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ARCHITECTURAL DRAWINGS

- A-000 COVER
- A-001 KEY PLAN, OBC, FIRE SEPARATIONS
- A-002 GENERAL SPECIFICATIONS
- A-003 GENERAL SPECIFICATIONS
- A-004 GENERAL SPECIFICATIONS
- A-005 PARTITIONS, DOORS & HARDWARE SCHEDULES
- A-007 BARRIER-FREE STANDARDS
- A-100 DEMOLITION + HOARDING FLOOR PLAN
- A-101 DEMOLITION REFLECTED CEILING PLAN
- A-200 PROPOSED PARTITION & DOORS CONSTRUCTION PLAN
- A-201 PROPOSED REFLECTED CEILING PLAN
- A-202 PROPOSED INTERIOR FINISHES PLAN
- A-300 PROPOSED POWER AND DATA PLAN
- A-400 PROPOSED FURNITURE PLAN



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MECHANICAL DRAWINGS

- M000 LEAD SHEET
- M001 SCHEDULES
- M002A SPECIFICATIONS
- M002B SPECIFICATIONS
- M100 MECHANICAL FLOOR PLAN - PD
- M200 MECHANICAL FLOOR PLAN - HVAC
- M300 MECHANICAL FLOOR PLAN - FP
- MD100 MECHANICAL DEMOLITION FLOOR PLAN - PD
- M101 MECHANICAL DEMOLITION FLOOR PLAN - HVAC
- M102 MECHANICAL DEMOLITION FLOOR PLAN - FP



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ELECTRICAL DRAWINGS

- E1.0 ELECTRICAL SPECIFICATIONS
- E1.1 ELECTRICAL LEGEND AND GENERAL NOTES
- E2.0 ELECTRICAL LINE DIAGRAM AND PANELS SCHEDULE
- E3.0 FLOOR PLAN ELECTRICAL LAYOUT - DEMOLITION
- E4.0 FLOOR PLAN - POWER LAYOUT
- E5.0 FLOOR PLAN - LIGHTING LAYOUT
- E6.0 ELECTRICAL DETAILS



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AUDIO + VISUAL DRAWINGS

- AV000 COVER PAGE, DIVISION OF RESPONSIBILITY AND DRAWINGS LIST
- AV001 3RD FLOOR AV DEVICE FLOOR PLAN AND RCP
- AV103C 3RD FLOOR AV DEMO PLAN
- AV200 AV ELEVATIONS
- AV201 AV ELEVATIONS
- AV300 AV CONDUIT NOTES
- AV301 AV RISER DIAGRAM
- AV400 AV DETAILS
- AV401 AV DETAILS

MANDATORY SUB-TRADES

GC SHALL OBTAIN QUOTES FROM THE FOLLOWING TRADES AT TIME OF TENDER.

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RENOVATION TO SENECA ENGINEERING LAB NH K3170

SENECA COLLEGE - NEWNHAM CAMPUS, 1750 FINCH AVE EAST, TORONTO, ONTARIO

ISSUED FOR TENDER - APRIL 12, 2024

PROJECT NUMBER

23044

GENERAL REQUIREMENTS

SECTION 01100 - SUMMARY

1.1 CONTRACT DOCUMENTS:

- A. CONTRACTOR SHALL USE THE FOLLOWING PROVIDED DOCUMENTS IN THE NEGOTIATION AND EXECUTION OF THE WORK. CONTACT OWNER'S OFFICE FOR COPIES OF THESE DOCUMENTS: A. INSTRUCTIONS TO BIDDERS. 1. CONSTRUCTION CONTRACT FOR SENECA COLLEGE B. DEFINITIONS: 1. THE TERM "OWNER" USED IN THESE DOCUMENTS REFERS TO SENECA COLLEGE. 2. THE TERM "USER" USED IN THESE DOCUMENTS REFER TO THE USER, SENECA COLLEGE. 3. THE TERM "CONTRACTOR" USED IN THESE DOCUMENTS REFERS TO THE ENTITY RESPONSIBLE FOR PERFORMING THE WORK UNDER CONSTRUCTION CONTRACT FOR SENECA COLLEGE 4. THE TERM "OWNER" USED IN THESE DOCUMENTS REFERS TO THE BUILDING OWNER (IF APPLICABLE).

1.2 SCOPE OF WORK:

- A. THE WORK SHALL INCLUDE CONSTRUCTION OF THE SITE AND BUILDING FACILITIES AS SHOWN AND SPECIFIED IN THESE SPECIFICATIONS AND DRAWINGS. B. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, ALTER, ADD TO, OR DEDUCT FROM THE CONTRACT WORK. THE CONTRACT SUM WILL BE ADJUSTED ACCORDINGLY. ALL CHANGES MUST BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS IN WRITING. C. INITIATION OF WORK BY THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR AND DEMOLITION CONTRACTOR VISITED THE SITE PRIOR TO BIDDING, ARE FAMILIAR WITH THE SITE CONDITIONS AND INCORPORATED THE CONDITIONS INTO THE SCOPE OF WORK. LACK OF SITE VISIT DOES NOT REMOVE RESPONSIBILITY OF ACCEPTING EXISTING SITE CONDITIONS FROM CONTRACTOR.

SECTION 01300 - ADMINISTRATIVE REQUIREMENTS

1.1 COORDINATION:

- A. IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE INFORMATION INDICATED IN THE CONTRACT DOCUMENTS AND EXISTING PROJECT CONDITIONS, AND DISCREPANCIES BETWEEN INFORMATION INDICATED ON THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DOCUMENTS. B. UPON COMPLETION OF SELECTIVE DEMOLITION WORK, FIELD MEASURE THE PROPERTY AND CONFIRM IN WRITING TO OWNER'S PROJECT MANAGER THAT THE OVERALL DIMENSIONS MATCH DIMENSIONS INDICATED ON THE DRAWINGS. CONTRACTOR TO MARK-UP ANY DISCREPANCIES ON I-1101 & SEND TO OWNER PM, IMMEDIATELY INFORM THE DESIGNER AND OWNER'S PROJECT MANAGER IF DISCREPANCIES OCCUR. C. PRIOR TO FABRICATION AND INSTALLATION OF NEW COMPONENTS, FIELD VERIFY ALL EXISTING AND NEW DIMENSIONS AND INSTALLATION CONDITIONS THAT MAY AFFECT THE WORK. SUBMIT AN RFI FOR ANY DISCREPANCY FOUND. DO NOT SCALE THE DRAWINGS TO ESTABLISH LOCATIONS OF ITEMS THAT ARE NOT LOCATED USING DIMENSIONS. 1. ALL DIMENSIONS ARE FACE OF FINISH TO FACE OF FINISH, UNLESS OTHERWISE INDICATED. 2. COORDINATE LOCATIONS OF REGISTERS, FIXTURES, AND OUTLETS WITH FINISH ELEMENTS. D. COORDINATE NEW WORK INDICATED ON THE CONTRACT DOCUMENTS WITH NEW WORK THAT MAY BE PROVIDED BY THE OWNER AND OWNER/OWNER UNDER SEPARATE CONTRACTS. E. COORDINATE THE WORK OF VENDORS, CONTRACTORS AND SUBCONTRACTORS PROVIDING FIXTURES, FURNITURE AND EQUIPMENT IDENTIFIED AS "BY OWNER" IN THESE DRAWINGS AND SPECIFICATIONS. 1. NOTIFY OWNER'S PROJECT MANAGER WITHIN 24 HOURS IF ANY PROBLEMS DEVELOP WITH THE PERFORMANCE OF THESE VENDORS, CONTRACTORS OR SUBCONTRACTORS. F. COORDINATE THE SCHEDULING, SEQUENCING, AND THE WORK OF ALL TRADES AND SUBCONTRACTORS TO ASSURE EFFICIENT AND ORDERLY SEQUENCES OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS. G. VERIFY THAT THE UTILITY REQUIREMENT CHARACTERISTICS OF OPERATING EQUIPMENT ARE COMPATIBLE WITH THE BUILDING UTILITY SERVICES. COORDINATE WORK OF THE VARIOUS SPECIFICATION SECTIONS HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE SUCH EQUIPMENT. H. COORDINATE THE INSTALLATION AND PHYSICAL SPACE REQUIREMENTS OF PLUMBING, MECHANICAL AND ELECTRICAL WORK THAT ARE INDICATED DIAGRAMMATICALLY ON THE DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPING, DUCTS AND CONDUIT AS CLOSELY AS PRACTICAL. INSTALL RUNS PARALLEL WITH AND PERPENDICULAR TO THE LINE OF THE BUILDING. UTILIZE SPACES AS EFFICIENTLY AS POSSIBLE TO MAXIMIZE ACCESSIBILITY FOR OTHER WORK INSTALLATION AND FOR MAINTENANCE AND FOR REPAIR. 1. CONCEAL PIPING, DUCTS AND CONDUIT WITHIN THE CONSTRUCTION, EXCEPT AS OTHERWISE INDICATED. I. COORDINATE COMPLETION AND CLEANUP WORK OF ALL TRADES AND SUBCONTRACTORS IN PREPARATION FOR CONSTRUCTION PUNCH. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. PRIOR TO TURNOVER. J. TO MINIMIZE DISRUPTION OF OWNER'S ACTIVITIES AFTER OWNER OCCUPANCY OF THE PROPERTY, COORDINATE ACCESS TO THE PROPERTY WITH THE OWNER'S CONSTRUCTION MANAGER FOR CORRECTION OF DEFECTIVE WORK AND WORK NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL WORK SHALL ALWAYS BE ACCESSIBLE TO THE OWNER'S CONSTRUCTION MANAGER. K. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER, THROUGH HIS AUTHORIZED REPRESENTATIVE, ALL WORK WHICH MAY CAUSE INTERUPTION TO THE EXISTING MECHANICAL, ELECTRICAL SYSTEM, OR BUILDING OPERATIONS. ADVANCED NOTICE SHALL ALSO BE GIVEN TO THE OWNER'S REPRESENTATIVE FOR ANY WORK WHICH WILL INTERFERE WITH THE FIRE SAFETY AND SECURITY SYSTEMS WITHIN THE BUILDING. L. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY OF THE EXISTING STRUCTURE DURING THE ENTIRE CONSTRUCTION AND ALTERATIONS TO THE EXISTING STRUCTURE AND SHALL TAKE ADEQUATE PRECAUTIONS TO PREVENT DAMAGE TO THE EXISTING STRUCTURE IN ANY WAY. DAMAGE TO THE EXISTING STRUCTURE, IF OCCURRED, SHALL BE RECTIFIED TO THE SATISFACTION OF THE OWNER AT NO EXTRA COST TO THE OWNER OR OWNER M. THE CONTRACTOR SHALL NOT DETAIL, ORDER, AND/OR FABRICATE ANY MATERIAL WITHOUT COORDINATING SAME WITH THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR ALONE IS RESPONSIBLE FOR THE PROPER FITTING AND CONNECTION OF THE NEW CONSTRUCTION TO THE EXISTING CONSTRUCTION.

- N. THE CONTRACTOR SHALL ACCEPT AND UNLOAD DELIVERY OF ALL OWNER FURNISHED CONSTRUCTION MATERIALS, MERCHANDISE, AND FIXTURES UNLESS OTHERWISE SPECIFIED BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ONCE DELIVERED. UPON ARRIVAL, CONTRACTOR MUST CHECK THE CONDITION AND QUANTITIES OF THE MATERIALS DELIVERED AND CONTRACTOR MUST SIGN THE TRUCKERS TICKET INDICATING ALL DAMAGES AND/OR SHORTAGES & SEND THE SIGNED TICKETS TO THE OWNER WITHIN 48 HOURS. FAILURE TO DO SO WILL BE DEEMED THAT ALL MATERIALS ARRIVED WITHOUT DAMAGE & QUANTITIES. ANY FUTURE CLAIMS OF DAMAGES TO MATERIALS OR SHORTAGES FURNISHED BY OWNER WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. O. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY REDELIVERY CHARGES OF MATERIALS FURNISHED BY THE OWNER IF CONTRACTOR REFUSES ORIGINAL SCHEDULED DELIVERY. P. IT IS THE INTENT OF THE OWNER TO HAVE COMPANY PERSONNEL ON HAND TO RECEIVE DELIVERY OF STORE SUPPLIES, ETC. IF A DELIVERY ARRIVES AND STORE PERSONNEL ARE NOT ON SITE, THE DELIVERY IS NOT TO BE REFUSED WITHOUT FIRST CHECKING WITH THE OWNER PROJECT MANAGER. Q. PATCHING BEHIND OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE TO DO ALL THE PATCHING OF FRAME WALLS, CEILING OR PARTITIONS MADE NECESSARY BY THE SUBCONTRACTOR & OWNER VENDORS FOR THE ABOVE MENTIONED ITEMS IN A FIRST CLASS WORKMANSHIP LIKE MANNER. PATCHING ONLY FOR WORK WITHIN THIS CONTRACT SHALL BE DONE.

1.2 SUBMITTALS:

- A. PROJECT REPORTING: CONTRACTOR IS TO SUBMIT TO OWNER A CONSTRUCTION PROGRESS AND STATUS REPORT EVERY WEEK BY END OF DAY THURSDAY FOR THE DURATION OF THE WORKS. THE CONSTRUCTION PROGRESS AND STATUS REPORT SHALL LIST ITEMS COMPLETED DURING THE WEEK WITH ROUGH-IN PHOTOS AND PHOTOS OF TERMS COMPLETED DURING THE WEEK. THIS WEEKLY REPORT SHALL OUTLINE TERMS WHICH ARE PLANNED FOR THE FOLLOWING WEEK. CONSTRUCTION STATUS REPORT TO BE ISSUED IN PDF, VIA EMAIL TO OWNER'S PROJECT MANAGER. REFER TO FORMS SECTION FOR WEEKLY REPORT FORMAT. B. CONTRACTOR TO MAINTAIN DAYBOOK/ACTIVITY LOG ON SITE DOCUMENTING LABOUR, RESOURCES, TASK ACTIVITY AND SITE INSTRUCTIONS ON A DAILY BASIS, AVAILABLE TO THE OWNER FOR REFERENCE ON SITE. C. WHEN INDICATED ON THE DRAWINGS, SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE DESIGNER (CC: OWNER PROJECT MANAGER) FOR ACCEPTANCE. MAKE SUBMITTALS IN TIME TO ALLOW FIVE DAYS FOR REVIEW AND RETURN, UNLESS MATERIAL SHORTAGES OR DELIVERY SCHEDULE NECESSITATE SPECIAL HANDLING. NOTIFY DESIGNER (CC: OWNER PROJECT MANAGER) OF SPECIAL HANDLING REQUIREMENTS AT TIME OF SUBMITTAL. PROVIDE SUBMITTALS AS FOLLOWS: 1. SHOP DRAWINGS: SEND PDF FILES TO THE DESIGNER (CC: OWNER PROJECT MANAGER). 2. PRODUCT DATA: SEND PDF FILES TO THE DESIGNER (CC: OWNER PROJECT MANAGER). 3. DESIGNER WILL REVIEW AND RETURN ACCEPTED SHOP DRAWINGS AND PRODUCT DATA TO THE CONTRACTORS AS A PDF FILE WITHIN 3 DAYS. 4. SAMPLES: SUBMIT THREE (3) SETS EACH OF PHYSICAL SAMPLES, OR THREE SETS EACH OF MANUFACTURER'S COLOUR AND FINISH SAMPLES, OR CHARTS AND COLOUR PLATES FOR ACCEPTANCE IMMEDIATELY FOLLOWING APPROVAL OF SUBCONTRACTORS FURNISHING THE REQUIRED MATERIALS. ONLY SUBMIT SAMPLES WHEN REQUESTED OR IF SUBSTITUTION IS REQUESTED AND APPROVED. D. DESIGNER WILL RETAIN TWO (2) SETS OF PHYSICAL SAMPLES/COLOR AND FINISH SAMPLES/CHARTS AND COLOR PLATES AND RETURN ONE (1) SET TO THE CONTRACTOR FOR CONTRACTOR'S DOCUMENTS. E. DESIGNER TO FORWARD SAMPLE OF ALL APPROVED MATERIALS & FINISHES TO OWNER PROJECT MANAGER FOR FIELD VERIFICATION.

1.3 REQUESTS FOR INFORMATION

- A. IN THE EVENT THAT THE CONTRACTOR, OR A SUBCONTRACTOR, AT ANY TIER, DETERMINES THAT SOME PORTION OF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS REQUIRES A CLARIFICATION OR INTERPRETATION BY THE DESIGNER, THE GENERAL CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION BY THE PROCESS SET FORTH BY THE OWNER. ALL RFIS SHALL BE DIRECTED TO THE DESIGNER USING ONLINE RFI TOOL & COPIED TO CONSTRUCTION MANAGER. B. REQUESTS FOR INFORMATION MAY ONLY BE SUBMITTED BY THE CONTRACTOR AND MAY ONLY BE SUBMITTED BY THE MEANS SET FORTH BY THE OWNER. THE CONTRACTOR SHALL CLEARLY AND CONCISELY SET THE ISSUE FOR WHICH CLARIFICATION OR INTERPRETATION IS SOUGHT AND WHY A RESPONSE IS NEEDED FROM THE DESIGNER, DESIGNER'S CONSULTANTS OR THE OWNER'S CONSTRUCTION MANAGER. IN THE REQUEST FOR INFORMATION, THE CONTRACTOR SHALL SET FORTH AN INTERPRETATION OR UNDERSTANDING OF THE REQUIREMENT ALONG WITH AN EXPLANATION OF WHY SUCH AN UNDERSTANDING WAS REACHED, AS WELL AS SCHEDULE AND COST IMPLICATIONS. CONTRACTOR SHALL INCLUDE PHOTOS OF CONDITIONS IN QUESTION. RESPONSES TO REQUESTS FOR INFORMATION SHALL BE REVIEWED & RESPONDED TO UPON RECEIPT, BUT NO LATER THAN TWO (2) WORKING DAYS OF RECEIPT OF THE REQUEST FROM THE CONTRACTOR; UNLESS THE DESIGNER OR CONSTRUCTION MANAGER DETERMINES THAT A LONGER AMOUNT OF TIME IS NECESSARY TO PROVIDE AN ADEQUATE RESPONSE. IF A LONGER AMOUNT OF TIME THAN 24 HOURS IS DETERMINED NECESSARY BY THE DESIGNER, THE DESIGNER WILL, WITHIN 24 HOURS OF RECEIPT OF THE REQUEST, NOTIFY THE GENERAL CONTRACTOR OF THE ANTICIPATED RESPONSE TIME. IF THE CONTRACTOR SUBMITS A REQUEST FOR INFORMATION ON AN ACTIVITY WITH THREE (3) WORKING DAYS OR LESS OF FLOAT ON THE CURRENT PROJECT SCHEDULE THE GENERAL CONTRACTOR SHALL NOT BE ENTITLED TO ANY TIME EXTENSION DUE TO THE TIME IT TAKES THE DESIGNER OR CONSTRUCTION MANAGER TO RESPOND TO THE REQUEST PROVIDED THAT THE DESIGNER OR CONSTRUCTION MANAGER RESPONDS WITHIN THE PARAMETERS SET FORTH ABOVE. D. RESPONSES TO REQUESTS FOR INFORMATION FROM THE DESIGNER WILL NOT CHANGE ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. IN THE EVENT THAT THE GENERAL CONTRACTOR BELIEVES THAT A RESPONSE TO A REQUEST FOR INFORMATION WILL CAUSE A CHANGE TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY GIVE WRITTEN NOTICE TO THE DESIGNER (CC: OWNER'S PROJECT MANAGER) STATING THAT THE GENERAL CONTRACTOR CONSIDERS THE RESPONSE TO BE A CHANGE ORDER. FAILURE TO GIVE SUCH WRITTEN NOTICE IMMEDIATELY SHALL WAIVE THE CONTRACTOR'S (OR ANY SUBCONTRACTOR'S) RIGHT TO SEEK ADDITIONAL TIME OR COST UNDER THE ADMINISTRATIVE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

1.4 MEETINGS

- A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INDICATE MEETING(S) AS REQUIRED OUT OF APPROVED SCHEDULE TO EXPEDITE AND ASSUME PROGRESS OF WORK.

- B. ON PRESCRIBED DATES, TO BE AGREED PRIOR COMMENCEMENT OF WORK, THE CONTRACTOR SHALL ORGANIZE WEEKLY COORDINATION MEETINGS AND ADVISE ALL PERSONS, INCLUDING ALL SUPERVISORS FROM THE PLACE OF WORK, WHOSE ATTENDANCE IS REQUIRED OF THE TIME AND PLACE. CONTRACTOR WILL PROVIDE MEETING PLACE AND/OR CONFERENCE CALL CAPABILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADVISE THE OWNER OF DATES OF MEETINGS IN-ADVANCE OF MEETINGS, SO THAT THEY MAY ATTEND IF NECESSARY. IN AN EVENT OF A CONFERENCE CALL, CONTRACTOR WILL BE RESPONSIBLE TO COVER ALL COST ASSOCIATED TO ALL DATA AND COMMUNICATIONS REQUIREMENTS FOR THE CALL. C. CONTRACTOR WILL PROVIDE MEETING AGENDA 48 HOURS PRIOR MEETING IS HELD. OWNER AND ITS CONSULTANTS RESERVE THE RIGHT TO MODIFY THE AGENDA. D. CONTRACTOR IS RESPONSIBLE TO ISSUE MEETING MINUTES WITHIN 24 HOURS AFTER MEETING COMPLETION.

