

GENERAL NOTES:

- 1 PATCH & MAKE GOOD EXISTING TO MATCH.
- 2 GYPSUM BOARD DECORATIVE COLUMN OVER NEW STRUCTURAL STEEL COLUMN INCLUDING METAL STUD FRAMING.
- 3 GYPSUM BOARD DECORATIVE COLUMN INCLUDING METAL STUD FRAMING.
- 4 GYPSUM BOARD FINISH OVER EXISTING STRUCTURAL CONCRETE OR STEEL COLUMN INCLUDING METAL STUD FRAMING.
- 5 NEW GYPSUM BOARD PARTITION REFER TO PARTITION ASSEMBLIES.
- 6 NEW ALUMINUM WINDOW & GLAZING TO MATCH EXISTING.
- 7 PREPARE EXISTING SURFACE TO ACCEPT NEW WORK.
- 8 PROVIDE 6-110 VOLT DUPLEX OUTLETS ON SEPARATE CIRCUITS.
- 9 CAPPUCCINO CAFE, PROVIDE WATER SUPPLY
- 10 PROVIDE DRAIN FROM COUNTER CAPPUCCINO MACHINE.
- 11 152-6"x16"x15'd, 4-6"x12"x15'd & 2-12"x12"x15'd FRONT LOADING MAIL BOXES c/w GYPSUM BOARD PARTITION TO ENCLOSE. MOUNTED @ 24" A.F.F. TO 65" HIGH.
- 12 EXISTING TO REMAIN. PROTECT AND REPAIR AS NECESSARY. Refer to Existing Wall Assembly.
- 13 NEW PRESSED STEEL FRAME 1/2 HR. F.R.R. & LAMINATED FIRE PROOF GLASS.
- 14 NEW REFRIGERATOR.
- 15 CLOSE UP EXISTING WINDOW REMOVE FRAME & GLASS INSTALL NEW PARTITION / WALL TO MATCH EXISTING.
- 16 GLASS BLOCK.
- 17 NEW ALUMINUM FRAME AND DOOR c/w SELF CLOSING DEVICE / EXIT HARDWARE TO MEET REQUIREMENTS OF O.B.C..
- 18 SLIDING CLOSET DOOR c/w TRACK AND HARDWARE.
- 19 NEW MELAMINE SHELF, WALL CLIBETS IN WHITE, CHROME ROD WITH MID SPAN SUPPORT.
- 20 RELOCATE EXISTING TEMPERED GLASS PARTITION & DOOR INSTALL AS SHOWN & INCLUDE NECESSARY HARDWARE & MATERIAL TO MATCH EXISTING GLASS PARTITION TO COMPLETE THE PARTITION AS SHOWN. RESERVED.
- 22 EXISTING MECHANICAL EQUIPMENT ROOM.
- 23 NEW AUDIO / VIDEO ROOM.
- 24 NEW CULTURED STONE FACADES.
- 25 EXISTING ELECTRICAL SERVICE CONDUITS.
- 26 FROSTED SLIDING GLASS / ALUMINUM DOOR & FRAME.
- 27 1/2 WALL TO 32" A.F.F. USE P.I. PARTITION ASSEMBLY CAP WITH PAINTED SILL AND APRON B.S.
- 28 COUNTER PASS THRU c/w TEMPERED GLASS DIVIDER, SPEECH HOLE AND OPENING FOR PASS THRU.
- 29 TYPICAL NEW SHOWER c/w TEMPERED SLIDING GLASS DOOR AND PARTITION, PRE-FAB BENCH AT ONE END.
- 30 EXISTING SHOWER TO REMAIN.
- 31 ELECTRIC FIRE PLACE PLUGS INTO A STANDARD 110 IS AMP DUPLEX CIRCUIT
- 32 ELECTRIC CORNER FIRE PLACE PLUGS INTO A STANDARD 110 IS AMP DUPLEX CIRCUIT
- 33 EXISTING MOVABLE PARTITION TO REMAIN.
- 34 EXISTING MOVABLE PARTITION TO BE REMOVED.
