

General Notes:

1. General

- a. The Contractor shall co-ordinate all on site work with Port Staff and allow a minimum of three days notice of any work that might impact the Port, its operation and Staff. Co-ordinate all works with Robert Dalley, General Manager, for the Port.
- b. The Contractor shall observe all required Health and Safety regulations of all Authorities having jurisdiction over the Work.
- c. The Contractor shall perform a final clean-up of the Work to the satisfaction of the Port when 100% complete.
- d. It is the Contractors responsibility to remove all garbage and debris resulting from this Work from Port Property. The Contractor shall maintain a garbage disposal container on site at all times.
- e. The Contractor before bidding the work has familiarized himself with both the Work and the existing site.
- f. Where required by the Port provide 3 copies of requested Shop Drawings for the Ports review. Allow 2 weeks for the review.
- g. These General notes apply to all drawings in this set.
- h. Do not scale these drawings.
- i. Where conditions differ than those described on the drawings notify the Port immediately before proceeding further.
- j. The contractor shall verify all elevations and dimensions before commencing work.

2. Site Work and Demolition

- a. Should any excavation be required it is the Contractors responsibility to determine the locations of any and all buried services and equipment before excavation.
- b. Should any cutting or drilling be required or performed into an existing structure it is the responsibility of the Contractor to identify and locate any equipment, element or services that might be located in the area of work and protect, make safe or relocate as required.
- c. Cut any concrete with diamond blade saw. The finished cut is to be smooth and ready for framing and installation of architectural elements.
- d. Remove any windows in a careful manner for latter re-use by the Port and store in location designated by the Port.
- e. Remove any and all architectural elements, such as wall finishes, steel stud or wood framing in a manner that will allow joining of new elements and refinishing.

3. Metal Fabrication


- a. All plate steel to be Grade A307.
- b. All required bolts to be Grade A307.
- c. Fabricator of steel components to be fabricated by a Fabricator certified CSA W47.1.
- d. All welding in accordance with CSA W59.
- e. Shop prime all fabricated steel.

4. Steel Cladding, Flashings, Trims, Snow Guard, Fascia/Soffit and Sealants

- a. All steel cladding to be Galvanized G90(Z275) 26 gauge, 10000 Series paint finish, VicWest Diamond Rib or equivalent. Note roof will be Galvanized only and not coloured. Provide all required closure strips to make the profile air tight. Do all work in Accordance with Ontario Building Code 2012 9.27 Cladding.
- b. All fasteners to be VicWest Prisma with Nylon coloured head, skirt, and neoprene washer or equivalent except roof which shall be zinc chrome plated with neoprene washer.
- c. All steel flashings to be same grade, colour and finish as steel cladding. The Contractor shall supply all required trims and flashing to finish and close off all wall and roof claddings to industry standard and as deemed acceptable by the Owner. Minimize lapping of all trim and flashing.
- d. Use only commercial grade coloured aluminum Soffit and Fascia to the satisfaction of the Owner.
- e. All exposed sealants to be Acrylic co-polymer to CGSB 19GP-5M, or equivalent as approved by the Owner. Apply all required sealants to make the Work Water Proof/Weather Tight to the satisfaction of the Owner.
- f. Snow Guards to be Ideal Roofing 'Ideal Guard', 2 holes, Black.
- g. Do all the above in strict accordance with the manufacturers recommendations and requirements.

5. Wood Framing, Insulation, Vapour Barrier, Drywall and Painting

- a. Do all wood framing in accordance with Ontario Building Code 2012 OBC), 9.23 Wood Frame Construction. All lumber to be #2 and better S-Dry SPF. All plywood to be exterior grade spruce. Use only galvanized nails with pressure treated Lumber.
- b. Do all drywall in accordance with OBC 9.29 Interior wall and ceiling finishes. All drywall surfaces prime and two coats paint to Owners choice.
- c. Do all windows in accordance with OBC 9.7 Windows and Skylights. Window to be wood vinyl clad, double glaze insulated thermo pane horizontal slider of mid range quality to Owners satisfaction.



 S. HOUSEMAN & ASSOCIATES

 STRUCTURAL & AGRICULTURAL ENGINEERING

 327 Fivel Ave, Ottawa ON, K1S 2A7

 TEL: 613-650-0025 Email: shouseman@spars.com

REV	ISSUED	DATE
1	ISSUED FOR TENDER	MARCH 5, 2018

PROJECT: PORT OF JOHNSTOWN

 TOWNSHIP OF EDWARDS/CARDINAL

 ADMINISTRATION BUILDING

 CONNECTION LINK AND RENOVATION

 PROJECT: 300-51

 3035 COUNTRY RD. #2

 JOHNSTOWN, ON

 KOE 111

DRAWN BY: M.J.D.

