

Certificate of Practice Number: 2438
4 Cataraqui Street, Suite 206, Kingston, ON K7K 1Z7
Tel: 613 541 0776 Fax: 613 541 0804
mail@szaarch.com www.szaarchitects.ca

This is a copyright drawing and design and shall not be used, reproduced or revised without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing work. These drawings are not to be scaled. Any deviation in construction from the information shown on these drawings without written approval of the Architect is solely the responsibility of the Constructor.

General Notes:

- ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF DECK OR FIRE RATED MEMBRANE CEILING ABOVE.
- ALL PENETRATIONS IN FIRE RATED PARTITIONS ARE TO BE FIRE STOPPED WITH ULC CERTIFIED SYSTEMS. MAINTAIN BINDER OF ALL FIRE STOP SYSTEMS COMPLETE WITH PHOTOS OF LOCATIONS. DO NOT ENCLOSE FIRE STOPPED AREAS UNTIL INSPECTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL GYPSUM BOARD IN KITCHENS, BATHROOMS, SAUNA AND OTHER WET AREAS IS TO BE WATER RESISTANT GYPSUM BOARD.

Interior Partitions:

BASEMENT:

- ALL GYPSUM BOARD PARTITIONS ARE TYPE P2a UNLESS OTHERWISE NOTED.
- ALL CONCRETE BLOCK PARTITIONS ARE TYPE P4b UNLESS OTHERWISE NOTED.

GROUND FLOOR:

- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.

SECOND FLOOR:

- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.

P1 - GYPSUM BOARD SOUND PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.
- STC RATING OF 54 (RAL-TL83-216)
- 5/8" TYPE X GYPSUM BOARD
- RESILIENT CHANNEL - 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24" O.C.
- STEEL STUDS, 25 GA. SPACED MAX. 24" O.C.
- a) 3/8" STEEL STUDS
- b) 6" STEEL STUDS
- BATTS AND BLANKETS - MIN. 3" THICK MINERAL WOOL BATT INSULATION
- 5/8" TYPE X GYPSUM BOARD

P2 - GYPSUM BOARD PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.
- 5/8" TYPE X GYPSUM BOARD (PAINTED) BOTH SIDES OF
- STEEL STUDS 16" O.C.
- a) 3/8" STEEL STUDS
- b) 6" STEEL STUDS
- FILL STUD CAVITY WITH SOUND BATTS

P3 - GYPSUM BOARD FURRING

- 5/8" GYPSUM BOARD (PAINTED)
- STEEL STUDS OR FURRING CHANNELS AT 16" O.C.
- a) 3/8" FURRING CHANNELS
- b) 2 1/2" STEEL STUDS
- c) 3/8" STEEL STUDS
- d) 6" STEEL STUDS

P4 - CONCRETE BLOCK PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- CONCRETE BLOCK,
- a) 4" CONCRETE BLOCK
- b) 6" CONCRETE BLOCK
- c) 8" CONCRETE BLOCK

P5 - CONCRETE BLOCK FIREWALL

- 2 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
- 8" CONCRETE BLOCK, GROUTED SOLID.

P6 - INTERIOR INSULATED CONCRETE FORM (ICF)

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)
- 3/4" FURRING CHANNELS AT 16" O.C.
- 6" ICF WALL
- 3/4" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

P6a - INTERIOR INSULATED CONCRETE FORM (ICF)

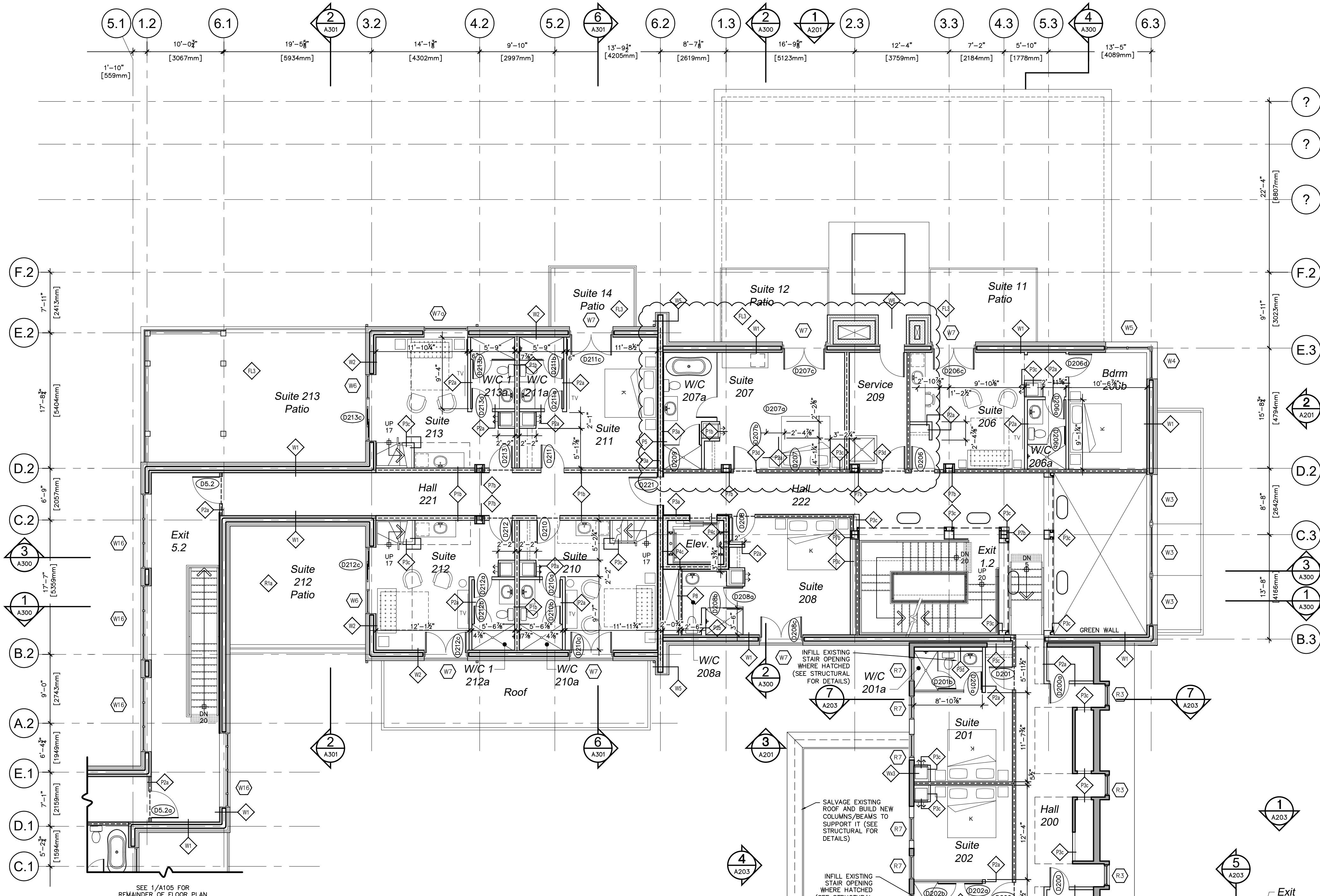
- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- 6" ICF WALL
- 3/4" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

P7a - CONCRETE BLOCK COLUMN FURRING

- 1 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
- 4" CONCRETE BLOCK COLUMN FURRING

P7b - GYPSUM BOARD COLUMN FURRING

- 1 HOUR FIRE RESISTANCE RATING, ULC DESIGN X528
- 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD (PAINTED)
- 1 1/2" STEEL STUDS
- SOUND BATTS



Exterior Walls:

W1 - INSULATED CONCRETE FORM (ICF) WITH FIBER CEMENT CLADDING

- FIBER CEMENT FIBER BOARD
- 1" GALVANIZED SUB-GIRTS (HORIZONTAL)
- 6" ICF WALL WITH 2.625" OF RIGID INSULATION BOTH SIDES OF 6" SOLID CONCRETE CORE FOR R-23 / U-FACTOR 0.0425.
- 3/8" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

W2 - INSULATED CONCRETE FORM (ICF) WITH WOOD BARN BOARD CLADDING

- SIMILAR TO W1 BUT WITH 3/4" WOOD BARN BOARD (VERTICAL) CLADDING IN LIEU OF CEMENT BOARD CLADDING AND 1"x3" WOOD STRAPPING AT 24" O.C.

W3 - INSULATED CONCRETE FORM (ICF) WITH METAL CLADDING

- SIMILAR TO W1 BUT WITH PRE-FINISHED STANDING SEAM METAL CLADDING IN LIEU OF CEMENT BOARD CLADDING AND 1"x3" WOOD STRAPPING AT 24" O.C.

W4 - INSULATED CONCRETE FORM (ICF) WITH STONE VENEER

- SIMILAR TO W1 BUT WITH 3/8" STONE VENEER CLADDING IN LIEU OF CEMENT BOARD CLADDING.

W5 - FIRE WALL WITH METAL CLADDING

- PRE-FINISHED METAL CLADDING
- 8" GALVANIZED SUB-GIRTS
- 6" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- 8" CONCRETE BLOCK FIRE WALL
- AIR/VAPOUR BARRIER MEMBRANE
- 2" SEMI-RIGID ROCK WOOL INSULATION
- 2" GALVANIZED SUB-GIRTS
- PRE-FINISHED METAL CLADDING

W6 - STONE VENEER ON CONCRETE BLOCK

- 3/8" STONE VENEER
- 1 1/2" AIR SPACE
- 4" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- 8" CONCRETE BLOCK WALL

W7 - STONE VENEER ON WOOD STUDS

- 3/8" STONE VENEER
- 1" AIR SPACE
- AIR BARRIER
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- 2"x4" WOOD STUDS AT 16" O.C.
- FILL WITH BATT INSULATION
- VAPOUR RETARDER MEMBRANE
- 5/8" GYPSUM BOARD (PAINTED)

W8 - STONE VENEER COLUMNS

- 3/8" STONE VENEER
- AIR SPACE
- 4" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- STEEL COLUMN

W9 - WOOD CLADDING ON WOOD STUDS

- 3/4" WOOD BARN BOARD CLADDING (VERTICAL)
- 1"x3" WOOD STRAPPING AT 24" O.C.
- AIR BARRIER MEMBRANE
- 1/2" WOOD SHEATHING
- WOOD STRUCTURE
- BATT INSULATION
- VAPOUR RETARDER
- 5/8" GYPSUM BOARD (PAINTED)

W10 - METAL CLADDING ON SHAFT WALL

- PRE-FINISHED METAL CLADDING
- 2" GALVANIZED GIRTS
- 2" RIGID INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- SHAFT WALL SIMILAR TO P8 WITH BATT INSULATION

W11 - METAL CLADDING ON CONCRETE BLOCK

- PRE-FINISHED METAL CLADDING
- EXISTING Limestone WALL
- STRAPPING
- 5/8" GYPSUM BOARD (PAINTED)

W12 - METAL CLADDING ON WOOD STUDS

- PRE-FINISHED METAL CLADDING
- 2" GALVANIZED GIRTS
- 2" RIGID INSULATION
- AIR BARRIER MEMBRANE
- 5/8" PLYWOOD SHEATHING
- 2"x4" WOOD STUDS AT 16" O.C.
- BATT INSULATION
- VAPOUR RETARDER
- 5/8" GYPSUM BOARD (PAINTED)

W13 - WOOD CLADDING ON STEEL STUDS

- 3/4" WOOD BARN BOARD CLADDING (HORIZONTAL)
- 1"x3" WOOD STRAPPING AT 24" O.C.
- 2" GALVANIZED GIRTS
- 2" RIGID INSULATION
- AIR BARRIER MEMBRANE
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- 6" STEEL STUDS AT 16" O.C.
- BATT INSULATION
- VAPOUR RETARDER
- 5/8" GYPSUM BOARD (PAINTED)

W13a - WOOD CLADDING ON STEEL STUDS

- 3/4" WOOD BARN BOARD CLADDING (HORIZONTAL)
- 1"x3" WOOD STRAPPING AT 24" O.C.
- 2" GALVANIZED GIRTS
- 2" RIGID INSULATION
- AIR BARRIER MEMBRANE
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- 6" STEEL STUDS AT 16" O.C.
- BATT INSULATION
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- AIR BARRIER MEMBRANE
- 2" RIGID INSULATION
- 2 1/2" GALVANIZED GIRTS
- 3/4" WOOD BARN BOARD CLADDING (HORIZONTAL)
- 5/8" GYPSUM BOARD (PAINTED)

W14 - NEW STONE VENEER ON EXISTING WOOD STUD WALL

- 3/8" STONE VENEER
- 1" AIR SPACE
- AIR BARRIER
- EXISTING WOOD SHEATHING
- EXISTING WOOD STUDS
- FILL WITH BATT INSULATION
- VAPOUR RETARDER MEMBRANE
- 5/8" GYPSUM BOARD (PAINTED)

W15 - EXISTING STONE WALL

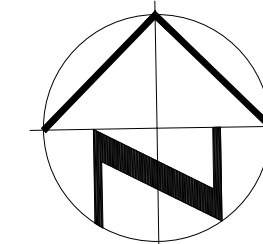
- EXISTING Limestone WALL
- STRAPPING
- 5/8" GYPSUM BOARD (PAINTED)

W16 - EXISTING WOOD STUD WALL

- HORIZONTAL WOOD CLADDING
- 3/4" WOOD STRAPPING AT 24" O.C.
- AIR BARRIER
- EXISTING WOOD SHEATHING
- EXISTING WOOD STUDS
- FILL WITH BATT INSULATION
- VAPOUR RETARDER MEMBRANE
- 5/8" GYPSUM BOARD (PAINTED)

REMOVE COLLAR TIES IN ROOF AND ADD NEW RIDGE BEAM. ADD WOOD FINISH TO UNDERSIDE OF ROOF JOISTS (SEE STRUCTURAL FOR DETAILS)

FILL EXISTING STAIR OPENING WHERE HATCHED (SEE STRUCTURAL FOR DETAILS)



Certificate of Practice Number: 2438
4 Cataraqui Street, Suite 206, Kingston, ON
K7K 1Z7
Tel: 613 541 0776 Fax: 613 541 0804
mail@szaarch.com www.szaarchitects.ca

This is a copyright drawing and design and shall not be used, reproduced or revised without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing with work. These drawings are not to be scaled. Any deviation in construction from the information shown on these drawings without written approval of the Architect is solely the responsibility of the Constructor.

