEM#	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	SUPPLIED BY	INSTALLED BY	NOTES
KITCHEN						
K1	RANGE	AMANA	30 INCH ELECTRIC RANGE WITH BAKE ASSIST TEMPS YACR630BMS	KFHC	GC	
K2	COOKTOP - BARRIER FREE	SUMMIT	24" WIDE 240V 4-BURNER COOL COOKTOP CRSS24	KFHC	GC	
K3	WALL OVEN - BARRIER FREE	FRIGIDARE	GALLERY 27" SINGLE ELECTRIC WALL OVEN F5EW2765FF	KFHC	GC	
K4	FRIDGE - BARRIER FREE	MIDEA	19 CU. FT. BOTTOM FREEZER MRB19B7AST	KFHC	GC	
K5	FRIDGE	MIDEA	20 CU. FT. TOP MOUNT FREEZER MR721028ST	KFHC	GC	
K6	RANGE HOOD	BROAN	30" - CLD4130SS	KFHC	GC	ENSURE A MINIMUM CLEARANCE THAT EXCEEDS THE REQUIRED DIMENSION BY AT LEAST 1". ALL STOVES AND COOKTOPS ARE EQUIPPED WITH A SMART BURNER, WHICH ADDS APPROXIMATELY 1/4" TO THE OVERALL HEIGHT.
K7	ADA SINK	FRANKE COMMERCIAL	ALBS7308P-1	GC	GC	
K8	SINK	FRANKE COMMERCIAL	LBS7308P-1	GC	GC	
K9	FAUCET	AMERICAN STANDARD	COLONY PRO - 7074000.020	GC	GC	
WASHROOM						
W1	ADA TOILET AND SEAT	AMERICAN STANDARD	21544155.020 - SEAT: CENTODC 800ST5-001 FOR ELONGATED BOWL, WHITE, POLYPROPYLENE PLASTIC	GC	GC	
W2	TOILET AND SEAT	AMERICAN STANDARD	215C4154.020 - SEAT: CENTODC 800ST5-001 FOR ELONGATED BOWL, WHITE, POLYPROPYLENE PLASTIC	GC	GC	
W3	BASIN	AMERICAN STANDARD	0476028.020 - COUNTER MOUNTED	GC	GC	
W4	FAUCET	AMERICAN STANDARD	COLONY - MANUAL - 7075004.002	GC	GC	
W5	ADA SHOWER TRIM	GRÖHE	14468000 SHOWER VALVE: 35110000 SHOWERHEAD: 26251001 SHOWER ARM: 27414000 HAND SHOWER: 2725000E SLIDE BAR: 27500000	GC	GC	WALL SUPPLY: 26654000 SHOWER HOSE: 28155001 SHOWER HOLDER: 27693000 DIVERTER TRIM: 29203001 DIVERTER VALVES: 29902000
W6	TUB FAUCET KIT	GRÖHE	SHOWER TRIM: 14468000 SHOWER VALVE: 35110000 SHOWERHEAD: 26251001	GC	GC	SHOWER ARM: 27414000 TUB SPOUT: 13611000
W7	TUB	MIRROLIN	HAMPTON ONE-PIECE - 60" TUB SHOWER TSH51 L/R	GC	GC	
W8	ROLL-IN SHOWER	MIRROLIN	ACCESS ROLL-IN SHOWER 66" ARS66L/R	GC	GC	
W9	TOWEL ROD TOILETPAPER HOLDER	MOEN	BOLT CHROME 3-PIECE	GC	GC	ACCESSORIES TO BE MECHANICALLY FASTENED TO THE WALL
W10	CURTAIN ROD	MOEN	SF2143 - STANDARD STRAIGHT FIXED ROD	GC	GC	ACCESSORIES TO BE MECHANICALLY FASTENED TO THE WALL
W11	MIRROR	BOBRICK	290			
COMMON AREA						
C1	WASHING MACHINE	HUEBSCH BY ALLIANCE LAUNDRY SYSTEM	QUANTUM GOLD	KFHC	GC	
C2	DRYER	HUEBSCH BY ALLIANCE LAUNDRY SYSTEM	QUANTUM GOLD	KFHC	GC	
C3	BF WASHROOM TOILET	AMERICAN STANDARD	2467800.020 - SEAT: CENTODC HL820ST5-001 FOR ELONGATED BOWL, WHITE, POLYPROPYLENE PLASTIC	GC	GC	
C4	BF WASHROOM BASIN	AMERICAN STANDARD	9024040EC.020	GC	GC	EXPOSED PIPE TO BE INSULATED
C5	MOP SINK AND FAUCET	FIAT	MSB2424100-MSC24-8880C-14538B-ET77AA FAUCET: CHICAGO MANUAL	GC	GC	

EQUIPMENT SCHEDULE					
ITEM#	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	SUPPLIED BY	INSTALLED BY
COMMON AREA					
C6	PAPER TOWEL DISP.	BOBRICK	B-382	GC	GC
C7	SOAP DISP.	BOBRICK	B-2012	GC	GC
C8	WASTE BIN	BOBRICK	B-279	GC	GC
C9	SANITARY NAPKIN DISP.	BOBRICK	B-270	GC	GC
C10	TOILET PAPER DISP.	BOBRICK	B-6699	GC	GC
C11	COAT HOOK	BOBRICK	B-9541	GC	GC
C12	90 DEGREE GRAB BAR	BOBRICK	90 DEGREE	GC	GC
C13	GRAB BAR	BOBRICK	24"	GC	GC
C14	MIRROR	BOBRICK	B-166	GC	GC

FINISH SCHEDULE					
ITEM#	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	COLOUR	NOTES
CEILING					
CW8	GYPNUM BOARD CEILING	-	-	PT1	PROVIDE MOISTURE RESISTANT DRYWALL IN WASHROOMS AND WET AREAS
FLOORING					
CNC	EPOXY FINISH ON CONCRETE				
LVP	LUXURY VINYL PLANK	ARMSTRONG	UNIFY	J7206 - ELMSHORN	INSTALL:
WB1	BASE	BRENLO OR EQUIVALENT	316 - 5" x 5/8"	PT3	
VB1	BASE	JOHNSONITE	TBD	TBD	
TL1	TILE FLOORING	OLYMPIA TILE	MUSE	WHITE - MATT	INSTALL: MINIMAL GROUT LINES <1/8". BASE TO MATCH THE FLOORING. GROUT: MAPED 77 FROST SIZE: 24" x 24"
TL2	TILE FLOORING	OLYMPIA TILE	MARM PIREGATI	TAUPE - MATT	INSTALL: MINIMAL GROUT LINES <1/8". BASE TO MATCH THE FLOORING. GROUT: MAPED 77 FROST SIZE: 24" x 24"
FM1	FLOOR MAT				BY KFHC
LAMINATE					
LM1	MILLWORK FINISHES	FORMICA	6372 WHITE WASH BRCHPLY	MATT FINISH	
LM2	MILLWORK FINISHES	FORMICA	7408-43 ICE ONYX	MATT FINISH	
PAINT					
PT1	CEILING PAINT	BENJAMIN MOORE	EGGSHELL	CHANTILLY LACE OC-65	PRIME (1 COAT MIN) AND PAINT (2 COATS MIN) AS NEEDED
PT2	SUITE GENERAL WALLS	BENJAMIN MOORE	EGGSHELL	OC-121 MOUNTAIN PEAK WHITE	
PT3	SUITE INTERIOR DOOR FRAMES AND BASEBOARD	BENJAMIN MOORE	SATIN	CHANTILLY LACE OC-65	
PT4	COMMON AREA WALLS	BENJAMIN MOORE	EGGSHELL	CHANTILLY LACE OC-65	PRIME (1 COAT MIN) AND PAINT (2 COATS MIN) AS NEEDED
PT5	SUITE ENTRY AND COMMON AREA DOOR AND FRAMES	BENJAMIN MOORE	SATIN	ASHWOOD MOSS 1484	
PT6	CORRIDOR	BENJAMIN MOORE	EGGSHELL	BARLEY BEIGE 1066	
PT7	CORRIDOR	BENJAMIN MOORE	EGGSHELL	TOPAZ 070	
PT8	CORRIDOR	BENJAMIN MOORE	EGGSHELL	GRAY WSP 1570	
PT9	CORRIDOR	BENJAMIN MOORE	EGGSHELL	TURPET OC-604	
PT10	CORRIDOR	BENJAMIN MOORE	EGGSHELL	CONCORD IVORY HC-12	
PT11	CORRIDOR	BENJAMIN MOORE	EGGSHELL	DRY SAGE 2142-40	
PT12	CORRIDOR	BENJAMIN MOORE	EGGSHELL		
WALL TILE					
WT1	WALL TILE	DALTILE	COLOUR WHEEL	WHITE	4'X12"
STONE					
ST1	PAVERS	BEST WAY STONE	STANDARD - 60 MM	GREY MIX	
GENERAL					
TS1	TRANSITION STRIP	SCHLUTER	RENO U-PROFILE	CLEAR ANODIZED	
TS2	WALL TILE PROFILE	SCHLUTER	JOLLY L-SHAPED	BRUSHED CHROME ANODIZED ALUMINUM	
HW1	CABINET PULL	RICHELIEU	4" FUNCTIONAL ALUMINUM PULL - 221	BRUSHED CHROME	




NOTE: CONTRACTOR TO PROVIDE WINDOW LIMITERS AT ALL OPERABLE SECOND-STORY WINDOWS TO RESTRICT OPENING IN ACCORDANCE WITH APPLICABLE BUILDING CODE AND SAFETY REQUIREMENTS. COORDINATE LIMITER TYPE AND INSTALLATION REQUIREMENTS WITH WINDOW MANUFACTURER AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Rev	Date	By	Description
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW
2	2026-02-05	SR	ISSUED FOR COORDINATION
3	2026-03-02	SR	ISSUED FOR 90% REVIEW
4	2026-03-20	SR	ISSUED FOR PERMIT
5	2026-05-11	SR	ISSUED FOR TENDER

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE: 01/06/2025

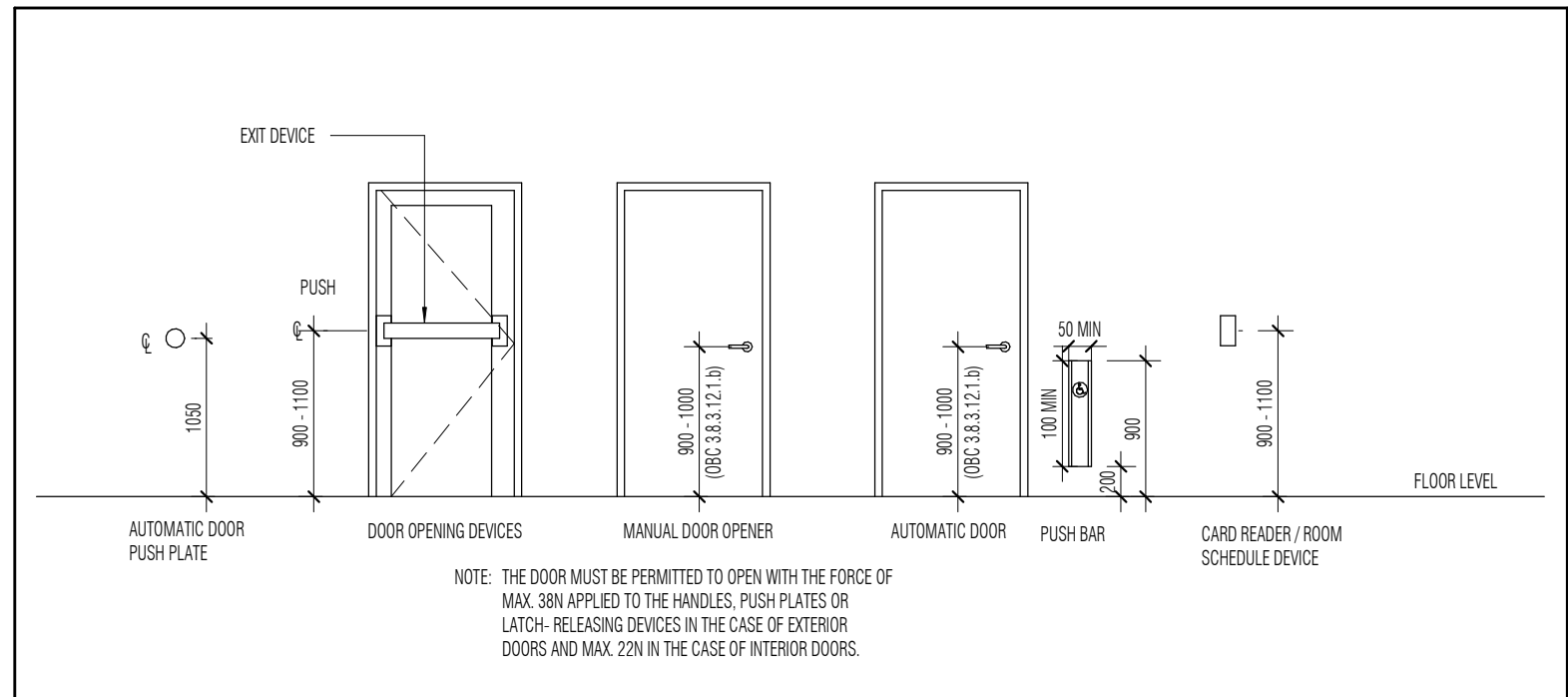
DRAWN BY:

CHECKED BY:

SHEET TITLE: **SCHEDULES**

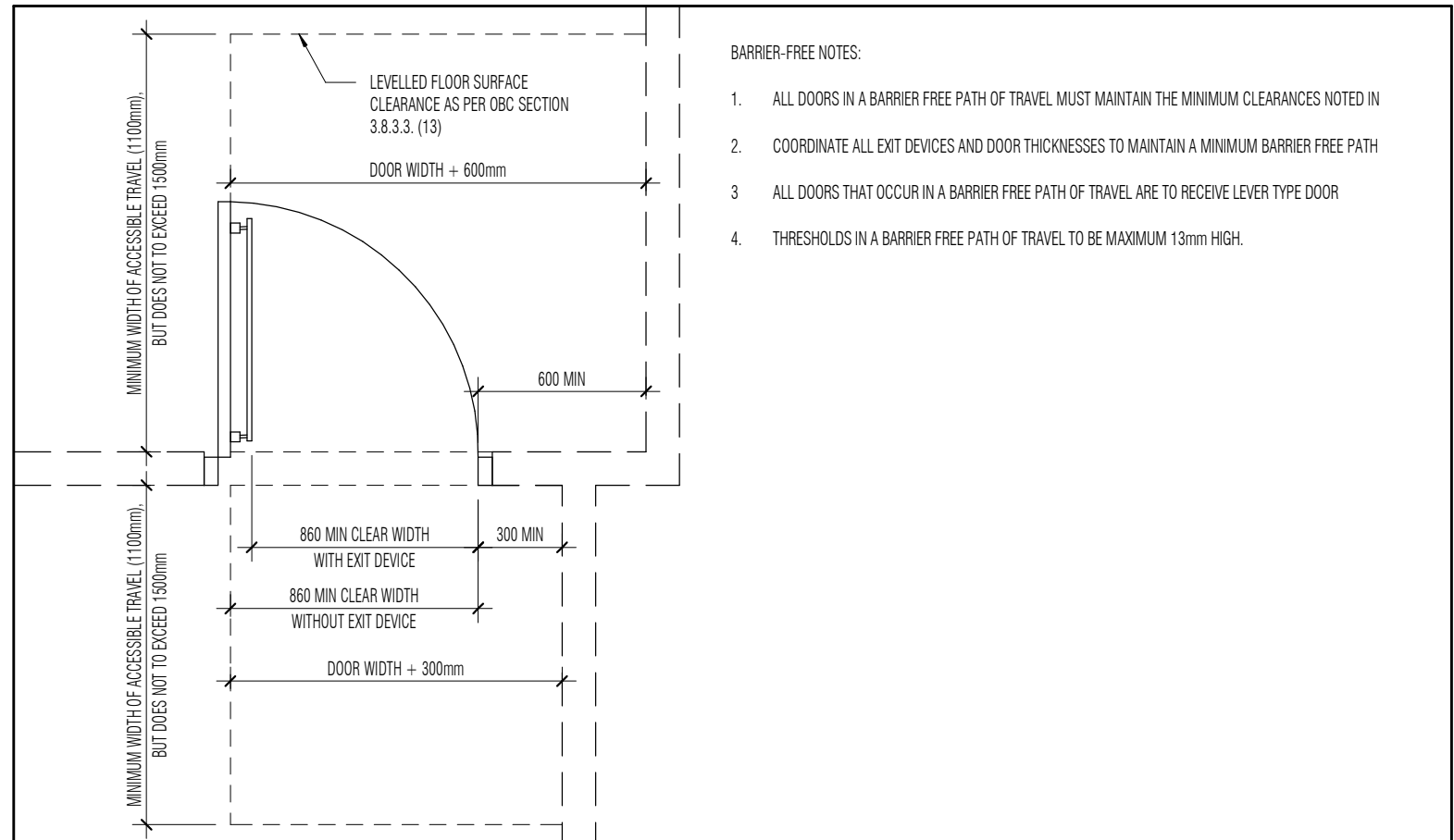
SCALE: AS SHOWN

SHEET NUMBER: **A003**



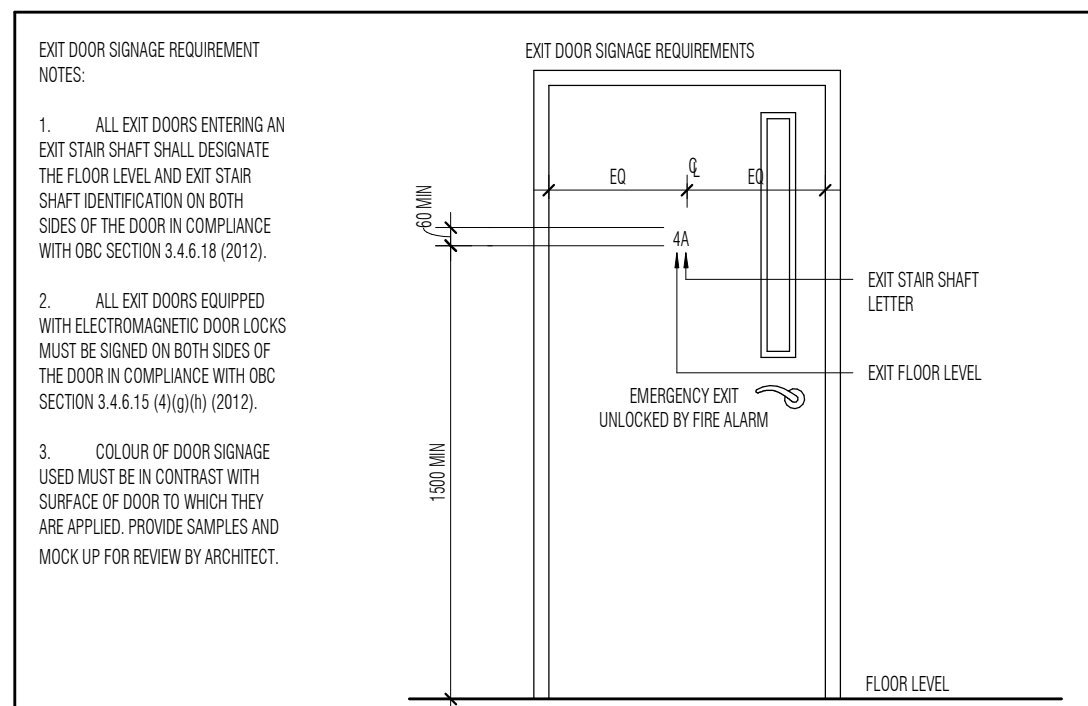
BARRIER FREE EQUIPMENT MOUNTING HEIGHT

1 : 50



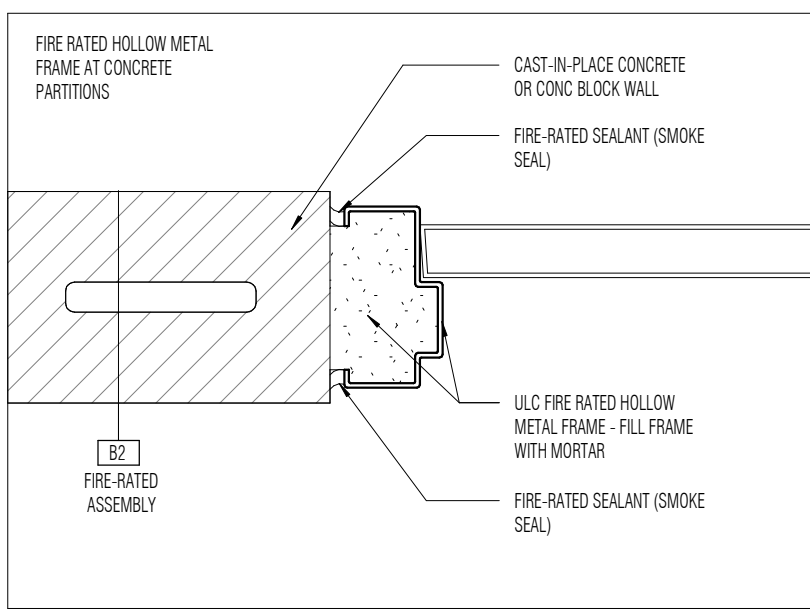
BARRIER FREE NOTES

1 : 50

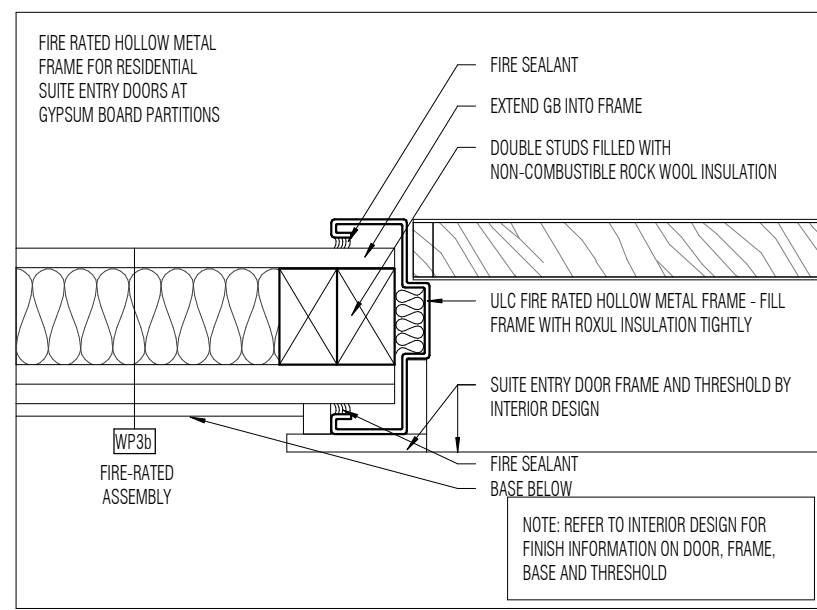


EXIT DOOR SIGNAGE

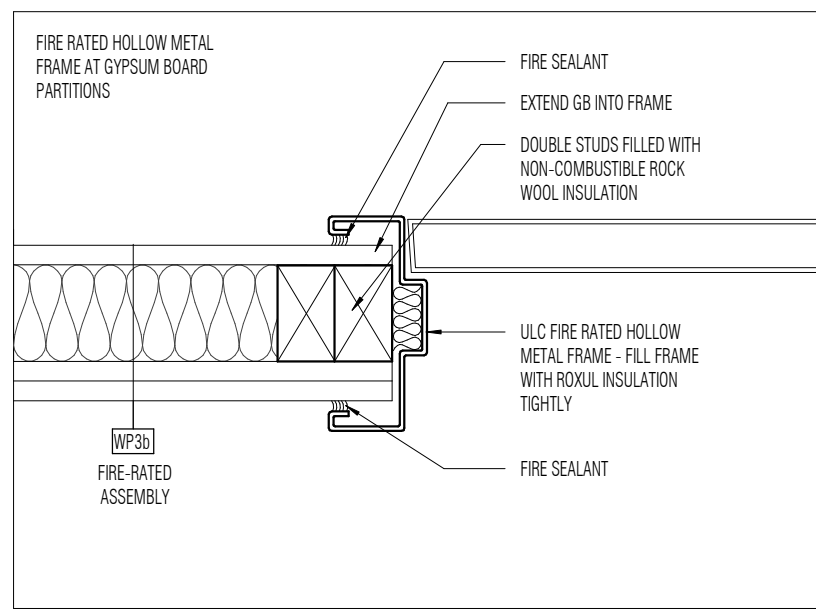
1 : 50



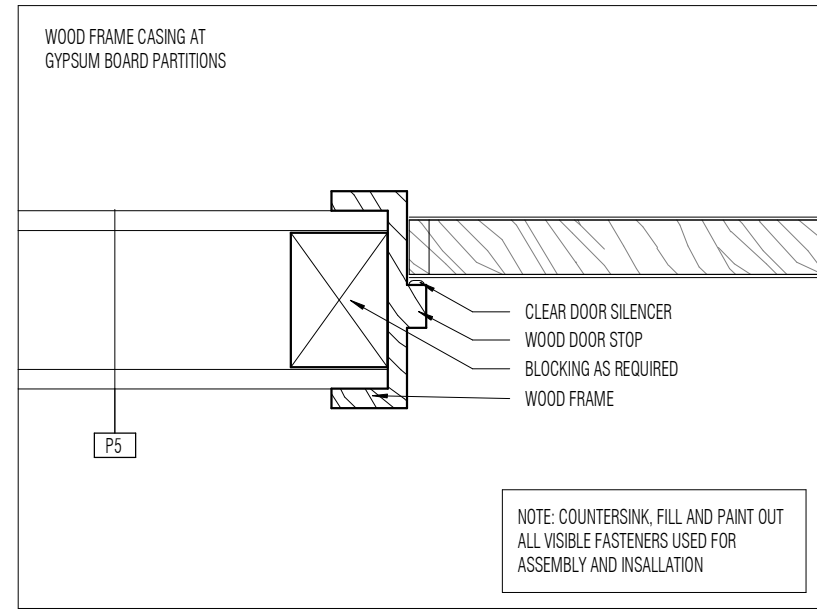
J1: HM (FRR) at CMU



J2: HM (FRR) at GB Partition, Suites



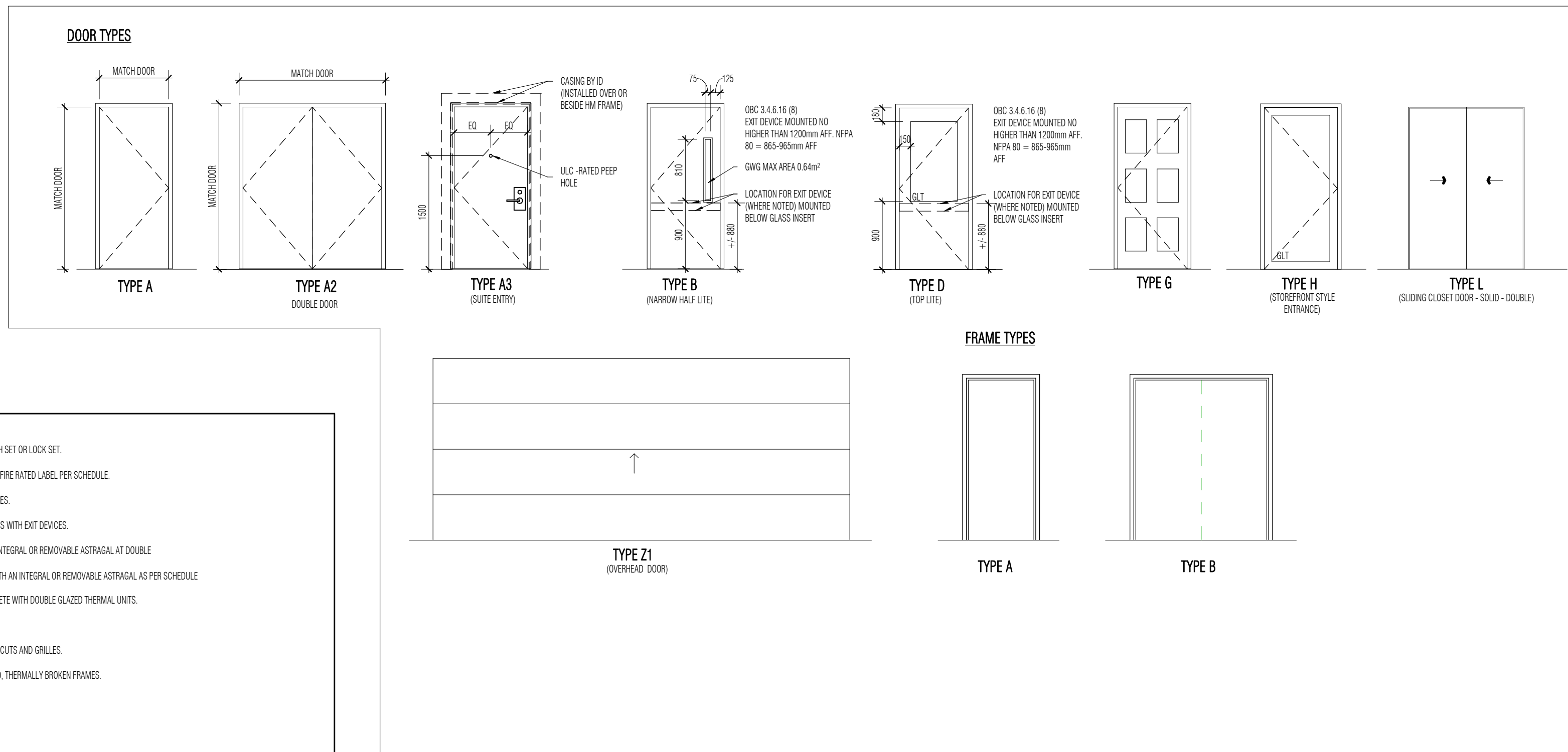
J3: HM (FRR) at GB Partition



J4: WD at GB Partition, Casing

DOOR SCHEDULE - GROUND TO SECOND FLOOR																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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		PANEL						FRAME		FIRE RATING	CLOSER	EXIT DEVICE	BIFLUSH BUTTON	AUTOMATIC OPERATOR	CLASSROOM FUNCTION	DOOR HALL	DUMMY SET W/ ROLLER CATCH	OFFICE FUNCTION LOCK SET	PASSAGE SET	PRIVATE LOCK SET	STORAGE ROOM LOCK SET	SUITE ENTRY LOCK SET	CARD READER	DOOR CONTACT	ELECTRIC STRIKE	MAGLOCK	MAGLOCK RELEASE	REMOTE RELEASE	PUSH TO LOCK	BOLT	ACOUSTIC SEAL	DOOR SWEEP	SMOKE/EAR SEAL	THRESHOLD	WEATHER STRIP			DOOR STOP AS REQ'D	NOCK PLATE	COAT HOOK																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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DOOR HARDWARE SPECIFICATIONS	GENERAL NOTES
<p>MORTISE LEVER: MANUFACTURER: SCHLAG SERIES: LATITUDE FINISH: BRUSHED NICKEL (SUITE INTERIOR) FINISH: MATT BLACK (UNIT ENTRANCE)</p> <p>HINGES: MCKINNEY TAT4A SERIES ELECTRIC HINGES: MCKINNEY - QC SERIES; PEMKO EL-CEPT CONTINUOUS GRABED HINGES: PEMKO - FM, SLF, HD CONTINUOUS STEEL HINGES: PEMKO PIVOTS: RUSCON FLUSH BOLTS: RUSCON FLUSH BOLTS AND ACCESSORIES: ROCKWOOD CYLINDERS: ASSA TWIN MAX+ , ASSA TWIN 8000 ELECTRIFIED LOCKSET: SARGENT ELECTRIC STRIKES: HES 1006 SERIES STANDARD STRIKES: HES 3006 SERIES (NON-FIRE RATED OPENINGS), HES 3306 SERIES (FIRE RATED OPENINGS) SURFACE MOUNTED STRIKES: HES 9400 (NON-FIRE RATED OPENINGS), HES 9500 (FIRE RATED OPENINGS) DOOR CLOSERS (HEAVY DUTY): LON 4041XP DOOR CLOSERS (STANDARD DUTY): SARGENT 1431 SERIES WALL MOUNTED DOOR STOP: ROCKWOOD AUTOMATIC DOOR OPERATORS: BESAM 50000</p>	<ol style="list-style-type: none">1. REFER TO HARDWARE SCHEDULE FOR DETAILED SPECIFICATIONS AS SUPPLIED BY CONTRACTOR2. REFER TO FLOOR PLAN FOR DOOR SWINGS.3. PROVIDE SHOP DRAWINGS OF DOOR/FRAME DETAILS PER DESIGNERS APPROVAL, BEFORE PROCEEDING WITH WORK.4. FINISHES:<ul style="list-style-type: none">- REFER TO WALL FINISHED PLAN FOR PAINT SPECIFICATIONS- ALL PAINTED DOOR/FRAMES (INCLUDING SIGHTGLASS) TO BE SHOP FINISHED.5. SECURITY:<ul style="list-style-type: none">- TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.6. KEYING:<ul style="list-style-type: none">- CONTRACTOR IS TO WORK WITH OWNER FOR KEYING REQUIREMENTS.- KEYING IS TO BE INCLUDED IN SCOPE OF WORK. CONTRACT CLIENT TO DETERMINE KEYING REQUIREMENTS.- ALL LOCKS LOGS TO BE KEYS TO SUITE MASTER AND BUILDING MASTER.- CONTRACTOR TO PROVIDE 3 SETS OF KEYS TO THE CLIENT.- BASE BUILDING KEYING PROVIDED BY OWNER.- BASE BUILDING KEY WAY IS TO BE CONFIRMED BY OWNER.7. REFER TO DOOR HARDWARE SCHEDULE FOR DETAILED SPECIFICATIONS AS SUPPLIED BY SENeca.

1 SITE PLAN

Scale 1 : 300

SITE PLAN HAS BEEN TAKEN FROM: GROUNDWORK ENGINEERING LIMITED
EXISTING CONDITION DRAWINGS DATED: FEBRUARY 20, 2026

SITE STATISTICS			
LOT AREA	14,293.70 m ²	EXISTING TO REMAIN	
FLOOR SPACE INDEX (FSI)	EXISTING TO REMAIN		
BUILDING HEIGHTS	10.0 m		
TOTAL NUMBER OF RESIDENTIAL SUITES	28		
TOTAL VEHICULAR PARKING	EXISTING TO REMAIN (17)		

BUILDING 1 AND 2 STATISTICS				
FLOOR	BUILDING AREA (NO EXCLUSIONS)	GROSS FLOOR AREA (NO EXCLUSIONS)	SUITE MAX	SUITE MIN
1ST	583.45 m ²	583.45 m ²	4	1
2ND	567.13 m ²	567.13 m ²	9	
1ST	397.70 m ²	397.70 m ²	7	
2ND	397.70 m ²	397.70 m ²	7	
SUB-TOTALS	981.15 m ²	1,945.98 m ²	28	14 ACCESSIBLE SUITS (50% OF TOTAL SUITS)

LEGEND

- PROPOSED BUILDING
- CONCRETE PAD
- OVERHEAD DOOR
- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCE
- EXIT
- LS LIGHT STANDARD
- CB CATCH BASIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

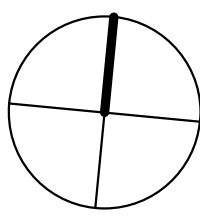
SEAL

Revision Schedule

Rev	Date	By	Description
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW
2	2026-02-05	SR	ISSUED FOR COORDINATION
3	2026-03-02	SR	ISSUED FOR 90% REVIEW
4	2026-03-20	SR	ISSUED FOR PERMIT
5	2026-05-11	SR	ISSUED FOR TENDER

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE:

SITE PLAN

SCALE:

AS SHOWN

SHEET NUMBER:

A100

NOTE: FOOTING AND FOUNDATION PLAN HAS BEEN TAKEN FROM
T. SMITH ENGINEERING INC. ARCHITECTURAL RESTORATION PLAN.
DATE: MAY 7, 2021
ALL DIMENSIONS ARE +/- CONTRACTOR TO REVIEW SITE CONDITIONS
AND REPORT BACK ANY DISCREPANCIES

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK
AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:

SQ
VIS

SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Rev	Date	By	Description
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW
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PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE:
01/06/2025

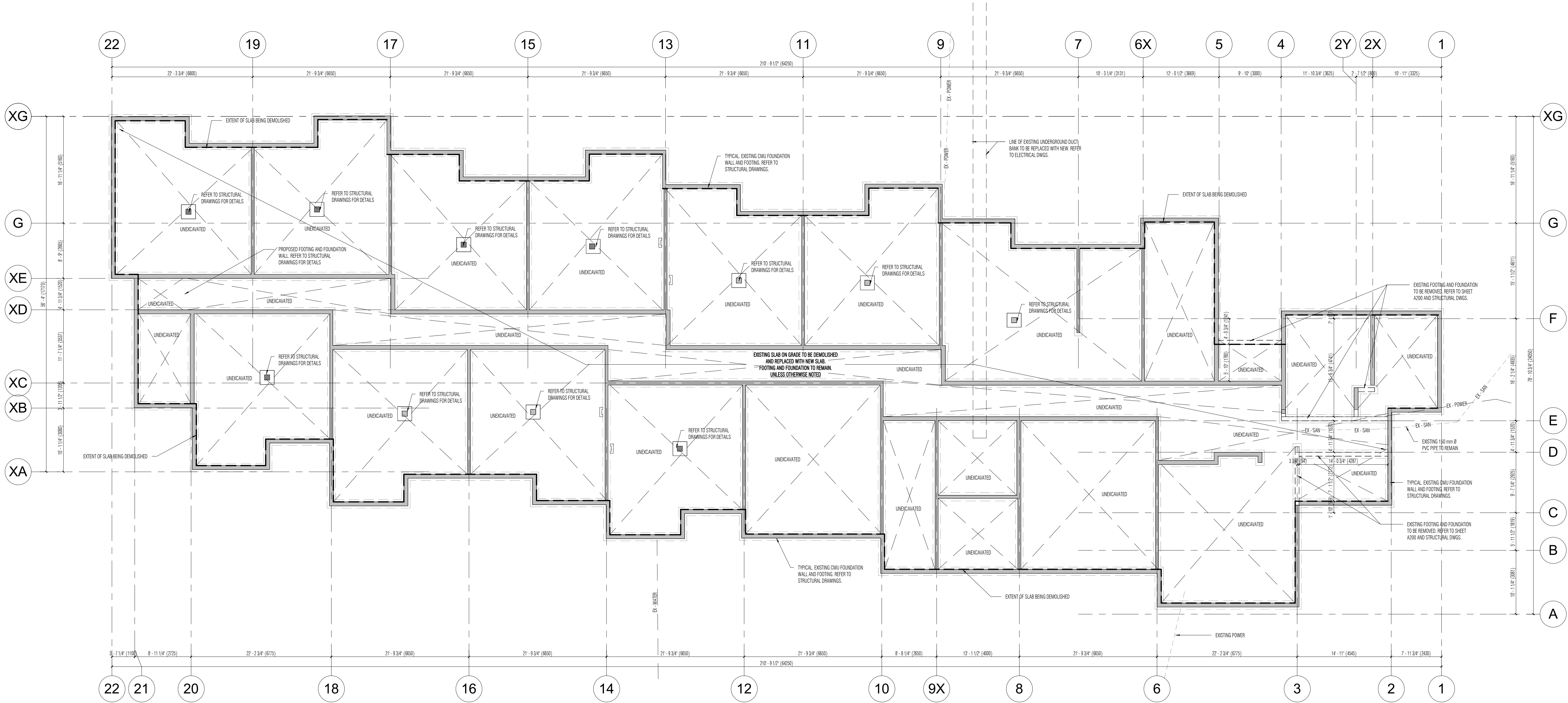
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CHECKED BY:

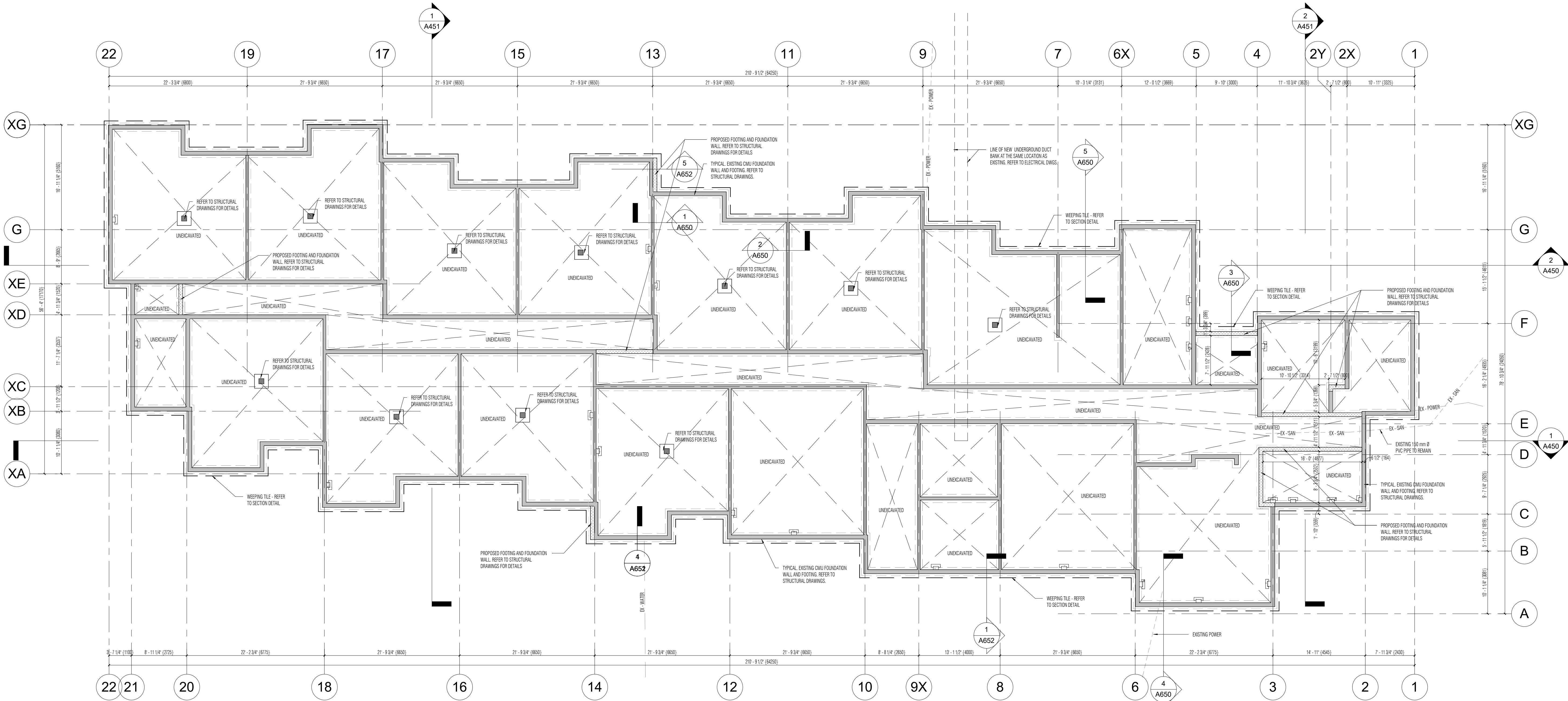
SHEET TITLE:
1ST FLOOR DEMOLITION PLAN

SCALE:
AS SHOWN

SHEET NUMBER:
A101



2 FOOTING DEMOLITION PLAN
Scale: 1 : 100



1 FOOTING PLAN
Scale 1 : 100

NOTE: FOOTING AND FOUNDATION PLAN HAS BEEN TAKEN FROM
T-SMITH ENGINEERING INC. ARCHITECTURAL RESTORATION PLAN
DATE: MAY 7, 2021
ALL DIMENSIONS ARE +/- CONTRACTOR TO REVIEW SITE CONDITIONS
AND REPORT BACK ANY DISCREPANCIES
CONTRACTOR TO PROVIDE NEW DAMPPROOFING, DRAINAGE BOARD,
AND ASSOCIATED DRAINAGE SYSTEM WHERE THE FIRST COURSE OF
CMU IS BEING DEMOLISHED, AND TO ENSURE PROPER TIE-IN AND
CONTINUITY WITH THE EXISTING DRAINAGE SYSTEM. TO BE INCLUDED IN
THE BASE BID.
CONTRACTOR SHALL INSPECT EXISTING WEEPING TILE, DAMPPROOFING
AND DRAINAGE BOARD. IF ANY COMPONENTS ARE FOUND TO BE
DAMAGED, DETERIORATED, OR NOT INTACT, THE CONTRACTOR SHALL
ALLOW FOR THEIR FULL REPLACEMENT AND ENSURING CONTINUITY OF
THE WATERPROOFING AND DRAINAGE SYSTEM. REFER TO CASH
ALLOWANCE

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK
AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

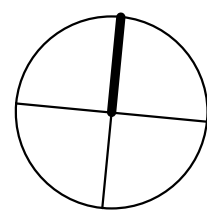
SEAL

Revision Schedule

Rev	Date	By	Description
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW
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PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE: FOOTING PLAN

SCALE: AS SHOWN

SHEET NUMBER: A200

A201



DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



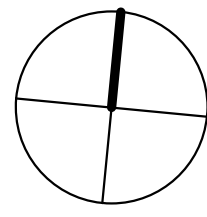
SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW	
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3	2026-03-02	SR	ISSUED FOR 90% REVIEW	
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5	2026-05-11	SR	ISSUED FOR TENDER	

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

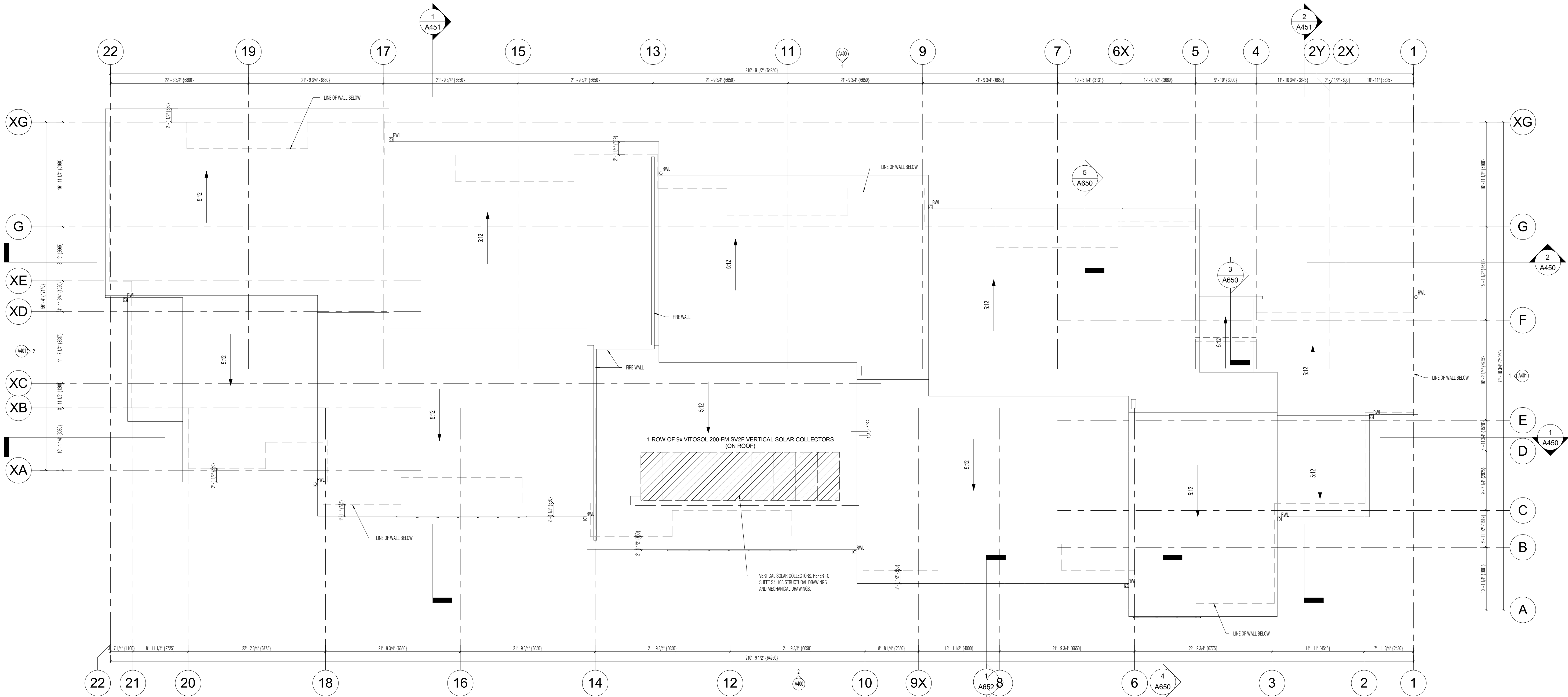


ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE:
2ND FLOOR PLAN

SCALE: AS SHOWN

SHEET NUMBER:
A202



DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



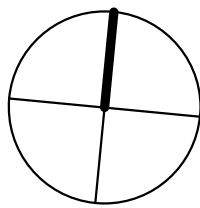
SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW	
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PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

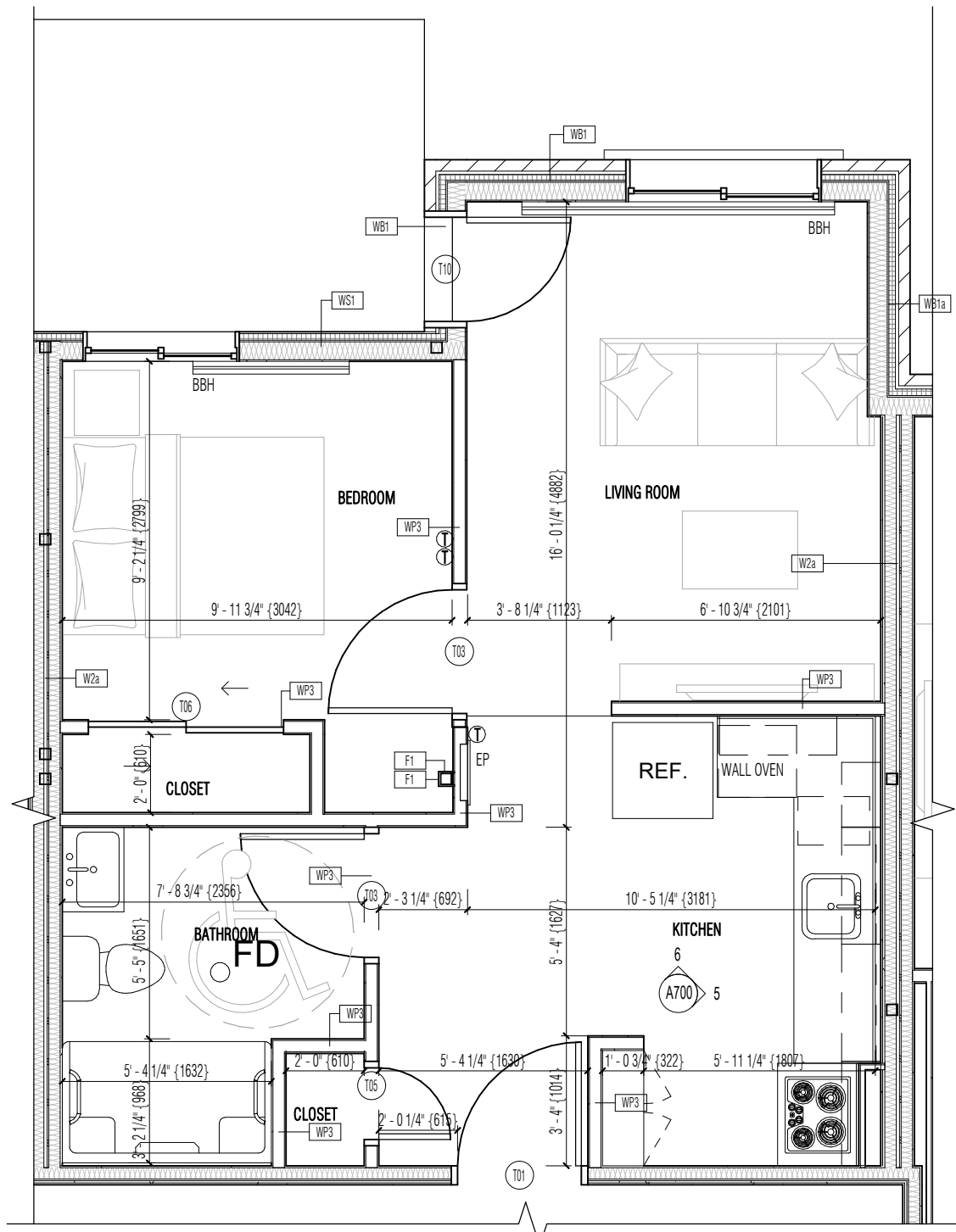


ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

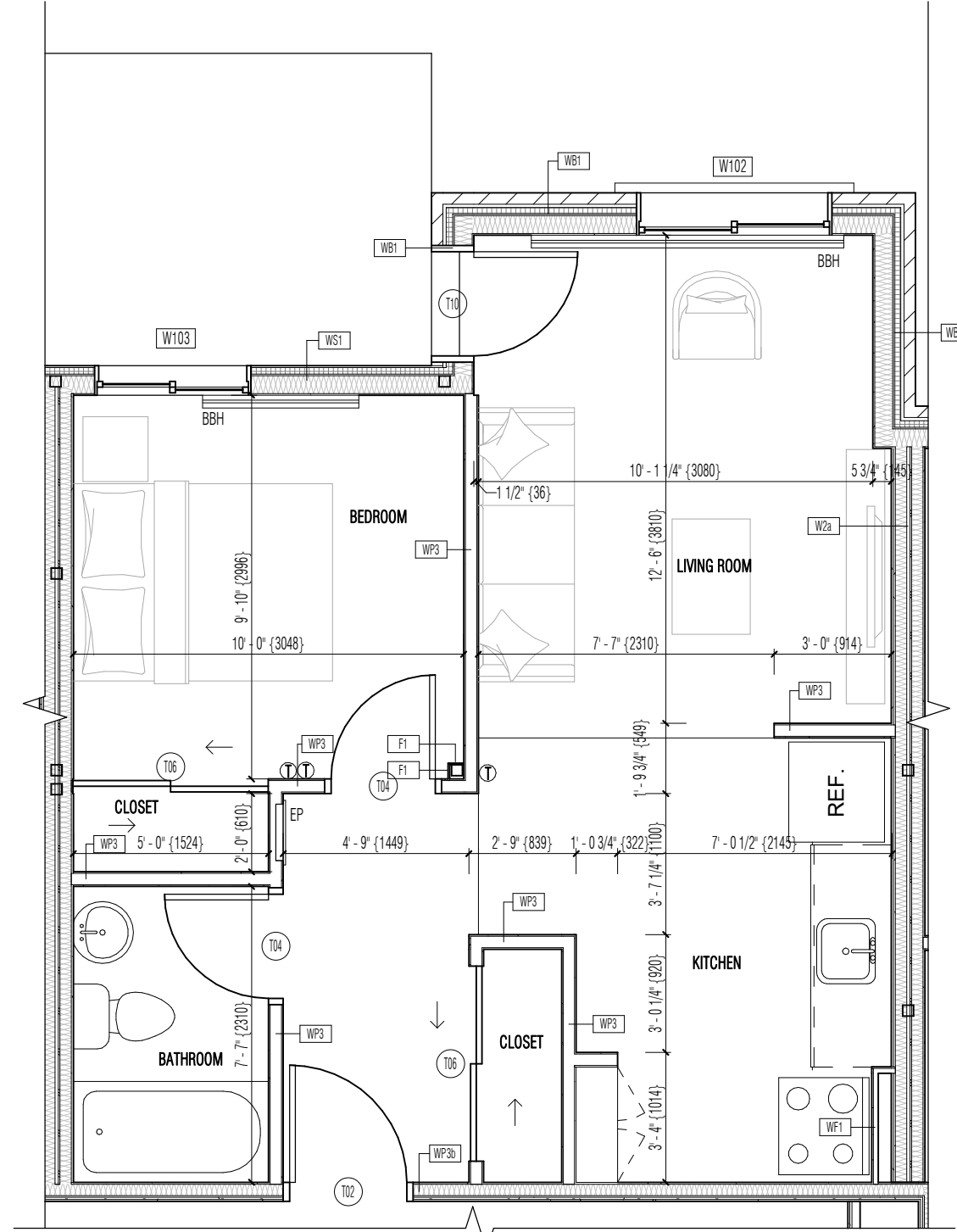
SHEET TITLE: ROOF PLAN

SCALE: AS SHOWN

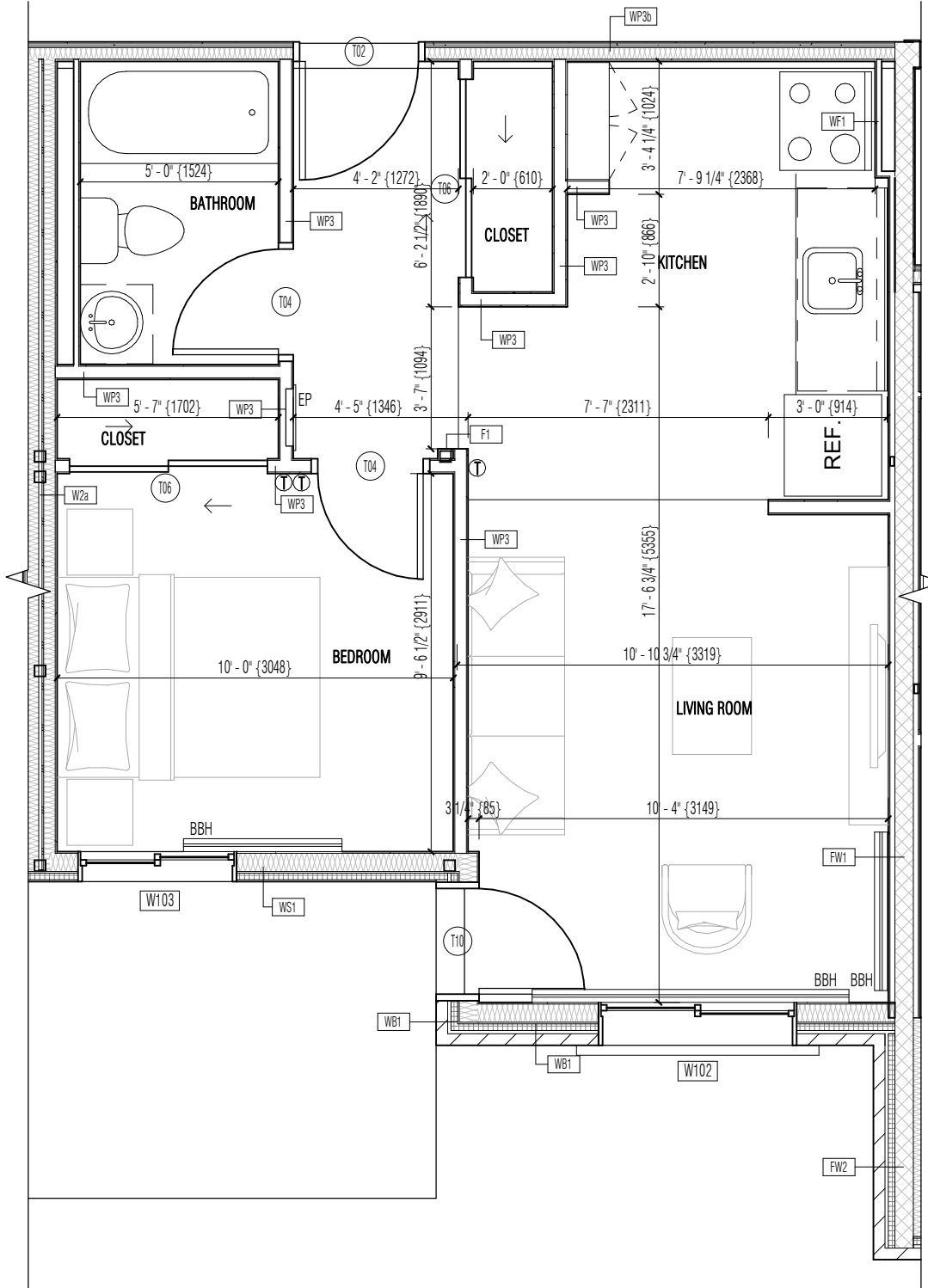
SHEET NUMBER:
A203



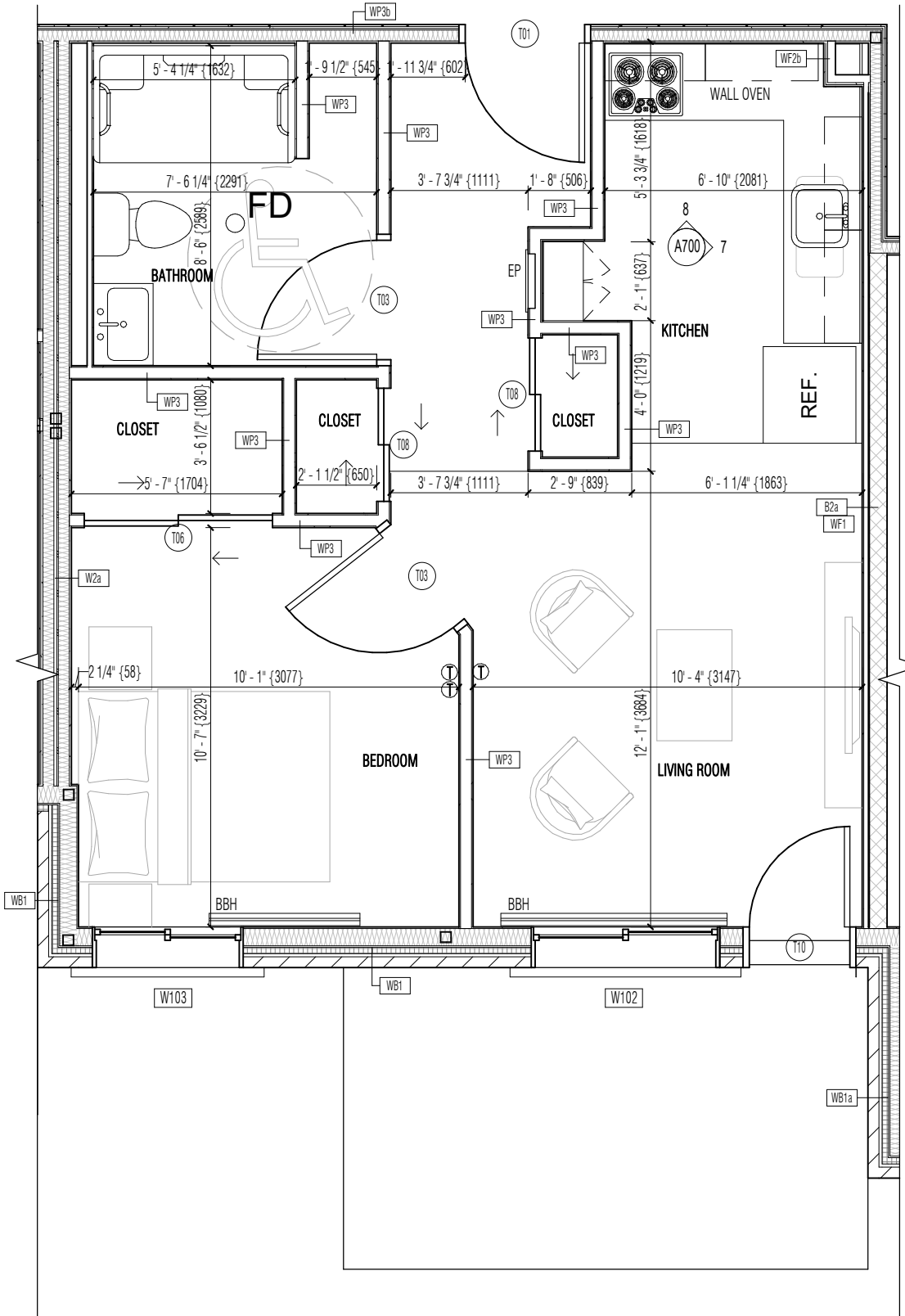
4 FIRST FLOOR - SUITE A-BF
1 : 50



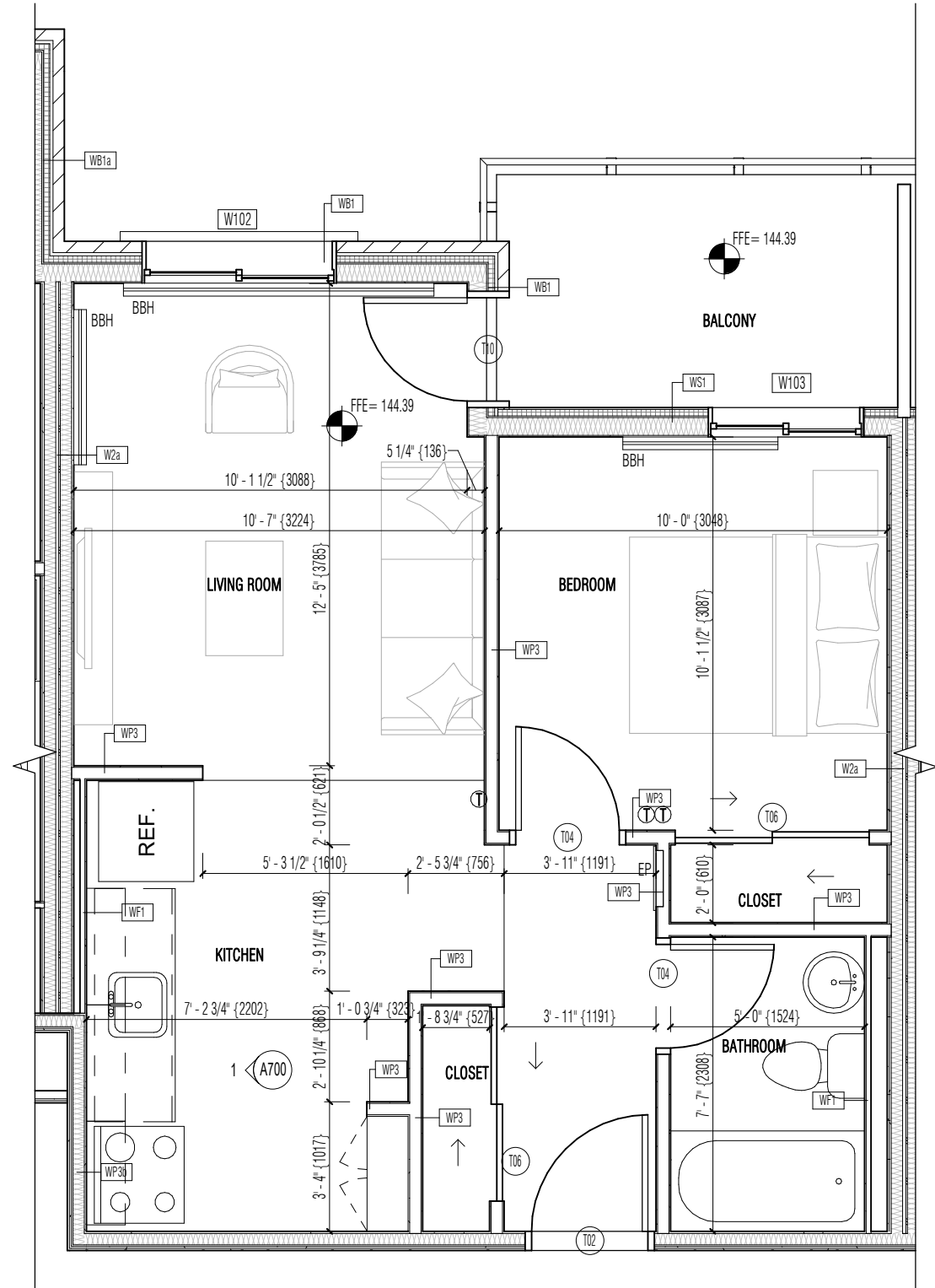
3 FIRST FLOOR - SUITE A
1 : 50



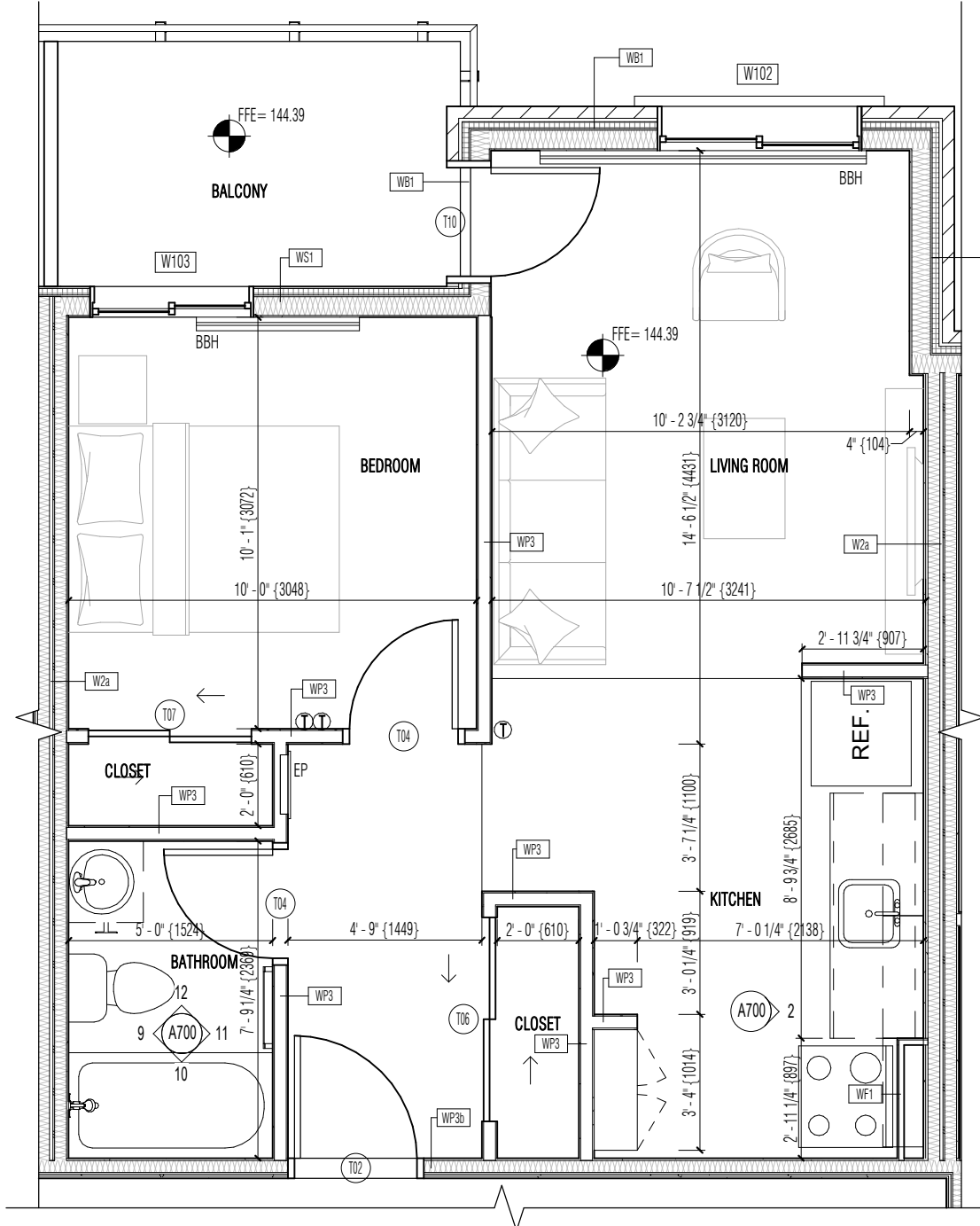
2 FIRST FLOOR - SUITE A-1
1 : 50



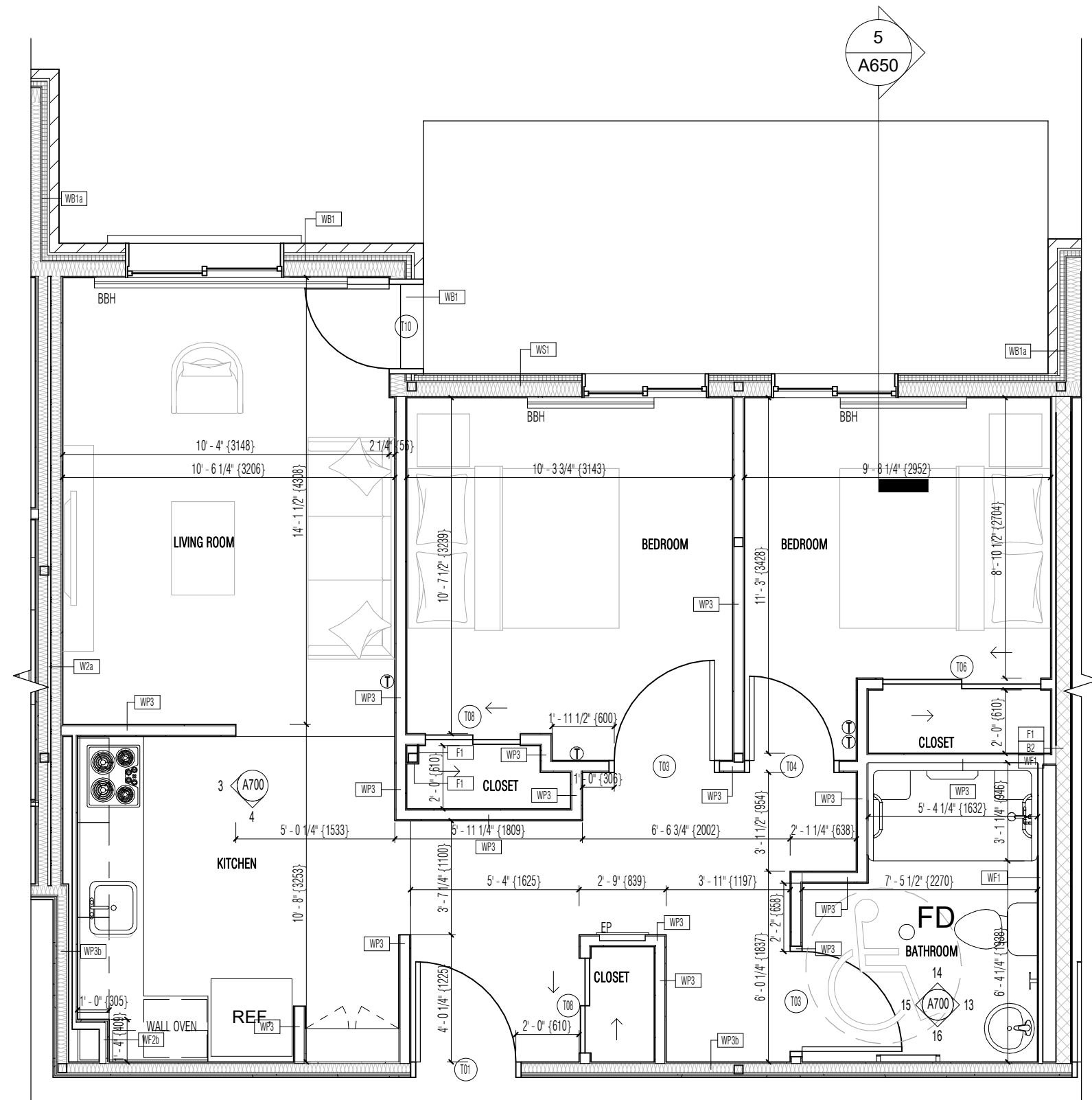
1 FIRST FLOOR - SUITE C-BF
1 : 50



7 2ND FLOOR - SUITE A-1
1 : 50



6 2ND FLOOR - SUITE A
1 : 50



5 FIRST FLOOR - SUITE B-BF
1 : 50

REFER TO SHEET A201 AND A202 FOR THE OVERALL
LENGTH AND WIDTH OF EACH UNIT

REFER TO SHEET A301 AND A302 FOR THE
REFLECTED CEILING PLAN AND BULKHEAD LAYOUT

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK
AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



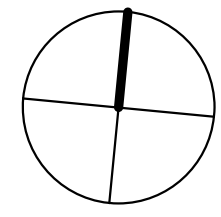
SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW	
2	2026-02-05	SR	ISSUED FOR COORDINATION	
3	2026-03-02	SR	ISSUED FOR 90% REVIEW	
4	2026-03-20	SR	ISSUED FOR PERMIT	
5	2026-05-11	SR	ISSUED FOR TENDER	

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE

TYPICAL SUITE PLANS

SCALE:

AS SHOWN

SHEET NUMBER:

A204



LEGEND:

- DRYWALL DROPPED CEILING/BULKHEAD AT 7'-10\"/>
- DRYWALL DROPPED CEILING/BULKHEAD AT 7'-2\"/>
- 24\"/>

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

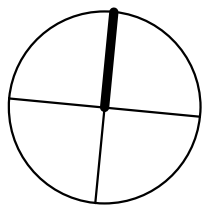
SEAL

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PROJECT NAME:
VERONA

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6094 Carleton Drive,
Verona, ON



ISSUE DATE: 01/06/2025

DRAWN BY:

CHECKED BY:

SHEET TITLE:

2ND FLOOR REFLECTED CEILING PLAN

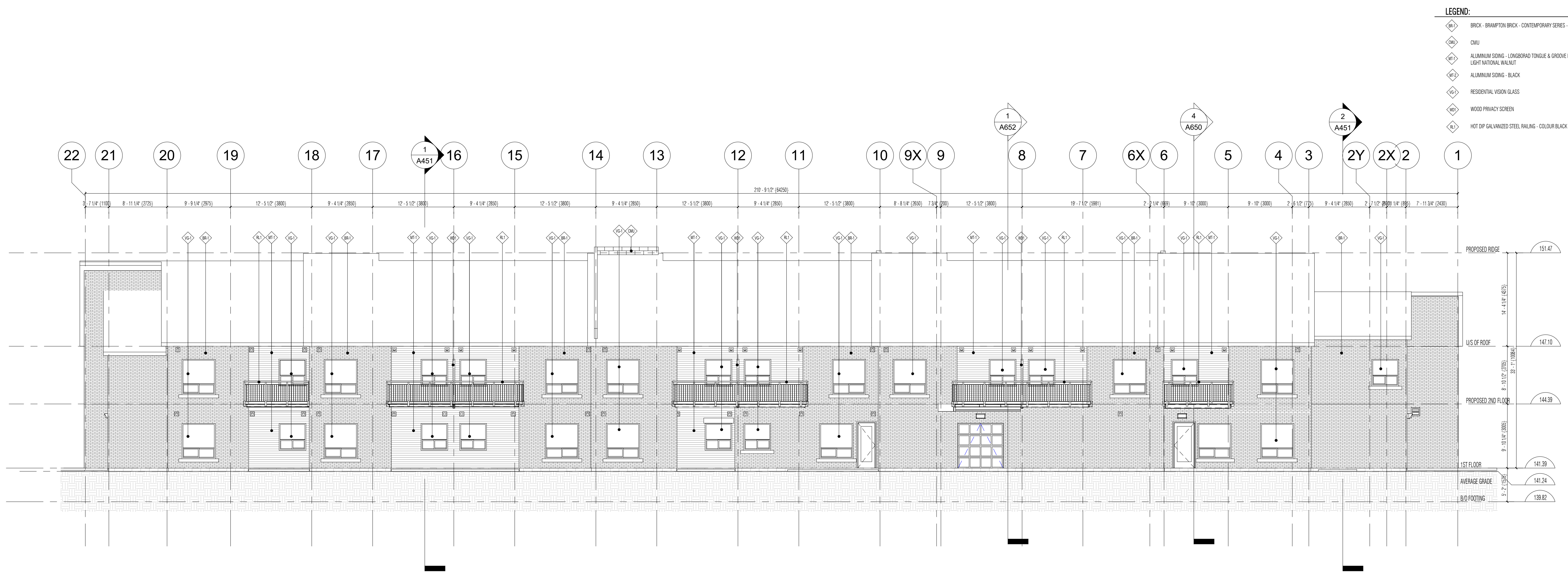
SCALE:

AS SHOWN

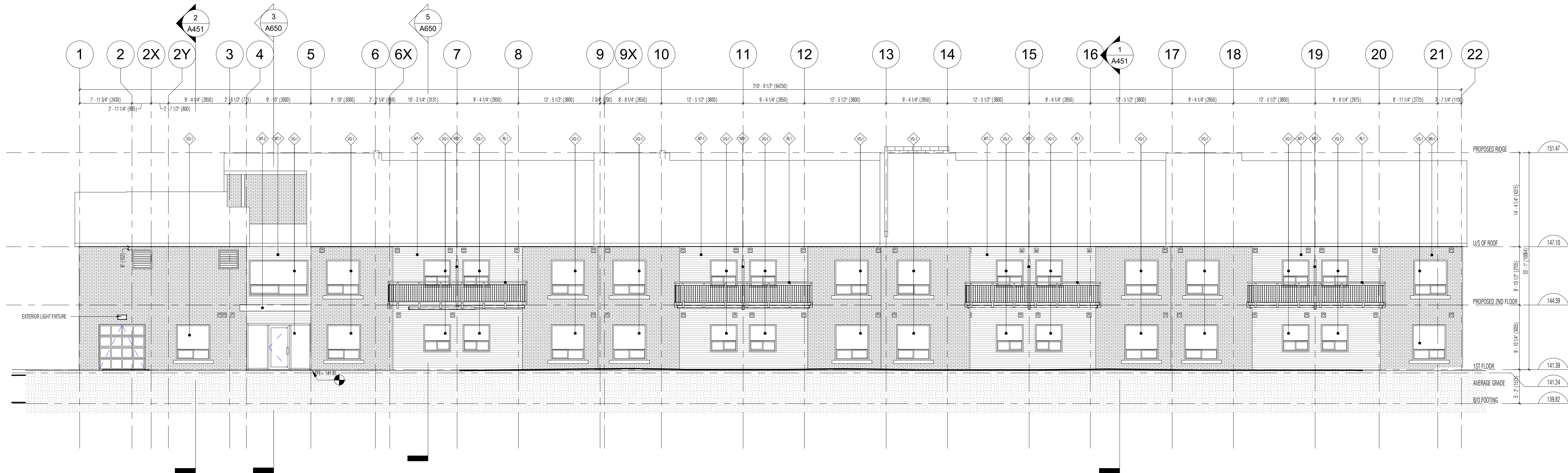
SHEET NUMBER:

A302

A303



2 Elevation South
1 : 100



1 Elevation North
1 : 100

- LEGEND:
- BRICK - BRAMPTON BRICK - CONTEMPORARY SERIES - VENETIAN
 - CMU
 - ALUMINUM SIDING - LONGBOARD TONGUE & GROOVE PLANKS - LIGHT NATURAL WALNUT
 - ALUMINUM SIDING - BLACK
 - RESIDENTIAL VISION GLASS
 - WOOD PRIVACY SCREEN
 - HOT DIP GALVANIZED STEEL RAILING - COLOUR BLACK

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

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PROJECT NAME:
VERONA

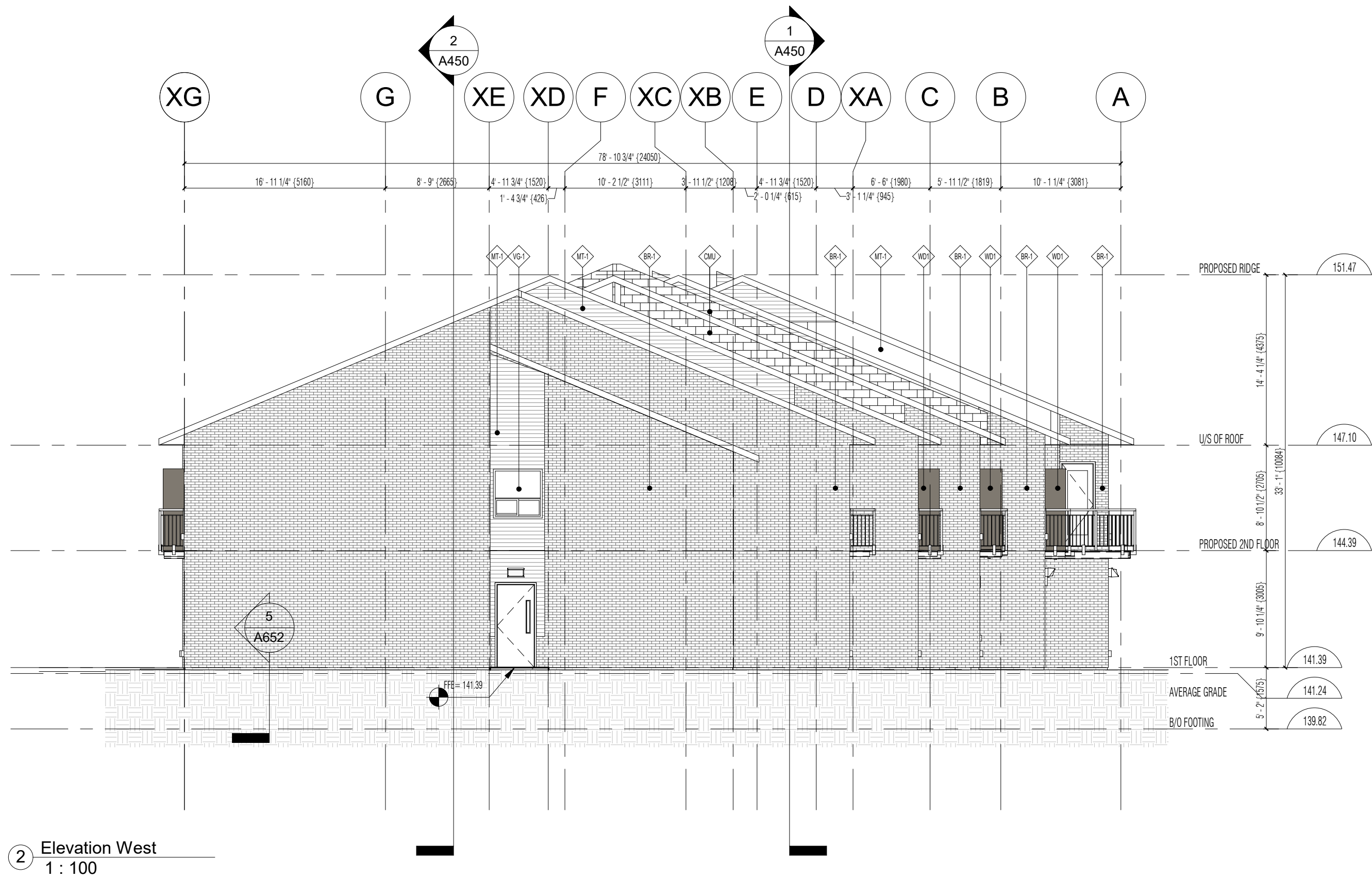
PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

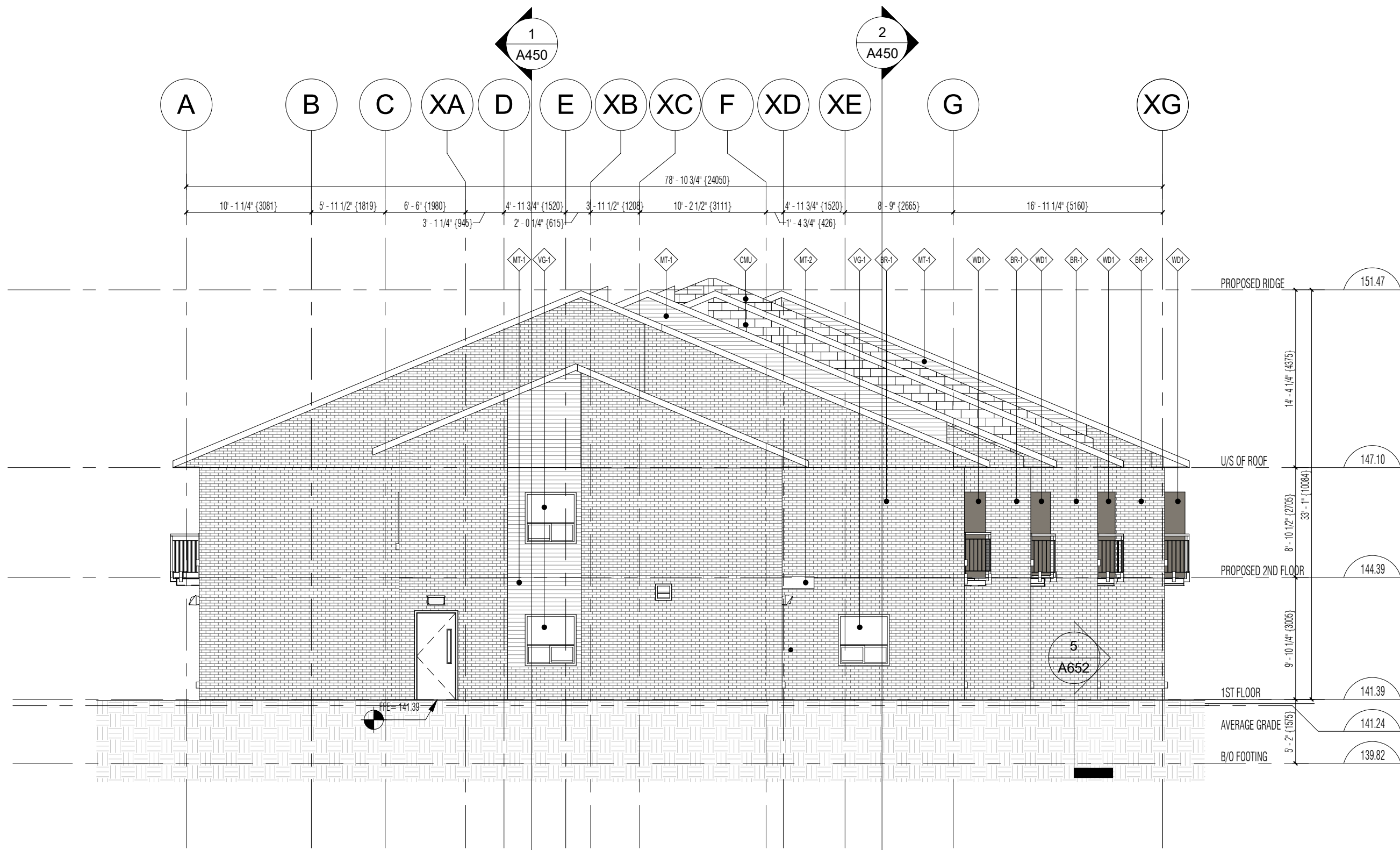
SHEET TITLE:
NORTH AND SOUTH ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
A400



