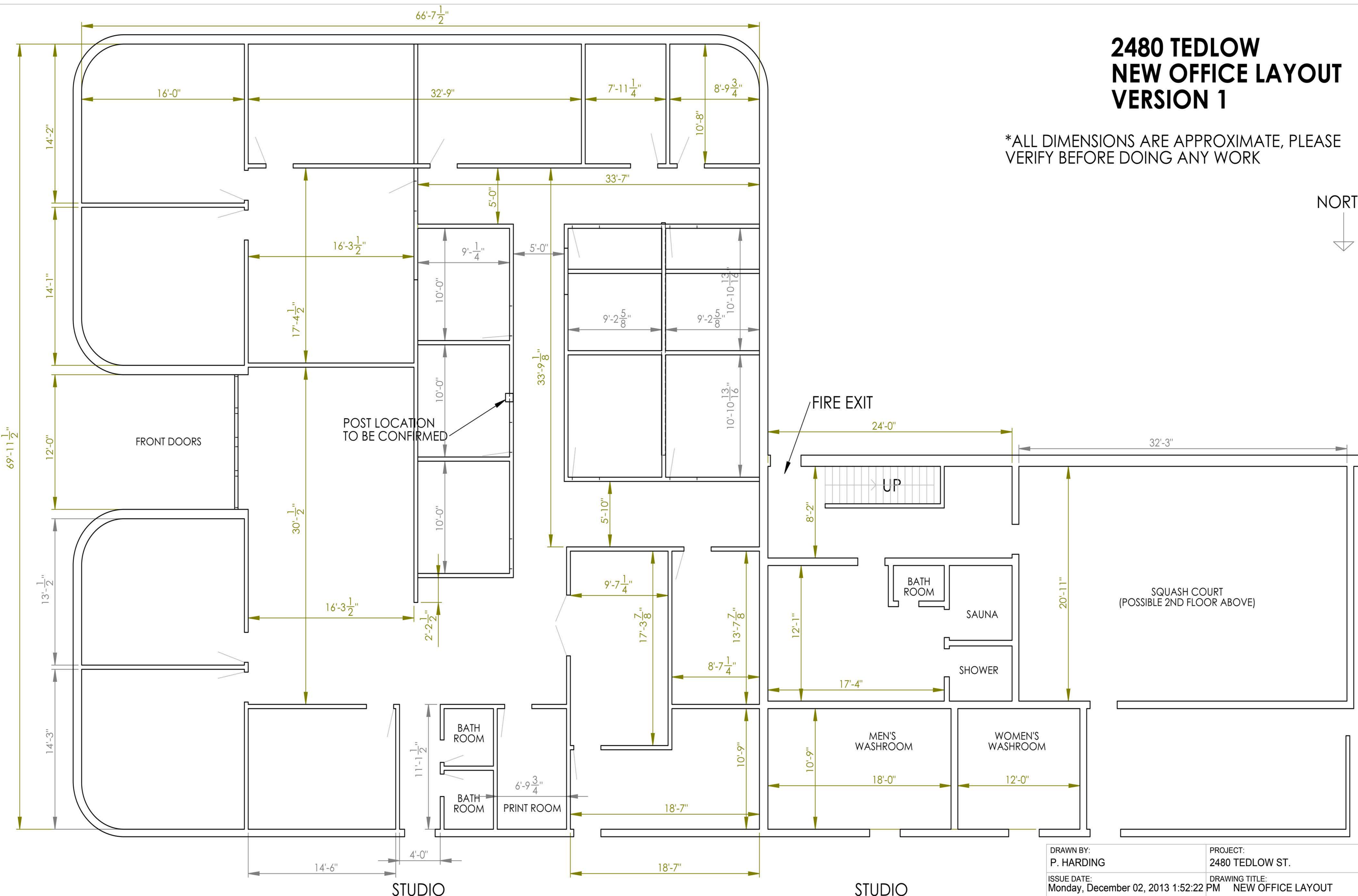


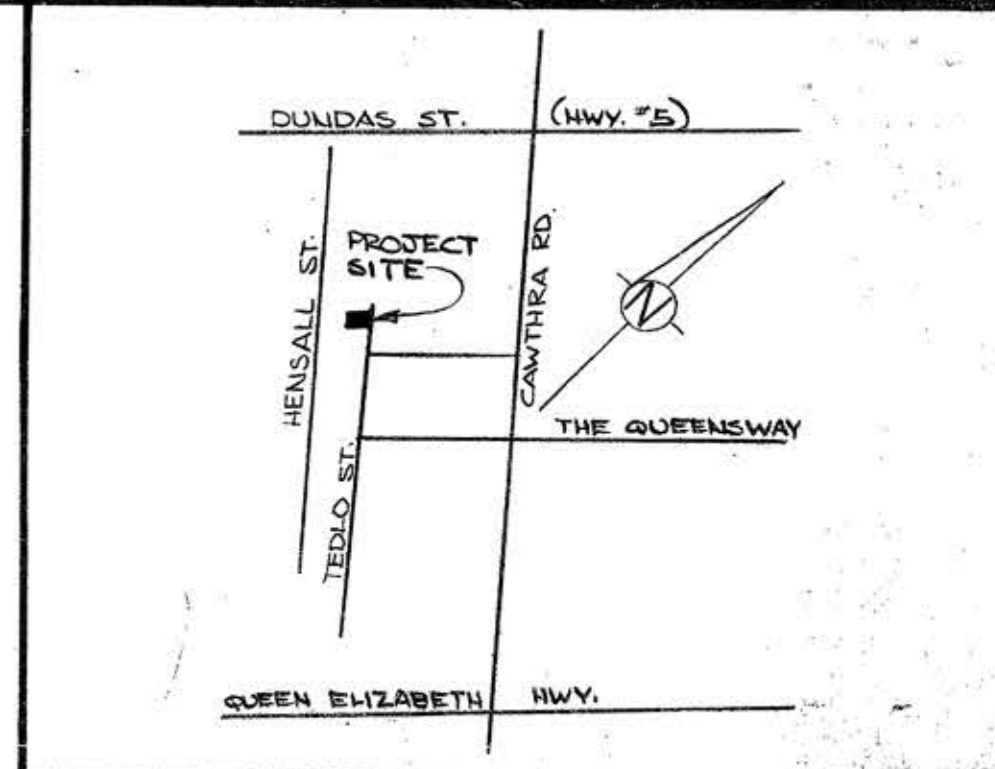
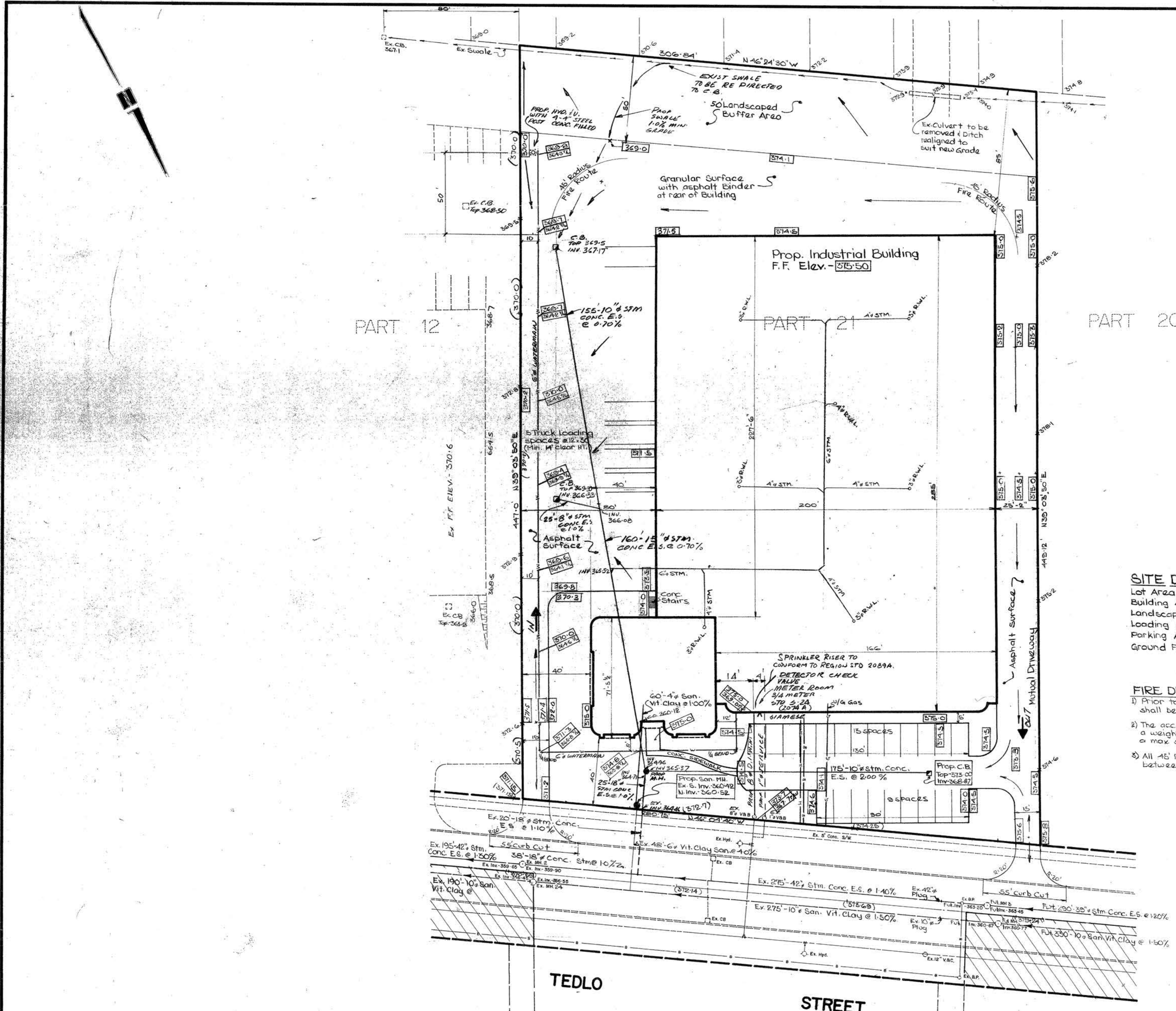
2480 TEDLOW NEW OFFICE LAYOUT VERSION 1