Roof Types:

R1 - MODIFIED BITUMEN ROOF ON HOLLOW CORE SLAB (R-35 MIN.)
1 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH SB-2, WHERE INDICATED.
• 2 PLY MODIFIED BITUMEN ROOF MEMBRANE
• FLAME STOP MEMBRANE
• INSULATION OVERLAY
• 1/2" FIBERBOARD
• 7" POLYISO INSULATION
• VAPOUR RETARDER
• SLOPED CONCRETE TOPPING
• HOLLOW CORE CONCRETE FLOOR SLABS

R1a - MODIFIED BITUMEN ROOF WITH ROOF DECK (R-35 MIN.)
AS ROOF TYPE R1 WITH THE FOLLOWING:
• 1 1/2" x 4" CEDAR DECKING
• 2" x 6" PRESSURE TREATED SLEEPERS (TAPERED) AT 16" O.C.
• RIGID INSULATION, THICKNESS VARIES (MIN. 1")

R1b - MODIFIED BITUMEN ROOF ON WOOD DECK (R-35 MIN.)
SIMILAR TO ROOF TYPE R1 BUT WITH THE FOLLOWING:
SLOPE TO THE DRAIN WITH TAPERED FIBERBOARD INSULATION.
• 1/2" GLASS MAT GYPSUM BOARD DECK COVERING
• 3/4" T&G PLYWOOD ROOF SHEATHING
• WOOD ROOF STRUCTURE

R1c - MODIFIED BITUMEN ROOF ON WOOD DECK (R-35 MIN.)
SIMILAR TO ROOF TYPE R1 BUT WITH THE FOLLOWING:
SLOPE TO THE DRAIN WITH TAPERED FIBERBOARD INSULATION.
• 1/2" GLASS MAT GYPSUM BOARD DECK COVERING
• 1 1/2" STEEL DECK

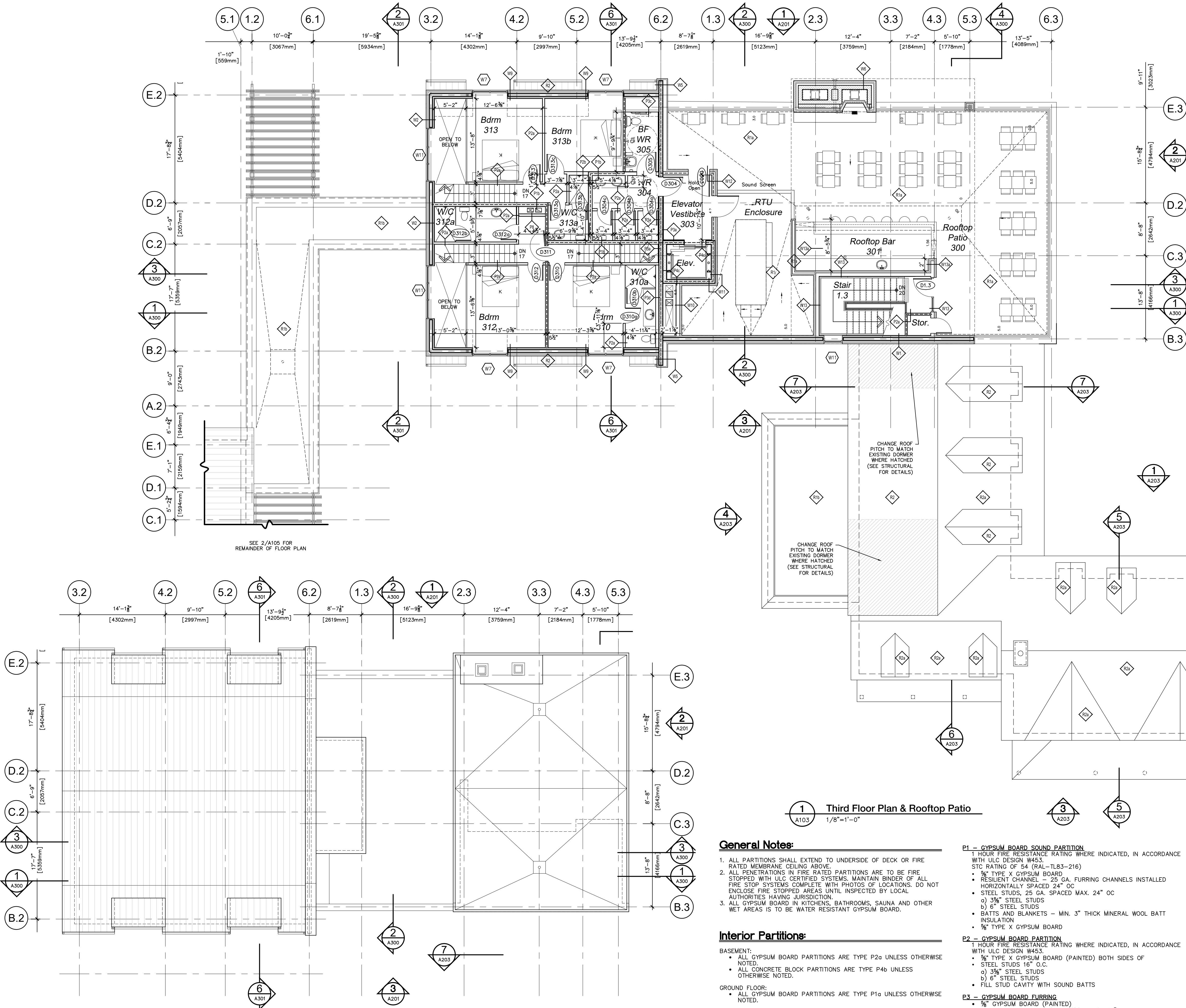
R2 - PRE-FINISHED METAL ROOF (R-60 MIN.)
• PRE-FINISHED METAL ROOFING
• 1" x 3" WOOD STRAPPING AT 24" O.C.
• ICE AND WATER SHIELD
• 3/4" T&G PLYWOOD ROOF SHEATHING
• WOOD STRUCTURE
• BATT INSULATION AS REQUIRED FOR R-60 MIN.
• VAPOUR RETARDER
• WOOD STRAPPING AT 16"
• 5/8" GYPSUM BOARD

R2a - PRE-FINISHED METAL ROOF ON EXISTING ROOF (R-60 MIN.)
SIMILAR TO ROOF TYPE R2 BUT ON EXISTING WOOD ROOF STRUCTURE

R3 - MODIFIED BITUMEN ROOF ON WOOD DECK (R-60 MIN.)
• 2 PLY MODIFIED BITUMEN ROOF MEMBRANE
• 1/2" T&G PLYWOOD SHEATHING
• WOOD STRUCTURE
• BATT INSULATION AS REQUIRED FOR R-60 MIN.
• VAPOUR RETARDER
• WOOD STRAPPING AT 16"
• 5/8" GYPSUM BOARD

R4 - MODIFIED BITUMEN ROOF ON STEEL STRUCTURE (R-60 MIN.)
• 2 PLY MODIFIED BITUMEN ROOF MEMBRANE
• FLAME STOP MEMBRANE
• INSULATION OVERLAY
• 1 1/2" FIBERBOARD
• TAPERED INSULATION
• 2" POLYISO INSULATION
• AIR BARRIER MEMBRANE
• 1/2" GLASS MAT GYPSUM SHEATHING
• 1 1/2" STEEL DECK
• STEEL STRUCTURE
• BATT INSULATION
• 3/8" STEEL STUD FRAMING
• 1/2" FURRING CHANNELS AT 16" O.C.
• 5/8" GYPSUM BOARD (PAINTED)

R4a - MODIFIED BITUMEN ROOF ON STEEL STRUCTURE (R-60 MIN.)
SIMILAR TO ROOF TYPE R4 BUT WITH THE FOLLOWING IN LIEU OF THE GYPSUM BOARD.
• 1" x 3" WOOD FURRING AT 16" O.C.
• WHITE CEDAR T&G WOOD SOFFIT



1 Third Floor Plan & Rooftop Patio
1/8"=1'-0"

General Notes:

- ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF DECK OR FIRE RATED MEMBRANE CEILING ABOVE.
- ALL PENETRATIONS IN FIRE RATED PARTITIONS ARE TO BE FIRE STOPPED WITH ULC CERTIFIED SYSTEMS, MAINTAIN BINDER OF ALL FIRE STOP SYSTEMS COMPLETE WITH PHOTOS OF LOCATIONS. DO NOT ENCLOSE FIRE STOPPED AREAS UNTIL INSPECTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL GYPSUM BOARD IN KITCHENS, BATHROOMS, SAUNA AND OTHER WET AREAS IS TO BE WATER RESISTANT GYPSUM BOARD.

Interior Partitions:

- BASEMENT:**
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P2a UNLESS OTHERWISE NOTED.
 - ALL CONCRETE BLOCK PARTITIONS ARE TYPE P4b UNLESS OTHERWISE NOTED.
- GROUND FLOOR:**
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.
- SECOND FLOOR:**
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.

P1 - GYPSUM BOARD SOUND PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.
STC RATING OF 54 (RAL-TL83-216)
• 5/8" TYPE X GYPSUM BOARD
• RESILIENT CHANNEL - 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24" OC
• STEEL STUDS, 25 GA. SPACED MAX. 24" OC
a) 3/8" STEEL STUDS
b) 6" STEEL STUDS
• BATTS AND BLANKETS - MIN. 3" THICK MINERAL WOOL BATT INSULATION
• 5/8" TYPE X GYPSUM BOARD

P2 - GYPSUM BOARD PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.
• 5/8" TYPE X GYPSUM BOARD (PAINTED) BOTH SIDES OF
• STEEL STUDS 16" O.C.
a) 3/8" STEEL STUDS
b) 6" STEEL STUDS
• FILL STUD CAVITY WITH SOUND BATTS

P3 - GYPSUM BOARD FURRING

- 5/8" GYPSUM BOARD (PAINTED)
• STEEL STUDS OR FURRING CHANNELS AT 16" O.C.
a) 3/4" FURRING CHANNELS
b) 2 1/2" STEEL STUDS
c) 3/8" STEEL STUDS
d) 6" STEEL STUDS

P4 - CONCRETE BLOCK PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
• CONCRETE BLOCK,
a) 4" CONCRETE BLOCK
b) 6" CONCRETE BLOCK
c) 8" CONCRETE BLOCK

P5 - CONCRETE BLOCK FIREWALL

- 2 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
• CONCRETE BLOCK, GROUTED SOLID.

P6 - INTERIOR INSULATED CONCRETE FORM (ICF)

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
• 6" ICF WALL
• 5/8" TYPE X GYPSUM BOARD (PAINTED)
• 1/2" FURRING CHANNELS AT 16" O.C.
• 6" ICF WALL
• 5/8" TYPE X GYPSUM BOARD (PAINTED)
• 1/2" FURRING CHANNELS AT 16" O.C.

P6a - INTERIOR INSULATED CONCRETE FORM (ICF)

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
• 6" ICF WALL
• 5/8" FURRING CHANNELS AT 16" O.C.
• 5/8" TYPE X GYPSUM BOARD (PAINTED)

P7a - CONCRETE BLOCK COLUMN FURRING

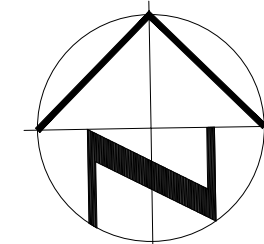
- 1 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
• 4" CONCRETE BLOCK COLUMN FURRING

P7b - GYPSUM BOARD COLUMN FURRING

- 1 HOUR FIRE RESISTANCE RATING, ULC DESIGN X528
• 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD (PAINTED)
• 1 1/2" STEEL STUDS
• SOUND BATTS

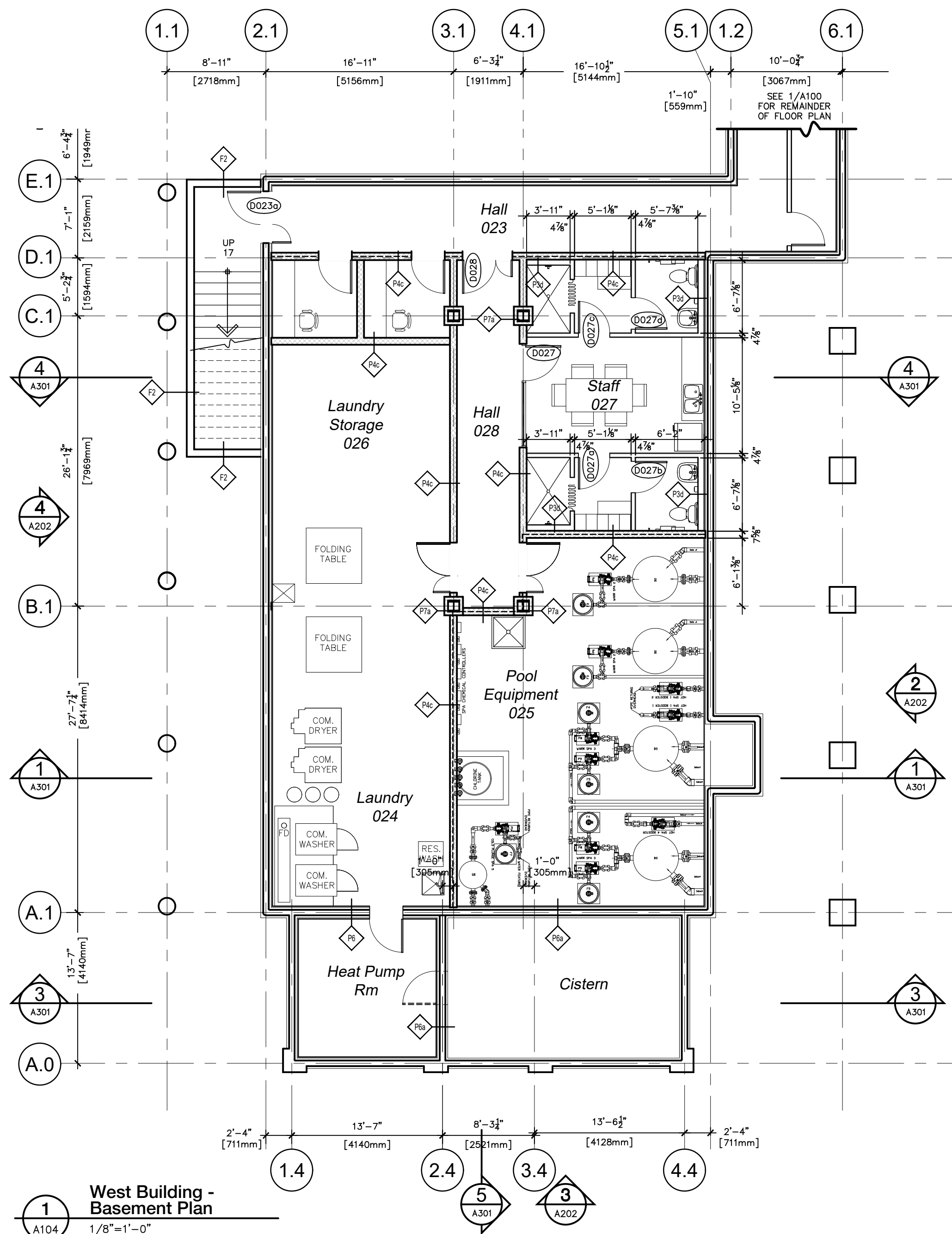
2 Roof Plan
1/8"=1'-0"

Revision	Description	Date
Project	Unity Farm Inn & Spa	
Location	2285 Battersea Rd	
Client	Glenburnie, ON	
Client	BPE Development	
Drawing	Third Floor Plan & Rooftop Patio	
Drawn by	EJB	Date February 28, 2019
File Name	A100d Full Plans	Scale As Noted
Client Project #		Drawing Number
Client Proj. #		
Project #	17091	Revision # A103

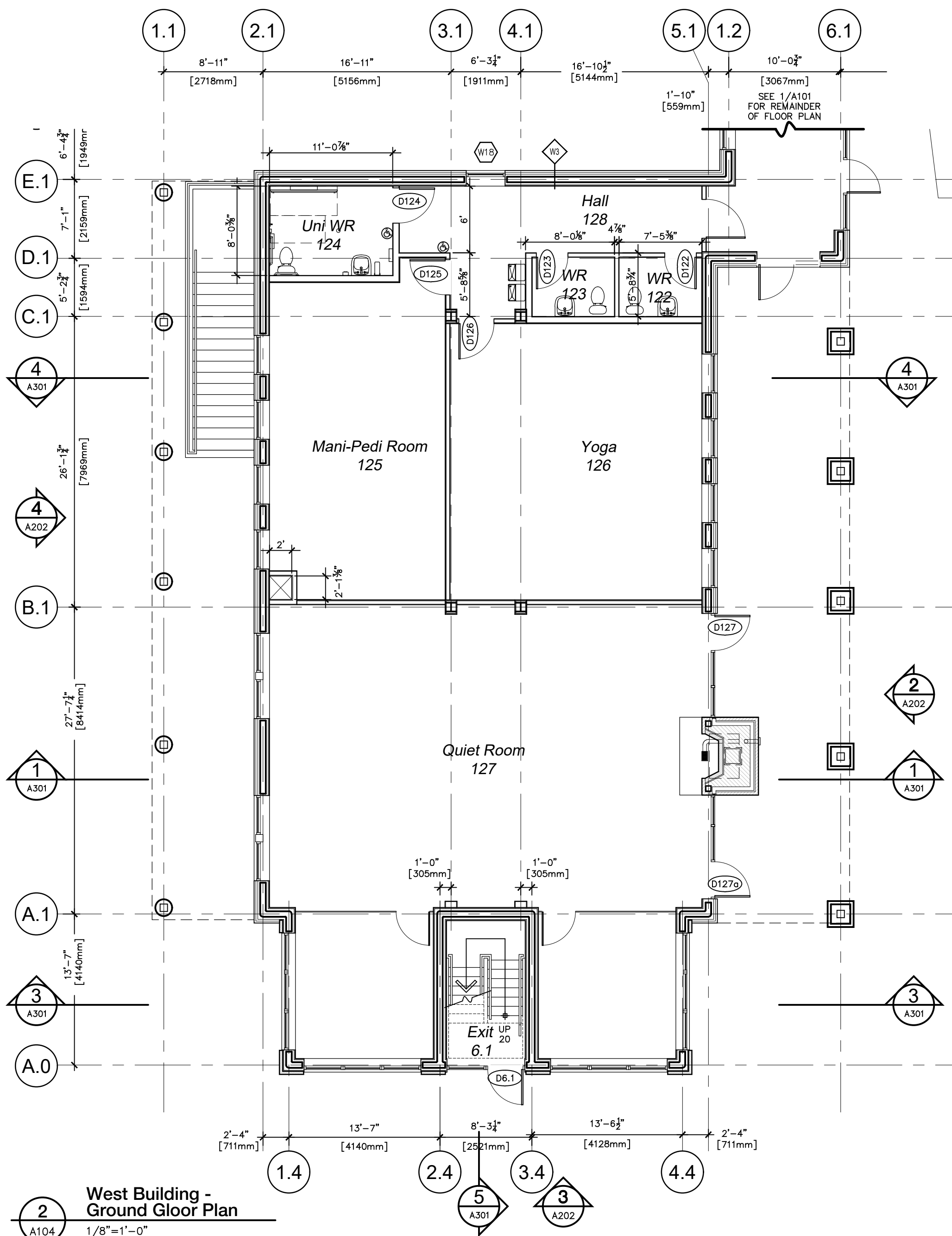


Certificate of Practice Number: 2438
4 Cataraqui Street, Suite 206, Kingston, ON K7K 1Z7
Tel: 613 541 0776 Fax: 613 541 0804
mail@sazarch.com www.sazarchitects.ca

This is a copyright drawing and design and shall not be used, reproduced or revised without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing with work. These drawings are not to be scaled. Any deviation in construction from the information shown on these drawings without written approval of the Architect is solely the responsibility of the Constructor.



