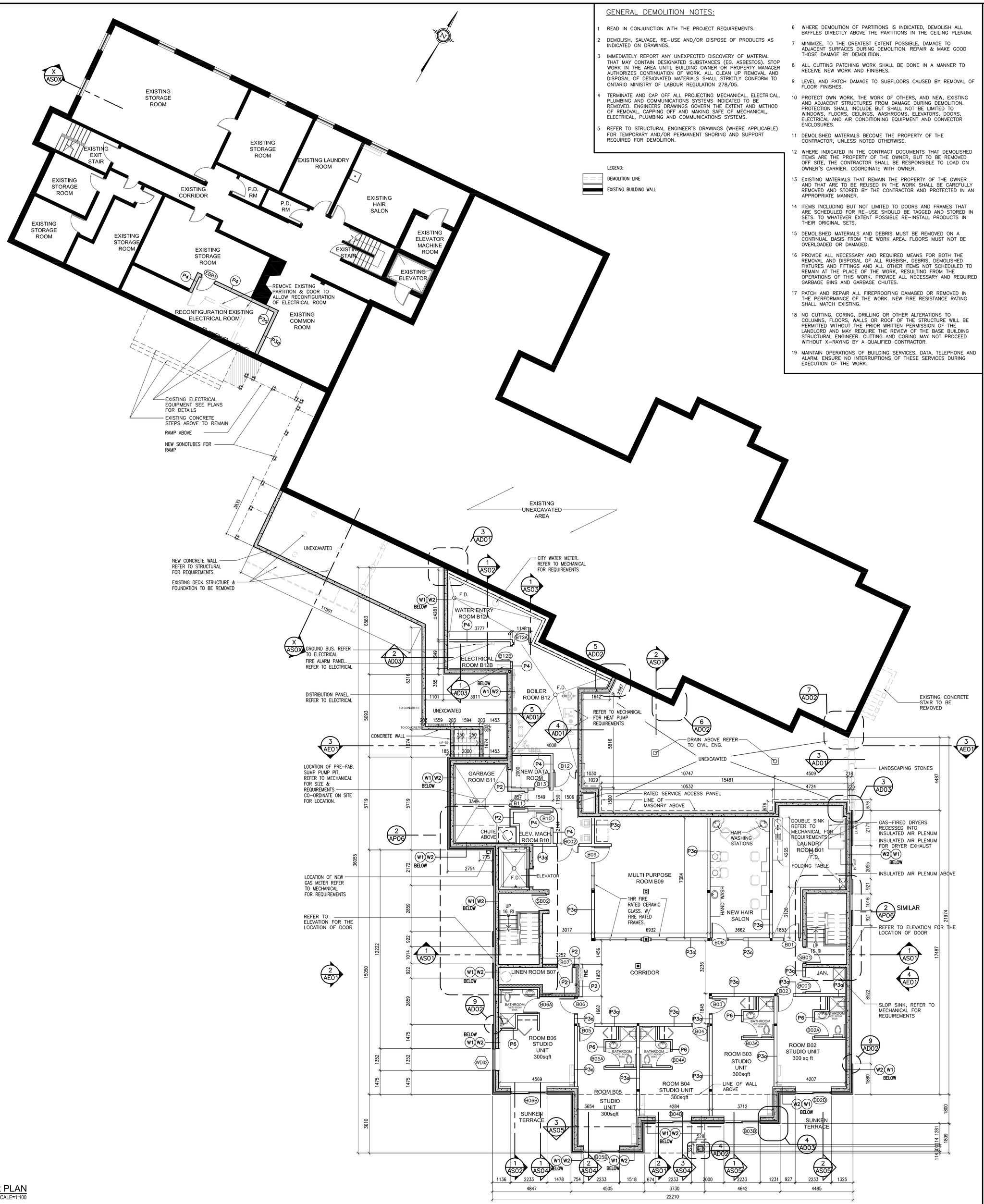

1 LOWER LEVEL FLOOR PLAN
AP.01 SCALE=1:100

GENERAL DEMOLITION NOTES:

1. READ IN CONJUNCTION WITH THE PROJECT REQUIREMENTS.
2. DEMOLISH, SALVAGE, RE-USE AND/OR DISPOSE OF PRODUCTS AS INDICATED ON DRAWINGS.
3. IMMEDIATELY REPORT ANY UNEXPECTED DISCOVERY OF MATERIAL THAT MAY CONTAIN DESIGNATED SUBSTANCES (EG. ASBESTOS). STOP WORK IN THE AREA UNTIL BUILDING OWNER OR PROPERTY MANAGER AUTHORIZES CONTINUATION OF WORK. ALL CLEAN UP REMOVAL AND DISPOSAL OF DESIGNATED MATERIALS SHALL STRICTLY CONFORM TO ONTARIO MINISTRY OF LABOUR REGULATION 278/05.
4. TERMINATE AND CAP OFF ALL PROJECTING MECHANICAL, ELECTRICAL, PLUMBING AND COMMUNICATIONS SYSTEMS INDICATED TO BE REMOVED. ENGINEERS DRAWINGS GOVERN THE EXTENT AND METHOD OF REMOVAL, CAPPING OFF AND MAKING SAFE OF MECHANICAL, ELECTRICAL, PLUMBING AND COMMUNICATIONS SYSTEMS.
5. REFER TO STRUCTURAL ENGINEER'S DRAWINGS (WHERE APPLICABLE) FOR TEMPORARY AND/OR PERMANENT SHORING AND SUPPORT REQUIRED FOR DEMOLITION.
6. WHERE DEMOLITION OF PARTITIONS IS INDICATED, DEMOLISH ALL BAFFLES DIRECTLY ABOVE THE PARTITIONS IN THE CEILING PLENUM.
7. MINIMIZE, TO THE GREATEST EXTENT POSSIBLE, DAMAGE TO ADJACENT SURFACES DURING DEMOLITION. REPAIR & MAKE GOOD THOSE DAMAGE BY DEMOLITION.
8. ALL CUTTING PATCHING WORK SHALL BE DONE IN A MANNER TO RECEIVE NEW WORK AND FINISHES.
9. LEVEL AND PATCH DAMAGE TO SUBFLOORS CAUSED BY REMOVAL OF FLOOR FINISHES.
10. PROTECT OWN WORK, THE WORK OF OTHERS, AND NEW, EXISTING AND ADJACENT STRUCTURES FROM DAMAGE DURING DEMOLITION. PROTECTION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO WINDOWS, FLOORS, CEILINGS, WASHROOMS, ELEVATORS, DOORS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT AND CONVECTOR ENCLOSURES.
11. DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE.
12. WHERE INDICATED IN THE CONTRACT DOCUMENTS THAT DEMOLISHED ITEMS ARE THE PROPERTY OF THE OWNER, BUT TO BE REMOVED OFF SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO LOAD ON OWNER'S CARRIER. COORDINATE WITH OWNER.
13. EXISTING MATERIALS THAT REMAIN THE PROPERTY OF THE OWNER AND THAT ARE TO BE REUSED IN THE WORK SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR AND PROTECTED IN AN APPROPRIATE MANNER.
14. ITEMS INCLUDING BUT NOT LIMITED TO DOORS AND FRAMES THAT ARE SCHEDULED FOR RE-USE SHOULD BE TAGGED AND STORED IN SETS. TO WHATEVER EXTENT POSSIBLE RE-INSTALL PRODUCTS IN THEIR ORIGINAL SETS.
15. DEMOLISHED MATERIALS AND DEBRIS MUST BE REMOVED ON A CONTINUAL BASIS FROM THE WORK AREA. FLOORS MUST NOT BE OVERLOADED OR DAMAGED.
16. PROVIDE ALL NECESSARY AND REQUIRED MEANS FOR BOTH THE REMOVAL AND DISPOSAL OF ALL RUBBISH, DEBRIS, DEMOLISHED FIXTURES AND FITTINGS AND ALL OTHER ITEMS NOT SCHEDULED TO REMAIN AT THE PLACE OF THE WORK, RESULTING FROM THE OPERATIONS OF THIS WORK. PROVIDE ALL NECESSARY AND REQUIRED GARBAGE BINS AND GARBAGE CHUTES.
17. PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED IN THE PERFORMANCE OF THE WORK. NEW FIRE RESISTANCE RATING SHALL MATCH EXISTING.
18. NO CUTTING, CORING, DRILLING OR OTHER ALTERATIONS TO COLUMNS, FLOORS, WALLS OR ROOF OF THE STRUCTURE WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE LANDLORD AND MAY REQUIRE THE REVIEW OF THE BASE BUILDING STRUCTURAL ENGINEER. CUTTING AND CORING MAY NOT PROCEED WITHOUT X-RAYING BY A QUALIFIED CONTRACTOR.
19. MAINTAIN OPERATIONS OF BUILDING SERVICES, DATA, TELEPHONE AND ALARM. ENSURE NO INTERRUPTIONS OF THESE SERVICES DURING EXECUTION OF THE WORK.

