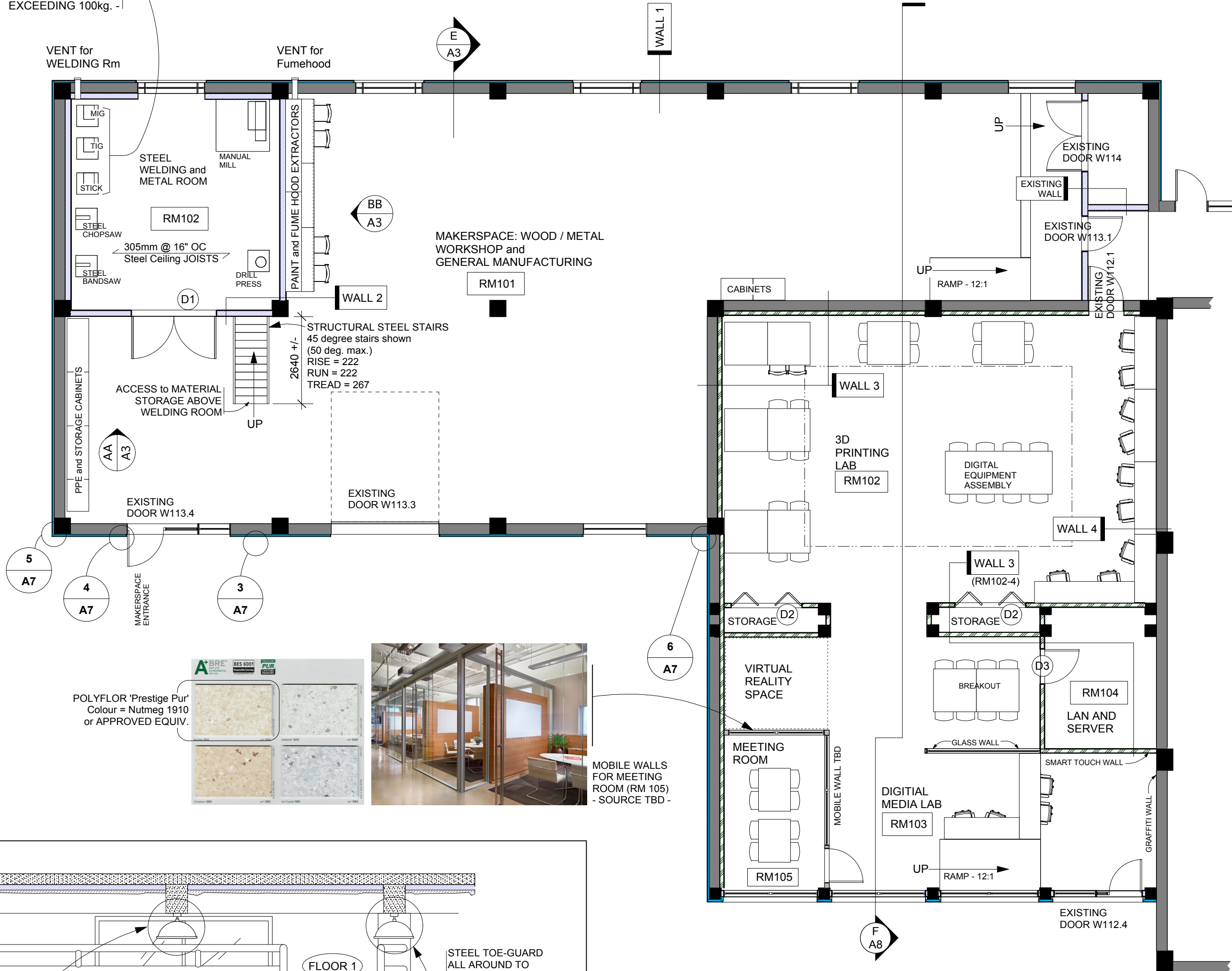
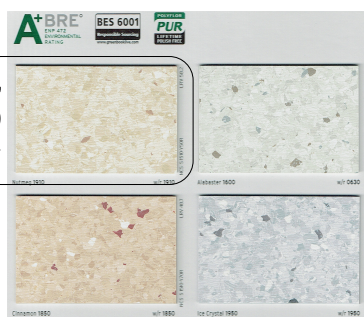


