Name of Practice:
Algonquin Centre for Construction Excellence
Architectural Technician Program
ARC8404C - Working Drawings IV
Winter 2024

Name of Project:
CITY OF LONDON, HYDRO ONE-SOUTHWESTERN ONTARIO REGION ADMINISTRATION BUILDING.

Location:
1990 OXFORD STREET EAST.

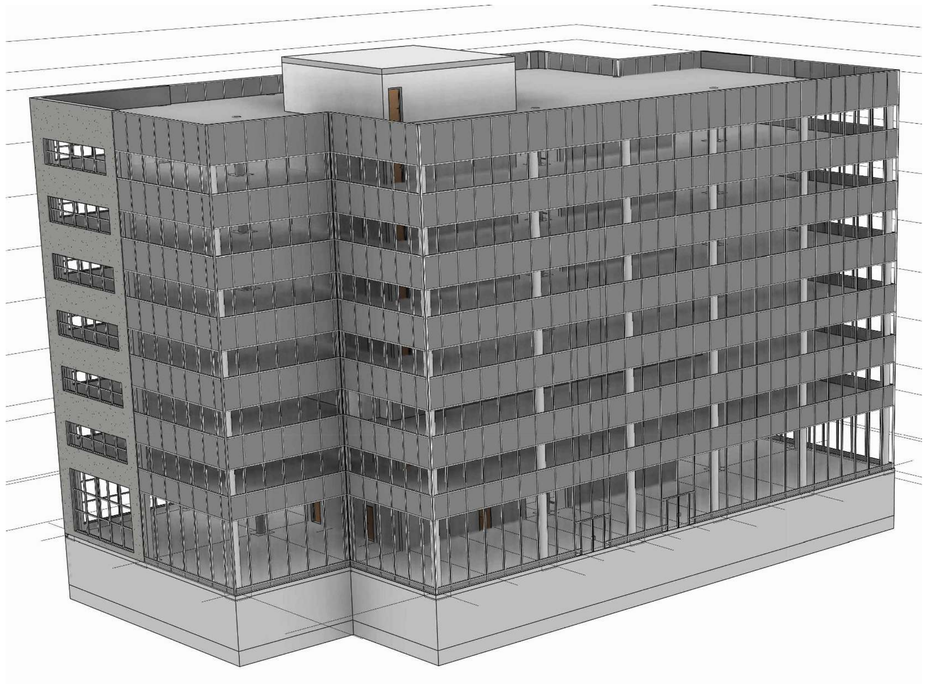
Submitted by:
EKTA CHAVDA

Date:
04-12-2024

Ontario Building Code Data Matrix Part 3

			Building Code Reference [1]
3.00	Building Code Version:	O. Reg. 332/12 — Last Amendment: O. Reg. 89/23	
3.01	Project Type:	☒ New Construction ☐ Addition ☐ Renovation ☐ Change of use ☐ Addition and renovation Description:	[A] 1.1.2.2.
3.02	Major Occupancy Classification:	Occupancy / Use: D — OFFICE D — BUSSINESS F2 — PARKING GARAGE	3.1.2.
3.03	Superimposed Major Occupancies:	☐ No ☒ Yes — D — OFFICE Description:	3.2.2.7.
3.04	Building Area (m^2)	Description: / Existing / New / Total 0 / 1235.0 / 0 0 / 0 / 0 0 / 0 / 0 0 / — / 0 *Insert additional lines as needed* Total 0 / 9880.0 / 0	[A] 1.4.1.2.
3.05	Gross Area (m^2)	Description: / Existing / New / Total 0 / 1443.6 / 0 0 / — / 0 0 / 0 / 0 0 / 0 / 0 *Insert additional lines as needed* Total 0 / 0 / 0 1443.6	[A] 1.4.1.2.
3.06	Mezzanine Area (m^2) N/A	Description: / Existing / New / Total 0 / 0 / 0 0 / 0 / 0 0 / 0 / 0 0 / 0 / 0 *Insert additional lines as needed* Total 0 / 0 / 0	3.2.1.1.
3.07	Building Height	7 Storeys above grade — 30.10 (m) Above grade 1 Storeys below grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	☐ No ☒ Yes	3.2.6.
3.09	Number of Streets/ Firefighter access	1 street(s)	3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size & Construction Relative to Occupancy)	3.2.2.49 GROUP D 2HR NON COMBUSTIBLE 3.2.2.67. GROUP F2 2HR NON COMBUSTIBLE	3.2.2.20 - 83.
3.11	Sprinkler System	☒ Required ☐ Not Required Provided: ☒ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none Description:	3.2.1.5. & 3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10., and 3.2.5.13
3.12	Standpipe System	☐ Not required ☒ Required	3.2.9.
3.13	Fire Alarm System	☒ Required ☐ Not required Type Provided: ☐ Single stage ☐ Two stage ☐ None	3.2.4.
3.14	Water Service / Supply is Adequate	☐ No ☒ Yes	3.2.5.7.
3.15	Construction Type:	Restriction: ☐ Combustible permitted ☒ Non-combustible required ☐ Encapsulated mass timber Actual: ☐ Combustible ☒ Non-combustible ☐ Combination of combustible and non-combustible ☐ Encapsulated mass timber	3.2.2.20.- 83. &
		☐ Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: ☒ No ☐ Yes	3.2.1.4.
3.16 N/A	Importance Category:	☐ Low ☐ Low human occupancy ☐ Post-disaster shelter ☐ Normal ☐ High ☐ Minor storage building ☐ Explosive or hazardous substances ☐ Post-disaster	4.1.2.1.(3) & T4.1.2.1.B
3.17 N/A	Seismic Hazard Index:	(I_E Fa Sa (0.2)) = 0 Seismic design required for Table 4.1.8.18. items 6 to 21: ((I_E Fa Sa (0.2)) ≥ 0.35 or Post-disaster) ☐ No ☐ Yes	4.1.2.1.(3) 4.1.8.18.(1)
3.18	Occupant Load	Floor Level/Area / Occupancy Type / Based On / Occupant Load (Persons) / Posted Limit Required 1ST FLOOR — D — AREA — 133 2ED – 7TH — D — AREA — 133 PARKING GARAGE — F2 — AREA — 334 — — — 0 *Insert additional lines as needed*	3.1.17. and 3.1.17.1.(2)
3.19	Barrier-free Design: Barrier-free Entrances:	☒ Yes ☐ No Explanation Number 2 Explanation	3.8. 3.1.8.2.
3.20	Hazardous Substances:	☐ Yes Explanation ☒ No	3.3.1.2. & 3.3.1.19.
3.21	Required Fire Resistance Ratings	Horizontal Assembly / Rating (H) / Supporting Assembly (H) / Noncombustible in lieu of rating? Storeys below grade — 0 — 0 — ☐ No ☒ Yes ☐ N/A Floors over basement — 2HR — 0 — ☐ No ☒ Yes ☐ N/A Floors — 2 HR — 0 — ☐ No ☒ Yes ☐ N/A Mezzanine — N/A — 0 — ☐ No ☒ Yes ☐ N/A Roof — 1 HR — 0 — ☐ No ☒ Yes ☐ N/A	3.2.2.20 - 83., 3.2.1.2., 3.2.1.4., 3.2.2.15.
3.22a	Spatial Separation	Exposing Building Face / EBF Area (m^2) / L.D. (m) / L/H or H/L / Required FRR (H) / % Unprotected Openings Permitted / % Unprotected Openings Provided 0 / 0 / 0 / 0 0 / 0 / 0 / 0 0 / 0 / 0 / 0 0 / 0 / 0 / 0 *Insert additional lines as needed*	3.2.3.
3.22b	Spatial Separation Continued	EBF (repeated) / Construction Type / Cladding Type ☐ Noncombustible ☐ Noncombustible ☐ Noncombustible ☐ Noncombustible *Insert additional lines as needed*	
3.23a	Plumbing Fixture Requirements"	Ratio: Male:Female = 50:50 Except as noted otherwise Floor Level/Area / Occupant Load / OBC Reference / WCs Required / WCs Provided 1ST TO 7TH FLOOR — 44/SEX — 3.7.4.2. — 2 F | 1 M — 2 F | 1 M 0 / 0 / 0 0 / 0 / 0 0 / 0 / 0 *Insert additional lines as needed*	3.7.4., 3.8.2.3.
3.23b	Plumbing Fixture Requirements continued:	Floor Level/Area (repeated) / Barrier-free WCs Required / Barrier-free WCs Provided / Universal Washrooms Required / Universal Washrooms Provided 1ST TO 7TH FLOOR — 0 — 0 — 1 — 1 0 / 0 / 0 / 0 0 / 0 / 0 / 0 0 / 0 / 0 / 0 *Insert additional lines as needed*	Tables 3.8.2.3.A and 3.8.2.3.B
3.24	Energy Efficiency:	Compliance Path: Climate Zone: 05 Degree Days Below 18 C: 3900 (SB-1)	12.2.1.2 SB-1 Table 2

All references are to Division B of the OBC, unless preceded by [A] for Division A and [C] for Division C



ARCHITECTURAL

SHEET NO	DRAWING TITLE
A- 101, A-102 , A-103	ARCHITECTURAL FLOOR PLANS
A- 201	BUILDING ELEVATION
A- 301, A-302 ,A-303,A-304	EXTERIROR ELEVATIONS
A- 401, A-402, A-403	DETAILS (SECTIONS AND PLANS)
A- 501	EXIT STAIRS PLANS
A- 601	REFLECTED CEILING PLAN
A- 701	WASHROOM PLAN & INTERIOR ELEVATION
A- 801	CONSTRUCTION ASSEMBLIES, NOTES, LEGENDS

FUNCTIONAL PROGRAME

7 STOREY ADMINSITRATION, WITH GROUND LEVEL COMERCIAL LEASED SPACED.
THE CORE LAYOUT @EAST LOCATION BETWEEN GRIDLINES D/F
(EXIT, VERTICAL SERVICE, SPACES ETC.
BELOW GRADE PARKING LEVEL.
THE BUILDING MAIN ENTRANCE IS ACCESSED FROM OXFORD STREET.
UNIVERSAL WAHSROOMS LOCATED AT EVERY FLOOR.
THE STIRE BUILDING IS SPRINKLERED
STRCUTURAL CONCRETE SYSTEMS
ARCHITECTURAL PRECAST PANEL SYSTEM AND ALUMINUM AND GLASS CURTAIN WALL SYSTEM.

