

MONTGOMERY SISAM ARCHITECTS INC.  
*ARCHITECTURAL*

21511.F01

*ISSUED FOR REVIEW*

FLOORING REPLACEMENT  
FUDGER HOUSE  
LONG-TERM CARE HOMES AND SERVICES

439 Sherbourne St,  
Toronto, ON M4X 1K6



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Long-Term Care Homes and Services Division

### SYMBOL LEGEND

	INDICATES SECTION / DETAIL NUMBER		KEYNOTE
	INDICATES REFERENCE TO A SIMILAR DETAIL DRAWING		GRID LINE
	INDICATES DRAWING SHEET NUMBER		CONSTRUCTION ASSEMBLY TYPE
	BUILDING SECTION REFERENCE		INDICATES DOOR NUMBER
	WALL SECTION REFERENCE		INDICATES CEILING FINISH MATERIAL
	INDICATES REFERENCE TO A SIMILAR DETAIL DRAWING		INDICATES CEILING HEIGHT (mm) A.F.F.
	BUILDING ELEVATION REFERENCE		WALL / PARTITION TYPE
	AREA OF WORK		DIMENSION
	EXISTING AREA TO REMAIN AS-IS		CENTRELINE MARK
	REVISION NUMBER		ALTERNATIVE BASE TYPE
	FLOOR DRAIN		4" RUBBER BASE - INDICATES LENGTH AND TYPE
	PROJECT ELEVATION		
	GEODEIC ELEVATION		
	ROOM NAME		
	ROOM NAME & ROOM NUMBER TAG		
	ROOF TYPE		
	WINDOW TYPE		
	MATERIAL TAG		

### PHASING & CONSTRUCTION NOTES

1. THE WORK OF THIS CONTRACT SHALL BE PERFORMED IN PHASES. ALL PHASING WILL BE SUBJECT TO APPROVAL FROM THE MANAGER OF BUILDING SERVICES AND AS IDENTIFIED IN THE MINISTRY OF HEALTH OPERATIONAL PLAN FOR THE WORK

2. ALL WORK WITHIN THIS PROJECT WILL BE COMPREHENSIVELY SCHEDULED WITH THE HOME PRIOR TO START-UP ON SITE. CONTRACTORS WILL BE REQUIRED TO ADHERE TO THIS SCHEDULE FOR THE DURATION OF THE WORK. NO WORK SHALL BE LEFT IN AN UNFINISHED STATE AT DAYS END. ALL AREAS OF WORK SHOULD BE MADE SAFE AND COMPLETELY OPERATIONAL AT THE END OF EACH DAYS WORK. ALL REPLACEMENT WORK WITHIN RESIDENT ROOMS IS EXPECTED TO TAKE PLACE OVER THE COURSE OF A SINGLE DAY. RESIDENT ROOMS ARE TO BE COMPLETE AND FULLY OCCUPABLE AT THE COMPLETION OF EACH DAYS WORK OMITTING THE NEED TO RELOCATE RESIDENTS. RESIDENT ROOMS SHOULD BE RETURNED TO THE RESIDENT EXACTLY AS THEY WERE HANDED OVER TO THE CONTRACTOR THAT MORNING. REFER ALSO TO THE OPERATIONAL PLANS ISSUED FOR EACH HOME.

3. THE REQUIRED MOVING AND REINSTALLATION OF ALL FURNITURE IS TO BE INCLUDED IN THE BASE BID PRICE. IT IS EXPECTED THAT ALL AREAS WILL BE HANDED BACK TO THE HOME IN A RESTORED AND FULLY FUNCTIONAL ORDER BY THE CONTRACTOR. TEMPORARY STORAGE FOR ALL REMOVED FURNITURE AND EQUIPMENT WILL BE PROVIDED BY AND COORDINATED WITH THE HOME.

4. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING MOCK-UPS:  
CONSTRUCT ONE (1) RESIDENT ROOM, INCLUDING BUT NOT LIMITED TO NEW FLOORING, NEW BASE, PATCH / REPAIR WORK AND ALL OTHER WORK AS PER THE CONTRACT DOCUMENTS.

ARRANGE FOR THE CONSULTANTS REVIEW AND ACCEPTANCE. ALLOW 48HRS AFTER ACCEPTANCE BEFORE PROCEEDING WITH WORK. MOCK-UP MAY REMAIN AS PART OF THE WORK IF ACCEPTED BY THE CONSULTANT. REMOVE AND DISPOSE OF MOCK-UPS THAT DO NOT CONFORM TO THE WORK. UPON ACCEPTANCE, MOCK-UP SHALL SERVE AS A MINIMUM STANDARD OF QUALITY FOR THE BALANCE OF THE RELATED WORK. THE LOCATION OF THE MOCK-UPS SHALL BE DETERMINED BY THE HOME.

