



CONTACT: **DIANA SALERNO**

ARTIFACT DESIGN + DEVELOPMENT 31 PLYMBRIDGE CRESCENT TORONTO, ON M2P1P4 E: diana@artifactdevelopment.ca T: (416) 414-7095

ARCHITECTURAL DRAWINGS

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

DEMOLITION REFLECTED CEILING PLAN

PROPOSED PARTITION & DOORS CONSTRUCTION PLAN

PROPOSED REFLECTED CEILING PLAN A-202 PROPOSED INTERIOR FINISHES PLAN

PROPOSED POWER AND DATA PLAN

A-400 PROPOSED FURNITURE PLAN



HAMMERSCHLAG & JOFFE INC. 43 LESMILL ROAD TORONTO, ON M3B 2T8 : dan.joffe@hamjof.com (416) 444-9263 x 222 M: (416) 346-0885

MECHANICAL DRAWINGS

SCHEDULES

SPECIFICATIONS

SPECIFICATIONS

MECHANICAL FLOOR PLAN - PD MECHANICAL FLOOR PLAN - HVAC

MECHANICAL FLOOR PLAN - FP

MECHANICAL DEMOLITION FLOOR PLAN - PD MECHANICAL DEMOLITION FLOOR PLAN - HVAC

M102 MECHANICAL DEMOLITION FLOOR PLAN - FP

HAMMERSCHLAG + JOFFE INC. CONTACT: FILIP IVANOVSKI HAMMERSCHLAG & JOFFE INC. 43 LESMILL ROAD TORONTO, ON M3B 2T8 E: filip.ivanovski@hamjof.com

