Project Area: 89 m² (960 ft²) - interior alterations
Seneca York Washrooms

1. Site visit is required by General Contractor to verify site conditions. Contact Architect for

2. Make good all surfaces/areas/finishes damaged during demolition.

3. All dimensions are to face of partition unless otherwise indicated.

4. Angles are 90 degrees unless noted otherwise.

5. Contractor is responsible for all electrical, gas, mechanical, plumbing, and data cabling work.

6. Pumps, valves, and other must valving and other types of isolation devices be installed as required

7. The General Contractor shall be responsible for all mechanical, electrical and plumbing work.

8. The General Contractor shall be responsible for all chases, openings (including scanning/x-ray

9. The General Contractor shall be responsible for keeping areas clean (e.g., access to exit corridors,

10. The General Contractor shall comply with all applicable Building and Fire Codes.

11. General Contractor to provide stainless steel transition strips where differing new floor

12. Refer to Mechanical and Electrical drawings for mechanical and electrical scope of work.

13. The General Contractor shall be responsible for installing the work at the Owner's discretion.

14. All noisy/disruptive work and work in adjacent areas to be carried out after hours at

15. Refer to Mechanical and Electrical drawings for mechanical and electrical scope of work.
### Demolition Notes

**D1** Existing lockers to be removed and later reinstalled.

**D2** Existing lockers to be removed.

**D3** Hand and hair dryers to be removed - see electrical.

**D4** Patch and prepare existing floor to receive new flooring as indicated.

**D5** Approximate extent of existing hallway ceiling and wall materials to be removed.

**D6** Approximate extent of existing shower tiling to be removed. Prepare walls to receive new tile finish as indicated.

**D7** Demolish toilets and urinals. Selective removal and replacement of existing block wall to access existing carriers for reuse. Reinstatement of block wall required to install new fixtures to be at contractor's cost - refer to mechanical.

**D8** Demolish sinks (typ)

**D9** Demolish existing accessible shower.

**D10** Toilet/shower partitions to be removed.

**D11** Demolish block wall. Make good adjacent surfaces.

**D12** Demolition at block wall to accommodate wider door and frame - see structural. Make good adjacent surfaces.

### Demolition Ceiling Notes

**CD1** Hatched area indicates extent of existing ceiling tile, grid and associated framing to be demolished.

**CD2** Existing ceiling finish to remain.

**CD3** Refer to M&E drawings for demolition requirements.

### Rev Description Date

- 1: Draft 16 June 2017
- 2: Issued for Review 29 June 2017
- 3: Issued for 90% Review 28 Aug 2017
- 4: Issued for Permit/Tender 02 Oct 2017
- 5: Issued for Tender 17 Oct 2017
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**Legend**

- Symbols Legend
- **Existing partition to remain**
- **New partition as scheduled**
- **Note Description**
  1. Existing lockers to be reinstalled.
  2. New counter with mirror and electrical outlets - see electrical.
  3. New shower heads and controls (typ) - see mechanical.
  5. New plumbing fixtures to reuse existing carriers (typ) - see mechanical.
  7. New shower partition with integrated curtain rod (typ).
  8. New ceramic tiling on block wall - Separate Price
  10. New power door operator - see electrical.
  11. New block wall to u/s wall - new block wall.
  12. Extend show partition rod to meet block wall at BF shower stall.

**Room Finish Schedule**

<table>
<thead>
<tr>
<th>Room No.</th>
<th>Room Name</th>
<th>Wall Finish</th>
<th>Floor Finish</th>
<th>Base Finish</th>
<th>Ceiling Finish</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1009</td>
<td>Women's WC</td>
<td>CER/PT/EXIST</td>
<td>EPO</td>
<td>EPO</td>
<td>GWB/EXIST</td>
<td>New tile wall finish as shown</td>
</tr>
<tr>
<td>1012</td>
<td>Men's WC</td>
<td>CER/PT/EXIST</td>
<td>EPO</td>
<td>EPO</td>
<td>GWB/EXIST</td>
<td>New tile wall finish as shown</td>
</tr>
</tbody>
</table>

**Ceiling Notes**

- New ceiling patching to match existing ceiling finish.
- Fluorescent lighting fixture - see electrical.
- Transfer grille
- CF potlight - see electrical

**Room Notes**

1. USE WATER RESISTANT DRYWALL IN ALL WET AREAS - REFER TO SPECIFICATION 09250
2. ALL INTERNAL PARTITIONS EXTEND TO U/S DECK @ 4000mm F.F.L. UNLESS NOTED OTHERWISE.

