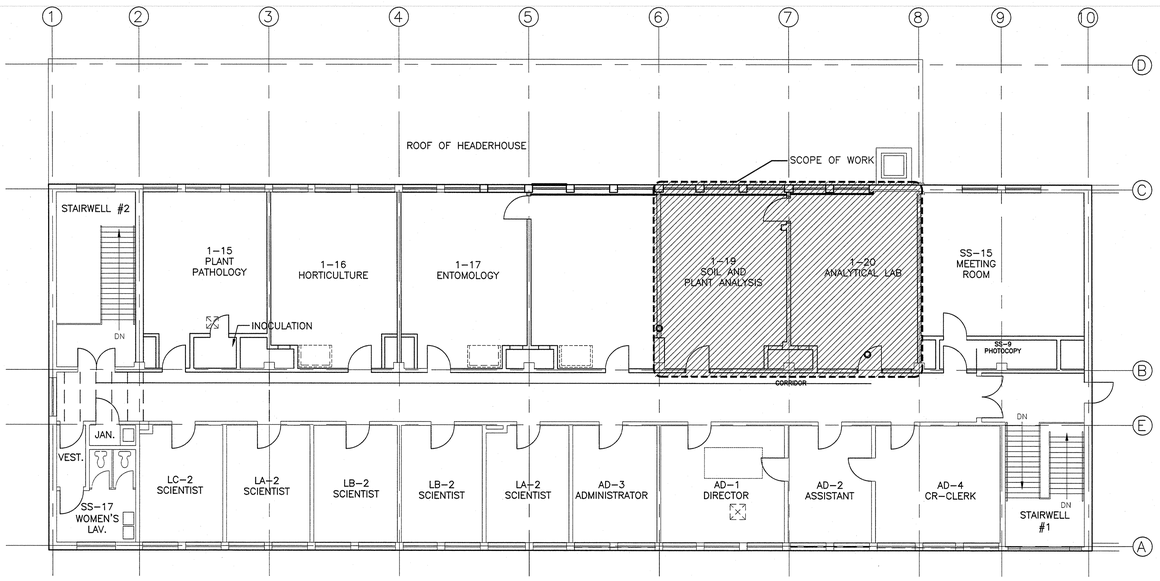
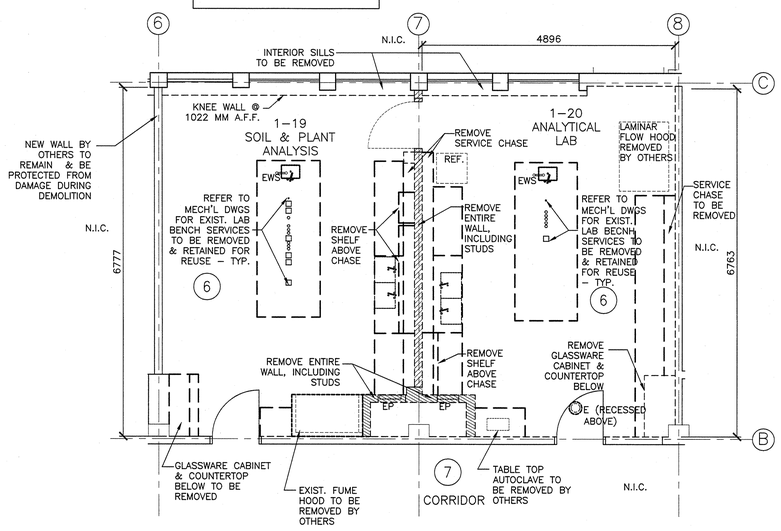


KEY PLAN 1/A1

SCALE : 1:100

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

NOTE:
REMOVE ASBESTOS CONTAINING MATERIALS COVERING ALL WALLS INCLUDING AROUND WINDOWS OF NORTH WALL, AND SOUTH WALL SERVICE CHASES FOR ROOMS 1–19 & 1–20



EXISITNG CONDITIONS & REMOVALS PLAN 2/A1

SCALE/ÉCHELLE: 1:50

0m 1m 2m 3m 4m 5m

GENERAL NOTES:

NOTE: WHETHER INDICATED OR NOT ALL NOTES APPLY FOR DEMOLITION, EXISTING TO REMAIN, & NEW CONSTRUCTION.

