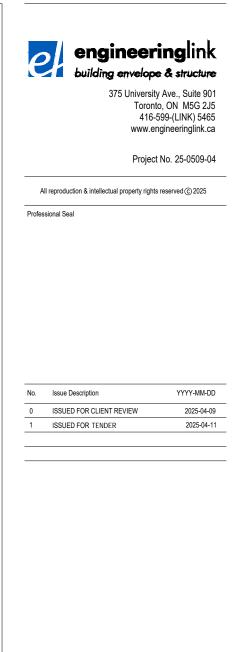
E.A. LOVELL PUBLIC SCHOOL

ABATEMENT AND CEILING REPLACEMENT 120 CENTRE ST. N, OSHAWA, ON L1H 4A3

LIST OF DRAWINGS

DRAWING NO.	DRAWING TITLE
R000	TITLE PAGE
R100	SITE PLAN
R101	FIRST FLOOR PLAN
R201	FIRST FLOOR REFLECTED CEILING PLAN
R500	TYPICAL ASSEMBLIES - DRYWALL CEILING
R501	TYPICAL ASSEMBLIES - DRYWALL CEILING
R502	TYPICAL ASSEMBLIES - FIREPROOFING
R503	DETAILS
R600	PHOTOGRAPHS
R601	PHOTOGRAPHS



Project Title:

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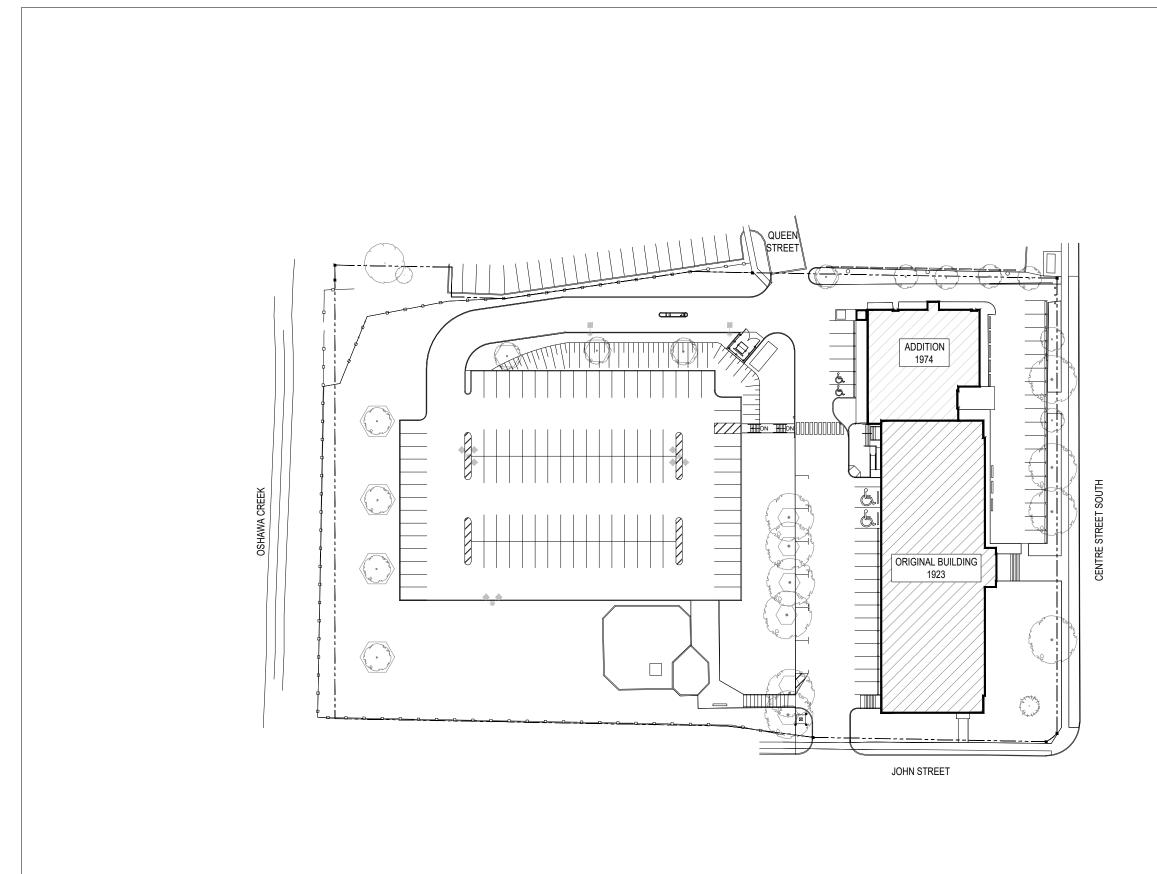
ABATEMENT AND CEILING REPLACEMENT

120 CENTRE ST. N, OSHAWA, ON L1H 4A3

Designed by:	A.L.	Scale:	AS NOTED
Drawn by:	D.M.	Date:	2025-03-04
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Drawing Title

TITLE PAGE



2025-04-10 (3:00:48 PM)

Original drawing sheet is 11 x 17.