1.1 REGULATORY REQUIREMENTS:

- ALL MATERIALS & CONSTRUCTION SHALL CONFIRM WITH APPLICABLE LOCAL, PROVINCE/STATE, AND NATIONAL BUILDING CODES, PLUMBING CODES, MECHANICAL CODES, ELECTRICAL CODES, ORDINANCES AND RULES AND REGULATIONS. A. COMPLY WITH LOCAL, PROVINCE/ STATE AND NATIONAL REQUIREMENTS GOVERNING ACCESSIBILITY. B. OBTAIN ALL REQUIRED DEMOLITION AND EROSION CONTROL PERMITS REQUIRED BY LOCAL JURISDICTION. THE OWNER RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAILED TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE OWNER FURTHER RESERVES THE RIGHT AND WITHOUT PREJUDICE FOR OTHER RECOURSE SO THAT THE OWNER MAY MAKE ACCEPTABLE ANY NON-COMPLIANT ITEMS SUBJECT TO AN ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE OWNER.

1.2 QUALITY CONTROL:

- A. MAINTAIN QUALITY CONTROL OVER MANUFACTURERS, SUPPLIERS, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY. B. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE TRADE STANDARDS. HANDLE, INSTALL, CONNECT, CLEAN, CONDITION AND ADJUST PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND COMPLYING WITH SPECIFIED REQUIREMENTS. REQUEST CLARIFICATION FROM THE DESIGNER IN THE FORM OF AN RFI BEFORE PROCEEDING, WHERE MANUFACTURER'S INSTRUCTIONS CONFLICT WITH THE CONTRACT DOCUMENTS. C. ALL WORK SHALL BE PERFORMED IN THE BEST PROFESSIONAL MANNER AND CRAFTSMANSHIP. D. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF THE SPECIFIED QUALITY. E. THE CONTRACTOR AND SUPPLIERS OF LABOR AND MATERIALS SHALL PROVIDE A ONE (1) YEAR GUARANTEE ON ALL WORK AND MATERIALS FROM THE DATE OF STORE OPENING AND COMPLETION OF ALL PUNCH LIST ITEMS TO THE COMPLETE SATISFACTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR AND SUPPLIERS OF LABOUR AND MATERIALS SHALL ABIDE BY ALL THE BUILDING RULES AS SUPPLIED BY BUILDING MANAGEMENT. G. CONTRACTOR SHALL SUPPLY & INSTALL PROPER AND ADEQUATE ANCHORS, FURRING, BLOCKING, STUDS, AND SIMILAR PROVISIONS TO SUPPORT ALL OWNER SUPPLIED AND MILLWORK CONTRACTOR ITEMS FOR FIRM, SECURE AND CONCEALED SUPPORT OR ATTACHMENT OF WALL OR COLUMN FIXTURES, FITTING ROOMS, LIGHTING FIXTURES, TOILET ROOM ACCESSORIES, AND SERVICE FACILITIES AT LOCATIONS INDICATED BY PLANS AND/OR ELEVATIONS AND/OR DETAILS. H. ADEQUACY OF BLOCKING REQUIREMENT AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. IF REQUIRED BY CODE AND LOCAL BUILDING OFFICIAL. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED TO MEET SUCH REQUIREMENT.

1.3 TESTING:

- A. EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM INSPECTIONS, TESTS AND OTHER SERVICES WHEN REQUIRED. B. INCLUDE INSPECTION AND TESTS AS INDICATED IN THE SPECIFICATION SECTIONS, DRAWINGS, AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. 1. TEST CONCRETE IN ACCORDANCE WITH SECTION 03300 AND DRAWING REQUIREMENTS. 2. TEST STRUCTURAL STEEL IN ACCORDANCE WITH SECTION 05110 AND DRAWING REQUIREMENTS.

SECTION 01500 - TEMPORARY FACILITIES AND CONTROLS/ IF REQUIRED

- 1.1 PROVIDE TEMPORARY FACILITIES AND CONTROLS AS SHOWN AND SPECIFIED: A. CODES AND STANDARDS: PROVIDE TEMPORARY CONSTRUCTION FACILITIES AND CONTROLS COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL LOCAL LAWS, REGULATIONS AND CODES AND UTILITY COMPANY REQUIREMENTS. B. TEMPORARY HEATING, VENTILATING AND COOLING: 1. PROVIDE, PAY FOR AND MAINTAIN ALL TEMPORARY HEATING, VENTILATING AND COOLING EQUIPMENT AND FACILITIES REQUIRED DURING THE PROGRESS OF THE WORK TO PROTECT MATERIALS, FINISHED WORK, AND EQUIPMENT AGAINST DAMAGE FROM LOW AND HIGH TEMPERATURES AND HUMIDITY. 2. PROVIDE TEMPORARY HEATING, VENTILATING AND COOLING WHEN THE OUTSIDE TEMPERATURE AND HUMIDITY IS LOW/HIGH ENOUGH TO DAMAGE OR AFFECT IN ANY WAY THE PERFORMANCE OR QUALITY OF MATERIAL AND PRODUCT STORED IN THE BUILDING, IN ANY TEMPORARY STORAGE AREA, OR ANY MATERIAL OR PRODUCT INCORPORATED INTO THE WORK. 3. PROVIDE TEMPORARY HEATING, VENTILATING AND COOLING WHEN THE OUTSIDE TEMPERATURE AND HUMIDITY IS LOW/HIGH ENOUGH TO SIGNIFICANTLY SLOW OR HAMPER EFFECTIVENESS OF WORKERS AND TO PROVIDE SUITABLE WORKING CONDITIONS. C. TEMPORARY ELECTRICAL LIGHTING AND POWER: 1. PROVIDE, PAY FOR AND MAINTAIN ALL TEMPORARY ELECTRICAL SERVICE FOR LIGHTING AND POWER REQUIRED DURING THE PROGRESS OF THE WORK. INCLUDE ALL NECESSARY WIRING, FUSES, DISCONNECT SWITCHES, SAFETY DEVICES, JUNCTION BOXES, PANELS, GROUND FAULT PROTECTIONS, AND TRANSFORMER IF REQUIRED. INCLUDE COST FOR PROVIDING TEMPORARY ELECTRIC GENERATORS IN THE CONTRACT SUM, IF TEMPORARY ELECTRIC SERVICE IS NOT AVAILABLE FOR USE DURING PROGRESS OF THE WORK. 2. TEMPORARY SERVICE AND LIGHTING AND POWER ITEMS AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE NFPA NATIONAL ELECTRIC CODE AND OSHA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.

- D. WATER: PROVIDE, PAY FOR AND MAINTAIN ALL TEMPORARY WATER REQUIRED DURING THE PROGRESS OF THE WORK. INCLUDE ALL NECESSARY STORAGE TANKS, PIPING, VALVES, FITTINGS, HOSE AND HOSE CONNECTIONS DURING CONSTRUCTION AND TESTING. E. BARRIERS AND ENCLOSURES: 1. PROVIDE TEMPORARY CONSTRUCTION BARRIERS IN ACCORDANCE WITH PROJECT REQUIREMENTS, EXERCISE ALL NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES, OUTSIDE PROJECT CONTAINMENT LIMITS, DURING PROGRESS OF THE WORK. TAKE SPECIAL PRECAUTIONS TO AVOID DAMAGE TO EXISTING OVERHEAD AND UNDERGROUND UTILITIES AND SERVICES OWNED OR OPERATED BY THE OWNER OR BY PUBLIC OR PRIVATE UTILITY COMPANIES. 2. ALL BARRICADES SHOULD BE CONSTRUCTED WITH A SMOOTH FINISH, FROM GROUND LEVEL TO TOP, TO ACCEPT OWNER INSTALLED VINYL GRAPHICS. 3. PROVIDE TEMPORARY WEATHER-TIGHT ENCLOSURES AT EXTERIOR OPENINGS TO PROVIDE ACCEPTABLE WORKING CONDITIONS AND PROTECTION OF MATERIALS AND TO ALLOW FOR TEMPORARY HEATING, VENTILATING AND COOLING. CONTRACTOR TO APPLY TWO COATS OF PRIMER TO BARRIER W/ 48 HOURS DRYING TIME. CONTRACTOR TO PROVIDE DOUBLE DOORS IN BARRICADE FOR DELIVERY PURPOSES. 6. FIELD OFFICE, TELEPHONE AND FACSMILE: 1. PROVIDE AND MAINTAIN A TEMPORARY FIELD OFFICE AT THE PROJECT SITE DURING PROGRESS OF THE WORK. 2. MAINTAIN COPIES OF PERMITS, APPROVED SHOP DRAWINGS, SPECIFICATIONS, ADDENDA AND RECORD DOCUMENTS ON SITE AT ALL TIMES. 3. CONTRACTOR SHALL HAVE PHONE SERVICE, A LAPTOP COMPUTER WITH FULL TIME INTERNET ACCESSIBILITY AND A DIGITAL CAMERA ON SITE AT ALL TIMES.

G. SAFETY AND SECURITY

- 1. PROVIDE AND MAINTAIN ALL NECESSARY SAFETY PROVISIONS FOR PROTECTION AND SAFETY OF THE PROJECT WORK, WORKERS AND GENERAL PUBLIC. 2. PROVIDE AND MAINTAIN OPERABLE FIRE EXTINGUISHING DEVICES IN WELL-MARKED, ACCESSIBLE LOCATIONS THROUGHOUT THE PROJECT, PROVIDE TYPES, QUANTITIES AND LOCATIONS IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES. 3. PROVIDE ALL NECESSARY SECURITY BARRIERS AND ENCLOSURES TO PROTECT THE WORK AND OWNER'S OPERATIONS FROM UNAUTHORIZED ENTRY OF PERSONS, VANDALISM AND THEFT. PROVIDE DOORS WHEN REQUIRED, WITH SELF-CLOSING HARDWARE AND LOCKS.

H. CLEANING

- 1. DURING CONSTRUCTION: PROVIDE AN APPROVED ON-SITE CONTAINER FOR THE USE OF ALL CONTRACTORS, SUBCONTRACTORS AND OWNER'S VENDORS FOR THE COLLECTION OF WASTE MATERIALS, DEBRIS AND RUBBISH. PROVIDE AN APPROVED ON-SITE CONTAINER FOR ALL RECYCLED MATERIALS. EXECUTE PERIODIC CLEANING TO KEEP THE WORK, THE SITE AND ADJACENT PROPERTIES FREE FROM ACCUMULATIONS OF WASTE MATERIALS, RUBBISH AND WIND BLOWN DEBRIS, RESULTING FROM CONSTRUCTION OPERATIONS. REMOVE CRATES AND CARTONS IN WHICH MATERIALS, EQUIPMENT, OR FIXTURES ARE RECEIVED TO ON-SITE CONTAINERS DAILY. MAINTAIN THE PROPERTY IN A CLEAN AND ORDERLY CONDITION. REMOVE WASTE MATERIALS, DEBRIS AND RUBBISH FROM THE SITE ON A DAILY BASIS AND ISPOSE OF AT LEGAL DISPOSAL AREAS OWNED FROM THE SITE. 3. CONTRACTOR IS TO SUPPLY 1 (ONE) EMPT 30 YARD DUMPSSTER FOR THE SOLE USE OF THE OWNER'S STORE OPERATIONS AT THE TIME OF TURNOVER UNLESS DIRECTED OTHERWISE. I. DUST CONTROL: 1. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLUMBING AND OTHER SIMILAR CLOSED OR REMOTE SPACES PRIOR TO COVERING OR ENCLDING THE SPACE. 2. SWEEP AND VACUUM CLEAN INTERIOR SURFACES BEFORE START OF SURFACE FINISHING AND PAINTING. CONTINUE CLEANING ON AN AS-NEEDED BASIS UNTIL FINISHING AND PAINTING IS COMPLETED. 3. CLEANING OPERATIONS SHALL BE ACCEPTABLE TO THE OWNER'S CONSTRUCTION MANAGER. 4. CONTRACTOR SHALL SUPPLY COVERS FOR ALL OPEN DUCTS AND OPENINGS IN STOREFRONT DURING CONSTRUCTION. J. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE LIMITS OF THE SITE FOR STORAGE OF MATERIAL UNLESS NOTED OTHERWISE.

SECTION 01630 - SUBSTITUTIONS

1.1 GENERAL:

- A. SUBSTITUTIONS ARE GENERALLY NOT ALLOWED, HOWEVER IF A SUBSTITUTION IS REQUESTED IT MUST BE DONE AT THE TIME OF BID AND PRIOR TO THE BIDS BEING DUE. THE SUBSTITUTION WILL BE REVIEWED BY THE OWNER'S CONSTRUCTION MANAGER AT THIS TIME AND MUST BE SUBMITTED IN WRITING. B. PRODUCTS, INCLUDING MATERIALS, EQUIPMENT AND SYSTEMS DESCRIBED IN THE CONTRACT DOCUMENTS ESTABLISH THE STANDARDS OF REQUIRED FUNCTION, DIMENSION, APPEARANCE, QUALITY AND PERFORMANCE OF THE WORK. BASE ALL BIDS ON THE "STANDARDS" INDICATED. C. REQUESTS BY THE CONTRACTOR FOR CHANGES IN PRODUCTS, MANUFACTURERS, FABRICATORS, SUPPLIERS, INSTALLERS, AND METHODS OF CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS ARE CONSIDERED REQUESTS FOR "SUBSTITUTIONS;" SUBSTITUTIONS WILL BE CONSIDERED ONLY UNDER THE FOLLOWING CONDITIONS: A. THE INDICATED "STANDARD" CANNOT BE PROVIDED WITHIN THE CONTRACT TIME 1. THE INDICATED "STANDARD" CANNOT RECEIVE NECESSARY APPROVAL BY THE GOVERNING AUTHORITY. 2. A SUBSTANTIAL ADVANTAGE IS OFFERED THE OWNER, IN TERMS OF COST, TIME, ENERGY CONSERVATION OR OTHER CONSIDERATIONS OF MERIT AS DETERMINED BY THE DESIGNER. B. SUBMIT EACH REQUEST FOR SUBSTITUTION TO THE OWNER'S CONSTRUCTION MANAGER AND COPY THE DESIGNER IN WRITING. IDENTIFY THE PRODUCT, MANUFACTURER, FABRICATOR, SUPPLIER, INSTALLER OR THE FABRICATION OR INSTALLATION METHOD TO BE REPLACED IN EACH REQUEST. IDENTIFY RELATED SPECIFICATION SECTION AND DRAWING NUMBERS. PROVIDE DOCUMENTATION AS DIRECTED BY THE OWNER'S CONSTRUCTION MANAGER OR THE DESIGNER. C. SUBSTITUTIONS WILL NOT BE CONSIDERED WHEN INDICATED ON SHOP DRAWINGS OR PRODUCT DATA SUBMITTALS WITHOUT SEPARATE WRITTEN REQUEST, WHEN REQUESTED DIRECTLY BY SUBCONTRACTOR, MANUFACTURER, FABRICATOR, OR SUPPLIER, OR WHEN ACCEPTANCE WILL REQUIRE SUBSTANTIAL REVISION OF THE CONTRACT DOCUMENTS. D. SUBSTITUTE PRODUCTS, MANUFACTURERS, FABRICATORS, SUPPLIERS, AND INSTALLERS SHALL NOT BE USED FOR THE PROJECT WITHOUT THE OWNER'S WRITTEN ACCEPTANCE.

SECTION 01700 - EXECUTION REQUIREMENTS

1.1 PREPARATION:

- A. PROTECTION OF EXISTING CONSTRUCTION: USE ALL NECESSARY CARE AND APPROPRIATE MEANS AND METHODS TO PROTECT AND PREVENT DAMAGE TO EXISTING CONSTRUCTION AND PROPERTY NOT PART OF THE CONTRACT WORK. REPAIR AND REFINISH OR REPLACE CONSTRUCTION AND PROPERTY DAMAGED DURING CONSTRUCTION WORK, AT CONTRACTOR'S EXPENSE. B. ALL FIREPROOFING THAT IS DAMAGED AS A RESULT OF NEW CONSTRUCTION SHALL BE PATCHED WITH MATERIALS AND THICKNESS TO MATCH EXISTING.

1.2 SELECTIVE DEMOLITION: PROVIDE SELECTIVE DEMOLITION AS SHOWN AND SPECIFIED:

- A. PREPARATION: 1. COORDINATE WORK OF THIS SECTION WITH WORK OF VARIOUS CONTRACTORS AND OWNER'S STAFF. 2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EXITS, CORRIDORS, AISLES AND DOORS FREE OF OBSTRUCTIONS AT ALL TIMES. 3. ERECT AND MAINTAIN WEATHERPROOF CLOSURES AT EXTERIOR OPENINGS. 4. ERECT AND MAINTAIN DUST-PROOF INTERIOR PARTITIONS TO PREVENT SPREAD OF DUST OR FUMES. 5. ERECT AND MAINTAIN BARRICADES, ENCLOSURES, BRACING, SHORING, LIGHTS, WARNING SIGNS AND GUARDS NECESSARY FOR WORKER AND PUBLIC SAFETY AND PROTECTION OF PROPERTY. 6. DISCONNECT, REMOVE AND CAP DESIGNATED UTILITY SERVICES. IDENTIFY AND MARK LOCATIONS OF DISCONNECTED AND CAPPED UTILITIES AT THE PROJECT SITE AND ON PROJECT RECORD DOCUMENTS. 7. NOTIFY AND COORDINATE WITH THE OWNER'S CONSTRUCTION MANAGER AND THE BUILDING OWNER FOR ANY DEMOLITION OCCURRING OUTSIDE THE LEASE LIMIT. 8. COORDINATE HOURS OF OPERATION AND CONSTRUCTION ACCESS WITH THE OWNER'S CONSTRUCTION MANAGER AND THE BUILDING OWNER. 9. CONTRACTOR SHALL CONFIRM WITH SHELL BUILDING OWNER (OWNER) OR MANAGEMENT REPRESENTATIVE THE ALLOWABLE HOURS FOR VARIOUS TYPES OF DEMOLITION PRIOR TO SUBMITTING BID. NO ADDITIONAL COMPENSATION WILL BE DUE THE CONTRACTOR FOR AFTER NORMAL BUSINESS HOURS WORK. B. SELECTIVE DEMOLITION 1. REMOVE EXISTING CONSTRUCTION TO ACCOMMODATE NEW CONSTRUCTION AS INDICATED. 2. PERFORM SELECTIVE DEMOLITION IN AN ORDERLY, SYSTEMATIC AND CAREFUL MANNER WITH LEAST POSSIBLE DISTURBANCE TO PUBLIC AND ADJACENT PROPERTY. USE OF EXPLOSIVES IS PROHIBITED. 3. IMMEDIATELY REMOVE FROM THE SITE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, EXCEPT AS INDICATED OTHERWISE. DO NOT BURN OR BURY MATERIALS ON THE PROJECT SITE.

1.3 CLEANING

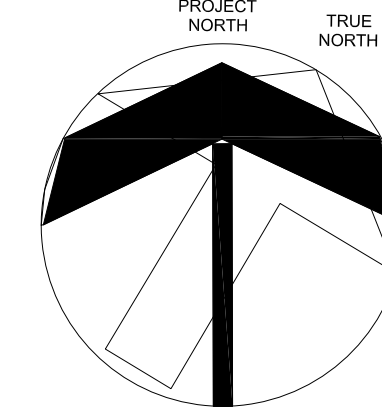
- A. FINAL CLEANING: PERFORM FINAL CLEANING UPON TURN OVER. 1. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, TOOLS, EQUIPMENT AND TEMPORARY CONSTRUCTION FACILITIES FROM THE SITE. 2. CLEAN EXTERIOR GROUNDS: REMOVE RUBBISH, SPILLS & FOREIGN MATERIALS FROM PAVED AREAS, POWER WASH AND SWEEP CLEAN. RAKE CLEAN LANDSCAPED SURFACES OF THE GROUNDS. 3. REMOVE TEMPORARY PROTECTION AND LABELS NOT REQUIRED TO REMAIN. 4. CLEAN ALL FINISHED SURFACES. REMOVE GREASE, MASTIC, ADHESIVES, DUST, DIRT, STAINS, FINGERPRINTS, LABELS AND OTHER FOREIGN MATERIALS FROM EXPOSED INTERIOR AND EXTERIOR SURFACES. a. CLEAN ALL PLUMBING, FIRE PROTECTION AND ELECTRICAL FIXTURES AND EQUIPMENT INCLUDING CEILING AREA ELEVATED DUCTWORK AND LIGHTING FIXTURES. b. CLEAN PERMANENT EQUIPMENT FILTERS AND REPLACE TEMPORARY DISPOSABLE FILTERS IN MECHANICAL UNITS USED DURING CONSTRUCTION. c. CLEAN DUCTS, BLOWERS AND COILS IF MECHANICAL UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION. 5. CLEAN INTERIOR AND EXTERIOR GLAZING AND MIRRORS, POLISH TRANSPARENT AND GLOSSY SURFACES AND CLEAN FLOORS WITH APPROPRIATE MATERIALS AND EQUIPMENT. 6. REMOVE WASTE, FOREIGN MATERIAL AND DEBRIS FROM ROOFS, AREAS AND DRAINAGE SYSTEMS. 7. BEFORE OWNER OCCUPANCY, CONDUCT AN INSPECTION, WITH THE OWNER, OF EXPOSED INTERIOR AND EXTERIOR SURFACES AT ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK IS CLEAN. 8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY AND ALL OWNER'S TEMPORARY GRAPHICS INSTALLED DURING CONSTRUCTION. INSTALLED TO ANY PERMANENT AND FINAL SURFACES INCLUDED BUT NOT LIMITED TO GLAZING, STOREFRONT SYSTEM, DOORS, AND NEUTRAL PIERS. ALL FINAL SURFACES SHALL BE CLEANED AND FREE OF VINYL GRAPHIC RESIDUE. 9. CLEAN ALL EXISTING CONCRETE SURFACES. REMOVE FROM JOB AND REPLACE ANY CONCRETE NOT COMPLYING WITH THE INTENT OF THESE DRAWINGS AND THESE SPECIFICATIONS, UNLESS PERMISSION IS GIVEN BY OWNER TO PATCH AND REPAIR. IF THE PATCHING DOES NOT SATISFACTORILY RESTORE THE QUALITY AND APPEARANCE OF THE WORK, THE DEFECTIVE WORK SHALL BE REMOVED, REGARDLESS OF THE PERMISSION TO PATCH. CONCRETE IS TO HAVE A SMOOTH, CLEAR, STEEL TROWEL FINISH AS REQUIRED TO RECEIVE FLOOR FINISHES.