### GENERAL NOTES

1. REPAIR, PATCH & MAKE GOOD ALL EXISTING STRUCTURE AND FINISHES AFFECTED BY CONSTRUCTION.

2. ALL REQUIRED CUTTING & FITTING INCLUDING ELECTRICAL & MECHANICAL TO CONNECT THE EXISTING WORK WITH THE NEW WORK SHALL BE PERFORMED AS PART OF THIS CONTRACT AS AN ENTIRE OR COMPLETE WORK IN A PROFESSIONAL AND WHOLE MANNER.

3. ALL NEW WORK TO MAKE GOOD EXISTING, SHALL MATCH EXISTING IN MATERIAL, CONSTRUCTION AND FINISH UNLESS OTHERWISE SPECIFIED.

4. CONTRACTOR SHALL PERFORM ALL NECESSARY DEMOLITION, ALTERATIONS AND NEW CONSTRUCTIONS AS REQUIRED TO MAKE THE WORK A COMPLETE JOB, INCLUDING BUT NOT LIMITED TO WORK SHOWN ON DRAWINGS AND SPECIFICATIONS.

5. ANY OPENINGS IN FIRE RATED WALLS, CEILING AND FLOORS TO BE RETURNED TO EQUIVALENT CONDITION PRIOR TO THE OPENING. ALL ELECTRICAL & MECHANICAL PENETRATIONS TO BE SEALED WITH FIRE STOP MATERIAL AS PER SPECIFICATION. ALL ELECTRICAL & MECHANICAL PENETRATIONS TO BE SEALED WITH FIRE STOP MATERIAL AS REQUIRED BY O.B.C.

6. ALL ITEMS INDICATED IN THE CONTRACT DOCUMENTS AS 'COORDINATION ITEMS' OR ITEMS IDENTIFIED AS NIC, INCLUDING BUT NOT LIMITED TO EQUIPMENT AND OTHER SPECIALTY ITEMS IDENTIFIED AS TO BE SUPPLIED AND INSTALLED BY OTHER PARTIES OR ALLOWANCES WILL REQUIRE THE COMMON ACTION OR EFFORT OF THE GENERAL CONTRACTOR IN RELATION TO THE OVERALL PROJECT. WITH RESPECT TO ALL COORDINATION ITEMS IDENTIFIED, THE GENERAL CONTRACTOR IS EXPECTED TO:

- a. REVIEW ALL ITEMS IDENTIFIED AS 'COORDINATION ITEMS' IN THE DRAWINGS AND COMMUNICATE WITH THE REQUIRED RESPONSIBLE PARTIES OF THE DEVICES THE DETAILED REQUIREMENTS OF EACH ITEM AS IT IMPACTS THE WORK OF GENERAL CONTRACTOR AND AS IT RELATES TO THE OVERALL COMPLETION OF THE PROJECT.
- b. VERIFY THE EXISTING CONDITION AND ANY LIMITATIONS OF THE DEVICE AS INSTALLED IN THE PROPOSED LOCATION.

c. PROVIDE ALL REQUIRED ROUGH-INS, RELATED CONSTRUCTIONS AND CONNECTIONS REQUIRED BY THE DEVICES OF OTHERS TO SUIT THE COORDINATION ITEM AND AS INDICATED IN THE CONTRACT DOCUMENTS.

d. SCHEDULE AND COORDINATE THE WORK OF OTHERS INTO THE OVERALL CONSTRUCTION SEQUENCE TO AVOID UNNECESSARY DELAY TO THE COMPLETION OF THE OVERALL PROJECT.

e. ENSURE THAT THE PROPOSED ITEM IS INSTALLED AS INTENDED AND IS MADE FULLY OPERATIONAL AT THE COMPLETION OF THE WORK.

7. THE EXISTING PORTIONS OF THESE PLANS ARE TAKEN FROM ARCHIVE DRAWINGS AND LIMITED SITE SURVEY INFORMATION. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE PRIOR TO FABRICATIONS/ INSTALLATIONS. ALL DIMENSIONS ARE PER SITE REVIEW AND EXIST ARCH. DIMS. ALL DISCREPANCIES BETWEEN CONDITIONS SHOWN AND SITE CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE FOLLOWING:  
i. VERIFY EXISTING AREAS WITHIN THE SCOPE OF WORK WITH RESPECT TO THE PROPOSED FOR PROBLEMS AND ANY LIMITATIONS.  
ii. VERIFY EXISTING ARCHITECTURE, STRUCTURE AND ALL ADJACENT FINISHES IMPACTED BY THE WORK.  
UPON EXAMINING ALL OF THE ABOVE AGAINST THE DRAWINGS AND SPECIFICATIONS AND TERMS OF THE CONTRACT, THE CONTRACTOR MUST SATISFY HIMSELF THAT THE PROPOSED WORK CAN BE CARRIED OUT AS INTENDED, TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST TO THE CONTRACT.

8. PROTECT ALL FINISHES TO REMAIN PART OF THE FINAL PRODUCT. ALL FINISHES DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE MADE GOOD BY THE GC.

