Hilliard Township Office Addition - Phase 1

22013
951678 Hwy 569,
Hilliardton, ON, P0J 1L0

Rev 2 - Issued for Tender

DRAWING LIST

No.	REV.	DRAWING TITLE
A1	1	PROJECT NOTES & ASSEMBLY TYPES
A2	1	LIFE SAFETY PLAN
A3	1	SITE PLAN
A4	1	DEMOLITION FLOOR PLAN
A5	1	ADDITION FOUNDATION PLAN
A6	2	ADDITION FLOOR PLAN
A7	1	ADDITION ROOF PLAN
A8	2	EXTERIOR ELEVATIONS
A9	1	BUILDING SECTIONS & DETAILS
A10	1	WINDOW & DOOR SCHEDULES
A11	2	EXTERIOR VIEWS

Hilliard TOWNSHIP Since 1910

ryancompanyarchitectinc

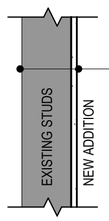
rivarc — DRAFTING & DESIGN —

DATE STAMP: 2023.07.26 11:29:11 AM

23.07.26| DATE
Issued for Tender | 2 | REVISION

Item	Ontario Building Code Data Matrix Parts 3 & 9									OBC Reference	
1	Project Description: ☐ Change of Use ☐ New ☑ Addition ☐ Alteration								☐ Part 11	☑ Part 3	☐ Part 9 2.1.1 9.10.1.3
2	Major Occupancy(s) A2, F3, D									3.1.2.1.(1)	9.10.2
3	Building Area (m²) Existing 330.00 New 40.14 Total 370.14									1.1.3.2	1.1.3.2
4	Gross Area Existing 495.00 New 40.14 Total 535.14									1.1.3.2	1.1.3.2
5	Number of Storeys Above grade 2 Below grade 0									3.2.1.1 & 1.1.3.2	2.1.1.3
6	Height of Building (m)										2.1.1.3
7	Number of Streets/Access Routes									3.2.2.10 & 3.2.5.5	
8	Building Classification									3.2.2.20-.83	9.10.4
9	Sprinkler System Proposed ☐ entire building ☐ basement only ☐ in lieu of roof rating ☑ not required									3.2.2.20-.83 3.2.1.5 3.2.2.17	9.10.8
10	Standpipe required ☐ Yes ☑ No									3.2.9	
11	Fire Alarm required ☐ Yes ☑ No									3.2.4	9.10.7.2
12	Water Service/Supply is Adequate ☑ Yes ☐ No										
13	High Building ☐ Yes ☑ No									3.2.6	
14	Permitted Construction ☑ Combustible ☑ Non-combustible Actual Construction ☑ Combustible ☐ Non-combustible									3.2.2.20-.83	9.10.6
15	Mezzanine(s) Area m²									3.2.1.1.(3)-(8)	9.10.4.1
16	Occupant load based on ☐ m²/person ☐ design of building Basement: Occupancy ____ Load ____ persons 1st Floor Occupancy ____ Load ____ persons 2nd Floor Occupancy ____ Load ____ persons 3rd Floor Occupancy ____ Load ____ persons									3.1.1.6	9.9.1.3
17	Barrier-free Design ☑ Yes ☐ No (Explain)									3.8	9.5.2
18	Hazardous Substances ☐ Yes ☑ No									3.3.1.2.(1) & 3.3.1.19(1)	9.10.1.3
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)						Listed Design No. or Description (SG-2)		3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
		Floors Exist Hours									
		Roof 3/4 Hours						SB-2			
		Mezzanine NA Hours									
		FRR of Supporting Members						Listed Design No. Or Description (SG-2)			
		Floors Exist Hours									
		Roof ____ Hours									
		Mezzanine ____ Hours									
20	Spatial Separation – Construction of Exterior Walls									3.2.3	9.10.14
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
	North	21.3	5	4:1	70	14	3/4	SB-2	YES		
	South	NA	NA	4:1	100	0	3/4	SB-2	YES		
	East	16.4	11.5	3:1	100	15	3/4	SB-2	YES		
	West	16.4	8.6	3:1	100	7	3/4	SB-2	YES		
21	Other – Describe										

FINISH TYPE FN1x
MIN. FRR = 1h
[SB-2 FRR = 55 min TO 1 h TOTAL]

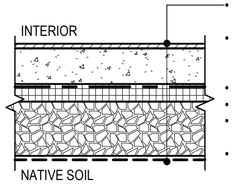


- EXISTING WOOD STUD FRAMING [20 min @ 16" c/c] (or) [15 min @ 24" c/c] CONTRACTOR TO CONFIRM STUDS ARE @ 16" c/c SPACING TO MEET 1h MIN. FRR AND NOTIFY CONSULTANT IF OTHERWISE
- 5/8" DRYWALL TYPE X [40 min]
- PRIME & PAINT INT. FINISH

NOTES:
1. ANY OPENINGS AND PENETRATIONS IN FIRE RATED MEMBRANES SHALL BE ADEQUATELY FIRE STOPPED AS PER 3.1.9.1.

TYPICAL FINISH TYPES

SLAB TYPE SL1



- VINYL COMPOSITE TILE FINISH INSTALLED AS PER MANUF. SPECS.
- 4" CONC. SLAB r/w MAC 360 FF FIBERMESH (or) WELDED WIRE MESH. TOP SURFACE TO BE FLUSH w/ EXIST. SLAB.
- VAPOUR BARRIER
- 2" RIGID INSULATION TYPE (R-10)
- 6" COMPACTED GRANULAR FILL AS PER STRUCTURAL PLANS
- GEOTEXTILE FILTER FABRIC (IF CLAY OR LOOSE SAND IS ENCOUNTERED)

TYPICAL SLAB TYPES

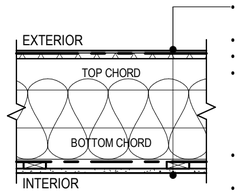
SB-10 ENERGY EFFICIENCY REQUIREMENTS:
THE ENERGY EFFICIENCY PERFORMACE REQUIREMENTS OF THE BUILDINGS ENVELOPE, HEATING, AIR CONDITIONING, VENTILATION AND LIGHTING SHALL COMPLY TO CHAPTER 3, DIVISION 3 OF SB-10, OBC 2012.

DESIGN CRITERIA:
VALUES BELOW ARE PROVIDED FOR NEW LISKEARD AS PER TABLE 1.2 OF SB-1 IN THE OBC.
- SNOW LOAD (1/50): Ss = 2.6 kPa, Sr = 0.4 kPa
- HOURLY WIND PRESSURES: 1/10 = 0.33 kPa, 1/50 = 0.43 kPa
- SEISMIC DATA: Sa (0.2) = 0.220

SPECIFIED SNOW LOAD = $S = C_b \times S_s + S_r$, WHERE:
C_b = 0.45 FOR ROOF WIDTH ≤ 4.3 m, 0.55 FOR WIDTH > 4.3 m
S_s = 1-in-50 YEAR GROUND SNOW LOAD IN kPa
S_r = 1-in-50 YEAR RAIN LOAD IN kPa

S = 0.55 x 2.6 + 0.4 = **1.83 kPa**

ROOF TYPE R1
MIN. FRR = 45 min
[SB-2 FRR = 45 min TOTAL]

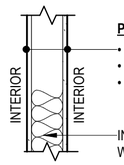


- METAL CLADDING ROOF FINISH BY IDEAL ROOFING
- FELT ROOFING UNDERLAYMENT
- 1/2" PLYWOOD SHEATHING c/w H-CLIPS
- PRE-ENGINEERED TRUSS @ 24" c/c MAX. SPACING [5 min]¹ (PITCH AS SHOWN). DESIGN AS PER MANUFACTURER c/w 10" MIN. HEEL. SEE SECTION(S) FOR LOCATION SPECIFIC HEEL HEIGHTS.
- BAFFLES AS REQ'D TO MAINTAIN AIR FLOW
- BLOWN INSULATION (R-71)
- VAPOUR BARRIER
- 1x3 STRAPPING @ 16" c/c
- 5/8" DRYWALL FINISH [40 min]¹ PRIMED & PAINTED INT. FINISH

NOTES:
1. ANY OPENINGS AND PENETRATIONS IN CEILINGS SHALL BE ADEQUATELY FIRE STOPPED AS PER 3.1.9.5.

TYPICAL ROOF TYPES

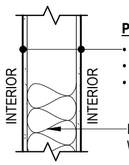
PARTITION TYPE P1



- 1/2" DRYWALL¹ PRIMED & PAINTED INT FINISH
- 2x4 WOOD STUDS @ 16" c/c MAX.
- 1/2" DRYWALL¹ PRIMED & PAINTED INT FINISH

INSTALL ACOUSTIC INSULATION WHERE SHOWN

PARTITION TYPE P2



- 1/2" DRYWALL¹ PRIMED & PAINTED INT FINISH
- 2x6 WOOD STUDS @ 16" c/c MAX.
- 1/2" DRYWALL¹ PRIMED & PAINTED INT FINISH

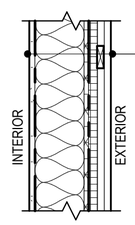
INSTALL ACOUSTIC INSULATION WHERE SHOWN

NOTE: ALL UNTAGGED PARTITIONS SHOWN IN PLANS SHALL BE TYPE 'P1' UNLESS TAGGED OTHERWISE.

1. INSTALL MOISTURE RESISTANT DRYWALL IN ALL WET AREAS.
2. INSTALL VINYL/RUBBER WALL BASE AS PER MANUF. SPECS.

TYPICAL PARTITION TYPES

WALL TYPE W1x
MIN. FRR = 45 min
[SB-2 FRR = 1 h TOTAL]



- PRIME & PAINT INT. FINISH
- 5/8" DRYWALL TYPE X [40 min]¹
- VAPOUR BARRIER
- 2x6" WOOD STUDS @ 16" c/c MAX. [20 min]¹
- STUD CAVITIES FILLED w/ FIBERGLASS BATT INSULATION (R-24)
- 1/2" OSB SHEATHING
- AIR/MOISTURE BARRIER
- 1" CONTINUOUS RIGID INSULATION (R-5)
- 1x3 HORIZONTAL FURRING @ 16" c/c
- VERTICAL METAL CLADDING EXT. FINISH BY IDEAL ROOFING, COLONIAL PROFILE, 35.5" PANELS

NOTES:
1. ANY OPENINGS AND PENETRATIONS IN FIRE RATED MEMBRANES SHALL BE ADEQUATELY FIRE STOPPED AS PER 3.1.9.1.
2. INSTALL VINYL/RUBBER WALL BASE AS PER ROPPE SPECS. SERIES 700, COLOUR WHITE, 4'x1/8"

TYPICAL WALL TYPES

ABBREVIATIONS:

AFFL	ABOVE FINISH FLOOR LEVEL	FRR	FIRE RESISTANCE RATING	O.H.	OVERHANG
ALUM.	ALUMINUM	FTG	FOOTING	P.T.	PRESSURE TREATED
CANT.	CANTILEVER	GRAN.	GRANULAR	REQ'D	REQUIRED
c/c	CENTER TO CENTER	H	HORIZONTAL	r/w	REINFORCED WITH
CL	CENTERLINE	hr	HOUR	SPEC'D	SPECIFIED
CMU	CONCRETE MASONRY UNIT	ICF	INSULATION CONCRETE FORM	SPECS	SPECIFICATIONS
CONC.	CONCRETE	MANUF.	MANUFACTURER	T/G	TONGUE AND GROOVE
c/w	COMPLETE WITH	MAX.	MAXIMUM	TYP.	TYPICAL
DWG	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
ELEV.	ELEVATION	min	MINUTE	V	VERTICAL
EXIST.	EXISTING	N.I.C.	NOT IN CONTRACT	w/	WITH
FDN	FOUNDATION	OBC	ONTARIO BUILDING CODE	w/o	WITHOUT

