Minutes – Executive Policy Committee – December 4, 2024

REPORTS

Item No. 17 Zoning Agreement Amendment – 2700 King Edward Street (Old Kildonan Ward) File ZAA 9/2024

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:

1. That the Zoning Agreement dated December 13, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 17/2018 and registered against title to the land described therein as Caveat No. 5585766/1 be amended as follows:

   A. That Clause 2(d) be replaced with the following condition:
   Minimum reverse corner street side yard of nineteen (19) feet.

   B. That Clause 2(e) be replaced with the following condition:
   Maximum building height of forty-five (45) feet.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On November 27, 2024, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

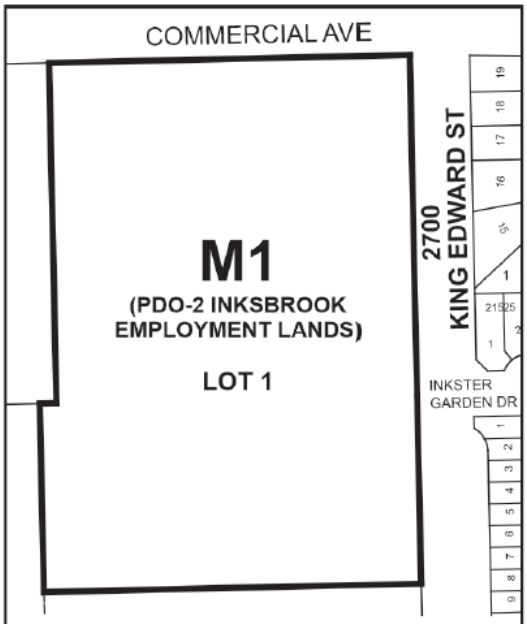
File: ZAA 9/2024

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Eadie, Chairperson
Councillor Santos
Councillor Sharma

Public Hearing: November 27, 2024
Council Building, 510 Main Street

Applicant: LM Architectural Group (Jon Trenholm)

Subject:



APPLICANT: LM Architectural Group (Jon Trenholm)
FILE: ZAA 9/2024
PROPOSAL: To amend the Zoning Agreement affecting the land shown outlined above to permit an increased maximum building height and a reduced north corner side yard for the construction of a Senior High School and Daycare Centre. **For information, phone, Simi Jerez, Planner at 204-986-7175.**

Premises Affected: 2700 King Edward Street

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: November 27, 2024

Community Committee Recommendation:

On November 27, 2024, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated December 13, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 17/2018 and registered against title to the land described therein as Caveat No. 5585766/1 be amended as follows:

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3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. As we heard from the applicant, Jon from L&M Architecture here, and of course Mile Rendulic from the Division, who has done a ton of work on this file, the area is rowing and that includes the Old Kildonan Ward, and your Ward, Councillor Santos, and we need to accommodate a new school in the area, specifically a high school that is going to have a daycare and is going to have a lot of components for the community to participate in as well as at this site.

2. I am really excited, I think the plans look good and they are going to further tweak them, I would certainly want those plans shared with me and I'm sure the rest of the Committee would as well, so it's good, and I hope this provincial funding comes in sooner rather than later so we can get constructing the school that is needed in the area.

Exhibits Filed:

1. Application dated October 2, 2024
2. Notification of Public Hearing dated October 15, 2024
3. Manitoba Status of Title 3268883/1
4. Letter of authorization dated November 6, 2023 from Brent Mehyden – Winnipeg School Division to LM Architectural Group (Jon Trenholm)
5. Caveats 248238, 248929, 2506519, 4256552, 5585766
6. Easements 5348124, 5425441, 5585768, 5585769, 5585770
7. Grant of Easement Agreement
8. Surveyor's Plan (2 pages)
9. Sketch of All Easements (2 pages)
10. Plans (21 pages)
11. Report from the Urban Planning Division dated November 19, 2024
12. Inspection Report
13. Communication dated October 31, 2024, from Brent Mehyden in support of the application
14. Communication dated November 2, 2024, from Clayton Bodkyn with respect to the application
15. Communication dated November 26, 2024, from Stacey Roesler in support of the application
16. Communication dated November 27, 2024, from Jon Trenholm in support of the application

REPRESENTATIONS:

In Support:

Jon Trenholm
Mile Rendulic
Stacey Roesler
Brent Mehyden
Clayton Bodkyn

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department

Exhibit "11" referred to in File ZAA 9/2024

ADMINISTRATIVE REPORT

Title: ZAA 9/2024 – 2700 King Edward ST

Issue: For consideration at the public hearing to amend a Zoning Agreement under File DASZ 17/2018 to permit an increased maximum building height and a reduced north corner side yard for the construction of a Senior High School and Daycare Centre.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP MCIP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement dated December 13, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 17/2018 and registered against title to the land described therein as Caveat No. 5585766/1 be amended as follows:

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2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").
3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to amend the Zoning Agreement under File DASZ 17/2018 to facilitate a secondary school with a building height of 45 feet instead of 35 feet, and a reverse corner side yard of 19 feet to parking instead of 30 feet.
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- Approval of a Zoning Agreement Amendment application requires a public hearing as per the Development Procedures By-law and The City of Winnipeg Charter.
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject Zoning Agreement under File DASZ 17/2018 will be amended.

HISTORY

DASZ 17/2018

On December 13, 2018, Council approved a subdivision and rezoning of the subject site to an "M1-PDO-2 Inksbrook Employment Lands Planned Development Overlay" Manufacturing Light District, subject to a zoning agreement restricting setbacks, height, lot coverage, and certain uses on the property, and requiring a minimum number of queueing spaces for school buses and passenger vehicles.

CONSULTATION

In preparing this report there was consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:

Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical

activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by:	Simi Jerez, RPP MCIP
Date:	November 19, 2024
File No.	ZAA 9/2024

List of Schedules and Attachments

- Schedule A – Planning Discussion

SCHEDULE 'A'

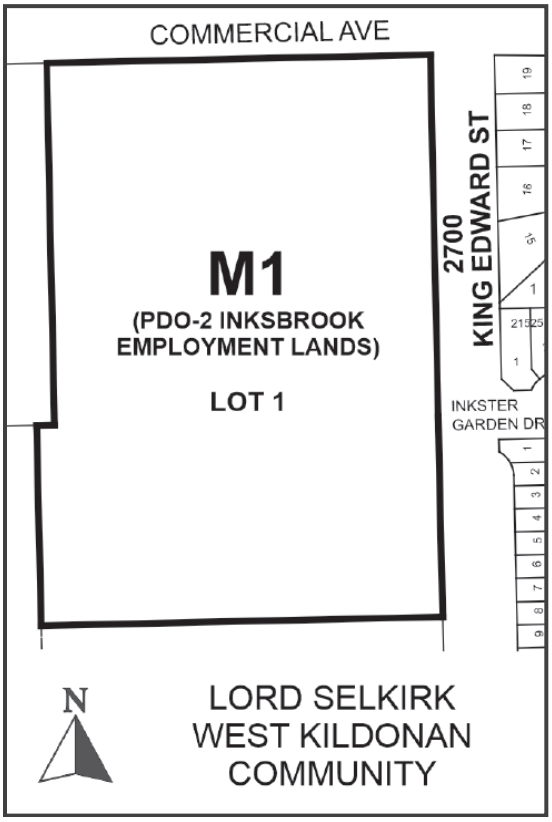
DATE: November 12, 2024

FILE: **ZAA 9/24**
RELATED FILES: N/A
COMMUNITY: Lord Selkirk – West Kildonan
NEIGHBOURHOOD #: 2.327 (North Inkster Industrial)

For consideration at the public hearing to amend a Zoning Agreement under File DAZ 17/2018 to permit an increased maximum building height and a reduced north corner side yard for the construction of a Senior High School and Daycare Centre.

LOCATION: 2700 King Edward ST

LEGAL DESCRIPTION: LOT 1 PLAN 72277 WLTO IN E 1/2 26-11-2 EPM



APPLICANT: Jon Trenholm (LM Architectural Group)
500-136 Market Avenue
Winnipeg, MB R2H 0E6

OWNER: The Winnipeg School Division
1577 Wall Street E
Winnipeg, MB R3E 2S5

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located at the southwest corner of Commercial Avenue and King Edward Street, in the North Inkster Industrial neighbourhood of the Old Kildonan Ward.
- The site is currently vacant and undeveloped. The site area is +/- 217,697 square feet (+/- 5 acres); with +/- 615 feet of frontage on Commercial Drive, and +/- 926 feet of frontage on King Edward Street.
- The site is zoned "M1-PDO-2 Inksbrook Employment Lands Planned Development Overlay" Manufacturing Light, and under *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0*, the site is within the "Employment Lands - General Manufacturing" policy area.

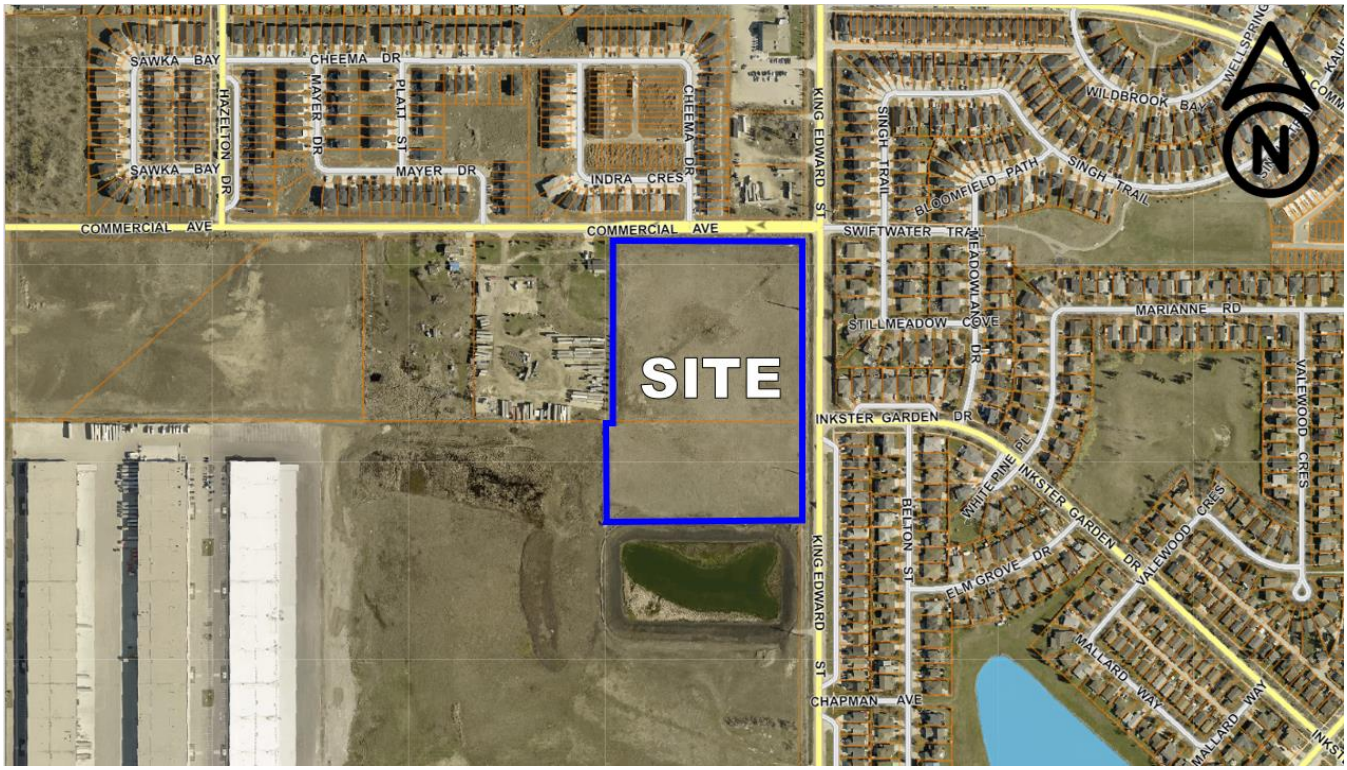


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial Avenue; then a vacant site zoned "A" Agricultural and two-family dwelling uses zoned "R2" Residential Two-family within the Precinct T planning area.

South: Vacant lands currently zoned "A" Agricultural district and within the Inksbrook Employment Lands Planned Development Overlay 2 (PDO-2 Inksbrook Employment Lands); southerly lands being rezoned to "M1" and "C2" under 39/2015.

East: King Edward Street; then single-family residences zoned "R1-M" Residential Single-family Medium district.

West: A single-family dwelling and outside storage on land zoned "A" Agricultural district.

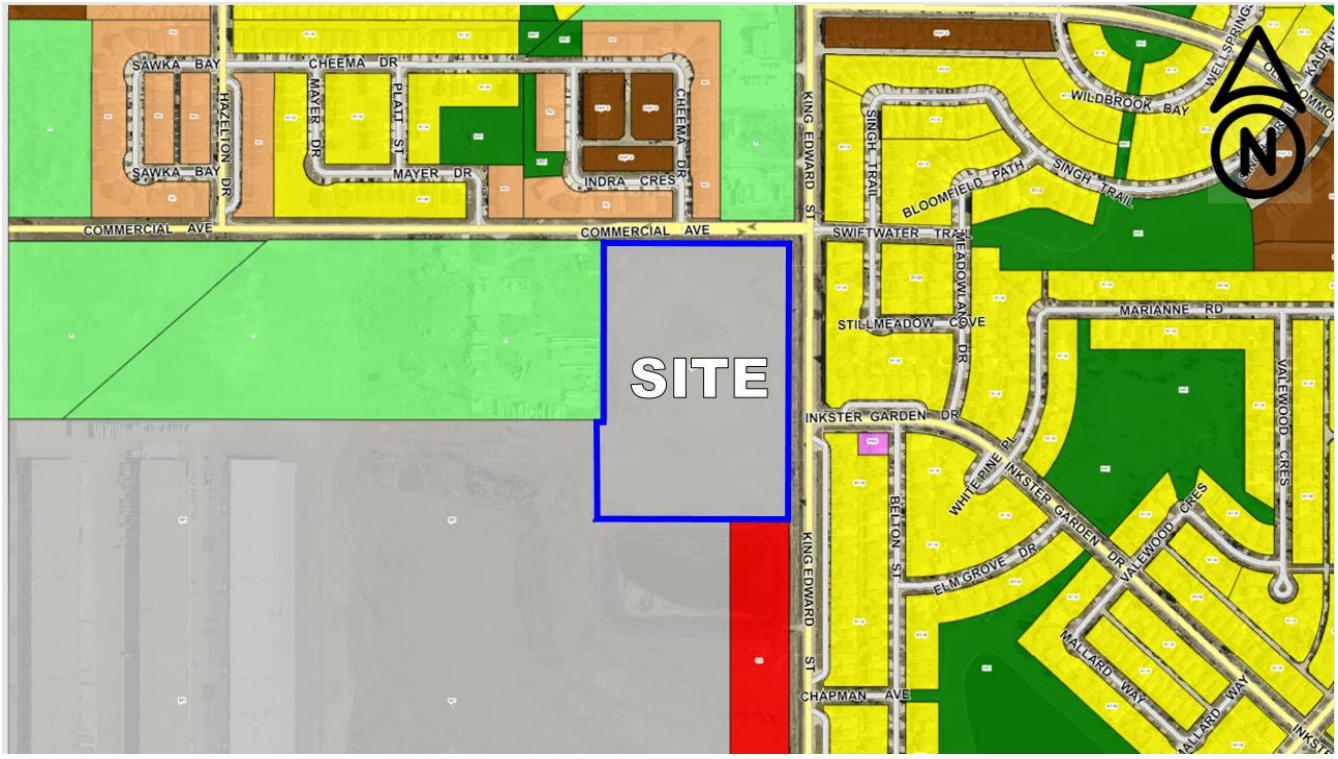


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to amend the existing Zoning Agreement caveated on title when the site was approved for subdivision and rezoning in 2018 to permit an increased maximum building height for a Senior High School and Daycare Centre, and for a reduced north corner side yard to the accessory parking area along Commercial Avenue.
- The current Zoning Agreement restricts setbacks, height, lot coverage, and certain uses on the property, and requires a minimum number of queueing spaces for school buses and passenger vehicles.
- The zoning is “M1-PDO-2 Inksbrook Employment Lands Planned Development Overlay”, however a caveat on title currently restricts the building height to 35 feet, and requires a minimum reverse corner street side yard of 30 feet.
- Given the requested height is 44.84 feet, and 25 parking spaces are located in the north corner side yard the subject Zoning Agreement Amendment (ZAA) application has been submitted to request adjustment of these caveats.
- The proposal provides a high quality building design with articulated, mixed-material facades, landscaping, and a zoning-compliant number of parking stalls.
- The proposed high school will be a LEED certified building with a total floor area of 170,000 square feet to accommodate up to 1200 students, 74 daycare spaces, 130 teaching staff and 40 support staff.
- The proposed building will have a staggered massing based on programming and spatial requirements, consisting of the following:

- A vocational wing, 15.3 feet in height;
- A vocational and performing arts wing, 19.9 feet in height;
- Gymnasium and theatre, 34.7 feet in height; and,
- An academic wing, 44.84 feet in height.

- The building has been sited to accommodate the proposed building layout, pathways, landscaped areas, drive aisles and approaches, parking, required queuing and drop-off areas. In addition, there are easements registered along both King Edward Street and Commercial Avenue that impact the developable area of the site.
- While King Edward Street is considered the front yard, the drawings provided show the building orientation toward Commercial Avenue. Servicing and loading areas have been placed along the west side of the building, adjacent to existing light industrial neighbouring properties.
- Plans provided show 195 parking spaces, including 8 accessible parking spaces, well above the Zoning By-law requirement of 110 spaces and 6 accessible parking spaces. Of the 195 parking spaces proposed, 14 will be EV ready parking stalls.
- The applicant is proposing to provide 72 bicycle parking spaces.
- The proposed development does not require any Variances.

COLLABORATION

- The applicant has worked cooperatively with the Urban Planning and Design Division to confirm support for the subject Zoning Agreement Amendment. In addition, the applicant worked with the Public Works Department to reconfigure approaches and provide a site plan supported by the Public Service.
- The applicant conducted a formal community open house on May 30, 2023 to present and review the project with the surrounding community.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- Under CCDS 2.0, the subject property is designated Employment Lands – General Industrial. Relevant policies for General Industrial areas include:

  1.1 Ensure that General Industrial areas:

  a. Provide for light and medium industrial development;

  b. Provide for limited employment-supportive commercial uses to serve the needs of employees within the employment area. These areas should be subordinate to the larger intent of General Industrial areas;

  c. Provide for quasi-industrial uses that are more commercial in nature but may not fit well within other commercial designations due to their needs for large sites. These uses include, but may not be limited to: purpose-built commercial

recreation enterprises, places of assembly, car dealerships, and self-storage facilities; and

d. Provide for limited Small Office uses.

- In addition, *CCDS 2.0* identifies policies for quasi-industrial uses, which typically includes uses that are more commercial in nature that, due to larger land requirements, are drawn to Employment Lands as an economically viable means of supporting their operational requirements. Applicable policies for Quasi-Industrial uses are as follows:

  4.14 Manage quasi-industrial uses to mitigate land use incompatibility and to protect the City's supply of Employment Lands and industrial floor space for core industrial purposes, while also accommodating uses that have large land requirements and are not easily accommodated elsewhere.

  4.16 Permit quasi-industrial uses in General Industrial and Business Park areas where it can be demonstrated that such uses cannot be accommodated elsewhere in the Urban Structure.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"M1-PDO-2 Inksbrook Employment Lands Planned Development Overlay" Manufacturing-Light

- The "M1" zoning district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.
- The subject site falls within Area 1 of the Inksbrook Employment Lands Planned Development Overlay area, the purpose of which is to support the development of the planned area as 'Employment Lands'.
- Within Area 1, certain principal uses, including a Senior high School. are permitted in addition to the permitted and conditional uses of the underlying "M1" zoning district.
- The dimensional standards for structures in the "M1" zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum corner side yard of 15 feet, and a maximum building height of 50 feet. There are no minimums related to lot area, rear yards, and interior side yards.

Zoning Agreement DASZ 17/2018

Amend clause 2(d) under Caveat No. 5585766/1, by capping the building height at 45 feet instead of the previous 35 feet.

- As previously mentioned, the building has been sited to accommodate pathways, landscaped areas, drive aisles and approaches, parking, required queuing and drop-off areas, the proposed layout and programming requirements including a daycare, as well as to observe easements registered along both King Edward Street and Commercial Avenue that impact the developable area of the site. For these reasons a portion of the building is required to be higher to accommodate the anticipated student numbers.
- The Urban Planning and Design Division recommends adjusting the height cap in the zoning agreement to align with the proposed building height of 45 feet, as this would be for a portion of the building rather than for the overall development, and is situated in such a manner that it would have little impact on adjacent properties due to the proposed configuration and massing.

Amend clause 2(e), by revising the north corner side yard setback to 19 feet from the previous requirement of 30 feet.

- The Division recommends revising the north corner side yard setback stipulated in the Zoning Agreement to 19 feet as this is solely to accommodate 25 parking spaces. The property that may be affected is an undeveloped site zoned for agricultural uses. The proposed parking spaces are screened with a parking fence and landscaping.

RECOMMENDATION

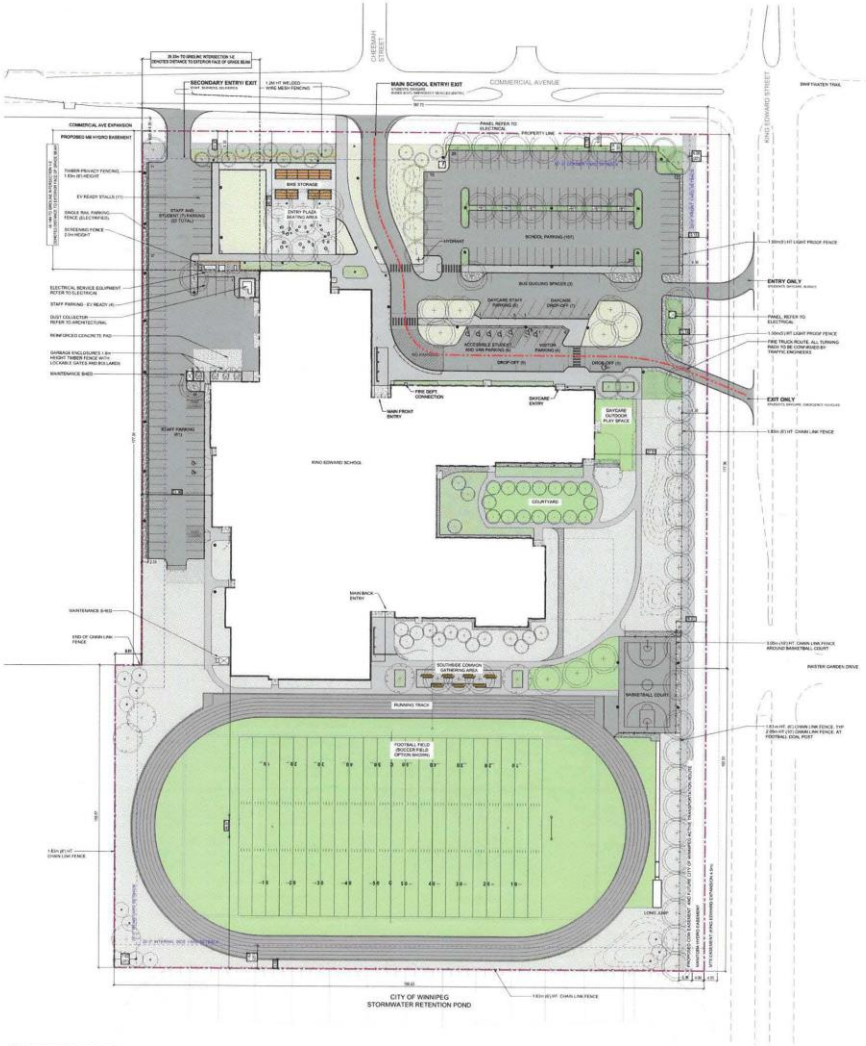
The Urban Planning Division recommends **approval** for the following reasons:

- The proposed use meets a need for the surrounding residential communities, while locating in an area where the scale and intensity of development does not have a significant impact on immediately adjacent uses.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division

Report Prepared By: Simi Jerez, RPP MCIP
PPD File # ZAA 9/24

Exhibit “10” referred to in File ZAA 9/2024



1 OVERALL SITE PLAN
L1.1 SCALE - 1 : 400

ZONING REQUIREMENTS

CIVIC ADDRESS: 2700 KING EDWARD

LANDSCAPING REQUIREMENTS

1. STREET EDGE LANDSCAPING
Total Street Edge (Commercial Avenue and King Edward Street) - 467 lineal metres (1533 lineal feet)

	REQUIRED	INCLUDED
Trees	52	52
Shrubs	230	230

2. BUILDING FOUNDATION LANDSCAPING
Total Foundation Facing a Public Right-of-Way / Principal Entry - 736 lineal metres (2415 ln.ft)

	REQUIRED	INCLUDED
Shrubs	241	241

3. PARKING LOT INTERIOR LANDSCAPING (East Lot plus West Lot fronting Commercial Ave.)
Total Parking area 8,766 sq. metres (94,365 sq. feet)

	REQUIRED	INCLUDED
Landscape Area (5%)	438m2	666m2
Trees	16	16
Shrubs	47	82

4. SIDE AND REAR YARD BUFFERING
Due to spatial constraints, a 1.83m Height Wooden Privacy Fence along the west property line between West Parking Lot and Adjacent Residential Property will be erected in lieu of coniferous tree planting

SCHOOL PARKING REQUIREMENTS

1200 Students, 130 Full-time Staff + 40 Support Staff
- 1 Stall per 10 Students
- 1 Stall per 2 Full-time Staff + 1 Stall per 4 Additional Staff

	REQUIRED	INCLUDED
Students	120	120
Staff	75	76
Bus Queuing	3	3
Drop-off	3	5

TOTAL ACCESSIBLE STALLS (Based on 195 Stalls)
- REQUIRED - 6 Accessible with 2 Van Loading Stalls
- INCLUDED - 8 Accessible Stalls with 2 Van Loading Stalls

DAYCARE REQUIREMENTS

1. OUTDOOR SPACE
74 Licensed Day Care Spots (minimum requirements 7 square meters per licensed Spots)

	REQUIRED	INCLUDED
Play Area	259m2	260m2

2. PARKING REQUIREMENTS
1 Stall for Every 10 Licensed Spots
1 Stall for Every 3 Staff on Max shift

	REQUIRED	INCLUDED
Staff	5	5
Drop-off	7	7

BICYCLE PARKING
LEED REQUIREMENTS Based on 1200 students, 130 Full-time Staff and 12 Daycare staff

	REQUIRED	INCLUDED
Covered Bike Parking	68	72

LEGEND

- ASPHALT PAVING REFER TO CIVIL DRAWINGS
- CONCRETE SIDEWALK
- GRANULAR PAVING (CRUSHED GRANITE)
- GRANULAR PAVING (COMPACTED LIMESTONE)
- BOULDER RIP RAP
- WOOD MULCH SURFACE
- STRUCTURAL SLABS. REFER TO STRUCTURAL DRAWINGS FOR EXTENT AND DETAILS
- TOPSOIL AND SOD AS PER CW3510 FIELD TO BE ATHLETIC TURF.
- SEEDED AREAS, TYPE A MEDIUM HEIGHT NATIVE GRASSES
- SEEDED AREAS, TYPE B NATIVE GRASSES AND FLOWERING PERENNIALS
- PERENNIAL + SHRUB PLANTING WITH WOOD MULCH
- DECIDUOUS TREES

- PROPERTY LINE
- EASEMENTS
- SETBACKS
- FIRE TRUCK ROUTE, ALL TURNING RADII TO BE CONFIRMED BY TRAFFIC ENGINEERS

FENCE
- CHAIN LINK (HEIGHTS AS NOTED) PER CW 3550
- 1.83M HEIGHT TIMBER PRIVACY
- 1.50M (5') HT LIGHT PROOF FENCE
- SINGLE RAIL PARKING FENCE (ELECTRIFIED). ALSO REFER TO ELECTRICAL DRAWINGS
- 1.2M HT WELDED WIRE MESH FENCING
- ELECTRICAL SERVICE EQUIPMENT SCREENING

SITE FURNISHING
- SAFETY BOLLARDS
- TIMBER PICNIC TABLE
- SEATING BOULDER
- DERO BIKE DEPOT SHELTERS C/W HOOP BIKE RACKS

SITE LIGHTING
- AREA LIGHTING (PARKING/ROADS). REFER TO ELECTRICAL AND STRUCTURAL
- PARKING POST, ALSO REFER TO ELECTRICAL

No	Date	Issue / Revision	By
X	2024/04/11	Reissued for Zoning Review	AH
8	2024/04/05	Revised and Re-issued for Zoning Review	AH
7	2024/03/20	Revised and Re-issued for Zoning Review	JW
6	2023/12/12	Revised and Issued for Zoning Review	JW
5	2023/11/22	Revised and Issued for Variance	JW
4	2023/11/07	Issued for Variance Application	JW
3	2023/09/21	Issued for Class A Estimate	JW
2	2023/03/09	Issued for Class B Estimate	JW
1	2022/09/30	Issued for Class C Estimate	JW

Drawn By: JW / AH
Pricing Date: August 1, 2023

PRELIMINARY
NOT FOR CONSTRUCTION

Drawings and specifications, as instruments of service are the property of the architects, the copyright in the same being reserved to them. No reproduction may be made without the permission of the architects, and when made, must bear notice that all rights to be reserved.