9. COORDINATE ALL WORK WITH THE HOME AND FOLLOW ALL HOME PROTOCOLS.

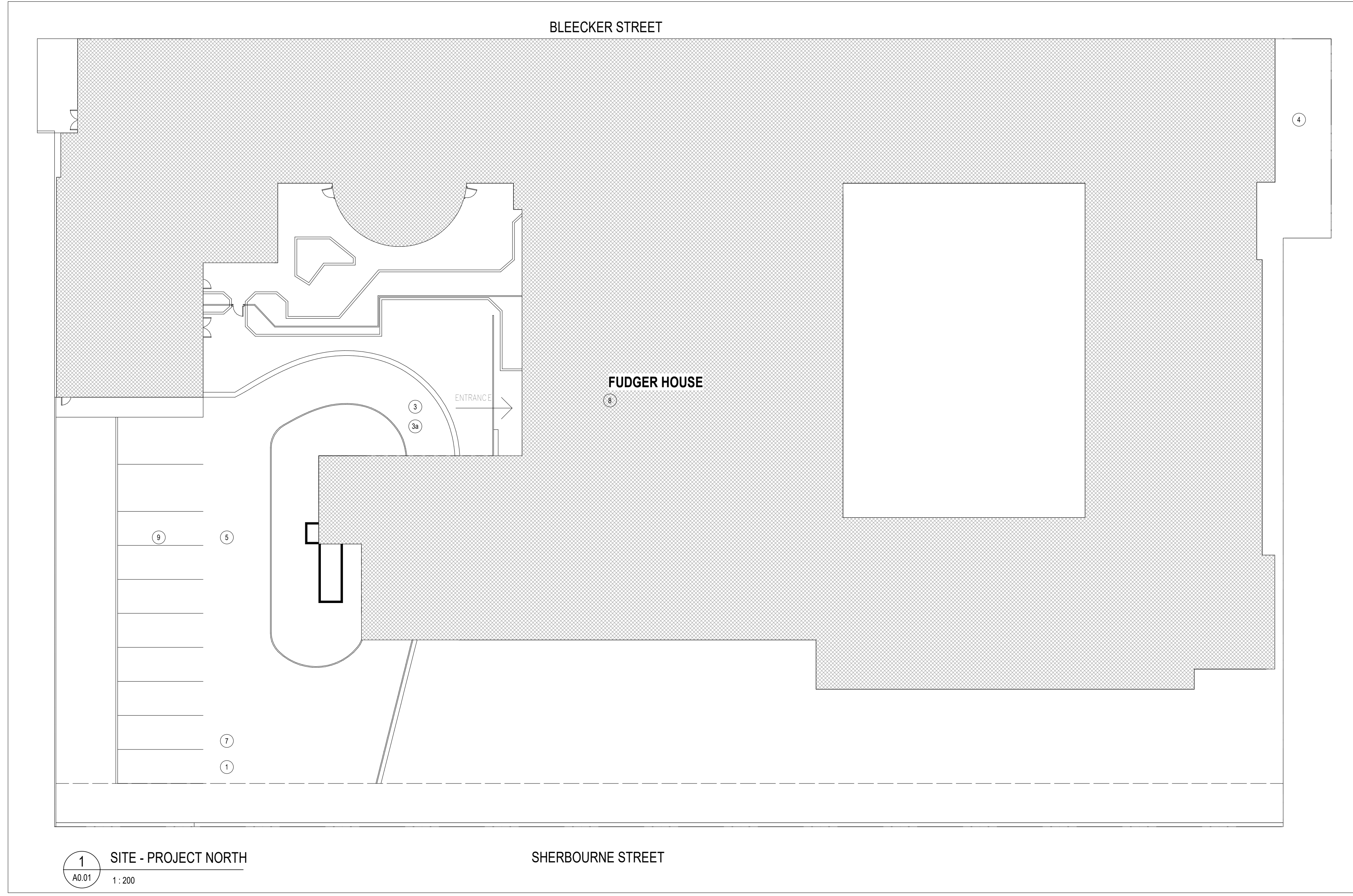
10. RESERVED.

11. COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. WHERE A DISCREPANCY IS DISCOVERED BETWEEN THE DOCUMENTS NOTIFY THE ARCHITECT.

12. ALL REMOVED AND DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE. LOCATION OF REMOVAL RECEPTACLE TO BE CO-ORDINATED WITH BUILDING MAINTENANCE DEPARTMENT.

### FINISH / MATERIAL / PRODUCT SCHEDULE

REFERENCE	PRODUCT	MANUFACTURER	TYPE	COLOUR	COMMENTS
CC1	COVE CAP	ALTRO	C7	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.
FL01	SHEET FLOORING	FORBO	LINOLEUM	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.
FL02	SHEET FLOORING	FORBO	LINOLEUM	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.
FL03	RESILIENT SHEET FLOORING	ALTRO	ORCHESTRA	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.



