

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** Gregg Barrett, Director, Planning and Development  
**Subject:** Heritage Alteration Permit application by Youth Opportunities Unlimited at 329 Richmond Street, Downtown Heritage Conservation District  
**Date:** Wednesday July 14, 2021

## Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval to alter the heritage designated property at 329-331 Richmond Street, located within the Downtown Heritage Conservation District, the following actions **BE TAKEN**,

- a) The alterations **BE PERMITTED** as submitted with the following terms and conditions:
  - i. The cast iron columns be braced and protected in situ, as described in the Conservation Plan (Cornerstone Architecture and VanBoxmeer & Stranges, dated June 1, 2021) attached as part of Appendix C of this staff report; and,
  - ii. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.
- b) Direction **BE GIVEN** to the Site Plan Approval Authority to include a clause regarding the following within the Development Agreement (DA) For the Site Plan Approval:
  - a. Alterations to the property shall conform to the Heritage Alteration Permit (HAP21-049-L); and,
  - b. The approach, methods, and process of the in situ conservation of the cast iron columns and arched entryway feature of the property at 329 Richmond Street, before, during, and after construction, shall conform to the Conservation Plan (Cornerstone Architecture and VanBoxmeer & Stranges, dated June 1, 2021), appended to the Heritage Alteration Permit.

## Executive Summary

This Heritage Alteration Permit seeks approval for alterations to the heritage designated property at 329-331 Richmond Street, in the Downtown Heritage Conservation District, to accommodate a youth wellness hub and affordable housing. The design of the proposed addition conserves heritage attributes (character defining elements) of the subject property and satisfies the design guidelines for physically and visually compatible development in the *Downtown Heritage Conservation District Plan*.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
  - Continuing to conserve London's heritage properties and archaeological resources

# Analysis

## 1.0 Background Information

### 1.1 Previous Reports Related to this Matter

September 7, 2017 – Notice of Application to Amend the Zoning By-law – 329-331 Richmond Street (Z-8812).

December 4, 2017 – Report to Planning and Environment Committee – 329-331 Richmond Street (Z-8812).

### 1.2 Property Location

The subject property located at 329-331 Richmond Street is located on the northwest corner of Richmond Street at York Street (Appendix A).

### 1.3 Cultural Heritage Status

The subject property at 329-331 Richmond Street is located within the Downtown Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2013.

The subject property at 329 Richmond Street is identified in the *Downtown Heritage Conservation District Plan* as a Historic, C-Rated property.

### 1.4 Description

Two distinct built forms exist on the subject property: 329 Richmond Street and 331 Richmond Street (see Appendix B).

#### 1.4.1 329 Richmond Street

The existing building at 329 Richmond Street is the remnant of the former Birrell Building, which was constructed in 1881-1882. The building was previously dated circa 1890, however further research has identified G. W. Lloyd as the architect for the John Birrell & Co. warehouses with the 1881-1882 date of construction. The John Birrell & Co. warehouse was a large, four-storey brick building that exemplified elements of the Renaissance Revival architectural style.

Following a fire in the 1960s, the six cast iron columns and arched entryway are the remaining heritage attributes (character defining elements) with integrity.

#### 1.4.2 331 Richmond Street

The existing building located at 331 Richmond Street is the remnant of the southerly portion of the Waterloo Block (331-343 Richmond Street, also known as the Robinson-Little Block), which was originally constructed in 1880-1883. The Waterloo Block is a four-storey red brick commercial building. The red brick masonry is accented by decorative brickwork, stone details, and a Victorian style tinned cornice. The original window openings remain legible on the Waterloo Block, however all of the windows have been replaced. The storefronts of the Waterloo Block exist with varying degrees of alteration. Most of the units of the Waterloo Block are under separate ownership.

The same fire in the 1960s devastated the southerly unit of the Waterloo Block at 331 Richmond Street, with the painted stone and brick pier as the only remaining heritage attribute (character defining element).

## 2.0 Discussion and Considerations

### 2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, *The London Plan*, and the *Downtown Heritage Conservation District Plan*.

### **2.1.1 Provincial Policy Statement**

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained” (*Provincial Policy Statement 2020*).

### **2.1.2 Ontario Heritage Act**

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

#### **2.1.2.1 Heritage Alteration Permit Application**

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- a) The permit applied for;
- b) Notice that Municipal Council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*).

Municipal Council must make a decision on the Heritage Alteration Permit application within 90-days of receipt of a complete application or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

### **2.1.3 The London Plan**

*The London Plan* is the new official plan for the City of London (Municipal Council adopted, approved by the Ministry of Municipal Affairs and Housing with modifications), and the majority of which is in force and effect. *The London Plan* policies under appeal to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) (Appeal PL170100) and not in force and effect are indicated with an asterisk. *The London Plan* policies under appeal are included in this report for information purposes indicating the intent of Municipal Council but are not determinative for the purposes of this application.

The policies of *The London Plan* found in Key Directions and the Cultural Heritage chapter support the conservation of London’s cultural heritage resources for future generations. To ensure the conservation of significant cultural heritage resources, including properties located within a heritage conservation district, *The London Plan* provide the following directions:

*Policy 594\_\** *Within heritage conservation districts established in conformity with this chapter, the following policies shall apply:*

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*

2. *The design of new development, either as infilling, redevelopment, or as additions to existing building, should complement the prevailing character of the area.*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.<sup>a</sup>*

*Policy 596\_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the Ontario Heritage Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the City may delegate approvals for such permits to an authority.*

#### **2.1.4 Downtown Heritage Conservation District Plan**

Section 3.2.1 articulates the physical goals and objectives of the designation of the Downtown as a Heritage Conservation District:

- *Establish the framework for the retention, conservation, and adaptation of the existing stock of significant heritage buildings and spaces within the Downtown District.*
- *Encourage the rehabilitation and restoration of heritage buildings that is sensitive and respectful to the historical significance of the structure.*
- *Influence the renovation or construction of modern era buildings so that is done with regard to the District and complementary to the character and streetscape.*
- *Successfully implement these objectives while fostering an environment of growth and renewal going forward.*

These goals are supported by policies to help manage change within the Downtown Heritage Conservation District.

Section 6.1.4 and Section 6.1.4.1 of the *Downtown Heritage Conservation District Plan* provides policies to support the anticipated development and growth of the Downtown. The guidelines of Section 6.1.4 are intended to “help ensure that new construction respects the history that will surround it in material, massing and other aesthetic choices.” New development must be physically and visually compatible. Guidance for new development includes, but is not limited to, maintaining consistent setbacks, street-oriented entrances, providing architectural interest at unique locations (e.g. corner properties), use of high-quality materials and appropriate amounts of glazing, maintain horizontal rhythm and visual transition between floors in façade design, step-back, and maintain the vertical rhythm of the Downtown.

Section 6.2 of the *Downtown Heritage Conservation District Plan* provides policies and guidelines supporting the retention of the “commercial landscape pattern.” This includes creating/maintaining a continuous street wall with a rhythm of recessed entrances and storefronts, pedestrian movement, and public realm improvements.

## **2.2 Planning Application**

A Zoning By-law Amendment (Z-8812) was submitted to permit the re-use/redevelopment of the existing structure at 329-331 Richmond Street and allow for an addition above the first storey of the existing buildings.

The LACH was consulted on the Notice of Application and Heritage Impact Statement (Cornerstone Architecture, 2017) at its meeting on October 3, 2017. The LACH resolved,

*That M. Corby, Planner II, BE ADVISED that the London Advisory Committee on Heritage supports the application to amend the Zoning By-law by Youth Opportunities Unlimited related to the properties located at 329 and 331 Richmond Street as well as the Heritage Impact Statement appended to the notice dated September 7, 2017.”*

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<sup>a</sup> Policy 13.3.6 of the *Official Plan* (1989, as amended) contains very similar policy language applicable to Heritage Conservation Districts. Specifically, Policy 13.3.6.iii: “regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan.”



A link to the Notice of Application and Heritage Impact Statement, included on the LACH's Agenda, as well as the LACH's Report, are included at the end of this staff report.

The LACH's and Heritage Planner's comments are noted in the staff report on the Zoning By-law Amendment, which was included on the Agenda of the Planning and Environment Committee (PEC) for its meeting on December 4, 2017. The Zoning By-law Amendment included a "Bonus Zone" to facilitate the development of a high quality, multi-use building. The Zoning By-law Amendment was approved on December 12, 2017.

A Site Plan application was submitted and is being reviewed concurrently with this Heritage Alteration Permit application.

### **2.3 Previous Heritage Alteration Permit (HAP18-074-D) – 333 Richmond Street**

The adjacent property at 333 Richmond Street was the subject of a previous Heritage Alteration Permit application to rehabilitate the building on the heritage designated property under the same ownership as the subject property. This rehabilitation was reviewed and approved with terms and conditions pursuant to the Delegated Authority By-law under HAP18-074-D. This rehabilitation work is referred to as Phase 1.

The rehabilitation of the heritage building at 333 Richmond Street was the recipient of a London Heritage Award in 2020 in the Adaptive Reuse Project category as well as the Architectural Conservancy Ontario (Provincial) Paul Oberman Award for Adaptive Reuse (Large-Scale/Team/Corporate) in 2020.

### **2.4 Heritage Alteration Permit Application (HAP21-049-D) – 329-331 Richmond Street**

A Heritage Alteration Permit application was submitted on behalf of the property owner by Cornerstone Architecture Inc. and received by the City on June 15, 2021. A Conservation Plan was received as part of the detailed Heritage Alteration Permit application (Cornerstone Architecture 2021, see Appendix C).

The property owner seeks a Heritage Alteration Permit to alter the heritage designated property to accommodate the renovation and a six-storey addition to the existing one-storey structures at 329-331 Richmond Street for a youth wellness hub and residential units (affordable housing).

The alterations to the heritage designated property at 329-331 Richmond Street are designed to complement and continue the design program of the rehabilitation of the adjacent property at 333 Richmond Street. This Heritage Alteration Permit seeks to implement Phase 2.

Alterations to the existing buildings required to facilitate the proposed addition to the subject property include:

- 329 Richmond Street:
  - Remove the existing metal gates, fencing, concrete guardrail that cover openings along Richmond Street and York Street, remove the existing foundation wall along the east and south facades, remove the existing wall and brick piers along the south façade (excluding the easterly two cast iron piers), remove the one-storey addition on the west side of the existing building
  - Retain and restore six (6) cast iron columns and entryway arch.
- 331 Richmond Street:
  - Remove the existing storefront glazing and access door, overhead garage door and metal guardrail, and existing foundation wall with masonry veneer.
  - Retain and restore the brick pier with stone base.

The proposed design for the renovation and six-storey addition is thoroughly described in the Heritage Alteration Permit application (see Appendix C, pp.8-9).

*The addition and renovation to the existing one storey building at 329 Richmond Street was designed to redefine the northwest corner of a prominent intersection of two main thoroughfares at the border of London's downtown core. As illustrated in the existing photos in section 3.2.2, historically this corner building was different from the mid-block fabric buildings with an elevated cornice line and ornamental façade. The new addition seeks to re-establish this approach in two ways:*

- 1. A four storey addition above the existing ground floor structure with no setbacks to raise the cornice line of this property by one storey. On the sixth floor, the addition will then be set back on the east and south façade by two metres, allowing the building to read as 5 storeys from the street.*
- 2. The addition will have a distinct modern architectural style to highlight the corner property. The ground floor will be designed to preserve the historic character and continue the architectural language established at 331 and 333 Richmond Street. The second floor will be wrapped with curtain wall glazing, allowing the residential component on the third to fifth floor to read as a contemporary 'floating' mass above the historic ground floor base. Although the new addition will introduce a distinct modern architectural language on the second to seventh floor, the elevation will continue the datum lines of the neighbouring buildings and conform to the guidelines outlined in the Downtown London Heritage [Conservation] District Plan.*

*The ground floor alterations along Richmond and York will incorporate elements and materials from the east elevation of 331 and 333 Richmond Street including the masonry base with limestone sill, charcoal curtain wall that maintains a similar mullion pattern and brick piers with precast concrete base and a matching profile. The historic columns and archway feature will be preserved and repainted with similar colours used at 331 and 333 Richmond Street and the arch will be infilled with new aluminum doors to provide an accessible entrance for the youth hub on the ground and second floor. In order to differentiate the corner property and highlight the existing historic architectural elements, a new grey brick veneer will be introduced above the cast iron columns to replace the decorative cast iron corbels that no longer exist.*

The proposed design of the addition at 331 Richmond Street is “a continuation of the existing streetscape,” and a “modern interpretation of the past” (Cornerstone Architecture 2021, p.7).

*Since the building at 331 Richmond Street is directly adjacent to the neighbouring block of existing four storey structures, the new construction will read as a continuation of the existing streetscape. The massing for the proposed design at this property will include a three storey addition above the renovated existing ground floor structure continuing the 4 storey building height and cornice line of 333 Richmond Street. The fifth and sixth storey volume will be set back from the property line on the east façade by 2 metres, allowing the building to read as 4 stories from the street.*

*The ground to fourth floor of the east elevation will be renovated to replicate the architectural style of the original building façade, allowing the new addition to seamlessly blend with the neighbouring buildings. The ground floor will continue the language of the restored façade at 333 Richmond Street, which includes painted brick piers with a concrete base that match the original profile, masonry in fill under the openings with limestone sills and new aluminum windows with a matching mullion pattern. The third to fourth floor elevation will continue the painted brick veneer to match the colour of 333 Richmond Street, reestablish the cast iron cornice line and carry through the horizontal datum lines to align window openings and all horizontal precast concrete banding.*

*Since the restored elevation at 331 Richmond Street will be a modern interpretation of the past, some of the elements will be simplified to suit*

*construction techniques of the twenty-first century. The new brick will be laid in a running bond pattern omitting the decorative brickwork, the precast concrete above the window will be solid bands and the cornice line will be a continuous extrusion without the corbels below.*

Preliminary signage concept is shown on the submitted drawings/renderings.

As this is a complex application in a Heritage Conservation District, it has met the Conditions for Referral to the LACH in the Delegated Authority By-law (By-law No. C.P.-1502-129).

Per Section 42(4) of the *Ontario Heritage Act*, the 90-day review timeline for this Heritage Alteration Permit application will expire on September 13, 2021.

### **3.0 Financial Impact/Considerations**

None.

### **4.0 Key Issues and Considerations**

#### **4.1 Consistency with Downtown Heritage Conservation District**

The subject property has existing character defining elements (heritage attributes) that warrant conservation to retain their cultural heritage value – specifically the cast iron and arched entryway details of the property at 329 Richmond Street and the remaining original building elements of the property at 331 Richmond Street. The design of the proposed addition integrates these heritage attributes into the proposed development in an appropriate and sensitive manner that retains their authenticity as historic building elements.

The proposed addition is physically and visually compatible with the heritage character of the Downtown Heritage Conservation District in massing, scale, step back, façade composition, and high-quality materials. Signage, individual letters composed of anodized aluminum, has been integrated in appropriate locations of the proposed addition including wrapping the corner of the building and placed above the Richmond Street entrance archway. Four components of the design of the proposed addition warrant further consideration of their compatibility: building height, glazing, transition to the Waterloo Block, and the cast iron columns.

#### **4.2 Building Height**

The height and massing of the proposed design at 329 Richmond Street reflects that of the building previously on the site. The height of the proposed development is slightly above the 18-metre height limit stated in Section 6.1.4 of the *Downtown Heritage Conservation District Plan*. As a corner property and based on historic photographs showing a slightly taller building at this corner location, this slight deviation is supportable. The proposed design complies with the 2-metre step back above this height to maintain the streetscape (Section 6.1.4.1, page 6.42 *Downtown Heritage Conservation District Plan*). The step back requirement is recognized in the Zoning By-law Amendment (Z-8812).

#### **4.3 Glazing**

The proposed design exceeds the guidelines for glazing where between 25% and 75% is recommended on upper stories; the second storey of the proposed addition at 329 Richmond Street is almost entirely (100%) glazed along the street frontages. While this exceeds the guideline, it provides a transition from the retained and restored heritage attributes of the first storey to the more modern, contemporary architectural language of the upper stories. This works to ensure that there's a legible articulation between the retained heritage attributes and the new addition.

#### **4.4 Transition to the Waterloo Block (331 Richmond Street)**

The design of the proposed addition at 331 Richmond Street is understood as a transition from the historic Waterloo Block (at 333 Richmond Street) to the modern

architectural expression at 329 Richmond Street. Well positioned in the Heritage Alteration Permit application as a “modern interpretation of the past” (Cornerstone Architecture 2021, p.7), the design of the proposed addition at 331 Richmond Street is simplified: no brickwork detailing, solid pre-cast concrete detailing and a continuous extrusion cornice. However, the essential forms are carried through: masonry veneer, cast details, datum lines, cornice articulation, etc. This design approach avoids the replication of a portion of a lost building, while still complementing repetitive façade and rhythm of the adjacent heritage buildings.

#### **4.5 Cast Iron Columns and Entryway (329 Richmond Street)**

The cast iron columns and entryway are an important heritage attribute of the subject property. Cast iron storefront details, like the columns, are rare within the Downtown Heritage Conservation District. The cast iron columns and entryway details will be preserved in material as well as function; the cast iron columns and entryway will continue to serve as the primary Richmond Street entrance for the building. Through sensitive alterations, the entryway will also become an accessible entrance.

A Conservation Plan, describing the methods and process to conserve the cast iron columns, was included as part of the detailed Heritage Alteration Permit application. These details are very important to ensure that the cast iron columns and archway details are successfully integrated with the proposed addition. The cast iron columns will be braced and retained in situ during the construction of the proposed addition.

Retention and integration of the cast iron columns and arched entryway is specified in the architectural drawings submitted as part of the Heritage Alteration Permit application.

## **Conclusion**

The proposed addition to the subject property at 329-331 Richmond Street complies with the physical goals and objectives of the *Downtown Heritage Conservation District Plan*, as well as the design guidance of Section 6.1.4 of the *Downtown Heritage Conservation District Plan*. It is consistent with the policies of *The London Plan* as the design of the proposed addition complements the heritage character of the Downtown Heritage Conservation District. The proposed addition is consistent with the *Provincial Policy Statement* as it has demonstrated how the heritage attributes of the subject property, as well as the adjacent property at 333 Richmond Street, will be conserved through the direction of the Conservation Plan. The Heritage Alteration Permit application for the subject property at 329-331 Richmond Street should be permitted with terms and conditions.

**Prepared by:** Kyle Gonyou, CAHP  
Heritage Planner

**Reviewed by:** Britt O’Hagan, MCIP RPP  
Manager, Community Planning, Urban Design and Heritage

**Recommended by:** Gregg Barrett, AICP  
Director, Planning and Development

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### **Appendices**

Appendix A Subject Property Location

Appendix B Images

Appendix C Conservation Plan (part of the Heritage Alteration Permit application)

## Links

Consultation with the London Advisory Committee on Heritage (LACH) on the Notice of Application to Amend the Zoning By-law – 329-331 Richmond Street (Z-8812):

- LACH Agenda, October 3, 2017: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=d02392bf-7cad-4ef1-b3a1-e35093aff061&Agenda=Agenda&lang=English> (Item 15)
- LACH Report, October 3, 2017: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=d02392bf-7cad-4ef1-b3a1-e35093aff061&Agenda=PostMinutes&lang=English> (Item 15)

Staff report to the Planning and Environment Committee (PEC) on the Zoning By-law Amendment – 329-331 Richmond Street (Z-8812):

- PEC Agenda, December 4, 2017: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=cf073cbf-f7e1-42b1-8d0e-f725cb85e862&Agenda=Agenda&lang=English> (Item 20).

## Sources

Corporation of the City of London. *Downtown Heritage Conservation District Plan*. 2013.

Corporation of the City of London. Property Files: 329-331 Richmond Street.

Corporation of the City of London. *Register of Cultural Heritage Resources*. December 8, 2020.

Corporation of the City of London. *The London Plan* (2019, consolidated).

*Ontario Heritage Act*.

*Provincial Policy Statement* (2020).

# Appendix A – Subject Property Location



Figure 1: Location map of the subject property, 329-331 Richmond Street, in the Downtown Heritage Conservation District.



**Appendix B – Images**



*Image 1: Photograph of the subject property at 329-331 Richmond Street on October 21, 2020. 329 Richmond Street is on the left; 331 Richmond Street is on the right.*



*Image 2: Detail photograph of the cast iron column at 329 Richmond Street.*

## **Appendix C – Conservation Plan**

Heritage Alteration Permit application package, including Conservation Plan (attached separately)



YOUTH OPPORTUNITIES UNLIMITED  
HERITAGE ALTERATION PERMIT

# 329 & 333 RICHMOND STREET

JOAN SMITH CENTRE FOR YOUTH

JOAN'S PLACE

Date  
June 15, 2021

Prepared By:  
Cornerstone Architecture Incorporated  
Alison Hannay OAA MRAIC LEED AP BD+C  
ahannay@cornerstonearchitecture.ca

**CORNERSTONE**  
ARCHITECTURE

110 700 Richmond Street ON Canada N6A 5C7  
P 519 432 6644 F 516 432 6737  
cornerstonearchitecture.ca

# TABLE OF CONTENTS.

<b>Introduction</b>	01
<b>3.1 Required Information</b>	
<b>3.1.1</b> : Full Description of Proposed Changes(s)	04
<b>3.1.2</b> : Photographs	10
<b>3.1.3</b> : Materials and Methodology	13
<b>3.2 Supplementary Information</b>	
<b>3.2.1</b> : Scaled and Dimensioned Plans and Elevations	
<b>3.2.2</b> : Historical Documentation	
<b>3.2.3</b> : Heritage Impact Assessment	
<b>3.2.4</b> : Conservation Plan	



### 329 & 331 Richmond Street

Youth Opportunities Unlimited (YOU) recently purchased 329, 331 and 333 Richmond Street, three adjoining properties at the north west corner of Richmond and York Street in downtown London. YOU then engaged Cornerstone Architecture Incorporated to assist with the design of a two phased renovation and addition project. This major construction project will provide at risk youth in our community with much needed public services, while also helping to bring new life into the existing abandoned historic buildings at such a prominent downtown intersection.

Phase 1 was recently completed in 2019 and includes the interior renovation and exterior restoration of 333 Richmond Street. The basement, ground and second floors were redeveloped to provide YOU staff with a new home office and the east elevation along Richmond Street was updated to more closely resemble it's original state. The four existing two storey apartment units on the third and fourth floor were not renovated during this construction phase, but help to provide additional housing for youth in need.

Phase 2, as outlined in this Heritage Alteration Permit application, includes the renovation and 6 storey addition to the existing one storey structures at 329 and 331 Richmond Street. The new 7 storey facility will accommodate a 15,000 ft<sup>2</sup> youth wellness hub on the ground and second floor to provide youth in need with primary and mental healthcare, addiction support, education, employment training and housing support. Access to the youth wellness hub will be through a new set of barrier free accessible doors within the existing archway off Richmond Street. The new addition will also provide 35 new affordable apartment units on the third to sixth floor, which will be targeted for homeless youth, specifically young mothers. The residential floors will include a mix studio, one bedroom and two bedroom units as well as a roof terrace and children's play room on the seventh floor. A dedicated entrance for tenants will be accessible off York Street through a new 7 storey 890 ft<sup>2</sup> building addition.

Due to the historic significance of these two properties, careful consideration was made throughout the design phase of the project on how the historic elements will be preserved and integrated into the new construction. This document will clearly outline the proposed design for 329 and 331 Richmond Street and illustrate how we will conserve and respect the history of the existing buildings, while introducing modern construction and materials to create a cohesive and successful architectural design.



#### Legend

- 1** 329 Richmond Street - Existing
- 1a** 329 Richmond Street - Addition
- 2** 331 Richmond Street - Existing
- 3** 333 Richmond Street - Existing
- - -** Denotes Property Line
- ◀** Denotes Building Entrance
- (Yellow) Denotes Phase 1
- (Green) Denotes Phase 2

Figure 1.1 - Site Plan Diagram



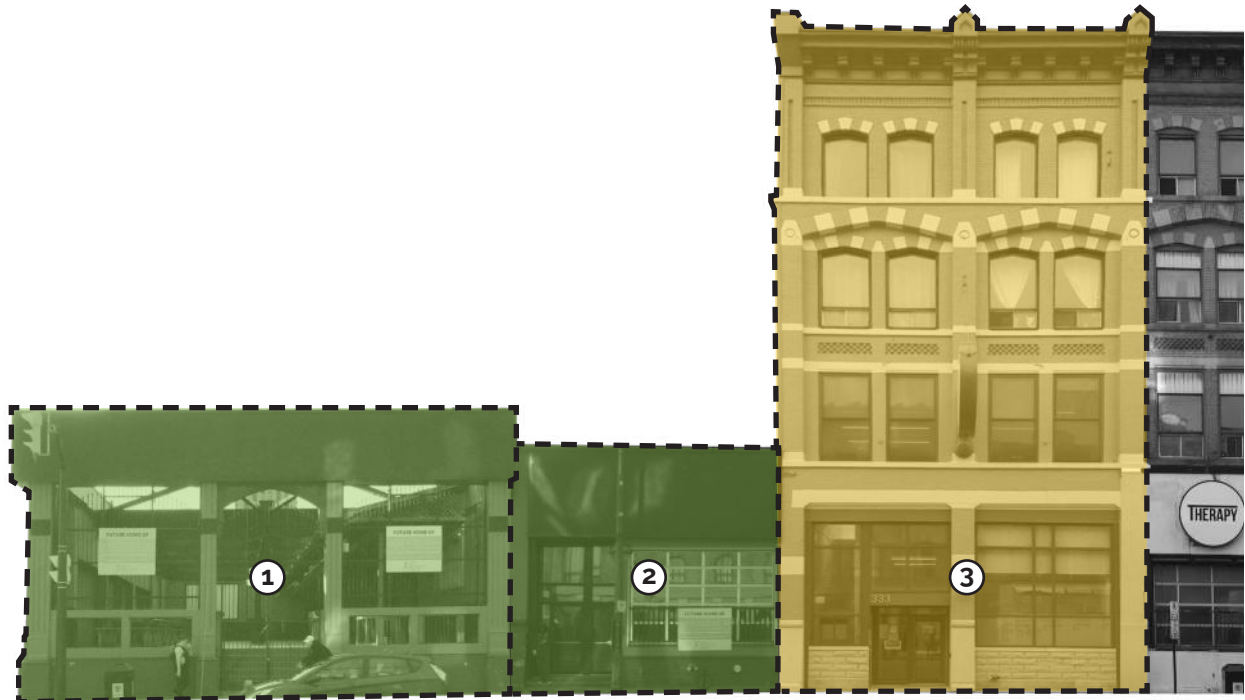




Figure 1.2 - Property Diagram, East Elevation



Figure 1.3 - Property Diagram, Perspective View from Northeast

**Legend**

- |   |                                |   |                                   |
|---|--------------------------------|---|-----------------------------------|
| 1 | 329 Richmond Street - Existing | ---   | Denotes Existing Building Outline |
| 2 | 331 Richmond Street - Existing |  | Denotes Phase 1                   |
| 3 | 333 Richmond Street - Existing |  | Denotes Phase 2                   |



### 333 Richmond Street

Although 333 Richmond Street is not formally included in this application, the restoration of the east elevation will be referenced throughout this document, and architectural details will be continued into the new design of the neighbouring properties. The exterior alterations that were made to this building constructed in 1880, were inspired by the original historic elevations as documented on archived historic photos that are included in section 3.2.2. After years of countless renovations, the work done to the east facade at 333 Richmond Street restores the building back to what it once was by continuing the language of the original streetscape. The changes that were made to the east facade of this four storey brick structure include the following.

- New exterior paint to refresh the existing painted brick and decorative precast concrete banding around the windows.
- New exterior paint on the cast iron cornice to better reflect the colours of the existing building.
- New fiberglass windows on the second floor that mimic the original wood windows on the floors above.
- New charcoal aluminum windows and doors on the ground floor to create a welcoming entrance.
- New brick and precast concrete piers on the ground floor with a masonry base infill and limestone sills that are inspired by the architectural language of the existing building.



*333 Richmond Street - 2018  
East Elevation, Pre Construction*



*333 Richmond St. - 2019  
East Elevation, Post Construction*



### 3.1.1 : Full Description of Proposed Changes(s)

#### Heritage Attributes

The properties at 329 and 331 Richmond Street are designated within the Downtown Heritage Conservation District under Part V of the *Ontario Heritage Act*. They are also identified within the Downtown London Heritage Conservation District Plan as H (Historic) with a Category C ranking. The remaining historic elements that will be conserved and restored during this project include the 6 cast iron columns and decorative wood arch that wrap the south east corner of 329 Richmond Street. The remaining facades at 329 and 331 Richmond street fall within the Category C ranking which indicates that *the building has been renovated using inappropriate materials or design and requires that restoration should be considered using traditional materials*. This document will clearly outline the proposed changes to the east and south exterior elevations at 329 and 331 Richmond Street, illustrating how the historic elements will be preserved as well as the methodology behind the design of the new facade at this prominent downtown London intersection.

#### 331 Richmond Street

The building located at 331 Richmond Street was built in 1880, originally as a four storey red brick building that continued the repetitive architectural language of the adjoining buildings to the north. In the 1960's a suspected fire destroyed the upper three floors of this property, leaving a single storey enclosed structure that we see today. As a result of the fire in addition to numerous renovations over the years, there is very little original architecture remaining on the east facade. The only element that will be restored during this project includes the brick pier with decorative precast base along the south property line. The renovation and addition to this property will aim to return the existing four storey facade at 331 Richmond Street as close as possible back to its original state in order to rebuild the missing piece of the historic streetscape.



1890's - View looking southwest from Richmond Street\*



2016 - 331 Richmond Street, East Elevation

\*Photo obtained from the holdings of Western Archives at Western University





### 3.1.1 : Full Description of Proposed Changes(s)

#### 329 Richmond Street

The existing building at 329 Richmond street on the northwest corner of Richmond and York Street was built in 1890, also as a four story red brick building with decorative windows, a grand cornice line and an ornamental archway framing the east entrance. The historic photo below shows the original appearance of the building as seen in 1942 and illustrates how the existing building is drastically different from its current appearance. Similar to 331 Richmond Street, the fire in the 1960's destroyed the upper three floors and the ground floor has transformed through multiple renovations to accommodate numerous commercial tenants throughout its lifetime. The original glazed openings on the east facade have been replaced with metal fencing, the windows along the south facade have been infilled and all of the existing brick along the east and south facades has been covered.

The only remaining historic elements at 329 Richmond street are outlined in red in the photo taken in 2016 below, these include the four cast iron columns along the east elevation, the two cast iron columns along the south elevation and the decorative wood archway that frames the entrance off Richmond Street. These elements will be conserved as outlined in the Conservation Plan included in section 3.2.4 of this document and integrated into the new design. Unfortunately when the painted plywood above the cast iron columns was removed, it was discovered that all of the historic elements above the columns no longer exist, including the cast iron corbels and pediment over the Richmond Street entrance. Photos of the current condition of the building that was recently uncovered are included in section 3.1.2.



1942 - 333 Richmond Street\*  
View looking northwest from York Street

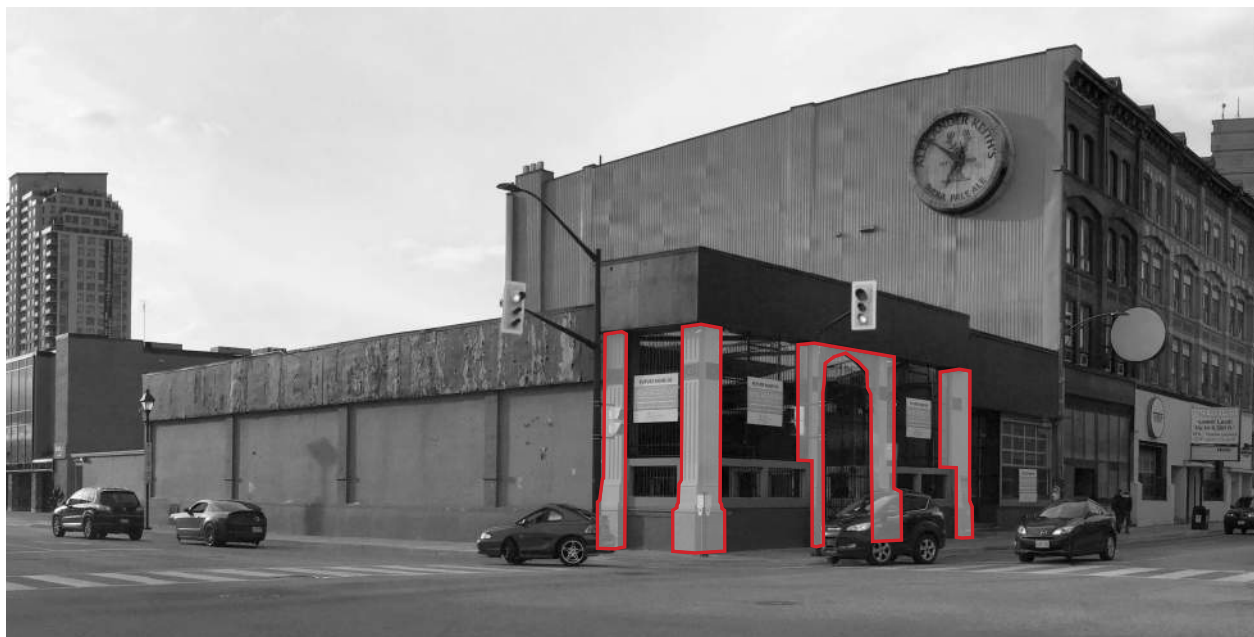


Figure 1.4 - 333 Richmond Street Historic Attributes  
View looking Northwest from York Street

\*Photo obtained from the holdings of Western Archives at Western University



### 3.1.1 : Full Description of Proposed Changes(s)

#### Proposed Changes

The proposed design for the renovation and 6 storey addition to 329 and 331 Richmond Street will reestablish historic architectural features while simultaneously introducing modern elements to create an architectural balance of old and new. The design will reference the history of the existing structures and conform to the guidelines outlined in the Downtown London Heritage District Plan, specifically section 6.1.4 New Construction and section 6.2.2 Commercial.

#### 331 Richmond Street

In order to achieve our proposed design and bring the traditional historic character back to this abandoned ground floor structure, the following changes will be made to the existing structure. The brick pier with decorative concrete base along the south property line is the only element on the east facade of 331 Richmond Street with historic attributes that will be preserved. The remaining facade will be removed which includes the following.

- Storefront glazing and access doors.
- Overhead garage door with metal guardrail.
- Existing foundation wall including masonry veneer and existing exterior in fill wall.



Figure 1.5 - 331 Richmond Street Changes, East Elevation

#### 329 Richmond Street

The changes to the existing open air structure at 329 Richmond Street will also strive to honour the existing historic features, remove all inappropriate materials and restore the ground floor in a way that references its historic past. The elements that will be carefully conserved and restored during the project are historically designated and include the four cast iron columns along the Richmond Street facade, the wood arch between the two central columns and the two cast iron columns along the York street facade. The remaining elements that are not original to the building will be removed which include the following.

- Metal gates, fencing and concrete guardrail that cover the openings along Richmond and York Street.
- Existing foundation wall along the east and south facade.
- The exterior wall and brick piers along the south facade.
- The one storey addition on the west side of the building that provides stair access to the basement.

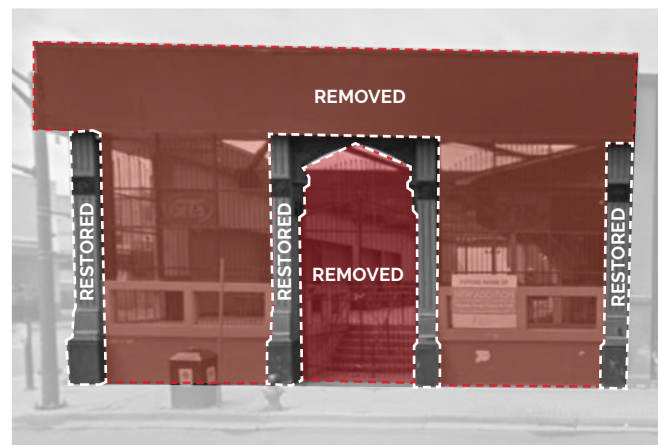


Figure 1.6 - 329 Richmond Street Changes, East Elevation



Figure 1.7 - 329 Richmond Street, Perspective View of South Elevation





### 3.1.1 : Full Description of Proposed Changes(s)

#### Proposed Design

##### 331 Richmond Street

Since the building at 331 Richmond Street is directly adjacent to the neighbouring block of existing four storey structures, the new construction will read as a continuation of the existing streetscape. The massing for the proposed design at this property includes a three storey addition above the renovated existing ground floor structure continuing the 4 storey building height and cornice line of 333 Richmond Street. The fifth and sixth storey volume will be set back from the property line on the east facade by 2 meters, allowing the building to read as 4 stories from the street.

The ground to fourth floor of the east elevation will be renovated to replicate the architectural style of the original building facade, allowing the new addition to seamlessly blend with the neighbouring buildings. The ground floor will continue the language of the restored facade at 333 Richmond Street, which includes painted brick piers with a concrete base that match the original profile, masonry in fill under the openings with limestone sills and new aluminum windows with a matching mullion pattern. The third to fourth floor elevation will continue the painted brick veneer to match the colour of 333 Richmond, reestablish the cast iron cornice line and carry through the horizontal datum lines to align window openings and all horizontal precast concrete bandings.

Since the restored elevation at 331 Richmond Street will be a modern interpretation of the past, some of the elements will be simplified to suit construction techniques of the twenty-first century. The new brick will be laid in a running bond pattern omitting the decorative brickwork, the precast concrete above the windows will be solid bands and the cornice line will be a continuous extrusion without the corbels below.



*Proposed Design - East Elevation*



### 3.1.1 : Full Description of Proposed Changes(s)

#### 329 Richmond Street

The addition and renovation to the existing one storey building at 329 Richmond Street was designed to redefine the northwest corner of a prominent intersection of two main thoroughfares at the border of London's downtown core. As illustrated in the existing photos in section 3.2.2, historically this corner building was different from the mid-block fabric buildings with an elevated cornice line and ornamental facade. The new addition seeks to re-establish this approach in two ways.

1. A four storey addition above the existing ground floor structure with no set backs to raise the cornice line of this property by one storey. On the sixth floor, the addition will then be set back on the east and south facade by two meters, allowing the building to read as 5 storeys from the street.
2. The addition will have a distinct modern architectural style to highlight the corner property. The ground floor will be designed to preserve the historic character and continue the architectural language established at 321 and 333 Richmond Street. The second floor will be wrapped with curtain wall glazing, allowing the residential component on the third to fifth floor to read as a contemporary 'floating' mass above the historic ground floor base. Although the new addition will introduce a distinct modern architectural language on the second to seventh floor, the elevation will continue the datum lines of the neighbouring buildings and conform to the guidelines outlined in the Downtown London Heritage District Plan.

The ground floor alterations along Richmond and York will incorporate elements and materials from the east elevation of 331 and 333 Richmond Street including the masonry base with limestone sill, charcoal curtain wall that maintains a similar mullion pattern and brick piers with precast concrete base with a matching profile. The historic columns and archway feature will be preserved and repainted with similar colours used at 331 and 333 and the arch will be infilled with a new aluminum doors to provide an accessible entrance for the youth hub on the ground and second floor. In order to differentiate the corner property and highlight the existing historic architectural elements, a new grey brick veneer will be introduced above the cast iron columns to replace the decorative cast iron corbels and pediment that no longer exists.



*Proposed Design - 329 Richmond Street - South Elevation*



### 3.1.1 : Full Description of Proposed Changes(s)



*Proposed Design - View looking northwest from Richmond Street*



*Proposed Design - View looking northwest from Richmond Street*





### 3.1.2 : Photographs



*331 Richmond Street - Current Condition  
East Elevation*



*329 Richmond Street - Current Condition  
East Elevation*



### 3.1.2 : Photographs



*329 Richmond Street - Current Condition  
View of South Elevation from Southeast*



*329 Richmond Street - Current Condition  
View of Existing South Elevation from Southwest*





### 3.1.2 : Photographs

*329 Richmond Street - Current Condition  
Detail Views*



*329 Richmond Street - Current Condition  
East Elevation*



### 3.1.3 : Materials and Methodology

The material palette selected for the new design at 329 and 331 Richmond Street will respect and replicate the historic character of the existing buildings while simultaneously blending modern elements to create a architectural juxtaposition of old and new. This section will outline in detail what specific materials will be used and will reference the exterior elevations to illustrate where materials will be located to achieve the proposed design. Full size drawings have been included as supplementary information in section 3.2.1.

#### 331 Richmond Street

- \*New Pre-fin. Metal Flashing Parapet Cap : - - - - -  
Colour to match siding
- \*New Horizontal Corrugated Metal Siding : - - - - -  
Vicwest, Prefinished 7/8", Metallic Silver
- \*New Fibreglass Awning Window & Frame: - - - - -  
Slate
- \*New Pre-fabricated Sheet Metal Cornice - Painted : - - - - -  
Solid extrusion to match profile of cornice at 333  
Richmond Street, Charcoal
- \*New Clay Brick - Painted : - - - - -  
57mm high x 193mm long  
Benjamin Moore, Mayflower Red, HC-49
- \*New Precast Concrete Header - Exposed: - - - - -
- \*New Fibreglass Double Hung Window & Frame: - - - - -  
Charcoal
- \*New Precast Concrete Header & Sill - Exposed: - - - - -
- \*New Fibreglass Double Hung Window & Frame: - - - - -  
Charcoal
- \*New Precast Concrete Header & Sill - Exposed: - - - - -
- \*New Clay Brick - Painted : - - - - -  
57mm high x 193mm long  
Benjamin Moore, Mayflower Red, HC-49
- \*New Fibreglass Double Hung Window & Frame: - - - - -  
Charcoal
- \*New Precast Concrete Header & Sill - Exposed: - - - - -
- \*New Extira Wall Panel : 19mm Thick, Painted Charcoal - - - - -
- \*New Aluminum Curtain Wall : Charcoal - - - - -
- \*New Clay Brick - Painted : - - - - -  
57mm high x 193mm long  
Benjamin Moore, Mayflower Red, HC-49
- \*New Precast Concrete Base & Band - Exposed: - - - - -
- \*Existing Brick - Painted: - - - - -  
Benjamin Moore, Mayflower Red, HC-49
- \*Existing Precast Base & Band - Painted: - - - - -  
Benjamin Moore, White Sand, OC-10
- \*New Limestone Sill - Arriscraft Adair: Sepia - - - - -
- \*New Architectural Block Veneer - Arriscraft Renaissance: - - - - -  
Rocked Face, 190mm high x 590mm long, White
- \*New Limestone Veneer - Arriscraft Adair: - - - - -  
Medium Dressed with Chamfered Top Edge,  
290mm high x 590mm long, Sepia



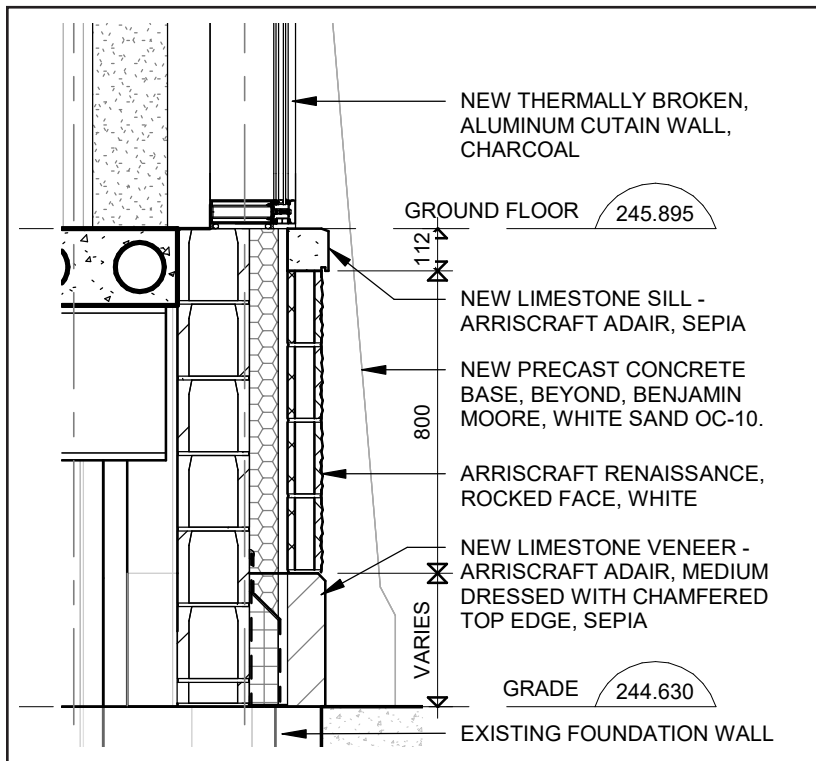
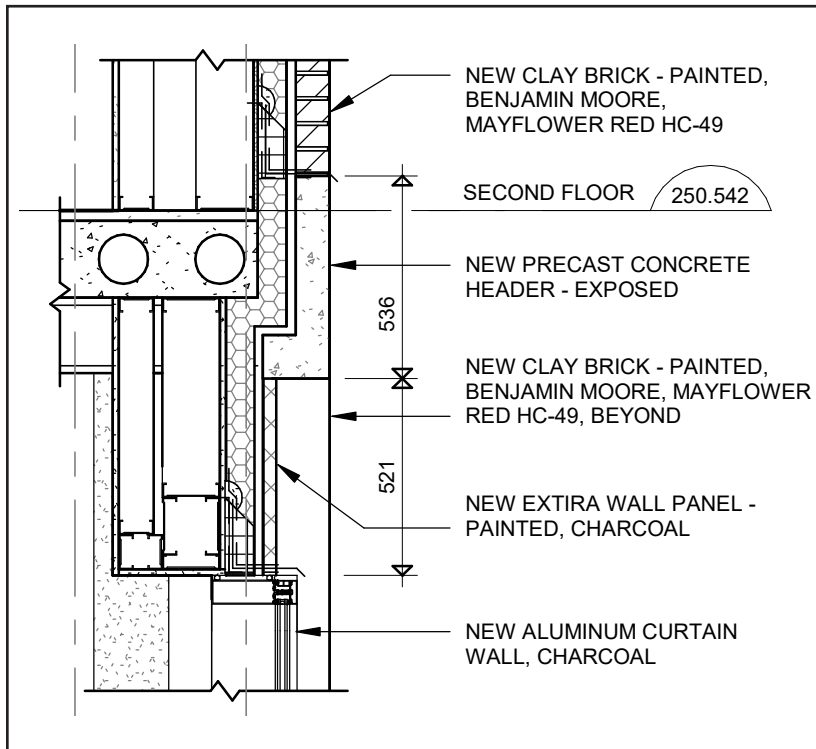
331 Richmond Street - East Elevation

*\*Same material used at 333 Richmond Street*



### 3.1.3 : Materials and Methodology

331 Richmond Street- Section Detail, Header



331 Richmond Street- Section Detail, Base



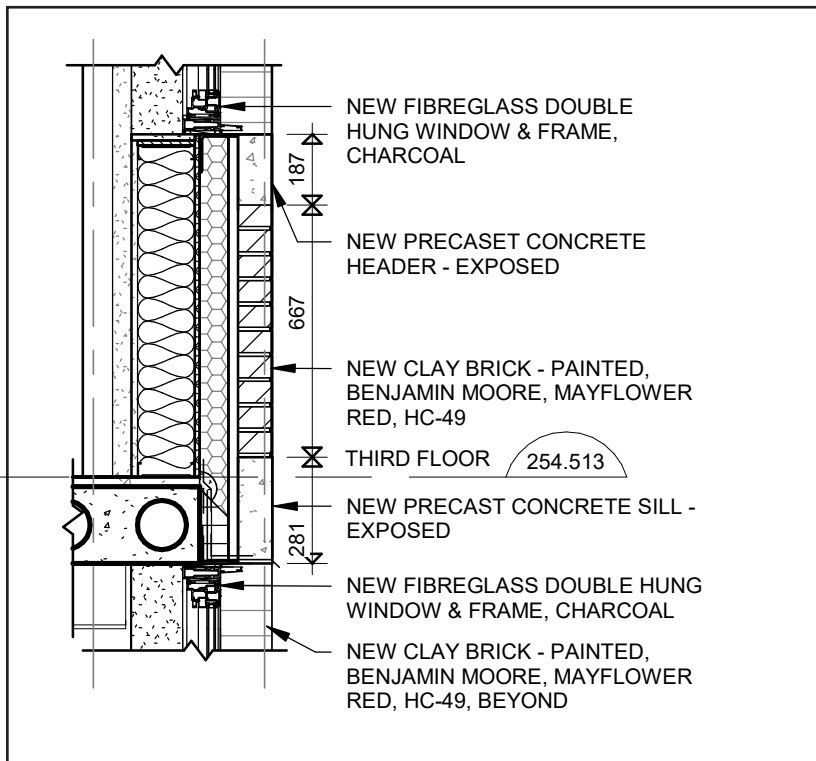
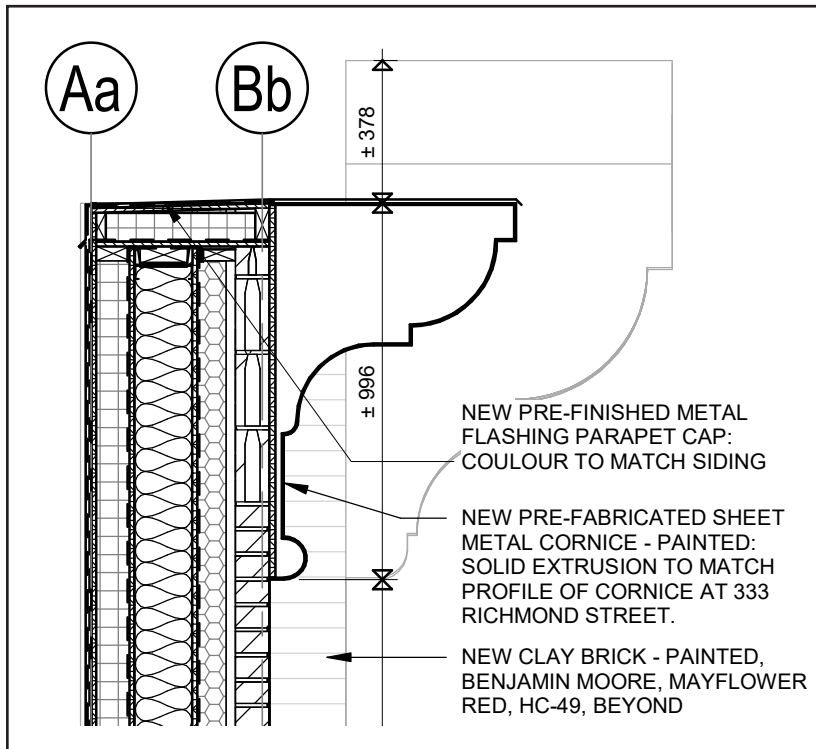
331 Richmond Street - East Elevation



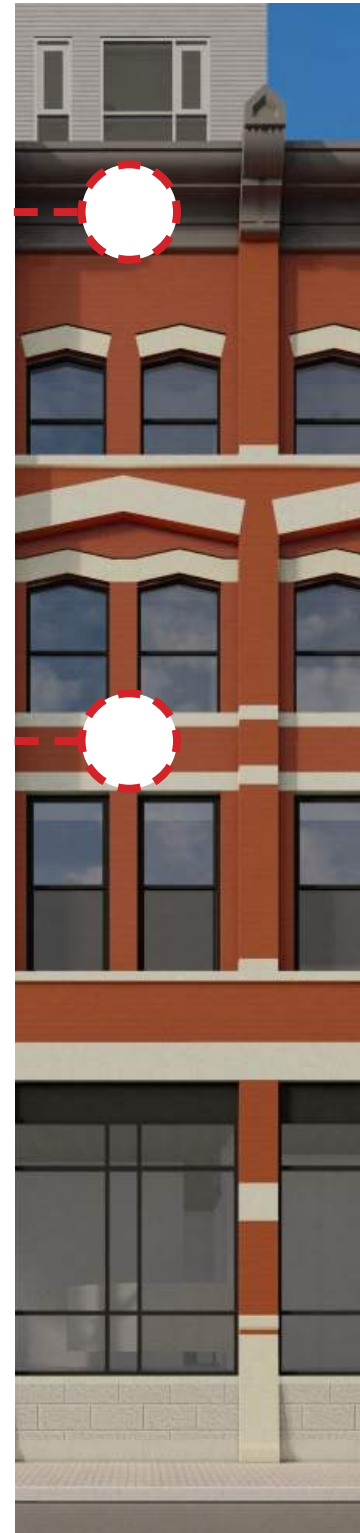


### 3.1.3 : Materials and Methodology

331 Richmond Street- Section Detail, Cornice



331 Richmond Street- Section Detail, Sill



331 Richmond Street - East Elevation



### 3.1.3 : Materials and Methodology

#### 331 Richmond Street

\*New Pre-fin. Metal Flashing -

Parapet Cap :  
Colour to match siding

\*New Horizontal Corrugated

Metal Siding :  
Vicwest, Prefinished 7/8",  
Metallic Silver

New Composite Metal Panel -

Alpolic : Anodized Aluminum

\*New Aluminum Curtain Wall :

Anodized Aluminum

\*New Fibre Cement Panel -

Equitone Natura : N154

\*New Fibre Cement Panel -

Equitone Natura : N163

\*New Aluminum Curtain Wall :

Anodized Aluminum

New Composite Metal Panel -

Alpolic : Anodized Aluminum

New Aluminum Letters :

Anodized Aluminum

\*New Aluminum Curtain Wall :

Anodized Aluminum

New Aluminum Letters : Charcoal

New Limestone Sill -

Arriscraft Adair: Sepia

New Concrete Brick :

Arriscraft Linear Brick, Charcoal

\*New Extira Wall Panel : 19mm Thick,

Painted Charcoal

Existing Wood Arch - Painted :

Benjamin Moore, White Sand, OC-10

Existing Cast Iron Band - Painted :

Charcoal

Existing Cast Iron Column - Painted :

Benjamin Moore, White Sand, OC-10

\*New Aluminum Curtain Wall

& Door : Charcoal

\*New Limestone Sill -

Arriscraft Adair: Sepia

\*New Architectural Block Veneer -

Arriscraft Renaissance:

Rocked Face,

190mm high x 590mm long, White

\*New Limestone Veneer -

Arriscraft Adair:

Medium Dressed with Chamfered Top

Edge, 290mm high x 590mm long,

Sepia



331 Richmond Street - East Elevation

\*Same material used at 333 Richmond Street



### 3.1.3 : Materials and Methodology

#### 331 Richmond Street

- \*New Pre-fin. Metal Flashing - - - -
- Parapet Cap :  
Colour to match siding
- \*New Horizontal Corrugated - - - -
- Metal Siding :  
Vicwest, Prefinished 7/8",  
Metallic Silver
- New Composite Metal Panel - - - -
- Alpolic : Anodized Aluminum
- \*New Aluminum Curtain Wall : - - - -
- Anodized Aluminum
- \*New Fibre Cement Panel - - - -
- Equitone Natura : N154
- \*New Fibre Cement Panel - - - -
- Equitone Natura : N163
- \*New Aluminum Curtain Wall : - - - -
- Anodized Aluminum
- New Composite Metal Panel - - - -
- Alpolic : Anodized Aluminum
- New Aluminum Letters : - - - -
- Anodized Aluminum
- \*New Aluminum Curtain Wall : - - - -
- Anodized Aluminum
- New Limestone Sill - - - -
- Arriscraft Adair: Sepia
- \*New Extira Wall Panel : 19mm - - - -
- Thick, Painted Charcoal
- New Concrete Brick : - - - -
- Arriscraft Linear Brick, Charcoal
- Existing Cast Iron Column - Painted : - - - -
- Benjamin Moore, White Sand, OC-10
- Existing Cast Iron Band - Painted : - - - -
- Charcoal
- \*New Precast Concrete Base & - - - -
- Band - Exposed:
- \*New Aluminum Curtain Wall - - - -
- & Door : Charcoal
- \*New Limestone Sill - - - -
- Arriscraft Adair: Sepia
- \*New Architectural Block Veneer - - - -
- Arriscraft Renaissance:  
Rocked Face,  
190mm high x 590mm long, White
- \*New Limestone Veneer - - - -
- Arriscraft Adair:  
Medium Dressed with Chamfered  
Top Edge, 290mm high x 590mm  
long, Sepia