GENERAL PROJECT NOTES:
A. PROJECT SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE, (LATEST REVISIONS INCLUDED), ALL LOCAL BY-LAWS, ACTS AND ORDINANCES.
B. PERFORM ALL WORK IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AS A MINIMUM STANDARD, REFER TO APPROPRIATE CSA STANDARDS FOR ADDITIONAL REQUIREMENTS COVERING WORKMANSHIP AND MATERIALS.
C. ALL WORK SHALL CONFORM TO ALL APPLICABLE BY-LAWS AND OTHER CODES AND BODIES HAVING JURISDICTION.
D. ALL WORKMANSHIP SHALL BE IN COMPLIANCE WITH GOOD TRADE PRACTICES.
E. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE BUILDING DURING ALL PHASES OF THE CONSTRUCTION.
F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPENCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE CONSTRUCTION.
G. CONTRACTOR TO ASSUME THAT DETAILS ARE TYPICAL FOR ALL LIKE AND/OR SIMILAR CONDITIONS THROUGHOUT AREA OF THE WORK.
H. ALL MATERIALS AND/OR ASSEMBLIES LISTED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE PERFORMANCE RATINGS OF THE ONTARIO BUILDING CODE AND/OR APPLICABLE REQUIREMENTS OF ALL APPROVAL AGENCIES.
I. ALL NECESSARY CONTRACT HARDWARE AND ANY OTHER INCIDENTAL ITEMS NECESSARY FOR A COMPLETE JOB SHALL BE OF ACCEPTABLE QUALITY, STRENGTH, FINISH, SIZE AND DURABILITY.
J. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
K. ALL FINISHES (TYPE AND COLOUR) TO BE SELECTED BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER.
L. DETAILED LAYOUT OF ALL CABINETRY DESIGNED BY OTHERS.
M. ELECTRICAL, HVAC, PLUMBING, SEPTIC SYSTEM AND LANDSCAPING DESIGNS BY OTHERS (IF APPLICABLE).
N. LOCATION OF ALL ELECTRICAL, PLUMBING, MECHANICAL AND HVAC EQUIPMENT TO BE COORDINATED BY CONTRACTORS.

SHOP DRAWINGS:
A. SUBMIT A MINIMUM OF ONE (1) COPY OF SHOP DRAWINGS OF ALL EQUIPMENT, FIXTURES, DOORS AND WINDOWS SPECIFIED UNDER THIS CONTRACT FOR THE CONSULTANT'S REVIEW PRIOR TO PLACING PURCHASE ORDERS. REVIEWED SHOP DRAWINGS ARE DEEMED AS EVIDENCE OF ACCEPTANCE OF SUBMITTED PRODUCT. SHOP DRAWINGS WILL BE RETURNED ELECTRONICALLY.

SITE AND SOILS NOTES:
A. SOIL BEARING CAPACITY ASSUMED TO BE 75 kPA MIN. FOR DESIGN PURPOSES.
B. IF ACTUAL SOIL CONDITIONS FOUND ON SITE ARE SUBSTANTIALLY DIFFERENT THAN ANTICIPATED, MODIFICATIONS TO THE FOUNDATION DESIGN MAY BE REQUIRED.
C. THE CONTRACTOR MUST ENSURE ADEQUATE SITE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES.

CARPENTRY NOTES:
A. WOOD FRAMING SHALL CONFORM TO THE REQUIREMENTS OF PART 9 OF THE ONTARIO BUILDING CODE AND SHALL BE RIGIDLY AND SECURELY CONNECTED, REFER SPECIFICALLY TO TABLE 9.23.3.A FOR NAILING PRACTICE IN GENERAL.
B. MISCELLANEOUS FRAMING LUMBER SHALL BE NO. 2 GRADE OR BETTER SPRUCE, PINE OR FIR SPECIES TO C.S.A. STANDARD 0141-1970.
C. ALL LUMBER EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED AND ALL CUTS SHALL BE TREATED WITH A WATERPROOFING SEALANT.
D. SHEATHING MATERIAL SHALL BE FIR PLY IN LOCATIONS AND TO THICKNESSES AS NOTED ON DRAWINGS.
E. SUPPORT ALL WINDOW AND DOOR LINTELS WITH A SPAN MORE THAN 3 m (9'-10") WITH (2x) JACK STUDS ON BOTH SIDES OF OPENING (UNLESS NOTED OTHERWISE).
F. THE WIDTH OF COLUMNS AND STUD POSTS SHALL BE NOT LESS THAN THE WIDTH OF THE GIRDER TRUSS OR BEAM THAT IT SUPPORTS.
G. ALL COLUMNS AND STUD POSTS SHALL EXTEND DOWN TO FOUNDATION FOR SUFFICIENT BEARING. PROVIDE SOLID WOOD BLOCKING WHERE REQUIRED TO ENSURE A CONTINUOUS TRANSFER OF THE SUPPORTED LOADS.
H. PREFABRICATED HANGERS AND FRAMING CONNECTORS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FILL ALL NAIL/SCREW HOLES WITH CONNECTORS SPECIFIED BY MANUFACTURER.
I. ALL FASTENERS EXPOSED TO THE ELEMENTS SHALL BE CORROSION RESISTANT.
J. ALL EXTERIOR WALL SILL PLATES SHALL BE INSTALLED ON A FOAM GASKET. ALL INTERIOR PARTITION SILL PLATES INSTALLED ON CONCRETE SHALL BE INSTALLED ON A 2 mil POLYETHYLENE FILM (or) TYPE S ROLL ROOFING.

ROOF TRUSSES & SHEATHING:
A. TRUSS MANUFACTURER TO PROVIDE FINAL TRUSS LAYOUT TO RIVARC PRIOR TO FABRICATION.
B. TRUSS MANUFACTURER TO PROVIDE LVL LINTELS FOR OPENINGS AS SHOWN IN DOOR & WINDOW SCHEDULES.
C. PRE-ENGINEERED TRUSSES (WHERE SHOWN) ARE FOR REFERENCE ONLY. FINAL DESIGN AND LAYOUT PROVIDED BY MANUFACTURER.
D. PRE-ENGINEERED TRUSSES TO BE ENGINEERED, INSTALLED, BRACED AND CONNECTED AS PER MANUFACTURER'S SPECIFICATIONS AND APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS.
E. NEVER CUT, NOTCH OR DRILL A PRE-ENGINEERED TRUSS TO OBTAIN SPACE, UNLESS ACCOMMODATED FOR IN MANUFACTURER'S DESIGN.
F. IF TOUNGE AND GROOVE TYPE SHEATHING IS NOT USED, SHEATHING EDGES PARALLEL TO ROOF RIDGE SHALL BE SUPPORTED BY METAL "H" CLIPS IN EACH TRUSS SPACE.
G. TRUSS HEEL HEIGHT TO BE 10" MIN. (U.N.O.). SEE BUILDING SECTIONS FOR LOCATION SPECIFIC HEEL HEIGHTS.

FLASHING AND VENTILATION NOTES:
ROOF FLASHING:
- INSTALL ROOF FLASHING AT ALL VALLEYS, WALL INTERSECTIONS AND JUNCTIONS WHERE WATER COULD PENETRATE ROOF DECKING.

VENTILATION:
- UNIFORMLY DISTRIBUTE ROOF VENTS ON OPPOSITE SIDES OF THE BUILDING FOR ADEQUATE CROSS VENTILATION WITH NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE TOP OF THE ROOF SPACE AND NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE BOTTOM OF THE ROOF SPACE.

CONCRETE NOTES:
A. WORK IN THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF CSA A23.1-94 AND CSA A23.2-94 AS MINIMUM STANDARDS.
B. CONSTRUCT FORMWORK STRONG, TIGHT, BRACED AND TRUE SO AS TO MAINTAIN SHAPE AND POSITION. USE ONLY NEW MATERIALS.
C. ALL REINFORCING STEEL TO BE CLEAN AND SECURED IN PLACE BY THE USE OF CHAIRS, SPACERS, OR HANGERS.
D. ALL ROCK SURFACES, IF ANY, WHICH ARE TO BE IN CONTACT WITH CONCRETE SHALL BE THOROUGHLY CLEANED OF ANY LOOSE OR FRACTURED ROCK.
E. PROVIDE A MINIMUM 9" LAP FOR WELDED WIRE MESH.
F. 1/4" SAW CUT FOR CONTROL JOINTS 1-1/2" DEEP MAXIMUM.

FOUNDATION MATERIALS
A. CONCRETE:
   a. MIN. COMPRESSIVE STRENGTH:
      FOUNDATION WALLS = 20 MPa
      FOOTING = 32 MPa
      GARAGE & EXTERIOR SLABS = 32 MPa
      INTERIOR SLABS & CONCRETE TOPPING = 20 MPa
      FLOOR TOPPING = 20 MPa
   b. AIR ENTRAINMENT: 5-8% FOR GARAGE AND EXTERIOR SLABS
B. GRANULAR 'A' COMPACTION RATING = 100 % S.P.M.D.D.
C. GRANULAR 'B' COMPACTION RATING = 95 % S.P.M.D.D.
D. REINFORCING BARS: BILLET STEEL BARS, GRADE 400 TO CAN/CSA 30.12.
E. NON-SHRINK, NON METALLIC GROUT: M-BED BY STERNSON.

FINISHES SPECIFICATIONS:

CASEWORK:
A. COUNTER MATERIAL - LAMINATE, COLOUR - WHITE
B. BASE CABINETS MATERIAL - MELAMINE, COLOUR - WHITE
C. DETAILED DESIGN AND LAYOUT OF ALL CABINETRY SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPACE PROVIDED AS SHOWN IN THE DRAWINGS. CABINET MATERIAL - MELAMINE, COLOUR - WHITE

FLOORING:
A. 12x24" VCT, GLUED TO CONCRETE SLAB c/w WAXED FINISH, COLOUR - T.B.D.

OPENINGS:
A. INTERIOR DOORS: SOLID CORE DOOR, PRIMED, FLUSH STYLE DOOR
B. EXTERIOR DOORS: COMMERCIAL GRADE,INSULATED ALUMINUM,, ANODIZED COLOURED FINISH c/w 1/3 VISION LITE. SUPPLY AND INSTALL IN ACCORDANCE WITH SB-10 ENERGY EFFICIENCY REQUIREMENTS (MAX. FENESTRATION ASSEMBLY U-VALUE OF 0.69).
C. WHITE PVC FRAME & SASH, LOW-E, ARGON FILLED DOUBLE PANE INSULATING GLASS. SUPPLY AND INSTALL IN ACCORDANCE WITH SB-10 ENERGY EFFICIENCY REQUIREMENTS (MAX. FENESTRATION ASSEMBLY U-VALUE OF 0.29).