### DEMOLITION AND INSTALLATION NOTES FOR ALL DRAWINGS

001	TEMPORARILY REMOVE ALL FURNITURE AND EQUIPMENT IN FLOOR REPLACEMENT AREAS. STORAGE LOCATION TO BE COORDINATED WITH BUILDING MAINTENANCE DEPARTMENT.
002	DEMOLISH ALL EXISTING FLOORING AND BASE TO EXISTING SUBSTRATE AS INDICATED ON DRAWINGS. REPAIR ANY CRACKS AND/OR SKIM COATS FOR NEW LEVEL FLOOR FINISH. REMOVE EXISTING FLOOR ALONG WELD SEEM WHERE POSSIBLE.
003	CLEAN AND PREPARE SURFACES FOR NEW FLOORING AS REQUIRED.
004	EXISTING DRAINS TO REMAIN. PROTECT DURING DEMOLITION. IF EXISTING FLOOR DRAIN IS NOT CLAMPING - FOLLOW MANUFACTURER FLOORING INSTRUCTION FOR MODIFICATION OF EXISTING FLOOR DRAINS.
005	ALL REMOVED AND DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE. LOCATION OF REMOVAL RECEPTACLE TO BE COORDINATED WITH BUILDING MAINTENANCE DEPARTMENT.
006	ALL BASEBOARD HEATER COVERS INTERFERING WITH INSTALLATION OF NEW BASE TO BE TEMPORARILY REMOVED AND RE-INSTATED AFTER COMPLETION OF THAT SECTION OF WORK. CONTRACTOR TO COORDINATE WITH OWNER.
007	ALL EXISTING CORNER GUARDS IMPACTED BY REPLACEMENT OF FLOOR BASE TO BE REMOVED IF REQUIRED, MODIFIED AS REQUIRED AND RE-INSTATED.
008	EXISTING MILLWORK TO REMAIN. DEMOLITION AND NEW FLOOR REPLACEMENT AREA OF WORK TO BE COMPLETED UP TO BASE OF EXISTING MILLWORK. PROTECT MILLWORK AND MAKE GOOD OF ANY DAMAGES.
01	CONTRACTOR SHALL REPAIR SUBFLOOR AS REQUIRED BY MANUFACTURE SPECIFICATION OF FINISHED FLOOR MATERIAL. REPAIR PITS & CRACKS. LEVEL AS REQUIRED. APPLY SELECTIVE SORTED COATS & SELF LEVELER TO ENSURE NO TELEGRAPHING OF SUBFLOOR. ASSUME TOLERANCE OF +/-1/2" FOR SELF LEVELING.
02	REPAIR ANY CONSTRUCTION DAMAGE. TOUCH UP PAINT TO MATCH EXISTING COLOURS WHERE REQUIRED THROUGHOUT DUE TO DEMOLITION WORK.
03	IN CASE OF NEW PENETRATION IN WALLS/FLOORS MAKE GOOD AND REPAIR AS REQUIRED.
04	PROTECT HARDWARE ALL AREAS OF WORK AS REQUIRED DURING RENOVATION WORK. PROVIDE DUST TIGHT FLOOR TO CEILING HOARDING ASSEMBLY TO FULLY SEPARATE ALL AREAS OF WORK FROM OCCUPIED AREAS OF THE HOME TO THE SATISFACTION OF THE BUILDING SERVICES MANAGER AND THE MINISTRY OF HEALTH OPERATIONAL PLAN FOR THE WORK.
05	PROTECT FINISHED INSTALLATION AFTER INSTALLATION IS COMPLETE.
06	BUILDING EXPANSION JOINTS TO BE MAINTAINED DURING DEMOLITION AND INSTALLATION. ANY VOIDS IN STRUCTURAL CONCRETE ADJACENT TO EXPANSION JOINTS TO BE MADE GOOD CREATING A LEVEL SURFACE ON EITHER SIDE OF JOINT.
07	ALL JOINTS BETWEEN EXISTING SHEET FLOORING AND NEW SHEET FLOORING TO BE WELDED CREATING A SEAMLESS TRANSITION.
08	NEW FLOORING TO BE DRESSED AROUND AND SEALED AGAINST EXISTING FLOOR DRAINS, POP UPS AND PROTRUDING PIPE WORK.
09	MAKE GOOD ALL WALL DAMAGED BY THE REMOVAL OF EXISTING WALL BASE. NEW WALL TO MATCH EXISTING ABOVE. TAPE ALL JOINTS NO FINISH REQUIRED BELOW LINE OF NEW WALL BASE.
10	RE-INSTALL EXISTING FURNITURE AND EQUIPMENT AS PER ORIGINAL LAYOUT.
11	RE-INSTALL EXISTING CORNER GUARDS AS PER ORIGINAL LOCATION.
12	NEW FLOORING NEED NOT GO ALL THE WAY UNDER BASEBOARD DIFFUSERS. REFER DEMO NOTE 006.

