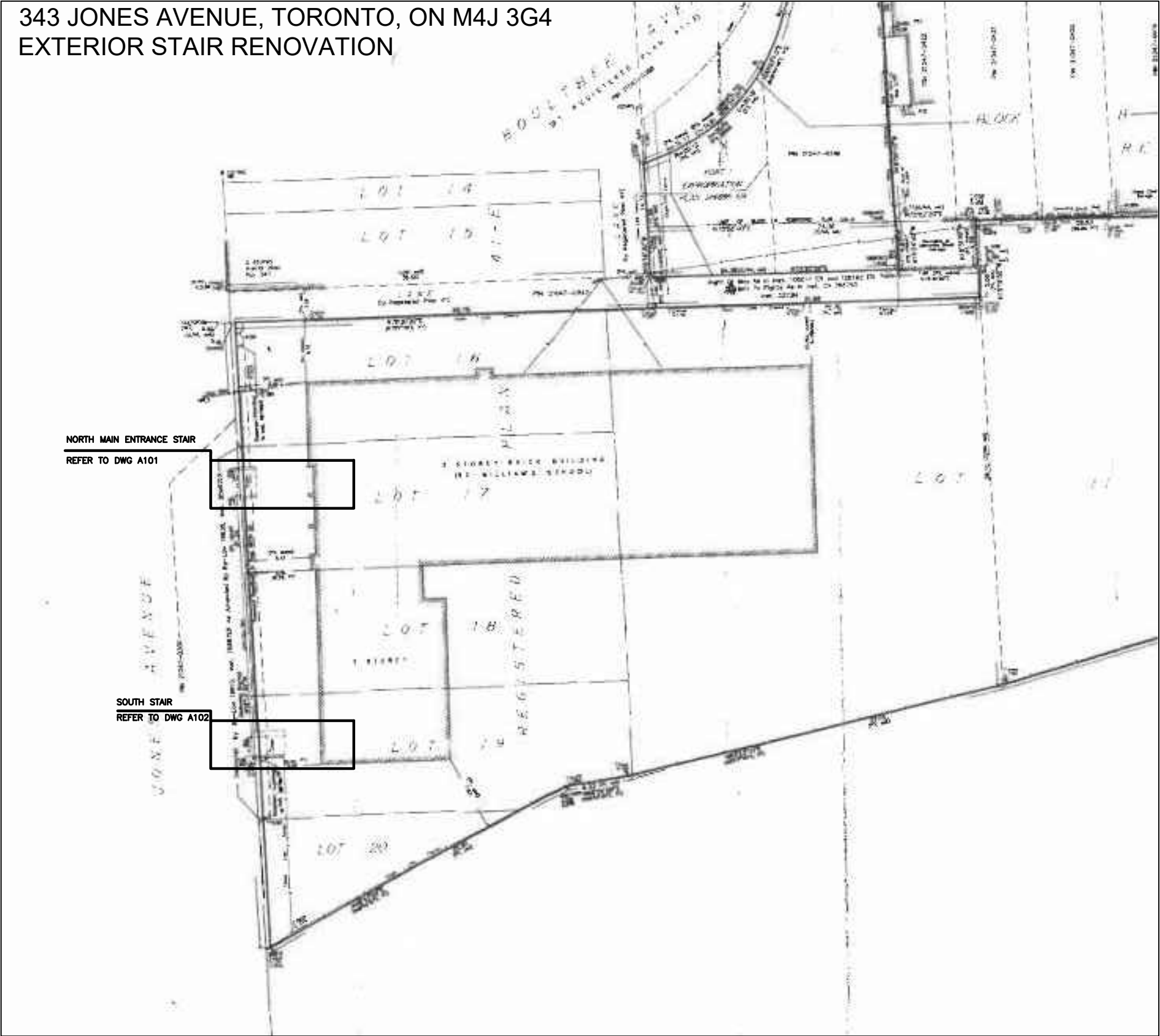


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343 JONES AVENUE, TORONTO, ON M4J 3G4
EXTERIOR STAIR RENOVATION



2 KEY PLAN
A100 SCALE: NTS



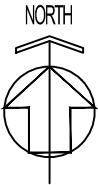
1 SITE PLAN
A100 SCALE: NTS

DRAWING LIST

DWG NO.	DRAWING TITLE
A100	SITE & KEY PLAN
A101	DEMOLITION - NORTH MAIN ENTRANCE STAIR
A102	DEMOLITION - SOUTH STAIR
A103	NEW CONSTRUCTION PLAN - NORTH MAIN ENTRANCE STAIR
A104	NEW CONSTRUCTION PLAN - SOUTH STAIR
A105	NORTH MAIN ENTRANCE STAIR - FOUNDATION PLAN & SECTION
A106	SOUTH STAIR - FOUNDATION PLAN & SECTION

DENIS GERALD RIOUX
ARCHITECT
63 HERMAN STREET, TORONTO, ONTARIO M8V 1K4

NO.	DATE	REVISIONS



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PROJECT
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TORONTO, ON M4J 3G4