The contractor is to verify dimensions and data noted herein, with conditions at the site and is to hold responsible for reporting any discrepancy to the architects for adjustment.

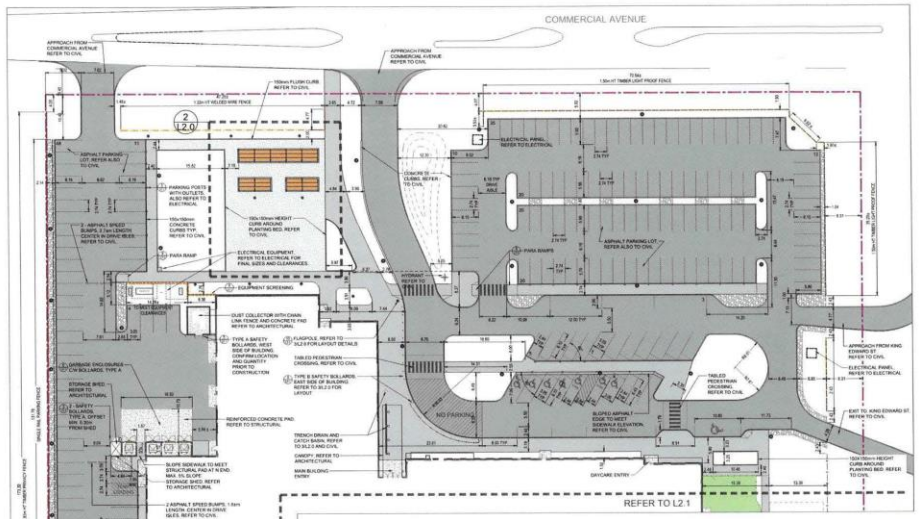
SCATLIFF + MILLER + MURRAY
Heliotrope architecture + landscape

LM Architectural Group
500-136 Market Ave
Winnipeg Manitoba Canada R3B 0P4
T (204) 942-0661 F (204) 943-3676
www.lm-architects.com

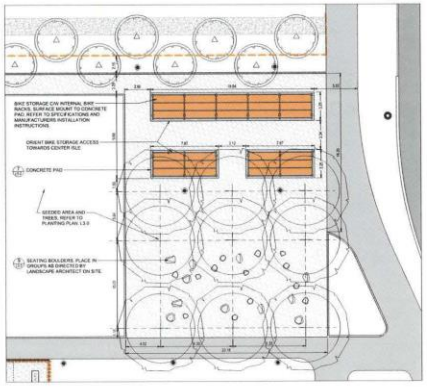
KING EDWARD
HIGH SCHOOL
2700 KING EDWARD STREET

SITE PLAN

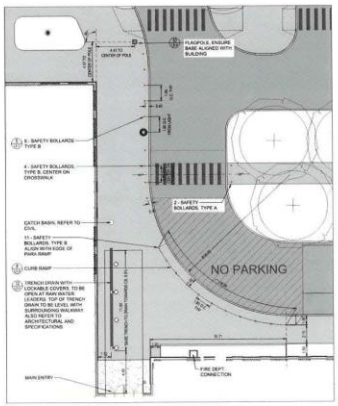
Comm. No. 2159 Sheet L1.1



1 L2.0 LAYOUT PLAN - NORTH
SCALE - 1:500



2 L2.0 DETAILED LAYOUT - ENTRY PLAZA
SCALE - 1:100



3 L2.0 DETAILED LAYOUT - ENTRY DRAIN, BOLLARDS AND FLAGPOLE
SCALE - 1:100

LEGEND

- ASPHALT PAVING REFER TO CIVIL DRAWINGS
- CONCRETE SIDEWALK AS PER 1/L5.0
- GRANULAR PAVING (CRUSHED GRANITE) AS PER 2/L5.0
- GRANULAR PAVING (COMPACTED LIMESTONE) AS PER 2/L5.0
- BOULDER RIP RAP AS PER 5/L5.0 & 6/L5.0
- WOOD MULCH SURFACE AS PER 4/L5.0
- STRUCTURAL SLABS. REFER TO STRUCTURAL DRAWINGS FOR EXTENT AND DETAILS
- PROPERTY LINE

FENCE

- CHAIN LINK (HEIGHTS AS NOTED) PER CW 3550
- 1.83m HT TIMBER PRIVACY FENCE AS PER 1/L5.1
- 1.80m (6') HT LIGHT PROOF FENCE AS PER 1/L5.1
- SINGLE RAIL PARKING FENCE (ELECTRIFIED) AS PER 2/L5.1. ALSO REFER TO ELECTRICAL DRAWINGS
- 1.2m HT WELDED WIRE MESH FENCING - POWER COATED. REFER SPECIFICATIONS
- ELECTRICAL SERVICE EQUIPMENT SCREENING AS PER 4/L5.1 AND SPECIFICATIONS

SITE FURNISHING

- SAFETY BOLLARDS AS PER 5/L5.1 AND SPECIFICATIONS
- TIMBER POST AND CHAIN, 7/L5.1
- SEATING BOULDER 9/L5.0 AND SPECIFICATIONS
- DERO BIKE DEPOT SHELTERS C/W HOOP BIKE RACKS. REFER TO SPECIFICATIONS
- FLAGPOLE. REFER TO 10/L5.0 AND SPECIFICATIONS

SITE LIGHTING AND ELECTRICAL

- AREA LIGHTING (PARKING/ROADS), REFER TO ELECTRICAL AND STRUCTURAL
- PARKING POST AS PER 7/L5.0. ALSO REFER TO ELECTRICAL

LAYOUT NOTES

1. ALL EXISTING STRUCTURES, TREES SHRUBS, SIDEWALKS, CURBS, WOK, UTILITIES AND PAVING TO BE PROTECTED UNLESS OTHERWISE NOTED DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. CONTRACTOR TO MAKE GOOD ALL DAMAGED AREA DURING CONSTRUCTION BOTH ON AND OFF SITE TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS COSTS
2. ALL NOTES IN GREY INDICATE WORK TO BE COMPLETED BY OTHERS UNDER SEPARATE CONTRACT
3. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION
4. CONTRACTOR TO CONFIRM ALL EXISTING GRADES, BUILDING LOCATIONS, LAYOUT, DIMENSIONS AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
5. EXACT LOCATION OF PATHWAY, BERM AND SWALE TO BE LOCATED ON SITE. ALL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION OR REMOVAL.
6. LAYOUT AND DIMENSIONING OF TRACK AND LONG JUMP TO BE CONFIRMED WITH IAFT TRACK AND FIELD FACILITIES MANUAL, CURRENT EDITION PRIOR TO CONSTRUCTION
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR
   - 7.1 TIMBER PICNIC TABLES
   - 7.2 TRENCH DRAINS
   - 7.3 BIKE ENCLOSURE WITH BIKE RACKS
   - 7.4 PLAYGROUND FENCING GATES AND HARDWARE
   - 7.5 ELECTRICAL EQUIPMENT SCREENING
   - 7.6 WELDED WIRE MESH FENCE
   - 7.7 PARKING POSTS
8. REFER ALSO TO WRITTEN SPECIFICATIONS

No	Date	Issue / Revision	By
9	2024/08/21	Re-Issued for Zoning Review	AH
8	2024/06/21	Reissued and Re-Issued for Zoning Review	AH
7	2024/05/30	Reissued and Re-Issued for Zoning Review	JW
6	2024/01/26	Issued for Final Pre-Tender Review	JW
5	2023/11/12	Reissued and Issued for Zoning Review	JW
4	2023/11/12	Issued for Pre-Tender Review	JW
3	2023/08/01	Issued for Class A Estimate	JW
2	2023/03/06	Issued for Class B Estimate	JW
1	2022/08/30	Issued for Class C Estimate	JW

Drawn By: JW / AH
Printing Date: August 1, 2023

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The contractor is to verify dimensions and sole natural levels with conditions on the site and is held responsible for reporting any discrepancy to the architects for adjustment.

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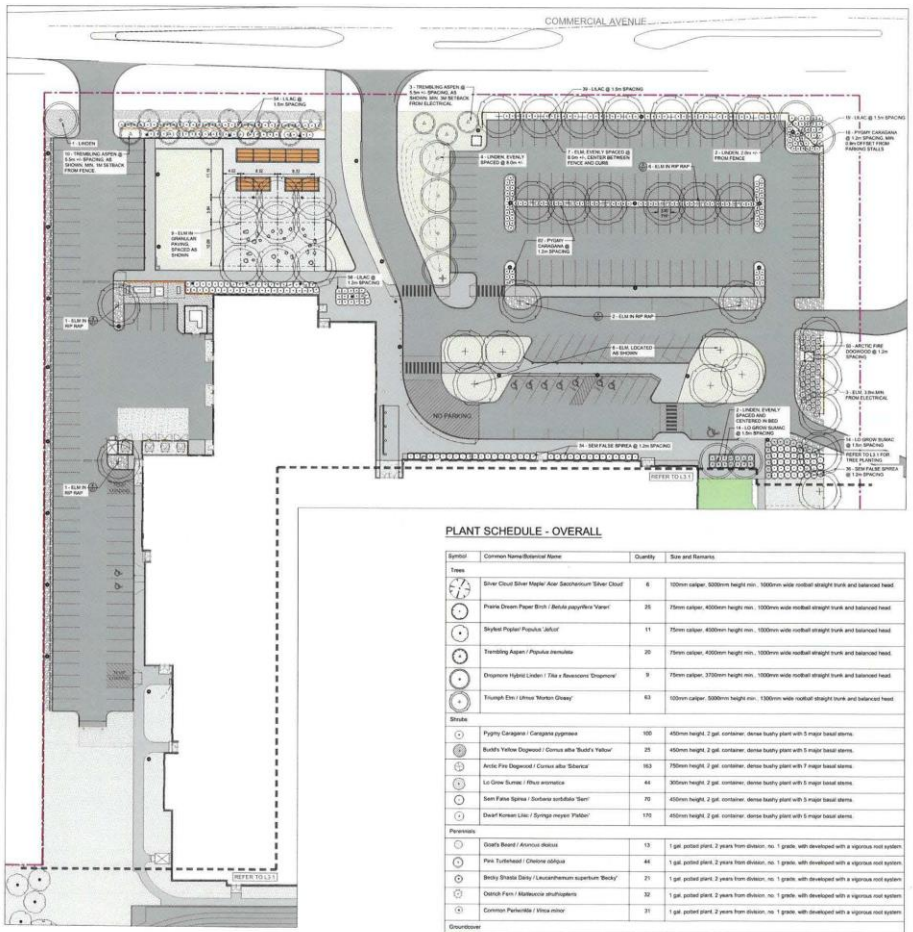
LAYOUT PLAN - NORTH

Contract No. 2159 Sheet L2.0



1 L3.0 PLANTING PLAN - NORTH
SCALE - 1:200

PLANT SCHEDULE - OVERALL

Symbol	Common Name/Botanical Name	Quantity	Size and Remarks
Trees			
	Silver Cloud Silver Maple/ *Acer Saccharinum 'Silver Cloud'*	6	100mm caliper, 5300mm height min., 1000mm wide rootball straight trunk and balanced head.
	Prairie Dream Paper Birch / *Betula papyrifera 'Varen'*	25	75mm caliper, 4000mm height min., 1000mm wide rootball straight trunk and balanced head.
	Skyleist Poplar/ Populus *'Jefcol'*	11	75mm caliper, 4000mm height min., 1000mm wide rootball straight trunk and balanced head.
	Trembling Aspen / *Populus tremuloi*	20	75mm caliper, 4000mm height min., 1000mm wide rootball straight trunk and balanced head.
	Dropmore Hybrid Linden / *Tilia x flavescens 'Dropmore'*	9	75mm caliper, 3700mm height min., 1000mm wide rootball straight trunk and balanced head.
	Triumph Elm / *Ulmus 'Morton Glossy'*	63	100mm caliper, 5300mm height min., 1300mm wide rootball straight trunk and balanced head.
Shrubs			
	Pygmy Caragana / *Caragana pygmaea*	100	450mm height, 2 gal. container, dense bushy plant with 5 major basal stems.
	Buddi's Yellow Dogwood / *Cornus alba 'Budd's Yellow'*	25	450mm height, 2 gal. container, dense bushy plant with 5 major basal stems.
	Arctic Fire Dogwood / *Cornus alba 'Sibirica'*	163	750mm height, 2 gal. container, dense bushy plant with 7 major basal stems.
	Lo Grow Sumac / *Rhus aromatica*	44	305mm height, 2 gal. container, dense bushy plant with 5 major basal stems.
	Sem Fahe Spirea / *Sorbaria sorbifolia 'Sem'*	70	450mm height, 2 gal. container, dense bushy plant with 5 major basal stems.
	Dwarf Korean Lilac / *Syringa meyeri 'Palibin'*	170	450mm height, 2 gal. container, dense bushy plant with 5 major basal stems.
Perennials			
	Goat's Beard / *Aruncus dioicus*	13	1 gal. potted plant, 2 years from division, no. 1 grade, with developed with a vigorous root system
	Pink Turtlehead / *Chelone obliqua*	44	1 gal. potted plant, 2 years from division, no. 1 grade, with developed with a vigorous root system
	Becky Shasta Daisy / *Leucanthemum superbum 'Becky'*	21	1 gal. potted plant, 2 years from division, no. 1 grade, with developed with a vigorous root system
	Ostrich Fern / *Matteuccia struthiopteris*	32	1 gal. potted plant, 2 years from division, no. 1 grade, with developed with a vigorous root system
	Common Periwinkle / *Vinca minor*	31	1 gal. potted plant, 2 years from division, no. 1 grade, with developed with a vigorous root system
Groundcover			
	Sod	1447 sm	City of Winnipeg Specification CW3510 for General Park Areas
	Athletic Turf Sod	10227 sm	Sod Bounded by Running Track, per City of Winnipeg Specification CW3510 for Athletic Grounds
	Seeded Areas, TYPE A	6929 sm	As per Specification
	Seeded Areas, TYPE B	1494 sm	As per Specification

PLANTING NOTES:

1. ALL EXISTING STRUCTURES, TREES, SHRUBS, SIDEWALKS, CURBS, SOD, UTILITIES AND PAVING TO BE PROTECTED (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION TO CITY OF STEINBACH STANDARDS. CONTRACTOR TO MAKE GOOD ALL DAMAGED AREA DURING CONSTRUCTION BOTH ON AND OFF SITE TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS COSTS
2. ALL TREE LOCATIONS TO BE STAKED FOR APPROVAL BY CONTRACT ADMINISTRATOR PRIOR TO PLANTING.
3. MINIMUM HORIZONTAL SEPARATION BETWEEN EXCAVATION FOR TREE PITS. SEPARATION TO BE AS FOLLOWS:
   - 1m FROM EXISTING ELECTRICAL AND FIBER OPTIC LINES.
   - 3m FROM LIGHT POLES, MANHOLES AND FIRE HYDRANTS.
2. ALSO REFER TO WRITTEN SPECIFICATIONS

LEGEND

- PROPERTY LINE
- GRANULAR PAVING (CRUSHED GRANITE) AS PER 25.5.0
- GRANULAR PAVING (COMPACTED LIMESTONE) AS PER 25.5.0
- BOULDER RIP RAP AS PER 5/L5.0
- WOOD MULCH SURFACE AS PER 3/L5.0 AND 4/L5.0
- TOPSOIL AND SOD AS PER CW3510 FIELD TO BE ATHLETIC TURF. REFER TO PLANTING SCHEDULE L3.0
- SEEDED AREAS, TYPE A LOW MAINTENANCE, DROUGHT TOLERANT TURF GRASS SEED MIX. REFER TO SPECIFICATIONS APPROX. AREA: REFER TO PLANTING SCHEDULE L3.0
- SEEDED AREAS, TYPE B LOW MAINTENANCE, DROUGHT TOLERANT TURF GRASS AND FLOWERING PERENNIAL SEED MIX. REFER TO SPECIFICATIONS APPROX. AREA: REFER TO PLANTING SCHEDULE L3.0

No.	Date	Issue / Revision	By
7	2024/08/20	Re-Issued for Zoning Review	AH
6	2024/06/10	Revised and Re-Issued for Zoning Review	JW
5	2023/12/13	Revised and Issued for Zoning Review	JW
4	2023/11/15	Issued for Pre-Tender Review	JW
3	2023/09/07	Issued for Class A Estimate	JW
2	2023/05/05	Issued for Class B Estimate	JW
1	2023/03/30	Issued for Class C Estimate	JW

Drawn By: JW / AH
Printing Date: August 1, 2023

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The contractor is to verify dimensions and state varied trends; with no reliance on the one is held responsible for reporting any discrepancy to the architects for adjustment

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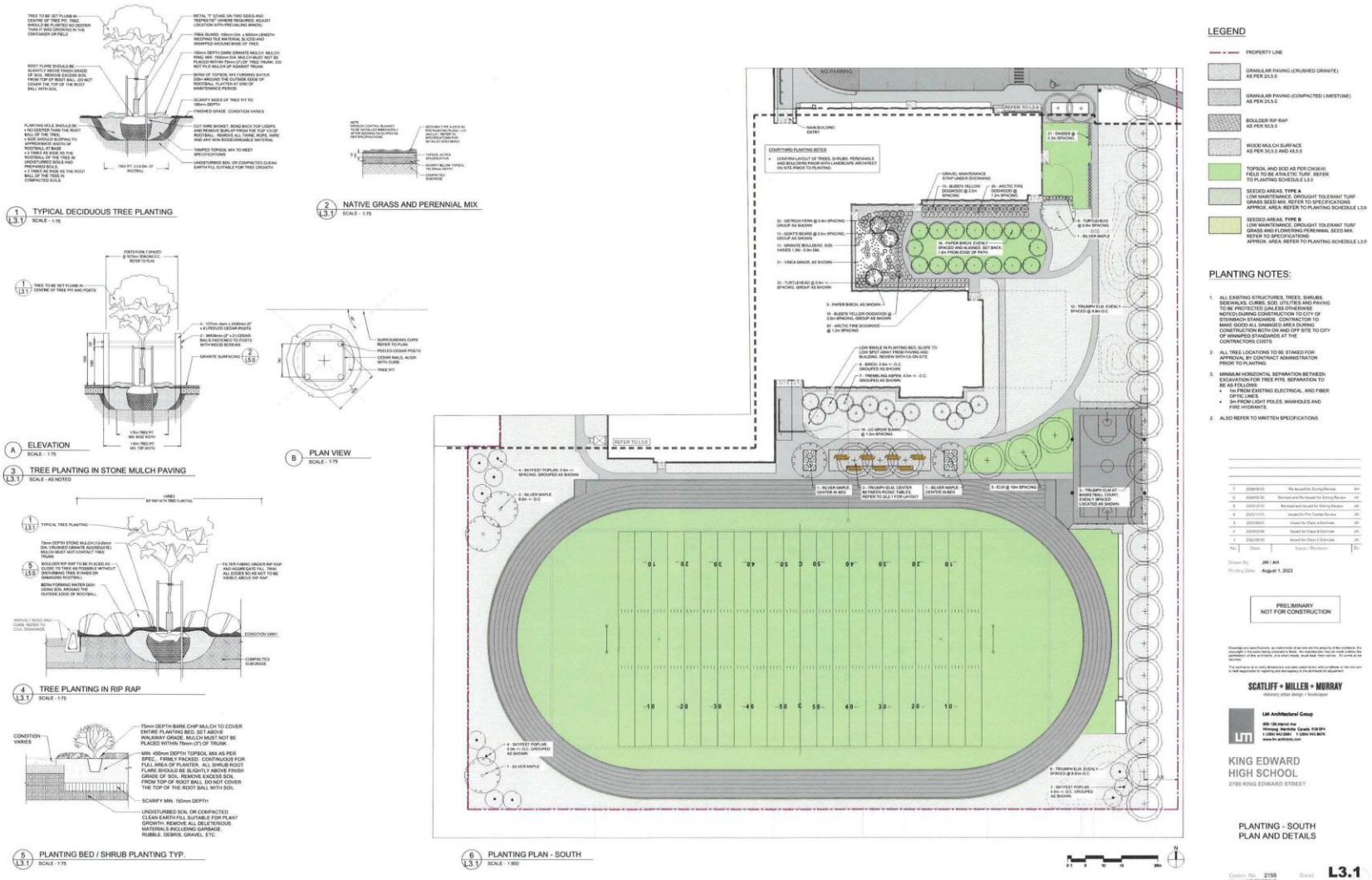
PLANTING - NORTH
PLAN AND PLANT SCHEDULE

Comm. No. 2159 Sheet L3.0



1 L3.1 TYPICAL DECIDUOUS TREE PLANTING
SCALE - 1:75
2 L3.1 NATIVE GRASS AND PERENNIAL MIX
SCALE - 1:75
A ELEVATION
SCALE - 1:75
B PLAN VIEW
SCALE - 1:75
3 L3.1 TREE PLANTING IN STONE MULCH PAVING
SCALE - AS NOTED
4 L3.1 TREE PLANTING IN RIP RAP
SCALE - 1:75
5 L3.1 PLANTING BED / SHRUB PLANTING TYP.
SCALE - 1:75
6 L3.1 PLANTING PLAN - SOUTH
SCALE - 1:500
LEGEND
PROPERTY LINE
GRANULAR PAVING (CRUSHED GRANITE) AS PER 2LS.0
GRANULAR PAVING (COMPACTED LIMESTONE) AS PER 2LS.0
BOULDER RIP RAP AS PER 5LS.0
WOOD MULCH SURFACE AS PER 3LS.0 AND 4LS.0
TOPSOIL AND SOD AS PER CW3510 FIELD TO BE ATHLETIC TURF. REFER TO PLANTING SCHEDULE L3.0
SEEDED AREAS, TYPE A LOW MAINTENANCE, DROUGHT TOLERANT TURF GRASS SEED MIX. REFER TO SPECIFICATIONS APPROX. AREA: REFER TO PLANTING SCHEDULE L3.0
SEEDED AREAS, TYPE B LOW MAINTENANCE, DROUGHT TOLERANT TURF GRASS AND FLOWERING PERENNIAL SEED MIX. REFER TO SPECIFICATIONS APPROX. AREA: REFER TO PLANTING SCHEDULE L3.0
PLANTING NOTES:
1. ALL EXISTING STRUCTURES, TREES, SHRUBS, SIDEWALKS, CURBS, SOD, UTILITIES AND PAVING TO BE PROTECTED (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION TO CITY OF STEINBACH STANDARDS. CONTRACTOR TO MAKE GOOD ALL DAMAGED AREA DURING CONSTRUCTION BOTH ON AND OFF SITE TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS COSTS.
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• 1m FROM EXISTING ELECTRICAL, AND FIBER OPTIC LINES.
• 3m FROM LIGHT POLES, MANHOLES AND FIRE HYDRANTS.
2. ALSO REFER TO WRITTEN SPECIFICATIONS.
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2700 KING EDWARD STREET
PLANTING - SOUTH
PLAN AND DETAILS
Sheet L3.1

SITE PLAN OF
2700 KING EDWARD STREET
WINNIPEG, MANITOBA

1 : 1000

PREPARED FOR: LM ARCHITECTURAL GROUP
PREPARED BY: STEVENS SURVEYS, PROFESSIONAL SURVEYORS

THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON NOVEMBER 19th, 2021.
ALL DIMENSIONS ARE IN METERS AND DECIMALS OF A METER.

LANDS AFFECTED BY THIS SURVEY ARE NOT REGISTERED, BEING LOT 1 ON DEPOSIT 0235/19
UNDERLYING LOTS ARE LOT 5 S.P. PLAN 17736, LOT 2 PLAN 21832, AND PART PLAN 53157.

THE INFORMATION RESPECTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED UPON INFORMATION RECEIVED FROM THE RESPECTIVE UTILITIES AND IS TO ONLY INDICATE THE EXISTENCE OF SUCH UTILITIES. NO GUARANTEE IS GIVEN THAT ALL UTILITIES AND SERVICES ARE SHOWN, OR THAT THE LOCATION SHOWN IS CORRECT. THE SURVEYORS ACCEPT NO RESPONSIBILITY FOR ANY MISREPRESENTATION OF UNDERGROUND UTILITIES AND RECOMMENDS THAT THE RESPECTIVE UTILITIES BE CONTACTED PRIOR TO ANY EXCAVATION IN THE AREA.

THE LOCATION OF UNDERGROUND GAS AND ELECTRICAL STRUCTURES SHOWN ON THIS PLAN IS BASED ON LOCATES PROVIDED BY MANITOBA HYDRO.

THE LOCATION OF UNDERGROUND FIBER OPTIC STRUCTURES SHOWN ON THIS PLAN IS BASED ON LOCATES PROVIDED BY WRANGLER LOCATING LTD.

THE LOCATION OF UNDERGROUND M.T.S. STRUCTURES SHOWN ON THIS PLAN IS BASED ON LOCATES PROVIDED BY LODCOR GROUP.

THE LOCATION OF UNDERGROUND WATER AND WASTE STRUCTURES SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CITY OF WINNIPEG.

Bench Mark No. 16-021 (Elev.=232.331) BM685– Tablet on top of 0.05m dia. x 2.4m iron pipe, 1.85m E. of W.L. of King Edward St. and on production of E–W. 1/4 line Sec. 28–11–2E or on C/L of Inkster Gordon Drive produced from the E.

Temporary Bench Marks have been established as follows:

T.B.M. 1 (Elev. = 234.04) is top of operating nut of fire hydrant at the NE corner of King Edward St. and Swiftwater Trail.

T.B.M. 2 (Elev. = 234.09) is top of operating nut of fire hydrant on King Edward St., 67.8m south of Swiftwater Trail.

T.B.M. 3 (Elev. = 233.88) is top of operating nut of fire hydrant at the SE corner of King Edward St. and Inkster Gordon Dr.

T.B.M. 4 (Elev. = 233.76) is top of operating nut of fire hydrant on King Edward St. 649m south of Inkster Gordon Dr.

