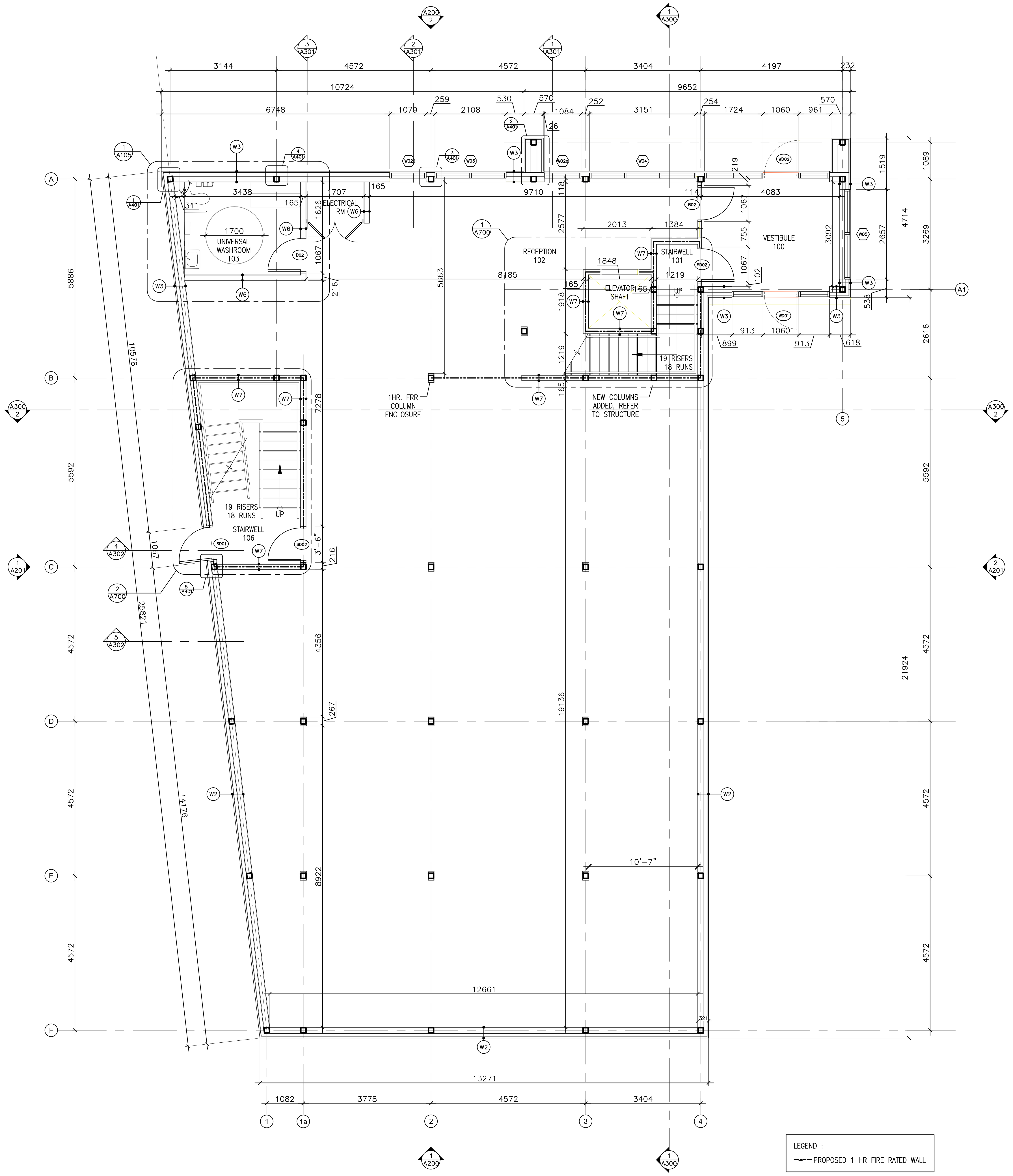


CONSTRUCTION NOTES:

ROOF COMPOSITION:

R1 FLAT ROOF / TERRACE
BASED ON ASSEMBLY (F28d) OF SB-3 (OBC 2012)

- 2 PLY MOD. BIT ROOFING MEMBRANE (WRAP UP AND OVER PARAPET)
- 5/8" PLYWOOD ON TAPERED WOOD SLEEPERS, 2% SLOPE TO DRAIN/SCUPPER.
- ENGG. JOIST, SEE STRUCTURAL DWGS FOR REQUIREMENTS.
- R50min. ROXUL INSULATION WITHIN FRAMING CAVITY.
- 6mil. POLY VAPOUR BARRIER
- 7/8" HAT CHANNELS AT 16" O.C.
- 2 LAYERS 5/8" SHEETROCK FIRECODE CORE GYPSUM PANELS (EXTERIOR GRADE GWB OR DENS-GLASS GOLD SHEATHING AT EXTERIOR CONDITIONS), PANELS SCREW ATTACH, JOINTS STAGGER AND FINISH
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS

WALL COMPOSITION:

W1 TYPICAL NEW FOUNDATION WALL
- 2" RIDID INSULATION (CONTINUOUS BELOW GRADE)
- SELF-ADHERING WATERPROOFING MEMBRANE ON
- POURED CONCRETE

W2 TYPICAL EXTERIOR WALL (NON-COMBUSTIBLE CONSTRUCTION) – BASED ON ASSEMBLY (S10a) OF SB-3 (OBC 2012)
- 7/8" CORRUGATED METAL CLADDING
- 1/2" THICK METAL CLADDING + 2" "Z" GIRT
- AIR BARRIER.
- 2" ROXUL CAVITY ROCK OR APPROVED EQUIVALENT EXTERIOR INSULATION (CONTINUOUS)
- 1 LAYER 5/8" EXTERIOR GRADE TYPE "X" GYPSUM BOARD.
- 6" STEEL STUDS @ 16" O.C.
- 5.5" ROXUL AFB BATT INSULATION.
- VAPOUR BARRIER
- 1 LAYER 5/8" TYPE "X" GYPSUM BOARD

W3 TYPICAL EXTERIOR WALL (COMBUSTIBLE CONSTRUCTION) – BASED ON ASSEMBLY (EW1a) OF SB-3 (OBC 2012)
- 1/2" THICK METAL CLADDING + 2" "Z" GIRT
OR 3 1/2" THICK STONE/BRICK VENEER (REFER TO ELEVATIONS FOR MATERIAL LOCATIONS)
- AIR BARRIER.
- 2" ROXUL CAVITY ROCK OR APPROVED EQUIVALENT EXTERIOR INSULATION (CONTINUOUS)
- 1/2" EXTERIOR GRADE PLYWOOD
- 6" STEEL STUDS @ 16" O.C.
- 5.5" ROXUL AFB BATT INSULATION.
- VAPOUR BARRIER
- 1 LAYER 5/8" TYPE "X" GYPSUM BOARD

PARTITION COMPOSITION:

W6 TYPICAL INTERIOR PARTITION
- 1/2" G.B. ON BOTH SIDES
(1/2" CIMENT BRD WHERE TILES ARE TO BE APPLIED)
- 2" X 6" STEEL STUD @ 16" O.C.