ELECTRICAL DRAWINGS

ELECTRICAL SPECIFICATIONS

T: 416-444-9263 x 241

ELECTRICAL LEGEND AND GENERAL NOTES

ELECTRICAL LINE DIAGRAM AND PANELS SCHEDULE FLOOR PLAN ELECTRICAL LAYOUT - DEMOLITION

FLOOR PLAN - POWER LAYOUT

FLOOR PLAN - LIGHTING LAYOUT

ELECTRICAL DETAILS



PAT GALARDO

100 SHEPPARD AVENUE EAST TORONTO, ONTARIO M2N 6N5

COVER PAGE, DIVISION OF RESPONSIBILITY AND

AV001 3RD FLOOR AV DEVICE FLOOR PLAN AND RCP

AV103C 3RD FLOOR AV DEMO PLAN

AV301 AV RISER DIAGRAM

AV400 AV DETAILS

AV401 AV DETAILS

SMITH + ANDERSEN E: pat.galardo@smithandandersen.com

AUDIO + VISUAL DRAWINGS

AV200 AV ELEVATIONS

AV201 AV ELEVATIONS

AV300 AV CONDUIT NOTES

MANDATORY SUB-TRADES

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

416-476-8325 ISAAC.L@XRADAR.CA

NETWORK WIRIING - TELECOM BY DESIGN (TBD) JAMES PATARAN

647-465-1404 jpataran@telecombydesign.ca Tel: 416-244-2525

Service@telecombydesign.ca

SECURITY CAMERAS 3D NETWORK DEVON PRASAD 416-522-3689

905-861-9082 EXT 222 DPRASAD@3DNETWORKTECHNOLOGY.COM

CARD READER PALADIN TECHNOLOGY

> 416-992-1017 KRISTMAN@PALADINTECHNOLOGIES.COM

TYCO INTEGRATED FIRE & SECURITY MELISSA MAY

905-212-4607, CELL 905-301-3913 MELISSA.MAY@ICI.COM

RAFAEL EVANGELISTA SALEX LIGHTING AGENCY REVANGELISTA@SALEX.CA 647-220-8077

ROBERT SIMPSON LEGRAND SUPPLIER ROBERT.SIMPSON@LEGRAND.COM

THERMOSTAT - HONEYWELL MOISES.ASENCIO@HONEYWELL.COM

AYUSH SAXENA AYUSH.SAZENA@HONEYWELL.COM 416-892-0595

AUDIO VISUAL BRANCH AUDIO VISUAL

BORIS DRMANIC DIRECTOR OF BUSINESS DEVELOPMENT BORIS.D@BRANCHAV.COM

JAMES GINTHER DIRECTOR OF SALES

OECM@AVISPL.COM

MATRIX VIDEO COMMUNICATIONS TORONTO BRANCH MANAGER & SALES ACCOUNT

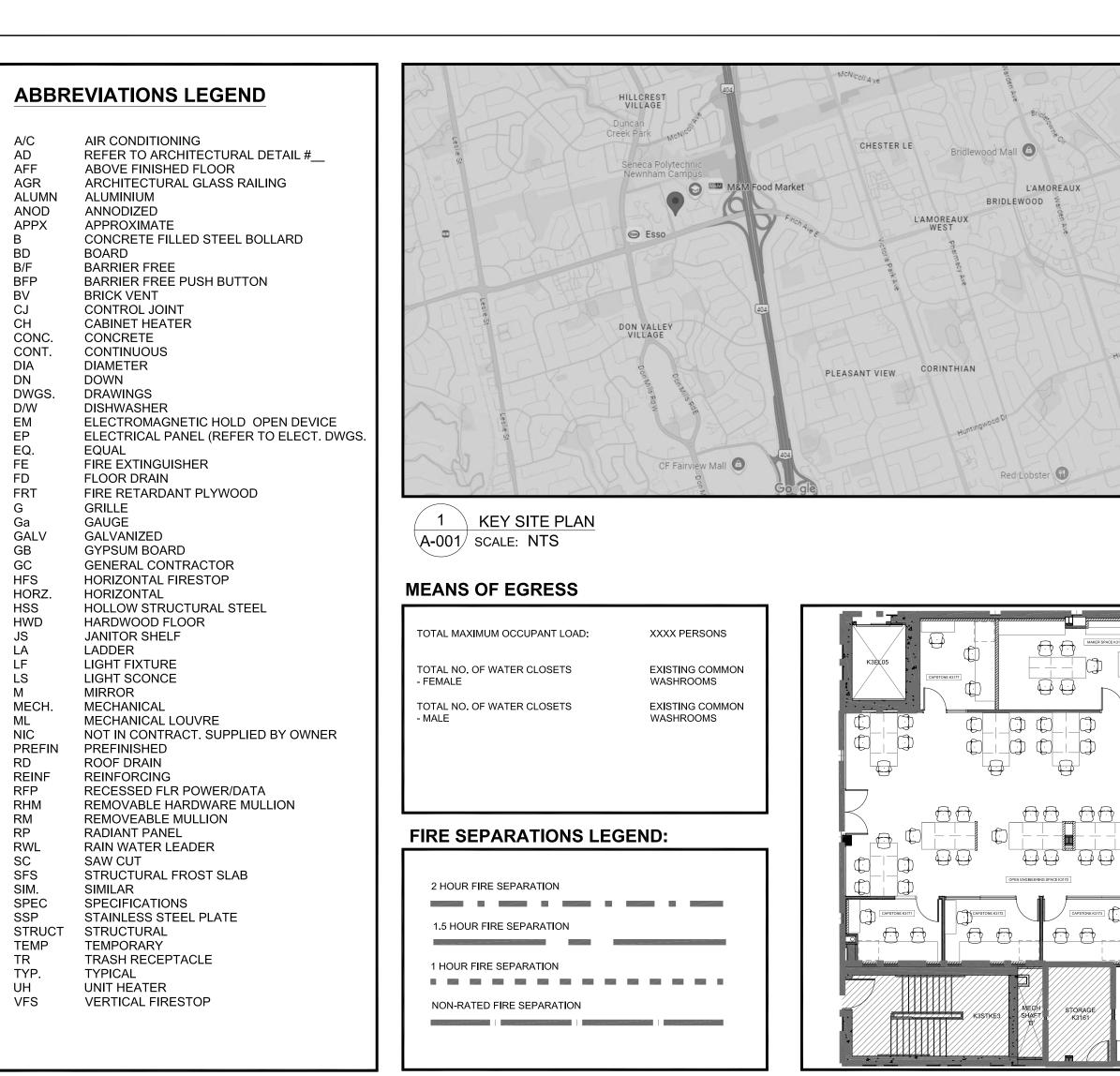
MMOORE@MVCC.CA

Seneca

RENOVATION TO SENECA ENGINEERING LAB NH K3170

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

ISSUED FOR TENDER - APRIL 12, 2024



ARCHITECTURAL LEGEND

EXISTING PARTITION TO REMAIN

TO BE DEMOLISHED

LEASE LINE

NEW DOOR

SECTION NUMBER

— ELEVATION NUMBER — SHEET NUMBER

— DETAIL NUMBER

- SHEET NUMBER

DOOR NUMBER

-ROOM NUMBER

REFERENCE

WALL TYPE

FINISH TAG

MILLWORK TAG

DEMOLITION KEY NOTE

CONSTRUCTION NOTE

- SHEET NUMBER

EXISTING DOOR

N.I.C.

A-# •∕

、A-# ﴾

(##)

(##-##)

