

# CITY OF GREATER SUDBURY TOM DAVIES SQUARE COURTYARD AND UPPER PODIUM REDEVELOPMENT

ATF16-281 (159-00415-00)

**ISSUED FOR CONSTRUCTION  
05/19/17**

## DRAWING LIST

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- L2.1 B LAYOUT PLAN
- L2.2 B GRADING PLAN
- L2.3 B PLANTING PLAN
- L2.4 B PLANTING PLAN
- L3.1 B DETAILS
- L3.2 B CONCRETE PLANTER PLANS AND SECTIONS
- L4.1 B WEST PODIUM DEMOLITION PLAN
- L4.2 B SOUTHEAST PODIUM DEMOLITION PLAN
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- L5.1 B NEW WEST PODIUM PLAN
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### MECHANICAL DRAWINGS

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- M1.2 B PARKING LEVEL PLUMBING AND DRAINAGE

### ELECTRICAL DRAWINGS

- E1.1 B SITE PLAN AND SPECIFICATION

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SCALE



CLIENT

CITY OF GREATER SUDBURY

CLIENT REF. #

PROJECT

CITY OF GREATER SUDBURY  
TOM DAVIES SQUARE  
COURTYARD AND UPPER  
PODIUM REDEVELOPMENT

KEY PLAN

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ISSUED FOR REVISION:

REV.	DATE	DESCRIPTION
1	10/18/16	ISSUED FOR 66% REVIEW
2	11/24/16	ISSUED FOR CONSTRUCTION

PROJECT NO: ATF16-281 (159-00415-00) DATE: 05/19/17

ORIGINAL SCALE: 1/8" = 1'-0" IF THE BAR IS NOT DRAWING, PLEASE YOUR PLOTTING SCALE.

DESIGNED BY: MAL  
DRAWN BY: ML  
CHECKED BY: MAL

DISCIPLINE: ARCHITECTURAL

TITLE: COVER SHEET AND LIST OF DRAWINGS

SHEET NUMBER: L0.1 B

ISSUED FOR CONSTRUCTION

DATE OF: 10/18/16

2



- KEYNOTES:**
- EXISTING GATE TO REMAIN
  - EXISTING CONCRETE BENCH TO BE REMOVED
  - EXISTING CONCRETE STAGE TO BE REMOVED
  - EXISTING CONCRETE PLANTER WALL TO BE REMOVED - NEWLY EXPOSED CONCRETE TO BE PREPARED TO SUIT NEW WATERPROOFING MEMBRANE. FLOOR WITH SUBSEQUENT CONCRETE SLAB.
  - EXISTING HYDRANT TO BE RELOCATED. ANY EXISTING AS-BUILT DRAWING REGARDING THE HYDRANT WILL BE MADE AVAILABLE TO THE SUCCESSFUL PROPONENT AFTER TENDER CLOSE.
  - EXISTING HYDRANT TO BE RELOCATED AND BE PROTECTED DURING CONSTRUCTION.
  - SAW CUT AND REMOVE EXISTING CONCRETE UPSTAND ON SLAB - SEE DETAIL 05.1.1. PREPARE CONCRETE SUBSTRATE AS REQUIRED TO SUIT NEW WATERPROOFING MEMBRANE.
  - EXISTING REINFORCING BARS DO NOT REQUIRE TO BE REMOVED TO SUIT THE MEMBRANE BENDING WATERPROOFING INSTALLATIONS.

- LEGEND:**
- LIMIT OF WORK
  - APPROXIMATE EXTENT OF WATERPROOFING MEMBRANE TO BE REMOVED. PREPARE EXISTING CONCRETE SUBSTRATE AS REQUIRED TO SUIT NEW WATERPROOFING MEMBRANE
  - APPROXIMATE EXTENT OF EXISTING WATERPROOFING MEMBRANE TO REMAIN
  - APPROXIMATE EXTENT OF CONCRETE PAVERS SAND BEDDING ON EXISTING CONCRETE ROOF DECK TO BE REMOVED
  - APPROXIMATE EXTENT OF CONCRETE PAVERS ON SOIL TO BE REMOVED
  - EXISTING SOIL AND CLAY FILL ON CONCRETE SLAB TO BE REMOVED
  - EXISTING SOIL TO BE REMOVED
  - APPROXIMATE LOCATION OF PREVIOUSLY DEMOLISHED TREE PIT. CONTRACTOR TO VERIFY ON SITE - FILL TO BE REMOVED, ASSUME FILL IS GRANULAR MATERIAL WITH CONCRETE CAP
  - EXISTING EXPANSION JOINT TO BE REPLACED - REFER TO ARCHITECTURAL FOR REACKMENT
  - EXISTING CONCRETE CURB / RETAINING WALL TO REMAIN
  - EXISTING CONCRETE CURB / RETAINING WALL TO BE REMOVED
  - BUILDING COLUMN
  - BUILDING OVERHANG
  - EXISTING CATCH BASIN TO REMAIN
  - EXISTING HYDRANT TO REMAIN
  - EXISTING HYDRANT TO BE RELOCATED
  - EXISTING DRAIN TO REMAIN
  - EXISTING DRAIN TO BE REMOVED
  - EXISTING FLAG POLE TO BE REMOVED
  - EXISTING FLAG POLE TO REMAIN
  - EXISTING LIGHT STANDARD TO BE REMOVED
  - EXISTING LIGHT STANDARD TO BE REPLACED
  - EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - EXISTING VEGETATION, SOIL AND INSULATION TO BE REMOVED
  - APPROXIMATE EXTENT OF EXISTING CONCRETE PAVERS TO BE SALVAGED AND DELIVERED TO OWNER

- REMOVALS NOTES:**
- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT AND DISCREPANCIES TO CONSULTANT PRIOR TO CONSTRUCTION
  - LAYOUT TO BE APPROVED BY CONSULTANT PRIOR TO ANY CONSTRUCTION OR REMOVALS UNLESS OTHERWISE NOTED
  - ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
  - CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND RELOCATIONS AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON ALL DRAWINGS
  - LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - ALL EXISTING TREES, SHRUB BEDS, ROADS, SIDEWALKS, CURBS, RETAINING WALLS, FENCING, LIGHTING, PAVING, SOIL, RIGHT-OF-WAY, APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO THE CITY OF GREATER SUDBURY STANDARDS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF GREATER SUDBURY STANDARDS AT CONTRACTORS OWN COST
  - CONSTRUCTION ACCESS TO BE LIMITED TO THE AREAS SPECIFIED ON SITE BY CONSULTANT
  - CONTRACTOR TO PROVIDE AS BUILT SURVEY OF PREVIOUSLY DEMOLISHED ROOF DECK TREE PITS



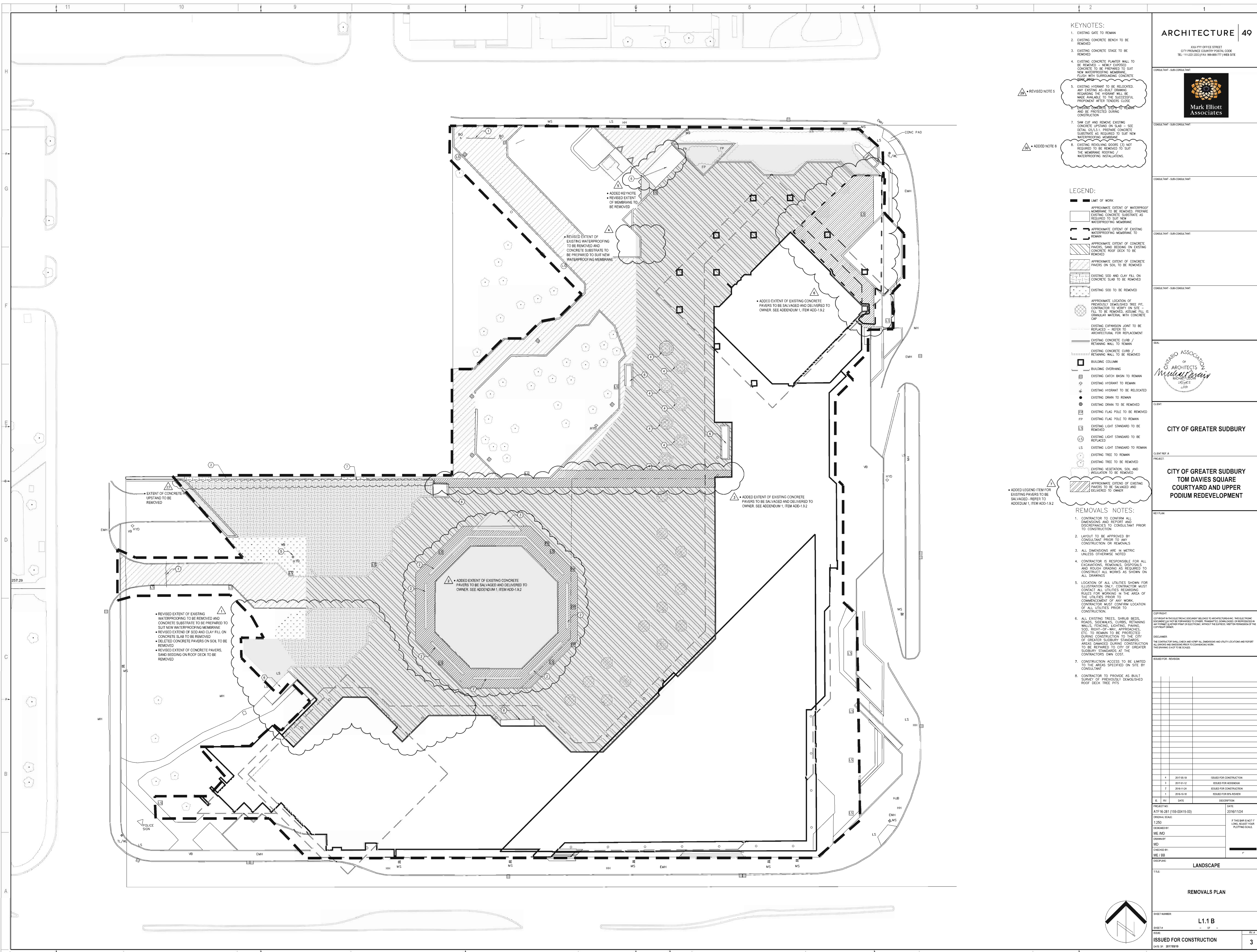
**CITY OF GREATER SUDBURY**  
CLIENT REF #:  
PROJECT:  
**CITY OF GREATER SUDBURY**  
TOM DAVIES SQUARE  
COURTYARD AND UPPER  
PODIUM REDEVELOPMENT

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REV.	DATE	DESCRIPTION
4	2016-05-19	ISSUED FOR CONSTRUCTION
3	2016-01-12	ISSUED FOR APPROVAL
2	2016-01-04	ISSUED FOR CONSTRUCTION
1	2016-01-08	ISSUED FOR PER REVIEW

PROJECT NO:	ATP15-261 (159-00415-00)	DATE:	2016/11/24
ORIGINAL SCALE:	1:250	IF THIS DRAWING IS NOT TO SCALE, ADJUST TO THIS PLOTTING SCALE.	
DESIGNED BY:	ME, MD	CHECKED BY:	ME, MD
DRAWN BY:	MD	DATE:	2016/11/24
<b>LANDSCAPE</b>			
<b>REMOVALS PLAN</b>			
SHEET NUMBER:	<b>L1.1 B</b>		OF 3
<b>ISSUED FOR CONSTRUCTION</b>			









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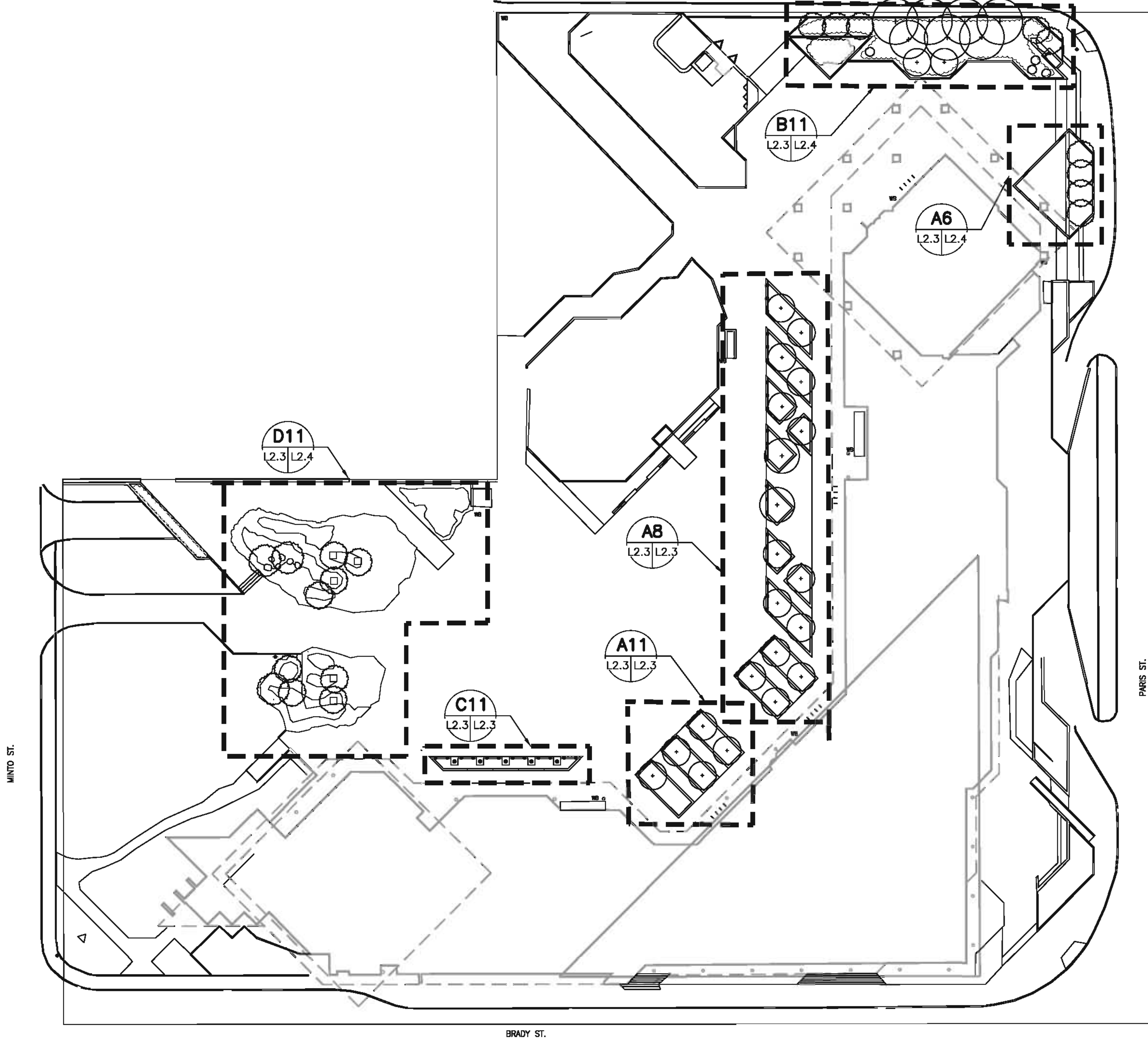
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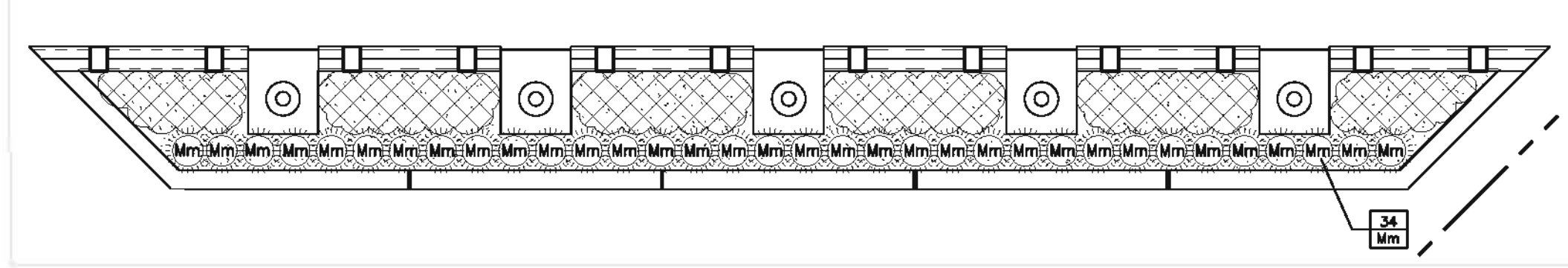
- MIXED GROUNDCOVER
- BULBERRIES
- BORBERRY
- ANNUALS
- FLAGSTONE
- APPROXIMATE LOCATION OF TREE PIT
- IRRIGATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- GRASSES
- GROUNDCOVER/ANNUALS

PLANTING NOTES:

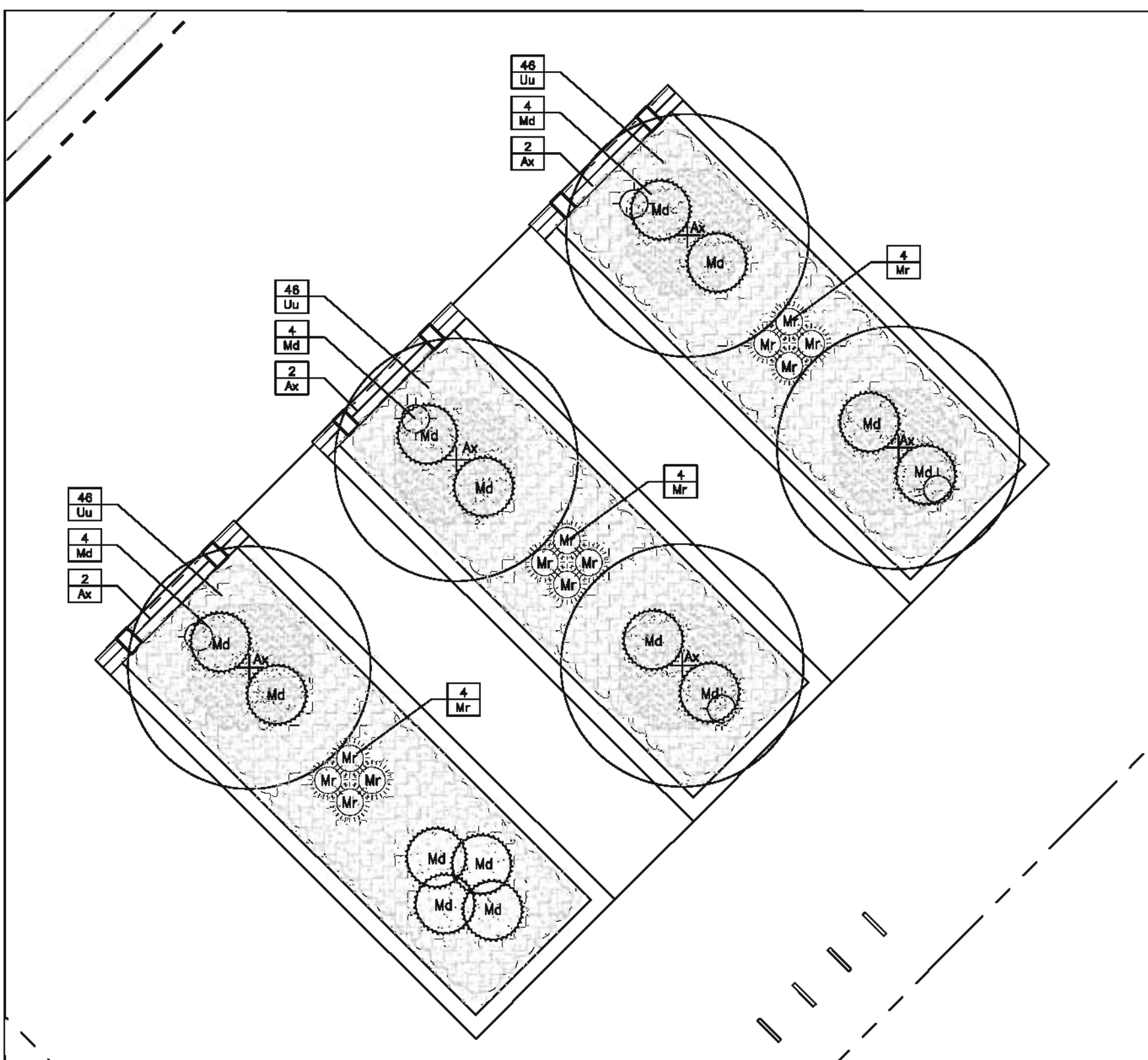
1. LOCATION OF ALL PLANTS MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONSULTANT PRIOR TO PLANTING
2. ALL PLANT MATERIAL TO BE BEST QUALITY. REVIEWED ON SITE BY CONSULTANT PRIOR TO PLANTING. UNACCEPTABLE PLANTS TO BE REPLACED AND NEW PLANTS APPROVED PRIOR TO PLANTING. REPLACEMENTS ARE AT CONTRACTOR'S OWN COST
3. PLANTING PER 25 SQ.M. BETWEEN GRANITE FLAGSTONE OUTCROP TO BE:
  - 20m DESCHAMIA CAESPITOSA "GOLD DUST"
  - 40m SACINA SUBULATA
  - 40m THYMUS PSEUDOLANIGINOSUS