### ABBREVIATION SCHEDULE

ACTACOUSTIC CEILING TILE	GLASS	RB RESILIENT BASE
AFF ABOVE FINISHED FLOOR	GWB GYPSUM WALL BOARD	RCP REFLECTED CEILING PLAN
ADJ ADJUSTABLE	HG HOLLOW CORE	R.O ROUGH OPENING
BSM BUILDING SERVICE MANAGER	HB HOSE BIB	RSF RESILIENT SHEET FLOORING
CG CORNER GUARD	HD HAND DRYER	SD SOAP DISPENSER
CJ CONTROL JOINT	HM HOLLOW METAL	SF SAFETY FLOORING
CMU CONCRETE MASONRY UNIT	HM HOLLOW INSULATED METAL	SH SHOWER
CONC CONCRETE	HT HEIGHT	SCR SHOWER CURTAIN ROD
CO CLEAN OUT	INT INTERIOR	SM SIMILAR
CT CERAMIC TILE	L.L LOOSE LINTEL	SO EMERGENCY SHUT OFF
CR CLOSET RAIL	LVT LUXURY VINYL TILE	SS SPEAKER
COVE COVE/INTEGRAL BASE	MATL MATERIAL	STL STAINLESS STEEL
CW COMPLETED WITH	MAX MAXIMUM	STL STEEL
DO DOOR OPERATOR	MIN MINIMUM	STN STONE
DU DUPLEX RECEPTACLE PLATE	MIR MIRROR	SVS SHEET VINYL
DIA DIAMETER	M.GWB MOISTURE RESISTANT GWB	TEMP TEMPORARY
ELEV ELEVATION	MG MGD GASES	TERR TERRAZZO
EL EXISTING	MTL METAL	T.O TOP OF
EL EMERGENCY LIGHT	NA NOT APPLICABLE	TYP TYPICAL
EC EXISTING CONDITION PHOTO	NC NURSE CALL	US UNDERSIDE OF
EWG EXISTING WALL BOARD	NIC NOT IN CONTRACT	U.N.C. UNLESS NOTED OTHERWISE
FALRE FIRE ALARM DEVICE	NTS NOT TO SCALE	VB VAPOUR BARRIER
FE FIRE EXTINGUISHER CABINET	O.C ON CENTRE	V.I.F. VERIFY IN FIELD
FHC FIRE HOSE CABINET	OH OVER HEAD	VP VAPOUR RETARDER
FD FIRE DAMPER	PLA PLASTIC LAMINATE	WD WOOD
FIX FIXED	PLY PLYWOOD	WF WINDOW FILM
FIN FINISH	PS PULL STATION	WP WALL PROTECTION
FR FRFR FIRE RESISTANT RATING	PTW PRESSURE TREATED WOOD	WS WINDOW SHADE
GA GAUGE	PPT PAINT	WI WITHH
GAL GALVANIZED	PTD PAPER TOWEL DISPENSER	ZV ZONE VALVE
GB GRAB BAR	QU QUAD RECEPTACLE PLATE	

### SHEET LIST

Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.01	GENERAL INFORMATION
A2.01	PLANS
A9.01	TYPICAL RESIDENT ROOM - SEAMING DIAGRAM DETAILS