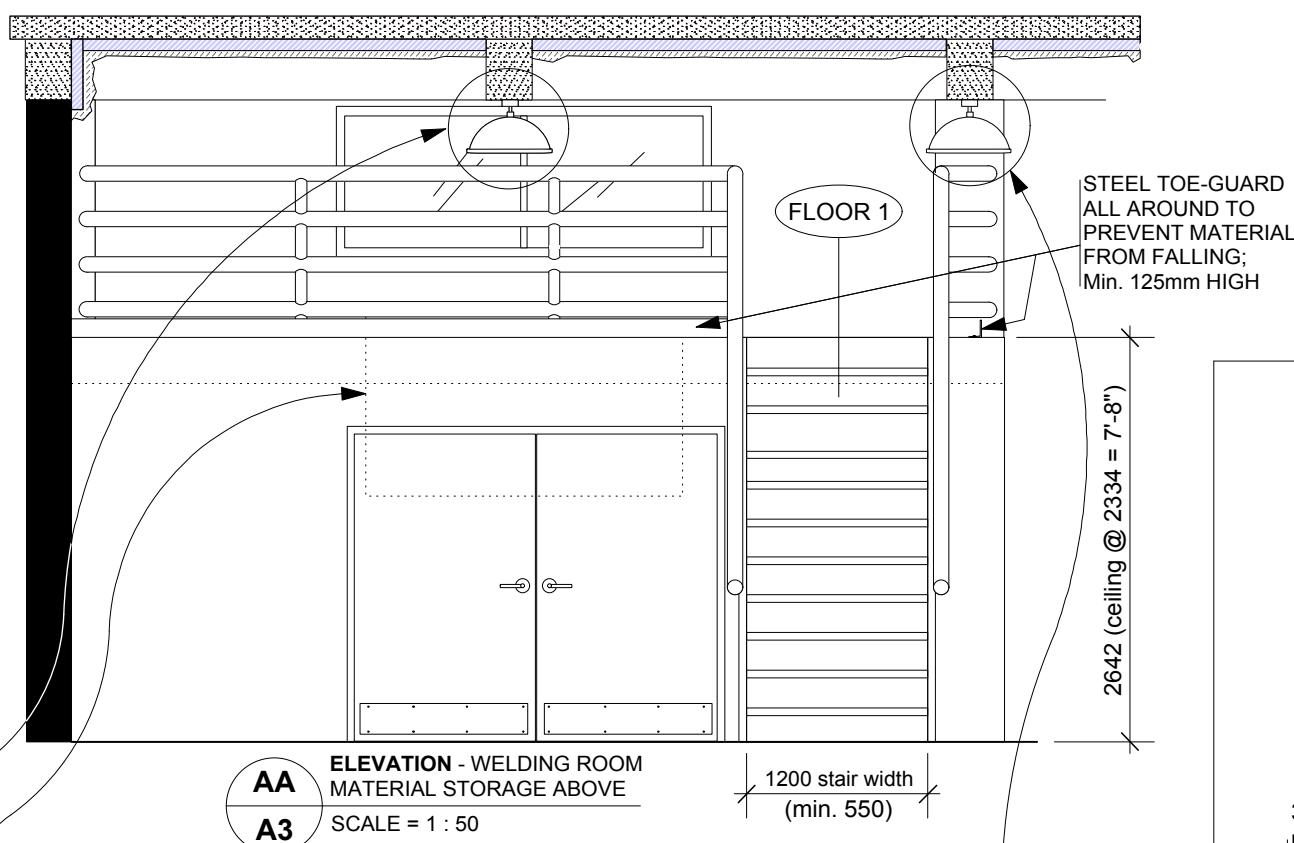
NOTE: STORAGE of COMPRESSED GAS CYLINDERS IN WELDING ROOM SHALL COMPLY with ONTARIO FIRE CODE and ANY OTHER APPLICABLE STANDARDS - MAX. QTY of CYLINDERS of FLAMMABLE COMPRESSED GAS TO BE 3, AGGREGATE CAPACITY NOT EXCEEDING 100kg. -