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R100

SITE PLAN

SCALE: N.T.S.

	engineer building envelope	
	Toronto 416-5	v Ave., Suite 90 o, ON M5G 2J5 599-(LINK) 5465 gineeringlink.ca
		No. 25-0509-04
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Drawing Number

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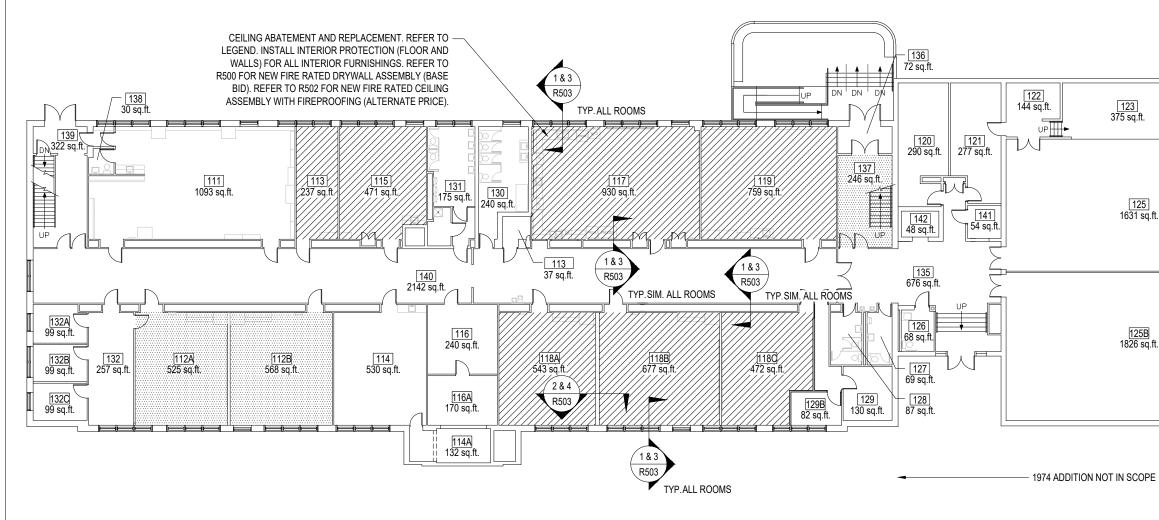


- 1. READ DRAWINGS IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.
- THIS DRAWING IS FOR CONTRACTOR INFORMATION AND COORDINATION PURPOSES ONLY. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING ALL ONSITE DIMENSIONS AND CONDITIONS PRIOR TO TENDER CLOSE. ANY VARIATIONS ARE TO BE REPORTED TO THE CONSULTANT AND INSTRUCTIONS RECEIVED BEFORE PROCEEDING WITH WORK.
- 3. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON THE INFORMATION AVAILABLE AT THE TIME THE DRAWINGS WERE PREPARED.
- 4. NO ADDITIONAL COSTS DUE TO CONTRACTOR OMISSIONS WILL BE CONSIDERED AFTER TENDER CLOSE.



CEILING ABATEMENT AND REPAIR SCOPE (BASE BID)

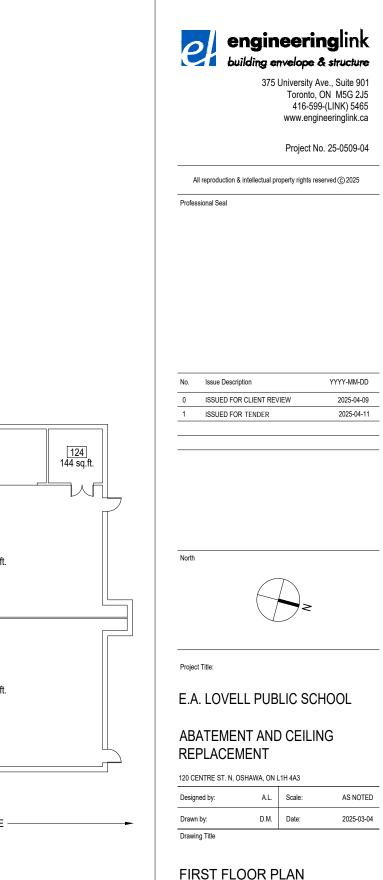
CEILING ABATEMENT AND REPAIR SCOPE (SEPARATE PRICE)