W7 TYPICAL DEMISING WALL/CORRIDOR PARTITION CONSTRUCTION (F.R.R. : 1hr per ULC Des W317)

STC:51 QUIETROCK STC REPORT #TL07-019 1hr RATED

- 1 LAYER 5/8" SHEETROCK FIRECODE CORE GYPSUM PANELS
- 2x6 STEEL STUDS @ 16" O.C. MAX.
- 4" THERMAFIBER SAFB, FULL WIDTH AND HEIGHT OF CAVITY
- 1 LAYER 5/8" QuietRock 525 PANELS
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS, BOTH SIDES
- PRIME AND PAINT FINISH (CORRIDOR SIDE)

W8 TYPICAL INTERIOR LOAD BEARING CONCRETE WALL CONSTRUCTION (F.R.R. : 1hr) ELEVATOR SHAFT WALL ?
- 1 LAYER 5/8" GYPSUM BOARD (TYPE X)
- 8" POURED CONCRETE
- 1 LAYERS 5/8" GYPSUM BOARD (TYPE X)
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS, BOTH SIDES
- PRIME AND PAINT FINISH (CORRIDOR SIDE)

FLOOR COMPOSITION:

F1 TYPICAL CONCRETE SLAB ON GRADE (F.R.R. : N/A)

STC:N/A

- FLOOR FINISH: PAINT AND SEAL. SEE ALSO FINISH SCHEDULE.
- 5" POURED CONCRETE FLOOR C/W STEEL MESH AND REINFORCING PER STRUCTURAL DWGS.
- VAPOUR BARRIER
- R15 RIGID INSULATION FIRST METER AT PERIMETER, R5 BALANCE.
- 2" SAND
- 4" GRAVEL
- COMPACTED FILL

F2 TYPICAL FLOOR CONSTRUCTION (SB-3 WOOD FLOOR JOISTS ASSEMBLY No F28g)

STC:51 1hr RATED

- 5/8" OSB SUB-FLOOR,
- WOOD FLOOR FRAMING, REFER TO STRUCTURAL DWGS FOR REQUIREMENTS.
- 8" ROXUL INSULATION IN FLOOR CAVITY.
- RESILIENT CHANNELS SPACED AT 16" O/C.
- 1/2" TYPE X GYPSUM BOARD.
- SEAL ALL GAPS AND PENETRATIONS W/ FIRE-RATED ACOUSTICAL SEALANTS, CONTINUOUS.

AT SOFFIT CONDITION.
- FILL FLOOR FRAMING CAVITY.
- 2" RIGID INSULATION BELOW FLOOR FRAMING.
- PREFINISHED METAL VENTED SOFFIT.

COMMON COMPOSITION NOTES:

- PROVIDE COMPRESSIBLE FOAM GASKET BETWEEN METAL AND CONCRETE.
- SET BOTTOM TRACK IN COUBLE 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 5/16" 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.

GENERAL NOTES:

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF ONTARIO BUILDING CODE (2012) AND THE CSA STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.

2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND/OR PROJECT COORDINATOR PRIOR TO PROCEEDING WITH THE WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING REQUIRED TO UNDERTAKE THE WORK.

4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

5. DO NOT SCALE DRAWINGS.

FOUNDATIONS

1. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL WITH AN ALLOWABLE BEARING VALUE OF 150 kPa. BEARING SURFACE TO BE REVEIWED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.
2. PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.
3. PROVIDE 4'-0" MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR EXTERIOR FOOTINGS. CONSULT SOILS ENGINEER FOR INSULATION REQUIREMENTS WERE COVER CANNOT BE ATTAINED.
4. BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF NEW FOUNDATION WALLS
(EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), AND COMPACTED IN LAYERS AS SPECIFIED BY GEOTECHNICAL ENGINEER.
5. CONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION AND COMPACTION OF FILL SUPPORTING SLAB ON GRADE.
6. PROVIDE DOWELS FROM FOOTINGS TO MATCH VERTICAL REINFORCING OF WALLS UNLESS OTHERWISE SHOWN.
7. CONSTRUCTION JOINTS AND CONTROL JOINTS IN WALLS SHALL BE POSITIONED AT PIERS
AS SHOWN. MAXIMUM SPACING OF CONSTRUCTION JOINTS SHALL BE 20m U/N.

