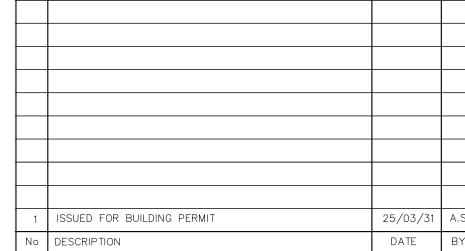


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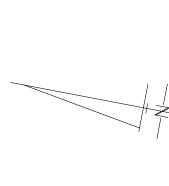
REVISIONS

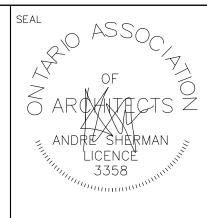


ANDRE SHERMAN

135 HOLMES AVENUE TORONTO, ONTARIO, M2N 4M5 TEL: (416) 733—9000 E—mail: info@shermanarchitect.com

GEOGRAPHICAL ORIENTATION



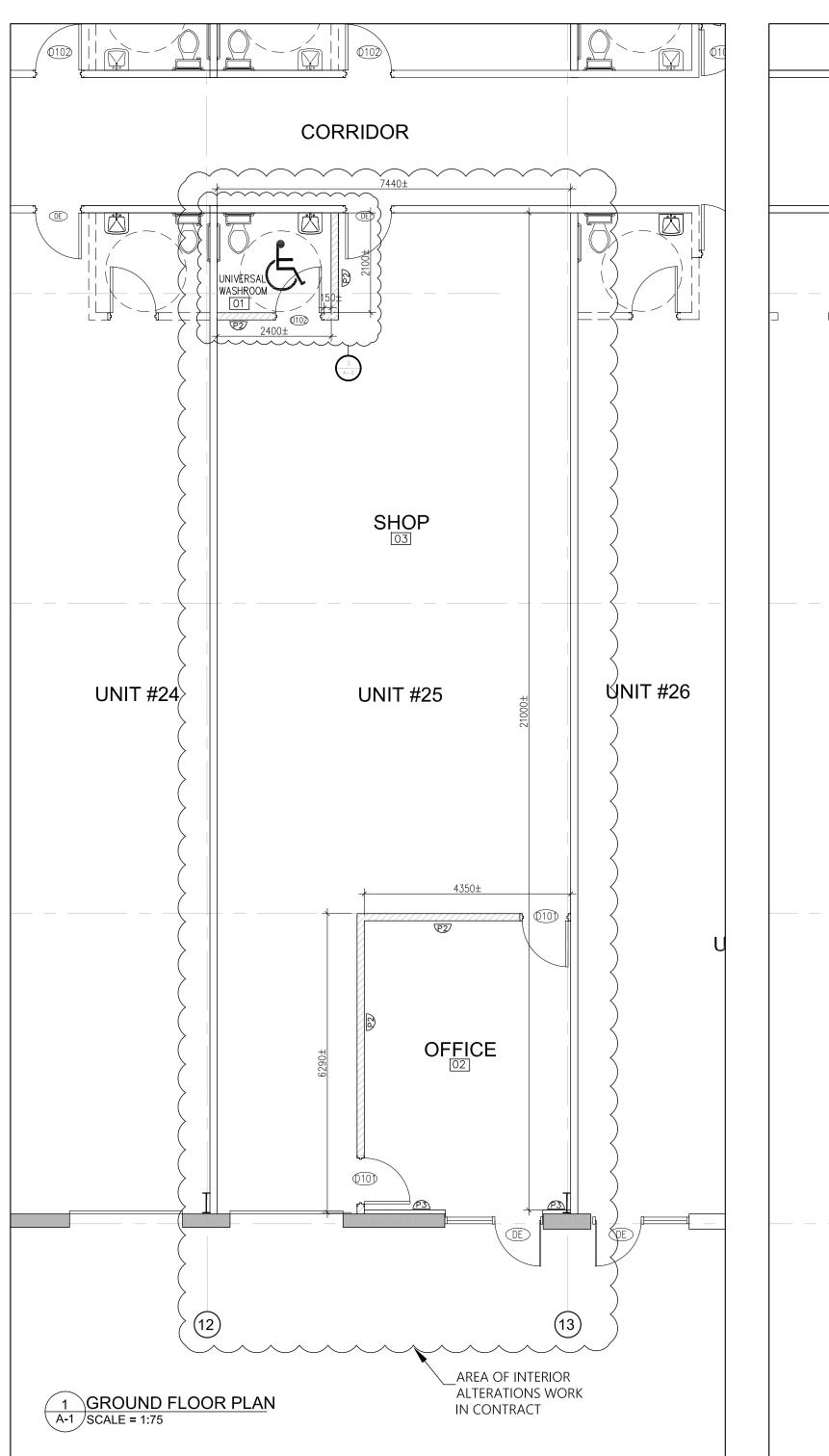


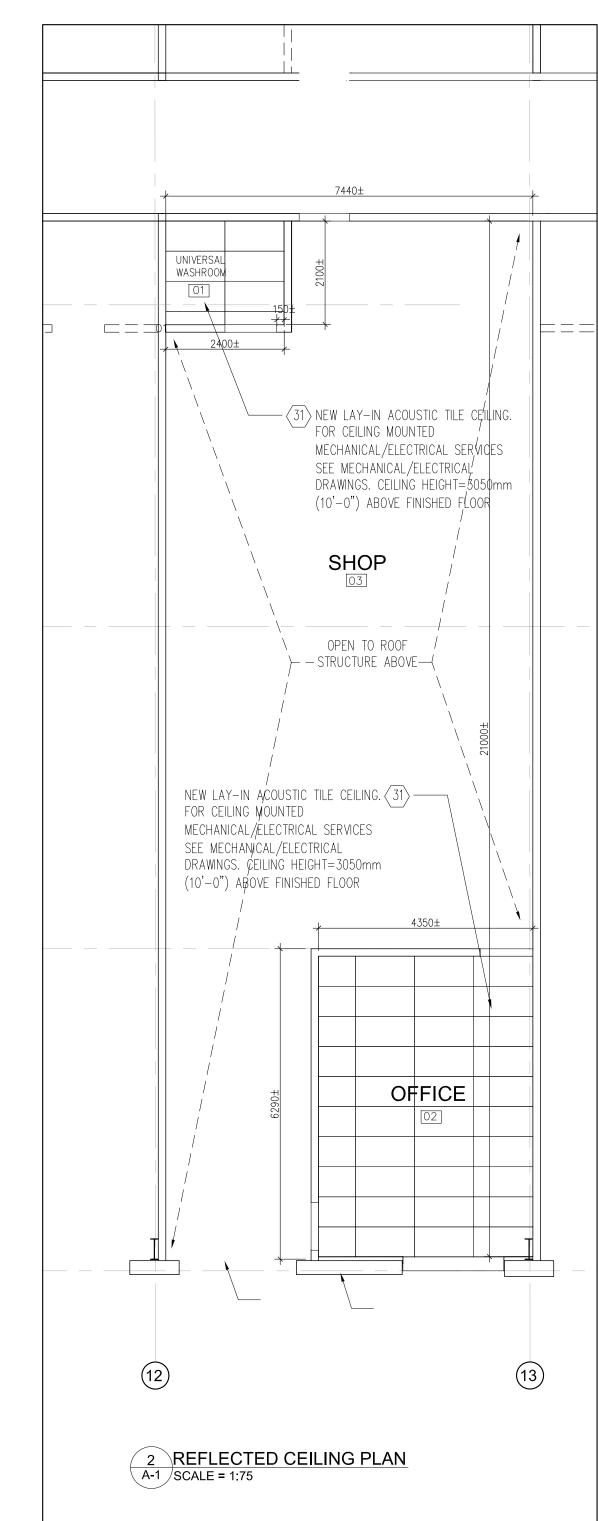
INTERIOR ALTERATIONS FOR TENANT'S WORK SUITE #25

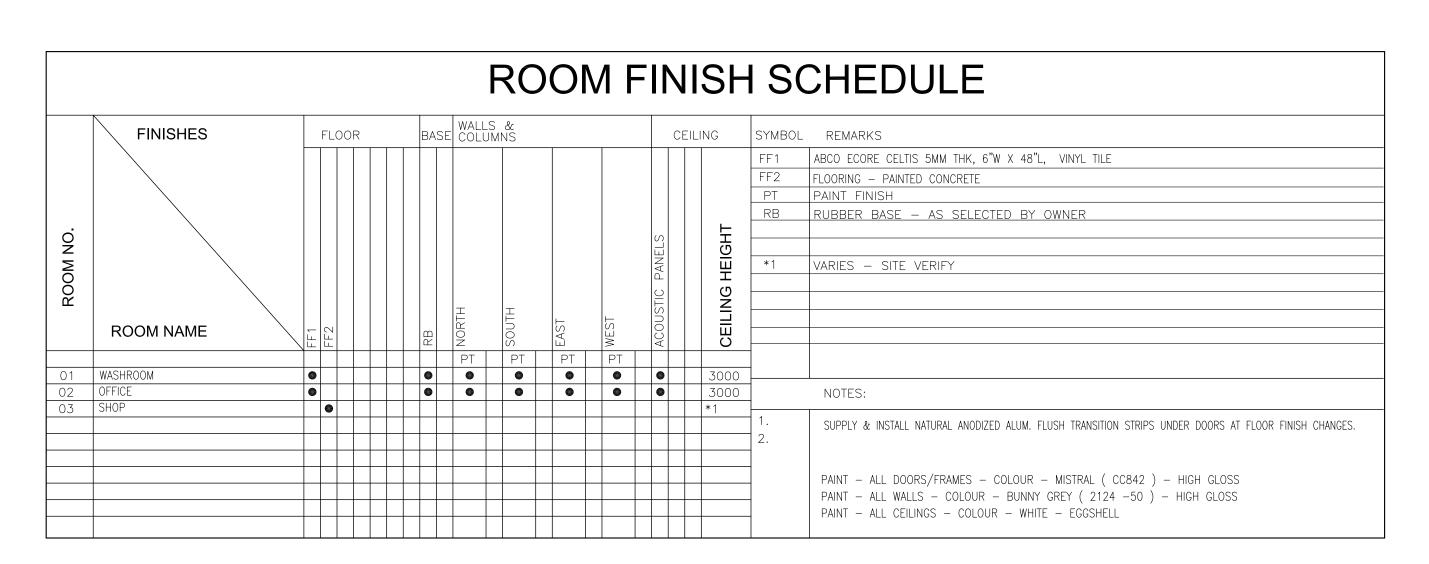
595 1st STREET HANOVER, ONTARIO

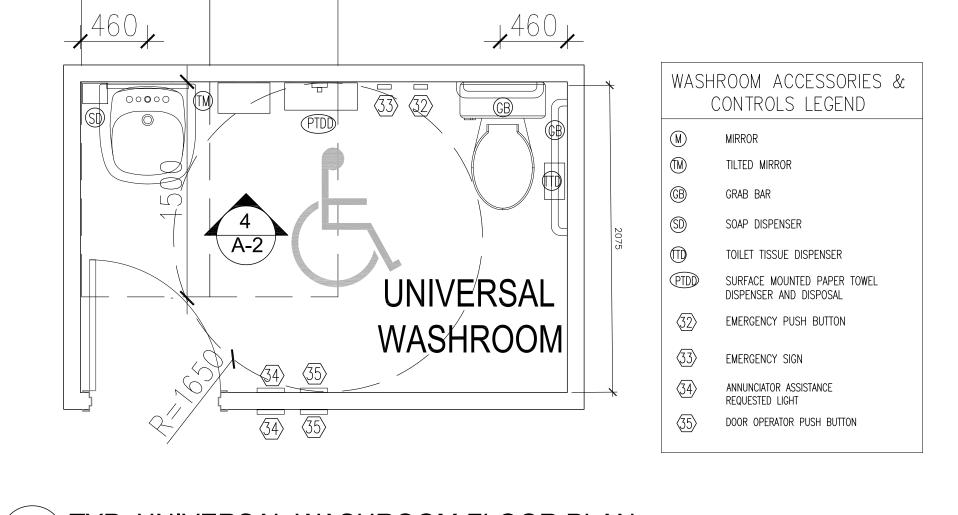
SITE PLAN

AS INDICATED	2023/09/11
DRAWN BY	CHECKED
AS	AS
