1300 FANSHAWE PARK ROAD. EAST. -CRU #7

ARCHITECTURAL DRAWINGS PROJECT #2023-102

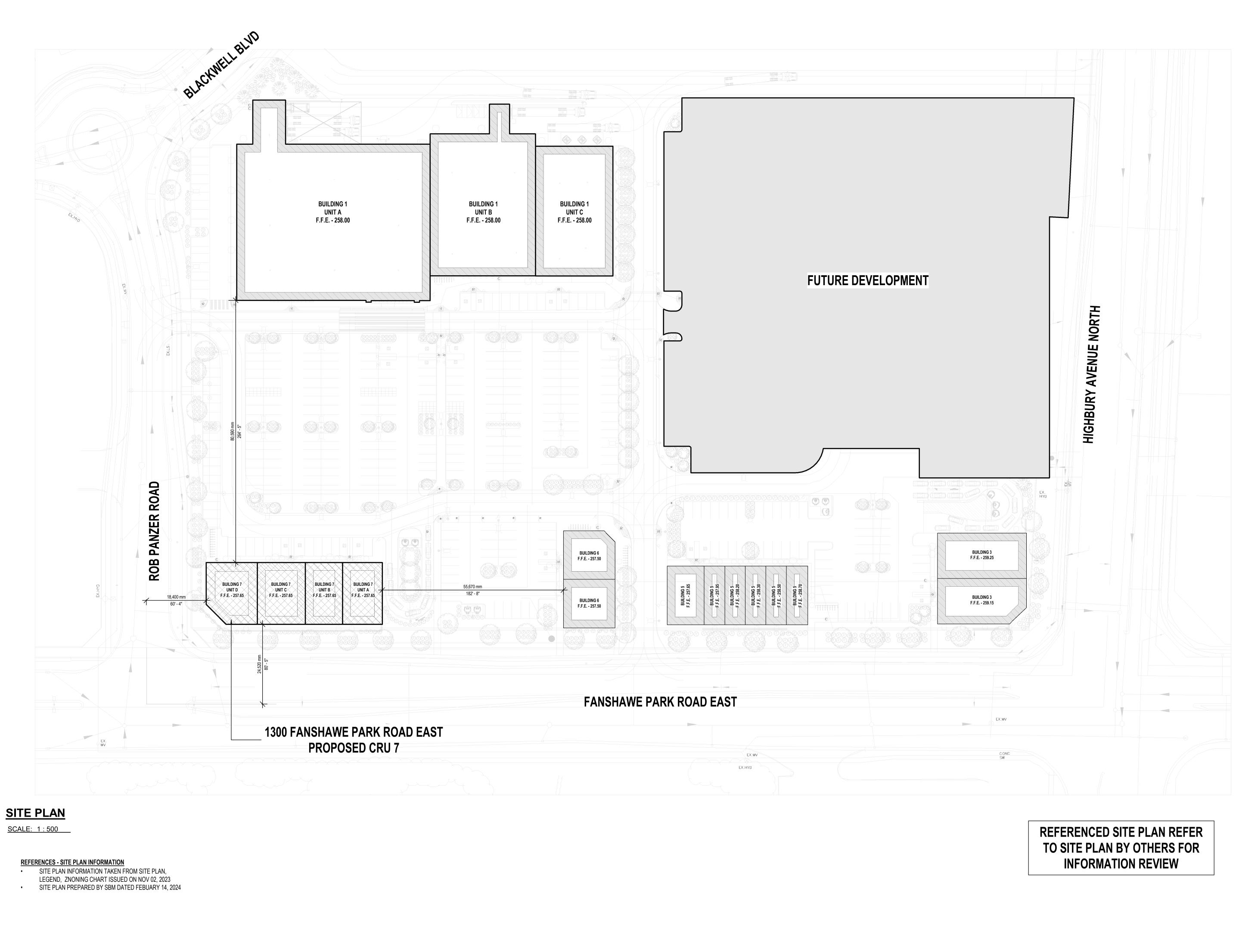
1300 FANSHAWE PARK ROAD. EAST. LONDON, ON.



3D PERSPECTIVE VIEW

SCALE = N.T.S. SCHEMATIC ONLY - NOT FOR CONSTRUCTION

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THE CONTENTS OF THIS DRAWING RE CREATIVE STRUCTURES (CS) AND NG	EMAIN THE COPYRIGHT PROPERTY OF GACAKU ARCHITECTURE INC. (N'AI) AND CED IN WHOLE OR IN PART WITHOUT
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ARCHITECTURAL SPECIFICATIONS

GENERAL INSTRUCTIONS

- THE CONSTRUCTION MANAGER (CONTRACTOR) SHALL VISIT THE SITE TO VERIFY AND FAMILIARIZE HIMSELF WITH ALL EXISTING SITE CONDITIONS. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING SITE CONDITIONS TO CONSULTANT PRIOR TO BEGINNING WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR FROM EXTRA COSTS
- RESULTING FROM ADDITIONAL WORK THE CONTRACTOR SHALL FAMILIARIZE HIMSELF TOTALLY WITH ALL DRAWINGS, SPECIFICATIONS AND ADDENDUMS
- INDICATING THE SCOPE OF WORK OF ALL TRADES. SHOULD THE CONTRACTOR FAIL TO NOTIFY CONSULTANT ABOUT CONFLICTS BETWEEN THE DRAWINGS AND EXISTING SITE CONDITIONS, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, ALTER ANY COMPLETED WORK TO THE SATISFACTION OF THE
- CONSULTANT ADDITIONAL CHARGES TO THE CONTRACT RESULTING FROM UNFORESEEN SITE CONDITIONS, CHANGES REQUIRED BY ANY
- AND ALL GOVERNING AUTHORITIES OR OTHER CHANGES REQUIRED SHALL BE SUBMITTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK. CLAIMS FOR EXTRAS WITHOUT PRIOR APPROVAL WILL NOT BE ACCEPTED. ALL PERMITS PERTAINING TO THE WORK SHALL BE APPLIED AND PAID FOR BY THE CONTRACTOR OR HIS SUB-CONTRACTORS UNLESS NOTED OTHERWISE IN WRITING BY THE CONSULTANT. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE
- PERMIT CERTIFICATE TO THE CONSULTANTS & POST ON SITE IN A CLEAR LEGIBLE MANNER. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS &
- RECOGNIZED INDUSTRY STANDARDS. MEANING GOOD QUALITY WORKMANSHIP ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL LOCAL CODES AND AUTHORITIES HAVING
- JURISDICTION AND THE ONTARIO BUILDING CODE (OBC). ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK. INFORM THE CONSULTANT IMMEDIATELY OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE OWNER. CONTRACTOR SHALL MAINTAIN ONE SET OF APPROVED UNALTERED PERMIT DRAWINGS ON SITE. PROVIDE PROJECT 1.10.
- CHANGES IN RED ON A SEPARATE AS-BUILT SET, MAINTAIN AS-BUILT SET ON SITE. PROVIDE COMPLETED SET TO CONSULTANT AT JOB COMPLETION ORDER OF DESIGN DOCUMENT HIERARCHY: SPECIFICATIONS, CONSTRUCTION ASSEMBLIES, LARGE TO SMALL SCALE DRAWINGS

SCOPE OF WORK

THE CONTRACTOR SHALL SUPPLY ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS, INCLUDING ALL DRAWINGS, SPECIFICATIONS, SCHEDULES AND ISSUED ADDENDUMS. PROVIDE ALL NECESSARY COOPERATION, SCHEDULING, COORDINATION AND SUPERVISION TO SUB-CONTRACTORS WHO

ARE INVOLVED IN THE WORK.

CONSTRUCTION DEBRIS

ALL CONSTRUCTION DEBRIS SHALL BE CLEANED UP ON A DAILY BASIS AND REMOVED FROM SITE OR DISCARDED INTO DISPOSAL BINS PROVIDED BY THE CONTRACTOR TO THE SITE FOR REMOVAL OF DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, PAYING FOR AND REMOVING ALL GARBAGE/RECYCLING BINS FOR THE DURATION AND AT THE

COMPLETION OF THE CONTRACT THE LOCATION OF ANY GARBAGE BINS REQUIRED FOR THE WORK OF THIS CONTRACT SHALL BE APPROVED BY THE OWNER PRIOR TO SETTING ON SITE.

PROTECTION AND MAKING GOOD

- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO ALL WORK COMPLETED AND TO ADJACENT PUBLIC AND PRIVATE SPACES WHERE APPLICABLE FOR THE DURATION OF THE CONTRACT.
- DAMAGED WORK AND PROPERTIES SHALL BE MADE GOOD BY THE CONTRACTOR OR HIS SUB-TRADES AT THEIR OWN EXPENSE TO THE SATISFACTION OF THE CONSULTANT/OWNER.

SECURITY AND LOCK-UP

THE CONTRACTOR SHALL LOCK-UP JOB SITE AT THE END OF EACH WORKING DAY TO PROHIBIT ENTRY OF UNAUTHORIZED PERSONNEL & MAINTAIN PUBLIC SAFETY DURING OFF-HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ARTICLES AND EQUIPMENT BOTH INSTALLED AND ON SITE FOR THE DURATION OF THE CONTRACT AND UNTIL THE OWNER/SPONSOR TAKES OVER THE SPACE.

SHOP DRAWINGS AND SUBSTITUTIONS

- THE CONTRACTOR SHALL SUBMIT DIGITAL DOCUMENTS TO THE CONSULTANT FOR REVIEW PRIOR TO ANY PURCHASE / FABRICATION. ALL COSTS FROM SHOP DRAWINGS ARE TO BE BORNE BY THE CONTRACTOR. TRADES ARE REQUIRED TO
- SATISFY THE DESIGN DOCUMENTS THRU THEIR SHOP DRAWINGS AT THEIR COST. ALL WORK PERFORMED PRIOR TO RECEIPT OF REVIEWED SHOP DRAWINGS SHALL BE AT THE CONTRACTOR'S SOLE RISK AND RESPONSIBILITY. ANY REMEDIAL WORK REQUIRED TO BE PERFORMED TO WORK ALREADY COMPLETED WITHOUT PRIOR
- APPROVAL BY THE CONSULTANT SHALL BE DONE AT CONTRACTOR'S OWN EXPENSE WHERE A SUBSTITUTION IS REQUESTED, THE CONTRACTOR SHALL SUBMIT AN ACTUAL SAMPLE OF ALTERNATE FINISH OR PRODUCT TO THE CONSULTANT, MANUFACTURER'S SPECIFICATIONS AND TEST RESULTS OF SUCH ALTERNATES MAY ALSO BE SUBMITTED FOR APPROVAL.

PRODUCT AVAILABILITY / PROJECT SCHEDULING:

THE CONTRACTOR SHALL VERIFY AVAILABILITY AND DELIVERY TIME FOR ALL PRODUCTS AND FINISHES AS SOON AS THE PROJECT HAS BEEN AWARDED. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IMMEDIATELY WHEN THE DELIVERY TIME ON A SPECIFIED PRODUCT OR FINISH THREATENS THE PROJECT COMPLETION.

EXISTING UTILITIES AND TEMPORARY SERVICES

- UTILITIES AND SERVICES OF RECORD ARE SHOWN ON THE DRAWINGS IN SO FAR AS IS POSSIBLE TO DO SO. HOWEVER, THEY ARE SHOWN FOR CONVENIENCE ONLY. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR IMPROPER LOCATIONS OR FAILURE TO SHOW UTILITY LOCATIONS ON THE DRAWINGS. CONFIRM ALL UTILITIES AND SERVICES ON SITE WITH SITE CONDITIONS & AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND ENGAGING ALL REQUIRED TEMPORARY SERVICES AS DEEMED NECESSARY TO PERFORM WORK (I.E. HYDRO, HEAT, TELEPHONE) AS REQUIRED BY AUTHORITIES. CO-ORDINATE WITH BUILDING OWNER.