ROOM NAME -----ROOM NAME

3 TIRE SEPARATION PLAN A-001/ SCALE: 3/16"=1'- 0" 11.4.3.1. FIRM NAME: ARTIFACT DESIGN + DEVELOPMENT 11.08 Existing Building Change in Major Occupancy: ☐ Yes X Not applicable 11.14 Compensating X No **CERTIFICATE OF PRACTICE NUMBER: 6689** (no change of major occupancy) 11.4.3.2. X No ☐ Yes _(Describe) Structural: T 11.2.1.1A Construction Index: 11.4.3.3. **ARTIFACT DESIGN + DEVELOPMENT** Increase in occupant load: 31 PLYMBRIDGE CRESCENT T 11.2.1.1B to N Hazard Index: 11.4.3.4. Change of major occupancy: TORONTO, ONTARIO 4.2.1.(3) 11.4.3.5. 🗶 Normal X No ☐ Yes _(Describe) Importance Category Tel: 416-414-7095 5.2.2.1.(2) □ Post-disaster Email: diana@artifactdevelopment.com 11.4.3.6. X No ☐ Yes (Describe) Sewage systems: 11.09 Renovation type: X Basic Renovation □ Extensive Renovation 11.3.3.1 Extension of combustible NAME OF PROJECT: RENOVATION OF ENGINEERING LAB K3170 11.4.3.7. X No ☐ Yes _(Describe)_ construction: 11.3.3.2. LOCATION: 1750 FINCH AVENUE EAST, BUILDING K, TORONTO, ONTARIO 11.15 Compliance Alternatives 11.5.1. Floor Level/Area Occupant Load 3.1.17. Occupancy 11.10 Occupant Load (Persons) Proposed: **DATE:** APRIL 5, 2024 ROOM K3170 - 288m2 GROUP A2 NO CHANGE TO EXISTING ONTARIO BUILDING CODE MATRIX Building code 11.16 Notes: PART 11 - RENOVATION TO EXISTING BUILDING Reference 11.5.1. 11.00 Building Code ONTARIO BUILDING CODE Last Amendement <u>DECEMBER 2017</u> Insert additional lines as needed 11.01 Project Type: $\hfill \square$ Addition and renovation [A]1.1.2. 3.7.4. \square Change of use 11.11 Plumbing Fixture Description: INTERIOR ALTERATIONS OF EXISTING CLASSROOM Floor Level/Area 3.1.2.1.(1) 11.02 Major Occupancy NO NEW FIXTURES EXIST **GROUP A2** CLASSROOM Classification: 3.2.2.7 11.03 Superimposed Major No 11.04 Building Area (m²) [A]1.4.1.2. Insert additional lines as needed EXISTING UNCHANGED EXISTING N/A 11.12 Barrier-free Design: X Yes 11.3.3.2.(2) 11.4.2.1. ☐ Yes 11 13 Reduction in Structural: Performance Level: 11.4.2.2. ☐ Yes By Increase in occupant load: Total: <u>EXISTING N/A</u> <u>EXISTING</u> 11.4.2.3. ☐ Yes By change of major occupancy: 11.4.2.4. ☐ Yes [A] 1.4.1.2. & 11.05 Building Height Storeys above grade (m) Above grade 11.4.2.5. ☐ Yes Sewage-systems: Storeys below grade 11.4.2.6. Extension of combustible ☐ Yes 3.2.2.10 & 3.2.5. 11.06 Number of Streets/ Firefighter access

STUDY SIZE OF STUDY SIZE OF SI

MECHANICAL DUGT-SPACE

K3CR01

OPEN TO BELOW

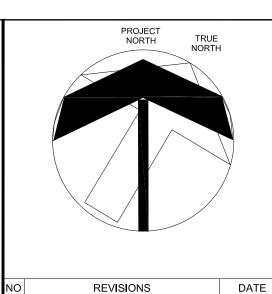
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A-001 SCALE: NTS

GOOD STANS TO COMPANY OF THE PROPERTY OF THE P

2 KEY LOCATION PLAN - THIRD FLOOR



COMPUTER LAS

K3240

MOTION TO THE STATE OF THE STAT

AREA OF WORK - ENGINEERING LAB K3170

288 SQ.M. (3,100 SQ.FT.)

5	ISSUED FOR TENDER	04/12/20
4	ISSUED FOR BUILDING PERMIT	04/05/20
3	RE-ISSUED FOR COORDINATION	03/22/20
2	RE-ISSUED FOR COORDINATION	03/12/20
1	ISSUED FOR COORDINATION	02/26/20
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

Seneca

KEY PLANS, OBC MATRIX AND SCHEDULES

ARTIFACT
DESIGN + DEVELOPMENT

31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4

TEL: 416-414-7095

EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA

DATE

04/12/2024

DRAWN BY

CHECKED BY

DX

CHECKED BY

DROJECT

23044

DRAWING

A-001

4 OBC MATRIX A-001 SCALE: NTS

11.07 Building Size

🛚 Large

☐ Medium

□ > Large

T.11.2.1.1.B.-N.

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
- 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 OFDISCREPANCIES 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 INTERRUPTION 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
- 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
- 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:

- 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
 - 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
- 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
- DESIGNER TO FORWARD SAMPLE OF ALL APPROVED MATERIALS & FINISHES TO OWNER PROJECT MANAGER FOR
- 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.
- 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.
- C. 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
- 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.