*ALL DIMENSIONS ARE APPROXIMATE, PLEASE VERIFY BEFORE DOING ANY WORK



DRAWN BY: P. HARDING	PROJECT: 2480 TEDLOW ST.
ISSUE DATE: Monday, December 02, 2013 1:52:22 PM	DRAWING TITLE: NEW OFFICE LAYOUT
FILE PATH: C:\Users\p.harding\Documents\2480 Tedlow\2480 Tedlow Base Blg1\	REV. 1 APPROVAL DATE:
21-A CARLAW AVE. TORONTO ON. M4M 2R6 TEL: 416.466.5450 FAX: 416.466.4027 WWW.LITTLEFEET.CA	SHEET 2 OF 8

SCALE - 1: 100



1. ALL GRADES TO BE WITHIN 3% MAX SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
2. FIRE ROUTE WILL BE DESIGNATED AS PER BY LAW 234-74 AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDING.
3. ACCESS ROUTES TO BE DESIGNED TO CARRY A WEIGHT STRESS OF 20 TONS ON 4 POINTS AND HAVE A MAX. SLOPE OF 7.00%.
4. SPREAD PATTERNS OF EXTERIOR LIGHTING SHALL NOT INFRINGE ON THE ADJACENT PROPERTY.
5. TOP SOIL IN FILL AREAS TO BE STRIPPED AND CLEAN FILL TO BE PLACED AND COMPACTED TO 95% STD. PROCTOR DENSITY.
6. PROPOSED BUILDING TO HAVE CONTROLLED FLOW ROOF DRAINS.
7. ALL UNDERGROUND SERVICE MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE LATEST STANDARDS AND CODES, N.B.C. CITY OF MISSISSAUGA AND REGION.
8. ALL CONNECTIONS WITHIN PAVED PORTION OF THE ROAD TO BE BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED TO 95% STD. PROCTOR DENSITY.
9. STORM SEWERS TO BE CONCRETE PIPE E.S. FOR 8" AND OVER, 6" AND SMALLER AND SANITARY PIPE TO BE VIT. CLAY E.S. ALL PIPE TO HAVE TYPE 'V' BEHIND THROAT.
10. WATERMANS MUST HAVE A MIN. VERTICAL CLEARANCE OF 6" (152.4) OVER 12" (304.8) UNDER SEWERS AND ALL OTHER UTILITIES WHEN DRIBBING.
11. WATERMANS AND/OR WATER SERVICE MATERIALS MUST BE DUCTILE IRON PIPE AND CLASS CEMENT LINED WITH TYTON JOINTS IN 100MM (4") DIAM. LARGER AND COVER TYPE 'K' IN 50MM (2") AND SMALLER SIZE.
12. ALL WATERMANS AND WATER SERVICE MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO CURRENT FEEL WATER WORKS SPEC. AND SPECS.
13. WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MIN. COVER OF 1.7m (5' 7") WITH A MIN. HORIZONTAL SPACING OF 1.2m (4' 0") FROM THEMSELVES AND OTHER UTILITIES.
14. PROVISION FOR FLUSHING THE LINES PRIOR TO TESTING ETC. MUST BE PROVIDED WITH AT LEAST A 25mm (1") OUTLET ON 100mm (4") AND LARGER LINES. COVER LINES ARE TO HAVE FLUSHING POINTS AT THE END SAME SIZE AS THE LINES. THEY MUST ALSO BE HISED OR PIED TO ALLOW THE WATER TO DRAIN ON TO A FINISHED LOT OR DOWN THE DRAIN.
15. WATERMANS TO BE INSTALLED TO GRADES SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY THE INSPECTOR.
16. ALL DUCTILE IRON WATERMANS HAVING DIRECT CONTACT WITH SURROUNDING SOIL ARE TO BE INSTALLED WITH POLYETHYLENE ENCASEMENT TO A.N.S. A-215.
17. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE, OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES, AND MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
18. ALL DIMENSION AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION AND IF ANY DISCREPANCY CONTRACTOR IS TO NOTIFY THE ENGINEER.
19. THE BUILDING SITED ON THIS PLAN HAS BEEN DESIGNED UTILIZING CONTROLLED FLOW ROOF DRAINS IN ACCORDANCE WITH THE BUILDING DEPT. OF THE CITY OF MISSISSAUGA.