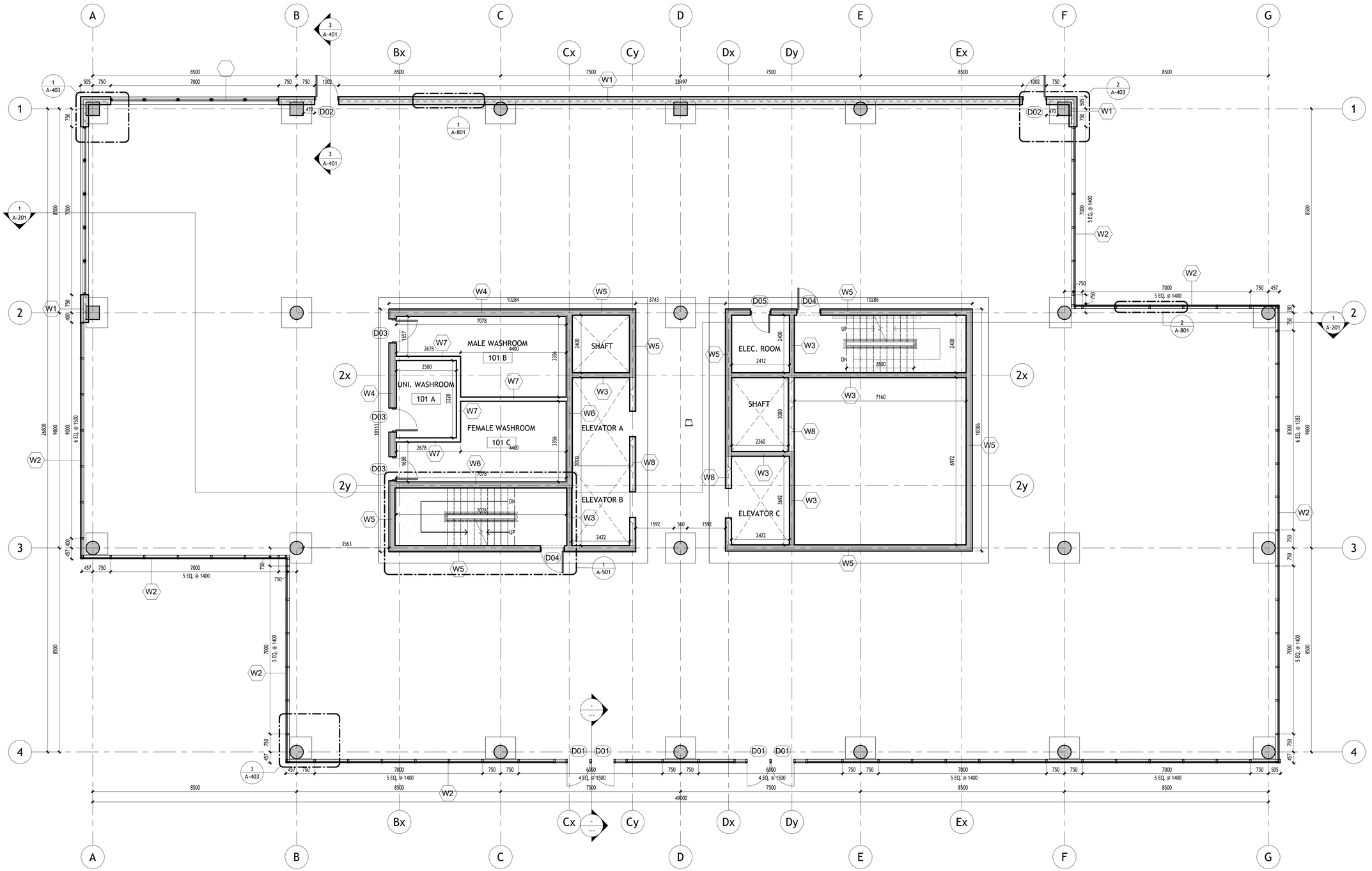
winter 2024

COURSE : WORKING DRAWING IV
SEMESTER : WINTER 2024
DATE : APRIL 12, 2024

SECTION : ARC8404C-020

NAME : EKTA CHAVDA

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GROUND FLOOR PLAN

1 : 75

winter 2024

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WORKING DRAWINGS IV

architectural technician w24

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CITY OF LONDON, HYDRO
ONE-SOUTHWESTERN ONTARION
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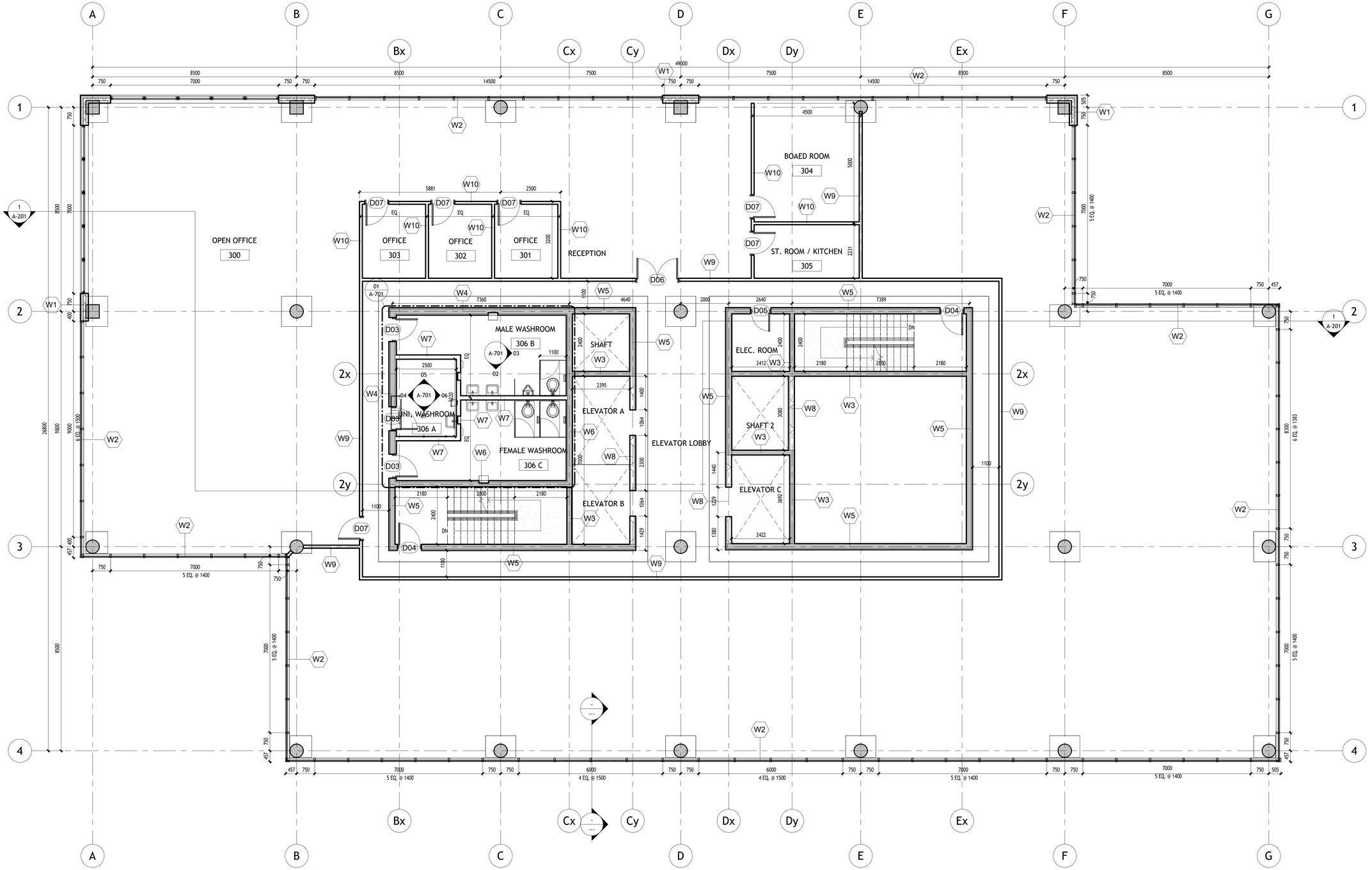
GROUND FLOOR PLAN

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THIRD FLOOR PLAN

1 : 75

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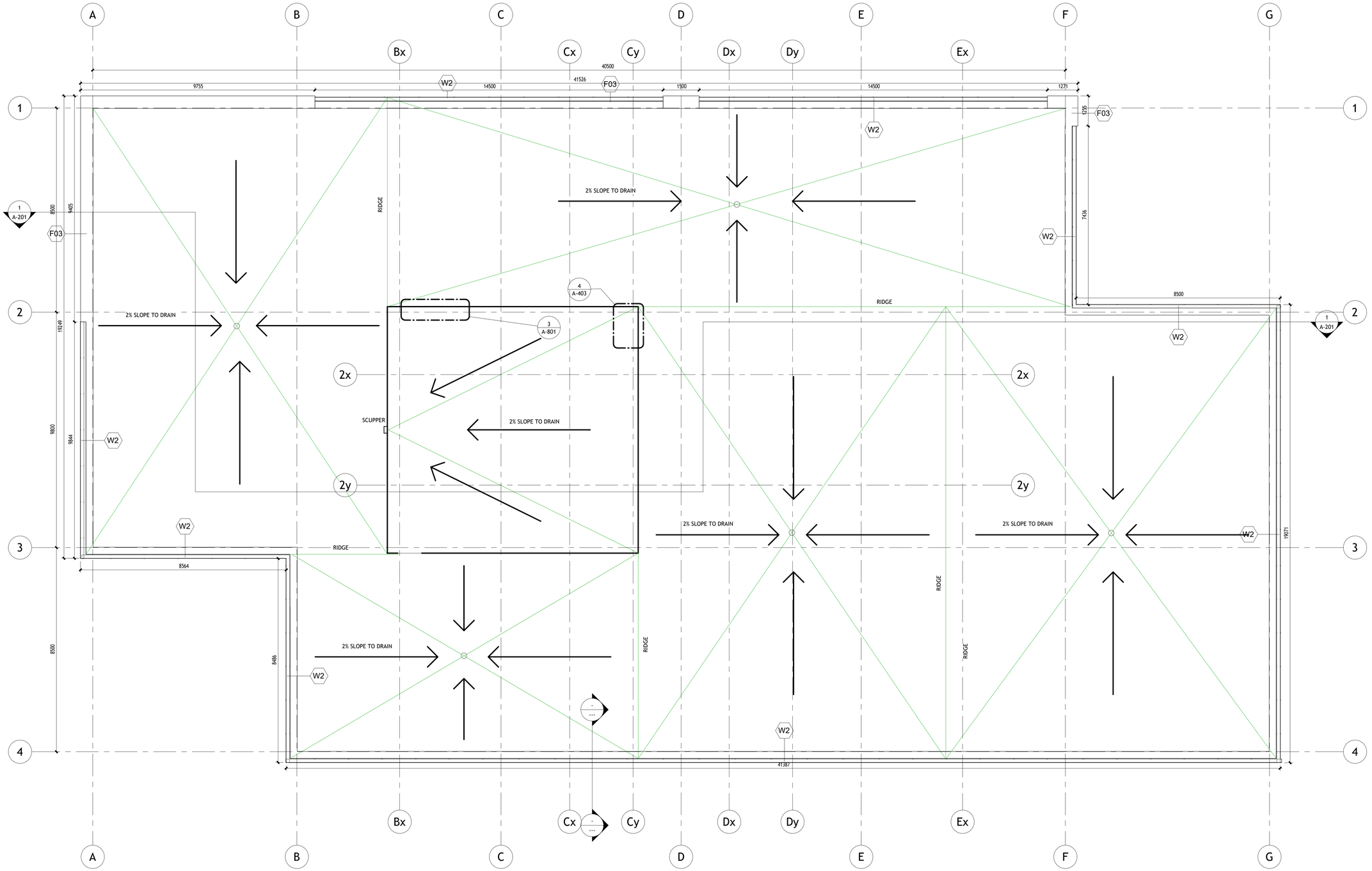
THIRD FLOOR PLAN

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A-102

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ROOF (MAIN AND CORE EXTENSIONS

1 : 75

winter 2024

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2 % SLOPE TO DRAIN (DIRECTION OF SLOPE)

