

LIST OF ARCHITECTURAL DRAWINGS

COVER SHEET + LIST OF DRAWINGS

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KEY PLAN



PROPOSED UNIT FINISH FOR OFFICE USE GROUP 'D' AT
1275 FINCH AVENUE WEST, UNIT # 210-214, TORONTO, ON, CANADA

FOR QUATION ONLY
NOT FOR ACTUAL CONSTRUCTION
PROPERTY OF B'PAL ARCHITECTURE STUDIO

PROPOSED UNIT FINISH FOR OFFICE USE GROUP 'D'
AT 1275 FINCH AVENUE WEST, UNIT# 210-214, TORONTO, ON, CANADA

B'PAL ARCHITECTURE STUDIO INC.

6720 Davand Drive, Unit # 3

Mississauga, ON L5T 2K7 Canada

Phone:647.300.1675

Email: manmeet@bpalstudio.com

NAME OF PROJECT		PROPOSED UNIT FINISH FOR OFFICE USE GROUP "D" AT									
LOCATION		1275 FINCH AVENUE WEST, UNIT #210-214 TORONTO, ONTARIO, CANADA									
ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 3 OR 9					OBC REFERENCE					
1	PROJECT DESCRIPTION:		<input type="checkbox"/> NEW		<input type="checkbox"/> PART 11		<input checked="" type="checkbox"/> PART 3		<input type="checkbox"/> PART 9		
	<input checked="" type="checkbox"/> UNIT FINISH		<input type="checkbox"/> ADDITION		1.1.1 TO 11.4		2.1.1		2.1.1		
	<input type="checkbox"/> CHANGE OF USE		<input type="checkbox"/> ALTERATION						9.10.1.3		
2	MAJOR OCCUPANCY(S) GROUP D,E-BUSINESS & PERSONAL SERVICES					3.1.2.1.(1)		9.10.2			
3	BUILDING AREA (m) ²		EXISTING		ETR		NEW		0 TOTAL ETR		
4	GROSS AREA (m) ²		EXISTING		ETR		NEW		0 TOTAL ETR		
4a	AREA OF WORK (m) ²		239.00,UNIT FINISH								
5	NUMBER OF STOREYS		ABOVE GRADE:		1		BELOW GRADE:		8		
6	NUMBER OF STREET/ACCESS ROUTES					2		3.2.2.10 & 3.2.5.5		9.10.19	
7	BUILDING CLASSIFICATION GROUP D,E--PART-3					3.2.2.20-.83		9.10.4			
8	SPRINKLER SYSTEM PROPOSED		<input checked="" type="checkbox"/> ENTIRE BUILDING		3.2.2.20-.83		9.10.8				
			<input type="checkbox"/> (FURNACE ROOM ONLY)		3.2.1.5						
			<input type="checkbox"/> IN LIEU OF ROOF RATING		3.2.2.17						
			<input type="checkbox"/> NOT REQUIRED								
9	STANDPIPE REQUIRED		<input type="checkbox"/> YES		<input checked="" type="checkbox"/> NO		3.2.9		9.10.17.2		
10	FIRE ALARM REQUIRED		<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO		3.2.4				
11	WATER SERVICE/SUPPLY IS ADEQUATE		<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO		3.2.5.7		N/A		
12	HIGH BUILDING		<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO		3.2.6		N/A		
13	PERMITTED CONSTRUCTION		<input type="checkbox"/> COMBUSTIBLE		<input type="checkbox"/> NON-COMBUSTIBLE		<input checked="" type="checkbox"/> BOTH		3.2.2.20-.83 9.10.6		
	ACTUAL CONSTRUCTION		<input type="checkbox"/> COMBUSTIBLE		<input type="checkbox"/> NON-COMBUSTIBLE		<input checked="" type="checkbox"/> BOTH				
14	MEZZANINE(S) AREA (M) ²		N/A		3.2.1.1.(3)-(8)		9.10.4.1				
15	OCCUPANT LOAD BASED ON		<input type="checkbox"/> m ² / PERSON		<input checked="" type="checkbox"/> DESIGN OF BUILDING		3.1.16		9.9.1.3		
	BASEMENT:		OCCUPANCY		LOAD		PERSON				
	1 ST. FLOOR		UNIT # 210-214		OCCUPANCY		D		LOAD 22 PERSON		
	2 ST. FLOOR		OCCUPANCY		LOAD		PERSON				
	3 ST. FLOOR		OCCUPANCY		LOAD		PERSON				
16	BARRIER-FREE DESIGN		<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO (EXPLAIN)		3.8		9.5.2		
17	HAZARDOUS SUBSTANCES		<input type="checkbox"/> YES		<input checked="" type="checkbox"/> NO		3.3.1.2.(1)&3.3.1.19(1)		9.10.1.3		
18	REQUIRED FIRE RESISTANCE RATING (FRR)		HORIZONTAL ASSEMBLIES		LISTED DESIGN No. OR DESCRIPTION (SG-2)		3.2.2.20-.83& 3.2.1.4		9.10.8 9.10.9		
			FRR (HOURS)		EXISTING		ETR				
			FLOORS		1 HOURS						
			ROOF		0 HOURS						
			MEZZANINE		N/A HOURS		N/A				
			FRR OF SUPPORTING MEMBERS		LISTED DESIGN No. EXISTING LOAD BEARING WALL TO REMAIN AS IS-45 MIN.		ETR				
			FLOORS EXISTING		HOURS						
			ROOF EXISTING		HOURS						
			MEZZANINE		N/A HOURS				9.10.14		
19	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS					3.2.3.1.D		NON-COMB.			
	WALL	AREA OF EBF (m) ²	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NONC. CLADDING	CONST.
	NORTH	EXISTING TO REMAIN									
	SOUTH										
	EAST										
	WEST										
20	PLUMBING FIXTURES REQUIREMENTS										
	Male / Female @ 50% /50%		OCCUPANT LOAD		BC TABLE		FIXTURE REQUIREMENT		FIXTURE PROVIDED		
	22 Persons = 11 Male & 11 Female		10 Male		3.7.4.3.D		2 M/F		2M/F		
			10 Female								

NOTE:

CONTRACTOR TO CAREFULLY READ THESE NOTES AND FOLLOW DURING CONSTRUCTION. CHANGES/SUBSTITUTION WILL NOT BE ACCEPTABLE WITHOUT ARCHITECTS APPROVAL. ENSURE COMPLIANCE WITH ALL THE NOTES.