LEGEND:
- DEMOLITION LINE
- EXISTING BUILDING WALL

CONSTRUCTION NOTES:

ROOF COMPOSITION:

R1 — TYPICAL FLAT ROOF
- 2 PLY MOD. BIT ROOFING MEMBRANE WITH WEAR COAT (WRAP UP AND OVER PARAPET)
- 19mm PLYWOOD ON TAPERED WOOD SLEEPERS, 2% SLOPE TO DRAIN/SCUPPER.
- WOOD FRAMING, SEE STRUCTURAL DWGS FOR REQUIREMENTS.
- RSI8.6 (R50) min. ROXUL INSULATION WITHIN FRAMING CAVITY.
- 6mil. POLY VAPOUR BARRIER
- 38x64mm STRAPPING @ 400mm o.c.
- 13mm GYPSUM (TAPE, SAND, PAINT)

R2 — FLAT ROOF / TERRACE
- PAVERS ON PRE-MANUFACTURED LEVELING PODIA.
- 2 PLY MOD. BIT ROOFING MEMBRANE (WRAP UP AND OVER PARAPET)
- 19mm PLYWOOD ON TAPERED WOOD SLEEPERS, 2% SLOPE TO DRAIN/SCUPPER.
- WOOD FRAMING, SEE STRUCTURAL DWGS FOR REQUIREMENTS.
- RSI8.6 (R50) min. ROXUL INSULATION WITHIN FRAMING CAVITY.
- 6mil. POLY VAPOUR BARRIER
- 22mm HAT CHANNELS AT 400mm O.C.
- 2 LAYERS 16mm SHEETROCK FIRECODE CORE GYPSUM PANELS (EXTERIOR GRADE GWB OR DENS-GLASS GOLD SHEATING AT EXTERIOR CONDITIONS), PANELS SCREW ATTACH, JOINTS STAGGER AND FINISH
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS

R3 — FLAT ROOF / CONCRETE STRUCTURE
- 2 PLY MOD. BIT ROOFING MEMBRANE (WRAP UP AND OVER PARAPET)
- 6mm OVERLAY BOARD
- 100mm POLYISOCYANURATE INSULATION
- 6mil. POLY VAPOUR BARRIER
- SLOPED CONCRETE ROOF SLAB TO DRAIN
- 140mm STEEL STUDS 400mm O.C.
- 1 LAYER 19mm SHEETROCK FIRECODE CORE GYPSUM PANELS (EXTERIOR GRADE GWB OR DENS-GLASS GOLD SHEATING AT EXTERIOR CONDITIONS), PANELS SCREW ATTACH, JOINTS STAGGER AND FINISH
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS

R3a — FLAT ROOF / CONCRETE STRUCTURE / TERRACE
- PAVERS ON PRE-MANUFACTURED LEVELING PODIA.
- 2 PLY MOD. BIT ROOFING MEMBRANE (WRAP UP AND OVER PARAPET)
- 6mm OVERLAY BOARD
- 100mm POLYISOCYANURATE INSULATION
- 6mil. POLY VAPOUR BARRIER
- SLOPED CONCRETE ROOF SLAB TO DRAIN
- 100mm STEEL STUDS 400mm O.C.
- 1 LAYER 19mm SHEETROCK FIRECODE CORE GYPSUM PANELS (EXTERIOR GRADE GWB OR DENS-GLASS GOLD SHEATING AT EXTERIOR CONDITIONS), PANELS SCREW ATTACH, JOINTS STAGGER AND FINISH
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS

R4 — TYPICAL SLOPED ROOF
- ASPHALT ROOF SHINGLES -OR- METAL ROOFING??
- ROOFING MEMBRANE
- 19mm EXT. GRADE PLYWOOD c/w H-CLIPS
- PRE-MANUFACTURES ROOF TRUSSES; REFER TO MANUFACTURERS SHOP DRAWINGS FOR DETAILS
- R50 MIN. MINERAL FIBER INSULATION
- VAPOUR BARRIER
- 19mm WOOD STRAPPING
- 2 - LAYERS 16mm TYPE-X GYPSUM BOARD

R5 — TYPICAL SLOPED ROOF @ EAVES
- ASPHALT ROOF SHINGLES -OR- METAL ROOFING??
- ICE AND WATER SHIELD
- ROOFING MEMBRANE
- 19mm EXT. GRADE PLYWOOD c/w H-CLIPS
- PRE-MANUFACTURES ROOF TRUSSES; REFER TO MANUFACTURERS SHOP DRAWINGS FOR DETAILS
- 38x64mm WOOD FRAMING
- 22mm WOOD STRAPPING
- PRE-FINISHED METAL VENTED SOFFIT.

FLOOR COMPOSITION:

F1 — TYPICAL CONCRETE BASEMENT SLAB (F.R.R. : N/A)

STC:N/A
- FLOOR FINISH: PAINT AND SEAL. SEE ALSO FINISH SCHEDULE.
- 125mm POURED CONCRETE FLOOR C/W STEEL MESH AND REINFORCING PER STRUCTURAL DWGS.
- VAPOUR BARRIER
- R15 RIGID INSULATION FIRST METER AT PERIMETER, R5 BALANCE.
- 50mm SAND
- 100mm GRAVEL
- COMPACTED FILL

F2 — TYPICAL CONCRETE GROUND SLAB (F.R.R. : 2HR)
- FLOOR FINISH: PAINT AND SEAL. SEE ALSO FINISH SCHEDULE.
- POURED CONCRETE FLOOR C/W STEEL MESH AND REINFORCING PER STRUCTURAL DWGS.
- 75mm SPRAYED APPLIED MINERAL FIBRE INSULATION (R15) ON GALV. WIRE MESH FASTENED TO CONC. SLAB

F3 — TYPICAL FLOOR CONSTRUCTION (CONCRETE SLAB WITH INSULATED CEILING)

STC:52
2hr FRR
- FLOOR FINISH: PAINT AND SEAL. SEE ALSO FINISH SCHEDULE.
- POURED CONCRETE FLOOR C/W STEEL MESH AND REINFORCING PER STRUCTURAL DWGS.
- 140mm STEEL STUDS
- 140mm ROXUL INSULATION WITHIN STUDS.
- 13mm TYPE-C GYPSUM BOARD.
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS.

F4 — TYPICAL FLOOR CONSTRUCTION - ULC S-101

STC:52
1hr FRR
- 16mm PLYWOOD SUBFLOOR,
- WOOD FLOOR FRAMING, REFER TO STRUCTURAL DWGS FOR REQUIREMENTS.
- 190mm ROXUL INSULATION IN FLOOR CAVITY.
- RESILIENT CHANNELS SPACED AT 400mm O/C.
- 16mm TYPE-X GYPSUM BOARD.
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS.