PAINTING :
A. PAINT SHALL BE BENJAMIN MOORE FIRST LINE QUALITY LABEL (or) APPROVED ALTERNATE.
B. PAINT ON THE FOLLOWING INTERIOR FINISHES SHALL BE :
C. PREVIOUSLY PAINTED SURFACES:
   a. GYPSUM BOARD - GYPSUM WALL BOARD, DRYWALL, "SHEET ROCK TYPE MATERIAL", AND TEXTURED FINISHES :
      - NEW SURFACES :
        - FINISH : EGG SHELL ON WALLS, FLAT ON CEILINGS (OR MATCH EXISTING ADJACENT FINISH)
        - ONE (1) COAT, INTERIOR ACRYLIC LATEX PRIMER
        - TWO (2) COATS, INTERIOR 100% ACRYLIC LATEX PAINT
D. DOORS:
   a. SOLID CORE, FLUSH STYLE DOOR
      - FINISH : EGG SHELL ON WALLS, FLAT ON CEILINGS (OR MATCH EXISTING ADJACENT FINISH)
      - ONE (1) COAT, INTERIOR ACRYLIC LATEX PRIMER
      - TWO (2) COATS, INTERIOR 100% ACRYLIC LATEX PAINT

METAL CLADDING - ROOF PANELS :
A. PREFINISHED METAL CLADDING ROOF FINISH SHALL BE:
   a. AMERI-CANA PROFILE, 41" PANELS , FITTED RIDGE CAP, AMERI-CANA AND VENTED CLOSURE STRIP RIDGE BY IDEAL ROOFINGH

METAL CLADDING - WALL PANELS :
A. VERTICAL PREFINISHED METAL CLADDING EXT. FINISH SHALL BE:
   a. IDEAL ROOFING, COLONIAL PROFILE, 35.5" PANELS

ONTARIO ASSOCIATION of ARCHITECTS
G. DUFF RYAN
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Plan Orientation	Rev.	Description	Date
	1	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

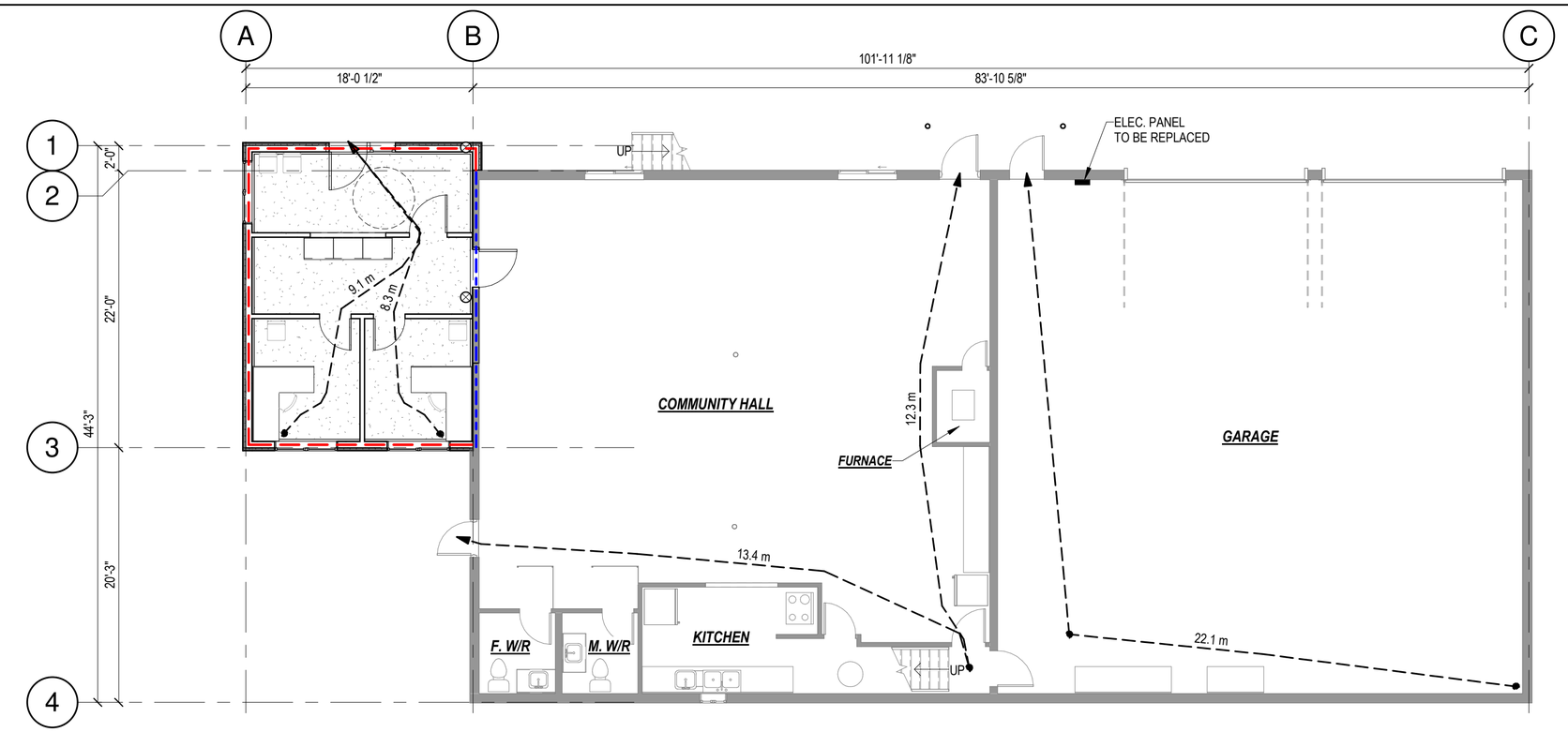
Drawing Title: **PROJECT NOTES & ASSEMBLY TYPES**

Project Title: HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

Professional Stamp
"I REVIEWED THIS DOCUMENT AND TAKE RESPONSIBILITY FOR THIS DESIGN. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES AS PER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE."
rivarc BCIN # 110013 — Sean Rivard BCIN # 102394
SIGNATURE

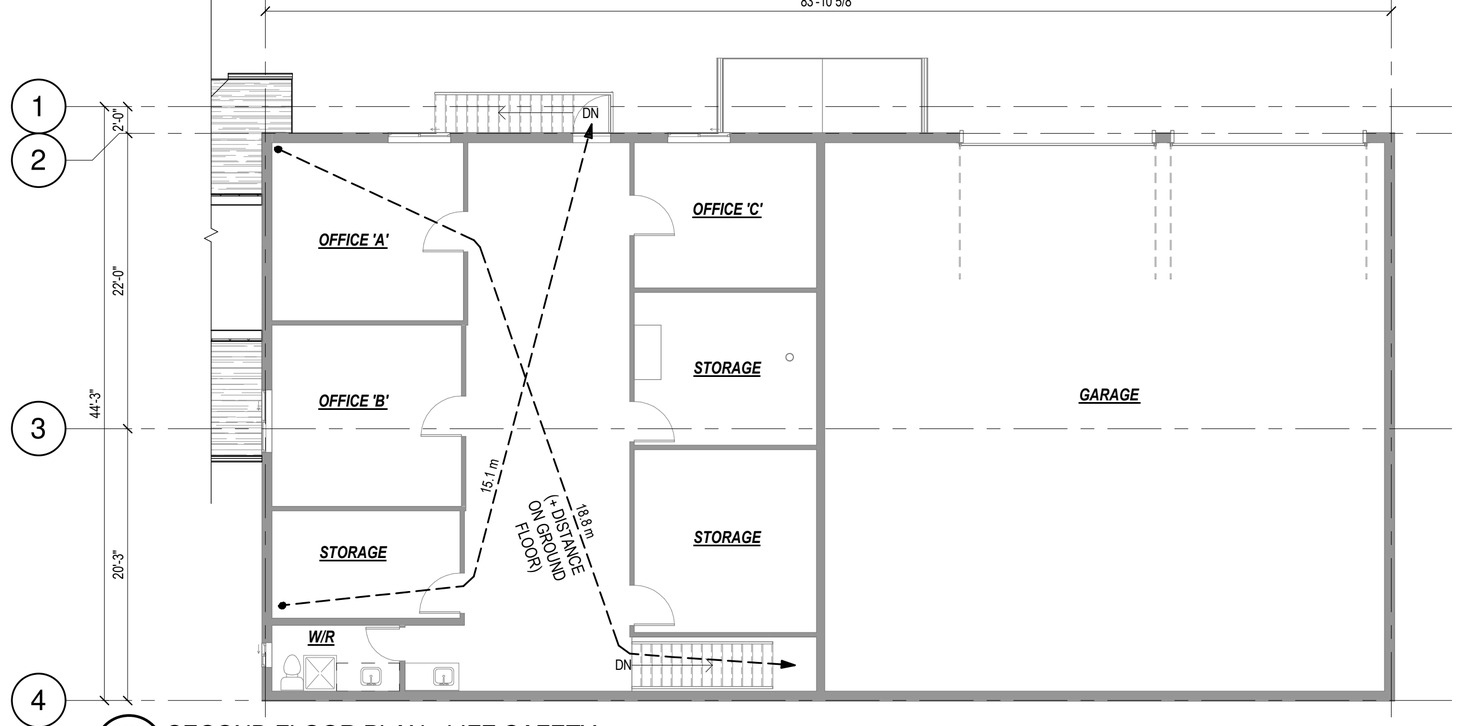
Scale	As indicated
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR
Project No.	22013
Date	23.07.26
Drawing No.	A1

DATE STAMP: 2023-07-26 11:29:12 AM FILE PATH: D:\RIVARC Shared\Projects\22013 Hilliard Town Office Addition\2-Working\Model\22013_HilliardTwp-OfficeAddition_Model.rvt



1 / A2 GROUND FLOOR PLAN - LIFE SAFETY

SCALE : 1/8" = 1'-0"



2 / A2 SECOND FLOOR PLAN - LIFE SAFETY

SCALE : 1/8" = 1'-0"

AREA SCHEDULE	
Addition Area	433 ft²
Existing Ground Floor Area	3562 ft²
Existing Second Floor Area	1740 ft²
TOTAL AREA	5735 ft²

FIRE / LIFE SAFETY LEGEND

- FRR = 45 min
- FRR = 1 h
- 0.00m — EGRESS PATH WITH TRAVEL DISTANCE
- Exit — WALL MOUNTED EXIT SIGN w/ DOUBLE HEAD EMERGENCY LIGHT COMBO
- FIRE EXTINGUISHER SUPPLIED AND PLACED IN ACCORDANCE w/ PART 6 OF THE ONTARIOR FIRE CODE
- S/CO — SMOKE AND CARBON MONOXIDE DETECTOR c/w STROBE LIGHT
- PB — POWER DOOR PUSH BUTTON
- MAX. OCC. — SIGN STATING "MAX. OCCUPANCY LOAD IN THIS ROOM IS 149 PEOPLE" MOUNTED ON WALL IN A VISIBLE LOCATION BESIDE OR ABOVE DOOR

LINE TYPE LEGEND

- ITEMS OVERHEAD
- ITEMS BELOW
- ITEMS IN PLAN
- ITEMS IN SECTION

PHASE SPECIFIC LEGEND

- EXISTING ITEMS TO REMAIN - PLAN
- EXISTING ITEMS TO REMAIN - SECTION
- DEMOLITION ITEMS - PLAN
- DEMOLITION ITEMS - SECTION
- NEW ITEMS - PLAN
- NEW ITEMS - SECTION

ONTARIO ASSOCIATION OF ARCHITECTS
G. DUFF RYAN
LICENCE
4927

DIMENSIONS NOTES:

A. ALL DIMENSIONS TO EXISTING ITEMS ARE APPROXIMATE.
B. GRID LINES ARE LOCATED AT THE EXTERIOR FACE OF THE NEW EXTERIOR WALL STUD FRAMING AND THE EXTERIOR FINISH FACE OF EXISTING EXTERIOR WALLS.
C. WALL/PARTITION DIMENSIONS ARE MEASURED TO THE FACES OF NEW WALL FRAMING AND FINISH FACES OF EXISTING WALLS.
D. OPENING DIMENSIONS ARE MEASURED TO THE CENTER OF NEW WINDOW/DOOR.
E. DOOR ROUGH OPENINGS THAT ARE NOT DIMENSIONED SHALL BE LOCATED AT 4" FROM NEAREST FACE OF STUD FRAMING (or) SHALL BE CENTERED IN THE HALLWAY, CORRIDOR OR ROOM THAT IT SERVES.