 DATE: FEB. 22, '18

 SCALE: AS INDICATED

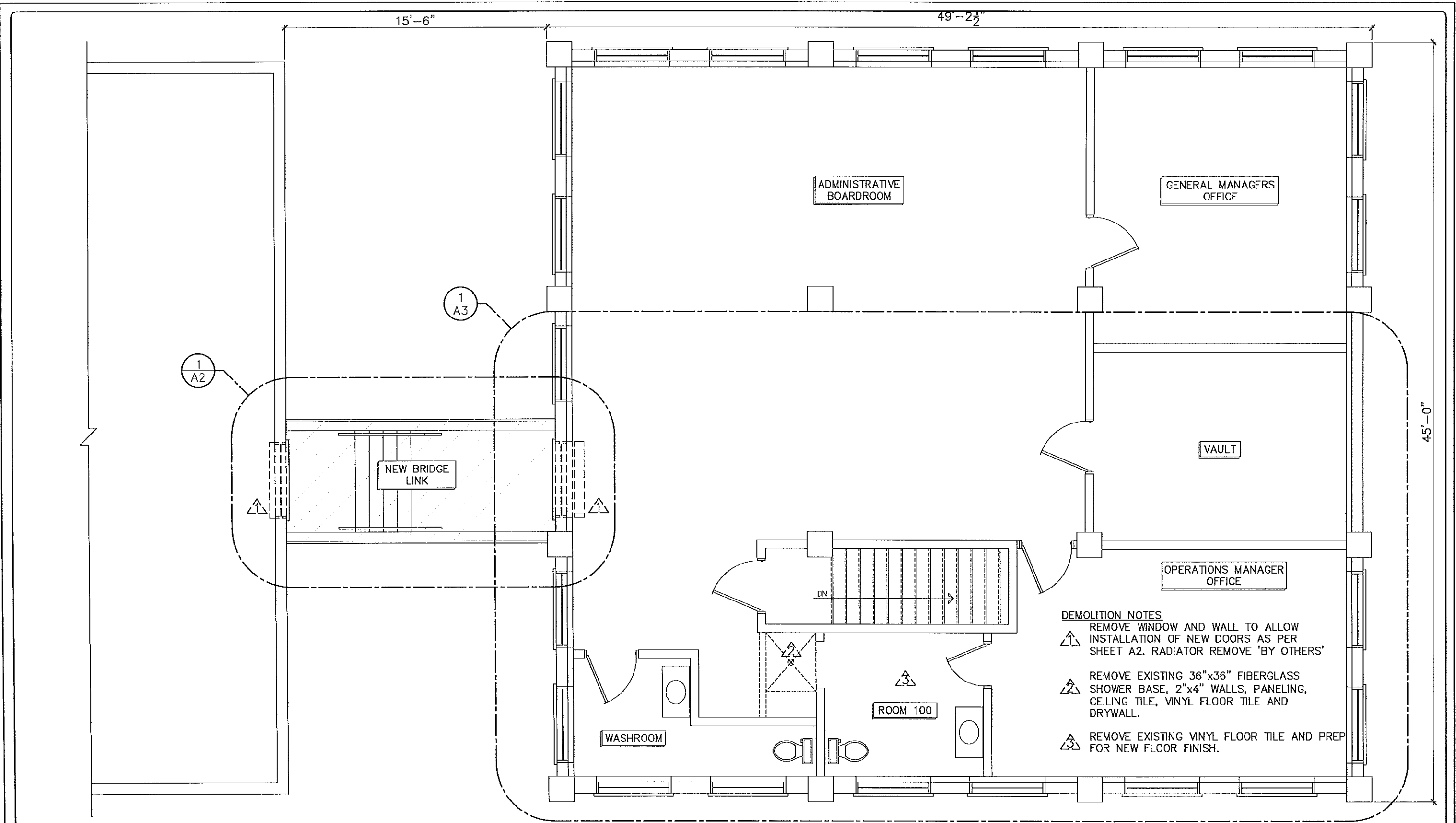
 DESIGNED BY: S.H.

 CHECKED BY: S.H.