- 35 NEW MILLWORK AS PER DETAILED SHOP DRAWINGS. SITE MEASURE AND CONFIRM PLACEMENT OF ELECTRICAL & MECHANICAL SERVICES.
- 36 ICE CREAM MAKER PROVIDE EATER SUPPLY & DRAIN.
- 37 NEW IN COUNTER SINK, c/w NEW FAUCET.
- 38 NEW STAIR c/w HANDRAIL AS PER O.B.C. 3.4.6, 3.4.6.5, 3.4.6.8, & 3.4.6.6.
- 39 NEW GUARD / HANDRAIL AS PER O.B.C. 3.4.6.6..
- 40 NEW RAMP c/w GUARD & HANDRAIL AS PER O.B.C. 3.4.6, & 3.8.3.4.
- 41 NEW INTERIOR DOOR OR WINDOW IN P.S.F. & GLASS AS PER O.B.C. 3.1.8.
- 42 NEW ALUMINUM WINDOW ABOVE LOUNGE ROOF. REMOVE EXISTING WINDOW. FRAME IN NEW WALL TO MATCH EXISTING SILL TO NEW WINDOW SILL. FLASH TO NEW ROOF.
- 43 NEW OPENING AT LANDING BETWEEN GROUND & SECOND FLOORS.
- 44 BUILDING CONTROL JOINT.
- 45 NEW RESIDENTIAL TYPE WASHER & DRYER. PROVIDE WATER SUPPLY, DRAIN & NECESSARY MECHANICAL & ELECTRICAL SERVICES.
- 46 NEW BARRIER FREE WASHROOM / TOILET ROOM. REFER TO DETAILS FOR TOILET GRAB BARS, SINK & ACCESSORY LOCATIONS & INSTALLATION. AS PER O.B.C. 3.8.2.3.
- 47 NEW GYPSUM BOARD PLUMBING CHASE TO ENCLOSE EXISTING PLUMBING FROM ABOVE.
- 48 EXISTING STAIR & RAILINGS TO REMAIN.
- 49 REPAIR & PATCH INTO EXISTING MOD-BIT ROOF MEMBRANE & EXTEND NEW MOD-BIT MEMBRANE TO FACE OF WALL PARAPET
- 50 SIGN AT ENTRY TO LOUNGE TO READ "MAXIMUM OCCUPANT LOAD 60 PEOPLE"
- 51 5'-6" x 5'-6" LANDINGS AREA TOP & BOTTOM OF RAMP AS PER O.B.C..
- 52 SECURE DOOR FOR CONTROLLED ACCESS. CONNECTED TO THE FIRE ALARM SYSTEM AS PER THE O.B.C..
- 53 NEW FIRE CODE GYPSUM BOARD REFER TO WALL ASSEMBLY TYPE.
- 54 BARRIER FREE BATH TUB & SHOWER AS PER O.B.C. 3.8.3.13. SHOWER DRAIN TO BE FLUSH WITH FLOOR.
- 55 NEW SHOWER TILE FLOOR. POUR NEW CONCRETE RECESSED TO ACCEPT NEW SHOWER DRAIN & LINER & TILE FINISH FLUSH WITH NEW FLOORING.
- 56 42 - HALF LOCKERS 16"x18"x36" on SEAT @ 16" A.F.F..
- 57 NEW TWO TIER ISLAND, 36" & 42" HIGH COUNTER LEVELS. REFER TO MILLWORK SHOP DRAWINGS FOR SIZE AND DETAIL. SITE CONFIRM ALL DIMENSIONS.
- 58 COUNTER DEPTH CABINET OVER REFRIGERATOR.
- 59 SLIDE IN 30" RANGE c/w EXHAUST HOOD SEE MECHANICAL.
- 60 RESIDENTIAL TYPE MICROWAVE ABOVE COUNTER IN SLINS.
- 61 BELOW COUNTER 24" RESIDENTIAL DISHWASHER.
- 62 NEW FLOOR DRAIN SEE MECHANICAL.
- 63 PROVIDE WALL BUCKS/BLOCKING AS NECESSARY FOR BARRIER FREE HAND GRIPS AS PER O.B.C..