SITE DATA
 Lot Area - 5146 Ac. - 137,040 sq. ft.
 Building Area (Total) - 60,000 sq. ft.
 Landscaped Area - 24,800 sq. ft.
 Loading Area - 1,800 sq. ft.
 Parking Area - 50,340 sq. ft.
 Ground Floor Area - 60,000 sq. ft.

FIRE DEPT. SPECIFICATIONS
 1) Prior to Bldg. occupancy the Fire Route shall be designated as per by-law 444-70.
 2) The access route shall be capable of carrying a weight stress of 20 tons on 4 points & have a max. slope of 7.0%
 3) All 45' Radii have min. clearance of 10' between E and any curb or portion of Bldg.

BENCH MARK
 On the face at the centre of the west concrete wall of the C.P.R. Overpass on Dundas St. E. (Hwy. 75) and Henshall Circle at C.P.R. level. N.S. 344 ELEV. 554.45

LEGEND
 360.0 - Denotes Exist. Elev.
 (360.0) - Denotes Exist. Elev. to remain.
 [360.0] - Denotes Prop. Elev.
 360.0 - Denotes Watermain Elev.
 360.07% - Above & Top of W/M
 → - Denote direction of Flow

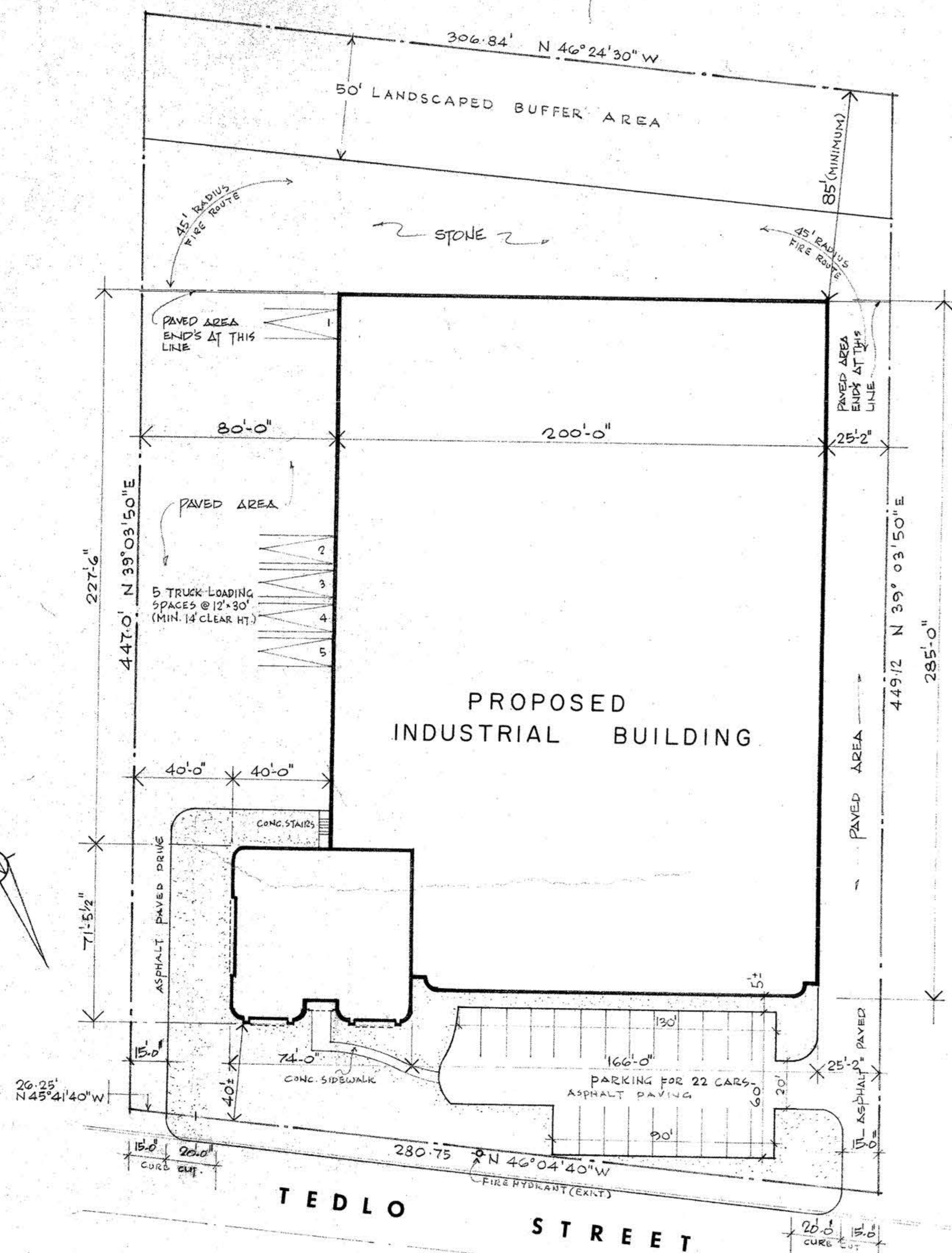
ZSKIRA
 ENGINEERING & ASSOCIATES LTD.
 702 Burnhamthorpe Road E. Suite 6 Mississauga
 Tel. 276-5100

FRIKON INDUSTRIES LTD.
 2480 TEDLO ST.

PROP. INDUSTRIAL BUILDING
 PART 21 R.R. 45R-1872

SITE GRADING & SERVICING PLAN

DATE	REVISION	BY	SCALE	DATE	AREA	PLAN NO.
APRIL 1980			1"=30'	2.3		80-M-22



SITE PLAN

SCALE 1"=30'-0"

SITE DATA

IDENTIFICATION:	PART OF LOT II CONC. I S.D.S. PART 21 PLAN 43R-7702
BUILDING AREA (TOTAL)	60,000
LANDSCAPED AREA	24,900
LOADING AREA	1,800
PARKING AREA	50,340
GROUND FLOOR AREA	60,000

FIRE DEPT SPECIFICATIONS

- PRIOR TO BLDG. OCCUPANCY THE FIRE ROUTE SHALL BE DESIGNATED AS PER BY-LAW 444-79.
- THE ACCESS ROUTE SHALL BE CAPABLE OF CARRYING A WEIGHT STRESS OF 20 TONS ON 4 POINTS & HAVE MAX. 4% SLOPE OF 7%.
- ALL 45° RADIUS HAVE MIN. CLEARANCE OF 10' BETWEEN & ANY CURB OR PORTION OF BLDG.

GENERAL SITE NOTES

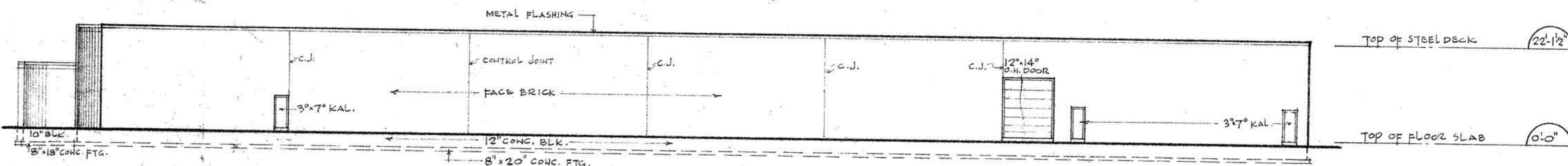
FOR ALL LOT GRADING & SITE SERVICING INFORMATION SEE DRAWINGS BY Z. SKIRA ENGINEERING ASSOC. LTD.