CONCRETE

1. THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS
OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
- CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION – CAN3-A23.1-94
- METHODS OF TEST FOR CONCRETE: CAN3-A23.2-94
- CODE FOR DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS: CAN3-A23.3-M84
- BILLET STEEL BARS FOR CONCRETE REINFORCEMENT: Fy = 400 MPa. TO CSA G30.18-92
- CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: TO CSA A23.1-94.
- QUALIFICATION CODES FOR TESTING LABORATORIES: CSA A283-90
- AIR ENTRAINING ADMIXTURES FOR CONCRETE: CAN3-A266.1-M78
- CHEMICAL ADMIXTURES FOR CONCRETE ; CAN3-A266.2-M78
- GUIDELINES FOR THE USE OF ADMIXTURES IN CONCRETE: CAN3-A266.4-M78
2. CONCRETE STRENGTH (AFTER 28 DAYS) SHALL BE 25 MPa.
3. MINIMUM COVER TO REINFORCING BARS SHALL BE AS FOLLOWS (U/N):
FOOTINGS 75mm
FOUNDATION WALLS 40mm
4. PROPORTION NORMAL DENSITY CONCRETE IN ACCORDANCE WITH CSA-A23.1-94, TO GIVE THE FOLLOWING PROPERTIES FOR ALL CONCRETE EXPOSED TO FREEZE THAW CYCLES, INCLUDING ALL EXTERIOR PERIMETER WALLS:

- CEMENT: USE TYPE 10 PORTLAND CEMENT.
- CLASS OF EXPOSURE: F-2
- NOMINAL SIZE OF COARSE AGGREGATE: 20 MM.
- SLUMP AT TIME AND POINT OF DISCHARGE: 75 MM.
- AIR CONTENT: 4 TO 7%

5. DETAIL BEND, SUPPORT AND PLACE REINFORCING STEEL TO CONFORM WITH R.S.I.O. MANUAL OF STANDARD PRACTICE U/N.
6. DO NOT FIELD BEND REINFORCEMENT EXCEPT WHERE INDICATED OR AUTHORIZED BY ENGINEER. WHEN FIELD BENDING IS AUTHORIZED, BEND WITHOUT HEAT, APPLYING A SLOW AND STEADY PRESSURE. REPLACE BARS WHICH DEVELOP CRACKS OR SPLITS.
7. PROVIDE 36 BAR-DIAMETER LAP SPLICES FOR ALL REINFORCING STEEL UNLESS OTHERWISE
NOTED ON DRAWINGS.R
8. FINISH CONCRETE IN ACCORDANCE WITH CAN/CSA-A23.1-M94. RUB EXPOSED SHARP EDGES OF CONCRETE WITH CARBORUNDUM TO PRODUCE 3 MM RADIUS EDGES UNLESS OTHERWISE INDICATED. CONCRETE EXPOSED TO PUBLIC VIEW TO HAVE A SMOOTH-FORM FINISH UNLESS SPECIFIED OTHERWISE.
9. INSPECTION AND TESTING OF CONCRETE AND CONCRETE MATERIALS WILL BE CARRIED OUT BY A TESTING LABORATORY DESIGNATED BY OWNER IN ACCORDANCE WITH CSA-A23.1-94. COSTS OF TESTS WILL BE PAID FOR BY OWNER.
10. ENGINEER WILL TAKE ADDITIONAL TEST CYLINDERS DURING COLD WEATHER CONCRETING. CURE CYLINDERS ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE WHICH THEY REPRESENT. INSPECTION OR TESTING BY CONSULTANT WILL NOT AUGMENT OR REPLACE CONTRACTOR QUALITY CONTROL NOR RELIEVE HIM OF HIS CONTRACTUAL RESPONSIBILITY.
11. IN SLAB-ON-GRADE CONSTRUCTION, PERFORM AND COMPLETE SAWCUTTING OF ALL CONTROL JOINTS WITHIN 8 HOURS AFTER CONCRETE PLACEMENT. SAWCUTTING SHALL BEGIN AS SOON AS CONCRETE CAN SUPPORT THE WORKERS AND EQUIPMENT. CONFIGURATION AND EXTENT OF SAWCUT CONTROL JOINTS SHALL BE AS SHOWN ON THE DRAWINGS. SAWCUTTING TO BE PERFORMED USING POWER DRIVEN ABRASIVE OR DIAMOND BLADES. DEPTH OF SAWCUTS SHALL BE AS INDICATED ON DRAWINGS.

