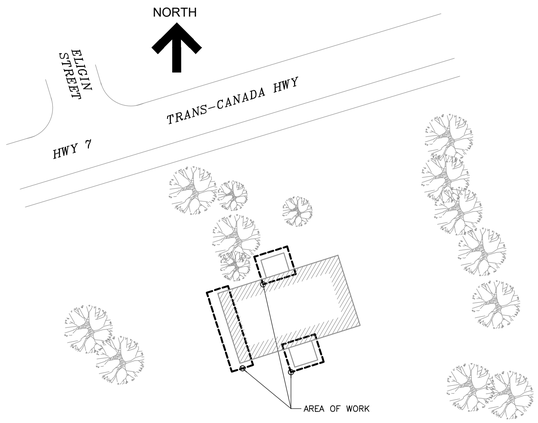


Oakwood Library

932 Highway 7, Oakwood, Ontario

MASONRY AND STAIR RESTORATION

rjc Creative Thinking Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca

TORONTO · KITCHENER · KINGSTON · OTTAWA · MONTREAL
VANCOUVER · VICTORIA · NANAIMO · KELOWNA · SURREY
CALGARY · EDMONTON · SASKATOON · LONDON · HALIFAX
PRINCE EDWARD ISLAND · LAS VEGAS

LIST OF DRAWINGS :

	COVER PAGE AND GENERAL NOTES
R1.1	KEY PLAN
R2.1	NORTH PART ELEVATION AND WEST ELEVATIONS
R2.2	SOUTH PART ELEVATION
R3.1	SECTIONS AND DETAILS
R3.2	DOOR SCHEDULE
S1.1	NORTH STAIR DEMOLITION / RESTORATION PLANS
S1.2	SOUTH STAIR DEMOLITION / RESTORATION PLANS
S2.1	SECTIONS AND DETAILS
S2.2	SECTIONS AND DETAILS

1.0 GENERAL NOTES :

(THESE NOTES APPLY TO ALL PHASES / ASPECTS OF THE PROJECT)

1. THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROXIMATE LAYOUT OF THE SITE IN THE AREA OF WORK.
2. THE CONTRACTOR MUST REVIEW AND CONFIRM THE EXTENT OF EXISTING SITE CONDITIONS THAT WILL AFFECT OR WILL REQUIRE ADJUSTMENT IN ORDER TO COMPLETE THE WORK AS SHOWN IN THE DOCUMENTS PRIOR TO BIDDING.
3. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY.
4. NO ORIGINAL CONSTRUCTION DRAWINGS ARE AVAILABLE FOR THIS BUILDING. THESE DRAWINGS ARE BASED ON LIMITED REVIEW UNDERTAKEN BY THE CONSULTANT AT THE TIME OF DESIGN. DO NOT SCALE FROM THESE DRAWINGS NOR RELY ON ANY DRAWINGS AS ACCURATELY REFLECTING THE AS-BUILT CONDITIONS.
5. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS.
6. HOARDING, DUST PROTECTION, SITE PROTECTION AND CONSTRUCTION SIGNAGE IS TO BE INSTALLED AROUND THE SITE AND AREAS OF WORK IN ACCORDANCE WITH SPECIFICATION SECTION 01 56 00, THESE NOTES AND THE DRAWINGS PRIOR TO COMMENCING THE WORK.
7. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING CONSTRUCTION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK.
8. THE USE OF THESE DRAWINGS IS LIMITED TO THE EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD.
9. ALL DIMENSIONS TAKEN FROM THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SUCH MEASUREMENTS AND REPORT TO THE ENGINEER IN WRITING ALL DISCREPANCIES BETWEEN THE MEASUREMENTS AT THE BUILDING AND THOSE SHOWN ON THE DRAWINGS PRIOR TO COMMENCING THE WORK.
10. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK THE DIMENSIONS BEFORE CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE SITE CONDITION TO THE CONSULTANT IMMEDIATELY.
11. SECTION MARK SHOWN THUS (1 / R3.1) DENOTES SECTION 1 ON DRAWING R3.1.
12. THE ENGINEERING FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE CONSTRUCTION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY, NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR'S BENEFIT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
13. THE CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE/REPAINT/REPLACE ALL EXISTING FINISHES, LANDSCAPING, ETC. DAMAGED AS A RESULT OF CONSTRUCTION OR REMOVED IN ORDER TO ALLOW CONSTRUCTION TO BE UNDERTAKEN.
14. PROVIDE SIGNAGE AS REQUIRED TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW THROUGH AND AROUND WORK AREAS IS MAINTAINED. ENSURE BUILDING AND SITE ENTRANCES HAVE PROPER SIGNAGE WHERE AFFECTED BY THE WORK. REFER TO SPECIFICATION SECTION 01 56 00 AND SIGNAGE NOTES. THE CONTRACTOR IS TO PROVIDE APPROPRIATE DIRECTIONAL ARROW WITH EACH SIGN, WHERE APPLICABLE.
15. APPROXIMATE LOCATIONS AND TYPES OF CONSTRUCTION SIGNAGE HAVE BEEN INDICATED, HOWEVER ADDITIONAL SIGNAGE MAY BE REQUIRED TO REDIRECT PEDESTRIAN AND TRAFFIC FLOW AROUND AREAS OF WORK. REFER TO SIGNAGE NOTES.
16. THE SITE AND BUILDING ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS OPERATION THE SITE AND BUILDING CLOSURE OF BUILDING ENTRANCES WILL BE PERMITTED TO FACILITATE THE WORK AS COORDINATED WITH THE OWNER AND ANY OTHER AUTHORITY HAVING JURISDICTION (I.E. FIRE DEPARTMENT, ETC.).
17. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH ONE ANOTHER.
18. CONTRACTOR IS REQUIRED TO PERFORM UTILITY LOCATES TO LOCATE ALL SERVICES PRIOR TO PERFORMING EXCAVATION AND REMOVALS. CARE IS TO BE TAKEN NOT TO DAMAGE SERVICES DURING DEMOLITION ACTIVITIES. COST OF REPAIRS TO BE PAID THROUGH CONTINGENCY ALLOWANCE PROVIDED THE DAMAGES ARE NOT A RESULT OF CONTRACTOR NEGLIGENCE, AS DETERMINED BY THE CONSULTANT.
19. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF CAN3-A23.1, A23.2, A23.3 AND DOCUMENTS REFERENCED THEREIN.
20. CONSTRUCTION LOADS MUST NOT EXCEED THE ORIGINAL DESIGN LOADS AND DESIGN LOADS MAY ONLY BE APPLIED AFTER CONCRETE REACHES ITS DESIGN STRENGTH.
21. ALL WORK IS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
22. DEFINITIONS:
    - .1 GENERAL CONTRACTOR: FOR PURPOSES OF THESE DRAWINGS, THE USE OF THE TERM 'CONTRACTOR' OR 'GENERAL CONTRACTOR' SHALL REFER TO THE PRIME PERSON OR COMPANY RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND THE COORDINATION OF TRADES AND SUBCONTRACTORS. THIS MAY BE THE GENERAL CONTRACTOR, OR CONSTRUCTION MANAGER.
    - .2 SPECIALTY STRUCTURAL ENGINEER: A STRUCTURAL ENGINEER RETAINED BY THE CONTRACTOR THAT IS REGISTERED AND LICENSED TO PRACTICE BY THE PROFESSIONAL ENGINEERING ASSOCIATION HAVING JURISDICTION IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT AND WHO IS RESPONSIBLE FOR THE DESIGN AND FIELD REVIEW OF:
        - STRUCTURAL ELEMENTS DESIGNED BY THE CONTRACTOR OR SUBCONTRACTORS, SUCH AS STRUCTURAL SHORING, FORMWORK, CONNECTIONS, ETC.
        - SECONDARY STRUCTURAL ELEMENTS AND NON-STRUCTURAL ELEMENTS, SUCH AS GUARDRAILS AND HANDRAILS. SEE ALSO "TEMPORARY WORKS" GENERAL NOTES.

2.0 GENERAL SCOPE OF WORK :

1. IN GENERAL, THIS CONSTRUCTION PROGRAM INCLUDES THE REPLACEMENT OF THE NORTH ENTRANCE STAIR, REPAIRS TO THE SOUTH ENTRANCE STAIR, AND LOCALIZED MASONRY WALL REPAIRS AT THE PUBLIC LIBRARY BUILDING KNOWN AS OAKWOOD PUBLIC LIBRARY LOCATED AT 932 TRANS-CANADA HIGHWAY IN OAKWOOD, ONTARIO.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOUR, MATERIAL, EQUIPMENT, SUPERVISION, AND SERVICES NECESSARY TO COMPLETE THE WORK OUTLINED IN THE CONTRACT DOCUMENTS TAKING INTO ACCOUNT ALL SITE CONDITIONS, NOISE RESTRICTIONS, WORK AREA RESTRICTIONS, PROTECTION REQUIREMENTS, ACCESS RESTRICTIONS, ETC. NO EXTRAS WILL BE ENTERTAINED FOR INCONVENIENCES AFTER THE AWARD OF THIS CONTRACT.
3. IN PARTICULAR, THE WORK INCLUDES BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
    - .1 THE INSTALLATION AND MAINTENANCE OF HOARDING, DUST PROTECTION, SITE PROTECTION, CONSTRUCTION SIGNAGE, ETC. AROUND EACH AREA OF WORK AS DESCRIBED IN SECTION 01 56 00.
    - .2 REMOVAL OF THE DETERIORATED BOTTOM COURSES OF THE EXISTING MASONRY BRICK WALL AT THE NORTH AND SOUTH ENTRANCE VESTIBULES AS SHOWN ON THE DRAWINGS. TEMPORARILY SUPPORT ABOVE-GRADE BRICK MASONRY AND REPLACE WITH NEW ARCHITECTURAL CONCRETE MASONRY UNITS.
    - .3 LOCALIZED MASONRY REPAIRS INCLUDING MORTAR JOINT REPOINTING, BRICK REPLACEMENT, STONE REPAIRS, AND MASONRY TIE INSTALLATION AS INDICATED ON THE DRAWINGS.
    - .4 BUILDING ENVELOPE SEALANT REPLACEMENT AT LOCATIONS SHOWN ON THE DRAWINGS.
    - .5 REMOVAL AND DISPOSAL OF THE EXISTING NORTH ENTRANCE STAIR STRUCTURE, INCLUDING GUARDRAILS, GRANULAR MATERIALS, FOUNDATION WALLS, FOOTING, ETC. AND CONSTRUCTION OF NEW REINFORCED CAST-IN-PLACE CONCRETE ENTRANCE STAIR STRUCTURE, COMPLETE WITH FABRICATION, SUPPLY AND INSTALLATION OF NEW GUARDRAILS AND HANDRAILS, FADS UPGRADES, ETC. AS SHOWN ON THE DRAWINGS.
    - .6 LOCALIZED CONCRETE REPAIRS AT SOUTH CONCRETE ENTRANCE STAIR AS INDICATED ON THE DRAWINGS.
    - .7 REMOVAL OF EXISTING HANDRAIL AND FABRICATION, SUPPLY, INSTALLATION, AND LOAD TESTING OF NEW GUARDRAILS AND HANDRAILS AT SOUTH ENTRANCE STAIRS, AS SHOWN ON THE DRAWINGS.
    - .8 INSTALLATION OF NEW HARD AND SOFT LANDSCAPING ELEMENTS (I.E. CONCRETE CURBS, SIDEWALKS/ SLABS-ON-GRADE, TOPSOIL AND SOD, ETC.) AROUND THE NEW STAIR STRUCTURES, AS SHOWN ON THE DRAWINGS.
    - .9 WHOLESALE PREPARATION AND REPAINTING OF EXISTING DOORS, WHERE SHOWN ON THE DRAWINGS (2 TOTAL).
    - .10 REPAIR OF ALL AREAS DAMAGED BY CONSTRUCTION ACTIVITY; SPECIFICALLY, THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE CONSULTANT INCLUDING REPAIR OF FINISHES, REPLACEMENT OF LANDSCAPING FEATURES, ETC., IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WHICH HAVE BEEN DAMAGED.
    - .12 FINAL CLEANING OF STRUCTURE, FIXTURES, WALLS, LANDSCAPING, WINDOWS, DOORS, ETC., AND THE DISPOSAL ALL WASTE PRODUCTS AND/ OR DEBRIS GENERATED BY THE CONSTRUCTION ACTIVITY AS WELL AS ANY MATERIAL PRESENT IN THE WORK AREA PRIOR TO THE COMMENCEMENT OF THE WORK. THE AREAS REQUIRING CLEANING SHALL CONSIST OF ALL AREAS AFFECTED BY THE WORK.

