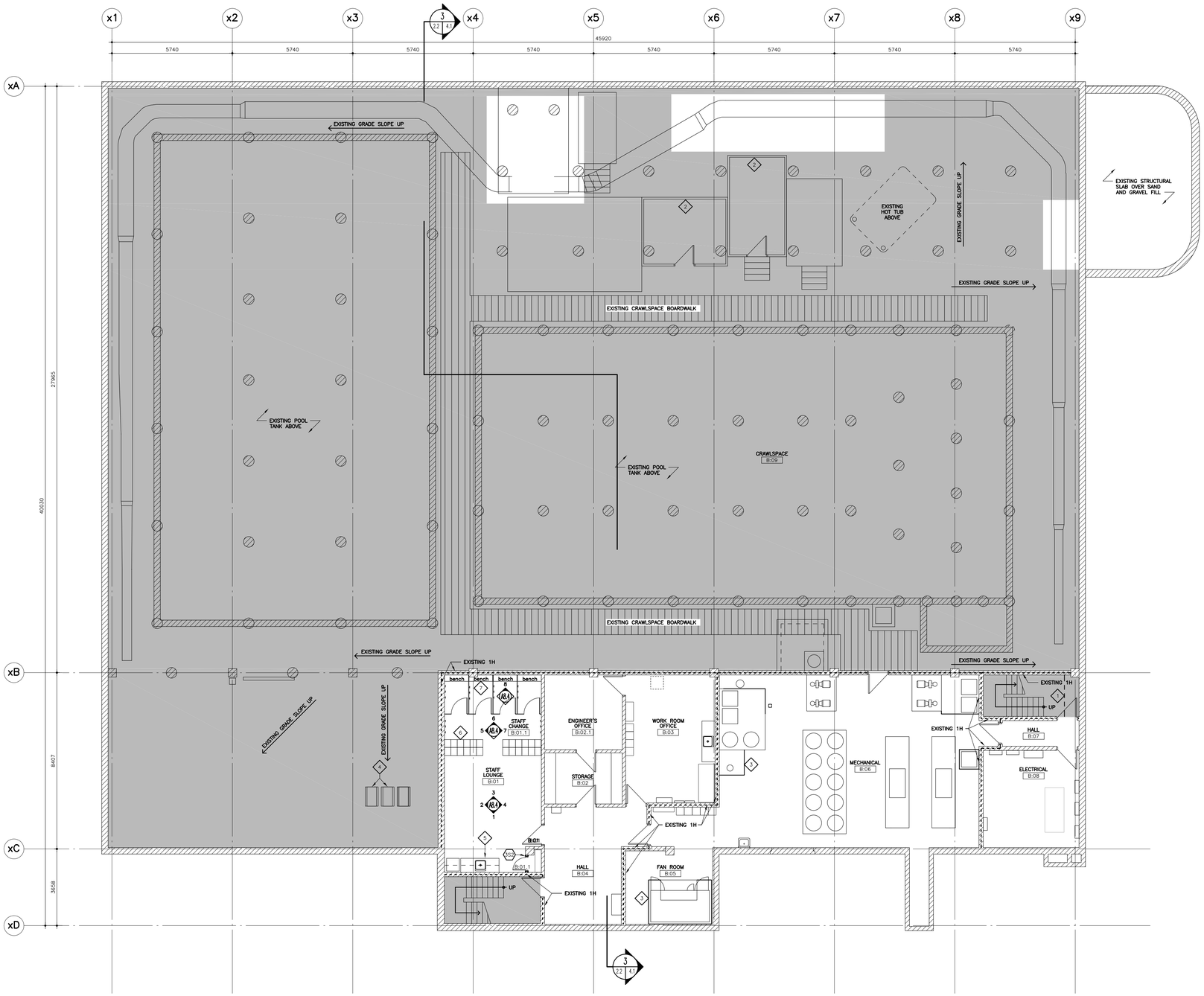


1 A2.1 BASEMENT RENOVATION FLOOR PLAN
SCALE 1:100

FIRE SEPARATION LEGEND

FOR DRAWING CLARITY FIRE SEPARATION LINETYPES ARE NOT INDICATED THROUGH DOOR AND WINDOW OPENINGS, HOWEVER ALL WALLS ABOVE AND BELOW DOORS AND WINDOWS SHALL BE CONSTRUCTED TO MATCH ADJACENT FIRE SEPARATIONS INDICATED.