STRUCTURAL STEEL

1. THE DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL IS TO CONFORM TO THE
REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
- GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL:
CAN/CSA-G40.21-92
- STRUCTURAL QUALITY STEELS: CAN/CSA-G40.20/G40.21-92
- LIMIT STATES DESIGN OF STEEL STRUCTURES: CAN3-S16.1-94
- CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES: CSA-W47.1-92
- ELECTRODE STANDARDS: CSA-W48.1 TO CSA-W48.7 (LATEST)
- WELDED STEEL CONSTRUCTION (METAL ARC WELDING): CSA-W59-M1989
2. STEEL STRENGTHS SHALL BE AS FOLLOWS:
- STRUCTURAL STEEL GRADE G40.21M 350W, Fy = 345 MPa FOR W SHAPES
- STRUCTURAL STEEL GRADE G40.21M 300W, Fy = 300 MPa FOR OTHER THAN W SHAPES
- HSS GRADE G40.21M 350W, CLASS H, Fy = 350 MPa
- BOLTS A325/A325M (U/N); ANCHOR BOLTS A307/A307M (U/N)
3. ALL SHOP CONNECTIONS SHALL BE WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED
OR BOLTED, USING HIGH TENSILE BOLTS BEARING TYPE. CONNECTION SHALL BE C.I.S.C.
DOUBLE ANGLE BEAM CONNECTIONS FOR A325 BOLTS AND E70XX FILLET WELDS. MINIMUM
SIZE OF BOLTS – 3/4" (20 mm) DIA.
4. SHOP PAINT PRIMER TO CISC/CPMA STANDARD 1-73a. EXTERIOR SHOP PAINT PRIMER: ZINC RICH TO CGSB 1-GP-171M.
5. PROVIDE ALL TEMPORARY BRACING DURING CONSTRUCTION.
6. SUBMIT SHOP DRAWINGS FOR REVIEW. INDICATE SHOP AND ERECTION DETAILS INCLUDING CUTS, COPES, CONNECTIONS, HOLES, BOLTS AND WELDS. INDICATE WELDS BY WELDING SYMBOLS DEFINED IN CSA W59-M1989. CONNECTION DETAILS ON SHOP DRAWINGS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

WOOD ROOF TRUSSES

1. ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES FOR THE UNFACTORED WORKING LOADS INDICATED ON THESE DRAWINGS.
2. TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ONTARIO BUILDING CODE, OREG 403 / 97 (LATEST EDITION).
3. TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
4. TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT (REFER TO NBCC 1995 STRUCTURAL COMMENTARIES, FIG B-10).
5. SPECIFIC-PURPOSE CONNECTORS (HURRICANE CLIPS) ARE REQUIRED AT ALL TRUSS-TO-PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.