2 Elevation West
1 : 100



1 Elevation East
1 : 100

- LEGEND:**
- BRICK - BRAMPTON BRICK - CONTEMPORARY SERIES - VENETIAN
 - CMU
 - ALUMINUM SIDING - LONGBOARD TONGUE & GROOVE PLANKS - LIGHT NATURAL WALNUT
 - ALUMINUM SIDING - BLACK
 - RESIDENTIAL VISION GLASS
 - WOOD PRIVACY SCREEN
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CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
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PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE:

WEST AND EAST ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:

A401

CLIENT:



1

PROJECT NAME:
VERONA

ISSUE DATE: 01/06/2025

DRAWN BY:
CHECKED BY:

SHEET TITLE:

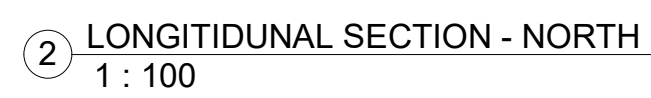
LONGITUDINAL SECTION

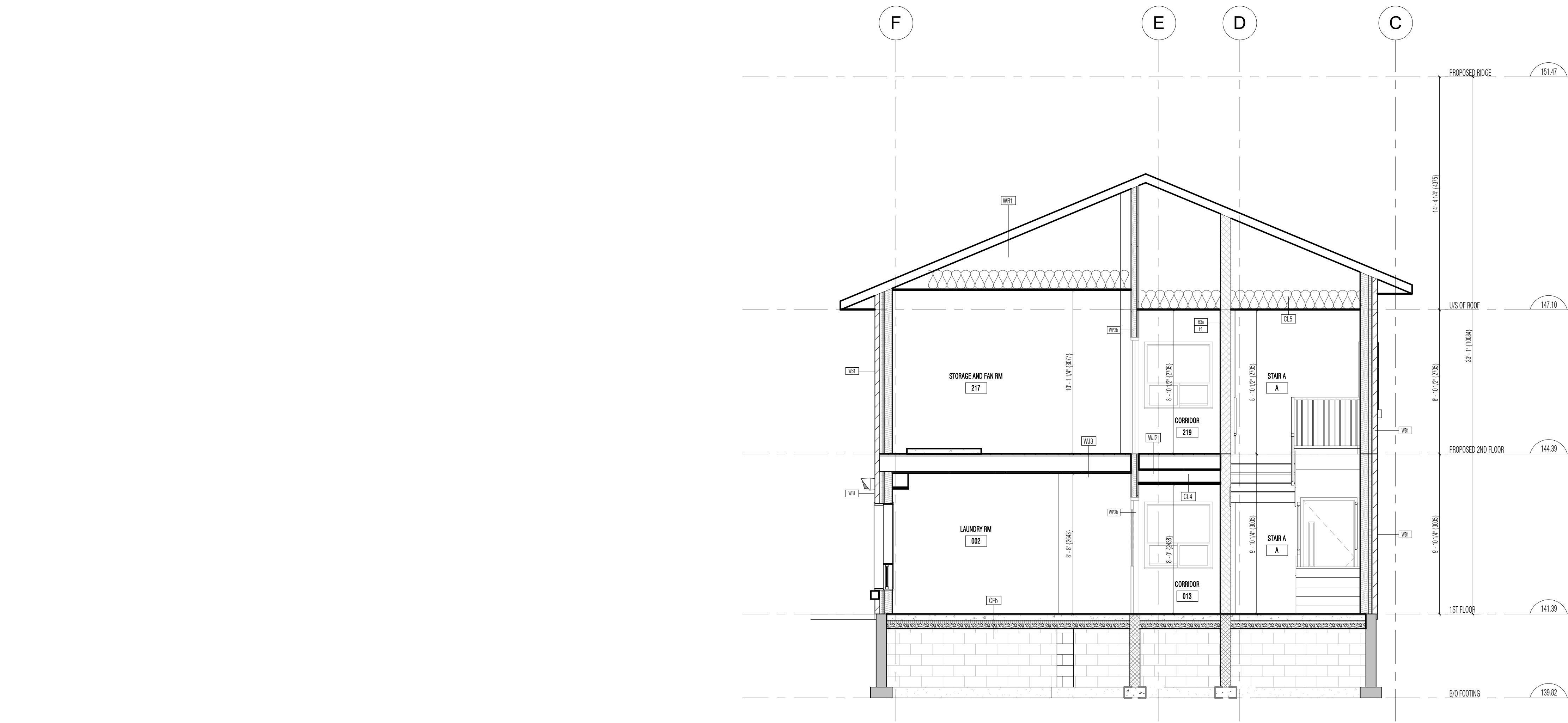
SCALE:

DOWN

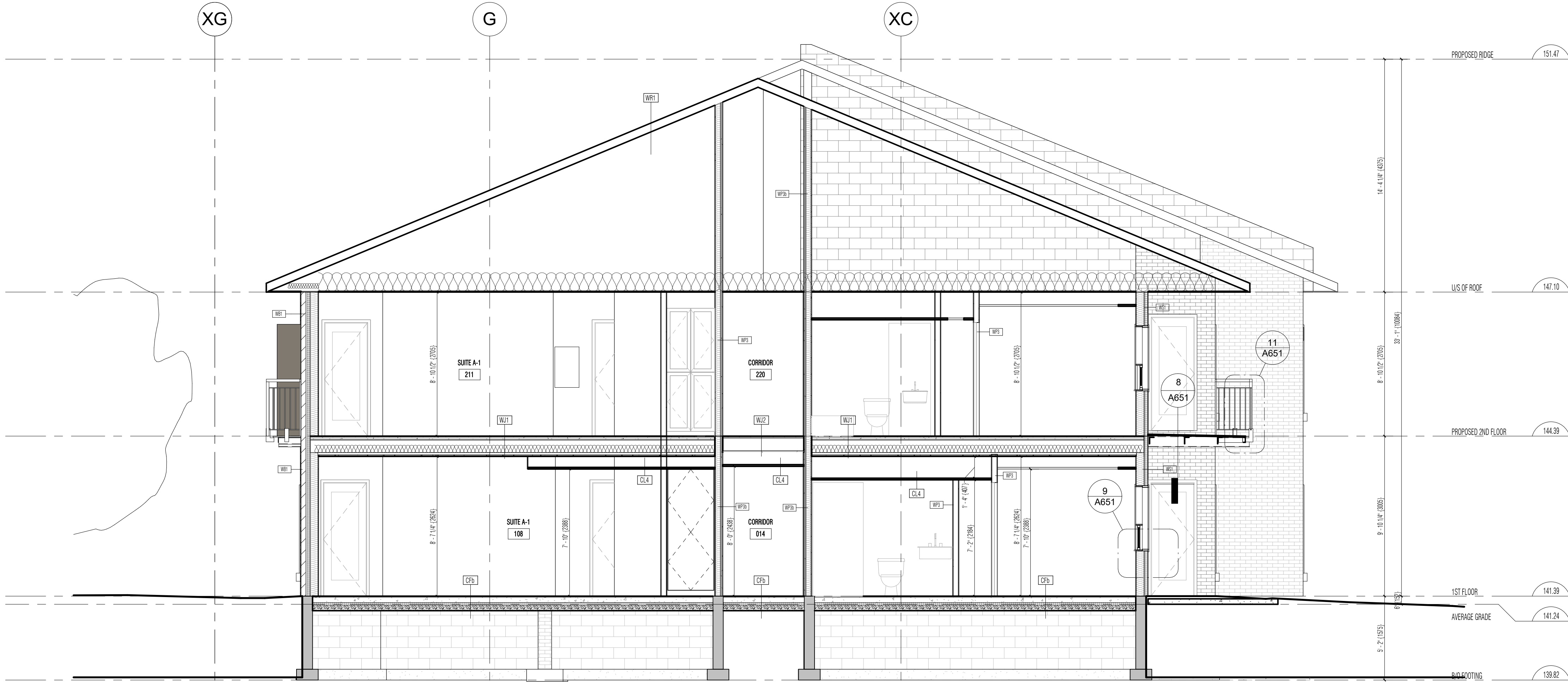
SHEET NUMBER:

A450





2 CROSS SECTION 2
1 : 50



1 CROSS SECTION
1 : 50

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

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PROJECT NAME:
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PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE:

CROSS SECTION

SCALE: AS SHOWN

SHEET NUMBER:

A451

BEFORE PROCEEDING WITH THE WORK,

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

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PROJECT NAME:

PROJECT ADDRESS:
6094 Carleton Drive,
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ISSUE DATE
DRAWN BY:
CHECKED BY:

01/06/2025

SHEET TITLE

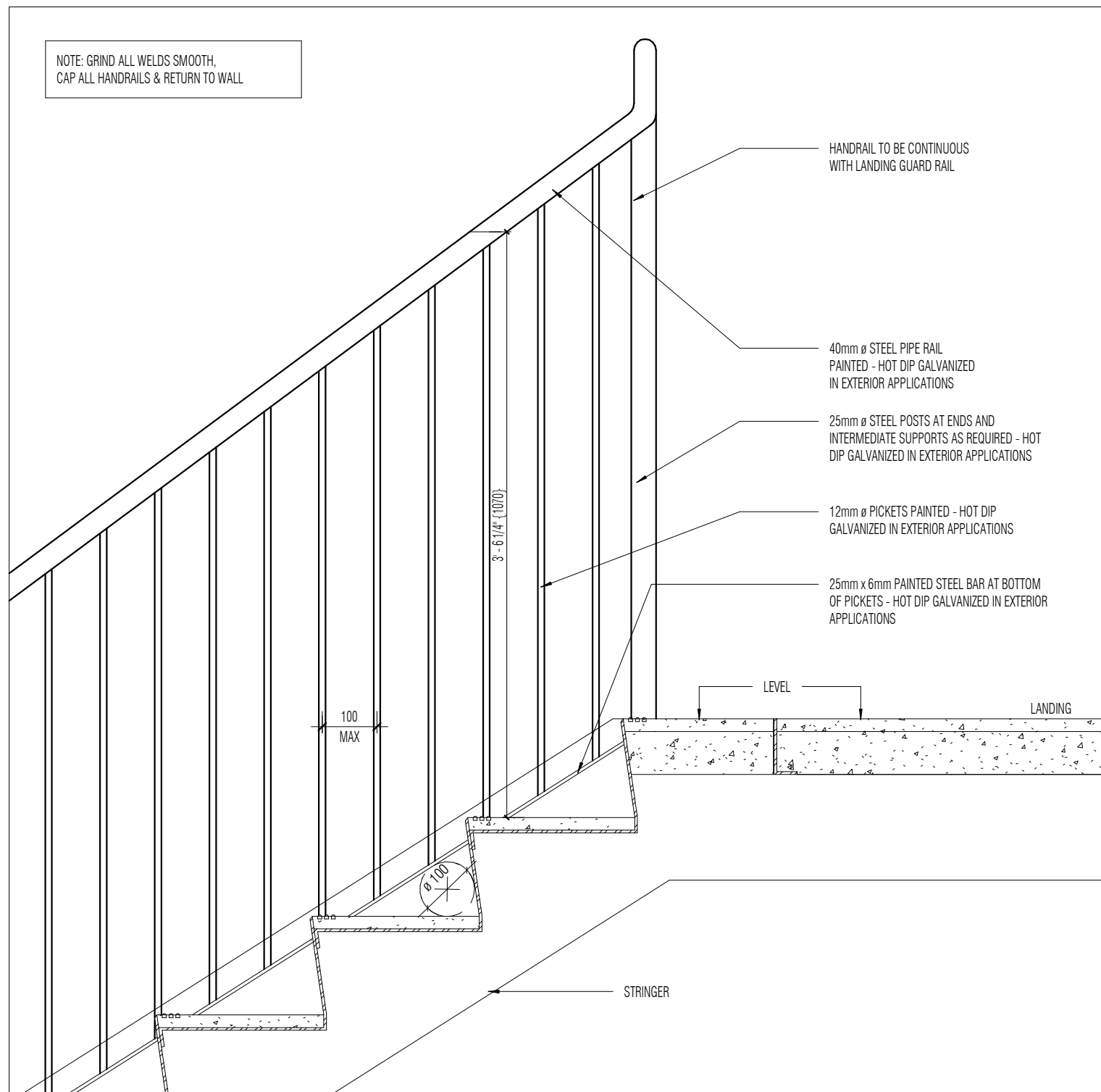
STAIR PLAN AND SECTION:

SCALE:

AS SHOWN

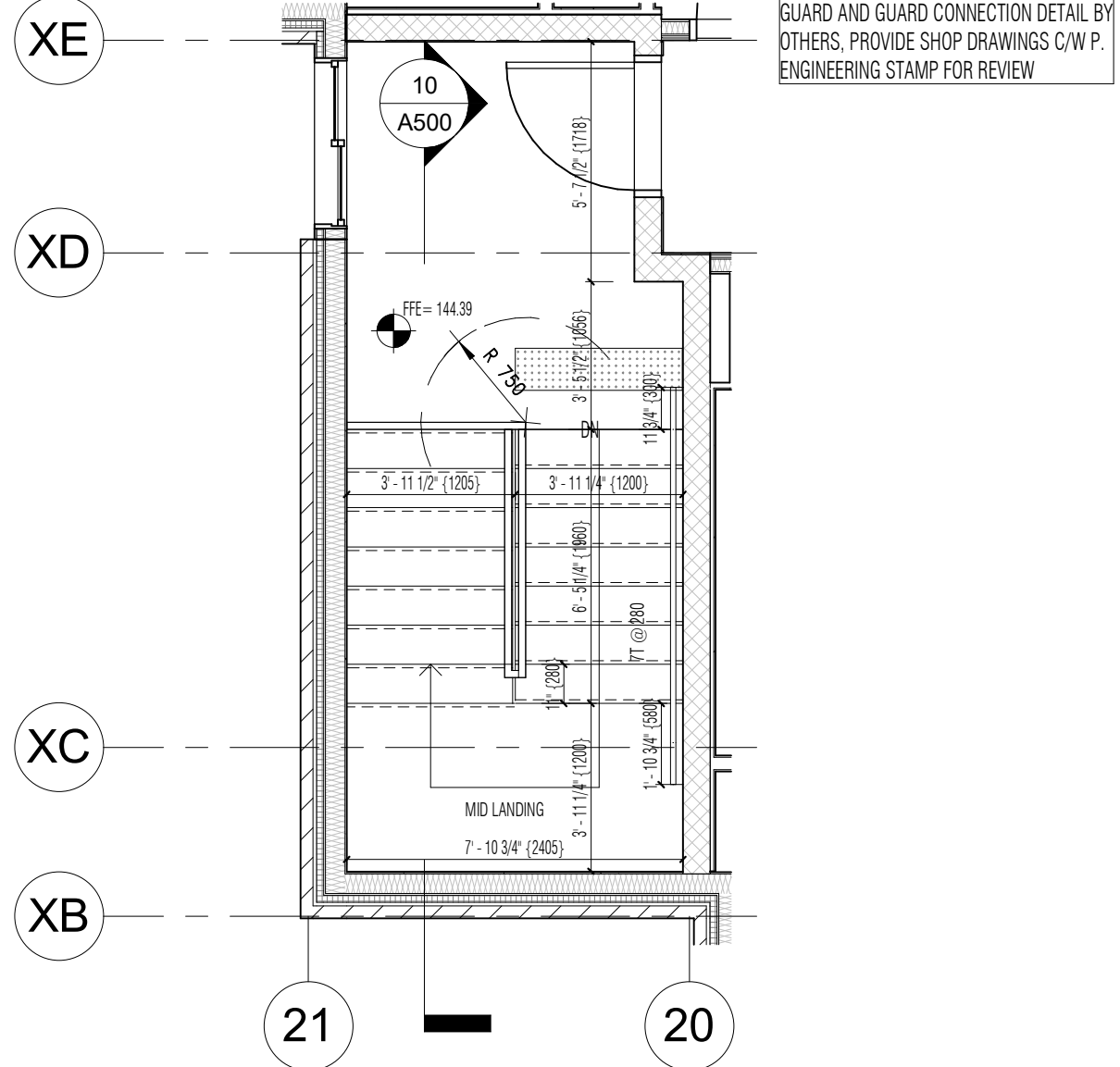
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A500

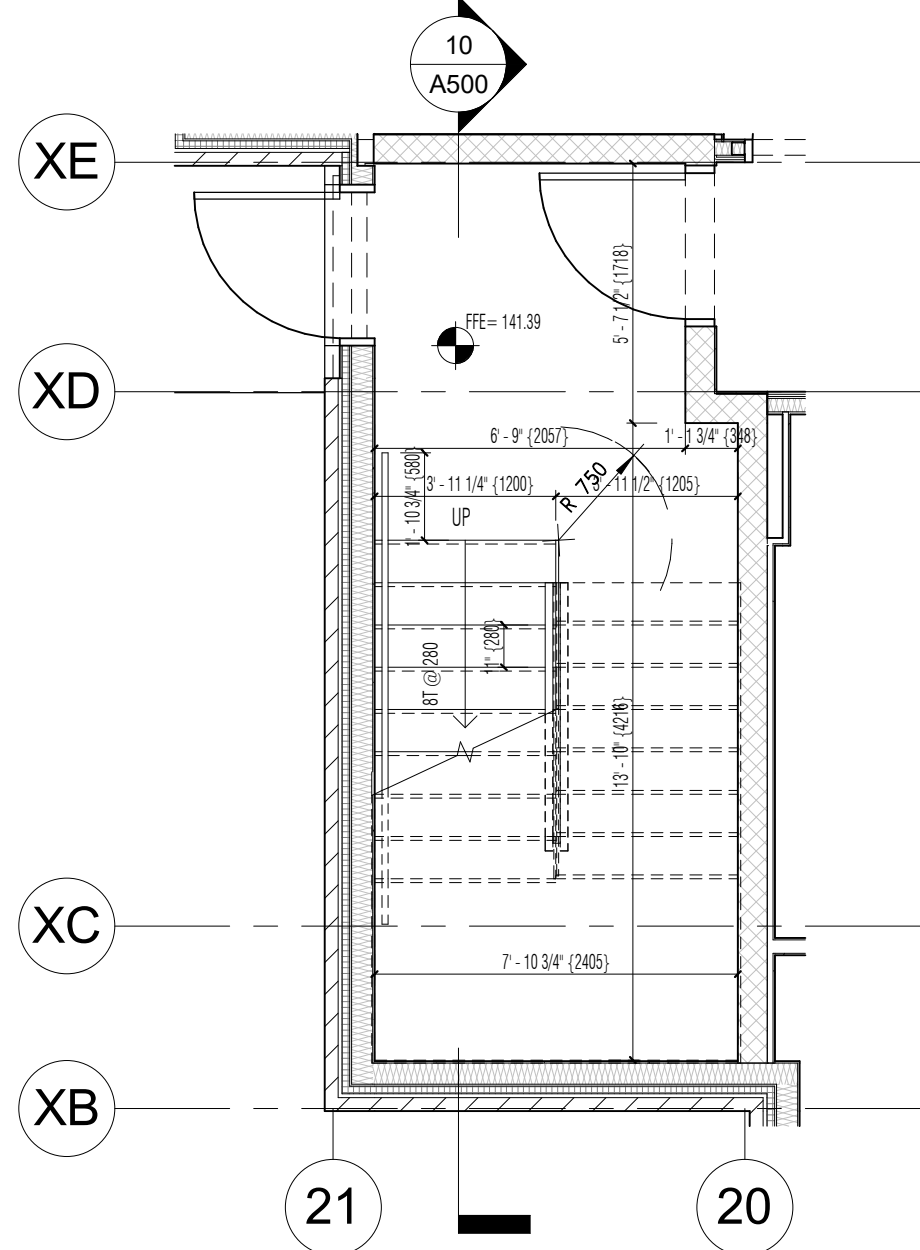


11 CENTER RAIL
1 : 10

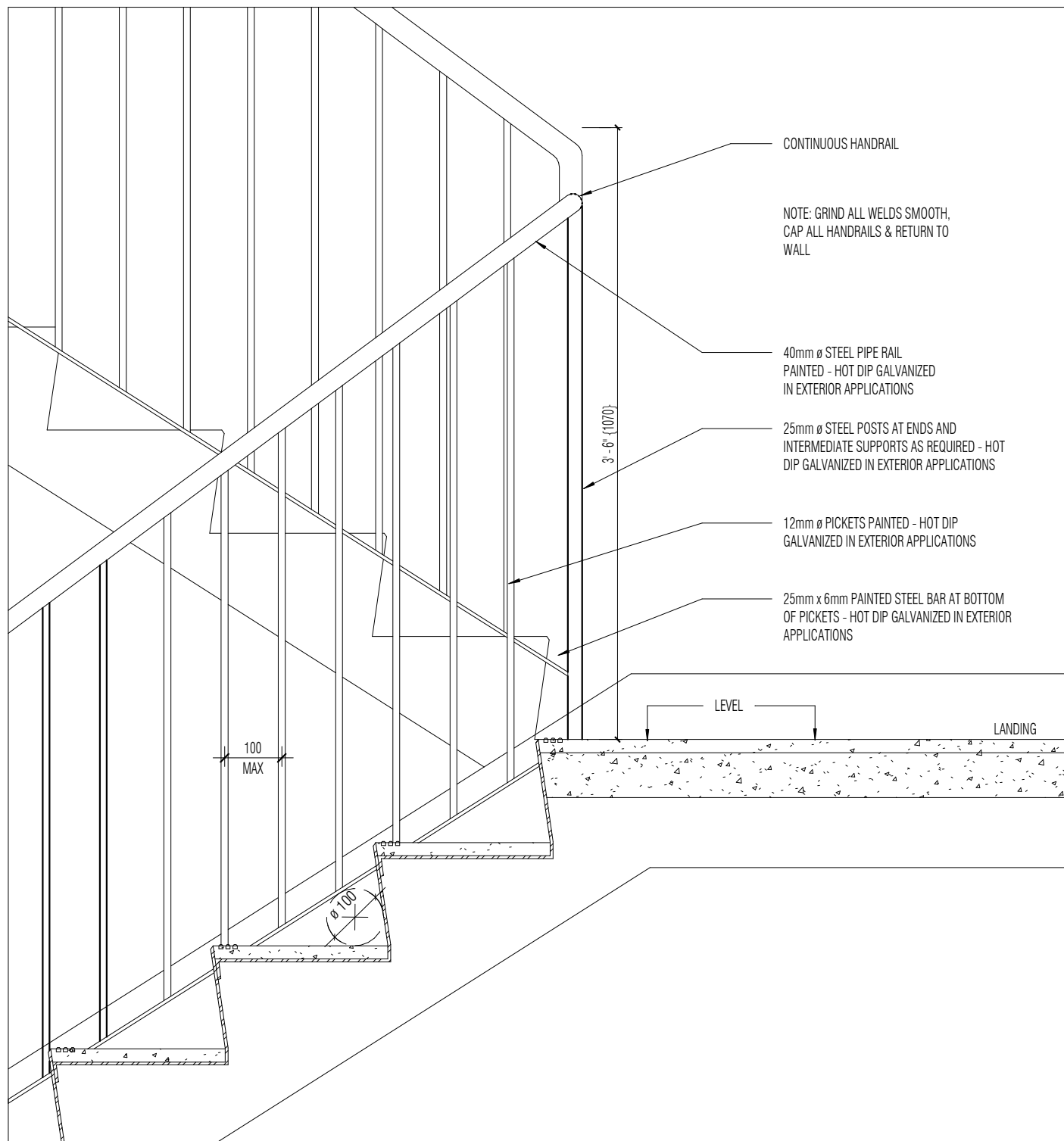
ALL GUARDS TO CONFORM TO O.B.C
ARTICLE 3.3.1.17., ARTICLE 4.1.5.14. AND
SUPPLEMENTARY STANDARD SB-13



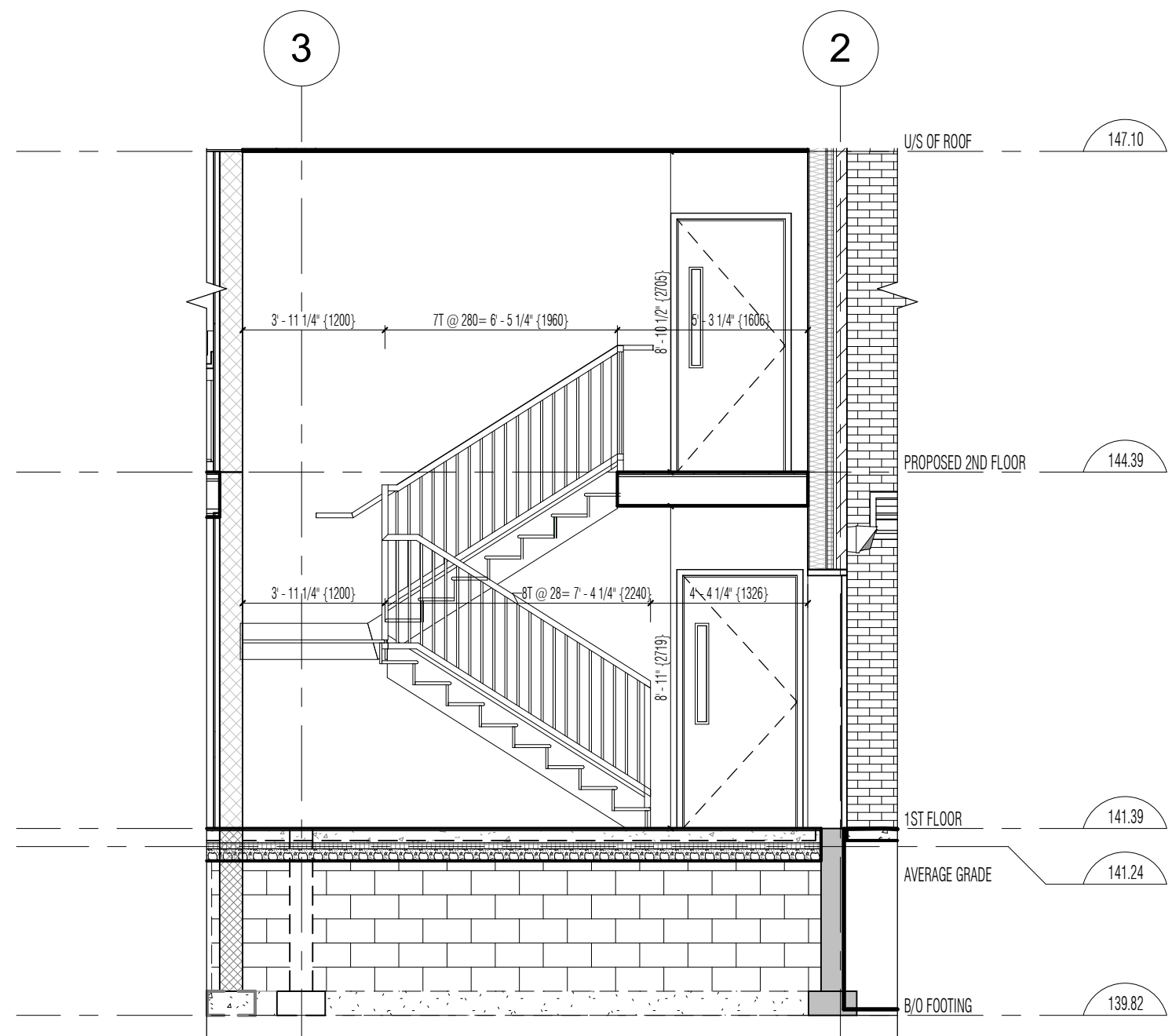
8 STAIR B - SECOND FLOOR PL
1 : 50



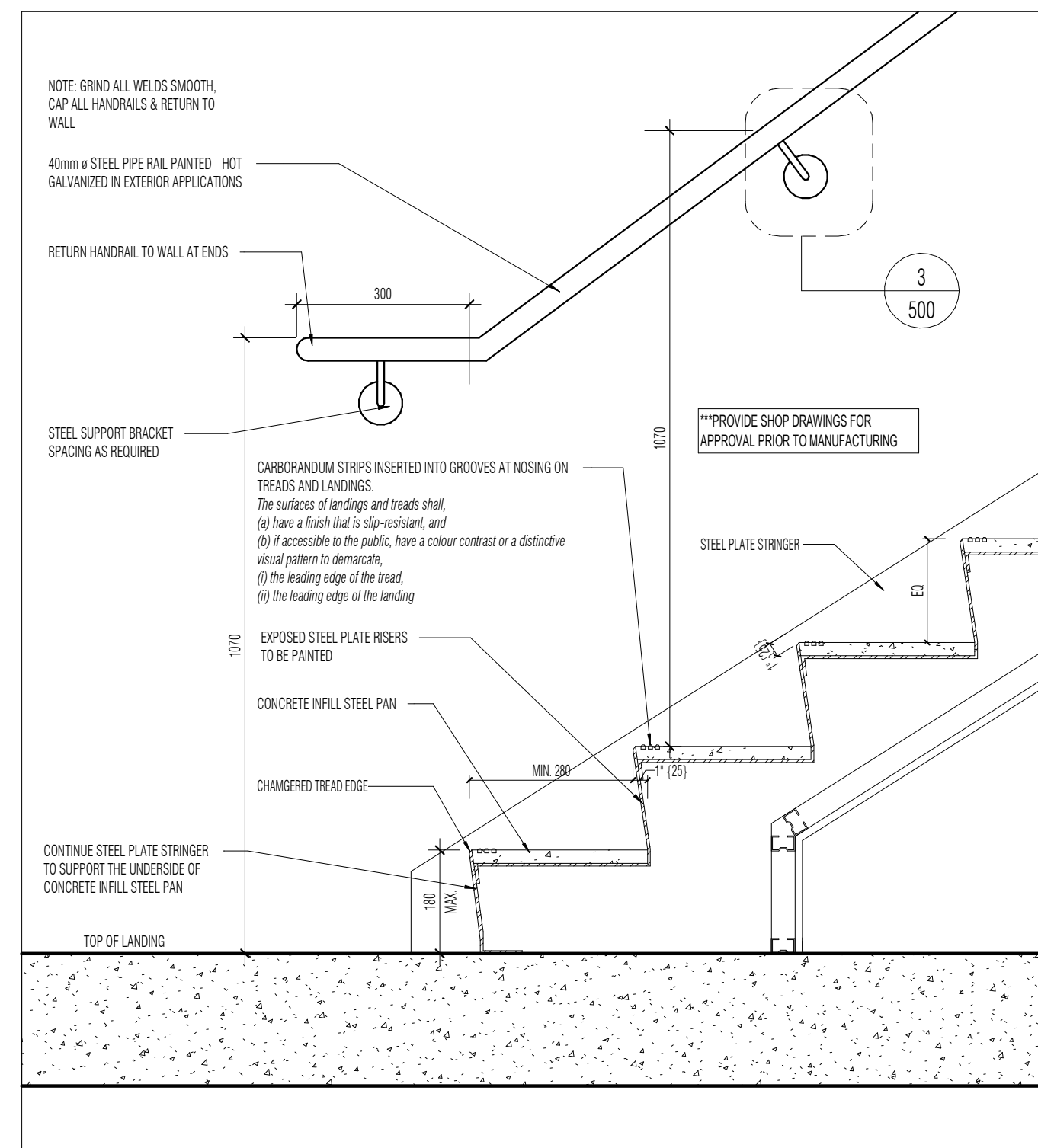
7 STAIR B - FIRST FLOOR PLAN
1 : 50



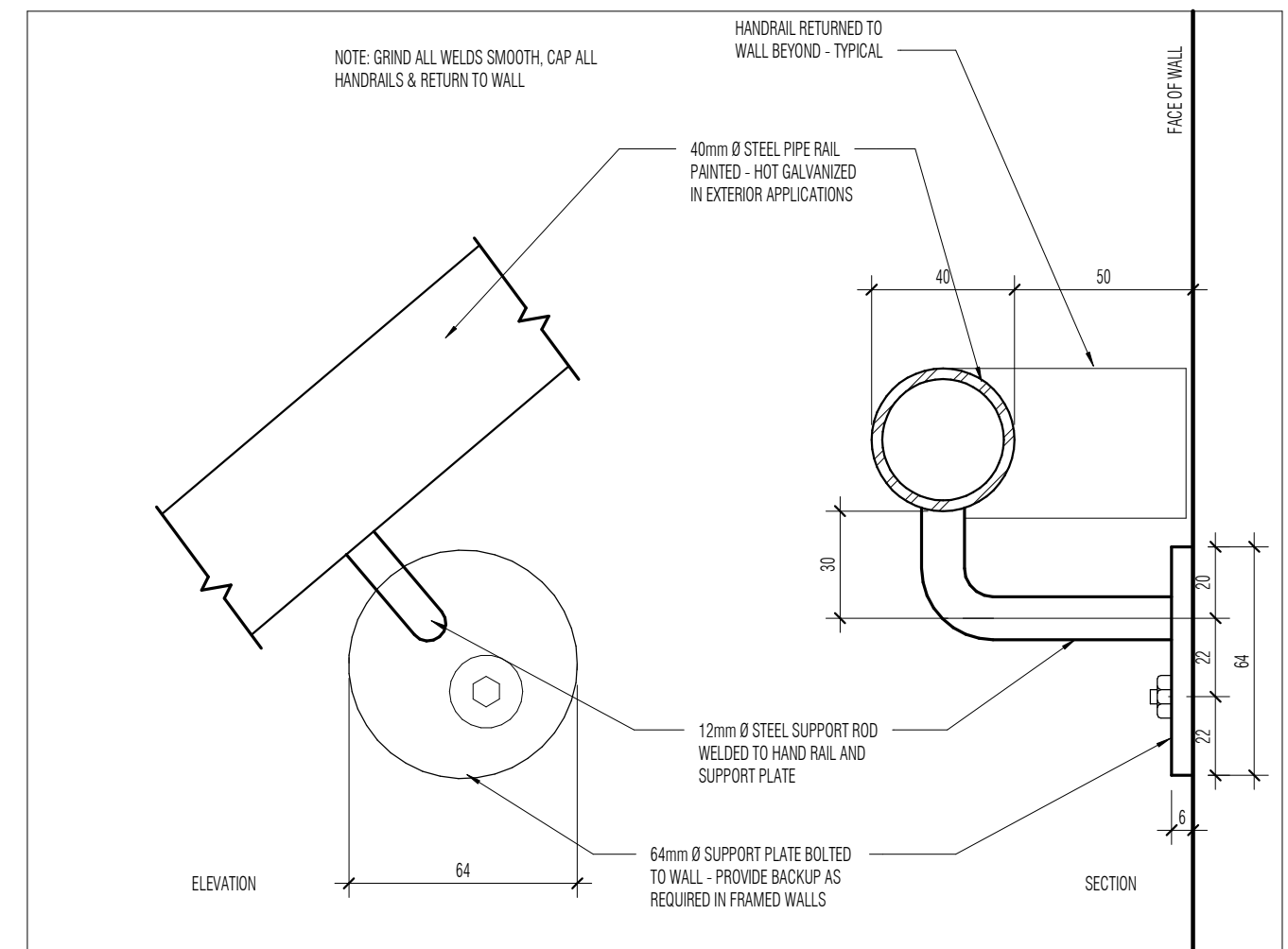
6 STEEL STAIR AT MID LANDING
1 : 10



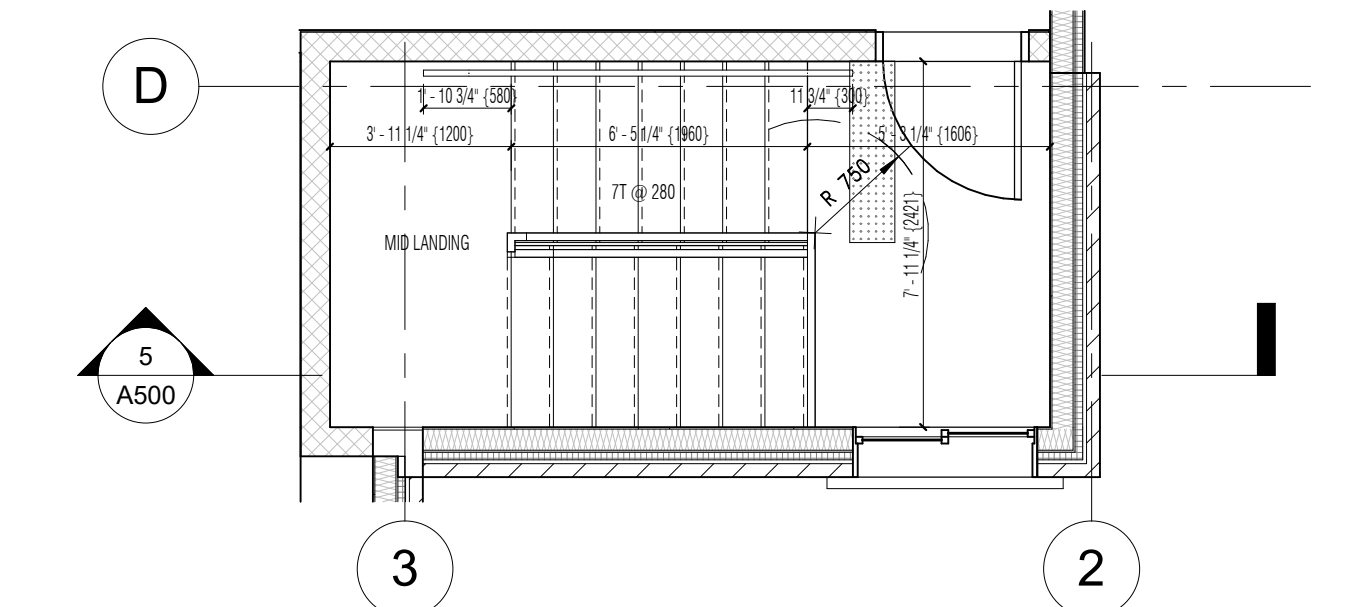
5 STAIR A - SECTION
1 : 50



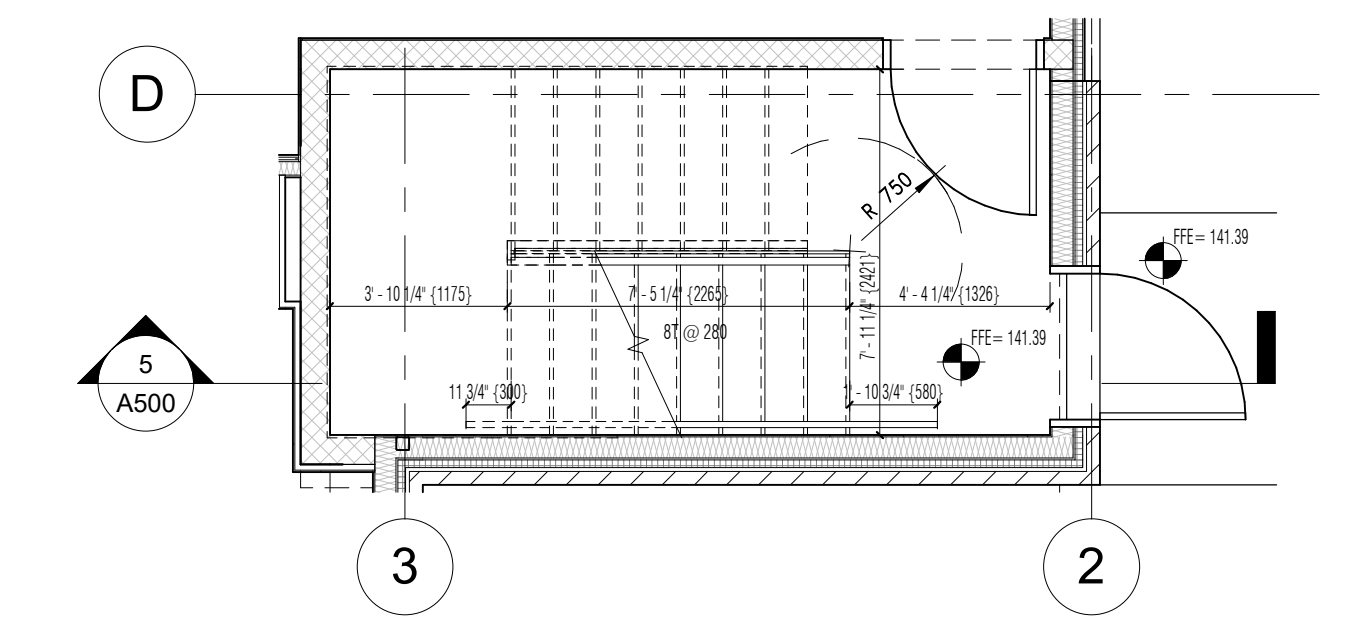
4 STEEL STAIR AT BOTTOM LANDING
1 : 10



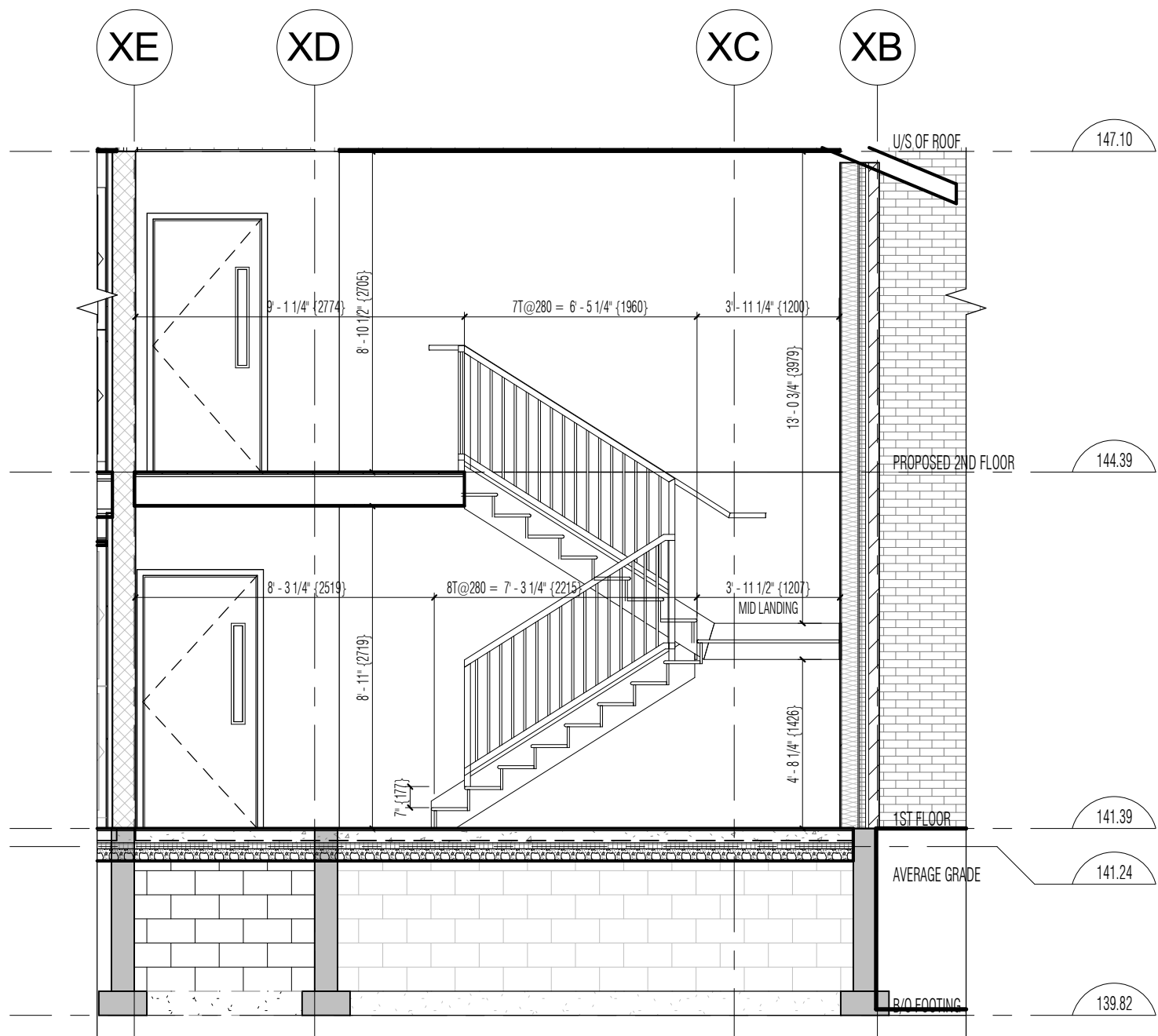
③ HANDRAIL
1 : 2



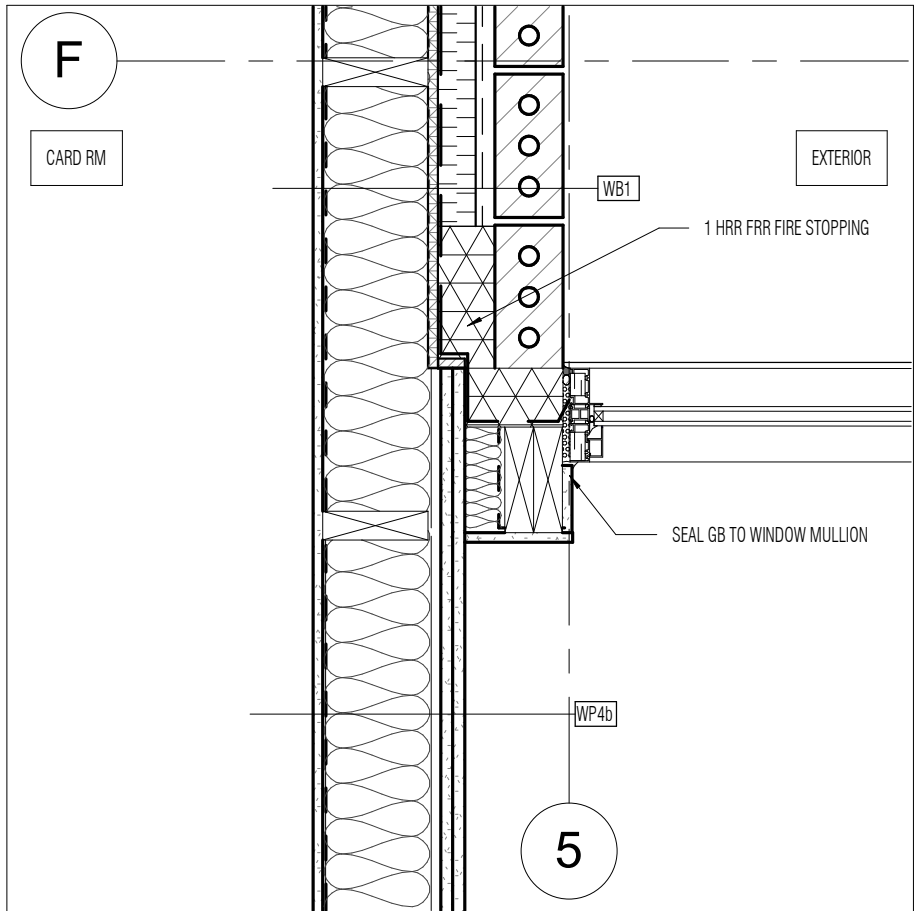
2 STAIR A - SECOND FLOOR PLAN
1 : 50



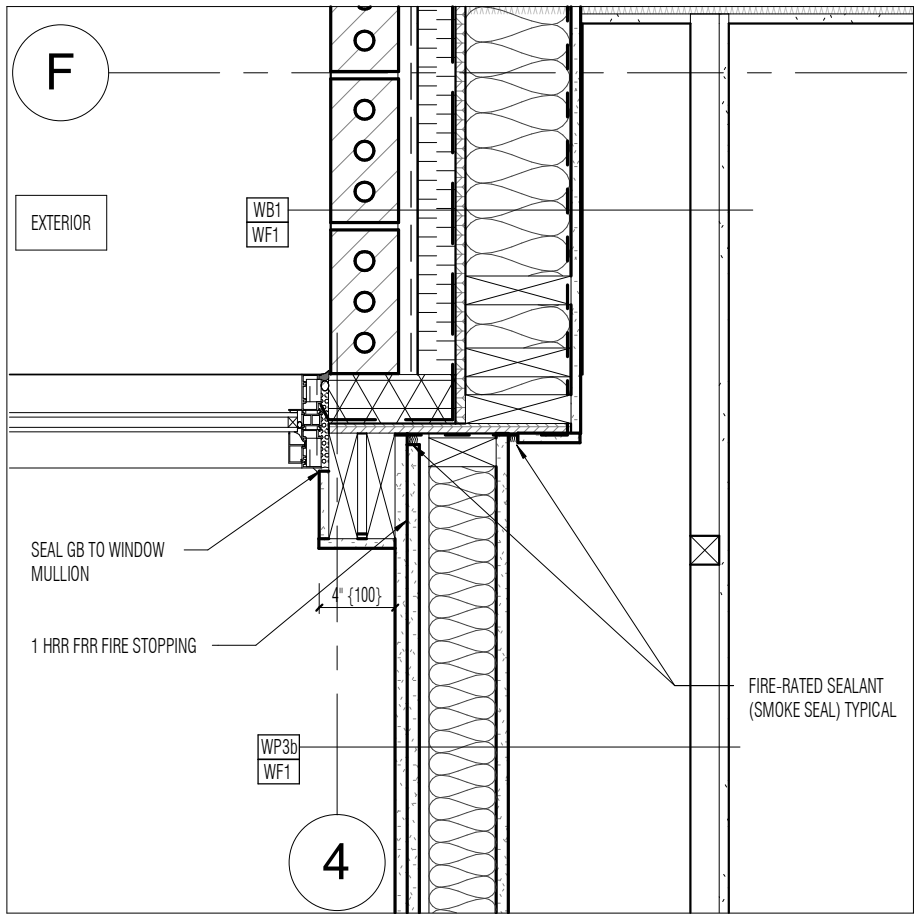
1 STAIR A - FIRST FLOOR PLAN
1 : 50



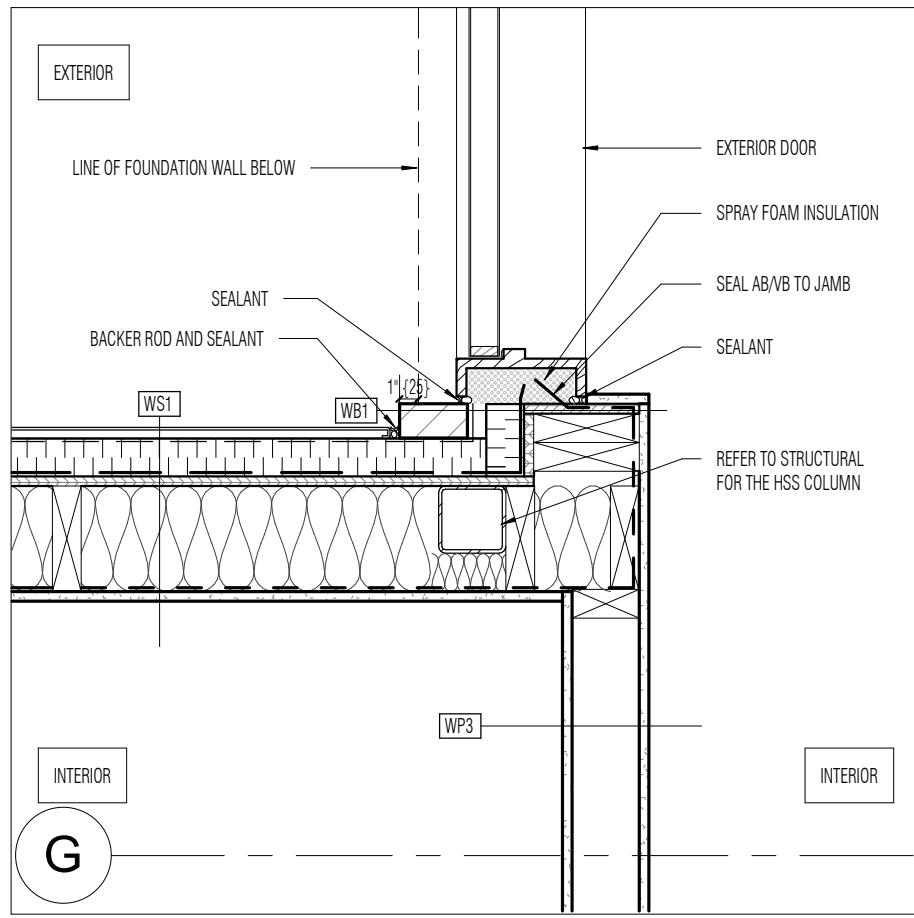
10 STAIR B - SECTION
1 : 50



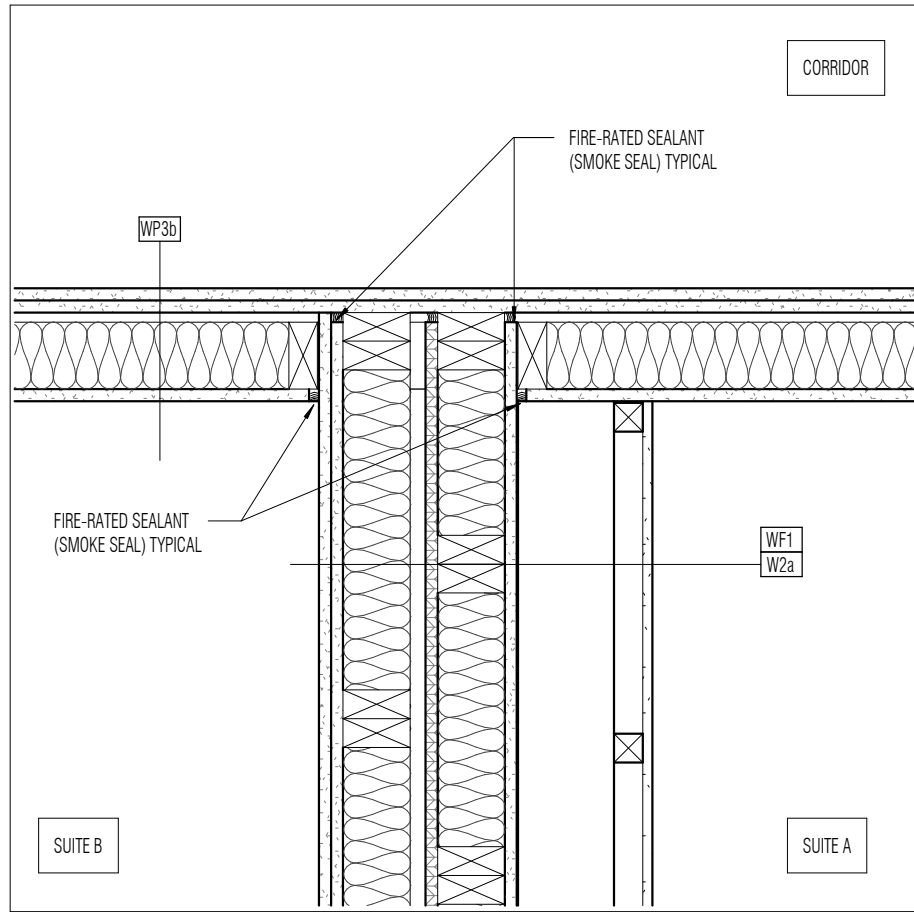
10 Detail F
1 : 10



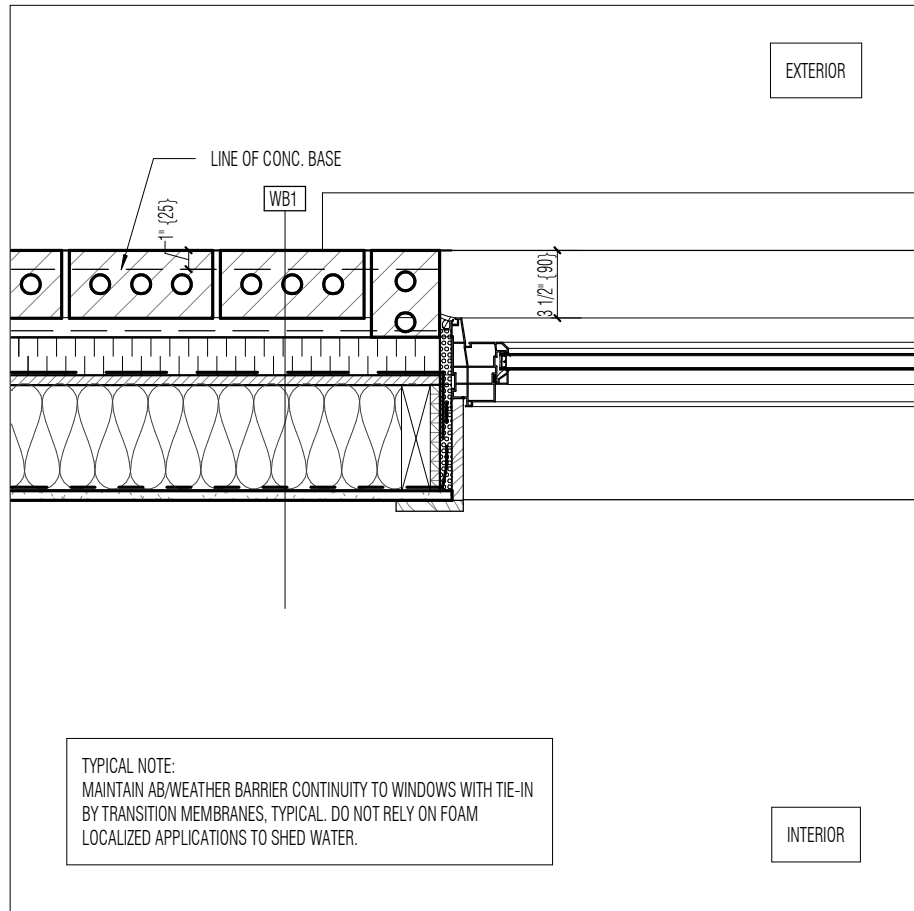
9 WINDOW WALL AT BRCK AND INTERIOR PARTITION
1 : 10



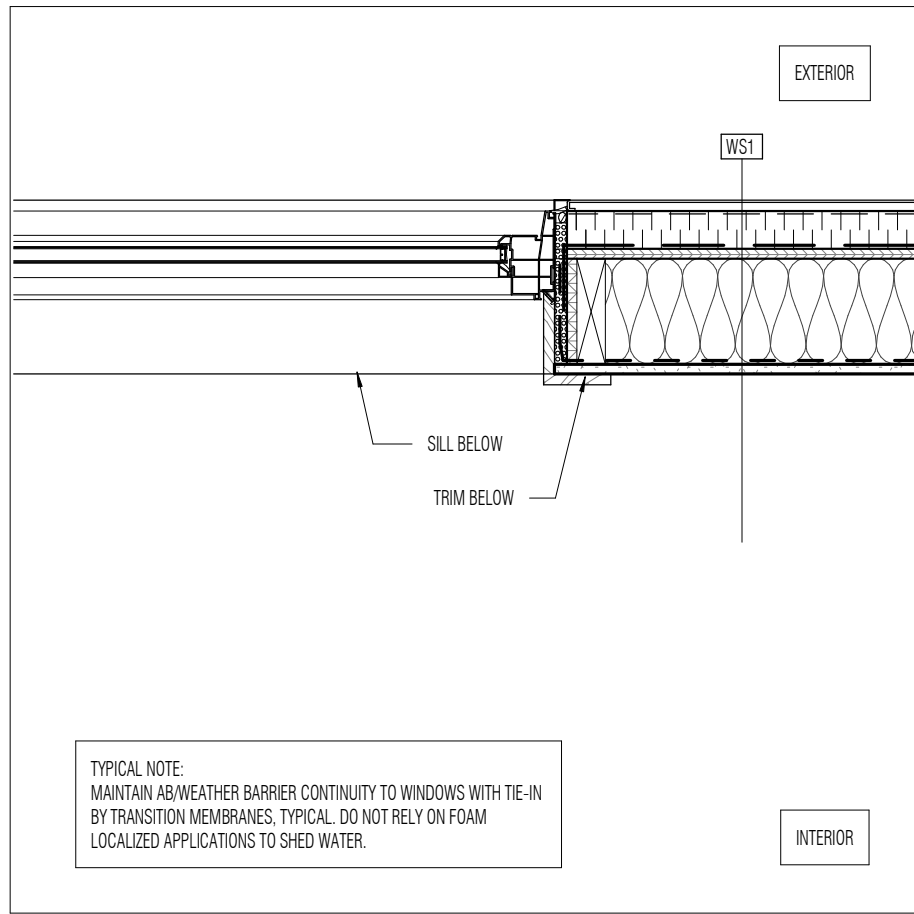
8 BRICK AND SIDING DETAIL
1 : 10



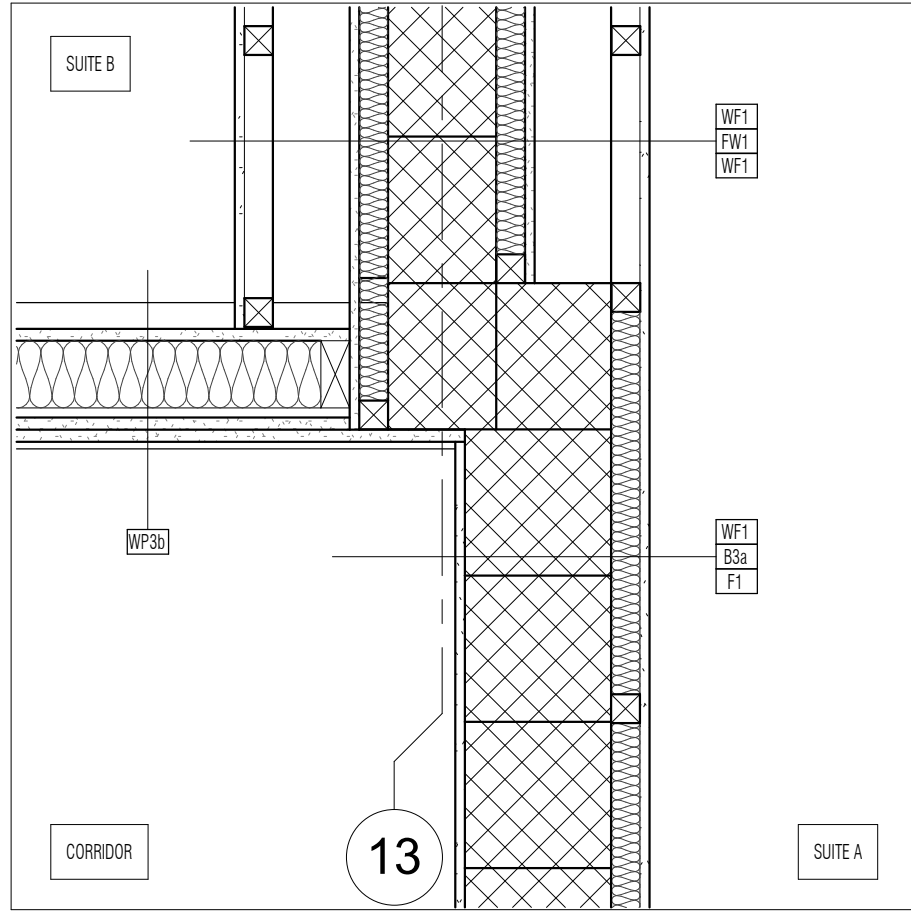
7 DEMISING WALL AT CORRIDOR
1 : 10



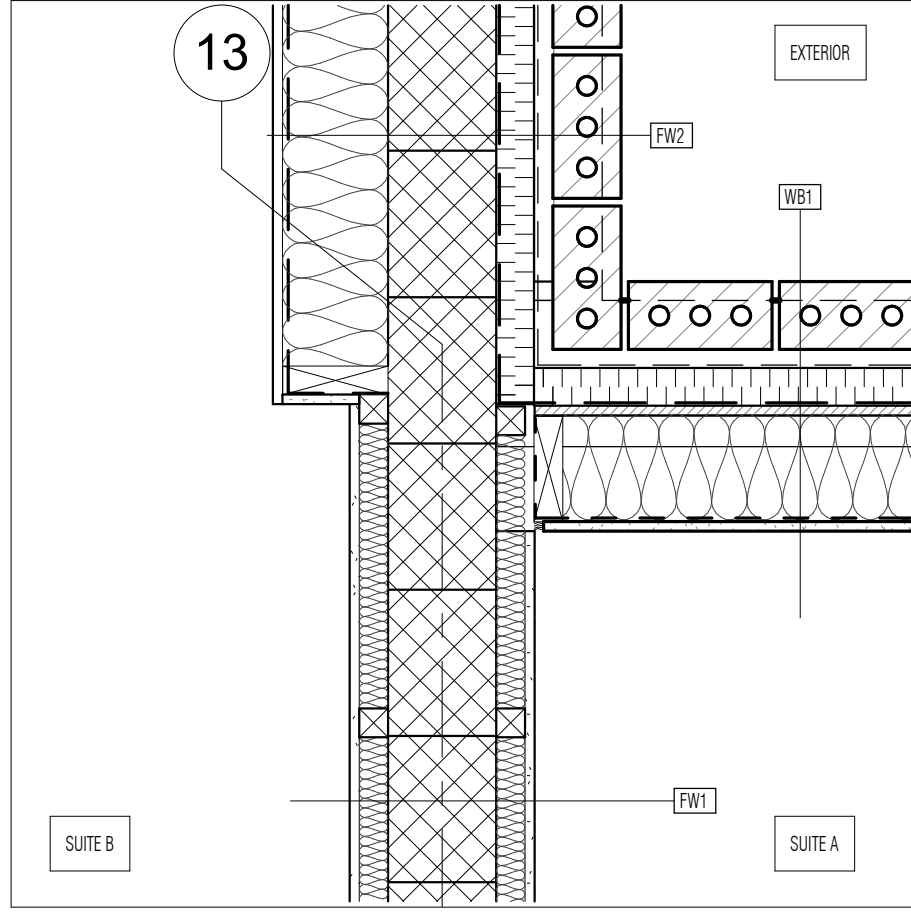
6 WINDOW JAMB AT BRICK
1 : 10



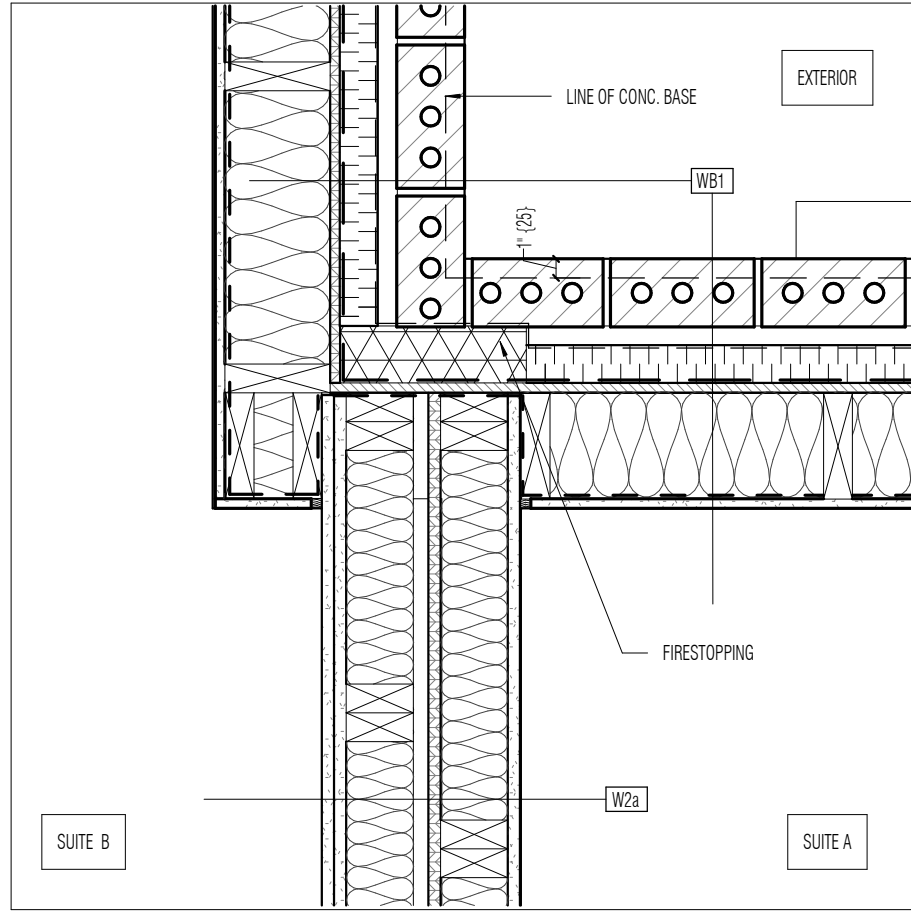
5 WINDOW JAMB AT ALUMINUM SIDING
1 : 10



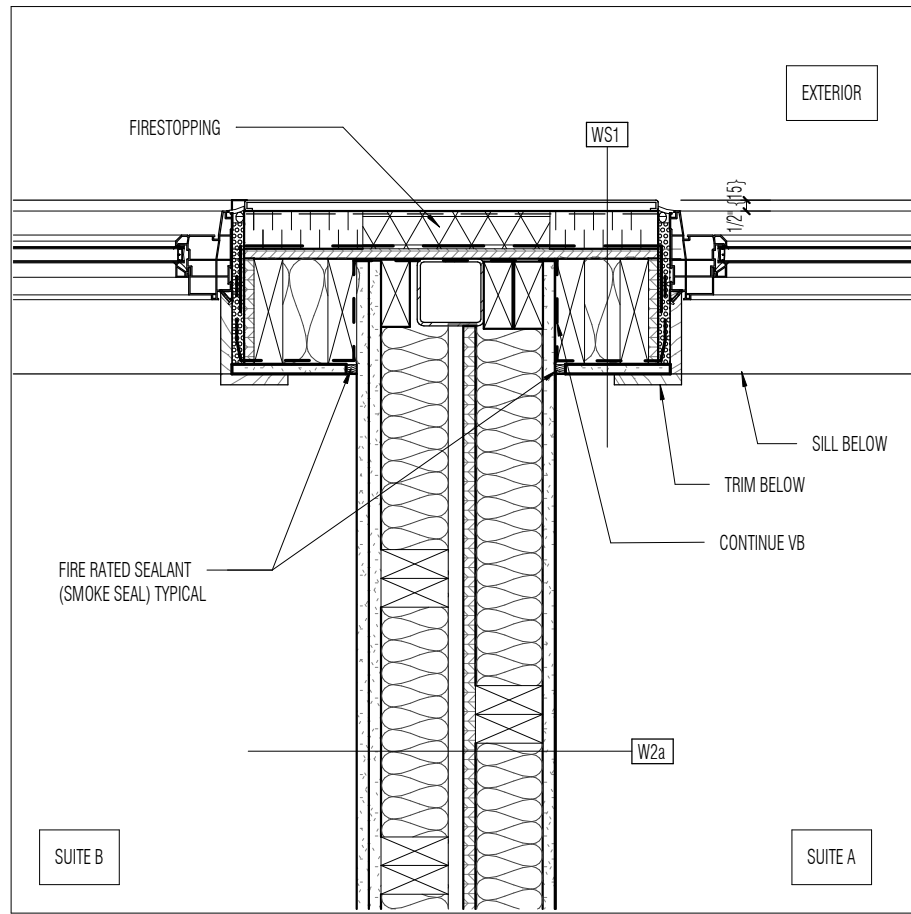
4 FIRE WALL AT CORRIDOR
1 : 10



3 FIRE WALL AT EXTERIOR
1 : 10



2 DEMISING WALL AT BRICK
1 : 10



1 DEMISING WALL AT ALUMINUM SIDING
1 : 10

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CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule

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VERONA

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ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE:

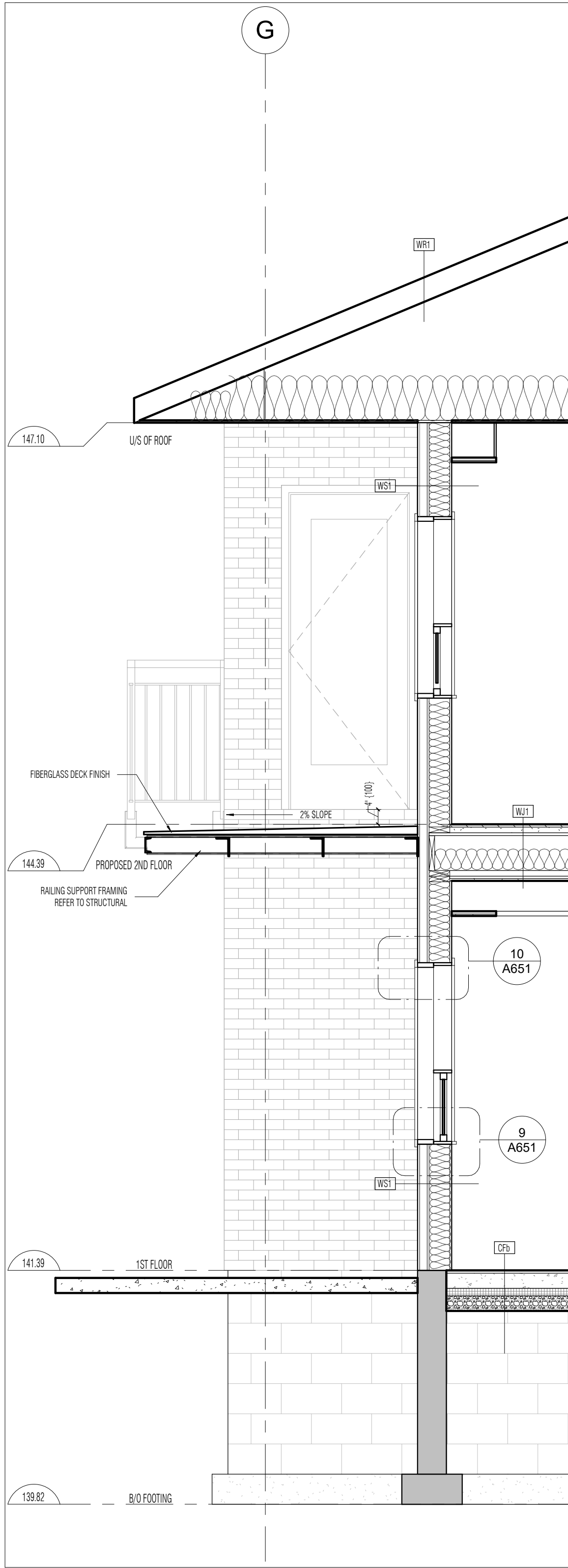
PLAN DETAILS

SCALE:

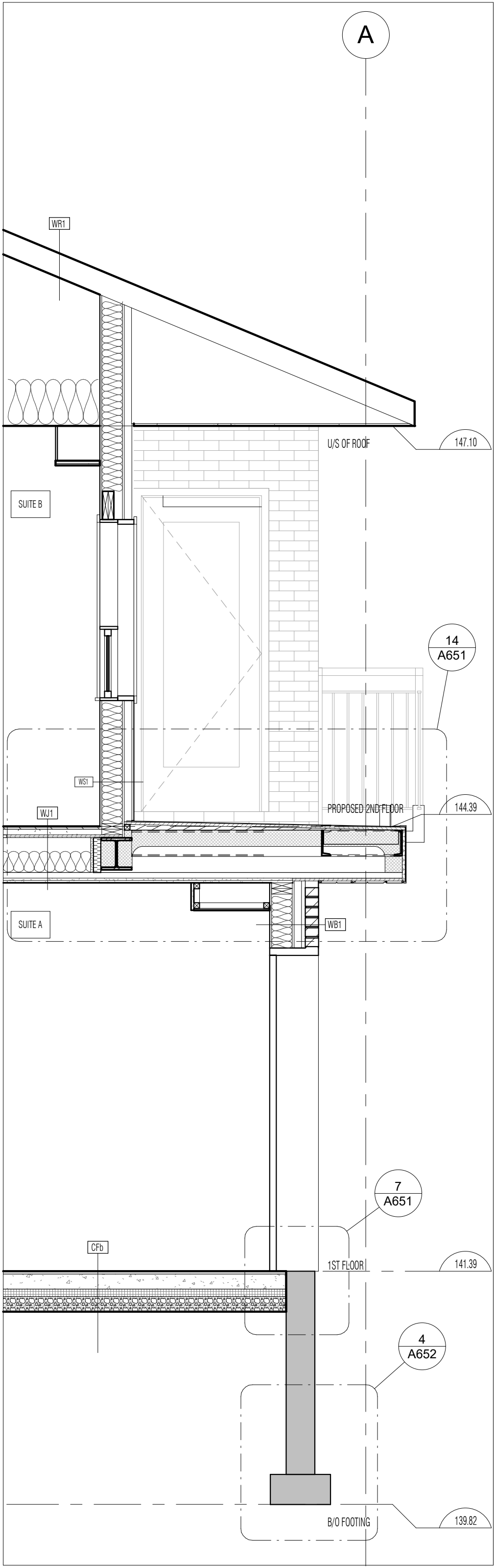
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SHEET NUMBER:

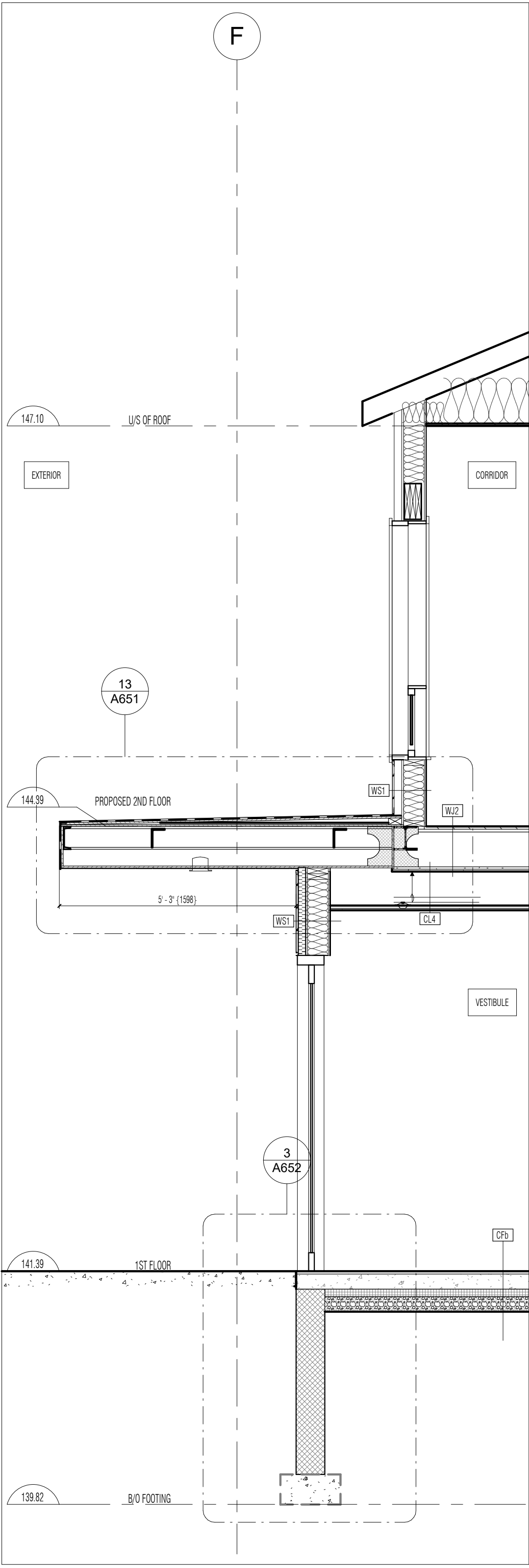
A600



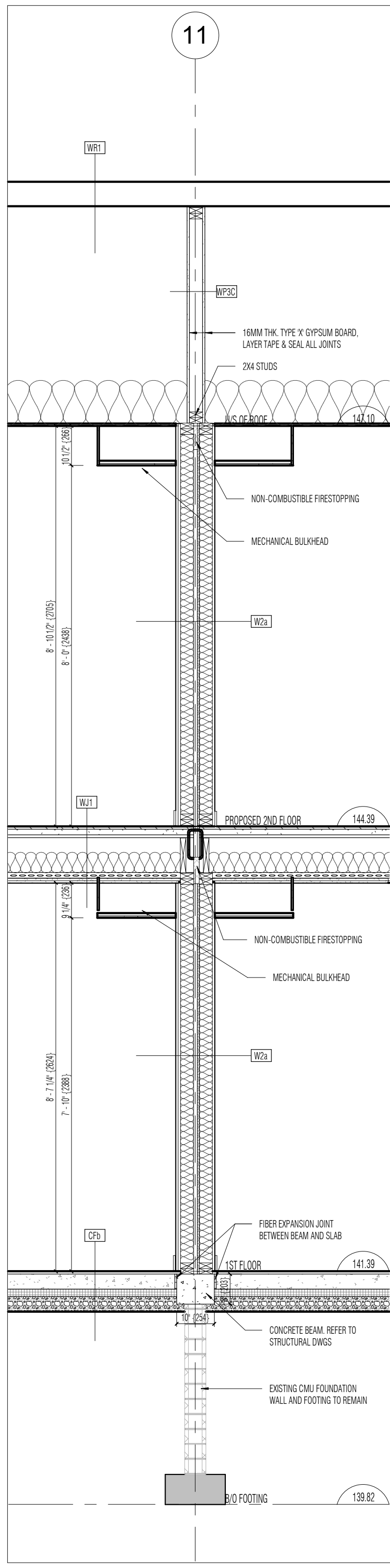
5 SECTION AT TYPICAL BALCONY
1 : 25



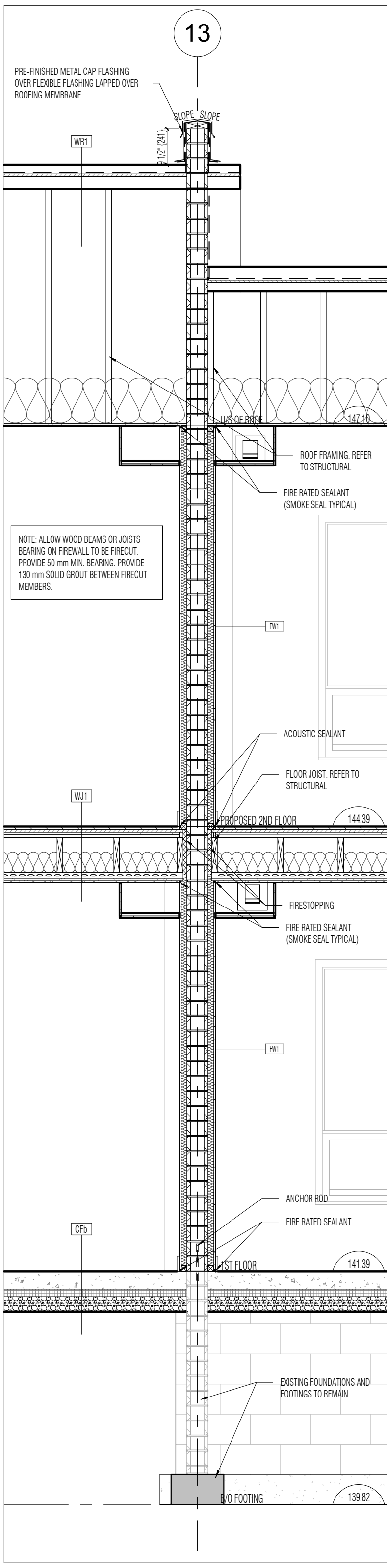
4 WALL SECTION AT RECESSED BALCONY
1 : 25



3 SECTION AT ENTRANCE
1 : 25



2 SECTION TYPICAL DEMISING WALL
1 : 25



1 SECTION AT FIRE WALL
1 : 25

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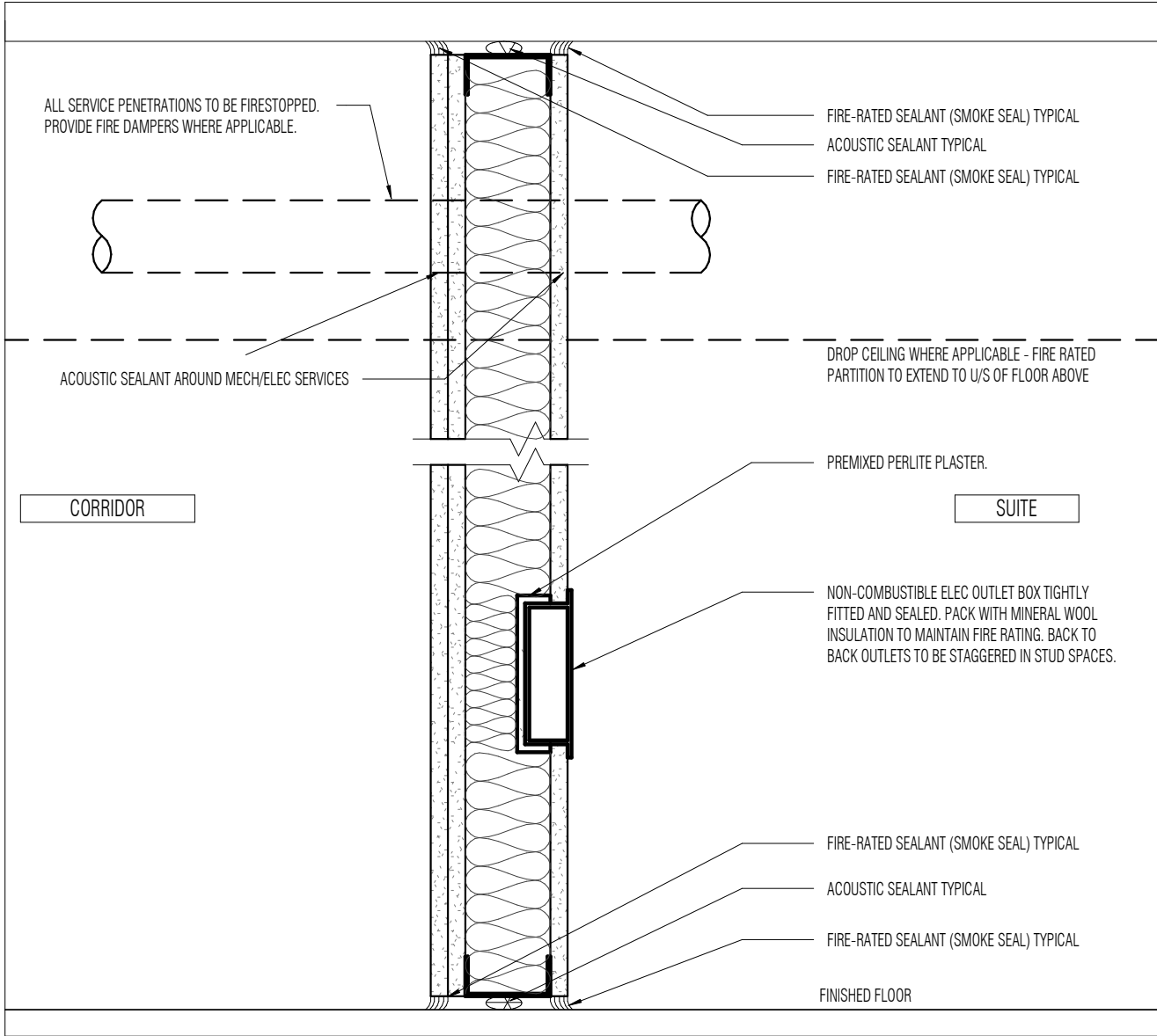
WALL SECTIONS

SCALE:

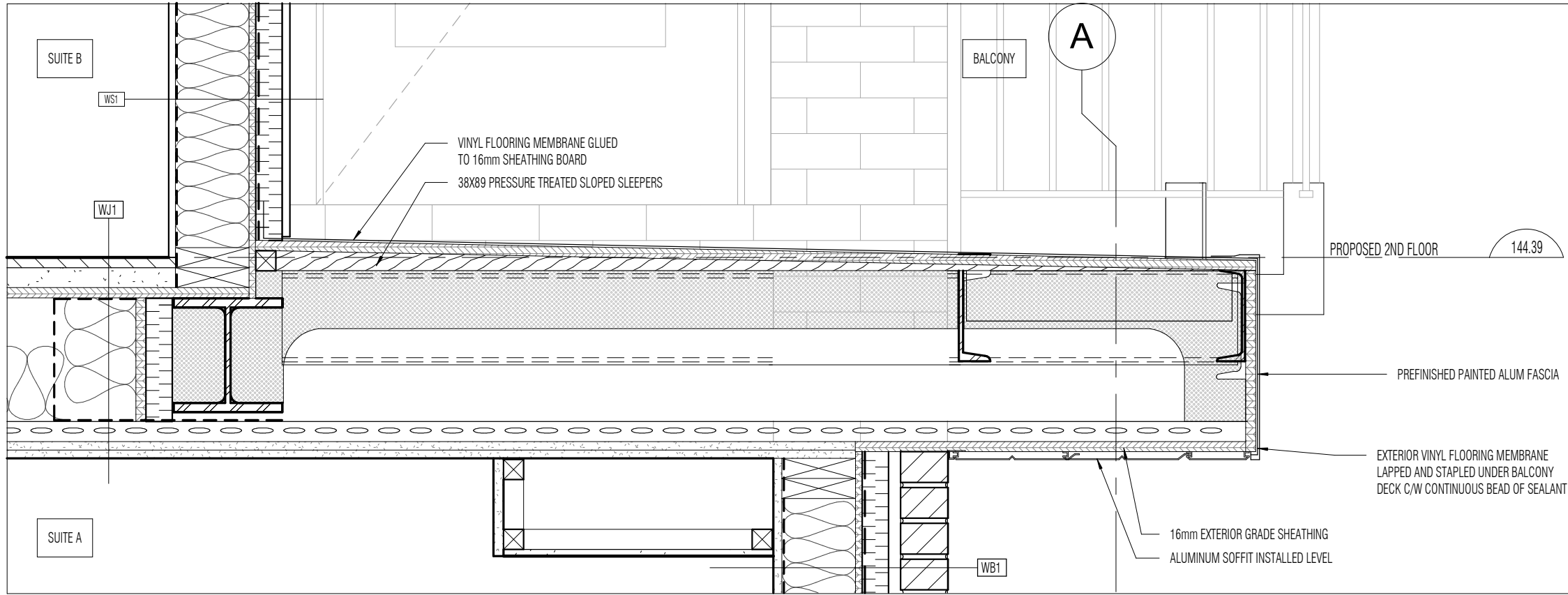
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SHEET NUMBER:

A650

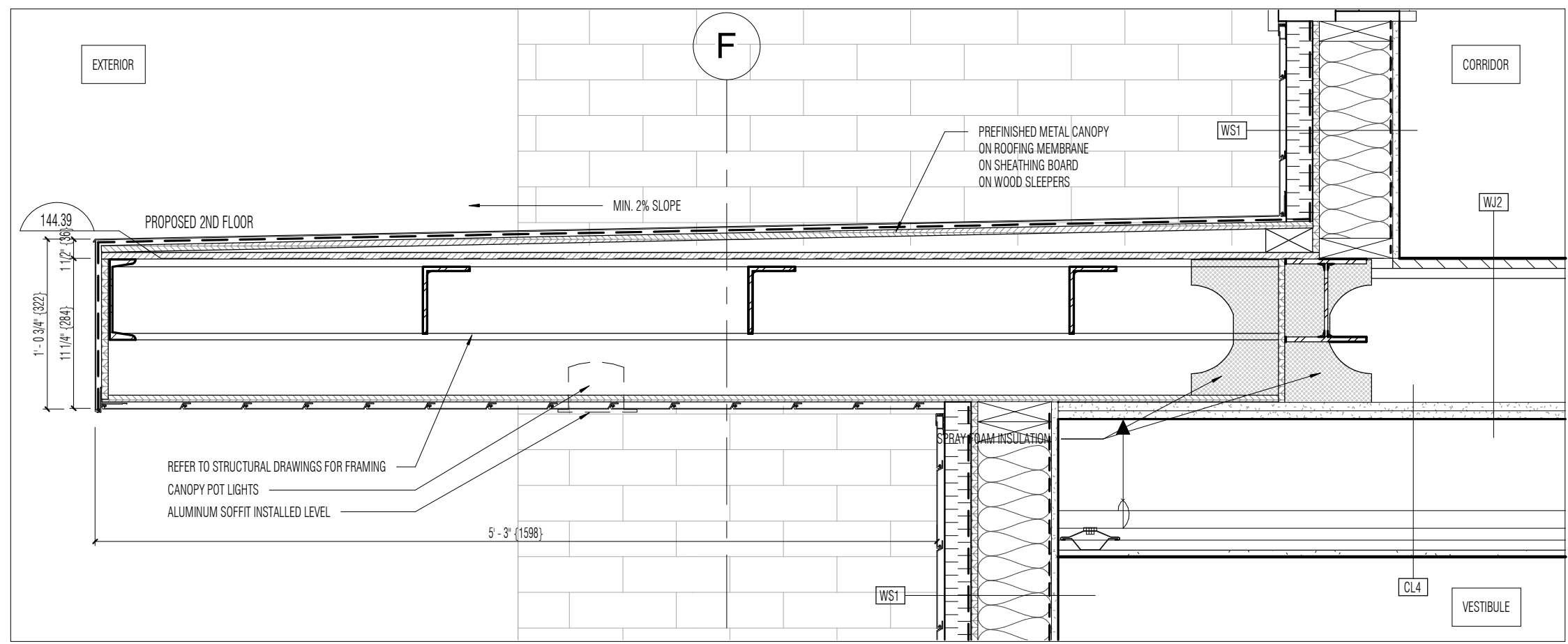


16 PENETRATION AT FRR WALL
1 : 10

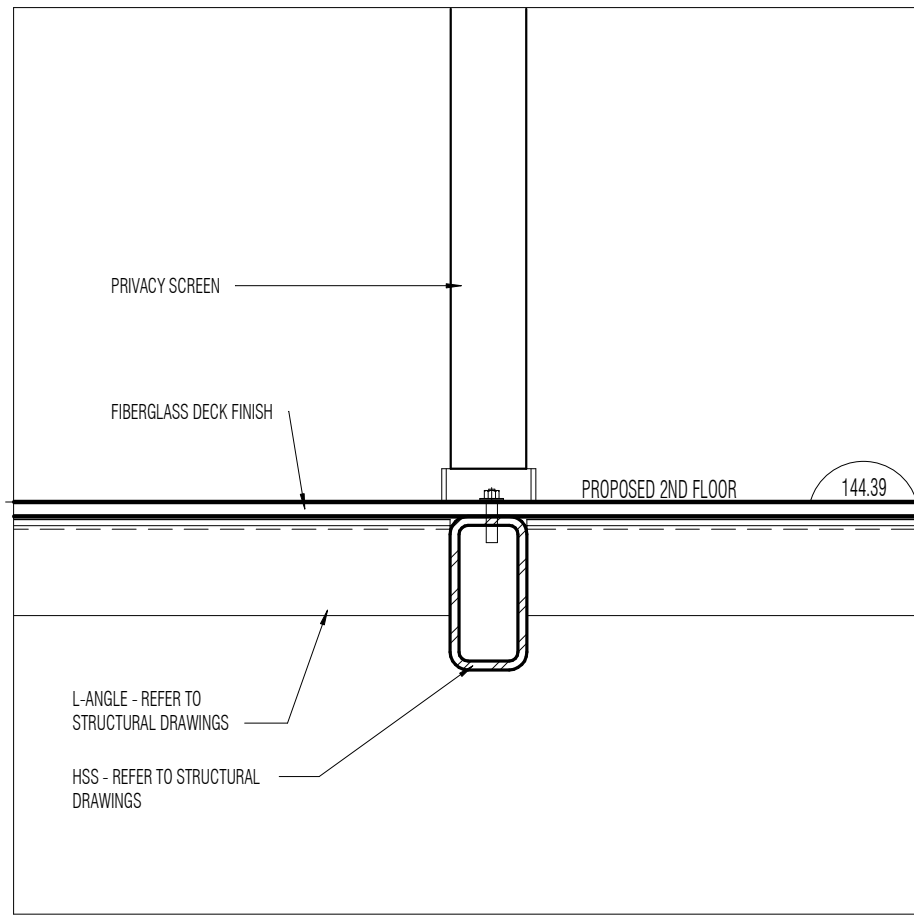


15 EXHAUST DUCT DETAIL
1 : 10

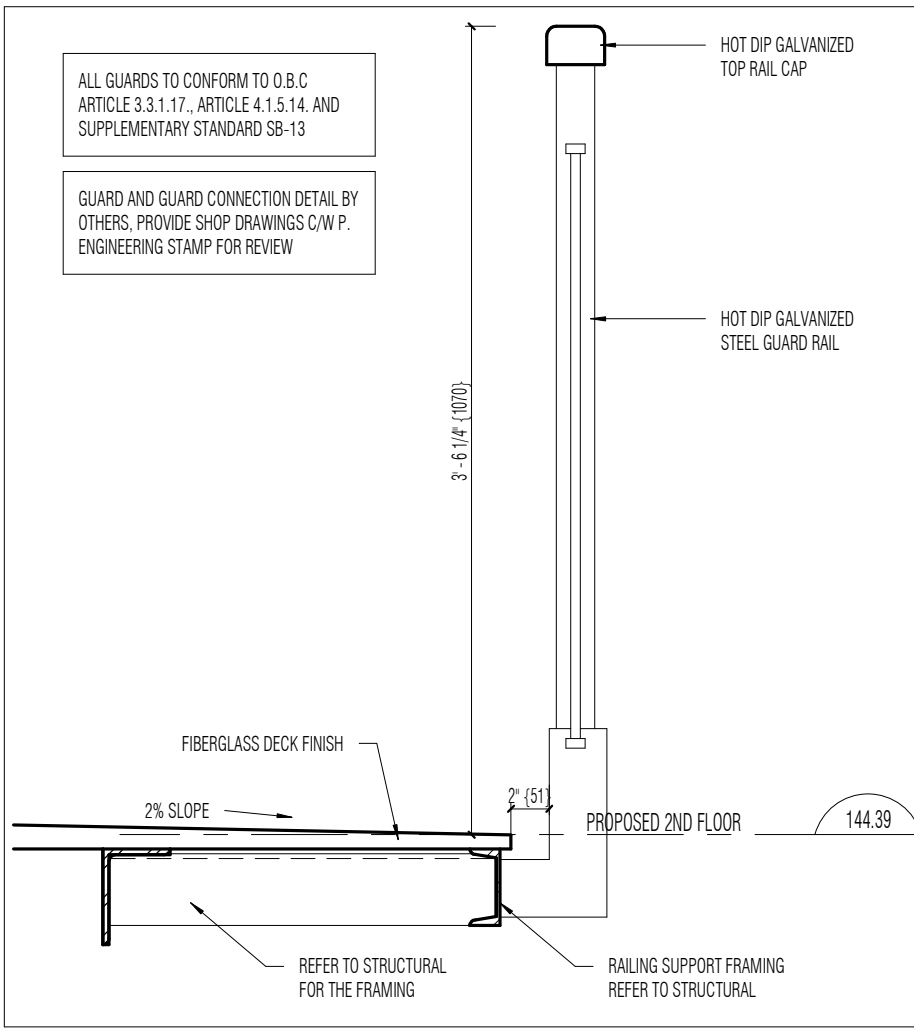
14 SECTION AT RECESSED BALCONY
1 : 10



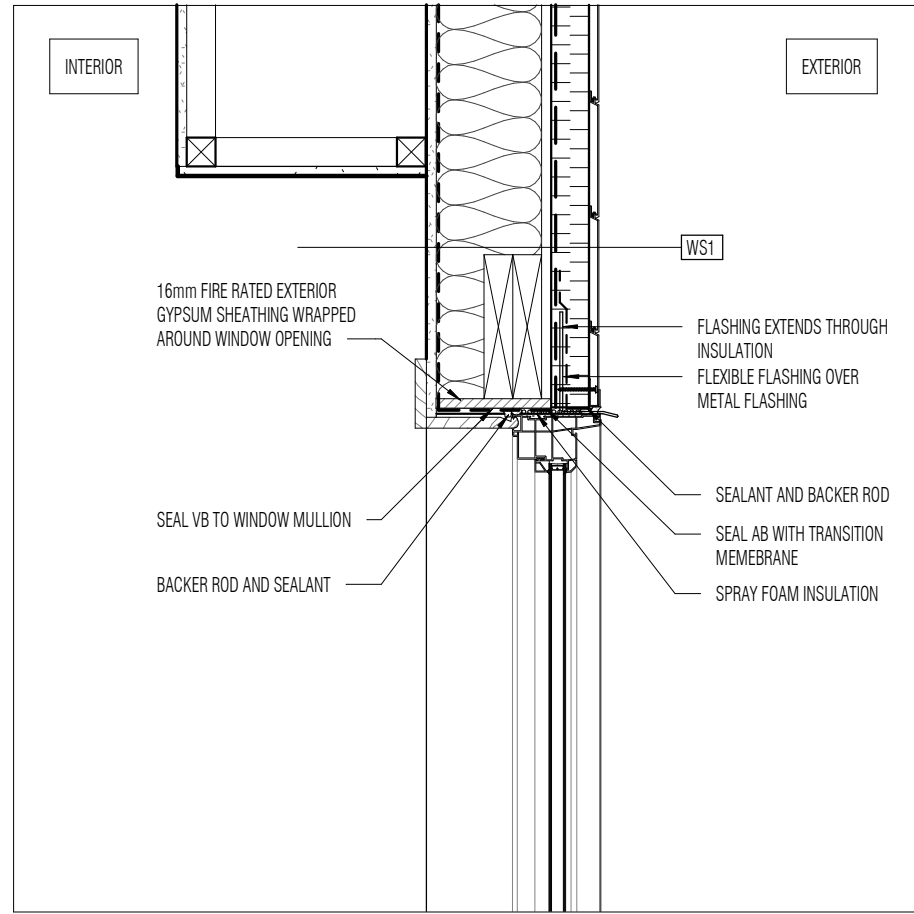
13 ENTRANCE CANOPY
1 : 10



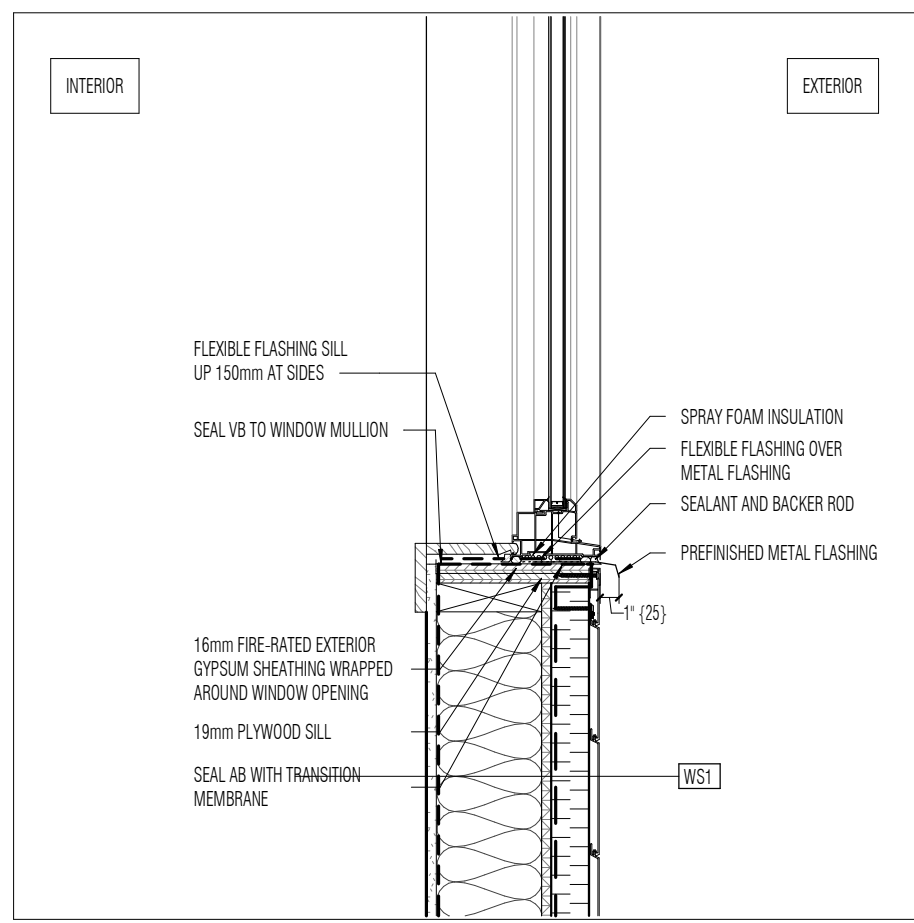
12 PRIVACY SCREEN DETAIL
1 : 10



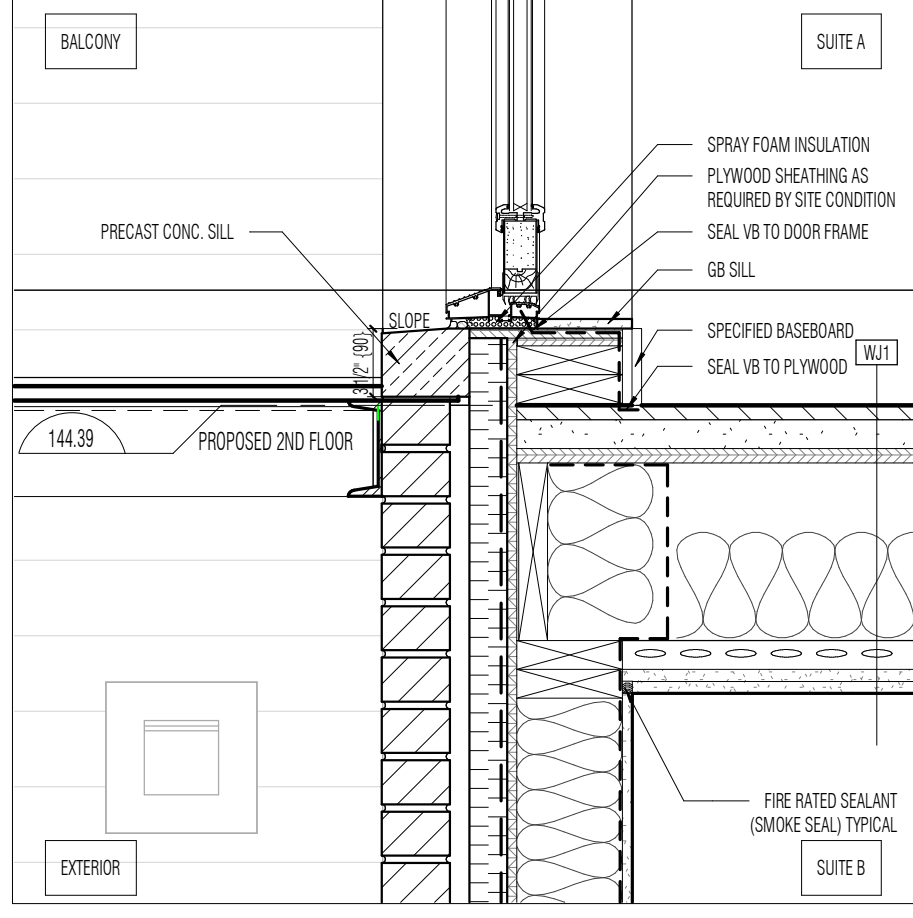
11 SECTION AT RAILING
1 : 10



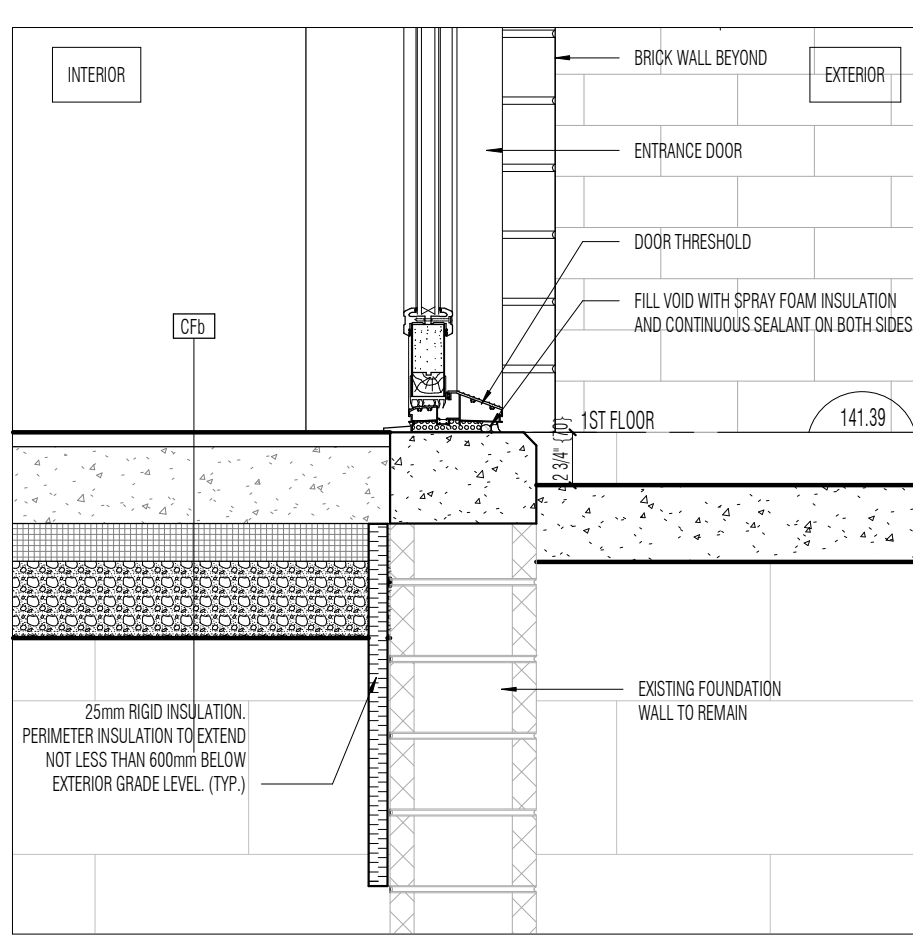
10 WINDOW AT ALUMINUM SIDING
1 : 10



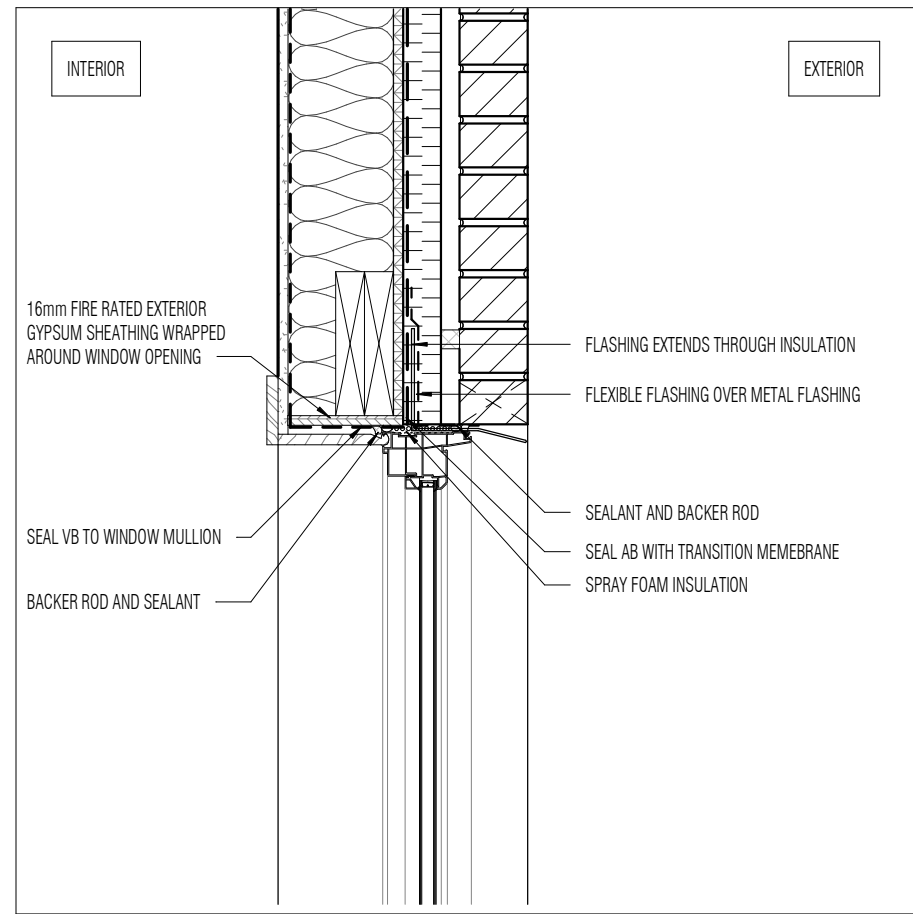
9 WINDOW SILL AT ALUMINUM SIDING
1 : 10



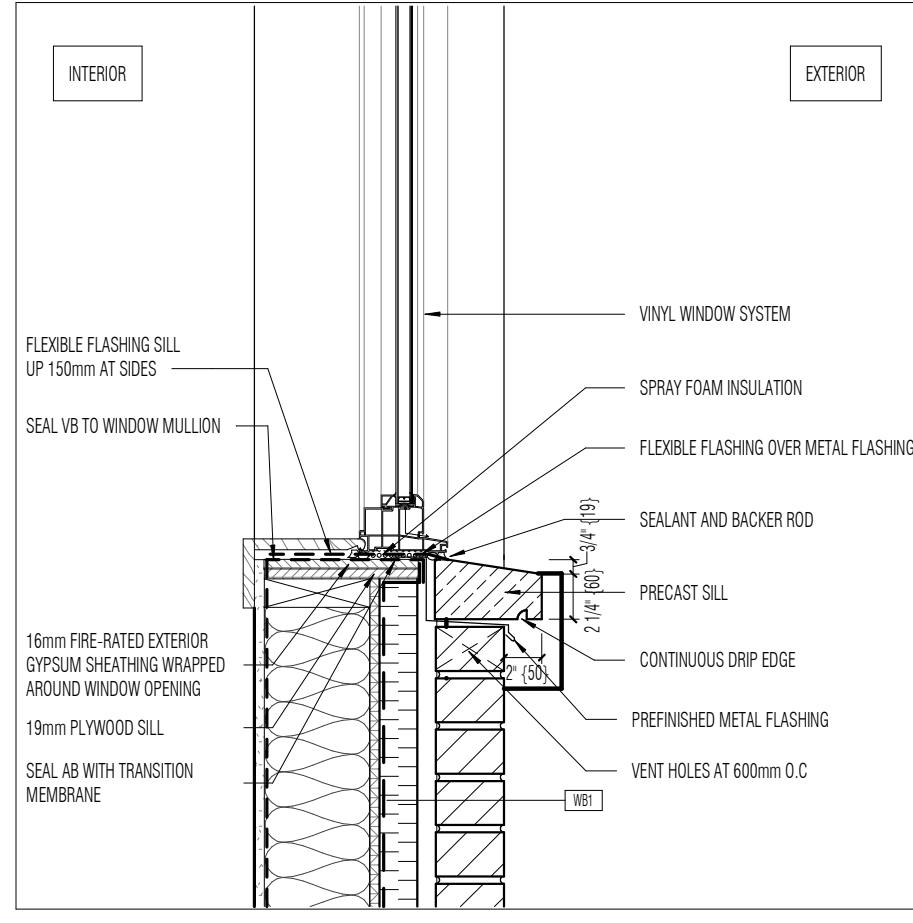
8 DOOR AT SECOND FLOOR BALCONY
1 : 10



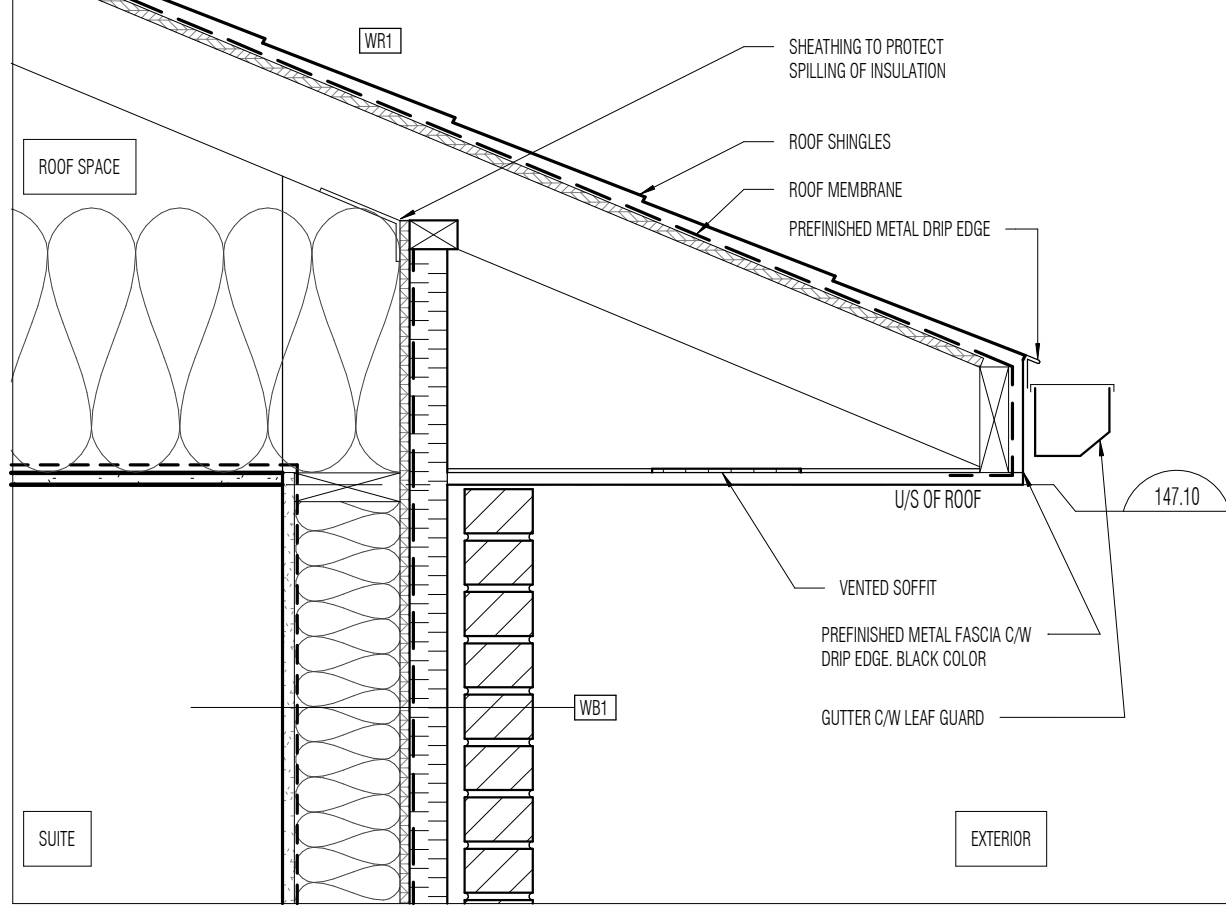
7 DOOR AT GROUND FLOOR
1 : 10



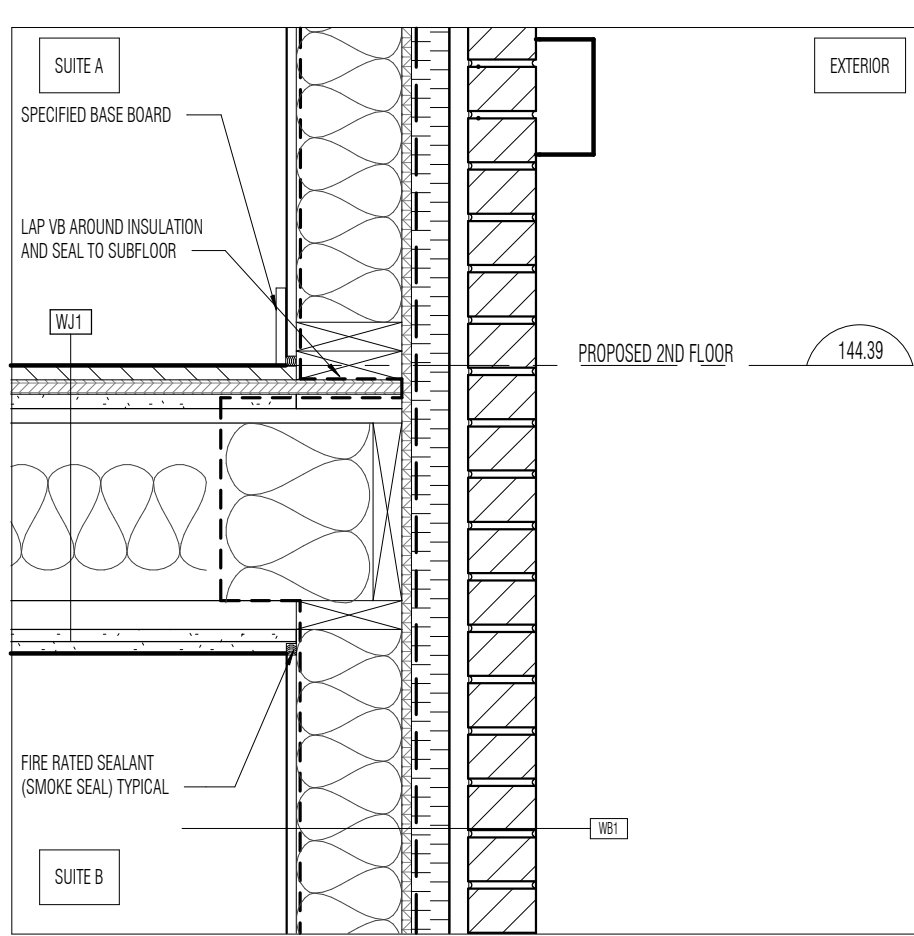
6 WINDOW AT BRICK
1 : 10



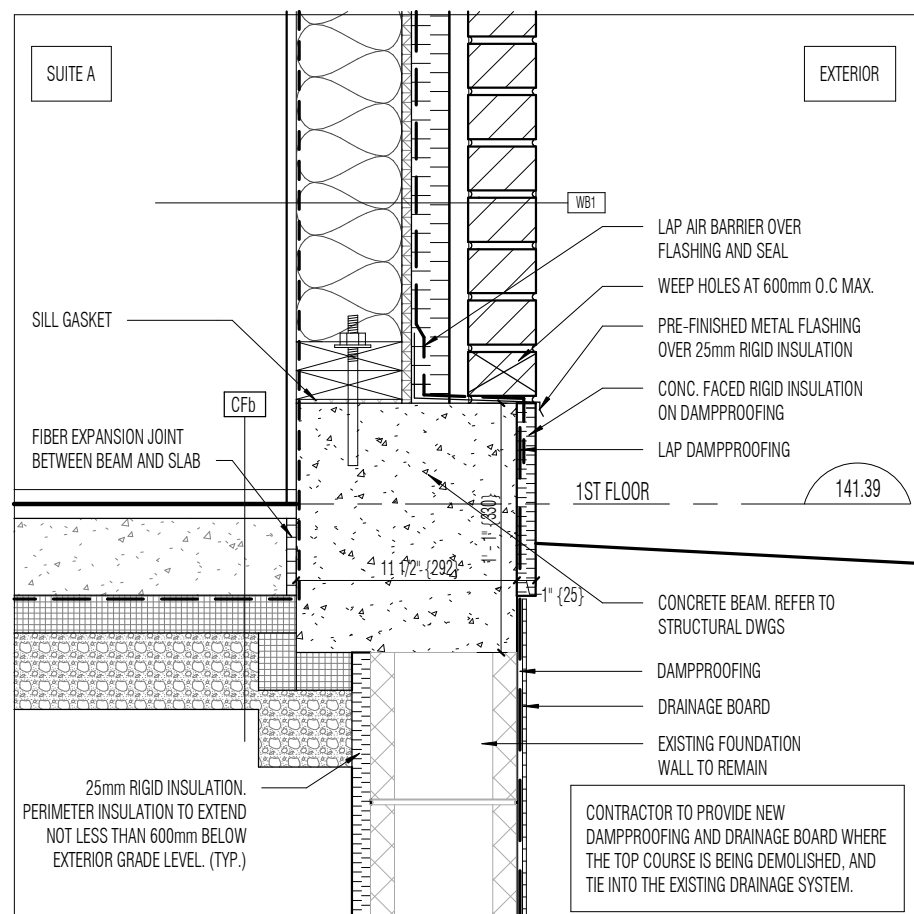
5 WINDOW SILL AT BRICK
1 : 10



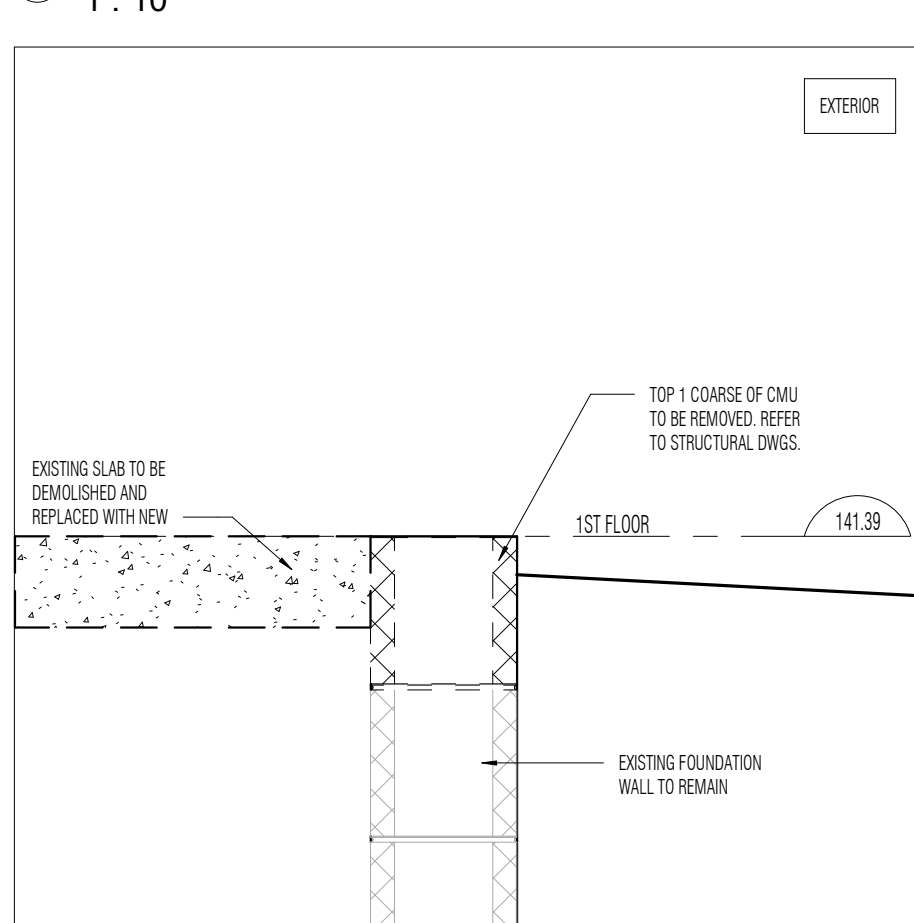
4 TYPICAL SECTION AT ROOF
1 : 10



3 TYPICAL SECTION AT MASONRY CLADDING AT SECOND FLOOR
1 : 10



2 TYPICAL SECTION AT MASONRY CLADDING AT FOUNDATION WALL
1 : 10



1 SLAB DEMOLITION AT FOUNDATION
1 : 10

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

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Verona, ON

ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE:

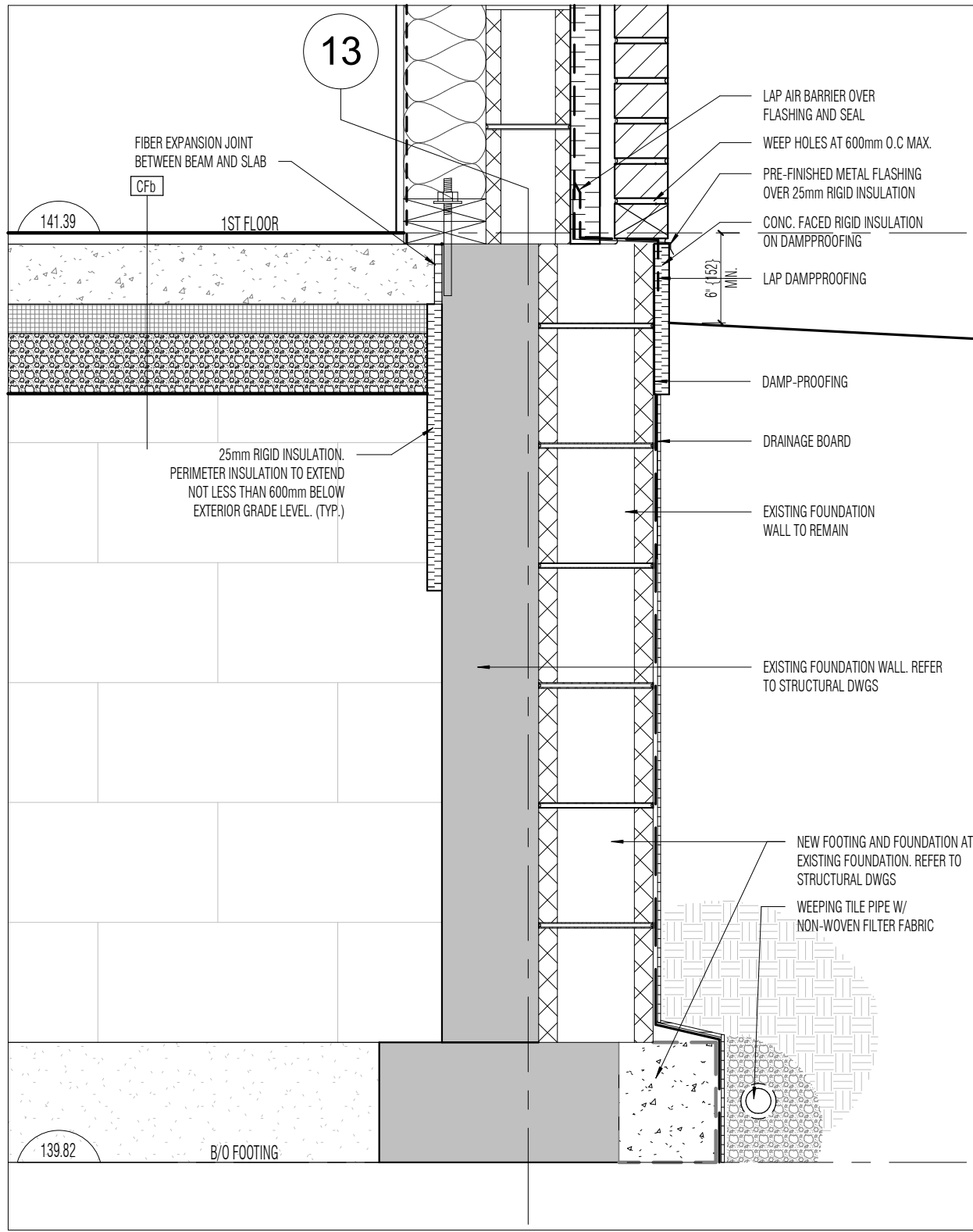
SECTION DETAILS

SCALE:

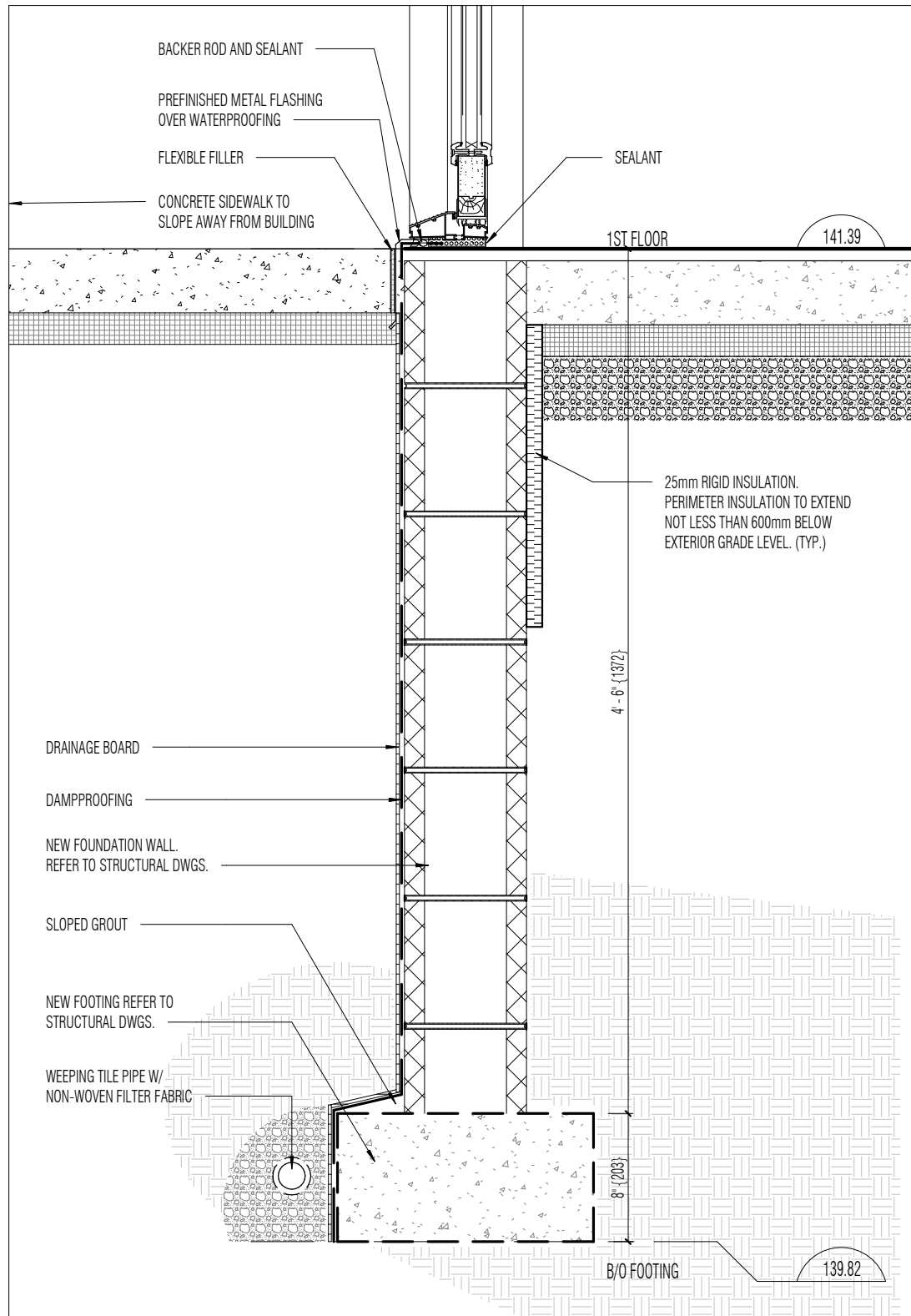
AS SHOWN

SHEET NUMBER:

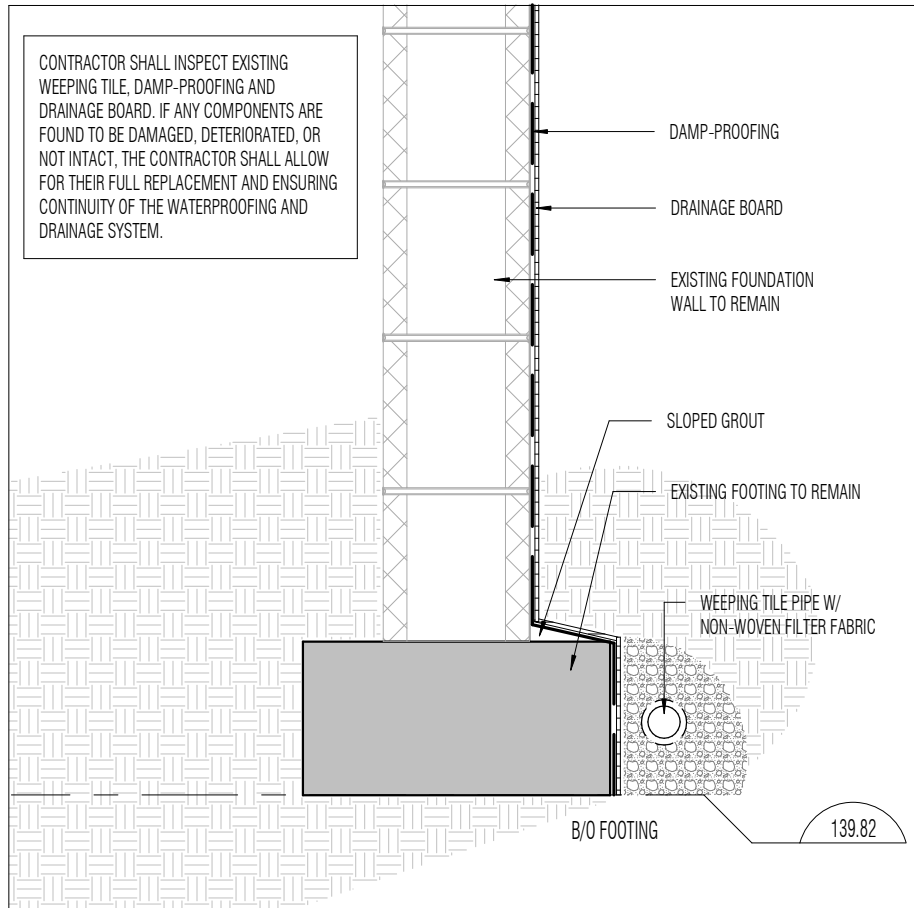
A651



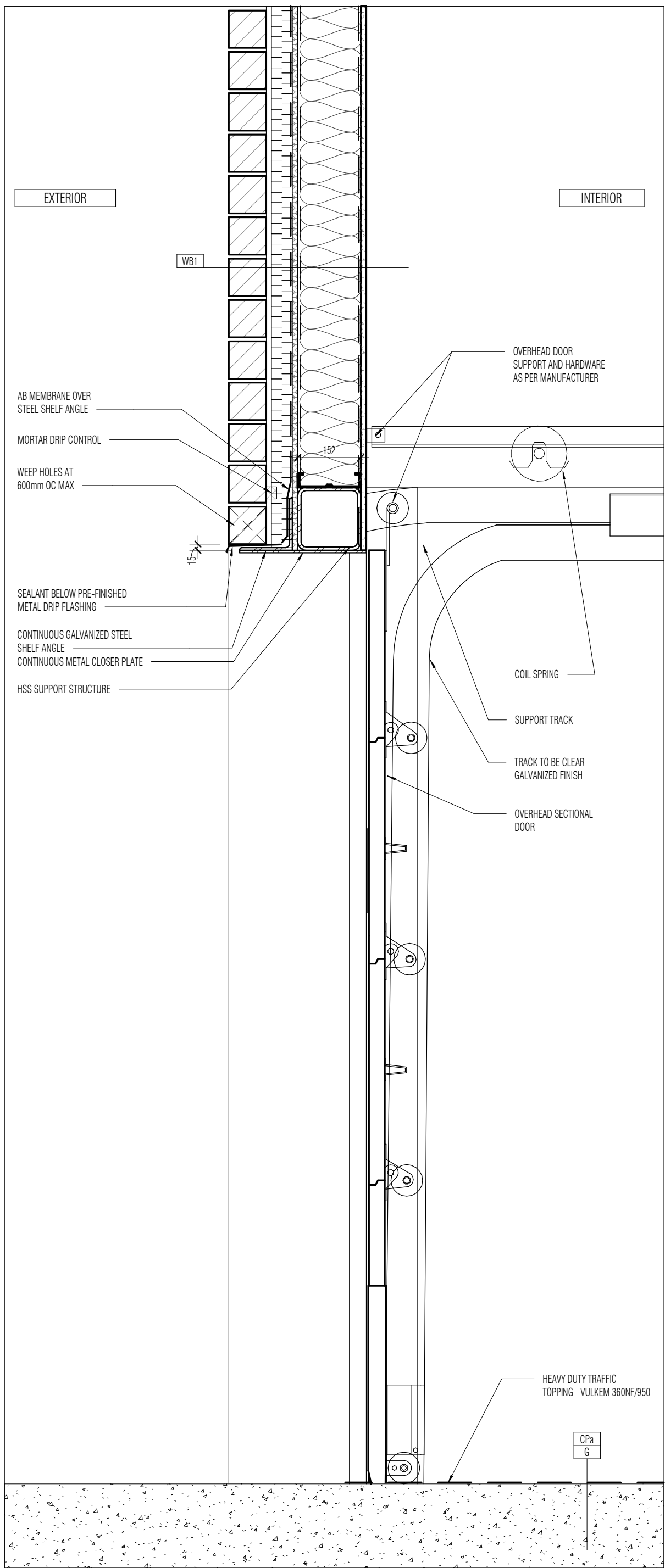
5 SECTION AT FIRE WALL EXTERIOR SIDE
1 : 10



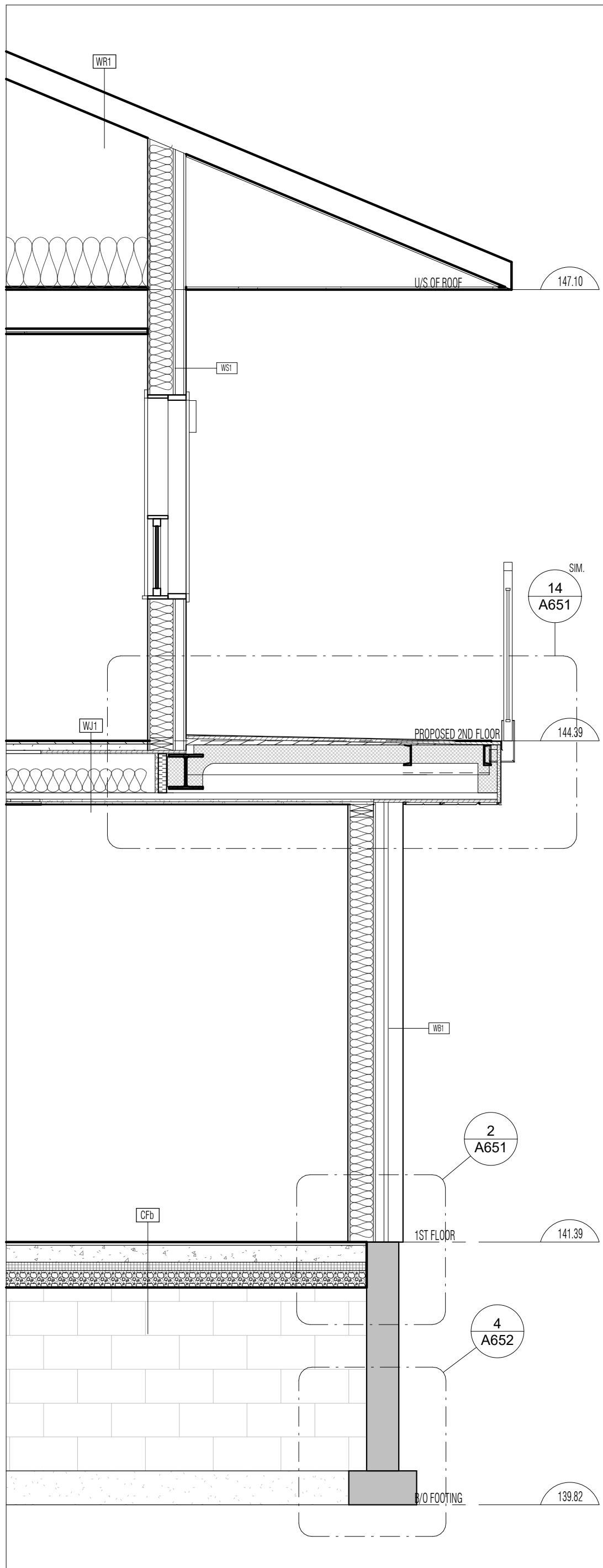
3 SECTION AT NEW FOOTING AND FOUNDATION
1 : 10



4 TYPICAL SECTION AT EXISTING FOOTING AND FOUNDATION
1 : 10



2 OVERHEAD DOOR
1 : 10



1 WALL SECTION AT RECESSED BALCONY-2
1 : 25

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule			
Rev	Date	By	Description
1	2026-05-11	SR	ISSUED FOR TENDER

PROJECT NAME:

VERONA

PROJECT ADDRESS:

6094 Carleton Drive,
Verona, ON

ISSUE DATE:

01/06/2025

DRAWN BY:

CHECKED BY:

SHEET TITLE:

SECTION DETAILS

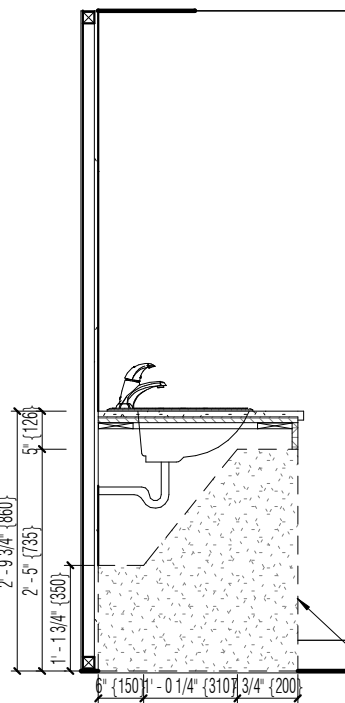
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AS SHOWN

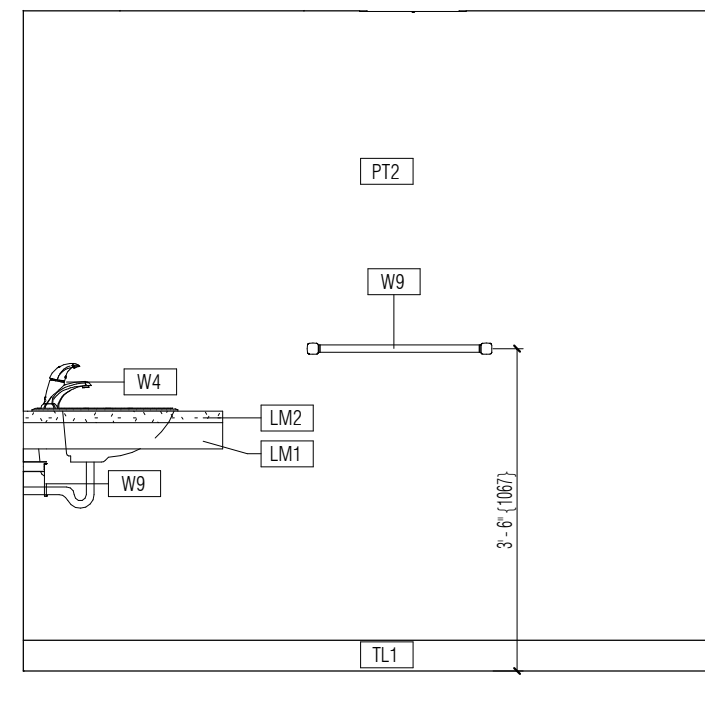
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A652

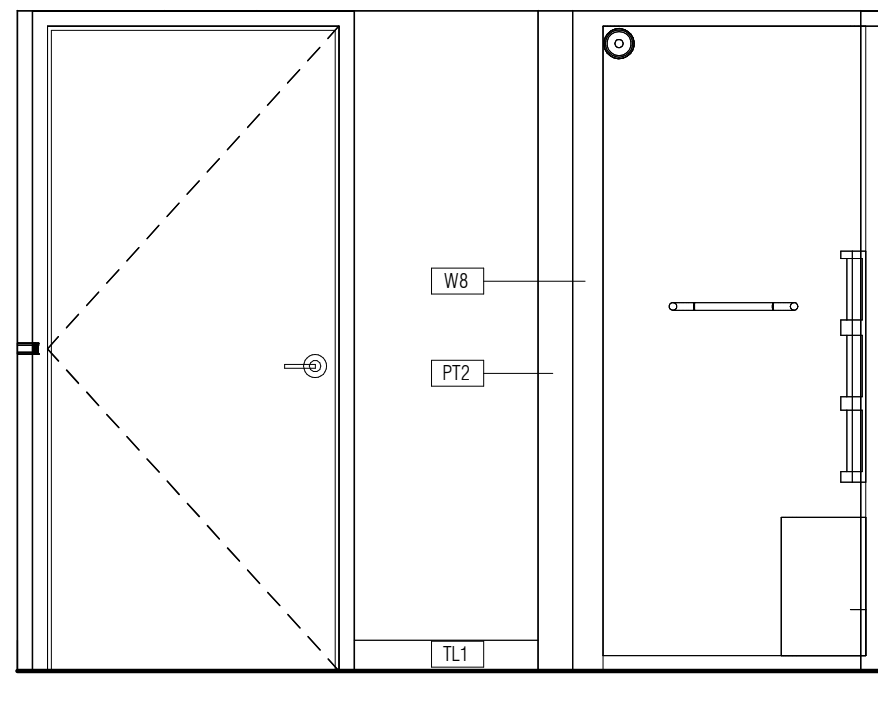
- ***NOTE:
1. AS PER O.B.C 9.10.22.2 (1). FRAMING, FINISHES AND CABINETRY INSTALLED DIRECTLY ABOVE THE LOCATION OF THE COOKTOP SHALL NOT BE LESS THAN 750 mm ABOVE THE LEVEL OF COOKTOP BURNERS OR ELEMENTS.
 2. CONTRACTOR TO PROVIDE SOFT CLOSER ON HINGES FOR MILLWORK.
 3. ALL FINISHES: PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURING.
 4. ALL CABINET INTERIORS TO BE WHITE MELAMINE UNLESS NOTED OTHERWISE.
 5. MILLWORK CONTRACTOR TO SUBMIT TO THE ARCHITECT A FULL SET OF SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
 6. ALL MILLWORK EDGES TO BE EASED EDGE (TYPICAL)
 7. REFER TO REFLECTED CEILING PLAN FOR THE FINISHED CEILING HEIGHT.



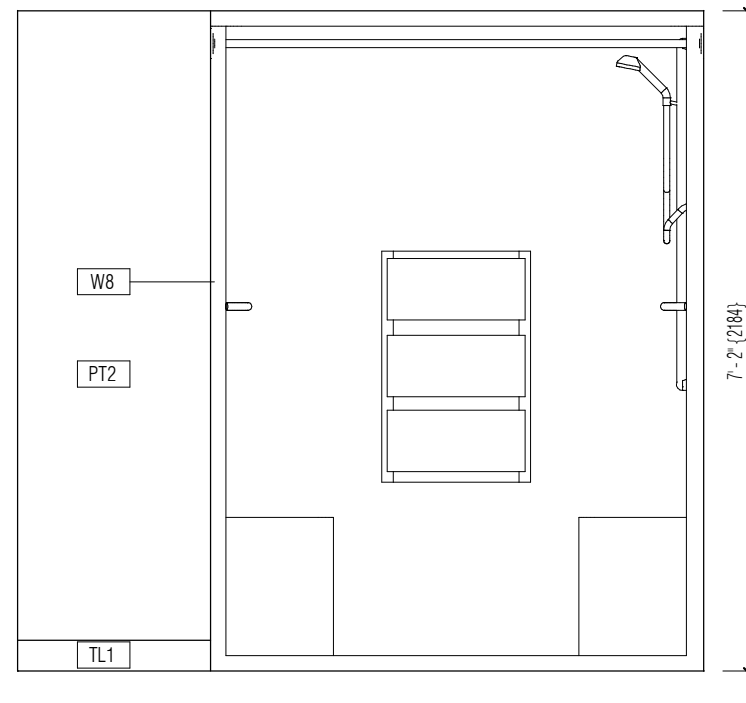
17 BF BATHROOM VANITY
1 : 25



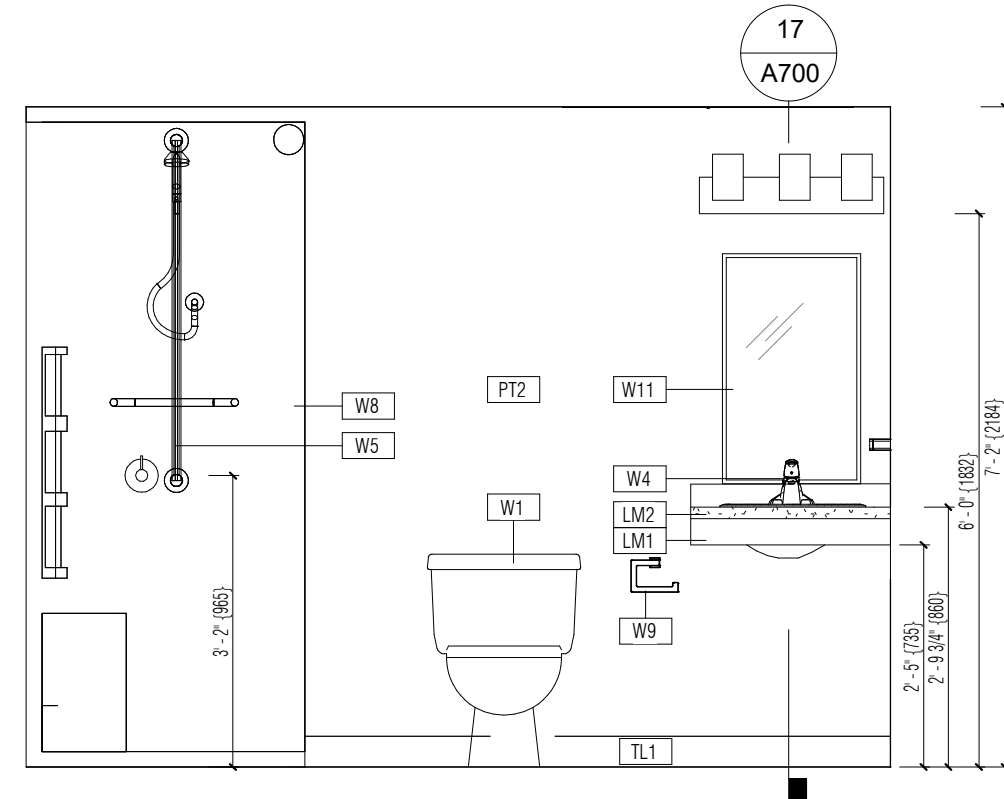
16 BF BATHROOM - VANITY SIDE
1 : 25



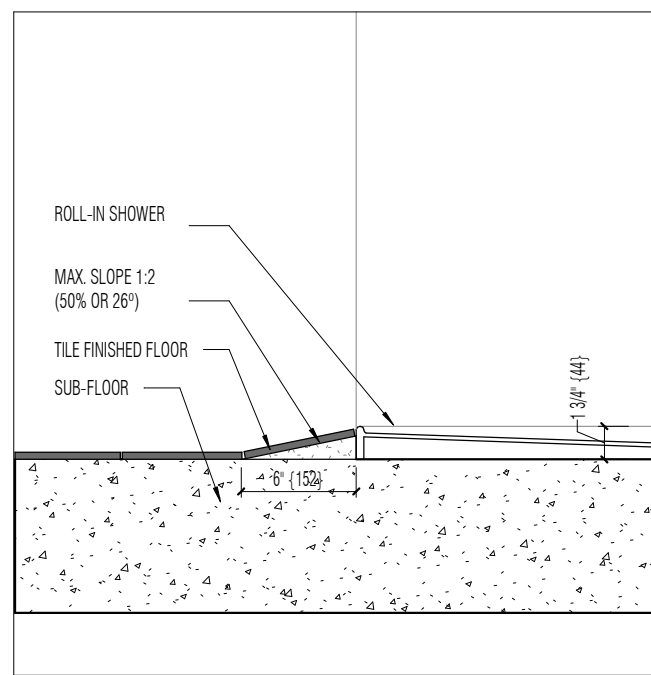
15 BF BATHROOM - BACK WALL
1 : 25



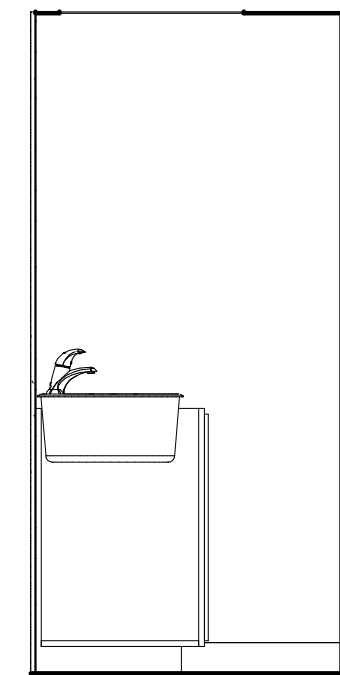
14 BF BATHROOM - SHOWER SIDE
1 : 25



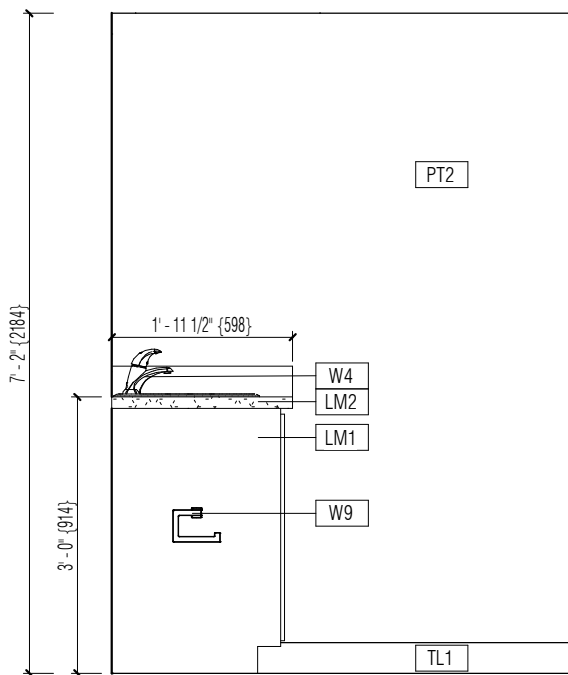
13 BF BATHROOM - PLUMBING WALL
1 : 25



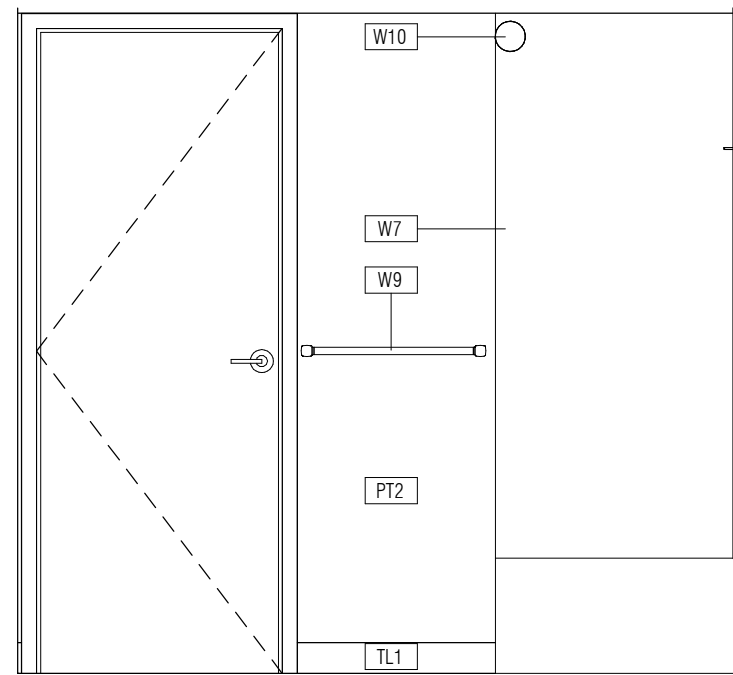
19 RECESSED SHOWER DETAIL
1 : 10



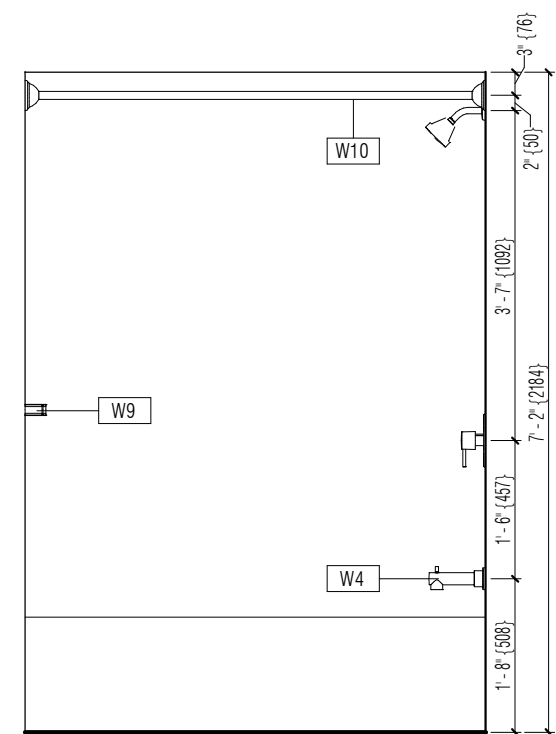
18 TYPICAL BATHROOM VANITY
1 : 25



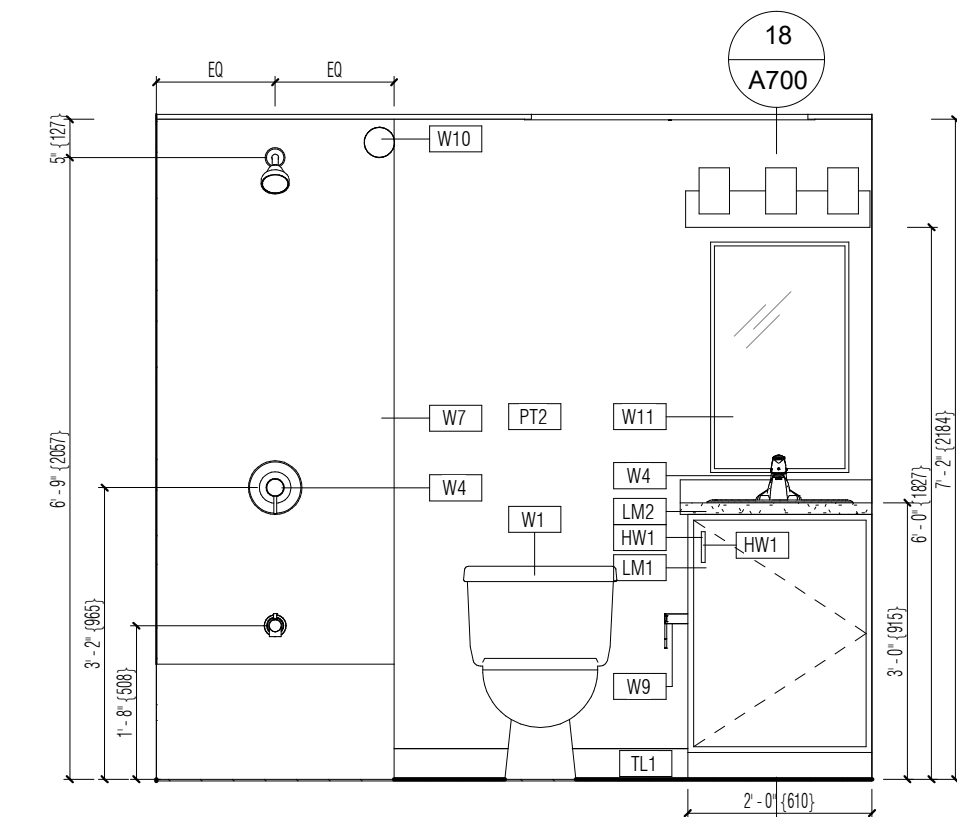
12 TYPICAL BATHROOM - VANITY SIDE
1 : 25



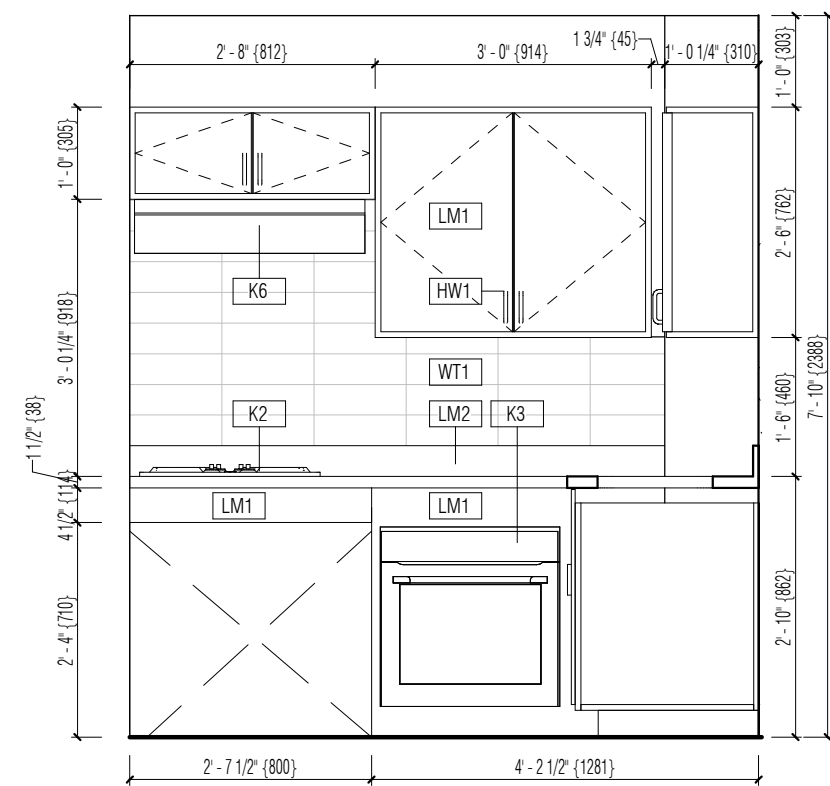
11 TYPICAL BATHROOM - BACK WALL
1 : 25



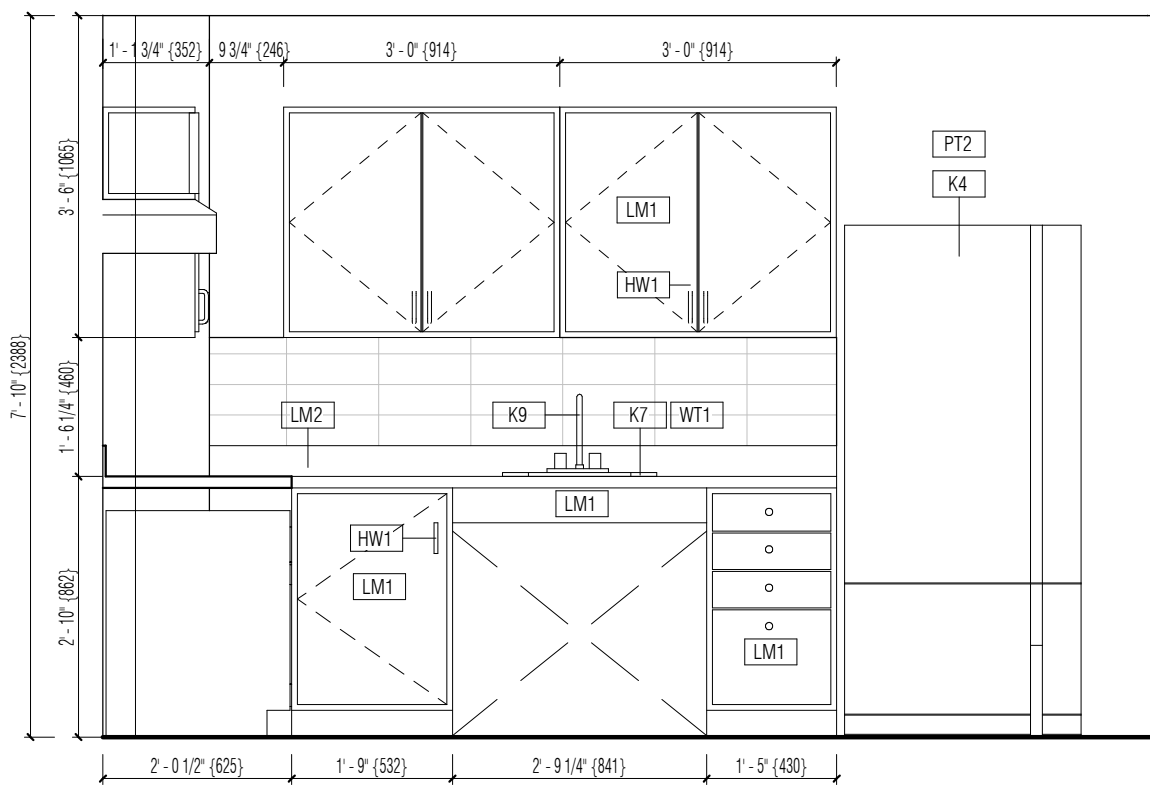
10 TYPICAL BATHROOM - TUB SIDE
1 : 25



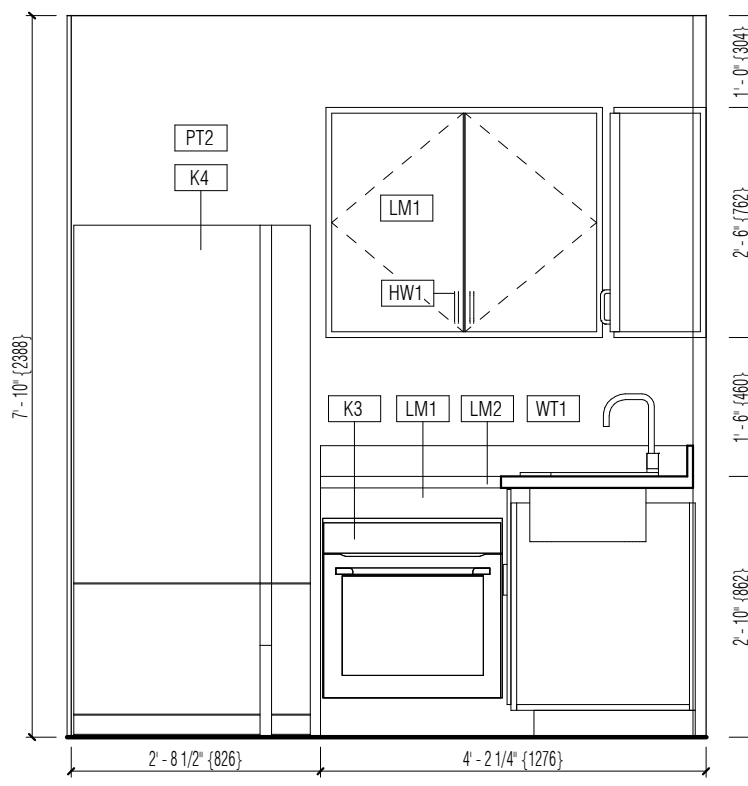
9 TYPICAL BATHROOM - PLUMBING WALL
1 : 25



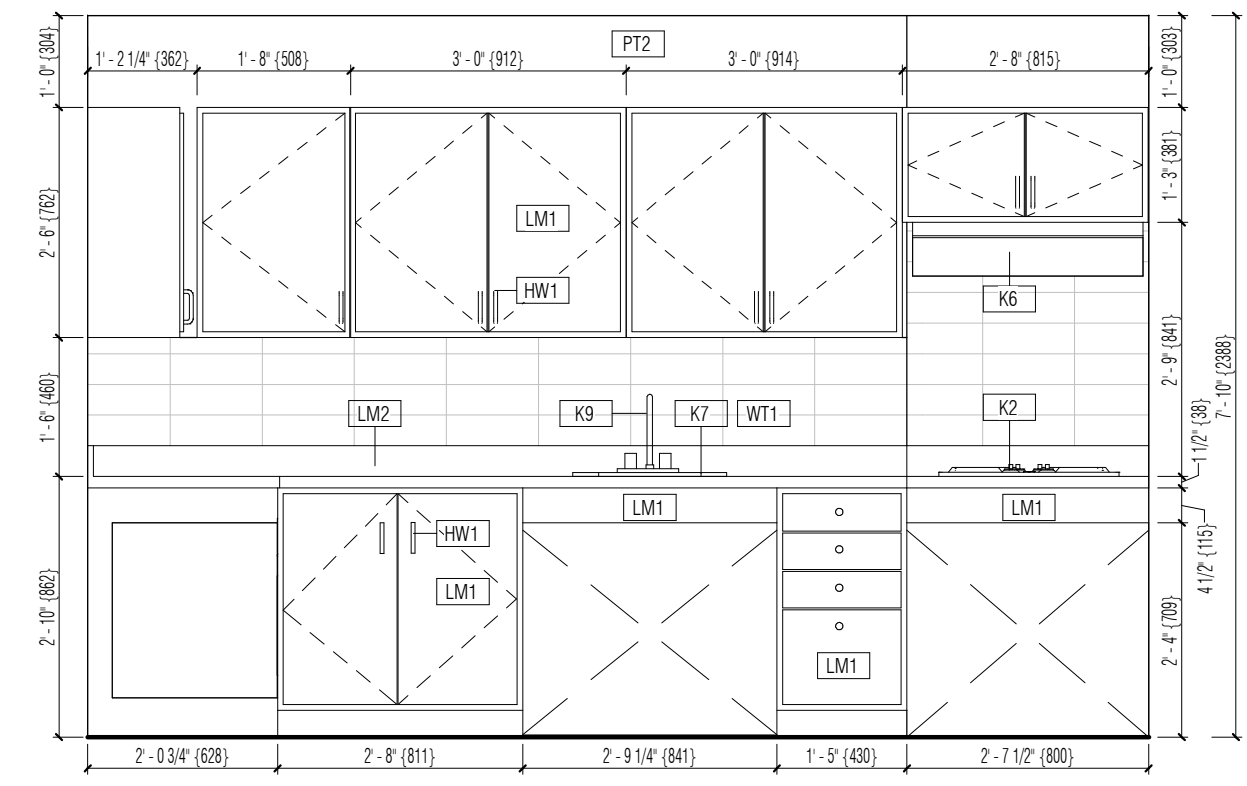
8 SUITE C-BF - KITCHEN ELEVATION 2
1 : 25



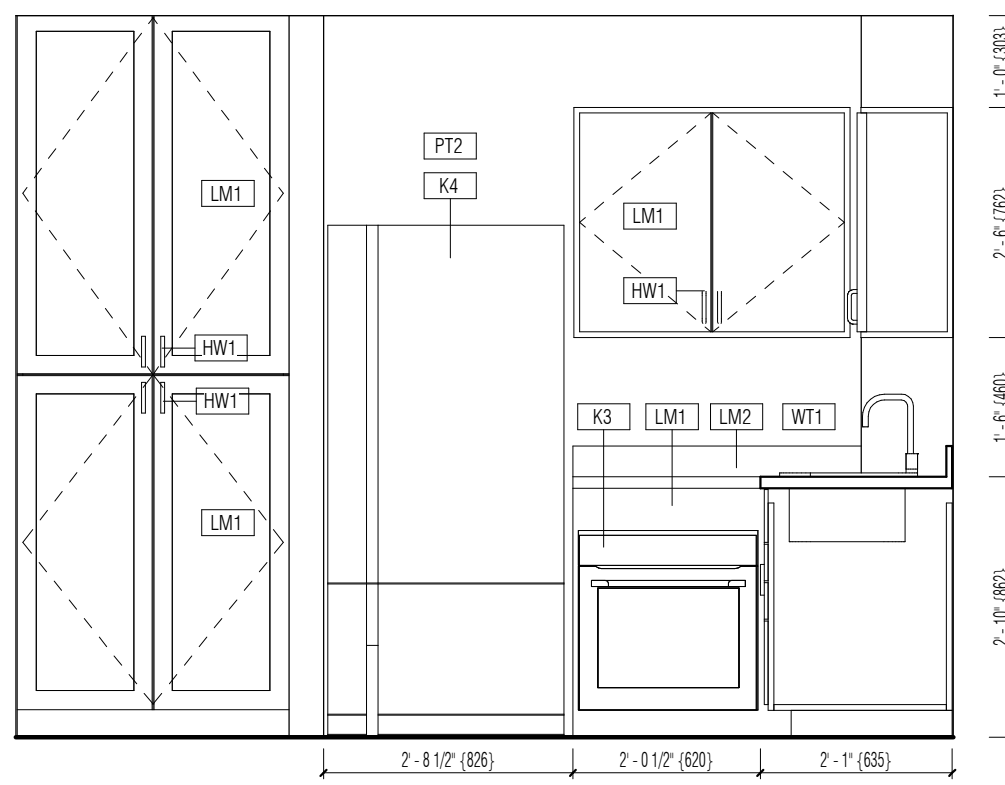
7 SUITE C-BF - KITCHEN ELEVATION 1
1 : 25