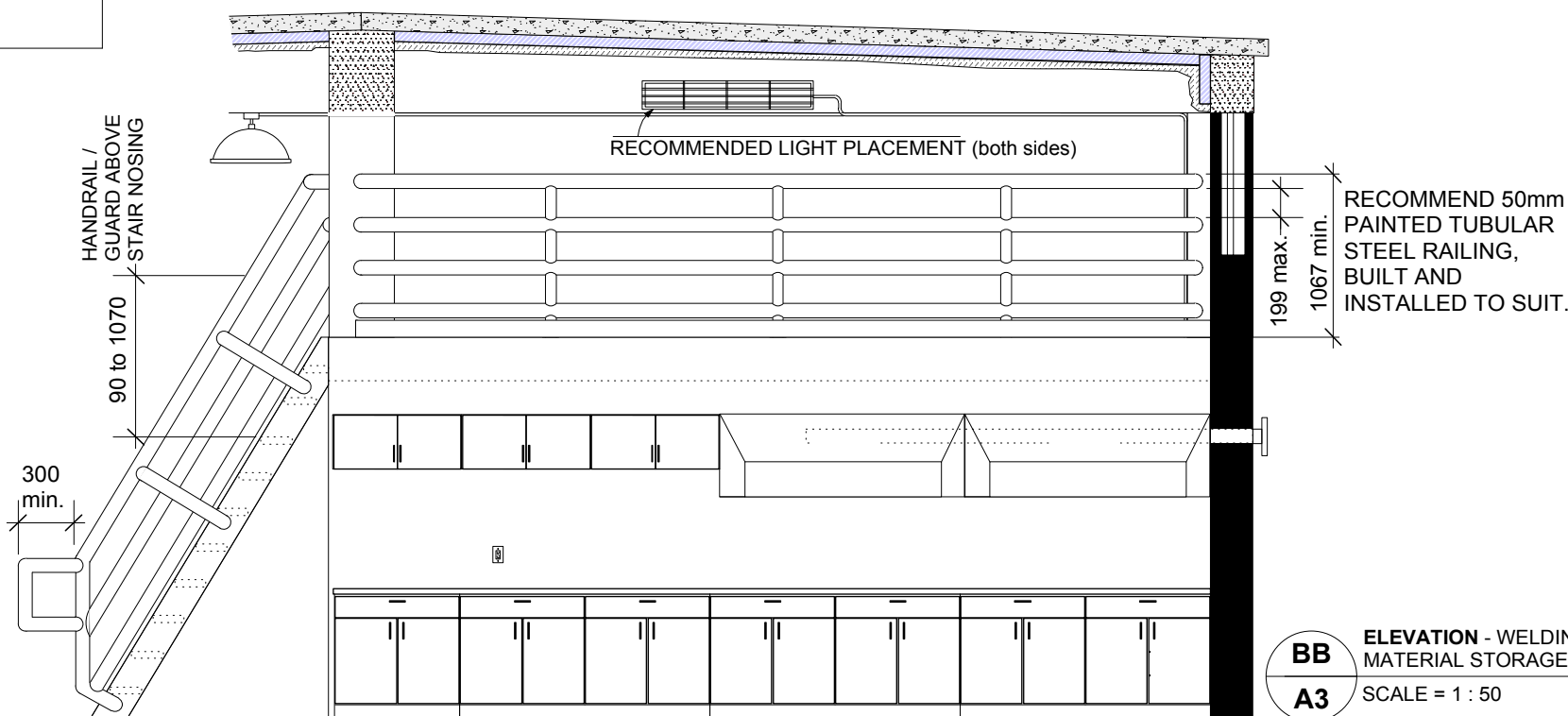
POLYFLOR 'Prestige Pur'
Colour = Nutmeg 1910
or APPROVED EQUIV.