STRUCTURAL LUMBER

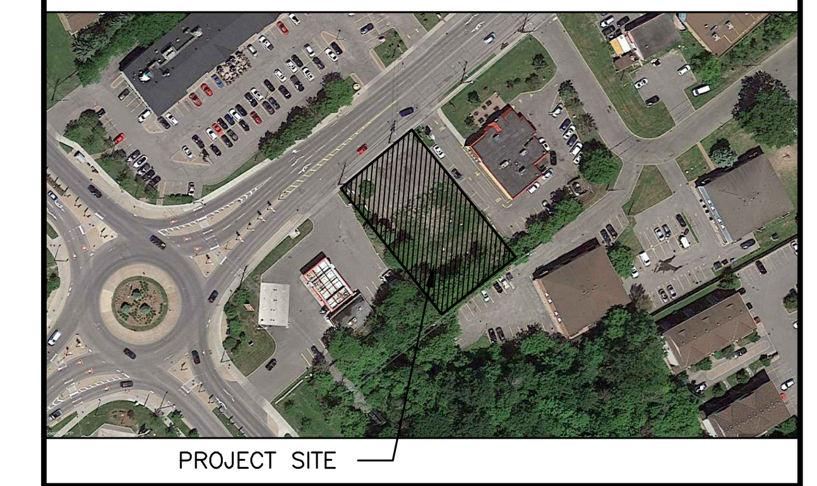
1. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE, LATEST REVISIONS.
2. ALL STRUCTURAL LUMBER TO BE SPF #2 OR BETTER UNLESS OTHERWISE NOTED ON DRAWINGS. 'STUD' GRADE IS NOT ACCEPTABLE FOR BEARING WALLS, LINTELS AND POSTS.
3. PLYWOOD ROOF SHEATHING TO BE CONSTRUCTION-GRADE, EXTERIOR GRADE, GOOD-ONE-SIDE SOFTWOOD PLYWOOD TO CAN/CSA 0151-M1978 OR DOUGLAS FIR PLYWOOD TO CAN/CSA 0121-M1978.
4. DESIGN-RATED OSB, TYPES 1, 2 AND 3 CERTIFIED FOR ENGINEERING USES TO CAN/CSA 0437.0-93 & CAN/CSA 0452.0-94.
5. PROPRIETARY (ENGINEERED) PRODUCTS AS SPECIFIED ON THE PLANS. SUBSTITUTIONS FROM THE SPECIFIED PRODUCTS BY WRITTEN APPROVAL OF THE ENGINEER ONLY.
6. ALL BEARING WALLS ARE TO HAVE HORIZONTAL BLOCKING AT MID-HEIGHT.
7. ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT THE POINTS OF BEARING.
8. FOR BUILT-UP BEAMS, IT IS ASSUMED THAT EACH PLY IS A SINGLE CONTINUOUS MEMBER, FASTENED TOGETHER SECURELY AT INTERVALS NOT EXCEEDING 4 TIMES THE DEPTH AND THAT EACH PLY IS EQUALLY LOADED.
9. BUILT-UP RECTANGULAR COMPRESSION MEMBERS SHALL CONSIST OF INDIVIDUAL MEMBERS OF EQUAL LENGTH FASTENED TOGETHER USING NAILS, LAG SCREWS OR BOLTS.
10. WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST OF 3/4 OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF THE BUILT-UP MEMBER ALONG THE LENGTH.

LEGEND :
PROPOSED 1 HR FIRE RATED WALL

GROUND FLOOR PLAN

1 / A102
3/16'=1'-0"

KEY PLAN



STAMP

NORTH

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.

NO.	REVISION	MM/DD/YY DATE
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03	ISSUED FOR CLIENT REVIEW	06/04/21
02	ISSUED FOR CLIENT REVIEW	05/31/21
01	ISSUED FOR CLIENT REVIEW	04/26/21

WOODMAN ARCHITECT & ASSOCIATES LTD.
201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L8L9
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CONSULTANTS:
STRUCTURAL –
MECHANICAL –
ELECTRICAL –

PROJECT:
1994 ST. JOSEPH,
OTTAWA, ON

DRAWING:
GROUND FLOOR PLAN
BASE BUILDING

DATE	04 JUNE, 2021	JOB NO.	1964
SCALE	AS SHOWN	DRAWING NO.	A-102
DRAWN BY	A.S., S.B.		
REVIEWED BY	R.J.W., R.W.		

D07-12-21-0021

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2022-05-31P:\1964 – 1994 St Joseph (Pickard)\4. Arch Working Drawings\CAD\Floor Plans updated 16 Jul 2021.dwg