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Plan Orientation: N

Rev.	Description	Date
1	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

Drawing Title: **LIFE SAFETY PLAN**

Project Title: HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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rivarc BCIN # 110013
Sean Rivard BCIN # 102394
SIGNATURE

Scale	As indicated
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR

Project No. 22013
Date 23.07.26
Drawing No. A2

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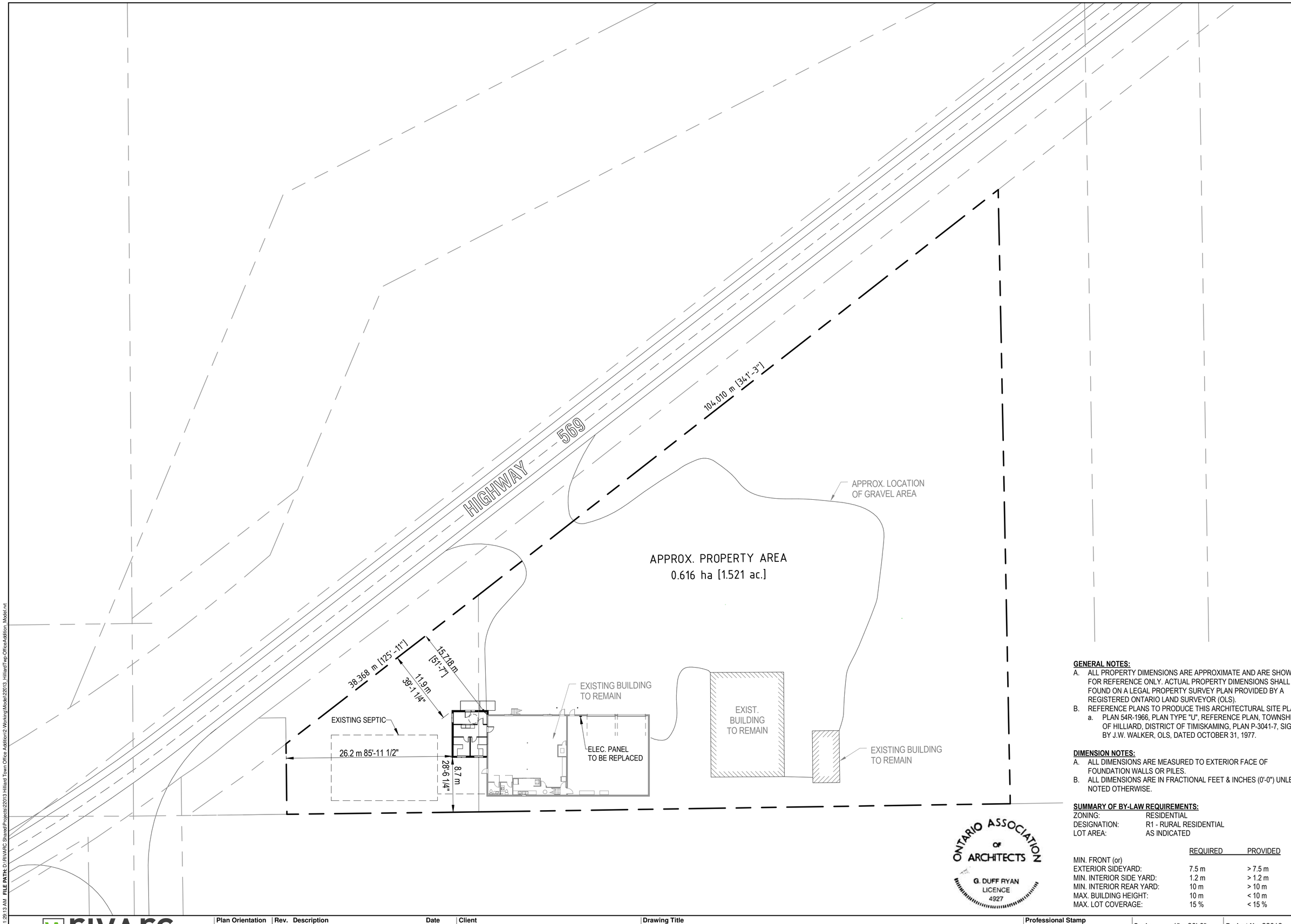

GENERAL NOTES:

A. ALL PROPERTY DIMENSIONS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY. ACTUAL PROPERTY DIMENSIONS SHALL BE FOUND ON A LEGAL PROPERTY SURVEY PLAN PROVIDED BY A REGISTERED ONTARIO LAND SURVEYOR (OLS).

B. REFERENCE PLANS TO PRODUCE THIS ARCHITECTURAL SITE PLAN:
   a. PLAN 54R-1966, PLAN TYPE "U", REFERENCE PLAN, TOWNSHIP OF HILLIARD, DISTRICT OF TIMISKAMING, PLAN P-3041-7, SIGNED BY J.W. WALKER, OLS, DATED OCTOBER 31, 1977.

DIMENSION NOTES:

A. ALL DIMENSIONS ARE MEASURED TO EXTERIOR FACE OF FOUNDATION WALLS OR PILES.

B. ALL DIMENSIONS ARE IN FRACTIONAL FEET & INCHES (0'-0") UNLESS NOTED OTHERWISE.

SUMMARY OF BY-LAW REQUIREMENTS:

ZONING:	RESIDENTIAL
DESIGNATION:	R1 - RURAL RESIDENTIAL
LOT AREA:	AS INDICATED

	REQUIRED	PROVIDED
MIN. FRONT (or) EXTERIOR SIDEYARD:	7.5 m	> 7.5 m
MIN. INTERIOR SIDE YARD:	1.2 m	> 1.2 m
MIN. INTERIOR REAR YARD:	10 m	> 10 m
MAX. BUILDING HEIGHT:	10 m	< 10 m
MAX. LOT COVERAGE:	15 %	< 15 %

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Plan Orientation

Rev.	Description	Date
1	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

Drawing Title: SITE PLAN

Project Title: HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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Scale	1" = 30'-0"
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR
Project No.	22013
Date	23.07.26
Drawing No.	A3

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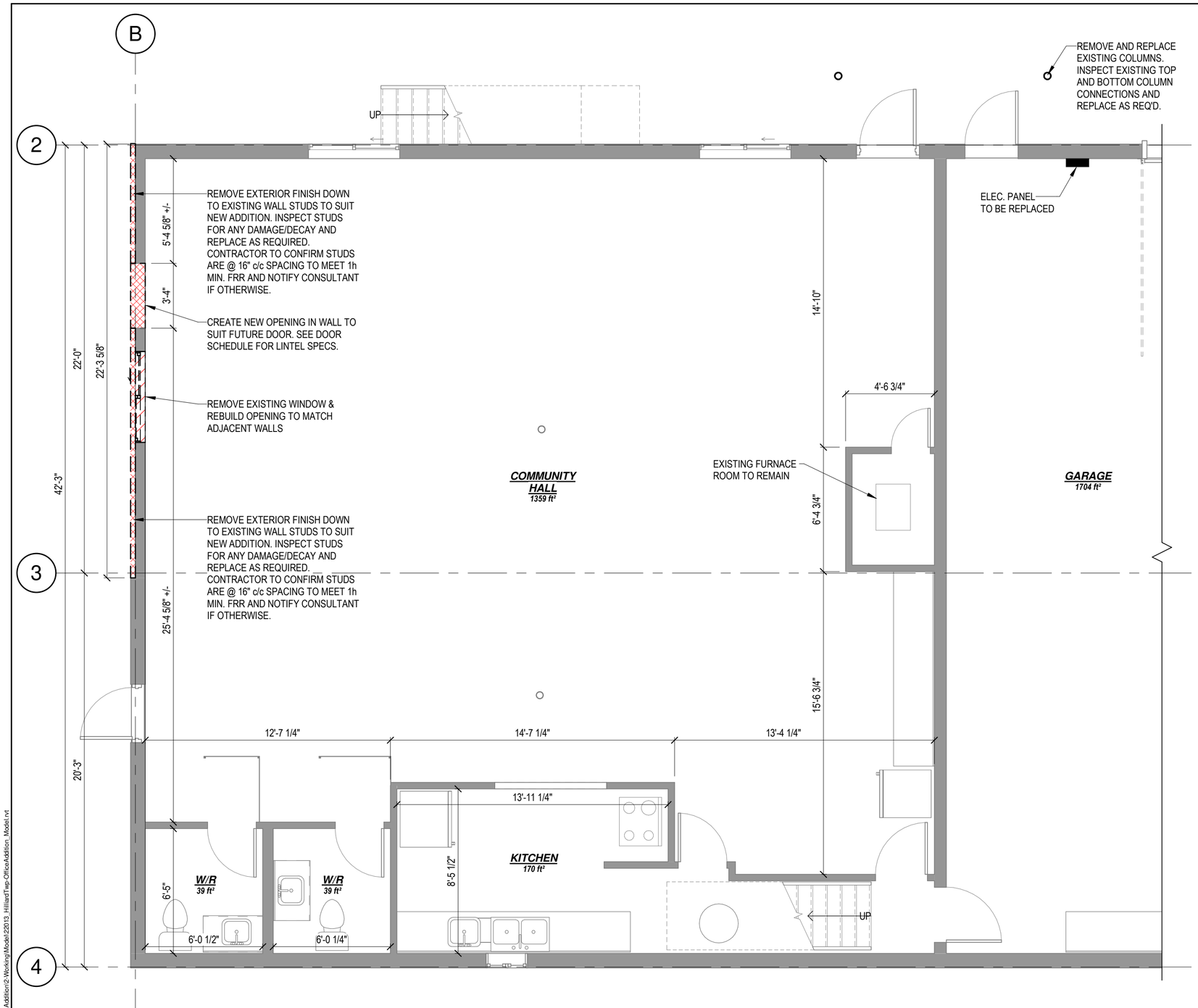
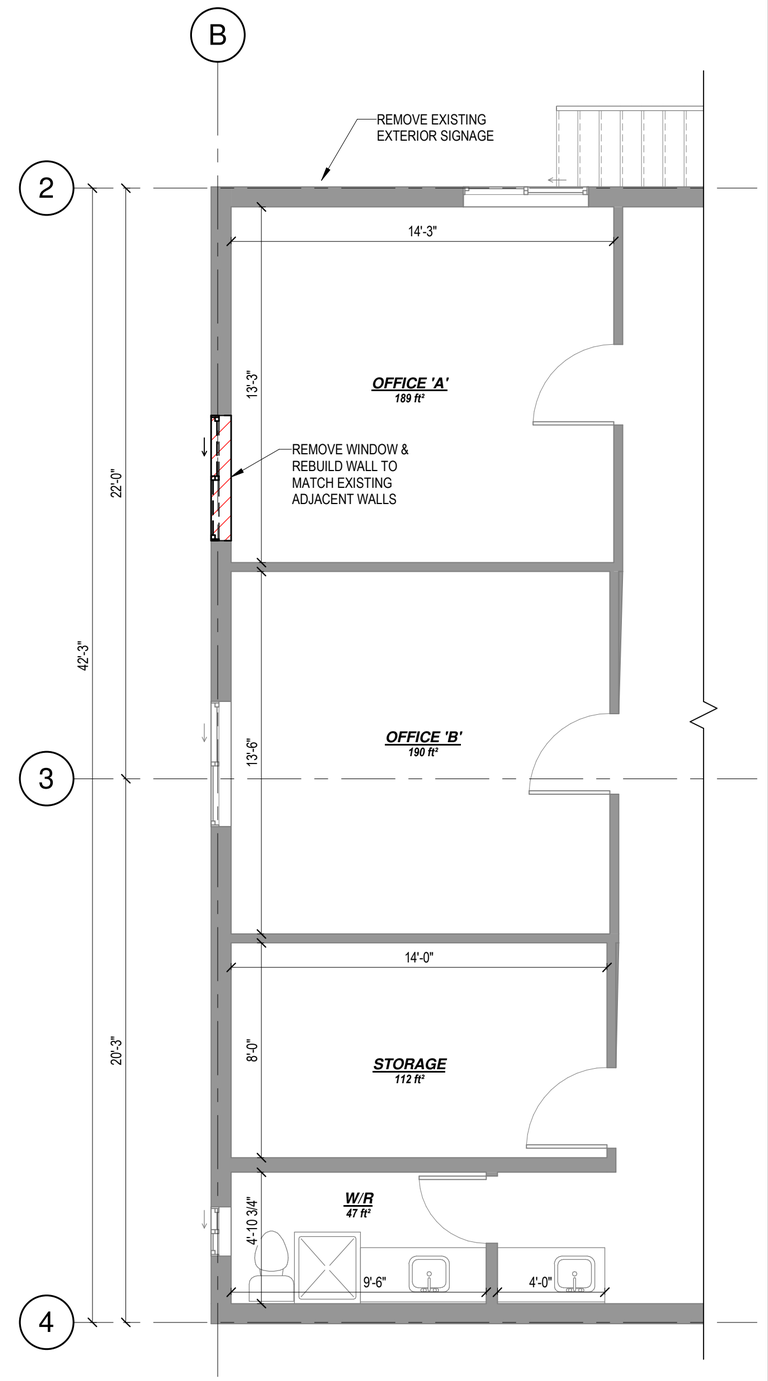