RIDGE = HIGH POINT

= DRAIN

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WORKING DRAWINGS IV

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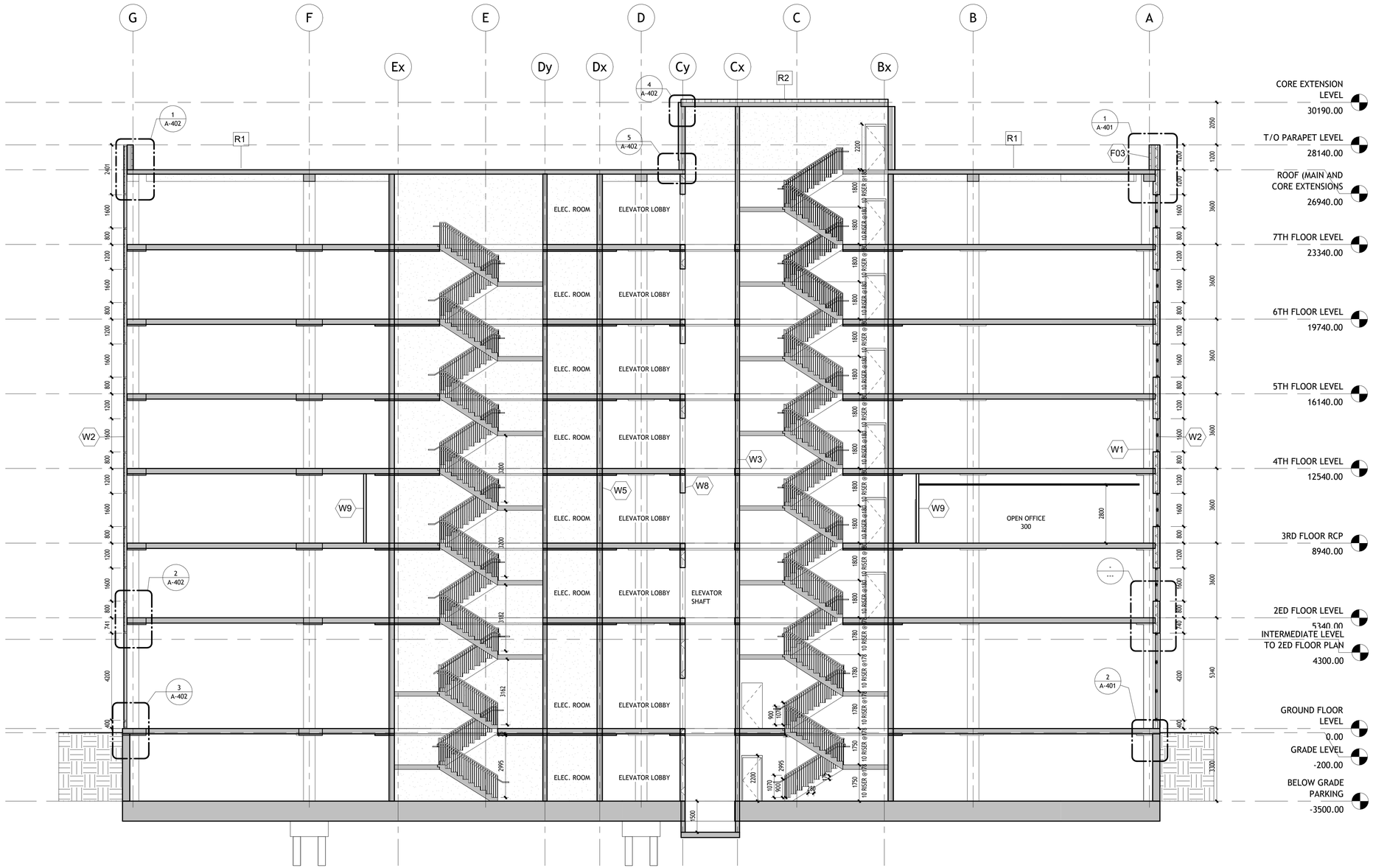
ROOF (MAIN AND CORE EXTENSION)
DRAIN LAYOUT

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1 : 75	04/12/2024
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A-103

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BUILDING SECTION

1 : 100

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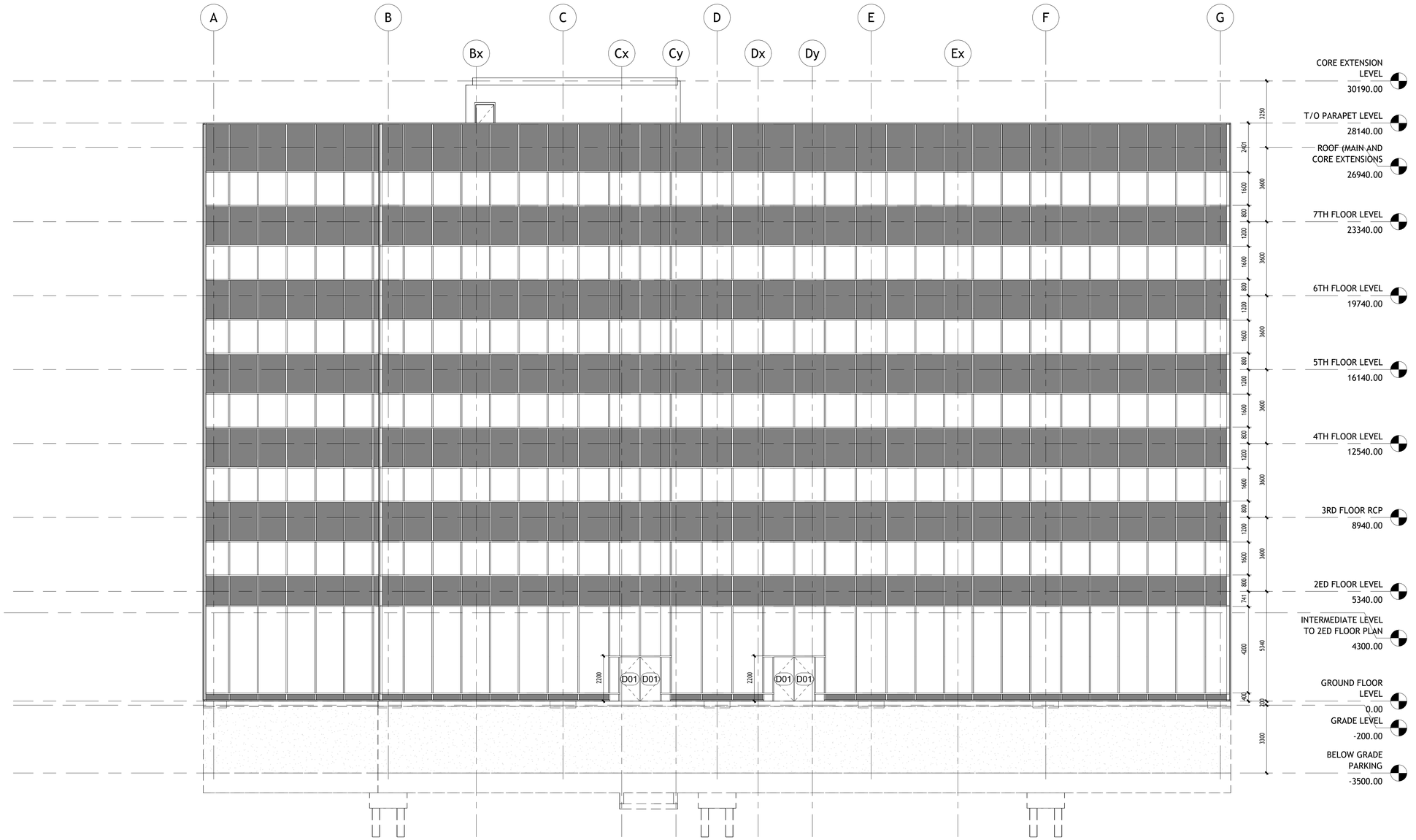
BUILDING SECTION

SCALE:	DATE:
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EXTERIOR ELEVATION - SOUTH

1

1 : 100

winter 2024

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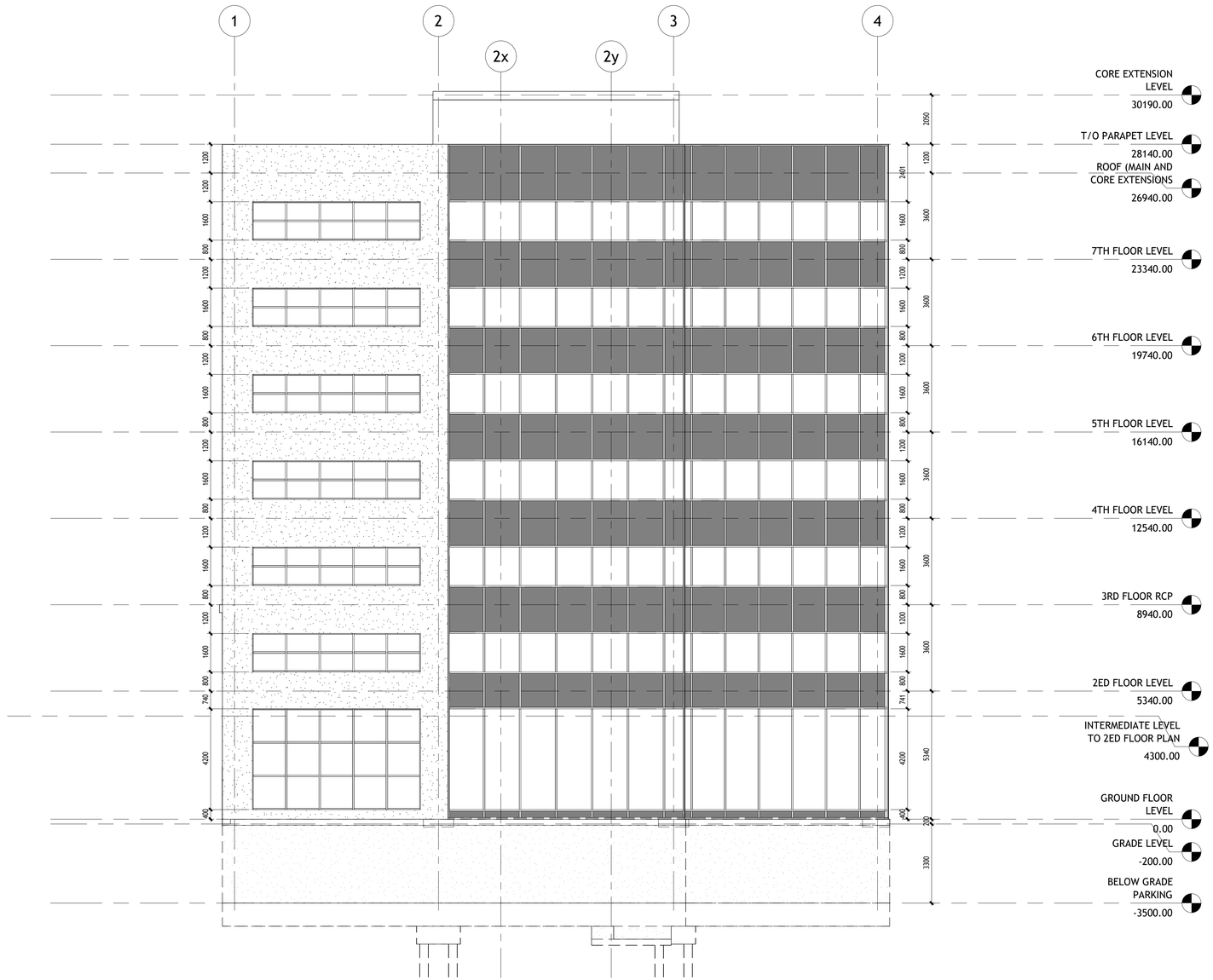
EXTERIOR ELEVATION - SOUTH

SCALE:	DATE:
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A-301

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EXTERIOR ELEVATION - WEST

1 : 100

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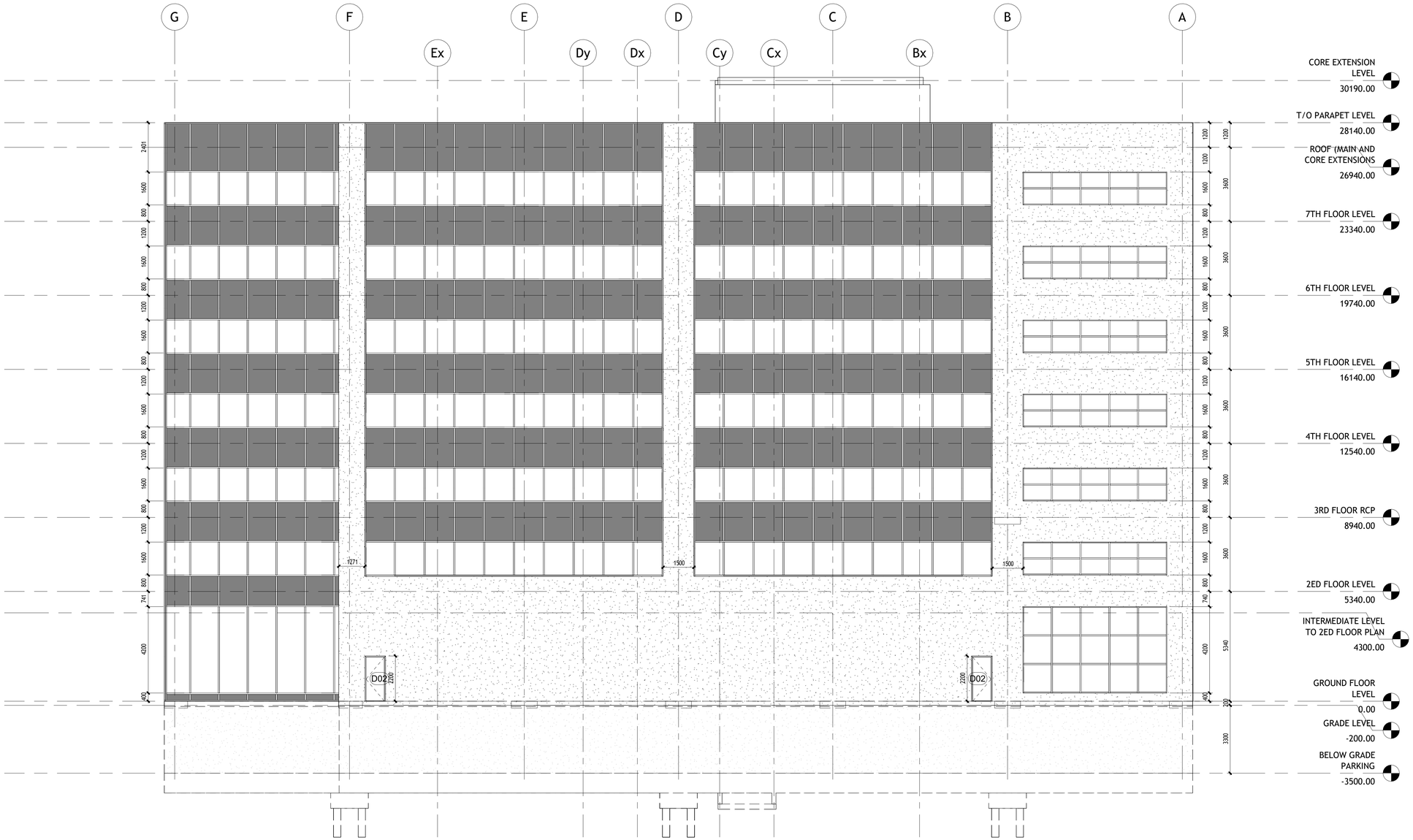
EXTERIOR ELEVATION - WEST