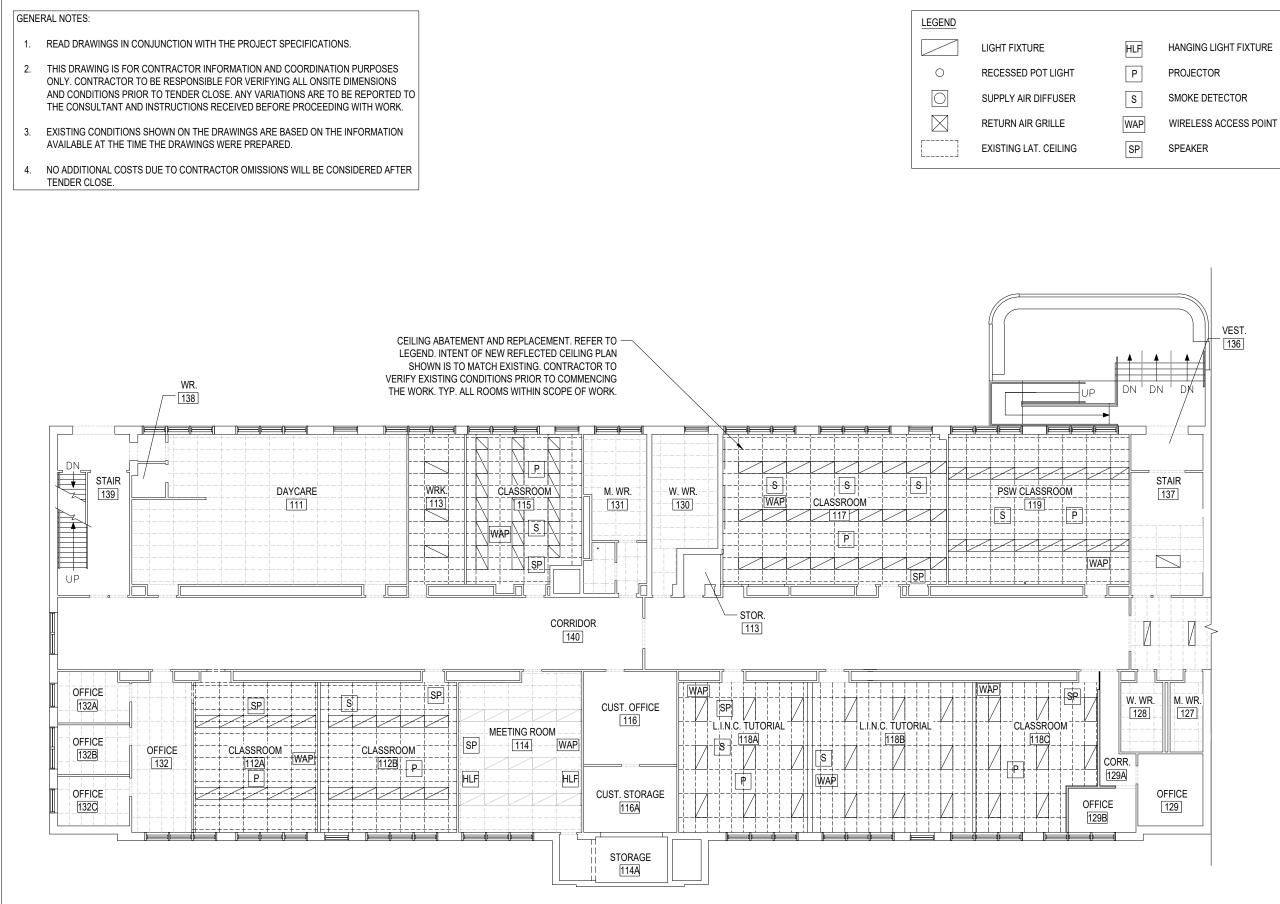


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FIRST FLOOR PLAN





1 FIRST FLOOR REFLECTED CEILING PLAN

R201 / SCALE: N.T.S.



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Project Title:

E.A. LOVELL PUBLIC SCHOOL

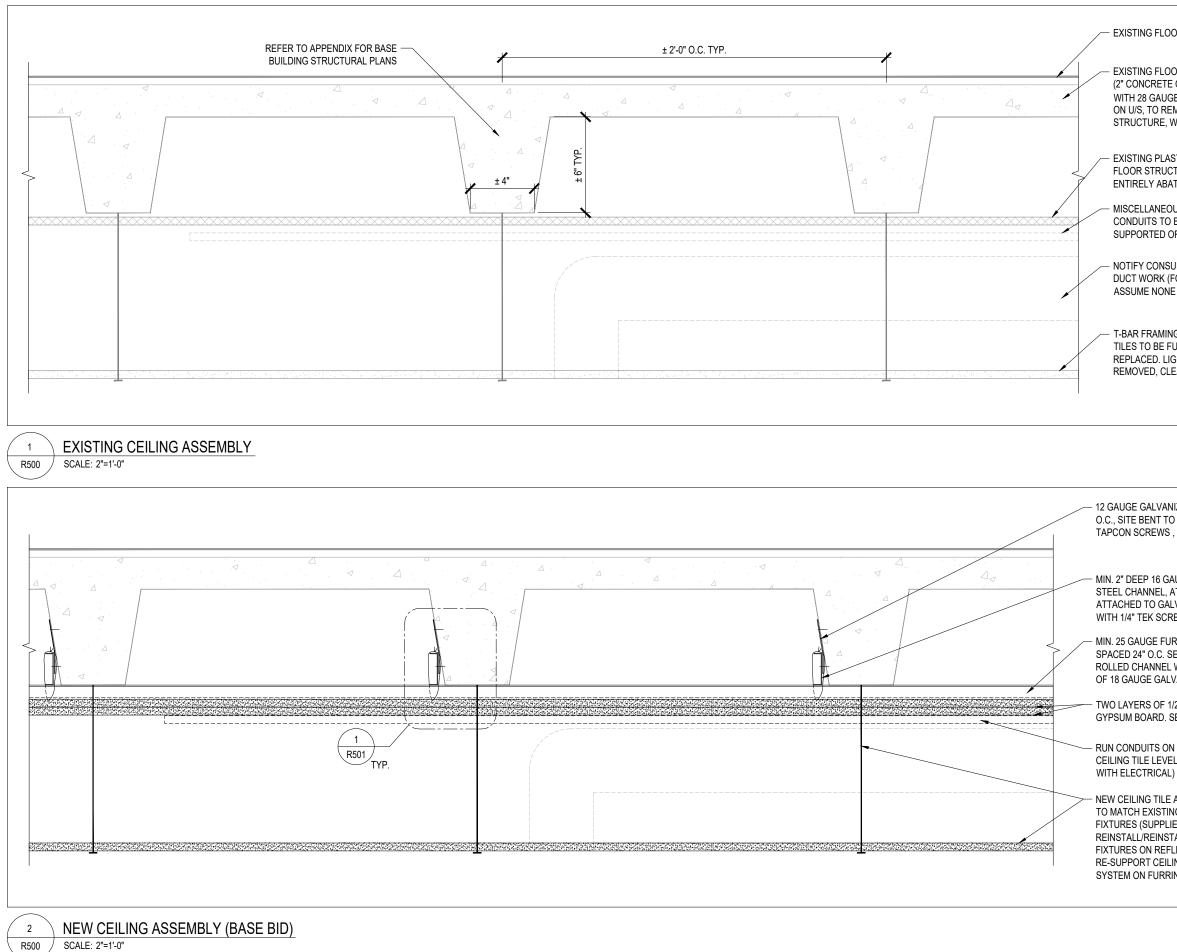
ABATEMENT AND CEILING REPLACEMENT

120 CENTRE ST. N, OSHAWA, ON L1H 4A3

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Drawn by:	D.M.	Date:	2025-03-04
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Drawing Title

FIRST FLOOR REFLECTED CEILING PLAN



Original drawing sheet is 11 x 17.

EXISTING FLOOR FINISH TO REMAIN

EXISTING FLOOR / ROOF STRUCTURE (2" CONCRETE ON 6" TILE JOISTS), WITH 28 GAUGE ³/₈" RIBBED FLASHING ON U/S, TO REMAIN. SECURE TO STRUCTURE, WHERE LOOSE.

EXISTING PLASTER AND LATH ON FLOOR STRUCTURE ABOVE TO BE ENTIRELY ABATED AND REMOVED

MISCELLANEOUS ELECTRICAL CONDUITS TO BE TEMPORARILY SUPPORTED OR DISCONNECTED

NOTIFY CONSULTANT OF ANY EXIST. DUCT WORK (FOR BIDDING PURPOSES, ASSUME NONE EXIST AT 1ST FLOOR).

T-BAR FRAMING AND LAY-IN CEILING TILES TO BE FULLY REMOVED AND REPLACED. LIGHT FIXTURES TO BE REMOVED, CLEANED, AND DISPOSED.

12 GAUGE GALVANIZED STEEL STRAP @ 24" O.C., SITE BENT TO SUIT, ANCHOR W/ 1/4" TAPCON SCREWS, MIN. 2" EMBED. SEE R501.

MIN. 2" DEEP 16 GAUGE COLD-ROLLED STEEL CHANNEL, AT EACH BEAM/JOIST, ATTACHED TO GALVANIZED STEEL STRAP WITH 1/4" TEK SCREWS. SEE R501.

MIN. 25 GAUGE FURRING CHANNELS, SPACED 24" O.C. SECURED TO COLD ROLLED CHANNEL WITH DOUBLE STRAND OF 18 GAUGE GALVANIZED WIRE. SEE R501.

TWO LAYERS OF 1/2" THICK TYPE X GYPSUM BOARD, SEE R501.

RUN CONDUITS ON DRYWALL OR AT CEILING TILE LEVEL (COORDINATE

NEW CEILING TILE AND FRAMING SYSTEM TO MATCH EXISTING. INSTALL NEW LIGHT FIXTURES (SUPPLIED BY OWNER) AND REINSTALL/REINSTATE ALL EXISTING FIXTURES ON REFLECTED CEILING PLANS. RE-SUPPORT CEILING TILE FRAMING SYSTEM ON FURRING CHANNELS.