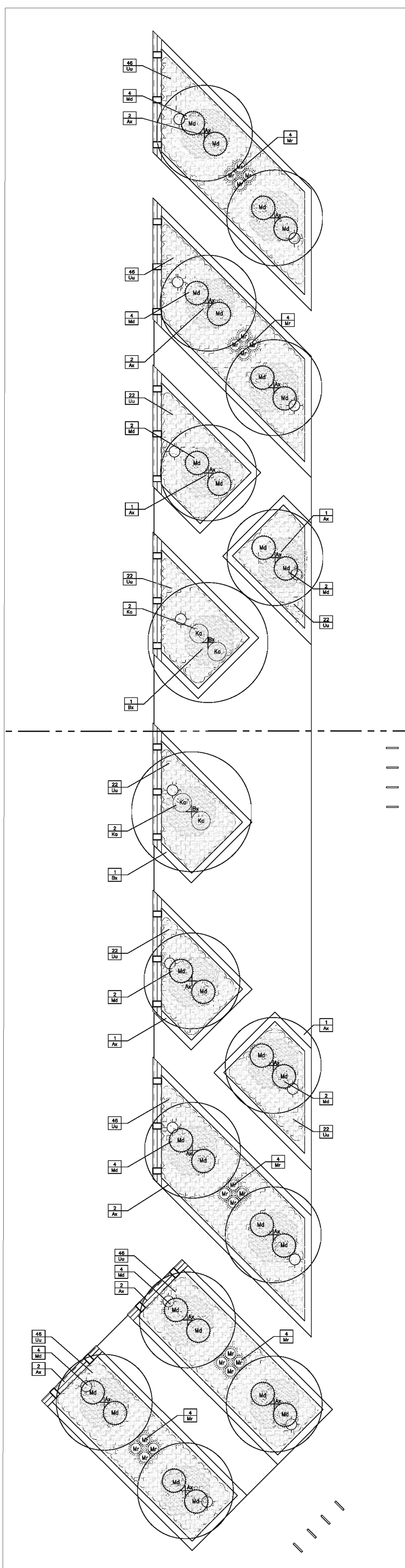
**E6** KEY PLAN  
1:500



**C11** SOUTH SIDE PLANTING PLAN  
1:125



**A11** SOUTH EAST PLANTING PLAN  
1:100



**AB** EAST SIDE PLANTING PLAN  
1:100

PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING (mm)	SIZE	COMMENTS	NOTES
<b>TREES - Deciduous</b>							
A1	2	Acer Ginnal	Paperbark Maple	4500	200mm	multistem	TREES TO BE BALL & BURLAP. SOURCED IN SAME GROWING ZONE. ALL TREES SHOULD HAVE 5 TO 7 MAIN BRANCHES WITH DOMINANT LEADER BRANCH AND WITHOUT DEFECT.
A4	19	A-mancher 'X' grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	varies by planter - center to treep	200mm w/b	multistem	
B1	2	Betula 'X' grandiflora 'Royal Forest'	Royal Frost Birch	varies by planter - center to treep	1" caliper	multistem	
<b>TREES - Coniferous</b>							
B1	3	Larix laricina 'Jacobson's Pyramid'	Jacobson's Pyramid Eastern Hemlock	1200	250cm - 15 gal		
B4	8	Thuja Sunkata	Blue Spruce	as per drawing	15 gal	bare root native transplant	
B7	7	Thuja Nigra	Austrian Pine	6000	200mm w/b		
B8	1	Thuja Nigra 'Arched Sentinel'	Austrian Blue Pine	1200	200mm w/b		
B9	3	Thuja Occid.	White Pine	as per drawing	200mm w/b		
B10	10	Thuja Platyloca 'Hopi'	Hopi Blue Spruce	4200	250mm w/b		
<b>SHRUBS - Deciduous</b>							
B1	80	Vaccinium 'Northway'	Burberries	varies - see plan	1 gal	local mat transplant - 1 per pit	SHRUBS TO BE IN POTS. SOURCED IN SAME GROWING ZONE. ALL SHRUBS SHOULD HAVE DENSE GROWTH, WELL ROOTED AND WITHOUT DEFECT.
B2	23	Berberis 'Thunbergii 'Sanatani'	Berberis	700	5 gal		
B3	7	Chamaecyparis glabra 'Sun Gold'	Sungold False Cypress	1500	5 gal		
B4	85	Cornus Sericea 'Felix Fire'	Archib Fine Dogwood	725-850	5 gal		
B5	4	Eurythia alata 'Compacta'	Do-It-Burningbush	1800	5 gal		
B6	18	Kalmia latifolia	Sheep Laurel	450' as per drawing	2 gal		
B7	13	Mirica Glab.	Myrica	550	2 gal		
B8	13	Thuja Typica Tiger Eye	Tiger Eye Spruce	1100-1475	80 cm - 5 gal		
<b>SHRUBS - Coniferous</b>							
B9	23	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	875	50cm - 3 gal		
B10	30	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	900	50cm - 3 gal		
B11	8	Larix laricina 'Inlet direction'	Varied direction Larch	1200	7 gal pot	top graft	
B12	52	Microbiota decussata	Siberian Carpet Cypress	1150	40 cm - 3 gal		
<b>PERENNIALS / GROUND COVER</b>							
A1	36	Artemisia Schradiana 'Silvermound'	Silvermound Wormwort	as per draw w/g	1 gal		PERENNIALS TO BE IN POTS. SOURCED IN SAME GROWING ZONE. ALL PERENNIALS SHOULD HAVE DENSE GROWTH, WELL ROOTED AND WITHOUT DEFECT.
A2	1262	Arctostaphylos Uva-Ursi	Bayberry	as per draw w/g	1 gal		
A3	13	Sedum rugosum 'Frost-free'	Frost-free Goldenrod	375	1 gal		
A4	750	Sagina subulata	Irish Moss		1 gal	150 cc	
A5	732	Thymus pseudolaniginosus	Woolly Thyme	as per draw w/g	1 gal	150 cc	
<b>GRASSES</b>							
A1	32	Calamagrostis scopiflora 'Karl Foerster'	Feather Red Grass	475	5 gal		
A2	300	Deschamia caespitosa 'Gold Dust'	Gold Dust Tufted Hair Grass	as per draw w/g	1 gal		
A3	96	Miscanthus sinensis	Maize Grass	750-850	1 gal		
A4	34	Miscanthus sinensis 'Milkmaid'	Milkmaid Maiden Grass	850	1 gal		
A5	32	Miscanthus sinensis 'Red River'	Red River Feather Maiden Grass	625	1 gal		
A6	125	Schizachyrium scoparium 'Black'	Black Little Bluestem	400	1 gal		
<b>ANNUALS - 50cm</b>							