FIRE PROTECTION AND INSURANCE

- THE CONTRACTOR SHALL PROVIDE APPROVED TYPE FIRE EXTINGUISHERS AND FIRE FIGHTING EQUIPMENT ON SITE IN OPEN VIEW FOR THE DURATION OF THE CONTRACT. TAKE ALL NECESSARY PRECAUTIONS TO ELIMINATE FIRE HAZARDS. REFER TO SECTION 4.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING LIABILITY INSURANCE FOR THE DURATION OF THE CONTRACT 9.3. UNTIL THE OWNER TAKES POSSESSION OF THE SPACE AS PER STANDARD CONSTRUCTION DOCUMENT CCDC. 9.3.1. WORKMEN'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE AS REQUIRED BY ANY EMPLOYEE BENEFIT ACT OR THE STATUES APPLICABLE WHERE THE WORK IS BEING PERFORMED AS WELL AS PROTECT THE
 - CONTRACTOR FROM ANY AND ALL LIABILITY UNDER THE AFOREMENTIONED ACTS. BUILDER'S RISK COMPLETED VALUE FORM AFFORDING "ALL RISKS OF PHYSICAL LOSS OR DAMAGE" ON ITS WORK 9.3.2. IN THE PREMISES AS IT RELATED TO THE BUILDING IN WHICH THE PREMISES ARE LOCATED, NAMING THE INTERESTS OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, WITHIN A RADIUS OF 100 FEET OF THE PREMISES. AMOUNT OF INSURANCE SHALL EQUAL 100% OF THE REPLACEMENT COST
 - ALL SUCH INSURANCE POLICIES SHALL INCLUDE OWNER, THE CONSULTANT, THE GENERAL CONTRACTOR, SUBCONTRACTORS, AS ADDITIONAL INSUREDS: EXCEPT WORKERS' COMPENSATION INSURANCE, WHICH SHALL CONTAIN AN ENDORSEMENT WAIVING ALL RIGHTS OF SUBROGATION AGAINST THE OWNER. ITS CONSULTANT, ITS GENERAL CONTRACTOR AND SUBCONTRACTORS. CERTIFICATES OF INSURANCE SHALL PROVIDE THAT SUCH INSURANCE COVERAGE SHALL NOT BE CANCELED OR ALLOWED TO EXPIRE UNTIL AT LEAST 30 DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE CONSULTANT AND THE OWNER.

PROJECT CLOSEOUT AND CLEAN-UP

- 10.1. TWO MATERIALS AND MAINTENANCE MANUALS TO INCLUDE OPERATION AND MAINTENANCE INSTRUCTIONS AND COMPLETE PARTS LISTS AS FURNISHED BY THE MANUFACTURER FOR ALL SYSTEMS, EQUIPMENT, AND FIXTURES, INCLUDE TYPEWRITTEN INDEX AND TAGGED DIVIDERS BETWEEN CATEGORIES. PROVIDE EMERGENCY CONTACT NAMES/PHONE NUMBERS OF MAJOR TRADES. PROVIDE APPROVED SHOP DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE SITE READY FOR OCCUPANCY INCLUDING BUT NOT LIMITED
- 10.2. TO THE FOLLOWING ITEMS: 10.2.1. BROOM CLEAN, WASH, AND SEAL ALL HARD SURFACES AND RESILIENT FLOORING AS PER MANUF. 10.2.2. VACUUM ALL CARPET SURFACES.
- 10.2.3. CLEAN AND POLISH ALL SIGNS, DOORS, FRAMES, WINDOWS, WALLS, MILLWORK. THE FOLLOWING CONSTITUTES SUBSTANTIAL COMPLETION: ALL CONSTRUCTION TO BE COMPLETE, READY FOR USE FOR WHICH THE PROJECT WAS INTENDED.
- ALL CLEANING. VACUUMING AND DUSTING COMPLETE. 10.4. ALL DEBRIS, SCAFFOLDS, LADDERS, TOOLS, AND EQUIPMENT REMOVED FROM THE JOB SITE. MECHANICAL/ELECTRICAL 10.5. 10.5.1. ALL SYSTEMS IN FUNCTIONAL, OPERATING CONDITION. ALL CONTROLS, DIFFUSERS. REGISTERS, LIGHTING
- W/ LAMPS & LENSES, SWITCHES COMPLETE. ALL PLUMBING SYSTEMS COMPLETE. GENERAL: ALL CONSTRUCTION KEYS AND DUPLICATES FOR THE SPACE HAVE BEEN TURNED OVER TO OWNER. 10.6 CERTIFICATE OF OCCUPANCY OBTAINED FROM LOCAL REGULATORY AGENCIES (BUILDING DEPT.) & CONSULTANTS.
- ALL MANUALS ARE SUBMITTED AND ARE COMPLETE.
- PLUMBING: SEE MECHANICAL SPECIFICATIONS.

12. ACOUSTICAL INSULATIOI4

10.3.

- PROVIDE AND INSTALL ACOUSTIC INSULATION AS INDICATED ON CONTRACT DOCUMENTS. ACOUSTIC INSULATION TO CONSIST OF "NOISE BARRIER BATT", ACOUSTIC BATT OR MINERAL WOOL. INSTALL BATTS 12.2. BETWEEN MEMBERS COMPLETE WITH CLIPS WHERE THICKNESS OF BATT IS LESS THAN THAT OF MEMBER.
- 13. FIREPROOFING

FIRESTOP PRODUCTS, SEPARATIONS AND CLOSURES SHALL BE AS PER OBC 3.1.8. & 3.1.9.. 13.1

SEAL ALL FLOOR, WALL, CEILING FIRE SEPARATIONS AT PERIMETERS OF FINISHED SURFACES & 0 ALL SERVICE 13.2. PENETRATIONS WITH CONSULTANT APPROVE FIRESTOP PRODUCTS. SEE M MECH DESIGN FOR FIRE DAMPERS & LOCATIONS

14. SEALANTS

- 14.1. MATERIALS
- 14.1.1. PRIMER: TYPES RECOMMENDED BY SEALANT MANUFACTURER. COMPATIBLE WITH SEALANTS. 14.1.2. JOINT BACKING ROD: SEALTIGHT ETHAFOAM SEALANT BACKER ROD BY W.R. MEADOWS OF CANADA L 14.1.3. BOND BREAKER: PRESSURE SENSITIVE PLASTIC TAPE: TYPE 470 OR 481 TAPE BY 3M CANADA OR EQU 14.1.4. JOINT CLEANER: XYLOL, METHYLETHYLEKETON (MEK) OR NON-CORROSIVE TYPE RECOMMENDED BY S

MANUFACTURER.

- 14.2. SEALANT TYPES:
- 14.2.1. TYPE A: ONE COMPONENT, ACRYLIC BASE, SOLVENT CURED, CONFORMING TO CAN/CGSB-19. 14.2.2. TYPE B: MULTI-COMPONENT, POLYURETHANE BASE, CHEMICAL CURING, CONFORMING TO CAN/CGSB-19.24 TYPE 2, CLASS B:
- TREMCO DYMERIC 240, 863-200. 14.2.3. TYPE C: ONE COMPONENT, ELASTOMERIC BASE CHEMICAL CURING CONFORMING TO CAN/CGSB-19.13 TYPE MCG, CLASS 240; TREMCO SPECTRUM 1X SILICONE SEALANT 946-108 MCG 2-40 -A-L.
- 14.2.4. TYPE E: ACOUSTIC TYPE, TO CAN/CGSB 19.21; TREMCO ACOUSTICAL SELANT 931-70X 14.2.5. TYPE F: ACRYLIC/LATEX TYPE, FAST SETTING, PLIABLE, ACRYLIC EMULSION COMPOUND CONFORMING TO CAN/CGSB 19.17;
- TREMCO ACRYLIC LATEX CAULK 941-19X 14.2.6. TYPE G: FIRE RESISTANT TYPE, ONE COMPONENT, NON-SAG. PURPOSE MADE TESTED IN ACCORDANCE WITH CAN4 -S115 AND CAN4-S102, SIMILAR TO FRYE SHIELD BY TREMCO.
- FOR INSTALLATION, APPLY SEALANT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. MASK AROUND 14.3. JOINTS TO PROTECT ADJACENT SURFACES, AND INSTALL BACKER ROD IN JOINTS WHERE REQUIRED TO PROVIDE PROPER DEPTH OF SEALANT

DOORS, FRAMES & GLASS

- PROVIDE AND INSTALL ALL DOORS AS SCHEDULED AND CONTAINED/DEPICTED IN CONTRACT DOCUMENTS. INSTALL FRAMES RIGID. PLUMB, LEVEL AND TRUE, BRACE FRAMES TO RETAIN POSITION AND CHECK ALIGNMENT DURING CONSTRUCTION AND ADJUST AS NECESSARY WITH SHIMS PRIOR TO FASTENING OBTAIN TEMPLATES FROM HARDWARE MANUFACTURER AND CONFIRM TYPE, LOCATION AND SPECIAL REQUIREMENTS OF HARDWARE FOR EACH DOOR, PRIOR TO CUTTING. WHERE DOORS ARE PREFINISHED, EXERCISE DUE CARE TO PROTECT
- FINISHES. HANG DOOR FOR 1/8" CLEARANCE AT HEAD, 3/8" AT BOTTOM, OR OTHERWISE INDICATE TO SUIT FIRE/SMOKE RATING, ADJUST CLEARANCES REQUIRED FOR FLOORING, ENSURE ALL DOORS OPERATE FREELY, WITHOUT BINDING, AND WHEN CLOSED WITH MODERATE FORCE, WILL LATCH PROPERLY. 15.4. ALLOWABLE CLOSURE PRESSURES ALL AS PER OBC REQUIREMENTS.
- FINISH SPECIFIED ON DOOR SCHEDULE = ALL DOOR SURFACES. 15.5 UNLESS SHOWN OTHERWISE. DOOR LOCATIONS SHALL BE HINGE SIDE 3" FROM FINISH WALL.
- GLASS TYPES: MIN 1/4" CLEAR TEMPERED GLASS FOR ALL INTERIOR DOORS/WINDOWS; INSULATING GLASS 2 LAYERS 1/4 CLEAR TEMPERED IN THERMALLY SEALED UNIT W/ ARGON GAS. 15.8. HINGES: MIN 3 PER DOOR. 36" BARRIER FREE DOORS SHALL C/W MCKINNEY FIVE KNUCKLE STANDARD WEIGHT SWING CLEAR

SERIES, MODEL NUMBER TA2895, OR APPROVED EQUAL GYPSUM BOARD

16.

17.7

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19.1.

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- GYPSUM WALL BOARD TO BE 1/2" OR 5/8" AS INDICATED ON CONTRACT DOCUMENTS AND FIRE RATED AS INDICATED OR REQUIRED IN CONFORMANCE WITH FIRE REGULATIONS AND LOCAL AUTHORITIES. PROVIDE AQUA BOARD IN MOIST HUMID AREAS, PROVIDE TILE BACKER BOARD BEHIND CERAMIC/PORCELAIN TILE.
- PROVIDE JOINT REINFORCING TAPE, ADHESIVE, AND METAL CORNER REINFORCEMENT, STANDARD PRODUCTS AS RECOMMENDED BY THE MANUFACTURER. USE SELF-DRILLING, SELF-TAPPING COUNTERSUNK BUGLE HEAD SCREWS FOR ATTACHMENT OF WALL BOARDS TO STUDS. ALL TAPED/MUDDED JOINTS & FASTENER FINISHING SHALL BE SMOOTH AND
- LEVEL TO GOOD QUALITY SURFACE FINISH WITHOUT VISIBLE JOINTS/BLEMISHES ALL AS PER CGC LEVEL 4 FINISHING MATRIX. 16.3. CEILING MAIN SUSPENSION RUNNERS: 16 GAUGE COLD ROLLED STEEL 1-1/2" CHANNELS. HANGING WIRE: 8 GAUGE MINIMUM, GALVANIZED ANNEALED LOW CARBON STEEL WIRE, ASTM C754.
- 16.4. INSTALL WALL BOARD IN MAXIMUM SIZE PANELS. ATTACH TO WALL FRAMING WITH LONG EDGES VERTICAL, USING 1-1/4" LONG SCREW FASTENERS AT MAXIMUM OF 12" O.C. IN THE FIELD AND 8" O.C. ALONG EDGES SUPPORTED ON FRAMING
- MEMBERS 16.5 CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL EQUIPMENT REQUIRING SERVICE & DUCTS, PLUMBING AND ELECTRICAL WORK, FIRE RATED AS REQUIRED.