West Building - Basement Plan
1
A104
1/8"=1'-0"



West Building - Ground Floor Plan
2
A104
1/8"=1'-0"

General Notes:

- ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF DECK OR FIRE RATED MEMBRANE CEILING ABOVE.
- ALL PENETRATIONS IN FIRE RATED PARTITIONS ARE TO BE FIRE STOPPED WITH ULC CERTIFIED SYSTEMS. MAINTAIN BINDER OF ALL FIRE STOP SYSTEMS COMPLETE WITH PHOTOS OF LOCATIONS. DO NOT ENCLOSE FIRE STOPPED AREAS UNTIL INSPECTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL GYPSUM BOARD IN KITCHENS, BATHROOMS, SAUNA AND OTHER WET AREAS IS TO BE WATER RESISTANT GYPSUM BOARD.

Interior Partitions:

- BASEMENT:
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P2a UNLESS OTHERWISE NOTED.
 - ALL CONCRETE BLOCK PARTITIONS ARE TYPE P4b UNLESS OTHERWISE NOTED.

- GROUND FLOOR:
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.

- SECOND FLOOR:
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.

P1 - GYPSUM BOARD SOUND PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.
- 5/8" TYPE X GYPSUM BOARD
 - RESILIENT CHANNEL - 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24" OC
 - STEEL STUDS, 25 GA. SPACED MAX. 24" OC
 - 3/8" STEEL STUDS
 - 6" STEEL STUDS
 - BATTS AND BLANKETS - MIN. 3" THICK MINERAL WOOL BATT INSULATION
 - 5/8" TYPE X GYPSUM BOARD

P2 - GYPSUM BOARD PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.
- 5/8" TYPE X GYPSUM BOARD (PAINTED) BOTH SIDES OF
 - STEEL STUDS 16" O.C.
 - 3/8" STEEL STUDS
 - 6" STEEL STUDS
 - FILL STUD CAVITY WITH SOUND BATTS

P3 - GYPSUM BOARD FURRING

- 5/8" GYPSUM BOARD (PAINTED)
- STEEL STUDS OR FURRING CHANNELS AT 16" O.C.
 - 3/4" FURRING CHANNELS
 - 2x4" STEEL STUDS
 - 3x6" STEEL STUDS
 - 6" STEEL STUDS

P4 - CONCRETE BLOCK PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- CONCRETE BLOCK
 - 4" CONCRETE BLOCK
 - 6" CONCRETE BLOCK
 - 8" CONCRETE BLOCK

P5 - CONCRETE BLOCK FIREWALL

- 2 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
- 8" CONCRETE BLOCK, GROUTED SOLID.

P6 - INTERIOR INSULATED CONCRETE FORM (ICF)

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)
 - 3/4" FURRING CHANNELS AT 16" O.C.
 - 6" ICF WALL
 - 3/4" FURRING CHANNELS AT 16" O.C.
 - 5/8" TYPE X GYPSUM BOARD (PAINTED)

P6a - INTERIOR INSULATED CONCRETE FORM (ICF)

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- 6" ICF WALL
 - 3/4" FURRING CHANNELS AT 16" O.C.
 - 5/8" TYPE X GYPSUM BOARD (PAINTED)

P7a - CONCRETE BLOCK COLUMN FURRING

- 1 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
- 4" CONCRETE BLOCK COLUMN FURRING

P7b - GYPSUM BOARD COLUMN FURRING

- 1 HOUR FIRE RESISTANCE RATING, ULC DESIGN X528.
- 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD (PAINTED)
 - 1x6" STEEL STUDS
 - CEILING BATT

Foundation Walls:

ALL FOUNDATION WALLS ARE TYPE F1 UNLESS OTHERWISE NOTED.

F1 - INSULATED CONCRETE FORM (ICF) FOUNDATION

- DRAINAGE BOARD
- 6" ICF FOUNDATION WITH 2.625" OF RIGID INSULATION BOTH SIDES OF 6" SOLID CONCRETE CORE FOR R-23 / U-FACTOR 0.0425.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)
- 3/4" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

F2 - POURED CONCRETE FOUNDATION

- DRAINAGE BOARD
- DAMP PROOFING
- 8" POURED CONCRETE WALL.

Fx - EXISTING STONE FOUNDATION WALL

- EXISTING STONE FOUNDATION

Exterior Walls:

W1 - INSULATED CONCRETE FORM (ICF) WITH FIBER CEMENT CLADDING

- FIBER CEMENT FIBER BOARD
- 1" GALVANIZED SUB-GIRTS (HORIZONTAL)
- 6" ICF WALL WITH 2.625" OF RIGID INSULATION BOTH SIDES OF 6" SOLID CONCRETE CORE FOR R-23 / U-FACTOR 0.0425.
- 3/4" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

W2 - INSULATED CONCRETE FORM (ICF) WITH WOOD BARN BOARD CLADDING

- SIMILAR TO W1 BUT WITH 3/4" WOOD BARN BOARD (VERTICAL) CLADDING IN LIEU OF CEMENT BOARD CLADDING AND 1"x3" WOOD STRAPPING AT 24" O.C.

W3 - INSULATED CONCRETE FORM (ICF) WITH METAL CLADDING

- SIMILAR TO W1 BUT WITH PRE-FINISHED STANDING SEAM METAL CLADDING IN LIEU OF CEMENT BOARD CLADDING AND 1"x3" WOOD STRAPPING AT 24" O.C.

W4 - INSULATED CONCRETE FORM (ICF) WITH STONE VENEER

- SIMILAR TO W1 BUT WITH 3/8" STONE VENEER CLADDING IN LIEU OF CEMENT BOARD CLADDING.

W5 - FIRE WALL WITH METAL CLADDING

- PRE-FINISHED METAL CLADDING
- 3/8" STONE VENEER
- 1x6" AIR SPACE
- 4" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- 8" CONCRETE BLOCK FIRE WALL
- AIR/VAPOUR BARRIER MEMBRANE
- 2" SEMI-RIGID ROCK WOOL INSULATION
- 2" GALVANIZED SUB-GIRTS
- PRE-FINISHED METAL CLADDING

W6 - STONE VENEER ON CONCRETE BLOCK

- 3/8" STONE VENEER
- 1x6" AIR SPACE
- 4" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- 8" CONCRETE BLOCK WALL

W7 - STONE VENEER ON WOOD STUDS

- 3/8" STONE VENEER
- 1" AIR SPACE
- AIR BARRIER
- 5/8" EXTERIOR GRADE PLYWOOD SHEATHING
- 2x4" WOOD STUDS AT 16" O.C.
- FILL WITH BATT INSULATION
- VAPOUR RETARDER MEMBRANE
- 5/8" GYPSUM BOARD (PAINTED)

W8 - STONE VENEER COLUMNS

- 3/8" STONE VENEER
- AIR SPACE
- 4" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- STEEL COLUMN

Revision	Description	Date
Project	Unity Farm Inn & Spa	

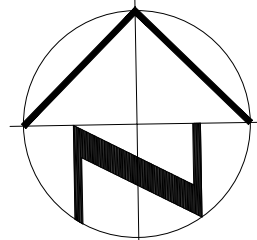
Location
2285 Battersea Rd

Glenburnie, ON

Client
BPE Development

Drawing
West Building -
Basement & Ground
Floor

Drawn by EJB	Date February 28, 2019
File Name A100d Full Plans	Scale As Noted
Client Project # Client Proj. #	Drawing Number A104
Project # 17091	Revision # --



Certificate of Practice Number: 2438
4 Cataraqui Street, Suite 206, Kingston, ON
Tel: 613 541 0776 fax: 613 541 0804
mail@sarch.com www.sarchitects.ca

This is a copyright drawing and design and shall not be used, reproduced or revised without written permission. The contractor shall check and verify all dimensions and report all errors and omissions to the architect prior to commencing with work. These drawings are not to be scaled. Any deviation in construction from the information shown on these drawings without written approval of the Architect is solely the responsibility of the Constructor.

Roof Types:

R1 - MODIFIED BITUMEN ROOF ON HOLLOW CORE SLAB (R-35 MIN.)

- 1 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH SB-2, WHERE INDICATED.
- 2 PLY MODIFIED BITUMEN ROOF MEMBRANE
 - FLAME STOP MEMBRANE
 - INSULATION OVERLAY
 - 1/2" FIBERBOARD
 - 7" POLYISO INSULATION
 - VAPOUR RETARDER
 - SLOPED CONCRETE TOPPING
 - HOLLOW CORE CONCRETE FLOOR SLABS

R1a - MODIFIED BITUMEN ROOF WITH ROOF DECK (R-35 MIN.)

- AS ROOF TYPE R1 WITH THE FOLLOWING:
- 1/4"x6" CEDAR DECKING
 - 2"x6" PRESSURE TREATED SLEEPERS (TAPERED) AT 16" O.C.
 - RIGID INSULATION, THICKNESS VARIES (MIN. 1")

R1b - MODIFIED BITUMEN ROOF ON WOOD DECK (R-35 MIN.)

- SIMILAR TO ROOF TYPE R1 BUT WITH THE FOLLOWING:
- SLOPE TO THE DRAIN WITH TAPERED FIBERBOARD INSULATION.
 - 1/2" GLASS MAT GYPSUM BOARD DECK COVERING
 - 5/8" TAG PLYWOOD ROOF SHEATHING
 - WOOD ROOF STRUCTURE.

R1c - MODIFIED BITUMEN ROOF ON WOOD DECK (R-35 MIN.)

- SIMILAR TO ROOF TYPE R1 BUT WITH THE FOLLOWING:
- SLOPE TO THE DRAIN WITH TAPERED FIBERBOARD INSULATION.
 - 1/2" GLASS MAT GYPSUM BOARD DECK COVERING
 - 1/2" STEEL DECK

R2 - PRE-FINISHED METAL ROOF (R-60 MIN.)

- PRE-FINISHED METAL ROOFING
- 1"x3" WOOD STRAPPING AT 24" O.C.
- ICE AND WATER SHIELD
- 5/8" T&G PLYWOOD ROOF SHEATHING
- WOOD STRUCTURE
- BATT INSULATION AS REQUIRED FOR R-60 MIN.
- VAPOUR RETARDER
- WOOD STRAPPING AT 16"
- 5/8" GYPSUM BOARD

R2a - PRE-FINISHED METAL ROOF ON EXISTING ROOF (R-60 MIN.)

- SIMILAR TO ROOF TYPE R2 BUT ON EXISTING WOOD ROOF STRUCTURE

R3 - MODIFIED BITUMEN ROOF ON WOOD DECK (R-60 MIN.)

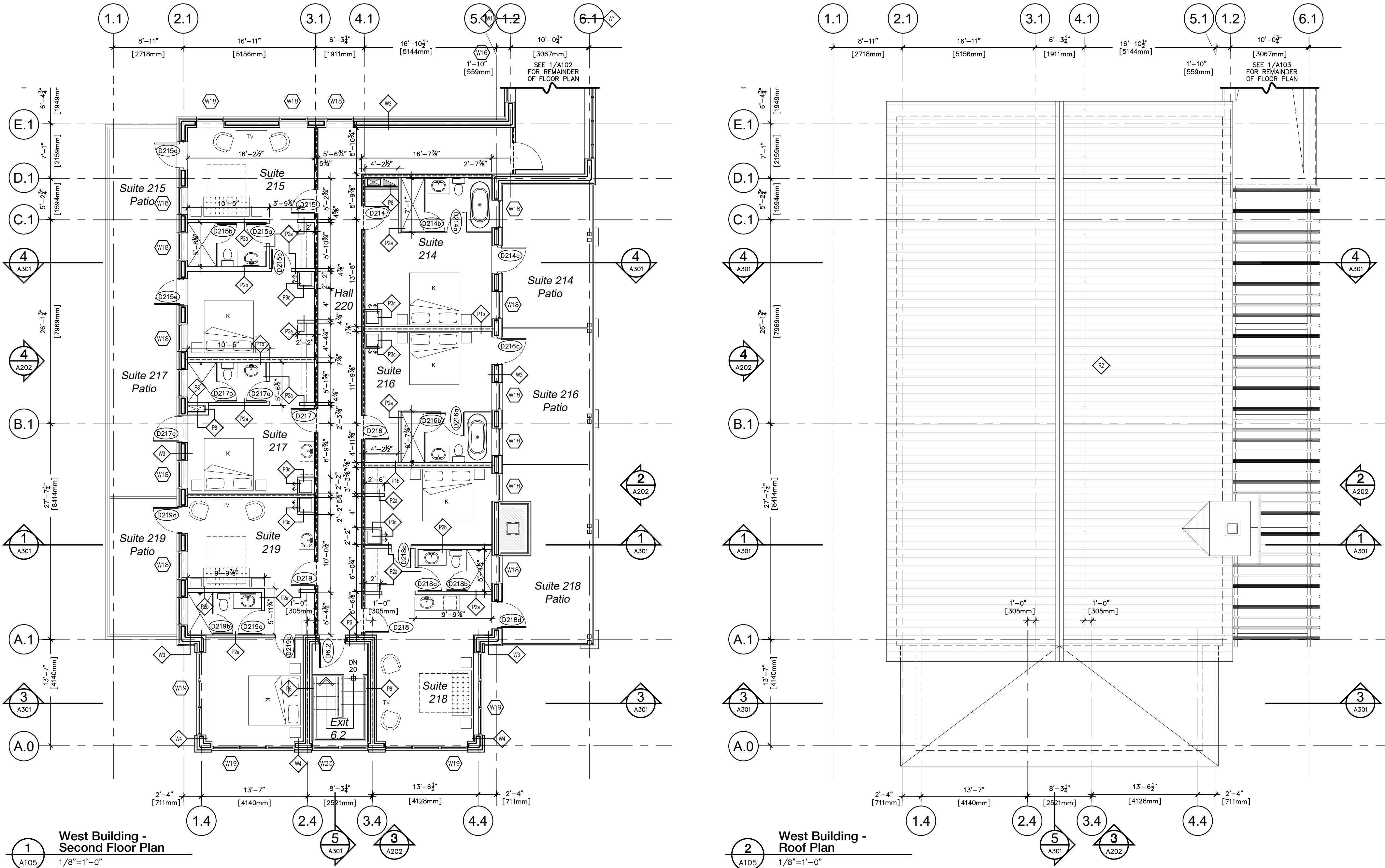
- 2 PLY MODIFIED BITUMEN ROOF MEMBRANE
- 5/8" T&G PLYWOOD SHEATHING
- WOOD STRUCTURE
- BATT INSULATION AS REQUIRED FOR R-60 MIN.
- VAPOUR RETARDER
- WOOD STRAPPING AT 16"
- 5/8" GYPSUM BOARD

R4 - MODIFIED BITUMEN ROOF ON STEEL STRUCTURE (R-60 MIN.)

- 2 PLY MODIFIED BITUMEN ROOF MEMBRANE
- FLAME STOP MEMBRANE
- INSULATION OVERLAY
- 15mm FIBERBOARD
- TAPERED INSULATION
- 2" POLYISO INSULATION
- AIR BARRIER MEMBRANE
- 5/8" GLASS MAT GYPSUM SHEATHING
- 1 1/2" STEEL DECK
- STEEL STRUCTURE
- BATT INSULATION
- 3/8" STEEL STUD FRAMING
- 7/8" FURRING CHANNELS AT 16" O.C.
- 5/8" GYPSUM BOARD (PAINTED)

R4a - MODIFIED BITUMEN ROOF ON STEEL STRUCTURE (R-60 MIN.)