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 AUTHORITIES HAVING JURISDICTION. C. 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.
- 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. F. 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. CONTRACTOR SHALL COORDINATE WITH MILLWORK CONTRACTOR FOR
- 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

05110 AND DRAWING REQUIREMENTS.

- AND DRAWING REQUIREMENTS. TEST STRUCTURAL STEEL IN ACCORDANCE WITH SECTION

SECTION 01500 - TEMPORARY FACILITIES AND CONTROLS/ IF REQUIRED

- 1.1 PROVIDE TEMPORARY FACILITIES AND CONTROLS AS SHOWN AND
- 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
- 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
- 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: 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. 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 CONTACT 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.
 - ALL BARRICADES SHOULD BE CONSTRUCTED WITH A SMOOTH FINISH, FROM GROUND LEVEL TO TOP, TO ACCEPT OWNER INSTALLED VINYL GRAPHICS.
 - 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 FACSIMILE: 1. PROVIDE AND MAINTAIN A TEMPORARY FIELD OFFICE AT

AT ALL TIMES.

- THE PROJECT SITE DURING PROGRESS OF THE WORK. MAINTAIN COPIES OF PERMITS, APPROVED SHOP DRAWINGS, SPECIFICATIONS, ADDENDA AND RECORD DOCUMENTS ON SITE
- 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

PROVIDE AND MAINTAIN ALL NECESSARY SAFETY PROVISIONS FOR PROTECTION AND SAFETY OF THE PROJECT WORK,

- WORKERS AND GENERAL PUBLIC. 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. 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

- 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.
- 2. 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 OWNER FROM THE SITE. CONTRACTOR IS TO SUPPLY 1 (ONE) EMPTY 30 YARD DUMPSTER FOR THE SOLE USE OF THE OWNERS STORE OPERATIONS AT THE TIME OF TURNOVER UNLESS DIRECTED OTHERWISE.
- 1. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS AND OTHER SIMILAR CLOSED OR REMOTE SPACES PRIOR TO COVERING OR ENCLOSING THE SPACE.
- 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.
- CLEANING OPERATIONS SHALL BE ACCEPTABLE TO THE OWNER'S CONSTRUCTION MANAGER.
- 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"
- 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:
- CONTRACT TIME 1. THE INDICATED "STANDARD" CANNOT RECEIVE NECESSARY APPROVAL BY THE GOVERNING AUTHORITY.

A. THE INDICATED "STANDARD" CANNOT BE PROVIDED WITHIN THE

- 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. 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. 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

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
- 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
- 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

- 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 STAINS, SPILLS AND 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 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,

AREOWNERS 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.

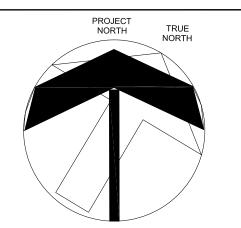
1.5 CONTRACT CLOSEOUT:

TURNOVER MANUAL)

TO BE SUBMITTED WITHIN 30 DAYS OF TURNOVER THE FOLLOWING ITEMS NEED TO BE INCLUDED IN THE CLOSEOUT PACKAGE TO THE OWNER AT PROJECT

- 1. CONTRACTOR SIGNED FINAL PAY APP WITH CONTINUATION SHEETS (SIGNED WITH
- 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
- 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
- CONTRACTOR CONTACT INFORMATION

- LIST OF SUBCONTRACTORS (TRADE, COMPANY NAME, CONTACT NAME, PHONE #)



REVISIONS	DATE
ISSUED FOR TENDER	04/12/2024
ISSUED FOR BUILDING PERMIT	04/05/2024
RE-ISSUED FOR COORDINATION	03/22/2024
RE-ISSUED FOR COORDINATION	03/12/2024
ISSUED FOR COORDINATION	02/26/2024
ISSUED	DATE
	ISSUED FOR TENDER ISSUED FOR BUILDING PERMIT RE-ISSUED FOR COORDINATION RE-ISSUED FOR COORDINATION ISSUED FOR COORDINATION

Certificate of Practice: 6689

RAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUS

CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF

O THE CONSULTANTS BEFORE PROCEEDING WITH THE

ORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE

ONSULTANTS.

WORK. THE USE OF THIS DRAWING OR PART THEREOF IS

SENECA **ENGINEERING LAB AT NH K3170**

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

Seneca

GENERAL **SPECIFICATIONS**



EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA PROJECT AS INDICATED

04/12/2024 PRAWN BY CHECKED BY

1. TESTING CORING/TRENCHING

- A. CONTRACTOR TO OBTAIN OWNERS APPROVAL FOR ANY CORING
- REQUIRED PRIOR TO COMMENCEMENT OF WORK. B. 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).
- C. NO CORING ALLOWED THROUGH BEAMS OR SLAB BANDS.

2. TESTING MOISTURE

- A. 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.
- B. 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 CONSULTANT AND CONTRACTOR.
- C. ALL SUBMITTALS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF SECTION 01300.