DRAWING NAME: GENERAL NOTES SPECIFICATIONS

 SHEET: A0

 1 OF 6



DEMOLITION NOTES

- ▲ REMOVE WINDOW AND WALL TO ALLOW INSTALLATION OF NEW DOORS AS PER SHEET A2. RADIATOR REMOVE 'BY OTHERS'
- ▲ REMOVE EXISTING 36"x36" FIBERGLASS SHOWER BASE, 2"x4" WALLS, PANELING, CEILING TILE, VINYL FLOOR TILE AND DRYWALL.
- ▲ REMOVE EXISTING VINYL FLOOR TILE AND PREP FOR NEW FLOOR FINISH.

1 EXISTING SECOND FLOOR PLAN
 A1 SCALE 3/16" = 1'-0"

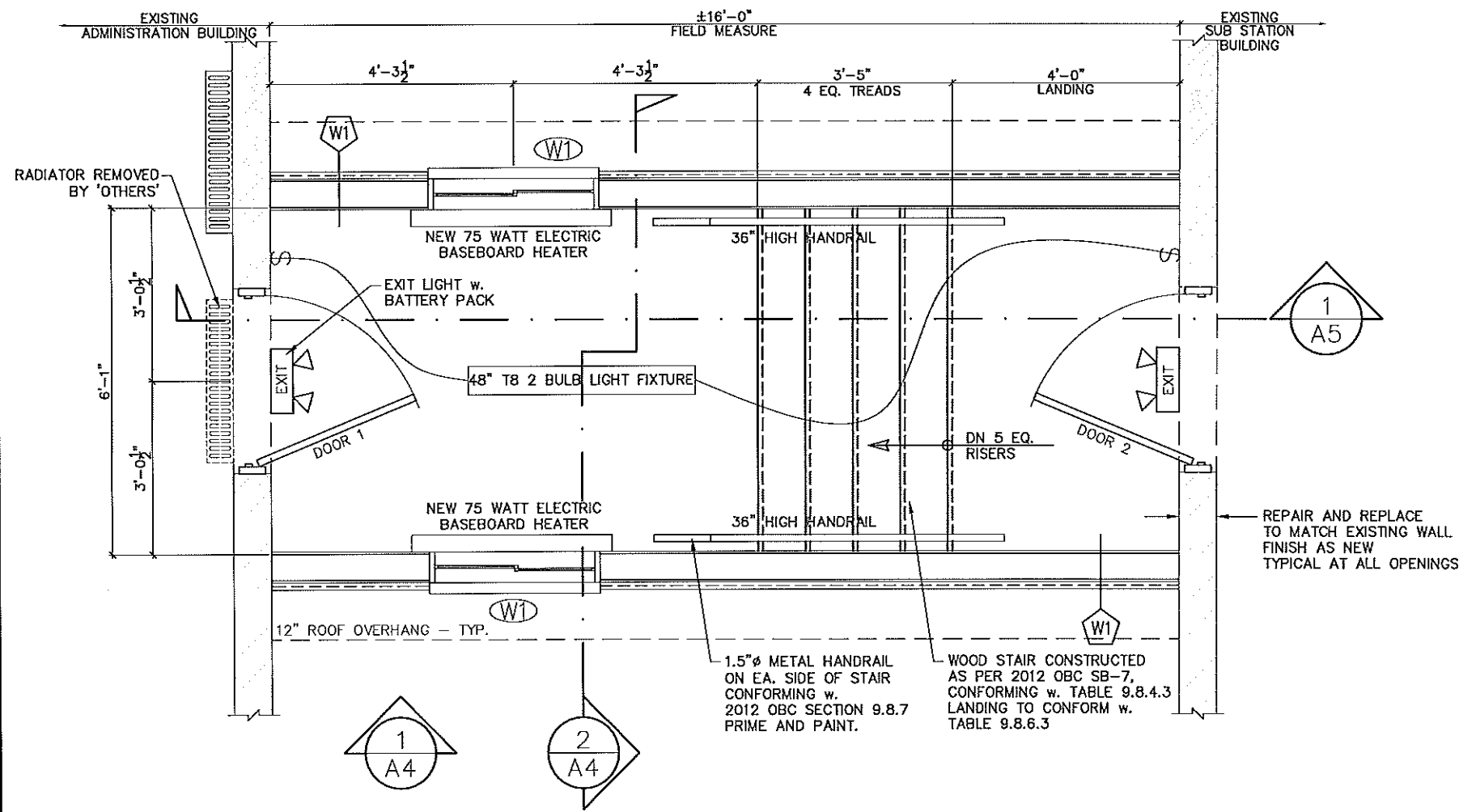
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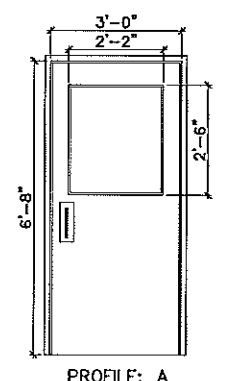
PROJECT: PORT OF JOHNSTOWN
 TOWNSHIP OF EDWARDS/CARDINAL
 ADMINISTRATION BUILDING
 CONNECTION LINK AND RENOVATION
 PROJECT: 300-51
 3035 COUNTRY RD. #2
 JOHNSTOWN, ON
 KOE 1T1

DRAWN BY: M.J.D.
 DATE: FEB. 22, '18
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 DESIGNED BY: S.H. CHECKED BY: S.H.