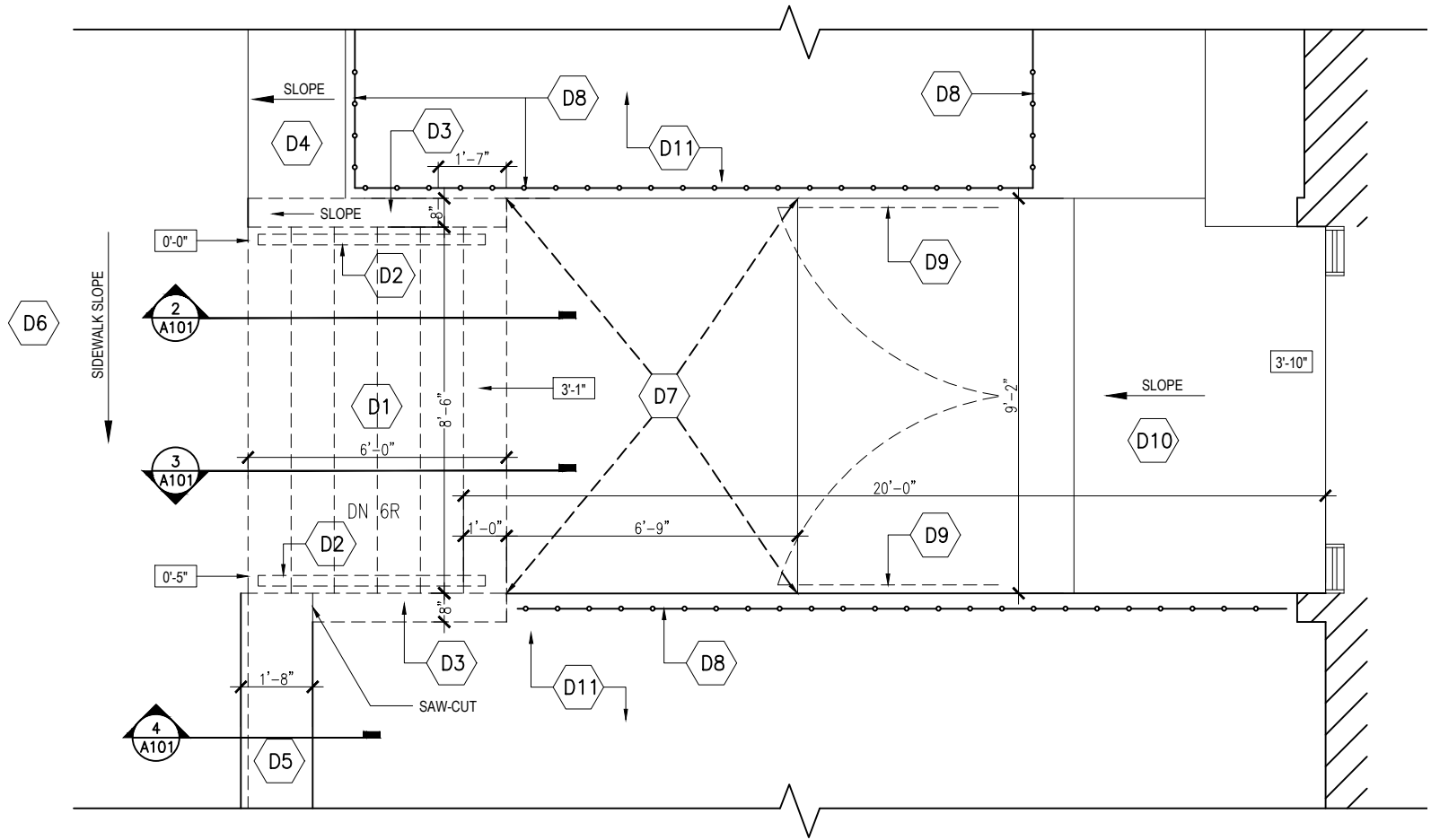
CLIENT
MON AVENIR
110, AVENUE DREWRY
TORONTO, ON
M2M 1C8

DRAWING
SITE & KEY PLAN

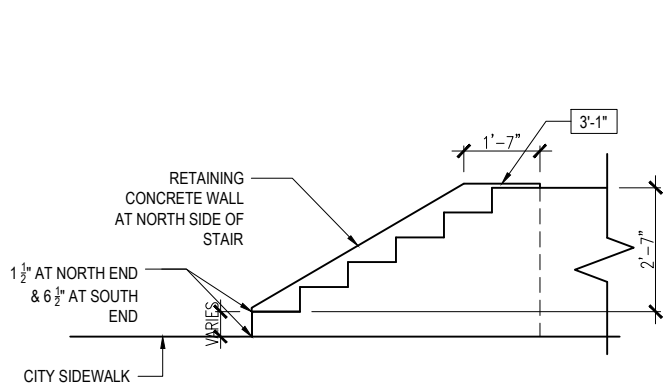
PROJECT NUMBER 2106	DATE Apr 03, 2022
SCALE AS NOTED	PLOTTED DATE

DRAWING NO.

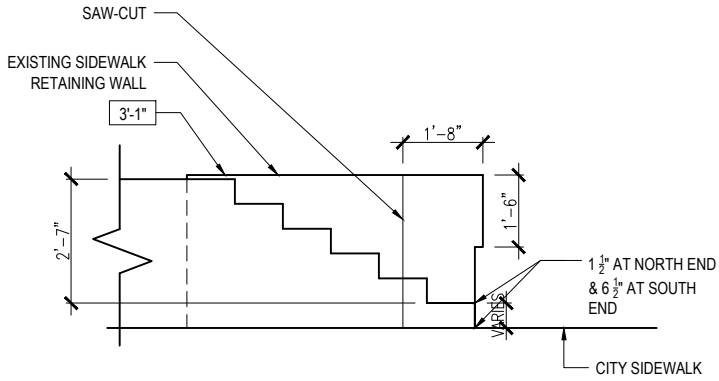
A100



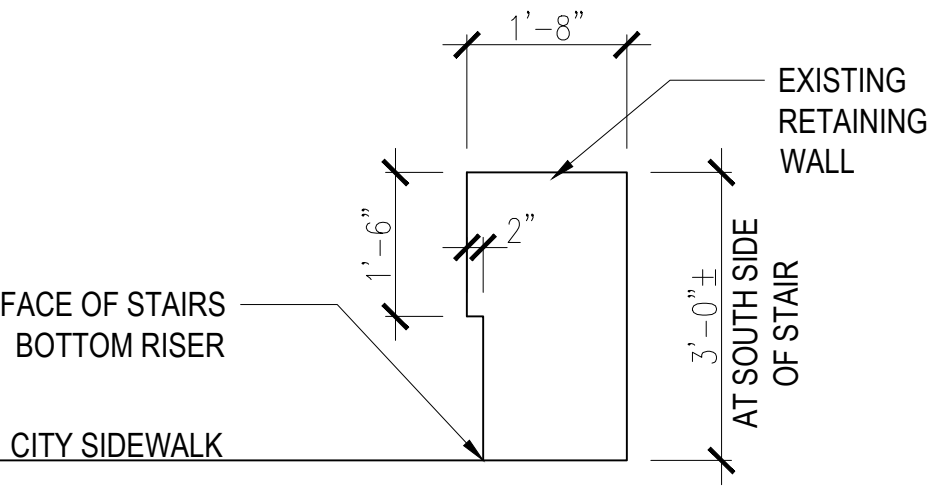
1 DEMOLITION - NORTH MAIN ENTRANCE STAIR
A101 SCALE: 1/4"=1'-0"



2 SECTION - NORTH MAIN ENTRANCE STAIR - NORTH ELEVATION
A101 SCALE: 1/4"=1'-0"



3 SECTION - NORTH MAIN ENTRANCE STAIR - SOUTH ELEVATION
A101 SCALE: 1/4"=1'-0"



4 SECTION - SIDEWALK RETAINING WALL PROFILE
A101 SCALE: 1/2"=1'-0"

DEMOLITION KEY NOTES

SYMBOL	DESCRIPTION
D1	REMOVE EXISTING CONCRETE STAIRS. AS REQUIRES FOT NEW STAIR CONSTRUCTION.
D2	REMOVE EXISTING STEEL HANDRAILS.
D3	REMOVE EXISTING CONCRETE RETAINING WALL TO FOUNDATION LEVEL
D4	EXISTING SLOPING CONCRETE PAVING TO REMAIN – MODIFY AS REQUIRED FOR NEW STAIR CONSTRUCTION.
D5	EXISTING SIDEWALK CONCRETE RETAINING WALL TO REMAIN – SAW-CUT WHERE NOTED.
D6	EXISTING CITY SIDEWALK TO REMAIN. – MODIFY AS REQUIRED FOR NEW STAIR CONSTRUCTION.
D7	REMOVE EXISTING CONCRETE SIDEWALK FOR NEW STAIR CONSTRUCTION.
D8	EXISTING CHAIN LINK FENCING TO BE REMOVED AS REQUIRED FOR NEW STAIR CONSTRUCTION AND REINSTALLED.
D9	EXISTING CHAIN LINK GATES TO REMAIN.
D10	EXISTING CONCRETE SIDEWALK TO REMAIN.
D11	EXCAVATE EXISTING SODDED AREA AS REQUIRED. FOR RETAINING WALL REMOVAL AND RESTORE AFTER NEW STAIR CONSTRUCTION.