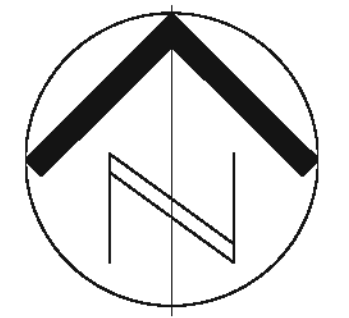
LANDSCAPE

PLANTING PLAN

SHEET NUMBER: L2.3 B

ISSUED FOR CONSTRUCTION

DATE OF: 2017/09/19







CONSULTANT - SUBCONSULTANT

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CITY OF GREATER SUDBURY

CLIENT REF: #

PROJECT

CITY OF GREATER SUDBURY  
TOM DAVIES SQUARE  
COURTYARD AND UPPER  
PODIUM REDEVELOPMENT

REV PLAN

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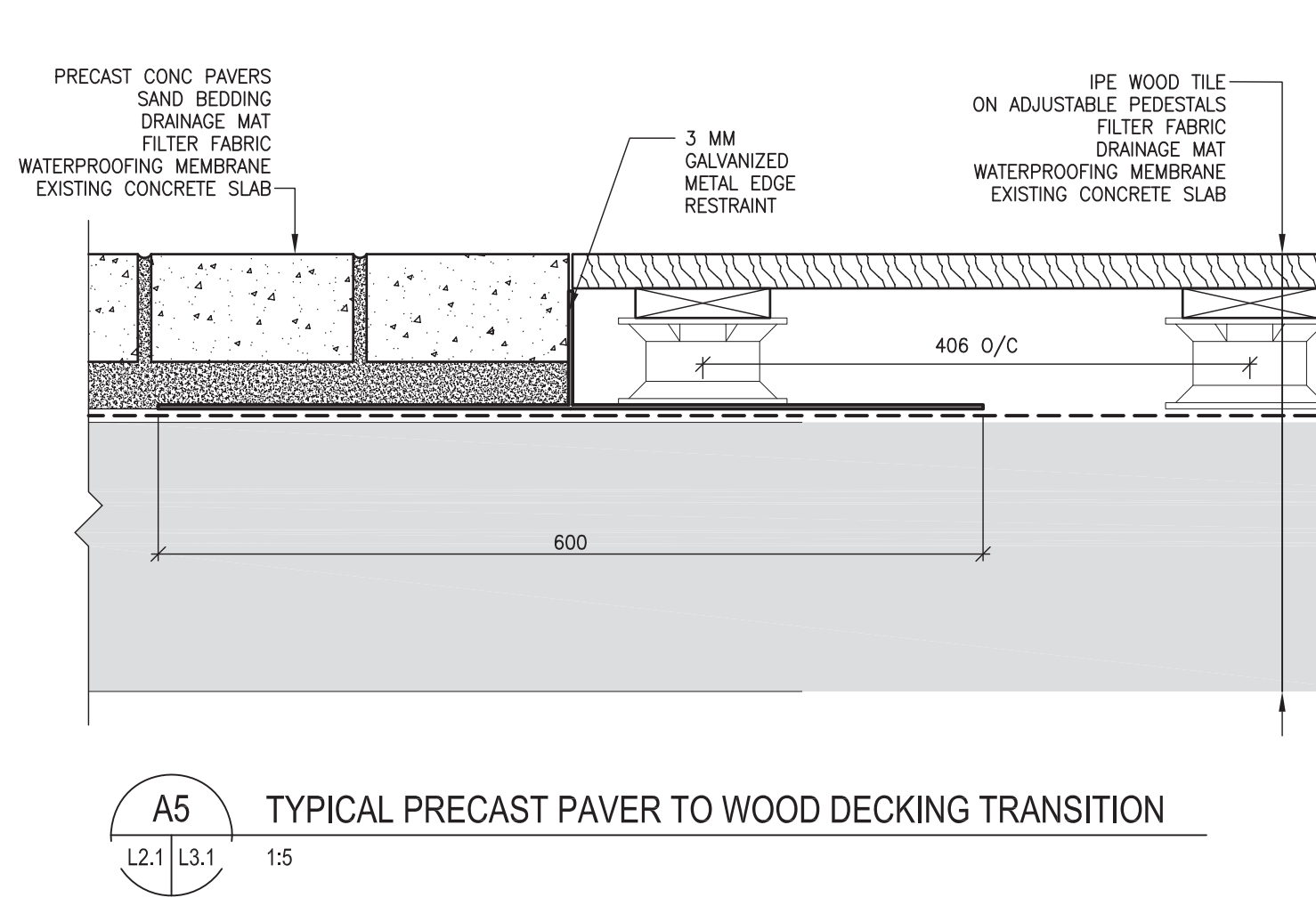
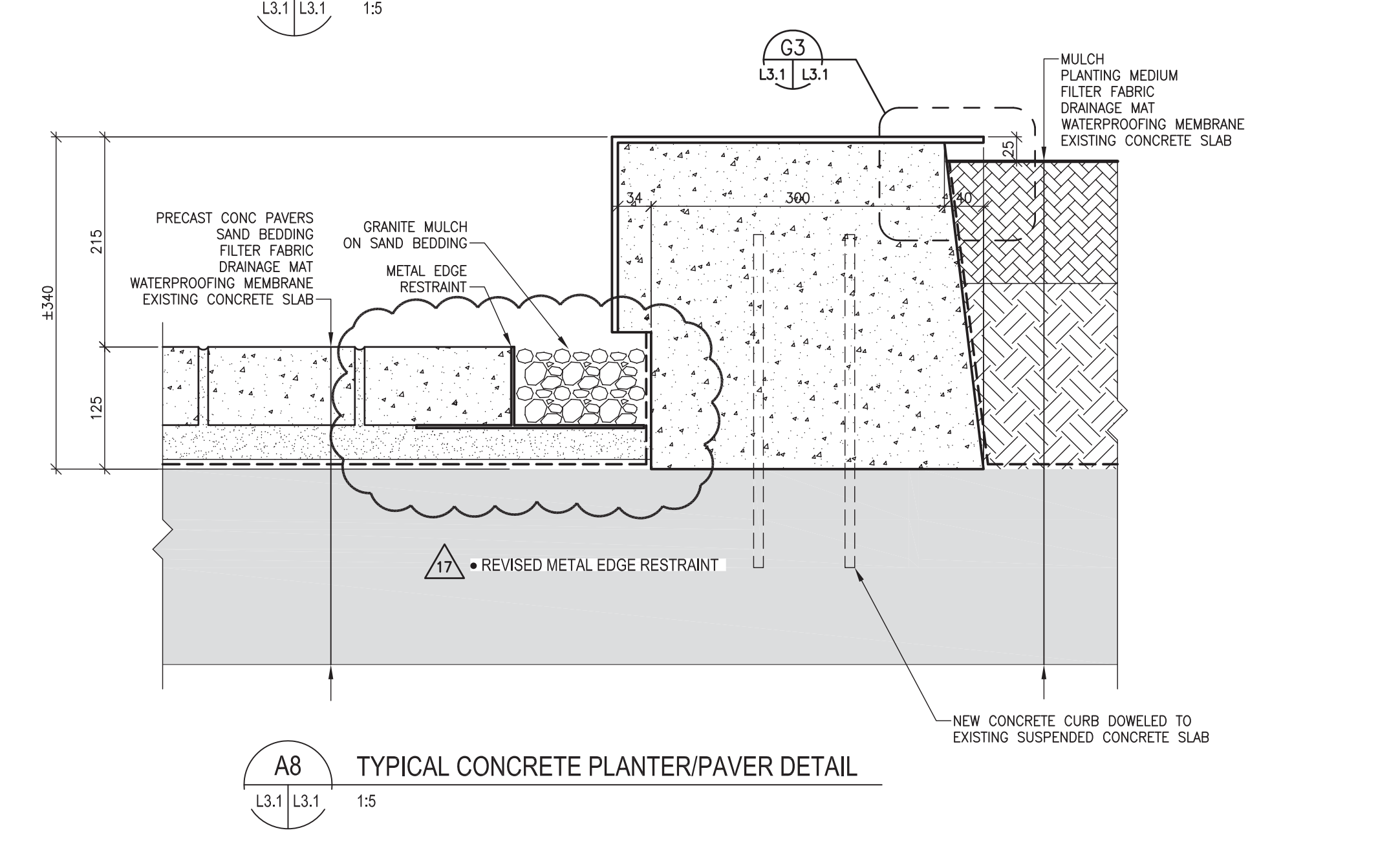
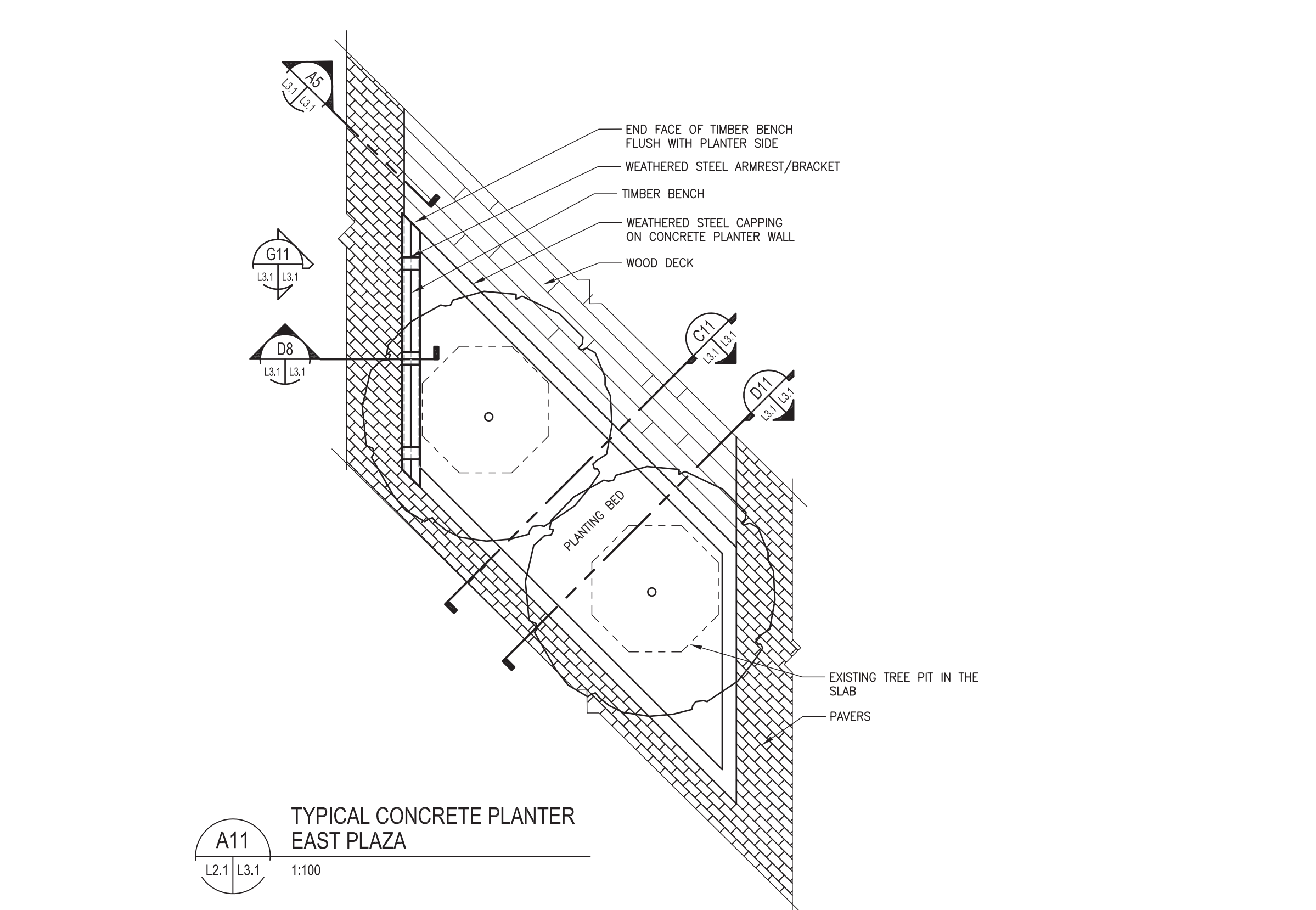
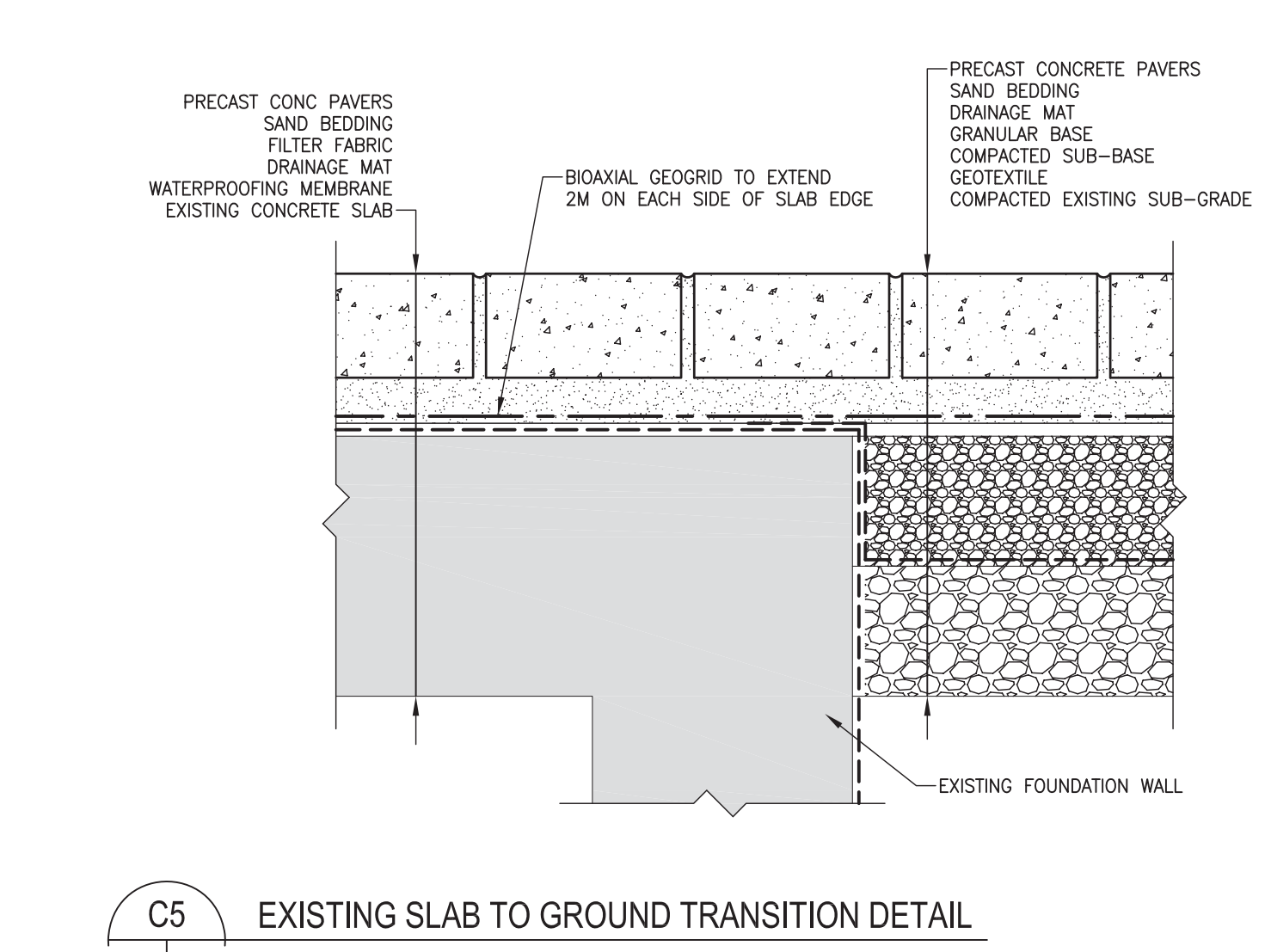
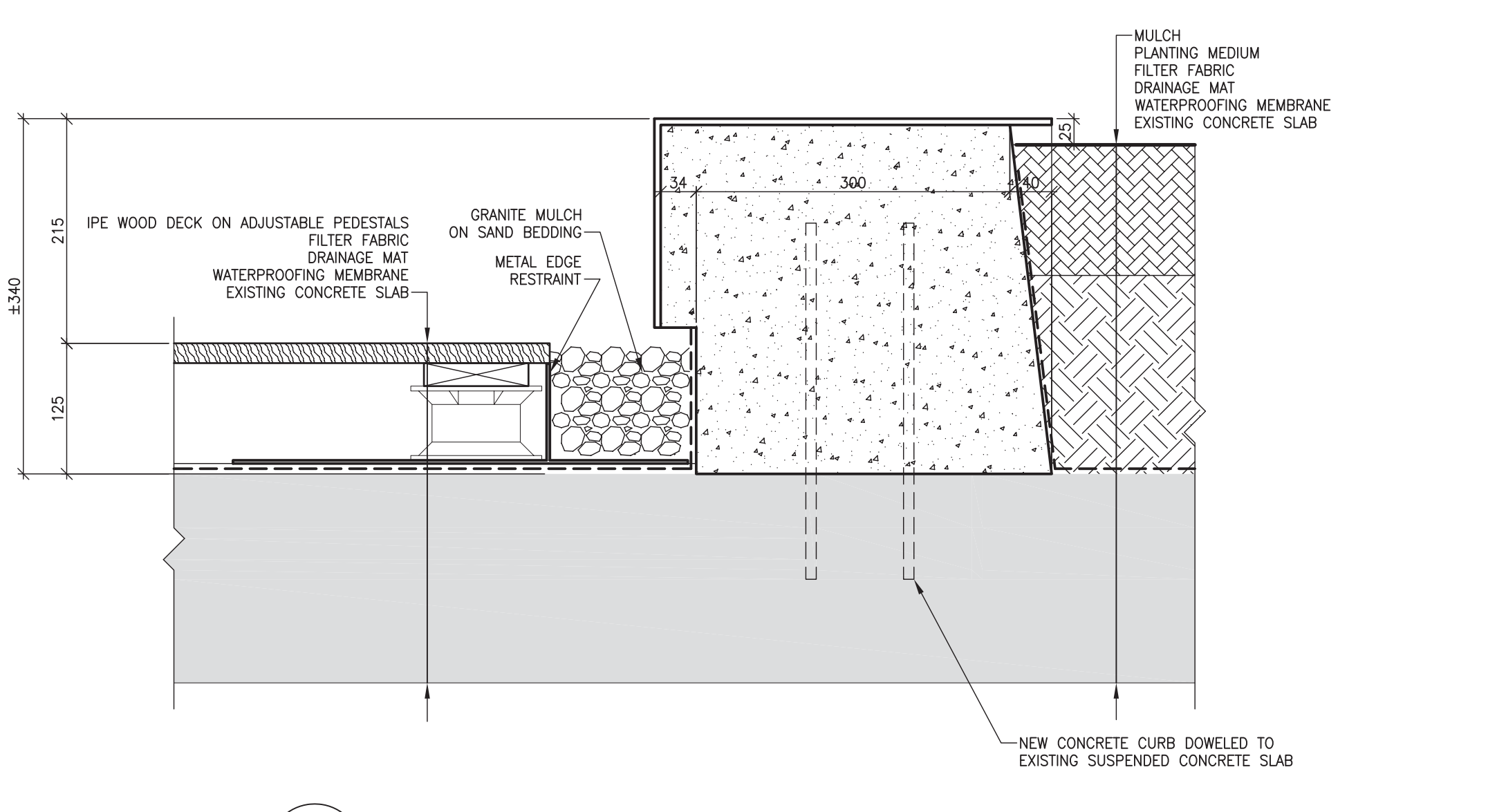
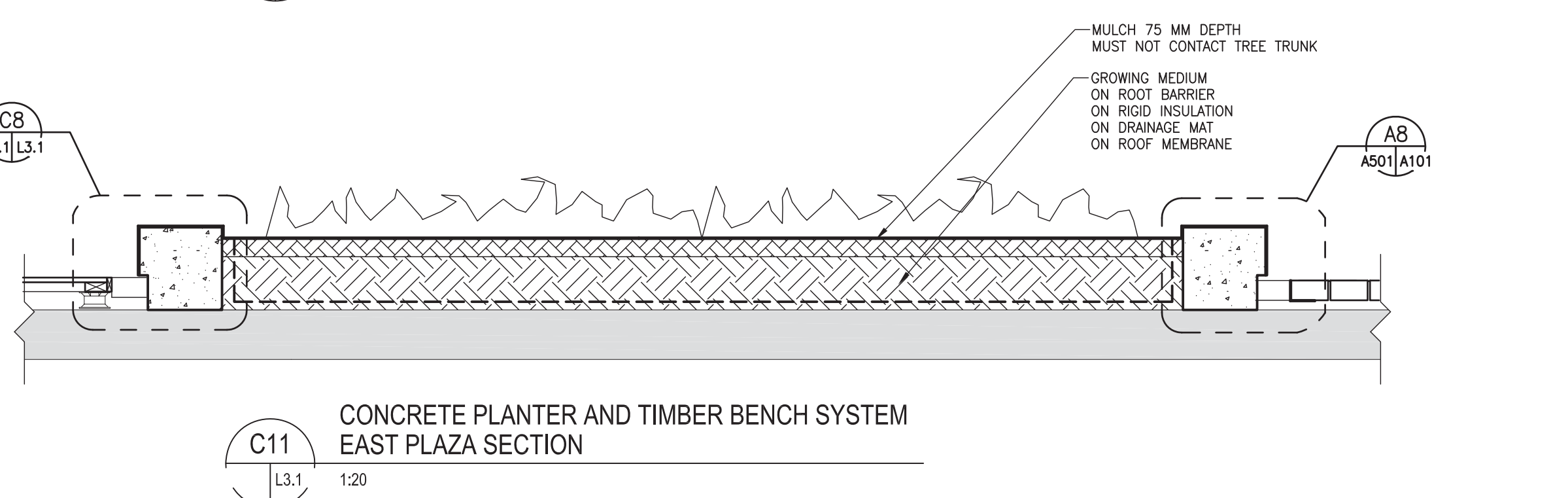
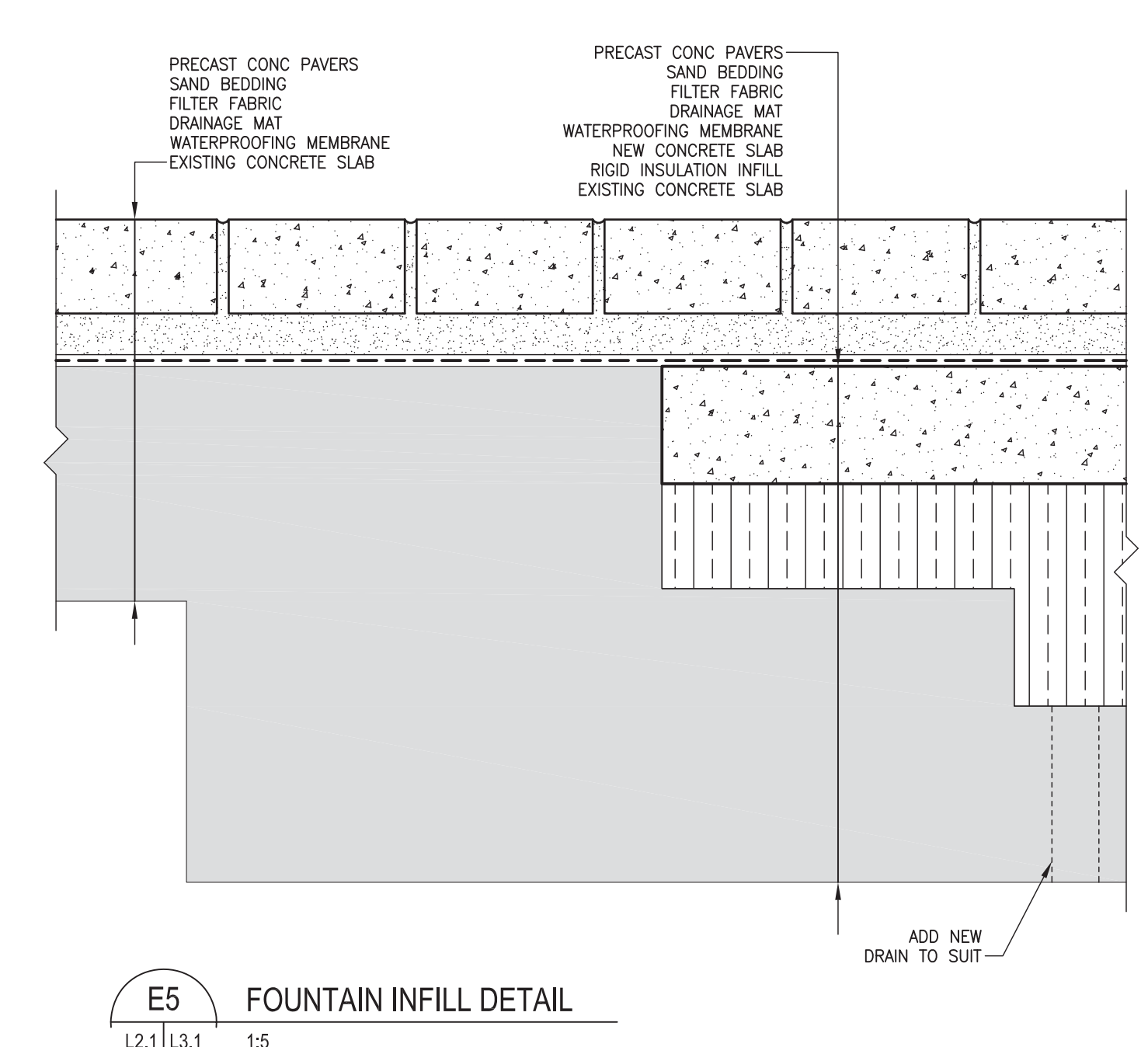
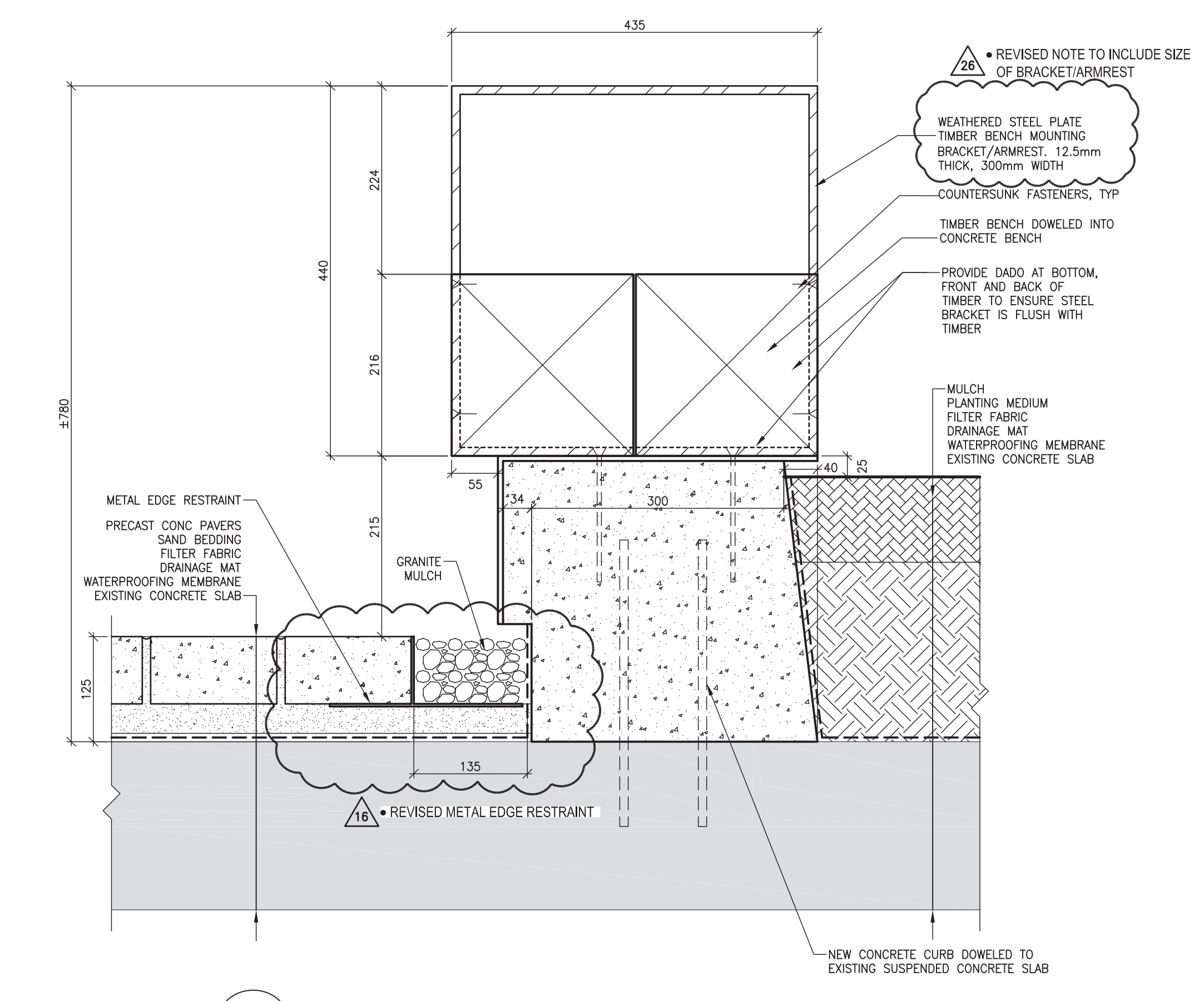
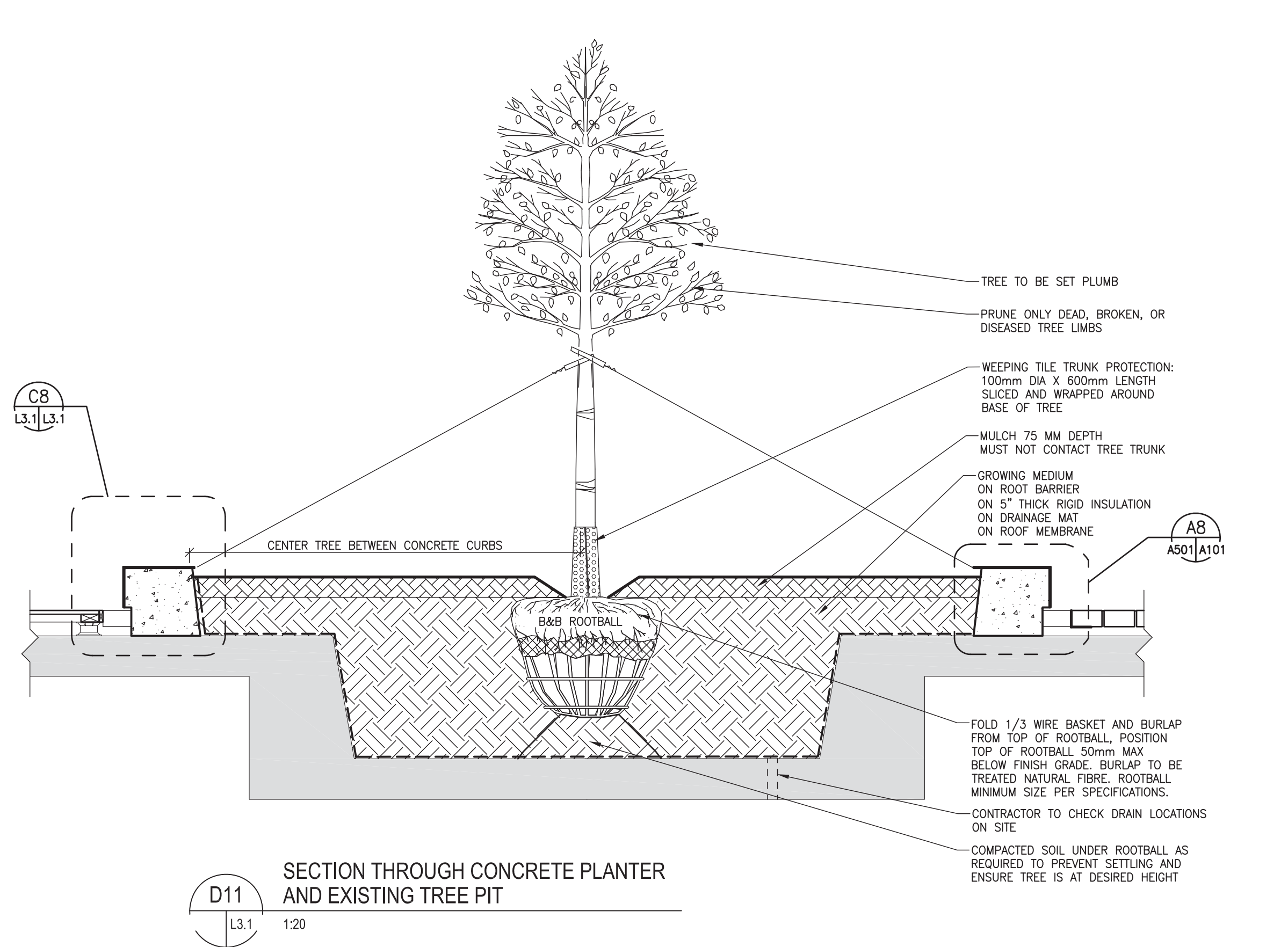
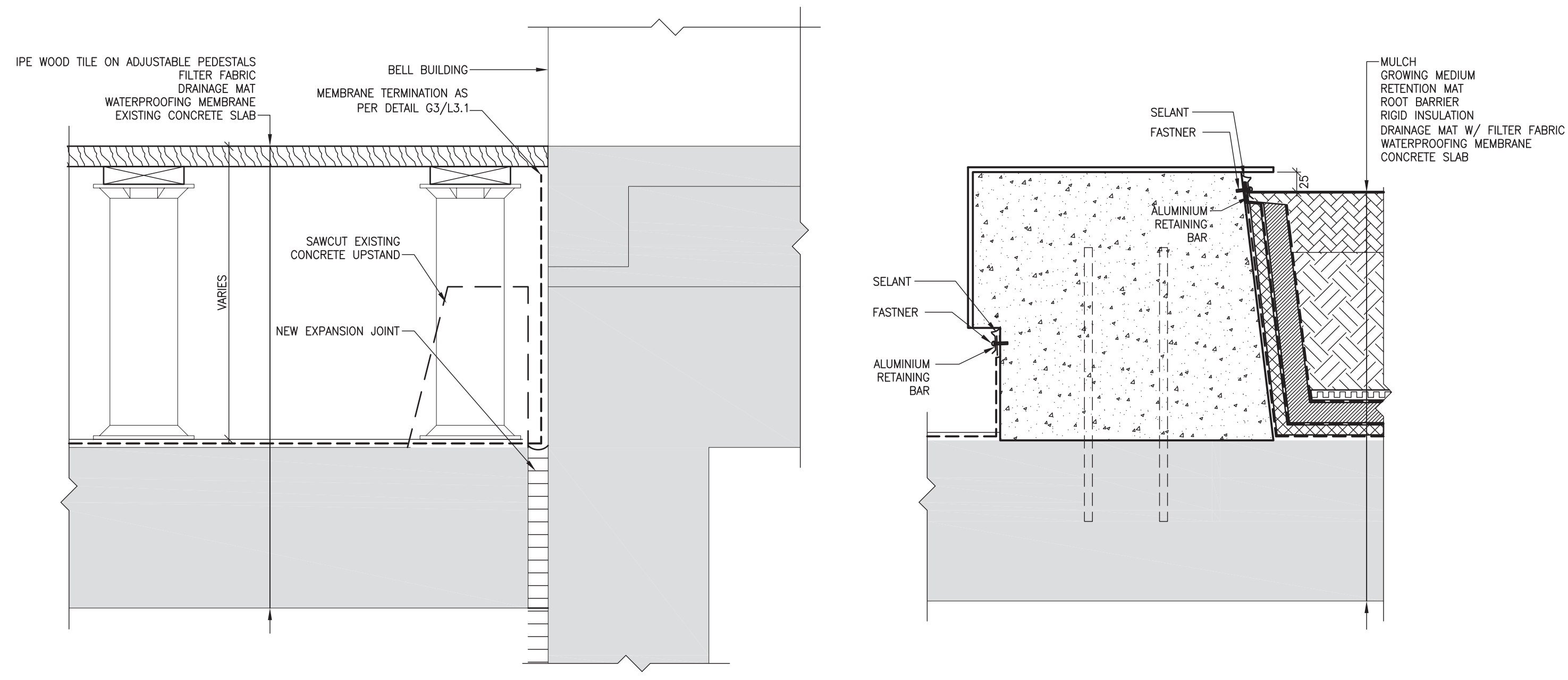
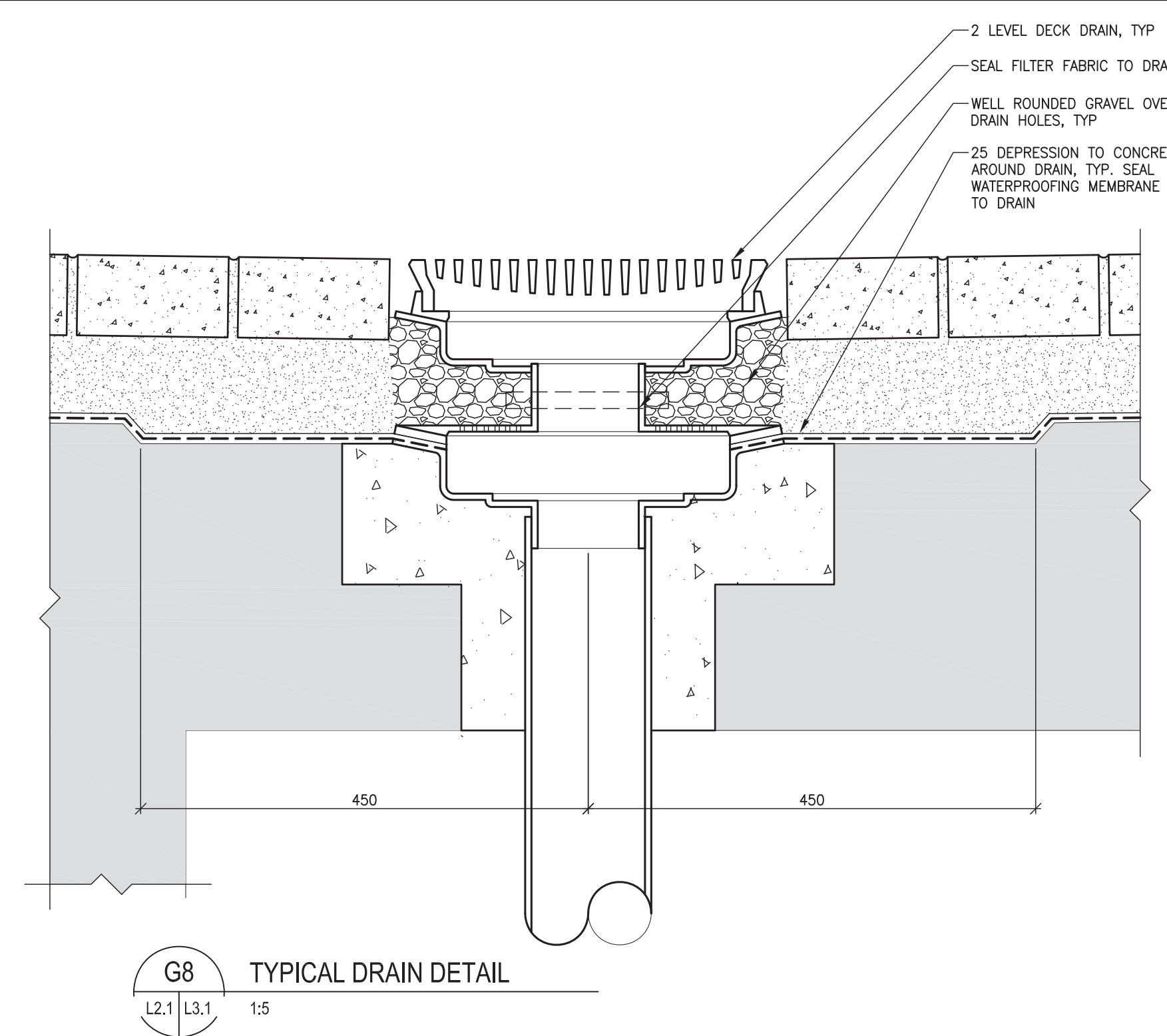
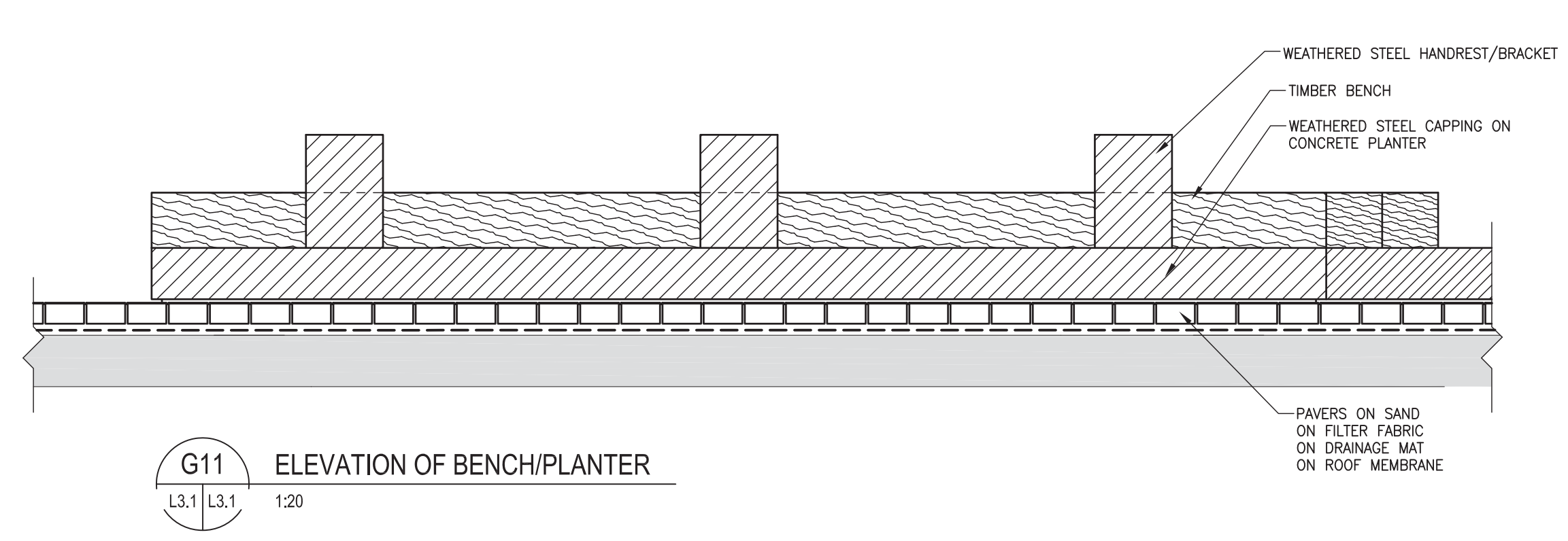
ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
1	2016-10-18	ISSUED FOR CONSTRUCTION
2	2016-11-20	ISSUED FOR ADDENDUM
3	2016-11-20	ISSUED FOR CONSTRUCTION
4	2016-10-18	ISSUED FOR 60% REVIEW