3. TESTING LEVEL

- A. AT START OF CONSTRUCTION, CONTRACTOR TO TEST FLOOR FOR LEVEL. MINIMUM REQUIRED LEVEL FOR INSTALLATION OF OWNER FLOOR FINISHES (EXCLUDING BOH 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. B. 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)

- A. 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.
- B. 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.
- C. ANY WEAK UPPER LAYERS OF CONCRETE MUST BE REMOVED AND THE RESULTING SUBSTRATE MUST THEN BE PRIMED.
- D. FILL IN ANY DEEP DEPRESSIONS, HOLES, CRACKS WITH AN APPROPRIATE CONCRETE RESTORATION MATERIAL, SUCH AS MAPEI MAPECEM QUICKPATCH.
- E. PRIME PREPARED SURFACE WITH APPROPRIATE PRIMER, MAPEI PRIMER L IS
- RECOMMENDED. BEFORE APPLYING MAPEI ULTRAPLAN EASY. F. 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

- A. FINISHED FLOOR SHOULD BE FLAT AND FREE OF ANY HIGH SPOTS, ENSURE ENOUGH MATERIAL IS APPLIED TO PROVIDE THIS RESULT.
- B. TYPICAL DRYING TIME IS 3 HOURS FOR HORIZONTAL SURFACES. C. FLOORS ARE READY FOR THE APPLICATION OF THE TILE OR WOOD TYPICALLY AFTER 4 HOURS FROM COMPLETION OF INSTALLATION.
- D. 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.
- E. CLEAN-UP 1. USE WATER TO CLEAN TOOLS AND EQUIPMENT.

1.6 EXPOSED CONCRETE

A. 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
- B. TEMPLATES: FOR ANCHORS & BOLTS

PART 2 - MATERIALS

2.1 STEEL FRAMING

- A. 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.
- B. OPEN-WEB, TRIANGULAR SECTION STEEL STUD (DESIGNED TO MINIMIZE THERMAL BRIDGING)

2.2 RELATED MATERIALS

- A. FASTENERS: PROVIDE SCREWS AS RECOMMENDED BY MANUFACTURER. TO FACILITATE DISMANTLING, THE USE OF NAILS IS NOT RECOMMENDED.
- B. 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.
- 2. RIGID FOAM SHEETS APPLIED TO EXTERIOR OF FRAMING ASSEMBLY:

a. EXPANDED POLYSTYRENE FOAM

b. EXTRUDED POLYSTYRENE FOAM (MADE WITH OZONE-DEPLETING BLOWING AGENTS) POLYISOCYANURATE FOAMS EXPANDED WITH

HYDROCARBONS RATHER THAN HCFCS

3.1 INSTALLATION

- A. 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.
- 1. 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 ABRADE SURFACES OF EXTERIOR UNITS THAT HAVE BEEN HOT-DIP GALVANIZED AFTER FABRICATION.
- 2. PROVIDE ANCHORAGE DEVICES AND FASTENERS WHERE METAL FABRICATIONS ARE REQUIRED TO BE FASTENED TO IN-PLACE CONSTRUCTION.
- B. TOUCH UP SURFACES AND FINISHES AFTER ERECTION. GALVANIZED SURFACES: CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS AND REPAIR GALVANIZING TO COMPLY WITH ASTMA 780.

DIVISION 6 - WOOD AND PLASTICS

SECTION 06210 - FINISH CARPENTRY AND

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

PART 1 - GENERAL

- A. PRODUCT DATA: FOR EACH TYPE OF PROCESS AND FACTORY-FABRICATED PRODUCT.
 - 1. 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

C. PANELING:

1. PLYWOOD:

D. VENEER PANELS:

2.2 CASEWORK

2. VENEERS

2. PLYWOOD

PART 3 - EXECUTION

INDICATED.

FOLLOWING:

SECTION 08200 - DOORS

3.2 PROTECTION

3.1 INSTALLATION, GENERAL

OTHER CONSTRUCTION.

UNLESS OTHERWISE INDICATED.

B. SYNTHETIC CAST SLABS:

a. BAMBOO

b. PLYWOOD

A. CARCASSES AND SUBSTRATES:

C. TILE: SEE SECTION 09300 - TILE

2.4 MISCELLANEOUS MATERIALS

1. MEDIUM-DENSITY FIBERBOARD

3. SOLID DIMENSIONAL LUMBER

1. CAST, LIGHTWEIGHT MATERIAL

2. CAST, TERRAZZO-LIKE MATERIAL

a. MDF

2.1 INTERIOR MILLWORK

- A. WOOD USED FOR TRIM AND DECORATIVE COMPONENTS SHALL BE FIRST CLASS TRIM STOCK, FREE OF ANY BLEMISH WHICH WILL BE EVIDENT AFTER FINISHING.
- B. BASE, CASING, TRIM, INTERIOR RAIL AND WALL CAPS, AND MISCELLANEOUS MILLWORK: 1. MATERIALS SUITABLE FOR CLEAR FINISH:

c. SALVAGED, REMILLED LUMBER

2. MATERIALS SUITABLE FOR OPAQUE FINISH:

c. FACE VENEERS OVER MDF CORE

a. SOLID DIMENSIONAL LUMBER b. LAMINATED BAMBOO

a. MEDIUM-DENSITY FIBERBOARD (MDF): PRE-PRIMED

1. INTERIOR WOODWORK AND MILLWORK: FS MMM-A-125C, TYPE

TYPE FOR LAMINATED AND FINGER-JOINTED MEMBERS,

2. EXTERIOR MILLWORK: ANSI/HPMA HP 1983, TYPE I, AIR-CURE

A. 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.

CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE

ANCHORING AND FASTENING AS INDICATED, COMPLYING WITH THE

LOCATE FURRING, NAILERS, BLOCKING, GROUNDS, AND SIMILAR

SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING

FRAMING STANDARD: COMPLY WITH AF&PA'S "DETAILS FOR

C. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS,

SURFACES OF PRESERVATIVE-TREATED LUMBER.

E. SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY

1. TABLE 2304.9.1, "FASTENING SCHEDULE," IN ICC'S

INTERNATIONAL BUILDING CODE.

COMPLY WITH EPA-REGISTERED LABEL.

DIVISION 8 - DOORS, WINDOWS, AND MIRRORS

THIS SECTION AS IF FULLY REPEATED HEREIN.

D. COMPLY WITH AWPA M4 FOR APPLYING FIELD TREATMENT TO CUT

F. PROTECT WOOD THAT HAS BEEN TREATED WITH INORGANIC BORON

(SBX) FROM WEATHER. IF, DESPITE PROTECTION, INORGANIC

DIVISION 1, GENERAL REQUIREMENTS, ARE HEREBY MADE A PART OF

BORON-TREATED WOOD BECOMES WET, APPLY EPA-REGISTERED

BORATE TREATMENT. APPLY BORATE SOLUTION BY SPRAYING TO

WATERPROOF TYPE. USE ASTM D3110, WET-USE TYPE FOR

CERTIFIED IN ACCORDANCE WITH ASTM C557

b. WATER-BASED CONSTRUCTION ADHESIVE

LAMINATED AND FINGER-JOINTED MEMBERS.

a. WATER-BASED CONTACT CEMENT

II, WATER- AND MOLD-RESISTANT. USE ASTM D3110, DRY-USE

ANTIFREEZING AGENTS. 2. FLOOR ANCHORS: PROVIDE FLOOR ANCHORS FOR EACH JAMB THAT EXTENDS TO FLOOR, AND SECURE WITH POST INSTALLED EXPANSION ANCHORS.

PART 1 - GENERAL

1.2 INDOOR AIR QUALITY

SENSITIVITIES

PART 2 PRODUCTS

A. INTERIOR GLUES OFTEN CONTAIN UREA-FORMALDEHYDE. DO

B. MACHINING PLASTIC PRODUCTS PRODUCES HAZARDOUS DUST.

PROTECT SURROUNDING AREAS FROM DUST. WEAR

A. WOOD DOORS AND FRAMES SHALL MEET ALL APPLICABLE

"QUALITY STANDARDS" AND "NATIONAL WOODWORK

a. MEDIUM-DENSITY FIBERBOARD

A. HOLLOW METAL FRAMES: COMPLY WITH ANSI/SDI A250.11

FRAMES ACCORDING TO NFPA 80.

PROPERLY SET AND SECURED.

1. 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

b. WHERE FRAMES ARE FABRICATED IN SECTIONS BECAUSE

APPROVED LOCATIONS BY WELDING FACE JOINT

OF SHIPPING OR HANDLING LIMITATIONS, FIELD SPLICE AT

CONTINUOUSLY; GRIND, FILL, DRESS, AND MAKE SPLICE

SMOOTH, FLUSH, AND INVISIBLE ON EXPOSED FACES.

a. AT FIRE-PROTECTION-RATED OPENINGS, INSTALL

c. INSTALL DOOR SILENCERS IN FRAMES BEFORE

d. REMOVE TEMPORARY BRACES NECESSARY FOR

INSTALLATION ONLY AFTER FRAMES HAVE BEEN

FRAMES AS WALLS ARE CONSTRUCTED. SHIM AS

FRAMES THAT ARE FILLED WITH GROUT CONTAINING

e. CHECK PLUMBNESS, SQUARENESS, AND TWIST OF

NECESSARY TO COMPLY WITH INSTALLATION

f. FIELD APPLY BITUMINOUS COATING TO BACKS OF

b. SOLID OR LAMINATED WOOD

3. FINISH: FACTORY-APPLIED FINISH

REQUIREMENTS OF THE AMERICAN WOODWORK INSTITUTE

MANUFACTURERS ASSOCIATION" SPECIFICATION UNLESS

APPROPRIATE PROTECTION.

OTHERWISE SPECIFIED.

UNDAMAGED.

GROUTING.

TOLERANCES.