3.0 EXISTING CONDITIONS :

1. THE CONTRACT DOCUMENTS ARE BASED ON ASSUMED AS-BUILT DIMENSIONS FOR THE EXISTING SITE AND BUILDING AND ASSUMPTIONS IN ACCORDANCE WITH DETAILING AND PLACING PRACTICE. THESE ASSUMPTIONS MAY VARY FROM THE ACTUAL ON-SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY ACTUAL VARIATIONS FROM ASSUMED CONDITIONS.
2. MINOR MODIFICATIONS WILL BE REQUIRED TO THE WORK INDICATED ON THESE DRAWINGS TO REFLECT ACTUAL SITE CONDITIONS. THE CONTRACTOR WILL COOPERATE WITH THE CONSULTANT IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND WILL NOT RESULT IN A CHANGE IN THE CONTRACT PRICE.
3. ENSURE THAT ALL NECESSARY JOB DIMENSIONS ARE TAKEN AND ALL TRADES ARE COORDINATED FOR THE PROPER EXECUTION OF THE WORK. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF SUCH DIMENSIONS, AND FOR COORDINATION.
4. PRIOR TO CONSTRUCTION OF ANY NEW ELEMENTS, THE CONTRACTOR SHALL COMPLETE THIS SITE REVIEW OF CRITICAL "TIE-IN" DIMENSIONS AND CONFIRM ALL DIMENSIONS TO ENSURE PROPER FIT OF NEW WORK TO EXISTING. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO STARTING WORK.
5. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE EXISTING CONDITIONS AND MEANS THE DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND AREA ACCEPTABLE.
6. ANY OPENINGS THAT ARE NOT SHOWN OR INDICATED ON THE DRAWINGS SHALL BE REPORTED TO THE CONSULTANT FOR REVIEW. THESE OPENINGS MAY NOT BE ALLOWED, MAY HAVE TO BE MOVED, OR MAT REQUIRE ADDITIONAL STRUCTURAL WORK AND DETAILING. DO NOT PROCEED WITH THESE OPENINGS WITHOUT WRITTEN PERMISSION FROM RJC.
7. UNLESS NOTED OTHERWISE, AT ALL LOCATIONS WHERE NEW CONCRETE WILL BE IN CONTACT WITH EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACE IS TO BE ROUGHENED TO AN AMPLITUDE OF 6mm. REFER TO APPROPRIATE DETAILS AND SPECIFICATION SECTIONS.
8. CONTRACTOR TO ENSURE THAT UNDERGROUND, EMBEDDED, OR BURIED SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING, OR OTHER CONSTRUCTION ACTIVITIES. CONTRACTOR TO PERFORM UTILITY LOCATES PRIOR TO COMMENCING DEMOLITION.
9. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY MODIFICATIONS TO, AND REINSTATEMENT AND/OR REPLACEMENT OF, EXISTING ARCHITECTURAL FINISHES, ELECTRICAL AND MECHANICAL SERVICES, DRAINAGE PIPING, ETC. AS REQUIRED TO PERFORM THE WORK. REINSTATED AND/OR REPLACED ELEMENTS ARE TO MATCH PRE-EXISTING CONDITIONS.
10. FASTENING TO EXISTING MATERIALS:

    UNLESS NOTED OTHERWISE, THE FOLLOWING REQUIREMENTS APPLY TO ALL CONNECTIONS BETWEEN EXISTING AND NEW MATERIALS:

    A. USE ONLY SPECIFIED PRODUCTS.

    B. ON SITE TRAINING – THE CONTRACTOR SHALL RETAIN A MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON-SITE ANCHOR INSTALLATION TRAINING FOR ALL PROPRIETARY PRODUCTS SPECIFIED. THE CONTRACTORS PERSONNEL MUST BE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHOR.

    C. THE CONTRACTOR IS TO RETAIN A THIRD PARTY MATERIALS TESTING AGENCY EXPERIENCED WITH THE INSTALLATION OF ANCHORS TO PROVIDE AN ON-GOING SERVICE OF ON-SITE QUALITY CONTROL REVIEWS TO ENSURE THAT ANCHORS ARE BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. QUALITY ASSURANCE REPORTS FROM THE TESTING AGENCY ARE TO BE SUBMITTED TO RJC AFTER EACH SITE VISIT. AT THE END OF THE PROJECT, THE TESTING AGENCY IS TO PROVIDE A LETTER SIGNED BY A REGISTERED ENGINEER STATING THAT THE GENERAL INSTALLATION OF ANCHORS FOR THE PROJECT IS IN ACCORDANCE WITH THE RECOMMENDED INSTALLATION PRACTICE AS SPECIFIED BY THE MANUFACTURER.

    D. A REPRESENTATIVE SAMPLE OF ANCHORS IS TO BE TESTED FOR EACH TYPE OF ANCHOR SPECIFIED. TESTING SHALL BE CARRIED OUT BY A TESTING AGENCY APPOINTED AND PAID FOR THE CONTRACTOR USING THE MATERIAL TESTING ALLOWANCE. ANCHORS WHICH FAIL THE LOAD TEST SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S COST. IF THE FAILURE RATE EXCEEDS 1 IN 10 FOR A TYPE OF ANCHOR, ALL ANCHORS ARE TO BE TESTED.

    E. ALL DOWELS TO EXISTING CONCRETE STRUCTURE ARE TO BE INSTALLED WITH HILITI HIT HY 200 ADHESIVE, USING STANDARD EMBEDMENT U.N.O.

4.0 HOARDING NOTES :

1. THE CONTRACTOR IS TO INSTALL AND MAINTAIN HOARDING AND DUST PROTECTION AROUND THE WORK AREAS AS OUTLINED IN SPECIFICATION SECTION 01 56 00.
2. POSITION AND ADJUST HOARDING TO MAINTAIN VEHICLE AND PEDESTRIAN TRAFFIC FLOW AND MINIMIZE SITE RESTRICTIONS, ESPECIALLY AT PUBLIC THOROUGHFARES.
3. WHERE NECESSARY, PROVIDE FLAGGERS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN TRAFFIC FLOW AROUND WORK AREAS. COST FOR THE USE OF FLAGGERS AND OTHER TRAFFIC CONTROL MEANS AND METHODS IS INCLUDED IN THE CONTRACT PRICE.
4. ALL HOARDING IS TO BE LOCKED AND SECURE WHEN SITE IS NOT IN USE. CONTRACTOR TO PROVIDE KEYS TO OWNER FOR EMERGENCY ACCESS TO THE HOARDED AREAS.
5. THE CONTRACTOR IS TO PROVIDE HOARDING, BARRICADES, AND CONSTRUCTION SIGNAGE ON THE INTERIOR SIDE OF EACH ENTRANCE / EXIT DOOR CLOSED FOR CONSTRUCTION TO KEEP THE PUBLIC AND BUILDING PATRONS FROM USING THOSE ENTRANCE / EXIT DOORS DURING THE REPAIR WORK. WORK INCLUDES PHYSICAL BARRIERS TO KEEP DOORS SHUT DURING THE WORK.

5.0 PHASING NOTES :

1. IN GENERAL, THE WORK IS TO BE PERFORMED IN TWO (2) MAJOR PHASES --ONE ENTRANCE AT A TIME-- TO MAINTAIN ACCESS TO/ EGRESS FROM THE BUILDING FOR STAFF, PUBLIC, AND EMERGENCY PURPOSES.
2. MAINTAIN THE PHASING REQUIREMENTS SHOWN ON THE DRAWINGS AND AS OUTLINED IN SPECIFICATION SECTIONS 01 11 00 AND 01 11 01. THE CONTRACTOR'S WORK AREAS ARE TO BE FULLY ENCLOSED. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE DOOR AND WORK AREA CLOSURES WITH THE OWNER'S REPRESENTATIVE AND AUTHORITIES HAVING JURISDICTION AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURES.
3. THE CONTRACTOR IS TO ENSURE ACCESS TO WORK AREAS IS RESTRICTED TO THE CONTRACTOR'S STAFF, THE CONSULTANT AND THE OWNER.
4. TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW IS MAINTAINED, REFER TO SPECIFICATION SECTION 01 56 00 AND SIGNAGE NOTES FOR CONSTRUCTION SIGNAGE REQUIREMENTS.

6.0 TEMPORARY WORK :

1. THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORK REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORK.
2. IN THE EXECUTION OF THE TEMPORARY WORK AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORK PLUMB, ALIGNED AND FREE FROM EXCESSIVE DEFLECTION.
3. ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER.
4. COSTS OF ALL TEMPORARY WORK IS TO BE INCLUDED IN THE CONTRACT PRICE.
5. SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORK FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

7.0 SITE REVIEW RESPONSIBILITY :

READ JONES CHRISTOFFERSEN LIMITED ("RJC") WILL PROVIDE GENERAL REVIEW OF CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO BY MEANS OF A RATIONAL SAMPLING PROCEDURE TO DETERMINE WHETHER THE CONSTRUCTION OF THAT WORK SHOWN ON RJC'S DRAWINGS IS IN GENERAL CONFORMANCE WITH THE PLANS, SKETCHES, DRAWINGS, AND SPECIFICATIONS FORMING PART OF THE CONTRACT DOCUMENTS PREPARED BY RJC. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8.0 SHOP DRAWING REVIEW RESPONSIBILITY :