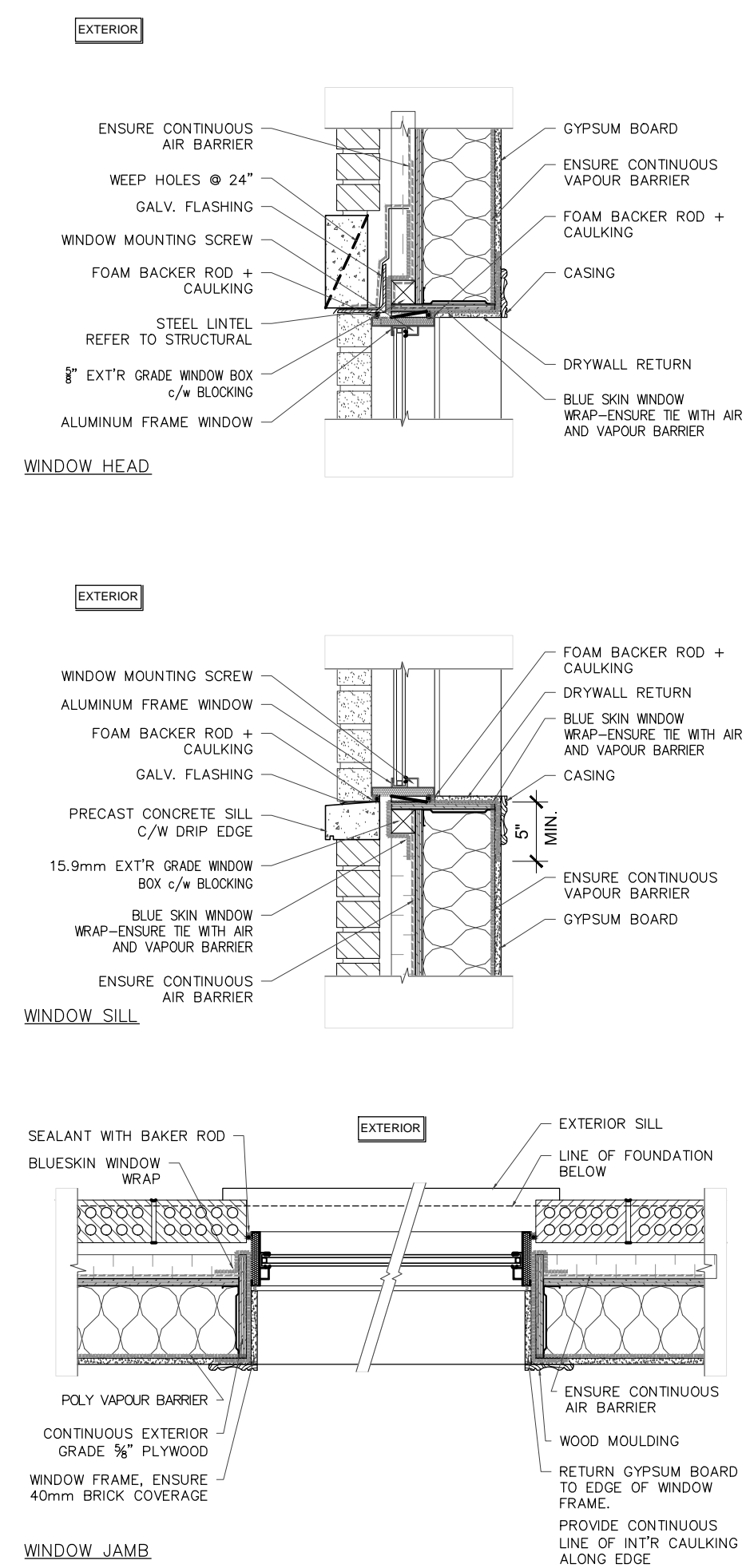
GENERAL NOTES:

- 64 REFERENCE POINT AS MEASURED BY ANNIS O'SULLIVAN VOLBEK SURVEYORS. CORNER OF ELEVATOR WALL BETWEEN GRIPS A.D, 14 & 15
- 65 NEW JANITORIAL TYPE MOP SINK c/w WALL MOUNTED FAUCET FOR USE AT THIS TYPE OF INSTALLATION
- 66 REPAIR FLOOR TO MATCH EXISTING.
- 67 WALK-THRU VERTICAL CHAIR LIFT 36" X 32"
- 68 RETURN GYPSUM BOARD FINISH VERTICALLY TO U.S. OF ROOF.
- 69 FLASHING REFER TO OPEN-AIRE SHOP DRAWINGS.
- 70 OPEN-AIRE ROOF SYSTEM BEYOND.
- 71 NEW STRUCTURAL STEEL FRAMING REFER TO STRUCTURAL DRAWINGS.
- 72 OPEN-AIRE ALUMINUM TRUSS.
- 73 REMOVE EXISTING ROOFING & INSTALL NEW PRE FINISHED METAL OVER.
- 74 ENSURE EXISTING DRIP FLASHING IS SECURE & NOT DAMAGED. LAP BLUE SKIN OVER FLASHING IN THE DIRECTION OF NATURAL DRAINAGE.
- 75 MAINTAIN EXISTING SILL FLASHING, SEAL BLUE SKIN TO UNDER SIDE OF EXISTING FLASHING.
- 76 LINE OF NEW EFFIS ACRYLIC STUCCO FINISH BEYOND.
- 77 NEW P-LAM WINDOW SILL, & PAINTED APRON.
- 78 NEW PRE-FINISHED DRIP FLASHING SEAL TO AIR BARRIER ABOVE WINDOW OR DOOR FRAME.
- 79 NEW PRE-FINISHED SILL FLASHING SEAL TO WINDOW OR DOOR FRAME.
- 80 RETURN 3/4" FIRECODE GYPSUM BOARD TO STEEL WINDOW FRAME HEAD AND JAMBS. USE EDGEBEED TO FINISH GYPSUM AT INTERSECTION WITH FRAME.
- 81 FOAM IN PLACE INSULATION CALK BOTH INTERIOR AND EXTERIOR OF FRAME TO ADJACENT SURFACES WITH COLOUR MATCHED CALKING.
- 82 REMOVE EXISTING ROOF MEMBRANE, INSTALL PRE-FINISHED METAL OVER INSULATION.
- 83 RELOCATE EXISTING EXHAUST & FRESH AIR INTAKE DUCTS SEE MECHANICAL.
- 84 EXTEND EXISTING EXHAUST FLUE AS PER MECHANICAL.
- 85 FRAME NEW CHIMNEY WITH HEAVY GAUGE STUDS CLAD IN BRICK TO MATCH EXISTING.
- 86 RELOCATED EXHAUST & SUPPLY AIR TO NEW CHIMNEY. SEE MECHANICAL.
- 87 NEW MODBIT ROOF MEMBRANE SLOPED TO DRAIN.
- 88 EXISTING CANOPY BELOW
- 89 ADJUST FENCE & MOVE TO NEW LOCATION AS SHOWN
- 90 ALLOW EXISTING MASONRY WEEP & VENTING HOLES TO BE MAINTAINED
- 91 PROVIDE EFFIS SYSTEM VENTS / DRAINS AS PER MANUFACTURES INSTRUCTIONS.
- 92 SECURE METAL STUD FRAME TO EXISTING WALL AS PER P-ENG RECOMMENDATIONS. PROVIDE SHOP DRAWINGS FOR THIS WITH P-ENG STAMP.
- 93 DRIP & RETURN EFFIS TO EXISTING OR NEW EXTERIOR WALL FINISH.
- 94 EFFIS SYSTEM MANUFACTURED BY DRYVIT OR EAUVAL.
- 95 3/4" EXTERIOR GRADE SHEATHING. HEAVY GAUGE METAL STUD FRAME @ 16" o.c. PROVIDE SHOP DRAWINGS FOR STUD FRAME DESIGN STAMPED BY P-ENG REG. IN ONTARIO, FOR APPROVAL.
- 96 3/4" P.T. PLYWOOD SHEATHING
- 97 BLUE SKIN WRAP. CONT. AS SHOWN OR APPROVED EQUAL.
- 98 PRE-FIN METAL CAP FLASHING.
- 99 VERTICAL PRE-FINISHED METAL FLASHING
- 100 LAP JOINTS FOLD TOGETHER CRIMP & SEAL ALL HORIZONTAL METAL FLASHING JOINTS.
- 101 REMOVE MASONRY SHOULDER COURSE & ANY LOOSE MASONRY VENEER. REMOVE PARAPET CAP FLASHING & BLOCKING PREP FOR NEW WORK
- 102 REMOVE EXISTING WOOD FRAME AND METAL CLADDING
- 103 SECURE 3/4" EXTERIOR GRADE P.T. PLYWOOD TO EXISTING PARAPET. REFER TO SHOP DRAWINGS FOR SIZE, TYPE & SPACING OF FASTENERS. CAP FLASHING HOLD DOWN CLIP SIZED TO PLYWOOD UNDER CAP.
- 104 SECURE FLASHING TO NEW PARAPET.
- 105 BATT INSULATION TO FILL VOID
- 106 CALKING & BACKER ROD
- 107 BLOCKING AS REQUIRED.
- 108 NEW MASONRY VENEER.
- 109 AIR BARRIER
- 110 VAPOUR BARRIER?
- 111 NEW PER-FINISHED METAL DRIP FLASHING, LAP & SEAL TO AIR BARRIER.
- 112 WINDOW WRAP REFER TO DETAIL FOR INSTRUCTIONS TO PROPERLY INSTALL OPENING WRAP/SEAL.
- 113 RIGID INSULATION.
- 114 MASONRY LINTEL SEE STRUCTURAL.
- 115 NEW MASONRY VENT/ WEEP HOLES.
- 116 GYPSUM BOARD FINISH REFER TO WALL ASSEMBLIES
- 117 HEAVY GAUGE METAL STUD LINTELS SEE STRUCTURAL
- 118 METAL FURRINS @ 16" o.c.
- 119 PRE-FINISHED METAL STANDING SEAM ROOFING.
- 120 TRANSOM WINDOW
- 121 BREAK OPEN EXISTING CONCRETE FLOOR CUT EXISTING FOUNDATION WALL POUR NEW WALLS, STEPS, & SLAB. REINFORCE ETC AS PER STRUCTURAL DNGS. ALLOW FOR 1/2" THERMAL BREAK BETWEEN EXISTING FOUNDATION PANEL AS MANUFACTURED BY RELIABLE PRODUCTS.
- 122 NEW ALUMINUM CURTAIN WALL TO MATCH OPENAIRE WALL SYSTEM.
- 123 NEW PRE-FINISHED METAL SIDING ON STEEL FRAMING TO P-ENG APPROVAL, c/w ALL THE NECESSARY FR-FINISHED TRIMS, CLOSURES, GAPS & FLASHINGS.