	DRAWING No

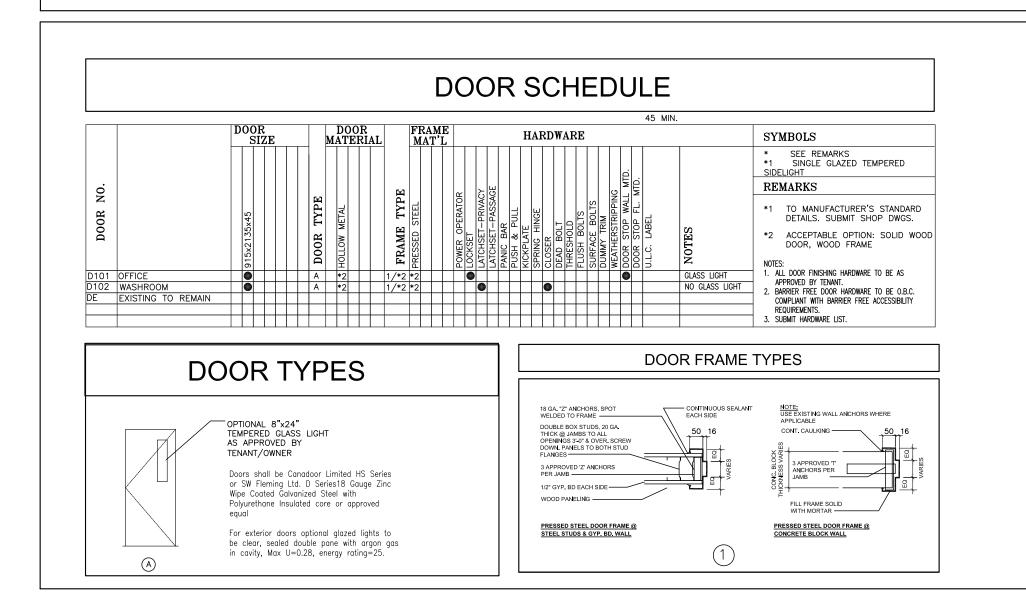




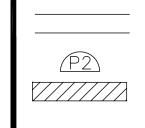




3 TYP. UNIVERSAL WASHROOM FLOOR PLAN
SCALE = 1:25



WALL LEGEND



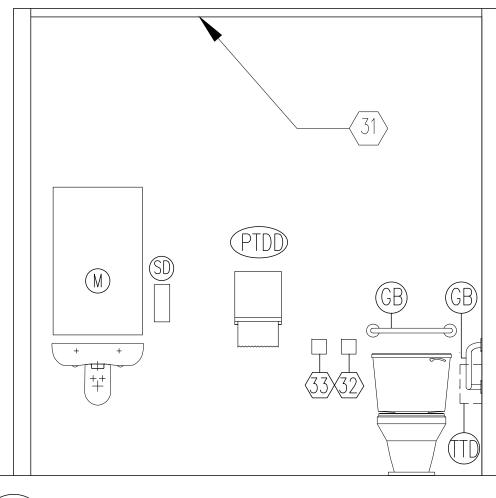
EXIST. WALL TO REMAIN

INTERIOR WALL CONSTRUCTION

15.9 mm (5/8") GYPSUM BOARD EACH SIDE OF 92 mm (3 5/8") METAL STUDS @ 400 mm (16") O.C., WITH OPTIONAL SOUND ATTENUATING BATT INSULATION IN CAVITY (AS APPROVED BY OWNER) EXTENDING TO A HEIGHT OF 3000mm ABOVE FINISHED FLOOR.

THE GAUGE OF STEEL STUDS TO BE AS PER MANUFACTURER'S INSTRUCTIONS APPLICABLE TO THE LIMITING HEIGHT OF THE WALL FOR A MAXIMUM ALLOWABLE DEFLECTION OF 1/240. SUBMIT SHOP DWGS. FOR ARCHITECT'S REVIEW PRIOR TO INSTALLATION.

TAPE, SAND AND FINISH AS PER INTERIOR DESIGN DRAWINGS OR AS DIRECTED BY OWNER.



4 INTERIOR ELEVATION
A-2 NOT TO SCALE

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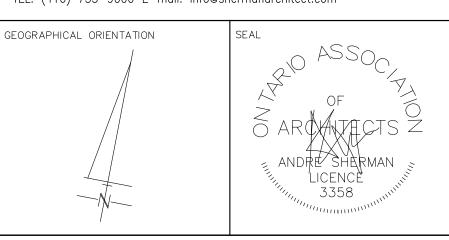
1	ISSUED FOR BUILDING PERMIT	25/03/31	A.S.
No	DESCRIPTION	DATE	BY

ARCHITECT OF RECORD:



ANDRE SHERMAN ARCHITECT

135 HOLMES AVENUE TORONTO, ONTARIO, M2N 4M5 TEL: (416) 733-9000 E-mail: info@shermanarchitect.com



DRAWING TITLE

INTERIOR ALTERATIONS FOR TENANT'S WORK SUITE #25

595 1st STREET HANOVER, ONTARIO

DRWAING TITLE

FLOOR PLAN, ETC.

FILE:

SCALE

AS INDICATED

DATE

2023/09/11

DRAWN BY

CHECKED

AS

DRAWING No

ONTA	ARIO BUILDING C	ODE DATA MATR	IX				Revised: 2017 04 1
PAR	T 10 - CHANG	E OF USE					OBC REFERENCE [1
	Name of Practice	Andre Sherman, Arch	itect				
	Address 1	1315 Pickering Pkwy	#300				
	Address 2	Pickering, ON., L1V 7	G5				
	Contact	Andre Sherman, B. A	rch., O.A.A.				
	Name of Project	Interior Alterations - N	fodel Suite, Unit 25				
	Location/Address	595 1st ST, Hanover,	ON				
	Date	30-Mar-25			Seal & Signature		
10.00	BUILDING CODE VI	ERSION	0.Reg. 332/12	LAST AMENDMENT			
10.01	PROJECT TYPE		Interior Alteration				[A] 1.1.2.
10.02	MAJOR OCCUPAN	CY CLASSIFICATION	OCCUPANCY		USE		3.1.2.1.(1)
			GROUP F DIV.2	Medium Hazard Industrial	Manufacturin g		
10.03	SUPERIMPOSED IV	1AJOR OCCUPANCIES	NO				3.2.2.7.
10.04	BUILDING HEIGHT		1	STOREYS ABOVE GRADE	4	.26 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
	NUMBER OF STREETS	ri					
10.05	FIRE FIGHTER ACCES			3 STREETS(S)			3.2.2.10. & 3.2.5.
10.06 10.07	BUILDING SIZE EXISTING BUILDING CLASSIFICATION		Group F Div.2				T.11.2.1.1.BN.
10.02	EXISTING BOILDIN	5 CLASSIFICATION		IPEV		-	10.1.1.2.
			CONSTRUCTION IN HAZARD INDEX	ILEX		3	10.2.1.2.
10.08	OCCUPANT LOAD		FLOOR	OCCUPANCY TYPE	PASED ON	OCCUPANTLOAD	3.1.17.
10.00	OCCOPANI COND		LEVEL/AREA 1st	Group A Div. 2	Design	(PERSONS) 8	_
				0.00\$7.12.1.2	Doorg.		
			TOTAL			8	
10.09		RFORMANCELEVEL	THERE IS NO RED	JCTION IN PERFORMANCE LEVEL			10.3.2.2.
10.10	PROPOSED	ERNATIVES	NONE				10.4.1.1.
							_
10.11	N0TES						
			1	ALL REFERENCES ARE TO DIV.B OF THE C	DBC UNLESS PRECEDED	BY [A] FOR DIVISION A AND [C]	_

		CODE DATA MATR								Revised: 2017 04 10
PAR	T 11 - RENO\	ATION OF EXIS	TING BUILDING							OBC REFERENCE [1]
	Name of Practice	Andre Shermn, Archi	tect							
	Address 1	1315 Pickering Pkwy	#300							
	Address 2	Pickering, ON., L1V	7G-5							
	Contact	Andre Sherman, B. A	rch., O.A.A.							
	Name of Project	Interior Alterations - N	lodel Suite, Unit 25							
	Location/Address	595 1st ST, Hanover	ON							
	Date	2025-03-30					Seal & Signature			
11.00	BUILDING CODE		O.Reg. 332/12		LAST AMENI	MENT	O.Reg. 89/23			
	PROJECT TYPE	PERSION	Renovation		DAGI AMENI	JULINI	O.Reg. 0arza			[A] 1.1.2.
11.02	MAJOR OCCUPAN	ICY CLASSIFICATION	OCCUPANCY				USE			3.1.2.1.(1)
			Group F Div. 2 (*1) Medium Hazard Industrial			Manufacturing			(*1)	
										_
11.03	SUPERIMPOSED	MAJOR OCCUPANCIES	NO							3.2.2.7.
	J									- Andrews
1101	BUILDING AREA (mg\	DESCRIPTION		-	4STING		NEW	TOTAL	[A] 4 4 4 2
11.04	BUILDING AREA (I	Tr)	Basement Basement		Ь	0.00		0.00		[A] 1.4.1.2.
			Ground Floor (*2)			4529.00		0.00		(+/-)
									-	-
			TOTAL			4,529.0		0.00	4,529.0	(+(-)
11.05	BUILDING HEIGHT	-	1	STOREYS AS	OVE GRADE	4,020.0	6+/-		(m) ABOVE GRADE	[A] 1.4.1.2. &
			0	STOREYS BE	LOW GRADE					3.2.1.1.
11.06	NUMBER OF STREET FIRE FIGHTER ACCES			3 STREETS(S)						3.2.2.10. & 3.2.5.
	BUILDING SIZE		LARGE							T.11.2.1.1.BN.
11.08	EXISTING BUILDING CLASSIFICATION		CHANGE IN MAJOR O				NO			11.2.1.1.
			CONSTRUCTION INDEX HAZARD INDEX					6		T.11.2.1.1.A. T.11.2.1.1.BN.
			IMPORTANCE CATEGO	ORY			NORMAL			1.11.2.1.1.BIV.
11.09	RENOVATION TYPE	Æ	BASIC RENOVATION							11.3.3.1. & 11.3.3.2.
11.10	OCCUPANT LOAD)	FLOOR LEVEL/AREA		OCCUPANC	TYPE	BASED ON		OCCUPANT LOAD (PERSONS)	3.1.17.
			(*1) Manufacturing		Group F Div.	2	Design		9	
			TOTAL						9	
11.11	PLUMBING FIXTU (*1)	REREQUIREMENTS	RATIO:	50% male + 5	0% female					3.7.4.
	,		FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC REFER	ENCE	FIXTURES REQU	IRED	FIXTURES PROVIDED	-
			(1")	EUND	8	3.7.4.9		1	1	
11.12	BARRIER-FREE D	ESIGN	Yes							11.3.3.2.(2)
11.13		RFORMANCE LEVEL	NO							11.4.2.1.
11.14	COMPENSATING	CONSTRUCTION	NOT REQUIRED							11.4.3.2.
11.15	COMPLIANCE ALT	ERNATIVES	N/A							11.5.1.1.
11.16	NOTES		(*1) Refers to the subject	UnitS 25						
			(*2) Refers to the entire ex	dsting building - no	t part of the scope of	*1 - Exist	ng to Remain			

EXCERPTS FROM THE 2024 ONTARIO BUILDING CODE DIV. B SECTION 3.8, BARRIER FREE DESIGN

(h) except as provided in Sentence (2), where the ramp is wider than 2 200 mm, have an intermediate handrail with a clear width of 900 mm between the intermediate handrail, and one of the handrails described in Clause (e) (2) Where a ramp serves as an aisleway for fixed seating the requirements for handrails in Clauses (1)(e) and (h) and for walls or *quards* in Clause (1)(f) need not apply (3) Floors or walks in a *barrier-free* path of travel having a

slope steeper than 1 in 20 shall be designed as ramps. 3.8.3.8. Water Closet Stalls
(1) Every barrier-free water closet stall in a washroom described in Sentence 3.8.2.3.(3) or (4) shall, (a) have a clear turning space at least 1500 mm in diameter
(b) be equipped with a coor that shall,
(i) be capable of being labeled from the inside with a mechanism that is operable using a closed fist. opening of at least 860 mm/ (iii) swing outward, unless 820 mm by 1 440 mm clear floor area is provided within the stall to permit the door to be closed without interfering with the wheelchair,