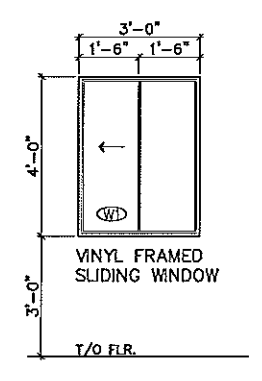
DRAWING NAME: ADMINISTRATIVE BUILDING
 SECOND FLOOR PLAN
 AND DEMOLITION NOTES
 SHEET: A1 2 OF 6



DOOR SCHEDULE							
DOOR ID	SIZE	MATERIAL	FRAME	F.R.R.	PROFILE	HARDWARE	NOTE
DOOR 1	36" x 6'-8"	P.STEEL	P.STEEL	45MIN.	A	LABELED PUSH/PULL c/w CLOSER	26"x30" FIXED G.W.G. WINDOW
DOOR 2	36" x 6'-8"	P.STEEL	P.STEEL	45MIN.	A	LABELED PUSH/PULL c/w CLOSER	26"x30" FIXED G.W.G. WINDOW



2 DOOR SCHEDULE
SCALE N.T.S.



3 WINDOW SCHEDULE
SCALE N.T.S.

REPAIR AND REPLACE TO MATCH EXISTING WALL FINISH AS NEW TYPICAL AT ALL OPENINGS.

1 NEW CONNECTING CONCOURSE PLAN
SCALE 3/8" = 1'-0"

W1 EXTR WALL ASSEMBLY
 1/2" TYPE 'X' GYPSUM
 5MIL VAPOUR BARRIER
 2"x8" STUDS @ 16" o.c.
 R20 BATT INSULATION
 1/2" SPRUCE SHEATHING
 TYVEK AIR BARRIER
 28GA COL. STEEL

F1 FLOOR ASSEMBLY
 28GA PRE-FINISHED LINER PANEL
 1"x4" STRAPPING @ 24" o.c.
 R40 BATT INSULATION
 2"x4" JOISTS @ 24" o.c.
 2"x6" JOISTS @ 16" o.c.
 6MIL VAPOUR BARRIER
 5/8" T&G SPRUCE PLYWOOD
 12"x12" CERAMIC TILE (MATCH EXISTING)

R1 ROOF ASSEMBLY
 28GA GALV. STEEL
 2"x4" PURLINS @ 24" o.c.
 2"x8" RAFTER @ 24" o.c.
 2"x4" CEILING JOISTS @ 24" o.c.
 R40 BATT INSULATION
 6MIL VAPOUR BARRIER
 1/2" TYPE 'X' GYPSUM