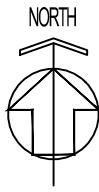
0'-0" DESIGNATES ELEVATIONS FOR NORTH STAIR

DENIS GERALD RIOUX
ARCHITECT
63 HERMAN STREET, TORONTO, ONTARIO M8V 1K4



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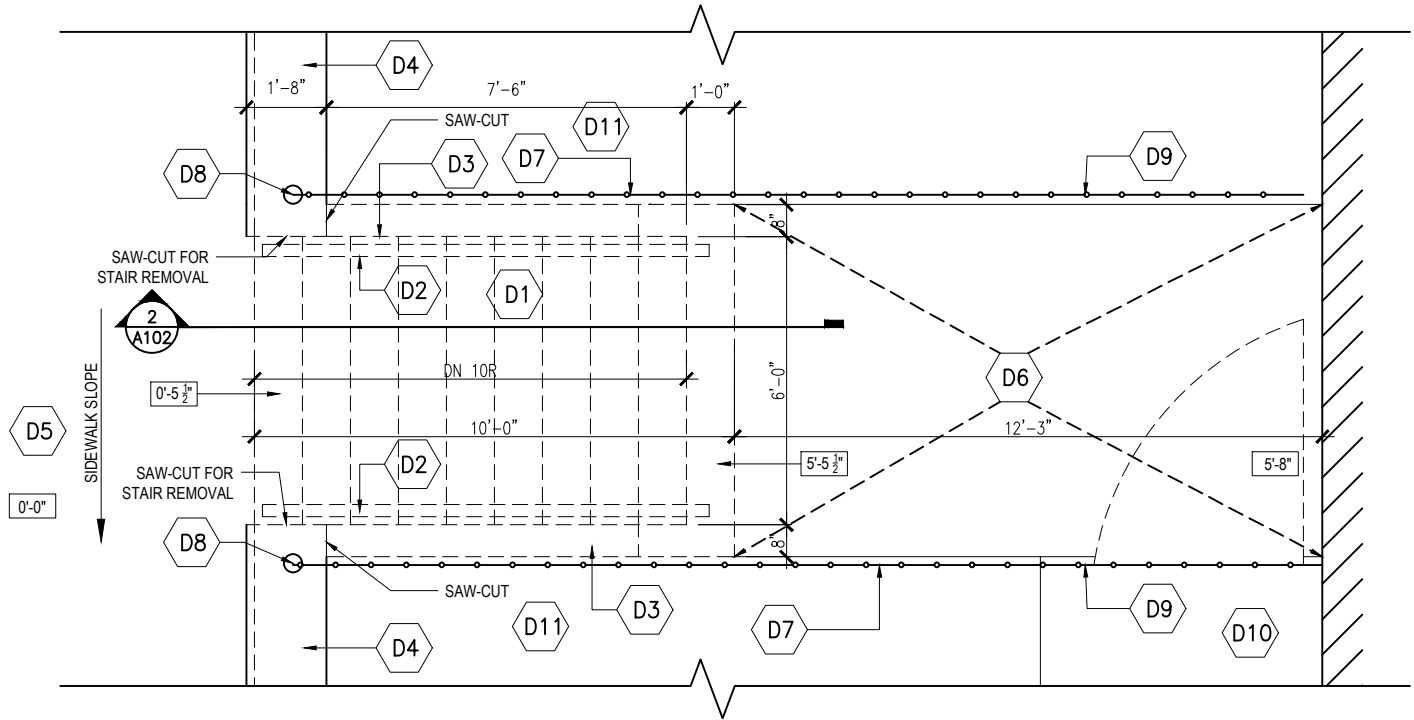
CLIENT
MON AVENIR
110, AVENUE DREWRY
TORONTO, ON
M2M 1C8

DRAWING
DEMOLITION PLAN –
NORTH MAIN ENTRANCE STAIR

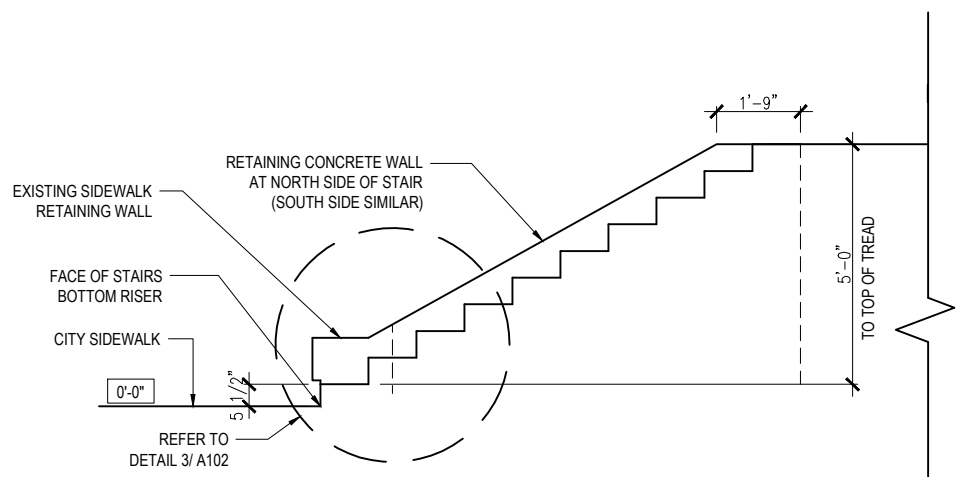
PROJECT NUMBER 2106	DATE Apr 03, 2022
SCALE AS NOTED	PLOTTED DATE

DRAWING NO.

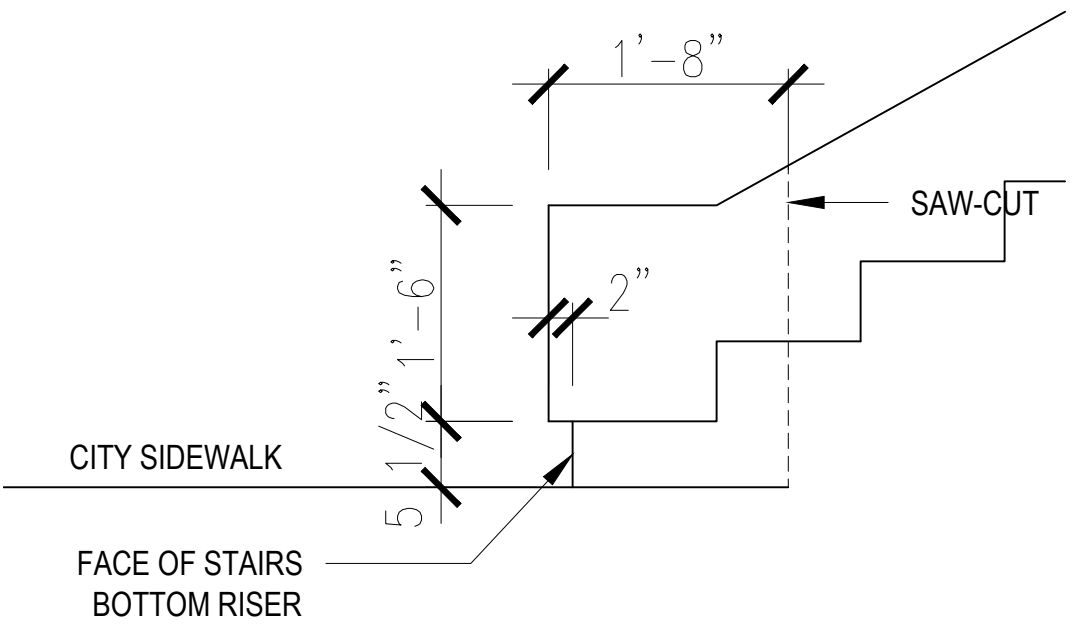
A101



1 DEMOLITION - SOUTH STAIR
A102 SCALE: 1/4"=1'-0"



2 SECTION - SOUTH STAIR - NORTH ELEVATION
A102 SCALE: 1/4"=1'-0"
SOUTH ELEVATION SIMILAR BUT REVERSED



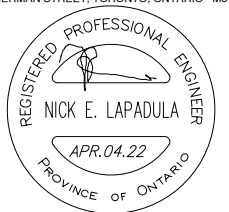
3 SECTION - SIDEWALK RETAINING WALL PROFILE
A102 SCALE: 1/2"=1'-0"