SCALE:	DATE:
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EXTERIOR ELEVATION - NORTH

1 : 100

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REGION ADMINISTRATION BUILDING

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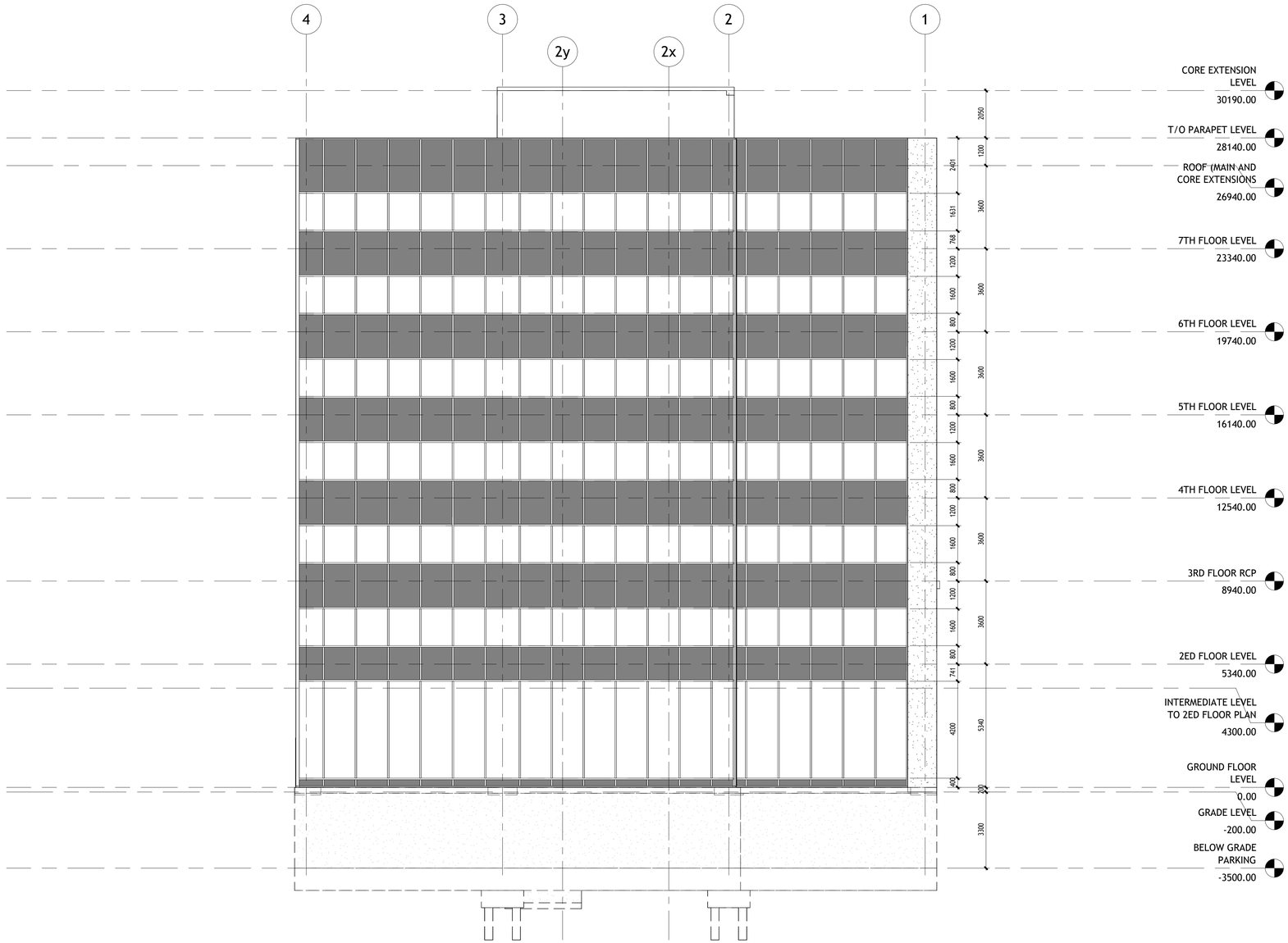
EXTERIOR ELEVATION - NORTH

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East Architectural Building Elevation

1 : 100

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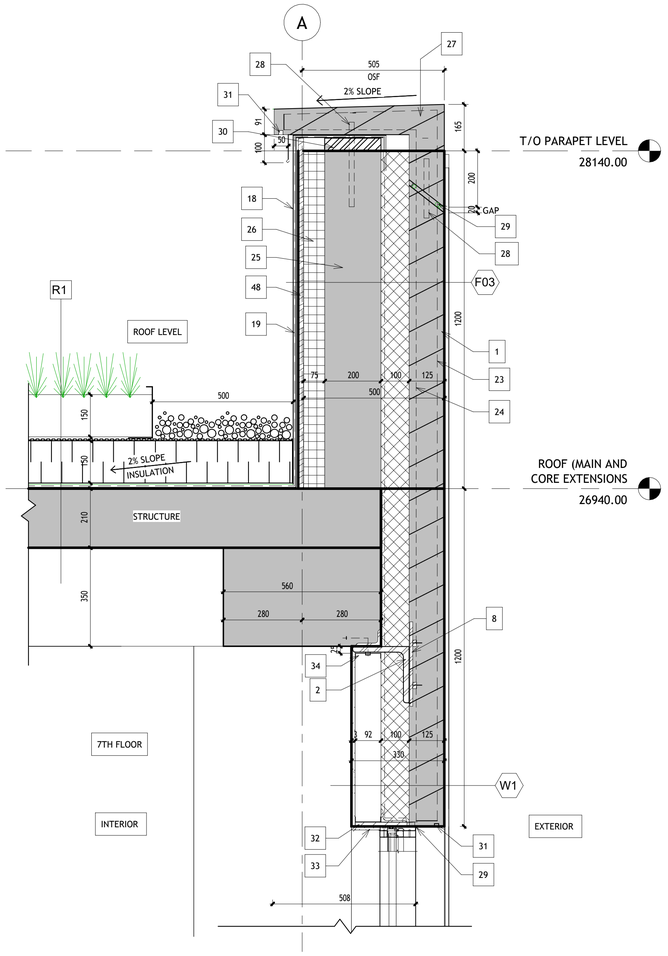
EXTERIOR ELEVATION - EAST

SCALE:	DATE:
1 : 100	04/12/2024
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02-2.2	EKTA

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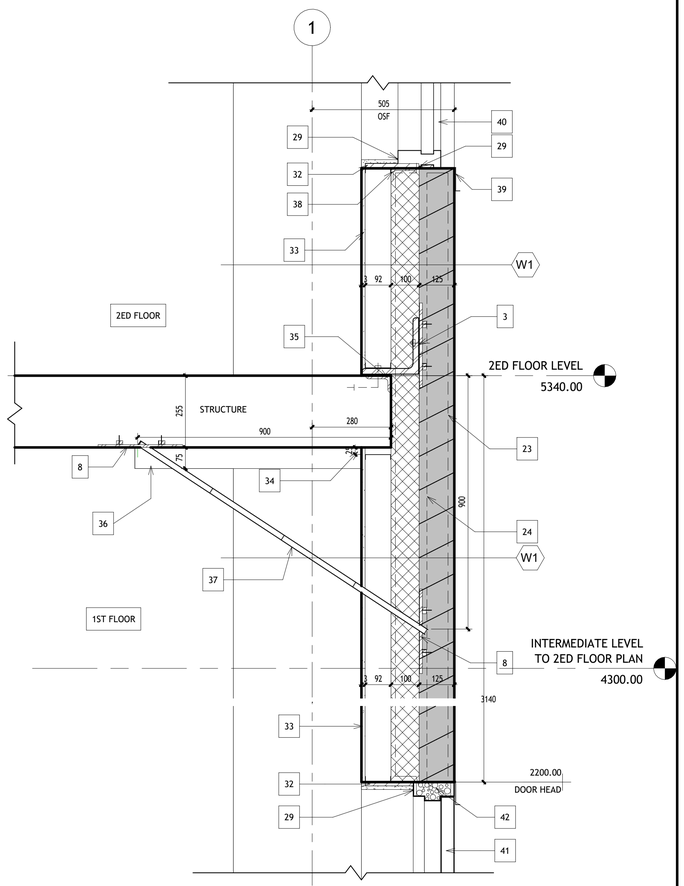
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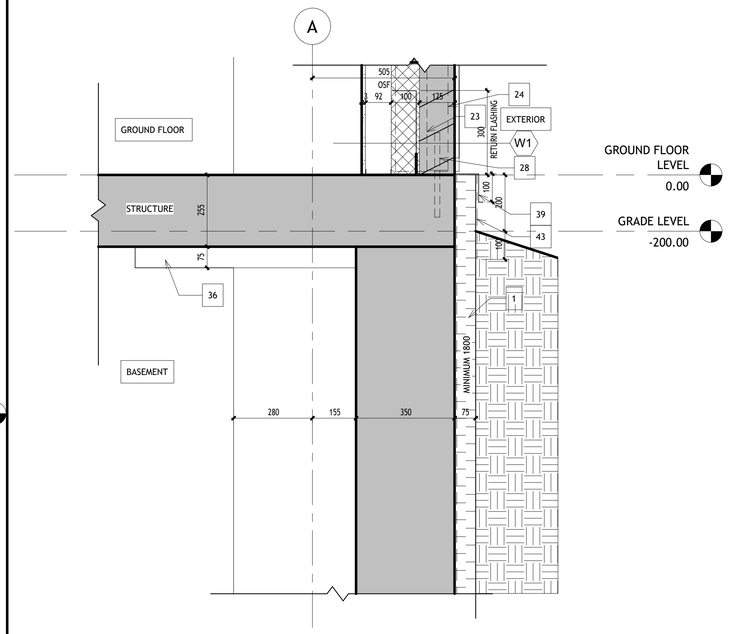
1 PARAPET/ROOF @ ARCH. PRECAST PANEL, INCLUDING WINDOW HEAD