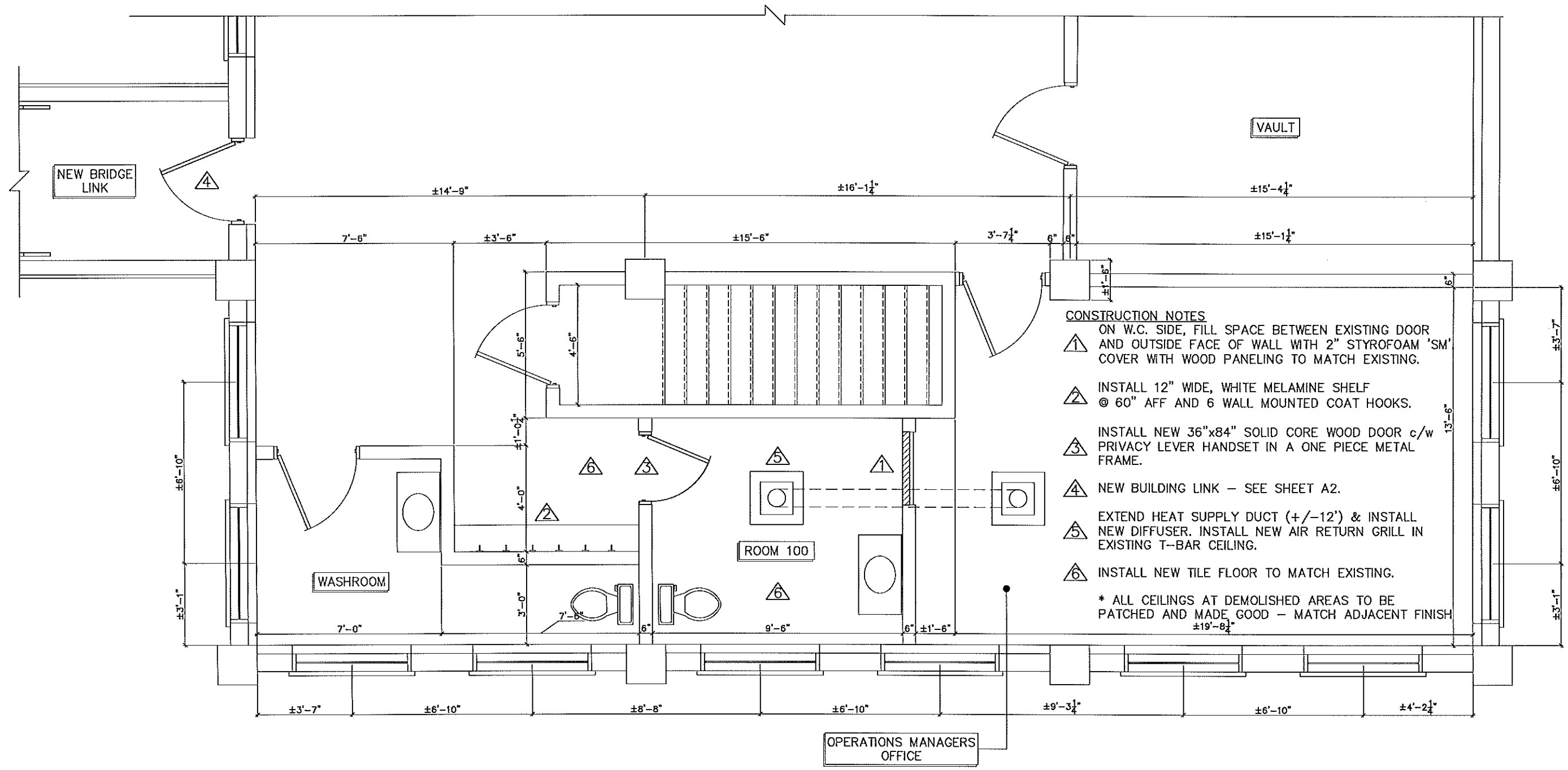
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PROJECT: PORT OF JOHNSTOWN
 TOWNSHIP OF EDWARDS/CARDINAL
 ADMINISTRATION BUILDING
 CONNECTION LINK AND RENOVATION
 PROJECT: 300-51
 3035 COUNTRY RD. #2
 JOHNSTOWN, ON
 KOE 111

DRAWN BY: M.J.D.
 DATE: FEB. 22, '18
 SCALE: AS INDICATED
 DESIGNED BY: S.H. CHECKED BY: S.H.

DRAWING NAME: OFFICE LINK FLOOR PLAN
 SHEET: A2
 3 OF 6



- CONSTRUCTION NOTES**
- 1 ON W.C. SIDE, FILL SPACE BETWEEN EXISTING DOOR AND OUTSIDE FACE OF WALL WITH 2" STYROFOAM 'SM' COVER WITH WOOD PANELING TO MATCH EXISTING.
 - 2 INSTALL 12" WIDE, WHITE MELAMINE SHELF @ 60" AFF AND 6 WALL MOUNTED COAT HOOKS.
 - 3 INSTALL NEW 36"x84" SOLID CORE WOOD DOOR c/w PRIVACY LEVER HANDSET IN A ONE PIECE METAL FRAME.
 - 4 NEW BUILDING LINK - SEE SHEET A2.
 - 5 EXTEND HEAT SUPPLY DUCT (+/-12') & INSTALL NEW DIFFUSER. INSTALL NEW AIR RETURN GRILL IN EXISTING T-BAR CEILING.
 - 6 INSTALL NEW TILE FLOOR TO MATCH EXISTING.
- * ALL CEILINGS AT DEMOLISHED AREAS TO BE PATCHED AND MADE GOOD - MATCH ADJACENT FINISH ±19'-8 1/4"