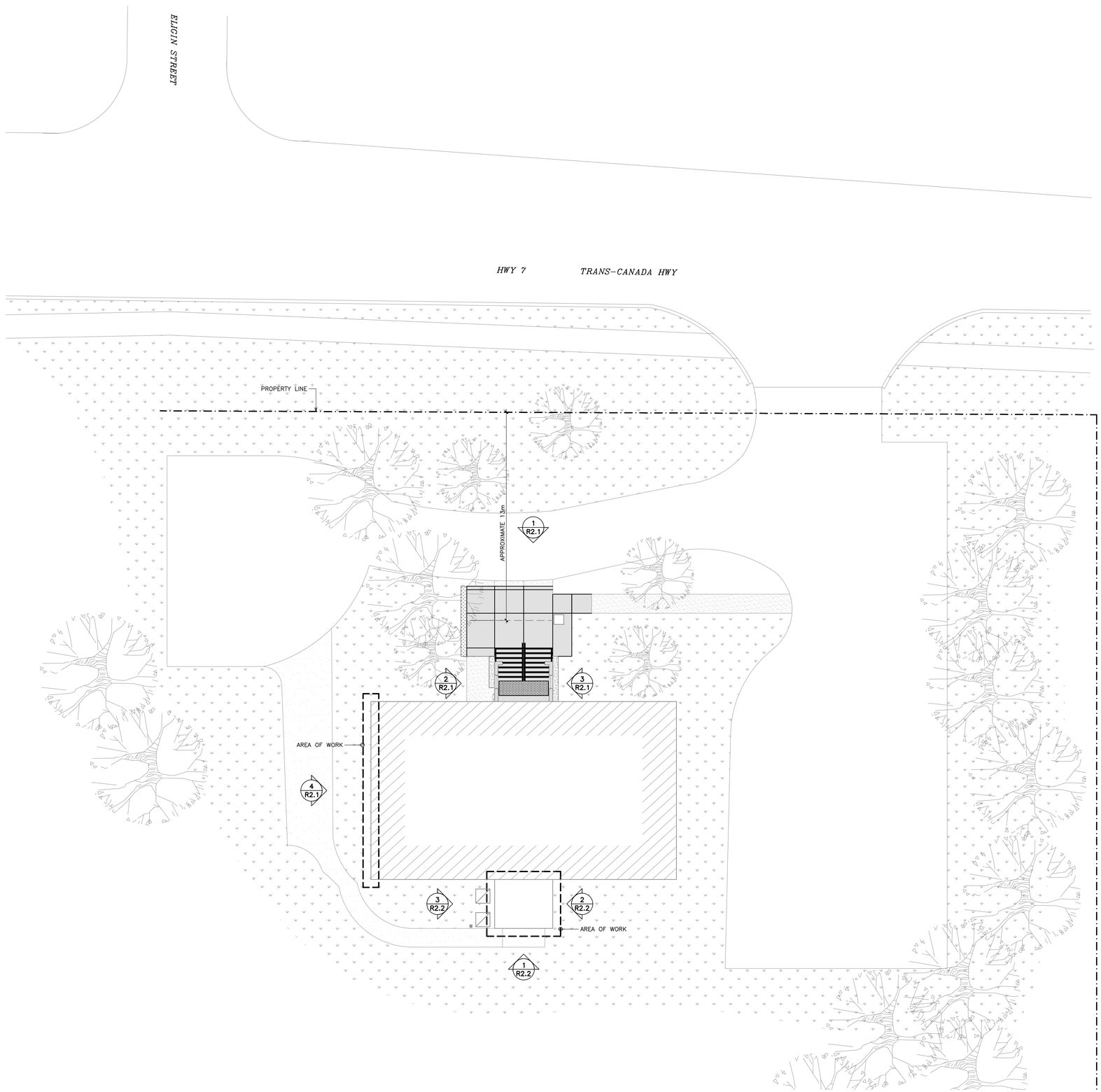
AS PART OF THEIR FIELD SERVICES, RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO THE WORK SHOWN ON RJC'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS. REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES OF CONSTRUCTION AND INSTALLATION, AND FOR COORDINATION OF THE WORK OF ALL SUB-TRADES.

9.0 SIGNAGE NOTES :

1. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE NECESSARY TO PROTECT THE PUBLIC FROM THE CONSTRUCTION, CONTROL TRAFFIC FLOW THROUGH THE SITE AND AROUND THE WORK AREA, AND TO INFORM THE PUBLIC AND BUILDING PATRONS THAT CONSTRUCTION ACTIVITY IS IN PROGRESS.
2. ADDITIONAL SIGNS MAY BE REQUIRED AT THE DISCRETION OF THE OWNER OR THE CONSULTANT AS CONSTRUCTION PROGRESSES TO ENSURE VEHICLE AND PEDESTRIAN TRAFFIC FLOW IS MAINTAINED. NO EXTRAS WILL BE ENTERTAINED FOR SIGNAGE REQUIREMENTS AFTER TENDER CLOSES.
3. SIGNAGE WILL BE REQUIRED AT ALL ENTRANCES TO THE BUILDING, THIS SIGNAGE SHALL CONSIST OF THE STANDARD "DANGER – WORK IN PROGRESS" SIGN WITH AN ADDITIONAL SIGN (SPECIAL ORDER) INDICATING THAT THE "SITE IS TEMPORARILY UNDER CONSTRUCTION" AND "SORRY FOR THE INCONVENIENCE".
4. SIGNAGE IS REQUIRED AT BUILDING ENTRANCES THAT WILL BE CLOSED DUE TO CONSTRUCTION. SIGNS ARE TO INDICATE THAT "THIS ENTRANCE/EXIT IS CLOSED DUE TO CONSTRUCTION".
5. THE TYPE OF SITE SPECIFIC CONSTRUCTION SIGNAGE INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
    - .1 "SITE TEMPORARILY UNDER CONSTRUCTION – SORRY FOR THE INCONVENIENCE"
    - .2 "THIS ENTRANCE/ EXIT IS CLOSED DUE TO CONSTRUCTION – PLEASE USE OTHER ENTRANCE/EXIT" (WITH DIRECTIONAL ARROW)"
    - .3 "BUILDING ENTRANCE" (WITH DIRECTIONAL ARROW)
    - .4 "DO NOT ENTER – OPEN EXCAVATION"
    - .5 "BUILDING EXIT" (WITH DIRECTIONAL ARROW)
6. LOCATIONS OF SITE SPECIFIC CONSTRUCTION SIGNAGE SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE CONSULTANT DURING CONSTRUCTION.

ISSUED FOR TENDER - September 4, 2025
ISSUED FOR PERMIT - June 4, 2025
ISSUED FOR TENDER - February 26, 2025
ISSUED FOR CLIENT REVIEW - January 20, 2025

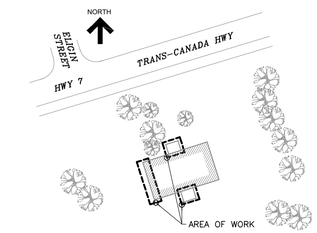
RJC PROJECT No. TOR.140511.0001



Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION

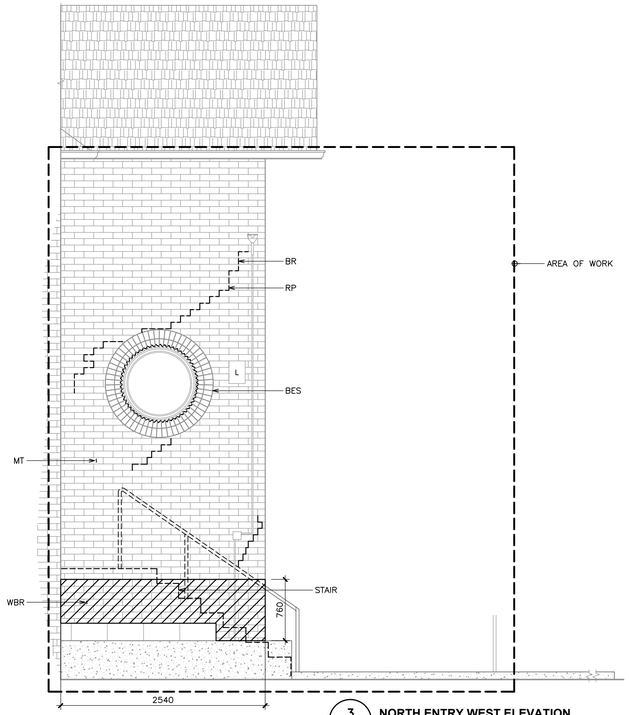
Sheet Title

KEY PLAN

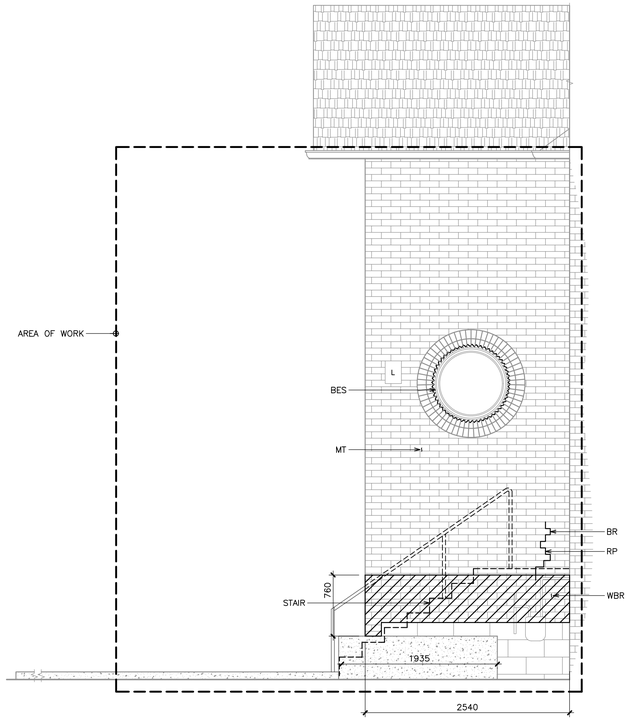
Drawn By	**K.V.**	Scale	**N.T.S.**
Designed By	**N.B.**	Date	**September, 2025**
RJC Project Number	**TOR.140511.0001**		