1 : 10



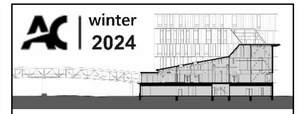
3 ARCHITECTURAL PRECAST PANEL INCLUDING WINDOW SILL AND DOOR HEAT

1 : 10



2 BASE/ FOUNDATION DETAIL@ARCH. PRECAST PANEL

1 : 10



winter 2024

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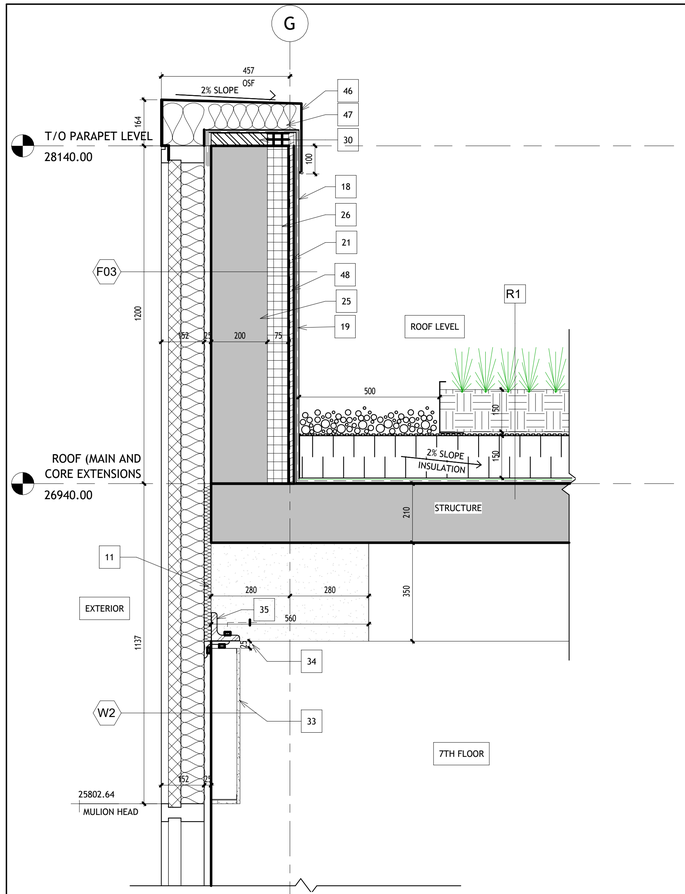
DETAILS - SECTIONS

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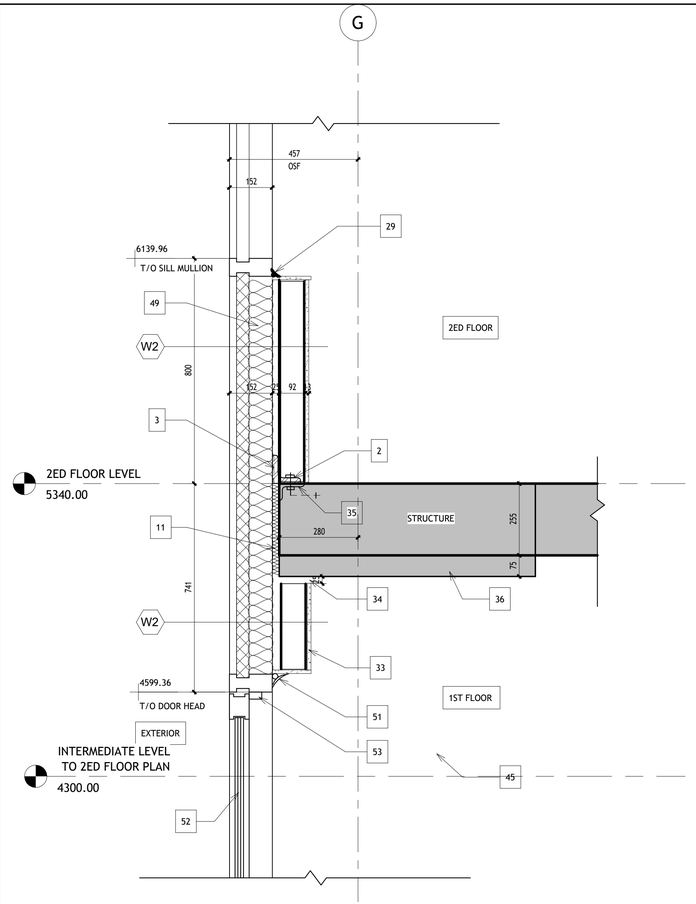
A-401

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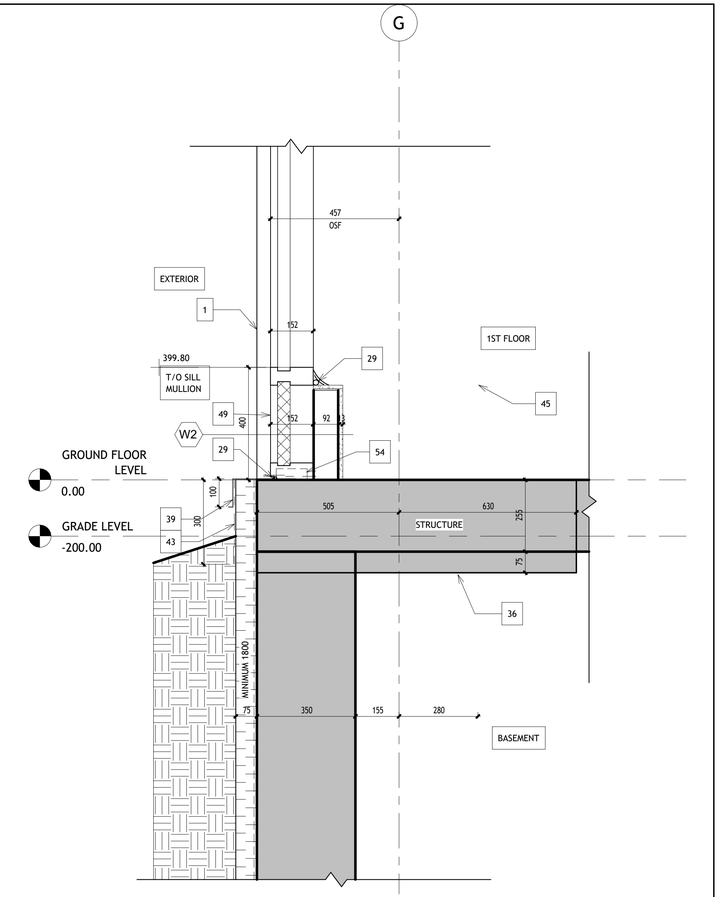
PARAPET/ROOF @ CURTAIN WALL, INCLUDING MULLION HEAD

1 1 : 10



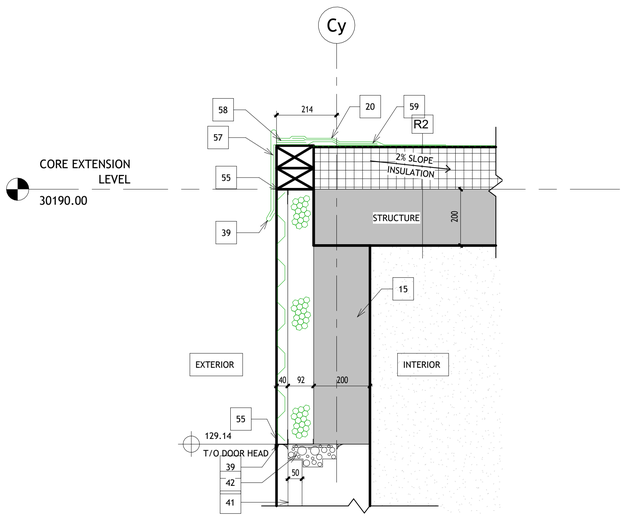
2ED FLOOR @ CURTAIN WALL, INCLUDING SILL MULLION AND DOOR HEAD

2 1 : 10



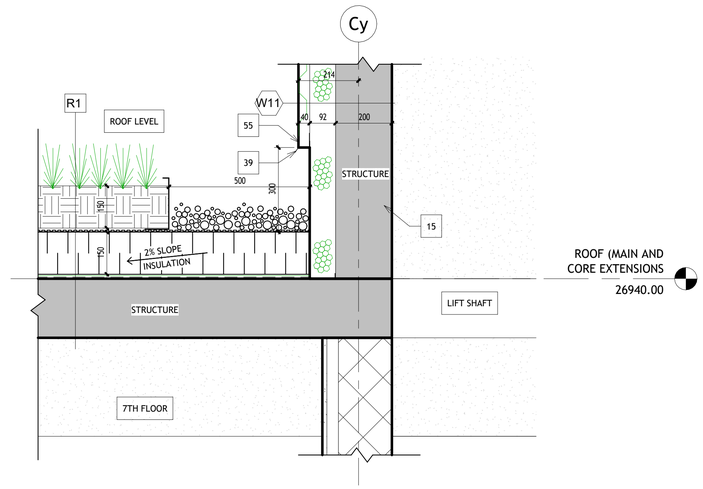
FOUNDATION DETAIL @ SILL MULLION @ 400 ABOVE T/O OF SLAB

3 1 : 10



METAL FASCIA EDGE TERMINATION @ CORE EXTENSION

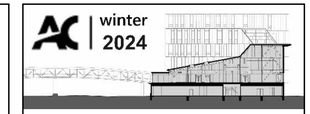
4 1 : 10



BASE ROOF DETAIL @ METAL SHEET CLADDING CORE EXTENSION

5 1 : 10

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PROJECT TITLE:

CITY OF LONDON, HYDRO
ONE-SOUTHWESTERN ONTARION
REGION ADMINISTRATION BUILDING

DRAWING TITLE:

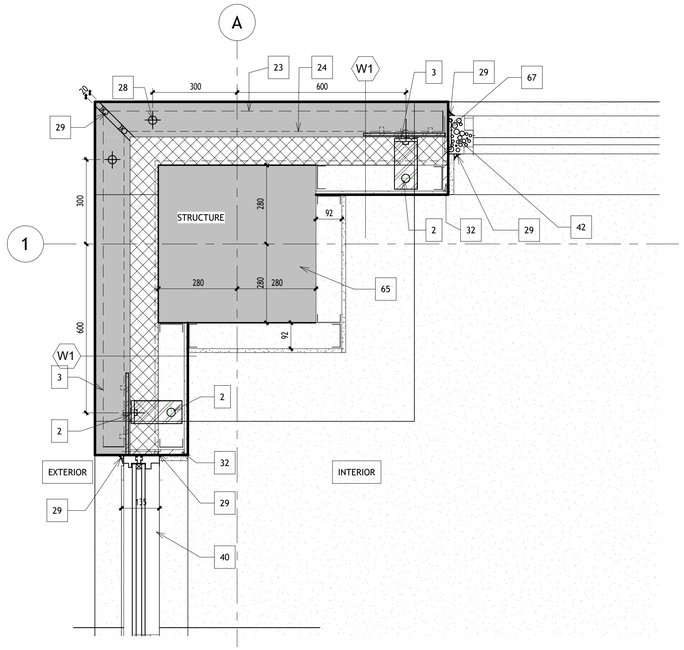
DETAILS - SECTIONS

SCALE:	DATE:
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PROJECT NUMBER:	DRAWN BY:
02-2.2	EKTA