1 21.11.12 Issued for Review  
# date: revision: by:  
revisions

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

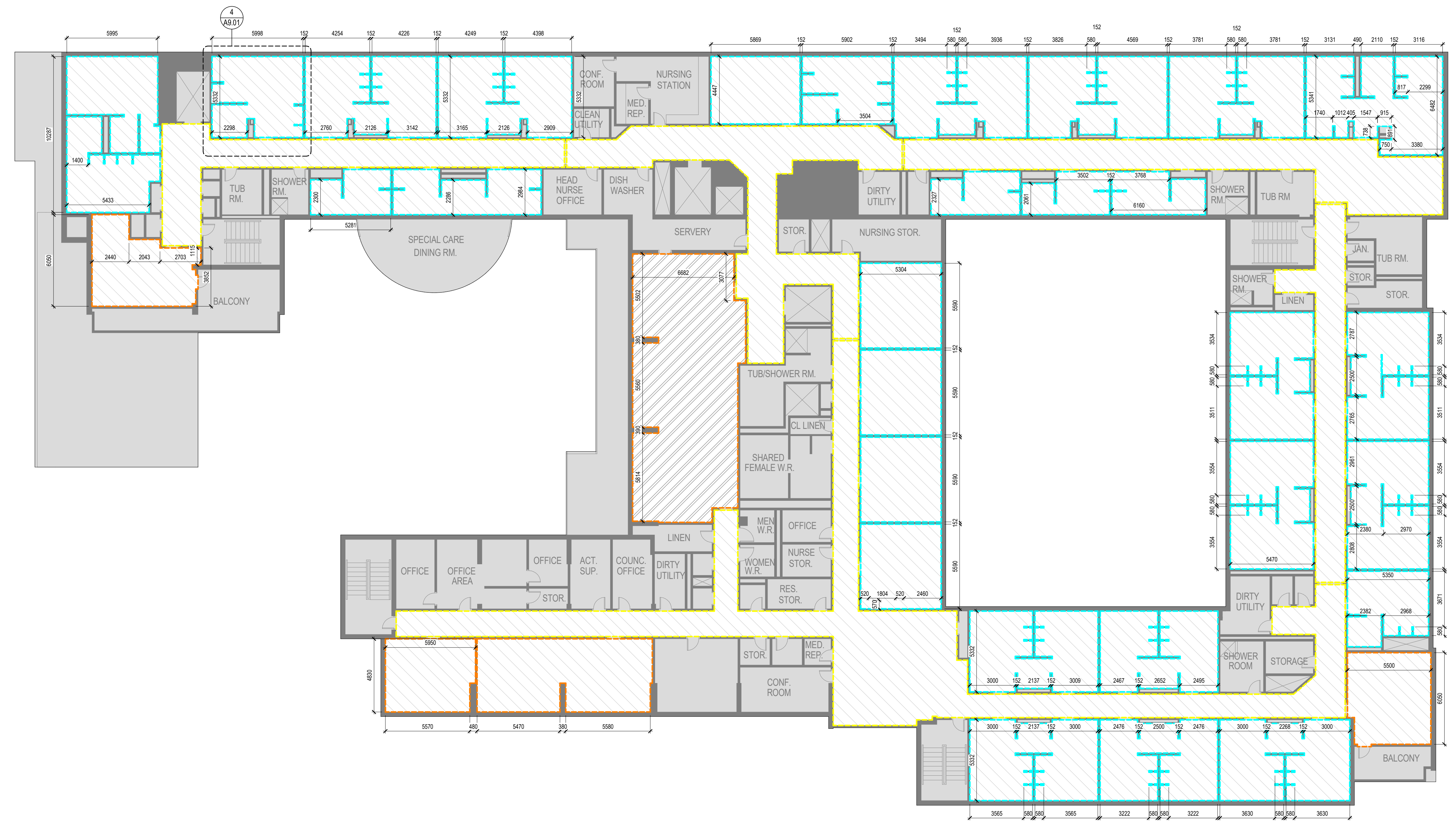
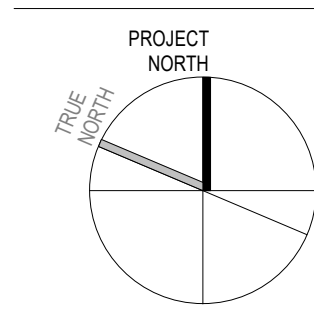
## FUDGER HOUSE - FLOORING REPLACEMENT

439 Sherbourne St.  
Toronto, ON M4X 1K6

### GENERAL INFORMATION

scale: As indicated  
drawn by: SK  
reviewed by: AR  
job number: 21511.F01  
plot date: 2021-11-12  
drawing number:

# A0.01



**AREA OF WORK LEGEND**

- BASE SCOPE - RESIDENT ROOMS
- ALTERNATE PRICE AREA - COMMON AREAS
- ALTERNATE PRICE AREA - CORRIDORS
- EXISTING AREA TO REMAIN AS-IS

SCOPE OF WORK	AREA
<b>BASE SCOPE</b>	
RESIDENT ROOMS	1,025 M <sup>2</sup> / 11,033 SF
<b>ALTERNATE PRICE</b>	
COMMON AREAS	270 M <sup>2</sup> / 2,906 SF
CORRIDORS	514 M <sup>2</sup> / 5,532 SF
<b>TOTAL</b>	<b>1810 M<sup>2</sup> / 19,500 SF</b>

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**FUDGER HOUSE - FLOORING REPLACEMENT**