- SIMILAR TO ROOF TYPE R4 BUY WITH THE FOLLOWING IN LIEU OF THE GYPSUM BOARD.
- 1"x3" WOOD FURRING AT 16" O.C.
 - WHITE CEDAR T&G WOOD SOFFIT



General Notes:

- ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF DECK OR FIRE RATED MEMBRANE CEILING ABOVE.
- ALL PENETRATIONS IN FIRE RATED PARTITIONS ARE TO BE FIRE STOPPED WITH ULC CERTIFIED SYSTEMS. MAINTAIN BINDER OF ALL FIRE STOP SYSTEMS COMPLETE WITH PHOTOS OF LOCATIONS. DO NOT ENCLOSE FIRE STOPPED AREAS UNTIL INSPECTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL GYPSUM BOARD IN KITCHENS, BATHROOMS, SAUNA AND OTHER WET AREAS IS TO BE WATER RESISTANT GYPSUM BOARD.

Interior Partitions:

- BASEMENT:
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P2a UNLESS OTHERWISE NOTED.
 - ALL CONCRETE BLOCK PARTITIONS ARE TYPE P4b UNLESS OTHERWISE NOTED.

- GROUND FLOOR:
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.

- SECOND FLOOR:
- ALL GYPSUM BOARD PARTITIONS ARE TYPE P1a UNLESS OTHERWISE NOTED.

P1 - GYPSUM BOARD SOUND PARTITION

1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.

- 5/8" TYPE X GYPSUM BOARD
- RESILIENT CHANNEL - 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24" OC
- STEEL STUDS, 25 GA. SPACED MAX. 24" OC
- 3/8" STEEL STUDS
- 6" STEEL STUDS
- BATTIS AND BLANKETS - MIN. 3" THICK MINERAL WOOL BATT INSULATION
- 5/8" TYPE X GYPSUM BOARD

P2 - GYPSUM BOARD PARTITION

1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH ULC DESIGN W453.

- 5/8" TYPE X GYPSUM BOARD (PAINTED) BOTH SIDES OF
- STEEL STUDS 16" O.C.
- 3/8" STEEL STUDS
- 6" STEEL STUDS
- FILL STUD CAVITY WITH SOUND BATTS

P3 - GYPSUM BOARD FURRING

- 5/8" GYPSUM BOARD (PAINTED)
- STEEL STUDS OR FURRING CHANNELS AT 16" O.C.
- 3/4" FURRING CHANNELS
- 2 1/2" STEEL STUDS
- 3/8" STEEL STUDS
- 6" STEEL STUDS

P4 - CONCRETE BLOCK PARTITION

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- CONCRETE BLOCK
- 4" CONCRETE BLOCK
- 6" CONCRETE BLOCK
- 8" CONCRETE BLOCK

P5 - CONCRETE BLOCK FIREWALL

- 2 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
- 8" CONCRETE BLOCK, GROUTED SOLID.

P6 - INTERIOR INSULATED CONCRETE FORM (ICF)

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)
- 7/8" FURRING CHANNELS AT 16" O.C.
- 6" ICF WALL
- 7/8" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

P6a - INTERIOR INSULATED CONCRETE FORM (ICF)

- 1 HOUR FIRE RESISTANCE RATING WHERE INDICATED, IN ACCORDANCE WITH OBC SB-2.
- 6" ICF WALL
- 7/8" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

P7a - CONCRETE BLOCK COLUMN FURRING

- 1 HOUR FIRE RESISTANCE RATING, IN ACCORDANCE WITH OBC SB-2.
- 4" CONCRETE BLOCK COLUMN FURRING

P7b - GYPSUM BOARD COLUMN FURRING

- 1 HOUR FIRE RESISTANCE RATING, ULC DESIGN X528
- 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD (PAINTED)
- 1 1/2" STEEL STUDS
- CRIMINAL BATT

Foundation Walls:

ALL FOUNDATION WALLS ARE TYPE F1 UNLESS OTHERWISE NOTED.

F1 - INSULATED CONCRETE FORM (ICF) FOUNDATION

- DRAINAGE BOARD
- 6" ICF FOUNDATION WITH 2.625" OF RIGID INSULATION BOTH SIDES OF 6" SOLID CONCRETE CORE FOR R-23 / U-FACTOR 0.0425.
- 5/8" TYPE X GYPSUM BOARD (PAINTED) BOTH SIDES OF
- 7/8" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

F2 - POURED CONCRETE FOUNDATION

- DRAINAGE BOARD
- DAMP PROOFING
- 8" POURED CONCRETE WALL

Fx - EXISTING STONE FOUNDATION WALL

- EXISTING STONE FOUNDATION

Exterior Walls:

W1 - INSULATED CONCRETE FORM (ICF) WITH FIBER CEMENT CLADDING

- FIBER CEMENT FIBER BOARD
- 1" GALVANIZED SUB-GIRTS (HORIZONTAL)
- 6" ICF WALL WITH 2.625" OF RIGID INSULATION BOTH SIDES OF 6" SOLID CONCRETE CORE FOR R-23 / U-FACTOR 0.0425.
- 7/8" FURRING CHANNELS AT 16" O.C.
- 5/8" TYPE X GYPSUM BOARD (PAINTED)

W2 - INSULATED CONCRETE FORM (ICF) WITH WOOD BARN BOARD CLADDING

- SIMILAR TO W1 BUT WITH 3/4" WOOD BARN BOARD (VERTICAL) CLADDING IN LIEU OF CEMENT BOARD CLADDING AND 1"x3" WOOD STRAPPING AT 24" O.C.

W3 - INSULATED CONCRETE FORM (ICF) WITH METAL CLADDING

- SIMILAR TO W1 BUT WITH PRE-FINISHED STANDING SEAM METAL CLADDING IN LIEU OF CEMENT BOARD CLADDING AND 1"x3" WOOD STRAPPING AT 24" O.C.

W4 - INSULATED CONCRETE FORM (ICF) WITH STONE VENEER

- SIMILAR TO W1 BUT WITH 3/8" STONE VENEER CLADDING IN LIEU OF CEMENT BOARD CLADDING.

W5 - FIRE WALL WITH METAL CLADDING

- PRE-FINISHED METAL CLADDING
- 8" GALVANIZED SUB-GIRTS
- 6" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- 8" CONCRETE BLOCK FIRE WALL
- AIR/VAPOUR BARRIER MEMBRANE
- 2" SEMI-RIGID ROCK WOOL INSULATION
- 2" GALVANIZED SUB-GIRTS
- PRE-FINISHED METAL CLADDING

W6 - STONE VENEER ON CONCRETE BLOCK

- 3/8" STONE VENEER
- 1 1/2" AIR SPACE
- AIR BARRIER
- 5/8" EXTERIOR GRADE PLYWOOD SHEATHING
- 2"x4" WOOD STUDS AT 16" O.C.
- FILL WITH BATT INSULATION
- VAPOUR RETARDER MEMBRANE
- 5/8" GYPSUM BOARD (PAINTED)

W7 - STONE VENEER ON WOOD STUDS

- 3/8" STONE VENEER
- 1" AIR SPACE
- AIR BARRIER
- 5/8" EXTERIOR GRADE PLYWOOD SHEATHING
- 2"x4" WOOD STUDS AT 16" O.C.
- FILL WITH BATT INSULATION
- VAPOUR RETARDER MEMBRANE
- 5/8" GYPSUM BOARD (PAINTED)

W8 - STONE VENEER COLUMNS

- 3/8" STONE VENEER
- AIR SPACE
- 4" SEMI-RIGID ROCK WOOL INSULATION
- AIR/VAPOUR BARRIER MEMBRANE
- STEEL COLUMN

Revision	Description	Date
Project	Unity Farm Inn & Spa	

Location

2285 Battersea Rd

Glennburn, ON

Client
BPE Development

Drawing

West Building -

Second Floor &

Roof Plan

Drawn by EJB	Date February 28, 2019
File Name A100d Full Plans	Scale As Noted
Client Project # Client Proj. #	Drawing Number
Project # 17091	Revision # --

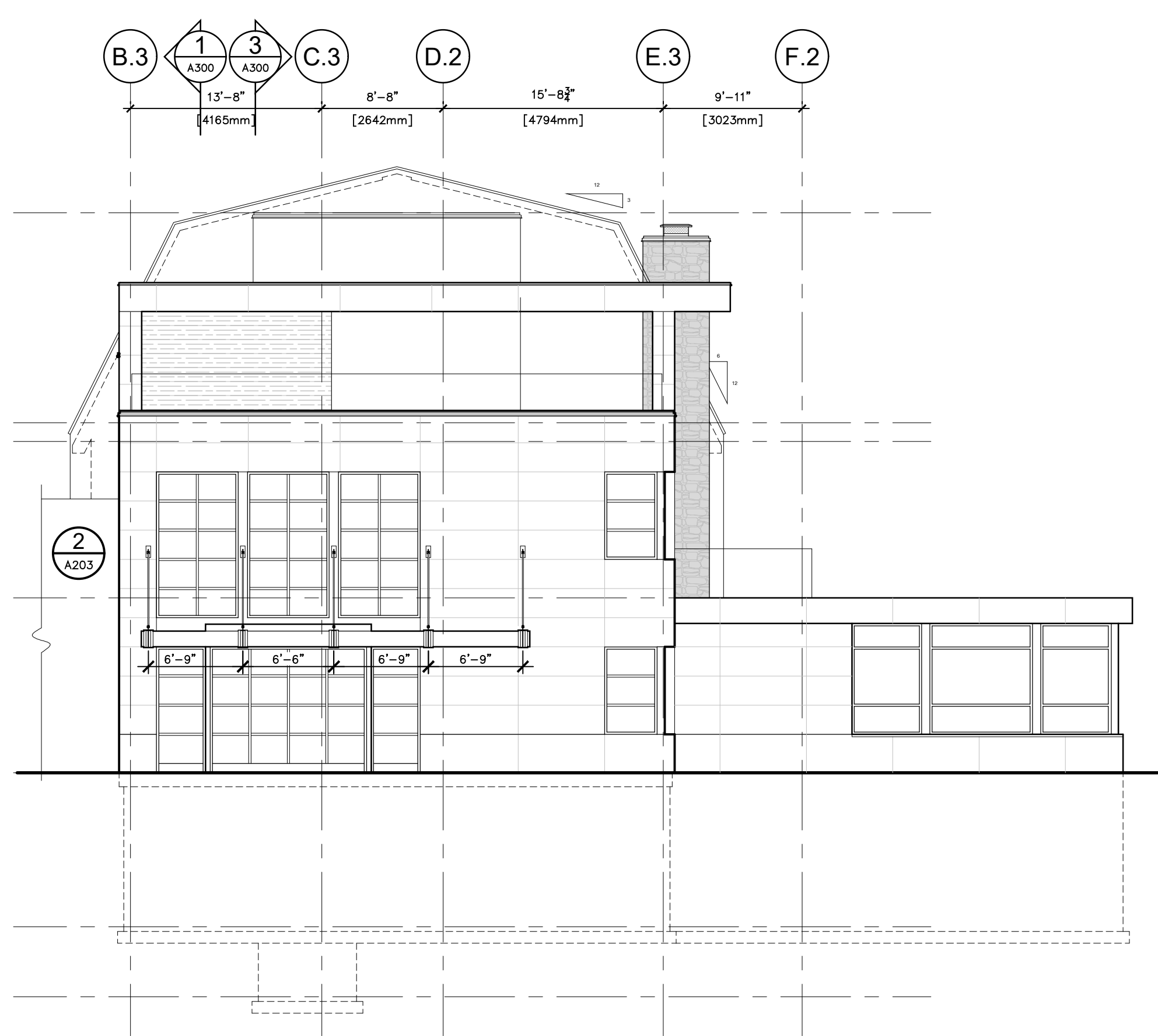
A105

MATERIAL LEGEND:

- EXISTING KINGSTON LIMESTONE WALL
- KINGSTON LIMESTONE VENEER TO MATCH EXISTING
- RECLAIMED BARN BOARD
- VERTICAL STANDING SEAM METAL SIDING (WHITE)
- THROUGH COLOR FIBRE CEMENT PANELS (WHITE)
- THROUGH COLOR FIBRE CEMENT PANELS (WARM GREY)
- THROUGH COLOR FIBRE CEMENT LAP SIDING (GREY)
- ASPHALT SHINGLES
- STANDING SEAM ROOF



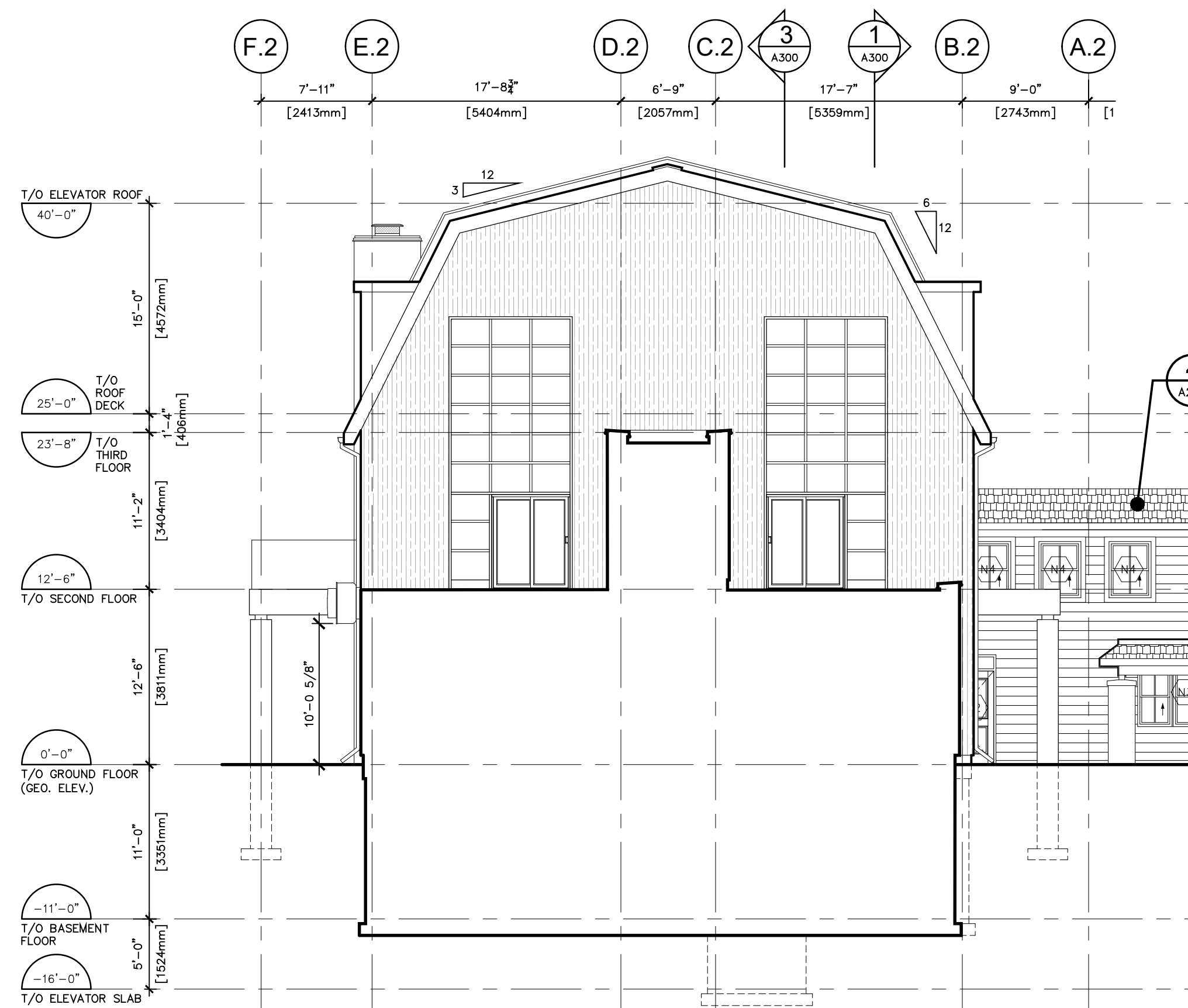
1 North Elevation
1/8"=1'-0"