NOTE ENGINEERING AGREEMENT

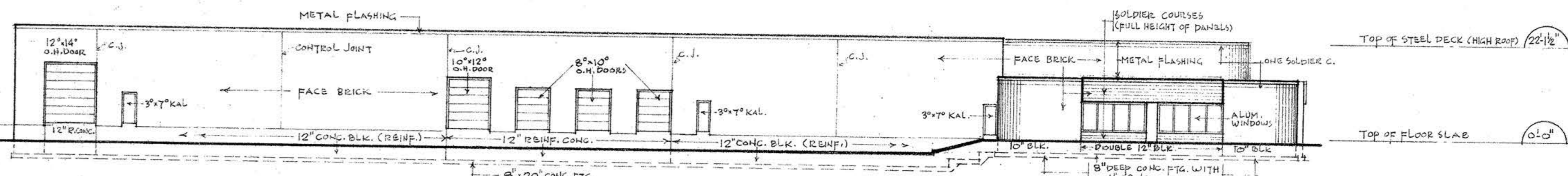
- PLAIN CONCRETE BLOCKS SHALL NOT BE USED AS AN EXTERIOR FINISHED BUILDING MATERIAL FOR THE PROPOSED BUILDING.
- ALL ROOF TOP MECHANICAL VENTILATION UNITS (IF AIR CONDITIONING UNITS) SHALL BE PROPERLY SCREENED.
- THE LIGHTING SPREAD PATTERNS OF ALL EXTERIOR LIGHTING FIXTURES SHALL BE DIRECTED ON TO THE SUBJECT PROPERTIES AND MUST NOT INFRINGE UPON THE ADJACENT RESIDENTIAL PROPERTIES.

REVISIONS

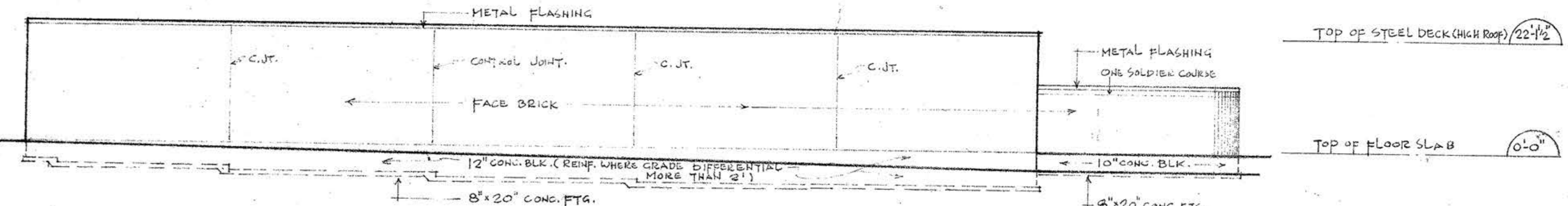
- JUNE 10, 1980. REVISED DRIVEWAYS AND CURB CUTS.



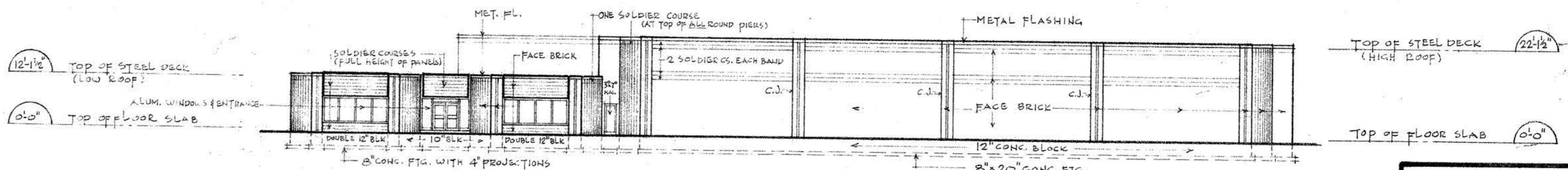
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION SCALE 1/16"=1'-0"

GENERAL NOTES:

ALL FOOTINGS SHALL BE FOUNDED ON ORIGINAL, UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 4,000 P.S.F. (2 TONS/SQ. FT.)
 THE BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW EXISTING GRADE
 THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE AT LEAST 4'-0" BELOW FINISHED GRADE
 WALL FOOTINGS SHALL BE 8 INCHES DEEP WITH A 4 INCH PROJECTION EACH SIDE UNLESS NOTED OTHERWISE
 CONCRETE SHALL BE 3,000 P.S.I. GRADE AT 28 DAYS
 REINFORCING STEEL SHALL BE HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 50,000 P.S.I.
 STRUCTURAL STEEL SHALL BE CSA G 40.21 GRADE 44W, EXCEPT FOR BRIDGING, BRACING AND LINTEL ANGLES WHICH MAY BE GRADE 38W (MIN.)
 MINIMUM BEARING OF STEEL BEAMS AND LINTELS ON MASONRY SHALL BE 6 INCHES
 PROVIDE AT LEAST 3 COURSES OF SOLID BRICK UNDER ALL BEARING PLATES FOR A DISTANCE DOUBLE THE WIDTH OR LENGTH OF THE BEARING PLATE
 MINIMUM BEARING OF O.W.S.J.s ON STEEL SHALL BE 2 1/2 INCHES, ON MASONRY 4 INCHES
 WELD EVERY O.W.S.J. TO SUPPORTING STEEL AND/OR WALL PLATE
 CONNECT TOP AND BOTTOM CHORDS OF O.W.S.J.s AT COLUMN LINES
 PROVIDE HORIZONTAL ANGLE-BRIDGING AS WELL AS ANY SPECIAL BRIDGING AS SHOWN AS A MINIMUM FOR PROPER ALIGNMENT OF O.W.S.J.s BUT ALSO CONFORM WITH THE REQUIREMENTS OF CSA STANDARD S 16 (LATEST EDITION)
 O.W.S.J. FABRICATOR SHALL SUBMIT O.W.S.J. DESIGN DATA OR CERTIFICATION BY A PROFESSIONAL ENGINEER FOR DESIGN CONFORMING TO CSA STANDARD S16 INCLUDING SUPPLEMENT No.1 - 1975 AND ERECTION DIAGRAMS TO THE ENGINEER AND TO THE BUILDING DEPARTMENT HAVING JURISDICTION FOR THEIR APPROVAL PRIOR TO ERECTION