(iv) be provided with spring-type or gravity hinges so that the door doses automatically,
(v) be provided with a door pull on both sides of the door,
near the latch side of the door, located at a height not less than 900 mm and not more than 1 100 mm above the finished floor,
(vi) be aligned with a clear transfer space required by Subclause (2)(a)(ii) or Clause (2)(b), and (vii) be capable of having the latch required by Subclause (i) released from the outside in case of an emergency, (c) be equipped with a water closet conforming to Article 3.8.3.9. that is located in accordance with Clause (2)(a) or (b) (c) be equipped with a water closet conforming to Article (e) be equipped with a coat hook mounted not more tha 200 mm above the finished floor on a side wall and

projecting not more than 50 mm from the wall, and 1 400 mm between the outside of the stall face and any 3.8.3.9. Water Closets lispenser that is, (i) wall mounted ii) located below the grab bar, (iii) in line with or not more than 300mm in front of the seat, and

(iv) not less than 600 mm above the finished floor. (2) A water closet described in Clause (1)(c) shall be, (a) located so that,
(i) the centre line of the water closet is not less than 460 mm and not more than 480 mm from one side wall, and (ii) a clear transfer space at least 900 mm wide and 1 500 mm deep is provided on the other side of the water closet, or (b) located so that a clear transfer space at least 900 mm (2) Hand-operated flushing (1)(b) shall be operated flushing of not more than 22.2 N (b) located so that a clear transfer space at least 900 mm (2) Hand-operated flushing (1)(b) shall be operated flushing of not more than 22.2 N (c) and the company of the compa wide and 1 500 mm deep is provided on each side of the

(3) Where a water closet is located in accordance with (a) a grab bar conforming to Sentences (5) and (7) shall be provided on the side wall referred to in Subclause (2)(a)(i), (b) a fold-down grab bar may be provided and, if one is provided, it shall conform to Sentence (8) and be provided c) have a clearance beneath the lavatory not less than, (i) 920 mm wide, (ii) 735 mm high at the front edge, on the side of the water closet opposite the grab bar described in Clause (a), and (c) a grab bar conforming to Sentences (6) and (7) shall be provided on the wall behind the water closet. (4) Where a water closet is located in accordance with (a) a fold-down grab bar conforming to Sentence (8) shall be maximum of 43°C, provided on each side of the water closet,&

provided on the wall behind the water closet. (5) A grab bar described in Clause (3)(a) shall. (a) be continuous L-shaped with 750 mm long horizontal and vertical components, and (b) be wall mounted with the horizontal component 750 mm located under the lavatory, g) have a soap dispenser that is, in front of the water closet. (6) A grab bar described in Clause (3)(c) or (4)(b) shall, (a) be at least 600 mm in length, and (b) be wall mounted horizontally from 840 mm to 920 mm above the finished floor and, where the water closet has a water tank, be wall mounted 150 mm above the tank. (iv) operable with one hand, and (h) have a towel dispenser or other hand drying equipment that is (7) A grab bar described in Clause (3)(a) or (c) or (4)(b) shall (a) be installed to resist a load of at least 1.3 kN applied vertically or horizontally,

(b) be not less than 35mm and not more than 40mm in diameter (c) have a clearance of not less than 38 mm and not more than located not more than 610 mm, measured horizontally, from the edge of the lavatory. (8) A fold-down grab bar described in Clause (3)(b) or (4)(a) shall

ACCESS.

located to be accessible to persons in wheelchair:

(i) with the horizontal component 750 mm above the (ii) not less than 390 mm and not more than 410 mm from by a person in a wheelchair. the centre line of the water closet. (3) If dispensing or hand-operated washroom accessories, except require a force of more than 22.2 N to pull it down, (c) be at least 750 mm in length, (d) be installed to resist a are provided, they shall be mounted so that, load of at least 1.3 kN applied vertically or horizontally. (f) have a slip-resistant surface.

(9) A fold-down grab bar installed in accordance with (c) a minimum 1 370 mm deep floor space is provided in front of Sentence (8) is permitted to encroach into. the controls or operating mechanisms to allow for a front approach (a) the clear turning space described in Clause (1)(a), or (b) a clear transfer space described in Subclause (2)(a)(ii) or (2)(b) (4) Where a shell is installed above a lavatory required by (10) Where an ambulatory water closet stall is required by (a) be located not more than 200 mm above the top of the lavatory (a) be at least 1 500 mm in depth and be not less than 890 (b) project not more than 100 mm from the wall. (5) A washroom described in Sentence 3.8.2.3.(6) shall be (b) be equipped with a door that shall, provided with a lavatory conforming to Clauses (1)(e),(g) & (h) 3.8.3.12. Universal Washrooms mechanism that is operable using a closed fist,

(ii) when the door is in an open position, have a clear opening of (iii) swing outward, unless the minimum dimensions in Clause (a) are not located within the door swing, (b) have a door that is capable of being locked from the inside and (iv) be provided with spring-type or gravity hinges so that (i) a graspatire later operating mechanism located into less the 900 mm and not more than 1 000 mm above the finished floor (ii) if it is an outward swinging door, a door pull not less than 140 mm long located on the inside so that its midpoint is not less than 200 mm and not more than 300 mm from the latch the door closes automatically. (v) be provided with a door pull on both sides of the door, near the latch side of the door, located at a height not less than 900 mm and not more than 1 100 mm above the side of the door and not less than 900 mm and not more than finished floor, and 100 mm above the finished floor, and (iii) if it is an outward swinging door, a door closer, spring released from the outside in the case of an emergency, hinges or gravity hinges, so that the door closes autor 3.8.3.9. and located so that its centre line is centred between the partition walls,