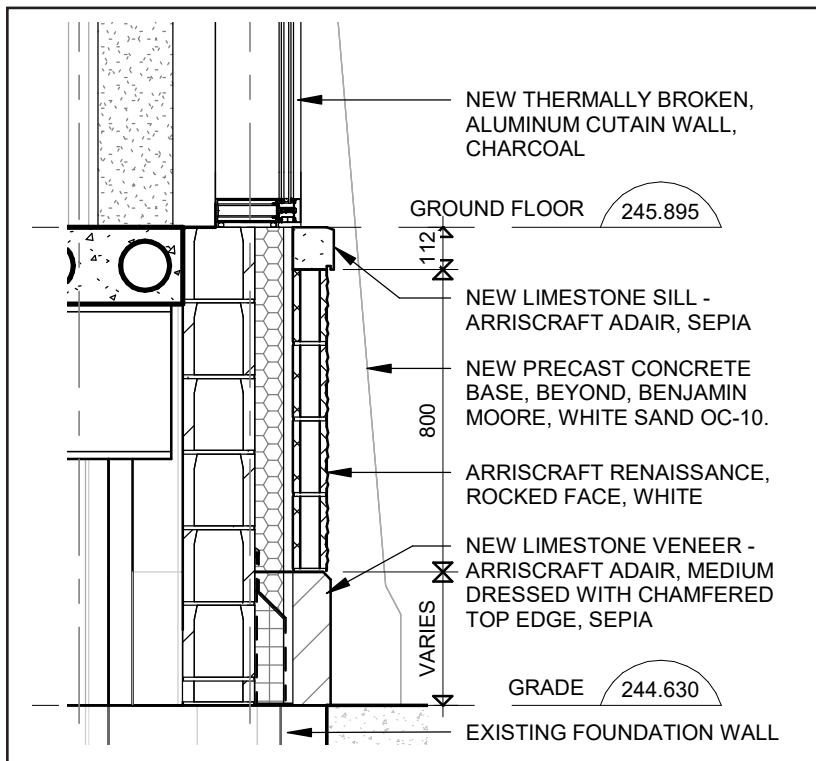
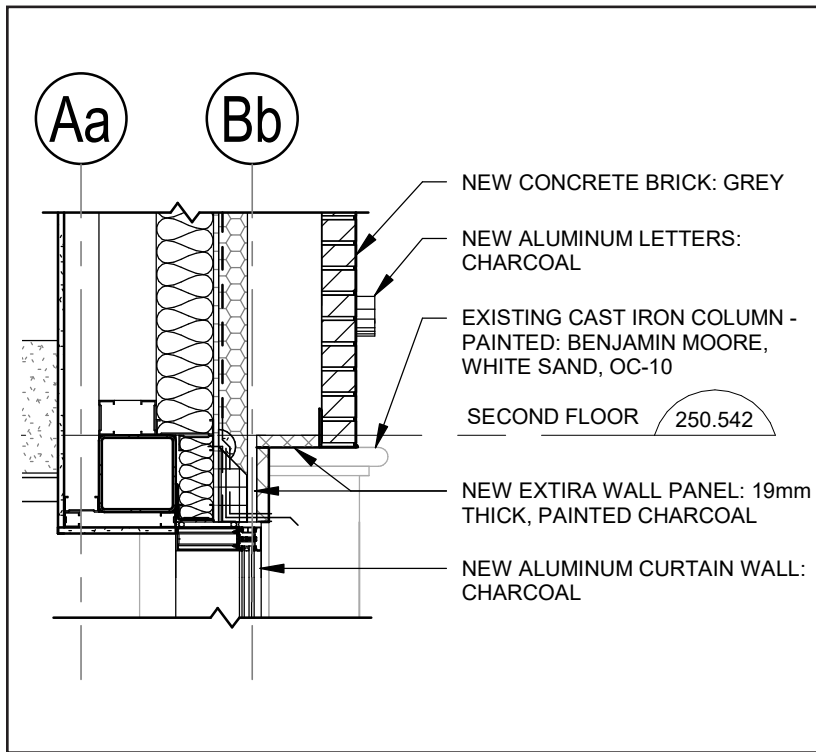
329 Richmond Street - South Elevation at East Side

\*Same material used at 333 Richmond Street



### 3.1.3 : Materials and Methodology

331 Richmond Street- Section Detail, Header



331 Richmond Street- Section Detail, Base



329 Richmond Street - East Elevation



### 3.2.1 SCALED AND DIMENSIONED PLANS AND ELEVATIONS







## Youth Opportunities Unlimited

329 & 331 Richmond Street, London, Ontario

### CORNERSTONE ARCHITECTURE INCORPORATED ARCHITECT

### DEVELOPMENT ENGINEERING (LONDON) LTD CIVIL ENGINEERS

### RON KOUDYS LANDSCAPE ARCHITECTS INC. LANDSCAPE ARCHITECT

### VANBOXMEER & STRANGES ENGINEERING LTD STRUCTURAL ENGINEERS

### MNE ENGINEERING INC. MECHANICAL & ELECTRICAL ENGINEERS

## DRAWING LIST

### ARCHITECTURAL

A0.01	EXTERIOR AND INTERIOR WALL TYPES
A0.02	FLOOR AND ROOF TYPES, TYPICAL DETAILS
A0.03	DOOR SCHEDULE, DOOR ELEVATIONS & FRAME ELEVATIONS
A0.04	DOOR FRAME DETAILS
A1.01	SITE PLAN, OBC MATRIX
A2.01	OVERALL LOWER FLOOR DEMOLITION PLAN
A2.02	OVERALL GROUND FLOOR DEMOLITION PLAN
A2.03	OVERALL ROOF DEMOLITION PLAN
A3.01	OVERALL LOWER FLOOR PLAN
A3.02	OVERALL GROUND FLOOR PLAN
A3.03	OVERALL SECOND FLOOR PLAN
A3.04	OVERALL THIRD FLOOR PLAN
A3.05	OVERALL FOURTH FLOOR PLAN
A3.06	OVERALL FIFTH FLOOR PLAN
A3.07	OVERALL SIXTH FLOOR PLAN
A3.08	OVERALL SEVENTH FLOOR PLAN
A3.09	ENLARGED LOWER FLOOR PLAN
A3.10	ENLARGED GROUND FLOOR PLAN
A3.11	ENLARGED FLOOR PLANS
A3.12	ENLARGED SECOND FLOOR PLAN
A3.13	ENLARGED THIRD FLOOR PLAN
A3.14	ENLARGED FLOOR PLANS
A3.15	ENLARGED FOURTH FLOOR PLAN
A3.16	ENLARGED FIFTH FLOOR PLAN
A3.17	ENLARGED FLOOR PLANS
A3.18	ENLARGED SIXTH FLOOR PLAN
A3.19	ENLARGED SEVENTH FLOOR PLAN
A3.20	ENLARGED FLOOR PLANS
A3.21	PLAN DETAILS
A3.22	PLAN DETAILS
A3.23	PLAN DETAILS
A3.24	PLAN DETAILS
A3.25	PLAN DETAILS
A3.26	PLAN DETAILS
A3.27	PLAN DETAILS
A3.28	PLAN DETAILS
A3.29	PLAN DETAILS
A3.30	PLAN DETAILS
A3.31	PLAN DETAILS
A4.01	OVERALL ROOF PLAN
A5.01	OVERALL LOWER FLOOR REFLECTED CEILING PLAN
A5.02	OVERALL GROUND FLOOR REFLECTED CEILING PLAN
A5.03	OVERALL SECOND FLOOR REFLECTED CEILING PLAN
A5.04	OVERALL THIRD FLOOR REFLECTED CEILING PLAN
A5.05	OVERALL FOURTH FLOOR REFLECTED CEILING PLAN
A5.06	OVERALL FIFTH FLOOR REFLECTED CEILING PLAN
A5.07	OVERALL SIXTH FLOOR REFLECTED CEILING PLAN
A5.08	OVERALL SEVENTH FLOOR REFLECTED CEILING PLAN
A6.01	NORTH EXTERIOR ELEVATION
A6.02	EAST EXTERIOR ELEVATION
A6.03	SOUTH EXTERIOR ELEVATION
A6.04	WEST EXTERIOR ELEVATION
A6.05	EXTERIOR VIEWS
A7.01	BUILDING SECTION
A7.02	BUILDING SECTION
A7.03	BUILDING SECTION
A7.04	BUILDING SECTION
A7.05	BUILDING SECTION
A7.06	BUILDING SECTION
A7.07	BUILDING SECTION
A7.08	BUILDING SECTION
A7.09	BUILDING SECTION
A7.10	BUILDING SECTION
A7.11	BUILDING SECTION
A7.12	BUILDING SECTION
A7.13	BUILDING SECTION
A7.14	BUILDING SECTION

### ARCHITECTURAL (CONTINUED)

A8.01	WALL SECTIONS
A8.02	WALL SECTIONS
A8.03	WALL SECTIONS
A8.04	WALL SECTIONS
A8.05	WALL SECTIONS
A8.06	WALL SECTIONS
A8.07	WALL SECTIONS
A8.08	WALL SECTIONS
A8.09	WALL SECTIONS
A8.10	WALL SECTIONS
A8.11	STAIR SECTIONS
A8.12	STAIR SECTIONS
A8.13	STAIR SECTIONS
A8.14	STAIR SECTIONS
A8.15	STAIR SECTIONS
A8.16	STAIR SECTIONS
A8.17	STAIR SECTIONS
A8.18	STAIR SECTIONS
A8.19	ELEVATOR SECTIONS
A8.20	ELEVATOR SECTIONS
A8.21	SECTION DETAILS
A8.22	SECTION DETAILS
A8.23	SECTION DETAILS
A8.24	SECTION DETAILS
A8.25	SECTION DETAILS
A8.26	SECTION DETAILS
9.01	INTERIOR ELEVATIONS
9.02	INTERIOR ELEVATIONS
9.03	INTERIOR ELEVATIONS
9.04	INTERIOR ELEVATIONS
9.05	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.06	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.07	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.08	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.09	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.10	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.11	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.12	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.13	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.14	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.15	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS
9.16	INTERIOR ELEVATIONS & TYPICAL SUITE PLANS

### CIVIL

SE-1	EXISTING CONDITIONS AND REMOVALS
SE-2	PROPOSED SERVICING AND GRADING PLAN

### LANDSCAPE

L-1	LANDSCAPING PLAN
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### STRUCTURAL

S0.1	FOUNDATION PLAN
S1.0	GRADE LEVEL FRAMING PLAN
S1.1	GROUND FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	THIRD FLOOR FRAMING PLAN
S1.4	FOURTH FLOOR FRAMING PLAN
S1.5	FIFTH FLOOR FRAMING PLAN
S1.6	SIXTH FLOOR FRAMING PLAN
S1.7	MAIN ROOF & PENTHOUSE ROOF FRAMING PLANS
S2.1	SCHEDULES
S2.2	SCHEDULES
S2.3	SCHEDULES
S2.4	SCHEDULES
S2.5	SCHEDULES
S3.1	SECTIONS
S3.2	SECTIONS
S3.3	SECTIONS
S3.4	SECTIONS
S3.5	SECTIONS
S4.1	TYPICAL DETAILS
S4.2	TYPICAL DETAILS
S4.3	TYPICAL DETAILS
S4.4	TYPICAL DETAILS
S4.5	TYPICAL DETAILS
S4.6	TYPICAL DETAILS
S4.7	TYPICAL DETAILS

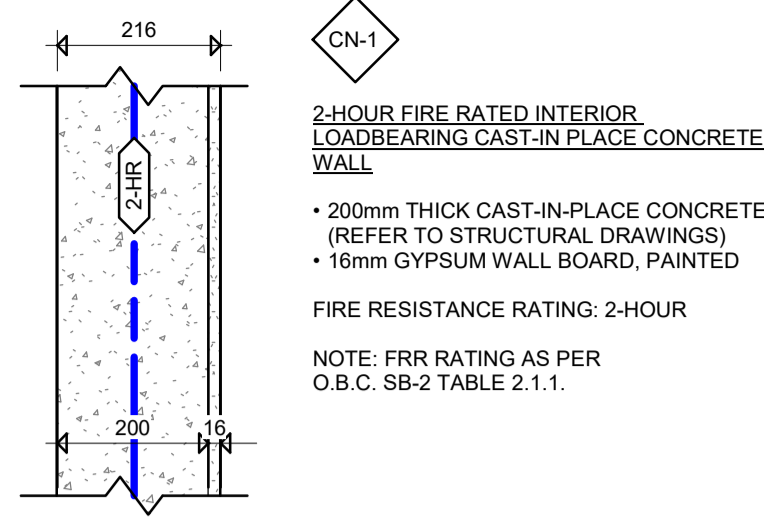
### MECHANICAL

M1.01	MECHANICAL LEGENDS & DRAWING LIST
M2.01	LOWER FLOOR DRAINAGE PLAN
M2.02	GROUND FLOOR DRAINAGE PLAN
M2.03	SECOND FLOOR DRAINAGE PLAN
M2.04	THIRD FLOOR DRAINAGE PLAN
M2.05	FOURTH FLOOR DRAINAGE PLAN
M2.06	FIFTH FLOOR DRAINAGE PLAN
M2.07	SIXTH FLOOR DRAINAGE PLAN
M2.08	SEVENTH FLOOR & LOW ROOF DRAINAGE PLAN
M3.01	LOWER FLOOR PIPING PLAN
M3.02	GROUND FLOOR PIPING PLAN
M3.03	SECOND FLOOR PIPING PLAN
M3.04	THIRD FLOOR PIPING PLAN
M3.05	FOURTH FLOOR PIPING PLAN
M3.06	FIFTH FLOOR PIPING PLAN
M3.07	SIXTH FLOOR PIPING PLAN
M3.08	SEVENTH FLOOR & LOW ROOF DRAINAGE PLAN
M4.01	LOWER FLOOR REFRIGERANT PIPING PLAN
M4.02	GROUND FLOOR REFRIGERANT PIPING PLAN
M4.03	SECOND FLOOR REFRIGERANT PIPING PLAN
M4.04	THIRD FLOOR REFRIGERANT PIPING PLAN
M4.05	FOURTH FLOOR REFRIGERANT PIPING PLAN
M4.06	FIFTH FLOOR REFRIGERANT PIPING PLAN
M4.07	SIXTH FLOOR REFRIGERANT PIPING PLAN
M4.08	SEVENTH FLOOR & LOW ROOF REFRIGERANT PIPING PLAN
M5.01	LOWER FLOOR HVAC PLAN
M5.02	GROUND FLOOR HVAC PLAN
M5.03	SECOND FLOOR HVAC PLAN
M5.04	THIRD FLOOR HVAC PLAN
M5.05	FOURTH FLOOR HVAC PLAN
M5.06	FIFTH FLOOR HVAC PLAN
M5.07	SIXTH FLOOR HVAC PLAN
M5.08	SEVENTH FLOOR & LOW ROOF HVAC PLAN
M6.01	PLUMBING RISER DIAGRAMS
M6.02	PLUMBING RISER DIAGRAMS
M6.03	HIGH ROOF MECHANICAL PLAN
M7.01	PLUMBING SCHEDULES
M7.02	HVAC SCHEDULES
M7.03	HVAC SCHEDULES
M8.01	DETAILS
M8.02	VRF DIAGRAMS
M8.03	VRF DIAGRAMS
M8.04	VRF DIAGRAMS
M8.05	VRF DIAGRAMS

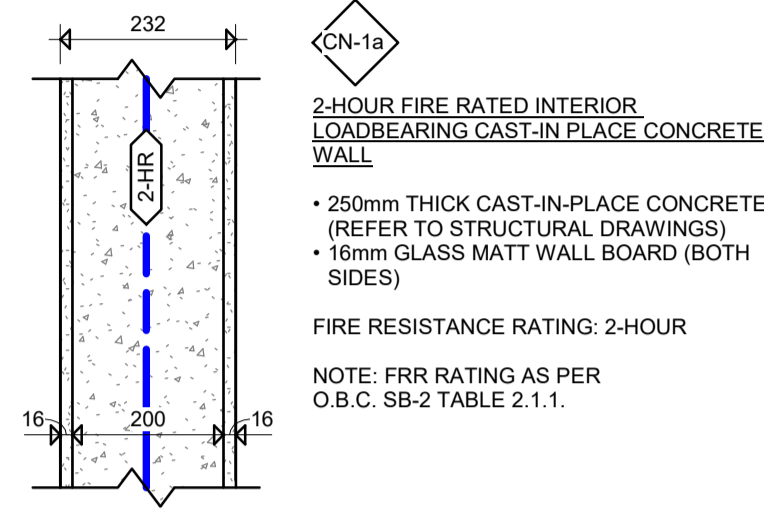
### ELECTRICAL

E1.01	ELECTRICAL SITE PLAN
E2.01	LOWER FLOOR DEMOLITION PLAN
E2.02	GROUND FLOOR DEMOLITION PLAN
E3.01	LOWER FLOOR LIGHTING PLAN
E3.02	GROUND FLOOR LIGHTING PLAN
E3.03	SECOND FLOOR LIGHTING PLAN
E3.04	THIRD FLOOR LIGHTING PLAN
E3.05	FOURTH FLOOR LIGHTING PLAN
E3.06	FIFTH FLOOR LIGHTING PLAN
E3.07	SIXTH FLOOR LIGHTING PLAN
E3.08	SEVENTH FLOOR LIGHTING PLAN
E4.01	LOWER FLOOR POWER PLAN
E4.02	GROUND FLOOR POWER PLAN
E4.03	SECOND FLOOR POWER PLAN
E4.04	THIRD FLOOR POWER PLAN
E4.05	FOURTH FLOOR POWER PLAN
E4.06	FIFTH FLOOR POWER PLAN
E4.07	SIXTH FLOOR POWER PLAN
E4.08	SEVENTH FLOOR POWER PLAN
E5.01	TYPICAL SUITE LAYOUTS
E5.02	TYPICAL SUITE LAYOUTS
E6.01	COMMUNICATIONS AND DETAILS
E7.01	FIRE ALARM SYSTEM SCHEMATICS
E8.01	SINGLE LINE DIAGRAM
E8.02	ELECTRICAL PANEL SCHEDULES
E9.01	LIGHTING & EQUIPMENT SCHEDULES

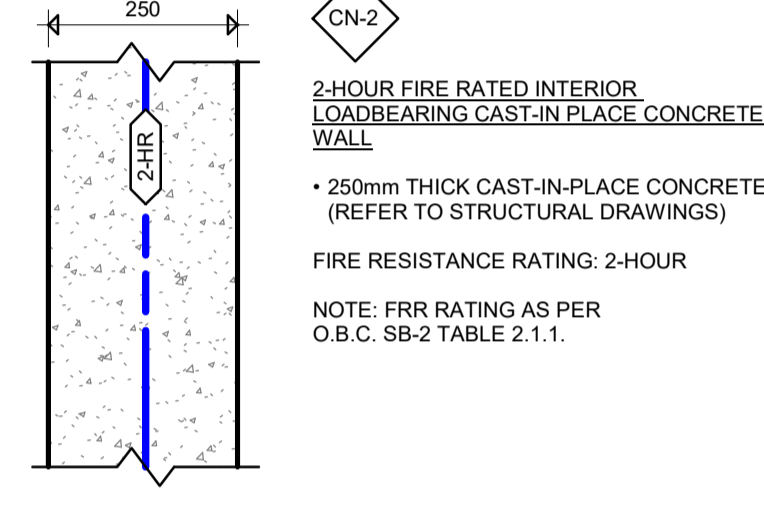




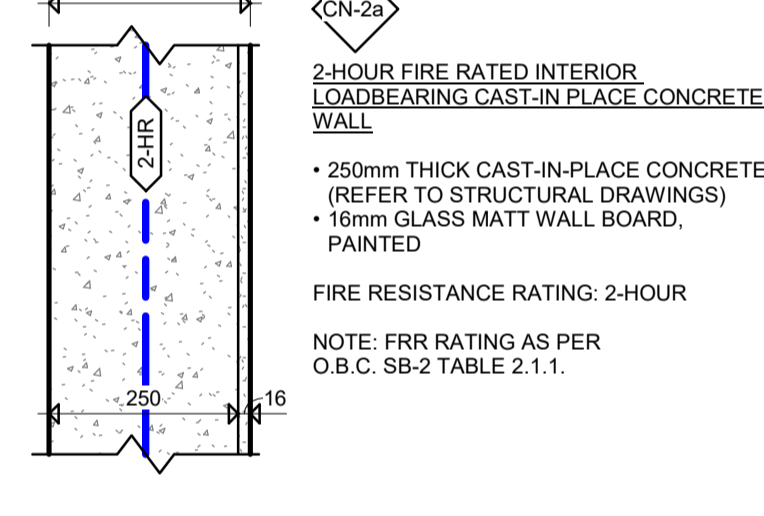
**CN-1**  
**2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL**  
 • 200mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)  
 • 16mm GLASS MATT WALL BOARD, PAINTED  
 FIRE RESISTANCE RATING: 2-HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



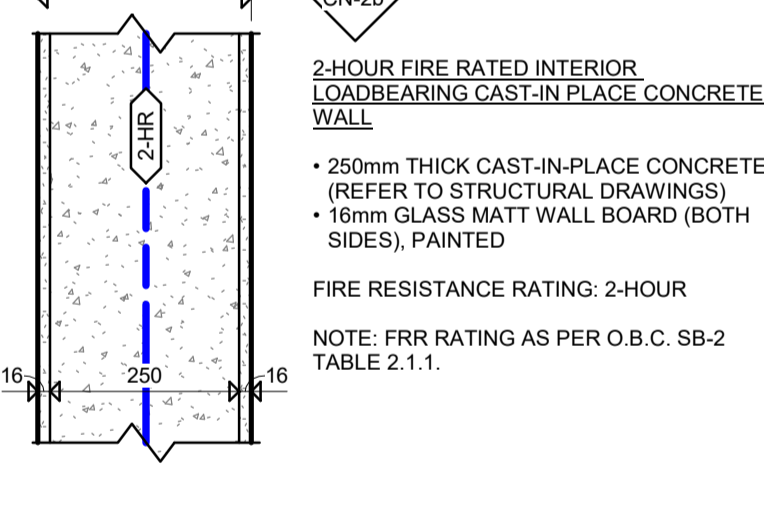
**CN-1a**  
**2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL**  
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)  
 • 16mm GLASS MATT WALL BOARD (BOTH SIDES)  
 FIRE RESISTANCE RATING: 2-HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



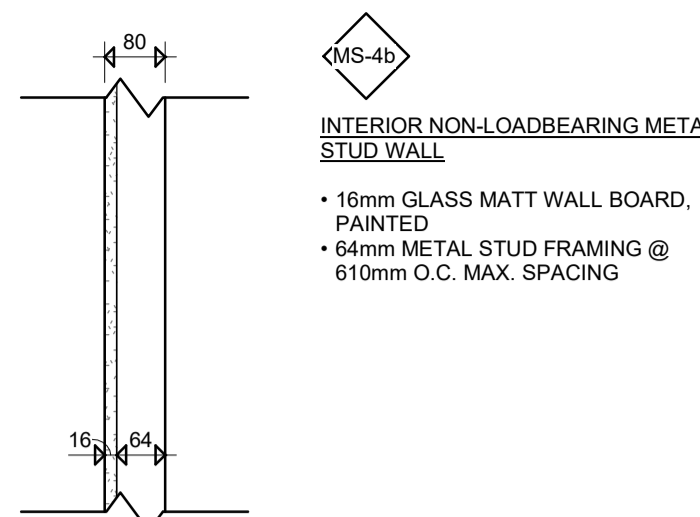
**CN-2**  
**2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL**  
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)  
 • 16mm GLASS MATT WALL BOARD, PAINTED  
 FIRE RESISTANCE RATING: 2-HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



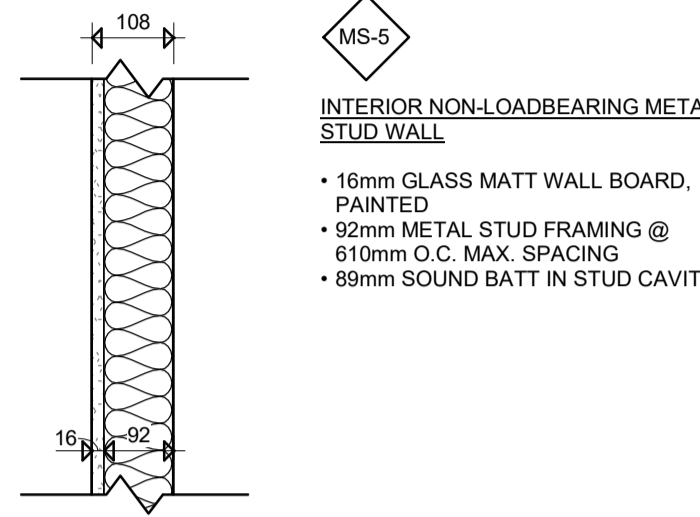
**CN-2a**  
**2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL**  
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)  
 • 16mm GLASS MATT WALL BOARD, PAINTED  
 FIRE RESISTANCE RATING: 2-HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



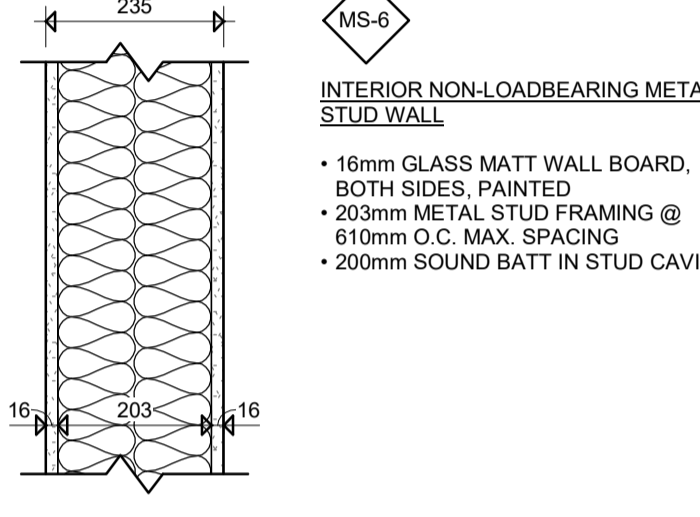
**CN-2b**  
**2-HOUR FIRE RATED INTERIOR LOADBEARING CAST-IN-PLACE CONCRETE WALL**  
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL DRAWINGS)  
 • 16mm GLASS MATT WALL BOARD (BOTH SIDES), PAINTED  
 FIRE RESISTANCE RATING: 2-HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



**MS-4b**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, PAINTED  
 • 64mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 • 89mm SOUND BATT IN STUD CAVITY  
 FIRE RESISTANCE RATING: 1-HOUR

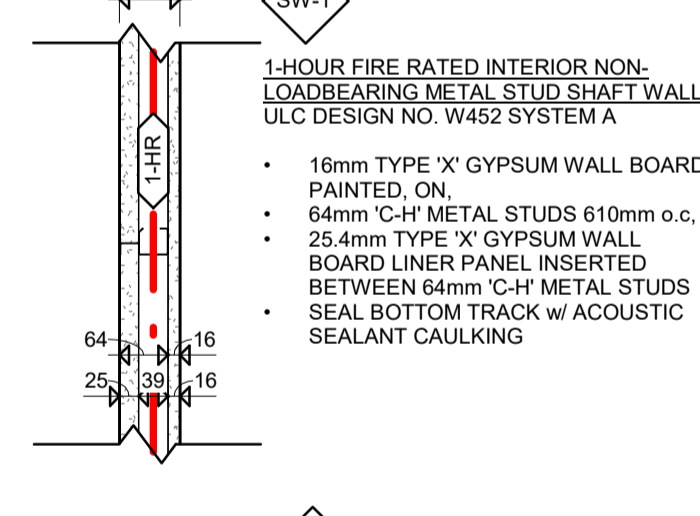


**MS-5**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, PAINTED  
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 • 89mm SOUND BATT IN STUD CAVITY  
 FIRE RESISTANCE RATING: 1-HOUR

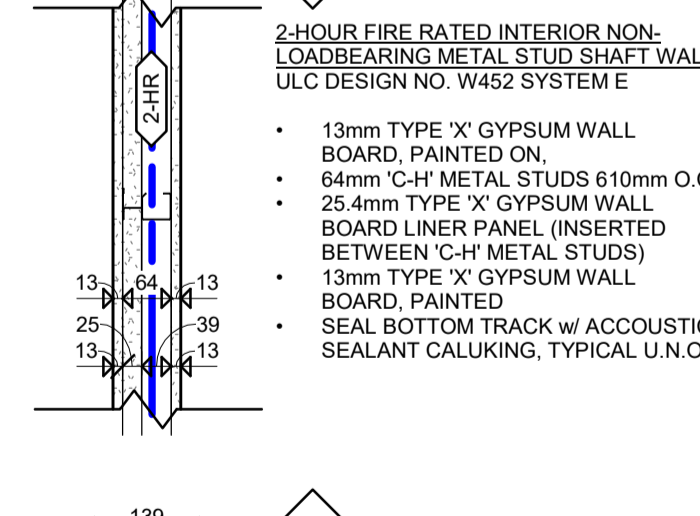


**MS-6**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED  
 • 203mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 • 200mm SOUND BATT IN STUD CAVITY  
 FIRE RESISTANCE RATING: 1-HOUR

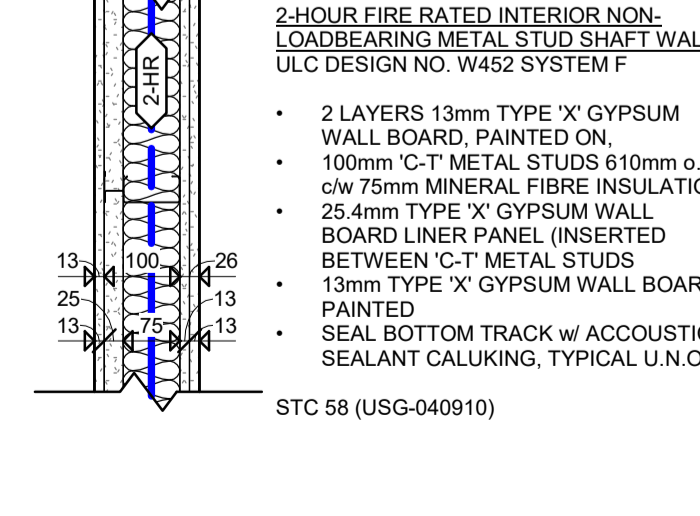
**NON-LOADBEARING METAL STUD PARTITIONS**



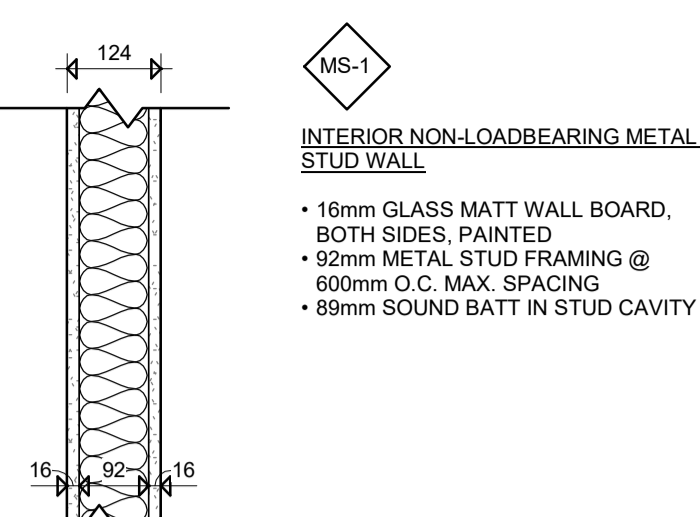
**SW-1**  
**1-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD SHAFT WALL**  
 ULC DESIGN NO. W452 SYSTEM A  
 • 16mm TYPE 'X' GYPSUM WALL BOARD, PAINTED, ON  
 • 64mm C-H METAL STUDS @ 610mm o.c.  
 • 25.4mm TYPE 'X' GYPSUM WALL BOARD LINER PANEL INSERTED BETWEEN C-H METAL STUDS  
 • SEAL BOTTOM TRACK w/ ACOUSTIC SEALANT CALKING



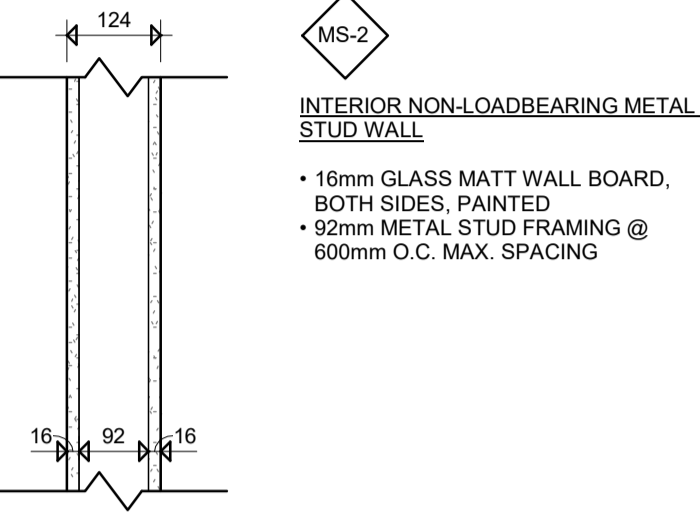
**SW-2**  
**2-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD SHAFT WALL**  
 ULC DESIGN NO. W452 SYSTEM E  
 • 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED ON  
 • 64mm C-H METAL STUDS @ 610mm O.C.  
 • 25.4mm TYPE 'X' GYPSUM WALL BOARD LINER PANEL (INSERTED BETWEEN C-H METAL STUDS)  
 • 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED  
 • SEAL BOTTOM TRACK w/ ACOUSTIC SEALANT CALKING, TYPICAL U.N.O.



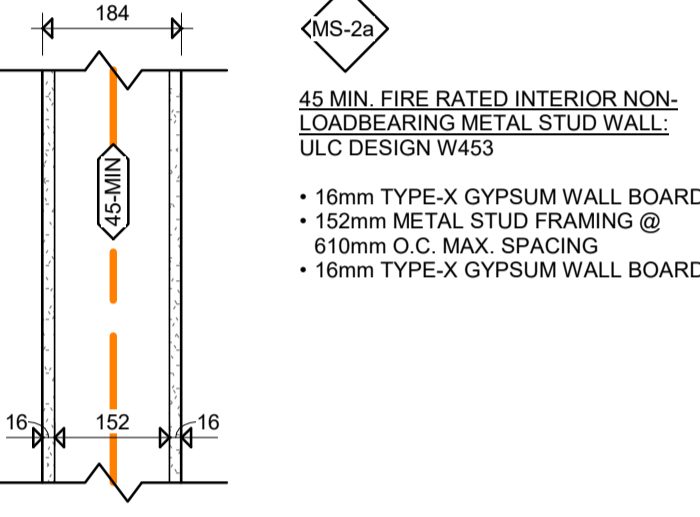
**SW-3**  
**2-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD SHAFT WALL**  
 ULC DESIGN NO. W452 SYSTEM F  
 • 2 LAYERS 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED ON  
 • 100mm C-T METAL STUDS @ 610mm o.c. c/w 75mm MINERAL FIBRE INSULATION  
 • 25.4mm TYPE 'X' GYPSUM WALL BOARD LINER PANEL (INSERTED BETWEEN C-T METAL STUDS)  
 • 13mm TYPE 'X' GYPSUM WALL BOARD, PAINTED  
 • SEAL BOTTOM TRACK w/ ACOUSTIC SEALANT CALKING, TYPICAL U.N.O.



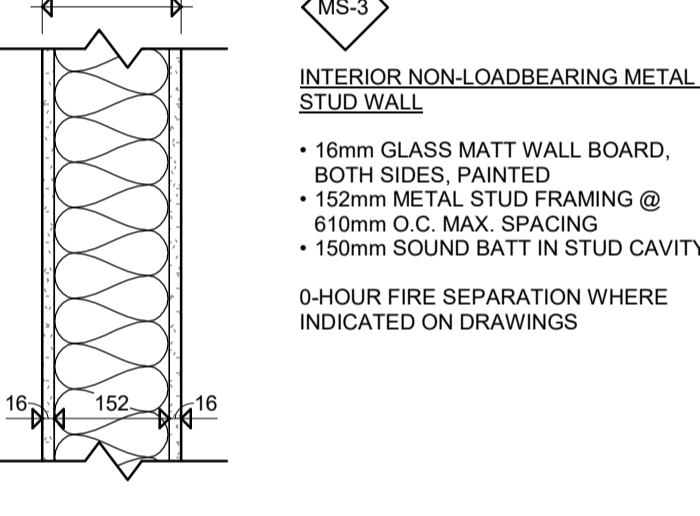
**MS-1**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED  
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 • 89mm SOUND BATT IN STUD CAVITY  
 FIRE RESISTANCE RATING: 1-HOUR



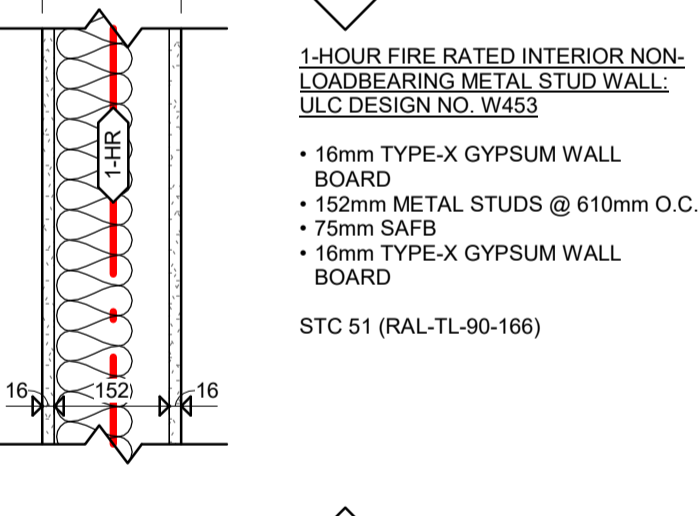
**MS-2**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED  
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 • 89mm SOUND BATT IN STUD CAVITY  
 FIRE RESISTANCE RATING: 1-HOUR



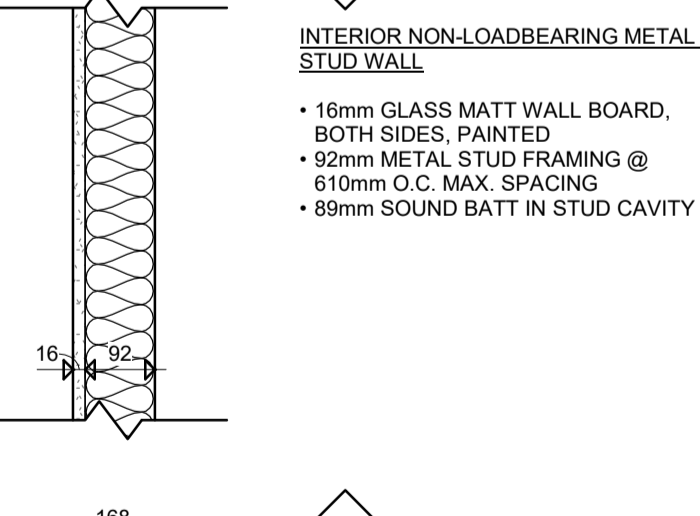
**MS-2a**  
**45 MIN. FIRE RATED INTERIOR NON-LOADBEARING METAL STUD WALL**  
 ULC DESIGN W453  
 • 16mm TYPE-X GYPSUM WALL BOARD  
 • 152mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 • 16mm TYPE-X GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 45 MIN.



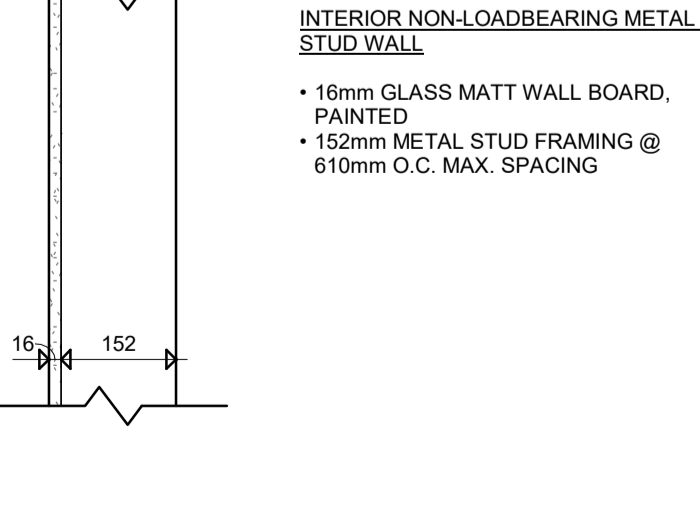
**MS-3**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED  
 • 152mm METAL STUDS @ 610mm O.C.  
 • 150mm SOUND BATT IN STUD CAVITY  
 0-HOUR FIRE SEPARATION WHERE INDICATED ON DRAWINGS



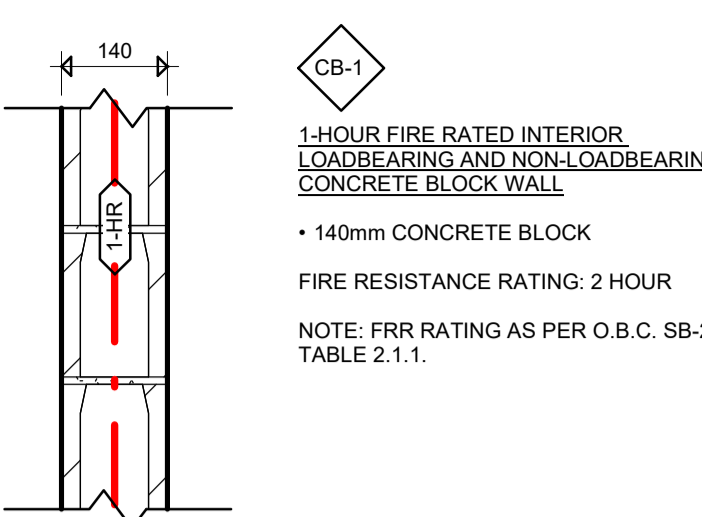
**MS-3a**  
**1-HOUR FIRE RATED INTERIOR NON-LOADBEARING METAL STUD WALL**  
 ULC DESIGN NO. W453  
 • 16mm TYPE-X GYPSUM WALL BOARD, BOTH SIDES, PAINTED  
 • 152mm METAL STUDS @ 610mm O.C.  
 • 75mm SAFB  
 • 16mm TYPE-X GYPSUM WALL BOARD  
 STC 51 (RAL-TL-90-166)



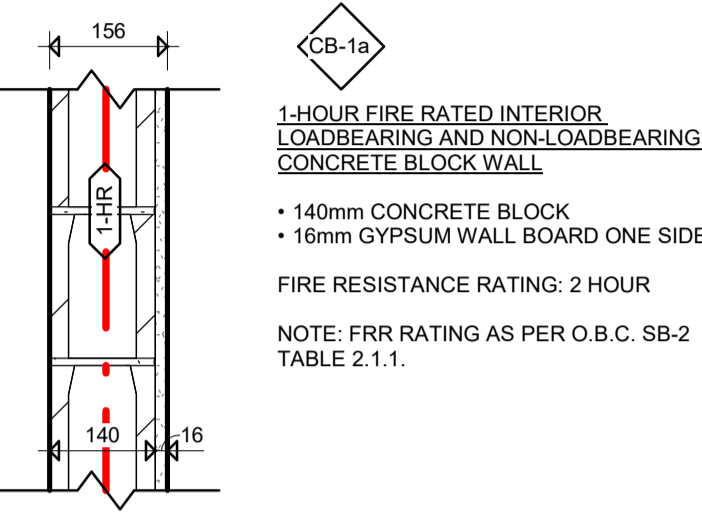
**MS-4**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, BOTH SIDES, PAINTED  
 • 92mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 • 89mm SOUND BATT IN STUD CAVITY  
 FIRE RESISTANCE RATING: 1-HOUR



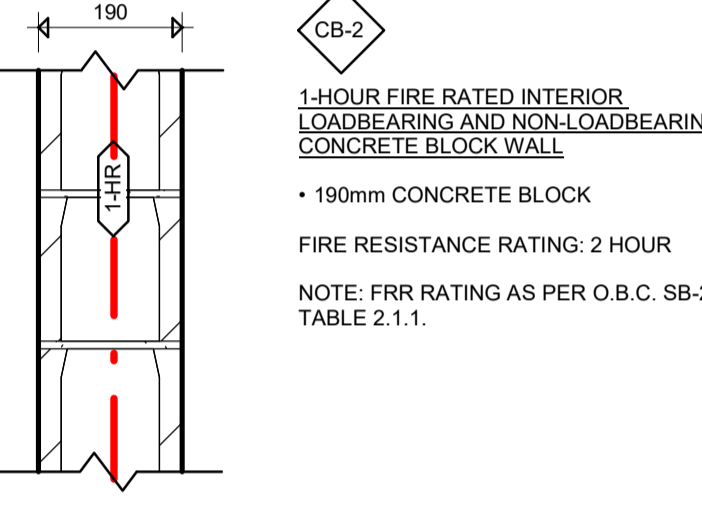
**MS-4a**  
**INTERIOR NON-LOADBEARING METAL STUD WALL**  
 • 16mm GLASS MATT WALL BOARD, PAINTED  
 • 152mm METAL STUD FRAMING @ 610mm O.C. MAX. SPACING  
 FIRE RESISTANCE RATING: 1-HOUR



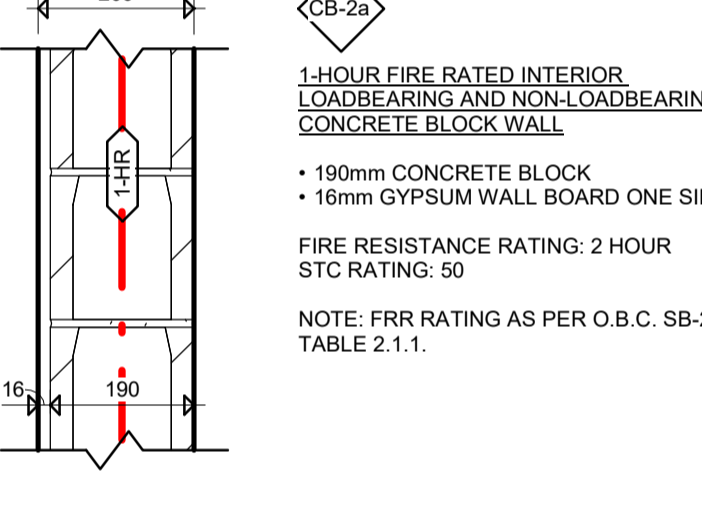
**CB-1**  
**1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL**  
 • 140mm CONCRETE BLOCK  
 FIRE RESISTANCE RATING: 2 HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



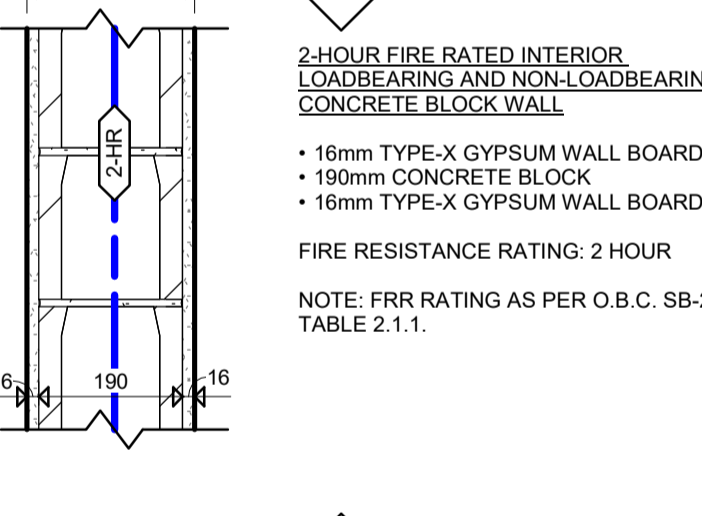
**CB-1a**  
**1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL**  
 • 140mm CONCRETE BLOCK  
 • 16mm GYPSUM WALL BOARD ONE SIDE  
 FIRE RESISTANCE RATING: 2 HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



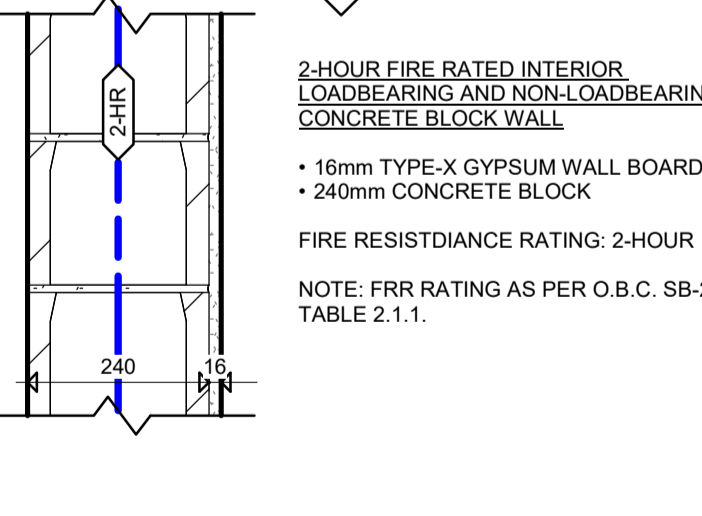
**CB-2**  
**1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL**  
 • 190mm CONCRETE BLOCK  
 FIRE RESISTANCE RATING: 2 HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



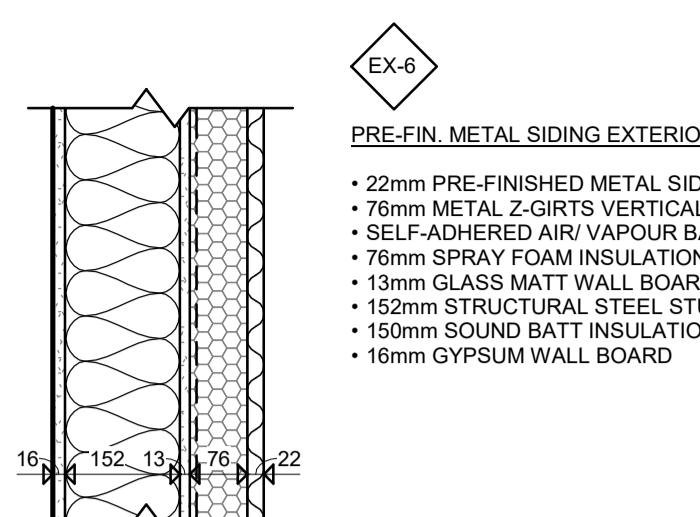
**CB-2a**  
**1-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL**  
 • 190mm CONCRETE BLOCK  
 • 16mm GYPSUM WALL BOARD ONE SIDE  
 FIRE RESISTANCE RATING: 2 HOUR STC RATING: 50  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



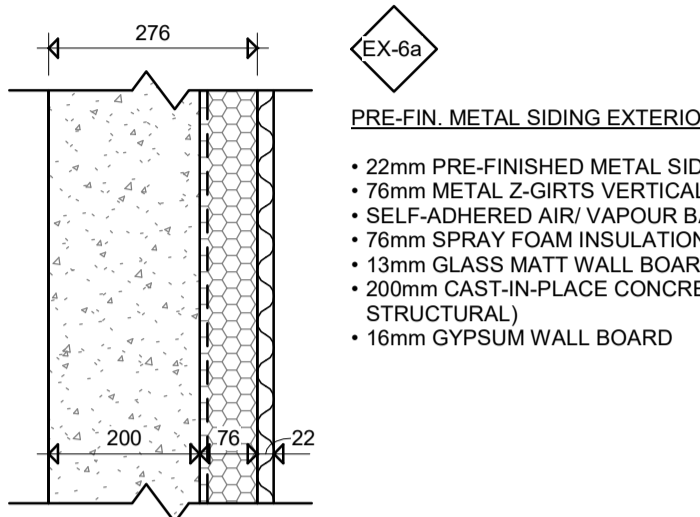
**CB-2b**  
**2-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL**  
 • 16mm TYPE-X GYPSUM WALL BOARD  
 • 190mm CONCRETE BLOCK  
 • 16mm TYPE-X GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 2 HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



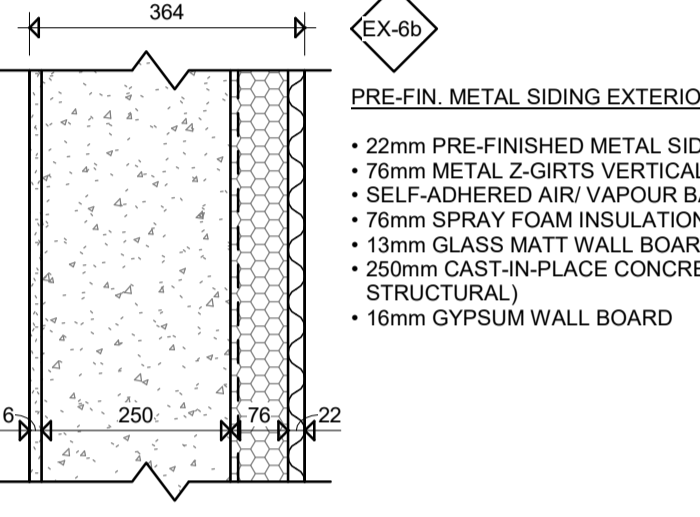
**CB-3**  
**2-HOUR FIRE RATED INTERIOR LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK WALL**  
 • 16mm TYPE-X GYPSUM WALL BOARD  
 • 240mm CONCRETE BLOCK  
 FIRE RESISTANCE RATING: 2-HOUR  
 NOTE: FRR RATING AS PER O.B.C. SB-2 TABLE 2.1.1.