GENERAL NOTES:

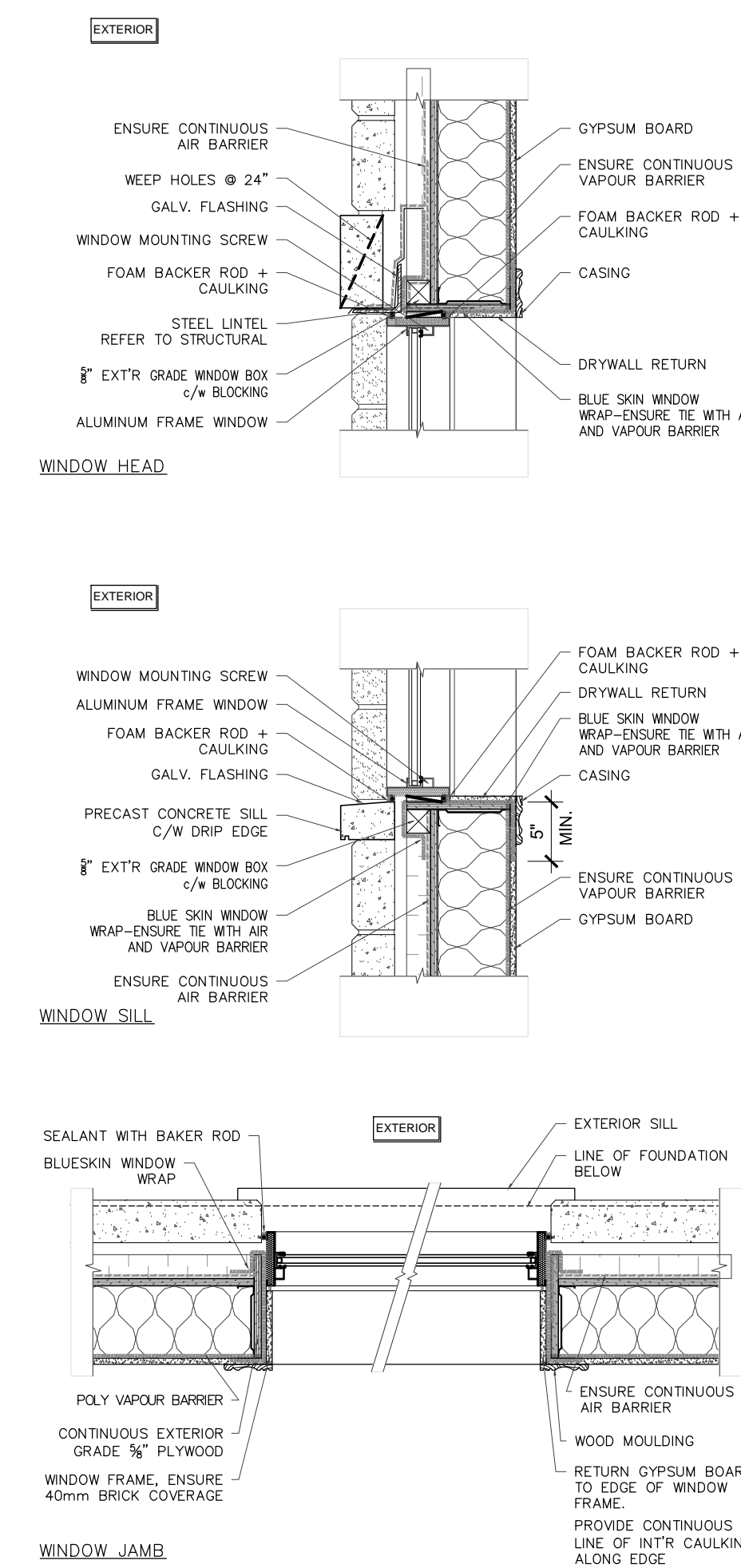
- 124 FHG FIRE HOSE CABINET
- 125 STUD ENCLOSURE TO VERTICAL SPRINKLER MAIN. ENSURE STAIR WIDTH IS RESPECTED ON ALL LANDINGS.
- 126 BUILT IN WATER FEATURE
- 127 NEW MECHANICAL EXHAUST FROM EXISTING WASHROOMS AT GROUND SECOND & THIRD FLOOR UNITS FACING COURT YARD.
- 128 NEW ROOF & WALL IN LINE WITH EXISTING ELEVATOR SHAFT.
- 129 EXISTING ELEVATOR SHAFT BEYOND.
- 130 NEW TOILET
- 131 ?
- 132 ?