(e) have grab bars conforming to, have conforming to Clause (3)(a), and (i) Sentence 3.8.3.8.(3), if the water closet is located in (f) have a clearance of at least 1 700 mm between the outside bars conforming to Clause (3)(a), and of the stall face and the face of an in-swinging washroom door (e) be equipped with a coat hook conforming to Clause (1)(e) accordance with Clause 3.8.3.8.(2)(a), or (ii) Sentence 3.8.3.8.(4), if the water closet is located in (1) A water closet described in Clause 3.8.3.8.(1)(c) or (f)have no internal dimension between walls that's less than 1700mm (10)(c) or 3.8.3.12.(1)(d) shall. (g) have a coat hook that conforms to Clause 3.8.3.8.(1)(e) and a a) be equipped with a seat located at not less than 430 mm If that is located not more than 1 100 mm above the finished and not more than 485 mm above the finished floor, b) be equipped with hand-operated flushing controls that not less than 1 700 mm in diameter, automatically operable (i) be provided with a door equipped with a power door (c) be equipped with a back support where there is no seat

> (d) not have a spring-activated seat. (2) Hand-operated flushing controls required by Clause (ii) mounted with its bottom edge not more than 1 000 mm above the finished floor or inclined to the vertical to be usable 1)(b) shall be operable using a closed fist and with a force y a person in a wheelchair, and 3.8.3.11. Lavatories entence 12.2.4.1.(2). (1) A washroom described in Sentence 3.8.2.3.(2), (3) or (4) shall be provided with a lavatory that shall, (2) A universal washroom shall have, (a) an emergency call system that consists of audible and (a) be located so that the distance between the centre line of visual signal devices inside and outside of the washroom that e lavatory and the side wall is not less than 460 mm. e mounted so that the top of the lavatory is not more than 840 mm above the finished floor,

BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL and that is posted above the emergency button. (iii) 685 mm high at a point 205 mm back from the front edge, & (3) A clear space not less than 810 mm wide and 1 830 mm v) 350 mm high from a point 300 mm back from the front edge long shall be provided in each universal washroom for an (d) have insulated pipes where they would otherwise present adult-size change table. a burn hazard or have water supply temperature limited to a (4) Where the clear space provided for an adult-size change table is adjacent to a wall, reinforcement shall be installed in (e) be equipped with faucets that have lever type handles the wall to permit the future installation of the change table. (b) a grab bar conforming to Sentences (6) and (7) shall be without spring loading or operate automatically and that are (5) Where an adult-size change table is installed, it shall, ocated so that the distance from the centre line of the faucet

(a) when fully loaded, have a surface height above the finished floor that can be adjusted from between 450 mm and 500 mm at vanity, to the front edge of the vanity, is not more than 485mm the low range to between 850 mm and 900 mm at the high range, f) have a minimum 1 370 mm deep floor space to allow for (b) be designed to carry a minimum load of 1.33 kN, forward approach, of which a maximum of 500 mm can be (c) have a clear floor space parallel to the long side of the able not less than 760 mm wide and 1 500 mm long, and (i) be installed so that it does not encroach into a clear located so that the dispensing height is not more than 1 200 transfer space described in Clause 3.8.3.8.(2)(a) or (b), and

(j) be provided with a mirror,

a) the dispensing height is not less than 900 mm and not more

from the outside in case of emergency and that has,

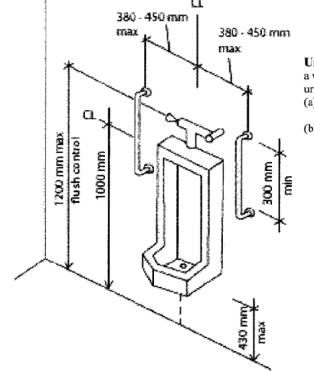
 (A) it is located in a building that is less than 300 m² in (B) it is less than 300 m2 in area, if located in a building that is at least 300 m² in building area, or (b) another universal washroom conforming to this Article is

located in an individual suite that,

(6) A universal washroom need not conform to Sent. (3) & (4) if

(i) is used for an assembly occupancy, a business and

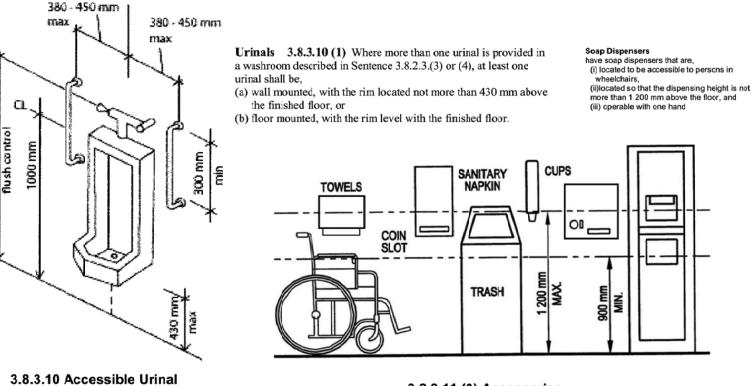
personal services occupancy, a mercantile occupancy or

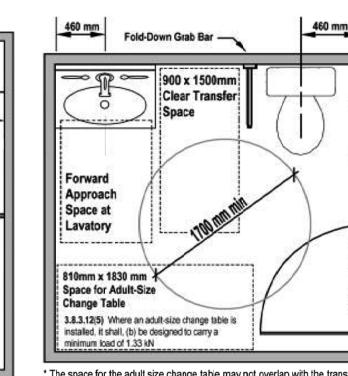


equipped with a coat hook mounted not more than 1 200mm above the

3.8.3.8 Water Closet Stall Dimensions

por on a side wall and projecting not more than 50 mm from the wall





3.8.3.11.(3) Accessories

The space for the adult size change table may not overlap with the transfer space. * The space for an adult size change table may encroach upon the 1700mm turning circle only where the change table is movable and not permanently fixed.

3.8.3.12 Universal Washrooms

ADDITIONAL CONSTRUCTION DETAILS

3.8.3.11 Lavatories 3.8.3.12 (2) A universal washroom shall have (a) an emergency call system that consists of audible and visual signal devices inside and outside of the washroom that are activated by a control device inside the washroor (b) an emergency sign that contains the words IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE in letters at least 25 mm high with a 5 mm strok and that is posted above the emergency button Grab bars when a toilet paper dispenser is provided behind and (i)wall mounted. beside WC (ii)located below the grab bar, (iii)in line with or not more than 300 mm is front of the toilet seat, and (iv)not less than 600 mm above the floor 810 mm Clear_ latch side, both sides of door

If mirrors are provided in a barrier-free washroom, at least one mirror shall be,

(a) mounted with its bottom edge

not more than 1 000 mm above

(b) inclined to the vertical to be

usable by a person in a

3.8.3.8(1)(d) Grab Bar Location

3.8.3.8 (10) Ambulatory Washroom stall

be equipped with faucet handles of the

so that the distance from the centreline

to the front edge of the vanity, is not

9

7. REPORT IN WRITING ALL UNCOVERED DISCREPANCIES OR CHANGES REQUESTED BY THE AUTHORITIES HAVING

NOTES AND SPECIFICATIONS.

