

2024-03-14 9:36:34 AM

GENERAL NOTES

1.

CONTRACTOR SHALL COORDINATE WITH EACH INDIVIDUAL BUILDING SERVICE MANAGER OUTLINING: TIMELINES, SCHEDULE, INTERRUPTIONS, AREA OF WORK, POTENTIAL HAZARDS MIN. 1 WEEK PRIOR TO THE COMMENCEMENT OF WORK.
2.

LOCATION OF WORK AREAS ARE DEFINED ON THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING SERVICE MANAGER THE PROPOSED PATH OF TRAVEL AND IN NO CASE SHALL THE CONTRACTOR BLOCK OR STORE MATERIALS / EQUIPMENT IN A FIRE EXIT, CORRIDOR, OR IN FRONT OF ANY FIRE ALARM PULL STATIONS, HOSE CABINETS, OR FIRE EXTINGUISHERS. ALL AREAS OF WORK SHALL BE LEFT IN A GOOD STATE AFTER THE COMPLETION OF WORK.
3.

CONTRACTOR TO SITE VERIFY ALL DIMENSIONS, CONDITIONS, AND LEVELS PRIOR TO FABRICATION / INSTALLATION. ALL DIMENSIONS ARE PER SITE REVIEW AND EXISTING ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL NOTIFY ALL DISCREPANCIES TO THE ARCHITECT.
4.

THE CONTRACTOR SHALL PROTECT ALL FINISHED MATERIALS TO REMAIN AS-IS.
5.

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.
6.

PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE FOLLOWING:

A.

VERIFY EXISTING AREAS WITHIN THE SCOPE OF WORK WITH RESPECT TO THE PROPOSED FOR PROBLEMS AND ANY LIMITATIONS.

B.

VERIFY EXISTING ARCHITECTURE, STRUCTURE, AND ALL ADJACENT FINISHES THAT WILL BE 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.

DEMOLITION AND INSTALLATION NOTES

1.

ALL REMOVED AND DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE. LOCATION OF REMOVAL RECEPTACLE TO BE COORDINATED WITH BUILDING MAINTENANCE DEPARTMENT.
2.

CONTRACTOR TO PATCH AND REPAIR ALL DAMAGE TO THE SITE, BUILDING, OR EXISTING FINISHES AS A RESULT OF DEMOLITION / CONSTRUCTION AT THE END OF WORK. THE CONTRACTOR IS TO BE AWARE THAT THERE MAY BE SEVERAL DIFFERENT PAINT COLOURS THAT MAY BE AFFECTED AND IS TO COORDINATE ANY REPAIRED WORK TO MATCH ADJACENT FINISHES OF SIMILAR MATERIALS.
3.

FOR ALL WALL REPAINTING, REPAINT ENTIRE WALL TO THE NEAREST 90° CORNER. ALLOW FOR MULTIPLE COLOURS TO MATCH EXISTING.
4.

CRACKS, HOLES OR LEVELING TO BE PATCHED/REPAIRED IN FLOORS OR WALLS, AS REQUIRED.
5.

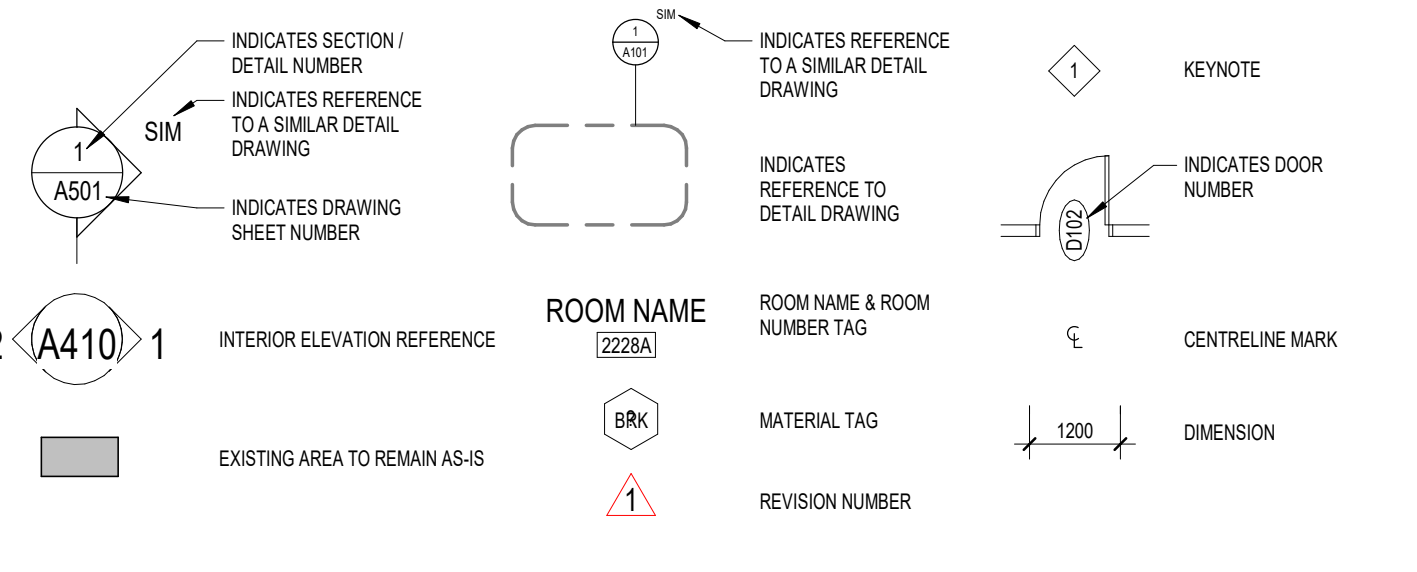
IN CASE OF NEW PENETRATION IN WALLS/FLOORS MAKE GOOD AND REPAIR AS REQUIRED.
6.