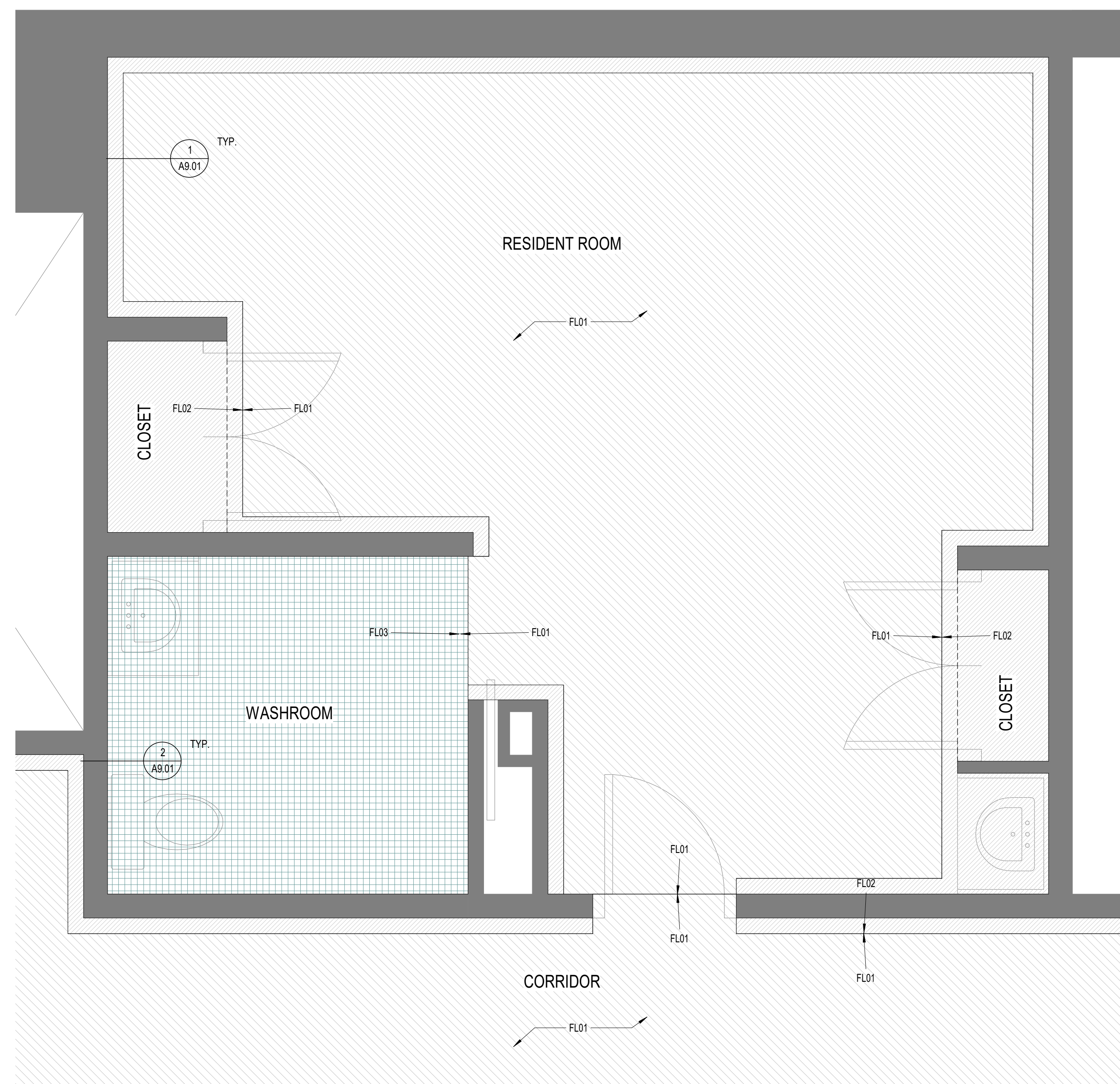
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**PLANS**

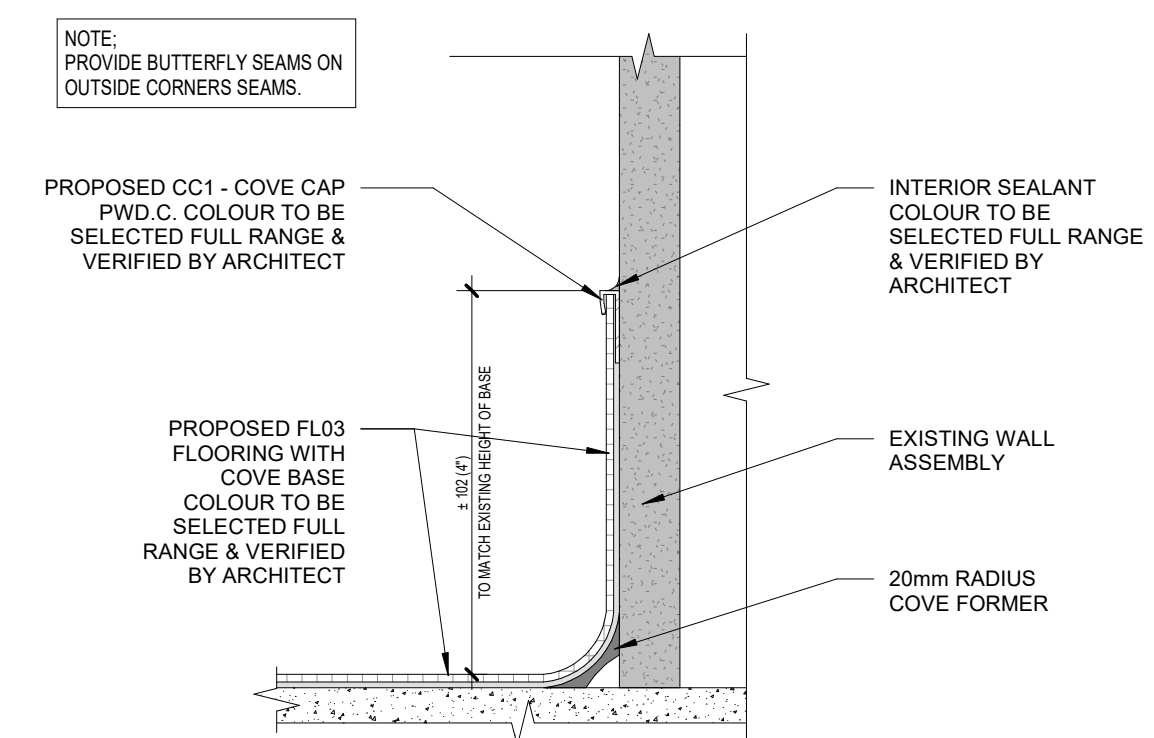
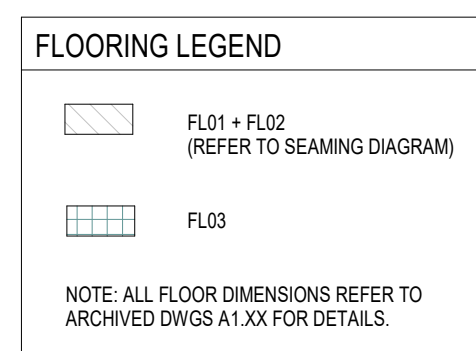
scale: As indicated  
 drawn by: SK  
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**A2.01**