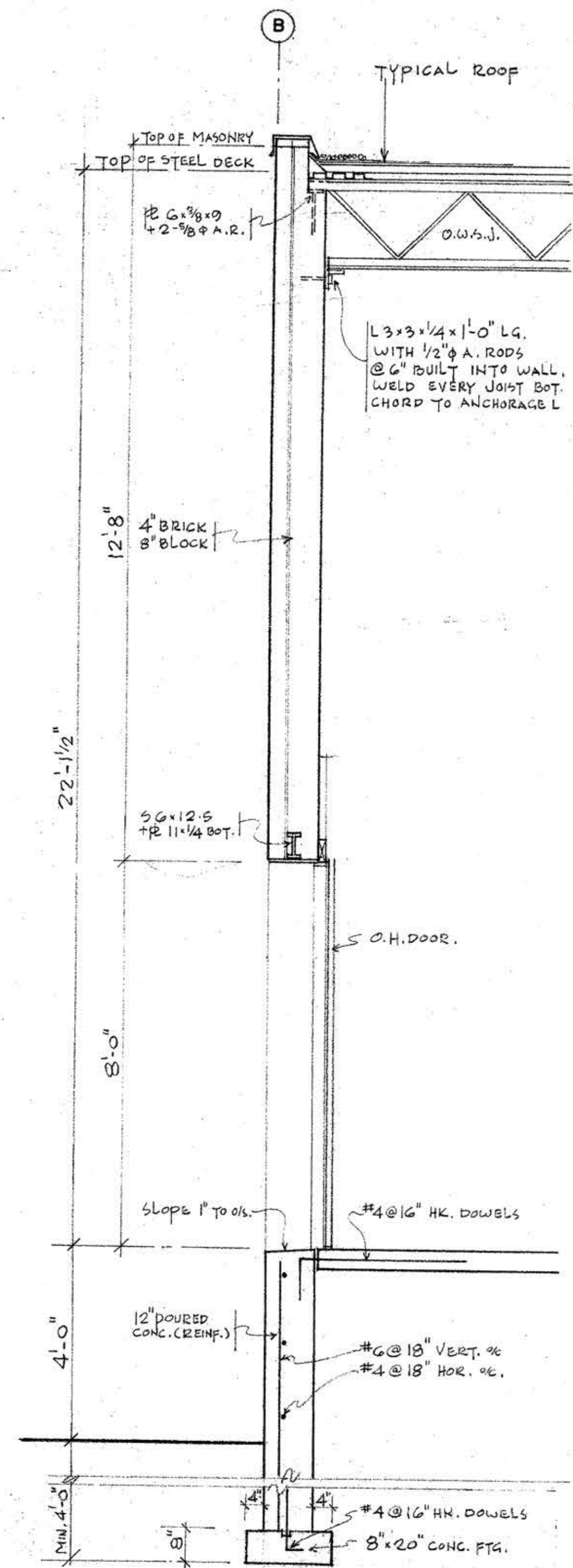
MASONRY WALLS SHALL BE LAID IN CEMENT OR CEMENT-LIME MORTAR AND ANCHORED AND BONDED AS PER DETAILS AND ACCORDING TO BUILDING DEPARTMENT REQUIREMENTS
 FACE BRICK SHALL BE BONDED TO BACK-UP CONCRETE BLOCK WITH 3/16 INCH DIAM. GALVANIZED BLOK LOK OR INDIVIDUAL TYPE TIES EXTENDING FROM WITHIN 1 INCH OF THE OUTER FACE OF THE WALL TO WITHIN 1 INCH OF THE INNER FACE OF THE WALL, INSTALLED VERTICALLY EVERY SECOND BLOCK COURSE AND INDIVIDUAL TIES SPACED HORIZONTALLY AT 3'-0" C.C. MAX. STAGGERED FROM COURSE TO COURSE. TIES SHALL BE COMPLETELY EMBEDDED IN MORTAR
 SLAB ON SOIL SHALL BE POURED ON SAND FILL (GRANULAR "B") COMPACTED TO A PROCTOR DENSITY OF 95% (MIN.)
 SAND FILL SHALL BE COMPACTED IN MAXIMUM LAYERS OF 12 INCHES. FILL AND COMPACT ON BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY
 IN POURING SLABS ON SOIL SPECIAL CARE SHALL BE TAKEN TO KEEP THE REINFORCING (WIRESH) WITHIN 2 INCHES OF THE TOP OF THE SLAB
 PROVIDE SAW-CUT JOINTS AT ALL GRID (COLUMN-) LINES AND AROUND COLUMNS
 PROVIDE PRECAST MASTIC EXPANSION JOINTS BETWEEN ALL SLABS ON SOIL AND UPPOING MASONRY
 FIELD REVIEW OF THE BUILDING DURING THE COURSE OF CONSTRUCTION IS REQUIRED UNDER THE ONTARIO BUILDING CODE (O. REG. 925/75). THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE START OF CONSTRUCTION TO FACILITATE SUCH REVIEW
 THE CONTRACTOR SHALL FURNISH STRUCTURAL STEEL ERECTION DRAWINGS & SHOWING ALL FIELD CONNECTIONS AND FIELD WELDING PRIOR TO ERECTION OF STRUCTURAL STEEL. THE CONTRACTOR SHALL FURNISH TEST REPORTS OF CONCRETE CYLINDER TESTS FOR ALL STRUCTURAL CONCRETE IN THE BUILDING

COMINDUS
 BUILDING PLANNING
 DESIGN CONSULTANTS
 59 ROWNTREE MILL ROAD
 WESTON ONT TEL 749-6993

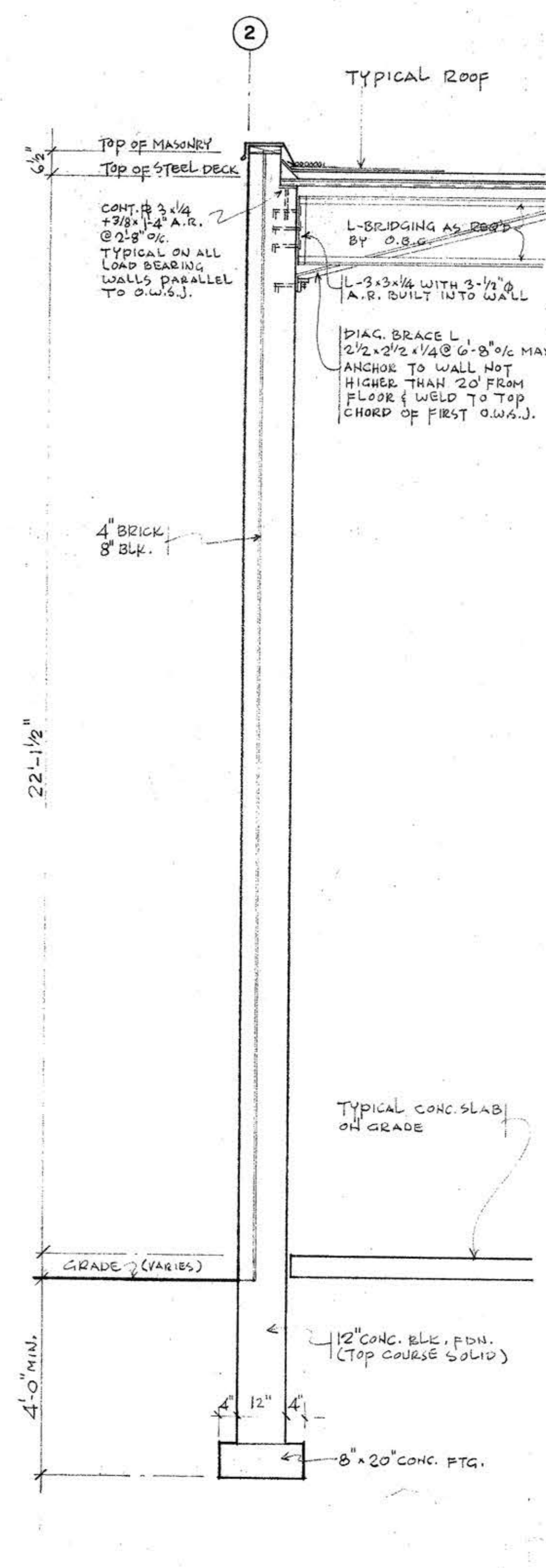
EVERLAST
 CONSTRUCTION
 COMPANY LTD.
 5299 MAINGATE DR.
 MISSISSAUGA TEL 625-8033

FRIKON INDUSTRIES LTD.
 2480
 TEDLO ST
 MISSISSAUGA ONT.