DEMOLITION KEY NOTES

SYMBOL	DESCRIPTION
D1	REMOVE EXISTING CONCRETE STAIRS. AS REQUIRES FOT NEW STAIR CONSTRUCTION.
D2	REMOVE EXISTING STEEL HANDRAILS.
D3	REMOVE EXISTING CONCRETE RETAINING WALL TO FOUNDATION LEVEL.
D4	EXISTING SIDEWALK CONCRETE RETAINING WALL TO REMAIN – REPAIR AS REQUIRED.
D5	EXISTING CITY SIDEWALK TO REMAIN – MODIFY AS REQUIRED FOR NEW STAIR CONSTRUCTION.
D6	REMOVE EXISTING ASPHALT PAVING FOR NEW STAIR CONSTRUCTION.
D7	EXISTING CHAIN LINK FENCING TO BE REMOVED AS REQUIRED FOR NEW STAIR AND REINSTALLED.
D8	REMOVE EXISTING CHAIN LINK POST IN EXISTING RETAINING WALL AND REPAIR DAMAGED CONCRETE.
D9	EXISTING GATES AND FENCING TO REMAIN AT SIDES OF UPPER LANDING.
D10	EXISTING ASPHALT PAVING TO REMAIN.
D11	EXCAVATE EXISTING SODDED AREA AS REQUIRED. FOR RETAINING WALL REMOVAL AND RESTORE AFTER NEW STAIR CONSTRUCTION.

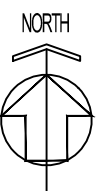
0'-0" DESIGNATES ELEVATIONS FOR SOUTH STAIR

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ARCHITECT
63 HERMAN STREET, TORONTO, ONTARIO M8V 1K4



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PROJECT
ÉÉC du-BON-BERGER
343 JONES AVENUE,
TORONTO, ON M4J 3G4

CLIENT
MON AVENIR
110, AVENUE DREWRY
TORONTO, ON
M2M 1C8

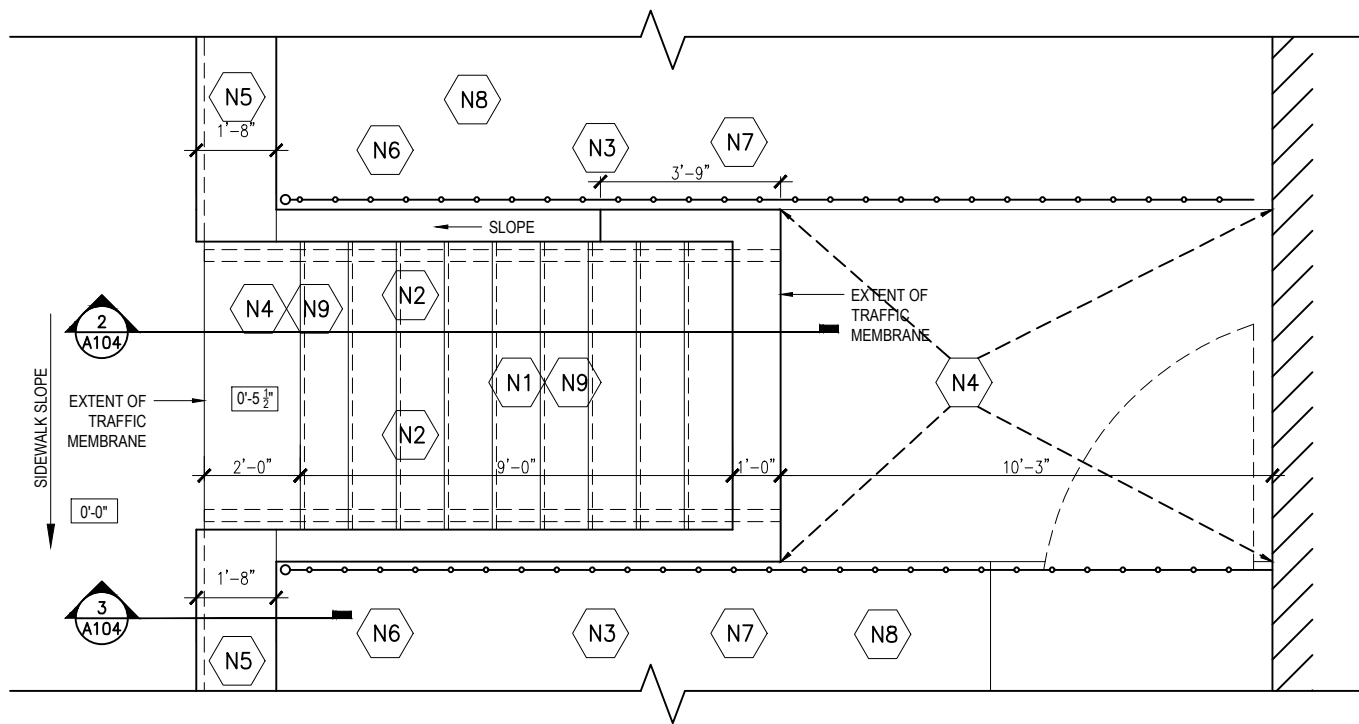
DRAWING
DEMOLITION PLAN –
SOUTH STAIR

PROJECT NUMBER 2106	DATE Apr 03, 2022
SCALE AS NOTED	PLOTTED DATE

DRAWING NO.