Sheet Number **R1.1**

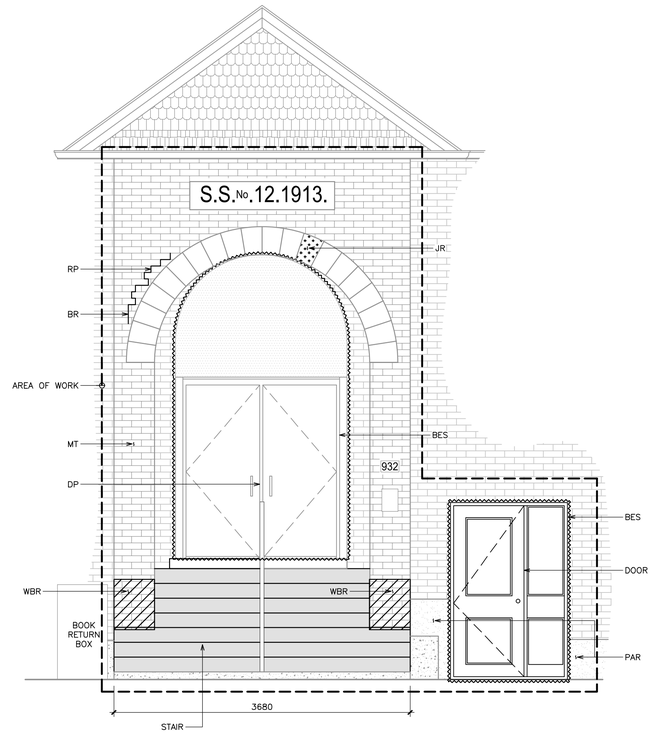
Revision **.**



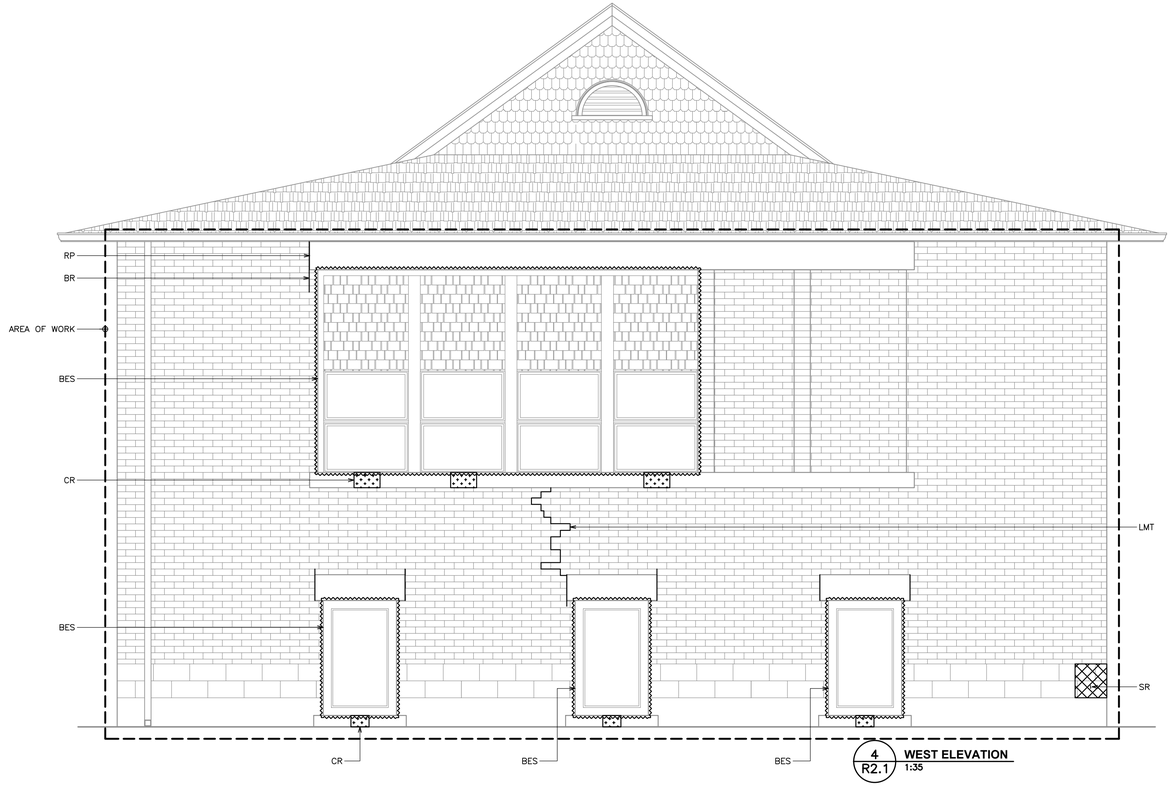
3 R2.1 **NORTH ENTRY WEST ELEVATION**
1:35



2 R2.1 **NORTH ENTRY EAST ELEVATION**
1:35



1 R2.1 **NORTH ENTRY ELEVATION**
1:35



4 R2.1 **WEST ELEVATION**
1:35

LEGEND:

- AREA OF WORK
- STONE REPAIR (DUTCHMAN OR REPLACEMENT)
- STONE REPAIR (JAHN/CRACK REPAIR)
- WHOLESALE MASONRY REBUILD
- INTERIOR STEP CRACK
- EXTERIOR STEP CRACK
- BUILDING ENVELOPE SEALANT REPLACEMENT

NORTH ENTRY

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAILS
WBR	WHOLESALE REPLACEMENT OF BOTTOM OF BRICK WALL (APPROX. 760mm) WITH CONCRETE OR ARCHITECTURAL BLOCK AT FRONT ENTRY, WHERE SHOWN	1	L.S.	1 AND 2/R3.1
BR	LOCALIZED BRICK REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	200	BRICK	3/R3.1
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	100	m	4/R3.1
JR	LOCALIZED STONE JAHN REPAIRS WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	1	LOCATION	6/R3.1
CR	LOCALIZED STONE CRACK REPAIRS WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	1	STONE	7/R3.1
MT	WHOLESALE INSTALLATION OF RETROFIT MASONRY TIES (TYP.)	1	L.S.	N/A
LMT	LOCALIZED INSTALLATION OF MASONRY TIES AROUND THE STEP CRACK	1	L.S.	N/A
PAR	REPAIR EXISTING PARGING	1	L.S.	N/A
BES	REPLACEMENT OF BUILDING ENVELOPE SEALANTS AROUND WINDOWS AND DOORS WHERE SHOWN ON THE DRAWING AND AT LOCATIONS NOTED BY THE CONSULTANT (TYP.)	1	L.S.	8 AND 9/R3.1
DP	WHOLESALE PREPARE AND REPAINTING OF EXISTING DOOR	1	L.S.	N/A
STAIR	RECONSTRUCT THE MAIN ENTRANCE CONCRETE STAIRS WITH NEW, INCLUDING WHOLESALE RAILING REPLACEMENT REFER TO STRUCTURAL DRAWINGS	2	L.S.	1/S1.1
DOOR	WHOLESALE REMOVAL AND REPLACEMENT OF DOOR TO MATCH EXISTING	1	L.S.	N/A

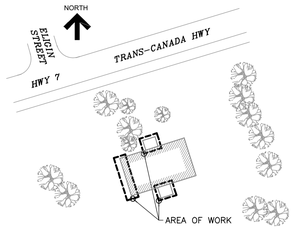
WEST ELEVATION

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAILS
BR	LOCALIZED BRICK REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	130	BRICK	3/R3.1
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	50	m	4/R3.1
SR	LOCALIZED STONE DUTCHMAN REPAIRS/REPLACEMENT WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	4	STONE	5/R3.1
CR	LOCALIZED STONE CRACK REPAIRS WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	6	STONE	7/R3.1
LMT	LOCALZIED INSTALLATION OF MASONRY TIES AROUND THE STEP CRACK	1	L.S.	N/A
BES	REPLACEMENT OF BUILDING ENVELOPE SEALANTS AROUND WINDOWS AND DOORS ROUGH OPENING WHERE SHOWN AND NOTED BY THE CONSULTANT (TYP.)	1	L.S.	8 AND 9/R3.1

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

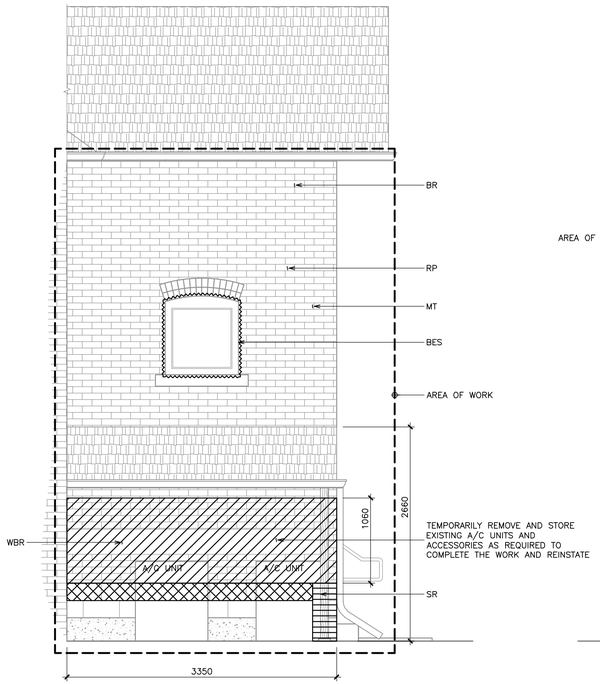
Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION
Sheet Title

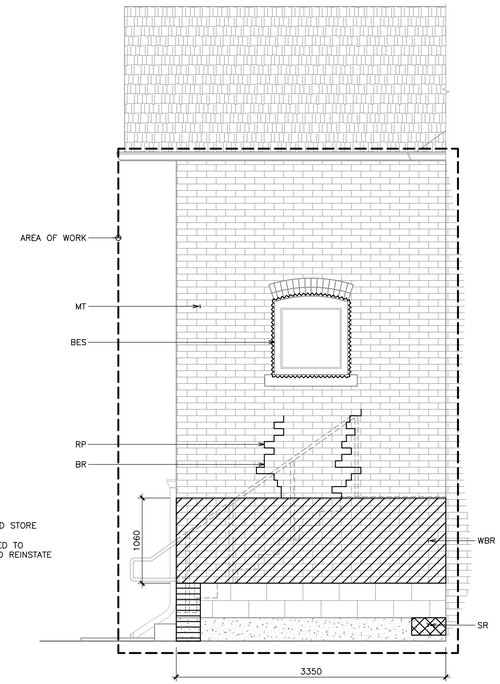
NORTH PART ELEVATION AND WEST ELEVATIONS

Drawn By **K.V.** Scale **AS NOTED**
Designed By **N.B.** Date **September, 2025**
RJC Project Number **TOR.140511.0001**

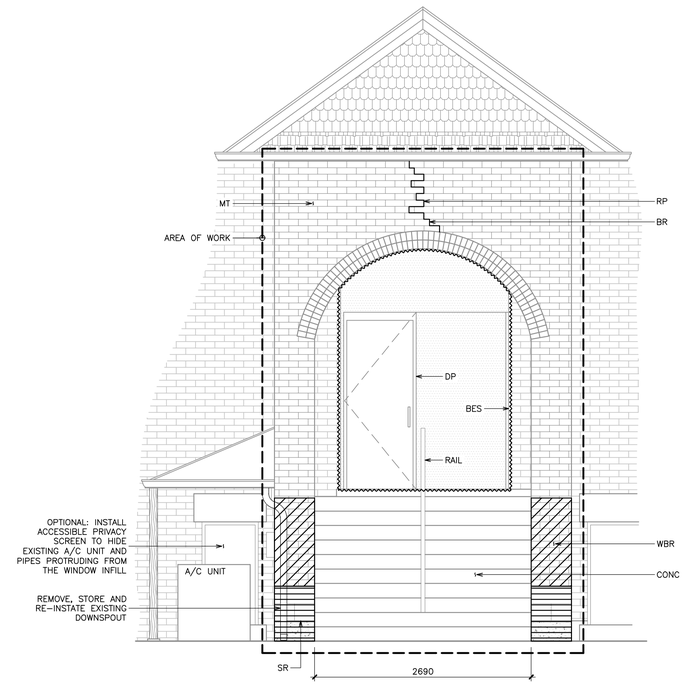
Sheet Number **R2.1** Revision **.**



3 / R2.2 **REAR WEST ELEVATION**
1:35



2 / R2.2 **REAR EAST ELEVATION**
1:35



1 / R2.2 **REAR ENTRY ELEVATION**
1:35

LEGEND:

- AREA OF WORK
- STONE REPAIR (DUTCHMAN OR REPLACEMENT)
- STONE REPAIR (JAHN/CRACK REPAIR)
- WHOLESALE MASONRY REBUILD
- INTERIOR STEP CRACK
- EXTERIOR STEP CRACK
- BUILDING ENVELOPE SEALANT REPLACEMENT
- WHOLESALE STONE SEALANT REPLACEMENT

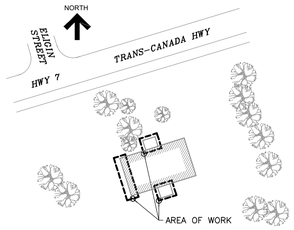
SOUTH ENTRY

REPAIR	REPAIR DESCRIPTION	QUANTITY	UNITS	DETAILS
WBR	WHOLESALE REPLACEMENT OF BOTTOM OF BRICK WALL (APPROX. 1060mm) WITH CONCRETE OR ARCHITECTURAL BLOCK AT FRONT ENTRY	1	L.S.	1 AND 2/R3.1
BR	LOCALIZED BRICK REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	120	BRICK	3/R3.1
RP	LOCALIZED MORTAR REPLACEMENT AT LOCATIONS AND QUANTITIES CONFIRMED BY THE CONSULTANT (TYP.)	70	m	4/R3.1
SR	LOCALIZED STONE DUTCHMAN REPAIRS/REPLACEMENT WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	14	LOC.	5/R3.1
WSR	WHOLESALE STONE REPLACEMENT WHERE SHOWN AND CONFIRMED BY THE CONSULTANT (TYP.)	6	EACH	3/R3.1 (SIM.)
MT	WHOLESALE INSTALLATION OF RETROFIT MASONRY TIES (TYP.)	1	L.S.	N/A
LMT	LOCALIZED INSTALLATION OF MASONRY TIES AROUND THE STEP CRACK	1	L.S.	N/A
BES	REPLACEMENT OF BUILDING ENVELOPE SEALANTS AROUND WINDOWS AND DOORS ROUGH OPENINGS WHERE SHOWN AND AT LOCATIONS NOTED BY THE CONSULTANT (TYP.)	1	L.S.	8 AND 9/R3.1
DP	WHOLESALE PREPARE AND REPAINTING OF EXISTING DOOR	1	L.S.	N/A
CONC	LOCALIZED CONCRETE STAIR REPAIRS	1	L.S.	1 AND 5/S2.1
RAIL	WHOLESALE RAILING REPLACEMENT	1	L.S.	2, 3 AND 4/S2.1

