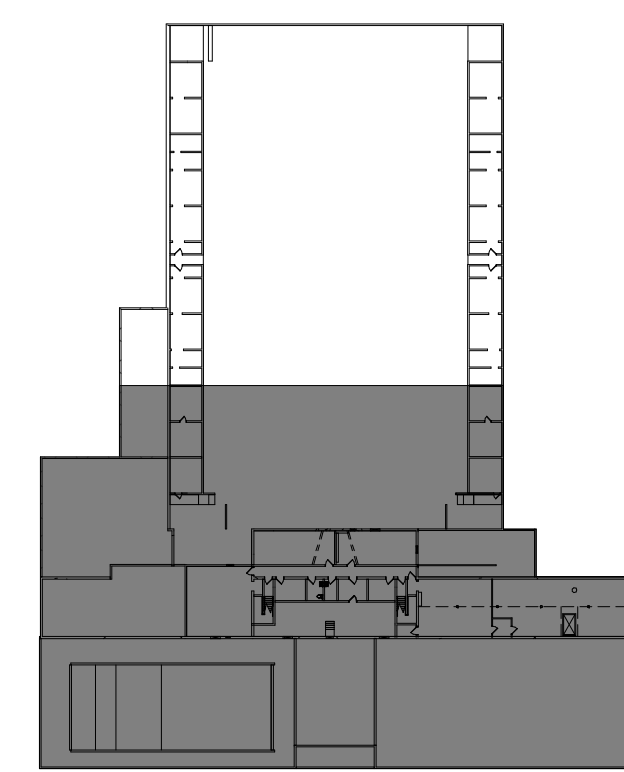
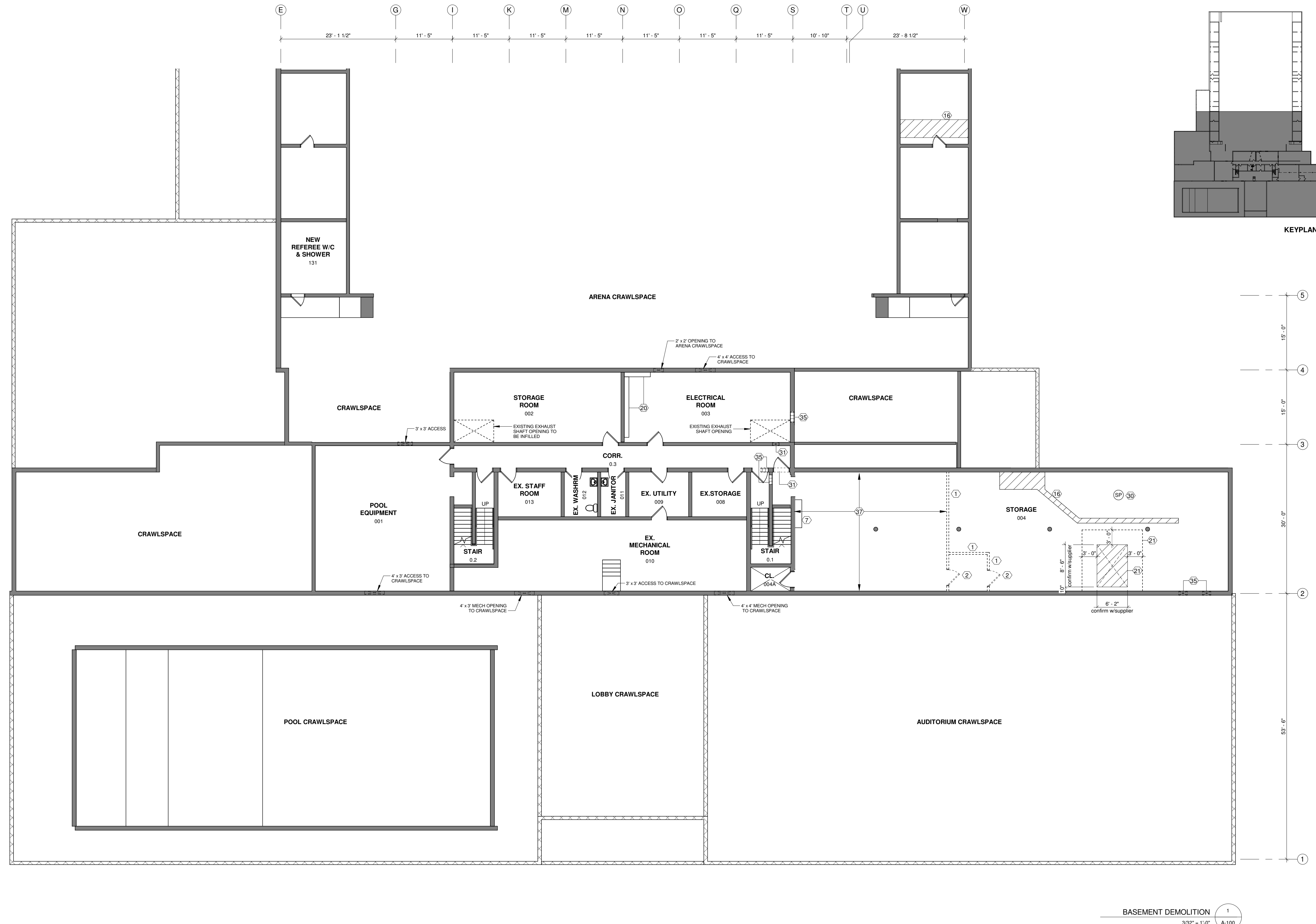