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E.A. LOVELL PUBLIC SCHOOL

ABATEMENT AND CEILING REPLACEMENT

120 CENTRE ST. N, OSHAWA, ON L1H 4A3

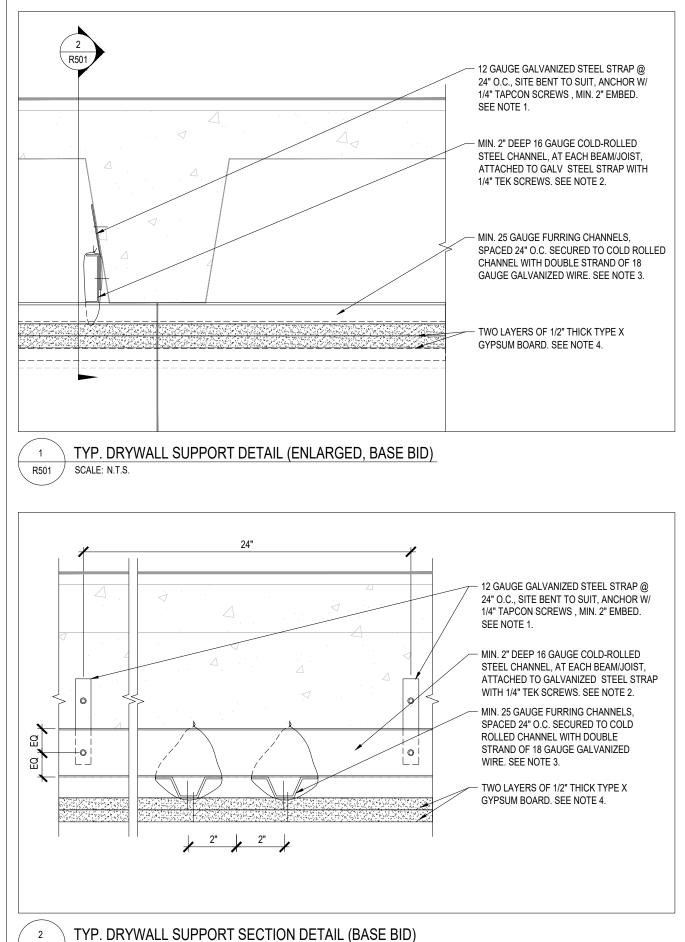
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Drawn by:	D.M.	Date:	2025-03-04
Drowing Title			

Drawing Title

TYPICAL ASSEMBLIES -DRYWALL CEILING

Drawing Number

R500



12 GAUGE GALVANIZED STEEL STRAP SPACED 24 IN. O.C., ANCHORED TO STRUCTURE WITH 1/4 IN. DIA TAPCON SCREWS, MIN 2 IN. EMBEDMENT. SITE BEND STEEL STRAP TO SUIT PROFILE OF TAPERED STRUCTURE.

COLD-ROLLED CHANNEL - MIN. 2 IN. DEEP. No. 16 MSG COLD ROLLED STEEL CHANNEL. SPACED AT 24 IN. O.C. AND ATTACHED TO EACH 2 STRAP WITH 1/4 IN. DIA TEK SCREW.

NOTES:

- 3. FURRING CHANNELS - BASIS OF DESIGN: NO. 25 MSG GALV STEEL, 2-3/8" WIDE BY 1/4" DEEP, SPACED 16" O.C., AND 2" ON EACH SIDE OF THE END JOINTS OF INNER LAYER. SECURED TO EACH COLD-ROLLED CHANNEL WITH A DOUBLE STRAND OF NO. 18 SWG GALVANIZED WIRE. ADJOINING LENGTHS TO CHANNELS LAPPED 12" AND TIED TOGETHER WITH TWO DOUBLE STRAND WIRE TIES, ON AT EACH END OF OVERLAP.
- GYPSUM BOARD TWO LAYERS NOM 1/2" THICK BY 48" WIDE, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FURRING 4 CHANNELS. INNER LAYER POSITIONED WITH END JOINTS MIDWAY BETWEEN FURRING CHANNELS. SECURED TO FURRING CHANNELS WITH 1" LONG TYPE S-12 SCREWS SPACED 12" O.C., AND LOCATED 5/8" FROM SIDE JOINTS AND 2" FROM END JOINTS. OUTER LAYER POSITIONED WITH END JOINTS BETWEEN FURRING CHANNELS. END JOINTS AND SIDE JOINTS OFFSET JOINTS 16" TO 32" FROM END AND SIDE JOINTS OF INNER LAYER. OUTER LAYER SECURED TO FURRING CHANNELS WITH 1-5/8" LONG TYPE S-12 SCREWS SPACED 12" O.C.. END JOINTS OF OUTER LAYER ATTACHED TO INNER LAYER WITH 1-1/2" LONG TYPE G BUGLE-HEAD STEEL SCREWS SPACED 8" O.C. AND ³/₄" FROM END OF BOARDS.

SCALE: N.T.S.