PROTECT/HOARD 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.
7.

TEMPORARILY REMOVE ALL FURNITURE IN AREAS AFFECTED BY THE WORK. LOCATION FOR TEMPORARY STORAGE OF FURNITURE TO BE COORDINATED WITH BUILDING SERVICE MANAGER. RE-INSTALL EXISTING FURNITURE AND EQUIPMENT AS PER ORIGINAL LAYOUT.
8.

CAREFULLY REMOVE AND STORE ALL EXISTING DOOR HANDLE HARDWARE. HAND OVER TO BUILDING MAINTENANCE TO BE USED AS EXTRA STOCK.

SYMBOL LEGEND



1

KEYNOTE

INDICATES DOOR
NUMBER

CENTRELINE MARK

1200

DIMENSION

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.

ALL REPLACEMENT OF DOORS WITHIN RESIDENT ROOMS IS EXPECTED TO TAKE PLACE OVER THE COURSE OF A SINGLE DAY. RESIDENT ROOMS ARE TO BE COMPLETE AND FULLY OCCUPIABLE 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.

CONSTRUCT ONE (1) RESIDENT SUITE WASHROOM SLIDING DOORS OF EACH ROOM TYPE, FOUR (4) TOTAL. INCLUDING BUT NOT LIMITED TO ALL HARDWARE, REMOVABLE VALANCE, FRAME PROTECTION, 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.
4.

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING MOCK-UPS:

FINISH / MATERIAL / PRODUCT SCHEDULE

REFERENCE	PRODUCT	MANUFACTURER	TYPE	COLOUR	COMMENTS
CC-1	COVE CAP	TARKETT	SCS COLOR CHIPS	FULL COLOUR RANGE	FOR RSF-2. COLOUR TO BE VERIFIED BY ARCHITECT.
CC-2	COVE CAP	TARKETT	SCS COLOR CHIPS	#21 PLATINUM	FOR RSSF-1
RSF-1	SHEET FLOORING	FORBO	LINOLEUM	STRIATO: ROCKY ICE 5232	
RSF-2	SHEET FLOORING	FORBO	LINOLEUM	FULL COLOUR RANGE	COLOUR TO BE VERIFIED BY ARCHITECT.
RSSF-1	RESILIENT SHEET FLOORING	ALTRO	RELIANCE 25	TEMPLE	

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AVN	ACROVYN
CG	CORNER GUARD
EX	EXISTING
E.GWB	EXISTING WALL BOARD
FIN	FINISH
FLR	FLOOR
GWB	GYPNUM WALL BOARD
HM	HOLLOW METAL
MAT'L	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL
NTS	NOT TO SCALE
O.C.	ON CENTRE
O/H	OVER HEAD
PLAM	PLASTIC LAMINATE
PLY	PLYWOOD
PT	PAINT
SIM	SIMILAR
SSTL	STAINLESS STEEL
STL	STEEL
TYP	TYPICAL
U/S	UNDERSIDE OF
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD

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CONTEXT PLAN

3	2024-03-14	ADDENDUM #5	MSA
2	2023-11-15	ISSUED FOR TENDER	MSA
1	2023-05-31	ISSUED FOR REVIEW	MSA
#	date:	revision:	To 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.

CSU RESIDENT ROOMS - FLOORING REPLACEMENT

9 NEILSON ROAD, SCARBOROUGH

GENERAL INFORMATION

scale: As indicated

drawn by: MO

reviewed by: AR

job number: 21511.F06

plot date: 24-03-14

drawing number:

F_A0.01