1.4 STARTING AND ADJUSTING:

- A. PRIOR TO SUBSTANTIAL COMPLETION, COORDINATE THE START-UP, TEST AND BALANCE, PLACEMENT IN OPERATION AND ADJUSTMENT ALL SYSTEMS, CONTROLS AND EQUIPMENT TO VERIFY PROPER OPERATION. ALL SYSTEMS SHALL BE COMPLETE AND OPERATING PRIOR TO FINAL INSPECTION AND CONSTRUCTION PUNCH.

1.5 CONTRACT CLOSEOUT:

- TO BE SUBMITTED WITHIN 30 DAYS OF TURNOVER THE FOLLOWING ITEMS NEED TO BE INCLUDED IN THE CLOSEOUT PACKAGE TO THE OWNER AT PROJECT COMPLETION 1. CONTRACTOR SIGNED FINAL PAY APP WITH CONTINUATION SHEETS (SIGNED WITH NOTARY. 2. COMPLETED PUNCH LIST WITH ALL REQUIRED SIGNATURES (CONTRACTOR, P.M., OPS) - LEAVE COPY IN TURNOVER MANUAL. 3. BUILDING PERMIT (PROVIDE A COPY FOR CLOSEOUT) (ORIGINAL TO BE LEFT IN TURNOVER MANUAL) 4. CERTIFICATE OF OCCUPANCY OR JURISDICTION REQUIRED DOCUMENT IF APPLICABLE (PROVIDE A COPY FOR CLOSEOUT) (ORIGINAL TO BE LEFT IN TURNOVER MANUAL) 5. FULL SET OF AS-BUILT (REDLINED DWGS) SENT TO OWNER ELECTRONICALLY ONLY. (NOT TO BE MAILED) 6. FINAL PHOTOS SENT TO OWNER ELECTRONICALLY ONLY. (NOT TO BE MAILED) 7. SUB CONTRACTOR UNCONDITIONAL LIEN WAIVERS 8. CONTRACTOR UNCONDITIONAL LIEN WAIVERS. ALL DOCUMENTS TO BE SENT TO OWNER OFFICES ATT: CONSTRUCTION COORDINATOR - AS ONE PACKAGE FOR CONTRACTOR FINAL PAY RELEASE. - CONTRACTOR CONTACT INFORMATION - LIST OF SUBCONTRACTORS (TRADE, COMPANY NAME, CONTACT NAME, PHONE #)



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
4	ISSUED FOR BUILDING PERMIT	04/05/2024
3	RE-ISSUED FOR COORDINATION	03/22/2024
2	RE-ISSUED FOR COORDINATION	03/12/2024
1	ISSUED FOR COORDINATION	02/26/2024
NO	ISSUED	DATE

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANTS.

Certificate of Practice: 6689

SENECA ENGINEERING LAB AT NH K3170

SENECA COLLEGE, NEWNHAM CAMPUS 1750 FINCH AVE E, TORONTO



GENERAL SPECIFICATIONS



31 PLYMBURG CRESCENT, TORONTO, ON M2P 1P4 TEL: 416-414-7000 EMAIL: DAN@ARTIFACTDEVELOPMENT.COM

SCALE AS INDICATED	PROJECT
DATE	23044
04/12/2024	
DRAWN BY	DRAWING
DX	A-002
CHECKED BY	
DS	

DIVISION 3 - CONCRETE
SECTION 03000 - TESTING

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

1. TESTING CORING/TRENCHING

- CONTRACTOR TO OBTAIN OWNERS APPROVAL FOR ANY CORING REQUIRED PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO RETAIN NON-DESTRUCTIVE TESTING AGENCY (OWNER APPROVED) TO LOCATE IN SLAB REINFORCING AND ELECTRICAL CONDUIT IN VICINITY OF PROPOSED CORE. ACCEPTABLE TESTING METHODS INCLUDE X-RAY OR GPR SCANNING (GROUND PENETRATING RADAR).
- NO CORING ALLOWED THROUGH BEAMS OR SLAB BANDS.

2. TESTING MOISTURE

- AT START OF CONSTRUCTION, CONTRACTOR TO THOROUGHLY EXAMINE TEST FOR MOISTURE AND REPORT RESULTS TO CM AND DESIGNER. REFER TO MOISTURE REQUIREMENTS IN WOOD FLOORING SECTION.
- CONTRACTOR TO PERFORM A TEST OF THE SLAB ON SITE FOR APPROVAL OF OWNER REPRESENTATIVE IN AN AREA WHICH WILL BE CONCEALED AT COMPLETION OF PROJECT. TEST AREA TO BE 10"x10". EXACT LOCATION TO BE AGREED UPON BY BOTH CONTRACTOR AND CONTRACTOR.
- ALL SUBMITTALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF SECTION 01300.

3. TESTING LEVEL

- AT START OF CONSTRUCTION, CONTRACTOR TO TEST FLOOR FOR LEVEL. MINIMUM REQUIRED LEVEL FOR INSTALLATION OF OWNER FLOOR FINISHES (EXCLUDING BOB RUBBER FLOORING) IS 1/4" OVER 10' RADIUS. PROVIDE MAP TO CM WITHIN 1 WEEK AFTER DEMOLITION SHOWING FLOOR ELEVATIONS ON 5' GRID. CONSULT WITH CM AS TO WHETHER FLOOR LEVELING WILL BE REQUIRED.
- COMMENCEMENT OF WORK SHALL INDICATE ACCEPTANCE OF SUBSTRATE SURFACES AS WELL AS THE ASSUMPTION OF RESPONSIBILITY FOR MAKING GOOD ALL UNSATISFACTORY WORK.

4. APPLICATION: FLOOR LEVELING

REQUIRED PRODUCT: MAPEI ULTRAPLAN EAST SELF LEVELING COMPOUND (OR APPROVED EQUIVALENT)

- SUBSTRATE SHOULD BE PROPERLY PREPARED, SOUND, DIMENSIONALLY STABLE, FULLY CURED CONCRETE AT LEAST 28 DAYS OLD AND FREE FROM HYDROSTATIC PRESSURE. SUBSTRATE MUST BE FREE OF DEFLECTION BEYOND L/360 (L/720 FOR STONE APPLICATIONS) REFERENCE THE ASTM C627 STANDARD. TO INSTALL ULTRAPLAN EASY OVER PROPERLY PREPARED STEEL DECKING OR METAL, THE SURFACE MUST MINIMALLY MEET L/360 DEFLECTION REQUIREMENTS FOR TILE AND L/720 DEFLECTION REQUIREMENTS FOR STONE AS PER ASTM C627. IN THIS CASE ULTRAPLAN EASY MUST BE PLACED ONTO MAPEI PLANIBOND EBA WHILE IT IS WET AND TACKY TO ENSURE A SUCCESSFUL INSTALLATION.
- THOROUGHLY CLEAN THE SURFACE OF ANY SUBSTANCE THAT COULD INTERFERE WITH THE BOND OF THE INSTALLATION MATERIAL. INCLUDING DIRT, TAR, WAX, OIL, GREASE, LATEX COMPOUNDS, SEALERS, CURING COMPOUNDS, FORM RELEASE AGENTS, LAITANCE, LOOSE Toppings, OR ANY OTHER MATERIAL THAT COULD PREVENT THE PROPER BONDING OF ULTRAPLAN EASY (OR EQUIVALENT) TO THE SUBSTRATE.
- ANY WEAK UPPER LAYERS OF CONCRETE MUST BE REMOVED AND THE RESULTING SUBSTRATE MUST THEN BE PRIMED.
- FILL IN ANY DEEP DEPRESSIONS, HOLES, CRACKS WITH AN APPROPRIATE CONCRETE RESTORATION MATERIAL. SUCH AS MAPEI MAPECOM QUICKPATCH. PRIME PREPARED SURFACE WITH APPROPRIATE PRIMER. MAPEI PRIMER L IS RECOMMENDED. BEFORE APPLYING MAPEI ULTRAPLAN EASY.
- CONCRETE SUBSTRATE AND AMBIENT ROOM TEMPERATURES MUST BE BETWEEN 50° F AND 95° F BEFORE APPLICATION. TEMPERATURES MUST BE MAINTAINED WITHIN THIS RANGE FOR AT LEAST 72 HOURS AFTER THE INSTALLATION OF ULTRAPLAN EASY.

1.5 FINAL RESULTS

- FINISHED FLOOR SHOULD BE FLAT AND FREE OF ANY HIGH SPOTS, ENSURE ENOUGH MATERIAL IS APPLIED TO PROVIDE THIS RESULT.
- TYPICAL DRYING TIME IS 3 HOURS FOR HORIZONTAL SURFACES.
- FLOORS ARE READY FOR THE APPLICATION OF THE TILE OR WOOD TYPICALLY AFTER 4 HOURS FROM COMPLETION OF INSTALLATION.
- PROTECT THE SURFACE FROM CONTAMINANTS IF THERE IS A DELAY BETWEEN COMPLETION OF THE INSTALLATION AND THE START OF FLOORING INSTALL. TYPICALLY WITH PLASTIC SHEET TAPED DOWN AT THE EDGES.
- CLEAN-UP
 - USE WATER TO CLEAN TOOLS AND EQUIPMENT.

1.6 EXPOSED CONCRETE

- ALL CONCRETE SURFACES WHICH ARE TO REMAIN EXPOSED AT COMPLETION OF PROJECT ARE TO BE CLEANED OF ANY MARKINGS (I.E. PENCIL, PAINT, PATCHING COMPOUND, GYPSUM AND FILLER ETC.) WITH A STIFF WIRE BRUSH OR OTHER AGREED METHOD PRIOR TO BEING SEALED. ENSURE SURFACES ARE PREPARED IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS AND MEET CONSULTANT'S APPROVAL PRIOR TO APPLYING SEALANT.

DIVISION 5 - METALS
SECTION 05400 - COLD-FORMED METAL FRAMING

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

PART 1 - GENERAL

1.1 SUBMITTALS

- SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS & CONNECTIONS. DETAILS OF METAL FABRICATIONS & THEIR SHOW ANCHORAGE & ACCESSORY ITEMS.
- TEMPLATES: FOR ANCHORS & BOLTS

PART 2 - MATERIALS

2.1 STEEL FRAMING

- C-SHAPED, GALVANIZED, STANDARD STEEL STUDS AND JOISTS OF SIZE, SHAPE, AND GAUGE AS RECOMMENDED BY MANUFACTURER. INCLUDE MANUFACTURER'S STANDARD ACCESSORIES, INCLUDING RUNNERS, TRACKS, CLIPS, STIFFENERS, AND BRACING.
- OPEN-WEB, TRIANGULAR SECTION STEEL STUD (DESIGNED TO MINIMIZE THERMAL BRIDGING)

2.2 RELATED MATERIALS

- FASTENERS: PROVIDE SCREWS AS RECOMMENDED BY MANUFACTURER. TO FACILITATE DISMANTLING, THE USE OF NAILS IS NOT RECOMMENDED.
- INSULATION: PROVIDE RIGID INSULATION OVER THE FRAMING, IN LOCATIONS SHOWN BY DRAWINGS, TO PREVENT THERMAL BRIDGING AT STEEL FRAMING. THICKNESS TO BE DETERMINED BY CLIMATE CONDITIONS. FOR FULL WALL COVERAGE, AVOID RIGID INSULATION PRODUCED WITH OZONE-DEPLETING HCFC BLOWING AGENTS.

PART 3 - EXECUTION

- INDIVIDUAL FRAMING MEMBER INSULATORS: EXTRUDED POLYSTYRENE CHANNELS ATTACH TO FRAMING MEMBER WITH FRICTION FIT OR PEEL-AND-STICK FOR CORNERS AND TOP AND BOTTOM CHANNELS.
- RIGID FOAM SHEETS APPLIED TO EXTERIOR OF FRAMING ASSEMBLY:
 - EXPANDED POLYSTYRENE FOAM
 - EXTRUDED POLYSTYRENE FOAM (MADE WITH OZONE-DEPLETING BLOWING AGENTS)
 - POLYISOCYANURATE FOAMS EXPANDED WITH HYDROCARBONS RATHER THAN HCFCs

3.1 INSTALLATION

- GENERAL: PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING METAL FABRICATIONS. SET METAL FABRICATIONS ACCURATELY IN LOCATION, WITH EDGES AND SURFACES LEVEL, PLUMB, AND TRUE.
 - FIT EXPOSED CONNECTIONS ACCURATELY TOGETHER. WELD CONNECTIONS THAT ARE NOT TO BE LEFT AS EXPOSED JOINTS BUT CANNOT BE SHOP WELDED. DO NOT WELD, CUT, OR ABRASE SURFACES OF EXTERIOR UNITS THAT HAVE BEEN HOT-DIP GALVANIZED AFTER FABRICATION.
 - PROVIDE ANCHORAGE DEVICES AND FASTENERS WHERE METAL FABRICATIONS ARE REQUIRED TO BE FASTENED TO IN-PLACE CONSTRUCTION.
- TOUCH UP SURFACES AND FINISHES AFTER ERECTION.
 - GALVANIZED SURFACES: CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRASSED AREAS AND REPAIR GALVANIZING TO COMPLY WITH ASTM A 780.

DIVISION 6 - WOOD AND PLASTICS
SECTION 06210 - FINISH CARPENTRY AND MILLWORK

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

PART 1 - GENERAL

1.1 SUBMITTALS

- PRODUCT DATA: FOR EACH TYPE OF PROCESS AND FACTORY-FABRICATED PRODUCT.
 - INCLUDE DATA FOR WOOD-PRESERVATIVE AND FIRE-RETARDANT TREATMENT FROM CHEMICAL TREATMENT MANUFACTURER AND CERTIFICATION BY TREATING PLANT THAT TREATED MATERIALS COMPLY WITH REQUIREMENTS.

PART 2 - PRODUCTS

2.1 INTERIOR MILLWORK

- WOOD USED FOR TRIM AND DECORATIVE COMPONENTS SHALL BE FIRST CLASS TRIM STOCK, FREE OF ANY BLEMISH WHICH WILL BE EVIDENT AFTER FINISHING.
- BASE, CASING, TRIM, INTERIOR RAIL AND WALL CAPS, AND MISCELLANEOUS MILLWORK.
 - MATERIALS SUITABLE FOR CLEAR FINISH:
 - SOLID DIMENSIONAL LUMBER
 - LAMINATED BAMBOO
 - SALVAGED, REMILLED LUMBER
 - MATERIALS SUITABLE FOR OPAQUE FINISH:
 - MEDIUM-DENSITY FIBERBOARD (MDF); PRE-PRIMED
- PANELING:
 - PLYWOOD:
 - BAMBOO
 - PLYWOOD
 - FACE VENEERS OVER MDF CORE
 - VENEER PANELS:
 - SUBSTRATE:
 - MDF
 - VENEERS

2.2 CASEWORK

- CARCASSES AND SUBSTRATES:
 - MEDIUM-DENSITY FIBERBOARD
 - PLYWOOD
 - SOLID DIMENSIONAL LUMBER
- SYNTHETIC CAST SLABS:
 - CAST, LIGHTWEIGHT MATERIAL
 - CAST, TERRAZZO-LIKE MATERIAL
- TILE: SEE SECTION 09300 - TILE

2.4 MISCELLANEOUS MATERIALS

- ADHESIVES:
 - INTERIOR WOODWORK AND MILLWORK: FS MMM-A-125C, TYPE II, WATER- AND MOLD-RESISTANT. USE ASTM D3110, DRY-USE TYPE FOR LAMINATED AND FINGER-JOINTED MEMBERS, CERTIFIED IN ACCORDANCE WITH ASTM C567
 - WATER-BASED CONTACT CEMENT
 - WATER-BASED CONSTRUCTION ADHESIVE
 - EXTERIOR MILLWORK: ANS/HPMA HP 1983, TYPE I, AIR-CURE WATERPROOF TYPE. USE ASTM D3110, WET-USE TYPE FOR LAMINATED AND FINGER-JOINTED MEMBERS.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- SET CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. FIT CARPENTRY TO OTHER CONSTRUCTION. SCRIBE AND COPE AS NEEDED FOR ACCURATE FIT. LOCATE FURRING, NAILERS, BLOCKING, GROUNDS, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.
 - FRAMING STANDARD: COMPLY WITH A&P's "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE INDICATED.
 - DO NOT SPlice STRUCTURAL MEMBERS BETWEEN SUPPORTS, UNLESS OTHERWISE INDICATED.
 - COMPLY WITH AWPMA M4 FOR APPLYING FIELD TREATMENT TO CUT SURFACES OF PRESERVATIVE-TREATED LUMBER.
 - SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED, COMPLYING WITH THE FOLLOWING:
 - TABLE 2304.9.1, "FASTENING SCHEDULE," IN ICC'S INTERNATIONAL BUILDING CODE.
- 3.2 PROTECTION**
- PROTECT WOOD THAT HAS BEEN TREATED WITH INORGANIC BORON (SBX) FROM WEATHER. IF, DESPITE PROTECTION, INORGANIC BORON-TREATED WOOD BECOMES WET, APPLY EPA-REGISTERED BORATE TREATMENT. APPLY BORATE SOLUTION BY SPRAYING TO COMPLY WITH EPA-REGISTERED LABEL.

DIVISION 8 - DOORS, WINDOWS, AND MIRRORS
SECTION 08200 - DOORS

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

PART 1 - GENERAL

1.2 INDOOR AIR QUALITY

- INTERIOR GLUES OFTEN CONTAIN UREA-FORMALDEHYDE. DO NOT USE WOOD PRODUCTS CONTAINING UREA-FORMALDEHYDE BINDERS, OR SEAL ALL SURFACES. AROMATIC WOODS MAY OFF GAS AND CAUSE PROBLEMS FOR INDIVIDUALS WITH CHEMICAL SENSITIVITIES.

PART 2 PRODUCTS

- MACHINING PLASTIC PRODUCTS PRODUCES HAZARDOUS DUST. PROTECT SURROUNDING AREAS FROM DUST, WEAR APPROPRIATE PROTECTION.