R501



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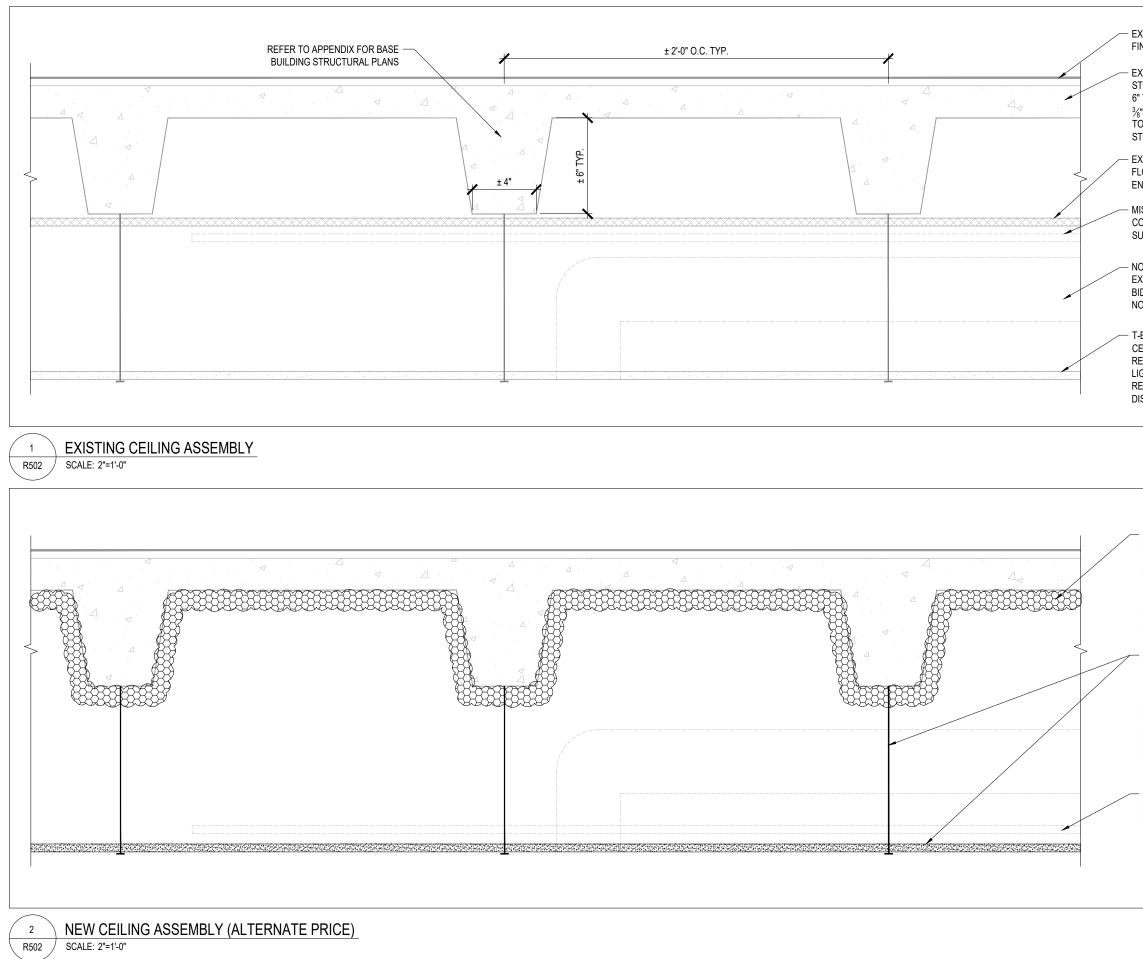
ABATEMENT AND CEILING REPLACEMENT

120 CENTRE ST. N, OSHAWA, ON L1H 4A3

Designed by:	A.L.	Scale:	AS NOTED
Drawn by:	D.M.	Date:	2025-03-04
Descriptor Title			

Drawing Title

TYPICAL ASSEMBLIES -DRYWALL CEILING



EXISTING FLOOR FINISH TO REMAIN

EXISTING FLOOR / ROOF STRUCTURE (2" CONCRETE ON 6" TILE JOISTS), WITH 28 GAUGE %" RIBBED FLASHING ON U/S, TO REMAIN. SECURE TO STRUCTURE WHERE LOOSE.

- EXISTING PLASTER AND LATH ON FLOOR STRUCTURE ABOVE TO BE ENTIRELY ABATED AND REMOVED

MISCELLANEOUS ELECTRICAL CONDUITS TO BE TEMPORARILY SUPPORTED OR DISCONNECTED

NOTIFY CONSULTANT OF ANY EXISTING DUCT WORK (FOR BIDDING PURPOSES, ASSUME NONE EXIST AT FIRST FLOOR).

- T-BAR FRAMING AND LAY-IN CEILING TILES TO BE FULLY REMOVED AND REPLACED. LIGHT FIXTURES TO BE REMOVED, CLEANED, AND DISPOSED.

NEW SPRAY APPLIED FIRE RESISTIVE MATERIAL (SPRAY FIREPROOFING). APPLY PRIMER PRIOR TO FIREPROOFING APPLICATION. FOR THICKNESS AND SURFACE PREPARATION REQUIREMENTS. REFER TO SPECIFICATIONS.

- NEW CEILING TILE AND FRAMING SYSTEM TO MATCH EXISTING. INSTALL NEW LIGHT FIXTURES (SUPPLIED BY OWNER) AND REINSTALL/REINSTATE ALL EXISTING FIXTURES ON REFLECTED CEILING PLANS. RE-SUPPORT CEILING TILE FRAMING SYSTEM TO EXISTING STRUCTURE.