B. SOLID CORE WOOD:

1. VENEER

PART 3 EXECUTION

3.1 INSTALLATION

NOT USE WOOD PRODUCTS CONTAINING UREA-FORMALDEHYDE

BINDERS, OR SEAL ALL SURFACES. AROMATIC WOODS MAY OFF

GAS AND CAUSE PROBLEMS FOR INDIVIDUALS WITH CHEMICAL

- a. FLOOR ANCHORS MAY BE SET WITH POWDER-ACTUATED FASTENERS INSTEAD OF POST INSTALLED EXPANSION ANCHORS IF SO INDICATED AND APPROVED ON SHOP
- DRAWINGS. 3. 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.
- 5. 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.
- 6. 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. 8. INSTALLATION TOLERANCES: ADJUST HOLLOW METAL DOOR FRAMES FOR SQUARENESS, ALIGNMENT, TWIST, AND PLUMB TO THE FOLLOWING TOLERANCES:
- a. SQUARENESS: PLUS OR MINUS 1/16 INCH, MEASURED AT DOOR RABBET ON A LINE 90 DEGREES FROM JAMB PERPENDICULAR TO FRAME HEAD.
- b. ALIGNMENT: PLUS OR MINUS 1/16 INCH, MEASURED AT JAMBS ON A HORIZONTAL LINE PARALLEL TO PLANE OF WALL.
- c. TWIST: PLUS OR MINUS 1/16 INCH, MEASURED AT OPPOSITE FACE CORNERS OF JAMBS ON PARALLEL LINES, AND PERPENDICULAR TO PLANE OF WALL. d. PLUMBNESS: PLUS OR MINUS 1/16 INCH, MEASURED AT JAMBS AT
- B. HOLLOW METAL DOORS: FIT HOLLOW METAL DOORS ACCURATELY IN FRAMES, WITHIN CLEARANCES SPECIFIED BELOW. SHIM AS NECESSARY. 1. NON-FIRE-RATED STANDARD STEEL DOORS:
- a. JAMBS AND HEAD: 1/8 INCH PLUS OR MINUS 1/16 INCH. b. BETWEEN EDGES OF PAIRS OF DOORS: 1/8 INCH PLUS OR MINUS 1/16 INCH.
- c. BETWEEN BOTTOM OF DOOR AND TOP OF THRESHOLD: MAXIMUM 3/8 INCH. d. BETWEEN BOTTOM OF DOOR AND TOP OF FINISH FLOOR (NO
- THRESHOLD): MAXIMUM 3/4 INCH. 2. FIRE-RATED DOORS: INSTALL DOORS WITH CLEARANCES **ACCORDING TO NFPA 80**

3.2 ADJUSTING AND CLEANING

- A. FINAL ADJUSTMENTS: CHECK AND READJUST OPERATING HARDWARE ITEMS IMMEDIATELY BEFORE FINAL INSPECTION. LEAVE WORK IN COMPLETE AND PROPER OPERATING CONDITION. REMOVE AND REPLACE DEFECTIVE WORK, INCLUDING HOLLOW METAL WORK THAT IS WARPED, BOWED, OR OTHERWISE UNACCEPTABLE.
- B. IMMEDIATELY AFTER ERECTION, SAND SMOOTH RUSTED OR DAMAGED AREAS OF PRIME COAT AND APPLY TOUCH UP OF COMPATIBLE AIR-DRYING, RUST-INHIBITIVE PRIMER.

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

A. SECTION INCLUDES:

1. METAL ACCESS PANEL ASSEMBLIES. 2. SUPPLEMENTARY COMPONENTS AND ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION WHETHER OR NOT SUCH ITEMS ARE INDICATED ON THE

1.2 SECTION REQUIREMENTS

A. SUBMITTALS: PRODUCT DATA AND SHOP DRAWINGS

2.1 METAL ACCESS PANEL ASSEMBLIES

A. DESCRIPTION: NON-RATED RECESSED ACCESS DOORS WITH CONCEALED HARDWARE AND GYPSUM BOARD INLAY FOR FLUSH INSTALLATION.

DRAWINGS OR INCLUDED IN THE SPECIFICATIONS

- B. BASIS OF DESIGN MANUFACTURER: DESIGN IS BASED ON PRODUCTS MANUFACTURED BY THE FOLLOWING.
- 1. ACCESS PANEL SOLUTIONS, INC. C. ACCEPTABLE MANUFACTURERS: OTHER ACCEPTABLE SOURCES OF COMPARABLE PRODUCTS INCLUDE THE FOLLOWING.
- 1. JL INDUSTRIES. 2. KARP ASSOCIATES, INC.
- 3. MILCOR, INC. NYSTROM BUILDING PRODUCTS.
- D. 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

- 1. COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 2. 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 WELL-FITTED JOINTS; AND IN ALIGNMENT WITH ADJACENT CONSTRUCTION, WITHOUT WARPING, JOGS IN ALIGNMENT, EXCESSIVE OIL CANNING, BUCKLING, OR
- INSTALL THE WORK OF THIS SECTION AS NECESSARY FOR AN ACCURATE FIT. PERFORM REQUIRED DRILLING AND FITTING FOR A COMPLETE INSTALLATION. B. 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. a. 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

