



#	RENOVATION KEYNOTES
1	Sprinkler tree and water meter - coordinate with Mechanical
3	New beams & sloped floor slab infill above. Coordinate with Structural. Provide 1hr fire rated bulkhead @ new assembly. See A-502
4	New fire department connection - Coordinate with Mechanical. Enclose pipe with 5/8" G15 painted plywood on 2 1/2" sheels studs chase c/w plywood top cap & chamfered corners all sides. Chase to be 48" high
5	Power door operator, typical
6	Sanitary pit c/w secured enclosure - coordinate with Mechanical
7	Concrete encased electrical service feeders from Arena crawlspace up to second level service space.
8	Coordinate with Mechanical for re-use of existing through wall penetration for ERV ductwork.
9	New exterior penthouse wall c/w roof curb all around
10	1 hr rated 1/2" floor unit @ existing stair opening. Coordinate with Structural
11	New concrete housekeeping pads for Mechanical & Electrical equipment. Coordinate exact size on site with M&E subcontractors based on final equipment sizes. Refer to Structural for pad details
12	Existing column
13	42" tall divider
15	Barrier-free service counter
16	Vending Machine
17	Auto-sliding doors
19	Full height glass partition and door
20	New curb for ERV in penthouse
24	Garbage and recycling unit
25	Hatched area of traffic cap membrane on top of roof assembly
26	30/30 Access door to space below c/w lintel. Coordinate with Structural
27	Provide localized exterior CMU masonry wall repointing and repairs (localized areas - $A-500A$). Provide new elastomeric coating over all areas of repair, typ.
28	New elastomeric coating over areas of exterior CMU masonry repointing and repairs
29	Remove rust/corrosion from existing metal deck & repair to match existing
30	New concrete slab infill to suit buried services installation. Refer to Structural for typ. slab on grade infill detail
31	Detectable warning surface integrated into new flooring
32	New buried electrical services and trench - coordinate with Electrical
33	New plumbing fixtures to replace existing - coordinate with Mechanical
34	New exterior mechanical louvre - refer to 4/A-601 and Mechanical
35	New roof drain - coordinate with Mechanical. See 2/A-501
36	Provide new 1x1 ceramic tile floor finish. Infill to match existing, c/w match flooring transition trim
37	Provide 42" tall 1" width to suit 3/4" painted plywood gate to close of bottom of existing stairs. All edges of plywood to be rounded. Provide solid 2x6 vertical wood blocking at hinge side, lag bolted into existing CMU wall c/w continuous stainless steel piano hinge. At latch side, weld or through bolt a u-bolt to existing steel post at 30" height for slot locking ability w/ plywood
38	Remove/reinstall existing rubber sports floor and base as required to accommodate slab infill
39	Existing insulating blanket above ice surface to be removed. Maintain existing fixtures
40	Existing paint on all existing metal wall panel, existing metal roof deck, existing structure, and Mechanical equipment/ductwork, conduit and piping to be removed as per Division 02 abatement procedures. Repainting of Arena to include all the above noted items
41	Existing paint on all existing metal wall panel, existing metal roof deck, existing structure, and Mechanical equipment/ductwork, conduit and piping to be removed as per Division 02 abatement procedures. Repainting of Arena to include all the above noted
42	Coordinate floor trenching and slab patching for floor drain in utility/sprinkler 005 w/ Mechanical
43	Allow for approximately 1,000 sq.ft. of paint removal and re-coating in rooms below Arena bleachers at ceiling level where paint is flaking. Paint removal as per Division 02 Specifications

- GENERAL RENOVATION NOTES**
- All abandoned and new openings and penetrations in rated and non-rated fire separations (floor, wall, roof) remaining from demolition of services and piping are to be firestopped with an "F" firestop rated systems to meet fire ratings identified on Drawings.
 - Patch and make good all surfaces affected by demolition to match existing and any surfaces, equipment, building components and elements damaged throughout the course of construction
 - Coordinate all wall, floor, and roof penetrations with Structural, Mechanical, and Electrical Drawings and Specifications. Not all required penetrations are indicated on the Demolition Drawings.
 - All new concrete masonry unit / concrete block (CMU) exposed corners are to be bullnose, typical.
 - Coordinate w/ The City and Contract Administrator for reinstallation of existing mirrors, artwork, posters, clocks, bulletin/ack boards, banners, hanging signage, etc. affected by demolition/construction. Not all items are indicated on the renovation Drawings.



This drawing must not be scaled. The contractors shall verify all dimensions and other data on site prior to commencement of work. Discrepancies, errors, and omissions are to be reported to Public City Architecture Inc. prior to proceeding with the Work.

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Project
St. James Civic Centre
Phase 2 Building Systems
Upgrades
2055 Ness Avenue

Drawing
BASEMENT / CRAWLSPACE
RENOVATION PLAN

Drawn By:	AD	Review By:	AL
Scale:	AS NOTED	Tender No:	1176-2019
Date:	NOV. 6, 2019		
Sheet:			

BASEMENT PROPOSED
3/32" = 1'-0"
A-200