RUN CONDUITS AT CEILING TILE LEVEL (COORDINATE WITH ELECTRICAL). RE-SUPPORT WHERE REQUIRED. engineeringlink

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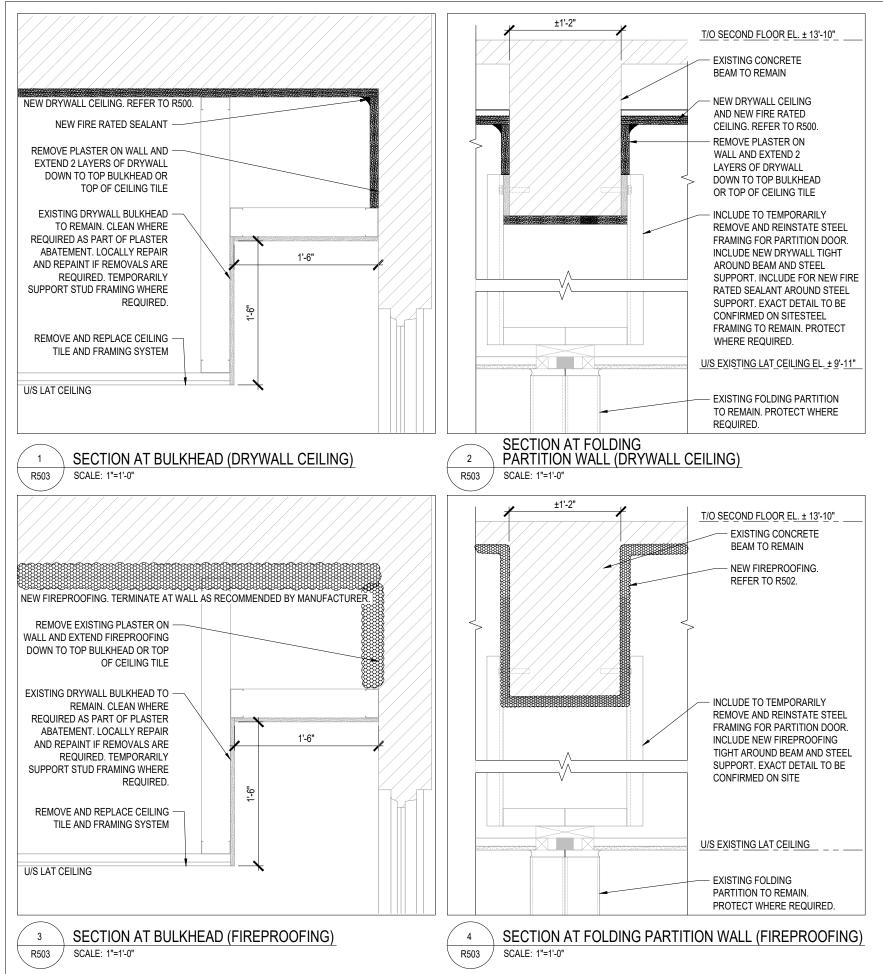
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120 CENTRE ST. N, OSHAWA, ON L1H 4A3

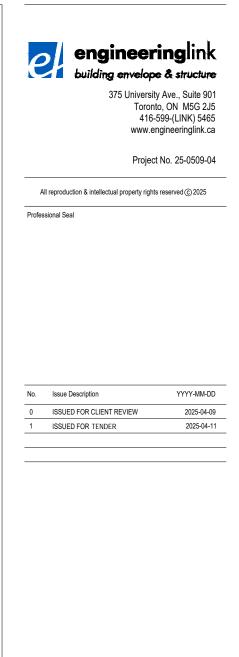
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TYPICAL ASSEMBLIES -FIREPROOFING



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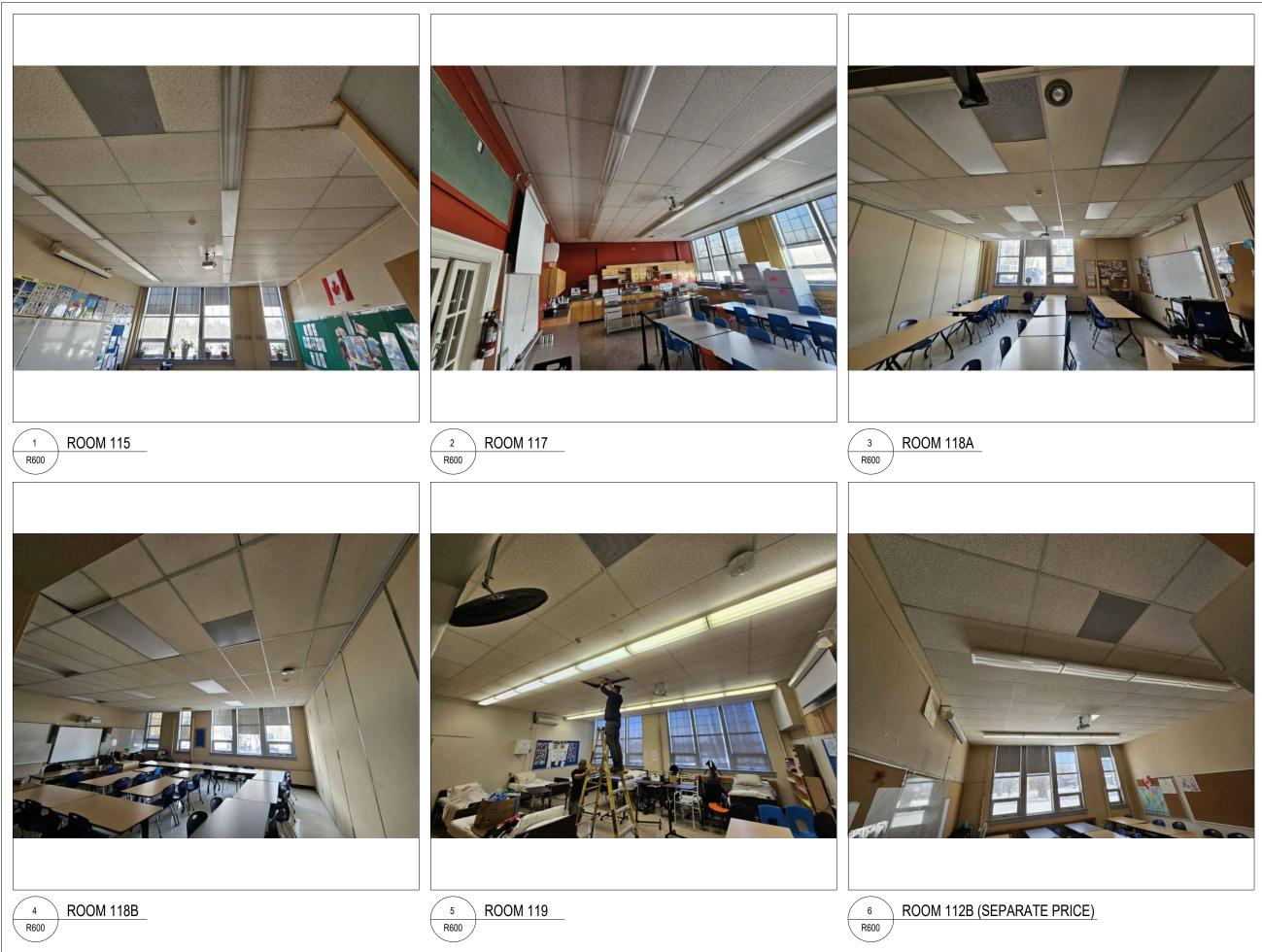
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Drawing Title