2 East Elevation
1/8"=1'-0"



3 South Elevation
1/8"=1'-0"



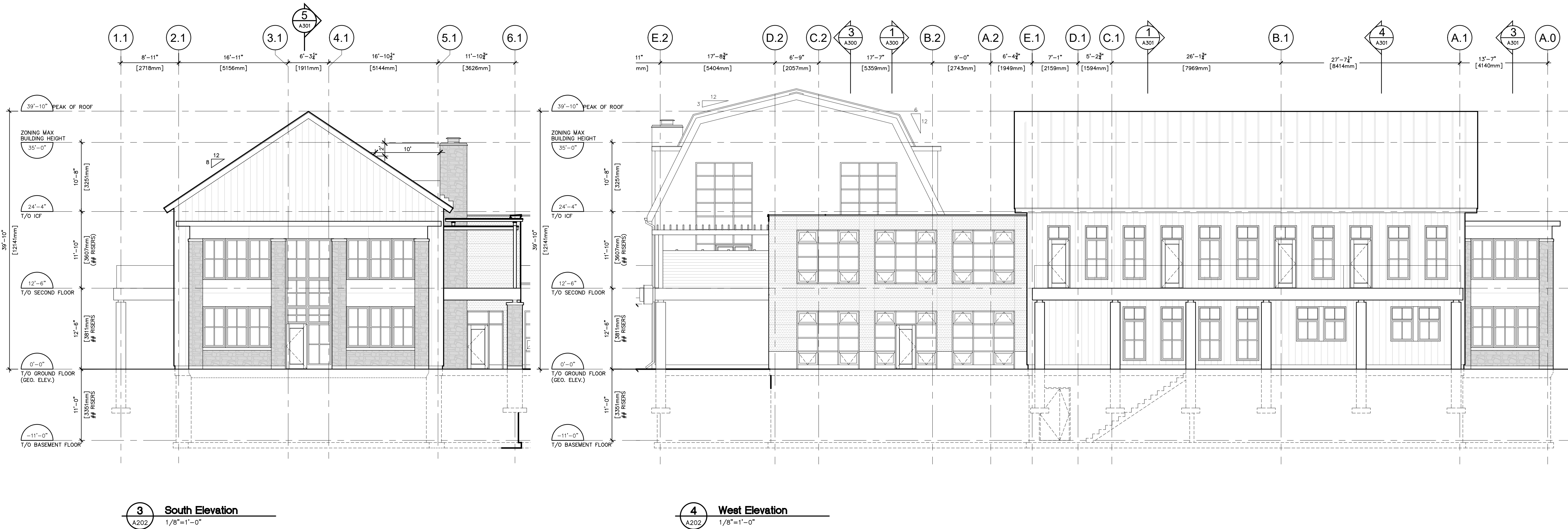
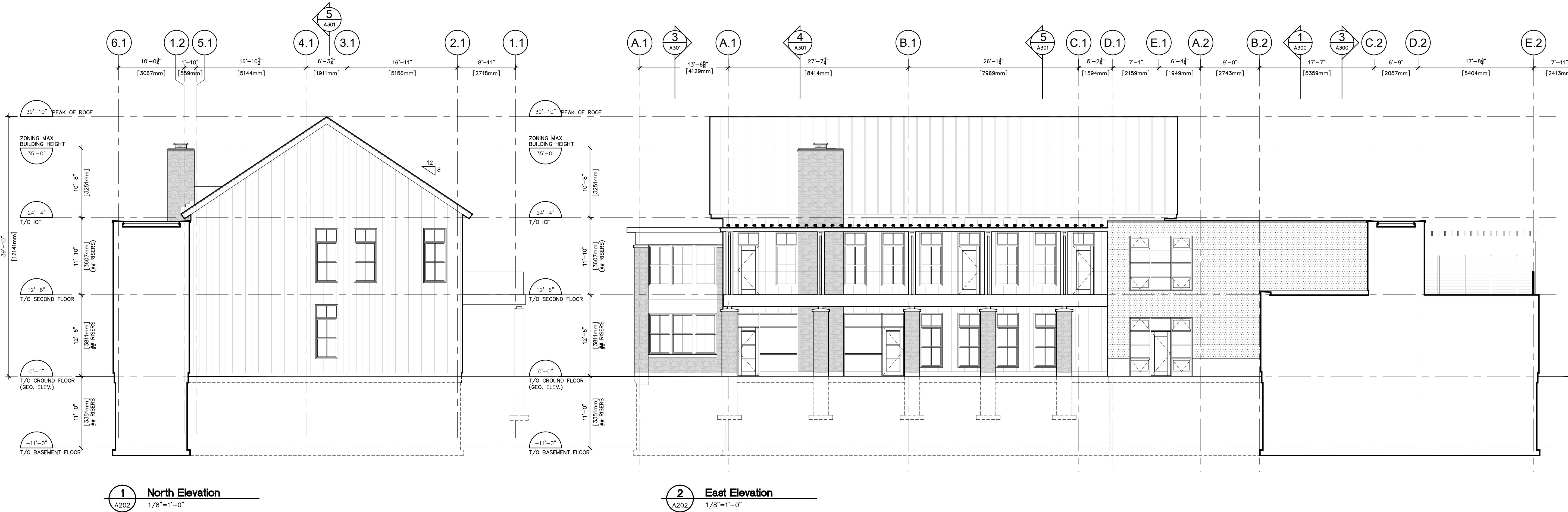
4 West Elevation
1/8"=1'-0"

Revision	Description	Date
1	Unity Farm Inn & Spa	
Location		
2285 Battersea Rd		
Glenburnie, ON		
Client		
BPE Development		
Drawing		
Exterior Elevations - Main Building		

Drawn by	Date
----	2019-02-14
File Name	Scale
A201 Exterior Elevations	As Noted
Client Project #	Drawing Number
Client Proj. #	
Project #	Revision #
17091	--
A201	

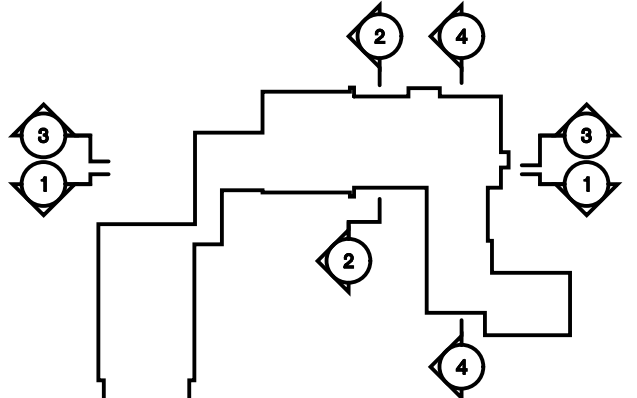
MATERIAL LEGEND:

- EXISTING KINGSTON LESTONE WALL
- KINGSTON LESTONE VENEER TO MATCH EXISTING
- RECLAIMED BARN BOARD
- VERTICAL STANDING SEAM METAL SIDING (WHITE)
- THROUGH COLOR FIBRE CEMENT PANELS (WHITE)
- THROUGH COLOR FIBRE CEMENT PANELS (WARM GREY)
- THROUGH COLOR FIBRE CEMENT LAP SIDING (GREY)
- ASPHALT SHINGLES
- STANDING SEAM ROOF

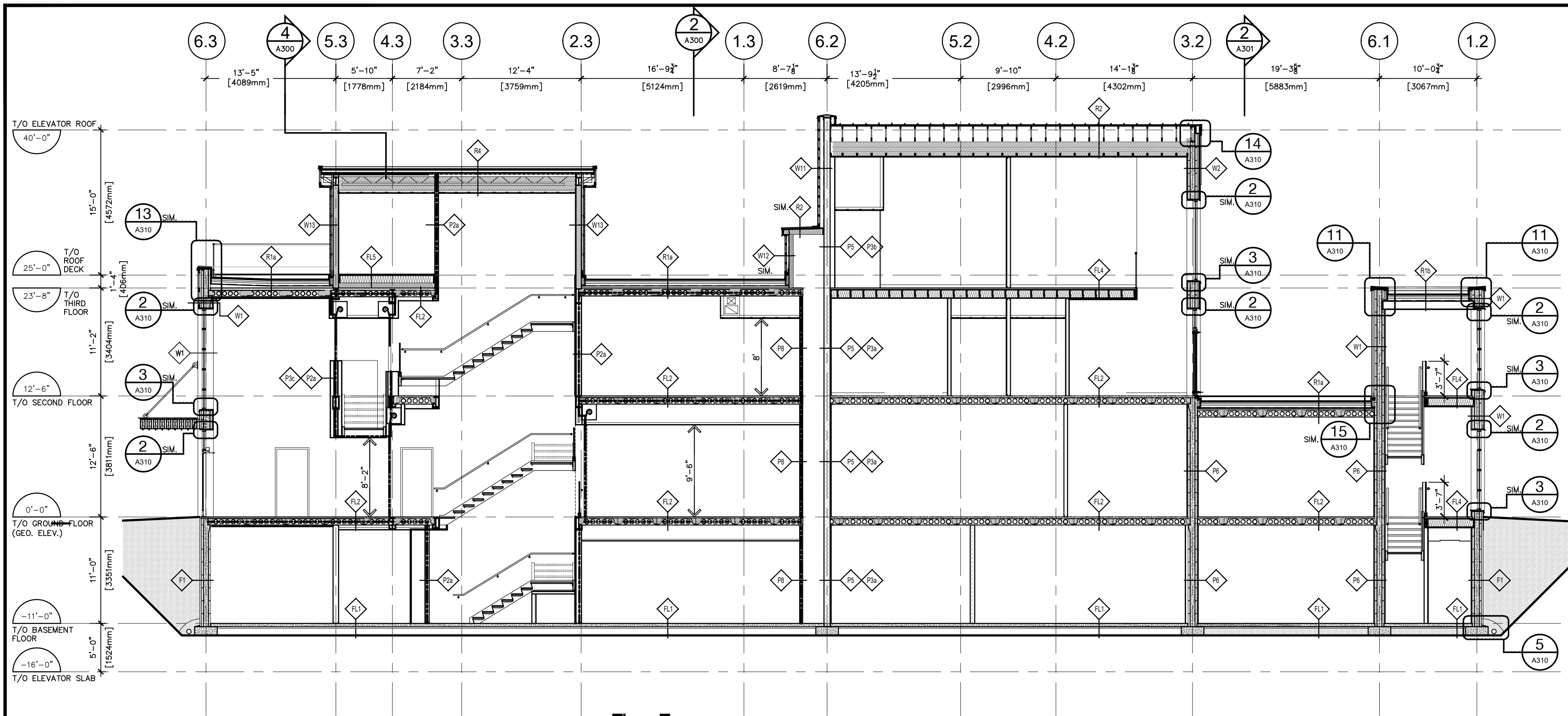


Revision	Description	Date
Project	Unity Farm Inn & Spa	
Location	2285 Battersea Rd	
Glenburnie, ON		
Client	BPE Development	
Drawing	Exterior Elevations - Quiet Building	

Drawn by	Date
----	2019-02-14
File Name	Scale
A201 Exterior Elevations	As Noted
Client Project #	Drawing Number
Client Proj. #	
Project #	Revision #
17091	--
A202	



SECTION KEY PLAN
SCALE = 1:1000



1 Shaft and Stair Section
A300
1/8"=1'-0"

Floor Types:

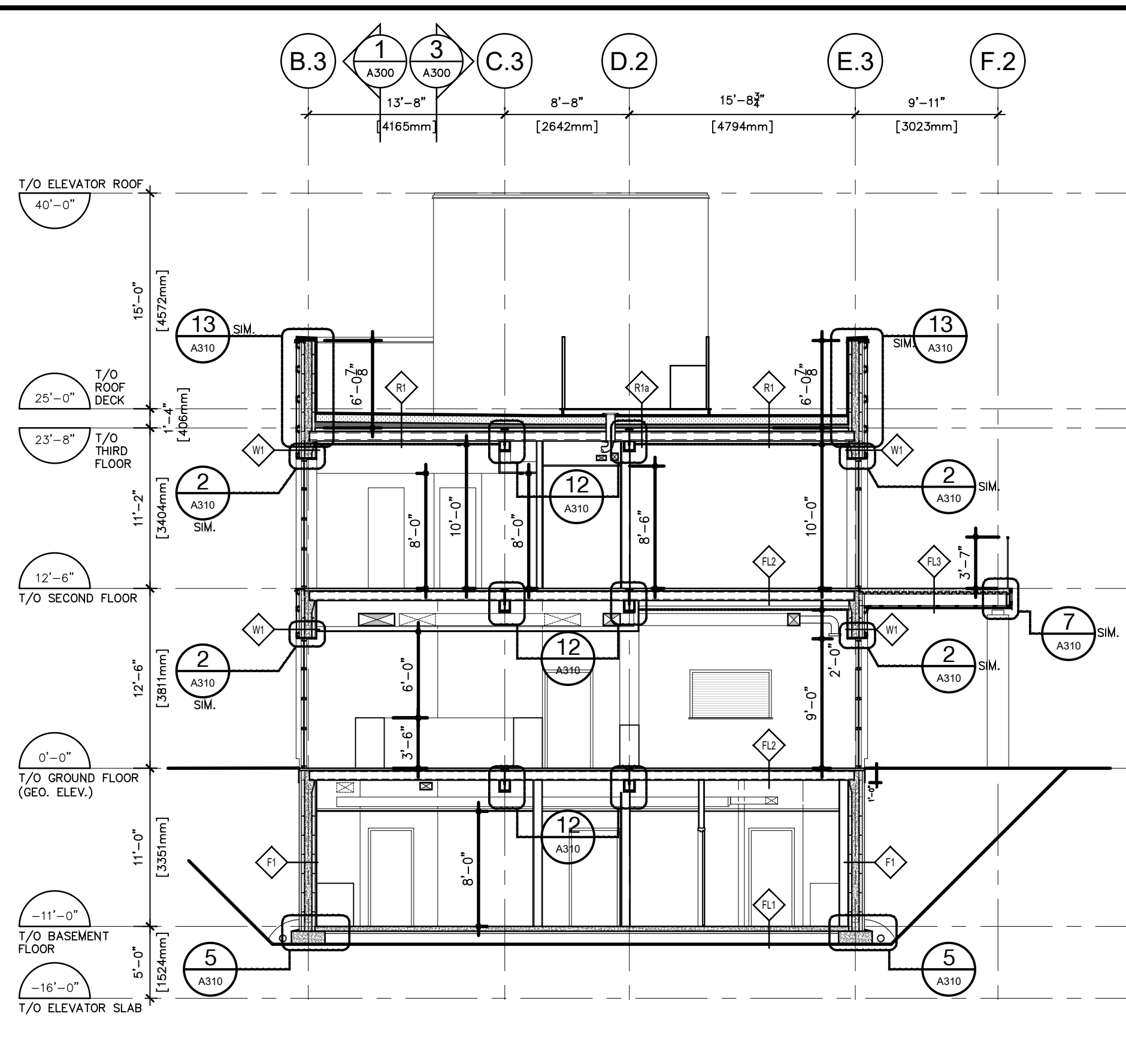
- FL1 - CONCRETE SLAB ON GRADE**
- 4" POURED CONCRETE SLAB ON GRADE
 - 2" RIGID INSULATION (R-10 MIN.)
 - VAPOUR RETARDER

- FL2 - HOLLOW CORE SLAB**
- 1 HOUR FIRE SEPARATION, EQUIVALENT THICKNESS OF 125mm UNDER SB-2.
 - CONCRETE TOPPING (1 1/2" TOP AND 3" AT BOTTOM OF CAMBER)
 - IN FLOOR RADIANT HEAT TUBING (REFER TO MECHANICAL)
 - 8" HOLLOW CORE SLABS
 - WRAP ALL EXPOSED STEEL BEAMS WITH 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD FOR A 1 HOUR FIRE SEPARATION IN ACCORDANCE WITH OBC SB-10.