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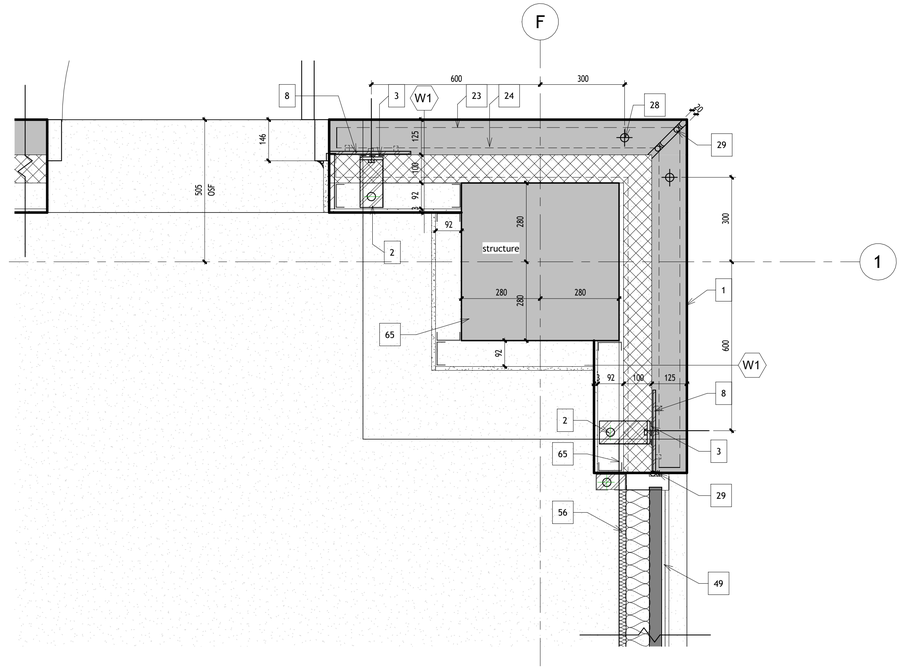
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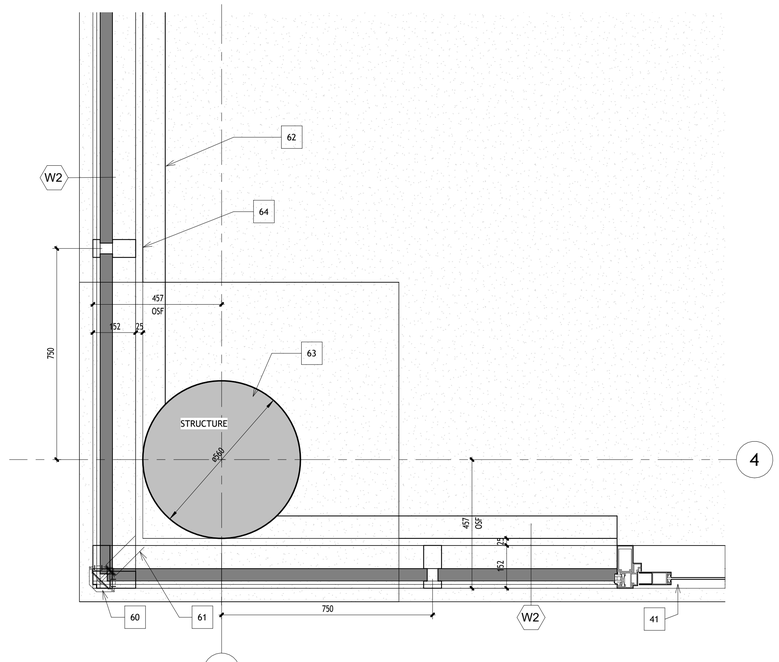
@GRIDLINES 1/A @GROUND LEVEL ARCH. PRECAST PANEL SYSTEM OUTSIDE CORNER, INCLUDING WINDOW JAMB AND EXIT DOOR JAMB

1 1 : 10



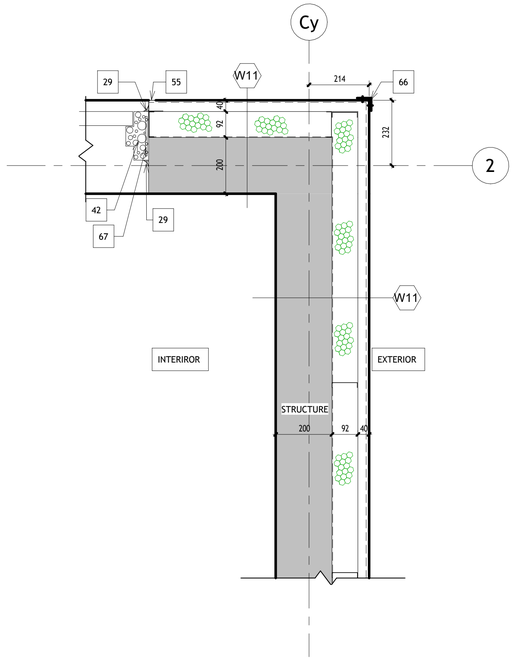
@GRIDLINES 1/F ARCHITECTURAL PANEL SYSTEM AND CURTAIN WALL INTERSECTION DETAIL

2 1 : 10



@GRIDLINES 4/B CURTAIN WALL 90 DEGREE OUTSIDE CORNER DETAIL, INCLUDING DOOR JAMB DETAIL

3 1 : 10



TYPICAL METAL CLADDING STEEL STUD SYSTEM

4 1 : 10

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PROJECT TITLE:

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REGION ADMINISTRATION BUILDING

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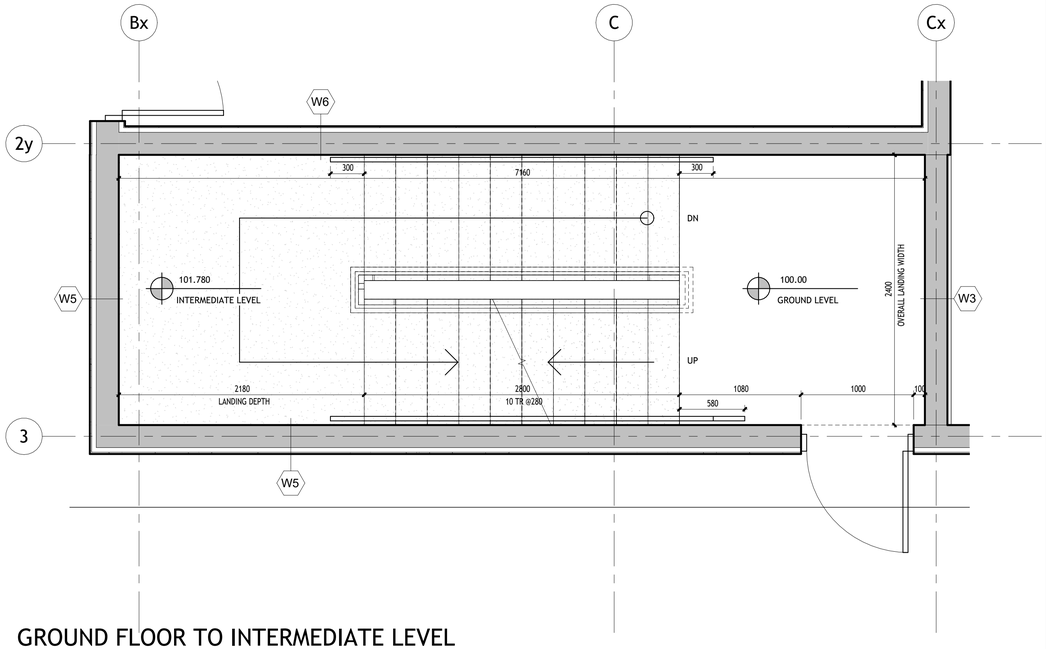
DETAILS - PLANS

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PROJECT NUMBER:	DRAWN BY:
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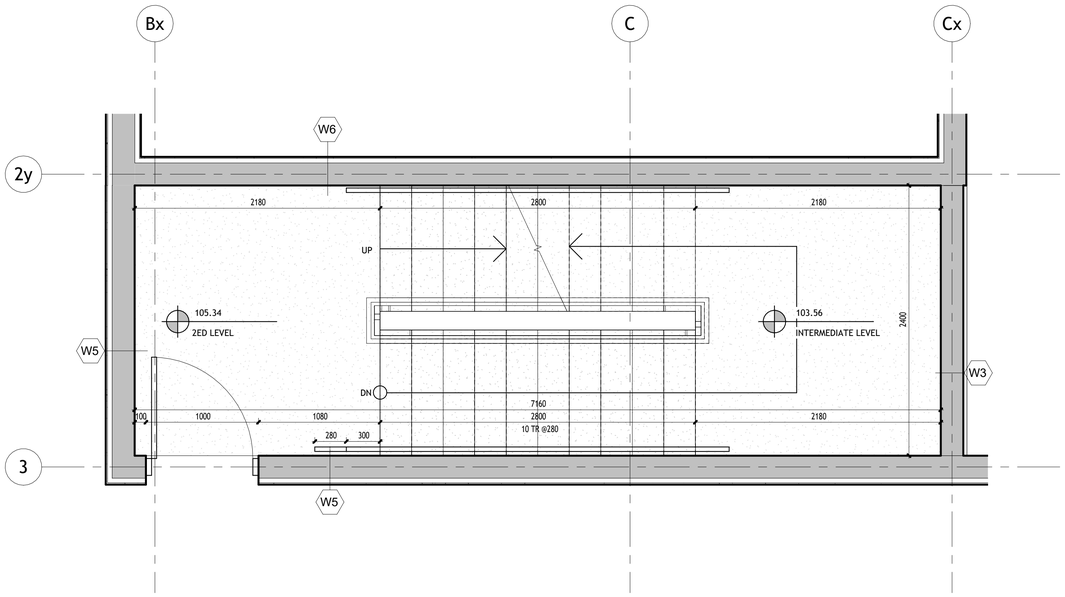
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GROUND FLOOR TO INTERMEDIATE LEVEL

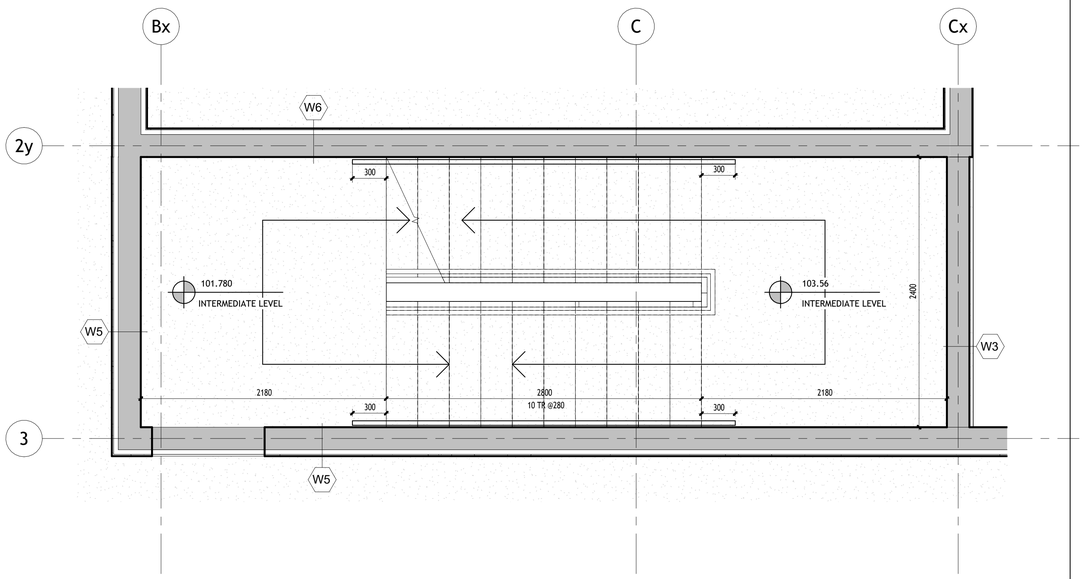
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2ED FLOOR TO 3RD FLOOR PLAN