A102

4 NEW CONCRETE STAIR
A103 SCALE: 1"=1'-0"

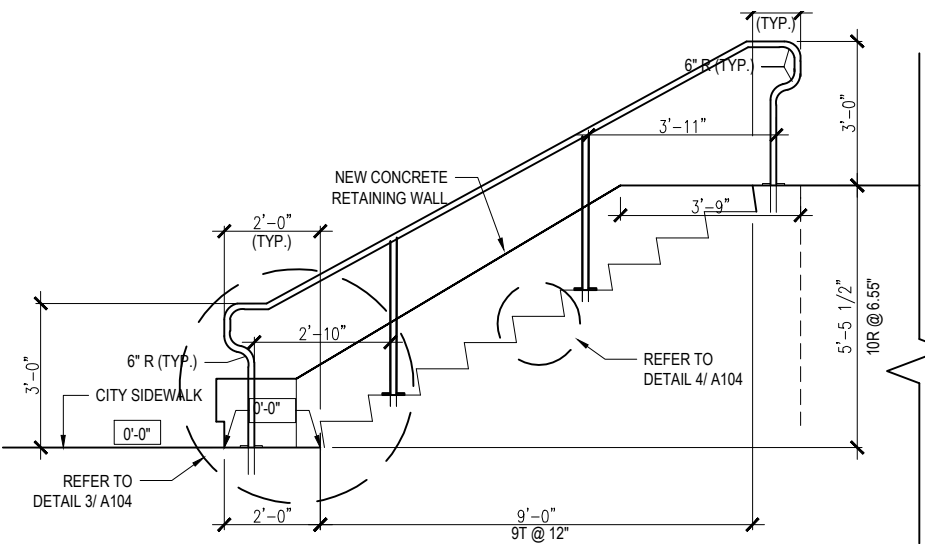


1 NEW CONSTRUCTION PLAN - SOUTH STAIR
A104 SCALE: 1/4"=1'-0"

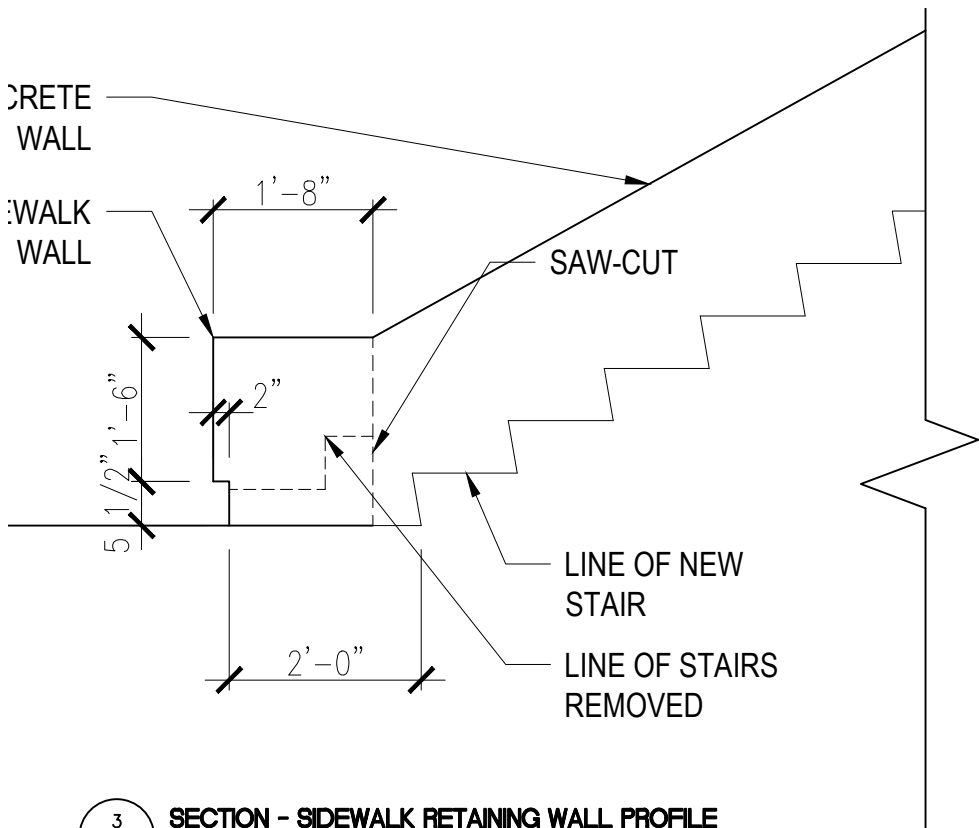
CONSTRUCTION KEY NOTES

SYMBOL	DESCRIPTION
N1	NEW CONCRETE STAIR – REFER TO DETAIL 3/A-104 AND SPECIFICATION FOR MEMBRANE FINISH.
N2	NEW GALVANIZED STEEL HANDRAIL – REFER ELEVATION DETAILS ON DWG A-104.
N3	NEW POURED CONCRETE RETAINING WALLS – REFER TO ELEVATION DETAILS ON DWG A-104.
N4	NEW 5" THICK CONCRETE SIDEWALK ON COMPACTED GRANULAR FILL.
N5	EXISTING SIDEWALK RETAINING WALL.
N6	NEW CHAIN LINK FENCE POST IN CONCRETE BASE AT MODIFIED AND RE-INSTALLED CHAIN LINK FENCING.
N7	REINSTALLED CHAIN LINK FENCING.
N8	NEW SOD ON 6" NEW TOP SOIL ON GRANULAR BACK FILL. ADJACENT TO NEW RETAINING WALLS.
N9	NEW TRAFFIC MEMBRANE – REFER TO SPECIFICATION.

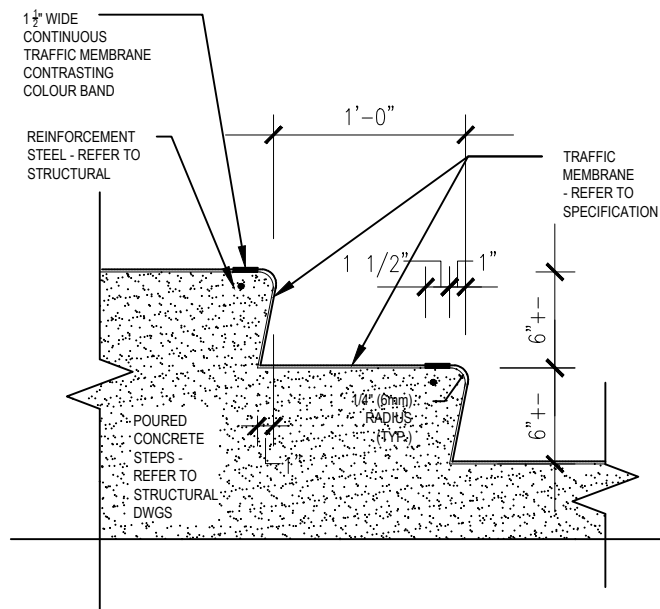
0'-0" DESIGNATES ELEVATIONS FOR SOUTH STAIR



2 SECTION - SOUTH STAIR - NORTH ELEVATION
A104 SCALE: 1/4"=1'-0"
SOUTH ELEVATION SIMILAR BUT REVERSED

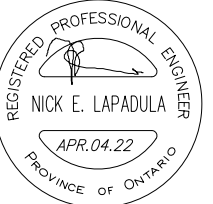


3 SECTION - SIDEWALK RETAINING WALL PROFILE
A104 SCALE: 1/2"=1'-0"



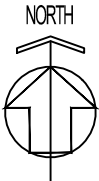
4 NEW CONCRETE STAIR
A104 SCALE: 1"=1'-0"

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PROJECT
ÉÉC du-BON-BERGER
343 JONES AVENUE,
TORONTO, ON M4J 3G4

CLIENT
MON AVENIR
110, AVENUE DREWRY
TORONTO, ON
M2M 1C8

DRAWING
NEW CONSTRUCTION PLAN -
SOUTH STAIR

PROJECT NUMBER 2106	DATE Apr 03, 2022
SCALE AS NOTED	PLOTTED DATE

DRAWING NO.