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

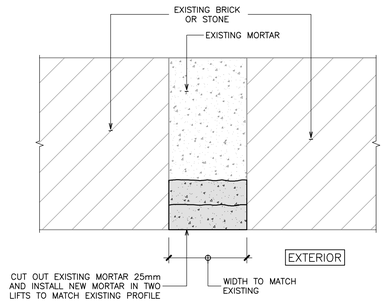
Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION
Sheet Title

SOUTH PART ELEVATIONS

Drawn By **K.V.** Scale **AS NOTED**
Designed By **N.B.** Date **September, 2025**
RJC Project Number **TOR.140511.0001**

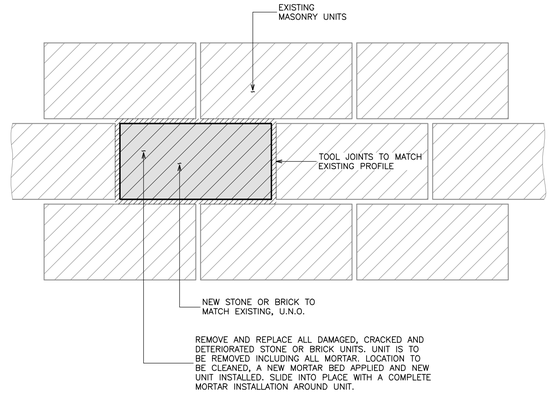
Sheet Number **R2.2** Revision **.**



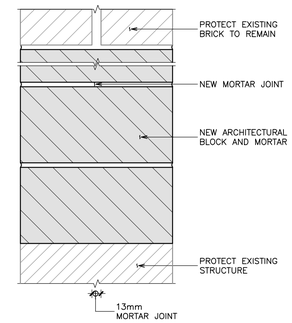
NOTES:

1. NEW MORTAR TO MATCH EXITING.
2. NEW MORTAR NOT TO HAVE GREATER COMPRESSION STRENGTH THAN ADJACENT STONE.

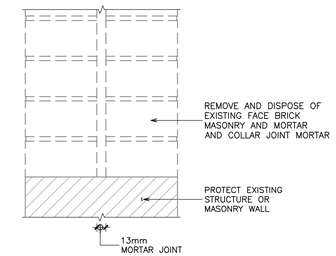
4 / R3.1 MORTAR JOINT REPAIR DETAIL
N.T.S.



3 / R3.1 BRICK REPLACEMENT DETAIL
N.T.S.



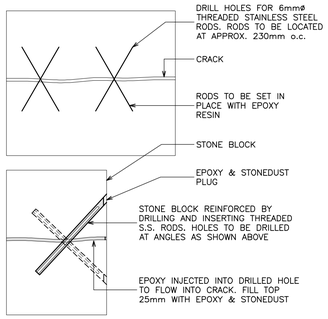
2 / R3.1 TYPICAL WHOLESALE/ MASONRY REPLACEMENT
N.T.S.



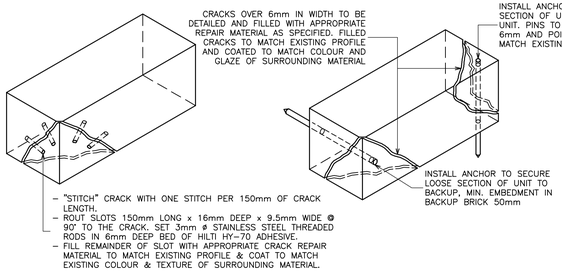
NOTES:

1. MAINTAIN THE STABILITY AND WATERTIGHTNESS OF THE STRUCTURE AT ALL TIMES.

1 / R3.1 TYPICAL WHOLESALE/ BRICK REPLACEMENT DETAIL
N.T.S.



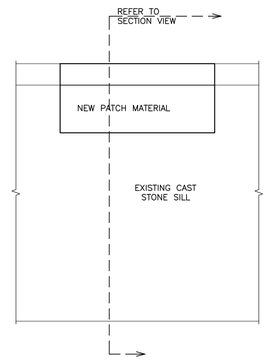
7 / R3.1 CRACK REPAIR PROCEDURE
N.T.S.



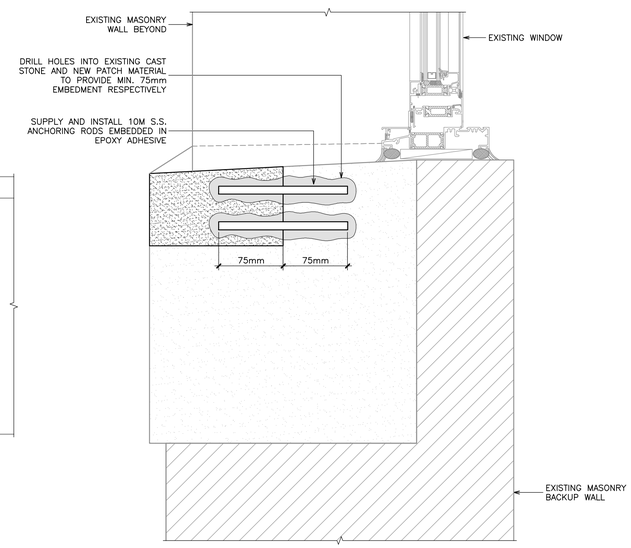
NOTES:

1. CONTRACTOR TO UTILIZE EITHER METHOD FOR REPAIR AFTER SITE INSPECTION TO DETERMINE EXTENT OF DAMAGE.
2. PROVIDE HILTI HIT-SC MESH SLEEVES FOR HOLLOW MASONRY FASTENINGS, OR APPROVED ALTERNATE.

6 / R3.1 TYPICAL DETAILS FOR STITCH REPAIR OF CRACKED STONE
N.T.S.

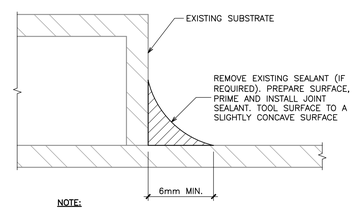


ELEVATION



SECTION

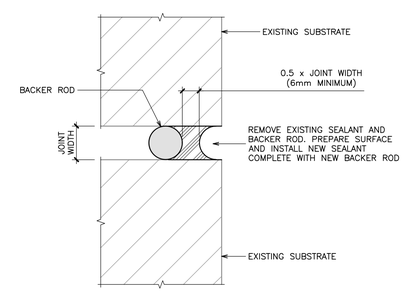
5 / R3.1 TYPICAL DUTCHMAN REPAIR DETAIL FOR SPALLED OR DELAMINATED STONE
N.T.S.



NOTE:

1. PROVIDE BOND BREAKER IF REQUIRED.

9 / R3.1 TYPICAL FILLET BEAD SEALANT DETAIL
N.T.S.



NOTE:

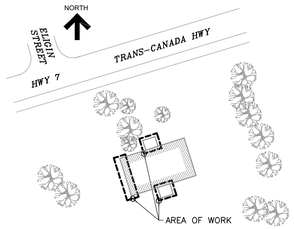
1. REMOVE EXISTING SEALANT AND PREPARE SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.

8 / R3.1 TYPICAL BUTT JOINT SEALANT DETAIL
N.T.S.

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
932 Highway 7
Oakwood, Ontario

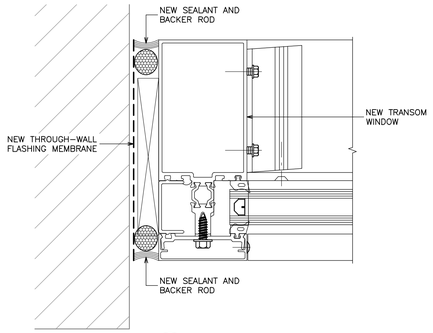
MASONRY AND STAIR RESTORATION

Sheet Title

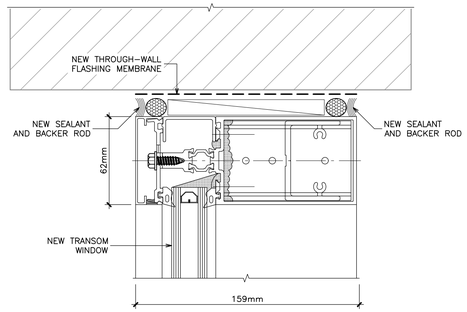
SECTIONS AND DETAILS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	September, 2025
RJC Project Number	TOR.140511.0001		