DO NOT SCALE DRAWING. CONCLUSIONS DERIVED BY SCALING OF DRAWINGS WILL NOT BE ACCEPTED. PLEASE VERIFY INFORMATION WITH THE ARCHITECT OF RECORD.

GENERAL NOTES:

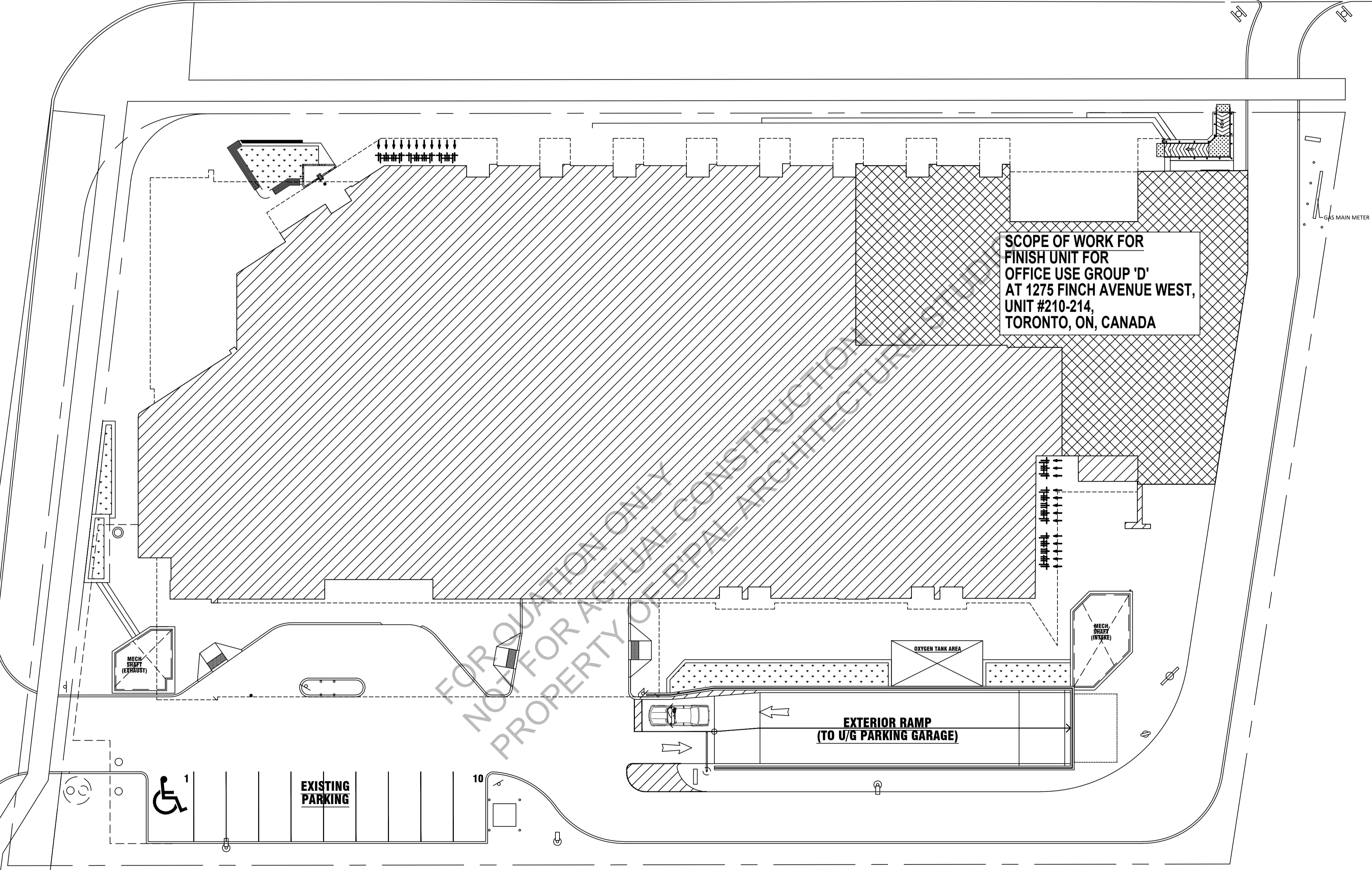
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH OFFICE LAYOUT AND DESIGN WORK.
- ALL FLOORS TO BE LEVEL THROUGHOUT AND HAVE SMOOTH FINISH
- CONTRACTOR TO CO-ORDINATE WITH MECH. AND ELECT. CONTRACTORS FOR LOCATION AND SIZES OF ALL WALLS, FLOORS & CEILING OPENINGS, EQUIPMENT ETC.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SERVICES (EXPOSED AND CONCEALED) PRIOR TO ANY DEMOLITION, CUTTING DRILLING OR DIGGING. SERVICES CUT OR DAMAGED AND ANY RESULTING DAMAGE TO PREMISES CAUSED FROM FAILURE TO DO SO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY EXISTING SPRAYED FIREPROOFING DAMAGED OR REMOVED IS TO BE REPAIRED AND ITS REPAIR APPROVED BY THE ARCHITECT.
- FOR FINISHES SPECIFICATIONS, COORDINATE WITH TENANT.
- STUD WALL DESIGN SHOULD ACCOMMODATE ANY EXPECTED DEFLECTION OF THE EXISTING FLOOR STRUCTURE AS REQUIRED.
- SECURE STRUCTURAL STUDS TOP AND BOTTOM TO THE EXISTING STRUCTURE. BRACE STUDS ADEQUATELY TO THE EXISTING STRUCTURE.
- ALL EXPOSED GYPSUM BOARD CORNER CONDITIONS TO HAVE CORNER BEAD (TYP.)