PROJECT NO:	ATF15-281 (159-00415-00)	DATE:	2016/11/24
SPECIAL SCALE:	AS NOTED	IF THIS DRAWING IS LONG, ADJUST YOUR PLOTTING SCALE	
DRAWN BY:	ML/BB	CHECKED BY:	ML/BB
DATE:		DESIGNATION:	

TITLE: **LANDSCAPE**  
**DETAILS, CONCRETE PLANTER PLAN, SECTIONS, ELEVATION**

SHEET NUMBER: **L3.1 B**  
ISSUED FOR CONSTRUCTION  
DATE: 2016/11/24





CONSULTANT - SUBCONSULTANT:  
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 CONSULTANT - SUBCONSULTANT:  
 CONSULTANT - SUBCONSULTANT:



CITY OF GREATER SUDBURY

CITY OF GREATER SUDBURY  
 TOM DAVIES SQUARE  
 COURTYARD AND UPPER  
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1	2016-10-18	ISSUED FOR CONSTRUCTION
2	2016-11-24	ISSUED FOR CONSTRUCTION
3	2016-11-24	ISSUED FOR CONSTRUCTION
4	2016-11-24	ISSUED FOR CONSTRUCTION

PROJECT NO: ATF15-281 (159-00415-00) DATE: 2016/11/24

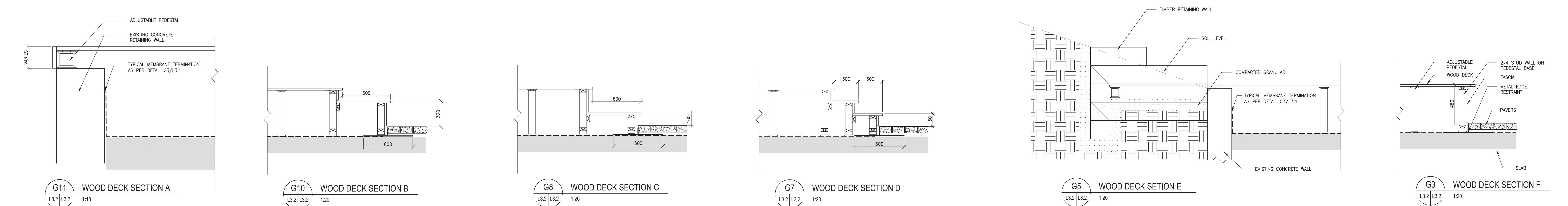
SCALE: AS NOTED

DESIGNED BY: ML/BB  
 DRAWN BY: ML/BB  
 CHECKED BY: ML/BB

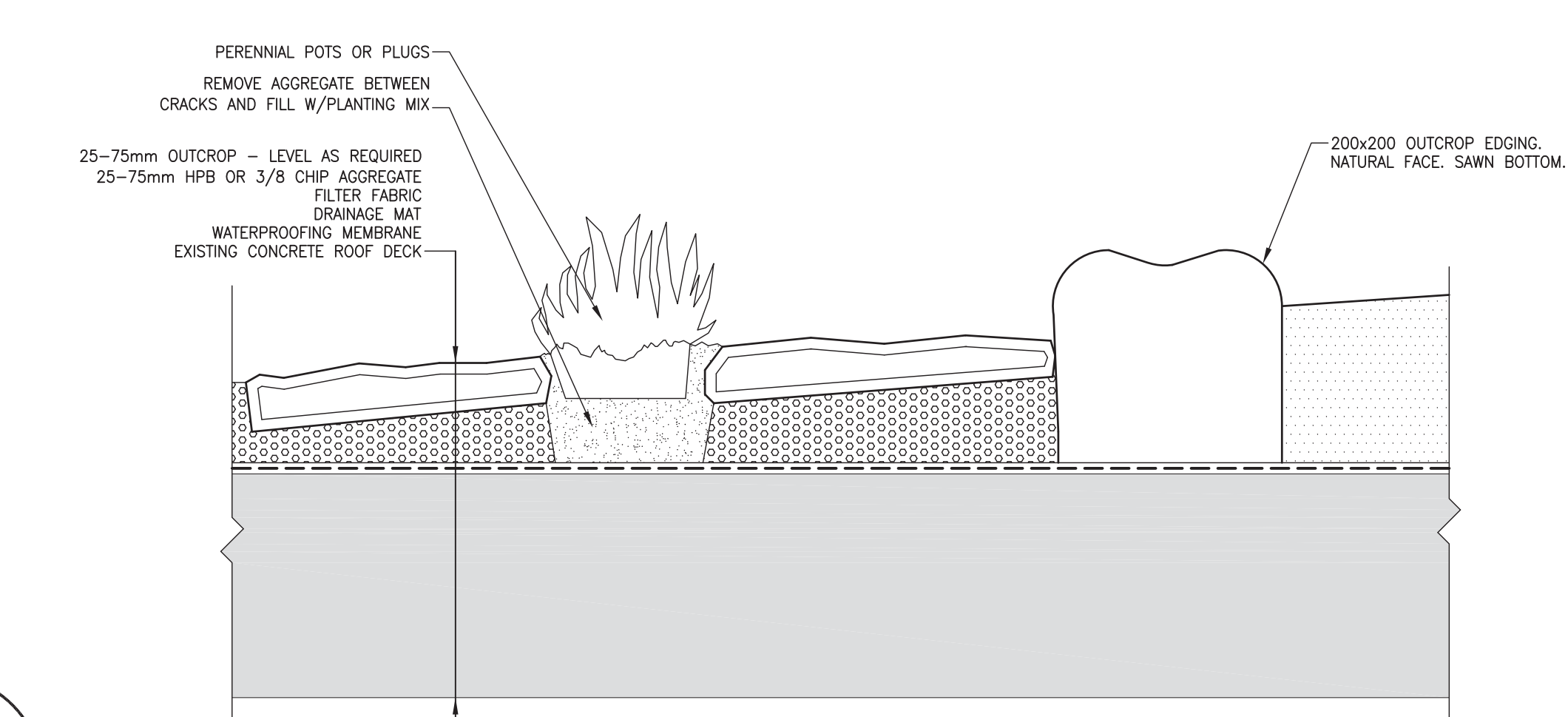
LANDSCAPE

DETAILS, CONCRETE PLANTER  
 PLAN, SECTIONS, ELEVATION

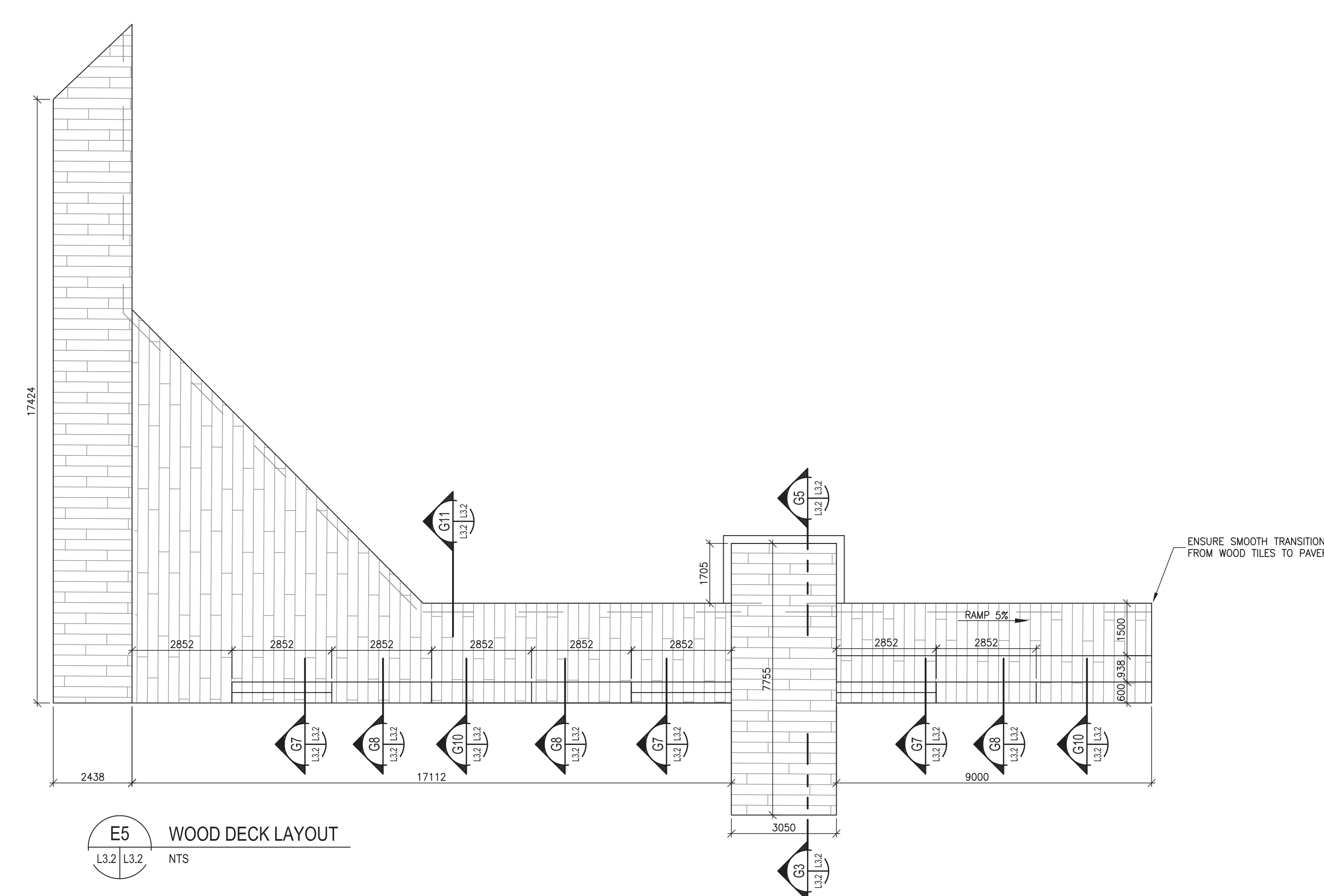
SHEET NUMBER: L3.2 B  
 SHEET: - OF -  
 ISSUED FOR CONSTRUCTION  
 DATE UP: 2016/09