JURISDICTION TO THE ARCHITECT PRIOR TO CONSTRUCTION, MANUFACTURING OR INSTALLATION. ANY DRAWING REVISIONS MUST BE PREPARED BY THE ARCHITECT OR OTHER CONSULTANT(S) AS DIRECTED BY

DRAWING NOTES

1. THIS DRAWING IS THE PROPERTY OF ANDRE SHERMAN, ARCHITECT IN CONFORMITY WITH CURRENT COPYRIGHT

WITHOUT THE PRIOR WRITTEN APPROVAL OF THE

DETAIL DRAWING DIAGRAM

OR SITE CONDITIONS.

DRAWING NUMBER

LEGISLATION UNDER THE ARCHITECTS ACT OF ONTARIO

AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART

DETAILS ARE CROSS REFERENCED BY THE ABOVE SYMBOL

APPLY TO DIMENSIONS REFERRING TO EXISTING BUILDING

3. DRAWINGS ARE NOT TO BE SCALED. TOLERANCES MAY

4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS,

DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS,

WRITING AT LEAST ONE WEEK BEFORE ORDERING OR

MATERIAL CHANGES TO THE WORK INVOLVING SUCH

ADDITIONAL EXPENSE FOR REMEDIAL WORK SHALL

DISCREPANCIES, ERRORS OR OMISSIONS. SHOULD THE

NOT OF THE ARCHITECT UNDER ANY CIRCUMSTANCE.

5. ANY CONSTRUCTION DETAIL CHANGES, SUBSTITUTIONS OF

MATERIALS OR SPECIFIED ITEMS ARE NOT ACCEPTABLE

6. READ ALL DRAWINGS IN CONJUNCTION WITH THE GENERAL

INDICATING THE CHANGE(S) HAVE BEEN OBTAINED FROM

UNLESS WRITTEN APPROVAL OR REVISION DRAWINGS

AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN

INSTALLING CONSTRUCTION MATERIALS OR MAKING ANY

CONTRACTOR FAIL TO OBSERVE THESE CONDITIONS, THE

BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND

8. THE DRAWING HEREIN IS NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

1 ISSUED FOR BUILDING PERMIT 25/03/31 A.

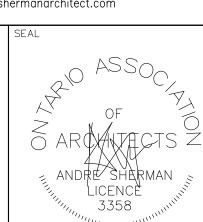
REVISIONS

No DESCRIPTION

ARCHITECT OF RECORD:

ANDRE

135 HOLMES AVENUE TORONTO, ONTARIO, M2N 4M5 TEL: (416) 733-9000 E-mail: info@shermanarchitect.com



DATE

INTERIOR ALTERATIONS FOR **TENANT'S WORK SUITE #25**

595 1st STREET HANOVER, ONTARIO

DRWAING TITLE

REGULATORY

2023/09/11 AS INDICATED DRAWN BY HECKED AS DRAWING No

GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK THE DRAWINGS AND VERIFY ALL DIMENSIONS OF THE WORK AND SHALL REPORT PROMPTLY ALL DISCREPANCIES, ERRORS AND OMISIONS TO THE ATCHITECT AT LEAST ONE WEEK BEFORE ORDERING OR INSTALLING CONSTRUCTION MATERIALS OR MAKING ANY MATERIAL CHANGES TO THE WORK INVOLVING SUCH DISCREPANCIES. FRRORS OR OMISIONS. SHOULD THE CONTRACTOR FAIL TO OBSERVE THESE CONDITIONS, THE ADDITIONAL EXPENSE FOR REMEDIAL WORK SHALL NOT BECOME THE RESPONSIBILITY OF THE ARCHITECT UNDER ANY CIRCUMSTANCE.
- DRAWINGS ARE NOT TO BE SCALED. SECURE AND PAY FOR ALL PERMITS AND LICENSES AS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK BEFORE OBTAINING ALL THE PERMITS IN RESPECT OF THEIR WORK. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES, AND
- REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. THE WORK SHALL COMPLY WITH ALL CONSTRUCTION SAFETY REQUIREMENTS AS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, AND THE FIRE CODE OF ONTARIO, AS WELL AS ALL OTHER APPLICABLE REGULATIONS OF JURISDICTIONAL AUTHORITIES.
- MAKE GOOD ALL DISTURBED WORK AND FINISH AS REQUIRED TO MATCH EXISTING OR AS OTHERWISE INDICATED OR AS DIRECTED BY OWNER. DISPOSE OF ALL MATERIALS TO BE REMOVED AS RESULTANT FROM DEMOLITION, SURPLUS MATERIALS AND DEBRIS. MAINTAIN CONSTRUCTION SITE IN A CLEAN AND SAFE CONDITION AT ALL TIMES.
- ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD AS AGREED TO BY OWNER AND CONTRACTOR. WHEREVER SHOP DRAWINGS/OTHER SUBMITTALS ARE CALLED FOR, ALL SUBJECT
- WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE SUBMITTALS REVIEWED BY ARCHITECT AND/OR OWNER. THESE SHALL BE COMPLETE DETAILS OF ALL CONDITIONS, CONSTRUCTION AND INTERFACING. 10 GENERAL CONDITIONS OF "CANADIAN STANDARD CONSTRUCTION DOCUMENT, CCDC 2",
- LATEST EDITION SHALL GOVERN THE WORK OF THIS PROJECT. 11 PERFORM EACH OPERATION OF THE WORK USING TRADESPEOPLE SPECIALIZING IN SUCH WORK, WITH THE OVERALL COORDINATION AND THE FINAL RESULT BEING THE
- RESPONSIBILITY OF THE CONTRACTOR. 12 MAKE ARRANGEMENTS AND PAY CONNECTION CHARGES FOR SERVICES REQUIRED FOR PROJECT WORK.
- PRIOR TO COMMENCEMENT OF WORK, ENSURE THAT ALL TRADES ARE FULLY CONVERSANT WITH THE EXTENT OF THE WORK, THE CONDITIONS AND MATERIALS ON THE PROJECT, THE SCHEDULE OF COMPLETION, RESTRICTIONS TO SAFETY, AND TO
- 14 ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND
- 15 BE FULLY INFORMED OF ALL MATTERS AFFECTING THE SITE AND WORK TO BE DONE THEREON AT THE PLACE OF BUILDING. ENSURE THAT CONSTRUCTION PROCEEDS WITHOUT MISUNDERSTANDING OF SITE CONDITIONS AS A RESULT OF NEGLECT IN
- THE EXAMINATION OF THE SITE. 16 A COMPETENT FOREMAN SHALL BE IN CHARGE OF THE WORK AT ALL TIMES WHILE
- WORK IS IN PROGRESS. 17 WORK ITEMS REFERENCED WITH A NUMBERED DIAMOND SHALL REFER TO THE GENERAL
- NOTES/SPECIFICATION ITEM REFERENCED WITH THE SAME NUMBER. 18 ALL WORK NOT DESIGNATED AS "NEW", OR DESCRIBED AND/OR SPECIFIED IS EXISTING
- TO REMAIN, UNLESS OTHERWISE INDICATED. DEMOLISH ALL EXISTING WORK NECESSARY IN ORDER TO SUPPLY AND INSTALL THE NEW WORK, EXCEPT FOR THE ITEMS SHOWN ON THE DRAWINGS AND NOT IDENTIFIED FOR DEMOLITION.
- UPON DEMOLITION OF EXISTING PARTITIONS AND OTHER STRUCTURAL SUPPORTS. PROVIDE ADEQUATE TEMPORARY SUPPORTS AS REQUIRED. SUPPLY AND INSTALL NEW FRAMING ELEMENTS TO TRANSFER LOADS IN AN ADEQUATE MANNER TO COMPENSATE FOR THE REMOVED COMPONENTS. THE ARCHITECT SHALL BE NOTIFIED OF EXISTING
- SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. 21 ALL NEW WORK NOT FULLY SPECIFIED HEREIN SHALL BE AS APPROVED BY OWNER.
- FOR PRECISE INFORMATION REGARDING EXISTING SITE CONDITIONS REFER TO ORIGINAL ARCHITECT'S AND ENGINEERS' DRAWINGS AS WELL AS INSPECTING THE EXISTING PREMISES.