3

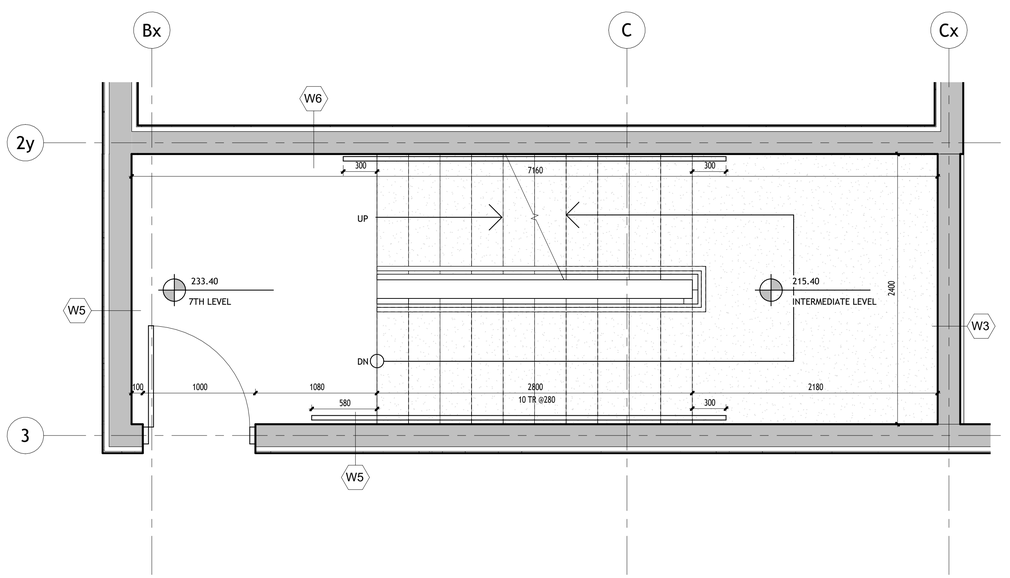
1 : 25



INTERMEDIATE LEVEL TO 2ED FLOOR PLAN

2

1 : 25

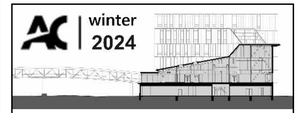


7TH FLOOR TO ROOF LEVEL

4

1 : 25

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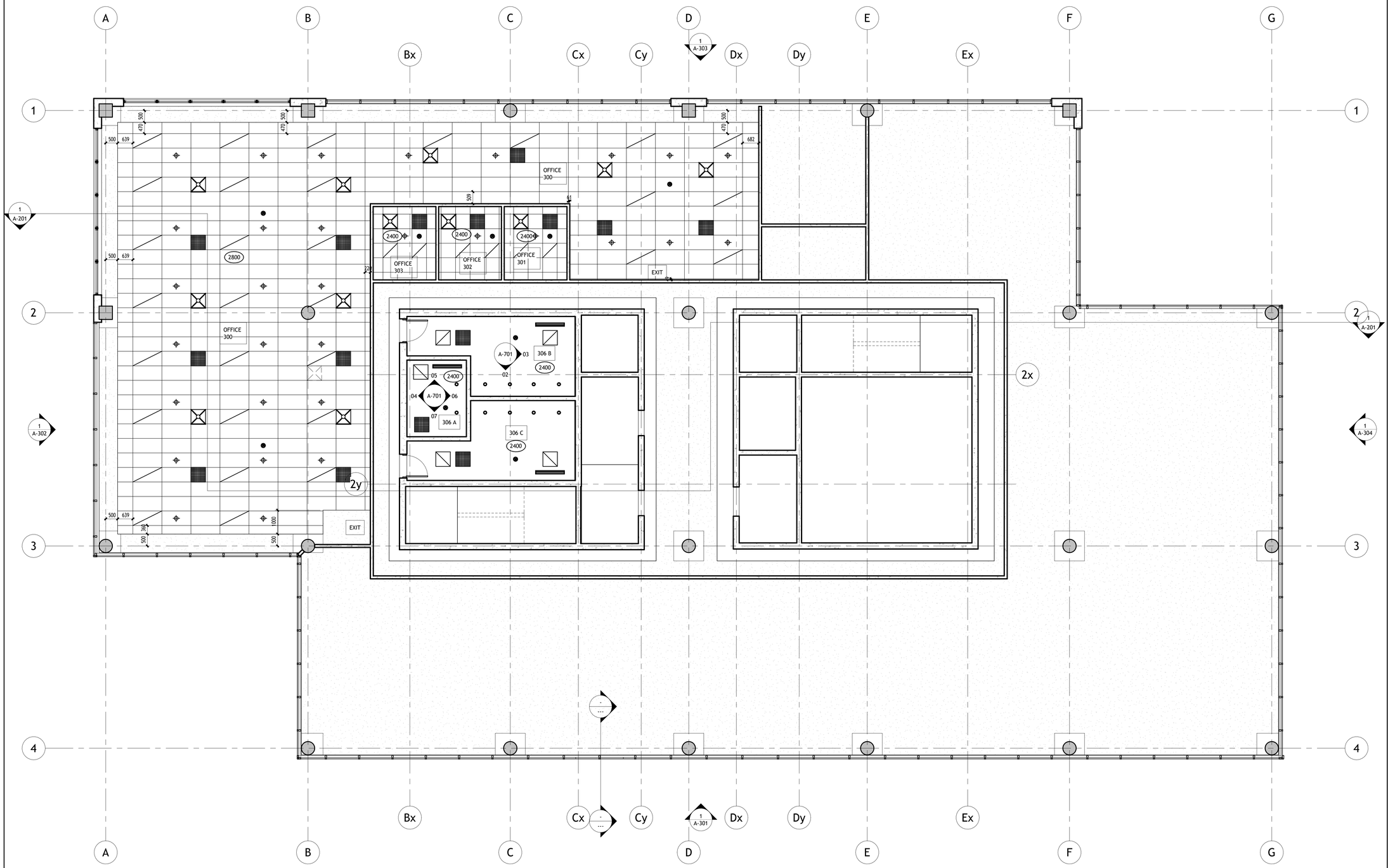
EXIT STAIRS – PLANS

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1 : 25	04/12/2024
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A-501

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3RD FLOOR RCP

1 : 75

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LEGEND:

ARCHITECTURAL:

- 1220X610 SUSPENDED CEILING SYSTEM
- 610X610 SUSPENDED CEILING SYSTEM

MECHANICAL:

- GYPSUM BOARD CEILING/BULK HEAD
- 610 X 610 SUPPLY DUFFUSER
- 1220 X 150 SUPPLY LINER DIFFUSER
- 610 X 610 RETURN AIR GRILLE

ELECTRICAL:

- 1220 X 610 LED LIGHT FIXTURE
- 610 X 610 LED LIGHT FIXTURE
- 100 ROUND LED RECESSED LIGHT
- EXIT — EXIT SIGN

FIRE PROTECTION:

- 610 X610 METAL ACCESS HATCH
- 2400 — CEILING HEIGHT MARKER
- SMOKE/HEAT SENSER
- SPRINKER HEAD

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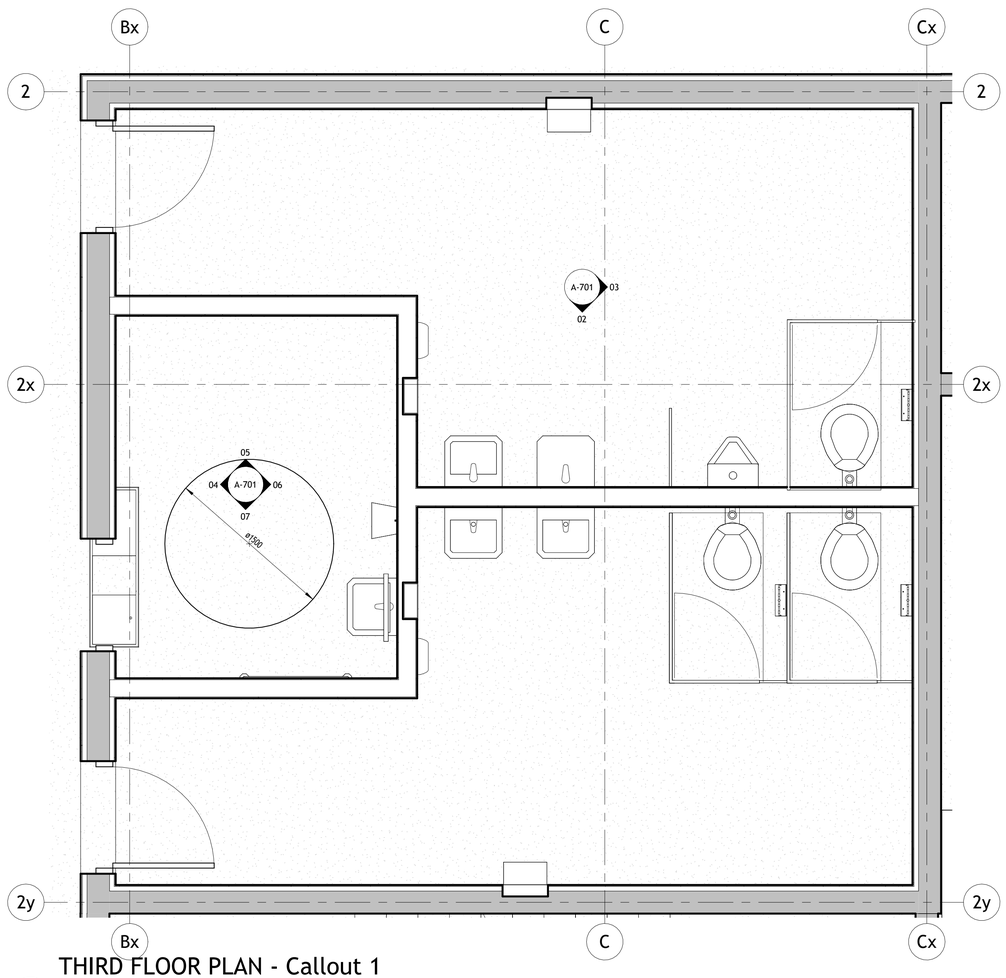
3RD FLOOR REFLECTED CEILING PLAN (RCP)

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PROJECT NUMBER:	DRAWN BY:
02-2.2	EKTA

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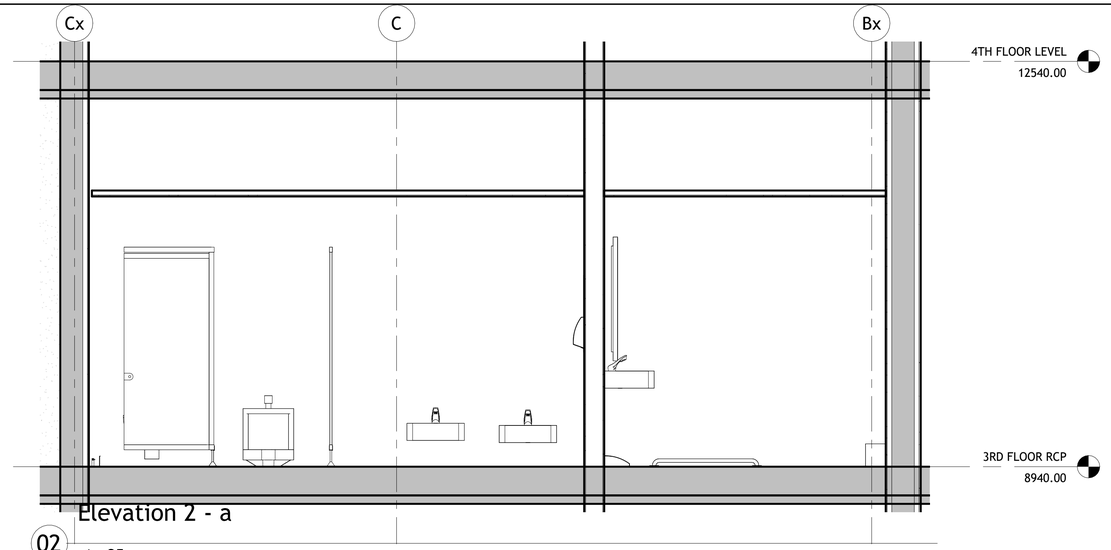
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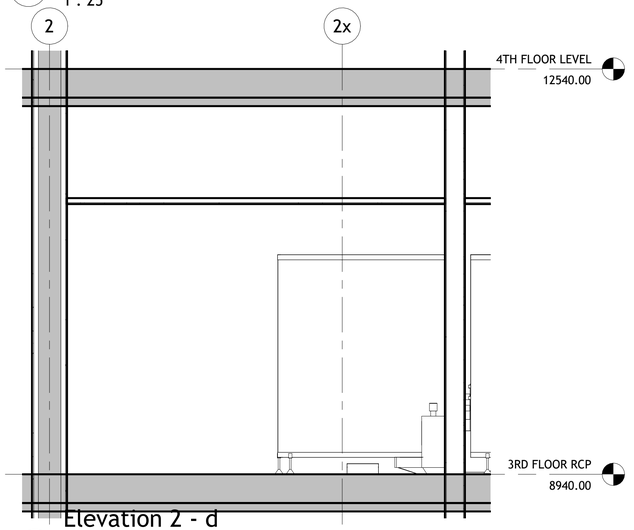
THIRD FLOOR PLAN - Callout 1