- ALL DOOR HARDWARE MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY SKILLED LICENSED ELECTRICIANS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE, MEETING THE REQUIREMENT OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, APPLICABLE FEDERAL PROVINCIAL & LOCAL CODES.
- BUILDING SERVICE CONTROLS I.E SWITCHES, THERMOSTATS, ETC, SHALL BE MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISH FLOOR. REF# 3.8.1.5.(1). OF DIV B.
- BUILDING SERVICES PENETRATING ALL FIRE SEPARATION SHALL BE COMPLETED WITH FIRE STOPPING MEASURES IN CONFORMANCE WITH 'DIVISION B' SUB SECTION 3.1.9. OF THE ONTARIO BUILDING CODE 2006. MAINTAIN ALL EXISTING FIRE SEPARATION C/W REQUIRED FIRE RESISTANCE RATING.
- ALL INTERIOR FINISHES TO HAVE A MAXIMUM 150 FLAME SPREAD RATING AS PER 3.1.13.2 OF DIVISION B. FLOOR FINISHES SHALL BE TIGHT, SMOOTH AND NON ABSORBENT
- FOR FINISHES SPECIFICATIONS, COORDINATE WITH TENANT.
- ALL DOORS AND FRAMES TO BE PAINTED
- ALL EXISTING SURFACES TO REMAIN ARE TO BE PROTECTED THROUGHOUT DEMOLITION AND CONSTRUCTION.
- PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY GC ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL. 10LBS IN KITCHEN , 5LBS ELSEWHERE.
- COORDINATE WITH OWNER FOR LOCATION OF ANY SHELVING IF REQUIRED AND PROVIDE BLOCKING ACCORDINGLY.

01	ISSUED FOR BUILDING PERMIT	22-07-2023
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS :		
PROPOSED UNIT FINISH FOR OFFICE USE GROUP 'D' AT		
1275 FINCH AVENUE WEST, UNIT #210-214, TORONTO, ON, CANADA.		
ARCHITECT :		
B'PAL ARCHITECTURE STUDIO INC.		
6720 Davand Drive ,Unit # 3 Mississauga,ON Canada,L5T 2K7 Office: 905-799-2225 Cell- 647-300-1675 Email- manmeet@bpalstudio.com		
MECHANICAL ENGINEER :		
MECHWAYS INC. : 2751 Thamesgate Drive , Mississauga,ON Canada,L4T1G5 www.mechways.com		
DRAWING TITLE :		
GENERAL NOTES		
DRAWN BY	CA	
CHECKED BY	MB	
APPROVED BY	MB	
SCALE	SIZE A1	
SHEET NO A01	STAGE BUILDING PERMIT	
PHASE 00	REV	
ISSUED DATE	22-07-2023	