RESILIENT & VINYL TILE FLOORING

- INSTALL ALL MATERIALS IN SHAPE, CONFIGURATION AND PATTERN AS SHOWN ON DRAWINGS. STANDARDS TO BE IN ACCORDANCE WITH TILE COUNCIL OF AMERICA AND/OR TILE AND TERRAZZO INSTITUTE OF CANADA.
- PROVIDE A 1% EXTRA SUPPLY OF EACH TYPE OF FLOORING USED IN THIS PROJECT FOR FUTURE REPLACEMENT PURPOSES. INSTALL TRANSITION STRIP AT ALL VCT/LVT TO CARPET OR CERAMIC JUNCTIONS.
- CLEAN AND SEAL TILE SURFACE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 17.5 INSTALLATION OF TILE SUBSTRATE TO BE LEVEL AND FREE OF DIRT, CONTAMINANTS, ADHESIVE AND OTHER MATERIALS THAT 17.6.
- SHOULD BE DELETERIOUS TO MORTAR ADHESION. INSTALL ALL SHEET GOOD, VINYL COMPOSITE TILE, AND VINYL BASE AS INDICATED ON DRAWINGS. INSTALL IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS, CEMENTING DIRECTLY TO SUBSTRATE UNLESS NOTED OR DETAILED
- OTHERWISE. PROTECT FLOORS FROM ROLLING LOADS FOR FORTY-EIGHT(48) HOURS AFTER INITIAL INSTALLATION. VINYL TILE COMPOSITION TO CSA A126.1 EXCEPT THAT FILLER BE NON ASBESTOS. TYPE 'A' (PLAIN OR MOTTLED SURFACE 17.8. TYPE), 1/8" THICK, 12"X12" SIZE, UNIFORM DISPERSEMENT OF COLOUR AND TEXTURE THROUGHOUT TILE THICKNESS. 17.9. PROVIDE MOISTURE LIMITER ON EXISTING POURED CONCRETE FLOORS PRIOR TO NEW FLOORING ASSEMBLY.

CARPET (BROADLOOM & TILES)

- INSTALL CARPET AS PER MANUFACTURES INSTALLATION INSTRUCTION.
- 18.1 PREP FLOOR TO MANUFACTURES REQUIREMENTS AS SET OUT IN THE INSTALLATION INSTRUCTIONS. 18.2 18.3. PROVIDE MOISTURE LIMITER ON EXISTING POURED CONCRETE FLOORS PRIOR TO NEW FLOORING ASSEMBLY.

19. VINYL BASE

INSTALL JOHNSONITE OR EQUAL 4" VINYL BASE AROUND PERIMETER OF ALL WALLS, EXISTING AND NEW. COLOUR BY CONSULTANT, USE MANUFACTURES RECOMMENDED ADHESIVE FOR DRYWALL APPLICATION PREP BASE OF EXISTING WALLS WHERE EXISTING CARPET BASE HAS BEEN REMOVED. REMOVE ALL GLUE AND PATCH AND

REPAIR WALLS DAMAGED WHERE REQUIRED.

- PAINTING APPLY PAINT AS PER STANDARD CAN.CGSB-85.100 LATEST EDITION, AND AS PER CGC LEVEL 4 PAINT FINISH STANDARDS FOR 20.1. A STROKE-FREE SMOOTH EVEN SURFACE FINISH
- PRIMER TO CAN/CGSB-1.119 PRIMER-SEALER, WALL, INTERIOR LATEX TYPE. SUBMIT LIST OF PROPOSED PAINT AND COLOURS 10 DAYS PRIOR TO APPLICATION FOR REVIEW BY CONSULTANT/OWNER.
- 20.3 20.4 STORE PAINT ON SITE IN APPROVED SEALED CONTAINERS AWAY FROM ANY FLAME SOURCE OR SPARK SOURCE. PREP ALL EXISTING PAINTED SURFACES TO ACCEPT NEW PAINT FINISH WHERE APPLICABLE. CLEAN AND PATCH WALLS.
- SAND SMOOTH ALL ROUGH SURFACES. PRIME NEW DRYWALL SURFACES WITH PRIMER PRIOR TO PAINTING.
- APPLY MATERIALS IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND SPECIFICATIONS. DO NOT USE ADULTERANTS 20.7 OR DILUTENTS EXCEPT AS RECOMMENDED BY MANUFACTURE FOR APPLICATION.
- CLEAN UP AND REMOVE UNUSED PRODUCTS FROM SITE ON COMPLETION OF WORK 20.9. PAINT SHEENS: EGGSHELL WALLS; SEMI-GLOSS DOORS/FRAMES; MATT WHITE CEILINGS.

ACOUSTIC CEILINGS

21.1. PROVIDE NEW CEILING TILE ASSEMBLY AS PER ARCH DRAWINGS. MATCH NEW PRODUCT TO EXISTING PRODUCT IN ALL AREAS WHERE APPLICABLE. REPLACE TILES DAMAGED DURING CONSTRUCTION OR EXECUTION OF WORK WITH NEW TILES.

22. EXTERIOR INSULATION & FINISHING SYSTEM (EIFS)

- RAINSCREEN 10MM REAR DRAINAGE PLAIN AND VENTED. 22.1. EIFS TRADE SHALL BE AN ACCREDITED DRYVIT, STO (OR EQUAL) APPLICATOR AS CERTIFIED BY THE MANUFACTURER. VALID
- CERTIFICATE IS REQUIRED TO BE POSTED ON SITE FOR CONSULTANT REVIEW. THE GENERAL CONTRACTOR SHALL NOTIFY THE CONSULTANT OF THE WATER RESISTIVE BARRIER (WRB) SCHEDULED 22.2. APPLICATION FOLLOWED BY THE OUTSULATION MD INSULATION BOARD APPLICATION FOR CONSULTANT REVIEW.

MEDIUM DENSITY SPRAYFOAM INSULATION: 23.

- 23.1 SHALL MEET CAN/ULC-S705.1-15 STANDARD FOR THERMAL INSULATION, AND CAN/ULC-S770-09 STANDARD TEST METHOD FOR DETERMINING LONG TERM THERMAL RESISTANCE, AND SHALL MEET THE 2021 REQUIRED LOW IMPACT HFO BLOWING TYPE AGENTS. SHALL MEET THE ONTARIO AND NATIONAL BUILDING CODE APPLICATION, COVERAGE & FIRE PROTECTION REQUIREMENTS 3.1.5. COMBUSTIBLE INSULATION & FOAMED PLASTIC INSULATION, AND SECTION 9.25.4.2.(1) VAPOUR BARRIER COMPLIANCE TO ASTM E96.
- DO NOT APPLY SPRAYFOAM IN GRETER THAN 2" LIFTS, ALLOW CURING TIME BETWEEN LIFTS AS PER MANUFACTURER 23.2. RECOMMENDATIONS.
- 23.3. THE STANDARD FOR SPRAYFOAM INSULATION SHALL BE BASF WALLTITE CM01 (OR EQUAL) R5.5/1", MIN 2" THICKNESS.

ROOFING & INSULATION: 24.

WINDOW SHOP DRAWINGS

DOOR SHOP DRAWINGS

DOOR HARDWARE STEEL ERECTION DRAWINGS STEEL STUD ERECTION DRAWINGS MISC STEEL HAND/GUARD RAILS/LADDER

SLOPED INSULATION

FIRESTOP PRODUCTS

ROOFING MEMBRANE

MARQUEE CANOPY DRAWINGS

c/w CONNECTION NOTED

c/w B.F. CLEARANCES NOTED

SPRAYFOAM INSULATION.

24.3.

24.4.

24.5

INSTALL ROOFING ASSEMBLY AS PER MANUFACTURER'S RECOMMENDED PRODUCT TYPES, SEQUENCING AND 24.1 FASTENERS/ADHESIVES.

FOLLOW THEIR RECOMMENDATIONS. COST FOR CONSULTANT SHALL BE BY OWNER.

REQUIRED

SUBMITTAL

YES

YFS

YES

YES

YES

YES

REQUIRED SUBMITTALS

SUBMIT ONE DIGITAL COPY UNLESS NOTED OTHERWISE.

6" STAGGERED (EA WAY) INSULATION BOARD JOINTS & 1/4"+ WIDE JOINTS SHALL BE FILLED WITH NON-EXPANDING

ONTARIO BUILDING CODE 2012

TD.	
JAL. SEALANT	

ONLY INSTALL IN DRY WEATHER AND ONLY INSTALL A QTY OF ROOFING AREA MANAGEABLE FOR THE DAY OF WORK, PROVIDE WATER-TIGHT SEAL PERIMETER ON UNFINISHED ROOF FOR NEXT WORK DAY CONTINUATION. ROOFING INSTALLATION SHALL BE AS PER CANADIAN ROOFING CONTRACTORS ASSOCIATION (CRCA) STANDARDS, INCLUDING

PROVIDE A 20 YEAR UNLIMITED LABOUR AND PRODUCTS WARRANTEE. PROVIDE 3RD PARTY QUALIFIED INDEPENDENT ROOFING CONSULTANT TO REVIEW THE ROOFING INSTALLATION TO CURRENT ROOFING INDUSTRY STANDARDS, GC SHALL

THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

P.ENG. STAMP

REQUIRED?

YES

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

3.00 BUILDING CODE VERSION O.REG. 332/12 **NEW CONSTRUCTION** 3.01 PROJECT TYPE MAJOR OCCUPANCY 3.02 CLASSIFICATION OCCUPANCY **MERCANTILE** SUPERIMPOSED MAJOR 3.03 OCCUPANCIES N/A DESCRIPTION 3.04 BUILDING AREA (m²) NEW CONSTRUCTION TOTAL 3.05 GROSS AREA (m²) DESCRIPTION **NEW CONSTRUCTION** TOTAL 3.06 MEZZANINE AREA (m²) DESCRIPTION N/A TOTAL 3.07 BUILDING HEIGHT STOREYS ABOVE GRADE STOREYS BELOW GRADE 3.08 HIGH BUILDING NO NUMBER OF STREETS/ 3.09 FIREFIGHTER ACCESS STREET(S) 2 3.10 BUILDING CLASSIFICATION 3.2.2.61. GROUP E, UP TO 2 STOREYS NOT REQUIRED NONE PROVIDED: 3.11 SPRINKLER SYSTEM NOT REQUIRED 3.12 STANDPIPE SYSTEM NOT REQUIRED 3.13 FIRE ALARM SYSTEM **TYPE PR** WATER SERVICE/ YES SUPPLY IS ADEQUATE 3.15 CONSTRUCTION TYPE BASED ON 3.2.2.61 RESTRICTIONS COMB. PERMITTED NONCOMB. HEA\ ACTUAL NORMAL 3.16 IMPORTANCE CATEGORY OCCL OCCUPANCY TYPE FLOOR LEVEL / AREA 3.18 OCCUPANT LOAD CRU **E - MERCANTILE** (SHELL PERMIT ONLY) TOTAL YES 3.19 BARRIER-FREE DESIGN BARRIER-FREE ENTRANCES **4 NEW BARRIER-FREE ENTRANCES** - 4 3.20 HAZARDOUS SUBSTANCES NO **REQUIRED FIRE RESISTANCE** 3.21 RATINGS HORIZONTAL ASSEMBLY RATIN STOREYS BELOW GRADE N/A FLOORS OVER BASEMENT N/A 3/4 FLOORS MEZZANINE N/A ROOF Ο EBF % UPO EXPOSING REQU L.D. L/H AREA 3.22 SPATIAL SEPARATION PERMITTED / **BUILDING FACE** OR H/L FRR ((m) (m^{2}) ACTUAL NORTH 261.00 **OVER 10:1** 100.0 / 33.0 N/A > 26.00 EAST 93.70 100.0 / 12.0 N/A > 16.00 3:1 to 10:1 SOUTH 225.00 100.0 / 24.0 N/A 24.50 3:1 to 10:1 WEST LESS THAN 3:1 100.0 / 23.6 N/A 60.50 > 13.00 SOUTH WEST 46.60 > 13.00 LESS THAN 3:1 100.0 / 18.4 N/A 3.23 PLUMBING FIXTURE REQUIREMENTS RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHER WATER WATE **FLOOR LEVEL** OCCUPANT OBC CLOSETS CLOS / AREA LOAD SENTENCE REQUIRED PROV

CRU 274 (SHELL PERMIT ONLY) N/A N/A N/A 3.26 NOTES IS AN ALTERNATIVE SOLUTION USED? NO

1. ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C

Key Plan:	
Consultant: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULTANTT: CONSULT	S
CS@CREATIVESTR.	
NGACAKU ARCHITECTURE INC	
Seal: North Arrow:	_
General Notes: IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AN RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N'AI) PRIOR TO COMMENCING ANY WOR DO NOT SCALE DRAWING. 'FOR CONSTRUCTION DRAWINGS' MUST HAVE ORIGINAL CONSULTANTS STAMP AND SIGNATURE. ALL CONSTRUCTION AND MATERIALS MUST CONFORM WITH APPLICABLE CODES AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER THE CONTENTS OF THE DRAWING DEMAND THE CORDUCTION ERDEPEDT (OF	ID
THE CONTENTS OF THIS DRAWING REMAIN THE COPYRIGHT PROPERTY OF CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N'AI) AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CREATIVE STRUCTURES. THESE DRAWINGS AND ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AN VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO CREATIVE STRUCTURES LTD. AND NGACAKU ARCHITECTURE INC. ORDING AND ALL DETAILS STRUCTURES LTD. AND NGACAKU ARCHITECTURE	١D
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3 Apr 03, 2024 ISSUED FOR TENDER 2 Mar 12, 2024 ISSUED FOR COORDINATION No. Date Revision ISSUES/REVISION TABLE	
Project: WESTELL DEVELOPMENT CORP 1300 FANSHAWE PARK	_
ROAD. EAST CRU #7 1300 FANSHAWE PARK ROAD. EAST. LONDON, ON.	
Drawing Title: GENERAL NOTES & OBC MATRIX	
Drawn By: D.H. Scale: AS INDICATE	D
Checked By: K.N. Plot Date: APR 03, 2024 Project Date: JAN 2024	
Project No: 2023-102	
Drawing No: Revision	