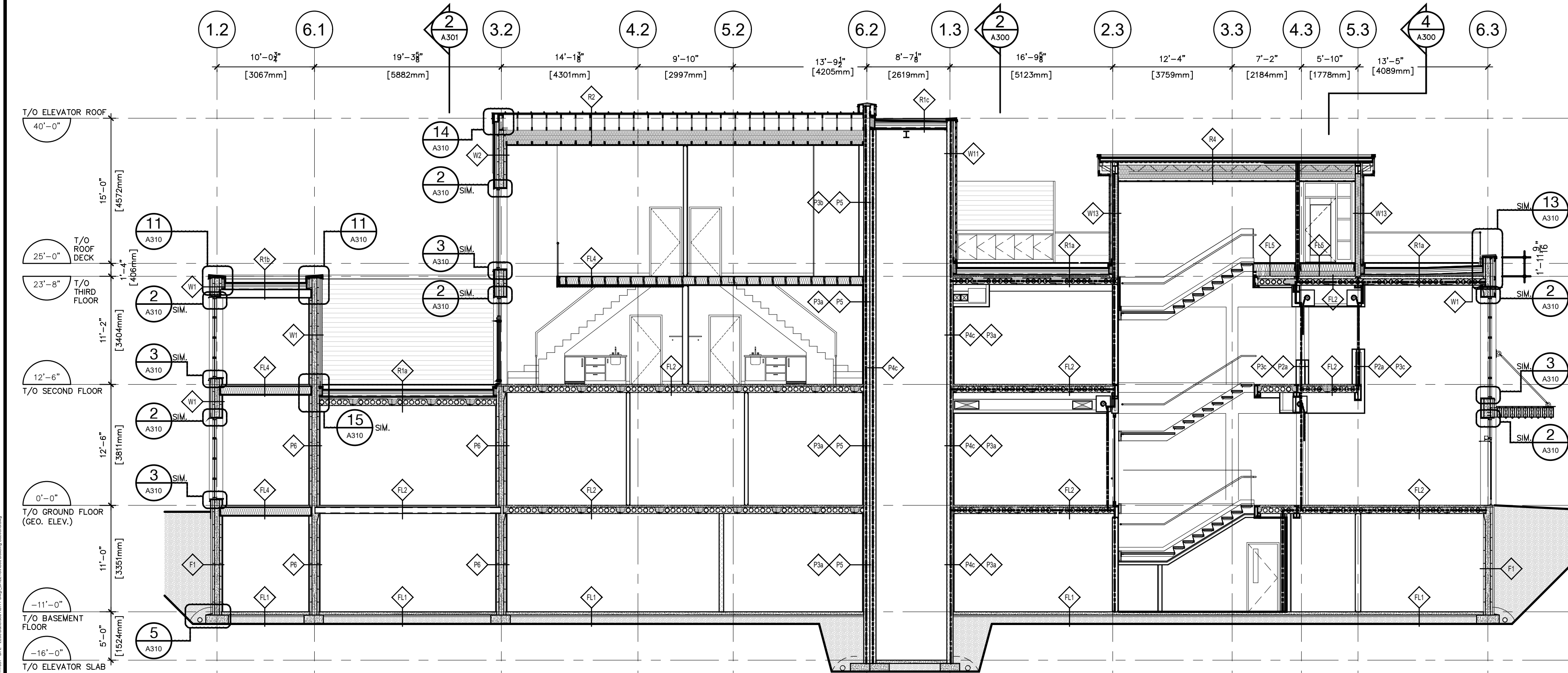
- FL3 - BALCONY**
- BALCONY WATERPROOFING SYSTEM (SIKA RESTOFLEX OR SIMILAR)
 - 2 1/2" CONCRETE TOPPING
 - 1 1/2" GALVANIZED STEEL DECK
 - 3/4" GALVANIZED STEEL FURRING
 - 1"x3" WOOD STRAPPING
 - WHITE CEDAR T&G WOOD SOFFIT

- FL4 - WOOD FLOOR**
- 1 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH OBC SB-2
 - STC RATING OF 54.
 - 2" LIGHTWEIGHT CONCRETE TOPPING
 - IN FLOOR RADIANT HEAT TUBING (REFER TO MECHANICAL)
 - 3/4" T&G PLYWOOD SUB-FLOOR
 - WOOD STRUCTURE
 - BATT INSULATION
 - 3/4" FURRING CHANNELS
 - 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD (PAINTED)

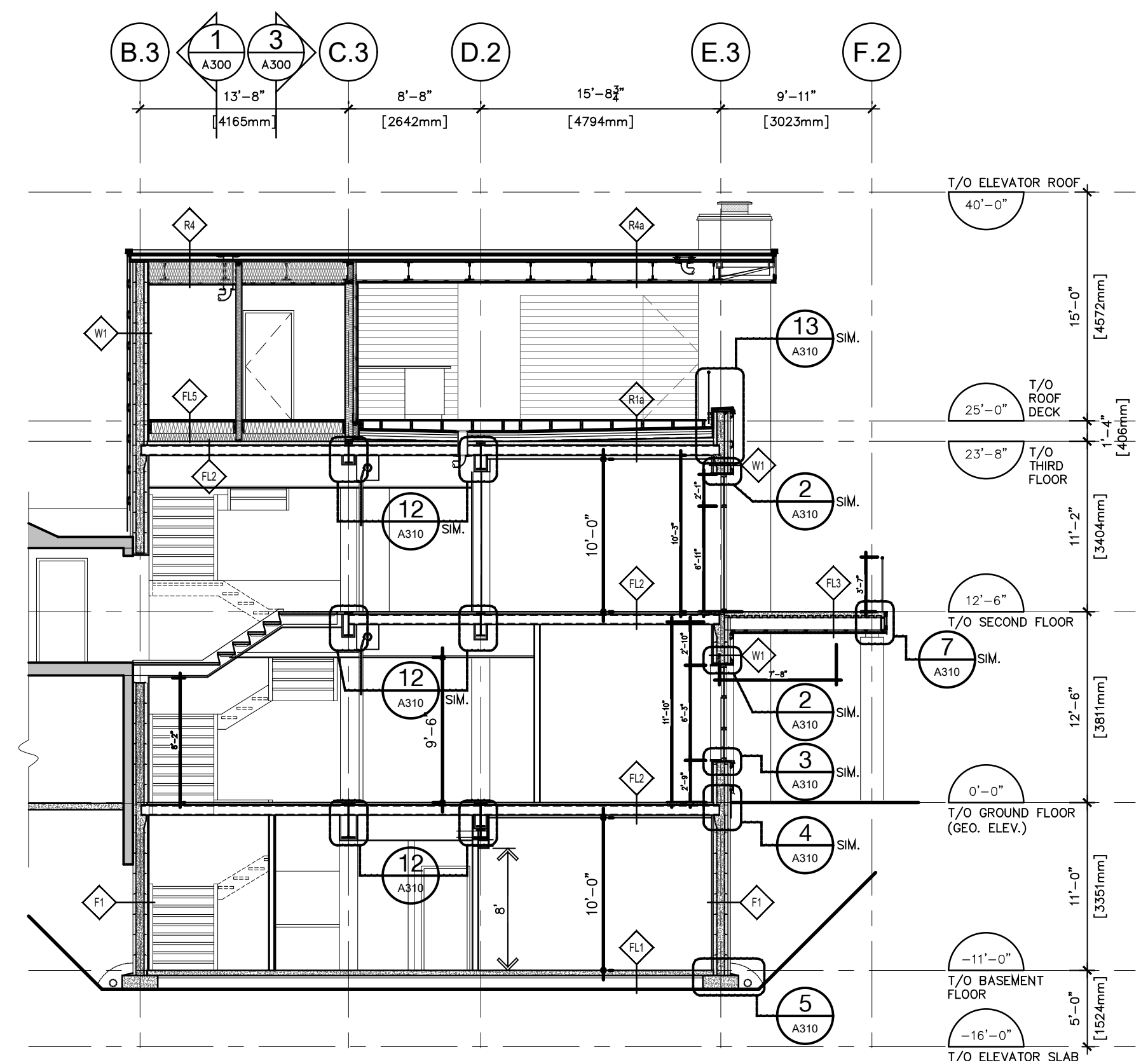
- FL5 - WOOD FLOOR**
- 3/4" T&G WOOD SUB-FLOOR
 - 2"x10" WOOD JOISTS
 - FILL CAVITY WITH ROCK WOOL BATT INSULATION



2 Dining Rm. Section
A300
1/8"=1'-0"



3 Stair and Elevator Section
A300
1/8"=1'-0"



4 Quiet Building Fireplace Section
A301
1/8"=1'-0"

1	Issued for House Permit	06-12-2018
Revision	Description	Date
Project	Unity Farm Inn & Spa	

Location

2285 Battersea Rd

Glenburnie, ON

Client

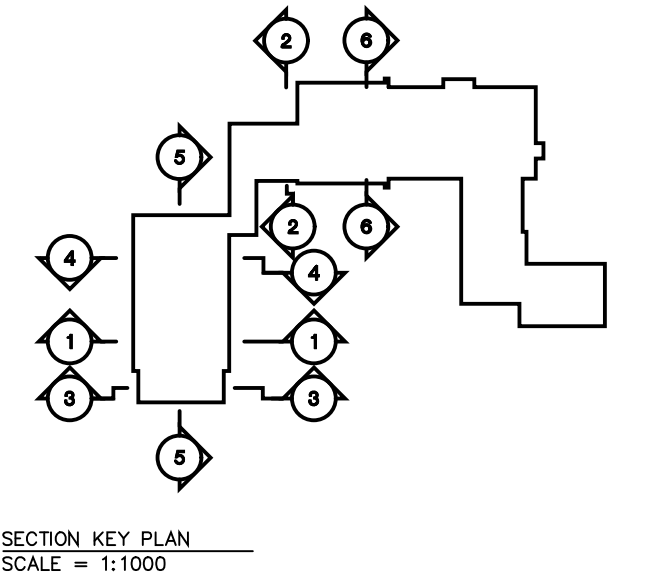
BPE Development

Drawing

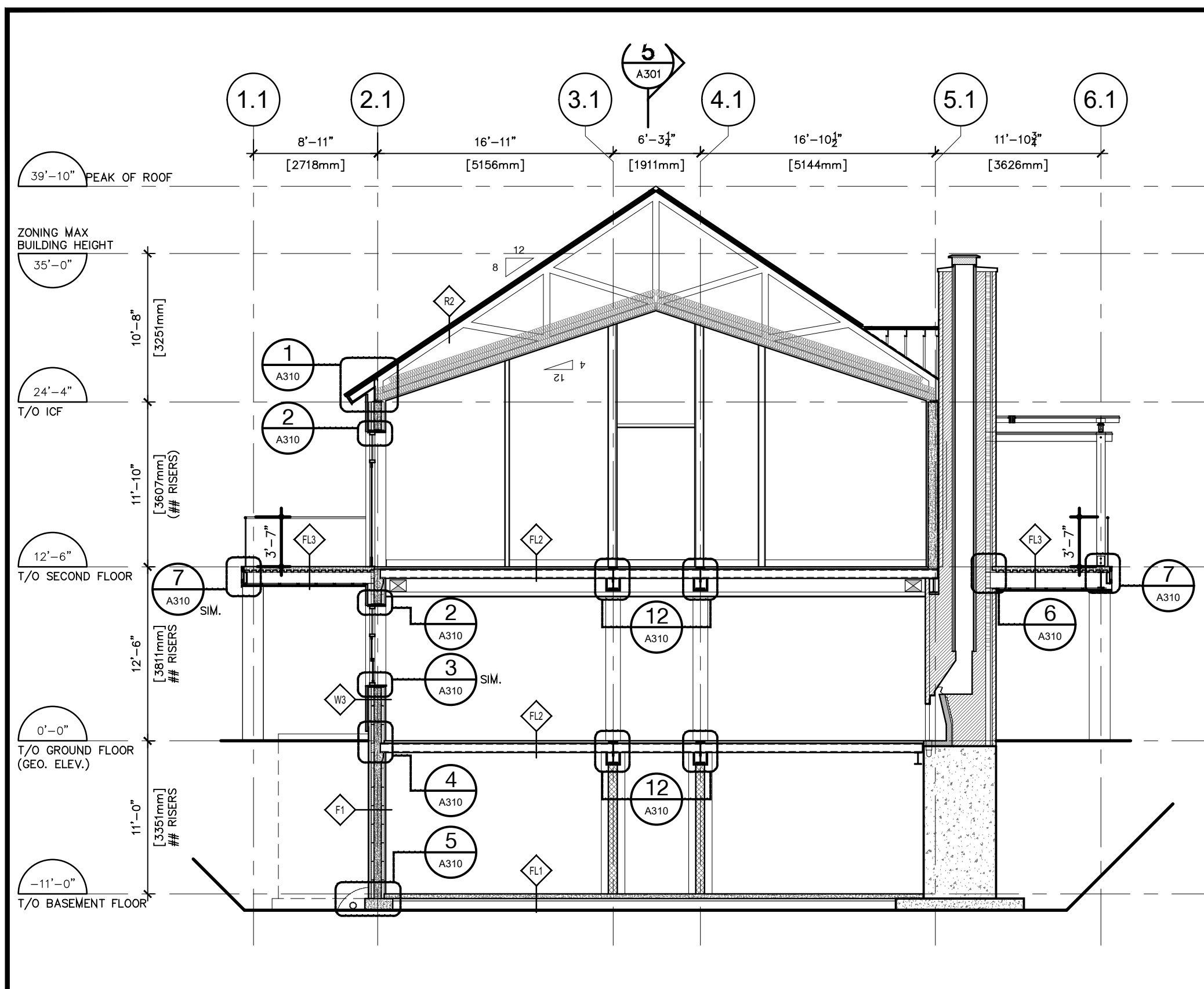
Main Building Sections

Drawn by	Date
EJB	1-03-2019
File Name	Scale
A300 Building Sections	As Noted
Client Project #	Drawing Number
Client Proj. #	
Project #	Revision #
17091	--