FINCH AVE. WEST

TANGIERS ROAD



SCOPE OF WORK FOR
FINISH UNIT FOR
OFFICE USE GROUP 'D'
AT 1275 FINCH AVENUE WEST,
UNIT #210-214,
TORONTO, ON, CANADA

1 SITE PLAN
N.T.S

KEY		

00	ISSUED FOR BUILDING PERMIT	22-07-2023
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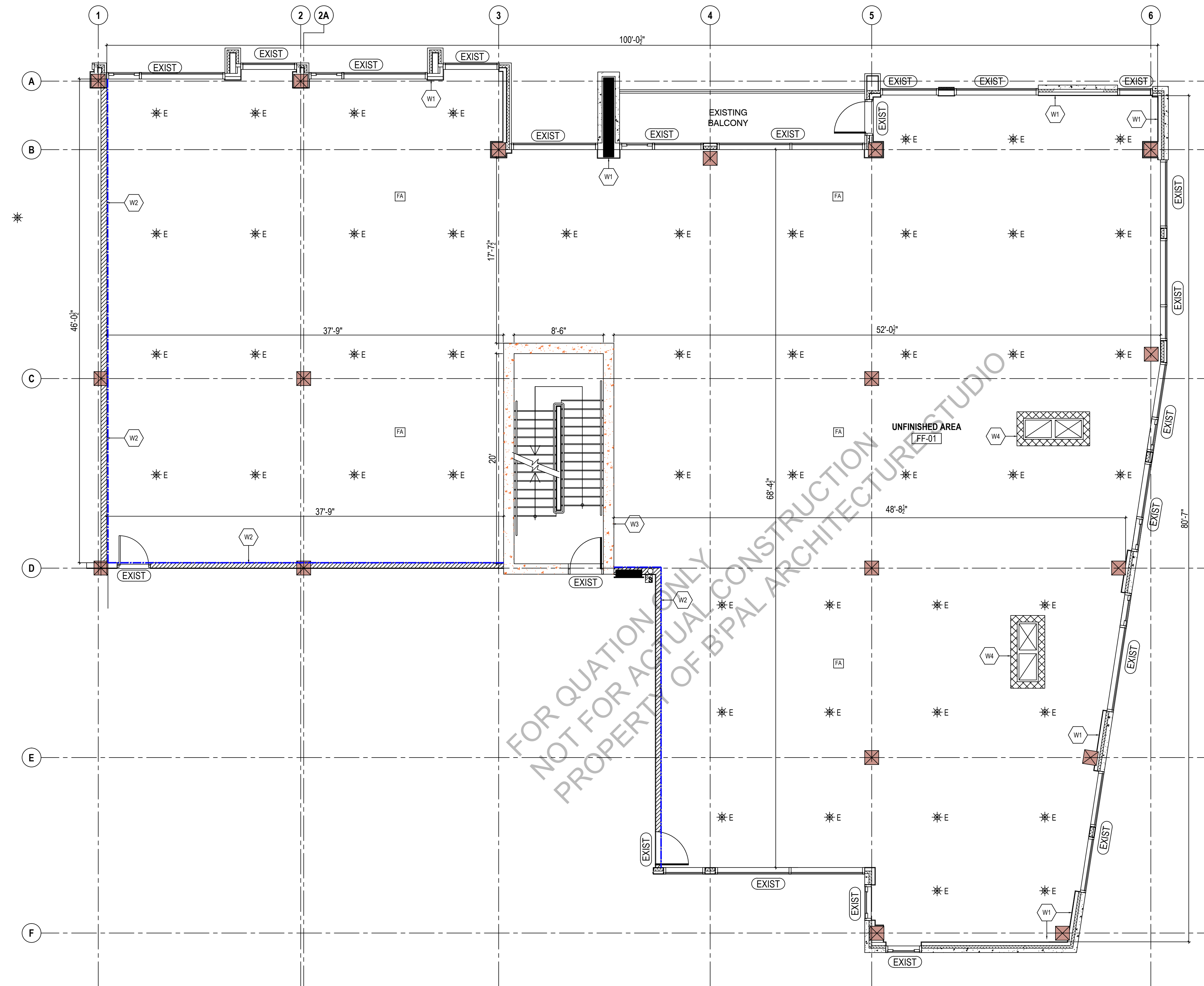
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 Email- manmeet@bpalstudio.com

DRAWING TITLE :
SITE PLAN

DRAWN BY MB	CHECKED BY MB	APPROVED BY MB
SCALE N.T.S	SIZE A1	ISSUED DATE 22-07-2023
SHEET NO A02	STAGE BUILDING PERMIT	PHASE 00
		REV 00