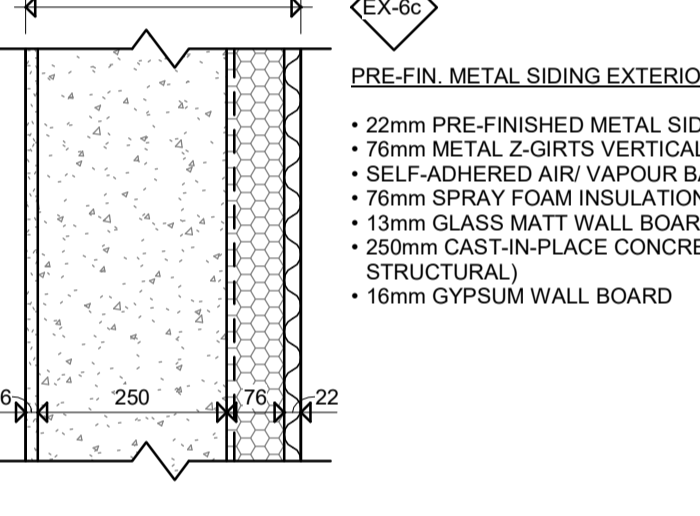
**EX-6**  
**PRE-FIN. METAL SIDING EXTERIOR WALL**  
 • 22mm PRE-FINISHED METAL SIDING ON  
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX  
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT  
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER  
 • 13mm GLASS MATT WALL BOARD ON  
 • 152mm STRUCTURAL STEEL STUDS @ 400mm O.C. MAX c/w,  
 • 150mm SOUND BATT INSULATION  
 • 16mm GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



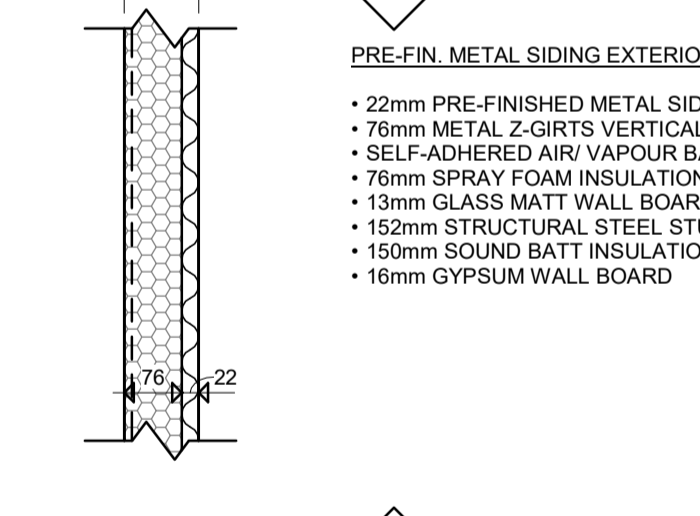
**EX-6a**  
**PRE-FIN. METAL SIDING EXTERIOR WALL**  
 • 22mm PRE-FINISHED METAL SIDING ON  
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX  
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT  
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER  
 • 13mm GLASS MATT WALL BOARD ON  
 • 200mm CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)  
 • 16mm GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



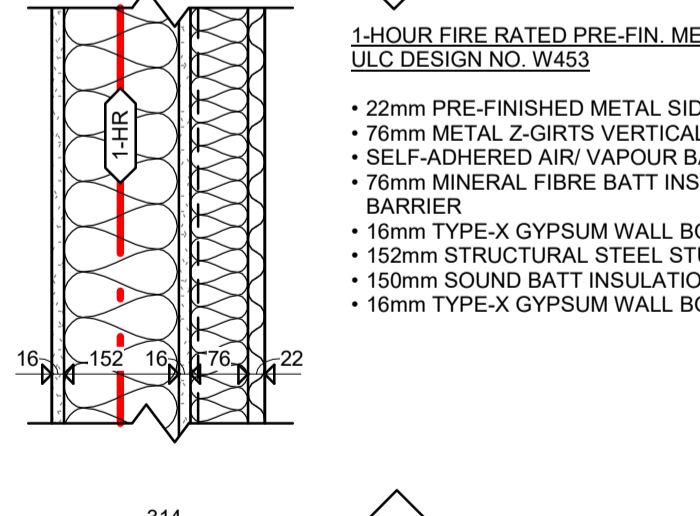
**EX-6b**  
**PRE-FIN. METAL SIDING EXTERIOR WALL**  
 • 22mm PRE-FINISHED METAL SIDING ON  
 • 19mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX  
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT  
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER  
 • 13mm GLASS MATT WALL BOARD ON  
 • 250mm CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)  
 • 16mm GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



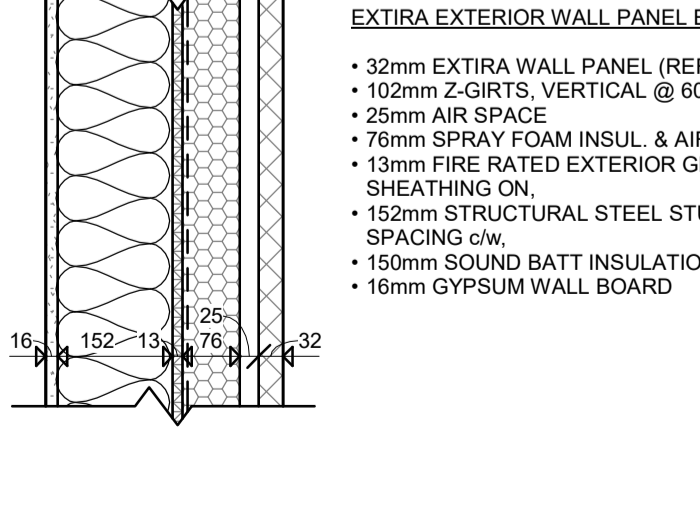
**EX-6c**  
**PRE-FIN. METAL SIDING EXTERIOR WALL**  
 • 22mm PRE-FINISHED METAL SIDING ON  
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX  
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT  
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER  
 • 13mm GLASS MATT WALL BOARD ON  
 • 250mm CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)  
 • 16mm GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



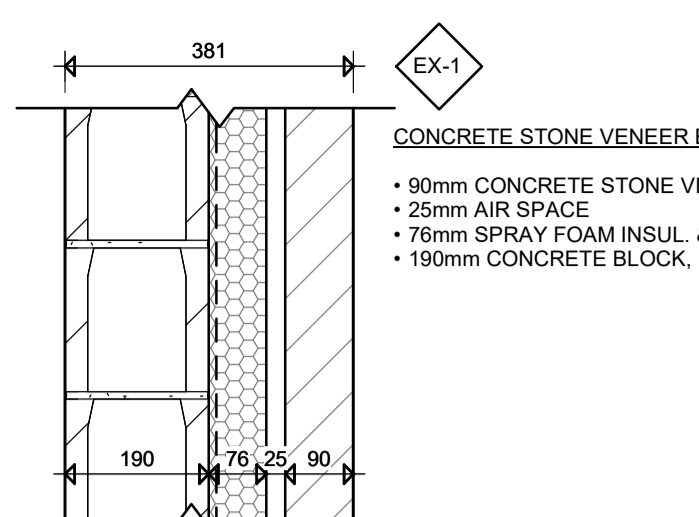
**EX-6d**  
**PRE-FIN. METAL SIDING EXTERIOR WALL**  
 • 22mm PRE-FINISHED METAL SIDING ON  
 • 8mm FIBRE CEMENT PANELS  
 • 8mm FIBRE CEMENT PANELS  
 • 8mm EPDM MEMBRANE ON GIRTS  
 • 64mm METAL Z-GIRTS VERTICALLY AT 400mm O.C. MAX TO SUIT PANEL WIDTHS  
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX  
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT  
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER  
 • 13mm GLASS MATT WALL BOARD ON  
 • 152mm METAL Z-GIRTS HORIZONTALLY @ 600mm O.C. MAX  
 • 150mm SOUND BATT INSULATION  
 • 16mm GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



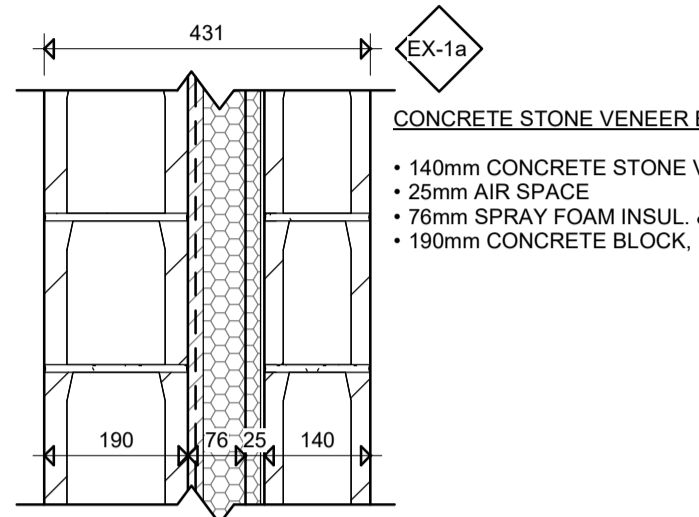
**EX-6e**  
**1-HOUR FIRE RATED PRE-FIN. METAL SIDING EXTERIOR WALL**  
 ULC DESIGN NO. W453  
 • 22mm PRE-FINISHED METAL SIDING ON  
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX  
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT  
 • 76mm MINERAL FIBRE BATT INSULATION & AIR/ VAPOUR BARRIER  
 • 16mm TYPE-X GYPSUM WALL BOARD ON  
 • 152mm STRUCTURAL STEEL STUDS @ 400mm O.C. MAX c/w,  
 • 150mm SOUND BATT INSULATION  
 • 16mm TYPE-X GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



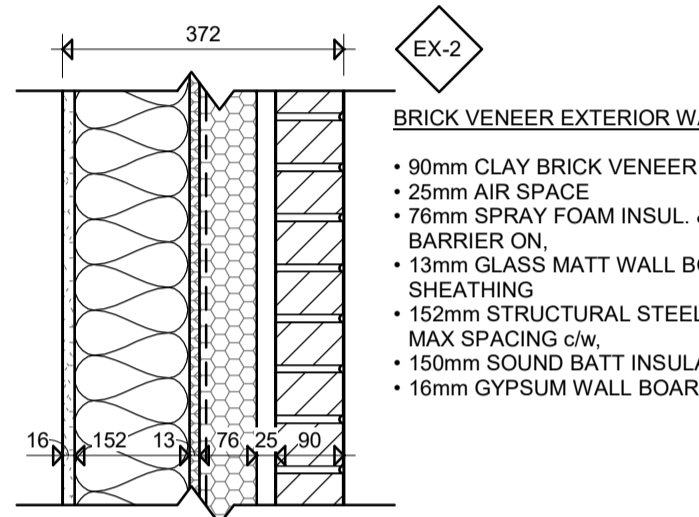
**EX-7**  
**EXTRA EXTERIOR WALL PANEL EXTERIOR WALL**  
 • 32mm EXTRA WALL PANEL (REFER TO SPEC.) ON  
 • 102mm Z-GIRTS, VERTICAL @ 600mm O.C. MAX. c/w,  
 • 25mm AIR SPACE  
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON  
 • 13mm FIRE RATED EXTERIOR GRADE PLYWOOD SHEATHING ON  
 • 152mm STRUCTURAL STEEL STUD @ 400mm O.C. MAX. SPACING c/w,  
 • 150mm SOUND BATT INSULATION  
 • 16mm GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



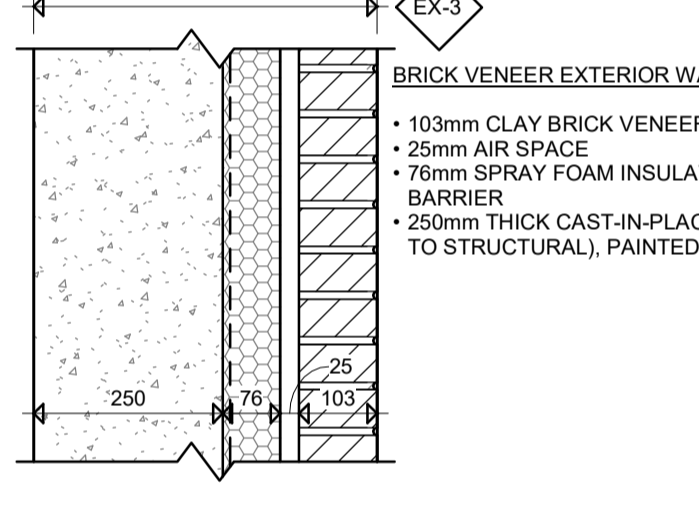
**EX-1**  
**CONCRETE STONE VENEER EXTERIOR WALL**  
 • 90mm CONCRETE STONE VENEER  
 • 25mm AIR SPACE  
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON  
 • 190mm CONCRETE BLOCK, PAINTED  
 FIRE RESISTANCE RATING: 1-HOUR



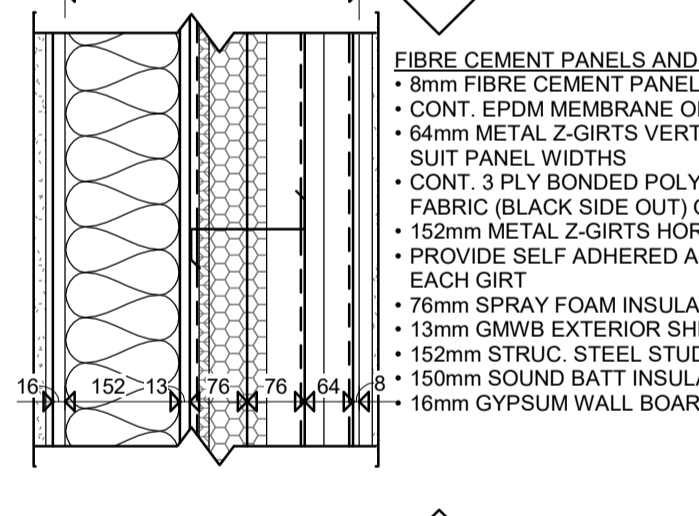
**EX-1a**  
**CONCRETE STONE VENEER EXTERIOR WALL**  
 • 140mm CONCRETE STONE VENEER  
 • 25mm AIR SPACE  
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON  
 • 190mm CONCRETE BLOCK, PAINTED  
 FIRE RESISTANCE RATING: 1-HOUR



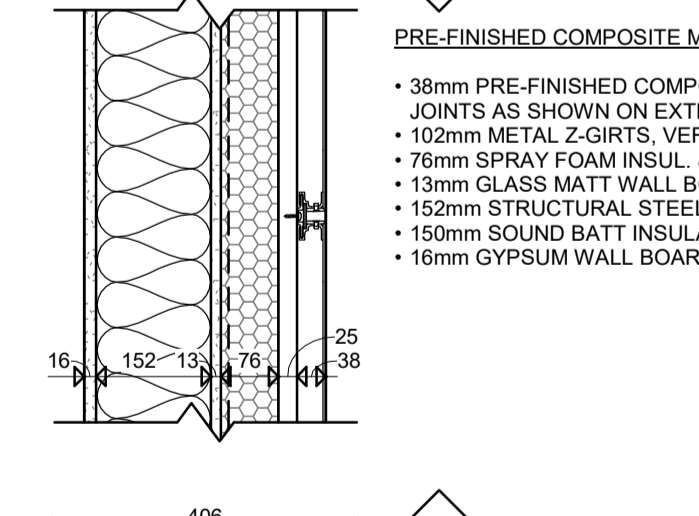
**EX-2**  
**BRICK VENEER EXTERIOR WALL**  
 • 90mm CLAY BRICK VENEER (B2)  
 • 25mm AIR SPACE  
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON  
 • 13mm GLASS MATT WALL BOARD EXTERIOR SHEATHING  
 • 152mm STRUCTURAL STEEL STUD @ 400mm O.C. MAX SPACING c/w,  
 • 150mm SOUND BATT INSULATION  
 • 16mm GYPSUM WALL BOARD, PAINTED  
 FIRE RESISTANCE RATING: 1-HOUR



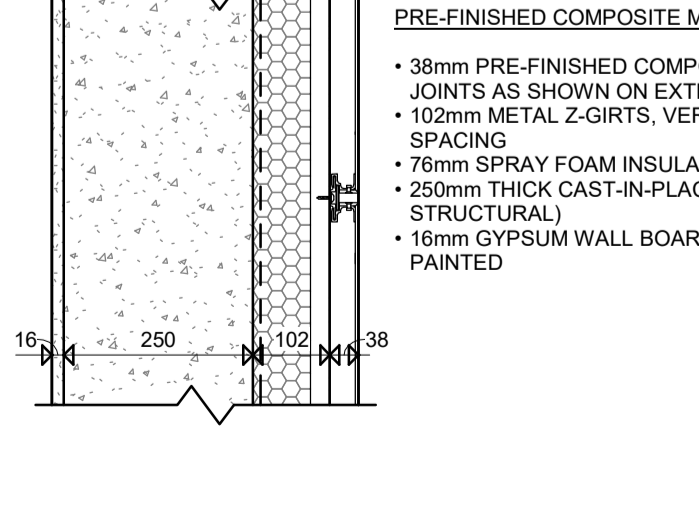
**EX-3**  
**BRICK VENEER EXTERIOR WALL**  
 • 103mm CLAY BRICK VENEER (B2)  
 • 25mm AIR SPACE  
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER  
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL), PAINTED  
 FIRE RESISTANCE RATING: 1-HOUR



**EX-4**  
**FIBRE CEMENT PANELS AND METAL STUD EXTERIOR WALL**  
 • 8mm FIBRE CEMENT PANELS  
 • 8mm EPDM MEMBRANE ON GIRTS  
 • 64mm METAL Z-GIRTS VERTICALLY AT 400mm O.C. MAX TO SUIT PANEL WIDTHS  
 • 76mm METAL Z-GIRTS VERTICALLY AT 600mm O.C. MAX  
 • SELF-ADHERED AIR/ VAPOUR BARRIER BEHIND EACH GIRT  
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER  
 • 13mm GLASS MATT WALL BOARD ON  
 • 152mm METAL Z-GIRTS HORIZONTALLY @ 600mm O.C. MAX  
 • 150mm SOUND BATT INSULATION  
 • 16mm GYPSUM WALL BOARD  
 FIRE RESISTANCE RATING: 1-HOUR



**EX-5**  
**PRE-FINISHED COMPOSITE METAL PANEL EXTERIOR WALL**  
 • 38mm PRE-FINISHED COMPOSITE METAL PANELS, ALIGN JOINTS AS SHOWN ON EXTERIOR ELEVATIONS, ON  
 • 102mm METAL Z-GIRTS, VERTICAL @ 600mm O.C. MAX. c/w,  
 • 76mm SPRAY FOAM INSUL. & AIR/ VAPOUR BARRIER ON  
 • 13mm GLASS MATT WALL BOARD EXTERIOR SHEATHING  
 • 152mm STRUCTURAL STEEL STUD @ 600mm O.C. c/w,  
 • 150mm SOUND BATT INSULATION  
 • 16mm GYPSUM WALL BOARD, PAINTED  
 FIRE RESISTANCE RATING: 1-HOUR



**EX-5a**  
**PRE-FINISHED COMPOSITE METAL PANEL EXTERIOR WALL**  
 • 38mm PRE-FINISHED COMPOSITE METAL PANELS, ALIGN JOINTS AS SHOWN ON EXTERIOR ELEVATIONS, ON  
 • 102mm METAL Z-GIRTS, VERTICAL @ 600mm O.C. MAX. SPACING  
 • 76mm SPRAY FOAM INSULATION & AIR/ VAPOUR BARRIER ON  
 • 250mm THICK CAST-IN-PLACE CONCRETE (REFER TO STRUCTURAL)  
 • 16mm GYPSUM WALL BOARD, LAMINATED TO CONCRETE, PAINTED  
 FIRE RESISTANCE RATING: 1-HOUR

LOADBEARING CAST-IN-PLACE CONCRETE WALLS

NON-LOADBEARING FIRE RATED SHAFT WALLS

NON-LOADBEARING METAL STUD PARTITIONS

LOADBEARING AND NON-LOADBEARING CONCRETE BLOCK PARTITIONS

EXTERIOR WALL TYPES

**CORNERSTONE**  
 ARCHITECTURE

ISSUED FOR PERMIT	2020-04-16
REVISION FOR SITE PLAN APPROVAL	2020-04-20
REVISION FOR SITE PLAN APPROVAL	2020-07-24

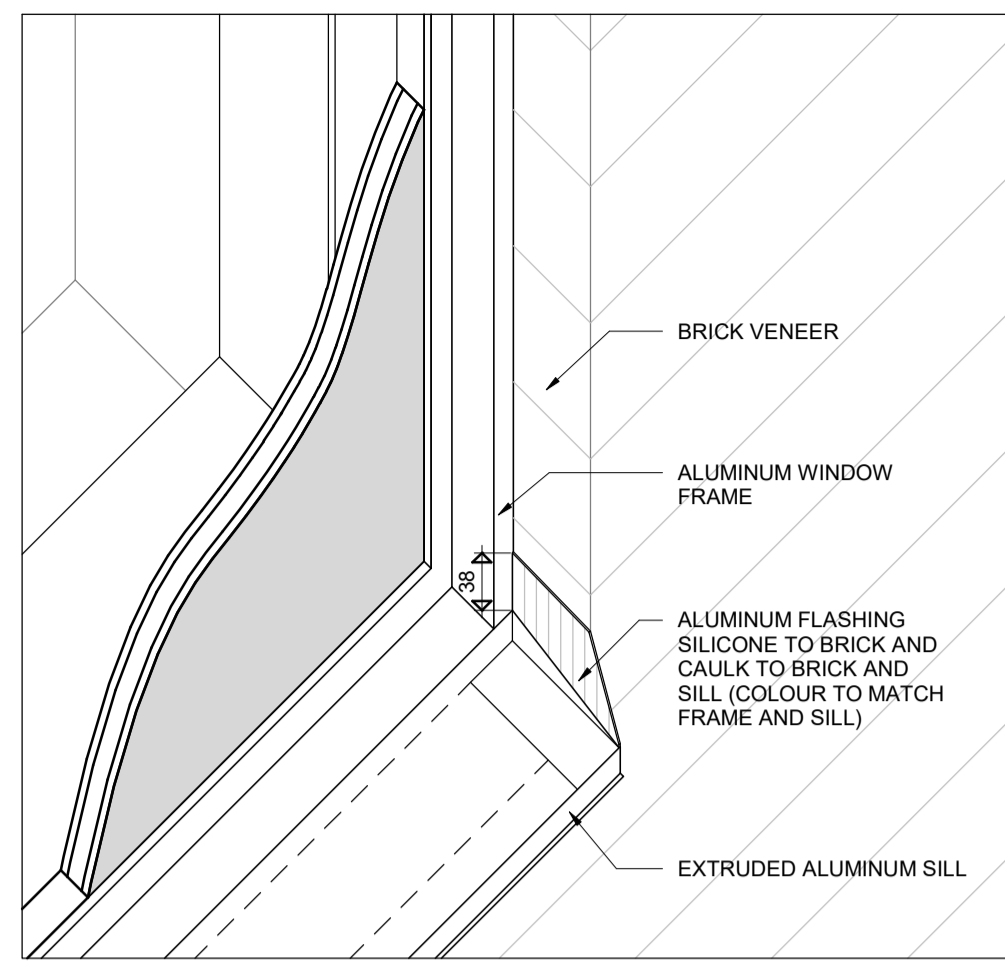
**YOUTH OPPORTUNITIES UNLIMITED**

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 328 & 331 Richmond Street, London, Ontario

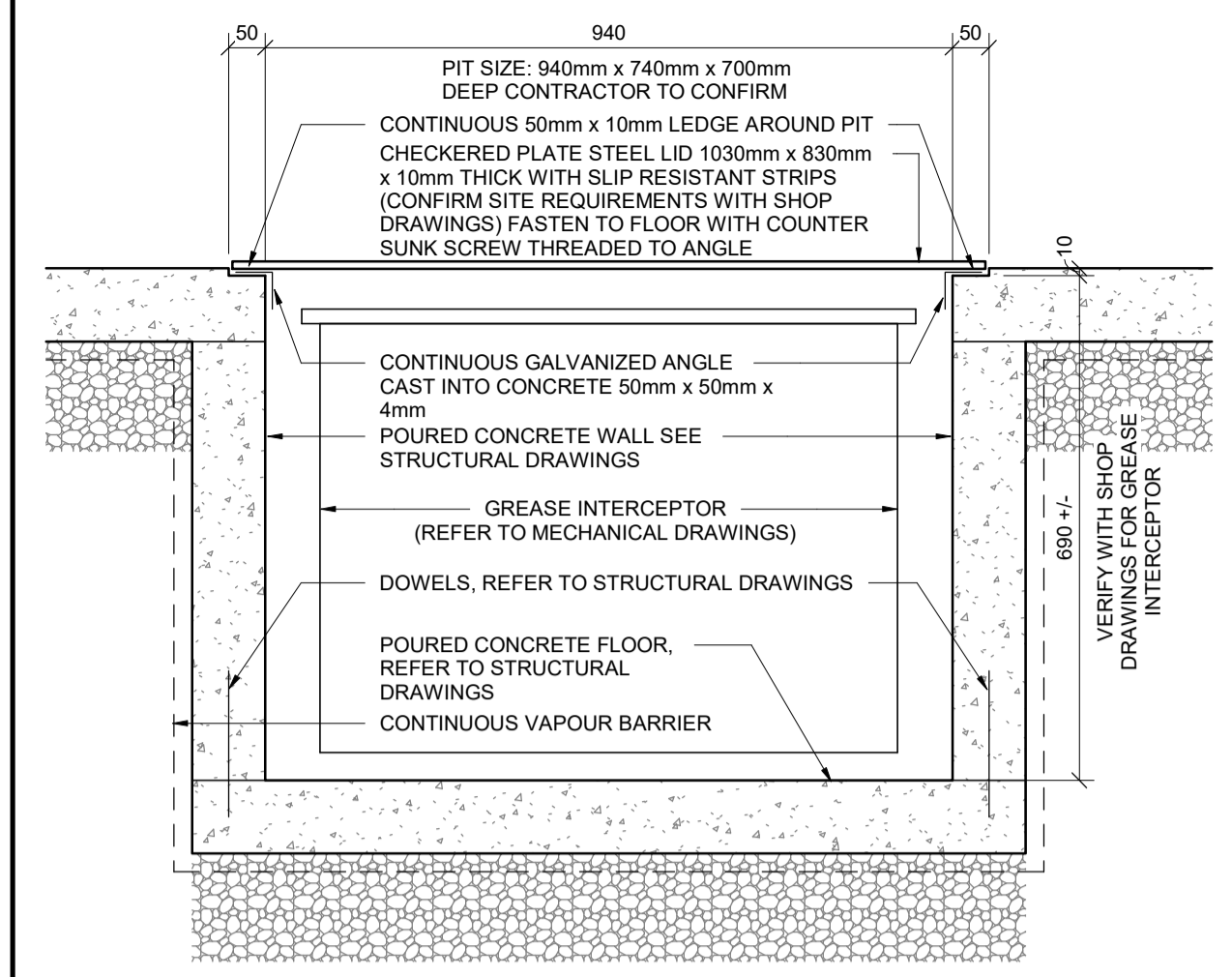
**EXTERIOR AND INTERIOR WALL TYPES**

Project No.:	628
Drawn By:	JNL
Plot Date:	01/20/20





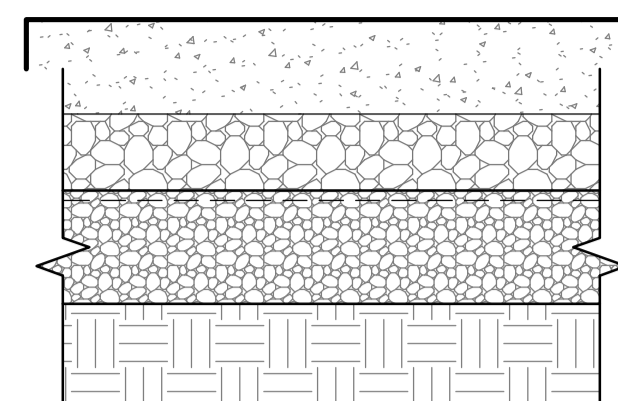
1 SILL DEFLECTOR



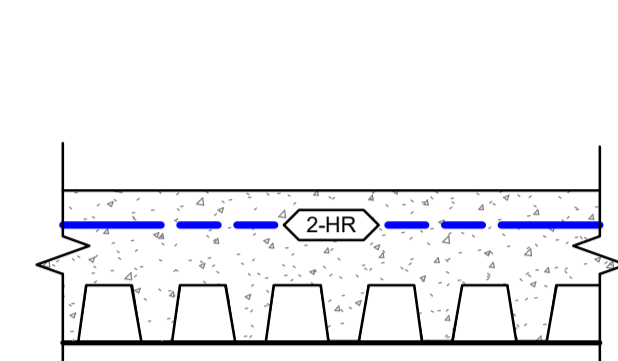
2 GREASE INTERCEPTOR PIT - TYPICAL DETAIL

FLOOR TYPE LEGEND

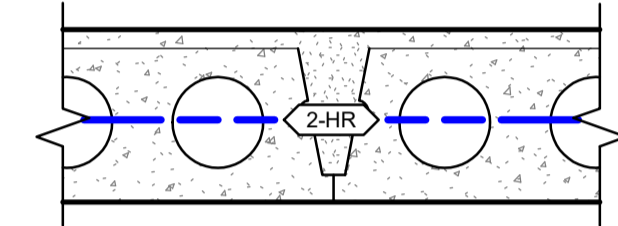
THIS LEGEND IS APPLICABLE TO ALL DRAWINGS



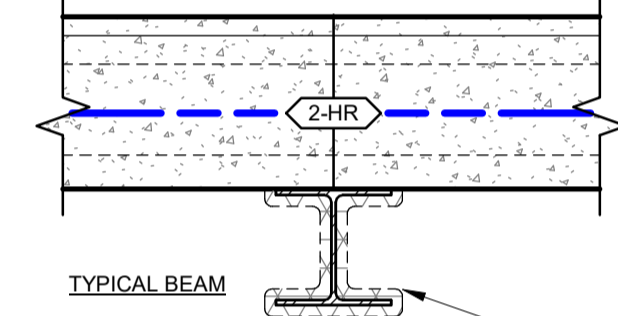
F-1  
TYPICAL SLAB ON GRADE CONSTRUCTION  
• FLOOR FINISH (REFER TO ROOM FINISH SCHEDULE)  
• 125mm POURED CONCRETE SLAB ON  
• CONT. VAPOUR RETARDER ON  
• 225mm COMPACTED GRANULAR 'A' ON  
• COMPACTED GRANULAR 'B' AS REQ'D (REFER TO STRUC. DWGS.)



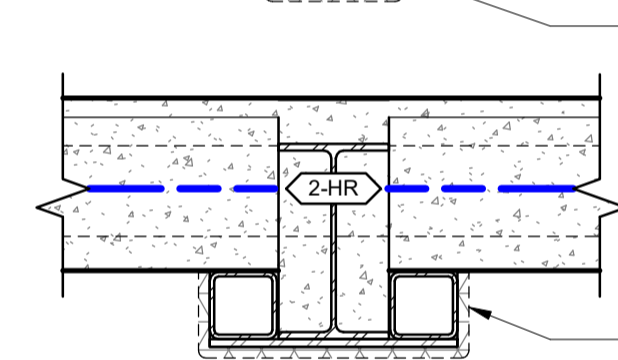
F-2  
TYPICAL 2-HOUR FIRE SEPARATION ULC DESIGN No. F816  
• FLOOR FINISH (REFER TO ROOM FINISH SCHEDULE)  
• 85mm POURED CONCRETE (NORMAL DENSITY)  
• 38mm METAL DECK  
• STEEL STRUCTURE (REFER TO STRUCTURAL DRAWINGS)  
• 31mm THICK SPRAY APPLIED FIRE-RESISTIVE MATERIAL TO STEEL BEAMS OR  
ALL STEEL TO RECEIVE FIRE PROOFING IS NOT TO BE PRIMED. CONTRACTOR RESPONSIBLE FOR COORDINATION. ENSURE STEEL IS FREE OF DIRT, OIL, OR SCALE. ALL SPACES BETWEEN THE TOP FLANGE OF BEAM AND THE STEEL FLOOR UNITS ARE TO BE COMPLETELY FILLED WITH MATERIAL.



F-3  
TYPICAL 2-HOUR FIRE RATED PRECAST CONCRETE FLOOR UNITS SB-2.1.1(1) TABLE 2.2.1.A  
• FLOOR FINISH (REFER TO ROOM FINISH SCHEDULE)  
• CEMENT BASED UNDERLAYMENT (SKIM-COAT TOPPING)  
• PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS  
• SPRAY FIRE PROOFING ON STEEL STRUCTURE (REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS) ULC DESIGN No. J957



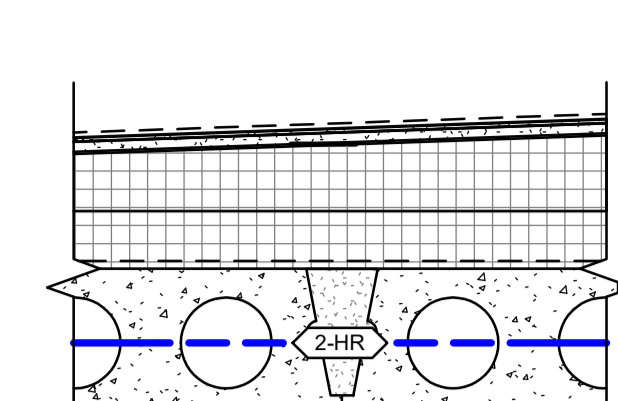
SB-3 ASSEMBLY TYPE: F1c  
FIRE RESISTANT RATING: 2-HOUR (SB-2.1.1(1) TABLE 2.1.1) STC RATING: 50  
NOTES:  
• FIRE RESISTANCE RATINGS AND STC RATINGS AS PER O.B.C. SB-3 AND SB-2  
• ALL STEEL TO RECEIVE FIRE PROOFING IS NOT TO BE PRIMED. CONTRACTOR IS RESPONSIBLE FOR COORDINATION. ENSURE STEEL IS FREE OF DIRT, OIL, OR SCALE.



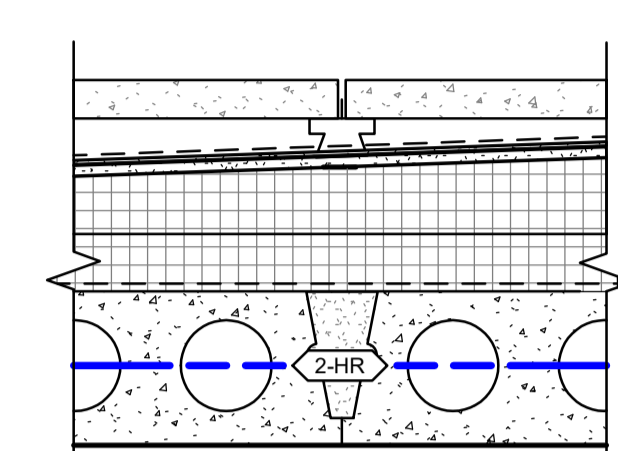
SPRAY APPLIED FIRE-RESISTANT MATERIAL TO STEEL BEAMS (REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS) ULC DESIGN No. J957. CONTRACTOR TO SUBMIT DETAIL FOR APPROVAL.

ROOF TYPE LEGEND

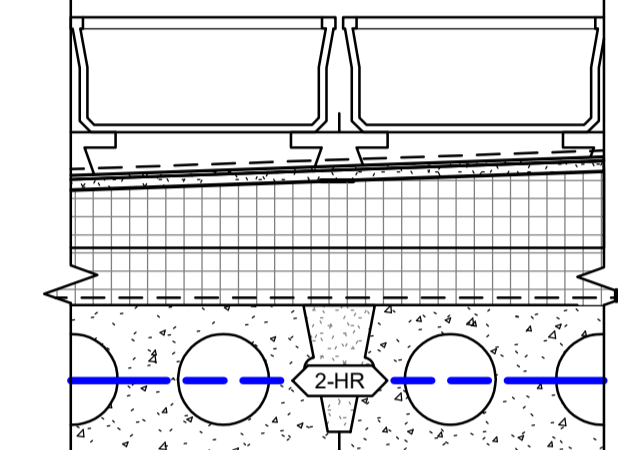
THIS LEGEND IS APPLICABLE TO ALL DRAWINGS



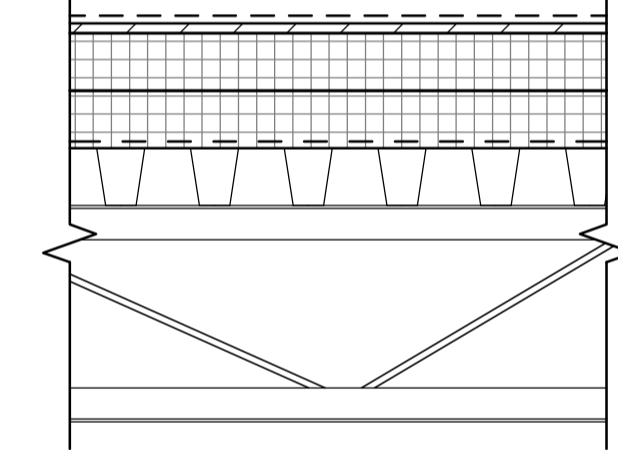
RF-1  
TYPICAL 2-HOUR FIRE SEPARATION PRECAST HOLLOW CORE ROOF CONSTRUCTION  
• TPO ROOFING MEMBRANE ON  
• 6mm OVERLAY BOARD ON  
• SLOPED FIBRE BOARD MIN 13mm (REFER TO ROOF PLAN) ON  
• 152mm POLYISOCYANURATE INSULATION  
• CONTINUOUS VAPOUR RETARDER  
• PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS c/w SKIM COAT (REFER TO SPECIFICATIONS)  
FIRE RESISTANCE RATING: 2 HOUR (O.B.C. SB-2 TABLE 2.1.1.A) STC RATING: 50 (CPCI METRIC DESIGN MANUAL - SECOND EDITION)



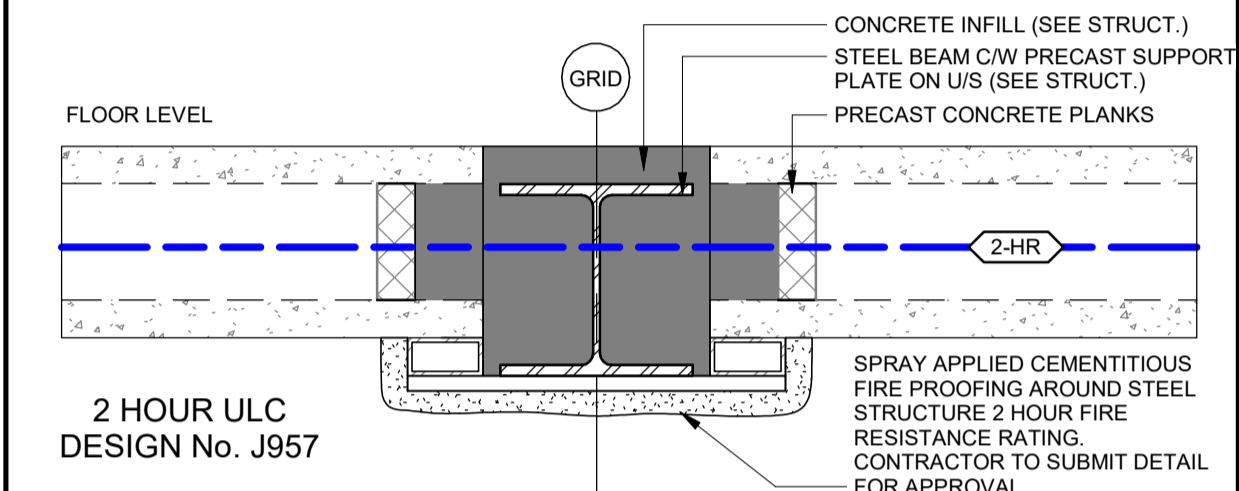
RF-2  
TYPICAL 2-HOUR FIRE SEPARATION PRECAST HOLLOW CORE ROOF w/ PATIO STONE CONSTRUCTION  
• PRECAST CONC. PEBBLE STONE PAVER ON  
• ADJUSTABLE PEDESTAL ON  
• TPO ROOFING MEMBRANE ON  
• 6mm OVERLAY BOARD ON  
• SLOPED FIBRE BOARD MIN 13mm (REFER TO ROOF PLAN) ON  
• 152mm POLYISOCYANURATE INSULATION  
• CONTINUOUS VAPOUR RETARDER  
• PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS c/w SKIM COAT (REFER TO SPECIFICATIONS)  
FIRE RESISTANCE RATING: 2 HOUR (O.B.C. SB-2 TABLE 2.1.1.A) STC RATING: 50 (CPCI METRIC DESIGN MANUAL - SECOND EDITION)



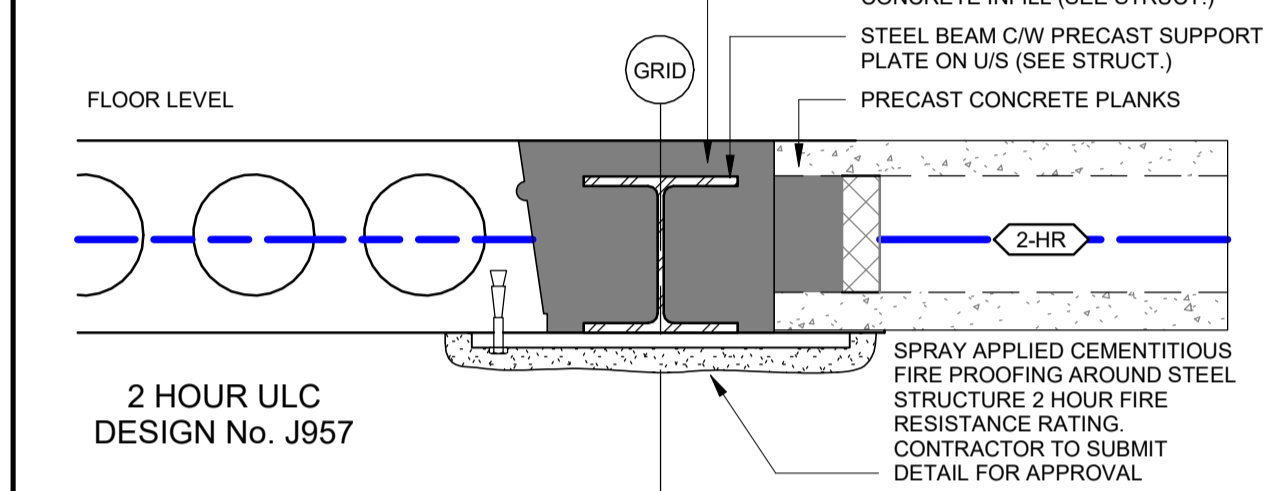
RF-3  
TYPICAL 2-HOUR FIRE SEPARATION PRECAST HOLLOW CORE ROOF w/ GREEN ROOF CONSTRUCTION  
• PALLETIZED VEGETATED ROOF SYSTEM w/ ELECTRIC FIELD MEMBRANE LEAK DETECTION SYSTEM ON  
• TPO ROOFING MEMBRANE ON  
• 6mm OVERLAY BOARD ON  
• SLOPED FIBRE BOARD MIN 13mm (REFER TO ROOF PLAN) ON  
• 152mm POLYISOCYANURATE INSULATION  
• CONTINUOUS VAPOUR RETARDER  
• PRECAST CONCRETE FLOOR UNITS NOMINAL 203mm DEEP x 1220mm WIDE UNITS c/w SKIM COAT (REFER TO SPECIFICATIONS)  
FIRE RESISTANCE RATING: 2 HOUR (O.B.C. SB-2 TABLE 2.1.1.A) STC RATING: 50 (CPCI METRIC DESIGN MANUAL - SECOND EDITION)



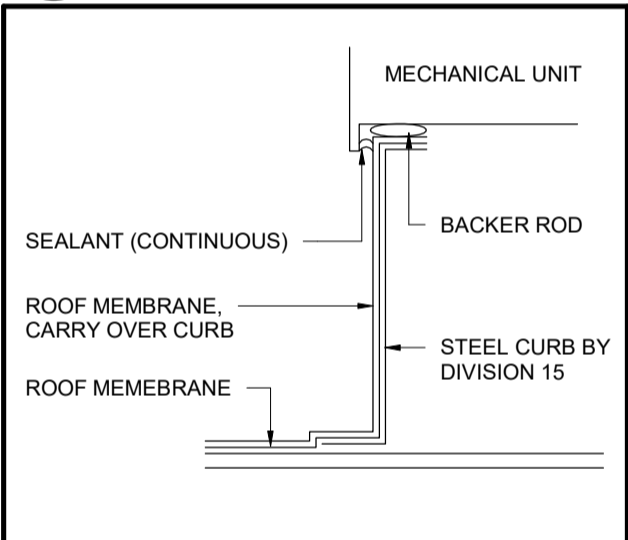
RF-4  
TYPICAL METAL DECK ROOF CONSTRUCTION  
• TPO ROOFING MEMBRANE ON  
• 6mm OVERLAY BOARD ON  
• 13mm min. FIBRE BOARD ON  
• SLOPED INSULATION (AS REQUIRED)  
• 152mm RIGID INSULATION  
• CONT. VAPOUR RETARDER ON  
• 76mm STEEL DECK ON STEEL STRUCTURE (REFER TO STRUC. DWGS.)