- 23 CONCEALED SPACES IN INTERIOR WALLS, CRAWL SPACES AND CEILINGS SHALL BE SEPARATED BY FIRE STOPS FROM CONCEALED SPACES IN EXTERIOR WALLS, AND ATTIC OR ROOF SPACES AS PER O.B.C.
- 24 CAULK JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
- 25 ALL INTERIOR FINISHES TO BE AS PER THE INTERIOR DESIGN DRAWINGS AND SPECS. OR AS OTHERWISE INDICATED. FLAME SPREAD RATINGS OF WALLS AND CEILING FINISH MATERIALS NOT TO EXCEED 150 AND AT EXITS NOT TO EXCEED 25.
- 26 ALL PLUMBING AND SPRINKLERS WORK (IF APPLICABLE) SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH A PLUMBING PERMIT TO BE SECURED BY THE CONTRACTOR AT THEIR OWN COST AND EXPENSE. FOR PLUMBING AND SPRINKLERS DEMOLITION AND ALTERATIONS WORK REFER TO DRAWINGS AND SPECIFICATIONS TO BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO TO BE RETAINED BY THE OWNER/TENANT.
- 27 ALL H.V.A.C. WORK SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH A HEATING PERMIT TO BE SECURED BY THE CONTRACTOR AT THEIR OWN COST AND EXPENSE. FOR H.V.A.C. DEMOLITION AND ALTERATIONS WORK REFER TO DRAWINGS AND SPECIFICATIONS TO BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO TO BE RETAINED BY THE OWNER/TENANT.
- 28 ALL ELECTRICAL WORK INCLUDING A FIRE ALARM SYSTEM IF APPLICABLE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AN ELECTRICAL PERMIT TO BE SECURED BY THE CONTRACTOR AT THEIR OWN COST AND EXPENSE. FOR ELECTRICAL WORK REFER TO DRAWINGS AND SPECIFICATIONS TO BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO TO BE RETAINED BY THE OWNER/TENANT.
- 29 THE DRAWINGS AND SPECIFICATION NOTES IN THIS ARCHITECTURAL DOCUMENTS PACKAGE ILLUSTRATE COMPLIANCE WITH THE AUTHORITIES HAVING JURISDICTION. DESIGN DETAILS AND SPECIFICATIONS OF MATERIALS AND INSTALLATION METHODS AND INSTRUCTIONS, INCLUDING FINISH MATERIALS IN ADDITION TO THOSE ILLUSTRATED FOR COMPLIANCE WITH THE AUTHORITIES HAVING JURISDICTION CAN BE PROVIDED BY THE ARCHITECT UPON OWNER'S/CLIENT'S EXPRESS WRITTEN REQUEST TO HAVE THESE ADDED TO THE SCOPE OF THE DEIGN WORK OF THE ARCHITECT.
- 30 THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO PROCEEDING TO REMOVE OR ALTER ANY PORTION OF THE EXISTING BUILDING IN ORDER TO ALLOW FOR SUFFICIENT TIME FOR THE CONSULTANTS TO DETERMINE THE NEED OF AND SCHEDULE ANY INSPECTION.
- NEW 600x1200x20mm LAY-IN ACOUSTIC TILE CEILING PANELS TO BE MANUFACTURED BY ARMSTRONG WORLD, FINE FISSURED, WHITE, SCHOOL ZONE, CLASS A FIRE PERFORMANCE IN CONFORMITY WITH ULC DESIGN 1217, IN PRELUDE XL FIRE GUARD SUSPENSION SYSTEM OR APPROVED EQUAL. SUSPENSION SYSTEM COLOUR TO MATCH.