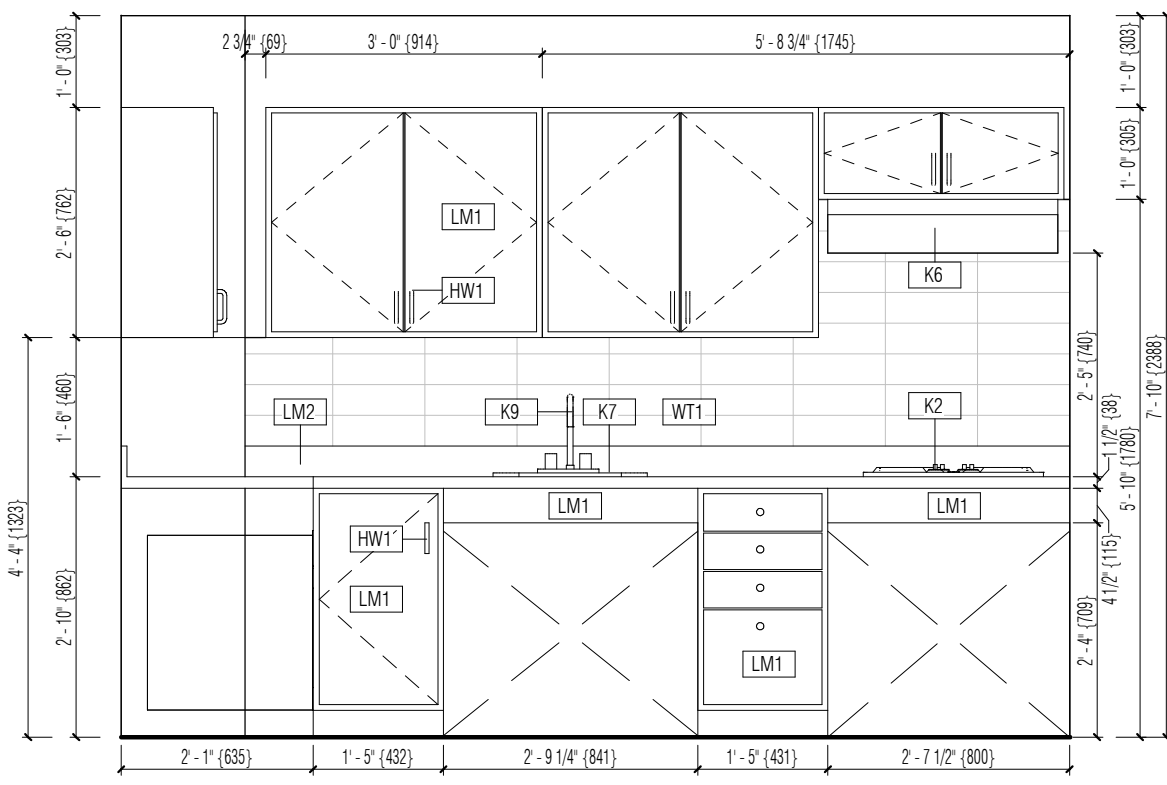
6 SUITE A-BF - KITCHEN ELEVATION 2
1 : 25



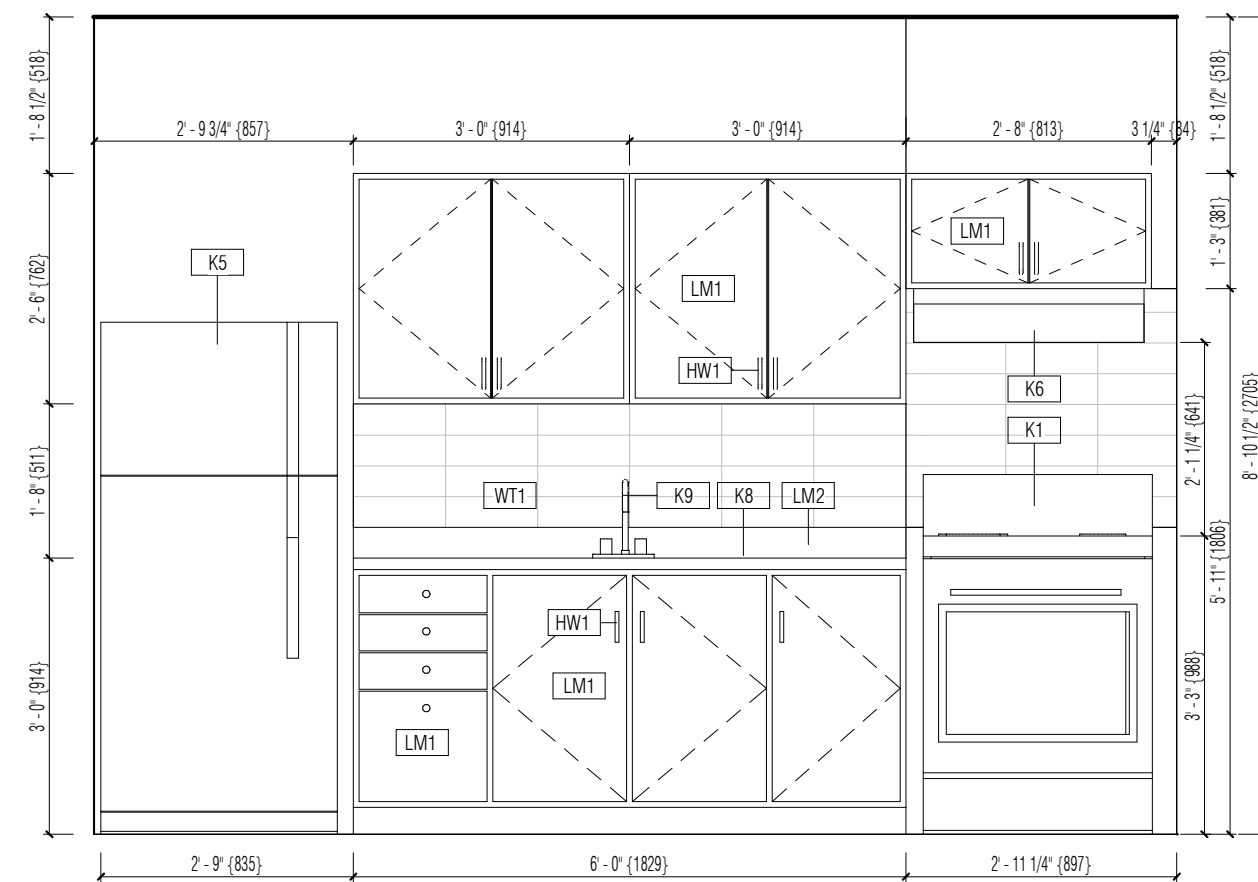
5 SUITE A-BF - KITCHEN ELEVATION
1 : 25



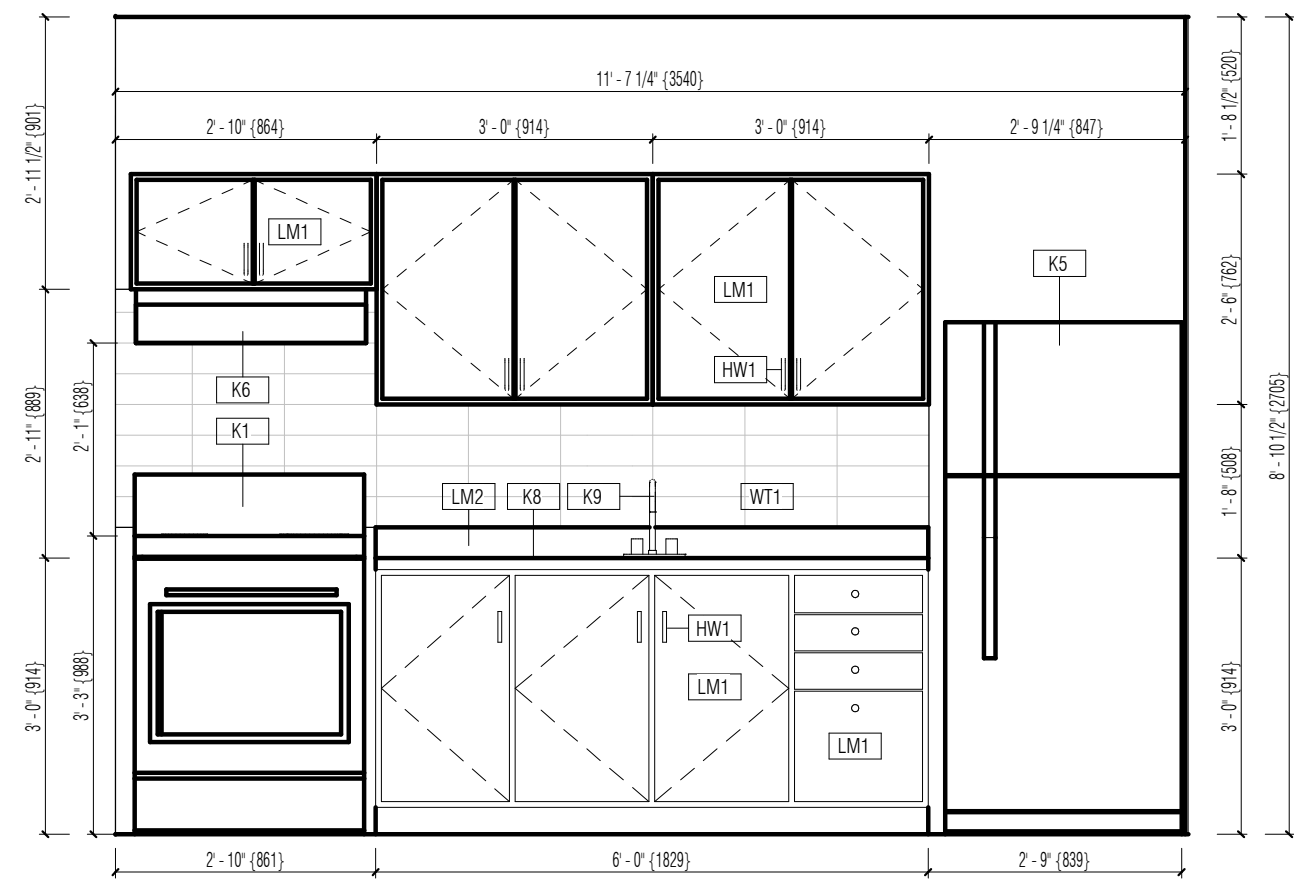
4 SUITE B-BF - KITCHEN ELEVATION 2
1 : 25



3 SUITE B-BF - KITCHEN ELEVATION 1
1 : 25



2 SUITE A - KITCHEN ELEVATION
1 : 25



1 SUITE A-1 KITCHEN ELEVATIONS - 2ND FLOOR
1 : 25

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule

Rev	Date	By	Description
1	2026-02-03	SR	ISSUED FOR CLIENT REVIEW
2	2026-02-05	SR	ISSUED FOR COORDINATION
3	2026-03-02	SR	ISSUED FOR 90% REVIEW
4	2026-05-11	SR	ISSUED FOR TENDER

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE: 01/06/2025

DRAWN BY:

CHECKED BY:

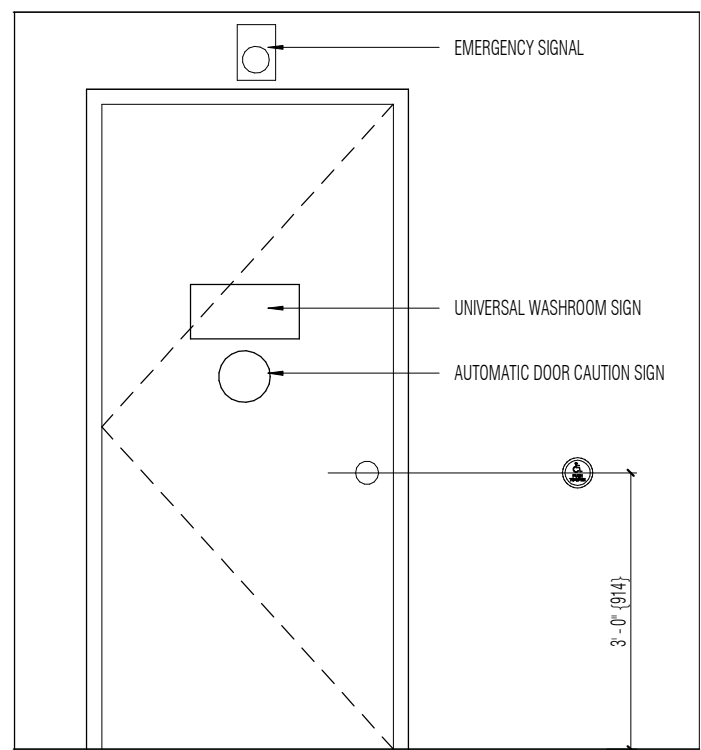
SHEET TITLE:

INTERIOR ELEVATIONS - SUITE KITCHENS
AND BATHROOMS
AS SHOWN

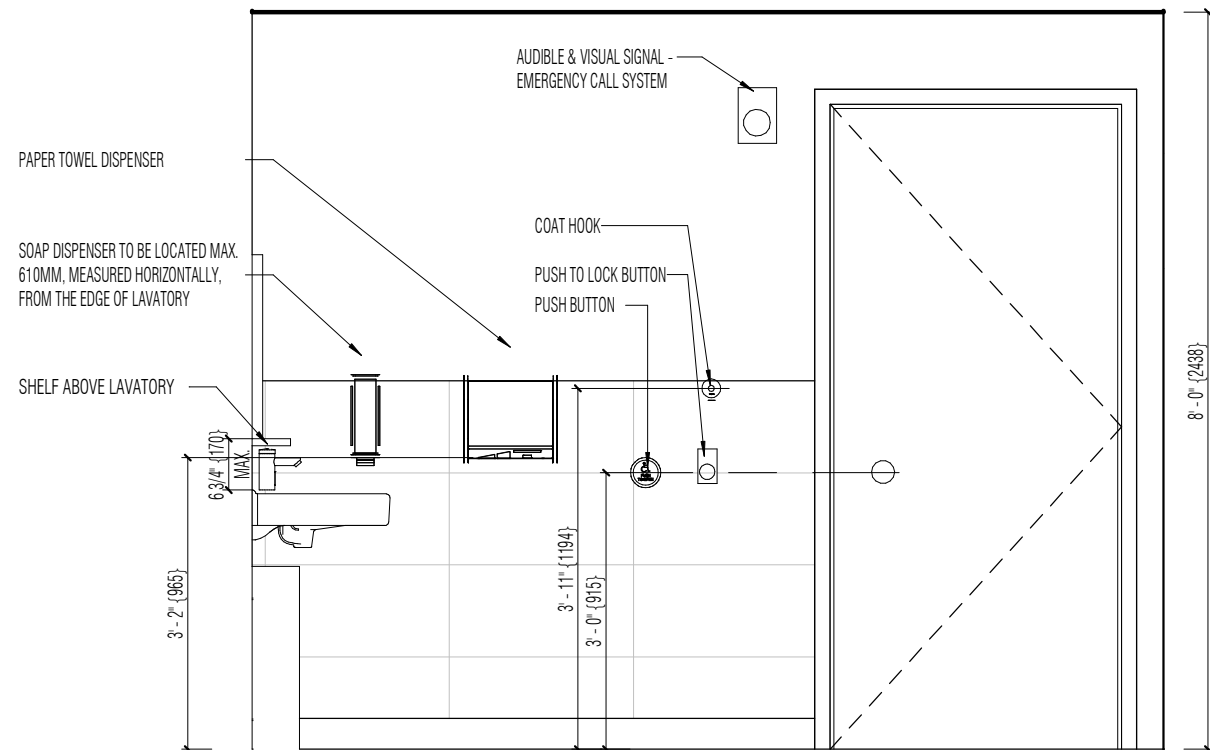
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SHEET NUMBER:

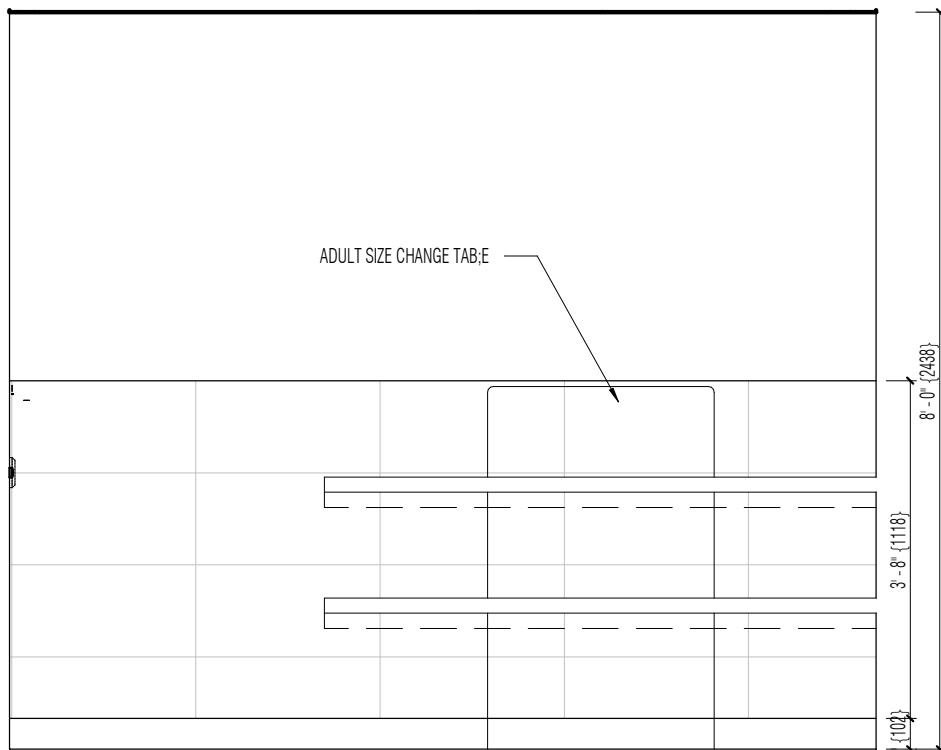
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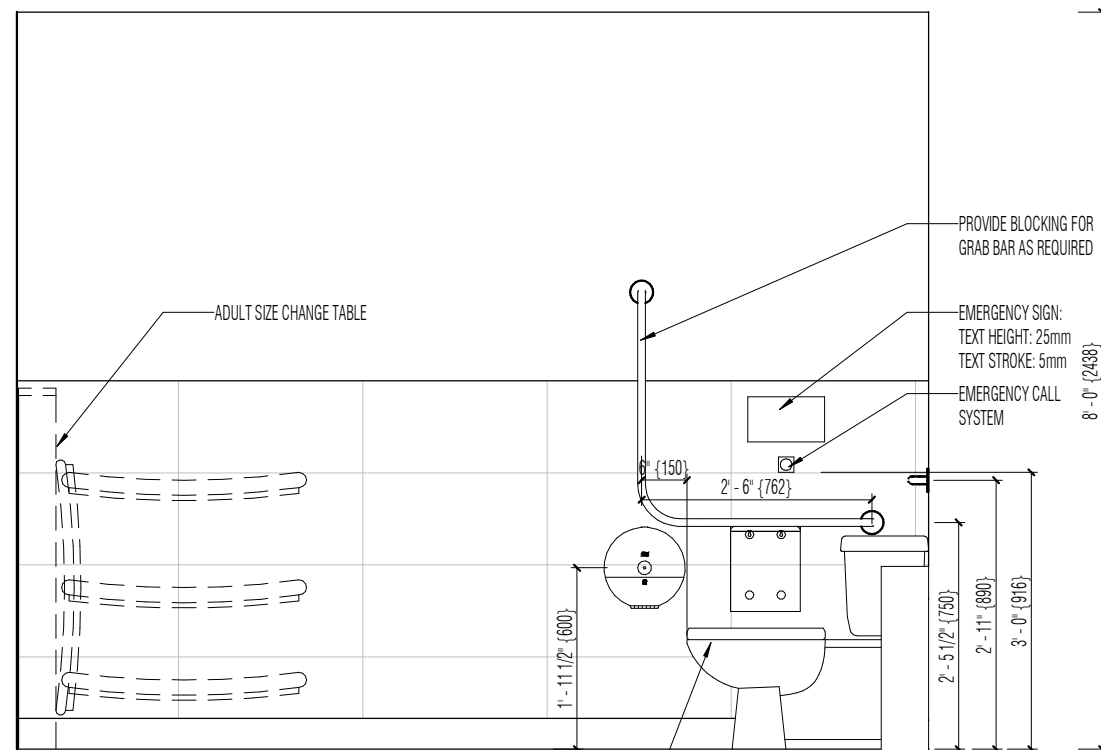
10 UNIVERSAL W/C DOOR - EXTERIOR
1 : 25



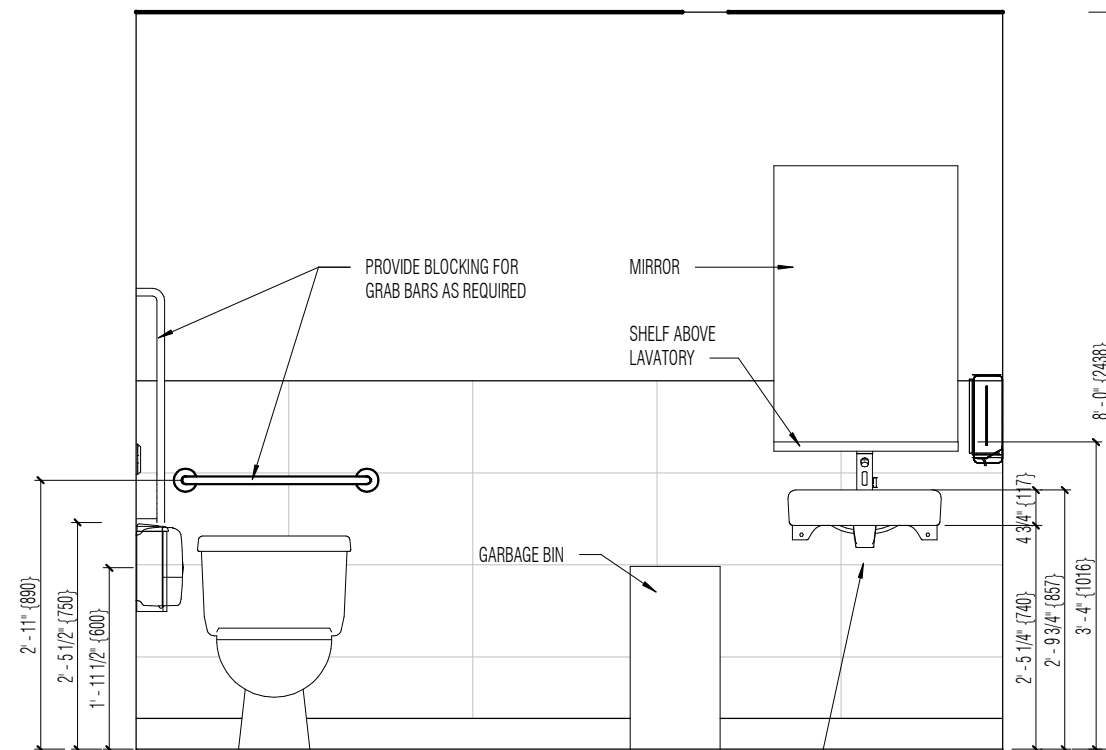
9 UNIVERSAL W/C LAVATORY SIDE
1 : 25



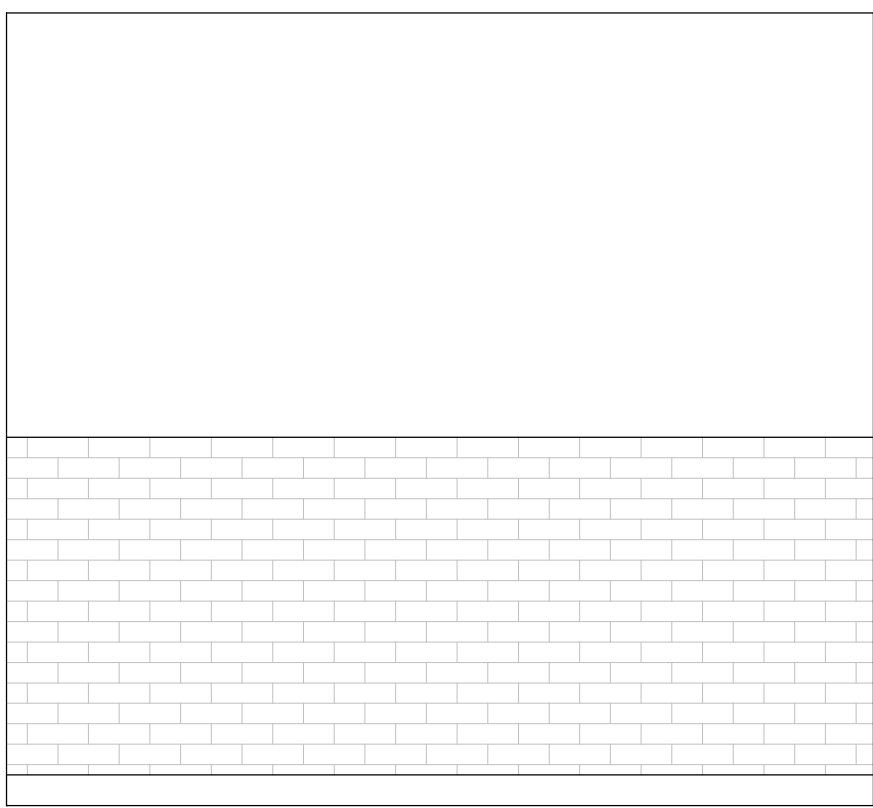
8 UNIVERSAL W/C - REAR WALL
1 : 25



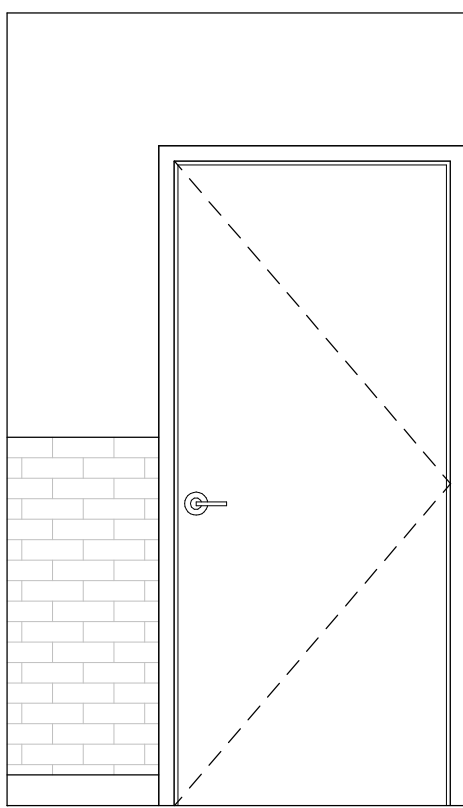
7 UNIVERSAL W/C - CHANGE TABLE
1 : 25



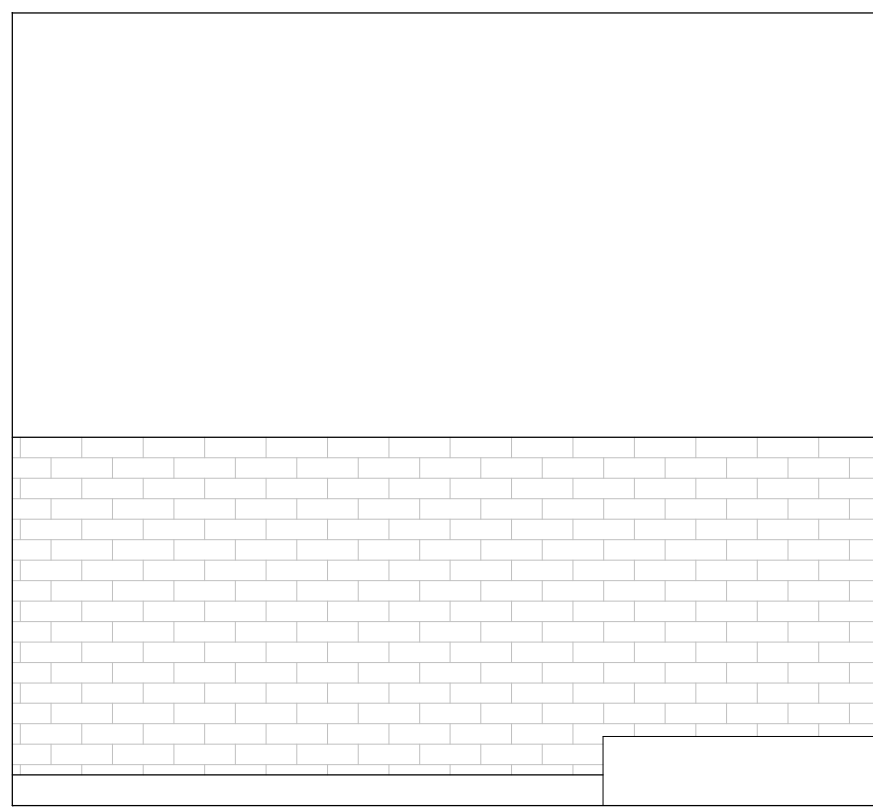
6 UNIVERSAL W/C - PLUMBING WALL
1 : 25



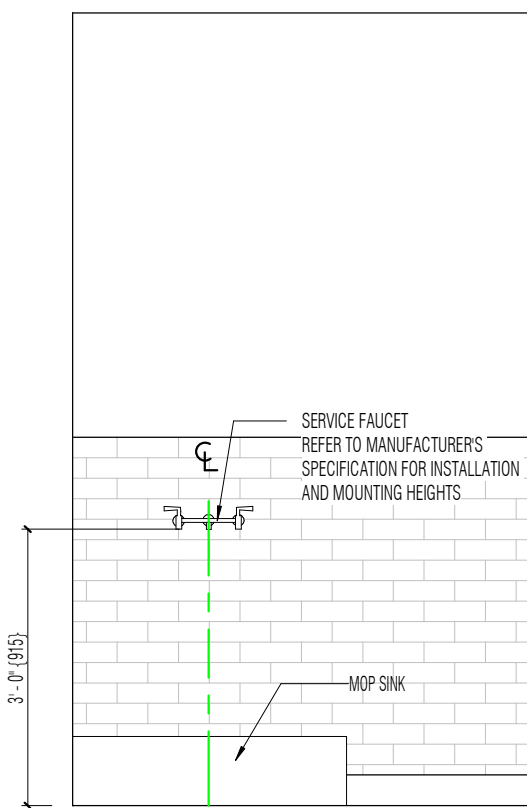
5 JANITOR RM - SIDE WALL
1 : 25



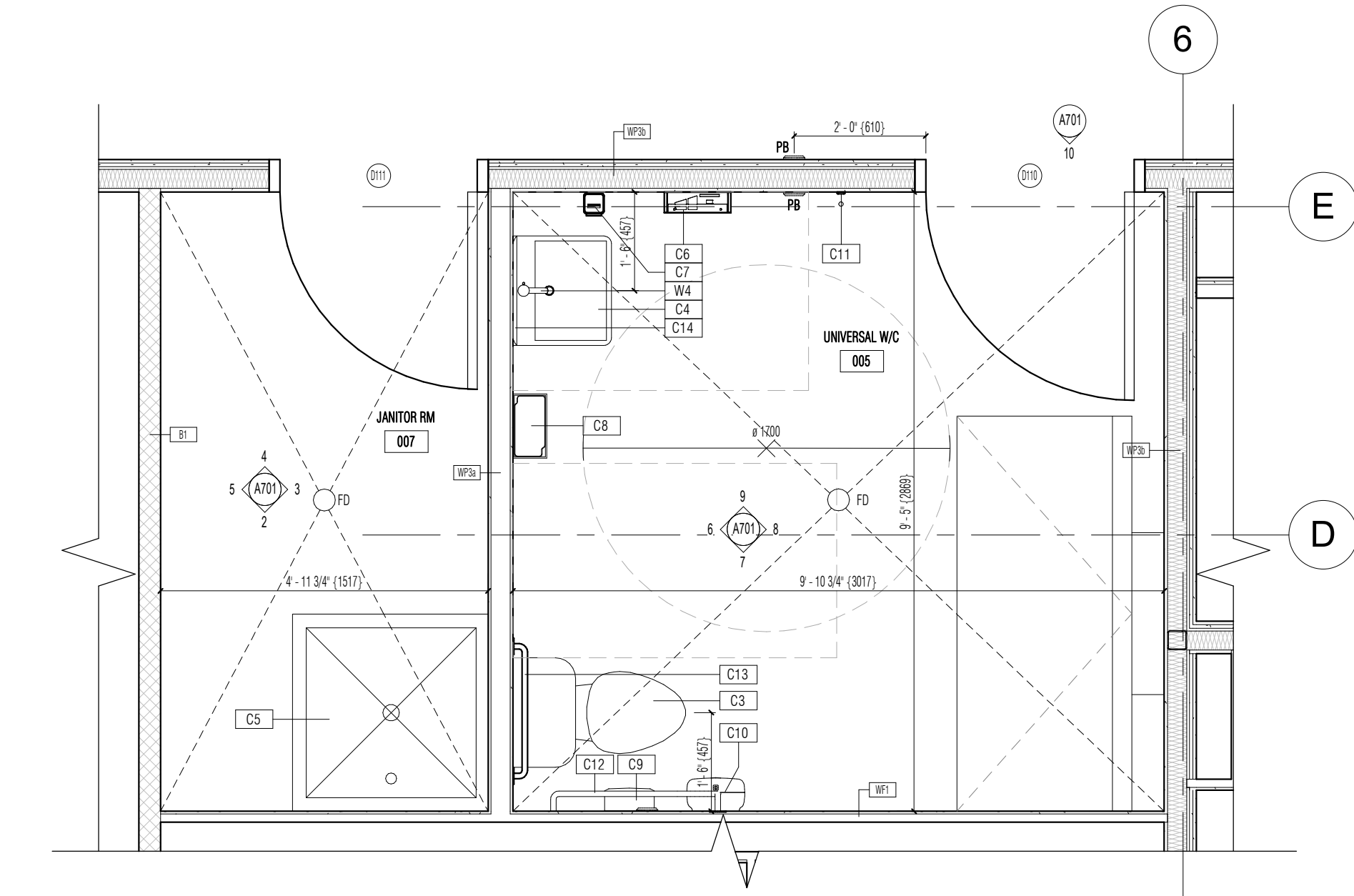
4 JANITOR RM - BACK WALL
1 : 25



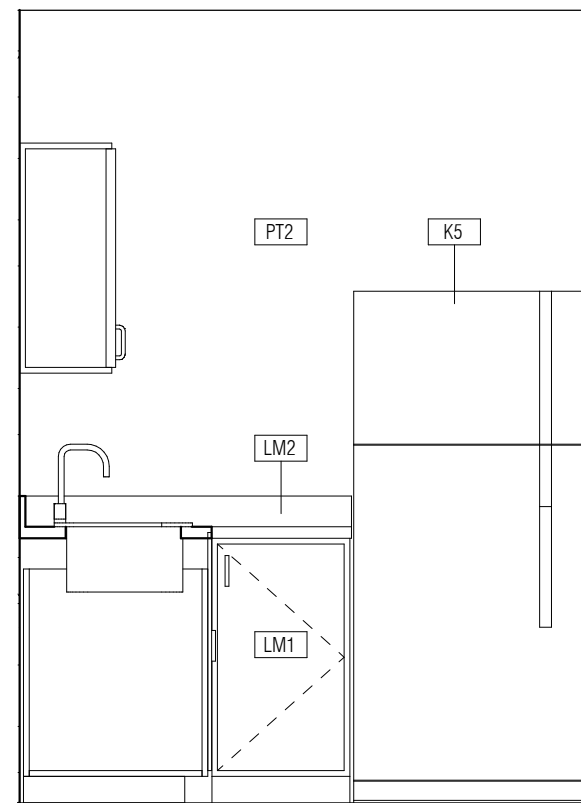
3 JANITOR RM - MOP SINK SIDE WALL
1 : 25



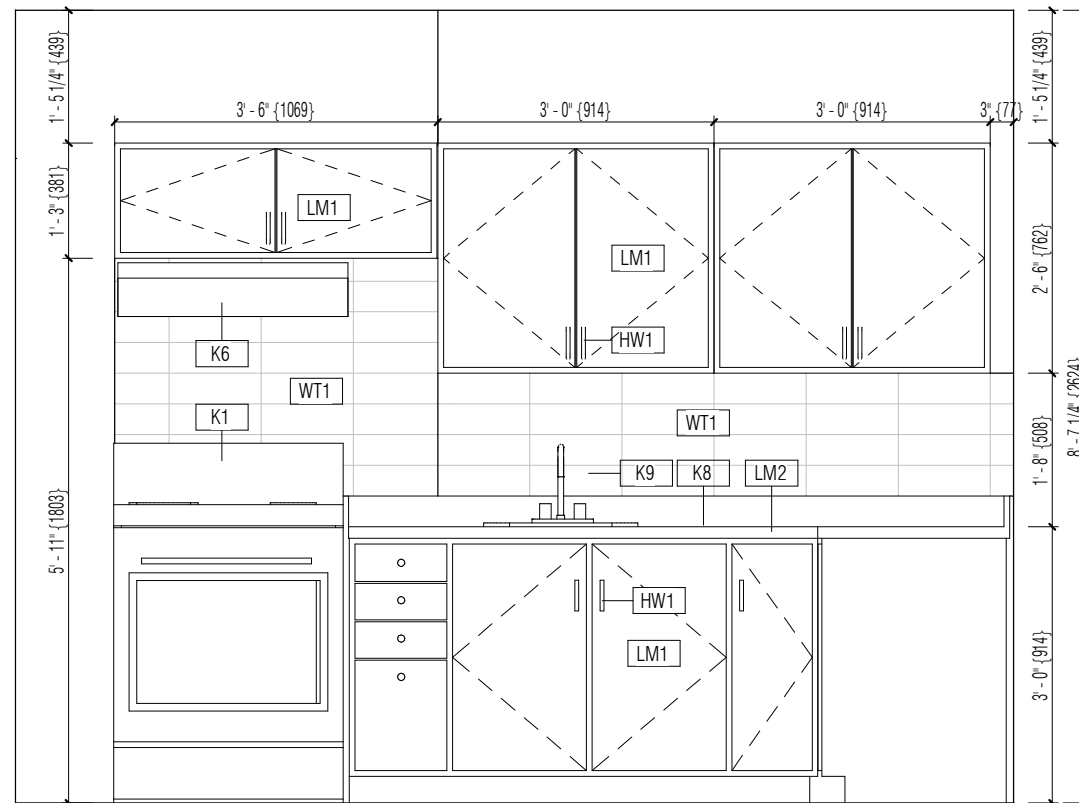
2 JANITOR RM - PLUMBING WALL
1 : 25



1 UNIVERSAL W/C AND JANITOR ROM
1 : 25



12 COMMON RM KITCHEN - SIDE
1 : 25



11 COMMON RM KITCHEN - FRON
1 : 25

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



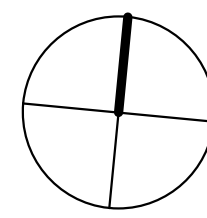
SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

Revision Schedule				
Rev	Date	By	Description	
1	2026-03-02	SR	ISSUED FOR 90% REVIEW	
2	2026-05-11	SR	ISSUED FOR TENDER	

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



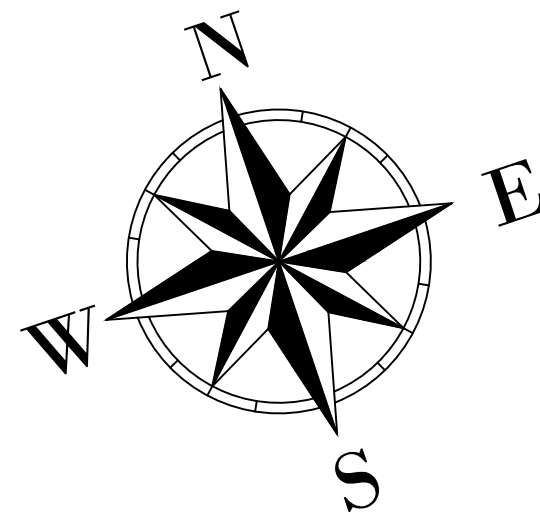
ISSUE DATE: 01/06/2025
DRAWN BY:
CHECKED BY:

SHEET TITLE:
INTERIOR ELEVATIONS - COMMON AREA

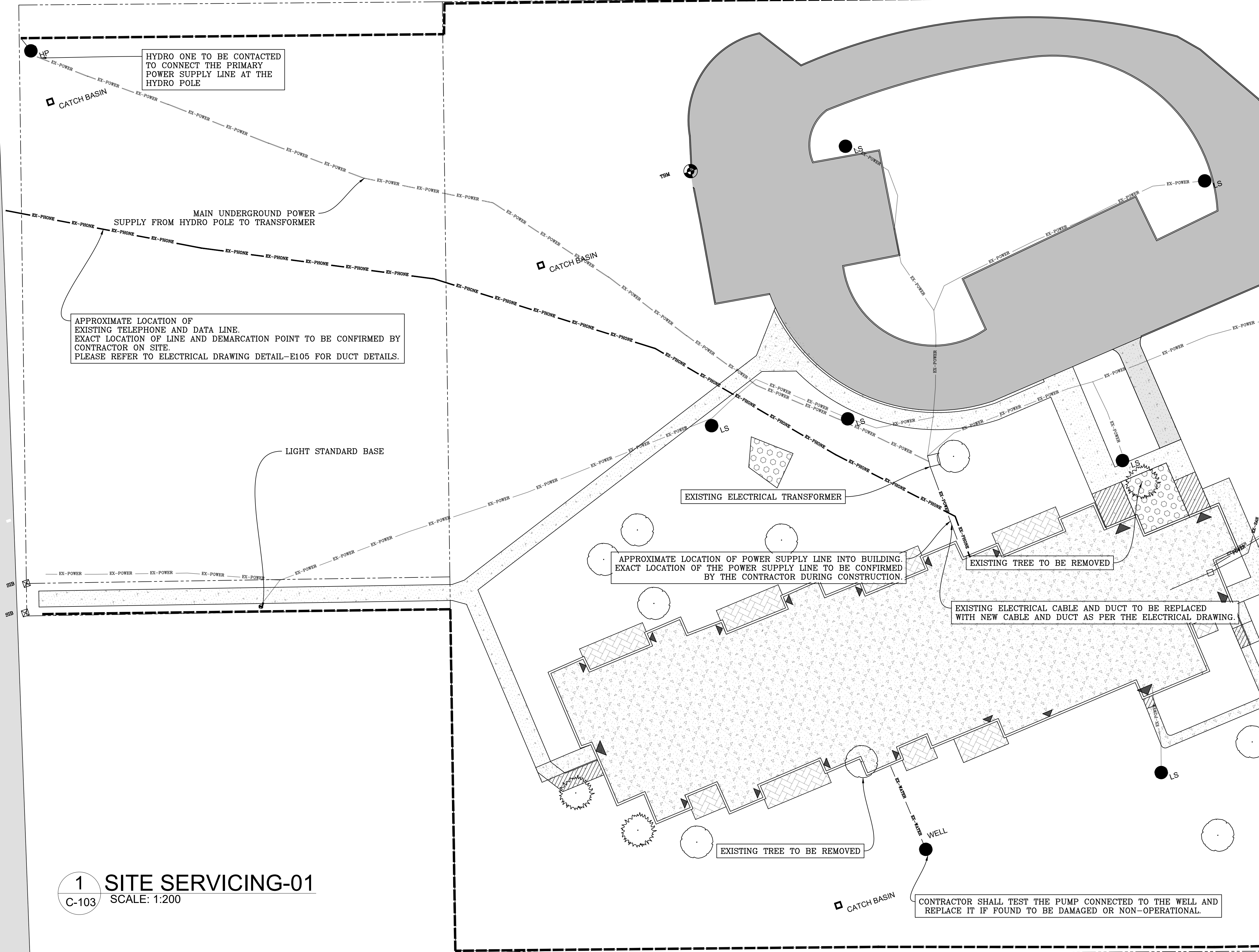
SCALE: AS SHOWN

SHEET NUMBER:

A701



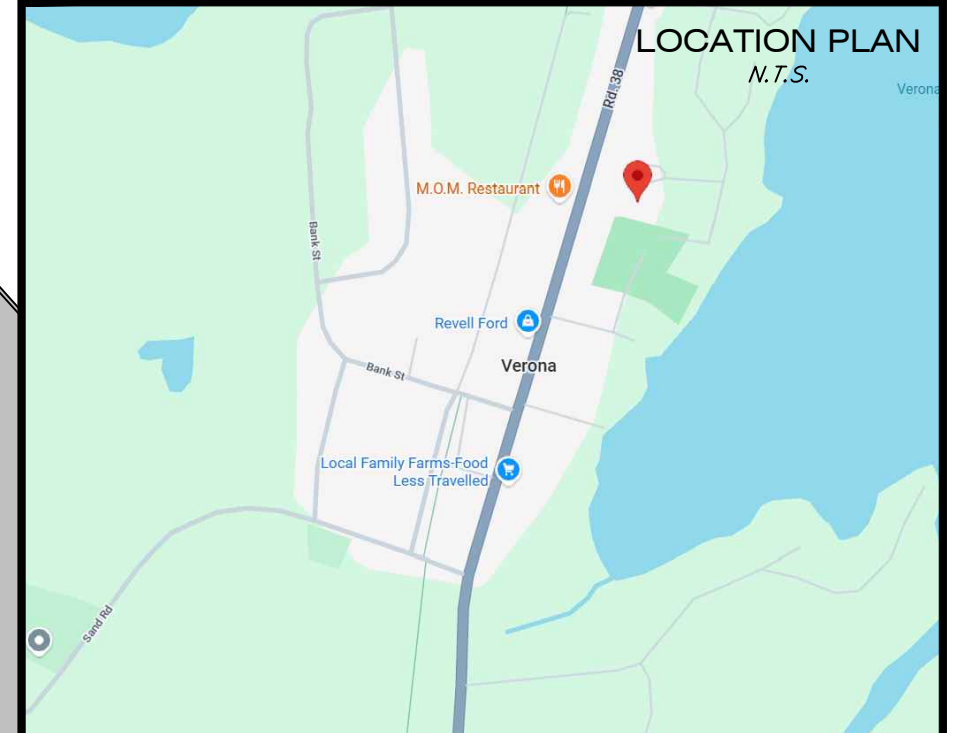
COUNTY ROAD 38



1 SITE SERVICING-01
C-103 SCALE: 1:200



UNIT 640 - 654 NORRIS COURT
KINGSTON ONTARIO
OFFICE (613) 634-1789
www.groundengineer.ca

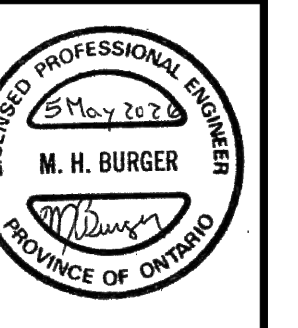


LEGEND:

- ASPHALT AREA
- EXISTING HYDRO LINE
- EXISTING MAIN HYDRO TO TRANSFORMER
- EXISTING PHONE AND DATA LINE
- EXISTING WATER SUPPLY LINE
- EXISTING SANITARY LINE
- EXISTING FORCEMAIN
- PROPERTY BOUNDARY
- FENCE LINE
- CONCRETE SIDEWALK
- LIGHT STANDARD
- HYDRO POLE
- WELL
- DRILLED WELL
- CATCH BASIN
- EXTERIOR CONCRETE PATIO
- GARDEN AREA

REVISIONS		
No.	Description	Date
1.	PRELIMINARY DESIGN	2026/01/30
2.	CLIENT'S REVISION #1	2026/02/26
3.	ISSUED FOR PERMIT	2026/03/19
4.	ISSUED FOR PRE-TENDER	2026/04/14
5.	ISSUED FOR TENDER	2026/05/05

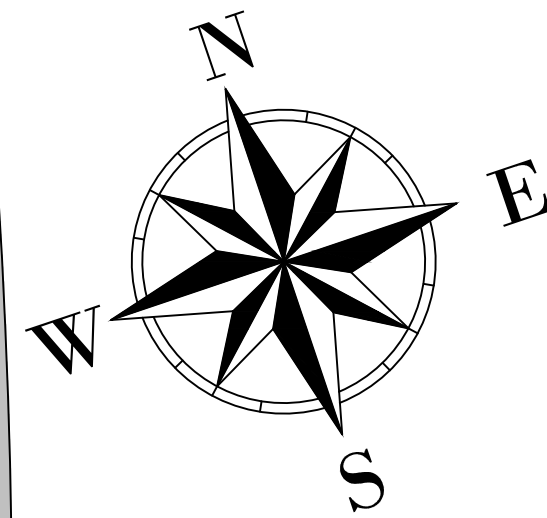
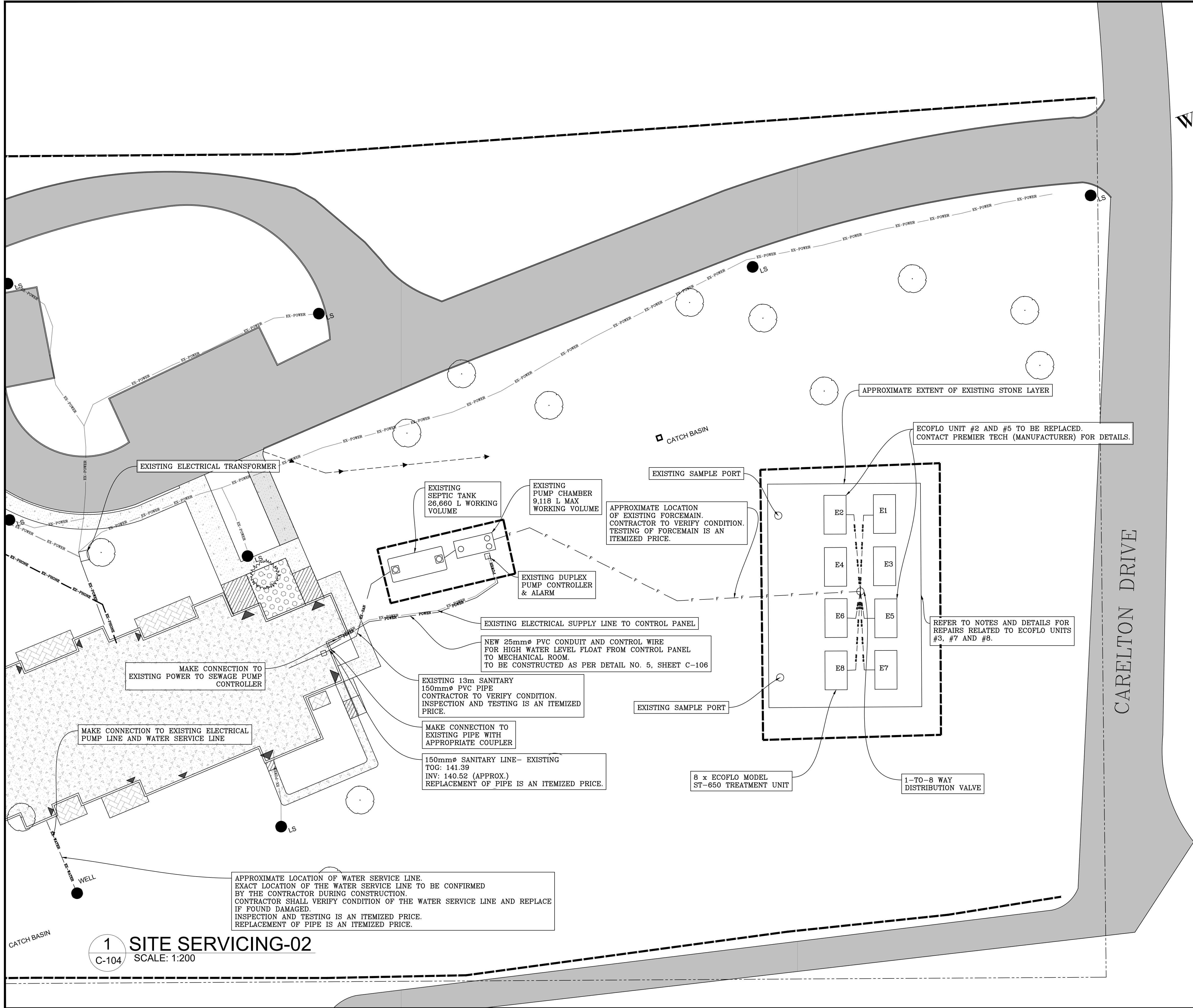
BENCHMARK:		
No.	DESCRIPTION	ELEVATION
1.	STANDARD IRON BAR	140.58
2.	STANDARD IRON BAR (BENT)	140.60
3.	IRON NAIL ON TOP OF CURB	141.73



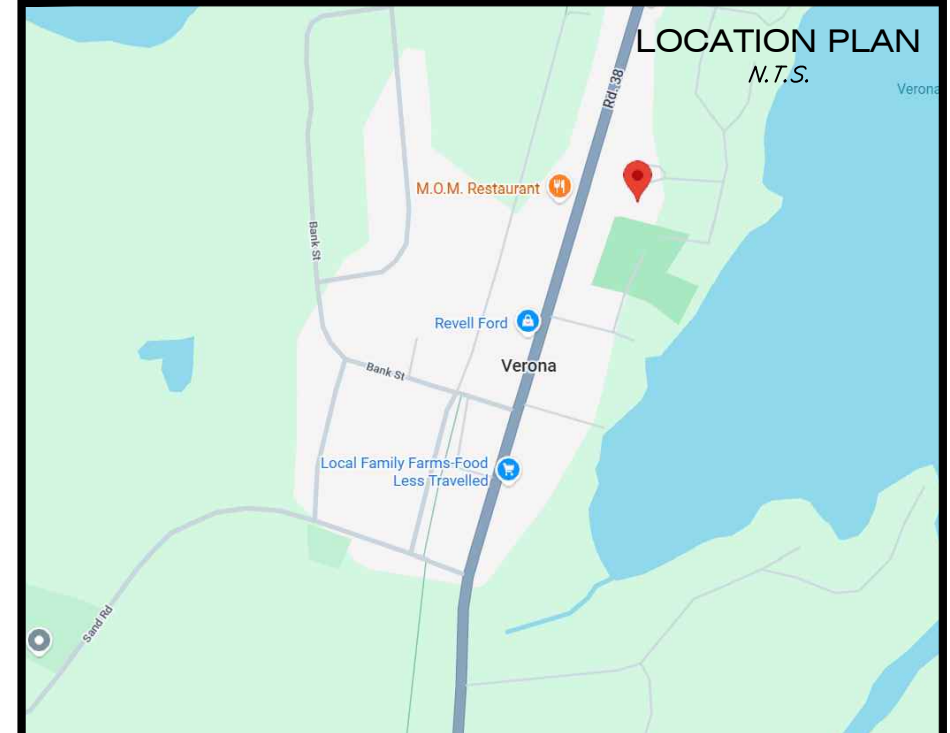
Client / Land Owner:
KINGSTON AND FRONTENAC HOUSING CORPORATION

Project:
6094 CARLETON DRIVE
VERONA ONTARIO
Drawing Title:
SITE SERVICING-01

Drawn by: UM	Project Number: GW-26006
Checked By: MB	Drawing Number: C-103
Scale: 24"x36" 1:200	
Date: MAY 05, 2026	SHEET 1 of 4



**UNIT 640 - 654 NORRIS COURT
KINGSTON ONTARIO
OFFICE (613) 634-1789
www.groundengineer.ca**

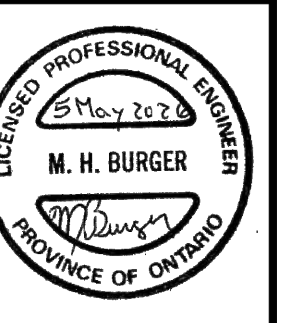


LEGEND:

- ASPHALT AREA
- EXISTING HYDRO LINE
- EXISTING MAIN HYDRO TO TRANSFORMER
- EXISTING PHONE AND DATA LINE
- EXISTING WATER SUPPLY LINE
- EXISTING SANITARY LINE
- EXISTING FORCEMAIN
- PROPERTY BOUNDARY
- FENCE LINE
- CONCRETE SIDEWALK
- LIGHT STANDARD
- HYDRO POLE
- WELL
- DRILLED WELL
- CATCH BASIN
- EXTERIOR CONCRETE PATIO
- GARDEN AREA

REVISIONS		
No.	Description	Date
1.	PRELIMINARY DESIGN	2026/01/30
2.	CLIENT'S REVISION #1	2026/02/26
3.	ISSUED FOR PERMIT	2026/03/19
4.	ISSUED FOR PRE-TENDER	2026/04/14
5.	ISSUED FOR TENDER	2026/05/05

BENCHMARK:		
No.	DESCRIPTION	ELEVATION
1.	STANDARD IRON BAR	140.58
2.	STANDARD IRON BAR (BENT)	140.60
3.	IRON NAIL ON TOP OF CURB	141.73



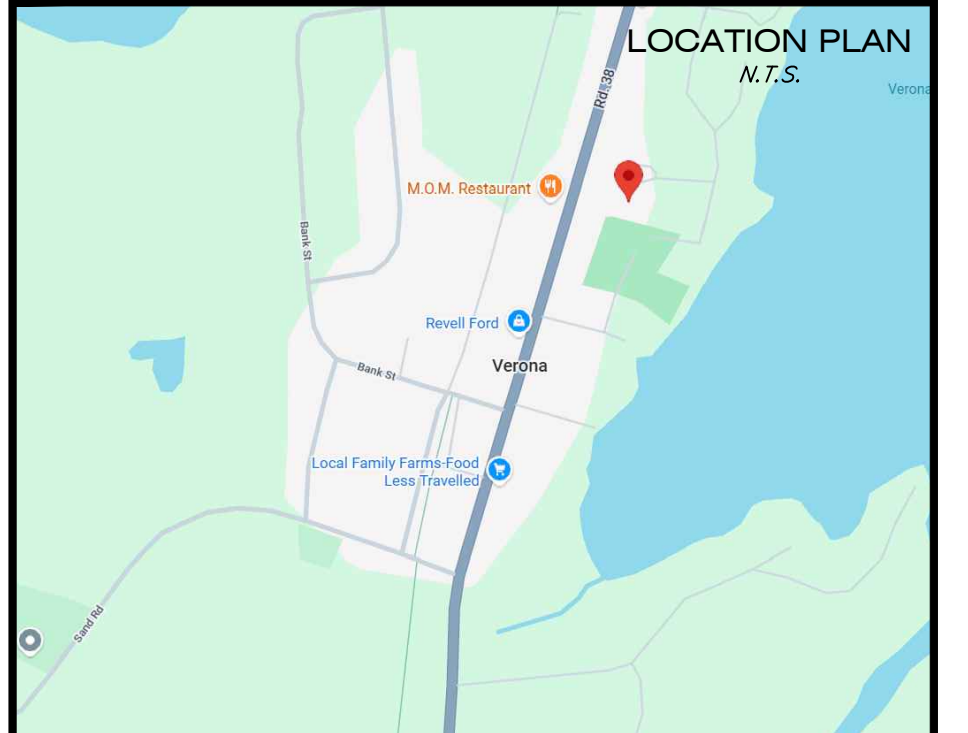
Client / Land Owner:
**KINGSTON AND FRONTENAC
HOUSING CORPORATION**

Project:
6094 CARLETON DRIVE
VERONA ONTARIO
Drawing Title:
SITE SERVICING-02

Drawn by: UM	Project Number: GW-26006
Checked By: MB	Drawing Number: C-104
Scale: 24"x36" 1:200	
Date: MAY 05, 2026	SHEET 2 of 4



UNIT 640 - 654 NORRIS COURT
KINGSTON ONTARIO
OFFICE (613) 634-1789
www.groundengineer.ca

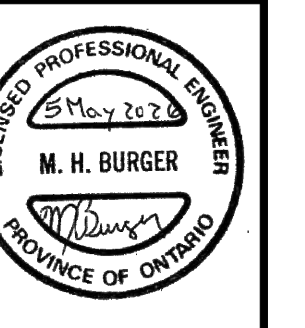


LEGEND:

- PROPERTY BOUNDARY
- FENCE LINE
- ASPHALT AREA
- SIDEWALK AREA TO BE REMOVED
- CONCRETE SIDEWALK
- XX.XX EXISTING ELEVATIONS
- XX.XX PROPOSED ELEVATIONS
- TC-XX.XX EXISTING ELEVATIONS TOP OF CURB
- FF-XX.XX FINISHED FLOOR ELEVATION/ SLAB ELEVATION
- X.XX SURFACE SLOPE
- DRAINAGE DIRECTION
- CATCH BASIN
- EXTERIOR CONCRETE PATIO
- GARDEN AREA
- REPLACED ASPHALT WITH CONCRETE SIDEWALK

REVISIONS		
No.	Description	Date
1.	PRELIMINARY DESIGN	2026/01/30
2.	CLIENT'S REVISION #1	2026/02/26
3.	ISSUED FOR PERMIT	2026/03/19
4.	ISSUED FOR PRE-TENDER	2026/04/14
5.	ISSUED FOR TENDER	2026/05/05

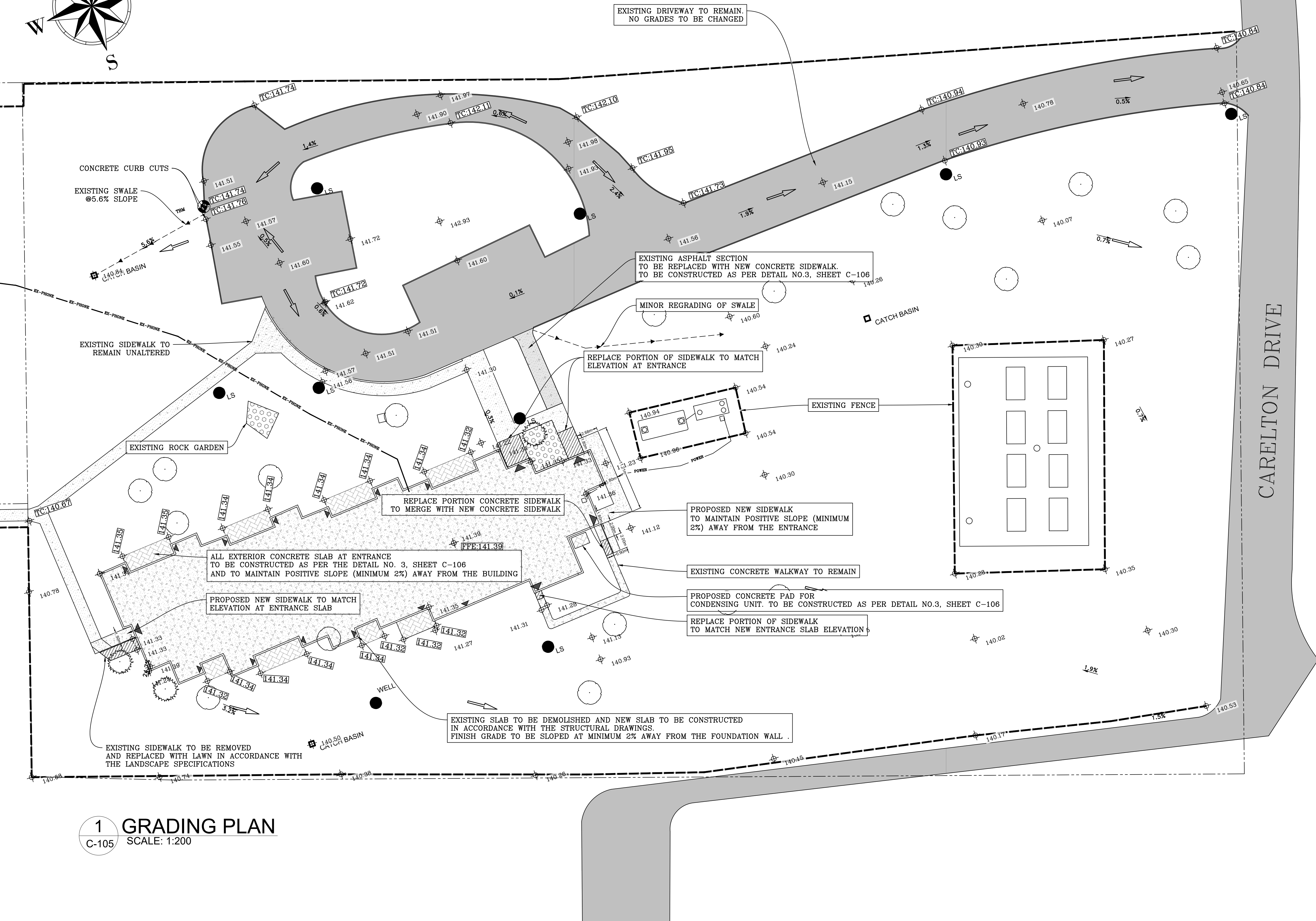
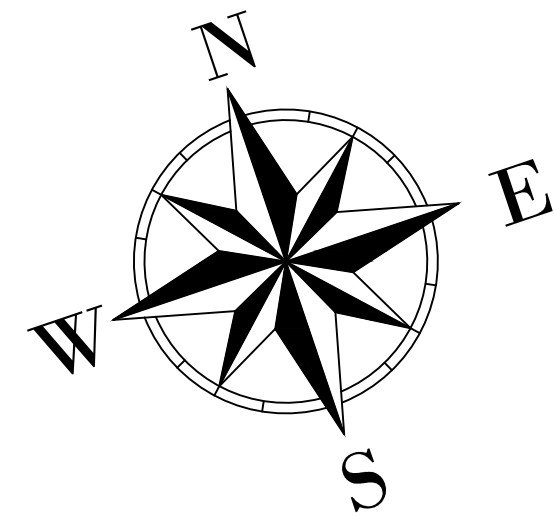
BENCHMARK:		
No.	DESCRIPTION	ELEVATION
1.	STANDARD IRON BAR	140.58
2.	STANDARD IRON BAR (BENT)	140.60
3.	IRON NAIL ON TOP OF CURB	141.73



Client / Land Owner:
KINGSTON AND FRONTENAC HOUSING CORPORATION

Project:
6094 CARLETON DRIVE
VERONA ONTARIO
Drawing Title:
GRADING PLAN

Drawn by: UM
Checked By: MB
Scale: 24"x36" 1:200
Date: MAY 05, 2026
Project Number:
GW-26006
Drawing Number:
C-105
SHEET 3 of 4



1 GRADING PLAN
C-105 SCALE: 1:200

GENERAL NOTES:

1. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY DATA SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THESE PLANS. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY. GAS, HYDRO, CABLE, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON SITE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED.
4. ALL UNDERGROUND SERVICES, MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE STATED (OPSS).
5. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. ANY GRASSED AREAS DISTURBED ARE TO BE REINSTATED WITH MINIMUM 100MM TOPSOIL AND SEED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
7. CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS FROM THE COUNTY, MUNICIPALITY AND/OR CONSERVATION AUTHORITY PRIOR TO COMMENCING CONSTRUCTION.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
9. GRADES TO MATCH ADJACENT PROPERTIES AT PROPERTY LINE.
10. REINSTATE LAWN AREAS AS PER THE LANDSCAPE PLAN.
11. SLOPES IN LANDSCAPED AREAS SHALL NOT EXCEED 3:1 (3 HORIZONTAL TO 1 VERTICAL).

ENVIRONMENTAL

12. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION. THE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AND SITE WORKS COMPLETED.
13. REGARDLESS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO SUIT THE PROPOSED WORK METHODS TO CONTROL SEDIMENT FROM RUNNING OFF THE SITE OR INTO WATER BEARING FEATURES PRIOR TO ANY DISTURBANCE. FOLLOWING CONSTRUCTION, DISTURBED AREAS, AS WELL AS PROPOSED GRASSED AND VEGETATED SURFACES SHALL BE REINSTATED.
14. IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETARIES REGULATION UNIT OF THE MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS (416) 362-8392, SHALL BE NOTIFIED IMMEDIATELY.
15. IN THE EVENT THAT BURIED ARCHEOLOGICAL REMAINS ARE FOUND DURING CONSTRUCTION ACTIVITIES, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY.
16. WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTE OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:
 - 16.A. THE TOWNSHIP OF SOUTH FRONTENAC'S ENVIRONMENT DEPARTMENT IS ADVISED THAT CONTAMINANTS OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED.
 - 16.B. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG OR AS REVISED;
 - 16.C. ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 - 16.D. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 - 16.E. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATIONS 903 - WELLS OR AS ADVISED;
 - 16.F. IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF ENVIRONMENT AND THE TOWNSHIP OF SOUTH FRONTENAC ENVIRONMENT DEPARTMENT;
 - 16.G. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
 - 16.H. THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6060) AND TO THE MUNICIPALITY FORTHWITH.

WATERMAIN

17. WATERMAIN PUMP TO BE REPLACED AS PER THE ELECTRICAL SPECIFICATIONS.
18. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS TOWNSHIP STANDARDS AS INDICATED.
19. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7M. OTHERWISE THERMAL INSULATION IS REQUIRED.
20. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED
21. WATER QUALITY TESTING AND DISINFECTED FOLLOWING CONSTRUCTION TO MEET TOWNSHIP OF FRONTENAC, AWWA, AND BUILDING CODE STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL REQUIRED TESTING.
22. CONTRACTOR TO SUPPLY AND INSTALL WATERMAIN PIPE RESTRAINTS AT ALL ELBOWS AND TEES, BEFORE AND AFTER FITTINGS.

SEWAGE TREATMENT SYSTEM:

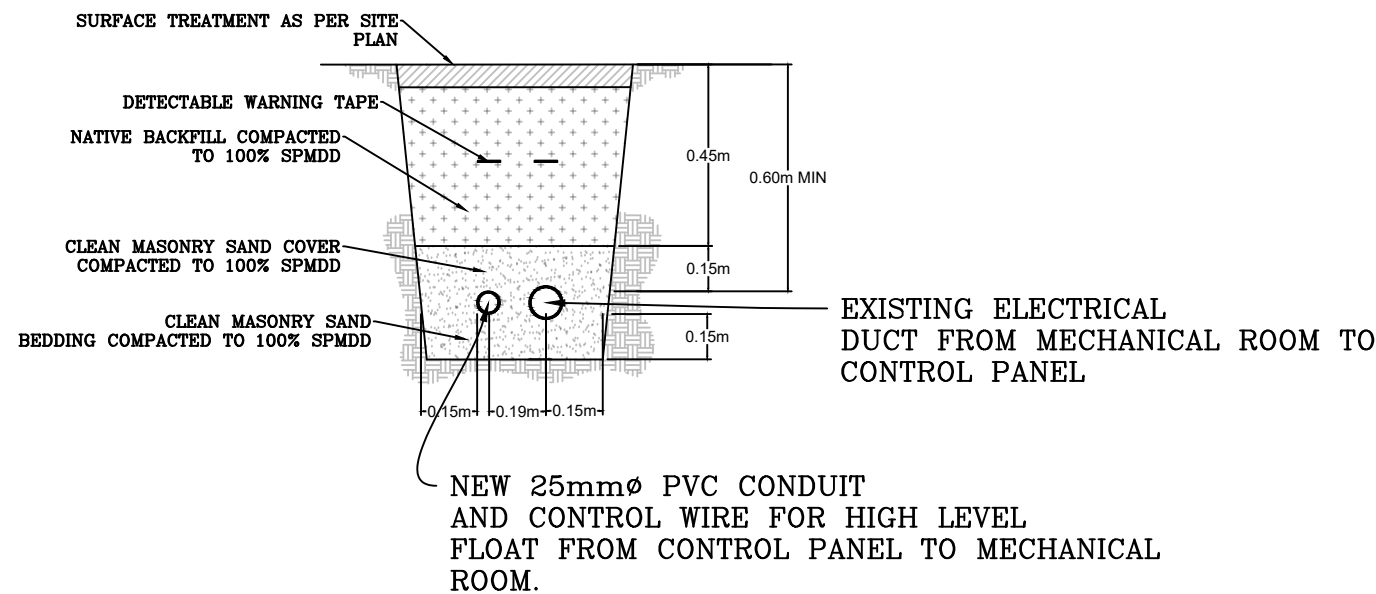
1. FILTER MEDIUM (PEAT MOSS OR COCONUT HUSK) TO BE REPLACED IN ALL THE ECOFLO UNITS.
2. FLUSH THE 150 MM DIAMETER SEWER PIPE INTO ST1. PUMP AND HAUL ALL SOLID AND LIQUID FROM ST1 WITH LICENSED HAULER TO DESIGNATED DISPOSAL FACILITY.
3. REINSPECT THE SEWER LINE TO ENSURE THERE IS NO PHYSICAL DAMAGE OR INFILTRATION.
4. REPLACE THE DAMAGED LIDS IDENTIFIED ON ST1 AND PC1.
5. ONCE POWER IS RESUPPLIED TO PC1 IT SHALL BE RECOMMISSIONED. THE PUMPS, FLOATS, ALARMS AND CONTROLLER SHALL ALL BE FUNCTION TESTED TO ENSURE PROPER OPERATION.
6. NONFUNCTIONING COMPONENTS MUST BE REPLACED AS REQUIRED.
7. THE DOSE RATE IS TO BE CONFIRMED. ENSURE PROPER FUNCTIONALITY OF THE DISTRIBUTION VALVE ONCE PC1 HAS BEEN RECOMMISSIONED.
8. REPLACE ECOFLO UNIT #2 AND #5. THE TREATMENT UNIT HAS SUSTAINED SIGNIFICANT DAMAGE TO THE FIBREGLASS SHELL WHICH MAY BE AFFECTING THE STRUCTURAL INTEGRITY AND OPERATIONAL CAPABILITIES. IT IS SUGGESTED TO CONTACT THE EQUIPMENT MANUFACTURER PREMIER TECH AQUA AND DISCUSS OPTIONS FOR REPLACEMENT.
9. CONTACT MANUFACTURER PREMIER TECH AQUA TO DISCUSS REPAIRS PERTAINING TO ECOFLO UNIT #3, #7, #8.
10. WASH THE DISTRIBUTION PLATES OF EACH TREATMENT UNIT TO RINSE CLEAR ANY SAND OR SOIL RESTING ON THE PLATES.
11. REPLACE ALL DAMAGED TREATMENT UNIT LID CLASPS.
12. SPECIALIZED CLASS 4, LEVEL IV TREATMENT UNITS ARE GENERALLY TO BE INSPECTED ANNUALLY BY A CERTIFIED SERVICE PROVIDER DESIGNATED BY THE EQUIPMENT MANUFACTURER.
13. THE SERVICE AGREEMENT SHALL BE RENEWED WITH THE DESIGNATED SERVICE PROVIDER FOR ECOFLO BRAND TREATMENT UNITS.

CONCRETE SIDEWALK

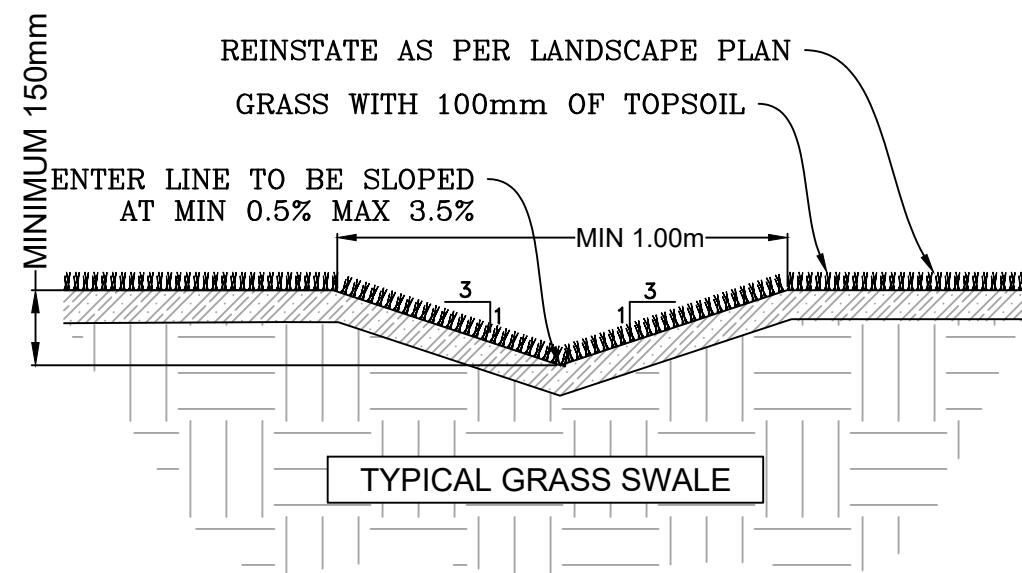
1. ALL SIDEWALK TO BE CONSTRUCTED AS PER THE OPSD 310.010, UNLESS SPECIFIED.
2. 12MM EXPANSION JOINT MATERIAL TO BE INSTALLED WHERE THE NEW SIDEWALK ABUTS CONCRETE FOUNDATION WALL.
3. SUB GRADE TO BE MINIMUM 150MM OF GRANULAR 'A', COMPACTED TO MINIMUM 100% STANDARD PROCTOR DRY DENSITY.

CONCRETE PAD DETAILS:

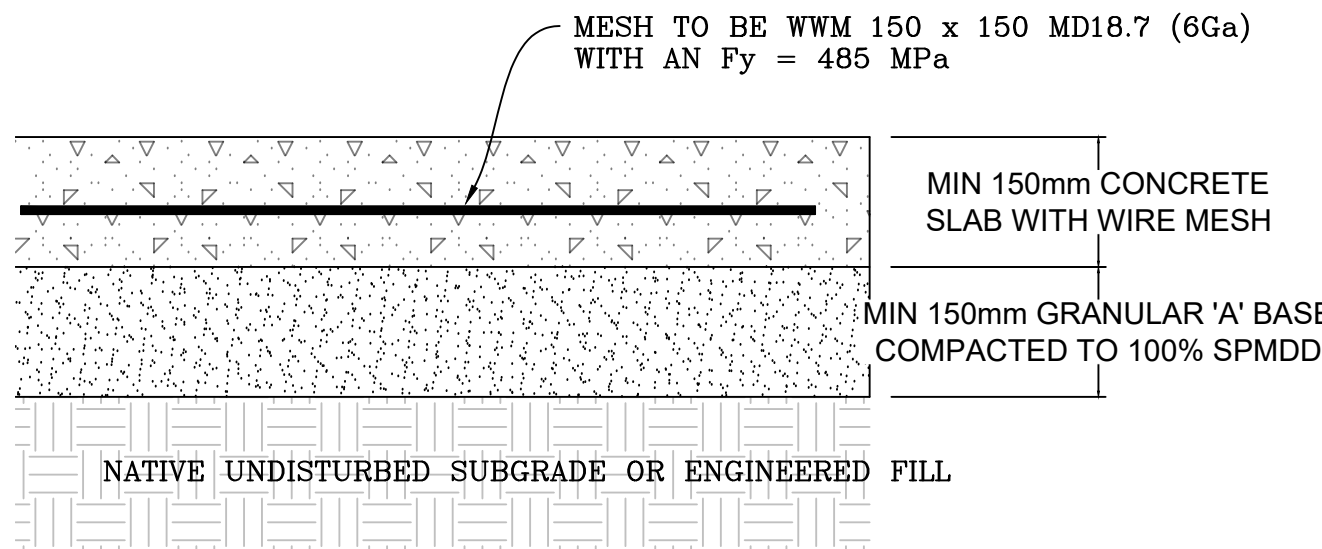
1. CLASS OF CONCRETE: CONCRETE CLASS OF EXPOSURE F-2, MAX. WATER/CEMENT RATIO 0.5, AIR ENTRAINMENT 5%-6%.
2. ALL CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS.
3. CLEAR COVER TO STEEL MESH IS MINIMUM 75mm.
4. WIRE MESH TO BE 150 x 150 MD 18.7 (6Ga) WITH AN $F_y=485$ MPa.
5. ALL WIRE MESH TO BE AS PER THE CSA G30.5.
6. ALL EXTERIOR CONCRETE PAD AT THE BUILDING ENTRANCE TO MAINTAIN POSITIVE SLOPE MINIMUM (2%) AWAY FROM THE BUILDING.



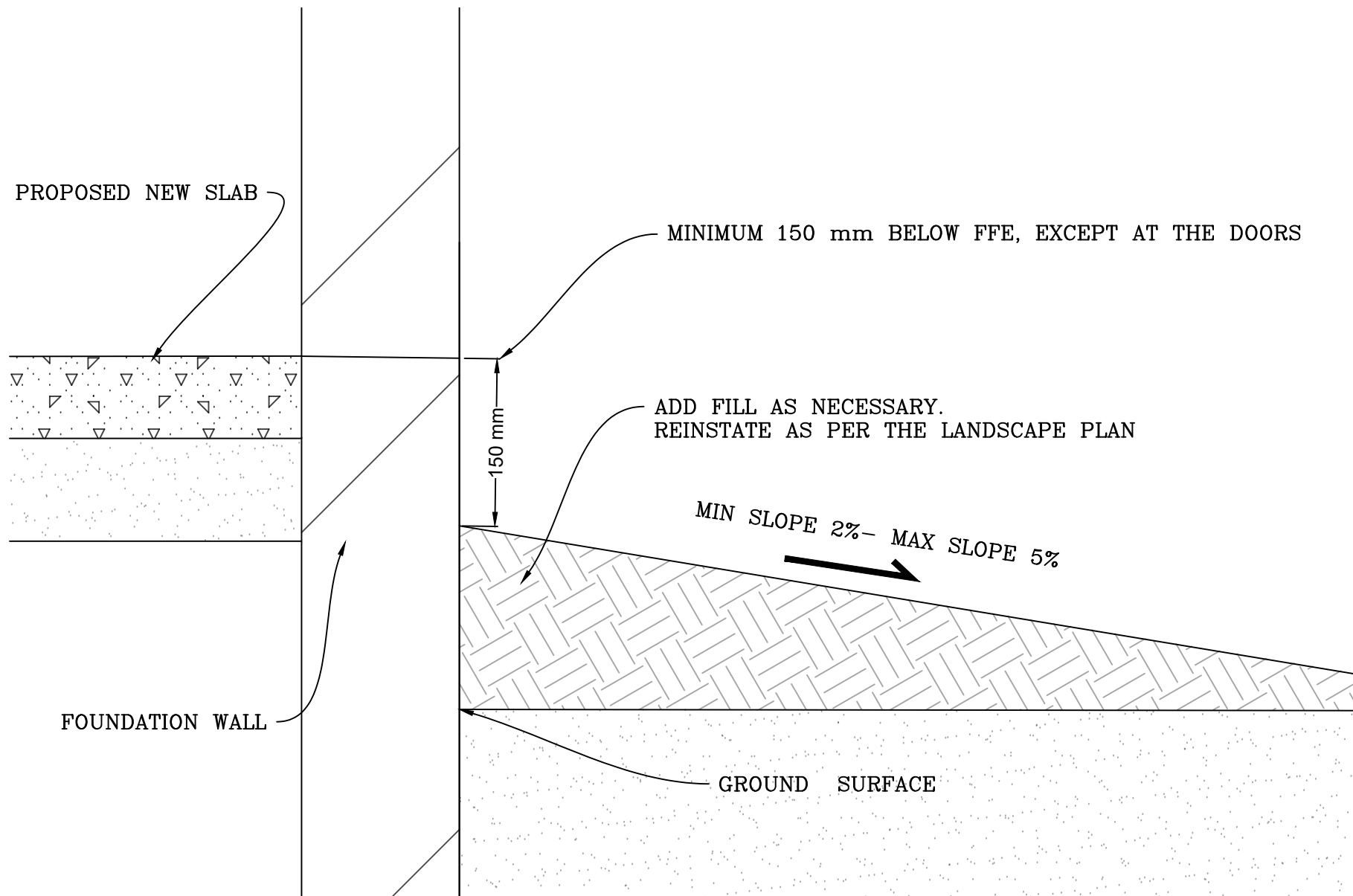
1 DUCT DETAILS FOR SANITARY SYSTEM
SCALE: 1:50



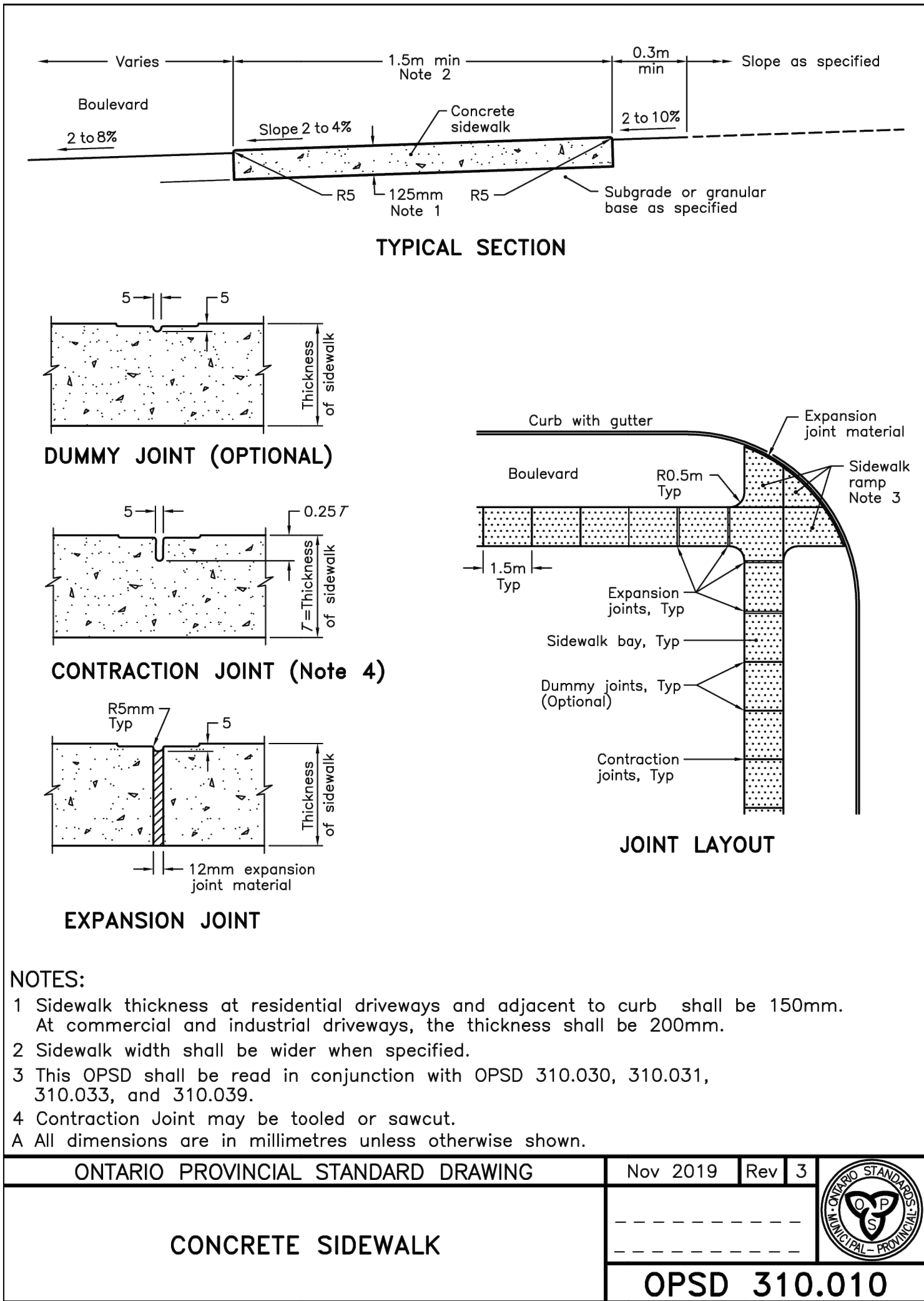
2 TYPICAL GRASS SWALE
SCALE: 1:50



3 TYPICAL CONCRETE PAD
SCALE: NTS



4 OPSD CONCRETE SIDEWALK DETAILS
SCALE: NTS

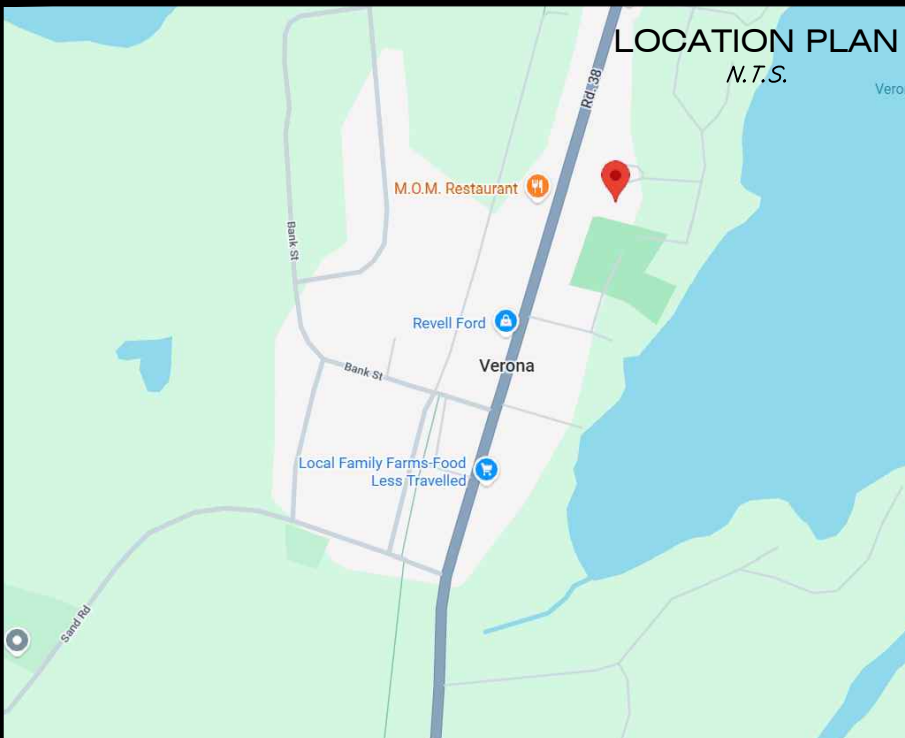


- NOTES:
- 1 Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm. At commercial and industrial driveways, the thickness shall be 200mm.
 - 2 Sidewalk width shall be wider when specified.
 - 3 This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.033, and 310.039.
 - 4 Contraction Joint may be tooled or sawcut.
 - A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 3	
CONCRETE SIDEWALK			
			OPSD 310.010



UNIT 640 - 654 NORRIS COURT
KINGSTON ONTARIO
OFFICE (613) 634-1789
www.groundengineer.ca



REVISIONS		
No.	Description	Date
1.	PRELIMINARY DESIGN	2026/01/30
2.	CLIENT'S REVISION #1	2026/02/26
3.	ISSUED FOR PERMIT	2026/03/20
4.	ISSUED FOR PRE-TENDER	2026/04/14
5.	ISSUED FOR TENDER	2026/05/05

BENCHMARK:		
No.	DESCRIPTION	ELEVATION
1.	STANDARD IRON BAR	140.58
2.	STANDARD IRON BAR (BENT)	140.60
3.	IRON NAIL ON TOP OF CURB	141.73



Client / Land Owner:
KINGSTON AND FRONTENAC HOUSING CORPORATION

Project:
6094 CARLETON DRIVE
VERONA ONTARIO

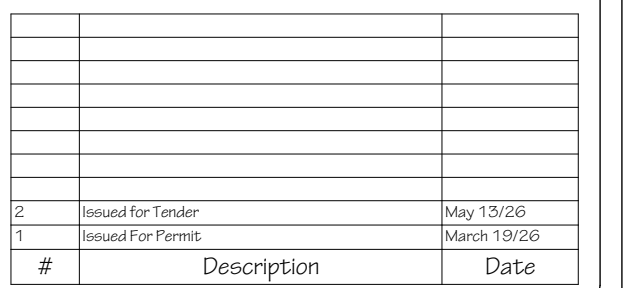
Drawing Title:
NOTES AND DETAILS

Drawn by: UM	Project Number: GW-26006
Checked By: MB	Drawing Number: C-106
Scale: 24"x36" AS NOTED	
Date: MAY 05, 2026	SHEET 4 of 4



1. All information that is shown and described as existing shall be checked and verified by the contractor/client prior to commencement of any work and all discrepancies shall be reported to the project engineer.
2. All dimensions must be verified on site by the contractor and client. Drawings shall not be scaled.
3. The scope of work outlined on the drawings is a minimum requirement. Deviations or substitutions from the enclosed specifications must be greater than or equal to the outlined scope, and all changes must be approved by the project engineer in writing. All construction and repair must be conducted in conformance with the requirements of all applicable codes, regulations and bylaws.
4. All framing lumber must be Spruce-Pine-Fir no. 1. Grade or better unless specified otherwise.
5. Falsework and shoring not specified on these drawings is the responsibility of the constructor. All falsework and shoring shall be designed and inspected by a licensed professional engineer.