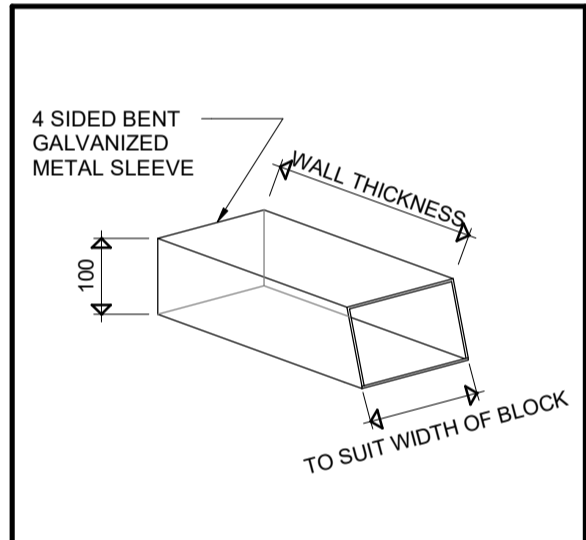
3 FIRE PROTECTION DETAIL



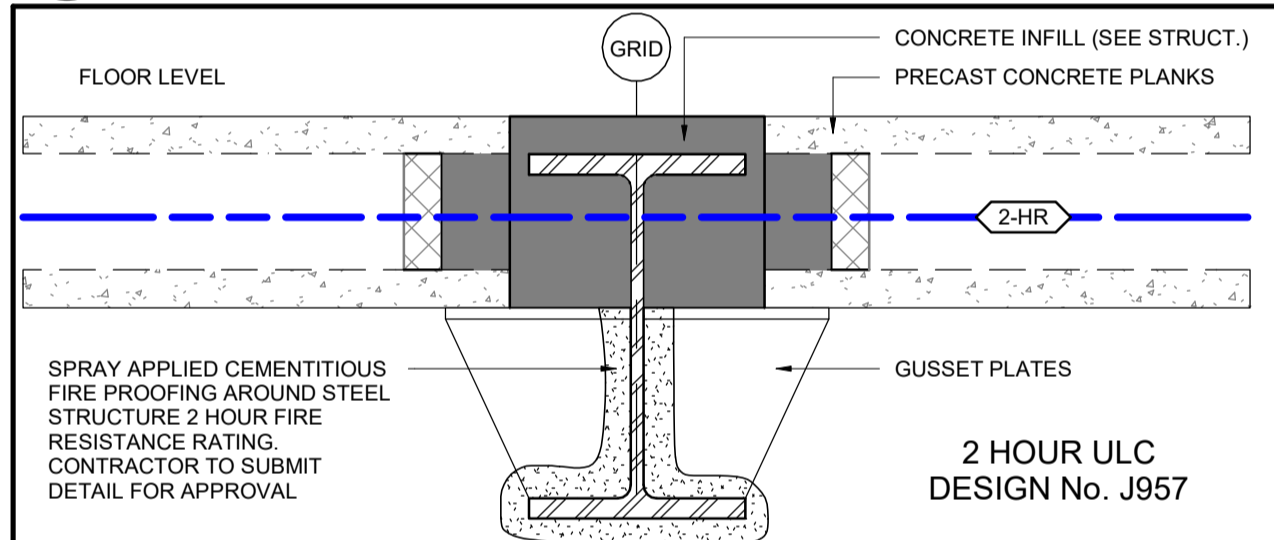
4 FIRE PROTECTION DETAIL



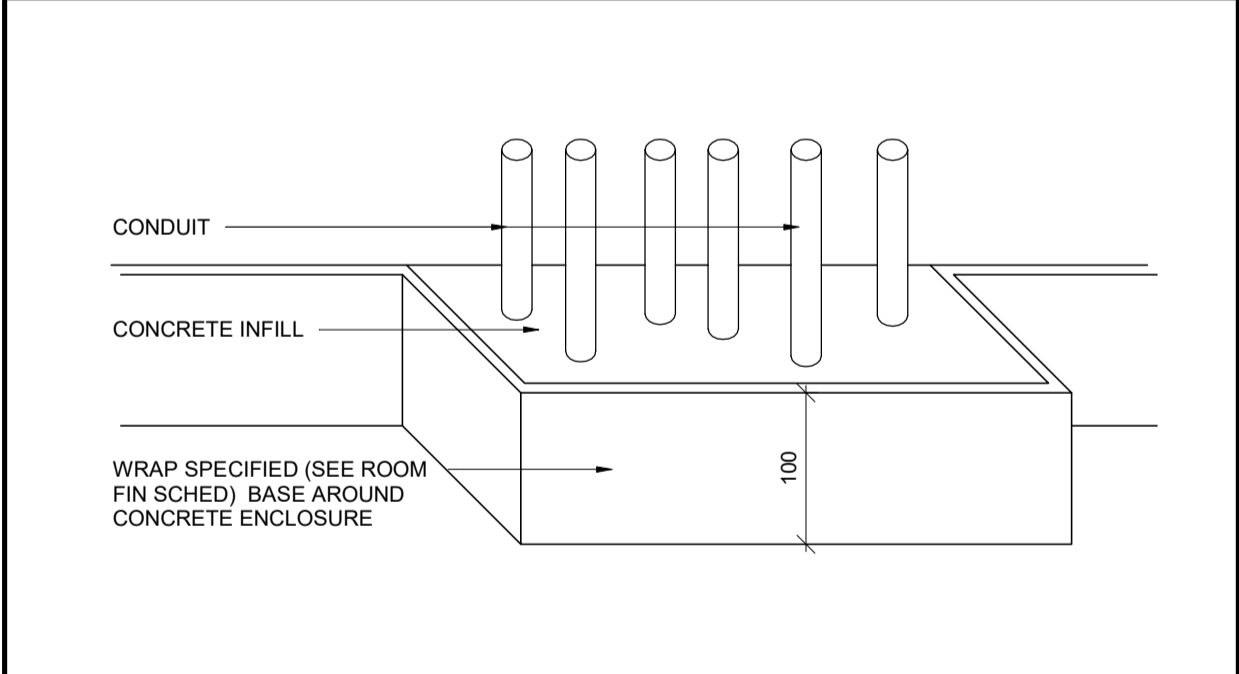
5 TYP RTU CURB DETAIL



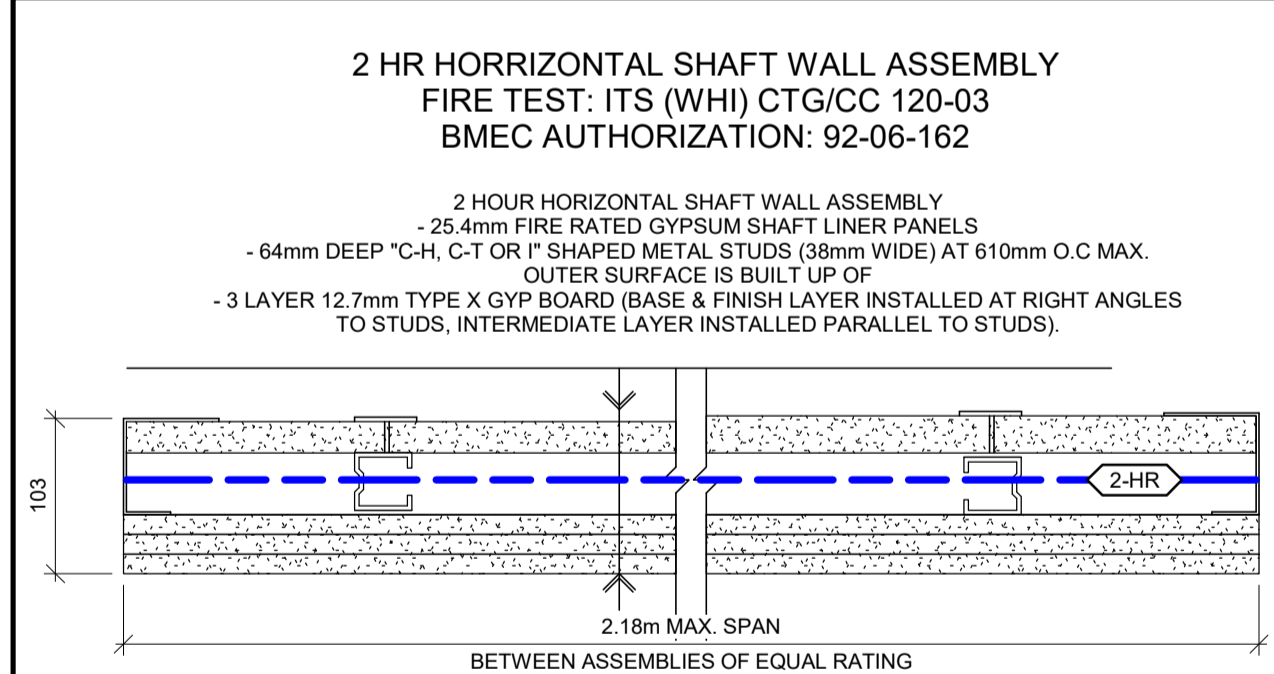
6 ROOF SCUPPER DETAIL



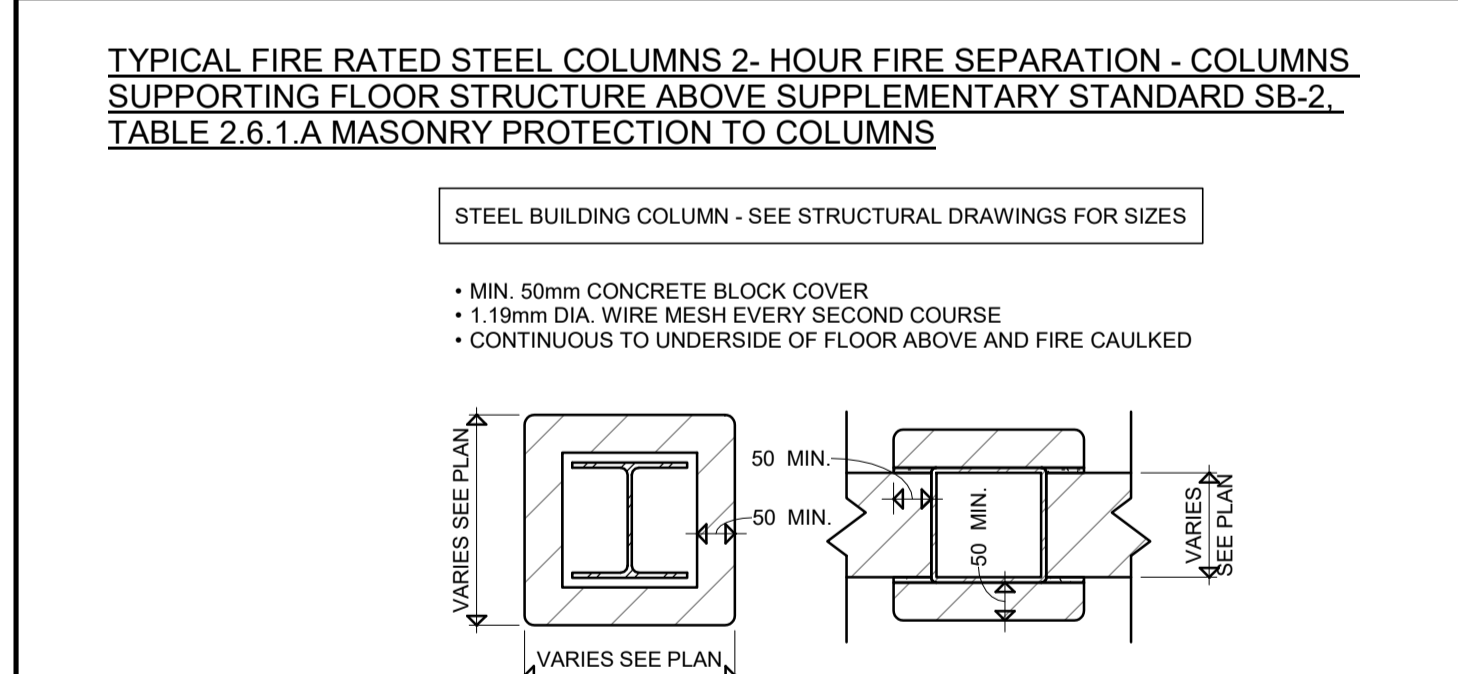
7 FIRE PROTECTION DETAIL



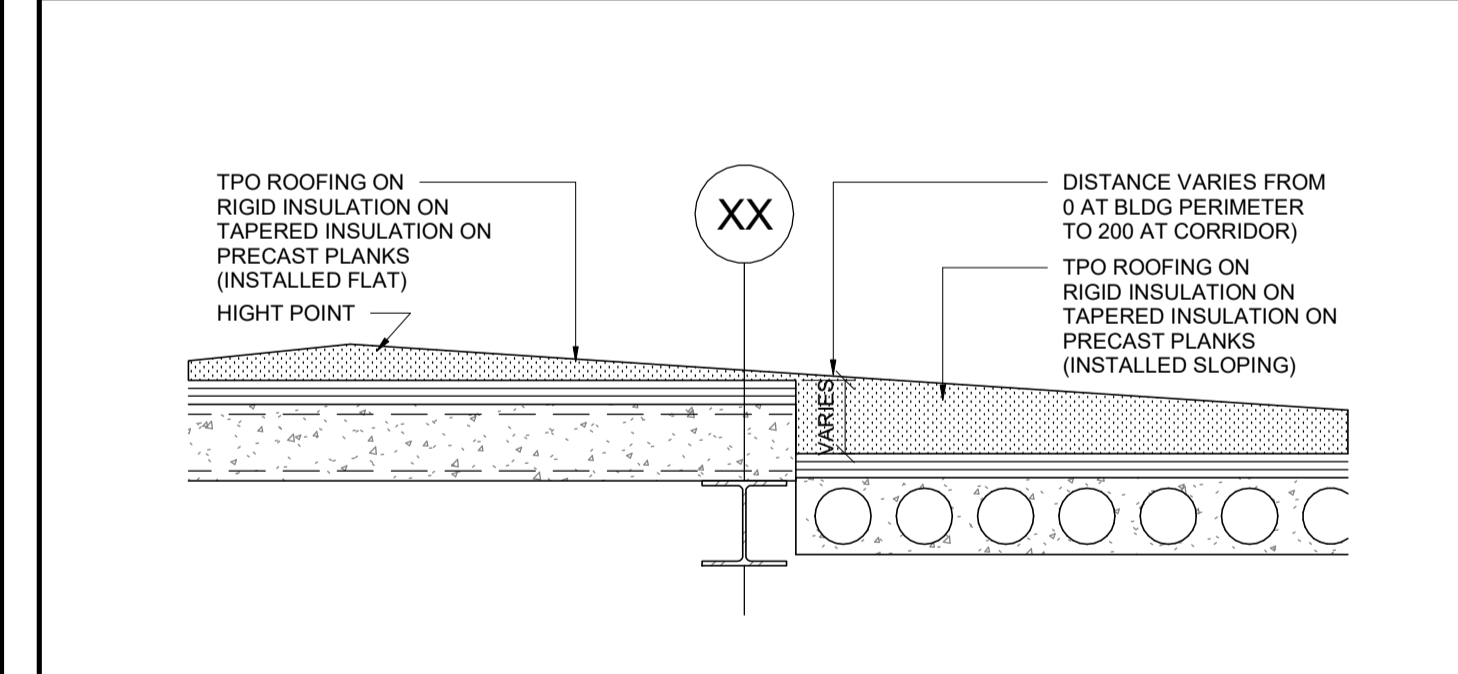
8 TYP. CONDUIT FLOOR PENETRATION BASE DETAIL



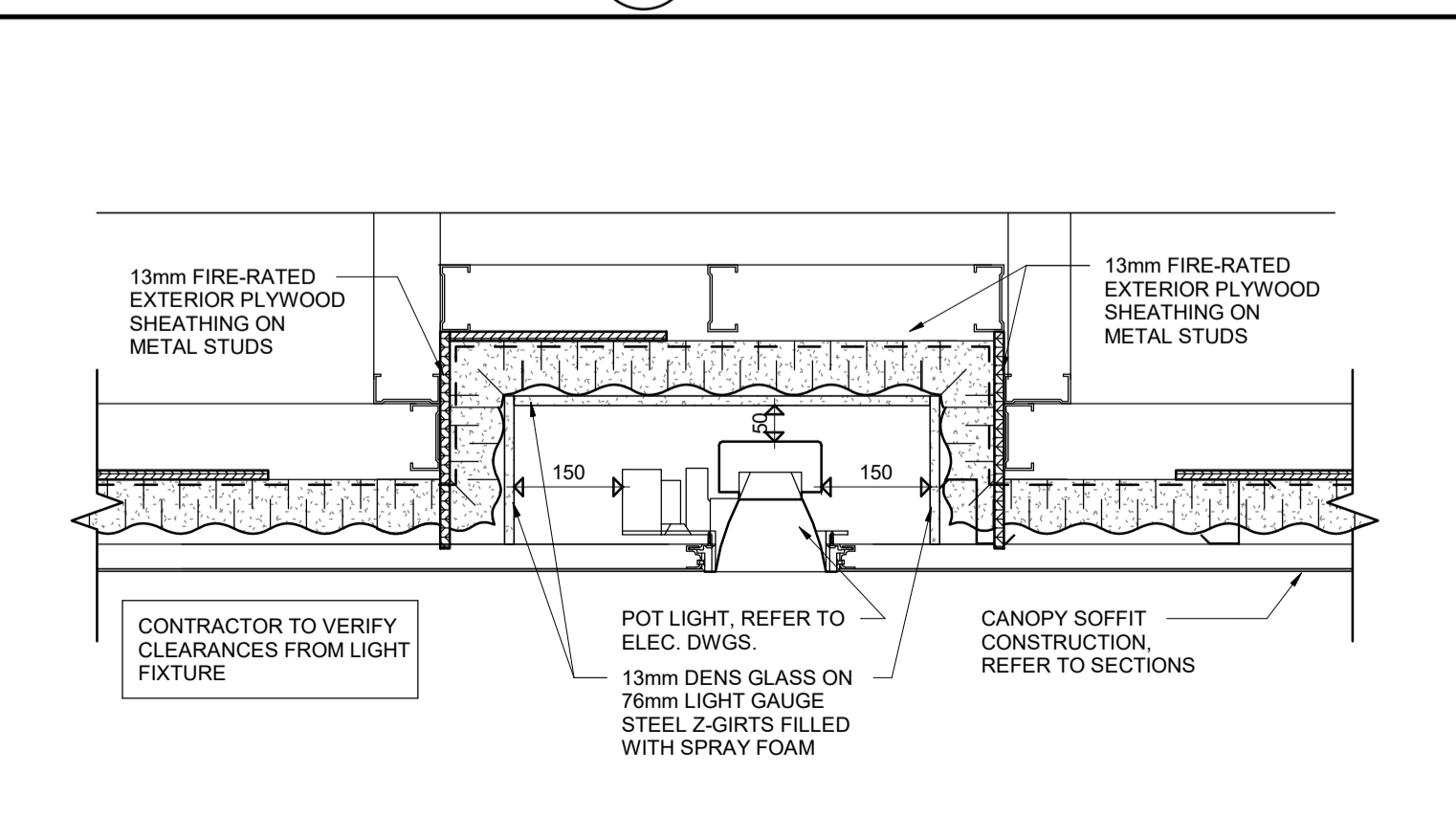
9 HORIZONTAL SHAFT WALL ASSEMBLY



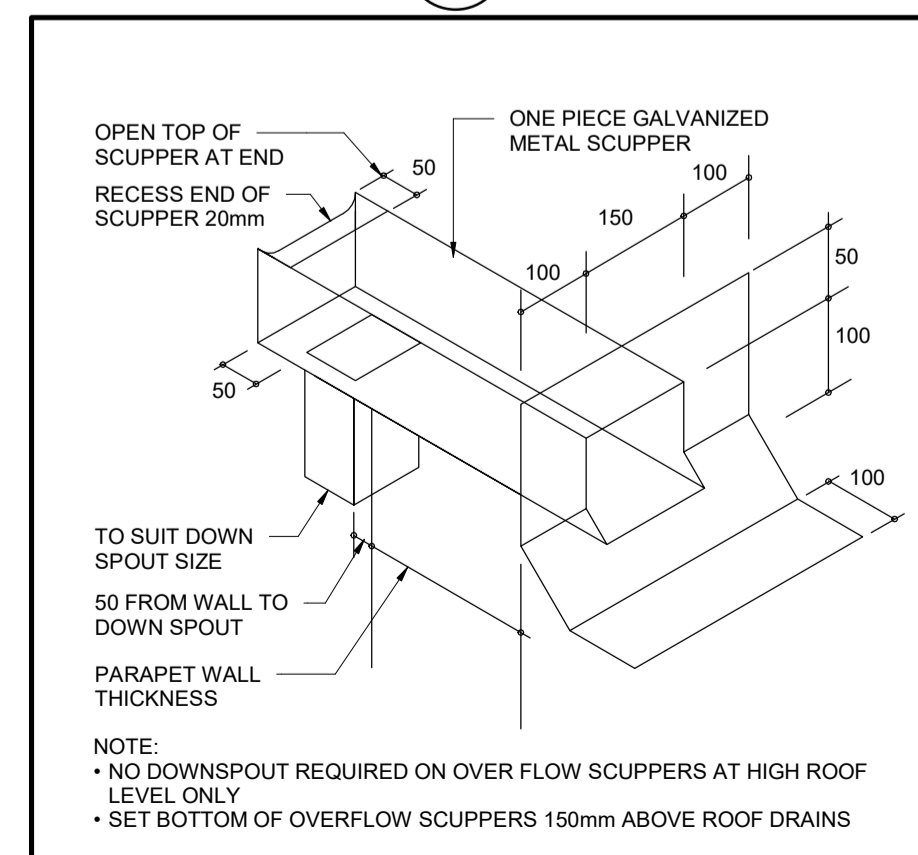
11 COLUMN RATING - BLOCK PARTITIONS



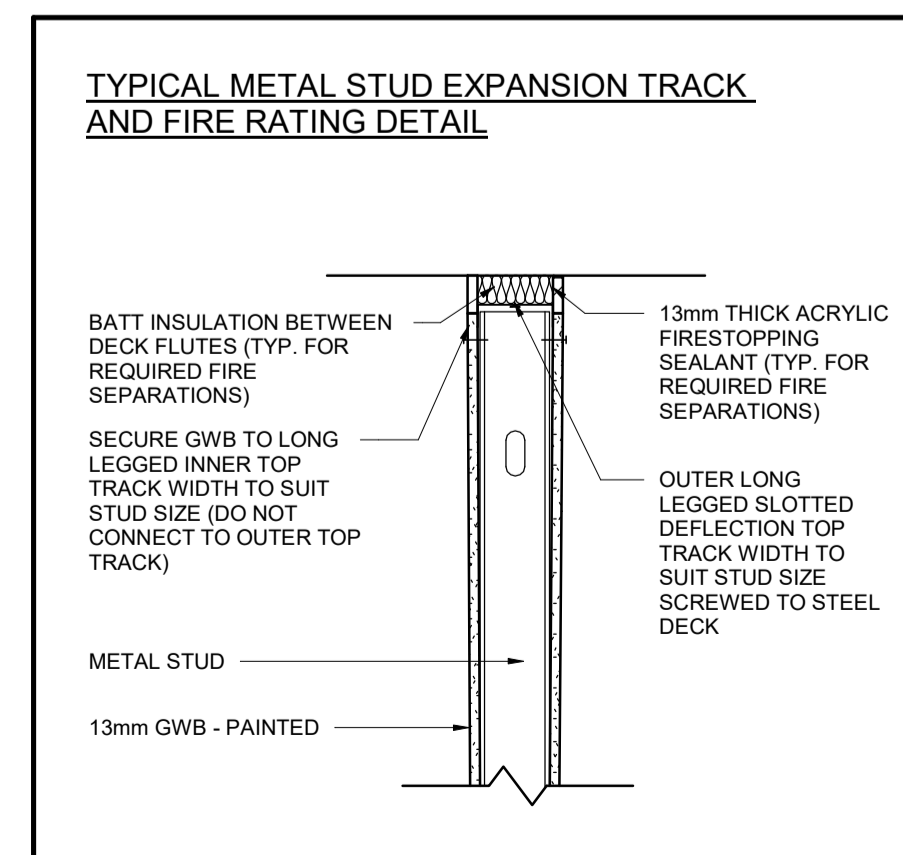
10 ROOFING INSULATION DETAIL



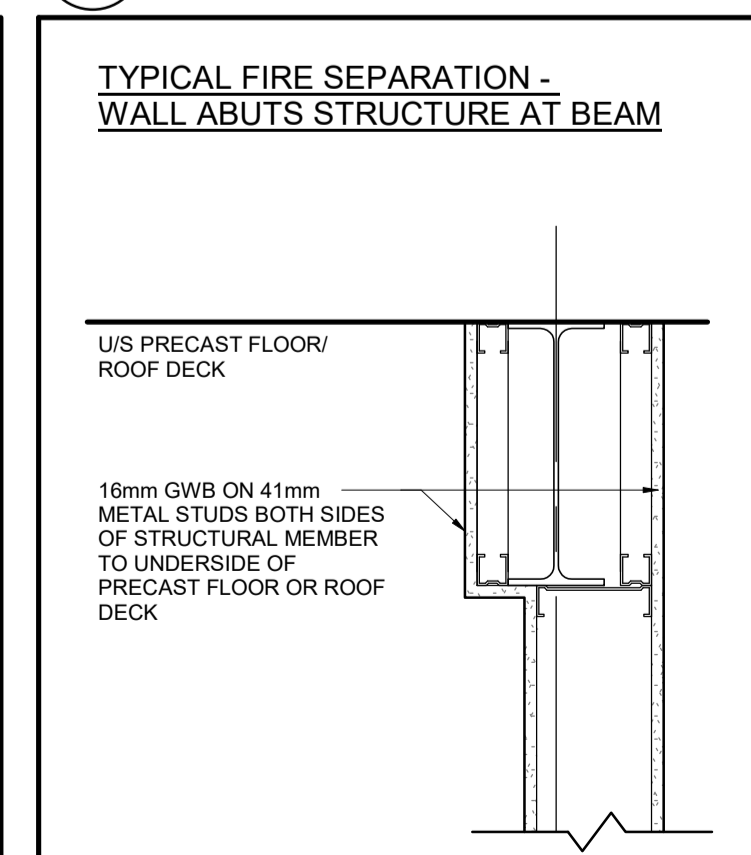
12 LUMINEER AT INSULATED CANOPIES - TYPICAL DETAIL



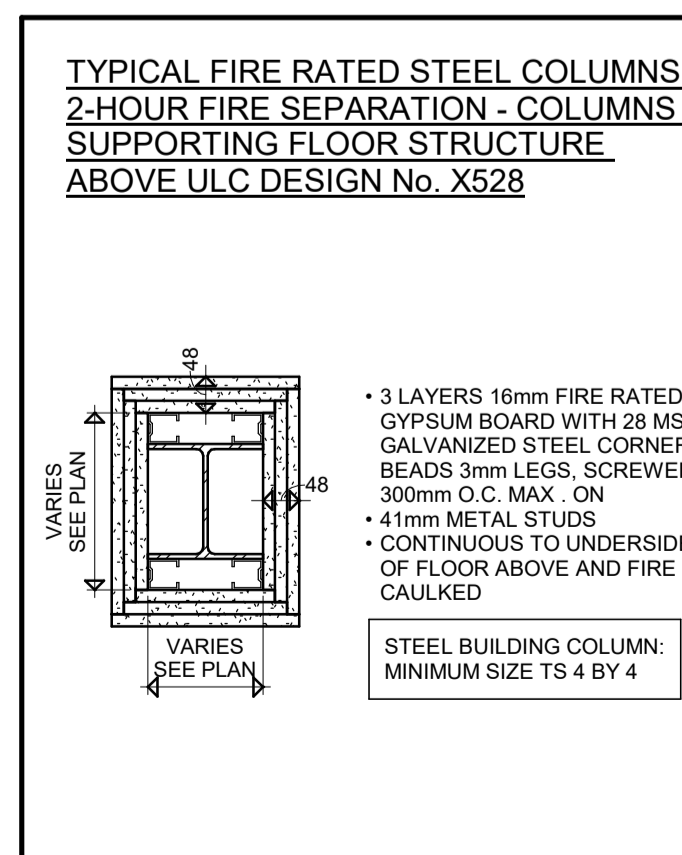
13 TYPICAL SCUPPER W/ DRAIN DETAIL



14 TYPICAL METAL STUD EXPANSION TRACK DETAIL



15 WALL ABUTS STRUCTURE @ BEAM



16 COLUMN RATING - GWB PARTITION

110700 Richmond St. London, ON Canada N6A 5E7  
P: 519.432.8844 F: 519.432.8737  
cornerstonearchitecture.ca

**CORNERSTONE**  
ARCHITECTURE

ISSUED FOR PERMIT: 2020-04-16  
REVISED FOR SITE PLAN APPROVAL: 2020-04-20  
REVISED FOR SITE PLAN APPROVAL: 2020-07-24

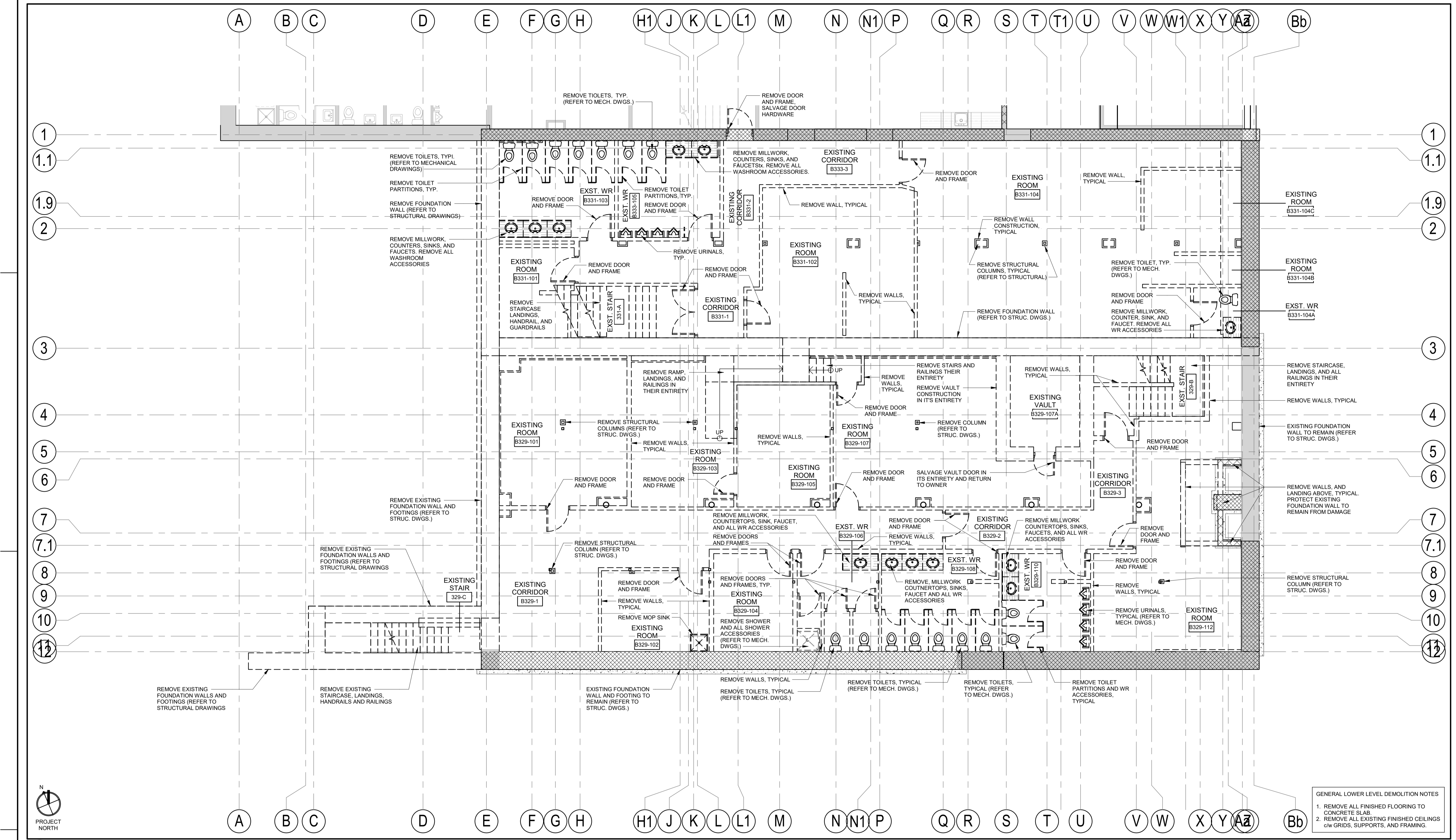
Project No.: 828  
Drawn By: JNL  
Pig Date: 09/30/20

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328 & 331 Richmond Street, London, Ontario

FLOOR AND ROOF TYPES, TYPICAL DETAILS

**A0.02**





1 OVERALL LOWER LEVEL DEMOLITION PLAN  
A2.01



**ABBREVIATIONS**

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS

A.F.F.	ABOVE FINISHED FLOOR	GB.2	GRAB BAR - 760x760mm L' SHAPED	RD	ROOF DRAIN
ALUM	ALUMINUM	GB.3	GRAB BAR - 760mm LONG	RTU	ROOF TOP UNIT
ARCH	ARCHITECTURAL	GB.4	GRAB BAR - 900mm LONG	RWL	RAIN WATER LEADER
ACT	ACOUSTIC CEILING TILE	GB.5	GRAB BAR - 760mm FOLD DOWN	SCHED	SCHEDULE
AV	AIR/VAPOUR BARRIER	GJ	GREASE INTERCEPTOR	SD	SOAP DISPENSER
BF	BARRIER FREE	GMWB	GLASS MATT GYPSUM BOARD	SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD	SHH	SHOWER HEAD
CB	CONCRETE BLOCK	HB	HOSE BIB	SND	SANITARY NAPKIN DISPENSER
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL	SND	SANITARY NAPKIN DISPENSER
CJ	CONTROL JOINT	INSUL	INSULATION	SPEC	SPECIFICATIONS
CONC	CONCRETE	MECH	MECHANICAL	STRUC	STRUCTURAL
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)	TB.1	TACK BOARD (1) 1220x2440mm
c/w	COMPLETE WITH	MIR	MIRROR (400x600mm)	TB.2	TACK BOARD (1) 1220x1830mm
CT	CERAMIC TILE	MIR.1	MIRROR (400x600mm)	TB.3	TACK BOARD (1) 900x2440mm
D	DRYER	MIR.2	TILT MIRROR (400x600mm)	TB.4	TACK BOARD (1) 900x1830mm
DIA	DIAMETER	MIR.3	FRAMELESS MIRROR (975x2100mm)	TB.5	TACK BOARD (1) 900x900mm
DW	DISH WASHER	MIR.4	MOUNTED 200mm A.F.F.	TG	TRANSFER GRILLE
DWG	DRAWING	mm	MILLIMETRES	T/O	TOP OF
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK	TTD	TOILET TISSUE DISPENSER
EJ	EXPANSION JOINT	MR	MOISTURE RESISTANT	TV	TELEVISION (OWNER SUPPLIED)
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT	TWF	THROUGH WALL FLASHING
ELEV	ELEVATION	O.C.	ON CENTRE	TYP	TYPICAL
EP	ELECTRICAL PANEL	PO	POWER DOOR OPERATOR	UPS	UNDERSIDE
EMS	EYE WASH STATION	PREFIN	PREFINISHED	U.N.O.	UNLESS NOTED OTHERWISE
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER	VCT	VINYL COMPOSITE TILE
FASA	FIRE ALARM STATUS ANNUNCIATOR	PT	PAINTED	W	WASHING MACHINE
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE	WB	WITH
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE	WB.1	WHITE BOARD (1) 1220x2440mm
FIN	FINISH	REF	REFRIGERATOR	WB.2	WHITE BOARD (1) 1220x1830mm
GB.1	GRAB BAR - 600mm LONG	REFX	RECESSED FIRE EXTINGUISHER	WB.3	WHITE BOARD (1) 1220x1220mm
				WT	WEEDING TILE

**GENERAL DEMOLITION NOTES**

- THESE NOTES ARE APPLICABLE TO ALL DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
  - DEMOLITION PLANS ARE TO BE READ IN CONJUNCTION WITH FLOOR PLANS.
  - CONFIRM THE REMOVAL OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
  - CONFIRM THE REMOVAL OF ALL ELECTRICAL EQUIPMENT WITH ELECTRICAL DRAWINGS.
  - CONFIRM THE REMOVAL OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
  - CONFIRM THE EXTENT AND DIMENSION OF ALL AREAS TO BE REMOVED WITH FLOOR PLANS.
  - WORK TO BE PERFORMED BY THE FOLLOWING TERMS:
    - 'REMOVE' - ITEM SHALL BE REMOVED AND DEMOLISHED.
    - 'RELOCATE' - ITEM SHALL BE CAREFULLY REMOVED AND RELOCATED AS INDICATED.
    - 'RTO' - ITEM SHALL BE CAREFULLY REMOVED AND RETURNED TO OWNER.
    - 'SALVAGE' - ITEM SHALL BE CAREFULLY REMOVED AND PROTECTED/STORED FOR REINSTALLATION.
  - WHERE EXISTING FLOOR FINISHES ARE TO BE REMOVED INCLUDE THE REMOVAL OF EXISTING FLOOR BASE.
    - SALVAGE EXISTING WASHROOM ACCESSORIES, INCLUDING SOAP DISPENSERS, PAPER TOWEL DISPENSERS, DISPOSALS, AND MIRRORS UNLESS NOTED OTHERWISE.
    - REMOVAL OF CONCRETE BASES AND PEDESTALS RELATING TO MECH. AND ELEC. EQUIPMENT BY GENERAL CONTRACTOR. REFER TO MECH. AND ELEC. DRAWINGS.
    - REFER TO ASBESTOS REPORT FOR LOCATIONS OF ASBESTOS PRODUCTS.
    - OWNER TO REMOVE ALL SMARTBOARDS, PROJECTORS AND ELECTRONIC DEVICES PRIOR TO ANY WORK COMMENCING.

**DEMOLITION LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	BREAK OUT NEW OPENINGS IN EXISTING WALL
	REMOVE EXISTING DOOR & FRAME. REMOVE ALL DOOR HARDWARE. (HINGES, LOCKSETS, & CLOSURES)
	INDICATES REMOVAL OF FLOOR FINISH, CONCRETE SLAB, AND CONC. BLOCK AS REQD FOR MECHANICAL WORK
	REMOVE, RELOCATED OR SALVAGE EXISTING MILLWORK c/w SINKS, FITTINGS & ACCESSORIES AS INDICATED
	GENERAL DEMOLITION NOTE
APPLICABLE TO DEMOLITION DRAWINGS	

110700 Richmond St. London, ON Canada N6A 5E7  
P: 519.432.8844 F: 519.432.8737  
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**CORNERSTONE**  
ARCHITECTURE

ISSUED FOR PERMIT: 2020-04-16  
ISSUED FOR SITE PLAN APPROVAL: 2020-04-20  
REISSUED FOR SITE PLAN APPROVAL: 2020-07-24

YOUTH OPPORTUNITIES UNLIMITED

Youth Opportunities Unlimited  
328 & 331 Richmond Street, London, Ontario

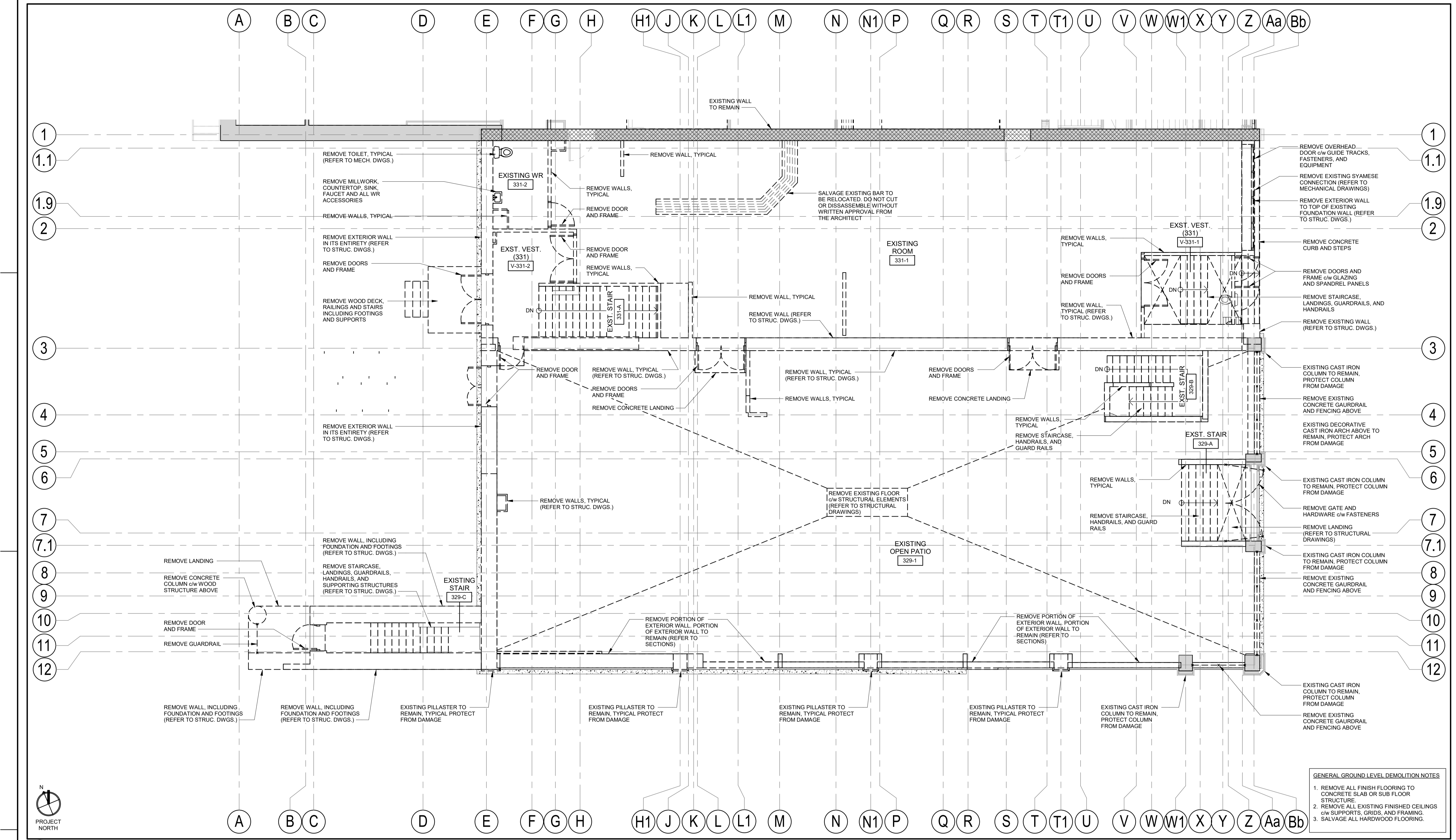
**Youth Opportunities Unlimited**

Project No.: 828  
Drawn By: JNL  
Pkg Date: 01/10/20

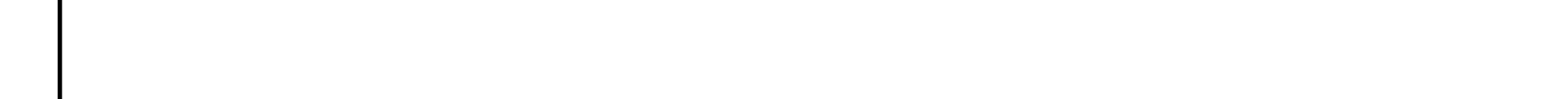
**OVERALL LOWER FLOOR DEMOLITION PLAN**

**A2.01**





1 OVERALL GROUND LEVEL DEMOLITION PLAN  
A2.02



**ABBREVIATIONS**

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS

A.F.F.	ABOVE FINISHED FLOOR	GB.2	GRAB BAR - 760x760mm 'L' SHAPED	RD	ROOF DRAIN
ALUM	ALUMINUM	GB.3	GRAB BAR - 760mm LONG	RTU	ROOF TOP UNIT
ARCH	ARCHITECTURAL	GB.4	GRAB BAR - 900mm LONG	RWL	RAIN WATER LEADER
ACT	ACOUSTIC CEILING TILE	GB.5	GRAB BAR - 760mm FOLD DOWN	SCHED	SCHEDULE
AV	AIR/VAPOUR BARRIER	GJ	GREASE INTERCEPTOR	SD	SOAP DISPENSER
BF	BARRIER FREE	GMVB	GLASS MATT GYPSUM BOARD	SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD	SHH	SHOWER HEAD
CB	CONCRETE BLOCK	HB	HOSE BIB	SND	SANITARY NAPKIN DISPENSER
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL	SPEC	SPECIFICATIONS
CJ	CONTROL JOINT	INSUL	INSULATION	STRUC	STRUCTURAL
CONC	CONCRETE	MECH	MECHANICAL	TB.1	TACK BOARD (1) 1220x2440mm
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)	TB.2	TACK BOARD (1) 1220x1830mm
c/w	COMPLETE WITH	MIR.1	MIRROR (400x600mm)	TB.3	TACK BOARD (1) 900x2440mm
CT	CERAMIC TILE	MIR.2	TILT MIRROR (400x600mm)	TB.4	TACK BOARD (1) 900x1830mm
D	DRYER	MIR.3	FRAMELESS MIRROR (975x2100mm)	TB.5	TACK BOARD (1) 900x900mm
DIA	DIAMETER	MIR.4	MIRROR (610x1830mm)	TG	TRANSFER GRILLE
DW	DISH WASHER		MOUNTED 200mm A.F.F.	T/O	TOP OF
DWG	DRAWING	mm	MILLIMETRES	TTD	TOILET TISSUE DISPENSER
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK	TV	TELEVISION (OWNER SUPPLIED)
EJ	EXPANSION JOINT	MR	MOISTURE RESISTANT	TWF	THROUGH WALL FLASHING
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT	TYP	TYPICAL
ELEV	ELEVATION	O.C.	ON CENTRE	UJS	UNDERSIDE
EP	ELECTRICAL PANEL	PDO	POWER DOOR OPERATOR	U.N.O.	UNLESS NOTED OTHERWISE
EWVS	EYE WASH STATION	PREFIN	PREFINISHED	VCT	VINYL COMPOSITE TILE
FAAP	FIRE ALARM ANNIUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER	W	WASHING MACHINE
FASA	FIRE ALARM STATUS ANNIUNCIATOR	PT	PAINTED	w	WITH
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE	WB.1	WHITE BOARD (1) 1220x2440mm
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE	WB.2	WHITE BOARD (1) 1220x1830mm
FIN	FINISH	REF	REFRIGERATOR	WB.3	WHITE BOARD (1) 1220x1220mm
FIN	FINISH	REFEX	RECESSED FIRE EXTINGUISHER	WT	WEAVING TILE
GB.1	GRAB BAR - 600mm LONG				

**GENERAL DEMOLITION NOTES**

- THESE NOTES ARE APPLICABLE TO ALL DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
  - DEMOLITION PLANS ARE TO BE READ IN CONJUNCTION WITH FLOOR PLANS.
  - CONFIRM THE REMOVAL OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
  - CONFIRM THE REMOVAL OF ALL ELECTRICAL EQUIPMENT WITH ELECTRICAL DRAWINGS.
  - CONFIRM THE REMOVAL OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
  - CONFIRM THE EXTENT AND DIMENSION OF ALL AREAS TO BE REMOVED WITH FLOOR PLANS.
  - WORK TO BE PERFORMED BY THE FOLLOWING TERMS:
    - 'REMOVE' - ITEM SHALL BE REMOVED AND DEMOLISHED.
    - 'RELOCATE' - ITEM SHALL BE CAREFULLY REMOVED AND RELOCATED AS INDICATED.
    - 'RTO' - ITEM SHALL BE CAREFULLY REMOVED AND RETURNED TO OWNER.
    - 'SALVAGE' - ITEM SHALL BE CAREFULLY REMOVED AND PROTECTED/STORED FOR REINSTALLATION.
  - WHERE EXISTING FLOOR FINISHES ARE TO BE REMOVED INCLUDE THE REMOVAL OF EXISTING FLOOR BASE.
    - SALVAGE EXISTING WASHROOM ACCESSORIES, INCLUDING SOAP DISPENSERS, PAPER TOWEL DISPENSERS, DISPOSALS, AND MIRRORS UNLESS NOTED OTHERWISE.
    - REMOVAL OF CONCRETE BASES AND PEDESTALS RELATING TO MECH. AND ELEC. EQUIPMENT BY GENERAL CONTRACTOR. REFER TO MECH. AND ELEC. DRAWINGS.
    - REFER TO ASBESTOS REPORT FOR LOCATIONS OF ASBESTOS PRODUCTS.
    - OWNER TO REMOVE ALL SMARTBOARDS, PROJECTORS AND ELECTRONIC DEVICES PRIOR TO ANY WORK COMMENCING.

**DEMOLITION LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	BREAK OUT NEW OPENINGS IN EXISTING WALL
	REMOVE EXISTING DOOR & FRAME. REMOVE ALL DOOR HARDWARE. (HINGES, LOCKSETS, & CLOSURES)
	INDICATES REMOVAL OF FLOOR FINISH, CONCRETE SLAB, AND CONC. BLOCK AS REQ'D FOR MECHANICAL WORK
	REMOVE EXISTING MILLWORK c/w SINKS, FITTINGS & ACCESSORIES AS INDICATED
	GENERAL DEMOLITION NOTE
	APPLICABLE TO DEMOLITION DRAWINGS

110-700 Richmond St. London, ON Canada N6A 5G7  
P: 519.432.8844 F: 519.432.8737  
cornerstonearchitecture.ca

**CORNERSTONE**  
ARCHITECTURE

ISSUED FOR PERMIT: 2020-04-16  
REVISED FOR SITE PLAN APPROVAL: 2020-04-20  
REVISED FOR SITE PLAN APPROVAL: 2020-07-24

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**YOUTH OPPORTUNITIES UNLIMITED**

**Youth Opportunities Unlimited**  
Youth Opportunities Unlimited

Project No.: 828  
Drawn By: JNL  
Pig Date: 01/19/20

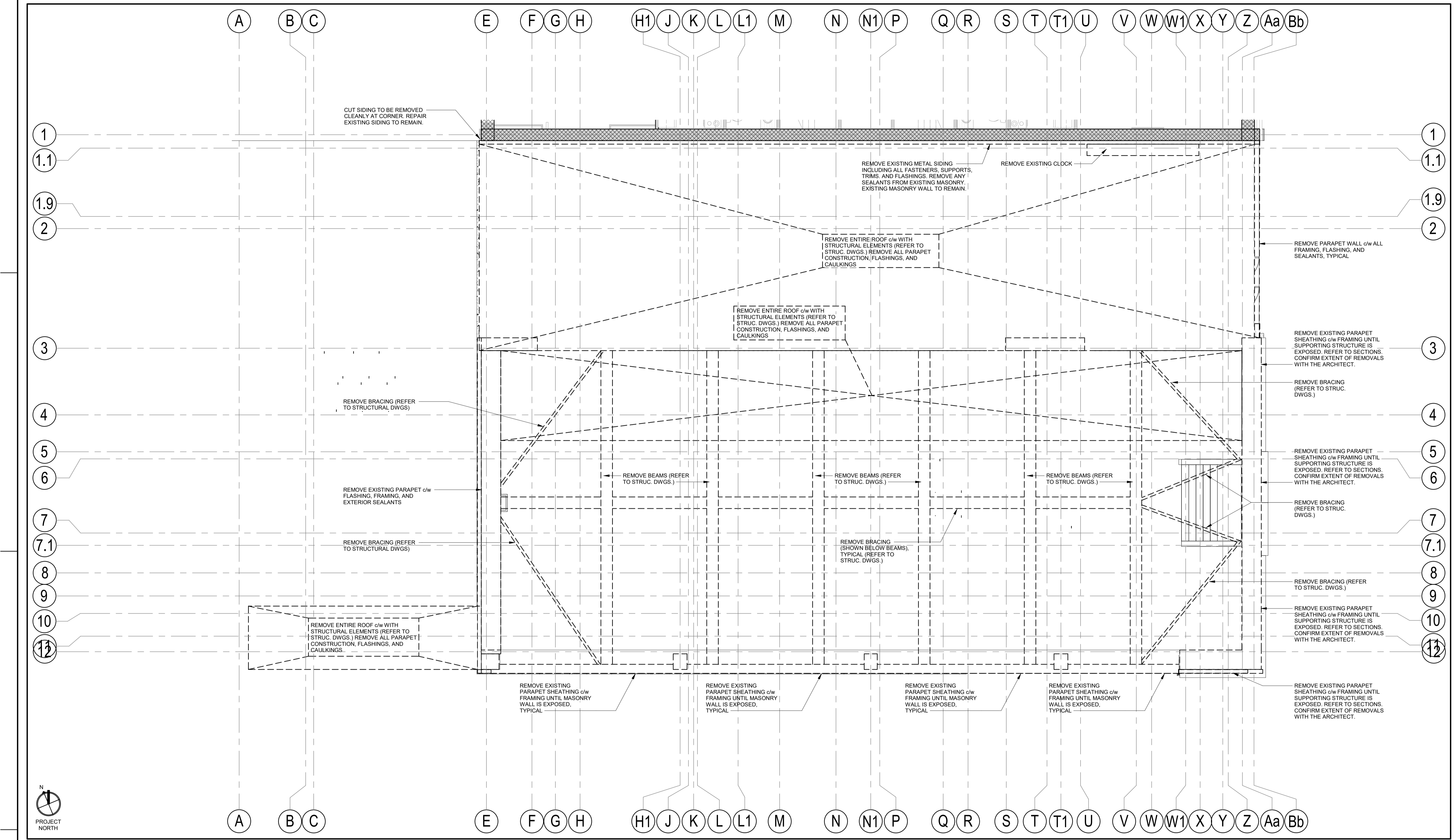
**Youth Opportunities Unlimited**  
328 & 331 Richmond Street, London, Ontario

**OVERALL GROUND FLOOR DEMOLITION PLAN**

**A2.02**

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1 OVERALL ROOF DEMOLITION PLAN  
A2.03  
0 1 2.5 5 7.5 m  
1:75

ABBREVIATIONS		ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR	GB.2	GRAB BAR - 760x760mm L' SHAPED
ALUM	ALUMINUM	GB.3	GRAB BAR - 760mm LONG
ARCH	ARCHITECTURAL	GB.4	GRAB BAR - 900mm LONG
ACT	ACOUSTIC CEILING TILE	GB.5	GRAB BAR - 760mm FOLD DOWN
AV	AIR/VAPOUR BARRIER	GI	GREASE INTERCEPTOR
BF	BARRIER FREE	GMWB	GLASS MATT GYPSUM BOARD
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD
CB	CONCRETE BLOCK	HB	HOSE BIB
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL
CJ	CONTROL JOINT	INSUL	INSULATION
CONC	CONCRETE	MECH	MECHANICAL
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)
c/w	COMPLETE WITH	MIR.1	MIRROR (400x600mm)
CT	CERAMIC TILE	MIR.2	TILT MIRROR (400x600mm)
D	DRYER	MIR.3	FRAMELESS MIRROR (975x2100mm)
DIA	DIAMETER	MIR.4	MIRROR (610x1830mm)
DW	DISH WASHER		MOUNTED 200mm A.F.F.
DWG	DRAWING	mm	MILLIMETRES
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK
EJ	EXPANSION JOINT	MR	MOISTURE RESISTANT
ELEC	ELECTRICAL	N.I.C.	NOT IN CONTRACT
ELEV	ELEVATION	O.C.	ON CENTRE
EP	ELECTRICAL PANEL	PDO	POWER DOOR OPERATOR
EWS	EYE WASH STATION	PREFIN	PREFINISHED
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER
FASA	FIRE ALARM STATUS ANNUNCIATOR	PT	PAINTED
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS. REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
FINISH	FINISH	REF	REFRIGERATOR
FN	FLOOR FINISH	REFX	RECESSED FIRE EXTINGUISHER
GB.1	GRAB BAR - 600mm LONG		
		RD	ROOF DRAIN
		RTU	ROOF TOP UNIT
		RWL	RAIN WATER LEADER
		SCHED	SCHEDULE
		SD	SOAP DISPENSER
		SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
		SHH	SHOWER HEAD
		SND	SANITARY NAPKIN DISPENSER
		SND	SANITARY NAPKIN DISPENSER SPECIFICATIONS
		STRUC	STRUCTURAL
		TB.1	TACK BOARD (1) 1220x2440mm
		TB.2	TACK BOARD (1) 1220x1830mm
		TB.3	TACK BOARD (1) 900x2440mm
		TB.4	TACK BOARD (1) 900x1830mm
		TB.5	TACK BOARD (1) 900x900mm
		TG	TRANSFER GRILLE
		T/O	TOP OF
		TTD	TOILET TISSUE DISPENSER
		TV	TELEVISION (OWNER SUPPLIED)
		TWF	THROUGH WALL FLASHING
		TYP	TYPICAL
		U/S	UNDERSIDE
		U.N.O.	UNLESS NOTED OTHERWISE
		VCT	VINYL COMPOSITE TILE
		W	WASHING MACHINE
		WB.1	WHITE BOARD (1) 1220x2440mm
		WB.2	WHITE BOARD (1) 1220x1830mm
		WB.3	WHITE BOARD (1) 1220x1220mm
		WT	WEETING TILE

- ### GENERAL DEMOLITION NOTES
- THESE NOTES ARE APPLICABLE TO ALL DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
  - DEMOLITION PLANS ARE TO BE READ IN CONJUNCTION WITH FLOOR PLANS.
  - CONFIRM THE REMOVAL OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
  - CONFIRM THE REMOVAL OF ALL ELECTRICAL EQUIPMENT WITH ELECTRICAL DRAWINGS.
  - CONFIRM THE REMOVAL OF ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS.
  - CONFIRM THE EXTENT AND DIMENSION OF ALL AREAS TO BE REMOVED WITH FLOOR PLANS.
  - WORK TO BE PERFORMED BY THE FOLLOWING TERMS:
    - 'REMOVE' - ITEM SHALL BE REMOVED AND DEMOLISHED.
    - 'RELOCATE' - ITEM SHALL BE CAREFULLY REMOVED AND RELOCATED AS INDICATED.
    - 'RTO' - ITEM SHALL BE CAREFULLY REMOVED AND RETURNED TO OWNER.
    - 'SALVAGE' - ITEM SHALL BE CAREFULLY REMOVED AND PREPARED FOR REINSTALLATION.
  - WHERE EXISTING FLOOR FINISHES ARE TO BE REMOVED INCLUDE THE REMOVAL OF EXISTING FLOOR BASE.
    - SALVAGE EXISTING WASHROOM ACCESSORIES, INCLUDING SOAP DISPENSERS, PAPER TOWEL DISPENSERS, DISPOSALS, AND MIRRORS UNLESS NOTED OTHERWISE.
    - REMOVAL OF CONCRETE BASES AND PEDESTALS RELATING TO MECH. AND ELEC. EQUIPMENT BY GENERAL CONTRACTOR. REFER TO MECH. AND ELEC. DRAWINGS.
    - REFER TO ASBESTOS REPORT FOR LOCATIONS OF ASBESTOS PRODUCTS.
    - OWNER TO REMOVE ALL SMARTBOARDS, PROJECTORS AND ELECTRONIC DEVICES PRIOR TO ANY WORK COMMENCING.

### DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	BREAK OUT NEW OPENINGS IN EXISTING WALL
	REMOVE EXISTING DOOR & FRAME. REMOVE ALL DOOR HARDWARE. (HINGES, LOCKSETS, & CLOSURES)
	INDICATES REMOVAL OF FLOOR FINISH, CONCRETE SLAB, AND CONC. BLOCK AS REQD FOR MECHANICAL WORK
	REMOVE, RELOCATED OR SALVAGE EXISTING MILLWORK c/w SINKS, FITTINGS & ACCESSORIES AS INDICATED
	GENERAL DEMOLITION NOTE
APPLICABLE TO DEMOLITION DRAWINGS	

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ISSUED FOR PERMIT  
2020-04-16  
2020-04-20  
2020-07-24

RESUBMITTED FOR SITE PLAN APPROVAL  
RESUBMITTED FOR SITE PLAN APPROVAL

YOUTH OPPORTUNITIES UNLIMITED

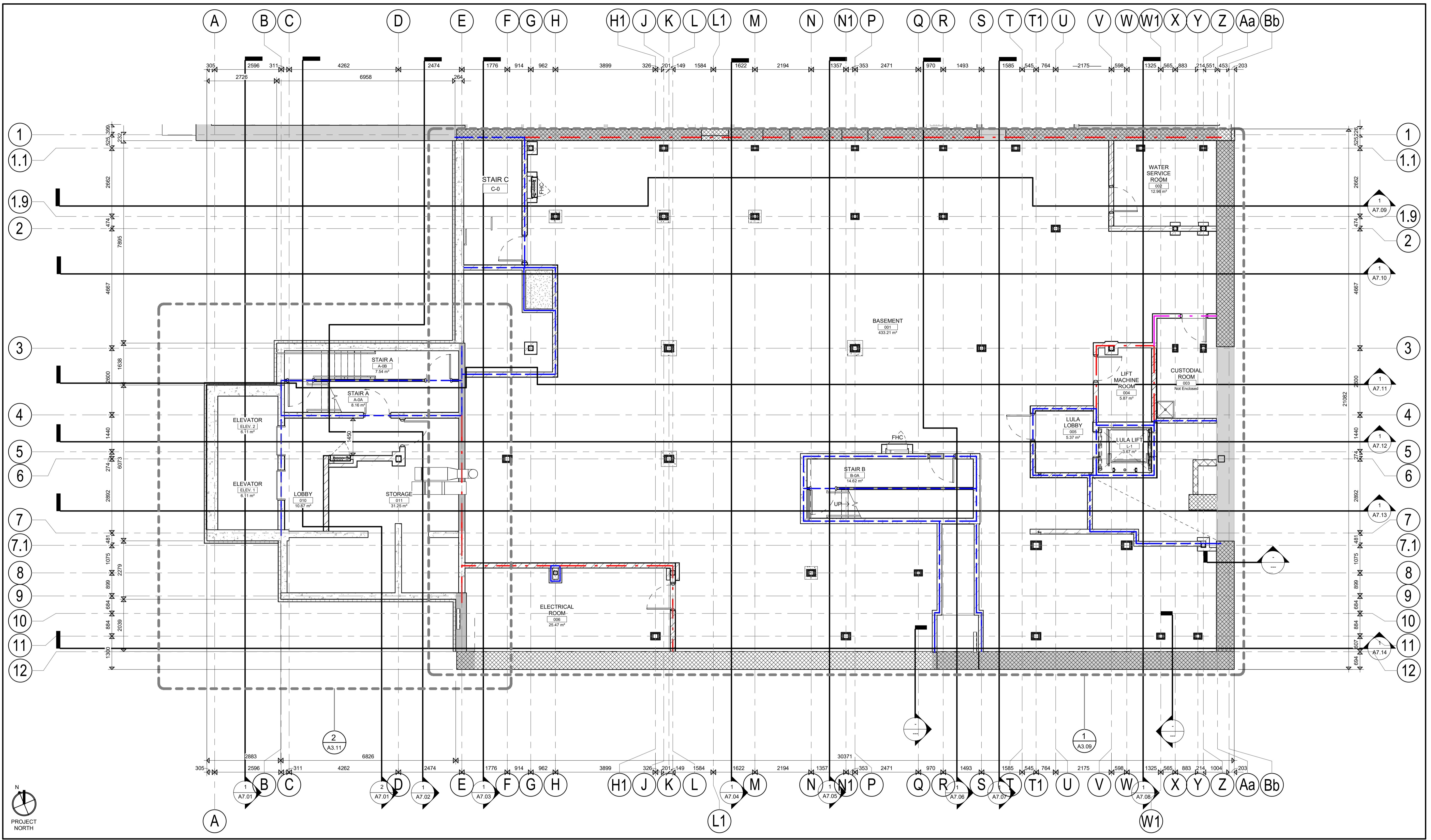
**Youth Opportunities Unlimited**  
328 & 331 Richmond Street, London, Ontario

Project No.: 828  
Drawn By: JNL  
Pkg. Date: 01/10/20

OVERALL ROOF DEMOLITION PLAN

A2.03





1 OVERALL LOWER LEVEL FLOOR PLAN  
A3.01

**ABBREVIATIONS**

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
COH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
SW	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EW	EYE WAS STATION
FAAP	FIRE ALARM ANNUCIATOR PANEL
FASA	FIRE ALARM STATUS ANNUCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB 1	GRAB BAR - 600mm LONG
GB 2	GRAB BAR - 760x760mm L' SHAPED
GB 3	GRAB BAR - 760mm LONG
GB 4	GRAB BAR - 900mm LONG
GB 5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm)
mm	MILLIMETRES
MOP	MOP SINK
MR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTRE
PDC	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE
REF	(REFER TO ELEC. DWGS.)
REFEX	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
SHH	SHOWER HEAD
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
W	WITH
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEAVING TILE

**GENERAL NOTES**

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
  - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL.
  - PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
  - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
  - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD.
  - TO FACE OF GYP. WALL BOARD.
  - SLOPE NEW FLOORS 1.5% TO DRAINS.
  - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
  - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
  - USE MOISTURE RESISTANT GIBBS IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
  - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS, TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
  - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
  - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

**SYMBOL LEGEND**

APPLICABLE TO ALL DRAWINGS

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	SYMBOL	DESCRIPTION
101	101		BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	101		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	AX.XX		INTERIOR WALL ELEVATION IDENTIFICATION NUMBER
X	X		GRID LINE
XX.X	XX.X		CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)
W	W		WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)
Ref	A101		SECTION / DETAIL NUMBER DRAWING SHEET NUMBER LOCATION
			0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS) 45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS) 1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS) 2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