DETAILS







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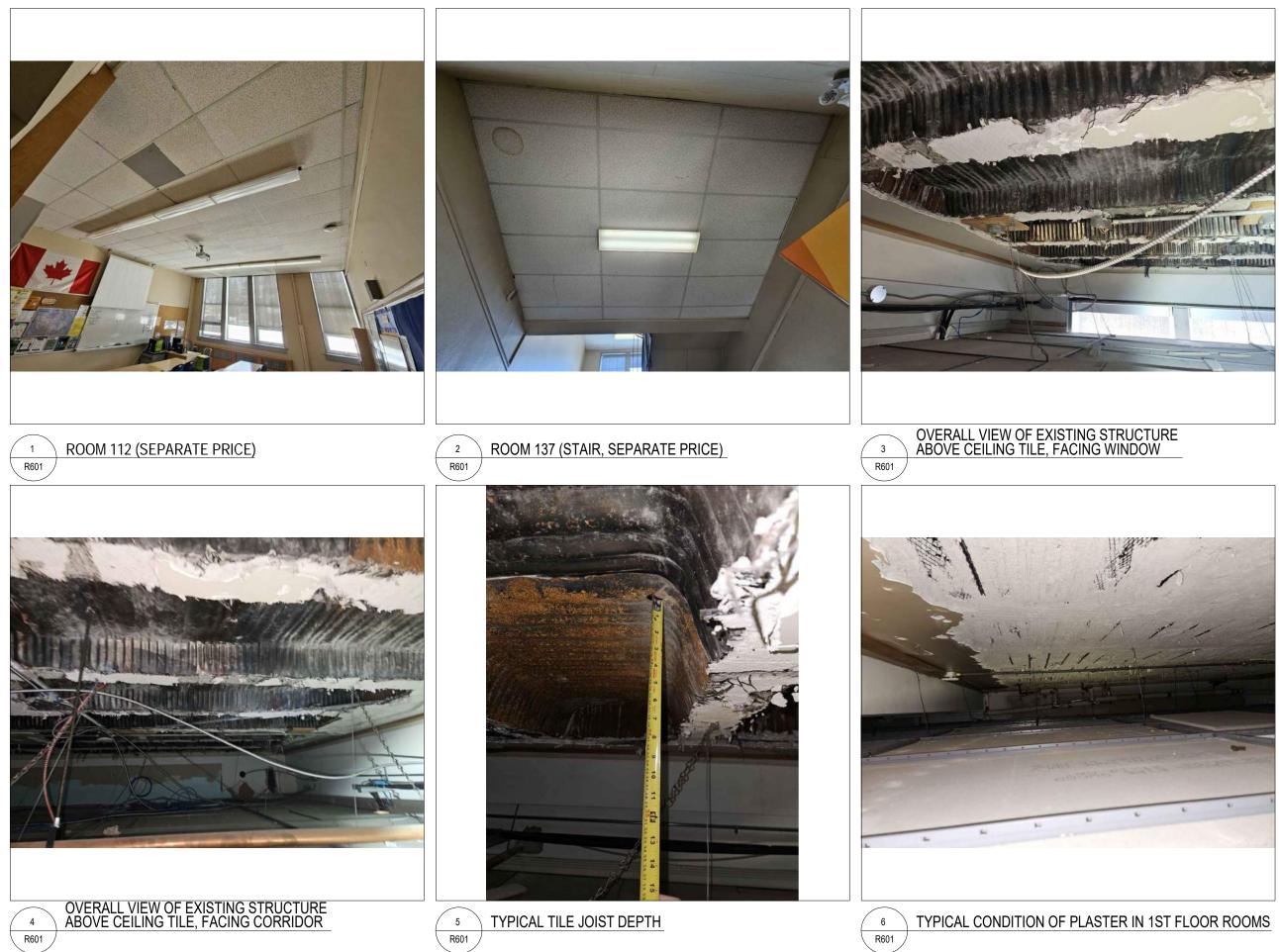
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PHOTOGRAPHS





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PHOTOGRAPHS