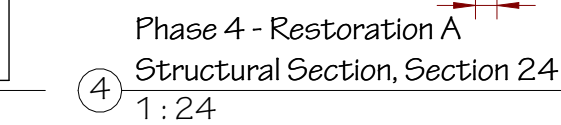
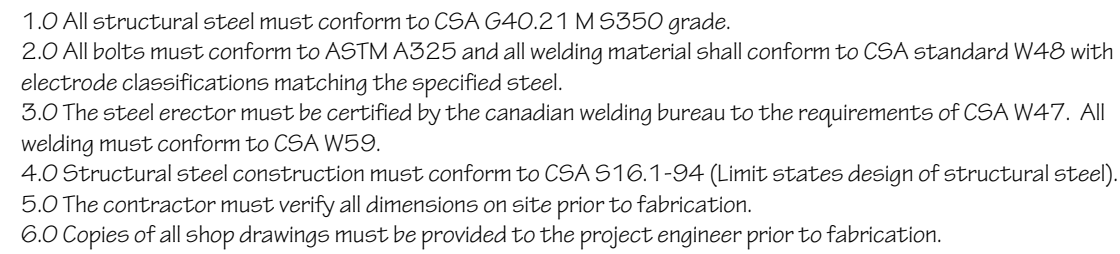
Contractor to verify foundation layout and report any discrepancies to the project engineer.



Address 6094 Carleton Drive,
Verona, ON

Sheet S4-100

All excavations must comply with the current Occupational Health and Safety Act and Regulations for Construction Projects



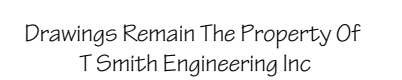
- 1.0 All masonry construction must be completed in conformance with CSA G30-14 1-04 (R2010) - (Design of Masonry Structures), CSA A307-14 (Connections for Masonry), CSA A371-14 (Masonry construction for buildings) and CSA A165 Series (Design standards on concrete masonry units).
- 2.0 All chimneys and fireplaces must conform to CSA A405-M87 (R2000) - (Design and construction of masonry chimneys and fireplaces).
- 3.0 Calcium chloride must not be added to any concrete, mortar or grout mix.
- 4.0 When conducting masonry repairs dampen the edges of adjacent units prior to application of mortar to existing components.
- 5.0 All concrete construction must conform to CSA A23.3 (design of concrete structures).
- 6.0 Reinforcing steel shall be deformed bars conforming to CSA G30-18, M grade 400
- 7.0 If structural concrete must be placed with a slump of not more than 100 mm, the specified strength is 28 day strength (25 MPa or better unless otherwise specified).
- 8.0 Provide temporary weather protection and keep it dry to keep mortar, concrete and grout from freezing for 48 hours following completion of placement.
- 9.0 Unless specified otherwise garage, airport and exterior slabs and exterior steps shall be 3/2" MSA concrete with 5 - 10% air, 1500 psi minimum, 1000 MPa psi concrete, or 15 MPa over 2 layers polyethylene vapor retarder placed not less than 24". Floor slabs are to be a minimum 4" thick, placed on a minimum 4" of coarse, clean, granular material (3/4" clean stone or better). All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support.
- 10.0 Concrete slabs in attached garages shall be elevated to drain to the exterior. Interior slabs shall be sloped to allow drainage.
- 11.0 Concrete unit masonry (block) foundation walls must have 1" course of grade filled soil to prevent convective heat transfer within the wall cavity.
- 12.0 Circular piers shall extend to minimum 40° below grade level (to below frost depth), be formed with Sonotube or equivalent, wrapped in not less than 2 layers 6 mil poly sheeting (exterior to Sonotube) to prevent adfreezing. Piers to extend minimum 9" above finished grade.

$q_{1/50} = 0.47 \text{ Kpa}$
Building exposure: Open terrain
Building importance (I_w): Normal (1.0)
Roof Slope = 23°

1. Damaged curb and walkways to be repaired as required.
2. All CMU cores to have debris removed from them prior to construction.

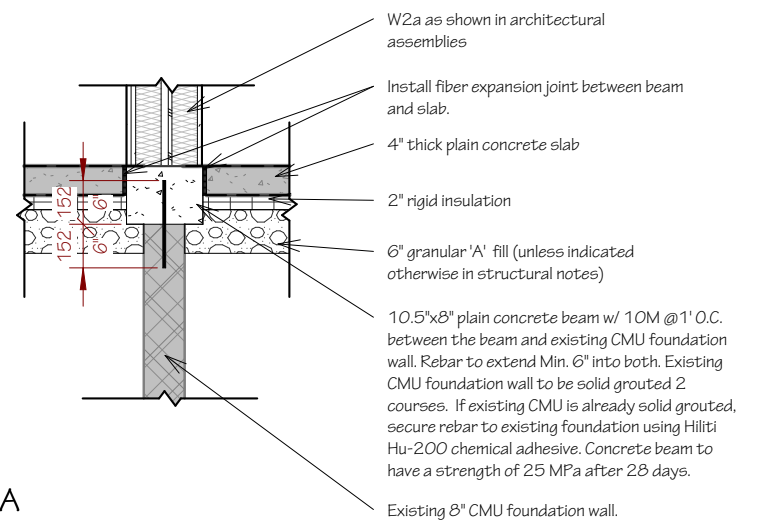
1150101

building surface		1	1E	2	2E	3	3E	4	4E	5	5E	6	6E
Load Case A	$C_T C_{S_1}$	1.01	1.45	-0.85	-1.35	-0.87	-1.22	-0.77	-1.12	n/a	n/a	n/a	n/a
	ULS (kPa)	0.45	0.65	-0.58	-0.6	-0.39	-0.54	-0.55	-0.50	n/a	n/a	n/a	n/a
Load Case B	$C_T C_{S_2}$	-0.85	-0.9	-1.3	-2.0	-0.7	-1.0	-0.85	-0.9	0.75	1.15	-0.55	-0.8
	ULS (kPa)	-0.38	-0.4	-0.58	-0.88	-0.31	-0.45	-0.58	-0.40	0.33	0.51	-0.25	-0.27

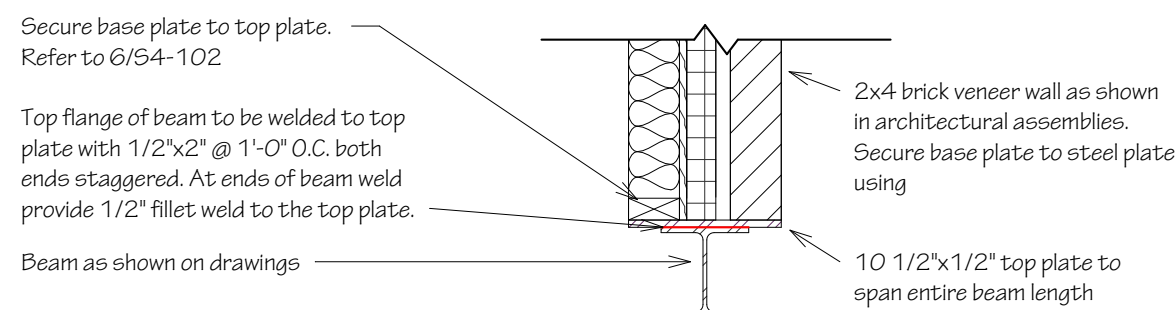


① 4_S_Floor 2
1:96

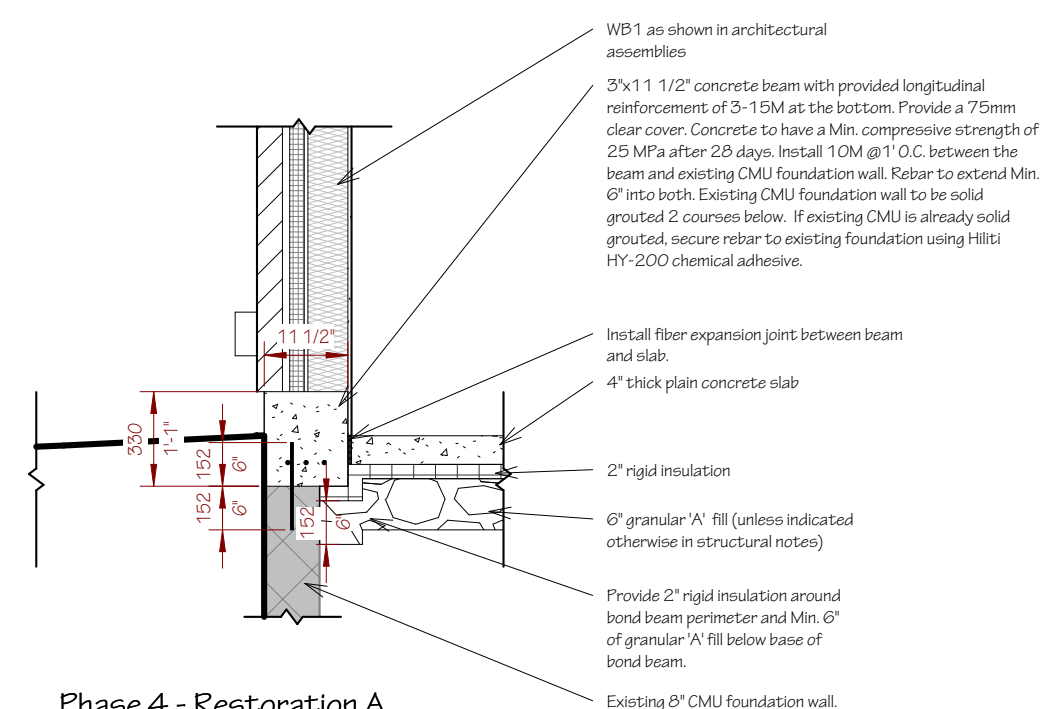
<u>Baseplate Schedule</u>	
<u>Label</u>	<u>Plate Size</u>
BP1	7 1/2"x7"x1/2"
BP2	5 1/2"x7"x1/2"



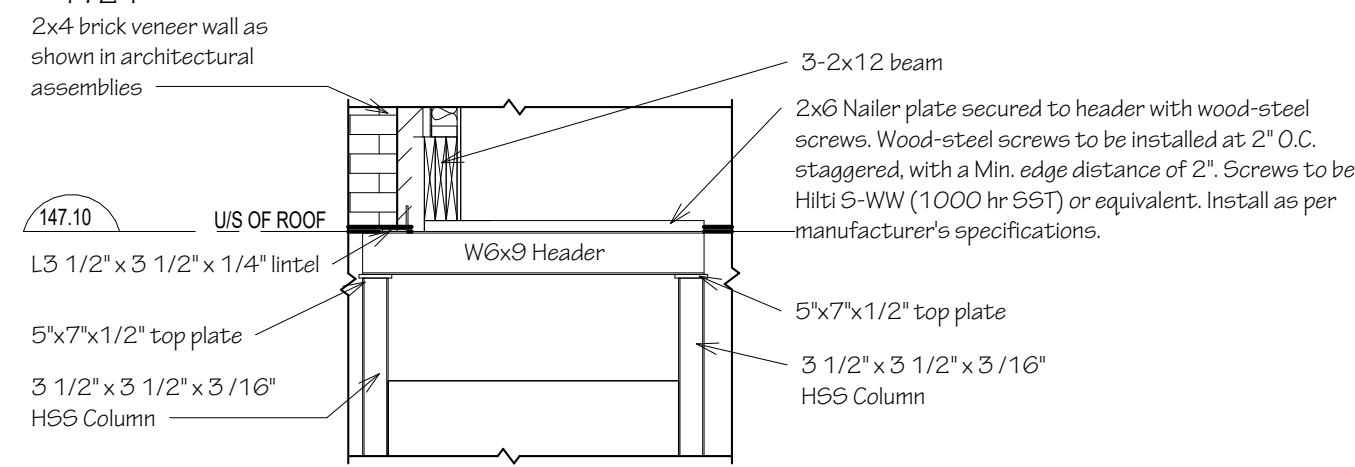
Phase 4 - Restoration A
 (3) Detail, Concrete Beam Supporting W2a Wall
 1:24



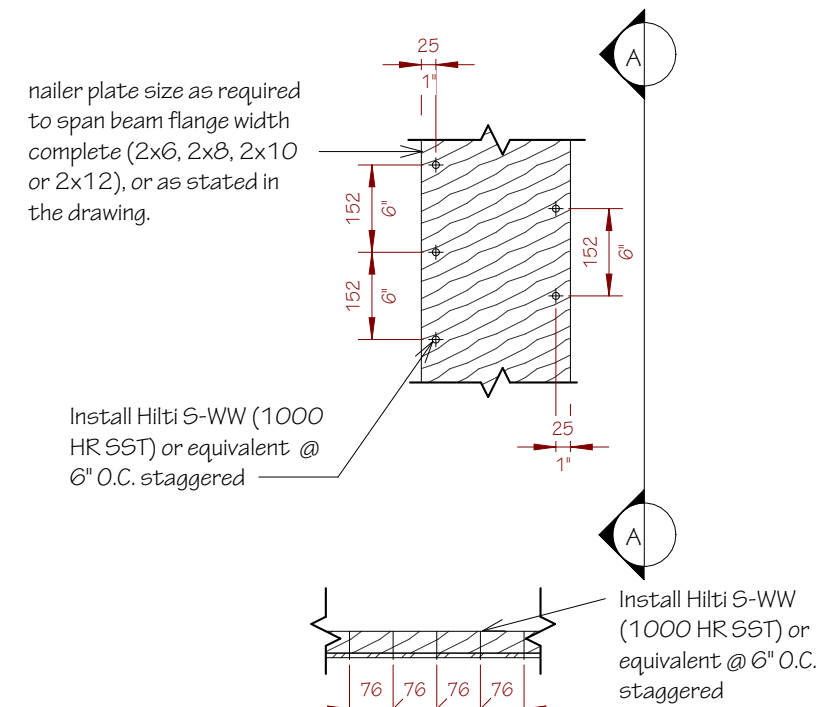
② Detail, Beam with Plate
1:12



Phase 4 - Restoration A
Detail, Concrete Beam Supporting Exterior Wall



Phase 4 - Restoration A
Detail, Detail 2
1:24



Section A-A

⑥ Detail, Nailer Plate Nailing Pattern
1:12



707 Kipling Ave, Toronto, ON, M8Z 5G4
Tel. (416) 798-8770
tSmithEngineering.com

General Notes:

1. All information that is shown and described as existing shall be checked and verified by the contractor/client prior to commencement of any work and all discrepancies shall be reported to the project engineer.
2. All dimensions must be verified on site by the contractor and client, drawings shall not be scaled.
3. The scope of work outlined on the drawings is the minimum requirement. Deviations or substitutions from the enclosed specifications must be greater than or equal to the outlined scope, and all changes must be approved by the project engineer in writing. All construction and repair must be conducted in conformance with the requirements of all applicable codes, regulations and bylaws.
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5. Falsework and shoring not specified on these drawings is the responsibility of the contractor. All falsework and shoring shall be designed and inspected by a licensed professional engineer.

Note:

Contractor to verify foundation layout and report any discrepancies to the project engineer.



2	Issued for Tender	May 13/26
1	Issued For Permit	March 19/26
#	Description	Date

Client: Kingston Frontenac
Housing Corp.

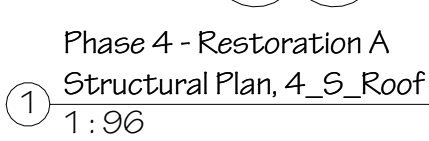
Address	6094 Carleton Drive, Verona, ON
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File	25-10031PR
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Title	Structural Plans
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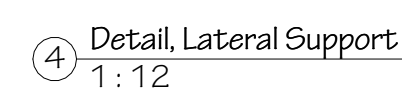
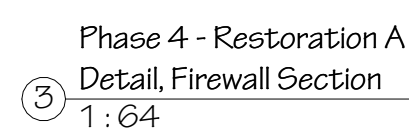
Sheet S4-102

Drawings Remain The Property Of
T Smith Engineering Inc



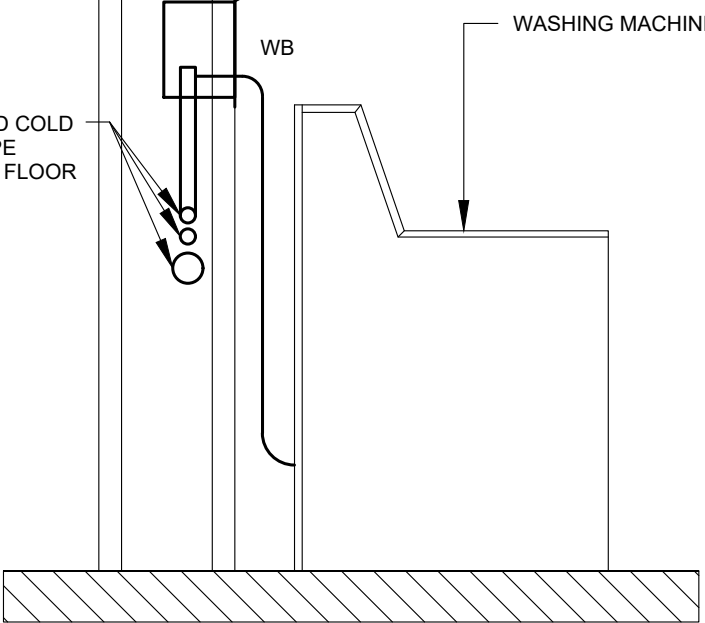
- Roof Notes:
- Contractor to field verify truss dimensions with shop drawings.
- Truss shop drawings to be provided for project engineer review and permit application prior to fabrication.
- Roof design loads: $S_{ps} = 6$ kPa, $S_{ps} = 0.4$ kPa, superimposed dead load 0.75 kPa
- Shearwalls to be a minimum 16" plywood (exterior grade) or as stated in truss manufacturers specifications, installed in full sheets, where feasible, supported on all edges with tongue and groove material, 2x2" wood blocking, or edge clips with staggered joints
- Soffit's to be full vented, install more vents and 1" roof vent per 200SF of ceiling area
- Supply and Install ice and water shield at eaves, valleys etc.
- Supply and Install new asphalt shingles
- Supply and Install all flashing, eaves trough, downspout, roof trim, fascia board and soffit.

Solar Collector System Notes:
The panels Manufacture is Viessmann. The model number is SV2F, and each panel weighs 90 lbs. The panels will be installed on a mounting kit to increase the slope of the panels.
snow accumulation around solar as per 4/54-103
See system package for additional information

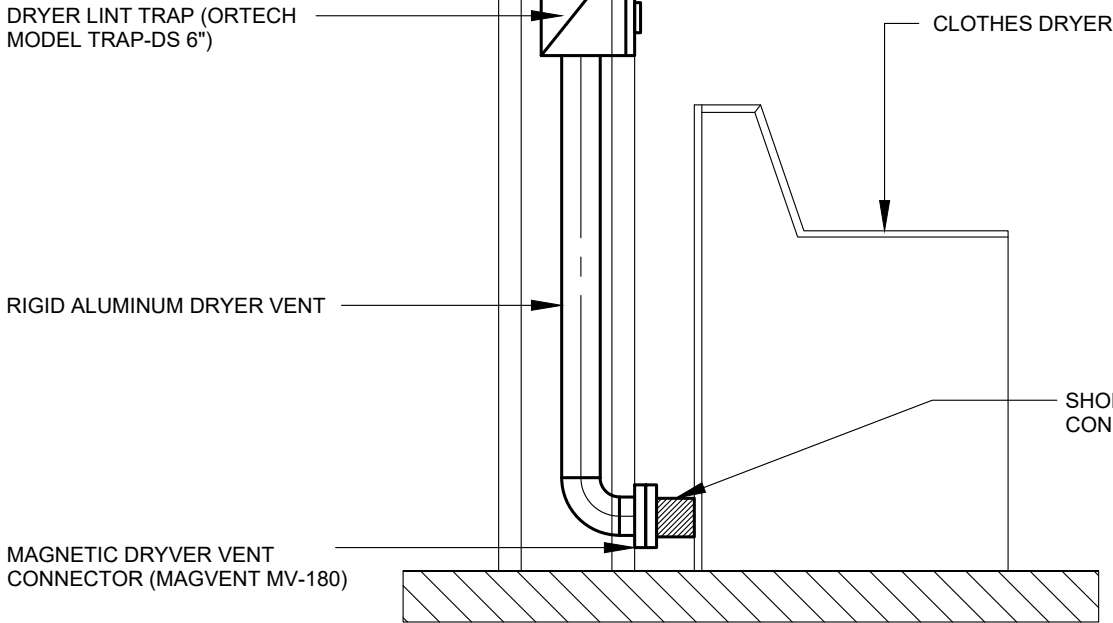


Drawings Remain The Property Of
T Smith Engineering Inc

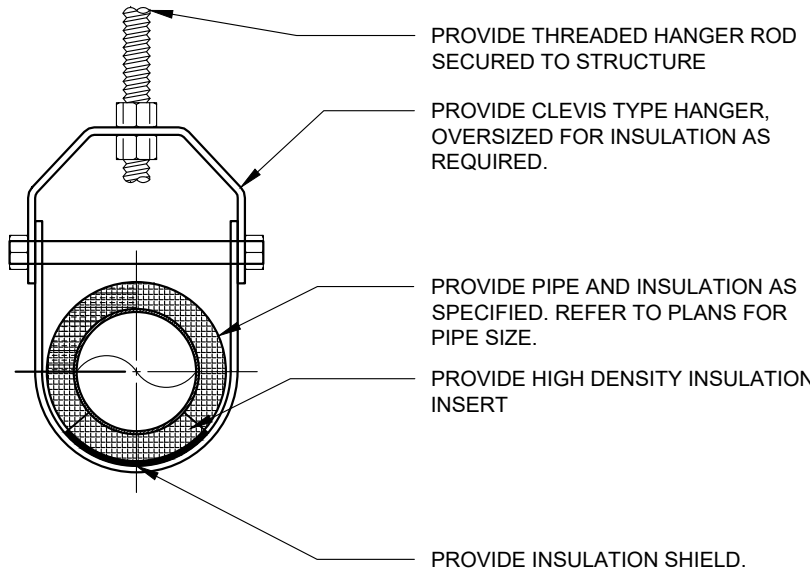
PROVIDE SANITARY, HOT AND COLD WATER SERVICES INSIDE PIPE CHASE. SUPPORT PIPING ON FLOOR OR AGAINST THE WALL.



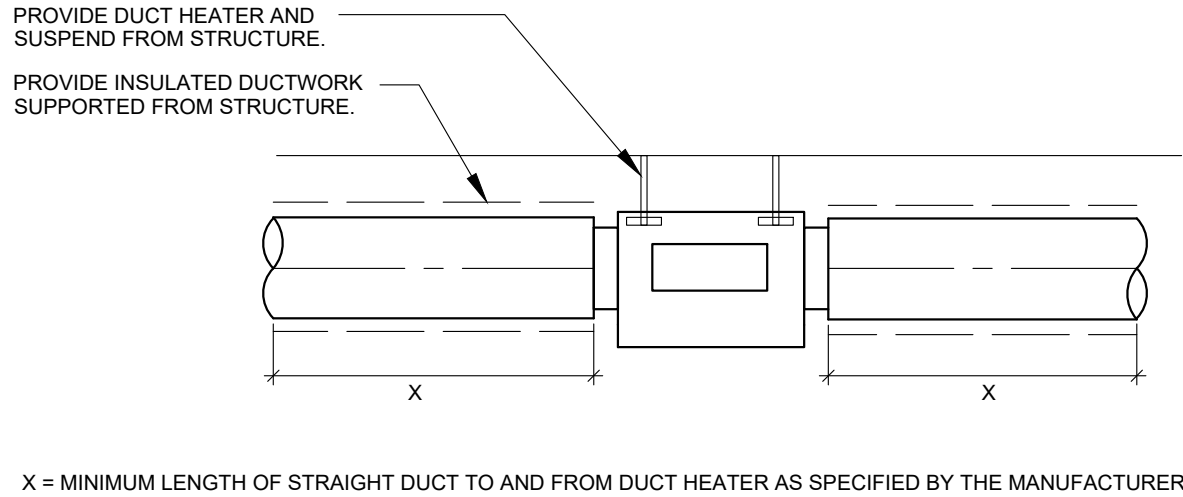
LAUNDRY MACHINE WATER AND DRAIN DETAIL
SCALE: N.T.S.



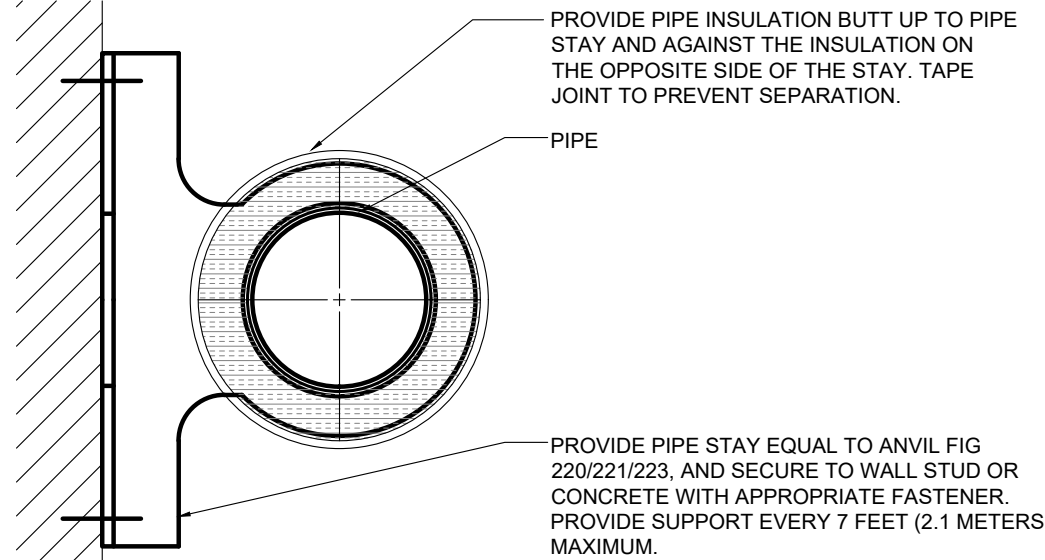
BASE MOUNTED PIPE SUPPORT DETAIL
SCALE: N.T.S.



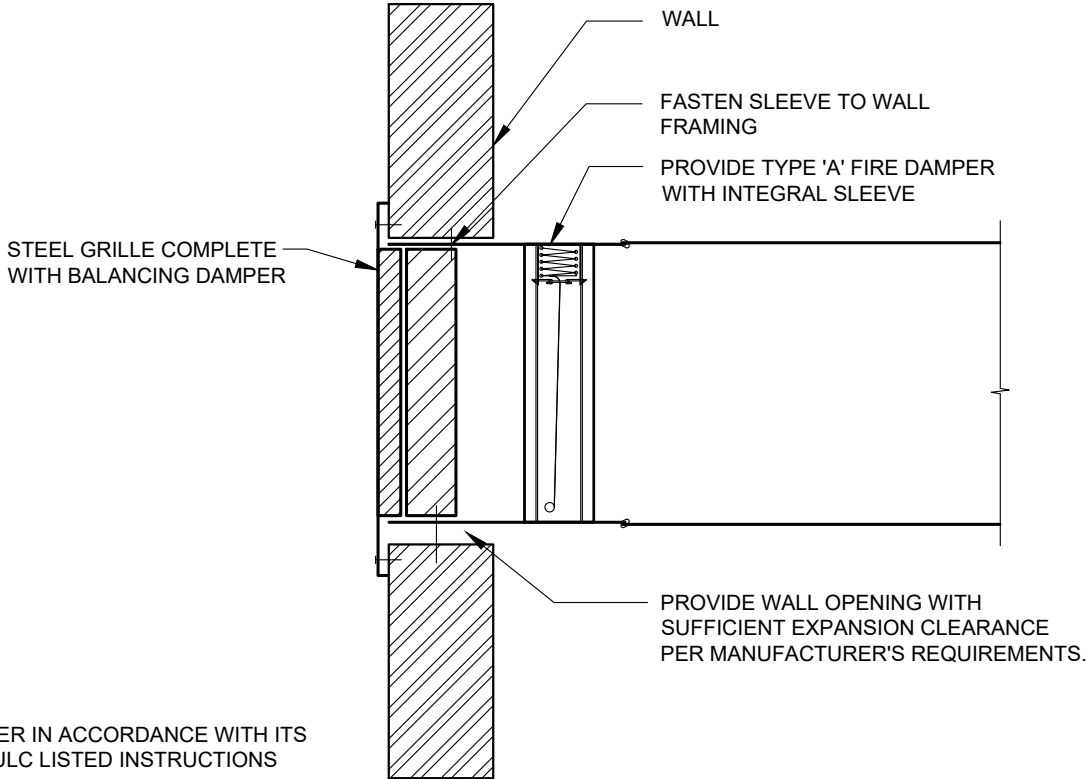
PIPE HANGER DETAIL
SCALE: N.T.S.



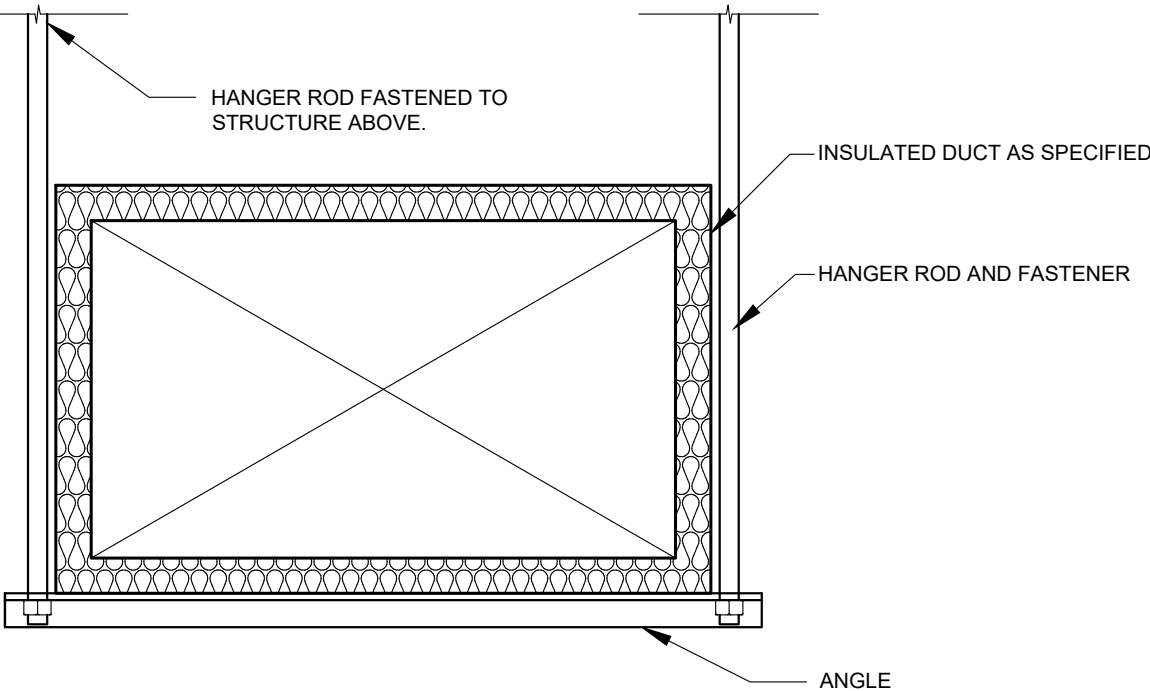
IN-SUITE ELECTRIC DUCT HEATER DETAIL
SCALE: N.T.S.



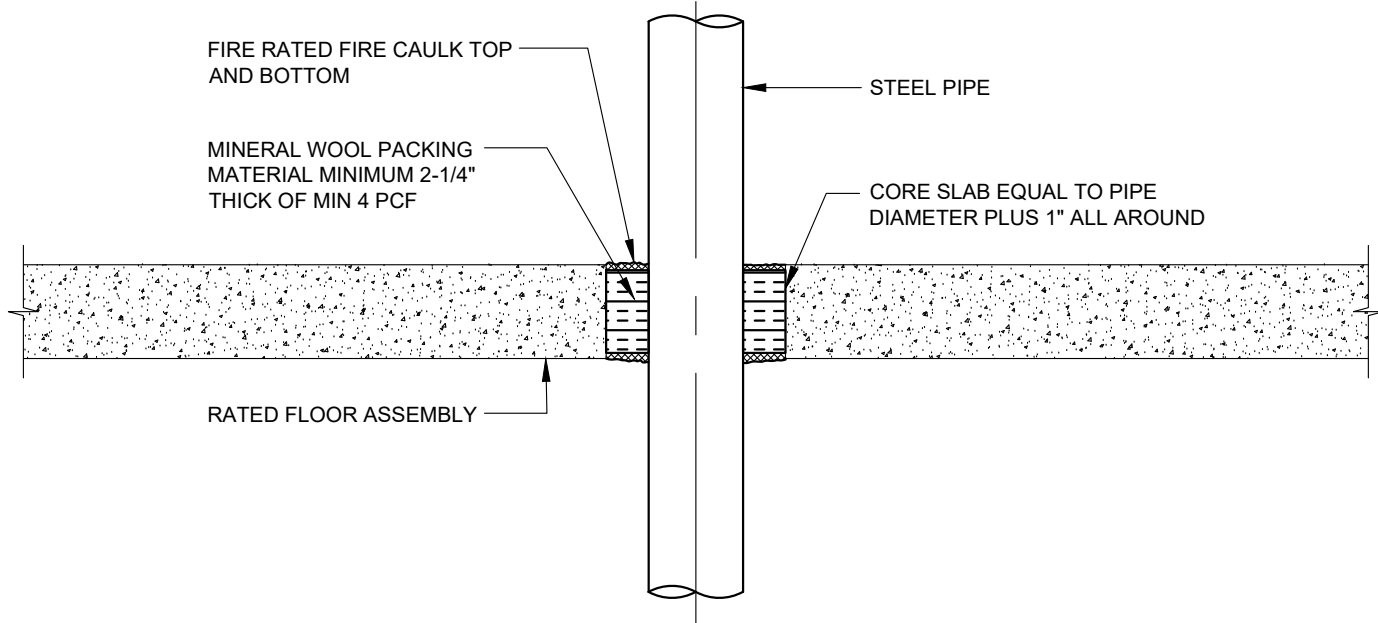
WALL PIPE SUPPORT DETAIL
N.T.S.



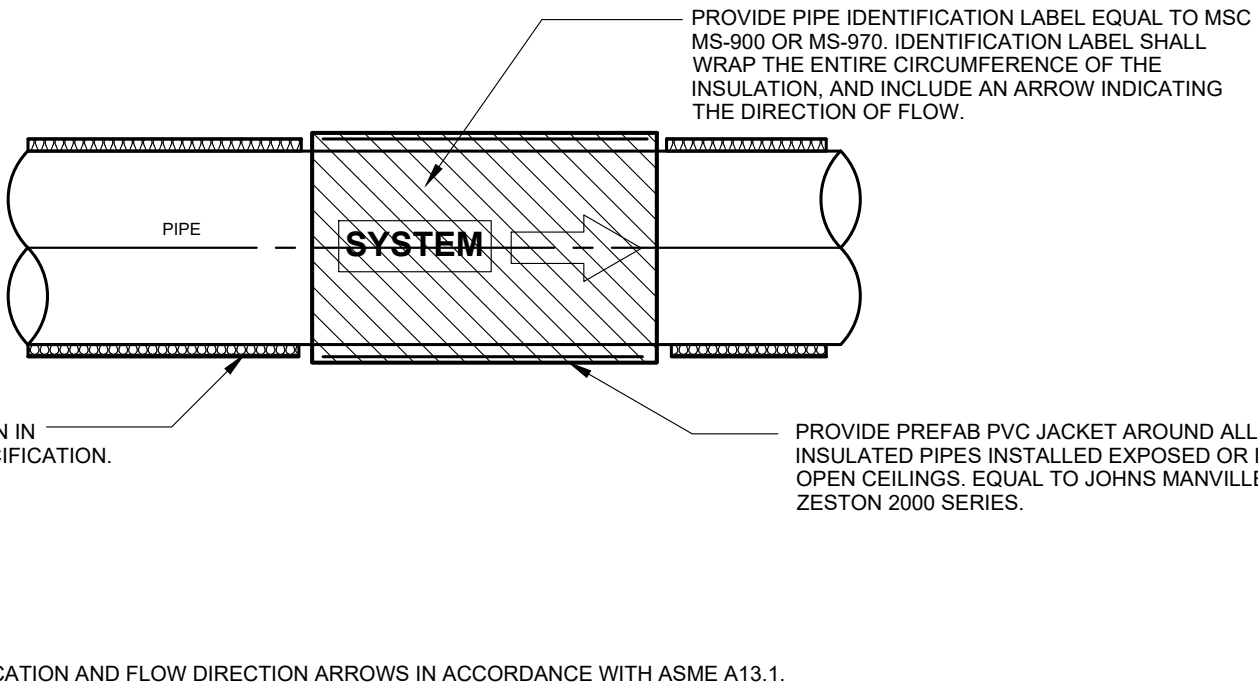
VERTICAL FIRE DAMPER - OUT OF WALL FOR GRILLE AND REGISTER DETAIL
SCALE: N.T.S.



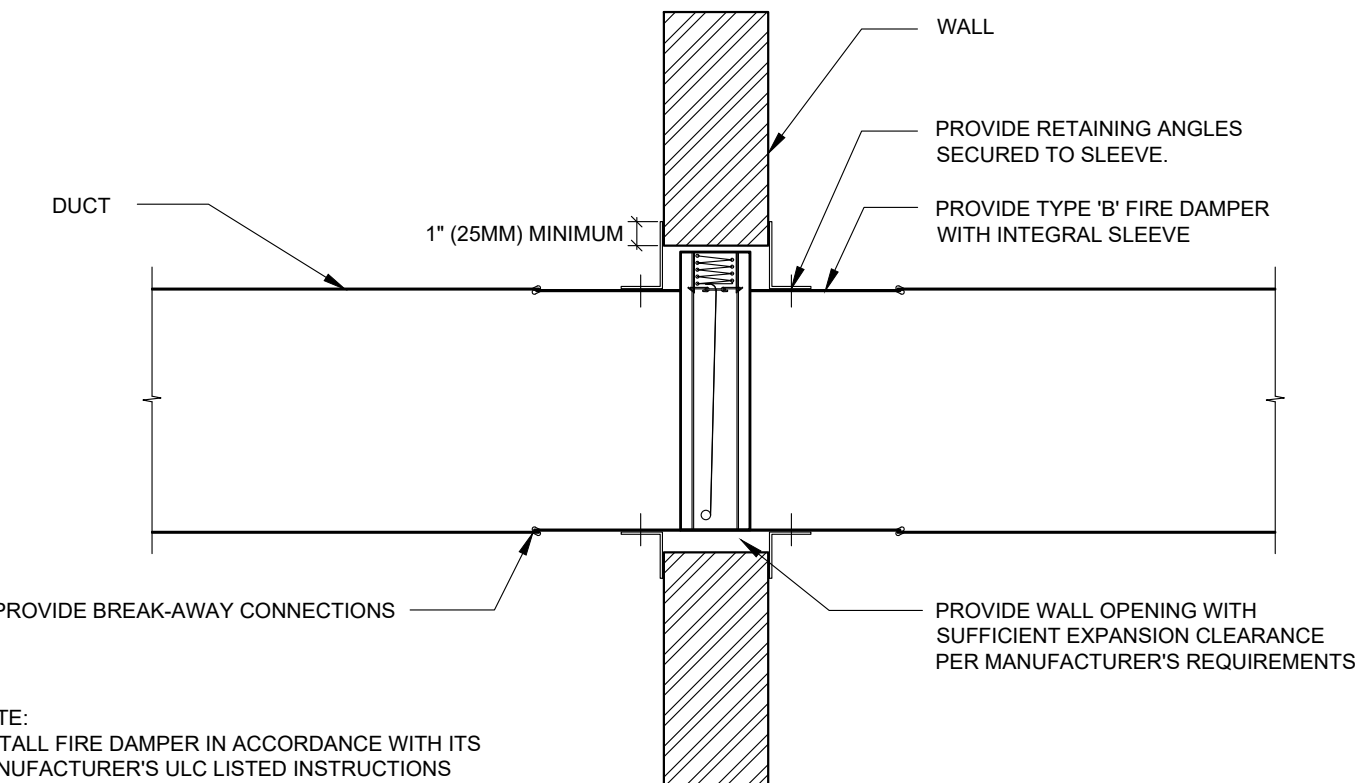
RECTANGULAR DUCT HANGER DETAIL
N.T.S.



PIPE PENETRATION THROUGH FIRE SEPARATION DETAIL
SCALE: N.T.S.



PIPE LABEL DETAIL
SCALE: N.T.S.



VERTICAL FIRE DAMPER DETAIL
SCALE: N.T.S.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:

Smith
Engineering Inc.

707 Kipling Ave, Toronto, ON, M8Z 5G4
TEL: (416) 798-8770
www.TSmithEngineering.com

SQ VIS

SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

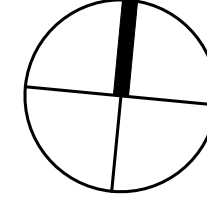
2026-03-19

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-16	AS	ISSUED FOR COORDINATION	
2	2026-03-02	AS	ISSUED FOR 90% REVIEW	
3	2026-03-19	AS	ISSUED FOR PERMIT	
4	2026-05-13	AS	ISSUED FOR TENDER	

PROJECT NAME:
VERONA

PROJECT ADDRESS:

6094 Carleton Drive,
Verona, ON



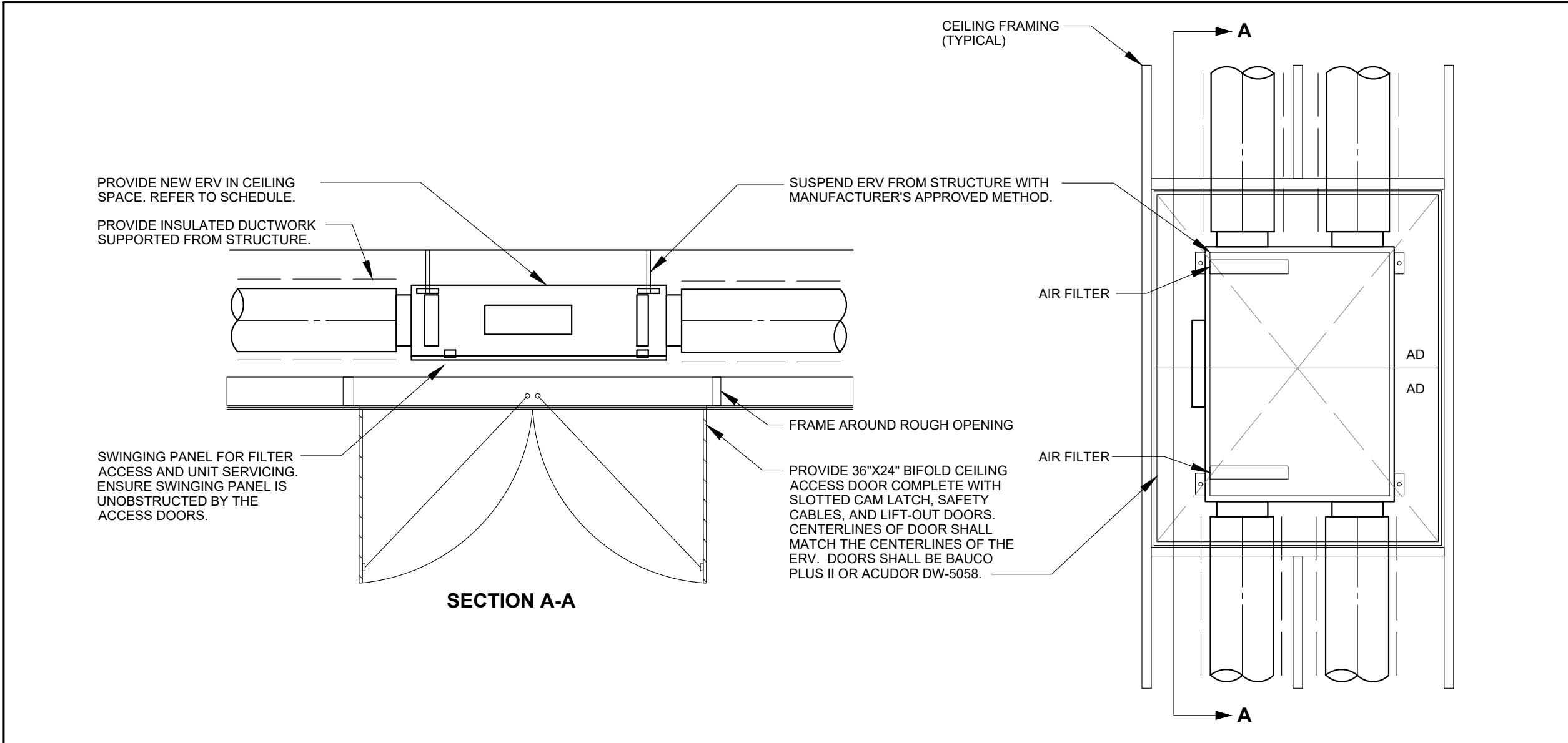
ISSUE DATE: 2026-02-13
DRAWN BY: AS
CHECKED BY:

SHEET TITLE:
STANDARD DETAILS

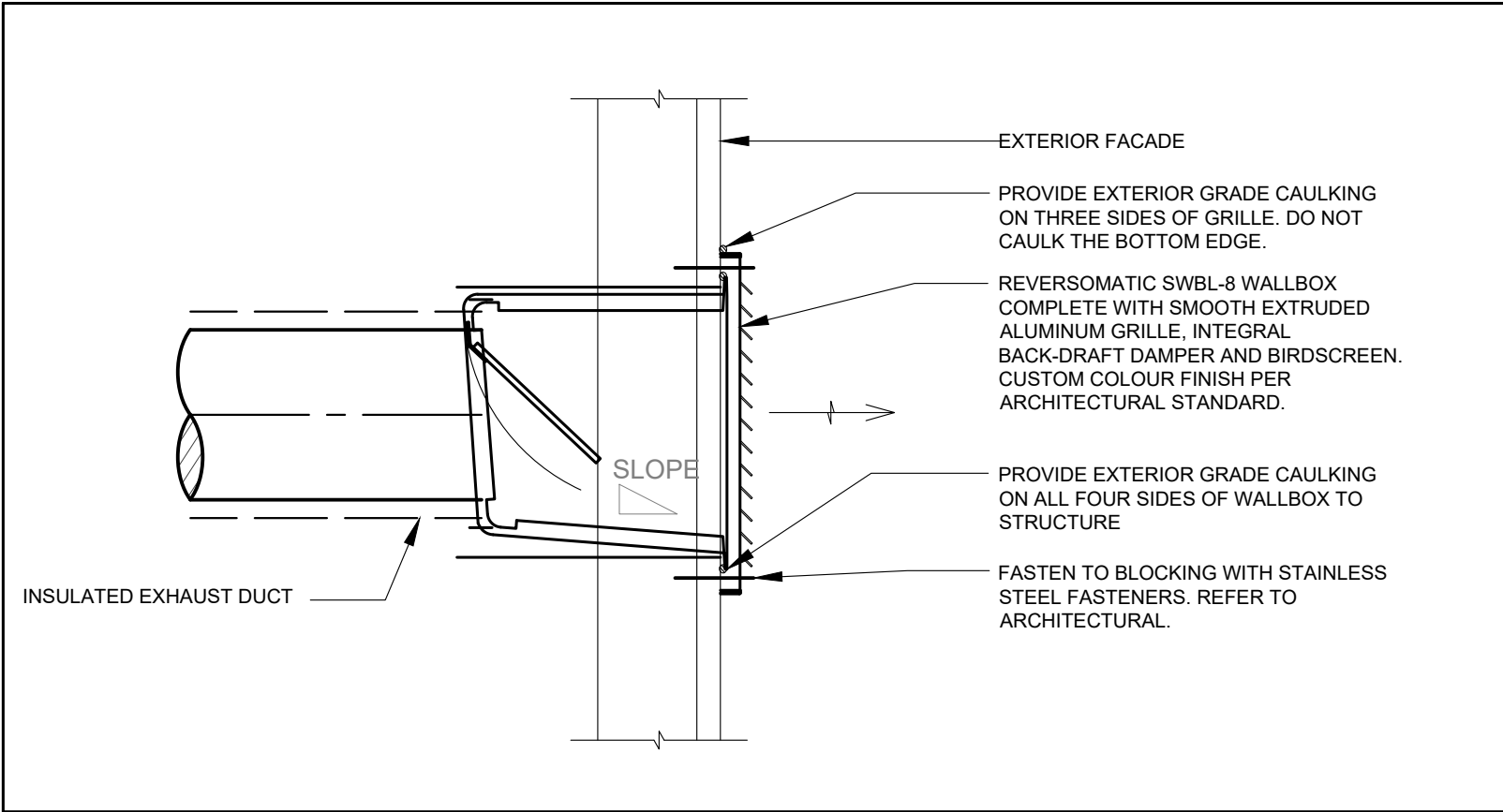
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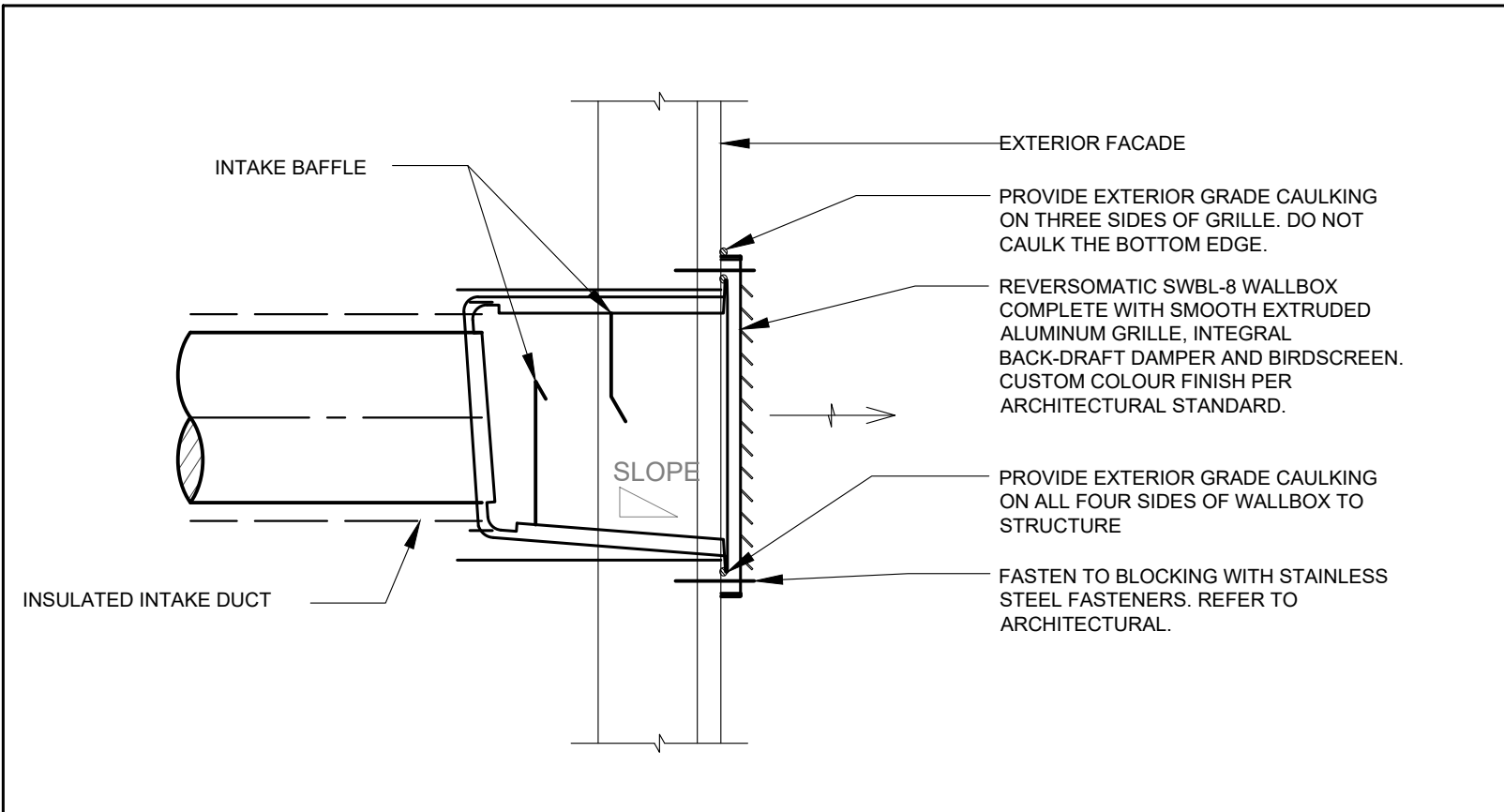
M002



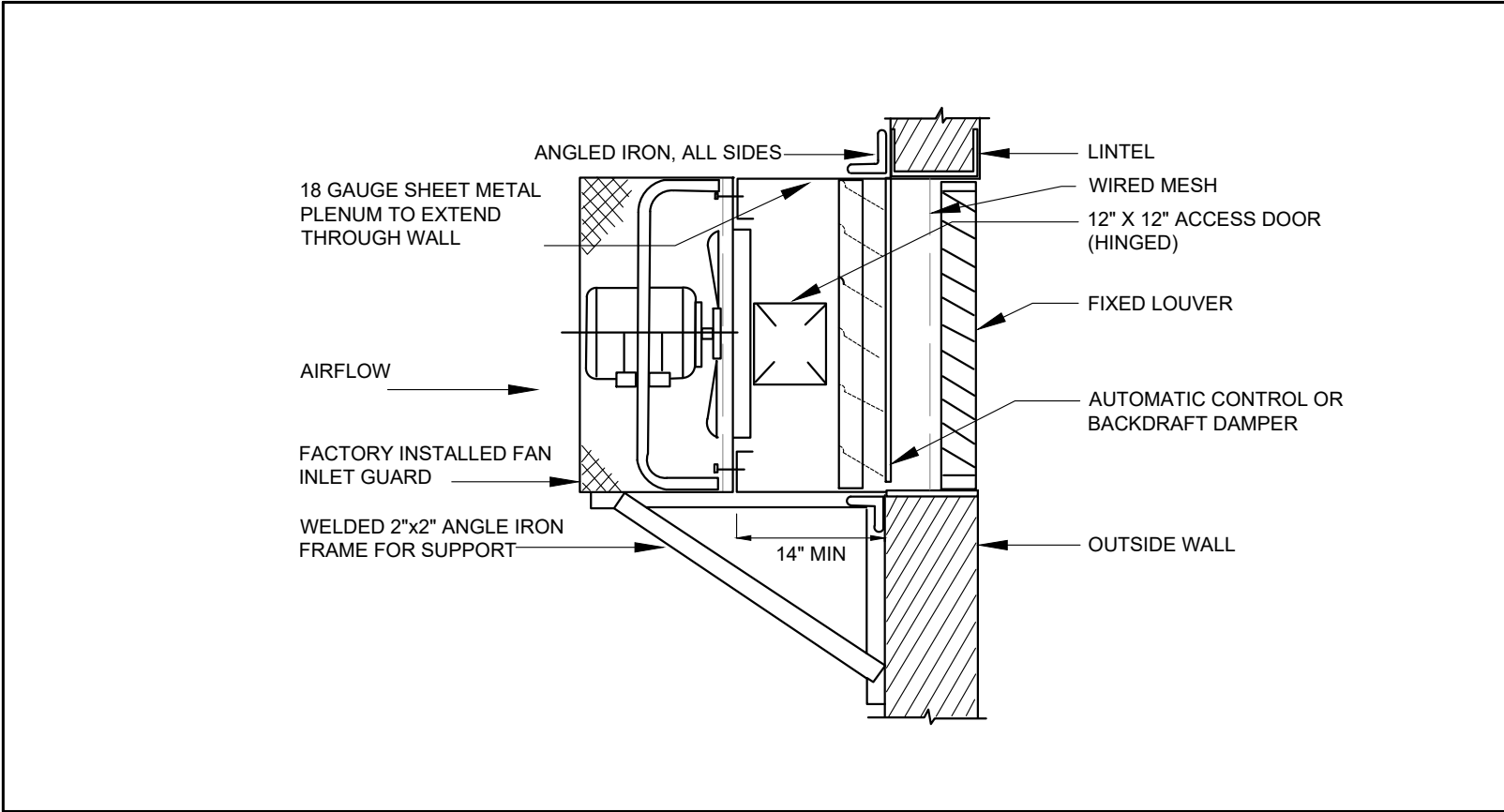
IN-SUITE ERV DETAIL
SCALE: N.T.S.



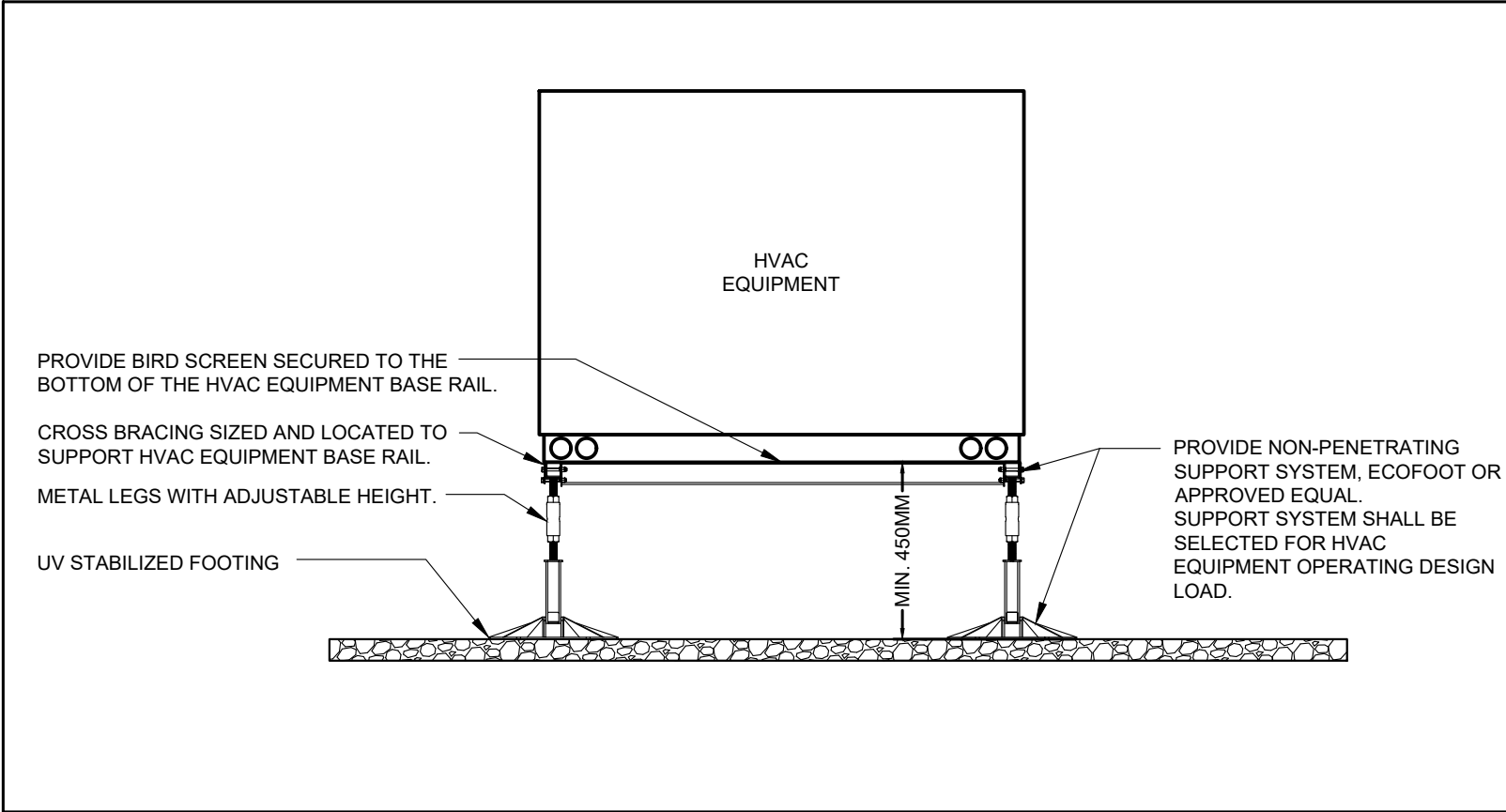
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SCALE: N.T.S.



FRESH AIR INTAKE WALL CAP DETAIL
SCALE: N.T.S.



SIDEWALL EXHAUST FAN DETAIL
SCALE: N.T.S.



OUTDOOR EQUIPMENT SUPPORT DETAIL
SCALE: N.T.S.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:

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707 Kipling Ave, Toronto, ON, M8Z 5G4
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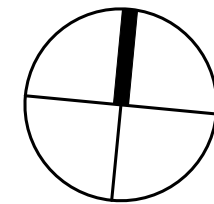
SEAL

2026-03-19

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-16	AS	ISSUED FOR COORDINATION	
2	2026-03-02	AS	ISSUED FOR 90% REVIEW	
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PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 2026-02-13
DRAWN BY:
CHECKED BY: AS

SHEET TITLE:
STANDARD DETAILS

SCALE: AS SHOWN

SHEET NUMBER:
M003

MAKEUP AIR UNIT WITH HEAT RECOVERY																																													
TAG	SERVICE	LOCATION	MANUFACTURER	MODEL	REFRIGERANT	SUPPLY FAN					RETURN FAN					COOLING PERFORMANCE					ELECTRIC HEATER					FILTER			HEAT RECOVERY					ELECTRICAL					WEIGHT		COMMENTS				
						AIRFLOW (CFM)	E.S.P (”WC)	VFD	BHP	HP	TYPE	AIRFLOW (CFM)	E.S.P (”WC)	VFD	BHP	HP	TYPE	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	EAT DB (°C)	EAT WB (°C)	LAT DB (°C)	LAT WB (°C)	INPUT (KW)	VOLTAGE	PHASE	HZ	FLA	PRE-FILTER			EFFECTIVENESS	WINTER				DEFROST	VOLTAGE	PHASE	HZ		MCA	MOCP	LBS	KG
																													QTY	SIZE	MERV		S/A (DB/WB)	R/A (DB/WB)	O/A (DB/WB)	E/A (DB/WB)									
AHU-1	VENTILATION	2F FAN ROOM	HAAKON INDUSTRIES		R-410A	2,200	1	Y	1	3	ODP	1,800	1	Y	3.5	5	ODP	114.13	72.9	26.7	19.4	9.9	9.6	57.8	208	3	60	160.5	2	16x20x2	8	55.10%	-2.3/-7.3	21.1/11.7	-31/-31	-2.1/-3.3	FACE AND BYPASS	208	3	60	251	300	3523	1601	NOTES 1, 2, 3, 4
<div>NOTE:</div> <div><div>1. PROVIDE DISCONNECT AND STARTER FOR ALL EQUIPMENT</div><div>2. PROVIDE LOOSE VFDs FOR SUPPLY AND EXHAUST FANS</div><div>3. PROVIDE OUTDOOR AND EXHAUST AIR DAMPER, TAMCO 9000, WITH FACTORY INSTALLED AND WIRED ACTUATORS.</div><div>4. PROVIDE SPLIT TOP DECK FOR REASSEMBLY ON SITE</div><div>5. PROVIDE DX COIL BY-PASS DAMPER FOR HUMIDITY CONTROL.</div><div>6. PROVIDE PREHEATER FOR DEFROST CONTROL.</div><div>7. PROVIDE INTERNAL MARINE LIGHTS FOR EACH SERVICE COMPARTMENT.</div></div>																																													

IN-SUITE ENERGY RECOVERY VENTILATOR (ERV)																
TAG	SERVICE	LOCATION	MANUFACTURER	MODEL	AIR DIRECTION	ELECTRICAL	DUCT SIZE	STATIC PRESSURE	NET AIR FLOW (CFM)	POWER CONSUMPTION (W)	ENERGY PERFORMANCE			WEIGHT	COMMENTS	
											WINTER SENSIBLE RECOVERY EFFICIENCY	NET MOISTURE TRANSFER	SUMMER TOTAL RECOVERY EFFICIENCY			
ERV	DWELLING UNITS	BATHROOM	PANASONIC	FV-10VEC2H	EXHAUST	120V/1PH/60HZ	6"Ø	0.4" WG	60 AND 75	90	73%	71%	60%	50 LBS (22.4KG)	SEE NOTES	
					SUPPLY		6"Ø		60 AND 75	90						
NOTE: 1. PROVIDE STARTER AND DISCONNECT FOR ALL EQUIPMENT.																

EXHAUST FANS																			
TAG	SERVICE	LOCATION	MANUFACTURER	MODEL	TYPE	FAN		MOTOR				ELECTRICAL				WEIGHT		COMMENTS	
						AIRFLOW (CFM)	E.S.P.	BHP	HP	RPM	TYPE	VOLTAGE	PHASE	HZ	MCA	MOCP	LBS		KG
RH-1	KITCHEN	BF SUITES AND COMMON KITCHEN	BROAN	GLA1303	UNDER CABINET	140	0.25	--	--	--	--	120	1	60	0.8	15	50	23	NOTES 1, 2, 3
RH-2	KITCHEN	SUITES	BROAN	GLA1303	UNDER CABINET	140	0.25	--	--	--	--	120	1	60	0.8	15	50	23	NOTES 1, 2
EF-1	GARBAGE ROOMS	GARBAGE ROOMS	GREENHECK	SE1-10-428-P	SIDEWALL	250	0.33	0.04	1/20	1650	TEAO	120	1	60		15	46	21	NOTES 1, 4, 5, 6, 7, 8
<div>NOTE:</div> <div><div><div>1. PROVIDE DISCONNECT AND STARTER FOR ALL EQUIPMENT</div><div>2. PROVIDE 7" ROUND DAMPER</div><div>3. PROVIDE HAWSKS ADA WIRING KIT AND SWITCHES.</div></div><div><div>4. PROVIDE CSA APPROVED MOTOR.</div><div>5. PROVIDE UL/CUL 705 LISTED POWER VENTILATOR</div><div>6. EXHAUST AIRFLOW WITH MOTOR ACCESS FROM INTERIOR OF BUILDING.</div></div><div><div>7. PROVIDE OSHA APPROVED MOTOR SIDE GUARD WITH SCREEN.</div><div>8. PROVIDE BD-320-PB-12X12 GRAVITY OPERATED BACKDRAFT DAMPER.</div></div></div>																			

AIR TERMINALS - GRILLES, REGISTERS, AND LOUVER							COMMENTS
TAG	TYPE	MANUFACTURER	MODEL	MATERIAL	FINISH	MOUNTING TYPE	
A	SUPPLY GRILLE	EH PRICE	520	STEEL	WHITE	SIDEWALL AND CEILING	FACE SIZE AS NOTED ON PLANS, PROVIDE DOUBLE DEFLECTION GRILLE. FRONT BLADES PARALLEL TO LONG DIMENSION, 1-1/4” FLAT FRAME. COUNTERSUNK SCREW FASTENING, OPPOSED BLADE BALANCING DAMPER.
B	RETURN/EXHAUST GRILLE	EH PRICE	530	STEEL	WHITE	SIDEWALL/1/2-BAR	FACE SIZE AS NOTED ON PLANS, PROVIDE SINGLE 45° FIXED BLADE AT 3/4” SPACING, BLADE PARALLEL TO LONG DIMENSION, 1-1/4” FLAT FRAME. COUNTERSUNK SCREW FASTENING, OPPOSED BLADE BALANCING DAMPER.
L	INTAKE/EXHAUST LOUVER	EH PRICE	DE635	ALUMINUM	CUSTOM	WALL	NOMINAL FACE SIZE NOTED ON PLANS, COMPLETE WITH CHANNEL FRAME, CUSTOM COLOUR, ANODIZED PER ARCHITECT'S REQUIREMENTS, ALUMINUM BIRDSCREEN.
* EQUIVALENT TERMINALS FROM NALOR OR OTHER CANADIAN MANUFACTURERS ARE ACCEPTABLE							

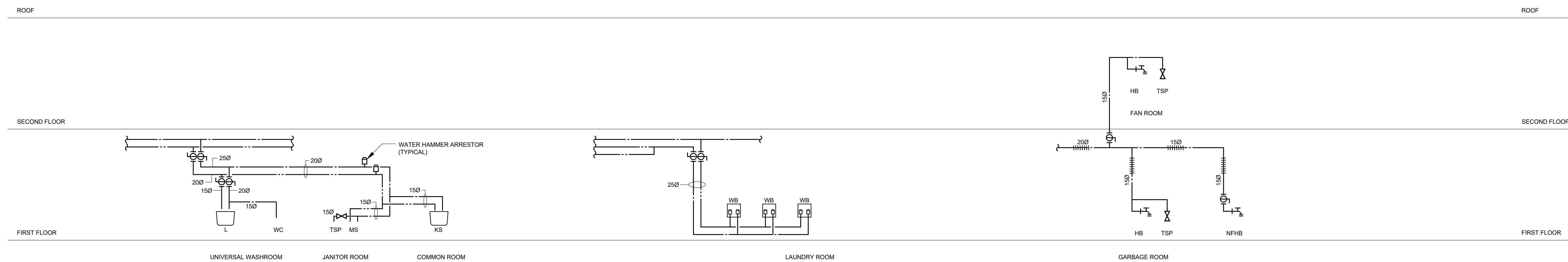
HEATERS - ELECTRIC BASEBOARD																
TAG	MANUFACTURER	MODEL	HEATING CAPACITY		ELECTRICAL			COLOUR	LENGTH		WEIGHT		COMMENTS			
			KW	MBH	VOLTAGE	PHASE	HZ		IN	MM	LBS	KG				
BBH (0.5KW)	OUELLET	OFM0508	0.5	1.706	208	1	60	WHITE	27.2	691	5.5	2.5	SEE NOTES			
BBH (0.75KW)	OUELLET	OFM0758	0.75	2.559	208	1	60	WHITE	37.2	945	7.3	3.3	SEE NOTES			
BBH (1 KW)	OUELLET	OFM1008	1	3.412	208	1	60	WHITE	47.5	1206	9	4.1	SEE NOTES			
BBH (1.25KW)	OUELLET	OFM1258	1.25	4.265	208	1	60	WHITE	57.0	1447	10.5	4.8	SEE NOTES			
BBH (1.75KW)	OUELLET	OFM1758	1.75	5.971	208	1	60	WHITE	75.0	1905	13.5	6.1	SEE NOTES			
BBH (2.25KW)	OUELLET	OFM2258	2.25	7.677	208	1	60	WHITE	92.6	2353	16.5	7.5	SEE NOTES			
NOTE:																
1. PROVIDE DISCONNECT AND STARTER FOR ALL EQUIPMENT																
2. PROVIDE SINGLE-POLE RELAY FOR REMOTE THERMOSTAT OR BAS INTERLOCK, WITH AND WITHOUT TRANSFORMER.																
3. PROVIDE TH140-28-01-B LOW OR LINE VOLTAGE PROGRAMMABLE ELECTRONIC THERMOSTAT, AS SHOWN ON PLAN.																

UNIT HEATERS - ELECTRIC																						
TAG	SERVICE	LOCATION	MANUFACTURER	MODEL	HEATING CAPACITY		Y/N	CFM	ELECTRICAL			MOUNTING ARRANGEMENT	COLOUR	WEIGHT		COMMENTS						
					KW	MBH			VOLTA	PHASE	HZ			LIB	KG							
UH-1	STORAGE	STORAGE 009	OUELLET	OA503038	3	10.2	Y	510	208	3	60	CEILING SUSPENDED	ALMOND	45	20	NOTES 1,2						
UH-2	STORAGE	STORAGE 008	OUELLET	OA502038	2	6.8	Y	510	208	3	60	CEILING SUSPENDED	ALMOND	45	20	NOTES 1,2						
UH-3	GARBAGE ROOM	GARBAGE ROOM 003	OUELLET	OA503038	3	10.2	Y	510	208	3	60	CEILING SUSPENDED	ALMOND	45	20	NOTES 1,2						
UH-4	MECHANICAL ROOM	MECHANICAL ROOM 011	OUELLET	OA502038	2	6.8	Y	510	208	3	60	CEILING SUSPENDED	ALMOND	45	20	NOTES 1,2						
NOTE: 1. PROVIDE DISCONNECT AND STARTER FOR ALL EQUIPMENT 2. PROVIDE 24V RELAY FOR BAS INTEGRATION.																						

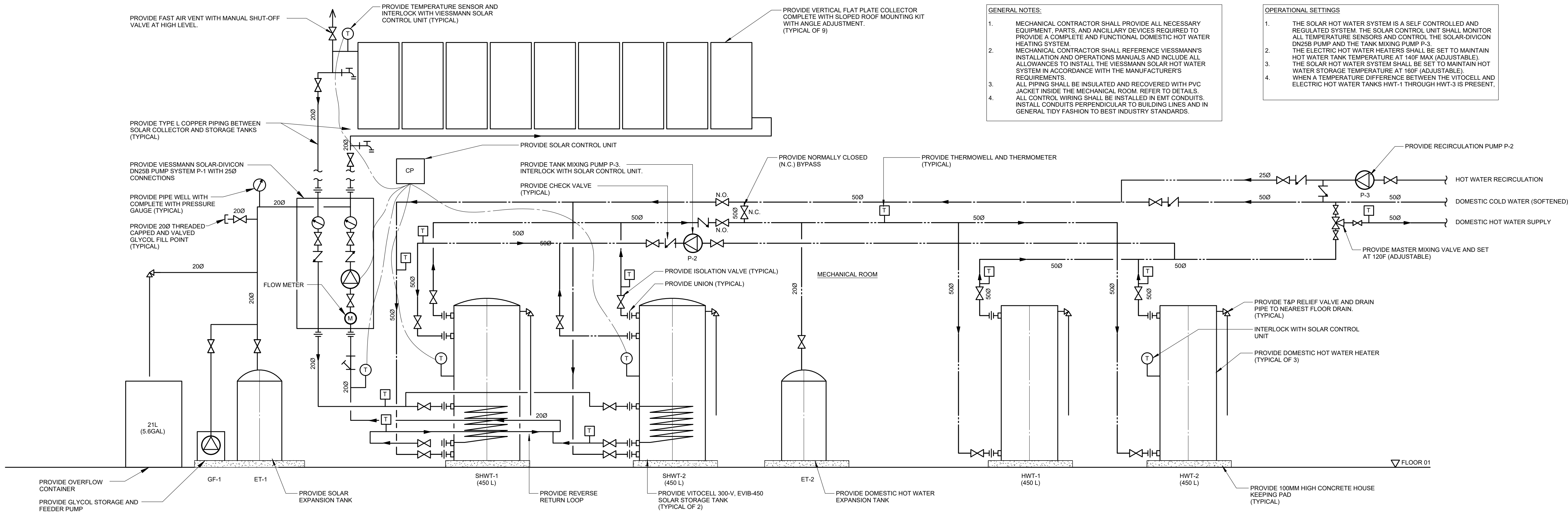
HEATERS - ELECTRIC FORCE FLOW																									
TAG	SERVICE	LOCATION	MANUFACTURER	MODEL	HEATING CAPACITY		UNIT	ELECTRICAL			MOUNTING ARRANGEMENT	COLOUR	WEIGHT		COMMENTS										
					KW	MBH		VOLTAGE	PHASE	HZ			LBS	KG											
FFH (1.5KW)	STAIRS A AND B	STAIRS A AND B	OUELLET	CAWH02000	1.5	5.1	SINGLE	208	1	-	WALL MOUNTED	WHITE	24	10.9	NOTES 1, 2, 3										
FFH (3KW)	VESTIBULE	VESTIBULE	OUELLET	CU4038	3	10.2	SINGLE	208	3	-	WALL MOUNTED	WHITE	57	25.9	NOTES 1, 2, 3										
NOTE: 1. PROVIDE DISCONNECT AND STARTER FOR ALL EQUIPMENT																2. PROVIDE SURFACE MOUNTING BOX							3. PROVIDE 24V CONTROL RELAY FOR BAS INTEGRATION		

WATER TREATMENT SYSTEM					DESCRIPTION
TAG	TYPE	MANUFACTURER	MODEL / PART NUMBER		
WP	WELL PUMP	GRUNDFOSS FRANKLIN ELECTRIC	46352-7 / 234316204G		47.1 USGPM, 168FT HD, 3HP, 208V/3PH/60HZ
VFD	WELL PUMP VARIABLE SPEED DRIVE	SUBORIVE CONNECT PLUS	SDCP-SUB0723		RATING: 7.5 HP/28A, INPUT 208-230V, 1PH OR 3PH, 60 HZ, OUTPUT: 200V 3PH, NEMA 3R ENCLOSURE
WM-1	WATER METER	SEAMETRICS	SSMRS3201PPG		SS, INLINE FLOW METER, 2", 1 PSIG PER GALLON OUTPUT.
PT-1	WELL PRESSURE TANK	WELLMATE/PENTAIR	WR240R		DIAPHRAGM WELL TANK WITH BASE, 15PSIG MAXIMUM WORKING PRESSURE, CONSTANT PRESSURE MANIFOLD AND BRACKET, 81 US GALLON, 2" NPT CONNECTIONS.
MF-1 AND MF-2	MANGANESE GREENSAND FILTERS	FRANKLIN	SOTFMG-1865-208		TWO UNITS IN PARALLEL, 18"X65" TANK, SCU FT GREENSAND PLUS MEDIA, 21GPM/UNIT, 2" NPT CONNECTIONS
PF-1 AND PF-2	PRE-FILTERS FOR UV SYSTEM	VIQUA	AWP42B-V		HEAVY DUTY 3-PIECE FILTER, NSF-42 CERTIFIED, COMPLETE WITH 5 MICRON AND 1 MICRON FILTER CARTRIDGES. MAX. FLOWRATE: 40gpm, 2x20 NPT CONNECTION, WALL BRACKET, 2 FILTER PER UV.
UV-1 AND UV-2	UV SYSTEM	VIQUA	UVMAX PRO 20		20GPM FLOWRATE, 300 PSI BURST PRESSURE, VERTICAL ORIENTATION, 316L STAINLESS STEEL CONSTRUCTION, PROVIDE OPTIONAL SOLENOID VALVE, ONE SET OF SPARE LAMPS PER UV SYSTEM.
RT-1	RETENTION TANK	FLUIDRA	FLUE120E2		450L STORAGE VOLUME, DIMENSIONS = 1.81(MH) X 614X, EMPTY WEIGHT = 38KG, FULL WEIGHT = 488KG, BOTTOM 300 CONNECTIONS.
WS-1 AND WS-2	WATER SOFTENERS	CLACK	CLACK 45 TWIN ALTERNATING		TWIN ALTERNATING WATER SOFTENER, 45,000 GRAINS PER TANK.
PCM	PULSE CONTROL MODULE	STENNER	PCM10		TIME ADJUSTED CONTROLLER, 120V/1PH/60, 0.45mA AC
CP-1 TO CP-4	CHEMICAL PUMP	STENNER	MM5MPH1		SINGLE HEAD ADJUSTABLE PUMP, ANTI-SIPHON PROTECTION, 120V/1PH/60, 1.7A
IA-1 TO IA-4	INJECTION POINT ASSEMBLY	PULSATRON	--		CUSTOM MODIFICATION BY MWATER
CP	CHEMICAL DOSING CONTROL PANEL	MWATER	CUSTOM		CUSTOM FABRICATED BY MWATER
--	VIDEOGRAPHIC RECORDER	MWATER	SM1000		CUSTOM FABRICATED BY MWATER
--	CHLORINE ANALYZER	MWATER	--		CUSTOM FABRICATED BY MWATER
SV	FIRE SUPPRESSION SOLENOID VALVE	BURKERT	S000306803		2" NORMALLY-OPEN SOLENOID VALVE, DE-ENERGIZES WHEN FIRE SUPPRESSION SYSTEM ACTIVATES, 120VAC
* RETAIN MWATERS TO PROVIDE THE COMPLETE WATER TREATMENT SYSTEM (CONTACT WILLIAM VANDER WILP, WILLIAM@MWATER.CA, 1-800-200-0865 X 24)					

SOLAR HOT WATER HEATING SYSTEM				
TAG	TYPE	MANUFACTURER	MODEL / PART NUMBER	DESCRIPTION
SC-1 TO SC-9	VERTICAL FLAT PLATE COLLECTOR	VISSMANN	200-FM SV2F	2.51 SUM GROSS AREA, 2.32 SUM ABSORBER AREA, 2.33 SUM APERTURE AREA, 82.3% OPTICAL EFFICIENCY, 4.421WM/K2 HEAT LOSS COEFFICIENT U1, 0.022 WM/K2 HEAT LOSS COEFFICIENT U2, 4.89 KJ/SUM K THERMAL CAPACITY, 1.83L FLUID CAPACITY, 87 PSIG MAXIMUM WORKING PRESSURE, 145C MAX STAGNATION TEMPERATURE, 20MM CONNECTION SIZES.
SC-1 TO SC-9	PLATE COLLECTOR ACCESSORIES	VISSMANN	2003100 2003101 7248230 (X8) 7248240 7174693 2X02868 7298127	- SLOPED ROOF MOUNTING KIT, 4 X VITOSOL-F, SV PANELS - SLOPED ROOF MOUNTING KIT, 5 X VITOSOL-F, SV PANELS - INTERCONNECTION PIPE SETS (8 SETS) - GENERAL CONNECTION KIT (1 PER ARRAY) - SENSOR WELD SET (1 PER SYSTEM) - INSTALLATION FITTINGS SET (1 PER SYSTEM) - FAST AIR VENT COMPLETE WITH SHUT-OFF VALVE
SCU	SOLAR CONTROL UNIT	VISSMANN	SCU345	SOLAR CONTROL UNIT COMPLETE WITH 3X COLLECTOR AND 3X IMMERSION SENSORS.
PL-1	SOLAR PUMP	VISSMANN	DN25B	1" COPPER CONNECTION COMPLETE
ET-1	SOLAR EXPANSION TANK	AMTROL	SK-160V	HYDROKON EXPANSION TANK, 228L TANK VOLUME, 172L ACCEPTANCE VOLUME, 1154MM HIGH X 650MM DIAMETER, 56MM CONNECTION, WEIGHT = 80KG
GLY	PREMIXED GLYCOL	VISSMANN	VITOCOR-RTL	20L PREMIXED SOLAR-RATED PROPYLENE GLYCOL
SWH1-T1 AND SWH1-T2	STORAGE TANKS	VISSMANN	VITOCCEL 300-V	EVIB-450 450L STAINLESS STEEL VERTICAL SOLAR STORAGE TANK, SINGLE INDIRECT COIL, (1X HEAT EXCHANGER), COMPLETE WITH 30MM NPT BRASS ELBOW WITH 280MM LONG SENSOR WELL.
---	SOLAR ACCESSORIES	VISSMANN	7317121 7404364 7416054 (X3)	- VITOSOL 100L-F200-0 SLOPED ROOF CONNECTION ELEMENT (1 PIECES) - SCU345 - SPARE FUSES (40A250V - PACK OF 10) - SOL-1040-345 - IMMERSION SENSOR (FRP) - PT1000 - GREY JACKETED 2.5MM (QUANTITY OF 3)
---	OVERFLOW CONTAINER	--	--	PROVIDE 21L (6USG) OVERFLOW CONTAINER
GF	GLYCOL FEEDER	AXIOM	MF200	HYDROKON SYSTEM FEEDER, 25L STORAGE/MIXING TANK WITH MOLDEN-IND. GAUGE, 15MM FLUID ACCESS OPENING AND COVER, PUMP SUCTION HOSE WITH INLET STRAINER AND CHECK VALVE, PRESSURE PUMP (0.7PSI) WITH FUSE PROTECTION, LOW FLUID LEVEL PUMP CUT-OUT FLOAT SWITCH, MANUAL OVERRIDE VALVE FOR PURGIN AIR, UL LISTED AND FUSE POWER SUPPLY ADAPTOR WITH LED INDICATOR LIGHT, 150V/60 TO 240V/50W AC, SUPPLIED LOOSE FOR FIELD INSTALLATION.



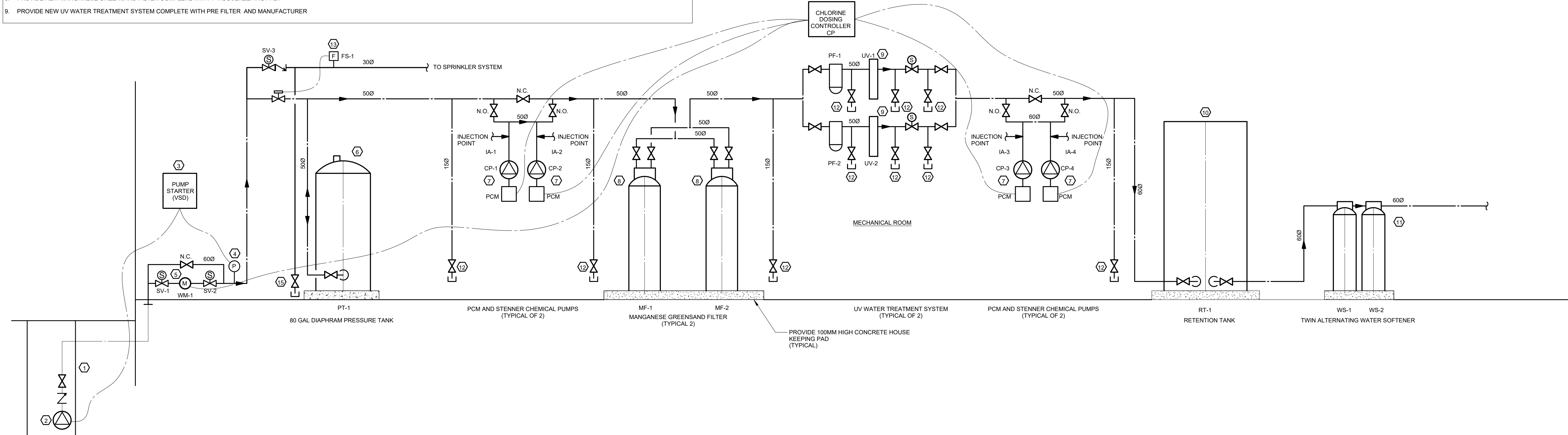
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- GENERAL NOTES:
- MECHANICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT, PARTS, AND ANCILLARY DEVICES REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONAL DOMESTIC HOT WATER HEATING SYSTEM.
 - MECHANICAL CONTRACTOR SHALL REFERENCE VIESSMANN'S INSTALLATION AND OPERATIONS MANUALS AND INCLUDE ALL ALLOWANCES TO INSTALL THE VIESSMANN SOLAR HOT WATER SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
 - ALL PIPING SHALL BE INSULATED AND RECOVERED WITH PVC JACKET INSIDE THE MECHANICAL ROOM. REFER TO DETAILS.
 - ALL CONTROL WIRING SHALL BE INSTALLED IN EMT CONDUITS. INSTALL CONDUITS PERPENDICULAR TO BUILDING LINES AND IN GENERAL TIDY FASHION TO BEST INDUSTRY STANDARDS.

