

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, CEILINGS 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. DWGS. 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. HOARDING SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE HOME.

11. COORDINATE ALL WORK WITH ARCHITECTURAL / MECHANICAL / ELECTRICAL 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.
- ABBREVIATION SCHEDULE
- | | |
|----------------------------------|-------------------------------|
| ACTACOUSTIC CEILING TILE | MISC.MISCELLANEOUS |
| AFF ABOVE FINISHED FLOOR | M.GWB MOISTURE RESISTANT GWB |
| ADJ.ADJUSTABLE | MG MED GASES |
| B.S.M. BUILDING SERVICE MANAGER | MTL.METAL |
| CG CORNER GUARD | N/A NOT APPLICABLE |
| CH COAT HOOK | NC NURSE CALL |
| CJ CONTROL JOINT | N.I.C. NOT IN CONTRACT |
| CMU CONCRETE MASONRY UNIT | NTSNOT TO SCALE |
| CONC CONCRETE | O.C.ON CENTRE |
| CO CLEAN OUT | O.F. OUTSIDE FACE |
| CTCERAMIC TILE | OIH OVER HEAD |
| CR CLOSET RAIL | PWD.C. POWDER COATED |
| COVE COVE/INTEGRAL BASE | PLAMPPLASTIC LAMINATE |
| C/W COMPLETED WITH | ±PLUS/MINUS |
| DEMO DEMOLISHED | PLY PLYWOOD |
| DU DUPLEX RECEPTACLE PLATE | PSPULL STATION |
| DIA DIAMETER | PTPAINT |
| ELEV ELEVATION | PTDPAPER TOWEL DISPENSER |
| EPT EPOXY PAINT | QU QUAD RECEPTACLE PLATE |
| EXEXISTING | RB RESILIENT BASE |
| FAFIRE ALARM DEVICE | RCP REFLECTED CEILING PLAN |
| FECFIRE EXTINGUISHER CABINET | R.O.ROUGH OPENING |
| FHC FIRE HOSE CABINET | RSFRESILIENT SHEET FLOORING |
| FD FIRE DAMPER | SFSAFETY FLOORING |
| FIX FIXED | SIM SIMILAR |
| FIN FINISH | S.M SITE MEASUREMENT |
| FLR FLOOR | S/S STAINLESS STEEL |
| FRFR FIRE RESISTANT RATING | STL STEEL |
| GA GAUGE | STNSTONE |
| GALV GALVANIZED | SVSHEET VINYL |
| GB GRAB BAR | TEMPTEMPORARY |
| GIF GROUND FAULT INTERRUPTER | THTHERMOSTAT |
| GL GLASS | TBC TO BE CONFIRMED |
| GWB GYPSUM WALL BOARD | TERRTERRAZZO |
| HC HOLLOW CORE | T.O TOP OF |
| H.D. HANDRAIL DIMENSION | TYPTYPICAL |
| HM HOLLOW METAL | U/S UNDERSIDE OF |
| HIM HOLLOW INSULATED METAL | U.N.O. UNLESS NOTED OTHERWISE |
| HTHEIGHT | VBVAPOUR BARRIER |
| INT INTERIOR | VCTVINYL COMPOSITION TILE |
| L.L. LOOSE LINTEL | V.I.F. VERIFY IN FIELD |
| MATL. MATERIAL | VR VAPOUR RETARDER |
| MAX MAXIMUM | WD WOOD |
| MIN MINIMUM | WF WINDOW FILM |
| M.I. MANUFACTURER'S INSTRUCTIONS | WP WALL PROTECTION |
| MIR MIRROR | W/WITH |
- PHASING & CONSTRUCTION NOTES
1. 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.

2. 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.