2.1 MATERIALS

- WOOD DOORS AND FRAMES SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WOODWORK INSTITUTE "QUALITY STANDARDS" AND "NATIONAL WOODWORK MANUFACTURERS ASSOCIATION" SPECIFICATION UNLESS OTHERWISE SPECIFIED.
- SOLID CORE WOOD:
 - VEENER
 - CORE:
 - MEDIUM-DENSITY FIBERBOARD
 - SOLID OR LAMINATED WOOD
 - FINISH: FACTORY-APPLIED FINISH

PART 3 EXECUTION

3.1 INSTALLATION

- HOLLOW METAL FRAMES: COMPLY WITH ANS/SDI A250.11.
 - SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES, LEAVING SURFACES SMOOTH AND UNDAMAGED.
 - AT FIRE-PROTECTION-RATED OPENINGS, INSTALL FRAMES ACCORDING TO NFPA 80.
 - WHERE FRAMES ARE FABRICATED IN SECTIONS BECAUSE OF SHIPPING OR HANDLING LIMITATIONS, FIELD SPLICE AT APPROVED LOCATIONS BY WELDING FACE JOINT CONTINUOUSLY, GRIND, FILL, DRESS, AND MAKE SPLICE SMOOTH, FLUSH, AND INVISIBLE ON EXPOSED FACES.
 - INSTALL DOOR SILENCERS IN FRAMES BEFORE GROUTING.
 - REMOVE TEMPORARY BRACES NECESSARY FOR INSTALLATION ONLY AFTER FRAMES HAVE BEEN PROPERLY SET AND SECURED.
 - CHECK PLUMBNESS, SQUARENESS, AND TWIST OF FRAMES AS WALLS ARE CONSTRUCTED. SHIM AS NECESSARY TO COMPLY WITH INSTALLATION TOLERANCES.
 - FIELD APPLY BITUMINOUS COATING TO BACKS OF FRAMES THAT ARE FILLED WITH GROUT CONTAINING ANTIFREEZING AGENTS.
 - FLOOR ANCHORS: PROVIDE FLOOR ANCHORS FOR EACH JAMB THAT EXTENDS TO FLOOR, AND SECURE WITH POST INSTALLED EXPANSION ANCHORS.
 - FLOOR ANCHORS MAY BE SET WITH POWDER-ACTUATED FASTENERS INSTEAD OF POST INSTALLED EXPANSION ANCHORS IF SO INDICATED AND APPROVED ON SHOP DRAWINGS.
 - METAL-STUD PARTITIONS: SOLIDLY PACK MINERAL-FIBER INSULATION BEHIND FRAMES.
 - MASONRY WALLS: COORDINATE INSTALLATION OF FRAMES TO ALLOW FOR SOLIDLY FILLING SPACE BETWEEN FRAMES AND MASONRY WITH GROUT.
 - IN-PLACE CONCRETE OR MASONRY CONSTRUCTION: SECURE FRAMES IN PLACE WITH POST INSTALLED EXPANSION ANCHORS, COUNTERSINK ANCHORS, AND FILL AND MAKE SMOOTH, FLUSH, AND INVISIBLE ON EXPOSED FACES.
 - IN-PLACE GYPSUM BOARD PARTITIONS: SECURE FRAMES IN PLACE WITH POST INSTALLED EXPANSION ANCHORS THROUGH FLOOR ANCHORS AT EACH JAMB, COUNTERSINK ANCHORS, AND FILL AND MAKE SMOOTH, FLUSH, AND INVISIBLE ON EXPOSED FACES.
 - CEILING STRUTS: EXTEND STRUTS VERTICALLY FROM TOP OF FRAME AT EACH JAMB TO OVERHEAD STRUCTURAL SUPPORTS OR SUBSTRATES ABOVE FRAME UNLESS FRAME IS ANCHORED TO MASONRY OR TO OTHER STRUCTURAL SUPPORT AT EACH JAMB. BEND TOP OF STRUTS TO PROVIDE FLUSH CONTACT FOR SECURING TO SUPPORTING CONSTRUCTION. PROVIDE ADJUSTABLE WEDGED OR BOLTED ANCHORAGE TO FRAME JAMB MEMBERS.
 - INSTALLATION TOLERANCES: ADJUST HOLLOW METAL DOOR FRAMES FOR SQUARENESS, ALIGNMENT, TWIST, AND PLUMB TO THE FOLLOWING TOLERANCES:
 - SQUARENESS: PLUS OR MINUS 1/16 INCH, MEASURED AT DOOR RABBIT ON A LINE 90 DEGREES FROM JAMB PERPENDICULAR TO FRAME HEAD.
 - ALIGNMENT: PLUS OR MINUS 1/16 INCH, MEASURED AT JAMBS ON A HORIZONTAL LINE PARALLEL TO PLANE OF WALL.
 - TWIST: PLUS OR MINUS 1/16 INCH, MEASURED AT OPPOSITE FACE CORNERS OF JAMBS ON PARALLEL LINES, AND PERPENDICULAR TO PLANE OF WALL.
 - PLUMBNESS: PLUS OR MINUS 1/16 INCH, MEASURED AT JAMBS AT FLOOR.
- HOLLOW METAL DOORS: FIT HOLLOW METAL DOORS ACCURATELY IN FRAMES, WITH CLEARANCES SPECIFIED BELOW. SHIM AS NECESSARY.
 - NON-FIRE-RATED STANDARD STEEL DOORS:
 - JAMBS AND HEAD: 1/8 INCH PLUS OR MINUS 1/16 INCH.
 - BETWEEN EDGES OF PAIRS OF DOORS: 1/8 INCH PLUS OR MINUS 1/16 INCH.
 - BETWEEN BOTTOM OF DOOR AND TOP OF THRESHOLD: MAXIMUM 3/8 INCH.
 - BETWEEN BOTTOM OF DOOR AND TOP OF FINISH FLOOR (NO THRESHOLD): MAXIMUM 3/4 INCH.
 - FIRE-RATED DOORS: INSTALL DOORS WITH CLEARANCES ACCORDING TO NFPA 80

SECTION 08 41 13- ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1.1 PERFORMANCE REQUIREMENTS

- GENERAL: PROVIDE ALUMINUM-FRAMED SYSTEMS, INCLUDING ANCHORAGE, CAPABLE OF WITHSTANDING, WITHOUT FAILURE, THE EFFECTS OF THE FOLLOWING:
 - STRUCTURAL LOADS.
 - THERMAL MOVEMENTS.
 - MOVEMENTS OF SUPPORTING STRUCTURE INDICATED ON DRAWINGS INCLUDING, BUT NOT LIMITED TO, STORY DRIFT AND DEFLECTION FROM UNIFORMLY DISTRIBUTED AND CONCENTRATED LIVE LOADS.
 - DIMENSIONAL TOLERANCES OF BUILDING FRAME AND OTHER ADJACENT CONSTRUCTION.
 - FAILURE INCLUDES THE FOLLOWING:
 - DEFLECTION EXCEEDING SPECIFIED LIMITS.
 - THERMAL STRESSES TRANSFERRED TO BUILDING STRUCTURE.
 - FRAMING MEMBERS TRANSFERRING STRESSES, INCLUDING THOSE CAUSED BY THERMAL AND STRUCTURAL MOVEMENTS, TO GLAZING.
 - NOISE OR VIBRATION CREATED BY WIND AND THERMAL AND STRUCTURAL MOVEMENTS.
 - LOOSENING OR WEAKENING OF FASTENERS, ATTACHMENTS, AND OTHER COMPONENTS.
 - SEALANT FAILURE.
 - FAILURE OF OPERATING UNITS TO FUNCTION PROPERLY.
 - DEFLECTION OF FRAMING MEMBERS NORMAL TO WALL PLANE: LIMITED TO 1/175 OF CLEAR SPAN FOR SPANS UP TO 13 FEET 6 INCHES AND TO 1/240 OF CLEAR SPAN PLUS 1/4 INCH FOR SPANS GREATER THAN 13 FEET 6 INCHES OR AN AMOUNT THAT RESTRICTS EDGE DEFLECTION OF INDIVIDUAL GLAZING LITES TO 3/4 INCH, WHICHEVER IS LESS.
 - TEMPERATURE CHANGE (RANGE); SYSTEMS ACCOMMODATE 120° F. AMBIENT; 180° F. MATERIAL SURFACES.
 - CONDENSATION RESISTANCE: FIXED GLAZING AND FRAMING AREAS OF SYSTEMS HAVE CONDENSATION-RESISTANCE FACTOR (CRF) OF NOT LESS THAN 53 WHEN TESTED ACCORDING TO AAMA 1503.

1.2 SUBMITTALS

- PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
 - SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.
 - FOR ENTRANCES, INCLUDE HARDWARE SCHEDULE AND INDICATE OPERATING HARDWARE TYPES, FUNCTIONS, QUANTITIES, AND LOCATIONS.
- 1.3 QUALITY ASSURANCE**
- INSTALLER QUALIFICATIONS: ACCEPTABLE TO MANUFACTURER AND CAPABLE OF PREPARATION OF DATA FOR ALUMINUM-FRAMED SYSTEMS INCLUDING SHOP DRAWINGS BASED ON TESTING AND ENGINEERING ANALYSIS OF MANUFACTURER'S STANDARD UNITS IN ASSEMBLIES SIMILAR TO THOSE INDICATED FOR THIS PROJECT.

1.4 WARRANTY

- SPECIAL ASSEMBLY WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF ALUMINUM-FRAMED SYSTEMS THAT DO NOT COMPLY WITH REQUIREMENTS OR THAT DETERIORATE AS DEFINED IN THIS SECTION WITHIN SPECIFIED WARRANTY PERIOD.
 - FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - STRUCTURAL FAILURES INCLUDING, BUT NOT LIMITED TO, EXCESSIVE DEFLECTION.
 - NOISE OR VIBRATION CAUSED BY THERMAL MOVEMENTS.
 - DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
 - FAILURE OF OPERATING COMPONENTS TO FUNCTION PROPERLY.
 - WARRANTY PERIOD: TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

SECTION 08 31 16 - ACCESS PANELS AND FRAMES

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

PART 1 - GENERAL

1.1 SUMMARY

PART 2 - PRODUCTS

- SECTION INCLUDES:
 - METAL ACCESS PANEL ASSEMBLIES.
 - SUPPLEMENTARY COMPONENTS AND ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION WHETHER OR NOT SUCH ITEMS ARE INDICATED ON THE DRAWINGS OR INCLUDED IN THE SPECIFICATIONS

1.2 SECTION REQUIREMENTS

- SUBMITTALS: PRODUCT DATA AND SHOP DRAWINGS
- METAL ACCESS PANEL ASSEMBLIES
 - DESCRIPTION: NON-RATED RECESSED ACCESS DOORS WITH CONCEALED HARDWARE AND GYPSUM BOARD INLAY FOR FLUSH INSTALLATION.
 - BASE OF DESIGN MANUFACTURER: DESIGN IS BASED ON PRODUCTS MANUFACTURED BY THE FOLLOWING.
 - ACCESS PANEL SOLUTIONS, INC.
 - ACCEPTABLE MANUFACTURERS: OTHER ACCEPTABLE SOURCES OF COMPARABLE PRODUCTS INCLUDE THE FOLLOWING.
 - JL INDUSTRIES.
 - KARP ASSOCIATES, INC.
 - MILCOR, INC.
 - NYSTRON BUILDING PRODUCTS.
 - PRODUCT: PROVIDE "BAUCOPLUS-II," OR EQUAL.
 - ACCESSORIES: PROVIDE ACCESSORIES AND OTHER SIMILAR SECONDARY ITEMS SUPPLIED, REQUIRED, RECOMMENDED, APPROVED, OR ACCEPTED BY THE MANUFACTURER.

PART 3 - EXECUTION

3.1 INSTALLATION

- GENERAL:
 - COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - USE MATERIALS AND METHODS REQUIRED, RECOMMENDED, APPROVED, OR ACCEPTED BY THE MANUFACTURER, ALONG WITH MANUFACTURER-RECOMMENDED ACCESSORIES AND TECHNIQUES.
 - SET UNITS TRUE TO LINE, TO REQUIRED LEVELS AND LINES, PLUMB, LEVEL, SQUARE, AND FITTED WITHOUT WARP OR RACK OF FRAMES AND PANELS, WITH FLUSH WELDED FITTED JOINTS; AND IN ALIGNMENT WITH ADJACENT CONSTRUCTION, WITHOUT WARPING, JOGS IN ALIGNMENT, EXCESSIVE OIL CANNING, BUCKLING, OR TOOL MARKS.
 - INSTALL THE WORK OF THIS SECTION AS NECESSARY FOR AN ACCURATE FIT. PERFORM REQUIRED DRILLING AND FITTING FOR A COMPLETE INSTALLATION.
- SPECIAL TECHNIQUES:
 - SECURELY FASTEN ACCESS PANEL ASSEMBLIES IN PLACE, USING FASTENERS, SEPARATORS, SEALANTS, AND OTHER MISCELLANEOUS ITEMS AS REQUIRED FOR A COMPLETE INSTALLATION.
 - WHERE DISSIMILAR METALS WILL CONTACT EACH OTHER OR CORROSIVE SUBSTRATES, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH BITUMINOUS COATING OR BY OTHER PERMANENT SEPARATION AS RECOMMENDED BY MANUFACTURER.
 - COAT CONCEALED SIDE OF ACCESS PANEL WITH BITUMINOUS COATING SPECIFIED IN SECTION 05 50 00 WHERE IN CONTACT WITH WOOD, FERROUS METAL, OR CEMENTITIOUS CONSTRUCTION.
 - SEAL JOINTS WITH ELASTOMERIC SEALANT AS RECOMMENDED OR APPROVED BY THE MANUFACTURER.
 - ATTACHMENT SECURELY ATTACH ACCESS PANEL ASSEMBLIES AND ACCESSORIES IN PLACE TO SUPPORTING CONSTRUCTION.

SECTION 08 41 13- ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1.1 PERFORMANCE REQUIREMENTS

- GENERAL: PROVIDE ALUMINUM-FRAMED SYSTEMS, INCLUDING ANCHORAGE, CAPABLE OF WITHSTANDING, WITHOUT FAILURE, THE EFFECTS OF THE FOLLOWING:
 - STRUCTURAL LOADS.
 - THERMAL MOVEMENTS.
 - MOVEMENTS OF SUPPORTING STRUCTURE INDICATED ON DRAWINGS INCLUDING, BUT NOT LIMITED TO, STORY DRIFT AND DEFLECTION FROM UNIFORMLY DISTRIBUTED AND CONCENTRATED LIVE LOADS.
 - DIMENSIONAL TOLERANCES OF BUILDING FRAME AND OTHER ADJACENT CONSTRUCTION.
 - FAILURE INCLUDES THE FOLLOWING:
 - DEFLECTION EXCEEDING SPECIFIED LIMITS.
 - THERMAL STRESSES TRANSFERRED TO BUILDING STRUCTURE.
 - FRAMING MEMBERS TRANSFERRING STRESSES, INCLUDING THOSE CAUSED BY THERMAL AND STRUCTURAL MOVEMENTS, TO GLAZING.
 - NOISE OR VIBRATION CREATED BY WIND AND THERMAL AND STRUCTURAL MOVEMENTS.
 - LOOSENING OR WEAKENING OF FASTENERS, ATTACHMENTS, AND OTHER COMPONENTS.
 - SEALANT FAILURE.
 - FAILURE OF OPERATING UNITS TO FUNCTION PROPERLY.
 - DEFLECTION OF FRAMING MEMBERS NORMAL TO WALL PLANE: LIMITED TO 1/175 OF CLEAR SPAN FOR SPANS UP TO 13 FEET 6 INCHES AND TO 1/240 OF CLEAR SPAN PLUS 1/4 INCH FOR SPANS GREATER THAN 13 FEET 6 INCHES OR AN AMOUNT THAT RESTRICTS EDGE DEFLECTION OF INDIVIDUAL GLAZING LITES TO 3/4 INCH, WHICHEVER IS LESS.
 - TEMPERATURE CHANGE (RANGE); SYSTEMS ACCOMMODATE 120° F. AMBIENT; 180° F. MATERIAL SURFACES.
 - CONDENSATION RESISTANCE: FIXED GLAZING AND FRAMING AREAS OF SYSTEMS HAVE CONDENSATION-RESISTANCE FACTOR (CRF) OF NOT LESS THAN 53 WHEN TESTED ACCORDING TO AAMA 1503.

1.2 SUBMITTALS

- PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
- SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK.
 - FOR ENTRANCES, INCLUDE HARDWARE SCHEDULE AND INDICATE OPERATING HARDWARE TYPES, FUNCTIONS, QUANTITIES, AND LOCATIONS.

1.3 QUALITY ASSURANCE

- INSTALLER QUALIFICATIONS: ACCEPTABLE TO MANUFACTURER AND CAPABLE OF PREPARATION OF DATA FOR ALUMINUM-FRAMED SYSTEMS INCLUDING SHOP DRAWINGS BASED ON TESTING AND ENGINEERING ANALYSIS OF MANUFACTURER'S STANDARD UNITS IN ASSEMBLIES SIMILAR TO THOSE INDICATED FOR THIS PROJECT.

1.4 WARRANTY

- SPECIAL ASSEMBLY WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF ALUMINUM-FRAMED SYSTEMS THAT DO NOT COMPLY WITH REQUIREMENTS OR THAT DETERIORATE AS DEFINED IN THIS SECTION WITHIN SPECIFIED WARRANTY PERIOD.
 - FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - STRUCTURAL FAILURES INCLUDING, BUT NOT LIMITED TO, EXCESSIVE DEFLECTION.
 - NOISE OR VIBRATION CAUSED BY THERMAL MOVEMENTS.
 - DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
 - FAILURE OF OPERATING COMPONENTS TO FUNCTION PROPERLY.
 - WARRANTY PERIOD: TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

PART 2 - PRODUCTS

- SPECIAL FINISH WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS ON WHICH FINISHES FAIL WITHIN SPECIFIED WARRANTY PERIOD. WARRANTY DOES NOT INCLUDE NORMAL WEATHERING.
 - WARRANTY PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

2.1 MANUFACTURERS

- BASEIS OF DESIGN: BASIS OF DESIGN FOR THE STOREFRONT SYSTEM IS YKK YES 20. SUBJECT TO COMPLIANCE WITH REQUIREMENTS PROVIDE THE NAMED PRODUCT OR A COMPARABLE PRODUCT BY AN AVAILABLE MANUFACTURER.

2.2 MATERIALS

- ALUMINUM: ALLOY AND TEMPER RECOMMENDED BY MANUFACTURER FOR TYPE OF USE AND FINISH INDICATED.
 - SHEET AND PLATE: ASTM B 209.
 - EXTRUDED BARS, RODS, PROFILES, AND TUBES: ASTM B 221.
 - EXTRUDED STRUCTURAL PIPE AND TUBES: ASTM B 429.
 - STRUCTURAL PROFILES: ASTM B 308/B 308M.
- STEEL REINFORCEMENT: WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT PRIMER.
 - STRUCTURAL SHAPES, PLATES, AND BARS: ASTM A 36/A 36M.
 - COLD-ROLLED SHEET AND STRIP: ASTM A 1008/A 1008M.
 - HOT-ROLLED SHEET AND STRIP: ASTM A 1011/A 1011M.

2.3 FRAMING SYSTEMS

- FRAMING MEMBERS: MANUFACTURER'S STANDARD EXTRUDED-ALUMINUM FRAMING MEMBERS OF THICKNESS REQUIRED AND REINFORCED AS REQUIRED TO SUPPORT IMPOSED LOADS.
 - CONSTRUCTION: NON-THERMAL.
- BRACKETS AND REINFORCEMENTS: MANUFACTURER'S STANDARD HIGH-STRENGTH ALUMINUM WITH NONSTAINING, NONFERROUS SHIMS FOR ALIGNING SYSTEM COMPONENTS.
- FASTENERS AND ACCESSORIES: MANUFACTURER'S STANDARD CORROSION-RESISTANT, NONSTAINING, NONBLEEDING FASTENERS AND ACCESSORIES COMPATIBLE WITH ADJACENT MATERIALS.

2.8 ALUMINUM FINISHES

A. COLOUR ANODIC FINISH: AAMA 611, CLASS I

- 1. COLOUR: AS INDICATED ON FINISH SCHEDULE.

PART 3 - EXECUTION

3.1 INSTALLATION

A. GENERAL:

- 1. FIT JOINTS TO PRODUCE HAIRLINE JOINTS FREE OF BURRS AND DISTORTION.
2. RIGIDLY SECURE NON MOVEMENT JOINTS.
3. INSTALL ANCHORS WITH SEPARATORS AND ISOLATORS TO PREVENT METAL CORROSION AND ELECTROLYTIC DETERIORATION.
4. SEAL JOINTS WATERTIGHT, UNLESS OTHERWISE INDICATED.
B. METAL PROTECTION:
1. WHERE ALUMINUM WILL CONTACT DISSIMILAR METALS, PROTECT AGAINST GALVANIC ACTION BY PAINTING CONTACT SURFACES WITH PRIMER OR BY APPLYING SEALANT OR TAPE OR INSTALLING NONCONDUCTIVE SPACERS AS RECOMMENDED BY MANUFACTURER FOR THIS PURPOSE.
2. WHERE ALUMINUM WILL CONTACT CONCRETE OR MASONRY, PROTECT AGAINST CORROSION BY PAINTING CONTACT SURFACES WITH BITUMINOUS PAINT.

- C. INSTALL COMPONENTS TO DRAIN WATER PASSING JOINTS, CONDENSATION OCCURRING WITHIN FRAMING MEMBERS, AND MOISTURE MIGRATING WITHIN THE SYSTEM TO EXTERIOR.
D. SET CONTINUOUS SILL MEMBERS AND FLASHING IN FULL SEALANT BED AS SPECIFIED IN DIVISION 07 SECTION 'JOINT SEALANTS' AND TO PRODUCE WEATHER TIGHT INSTALLATION.
E. INSTALL COMPONENTS PLUMB AND TRUE IN ALIGNMENT WITH ESTABLISHED LINES AND GRADES, WITHOUT WARP OR RACK.
F. INSTALL GLAZING AS SPECIFIED IN DIVISION 08 SECTION 'GLAZING.'
G. ENTRANCES: INSTALL TO PRODUCE SMOOTH OPERATION AND TIGHT FIT AT CONTACT POINTS.
1. FIELD-INSTALLED HARDWARE: INSTALL SURFACE-MOUNTED HARDWARE ACCORDING TO HARDWARE MANUFACTURERS' WRITTEN INSTRUCTIONS USING CONCEALED FASTENERS TO GREATEST EXTENT POSSIBLE.
H. INSTALL PERIMETER JOINT SEALANTS AS SPECIFIED IN DIVISION 07 SECTION 'JOINT SEALANTS' AND TO PRODUCE WEATHER TIGHT INSTALLATION.
I. ERECTION TOLERANCES: INSTALL ALUMINUM-FRAMED SYSTEMS TO COMPLY WITH THE FOLLOWING MAXIMUM TOLERANCES:
1. LOCATION AND PLANE: LIMIT VARIATION FROM TRUE LOCATION AND PLANE TO 1/8 INCH IN 12 FEET; 1/4 INCH OVER TOTAL LENGTH.
2. ALIGNMENT:
a. WHERE SURFACES ABUT IN LINE, LIMIT OFFSET FROM TRUE ALIGNMENT TO 1/16 INCH.
b. WHERE SURFACES MEET AT CORNERS, LIMIT OFFSET FROM TRUE ALIGNMENT TO 1/32 INCH.
3. DIAGONAL MEASUREMENTS: LIMIT DIFFERENCE BETWEEN DIAGONAL MEASUREMENT TO 1/8 INCH.

MIRROR SPECIFICATIONS

SILVERED FLAT GLASS MIRROR

- 1/2" (6.35MM) THICK FLAT GLASS WITH SILVERED COATING ON SECOND SURFACE, WITH PROTECTIVE PAINT BACKING. EDGES TO BE FLAT GROUND SMOOTH & POLISHED.

STANDARDS:

- MIRROR MUST MEET FOLLOWING STANDARDS:
- USA: ASTM C1503-01 STANDARDS.
- CANADA: CAN/CGSB-12.5-86 TYPE 1B NATIONAL STANDARD OF CANADA - MIRRORS SILVERED.

INSTALLATION:

- FIELD MEASURE MUST BE COMPLETE AFTER FIT ROOM MILLWORK PACKAGE IS FULLY INSTALLED.
MIRROR SIZES MUST BE FIELD MEASURED TO SUIT EXISTING SITE CONDITIONS.
MIRROR PANE CUTTING AND EDGE FINISH TO BE COMPLETED OFF-SITE IN A CONTROLLED ENVIRONMENT.
INSTALL MIRROR WITH QUICK-SET CONSTRUCTION ADHESIVE (TITEBOND CONSTRUCTION ADHESIVE IS RECOMMENDED) THAT ALLOWS FOR MINOR MIRROR PLACEMENT ADJUSTMENTS UPON INSTALLATION.
MIRROR MUST BE SUPPORTED DURING CURING PERIOD.
FOR INSTALLATION OF A 3-WAY MIRROR, CENTER MIRROR PANE TO BE INSTALLED FIRST, FOLLOWED BY THE FLANKING MIRROR PANELS.