1. ALL WORK TO BE DONE IN ACCORDANCE WITH NBCC 2010, AND MOST CURRENT OTHER RELEVANT CODES.
2. DIMENSIONS INDICATED ON ARCHITECTURAL DRAWINGS ARE IN MILLIMETRES (MM) UNLESS NOTED OTHERWISE.
3. DIMENSIONS INDICATED ON ARCHITECTURAL DRAWINGS ARE MEASURED FROM FACE OF GYP. BD. TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
4. DRAWINGS ARE NOT TO BE SCALED. ONLY FIGURED DIMENSIONS TO BE FOLLOWED.
5. PRIOR TO PROCEEDING WITH THE WORK, THE CONTRACTOR IS TO SUBMIT TO THE DEPARTMENTAL REPRESENTATIVE FOR REVIEW ANY INCONSISTENCIES & ALTERATIONS TO THE WORK NOT INDICATED ON THE DRAWINGS
6. CO–ORDINATE WORK ON THESE DRAWINGS WITH, MECHANICAL, ELECTRICAL WORK. REPORT ANY INCONSISTENCIES TO THE DEPARTMENTAL REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK
7. LOCATION OF EXISTING SERVICES WHERE INDICATED ARE FOR GUIDANCE ONLY. COMPLETENESS & ACCURACY ARE NOT GUARANTEED. CONTRACTOR TO VERIFY PRIOR TO STARTING WORK.
8. THE CARRYING OUT OF ANY WORK PRIOR TO THE DEPARTMENTAL REPRESENTATIVE REVIEW & ACCEPTANCE OF DETAILED SHOP DRAWINGS SHALL BE AT CONTRACTOR'S OWN RISK.
9. CONTRACTOR IS TO REINSTATE ALL EXISTING AREAS AFFECTED BY NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE DEPARTMENTAL REPRESENTATIVE.
10. THE DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY BE NECESSARY IN AREAS NOT SHOWN ON THE DRAWING DUE TO CHANGES AFFECTING EXISTING FINISHED AREAS, MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. CONTRACTOR IS REQUIRED TO PROVIDE ANY RELATED WORK NEEDED TO ACHIEVE THIS SCOPE OF WORK BY BECOMING FAMILIAR WITH THE EXISTING SITE CONDITIONS, INSPECTING ANY SUCH AREAS AND ASCERTAINING WORK NEEDED PRIOR TO SUBMITTING TENDER BID. ALL WORK TO BE INCLUDED IN TENDER PRICE.

    i.e. INSTALLATION, RELOCATION AND/OR REMOVAL OF MECH'L. AND ELEC'L. ITEMS AFFECTING THE FLOORS ABOVE AND BELOW WHICH MAY REQUIRE THE REMOVAL AND REINSTATEMENT OF WALLS, CEILINGS AND FINISHES, ETC.

11. SUBMIT APPROVED SHOP DRAWINGS & EQUIPMENT INFORMATION TO DEPARTMENTAL REPRESENTATIVE FOR OPERATIONAL INFORMATION.
12. WORK OF TRADES TO INCLUDE CUTTING, FITTING, & PATCHING. CO–ORDINATE SUCH WORK WITH ALL RELATED TRADES
12. CONTRACTOR RESPONSIBLE FOR CONTACTING AUTHORITIES HAVING JURISDICTION & NECESSARY CIVIC OFFICIALS PRIOR TO STARTING WORK TO ENSURE WORK & WORKERS COMPLY WITH ANY REQUIREMENTS.
13. ALL ADJACENT AREAS OUTSIDE SCOPE OF WORK ARE TO BE LEFT "AS IS" AND PROTECTED FROM INCIDENTAL DAMAGE DURING CONSTRUCTION. IN EVENT OF ANY DAMAGE DURING CONSTRUCTION, TO BE REPAIRED TO EXISTING CONDITION AT CONTRACTOR'S EXPENSE. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
14. ALL CORRIDOR WALLS TO BE NON–RATED FIRE SEPARATIONS (N.R.F.S.) UNLESS NOTED OTHERWISE.
15. SMOKE SEAL EXISTING N.R.F.S. WHERE REQUIRED.
16. ALL WALLS TO BE PAINTED PRIOR TO INSTALLATION OF NEW CABINETS. PROTECT WALLS FROM DAMAGE DURING CABINET INSTALLATION. WHERE DAMAGE OCCURS, REPAINT ENTIRE EXPOSED SURFACE AT CONTRACTOR'S EXPENSE.