AT SOFFIT CONDITION.
- FILL FLOOR FRAMING CAVITY.
- 50mm RIGID INSULATION BELOW FLOOR FRAMING.
- PREFINISHED METAL VENTED SOFFIT.

STRUCTURAL STEEL HSS COLUMNS - UL DES X528

ALL STRUCTURAL STEEL CHSS COLUMNS TO BE FIRE RATED AS PER UL DES X528. COORDINATE ALL ADJACENT WALL ACCORDINGLY TO PROVIDE SMOOTH WALL TRANSITIONS. PROVIDE CONTINUOUS FIRE SEPARATION, TYP.

FIRE BLOCKING:

ALL VERTICAL AND HORIZONTAL CONCEALED SPACES TO BE AS PER OBC FIRE BLOCKING REQUIREMENTS. CONTRACTOR TO COORDINATE WITH ONSITE CONDITIONS, TYP.

FIRE RATED ASSEMBLIES:

ALL FIRE RATED ASSEMBLIES TO BE TERMINATED AT UNDERSIDE OF FLOOR / ROOF DECK AND EFFECTIVELY FIRE CAULKED WITH ULC APPROVED FIRE CAULKING., TYP.

COMMON COMPOSITION NOTES:

- PROVIDE COMPRESSIBLE FOAM GASKET BETWEEN METAL AND CONCRETE.
- SET BOTTOM TRACK IN DOUBLE CONTINUOUS BEAD OF SEALANT. SILL AND TOP PLATE IN CONTINUOUS SEALANT.
- PROVIDE FIRE-RATED ACOUSTICAL SEALANTS TO CLOSE PERIMETER (TOP, BOTTOM, VERTICAL INTERSECTS) JOINTS AND OPENINGS WHERE MECHANICAL, PLUMBING, ELECTRICAL OR OTHER DEVICES PENETRATE THROUGH SOUND RATED WALLS.
- PROVIDE GWB ON FINISHED SIDE ONLY AT CHASES/FURRED SITUATIONS.
- PROVIDE MOISTURE RESISTANT (MR) GWB AT ALL WET AREAS AND AREAS PRONE TO MOISTURE. PROVIDE ½" CEMENT BOARD IN WASHROOM AREAS, JANITOR'S CLOSET, WHERE TILE ARE TO BE APPLIED.
- PROVIDE PLYWOOD BACKING/WOOD BLOCKING WHERE REQUIRED.
- COORDINATE ALL WINDOW AND DOOR ROUGH OPENINGS WITH SCHEDULE AND MANUFACTURER INSTALLATION DETAILS AND RECOMMENDATIONS.

WALL COMPOSITION:

W1 — TYPICAL NEW FOUNDATION WALL
- SELF-ADHERING WATERPROOFING MEMBRANE ON
- CONCRETE WALL (REFER TO STRUCTURAL)

W2 — TYPICAL CONCRETE EXTERIOR WALL
- 90mm THICK STONE (ST)/ ARCHITECTURAL PANEL AP OR FIBRE CEMENT BOARD (FC) PANEL VENEER - REFER TO ELEVATIONS FOR MATERIAL LOCATIONS
- 25mm AIR SPACE.
- AIR BARRIER.
- 50mm RIGID INSULATION (CONTINUOUS)
- VAPOUR BARRIER
- CONCRETE WALL/COLUMN
- 13mm FURRING CHANNEL
- 13mm G.B.

W3 — CMU EXTERIOR WALL AT EXISTING ADJACENT BUILDING
- 190mm CONCRETE MASONRY UNITS
- AIR BARRIER.
- 140mm STEEL STUDS.
- 140mm BATT INSULATION.
- VAPOR BARRIER
- 13mm G.B.