Legend:

- Survey Monument
- MH(s) Manhole
- Curb Inlet
- Fire Hydrant
- Hydro Pole
- Road Centerline
- Ditch Centerline
- Top of Bank
- Gas Lines
- Underground M.T.S.
- Watermain
- Wastewater Sewer
- Land Drainage Sewer
- Overhead Hydro
- Underground Hydro
- Fibre Network
- Tree

Elevations are referred to City of Winnipeg Geodetic Bench Mark No. 16-021 Taken to be 232.331

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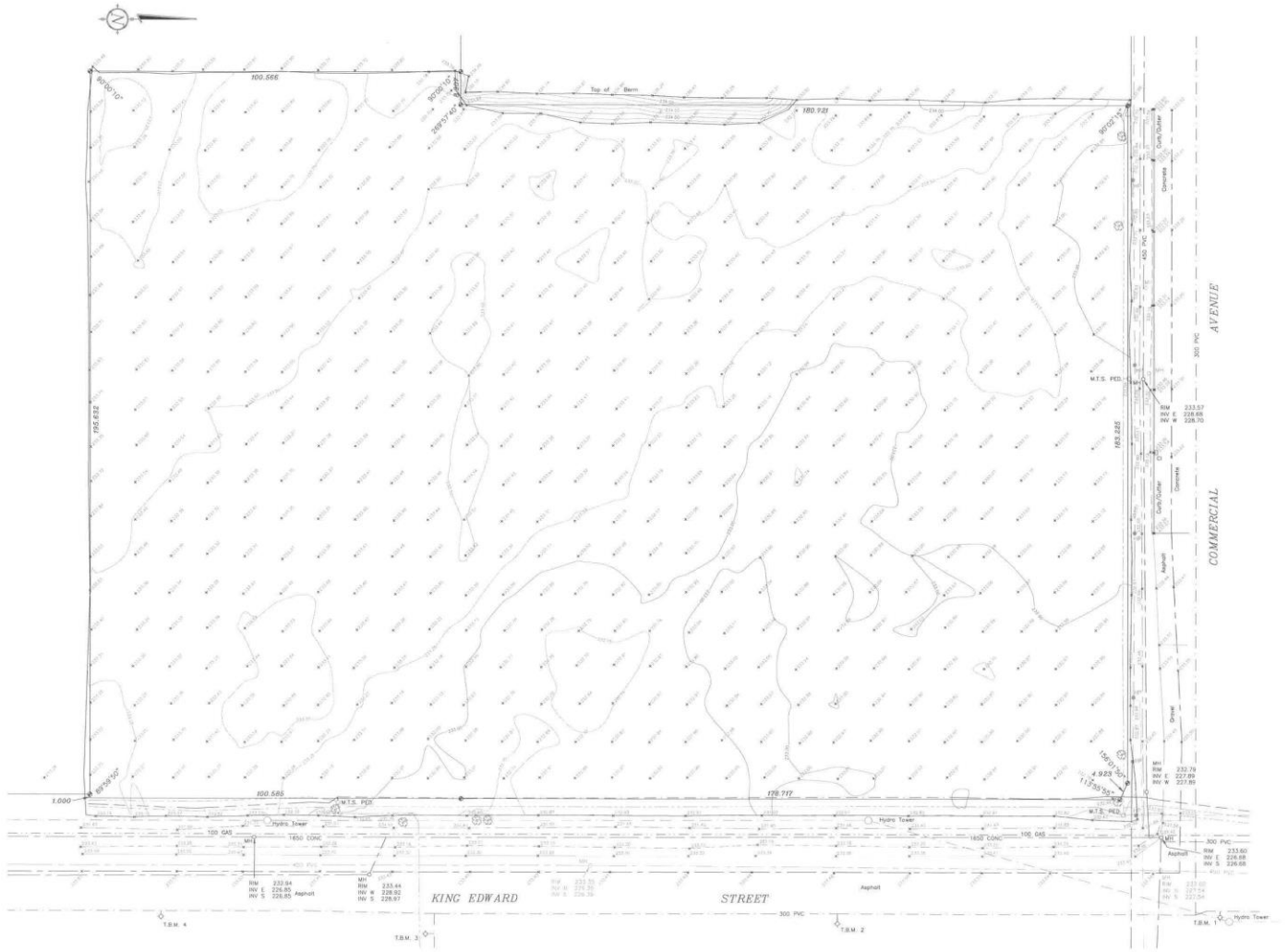
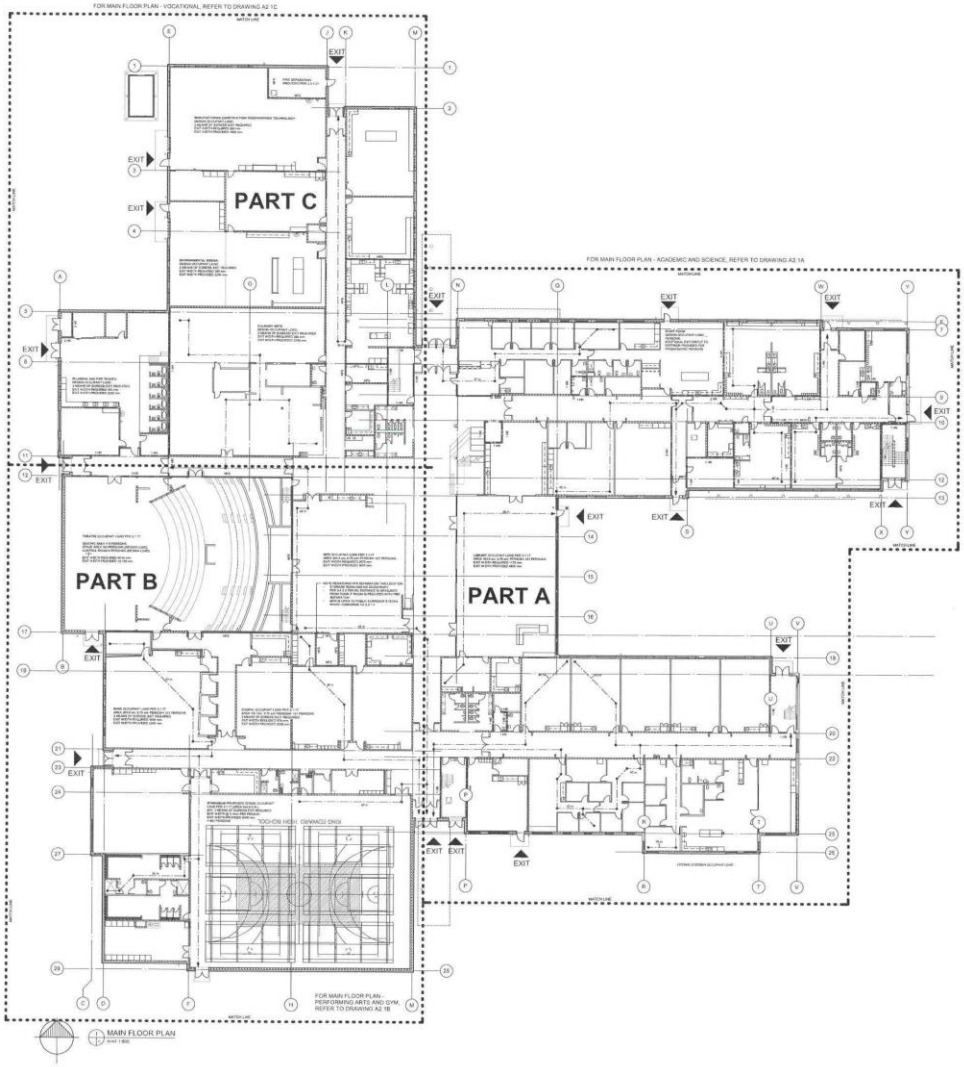
DATED THIS 2nd DAY OF DECEMBER, 2021

DOUGLAS T. STEVENS,
M.L.S., C.L.S., MSC(SLP)





PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A NEW THREE STOREY +/- 17,000 S.F. (+/- 793.5 S.M.) GRADES 9-12 HIGH SCHOOL, INCLUDING AN INDEPENDENTLY OPERATED 74 SPACE DAYCARE FACILITY ON A CLEAR SITE ADJACENT TO THE EXISTING KING EDWARD HIGH SCHOOL LOCATED IN THE NORTHWEST WINNIPEG, MANITOBA. THE NEW BUILDING CONSTRUCTION WILL INCLUDE ASSOCIATED SITE DEVELOPMENT TO ACCOMMODATE DRIVE AISLES, DROP OFF/PICKUP AND 100 NON-STAFF PARKING AREAS. HARDSCAPING AND SOFTSCAPING WILL ALSO FORM PART OF THIS SITE DEVELOPMENT. THE PROJECT IS BEING DEVELOPED AS A COMMUNITY SCHOOL AND WILL SERVE THE NEEDS OF THE LARGER COMMUNITY. THE PROJECT IS REGISTERED AS PART OF THE LEED VERSION 4.1 BD+C FOR SCHOOLS, TARGETING SILVER DESIGNATION.

BUILDING CODE ANALYSIS SUMMARY:

GOVERNING DOCUMENT: NATIONAL BUILDING CODE OF CANADA 2015 COMPLETE WITH MANITOBA AMENDMENTS

OCCUPANCY CLASSIFICATION

3.2.2.20 - GROUP A, DIVISION 2, UP TO 3 STOREYS, SPRINKLERED
- BUILDING IS NON-COMBUSTIBLE CONSTRUCTION
- BUILDING IS SPRINKLERED
- BUILDING IS 3 STOREYS
- BUILDING IS THREE STOREYS
- FLOOR ASSEMBLIES ARE FIRE SEPARATIONS WITH A 1 HOUR FSR
- LOADBEARING ELEMENTS HAVE A RATING MATCHING THAT OF THE SUPPORTED ASSEMBLY

AND

3.2.2.43 - GROUP B, DIVISION 3, UP TO 3 STOREYS, NON-COMBUSTIBLE, SPRINKLERED
- BUILDING IS NON-COMBUSTIBLE CONSTRUCTION
- BUILDING IS SPRINKLERED
- BUILDING IS UP TO 3 STOREYS
- BUILDING IS THREE STOREYS
- FLOOR ASSEMBLIES ARE FIRE SEPARATIONS WITH A 1 HOUR FSR
- LOADBEARING ELEMENTS HAVE A RATING MATCHING THAT OF THE SUPPORTED ASSEMBLY

COMMENTARY RE: INTERNAL SEPARATIONS WITHIN DAYCARE

BUILDING AREA AT GRADE IS 15,286.27 SQUARE METERS

PER DIALOGUE WITH THE AUTHORITY HAVING JURISDICTION:

GROUP E, DIVISION 1 - DAY CARE CENTRES SHALL BE PROVIDED WITH SMOKE SEPARATION ZONES CONFORMING TO NBC 3.3.5.6 (2) TO (6):
- DIVISION OF FLOOR AREA INTO NOT LESS THAN 3 FIRE COMPARTMENTS, SO THAT NO POINT ON A FLOOR TRAVEL DISTANCE FROM ANY POINT WITHIN EACH FIRE COMPARTMENT TO A DOOR TO AN ADJOINING FIRE COMPARTMENT IS NOT MORE THAN 25 M, AND EACH FIRE COMPARTMENT SHALL BE CAPABLE OF ACCOMMODATING, IN ADDITION TO ITS OWN OCCUPANTS, THE NUMBER OF OCCUPANTS OF THE LARGEST ADJOINING ONE, BASED ON A CLEAR FLOOR SPACE OF 1.5 S.M. PER CHILD IN THE ADJACENT FIRE COMPARTMENT.

NOTES:
THE NBC PRESCRIBES A SMOKE SEPARATION ZONE IN GROUP E OCCUPANCIES. THE FOLLOWING ALTERNATIVE SOLUTION IS PROVIDED, HOWEVER FOR THE APPLICATION TO DAY CARE CENTRES. THIS REQUIREMENT IS PRESCRIBED TO GIVE STAFF SUFFICIENT TIME TO EFFECTIVELY STAGE EVACUATION OF THE CHILDREN, ESPECIALLY DURING NAPS.
- ENGINE SEPARATIONS PROVIDED AT ALL INFANT ROOMS
- DAYCARE IS SEPARATED INTO 3 COMPARTMENTS BE: AREAS OF REFUGE.

AREAS OF REFUGE:
COMPARTMENT AREA DETERMINED BY TOTAL CHILDREN'S SPACE AREA PER COMPARTMENT (DOES NOT INCLUDE SERVICE SPACES, STAFF AREAS OR CORRIDORS)
- AREA OF "EAST" COMPARTMENT=165.1 S.M.
- AREA OF "WEST" COMPARTMENT= 292.3 S.M.

CAPACITY OF REFUGE, BASED ON 3.3.5.5 AND AMENDED TO 1.5 S.M. PER CHILD
- "EAST" COMPARTMENT= 110 CHILDREN
- "WEST" COMPARTMENT= 193 CHILDREN

ACTUAL OCCUPANT LOAD (TOTAL LOAD IS 16 INFANTS AND 69 PRESCHOOL CHILDREN)
- "EAST" COMPARTMENT= 11 PRESCHOOL CHILDREN, 16 INFANTS
- "WEST" COMPARTMENT= 58 PRESCHOOL CHILDREN

IF ALL CHILDREN (74 TOTAL) WERE TAKING REFUGE IN 6 FINER COMPARTMENT, THE AREAS OF REFUGE SUPPLY.

OCCUPANT LOAD

DESIGN OCCUPANT LOAD IS 1,000 STUDENTS AND 100 FULL TIME STAFF.
FOR A TOTAL BUILDING OCCUPANT LOAD OF 1060. NOTE THAT 60 LOT ROOM OCCUPANT LOADS ARE NOTED ON ADJACENT PLANS FOR THOSE SPACES WITH LARGER OR SPECIFIC OCCUPANT LOAD REQUIREMENTS.

BUILDING SIZE

BUILDING AREA AT GRADE IS 15,286.27 SQUARE METERS.

MAIN FLOOR AREA	15,286.27 SM
SECOND FLOOR AREA	1,722.11 SM
THIRD FLOOR AREA	1,722.11 SM
GFA TOTAL BUILDING	15,737.99 SM

BUILDING HEIGHT FROM GRADE: 13.8 M

PART 3 ANALYSIS SUMMARY

3.1.5.5 - USE OF COMBUSTIBLE COMPONENTS IN A NON-LOAD BEARING EXTERIOR WALL ASSEMBLY IS PERMITTED WHERE PROTECTED BY A THERMAL BARRIER AND CONFORMS TO CAN/ULC S134

3.1.5.10 - USE OF COMBUSTIBLE INTERIOR WALL FINISHES ARE PERMITTED PROVIDED THEY ARE NOT MORE THAN 38 mm THICK AND HAVE A FLAME SPREAD RATING NOT MORE THAN 150 USE OF COMBUSTIBLE CEILING FINISHES ARE PERMITTED PROVIDED THEY ARE NOT MORE THAN 38 mm THICK AND HAVE A FLAME SPREAD RATING NOT MORE THAN 25 EXCEPT THAT 10% OF A CEILING ARE WITHIN EACH FIRE COMPARTMENT IS PERMITTED TO HAVE A FLAME SPREAD RATING OF 180

3.2.2.9 - FLOOR ASSEMBLIES OVER A GARAGE/SPACE IS NOT REQUIRED TO BE A FIRE SEPARATION WHERE THE GARAGE IS SEPARATED FROM THE LIVING SPACE AND NO OCCUPANCY, IS NOT A PLENUM, CONTAINS NO FLUE PIPES, AND DOES NOT EXCEED 1.8 M HEIGHT

3.2.3 - 100% UNPROTECTED OPENINGS PERMITTED, INCLUMTING DISTANCES LESS THAN 9 M

3.2.3.1 - NO CONSTRAINTS ON CONSTRUCTION OF EXPOSING BUILDING FACES, AS IN ALL CASES 100% UNPROTECTED OPENINGS ARE PERMITTED.

3.3.4 - FIRE ALARM SYSTEM IS REQUIRED. BUILDING SHALL CONFORM TO THE REQUIREMENTS PUT FORTH IN SECTION 3.3.4

3.3.5.1 - ALL MAIN ROOF AREAS SHALL BE ACCESSED BY EITHER A CONFORMING STAIRWAY OR A HATCH C/W LADDER

3.3.5.4 - CONFORMING ACCESS ROUTES FOR FIRE FIGHTERS SHALL BE PROVIDED

3.3.5.5 - STANDPIPE SYSTEM IS NOT REQUIRED.

3.3.5.16 - PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN NFPA 10

3.3.6.1 - FLOOR AREAS OF MEZZANINES SHALL TERMINATE AT A 1 HR FSR. AN EXTERIOR WALL, OR A 1 HR FSR VERTICAL SHAFT.

3.3.6.2 - INTERCONNECTED FLOOR SPACE NEED NOT CONFORM TO SPECIAL PROTECTION REQUIREMENTS AS IT CONSISTS OF FIVEST AND SECOND STOREY ONLY, AND IS SPRINKLERED. NOTE THAT A THIRD STOREY WOULD NOT BE EXEMPTED FROM SPECIAL PROTECTION REQUIREMENTS

3.3.1.2 - COOKING EQUIPMENT USED IN PROCESSES PRODUCING GREASE LADEN VAPOURS SHALL BE DESIGN AND INSTALLED IN CONFORMANCE WITH PART 6

3.3.1.4 - PUBLIC CORRIDOR RATING REQUIREMENTS ARE WAIVED IN A NON CARE, TREATMENT, DETENTION, OR RESIDENTIAL OCCUPANCY. FIRE SEPARATION REQUIREMENTS ARE WAIVED AS THE BUILDING IS SPRINKLERED AND TRAVEL DISTANCES DO NOT EXCEED 45 M.

3.3.1.20 - JANITOR ROOMS ARE PROVIDED WITH A 0 HOUR FSR (MARKS) SEPARATION

3.3.1.25 - WELDING SHOP/CLASSROOM SPACES ARE PROVIDED WITH A 1 HOUR FSR

3.3.6.3 - INDOOR STORAGE OF CLASS 3 1 GASES SHALL BE IN A ROOM ON EXTERIOR OF BUILDING, AND PROVIDED WITH A 2 HOUR FSR

3.4.2.4 - TRAVEL DISTANCES SHALL NOT EXCEED 45 M

3.4.6.16 - CONFORMING FLOOR NUMBERING SHALL BE PROVIDED ON STAIR SIDE OF HALLS WITHIN EXIT STAIRS AT CORRESPONDING FLOOR LEVELS

3.6.3 - ELEVATOR HOISTWAY, ELEVATOR MACHINE ROOM (IF PROVIDED), AND ELEVATOR CONTROL CLOSET (IF PROVIDED) SHALL BE PROVIDED WITH A 1 HOUR FSR.

3.6.5 - FUEL FIRED APPLIANCES IN SERVICE ROOMS SHALL BE SEPARATED BY A 1 HOUR FSR.

WATER CLOSETS

BASED ON A DESIGN OCCUPANT LOAD OF 1000 STUDENTS, 100 STAFF/FACULTY AND 10 DAYCARE STAFF

PER TABLE 3.7.2.2 FOR ASSEMBLY OCCUPANCY

PROJECTED STUDENT CAPACITY: 1000

REQUIRED - 8 MALE WATER CLOSETS, 18 FEMALE WATER CLOSETS
PROVIDED - 10 MALE, 19 FEMALE, 8 UNISEX LITRE

PROJECTED STAFF CAPACITY: 100/FS

REQUIRED - 2 MALE WATER CLOSETS, 3 FEMALE WATER CLOSETS
PROVIDED - 1 UNISEX

PER 3.7.2.2.(3) FOR DAYCARE CENTRES, ONE PER EACH 30 MALES AND ONE PER EACH 30 FEMALES

PROJECTED DAYCARE CAPACITY: IN CHILDREN, 12 FTE STAFF
1 FEMALE PT CHILDREN OF EACH GENDER, 6 STAFF OF EACH GENDER

REQUIRED - 2 MALE, 2 FEMALE (CHILDREN), 1 MALE, 1 FEMALE (STAFF)
PROVIDED - 8 UNISEX (CHILDREN) 2 UNISEX (ACC, 1 LITR)

NOTE, PER MANITOBA AMENDMENTS 3.8.2.1, TRAVEL DISTANCE BETWEEN BARRIER FREE WATER CLOSETS, AND UNIVERSAL TOILET ROOMS, SHALL NOT EXCEED 45M

PART 5 SUMMARY

GENERAL NOTE - BUILDING IS COMPLIANT WITH PRESCRIPTIVE PATH REQUIREMENTS OF NATIONAL ENERGY CODE OF CANADA (DOCUMENTATION SUBMITTED UNDER SEPARATE COVER). PART 5 COMPLIANCE IS TIED TO: NATIONAL BUILDING CODE OF CANADA 2015 (NBC 2015). BUILDING CONFORMS TO ALL REQUIREMENTS OF PART 5, INCLUDING:
- RESISTANCE TO LOADS AND DETERIORATION
- RESISTANCE TO WIND LOADS
- RESISTANCE TO HEAT TRANSFER
- RESISTANCE TO AIR LEAKAGE
- RESISTANCE TO VAPOUR DIFFUSION
- PROTECTION FROM PRECIPITATION
- PROTECTION FROM SURFACE WATER
- PROTECTION FROM MOISTURE IN THE GROUND
- PROTECTION FROM SOUND TRANSFER

6.2 - WIND LOAD REQUIREMENTS DETERMINED BY HIGO ONLINE CALCULATOR

6.6 - STC RATINGS INDICATED ON WALL TYPE LEGENDS ARE BASED ON NATIONAL BUILDING CODE. TABLES IN APPENDIX SECTION A.9

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 ARE CONSTRUCTED TO MATCH ADJACENT REQUIRED FIRE SEPARATIONS INDICATED.

- NON-RATED FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION

No.	Date	Issue / Revision	By
1	2023/03/22	Issued for Class B Estimate	JC

Drawn By: SR
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PRELIMINARY
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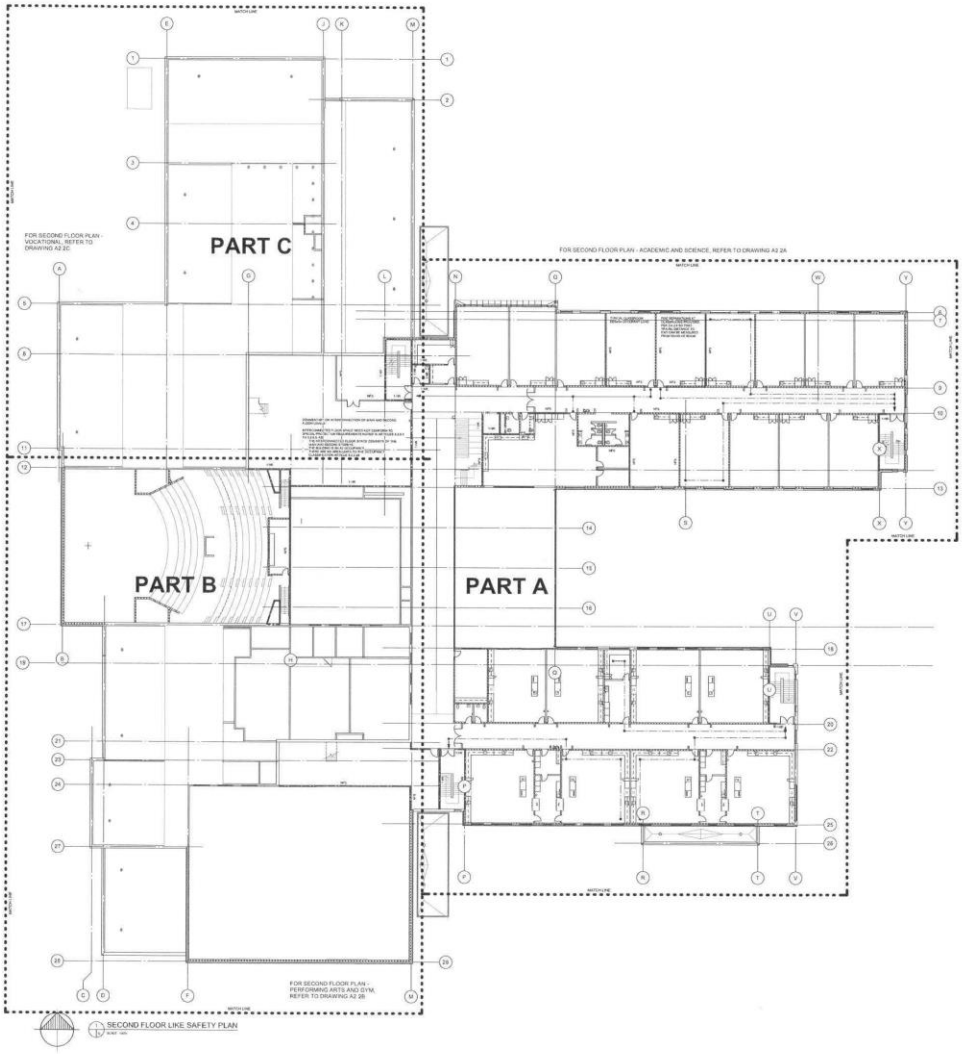
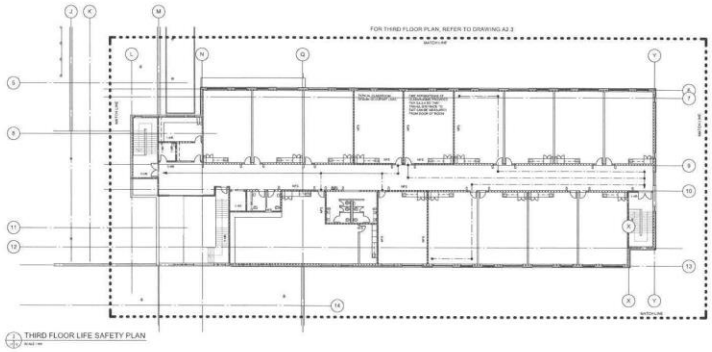
KING EDWARD HIGH SCHOOL
2760 KING EDWARD STREET

Main Floor Key and Life Safety Plan

Comm. No.: 2159 Sheet: **A1.1**





PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A NEW THREE STOREY 175 000 S.F. (15 793.5 S.M.) GRADES 9-12 HIGH SCHOOL, INCLUDING AN INDEPENDENTLY OPERATED IN SPACE DAYCARE FACILITY ON A 10.6HA SITE ADJACENT TO AN EXISTING LIGHT INDUSTRIAL AND RESIDENTIAL DEVELOPMENT IN NORTHEAST CALGARY. THE NEW BUILDING EXPANSION WILL INCLUDE ASSOCIATED SITE DEVELOPMENT TO ACCOMMODATE NEW ACCESS ROADS, DROP OFF PICKUP AREAS, PARKING FOR STAFF AND VISITORS, AND A NEW SOCCER FIELD. ADDITIONAL SITE WORK TO ACCOMMODATE WALKWAYS/BIKE ATHLETIC FIELDS, RUNNING TRACK AND HARD SURFACE GAMES AREAS FOR THE SCHOOL AND BROADER COMMUNITY. THE PROJECT IS REGISTERED AS PART OF THE LEED VERSION 4 + BD+C FOR SCHOOLS, TARGETING SILVER DESIGNATION

BUILDING CODE ANALYSIS SUMMARY:

GOVERNING DOCUMENT: NATIONAL BUILDING CODE OF CANADA 2015 COMPLETE WITH MINISTERS AMENDMENTS

OCCUPANCY CLASSIFICATION

3.2.2.34 - GROUP A, DIVISION 2, UP TO 6 STOREYS, SPRINKLERED
- BUILDING IS NON-COMBUSTIBLE CONSTRUCTION
- BUILDING FACES 1 STREETS
- BUILDING FACES 2 STREETS
- BUILDING IS THREE STOREYS
- ASSEMBLY OCCUPANCIES ARE SEPARATIONS WITH A 1 HOUR FIRE SEPARATIONS AND SEPARATED BY VERTICAL FIRE SEPARATIONS WITH A 1 HOUR FIR EXCEPT WHERE THEY TERMINATE AT AN EXTERIOR WALL OR ROOF WITH A 45 MIN FRR
- MEZZANINE FLOORS ARE FIRE SEPARATIONS WITH A 1 HOUR FIR
- LOADBEARING ELEMENTS HAVE A RATING MATCHING THAT OF THE SUPPORTED ASSEMBLY

AND:

3.2.2.45 - GROUP B, DIVISION 3, UP TO 3 STOREYS, NON COMBUSTIBLE, SPRINKLERED
- BUILDING IS NON-COMBUSTIBLE CONSTRUCTION
- BUILDING FACES 1 STREETS
- BUILDING FACES 2 STREETS
- BUILDING IS THREE STOREYS
- FLOOR ASSEMBLIES ARE FIRE SEPARATIONS WITH A 1 HOUR FIR
- LOADBEARING ELEMENTS HAVE A RATING MATCHING THAT OF THE SUPPORTED ASSEMBLY

COMMENTARY RE: INTERNAL SEPARATIONS WITHIN DAYCARE

BUILDING AREA AT GRADE IS 15,806.27 SQUARE METERS.

PER DIALOGUE WITH THE AUTHORITY HAVING JURISDICTION

GROUP B, DIVISION 3 - DAY CARE CENTRES SHALL BE PROVIDED WITH SEPARATION ZONES CONFORMING TO NBC 3.5.1.5 (2) TO (5):

- DIVISIBLE OF FLOOR AREA INTO NOT LESS THAN 2 FIRE COMPARTMENTS, EACH NOT MORE THAN 1000 S.M.
- TRAVEL DISTANCE FROM ANY POINT WITHIN EACH FIRE COMPARTMENT TO AN EXIT DOOR FROM THE COMPARTMENT SHALL NOT BE MORE THAN 45.0 m.
- EACH FIRE COMPARTMENT SHALL BE CAPABLE OF ACCOMMODATING NOT LESS THAN 2/3 OF THE OCCUPANTS OF THE LARGEST ADJACENT FIRE COMPARTMENT BASED ON A FLOOR FLOOR SPACE OF 3.5 S.M. PER CHILD IN THE ADJACENT FIRE COMPARTMENT

WHERE:

FIRE SEPARATIONS & SMOKE SEPARATION ZONE IN GROUP B OCCUPANCIES WHERE SLEEPING ACCOMMODATIONS ARE PROVIDED, HOWEVER FOR THE APPLICATION TO DAY CARE CENTRES, THIS REQUIREMENT IS PRESUMED TO GIVE STAFF SUFFICIENT TIME TO EFFECTIVELY STAGE EVACUATION OF THE CHILDREN, ESPECIALLY DURING NAP

- BRICK SEPARATIONS PROVIDED AT ALL INFANT ROOMS
- DAYCARE IS SEPARATED INTO 2 COMPARTMENTS/FIRE AREAS OF REFUGE

AREAS OF REFUGE:
COMPARTMENT AREA DETERMINED BY TOTAL CHILDREN'S SPACE AREA PER COMPARTMENT (DOES NOT INCLUDE SERVICE SPACES, STAFF AREAS, OR CORRIDORS)

- AREA OF "EAST" COMPARTMENT=180.1 S.M.
- AREA OF "WEST" COMPARTMENT= 200.7 S.M.

CAPACITY OF REFUGE: BASED ON 3.3.1.5 AND ANNEXED0 10.1.9 S.M. PER CHILD

- "EAST" COMPARTMENT= 110 CHILDREN
- "WEST" COMPARTMENT= 150 CHILDREN

ACTUAL OCCUPANT LOAD (TOTAL LOAD IS 10 INFANTS AND 54 PRESCHOOL CHILDREN)

- "EAST" COMPARTMENT= 10 PRESCHOOL CHILDREN, 10 INFANTS
- "WEST" COMPARTMENT= 44 PRESCHOOL CHILDREN

IF ALL CHILDREN (74 TOTAL) WERE TAKING REFUGE IN EITHER COMPARTMENT, STILL AREAS OF REFUGE COMPLY.