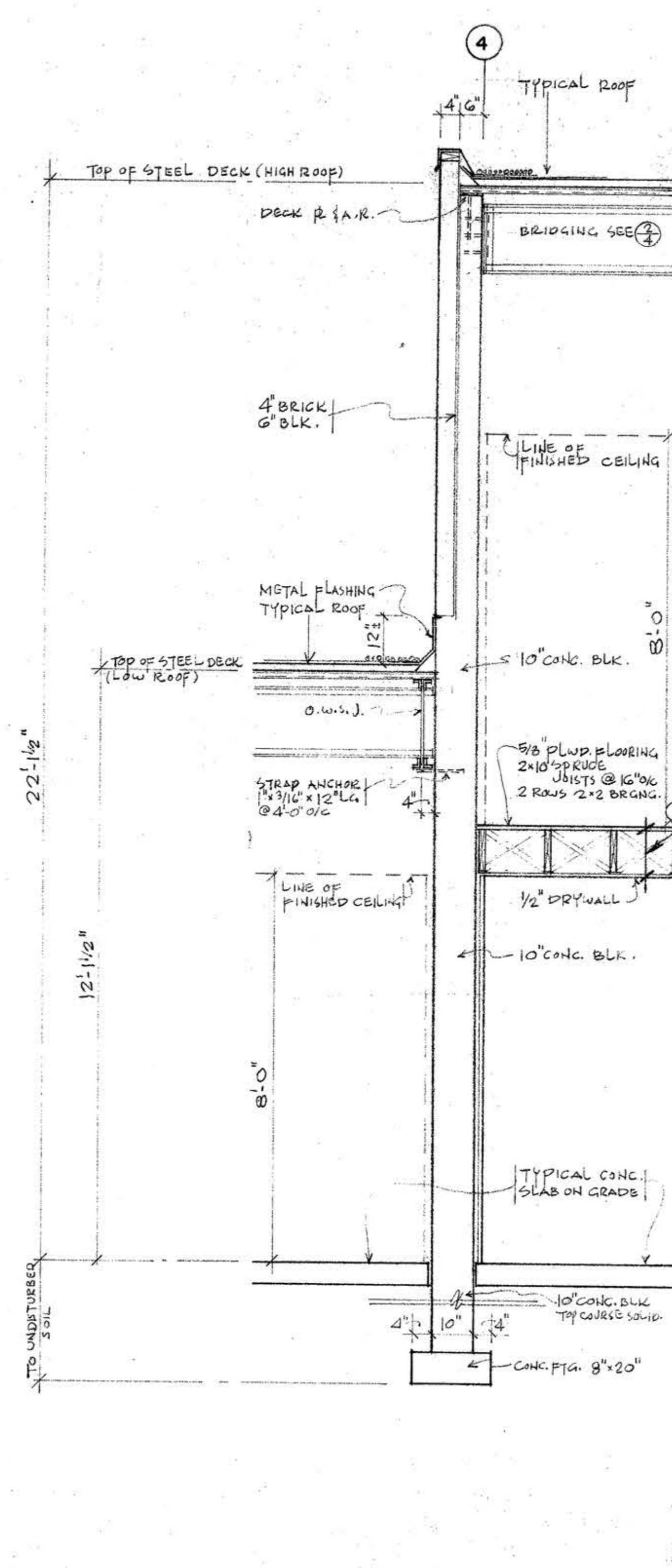
SHEET SITE PLAN & ELEVATION
 TITLE
 DRAWN DATE CHECK
 YD FEB 29 1980
 SCALE AS SHOWN
 PROJECT NUMBER 8012