01 1 : 25



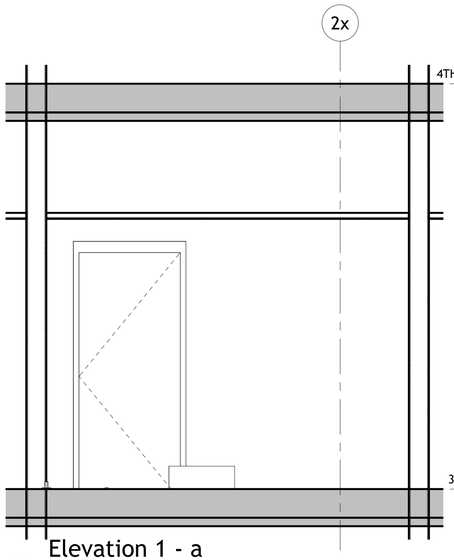
Elevation 2 - a

02 1 : 25



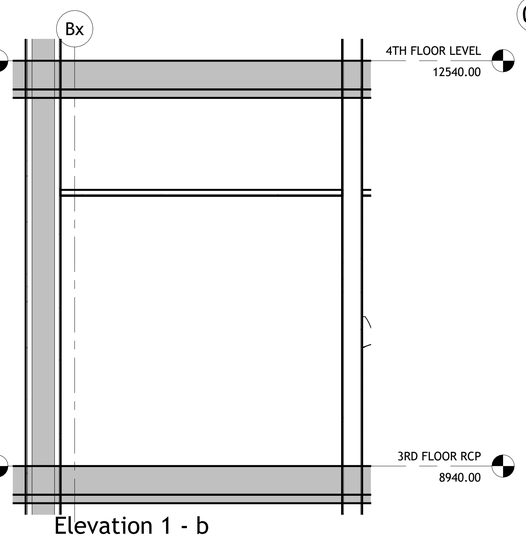
Elevation 2 - d

03 1 : 25



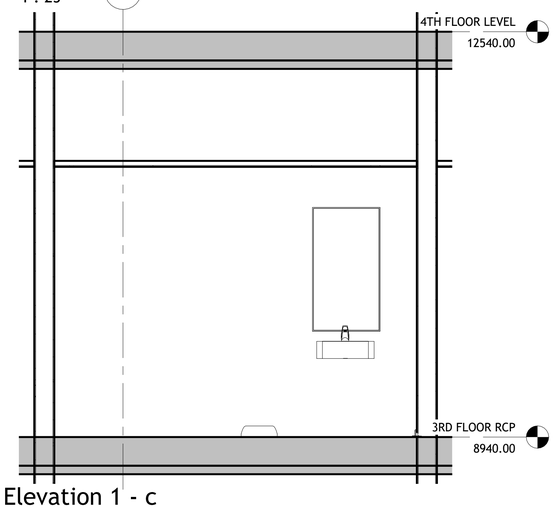
Elevation 1 - a

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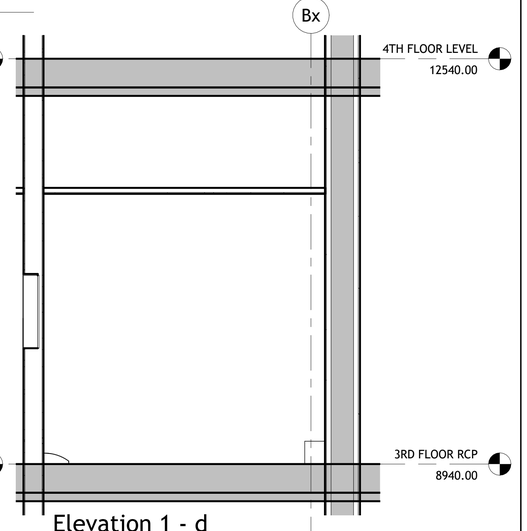
Elevation 1 - b

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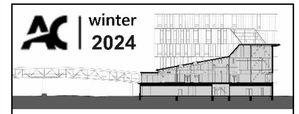
Elevation 1 - c

06 1 : 25



Elevation 1 - d

07 1 : 25



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PROJECT TITLE:

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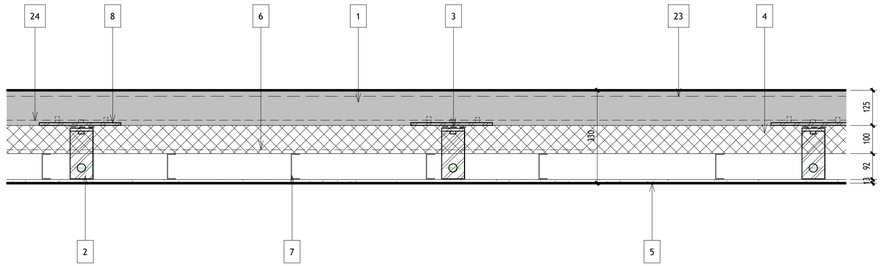
WASHROOM DESIGN (3RD FLOOR)

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02-2.2	EKTA

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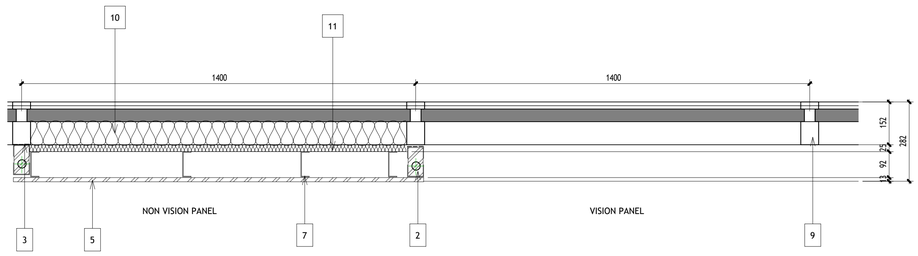
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W01-EXTERIOR WALL ASSEMBLY

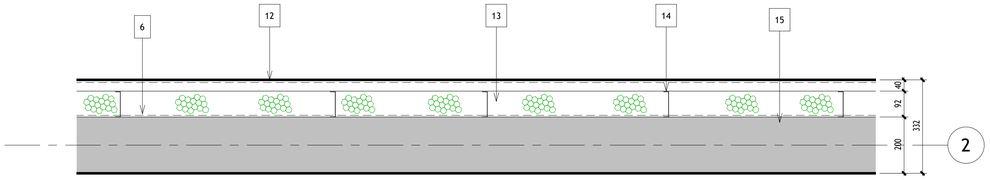
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W02-EXTERIOR WALL ASSEMBLY

2

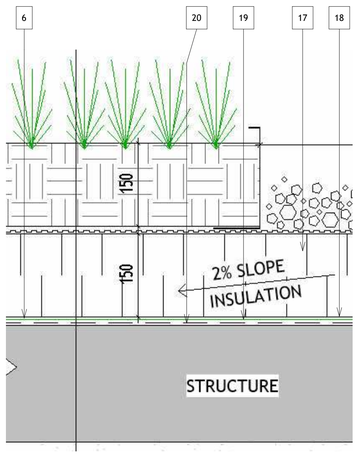
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W03-EXTERIOR WALL ASSEMBLY METAL SHEET CLADDING

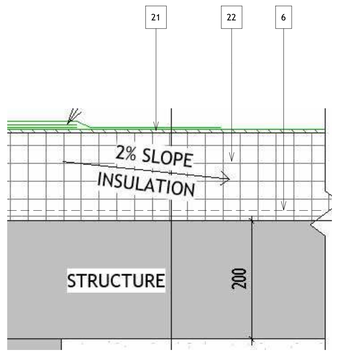
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1 : 10



R1

VEGETATIVE EXTENSIVE TYPE ROOF SYSTEM



R2

CONVENSIONAL ROOF SYSTEM

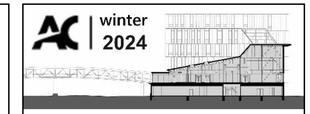
W1

W2

W3

KEY NOTES / MATERIALS

1 ARCHITECTURAL PRECAST PANEL
2 SUPPORT 3-WAY ADJUSTABLE DEAD LOAD ANCHOR
3 PVC THERMAL BREAK
4 ROCKWOOL CAVITYROCK-SEMIRIGID TYPE
5 SHEETROCK BRAND AIRFIRECODE X PANEL
6 VAPOUR BARRIERS
7 0.759mm (22 ga) LIGHT WEIGHT STEEL FRAMING BACK-UP WALL
8 300X300X10 PL
9 CURTAIN WALL: KAWNEER 1600 UP SYSTEM 1 FRAME: C/W DOUBLE PANE IGU (1")FRAME FINISH: CLEAR ANODIZED
10 CURTAINROCK 40 LIGHTWEIGHT SEMI RIGID STONE WOOL INSULATION BOARD TYPE INSULATION (RSI 3.0) @ ALL NON-VISION SPANDREL PANELS
11 FIRE STOP MATERIAL
12 VICWEST CL7040 METAL SHEET CLADING
13 POLARFOAM CLOSED CELL SPRAY FOAM TYPE INSULATION (RSI 3.0)
14 0.912mm (20ga) LIGHTWEIGHT STEEL FRAMING BACK-UP WALL
15 CONCRETE SHEAR WALL
15 CONCRETE SHEAR WALL
16 VEGETATIVE ROOF SYSTEM WITH MIN. 150mm GROWING MEDIUM
17 EXTRUDED POLYSTYRENE(XPS) RIGID TYPE INSULATION (MIN. RSI 6.2 CI)
18 CAP SHEET MEMBRANE
19 BASE SHEET MEMBRANE
20 PRIMER
21 2 PLY MODIFIED BITUMINOUS MEMBRANE SYSTEM
22 POLYISOCYANURATE RIGID TYPE INSULATION (TAPERED 2% SLOPE TO SCUPPER) (MIN. RSI 6.2 CI)
23 WEATHER SEAL
24 AIR SEAL
25 CONCRETE UPSTAND
26 EXTRUDED POLYSTYRENE (XPS) RIGID INSULATION TYPE (MIN. 2.0 CI)
27 ARCHITECTURAL PRECAST COPING
28 12M DOWEL 100MM MIN. EMBANKMENT
29 BACKER ROD AND SEALANTS
30 WOOD BLOCKING 30mm
31 DRIP EDGE
32 13mm PLYWOOD
33 16mm GYPSUM BOARD
34 MULTI SLOT DEFLECTION TRACK
35 CAST IN PLACE ANCHOR
36 1260X1260X75 DROP PANEL
37 HSS 50X50 X6.4 LATERAL BRACING
38 L 89 X 89 X 6.4 SUPPORT @ SILL ONLY
39 METAL FLASHING
40 KAWNEER 518 WINDOW
41 METAL DOOR
42 FILL FRAM W/SPRAY FORM @ METAL DOOR FRAM
43 PARGING ON NYLON MESH
44 XPS INSULATION (BELOW GRADE)(MIN. RSI 2.6)
45 560 X 560 PILASTER BEYOND
46 METAL COPING
47 INSULATION IN COPING
48 64 PROTECTION BOARD
49 NON-VISION PANEL
50 VISION PANEL
51 I-MOOD
52 DOOR c/w THERMAL FRAME
53 DOOR STOP
54 BASE ANCHOR
55 VICWEST "I" TRIM PIECE
56 FIRE STOP (HEAT-WELDED MEMBRANE)
57 ROUND TOP CAP NAILS @ 300mm o degree Celsius
58 SOPRAMASTIC ALUI
59 REINFORCEMENT MEMBRANE
60 90 D OUTSIDE CORNER MULLION
61 SLAB EDGE ANCHOR
62 SILL BELOW
63 560 DIAGONAL COLUMN
64 EDGE OF SLAB
65 560 X 560 COLUMN
66 PRE-FINISHED METAL CORNER
67 SHIM
68 HAND RAIL
69 GUARD RAIL



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REGION ADMINISTRATION BUILDING

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CONSTRUCTION ASSEMBLIES

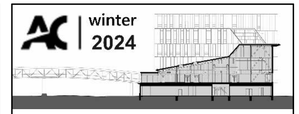
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1 : 10	04/12/2024
PROJECT NUMBER: 02-2.2	DRAWN BY: EKTA

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A-801

12-04-2024 17:33:43

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architectural technician w24

PROJECT TITLE:

CITY OF LONDON, HYDRO ONE-SOUTHWESTERN ONTARION REGION ADMINISTRATION BUILDING

DRAWING TITLE:

SCALE:	DATE: 04/12/2024
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