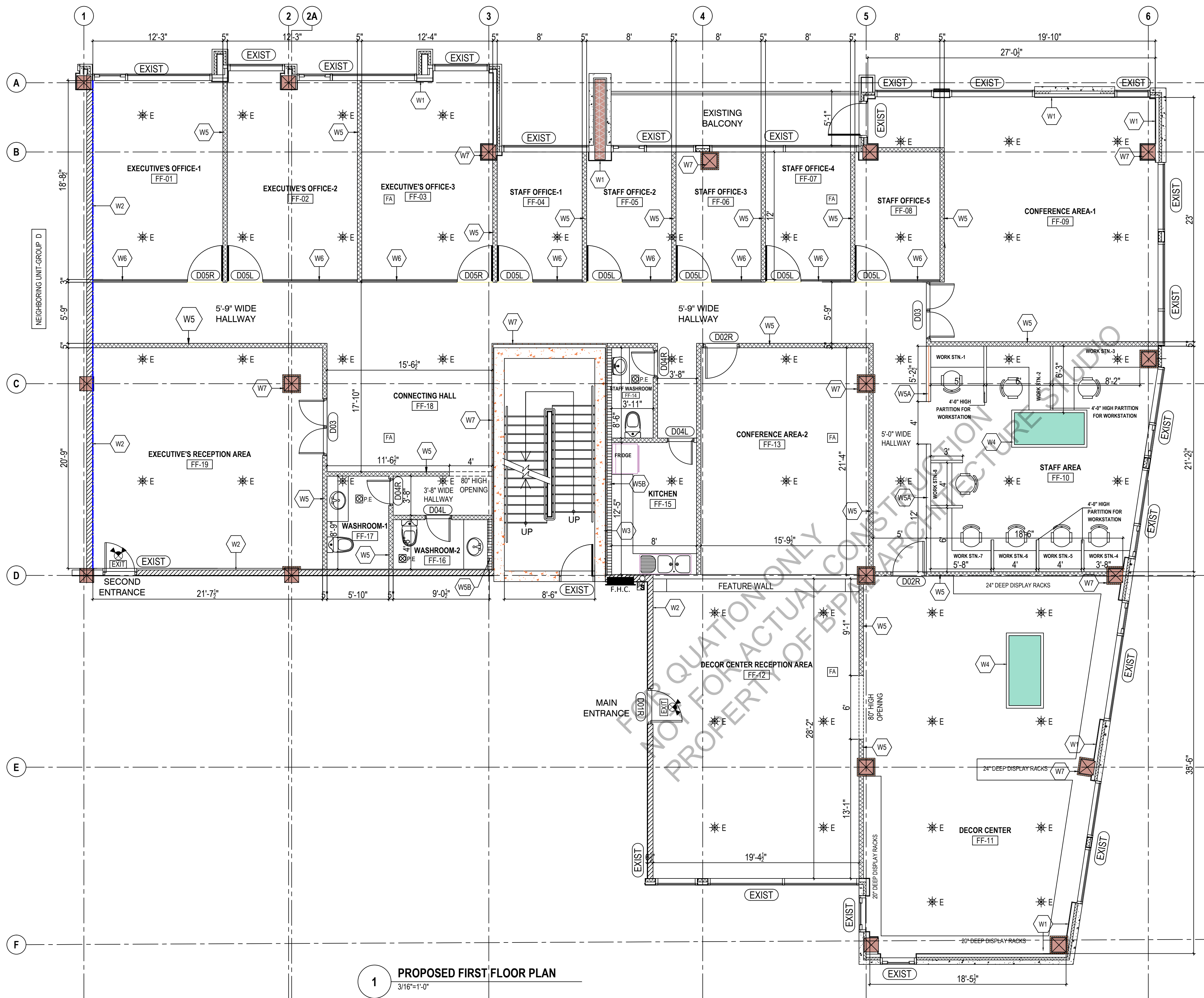


1 UNFINISHED FLOOR PLAN
3/16"=1'-0"

LEGEND	
(EXIST)	EXISTING DOORS AND WINDOWS
* E	EXISTING SPRINKLER
FA	EXISTING FIRE ALARM TO REMAIN AS IS
☐	EXISTING FIRE PULL STATION

WALL TYPES	
▬	EXISTING EXTERNAL WALL TO REMAIN AS IS (NO CHANGE)
▨	EXISTING 1 HR FIRE RATED DEMISING WALL TO REMAIN AS IS
▩	EXISTING 1 HR FIRE RATED CONCRETE WALL TO REMAIN AS IS (STAIRWELL ENCLOSURE)
▧	EXISTING 1 HR FIRE RATED WALL (CONCRETE BLOCK WALL) TO REMAIN AS IS

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REV	ISSUED FOR	DATE
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MECHANICAL ENGINEER :		
MECHWAYS INC. :		
2751 Thamesgate Drive , Mississauga, ON Canada, L4T1G5 www.mechways.com		
DRAWING TITLE :		
UNFINISHED FIRST FLOOR PLAN		
DRAWN BY	CA	
CHECKED BY	MB	
APPROVED BY	MB	
SCALE	3/16"= 1'-0"	SIZE A1
SHEET NO	A03	STAGE BUILDING PERMIT
PHASE	00	REV
ISSUED DATE	22-07-2023	



1 PROPOSED FIRST FLOOR PLAN
3/16"=1'-0"

LEGEND

EXIST	EXISTING DOORS AND WINDOWS
PE	PROPOSED EXHAUST FAN
E	EXISTING SPRINKLER

AREA OF STATEMENT UNIT CLASSIFICATION : GROUP 'D'

UNIT AREA : 239.00 SQ FT (2573 SQM) approx.
TOTAL OCCUPANT LOAD WITH IN UNIT : 22

DOOR SCHEDULE

NO.	TYPE	DOOR LEAF SIZE	QTY.	REMARKS
D01R	INTERIOR	38" X 80"	1	
D02R	INTERIOR	38" X 80"	2	HIGH DENSITY FIBRE BOARD 1-3/8" HOLLOW CORE DOOR WITH FRAME
D03	INTERIOR	60" X 80"	1	HIGH DENSITY FIBRE BOARD 1-3/8" HOLLOW CORE DOUBLE DOOR WITH FRAME
D04R	INTERIOR	28" X 80"	2	HIGH DENSITY FIBRE BOARD 1-3/8" HOLLOW CORE DOOR WITH FRAME
D04L	INTERIOR	28" X 80"	2	HIGH DENSITY FIBRE BOARD 1-3/8" HOLLOW CORE DOOR WITH FRAME
D05R	INTERIOR	38" X 80"	2	GLASS DOOR WITH FRAME
D05L	INTERIOR	38" X 80"	6	GLASS DOOR WITH FRAME

NOTES :

1. FOOT PRINT OF THE UNIT IS TO REMAIN AS IS, NO CHANGE IN THE POSITION OF EXISTING DOORS AND WINDOWS.
2. FOR LIGHT FIXTURES REFER TO PROPOSED REFLECTED CEILING PLAN DRAWING NO. .A06.
3. FOR DUCTWORK / SPRINKLERS DETAILS REFER MECHANICAL DRAWINGS ATTACHED SEPARATELY.
4. FOR EMERGENCY LIGHTING AND EXIT SIGNS REFER TO ATTACHED PROPOSED LIFE AND SAFETY PLAN TO DRAWING NO. A05.
5. PROVIDE EXTRA PLYWOOD BLOCKING IN WALLS FOR MILLWORK AND ALL BUILT INS.
6. CONTRACTOR IS TO NOTIFY THE ARCHITECT IN CASE OF ANY DISCREPANCIES, UPDATE ARCHITECT.

NOTES :

1. FOR FIRE RATED PARTITIONS, PROVIDE ULC APPROVED FIRE SEALANT AT JUNCTIONS B/W WALL AND DECK, STRUCTURAL MEMBER, PIPES / CONDUITS ETC.
2. PROVIDE 3/8" GYPSUM BOARD OVER 3/8" FURRING CHANNEL OVER EXISTING CONCRETE WALL TO PROVIDE A FINISHED FACE IF REQUIRED WITH PAINT FINISH AS PER CHOICE.