A104

GENERAL NOTES:

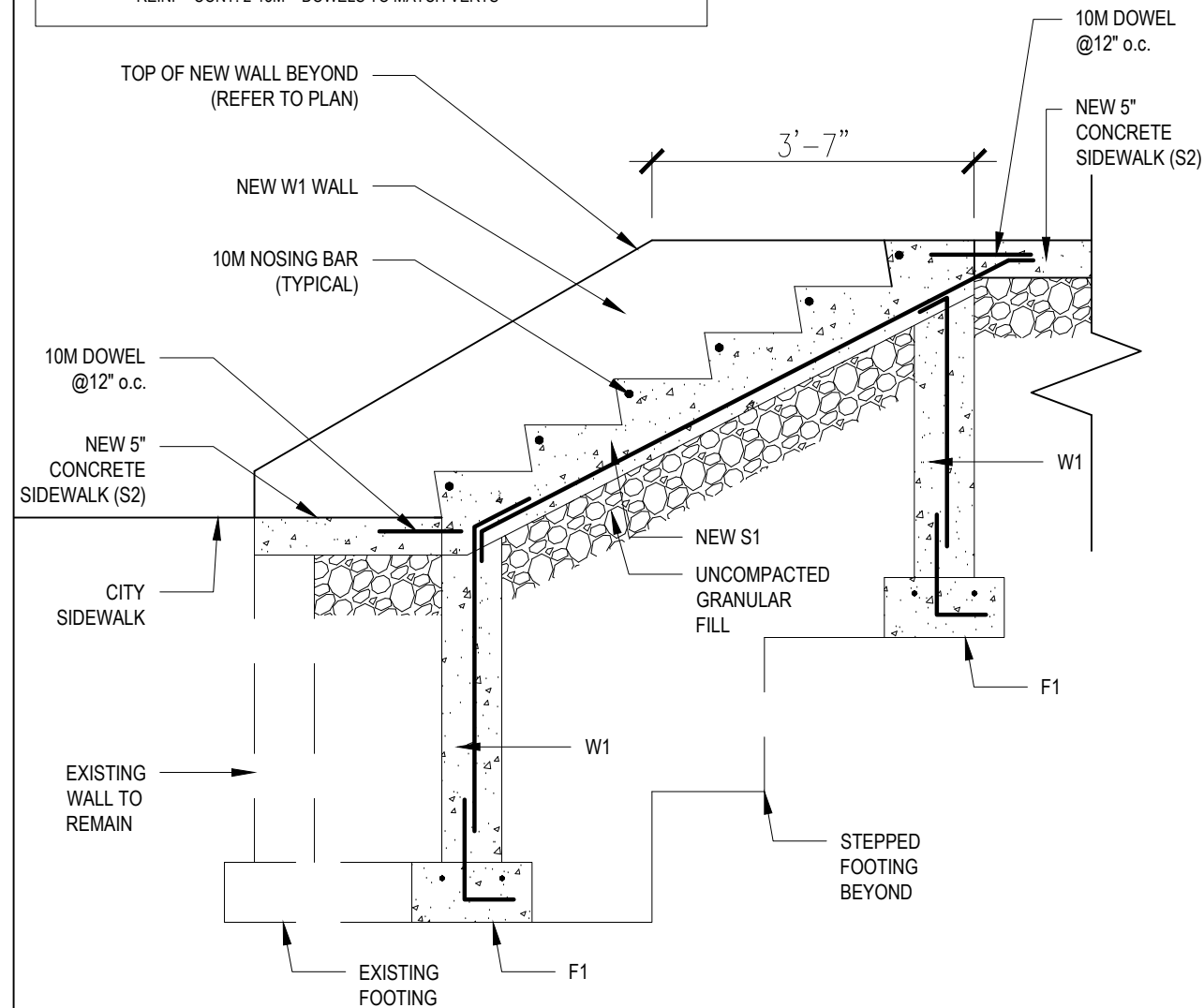
1. ALL DESIGN BASED ON THE ONTARIO BUILDING CODE 2012
2. MAKE ALL FIELD MEASUREMENTS REQUIRED FOR FABRICATION.
3. CONTACT ENGINEER WITH ANY DISCREPANCIES.
4. CONCRETE MATERIALS TO CONFORM WITH CSA A23.1 AND A23.3
5. REINFORCEMENT REBAR TO BE GRADE 400 MPA AND CONFORM TO G30.12.
6. ALL CONCRETE ABOVE GRADE TO BE CLASS C-2 UNLESS NOTED OTHERWISE.

FOUNDATION PLAN NOTES:

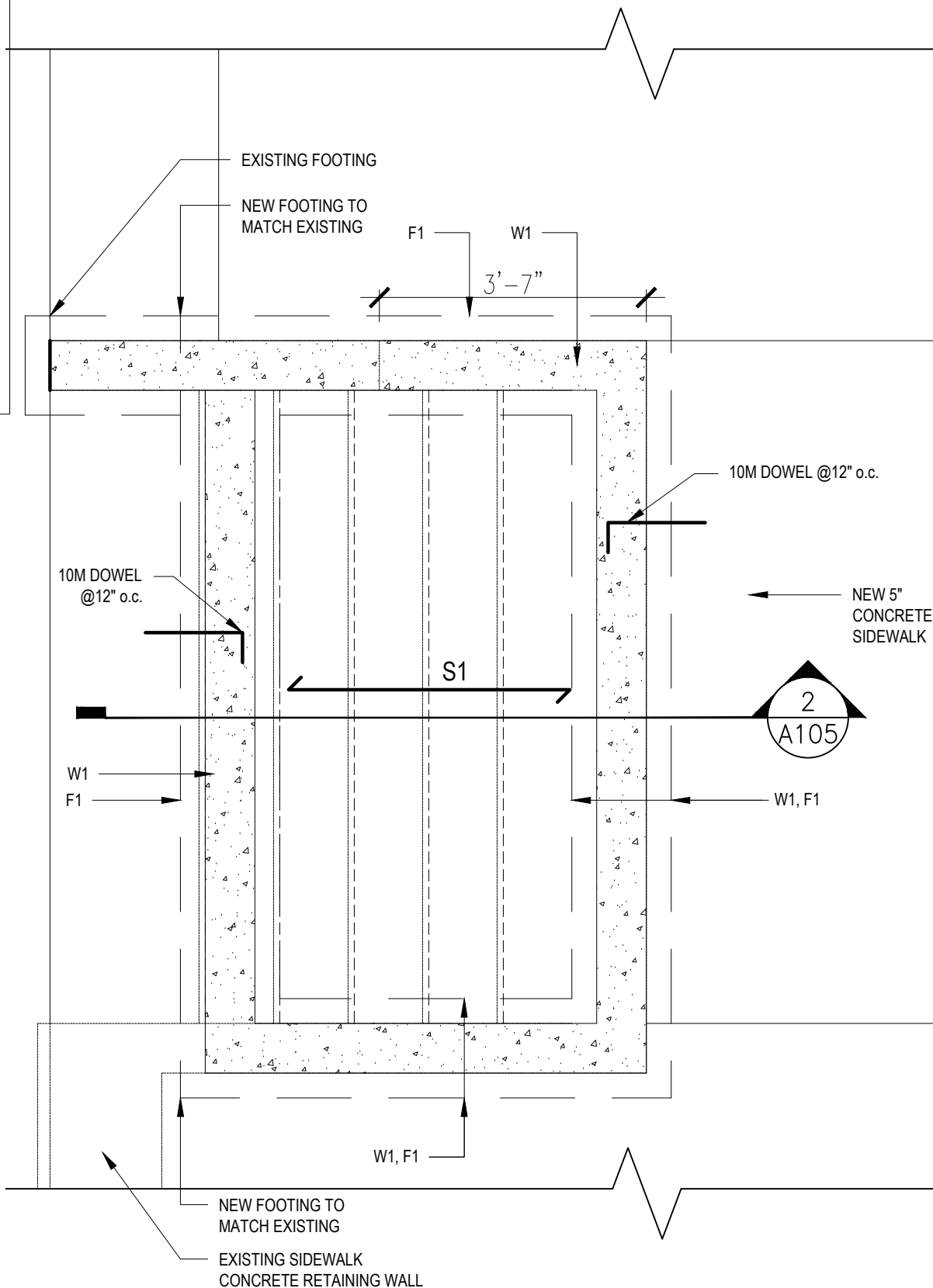
1. FOUND ALL NEW FOOTINGS ON UNDISTURBED NATURAL SOIL CAPABLE OF SAFELY SUSTAINING 2500 PSF.
2. PROVIDE 4'-0" MINIMUM FROST PROTECTION TO ALL FOOTINGS EXPOSED TO FREEZING. (MATCH EX. FOOTINGS - CONFIRM)
3. CONFIRM SOIL CAPACITY AS NOTED AND PROVIDE CONSULTANT SOIL REPORT.
4. CONCRETE SLABS
 - S1 - 6" THK STAIR SLAB (CLASS C-2)
 - REINF. - 10M@16" C/C BEW (MIN. 8" GRANULAR)
- S2 - 5" THK SLAB ON GRADE
- REINF. - WWM6X6 PLACE 1" FROM TOP
5. CONCRETE WALLS -
 - W1 - 8" CONCRETE WALL
 - REINF. - 15M@12"C/C V@CL +10M@16"C/C H@CL
 - +10M@16"C/C DOWEL INTO SLAB S1
6. CONCRETE FOOTINGS
 - F1 - CONT. 8"x16" CONC. FTG
 - REINF. - CONT. 2-15M + DOWELS TO MATCH VERTS