Rev. No.	Date	Revision Notes
0	2019.11.06	Issued for Construction



KEYPLAN

#	DEMOLITION KEYNOTES
1	Demolish existing CMU wall to u/s floor/roof deck
2	Demolish existing door & frame
3	Demolish existing window & frame in preparation for infill
4	Remove existing flooring and suspended ceiling back to sub-surfaces. Prepare substrates to receive new floor & ceiling finishes
5	Demolish fixtures & finishes back to sub-surfaces
7	Salvage for reuse & relocation existing millwork
8	Demolish opening in existing concrete structural slab. Coordinate with Structural & Mechanical
10	Scrape & remove spray-applied sound proofing on existing conc. ceiling
12	Demolish window & frame in preparation for modification to suit required mechanical openings - 48" x 66" - coordinate with Structural for new lintel
13	Remove existing flooring and patch areas to remain to match adjacent existing floor
14	Existing wall surfaces & steel CWSJ framing to remain to be scraped, sandblasted and prepped for new high performance epoxy paint systems. Ensure all corrosion is removed from exposed steel prior to re-coating
15	Remove existing millwork - patch and make good existing surfaces to remain
16	Demolish existing concrete floor slab - coordinate with Structural, Mechanical & Electrical
17	Demolish existing concrete column - coordinate with Structural
18	Demolish existing CMU infill wall between concrete structural frame
19	Demolish new opening in existing exterior wall and prepare opening for new door & frame. Coordinate with Structural
20	Coordinate with Electrical for demolition, modification & relocation of electrical conduits and equipment affected by main floor concrete slab removal
21	Remove existing concrete slab to prepare for new material lift pit. Coordinate size and depth of pit with lift supplier
22	Remove existing ACT ceiling as req'd to facilitate roof deck replacement
23	Demolish existing rafter/ceiling structure down to existing arena floor. Include removal of existing flooring where new ramp will be constructed
24	Demolish new opening in existing CMU. Coordinate with Structural for lintel requirements
25	Existing metal roof deck to be removed and replaced. Coordinate with Structural. All existing conduit, devices, fixtures and equipment to be temporarily disconnected from roof deck to facilitate replacement and reinstalled upon completion as required
26	Remove existing mechanical louvre/duct penetration in existing exterior wall. Prepare opening for new infill construction
27	Remove existing built-up roof assembly down to existing roof deck, including parapets, curbs, scuppers & flashing in preparation for new roof assembly
28	Remove for reinstallation existing metal cladding and flashing as required for new roofing system installation
29	Demolish existing concrete stairs between main & second floor patch and make good existing walls to remain
30	Existing sump pit to remain
31	Demolish new opening in existing CMU for new mechanical opening. Coordinate with Structural for lintel requirements
32	Demolish existing concrete structural slab - coordinate with Structural
33	Demolish existing handrails
34	Infill existing floor opening with concrete to match thickness of existing. Coordinate with Structural
35	Infill existing mechanical openings w/CMU to match existing wall
36	Remove existing wood frame & infill panel and infill w/CMU to match existing wall
37	Remove existing ACT ceiling
38	Remove existing ceiling mounted TV & bracket - turn over to owner
39	Existing exterior CMU masonry wall to be repointed and repaired (west wall = ±600sf; north wall = ±400sf). Coordinate with Structural
40	Provide localized exterior CMU masonry wall repointing and repairs localized area = ±50sf
41	Enlarge existing opening in existing CMU wall to suit new door/frame. Coordinate w/ Structural for lintel requirements
42	Opening to be demolished to be oversized to accommodate mech. equipment install during construction - coordinate with Mechanical contractor for exact size of temp. opening
43	Demolish existing CWSJ bulkhead @ ceiling
44	Demolish existing security grille/shutter
45	Existing roof access ladder to be removed
46	Patch existing floor grille openings w/terrazzo flooring infill to match existing. Acceptable sub-Contractors for this scope of work are as follows: Anixx Western (Contact: Sai Maida) Fabris & Watts (Contact: Daniel Antonini)

GENERAL DEMOLITION NOTES

- All abandoned openings and penetrations in rated and non-rated fire separations (floor, wall, roof) remaining from demolition of services and piping are to be firestopped with an "FT" firestop rated systems to meet fire ratings identified on Drawings.
- Asbestos containing materials (ACM) are known to be present in locations throughout the building affected by demolition and renovation.
Refer to Division 02 Specifications for asbestos abatement scope and procedures for removal of the above noted ACMs.
- Lead-based paint is known to be present in locations affected by demolition and renovation.
Refer to Division 02 Specifications for abatement procedures scope and for removal of the above noted materials.
- Refer to Section 00 31 00 - Available Project Information for known locations of other potentially hazardous materials, outlined in the Hazardous Building Materials Assessment.
- Patch and make good all surfaces affected by demolition to match existing and any surfaces, equipment, building components and elements damaged throughout the course of construction.
- Coordinate all wall, floor, and roof penetrations with Structural, Mechanical, and Electrical Drawings and Specifications. Not all required penetrations are indicated on the demolition Drawings.
- All existing mirrors, artwork, posters, clocks, bulletin/board boards, banners, hanging signage, etc. affected by demolition/construction are to be carefully removed and securely stored. Coordinate with The City and Contract Administrator for items to be reinstalled, and items to be discarded. Typical.

BASEMENT DEMOLITION 1
3/32" = 1'-0" A-100



This drawing must not be scaled. The contractors shall verify all dimensions and other data on site prior to commencement of work. Discrepancies, errors, and omissions are to be reported to Public City Architecture Inc. prior to proceeding with the Work.

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Project
St. James Civic Centre
Phase 2 Building Systems
Upgrades
2055 Ness Avenue

Drawing
BASEMENT / CRAWLSPACE
DEMOLITION PLAN

Drawn By:	AD	Review By:	AL
Scale:	AS NOTED	Tender No:	1176-2019
Date:	NOV. 6, 2019	Sheet:	A-100