JOINT FINISHING:

- MIRROR PANELS TO BE TIGHTLY BUTT TOGETHER, MAX ALLOWABLE JOINT IS 1/16".
NO CAULKING TO BE USED.

WARRANTY:

- 1 YEAR INSTALLATION WARRANTY FROM TIME OF INSTALLATION.
1 YEAR MANUFACTURER WARRANTY (PER LENOIR STANDARD WARRANTY).

DIVISION 9 - FINISHES

SECTION 09250 - GYPSUM BOARD

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

PART 1 - GENERAL

1.1 QUALITY ASSURANCE

- A. FIRE-RESISTANCE-RATED ASSEMBLIES: FOR FIRE-RESISTANCE-RATED ASSEMBLIES, PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLY INDICATED ACCORDING TO ASTM E 119 BY AN INDEPENDENT TESTING AGENCY.

PART 2 - PRODUCTS

2.1 MATERIALS

A. GYPSUM BOARD:

- FIBER GYPSUM WALLBOARD PANELS: FIBER-REINFORCED GYPSUM BOARD, GYPSUM, AND PERLITE CORE- HEAVIER AND MORE DURABLE THAN CONVENTIONAL GYPSUM BOARD WITH A DENSE, HARD SURFACE LESS PRONE TO MOLD GROWTH. 5/8"-THICK MATERIAL CAN SPAN 24", HAS TO BE CUT OR SCORED ON BOTH SIDES.
1. THICKNESS: 5/8"
2. FIRE RESISTANCE: 5/8" PANELS EQUIVALENT TO TYPE X, ASTM E119, AND CANULC-S101, WITH CLASS 1 FLAME SPREAD, SMOKE DEVELOPMENT, AND FUEL CONTRIBUTION IN ACCORDANCE WITH ASTM E84 AND CANULC-S102
3. MOISTURE TOLERANCE: AFTER WETTING, REGAINS ORIGINAL STRENGTH UPON DRYING.
4. GYPSUM BOARD IN ALL WET AREAS, INCLUDING TOILET ROOMS, STAFF SINK AREA, WATER FEATURE & MOP SINK AREA SHALL BE MOISTURE & WATER RESISTANT GRADE.

2.2 RELATED MATERIALS

A. JOINT COMPOUND:

- 1. DRY MIX: LIME COMPOUND, ALL-PURPOSE JOINT AND TEXTURING COMPOUND CONTAINING INERT FILLERS AND NATURAL BINDERS
2. ALL-PURPOSE, PREMIXED
B. DRYWALL STOPS
C. JOINT TAPE PAPER

PART 3 - EXECUTION

3.1 APPLYING AND FINISHING PANELS, GENERAL

- A. COMPLY WITH ASTM C 840.
B. EXAMINE PANELS BEFORE INSTALLATION. REJECT PANELS THAT ARE WET, MOISTURE DAMAGED, AND MOLD DAMAGED.
C. ISOLATE PERIMETER OF GYPSUM BOARD APPLIED TO NON-LOAD-BEARING PARTITIONS AT STRUCTURAL ABUTMENTS, EXCEPT FLOORS, PROVIDE 1/4- TO 1/2 INCH WIDE SPACES AT THESE LOCATIONS, AND TRIM EDGES WITH EDGE TRIM WHERE EDGES OF PANELS ARE EXPOSED. SEAL JOINTS BETWEEN EDGES AND ABUTTING STRUCTURAL SURFACES WITH ACOUSTICAL SEALANT.

3.2 APPLYING INTERIOR GYPSUM BOARD

- A. INSTALL INTERIOR GYPSUM BOARD IN THE FOLLOWING LOCATIONS:
1. TYPE X: VERTICAL SURFACES, UNLESS OTHERWISE INDICATED.
2. FLEXIBLE TYPE: AS INDICATED ON DRAWINGS.
3. CEILING TYPE: AS INDICATED ON DRAWINGS.

3.3 INSTALLING TRIM ACCESSORIES

- A. GENERAL: FOR TRIM WITH BACK FLANGES INTENDED FOR FASTENERS, ATTACH TO FRAMING WITH SAME FASTENERS USED FOR PANELS. OTHERWISE, ATTACH TRIM ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS.
B. CONTROL JOINTS: INSTALL CONTROL JOINTS AT LOCATIONS INDICATED ON DRAWINGS.

3.4 FINISHING GYPSUM BOARD

- A. GENERAL: TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES, EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS REQUIRED TO PREPARE GYPSUM BOARD SURFACES FOR DECORATION. PROMPTLY REMOVE RESIDUAL JOINT COMPOUND FROM ADJACENT SURFACES.
B. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS.
C. APPLY JOINT TAPE OVER GYPSUM BOARD JOINTS, EXCEPT THOSE WITH TRIM HAVING FLANGES NOT INTENDED FOR TAPE. GYPSUM BOARD FINISH LEVELS: FINISH PANELS TO LEVELS INDICATED BELOW AND ACCORDING TO ASTM C 840:
1. LEVEL 1: CEILING PLENUM AREAS, CONCEALED AREAS, AND WHERE INDICATED.
2. LEVEL 2: AT SALES AREA AND ALL AREAS THAT ARE RECEIVING HEAVY TEXTURE FINISH, COMMERCIAL GRADE HEAVY DUTY WALLCOVERINGS, TILE, WOOD PANELING OR SIMILAR.
3. LEVEL 3: AT B.O.H. UNLESS OTHERWISE INDICATED.
a. PRIMER AND ITS APPLICATION TO SURFACES ARE SPECIFIED IN OTHER DIVISION 09 SECTIONS.
4. LEVEL 4: SALES AREA & ALL PANELS EXPOSED TO VIEW.
a. PRIMER AND ITS APPLICATION TO SURFACES ARE SPECIFIED IN OTHER DIVISION 09 SECTIONS.
b. LIGHT WEIGHT WALLCOVERINGS.
5. LEVEL 5: WALLS TO RECEIVE GRAPHIC.
a. PRIMER AND ITS APPLICATION TO SURFACES ARE SPECIFIED IN OTHER DIVISION 09 SECTIONS.
b. WALL GRAPHICS.

3.5 PROTECTION

- A. PROTECT INSTALLED PRODUCTS FROM DAMAGE FROM WEATHER, CONDENSATION, DIRECT SUNLIGHT, CONSTRUCTION, AND OTHER CAUSES DURING REMAINDER OF THE CONSTRUCTION PERIOD.
B. REMOVE AND REPLACE PANELS THAT ARE WET, MOISTURE DAMAGED, AND MOLD DAMAGED.
1. INDICATIONS THAT PANELS ARE WET OR MOISTURE DAMAGED INCLUDE, BUT ARE NOT LIMITED TO, DISCOLORATION, SAGGING, OR IRREGULAR SHAPE.
2. INDICATIONS THAT PANELS ARE MOLD DAMAGED INCLUDE, BUT ARE NOT LIMITED TO, FUZZY OR SPLOTCHY SURFACE CONTAMINATION AND DISCOLOURATION.

SECTION 09310 - TILE WORK

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. SLATE TILE
B. CERAMIC TILE
C. GLASS-BONDED CERAMIC TILE
D. PORCELAIN TILE
E. QUARRY TILE
F. CEMENT MORTAR:
1. DRY-SET MORTAR
2. LATEX-PORTLAND CEMENT MORTAR
3. THIN-SET MORTAR
G. TILE ADHESIVE: WATER-BASED, (MAXIMUM 44 GRAMS/LITER)
H. GROUT: CEMENT-BASED, PETROLEUM- AND PLASTIC-FREE GROUT
I. SEALANTS
1. SINGLE-COMPONENT POLYURETHANE SEALANT
2. TWO-COMPONENT POLYURETHANE SEALANT

PART 3 - EXECUTION

3.1 PREPARATION

- A. REMOVE COATINGS, INCLUDING CURING COMPOUNDS AND OTHER SUBSTANCES THAT CONTAIN SOAP, WAX, OIL, OR SILICONE, THAT ARE INCOMPATIBLE WITH TILE-SETTING MATERIALS.
B. FILL CRACKS, HOLES, AND DEPRESSIONS WITH TROWELABLE LEVELING AND PATCHING COMPOUND ACCORDING TO TILE-SETTING MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS.
C. REMOVE PROTRUSIONS, BUMPS, AND RIDGES BY SANDING OR GRINDING.
D. BLENDING: FOR TILE EXHIBITING COLOUR VARIATIONS, USE FACTORY BLENDED TILE OR BLEND TILES AT PROJECT SITE BEFORE INSTALLING

3.2 INSTALLATION, GENERAL

- A. ANSI TILE INSTALLATION STANDARDS: COMPLY WITH PARTS OF ANSI A108 SERIES "SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE" THAT APPLY TO TYPES OF SETTING AND GROUTING MATERIALS AND TO METHODS INDICATED IN CERAMIC TILE INSTALLATION SCHEDULES.
B. TCA INSTALLATION GUIDELINES: TCA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION," COMPLY WITH TCA INSTALLATION METHODS INDICATED IN CERAMIC TILE INSTALLATION SCHEDULES.
C. EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES TO FORM COMPLETE COVERINGS WITHOUT INTERRUPTIONS, UNLESS OTHERWISE INDICATED. TERMINATE WORK NEATLY AT OBSTRUCTIONS, EDGES, AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS.
D. ACCURATELY FORM INTERSECTIONS AND RETURNS, PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING VISIBLE SURFACES. GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH, OR BUILT-IN ITEMS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS SO PLATES, COLLARS, OR COVERS OVERLAP TILE.
E. JOINTING PATTERN: LAY TILE IN GRID PATTERN, UNLESS OTHERWISE INDICATED. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE SAME SIZE. LAY OUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA. ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS, UNLESS OTHERWISE INDICATED.
F. EXPANSION JOINTS: LOCATE EXPANSION JOINTS AND OTHER SEALANT-FILLED JOINTS DURING INSTALLATION OF SETTING MATERIALS, MORTAR BEDS, AND TILE. DO NOT SAW-CUT JOINTS AFTER INSTALLING TILES.
G. GROUT TILE TO COMPLY WITH REQUIREMENTS OF ANSI A108.10, UNLESS OTHERWISE INDICATED.
H. FOR INSTALLATIONS INDICATED BELOW, FOLLOW PROCEDURES IN ANSI A108 SERIES TILE INSTALLATION STANDARDS FOR PROVIDING 95 PERCENT MORTAR COVERAGE.
I. INSTALL TILE ON FLOORS WITH 1/4" GROUT JOINT.
J. METAL EDGE STRIPS: INSTALL AT LOCATIONS INDICATED OR WHERE EXPOSED EDGE OF TILE FLOORING MEETS CARPET, WOOD, OR OTHER FLOORING THAT FINISHES FLUSH WITH TOP OF TILE.

3.3 FLOOR TILE INSTALLATION SCHEDULE

- A. INTERIOR FLOOR INSTALLATION ON CONCRETE; THIN-SET MORTAR; TCA F113.
1. THIN-SET MORTAR: LATEX- PORTLAND CEMENT MORTAR.
2. GROUT: POLYMER-MODIFIED UNSANDED GROUT.

SECTION 09650 - RESILIENT FLOORING

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

PART 1 - GENERAL

1.1 PROJECT CONDITIONS

- A. MAINTAIN TEMPERATURES WITHIN RANGE RECOMMENDED BY MANUFACTURER, BUT NOT LESS THAN 70 DEG FOR MORE THAN 95 DEG F.
B. CLOSE SPACES TO TRAFFIC DURING FLOOR COVERING INSTALLATION AND 48 HOURS POST INSTALLATION.
C. INSTALL RESILIENT PRODUCTS AFTER OTHER FINISHING OPERATIONS, INCLUDING PAINTING, HAVE BEEN COMPLETED.
D. PHYSICAL CHARACTERISTICS: (DIMENSIONS ARE APPROXIMATE)

1.2 EXTRA MATERIALS

- A. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.
1. FLOOR TILE: FURNISH 1 BOX OF EACH TYPE, COLOR, AND PATTERN OF FLOOR TILE INSTALLED TO REMAIN @ SITE AFTER TURNOVER

PART 2 - PRODUCTS

2.1 MATERIALS

- A. RUBBER FLOORING
B. VINYL FLOORING
C. LUXURY VINYL TILE

PART 3 - EXECUTION

3.01 SUB-FLOOR PREPARATION

- A. PREPARE SUB-FLOOR ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
B. CONDUCT CALCIUM CHLORIDE MOISTURE TESTS ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
C. SUB-FLOOR MOISTURE EMISSIONS LEVEL SHALL BE LESS THAN 3 LBS./1000FT²/24 HRS FOR GLUE DOWN APPLICATIONS.
D. PROVIDE DETAILED SUB-FLOOR PREPARATION GUIDELINES TO THOSE RESPONSIBLE FOR SUB-FLOOR PREPARATION (DOCUMENT ID:010 PREINSTALLATION GUIDELINES).

3.02 APPLICATION

- A. PROVIDE DETAILED MANUFACTURERS' INSTALLATION INSTRUCTIONS TO FLOOR INSTALLER.
B. MAINTAIN SUB-FLOOR TEMPERATURE FOR 72 HOURS PRIOR, DURING AND 72 HOURS AFTER INSTALLATION BETWEEN 65°F AND 75°F.
C. CONDITIONS IN AREA OF INSTALLATION MUST BE MAINTAINED FOR 72 HOURS PRIOR, DURING AND 72 HOURS AFTER INSTALLATION BETWEEN 65°F AND 75°F WITH RELATIVE HUMIDITY BETWEEN 45% AND 65%.
D. INSTALL REZTEC FLOORING MATERIAL ACCORDING TO MANUFACTURERS' INSTRUCTIONS.
E. INSTALL ROLL GOODS AND TILES IN AN ASHLAR OR STAGGERED JOINT PATTERN. EX-LOC INTERLOCKING TILE SHALL BE INSTALLED WITH ALL JOINTS ALIGNED.
F. INSTALL ROLL GOODS AND TILES USING ONLY THOSE ADHESIVES, SEALERS AND FLOOR PREPARATION MATERIALS RECOMMENDED BY THE MANUFACTURER.
G. INSTALL EXLOC INTERLOCKING TILES WITHOUT ADHESIVE, USING SEALERS AND FLOOR PREPARATION MATERIALS RECOMMENDED BY THE MANUFACTURER.
H. ROLL GOODS AND TILE SHALL BE ROLLED WITH A 3 SECTION, 100 LB ROLLER 3 TIMES AFTER INSTALLATION.
3.03 CURING, CLEANING AND PROTECTION
A. AFTER INSTALLATION, THE FLOOR WILL REQUIRE A MINIMUM OF 24 HOURS TO SET. DO NOT FINISH OR CLEAN FLOOR DURING THIS PERIOD. AFTER 24 HOURS, THE FLOOR SHALL BE MAINTAINED ACCORDING TO MANUFACTURERS POST INSTALLATION MAINTENANCE INSTRUCTIONS. WHERE REQUIRED, FLOOR IS TO BE SEALED WITH THE MANUFACTURES RECOMMENDED FLOOR SEALER.
B. ONLY LIGHT FOOT TRAFFIC IS PERMITTED ON FLOOR FOR 24 HOURS AFTER INSTALLATION. DO NOT USE ROLLING CARTS, LADDERS OR ANY OTHER OBJECT ON THE FLOOR THAT CAN CAUSE DAMAGE.
C. PROTECT THE FLOOR AGAINST SCRATCHING AND GOUGING WITH MATERIAL (REINFORCED PAPER, MASONITE ETC.) SUITED TO THE TYPE OF TRAFFIC IT WILL BE SUBMITTED TO DURING THE COMPLETION OF CONSTRUCTION.
D. AFTER COMPLETION OF CONSTRUCTION, THE FLOOR SHALL BE CLEANED ACCORDING TO MANUFACTURERS' POST INSTALLATION MAINTENANCE INSTRUCTIONS (DOCUMENT ID: 311).
E. PROVIDE MANUFACTURERS DETAILED POST INSTALLATION MAINTENANCE INSTRUCTIONS TO THOSE RESPONSIBLE FOR POST INSTALLATION MAINTENANCE (DOCUMENT ID: 311).

SECTION 099120 - PAINT

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF THIS SECTION AS IF FULLY REPEATED HEREIN.

1.1 SUBMITTALS

- A. PRODUCT DATA: SUBMIT A COMPLETE LIST OF PAINT MATERIALS PROPOSED FOR USE, TOGETHER WITH MANUFACTURERS' TECHNICAL INFORMATION, INCLUDING PAINT LABEL ANALYSIS, VOC CONTENT, AND MATERIAL SAFETY DATA SHEETS (MSDS).
B. SUBMIT TEST RESULTS CERTIFYING THAT RECYCLED PAINT DOES NOT CONTAIN LEAD.
C. EXTRA PAINT TO REMAIN ON SITE.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. BENJAMIN MOORE: PREMIUM GRADE COMMERCIAL LATEX
1. PAINT: FLAT AND EGGSHELL
2. PAINT: SEMI-GLOSS AND GLOSS
B. OIL-BASED PAINT: MAXIMUM 10% AROMATIC HYDROCARBONS CONTENT. FOR INCREASED RESISTANCE TO YELLOWING, SPECIFY HIGH QUALITY, SOY-BASED OIL PAINTS.
C. EPOXY: WATERBORNE EPOXY - EXTREMELY DURABLE, SUITABLE FOR FLOORS.
D. TRANSPARENT FINISHES: PIGMENTS PROVIDE SOME UV PROTECTION.
1. POLYURETHANE, WATER-BASED
2. PENETRATING OIL: OIL-BASED, WATER-REDUCIBLE EXTERIOR FINISH
3. NATURAL PLANT-BASED OILS AND WAXES: EXTRACTS FROM PLANTS AND MINIMALLY PROCESSED EARTH MINERALS, SUCH AS CHALK OR IRON OXIDE, FREE FROM PETROLEUM DISTILLATES. SOLVENTS INCLUDE CITRUS OILS AND SMALL AMOUNTS OF LOW-ODOR PETROLEUM SOLVENTS (IDE-AROMATIZED ISOPARAFFINICS). POLYMERIZED LINSEED OIL: INTERIOR USE. POLYMERIZED TUNG OIL: INTERIOR USE.
E. PAINT STRIPPERS - SHALL NOT CONTAIN METHYLENE CHLORIDE. AVOID PRODUCTS CONTAINING METHANOL AND TRICHLOROETHANE.
F. PIGMENTS:
1. CLAY- AND MINERAL-BASED PIGMENTS:
a. NATIVE EARTHS: OCHRE, RAW UMBER, RAW SIENNA
b. CALCINED EARTHS: BURNT UMBER, BURNT SIENNA
c. IRON OXIDES: MARS BLACK, MARS YELLOW, MARS VIOLET
2. CONVENTIONAL PIGMENTS: AVOID OR MINIMIZE BY AVOIDING HEAVILY TINTED PAINTS. PIGMENTS USED IN CONVENTIONAL PAINTS CONTAIN THE FOLLOWING TOXIC COMPOUNDS:
a. WHITE: ANTIMONY OXIDE, RUTILE TITANIUM DIOXIDE
b. YELLOW-ORANGE-RED: CADMIUM, CADMIUM LITHOPONE, CHROME YELLOW, MOLYBDATE ORANGE, STRONTIUM CHROMATE, ZINC CHROMATE
c. BLUE: PHTHALOCYANINE BLUE
d. GREEN: CHROME GREEN, CHROMIUM OXIDE, HYDRATED CHROMIUM OXIDE, PHTHALOCYANINE GREEN
e. BIOCIDES: MAXIMUM 0.025% ALLOWED

PART 3 - EXECUTION

- 3.1 EXAMINATION AND PREPARATION
A. TEST EXISTING FINISHES FOR LEAD BEFORE SANDING, SCRAPING, OR REMOVING. IF LEAD IS PRESENT, CONFORM TO PROCEDURES APPLICABLE WHEN HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
B. SUBSTRATE: INSTALL PARTICLEBOARD, OR STRAW PARTICLEBOARD.

3.2 APPLICATION

- A. LOW-BIODED PAINT: REDUCED SHELF LIFE. PRODUCTS SHOULD BE CAREFULLY EVALUATED FOR SPOilage BEFORE APPLYING. COMPLY WITH MANUFACTURERS' RECOMMENDATIONS FOR STORAGE AND APPLICATION.
B. NATURAL PLANT- AND MINERAL-BASED FINISHES: PRODUCTS MAY NOT PERFORM OR BEHAVE THE SAME AS CONVENTIONAL PAINTS. COMPLY WITH MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION.
C. MILK-BASED PAINT (CASEIN): AVAILABLE IN POWDERED FORM; ADD WATER AND STIR WELL. TRANSPARENCY IS CONTROLLED BY AMOUNT OF WATER. IN POWDER FORM IT HAS AN INDEFINITE SHELF LIFE. (AFTER MIXING, DO NOT KEEP BEYOND RECOMMENDED SHELF LIFE (TO AVOID SPOilage).)
D. PAINT STRIPPERS: COMPOUNDS THAT DO NOT CONTAIN METHYLENE CHLORIDE TEND TO BE SLOWER-ACTING THAN CONVENTIONAL PAINT STRIPPERS AND MAY TAKE FROM ONE HOUR TO OVERNIGHT TO WORK. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION.