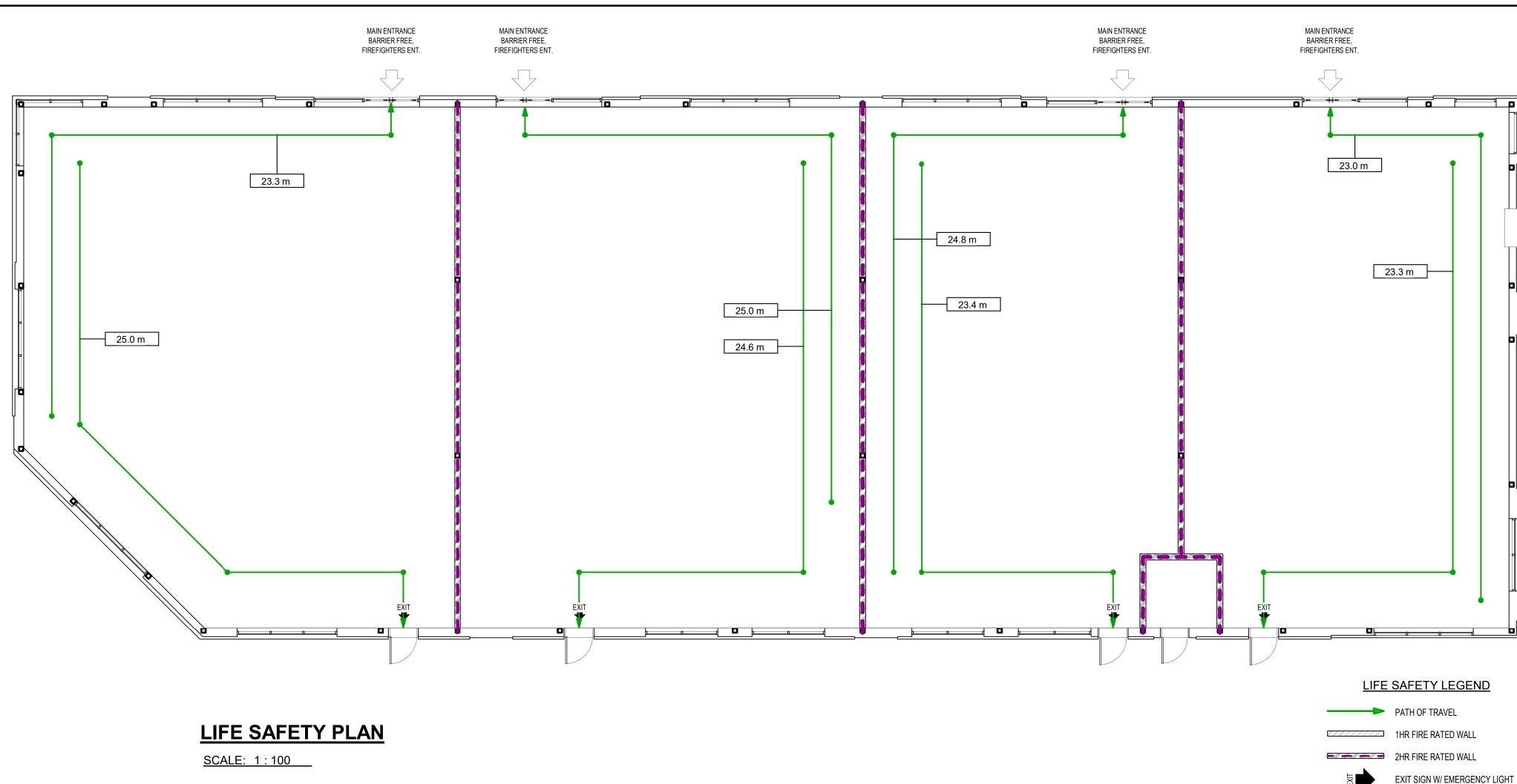
			OBC REFERENCE ^{[1}
			[A] 1.1.2.2
	USE		3.1.2
	COMMERCIAL RETA	IL UNIT (CRU)	-
			3.2.2.7
XISTING	NEW	TOTAL	[A] 1.4.1.2
-	1,013.97	1,013.97	-
-	1,013.97	1,013.97	
EXISTING	NEW	TOTAL	[A] 1.4.1.2
-	1,013.97	1,013.97	:
	1,013.97	1,013.97	
XISTING	NEW	TOTAL	3.2.1.1
			=
	4.8	(m) ABOVE GRADE	[A] 1.4.1.2. 8
			3.2.1.1
			3.2.6
			3.2.2.10., 3.2.5
			3.2.2.2083
E			3.2.1.5.
			3.2.9
ROVIDED	N/A	(EXISTING)	3.2.4
			3.2.5.7
			3.2.2.2.2083
VY TIMBE	ER CONSTRUCTION	N/A	3.2.1.4
			4.1.2.1.(3), T4.1.2.1.E
UPANT LOAD	BASED ON	POSTED LIMIT REQUIRED	3.1.17., 3.1.17.1.(2
274	m ² PER PERSON	NO	-
274			-
			3.8
			3.1.8.2
			3.3.1.2. & 3.3.1.19
NG (H)	SUPPORTING ASSEMBLY (H)	NONCOMB.IN LIEU OF RATING?	3.2.2.2083., 3.2.1.2. 3.2.1.4., 3.2.2.15
	N/A	N/A	-
	N/A	N/A	-
	3/4	NO	-
	N/A 0	N/A N/A	-
UIRED (h)	CONSTRUCTION TYPE	CLADDING TYPE	3.2.3
	COMB. PERMITTED	COMB. PERMITTED	-
	COMB. PERMITTED	COMB. PERMITTED	-
	COMB. PERMITTED	COMB. PERMITTED	-
	COMB. PERMITTED	COMB. PERMITTED	-
	COMB. PERMITTED	COMB. PERMITTED	-
RWISE			3.7.4., 3.8.2.3. & T.3.8.2.3.A., T.3.8.2.3.B
ER SETS VIDED	BARRIER-FREE WATER CLOSETS REQUIRED / PROVIDED	UNIVERSAL WASHROOMS REQUIRED / PROVIDED	-
	N/A	N/A	-

WALL ASSEMBLIES SCHEDULE GENERAL NOTES

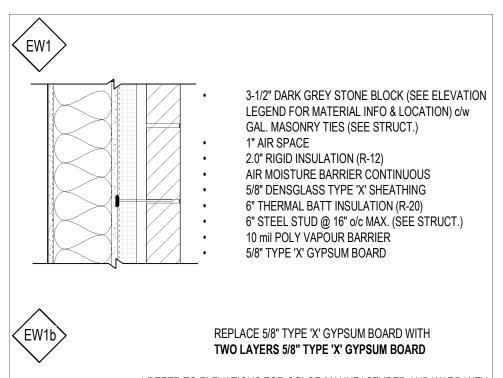
- FIRESTOP CAULKING TO SEAL JOINTS WHERE GYPSUM BOARD PARTITION ABUTTS FLOOR, u/s OF STRUCTURE, CONCRETE MASONRY UNIT (CMU) AND ALL PENETRATIONS THRU FIRE SEPARATIONS. TYP.
- REFER TO FLOOR PLANS FOR LOCATION OF WALLS BY TYPE.
- REFER TO STRUCTURAL DRAWINGS FOR REINFORCING AT CONCRETE WALLS AND CMU. CONFIRM WALL THICKNESS WITH STRUCTURAL DRAWINGS.
- ALL GYPSUM BOARD SURFACES SHALL BE PAINTED 1 COAT PRIMER, 2 COATS FINISH.
- EGGSHELL SHEEN ON WALLS; SEMIGLOSS IN KITCHENS ABOVE COUNTER, BATHROOM WALLS, AND DOORS/FRAMES; FLAT SHEEN CEILINGS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL CONCRETE WALL TYPES, MATERIALS, THICKNESS', TYP.
- MAX 2" THICK LIFT OF SPRAYFOAM INSULATION PER PASS. CONC. BLOCK TOP LATERAL SUPPORT METAL CLIP ANGLES REQUIRED, REFER TO STRUCTURAL DWGS., TYP.
- PROVIDE SAME THICKNESS WATER RESISTANT GYPSUM BOARD BEHIND & BESIDE WATER FIXTURES TYP. ALL PARTITIONS SHALL BE PROVIDED WITH LATERAL STABILITY/CROSS BRACING AT TOPS OF FRAMING FOR LATERAL SECUREMENT.
- PAINT ALL STEEL EXPOSED TO VIEW. NEW STRUCTURAL STEEL SHALL BE PRIMED AND PAINTED.
- PROVIDE TILE BACKER BOARD BEHIND ALL WALL TILE. 10
- PROVIDE ADEQUATE BLOCKING IN WALLS/PARTITIONS TO SUPPORT/SECURE ALL ITEMS FIXED TO WALL. TYP. UNLESS OTHERWISE NOTED, ALL PARTITIONS SHALL BE CONSTRUCTED UP TO U/S STRUCTURE ABOVE. FOLLOW 12.
- TYP. DETAIL FOR FIRE RATED PARTITION FINISHING REFER TO GEOTECHNICAL REPORT FOR ALL EARTH, MOISTURE, BEARING AND METHANE GAS PROTECTION DESIGN 13.
- RELATED INFORMATION THAT MAY AFFECT BUILDING ASSEMBLIES AND CONSTRUCTION PROCESSES. TYP. REFER TO GEOTECHNICAL REPORT FOR ALL GROUND WATER CONTROL AND WEEP TILE @ FOOTINGS 14. RECOMMENDATIONS.



- REFER TO SECTIONS FOR LOCATION OF FLOOR/ROOF BY TYPE. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING AT CONCRETE WALLS AND CMU.
- CONFIRM FLOOR/ROOF THICKNESS WITH STRUCTURAL DRAWINGS, REPORT ANY DISCREPANCIES TO THE ARCHITECT (IF REQUIRED).

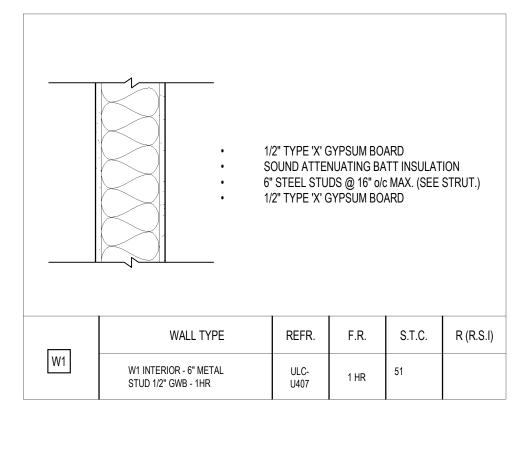


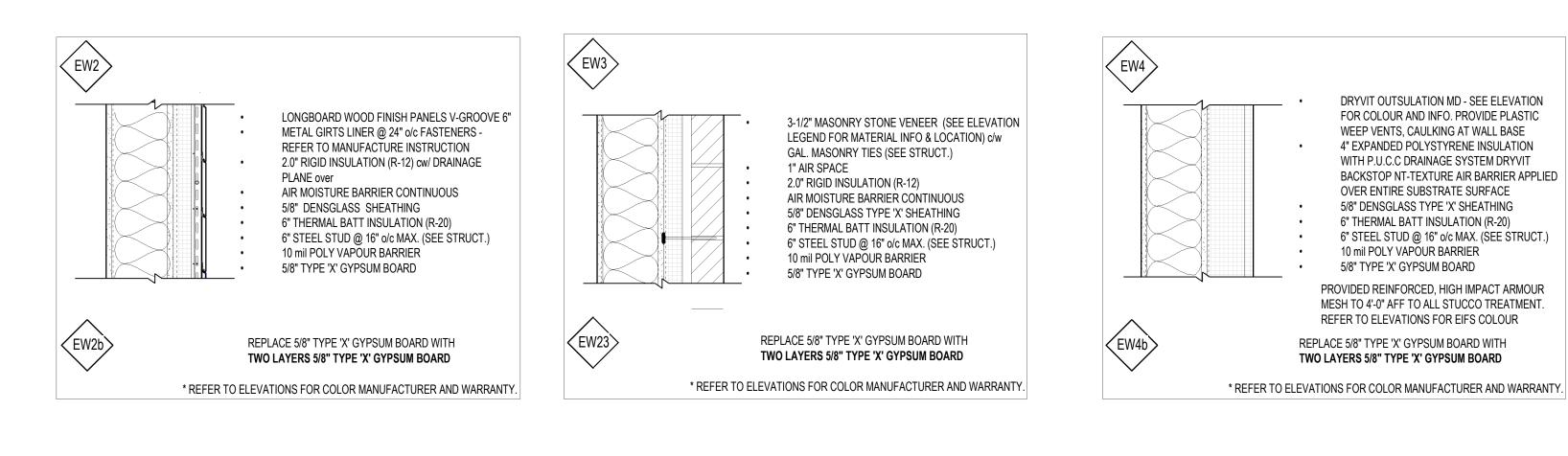
EXTERIOR WALLS TYPE SCHEDULE



* REFER TO ELEVATIONS FOR COLOR MANUFACTURER AND WARRANTY.