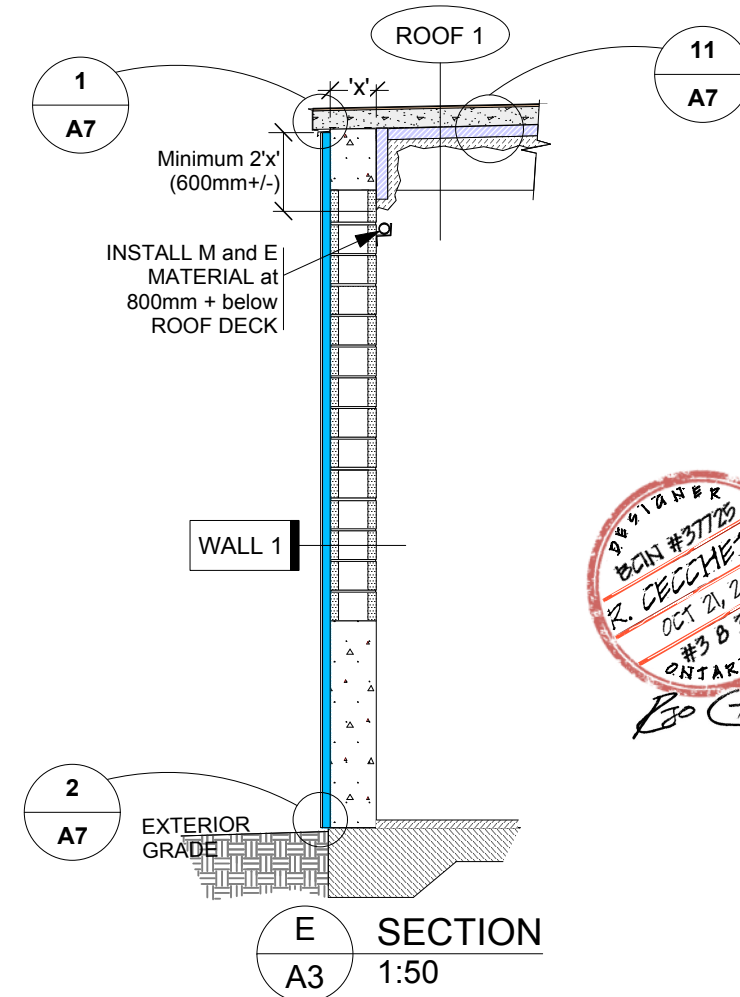
MOBILE WALLS FOR MEETING ROOM (RM 105)
- SOURCE TBD -



NOTE:
REVISE BASE BUILDING WORK:
- TO ENSURE B3-40 FIXTURE IS INSTALLED TO PREVENT CONFLICT WITH STAIR ACCESS.
- TO REPLACE LOWER WINDOW INSTALL WITH OLD WINDOW REMOVAL AND BLOCKING IN of OPENING WITH CMU TO SUIT.
- TO REPLACE B3-86 LIGHT FIXTURE INTENDED HERE WITH TWO (2) LED LIGHT BARS PLACED LOW ON THE BEAM SIDES WITH A PROTECTIVE GRILL TO PREVENT DAMAGE.



BB A3
ELEVATION - WELDING ROOM MATERIAL STORAGE ABOVE
SCALE = 1 : 50



- WALL 1** **EXISTING CMU WALL - NEW INSULATION and CLADDING**
CUMULATIVE TOTAL R-VALUE = 14
- 12" thick CMU
- 51mm (2") POLY-ISOCYANURATE (foil facing out), SPRAY-FOAM SEAL on EDGES and TAPED SEAMS (Owens Corning JontSealR or APPROVED EQUIV).
- Z-CHANNEL FURRING @ 24" OC
- 7/8 CORRUGATED METAL CLADDING PANELS - 22 GA.
- WALL 2** **METAL STUD WALL -**
2334 mm HIGH - 0.75 hr FRR
- 16mm (5/8") TYPE X GYPSUM BOARD (both sides)
- 152mm min. 20GA. STEEL STUDS @ 406 (16") OC (AS SHOWN ON STRUCTURAL DWGS)
- WALL 3** **TYPICAL LG STEEL STUD CONSTRUCTION, TO UNDERSIDE OF DROPPED CEILING (3050m +/-), BRACED AS PER MANUFACTURER'S INSTRUCTIONS.**
- 1/2" GYPSUM BOARD (both sides, where both are exposed)
- 152mm LG STEEL STUDS @ 16" OC
- WALL 4** **EXISTING CMU / BRICK VENEER WALL**
MAINTAIN AS IS - EXCEPT EXPOSED CMU; SEAL AND PAINT, COLOUR TBD
- ROOF 1** **EXISTING ROOF ASSEMBLY with ADDED INSULATION; R-VALUE = 26.5**
- EXISTING REINFORCED CONCRETE ROOF DECK - 112mm (est.)
- 76mm (3") XPS RIGID INSULATION PANELS, TIGHTLY BUTTED/SEALED AND ALL SEAMS TAPED w Owens Corning JontSealR or APPROVED EQUIV.
- 1.5" SPRAY-APPLIED THERMAL TREATED MINERAL INSULATION.
AD Type FP by AD Fire Protection. OR APPROVED EQUIVALENT
- FLOOR 1** **MATERIAL STORAGE Area FLOOR - 0.75 hr FRR (ULC-S101, #H504)**
- 5/8" TIG PLYWOOD SUBFLOOR
- 305mm @ 406 (16") OC STRUCTURAL STEEL JOISTS (AS SHOWN ON STRUCTURAL DWGS) with 90 (3.5") THICK ROXUL SAFESOUND BATTE INSULATION (or equiv.) TIGHTLY FITTED IN JOIST CAVITIES.
- METAL FURRING CHANNELS @ 406 (16") OC
- 16mm (5/8") TYPE X GYPSUM BOARD, TAPED/MUDDERED SEAMS (both sides).