BRICK



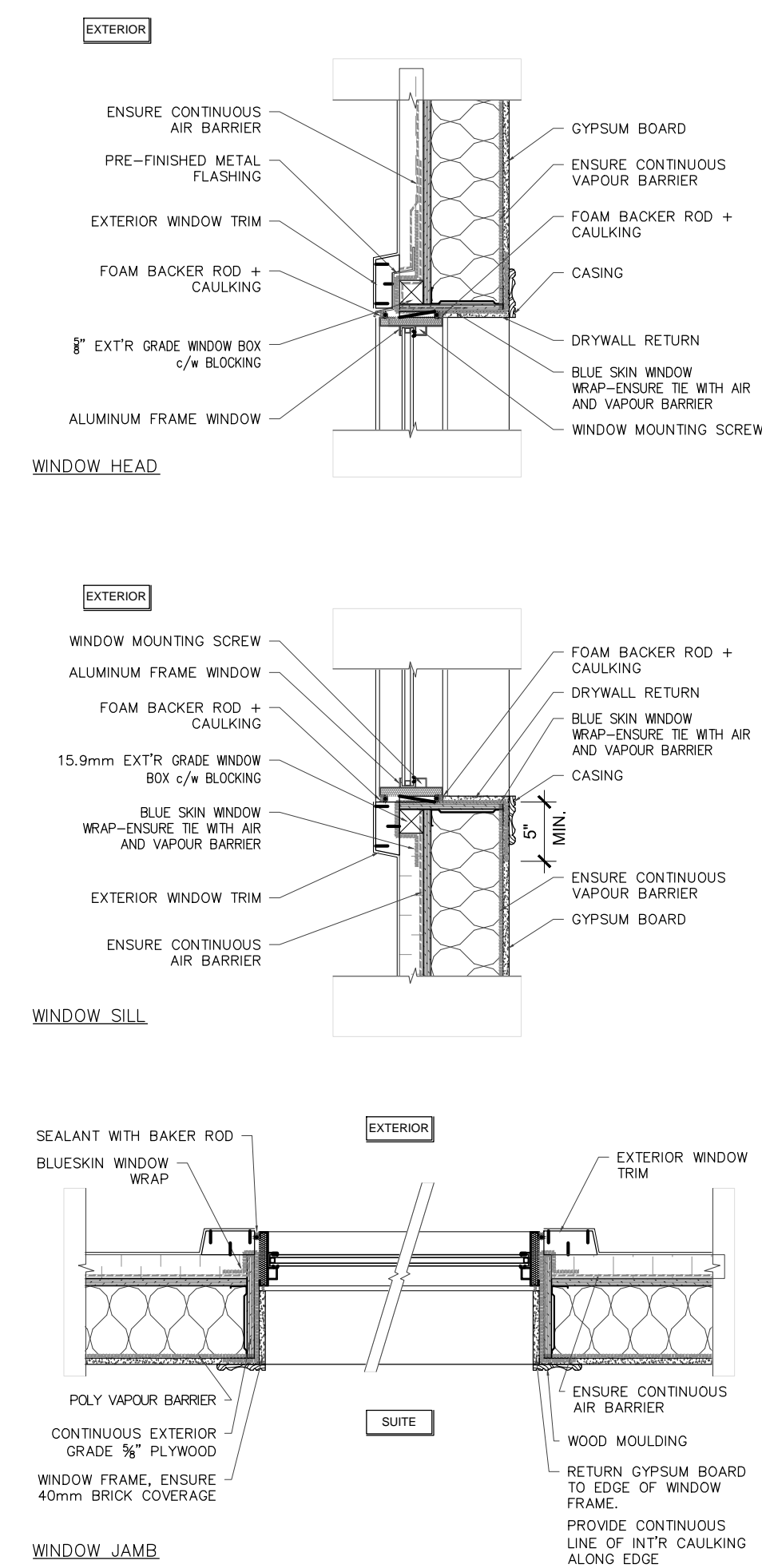
4 WINDOW DETAILS
A-003 SCALE: n.t.s.