1 A4 GROUND FLOOR PLAN - DEMO

SCALE : 1/4" = 1'-0"



2 A4 SECOND FLOOR PLAN - DEMO

SCALE : 1/4" = 1'-0"

LINE TYPE LEGEND

- ITEMS OVERHEAD
- ITEMS BELOW
- ITEMS IN PLAN
- ITEMS IN SECTION

PHASE SPECIFIC LEGEND

- EXISTING ITEMS TO REMAIN - PLAN
- EXISTING ITEMS TO REMAIN - SECTION
- DEMOLITION ITEMS - PLAN
- DEMOLITION ITEMS - SECTION
- NEW ITEMS - PLAN
- NEW ITEMS - SECTION

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DIMENSIONS NOTES:

A. ALL DIMENSIONS TO EXISTING ITEMS ARE APPROXIMATE.
B. GRID LINES ARE LOCATED AT THE EXTERIOR FACE OF THE NEW EXTERIOR WALL STUD FRAMING AND THE EXTERIOR FINISH FACE OF EXISTING EXTERIOR WALLS.
C. WALL/PARTITION DIMENSIONS ARE MEASURED TO THE FACES OF NEW WALL FRAMING AND FINISH FACES OF EXISTING WALLS.
D. OPENING DIMENSIONS ARE MEASURED TO THE CENTER OF NEW WINDOW/DOOR.
E. DOOR ROUGH OPENINGS THAT ARE NOT DIMENSIONED SHALL BE LOCATED AT 4" FROM NEAREST FACE OF STUD FRAMING (or) SHALL BE CENTERED IN THE HALLWAY, CORRIDOR OR ROOM THAT IT SERVES.

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Plan Orientation

Rev.	Description	Date
1	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

Drawing Title
DEMOLITION FLOOR PLAN

Project Title
HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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rivarc	Sean Rivard
BCIN # 110013	BCIN # 102394

SIGNATURE

Scale	1/4" = 1'-0"
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR
Project No.	22013
Date	23.07.26
Drawing No.	A4

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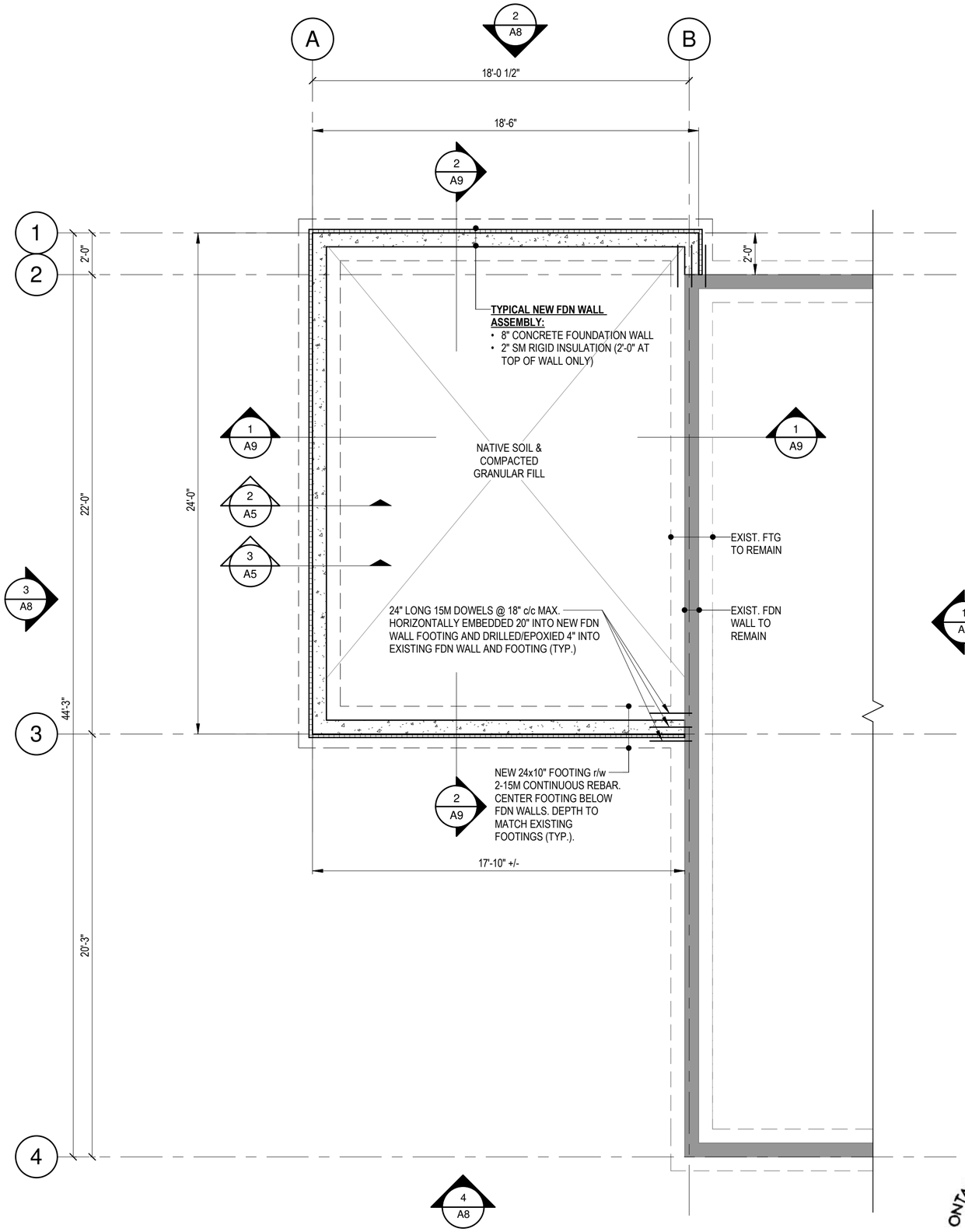


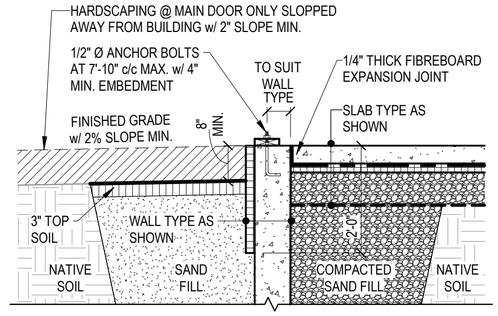
1 A5 FOUNDATION PLAN - NEW
SCALE : 1/4" = 1'-0"

LINE TYPE LEGEND

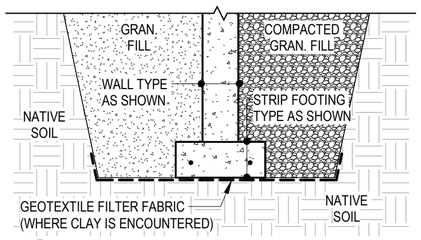
- ITEMS OVERHEAD
- ITEMS BELOW
- ITEMS IN PLAN
- ITEMS IN SECTION

PHASE SPECIFIC LEGEND

- EXISTING ITEMS TO REMAIN - PLAN
- EXISTING ITEMS TO REMAIN - SECTION
- DEMOLITION ITEMS - PLAN
- DEMOLITION ITEMS - SECTION
- NEW ITEMS - PLAN
- NEW ITEMS - SECTION



2 A5 TYPICAL FDN/SLAB DETAIL
SCALE : 1/2" = 1'-0"



3 A5 TYPICAL FOOTING DETAIL
SCALE : 1/2" = 1'-0"

DIMENSIONS NOTES:

A. ALL DIMENSIONS TO EXISTING ITEMS ARE APPROXIMATE.
B. GRID LINES ARE LOCATED AT THE EXTERIOR FACE OF THE NEW EXTERIOR WALL STUD FRAMING AND THE EXTERIOR FINISH FACE OF EXISTING EXTERIOR WALLS.
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Plan Orientation

Rev.	Description	Date
1	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

Drawing Title
ADDITION FOUNDATION PLAN

Project Title
HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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Scale	As indicated
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR
Project No.	22013
Date	23.07.26
Drawing No.	A5

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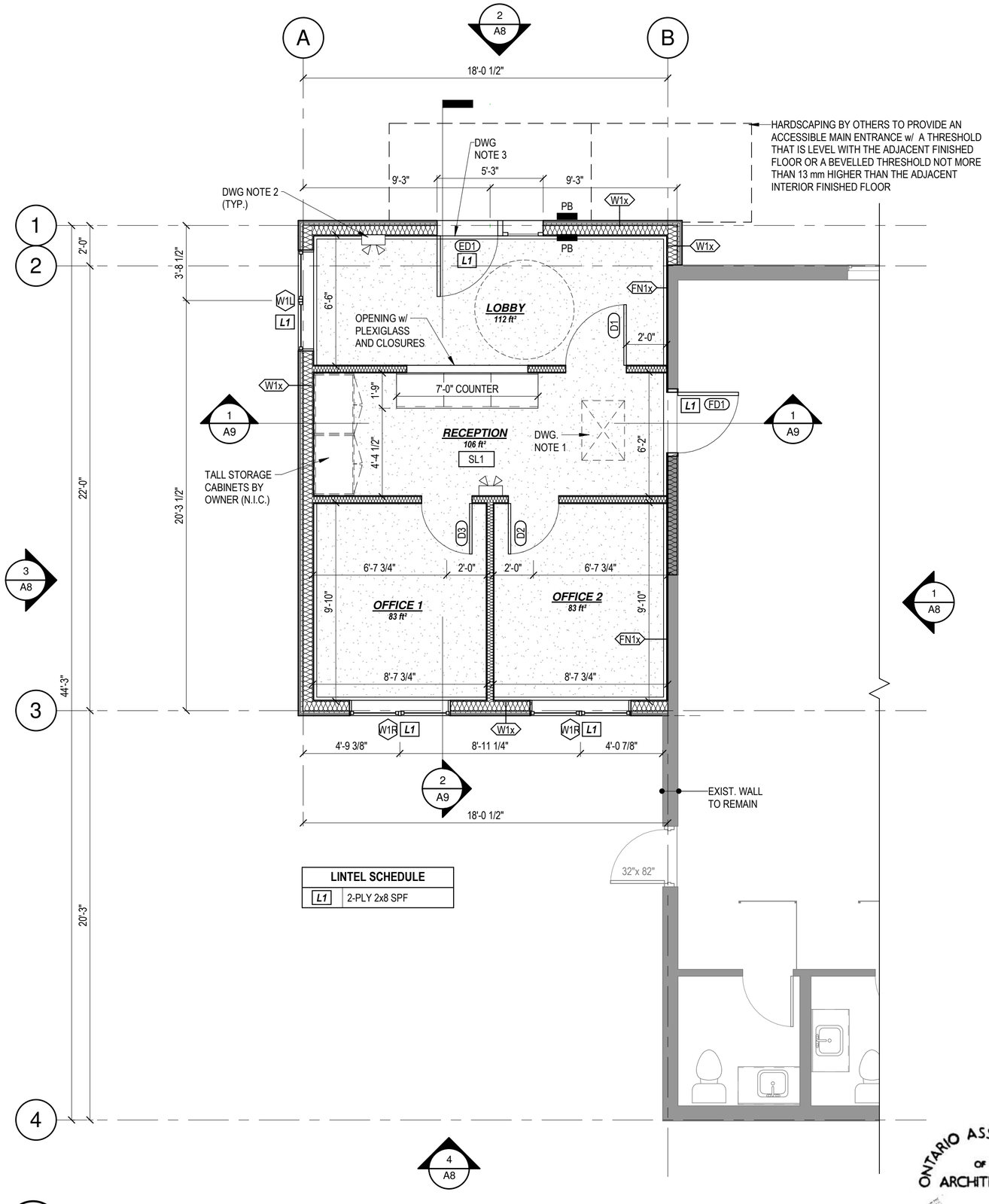