- DOOR W112.1 - BASE BUILDING EXISTING
DOOR W112.4 - BASE BUILDING EXISTING
DOOR W113.1 - BASE BUILDING EXISTING
DOOR W113.3 - BASE BUILDING EXISTING
DOOR W113.4 - BASE BUILDING EXISTING
DOOR W114 - BASE BUILDING EXISTING
- D1** - 1829W x 2032H METAL FRAMED, BI-PART, SINGLE SWING DOOR, FLAT PANEL DOOR SLAB - 45 MIN FRR, BRUSHED STEEL PUSH PLATES AT BOTTOM OF SLAB. LEVER HARDWARE, BRUSHED STEEL FINISH.
- D2** - 1829W x 2032H BI-FOLD, BI-PART SINGLE SWING WOOD FRAMED CLOSET DOOR, FLAT PANEL AND BRUSHED STEEL PULL HARDWARE.
- D3** - 915W x 2032H SINGLE SWING DOOR, FLAT PANEL DOOR SLAB, BRUSHED STEEL PUSH PLATES AT BOTTOM OF SLAB. LEVER HARDWARE, BRUSHED STEEL FINISH.

- RM101** **FINISHES:** MAINTAIN ALL EXISTING BASE BUILDING FINISHES
- RM102-5** **WALL FINISH:** GYPSUM PRIMED FOR FINAL PAINT, colour TBD. MAINTAIN EXISTING BLOCK/BRICK AS IS WHERE PRESENT.
FLOOR FINISH: POLYFLOR Polyurethane; colour as shown, this page.
- RM105** **MOBILE WALLS:** MOVABLE WALL SYSTEM. SOURCE TBD.

- CONSTRUCTION NOTES:**
- SOLID WALLS = EXISTING TO STAY.
- DASHED = EXISTING TO BE REMOVED.
- DETAILED WALLS = NEW CONSTRUCTION.

NOTE: ALL DIMENSIONS IN MILLIMETRES, UNLESS NOTED

All construction in accordance with the Ontario Building Code (OBC 2012). Contractor(s) to verify dimensions on site & report errors/omissions to the Designer/Client. Contractors must comply with Municipal Codes and By-laws. Confirm location of any underground services prior to excavation. DO NOT SCALE. Copyrights reserved.

No.	Date	Revision Notes
7	Oct 21 / 2016	Finalize Permit / tender package
6	Oct 14 / 2016	Prepare for tender
5	Oct 7 / 2016	Revise layout per Client feedback
4	Sept 28 / 2016	Prepare for client review
3	Sept 23 / 2016	Prepare for City consult meeting
2	Sept 14 / 2016	Send to Client for structural review
1	July 15 / 2016	Document as-built conditions

funkcional design

1454 Tedder Ave
OTTAWA ON K1H 6A6
613-863-7369

Project Title: **MAKERSPACE**
7 BAYVIEW Ave
OTTAWA, ON K1Y 4T1

Drawing Title: **A3 LAYOUT PLAN**

Project Manager: **A3** Project ID: **Scale**

Drawn By: **RJC** Reviewed By: **Scale**

Date: **JUNE 7 / 2016** Drawing No. **3**
CAD File Name: **7 Bayview.vwd/projects** of **8**