DEMOLITION PLAN NOTES:

NOTE: WHETHER INDICATED OR NOT ALL NOTES APPLY.

1. THE SCOPE OF WORK BOUNDARY INDICATES THE PRIMARY LOCATION OF WORK. CONTRACTOR TO DETERMINE OTHER AREAS AFFECTED BY WORK & NOTIFY DEPARTMENTAL REPRESENTATIVE PROMPTLY IN ORDER FOR ACCESS TO BE ARRANGED.
2. ANY EXISTING SURFACES INDICATED TO REMAIN ARE TO BE PROTECTED FROM ANY DAMAGE DURING CONSTRUCTION. ANY AND ALL DAMAGE OCCURRING DURING DEMOLITION STAGE AND CONSTRUCTION STAGE WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
3. WHERE EXISTING WALLS WERE REMOVED, CONTRACTOR TO REMOVE ALL REMAINING FASTENINGS, MORTAR, ETC. IN WALLS AND FLOORS AND ALL EXISTING SURFACES REPAIRED TO MATCH ADJACENT WALL SURFACES.
4. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN AND ANY EXISTING DAMAGE TO BE REPAIRED UNLESS NOTED OR INDICATED OTHERWISE. REPLACE ANY MISSING ITEMS TO MATCH EXISTING.
5. CONTRACTOR TO CONSULT WITH DEPARTMENTAL REPRESENTATIVE REGARDING ITEMS TO BE CAREFULLY REMOVED & TURNED OVER TO DEPARTMENTAL REPRESENTATIVE. ALL REMAINING ITEMS WITHIN SCOPE OF WORK AREA ARE TO BE REMOVED FROM SITE BY CONT'R.
6. WHERE INDICATED, REMOVE ALL EXISTING FINISH FLOOR MATERIALS, COMPLETE WITH ALL UNDERLAYMENTS, ADHESIVES AND WALL BASES.
7. ALL EXISTING ELECTRICAL & MECHANICAL SERVICES TO REMAIN UNLESS NOTED OTHERWISE. PROTECT FROM DAMAGE & PROVIDE TEMPORARY SHUT–OFFS AS REQUIRED.
8. REFER TO ELEC'L. DRWGS. FOR ALL NEW WORK AND FOR CHANGES OR ALTERATIONS TO EXISTING ELEC'L. ITEMS.
9. REFER TO MECH'L. DRWGS. FOR ALL NEW WORK AND FOR CHANGES OR ALTERATIONS TO EXISTING MECH'L. ITEMS.
10. PROVIDE ALL OPENINGS IN FLOOR & CEILINGS AS REQUIRED TO CARRY OUT ALL MECH'L. AND ELEC'L. WORK AS INDICATED ON THE MECH'L. AND ELEC'L. DRAWINGS FOR THIS LEVEL. SEE GENERAL CONSTRUCTION NOTES ON THIS SHEET.
11. ALL DEMOLISHED MATERIALS AND OBSOLETE MECHANICAL AND ELECTRICAL EQUIPMENT REQUIRED TO BE REMOVED BECOME THE PROPERTY OF THE CONTRACTOR, EXCEPT WHERE INDICATED, AND ARE TO BE REMOVED FROM SITE.
12. UNLESS NOTED OTHERWISE, REMOVE ALL EXISTING WALL FINISH TO STUD, CLAY BRICK, OR CONCRETE BACK UP WALL INCLUDING ANY INSULATION/SOUND BATT TO ALLOW FOR ASBESTOS ABATEMENT.
13. ALL DUCTS ETC. CURRENTLY SUPPORTED BY EXISTING CEILINGS TO BE REMOVED MUST BE RE–SUPPORTED TO UPPER STRUCTURE. REFER TO MECH'L & ELEC'L DRAWINGS.