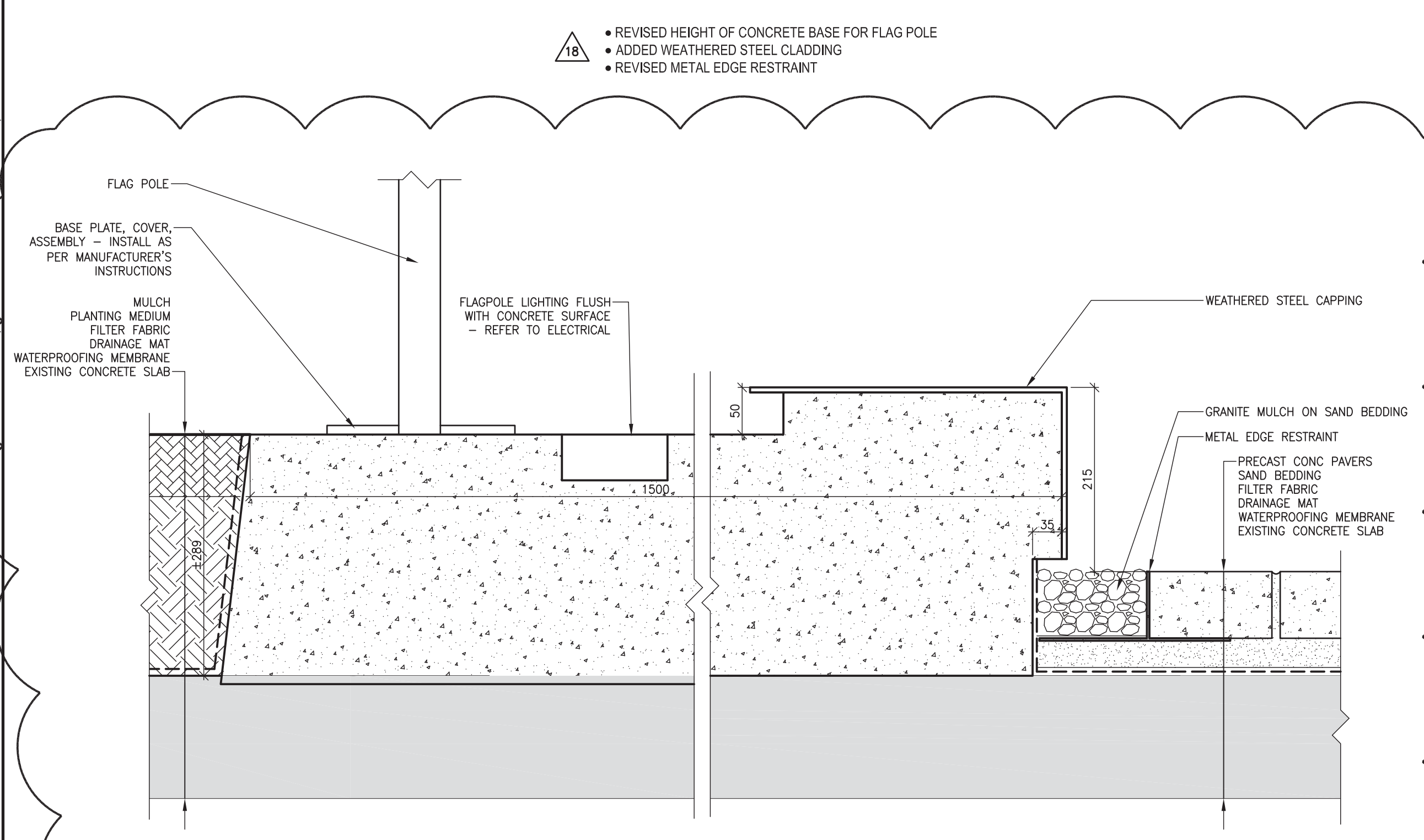
G11 WOOD DECK SECTION A  
 G10 WOOD DECK SECTION B  
 G8 WOOD DECK SECTION C  
 G7 WOOD DECK SECTION D  
 G5 WOOD DECK SECTION E  
 G3 WOOD DECK SECTION F



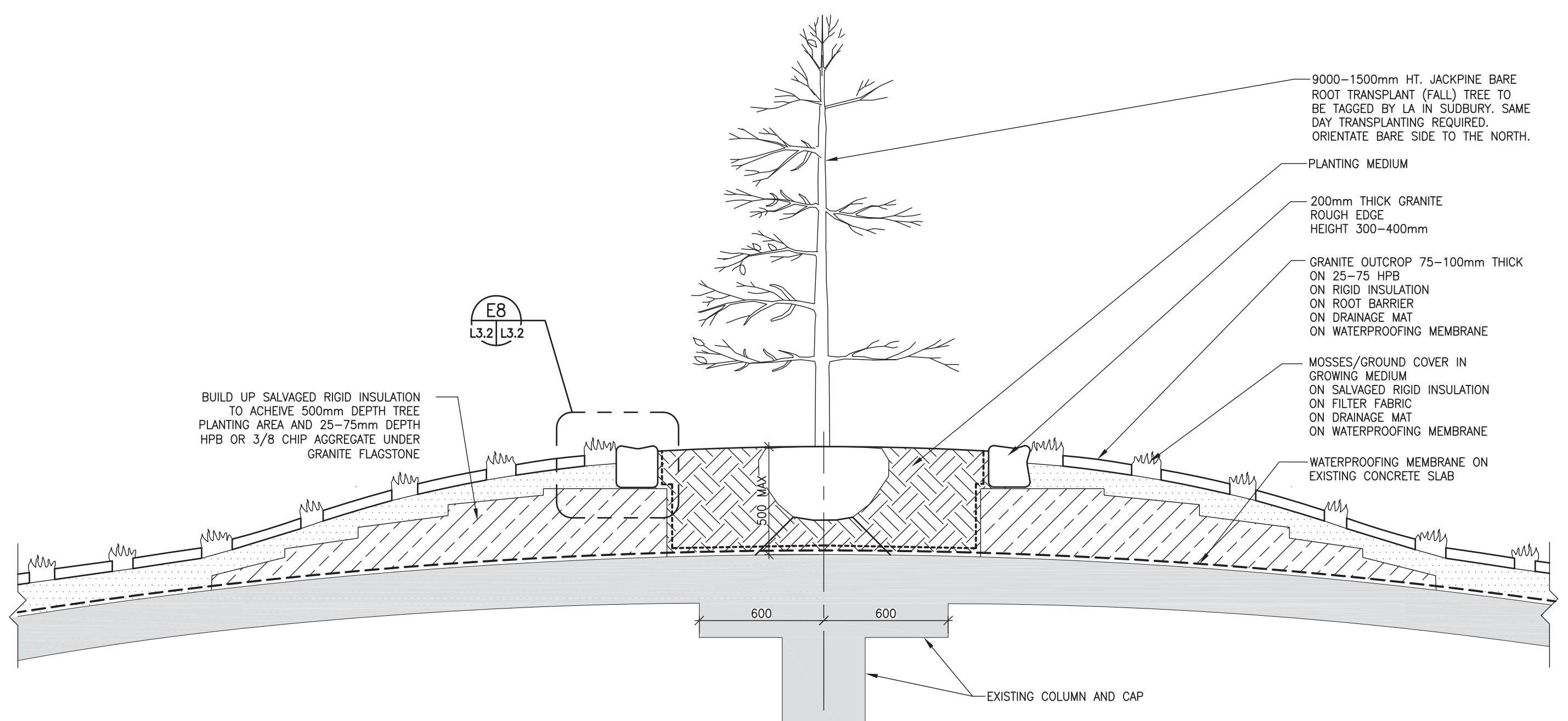
E8 PLANTING ROCK OUTCROP DETAIL



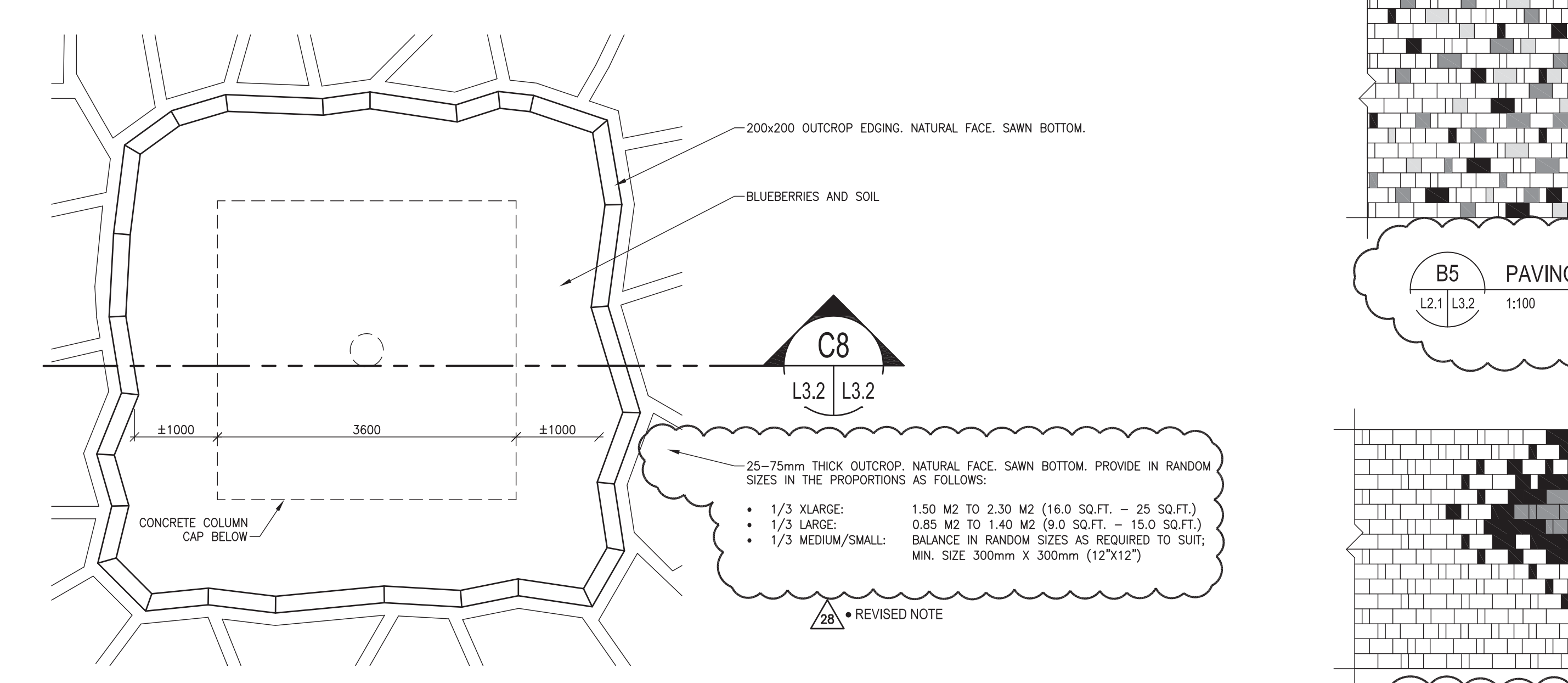
E5 WOOD DECK LAYOUT



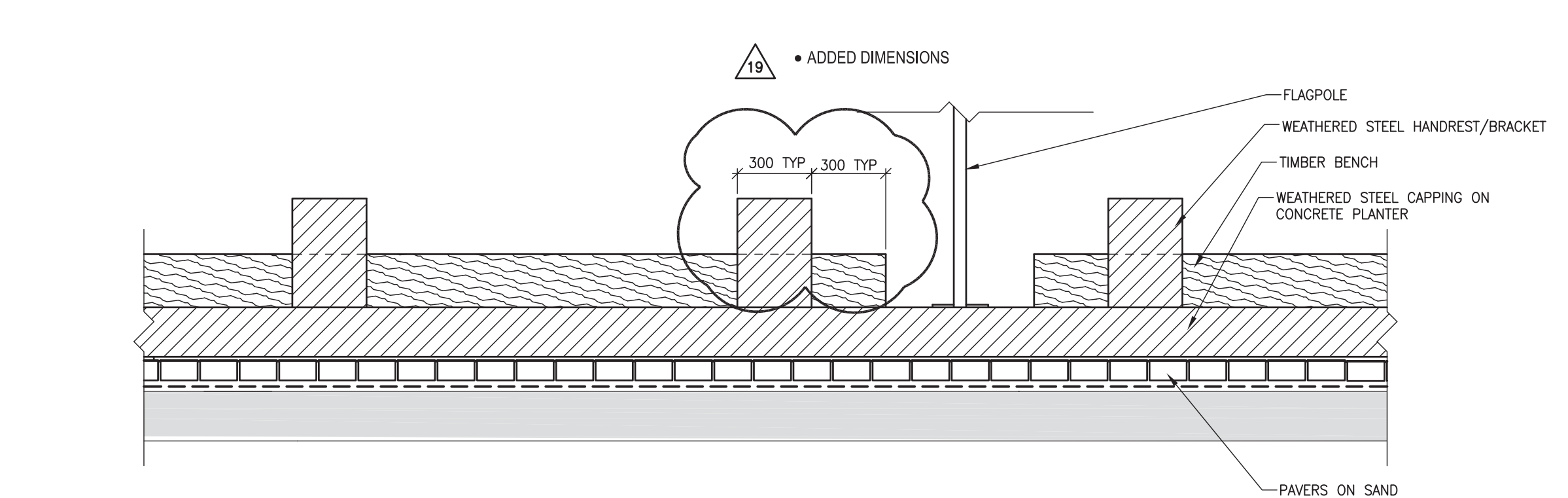
C11 CONCRETE PLANTER DETAIL SOUTH PLAZA



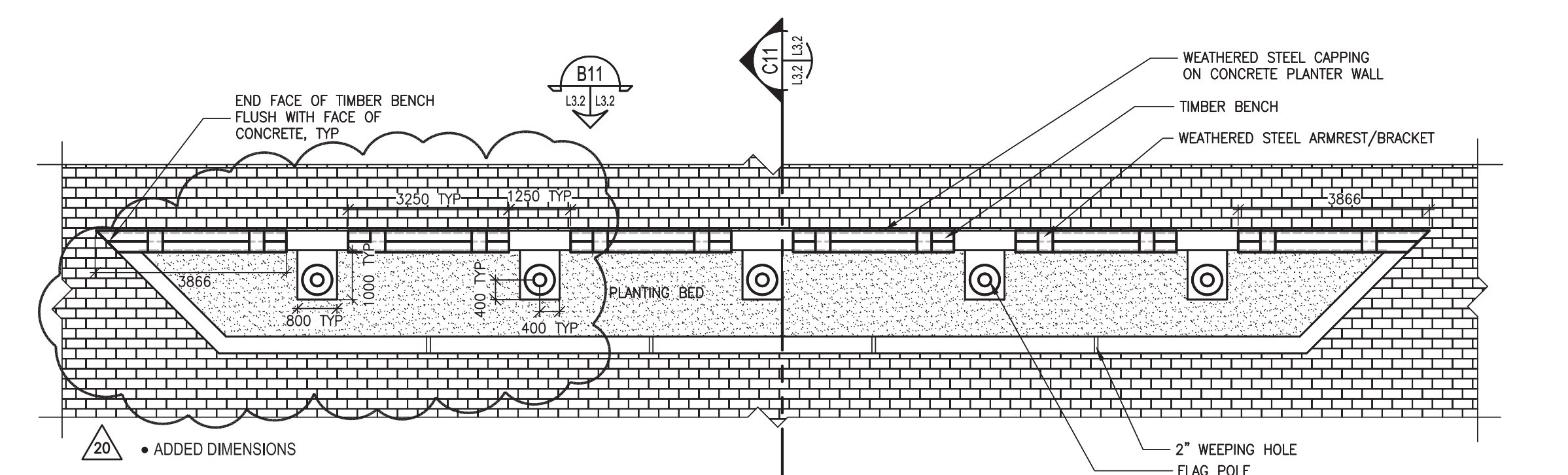
C8 BARE ROOT BLUEBERRY PLANTING SECTION



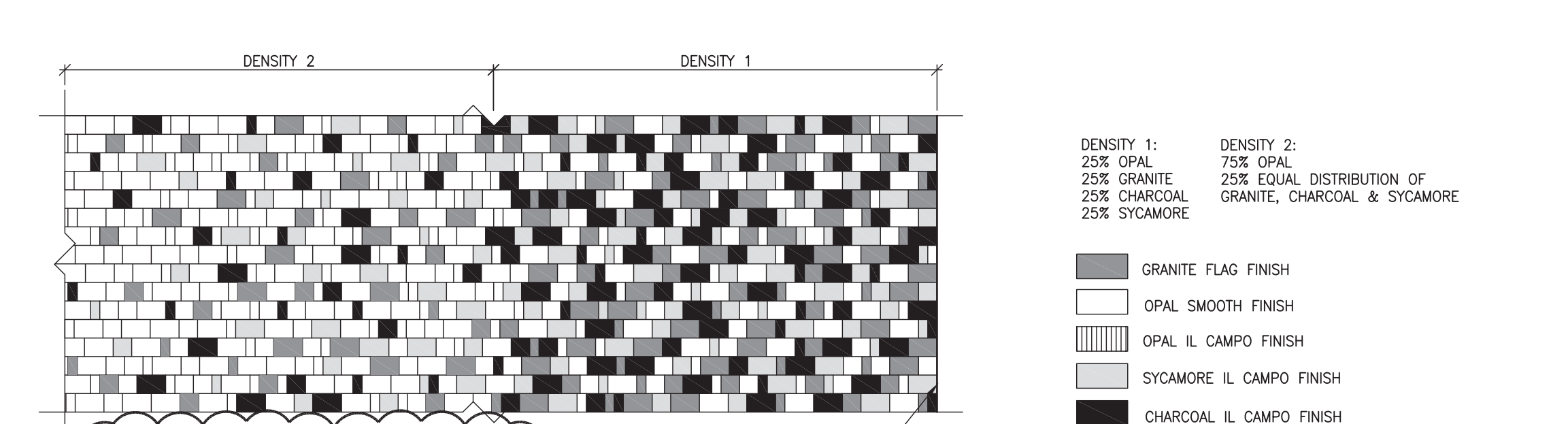
A8 BARE ROOT BLUEBERRY PLANTING PLAN



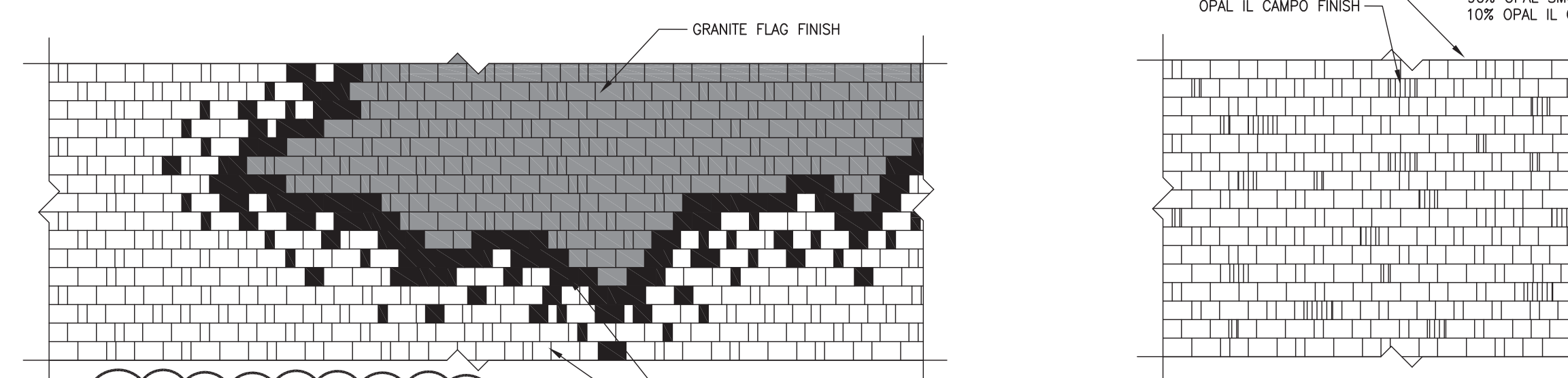
B11 ELEVATION OF FLAGPOLE AND PLANTER



A11 FLAGPOLE PLANTER - DETAIL PLAN

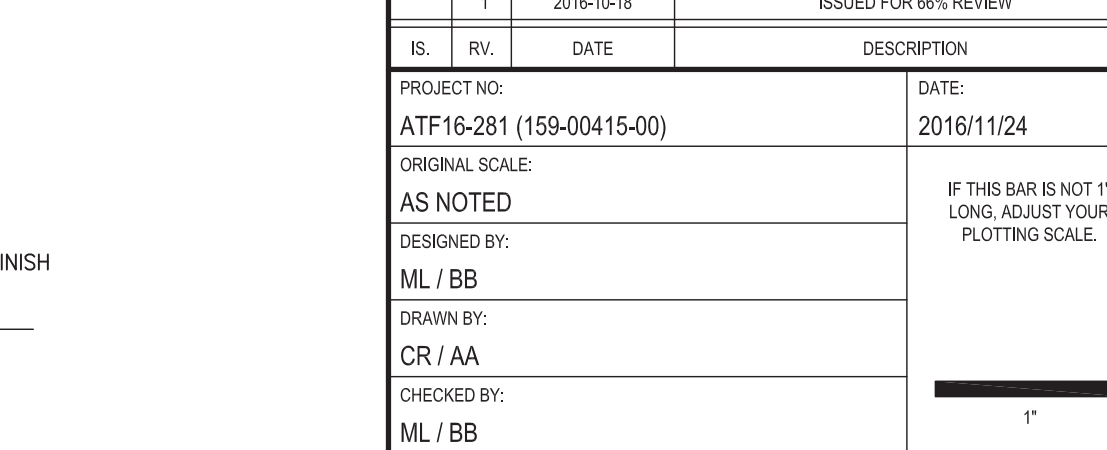


B5 PAVING PATTERN 2



A5 PAVING PATTERN 3

DENSITY 1:	DENSITY 2:
25% OPAL	75% OPAL
25% GRANITE	25% EQUAL DISTRIBUTION OF GRANITE, CHARCOAL & SYCAMORE
25% CHARCOAL	
25% SYCAMORE	



A3 PAVING PATTERN 1

L3.2 B



PHOTO A



PHOTO B



PHOTO C



PHOTO D

**LEGEND**

EX DENOTES EXISTING

XX DENOTES GRID BUBBLE REFERENCE

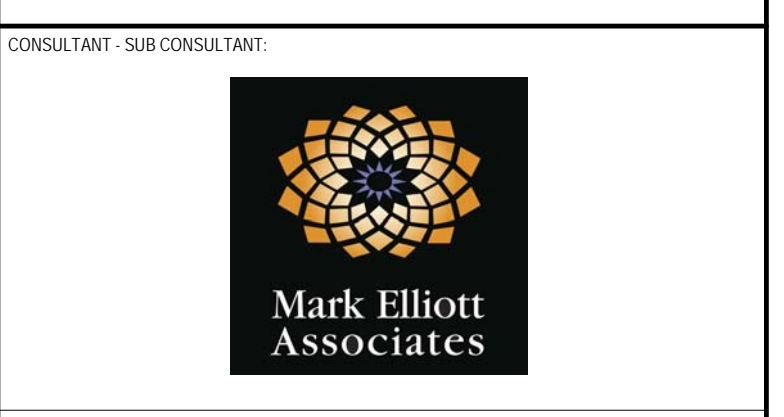
EXTENT OF CONTRACT, EXISTING PRECAST PAVERS, SAND BEDDING, FILTER FABRIC, ROOF INSULATION, WATERPROOFING AND SOIL AND PLANTING TO BE REMOVED. PREPARE EXISTING CONCRETE SUBSTRATE AS SHOWN TO SUIT NEW PLANTING WATERPROOFING SYSTEM INSTALLATION

RD ROOF DRAIN AND SLOPE. ALL ROOF DRAINS TO BE REPLACED AS A PART OF THE SCOPE OF WORK OF THIS CONTRACT. IN ORDER TO FACILITATE THE NEW INSTALLATIONS, THE EXISTING ROOF DRAINS LOCATED IN ALL CANTILEVERED PERIMETER WALKWAYS WILL NEED TO BE ACCESSED FROM THE EXISTING SUSPENDED/INSULATED STUCCO SOFFIT ASSEMBLIES AS ACCESS IS LIMITED FROM THE BUILDING INTERIOR. REFER TO PHOTO ON SHEET

A PLANTING TAG DENOTES QUANTITY AND TYPE. REFER TO PLANTING SCHEDULE

**NOTE:**

INCLUDE FOR LOCALIZED REMOVAL OF EXISTING SUSPENDED SOFFIT ASSEMBLIES, AS REQUIRED, TO SUIT REPLACEMENT OF EXISTING ROOF DRAINS AND MAKE GOOD EXISTING SOFFIT ASSEMBLIES AND FINISHES, AS REQUIRED. FINISH ENTIRE SOFFIT PLANE TO NEAREST REVEAL/CONTROL JOINT AND AS REQUIRED TO MATCH ORIGINAL.