WALL TYPES

W1	EXISTING EXTERNAL WALL TO REMAIN AS IS (NO CHANGE)
W2	EXISTING 1 HR FIRE RATED DEMISING WALL TO REMAIN AS IS
W3	EXISTING 1 HR FIRE RATED CONCRETE WALL TO REMAIN AS IS (STAIRWELL ENCLOSURE)
W4	EXISTING 1 HR FIRE RATED WALL (CONCRETE BLOCK WALL) TO REMAIN AS IS
W5	PROPOSED INTERIOR PARTITION WALL 1/2" GYPSUM BOARD FROM FINISH FLOOR TO 9'-0" HT. ON BOTH SIDES OF 3/8" STEEL STUD @ 16" O.C. PAINT FINISH TO BE SELECTED AS PER OWNER'S CHOICE OF COLOR.
W5A	PROPOSED LOW HEIGHT @ 4'-0" HIGH INTERIOR PARTITION WALL 1/2" GYPSUM BOARD FROM FINISH FLOOR TO 4'-0" HIGH ON BOTH SIDES OF 3/8" STEEL STUD @ 16" O.C. PAINT FINISH TO BE SELECTED AS PER OWNER'S CHOICE OF COLOR.
W5B	PROPOSED INTERIOR PARTITION WALL 1/2" GYPSUM BOARD FROM FINISH FLOOR TO 9'-0" HT. ON ONE SIDES OF 3/8" STEEL STUD @ 16" O.C. PAINT FINISH TO BE SELECTED AS PER OWNER'S CHOICE OF COLOR.
W6	PROPOSED INTERIOR GLASS WALL TOUGHENED GLASS PARTITION WALL FROM FLOOR FINISH TO 9'-0" HIGH TO BE SELECTED AS PER OWNER'S CHOICE.
W7	PROPOSED 1 HR FIRE RATED WALL - PROPOSED 2 LAYER OF TYPE 'X' 5/8" GYPSUM BOARD WITH 7/8" THICK FURRING CHANNEL AROUND EXISTING CONCRETE COLUMN.

01	ISSUED FOR BUILDING PERMIT	22-07-2023
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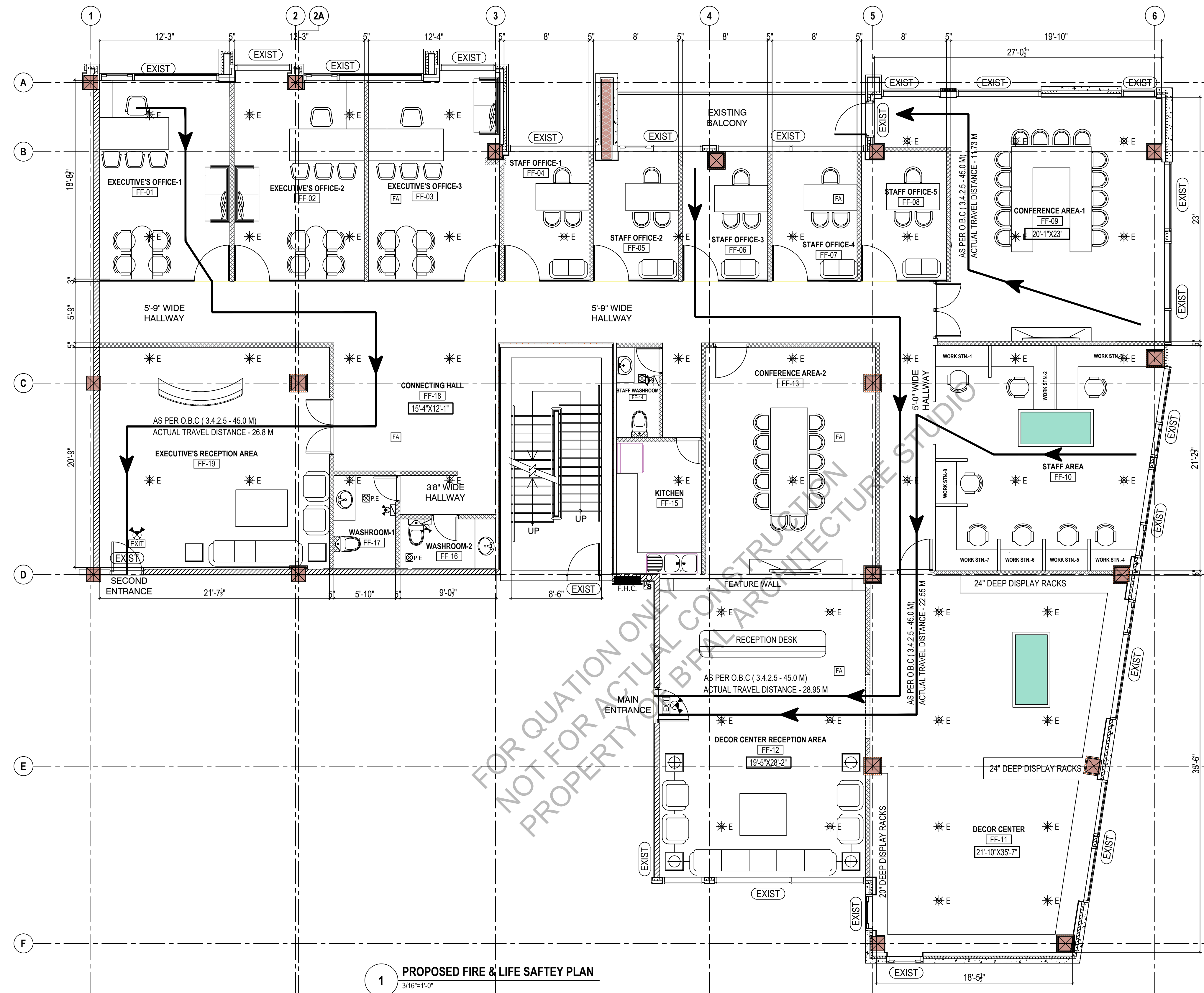
PROJECT NAME AND ADDRESS :
PROPOSED UNIT FINISH FOR OFFICE
USE GROUP 'D' AT
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 UNIT #210-214,
 TORONTO, ON, CANADA.