E. HEAT GUNS: DO NOT USE WITH LEAD-BASED PAINTS.

3.3 INDOOR AIR QUALITY

- A. WEAR PROTECTIVE CLOTHING AND RESPIRATORS WHEN APPLYING OIL-BASED PAINTS OR USING SPRAY EQUIPMENT WITH ANY PAINTS.
B. SHADE SCREENS: LOUVERS OR WOVEN SCREENING WITH FRAMES AND TRACKS OF ALUMINUM
C. LOUVERS:
1. WOOD: ROT-RESISTANT SPECIES
a. CERTIFIED
b. SALVAGED LUMBER
2. METAL: SPECIFY HIGHEST RECYCLED CONTENT AVAILABLE.
3. PLASTIC: SPECIFY HIGHEST RECYCLED CONTENT AVAILABLE.

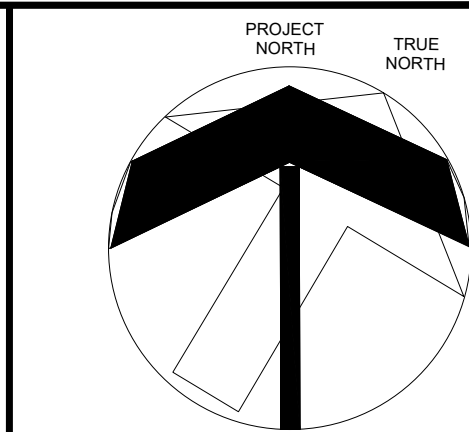


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SENECA ENGINEERING LAB AT NH K3170

SENECA COLLEGE, NEWNHAM CAMPUS 1750 FINCH AVE. E., TORONTO

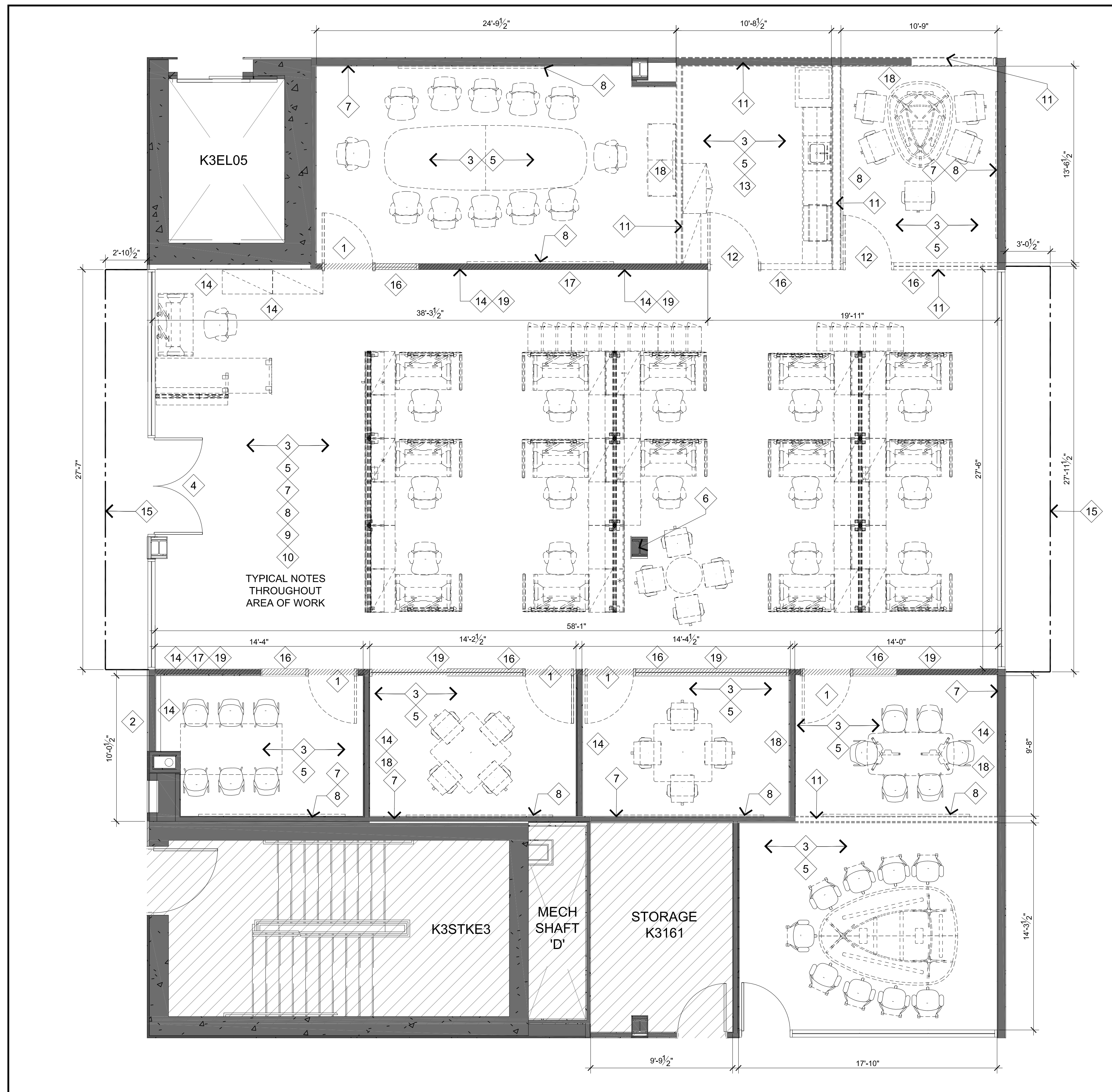


GENERAL SPECIFICATIONS



31 PLUMBIDGE CRESCENT, TORONTO, ON M2P 1P4 TEL: 416-414-7095 EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA

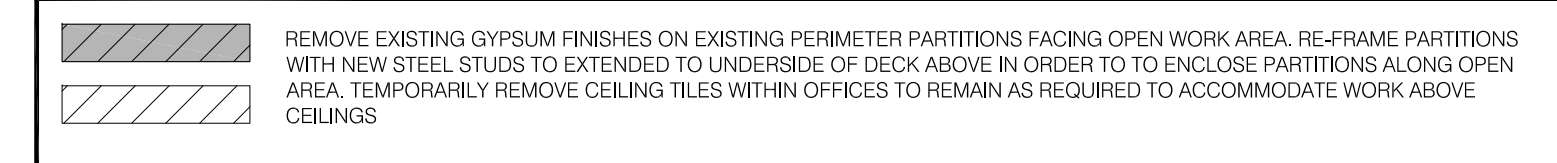
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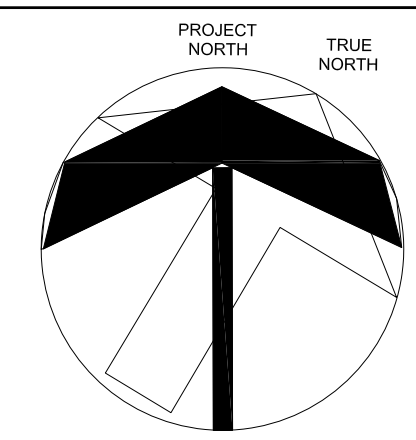
DEMOLITION NOTES:

- GENERAL NOTE: UNLESS OTHERWISE NOTED, REMOVE ALL INTERIOR FINISHES TO BE REMOVED. EXISTING DEMISING WALLS, COLUMN ENCLOSURES AND EXISTING FIRE SEPARATIONS TO BE MAINTAINED UNLESS OTHERWISE NOTED. REMOVE FLOOR FINISHES DOWN TO CONCRETE FLOOR PATCH AND MAKE GOOD ALL SURFACES TO REMAIN AS NEEDED. LEVEL FLOOR TO MAXIMUM 1% SLOPE. PROVIDE TEMPORARY PROTECTION FOR SPRINKLERS HEADS TO REMAIN FOR DURATION OF WORK.*
- 1 EXISTING SOLID WOOD DOOR(S) TO BE REMOVED AND TURNED OVER TO OWNER. EXISTING HOLLOW METAL (HM) FRAME AND HM SIDELIGHT(S) TO REMAIN UNLESS OTHERWISE NOTED. REMOVE ALL ASSOCIATED DOOR HARDWARE INCLUDING DOOR HANDLES, HINGES, STOPS, AND CLOSERS, ETC. AND TURN OVER TO THE OWNER.
 - 2 APPROXIMATE LOCATION OF EXISTING ELECTRICAL PANEL IN CORRIDOR. REFER TO ELECTRICAL DRAWINGS FOR DETAILED SCOPE OF WORK.
 - 3 ALL EXISTING FURNITURE WITHIN AREA OF WORK TO BE CAREFULLY REMOVED AND RELOCATED OFFSITE TO OWNERS DESIGNATED STORAGE ROOM. COORDINATE WITH OWNERS REPRESENTATIVE DIRECTLY FOR LOCATION OF FURNITURE STORAGE. CONFIRM ITEMS TO BE REINSTALLED UPON COMPLETION OF WORK.
 - 4 EXISTING CLASSROOM ENTRANCE DOUBLE DOOR, CARD READER, OPERATOR AND ASSOCIATED HARDWARE TO REMAIN AND SECURED DURING CONSTRUCTION.
 - 5 REMOVE EXISTING FLOOR FINISHES, FLOOR TRANSITIONS, BASEBOARDS AND ASSOCIATED UNDERLAYMENT THROUGHOUT AREA OF WORK. STRIP FLOOR DOWN TO CONCRETE SLAB. MAKE GOOD. SMOOTH OUT EXISTING SLAB AND MAKE READY TO RECEIVE NEW FINISH. REMOVE RIDGES AND BUMPS IN EX. CONCRETE SLAB AND FILL ALL LOW SPOTS, CRACKS, JOINTS, HOLES AND OTHER DEFECTS WITH SELF-LEVELING SUB-FLOOR FILLER. LEVEL EX. ALL FLOOR LEVEL WORK TO MEET ASTM F710 STANDARD FOR CONC. FLOORS.
 - 6 EXISTING COLUMN AND GYPSUM BOARD ENCLOSURE TO REMAIN AND BE PAINTED UPON COMPLETION OF WORK.
 - 7 ALL EXISTING FIRE SEPARATIONS TO BE MAINTAINED THROUGHOUT. FIRE CAULK AND SEAL ALL EXISTING AND NEW OPENINGS IN EX. FIRE SEPARATIONS TO SUIT MECHANICAL, ELECTRICAL AND AUDIOVISUAL SCOPES OF WORK.
 - 8 CAREFULLY REMOVE AND SALVAGE ALL EXISTING WHITE BOARDS, TV SCREENS, PROJECTORS AND WALL MOUNTED BRACKETS AND TURN OVER TO OWNER. WHITE BOARDS TO BE SALVAGED AND CAREFULLY STORED FOR REINSTALLATION. GC TO PATCH REPAIR AND MAKE SMOOTH WALLS TO REMAIN AND MAKE READY TO RECEIVE NEW PAINT FINISH.
 - 9 EXISTING EXIT SIGNS TO BE REPLACED WITH NEW GREEN RUNNING MAN AND EMERGENCY LIGHT COMBO WHERE NOTED ON ELECTRICAL PLANS. REFER TO ELECTRICAL DRAWINGS FOR DETAILED SCOPE OF WORK.
 - 10 EXISTING FIRE ALARM SPEAKERS AND STROBES TO BE CAREFULLY REMOVED AND RELOCATED TO SUIT CEILING MODIFICATIONS. REFER TO ELECTRICAL DRAWINGS FOR DETAILED SCOPE OF WORK RELATED TO LIFE SAFETY SYSTEMS.
 - 11 EXISTING PARTITIONS TO BE REMOVED WHERE SHOWN AS DASHED. SITE VERIFY EXTENT OF REMOVAL AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - 12 EXISTING SOLID WOOD DOOR, HOLLOW METAL FRAME, SIDELIGHT AND HARDWARE TO BE REMOVED AND TURNED OVER TO OWNER.
 - 13 EXISTING KITCHENETTE TO BE REMOVED IN ITS ENTIRETY INCLUDING ALL CABINETS, FIXTURES, PLUMBING CONNECTIONS, AND APPLIANCES. APPLIANCES TO BE TURNED OVER TO OWNER. PLUMBING TO BE CAPPED AT HIGH LEVEL. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL SCOPE.
 - 14 CUT EXISTING GYPSUM BOARD WALL FINISHES TO SUIT NEW POWER AND DATA REQUIREMENTS THROUGHOUT AREA OF WORK (TYPICAL FOR ALL LOCATIONS INCLUDING PARTITIONS) TO REMAIN. REFER TO PROPOSED POWER AND DATA PLANS, AUDIOVISUAL DRAWINGS AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DETAILED REQUIREMENTS FOR INSTALLATION OF SCREENS, FURNITURE AND REQUIRED PROVISIONS.
 - 15 PROVIDE TEMPORARY CONSTRUCTION HOARDING ON CORRIDOR SIDE ALONG EXISTING GLAZING. BID PRICE SHALL INCLUDE 6 MIL (MIN.) OPAQUE POLY SHEET MOUNTED TO 3-5/8\"/>
 - 16 GC TO CAREFULLY REMOVE AND SALVAGE ALL WHITE-COLOURED NAME PLATES AND RED-COLOURED ROOM NUMBER PLATES ON EXISTING SURFACES TO BE DEMOLISHED AND STORE FOR RE-INSTALLATION UPON COMPLETION OF WORK. EXISTING PLATES MOUNTED TO GLASS MAY REMAIN IN PLACE IF GC ENSURE THEY ARE PROTECTED DURING CONSTRUCTION. OWNER TO PROVIDE REPLACEMENT PLATES AS REQUIRED FOR PROJECT.
 - 17 EXISTING WALL CLOCK TO BE CAREFULLY REMOVED AND REINSTATED UPON COMPLETION OF WORK WITHIN THEIR EXISTING LOCATIONS.
 - 18 REMOVE ALL EXISTING TV MONITORS AND WALL MOUNTING BRACKET AND TURN OVER TO OWNER. PATCH AND MAKE GOOD EXISTING PARTITION TO REMAIN. REFER TO AV DRAWINGS FOR NEW LOCATIONS OF TV SCREENS AND ADDITIONAL SCOPE REQUIREMENTS.
 - 19 EXISTING PERIMETER PARTITIONS CURRENTLY TERMINATE AT CEILING HEIGHT. EXISTING PARTITIONS TO BE EXTENDED TO UNDERSIDE OF EXISTING DECK ABOVE. REMOVE EXISTING GYPSUM BOARD ON OPEN WORK AREA AND PROVIDE NEW FRAMING TO US OF DECK. REFER TO PROPOSED PLANS.

DEMOLITION LEGEND:



1 DEMOLITION FLOOR PLAN
A-100 SCALE: 1/4" = 1'-0"



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
4	ISSUED FOR BUILDING PERMIT	04/05/2024
3	RE-ISSUED FOR COORDINATION	03/22/2024
2	RE-ISSUED FOR COORDINATION	03/12/2024
1	ISSUED FOR COORDINATION	02/26/2024
NO	ISSUED	DATE

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Certificate of Practice: 6689

**SENECA
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AT NH K3170**

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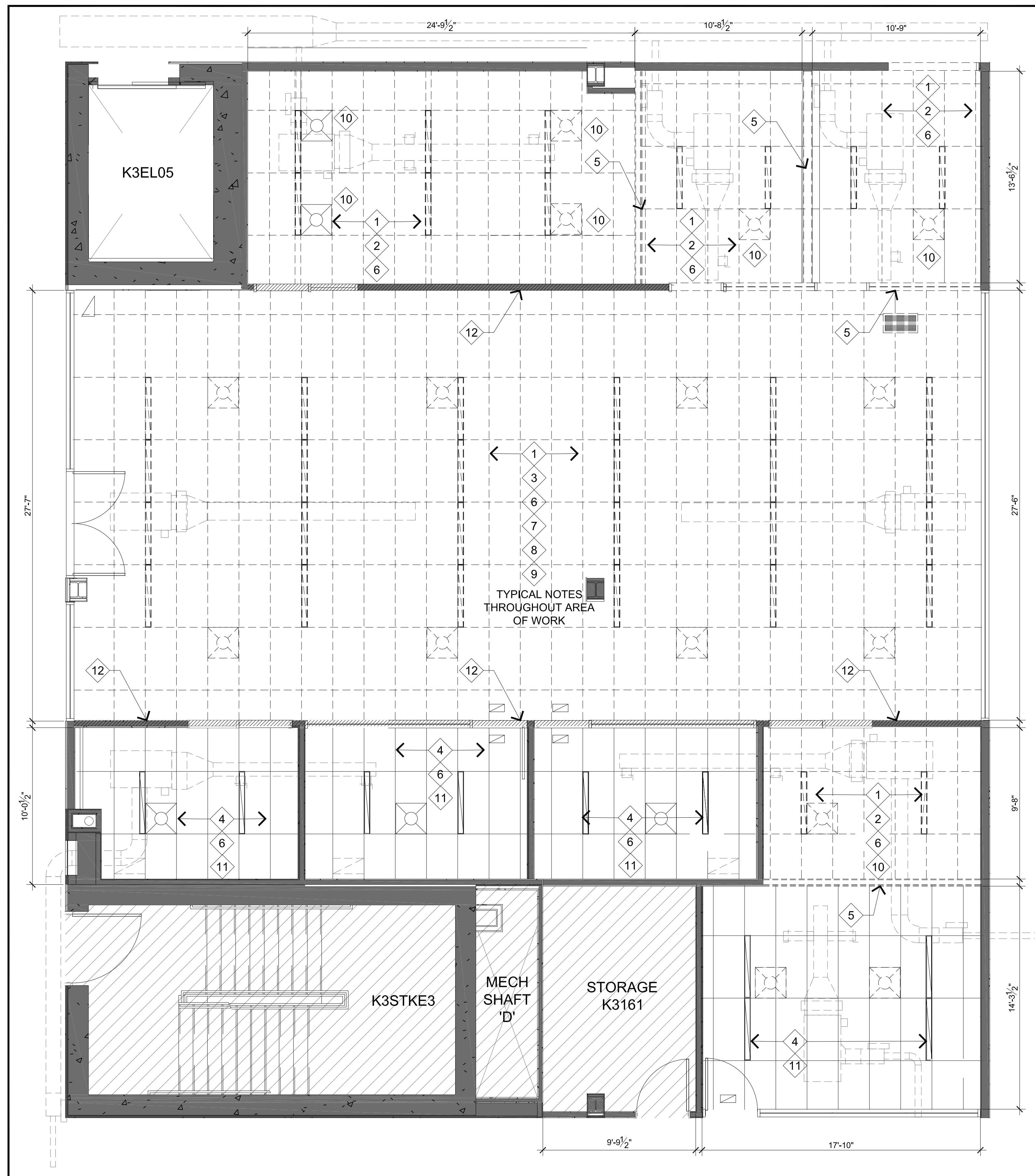


**DEMOLITION
FLOOR PLAN**



31 PLYMBOURNE CRESCENT, TORONTO, ON M2P 1P4
TEL: 416-414-7000
EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA

SCALE	PROJECT
AS INDICATED	23044
DATE	04/12/2024
DRAWN BY	DX
CHECKED BY	DS
	A-100



RCP DEMOLITION NOTES:

- 1 EXISTING FAN COIL UNIT AND MAIN DISTRIBUTION MECHANICAL DUCT WORK TO REMAIN UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS. GO TO REMOVE AND RELOCATE DIFFUSERS, MODIFY DUCT BRANCH DISTRIBUTION AND MODIFY SPRINKLER HEAD LAYOUT AS REQUIRED TO SUIT PROPOSED CEILING LAYOUT. DIFFUSERS WITHIN PERIMETER ROOMS SHALL BE SALVAGED FOR REINSTALLATION WHERE CEILING IS NOTED FOR REMOVALS. REFER TO MECHANICAL DRAWINGS FOR DETAILED SCOPE OF WORK.
- 2 REMOVE AND SALVAGE EXISTING CEILING TILES WITHIN EXISTING OPEN WORK AREA, BOARDROOM, KITCHENETTE AND ALL OFFICES NOTED AS DASHED. REMOVE AND DISPOSE OF EXISTING GRID WITHIN AREAS NOTED AS DASHED. REMOVE AND SALVAGE ALL EXISTING LIGHT FIXTURES WHERE CEILING IS TO BE DEMOLISHED AND IF NOT RE-USED, HAND OVER ALL CEILING FIXTURES TO OWNERS REPRESENTATIVE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER DEMOLITION REQUIREMENTS.
- 3 ANY EXISTING GYPSUM BULKHEAD TO REMAIN THROUGHOUT AREA OF WORK SHALL BE PATCHED, REPAIRED AND MAKE READY TO RECEIVE NEW PAINT FINISH. GYPSUM BOARD ALONG ALL PERIMETER WALLS SHALL BE EXTENDED TO DECK ABOVE. PERIMETER OFFICE PARTITIONS TO BE REFRAMED TO ACCOMMODATE OPEN CEILING CONCEPT. REFER TO PROPOSED PLANS.
- 4 EXISTING DIFFUSERS AND LIGHT FIXTURES TO REMAIN IN OFFICES WHERE CEILING IS NOTED TO REMAIN
- 5 WHERE EXISTING PARTITIONS ARE REMOVED, PATCH AND REPAIR ALL ADJACENT CEILING GRIDS WITH FULL CROSS TEES. "FILL IN" PIECES NOT ACCEPTABLE. MAIN TEES TO BE REPAIRED WITH MINIMUM OF 4 SECTIONS.
- 6 ALL EXISTING LIGHT FIXTURES TO BE REUSED OR RE-INSTALLED SHALL BE CLEANED AND RE-LAMPED, AS REQUIRED.
- 7 EXISTING FIXTURES AND DEVICES LOCATED ON THE CEILING TILES TO BE REINSTALLED ARE TO BE CENTERED ON TILE UNLESS DIMENSIONED OTHERWISE.
- 8 FOLLOWING COMPLETION OF DEMOLITION SCOPE, LAYOUT ON THE FLOOR ALL NEW LOCATIONS MAJOR ELEMENTS FOR REVIEW BY OWNER AND ARCHITECT ON SITE.
- 9 ALL FRAMING IN THE CEILING PLENUM VISIBLE THROUGH AIR SLOTS OR RETURN AIR GRILLES ARE TO BE PAINTED FLAT BLACK.
- 10 EXISTING DIFFUSERS AND RETURN AIR GRILLE TO BE SALVAGED FOR RE-INSTALLATION WITHIN OFFICES AND BOARD ROOM. REFER TO PROPOSED RCP AND MECHANICAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
- 11 EXISTING CEILING LIGHT FIXTURES AND DIFFUSERS TO REMAIN
- 12 EXISTING PERIMETER PARTITIONS CURRENTLY TERMINATE AT CEILING HEIGHT. EXISTING PARTITIONS TO BE EXTENDED TO UNDERSIDE OF EXISTING DECK ABOVE. REMOVE EXISTING GYPSUM BOARD ON OPEN WORK AREA AND PROVIDE NEW FRAMING TO LIS OF DECK. REFER TO PROPOSED PLANS.