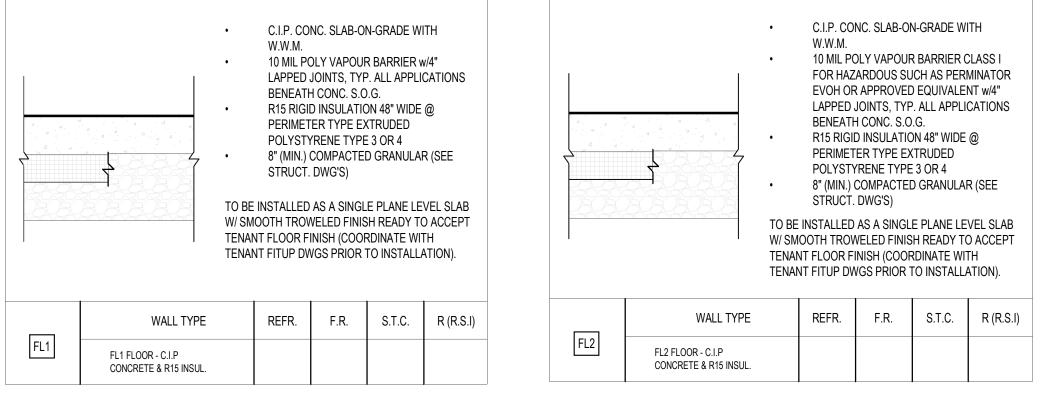
INTERIOR WALLS TYPE SCHEDULE





		(2) 1/2" TYPE ' SOUND ATTE 6" STEEL STU (2) 1/2" TYPE '	NUATING BA	ATT INSULAT c MAX. (SEE	
	WALL TYPE	REFR.	F.R.	S.T.C.	R (R.S.I)
W2	W2 INTERIOR - 6" METAL STUD 1/2" GWB - 2HR	ULC- U411	2 HR	51	







RF1

ROOF TYPE SCHEDULE

	(FIRESTO BONDINO MIN. R-35 ROOF SL 6 mil VAP 3" METAL BEAM AN	ONE OR APP GAGENT FRIGID INSU OPE THROU	OPED FOR	HIEVE SLOPES
WALL TYPE	REFR.	F.R.	S.T.C.	R (R.S.I)
RF1 ROOF - MIN. R-35 INSUL. & 1-1/2" METAL DECK				
	·			

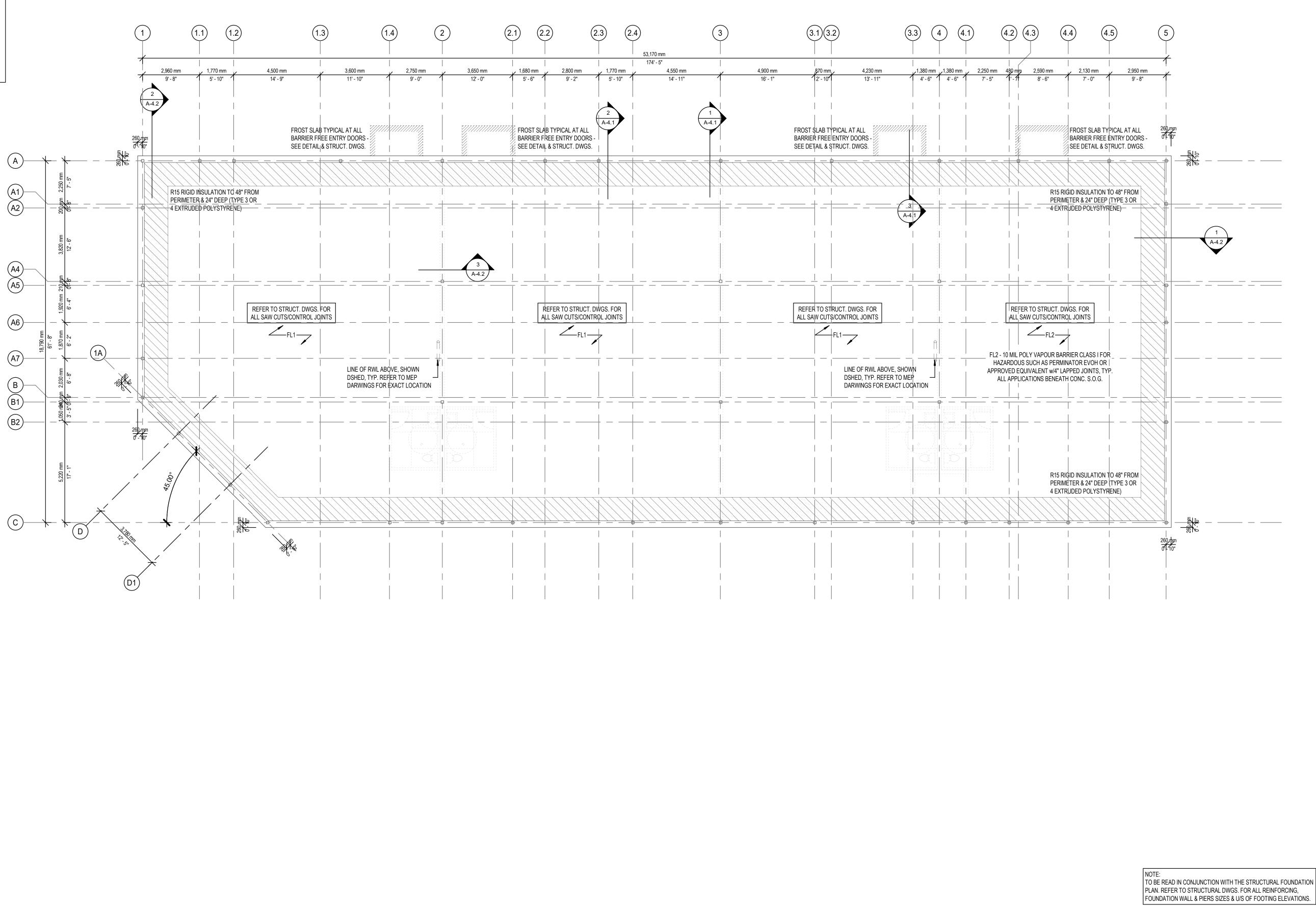
Key Plan: Image: Consultant:	FUTURE DEVELOPMENT
Consultant:	IVE TURES CS@CREATIVESTR.CA
NCHI	ACAKU Tecture inc
Seal: North Arr	ow:
General Notes: IT IS THE RESPONSIBILITY OF THE OWNER, GENER CONTRACTOR AND ALL SUB-TRADES TO BE FAMILL WHOLE. ALL DISCREPANCIES AND DIMENSIONALE RELATED DOCUMENTS MUST BE REPORTED TO CR AND NGACAKU ARCHITECTURE INC. (N'AI) PRIOR TO DO NOT SCALE DRAWING. 'FOR CONSTRUCTION ID ORIGINAL CONSULTANTS STAMP AND SIGNATURE. MATERIALS MUST CONFORM WITH APPLICABLE CO STANDARDS AND BE APPROVED BY OWNER THE CONTENTS OF THIS DRAWING REMAIN THE CO CREATIVE STRUCTURES (CS) AND NGACAKU ARCH SHALL NOT BE COPIED OR REPRODUCED IN WHOLL WRITTEN CONSENT OF CREATIVE STRUCTURES. THESE DRAWINGS AND ALL DETAILS ARE FOR THIS SHOULD NOT BE USED FOR ANY OTHER WORK. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CI VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL OMISSIONS TO CREATIVE STRUCTURES LTD. AND N INC. PRIOR TO COMMENCING WORK. ALL DIMENSION APPROXIMATE AND SHOULD BE CONFIRMED BY OW CONTRACTOR PRIOR CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH ALL PERT REGULATIONS AND BYLAWS HAVING JURISDICTION THIS DRAWING MUST NOT BE USED FOR CONSTRU USTAMPED BY CREATIVE STRUCTURES LTD. OR NGA (N'AI) AND A BUILDING PERMIT HAS BEEN ISSUED A CONSTRUCTION". THE DRAWINGS SHALL NOT BE U OR TENDER UNLESS INDICATED IN THE REVISION CE DRAWINGS ARE NOT COMPLETE AND ANY PRICES I MUST INCLUDE ALLOWANCES FOR THIS WITH NOL STRUCTURES LTD AND NGACAKU ARCHITECTURE I CONSTRUCTION TO BE ACCORDING TO BEST COMM CONTRACTOR IS FULLY RESPONSIBLE FOR MATTER CONSTRUCTION TO BE ACCORDING TO BEST COMM CONTRACTOR NOR ASSOCIATED SUB-CONTRACTOR THE ENGINEER PRIOR TO INSTALL. FAILURE TO DO CONTRACTOR RESPONSIBILITY FOR SYSTEMS AFFI	AR WITH THE PROJECT AS A RRORS ON THE PLANS AND EATIVE STRUCTURES (CS) O COMMENCING ANY WORK. DRAWINGS' MUST HAVE ALL CONSTRUCTION AND DES AND C.M.H.C. PYRIGHT PROPERTY OF ITECTURE INC. (N'AI) AND E OR IN PART WITHOUT PROJECT ONLY AND ONTRACTOR TO CHECK AND . ERRORS AND / OR IGACAKU ARCHITECTURE DNS AND LEVELS ARE VNER AND GENERAL INENT BUILDING CODE I. CTION UNTIL IT HAS BEEN VAKU ARCHITECTURE INC. ND MARKED "ISSUED FOR SED FOR PRICING, COSTING, OLUMN AND THESE BASED ON THESE DRAWINGS IABILITY ON CREATIVE NC. MON PRACTICE. RS AFFECTING G CONSTRUCTION BY THE SHALL BE CONFIRMED WITH SO RESULTS IN FULL
2 Mar 12, 2024 ISSUED FOR 1 Jan 30, 2024 60% ISSUED F	FOR TENDER COORDINATION OR CLIENT REVIEW Evision
Project:	ELOPMENT CORP E PARK CRU #7
ASSEMBLY T	YPES
Project Date: JAN 2024	AS INDICATED
Project No: 2023-102 Drawing No:	Revision 3

100mm (4") CONCRETE SLAB-ON-GRADE WITH 6x6xW2.9/W2.9 W.W.M ON , 10MIL POLY VAPOUR BARRIER WITH 4" MIN. OVERLAP, TAPED R15 RIGID INSULATION TO 48" FROM PERIMETER & 24" DEEP (TYPE 3 OR 4 EXTRUDED POLYSTYRENE) ON 8" COMPACT. GRAN. 'A' COMPACT. GRAN. 'B' AS REQ'D (SEE STRUCT. DWGS)

REFER TO STRUCT. DWGS. FOR ALL SAW CUTS/CONTROL JOINTS, COLUMN, BEAM SIZING, AND LOCATION & SIZING OF ALL CROSS BRACING,

NOTE: TOP OF SLAB-ON-GRADE IS AT 0' - 0" (257.65 GEODETIC - TO BE CONFIRMED ON SITE REFER TO SITE SERVICING PLAN BY SBM DATED FEB 27, 2024). REFER TO STRUCT. DWGS. FOR COLUMN & FOUNDATION INFORMATION. ALL COLUMN BASE PLATES TO BE 200mm (8") BELOW(