ARCHITECT :
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
MECHANICAL ENGINEER :
 MECHWAYS INC. :
 2751 Thamesgate Drive ,
 Mississauga, ON Canada, L4T1G5
 www.mechways.com

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DRAWN BY	CA
CHECKED BY	MB
APPROVED BY	MB
SCALE	3/16"= 1'-0"
SHEET NO	A04
PHASE	00
ISSUED DATE	22-07-2023
SIZE	A1
STAGE	BUILDING PERMIT
REV	

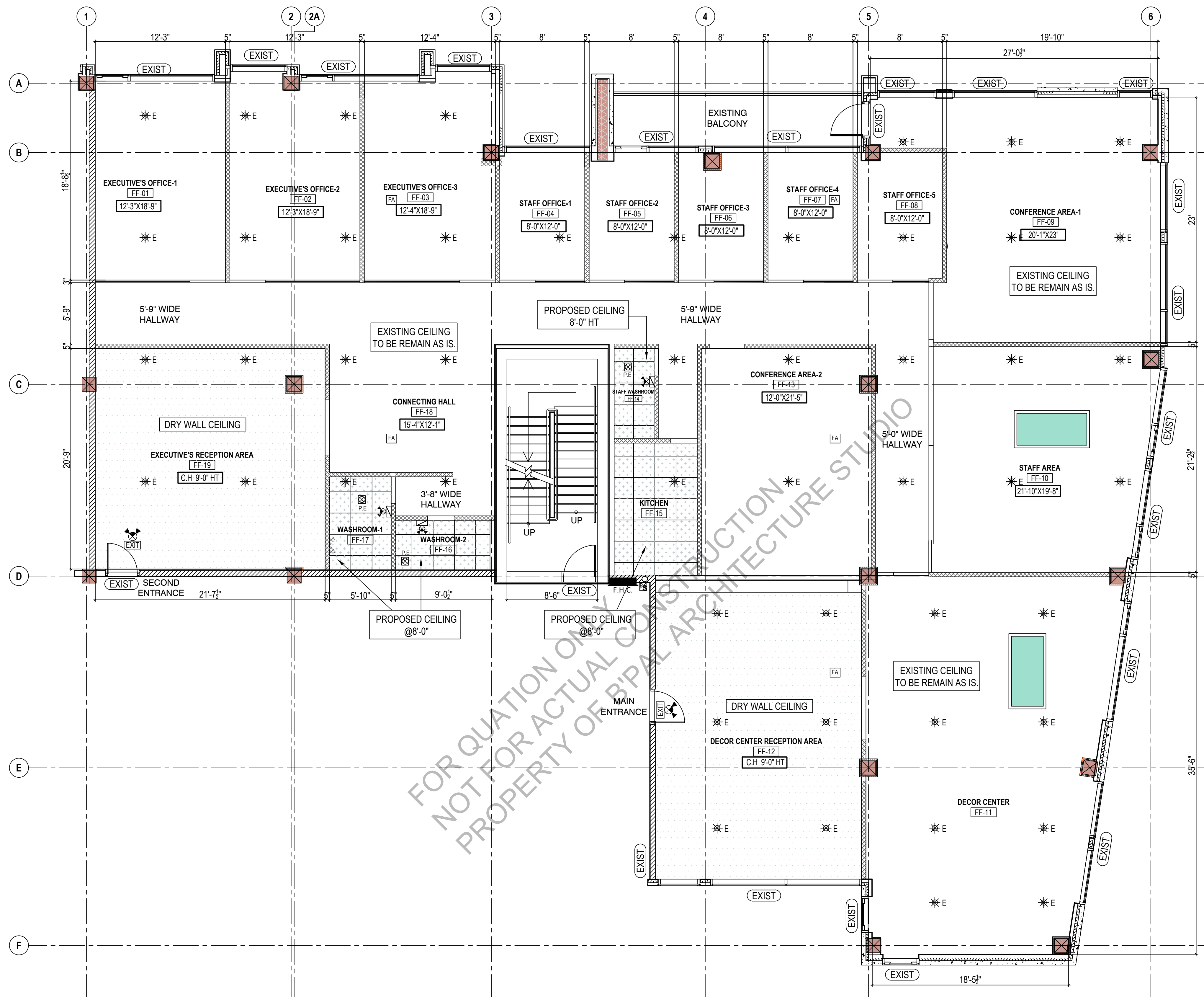


1 PROPOSED FIRE & LIFE SAFETY PLAN
3/16"=1'-0"

-  INDICATES EMERGENCY EXIT SIGNS & EMERGENCY LIGHTS PROVIDE ACCORDING TO BYLAW EMERGENCY LIGHTS MUST COMPLY WITH MUNICIPAL REGULATIONS.
-  INDICATES EMERGENCY LIGHT MUST COMPLY WITH MUNICIPAL REGULATIONS.

- NOTES:**
1. FOR LIGHT FIXTURES REFER TO PROPOSED REFLECTED CEILING PLAN DRAWING NO. A-06.
 2. WALL BETWEEN TWO UNITS IS EXISTING 1 HR. FIRE RATED.
 3. FOR DUCTWORK REFER TO ATTACHED MECHANICAL DRAWINGS.
- AS PER O.B.C PART 3.4.2.5 MAXIMUM PERMISSIBLE TRAVEL DISTANCE IS - (45.0 M)
MAXIMUM TRAVEL DISTANCE ACHIEVED ON SITE - (28.87 M)

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MECHANICAL ENGINEER: MECHWAYS INC. : 2751 Thamesgate Drive , Mississauga, ON Canada, L4T1G5 www.mechways.com		
DRAWING TITLE: PROPOSED FIRST FLOOR FIRE & LIFE SAFETY PLAN		
DRAWN BY	CA	
CHECKED BY	MB	
APPROVED BY	MB	
SCALE	3/16"= 1'-0"	SIZE A1
SHEET NO	A05	STAGE BUILDING PERMIT
PHASE	00	REV
ISSUED DATE	22-07-2023	



1 PROPOSED REFLECTED CEILING PLAN
3/16"=1'-0"

LEGEND:	
	EXISTING EXPOSED CEILING TO REMAIN AS IS.
	PROPOSED DRY WALL CEILING
	PROPOSED SUSPENDED CEILING WITH 2'-0" X 2'-0" CEILING TILE (HEIGHT AS MENTIONED)
	INDICATES EMERGENCY EXIT SIGNS & EMERGENCY LIGHTS. PROVIDE ACCORDING TO BYLAW EMERGENCY LIGHTS MUST COMPLY WITH MUNICIPAL REGULATIONS.