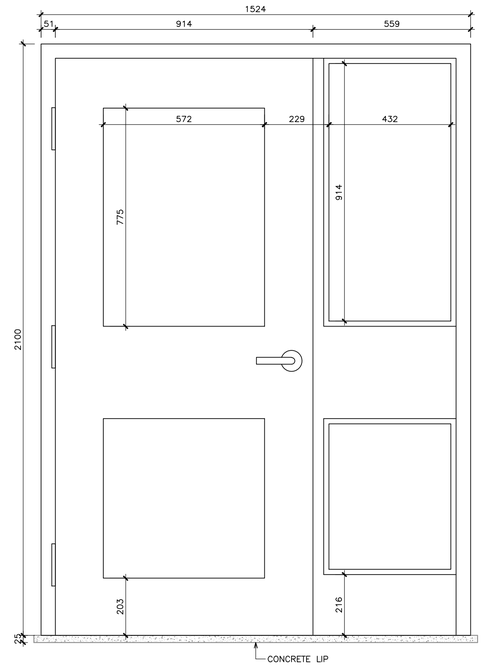
Sheet Number **R3.1** Revision **.**



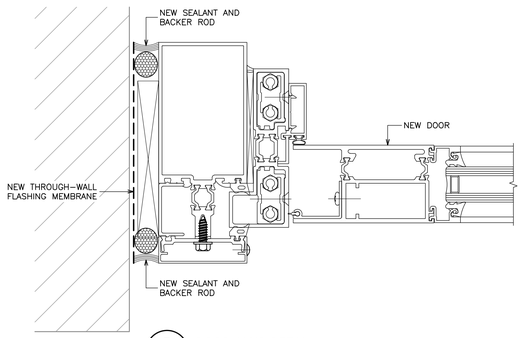
4 / R3.2 DOOR TRANSOM JAMB DETAIL
1:2



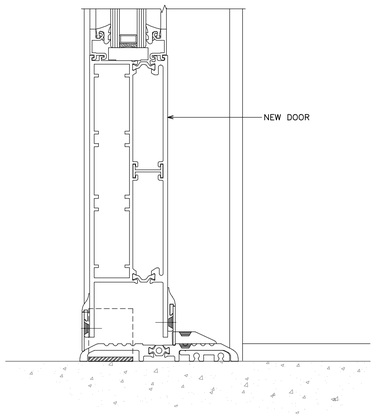
2 / R3.2 DOOR HEAD DETAIL
1:2



1 / R3.2 NORTH ACCESSIBLE ELEVATOR DOOR
1:10



5 / R3.2 DOOR JAMB DETAIL
1:2

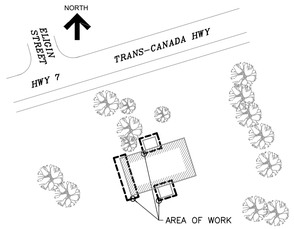


3 / R3.2 DOOR SILL DETAIL
1:2

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

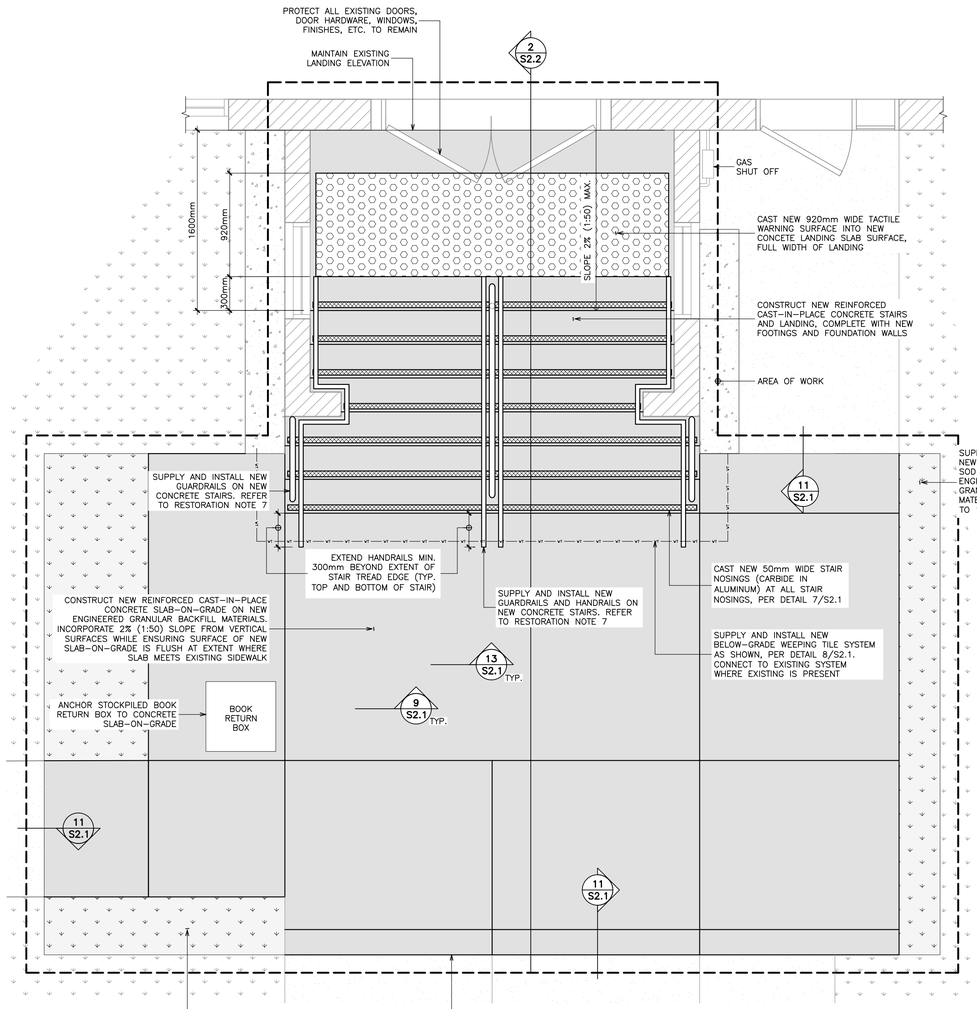
Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION
Sheet Title

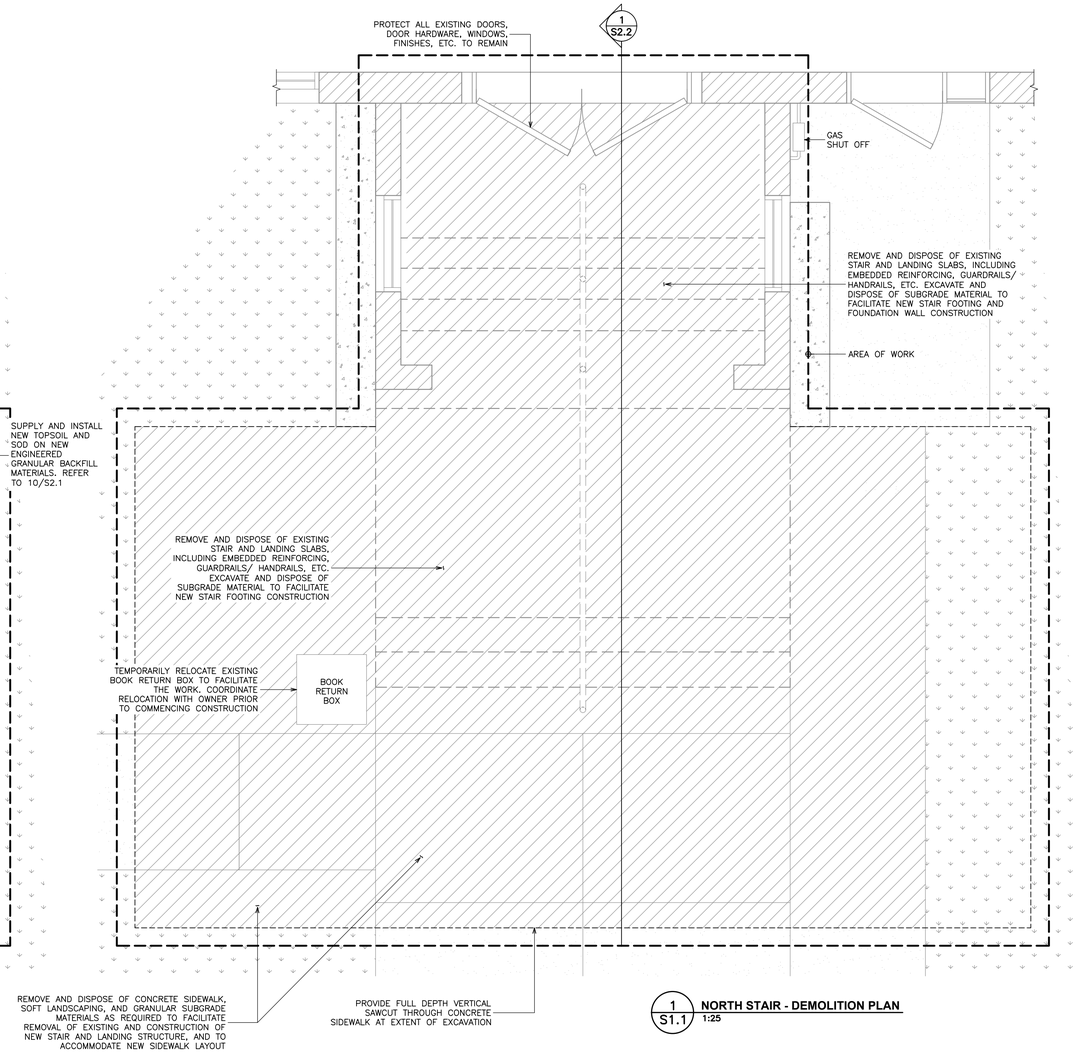
DOOR SCHEDULE AND DETAILS

Drawn By **K.V.** Scale **AS NOTED**
Designed By **N.B.** Date **September, 2025**
RJC Project Number **TOR.140511.0001**

Sheet Number **R3.2**
Revision **.**



2 / S1.1 NORTH STAIR - RESTORATION PLAN
1:25



1 / S1.1 NORTH STAIR - DEMOLITION PLAN
1:25

RESTORATION NOTES:

1. DISCOVERED HIGH WATER TABLE (I.E. ABOVE UNDERSIDE OF FOOTING ELEVATION) AND/OR DISCOVERED SUBGRADE BEARING CAPACITY LESS THAN THE AS-DESIGNED CAPACITY (q = 100 kPa SLS, q = 150 kPa ULS) TO BE REPORTED TO CONSULTANT BEFORE PROCEEDING FURTHER. CONTRACTOR TO RETAIN THE SERVICES OF AN INDEPENDENT MATERIAL TESTING AND INSPECTION FIRM TO CONFIRM SUBGRADE BEARING CAPACITY PRIOR TO COMMENCING CONSTRUCTION OF NEW FOOTINGS.
2. IN GENERAL, THE NEW STAIRS AND LANDINGS ARE TO CONFORM TO KAWARTHA LAKES FACILITY ACCESSIBILITY DESIGN STANDARDS (FADS). CONTRACTOR IS REQUIRED TO REVIEW AND CONFORM TO REQUIREMENTS INDICATED IN THE FADS. CONTRACTOR TO LAY OUT NEW STAIR AND LANDING LAYOUTS AND ELEVATIONS AND REVIEW WITH CONSULTANT PRIOR TO COMMENCING CONSTRUCTION OF THE NEW ELEMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS, SITE CONDITIONS, AND THE FADS REQUIREMENTS SHALL BE REPORTED TO THE CONSULTANT IMMEDIATELY FOR FURTHER REVIEW.
3. FOLLOWING COMPLETION OF STAIR FOUNDATION WALL AND FOOTING CONSTRUCTION, INCLUDING CONCRETE CURING, PREPARE SURFACES AND INSTALL A NEW COLD-APPLIED WATERPROOFING SYSTEM ON ALL BELOW-GRADE CONCRETE FOUNDATION WALL AND FOOTING SURFACES, AS INDICATED ON THE DRAWINGS AND IN CONFORMANCE WITH SECTION 07 14 20.
4. NEW STAIR AND LANDING SLAB SURFACES TO BE LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. REINSTATE ALL LANDSCAPING FINISHES, ETC. UPON COMPLETION OF STAIR INSTALLATION. IN GENERAL, NEW LANDSCAPING IS TO MATCH PRE-EXISTING CONDITIONS. SMOOTH SLOPES TO EXISTING GRADES.
6. FOLLOWING COMPLETION OF CONCRETE CURING, EXPOSED CONCRETE SURFACES ARE TO BE PREPARED AND CONCRETE SURFACE SEALER APPLIED IN CONFORMANCE WITH REQUIREMENTS INDICATED IN SPECIFICATION SECTION 07 19 00.
7. PROVIDE SHOP DRAWINGS FOR NEW GUARDRAILS AND HANDRAILS TO THE CONSULTANT FOR REVIEW. COMMENCE FABRICATION ONLY AFTER APPROVAL OF SHOP DRAWINGS BY CONSULTANT AND OWNER.

DEMOLITION NOTES:

1. CONTRACTOR IS REQUIRED TO INSTALL HOARDING, DUST PROTECTION, SITE PROTECTION, CONSTRUCTION SIGNAGE, ETC., AROUND AREAS OF WORK PRIOR TO COMMENCING WORK, PER SECTION 01 56 00, GENERAL NOTES, AND GENERAL PROJECT REQUIREMENTS. WORK AREAS IS TO BE LOCKED AND SECURED WHEN NOT IN USE. CONTRACTOR TO MAINTAIN HOARDING, DUST PROTECTION, SITE PROTECTION, CONSTRUCTION SIGNAGE, ETC., THROUGHOUT CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED TEMPORARY WORKS, SHORING, BRACING, ETC., TO PREVENT SETTLEMENT OR MOVEMENT OF ADJACENT HARD AND SOFT LANDSCAPING FEATURES, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION. REFER TO AND CONFORM WITH SHORING NOTES ON COVER PAGE AND SPECIFICATION SECTION 03 01 31.
3. CONTRACTOR TO VERIFY EXISTING ELEVATIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION. THOSE SHOWN ARE APPROXIMATE.
4. CONTRACTOR TO PROTECT ALL SURFACES, FINISHES, HARD AND SOFT LANDSCAPING, ETC. THAT ARE TO REMAIN FROM DAMAGE. ANY DAMAGE CAUSED BY CONSTRUCTION IS TO BE REPAIRED PRIOR TO SUBSTANTIAL PERFORMANCE.
5. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REINSTATEMENT OF ALL FINISHES, FIXTURES, LANDSCAPING, ETC. AS REQUIRED TO FACILITATE CONSTRUCTION.
6. CONTRACTOR TO LOCATE UTILITIES WITHIN THE AREAS OF WORK AND PROTECT THESE UTILITIES DURING THE COURSE OF THE WORK. ANY DAMAGES TO EXISTING UTILITIES DUE TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO REINSTATE AT THEIR COST.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ROAD AND SIDEWALK CLOSURE PERMITS PRIOR TO THE START OF DEMOLITION ACTIVITY, IF REQUIRED.
8. EXCAVATIONS EXTENTS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO CONFORM WITH ALL MINISTRY OF LABOUR (MOL) AND OHSA GUIDELINES AND REQUIREMENTS FOR EXCAVATIONS. CONTRACTOR IS REQUIRED TO REVIEW AND ACCOMMODATE EXISTING CONDITIONS PRIOR TO BIDDING. NO EXTRAS WILL BE ENTERTAINED RELATING TO EXCAVATION REQUIREMENTS FOLLOWING CONTRACT AWARD.
9. ADDITIONAL EXCAVATION TO BE COMPLETED AS DIRECTED BY THE CONSULTANT IF POOR SOIL CONDITIONS ARE ENCOUNTERED. REFER TO RELEVANT DETAILS.