W3a — TYPICAL CMU EXTERIOR WALL
- 90mm THICK STONE (ST)/ARCHITECTURAL PANEL AP OR FIBRE CEMENT BOARD (FC) PANEL VENEER - REFER TO ELEVATIONS FOR MATERIAL LOCATIONS
- 25mm AIR SPACE.
- AIR BARRIER.
- 50mm RIGID INSULATION (CONTINUOUS)
- VAPOUR BARRIER
- 190mm CONCRETE MASONRY UNITS

W3b — TYPICAL POURED CONCRETE EXTERIOR WALL
- 90mm THICK STONE (ST)/ARCHITECTURAL PANEL AP OR FIBRE CEMENT BOARD (FC) PANEL VENEER - REFER TO ELEVATIONS FOR MATERIAL LOCATIONS
- 25mm AIR SPACE.
- AIR BARRIER.
- 50mm RIGID INSULATION (CONTINUOUS)
- VAPOUR BARRIER
- REINFORCED POURED CONCRETE; REFER TO STRUCTURAL DRAWINGS

W4 — TYPICAL WOOD STUD EXTERIOR WALL
- 90mm THICK STONE (ST)/ARCHITECTURAL PANEL AP OR FIBRE CEMENT BOARD (FC) PANEL VENEER - REFER TO ELEVATIONS FOR MATERIAL LOCATIONS
- 25mm AIR SPACE.
- AIR BARRIER.
- 50mm RIGID INSULATION (CONTINUOUS)
- 13mm EXTERIOR GRADE PLYWOOD.
- 38x140mm WOOD STUDS @ 400mm O.C.
- 140mm ROXUL INSULATION.
- VAPOR BARRIER
- 16mm TYPE-X G.B.

W5 — TYPICAL STEEL STUD EXTERIOR WALL
- 90mm THICK STONE (ST)/ARCHITECTURAL PANEL AP OR FIBRE CEMENT BOARD (FC) PANEL VENEER - REFER TO ELEVATIONS FOR MATERIAL LOCATIONS
- 25mm AIR SPACE.
- AIR BARRIER.
- 50mm RIGID INSULATION (CONTINUOUS)
- 13mm EXTERIOR GRADE PLYWOOD.
- 140mm STEEL STUDS @ 400mm O.C.
- 140mm ROXUL INSULATION.
- VAPOR BARRIER
- 13mm G.B.

PARTITION COMPOSITION:

P1
- 140mm REINFORCED CONCRETE BLOCK

P1a
140mm REINFORCED CONCRETE BLOCK
AIR/ VAPOUR BARRIER
64mm METAL CHANNELS
50mm RIGID INSULATION
13mm G.B.

P2
- 190mm REINFORCED CONCRETE BLOCK
- METAL FURRING CHANNELS
- 16mm TYPE X FIRE RATED GYPSUM BOARD

P3 — STRUCTURAL WALL PARTITION UL DES 334 F.R.R.: 2 HR STC 58 USG-810219

WOOD SHEAR WALL TYPE SW1 - REFER TO STRUCT.
- 2 LAYER 16mm TYPE-X GYPSUM WALLBOARD
- 13mm CSP PLYWOOD
- 38x140mm WOOD STUDS @ 400mm O.C. MAX.
- 140mm THERMAFIBER SAFB, FULL WIDTH AND HEIGHT OF CAVITY
- 13mm CSP PLYWOOD
- RESILIENT CHANNEL @ 600mm O.C.
- 2 LAYER 16mm TYPE-X GYPSUM WALLBOARD
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS, BOTH SIDES
- PRIME AND PAINT FINISH (CORRIDOR SIDE)