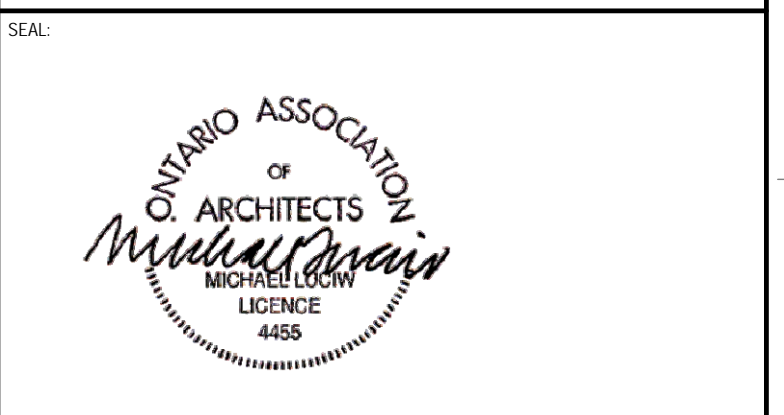
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CONSULTANT: SUB CONSULTANT

CONSULTANT: SUB CONSULTANT

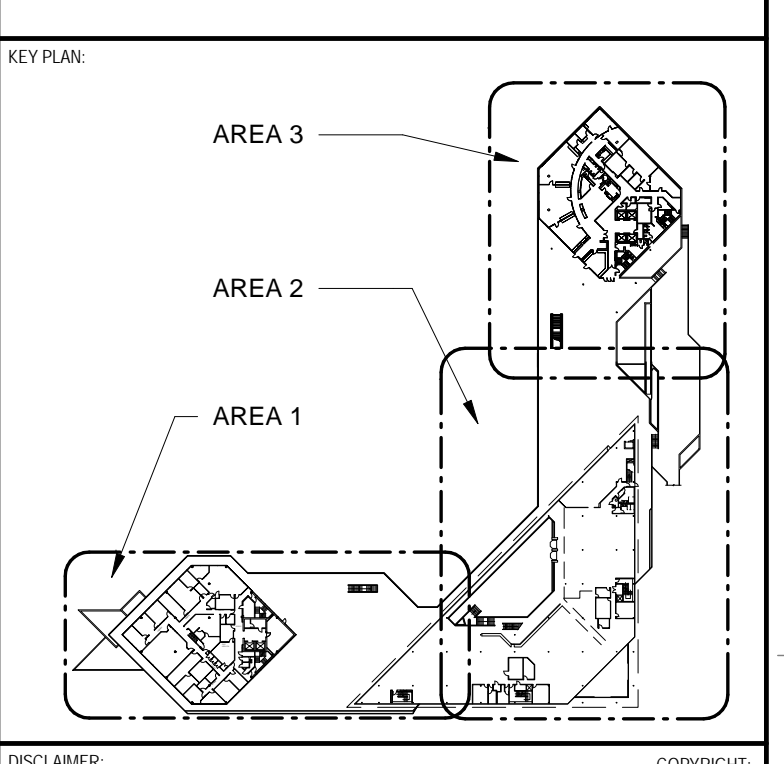
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CITY OF GREATER SUDBURY

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PODIUM REDEVELOPMENT

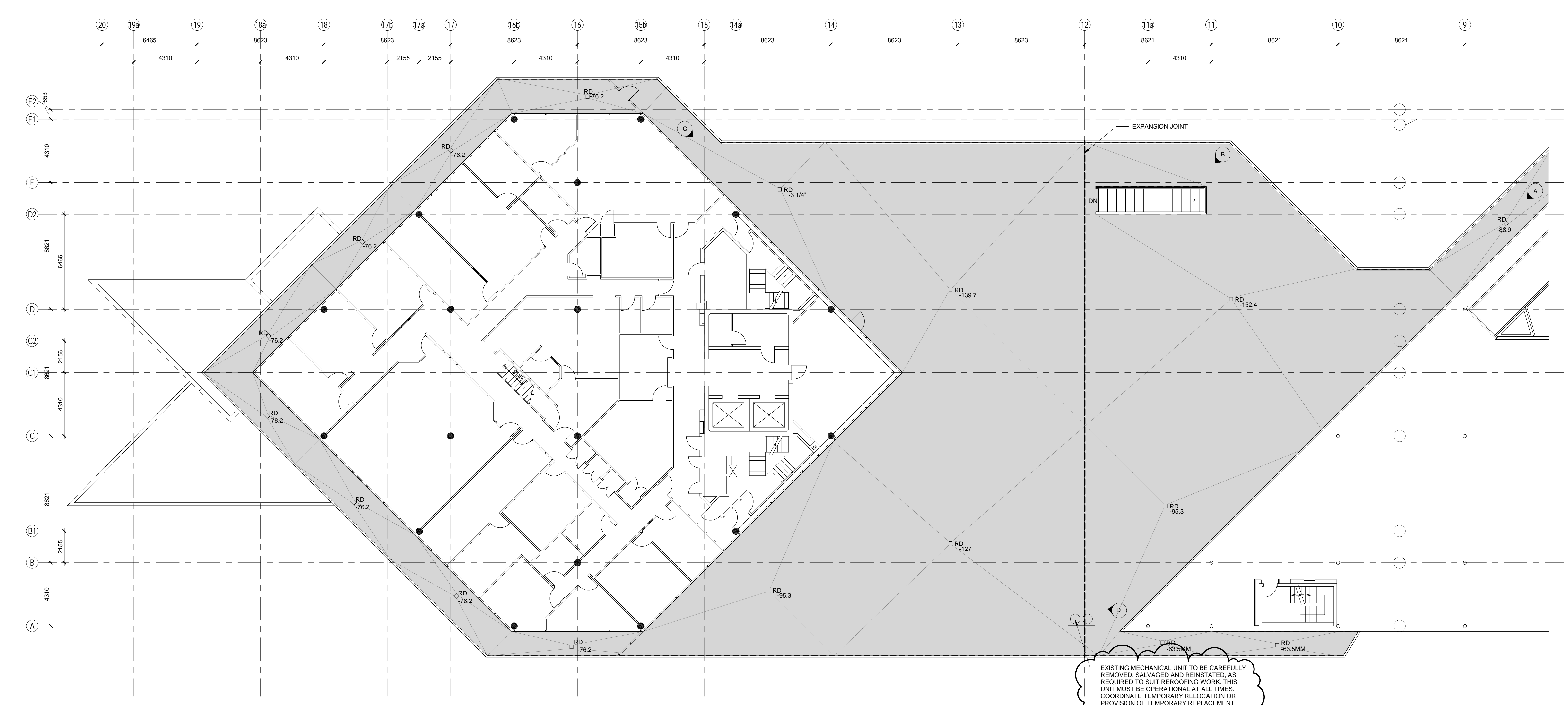


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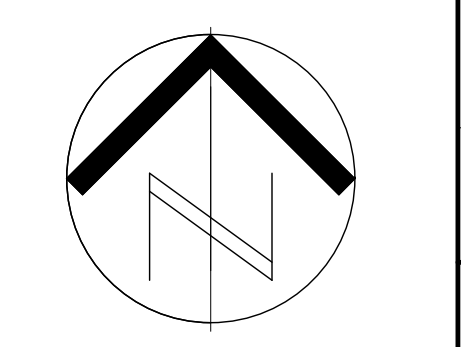
ISSUED FOR REVISION:

NO.	DATE	DESCRIPTION
3	05/19/17	ISSUED FOR CONSTRUCTION
2	11/24/16	ISSUED FOR CONSTRUCTION
1	10/18/16	ISSUED FOR 66% REVIEW

PROJECT NO:	DATE:
AT17-281 (159-00415-00)	05/19/17
ORIGINAL SCALE:	IF THIS BAR IS NOT DRAWING, REPEAT YOUR PLOTTING SCALE.
DESIGNED BY:	
ML	
DRAWN BY:	
ML	
CHECKED BY:	
ML	
DISCIPLINE:	ARCHITECTURAL
TITLE:	WEST PODIUM DEMOLITION PLAN
SHEET NUMBER:	L4.1 B
ISSUED FOR CONSTRUCTION	3



WEST PODIUM DEMOLITION PLAN  
Scale: 1/32





**LEGEND**

EX DENOTES EXISTING

XX DENOTES GRID BUBBLE REFERENCE

EXTENT OF CONTRACT, EXISTING PRECAST PAVERS, SAND BEDDING, FILTER FABRIC, ROOF INSULATION, WATERPROOFING AND SOIL AND PLANTING TO BE REMOVED. PREPARE EXISTING CONCRETE SUBSTRATE AS REQUIRED TO SUIT NEW ROOFING / WATERPROOFING INSTALLATION.

RD X ROOF DRAIN AND SLOPE: ALL ROOF DRAINS TO BE REPLACED AS A PART OF THE SCOPE OF WORK OF THIS CONTRACT. IN ORDER TO FACILITATE THE NEW INSTALLATIONS, THE EXISTING ROOF DRAINS LOCATED IN ALL GENTLY SLOPED PERIMETER WALKWAYS WILL NEED TO BE ACCESSED FROM THE EXISTING SUSPENDED / INSULATED STUCCO SOFFIT ASSEMBLIES AS ACCESS IS LIMITED FROM THE BUILDING INTERIOR.

REFER TO PHOTO ON SHEET

PLANTING TAG DENOTES QUANTITY AND TYPE. REFER TO PLANTING SCHEDULE

**NOTE:**

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PHOTO J



PHOTO K



PHOTO L



PHOTO M

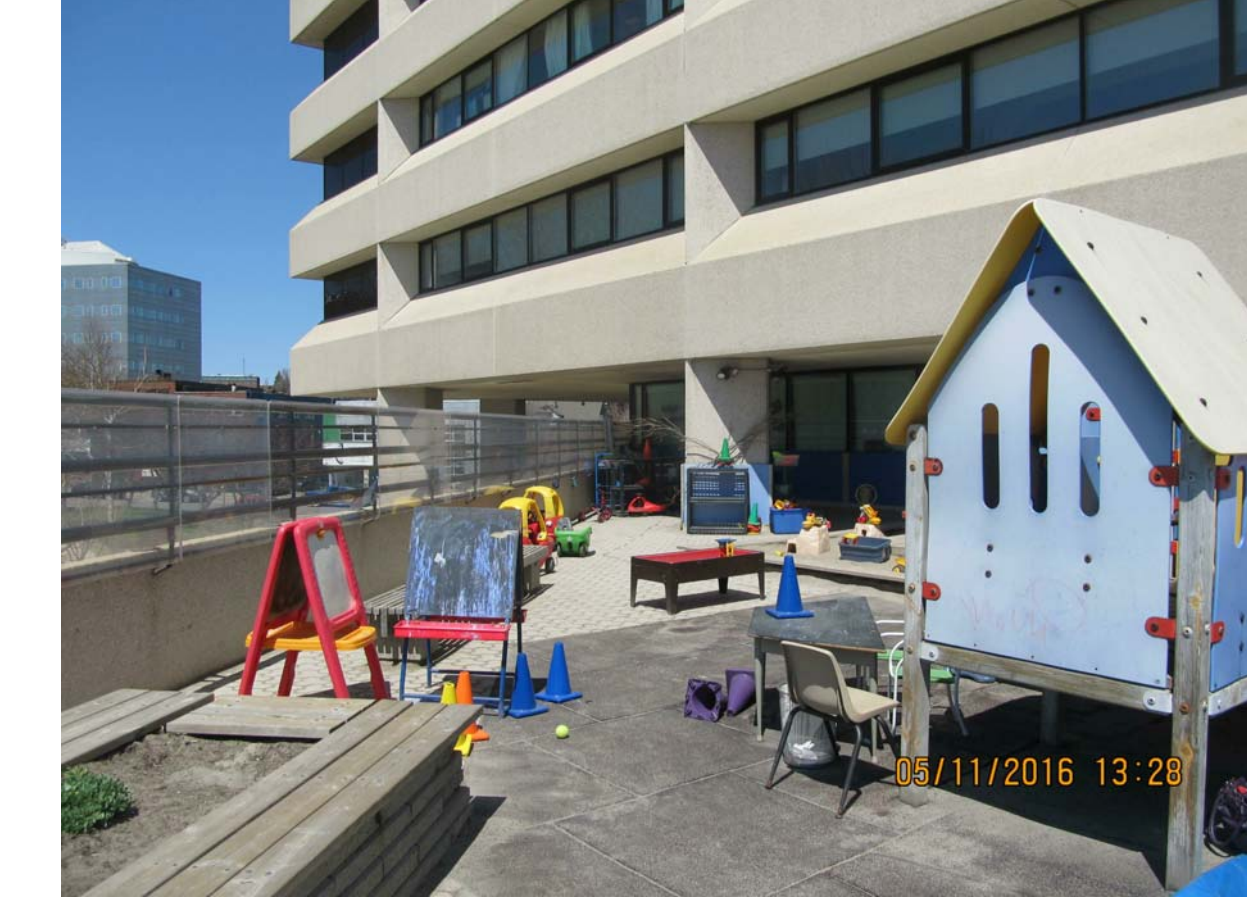


PHOTO N



PHOTO O



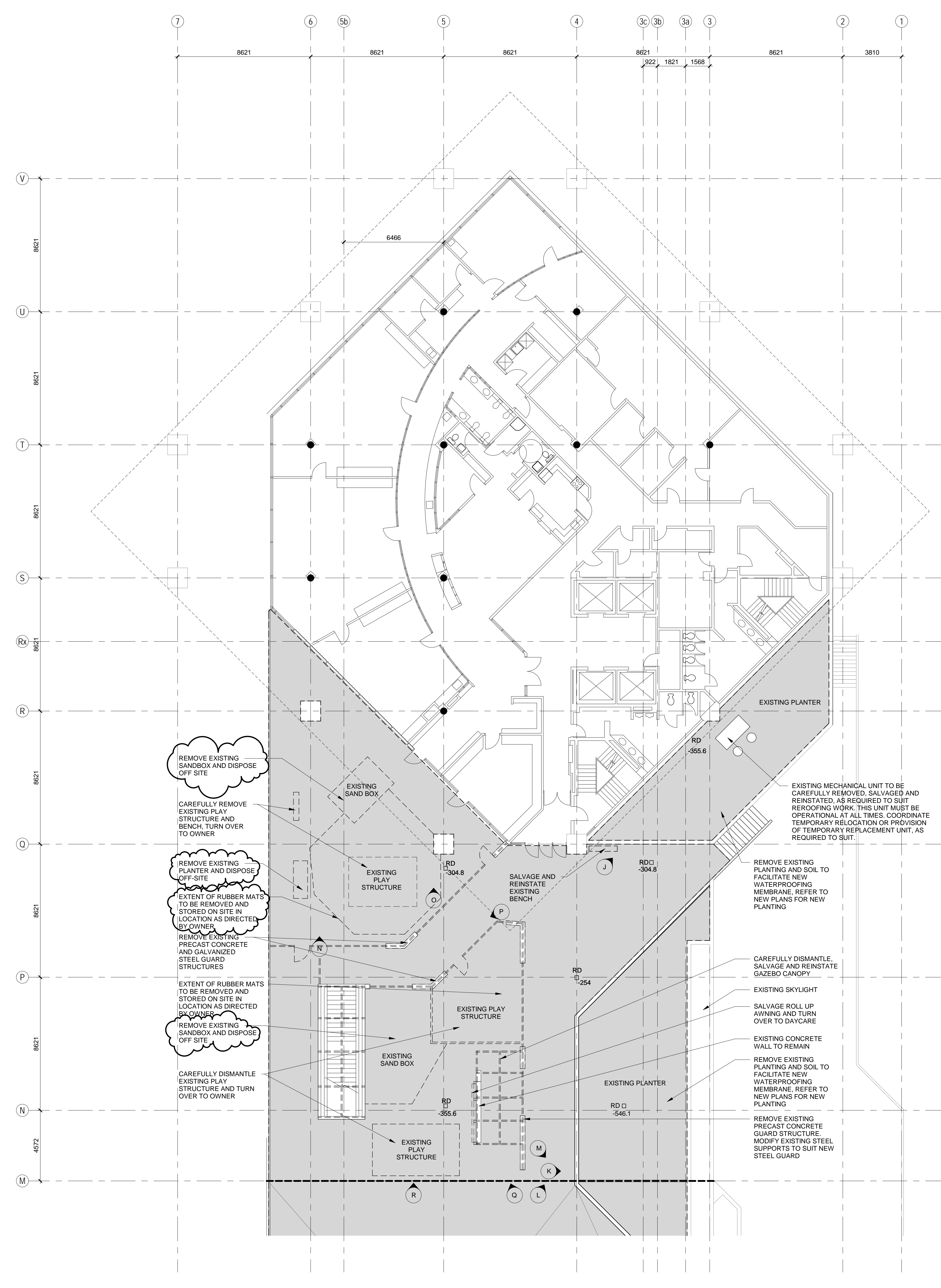
PHOTO P



PHOTO Q



PHOTO R



1. NORTH PODIUM DEMOLITION PLAN  
Scale: 1/8" = 1'-0"

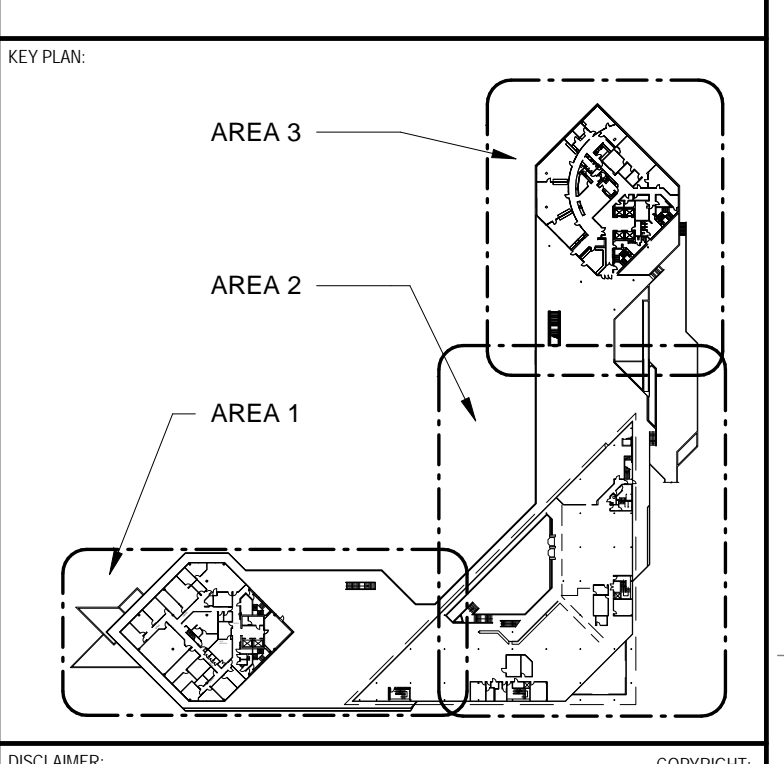
2545 Kingsway, Suite 3  
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CONSULTANT: SUB CONSULTANT:  
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PROJECT:  
CITY OF GREATER SUDBURY  
TOM DAVIES SQUARE  
COURTYARD AND UPPER  
PODIUM REDEVELOPMENT