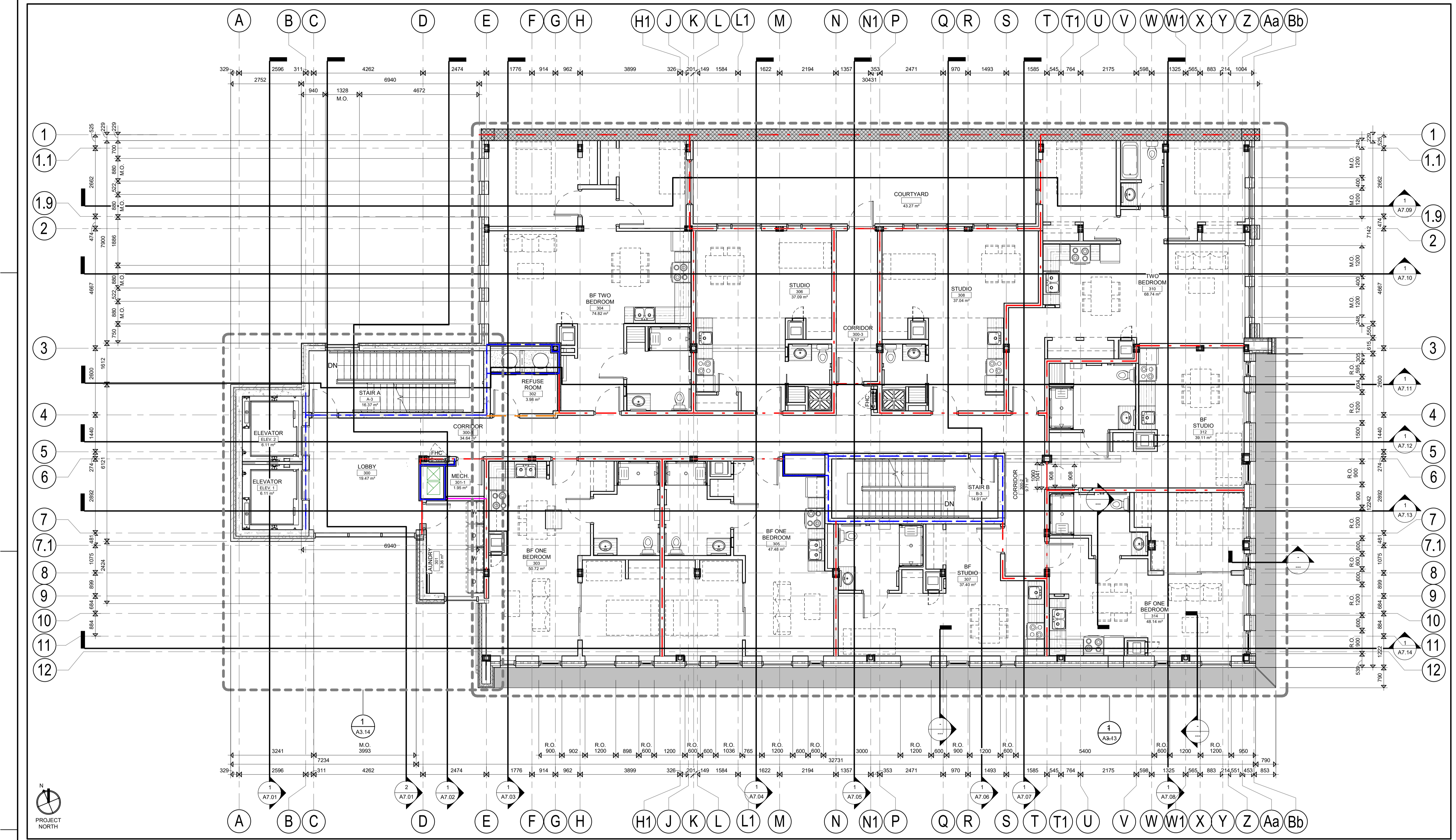












1 OVERALL THIRD LEVEL FLOOR PLAN  
A3.04

**ABBREVIATIONS**

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EWS	EYE WAS STATION
FAAP	FIRE ALARM ANNIUNCIATOR PANEL
FAFA	FIRE ALARM STATUS ANNIUNCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L' SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm) MOUNTED 200mm A.F.F.
mm	MILLIMETRES
MOP	MOP SINK
MIR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
TWF	THROUGH WALL FLASHING
O.C.	ON CENTRE
PDO	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	SHOWER HEAD
SHH	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TACK BOARD (1)	1220x2440mm
TB.1	TACK BOARD (1) 1220x1830mm
TB.2	TACK BOARD (1) 900x2440mm
TB.3	TACK BOARD (1) 900x1830mm
TB.4	TACK BOARD (1) 900x900mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEAVING TILE

**GENERAL NOTES**

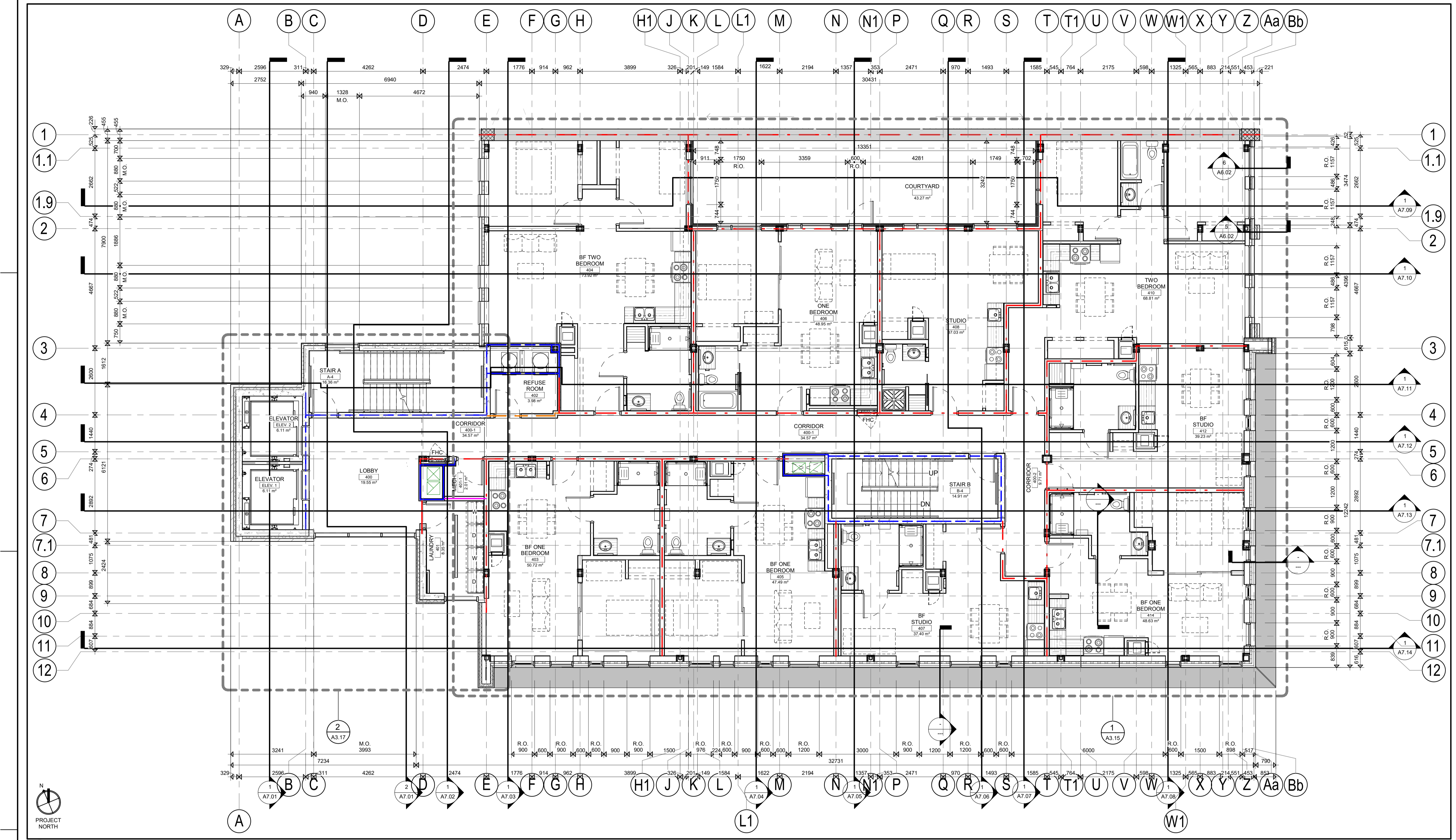
- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
  - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
  - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
  - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
  - SLOPE NEW FLOORS 1.5% TO DRAINS.
  - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
  - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
  - USE MOISTURE RESISTANT GYMB IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
  - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS, TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
  - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
  - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

**SYMBOL LEGEND**

SYMBOL LEGEND		APPLICABLE TO ALL DRAWINGS	
ROOM NAME 101	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	PDO	BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER		WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
X	GRID LINE	FAAP	FIRE ALARM ANNIUNCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)		RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
WA	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)	EP	RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
Ref	SECTION / DETAIL NUMBER		0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION		45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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1 OVERALL FOURTH LEVEL FLOOR PLAN  
A3.05  
1:75

**ABBREVIATIONS**

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EWS	EYE WAS STATION
FAAP	FIRE ALARM ANNCIATOR PANEL
FASA	FIRE ALARM STATUS ANNCIATOR
FEX	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)
FIN	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L-SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATT GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	TILT MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1830mm) MOUNTED 200mm A.F.F.
mm	MILLIMETRES
MOP	MOP SINK
MIR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
TWF	THROUGH WALL FLASHING
O.C.	ON CENTRE
PDO	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
SHH	SHOWER HEAD
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
T/O	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEAVING TILE

**GENERAL NOTES**

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
  - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL PRECAST SLAB OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
  - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
  - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
  - SLOPE NEW FLOORS 1.5% TO DRAINS.
  - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
  - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
  - USE MOISTURE RESISTANT GIMBS IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
  - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS, TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
  - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
  - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

**SYMBOL LEGEND**

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	SYMBOL	DESCRIPTION
101	101	[Symbol]	BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	101	[Symbol]	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)
AX.XX	AX.XX	[Symbol]	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER
X	X	[Symbol]	GRID LINE
XX.X	XX.X	[Symbol]	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)
WX	WX	[Symbol]	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)
Ref	Ref	[Symbol]	SECTION / DETAIL NUMBER
A101	A101	[Symbol]	DRAWING SHEET NUMBER LOCATION
[Symbol]	[Symbol]	[Symbol]	0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
[Symbol]	[Symbol]	[Symbol]	45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
[Symbol]	[Symbol]	[Symbol]	1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
[Symbol]	[Symbol]	[Symbol]	2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

110-700 Richmond St. London, ON Canada N6A 5G7  
P: 519.432.8844 F: 519.432.8737  
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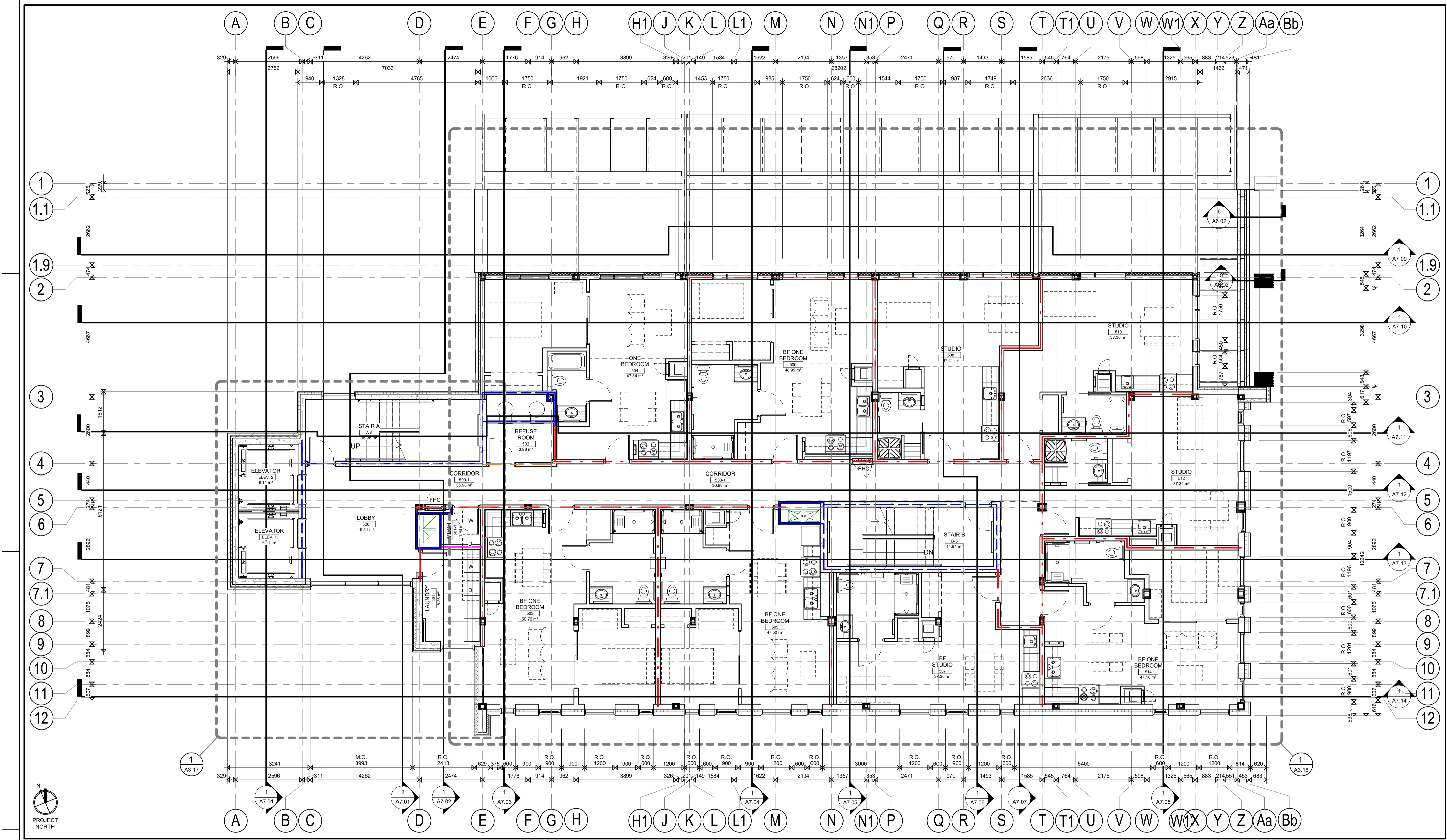
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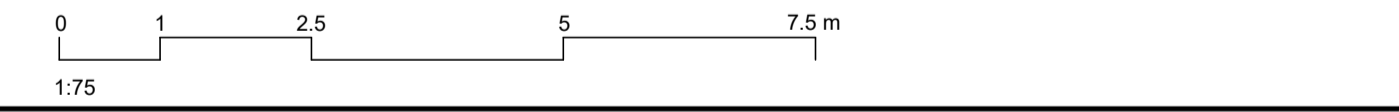
**Youth Opportunities Unlimited**  
328 & 331 Richmond Street, London, Ontario  
OVERALL FOURTH FLOOR PLAN

**A3.05**





1 OVERALL FIFTH LEVEL FLOOR PLAN  
A3.06



**ABBREVIATIONS**

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ACT	ACOUSTIC CEILING TILE
AV	AIR/VAPOUR BARRIER
BF	BARRIER FREE
BLKHD	BULKHEAD
CB	CONCRETE BLOCK
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.
CJ	CONTROL JOINT
CONC	CONCRETE
CONT	CONTINUOUS
cw	COMPLETE WITH
CT	CERAMIC TILE
D	DRYER
DIA	DIAMETER
DW	DISH WASHER
DWG	DRAWING
ECB	EMERGENCY CALL BUTTON
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EWS	EYE WAS STATION
FAAP	FIRE ALARM ANNUCIATOR PANEL
FASA	FIRE ALARM STATUS ANNUCIATOR
FEK	FIRE EXTINGUISHER
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS. REFER TO MECH. DWGS.)
FINISH	FINISH
GB.1	GRAB BAR - 600mm LONG
GB.2	GRAB BAR - 760x760mm L <sup>1</sup> SHAPED
GB.3	GRAB BAR - 760mm LONG
GB.4	GRAB BAR - 900mm LONG
GB.5	GRAB BAR - 760mm FOLD DOWN
GI	GREASE INTERCEPTOR
GMWB	GLASS MATTI GYPSUM BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HM	HOLLOW METAL
INSUL	INSULATION
MECH	MECHANICAL
MICRO	MICROWAVE (N.I.C.)
MIR.1	MIRROR (400x600mm)
MIR.2	MIRROR (400x600mm)
MIR.3	FRAMELESS MIRROR (975x2100mm)
MIR.4	MIRROR (610x1530mm)
mm	MILLIMETRES
MOP	MOP SINK
MR	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTRE
PDO	POWER DOOR OPERATOR
PREFIN	PREFINISHED
PTD	PAPER TOWEL DISPENSER
PT	PAINTED
RNG	RANGE/ STOVE
RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
REF	REFRIGERATOR
REFEX	RECESSED FIRE EXTINGUISHER
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
SHH	SHOWER HEAD
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
STRUC	STRUCTURAL
TB.1	TACK BOARD (1) 1220x2440mm
TB.2	TACK BOARD (1) 1220x1830mm
TB.3	TACK BOARD (1) 900x2440mm
TB.4	TACK BOARD (1) 900x1830mm
TB.5	TACK BOARD (1) 900x900mm
TG	TRANSFER GRILLE
TIO	TOP OF
TTD	TOILET TISSUE DISPENSER
TV	TELEVISION (OWNER SUPPLIED)
TWF	THROUGH WALL FLASHING
TYP	TYPICAL
UIS	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE
W	WASHING MACHINE
w	WITH
WB.1	WHITE BOARD (1) 1220x2440mm
WB.2	WHITE BOARD (1) 1220x1830mm
WB.3	WHITE BOARD (1) 1220x1220mm
WT	WEEPING TILE

**GENERAL NOTES**

- NOTES ARE APPLICABLE TO ALL DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
  - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS. CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL.
  - PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
  - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
  - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD.
  - TO FACE OF GYP. WALL BOARD.
  - SLOPE NEW FLOORS 1.5% TO DRAINS.
  - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
  - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
  - USE MOISTURE RESISTANT GYMB IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
  - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS. TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
  - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
  - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

**SYMBOL LEGEND**

APPLICABLE TO ALL DRAWINGS

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	SYMBOL	DESCRIPTION
101	101	101	BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)	101	MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER	AX.XX	WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
X	GRID LINE	X	FIRE ALARM ANNUCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)	XX.X	RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
WX	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)	WX	RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
Ref	SECTION / DETAIL NUMBER	Ref	0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION	A101	45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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P 519 432 8844 F 519 432 8737  
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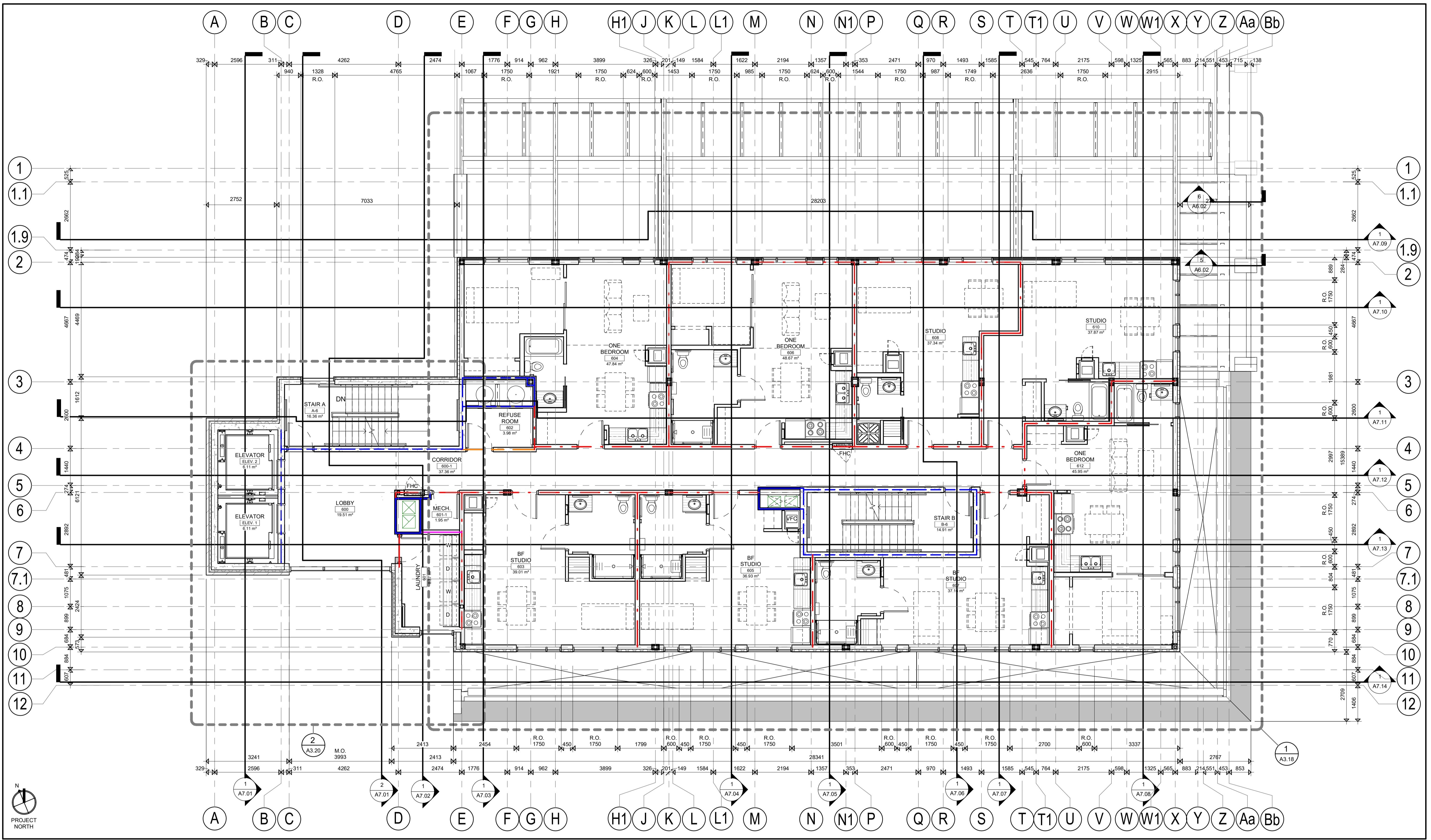
Project No.: 828  
Drawn By: JNL  
Pkg Date: 01/10/20

**Youth Opportunities Unlimited**  
328 & 331 Richmond Street, London, Ontario

**OVERALL FIFTH FLOOR PLAN**

**A3.06**





1  
A3.07

OVERALL SIXTH FLOOR PLAN

ABBREVIATIONS		ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS	
A.F.F.	ABOVE FINISHED FLOOR	GB 2	GRAB BAR - 760x760mm L' SHAPED
ALUM	ALUMINUM	GB 3	GRAB BAR - 760mm LONG
ARCH	ARCHITECTURAL	GB 4	GRAB BAR - 900mm LONG
ACT	ACOUSTIC CEILING TILE	GB 5	GRAB BAR - 760mm FOLD DOWN
AV	AIR/VAPOUR BARRIER	GI	GREASE INTERCEPTOR
BF	BARRIER FREE	GMWB	GLASS MATT GYPSUM BOARD
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD
CB	CONCRETE BLOCK	HB	HOSE BIB
CCH	COLLAPSIBLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL
CJ	CONTROL JOINT	INSUL	INSULATION
CONC	CONCRETE	MECH	MECHANICAL
CONT	CONTINUOUS	MICRO	MICROWAVE (N.I.C.)
CW	COMPLETE WITH	MIR.1	MIRROR (400x600mm)
CT	CERAMIC TILE	MIR.2	MIRROR (400x600mm)
D	DRYER	MIR.3	FRAMELESS MIRROR (975x2100mm)
DIA	DIAMETER	MIR.4	MIRROR (610x1830mm)
DW	DISH WASHER	MOUNTED	MOUNTED 200mm A.F.F.
DWG	DRAWING	mm	MILLIMETRES
ECB	EMERGENCY CALL BUTTON	MOP	MOP SINK
EJ	EXPANSION JOINT	MIR	MOISTURE RESISTANT
ELEC	ELECTRICAL	N.I.C.	N.I.C.
ELEV	ELEVATION	O.C.	ON CENTRE
EP	ELECTRICAL PANEL	PDO	POWER DOOR OPERATOR
EWS	EYE WAS STATION	PREFIN	PREFINISHED
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PTD	PAPER TOWEL DISPENSER
FASA	FIRE ALARM STATUS ANNUNCIATOR	PT	PAINTED
FEX	FIRE EXTINGUISHER	RNG	RANGE/STOVE
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)	RECEP	ELEC. RECEPTACLE (REFER TO ELEC. DWGS.)
FIN	FINISH	REF	REFRIGERATOR
GB.1	GRAB BAR - 600mm LONG	REFLEX	RECESSED FIRE EXTINGUISHER
		RD	ROOF DRAIN
		RTU	ROOF TOP UNIT
		RWL	RAIN WATER LEADER
		SCHED	SCHEDULE
		SD	SAP DISPENSER
		SHL	STAINLESS STEEL SHELF, MOUNTED 1200mm A.F.F.
		SHH	SHOWER HEAD
		SND	SANITARY NAPKIN DISPENSER
		SPEC	SPECIFICATIONS
		STRUC	STRUCTURAL
		TB.1	TACK BOARD (1) 1220x2440mm
		TB.2	TACK BOARD (1) 1220x1830mm
		TB.3	TACK BOARD (1) 900x2440mm
		TB.4	TACK BOARD (1) 900x1830mm
		TB.5	TACK BOARD (1) 900x900mm
		TG	TRANSFER GRILLE
		T/O	TOP OF
		TTD	TOILET TISSUE DISPENSER
		TV	TELEVISION (OWNER SUPPLIED) THROUGH WALL FLASHING
		TYP	TYPICAL
		UIS	UNDERSIDE
		U.N.O.	UNLESS NOTED OTHERWISE
		VCT	VINYL COMPOSITE TILE
		W	WASHING MACHINE
		WB.1	WHITE BOARD (1) 1220x2440mm
		WB.2	WHITE BOARD (1) 1220x1830mm
		WB.3	WHITE BOARD (1) 1220x1220mm
		WT	WEAVING TILE

**GENERAL NOTES**

NOTES ARE APPLICABLE TO ALL DRAWINGS

- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
- REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
- FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
- INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
- SLOPE NEW FLOORS 1.5% TO DRAINS.
- ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
- PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
- USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
- ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS, TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
- ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
- ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
- ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

SYMBOL LEGEND		APPLICABLE TO ALL DRAWINGS	
ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	PDO	BARRIER FREE POWER DOOR OPERATOR (100mm A.F.F.)
101	101		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)		WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER	FAAP	FIRE ALARM ANNUNCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
X	GRID LINE		RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)		RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
WA	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)		0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
Ref	SECTION / DETAIL NUMBER		45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION		1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

110-700 Richmond St. London, ON Canada N6A 5G7  
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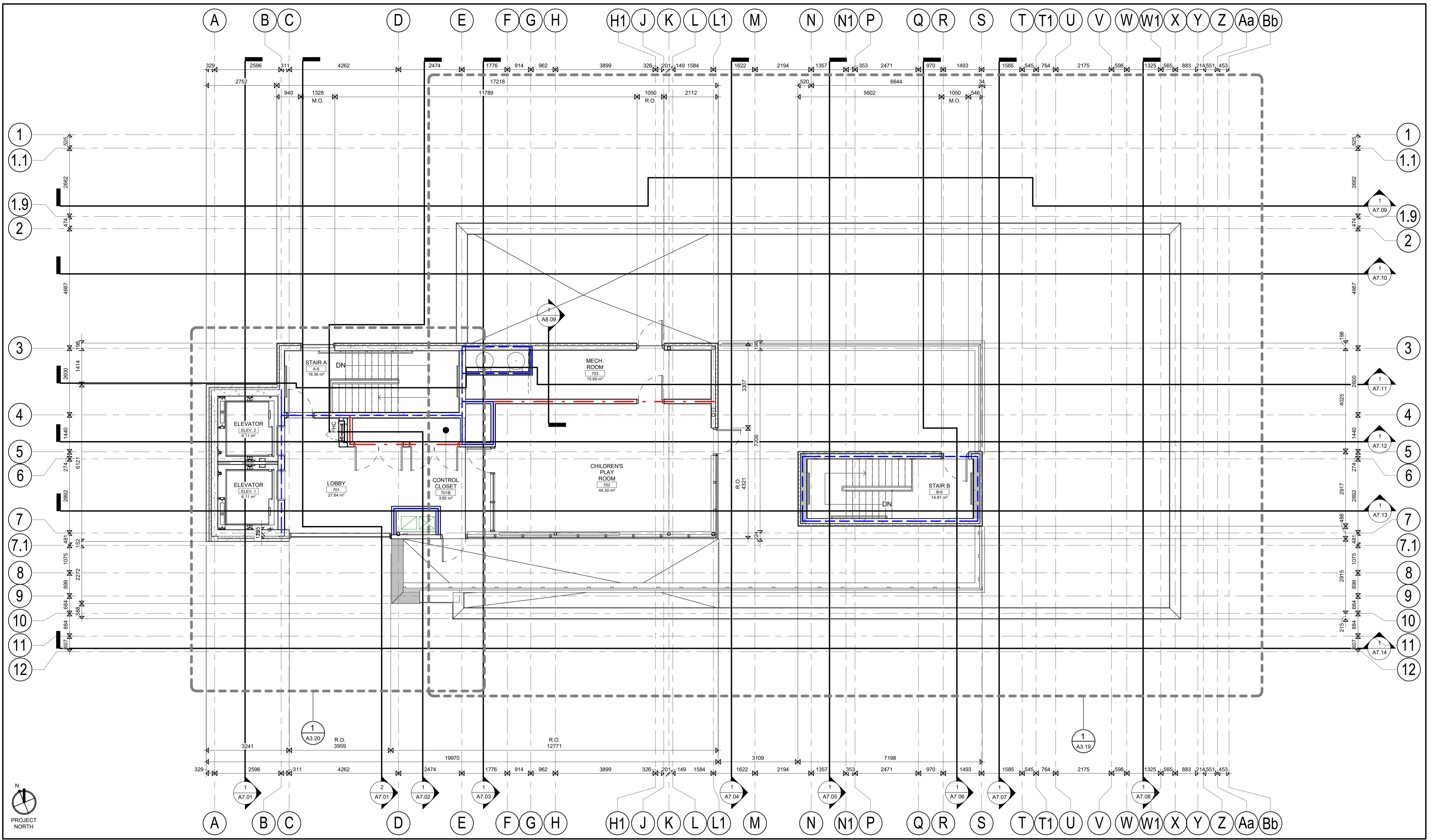
Project No.: 828  
Drawn By: JNL  
Pkg Date: 01/10/20

**Youth Opportunities Unlimited**  
Youth Opportunities Unlimited  
328 & 331 Richmond Street, London, Ontario

**OVERALL SIXTH FLOOR PLAN**

**A3.07**





1 OVERALL SEVENTH LEVEL FLOOR PLAN  
A3.08

**ABBREVIATIONS**

ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS

A.F.F.	ABOVE FINISHED FLOOR	GB.2	GRAB BAR - 760x760mm L' SHAPED	RD	ROOF DRAIN
ALUM	ALUMINUM	GB.3	GRAB BAR - 760mm LONG	RTU	ROOF TOP UNIT
ARCH	ARCHITECTURAL	GB.4	GRAB BAR - 900mm LONG	RWL	RAIN WATER LEADER
ACT	ACOUSTIC CEILING TILE	GB.5	GRAB BAR - 760mm FOLD DOWN	SCHED	SCHEDULE
AV	AIR/VAPOUR BARRIER	GI	GRASS INTERCEPTOR	SD	SOAP DISPENSER
BF	BARRIER FREE	GMWB	GLASS MATT GYPSUM BOARD	SHL	SHOWER HEAD
BLKHD	BULKHEAD	GYP BD	GYPSUM BOARD	SHS	SANITARY NAPKIN DISPENSER
CB	CONCRETE BLOCK	HB	HOSE BIB	SND	SPECIFICATIONS
CCH	COLLAPSIABLE COAT HOOK, 1200 A.F.F.	HM	HOLLOW METAL	STRUC	STRUCTURAL
CJ	CONTROL JOINT	INSUL	INSULATION	TB.1	TACK BOARD (1) 1220x2440mm
CONC	CONCRETE	MICRO	MICROWAVE (N.I.C.)	TB.2	TACK BOARD (1) 1220x4830mm
CONT	CONTINUOUS	MIR.1	MIRROR (400x600mm)	TB.3	TACK BOARD (1) 900x2440mm
CT	CERAMIC TILE	MIR.2	TILT MIRROR (400x600mm)	TB.4	TACK BOARD (1) 900x1830mm
D	DRYER	MIR.3	FRAMELESS MIRROR (975x2100mm)	TB.5	TACK BOARD (1) 900x900mm
DIA	DIAMETER	MIR.4	MIRROR (610x1830mm)	TG	TRANSFER GRILLE
DW	DISH WASHER	mm	MOUNTED 200mm A.F.F.	T/O	TOP OF
DWG	DRAWING	MOP	MILLIMETRES	TTD	TOILET TISSUE DISPENSER
ECB	EMERGENCY CALL BUTTON	MIR	MOP SINK	TV	TELEVISION (OWNER SUPPLIED)
EJ	EXPANSION JOINT	N.I.C.	MOISTURE RESISTANT	TWF	THROUGH WALL FLASHING
ELEC	ELECTRICAL	O.C.	NOT IN CONTRACT	TYP	TYPICAL
ELEV	ELEVATION	PDC	ON CENTRE	UJS	UNDERSIDE
EP	ELECTRICAL PANEL	PREFIN	POWER DOOR OPERATOR	U.N.O.	UNLESS NOTED OTHERWISE
EWS	EYE WAS STATION	PTD	PAPER TOWEL DISPENSER	VCT	VINYL COMPOSITE TILE
FAAP	FIRE ALARM ANNUCIATOR PANEL	PT	PAINTED	W	WASHING MACHINE
FASA	FIRE ALARM STATUS ANNUCIATOR	RNG	RANGE/STOVE	WB.1	WHITE BOARD (1) 1220x2440mm
FEX	FIRE EXTINGUISHER	RECEP	ELEC. RECEPTACLE	WB.2	WHITE BOARD (1) 1220x1830mm
FD	FLOOR DRAIN (SLOPE FLOORS 1.5% TO DRAINS, REFER TO MECH. DWGS.)	REF	REFRIGERATOR	WB.3	WHITE BOARD (1) 1220x1220mm
FIN	FINISH	REFEX	RECESSED FIRE EXTINGUISHER	WT	WEAVING TILE
GB.1	GRAB BAR - 600mm LONG				

**GENERAL NOTES**

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- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
  - REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS. CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL.
  - PRECAST GLASS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
  - FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
  - INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
  - SLOPE NEW FLOORS 1.5% TO DRAINS.
  - ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
  - PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
  - USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS, SHOWER ROOMS, AND KITCHEN AREAS.
  - ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS. TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
  - ALL WALLS TO BE CONSTRUCTED AS 0-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
  - ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
  - ALL APPLIANCES N.I.C. TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

**SYMBOL LEGEND**

APPLICABLE TO ALL DRAWINGS

ROOM NAME	ROOM NAME/NUMBER (SEE ROOM FINISH SCHEDULE)	PDO	BARRIER FREE POWER DOOR OPERATOR (1000mm A.F.F.)
101	DOOR/SCREEN NUMBER (SEE DOOR & FRAME SCHEDULE)		MILLWORK (SEE INTERIOR ELEVATIONS & MILLWORK DETAILS IN SPECIFICATIONS)
AX.XX	INTERIOR WALL ELEVATION IDENTIFICATION NUMBER	WC	WATER CLOSET (REFER TO MECHANICAL DRAWINGS)
X	GRID LINE	FAAP	FIRE ALARM ANNUCIATOR PANEL (REFER TO ELECTRICAL DRAWINGS)
XX.X	CONSTRUCTION ASSEMBLY TYPE (SEE ASSEMBLY LEGENDS ON DRAWING A0.01)	FHC	RECESSED FIRE EXTINGUISHER IN CABINET (SEE FIRE PROTECTION)
WX	WINDOW ASSEMBLY TYPE (SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE)	EP	RECESSED ELECTRICAL PANEL (SEE ELEC. DWGS.)
Ref	SECTION / DETAIL NUMBER		0 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
A101	DRAWING SHEET NUMBER LOCATION		45 MIN FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			1 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)
			2 HOUR FIRE SEPARATION (REFER TO A0.03 FOR LOCATIONS)

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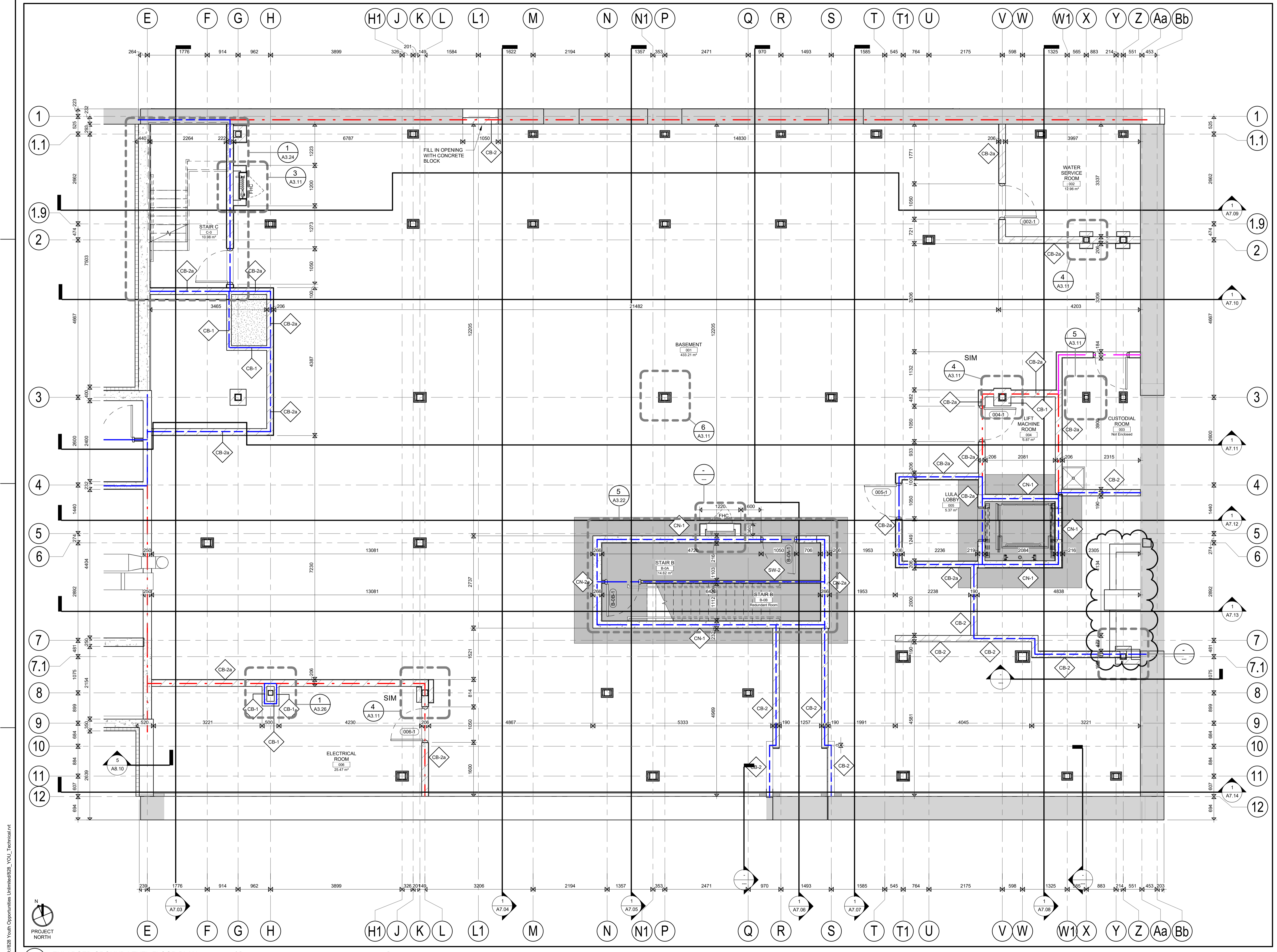
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Project No.: 828  
Drawn By: JNL  
Pkg Date: 01/10/20

**OVERALL SEVENTH FLOOR PLAN**

**A3.08**





1 A3.09 ENLARGED GROUND LEVEL FLOOR PLAN

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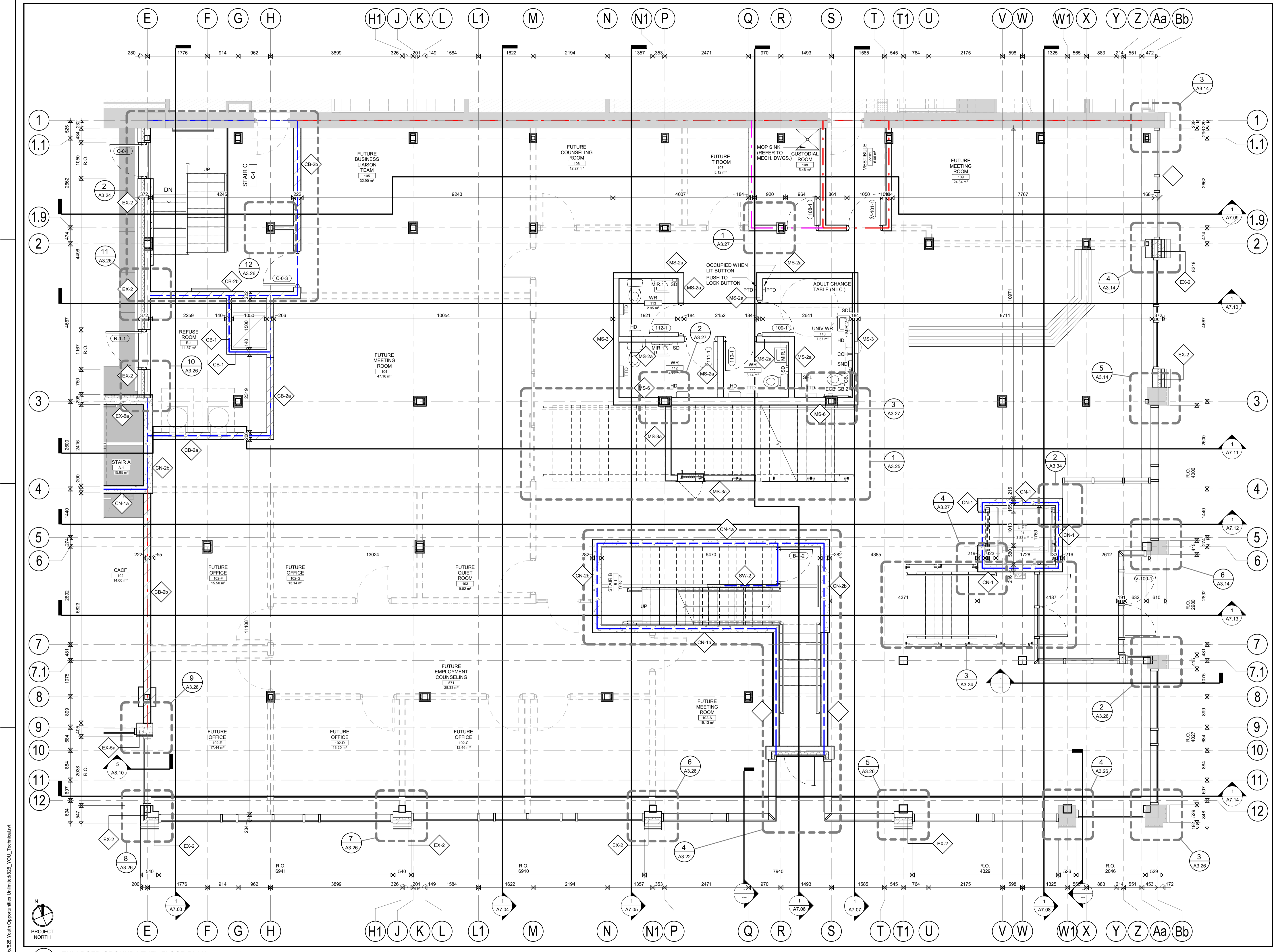
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**ENLARGED LOWER FLOOR PLAN**

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 Drawn By: JNL  
 Pkg Date: 02/27/20

**A3.09**





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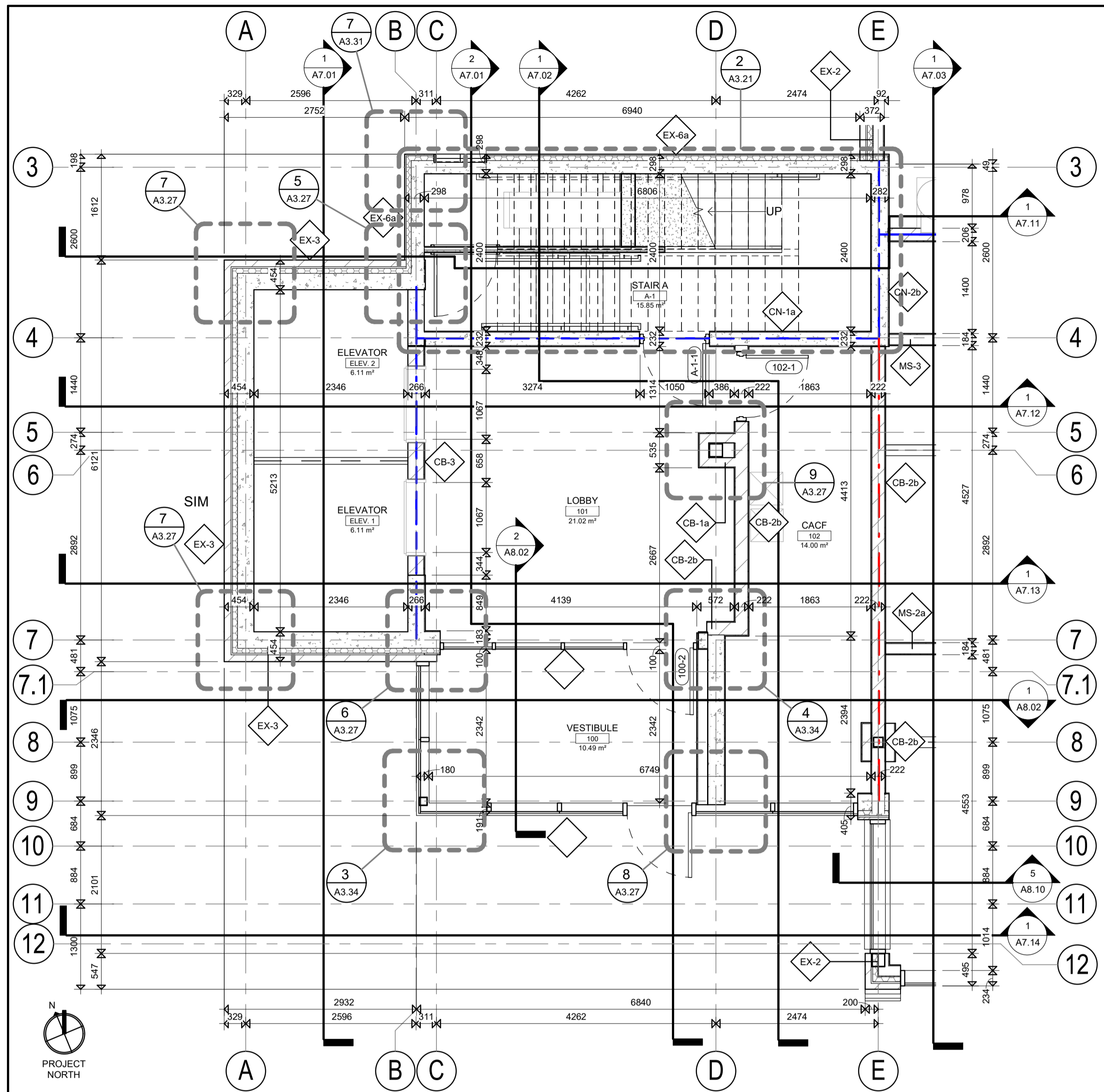
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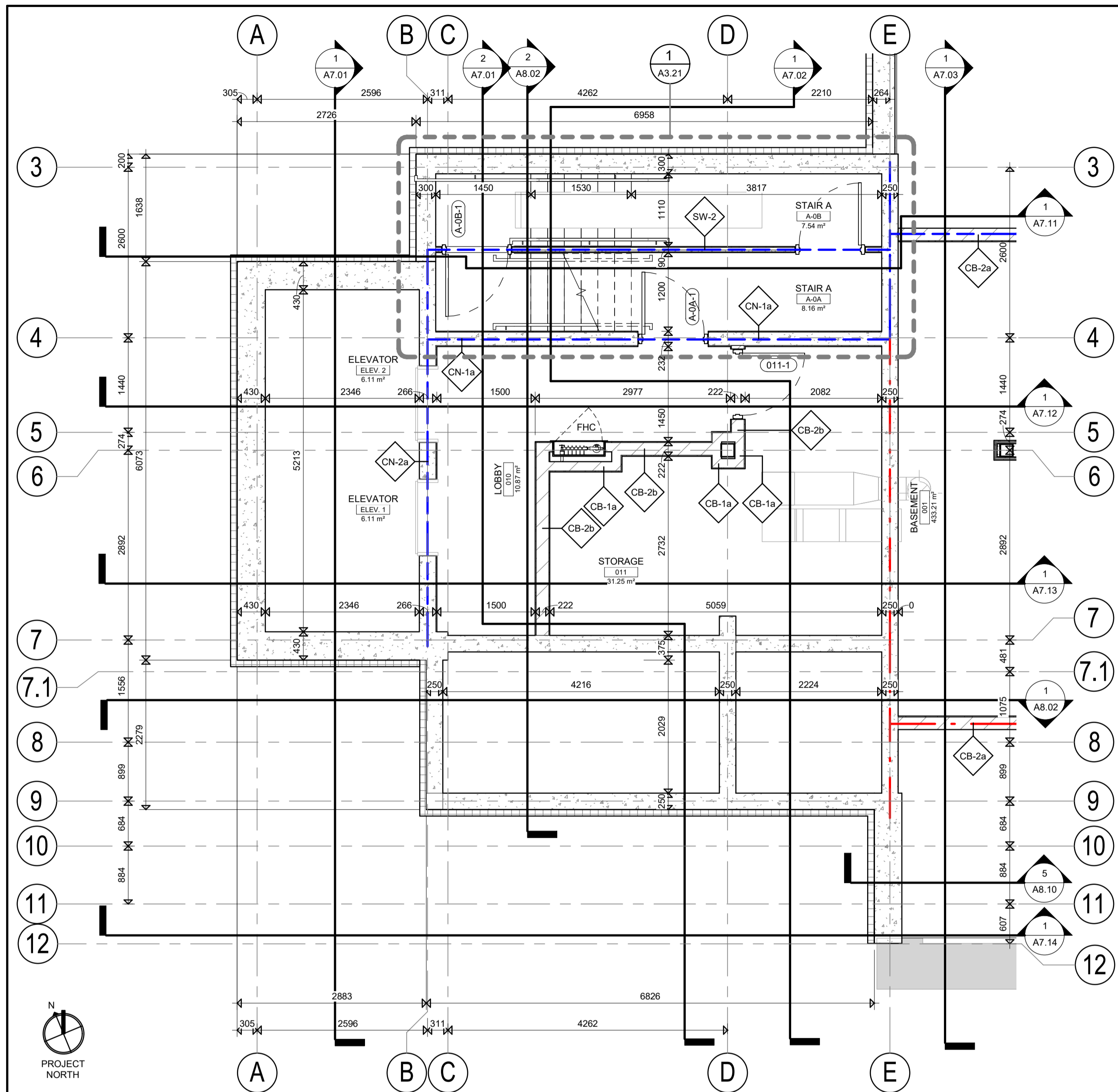
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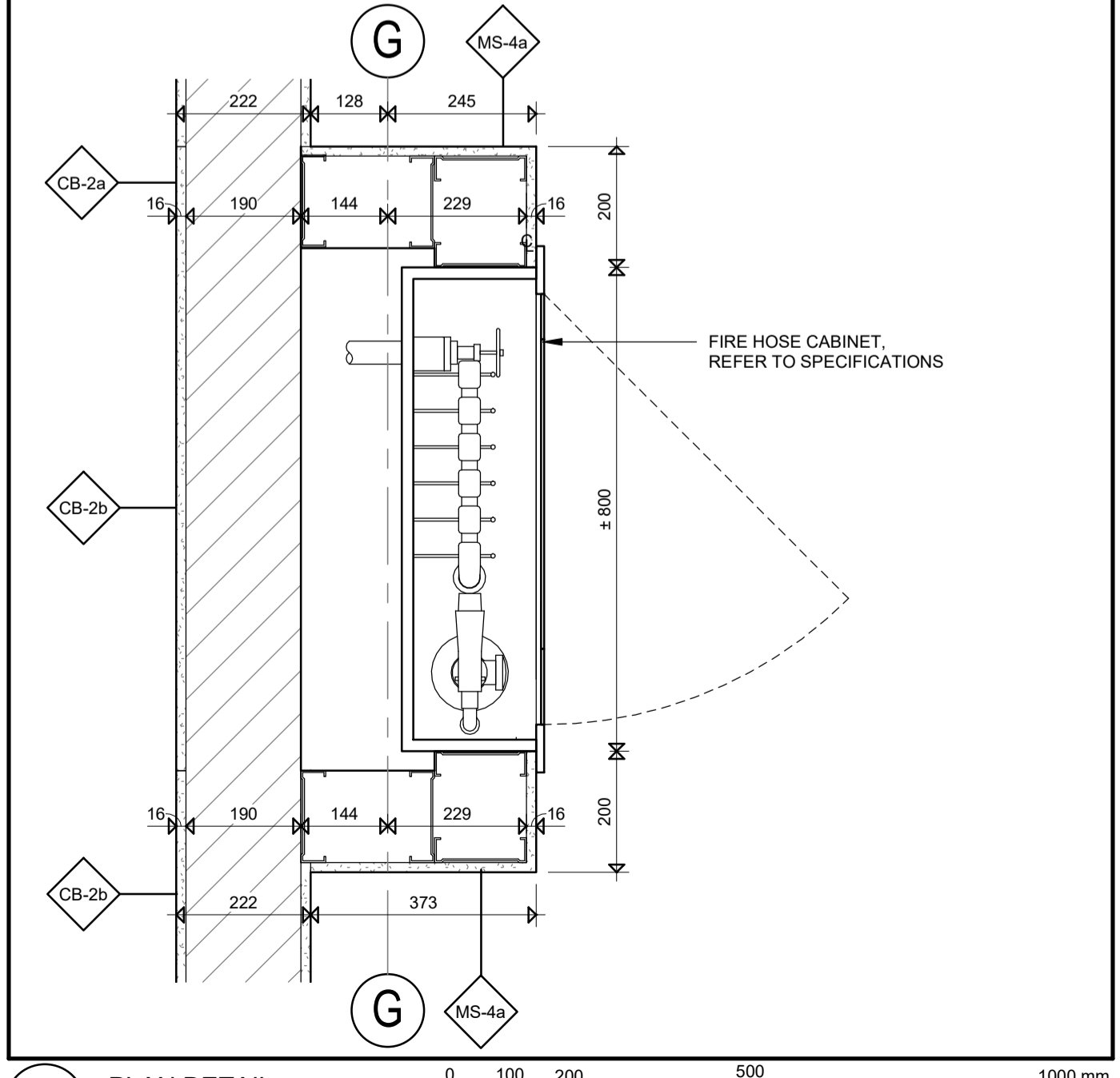




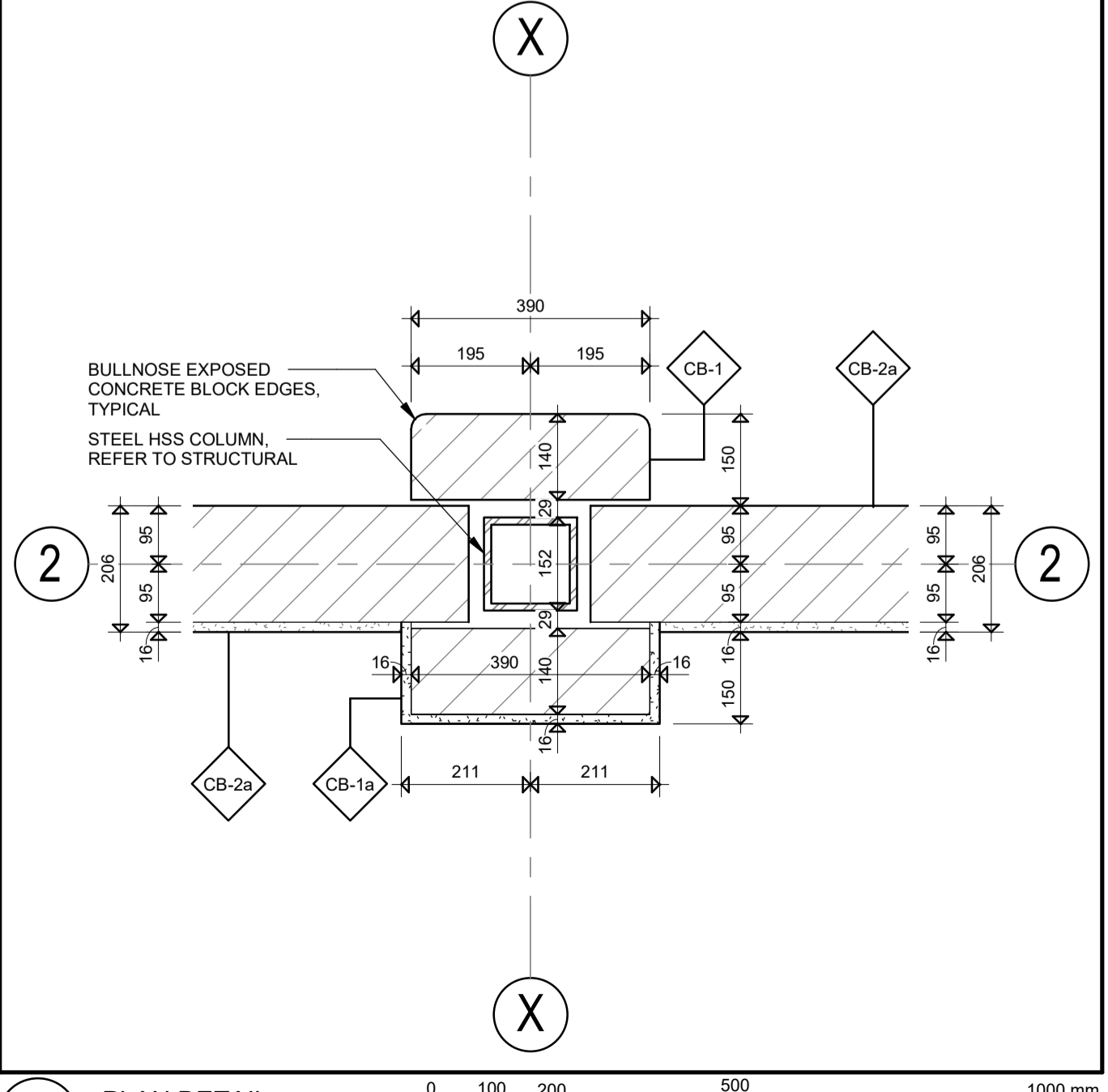
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A3.11  
Scale: 1:50