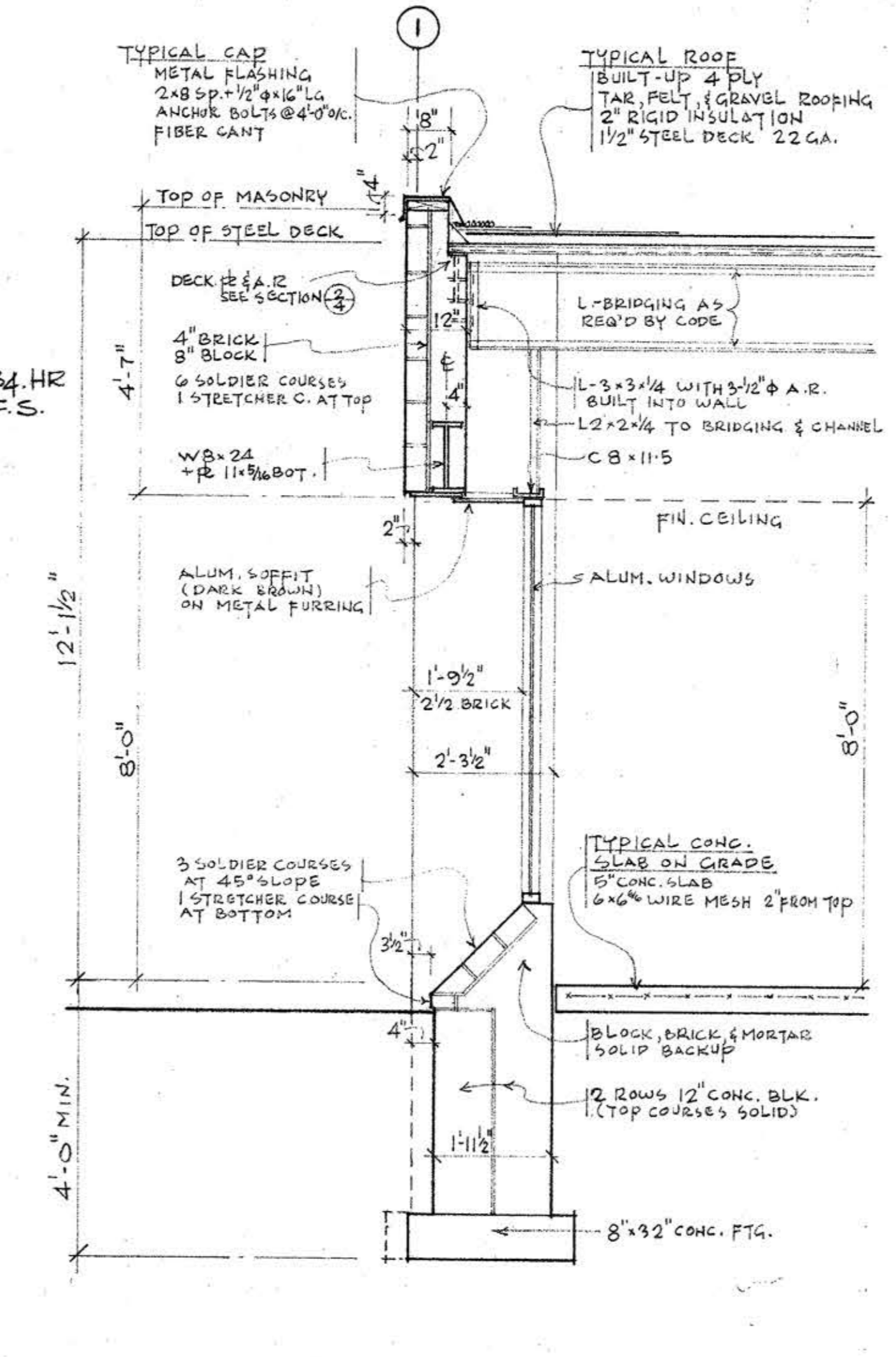
SECTION 1/4



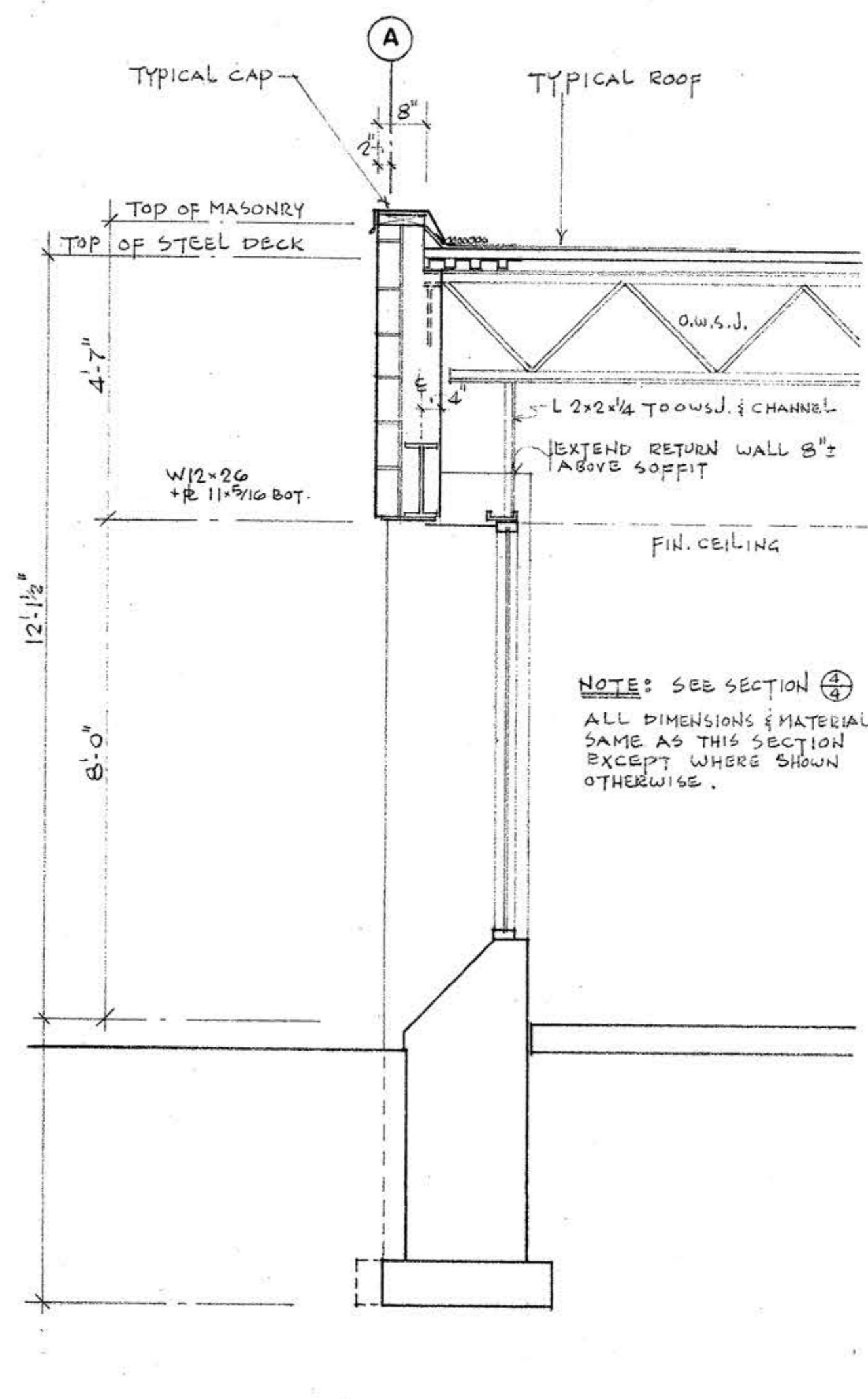
SECTION 2/4



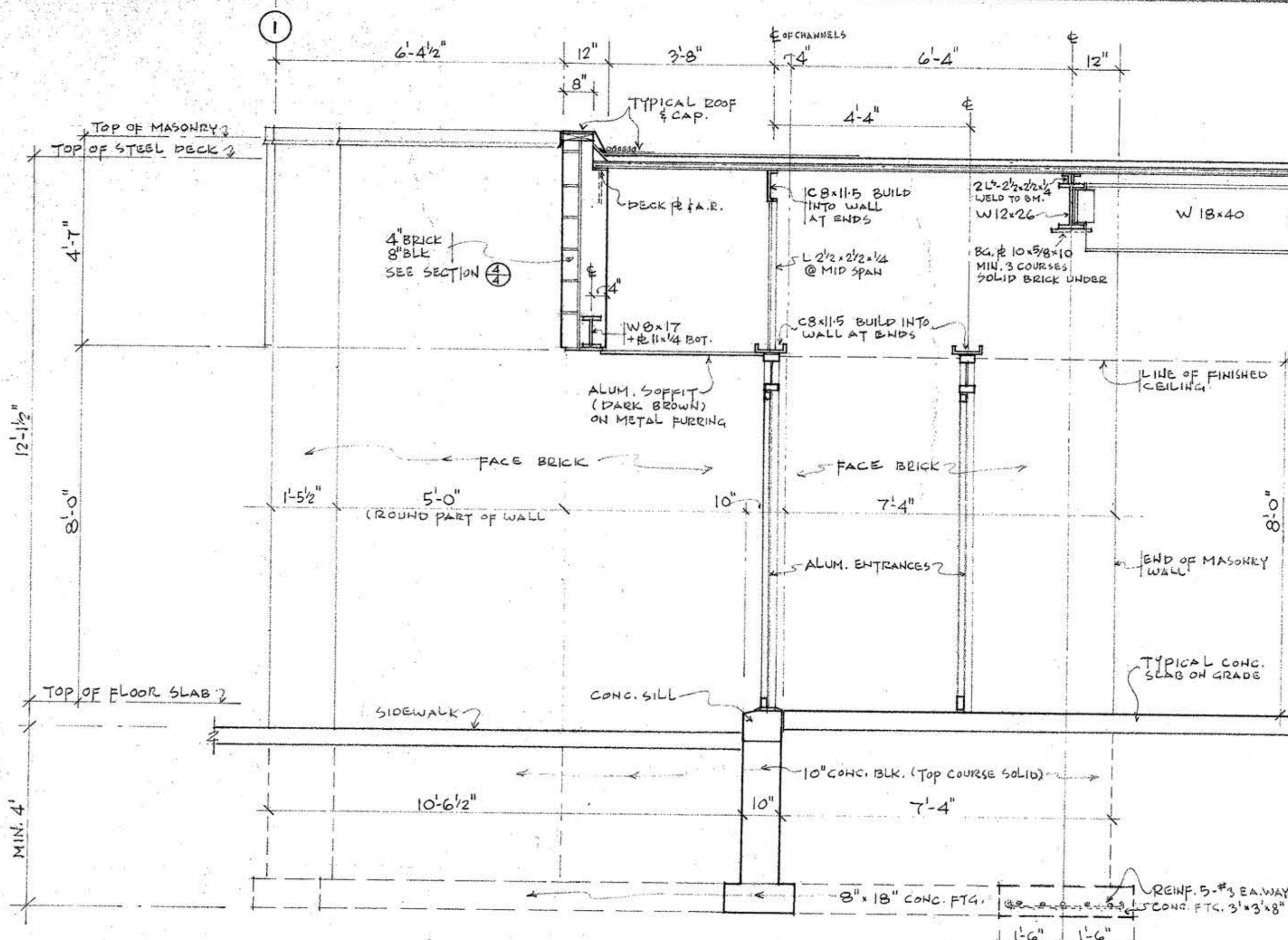
SECTION 3/4



SECTION 4/4



SECTION 5/4



SECTION AT MAIN ENTRANCE 6/4

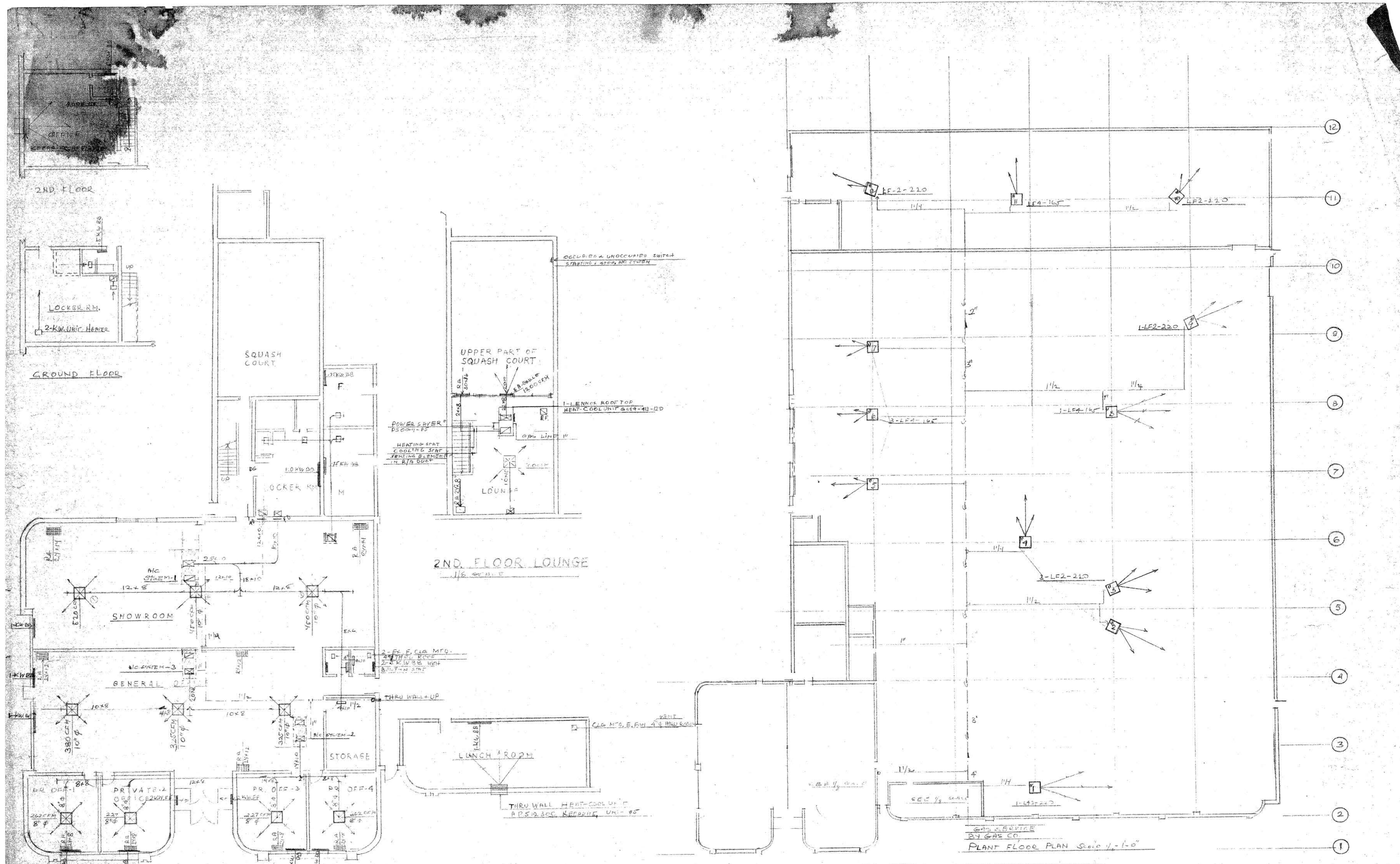


COMINDUS
BUILDING PLANNING
DESIGN CONSULTANTS
59 ROWNTREE MILL ROAD
WESTON ONT TEL 749-6993

EVERLAST
CONSTRUCTION
COMPANY LTD.
5299 MAINGATE DR.
MISSISSAUGA TEL 625-8033

FRIKON INDUSTRIES LTD.
2480
TEDLO ST
MISSISSAUGA ONT.

SHEET TITLE	SECTIONS
DRAWN	DATE
MB	FEB 29 1980
SCALE	1/2" = 1'-0"
PROJECT NUMBER	8012
CHECKED	
SHEET NO	4



OFFICE FLOOR PLAN 1/2" = 1'-0"
DOOR SLIDES AS SHOWN

HTG. & A/C UNITS						
No	MAKE & MODEL	HTG. INBT	COOLING CAP	CFM	S.D.	ELECTRICAL
*1	LENNOX-GCS9-652	150,000	63,000	2100	3	525/3/60 C/W F/A WKT. C/LUB. & THERMOSTAT
*2	LENNOX-GCS4-261	90,000	26,200	1000	3	230/1/60 " " " "
*3	LENNOX-GCS4-311	90,000	30,500	1100	3	230/1/60 " " " "
*4	LENNOX-GCS9-413-120	120,000	30,000	1200	3	208/1/60 C/W POWER CAVEN, SET OF CONTROLS & MOUNTING BRG.
*5	KEEPRITE ARSR300	45 KW	12,000	360		208/230/1/60 C/W C 1600 WALL SLEEVE

GAS UNIT HEATERS			
No.	MAKE & MODEL	BTU/H	FLOOR ELECTRICAL
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	LENNOX LF-2	220,000	2" 115/1160
5, 6, 7, 8, 9, 10, 11, 12	LENNOX LF-1	165,000	2" 115/1160
12	LENNOX LF-2	220,000	2" 115/1160

HTG. & AIR COND. PLAN FOR
FRIKON INDUSTRIES LTD
BY PERMANENT HEAT CO. LTD