1
A3 EXISTING PARTIAL FLOOR PLAN
SCALE 1/4" = 1'-0"

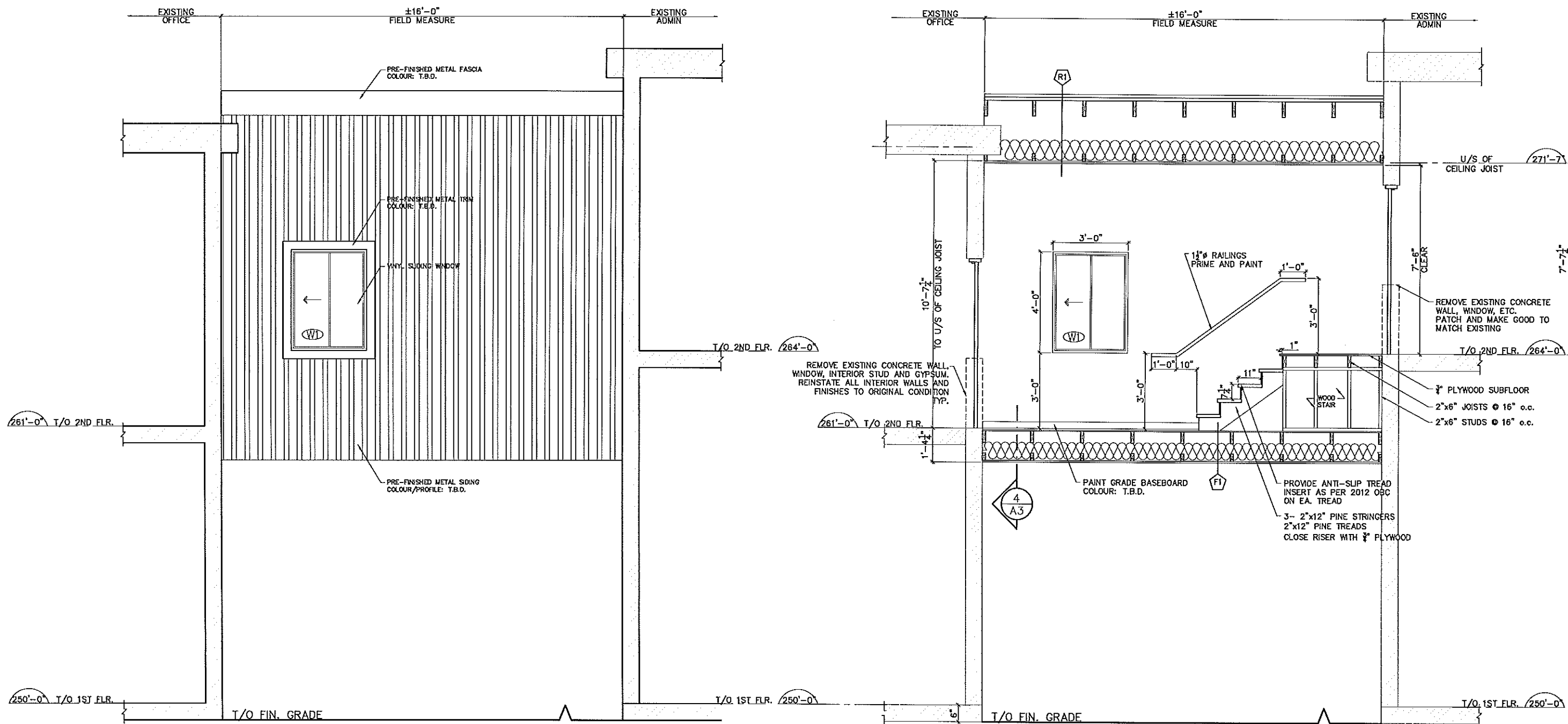
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1	ISSUED FOR TENDER	MARCH 5, 2018

PROJECT: PORT OF JOHNSTOWN
TOWNSHIP OF EDWARDS/CARDINAL
ADMINISTRATION BUILDING
CONNECTION LINK AND RENOVATION
PROJECT: 300-51
3035 COUNTRY RD. #2
JOHNSTOWN, ON
KOE 1T1

DRAWN BY: M.J.D.
DATE: FEB. 22, '18
SCALE: AS INDICATED
DESIGNED BY: S.H. CHECKED BY: S.H.