- OPERATIONAL SETTINGS
- THE SOLAR HOT WATER SYSTEM IS A SELF CONTROLLED AND REGULATED SYSTEM. THE SOLAR CONTROL UNIT SHALL MONITOR ALL TEMPERATURE SENSORS AND CONTROL THE SOLAR-DIVICON DN25B PUMP AND THE TANK MIXING PUMP P-3.
 - THE ELECTRIC HOT WATER HEATERS SHALL BE SET TO MAINTAIN HOT WATER TANK TEMPERATURE AT 140F MAX (ADJUSTABLE).
 - THE SOLAR HOT WATER SYSTEM SHALL BE SET TO MAINTAIN HOT WATER STORAGE TEMPERATURE AT 160F (ADJUSTABLE).
 - WHEN A TEMPERATURE DIFFERENCE BETWEEN THE VITOCCELL AND ELECTRIC HOT WATER TANKS HWT-1 THROUGH HWT-3 IS PRESENT,

- KEYNOTES:
- WELL CLEANING: PERFORM WELL CLEANING UTILIZING HIGH-PRESSURE WATER AND NITROGEN SHROUD.
 - REMOVE AND REPLACE EXISTING WELL PUMP WITH NEW COMPLETE WITH VSD MOTOR.
 - PROVIDE NEW WELL PUMP VSD STARTER WITH MAGNETIC CONTACT FOR PRESSURE SENSOR INTERLOCK. PROVIDE NEW BURIED POWER AND CONTROL WIRING FROM STARTER TO WELL PUMP TO REPLACE EXISTING.
 - PROVIDE NEW ADJUSTABLE WATER PRESSURE SENSOR AND INTERLOCK WITH NEW PUMP STARTER.
 - PROVIDE NEW WATER FLOW METER WITH FULL SIZE BY-PASS AND INTERLOCK WITH CHLORINE DOSING CONTROLLER.
 - PROVIDE NEW 81 GALLON DIAPHRAGM STYLE PRESSURE TANK. COMPLETE WITH 4" HOUSEKEEPING PAD. CONTRACTOR TO REFER TO MANUFACTURER INSTALLATION MANUAL.
 - PROVIDE NEW CHEMICAL PUMP COMPLETE WITH PULSE CONTROL MODULE AND PULSATRON INJECTION ASSEMBLY.
 - PROVIDE NEW MANGANESE GREENSAND FILTER COMPLETE WITH 4" HOUSEKEEPING PAD.
 - PROVIDE NEW UV WATER TREATMENT SYSTEM COMPLETE WITH PRE FILTER AND MANUFACTURER
- RECOMMENDED SOLENOID VALVE. CONTRACTOR TO REFER TO MANUFACTURER INSTALLATION MANUAL AND RECOMMENDATIONS.
- PROVIDE NEW RETENTION TANK (FLEX-LITE FLU-120EZ) COMPLETE WITH 4" HOUSEKEEPING PAD.
 - PROVIDE NEW TWIN ALTERNATING 1.5FT³ TANK WATER SOFTENER (CLACK/AUTOTROL) TO BE CONNECTED TO DOMESTIC HOT WATER SUPPLY AND COMPLETE WITH 4" HOUSEKEEPING PAD.
 - PROVIDE 150 SAMPLING PORT COMPLETE WITH ISOLATION BALL VALVE.
 - PROVIDE SPRINKLER FLOW SWITCH. INTERLOCK WITH DOMESTIC WATER ISOLATION VALVE TO TURN OFF UPON FLOW ACTIVATION.
 - PROVIDE SUPERVISED ISOLATION VALVE TO FIRE ALARM PANEL.
 - PROVIDE LOW LEVEL DRAIN.



DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

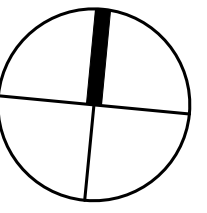
SEAL

2026-03-19

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VERONA

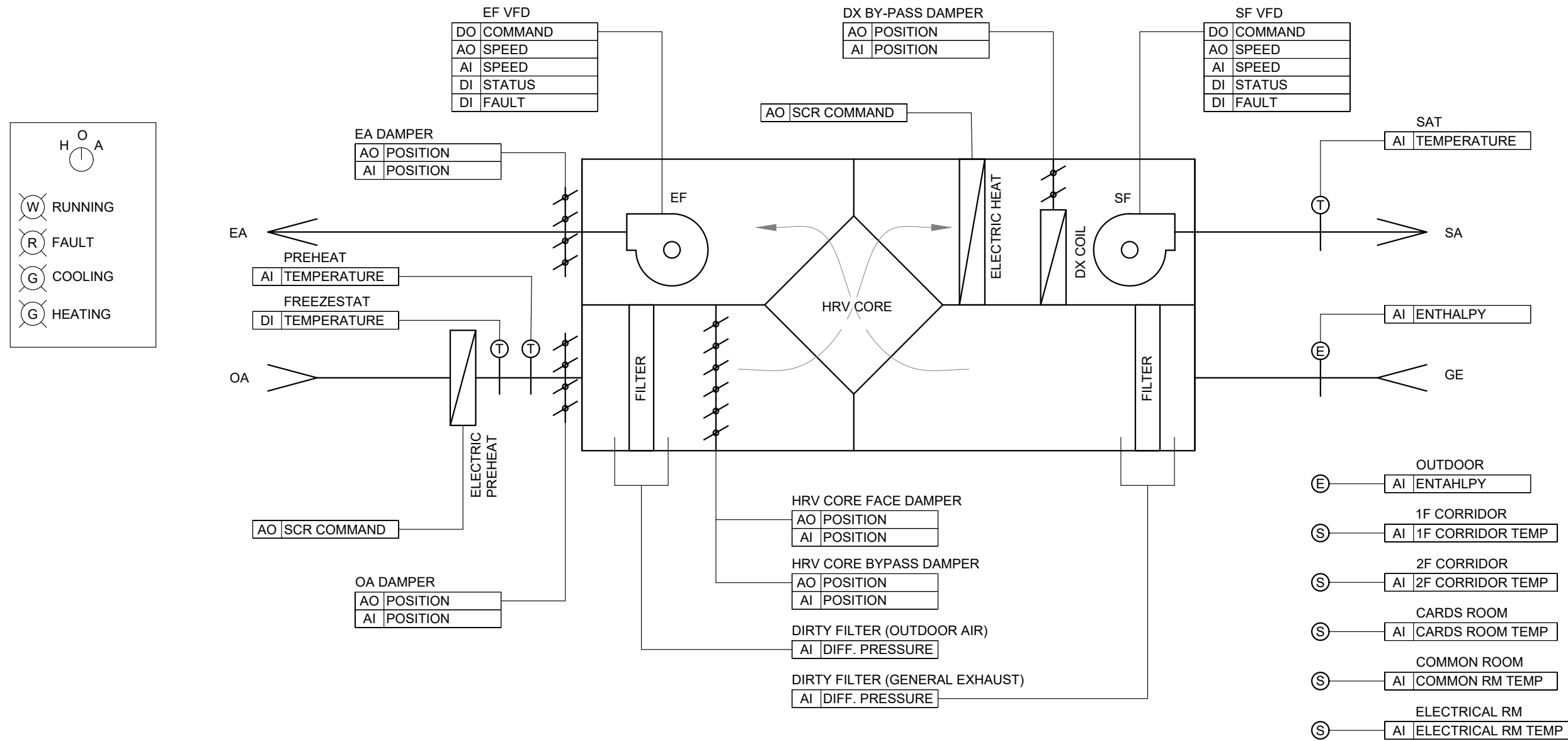
PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 2026-02-13
DRAWN BY: AS
CHECKED BY: AS

SHEET TITLE:
MECHANICAL WATER TREATMENT AND
SOLAR HOT WATER SCHEMATICS
SCALE: AS SHOWN

SHEET NUMBER:
M030



AHU-1 SEQUENCE OF OPERATION

AHU-1 PROVIDES VENTILATION AIR TO THE UPPER CORRIDOR, LOWER CORRIDOR, CARDS ROOM, AND COMMON ROOM. THE UNIT INCLUDES AN ERV WITH FACE-AND-BYPASS DAMPERS, ELECTRIC PREHEAT, ELECTRIC REHEAT LOCATED UPSTREAM OF THE DX COIL, A DX COOLING COIL WITH FACE-AND-BYPASS DAMPERS, AND SUPPLY AND EXHAUST FANS.

1. HOA STARTER AND LOCAL CONTROL

AHU-1 SUPPLY AND EXHAUST FAN STARTERS SHALL BE PROVIDED WITH HAND-OFF-AUTO (HOA) SWITCHES AND THE FOLLOWING INDICATION LIGHTS:

- RUN - FAN OPERATING
- FAULT - MOTOR STARTER OR OVERLOAD TRIP
- HEAT - HEATING ACTIVE
- COOL - COOLING ACTIVE

HAND MODE

WHEN HOA SELECTOR SWITCH IS SET TO HAND, THE SUPPLY AND EXHAUST FANS SHALL RUN CONTINUOUSLY, BAS START/STOP COMMANDS SHALL BE OVERRIDDEN, AND ALL SAFETY DEVICES SHALL REMAIN ACTIVE.

OFF MODE

WHEN HOA SELECTOR SWITCH IS SET TO OFF, ALL FANS SHALL BE DISABLED.

AUTO MODE

WHEN HOA SELECTOR SWITCH IS SET TO AUTO MODE, THE UNIT OPERATION SHALL BE CONTROLLED BY THE BAS IN ACCORDANCE WITH THIS SEQUENCE OF OPERATION.

THE BAS SHALL MONITOR FAN RUN STATUS, FAULT STATUS, AND HOA POSITION, AND GENERATE AN ALARM WHEN THE STARTER IS IN HAND OR OFF POSITION.

2. GENERAL OPERATION

AHU-1 WILL OPERATE CONTINUOUSLY AND MAINTAIN CONSTANT DESIGN AIRFLOW FOR VENTILATION. THE BAS WILL CONTROL SUPPLY AIR TEMPERATURE (SAT) BASED ON SPACE TEMPERATURE CONDITIONS.

TEMPERATURE SENSORS WILL BE INSTALLED IN:

- 1F CORRIDOR
- 2F CORRIDOR
- CARDS ROOM
- COMMON ROOM
- ELECTRICAL ROOM

THE BAS WILL DETERMINE THE AVERAGE, MINIMUM, AND MAXIMUM SPACE TEMPERATURES.

SAT WILL RESET BASED ON SPACE DEMAND:

- SAT RESETS DOWNWARD BASED ON THE WARMEST SPACE.
- SAT RESETS UPWARD BASED ON THE COLDEST SPACE.

UPPER AND LOWER SAT LIMITS WILL PREVENT OVERHEATING OR OVERCOOLING OF OTHER SPACES.

3. FAN STATUS AND EQUIPMENT INTERLOCKS

THE BAS SHALL MONITOR FAN VFD STATUS FOR THE SUPPLY AND EXHAUST FANS.

IF SUPPLY FAN VFD RUN STATUS IS NOT PROVEN WITHIN AN ADJUSTABLE TIME DELAY (ADJUSTABLE) AFTER A START COMMAND OR IF VFD FAULT IS ACTIVE:

- DX COOLING SHALL BE DISABLED
- ELECTRIC HEATING COILS SHALL BE DISABLED
- AN ALARM SHALL BE GENERATED INDICATING AHU-1 SUPPLY FAN FAILURE

IF EXHAUST FAN VFD RUN STATUS IS NOT PROVEN WITHIN AN ADJUSTABLE TIME DELAY (ADJUSTABLE) AFTER START COMMAND OR IF VFD FAULT IS ACTIVE:

- AN ALARM SHALL BE GENERATED INDICATING AHU-1 EXHAUST FAN FAILURE

ALL SAFETY DEVICES INCLUDING MOTOR PROTECTION, FREEZESTAT, AND HIGH TEMPERATURE LIMITS SHALL REMAIN ACTIVE AT ALL TIMES.

4. SEASONAL CHANGEOVER

HEATING AND COOLING SEASONS WILL BE DETERMINED USING A 24-HOUR ROLLING AVERAGE OUTDOOR AIR TEMPERATURE.

HEATING SEASON: ENABLED WHEN THE 24-HOUR AVERAGE OUTDOOR TEMPERATURE FALLS BELOW 16°C (60.8°F) (ADJUSTABLE).

COOLING SEASON: ENABLED WHEN THE 24-HOUR AVERAGE OUTDOOR TEMPERATURE RISES ABOVE 19°C (66.2°F) (ADJUSTABLE).

IF THE 24-HOUR AVERAGE TEMPERATURE IS BETWEEN THESE VALUES, THE SYSTEM WILL REMAIN IN THE PREVIOUS MODE.

THE SYSTEM SHALL MAINTAIN INDOOR SPACE TEMPERATURES NOT LOWER THAN 18°C (64°F) (ADJUSTABLE). HEATING WILL OPERATE AS REQUIRED TO MAINTAIN THIS MINIMUM TEMPERATURE REGARDLESS OF SEASONAL MODE.

5. TEMPERATURE SETPOINTS

NORMAL OPERATION

- HEATING SETPOINT: 70°F (21°C) (ADJUSTABLE)
- COOLING SETPOINT: 75°F (24°C) (ADJUSTABLE)

NIGHTTIME SETBACK

- HEATING SETBACK: 64°F (18°C) (ADJUSTABLE)
- COOLING SETBACK: 80°F (27°C) (ADJUSTABLE)

DURING SETBACK, SAT RESET LOGIC REMAINS ACTIVE BUT OPERATES WITHIN THE SETBACK LIMITS.

6. HUMIDITY CONTROL

A RETURN AIR DUCT ENTHALPY SENSOR (UPSTREAM OF THE ERV) WILL MONITOR OVERALL BUILDING LATENT LOAD.

WHEN ENTHALPY EXCEEDS THE SET THRESHOLD (ADJUSTABLE):

- THE UNIT ENTERS LATENT PRIORITY MODE.
- THE DX COIL INCREASES MOISTURE REMOVAL.
- THE DX FACE-AND-BYPASS DAMPER MODULATES TO MAINTAIN SAT.

7. FREE COOLING

FREE COOLING WILL OPERATE WHEN OUTDOOR AIR CONDITIONS CAN MAINTAIN THE SUPPLY AIR TEMPERATURE (ADJUSTABLE THRESHOLD).

CONTROL PRIORITY: HUMIDITY CONTROL SHALL OVERRIDE FREE COOLING OPERATION.

DURING FREE COOLING:

- DX COOLING IS DISABLED.
- THE ERV CORE IS BYPASSED TO PREVENT HEAT RECOVERY.
- SAT IS MAINTAINED USING OUTDOOR AIR AND DAMPER MODULATION.

DX COOLING WILL RESTART IF OUTDOOR AIR CANNOT MAINTAIN THE REQUIRED SAT.

8. ERV CORE FREEZE PROTECTION

AT LOW OUTDOOR AIR TEMPERATURES, THE ELECTRIC PREHEAT COIL WILL OPERATE TO MAINTAIN THE MINIMUM ENTERING AIR TEMPERATURE REQUIRED TO PREVENT FREEZING WITHIN THE UNIT (ADJUSTABLE).

9. SUPPLY AIR TEMPERATURE SHUTDOWN

THE BAS SHALL MONITOR THE SUPPLY AIR TEMPERATURE SENSOR (SAT). IF SAT FALLS BELOW 45°F (ADJUSTABLE) FOR LONGER THAN AN ADJUSTABLE TIME DELAY, THE UNIT SHALL SHUT DOWN AND THE BAS SHALL GENERATE A LOW SUPPLY AIR TEMPERATURE ALARM.

IF SAT RISES ABOVE 125°F (ADJUSTABLE) FOR LONGER THAN AN ADJUSTABLE TIME DELAY, THE UNIT SHALL SHUT DOWN AND THE BAS SHALL GENERATE A HIGH SUPPLY AIR TEMPERATURE ALARM.

THE UNIT SHALL REMAIN SHUT DOWN UNTIL THE ALARM CONDITION IS CLEARED THROUGH THE BAS.

THIS FUNCTION SHALL BE DISABLED DURING THE FIRST 5 MINUTES OF UNIT STARTUP.

10. BAS INTEGRATION

THE BAS WILL MONITOR:

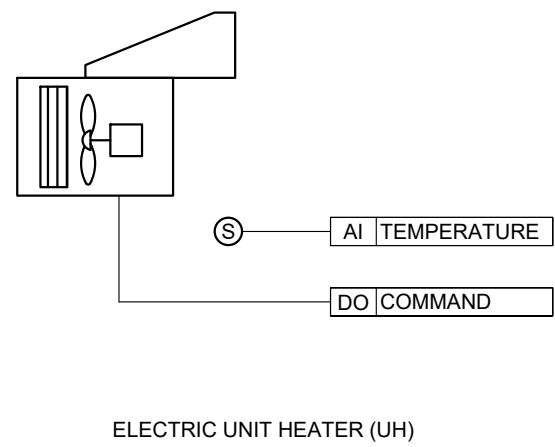
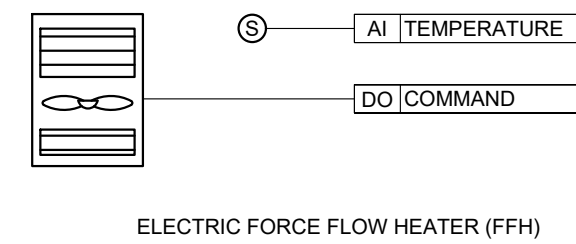
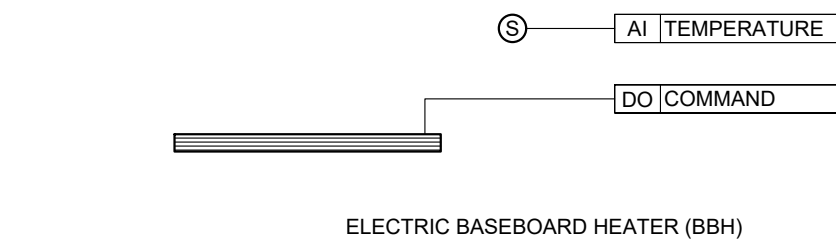
- SPACE TEMPERATURES
- RETURN AIR ENTHALPY
- SUPPLY AIR TEMPERATURE AND SETPOINT
- OUTDOOR AIR TEMPERATURE
- FAN STATUS
- HEATING AND COOLING OPERATION
- ERV AND DX BYPASS DAMPER POSITIONS

THE BAS WILL GENERATE ALARMS FOR THE FOLLOWING CONDITIONS:

- LOW TEMP ALARM AND UNIT SHUTDOWN- ACTIVATE WHEN THE SUPPLY AIR TEMPERATURE DROPS BELOW 41°F (5°C)
- HIGH TEMP ALARM AND UNIT SHUTDOWN- ACTIVATES WHEN COOLING IS ENABLED AND SUPPLY AIR TEMPERATURE IS ABOVE 70°F (21°C)
- SUPPLY OR EXHAUST FAN FAULT
- DIRTY FILTERS (DIFFERENTIAL PRESSURE)

ALL CONTROL SETPOINTS AND THRESHOLDS SHALL BE ADJUSTABLE THROUGH THE BAS DURING COMMISSIONING AND OPERATION.

SUPERVISORY-LEVEL ADJUSTMENTS WILL BE PERMITTED FOR SPACE TEMPERATURE SETPOINTS, SAT LIMITS, AND HUMIDITY THRESHOLDS WITHIN DEFINED RANGES.



ELECTRIC HEATER SEQUENCE OF OPERATION (COMMON AREAS)

ELECTRIC SPACE HEATERS SHALL PROVIDE SUPPLEMENTAL HEATING TO MAINTAIN THE REQUIRED SPACE TEMPERATURE. THE FOLLOWING SEQUENCE OF OPERATION APPLIES ONLY TO THE ELECTRIC SPACE HEATERS SERVING COMMON AREAS.

EACH HEATER SHALL BE CONTROLLED BY A SPACE TEMPERATURE SENSOR LOCATED WITHIN THE SERVED AREA.

1. HEATING OPERATION

WHEN THE SPACE TEMPERATURE FALLS BELOW THE HEATING SETPOINT OF 70°F (21°C) (ADJUSTABLE):

- THE HEATER SHALL ENERGIZE.
- HEATING OUTPUT SHALL CYCLE OR MODULATE AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.

WHEN THE SPACE TEMPERATURE RISES ABOVE THE HEATING SETPOINT:

- THE HEATER SHALL DE-ENERGIZE.

FORCE FLOW HEATER AND UNIT HEATER FAN OPERATION IS INTERNAL AND NOT CONTROLLED BY THE BAS.

2. NIGHTTIME SETBACK

DURING NIGHTTIME PERIODS, THE HEATING SETPOINT SHALL BE REDUCED TO 64°F (18°C) (ADJUSTABLE). THE HEATER SHALL OPERATE AS REQUIRED TO MAINTAIN THE SETBACK TEMPERATURE.

3. BAS INTEGRATION

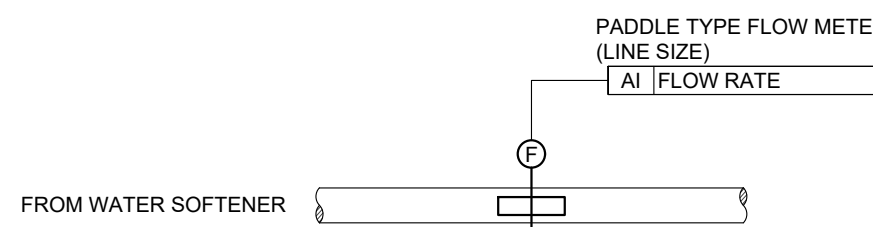
THE BAS SHALL MONITOR:

- SPACE TEMPERATURE
- HEATER OPERATING STATUS

THE BAS SHALL GENERATE AN ALARM IF THE SPACE TEMPERATURE FALLS MORE THAN 2°F (ADJUSTABLE) BELOW THE ACTIVE HEATING SETPOINT FOR LONGER THAN 5 MINUTES (ADJUSTABLE).

ALL SPACE TEMPERATURE SETPOINTS SHALL BE ADJUSTABLE THROUGH THE BAS DURING COMMISSIONING AND OPERATION.

SUPERVISORY-LEVEL ADJUSTMENTS SHALL BE PERMITTED FOR SPACE TEMPERATURE SETPOINTS WITHIN DEFINED RANGES.



DOMESTIC COLD WATER SUPPLY FLOW MONITORING

THE BAS SHALL MONITOR THE DOMESTIC COLD WATER SUPPLY FLOW METER INSTALLED ON THE MAIN DOMESTIC WATER SERVICE AFTER THE WATER TREATMENT.

THE FLOW METER SHALL TRANSMIT A CONTINUOUS FLOW SIGNAL TO THE BAS (GPM OR L/S) FOR MONITORING AND TRENDING.

THE BAS SHALL PERFORM THE FOLLOWING FUNCTIONS:

- MONITOR DOMESTIC WATER FLOW RATE
- RECORD AND TREND WATER CONSUMPTION
- DISPLAY REAL-TIME FLOW RATE AND TOTALIZED WATER CONSUMPTION

THE BAS SHALL LOG DOMESTIC WATER FLOW AND TOTALIZED WATER CONSUMPTION TRENDS FOR SYSTEM PERFORMANCE MONITORING AND WATER USAGE TRACKING.

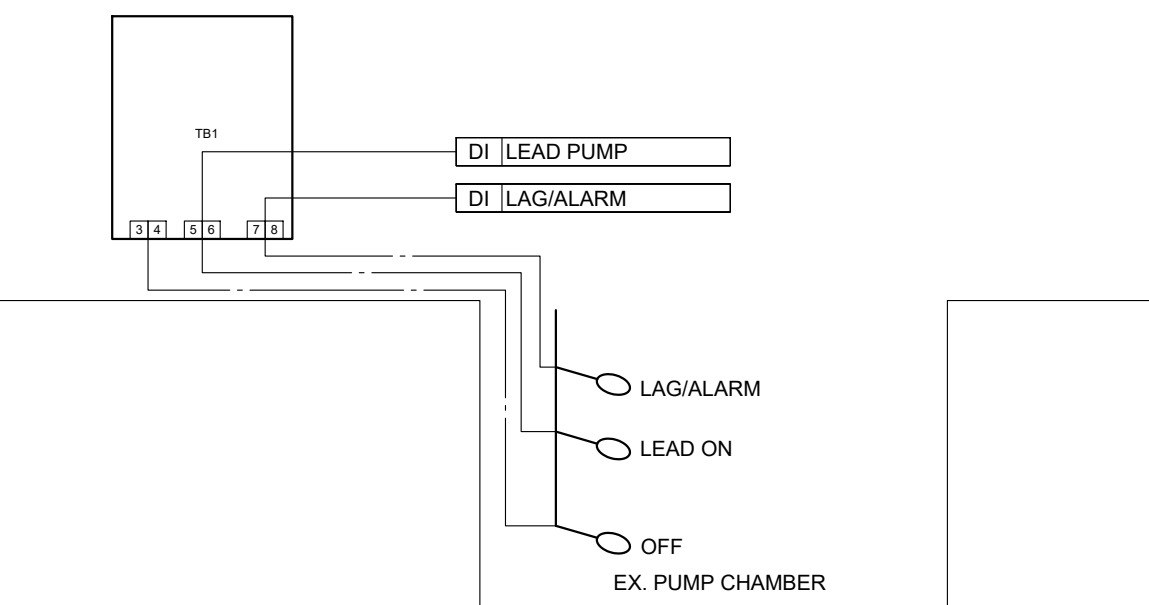
THE BAS SHALL ALLOW THE END USER TO RESET THE TOTALIZED WATER CONSUMPTION VALUE WITHOUT DELETING PREVIOUSLY RECORDED TREND DATA.

IF THE FLOW METER SIGNAL IS LOST OR OUTSIDE THE VALID RANGE, THE BAS SHALL GENERATE A FLOW SENSOR FAULT ALARM.

ALL ALARMS SHALL BE REPORTED AT THE BAS OPERATOR INTERFACE.

ALARM THRESHOLDS AND MONITORING PARAMETERS SHALL BE ADJUSTABLE THROUGH THE BAS DURING COMMISSIONING AND OPERATION.

EX. IFS31W114 PUMP CONTROLLER



PUMP CHAMBER LEVEL MONITORING

THE BAS SHALL MONITOR THE SEWAGE LEVEL IN THE SEPTIC SYSTEM VIA THE EXISTING FLOAT SWITCHES INSTALLED WITHIN THE PUMP CHAMBER.

THE EXISTING DUPLEX PUMP CONTROLLER SHALL RECEIVE THE FOLLOWING FLOAT SWITCH SIGNALS:

- PUMP OFF
- LEAD PUMP ON
- LAG PUMP ON / HIGH LEVEL ALARM

THE BAS CONTRACTOR SHALL MODIFY EXISTING WIRING AS REQUIRED TO PROVIDE COMPATIBLE INPUT SIGNALS TO THE BAS CONTROLLER.

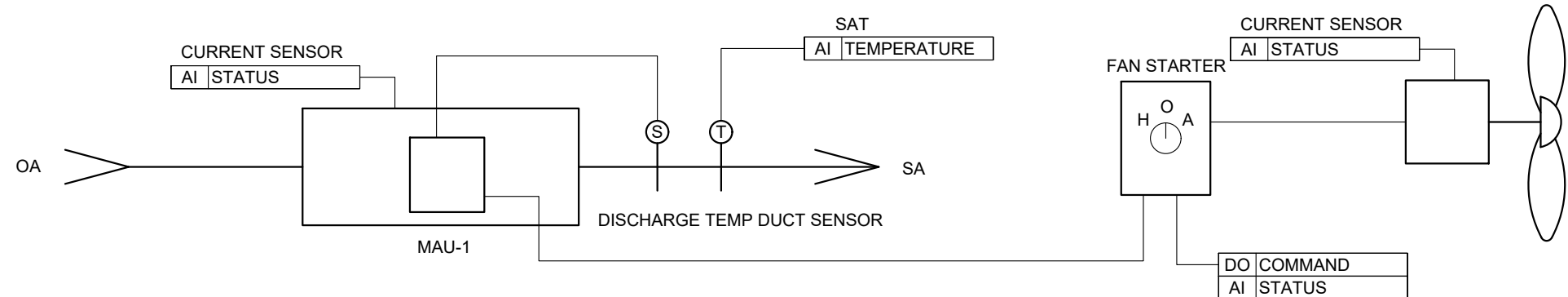
THE BAS SHALL MONITOR AND TREND THE STATUS OF EACH FLOAT SWITCH. TREND DATA SHALL INCLUDE THE DURATION OF EACH FLOAT SWITCH ACTIVATION.

WHEN THE LAG PUMP ON / HIGH LEVEL ALARM FLOAT SWITCH IS ACTIVATED, THE BAS SHALL GENERATE A PUMP CHAMBER HIGH LEVEL ALARM.

IF ANY FLOAT SWITCH REMAINS IN THE ACTIVE STATE FOR LONGER THAN AN ADJUSTABLE TIME DELAY, THE BAS SHALL GENERATE A STUCK FLOAT ALARM.

ALL ALARMS SHALL BE REPORTED AT THE BAS OPERATOR INTERFACE.

ALARM THRESHOLDS AND MONITORING PARAMETERS SHALL BE ADJUSTABLE THROUGH THE BAS DURING COMMISSIONING AND OPERATION.



GARBAGE ROOM VENTILATION - SEQUENCE OF OPERATION

THE GARBAGE ROOM VENTILATION SYSTEM CONSISTS OF AN ELECTRIC MAKEUP AIR UNIT (MAU-1), AN EXHAUST FAN (EF-1), AND A HAND-OFF-AUTO (HOA) STARTER. MAU-1 IS FACTORY-EQUIPPED WITH AN INTEGRAL ELECTRIC HEATING COIL AND AN INTEGRAL DISCHARGE AIR TEMPERATURE CONTROLLER TO MAINTAIN A DISCHARGE AIR TEMPERATURE SETPOINT. A DUCT-MOUNTED TEMPERATURE SENSOR SHALL BE INSTALLED DOWNSTREAM OF MAU-1 TO PROVIDE DISCHARGE AIR TEMPERATURE SENSING. EF-1 OPERATES CONTINUOUSLY UNDER NORMAL CONDITIONS TO MAINTAIN NEGATIVE PRESSURE IN THE GARBAGE ROOM AND CONTROL ODOUR MIGRATION.

1. HOA STARTER AND LOCAL CONTROL

THE HOA SELECTOR SWITCH PROVIDES THREE MODES OF OPERATION:

AUTO MODE

WHEN THE HOA SELECTOR SWITCH IS SET TO AUTO, EF-1 AND MAU-1 ARE CONTROLLED BY THE BAS. EF-1 AND MAU-1 SHALL RUN CONTINUOUSLY. MAU-1 SHALL OPERATE TO MAINTAIN THE DISCHARGE AIR TEMPERATURE AT 70°F (21°C). THE DISCHARGE AIR TEMPERATURE SETPOINT IS SET LOCALLY AT THE MAU-1 INTEGRAL CONTROLLER AND IS NOT ADJUSTABLE THROUGH THE BAS.

HAND MODE

WHEN THE HOA SELECTOR SWITCH IS SET TO HAND (ON), THE BAS CONTROL IS MANUALLY BYPASSED AND BOTH EF-1 AND MAU-1 SHALL RUN CONTINUOUSLY REGARDLESS OF BAS COMMANDS.

A WARNING NOTIFICATION SHALL BE GENERATED AND DISPLAYED AT THE BAS WORKSTATION.

OFF MODE

WHEN THE HOA SELECTOR SWITCH IS SET TO OFF, BOTH EF-1 AND MAU-1 SHALL BE DE-ENERGIZED AND STOP.

AN ALARM SHALL BE GENERATED AND DISPLAYED AT THE BAS WORKSTATION INDICATING THE SYSTEM HAS BEEN MANUALLY SHUT OFF.

THE ALARM SHALL REMAIN ACTIVE UNTIL THE SELECTOR SWITCH IS RETURNED TO AUTO OR HAND AND THE ALARM IS ACKNOWLEDGED AT THE BAS WORKSTATION.

2. GENERAL OPERATION

EF-1 SHALL RUN CONTINUOUSLY DURING OCCUPIED AND UNOCCUPIED HOURS TO MAINTAIN CONSTANT VENTILATION THE GARBAGE ROOM AND PREVENT ODOUR MIGRATION TO ADJACENT SPACES.

MAU-1 SHALL BE INTERLOCKED WITH EF-1 AND OPERATE TO REPLACE EXHAUST AIR WITH CONDITIONED MAKEUP AIR. THE INTEGRAL ELECTRIC HEATING COIL SHALL BE CONTROLLED BY THE MAU-1 UNIT-MOUNTED CONTROLLER BASED ON THE DUCT-MOUNTED DISCHARGE AIR TEMPERATURE SENSOR SIGNAL.

THE BAS SHALL MONITOR THE RUN STATUS OF BOTH EF-1 AND MAU-1 AND SHALL GENERATE AN ALARM IF RUN STATUS IS NOT CONFIRMED WITHIN AN ADJUSTABLE TIME DELAY FOLLOWING A START COMMAND.

3. TEMPERATURE CONTROL

MAU-1 SHALL MODULATE THE INTEGRAL ELECTRIC HEATING COIL TO MAINTAIN A DISCHARGE AIR TEMPERATURE OF 70°F (21°C). TEMPERATURE CONTROL IS ACHIEVED VIA THE MAU-1 UNIT-MOUNTED CONTROLLER REFERENCEING THE DUCT-MOUNTED DISCHARGE AIR TEMPERATURE SENSOR. THE SETPOINT SHALL BE ADJUSTED LOCALLY AT THE UNIT CONTROLLER AND IS NOT ACCESSIBLE THROUGH THE BAS.

THE BAS SHALL MONITOR THE DISCHARGE AIR TEMPERATURE READING FROM THE DUCT-MOUNTED SENSOR FOR STATUS AND ALARM PURPOSES ONLY.

4. BAS INTEGRATION

THE BAS SHALL MONITOR THE FOLLOWING:

- EF-1 RUN STATUS (CURRENT SWITCH)
- MAU-1 RUN STATUS (CURRENT SWITCH)
- MAU-1 DISCHARGE AIR TEMPERATURE (MONITORING ONLY)
- HOA SELECTOR SWITCH POSITION (AUTO / HAND / OFF)

THE BAS SHALL GENERATE ALARMS FOR THE FOLLOWING CONDITIONS:

- EF-1 OR MAU-1 FAULT (RUN COMMAND AND STATUS MISMATCH).
- HOA SWITCH IN HAND (ON) POSITION - WARNING NOTIFICATION TO BAS WORKSTATION.
- HOA SWITCH IN OFF POSITION - ALARM NOTIFICATION TO BAS WORKSTATION.

ALL BAS-ADJUSTABLE CONTROL THRESHOLDS (SUCH AS TIME DELAYS AND ALARM LIMITS) SHALL BE ADJUSTABLE THROUGH THE BAS DURING COMMISSIONING AND OPERATION.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

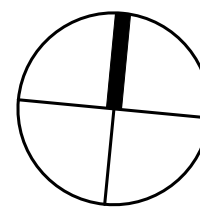
2026-03-19

Revision Schedule

Rev	Date	By	Description
1	2026-02-16	AS	ISSUED FOR COORDINATION
2	2026-03-02	AS	ISSUED FOR 90% REVIEW
3	2026-03-19	AS	ISSUED FOR PERMIT
4	2026-05-13	AS	ISSUED FOR TENDER

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 2026-02-13

DRAWN BY:

CHECKED BY:

AS

SHEET TITLE:

CONTROLS

SCALE:

AS SHOWN

SHEET NUMBER:

M040

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930 THE EAST MALL, SUITE 100
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SEAL

2026-03-19

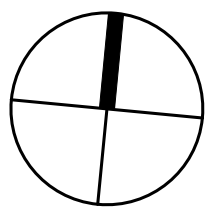
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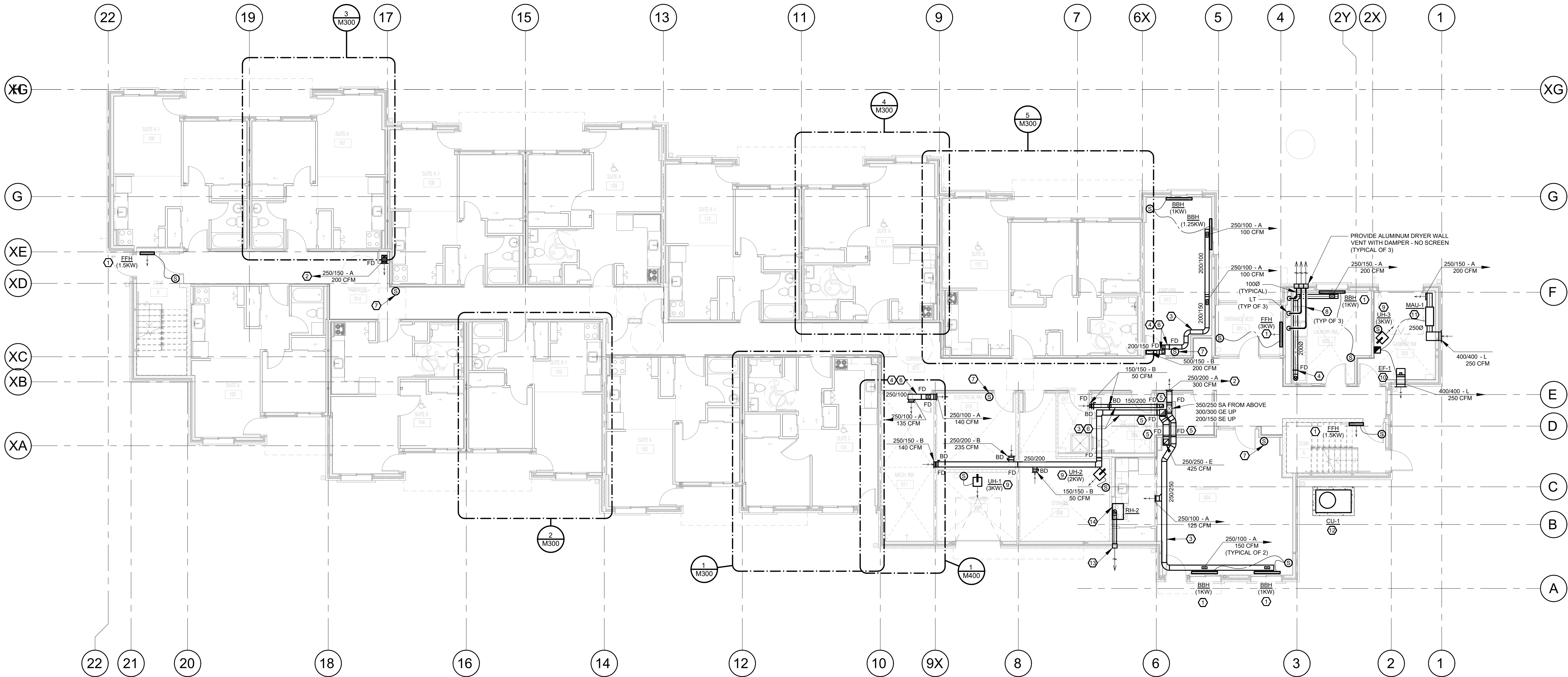
PROPOSED HVAC LAYOUT
FIRST FLOOR

SCALE:

AS SHOWN

SHEET NUMBER:

M100



1 FIRST FLOOR PLAN - HVAC
1:100

DRAWING NOTES:

1. PROVIDE NEW ELECTRIC HEATER COMPLETE WITH REMOTE TEMPERATURE SENSOR. REFER TO DETAILS AND CONTROLS SCHEMATIC FOR BAS INTEGRATION.
2. PROVIDE CORRIDOR VENTILATION DUCTWORK COMPLETE WITH FIRE DAMPER. INSTALL GRILLE AT HIGH LEVEL. INSULATE ALL DUCTWORK AS SPECIFIED.
3. INSTALL DUCTWORK WITHIN ARCHITECTURAL BULKHEAD. COORDINATE BULKHEAD SIZE AND ROUTING WITH GENERAL CONTRACTOR.
4. COORDINATE WITH GENERAL CONTRACTOR FOR CONSTRUCTION OF FIRE-RATED BULKHEAD. PROVIDE VERTICAL FIRE DAMPER WHERE DUCTWORK PENETRATES FIRE SEPARATION. PROVIDE ACCESS DOOR IN NON-RATED BULKHEAD FOR FIRE DAMPER SERVICE ACCESS.
5. PROVIDE CEILING ACCESS PANEL AND DUCT ACCESS DOOR TO PERMIT SERVICING OF FIRE DAMPER FROM WITHIN UNIVERSAL WASHROOM.
6. INSTALL DUCTWORK TO MAINTAIN CLEARANCE ABOVE DOORS AND OPENINGS.
7. PROVIDE AVERAGING TEMPERATURE SENSOR FOR AHU-1 CONTROL. REFER TO CONTROLS SCHEMATIC.
8. PROVIDE ALUMINUM DRYER VENT COMPLETE WITH MAGNETIC VENT CONNECTOR AND LINT TRAP. INSTALL IN ACCORDANCE WITH OBC REQUIREMENTS. ROUTE DRYER VENT AT HIGH LEVEL ACROSS CEILING AND TERMINATE WITH UL-C LISTED ALUMINUM WALL TERMINAL. PROVIDE CUSTOM COLOUR FINISH ON WALL TERMINAL TO MATCH ARCHITECTURAL REQUIREMENTS.
9. PROVIDE UNIT HEATER SUSPENDED FROM WALL. INSTALL UNIT TO CLEAR OVERHEAD DOOR OPERATION AND OTHER OVERHEAD EQUIPMENT.
10. PROVIDE EXHAUST FAN COMPLETE WITH STARTER. INTERLOCK OPERATION WITH MAU-1. REFER TO CONTROLS SCHEMATIC FOR BAS INTEGRATION.
11. PROVIDE MAKEUP AIR UNIT COMPLETE WITH OUTDOOR AIR INTAKE LOUVER INSTALLED AT HIGH LEVEL TIGHT TO UNDERSIDE OF STRUCTURE. INSTALL UNIT TO CLEAR OVERHEAD DOOR OPERATION. INTERLOCK OPERATION WITH EF-1 STARTER. REFER TO CONTROLS SCHEMATIC FOR BAS INTEGRATION.
12. PROVIDE OUTDOOR AIR CONDENSING UNIT COMPLETE WITH 150MM HIGH CONCRETE CURB. MOUNT UNIT ON CURB COMPLETE WITH VIBRATION ISOLATION.
13. PROVIDE KITCHEN EXHAUST DUCTWORK. LOCATE TERMINAL MINIMUM 3.1M FROM MECHANICAL AIR INTAKES. INSULATE FIRST 3M FROM EXTERIOR WALL. ROUTE TIGHT TO WALL AND CEILING AND CONCEAL WITHIN BULKHEAD.
14. PROVIDE RANGE HOOD EXHAUST FAN. PROVIDE AODA-COMPLIANT CONTROLS INSTALLED IN ACCESSIBLE LOCATION. REFER TO ARCHITECTURAL DRAWINGS.



1. PROVIDE NEW ELECTRIC HEATER COMPLETE WITH REMOTE TEMPERATURE SENSOR. REFER TO DETAILS AND CONTROLS SCHEMATIC FOR BAS INTEGRATION.
2. PROVIDE CURRORATE VENTILATION DUCTWORK COMPLETE WITH FIRE DAMPER. INSTALL GRILLE AT HIGH LEVEL. INSULATE ALL DUCTWORK AS SPECIFIED.
3. INSTALL DUCTWORK WITHIN ATTIC SPACE. SUPPORT DUCTWORK FROM ROOF STRUCTURE AND AS DETAILED. INSULATE ALL DUCTWORK IN ACCORDANCE WITH SPECIFICATIONS.
4. PROVIDE CEILING ACCESS PANEL AND DUCT ACCESS DOOR TO PERMIT SERVICING OF FIRE DAMPER FROM CORRIDOR.
5. PROVIDE AVERAGING TEMPERATURE SENSOR FOR AHU-1 CONTROL. REFER TO CONTROLS SCHEMATIC.
6. PROVIDE INDOOR AIR HANDLING UNIT COMPLETE WITH 100MM HIGH CONCRETE HOUSEKEEPING CURB. MOUNT UNIT ON CURB COMPLETE WITH VIBRATION ISOLATION.
7. REFER TO ARCHITECTURAL DRAWINGS FOR LOUVER ELEVATION, SIZE, AND FINISH REQUIREMENTS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

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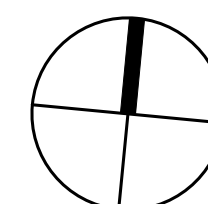
SEAL

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65094 Carleton Drive,
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ISSUE DATE:	2026-02-13
DRAWN BY:	
CHECKED BY:	AS

SHEET TITLE:
PROPOSED HVAC LAYOUT
SECOND FLOOR

AS SHOWN

SHEET NUMBER

M200

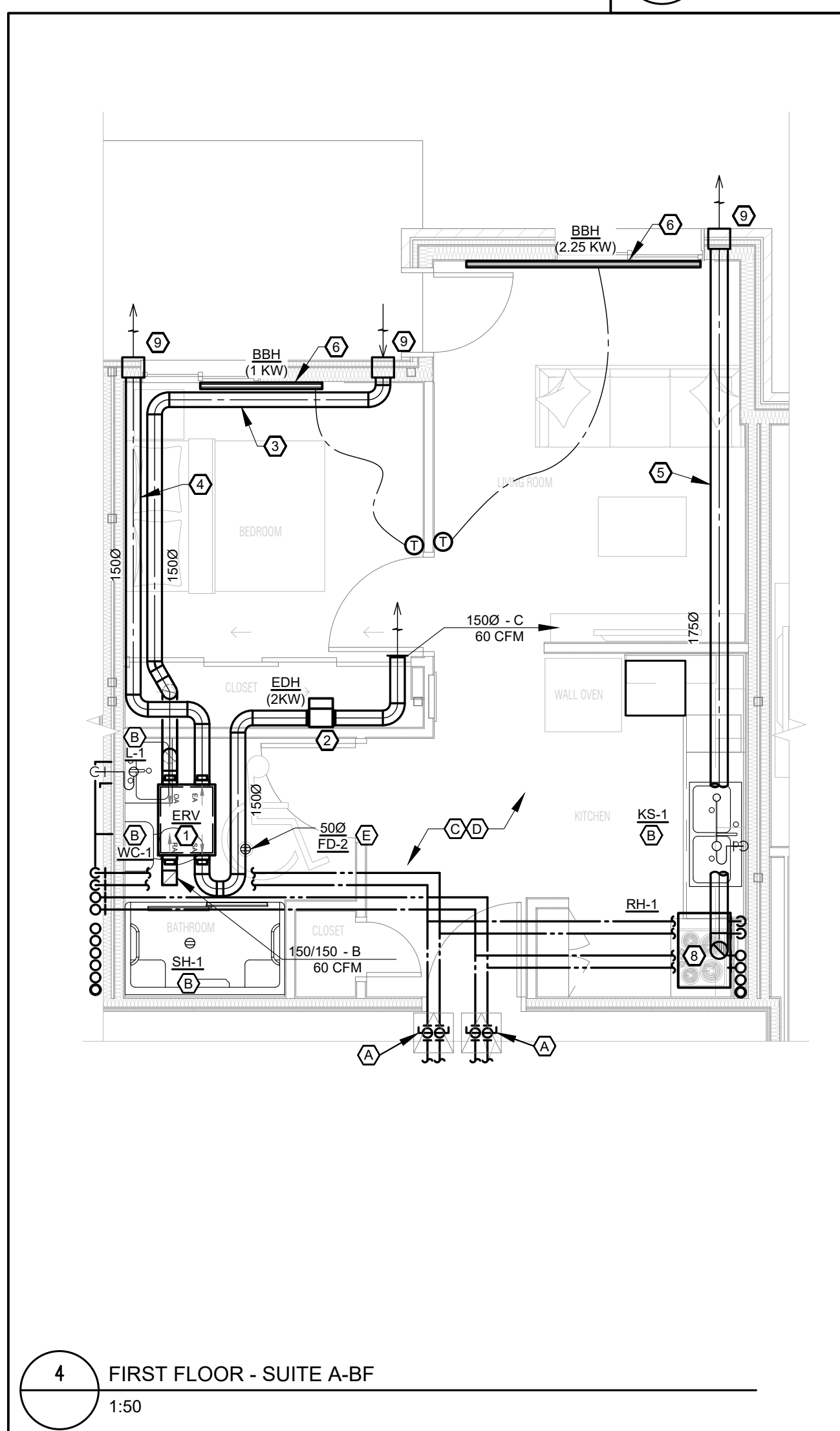
- PLUMBING NOTES:
- PROVIDE ISOLATION VALVE IN PUBLIC CORRIDOR. INSTALL VALVE APPROXIMATELY 100MM ABOVE CEILING ACCESS PANEL. ORIENT VALVE HANDLE TO BE READILY OPERABLE FROM BELOW. COORDINATE FINAL LOCATION ON SITE WITH GENERAL CONTRACTOR.
 - PROVIDE NEW DOMESTIC WATER, SANITARY DRAIN, AND VENT PIPING TO SERVE NEW PLUMBING FIXTURES. REFER TO M020 FOR TYPICAL PIPING SCHEMATIC.
 - ALL EXPOSED PIPING SHALL BE CHROME PLATED AND PROVIDED WITH ONE-PIECE ESCUTCHEON PLATES AT WALL PENETRATIONS. SPLIT-TYPE ESCUTCHEONS ARE NOT PERMITTED.
 - FIRESTOP ALL PIPING PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND FIRE-RESISTANCE RATINGS.
 - PROVIDE NEW FLOOR DRAIN. PROVIDE ELECTRONIC TRAP SEAL PRIMER INSTALLED CONCEALED WITHIN CHASE. REFER TO ARCHITECTURAL DRAWING FOR EXACT LOCATION.

- HVAC NOTES:
- PROVIDE ENERGY RECOVERY VENTILATOR (ERV) AND INSTALL ABOVE DROPPED CEILING. PROVIDE 610x914MM CEILING ACCESS DOOR FOR FULL SERVICE ACCESS. INSTALL UNIT BELOW FIRE SEPARATION. COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR.
 - PROVIDE ELECTRIC DUCT HEATER AND INSTALL ABOVE DROPPED CEILING. PROVIDE MINIMUM 305MM STRAIGHT DUCT UPSTREAM AND DOWNSTREAM OF HEATER IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. ORIENT HEATER TO ALLOW FULL SERVICE ACCESS TO CONTROL PANEL. PROVIDE MINIMUM 305x305MM CEILING ACCESS DOOR.
 - PROVIDE INSULATED OUTDOOR AIR DUCTWORK. ROUTE TIGHT TO WALL AND CEILING AND CONCEAL WITHIN BULKHEAD. MAINTAIN MINIMUM 3.1M SEPARATION BETWEEN ERV INTAKE AND EXHAUST TERMINALS.
 - PROVIDE ERV EXHAUST AIR DUCTWORK. LOCATE TERMINAL MINIMUM 3.1M FROM MECHANICAL AIR INTAKES. INSULATE FIRST 3M FROM EXTERIOR WALL. ROUTE TIGHT TO WALL AND CEILING AND CONCEAL WITHIN BULKHEAD.
 - PROVIDE KITCHEN EXHAUST DUCTWORK. LOCATE TERMINAL MINIMUM 3.1M FROM MECHANICAL AIR INTAKES. INSULATE FIRST 3M FROM EXTERIOR WALL. ROUTE TIGHT TO WALL AND CEILING AND CONCEAL WITHIN BULKHEAD.
 - PROVIDE BASEBOARD HEATER COMPLETE WITH REMOTE LOW-VOLTAGE 24/7 PROGRAMMABLE THERMOSTAT. ROUTE CONTROL WIRING CONCEALED WITHIN WALLS AND ABOVE CEILING.
 - PROVIDE BASEBOARD HEATERS FOR CORNER UNITS ONLY.
 - PROVIDE RANGE HOOD EXHAUST FAN. FOR BARRIER-FREE SUITES, PROVIDE AODA-COMPLIANT CONTROLS INSTALLED IN ACCESSIBLE LOCATION. REFER TO ARCHITECTURAL DRAWINGS.
 - PROVIDE LEAK PROOF INTAKE AND EXHAUST WALL BOX WITH SMOOTH EXTRUDED ALUMINUM GRILLE. INTAKE WALL BOX SHALL BE REVERSOMATIC SWBL-1008, AND EXHAUST SHALL BE REVERSOMATIC SWBL-EXHAUST. PROVIDE CUSTOM NECK COLLAR TO MATCH DUCT SIZES SHOWN ON PLAN.

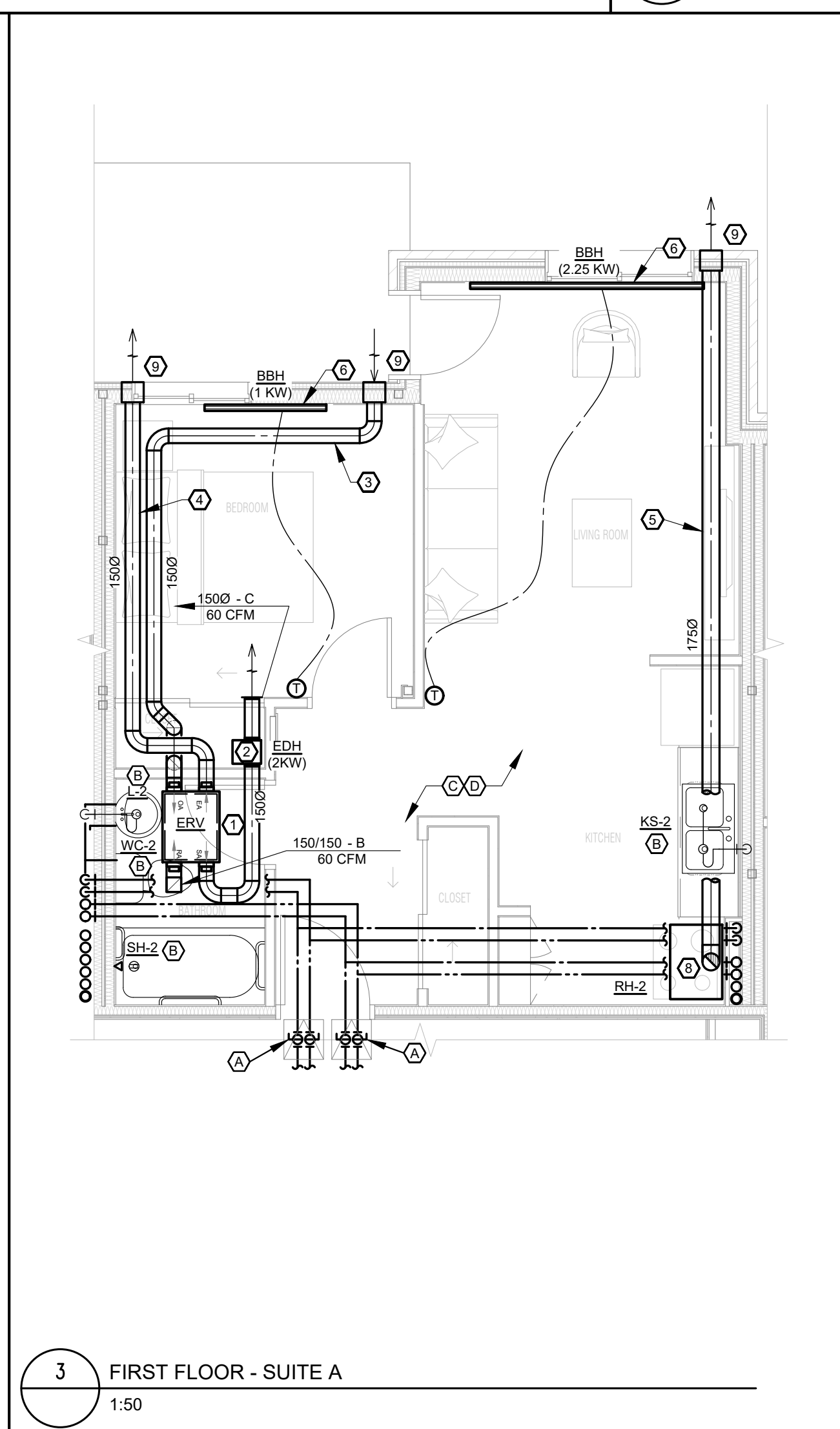
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6 SECOND FLOOR - SUITE A
1:50

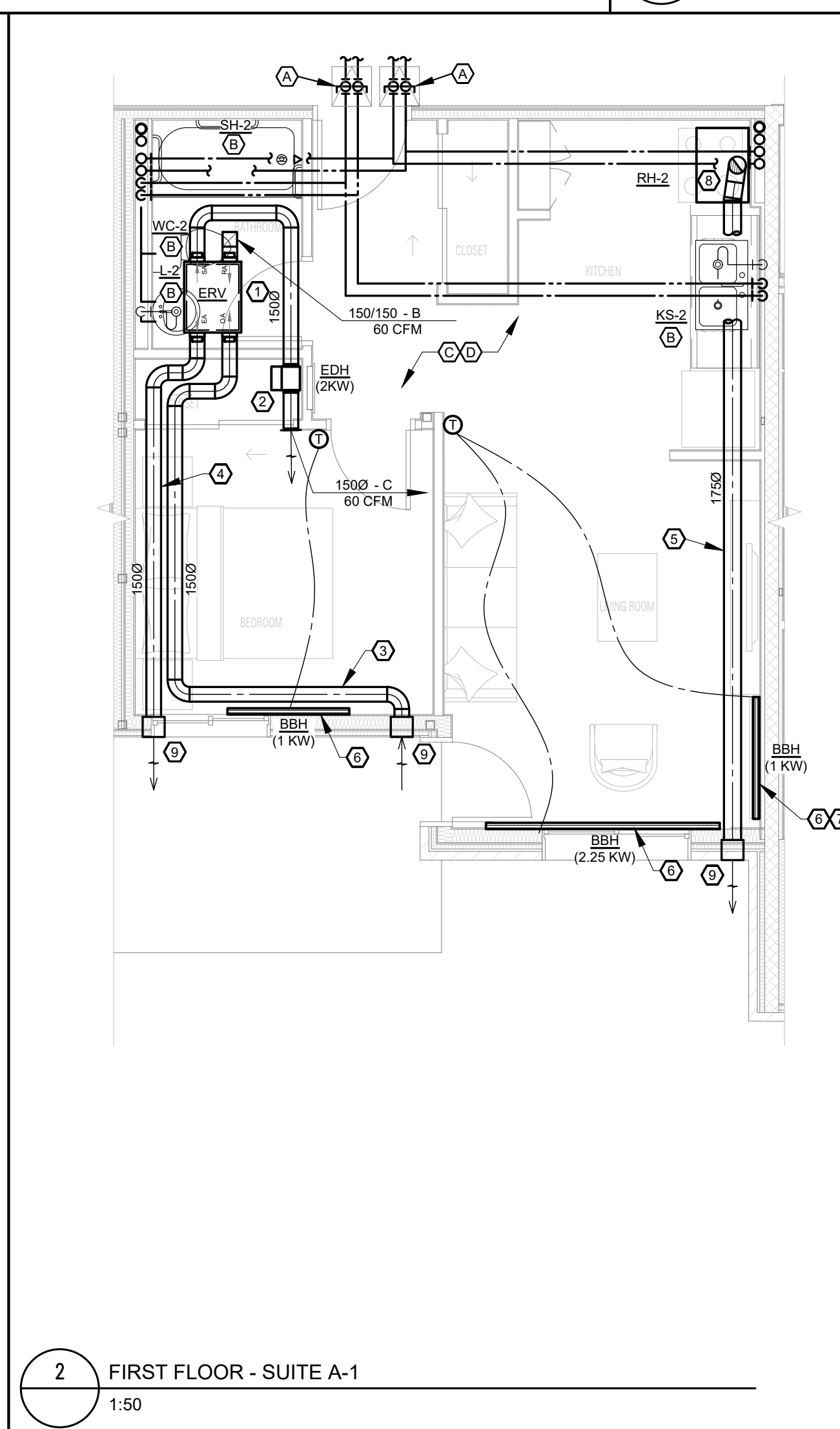
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1:50



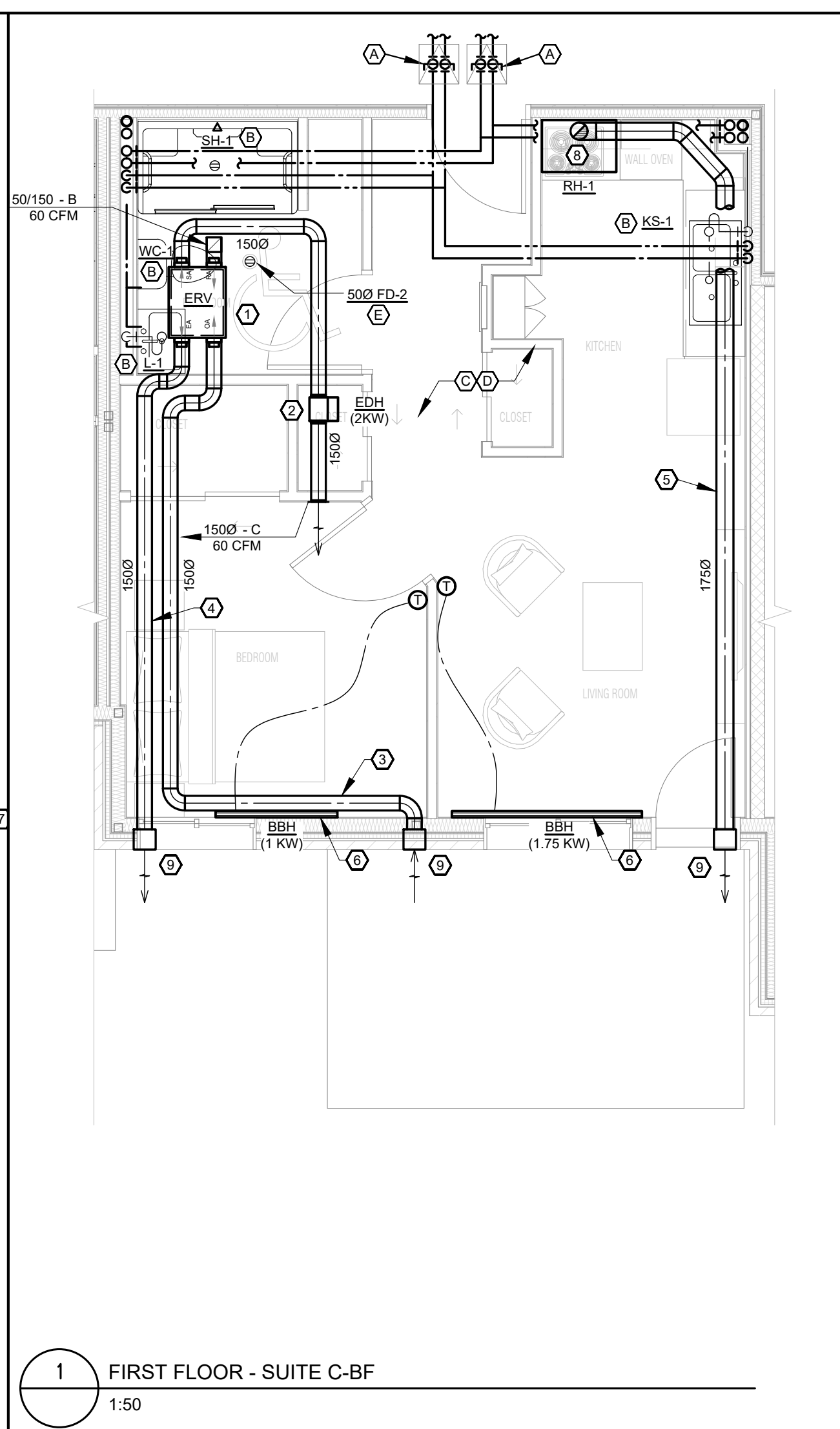
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1:50



3 FIRST FLOOR - SUITE A
1:50



2 FIRST FLOOR - SUITE A-1
1:50



1 FIRST FLOOR - SUITE C-BF
1:50

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:
Smith
Engineering Inc.
707 Kipling Ave, Toronto, ON, M8Z 5G4
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SQ VIS
SQUARE VIS ARCHITECTS INC.
930 THE EAST MALL, SUITE 100
ETOBICOKE, ON M9B 6J9

SEAL

2026-03-19

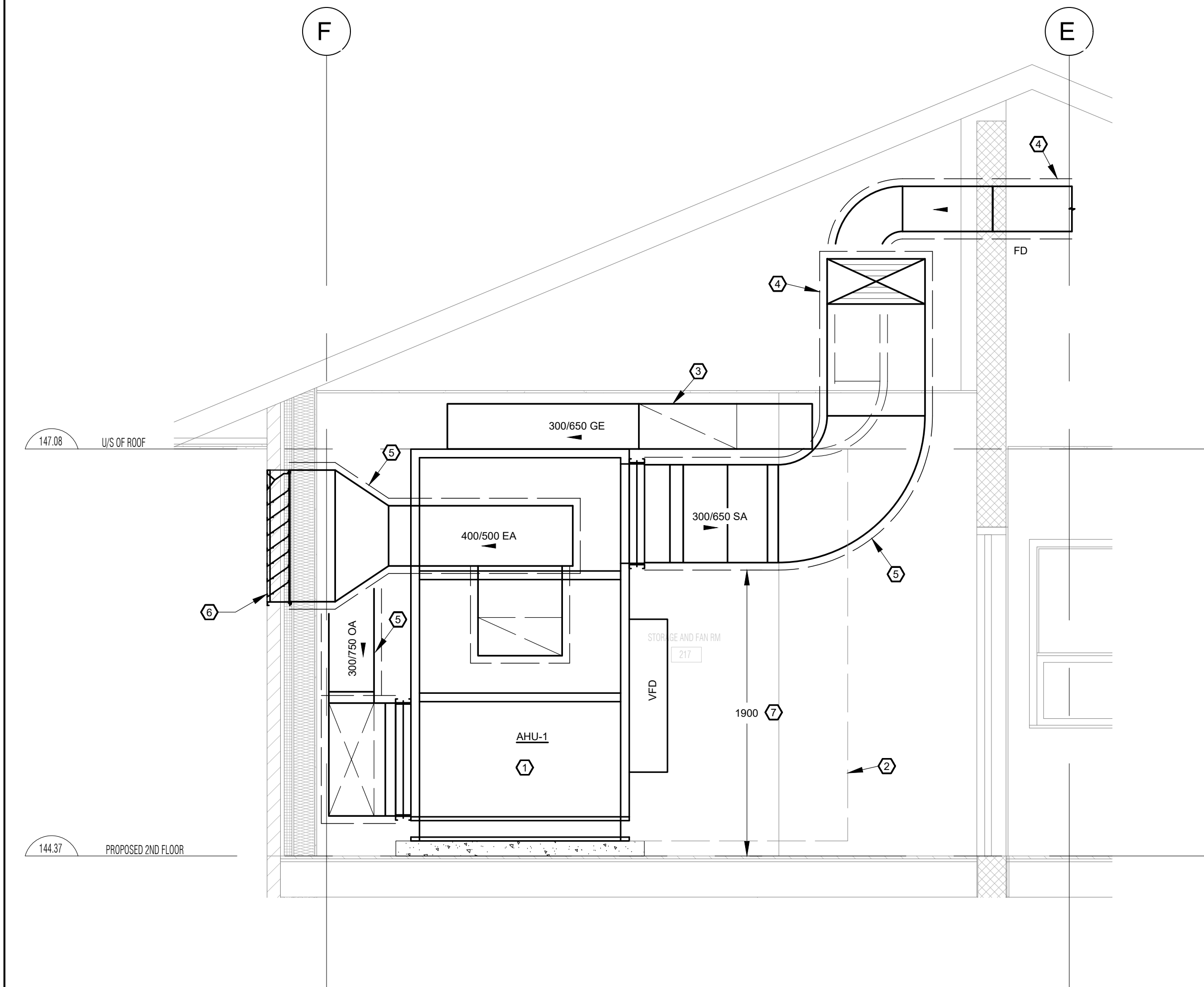
Revision Schedule			
Rev	Date	By	Description
1	2026-02-16	AS	ISSUED FOR COORDINATION
2	2026-03-02	AS	ISSUED FOR 90% REVIEW
3	2026-03-19	AS	ISSUED FOR PERMIT
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PROJECT NAME:
VERONA
PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

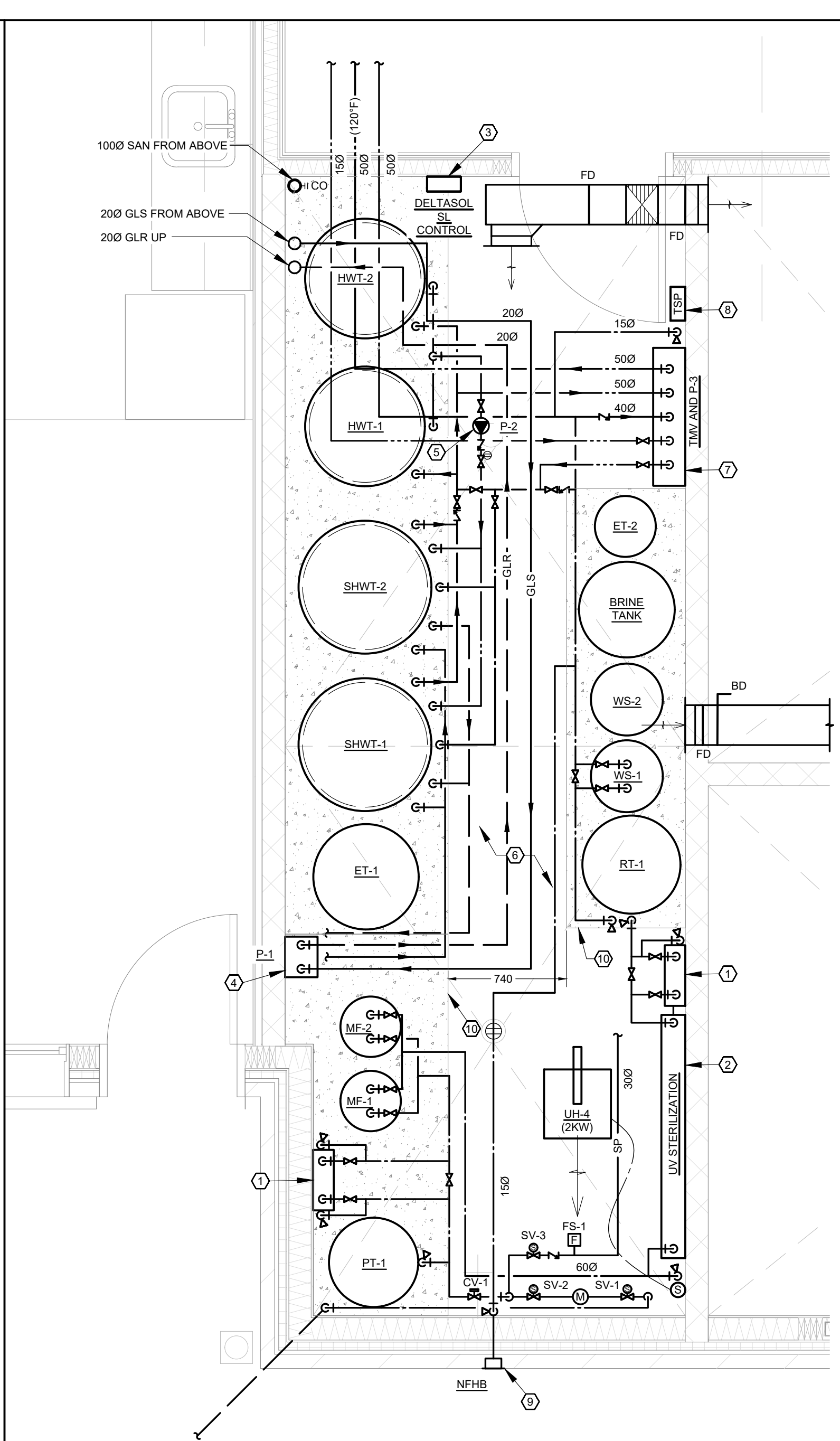
ISSUE DATE: 2026-02-13
DRAWN BY: AS
CHECKED BY:

SHEET TITLE:
**PROPOSED MECHANICAL LAYOUT
TYPICAL SUITES**
SCALE: AS SHOWN

SHEET NUMBER:
M300



- DRAWING NOTES:**
1. PROVIDE NEW AIR HANDLING UNIT ON 100 MM THICK CONCRETE HOUSEKEEPING PAD. PAD SHALL EXTEND MINIMUM 100 MM BEYOND THE UNIT FOOTPRINT ON ALL SIDES. CHAMFER PAD EDGES AND PAINT PERIMETER EDGE YELLOW.
 2. MAINTAIN MINIMUM SERVICE CLEARANCES IN FRONT OF AND AROUND UNIT IN ACCORDANCE WITH MANUFACTURER'S WRITTEN REQUIREMENTS. ENSURE ALL COILS, HEAT EXCHANGER CORES, DAMPERS, FANS, MOTORS, AND INTERNAL COMPONENTS ARE FULLY ACCESSIBLE FOR SERVICING, REMOVAL, AND REPLACEMENT WITHOUT DEMOLITION OF ADJACENT CONSTRUCTION.
 3. INSTALL NEW GENERAL EXHAUST DUCTWORK TIGHT TO THE UNDERSIDE OF STRUCTURE OR CEILING. COORDINATE ROUTING TO AVOID INTERFERENCE WITH AHU ACCESS DOOR SWINGS AND SERVICE CLEARANCES.
 4. PROVIDE 50 MM THICK INSULATED DUCTWORK COMPLETE WITH ALUMINUM OR VENTURECLAD JACKETING WITHIN ATTIC SPACES. TYPICAL.
 5. PROVIDE 25 MM THICK INSULATED DUCTWORK COMPLETE WITH ALUMINUM OR VENTURECLAD JACKETING IN EXPOSED AREAS.
 6. PROVIDE NEW EXTERIOR LOUVER COMPLETE WITH INSECT SCREEN AND MINIMUM 300 MM DEEP INSULATED PLENUM.
 7. MAINTAIN MINIMUM 1900 MM CLEAR HEADROOM. COORDINATE ROUTING OF DUCTWORK, PIPING, EQUIPMENT, AND SUPPORTS TO ENSURE COMPLIANCE.



- DRAWING NOTES:**
1. PROVIDE DOSING STATION AND COORDINATE ELECTRICAL CONNECTIONS AND LOCATION FOR CHEMICAL CONTAINERS.
 2. SPACE ALLOTTED FOR UV STERILIZATION SYSTEM. SYSTEM SHALL BE WALL-MOUNTED AND INSTALLED IN STACKED CONFIGURATION. MAINTAIN MANUFACTURER'S REQUIRED SERVICE CLEARANCES FOR LAMP REMOVAL AND MAINTENANCE.
 3. PROVIDE SOLAR HOT WATER CONTROL PANEL IN ACCESSIBLE WALL LOCATION. COORDINATE WALL OUTLET LOCATION WITH ELECTRICAL CONTRACTOR. PROVIDE MINIMUM 1000MM CLEAR WORKING SPACE IN FRONT.
 4. PROVIDE SOLAR PUMPING STATION COMPLETE WITH PRESSURE RELIEF VALVE MOUNTED ON WALL IN ACCESSIBLE LOCATION. COORDINATE OVERFLOW CONTAINER LOCATION ON SITE.
 5. PROVIDE IN-LINE CIRCULATOR PUMP. ENSURE PUMP IS FULLY SERVICEABLE FROM FLOOR LEVEL WITHOUT OBSTRUCTION FROM OTHER SERVICES. PROVIDE FLANGED CONNECTIONS AT ALL PUMP CONNECTIONS.
 6. PROVIDE INSULATION AND JACKET FOR ALL EXPOSED PIPING WITHIN MECHANICAL ROOM COMPLETE WITH IDENTIFICATION BANDS PER ASME A13.1. REFER TO SPECIFICATIONS FOR INSULATION REQUIREMENTS.
 7. PROVIDE WALL-MOUNTED MASTER THERMOSTATIC MIXING VALVE COMPLETE WITH PRE-PIPED DHWR PUMP AND CONTROLS. SET MIXED WATER TEMPERATURE TO 120°F.
 8. PROVIDE SURFACE-MOUNTED TRAP SEAL PRIMER BOX. PROVIDE 150 DCW CONNECTION TO TSP.
 9. PROVIDE NON-FREEZE HOSE BIBB COMPLETE WITH 150 DCW AND ISOLATION VALVE LOCATED INSIDE BUILDING.
 10. PROVIDE 100MM THICK CONCRETE HOUSEKEEPING PAD WITH CHAMFERED EDGES. PAINT PERIMETER EDGES YELLOW.

- GENERAL NOTES:**
1. DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE. DETERMINE EXACT LOCATIONS REQUIRED TO ACHIEVE PROPER INSTALLATION BASED ON SITE CONDITIONS. REVIEW ALL REVISIONS WITH CONSULTANT.
 2. WHERE DISCREPANCIES EXIST BETWEEN CONTRACT DOCUMENTS, NOTIFY CONSULTANT PRIOR TO PROCEEDING. DO NOT PROCEED WITH WORK AFFECTED BY THE DISCREPANCY UNTIL WRITTEN CLARIFICATION IS PROVIDED. WHERE REQUIREMENTS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE DIRECTED IN WRITING BY THE CONSULTANT.
 3. READ FLOOR PLANS IN CONJUNCTION WITH SCHEMATICS. INFORMATION SHOWN ON FLOOR PLANS SHALL BE CONSIDERED APPLICABLE TO RELATED SYSTEM SCHEMATICS AND VICE-VERSA TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
 4. ALL WORK SHALL COMPLY WITH OBC, OPC, AND LOCAL AUTHORITY REQUIREMENTS.
 5. COORDINATE ALL MECHANICAL, PLUMBING, STRUCTURAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION.
 6. SUBMIT DETAILED AND FULLY COORDINATED SHOP DRAWINGS INCLUDING INTERFERENCE CHECK AND COMPLETE EQUIPMENT AND PIPING LAYOUT PRIOR TO FABRICATION.
 7. MAINTAIN MINIMUM 2000MM CLEAR HEIGHT A.F.F. FOR ALL PIPING AND SERVICES.
 8. ARRANGE INSTALLATION SO ALL VALVES ARE READILY ACCESSIBLE AND ALL EQUIPMENT IS FULLY SERVICEABLE WITHOUT REMOVAL OF UNASSOCIATED EQUIPMENT OR PIPING.
 9. SUPPORT PIPING INDEPENDENTLY OF EQUIPMENT. DO NOT IMPOSE PIPING LOADS ON TANKS, VESSELS, OR EQUIPMENT.
 10. PROVIDE PIPE IDENTIFICATION AND DIRECTIONAL FLOW ARROWS IN ACCORDANCE WITH ASME A13.1.
 11. PROVIDE ADEQUATE CLEARANCES AROUND TANKS AND CONTROL PANELS FOR REMOVAL OF INTERNAL COMPONENTS AND COMPLETE UNIT REPLACEMENT.
 12. INSTALL ALL THERMOMETERS AND PRESSURE GAUGES AT A HEIGHT AND ORIENTATION SUCH THAT THEY ARE CLEARLY READABLE FROM FLOOR LEVEL. DO NOT INSTALL ABOVE 2000MM A.F.F. OR IN OBSTRUCTED LOCATIONS. PROVIDE GAUGE COCKS AND ISOLATION VALVES AS REQUIRED.

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SEAL

2026-03-19

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ISSUE DATE: 2026-02-13

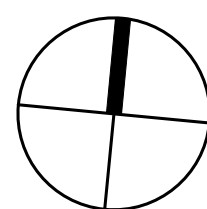
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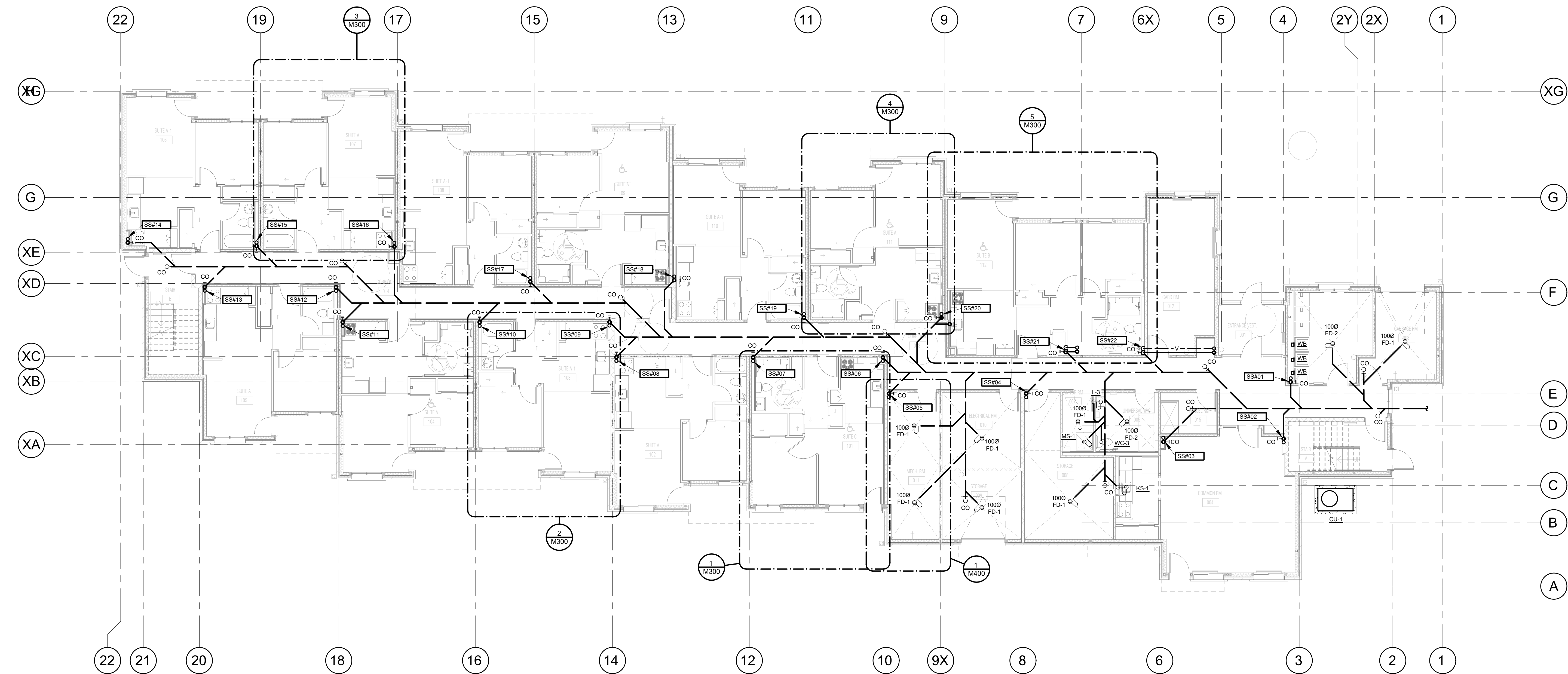
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SHEET TITLE:
ENLARGED MECHANICAL PLANS AND SECTIONS

SCALE: AS SHOWN

SHEET NUMBER:
M400





1 FIRST FLOOR PLAN - PLUMBING AND DRAINAGE
1:100

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK
AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES
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CLIENT:

ENGINEERING:



SEAL

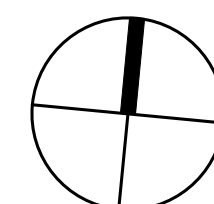
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VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 2026-02-13
DRAWN BY:
CHECKED BY: AS

SHEET TITLE:
PROPOSED DRAINAGE LAYOUT
FOUNDATION

SCALE: AS SHOWN

SHEET NUMBER:

P001

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

ENGINEERING:



SEAL

2026-03-19

Revision Schedule

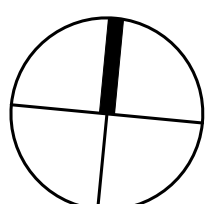
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ISSUE DATE:

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DRAWN BY:

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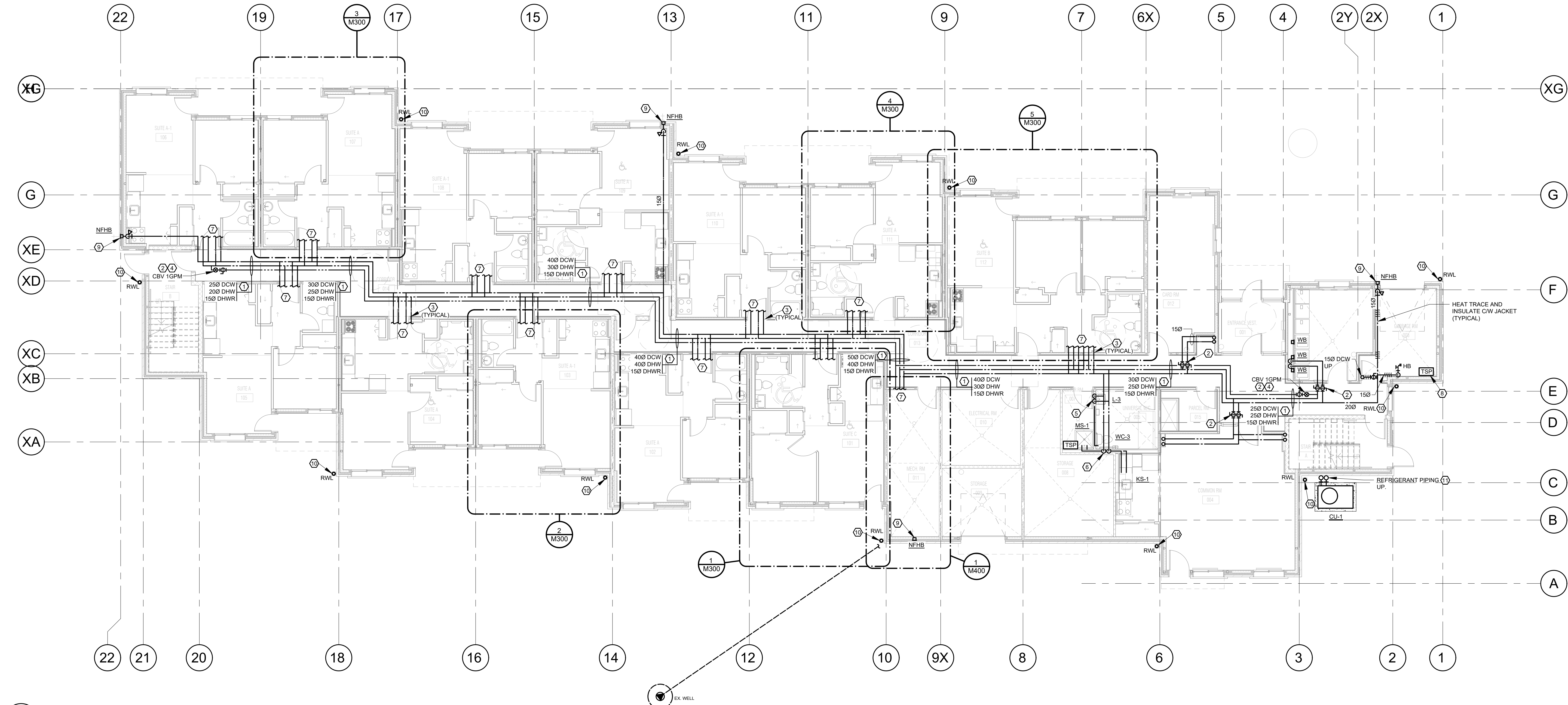
PROPOSED PLUMBING LAYOUT
FIRST FLOOR

SCALE:

AS SHOWN

SHEET NUMBER:

P100



1 FIRST FLOOR PLAN - PLUMBING AND DRAINAGE
1:100

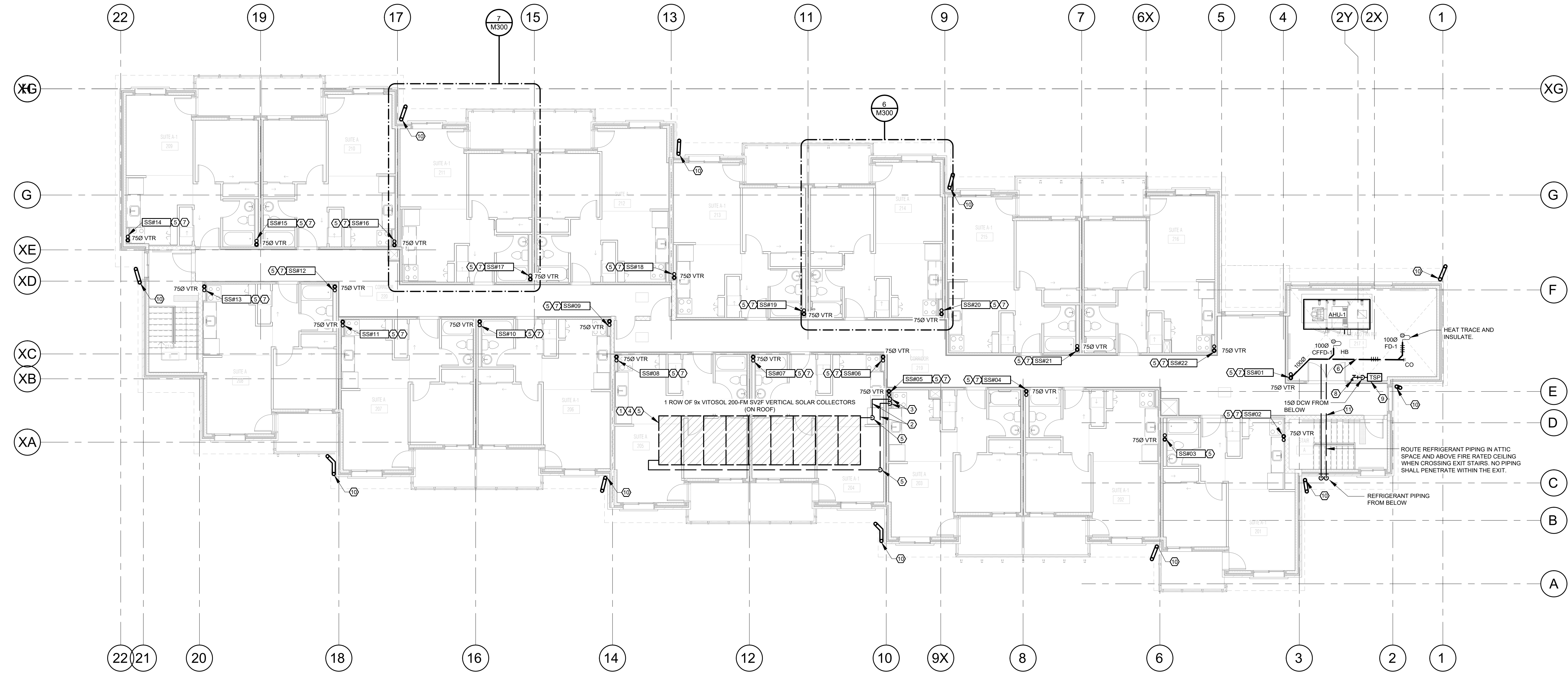
DRAWING NOTES:

1. PROVIDE NEW DOMESTIC WATER PIPING INSTALLED WITHIN CEILING CAVITY. INSULATE AND LABEL ALL PIPING AS SPECIFIED. COORDINATE ROUTING WITH LIGHTING, STRUCTURAL, AND ARCHITECTURAL ELEMENTS.
2. COORDINATE WITH GENERAL CONTRACTOR TO LOCATE ALL ISOLATION VALVES APPROXIMATELY 100MM ABOVE CEILING ACCESS PANELS. ORIENT VALVE HANDLES TO BE READILY OPERABLE FROM BELOW.
3. FIRESTOP ALL PIPING PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND FIRE-RESISTIVE RATINGS.
4. PROVIDE DOMESTIC HOT WATER RECIRCULATION ISOLATION VALVE AND CIRCUIT BALANCING VALVE. SET CBV TO INDICATED FLOW RATE.
5. PROVIDE NEW DOMESTIC HOT AND COLD WATER PIPING DOWN WALL TO SERVE PUBLIC LAVATORY AND WATER CLOSET.
6. PROVIDE NEW DOMESTIC HOT AND COLD WATER PIPING DOWN PLUMBING CHASE TO SERVE FIXTURES IN JANITOR ROOM AND COMMON ROOM.
7. REFER TO ENLARGED PLANS FOR CONTINUATION OF PIPING.
8. PROVIDE NEW SURFACE-MOUNTED TRAP SEAL PRIMER AT LOW LEVEL COMPLETE WITH 150 DCW CONNECTION AND ISOLATION VALVE. EXTEND COPPER TRAP PRIMER TUBING TO NEARBY FLOOR DRAINS. COORDINATE ELECTRICAL POWER CONNECTION.
9. PROVIDE NEW NON-FREEZE HOSE BIBB. DROP PIPING FROM CEILING ON WARM SIDE OF WALL COMPLETE WITH ISOLATION VALVE. COORDINATE PIPE CHASE AND ACCESS PANEL WITH GENERAL CONTRACTOR TO MAINTAIN ACCESS TO VALVE.
10. PROVIDE NEW 750 DOWNSPOUT FROM ROOF GUTTER ABOVE. SUPPORT DOWNSPOUT ON EXTERIOR WALL. DOWNSPOUT TO TERMINATE AND DISCHARGE AWAY FROM DOORWAYS AND WALKWAYS.
11. PROVIDE NEW REFRIGERANT PIPING FROM CU-1 TO AHU-1. ROUTE PIPING AT HIGH LEVEL, TIGHT TO UNDERSIDE OF STRUCTURE. INSULATE AND PROVIDE PROTECTIVE JACKETING AS SPECIFIED. PAINT EXTERIOR JACKETING TO CUSTOM COLOUR PER ARCHITECT'S DIRECTION.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE (OBC), ONTARIO PLUMBING CODE (OPC), AND ALL APPLICABLE LOCAL AUTHORITY REQUIREMENTS.
2. WHERE DISCREPANCIES EXIST BETWEEN CONTRACT DOCUMENTS, NOTIFY CONSULTANT PRIOR TO PROCEEDING. DO NOT PROCEED WITH WORK AFFECTED BY THE DISCREPANCY UNTIL WRITTEN CLARIFICATION IS PROVIDED. WHERE REQUIREMENTS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE DIRECTED IN WRITING BY THE CONSULTANT.
3. DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE. DETERMINE EXACT LOCATIONS REQUIRED TO ACHIEVE PROPER INSTALLATION BASED ON SITE CONDITIONS.
4. READ FLOOR PLANS IN CONJUNCTION WITH SCHEMATICS AND DETAILS. INFORMATION SHOWN ON FLOOR PLANS SHALL BE CONSIDERED APPLICABLE TO RELATED SYSTEM SCHEMATICS AND VICE-VERSA TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
5. COORDINATE ALL MECHANICAL, PLUMBING, STRUCTURAL, ARCHITECTURAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION.
6. SUBMIT DETAILED AND FULLY COORDINATED SHOP DRAWINGS INCLUDING INTERFERENCE CHECK AND COMPLETE EQUIPMENT AND PIPING LAYOUT PRIOR TO FABRICATION OR INSTALLATION.
7. ARRANGE INSTALLATION SO ALL VALVES, GAUGES, THERMOMETERS, AND INSTRUMENTATION ARE READILY ACCESSIBLE FOR OPERATION, INSPECTION, AND MAINTENANCE. COMPONENTS SHALL BE ACCESSIBLE FROM FLOOR LEVEL OR A STEP LADDER. WHERE INSTALLED ABOVE CEILING, LOCATE COMPONENTS IMMEDIATELY ADJACENT TO CEILING ACCESS PANELS AND POSITION THEM SO THEY CAN BE OPERATED, READ, OR SERVICED BY REACHING THROUGH THE ACCESS OPENING WITHOUT REMOVAL OF CEILING SYSTEMS OR OTHER BUILDING ELEMENTS.
8. MAINTAIN CLEAR ACCESS TO ALL CLEANNOUTS, FLOOR DRAINS, ACCESS PANELS, AND SERVICE POINTS. DO NOT OBSTRUCT.
9. SUPPORT PIPING INDEPENDENTLY OF EQUIPMENT. DO NOT IMPOSE PIPING LOADS ON TANKS, VESSELS, OR EQUIPMENT.
10. PROVIDE ISOLATION VALVES AT ALL MAJOR EQUIPMENT AND BRANCH CONNECTIONS. PROVIDE UNIONS OR FLANGED CONNECTIONS AT EQUIPMENT TO PERMIT REMOVAL AND REPLACEMENT.
11. PROVIDE PIPE IDENTIFICATION AND FLOW DIRECTION ARROWS IN ACCORDANCE WITH ASME A13.1.
12. FIRESTOP ALL PIPING AND DUCT PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND FIRE-RESISTANCE RATINGS.
13. VENT ALL PLUMBING FIXTURES IN ACCORDANCE WITH THE ONTARIO PLUMBING CODE.
14. PRIME ALL TRAPS WITH ELECTRONIC TRAP SEAL PRIMERS WHERE REQUIRED BY CODE.
15. ALL DOMESTIC WATER PIPING SHALL BE TYPE L HARD COPPER UNLESS OTHERWISE APPROVED IN WRITING.
16. ALL SANITARY, STORM, AND VENT DRAINAGE PIPING SHALL BE CAST IRON OR IPEX SYSTEM 15 PVC UNLESS OTHERWISE APPROVED IN WRITING.