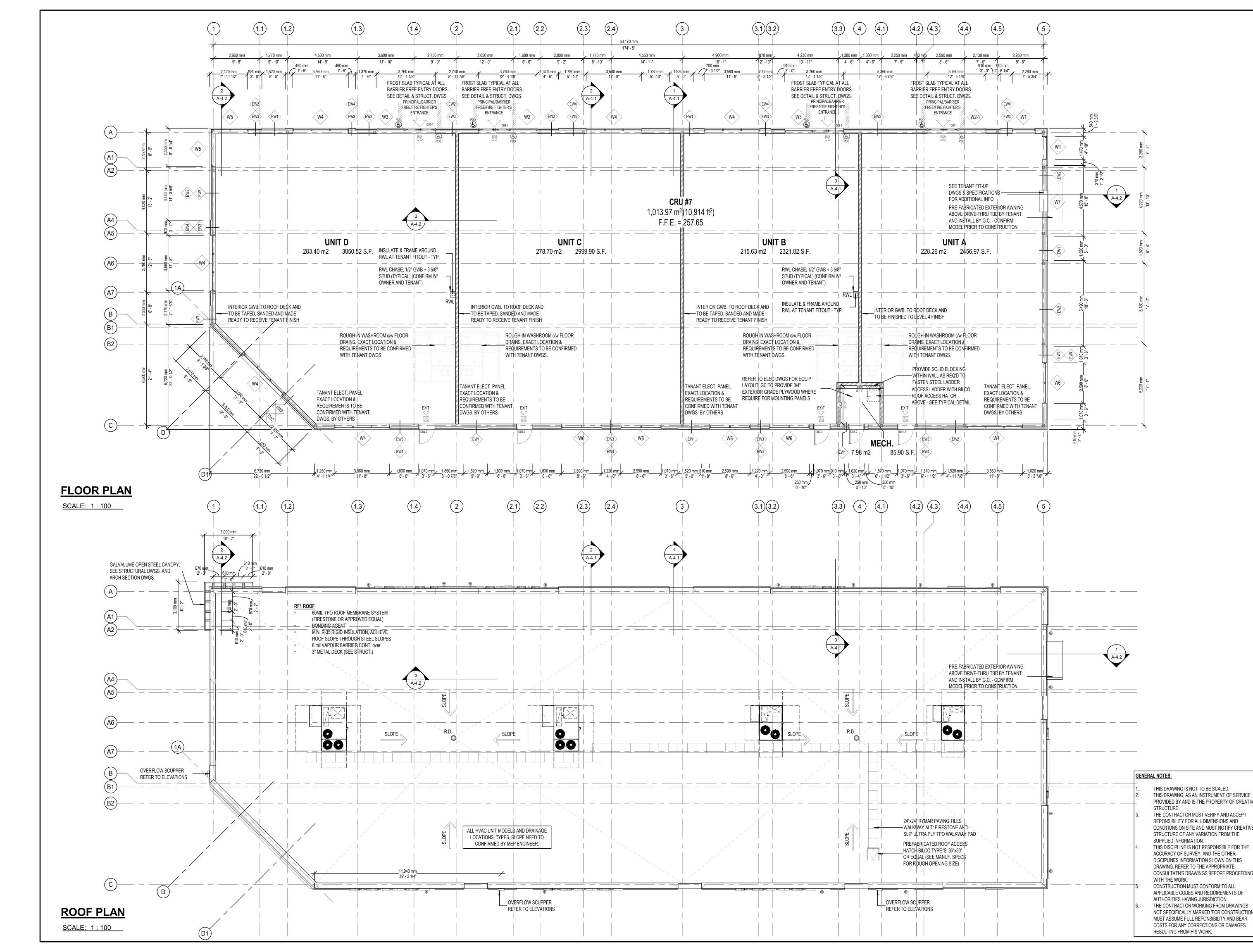
- ALL COLUMN BASE PLATES TO BE 200mm (8") BELOW TOP OF FLOOR ELEVATION UNLESS OTHERWISE NOTED ON STRUCT. DWGS.
 EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE FACE
- EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE.
 CONCRETE CONTRACTOR TO COORDINATE WITH ALL TRADES THE LOCATION OF ALL PIPE SLEEVES THROUGH FOUNDATION WALLS. PIPE SLEEVES MAY NOT BE PLACED WITHIN FOOTINGS. FOUNDATION MUST BE STEPPED DOWN TO ACCOMMODATE
- ELEVATION OF PIPE SLEEVES.
 FOR REQUIREMENTS & SPECIFIC CONDITIONS FOR THIS SITE, REFER TO SOIL REPORT.
 ALL FOUNDATION WORKS INCLUDING EXCAVATION,
- BACKFILL & COMPACTION SHALL CONFORM TO RECOMMENDATIONS FROM THE SOIL REPORT.
- SOIL CONDITIONS & BEARING CAPACITY MUST BE APPROVED BY GEOTECH. ENGINEER



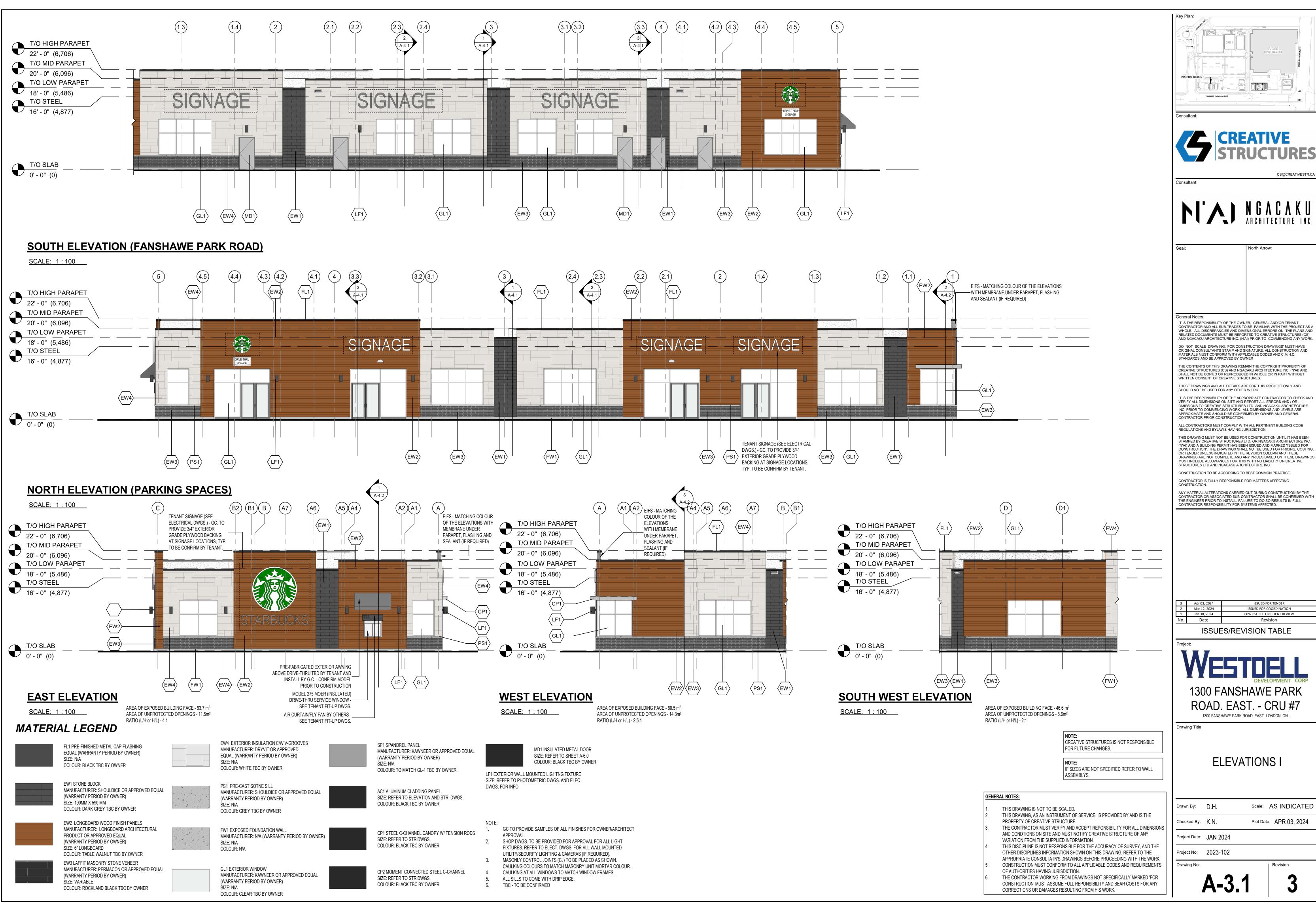
FOUNDATION PLAN

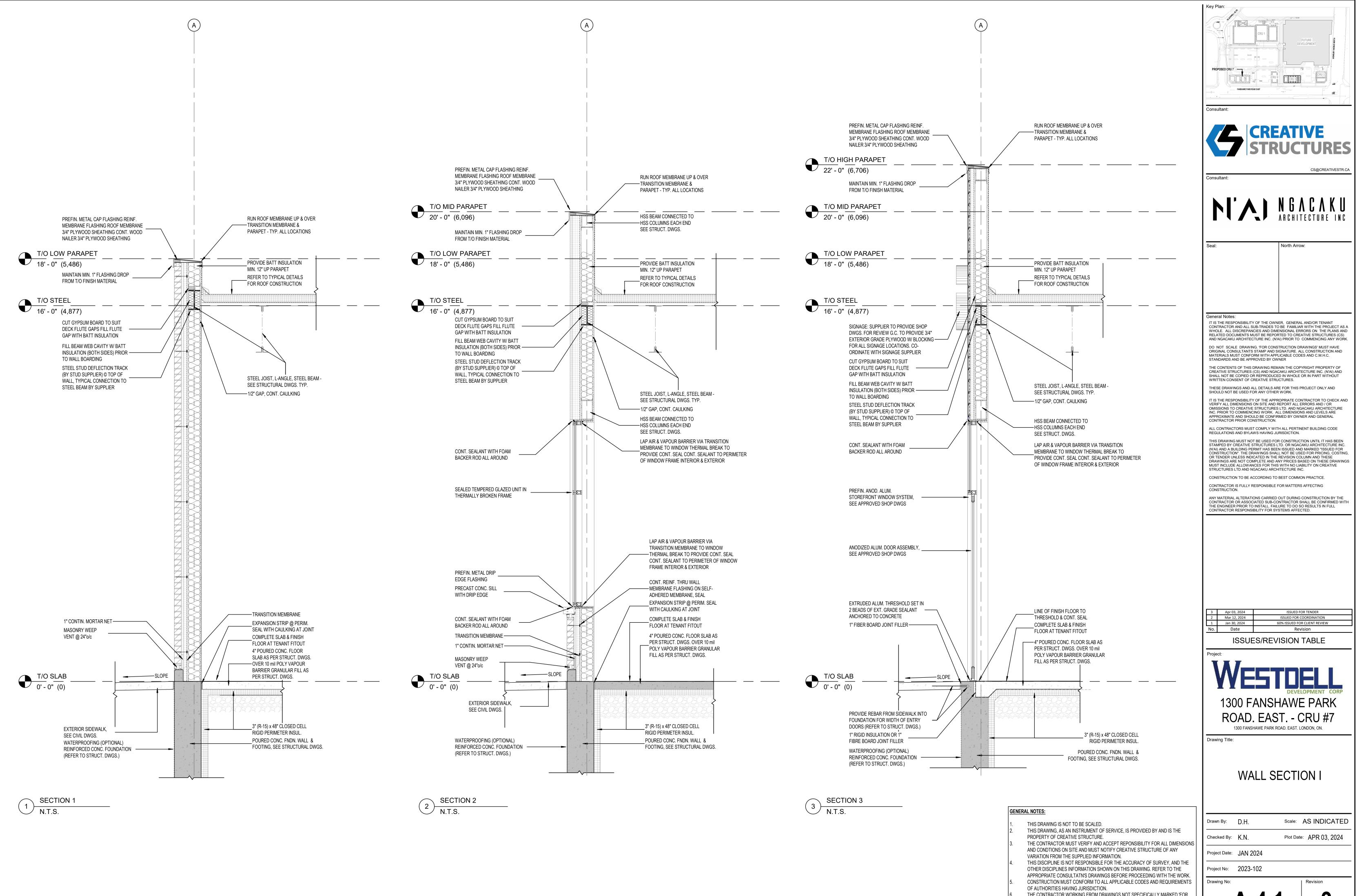
SCALE: 1:100

Key Plan:
Consultant: CREATIVE STRUCTURES CS@CREATIVESTR.CA
Consultant: NGACAKU ARCHITECTURE INC
Seal: North Arrow:
General Notes: IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N'AI) PRIOR TO COMMENCING ANY WORK. DO NOT SCALE DRAWING, 'FOR CONSTRUCTION DRAWINGS' MUST HAVE ORIGINAL CONSULTANTS STAMP AND SIGNATURE. ALL CONSTRUCTION AND MATERIALS MUST CONFORM WITH APPLICABLE CODES AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER THE CONTENTS OF THIS DRAWING REMAIN THE COPYRIGHT PROPERTY OF CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N'AI) AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CREATIVE STRUCTURES. THESE DRAWINGS AND ALL DETAILS ARE FOR THIS PROJECT ONLY AND
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3 Apr 03, 2024 ISSUED FOR TENDER 2 Mar 12, 2024 ISSUED FOR COORDINATION 1 Jan 30, 2024 60% ISSUED FOR CLIENT REVIEW No. Date Revision ISSUES/REVISION TABLE
Project: WESTEELL DEVELOPMENT CORP 1300 FANSHAWE PARK ROAD. EAST CRU #7 1300 FANSHAWE PARK ROAD. EAST. LONDON, ON.
Drawing Title: FOUNDATION PLAN
Drawn By:D.H.Scale:AS INDICATEDChecked By:K.N.Plot Date:APR 03, 2024Project Date:JAN 2024Project No:2023-102
Drawing No: Revision 3