**Door Schedule**

<table>
<thead>
<tr>
<th>Door A</th>
<th>Door Frame</th>
<th>Frame Material</th>
<th>Fin. Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1009</td>
<td>A</td>
<td>2134</td>
<td>HM PT HM PT</td>
</tr>
<tr>
<td>D1012</td>
<td>A</td>
<td>2134</td>
<td>HM PT HM PT</td>
</tr>
</tbody>
</table>

**NOTES:**

- Door A - all HM frames to be 2" profile.

**Description of operation:**

- **PROJECT CODE:** SCALE:
- **- Entry by pushing actuator or by pulling door open.**
- **- Exit by pushing actuator or by pushing door open.**
- **- Deadbolt monitor strike shunts power to operator actuators when door is locked.**

**Proposed Plans and Schedules**

**As indicated on the plans.**

**Door Hardware**

<table>
<thead>
<tr>
<th>Set</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Push heavy weight T4A3786 Size to Suit (NRP at Outswinging Doors) US26D MK1 Mortise Deadlock 4877 LC US26D SA1 Wiring Diagrams POINT TO POINT 00</td>
</tr>
</tbody>
</table>

**Handyman**

- Provide 1/2" C/S bonded door stop instead of the 3/8" end stop at entrance doors.
- Provide 3/4" C/S bonded door stop to close doors, dead stops at main floor, and dead stop at main entry door.
- Provide 1/2" C/S bonded door stop for sliding door stops.
- Provide all hardware, including dead stops, for sliding doors.
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All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. This drawing shall not be used for construction unless identified as "Issued for Construction".

Drawing errors or discrepancies are to be immediately reported to the architect.

**Interior Elevations**

- **Men's WC - East**
- **Men's WC - South**
- **Men's WC - West**
- **Men's BF Shower - North**
- **Men's BF Shower - South**
- **Women's WC - East**
- **Women's WC - South**
- **Women's BF Shower - North**
- **Women's BF Shower - South**

**Project Details**

- **Date:** 30 June 2017
- **Status:** Draft
- **Description:** Men's WC

**Notes:**

1. **Controlled Access:** All doors to be equipped with locks and deadbolts.
2. **Toilet Partitions:** All partitions to be at least 2'-0" (600 mm) high from the floor.
3. **Grab Bars:** Grab bars to be provided at all toilet stalls.
4. **Hand Dryers:** Hand dryers to be provided in all washrooms.

**Materials Legend**

- ACT: Acoustic Ceiling Tile
- CER: Ceramic Tile
- EPO: Epoxy
- EXIST: Existing
- EXP: Exposed
- GWB: Gypsum Wallboard
- POR: Porcelain Tile
- PLAM: Plastic Laminate
- PT: Paint Finish
- SS: Stainless Steel

**Dimensions:**

- **Scale:** 1:25

**Contact Information:**

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F 416.849.0383

www.workshoparchitecture.ca
Cove light fixture - see electrical

Tilted mirror (refer to interior elevations)

2x2" steel angle frame to support new solid polymer counter

2x2" steel angle frame to support new solid polymer counter

Solid polymer vanity counter

Solid maple wood edging on all four sides (typ)

Solid maple wood framing with clear coat finish (typ)
As indicated
70 The Pond Road,
Toronto, ON
2171206
M-05
Seneca @ York Washroom
Refurbishment
MECHANICAL ROOM
PLAN - RENOVATION
Preliminary
June 2017
Project
North
PROJECT CODE:
SCALE:
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www.workshoparchitecture.ca
drawing number
DATE:
STATUS:
70 The Pond Road,
Toronto, ON
Seneca @ York Washroom
Refurbishment

<table>
<thead>
<tr>
<th>Rev</th>
<th>Description</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Issued for Review</td>
<td>29 June 2017</td>
</tr>
<tr>
<td>2</td>
<td>Issued for Permit/Tender</td>
<td>25 August 2017</td>
</tr>
<tr>
<td>3</td>
<td>Issued for Permit/Tender</td>
<td>2 October 2017</td>
</tr>
<tr>
<td>4</td>
<td>Issued for Tender</td>
<td>17 October 2017</td>
</tr>
</tbody>
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