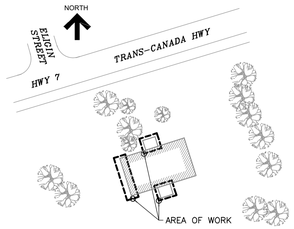
LEGEND:

- AREA OF WORK
- BRICK MASONRY WALL
- GUARDRAIL
- WINDOWS
- CONCRETE SIDEWALK
- SOFT LANDSCAPING
- EXTENT OF STAIR AND LANDSCAPING REMOVALS AND EXCAVATION
- NEW SOFT LANDSCAPING
- NEW CONCRETE SIDEWALK
- NEW CONCRETE STAIR AND LANDING
- VT —— VT NEW BELOW-GRADE WEEPING TILE SYSTEM

rjc Creative Thinking Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
932 Highway 7
Oakwood, Ontario

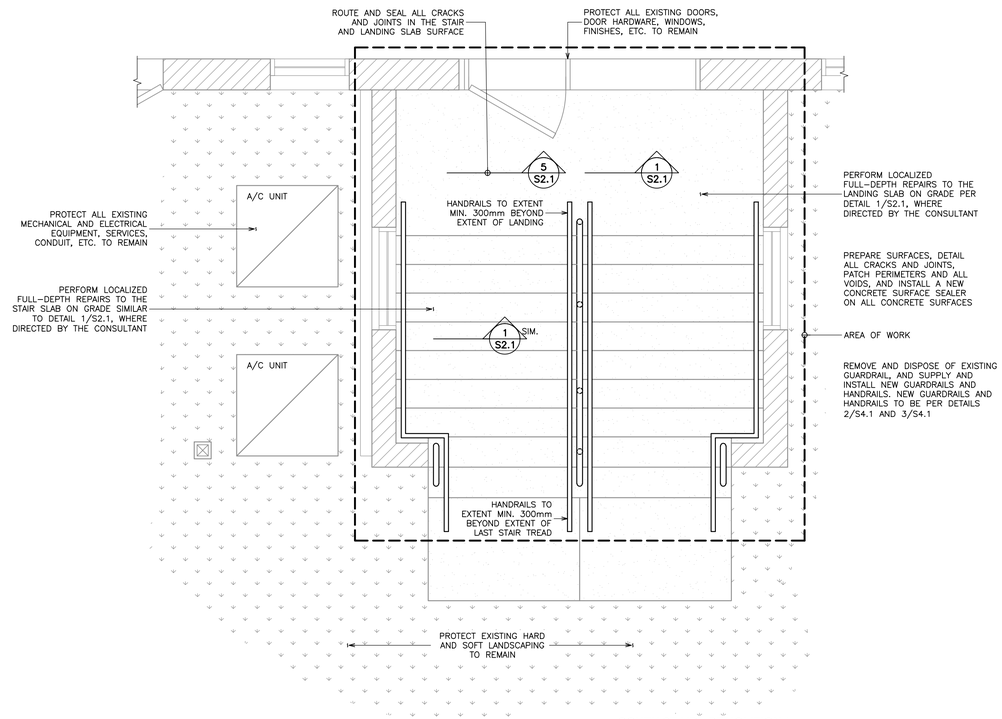
MASONRY AND STAIR RESTORATION

Sheet Title

NORTH STAIR DEMOLITION / RESTORATION PLANS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	September, 2025
RJC Project Number			TOR.140511.0001

Sheet Number **S1.1**
Revision **.**



1 S1.2 **SOUTH STAIR - DEMOLITION / RESTORATION PLAN**
1:25

LEGEND:

- AREA OF WORK
- BRICK MASONRY WALL
- GUARDRAIL
- WINDOWS
- CONCRETE SIDEWALK
- SOFT LANDSCAPING

DEMOLITION NOTES:

1. REFER TO DEMOLITION NOTES ON S1.1.

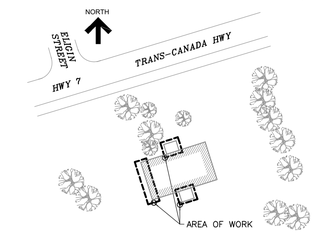
RESTORATION NOTES:

1. REFER TO RESTORATION NOTES ON S1.1.

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
932 Highway 7
Oakwood, Ontario

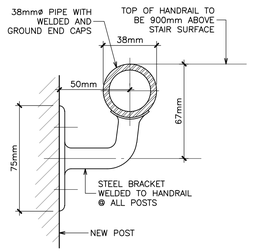
MASONRY AND STAIR RESTORATION

Sheet Title

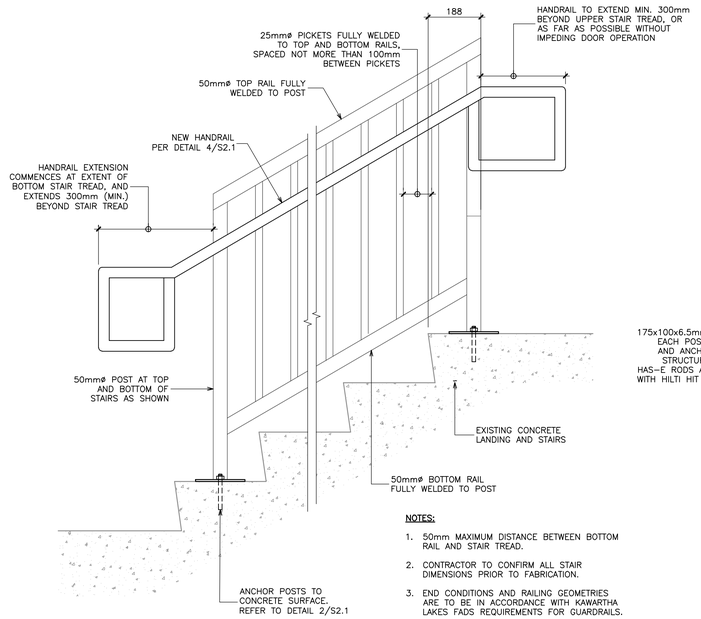
SOUTH STAIR - DEMOLITION / RESTORATION PLAN

Drawn By	**K.V.**	Scale	**AS NOTED**
Designed By	**N.B.**	Date	**September, 2025**
RJC Project Number	**TOR.140511.0001**		

Sheet Number **S1.2**
Revision **.**



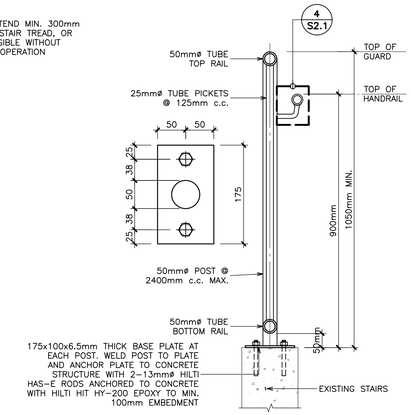
4 / S2.1 TYPICAL HANDRAIL DETAIL
N.T.S.



NOTES:

1. 50mm MAXIMUM DISTANCE BETWEEN BOTTOM RAIL AND STAIR TREAD.
2. CONTRACTOR TO CONFIRM ALL STAIR DIMENSIONS PRIOR TO FABRICATION.
3. END CONDITIONS AND RAILING GEOMETRIES ARE TO BE IN ACCORDANCE WITH KAWARTHA LAKES FADS REQUIREMENTS FOR GUARDRAILS.

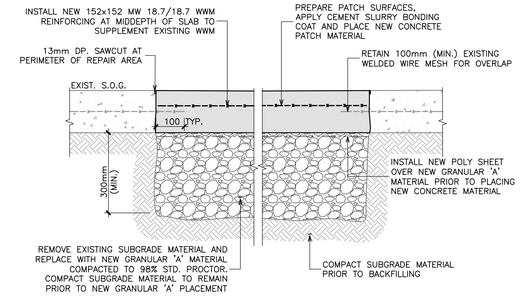
3 / S2.1 TYPICAL GUARDRAIL ELEVATION
N.T.S.



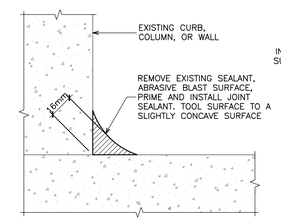
NOTES:

1. ALL GUARDRAILS AND HANDRAILS TO BE 300W GRADE HOT DIPPED GALVANIZED STEEL.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

2 / S2.1 TYPICAL GUARDRAIL SECTION
N.T.S.



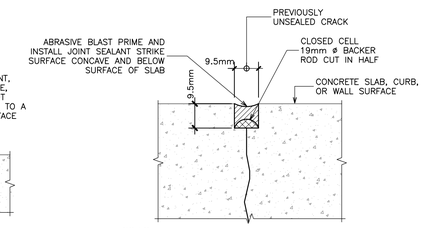
1 / S2.1 TYPICAL SLAB ON GRADE REPAIR DETAIL
N.T.S.



NOTES:

1. ABRASIVE BLAST JOINT SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.
2. ENSURE ROUGH EDGES ARE GROUND SMOOTH.
3. CLEAN JOINT OF ALL DUST, PAINT, LOOSE OR FOREIGN MATERIAL PRIOR TO APPLICATION OF NEW MATERIALS.
4. ERECT SUITABLE BARRICADES TO ENSURE THAT TRAFFIC WILL NOT BE ALLOWED ONTO SEALED AREAS PRIOR TO THE MATERIALS BEING FULLY CURED.

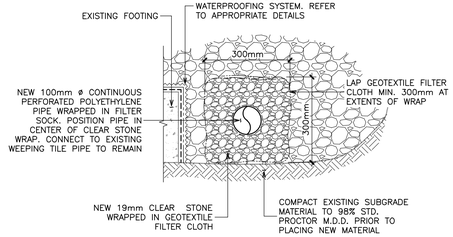
6 / S2.1 HEEL BEAD SEALANT DETAIL
N.T.S.



NOTES:

1. ABRASIVE BLAST JOINT SURFACE PRIOR TO APPLICATION OF PRIMER OR NEW SEALANT.
2. ENSURE ROUGH EDGES ARE GROUND SMOOTH.
3. CLEAN JOINT OF ALL DUST, PAINT, LOOSE OR FOREIGN MATERIAL PRIOR TO APPLICATION OF NEW MATERIALS.
4. ERECT SUITABLE BARRICADES TO ENSURE THAT TRAFFIC WILL NOT BE ALLOWED ONTO SEALED AREAS PRIOR TO THE MATERIALS BEING FULLY CURED.