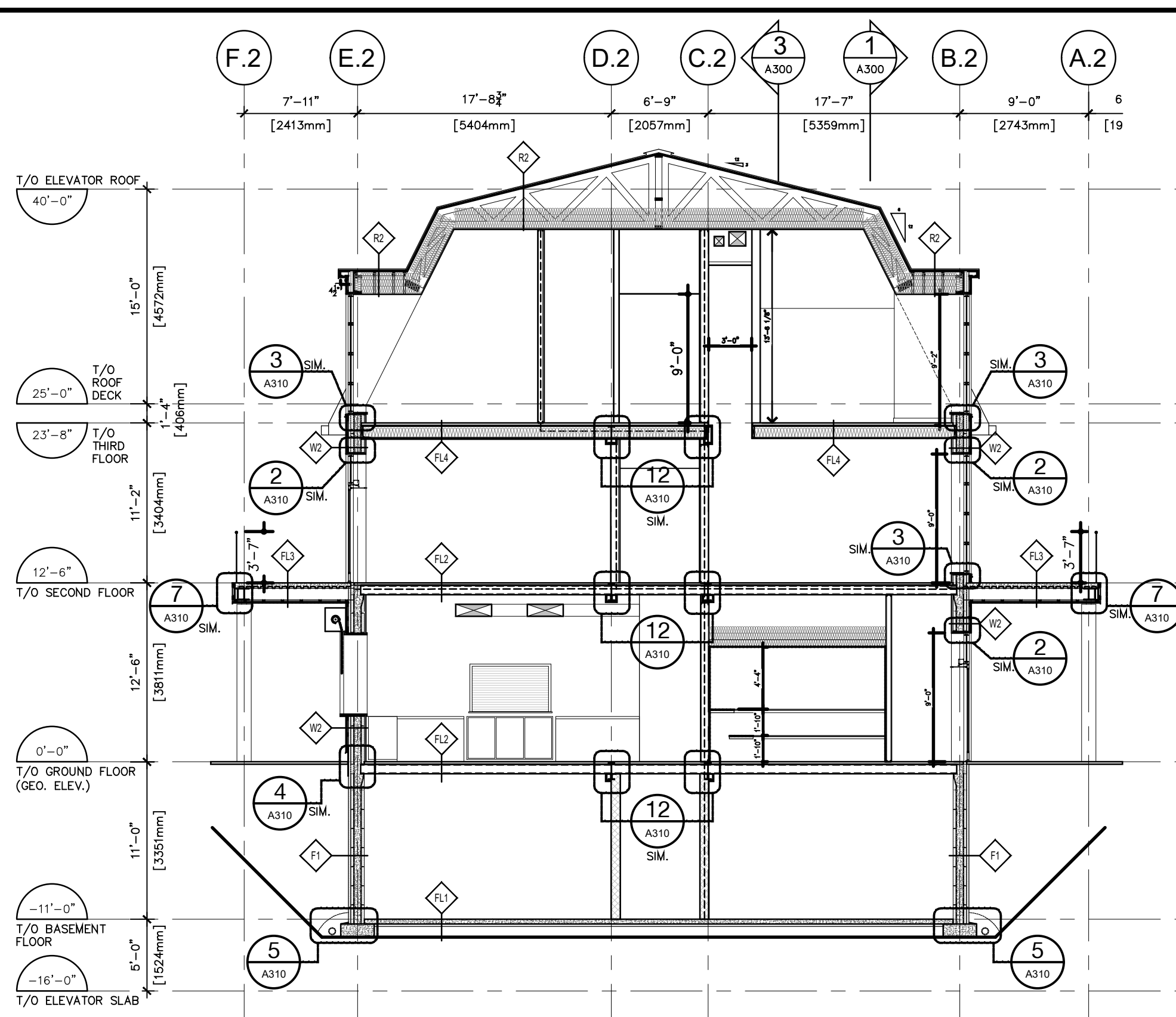
A300



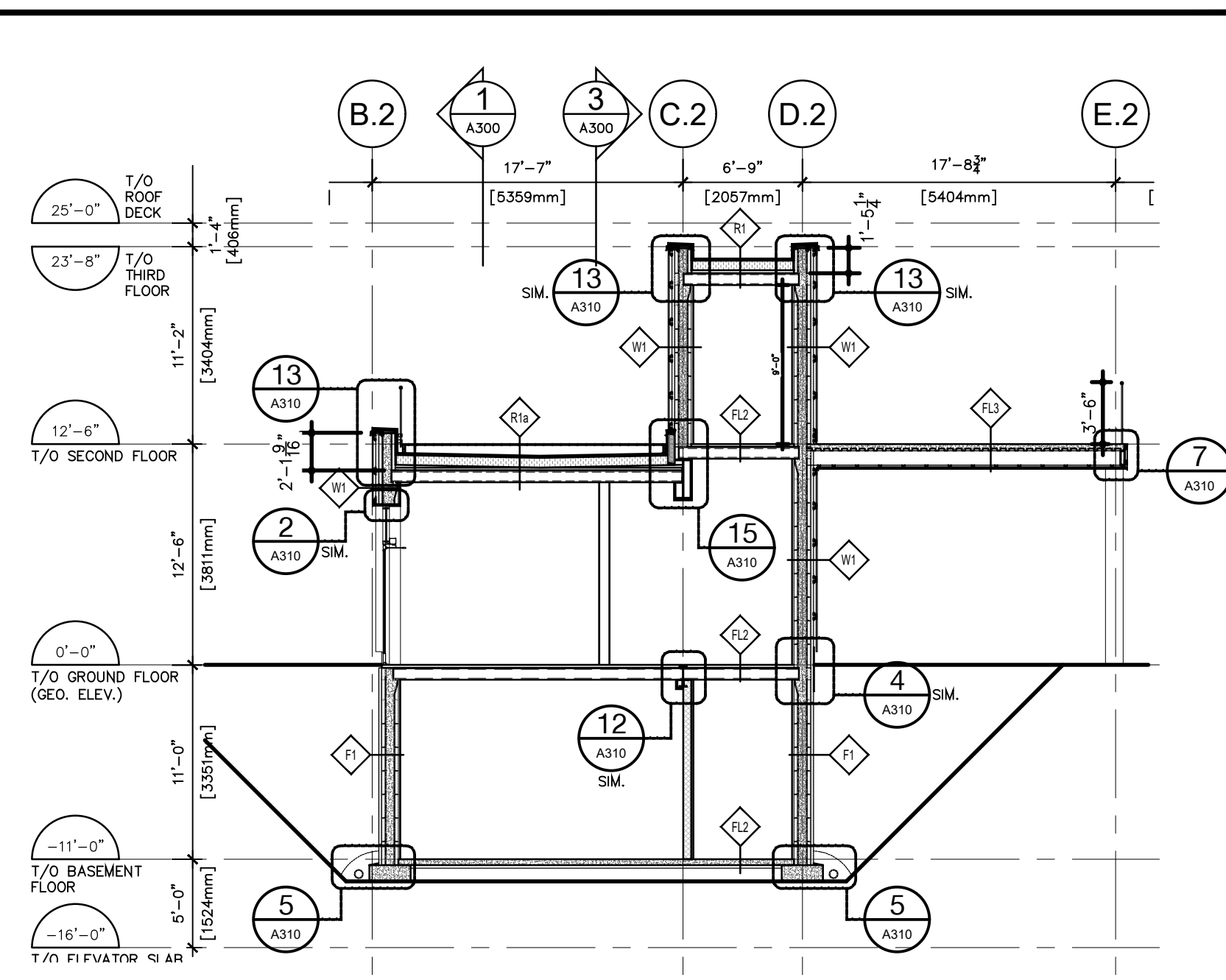
SECTION KEY PLAN
SCALE = 1/8"=1'-0"



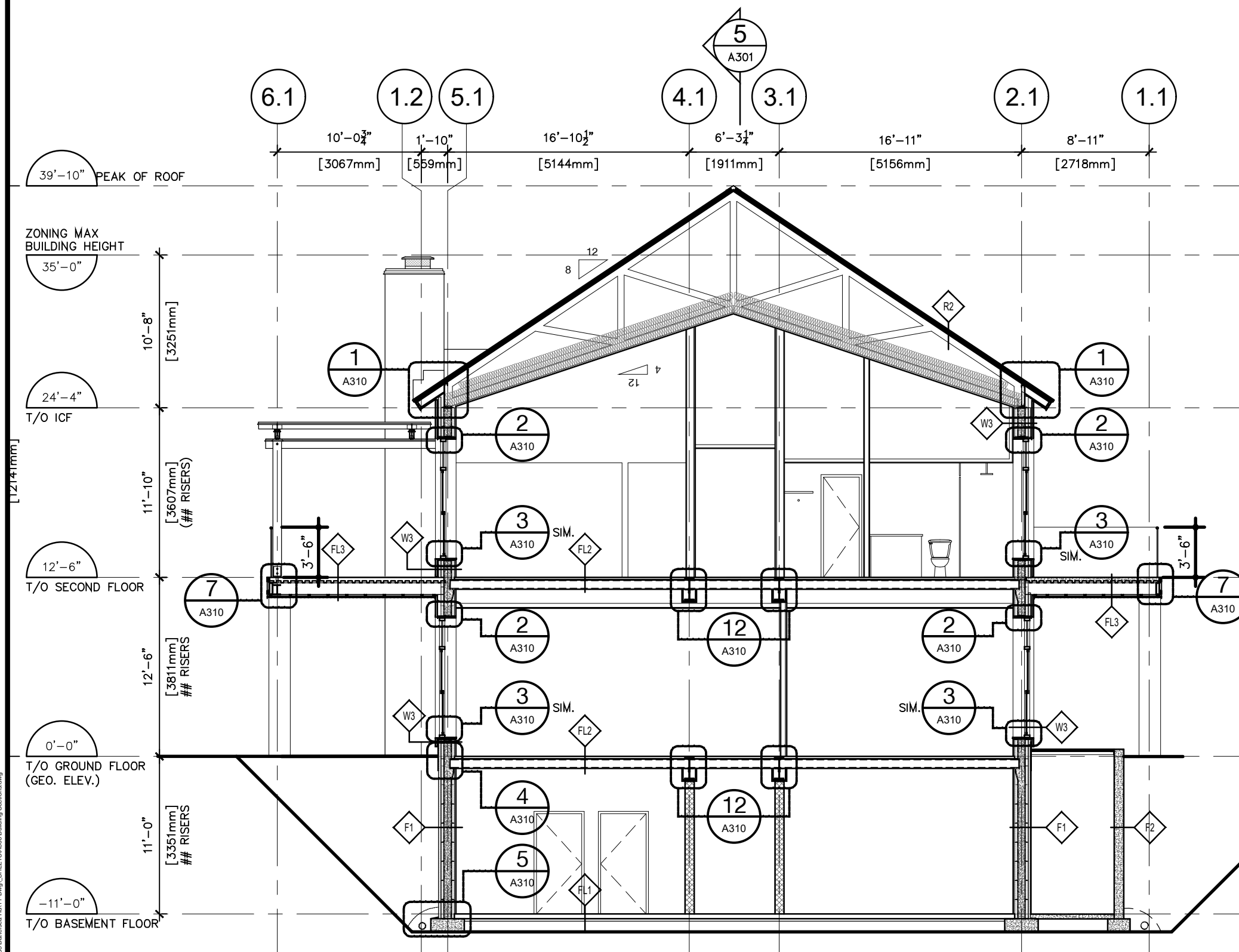
1 Section 5
A301 1/8"=1'-0"



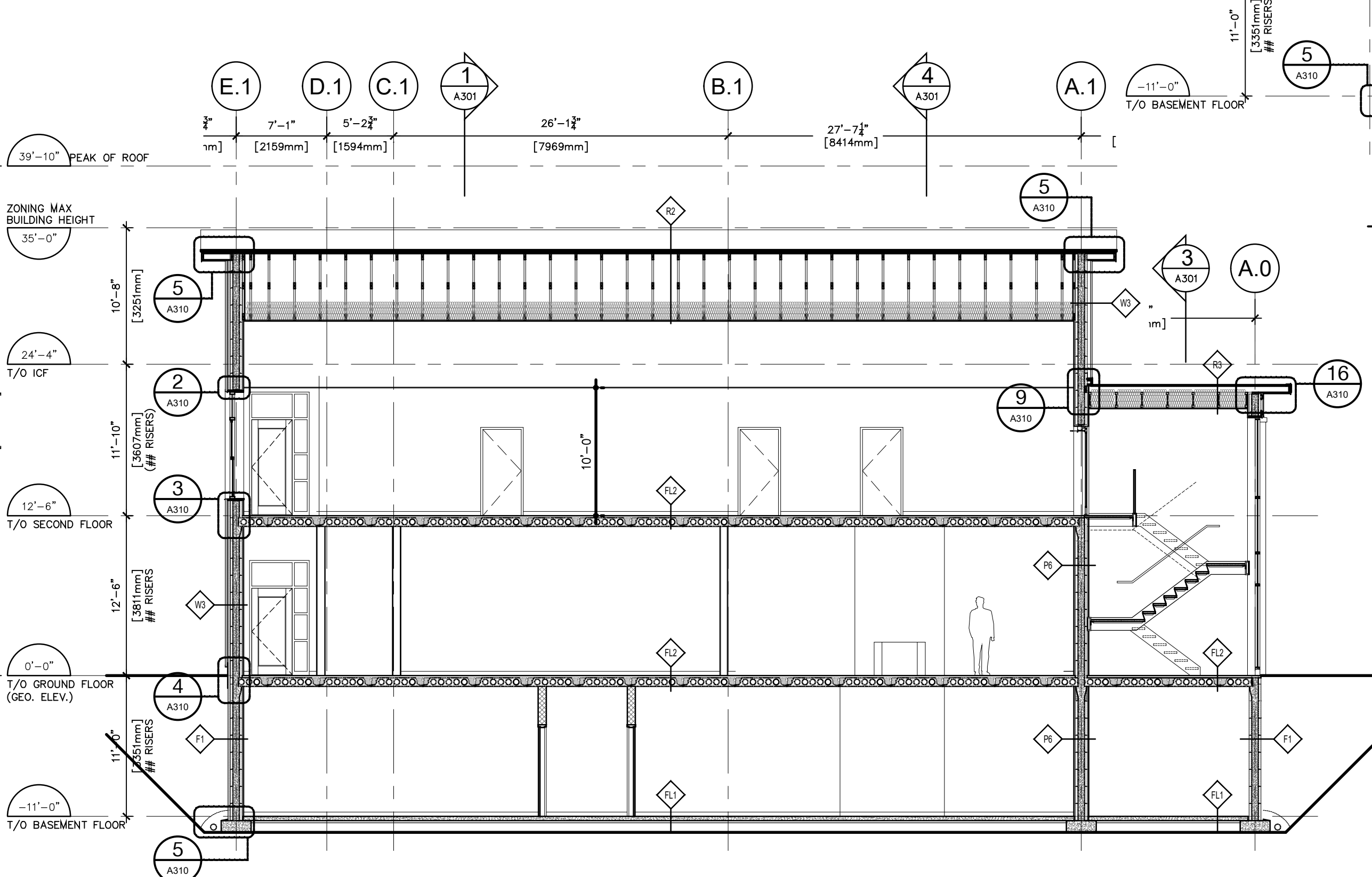
6 Section 10
A301 1/8"=1'-0"



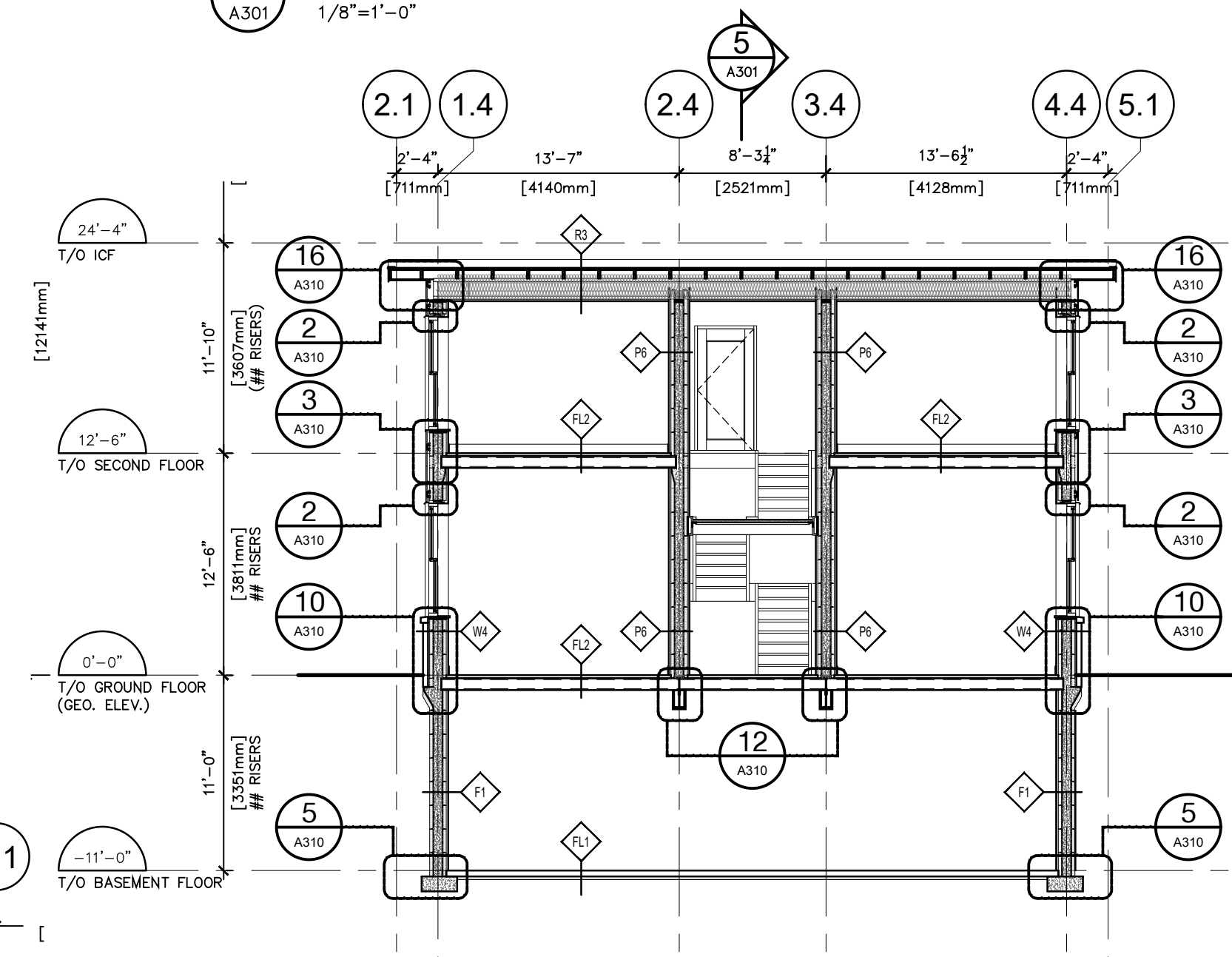
2 Section 6
A301 1/8"=1'-0"



4 Section 8
A301 1/8"=1'-0"



5 Section 9
A301 1/8"=1'-0"



3 Section 7
A301 1/8"=1'-0"

Floor Types:

- FL1 - CONCRETE SLAB ON GRADE**
- 4" POURED CONCRETE SLAB ON GRADE
 - 2" RIGID INSULATION (R=10 MIN.)
 - VAPOUR RETARDER