PLUMBING FIXTURES SCHEDULE										
TAG	PRODUCT CATEGORY	MANUFACTURER	MODEL NUMBER	DESCRIPTION	ROUGH IN				FAUCET/FLUSH VALVE	ACCESSORIES
					DRAIN	VENT	HOT	COLD		
WC-1	TOILET	AMERICAN STANDARD	215AA155.020	WHITE FINISH VITREOUS CHINA, EVERCLEAN® ANTIMICROBIAL SURFACE	75	40	--	15		SEAT: CENTOCO 8008TS-001, FOR ELONGATED BOWL, WHITE, POLYPROPYLENE PLASTIC SUPPLY: MCGUIRE LFBV172SS12
WC-2	TOILET	AMERICAN STANDARD	215CA154.020	WHITE FINISH VITREOUS CHINA, EVERCLEAN® ANTIMICROBIAL SURFACE	75	40	--	15		SEAT: CENTOCO 8008TS-001, FOR ELONGATED BOWL, WHITE, POLYPROPYLENE PLASTIC SUPPLY: MCGUIRE LFBV172SS12
WC-3	TOILET	AMERICAN STANDARD	2467800.020	WHITE FINISH VITREOUS CHINA, EVERCLEAN® ANTIMICROBIAL SURFACE	75	40	--	15		SEAT: CENTOCO 8008TS-001, FOR ELONGATED BOWL, WHITE, POLYPROPYLENE PLASTIC SUPPLY: MCGUIRE LFBV172SS12
L-1	BASIN	AMERICAN STANDARD	0476028.020	VITREOUS CHINA, 102 MM (4") CENTERSET, COUNTER MOUNTED, DROP-IN, WHITE FINISH, FRONT OVERFLOW	75	40	--	15	AMERICAN STANDARD COLONY® PRO, MANUAL, 102 MM (4") CENTERSET, 7075004.002, 4.5 LPM (1.2 GPM) MAXIMUM FLOWRATE P-T-RAP: MCGUIRE LFBV172SS12	P-T-RAP: MCGUIRE PW2125WC P-T-RAP: MCGUIRE PW2125WC
L-2	BASIN	AMERICAN STANDARD	0476028.020	VITREOUS CHINA, 102 MM (4") CENTERSET, COUNTER MOUNTED, DROP-IN, WHITE FINISH, FRONT OVERFLOW	32	32	15	15	AMERICAN STANDARD COLONY® PRO, MANUAL, 102 MM (4") CENTERSET, 7075004.002, 4.5 LPM (1.2 GPM) MAXIMUM FLOWRATE P-T-RAP: MCGUIRE LFBV172SS12	P-T-RAP: MCGUIRE PW2125WC P-T-RAP: MCGUIRE PW2125WC
L-3	BASIN	AMERICAN STANDARD	9024004EC.020	DECORUMB® VITREOUS CHINA, 102 MM (4") CENTERSET, WALL-HUNG, WHITE FINISH, REAR OVERFLOW	32	32	15	15	AMERICAN STANDARD COLONY® PRO, MANUAL, 102 MM (4") CENTERSET, 7075004.002, 4.5 LPM (1.2 GPM) MAXIMUM FLOWRATE P-T-RAP: MCGUIRE LFBV172SS12	P-T-RAP: MCGUIRE PW2125WC P-T-RAP: MCGUIRE PW2125WC CARRIER: WATTS C-425, LAVATORY SUPPORT, WALL PLATE
SH-1	COMPLETE SHOWER TRIM	GROHE	14468000	REFER TO ARCHITECTURAL DRAWINGS FOR SHOWER STALL INFORMATION	40	32	15	15		SHOWER VALVE: GROHE 35110000 SHOWERHEAD: GROHE 26051001 SHOWER ARM: GROHE 27414000 HAND SHOWER: GROHE 2726500E SLIDE BAR: GROHE 27500000 WALL SUPPLY: GROHE 26034000 SHOWER HOSE: GROHE 26155001 HAND SHOWER HOLDER: GROHE 27660000 DIVERTER VALVE TRIM: GROHE 26230001 DIVERTER VALVES: GROHE 26020000
SH-2	BATHTUB TRIM	GROHE	14468000	REFER TO ARCHITECTURAL DRAWINGS FOR BATHTUB INFORMATION	40	32	15	15		COMPLETE SHOWER TRIM: GROHE 14468000 SHOWER VALVE: GROHE 35110000 SHOWERHEAD: GROHE 26051001 SHOWER ARM: GROHE 27414000 TUB SPOUT: GROHE 13611000
KS-1	SINK	FRANKE COMMERCIAL	ALBS7306P-1140F-1-3	STAINLESS STEEL, TYPE 304, 18 GAUGE, COUNTER MOUNTED, WITH FAUCET LEDGE, SINGLE COMPARTMENT, COMMERCIAL SINKS	40	32	15	15	AMERICAN STANDARD COLONY PRO, MANUAL, 203 MM (8") CENTERSET, 7074000.002, 5.7 LPM (1.5 GPM) MAXIMUM FLOWRATE P-T-RAP: MCGUIRE LFBV170SS12	SINK: FAUCET: SUPPLY: MCGUIRE LFBV170SS12 P-T-RAP: MCGUIRE PW808 WASTE: 1140F-316 CRUMB CUP STRAINER WITH S.S. TAILPIECE
KS-2	SINK	FRANKE COMMERCIAL	LBS7306P-1140F-1-3	STAINLESS STEEL, TYPE 304, 18 GAUGE, COUNTER MOUNTED, WITH FAUCET LEDGE, SINGLE COMPARTMENT, COMMERCIAL SINKS	40	32	15	15	AMERICAN STANDARD COLONY PRO, MANUAL, 203 MM (8") CENTERSET, 7074000.002, 5.7 LPM (1.5 GPM) MAXIMUM FLOWRATE P-T-RAP: MCGUIRE LFBV170SS12	SINK: FAUCET: SUPPLY: MCGUIRE LFBV170SS12 P-T-RAP: MCGUIRE PW808 WASTE: 1140F-316 CRUMB CUP STRAINER WITH S.S. TAILPIECE
MS-1	SINK	FIAT	MSB2424100-MSG24-895CC-1453BB-E77AA	MOLDED STONE, FLOOR MOUNTED, SINGLE COMPARTMENT, MOP SERVICE SINKS	75	40	15	15	CHICAGO FAUCETS MANUAL, 194 - 213 MM (7-1/8" TO 8-3/8") ADJUSTABLE CENTERSET, 897-RCE	SINK: 610 MM (24") WALL GUARD ONE (1) EXTRA 610 X 305 MM (24" X 12") STAINLESS STEEL PANEL (MSG24), MOP HANGER (880CC), NORMAL STRAINER (1453BB), VINYL BUMPERGUARD (E77AA)
TMV	MASTER MIXING VALVE	LAWLER	804-68608	THERMOSTATIC HIGH-LOW MASTER WATER MIXING CONTROL						THERMOMETER: POWERS 894-3928 CHECK VALVE: WATTS LF77MT1-20-1-12 RECIRCULATION PUMP: GRUNDFOS ALPHA2 N
WB	LAUNDRY BOX	PPP	MM-500 MLB		50	32	15	15		



1 SECOND FLOOR PLAN - PLUMBING AND DRAINAGE
1:100

- DRAWING NOTES:**
1. PROVIDE SOLAR COLLECTOR ON ROOF. COORDINATE MOUNTING, STRUCTURAL SUPPORTS, AND ROOF FLASHINGS.
 2. ROUTE GLYCOL SUPPLY AND RETURN PIPING THROUGH ATTIC SPACE. INSULATE ALL PIPING AND PROVIDE PROTECTIVE JACKETING SUITABLE FOR ATTIC CONDITIONS.
 3. PROVIDE GLYCOL SUPPLY AND RETURN PIPING FROM ROOF LEVEL DOWN TO MECHANICAL ROOM BELOW. SUPPORT, INSULATE, AND LABEL PIPING IN ACCORDANCE WITH SPECIFICATIONS.
 4. RETAIN ROOFING CONTRACTOR FOR INSTALLATION OF SOLAR COLLECTOR MOUNTING SUPPORTS AND ASSOCIATED ROOF FLASHINGS, FITTINGS, AND ACCESSORIES.
 5. ALL ROOF PENETRATIONS SHALL BE PERFORMED BY THE ROOFING CONTRACTOR.
 6. PROVIDE SANITARY DRAIN AND ROUTE WITHIN CEILING SPACE BELOW. HEAT TRACE, INSULATE, AND PROVIDE PROTECTIVE INSULATION JACKETING ON PORTION ROUTED THROUGH GARBAGE ROOM BELOW. COORDINATE ROUTING WITH LIGHTING, STRUCTURAL, AND ARCHITECTURAL ELEMENTS.
 7. PROVIDE SANITARY STACK AND ASSOCIATED VENT PIPING.
 8. PROVIDE HOSE BIBB AND INSTALL AT 900MM A.F.F.
 9. PROVIDE NEW SURFACE-MOUNTED TRAP SEAL PRIMER AT LOW LEVEL. COMPLETE WITH 150 DOWN CONNECTION AND ISOLATION VALVE. EXTEND COPPER TRAP PRIMER TUBING TO NEARBY FLOOR DRAINS. COORDINATE ELECTRICAL POWER CONNECTION.
 10. PROVIDE 750 DOWNSPOUT FROM ROOF GUTTER. COORDINATE FINAL LOCATION ON SITE.
 11. PROVIDE NEW REFRIGERANT PIPING FROM CU-1 TO AHU-1. ROUTE PIPING AT HIGH LEVEL, TIGHT TO UNDERSIDE OF STRUCTURE. INSULATE AND PROVIDE PROTECTIVE JACKETING AS SPECIFIED. INSTALL PIPING WITHIN ATTIC SPACE. PIPING SHALL NOT PENETRATE WITHIN EXIT STAIR A. PROVIDE ALL REQUIRED REFRIGERANT VALVES, FITTINGS, DRIERS, AND ANCILLARY DEVICES AS REQUIRED BY THE MANUFACTURER.

- GENERAL NOTES:**
1. ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE (OBC), ONTARIO PLUMBING CODE (OPC), AND ALL APPLICABLE LOCAL AUTHORITY REQUIREMENTS.
 2. WHERE DISCREPANCIES EXIST BETWEEN CONTRACT DOCUMENTS, NOTIFY CONSULTANT PRIOR TO PROCEEDING. DO NOT PROCEED WITH WORK AFFECTED BY THE DISCREPANCY UNTIL WRITTEN CLARIFICATION IS PROVIDED. WHERE REQUIREMENTS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE DIRECTED IN WRITING BY THE CONSULTANT.
 3. DO NOT SCALE DRAWINGS. LOCATIONS OF ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE. DETERMINE EXACT LOCATIONS REQUIRED TO ACHIEVE PROPER INSTALLATION BASED ON SITE CONDITIONS.
 4. READ FLOOR PLANS IN CONJUNCTION WITH SCHEMATICS AND DETAILS. INFORMATION SHOWN ON FLOOR PLANS SHALL BE CONSIDERED APPLICABLE TO RELATED SYSTEM SCHEMATICS AND VICE-VERSA TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
 5. COORDINATE ALL MECHANICAL, PLUMBING, STRUCTURAL, ARCHITECTURAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION.
 6. SUBMIT DETAILED AND FULLY COORDINATED SHOP DRAWINGS INCLUDING INTERFERENCE CHECK AND COMPLETE EQUIPMENT AND PIPING LAYOUT PRIOR TO FABRICATION OR INSTALLATION.
 7. ARRANGE INSTALLATION SO ALL VALVES, GAUGES, THERMOMETERS, AND INSTRUMENTATION ARE READILY ACCESSIBLE FOR OPERATION, INSPECTION, AND MAINTENANCE. COMPONENTS SHALL BE ACCESSIBLE FROM FLOOR LEVEL OR A STEP LADDER. WHERE INSTALLED ABOVE CEILING, LOCATE COMPONENTS IMMEDIATELY ADJACENT TO CEILING ACCESS PANELS AND POSITION THEM SO THEY CAN BE OPERATED, READ, OR SERVICED BY REACHING THROUGH THE ACCESS OPENING WITHOUT REMOVAL OF CEILING SYSTEMS OR OTHER BUILDING ELEMENTS.
 8. MAINTAIN CLEAR ACCESS TO ALL CLEANOUTS, FLOOR DRAINS, ACCESS PANELS, AND SERVICE POINTS. DO NOT OBSTRUCT.
 9. SUPPORT PIPING INDEPENDENTLY OF EQUIPMENT. DO NOT IMPOSE PIPING LOADS ON TANKS, VESSELS, OR EQUIPMENT.
 10. PROVIDE ISOLATION VALVES AT ALL MAJOR EQUIPMENT AND BRANCH CONNECTIONS. PROVIDE UNIONS OR FLANGED CONNECTIONS AT EQUIPMENT TO PERMIT REMOVAL AND REPLACEMENT.
 11. PROVIDE PIPE IDENTIFICATION AND FLOW DIRECTION ARROWS IN ACCORDANCE WITH ASME A13.1.
 12. FIRESTOP ALL PIPING AND DUCT PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND FIRE-RESISTANCE RATINGS.
 13. VENT ALL PLUMBING FIXTURES IN ACCORDANCE WITH THE ONTARIO PLUMBING CODE.
 14. PRIME ALL TRAPS WITH ELECTRONIC TRAP SEAL PRIMERS WHERE REQUIRED BY CODE.
 15. ALL DOMESTIC WATER PIPING SHALL BE TYPE L HARD COPPER UNLESS OTHERWISE APPROVED IN WRITING.
 16. ALL SANITARY, STORM, AND VENT DRAINAGE PIPING SHALL BE CAST IRON OR IPEX SYSTEM 15 PVC UNLESS OTHERWISE APPROVED IN WRITING.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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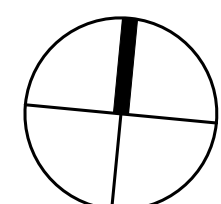
SEAL

2026-03-19

Revision Schedule			
Rev	Date	By	Description
1	2026-02-16	AS	ISSUED FOR COORDINATION
2	2026-03-02	AS	ISSUED FOR 90% REVIEW
3	2026-03-19	AS	ISSUED FOR PERMIT
4	2026-05-13	AS	ISSUED FOR TENDER

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 2026-02-13
DRAWN BY:
CHECKED BY: AS

SHEET TITLE:
**PROPOSED PLUMBING & DRAINAGE LAYOUT
SECOND FLOOR**
SCALE: AS SHOWN

SHEET NUMBER:

P200



1 SECOND FLOOR PLAN - FIRE PROTECTION
1:100

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CLIENT:

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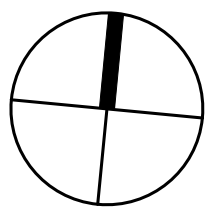
2026-03-19

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-16	AS	ISSUED FOR COORDINATION	
2	2026-03-02	AS	ISSUED FOR 90% REVIEW	
3	2026-03-19	AS	ISSUED FOR PERMIT	
4	2026-05-13	AS	ISSUED FOR TENDER	

PROJECT NAME:
VERONA

PROJECT ADDRESS:

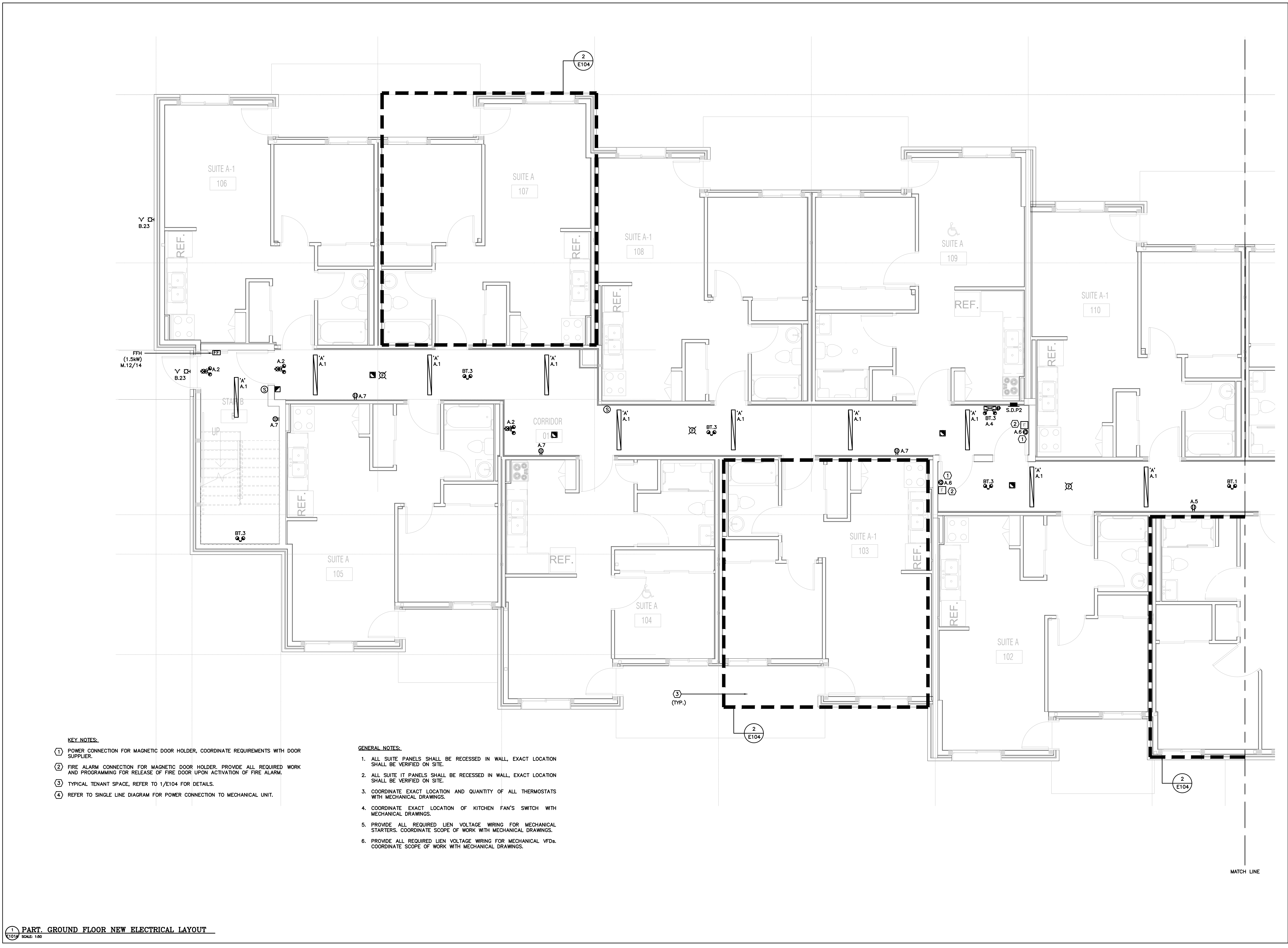
6094 Carleton Drive,
Verona, ON



ISSUE DATE: 2026-02-13
DRAWN BY:
CHECKED BY: AS

SHEET TITLE:
PROPOSED FIRE PROTECTION LAYOUT
SECOND FLOOR
SCALE: AS SHOWN

SHEET NUMBER:
F200



DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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SEAL

Revision Schedule			
Rev	Date	By	Description
1	2026-02-16	FRB	ISSUED FOR REVIEW
2	2026-03-02	FRB	ISSUED FOR 90% REVIEW
3	2026-03-20	FRB	ISSUED FOR PERMIT
4	2026-04-17	FRB	PRE TENDER REVIEW
5	2026-05-13	FRB	ISSUED FOR TENDER

Drawing Revision			
Rev	Date	By	Description
1	2026-05-12	FRB	ISSUED FOR EPR-01

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE: MAY 2026

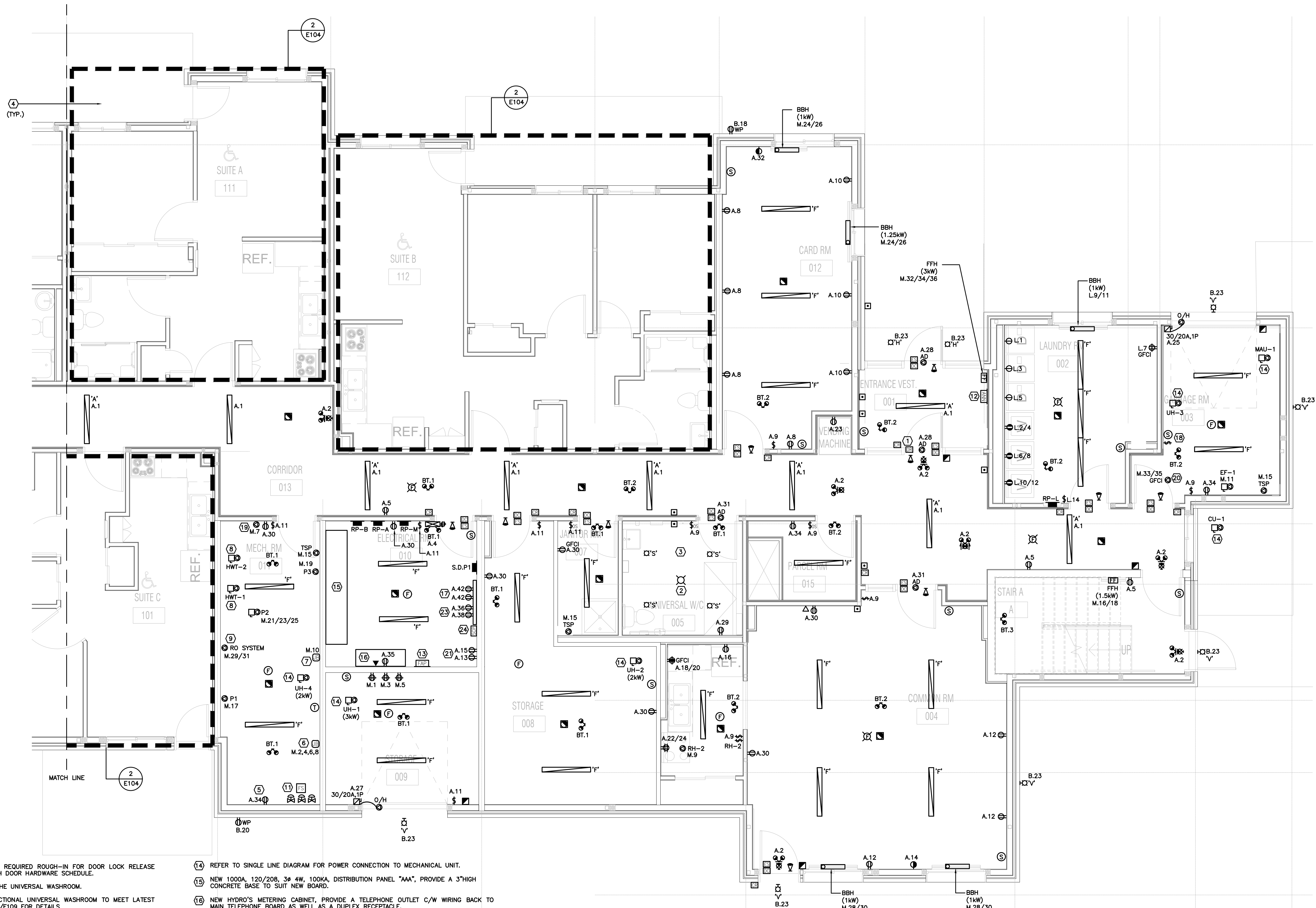
DRAWN BY: N.Y.

CHECKED BY: F.R.B.

SHEET TITLE:
PART. GROUND FLOOR NEW ELECTRICAL LAYOUT

SCALE: AS SHOWN

SHEET NUMBER:
E101A



KEY NOTES:

- DOOR LOCK RELEASE BOX, PROVIDE ALL REQUIRED ROUGH-IN FOR DOOR LOCK RELEASE SYSTEM. COORDINATE REQUIREMENTS WITH DOOR HARDWARE SCHEDULE.
- PROVIDE A FIRE ALARM STROBE INSIDE THE UNIVERSAL WASHROOM.
- CONTRACTOR TO PROVIDE A FULLY FUNCTIONAL UNIVERSAL WASHROOM TO MEET LATEST LATEST OBC REQUIREMENTS, REFER TO 3/E109 FOR DETAILS.
- TYPICAL TENANT SPACE, REFER TO DRAWING E103 FOR DETAILS.
- RECEPTACLE FOR GF PUMP, CONFIRM EXACT LOCATION WITH MECHANICAL DRAWINGS.
- PROVIDE FOUR (4) - JUNCTION BOXES C/W A 120V DEDICATED CIRCUIT FOR SOLAR CONTROL SYSTEM.
- POWER CONNECTION FOR WATER TREATMENT SYSTEM CONTROL PANEL, COORDINATE EXACT LOCATION ON SITE.
- REFER TO SINGLE LINE DIAGRAM FOR POWER CONNECTIONS TO HOT WATER TANKS.
- POWER CONNECTION FOR RO SYSTEM, CONFIRM EXACT LOCATION WITH MECHANICAL DRAWINGS.
- NOT USED.
- PROVIDE ALL REQUIRED FIRE ALARM CONNECTIONS TO NEW SPRINKLER SUPERVISED VALVES AND FLOW SWITCH. REFER TO FIRE ALARM RISER DIAGRAM FOR DETAILS.
- MAIN FIRE ALARM ANNUNCIATOR PANEL.
- MAIN FIRE ALARM PANEL.
- REFER TO SINGLE LINE DIAGRAM FOR POWER CONNECTION TO MECHANICAL UNIT.
- NEW 1000A, 120/208, 3Ø 4W, 100KA, DISTRIBUTION PANEL "AAA", PROVIDE A 3" HIGH CONCRETE BASE TO SUIT NEW BOARD.
- NEW HYDRO'S METERING CABINET, PROVIDE A TELEPHONE OUTLET C/W WIRING BACK TO MAIN TELEPHONE BOARD AS WELL AS A DUPLEX RECEPTACLE.
- APPROXIMATE LOCATION OF MAIN TELEPHONE AND DATA BOARD.
- PROVIDE ALL REQUIRED LINE VOLTAGE WIRING FOR MAU-1 AND EF-1 STARTER AND INTERCONNECTION, COORDINATE SCOPE OF WORK WITH MECHANICAL DRAWINGS.
- POWER CONNECTION FOR DETLASOL CONTROL BOX.
- GFCI POWER CONNECTION FOR HEAT TRACING SYSTEM, CONFIRM EXACT LOCATION WITH MECHANICAL DRAWINGS.
- POWER OUTLETS FOR FUTURE IT CABINET BY OTHERS.
- GFCI POWER OUTLETS FOR SECURITY SYSTEM.
- APPROXIMATE LOCATION OF SECURITY PANEL, CONTRACTOR TO VERIFY THE EXACT LOCATION WITH SECURITY CONTRACTOR PRIOR TO ANY WORK

GENERAL NOTES:

- ALL SUITE PANELS SHALL BE RECESSED IN WALL, EXACT LOCATION SHALL BE VERIFIED ON SITE.
- ALL SUITE IT PANELS SHALL BE RECESSED IN WALL, EXACT LOCATION SHALL BE VERIFIED ON SITE.
- COORDINATE EXACT LOCATION AND QUANTITY OF ALL THERMOSTATS WITH MECHANICAL DRAWINGS.
- COORDINATE EXACT LOCATION OF KITCHEN FAN'S SWITCH WITH MECHANICAL DRAWINGS.
- PROVIDE ALL REQUIRED LIEN VOLTAGE WIRING FOR MECHANICAL STARTERS. COORDINATE SCOPE OF WORK WITH MECHANICAL DRAWINGS.
- PROVIDE ALL REQUIRED LIEN VOLTAGE WIRING FOR MECHANICAL VFDs. COORDINATE SCOPE OF WORK WITH MECHANICAL DRAWINGS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ENGINEERING:



JLK:ENGINEERING
Professional Engineering Design Services



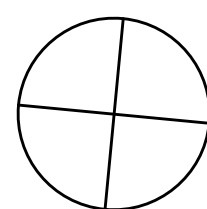
SEAL

Revision Schedule				
Rev	Date	By	Description	
1	2026-02-16	FRB	ISSUED FOR REVIEW	
2	2026-03-02	FRB	ISSUED FOR 90% REVIEW	
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5	2026-05-13	FRB	ISSUED FOR TENDER	

Rev	Date	By	Description
1	2026-05-12	FRB	ISSUED FOR EPR-01

Drawing Revision

PROJECT NAME: VERONA
PROJECT ADDRESS: 6094 Carleton Drive, Verona, ON

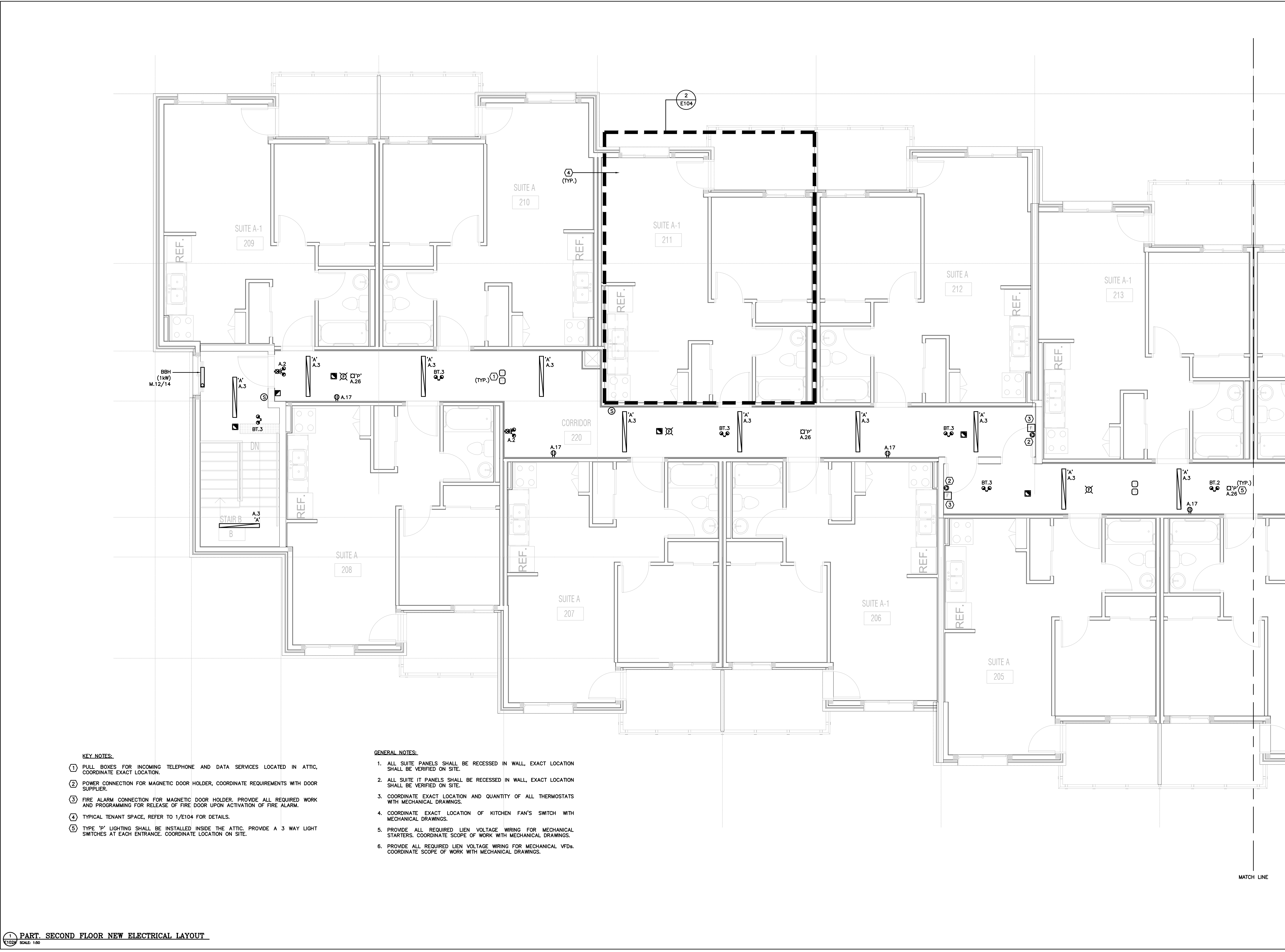


ISSUE DATE: MAY 2026
DRAWN BY: N.Y.
CHECKED BY: F.R.B.

SHEET TITLE:
PART. GROUND FLOOR NEW ELECTRICAL LAYOUT

SCALE: AS SHOWN

SHEET NUMBER:
E101B



KEY NOTES:

- PULL BOXES FOR INCOMING TELEPHONE AND DATA SERVICES LOCATED IN ATTIC, COORDINATE EXACT LOCATION.
- POWER CONNECTION FOR MAGNETIC DOOR HOLDER, COORDINATE REQUIREMENTS WITH DOOR SUPPLIER.
- FIRE ALARM CONNECTION FOR MAGNETIC DOOR HOLDER. PROVIDE ALL REQUIRED WORK AND PROGRAMMING FOR RELEASE OF FIRE DOOR UPON ACTIVATION OF FIRE ALARM.
- TYPICAL TENANT SPACE, REFER TO 1/E104 FOR DETAILS.
- TYPE 'P' LIGHTING SHALL BE INSTALLED INSIDE THE ATTIC. PROVIDE A 3 WAY LIGHT SWITCHES AT EACH ENTRANCE. COORDINATE LOCATION ON SITE.

GENERAL NOTES:

- ALL SUITE PANELS SHALL BE RECESSED IN WALL, EXACT LOCATION SHALL BE VERIFIED ON SITE.
- ALL SUITE IT PANELS SHALL BE RECESSED IN WALL, EXACT LOCATION SHALL BE VERIFIED ON SITE.
- COORDINATE EXACT LOCATION AND QUANTITY OF ALL THERMOSTATS WITH MECHANICAL DRAWINGS.
- COORDINATE EXACT LOCATION OF KITCHEN FAN'S SWITCH WITH MECHANICAL DRAWINGS.
- PROVIDE ALL REQUIRED LIEN VOLTAGE WIRING FOR MECHANICAL STARTERS. COORDINATE SCOPE OF WORK WITH MECHANICAL DRAWINGS.
- PROVIDE ALL REQUIRED LIEN VOLTAGE WIRING FOR MECHANICAL VFDs. COORDINATE SCOPE OF WORK WITH MECHANICAL DRAWINGS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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SEAL

Revision Schedule

Rev	Date	By	Description
1	2026-02-16	FRB	ISSUED FOR REVIEW
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Rev	Date	By	Description
1	2026-05-12	FRB	ISSUED FOR EPR-01

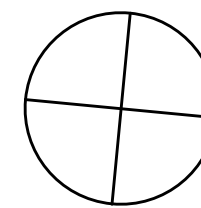
Drawing Revision

PROJECT NAME:

VERONA

PROJECT ADDRESS:

6094 Carleton Drive,
Verona ON



ISSUE DATE:

MAY 2026

DRAWN BY:

N.Y.

CHECKED BY:

F.R.B.

SHEET TITLE:

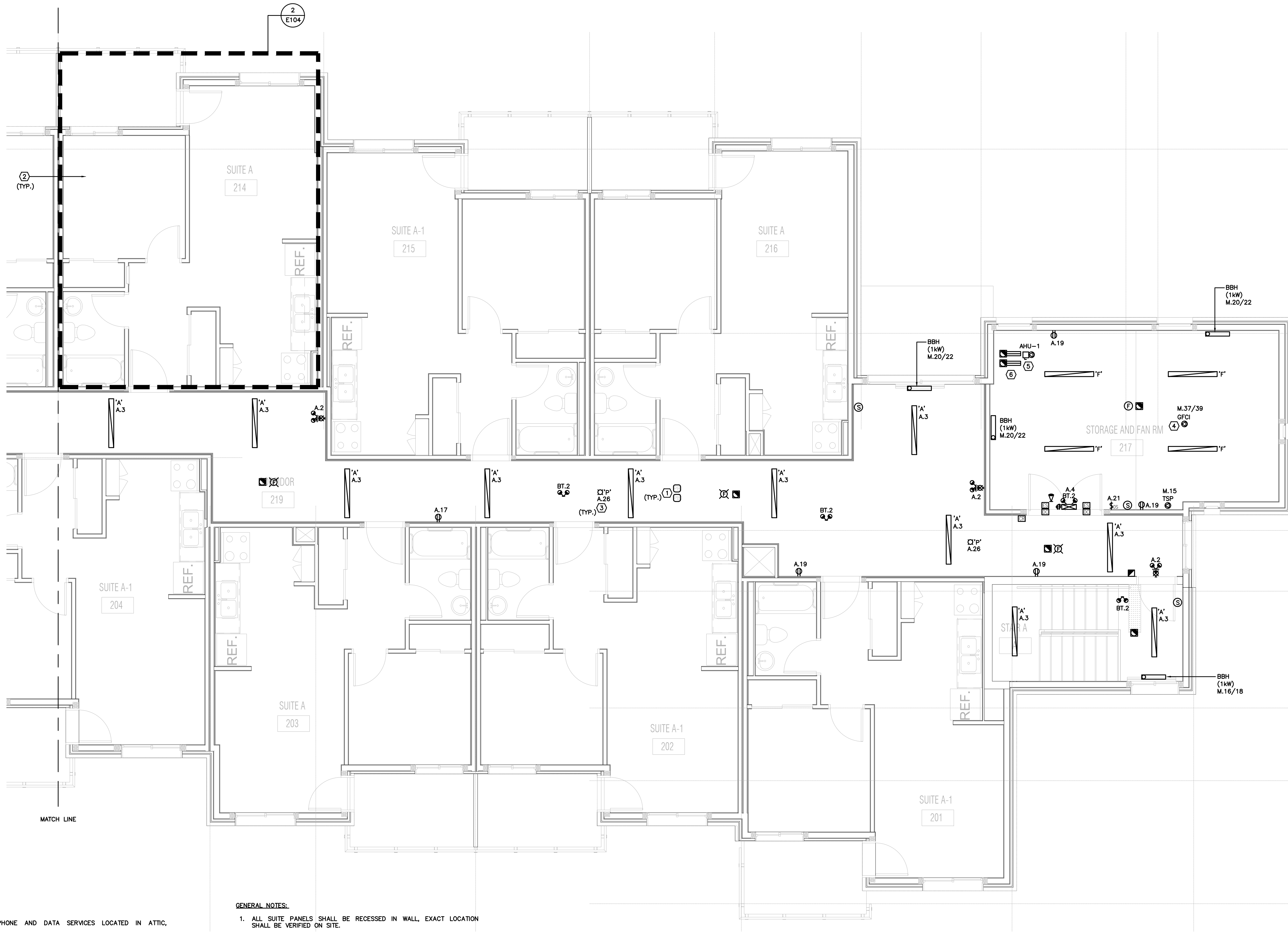
PART. SECOND FLOOR NEW
ELECTRICAL LAYOUT

SCALE:

AS SHOWN

SHEET NUMBER:

E102A



KEY NOTES:

- PULL BOXES FOR INCOMING TELEPHONE AND DATA SERVICES LOCATED IN ATTIC, COORDINATE EXACT LOCATION.
- TYPICAL TENANT SPACE, REFER TO 1/E104 FOR DETAILS.
- TYPE 'P' LIGHTING SHALL BE INSTALLED INSIDE THE ATTIC. PROVIDE A 3 WAY LIGHT SWITCHES AT EACH ENTRANCE. COORDINATE LOCATION ON SITE.
- GFCI POWER CONNECTION FOR HEAT TRACING SYSTEM, CONFIRM EXACT LOCATION WITH MECHANICAL DRAWINGS.
- POWER CONNECTION FOR AHU-1, PROVIDE ALL REQUIRED LINE VOLTA EWIRING FOR THE UNIT'S VFDs. REFER TO DISTRIBUTION DIAGRAM FOR DETAILS.
- FIRE ALARM DUCT SMOKE DETECTORS FOR AHU-1.

GENERAL NOTES:

- ALL SUITE PANELS SHALL BE RECESSED IN WALL, EXACT LOCATION SHALL BE VERIFIED ON SITE.
- ALL SUITE IT PANELS SHALL BE RECESSED IN WALL, EXACT LOCATION SHALL BE VERIFIED ON SITE.
- COORDINATE EXACT LOCATION AND QUANTITY OF ALL THERMOSTATS WITH MECHANICAL DRAWINGS.
- COORDINATE EXACT LOCATION OF KITCHEN FAN'S SWITCH WITH MECHANICAL DRAWINGS.
- PROVIDE ALL REQUIRED LIEN VOLTAGE WIRING FOR MECHANICAL STARTERS. COORDINATE SCOPE OF WORK WITH MECHANICAL DRAWINGS.
- PROVIDE ALL REQUIRED LIEN VOLTAGE WIRING FOR MECHANICAL VFDs. COORDINATE SCOPE OF WORK WITH MECHANICAL DRAWINGS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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SEAL

Revision Schedule

Rev	Date	By	Description
1	2026-02-16	FRB	ISSUED FOR REVIEW
2	2026-03-02	FRB	ISSUED FOR 90% REVIEW
3	2026-03-20	FRB	ISSUED FOR PERMIT
4	2026-04-17	FRB	PRE TENDER REVIEW
5	2026-05-13	FRB	ISSUED FOR TENDER

Rev	Date	By	Description
1	2026-05-12	FRB	ISSUED FOR EPR-01

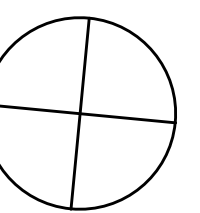
Drawing Revision

PROJECT NAME:

VERONA

PROJECT ADDRESS:

6094 Carleton Drive,
Verona, ON



ISSUE DATE: MAY 2026
DRAWN BY: N.Y.
CHECKED BY: F.R.B.

SHEET TITLE:
PART. SECOND FLOOR NEW
ELECTRICAL LAYOUT

SCALE: AS SHOWN

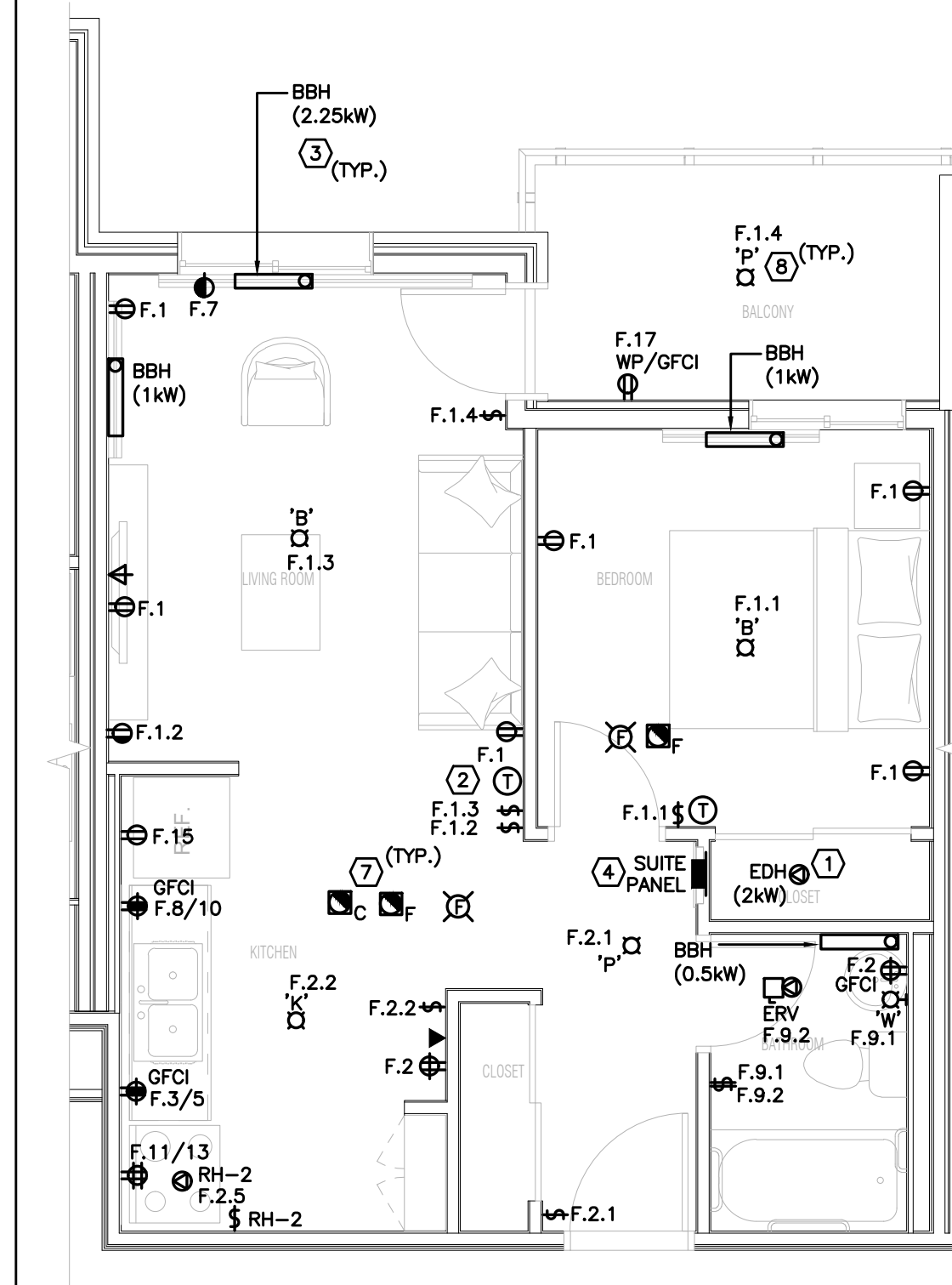
SHEET NUMBER:

E102B

DESCRIPTION	LOAD (KW)	BRKR	CCT No	PH	CCT No	BRKR	LOAD (KW)	DESCRIPTION
BED & LIVING RM LIGHTING & RECP.	0.4	20	1	A	2	20	0.5	KITCHEN LIGHTING AND RECEPTACLES
SPLIT RECEPTACLE	0.6	20	3	B	4	*20	3.0	HEATERS
A/C RECEPTACLE	0.6	20	7	B	8	20	0.8	SPLIT RECEPTACLES
BATHROOM LIGHTING & ERV	0.6	20	9	A	10	2P	—	SMOKE DETECTOR
STOVE	6.0	40	11	B	12	15	0.1	RECEPTACLES
2-#8+GND IN 3/4"C	—	—	—	—	—	—	—	SPARE
FRIDGE	0.3	15	15	B	16	15	—	EDH (GFCI)
BALCONY RECEPTACLE	0.1	20	17	A	18	15	—	SPARE
—	—	—	—	—	—	—	—	SPARE
WALL OVEN	1.0	20	21	A	22	20	—	SPARE
—	—	—	—	—	—	—	—	SPARE

NOTES: ALL BREAKERS TO BE AFCI UNLESS OTHERWISE NOTED * FOR UNITS WITH 3 BBHs USE 30A,2P C/W 2#10 WIRING								PANEL RP-F ⑨
VOLTS (V):	120/208V	TYPE:	—	RECESSED				<input checked="" type="checkbox"/>
PHASE:	1	CONN. LOAD (KW):	15.0	SURFACE				<input type="checkbox"/>
WIRES:	3	DEMAND LOAD (A):	47.0	SPRINKLERPROOF				<input checked="" type="checkbox"/>
MAINS (A):	100	LOCATION:	IN SUITE	FED THRU LUGS				<input type="checkbox"/>
I.C. (K.A):	10			MAIN BREAKER				<input checked="" type="checkbox"/>

- KEY NOTES:
- ELECTRIC DUCT HEATER, REFER TO PANEL SCHEDULE FOR CIRCUITING.
 - PROVIDE ALL REQUIRED LINE VOLTAGE WRING FOR BASEBOARD HEATERS. THERMOSTATS. COORDINATE LOCATION OF ALL THERMOSTATS WITH MECHANICAL DRAWINGS.
 - REFER TO PANEL SCHEDULE FOR ELECTRIC HEATERS CIRCUITING.
 - SUITE RECESSED ELECTRICAL PANEL AND "IT" PANEL. REFER TO E104 FOR DETAILS.
 - ADDITIONAL RECEPTACLES ON SIDE OF THE COUNTER WORK SURFACE AREA IN KITCHEN FOR PEOPLE WITH DISABILITY.
 - SUITE RECESSED "IT" PANEL. REFER TO DISTRIBUTION DIAGRAM FOR DETAILS.
 - REFER TO PANEL SCHEDULE FOR CEILING MOUNTED ALARM CIRCUITING.
 - ALL SUITES WITH BALCONY SHALL BE C/W AN EXTERNAL LIGHT FIXTURE.
 - TYPICAL SUITE PANEL SCHEDULE.



KEY NOTES:

1. PROVIDE A DIGITAL TIME CLOCK C/W ASTRO DIAL TO CONTROL ALL EXISTING AND NEW EXTERIOR LIGHTING. PROVIDE ALL REQUIRED LOW VOLTAGE WIRING, PHOTOCELLS, CONTACTORS AND RELAYS TO SUIT.
2. PROVIDE NEW SECONDARY DUCT BANK C/W WIRING FROM EXISTING TRANSFORMER TO NEW DISTRIBUTION PANEL "AAA". CONTRACTOR TO ALLOW FOR MIN 2' ON SITE MEETING WITH LOCAL HYDRO TO COORDINATE THE SCOPE.
3. TYPICAL IN SUITE ELECTRICAL PANELS, REFER TO PANEL "F" SCHEDULE FOR QUANTITY OF THE REQUIRED PANELS.
4. VFD FOR WELL WATER PUMP, THIS ELECTRICAL CONTRACTOR TO ALLOW FOR ALL REQUIRED LINE VOLTAGE WIRING AND CONDUITS TO SUIT. CONFIRM EXACT LOCATION WITH MECHANICAL DRAWINGS.
5. PROVIDE A 1000A,3P MAIN BREAKER, ADJUSTABLE ELECTRONIC TRIP UNIT, SETTABLE TO 800A,3P 100% RATED.

GENERAL NOTES:

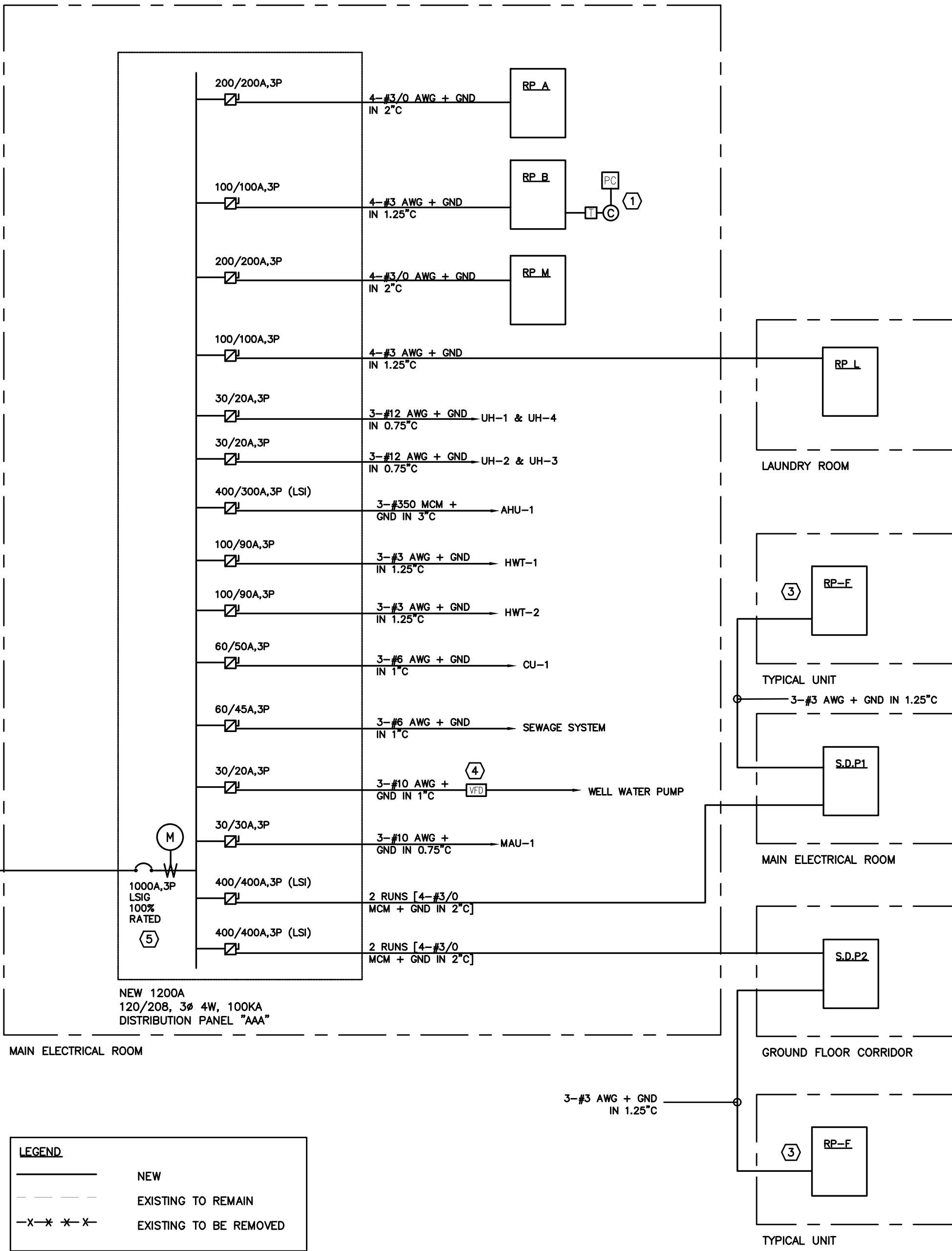
1. ALL FUSES SHALL BE TYPE J UNLESS OTHERWISE NOTED.
2. ALL MOTOR FUSES SHALL BE DUAL ELEMENT TYPE D.
3. REFER TO MECHANICAL SCHEDULE FOR ALL WIRING AND CONDUIT SIZES.

NOTES RE: ELECTRICAL STUDIES

1. CONTRACTOR TO PROVIDE A SHORT CIRCUIT STUDY, COORDINATION STUDY, AND ARC FLASH STUDY PRIOR TO ORDERING ANY DISTRIBUTION EQUIPMENT. ALL DISTRIBUTION EQUIPMENT KA RATINGS, INTERRUPTING CAPACITIES, AND PROTECTIVE DEVICE SETTINGS SHALL BE COORDINATED AND VERIFIED BASED ON THE RESULTS OF THE STUDIES.
2. CONTRACTOR SHALL SUBMIT THE FINAL STUDIES AND CONFIRMED EQUIPMENT RATINGS FOR ENGINEER REVIEW PRIOR TO PROCUREMENT.

3 RUNS OF [4-500 MCM CU + GND] IN 4" UNDERGROUND DUCT

EXISTING HYDRO OWNED PAD MOUNT TRANSFORMER



LEGEND

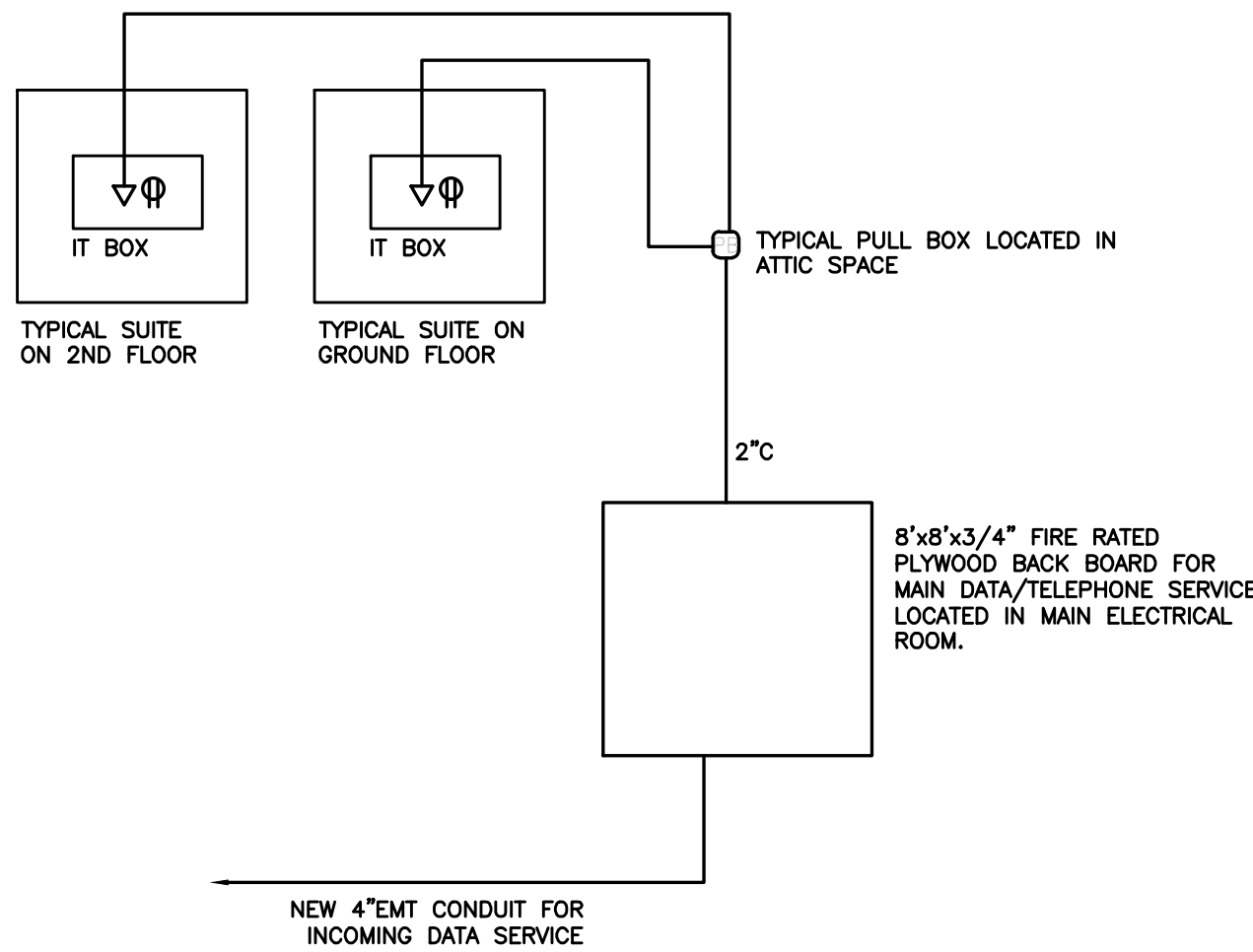
— NEW

- - - EXISTING TO REMAIN

-X-*-*-* EXISTING TO BE REMOVED

1 DISTRIBUTION DIAGRAM

E104 SCALE: N.T.S.

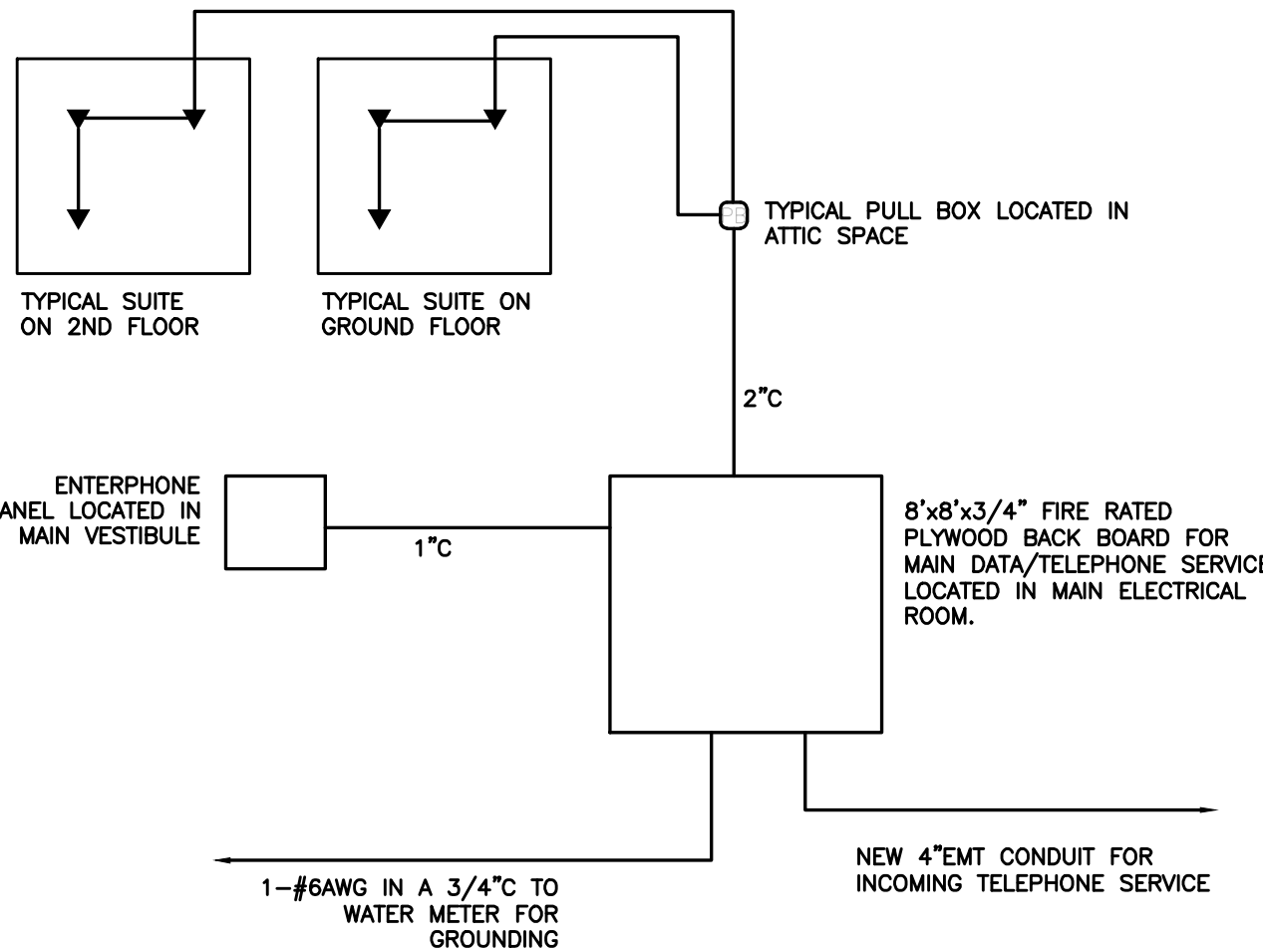


NOTES:

1. ALL CONDUITS SHALL BE EMT UNLESS OTHERWISE NOTED.
2. ALL CONDUITS SHALL BE 3/4" EMT UNLESS OTHERWISE NOTED.
3. REFER TO FLOOR PLAN FOR EXACT QUANTITY OF IT PANELS.
4. PROVIDE A RECESSED 1" PLASTIC BOX C/W A DUPLEX RECEPTACLE FOR EACH SUIT.

3 DATA SERVICE DETAIL

E104 SCALE: N.T.S.



NOTES:

1. ALL CONDUITS SHALL BE EMT UNLESS OTHERWISE NOTED.
2. ALL CONDUITS SHALL BE 3/4" EMT UNLESS OTHERWISE NOTED.
3. REFER TO FLOOR PLAN FOR EXACT QUANTITY OF TV OUTLETS.

2 TELEPHONE SERVICE DETAIL

E104 SCALE: N.T.S.

DESCRIPTION	LOAD (KW)	BRKR	CCT No	PH	CCT No	BRKR	LOAD (KW)	DESCRIPTION
EXTERIOR RECEPTACLE	-	15	1	A	2	15	-	EXTERIOR RECEPTACLE
EXTERIOR RECEPTACLE	-	15	3	B	4	15	-	EXTERIOR RECEPTACLE
EXTERIOR RECEPTACLE	-	15	5	C	6	15	-	EXTERIOR RECEPTACLE
EXTERIOR RECEPTACLE	-	15	7	A	8	15	-	EXTERIOR RECEPTACLE
EXTERIOR RECEPTACLE	-	15	9	B	10	15	-	EXTERIOR RECEPTACLE
EXTERIOR RECEPTACLE	-	15	11	C	12	15	-	EXTERIOR RECEPTACLE
EXTERIOR RECEPTACLE	-	15	13	A	14	15	-	EXTERIOR RECEPTACLE
EXTERIOR LIGHTING	-	*20	17	C	18	20	-	EXTERIOR RECEPTACLE
EXTERIOR LIGHTING	-	*20	19	A	20	20	-	EXTERIOR RECEPTACLE
EXTERIOR LIGHTING	-	*20	21	B	22	20	-	SPARE
EXTERIOR LIGHTING	-	*20	23	C	24	20	-	SPARE
SEWAGE SYSTEM	-	15	25	A	26	20	-	SPARE
-	-	-	27	B	28	20	-	SPARE
-	-	-	29	C	30	20	-	SPARE
-	-	-	31	A	32	20	-	SPARE
-	-	-	33	B	34	-	-	-
-	-	-	35	C	36	-	-	-
-	-	-	37	A	38	-	-	-
-	-	-	39	B	40	-	-	-
-	-	-	41	C	42	-	-	-
NOTES: *CONTROLLED VIA TIME CLOCK C/W ASTRO DIAL								PANEL RP-B
VOLTS (V):	120/208V	TYPE:	-	RECESSED	<input type="checkbox"/>			
PHASE:	3	CONN. LOAD (KW):	-	SURFACE	<input checked="" type="checkbox"/>			
WRES:	4	DEMAND LOAD (A):	-	SPRINKLERPROOF	<input checked="" type="checkbox"/>			
MAINS (A):	100	LOCATION:	MAIN ELECTRICAL ROOM	FED THRU LUGS	<input type="checkbox"/>			
I.C. (K.A.):	35			MAIN BREAKER	<input type="checkbox"/>			

DESCRIPTION	LOAD (KW)	BRKR	CCT No	PH	CCT No	BRKR	LOAD (KW)	DESCRIPTION
WASHER	-	15	1	A	2	30	-	DRYER
WASHER	-	15	3	B	4	2P	-	2-#10+GND-IN 3/4"C
WASHER	-	15	5	C	6	30	-	DRYER
RECEPTACLE	-	15	7	A	8	2P	-	2-#10+GND-IN 3/4"C
ELECTRIC HEATER	-	15	9	B	10	30	-	DRYER
-	-	-	11	C	12	2P	-	2-#10+GND-IN 3/4"C
-	-	-	13	A	14	15	-	LIGHTING
-	-	-	15	B	16	15	-	SPARE
-	-	-	17	C	18	15	-	SPARE
-	-	-	19	A	20	20	-	SPARE
-	-	-	21	B	22	20	-	SPARE
-	-	-	23	C	24	-	-	-
NOTES: -								PANEL RP-L
VOLTS (V):	120/208V	TYPE:	-	RECESSED	<input checked="" type="checkbox"/>			
PHASE:	3	CONN. LOAD (KW):	-	SURFACE	<input type="checkbox"/>			
WRES:	4	DEMAND LOAD (A):	-	SPRINKLERPROOF	<input checked="" type="checkbox"/>			
MAINS (A):	100	LOCATION:	LAUNDRY ROOM	FED THRU LUGS	<input checked="" type="checkbox"/>			
I.C. (K.A.):	10			MAIN BREAKER	<input checked="" type="checkbox"/>			100A,3P

DESCRIPTION	LOAD (KW)	BRKR	CCT No	PH	CCT No	BRKR	LOAD (KW)	DESCRIPTION
RECEPTACLE	-	15	1	A	2	15	-	SOLAR CONTROL SYSTEM
RECEPTACLE	-	15	3	B	4	15	-	SOLAR CONTROL SYSTEM
RECEPTACLE	-	15	5	C	6	15	-	SOLAR CONTROL SYSTEM
DETASOL CONTROL BOX	-	15	7	A	8	15	-	SOLAR CONTROL SYSTEM
RH-2	-	15	9	B	10	15	-	WATER TREATMENT SYSTEM
EF-1	-	15	11	C	12	20	-	ELECTRIC HEATER
-	-	-	13	A	14	2P	-	-
TSPs	-	15	15	B	16	20	-	ELECTRIC HEATER
P1	-	15	17	C	18	2P	-	-
P3	-	15	19	A	20	20	-	ELECTRIC HEATER
P2	-	15	21	B	22	2P	-	-
-	-	-	23	C	24	15	-	ELECTRIC HEATER
-	-	-	25	A	26	2P	-	-
EXISTING SUMP PUMP	-	20	27	B	28	15	-	ELECTRIC HEATER
RO SYSTEM	-	15	29	C	30	2P	-	-
-	-	-	31	A	32	15	-	ELECTRIC HEATER
HEAT TRACING SYSTEM (GFCI)	-	20	33	B	34	3P	-	-
HEAT TRACING SYSTEM (GFCI)	-	20	35	C	36	3P	-	-
-	-	-	37	A	38	15	-	SPARE
-	-	-	39	B	40	15	-	SPARE
-	-	-	41	C	42	20	-	SPARE
-	-	-	43	A	44	15	-	SPARE
-	-	-	45	B	46	15	-	SPARE
-	-	-	47	C	48	15	-	SPARE
-	-	-	49	A	50	15	-	SPARE
-	-	-	51	B	52	20	-	SPARE
-	-	-	53	C	54	20	-	SPARE
-	-	-	55	A	56	-	-	-
-	-	-	57	B	58	-	-	-
-	-	-	59	C	60	-	-	-
-	-	-	61	A	62	-	-	-
-	-	-	63	B	64	-	-	-
-	-	-	65	C	66	-	-	-
NOTES: -								PANEL RP-M
VOLTS (V):	120/208V	TYPE:	-	RECESSED	<input type="checkbox"/>			
PHASE:	3	CONN. LOAD (KW):	-	SURFACE	<input checked="" type="checkbox"/>			
WRES:	4	DEMAND LOAD (A):	-	SPRINKLERPROOF	<input checked="" type="checkbox"/>			
MAINS (A):	225	LOCATION:	MAIN ELECTRICAL ROOM	FED THRU LUGS	<input type="checkbox"/>			
I.C. (K.A.):	35			MAIN BREAKER	<input type="checkbox"/>			

DESCRIPTION	LOAD (KW)	BRKR	CCT No	PH	CCT No	BRKR	LOAD (KW)	DESCRIPTION
CORRIDOR LIGHTING	-	20	1	A	2	*20	-	EXIT SIGNS
CORRIDOR LIGHTING	-	20	3	B	4	*20	-	EMERGENCY BATTERY UNIT
GENERAL RECEPTACLES	-	15	5	C	6	*15	-	MAGNETIC DOOR HOLDER
GENERAL RECEPTACLES	-	15	7	A	8	15	-	RECEPTACLES
LIGHTING	-	20	9	B	10	15	-	RECEPTACLES
LIGHTING	-	20	11	C	12	15	-	RECEPTACLES
FUTURE IT CABINET	-	20	13	A	14	20	-	AC RECEPTACLE
FUTURE IT CABINET	-	20	15	B	16	15	-	FRIDGE
GENERAL RECEPTACLES	-	15	17	C	18	15	-	SPLIT RECEPTACLE
GENERAL RECEPTACLES	-	15	19	A	20	2P	-	-
LIGHTING	-	20	21	B	22	40	-	STOVE
VENDING MACHINE	-	15	23	C	24	2P	-	2-#8+GND IN 3/4"C
OVERHEAD DOOR	-	20	25	A	26	20	-	LIGHTING IN ATTIC
OVERHEAD DOOR	-	20	27	B	28	15	-	AUTO DOOR
UNIVERSAL WASHROOM RECEPTACLE	-	20	29	C	30	15	-	GENERAL RECEPTACLES
AUTO DOOR	-	15	31	A	32	20	-	AC RECEPTACLE
-	-	-	33	B	34	15	-	RECEPTACLES
HYDRO METER	-	15	35	C	36	*15	-	SECURITY SYSTEM
-	-	-	37	A	38	*15	-	SECURITY SYSTEM
-	-	-	39	B	40	*20	-	FIRE ALARM PANELS
-	-	-	41	C	42	20	-	TEL. AND TV RECEPTACLES
-	-	-	43	A	44	15	-	SPARE
-	-	-	45	B	46	15	-	SPARE
-	-	-	47	C	48	15	-	SPARE
-	-	-	49	A	50	15	-	SPARE
-	-	-	51	B	52	20	-	SPARE
-	-	-	53	C	54	20	-	SPARE
-	-	-	55	A	56	-	-	-
-	-	-	57	B	58	-	-	-
-	-	-	59	C	60	-	-	-
-	-	-	61	A	62	-	-	-
-	-	-	63	B	64	-	-	-
-	-	-	65	C	66	-	-	-
NOTES: *LOCK ON								PANEL RP-A
VOLTS (V):	120/208V	TYPE:	-	RECESSED	<input type="checkbox"/>			
PHASE:	3	CONN. LOAD (KW):	-	SURFACE	<input checked="" type="checkbox"/>			
WRES:	4	DEMAND LOAD (A):	-	SPRINKLERPROOF	<input checked="" type="checkbox"/>			
MAINS (A):	225	LOCATION:	-	FED THRU LUGS	<input type="checkbox"/>			
I.C. (K.A.):	35			MAIN BREAKER	<input type="checkbox"/>			

DESCRIPTION	LOAD (KW)	BRKR	CCT No	PH	CCT No	BRKR	LOAD (KW)	DESCRIPTION
UNIT 101 2-#3+GND IN 1.25"C	15	100 2P	1	A	2	100 2P	15	UNIT 201 2-#3+GND IN 1.25"C
UNIT 102 2-#3+GND IN 1.25"C	15	100 2P	5	C	6	100 2P	15	UNIT 202 2-#3+GND IN 1.25"C
UNIT 110 2-#3+GND IN 1.25"C	15	100 2P	9	B	10	100 2P	15	UNIT 203 2-#3+GND IN 1.25"C
UNIT 111 2-#3+GND IN 1.25"C	15	100 2P	13	A	14	100 2P	15	UNIT 204 2-#3+GND IN 1.25"C
UNIT 112 2-#3+GND IN 1.25"C	15	100 2P	15	B	16	100 2P	15	UNIT 205 2-#3+GND IN 1.25"C
UNIT 216 2-#3+GND IN 1.25"C	15	100 2P	19	A	20	100 2P	15	UNIT 206 2-#3+GND IN 1.25"C
SPARE	-	100 2P	25	A	26	100 2P	15	UNIT 213 2-#3+GND IN 1.25"C
SPARE	-	100 2P	29	C	30	100 2P	15	UNIT 214 2-#3+GND IN 1.25"C
-	-	-	33	B	34	-	-	UNIT 215 2-#3+GND IN 1.25"C
-	-	-	35	C	36	-	-	
-	-	-	37	A	38	-	-	
-	-	-	39	B	40	-	-	
-	-	-	41	C	42	-	-	
NOTES: - -								PANEL S.D.P.1
VOLTS (V):	120/208V	TYPE:	-	RECESSED				<input type="checkbox"/>
PHASE:	3	CONN. LOAD (KW):	210	SURFACE				<input checked="" type="checkbox"/>
WIRES:	4	DEMAND LOAD (A):	334	SPRINKLERPROOF				<input checked="" type="checkbox"/>
MAINS (A):	400	LOCATION:	MAIN ELECTRICAL ROOM	FED THRU LUGS				<input type="checkbox"/>
I.C. (K.A.):	35			MAIN BREAKER				<input type="checkbox"/>

FIRE ALARM SYSTEM SPECIFICATIONS

1. FIRE ALARM SPECIFICATION

- 1.1.1 THE FIRE ALARM SYSTEM SHALL BE ZONED, FULLY SUPERVISED, ADDRESSABLE, SINGLE STAGE AND SHALL INCLUDE, HOWEVER NOT BE LIMITED TO:
- CONTROL PANEL TO CARRY OUT FIRE ALARM AND PROTECTION FUNCTIONS INCLUDING RECEIVING ALARM SIGNALS, SIGNALING A GENERAL ALARM, SUPERVISING SYSTEM CONTINUOUSLY, ACTUATING ZONE ANNUNCIATORS, AND INDICATING TROUBLE SIGNALS.
 - TROUBLE SIGNAL DEVICES.
 - POWER SUPPLY FACILITIES.
 - MANUAL ALARM STATIONS.
 - AUTOMATIC ALARM INITIATING DEVICES.
 - AUDIBLE SIGNAL APPLIANCES.
 - VISUAL SIGNAL DEVICES.
 - END-OF-LINE DEVICES.
 - LOCAL ANNUNCIATOR.
 - ANCILLARY DEVICES.
- 1.1.2 OPERATION OF ANY ALARM INITIATING DEVICE TO:
- CAUSE SIGNAL DEVICES TO OPERATE THROUGHOUT THE BUILDING
 - TRANSMIT SIGNAL TO REMOTE MONITORING AGENCY
 - DISPLAY ZONE OF ALARM DEVICE ON CONTROL PANEL ANNUNCIATOR AS A STEADY RED INDICATOR

- 1.1.3 OPERATION OF ANY SUPERVISORY INITIATING DEVICE TO:
- CAUSE INTERNAL SIGNAL TO SOUND AT THE CONTROL/ANNUNCIATOR PANEL.
- 1.1.4 FIRE ALARM SYSTEM SHALL BE MICROM OR EQUAL TO SIMPLEX, EDWARDS, OR NOTIFIER, ETC.

1.2 REQUIREMENTS OF REGULATORY AGENCIES:

- 1.2.1 SYSTEM:
- TO THE NATIONAL BUILDING CODE, LATEST EDITION.
 - TO THE ONTARIO BUILDING CODE, LATEST EDITION.
 - TO CAN/ULC-S524 LATEST EDITION STANDARD FOR THE INSTALLATION OF FIRE ALARM SYSTEMS, LATEST EDITION.
 - TO CAN/ULC-S527 LATEST EDITION STANDARD FOR THE INSTALLATION OF FIRE ALARM SYSTEMS, LATEST EDITION.
 - TO CAN/ULC-S561 LATEST EDITION STANDARD FOR THE INSTALLATION OF FIRE ALARM SYSTEMS, LATEST EDITION.
 - AND ANY ADDITIONAL ULC CODE REQUIREMENTS FOR THE ENTIRE SYSTEM FULL CODE COMPLIANCE.
 - SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.

1.3 SHOP DRAWINGS:

- 1.3.1 SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH GENERAL SPECIFICATIONS.

- 1.3.2 SHOP DRAWINGS SHALL INCLUDE COMPLETE SYSTEM, INCLUDING LAYOUT OF EQUIPMENT, ZONING, WIRING DIAGRAM, BATTERY CAPACITY CALCULATION, VOLTAGE DROP, AND PROPOSED SEQUENCE OF OPERATION.

1.4 OPERATION AND MAINTENANCE DATA:

- 1.4.1 PROVIDE DATA FOR INCORPORATION INTO MAINTENANCE MANUAL.
- 1.4.2 OPERATION AND MAINTENANCE MANUAL TO INCLUDE: INSTRUCTIONS FOR COMPLETE FIRE ALARM SYSTEM TO PERMIT EFFECTIVE INSTALLATION, CONFIGURATION, OPERATION, AND MAINTENANCE.

1.5 MAINTENANCE MATERIALS:

- 1.5.1 PROVIDE MAINTENANCE MATERIALS INCLUDING FIVE (5) - SPARE BREAKGLASS RODS FOR MANUAL PULL BOX STATIONS.

1.6 FIRE ALARM PASSIVE GRAPHIC:

- 1.6.1 PROVIDE LEGIBLE FRAMED FIRE ALARM PASSIVE GRAPHIC SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. PROVIDE LOCKABLE STAINLESS STEEL FRAME COMPLETE WITH A GLASS INSERT.

2. PRODUCTS

2.1 MATERIALS:

- 2.1.1 POWER SUPPLY: TO CAN/ULC-S527 LATEST EDITION.
- 2.1.2 AUDIBLE SIGNAL DEVICES: TO ULC-S525 LATEST EDITION.
- 2.1.3 VISUAL SIGNAL DEVICES: TO CAN/ULC-S528 LATEST EDITION.
- 2.1.4 CONTROL UNIT: TO CAN/ULC-S527 LATEST EDITION.
- 2.1.5 MANUAL FIRE ALARM STATIONS: TO CAN/ULC-S528 LATEST EDITION.
- 2.1.6 HEAT DETECTORS: TO CAN/ULC-S530 LATEST EDITION.
- 2.1.7 SMOKE DETECTORS: TO CAN/ULC-S529 LATEST EDITION.
- 2.1.8 AND ANY OTHER RELEVANT ULC GUIDELINES FOR F/A SYSTEM DEVICES.

2.2 CONTROL PANEL:

- 2.2.1 CLASS A AND SUPPORTIVE OF CLASS B WIRING.
- 2.2.2 SINGLE STAGE OPERATION.
- 2.2.3 ZONED, NON-CODED.
- 2.2.4 ENCLOSURE: CSA ENCLOSURE, TYPE 2

- 2.2.5 SUPERVISED, MODULAR DESIGN WITH EXPANSION MODULES TO SERVE NUMBER OF ZONES AS PER FIRE ALARM SCHEDULE, FIVE (5) SPARE ZONES OF INITIATING DEVICE CIRCUITS, INDICATING APPLIANCE CIRCUITS AND AUXILIARY RELAY CIRCUITS.