PROPOSED CRUT FAISHAVE PARK ROAD EAST	
Consultant:	REATIVE IRUCTURE
Consultant:	CS@CREATIVEST
Seal:	North Arrow:
	N
CONTRACTOR AND ALL SUB-TF WHOLE. ALL DISCREPANCIES RELATED DOCUMENTS MUST E AND NGACAKU ARCHITECTURE DO NOT SCALE DRAWING. 'FF ORIGINAL CONSULTANTS STAM	THE OWNER, GENERAL AND/OR TENANT RADES TO BE FAMILIAR WITH THE PROJECT, AND DIMENSIONAL ERRORS ON THE PLANS / BE REPORTED TO CREATIVE STRUCTURES (C E INC. (N'AI) PRIOR TO COMMENCING ANY WO OR CONSTRUCTION DRAWINGS' MUST HAVE MP AND SIGNATURE. ALL CONSTRUCTION AND VITH APPLICABLE CODES AND C.M.H.C. ED BY OWNER
THE CONTENTS OF THIS DRAW CREATIVE STRUCTURES (CS) A SHALL NOT BE COPIED OR REF WRITTEN CONSENT OF CREAT	VING REMAIN THE COPYRIGHT PROPERTY OF AND NGACAKU ARCHITECTURE INC. (N'AI) AND PRODUCED IN WHOLE OR IN PART WITHOUT TVE STRUCTURES. ETAILS ARE FOR THIS PROJECT ONLY AND
VERIFY ALL DIMENSIONS ON S OMISSIONS TO CREATIVE STRI INC. PRIOR TO COMMENCING V APPROXIMATE AND SHOULD B CONTRACTOR PRIOR CONSTR	MPLY WITH ALL PERTINENT BUILDING CODE
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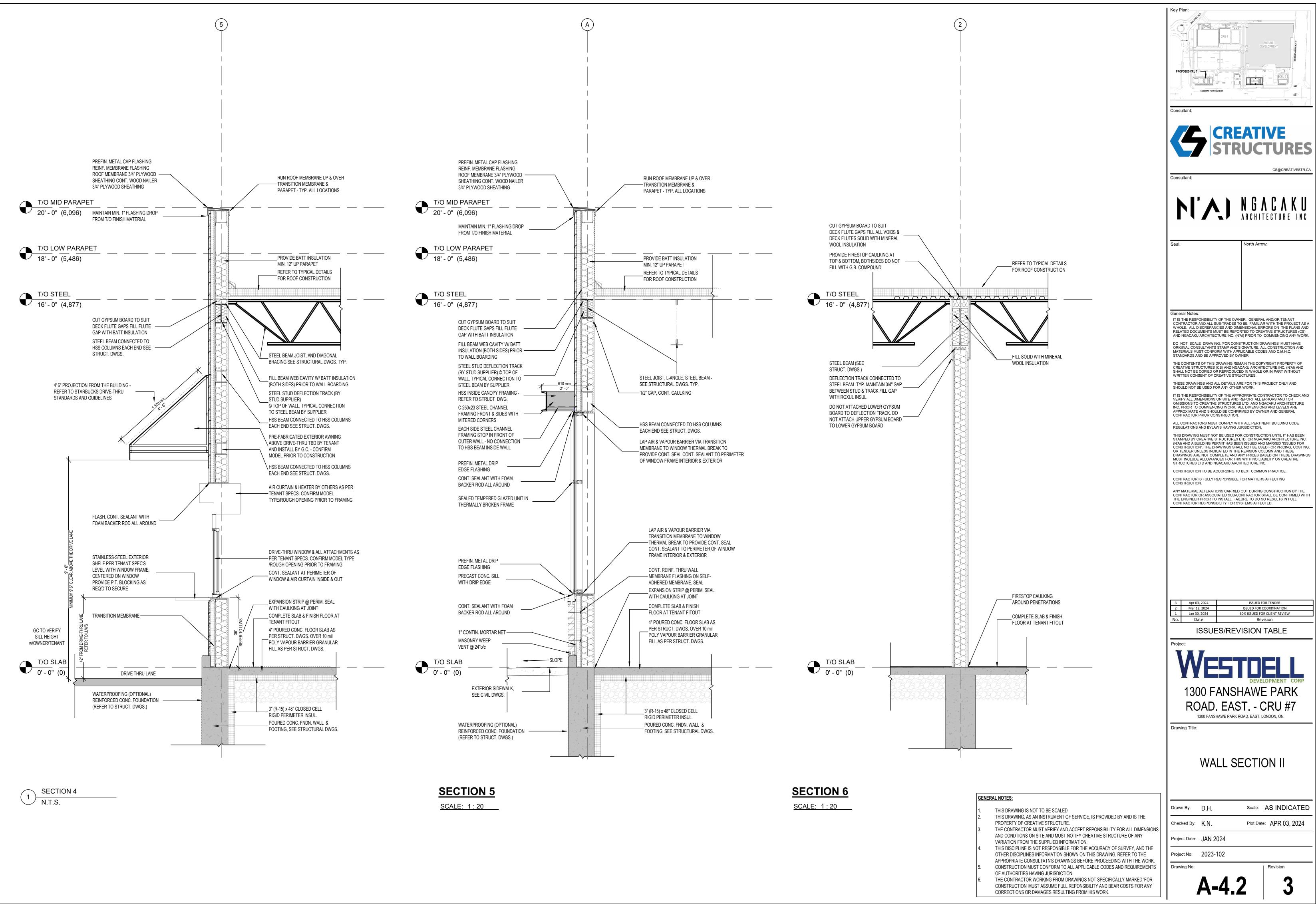


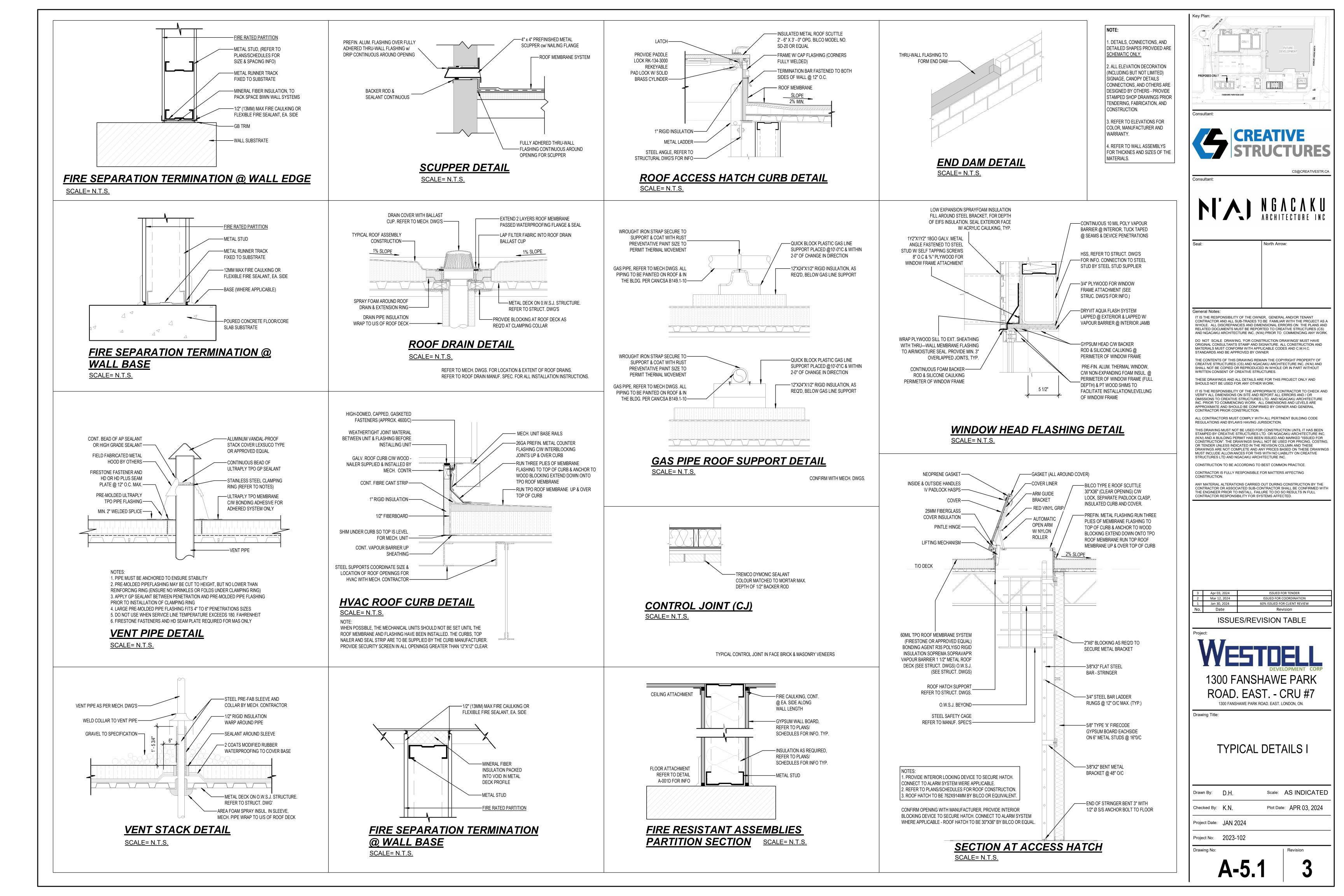
THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED 'FOR CONSTRUCTION' MUST ASSUME FULL REPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