DRAWING NAME: PARTIAL EXISTING
SECOND FLOOR PLAN
AND CONSTRUCTION NOTES
SHEET: A3 4 OF 6



1 BUILDING CONCOURSE ELEVATION
A4 SCALE 1/4" = 1'-0"

2 CONNECTING CONCOURSE SECTION
A4 SCALE 1/4" = 1'-0"

W1 EX'TR WALL ASSEMBLY
 1/2" TYPE 'X' GYPSUM
 6MIL VAPOUR BARRIER
 2"x6" STUDS @ 16" o.c.
 R20 BATT INSULATION
 1/2" SPRUCE SHEATHING
 TYVEK AIR BARRIER
 28GA COL. STEEL

F1 FLOOR ASSEMBLY
 28GA PRE-FINISHED LINER PANEL
 1"x4" STRAPPING @ 24" o.c.
 R40 BATT INSULATION
 2"x4" JOISTS @ 24" o.c.
 2"x6" JOISTS @ 16" o.c.
 6MIL VAPOUR BARRIER
 3/4" T&G SPRUCE PLYWOOD
 12"x12" CERAMIC TILE (MATCH EXISTING)

R1 ROOF ASSEMBLY
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 2"x4" CEILING JOISTS @ 24" o.c.
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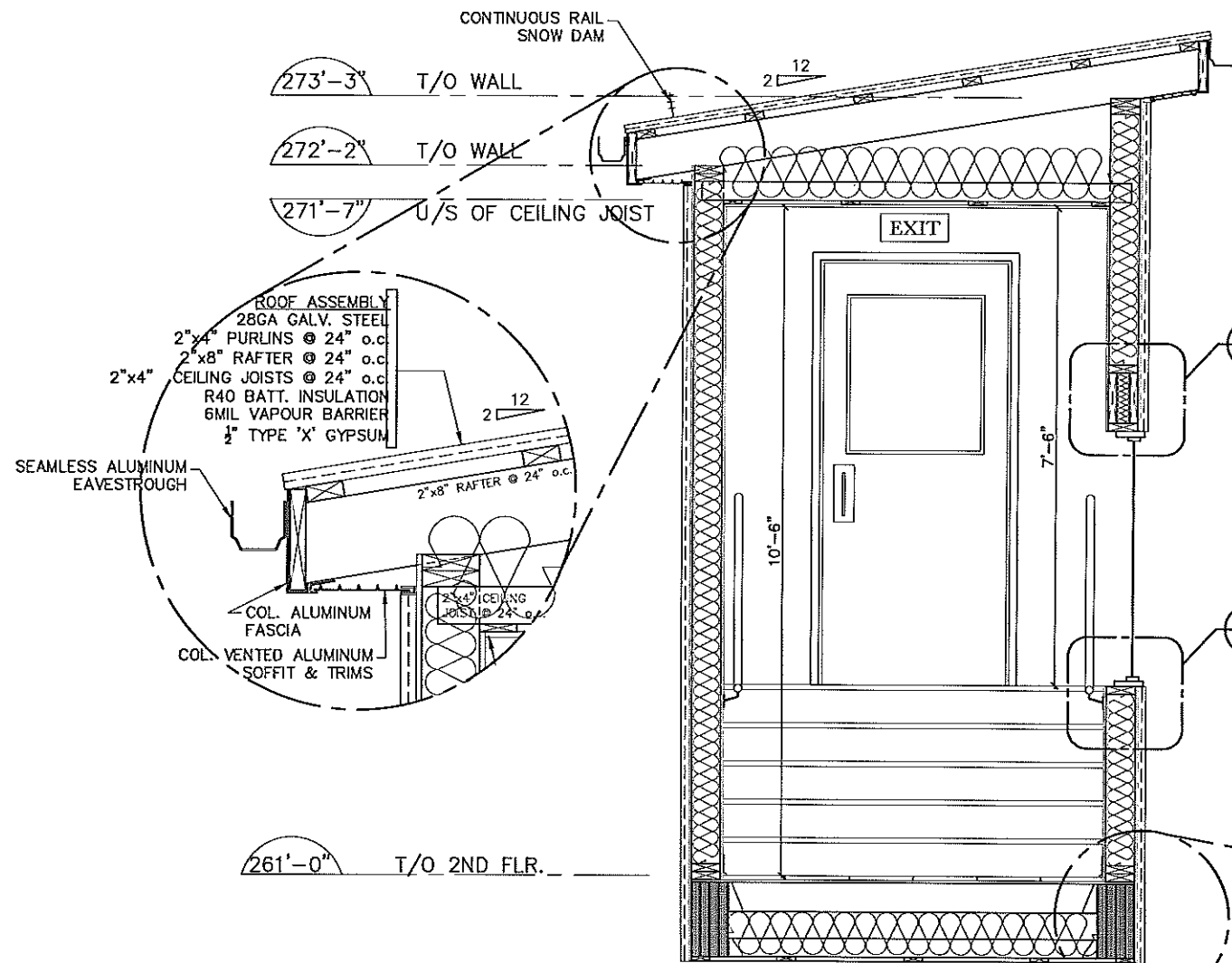
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DRAWN BY: M.J.D.
 DATE: FEB. 22, '18
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 DESIGNED BY: S.H. CHECKED BY: S.H.