OCCUPANT LOAD

DESIGN OCCUPANT LOAD IS 1200 STUDENTS AND 130 FULL TIME STAFF. FOR A TOTAL BUILDING OCCUPANT LOAD OF 1330. NOTE THAT SELECT SPACES WITHIN THE SCHOOL ARE DESIGNED TO ACCOMMODATE PLANS FOR THOSE SPACES WITH LARGER OR SPECIFIC OCCUPANT LOAD REQUIREMENTS

BUILDING SIZE

BUILDING AREA AT GRADE IS 15,548.27 SQUARE METERS.

- MAIN FLOOR AREA	15,548.27 SM
- SECOND FLOOR AREA	3,583.82 SM
- THIRD FLOOR AREA	1,773.11 SM
- GFA TOTAL BUILDING	15,797.38 SM

BUILDING HEIGHT FROM GRADE: 13.6 M

PART 3 ANALYSIS SUMMARY

3.1.5.5 - USE OF COMBUSTIBLE COMPONENTS IN A NON-LOAD BEARING EXTERIOR WALL IS PERMITTED IF PROTECTED BY A THERMAL BARRIER AND CONFORMS TO CAN/ULC S134

3.1.5.15 - USE OF COMBUSTIBLE INTERIOR WALL FINISHES ARE PERMITTED, PROVIDED THEY ARE NOT MORE THAN 25 mm THICK AND HAVE A FLAME SPREAD RATING NOT MORE THAN 150 EXCEPT THAT SUCH MATERIALS AS FINISHES ARE PERMITTED PROVIDE THEY ARE NOT MORE THAN 25 mm THICK AND HAVE A FLAME SPREAD RATING NOT MORE THAN 25 EXCEPT THAT WHERE THE WALL IS REQUIRED TO BE A FIRE SEPARATION, IT IS PERMITTED TO HAVE A FLAME SPREAD RATING OF 150

3.2.2.9 - FLOOR ASSEMBLIES OVER A CRAWLSPACE IS NOT REQUIRED TO BE A FIRE SEPARATION OR HAVE A FIRE RESISTANCE RATING IF THE CRAWLSPACE HAS NO OCCUPANCY, IS NOT A PLENUM, CONTAINS NO FUEL PIPES, AND DOES NOT EXCEED 1.8 M HEIGHT

3.2.3 - 100% UNPROTECTED OPENINGS PERMITTED. NO LIMITING DISTANCES LESS THAN 6 M

3.2.3.7 - NO CONSTRAINTS ON CONSTRUCTION OF EXPOSING BUILDING FACES. AS IN ALL CASES 100% UNPROTECTED OPENINGS ARE PERMITTED

3.2.4 - FIRE ALARM SYSTEM IS REQUIRED. BUILDING SHALL CONFORM TO THE REQUIREMENTS PUT FORTH IN SECTION 3.2.4.

3.2.5.1 - ALL MAIN ROOF AREAS SHALL BE ACCESSED BY EITHER A CONFORMING STAIRWAY OR A PATENTLYN LADDER

3.2.5.4 - CONFORMING ACCESS ROUTES FOR FIRE FIGHTERS SHALL BE PROVIDED

3.2.5.5 - STANDPIPE SYSTEM IS NOT REQUIRED

3.2.5.16 - PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN NFPA 10

3.3.1 - FLOOR AREAS OF MEZZANINES SHALL 1556sm/sqft AT A 1:HR FSR. AN EXTERIOR WALL OF A 1 HR FSR CENTRAL SHAFT

3.3.2 - INTERCONNECTED FLOOR SPACE NEED NOT CONFORM TO SPECIAL PROTECTION REQUIREMENTS AS IT CONSISTS OF FIRST AND SECOND STOREY ONLY AND IS NOT MORE THAN 2 STOREYS IN BUILDING AND WOULD NOT BE EXEMPTED FROM SPECIAL PROTECTION REQUIREMENTS

3.3.1.2 - COOKING EQUIPMENT USED IN PROCESSES PRODUCING GREASE LADEN VAPOURS SHALL BE DESIGN AND INSTALLED IN CONFORMANCE WITH PART 6

3.3.1.4 - PUBLIC CORRIDOR RATING REQUIREMENTS ARE WAIVED IN A NON-CARE, TREATMENT, DETENTION, OR RESIDENTIAL OCCUPANCY. FIRE SEPARATIONS ARE REQUIRED TO BE 1 HOUR FIR WHERE THE BUILDING IS SPRINKLERED AND TRAVEL DISTANCES DO NOT EXCEED 45 M.

3.3.1.21 - JANITOR ROOMS ARE PROVIDED WITH A 0.5 HOUR FSR (SMOKE) SEPARATION

3.3.1.25 - WELDING & HOT/CLASSROOM SPACES ARE PROVIDED WITH A 1 HOUR FSR

3.3.6.2 - INDOOR STORAGE OF 13,400 2 L GASES SHALL BE IN A ROOM OR EXTERIOR OF BUILDING, AND PROVIDED WITH A 2 HOUR FSR

3.3.2.4 - TRAVEL DISTANCES SHALL NOT EXCEED 45 M

3.3.2.10 - CONFORMING FLOOR NUMBERING SHALL BE PROVIDED ON STAIR SIDE OF WALLS WITHIN EXIT STAIRS AT CORRESPONDING FLOOR LEVELS

3.5.3 - ELEVATOR HOISTWAY, ELEVATOR MACHINE ROOM (IF PROVIDED), AND ELEVATOR CONTROL CLOSET (IF PROVIDED) SHALL BE PROVIDED WITH A 1 HOUR FSR

3.6.2 - FUEL FIRED APPLIANCES IN SERVICE ROOMS SHALL BE SEPARATED BY A 1 HOUR FSR.

WATER CLOSETS

BASED ON A DESIGN OCCUPANT LOAD OF 1200 STUDENTS, 130 STAFF/FACULTY AND 10 DAYCARE STAFF.

PER TABLE 3.7.2.2 A FOR ASSEMBLY OCCUPANCY

PROJECTED STUDENT CAPACITY: 1200

REQUIRED - 8 MALE WATER CLOSETS, 10 FEMALE WATER CLOSETS
PROVIDED - 10 MALE, 15 FEMALE, 6 ARMED (1TM)

PROJECTED STAFF CAPACITY: 130 FTE

REQUIRED - 2 MALE WATER CLOSETS, 3 FEMALE WATER CLOSETS
PROVIDED - 1 CHASE

PER 3.7.2.5 FOR DAYCARE CENTRES, ONE PER EACH 15 MALES AND ONE PER EACH 25 FEMALES

PROJECTED DAYCARE CAPACITY: 72 CHILDREN, 10 FTE STAFF
RATIO OF CHILDREN BY EACH GENDER, 5 STAFF BY EACH GENDER

REQUIRED - 2 MALE, 2 FEMALE (CHILDREN), 1 MALE, 1 FEMALE (STAFF)
PROVIDED - 6 UNISEX (CHILDREN) 2 UNISEX (ADU, 1 UTR)

NOTE: PER MINISTERS AMENDMENTS 3.8.3.3, TRAVEL DISTANCE BETWEEN BARRIER FREE WATER CLOSETS, AND UNIVERSAL TOILET ROOMS, SHALL NOT EXCEED 45M

PART 5 SUMMARY

GENERAL NOTE - BUILDING IS COMPLIANT WITH PERFORMANCE PATH REQUIREMENTS OF NATIONAL ENERGY CODE OF CANADA (BUILDINGS) 2015 AND ALBERTA BUILDING CODE 2019 REV 1. ENERGY MODEL SHOWS 15% BUILDING PERFORMANCE REQUIREMENTS SET FORTH IN NBC. BUILDING CONFORMS TO ALL REQUIREMENTS OF PART 5, INCLUDING

- RESISTANCE TO LOADS AND DETERIORATION
- RESISTANCE TO WIND LOADS
- RESISTANCE TO SNOW LOADS
- RESISTANCE TO AIR LEAKAGE
- RESISTANCE TO VAPOUR DIFFUSION
- PROTECTION FROM RAIN WATER
- PROTECTION FROM SURFACE WATER
- PROTECTION FROM MOISTURE IN THE GROUND
- PROTECTION FROM SOUND TRANSFER

5.3 - WIND LOAD REQUIREMENTS DETERMINED BY MRCC ONLINE CALCULATOR

5.5 - STC RATINGS INDICATED ON WALL TYPE LEGENDS ARE BASED ON NATIONAL BUILDING CODE, TABLE IN APPENDIX SECTION A.9

FIRE SEPARATION LEGEND:

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

- NON RATED FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION

No.	Date	Issue / Revision	By
1	2023/05/23	Issued for Class B Estimate	JT

Drawn By: SR
Printing Date: May 9, 2023

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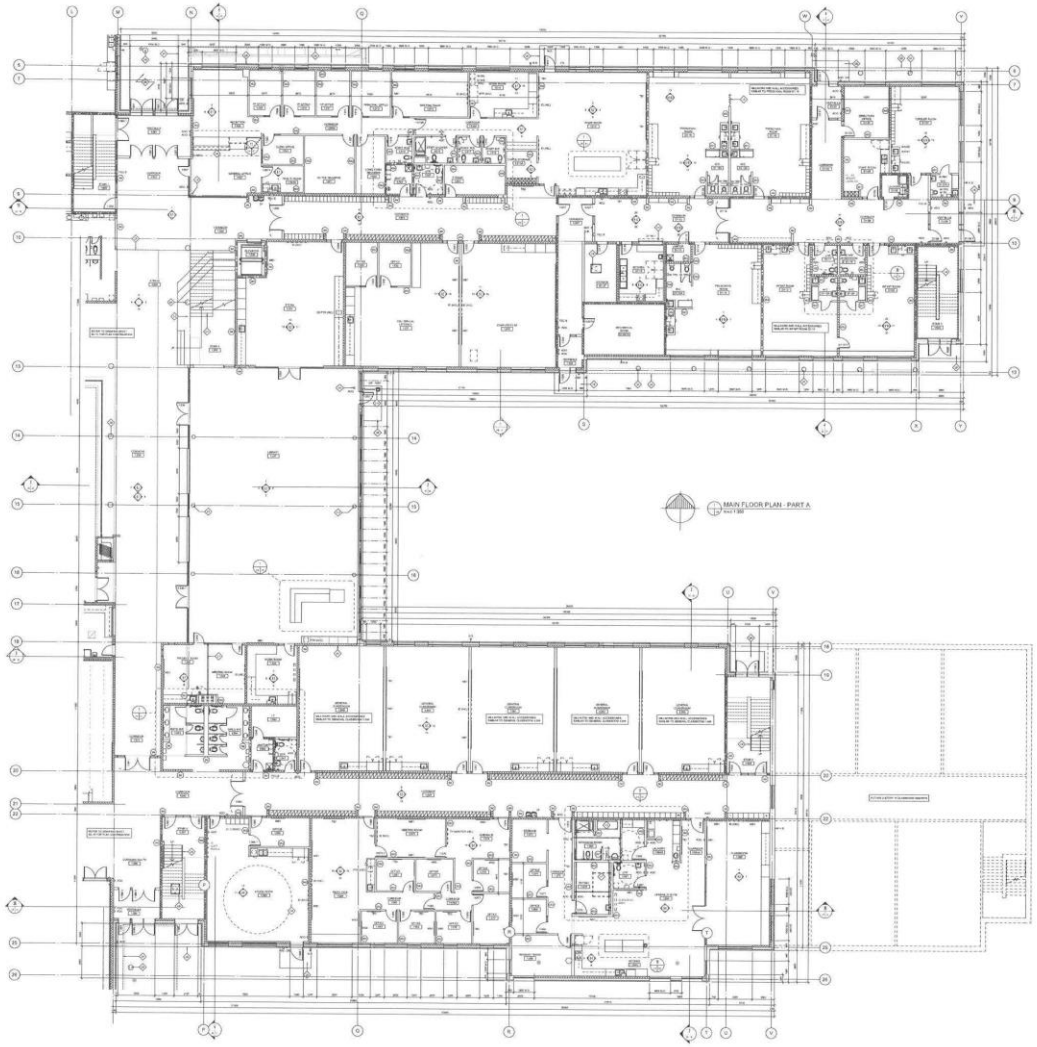
KING EDWARD HIGH SCHOOL
2750 KING EDWARD STREET

Second & Third Floor Key and Life Safety Plan

Comm. No.: 2159 Sheet: **A1.2**



ABBREVIATIONS & ACCESSORIES:

ACP	ACOUSTICAL CEILING PANEL	NC	NURSE CALL
ADO	AUTOMATIC DOOR OPERATOR	NC	NOT IN CONTRACT
AED	AUTOMATED EXTERNAL DEFIBRILLATOR (NC)	OFP-A	OWNER FURNISHED PRODUCT CONTRACTOR INSTALLED
AWPP	ACOUSTIC WALL PANEL (P-1 TYPE)	OFP-B	OWNER FURNISHED PRODUCT OWNER INSTALLED
OR	OWNER REASON	OP	OPENABLE PARTITION
OSP	OWNER SUPPLY - 1220 mm H		
OSU	OWNER SUPPLY - 1000 mm H	P	PLYWOOD BACKING
DF	DRINKING FOUNTAIN CW WATER FILLER	N.O.	ROUGH OPENING
DF-NO	DEMOUNTABLE PARTITION - 1 HOUR FIRE RATED BOARD	SCP	SECURITY CONTROL PANEL
DF-P	DEMOUNTABLE PARTITION - PAINT FINISH	SL	SLOPE
DS	DOWNSPOUT	TB1	TACKBOARD (3440 x 1200 mm)
DS	LAB SLABS (SPRING RACK)	TB2	TACKBOARD (1800 x 1200 mm)
	FEEDBOARD	TB3	TACKBOARD (1800 x 1200 mm)
		TB4	TACKBOARD (2000 x 800 mm)
EJ	EXPANSION JOINT	TB5	TACKBOARD (1800 x 800 mm)
EJ-P	ELECTRICAL PANEL	W CH	CHEMICAL DISPENSER (NC)
FA	FIRE ALARM PANEL	W DIS	ELECTRIC HAND DRYER
FA	FIRE ALARM INDICATOR	W FCS	FOLD DOWN SEAT
FB	ELECTRICAL FLOOR BOX	W FUR	FOLDING GRAB RAIL
FD	FLOOR DRAIN	W FWD	FRAMED MIRROR (2 x 915 mm)
FE	FIRE EXTINGUISHER (SURFACE MOUNTED)	W PAD	FRAMED MIRROR (2 x 1525 mm)
FEC-A	FIRE EXTINGUISHER CABINET (SEMI-RECESSED)	W PAD	PRIVACY TILT MIRROR (610 x 610 mm)
FEC-B	FIRE EXTINGUISHER CABINET (RECESSED)	W SRV	SHOWER RAIL (610 mm)
FF	FENCE FLOOR UNIT	W SRV	SHOWER RAIL (610 mm)
		W SRV	VERTICAL MOUNT
GL	GLAZING	W SRG	SHOWER RAIL (610 mm)
GS	GOGGLE SANITIZER CABINET	W HSD	HAND SANITIZER
GT	GAS TURRETS		DISPENSER (DPP-A)
		W KSD	KITCHEN SANITIZER DISPENSER (NC)
H/S	HOSE BIB	W LSD	LIQUID SOAP DISPENSER (DPP-A)
IC	INTERACTIVE DISPLAY (NC)	W MSD	MOTORIZED SOAP
L	LOCKING MILLWORK	W NSD	NAPKIN/TAMPON WASTE
		W RSD	RUBB HOOK
MAP	MANIFOLD	W RS	RECESSED RECEPTACLE (NC)
MB1	MARKERBOARD (2440 x 1220 mm)	W SS	SURFACE MOUNTED SHELF
MB2	MARKERBOARD (2440 x 1220 mm)	W SD	RECESSED SOAP DISP
MB3	MARKERBOARD (2440 x 1220 mm)	W SCR	SHOWER CURTAIN & ROD
MB4	MARKERBOARD (2440 x 1220 mm)	W SCR	SHOWER CURTAIN & ROD
MB5	MARKERBOARD (2440 x 1220 mm)	W TS	PAPER TOWEL DISPENSER (DPP-A)
MB6	MARKERBOARD (2440 x 1220 mm)	W TPD	TOILET PAPER DISPENSER (DPP-A)
MB7	MARKERBOARD (2440 x 1220 mm)	W UM	UNFRAMED MIRROR
		W WMS	WALL MOUNTED METAL SHELF
M-D	MASONRY OPENING	W WR	WASTE RECEPTACLE (NC)

INTERIOR PARTITION TYPES:

ALL INTERIOR PARTITIONS TO EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE UNLESS OTHERWISE NOTED

- 1 — INTERIOR PARTITION TO TERMINATE AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- 2 — MASONRY PARTITION TO TRANSITION AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- 3 — INTERIOR PARTITION TO EXTEND TO 150 mm OR ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING
- 4 — DESCRIBE EXTRA COMPONENTS

4C	200 mm CAST IN-PLACE CONCRETE - REFER TO STRUCTURAL
5C	300 mm CAST IN-PLACE CONCRETE - REFER TO STRUCTURAL
5B	50 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
3M	150 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL MSCC 3Hr - 1.5 HOUR (STC 56)
3M	150 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL MSCC 6Hr - 1.5 HOUR (STC 56)
3H/S	150 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 25 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MSCC 6Hr - 1.5 HOUR (STC 56)
3H/S	150 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 25 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MSCC 6Hr - 1.5 HOUR (STC 56)
4M	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
4H/S	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 25 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MSCC 6Hr - 1.5 HOUR (STC 56)
5M	200 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
5M	2 ROWS 90 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
	PARTIES
1S5	41 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
2S5	64 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC WAIVER - 2 HOURS (STC 51)
2S5	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
2S5	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
3S5	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 55)
3S2	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 47)
3S4	92 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC WAIVER - 1 HOUR (STC 47)
3S5	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
3S5	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
4S5	152 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC WAIVER - 2 HOURS (STC 55)
4S7	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 51)
4S2	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 51)
4S4	152 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC WAIVER - 1 HOUR (STC 51)
4S5	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
4S6	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
4S7	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE 2 LAYERS 16 mm GYPSUM BOARD OTHER SIDE WITH ACOUSTIC INSULATION (STC 55)
4S8	152 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 55)
6S2	2 ROWS 90 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN WITH 50 mm ACOUSTIC INSULATION
6S4	2 ROWS 92 mm STEEL STUDS @ 400 mm O.C. SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH 50 mm ACOUSTIC INSULATION

CONSTRUCTION GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD ON CONCRETE OR MASONRY UNLESS OTHERWISE NOTED. DIMENSIONS TO STRUCTURAL GRIDLINES AND COLUMN CENTERLINES ARE INDICATED WITH A DOT.
2. ALL INTERIOR PARTITION TYPES NOT INDICATED ARE TO BE TYPE 2S2
3. WHERE ROOMS CONTAIN EXPOSED STRUCTURE CEILING, ALL PERIMETER MASONRY WALLS TO EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
4. ALL INTERIOR NON BEARING MASONRY WALLS TO TERMINATE AT ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING UNLESS OTHERWISE NOTED. REFER TO BLOCK FOR WALL TYPE ABOVE MASONRY TO UNDERSIDE OF FLOOR OR ROOF.
5. 2H WALL CONSTRUCTION
   - 2S2 FOR NON RATED WALL
   - 3S4 FOR 1 HOUR RATED WALL
   - 3S5 FOR 1.5 OR 2 HOUR RATED WALL
6. 3H WALL CONSTRUCTION
   - 4S2 FOR NON RATED WALL
   - 4S4 FOR 1 HOUR RATED WALL
   - 4S5 FOR 1.5 OR 2 HOUR RATED WALL
   - 4S6 FOR WIDTH - SELECT ROOM 2.5M, 2.5M4, AND 2.5M
5. PROVIDE 90 mm SOLID MASONRY BEHIND FIRE EXTINGUISHER CABINET RECESS IN 1 HOUR RATED MASONRY WALLS TO MAINTAIN REQUIRED FIRE SEPARATION
6. PROVIDE FIRE RATED GYPSUM BOARD ASSEMBLY AS REQUIRED TO INFILL SIDES IN MASONRY WALLS AT STRUCTURAL MEMBERS / OR VARIOUS PENETRATIONS. LOCATIONS TO BE COORDINATED ON SITE.
7. REFER TO STRUCTURAL FOR BLOCK WALL LATERAL SUPPORT DETAIL.
8. REFER TO STRUCTURAL FOR LOCATIONS OF LIGHTWEIGHT GRIDLINE STANDARD WEIGHT AND LOAD BEARING CONCRETE BLOCK
9. ALL GYPSUM BOARD TO BE TYPE 2C TO ACHIEVE FIRE AND ACOUSTIC RATING INDICATED ON WALL TYPES.
10. CAULK PERIMETER OF GYPSUM BOARD CONTINUOUS IN BOTH SIDES, TOP AND BOTTOM OF ALL FIRE SEPARATIONS AND INTERIOR WALLS CONTAINING ACOUSTIC INSULATION.
11. SUPPLY AND INSTALL FIRESTOPPING AND SMOKE SEALS AROUND ALL PENETRATIONS THROUGH FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION
12. SUPPLY AND INSTALL CAULKING/SEALANTS AS SPECIFIED AROUND ALL PENETRATIONS THROUGH ALL WALLS, FLOORS AND CEILINGS. SPECIFIC REQUIREMENTS FOR PENETRATIONS TO BE BASED ON PENETRATION TYPE AND CONSTRUCTION OF ASSEMBLY.
13. AT ALL ACOUSTIC RATED AND FIRE RATED ASSEMBLIES, COVER ALL OUTER LAYER JOINT WITH JOINT COMPOUND. JOINT TYPE AND CHIP ADDITIONAL JOINT COMPOUND. COVER ALL BOTH WAGES WITH JOINT COMPOUND AND LOAD ABOVE FINISHED CEILINGS, IN ACCORDANCE WITH STC AND ULC STANDARDS.
14. FIRE SEPARATIONS ARE INDICATED BY LINE TYPE DESIGNATION ON DRAWINGS. REFER TO LEGEND. CONSTRUCT ALL INTERIOR FIRE SEPARATIONS TO MAINTAIN THE CONTINUITY OF THE FIRE SEPARATIONS AND RATINGS. FIRE SEPARATIONS SHALL BE FULLY LABELED ON THE WALL WITH 100 mm H LETTERS ABOVE THE FINISHED CEILING @ 5 M O.C.
15. ALL NON-RATED FIRE SEPARATION WALLS ARE TO BE CONSTRUCTED THE SAME AS FIRE RATED SEPARATION WALLS UNLESS OTHERWISE NOTED
16. SOUND TRANSMISSION CLASS (STC) RATINGS HAVE BEEN QUOTED FROM THE NATIONAL BUILDING CODE OF CANADA
17. SUPPLY AND INSTALL SEMI-RIGID INSULATION WITHIN INSULATED EXTERIOR STUD CAVITY AT ALL GRIDS BRACING LOCATIONS. REFER TO STRUCTURAL
18. G.C. SHALL COORDINATE MECHANICAL AND ELECTRICAL WITH STRUCTURE AND ADJUST FURRING AS REQUIRED IN CONJUNCTION WITH ARCHITECT.
19. SUPPLY AND INSTALL 19 mm PLYWOOD BACKBOARDS PAINTED WITH FIRE RETARDANT PAINT AT ALL ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS
20. SUPPLY AND INSTALL 19 mm FLAME RETARDANT TREATED PLYWOOD BACKBOARDS (EFFECT PAINTS) AT ROOM - REFER TO PLAN FOR LOCATIONS. BACKBOARDS TO BE INSTALLED 300 mm ABOVE FLOOR x 2440 mm HIGH
21. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL RECESSED ELECTRICAL FLOOR BOXES WITH OWNER PRIOR TO ROUGH IN
22. PROVIDE 150 mm HIGH CONCRETE CURB AROUND THE PERIMETER OF THE FOLLOWING ROOM LOCATIONS (EXCLUDE DOOR OPENINGS UNLESS OTHERWISE NOTED) - REFER TO STRUCTURAL
    - LABEL - SELECT ROOM 2.5M1, 2.5M2
23. SLOPE FLOORS 1MM 20 mm TO ALL FLOOR DRAINS UNLESS OTHERWISE INDICATED
24. PROVIDE WATERPROOFING ON EXTERIOR OR DRAINS/PAGE SIDE OF ALL CAST IN-PLACE CONCRETE BASEMENT WALLS
25. REFER TO ARCHITECTURAL PROJECT MANUAL DETAILS
26. ADD 12 mm TILE BACKERBOARD TO WALL TYPE INDICATED (SUBSTITUTE BACKERBOARD WITH 2 OF GYPSUM BOARD SPECIFIED IF WALL IS NOT FIRE RATED) AT ALL THIN SET TILING AS INDICATED IN THE ROOM FINISH SCHEDULE.
    - a. PROVIDE MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES ON WALL SURFACES
    - b. CONTAINING PLUMBING FIXTURES - FULL HEIGHT (TO 1MM 150 mm ABOVE CEILING AND MOTOR TO ADJACENT INTERSECTING WALLS). WHERE INTERSECTING WALL IS LESS THAN 600 mm FROM PLUMBING FIXTURE CENTERLINE CONTINUE WOULD RESISTANT GYPSUM BOARD OPTO ADJACENT WALL SURFACE MIN 300 mm
    - b. WITHIN DRINKING ROOMS, UTILS, WASHROOMS AND JAN. MOP ROOMS
    - c. WALL SURFACES THAT PROVIDE BACKING FOR WALL TYPE 1M

FIRE SEPARATION LEGEND:

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

- NON RATED FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION

DRAWING REFERENCE NOTES:

- REFERENCE NOTE TAG DESCRIPTION
- 2.01 SASHED LINES INDICATE EXTENTS OF ENTRANCE CANOPY ABOVE
- 2.02 SASHED LINES INDICATE EXTENT OF SOFFIT ABOVE
- 2.03 SASHED LINES INDICATE EXTENT OF FLOOR ABOVE
- 2.04 CLIP CONCRETE COLUMN ARCHITECTURAL FINISH, REFER TO STRUCTURAL
- 2.05 CLIP CONCRETE ENTRANCE BLAB, REFER TO STRUCTURAL
- 2.06 FIRE DEPARTMENT CONNECTION LOCATION, REFER TO MECHANICAL
- 2.07 FOLDING ACCORDIAN PARTITION
- 2.08 FLOOR ACCESS DOOR (INSTALLED FLUSH WITH FINISHED FLOOR) C/W REMOVABLE ACCESS LADDER
- 2.09 CONCRETE STEEL PAN EXIT STAIRS C/W STEEL HANDRAIL & GUARDRAIL
- 2.10 OVERHEAD COILING DOOR LOCATION C/W ASSOCIATED JAMB FRAME
- 2.11 PRECAST CONCRETE FEATURE STAIR (2M 1800 W x 4FT 6 HIGH) (BLUFF) TOP & PERIMETER METAL GUARDRAIL HANDRAIL SYSTEM
- 2.12 EXPOSED CIRCULAR STEEL COLUMN, REFER TO STRUCTURAL
- 2.13 CONTINUOUS CLIP CONCRETE BENCH LANDING, ARCHITECTURAL FINISH, REFER TO STRUCTURAL
- 2.14 ACTUATOR FOR AUTOMATIC DOOR OPERATOR ON ANODIZED ALUMINUM BOLLARD & GALVANIZED STEEL DOOR SWING GUARDRAIL AS SPECIFIED
- 2.15 ACTUATOR FOR AUTOMATIC DOOR OPERATOR & FIRE ALARM PULL STATION ON STAINLESS STEEL BOLLARD
- 2.16 MOTORIZED CHANGE TABLE
- 2.17 FIELD SIGNIN PINTING UNIT
- 2.18 OPERABLE PARTITION C/W OVERHEAD TRACK AND POCKET DOOR WHERE SPECIFIED
- 2.19 BREAKLOOM CARPET WITH CUSHIONED UNDERFUL AND PERIMETER RUBBER INSULATED STRIP
- 2.20 SASHED LINES INDICATE WINDOW UNIT AT HIGH ELEVATION, REFER TO CORRESPONDING INTERIOR ELEVATION
- 2.42 CUSTOM MILLWORK PLASTIC LAMINATE BODY WITH SOLID SURFACE WORKSURFACES

No.	Date	Issue / Revision	By
2	2023/03/03	Issued for Class B Estimate	2
1	2023/04/03	Issued for Class C Estimate	1

Drawn By: HW
Printing Date: May 8, 2023

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The contractor is to verify dimensions and data noted herein with conditions on the site and is responsible for reporting any discrepancy to the architects for adjustment.