P3a — NON-STRUCTURAL WALL PARTITION UL DES 334 F.R.R.: 2 HR STC 58 USG-810219
- 2 LAYER 16mm TYPE-X GYPSUM WALLBOARD
- 38x140mm WOOD STUDS @ 400mm O.C. MAX.
- 140mm THERMAFIBER SAFB, FULL WIDTH AND HEIGHT OF CAVITY
- RESILIENT CHANNEL @ 600mm O.C.
- 2 LAYER 16mm TYPE-X GYPSUM WALLBOARD
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS, BOTH SIDES
- PRIME AND PAINT FINISH (CORRIDOR SIDE)

P4 — NON-STRUCTURAL WALL PARTITION - ULC DES W301 F.R.R.: 1 HR
- 16 mm TYPE-X GYPSUM WALLBOARD
- 38x89mm WOOD STUDS @ 400 mm O.C.
- 16 mm TYPE-X GYPSUM WALLBOARD

P5 — NOT USED

N/A

P6 — TYPICAL INTERIOR PARTITION
- 13mm G.B.
- (13mm CEMENT BRD WHERE TILES ARE TO BE APPLIED)
- 38x89mm WOOD STUD @ 400mm O.C.
- 13mm G.B.

P7 — TYPICAL INTERIOR SHAFT WALL - ULC DES W452 SYSTEM F (F.R.R. 2 HR) STC58 USG040910
- 2 LAYER 16mm TYPE-X GYPSUM WALL BOARD
- RESILIENT CHANNEL @ 600mm O.C.
- 100mm STEEL C-H, CT OR I STUDS @ 600mm O.C. MAX
- 75mm MINERAL FIBER
- 25mm GYPSUM BOARD LINER PANELS

P8
- REINFORCED POURED CONCRETE; REFER TO STRUCTURAL DRAWINGS

P9
- REINFORCED POURED CONCRETE; REFER TO STRUCTURAL DRAWINGS
- 22mm FURRING CHANNELS
- 13mm G.B.

HANDRAILS AND GUARDS:

- ALL HANDRAILS TO COMPLY WITH ONTARIO BUILDING CODE SECTION 3.4.6.5
- ALL GUARDS TO COMPLY WITH ONTARIO BUILDING CODE SECTION 3.4.6.6

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

COPYRIGHT RESERVED.

ONTARIO ASSOCIATION OF ARCHITECTS
R. J. WOODMAN
LICENCE
2425

NO.	REVISION	MM/DD/YY DATE
19		
18		
17		
16		
15	RE-ISSUED FOR CONSTRUCTION	08/12/15
14	ISSUED FOR CONSTRUCTION	19/11/15
13	ISSUED FOR FINAL COORDINATION	13/11/15
12	ISSUED TO SURVEYOR AND CONTRACTOR FOR LAYOUT PURPOSES	23/09/15
11	ISSUED FOR COST CONSULTANT REVIEW	14/09/15
10	ISSUED FOR VALUE ENGINEERING	21/08/15
09	ISSUED FOR TENDER	05/08/15
08	ISSUED FOR COORDINATION	04/06/15
07	ISSUED FOR REVIEW/COORDINATION	25/03/15
06	ISSUED FOR COORDINATION	02/12/15
05	ISSUED FOR BUILDING PERMIT	12/23/14
04	ISSUED FOR COORDINATION	12/09/14
03	ISSUED FOR COORDINATION	11/28/14
02	ISSUED FOR COORDINATION	10/29/14
01	ISSUED FOR COORDINATION	08/22/14

WOODMAN ARCHITECT & ASSOCIATES LTD.
4 BEECHWOOD, SUITE 201, OTTAWA, ONTARIO, CANADA K1L 8L9
TEL:613 228 9850 FAX:613 228 9848 mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL - WSP
MECHANICAL - BGA
ELECTRICAL - BGA

PROJECT
LONG SAULT VILLA PROPOSED NEW LINKED BUILDING

DRAWING:
BASEMENT LEVEL FLOOR PLAN

DATE	DECEMBER 23 2014	JOB NO.	1428
SCALE	1:100	DRAWING NO.	AP.01
DRAWN BY	P.E.		
REVIEWED BY	R.J.W.		