CAST-IN-PLACE CONCRETE:

- A) CONFORM TO CSA STANDINGS A23.1 & A23.3, AND THE RS10 MANUAL OF STANDARD PRACTICE.
- B) CONCRETE SHALL BE READY-MIXED USING NORMAL (TYPE 10) PORTLAND CEMENT CONFORMING TO CSA STANDARD A5. AIR-ENTRAINING AGENTS AND CHEMICAL ADMIXTURES SHALL CONFORM TO CSA STANDARDS A266.1 AND A266.2. ALL CONCRETE SHALL CONTAIN A WATER DEDUCING AGENT. ALL CONCRETE EXPOSED TO THE EXTERIOR SHALL CONTAIN AN AIR ENTRAINING AGENT PROVIDING 5 TO 6% AIR.
- ALL CONCRETE TO BE C2
- USE VIBRATORS FOR PLACEMENT OF CONCRETE - DO NOT PLACE CONCRETE IN THE RAIN.
- C) REINFORCING STEEL SHALL BE NEW DEFORMED BARS CONFORMING TO CSA STANDARD G30.21-M, GRADE 400. USE PLASTIC OR CONCRETE BAR SUPPORTS IN EXPOSED LOCATIONS. DO NOT CLOSE FORMS UNTIL REINFORCEMENT HAS BEEN REVIEWED.
- E) PLYWOOD FORMWORK SHALL CONFORM TO CSA STANDARD 0121 AND CARRY THE COI EXTERIOR STAMP. NO INSERT PATCHES ON CONTACT FACE, EXPOSED CONCRETE SHALL BE FREE FROM HONEYCOMBING, VOIDS, LOSS OF FINES, VISIBLE FLOW LINES AND COLD JOINTS, CHIPS AND SPALLS. EXPOSED CONCRETE SHALL BE RUBBED SMOOTH USING WATER CARBORUNDUM BRICK. PATCH DEFECTS AND TIE HOLES. REMOVE FINES.
- F) MINIMUM CEMENT CONTENT FOR SLABS IS 285 kg/m³. WATER-CEMENT RATIO SHALL NOT EXCEED .55 FOR WALLS AND .45 FOR ALL OTHER ELEMENTS. MAXIMUM SLUMP FOR ALL CONCRETE IS 3" (75mm).
- G) NOTIFY THE ARCHITECT 48 HOURS IN ADVANCE OF PLACING CONCRETE TO PERMIT VIEWING REINFORCEMENT AND PLACING OF CONCRETE.
1. SHOP DRAWINGS: SUBMIT TO THE ARCHITECT FIVE (5) PRINTS FOR REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A PRECAUTION AGAINST OVERSIGHT OR ERROR. IT IS NOT A DETAILED CHECK AND SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF RESPONSIBILITY FOR MAKING THE WORK ACCURATE AND IN CONFORMITY WITH THE CONTRACT DOCUMENTS. MAINTAIN A SET OF REVIEWED DRAWINGS ON SITE.



2 NORTH MAIN ENTRANCE STAIR - SECTION
SCALE: 1/2"=1'-0"



1 NORTH MAIN ENTRANCE STAIR - FOUNDATION PLAN
SCALE: 1/2"=1'-0"

DENIS GERALD RIOUX

ARCHITECT
63 HERMAN STREET, TORONTO, ONTARIO M8V 1K4



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PROJECT
ÉCÉ du-BON-BERGER
343 JONES AVENUE,
TORONTO, ON M4J 3G4