LINTEL SCHEDULE	
L1	2-PLY 2x8 SPF

LINE TYPE LEGEND

- ITEMS OVERHEAD
- ITEMS BELOW
- ITEMS IN PLAN
- ITEMS IN SECTION

PHASE SPECIFIC LEGEND

- EXISTING ITEMS TO REMAIN - PLAN
- EXISTING ITEMS TO REMAIN - SECTION
- DEMOLITION ITEMS - PLAN
- DEMOLITION ITEMS - SECTION
- NEW ITEMS - PLAN
- NEW ITEMS - SECTION

DIMENSIONS NOTES:

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B. GRID LINES ARE LOCATED AT THE EXTERIOR FACE OF THE NEW EXTERIOR WALL STUD FRAMING AND THE EXTERIOR FINISH FACE OF EXISTING EXTERIOR WALLS.
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E. DOOR ROUGH OPENINGS THAT ARE NOT DIMENSIONED SHALL BE LOCATED AT 4" FROM NEAREST FACE OF STUD FRAMING (or) SHALL BE CENTERED IN THE HALLWAY, CORRIDOR OR ROOM THAT IT SERVES.

DRAWING NOTES:

1. PROVIDE A 550x900 mm (MIN.) ACCESS HATCH TO ATTIC SPACE ABOVE AS PER OBC SECTION 3.6.4.4.
2. EMERGENCY LIGHTING AS PER OBC 3.2.7.3. (TYP.)
3. DOOR EQUIPPED w/ GRASPABLE LATCH-OPERATING MECHANISM OPERABLE USING A CLOSED FIST LOCATED @ 900 TO 1000 mm AFFL, LOCK SET CAPABLE OF BEING RELEASED FROM THE OUTSIDE, SELF-CLOSING DEVICE AND A POWER DOOR OPERATOR & PUSH BUTTON.
4. UNIVERSAL WASHROOM SHALL BE EQUIPPED w/ A POWER DOOR OPERATOR, AN EMERGENCY CALL FOR ASSISTANCE ALARM, GRAB BARS AND ALL OTHER OBC REQUIREMENTS IN SECTION 3.8.

1 / A6 — GROUND FLOOR PLAN - NEW ADDITION
SCALE : 1/4" = 1'-0"

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Plan Orientation

Rev.	Description	Date
1	Issued for Client Review	23.04.14
2	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

Drawing Title: **ADDITION FLOOR PLAN**

Project Title: HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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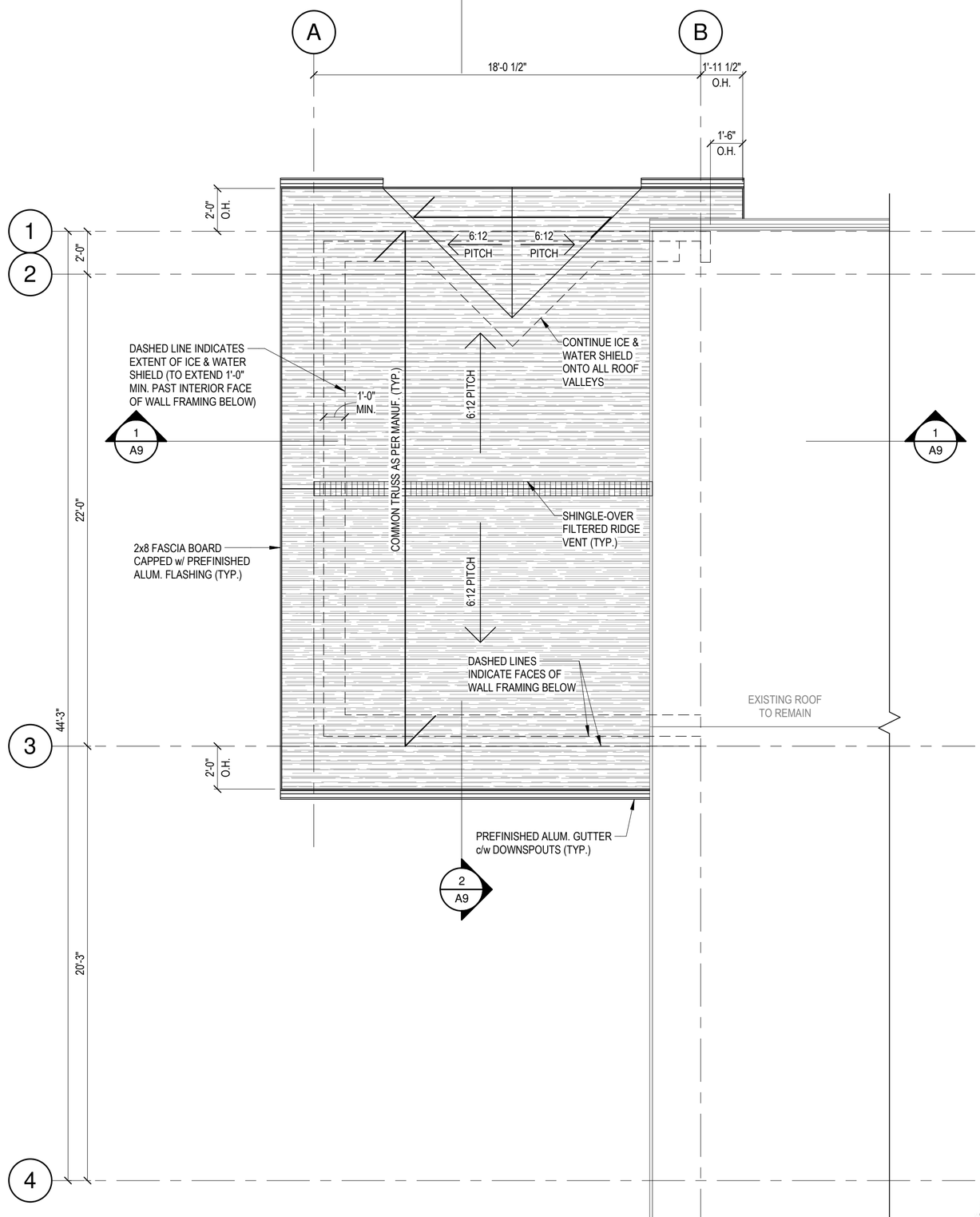
Scale	As indicated
Sheet Size	18 x 24"
Revision	2
Drawn By	SWR
Project No.	22013
Date	23.07.26
Drawing No.	A6

DATE STAMP: 2023-07-26 11:29:15 AM FILE PATH: D:\RIVARC Shared Projects\22013 Hilliard Town Office Addition\2-Working\Model\22013_HilliardTwp-OfficeAddition_Model.rvt



1 / A7 ROOF PLAN - NEW
SCALE : 1/4" = 1'-0"

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LICENCE
4927

DIMENSIONS NOTES:

A. ALL DIMENSIONS TO EXISTING ITEMS ARE APPROXIMATE.
B. GRID LINES ARE LOCATED AT THE EXTERIOR FACE OF THE NEW EXTERIOR WALL STUD FRAMING AND THE EXTERIOR FINISH FACE OF EXISTING EXTERIOR WALLS.
C. ROOF DIMENSIONS ARE MEASURED TO GRID LINES, FACES OF ROOF FRAMING AND FACES OF WALL FRAMING BELOW.
D. OVERHANG (O.H.) DIMENSIONS ARE MEASURED TO FACES OF ROOF FRAMING AND EXTERIOR FACE OF WALL FRAMING OR COLUMN BELOW.

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Plan Orientation

Rev.	Description	Date
1	Issued for Tender	23.07.26

Client Hilliard TOWNSHIP Since 1910

Drawing Title
ADDITION ROOF PLAN

Project Title
HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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Sean Rivard BCIN # 102394
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Scale	1/4" = 1'-0"
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR

Project No. 22013
Date 23.07.26
Drawing No. A7

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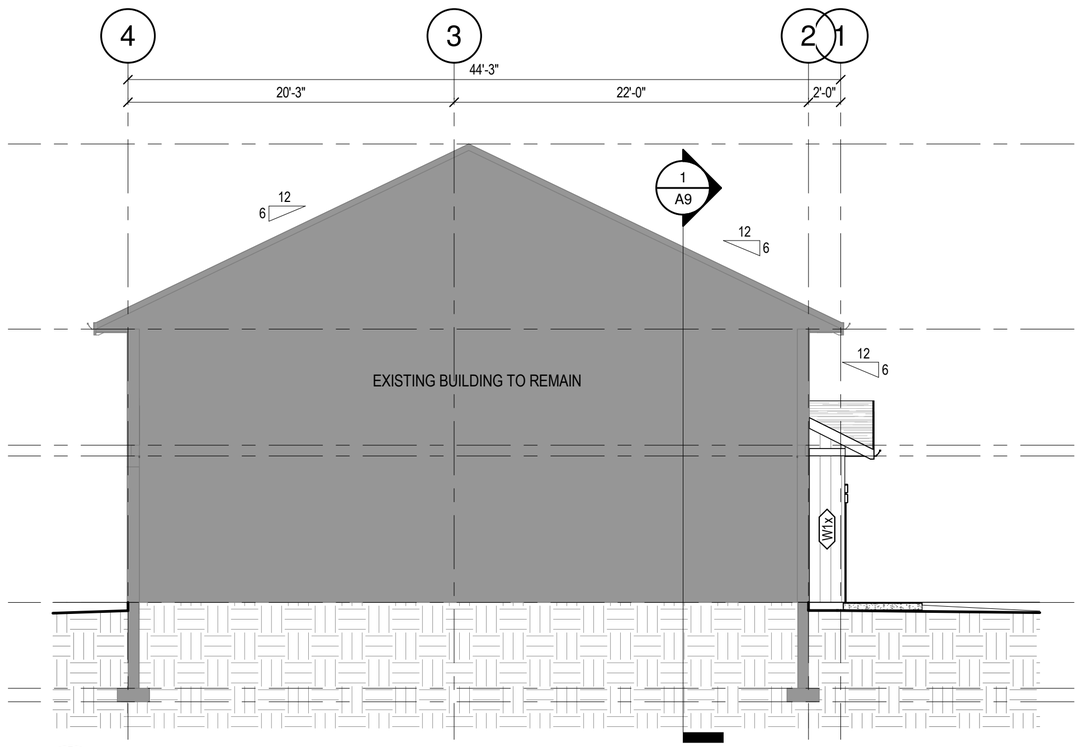
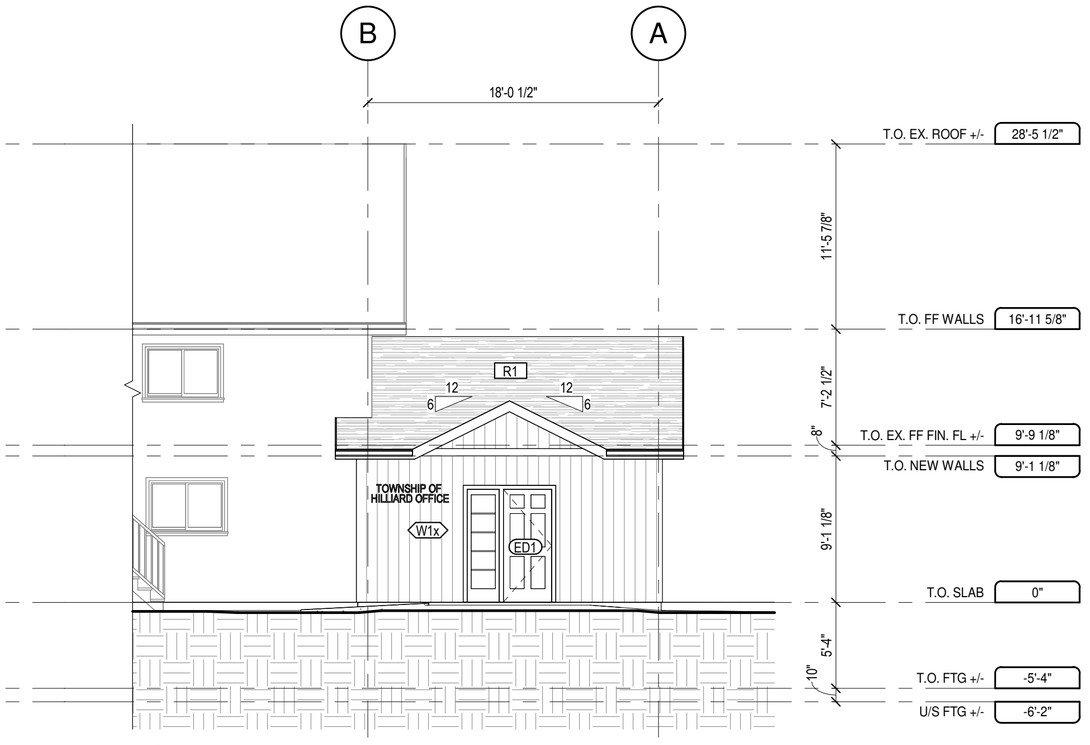
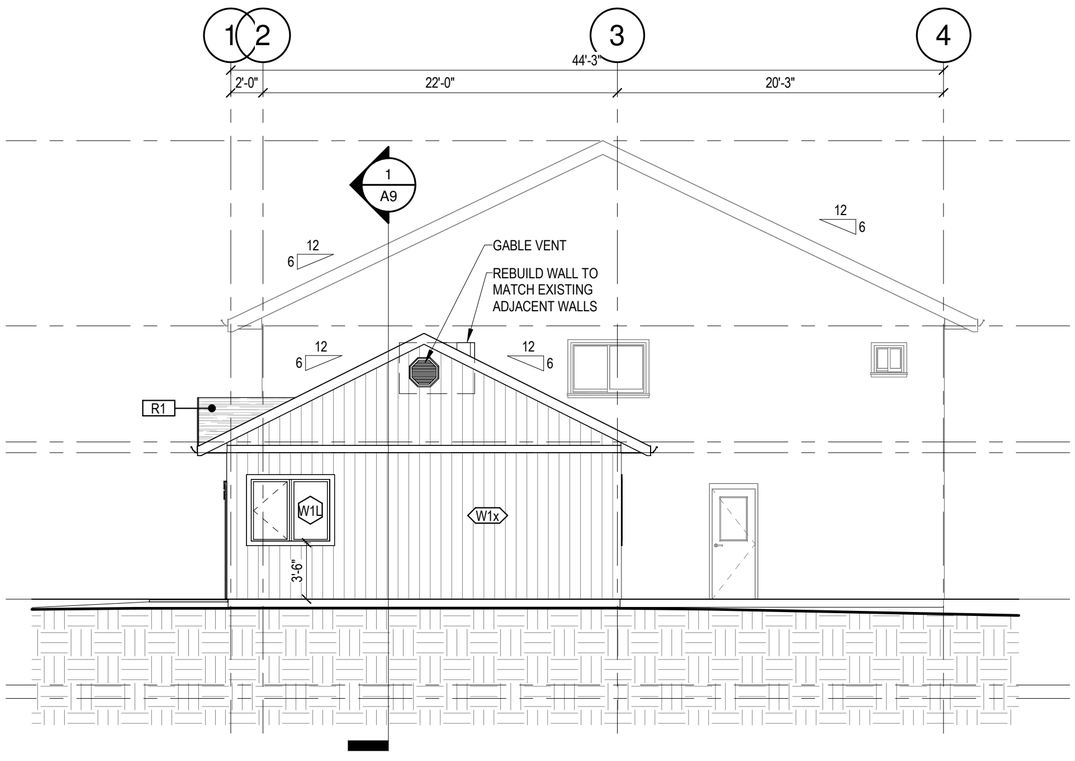


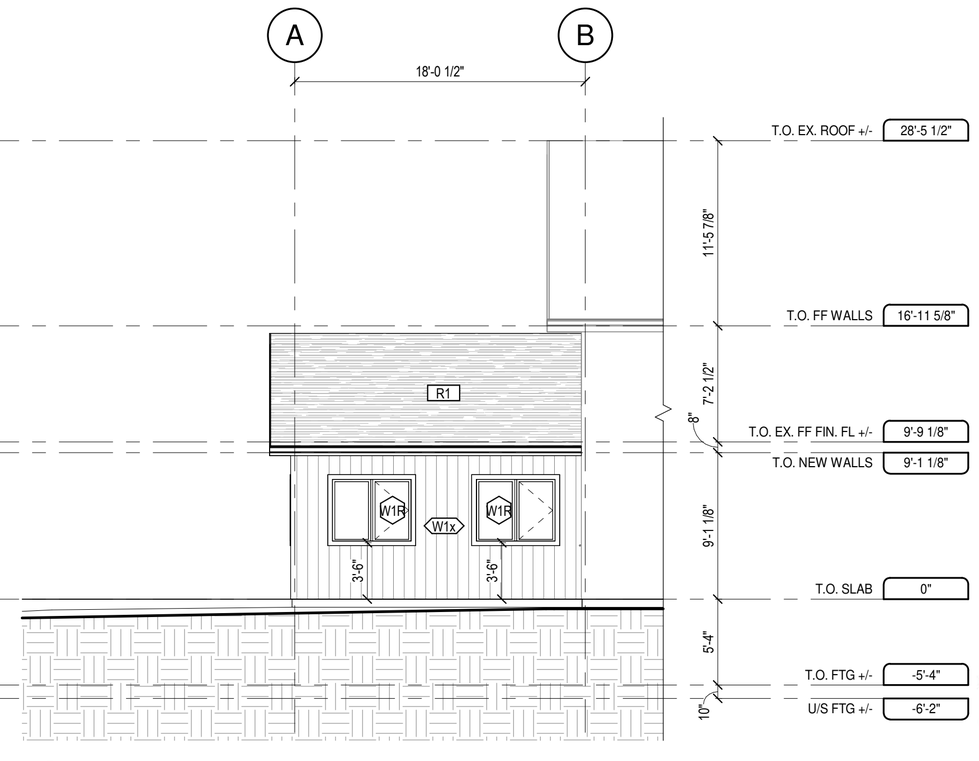
1 A8 SOUTH ELEVATION - NEW
SCALE : 1 : 80



2 A8 EAST ELEVATION - NEW
SCALE : 1 : 80



3 A8 NORTH ELEVATION - NEW
SCALE : 1 : 80



4 A8 WEST ELEVATION - NEW
SCALE : 1 : 80

DRAWING NOTES:

1. THE REQUIRED MIN. LIMITING DISTANCE HAS BEEN DOUBLED AS PER OBC 3.2.3.1.(8).

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Plan Orientation

Rev.	Description	Date
1	Issued for Client Review	23.04.14
2	Issued for Tender	23.07.26

Client
Hilliard TOWNSHIP Since 1910

Drawing Title
EXTERIOR ELEVATIONS

Project Title
HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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Sean Rivard BCIN # 102394
SIGNATURE

Scale	1 : 80
Sheet Size	18 x 24"
Revision	2
Drawn By	SWR

Project No. 22013
Date 23.07.26
Drawing No. A8

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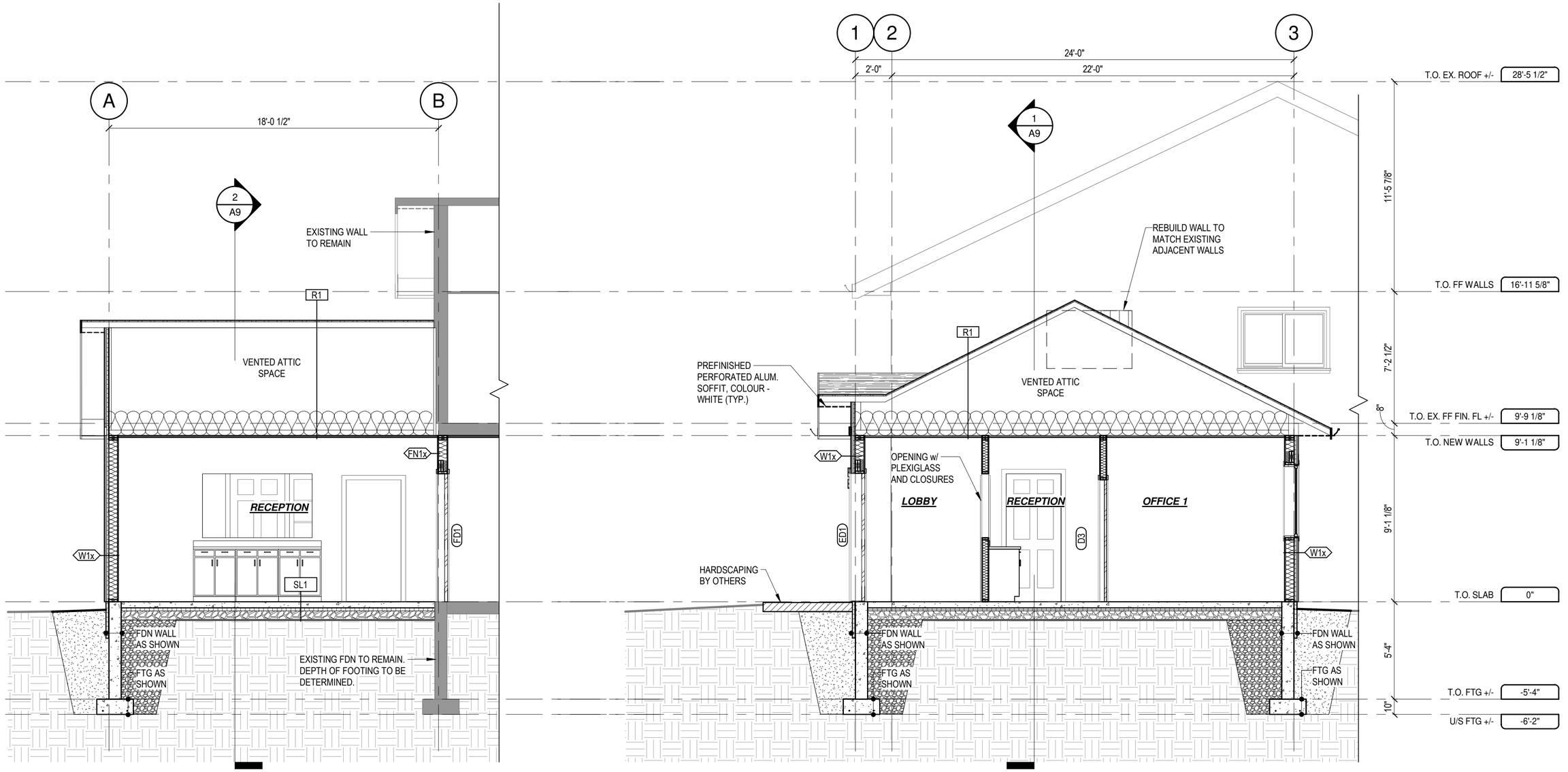