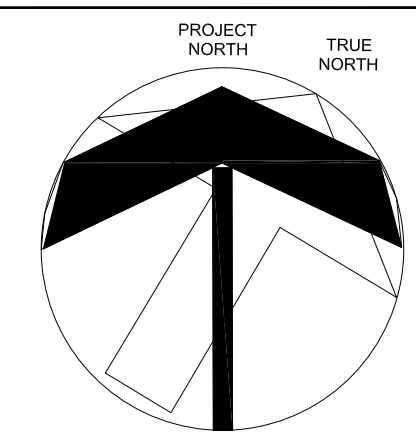
DEMOLITION GENERAL NOTES:

1. CEILING TILE TO BE REMOVED AND STORED FOR RE-USE.
2. CEILING GRID IN EXISTING ROOMS TO BE RE-USED IF POSSIBLE.
3. ALL DIFFUSERS TO BE REMOVED AND STORED FOR RE-USE. IF THERE ARE REMAINING DIFFUSERS THESE SHALL BE TURNED OVER TO SENECA.
4. ALL LIGHTING TO BE REMOVED AND STORED FOR RE-USE. IF THERE ARE REMAINING LIGHT FIXTURES THESE SHALL BE TURNED OVER TO SENECA.
5. DOORS - ALL DOORS TO BE PROTECTED DURING CONSTRUCTION. IF REMOVED TO BE STORED SAFELY. IF THERE ARE DOORS THAT WILL NOT BE RE-USED THESE SHALL BE TURNED OVER TO SENECA.
6. CARD READERS - ANY EXISTING TO BE PROTECTED AND REINSTATED UPON CONSTRUCTION COMPLETION.

DEMOLITION LEGEND:

- REMOVE EXISTING GYPSUM FINISHES ON EXISTING PERIMETER PARTITIONS FACING OPEN WORK AREA. RE-FRAME PARTITIONS WITH NEW STEEL STUDS TO EXTENDED TO UNDERSIDE OF DECK ABOVE IN ORDER TO TO ENCLOSE PARTITIONS ALONG OPEN AREA. TEMPORARILY REMOVE CEILING TILES WITHIN OFFICES TO REMAIN AS REQUIRED TO ACCOMMODATE WORK ABOVE CEILING

1 DEMOLITION REFLECTED CEILING PLAN
A-101 SCALE: 1/4" = 1'-0"



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
4	ISSUED FOR BUILDING PERMIT	04/05/2024
3	RE-ISSUED FOR COORDINATION	03/22/2024
2	RE-ISSUED FOR COORDINATION	03/12/2024
1	ISSUED FOR COORDINATION	02/26/2024
NO	ISSUED	DATE

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Certificate of Practice: 6689

**SENECA
ENGINEERING LAB
AT NH K3170**

SENECA COLLEGE, NEWNHAM CAMPUS
1750 FINCH AVE. E., TORONTO

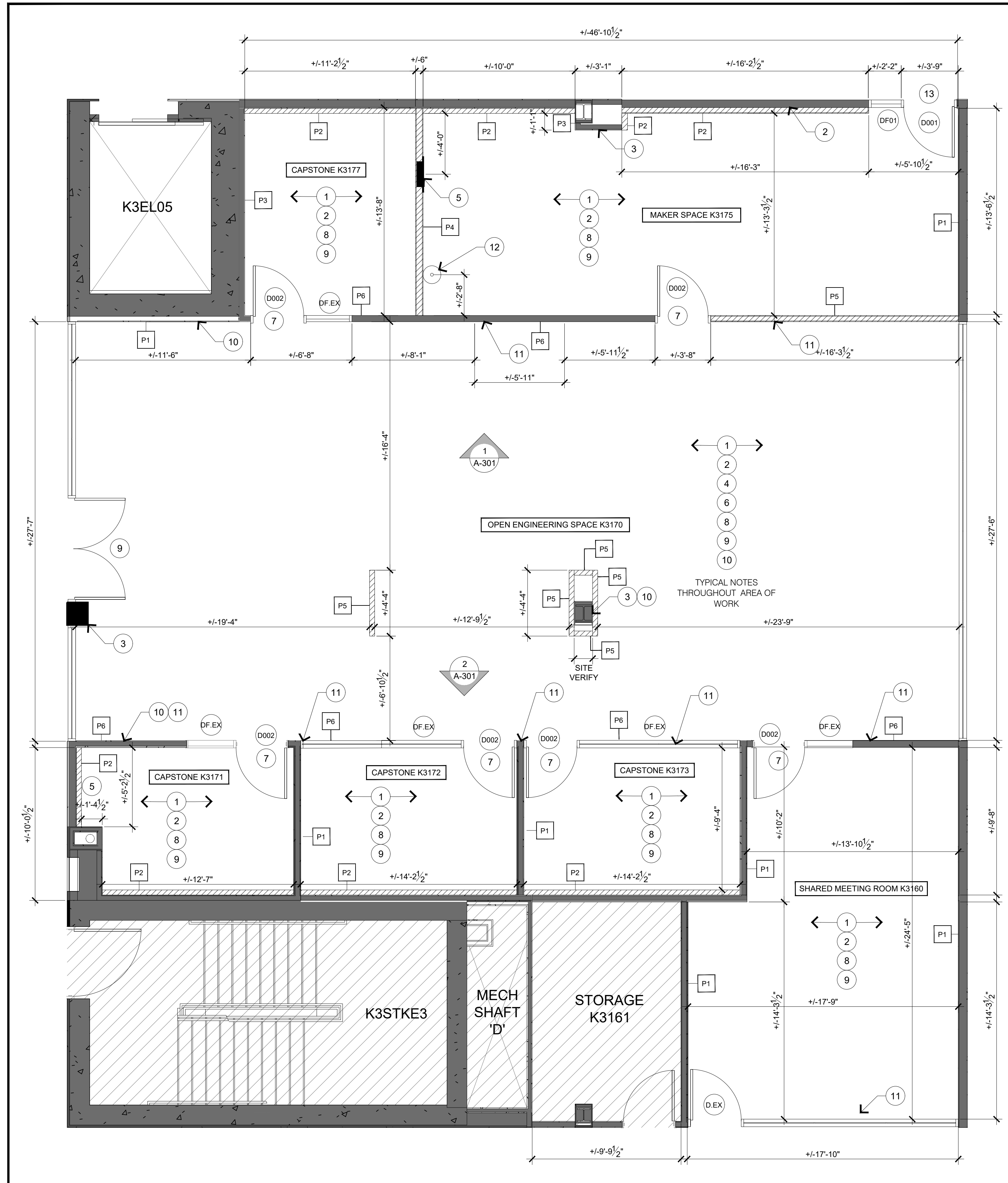
Seneca

DEMOLITION
REFLECTED
CEILING PLAN



31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4
TEL: 416-414-7000
EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA

SCALE	PROJECT
AS INDICATED	23044
DATE	04/12/2024
DRAWN BY	DRAWING
CHECKED BY	A-101



1 PROPOSED FLOOR PLAN
A-100 SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

- 1 REPAIR AND MAKE GOOD EX. CONCRETE SLAB TO RECEIVE NEW FLOOR FINISH. GRIND ENTIRE SLAB. REMOVE ALL EX. RIDGES AND BUMPS IN EX. CONCRETE AND FILL ALL LOW SPOTS AND OTHER DEFECTS WITH SELF-LEVELLING SUB-FLOOR FILLER. ALLOW FOR UP TO 3/4" OF LEVELING WITHIN ALL CAPSTONE ROOMS WITH EXISTING FLOOR BOXES TO REMAIN TO SUIT REMOVAL OF CARPET. REFER TO FINISHES SCHEDULE FOR LEVELLING SPECIFICATION. AS PART OF TENDER PRICE, GC TO INCLUDE GRINDING OF ENTIRE FLOOR SLAB AND ALL AREAS OF WORK. REFER TO INTERIOR FINISHES PLAN
- 2 REPAIR ALL GYPSUM WALL BOARD DAMAGED AS A RESULT OF DEMOLITION WORK (TYPICAL THROUGHOUT). TAPE, FILL AND SAND ALL REPAIRED GYPSUM WALL BOARD PARTITIONS AND MAKE GOOD. READY TO RECEIVE NEW PAINT FINISH. REPLACE ALL MISSING GWB THROUGHOUT.
- 3 MAKE GOOD ALL EXISTING COLUMN TO REMAIN
- 4 PATCH, REPAIR AND MAKE GOOD ALL EXISTING 2HR FRR SPRAY FIRE PROOFING AT UNDERSIDE AREA OF EXISTING SUSPENDED FLOOR DECK THAT MAY HAVE BEEN DAMAGED DURING DEMOLITION AND/OR DURING NEW CEILING WORK (TYPICAL THROUGHOUT). DECK AND SPRAY FIRE PROOFING TO BE PAINTED WITH A SPRAY APPLIED PAINT FINISH FOR EXISTING SPRAY FIREPROOFING. INCLUDE ALL EXPOSED COMPONENTS. REFER TO GENERAL NOTES AND SPECIFICATIONS
- 5 NEW ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS FOR DETAILED SCOPE OF WORK
- 6 CONTRACTOR TO CARRY AS PART OF TENDER PRICE ALL REQUIRED CORING OF EXISTING CONCRETE SLAB TO ACCOMMODATE NEW ELECTRICAL FLOOR BOXES AND CONDUIT PENETRATIONS OUTLINED ON ELECTRICAL DRAWINGS. ALL CORING LOCATIONS TO BE SCANNED AND REVIEWED BY BASE BUILDING STRUCTURAL ENGINEER. GC TO INCLUDE A \$1500 CASH ALLOWANCE FOR ENGINEERING REVIEW AND SITE VISIT.
- 7 NEW WOOD DOOR WITHIN EXISTING FRAME. EXISTING DOOR FRAMES, SIDELIGHT(S) AND ASSOCIATED HARDWARE TO BE PREPARED TO RECEIVE NEW PAINT FINISH NEW ELECTRIC STRIKE, AND NEW DOOR HARDWARE. ALL HARDWARE SUPPLIERS SUBMITTING A BID SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND ADVISE OF ANY BARRIERS WITH THE PROPOSED SCOPE (IE. CARD READER RETROFIT INTO EXISTING HM FRAMES) DURING TENDER PHASE. REQUESTS FOR CHANGE ORDERS RELATED TO FACILITATING INSTALLATION OF CARD READERS WILL NOT BE ACCEPTED FOLLOWING TENDER CLOSING.
- 8 GC TO PROVIDE ROUGH-INS FOR FLAT SCREEN TV'S WITH NEW RECEPTACLES, DATA AND AV OUTLETS. REFER TO POWER + DATA PLAN, ELECTRICAL DRAWINGS AND AUDIO/VISUAL DRAWINGS FOR LOCATIONS AND DETAILS
- 9 GC TO PROVIDE FR PLYWOOD BACKING FOR FLAT SCREEN DISPLAYS IN NEW AND EXISTING WALLS. GC TO INSTALL MOUNTING BRACKETS AND HARDWARE FOR LARGE PROJECTION DISPLAY, FLOOR SLAB AND/OR CEILING TILES TO BE CORED AND CONCEALED WITH WHITE GROUT. REFER TO AV DRAWINGS FOR LOCATIONS, MOUNTING HEIGHTS AND ADDITIONAL SCOPE OF WORK
- 10 PROVIDE ROUGH-IN FOR FLAT SCREEN IN LOCATION OF EXISTING COLUMN WITH NEW DUPLEX RECEPTACLES, DATA AND AV OUTLETS. REFER TO NEW PARTITION TYPES
- 11 EXISTING PERIMETER PARTITIONS ALONG OPEN ENGINEERING SPACE CURRENTLY TERMINATE AT CEILING HEIGHT. EXISTING PARTITIONS TO BE EXTENDED TO UNDERSIDE OF EXISTING DECK ABOVE. REMOVE EXISTING GYPSUM BOARD ON OPEN WORK AREA AND PROVIDE NEW FRAMING BETWEEN EXISTING AND ABOVE HM SCREENS TO US OF DECK. GYPSUM BOARD TO BE REINSTATED ON EXPOSED SIDE AND PAINTED AS SCHEDULED
- 12 GC TO SUPPLY AND INSTALL NEW EYE WASH STATION. REFER TO MECHANICAL DRAWINGS
- 13 NEW HOLLOW METAL DOOR AND FRAME COMPLETE WITH GLAZING SCREEN. REFER TO DOOR AND HARDWARE SCHEDULES

SLAB CUTTING AND CORING

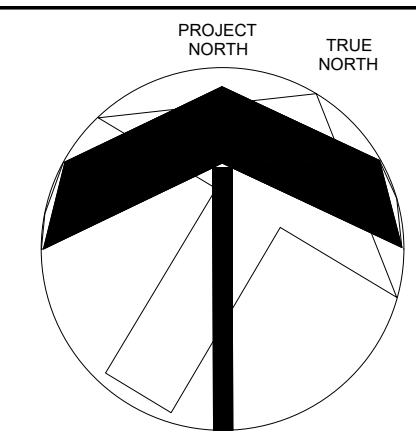
ALL OPENINGS IN CONCRETE SLAB SHALL BE SCANNED. FLOOR SCAN REPORT SHALL BE PROVIDED AND REVIEWED BY THE PROJECT STRUCTURAL ENGINEER PRIOR TO CUTTING OR CORING AND ENGINEER'S APPROVAL OF LOCATIONS REQUIRED PRIOR TO PROCEEDING. NO EXCEPTIONS.

GC SHALL ENGAGE MANDATORY TRADE XRADAR:

XRADAR ESTIMATING AND SALES
XRADAR CANADA INC.
ISAAC LETT
TORONTO: 416.476.8325
ISAAC LETT <ISAAC.L@XRADAR.CA>

GC TO INCLUDE AS PART OF TENDER PRICE A CASH ALLOWANCE FOR 1 SITE REVIEW BY THE BASE BUILDING STRUCTURAL ENGINEERING TO REVIEW ALL CORING OR TRENCHING LOCATIONS OUTLINED ON THE SCANNING REPORT. ALLOW \$1500. + HST

STRUCTURAL ENGINEER:
Brent Lodge, BCE, P.Eng.
Principal
Read Jones Christoffersen Ltd. Engineers
T: (647) 792-0718
M: mobile (416) 523-1517
E: blodge@rjc.ca | rjc.ca



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
4	ISSUED FOR BUILDING PERMIT	04/05/2024
3	RE-ISSUED FOR COORDINATION	03/22/2024
2	RE-ISSUED FOR COORDINATION	03/12/2024
1	ISSUED FOR COORDINATION	02/26/2024

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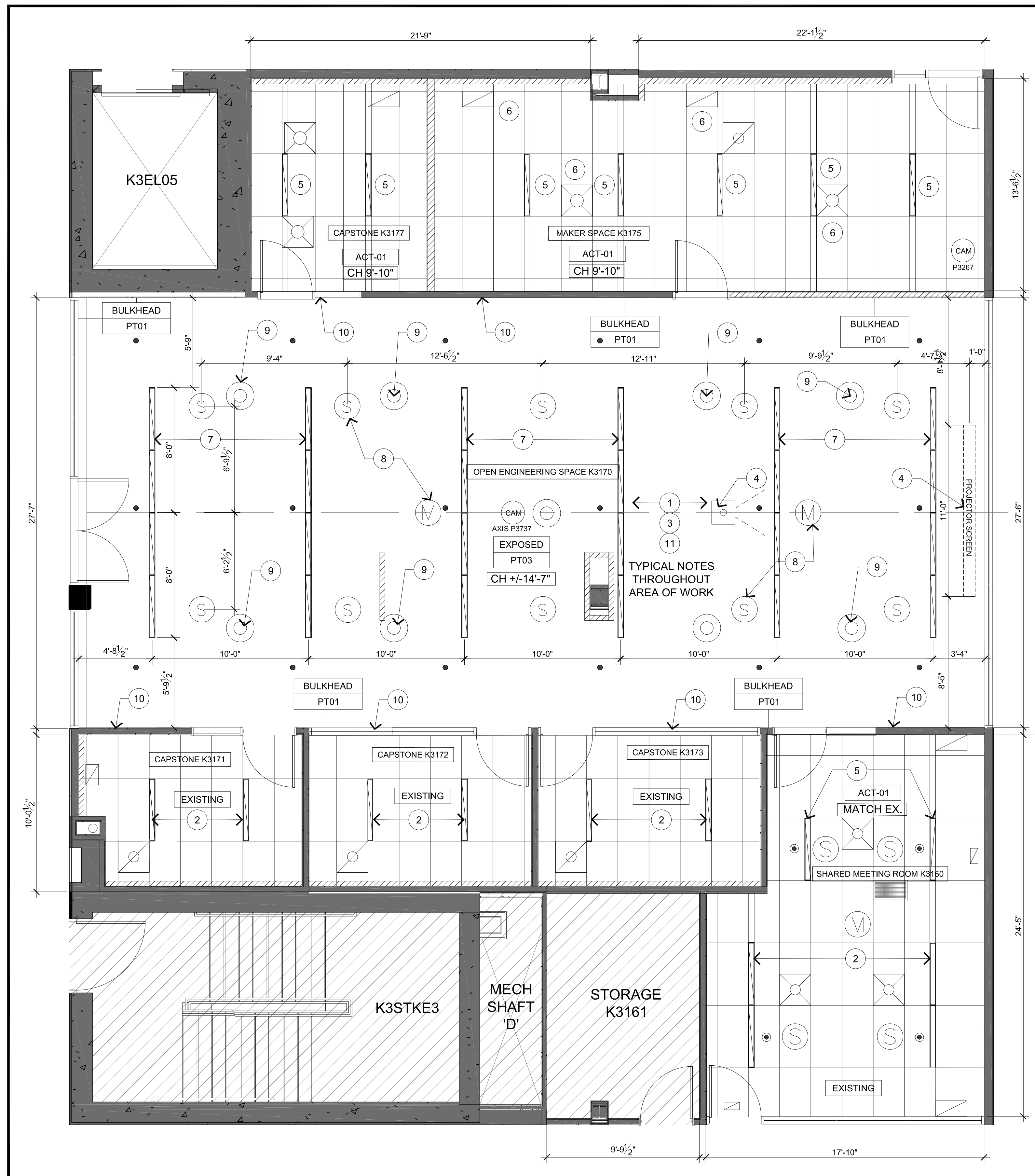


**PROPOSED
PARTITIONS AND
DOORS
CONSTRUCTION
FLOOR PLAN**



31 PLYMBOURGE CRESCENT, TORONTO, ON M2P 1P4
TEL: 416-414-7000
EMAIL: DIANAG@ARTIFACTDEVELOPMENT.CA

SCALE	PROJECT
AS INDICATED	23044
DATE	04/12/2024
DRAWN BY	DX
CHECKED BY	DS
	A-200



CONSTRUCTION RCP NOTES:

- 1 EXISTING GYPSUM CEILING BULKHEADS THROUGHOUT AREA OF WORK TO BE PATCHED, REPAIRED AND MAKE READY TO RECEIVE NEW PAINT FINISH. PERIMETER WALLS ALONG OPEN ENGINEERING SPACE TO BE RE-FRAMED AND EXTENDED TO UNDERSIDE OF EXISTING DECK TO SUIT NEW OPEN CEILING.
- 2 ALL EXISTING LIGHT FIXTURES BEING REUSED TO BE CLEANED AND RE-LAMPED, AS REQUIRED.
- 3 ALL CEILING FIXTURES TO BE LOCATED ON THE CEILING TILES ARE TO BE CENTERED ON TILE UNLESS DIMENSIONED OTHERWISE (GENERAL NOTE, TYPICAL FOR ALL AREAS)
- 4 GC TO INSTALL ENGINEERED UNISTRUT, HANGING RODS, MOUNTING BRACKET AND HARDWARE FOR CEILING-MOUNTED PROJECTOR AND PROJECTION SCREEN. REFER TO AV DRAWINGS FOR DETAILS. SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR UNISTRUT SUPPORTS
- 5 REINSTALL EXISTING LIGHT FIXTURES WITHIN NEW CEILING LAYOUT, RELAMP ALL EXISTING FIXTURES AS REQUIRED
- 6 REINSTALL EXISTING DIFFUSERS AS OUTLINED IN MECHANICAL DRAWINGS
- 7 NEW LINEAR LIGHTS SUSPENDED FROM ENGINEERED UNISTRUT. SUBMIT SIGNED AND SEALED SHOP DRAWINGS
- 8 REFER TO AV DRAWINGS FOR DETAILED SCOPE RELATED TO AUDIO EQUIPMENT
- 9 NEW DIFFUSERS. REFER TO MECHANICAL DRAWINGS
- 10 PERIMETER WALLS TO BE RE-FRAMED AND EXTENDED TO THE U/S OF THE DECK, AND REFINISHED ON EXPOSED SIDE.
- 11 REFER TO ELECTRICAL AND AV DRAWINGS FOR SECURITY REQUIREMENTS

CEILING FINISH SCHEDULE

KEY	MATERIAL	MANUFACTURER/CAT. #	NOTES
PT-01	PAINT FINISH - BULKHEADS	"COTTON BALLS 2145-70" BY BENJAMIN MOORE, EGG SHELL, LATEX G3 FINISH	GC TO APPLY FULL PRIMER COAT BEFORE PAINTING
PT-03	PAINT FINISH - OPEN DECK	"COTTON BALLS 2145-70" BY BENJAMIN MOORE, EGG SHELL, LATEX G3 FINISH	GC TO APPLY FULL SEALER COAT OVER CONCRETE AND SPRAY FIRE PROOFING BEFORE PAINTING
ACT01	ACOUSTICAL CEILING TILE AND T-BAR	CEILING TILE SPEC: USG MARS HIGH-NRC ACOUSTIC PANELS, SIZE: 2'-0" X 4'-0" T-BAR SPEC: MATCH EXISTING (SITE VERIFY DURING TENDER) STANDARD WHITE	GC TO SUPPLY AND INSTALL NEW GRID WHERE NOTED AS ACT-01. SITE VERIFY EXISTING SPEC. EXISTING CEILING TILES TO BE SALVAGED AND REINSTALLED BY GC

NEW EXHAUST PROVISION (NOT SHOWN ON ARCHITECTURAL PLANS):

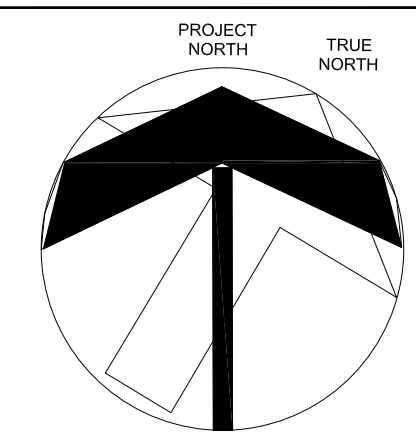
REFER TO MECHANICAL DRAWINGS FOR NEW EXHAUST DUCTING REQUIREMENTS AND ROOFTOP EXHAUST FAN.