STONE

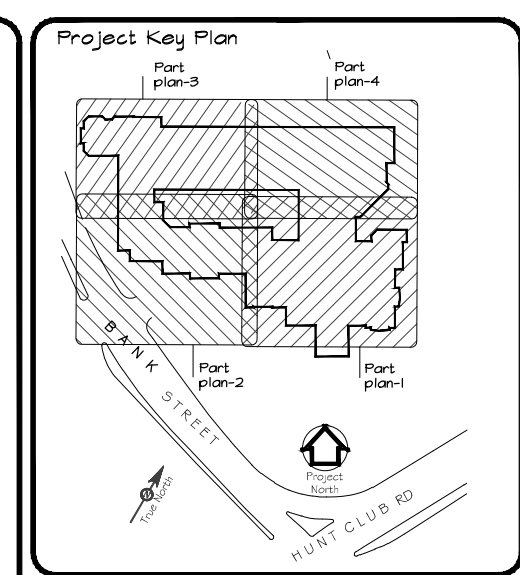


3 WINDOW DETAILS
A-003 SCALE: n.t.s.

EIFS

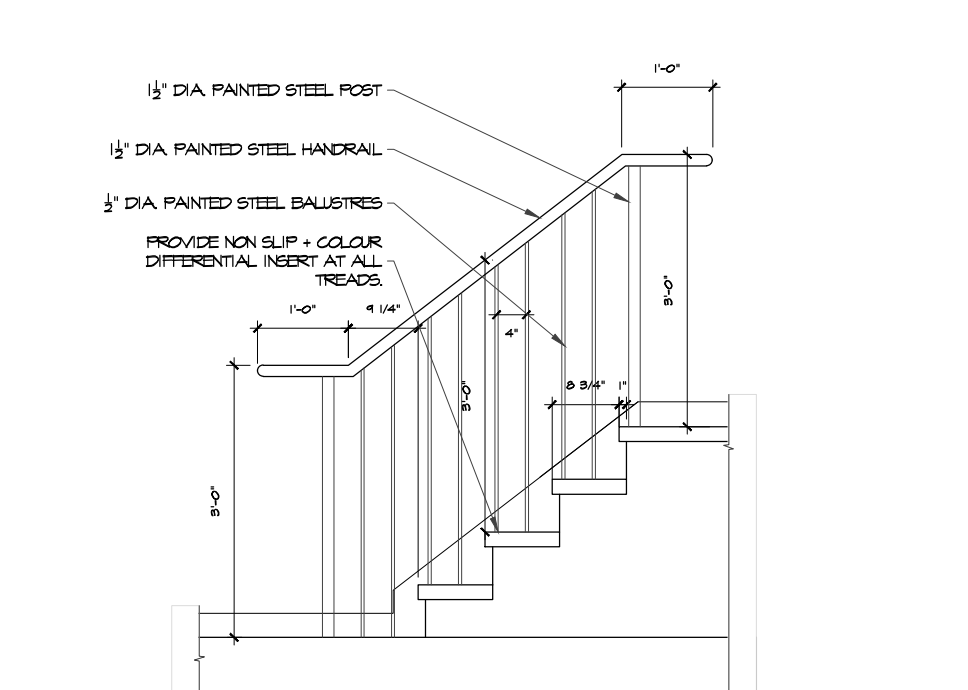


2 WINDOW DETAILS
A-003 SCALE: n.t.s.

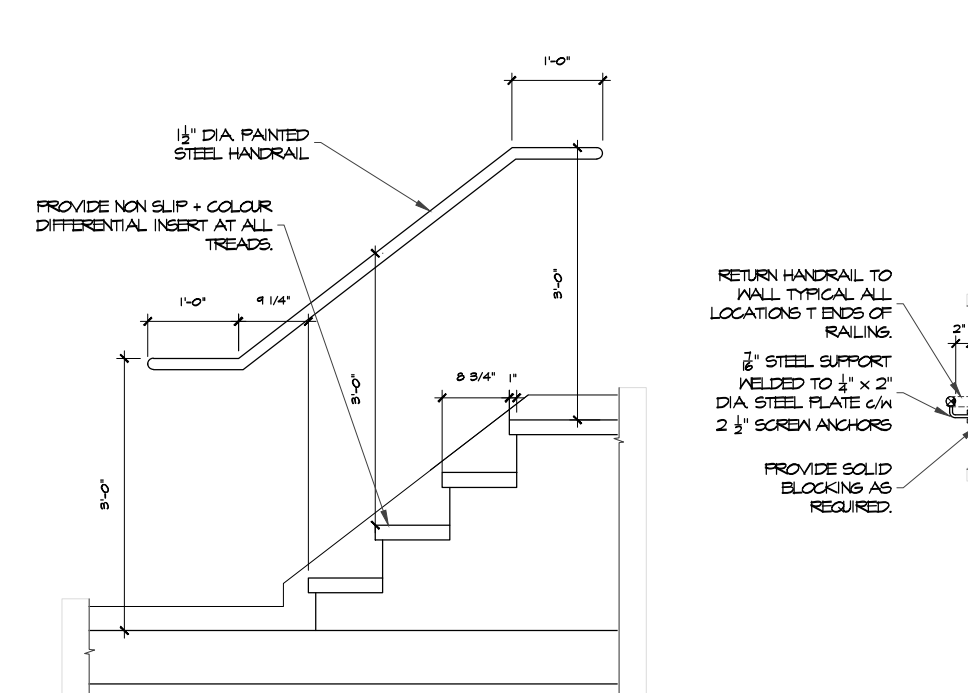


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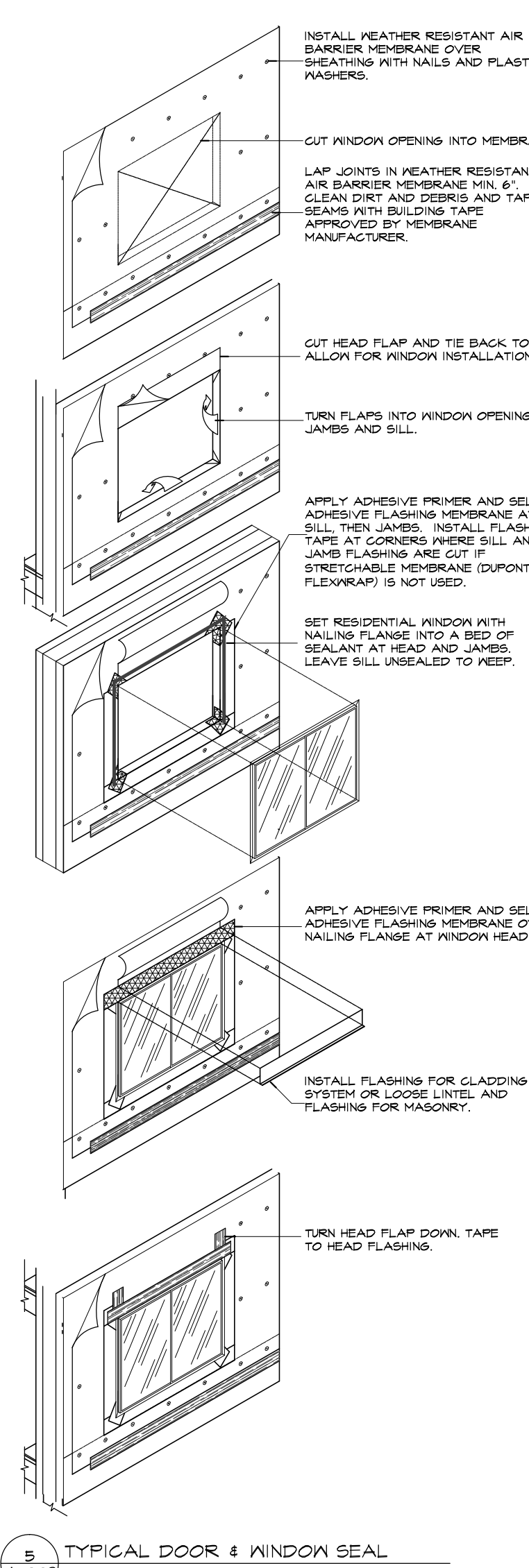
- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY. THESE DRAWINGS ARE ONLY A GRAPHIC REPRESENTATION OF WHAT THE FINAL COMPLETED WORK SHALL LOOK LIKE.
- 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



GROUND MOUNTED RAILING - STAIR



WALL MOUNTED RAILING - STAIR



5 TYPICAL DOOR & WINDOW SEAL
A-003 SCALE: n.t.s.

DATE	REVISION

NO.	DATE	REVISION

NO.	DATE	REVISION
4	May 31/6	General Plan Revisions
5	Nov 20/15	General Plan Revisions
7	July 16/15	General Plan Revisions
6	April 15/15	Permit Revision Submission
9	Feb 10/15	Revision to Callings
4	Jan 24/15	Revisions to Plans
3	DEC 19/14	PERMIT SUBMISSION
2	JULY 15/14	SITE PLAN SUBMISSION
1	JAN 24/14	PRELIMINARY REVIEW

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DRAWN BY: M.G. & J.B.	CHECKED BY: S.J.L.
DATE: MAR 14	DATE: JUL 4 15
SCALE: AS INDICATED	DATE: JULY 16, 2015

PROJECT: SOUTHWAY INN
RETRO-FIT
RETIREMENT HOME

JOB NO.: SL-G97-13

CONSTRUCTION NOTES & ASSEMBLIES

DATE: 2016/05/02 PM	NO. 2	REV. A.003
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