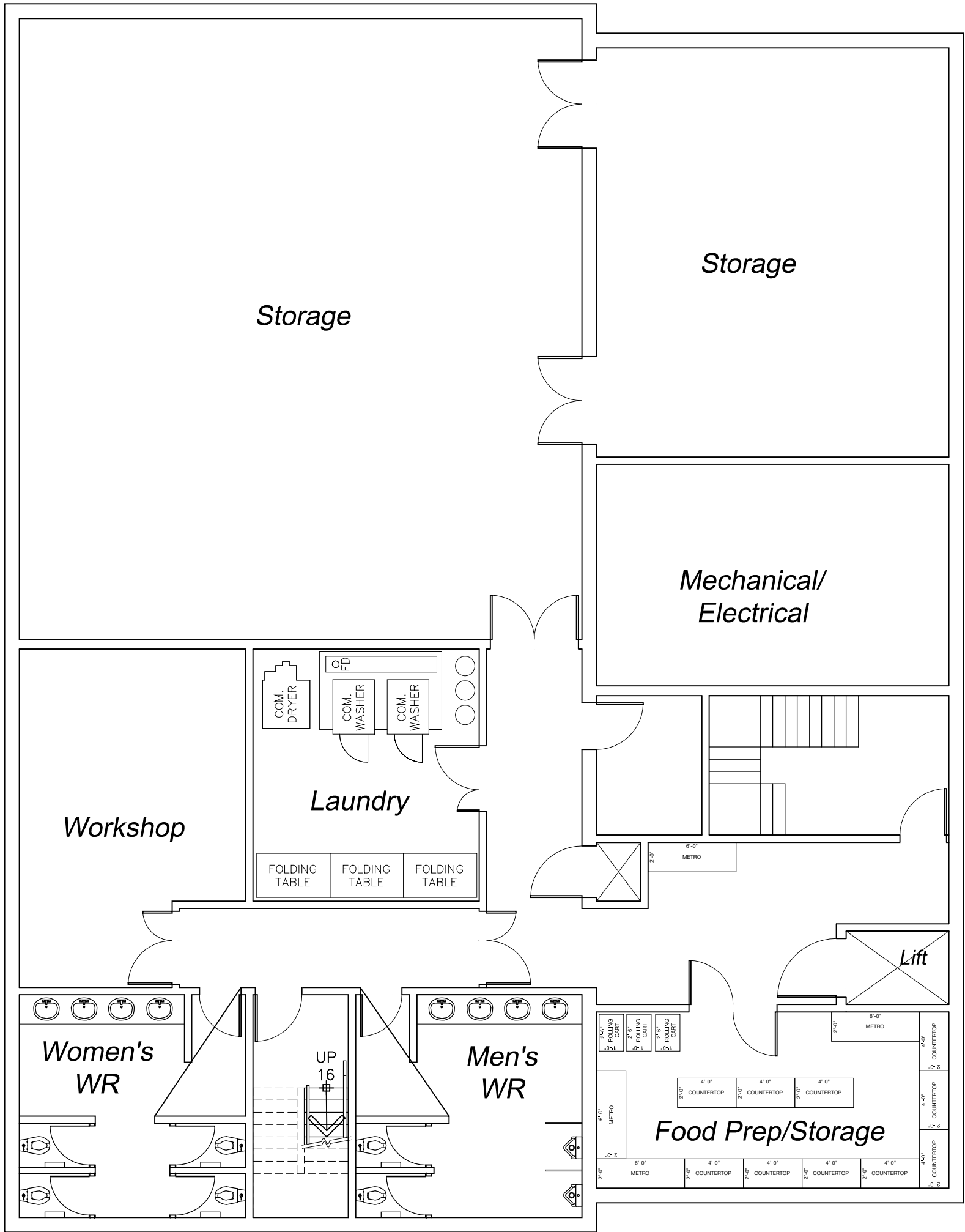
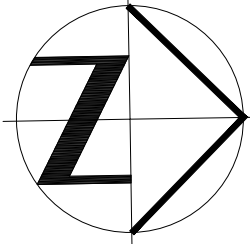
- FL2 - HOLLOW CORE SLAB**
- 1 HOUR FIRE SEPARATION, EQUIVALENT THICKNESS OF 125mm UNDER SB-2
 - CONCRETE TOPPING (1 1/2" TOP AND 3" AT BOTTOM OF CAMBER)
 - IN FLOOR RADIANT HEAT TUBING (REFER TO MECHANICAL)
 - 8" HOLLOW CORE SLABS
 - WRAP ALL EXPOSED STEEL BEAMS WITH 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD FOR A 1 HOUR FIRE SEPARATION IN ACCORDANCE WITH CBC SB-10.

- FL3 - BALCONY**
- BALCONY WATERPROOFING SYSTEM (SIKA RESTOPLEX OR SIMILAR)
 - 2 1/2" CONCRETE TOPPING
 - 1 1/2" GALVANIZED STEEL DECK
 - 3/4" GALVANIZED STEEL FURRING
 - 1"x3" WOOD STRAPPING
 - WHITE CEDAR T&G WOOD SOFFIT

- FL4 - WOOD FLOOR**
- 1 HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH CBC SB-2
 - STC RATING OF 54,
 - 2" LIGHTWEIGHT CONCRETE TOPPING
 - IN FLOOR RADIANT HEAT TUBING (REFER TO MECHANICAL)
 - 3/4" T&G PLYWOOD SUB-FLOOR
 - WOOD STRUCTURE
 - BATT INSULATION
 - 7/8" FURRING CHANNELS
 - 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD (PAINTED)

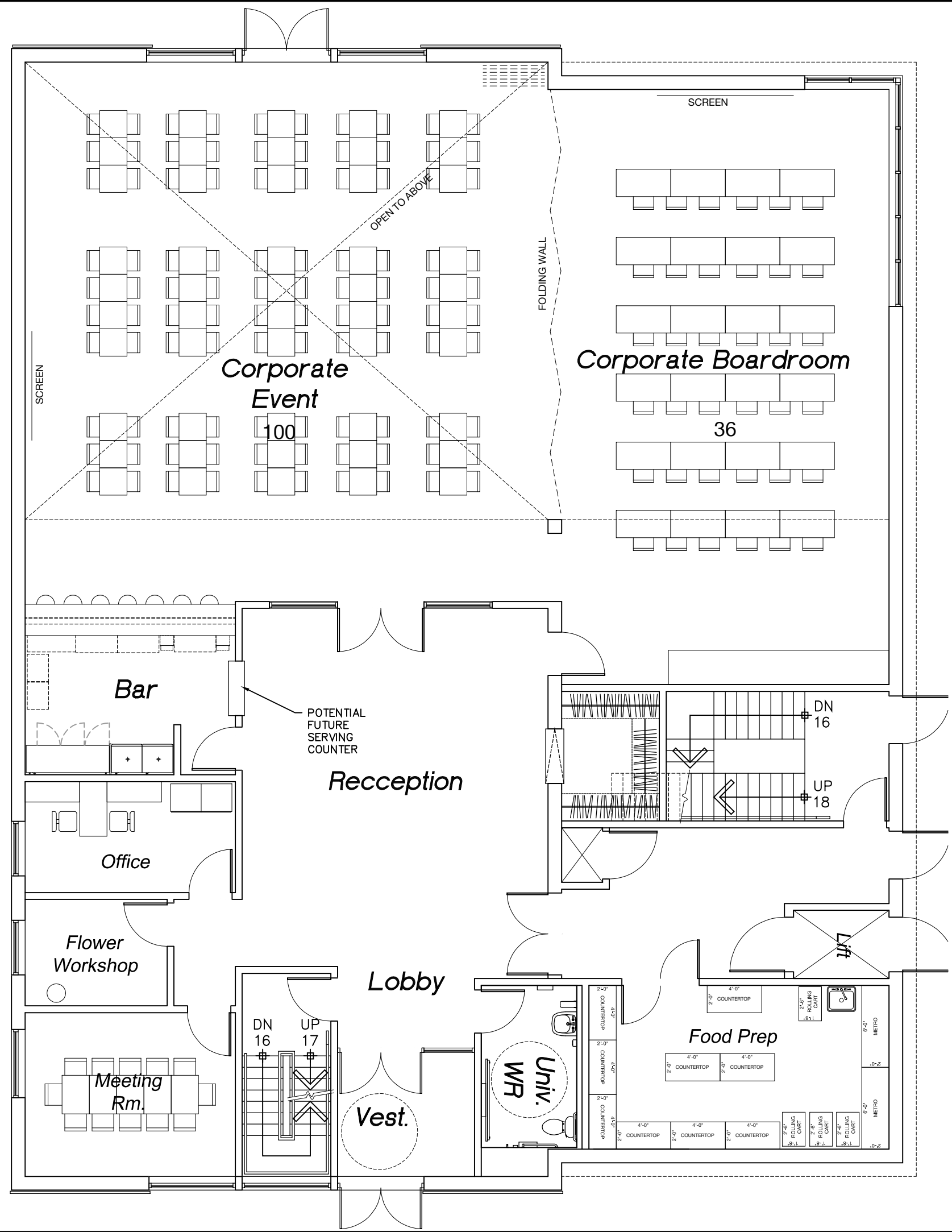
- FL5 - WOOD FLOOR**
- 3/4" T&G WOOD SUB-FLOOR
 - 2"x10" WOOD JOISTS
 - FILL CAVITY WITH ROCK WOOL BATT INSULATION

1	Issued for House Permit	06-12-2018
Revision	Description	Date
Project		
Unity Farm Inn & Spa		
Location		
2285 Battersea Rd		
Glenburnie, ON		
Client		
BPE Development		
Drawing		
House and Quiet Building Sections		
Drawn by	Date	
EJB	1-03-2019	
File Name	Scale	
A300 Building Sections	As Noted	
Client Project #	Drawing Number	
Client Proj. #		
Project #	Revision #	A301
17091	--	



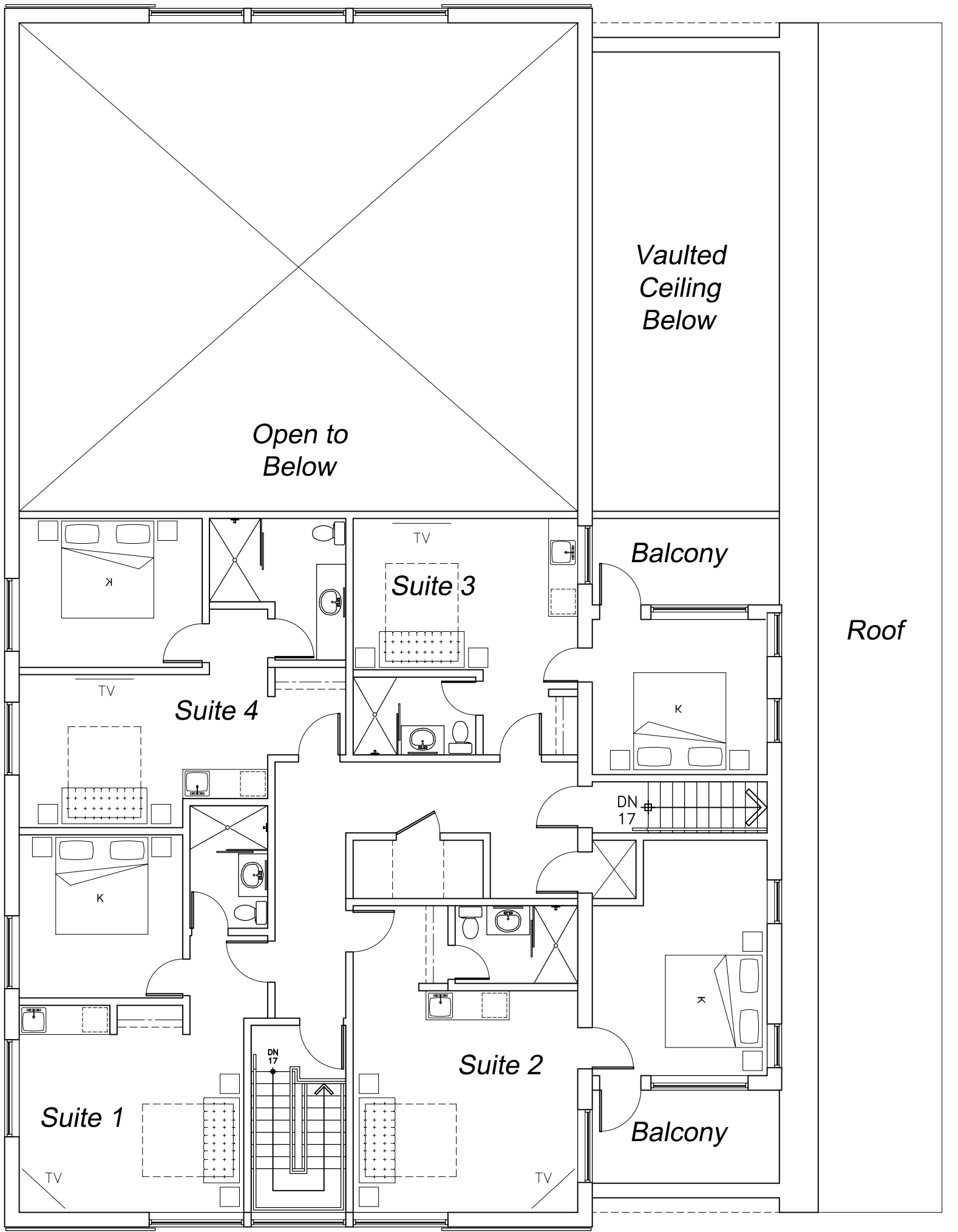
1

Basement Floor Plan
1/8" = 1'-0"



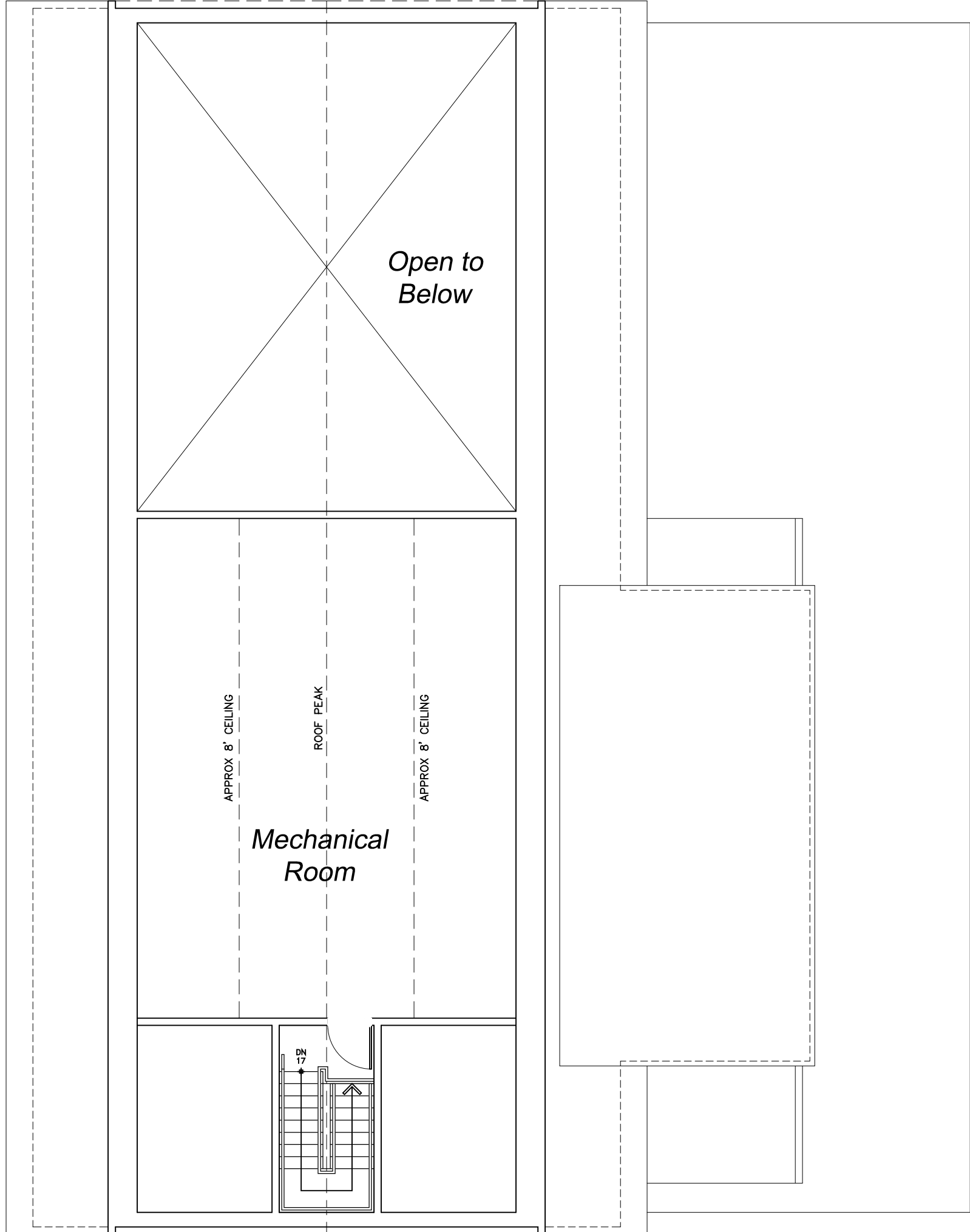
2

Ground Floor Plan
1/8" = 1'-0"



3

Second Floor Plan
1/8" = 1'-0"



4

Roof Plan
1/8" = 1'-0"

1	Building Permit Comments	2018-07-26
Revision	Description	Date
Project		
Corporate Event Space		
Location		
2285 Battersea Rd		
Client		
BPE Development		
Drawing		
Barn Plans		
Drawn by		Date
EJB		January 28, 2019
File Name		Scale
A120 Big Barn Plans		As Noted
Client Project #		Drawing Number
Client Proj. #		
Project #	Revision #	A110
17091	--	