- 2.2.6 PROVIDE REMOTE SERIES LED RECESSED ANNUNCIATOR. THE ANNUNCIATOR SHALL INCLUDE CONTROL SWITCHES TO ALLOW FOR SYSTEM CONTROL AND LCD DISPLAY FOR USER FRIENDLY SPECIFIC DEVICE IDENTIFICATION.

- 2.2.7 BATTERY CABINET INTEGRATED AS PART OF THE FIRE ALARM SYSTEM. BATTERY CAPACITY FOR SUPPORTING F/A SYSTEM 24 HOURS IN STANDBY MODE AND 2 HOURS IN ALERT MODE.

- 2.2.8 COMPLETE WITH ALL REQUIRED MONITORING AND OUTPUT RELAYS, INCLUDING FOUR SPARE FORM "C" RELAYS, FOUR SPARE "NO" RELAYS AND FOUR SPARE "NC" RELAYS.

2.3 MANUAL ALARM STATIONS:

- 2.3.1 MANUAL ALARM STATIONS: PULL LEVER, BREAK GLASS, ALL MOUNTED SEMI-FLUSH TYPE, NON-CODED, SINGLE POLE NORMALLY OPEN CONTACT FOR SINGLE STAGE.

2.4 AUTOMATIC ALARM INITIATING DEVICES:

- 2.4.1 SMOKE DETECTOR: DUAL CHAMBER IONIZATION TYPE WITH PROVISION TO CHECK DETECTOR SENSITIVITY WHEN DETECTOR IS INSTALLED AND OPERATING.

- FACTORY SET THE DETECTOR SENSITIVITY AND PROVIDE FOR FIELD ADJUSTMENT WITHIN RANGE OF ULC DEFINED SENSITIVITY.
- AREA TYPE WITH ALARM LED.
- INITIATING DEVICES SHALL BE SUITABLE FOR THE ENVIRONMENT.

- 2.4.2 INTELLIGENT THERMAL SENSOR (HEAT DETECTOR): RISE OF HEAT 15°C PER MINUTE AND 95°C FIXED TEMPERATURE HEAT DETECTORS.

- 2.4.3 DUCT SMOKE DETECTORS SHALL BE INSTALLED IN A 1500MM STRAIGHT SECTION ON THE SUPPLY SIDE OF THE HVAC DUCT SYSTEM. INCLUDE TO PROVIDE ADDITIONAL DUCT SMOKE DETECTORS TO BE INSTALLED IN EACH SUPPLY DUCT BRANCH, IF MAIN DUCT SUPPLY SECTION DOES NOT ALLOW FOR ULC APPLICABLE INSTALLATION.

- DUCT SMOKE DETECTORS INSTALLED IN VOID CEILING PLENUM SHALL HAVE REMOVE LED SIGNAL LIGHT.
- EXTERIOR MOUNTED DUCT SMOKE DETECTORS SHALL BE EQUIPPED WITH HEATER AND REMOTE LED SIGNAL LIGHT.

2.5 SIGNAL DEVICES:

2.5.1 AUDIBLE:

- HORN: FLUSH MOUNTED IN SINGLE GANG BOX OR SURFACE MOUNTED AS SHOWN IN THE DRAWINGS. ALTERNATE STROBE OUTPUT CIRCUIT SUCH THAT TWO ADJACENT DEVICES SHALL BE CONNECTED TO TWO DIFFERENT OUTPUT CIRCUITS; A & B. NOTE: MINIMUM TWO HORN CIRCUITS REQUIRED.

2.5.2 VISUAL:

- STROBES: INSTALLED THE WAY THAT THE ENTIRE LENS IS NOT LESS THAN 2000mm (6'-7") AND NOT MORE THAN 2400mm (8'-0") AFF. ADJUSTED FOR STROBE CANDELA OUTPUT AS PER ULC-S524, DEPENDING ON CEILING HEIGHT. DEVICES MOUNTED AS SHOWN ON THE DRAWINGS.
- SIGNAL DEVICE CIRCUITS SHALL HAVE THEIR RESPECTIVE AMP LOAD CAPPED AT 65% OF CIRCUIT MAXIMUM LOADING.

2.6 END-OF-LINE (EOL) DEVICES:

- 2.6.1 END-OF-LINE DEVICES FOR ALL SUPERVISED CIRCUITS. INSTALL DEVICES IN UTILITY ROOMS, NO E.O.L. DEVICES SHALL BE ALLOWED IN TENANT SPACE.

3. EXECUTION

3.1 INSTALLATION

- 3.1.1 INSTALL SYSTEM IN ACCORDANCE WITH CAN/ULC-S524 LATEST EDITION.
- 3.1.2 ALL SURFACE MOUNTED FIRE ALARM DEVICES SHALL BE INSTALLED IN RED SURFACE FIRE ALARM DEDICATED BOXES. GALVANIZED UTILITY BOXES MAY BE USED IF RECESSED INSIDE WALL.
- 3.1.3 ALL FIRE ALARM CONDUITS IN AREA ACCESSIBLE TO PUBLIC SHALL BE RECESSED INSIDE WALL. ALL CEILING INSTALLED CONDUITS IN PUBLIC AREA SHALL BE PAINTED TO MATCH CEILING COLOR.
- 3.1.4 INSTALL MAIN CONTROL PANEL AS INDICATED AND CONNECT TO AC POWER SUPPLY, AND PROVIDE DC STANDBY POWER.
- 3.1.5 LOCATE AND INSTALL MANUAL ALARM STATIONS AS INDICATED, AND CONNECT TO ALARM CIRCUIT WIRING.
- 3.1.6 LOCATE FIRE DETECTORS AS INDICATED AND CONNECT TO ALARM CIRCUIT WIRING.
- 3.1.7 CONNECT WATER FLOW ALARM SWITCHES TO ALARM CIRCUITS.
- 3.1.8 CONNECT SPRINKLER SUPERVISORY DEVICES TO SUPERVISORY CIRCUITS.
- 3.1.9 CONNECT ALARM CIRCUITS TO MAIN CONTROL PANEL.
- 3.1.10 LOCATE AND INSTALL AUDIBLE DEVICES AS INDICATED AND CONNECT TO SIGNALING CIRCUITS.
- 3.1.11 CONNECT SIGNALING CIRCUITS TO MAIN CONTROL PANEL.
- 3.1.12 INSTALL END-OF-LINE DEVICES AT END OF ALARM AND SIGNALING CIRCUITS AS INDICATED.
- 3.1.13 INSTALL REMOTE ANNUNCIATOR PANEL AS INDICATED AND CONNECT TO ANNUNCIATOR CIRCUIT WIRING.
- 3.1.14 LOCATE AND INSTALL DOOR RELEASING DEVICES AS INDICATED. PROVIDE SEPARATE BY-PASS KEY FOR SECURITY SYSTEM RELEASE.
- 3.1.15 LOCATE AND INSTALL REMOTE RELAY UNITS TO CONTROL FAN SHUT DOWN AS INDICATED.
- 3.1.16 LOCATE AND INSTALL REMOTE RELAY UNITS TO CONTROL KITCHEN HOOD SHUT DOWN AS INDICATED.
- 3.1.17 LOCATE AND INSTALL REMOTE RELAY UNITS TO CONTROL AUDIO MUSIC SYSTEM SHUT DOWN AS REQUIRED.
- 3.1.18 PROVIDE A 19MM (3/4") CONDUIT COMPLETE WITH CATSE CABLING FROM THE MONITORING PANEL LOCATION TO THE MAIN TELEPHONE BACKBOARD FOR MONITORING OF THE FIRE ALARM SYSTEM.
- 3.1.19 PROVIDE EMPTY CONDUIT TO INTERFACE MONITORING PANEL WITH FIRE ALARM PANEL, INCLUDE FOR FAS WIRING TO INTERFACE THE TWO AS REQUIRED.
- 3.1.20 PROVIDE DEDICATED 120 VOLT CIRCUITS FOR INSTALLATION OF:
- FIRE ALARM PANEL
 - ANNUNCIATOR PANEL
 - MONITORING PANEL
 - ANY AUXILIARY CIRCUITS REQUIRING 120V
 - HEATER FOR DUCT SMOKE DETECTOR AND FIRE ALARM ANNUNCIATOR.
 - INCLUDE FOR SEPARATE CIRCUIT BREAKERS IF NOT IDENTIFIED ON PANEL SCHEDULE, EACH CIRCUIT BREAKER SHALL BE PAINTED RED AND C/W LOCK.

3.2 TESTS:

- 3.2.1 PERFORM TESTS IN ACCORDANCE WITH CAN/ULC-S537 STANDARD LATEST EDITION FOR THE VERIFICATION OF FIRE ALARM SYSTEMS.

3.2.2 FIRE ALARM SYSTEM:

- TEST EACH DEVICE AND ALARM CIRCUIT TO ENSURE MANUAL STATION, DETECTORS, SPRINKLER SYSTEM, TRANSMIT ALARM TO CONTROL PANEL AND ACTUATE FIRST STAGE ALARM, GENERAL ALARM AND ANCILLARY DEVICES.
- CHECK ANNUNCIATOR PANELS TO ENSURE ZONES ARE SHOWN CORRECTLY.

- 3.2.3 SIMULATE GROUNDS AND BREAKS ON ALARM AND SIGNALING CIRCUITS TO ENSURE PROPER OPERATION OF TROUBLE SIGNALS.

- 3.2.4 PRIOR TO ENERGIZING OR COMMISSIONING THE SYSTEM, IT SHALL BE FULLY INSPECTED, TESTED, CHECKED AND ADJUSTED TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:

- THAT THE TYPE OF EQUIPMENT INSTALLED IS THAT DESIGNATED BY THE SPECIFICATION.
- THAT THE EQUIPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THAT ALL DEVICES HAVE BEEN OPERATED AND TESTED TO VERIFY THEIR OPERATION AND THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATION.
- THAT THE SUPERVISORY WIRING OF THOSE ITEMS OF EQUIPMENT CONNECTED TO A SUPERVISORY CIRCUIT IS OPERATED AS SPECIFIED.
- THAT GOVERNMENTAL REGULATIONS WILL BE MET TO THE SATISFACTION OF THE INSPECTION OFFICE. THE INSPECTION, TESTING, COMMISSIONING AND CERTIFICATION REPORT SHALL BE SUBMITTED FOR REVIEW BY THE CONSULTANT.

- 3.2.5 THE INSPECTION, TESTING AND COMMISSIONING SHALL BE DONE BY AN INDEPENDENT COMPANY SPECIALIZING IN THIS TYPE OF WORK AND WHICH SHALL BE APPROVED BY THE CONSULTANT.

- 3.2.6 WHEN THE FIRE ALARM SYSTEM HAS BEEN COMMISSIONED AND CERTIFIED, IT SHALL BE FULLY DEMONSTRATED BY THIS DIVISION TO THE AUTHORITIES HAVING JURISDICTION.

- 3.2.7 A COPY OF THE INSPECTION, TESTING AND COMMISSIONING CERTIFICATE SHALL BE INCLUDED IN THE MAINTENANCE MANUALS.

- 3.2.8 INDEPENDENT VERIFICATION (FOR ALBERTA AND BRITISH COLUMBIA): IN ADDITION TO THE VERIFICATION CONDUCTED BY THE MANUFACTURER CONTRACTOR TO ALSO ENGAGE THE SERVICE OF AN INDEPENDENT AGENCY TO RE-VERIFY THE FIRE ALARM SYSTEM. THE REPORT SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER AND BE ACCEPTABLE TO THE LOCAL AUTHORITY. ARRANGE & PAY FOR ALL COSTS.

3.3 MAINTENANCE MATERIALS:

- 3.3.1 PROVIDE LEGIBLE FRAMED FIRE ALARM PASSIVE GRAPHIC SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. PROVIDE LOCKABLE STAINLESS STEEL FRAME COMPLETE WITH GLASS INSERT.

3.4 CLOSEOUT

- 3.4.1 PROVIDE LETTER CONFIRMING INSTALLATION COMPLETED IN ACCORDANCE TO CODE.

- 3.4.2 PROVIDE CERTIFICATE OF FIRE ALARM VERIFICATION.

- 3.4.3 PROVIDE CLOSEOUT LETTER FROM A REGISTERED P.ENG CERTIFYING THAT THE FIRE ALARM SYSTEM HAS BEEN INSTALLED ACCORDING WITH CAN/ULC-S524-06 AND HAS BEEN VERIFIED IN ACCORDANCE WITH CAN/ULC-S537-04 AS REQUIRED TO CLOSE FIRE ALARM PERMIT WITH AUTHORITIES HAVING JURISDICTION.

GENERAL NOTES:

- A. PROVIDE A NEW FIRE ALARM SYSTEM C/W NEW DEVICES AND CONNECTIONS TO REPLACE EXISTING. REFER TO FIRE ALARM SYSTEM SPECIFICATIONS FOR DETAILS.
- B. THE NEW FIRE ALARM SYSTEM SHALL BE INSTALLED AND VERIFIED ACCORDING TO THE LATEST EDITIONS OF CAN/ULC-S524, -S537 AND LOCAL CODE HAVING JURISDICTION.
- C. PROVIDE FIRE ALARM VERIFICATION REPORT TO CLIENT REPRESENTATIVE AND ENGINEER ONE (1) WEEK PRIOR TO SCHEDULED OCCUPANCY.
- D. CONTRACTOR TO MEASURE THE DECIBEL LEVEL (dba) OF THE FIRE ALARM SYSTEM AUDIBLE DEVICES ON THE FLOOR PRIOR TO FINAL INSPECTION BY THE AUTHORITIES HAVING JURISDICTION. PLOT ALL DECIBEL READINGS IN CAD FORMAT FOR REVIEW BY CONSULTANT. SUBMIT RESULTS TO THE AUTHORITIES HAVING JURISDICTION IF REQUIRED.
- E. PROVIDE ALL REQUIRED FIRE ALARM MODULES, POWER SUPPLY, BATTERY PACKS, BOOSTERS, ETC. TO PROVIDE THE REQUIRED CIRCUIT CAPACITY FOR NEW FIRE ALARM DEVICES AS REQUIRED. CONTRACTOR SHALL REVIEW SITE CONDITIONS PRIOR TO BID.
- F. PROVIDE ALL REQUIRED FIRE ALARM MODULES, POWER SUPPLY, BATTERY PACKS, BOOSTERS, ETC. TO PROVIDE STROBE SIGNAL CAPABILITY TO SATISFY VISUAL SIGNAL REQUIREMENTS.
- G. PROVIDE ALL REQUIRED FIRE ALARM CONNECTIONS TO MONITOR SPRINKLER SYSTEM. CONFIRM LOCATION OF DEVICES AND NUMBER OF REQUIRED FIRE ALARM SUPERVISORY CONNECTIONS ON SPRINKLER DRAWINGS. PROVIDE ALL REQUIRED CONNECTIONS, WIRING AND CONDUITS TO SUIT.
- H. FIRE ALARM RISER DIAGRAM SHOWN IS A GENERIC RISER DIAGRAM AND SHALL BE USED FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO PROVIDE A SITE SPECIFIC RISER DIAGRAM AS PART OF SHOP DRAWINGS STAGE.
- I. REFER TO DRAWINGS FOR QUANTITY AND LOCATION OF ALL NEW FIRE ALARM DEVICES.
- J. FIRE ALARM SEQUENCE OF OPERATIONS SHOWN IS A GENERIC SEQUENCE AND IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE FIRE ALARM CONTRACTOR SHALL DEVELOP AND SUBMIT A DETAILED, SITE-SPECIFIC SEQUENCE OF OPERATIONS AS PART OF THE SHOP DRAWINGS SUBMISSION.
- K. A COMPLETE CAN/ULC-S1001 INTEGRATED FIRE PROTECTION AND LIFE SAFETY SYSTEM TEST PLAN SHALL BE PREPARED BY THE FIRE ALARM CONTRACTOR AND SUBMITTED TO THE VFPS INSPECTOR FOR REVIEW AND ACCEPTANCE PRIOR TO FINAL VERIFICATION AND OCCUPANCY.
- L. ALL FIRE ALARM PULL STATIONS IN PUBLIC AREAS SHALL BE C/W TAMPER COVERS.

GENERAL NOTES RE: NEW FIRE ALARM SYSTEM

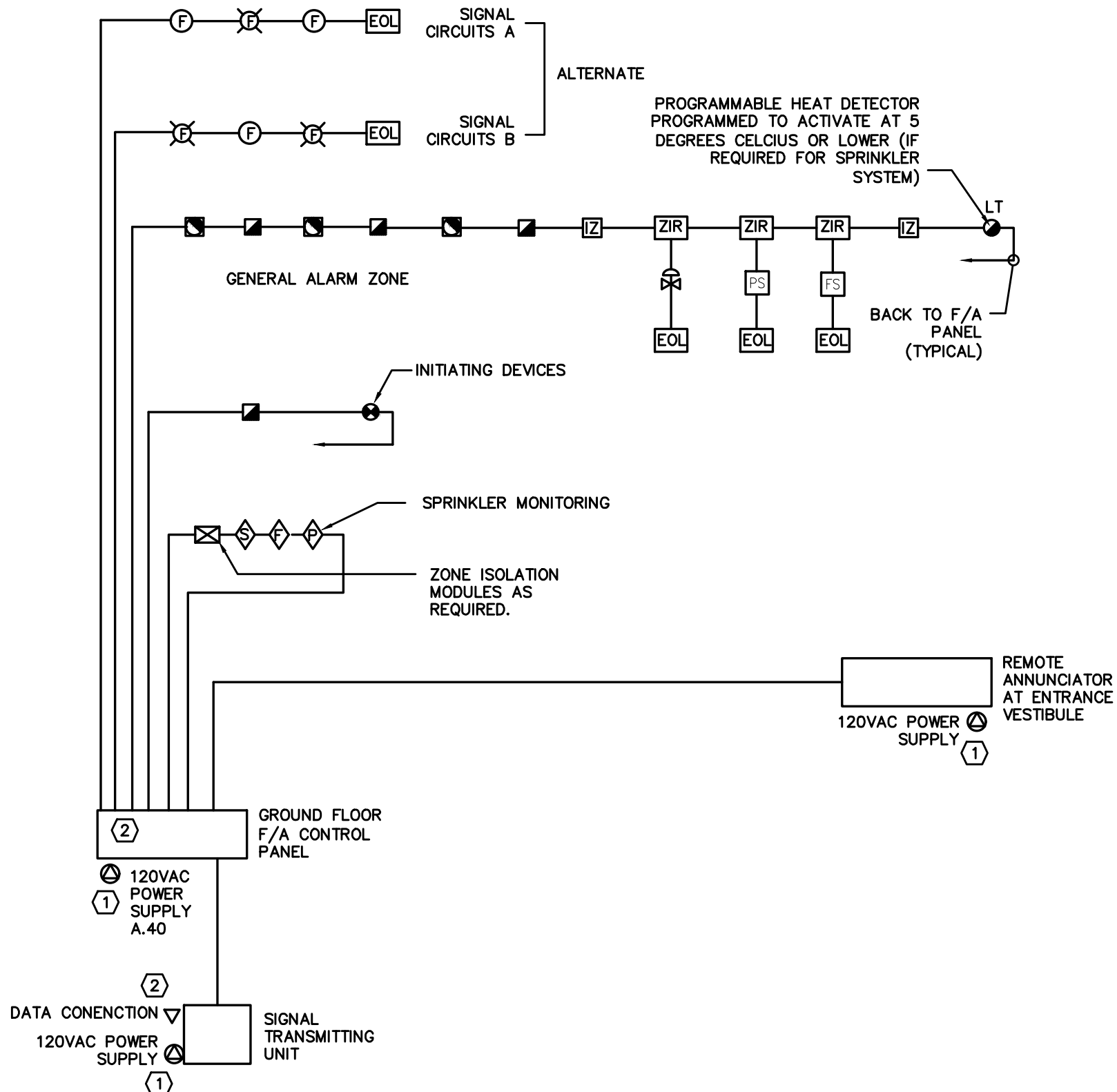
1. ALL WIRING FOR FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. MINIMUM SIZE OF CONDUIT SHALL BE 3/4" EMT.
2. SIGNAL CIRCUIT SHALL BE SEPARATED IN MINIMUM TWO SEPARATE LOOPS A & B. ALTERNATE CONNECTION TO DEVICES IN SAME AREA.
3. EACH SOURCE OF POWER SUPPLY SHALL BE CAPABLE OF OPERATING THE ENTIRE SYSTEM INDEPENDENTLY UNDER ALARM CONDITIONS.
4. PROVIDE ISOLATOR MODULES AS REQUIRED. RELAYS AND ISOLATORS NOT DEPICTED ON THE TYPICAL DIAGRAM.

KEY NOTES:

- ① PROVIDE A NEW 120V POWER CONNECTION FROM NEAREST 120/208V ELECTRICAL PANEL TO FEED NEW FIRE ALARM PANELS AND THE SIGNAL TRANSMITTING UNIT. PROVIDE ALL REQUIRED WIRING, CONDUITS AND CIRCUIT BREAKER TO SUIT.
- ② PROVIDE A DATA CONNECTION TO THE SIGNAL TRANSMITTING UNIT.

GENERAL NOTES RE: SPRINKLER RISER DIAGRAM

1. DIAGRAM AND DEVICES SHOWN ARE FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE ALL REQUIREMENTS WITH FINAL SPRINKLER SHOP DRAWINGS AND PROVIDE ALL REQUIRED FIRE ALARM CONNECTIONS TO MONITOR SPRINKLER SYSTEM. CONFIRM LOCATION OF DEVICES AND NUMBER OF REQUIRED FIRE ALARM SUPERVISORY CONNECTIONS WITH FINAL SPRINKLER DRAWINGS.



F/A ANNUNCIATOR LED DISPLAY SECTION									
FIRE ALARM ZONE	MANUAL PULL STATION	SMOKE DETECTOR	DUCT MOUNTED SMOKE DETECTOR	FLOW SWITCH LED	SUPERVISED VALVE LED	PRESSURE SWITCH LED	MISC.	DEVICES	
GROUND FLOOR A	●	●			SV-3 ○	FS-1 ●	○		
GROUND FLOOR B	●	●			SV-3 ○	FS-1 ●	○		
SECOND FLOOR A	●	●			SV-3 ○	FS-1 ●	○		
SECOND FLOOR B	●	●			SV-3 ○	FS-1 ●	○		
STAIR A		●						○	
STAIR B		●						○	
MAIN VESTIBULE		●						○	
MAIN ELECTRICAL ROOM		●						○	
MECHANICAL ROOM		●						○	
AHU-1			●					○	
MAIN INCOMING					SV-1 ○				
MAIN INCOMING					SV-2 ○				
LEGEND: ● = RED LED (ALARM) ○ = AMBER LED (TROUBLE) = NOT APPLICABLE									

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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Revision Schedule			
Rev	Date	By	Description
1	2026-02-16	FRB	ISSUED FOR REVIEW
2	2026-03-02	FRB	ISSUED FOR 90% REVIEW
3	2026-03-20	FRB	ISSUED FOR PERMIT
4	2026-04-17	FRB	PRE TENDER REVIEW
5	2026-05-13	FRB	ISSUED FOR TENDER

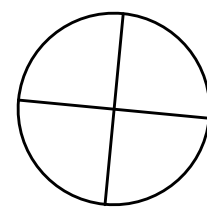
1	2026-05-12	FRB	ISSUED FOR EPR-01
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Rev	Date	By	Description
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Drawing Revision

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON



ISSUE DATE: MAY 2026
DRAWN BY: N.Y.
CHECKED BY: F.R.B.

SHEET TITLE:
FIRE ALARM RISER DIAGRAM AND
SPECIFICATIONS

SCALE: AS SHOWN

SHEET NUMBER:

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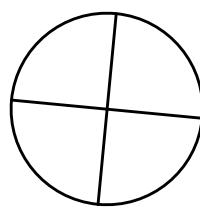
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Rev	Date	By	Description
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ISSUE DATE: MAY 2026
DRAWN BY: N.Y.
CHECKED BY: F.R.B.

SHEET TITLE:
FIRE ALARM ZONING

SCALE: AS SHOWN

SHEET NUMBER:

E107

1 GROUND FLOOR FIRE ALARM ZONING
SCALE: 1:100

2 SECOND FLOOR FIRE ALARM ZONING
SCALE: 1:100

1 GROUND FLOOR TELEPHONE/DATA CONDUIT LAYOUT

E108 SCALE: 1:100

- KEY NOTES:
- ENTERPHONE PANEL BY SECURITY CONTRACTOR, PROVIDE ALL REQUIRED ROUGH IN TO SUIT SYSTEM.
 - APPROXIMATE ROUTING OF 1.5" C ABOVE CEILING SPACE FOR FUTURE CAMERAS.
 - APPROXIMATE LOCATION OF RECESSED JUNCTION BOXES FOR FUTURE CAMERAS.
 - APPROXIMATE LOCATION OF EXTERIOR JUNCTION BOXES FOR FUTURE CAMERA.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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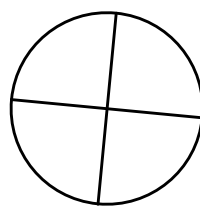
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ISSUE DATE: MAY 2026
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CHECKED BY: F.R.B.

SHEET TITLE:
TELEPHONE/DATA CONDUIT LAYOUT

SCALE: AS SHOWN

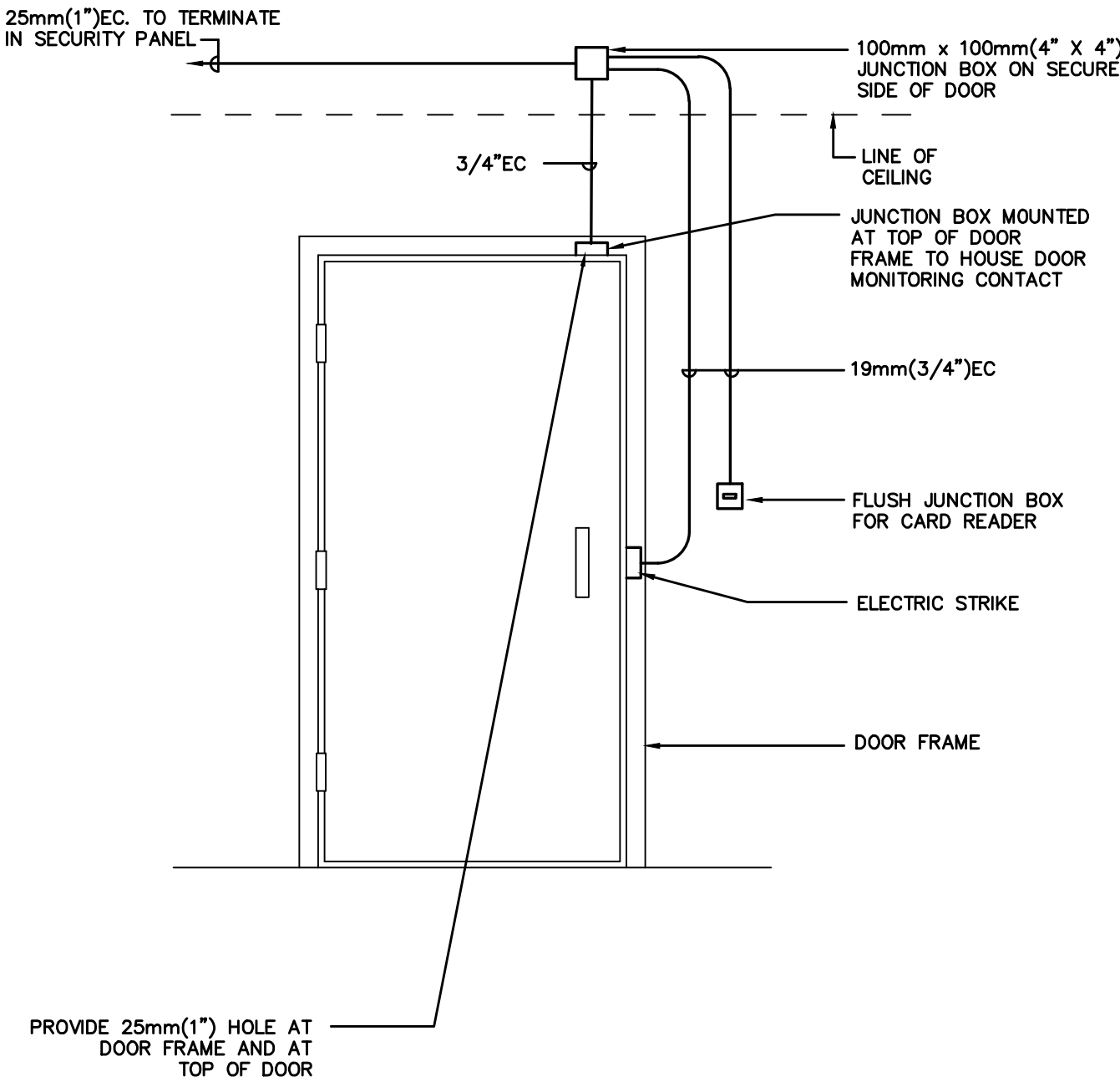
SHEET NUMBER:

E108

2 SECOND FLOOR TELEPHONE/DATA CONDUIT LAYOUT

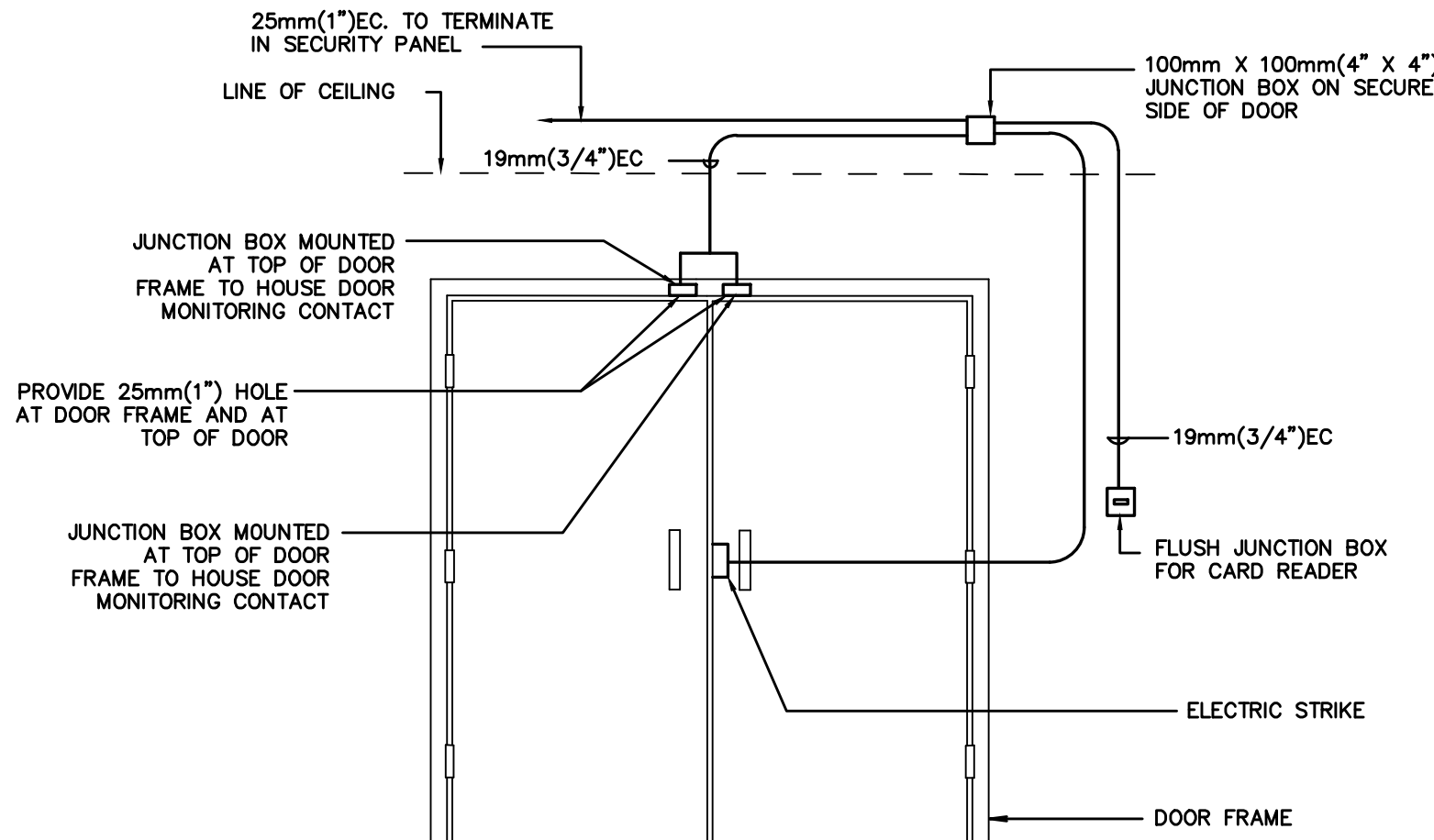
E108 SCALE: 1:100

- KEY NOTES:
- APPROXIMATE ROUTING OF 1.5" C ABOVE CEILING SPACE FOR FUTURE CAMERAS.
 - APPROXIMATE LOCATION OF RECESSED JUNCTION BOXES FOR FUTURE CAMERAS.



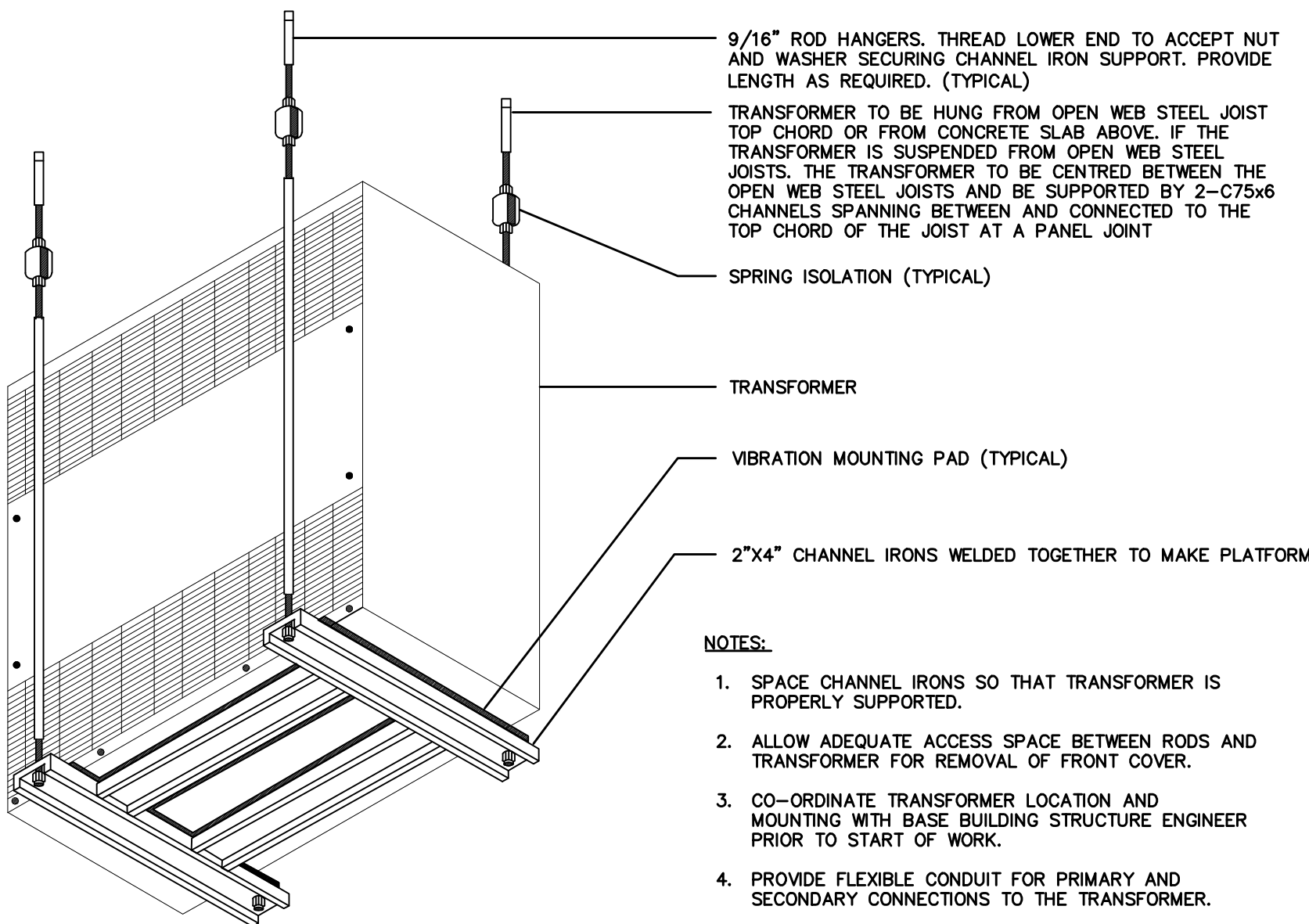
- NOTES
1. REFER TO PLAN DRAWINGS FOR EXACT QUANTITY AND TYPE OF DEVICES AT EACH DOOR.
 2. ALL CONDUIT TO BE MARKED CLEARLY AT BOTH ENDS.
 3. THIS DETAIL IS FOR COORDINATION PURPOSES ONLY, REFER TO SECURITY PACKAGE DRAWINGS FOR ALL EQUIPMENT AND INSTALLATION DETAILS.

1 SINGLE DOOR ELECTRIC STRIKE DETAIL
E109 SCALE: N.T.S.



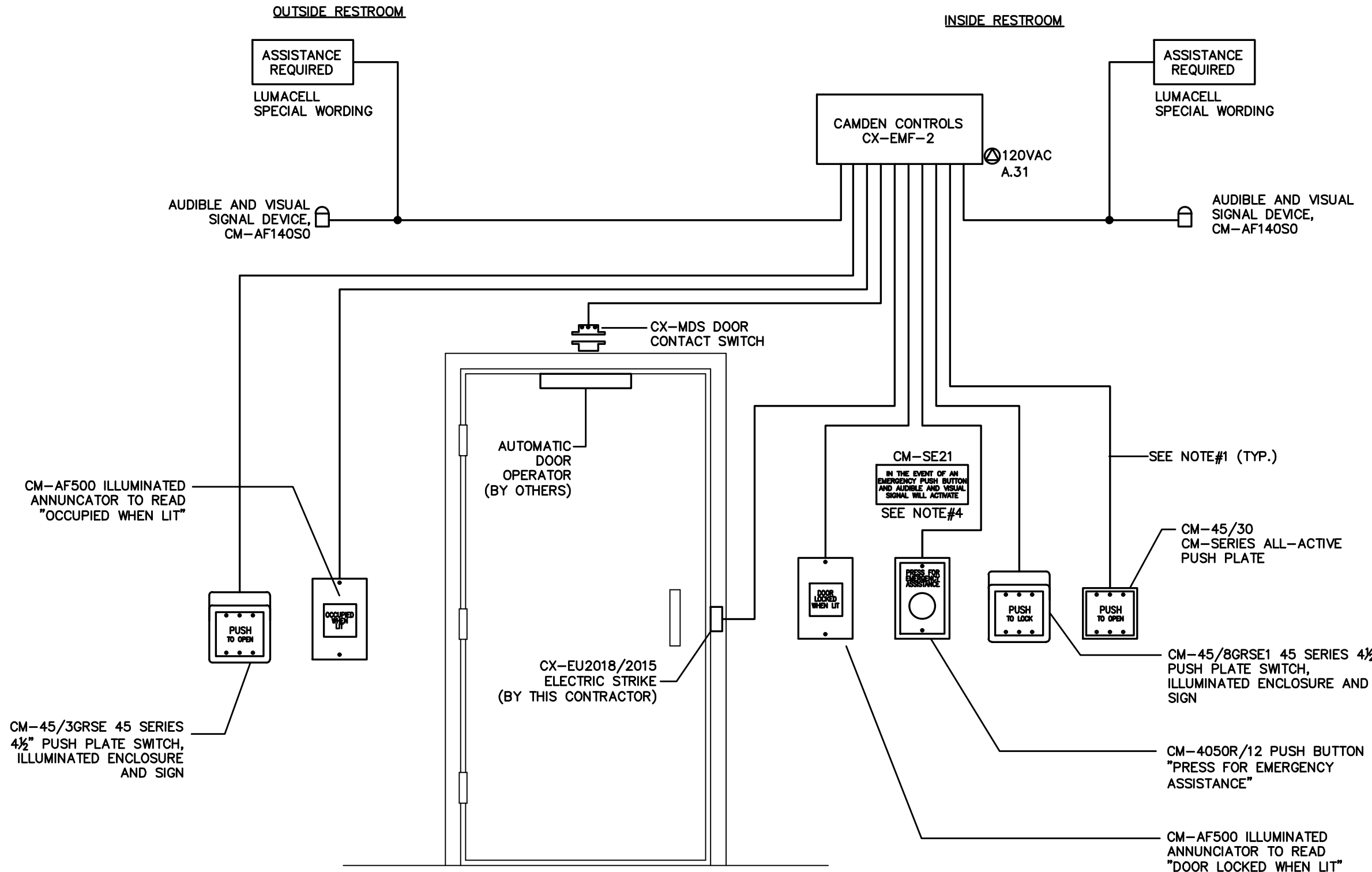
- NOTES
1. REFER TO PLAN DRAWINGS FOR EXACT QUANTITY AND TYPE OF DEVICES AT EACH DOOR.
 2. ALL CONDUIT TO BE MARKED CLEARLY AT BOTH ENDS.
 3. THIS DETAIL IS FOR COORDINATION PURPOSES ONLY, REFER TO SECURITY PACKAGE DRAWINGS FOR ALL EQUIPMENT AND INSTALLATION DETAILS.

2 DOUBLE DOOR ELECTRIC STRIKE DETAIL
E109 SCALE: N.T.S.



- NOTES:
1. SPACE CHANNEL IRONS SO THAT TRANSFORMER IS PROPERLY SUPPORTED.
 2. ALLOW ADEQUATE ACCESS SPACE BETWEEN RODS AND TRANSFORMER FOR REMOVAL OF FRONT COVER.
 3. CO-ORDINATE TRANSFORMER LOCATION AND MOUNTING WITH BASE BUILDING STRUCTURE ENGINEER PRIOR TO START OF WORK.
 4. PROVIDE FLEXIBLE CONDUIT FOR PRIMARY AND SECONDARY CONNECTIONS TO THE TRANSFORMER.
 5. PROVIDE SEISMIC RESTRAINTS WHERE REQUIRED BY LOCAL BUILDING CODE. A COMPLETE SET OF SHOP DRAWINGS ARE TO BE SUBMITTED BY THIS CONTRACTOR ALONG WITH CALCULATIONS CERTIFIED BY A PROFESSIONAL ENGINEER WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD.
 6. THE XO POINT OF THE SECONDARY SIDE OF TRANSFORMER MUST BE GROUNDED TO MEET ESA REQUIREMENTS.

4 TRANSFORMER TYPICAL MOUNTING DETAIL
E109 SCALE: N.T.S.



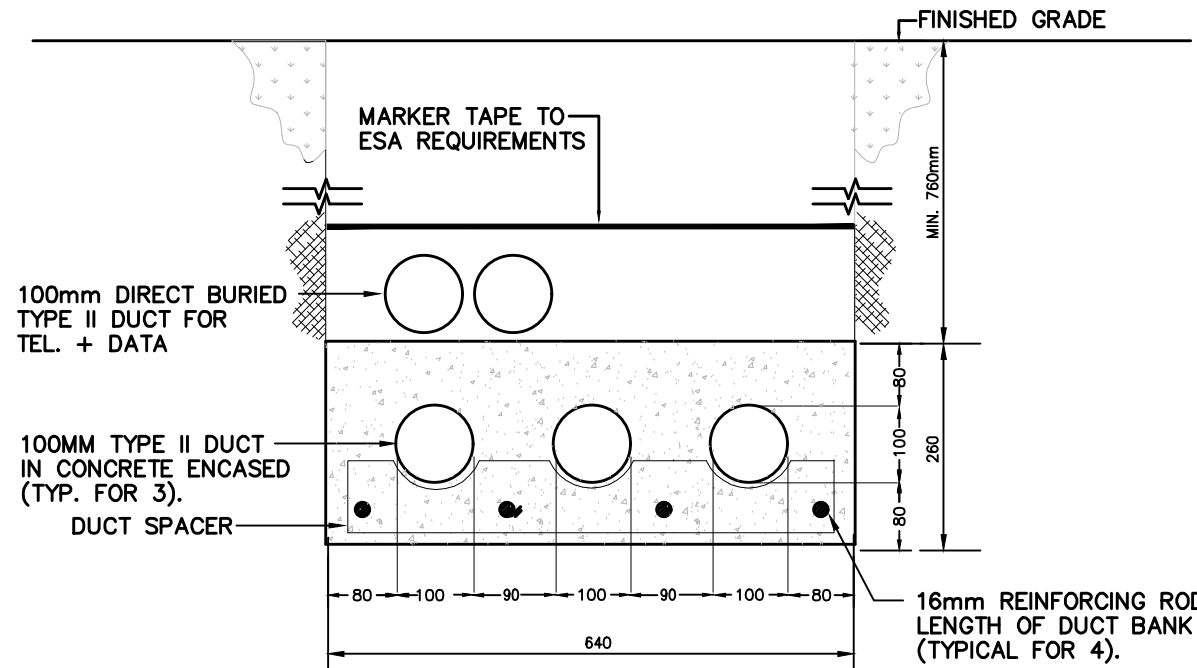
NOTES:

1. THIS ELECTRICAL CONTRACTOR TO PROVIDE ALL WIRING, CONDUIT AND BACKBOXES AS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM. WIRING SHALL BE RUN IN CONDUIT AS PER DOOR HARDWARE MANUFACTURER'S WIRING REQUIREMENTS.
2. COORDINATE WITH DOOR HARDWARE SUPPLIER FOR INSTALLATION OF ALL DEVICES.
3. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL DEVICES AND PLATES WITH ARCHITECTURAL DRAWINGS AND LOCAL INSPECTOR PRIOR TO ROUGH-IN.
4. LETTERS FOR SIGNAGE SHALL BE AT LEAST 25mm HIGH WITH A 5mm STROKE, WITH SIGN POSTED ABOVE THE EMERGENCY BUTTON.
5. SYSTEM SHALL BE CAMDEM CAT.# CX-WEC SERIES TO BE SUITABLE FOR USAGE WITH DOOR OPERATOR AND CONTROL KIT, OR APPROVED EQUAL.
6. EMERGENCY PUSH BUTTON TO BE INSTALLED BESIDE THE TOILET SEAT.
7. ALL DEVICES SHALL BE MOUNTED AT HANDICAP HEIGHT AS PER LOCAL BUILDING CODE STANDARDS.

UNIVERSAL WASHROOM SEQUENCE OF OPERATION:

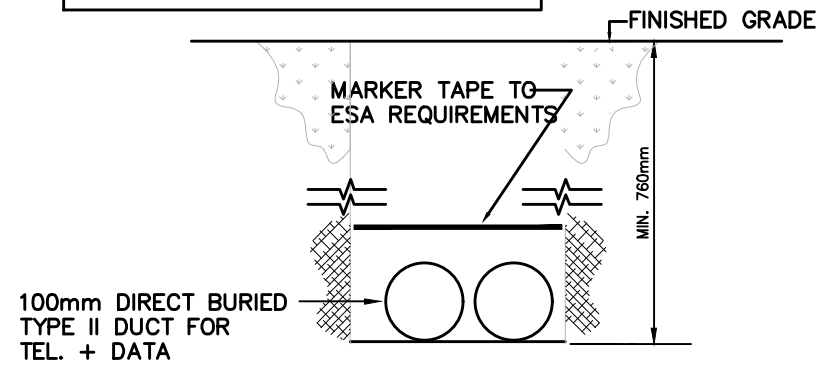
- A. WHEN THE OUTSIDE H/C PUSH PLATE IS PUSHED, THE ELECTRIC DOOR STRIKE REMAIN DE-ENERGIZED WHILE THE OPERATOR CYCLES OPEN AND CLOSED.
- B. WHEN THE DOOR IS CLOSED AND THE "PUSH TO LOCK" BUTTON INSIDE THE WASHROOM IS PRESSED, THE ELECTRIC DOOR STRIKE IS ENERGIZED AND THE DOOR IS SOLIDLY LOCKED.
- C. WHEN THE "PUSH TO OPEN" BUTTON INSIDE THE WASHROOM IS PRESSED, THE ELECTRIC DOOR STRIKE IS AGAIN DE-ENERGIZED, AND THE DOOR IS SOLIDLY LOCKED.
- D. WHEN THE DOOR IS CLOSED AFTER EXIT, THE ELECTRIC DOOR STRIKE REMAINS IN THE DE-ENERGIZED MODE READY FOR THE NEXT ENTRY/EXIT OR FOR A MANUAL OPENING OF THE DOOR.
- E. WALL MOUNTED ROOM OCCUPANCY INDICATOR LIGHT SHALL BE TIED TO THE 'PUSH TO LOCK' BUTTON SUCH THAT UPON ACTIVATION OF THE 'PUSH TO LOCK' BUTTON, THE OCCUPANCY LIGHT IS ILLUMINATED, AND UPON ACTIVATION OF THE 'PUSH TO OPEN' BUTTON, THE OCCUPANCY LIGHT TURNS OFF.
- F. UPON ACTIVATION OF THE EMERGENCY CALL BUTTON, THE AUDIBLE AND VISUAL ALARMS ARE ACTIVATED AND THE DOOR IS DE-ENERGIZED AND UNLOCKED.
- G. UPON ACTIVATION OF THE EMERGENCY CALL BUTTON, THE AUDIBLE AND VISUAL ALARMS ARE ACTIVATED AND THE DOOR IS DE-ENERGIZED AND UNLOCKED.
- H. FOR EMERGENCY ACCESS, THE DOOR CAN ALSO BE OPENED FROM OUTSIDE BY A MASTER KEY.

5 UNIVERSAL WASHROOM DETAIL
E109 SCALE: N.T.S.



5 TYPICAL 3x100mmC DUCTBANK DETAIL
E109 SCALE: N.T.S.

NOTE:
WHERE POSSIBLE, DUCTS SHALL RUN ABOVE THE CONCRETE ENCASED STEEL REINFORCED DUCTBANK.



6 SECONDARY DUCT BANK DETAIL
E109 TEL/DATA + DATA DUCTS DETAIL

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

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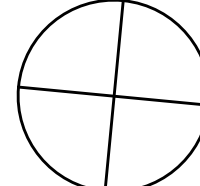
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1	2026-02-16	FRB	ISSUED FOR REVIEW	
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6094 Carleton Drive,
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CHECKED BY: F.R.B.

SHEET TITLE:
ELECTRICAL DETAILS

SCALE: AS SHOWN

SHEET NUMBER:
E109

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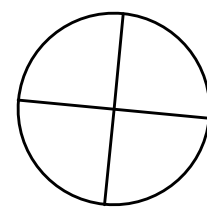
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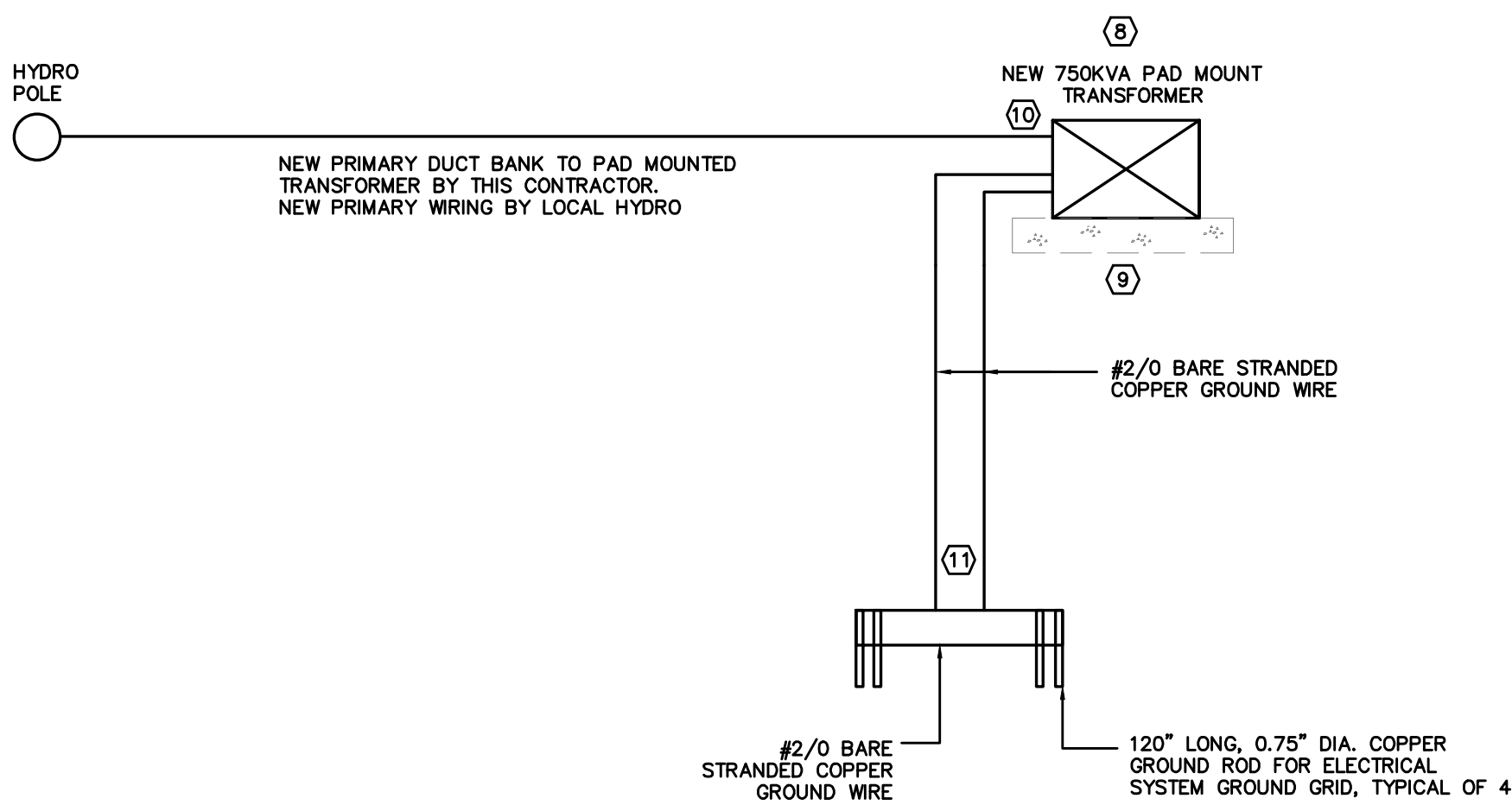
ISSUE DATE: MAY 2026
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CHECKED BY: F.R.B.

SHEET TITLE:
IDENTIFIED PRICE #1

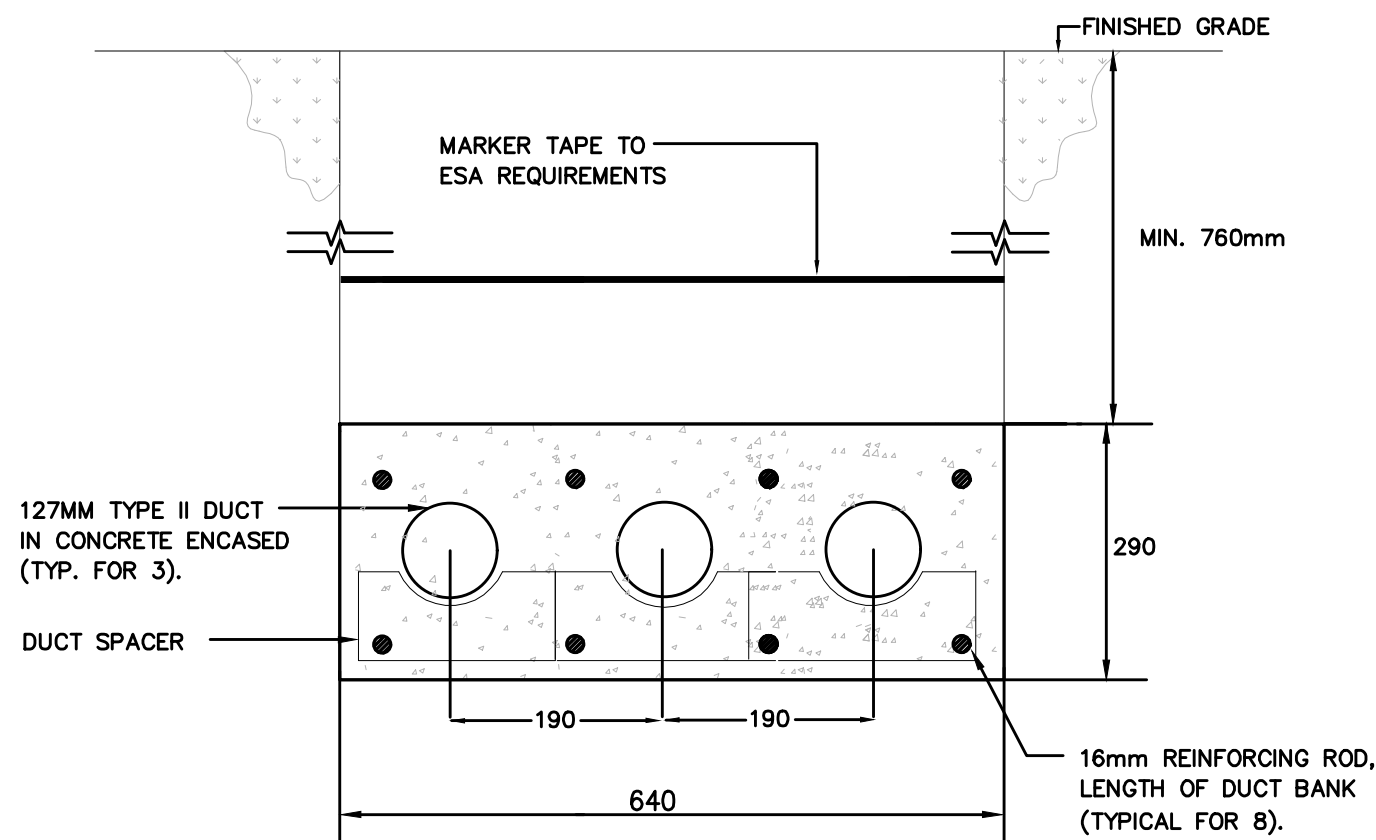
SCALE: AS SHOWN

SHEET NUMBER:

E200



ELECTRICAL DISTRIBUTION DIAGRAM (PRIMARY SIDE)
SCALE: N.T.S.



PRIMARY DUCT BANK CONFIGURATION
SCALE: N.T.S.

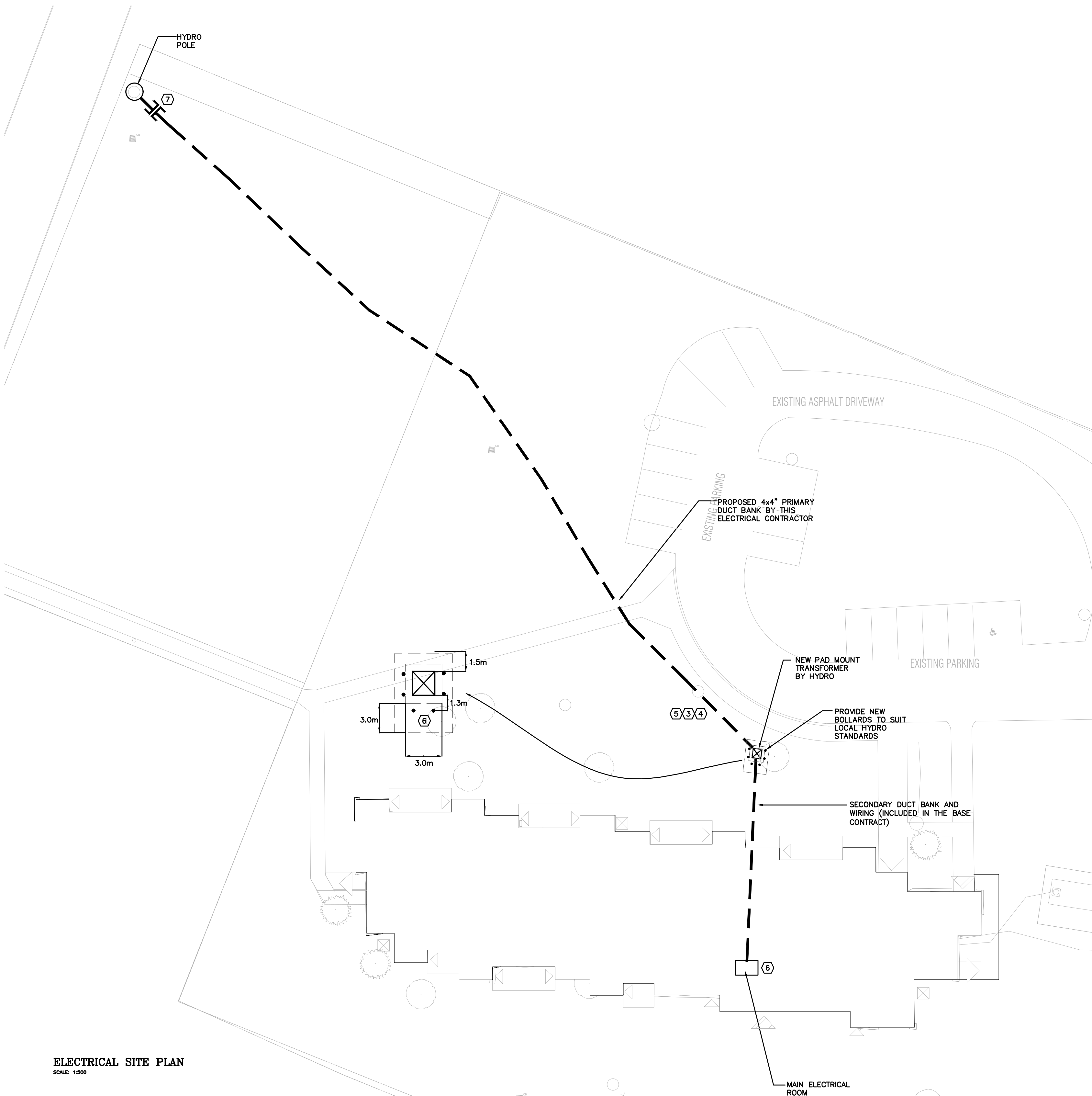
KEY NOTES:

- APPROXIMATE LOCATION OF MAIN ELECTRICAL ROOM.
- PROVIDE NEW PRIMARY DUCT BANK TO SUIT LOCAL HYDRO'S REQUIREMENTS, FINAL ROUTING OF SHALL BE COORDINATED AND CONFIRMED BY HYDRO PRIOR TO ANY WORK.
- PROVIDE ALL TRENCHING, HYDROVAC, BACKFILLING AND COORDINATION WORK BY THIS CONTRACTOR.
- CONTRACTOR SHALL CONDUCT LOCATES SURVEY OF PROPOSED UNDERGROUND RUN TO ENSURE NO CONFLICT WITH EXISTING UNDERGROUND SERVICES.
- ALLOW FOR AND COORDINATE ALL WORK WITH LOCAL HYDRO.
- CONTRACTOR TO COORDINATE TRANSFORMER CLEARANCES WITH LOCAL HYDRO'S LATEST DRAWINGS.
- CONTRACTOR TO COORDINATE DEMARCATION OF WORK BETWEEN THIS CONTRACT AND LOCAL HYDRO'S CONTRACT.
- NEW 350KVA PAD MOUNTED TRANSFORMER SUPPLIED AND INSTALLED BY HYDRO. THIS ELECTRICAL CONTRACTOR TO COORDINATE SCOPE OF WORK WITH HYDRO'S REPRESENTATIVE.
- PROVIDE A NEW TRANSFORMER FOUNDATION FOR THE NEW PAD MOUNTED TRANSFORMER. NEW TRANSFORMER FOUNDATION TO SUIT LOCAL HYDRO'S STANDARDS.
- PRIMARY WIRING TO NEW 350KVA PAD MOUNTED TRANSFORMER BY HYDRO. THIS ELECTRICAL CONTRACTOR TO COORDINATE SCOPE OF WORK WITH HYDRO'S REPRESENTATIVE.
- PROVIDE NEW GROUNDING ACCORDING FOR NEW TRANSFORMER TO HYDRO'S REQUIREMENTS AND STANDARDS. REFER TO 1/E103 FOR DETAILS.
- FINAL CONFIGURATION OF PRIMARY DUCT BANK SHALL BE CONFIRMED BY LOCAL HYDRO'S STANDARDS PRIOR TO ANY WORK.

GENERAL NOTES:

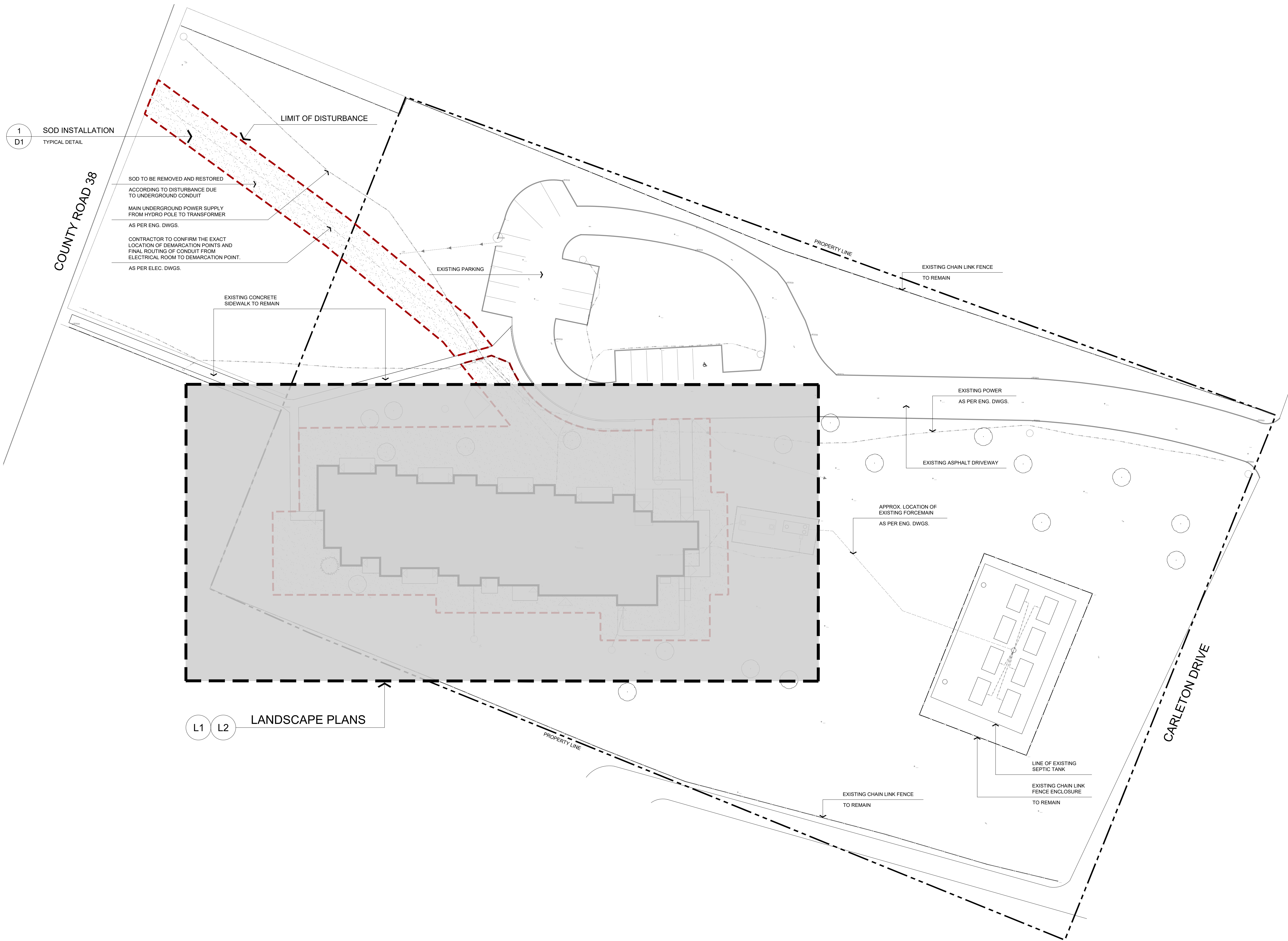
- ALL UNDERGROUND WIRING IS TO BE RWU (UNLESS OTHERWISE NOTED) - NO ALTERNATES WILL BE ACCEPTABLE.
- THIS ELECTRICAL CONTRACTOR TO PERFORM ALL REQUIRED VOLTAGE DROP CALCULATIONS AND INCREASE CONDUIT/WIRE SIZES AS NEEDED TO SUIT DISTANCE AND MAXIMUM BREAKER RATING.
- THIS ELECTRICAL CONTRACTOR TO ALLOW FOR AN ON SITE MEETING WITH LOCAL HYDRO'S REPRESENTATIVE PRIOR TO COMMENCING ANY WORK TO REVIEW AND COORDINATE THE SCOPE.
- ALLOW FOR AND COORDINATE ALL WORK WITH HYDRO.

ELECTRICAL SITE PLAN
SCALE: 1:500

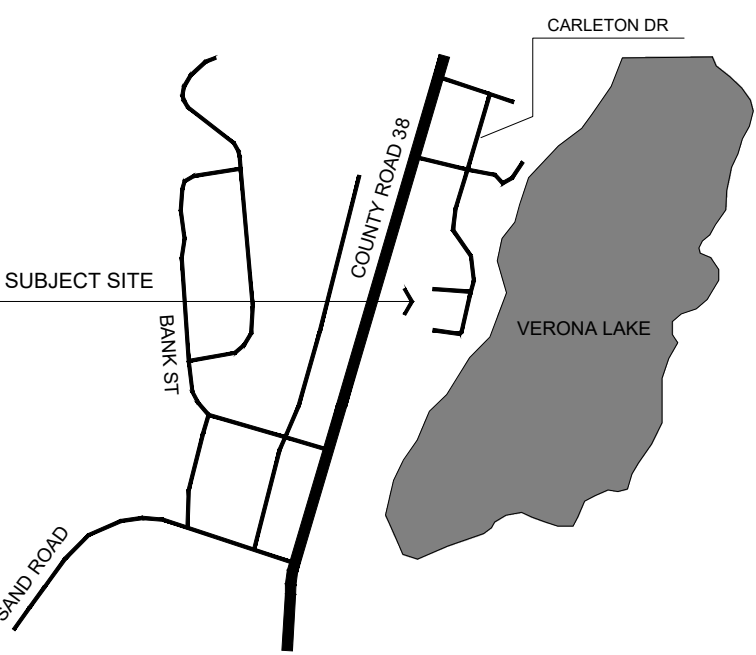


NOTES RE: IDENTIFIED PRICE #1

- ALL WORK RELATED TO THE PRIMARY INCOMING ELECTRICAL SERVICE SHALL BE INCLUDED AS AN IDENTIFIED ITEM IN THIS CONTRACT.
- ELECTRICAL CONTRACTOR TO ASSUME THAT A NEW PAD-MOUNTED TRANSFORMER IS REQUIRED FOR THE FACILITY.



KEY PLAN



LEGEND

- LIMIT OF DISTURBANCE
- TOPSOIL + SOD

byPATH: landscape architecture

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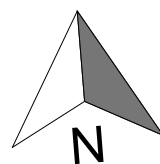
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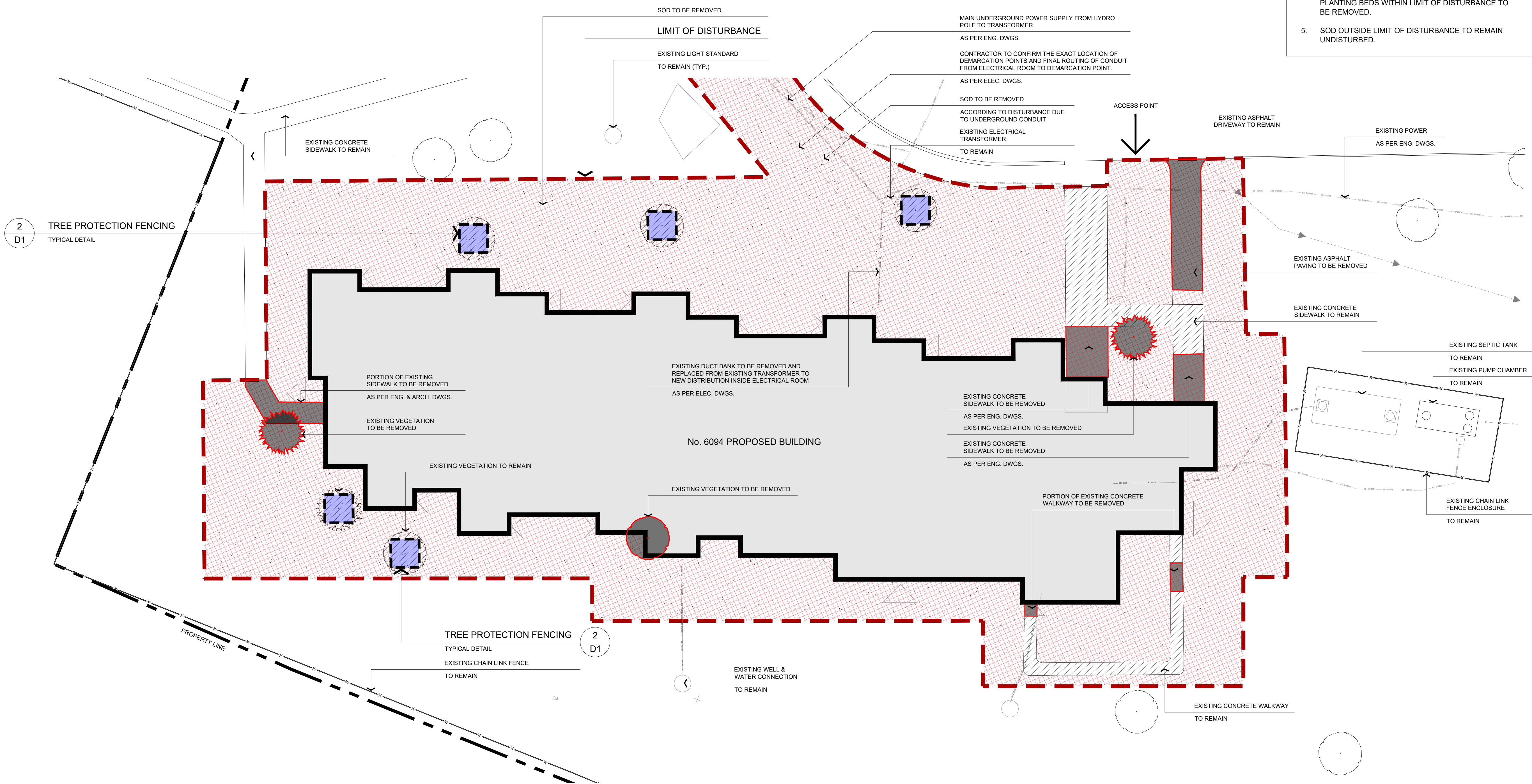
drawing
MASTER PLAN

file start date	FEBRUARY, 2026	by	SG
scale*	1:300	file	2398 V2-260511
direction		project no.	2398



2398
sheet no.

MP-1



- NOTES:
1. ALL TREES TO REMAIN WITHIN LIMIT OF DISTURBANCE UNLESS OTHERWISE INDICATED.
 2. ALL SOD WITHIN LIMIT OF DISTURBANCE TO BE REMOVED.
 3. ASPHALT AND CONCRETE PAVING TO REMAIN UNLESS OTHERWISE INDICATED.
 4. ALL WOOD CURBING ALONG WALKWAYS AND PLANTING BEDS WITHIN LIMIT OF DISTURBANCE TO BE REMOVED.
 5. SOD OUTSIDE LIMIT OF DISTURBANCE TO REMAIN UNDISTURBED.

LEGEND

- EXISTING VEGETATION TO REMAIN OUTSIDE LIMIT OF DISTURBANCE
- EXISTING VEGETATION TO REMAIN WITHIN LIMIT OF DISTURBANCE
- EXISTING VEGETATION TO BE REMOVED
- LIMIT OF DISTURBANCE
- SOD TO BE REMOVED
- REMOVAL ZONE WITHOUT USE OF MACHINERY
- EXISTING HARD SURFACING TO BE REMOVED
- EXISTING SURFACING TO REMAIN
- TREE PROTECTION FENCING

2	MAY 11 2026	ISSUED FOR TENDER	MB
1	MAR 19 2026	ISSUED FOR PERMIT	MB
no.	date	revision	by

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project
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VERONA, ONTARIO
SQUARE VIS ARCHITECTS

drawing
LANDSCAPE REMOVAL & PRESERVATION PLAN

file start date	FEBRUARY, 2026	by	SG
scale*	1:150	file	2398 V2-260511
direction		project no.	2398

sheet no.
L-1



SPECIFICATIONS:

GENERAL:

These specifications are to be read in conjunction with the general conditions of the contract as prepared by the consultant team.

- Prior to commencing work, the contractor shall:
1. Familiarize himself with the plans, details, and specifications of this contract
 2. Visit the site to complete an inventory of existing conditions and provide written documentation, to the Landscape Architect, of any deviations from the plans in work by others,
 3. Review and document the condition of curbs, sidewalks, street trees and utilities located in the right-of-way prior to the start of construction, and
 4. Finalize any design alternatives in consultation with the Landscape Architect.

All work shall be performed in accordance with the Occupational Health and Safety Act. All work shall conform to the Canadian National Master Construction Specifications.

The contractor shall make every effort to protect all iron bars. Any disturbed bars shall be replaced by the owner at the contractors expense. All temporary protective and sediment control fencing shall be maintained by the contractor for the duration of construction.

The contractor shall be responsible for the roadway being cleaned daily.

The site shall be maintained in a clean and orderly fashion for the duration of construction.

It is the responsibility of the contractor to contact utility companies for all utility locates prior to construction. The contractor shall be responsible for any damage caused to existing utilities, structures, facilities etc. during the performance of his work, and repair any damage at his own expense.

In the event of a conflict between a proposed tree and a utility, both above or below grade, the exact location of the tree shall be determined on site by the Landscape Architect.

SOFT LANDSCAPING:

Plant Material:
All plants shall be installed true to specified names, sizes, quantities and remarks in the plant list. Any substitution shall be approved by the Landscape Architect in writing prior to the delivery of the material on site.

All plant material shall be nursery grown, in accordance with the Canadian Nursery Trades Association "Canadian Standards and Specifications for Nursery Stock" (current edition).

The Landscape Architect reserves the right to inspect all plant material prior to installation and reject any plant material that does not meet the standards listed. Any rejected plant material shall be replaced at the expense of the contractor.

Upon completion of work, the Landscape Architect may reject plant material that does not conform to the specifications.

The contractor shall use standard industry methods for planting trees, and they shall be in accordance with the typical planting details provided herein. Trees shall possess one central, straight leader and shall be turned to give the best appearance.

All plant material shall be structurally sound, healthy, in vigorous growing condition, well branched and densely foliated when in leaf. Plant material shall be free of any disease, decay, or damage.

Bed Preparation
The contractor shall backfill tree pits and planting beds to specified depths with nursery grade triple mix or soil with evenly mixed 6 parts sandy loam, 1 part peat moss and 1 part well rotted farm manure. The topsoil shall be fertile and capable of supporting healthy plant growth. The contractor shall construct tree pits and shrub beds in accordance with the typical planting details herein.

The topsoil shall be fine-graded to achieve a uniform surface.

The contractor shall construct shrub beds in continuous forms.

Topsoil and Fine Grading:
The contractor shall place 150mm of topsoil on approved sub grades. Topsoil shall be imported when required. Minor grade irregularities shall be eliminated prior to sodding.

Sodding:
The contractor shall sod all areas as specified on the drawings. Sod shall be 50-75mm thick, freshly cut no. 1 grade nursery grown turf.

Sod for sunny, exposed areas:
- 50% Kentucky Bluegrass
- 50% Merino Bluegrass

Sod for shaded areas:
- 50% Nugget Kentucky Bluegrass
- 50% Creeping Red Fescue

Sod shall be placed on prepared topsoil. Joints shall be tightly abutted and staggered. Freshly laid sod shall be machine rolled and watered immediately after installation.

Sod on slopes shall be pegged where required.

Hydroseeding:
The contractor shall apply the specified seed mixture using accepted industry methods for hydroseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

The area seeded in a single day shall not exceed the area that can be mulched in the same day.

The contractor shall apply fibre mulch over the newly seeded area to form a uniform ground cover that allows the percolation of water.

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

Terraseeding
The contractor shall apply the specified seed mixture using accepted industry methods for terraseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

Seed depth shall be as follows:

- 0-5% slope: 10-15mm depth
5-10% slope: 15-20mm depth
10-25% slope: (4:1) 20-25mm depth
25-35% slope: (3:1) 25-40mm depth
35-45% slope: 40-50mm depth

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

MAINTENANCE, GUARANTEE AND COMPLETION:

Maintenance:
The contractor shall maintain all landscaped areas for a period of four growing months from the date of substantial completion.

Maintenance shall include all necessary measures to ensure the health and vitality of all plant material and soft landscaping. Maintenance shall include, but not be limited to, irrigation, grass mowing, weeding, pruning of dead branches, maintenance of all accessories (ie: tree stakes and guy wires), insect and disease control.

At the end of the maintenance period, provided all plant material is alive and in good growing condition, the owner will assume the responsibility of maintaining the landscape work.

Performance Acceptance (Substantial Completion):
The Landscape Architect shall provide written notice of performance acceptance for substantial completion. This shall mark the start of the guarantee period.

If required by the municipality, the Landscape Architect will submit a notice of substantial completion, so the municipality may proceed to inspect, issue their performance acceptance certificate, and reduce the amount of securities.

At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.

Guarantee:
Plant material and all other soft landscaping shall be guaranteed for one year form the date on the Landscape Architect's performance acceptance certificate. Plant material and soft landscaping that has expired or fails to thrive during the guarantee period shall be replaced at the expense of the contractor.

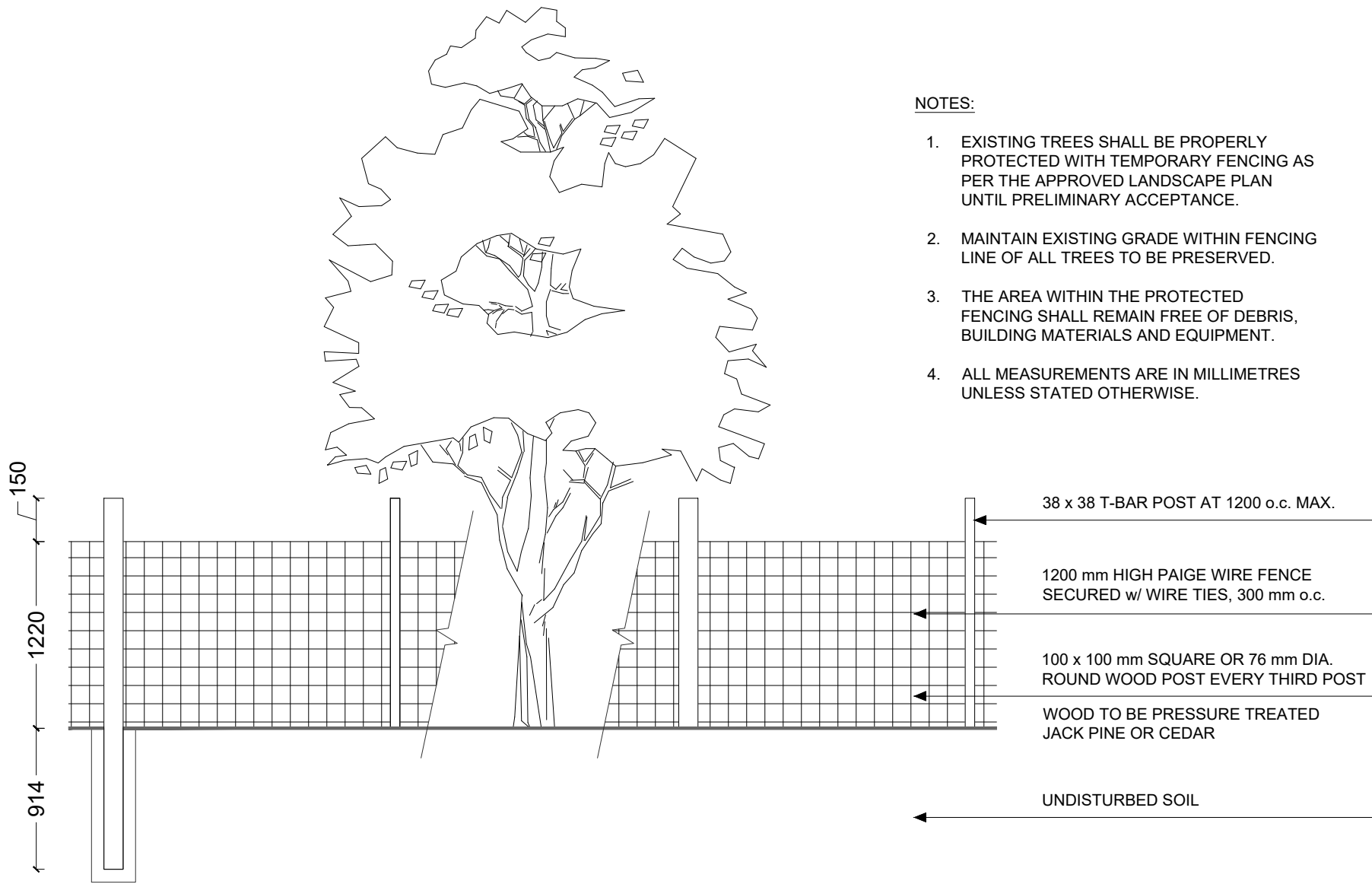
All other landscape work performed under this contract shall be fully guaranteed for one year from the date on the Landscape Architect's performance acceptance certificate.

Final Acceptance:
All work shall be inspected at the end of the guarantee period by the Landscape Architect. Any deficiencies shall be rectified by the contractor to the satisfaction of the Landscape Architect and the owner. Once satisfactorily complete, the Landscape Architect shall issue a final acceptance certificate.

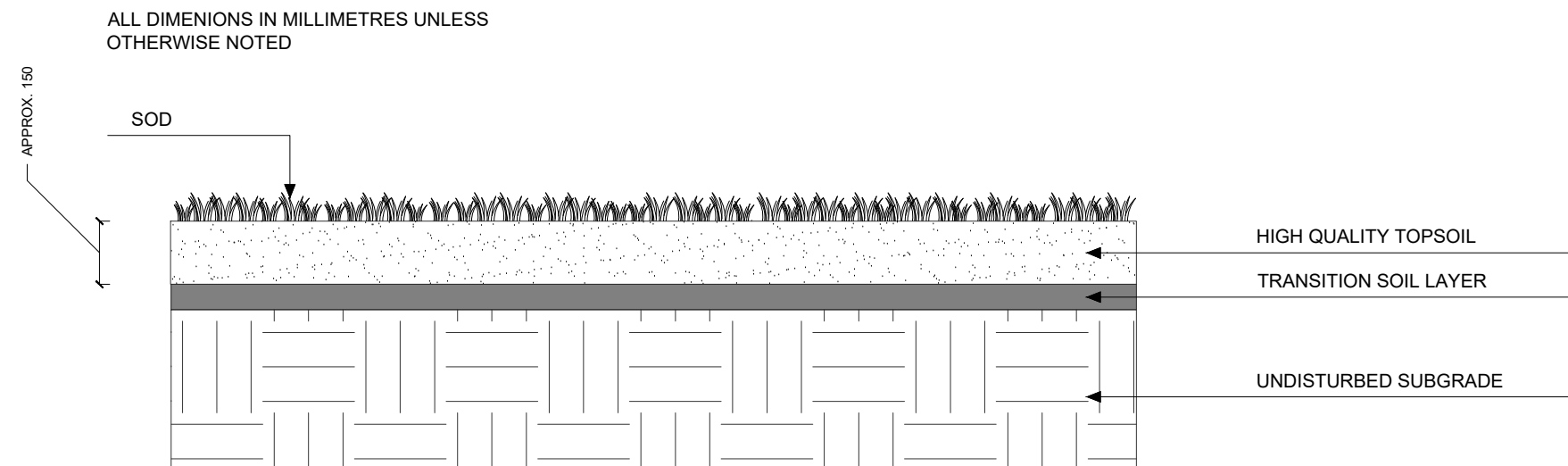
If required by the municipality, the Landscape Architect will submit a notice of final acceptance, so that the municipality may inspect, issue their final acceptance certificate, and release any outstanding landscape securities.

All tree stakes, guy wires, tree wrap, and any other accessories shall be removed prior to final inspections.

At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.



2 TREE PROTECTION FENCING DETAIL
TYPICAL INSTALLATION
NTS
BPD F109-260227



1 SOD INSTALLATION
TYPICAL INSTALLATION
NTS
BPD P109-260226

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project
6094 CARLETON DRIVE

6094 CARLETON DRIVE
VERONA, ONTARIO
SQUARE VIS ARCHITECTS

drawing
LANDSCAPE NOTES
AND SPECIFICATIONS

file start date by
FEBRUARY, 2026 SG
scale* file
AS SHOWN 2398 V2-260511
direction project no.
2398
sheet no.
D-1