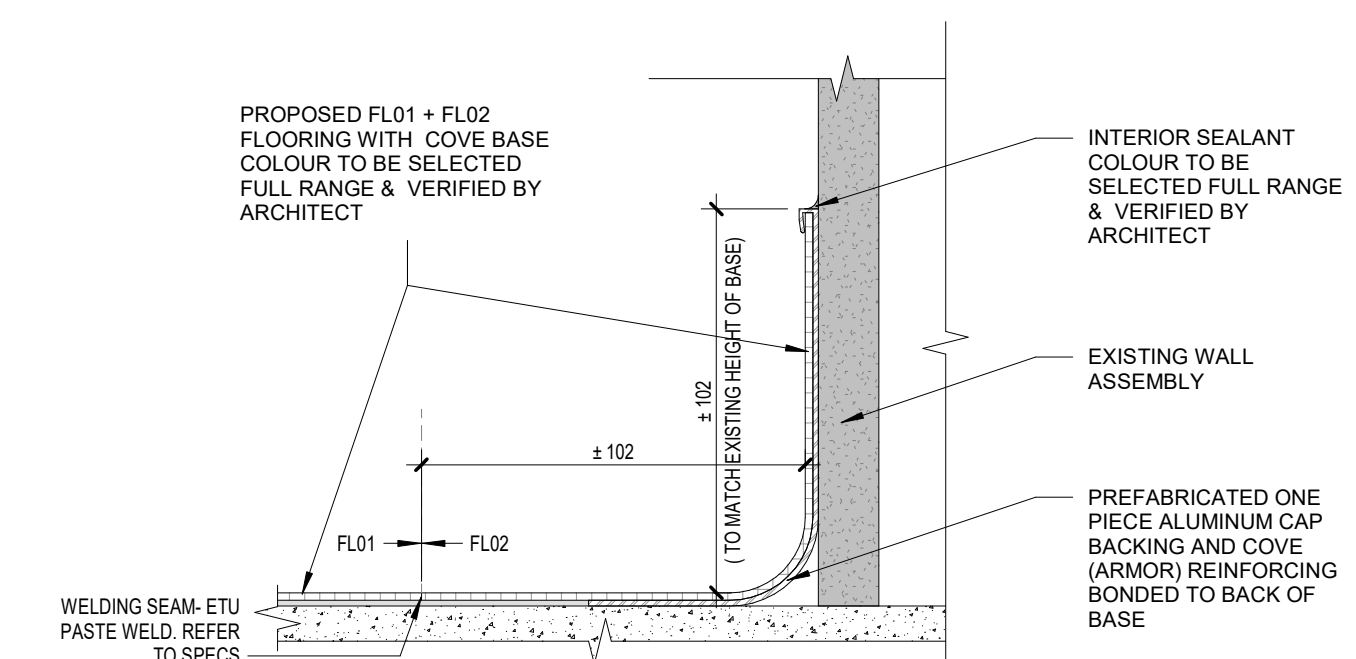
**1** SECOND FLOOR PLAN - AREA OF WORK  
 A2.01 1:150



4 TYPICAL RESIDENT ROOM - SEAMING DIAGRAM  
 AG.01 1:20



2 TYP. NEW COVE BASE FOR FLOORING - F03  
 AG.01 1:2



1 TYP. NEW COVE BASE FOR FLOORING 'FL01 + FL02'  
 AG.01 1:2

1	21.11.12	Issued for Review		
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**FUDGER HOUSE - FLOORING REPLACEMENT**

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**TYPICAL RESIDENT ROOM - SEAMING DIAGRAM, DETAILS**

scale: As indicated  
 drawn by: SK  
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A9.01