1 A9 NEW ADDITION SECTION 1

SCALE : 1/4" = 1'-0"

2 A9 NEW ADDITION SECTION 2

SCALE : 1/4" = 1'-0"

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Plan Orientation	Rev.	Description	Date
	1	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

Drawing Title
BUILDING SECTIONS & DETAILS

Project Title
HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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RIVARC	Sean Rivard
BCIN # 110013	BCIN # 102394

SIGNATURE

Scale	1/4" = 1'-0"
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR
Project No.	22013
Date	23.07.26
Drawing No.	A9

DOOR SCHEDULE

No.	ROOM	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	LINTEL SIZE	DOOR TYPE	DOOR STYLE	DOOR FINISH	FRR	GLAZING TYPE	REMARKS
D1	RECEPTION	36"	80"	N/A	WD-1	SWING	PAINT		N/A	LHR - EQUIPPED w/ LOCK SET, LEVER TYPE HANDLES
D2	OFFICE 2	30"	80"	N/A	WD-2	SWING	PAINT		N/A	RH
D3	OFFICE 1	30"	80"	N/A	WD-2	SWING	PAINT		N/A	LH
ED1	LOBBY	36"	84"	AS SHOWN	ACD-1	SWING w/ 24" SIDELIGHT	PRE-FINISHED ALUM.	30 min	CLEAR	RH - EQUIPPED w/ VISION LITE IN DOOR PANEL, SIDELIGHT, LOCK SET, (1) PANIC PUSH BAR, DOOR SILL, SELF-CLOSING DEVICE, DOOR STOP, WEATHER STRIPPING, THRESHOLD AND KICK PLATE, (1) ELEC. DOOR OPENING DEVICE. DOOR ROUGH OPENING TO SUIT 5/8" DRYWALL TYPE X TO BE INSTALLED ON THE THREE SIDES OF WOOD FRAMING TO ENSURE CONTINUITY OF FRR.
FD1	RECEPTION	36"	84"	AS SHOWN	ACD-2	SWING	PRE-FINISHED ALUM.	45 min	N/A	LH - EQUIPPED w/ LEVER TYPE HANDLES, SELF-CLOSING DEVICE AND SMOKE SEAL
TOTAL UNITS: 5										

DOOR SCHEDULE NOTES:
1. CONFIRM ALL ROUGH STUD OPENING (RSO) DIMENSIONS WITH DOOR MANUFACTURER'S RECOMMENDED SPECIFICATIONS PRIOR TO FRAMING. ADJUST AS PER CONTRACTOR'S PREFERENCE AS REQUIRED.

DOOR SCHEDULE LEGEND:
ACD = ALUMINUM CLAD DOOR
ACOD = ALUMINUM CLAD OVERHEAD DOOR
FRR = FIRE RESISTANCE RATING
GBG = GRILLES BETWEEN GLASS
LH = LEFT HAND
LHR = LEFT HAND REVERSED
OD = OVERHEAD DOOR
RH = RIGHT HAND
RHR = RIGHT HAND REVERSED
VCD = VINYL CLAD DOOR
WD = WOOD DOOR

WINDOW SCHEDULE

No.	TOTAL COUNT	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	LINTEL SIZE	TYPE DESCRIPTION	HANDING	FRAME MATERIAL	FRAME FINISH	GLAZING TYPE	REMARKS
W1L	1	60"	48"	AS SHOWN	DOUBLE CASEMENT c/w SCREEN(S)	FCL	INSULATED ALUM./VINYL HYBRID	PRE-FINISHED PAINT	CLEAR	DOUBLE PANE ARGON FILLED GLAZING
W1R	2	60"	48"	AS SHOWN	DOUBLE CASEMENT c/w SCREEN(S)	FCR	INSULATED ALUM./VINYL HYBRID	PRE-FINISHED PAINT	CLEAR	DOUBLE PANE ARGON FILLED GLAZING
TOTAL UNITS: 3										

WINDOW SCHEDULE NOTES:
1. SEE BUILDING ELEVATIONS FOR WINDOW SILL HEIGHTS. SILL HEIGHTS ARE MEASURED TO WINDOW FROM (NOT TO ROUGH OPENING).
2. CONFIRM ALL ROUGH STUD OPENING (RSO) DIMENSIONS WITH WINDOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS PRIOR TO FRAMING. ADJUST AS PER CONTRACTOR'S PREFERENCE AS REQUIRED.

WINDOW SCHEDULE LEGEND:
FCL = HINGES LOCATED ON LEFT SIDE OF FRAME
FCR = HINGES LOCATED ON RIGHT SIDE OF FRAME
GBG = GRILLES BETWEEN GLASS

ONTARIO ASSOCIATION OF ARCHITECTS
G. DUFF RYAN
LICENCE
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Plan Orientation

Rev.	Description	Date
1	Issued for Tender	23.07.26

Client: Hilliard TOWNSHIP Since 1910

Drawing Title: **WINDOW & DOOR SCHEDULES**

Project Title: HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1
951678 Hwy 569, Hilliardton, ON, P0J 1L0

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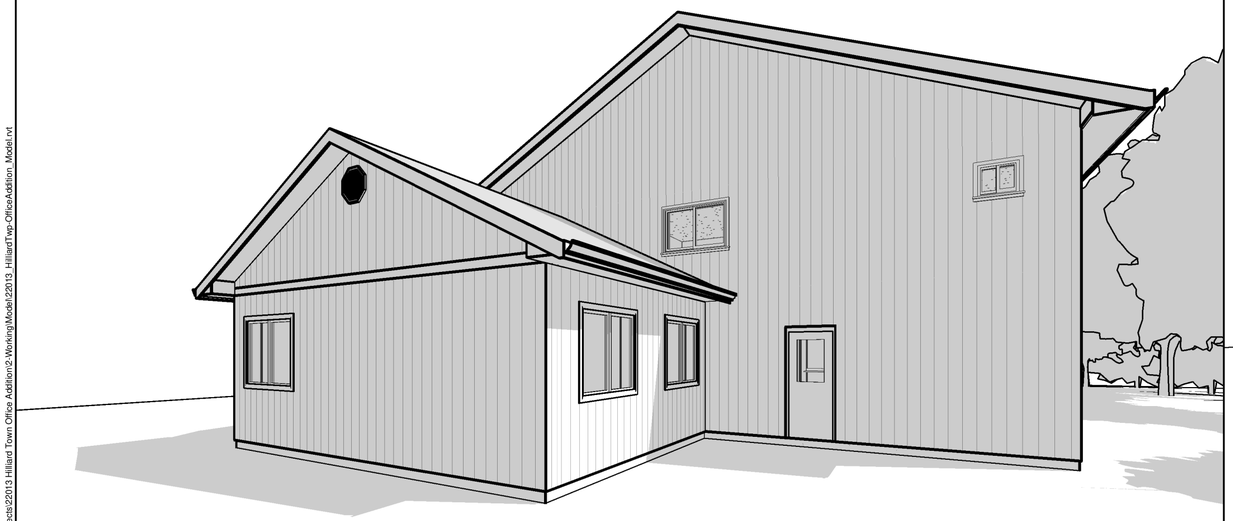
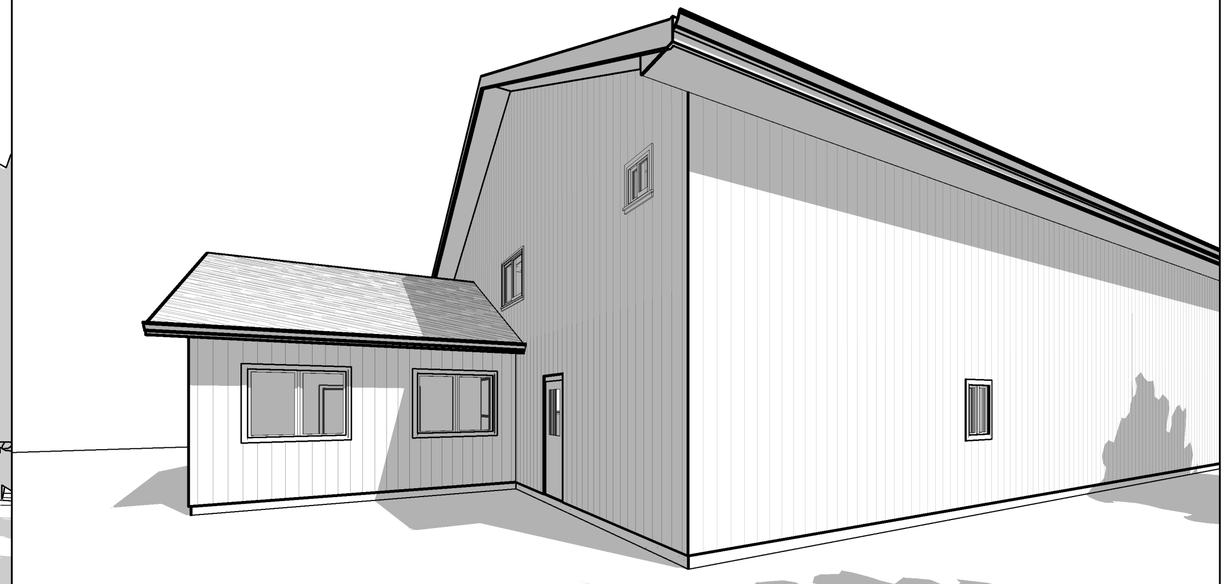
RIVARC BCIN # 110013 — Sean Rivard BCIN # 102394
SIGNATURE

Scale	
Sheet Size	18 x 24"
Revision	1
Drawn By	SWR
Project No.	22013
Date	23.07.26
Drawing No.	A10

DATE STAMP: 2023-07-26 11:29:17 AM FILE PATH: D:\RIVARC Shared\Projects\22013 Hilliard Town Office Addition\2-Working\Model\22013_HilliardTwp-OfficeAddition_Model.rvt





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Plan Orientation

Rev.	Description	Date
1	Issued for Client Review	23.04.14
2	Issued for Tender	23.07.26

Client

Hilliard TOWNSHIP Since 1910

Drawing Title

EXTERIOR VIEWS

Project Title

HILLIARD TOWNSHIP OFFICE ADDITION - PHASE 1

951678 Hwy 569, Hilliardton, ON, P0J 1L0

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RIVARC	Sean Rivard
BCIN # 110013	BCIN # 102394

SIGNATURE

Scale

Sheet Size 18 x 24"

Revision 2

Drawn By SWR

Project No. 22013

Date 23.07.26

Drawing No.

A11