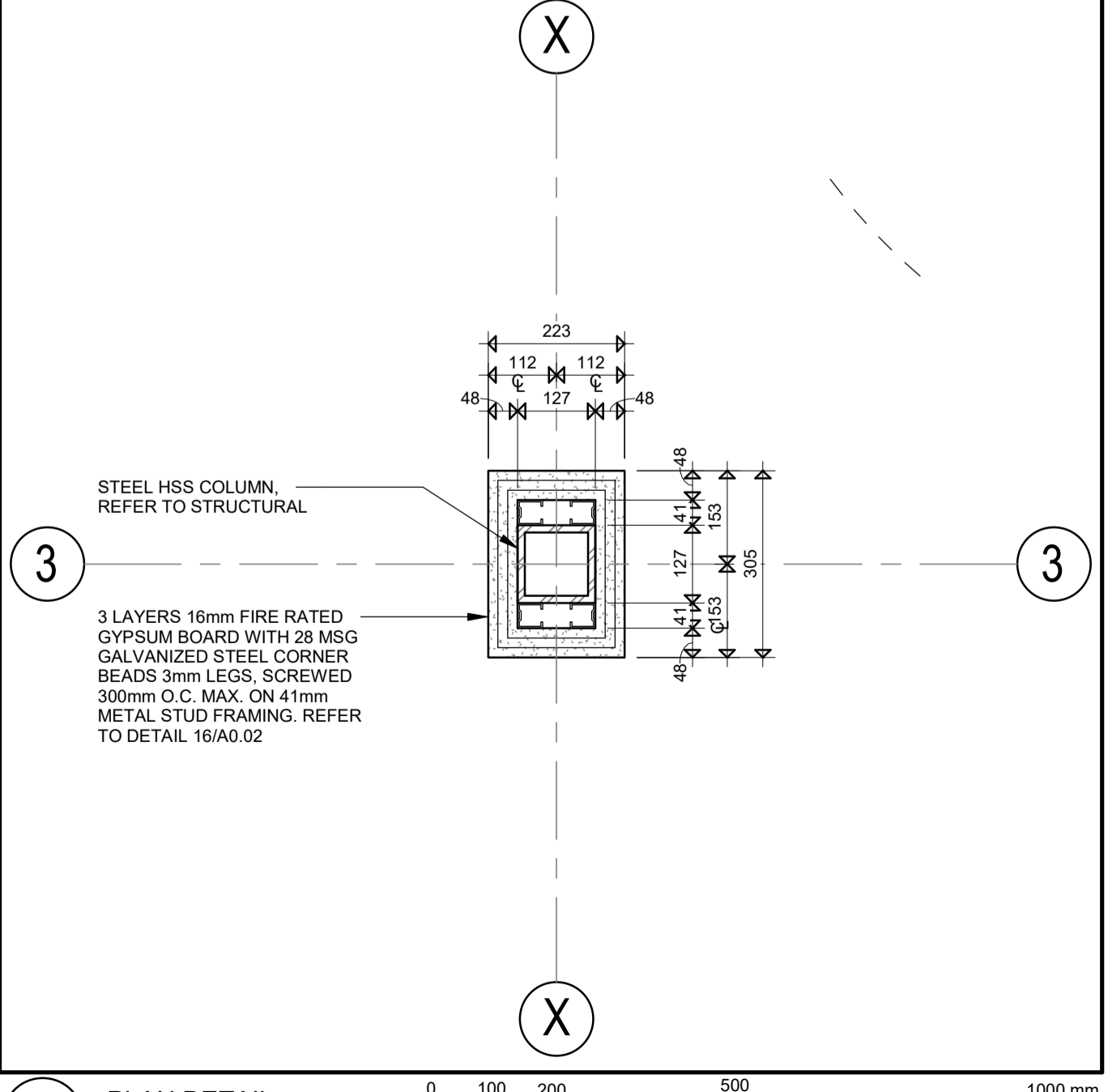
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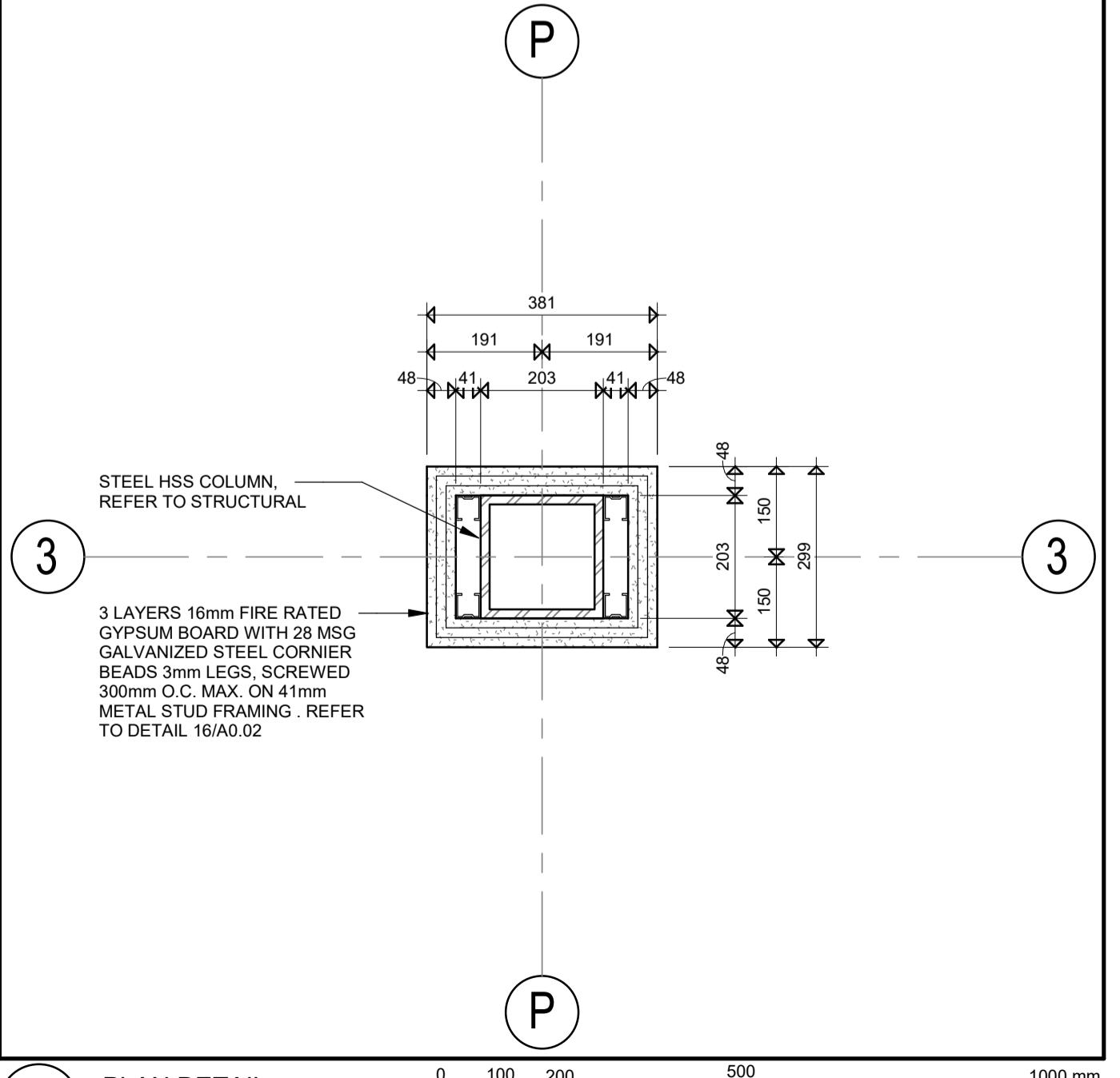
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Scale: 1:10



4 PLAN DETAIL  
A3.11  
Scale: 1:10



5 PLAN DETAIL  
A3.11  
Scale: 1:10



6 PLAN DETAIL  
A3.11  
Scale: 1:10

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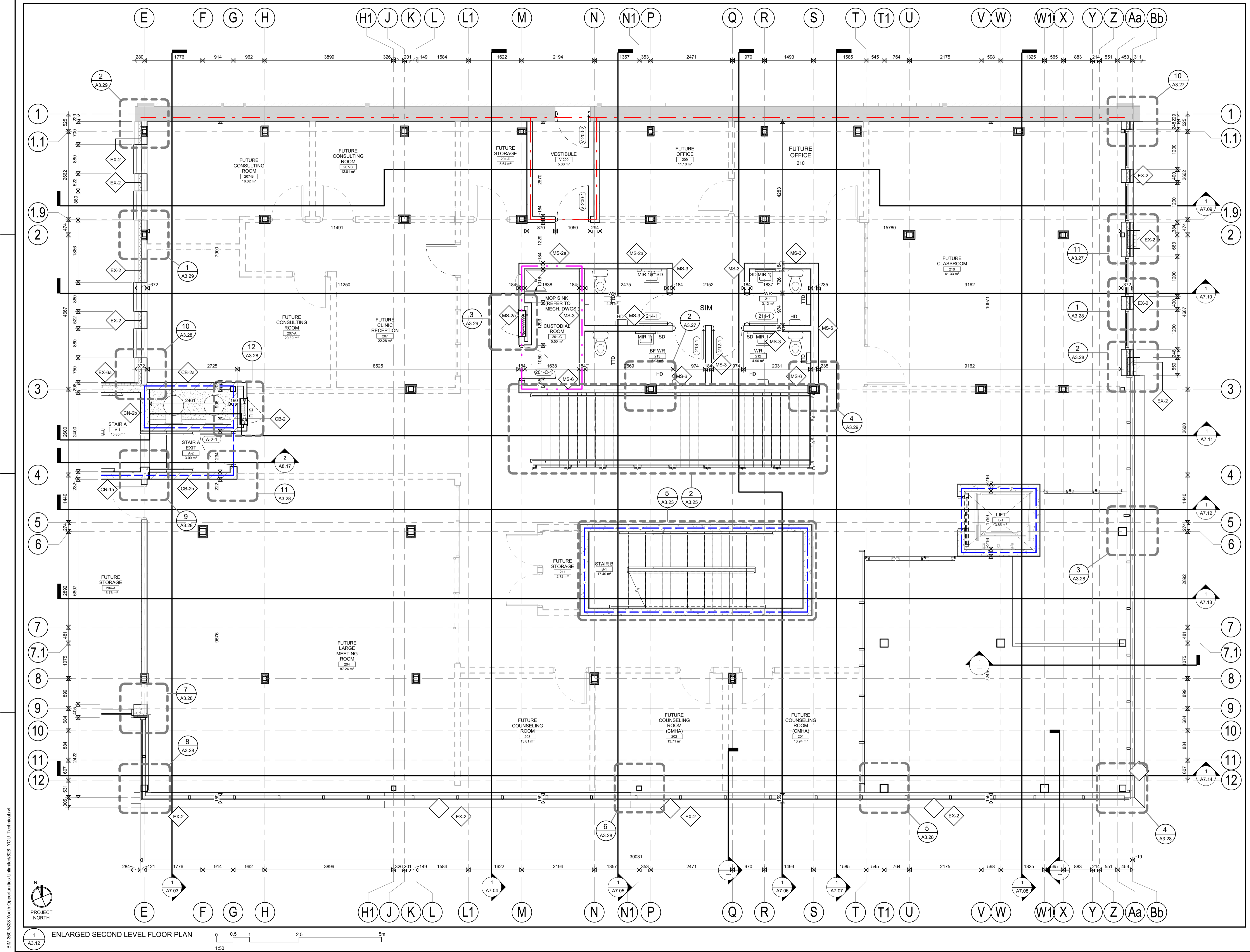
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**ENLARGED FLOOR PLANS**

**A3.11**





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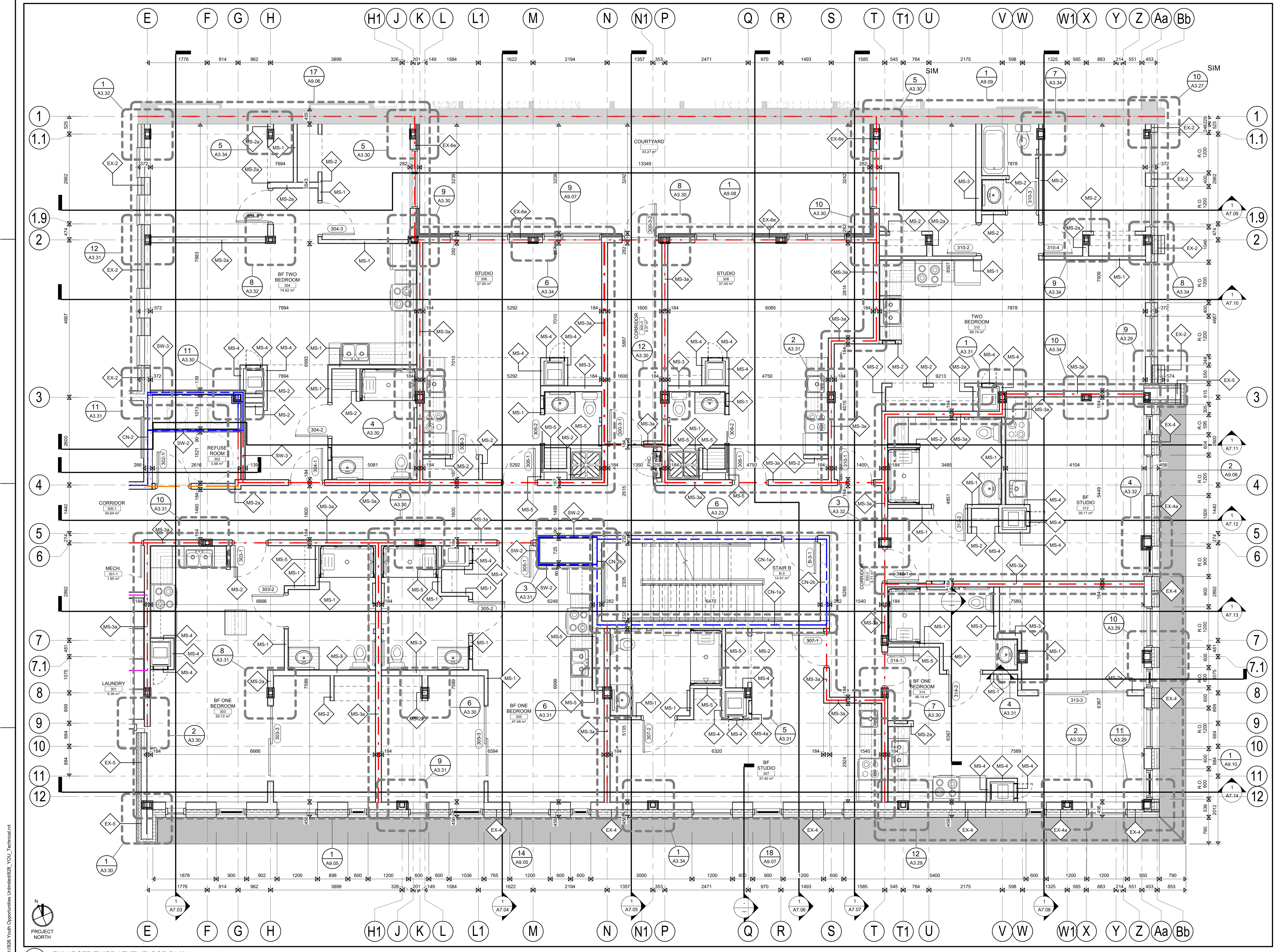
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**ENLARGED SECOND FLOOR PLAN**

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Drawn By:	JNL		

**A3.12**





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 2020-04-20  
 2020-07-24



1 A3.13 ENLARGED THIRD LEVEL FLOOR PLAN  
 0 0.5 1 2.5 5m  
 1:50

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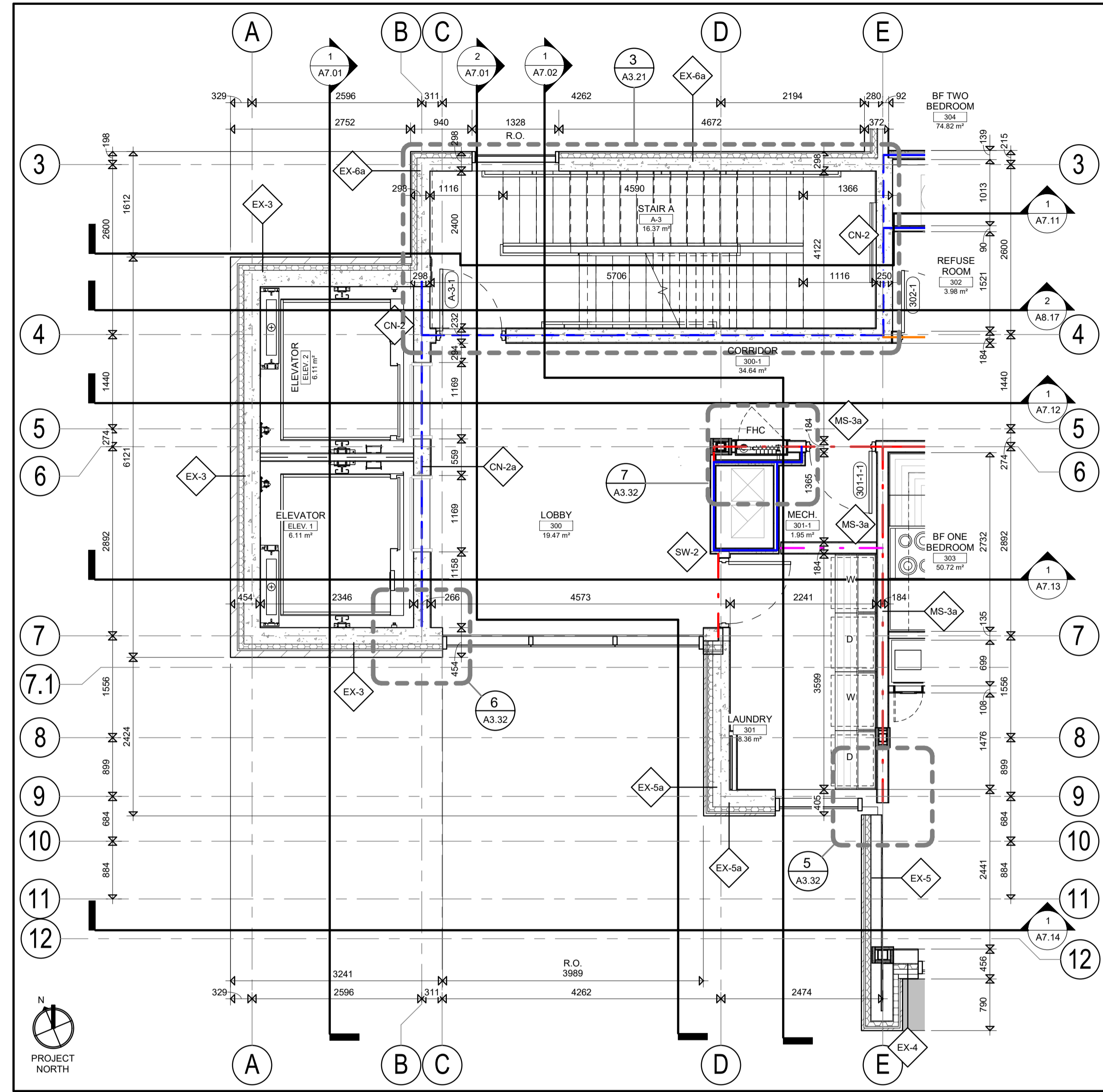
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**ENLARGED THIRD FLOOR PLAN**

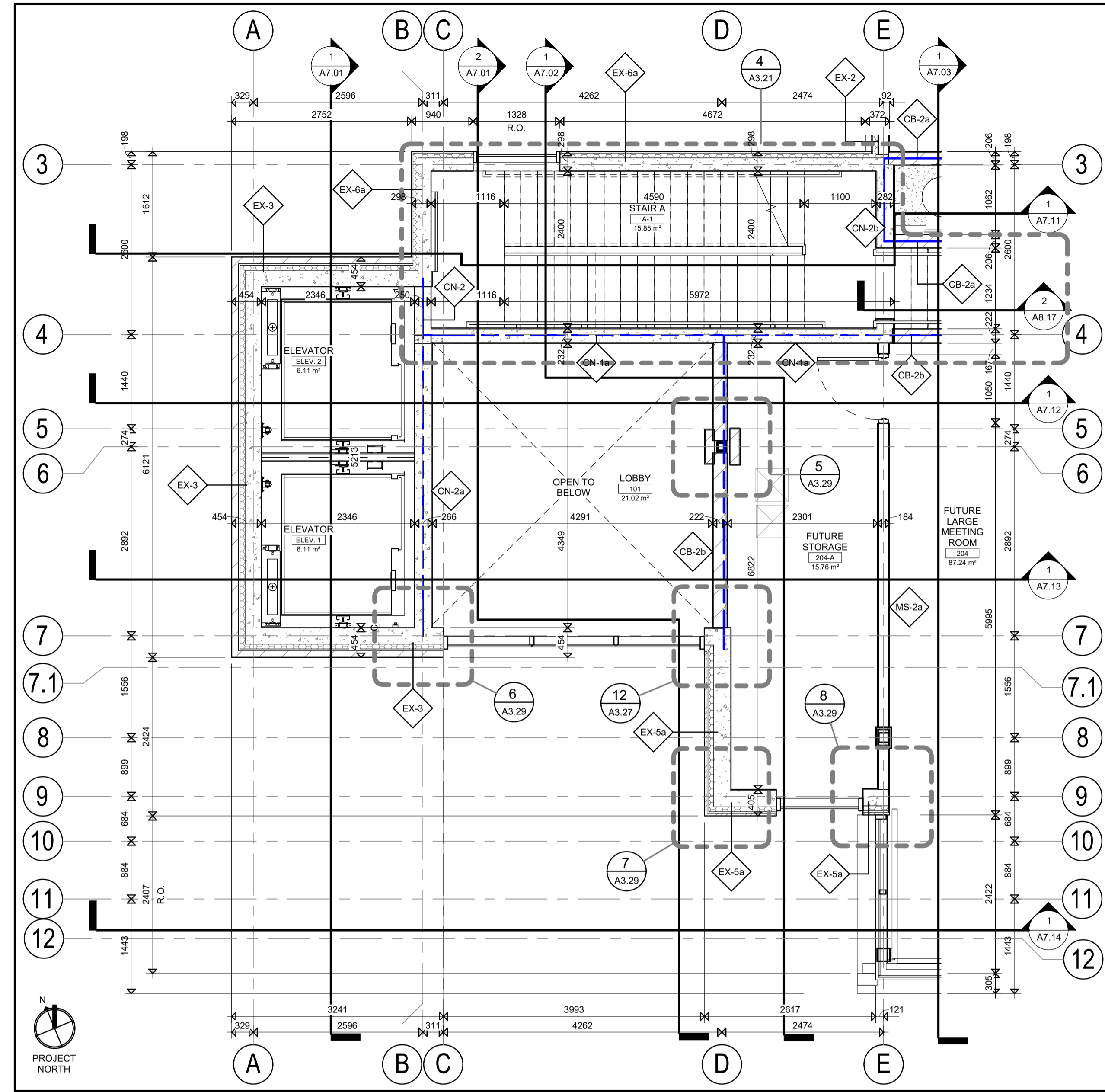
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 Drawn By: JNL  
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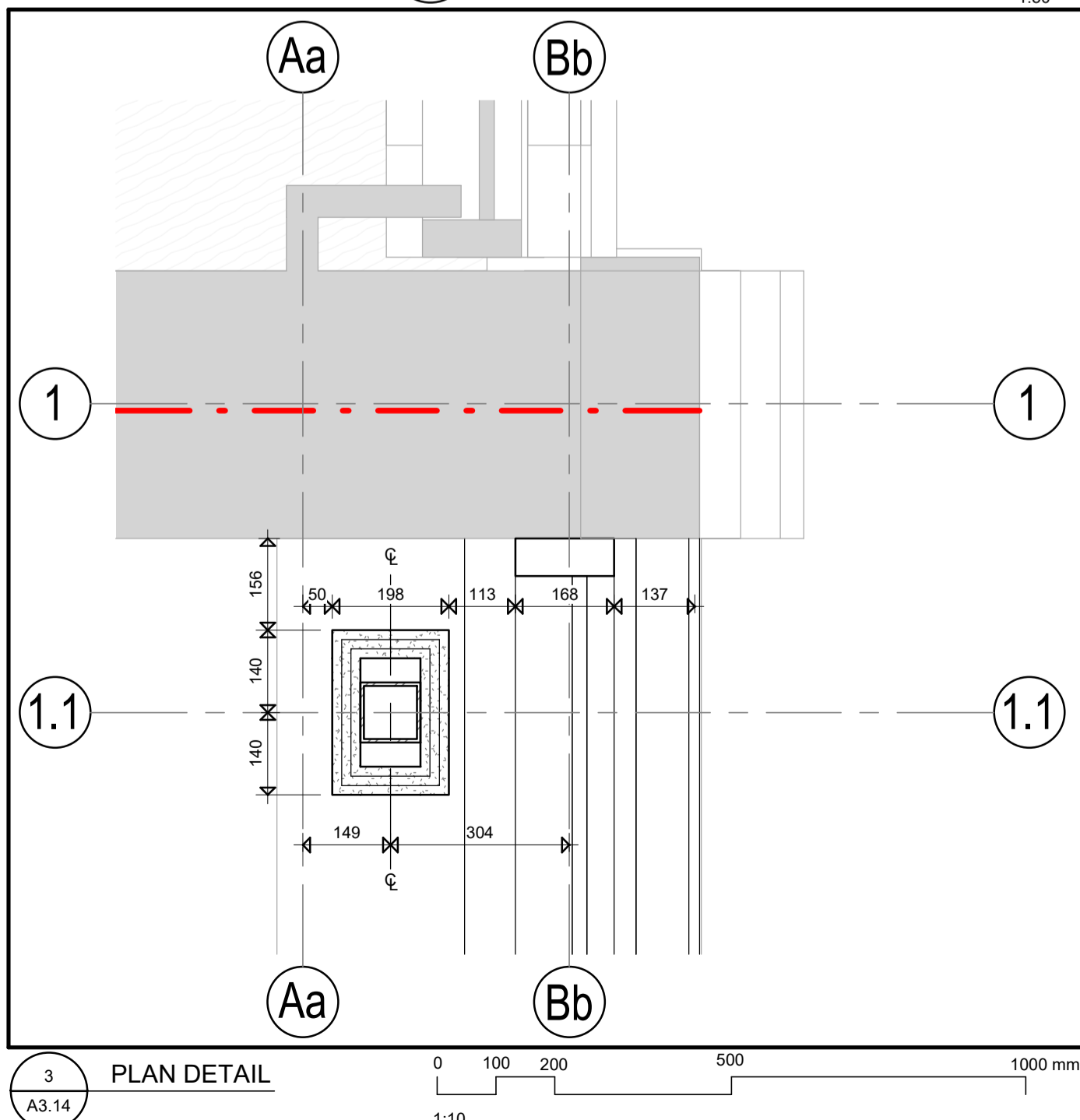




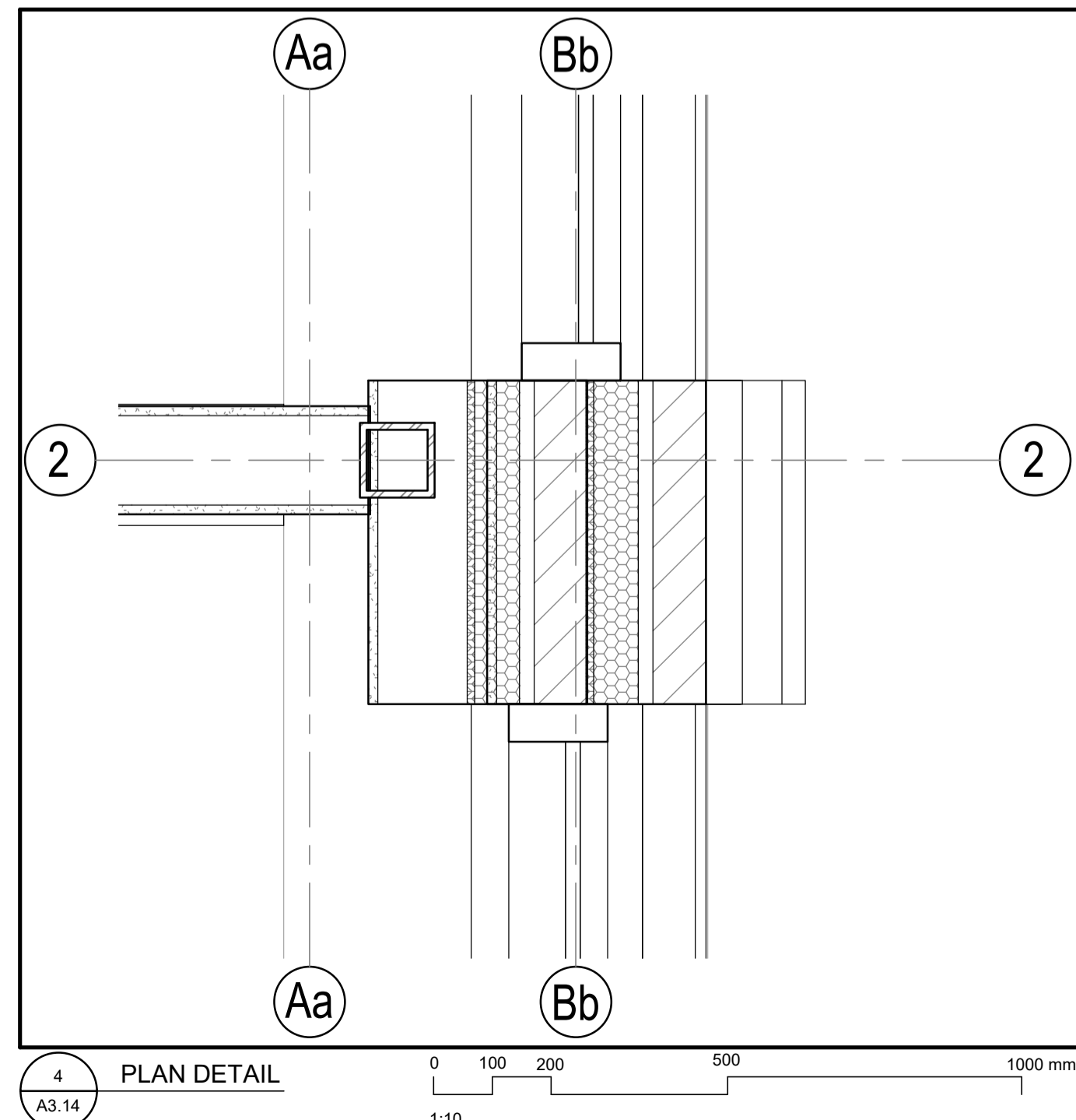
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1:50



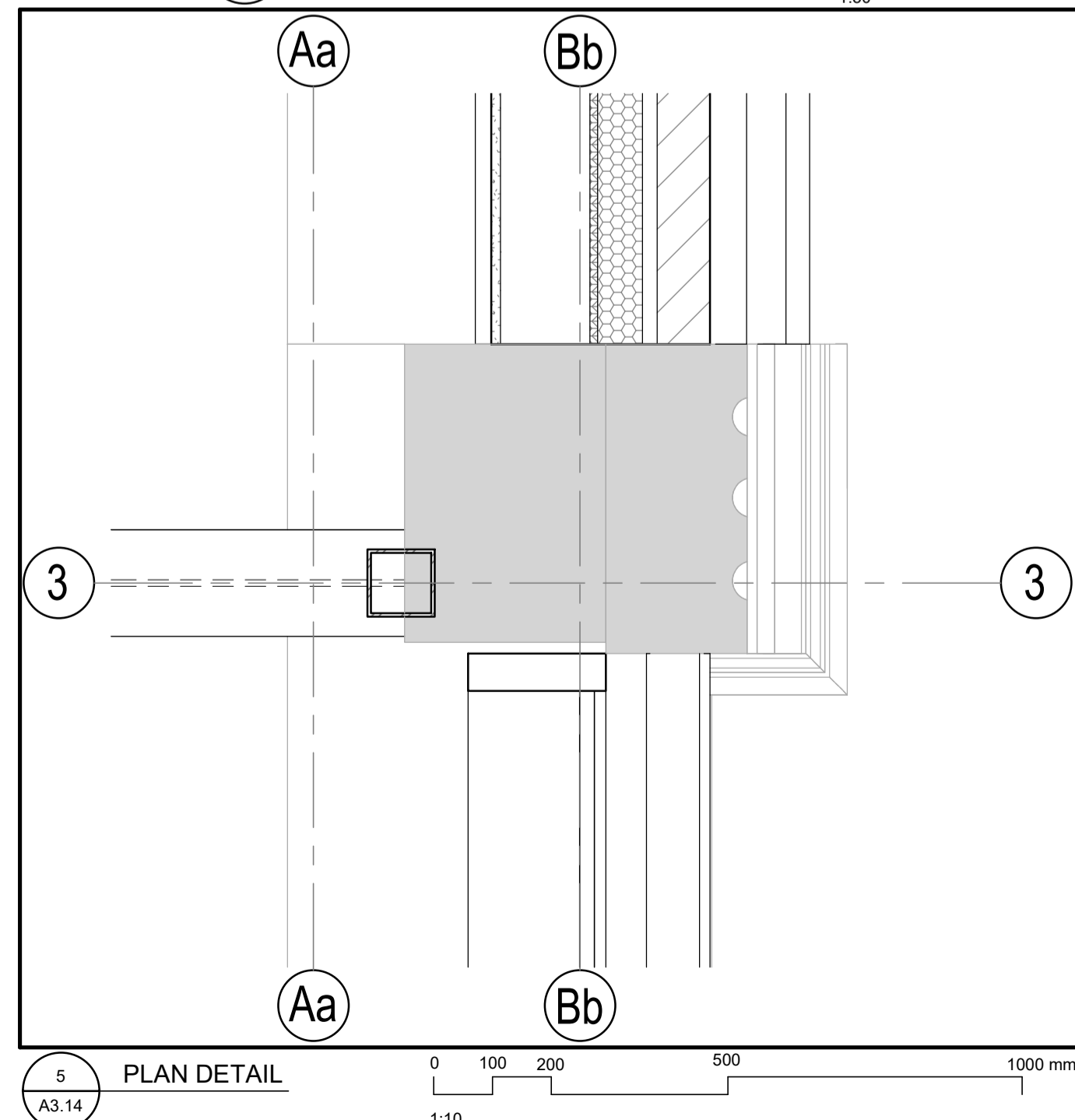
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1:50



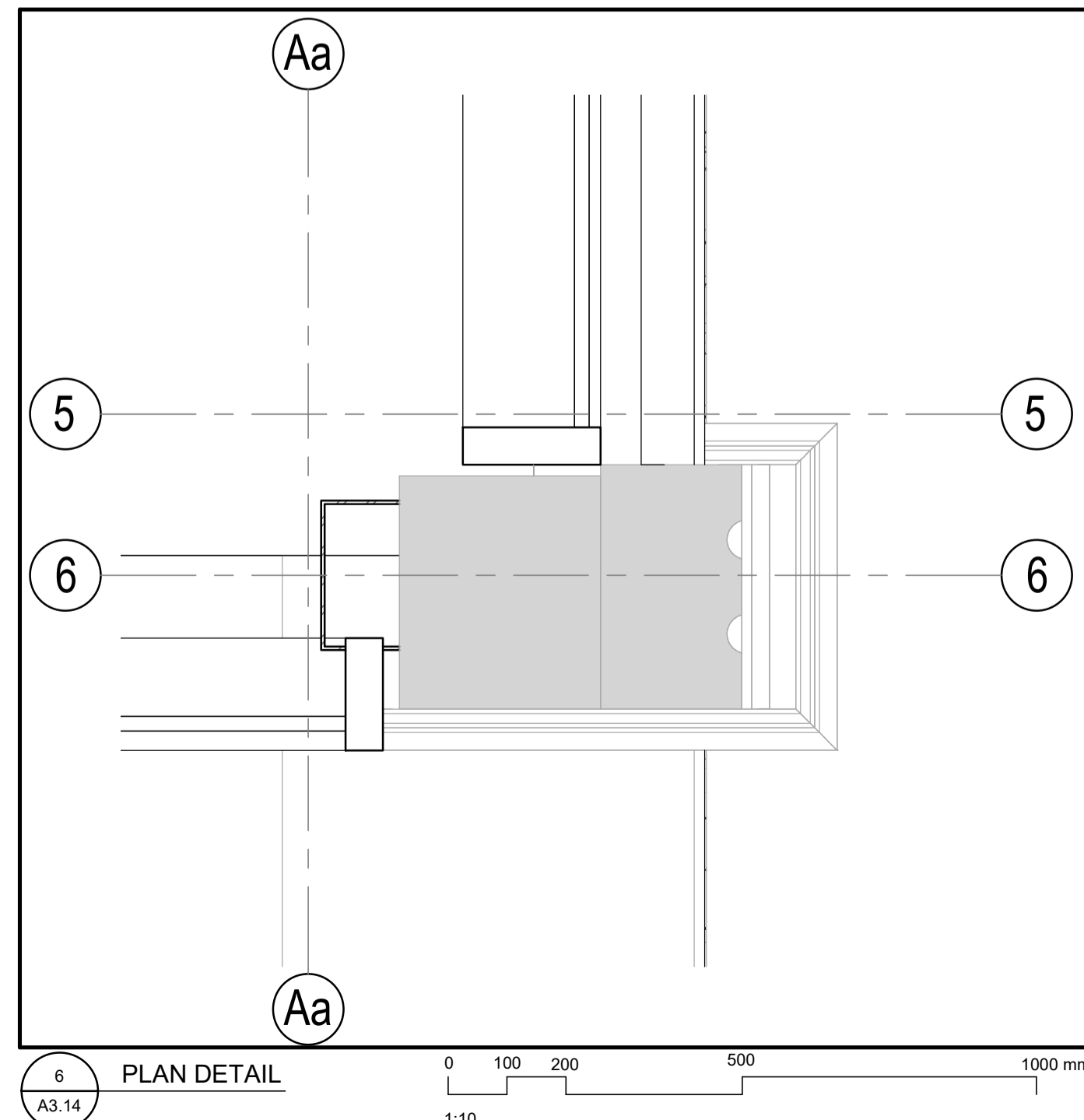
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1:10



4 PLAN DETAIL  
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0 100 200 500 1000mm  
1:10



5 PLAN DETAIL  
A3.14  
0 100 200 500 1000mm  
1:10



6 PLAN DETAIL  
A3.14  
0 100 200 500 1000mm  
1:10

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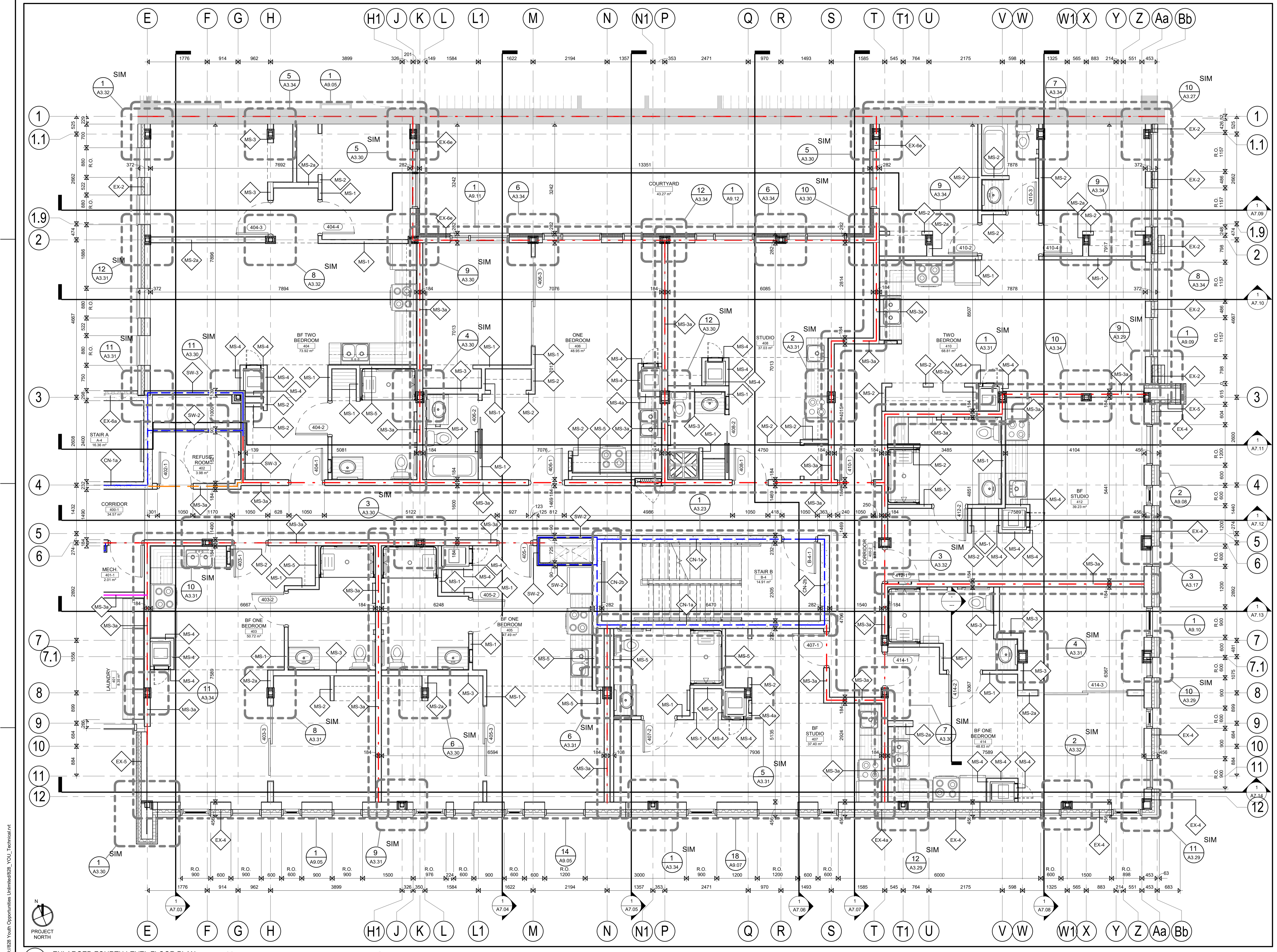
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**ENLARGED FLOOR PLANS**

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**A3.14**





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 1 A3.15

ENLARGED FOURTH LEVEL FLOOR PLAN  
 0 0.5 1 2.5 5m  
 1:50

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 ENLARGED FOURTH FLOOR PLAN

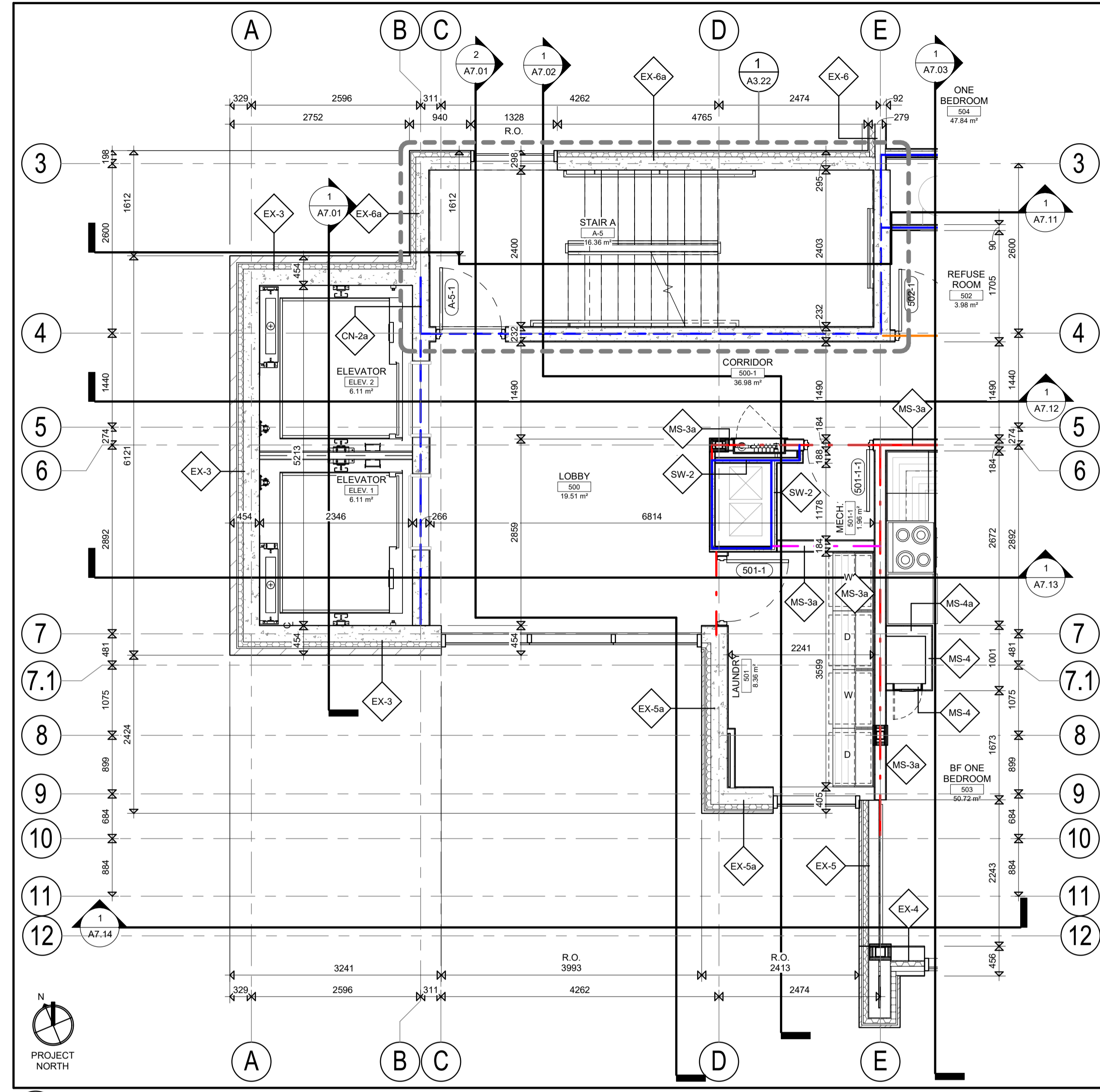
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Drawn By:	JNL
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**A3.15**

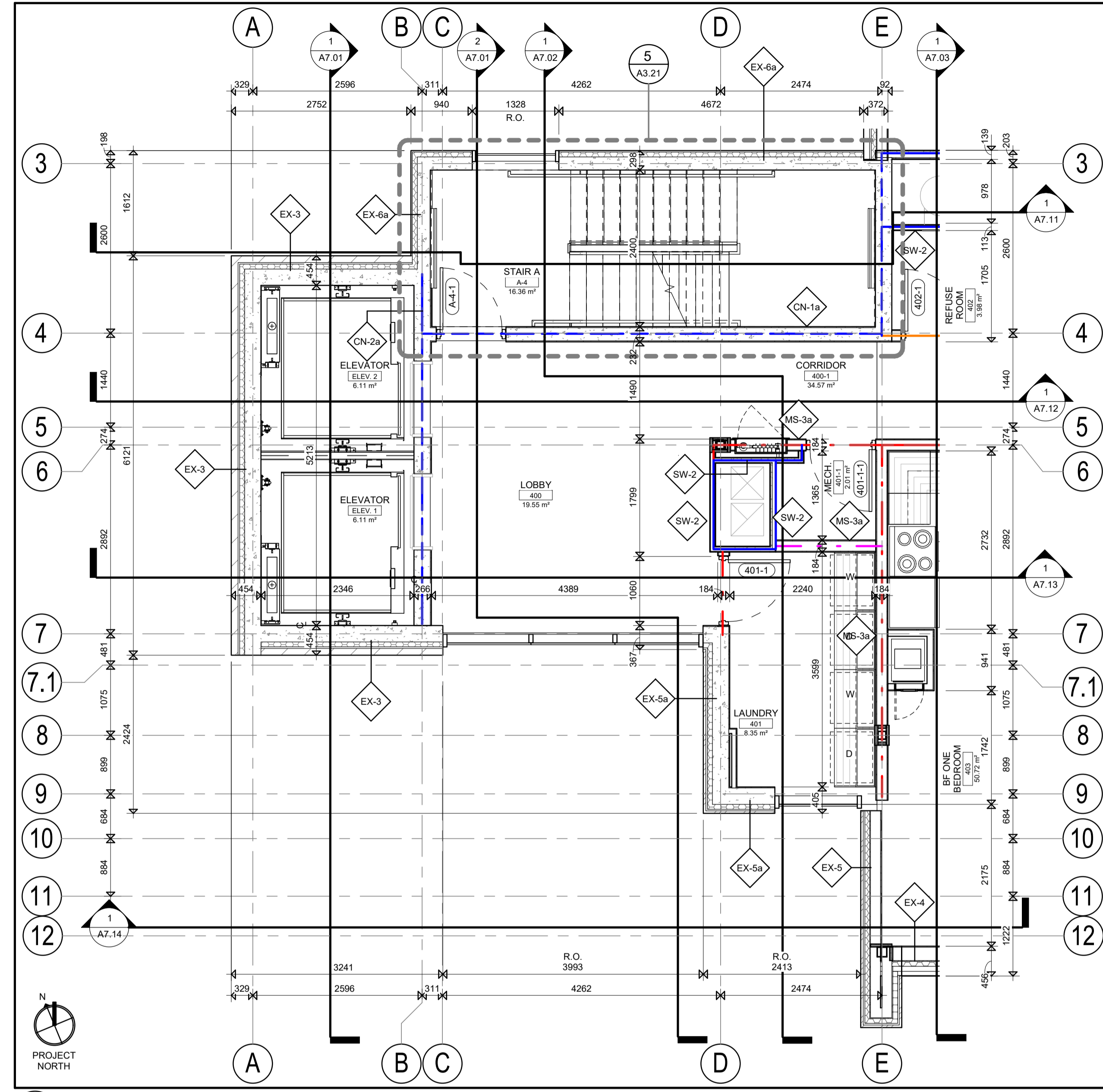




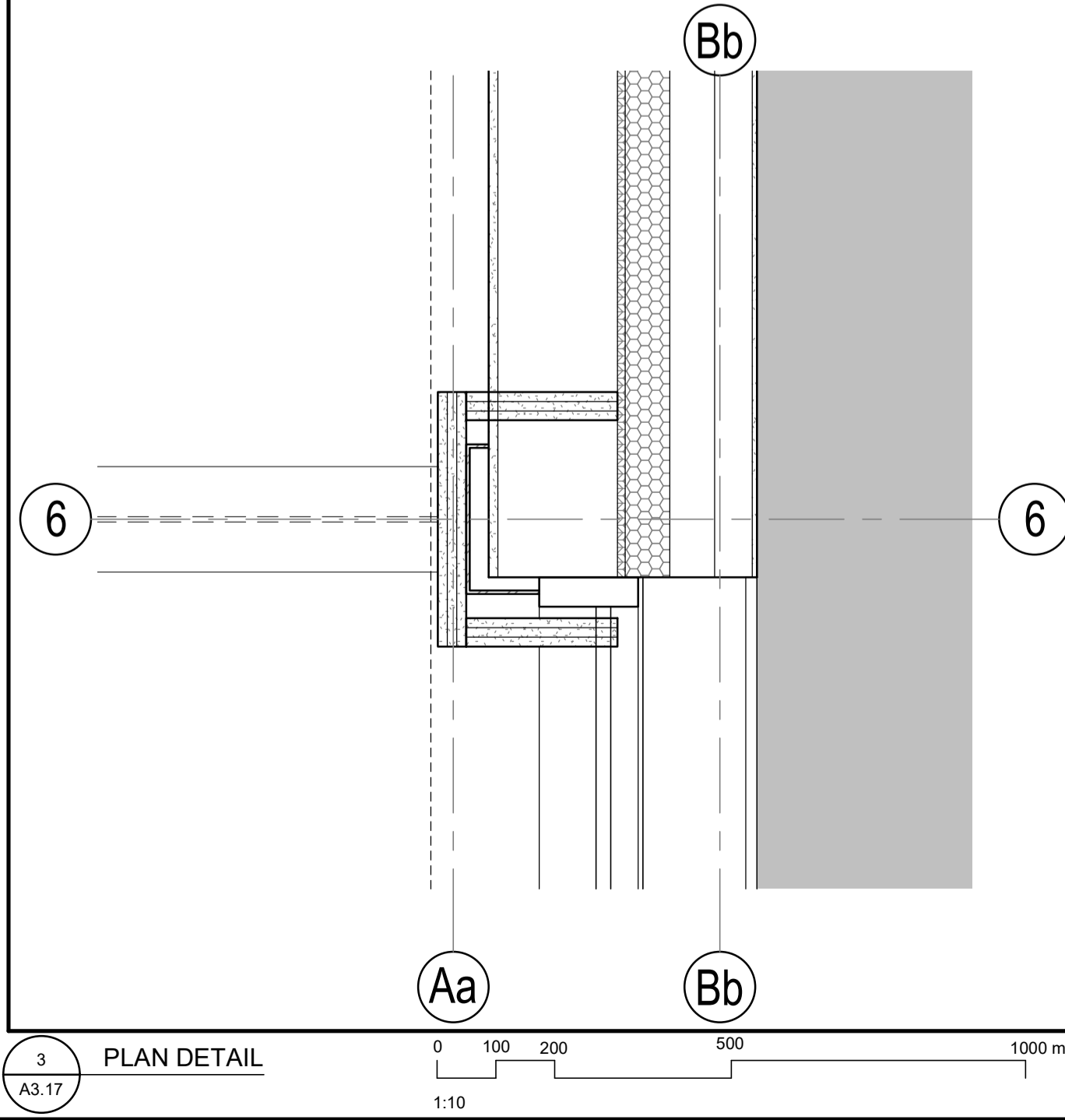




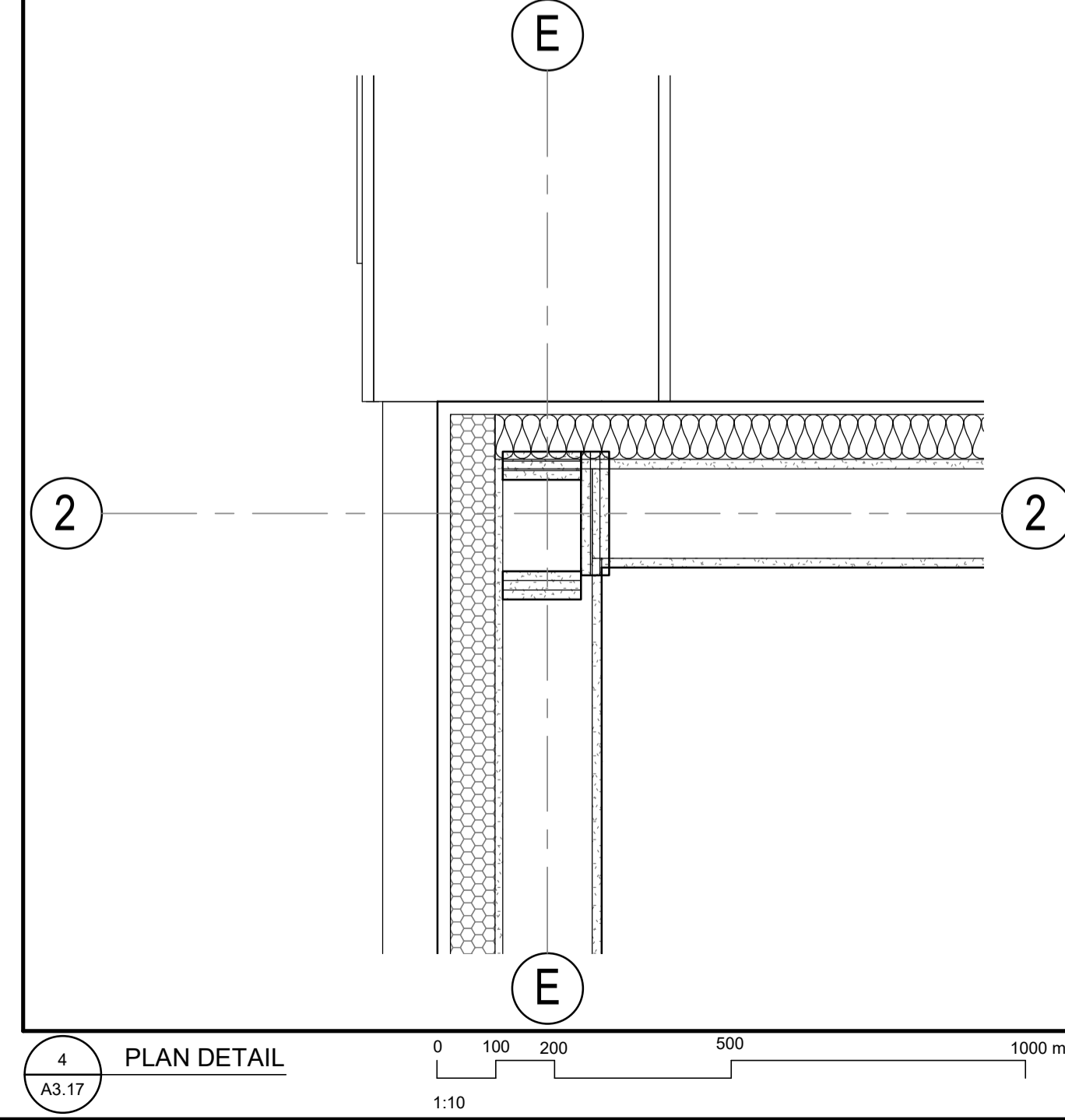
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A3.17