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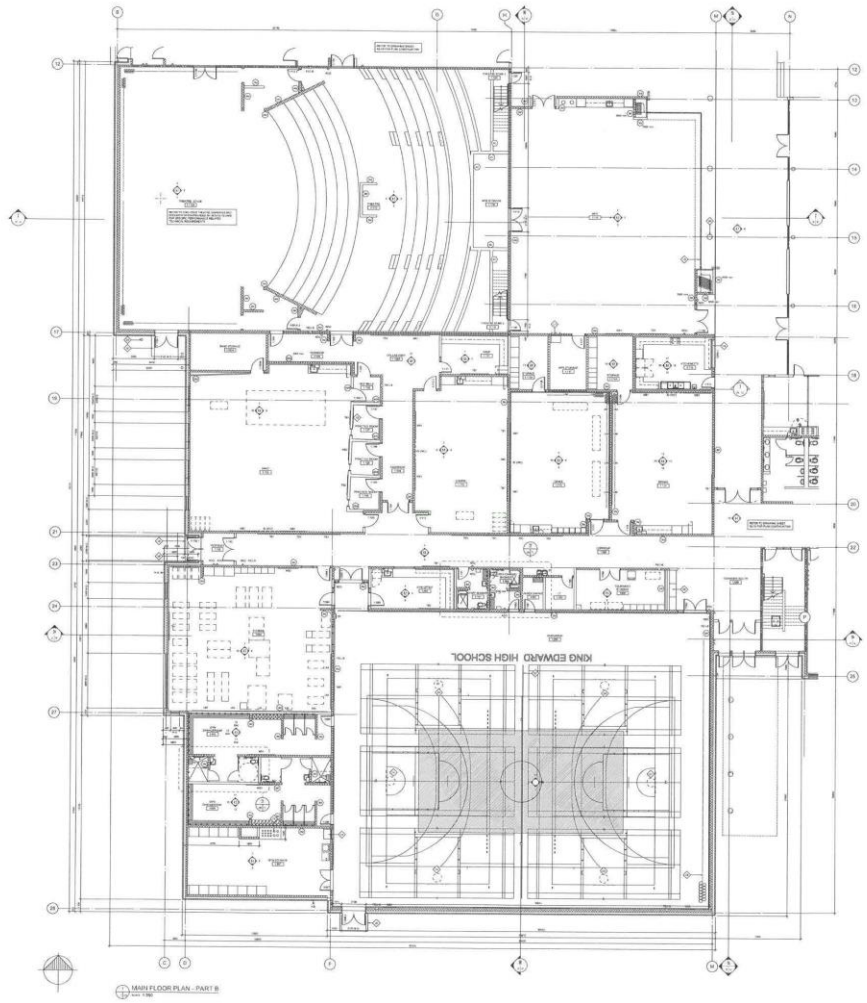
KING EDWARD HIGH SCHOOL
2700 KING EDWARD STREET

Main Floor Plan - Part A
Academic | Science

Comm. No.: 2158 Sheet: **A2.1A**



ABBREVIATIONS & ACCESSORIES:

ACP	ACOUSTICAL CEILING PANEL
ADO	AUTOMATIC DOOR OPERATOR
AED	AUTOMATIC EXTERNAL DEFIBRILLATOR (AED)
AWPR	ACOUSTIC WALL PANEL (A + TYPE)
CR	CARD READER
CSG	CORNER GUARD - 1200 mm H
CSG	CORNER GUARD - 1500 mm H
DF	DRINKING FOUNTAIN
DF-NB	DRINKING FOUNTAIN CON WATER FILLER
DF-P	DEMOUNTABLE PARTITION
DF-P	DEMOUNTABLE PARTITION (WHEN FIBRIN)
DS	DOWNSPOUT
DR	LAB GLASS DRYING RACK / FEEDBOARD
EJ	EXPANSION JOINT
ELP	ELECTRICAL PANEL
FA	FIRE ALARM PANEL
FAA	FIRE ALARM ANNUNCIATOR
FB	ELECTRICAL FLOOR BOX
FC	FLOOR CLEAN
FE	FIRE EXTINGUISHER (SURFACE MOUNTED)
FEC-A	FIRE EXTINGUISHER CABINET (SEMI-RECESSED)
FEC-B	FIRE EXTINGUISHER CABINET (RECESSED)
FT	FIBRE FLOW UNIT
GL	GLAZING
GS	GOGGLE SANITIZER CABINET
GT	GAS TURRETS
H.B.	HOSE BIB
ID	INTERACTIVE DISPLAY (IND)
L	LOCKING MILLWORK
MAP	MAINFILL
MBS	MARKERBOARD (2440 x 1220 mm)
MBS	MARKERBOARD (1220 x 1220 mm)
MBS	MARKERBOARD (2440 x 1220 mm)
MBS	MARKERBOARD (1220 x 1220 mm)
MBS	MARKERBOARD (2440 x 1220 mm)
MBS	MARKERBOARD (2440 x 1220 mm)
M-C	MASONRY OPENING
NC	NURSE CALL
NIC	NOT IN CONTRACT
OFP-A	OWNER FURNISHED PRODUCT CONTRACTOR INSTALLED
OFP-B	OWNER FURNISHED PRODUCT OWNER INSTALLED
OPR	OPERABLE PARTITION
P	PLYWOOD BACKING
R.O.	ROUGH OPENING
SCP	SECURITY CONTROL PANEL
SL	SIMILAR
SL	SLOPE
TBD	TACKBOARD (2440 x 1220 mm)
TBD	TACKBOARD (1800 x 1220 mm)
TBD	TACKBOARD (1800 x 1220 mm)
TBD	TACKBOARD (2000 x 800 mm)
TBD	SIZE AS INDICATED ON ELEVATION
W-CH	CHEMICAL DISPENSER (WD)
W-EHD	ELECTRIC HAND DRYER
W-FDS	FOLDING SEAT
W-FWD	FOLDING GRAB RAIL
W-FWD	FRAMED MIRROR (2.5 x 875 mm)
W-FWD	FRAMED MIRROR (2.5 x 1500 mm)
W-FWD	FRAMED TILT MIRROR (2.5 x 875 mm)
W-GRH	GRAB RAIL (1.5 mm)
W-GRH	GRAB RAIL (1.5 mm)
W-GRH	VERTICAL MOUNT
W-GRH	GRAB RAIL (2.5 mm)
W-GRH	GRAB RAIL (2.5 mm)
W-GRH	VERTICAL MOUNT
W-HSD	HAND SANITIZER
W-HSD	HAND SANITIZER
W-HSD	DISPENSER (DPP-A)
W-LSD	LIQUID SOAP DISPENSER (DPP-A)
W-LSD	LIQUID SOAP DISPENSER (DPP-A)
W-NPR	NAPKIN/TAMPON WASTE
W-RHD	ROBE HOOK
W-RH	RECESSED BOX RECEPTACLE (WD)
W-S	SURFACE MOUNTED SHELF
W-SD	RECESSED SOAP DISH
W-SDH	SAFETY DOUT HOOK
W-SDR	SHOWER CURTAIN & ROD
W-TDS	PAPER TOWEL DISPENSER (DPP-A)
W-TRD	TOILET PAPER DISPENSER (DPP-A)
W-UM	UNFRAMED MIRROR
W-WMS	WALL MOUNTED METAL SHELF
W-WR	WASTE RECEPTACLE (WC)

INTERIOR PARTITION TYPES:

ALL INTERIOR PARTITIONS TO EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE UNLESS OTHERWISE NOTED.

- INTERIOR PARTITION TO TERMINATE AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- MASONRY PARTITION TO TRANSITION AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- INTERIOR PARTITION TO EXTEND TO 100 mm OR ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING
- DESCRIBE EXTRA COMPONENTS

AC	200 mm CAST-IN-PLACE CONCRETE - REFER TO STRUCTURAL
BC	200 mm CAST-IN-PLACE CONCRETE - REFER TO STRUCTURAL
BW	50 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
BW	100 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL. NBCC 9.1a - 1 HOUR (STC 50)
BW	100 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL. NBCC 9.1a - 1.5 HOUR (STC 50)
BWS	100 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL. 20 mm PURSING CHANNEL @ 400 mm O.C. ONE SIDE 16 mm DIFFRAM BOARD ONE SIDE NBCC 9.1a - 1.5 HOUR (STC 50)
BWS	100 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL. 20 mm PURSING CHANNEL @ 400 mm O.C. ONE SIDE 16 mm DIFFRAM BOARD ONE SIDE NBCC 9.1a - 1.5 HOUR (STC 50)
BW	200 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
BWS	200 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL. 20 mm PURSING CHANNEL @ 400 mm O.C. ONE SIDE 16 mm DIFFRAM BOARD ONE SIDE NBCC 9.1a - 1.5 HOUR (STC 50)
BW	200 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
BW	2 ROWS 50 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL. SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
	FOOTNOTE
150	51 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE
200	51 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED DIFFRAM BOARD BOTH SIDES WITH ACOUSTIC INSULATION. ULC WAIN - 2 HOURS (STC 51)
200	51 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE
200	51 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE WITH ACOUSTIC INSULATION
201	51 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD BOTH SIDES (STC 50)
202	51 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 51)
204	51 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED DIFFRAM BOARD BOTH SIDES WITH ACOUSTIC INSULATION. ULC WAIN - 1 HOUR (STC 51)
205	51 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE
206	51 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE WITH ACOUSTIC INSULATION
400	102 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm DIFFRAM BOARD BOTH SIDES WITH ACOUSTIC INSULATION. ULC WAIN - 2 HOURS (STC 50)
401	102 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD BOTH SIDES (STC 51)
402	102 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 51)
404	102 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED DIFFRAM BOARD BOTH SIDES WITH ACOUSTIC INSULATION. ULC WAIN - 1 HOUR (STC 51)
405	102 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE
406	102 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE WITH ACOUSTIC INSULATION
407	102 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD ONE SIDE 2 LAYERS 16 mm DIFFRAM BOARD OTHER SIDE WITH ACOUSTIC INSULATION (STC 55)
408	102 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm DIFFRAM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 55)
502	2 ROWS 50 mm STEEL STUDS @ 400 mm O.C. 16 mm DIFFRAM BOARD BOTH SIDES SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN WITH 50 mm ACOUSTIC INSULATION
503	2 ROWS 50 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm DIFFRAM BOARD BOTH SIDES WITH 50 mm ACOUSTIC INSULATION

CONSTRUCTION GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF DIFFRAM BOARD OR CONCRETE ON MASONRY UNLESS OTHERWISE NOTED. DIMENSIONS TO STRUCTURAL GRID AND AND COLUMN CENTERLINES ARE INDICATED WITH A GIDT.
2. ALL INTERIOR PARTITION TYPES NOT INDICATED ARE TO BE TYPE 802.
3. WHERE ROOMS CONTAIN EXPOSED STRUCTURE CEILING, ALL PERIMETER MASONRY WALLS TO EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
4. ALL INTERIOR NON-BEARING MASONRY WALLS TO TERMINATE AT ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING UNLESS OTHERWISE NOTED. REFER TO BELOW FOR WALL TYPE ABOVE MASONRY TO UNDERSIDE OF FLOOR OR ROOF.
   - IN WALL CONSTRUCTION:
     - 350 FOR NON-RATED WALL
     - 350 FOR 1 HOUR RATED WALL
     - 350 FOR 1.5 OR 2 HOUR RATED WALL
   - IN WALL CONSTRUCTION:
     - 450 FOR NON-RATED WALL
     - 450 FOR 1 HOUR RATED WALL
     - 450 FOR 1.5 OR 2 HOUR RATED WALL
     - 450 FOR WEIGH / SELECT ROOM 2.5M, 2.00M, AND 2.5M
5. PROVIDE 80 mm BLO MASONRY BEHIND FIRE EXTINGUISHER CABINET RECESS IN 1 HOUR RATED MASONRY WALLS TO MAINTAIN REQUIRED FIRE SEPARATION.
6. PROVIDE FIRE RATED DIFFRAM BOARD ASSEMBLY AS REQUIRED TO INFILL VOIDS IN MASONRY WALLS AT STRUCTURAL MEMBERS / OR VARIOUS PENETRATIONS. LOCATIONS TO BE COORDINATED ON SITE.
7. REFER TO STRUCTURAL FOR BLOCK WALL LATERAL SUPPORT DETAIL.
8. REFER TO STRUCTURAL FOR LOCATIONS OF UNINTENDENT VERSUS STANDARD WEIGHT AND LOAD BEARING CONCRETE BLOCK.
9. ALL DIFFRAM BOARD TO BE "TYPE X" TO ACHIEVE FIRE AND ACOUSTIC RATINGS INDICATED ON WALL TYPES.
10. CALK PERIMETER OF DIFFRAM BOARD CONTINUOUS 4 BOTH SIDES, TOP AND BOTTOM OF ALL FIRE SEPARATIONS AND INTERIOR WALLS CONTAINING ACOUSTIC INSULATION.
11. SUPPLY AND INSTALL FIRESTOPPING AND SMOKE SEALS AROUND ALL PENETRATIONS THROUGH FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.
12. SUPPLY AND INSTALL CALK/ANGLE/SEALANTS AS SPECIFIED AROUND ALL PENETRATIONS THROUGH ALL WALLS, FLOORS AND CEILINGS. SPECIFIC REQUIREMENTS FOR PENETRATIONS TO BE BASED ON PENETRATION TYPE AND CONSTRUCTION OF ASSEMBLY.
13. AT ALL ACOUSTIC RATED AND FIRE RATED ASSEMBLIES, COVER ALL OUTER LAYER JOINTS WITH JOINT COMPOUND, JOINT TAPE AND WITH ADDITIONAL JOINT COMPOUND. COVER ALL SCREW HEADS WITH JOINT COMPOUND INCLUDING ABOVE FINISHED CEILINGS, IN ACCORDANCE WITH STC AND ULC STANDARDS.
14. FIRE SEPARATIONS ARE INDICATED BY LINETYPE DESIGNATION ON DRAWINGS - REFER TO LEGEND. CONSTRUCT ALL INTERIOR FIRE SEPARATIONS TO MAINTAIN THE CONTINUITY OF THESE SEPARATIONS AND MAINTAIN FIRE SEPARATIONS SHALL BE FULLY LIMITED ON THE WALL WITH 100 mm X LETTERS ABOVE THE FINISHED CEILING @ 8 IN O.C.
15. ALL NON-RATED FIRE SEPARATION WALLS ARE TO BE CONSTRUCTED THE SAME AS FIRE RATED SEPARATION WALLS UNLESS OTHERWISE NOTED.
16. SOUND TRANSMISSION CLASS (STC) RATINGS HAVE BEEN DUCTED FROM THE NATIONAL BUILDING CODE OF CANADA.
17. SUPPLY AND INSTALL BRIM RIGID INSULATION WITHIN INSULATED EXTERIOR STUD LAYITY AT ALL CROSS BRACING LOCATIONS. REFER TO STRUCTURAL.
18. S.C. SHALL COORDINATE MECHANICAL AND ELECTRICAL WITH STRUCTURAL AND ADJUST FURNING AS REQUIRED IN CONJUNCTION WITH ARCHITECT.
19. SUPPLY AND INSTALL 10 mm PLYWOOD BACKBOARDS PAINTED WITH FIRE RETARDANT PAINT AT ALL ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.
20. SUPPLY AND INSTALL 10 mm FLAME RETARDANT TREATED PLYWOOD BACKBOARDS (EPDP) PAINT IN 1.7 ROOM - REFER TO PLAN FOR LOCATIONS. BACKBOARDS TO BE INSTALLED 300 mm ABOVE FLOOR x 2440 mm HIGH.
21. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL RECESSED ELECTRICAL FLOOR BOXES WITH OWNER PRIOR TO BOLSON IN.
22. PROVIDE 100 mm HIGH CONCRETE CURB AROUND THE PERIMETER OF THE FOLLOWING ROOM LOCATIONS (EXCLUDE DOOR OPENINGS UNLESS OTHERWISE NOTED). REFER TO STRUCTURAL.
    - WEIGH / SELECT ROOM 2.5M, 2.00M
23. SLOPE FLOORS MIN. 30 mm TO ALL FLOOR DRAINS UNLESS OTHERWISE INDICATED.
24. PROVIDE WATERPROOFING ON EXTERIOR OR DRAIN SPACE SIDE OF ALL CAST-IN-PLACE CONCRETE BASEMENT WALLS.
25. REFER TO ARCHITECTURAL PROJECT MANUAL DETAILS.
26. ADD 12 mm TILE BACKERBOARD TO WALL TYPE INDICATED (SUBSTITUTE BACKERBOARD IN LIEU OF DIFFRAM BOARD SPECIFIED IF WALL IS NOT FIRE RATED) AT ALL TRIM SET TILING AS INDICATED IN THE ROOM FINISH SCHEDULE.
    - a. PROVIDE WOULD REDISTANT DIFFRAM BOARD IN LIEU OF DIFFRAM BOARD INDICATED ON WALL TYPES ON WALL SURFACES
      - CONTAINING PLUMBING FIXTURES - FULL HEIGHT (10 MM) 100 mm ABOVE CEILING AND WIDTH TO ADJACENT INTERSECTION WALLS. WHERE INTERSECTING WALL IS LESS THAN 900 mm FROM PLUMBING FIXTURE CENTERLINE CONTINUE WOULD REDISTANT DIFFRAM BOARD UNTO ADJACENT WALL SURFACE MIN. 600 mm
    - b. WITHIN GROOMING ROOMS, UTIRE, SHOWROOMS AND JAN / MOP ROOMS
    - c. WALL SURFACES THAT PROVIDE BACKING FOR WALL TYPE 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 REQUIRED FIRE SEPARATIONS INDICATED.

- NON RATED FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION

DRAWING REFERENCE NOTES:

- REFERENCE NOTE TAG DESCRIPTION
- 2.02 DASHED LINES INDICATE EXTENT OF SOFFIT ABOVE
- 2.04 C.I.P. CONCRETE COLUMN ARCHITECTURAL FINISH, REFER TO STRUCTURAL
- 2.08 C.I.P. CONCRETE ENTRANCE SLAB, REFER TO STRUCTURAL
- 2.15 OVERHEAD COILING DOOR LOCATION CAN ASSOCIATED JAMB FRAME
- 2.18 OPERABLE PARTITION ON OVERHEAD TRACK AND PACKED DOOR WHERE SPECIFIED
- 2.20 WALL APPLIED ACOUSTIC PANELS ON ALL WALLS, RAND FROM BOMM-DOMMA TYPICAL ALL PRACTICE ROOMS
- 2.22 DISPLAY CASE C/W SLIDING GLASS DOOR FRONTS
- 2.23 GAME POST STORAGE SOCKETS FLUSH IN FINISHED FLOOR, REFER TO STRUCTURAL
- 2.24 ELECTRONICALLY WINDED BASKETBALL BACKBOARD AND HOOP SECURED TO STEEL FRAMING ABOVE, REFER TO STRUCTURAL
- 2.25 ARCHERY CURTAIN SUSPENDED ON WALL MOUNTED SUSPENSION TRACK SYSTEM
- 2.27 MOTORIZED CYANASCAN DIVIDING CURTAIN ON SUSPENDED TRACK SYSTEM, REFER TO STRUCTURAL
- 2.31 CIP CONCRETE BOLLARD C/W SPECIFIED STEEL COVER AND CONCRETE FOUNDATION

No	Date	Issue / Revision	By
2	2022/03/23	Issued for Cobra B Estimate	JT
1	2022/03/23	Issued for Cobra C Estimate	

Drawn By: HW
Printing Date: May 9, 2023

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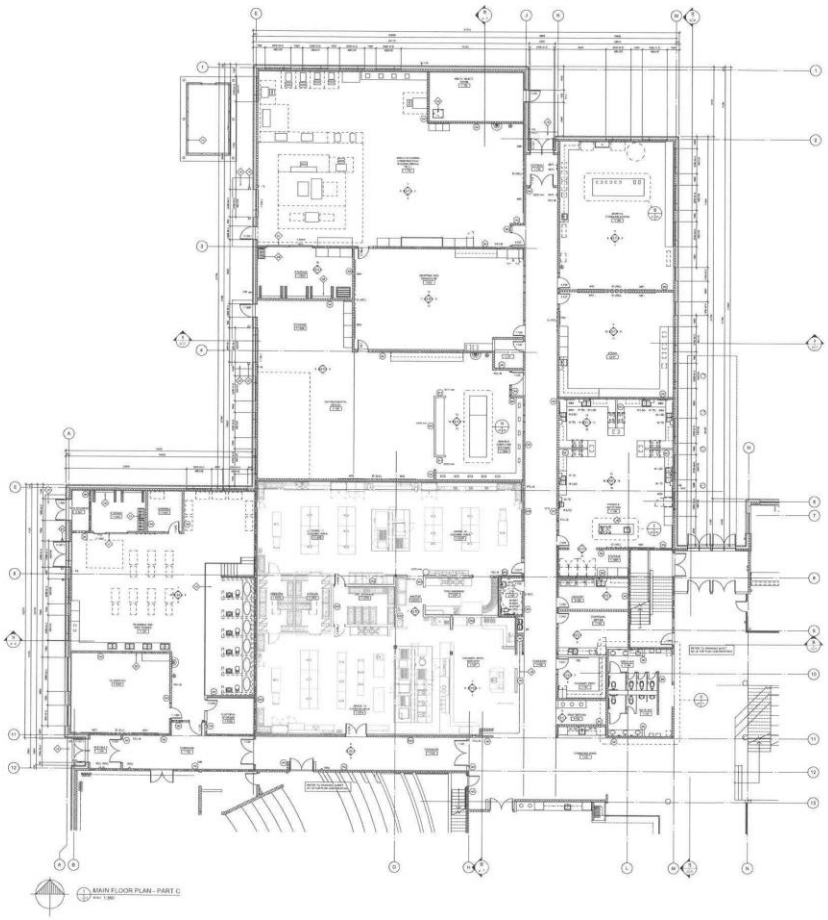
KING EDWARD HIGH SCHOOL
2700 KING EDWARD STREET

Main Floor Plan - Part B
Performing Arts | Gym

Comm. No.: 2159 Sheet: **A2.1B**



1 MAIN FLOOR PLAN - PART C
SCALE: 1:200

ABBREVIATIONS & ACCESSORIES:

ACP	ACOUSTICAL CEILING PANEL	NC	NURSE CALL
ADO	AUTOMATIC DOOR OPERATOR	NIC	NOT IN CONTRACT
AED	AUTOMATIC EXTERNAL DEFIBRILLATOR (AED)	OFP	OWNER FURNISHED PRODUCT (CONTRACTOR INSTALLED)
AWPB	ACOUSTIC WALL PANEL (6 + TYPE)	OFP-I	OWNER FURNISHED PRODUCT (VENDOR INSTALLED)
CR	CARD READER	OPR	OPERABLE PARTITION
CSG	CERAMIC GLASS - 1220 mm h	P	PLYWOOD BACKING
CSG	CERAMIC GLASS - 1500 mm h	RO	ROUGH OPENING
DF	DRINKING FOUNTAIN C/W WATER FILLER	SCP	SECURITY CONTROL PANEL
DP-NS	DEMOUNTABLE PARTITION - NON-RATED FINISH	SD	SOAP DISPENSER
DP-F	DEMOUNTABLE PARTITION - 1 RAINT FINISH	SL	SLOPE
DS	DOWNSPOUT	TB1	TACKBOARD (2440 x 1220 mm)
DR	LAB SLABS DRYING RACK / PEGBOARD	TB2	TACKBOARD (1830 x 1220 mm)
		TB3	TACKBOARD (1830 x 1220 mm)
		TP	TOILET PARTITION
EJ	EXPANSION JOINT		NOS AS INDICATED ON ELEVATION
ELP	ELECTRICAL PANEL	W-CH	CHEMICAL DISPENSER (WC)
		W-EHD	ELECTRIC HAND DRYER
FA	FIRE ALARM PANEL	W-FDS	FOLD DOWN SEAT
FAA	FIRE ALARM ANNUNCIATOR	W-FGR	FOLDING GRAB RAIL
FB	ELECTRICAL PULLBOX BOX	W-FGR	FOLDING GRAB RAIL (610 mm)
FD	FLOOR DRAIN	W-FMD	FRAMED MIRROR (610 x 915 mm)
FE	FIRE EXTINGUISHER	W-FMD	FRAMED TILT MIRROR (915 x 1525 mm)
FEC-A	FIRE EXTINGUISHER CABINET (SEMI-RECESSED)	W-GRV	GRAB RAIL (610 mm)
FEC-B	FIRE EXTINGUISHER CABINET - FULLY RECESSED	W-GRV	GRAB RAIL (762 mm)
FF	FORCE FLOW UNIT	W-GRV	GRAB RAIL (915 mm)
GL	GLAZING	W-GRV	VERTICAL MOUNT
GS	GOOSE-E SANITIZER CABINET	W-GRV	GRAB RAIL (1830 mm)
GT	GAS TURRETS	W-HSD	HAND SANITIZER DISPENSER (OFP-A)
H.B	HOSE BIB	W-HSD	HAND SANITIZER DISPENSER (WC)
IC	INTERACTIVE DISPLAY (INC)	W-LSD	LIQUID SOAP DISPENSER (OFP-A)
		W-LSD	LIQUID SOAP DISPENSER (WC)
L	LOCKING MULLIKIRK	W-RHD	PAPER TOWEL DISPENSER (OFP-A)
		W-RHD	PAPER TOWEL DISPENSER (WC)
MKR	MANIFOLD	W-S	SURFACE MOUNTED SHELF
MB1	MARKERBOARD (2440 x 1220 mm)	W-SD	RECESSED SOAP DISH
MB2	MARKERBOARD (1830 x 1220 mm)	W-SD	SOAP DISPENSER
MB3	MARKERBOARD (915 x 1220 mm)	W-SCR	SHOWER CURTAIN & ROD
MB4	MARKERBOARD (1830 x 1220 mm)	W-TD	PAPER TOWEL DISPENSER (OFP-A)
MB5	MARKERBOARD (2440 x 1220 mm)	W-TD	PAPER TOWEL DISPENSER (OFP-A)
MB6	MARKERBOARD (2440 x 1220 mm)	W-UM	UNFRAMED MIRROR
		W-WMS	WALL MOUNTED METAL SHELF
W-O	MASONRY OPENING	W-WR	WASTE RECEPTACLE (WC)

INTERIOR PARTITION TYPES:

ALL INTERIOR PARTITIONS TO EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE UNLESS OTHERWISE NOTED.

- INTERIOR PARTITION TO TERMINATE AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- MASONRY PARTITION TO TRANSITION AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- INTERIOR PARTITION TO EXTEND TO 150 mm OR MORE BLOCK COURSE ABOVE UNDERSIDE OF CEILING
- DESIGNATE EXTRA COMPONENTS

4C	250 mm CAST IN-PLACE CONCRETE - REFER TO STRUCTURAL
5C	300 mm CAST IN-PLACE CONCRETE - REFER TO STRUCTURAL
1H	90 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
2H	140 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL MBCE 9H.a - 1 HOUR (STC 49)
3H	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL MBCE 9H.b - 1.4 HOUR (STC 50)
3H2	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL @ mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MBCE 9H.c - 1.4 HOUR (STC 54)
3H3	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL @ mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MBCE 9H.c - 1.4 HOUR (STC 54)
4H	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
4H2	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL @ mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MBCE 9H.c - 1.4 HOUR (STC 60)
5H	290 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
6H	2 ROWS 90 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
100	41 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
200	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (JLC 9A/64 - 2 HOUR) (STC 57)
350	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
356	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
361	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 36)
362	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 51)
364	92 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (JLC 9A/67 - 1 HOUR) (STC 47)
366	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
366	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
450	150 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (JLC 9A/64 - 2 HOUR) (STC 62)
451	150 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 41)
452	150 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 51)
454	150 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (JLC 9A/67 - 1 HOUR) (STC 51)
455	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
456	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
457	152 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD ONE SIDE 2 LAYERS 16 mm GYPSUM BOARD OTHER SIDE WITH ACOUSTIC INSULATION (STC 55)
458	152 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 59)
602	2 ROWS 64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
604	2 ROWS 92 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD ON PLAN 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH 64 mm ACOUSTIC INSULATION

CONSTRUCTION GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE OR MASONRY UNLESS OTHERWISE NOTED (DIMENSIONS TO STRUCTURAL GRIDLINES AND COLUMN CENTRELINES ARE INDICATED WITH A GDT).
2. ALL INTERIOR PARTITIONS TYPES NOT INDICATED ARE TO BE TYPE 3G2.
3. WHERE ROOMS CONTAIN EXPOSED STRUCTURE CEILING ALL PERIMETER MASONRY WALLS TO EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
4. ALL INTERIOR NON BEARING MASONRY WALLS TO TERMINATE AT ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING UNLESS OTHERWISE NOTED. PROVIDE CONTROL JOINT FOR WALL TYPE ABOVE MASONRY TO UNDERSIDE OF FLOOR OR ROOF.