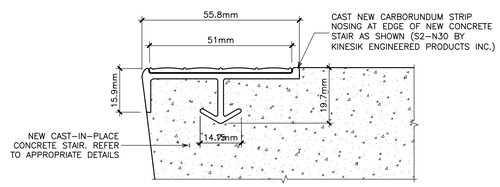
5 / S2.1 CRACK SEALANT DETAIL
N.T.S.



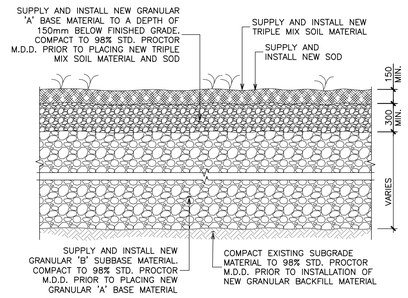
NOTES:

1. DEPTH OF NEW WEEPING TILE SYSTEM TO BE ADJUSTED TO ACHIEVE SLOPES TO DRAIN AND IN CONFORMANCE WITH APPLICABLE CODES AND STANDARDS. THIS MAY INVOLVE ADDITIONAL EXCAVATION OR BUILD-UP BEYOND THAT SHOWN IN ASSOCIATED DETAILS. NO EXTRAS WILL BE ENTERTAINED FOR THIS FOLLOWING CONTRACT AWARD.

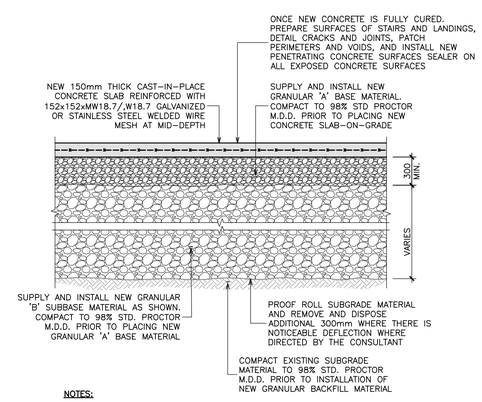
8 / S2.1 TYPICAL WEEPING TILE PIPE INSTALLATION DETAIL
N.T.S.



7 / S2.1 STAIR NOSING DETAIL
N.T.S.



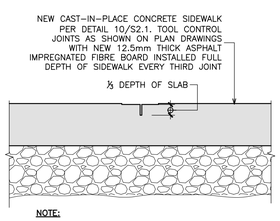
10 / S2.1 SOFT LANDSCAPING REINSTATEMENT AT EXCAVATED AREAS
N.T.S.



NOTES:

1. BOARD INSULATION (50mm THICKNESS) TO BE INSTALLED BELOW RAMP AND STAIR SLAB-ON-GRADE (NOT SHOWN IN THIS DETAIL).
2. WHERE ADDITIONAL SUBGRADE REMOVAL HAS BEEN AUTHORIZED BY CONSULTANT AS DTERMINED BY PROOF ROLL, SUPPLY AND INSTAL MIN. 300mm OF NEW GRANULAR 'B' SUBBASE MATERIAL COMPACTED TO 98% STD. PROCTOR M.D.D.

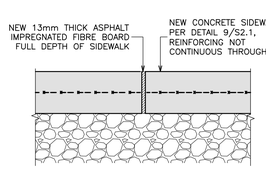
9 / S2.1 TYPICAL CONCRETE SIDEWALK CONSTRUCTION
N.T.S.



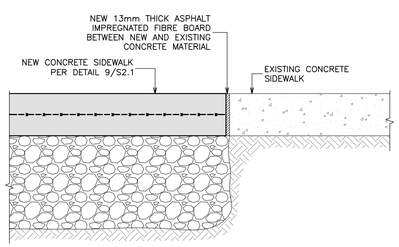
NOTE:

1. CONTRACTOR TO CONFIRM JOINT LAYOUT WITH CONSULTANT. SUBMIT PLAN DRAWING TO CONSULTANT FOR REVIEW.

13 / S2.1 CONCRETE SIDEWALK TOOLED JOINTS
N.T.S.



12 / S2.1 TYPICAL SIDEWALK FULL DEPTH JOINT DETAIL
N.T.S.

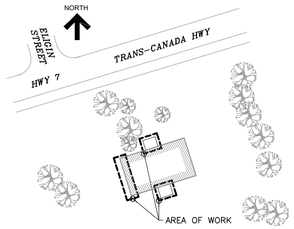


11 / S2.1 TYPICAL JOINT DETAIL BETWEEN NEW AND EXISTING CONCRETE SIDEWALKS
N.T.S.

rjc Creative Thinking Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
932 Highway 7
Oakwood, Ontario

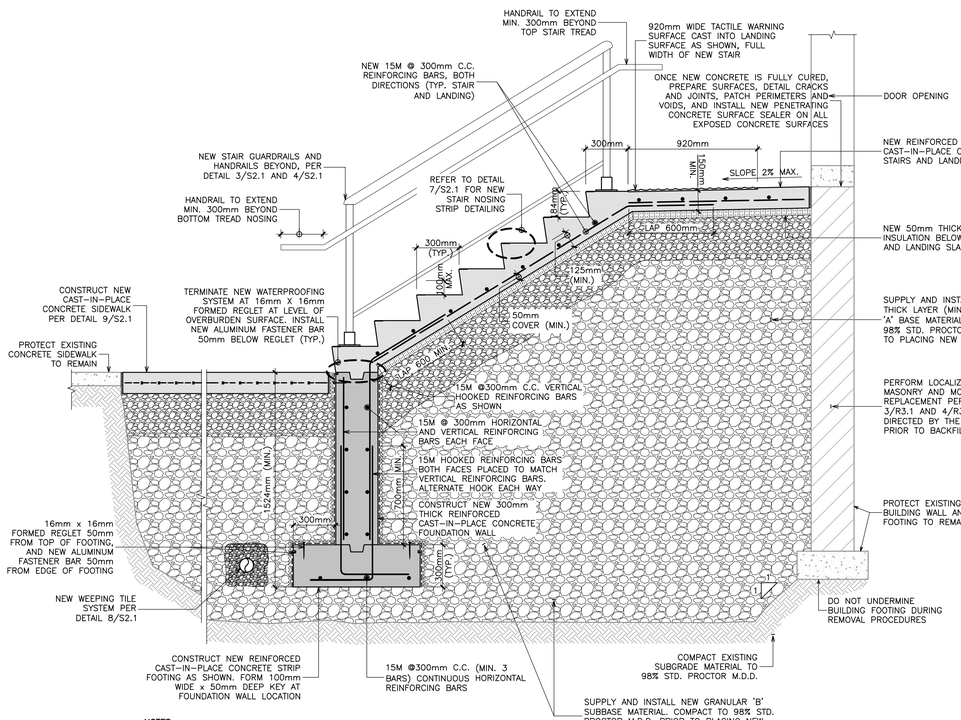
MASONRY AND STAIR RESTORATION

Sheet Title

SECTION AND DETAILS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	September, 2025
RJC Project Number	TOR.140511.0001		

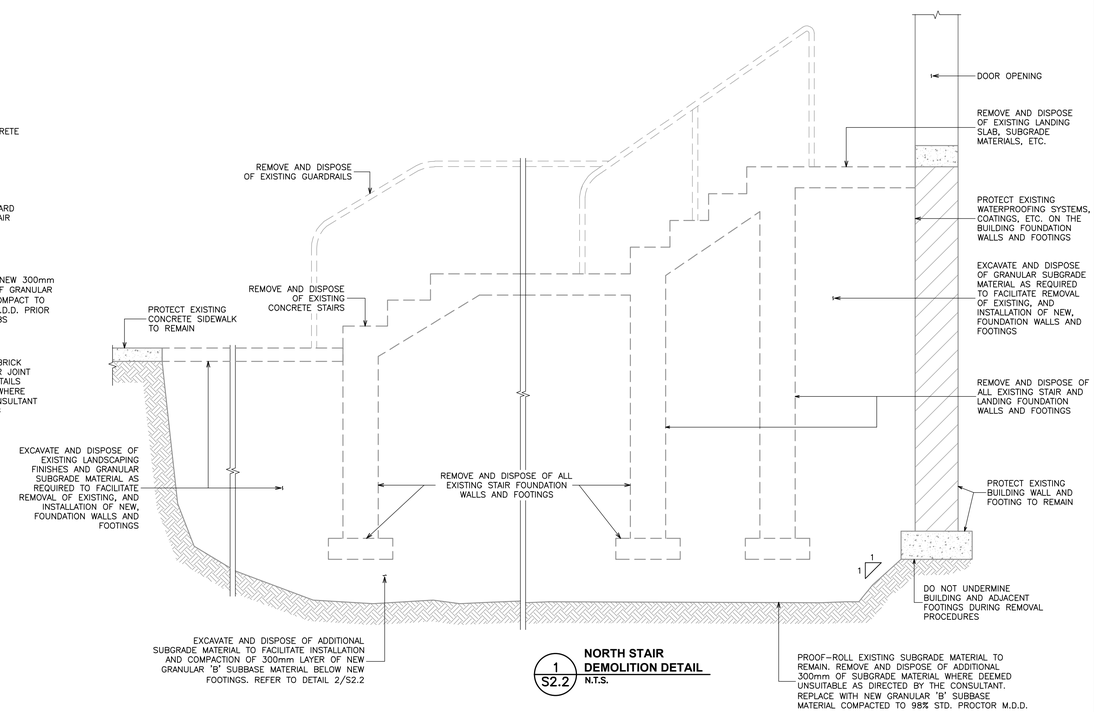
Sheet Number **S2.1** Revision **.**



NOTES:

1. WHERE RAMP OR STAIR WALL TERMINATES AT BUILDING FOUNDATION WALL, EMBED RAMP OR STAIR WALL HORIZONTAL REINFORCING BARS INTO BUILDING FOUNDATION WALL MIN. 150mm USING HILTI HIT-SC 26x200 SCREENS AND HILTI HIT HY-270 EPOXY (MASONRY WALL) OR HILTI HIT HY-200 EPOXY (CONCRETE WALL OR FOOTING).

2 / S2.2 NORTH STAIR CONSTRUCTION DETAIL
N.T.S.

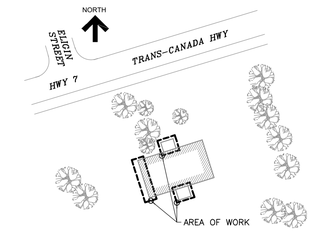


1 / S2.2 NORTH STAIR DEMOLITION DETAIL
N.T.S.

Creative Thinking
Practical Results

Read Jones Christoffersen Ltd.
Engineers
rjc.ca

100 University Avenue,
North Tower, Suite 300
Toronto, ON M5J 1V6 Canada
tel 416-977-5335
email toronto@rjc.ca



KEY PLAN

No.	Revision	Date	By
4.	ISSUED FOR TENDER	Sep. 4, 25	N.B.
3.	ISSUED FOR PERMIT	June 4, 25	N.B.
2.	ISSUED FOR TENDER	Feb. 26, 25	N.B.
1.	ISSUED FOR CLIENT REVIEW	Jan. 20, 25	N.B.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.

2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.

3. Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
932 Highway 7
Oakwood, Ontario

MASONRY AND STAIR RESTORATION

Sheet Title

SECTION AND DETAILS

Drawn By	K.V.	Scale	AS NOTED
Designed By	N.B.	Date	September, 2025
RJC Project Number			TOR.140511.0001

Sheet Number **S2.2**
Revision .