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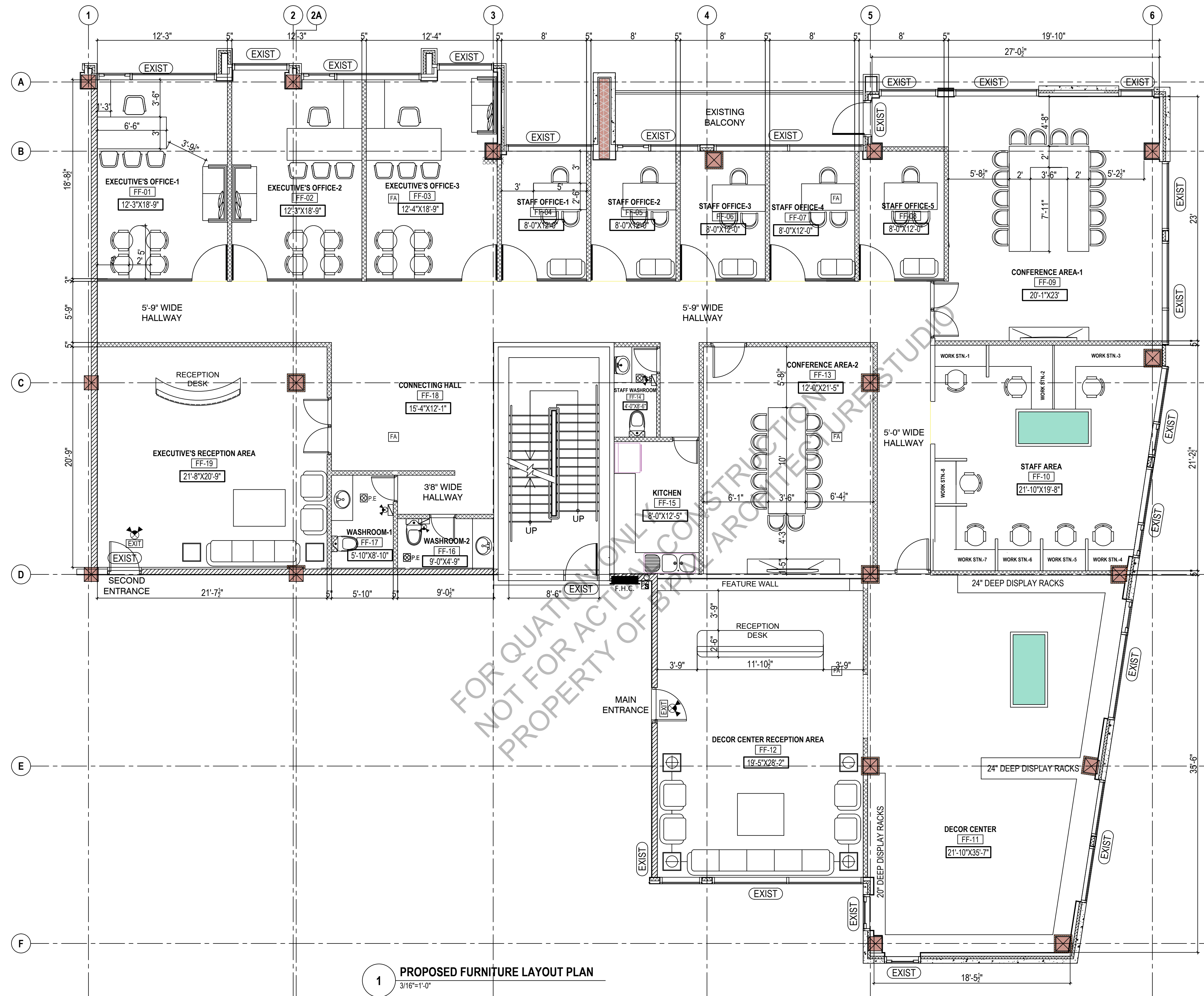
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 www.mechways.com

DRAWING TITLE:
PROPOSED FIRST FLOOR
REFLECTED CEILING PLAN

DRAWN BY	CA
CHECKED BY	MB
APPROVED BY	MB
SCALE	3/16"= 1'-0"
SHEET NO	A06
PHASE	00
ISSUED DATE	22-07-2023
SIZE	A1
STAGE	BUILDING PERMIT
REV	



1 PROPOSED FURNITURE LAYOUT PLAN
3/16"=1'-0"

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MECHWAYS INC. : 2751 Thamesgate Drive , Mississauga, ON Canada, L4T1G5 www.mechways.com		
DRAWING TITLE :		
PROPOSED SECOND FLOOR FURNITURE LAYOUT PLAN		
DRAWN BY	CA	
CHECKED BY	MB	
APPROVED BY	MB	
SCALE	3/16"= 1'-0"	SIZE
SHEET NO	A07	STAGE
PHASE	00	BUILDING PERMIT
ISSUED DATE	22-07-2023	REV