   3H WALL CONSTRUCTION:
   - 190 FOR NON-RATED WALL
   - 3H4 FOR 1 HOUR RATED WALL
   - 3H5 FOR 1.5 OR 2 HOUR RATED WALL

   3H WALL CONSTRUCTION:
   - 4B2 FOR NON-RATED WALL
   - 4B3 FOR 1 HOUR RATED WALL
   - 4B5 FOR 1.5 OR 2 HOUR RATED WALL
   - 4B6 FOR MBCE 11.B.2.7 ROOM 2.00M, 4.00M, AND 2.50M
5. PROVIDE 90 mm SOLID MASONRY BEHIND FIRE EXTINGUISHER CABINET RECESS IN 1 HOUR RATED MASONRY WALLS TO MAINTAIN REQUIRED FIRE SEPARATION.
6. PROVIDE FIRE RATED GYPSUM BOARD ASSEMBLY AS REQUIRED TO INFILL VOIDS IN MASONRY WALLS AT STRUCTURAL MEMBERS (DR VARIOUS PENETRATIONS - LOCATIONS TO BE COORDINATED ON SITE
7. REFER TO STRUCTURAL FOR BLOCK WALL LATERAL SUPPORT DETAIL
8. REFER TO STRUCTURAL FOR LOCATIONS OF LIGHTWEIGHT / MINUS STANDARD WEIGHT AND LOAD BEARING CONCRETE BLOCK.
9. ALL GYPSUM BOARD TO BE TYPE 'X' TO ACHIEVE FIRE AND ACOUSTIC RATINGS INDICATED ON WALL TYPES.
10. CAULK PERIMETER OF GYPSUM BOARD CONTINUOUSLY BOTH SIDES, TOP AND BOTTOM OF ALL FIRE SEPARATIONS AND INTERIOR WALLS CONTAINING ACOUSTIC INSULATION.
11. SUPPLY AND INSTALL FIRESTOPPING AND SMOKE SEALS AROUND ALL PENETRATIONS THROUGH FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.
12. SUPPLY AND INSTALL CAULKING/SEALANTS AS SPECIFIED AROUND ALL PENETRATIONS THROUGH ALL WALLS, FLOORS AND CEILINGS. SPECIFIC REQUIREMENTS FOR PENETRATIONS TO BE BASED ON PENETRATION TYPE AND CONSTRUCTION OF ASSEMBLY.
13. AT ALL ACOUSTICALLY RATED AND FIRE RATED ASSEMBLIES, CLOSE ALL GUTTER AND SLOTTED OPENINGS IN METAL STUDS WITH A BEAD OF ACOUSTICAL SEALANT (JOINT COMPOUND). CONSTRUCT ALL SCREW HEADS WITH JOINT COMPOUND INCLUDING ABOVE FINISHED CEILINGS, IN ACCORDANCE WITH STC AND ULC STANDARDS.
14. FIRE SEPARATIONS ARE INDICATED BY LINETYPE DESIGNATION ON ARCHITECTURAL FLOOR PLANS. CONTRACTOR TO REVIEW FIRE SEPARATIONS TO MAINTAIN THE CONTINUITY OF ALL FIRE SEPARATIONS AND RATINGS. FIRE SEPARATIONS SHALL BE FULLY LABELED ON THE WALL WITH 150 mm H. LETTERS ABOVE THE FINISHED CEILING @ 9 m O.C.
15. ALL NON-RATED FIRE SEPARATION WALLS ARE TO BE CONSTRUCTED THE SAME AS FIRE RATED SEPARATION WALLS UNLESS OTHERWISE NOTED.
16. SOUND TRANSMISSION CLASS (STC) RATINGS HAVE BEEN QUOTED FROM THE NATIONAL BUILDING CODE OF CANADA
17. SUPPLY AND INSTALL SEMI-RIGID INSULATION WITHIN INSULATED EXTERIOR STUD CAVITY AT ALL CROSS BRACING LOCATIONS - REFER TO STRUCTURAL
18. S.C. SHALL COORDINATE MECHANICAL AND ELECTRICAL WITH STRUCTURE AND ADJUST FURRING AS REQUIRED IN CONJUNCTION WITH ARCHITECT
19. SUPPLY AND INSTALL 19 mm PLYWOOD BACKBOARDS PAINTED WITH FIRE RETARDANT PAINT AT ALL ELECTRICAL PANELS - REFER TO ELECTRICAL DRAWINGS.
20. SUPPLY AND INSTALL 19 mm FLAME RETARDANT TREATED PLYWOOD BACKBOARDS (STEIGY PAINT) IN I.T. ROOM - REFER TO PLAN FOR LOCATION. BACKBOARDS TO BE INSTALLED 300 mm ABOVE FLOOR x 2400 mm HIGH.
21. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL RECESSED ELECTRICAL FLOOR BOXES WITH OWNER PRIOR TO ROUGH-IN.
22. PROVIDE 150 mm HIGH CONCRETE CURB AROUND THE PERIMETER OF THE FOLLOWING ROOM LOCATIONS (EXCLUDE DOOR OPENINGS UNLESS OTHERWISE NOTED) - REFER TO STRUCTURAL
    - MECH. / ELECT. ROOM 2.07, 2.69
23. SLOPE FLOORS MIN. 20 mm TO ALL FLOOR DRAINS UNLESS OTHERWISE INDICATED.
24. PROVIDE WATERPROOFING ON EXTERIOR OR CRAWLSPACE SIDE OF ALL CAST-IN-PLACE CONCRETE BASEMENT WALLS
25. REFER TO ARCHITECTURAL PROJECT MANUAL DETAILS
26. ADD 12 mm TILE BACKERBOARD TO WALL TYPE INDICATED (SUBSTITUTE 12 mm TILE BACKER FOR 16 mm TYPE X GYPSUM BOARD SPECIFIED IF WALL IS NOT FIRE RATED) AT ALL TWH SET TILING AS INDICATED IN THE INDENTATION SCHEDULE.
    a. PROVIDE MOLD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES ON WALL SURFACES:
       - CONTAINING PLUMBING FIXTURES - FULL HEIGHT TO MIN. 150 mm ABOVE CEILING AND WIDTH TO ADJACENT INTERSECTING WALLS. WHERE INTERSECTING WALL IS LESS THAN 300 mm FROM PLUMBING FIXTURE CENTERLINE CONTINUE MOULD RESISTANT GYPSUM BOARD PAST ADJACENT WALL SURFACE MIN. 600 mm.
    b. WITHIN SHOWER ROOMS, UTRS, WASHROOMS AND JANITROOMS
    c. WALL SURFACES THAT PROVIDE BACKING FOR WALL TYPE 1W

FIRE SEPARATION LEGEND:

FOR DRAWING CLARITY FIRE SEPARATION LINETYPES ARE NOT INDICATED THROUGH DOORS, WINDOWS AND OPENINGS. ALL DOORS, FRAMES, SIDELIGHTS AND WINDOWS SHALL BE CONSTRUCTED TO MATCH ADJACENT REQUIRED FIRE SEPARATIONS INDICATED.

- NON RATED FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION

DRAWING REFERENCE NOTES:

- REFERENCE NOTE THIS DESCRIPTION

3.01	C.I.P. CONCRETE ENTRANCE SLAB, REFER TO STRUCTURAL
3.08	FLOOR ACCESS DOOR (INSTALLED FLUSH WITH FINISHED FLOOR) C/W REMOVABLE ACCESS LADDER
3.21	DASHED LINES INDICATE WINDOW UNIT AT HIGH ELEVATION. REFER TO CORRESPONDING INTERIOR ELEVATION
3.26	SECURITY GRILLE, AS SPECIFIED.
3.30	WOOD FRAME RAISED PLATFORM @ 1470 APP. OPEN UNDERNEATH FOR ACCESS TO PLUMBING AND PLUMB
3.31	INTERIOR WIRE MESH PARTITION C/W SLIDING GATE.
3.32	VERTICAL AND HORIZONTAL MATERIAL STORAGE RACKS
3.33	CIP CONCRETE BOLLARD C/W SPECIFIED STEEL COVER AND CONCRETE FOUNDATION
3.34	DUST COLLECTOR ACOUSTIC ENCLOSURE ON CASTERS SLAB BELOW, REFER TO ELECTRICAL AND STRUCTURAL
3.43	CUSTOM MILLWORK PLASTIC LAMINATE BODY WITH SOLID SURFACE WORKSURFACES

No.	Date	Issue / Revision	By
1	2023/03/03	Issued for Class B Estimate	JT
2	2023/05/30	Issued for Class C Estimate	JT

Drawn By: HW
Printing Date: May 9, 2023

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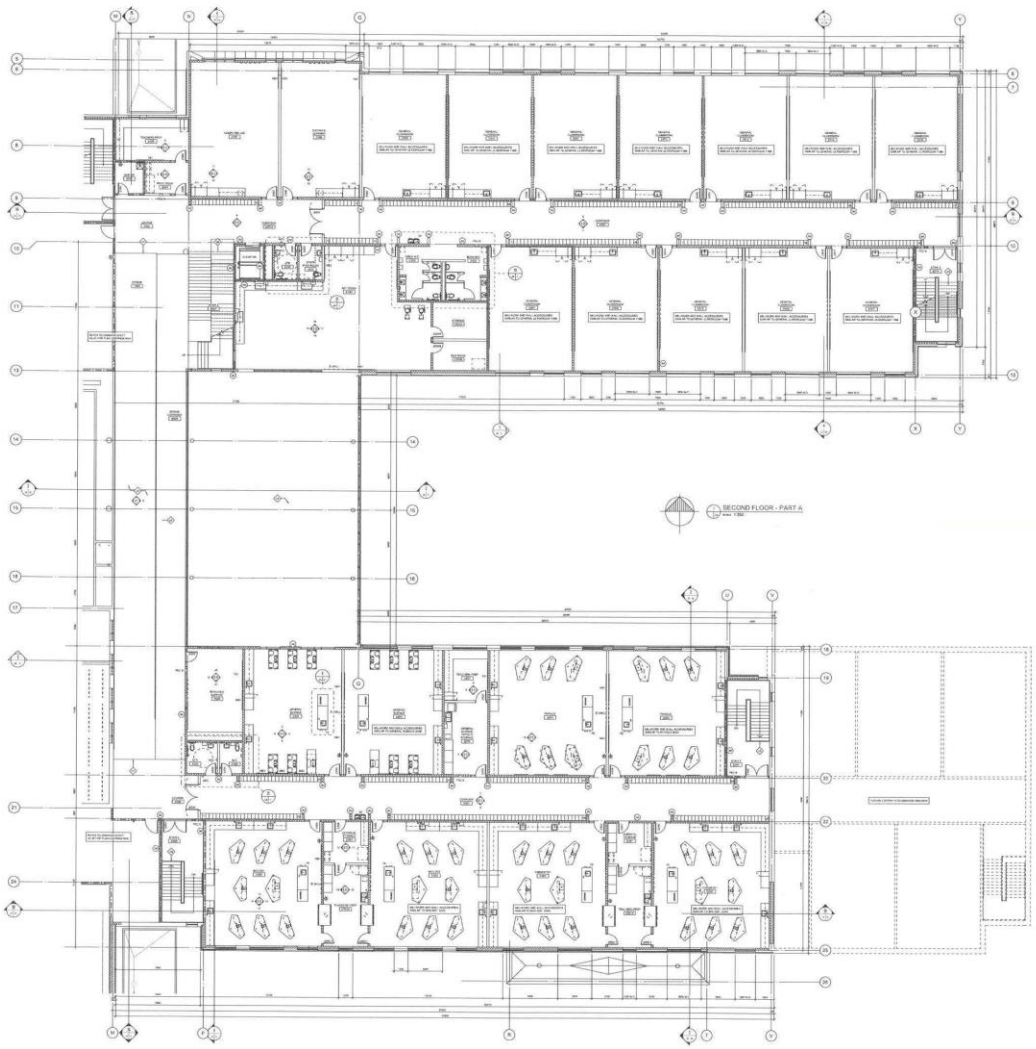
KING EDWARD HIGH SCHOOL
2760 KING EDWARD STREET

Main Floor Plan - Part C Vocational

Comm. No.: 2159 Sheet: **A2.1C**



ABBREVIATIONS & ACCESSORIES:

ACP	ACOUSTICAL CEILING PANEL	NC	NURSE CALL
ADO	AUTOMATIC DOOR OPERATOR	NC	NOT IN CONTRACT
AED	AUTOMATED EXTERNAL DEFIBRILLATOR (AED)	OPP-A	OWNER PURCHASED PRODUCT CONTRACTOR INSTALLED
AWPR	ACOUSTIC WALL PANEL (P-TYPE)	OPP-B	OWNER PURCHASED PRODUCT OPENING INSTALLED
CR	CARD READER	OPR	OPERABLE PARTITION
CGS	CORNER GUARD - 1220 mm H	P	PLYWOOD BACKING
CGS	CORNER GUARD - 1500 mm H	RO	ROUGH OPENING
DF	DRINKING FOUNTAIN CW WATER FILLER	SCP	SECURITY CONTROL PANEL
DP-MB	DEMOUNTABLE PARTITION - TRACKING MARKER BOARD	SL	SIGN LOCATION
DP-P	DEMOUNTABLE PARTITION - PANEL FINISH	SL	SLOPE
DS	DOWNSPOUT	TBD	TACKBOARD (2440 x 1200 mm)
DR	LAB GLASS SPRING RACK / FEEDBOARD	TBD	TACKBOARD (1800 x 1200 mm)
		TBD	TACKBOARD (1800 x 1200 mm)
		TBD	TACKBOARD (2000 x 800 mm)
		TBD	SIZE AS INDICATED ON ELEVATION
EJ	EXPANSION JOINT		
EUP	ELECTRICAL PANEL	W-CH	CHEMICAL DISPENSER (WC)
		W-CHD	ELECTRIC HAND DRYER
FA	FIRE ALARM PANEL	W-FGS	FOLD DOWN SEAT
FAA	FIRE ALARM ANNUNCIATOR	W-FGR	FOLDING GRAB RAIL
FB	ELECTRICAL FLOOR BOX	W-FMI	FRAMED MIRROR (610 x 610 mm)
F.D.	FLOOR DRAIN	W-FMC	FRAMED MIRROR (610 x 1525 mm)
FE	FIRE EXTINGUISHER (SURFACE MOUNTED)	W-FMD	FRAMED TILT MIRROR (610 x 610 mm)
FEC-A	FIRE EXTINGUISHER CABINET (SEMI-RECESSED)	W-GRV	GRAB RAIL (610 mm)
FEC-B	FIRE EXTINGUISHER CABINET (RECESSED)	W-GRV	GRAB RAIL (610 mm)
FF	FORCE FLOW UNIT	W-GRV	GRAB RAIL (610 mm)
		W-GRV	GRAB RAIL (610 mm)
GL	GLAZING	W-GRS	GRAB RAIL (610 mm)
GS	GOGGLE SANITIZER CABINET	W-HGD	HAND SANITIZER DISPENSER (OPP-A)
GT	GAS TURRETS		
H.B.	HOSE BIB	W-HSD	HYDRAULIC SANITATION DISPENSER (WC)
		W-LSD	LIQUID SOAP DISPENSER (OPP-A)
IC	INTERACTIVE DISPLAY (WC)	W-MRP	MOP RECEPTACLE
		W-MTR	MOPPER/TAMPON DRAIN
L	LOCKING MILLWORK	W-RHD	ROBE HOOK
		W-RH	RECYCLING RECEPTACLE (WC)
MAGP	MAGPOLE	W-S	SURFACE MOUNTED SHELF
MBI	MARKERBOARD (2440 x 1220 mm)	W-SD	RECESSED SOAP DISH
MBI	MARKERBOARD (1220 x 1220 mm)	W-SD	SAFETY COAT HOOK
MBI	MARKERBOARD (1610 x 1220 mm)	W-SDR	SHOWER CURTAIN & ROD
MBI	MARKERBOARD (1800 x 1200 mm)	W-TD	PAPER TOWEL DISPENSER (OPP-A)
MBI	MARKERBOARD (2000 x 1000 mm)	W-TPD	TOILET PAPER DISPENSER (OPP-A)
MBI	MARKERBOARD (2440 x 1000 mm)	W-UP	UNFRAMED MIRROR
		W-WMS	WALL MOUNTED METAL SHELF
W-D	WASCHRY OPENING	W-WR	WASTE RECEPTACLE (WC)

INTERIOR PARTITION TYPES:

ALL INTERIOR PARTITIONS TO EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE UNLESS OTHERWISE NOTED.

- INTERIOR PARTITION TO TERMINATE AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- MASONRY PARTITION TO TRANSITION AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- INTERIOR PARTITION TO EXTEND TO 100 mm ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING
- DESCRIBE EXTRA COMPONENTS

AC	200 mm CAST IN-PLACE CONCRETE - REFER TO STRUCTURAL
SC	200 mm CAST IN-PLACE CONCRETE - REFER TO STRUCTURAL
1M	90 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
2M	140 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL MBCC 81a - 1 HOUR (STC 45)
3M	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL MBCC 81b - 1.5 HOUR (STC 50)
3MS	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 20 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MBCC 81b - 1.5 HOUR (STC 50)
3MD	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 20 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MBCC 81b - 1.5 HOUR (STC 50)
4M	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
4MS	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 20 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE MBCC 81b - 1.5 HOUR (STC 50)
5M	290 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
6M	2 ROWS 90 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
	Contract
1SS	40 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
2SS	64 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (ULC W400 - 2 HOURS (STC 50)
2SD	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
2SS	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
3S1	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 38)
3S2	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 47)
3S4	92 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC W401 - 1 HOUR (STC 47)
3SS	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
3SS	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
4S2	102 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC W404 - 2 HOURS (STC 50)
4S1	102 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 47)
4S2	102 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 51)
4S4	102 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC W401 - 1 HOUR (STC 51)
4SS	102 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
4SS	102 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
4S7	102 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE 2 LAYERS 16 mm GYPSUM BOARD OTHER SIDE WITH ACOUSTIC INSULATION (STC 55)
4SS	102 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 55)
5SS	2 ROWS 90 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN WITH 50 mm ACOUSTIC INSULATION
6SS	2 ROWS 90 mm STEEL STUDS @ 400 mm O.C. SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH 50 mm ACOUSTIC INSULATION

CONSTRUCTION GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE OR MASONRY UNLESS OTHERWISE NOTED DIMENSIONS TO STRUCTURAL GRIDS AND/OR COLUMN CENTERLINES ARE INDICATED WITH A (CGT)
2. ALL INTERIOR PARTITION TYPES NOT INDICATED ARE TO BE TYPE 3G2
3. WHERE ROOMS CONTAIN EXPOSED STRUCTURE CEILING ALL PERIMETER MASONRY WALLS TO EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE
4. ALL INTERIOR NON BEARING MASONRY WALLS TO TERMINATE AT ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING UNLESS OTHERWISE NOTED. REFER TO SCHEDULE FOR WALL TYPE ABOVE MASONRY TO UNDERSIDE OF FLOOR OR ROOF
   2M WALL CONSTRUCTION
   - 3G2 FOR NON RATED WALL
   - 3G4 FOR 1 HOUR RATED WALL
   - 3G5 FOR 1.5 OR 2 HOUR RATED WALL
   3M WALL CONSTRUCTION
   - 4G2 FOR NON RATED WALL
   - 4G4 FOR 1 HOUR RATED WALL
   - 4G5 FOR 1.5 OR 2 HOUR RATED WALL
   - 4G6 FOR MECH. / ELECT. ROOM 2-SIX, 2-SEAM, AND 2-SIX
5. PROVIDE BEAM BOLID MASONRY BEHIND FIRE EXTINGUISHER CABINET RECESS IN 1 HOUR RATED MASONRY WALLS TO MAINTAIN REQUIRED FIRE SEPARATION
6. PROVIDE FIRE RATED GYPSUM BOARD ASSEMBLY AS REQUIRED TO INFILL VOIDS IN MASONRY WALLS AT STRUCTURAL MEMBERS / OR WHOLE PENETRATIONS. LOCATIONS TO BE COORDINATED ON SITE
7. REFER TO STRUCTURAL FOR BLOCK WALL LATERAL SUPPORT DETAIL
8. REFER TO STRUCTURAL FOR LOCATIONS OF LIGHTWEIGHT VERSUS STANDARD WEIGHT AND LOAD BEARING CONCRETE BLOCK
9. ALL GYPSUM BOARD TO BE TYPE 'X' TO ACHIEVE FIRE AND ACOUSTIC RATINGS INDICATED ON WALL TYPES
10. CALLS PERIMETER OF GYPSUM BOARD CONTINUOUS 1 BOTH SIDES, TOP AND BOTTOM OF ALL FIRE SEPARATIONS AND INTERIOR WALLS CONTAINING ACOUSTIC INSULATION
11. SUPPLY AND INSTALL PRESTOPPING AND SMOKE SEALS AROUND ALL PENETRATIONS THROUGH FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION
12. SUPPLY AND INSTALL CHILDRENSEALANTS AS SPECIFIED AROUND ALL PENETRATIONS THROUGH ALL WALLS, FLOORS AND CEILINGS. SPECIFIC REQUIREMENTS FOR PENETRATIONS TO BE BASED ON PENETRATION TYPE AND CONSTRUCTION OF ASSEMBLY
13. AT ALL ACOUSTIC RATED AND FIRE RATED ASSEMBLIES, COVER ALL OUTER WALLS, EXPOSED WITH JOINT COMPOUND. JOINT FIRE AND ACOUSTIC ACCESSORY COMPOUND. COVER ALL SIDES IN ABOVE WITH JOINT COMPOUND INCLUDING ABOVE FINISHED CEILINGS, IN ACCORDANCE WITH STC AND ULC STANDARDS
14. FIRE SEPARATIONS ARE INDICATED BY LIMITING DESIGNATION ON DRAWINGS. REFER TO SCHEDULE FOR LIMITING DESIGNATION OF FIRE SEPARATIONS TO MAINTAIN THE CONTINUITY OF THE FIRE SEPARATIONS AND RATINGS. FIRE SEPARATIONS SHALL BE FULLY LIMITED ON THE WALL WITH 150 mm X 1 LETTERS ABOVE THE FINISHED CEILING @ 9 m O.C.
15. ALL NON-RATED FIRE SEPARATION WALLS ARE TO BE CONSTRUCTED THE SAME AS FIRE RATED SEPARATION WALLS UNLESS OTHERWISE NOTED
16. SOUND TRANSMISSION CLASS (STC) RATINGS HAVE BEEN QUOTED FROM THE NATIONAL BUILDING CODE OF CANADA
17. SUPPLY AND INSTALL SEMI-RIGID INSULATION WITHIN INSULATED EXTERIOR STUD CAVITY AT ALL CROSS BRACING LOCATIONS - REFER TO STRUCTURAL
18. G.C. SHALL COORDINATE MECHANICAL AND ELECTRICAL WITH STRUCTURE AND ADJUST FURRING AS REQUIRED IN CONJUNCTION WITH ARCHITECT
19. SUPPLY AND INSTALL 10 mm PLYWOOD BACKBOARDS PAINTED WITH FIRE RETARDANT PAINT AT ALL ELECTRICAL PANELS - REFER TO ELECTRICAL DRAWINGS
20. SUPPLY AND INSTALL 10 mm PLANE RETARDANT TREATED PLYWOOD BACKBOARDS (DRYER PAINT) IN 1.5 HOUR - REFER TO FLAMING LOCATIONS. BACKBOARDS TO BE INSTALLED 300 mm ABOVE FLOOR x 2440 mm HIGH
21. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL RECESSED ELECTRICAL FLOOR BOXES WITH OWNER PRIOR TO BOUGH IN
22. PROVIDE 100 mm HIGH CONCRETE CURB AROUND THE PERIMETER OF THE FOLLOWING ROOM LOCATIONS (EXCLUDE DOOR OPENINGS UNLESS OTHERWISE NOTED) - REFER TO STRUCTURAL
    - MECH. / ELECT. ROOM 2-SIX, 2-SEX
23. SLOPE FLOORS MIN. 30 mm TO ALL FLOOR DRAINS UNLESS OTHERWISE INDICATED
24. PROVIDE WATERPROOFING ON EXTERIOR OR DRAINS SPACE SIDE OF ALL CAST IN-PLACE CONCRETE BASEMENT WALLS
25. REFER TO ARCHITECTURAL PROJECT MANUAL DETAILS
26. ADD 10 mm TILE BACKBOARD TO WALL TYPE INDICATED (SUBSTITUTE BACKBOARD IN LIEU OF GYPSUM BOARD SPECIFIED IF WALL IS NOT FIRE RATED) AT ALL TYPE SET TILING AS INDICATED IN THE ROOM FINISH SCHEDULE
    a. PROVIDE MOULD RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES ON WALL SURFACES
    b. CONTAINING PLUMBING FIXTURES - FULL HEIGHT (20 mm) 150 mm ABOVE CEILING AND WIDTH TO ADJACENT INTERSECTING WALLS. WHERE INTERSECTING WALL IS LESS THAN 300 mm WIDTH PLUMBING FIXTURE CONTAINS CONTAINS MOULD RESISTANT GYPSUM BOARD ONTO ADJACENT WALL SURFACE MIN. 600 mm
    c. WITHIN GROOMING ROOMS, LITRS, WASHROOMS AND JAN / MOP ROOMS
    d. WALL SURFACES THAT PROVIDE BACKING FOR WALL TYPE "M"

FIRE SEPARATION LEGEND:

FOR DRAWING CLARITY FIRE SEPARATION LIMITTING ARE NOT INDICATED THROUGH DOOR AND WINDOW OPENINGS. HORIZONTAL WALLS ABOVE AND BELOW DOORS AND WINDOWS SHALL BE CONSTRUCTED TO MATCH ADJACENT REQUIRED FIRE SEPARATIONS INDICATED.