NFS	NON RATED FIRE SEPARATION
1H	1 HOUR FIRE SEPARATION

CONSTRUCTION LEGEND:

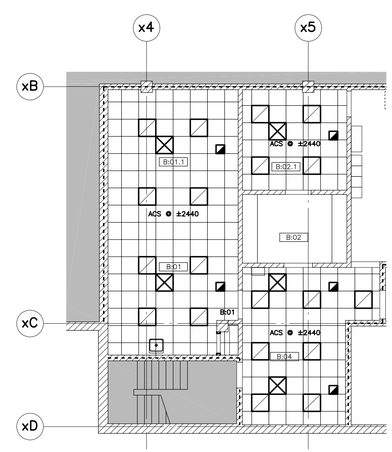
- HATCHING DENOTES AREA TO REMAIN, NIC
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION, REFER TO INTERIOR PARTITION TYPES FOR SPECIFICATIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR AND FRAME, REFER TO DOOR SCHEDULE (1:28)

CONSTRUCTION KEYNOTES:

1. PROVIDE A 1-HOUR FIRE RATED SHAFT WALL BULKHEAD TO ENCLOSE MECHANICAL AND ELECTRICAL SERVICES RUNNING THROUGH STAIRWELL. PROVIDE FIRE RATED ACCESS HATCHES AT SHUTOFFS AND JUNCTION BOXES.
2. OWNER'S CONSTRUCTED WOOD AND PLYWOOD ENCLOSURES. DECONSTRUCTION OF SUCH TO ALLOW FOR ACCESS TO AREAS OF WORK IS PERMITTED. RECONSTRUCT WHEN COMPLETED WORK.
3. EXTEND EXISTING HOUSEKEEPING PADS TO SUIT NEW EQUIPMENT LAYOUT. (REFER TO STRUCTURAL FOR DETAIL AND MECHANICAL FOR EXTENTS)
4. NEW CEILING MOUNTED CONDENSING UNITS. (REFER TO MECHANICAL)
5. NEW UPPER AND LOWER MILLWORK CABINETS. REINSTALL SALVAGED PLUMBING FIXTURE.
6. NEW DOUBLE TIERED METAL LOCKERS.
7. NEW PHENOLIC PARTITIONS AND WALL MOUNTED BENCH.

GENERAL CONSTRUCTION NOTES:

1. THE FOLLOWING NOTES ARE APPLICABLE TO ALL ARCHITECTURAL DRAWINGS & WORK WITHIN THE SCOPE OF WORK DOCUMENTATION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THE SUBTRADES SHALL VERIFY, COORDINATE & BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE. DIMENSIONS REQUIRING SITE MEASUREMENT SHALL BE CONFIRMED PRIOR TO PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS ARE IN METRIC MEASURE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR IS RESPONSIBLE TO CHECK AND COMPLY WITH ALL LOCAL, PROVINCIAL AND NATIONAL BUILDING CODES FOR ALL ASPECTS OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LICENSES & PERMITS RELEVANT TO THE SCOPE OF THE PROJECT. BUILDING OCCUPANCY PERMIT, UNLESS OTHERWISE NOTED. INDIVIDUAL SUBTRADES ARE RESPONSIBLE FOR SCHEDULING ANY RELEVANT INSPECTIONS THAT MAY BE REQUIRED AS PERTAINING TO THEIR SCOPE OF WORK.
7. ALL CONSTRUCTION & MATERIALS SHALL BE OF THE HIGHEST QUALITY & CONFORM TO ACCEPTED INDUSTRY/ TRADE STANDARDS FOR GOOD DESIGN & CONSTRUCTION. ALL MATERIALS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. ANY MATERIAL NOT SPECIFIED SHALL BE THE MOST SUITABLE FOR THE INTENDED PURPOSE.
8. REPAIR TO AS NEW CONDITION ALL AREAS & SURFACES AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. REFER TO ROOM FINISH SCHEDULE AND DOOR SCHEDULE FOR IDENTIFICATION OF NEW WALL, DOOR AND FLOOR FINISHES PER AREA/ROOM.
9. ALL NEW AND EXISTING GYPSUM BOARD AND PLASTER BULKHEADS AND CEILINGS TO BE PAINTED UNLESS NOTED OTHERWISE.
10. MOULD RESISTANT GYPSUM BOARD (IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES):
    a. PROVIDE MOULD RESISTANT GYPSUM BOARD ON WALL SURFACES CONTAINING PLUMBING FIXTURES – FULL HEIGHT (TO MIN. 6" ABOVE CEILING) AND WIDTH TO ADJACENT INTERSECTING WALL(S). WHERE INTERSECTING WALL IS LESS THAN 3'-0" FROM PLUMBING FIXTURE CENTERLINE, CONTINUE MOULD RESISTANT GYPSUM BOARD ONTO ADJACENT WALL SURFACE MIN. 3'-0".
    b. PROVIDE MOULD RESISTANT GYPSUM BOARD ON BOTH FACES OF PERIMETER OR INTERNAL WALLS OF WASHROOMS.
11. TILE BACKER BOARD TO BE USED IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES FOR EXTENT OF CERAMIC OR PORCELAIN WALL TILES WHERE INDICATED TO BE INSTALLED.
12. THE FACILITY RESERVES THE RIGHT TO REJECT ANY ITEM OF WORK OR EQUIPMENT THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS & ACCEPTED STANDARDS OF PERFORMANCE, APPEARANCE, & FINISH.
13. THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY & ARE FURNISHED TO ESTABLISH SCOPE, MATERIAL, QUANTITIES, & DESIGN INTENT. THE DOCUMENTS ARE NOT DETAILED INSTALLATION DRAWINGS. MINOR DETAILS ARE USUALLY NOT SHOWN OR SPECIFIED & ANY INCIDENTAL ACCESSORIES REQUIRED FOR PROPER INSTALLATION OF THE DESIGN ARE TO BE INCLUDED IN THE WORK.
14. ALL PENETRATIONS IN FIRE SEPARATION ASSEMBLIES ARE TO BE FIRE STOPPED WITH CGA/ULC APPROVED NON-COMBUSTIBLE MATERIAL AS SPECIFIED.
15. CAULK PERIMETER OF GYPSUM BOARD CONTINUOUSLY BOTH SIDES OF ALL FIRE SEPARATIONS AND INTERIOR WALLS CONTAINING ACOUSTIC INSULATION.
16. SUPPLY & INSTALL SOLID WOOD INTERNAL BLOCKING IN ALL WALLS/CEILINGS TO RECEIVE WALL MOUNTED MILLWORK, EQUIPMENT & OTHER ELEMENTS IN CONTRACT AND NOT IN CONTRACT. REFER TO MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS FOR MOUNTING REQUIREMENTS. REFER TO PLANS FOR EXACT LOCATIONS. ENSURE ALL BLOCKING MEETS FIRE CODE RATINGS WHEN USED WITHIN PLENUM SPACE AND FIRE RATED ASSEMBLIES.
17. TEMPORARILY REMOVE EXISTING ACOUSTIC TILE CEILINGS IN BASEMENT ROOMS AS REQUIRED TO PERFORM DEMOLITION AND NEW CONSTRUCTION WORK ABOVE (TYP.).



2 A2.1 BASEMENT REFLECTIVE CEILING PLAN
SCALE 1:100

No.	Date	Issue / Revision	By
0	22/12/2023	ISSUED FOR CONSTRUCTION	CF

Drawn By: DN
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PROVINCE OF MANITOBA — CORY W. GREENHAM — 2023-12-22 — REGISTERED ARCHITECT

PROVINCE OF MANITOBA — LM ARCHITECTURAL GROUP — No. 052 — APPROVED PARTNERSHIP OF CORPORATIONS

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BASEMENT RENOVATION PLAN

Comm. No.: 2129 Sheet: **A2.1**
Plotted on: ##-##-##