DRAWING NAME: ELEVATION AND SECTION
 SHEET: A4 5 OF 6



1 CONNECTING CONCOURSE SECTION
A5 SCALE 3/8" = 1'-0"

W1 EX'TR WALL ASSEMBLY
1/2" TYPE 'X' GYPSUM
6MIL VAPOUR BARRIER
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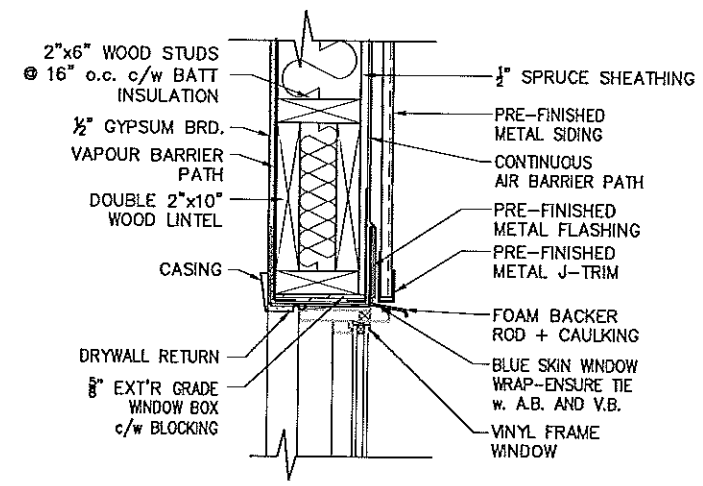
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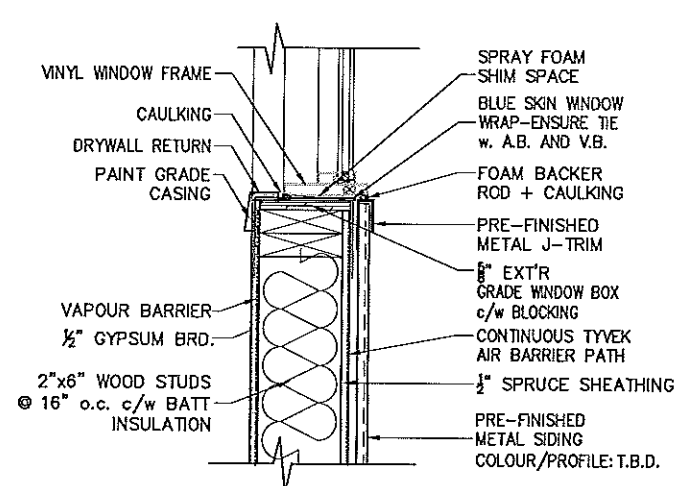
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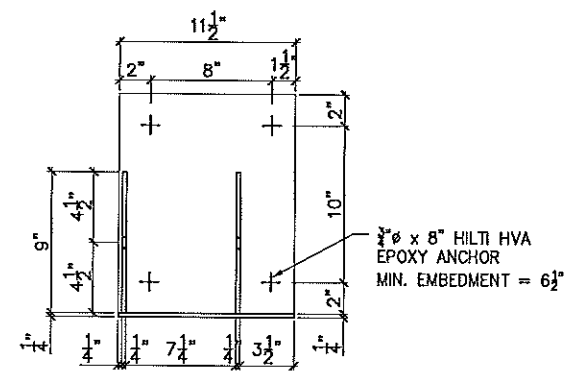
DRAWING NAME: CONNECTION CONCOURSE SECTION AND DETAILS
SHEET: A5 6 OF 6



2 WINDOW HEAD DETAIL
A5 SCALE 3/8" = 1'-0"



3 WINDOW SILL DETAIL
A5 SCALE 3/8" = 1'-0"



4 LVL BEAM TO EXISTING CONCRETE WALL CONNECTION
A5
-ALL PL. GRADE A306 1/4"
-ALL BOLTS GRADE A307
-4 PL.'S TO MANUFACT. TOTAL 2 TO BE MIRROR IMAGE OF ABOVE