- NON RATED FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION

DRAWING REFERENCE NOTES:

- REFERENCE NOTE THIS DESCRIPTION
- 2.00 CONCRETE STEEL PAN EXIT STAIRS ON STEEL HANDRAIL & GUARDRAIL
- 2.20 SECURITY GRILLE AS SPECIFIED
- 2.30 OPEN TO FLOOR BELOW
- 2.51 FLOOR MOUNTED PERFORATED METAL GUARDRAIL AND HANDRAIL

No	Date	Issue / Revision	By
2	2022/03/23	Issued for Class B Estimate	JT
1	2022/08/18	Issued for Class C Estimate	

Drawn By: HW
Printing Date: May 9, 2023

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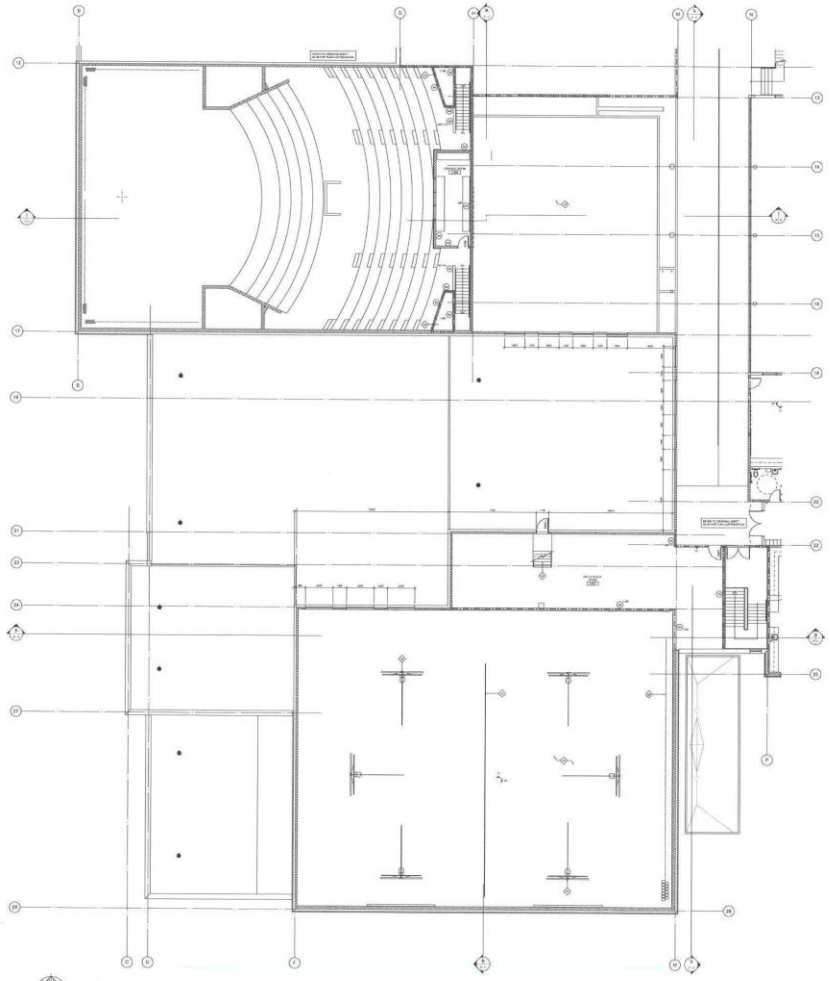
KING EDWARD HIGH SCHOOL
2700 KING EDWARD STREET

Second Floor Plan - Part A
Academic | Science

Comm. No.: 2159 Sheet: **A2.2A**



SECOND FLOOR PLAN - PART B

ABBREVIATIONS & ACCESSORIES:

INTERIOR PARTITION TYPES:

CONSTRUCTION GENERAL NOTES:

FIRE SEPARATION LEGEND:

DRAWING REFERENCE NOTES:

◇	REFERENCE NOTE TAG DESCRIPTION
3.31	ELECTRICALLY HINGED BASKETBALL BACKBOARD AND HOOP SECURED TO STEEL FRAMING ABOVE, REFER TO STRUCTURAL
3.35	ARCHERY CURTAIN SUSPENDED ON WALL MOUNTED SUSPENSION TRACK SYSTEM
3.37	MOTORIZED DIVIDABLE EXISTING CURTAIN ON SUSPENDED TRACK SYSTEM, REFER TO STRUCTURAL
3.39	OPEN TO FLOOR BELOW
3.38	OPEN GRATING, GALVANIZED STEEL SERVICE STAIR (SR) REQUIRED. HANDRAILS AND PLATFORM LANDING WHERE SHOWN.
3.40	MECHANICAL CHASE

No	Date	Issue / Revision	By
1	20230323	Issued for Class B Estimate	JT
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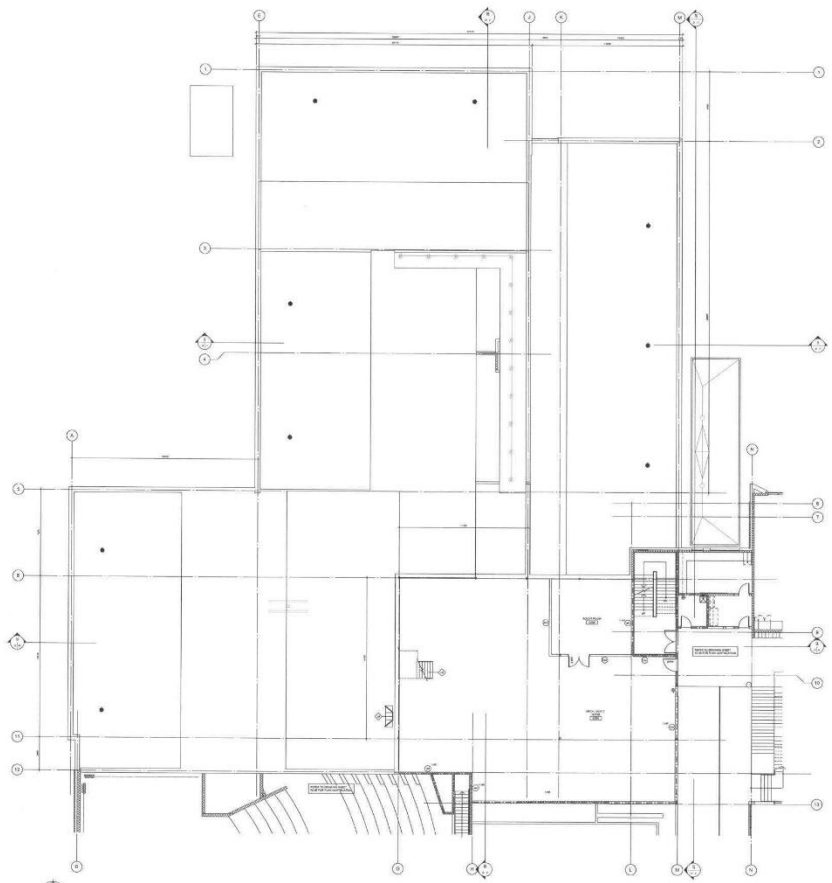
KING EDWARD HIGH SCHOOL
2780 KING EDWARD STREET

Second Floor Plan - Part B
Performing Arts | Gym

Comm. No.: 2159 Sheet: **A2.2B**



SECOND FLOOR PLAN - PART C
SCALE: 1:200

ABBREVIATIONS & ACCESSORIES:

ACP	ACOUSTICAL CEILING PANEL	HC	NURSE CALL
ADO	AUTOMATIC DOOR OPERATOR	HC	HOT IN CONTRACT
ACD	ACOUSTICAL CEILING DIFFUSER/LAYOUT (AHC)		
AWFB	ACOUSTIC WALL PANEL (IN x TYPE)	OFP-X	OWNER FURNISHED PRODUCT (CONTRACTOR INSTALLED)
		OFPE	OWNER FURNISHED EQUIPMENT (VENDOR INSTALLED)
CR	CARD READER	OPR	OPERABLE PARTITION
CSG	CORNER GUARD - 1200 mm H		
CSG	CORNER GUARD - 1500 mm H	P	PLYWOOD BACKING
DF	DRAWING EQUATOR EAV WATER FILLER	R.O.	ROUGH OPENING
DP-MS	DEMOUNTABLE PARTITION - MOVABLE STEEL PANEL	SCP	SECURITY CONTROL PANEL
DP-P	DEMOUNTABLE PARTITION - DEMOUNTABLE PARTITION - PAINT FINISH	SM	SIMILAR
		TBA	TO BE ADDED
		TB1	TACKBOARD (2440 x 1220 mm)
DS	DOOR STOP/SET	TB2	TACKBOARD (1830 x 1220 mm)
DR	LAB GLASS DRYING TRACK / RACK (WORKBOARD)	TB3	TACKBOARD (1830 x 1220 mm)
		TB4	TACKBOARD (1830 x 920 mm)
EJ	EXPANSION JOINT	TP	SIZE AS INDICATED ON ELEVATION
ELP	ELECTRICAL PANEL	TR (DH)	TOWEL DISPENSER (HC)
FA	FIRE ALARM PANEL	TR (EHC)	ELECTRIC HAND DRYER
FAA	FIRE ALARM ANNUNCIATOR	TR FDR	FOLDING TOWEL RACK
FE	ELECTRICAL FLOOR BOX	TR FDR	FOLDING GRAB RAIL
FH	FIRE HOSE	TR PM1	FRAMED MIRROR (610 x 915 mm)
FS	FIRE SUITING (SHELF (SURFACE MOUNTED)	TR PM2	FRAMED MIRROR (1220 x 1525 mm)
FEC-S	FIRE EXTINGUISHER CABINET (SEMI-RECESSED)	TR PM3	FRAMED TILT MIRROR (610 x 915 mm)
FEC-R	FIRE EXTINGUISHER CABINET (RECESSED)	TR SR1	SHELF AND ROD (610 mm)
FP	FORCE FLOW UNIT	TR SR2	GRAB RAIL (610 mm)
GL	GLAZING	TR SR3	GRAB RAIL (915 mm)
GS	GUARD & SANITIZER CABINET	TR SR4	VERTICAL MOUNT
GT	GAS TURRETS	TR WB	WASTE RECEPTACLE (HC)
H.B.	HOSE BIB	TR WB	HAND SANITIZER
ID	INTERACTIVE DISPLAY (HC)	TR WB	DISPENSER (DFP-A)
L	LOCKING MEL WORK	TR WB	WASTE RECEPTACLE (HC)
MARK	MARK(S)	TR WB	SURFACE MOUNTED SHELF
MB1	MARKERBOARD (2440 x 1220 mm)	TR SD	RECESSED SOAP DISH
MB2	MARKERBOARD (1830 x 1220 mm)	TR SD	SOAP DISPENSER
MB3	MARKERBOARD (915 x 1220 mm)	TR SDR	SPARE DUFFLE ROD
MBA	MARKERBOARD (1830 x 1220 mm)	TR TD	PAPER TOWEL DISPENSER (DFP-A)
MBB	MARKERBOARD (2440 x 1220 mm)	TR TD	PAPER TOWEL DISPENSER (DFP-A)
MBC	MARKERBOARD (2440 x 1830 mm)	TR UM	UNFRAMED MIRROR
		TR WHS	WALL MOUNTED METAL SHELF
M.D.	MASONRY OPENING	TR WR	WASTE RECEPTACLE (HC)

INTERIOR PARTITION TYPES:

ALL INTERIOR PARTITIONS TO EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE UNLESS OTHERWISE NOTED

- HOCKEY PARTITION TO TERMINATE AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- MASONRY PARTITION TO TRANSITION AT INDICATED HEIGHT ABOVE FINISHED FLOOR
- INTERIOR PARTITION TO EXTEND TO 150 mm OR ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING
- DESIGNATES EXTERIOR COMPONENTS

90	200 mm CAST-IN-PLACE CONCRETE - REFER TO STRUCTURAL
92	300 mm CAST-IN-PLACE CONCRETE - REFER TO STRUCTURAL
194	20 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
264	140 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL NRCC 9 hr - 1 HOUR (STC 54)
364	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL NRCC 9 hr - 1 H HOUR (STC 56)
362	139 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 19 mm FURRING CHANNELS @ 400 mm O.C. GWB SIDE 19 mm GYPSUM BOARD ONE SIDE NRCC 9 hr - 1 H HOUR (STC 56)
366	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 19 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 19 mm GYPSUM BOARD ONE SIDE NRCC 9 hr - 1 H HOUR (STC 56)
44	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
442	290 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 19 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE NRCC 9 hr - 1 H HOUR (STC 56)
54	290 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
64	2 ROWS 90 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
100	41 MM STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
292	64 MM STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION ULC W464 - 2 HOURS (STC 51)
300	92 MM STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
306	64 MM STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION
331	69 MM STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD EACH SIDE (STC 16)
352	92 MM STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION (STC 47)
354	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION ULC W467 - 1 HOUR (STC 47)
355	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
356	92 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION
450	166 MM STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC W464 - 2 HOURS (STC 56)
451	162 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 61)
452	162 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 71)
454	152 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION ULC W467 - 2 HOURS (STC 61)
455	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
456	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
457	152 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD OTHER SIDE WITH ACOUSTIC INSULATION (STC 65)
460	114 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 56)
552	2 ROWS 64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
554	2 ROWS 92 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH 92 mm ACOUSTIC INSULATION

CONSTRUCTION GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE OR MASONRY UNLESS OTHERWISE NOTED (DIMENSIONS TO STRUCTURAL GRIDLINES AND COLUMN CENTERLINES ARE INDICATED WITH A (SCT))
2. ALL INTERIOR PARTITION TYPES NOT INDICATED ARE TO BE TYPE 'B01'.
3. WHERE ROOFING (CANTILEVERED) STRUCTURE CEILING, ALL PENNETRATIONS MASONRY WALLS TO EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
4. ALL INTERIOR NON-BEARING MASONRY WALLS TO TERMINATE AT LOW FLOOR COURSE ABOVE UNDERSIDE OF CEILING UNLESS OTHERWISE NOTED. REFER TO BELOW FOR WALL TYPE ABOVE HEIGHT TO UNDERSIDE OF FLOOR OR ROOF.

3H WALL CONSTRUCTION
- 200 mm CMU (NON-RATED WALL)
- 250 FOR 1 HOUR RATED WALL
- 300 FOR 1.5 OR 2 HOUR RATED WALL

3M WALL CONSTRUCTION
- 400 FOR NON-RATED WALL
- 450 FOR 1 HOUR RATED WALL
- 450 FOR 1.5 OR 2 HOUR RATED WALL
- 450 FOR MECH. / ELEC. ROOM 3.324, 3.324A, AND 3.325

5. PROVIDE 6H (W) X 4H (H) MASONRY BEHIND FIRE EXTINGUISHER CABINET RECESS IN 1 HOUR RATED MASONRY WALLS TO MAINTAIN ASSEMBLY FIRE SEPARATION.
6. PROVIDE FIRE RATED GYPSUM BOARD ASSEMBLY AS REQUIRED TO INFILL VOIDS IN MASONRY WALLS AT STRUCTURAL MEMBERS / DA VARIOUS PENETRATIONS - LOCATIONS TO BE COORDINATED ON SITE.
7. REFER TO STRUCTURAL FOR BLOCK WALL LATERAL SUPPORT DETAIL.
8. REFER TO STRUCTURAL FOR LOCATIONS OF LIGHTWEIGHT VERSUS STANDARD WEIGHT AND LOAD BEARING CONCRETE BLOCK.
9. ALL GYPSUM BOARD TO BE 1 TYPE 'X' SO ACHIEVE FIRE AND ACOUSTIC RATINGS INDICATED ON WALL TYPES.
10. CAULK PERIMETER OF GYPSUM BOARD CONTINUOUSLY BOTH SIDES, TOP AND BOTTOM OF ALL FIRE SEPARATIONS AND INTERIOR WALLS CONTAINING ACOUSTIC INSULATION.
11. SUPPLY AND INSTALL FIRESTOPPING AND SMOKE SEALS AROUND ALL PENETRATIONS THROUGH FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THIS FIRE SEPARATION.
12. SUPPLY AND INSTALL CAULKING/SEALANTS AS SPECIFIED AROUND ALL PENETRATIONS THROUGH ALL WALLS, FLOORS AND CEILINGS. SPACING RED-BRENNETER FOR PENETRATIONS TO BE BASED ON PENETRATION TYPE AND CONSTRUCTION OF ASSEMBLY.
13. AT ALL ACOUSTICALLY RATED AND FIRE RATED ASSEMBLIES, COVER ALL GAPS AT CONSTRUCTION JOINTS WITH ACOUSTICAL CAULK AND/OR ADDITIONAL LIGHT GAUGE METAL - CONFIRM CONDITIONS ABOVE AND BELOW FLOOR AND INCLUDING WERE FINISHED CEILINGS, IN ACCORDANCE WITH STC AND ULC STANDARDS.
14. FIRE SEPARATIONS ARE INDICATED BY LINETYPE DESIGNATION ON DRAWINGS - REFER TO LEGEND. CONSTRUCT ALL INTERIOR FIRE SEPARATIONS TO MAINTAIN THE CONTINUITY OF THESE SEPARATIONS AND THEIR FIRE RATINGS. EXTEND ALL FIRE RATED WALLS TO THE FULL HEIGHT TO THE UNDERSIDE OF THE FIRE RATED CEILING ASSEMBLY AS INDICATED ON THE DRAWINGS. WHERE THE CEILING IS NOT RATED, EXTEND THE WALL 150 mm (6") LATERALLY ABOVE THE FINISHED CEILING AT A MINIMUM.
15. ALL NON-RATED FIRE SEPARATION WALLS ARE TO BE CONSTRUCTED THE SAME AS FIRE RATED SEPARATION WALLS UNLESS OTHERWISE NOTED.
16. SOUND TRANSMISSION CLASS (STC) RATINGS HAVE BEEN QUOTED FROM THE NATIONAL BUILDING CODE OF CANADA.
17. SUPPLY AND INSTALL SEMI-RIGID INSULATION IN FIRE RATED INTERIOR STUD CAVITY AT ALL CROSS RAILING LOCATIONS - REFER TO STRUCTURAL.
18. G.C. SHALL COORDINATE MECHANICAL AND ELECTRICAL WITH STRUCTURE AND ASSIST FITTING AS REQUIRED IN CONJUNCTION WITH ARCHITECT.
19. SUPPLY AND INSTALL 19 mm PLYWOOD BACKBOARDS PAINTED WITH LYSEL RETARDANT PAINT AT ALL ELECTRICAL PANELS - REFER TO ELECTRICAL DRAWINGS.
20. SUPPLY AND INSTALL 19 mm PLAIN MERCHANT TREATED PLYWOOD BACKBOARDS (DEPOT PAINT) IN I.T. ROOM - REFER TO PLAN FOR LOCATION. MOUNT BACKBOARDS TO BE INSTALLED 300 mm ABOVE FLOOR x 2400 mm HIGH.
21. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL RECESSED ELECTRICAL FLOOR BOXES WITH OWNER PRIOR TO ROUGH-IN.
22. PROVIDE 150 mm HIGH CONCRETE CURB AROUND THE PERIMETER OF THE FOLLOWING ROOM LOCATIONS (FLAT SLOPE ROOF EXPANSES UNLESS OTHERWISE NOTED) - REFER TO STRUCTURAL:
    - MECH. / ELEC. ROOM 2.021, 2.059
23. SLOPE FLOORS MIN. 20 mm TO ALL FLOOR DRAINS UNLESS OTHERWISE INDICATED.
24. PROVIDE WATERPROOFING ON EXTERIOR OR CRAWLSPACE SIDE OF ALL CAST-IN-PLACE CONCRETE BASEMENT WALLS.
25. REFER TO ARCHITECTURAL PROJECT MANUAL DETAILS.
26. ADD 12 mm TILE BACKERBOARD TO WALL TYPE 'W2A' TO SUBSTITUTE BACKERBOARD IN LIEU OF GYPSUM BOARD SPECIFIED IF WALL IS NOT FIRE RATED AT ALL THIN-SET TILING AS INDICATED ON THE ROOM FINISH SCHEDULE.
    a. WATER RESISTANT GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES ON WALL SURFACES:
        - CONTAINING PLUMBING FIXTURES - FULL HEIGHT (TO MIN. 1800 mm ABOVE FINISHED FLOOR) AT SHOWER AND TUB WALLS; WHERE INTERSECTING WALL IS USED TOWARD 3m FROM PLUMBING FIXTURE (EXTERIOR WALL CONTINUE WHOLE LENGTH) - GYPSUM BOARD (WITH SEALANT ONLY WALLS SHOWN MR) - SEE A11
    b. WITHIN GROOMING ROOMS: UTRS, WASHROOMS AND JANITROR FLOORS.
    c. WALL SURFACES THAT PROVIDE BACKING FOR WALL TYPE 'W'

FIRE SEPARATION LEGEND:

FOR DRAWING CLARITY FIRE SEPARATION LINETYPES ARE NOT INDICATED THROUGH DOORS, WINDOWS AND OPENINGS. ALL OPENINGS IN FIRE SEPARATIONS AND WINDOWS SHALL BE CONSTRUCTED TO MATCH ASSEMBLY REQUIRED FIRE SEPARATIONS INDICATED.

- NON RATED FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION

DRAWING REFERENCE NOTES:

- REFERENCE NOTE TAG DESCRIPTION

2.08 SKYLIGHTED STEEL ROOF ACCESS LADDER

2.09 OPEN GRATING, GALVANIZED STEEL SERVICE STAIR, DW ACQUIRED HANDRAILS AND PLATFORM LANDING IN STEEL BASIN

No.	Date	Issue / Revision	By
2	2023/03/03	Issued for Class B Estimate	JT
1	2022/09/30	Issued for Class C Estimate	JT

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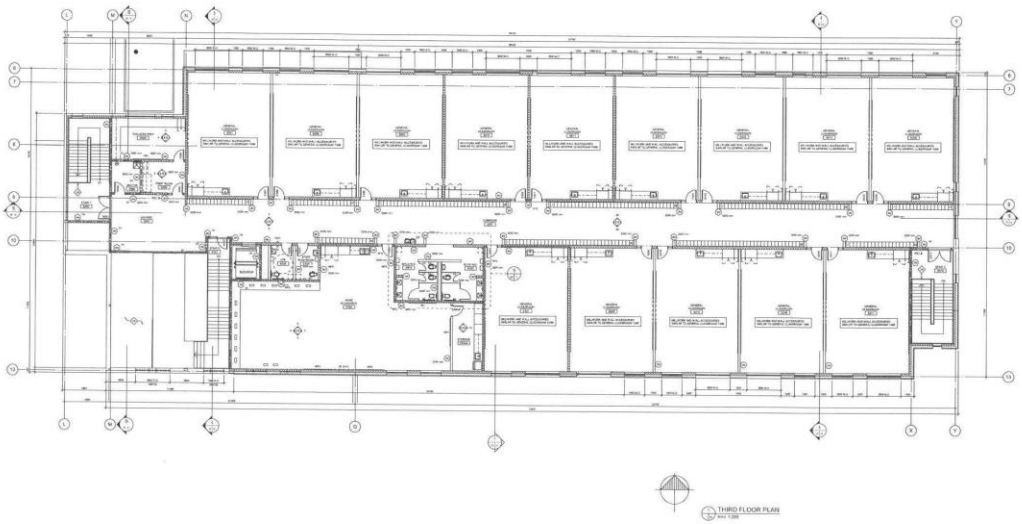
KING EDWARD HIGH SCHOOL
2780 KING EDWARD STREET

Second Floor Plan - Part C Vocational

Comm. No.: 2159 Sheet: **A2.2C**



ABBREVIATIONS & ACCESSORIES:

ACP	ACOUSTICAL CEILING PANEL	NC	NURSE CALL
ADO	AUTOMATIC DOOR OPERATOR	NIC	NOT IN CONTRACT
ACD	ACTIVATED CHARCOAL DEFIBRILLATOR (NIC)	OFP-A	OWNER FURNISHED PRODUCT (CONTRACTOR INSTALLED)
AWPR	ACOUSTIC WALL PANEL (P - TYPE)	OFP-B	OWNER FURNISHED PRODUCT (OWNER INSTALLED)
CR	CARD READER	OPR	OPERABLE PARTITION
CO1	CORNER GUARD - 1200 mm H		
CO2	CORNER GUARD - 1500 mm H	P	PLYWOOD BACKING
DF	DRINKING FOUNTAIN	R.O.	ROUGH OPENING
DF-WB	DRINKING FOUNTAIN CW WATER FILLER	SCP	SECURITY CONTROL PANEL
DP-P	DEMOUNTABLE PARTITION - CONCRETE WALL	SL	SLOPE
DP-W	DEMOUNTABLE PARTITION - PANEL FINISH	SLOPE	
DS	DOWNSPOUT	TBD	TACKBOARD (2400 x 1200 mm)
DR	LAB GLASS DRYING RACK - PEGBOARD	TBD	TACKBOARD (1800 x 1200 mm)
		TBD	TACKBOARD (1800 x 1200 mm)
		TBP	TACKBOARD (2400 x 1200 mm)
		TBP	SIZE AS INDICATED ON ELEVATION
EJ	EXPANSION JOINT		
ELP	ELECTRICAL PANEL	W-CH	CHEMICAL DISPENSER (NIC)
		W-DH	ELECTRIC HAND DRYER
FA	FIRE ALARM PANEL	W-FCS	FIELD COVER SEAT
FAP	FIRE ALARM PRINCIPLATOR	W-FGR	FIELD GRAB RAIL
FB	ELECTRICAL FLOOR BOX	W-FM	FRAMED MIRROR (2100 x 810 mm)
F.D	FLOOR DRAIN	W-FMD	FRAMED MIRROR (2100 x 1500 mm)
FE	FIRE EXTINGUISHER	W-FMD	FRAMED TILT MIRROR
	(SEMI-RECESSED)		(STD 1 STD mm)
FEC-A	FIRE EXTINGUISHER CABINET	W-GRT	GRAB RAIL (800 mm)
	(SEMI-RECESSED)	W-GRT	GRAB RAIL (600 mm)
FEC-B	FIRE EXTINGUISHER CABINET		VERTICAL MOUNT
	(RECESSED)	W-GRT	GRAB RAIL (1000 mm)
FF	FORCE FLOW UNIT	W-GRT	GRAB RAIL (600 mm)
			VERTICAL MOUNT
GL	GLAZING	W-GRS	GRAB RAIL (1000 mm)
GS	GOOSE & SANITIZER CABINET	W-HSD	HAND SANITIZER
GT	GAS TURRETS		DISPENSER (OFP-A)
		W-HSD	HAND SANITIZER
H.B	HOSE BIB		DISPENSER (NIC)
		W-LSD	LIQUID SOAP DISPENSER (OFP-A)
ID	INTERACTIVE DISPLAY (NIC)	W-MIR	MIRROR (NIC)
		W-NTW	NAPKIN/TAMPON WASTE
L	LOCKING MILLWORK	W-RCS	ROBE HOOK
		W-RS	RECESSED RECEPTACLE (NIC)
MAWP	MAWPEAD	W-SS	SURFACE MOUNTED SHELF
MB1	MARKERBOARD (2440 x 1200 mm)	W-SD	RECESSED SOAP DISH
MB2	MARKERBOARD (1200 x 1200 mm)	W-SCK	SHOWER CURTAIN & ROD
MB3	MARKERBOARD (1200 x 1200 mm)	W-SCK	SHOWER CURTAIN & ROD
MB4	MARKERBOARD (1200 x 1200 mm)	W-TD	PAPER TOWEL DISPENSER (OFP-A)
MB5	MARKERBOARD (2440 x 1200 mm)	W-TRD	TOILET RAPIDS DISPENSER (OFP-A)
MB6	MARKERBOARD (2440 x 1200 mm)	W-UMR	UNFRAMED MIRROR
		W-WMS	WALL MOUNTED METAL SHELF
M.O	MASONRY OPENING	W-WR	WASTE RECEPTACLE (NIC)

INTERIOR PARTITION TYPES:

ALL INTERIOR PARTITIONS TO EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE UNLESS OTHERWISE NOTED.

___ mm	INTERIOR PARTITION TO TERMINATE AT INDICATED HEIGHT ABOVE FINISHED FLOOR
___ mm	MASONRY PARTITION TO TRANSITION AT INDICATED HEIGHT ABOVE FINISHED FLOOR
	INTERIOR PARTITION TO EXTEND TO 100 mm OR ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING
	DESCRIBE EXTRA COMPONENTS
4C	200 mm CAST-IN-PLACE CONCRETE - REFER TO STRUCTURAL
5C	300 mm CAST-IN-PLACE CONCRETE - REFER TO STRUCTURAL
1M	90 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
2M	140 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL NBCC 9.1A - 1.1HOUR (STC 50)
3M	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL NBCC 9.1A - 1.5 HOUR (STC 50)
3MS	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 22 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE NBCC 9.1A - 1.5 HOUR (STC 50)
3MS	190 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 22 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE NBCC 9.1A - 1.5 HOUR (STC 50)
4M	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
4M2	240 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL 22 mm FURRING CHANNELS @ 400 mm O.C. ONE SIDE 16 mm GYPSUM BOARD ONE SIDE NBCC 9.1A - 1.5 HOUR (STC 50)
5M	290 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL
5M	2 ROWS 16 mm CONCRETE MASONRY UNITS - REFER TO STRUCTURAL SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN
	Hatched
1SS	41 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
2SS	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
2SS	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (LC WAH - 2 HOURS (STC 50)
2SS	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
2SS	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
3S1	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 50)
3S2	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 47)
3S4	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (LC WAH - 1 HOUR (STC 47)
3SS	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
3SS	64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
4SS	152 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (LC WAH - 2 HOURS (STC 50)
4S1	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES (STC 51)
4S2	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 51)
4S3	152 mm STEEL STUDS @ 400 mm O.C. 16 mm FIRE RATED GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (LC WAH - 1 HOUR (STC 51)
4S5	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE
4S6	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE WITH ACOUSTIC INSULATION
4S7	152 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD ONE SIDE 2 LAYERS 16 mm GYPSUM BOARD OTHER SIDE WITH ACOUSTIC INSULATION (STC 55)
4S8	152 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH ACOUSTIC INSULATION (STC 55)
5S2	2 ROWS 64 mm STEEL STUDS @ 400 mm O.C. 16 mm GYPSUM BOARD BOTH SIDES SPACED TO ACHIEVE OVERALL THICKNESS SHOWN ON PLAN WITH 100 mm ACOUSTIC INSULATION
6S9	2 ROWS 64 mm STEEL STUDS @ 400 mm O.C. 2 LAYERS 16 mm GYPSUM BOARD BOTH SIDES WITH 100 mm ACOUSTIC INSULATION

CONSTRUCTION GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE ON MASONRY UNLESS OTHERWISE NOTED. DIMENSIONS TO STRUCTURAL GRID LINES AND COLUMN CENTERLINES ARE INDICATED WITH A GRID.
2. ALL INTERIOR PARTITION TYPES NOT INDICATED ARE TO BE TYPE 2SS
3. WHERE ROOMS CONTAIN EXPOSED STRUCTURE CEILING, ALL PERIMETER MASONRY WALLS TO EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
4. ALL INTERIOR NON-BEARING MASONRY WALLS TO TERMINATE AT ONE BLOCK COURSE ABOVE UNDERSIDE OF CEILING UNLESS OTHERWISE NOTED. REFER TO BELOW FOR WALL TYPE ABOVE MASONRY TO UNDERSIDE OF FLOOR OR ROOF.