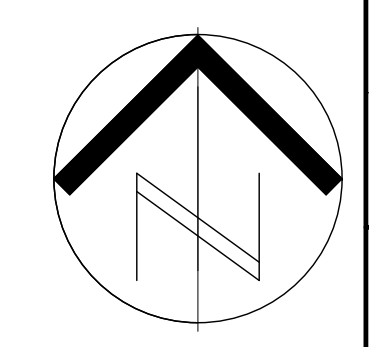


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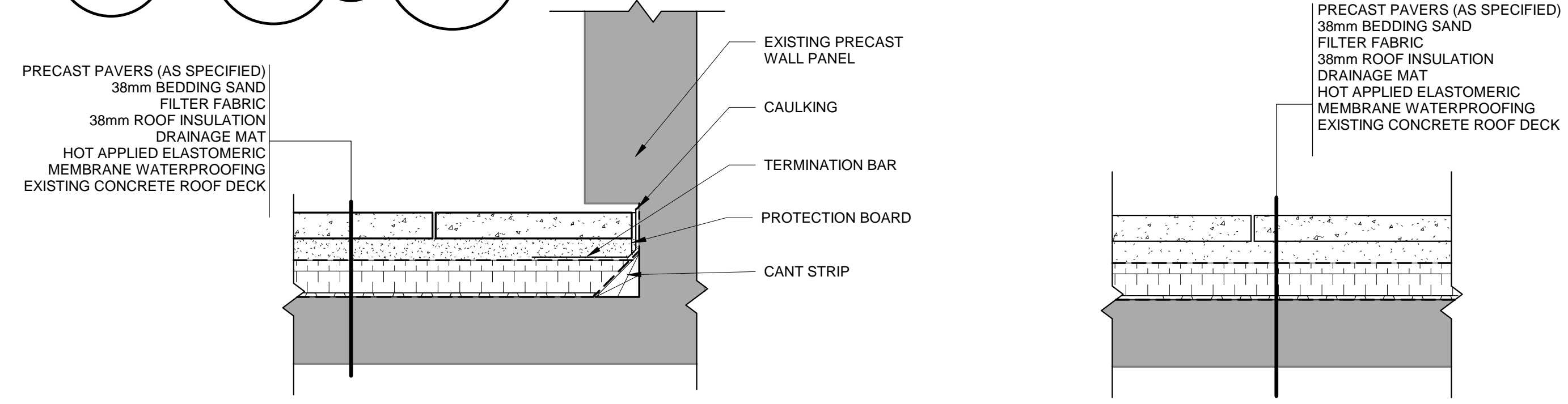
ISSUED FOR REVISION:

NO.	DATE	DESCRIPTION
3	05/19/17	ISSUED FOR CONSTRUCTION
2	11/24/16	ISSUED FOR CONSTRUCTION
1	10/18/16	ISSUED FOR 60% REVIEW

PROJECT NO: A1176-281 (159-00415-00)  
DATE: 05/19/17  
ORIGINAL SCALE: As Indicated  
DESIGNED BY: MAL  
DRAWN BY: ML  
CHECKED BY: MAL  
DISCIPLINE: ARCHITECTURAL  
TITLE: NORTH PODIUM DEMOLITION PLAN  
SHEET NUMBER: L4.3 B  
ISSUED FOR CONSTRUCTION  
DATE: 05/19/17



- NOTES**
- THE ROOF MEMBRANE FLASHING DETAIL AT THE EXISTING CURTAIN WALL GLAZING / SPANDREL ASSEMBLIES SHALL BE SIMILAR. CAREFULLY REMOVE, SALVAGE AND REINSTALL EXISTING EXTERIOR ALUMINUM WALL PANELS AT BASE OF CURTAIN WALL GLAZING ASSEMBLIES TO FACILITATE FLASHING MEMBRANE INSTALLATION. SEAL TO EXISTING CURTAIN WALL FRAMING AT SILL. EXTEND MEMBRANE UNDER EXTENDED ALUMINUM THRESHOLDS AT DOOR LOCATIONS AND SEAL PERIMETER TO DOOR JAMBS.
  - AT THE EXTERIOR WALLS OF THE EXISTING BUILDING, THE NEW ROOFING / WATERPROOFING MEMBRANE SHALL EXTEND FULL DEPTH OF EXISTING ALUMINUM WINDOWS / CURTAIN WALL BETWEEN THE CONCRETE SLAB AND HORIZONTAL MILLION. TYPICAL FOR THE ENTIRE PERIMETER OF THE BUILDING. FILL JOINT WITH LOW EXPANSION POLYURETHANE INSULATION AND PROVIDE NEW EXTERIOR SEALANT AND BACKER ROD. THE EXISTING METAL SPANDREL PANELS AT THE BASE OF THE EXISTING EXTERIOR ALUMINUM CURTAIN WALL ASSEMBLIES SHALL BE MAINTAINED. CAREFULLY REMOVE, SALVAGE AND REINSTALL, AS REQUIRED, TO SUIT MEMBRANE FLASHING TIE-IN TO EXISTING CONCRETE SLAB.
  - PROVIDE MINIMUM 22 GAUGE PREFINISHED METAL FLASHING, EXTENDING HORIZONTALLY 200 MM, AT ALL MEMBRANE VERTICAL UPSTANDS.



1 NEW PAVER @ WALL DETAIL (TYP.)  
Scale: 1:10

2 NEW PAVER DETAIL (TYP.)  
Scale: 1:10

**LEGEND**

EX DENOTES EXISTING

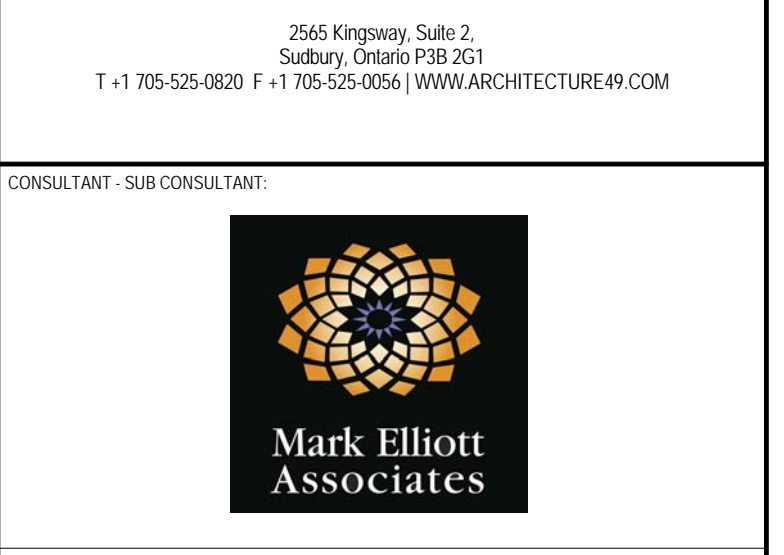
XX DENOTES GRID BUBBLE REFERENCE

RD DENOTES ROOF DRAIN

RD 15.4 ROOF DRAIN AND SLOPE. ALL ROOF DRAINS TO BE REPLACED AS A PART OF THE SCOPE OF WORK OF THIS CONTRACT. IN ORDER TO FACILITATE THE NEW INSTALLATIONS, THE EXISTING ROOF DRAINS LOCATED IN ALL CANTILEVERED PERIMETER WALKWAYS WILL NEED TO BE ACCESSED FROM THE EXISTING SUSPENDED / INSULATED STUCCO SOFFIT ASSEMBLIES AS ACCESS IS LIMITED FROM THE BUILDING INTERIOR. REFER TO PHOTO ON SHEET.

A PLANTING TAG DENOTES QUANTITY AND TYPE. REFER TO PLANTING SCHEDULE

NOTE: INCLUDE FOR LOCALIZED REMOVAL OF EXISTING SUSPENDED SOFFIT ASSEMBLIES, AS REQUIRED, TO SUIT REPLACEMENT OF EXISTING ROOF DRAINS AND MAKE GOOD EXISTING SOFFIT ASSEMBLIES AND FINISHES, AS REQUIRED. REFRESH ENTIRE SOFFIT PLANE TO NEAREST REVEAL / CONTROL JOINT AND AS REQUIRED TO MATCH ORIGINAL.



3545 Kingsway, Suite 3  
Sudbury, Ontario P3B 2G1  
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CONSULTANT / SUB CONSULTANT

CONSULTANT / SUB CONSULTANT

CONSULTANT / SUB CONSULTANT

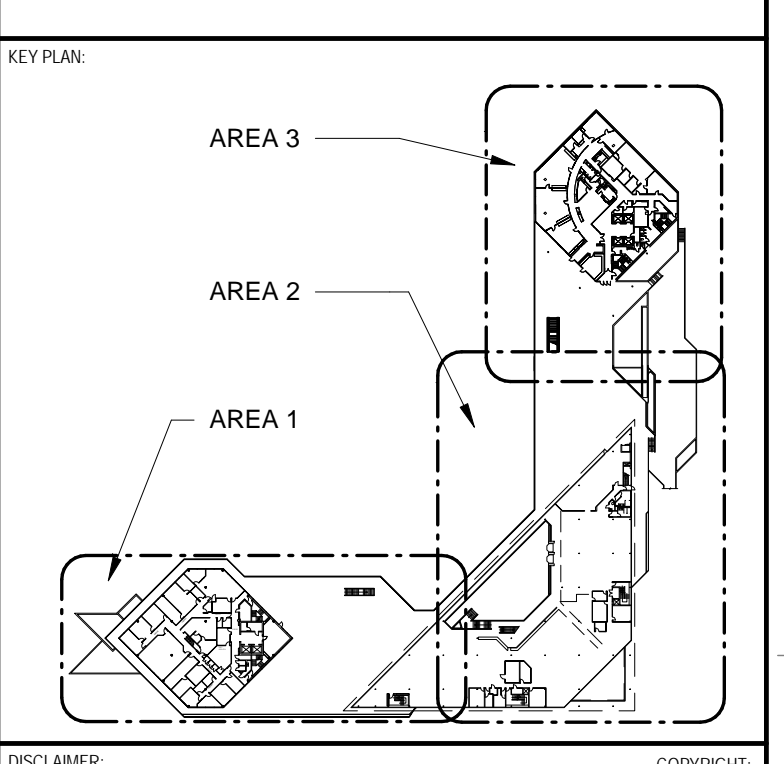
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CITY OF GREATER SUDBURY

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ISSUED FOR REVISION:

NO.	DATE	DESCRIPTION
3	05/19/17	ISSUED FOR CONSTRUCTION
2	11/24/16	ISSUED FOR CONSTRUCTION
1	10/18/16	ISSUED FOR 66% REVIEW

PROJECT NO: A117-16-281 (159-00415-00) DATE: 05/19/17

ORIGINAL SCALE: As Indicated

DESIGNED BY: MAL

DRAWN BY: MAL

CHECKED BY: MAL

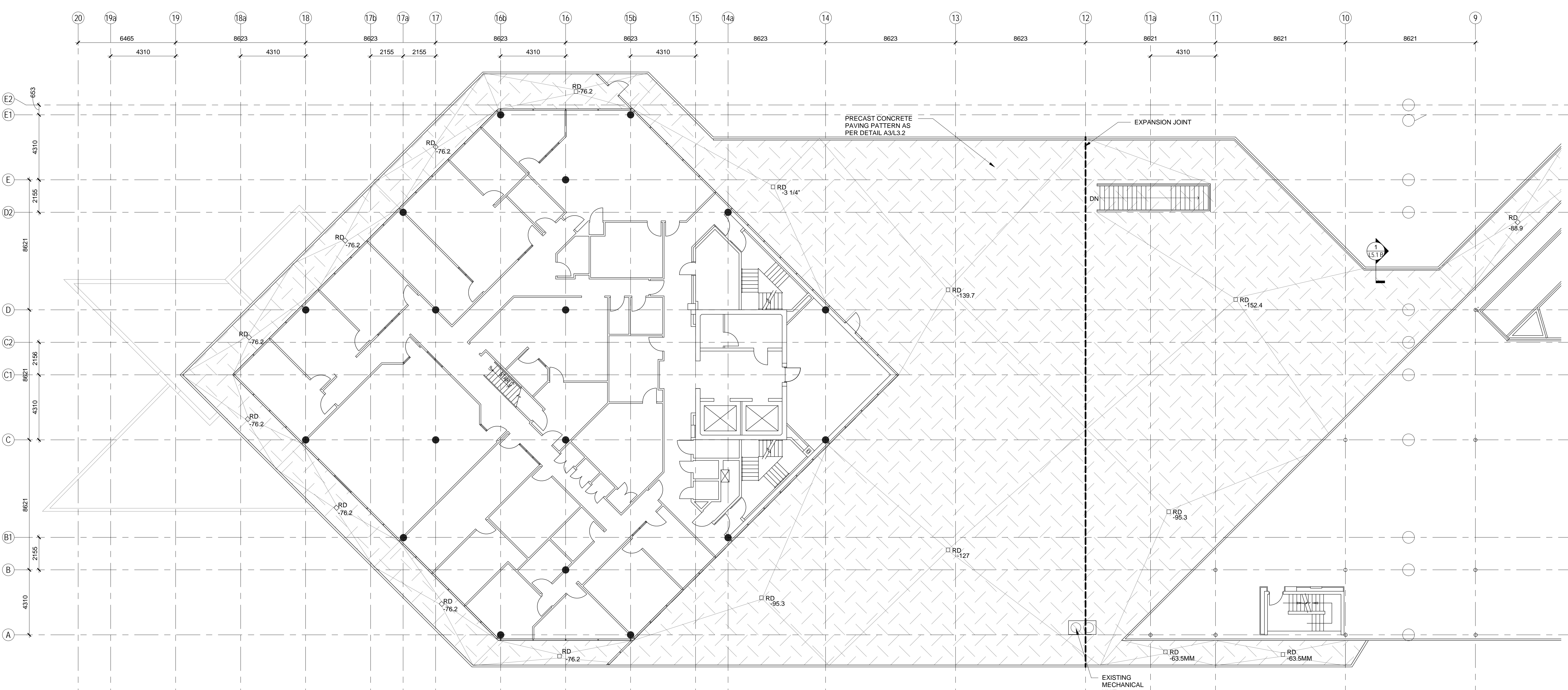
DISCIPLINE: ARCHITECTURAL

TITLE: NEW WEST PODIUM PLAN

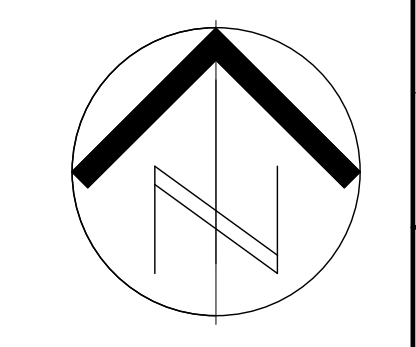
SHEET NUMBER: L5.1 B

ISSUED FOR CONSTRUCTION

DATE OF: 05/19/17



3 NEW WEST PODIUM PLAN  
Scale: 1:125



**LEGEND**

EX DENOTES EXISTING

XX DENOTES GRID BUBBLE REFERENCE

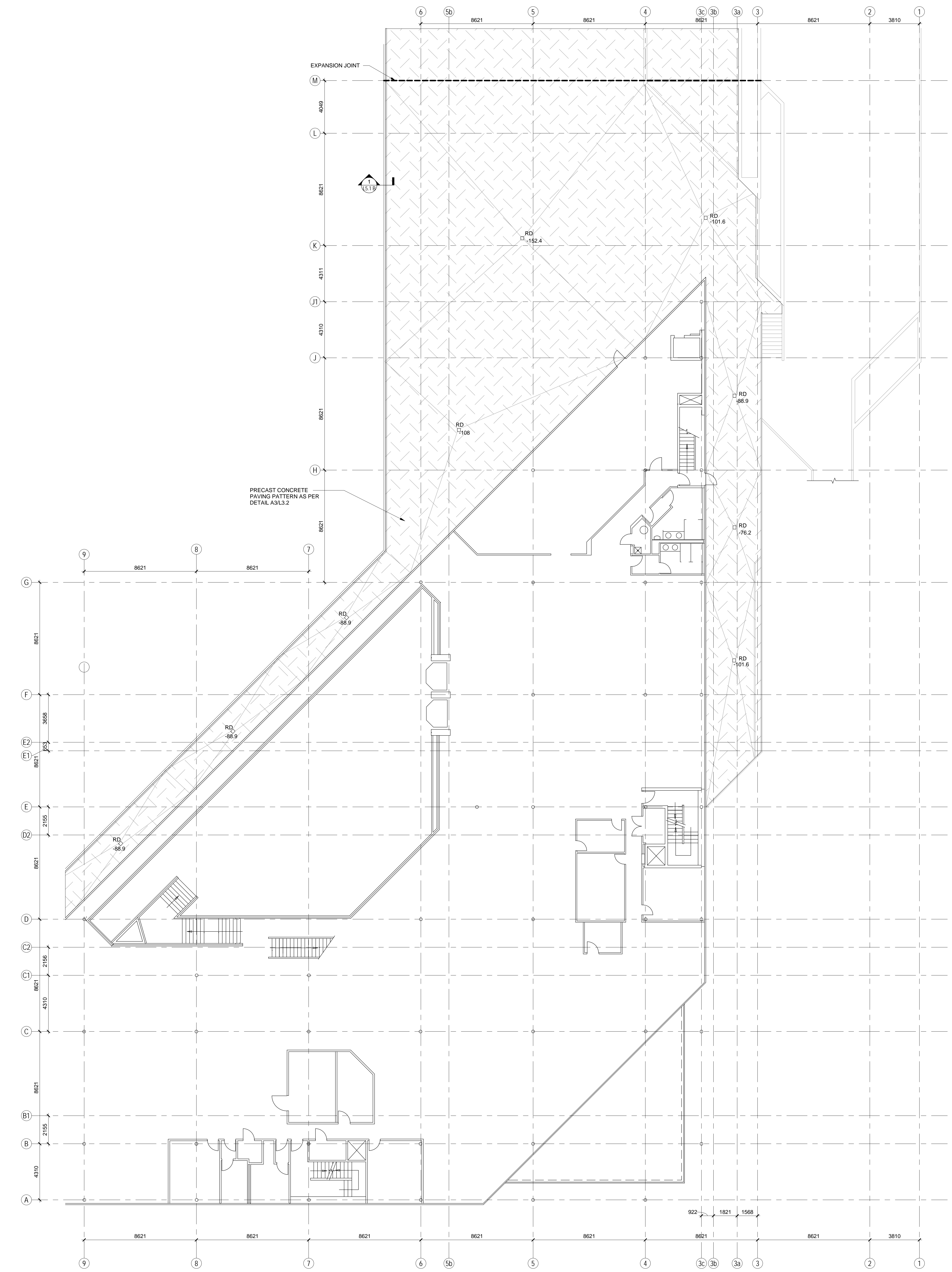
EXTENT OF CONTRACT: EXISTING PRECAST PAVERS, SAND BEDDING, FILTER FABRIC, ROOF INSULATION, WATERPROOFING AND SOIL AND PLANTING TO BE REMOVED. PREPARE EXISTING CONCRETE SUBSTRATE AS SHOWN TO SUIT NEW CASTING / WATERPROOFING SYSTEM INSTALLATION

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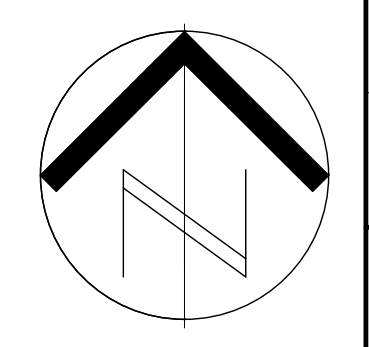
REFER TO PHOTO ON SHEET

