

PART 11 - RENOVATION OF EXISTING BUILDING

OBC REFERENCE [1]

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| Name of Practice | Christopher Z. Tworowski Architect |
| Address 1 | 34 Bridge Street, Unit #3 |
| Address 2 | PO Box 541 |
| Contact | Christopher Tworowski |
| Name of Project | St. Albans Nursery Two Childcare |
| Location/Address | 567 Monaghan Road, Peterborough, Ontario |
| Date | 8-Jan-25 |

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| 11.00 BUILDING CODE VERSION | O.Reg. 332/12 | LAST AMENDMENT | O.Reg. 163/24 |
| 11.01 PROJECT TYPE | Addition & Renovation | | [A] 1.1.2. |
| 11.02 MAJOR OCCUPANCY CLASSIFICATION | OCCUPANCY | USE | 3.1.2.1.(1) |
| | A2 | Other assembly occupancies | Child Care Facility |
| 11.03 SUPERIMPOSED MAJOR OCCUPANCIES | NO | | 3.2.2.7. |
| 11.04 BUILDING AREA (m ²) | DESCRIPTION | EXISTING | NEW |
| | Existing Building | 224.40 | 21.10 |
| | TOTAL | 224.4 | 21.1 |
| 11.05 BUILDING HEIGHT | 1 | STOREYS ABOVE GRADE | 7.3 |
| | 1 | STOREYS BELOW GRADE | (m) ABOVE GRADE |
| 11.06 NUMBER OF STREETS/ FIRE FIGHTER ACCESS | 2 STREETS(S) | | 3.2.2.10. & 3.2.5. |
| 11.07 BUILDING SIZE | SMALL | | T.11.2.1.1.B.-N. |
| 11.08 EXISTING BUILDING CLASSIFICATION | CHANGE IN MAJOR OCCUPANCY | NO | 11.2.1.1. |
| | CONSTRUCTION INDEX | NOT APPLICABLE | T.11.2.1.1.A. |
| | HAZARD INDEX | NOT APPLICABLE | T.11.2.1.1.B.-N. |
| | IMPORTANCE CATEGORY | Normal | |
| 11.09 RENOVATION TYPE | EXTENSIVE RENOVATION | | 11.3.3.1. & 11.3.3.2. |
| 11.10 OCCUPANT LOAD | FLOOR LEVEL/AREA | OCCUPANCY TYPE | BASED ON |
| | Child Care Facility | Group A2 | Design of space |
| | TOTAL | | 63 |
| 11.11 PLUMBING FIXTURE REQUIREMENTS | RATIO: | 50/50 | 3.7.4. |
| | FLOOR LEVEL/AREA | OCCUPANT LOAD | OBC REFERENCE |
| | Child Care Facility | 49 | 3.7.4.3. |
| 11.12 BARRIER-FREE DESIGN | Yes | | 11.3.3.2.(2) |
| 11.13 REDUCTION IN PERFORMANCE LEVEL | STRUCTURAL | NO | 11.4.2.1. |
| | INCREASE IN OCCUPANT LOAD | NO | 11.4.2.2. |
| | CHANGE OF MAJOR OCCUPANCY | NO | 11.4.2.3. |
| | PLUMBING | NO | 11.4.2.4. |
| | SEWAGE SYSTEM | NO | 11.4.2.5. |
| 11.14 COMPENSATING CONSTRUCTION | STRUCTURAL | NO | 11.4.3.2. |
| | INCREASE IN OCCUPANT LOAD | NO | 11.4.3.3. |
| | CHANGE OF MAJOR OCCUPANCY | NO | 11.4.3.4. |
| | PLUMBING | NO | 11.4.3.5. |
| | SEWAGE SYSTEM | NO | 11.4.3.6. |
| 11.15 COMPLIANCE ALTERNATIVES PROPOSED | NO | | 11.5.1.1. |

