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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 N.I.C., 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.
13.

MAINTAIN EXISTING FIRE RATING AT ALL TIMES DURING THE WORK AND AFTER.

DRAWING LIST

A0.00	COVER
A0.01	GENERAL INFORMATION
A0.02	GENERAL INFORMATION
A0.03	CONSTRUCTION CONTROL PLAN
A0.04	AREA OF WORK PLAN - LEVEL 2
A0.05	AREA OF WORK PLAN - LEVEL 1 - ALTERNATIVE PRICE #1
A0.06	AREA OF WORK PLAN - LEVEL 1 - ALTERNATIVE PRICE #2
A0.08	EXISTING CONDITIONS PHOTOS (ECP) - LEVEL 1
A0.09	EXISTING CONDITIONS PHOTOS (ECP) - LEVEL 2
A1.01	DEMO. PLAN_LEVEL 1 (SOUTH WING)
A1.02	DEMO. PLAN_LEVEL 1 (CENTRE AREA)
A1.03	DEMO. PLAN_LEVEL 2 (SOUTH WING)
A1.04	DEMO. PLAN_LEVEL 2 (CENTRE AREA)
A1.05	DEMO. PLAN_LEVEL 2 (NORTH WING)
A2.01	TYP. EXISTING WOOD HANDRAIL DEMO. SECTIONS
A2.02	TYP. EXISTING WOOD HANDRAIL DEMO. SECTIONS
A2.03	TYP. EXISTING WOOD HANDRAIL DEMO. SECTIONS
A2.04	TYP. EXISTING WOOD HANDRAIL DEMO. SECTIONS
A2.05	TYP. EXISTING CRASH RAIL DEMO. DETAILS
A3.01	PROPOSED PLAN_LEVEL 1 (SOUTH WING)
A3.02	PROPOSED PLAN_LEVEL 1 (CENTRE AREA)
A3.03	PROPOSED PLAN_LEVEL 2 (SOUTH WING)
A3.04	PROPOSED PLAN_LEVEL 2 (CENTRE AREA)
A3.05	PROPOSED PLAN_LEVEL 2 (NORTH WING)
A4.01	TYPICAL PROPOSED HANDRAIL DETAILS
A4.02	TYPICAL PROPOSED HANDRAIL DETAILS
A4.03	TYP. NEW HANDRAIL DETAILS
A4.04	NEW HANDRAIL AT BANKING WINDOW DETAILS
A4.05	NEW HANDTAIL OVER GLASS BLOCK WALL DETAILS
A4.06	TYP. NEW CRASH RAIL DETAILS
A4.07	NEW CRASH RAIL UNDER GLASS CABINET DETAILS
A4.08	TYP. NEW WALL PROTECTION DETAILS_LEVEL 1
A4.09	TYP. NEW WALL PROTECTION DETAILS_LEVEL 2
A4.10	TYP. NEW WALL PROTECTION DETAILS_LEVEL 2
A4.11	TYP. CORNER GUARD PLAN DETAILS
A4.12	TYP. CORNER GUARD PLAN DETAILS
A5.01	NEW HANDRAIL LAYOUT DIAGRAM

FINISH / MATERIAL / PRODUCT SCHEDULE

REFERENCE	PRODUCT	MANUFACTURER	TYPE	COLOUR	COMMENTS
CG1	CORNER GUARD	CONSTRUCTION SPECIALTIES - ACROVYN	MODEL: SM-20N	FULL COLOUR RANGE ACROVYN	COLOUR TO BE VERIFIED BY ARCHITECT.
ET1	EDGE TRIM FOR WALL PROTECTION	ALTRO	G833	FULL COLOUR RANGE PVCU	COLOUR TO BE VERIFIED BY ARCHITECT.
WP1	WALL PROTECTION	ALTRO	WHITEROCK SATINS	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.
WP2	WALL PROTECTION	CONSTRUCTION SPECIALTIES - ACROVYN	0.06"(1.52MM) THICK ACROVYN WALL COVERING	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.
WT1	WAINSOT 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.
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.
CR1	CRASHRAIL	CONSTRUCTION SPECIALTIES - STAINLESS STEEL	MODEL: ECR-32S	STAINLESS STEEL	-UPPER S/S CRASH RAIL MOUNT ±1321 MM ABOVE FINISHED FLOOR. -LOWER S/S CRASH RAIL MOUNT ABOVE TOP OF PROPOSED COVE BASE. COMPLETE WITH PREFABRICATED CORNERS AND END RETURNS, PREDRILL FOR MOUNTING HARDWARE BY C/S GROUP.

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) / CRASH RAIL (CR1) ASSEMBLY W/ WALL PROTECTION (WP1 /WP2) WHERE IT APPLIES - INCLUDING STANDARD END CAP, INSIDE CORNER AND OUTSIDE CORNER, IN EACH CORRIDOR - CORRIDOR G79, CORRIDOR G48 AND CORRIDOR 202, THREE (3) TOTAL. INCLUDING BUT NOT LIMITED TO HANDRAIL, CRASH RAIL, MOUNTING BRACKET, WALL PROTECTION, CORNER GUARD, 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.

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5	2022-11-23	ISSUED FOR ADDENDUM #2	MSA
4	2022-05-19	ISSUED FOR TENDER	MSA
1	2019-12-19	ISSUED FOR CONSTRUCTION	MSA
#	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.

INTERIOR HANDRAIL REPLACEMENT

3197 LAKESHORE BLVD. W., ETOBICOKE

GENERAL INFORMATION

scale:	As indicated
drawn by:	MY
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