   3M WALL CONSTRUCTION
   - 350 FOR NON-RATED WALL
   - 350 FOR 1-HOUR RATED WALL
   - 350 FOR 1.5 OR 2 HOUR RATED WALL

   3M WALL CONSTRUCTION
   - 400 FOR NON-RATED WALL
   - 400 FOR 1-HOUR RATED WALL
   - 400 FOR 1.5 OR 2 HOUR RATED WALL
   - 400 FOR MECH. FLOOR - ROOM 2.0M, 2.50M, AND 2.0M
5. PROVIDE 64 mm BOLD MASONRY BEHIND FIRE EXTINGUISHER CABINET RECESS IN 1 HOUR RATED MASONRY WALLS TO MAINTAIN REQUIRED FIRE SEPARATION.
6. PROVIDE FIRE RATED GYPSUM BOARD ASSEMBLY AS REQUIRED TO INFILL VOIDS IN MASONRY WALLS AT STRUCTURAL MEMBERS OR VARIOUS PENETRATIONS. LOCATIONS TO BE COORDINATED ON SITE.
7. REFER TO STRUCTURAL FOR BLOCK WALL LATERAL SUPPORT DETAIL.
8. REFER TO STRUCTURAL FOR LOCATIONS OF LIGHTWEIGHT VERSUS STANDARD WEIGHT AND LOAD BEARING CONCRETE BLOCK.
9. ALL GYPSUM BOARD TO BE TYPE 'X' TO ACHIEVE FIRE AND ACOUSTIC RATINGS INDICATED ON WALL TYPES.
10. CALL A PERIMETER OF GYPSUM BOARD CONTINUOUS 1 BOTH SIDES, TOP AND BOTTOM OF ALL FIRE SEPARATIONS AND INTERIOR WALLS CONTAINING ACOUSTIC INSULATION.
11. SUPPLY AND INSTALL FIRESTOPPING AND SMOKE SEALS AROUND ALL PENETRATIONS THROUGH FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION.
12. SUPPLY AND INSTALL CAULKING/SEALANTS AS SPECIFIED AROUND ALL PENETRATIONS THROUGH ALL WALLS, FLOORS AND CEILINGS. SPECIFIC REQUIREMENTS FOR PENETRATIONS TO BE BASED ON PENETRATION TYPE AND CONSTRUCTION OF ASSEMBLY.
13. AT ALL ACOUSTIC RATED AND FIRE RATED ASSEMBLIES, COVER ALL OUTER LAYER JOINTS WITH ACRYLIC CONTOURING JOINT SEALANT WITH ADDITIONAL JOINT COMPOUND. COVER ALL BORDER VIEWS WITH JOINT COMPOUND INCLUDING ABOVE FINISHED CEILINGS. IN ACCORDANCE WITH STC AND ULC STANDARDS.
14. FIRE SEPARATIONS ARE INDICATED BY LINETYPE DESIGNATION ON DRAWINGS. REFER TO LEGEND. CONSTRUCT ALL INTERIOR FIRE SEPARATIONS TO MAINTAIN THE CONTINUITY OF THESE SEPARATIONS AND RATINGS. FIRE SEPARATIONS SHALL BE FULLY LABELED ON THE WALL WITH 150 mm H. LETTERS ABOVE THE FINISHED CEILING @ 6 M O.C.
15. ALL NON-RATED FIRE SEPARATION WALLS ARE TO BE CONSTRUCTED THE SAME AS FIRE RATED SEPARATION WALLS UNLESS OTHERWISE NOTED.
16. SOUND TRANSMISSION CLASS (STC) RATINGS HAVE BEEN QUOTED FROM THE NATIONAL BUILDING CODE OF CANADA.
17. SUPPLY AND INSTALL SEMI-RIGID INSULATION WITHIN INSULATED EXTERIOR STUD CAVITY AT ALL CROSS BRACING LOCATIONS. REFER TO STRUCTURAL.
18. G.C. SHALL COORDINATE MECHANICAL AND ELECTRICAL WITH STRUCTURE AND ADJUST FURRING AS REQUIRED IN CONJUNCTION WITH ARCHITECT.
19. SUPPLY AND INSTALL 19 mm PLYWOOD BACKBOARDS PAINTED WITH FIRE RETARDANT PAINT AT ALL ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS.
20. SUPPLY AND INSTALL 19 mm FLAME RETARDANT TREATED PLYWOOD BACKBOARDS (EPOXY PAINT) IN 1.7 HOUR - ROOMS TO PLAN FOR LOCATIONS. ENCLOSURES TO BE INSTALLED 200 mm ABOVE FLOOR x 2400 mm HIGH.
21. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL RECESSED ELECTRICAL FLOOR BOXES WITH OWNER PRIOR TO INSULATION.
22. PROVIDE 150 mm HIGH CONCRETE CURB AROUND THE PERIMETER OF THE FOLLOWING ROOM LOCATIONS (EXCLUDE DOOR OPENINGS UNLESS OTHERWISE NOTED). REFER TO STRUCTURAL.
    - MECH. / ELECT. ROOM 2.0M, 2.0M
23. SLOPE FLOORS MIN. 20 mm TO ALL FLOOR DRAINS UNLESS OTHERWISE INDICATED.
24. PROVIDE WATERPROOFING ON EXTERIOR OR DRAIN SPACE SIDE OF ALL CAST-IN-PLACE CONCRETE BASEMENT WALLS.
25. REFER TO ARCHITECTURAL PROJECT MANUAL DETAILS.
26. ADD 12 mm TILE BACKERBOARD TO WALL TYPE INDICATED (SUBSTITUTE BACKERBOARD IN LIEU OF GYPSUM BOARD SPECIFIED IF WALL IS NOT FIRE RATED) AT ALL TILE SET TUBS AS INDICATED IN THE ROOM FINISH SCHEDULE.
    a. PROVIDE WALLS REQUIRED GYPSUM BOARD IN LIEU OF GYPSUM BOARD INDICATED ON WALL TYPES ON WALL SURFACES
    b. CONTAINING PLUMBING FIXTURES - FULL HEIGHT 210 MM 150 mm ABOVE CEILING AND INSIDE TO ADJACENT WATERSHED WALLS. WHERE INTERSECTING WALL IS LESS THAN 900 mm FROM PLUMBING FIXTURE CONTINUE WITH ADJACENT WATERSHED BOARD (SPEC) GYPSUM BOARD UNTIL ADJACENT WALL SURFACE MIN. 300 mm
    c. WITHIN GROOMING ROOMS, LITTLE WASHROOMS AND JANITOR ROOMS.
    d. WALL SURFACES THAT PROVIDE BACKING FOR WALL TYPE 1M

FIRE SEPARATION LEGEND:

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

———	NON-RATED FIRE SEPARATION
———	1 HOUR FIRE SEPARATION
———	1.5 HOUR FIRE SEPARATION
———	2 HOUR FIRE SEPARATION

DRAWING REFERENCE NOTES:

◇	REFERENCE NOTE THIS DESCRIPTION
2.00	CONCRETE STEEL FAN EXIT STAIRS CAN STEEL HANDRAIL & GUARDRAIL
2.36	OPEN TO FLOOR BELOW

2	2020/05/03	Issued for Class B Estimate	JT
1	2020/05/02	Issued for Class C Estimate	
No	Date	Issue / Revision	By

Drawn By: HW
Printing Date: May 8, 2023

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KING EDWARD HIGH SCHOOL
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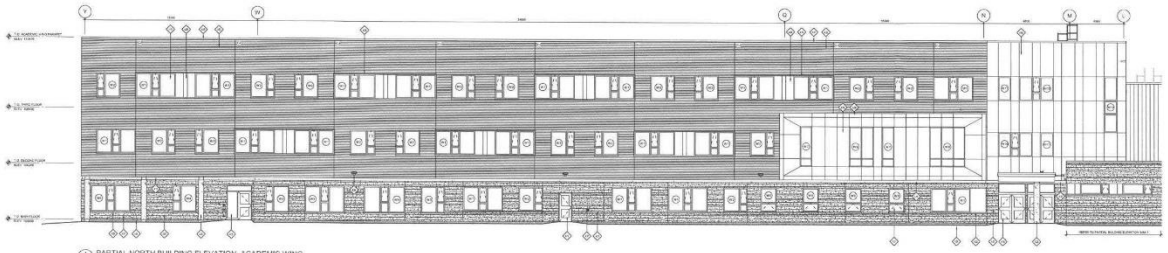
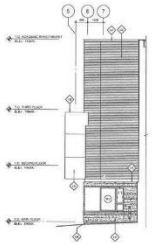
Third Floor Plan Academic

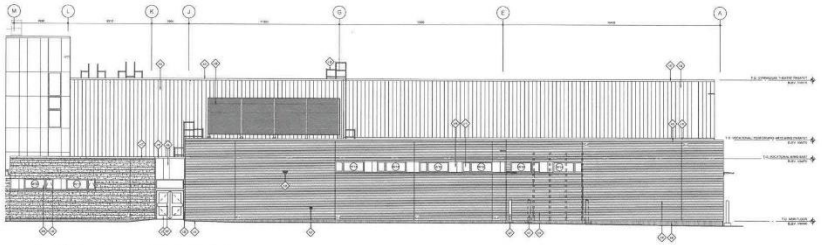
Comm. No.: 2159 Sheet: **A2.3**



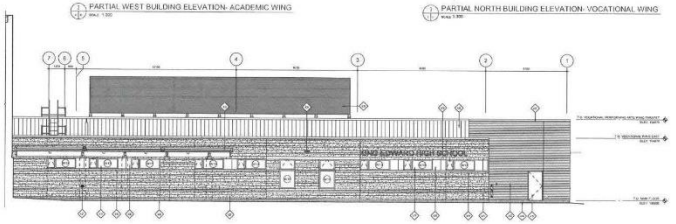
PARTIAL NORTH BUILDING ELEVATION- ACADEMIC WING



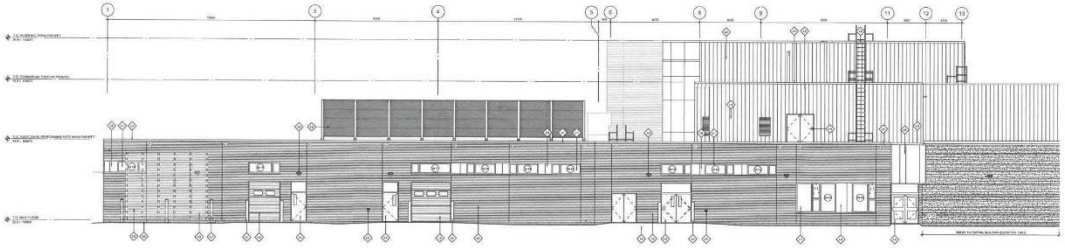
PARTIAL WEST BUILDING ELEVATION- ACADEMIC WING



PARTIAL NORTH BUILDING ELEVATION- VOCATIONAL WING



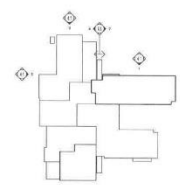
EAST BUILDING ELEVATION- VOCATIONAL WING



PARTIAL WEST BUILDING ELEVATION- VOCATIONAL WING/ ACADEMIC WING

DRAWING REFERENCE NOTES:

◇	REFERENCE NOTE TAG DESCRIPTION
4.01	TYPICAL STONE MASONRY, BARN AND SPLIT FACE FINISH, 50 & 100mm (2 COURSING RANGING AROUND LATEST, BARN FACE COLOUR LINEY, SPLIT FACE FINISH (2) (2 X 50 X 100 MIN) AND MEDIUM WHITE, REFER TO ELEVATION DETAIL FOR SPECIFIC COUNTING
4.02	BRICK MASONRY VENEER, AS SPECIFIED
4.03	TYPICAL STONE MASONRY SILL C/W SLOPED EDGE TO DRAIN, 50 mm H. SAWN FACE
4.04	CORRUGATED GALVANIZED STEEL PANEL, TYPICAL AT BUILDING BASE.
4.05	PREFINISHED STEEL CLADDING (VERTICAL)
4.06	PREFINISHED COMPOSITE ALUMINUM PANEL FACADE SYSTEM
4.07	PREFINISHED STEEL PARAPET CAP FLASHINGS
4.08	PREFINISHED COMPOSITE ALUMINUM CAP FLASHINGS
4.09	PREFINISHED COMPOSITE ALUMINUM TRIM
4.10	PREFINISHED STEEL FLASHING TRANSITION
4.11	PREFINISHED FIBREGLASS WINDOW UNITS C/W TRIPLE GLAZING
4.12	INSULATED HOLLOW METAL DOORS AND FRAMES, PAINT FINISH
4.13	PREFINISHED INSULATED OVERHEAD DOOR.
4.14	EXTERIOR FIN MOUNTED ALUMINUM SIGNAGE FOR REFERENCE ONLY SPECIFIED TBD IN CHANGE, REFER TO LOW ALLOWANCES
4.15	ENTRANCE CANOPY - 2 1/4 MOD. BIT. ROOF CAP PREFINISHED STEEL FLASHINGS, STEEL ROOF DECK & SUPPORTING STEEL HDS FRAMING PAINT FINISH
4.20	C.I.P. CONCRETE COLUMN, ARCHITECTURAL FINISH
4.21	C.I.P. CONCRETE BOLLARD CAP SPECIFIED STEEL LOWER AND CONCRETE FOUNDATION
4.22	DUST COLLECTOR ACOUSTIC ENCLOSURE, REFER TO ELECTRICAL
4.24	SURFACE MOUNTED LIGHT FIXTURE C/W PROTECTIVE CAGE MOUNTED AT 3000 mm. PREVIOUS BARN FINISH TYPICAL, SURROUND WHERE LOCATED WITHIN STONE MASONRY, REFER TO ELECTRICAL
4.25	GALVANIZED STEEL ROOF ACCESS LADDER
4.27	HOSE BIBB, REFER TO LANDSCAPE AND MECHANICAL, PROVIDE BARN FINISH TYPICAL, SURROUND WHERE LOCATED WITHIN STONE MASONRY
4.28	PREFINISHED LOUVRE, REFER TO MECHANICAL
4.29	PERFORATED GALVANIZED STEEL SCREEN C/W STEEL SUPPORT FRAMING SECURED TO ROOF STRUCTURE BELOW, REFER TO STRUCTURAL



BUILDING ELEVATION KEY PLAN

SCALE 1:1000

No	Date	Issue / Revision	By
2	2023-03-23	Issued for Cross & Planners	JP
1	2023-04-20	Issued for Cross C Planners	

Drawn By: SR

Printing Date: May 9, 2023

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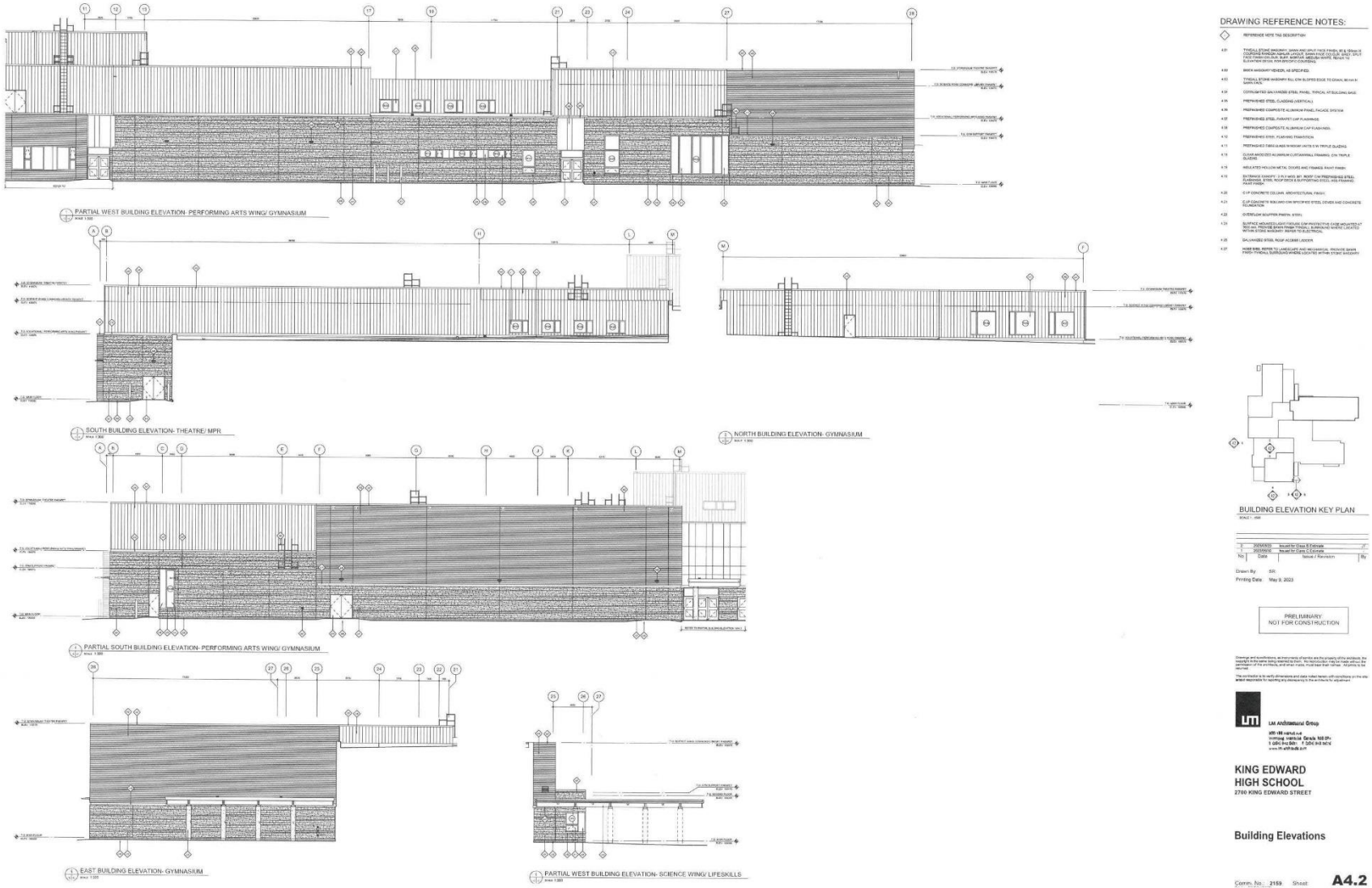
2700 KING EDWARD STREET

Building Elevations

Comm. No.: 2159 Sheet: **A4.1**


PARTIAL WEST BUILDING ELEVATION- PERFORMING ARTS WING/ GYMNASIUM
SOUTH BUILDING ELEVATION- THEATRE/ MPR
NORTH BUILDING ELEVATION- GYMNASIUM
PARTIAL SOUTH BUILDING ELEVATION- PERFORMING ARTS WING/ GYMNASIUM
EAST BUILDING ELEVATION- GYMNASIUM
PARTIAL WEST BUILDING ELEVATION- SCIENCE WING/ LIFESKILLS
DRAWING REFERENCE NOTES:
BUILDING ELEVATION KEY PLAN
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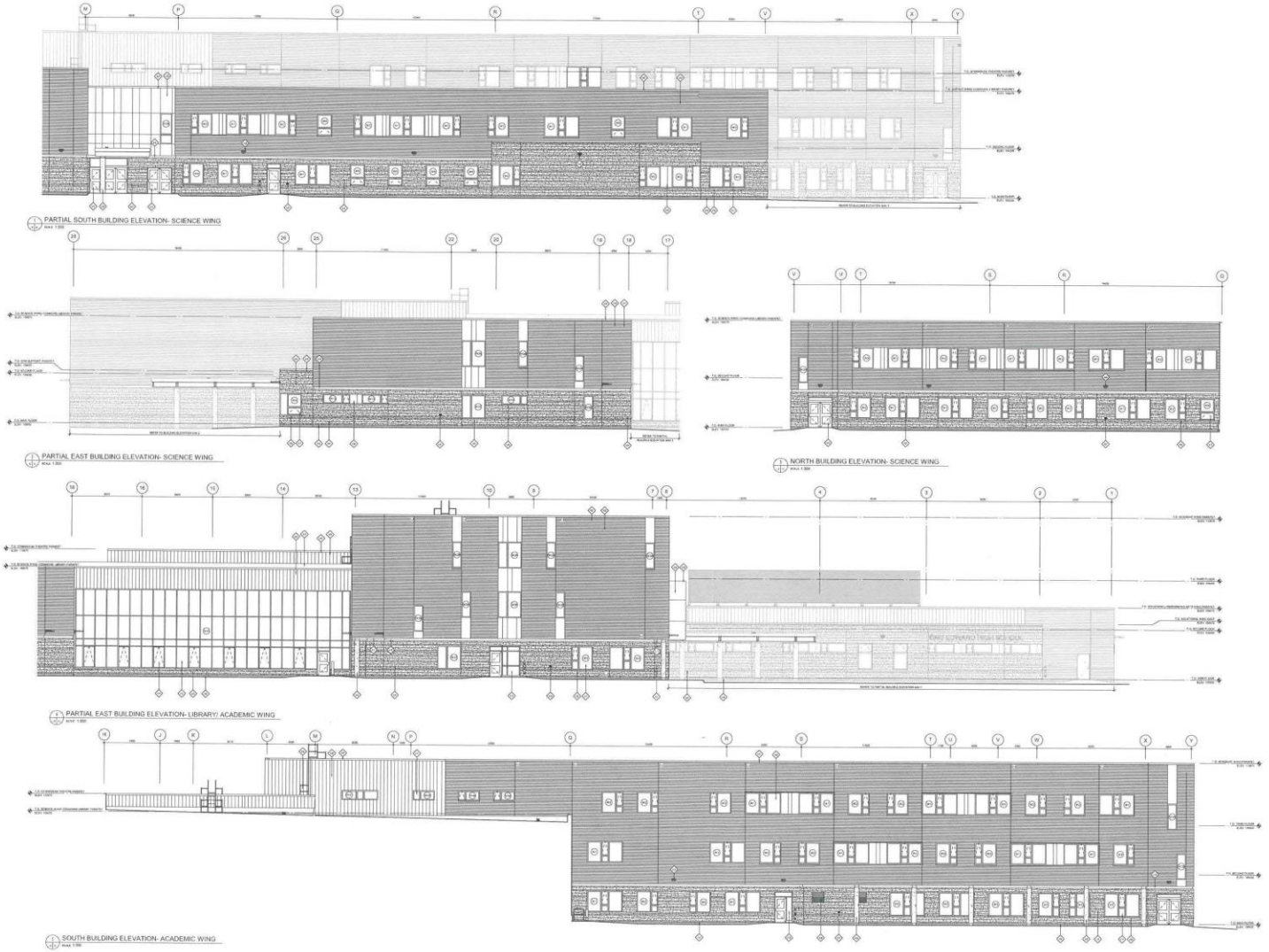
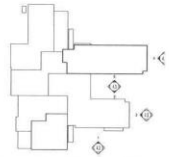
Building Elevations
Comm. No.: 2159
Sheet
A4.2



DRAWING REFERENCE NOTES:

	REFERENCE NOTE TAG DESCRIPTION
4.01	TYNDALL STONE MASONRY, BANK AND SPLIT FACE FINISH, 90 & 190mm COURSING RANDOM ASHLAR LAYOUT, MANUFACTURER COLOUR 'GREY' SPLIT FACE FINISH COLOUR 'BUFF' LIGHTLY TOOLED MORTAR JOINTS, REFER TO ELEVATION DETAIL FOR SPECIFIC COURSING
4.02	BRICK MASONRY VENEER, AS SPECIFIED
4.03	TYNDALL STONE MASONRY SILL C/W SLOPED EDGE TO DRAIN, 90 mm H. SPLIT FACE
4.04	CORRUGATED GALVANIZED STEEL PANEL, TYPICAL AT BUILDING BASE
4.05	PREFINISHED STEEL CLADDING (VERTICAL)
4.06	PREFINISHED COMPOSITE ALUMINUM PANEL FACADE SYSTEM
4.07	PREFINISHED STEEL PARAPET CAP FLASHINGS
4.08	PREFINISHED COMPOSITE ALUMINUM CAP FLASHINGS
4.10	PREFINISHED STEEL FLASHING TRANSITION
4.11	PREFINISHED FIBREGLASS WINDOW UNITS C/W TRIPLE GLAZING
4.12	CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMING C/W TRIPLE GLAZING, BIRDSTONE GLASS
4.13	CLEAR ANODIZED ALUMINUM CURTAINWALL FRAMING C/W TRIPLE GLAZING
4.14	ANODIZED ALUMINUM OPERABLE WINDOW (TYP.)
4.15	INSULATED HOLLOW METAL DOORS AND FRAMES, PAINT FINISH
4.17	PREFINISHED METAL SOFFIT PANEL, TYPICAL AT OVERHANG
4.20	C.I.P. CONCRETE COLUMN, ARCHITECTURAL FINISH
4.24	SURFACE MOUNTED LIGHT FIXTURE C/W PROTECTIVE CAGE MOUNTED AT 2400 A.F.F. UNLESS NOTED OTHERWISE, SURFACE MOUNTED WHERE LOCATED WITHIN STONE MASONRY, REFER TO ELECTRICAL
4.25	GALVANIZED STEEL ROOF ACCESS LADDER
4.26	FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL
4.27	HOSE BIBB, REFER TO LANDSCAPE AND MECHANICAL, PROVIDE SMART FINISH TYNDALL SURROUND WHERE LOCATED WITHIN STONE MASONRY
4.28	PREFINISHED LOUVRE, REFER TO MECHANICAL



BUILDING ELEVATION KEY PLAN

SCALE 1: 150

No.	Date	Issue / Revision	By
2	2022/05/23	Issued for Class B Estimate	JF
1	2022/05/20	Issued for Class C Estimate	-

Drawn By: SR

Printing Date: May 9, 2023

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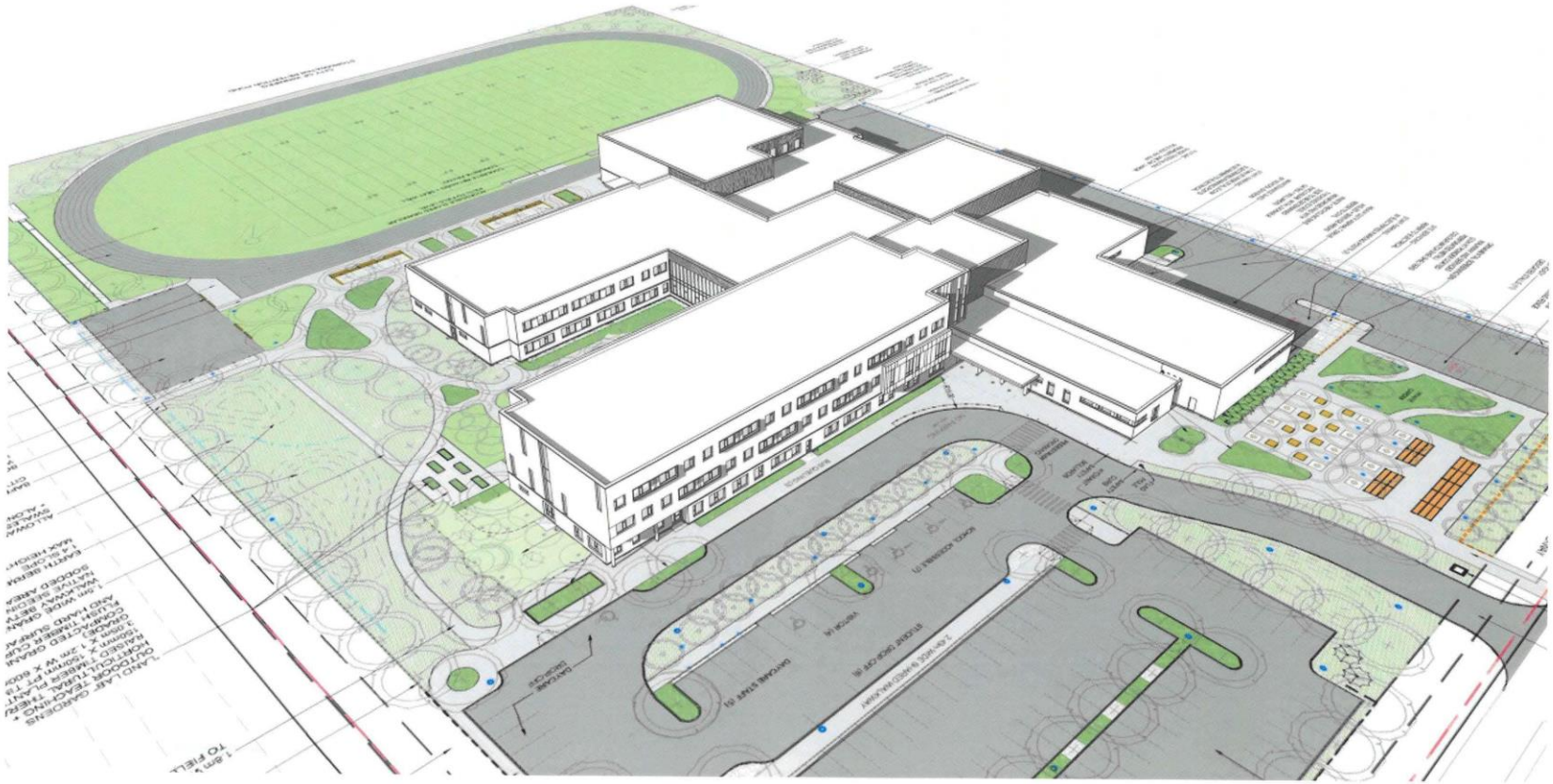
KING EDWARD HIGH SCHOOL

2700 KING EDWARD STREET

Building Elevations

Comm. No.: 2159 Sheet: **A4.3**



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PROJECT:
KING EDWARD HIGH SCHOOL
Project Address: 2700 KING EDWARD STREET

DRAWN BY: SR DATE:

AERIAL VIEW FROM NORTH

COMM. NO.: 2159



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PROJECT:
KING EDWARD HIGH SCHOOL
Project Address: 2700 KING EDWARD STREET

DRAWN BY: SR DATE:

AERIAL VIEW FROM SOUTH

COMM NO.: 2159



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PROJECT:
KING EDWARD HIGH SCHOOL
Project Address: 2700 KING EDWARD STREET

DRAWN BY: SR DATE:

VIEW FROM APPROACH TO MAIN ENTRACE

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