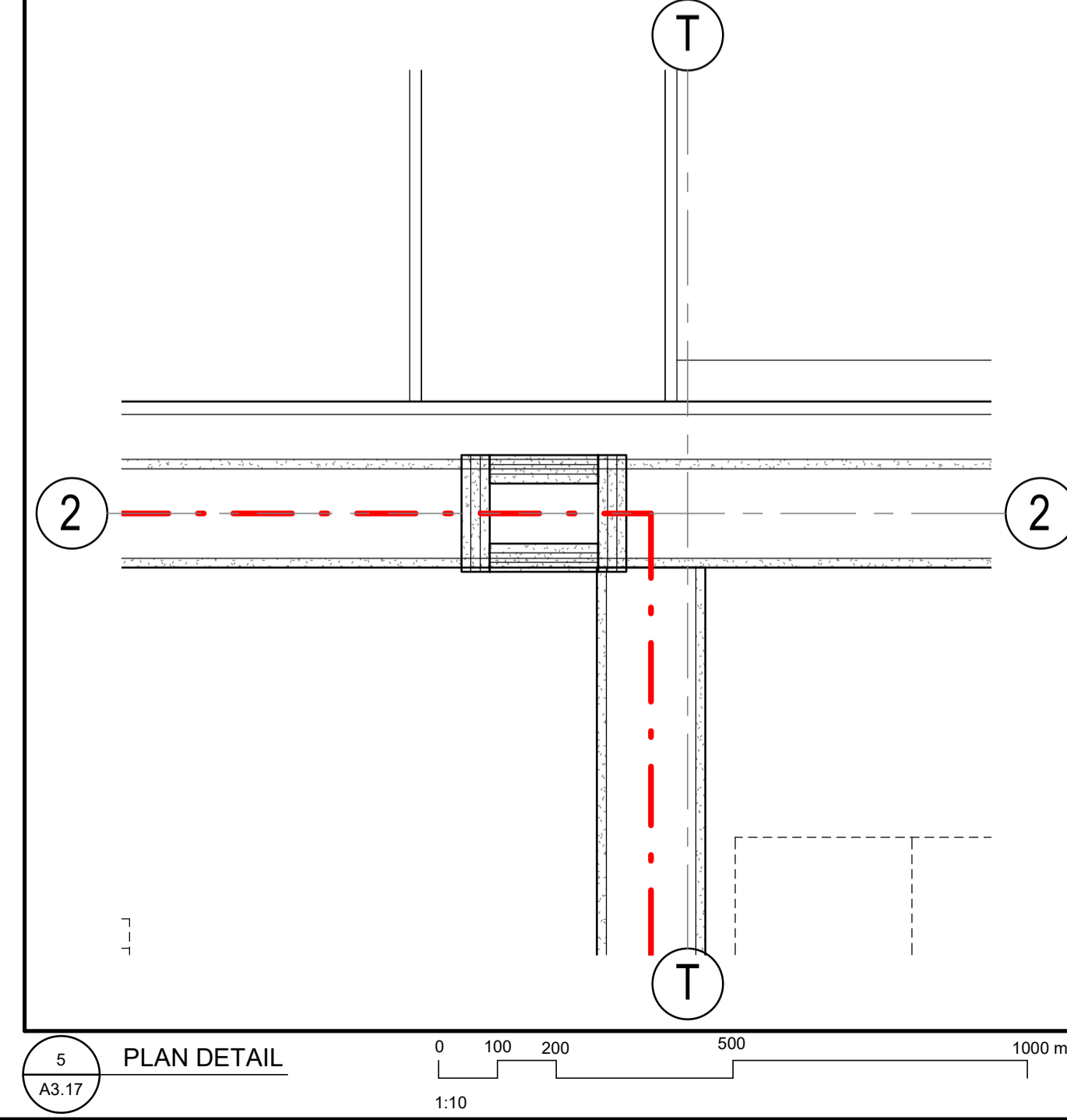
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A3.17



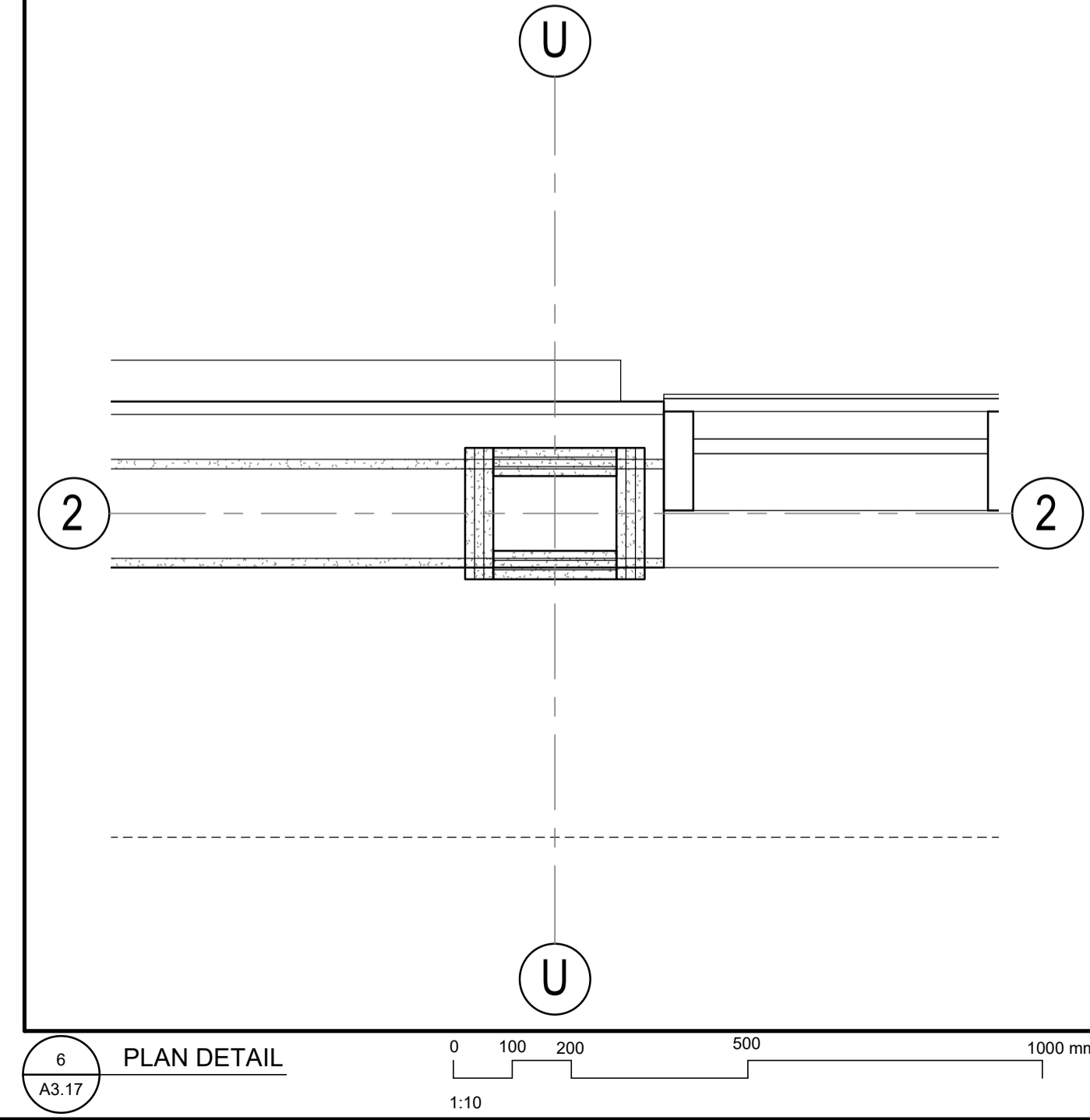
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A3.17



4 PLAN DETAIL  
A3.17



5 PLAN DETAIL  
A3.17



6 PLAN DETAIL  
A3.17

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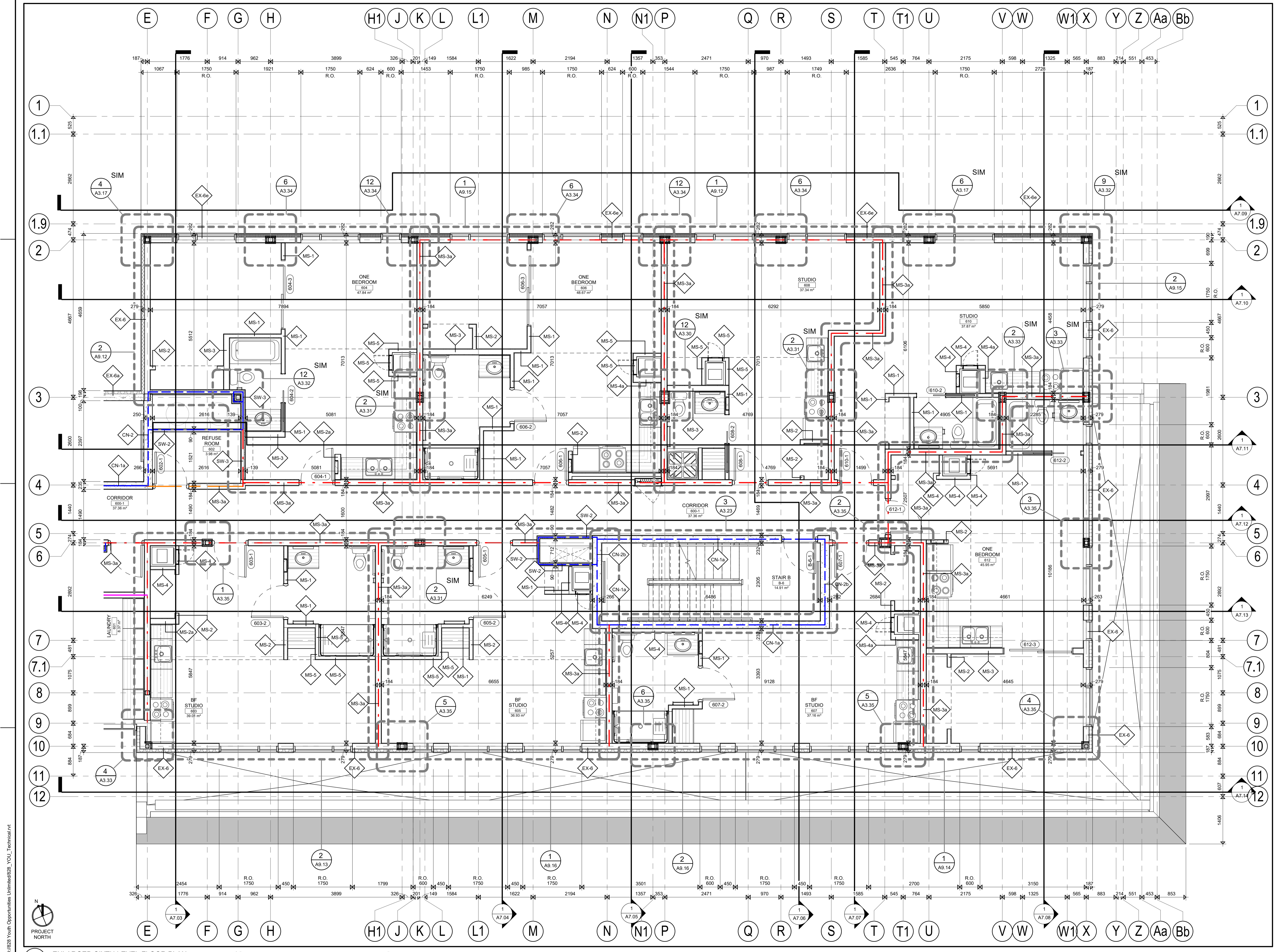
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**A3.17**





ENLARGED SIXTH LEVEL FLOOR PLAN

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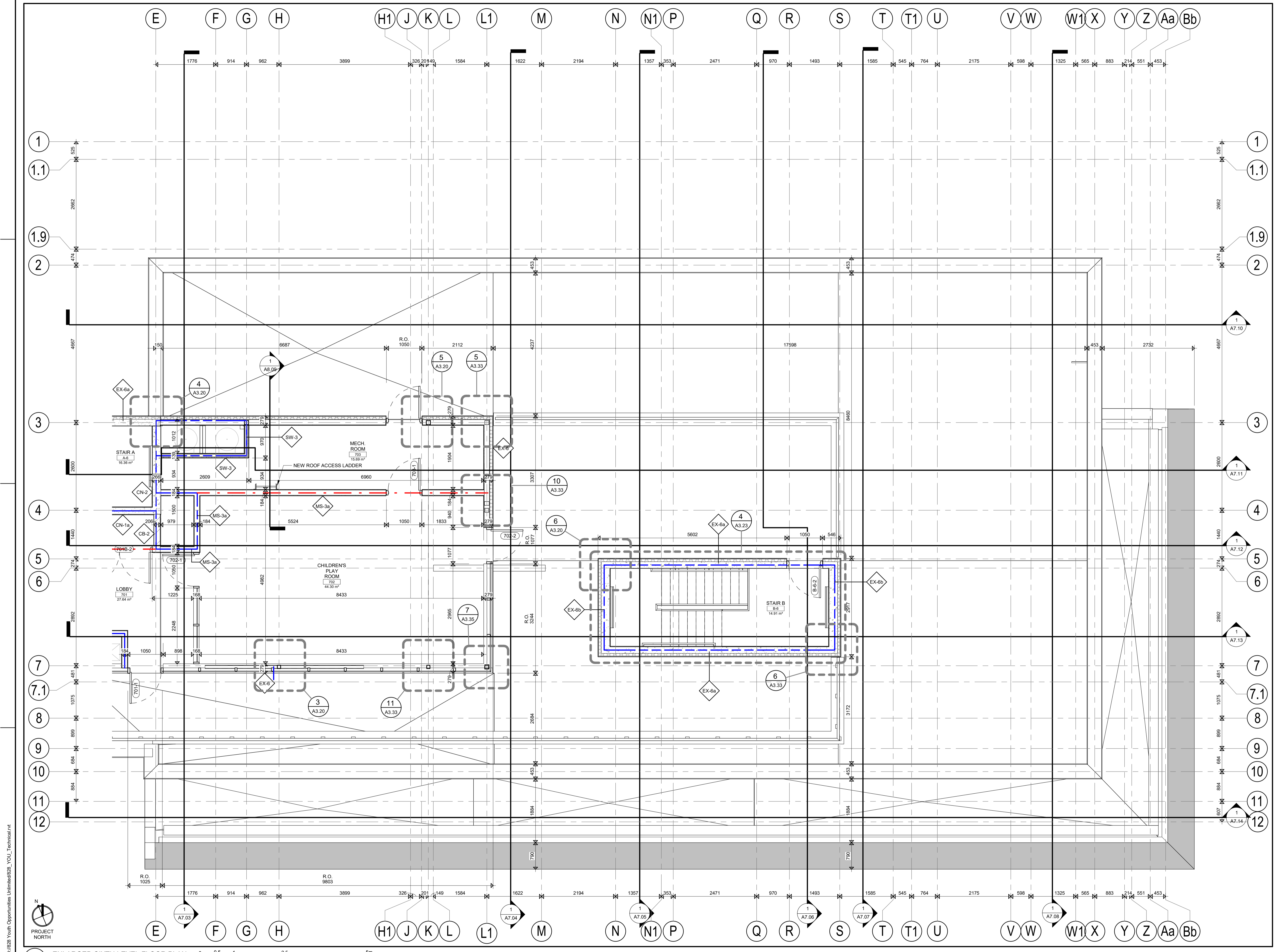
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**ENLARGED SIXTH FLOOR PLAN**

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A3.18





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 1  
 A3.19

ENLARGED SIXTH LEVEL FLOOR PLAN  
 0 0.5 1 2.5 5m  
 1:50

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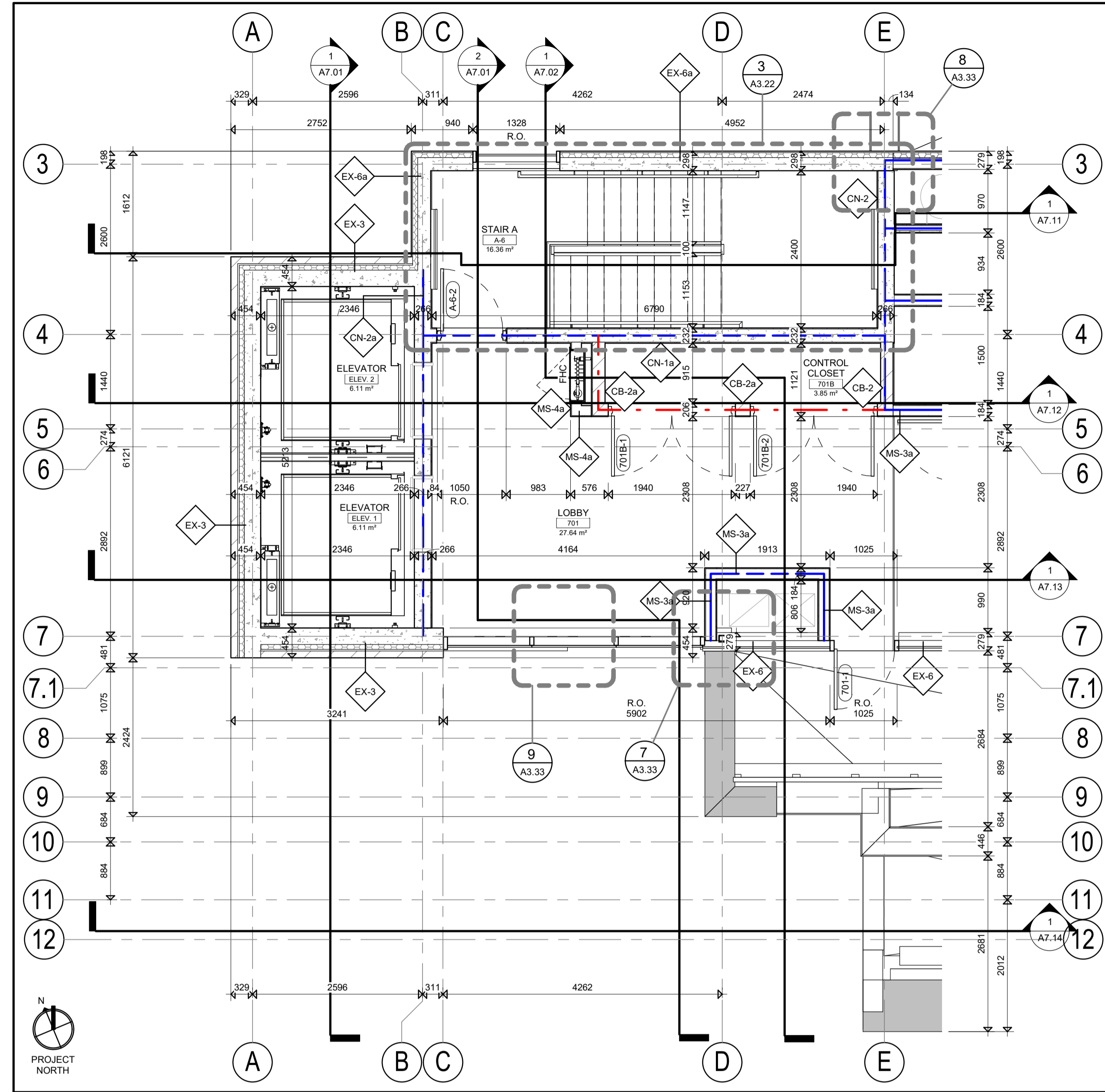
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**ENLARGED SEVENTH FLOOR PLAN**

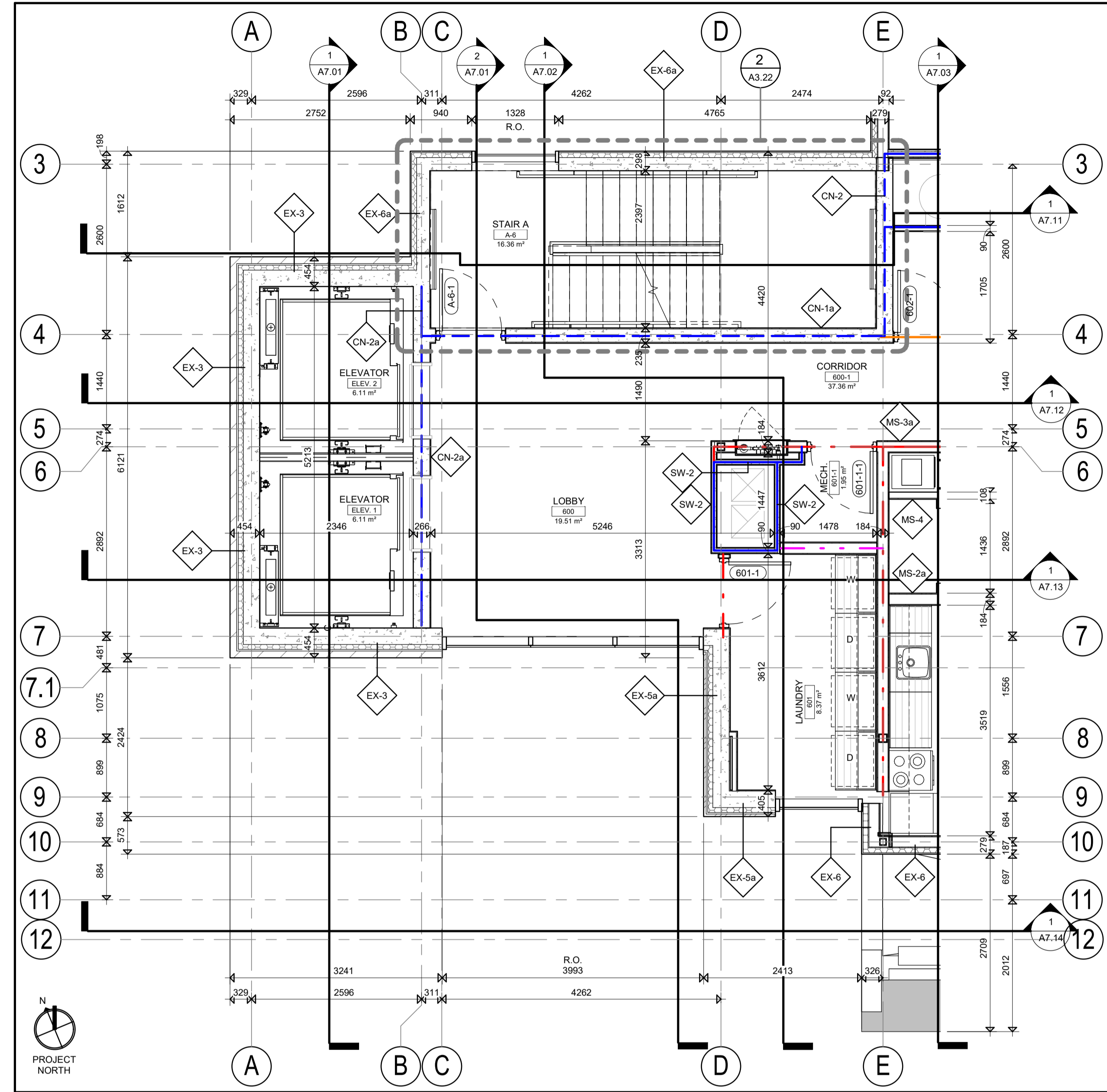
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A3.19

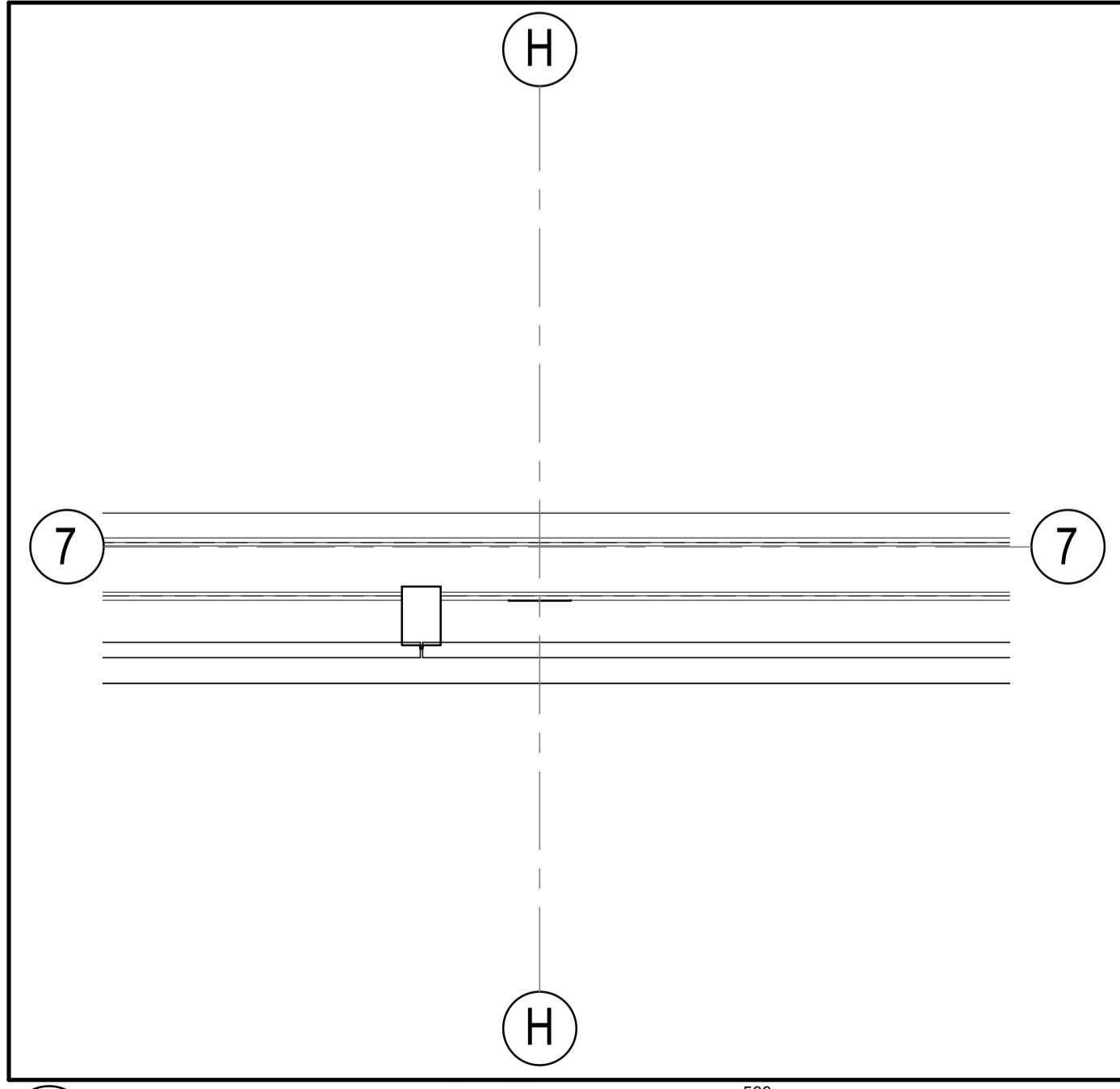




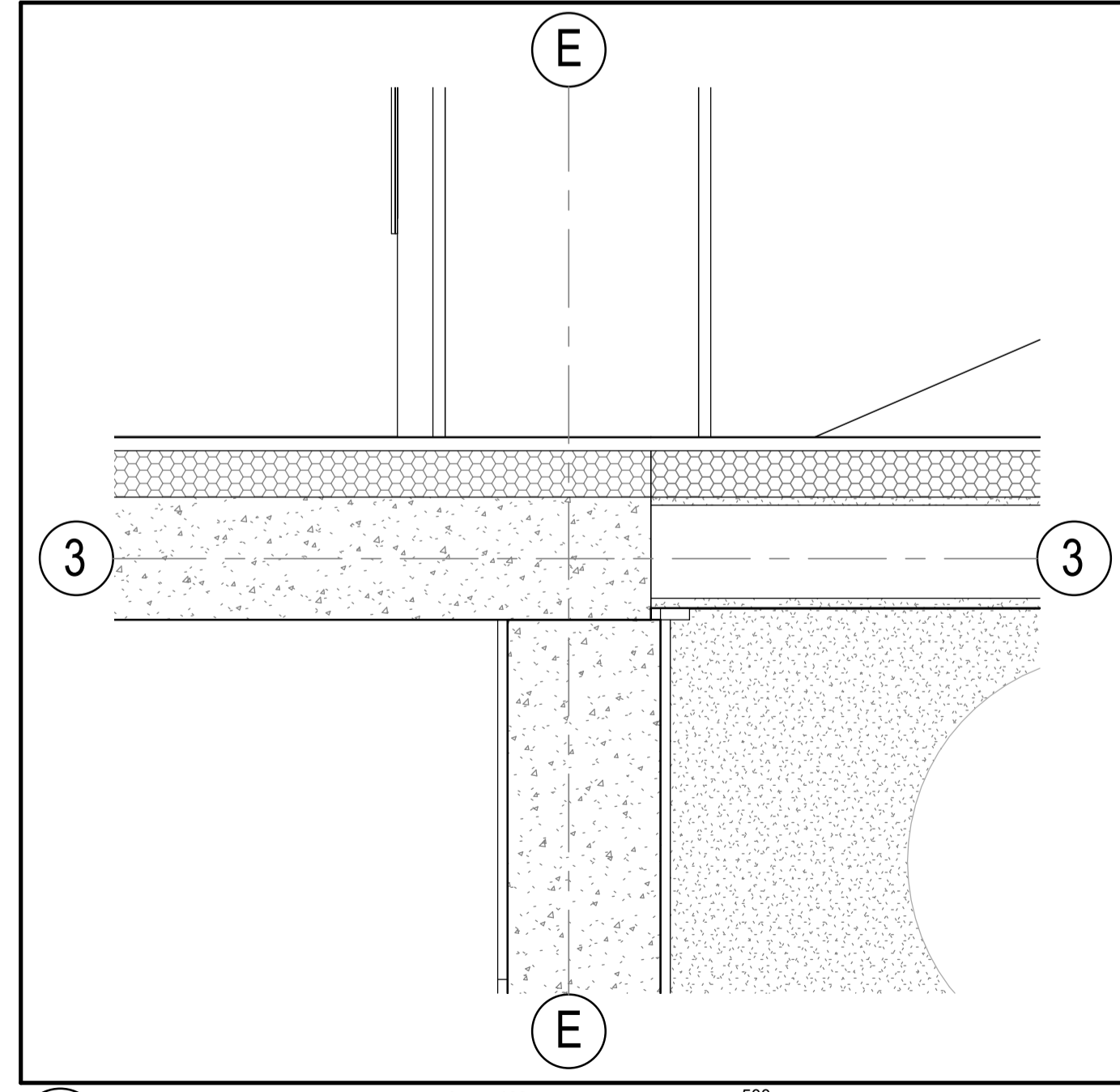
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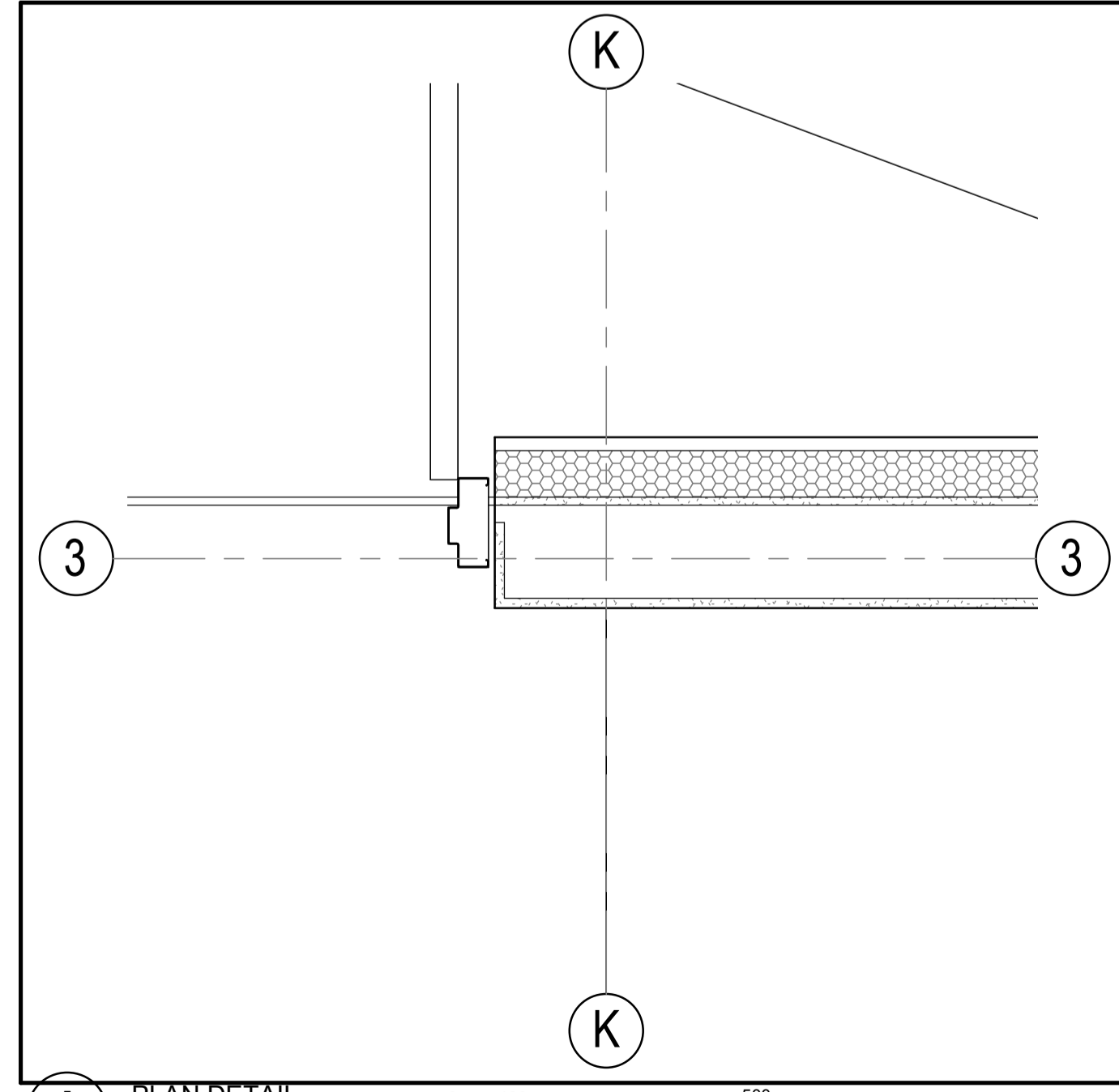
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A3.20 1:50



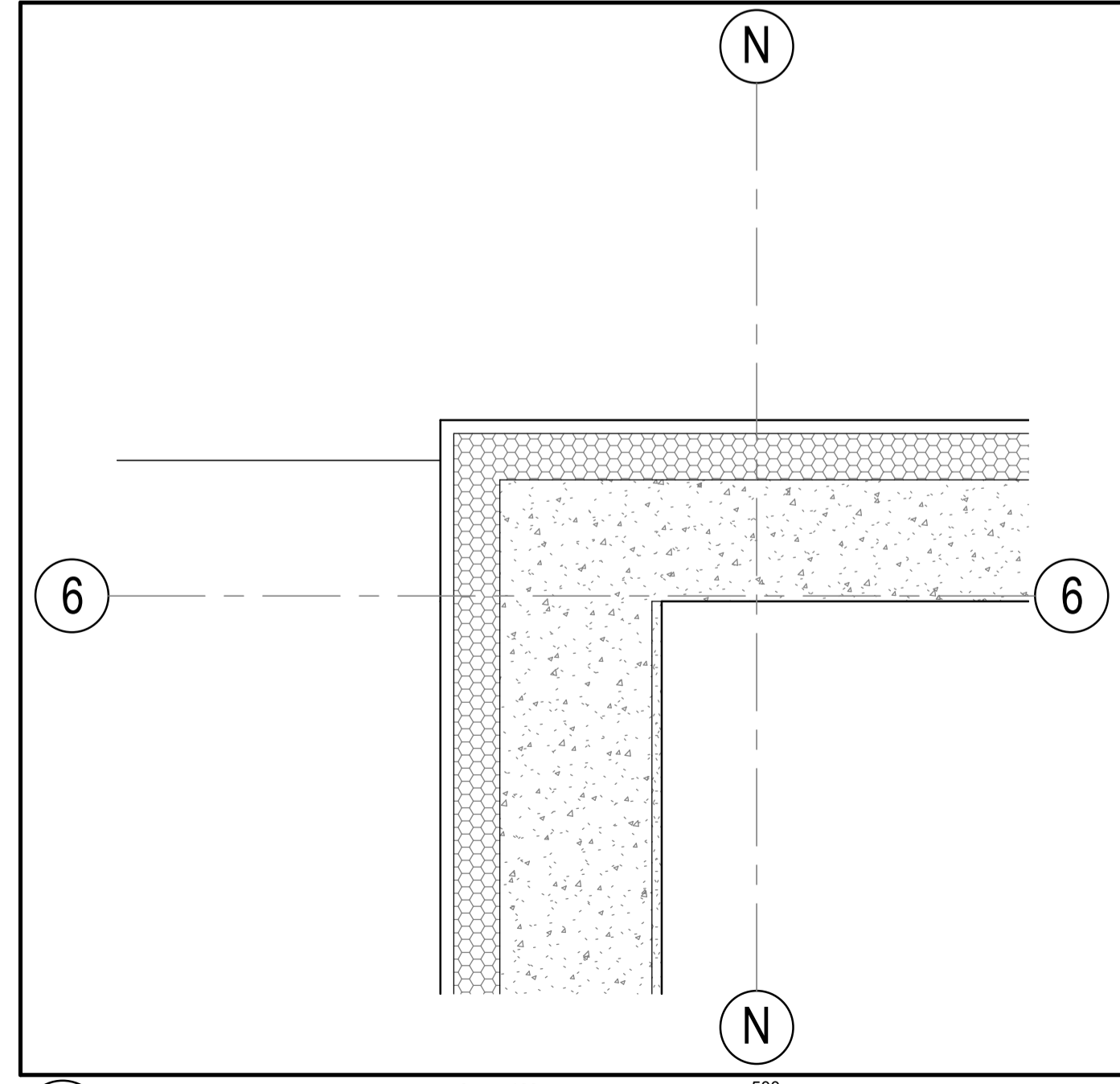
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4 PLAN DETAIL  
A3.20 1:10



5 PLAN DETAIL  
A3.20 1:10



6 PLAN DETAIL  
A3.20 1:10

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ENLARGED FLOOR PLANS

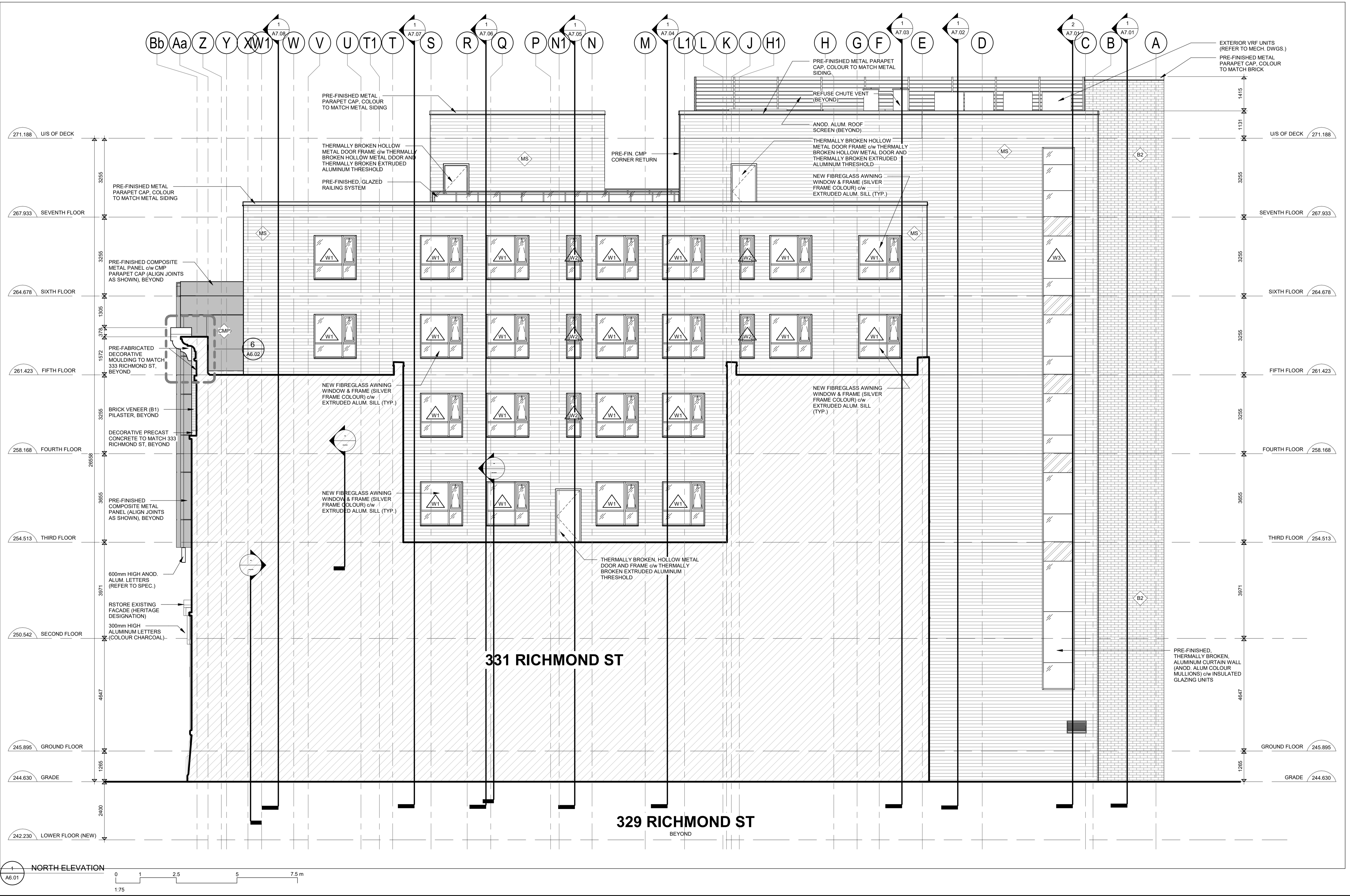
Project No.:	828
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Plot Date:	02/27/20

**A3.20**



**EXTERIOR ELEVATION LEGEND**

	B1	MERIDIAN BRICK VENEER - COLOUR VARSITY SMOOTH IRONSPOT, PAINTED		MS	VICWEST PRE-FIN 7/8" CORRUGATED HORIZONTAL METAL SIDING - COLOUR METALLIC SILVER		VISION GLASS		LV	MECHANICAL LOUVRE, REFER TO MECH. DWGS.
	B2	ARRISCRAFT BRICK VENEER - COLOUR CHARCOAL		FCP1	EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		CJ	BRICK VENEER CONTROL JOINT
	AB	ARRISCRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		FCP2	EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		WINDOW NUMBER, REFER TO WINDOW ELEVATIONS			PRECAST CONCRETE LINTEL PAINTED
	S	ARRISCRAFT LIMESTONE VENEER, MEDIUM DRESSED c/w CHAMFERED EDGE TO MATCH 333 RICHMOND ST. - COLOUR SEPIA		CMP	ALPOLIC COMPOSITE METAL PANEL, ALIGN JOINTS AS SHOWN - COLOUR SILVER		EXTERIOR WALL SCONCE 3700mm A.F.F., REFER TO ELEC. DWGS.			