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| 11.16 NOTES | 1. 49 children + 14 staff (maximum) + 1 kitchen staff = 64 |
| | 2. Childcare: 5 toilets requires, 5 toilets provided. Refer to "2. Washroom Facilities " on dw g A2. |
| | Staff: 1 fixture required, 3 fixtures provided. Refer to "2. Washroom Facilities dw g A2 |

PROJECT SCOPE, INTENT AND DESCRIPTION

- IT IS THE INTENT OF THIS CONTRACT TO RENOVATE THE EXISTING FLOOR AREA OF THE FORMER ST. ALBAN'S CHURCH FOR USE AS A DAY CARE FACILITY, INCLUDING AN INTERIOR RETROFIT AND THE CONSTRUCTION OF A NEW MAIN ENTRANCE ADDITION INCLUDING A BARRIER-FREE LIFT.

GENERAL NOTES

- CONTRACTOR TO SUPPLY ALL LABOUR AND MATERIALS REQUIRED TO COMPLETE THE INSTALLATION/CONSTRUCTION TO THE SATISFACTION OF THE OWNER OR ITS REPRESENTATIVE.
- DRAWINGS ARE DIAGRAMMATIC, SHOWING THE GENERAL INTENT OF WORK, AND DO NOT SHOW ALL DETAILS, OR REQUIRED MATERIALS OR FASTENINGS.
- MISCELLANEOUS ITEMS THAT ARE NOT SPECIFICALLY SHOWN ON THE DRAWINGS, BUT ARE REQUIRED FOR ACCEPTABLE INSTALLATION, OR BY THE OBC, FORM PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL INSPECT THE PREMISES TO SATISFY HIMSELF AS TO THE SCOPE OF THE WORK.
- THE CONTRACTOR SHALL REMOVE ALL GARBAGE AND LEAVE THE PREMISES CLEAN AND ORDERLY ON A DAILY BASIS.
- THE CONTRACTOR SHALL MEASURE ALL EXISTING CONDITIONS AND ADJUST THE GENERAL DIMENSIONS SHOWN ON THE DRAWINGS TO SUIT EXACT SITE CONDITIONS.
- ALL NEW WORK SHALL MEET OR EXCEED CURRENT O.B.C. and O.E.S.C. STANDARDS.
- ALL PERTINENT SAFETY REQUIREMENTS OF FEDERAL AND PROVINCIAL GOVERNMENTS SHALL APPLY.
- THE CONTRACTOR SHALL SUPPLY ADEQUATE SCAFFOLDING, SHORING, SAFETY EQUIPMENT, FENCING AROUND WORK AREAS, AND POST SIGNS INDICATING CONSTRUCTION WORK IN PROGRESS TO PREVENT INJURY TO EXISTING TENANTS.
- ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED BY THE ARCHITECT.