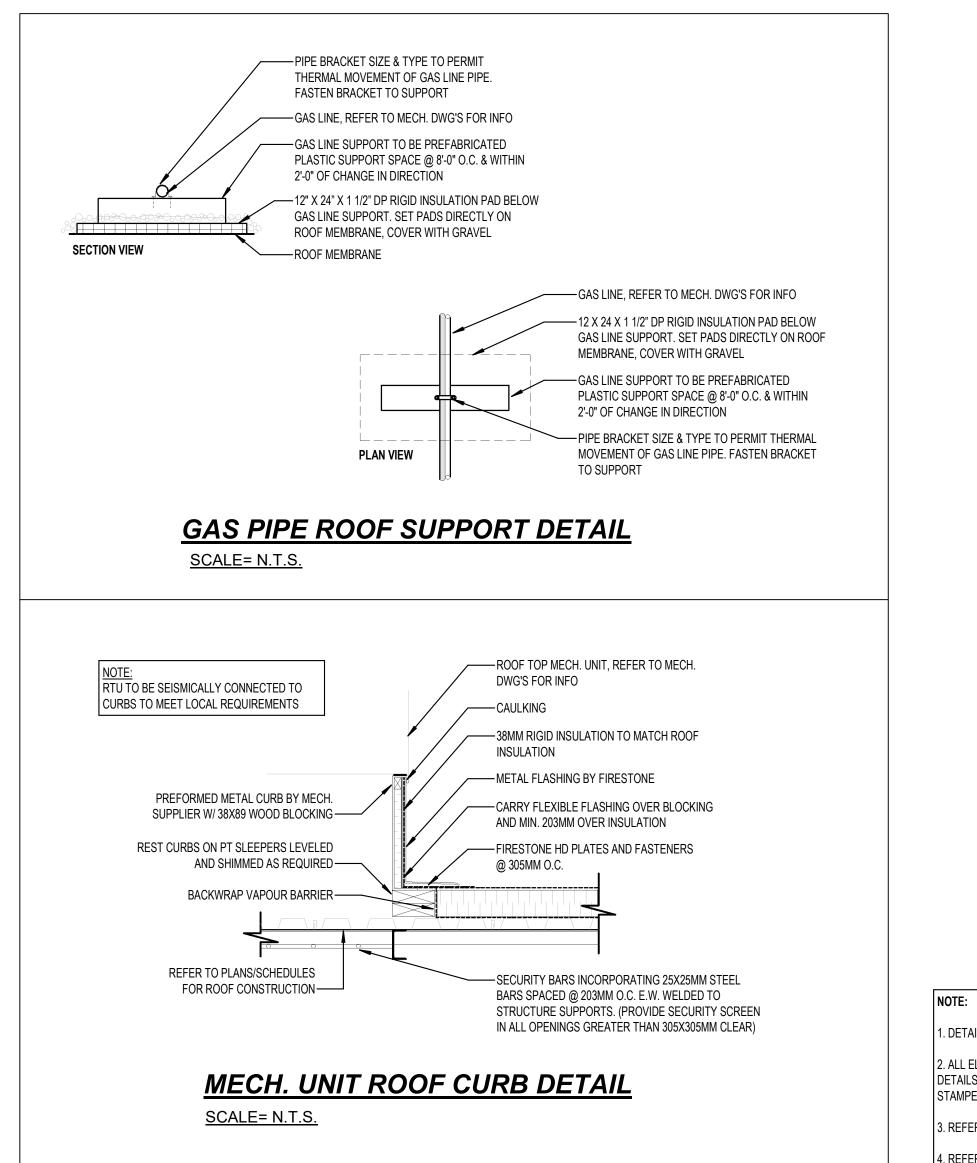
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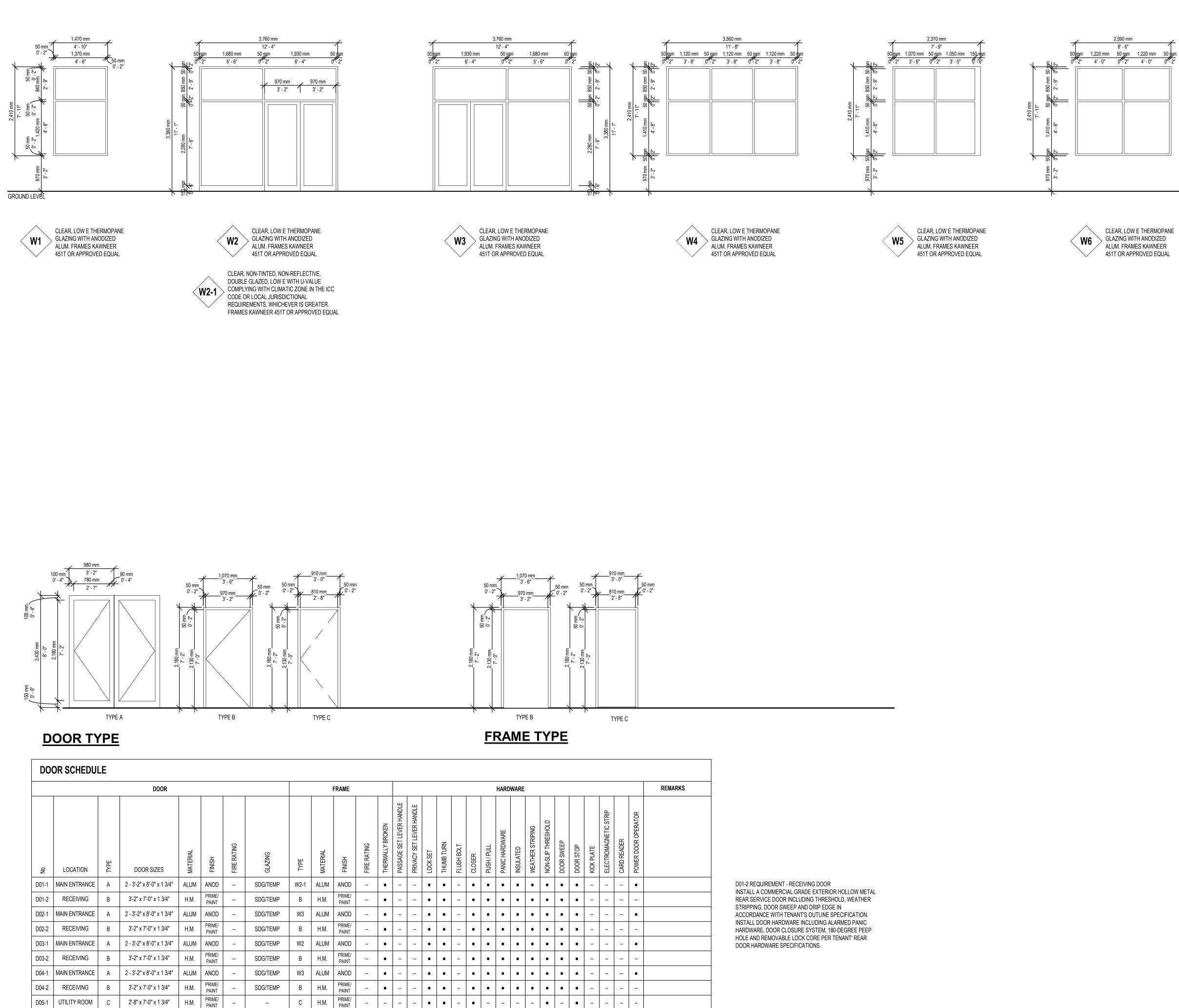
DETAILS CONNECTIONS, AND OTHERS ARE DESIGNED BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION. 3. REFER TO ELEVATIONS FOR COLOR, MANUFACTURER AND WARRANTY.

1. DETAILS, CONNECTIONS, AND DETAILED SHAPES PROVIDED ARE SCHEMATIC ONLY.

2. ALL ELEVATION DECORATION (INCLUDING BUT NOT LIMITED) SIGNAGE, CANOPY

4. REFER TO WALL ASSEMBLYS FOR THICKNES AND SIZES OF THE MATERIALS.

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CREATIVE STRUCTURES
Consultant:
Seal: North Arrow:
General Notes: IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N'AI) PRIOR TO COMMENCING ANY WORK. DO NOT SCALE DRAWING. 'FOR CONSTRUCTION DRAWINGS' MUST HAVE ORIGINAL CONSULTANTS STAMP AND SIGNATURE. ALL CONSTRUCTION AND MATERIALS MUST CONFORM WITH APPLICABLE CODES AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER THE CONTENTS OF THIS DRAWING REMAIN THE COPYRIGHT PROPERTY OF CREATIVE STRUCTURES (CS) AND NGACAKU ARCHITECTURE INC. (N'AI) AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CREATIVE STRUCTURES. THESE DRAWINGS AND ALL DETAILS ARE FOR THIS PROJECT ONLY AND
SHOULD NOT BE USED FOR ANY OTHER WORK. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO CREATIVE STRUCTURES LTD. AND NGACAKU ARCHITECTURE INC. PRIOR TO COMMENCING WORK. ALL DIMENSIONS AND LEVELS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY OWNER AND GENERAL CONTRACTOR PRIOR CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN STAMPED BY CREATIVE STRUCTURES LTD. OR NGACAKU ARCHITECTURE INC. (N'AI) AND A BUILDING PERMIT HAS BEEN ISSUED AND MARKED "ISSUED FOR CONSTRUCTION". THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS INDICATED IN THE REVISION COLUMN AND THESE DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON THESE DRAWINGS
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3 Apr 03, 2024 ISSUED FOR TENDER 2 Mar 12, 2024 ISSUED FOR COORDINATION 1 Jan 30, 2024 60% ISSUED FOR CLIENT REVIEW No. Date Revision ISSUES/REVISION TABLE Project:
WESTER DEVELOPMENT CORP 1300 FANSHAWE PARK ROAD. EAST CRU #7 1300 FANSHAWE PARK ROAD. EAST. LONDON, ON.
TYPICAL DETAILS II
Drawn By: D.H. Scale: AS INDICATED Checked By: K.N. Plot Date: APR 03, 2024 Project Date: JAN 2024
Project No: 2023-102 Drawing No: A-5.2 3



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								REMARKS
WEATHER STRIPING	NON-SLIP THRESHOLD	DOOR SWEEP	DOOR STOP	KICK PLATE	ELECTROMAGNETIC STRIP	CARD READER	POWER DOOR OPERATOR	
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MODEL 275 MOER (INSULATED) DRIVE-THRU SERVICE WINDOW AS PER W7 MANUFACTURER'S SPECIFICATIONS, AS WELL AS DRECTIONALLY ORIENTED AS PER TENANT'S CONSTRUCTION DOCUMENTS.

GENERAL WINDOW NOTES

- WINDOW SUPPLIER SHALL SITE MEASURE ALL OPENINGS % REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO WINDOW FABRICATION.
- 2. OPENINGS DIMENSIONED ON FLOOR PLANS, SECTIONS, DETAILS & WINDOW SCHEDULE ARE NOMINAL. WINDOW SUPPLIER SHALL PROVIDE PREFINISHED ALUMINUM CLOSURE
- TRIM TO SUIT OPENINGS AS REQUIRED. COLOUR OF TRIM TO MATCH COLOUR OF WINDOW FRAMES. PROVIDE CAULKING AROUND ALUMINUM WINDOW FRAMES INSIDE &
- OUT. CAULKING COLOUR TO MATCH COLOUR OF FRAMES.
- LOW E GLAZING TO MEET ALL REQUIREMENTS FOR ENERGY EFFICIENCY OF SB-10, ASHRAE 9.01.
- WINDOW FRAME FINISH & GLASS TINT TO BE CONFIRMED BY OWNER PRIOR TO ORDERING.

SUBMIT SHOP DRAWINGS AS REQUIRED BY THIS WORK, THE CONSULTANTS OR BY AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR SHALL CHECK, SIGN AND MAKE NOTATIONS HE CONSIDERS NECESSARY ON SHOP DRAWINGS BEFORE EACH SUBMISSION TO CONSULTANTS. SHOP DRAWING REVIEW BY CONSULTANTS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS A PRECAUTION AGAINST OVERSIGHT OR ERROR. THIS REVIEW SHALL NOT MEAN THAT THE CONSULTANT APPROVES THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS. RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING SAME, AND SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR ERRORS, OMISSIONS OR MEETING ALL THE REQUIREMENTS OF THIS CONTRACT.

- GL: DENOTES GLAZING
- SP: DENOTES GLASS SPANDREL AC: DENOTES PREFIN. ALUM. CLOSURE FINISH TO MATCH WINDOW FRAME.

GENERAL DOOR NOTES

- 1. DOOR & FRAME SUPPLIER (HOLLOW METAL & ALUMINUM) SHALL PROVIDE ALL REQUIRED CLOSURE TRIM FOR ALL EXTERIOR FRAMES TO SUIT CORRESPONDING OPENINGS.
- PROVIDE WEATHERSTRIPPING TO ALL EXTERIOR & FIRE RATED 2. DOORS. EXTERIOR HOLLOW METAL DOORS & FRAMES TO BE 18g AND HAVE
- G90 GALVANIZED FINISH OR APPROVED EQUAL.
- PROVIDE CAULKING AROUND ALL EXTERIOR HOLLOW METAL & 4. ALUMINUM DOOR FRAMES INSIDE & OUT. CAULKING COLOUR TO MATCH COLOUR OF FRAMES.
- ALL COLOURS TO BE CHOSEN BY OWNER. ALUMINUM DOOR SUPPLIER SHALL PROVIDE REQUIRED HARDWARE
- AS LISTED ON THE DOOR SCHEDULE FOR ALUMINUM DOORS. EXTERIOR AND INTERIOR DOOR SUPPLIERS SHALL SITE MEASURE
- AND CONFIRM OPENINGS PRIOR TO FABRICATION AND INSTALLATION. CONTRACTOR MUST CONFIRM ALL DOOR TYPES, MATERIAL &
- FINISHES WITH OWNER PRIOR TO CONSTRUCTION. GLASS IN ALL DOORS SHALL BE 1/4" CLEAR TEMPERED OR LAMINATED
- SAFETY GLASS. ALL HARDWARE TO BE MEDIDM DOTY. COMMERCIAL GRADE. 10.
- DOOR CLOSER TO BE MOUNTED ON DOOR FRAME. 11 12
- PROVIDE 3 KEYS PER LOCKSET. BARRIER FREE DOOR ACCESS PADDLES MOUNTED ON WINDOW OR 13.
- DOORS MULLIONS ARE TO BE REMOTELY CONNECTED TO DOOR OPERATOR B/F DOOR PADDLE MOUNTED ON INTERIOR WALL TO BE FLUSH MOUNTED IN WALL & HARDWIRED TO DOOR OPERATOR.
- 14. ALL HARDWARE TO BE SUPPLIED WITH ALL REQUIRED ACCESSORIES.