3. THE REQUIRED MOVING AND REINSTALLATION OF ANY 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) STANDARD HANDRAIL (HR1) ASSEMBLY - INCLUDING STANDARD END CAP, INSIDE CORNER AND OUTSIDE CORNER, ON EACH WALL ASSEMBLY TYPE - DRYWALL, GWB LAMINATED CONCRETE WALL AND CONCETE BLOCK WALL, THREE (3) TOTAL, INCLUDING BUT NOT LIMITED TO HANDRAIL, MOUNTING BRACKET, WAINSCOT TRIM, 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.
- SYMBOL LEGEND
- | | | | | | |
|--|-------------------------------|--|-----------------------------------|--|-----------------------------------|
| | DTEAIL CALL OUT | | DETAIL REFERENCE | | GRID LINE |
| | AREA OF WORK | | EXISTING AREA TO REMAIN AS-IS | | REVISION NUMBER |
| | DEMO. HANDRAIL | | NEW HANDRAIL | | KEYNOTES |
| | END OF HANDRAIL OR CRASH RAIL | | 45° CORNER OF HANDRAIL/CRASH RAIL | | 90° CORNER OF HANDRAIL/CRASH RAIL |
- FINISH / MATERIAL / PRODUCT SCHEDULE
- | REFERENCE | PRODUCT | MANUFACTURER | TYPE | COLOUR | COMMENTS |
|-----------|--------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HR1 | HANDRAIL | CONSTRUCTION SPECIALTIES - ACROVYN | MODEL: P-RAN WITH INTERNATIONAL OFFSET HANDRAIL | FULL COLOUR RANGE CHAMELEON SIMULATED WOOD HANDRAIL + S/S MOUNTING BRACKET | COLOUR TO BE VERIFIED BY ARCHITECT. MOUNT HEIGHT TO MATCH EXISTING WOOD HANDRAIL. COMPLETE WITH PREFABRICATED CORNERS AND END RETURNS. PREDRILL FOR MOUNTING HARDWARE BY C/S GROUP. |
| WT1 | WAINSCOT TRIM | CONSTRUCTION SPECIALTIES - ACROVYN | MODEL: SARATOGA WALL COVERING - NOTCHED TOP CAP WAINSCOT TRIM | FULL COLOUR RANGE CHAMELEON SIMULATED WOOD | COLOUR TO BE VERIFIED BY ARCHITECT. |
| WT2 | CUSTOM WAINSCOT TRIM (ADJACENT TO GLAZING UNITS) | CONSTRUCTION SPECIALTIES - ACROVYN ON CUSTOM MILLWORK | 0.06" (1.52mm) THICK ACROVYN WALL COVERING ON VENEER CORE - PROFILE TO MATCH SARATOGA WALL COVERING NOTCHED TOP CAP | FULL COLOUR RANGE | COLOUR TO BE VERIFIED BY ARCHITECT. -THICKNESS OF WIDTH OF PROFILE TO BE V.I.F. TO ENSURE ALIGNMENT BETWEEN WT1 AND WT2 |
| WP1 | WALL PROTECTION | CONSTRUCTION SPECIALTIES - ACROVYN | 0.06" (1.52mm) THICK ACROVYN WALL COVERING | FULL COLOUR RANGE | COLOUR TO BE VERIFIED BY ARCHITECT. |
- DEMO AND INSTALLATION NOTES FOR ALL DRAWINGS
- 001 TEMPORARY REMOVE EXISTING FURNITURE AND EQUIPMENT IN WORK AREA COORDINATE W/ BSM FOR TEMPORARY STORAGE.

002 REMOVE EXISTING WOOD HANDRAILS FROM SITE.

003 REMOVE EXISTING MOUNTNG BRACKET FROM EXISTING WALL. SITE VERIFY EXISTING WALL ASSEMBLY TYPE AND BLOCKING CONDITIONS. PROVIDE & REPLACE DETERIORATED BLOCKINGS IN EXISTING WALL ASSEMBLIES. CUT & GRIND EXISTING FASTENERS, PATCH & PAINT EXISTING TYPE X GWB TO MATCH EXISTING.

004 CUT & REPLACE EXISTING GWB AS REQUIRED TO FACILITATE PROPOSED CONSTRUCTION, PATCH & PAINT TO MATCH EXISTING COLOUR.

R01 RETAIN & PROTECT ALL EXISTING DOORS, WINDOWS, ACCESSORIES, WALL AND FLOOR FINISHES IN ADJACENT WORK AREA DURING DEMO AND CONSTRUCTION PERIOD.

01 INSTALL NEW HANDRAIL (HR1), WAINSCOT TRIM (WT1), CUSTOM MILLWORK BESIDE GLAZING UNITS (WT2), AND WALL PROTECTION (WP1) AS PER MANUFACTURER SPECIFICATIONS AND PROJECT MANUAL.

02 REINSTATE ALL TEMPORARY REMOVED EXISTING FURNITURE AND EQUIPMENT DUE TO DEMO AND CONSTRUCTION. COORDINATE W/ BSM FOR FINAL LOCATIONS.

03 NOTCH WAINSCOTTING TRIM AROUND FIRE HOSE CABINETS. ADD SEALANT AT JUNCTION BETWEEN WAINSCOTTING TRIM AND FIRE HOSE CABINET.
- SHEET LIST
- | Sheet Number | Sheet Name |
|--------------|--------------------------------------------------|
| A0.00 | COVER SHEET |
| A0.01 | GENERAL INFORMATION |
| A0.02 | CONSTRUCTION CONTROL PLAN |
| A0.10 | AREA OF WORK PLAN |
| A0.20 | EXISTING CONDITION PHOTOS - LEVEL 1 |
| A0.21 | EXISTING CONDITION PHOTOS - LEVEL 2, TYPICAL RHA |
| A1.01 | DEMO PLAN - LEVEL 1 |
| A1.02 | DEMO PLAN - LEVEL 2 |
| A2.01 | PROPOSED PLAN - LEVEL 1 |
| A2.02 | PROPOSED PLAN - LEVEL 2 |
| A9.01 | TYP. DEMO HANDRAIL DETAILS |
| A9.02 | TYP. PROPOSED HANDRAIL DETAILS |
| A9.03 | TYP. HANDRAIL LAYOUT DIAGRAM |
- Montgomery Sisam Architects Inc.
- 197 Spadina Avenue, Toronto, Ontario M5T 2C8
montgomerysisam.com Tel 416.364.8079 Fax 416.364.7723
- MontgomerySisam
- 2 2022/11/23 ISSUED FOR ADDENDUM 2
1 2022/07/28 ISSUED FOR REVIEW
date: revision:
- 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.
- SEVEN OAKS HANDRAIL REPLACEMENT
- 9 NEILSON RD
TORONTO, ON M1E 5E1
- GENERAL INFORMATION
- scale: As indicated
drawn by: VN
reviewed by: AR
job number: 21509.F02
plot date: 25/07/2022
- drawing number:
- A0.01
- 21509.F02_Seven Oaks_detailed.rvt
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