NOTES AND SPECIFICATIONS

ARCHITECTURAL

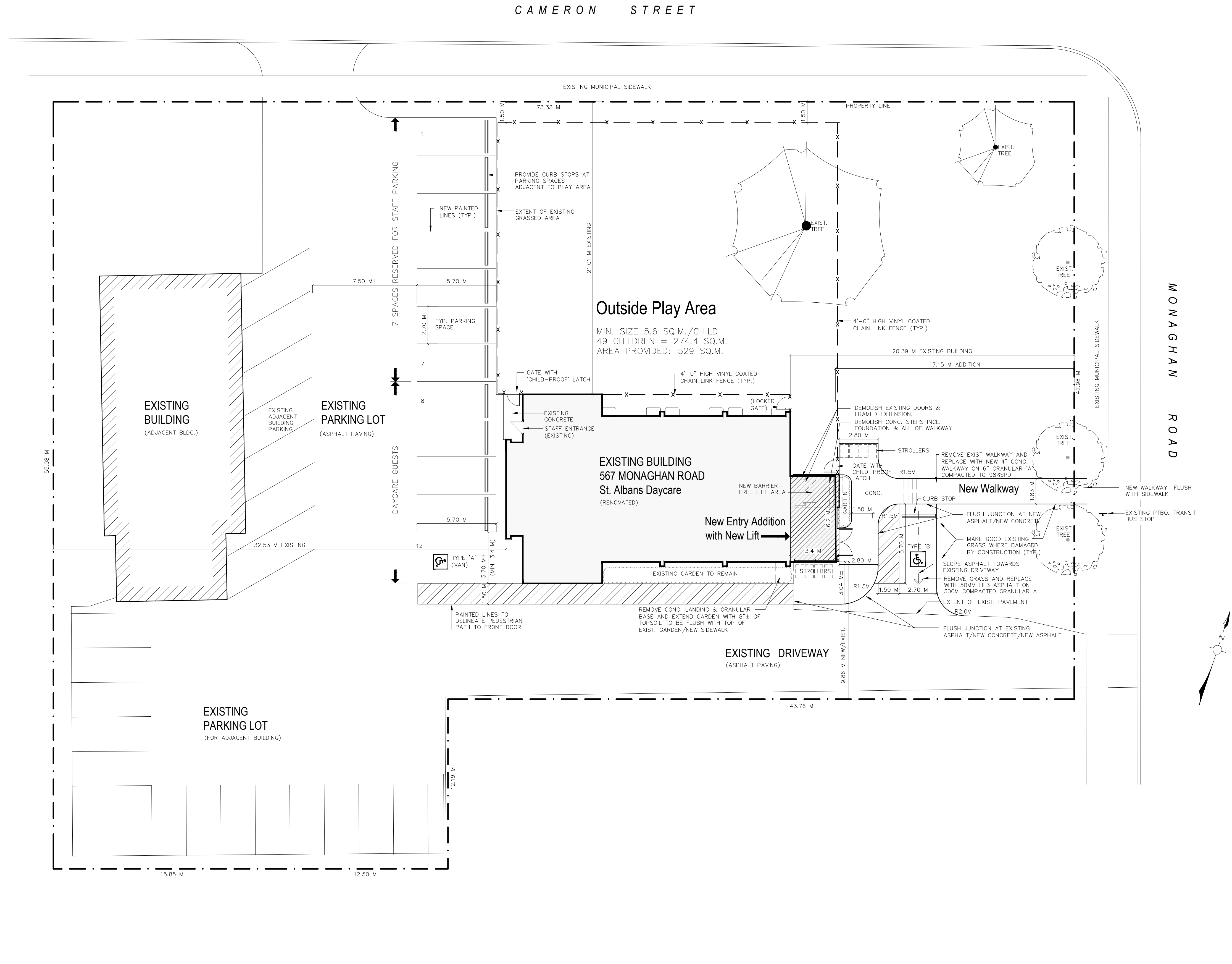
DEMOLITION

- REMOVE INTERIOR PARTITION WALLS AS DETAILED.
- REMOVE EXISTING PLUMBING FIXTURES AS DETAILED.
- REMOVE ANY EXISTING CARPET THROUGHOUT.
- CUT AND REMOVE EXISTING CONCRETE FLOOR SLAB AS REQUIRED TO INSTALL NEW PLUMBING.
- REMOVE ALL CABINETS, COUNTERS, HOOKS AND SHELVES.
- REMOVE EXISTING WINDOWS AS SPECIFIED.
- ENLARGE EXISTING WINDOW OPENINGS BY REMOVING EXISTING WOOD FRAMING AND A SECTION OF FOUNDATION AT EACH WINDOW, AS DETAILED.