GC AND MECHANICAL BIDDERS SHALL REVIEW DUCT ROUTING TO VERTICAL DUCT RISER LOCATION NEARBY DURING MANDATORY TENDER SITE VISIT, CONFIRM CONDITIONS WITHIN VERTICAL RISER (TWO STOREYS PLUS PENTHOUSE).

GC SHALL CUT BACK A MINIMUM OF 400mm OF EXISTING ROOFING AROUND LOCATION OF NEW EXHAUST FAN TO ACCOMMODATE PROPER TIE INS OF NEW CURBS INTO EXISTING ROOF. GC TO ENSURE REINSTATEMENT OF ROOFING IS WATERTIGHT AND SECURE UPON COMPLETION OF WORK.

GC SHALL REINSTATE AND MAKE GOOD ALL INTERIOR FINISHES INCLUDING PARTITIONS AND CEILINGS DAMAGED AS A RESULT OF NEW DUCTWORK INSTALLATION AND REINSTATE SMOKE SEAL ALONG ALL PENETRATIONS.

1 PROPOSED REFLECTED CEILING PLAN
A-200 SCALE: 1/4" = 1'-0"



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
4	ISSUED FOR BUILDING PERMIT	04/05/2024
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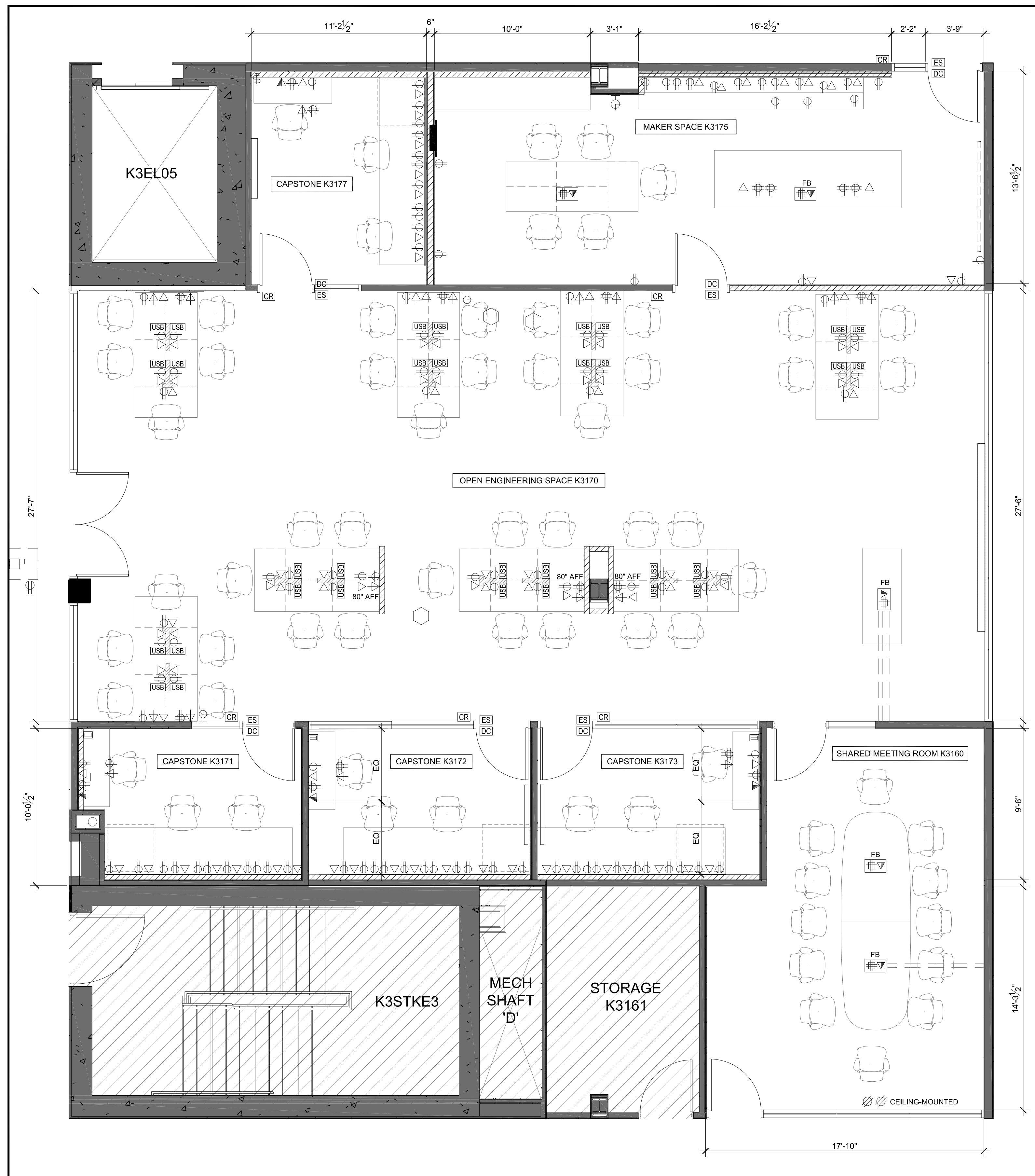


PROPOSED REFLECTED CEILING PLAN



31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4
TEL: 416-414-7000
EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA

SCALE	PROJECT
AS INDICATED	23044
DATE	04/12/2024
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CHECKED BY	DS
	A-201

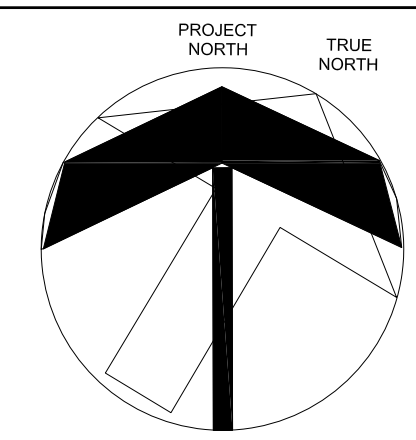


- ELECTRICAL & POWER NOTES:**
- SEE ELEVATIONS, PLANS AND FURNITURE SPECS (TO BE CONFIRMED BY OWNER) FOR COORDINATION OUTLET, DATA JACKS AND J-BOX LOCATIONS
 - ALL WALL OUTLETS TO BE AT 18IN ABOVE FINISHED FLOOR, UNLESS OTHERWISE SPECIFIED IN DRAWINGS
 - ALL FLOOR OUTLET LOCATION TO BE COORDINATED ON FIELD WITH OWNER AND ARCHITECT
 - GC TO COORDINATE ALL WORK FOR ALL MANDATORY SUB-TRADES AND VENDOR REQUIREMENTS
 - ALL ELECTRICAL, FIRE ALARM AND VOICE/DATA WORK TO COMPLY WITH ALL LOCAL CODE REQUIREMENTS
 - REFER TO ELECTRICAL AND A/V DRAWINGS FOR REPLACEMENT OF EXISTING DEVICES. REPLACE FACEPLATES WITH NEW
 - SEE ELECTRICAL ENGINEER SET OF DRAWINGS FOR ADDITIONAL INFORMATION
 - GC TO PROVIDE NEW JUNCTION BOX MOUNTED ABOVE DESKING AS NEEDED. ALL CONNECTIONS CONCEALED FROM VIEW. DRIVER TO BE LOCATED INSIDE CEILING.
 - FLOOR OUTLET TO FEEDING FIXTURES IN FREESTANDING FURNITURE TO BE FIELD LOCATED WITH ARCHITECT. EXACT LOCATION TO BE DECIDED ON SITE. FLOOR OUTLET TO BE CONTROLLED BY SEPARATE CIRCUIT.
 - GC TO RUN ALL LOW VOLTAGE AND HIGH VOLTAGE CABLES INTO CONDUIT. ORGANIZE WIRING WITHIN CEILING.

POWER + DATA LEGEND

SYMBOL	DESCRIPTION
	ELECTRICAL DIRECT CONNECTION
	SYSTEMS FURNITURE CONNECTION POINT
	ELECTRICAL PANEL FLUSH MOUNTED
	DUPLEX RECEPTACLE - WALL MOUNTED
	DUPLEX RECEPTACLE - WALL MOUNTED ON EMERGENCY CIRCUIT
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	SINGLE RECEPTACLE - WALL MOUNTED
	QUAD RECEPTACLE - WALL MOUNTED
	COUNTERTOP DUPLEX RECEPTACLE - WALL MOUNTED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	DUPLEX RECEPTACLE - CEILING MOUNTED
	COMBINATION DATA OUTLET AND DUPLEX RECEPTACLE
	COMBINATION DATA/VOICE OUTLET AND DUPLEX RECEPTACLE
	COMBINATION DATA/VOICE OUTLET AND TWO DUPLEX RECEPTACLES
	WIRE RACEWAY
	DATA OUTLET
	VOICE OUTLET
	COMBINATION VOICE/DATA OUTLET
	SECURITY CAMERA - PROVIDE 1x1" C COMPLETE WITH PULL STRING TO I.T. RACK.
	KEY PAD
	CARD READER
	DOOR CONTACT
	ELECTRIC STRIKE
	REQUEST-TO-EXIT SENSOR
	USB PORT
	PUSH BUTTON
	2 - GANG MUDRING FOR (FLAT PANEL DISPLAY)
	2 - GANG MUDRING

1 PROPOSED MILLWORK AND FURNITURE PLAN
A-300 SCALE: 1/4" = 1'-0"



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
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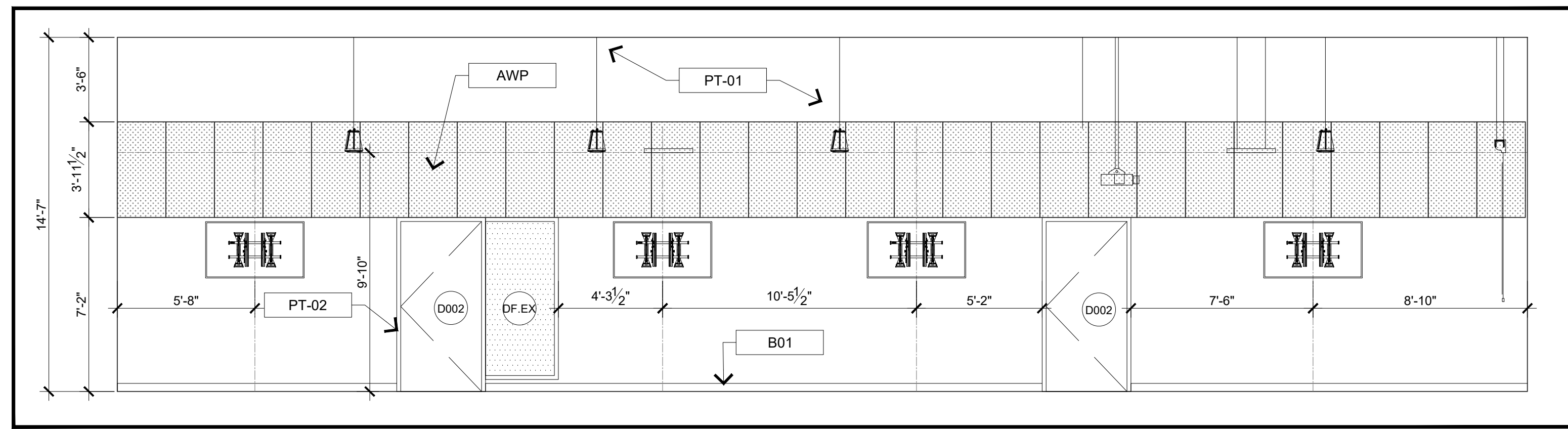


**PROPOSED
POWER AND
DATA PLAN**

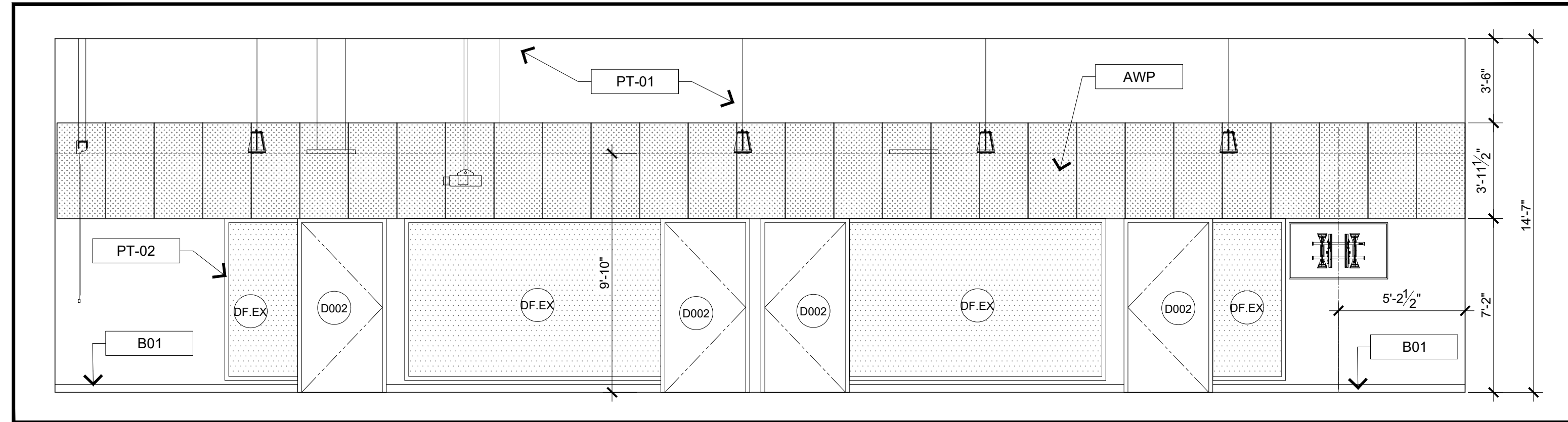


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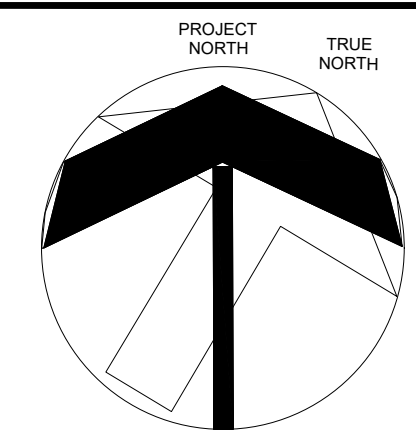
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AS INDICATED	23044
DATE	04/12/2024
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CHECKED BY	DS
	A-300



1 INTERIOR ELEVATION
A-301 SCALE: 1/4" = 1'-0"



2 INTERIOR ELEVATION
A-301 SCALE: 1/4" = 1'-0"



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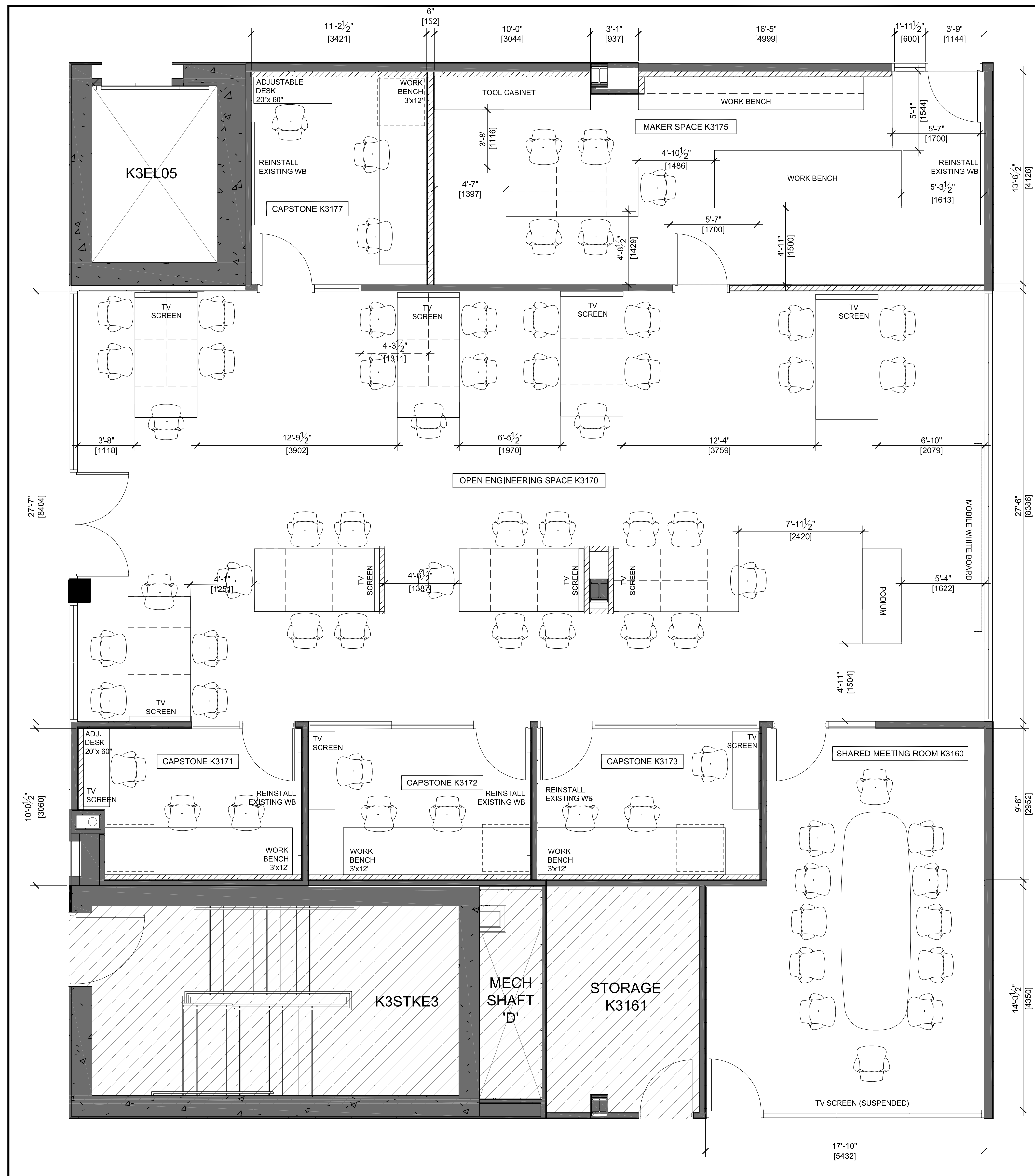
Seneca

PROPOSED
INTERIOR
ELEVATION

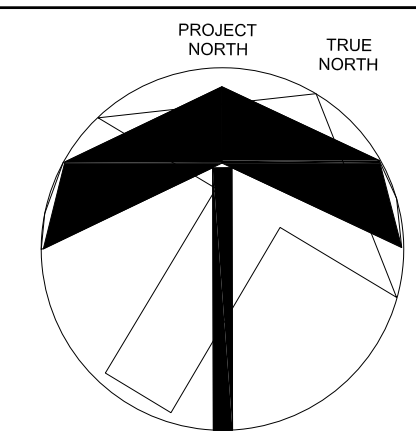


31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4
TEL: 416-414-7095
EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA

SCALE AS INDICATED	PROJECT
DATE	23044
DRAWN BY	DRAWING
CHECKED BY	A-301



1 PROPOSED FURNITURE PLAN
A-400 SCALE: 1/4" = 1'-0"



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
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**PROPOSED
FURNITURE &
FIXTURING
PLAN**



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