PLANTING TAG DENOTES QUANTITY AND TYPE. REFER TO PLANTING SCHEDULE

**NOTE:**  
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**NEW SOUTHEAST PODIUM PLAN**  
Scale: 1:125



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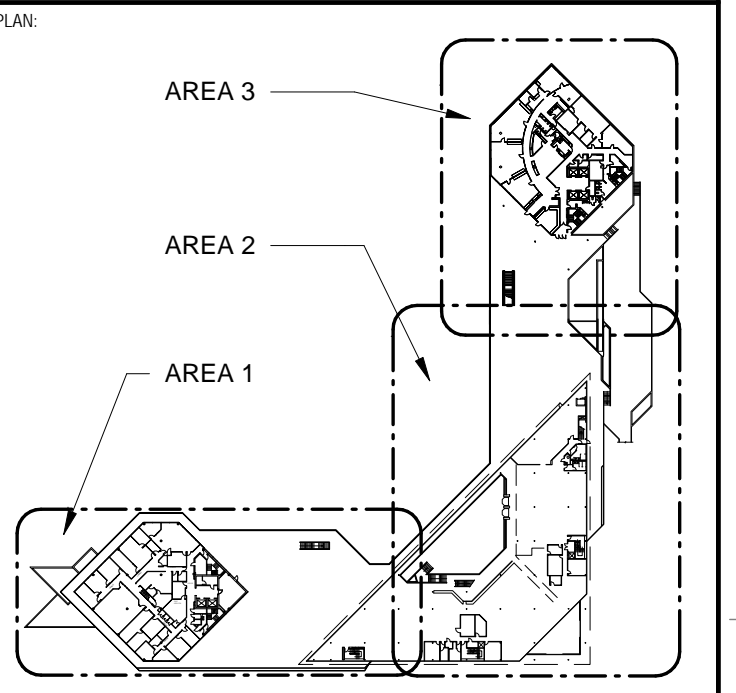
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**CITY OF GREATER SUDBURY**

CLIENT REF. #  
**CITY OF GREATER SUDBURY  
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ISSUED FOR: REVISION:

NO.	DATE	DESCRIPTION
2	11/24/16	ISSUED FOR CONSTRUCTION
1	10/18/16	ISSUED FOR 60% REVIEW

PROJECT NO: A1176-281 (159-00415-00) DATE: 05/19/17  
 ORIGINAL SCALE: As Indicated  
 DESIGNED BY: MAL  
 DRAWN BY: MAL  
 CHECKED BY: MAL

DISCIPLINE: **ARCHITECTURAL**

TITLE: **NEW SOUTHEAST PODIUM PLAN**

SHEET NUMBER: **L5.2 B**

ISSUED FOR CONSTRUCTION  
DATE OF: 05/19/17



CONSULTANT - SUBCONSULTANT:  
**SNC-LAVALLIN**  
**SNC-Lavalin Inc.**  
Infrastructure Group - Infrastructure Engineering  
2140 Regent St. South Unit 12A  
Sudbury, Ontario  
Canada P3E 5S8  
Tel: 705-675-6661  
Fax: 705-675-8330  
lvm@snc-lavalin.com

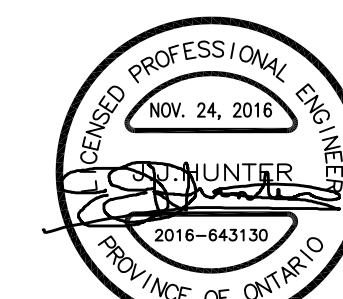
CONSULTANT - SUBCONSULTANT:

CONSULTANT - SUBCONSULTANT:

CONSULTANT - SUBCONSULTANT:

CONSULTANT - SUBCONSULTANT:

SEAL:



CLIENT:

**CITY OF GREATER SUDBURY**

CLIENT REF #:

PROJECT:

**CITY OF GREATER SUDBURY  
TOM DAVIES SQUARE  
COURTYARD AND UPPER  
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KEY PLAN:

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ISSUED FOR REVISION:

NO.	REV.	DATE	DESCRIPTION
1		2014-01-24	ISSUED FOR CONSTRUCTION
2		2014-05-19	ISSUED FOR CONSTRUCTION

PROJECT NO:

2014-04-150

DATE: MAY 19, 2017

ORIGINAL SCALE:

1:250

DESIGNED BY:

JM

DRAWN BY:

KAF

CHECKED BY:

JM

DISCIPLINE:

MECHANICAL

TITLE:

SITE PLAN AND SPECIFICATION

PLUMBING

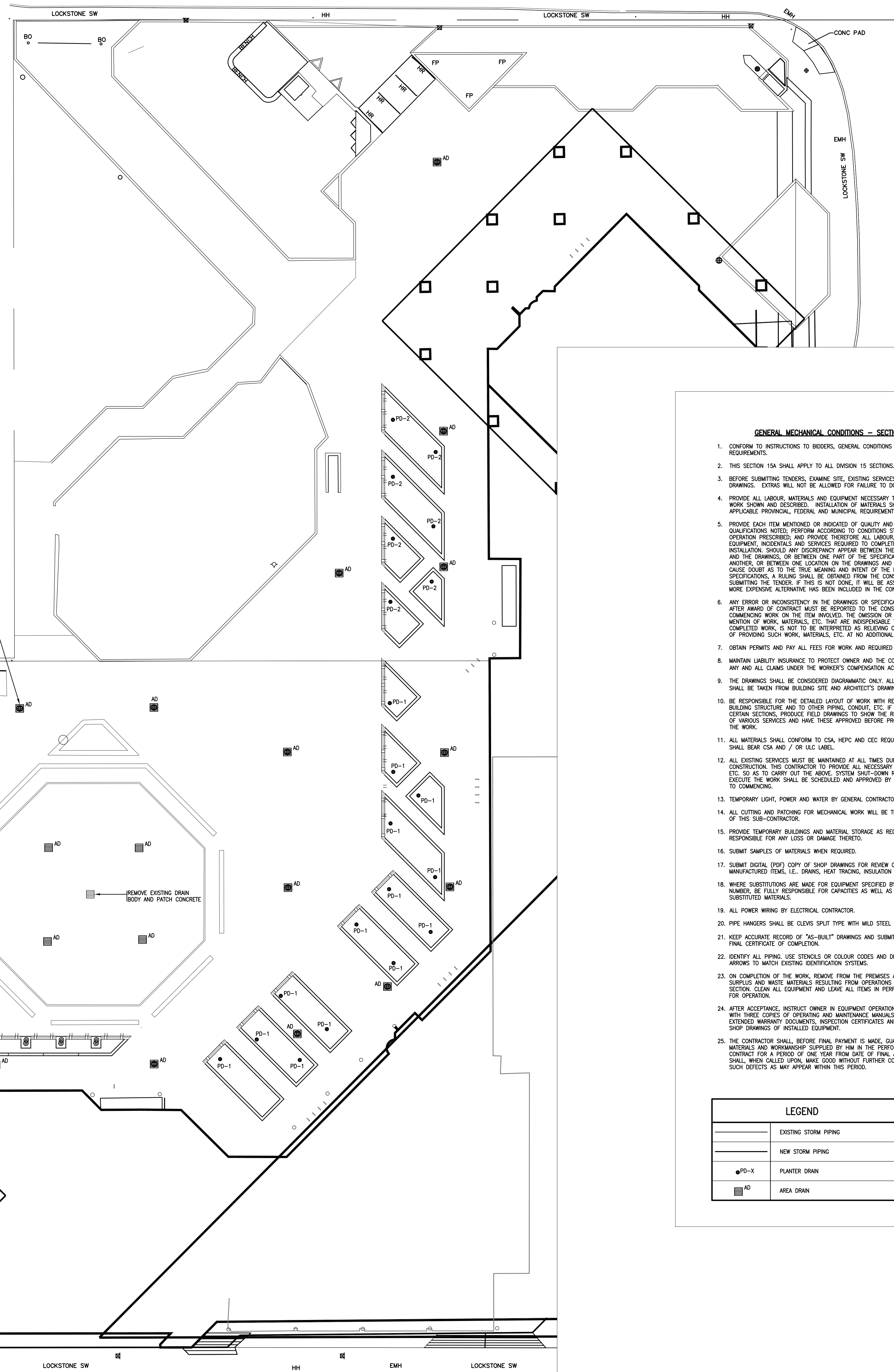
SHEET NUMBER:

M1.1B

OF 6

TENDER DOCUMENTS

DATE OF: 20161124



AREA DRAINS ARE EXISTING AND ARE TO BE REPLACED AT THESE EXISTING LOCATIONS. BREW CONCRETE TO REMOVE EXISTING, INSTALL NEW DRAIN C/W NEW PIPING AND PATCH CONCRETE TO SUIT (TYPICAL ALL AD).

**GENERAL MECHANICAL CONDITIONS - SECTION 15A**

- CONFORM TO INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS AND GENERAL REQUIREMENTS.
- THIS SECTION 15A SHALL APPLY TO ALL DIVISION 15 SECTIONS.
- BEFORE SUBMITTING TENDERS, EXAMINE SITE, EXISTING SERVICES AND ALL DRAWINGS. EXTRACTS WILL NOT BE ALLOWED FOR FAILURE TO DO SO.
- PROVIDE ALL LABOUR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE WORK SHOWN AND DESCRIBED. INSTALLATION OF MATERIALS SHALL MEET ALL APPLICABLE PROVINCIAL, FEDERAL AND MUNICIPAL REQUIREMENTS.
- PROVIDE EACH ITEM MENTIONED OR INDICATED OF QUALITY AND SUBJECT TO QUALIFICATIONS NOTED; PERFORM ACCORDING TO CONDITIONS STATED EACH OPERATION PREScribed AND PROVIDE THEREFORE ALL LABOUR, MATERIAL, EQUIPMENT, INCIDENTALS AND SERVICES REQUIRED TO COMPLETE THE INSTALLATION. SHOULD ANY DISCREPANCY ARISE BETWEEN THESE SPECIFICATIONS AND THE DRAWINGS, OR BETWEEN ONE PART OF THE SPECIFICATIONS AND ANOTHER, OR BETWEEN ONE LOCATION ON THE DRAWINGS AND ANOTHER, TO CHOOSE EITHER AS TO BE THE BASIS AND INTENT OF THE DRAWINGS AND SPECIFICATIONS, A RULING SHALL BE OBTAINED FROM THE CONSULTANT BEFORE SUBMITTING THE TENDER. IF THIS IS NOT DONE, IT WILL BE ASSUMED THAT THE MORE EXPENSIVE ALTERNATIVE HAS BEEN INCLUDED IN THE CONTRACT.
- ANY ERROR OR INCONSISTENCY IN THE DRAWINGS OR SPECIFICATIONS NOTED AFTER AWARD OF CONTRACT MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK ON THE ITEM INVOLVED. THE OMISSION OR INCORRECT MENTION OF WORK MATERIALS, ETC. THAT ARE RESPONSIBLE FOR THE COMPLETED WORK, IS NOT TO BE INTERPRETED AS RELIEVING OF THE NECESSITY OF PROVIDING SUCH WORK MATERIALS, ETC. AT NO ADDITIONAL COST.
- OBTAIN PERMITS AND PAY ALL FEES FOR WORK AND REQUIRED INSPECTIONS.
- MAINTAIN LIABILITY INSURANCE TO PROTECT OWNER AND THE CONTRACTOR FROM ANY AND ALL CLAIMS UNDER THE WORKER'S COMPENSATION ACT.
- THE DRAWINGS SHALL BE CONSIDERED DIAGNOSTIC ONLY. ALL MEASUREMENTS SHALL BE TAKEN FROM BUILDING SITE AND ARCHITECT'S DRAWINGS.
- BE RESPONSIBLE FOR THE DETAILED LAYOUT OF WORK WITH RESPECT TO THE BUILDING STRUCTURE AND TO OTHER PIPING, CONDUIT, ETC. IF REQUIRED IN CERTAIN SECTIONS, PROVIDE FIELD DRAWINGS TO SHOW THE RELATIVE POSITIONS OF VARIOUS SERVICES AND HAVE THESE APPROVED BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS SHALL CONFORM TO CSA, HEPC AND CCC REQUIREMENTS AND SHALL BEAR CSA AND / OR ULC LABEL.
- ALL EXISTING SERVICES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THIS CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY TEMPORARY LINES, ETC. SO AS TO CARRY OUT THE ABOVE SYSTEM SHUT-DOWN REQUIRED TO EXECUTE THE WORK. SUCH SHUT-DOWN SHALL BE SCHEDULED AND APPROVED BY THE OWNER PRIOR TO COMMENCING.
- TEMPORARY LIGHT, POWER AND WATER BY GENERAL CONTRACTOR.
- ALL CUTTING AND PATCHING FOR MECHANICAL WORK WILL BE THE RESPONSIBILITY OF THIS SUB-CONTRACTOR.
- PROVIDE TEMPORARY BUILDINGS AND MATERIAL STORAGE AS REQUIRED AND BE RESPONSIBLE FOR ANY LOSS OR DAMAGE THEREOF.
- SUBMIT SAMPLES OF MATERIALS WHEN REQUIRED.
- SUBMIT DIGITAL (PDF) COPY OF SHOP DRAWINGS FOR REVIEW COVERING MANUFACTURED ITEMS, I.E. DRAINS, HEAT TRACING, INSULATION, ETC.
- WHERE SUBSTITUTIONS ARE MADE FOR EQUIPMENT SPECIFIED BY NAME OR MODEL NUMBER, BE FULLY RESPONSIBLE FOR CAPACITIES AS WELL AS PHYSICAL FIT OF SUBSTITUTED MATERIALS.
- ALL POWER WIRING BY ELECTRICAL CONTRACTOR.
- PIPE HANGERS SHALL BE CLEVIS SPLIT TYPE WITH WILD STEEL RODS.
- KEEP ACCURATE RECORD OF "AS-BUILT" DRAWINGS AND SUBMIT THESE BEFORE FINAL CERTIFICATE OF COMPLETION.
- IDENTIFY ALL PIPING, USE SYMBOLS OR COLOUR CODES AND DIRECTIONAL ARROWS TO MATCH EXISTING CONSTRUCTION SYSTEMS.
- ON COMPLETION OF THE WORK, REMOVE FROM THE PREMISES ALL TOOLS, DEBRIS, SURPLUS AND WASTE MATERIALS RESULTING FROM OPERATIONS UNDER THIS SECTION. CLEAN ALL EQUIPMENT AND LEAVE ALL ITEMS IN PERFECT ORDER READY FOR OPERATION.
- AFTER ACCEPTANCE, INSTRUCT OWNER IN EQUIPMENT OPERATION AND PROVIDE HIM WITH THREE COPIES OF OPERATING AND MAINTENANCE MANUALS, STANDARDS AND EXTENDED WARRANTY DOCUMENTS, PROTECTION CERTIFICATES AND COPIES OF SHOP DRAWINGS OF RECALLED EQUIPMENT.
- THE CONTRACTOR SHALL, BEFORE FINAL PAYMENT IS MADE, GUARANTEE ALL MATERIALS AND WORKMANSHIP SUPPLIED BY HIM IN THE PERFORMANCE OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND SHALL, WHEN CALLED UPON, MAKE GOOD WITHOUT FURTHER COST TO THE OWNER SUCH DEFECTS AS MAY APPEAR WITHIN THIS PERIOD.

**LEGEND**

	EXISTING STORM PIPING
	NEW STORM PIPING
	PLANTER DRAIN
	AREA DRAIN

**PLUMBING & DRAINAGE INSIDE THE BUILDING - SECTION 15B**

- ALL WORK SHALL BE EXECUTED BY LICENSED PLUMBERS.
- ALL PLUMBING AND DRAINAGE WORK SHALL BE INSTALLED AS REQUIRED BY ONTARIO BUILDING CODE, REVISED TO DATE, AND SHALL MEET THE REQUIREMENTS OF ALL PROVINCIAL AND MUNICIPAL AUTHORITIES HAVING JURISDICTION.
- MAKE ALL NECESSARY CONNECTIONS TO EXISTING SERVICES.
- ALL ABOVE GROUND STORM DRAINAGE PIPING MAY BE PVC SYSTEM 15 DMM APPROVED FOR FLAME SPREAD AND SMOKE.
- SUPPLY AND INSTALL ALL DRAINS AS SHOWN ON DRAWINGS AND LISTED IN SCHEDULES.
- THE CONTRACTOR TO PROVIDE ALL ELECTRIC PIPES TRACING ON ALL PIPES LISTED ON DRAWINGS. FOLLOW MANUFACTURERS' RECOMMENDATIONS FOR DENSITY AND THICKNESS OF INSULATION, WIRE FROM ELECTRICAL OUTLETS PROVIDED BY DIVISION 16. USE SELF REGULATING CABLES 8 WATTS/FOOT WITH THERMOSTATIC CONTROL.
- STORM DRAINS SHALL BE INSULATED WITH 1.5" THICK FIBREGLASS PIPE INSULATION WITH ASI.
- METRE INSULATION AT ELBOWS. SEAL RAW ENDS OF INSULATION WITH VAPOUR RESISTOR MASTIC. FINISH WITH CONCRETE OR PVC JACKETING. USING PRE-FORMED JACKETING FOR ELBOWS, FITTINGS, ETC. INSULATION SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE THERMAL INSULATION ASSOCIATION OF CANADA STANDARDS.
- WHERE EXISTING INSULATION IS REMOVED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT, REPLACE TO THE STANDARDS NOTED ABOVE.
- SEE FUTURE SCHEDULE FOR DRAIN TYPES.

**TEMPERATURE CONTROLS - SECTION 15C**

- WORK UNDER THIS SECTION SHALL BE CARRIED OUT BY A RECOGNIZED TEMPERATURE CONTROL CONTRACTOR (TCC) SUCH AS HONEYWELL, JOHNSON CONTROLS, SENSORS, ETC. THEY SHALL BE RESPONSIBLE TO THE PRIME DIVISION 15 CONTRACTOR.
- NEW WORK CONSISTS OF INTERNAL RENOVATIONS OR ADDITIONAL CONTROL POINTS. THERE ARE NO CHANGES TO THE EXISTING CONTROL SYSTEM INFRASTRUCTURE AND HEAD END.
- THIS CONTRACTOR SHALL SUPPLY AND INSTALL ALL PROGRAMMING, GRAPHICS, CONsoles, EQUIPMENT AND WIRING REQUIRED TO EXECUTE THE FOLLOWING:
  - INDIVIDUAL CONTROL (5 POINTS) OF EXTERIOR LIGHTING CONTROL CIRCUITS. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS.
- THE SUPPLIER SHALL PROVIDE PROPERLY TRAINED PERSONNEL TO PREPARE SHOP DRAWINGS, SUPERVISE AND START-UP THE SYSTEM. SUPPLY MAINTENANCE MANUALS IN ACCORDANCE WITH GENERAL CONDITIONS.
- WARRANTY IN WRITING, ALL PROVIDED EQUIPMENT, ACCESSORIES, INSTALLATIONS, SOFTWARE AND FIRMWARE AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR.
- TURN OVER RELAYS FOR CONTROL OF LIGHTING TO THE DIVISION 16 CONTRACTOR. LINE VOLTAGE WIRING BY DIVISION 16.

**DRAINAGE PRODUCTS**

- AD - AREA DRAIN  
SQUARE TOP FROTH-DECK DRAIN, CAST IRON EPOXY COATED BODY, 14" X 14" POLISHED NICKEL BRONZE MESH PROOF GRATE, ROTABLE FRAME WITH SEEPAGE OPENINGS, FRAME CLAMPS, PERFORATED EXTENSION (TO BE SITE MEASURED) AND SECONDARY CLAMP COLLAR. ZURN ZN150-85 (OR EQUAL).
- PD-1 - PLANTER DRAIN - SIDE WALL  
EPOXY COATED CAST IRON BODY VERTICAL WALL DRAIN, NICKEL BRONZE GRATE AND CLAMP COLLAR. ZURN ZN629-C-LV
- PD-2 - PLANTER DRAIN - BOTTOM MOUNT  
EPOXY COATED CAST IRON BODY, BOTTOM OUTLET SMALL AREA PLANTING DRAIN WITH BRONZE DRAIN-STEEL MESH SCREEN AND 90 DEGREE SIDE OUTLET. ZURN ZN8352-90

**MECHANICAL NOTE:**

1. IN ADDITION TO THE AREA DRAINS 'AD' SHOWN ON THE MECHANICAL DRAWINGS INCLUDE FOR SUPPLY AND INSTALLATION (WITH CONNECTION TO THE EXISTING DRAINAGE PIPING) FOR THE ROOF DRAINS SHOWN ON THE ARCHITECTURAL DRAWINGS. PROVIDE EXTENSION COLLARS AS NECESSARY TO MATCH EXISTING CONDITIONS.

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DISCLAIMER  
THE CONSULTANT SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THE ENGINEER WILL BE SOLELY RESPONSIBLE.

ISSUED FOR REVISION:

NO.	REV.	DATE	DESCRIPTION
1	2016-12-28	2016-12-28	ISSUED FOR CONSTRUCTION
2	2017-05-19	2017-05-19	ISSUED FOR CONSTRUCTION

PROJECT NO: 2016-04-150  
ORIGINAL SCALE: 1:250  
DRAWN BY: JHM  
CHECKED BY: KAF  
DISCIPLINE: MECHANICAL  
TITLE: PARKING LEVEL PLUMBING

SHEET NUMBER: M1.2B  
SHEET # 1 OF 1  
TENDER DOCUMENTS  
DATE OF: 20161124