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 NORTH ELEVATION

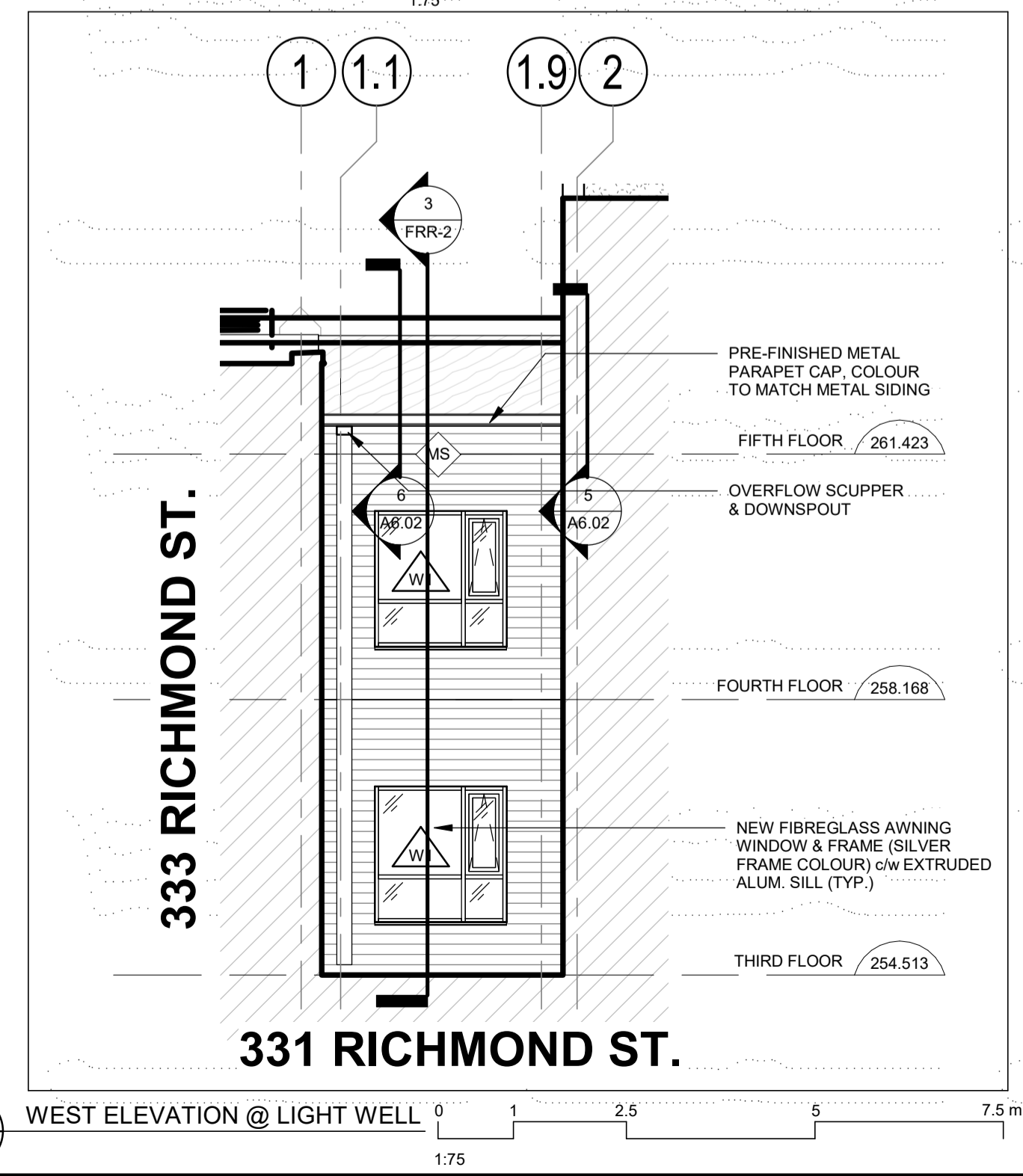
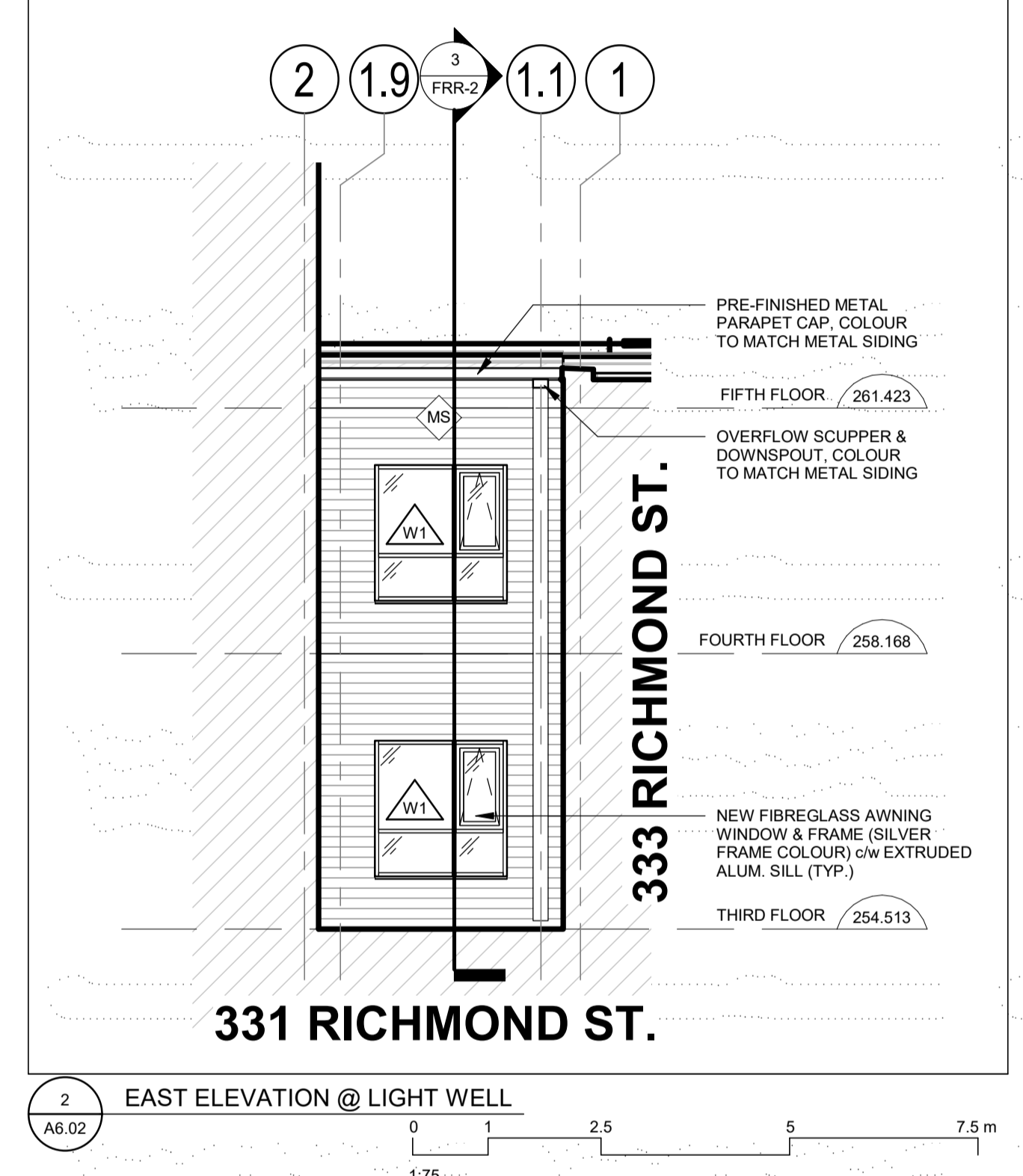
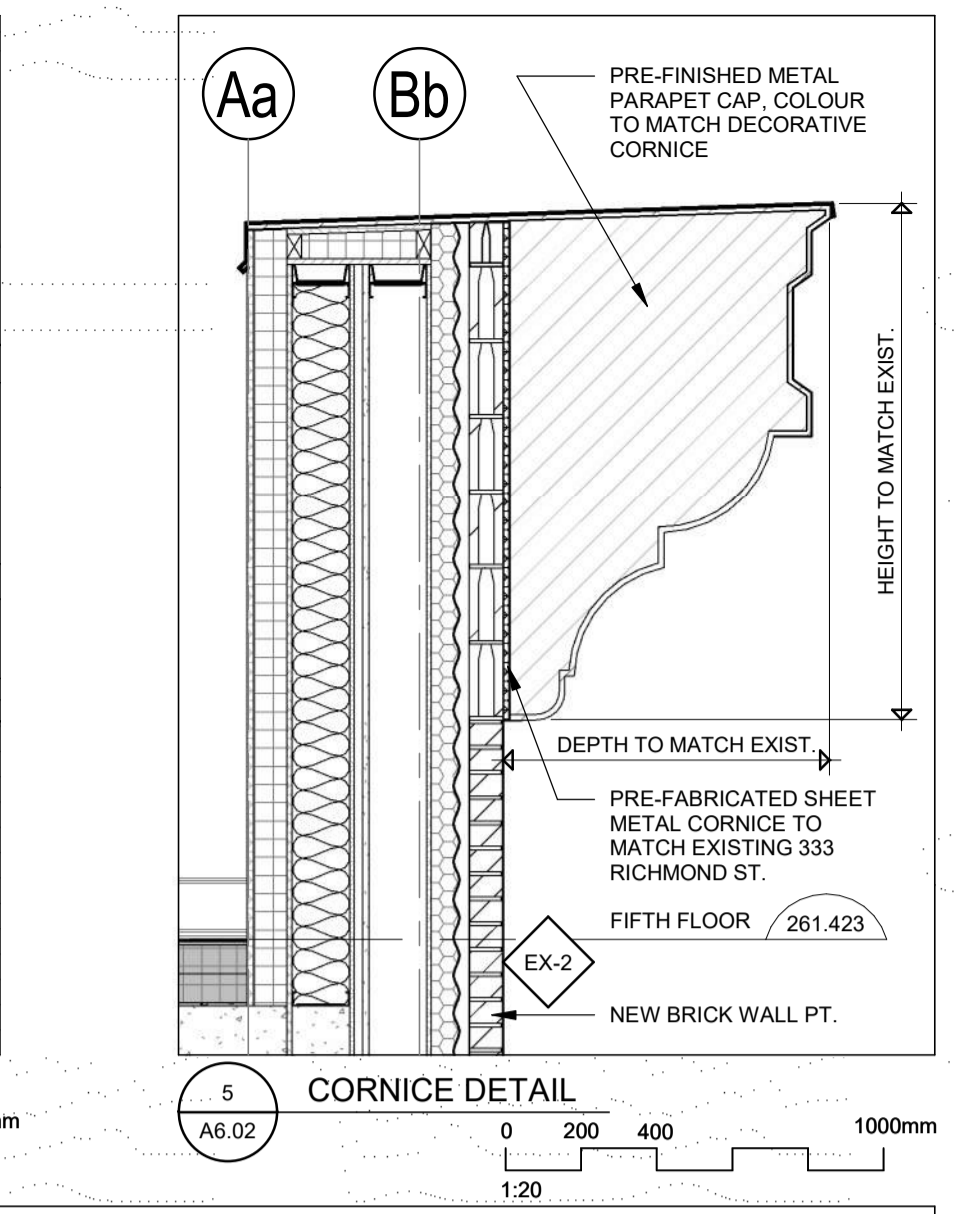
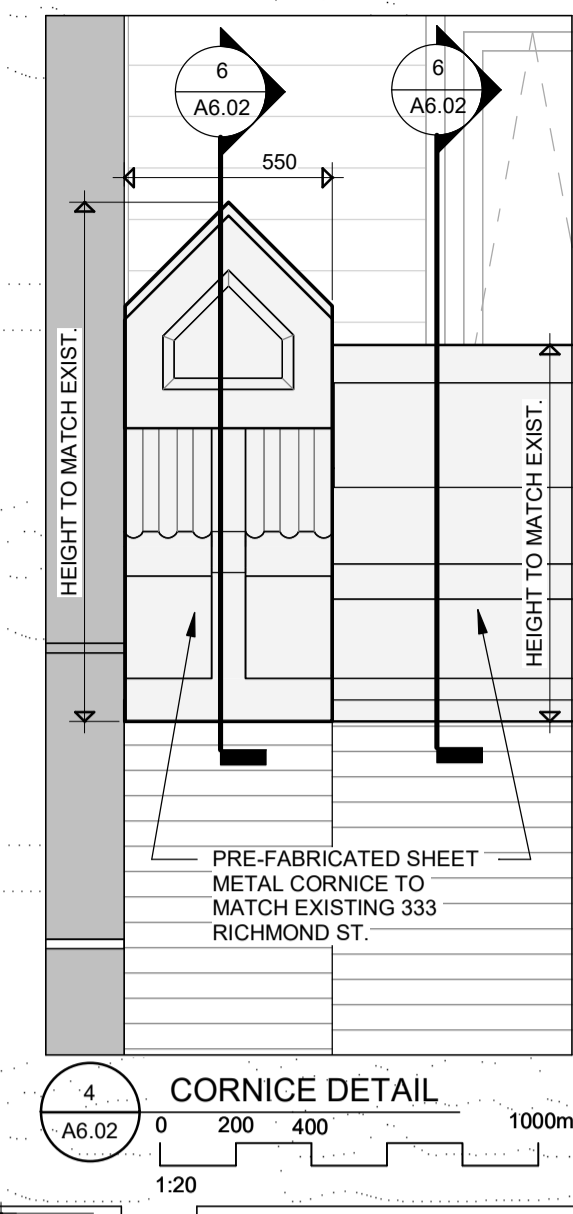
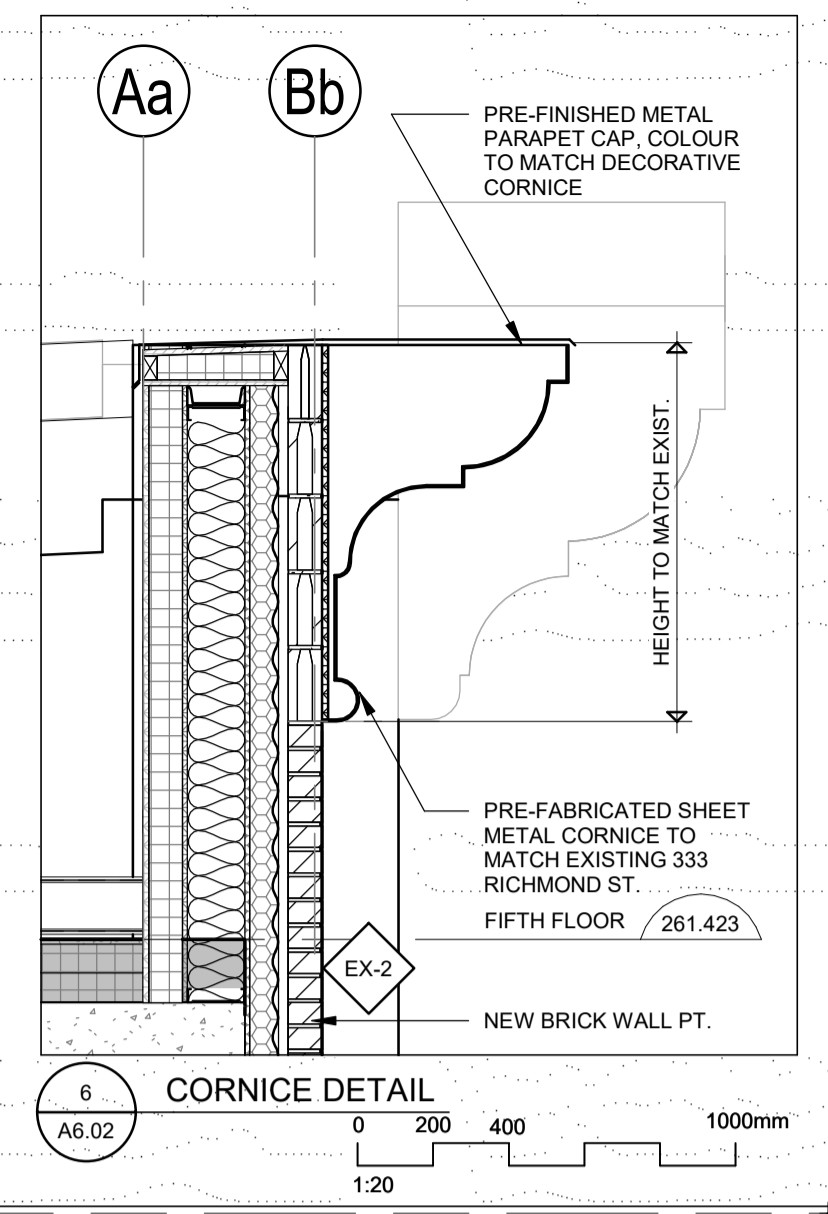
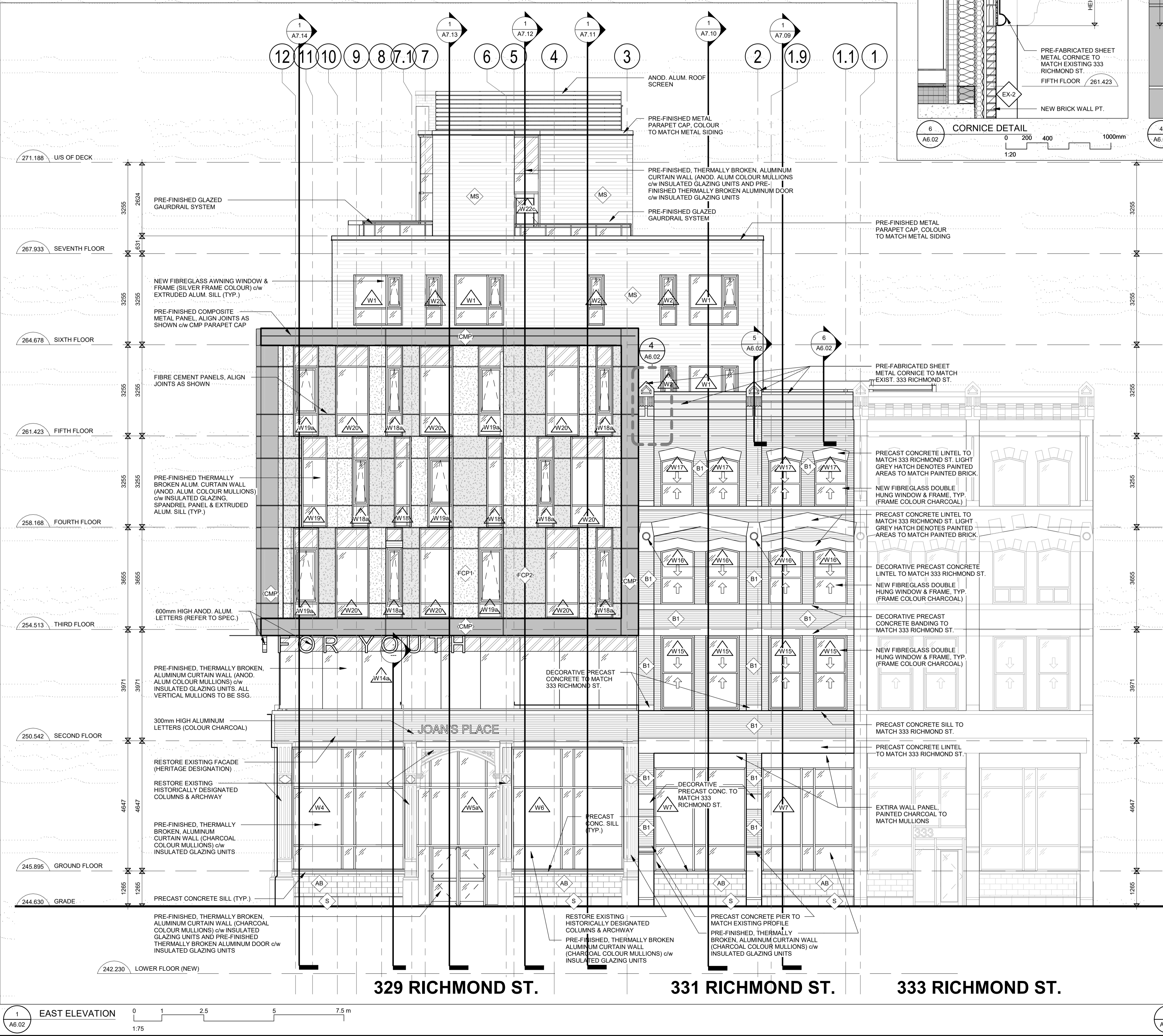
Project No.: 828  
 Drawn By: JNL  
 Plot Date: 01/14/20

**A6.01**



**EXTERIOR ELEVATION LEGEND**

	B1 MERIDIAN BRICK VENEER - COLOUR VARSITY SMOOTH IRONSPOT, PAINTED		MS VICWEST PRE-FIN 7/8" CORRUGATED HORIZONTAL METAL SIDING - COLOUR METALLIC SILVER		VISION GLASS		LV MECHANICAL LOUVRE, REFER TO MECH. DWGS.
	B2 ARRISCRRAFT BRICK VENEER - COLOUR CHARCOAL		FCP1 EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		CJ BRICK VENEER CONTROL JOINT
	AB ARRISCRRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		FCP2 EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		WINDOW NUMBER, REFER TO WINDOW ELEVATIONS		PCIL PRECAST CONCRETE LINTEL PAINTED
	S ARRISCRRAFT LIMESTONE VENEER, MEDIUM DRESSED c/w CHAMFERED EDGE TO MATCH 333 RICHMOND ST. - COLOUR SEPIA		CMP ALPOLIC COMPOSITE METAL PANEL, ALIGN JOINTS AS SHOWN - COLOUR SILVER		EXTERIOR WALL SCONCE 3700mm A.F.F., REFER TO ELEC. DWGS.		



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P: 519.432.8844 F: 519.432.8737  
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REVISED FOR SITE PLAN APPROVAL: 2020-04-20  
REVISED FOR SITE PLAN APPROVAL: 2020-07-24

**YOUTH OPPORTUNITIES UNLIMITED**

Youth Opportunities Unlimited  
329 & 331 Richmond Street, London, Ontario

**Youth Opportunities Unlimited**

Project No.: 828  
Drawn By: JNL  
Pig Date: 08/17/16

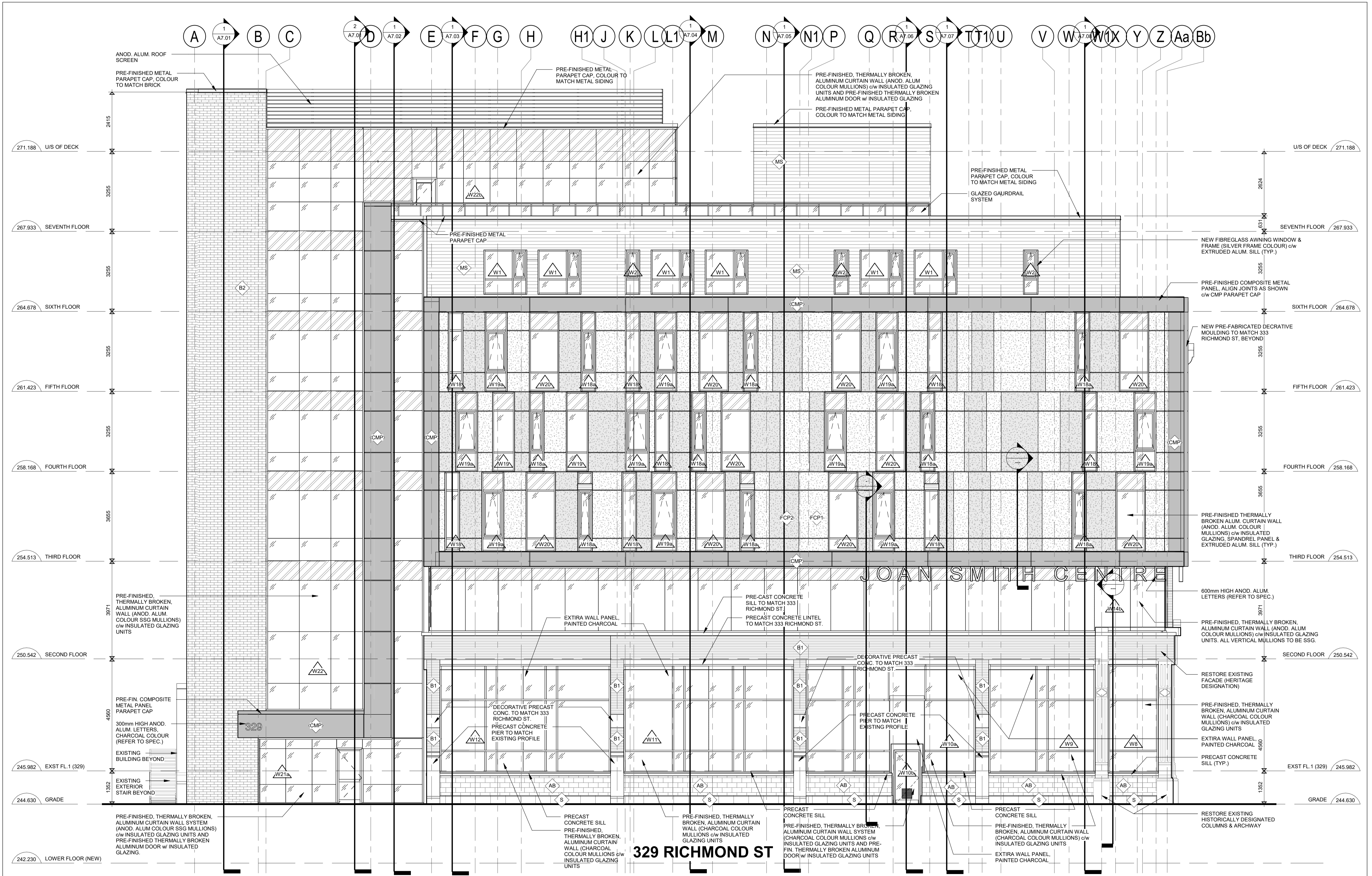
**A6.02**

BIM 360/828 Youth Opportunities Unlimited/828\_YOU\_Technical.rvt



**EXTERIOR ELEVATION LEGEND**

	MERIDIAN BRICK VENEER - COLOUR VARSITY SMOOTH IRONSPOT, PAINTED		VICWEST PRE-FIN 7/8" CORRUGATED HORIZONTAL METAL SIDING - COLOUR METALLIC SILVER		VISION GLASS		MECHANICAL LOUVRE, REFER TO MECH. DWGS.
	ARRISCRAFT BRICK VENEER - COLOUR CHARCOAL		EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		BRICK VENEER CONTROL JOINT
	ARRISCRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		WINDOW NUMBER, REFER TO WINDOW ELEVATIONS		PRECAST CONCRETE LINTEL PAINTED
	ARRISCRAFT LIMESTONE VENEER, MEDIUM DRESSED c/w CHAMFERED EDGE TO MATCH 333 RICHMOND ST. - COLOUR SEPIA		ALPOLIC COMPOSITE METAL PANEL, ALIGN JOINTS AS SHOWN - COLOUR SILVER		EXTERIOR WALL SCONCE 3700mm A.F.F. - REFER TO ELEC. DWGS.		



1 SOUTH ELEVATION  
0 1 2.5 5 7.5 m  
1:75

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**YOUTH OPPORTUNITIES UNLIMITED**

**Youth Opportunities Unlimited**  
329 & 331 Richmond Street, London, Ontario

Project No.: 828  
Drawn By: JNL  
Pkg. Date: 01/14/20

**SOUTH ELEVATION**

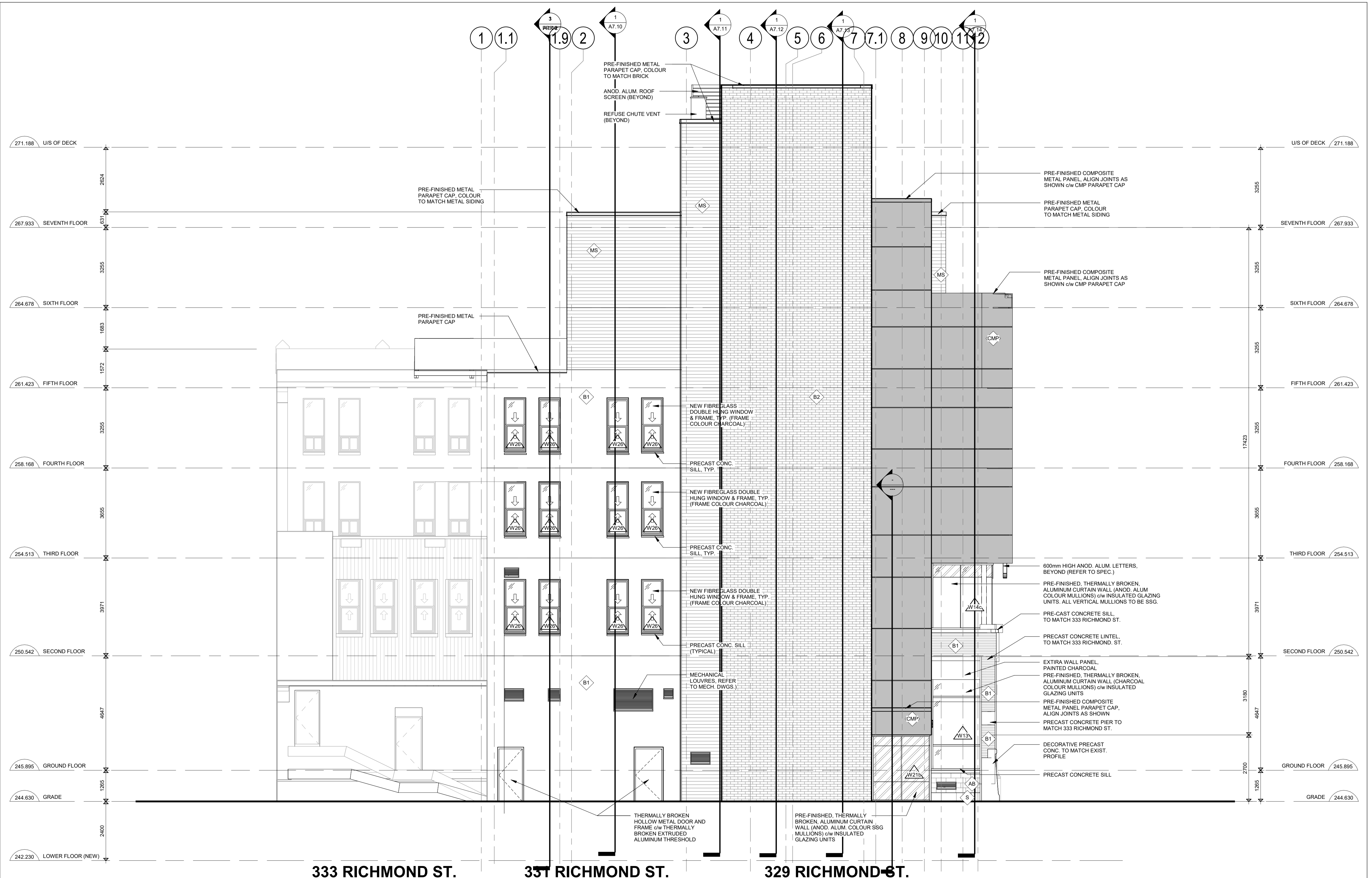
**A6.03**

BIM 360/828 Youth Opportunities Unlimited/828\_YOU\_Technical.rvt



**EXTERIOR ELEVATION LEGEND**

	B1	MERIDIAN BRICK VENEER - COLOUR VARSITY SMOOTH IRONSPOT, PAINTED		MS	VICWEST PRE-FIN 7/8\"/>		V	VISION GLASS		LV	MECHANICAL LOUVRE, REFER TO MECH. DWGS.
	B2	ARRISCRAFT BRICK VENEER - COLOUR CHARCOAL		FCP1	EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N154		SP	SPANDREL PANEL, COLOUR MATCH TO VISION GLASS		CJ	BRICK VENEER CONTROL JOINT
	AB	ARRISCRAFT RENAISSANCE ARCHITECTURAL BLOCK, ROCKED - COLOUR WHITE		FCP2	EQUITONE NATURA FIBRE CEMENT PANEL, ALIGN JOINTS AS SHOWN - COLOUR N163		W	WINDOW NUMBER, REFER TO WINDOW ELEVATIONS		PC	PRECAST CONCRETE LINTEL PAINTED
	S	ARRISCRAFT LIMESTONE VENEER, MEDIUM DRESSED c/w CHAMFERED EDGE TO MATCH 333 RICHMOND ST. - COLOUR SEPIA		CMP	ALPOLC COMPOSITE METAL PANEL, ALIGN JOINTS AS SHOWN - COLOUR SILVER		WS	EXTERIOR WALL SCONCE 3700mm A.F.F., REFER TO ELEC. DWGS.			



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**YOUTH OPPORTUNITIES UNLIMITED**

**Youth Opportunities Unlimited**  
 Youth Opportunities Unlimited  
 328 & 331 Richmond Street, London, Ontario

**WEST ELEVATION**

Project No.: 828  
 Drawn By: JNL  
 Pkg. Date: 01/14/20

**A6.04**

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**3.2.2**  
**HISTORICAL**  
**DOCUMENTATION**







## 3.2.2 : Historical Photos

### 1980's



*\*View from Richmond Street Looking North*



*\*View from Richmond Street Looking Southwest*

### 1900's



*\*View of 329 Richmond Street from Southeast*

### 1910



*\*View from Richmond Street Looking North*

*\*Photo obtained from the holdings of Western Archives at Western University*





### 3.2.2 : Historical Photos

1920's



*\*View from Richmond Street Looking North*

1930



*\*View from Richmond Street Looking North*

1942



*\*View of 329 & 331 Richmond Street from East*

*\*Photo obtained from the holdings of Western Archives at Western University*



### 3.2.2 : Historical Photos

1959



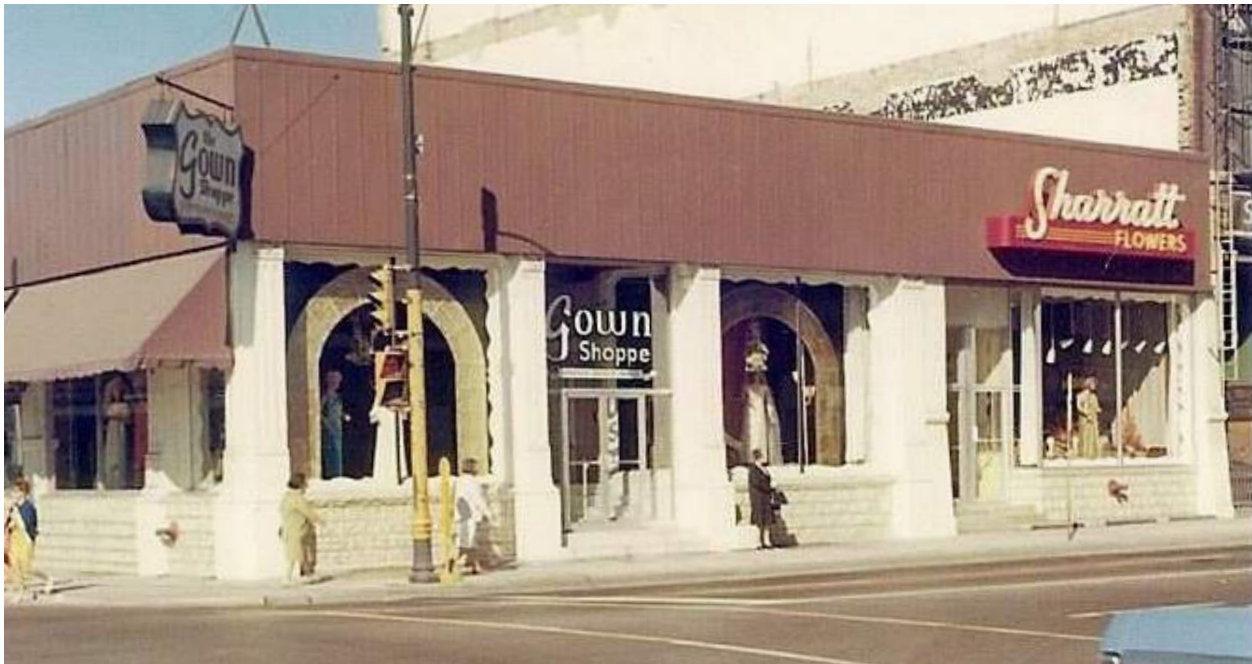
*\*View from Richmond Street Looking North*

1960's



*\*View of 329 Richmond Street from East*

1960's



*\*View of 329 Richmond Street from East*

*\*Photo obtained from the holdings of Western Archives at Western University*





### **3.2.3 HERITAGE IMPACT ASSESSMENT**

329 & 331 Richmond Street, London Ontario  
Youth Opportunities Unlimited

# HERITAGE IMPACT STATEMENT



**Date**  
17 August 2017

**Prepared By**  
Cornerstone Architecture Incorporated  
Alison Hannay OAA MRAIC LEED AP BD+C  
ahannay@cornerstonearchitecture.ca





## TABLE OF CONTENTS

1	Introduction	02
2	Site Location and Description	02
3	Historic Background	04
4	Proposed Design	06
5	Assessment of Potential Impacts to Cultural Heritage Resources	08
6	Summary Statement	09



## 1 Introduction

The properties at 329 & 331 Richmond Street, as well as 333 Richmond Street have been recently purchased by Youth Opportunities Unlimited (YOU), who engaged Cornerstone Architecture Incorporated to assist in redeveloping these properties to facilitate a new YOU mixed use and residential facility.

The project consists of the renovation and five storey addition to the existing one storey structures at 329 & 331 Richmond Street, as well as the minor renovation of and exterior restoration to the existing four storey structure at 333 Richmond Street. Due to the limited scope of work at 333 Richmond St, this property it is not included in the site plan application. However, the impact that the exterior restoration will have on re-establishing the historic and aesthetic appearance of the exterior facade at 333 Richmond Street, is further described in this heritage impact statement.

The renovation and addition project at 329-331 Richmond Street was submitted for Site Plan Consultation at the City of London on October 19, 2016 and an Internal Review Meeting was held on October 27, 2016. After the proposal was reviewed, a Record of Pre-Application Consultation was distributed by Mike Corby of the City of London on November 1, 2016, which outlined a list of additional material submissions required to complete the application. Due to the sites location within the Downtown Conservation District, it was indicated that a Heritage Impact Statement, followed by a Heritage Alteration Permit was required for this application.

This Heritage Impact Report was prepared by Cornerstone Architecture Incorporated to outline the specific ways in which the cultural heritage of the existing buildings at 329-333 Richmond Street will be conserved throughout the Youth Opportunities Unlimited addition and renovation project.

## 2 Site Location and Description

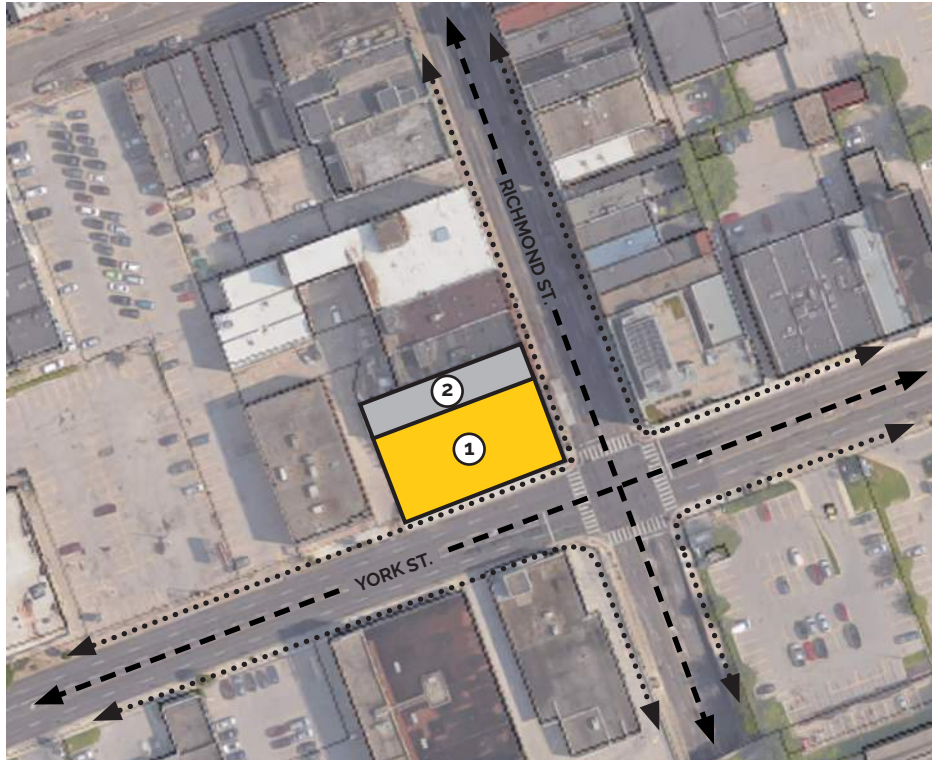
The site is located on the northwest corner of Richmond and York Street, at a prominent intersection of two main thoroughfares in downtown London. The existing buildings at 329 & 331 Richmond St. are both currently unoccupied, contain an existing footprint that covers most of the site and consist of the following:

- The existing building at 329 Richmond St. is a 4,100 sq.ft. single storey structure with a full basement level. The main floor structure has been largely maintained, however the roof has been removed as the building was previously used as an open air patio. The structure contains historically designated stone elements on the east and south façade that will be preserved and integrated into the new construction.
- The existing building at 331 Richmond St. is a 2,600 sq.ft. single storey enclosed structure with a full basement level. The main access to the property is on the east façade off Richmond Street with a secondary exit off the west façade onto an elevated wooden patio. The east façade has been renovated to serve its previous commercial use and contains little resemblance to the vertical rhythm or materiality of its historic exterior façade.

The existing building at 333 Richmond St is currently occupied by commercial and residential use, contains a zero lot line on Richmond St. and consists of the following:

- The existing building at 333 Richmond St. is a 3,000 sq.ft. four storey brick structure with a full basement level. The building currently contains commercial space on the basement, ground and second floor with four (4) two storey residential apartments occupying the third and fourth floor.





**Legend**

- 1 329 & 331 Richmond St.
- 2 333 Richmond Street
- ← - - Denotes Vehicular Circulation
- ← ···· Denotes Pedestrian Circulation



*Site Plan - 329, 331 & 333 Richmond Street*



*Current Site Photo - View looking northwest from York Street*



*Current Site Photo - View looking northeast from York Street*



### 3 Historic Background

The properties at 329-333 Richmond Street are all designated under Part V of the Ontario Heritage Act due to their location within the Downtown Heritage Conservation District. The *Downtown London Heritage Conservation District Plan* further identifies the existing buildings at 329 & 331 Richmond Street as H (Historic) with a Category C ranking, noting that the remaining historic elements at 329 Richmond St. are the 'vertical stone elements along both street elevations each with a decorative panel and an arch over the main entryway on Richmond.' Category C indicates that while the structure contains historical significance, the building has been renovated using inappropriate material or design and requires that restorations should be considered using traditional materials.

The *Downtown London Heritage Conservation District Plan* identifies 333 Richmond Street as H (Historic) with a Category A ranking, which indicates that most of the building's facade elements are intact and all elements should be retained. However, through referencing the historic photos of this property, it is apparent that the current ground floor storefront at 333 Richmond St. is not original and renovations will be done to restore the style and materiality of the ground floor facade to reflect the original architecture.

According to the *Downtown London Heritage Conservation District Plan*, the original structure located at 329 Richmond Street was constructed in 1890 as a four storey red brick building with decorative windows and an ornamental stone archway on the east façade. The structures at 331 & 333 Richmond Street were constructed in 1880, also as a four storey buildings and continued the architectural language of the adjacent buildings. The historic site photos on the following page capture the existing streetscape from the 1890's to 1942, illustrating the massing of the original buildings as well as the architectural treatment of the existing facades. The photos show that while the 4 storey structure at 331 Richmond St. continued the building height and architectural language of the streetscape, the façade of 329 Richmond St. was historically distinct and the cornice line was raised almost half a storey higher than the adjacent buildings to highlight the corner property.

Evidently the buildings at 329 & 331 Richmond Street have drastically transformed throughout the years, not only in height, but also in exterior appearance. Originally existing as commercial establishments, the ground floor storefronts of both properties have undergone multiple renovations to house numerous commercial tenants. It is suspected that a fire in the 1960's is what destroyed the upper three floors of both properties, leaving the ground floor structures that we see today as the only remains.

Through the design of the new YOU facility, it will be important to preserve the remaining historic architectural features and seamlessly integrate them into the new construction while simultaneously respecting the history of the original streetscape. Referencing the historic site photos to reinterpret the original massing and historic architectural language using modern construction and materials will allow the design to stand as a contemporary interpretation of the past.





## Historic Site Photos



1890's - View looking southwest from Richmond Street\*



1920's - View looking north from Richmond Street\*



1942 - View looking northwest from York Street\*

\*Photo obtained from the holdings of Western Archives at Western University



## 4 Proposed Design

The proposed six storey Youth Opportunities Unlimited facility at 329 & 331 Richmond Street will contain two major occupancies:

1. A mixed-use commercial facility on the basement, ground and second floor to accommodate community and administrative space for YOU.
2. Residential apartments on the third to sixth floor providing 36 new apartment units including a range of studio, one bedroom, two bedroom and barrier free units that are designed to accommodate young mothers, as well as seniors and students.

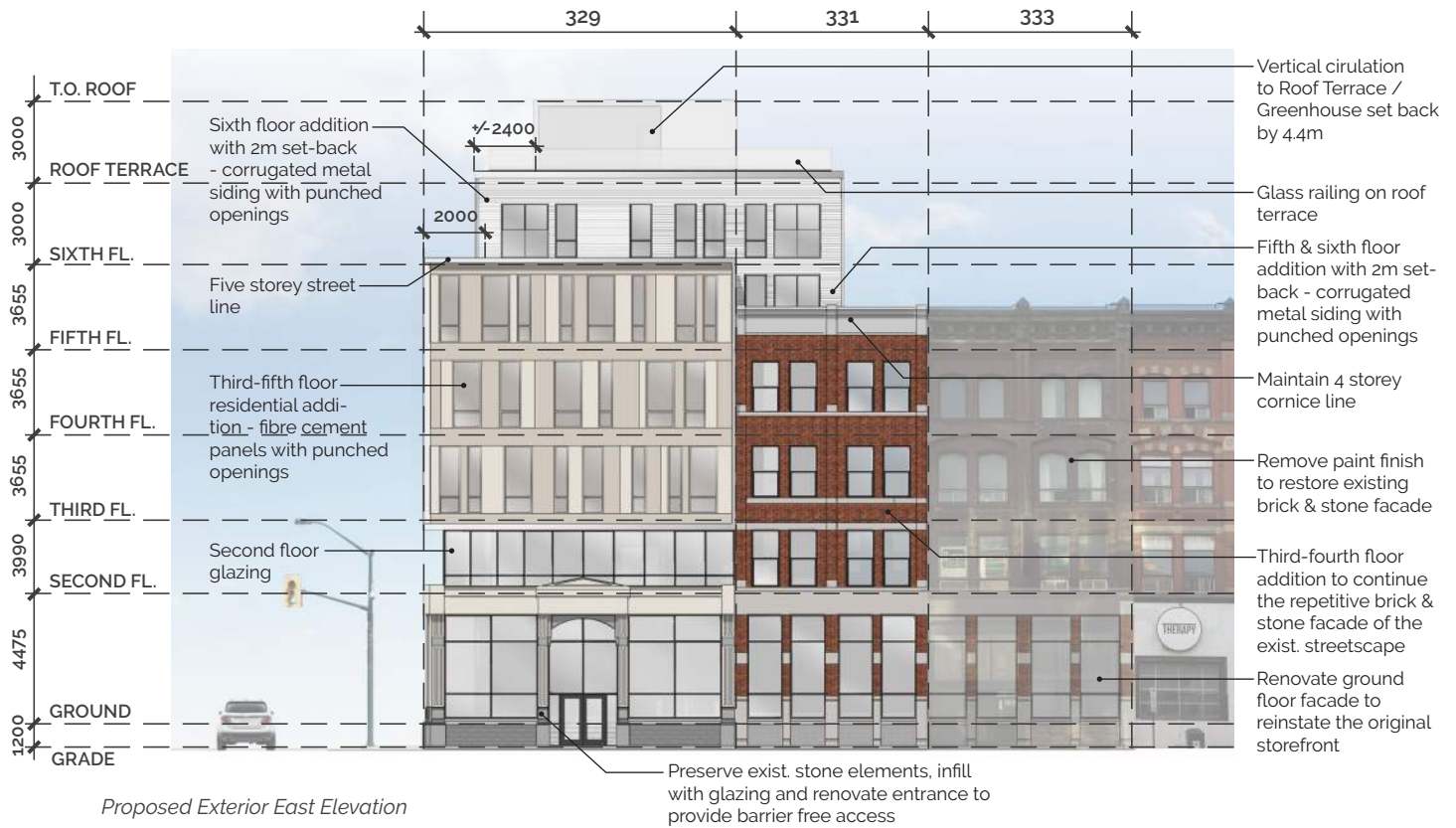
As the selected sites are adjacent to a block of existing four storey structures, the new facility will read as a continuation of the existing historic streetscape. The proposed design for the renovation and addition to 329, 331 & 333 Richmond Street will preserve and reference the history of the existing structures and conform to the guidelines outlined in the *Downtown London Heritage District Plan*, specifically section 6.1.4 New Construction and section 6.2.2 Commercial. The massing of the proposed design aims to reference the original massing of the existing buildings, highlight the corner property at this high traffic downtown intersection and optimize the site to maximize the number of residential units provided for young mothers. The massing of the new addition maintains the following objectives:

- Renovate the ground floor storefront along the east facade at 331 & 333 Richmond St. to reinstate the architectural style based on historic documentation obtained from the holdings of Western Archives at Western University. The design will re-establish the vertical rhythm and materiality of the original building including red brick piers infilled with curtain wall glazing.
- Remove the existing paint finish from the east facade of 333 Richmond Street, restoring the original brick and stone on the second to fourth floor to match the existing streetscape.
- A five storey addition above the existing ground floor structure at 331 Richmond Street. The addition will continue the 4 storey cornice line and architectural language of the existing streetscape, maintaining all existing horizontal and vertical proportions from the ground to fourth floor. Matching the new brick and stone as close as possible with the existing and continuing the stone pattern of the existing facade will allow the 4 storey structure at 331 Richmond St. to blend into the existing streetscape, leaving the corner property to stand as the contemporary architectural feature and visual focal point at the intersection.
- The fifth and sixth storey addition at 331 Richmond St. will have a reduced floor to floor height and be set back from the east property line by 2 meters allowing the building to read as 4 storeys from the street. The volume will be clad with corrugated metal siding and contain punched openings with juliet balconies.
- The heritage designated stone archway and pilasters along the east and south building face of 329 Richmond St. will be preserved and infilled with curtain wall glazing and the archway will serve as the main entrance to the commercial occupancy of the new facility. The rhythm of the existing brick piers along the York Street facade will remain, however the brick will be replaced and the solid infill walls will be removed and substituted with curtain wall glazing to visually open up the building to the street.
- A five storey addition above the existing ground floor structure at 329 Richmond Street. From the street, the building will appear as a five stories, raising the street line by one storey to reference the massing of the original building and highlight the corner property at this prominent downtown intersection. The residential component from the third to fourth floor will read as a contemporary 'floating' mass separated from the historic ground floor base by a band of curtain wall glazing on the second floor. A composite metal panel exterior shell will surround the 'box' to frame and highlight the south east corner. The inside of the box will consist of an irregular horizontal linear pattern of fibre cement panels and punched openings.
- At 329 Richmond Street, the sixth floor will have a reduced floor to floor height and be set back by 2 meters on both the east and south facades to reduce the scale of the building from the street.
- A 6 storey addition on the west side of the existing structure at 329 Richmond Street, fronting York Street to serve as the main apartment entrance and provide vertical circulation to the residential floors and roof terrace. The volume continues one storey above the roof terrace to accommodate access as well as a greenhouse and has a 4.4m setback from the south property line.





## Proposed Exterior Elevations



*Proposed Exterior East Elevation*



*Proposed Exterior South Elevation*



## 5 Assessment of Potential Impacts to Cultural Heritage Resources

Based on the impacts outlined in the The Ministry of Culture's *Heritage Resources in the Land Use Planning Process Info Sheet #5 - Heritage Impact Assessments and Conservation Plans*, the following table identifies the positive effect that the design will have on the existing heritage attributes of the proposed site and the adjacent properties.

Potential Impacts	On Site	Adjacent Properties	Downtown HCD
<i>Destruction of any, or part of any significant heritage attribute or A features.</i>	Heritage features at 329 Richmond St. include the vertical stone elements along Richmond & York Street, which will be preserved and integrated into the proposed design. The rhythm of the existing brick piers will remain, but the brick will be replaced and infill walls will be removed. Exterior building elements at 331 Richmond St. that are proposed to be demolished include, the existing entrance and glazed openings which are not historic architectural features.	Exterior building elements at the adjacent 333 Richmond St. that are proposed to be demolished include the existing entrance and glazed openings on the ground floor which are not historic architectural features.	No Impact
<i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.A</i>	The five storey addition at 329 Richmond St. will be designed to continue major horizontal facade elements, yet will be distinctively contemporary in appearance compared to the historic language of the adjacent buildings. The exterior elevation of the second to fourth floors of the proposed addition at 331 Richmond St. will mimic the architectural language of the existing streetscape. The fifth & sixth floor will appear more contemporary in design, but will be set back from the property line by two meters, reducing its visibility from the street	The renovation to the ground floor east facade at 333 Richmond St. will be sympathetic to the historic fabric and reinterpret the architectural language of the existing streetscape.	The new development will be sympathetic of the character of the Downtown Heritage Conservation District and will complete the missing corner of the streetscape along Richmond Street.
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural A feature or plantings, such as a garden.A</i>	Shadows are not anticipated to impact historic significant attributes or natural features.	Shadows are not anticipated to impact historic significant attributes or natural features.	Shadows are not anticipated to impact historic significant attributes or natural features.
<i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.A</i>	The proposed addition & alterations to 329 & 331 Richmond St. will not isolate heritage attributes. The design will integrate the existing historical features into the new construction to compose a unified building that re-defines the corner of the streetscape.	Removing the paint finish on the east facade of 333 Richmond St. will restore the facade to its existing condition and reintegrate the facade into the rhythm of the existing streetscape.	The addition will rebuild the corner at this prominent downtown intersection, integrating the existing heritage attributes with new construction to create a unified facade along Richmond & York St.
<i>Direct or indirect obstruction of significant views or Aistas within, from, or of build and natural features.A</i>	The proposed addition will enhance views by increasing the height of the building and replacing the solid walls on the south & east facade of the existing ground floor at 329 & 331 Richmond St. with curtain wall glazing.	Renovating the storefront of 333 Richmond St. will increase the amount of glazing on the ground floor and open up the building to the street	The new facility will stand as a prominent visual focal point at the intersection and serve as a gateway for those travelling in and out of the downtown core.
<i>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.A</i>	The proposed design will not change the land use of the site.	The proposed design will not change the land use of the site.	No Impact
<i>Land disturbance such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</i>	The new addition will not cause land disturbance to alter soils or significantly impact drainage patterns.	No Impact	No Impact





## 6 Summary Statement

In summary, the proposed renovation and addition to 329, 331 & 333 Richmond Street to accommodate the Youth Opportunities Unlimited multi-purpose and residential facility will serve to rebuild the south corner of the streetscape along Richmond Street and introduce new life into these currently abandoned buildings. The proposed design will preserve existing historic elements, reference the architectural expression of the original buildings and integrate modern architecture through the following techniques:

- Restore the remaining historic architectural elements along York and Richmond Street and integrate them into the renovated ground floor base that maintains the architectural style of the 1880's.
- Restore the original finish of the east facade at 333 Richmond St. and continue the repetitive façade of the four storey street block to fill in the missing piece that was once present at 331 Richmond St.
- Reference the massing of the original building at 329 Richmond St. and highlight the corner property by increasing the building height by one storey and emphasizing the facade using a distinctly contemporary architectural style.

Collectively, these techniques will result in a design that incorporates new construction to both reinterpret the historic style of the original structures and introduce elements of contemporary architecture to contrast and further highlight the existing historic features. The new Youth Opportunities Unlimited facility will merge the old and the new to create a unified design that will evolve the streetscape and stand as a new architectural focal point within London's downtown core.

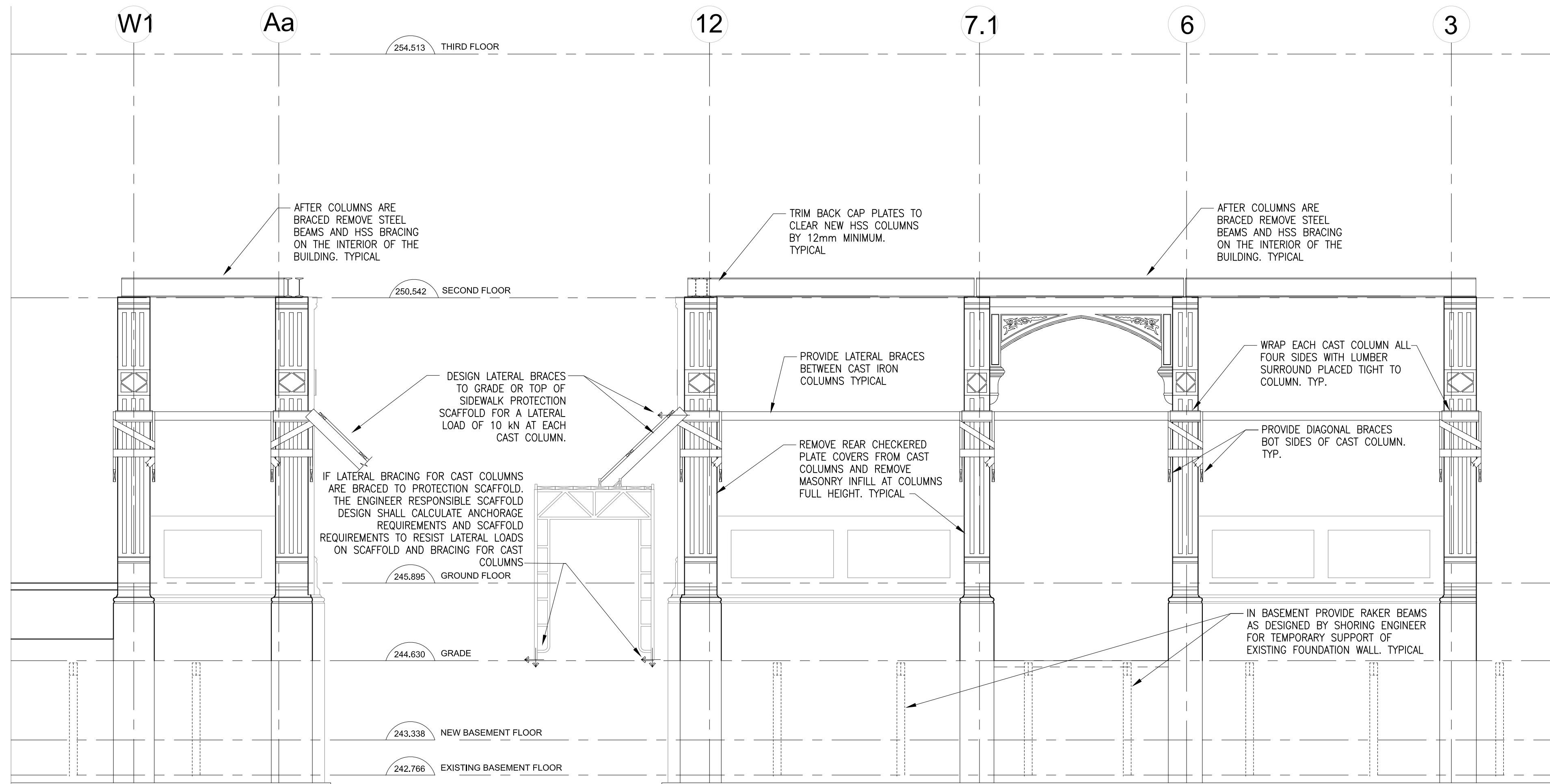
**3.2.4**  
**CONSERVATION PLAN**

JOAN SMITH CENTRE



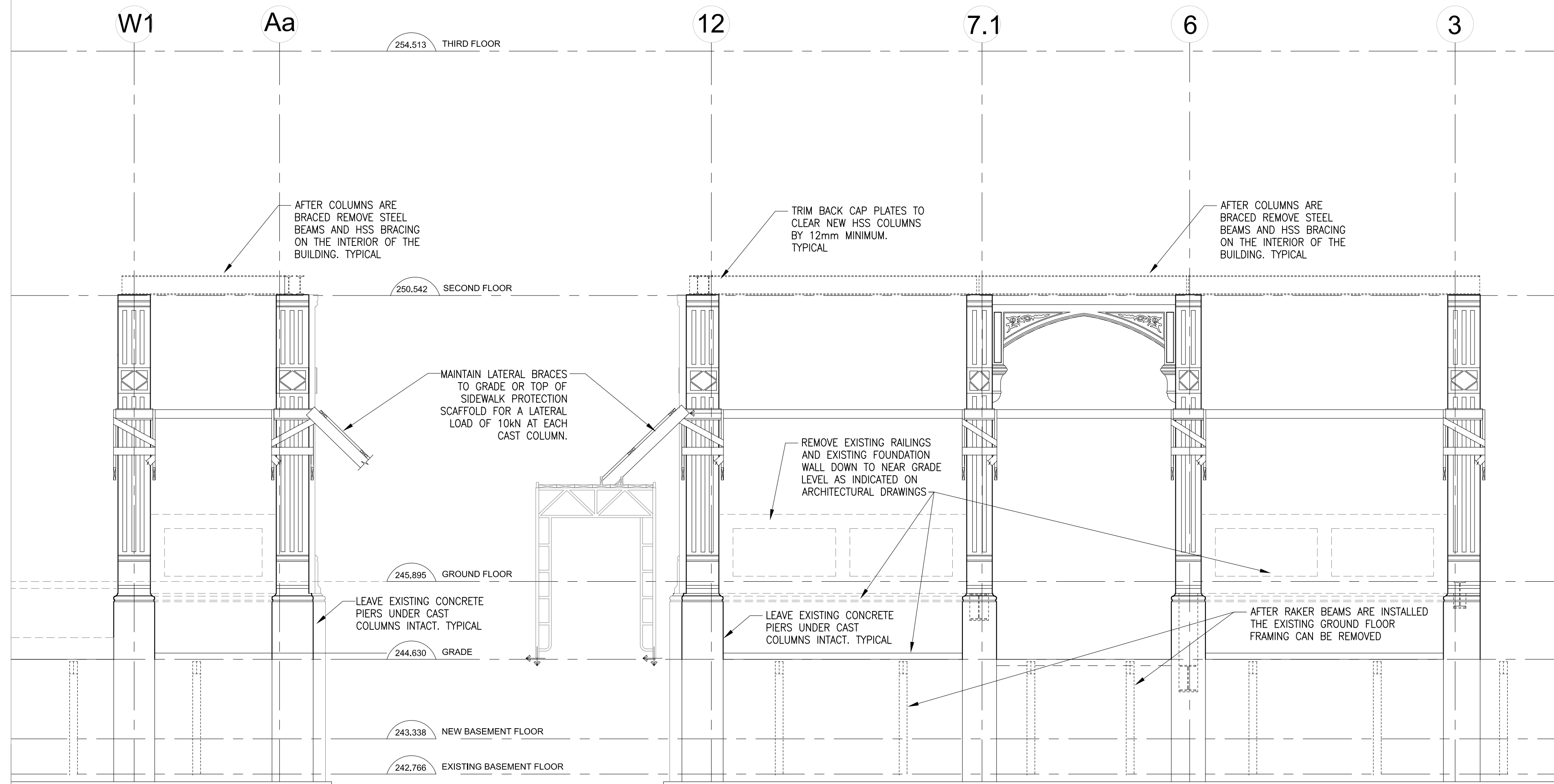
NOTE:  
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AGAINST ARCHITECTURAL DRAWINGS AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
DO NOT SCALE DRAWING.

NOTES



**STEP 1 - INSTALL LUMBER WRAPS AROUND CAST COLUMN AND BRACING, AND INSTALL FOUNDATION WALL RAKERS**

SCALE: 1:50



**STEP 2 - REMOVE EXISTING ROOF BRACING, GROUND FLOOR FRAMING, CONCRETE RAILS, AND WALLS BETWEEN PIERS**

SCALE: 1:50

No.	REMARKS	DATE
REVISIONS		



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DRAWING  
**CAST IRON COLUMN PROTECTION PROCEDURE**

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DRAWN BY:	DRAWER
CHECKED BY:	CHECKER
SCALE: 1:50	SHEET No. <b>SH1</b>
DATE: June 01/21	
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