NEW CONSTRUCTION

- REPAIR CONCRETE FLOOR SLAB AFTER INSTALLATION OF NEW PLUMBING.
- CONSTRUCT NEW PARTITION WALLS USING 3 5/8" STEEL STUDS AND BATT INSULATION. SEE LEGEND ON DRAWINGS.
- ALL NEW GWB WALL PANELS SHALL BE 5/8" GWB, UNLESS SPECIFIED OTHERWISE.
- PAINT ALL NEW AND EXISTING WALLS AND CEILINGS. SEE ROOM FINISH SCHEDULE.
- NEW GWB TO RECEIVE ONE COAT OF PRIMER-SEALER AND TWO COATS OF LATEX PAINT. FOR SURFACES BEING RE-PAINTED, APPLY ONE COAT OF SPOT PRIMER AND ONE FINISH COAT IF NEW COLOUR IS SIMILAR TO EXISTING, OTHERWISE TWO COATS.
- SUPPLY AND INSTALL NEW WINDOWS AS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL MEASURE THE EXISTING OPENINGS FOR THE REQUIRED SIZES. EACH WINDOW/WINDOW GROUP MUST HAVE THE MINIMUM GLAZED AREA INDICATED.
- PROVIDE PLASTIC LAMINATE COVERED PLYWOOD PANELS (3/4") FOR GATE AT CHILDRENS WASHROOMS. USE PIANO TYPE HINGES AND CHILD PROOF LATCHES.
- PROVIDE PLASTIC LAMINATE COVERED PLYWOOD PANELS FOR TOILET PARTITIONS. MOUNT 4" OFF THE FLOOR WITH SS FITTING ATTACHED TO FLOOR. PROVIDE HINGED ATTACHMENT WHERE INDICATED ON DWGS.
- PROVIDE PRE-MANUFACTURED CABINETS FOR THE CHANGE TABLES, STAFF COUNTERS, KITCHEN MILLWORK AND OTHER MISCELLANEOUS MILLWORK AS DETAILED ON DRAWINGS.
- PREPARE EXISTING CONCRETE FLOOR SLAB AND PROVIDE NEW LVT OR SHEET VINYL FLOORING AS PER ROOM FINISH SCHEDULE.
- MAKE GOOD ALL FINISHES IMPACTED BY CONSTRUCTION.

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| NEW No. | 1. | Jan. 8/25 | Issued For Building Permit |
| | 2. | Jan. 13/25 | Issued For Tender |
| <p>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT IN WRITING. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.</p> | | | |
| <p>CHRISTOPHER Z. TWOROWSKI ARCHITECT 34 BRIDGE STREET, UNIT 3 LAKEFIELD, ONT. K0L 2H0 705-652-1646</p> | | | |
| PROJECT TITLE | Saint Albans Nursery Two Childcare 567 MONAGHAN ROAD, PETERBOROUGH, ONTARIO | | |
| SHEET TITLE | OBC DATA MATRIX, NOTES | | |
| DATE ISSUED | JAN. 8/25 | | |
| DATE DRAWN | JAN. 8/25 | | |
| DRAWN BY | DRS | | |
| CHECKED BY | CZT/SS | | |
| SCALE | | | |
| PROJECT No. | 2418 | | |
| SHEET No. | A0 | | |



CAMERON STREET

MONAGHAN ROAD

| REV. No. | DATE | DESCRIPTION |
|----------|------------|----------------------------|
| 1. | Jan. 8/25 | Issued For Building Permit |
| 2. | Jan. 13/25 | Issued For Tender |

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY IN WRITING. THIS DRAWING SHALL NOT BE USED UNTIL SIGNED BY THE ARCHITECT.

CHRISTOPHER Z. TWORKOWSKI
 ARCHITECT
 34 BRIDGE STREET, UNIT 3
 LAKEFIELD, ONT. K0L 2H0 705-652-1646

PROJECT TITLE
Saint Albans Nursery Two Childcare
 567 MONAGHAN ROAD, PETERBOROUGH, ONTARIO
 SHEET TITLE
SITE PLAN

| | |
|-------------|-----------|
| DATE ISSUED | JAN. 8/25 |
| DATE DRAWN | JAN. 8/25 |
| DRAWN BY | DRS |
| CHECKED BY | CZT/SS |
| SCALE | 1:150 |

PROJECT No. **2418**

SHEET No. **A1**