CODE SUMMARY

THIS PROJECT IS LOCATED ON THE FIRST FLOOR OF THE ORIGINAL BUILDING OF THE RESEARCH & DEVELOPMENT CENTRE IN ST. JOHN'S, NL. THE BUILDING HAS A SUB–BASEMENT, BASEMENT & A FIRST FLOOR, IS NOT SPRINKLERED & OF PREDOMINANTLY NON–COMBUSTIBLE CONSTRUCTION.
THE BUILDING CONTAINS OFFICES (GROUP D) & LABS (GROUP F, DIV. 3) OCCUPANCIES WITH A MEETING ROOM (GROUP A, DIV 2)

PROJECT OCCUPANCY CLASSIFICATION:
LABS 1–19 & 1–20 – GROUP F, DIVISION 3

PROJECT AREAS:

AREA
EXISTING FIRE COMPARTMENT TOTAL (REMAINS UNCHANGED): 506.7M²
ROOM 1–19: 33.1M² (REMAINS UNCHANGED)
ROOM 1–20: 33.1M² (REMAINS UNCHANGED)

OCCUPANCY LOAD: UNCHANGED FOR PROJECT AREAS (NO CHANGE IN AREA OR USE)
- ROOM 1–19: 7 PERSONS (BASED ON 4.6M² PER PERSON).
- ROOM 1–20: 7 PERSONS (BASED ON 4.6M² PER PERSON).

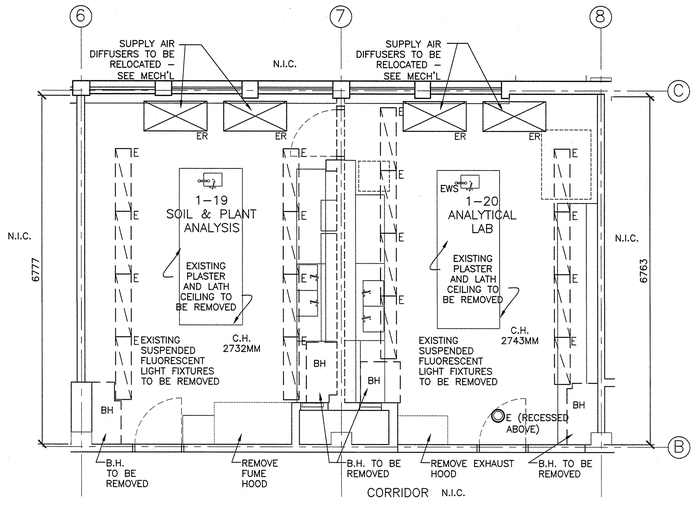
EXISTING CONSTRUCTION:
SUPPORTING STRUCTURE: STEEL COLUMNS
FLOORS: CONCRETE, CONCRETE ON STEEL DECK, 1–HR RATED
PARTITIONS, SPEED TILE WITH LATH & PLASTER WITH NEWER STUD & DRYWALL.

NEW CONSTRUCTION:
STEEL STUD & DRYWALL PARTITIONS WITH STEEL LAB CASEWORK & TRIM.

ADDITIONAL NOTES:
EXIT STAIRS:
STAIR NO.1 = 10.72M FROM DOOR TO 1–19
STAIR NO.2 = 29.99M FROM DOOR TO 1–20

DEMOLITION LEGEND

- APPROX. SCOPE OF WORK BOUNDARY
- EXISTING TO BE REMOVED
- EXISTING WALLS TO REMAIN
- WAITING 3000 — EXISTING ROOM NAMES AND ROOM NUMBERS
- N.I.C. — NOT IN CONTRACT
- E — EXISTING SURFACE–MOUNTED LIGHT FIXTURE TO BE REMOVED
- ER — EXISTING DIFFUSER TO BE RELOCATED



EXISITNG REFLECTED CEILING PLAN 3/A1

SCALE/ÉCHELLE: 1:50

0m 1m 2m 3m 4m 5m

Public Works and Government Services Canada / Travaux Publics et Services gouvernementaux Canada

NEWFOUNDLAND AND LABRADOR MEMBER – Expires (Yr.): 2016 – Date: 04/03/2016 – LICENSED TO PRACTICE – ASSOCIATION OF ARCHITECTS

ARCHITECTURAL CONSULTANTS:
Duffus Romans Kundzins Rounsefell
ARCHITECTS LIMITED
HALIFAX, NOVA SCOTIA

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B location drawing no. sur dessin no.
C drawing no. dessin no.

project / projet
ST. JOHN'S RESEARCH & DEVELOPMENT CENTRE – BLDG 25, BROOKFIELD RD. LAB UPGRADES

drawing / dessin
DEMOLITION PLAN, EXISTING REFLECTED CEILING PLAN, KEY PLAN, & NOTES

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date JANUARY 2016
approved / approuve
date
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PWGSC Project Manager / Administrateur de projets TPSGC
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