CLIENT
MON AVENIR
110, AVENUE DREWRY
TORONTO, ON
M2M 1C8

DRAWING
NORTH MAIN ENTRANCE STAIR
FOUNDATION PLAN & SECTION

PROJECT NUMBER
2106

DATE
Apr 03, 2022

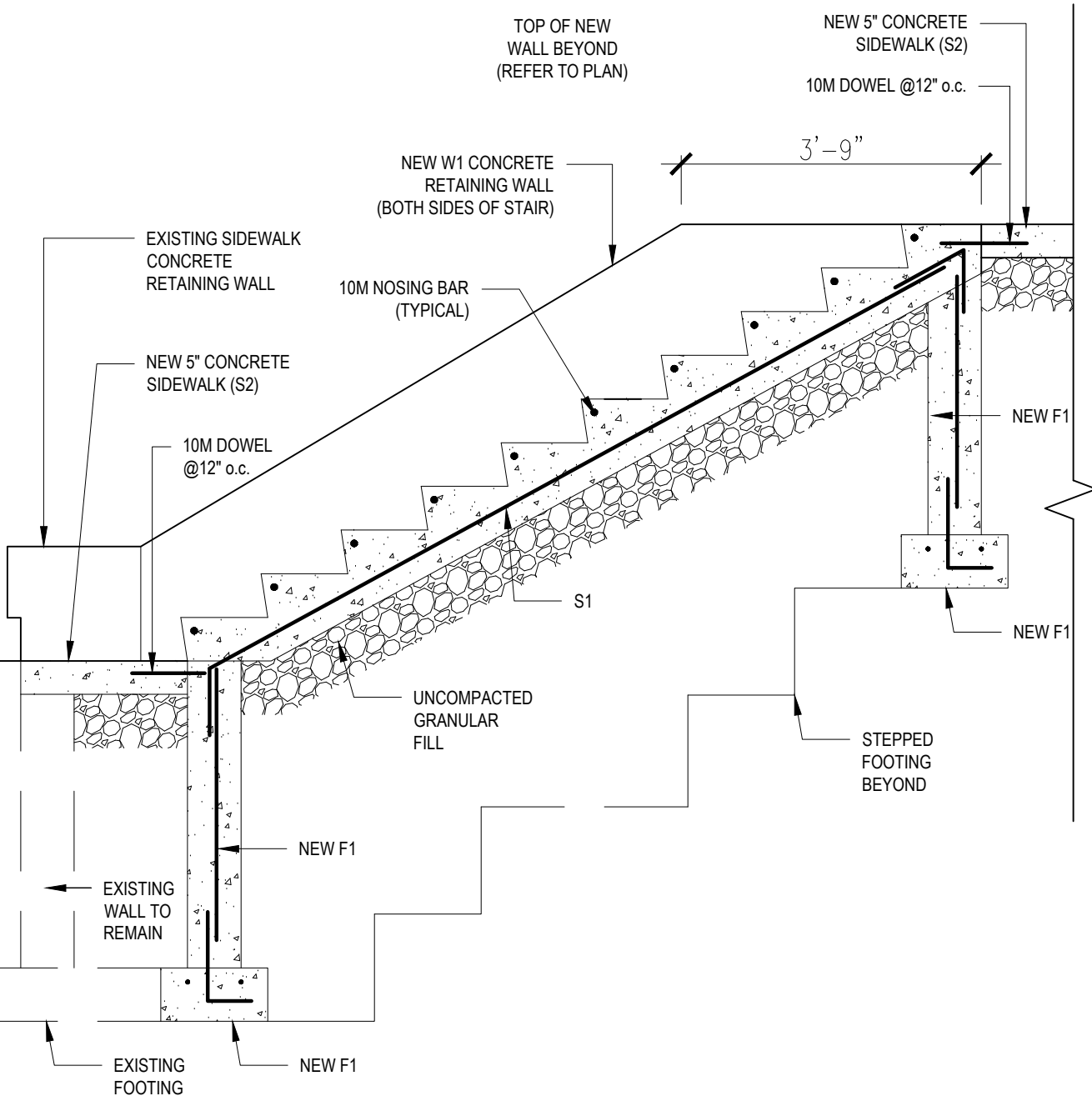
SCALE
AS NOTED

PLOTTED DATE

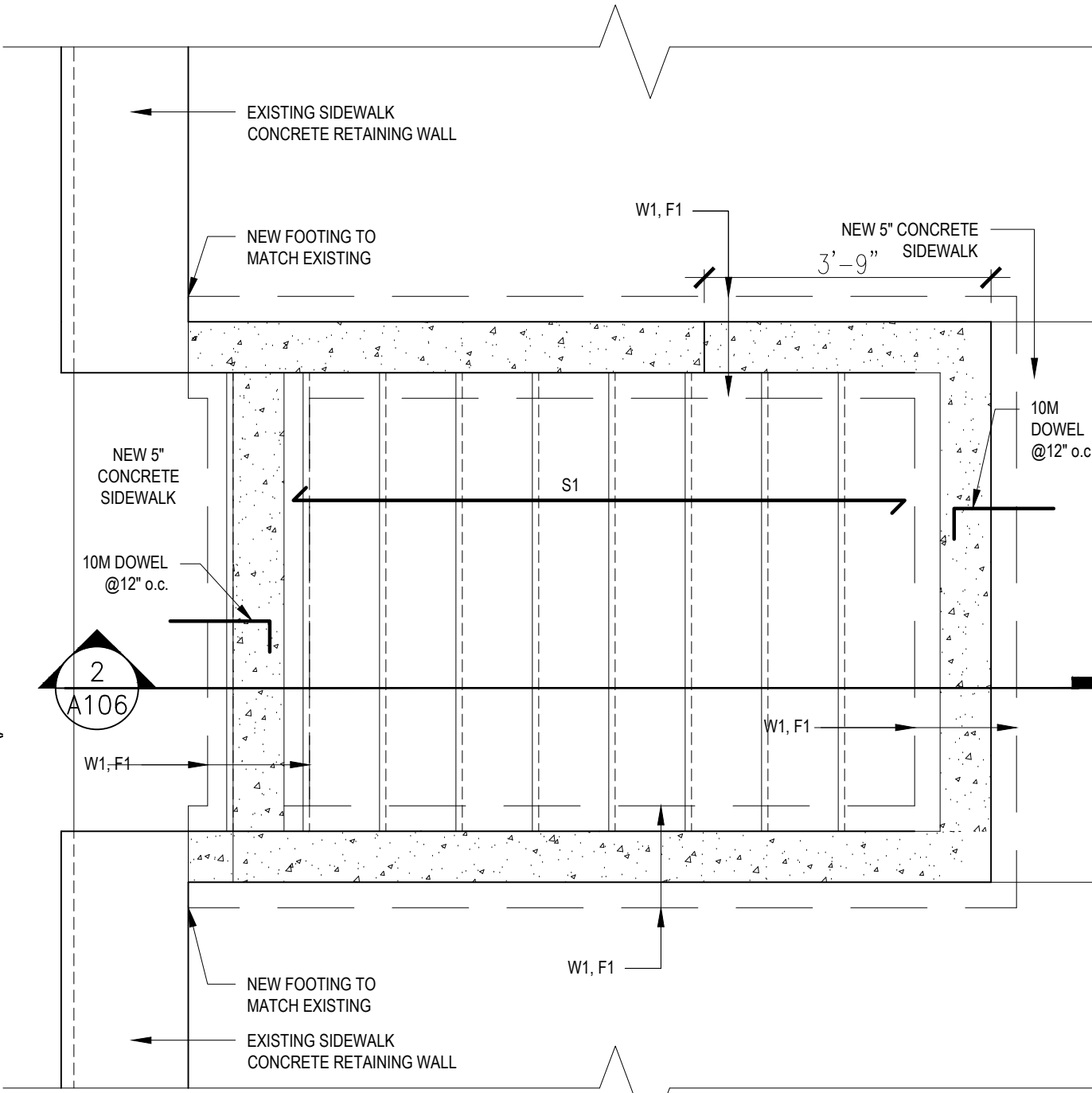
DRAWING NO.

A105

REFER TO DWG A-105 FOR GENERAL NOTES,
FOUNDATION PLAN NOTES & CAST-IN-PLACE
CONCRETE NOTES.



2 SOUTH STAIR - SECTION
SCALE: 1/2"=1'-0"



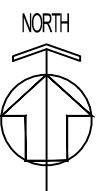
1 SOUTH STAIR - FOUNDATION PLAN
SCALE: 1/2"=1'-0"

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ARCHITECT
63 HERMAN STREET, TORONTO, ONTARIO M8V 1K4



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PROJECT
ÉÉC du-BON-BERGER
343 JONES AVENUE,
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CLIENT
MON AVENIR
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TORONTO, ON
M2M 1C8

DRAWING
SOUTH STAIR - FOUNDATION
PLAN & SECTION

PROJECT NUMBER 2106	DATE Apr 03, 2022
SCALE AS NOTED	PLOTTED DATE

DRAWING NO.

A106