- A. GENERAL: PROVIDE ALUMINUM-FRAMED SYSTEMS, INCLUDING ANCHORAGE, CAPABLE OF WITHSTANDING, WITHOUT FAILURE, THE EFFECTS OF THE FOLLOWING:
- 1. STRUCTURAL LOADS 2. THERMAL MOVEMENTS.
- 3. 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.
- 5. FAILURE INCLUDES THE FOLLOWING: a. DEFLECTION EXCEEDING SPECIFIED LIMITS. b. THERMAL STRESSES TRANSFERRED TO BUILDING STRUCTURE. c. FRAMING MEMBERS TRANSFERRING STRESSES, INCLUDING THOSE CAUSED BY THERMAL AND STRUCTURAL MOVEMENTS,
- TO GLAZING. d. NOISE OR VIBRATION CREATED BY WIND AND THERMAL AND STRUCTURAL MOVEMENTS.
- e. LOOSENING OR WEAKENING OF FASTENERS, ATTACHMENTS, AND OTHER COMPONENTS.
- f. SEALANT FAILURE. g. FAILURE OF OPERATING UNITS TO FUNCTION PROPERLY. B. 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. C. TEMPERATURE CHANGE (RANGE): SYSTEMS ACCOMMODATE 120° F, AMBIENT; 180° F, MATERIAL SURFACES.
- D. 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

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

1.3 QUALITY ASSURANCE

A. 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

- A. 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. 1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - a. STRUCTURAL FAILURES INCLUDING, BUT NOT LIMITED TO, EXCESSIVE DEFLECTION. b. NOISE OR VIBRATION CAUSED BY THERMAL MOVEMENTS. c. DETERIORATION OF METALS, METAL FINISHES, AND OTHER
 - MATERIALS BEYOND NORMAL WEATHERING. d. FAILURE OF OPERATING COMPONENTS TO FUNCTION PROPERLY. WARRANTY PERIOD: TWO YEARS FROM DATE OF SUBSTANTIAL
 - COMPLETION.

PART 2 - PRODUCTS

B. 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

A. BASIS 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

- A. ALUMINUM: ALLOY AND TEMPER RECOMMENDED BY MANUFACTURER FOR TYPE OF USE AND FINISH INDICATED. 1. SHEET AND PLATE: ASTM B 209. 2. EXTRUDED BARS, RODS, PROFILES, AND TUBES: ASTM B 221. 3. EXTRUDED STRUCTURAL PIPE AND TUBES: ASTM B 429. 4. STRUCTURAL PROFILES: ASTM B 308/B 308M.
- B. STEEL REINFORCEMENT: WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT PRIMER. 1. STRUCTURAL SHAPES, PLATES, AND BARS: ASTM A 36/A 36M

2. COLD-ROLLED SHEET AND STRIP: ASTM A 1008/A 1008M. 3. HOT-ROLLED SHEET AND STRIP: ASTM A 1011/A 1011M.

2.3 FRAMING SYSTEMS

- A. FRAMING MEMBERS: MANUFACTURER'S STANDARD EXTRUDED-ALUMINUM FRAMING MEMBERS OF THICKNESS REQUIRED AND REINFORCED AS REQUIRED TO SUPPORT IMPOSED
- 1. CONSTRUCTION: NONTHERMAL. B. BRACKETS AND REINFORCEMENTS: MANUFACTURER'S STANDARD HIGH-STRENGTH ALUMINUM WITH NONSTAINING, NONFERROUS SHIMS FOR ALIGNING SYSTEM COMPONENTS.
- C. FASTENERS AND ACCESSORIES: MANUFACTURER'S STANDARD CORROSION-RESISTANT, NONSTAINING, NONBLEEDING FASTENERS AND ACCESSORIES COMPATIBLE WITH ADJACENT MATERIALS. 1. WHERE FASTENERS ARE SUBJECT TO LOOSENING OR TURNING OUT FROM THERMAL AND STRUCTURAL MOVEMENTS, WIND LOADS, OR VIBRATION, USE SELF-LOCKING DEVICES.

2. REINFORCE MEMBERS AS REQUIRED TO RECEIVE FASTENER

ADJACENT MATERIALS. FORM EXPOSED FLASHING FROM SHEET

ALUMINUM FINISHED TO MATCH FRAMING AND OF SUFFICIENT

- 3. USE EXPOSED FASTENERS WITH COUNTERSUNK PHILLIPS SCREW HEADS, FINISHED TO MATCH FRAMING SYSTEM.
- D. CONCRETE AND MASONRY INSERTS: HOT-DIP GALVANIZED CAST-IRON, MALLEABLE-IRON, OR STEEL INSERTS COMPLYING WITH ASTM A 123/A 123M OR ASTM A 153/A 153M REQUIREMENTS. E. FLASHING: MANUFACTURER'S STANDARD CORROSION-RESISTANT, NONSTAINING, NONBLEEDING FLASHING COMPATIBLE WITH
- THICKNESS TO MAINTAIN A FLAT APPEARANCE WITHOUT VISIBLE FRAMING SYSTEM GASKETS AND SEALANTS: AS RECOMMENDED

BY MANUFACTURER FOR JOINT TYPE.

ELECTROMETRIC TYPES.

2.4 GLAZING SYSTEMS

- A. GLAZING: AS SPECIFIED IN DIVISION 08 SECTION "GLAZING." B. GLAZING GASKETS: MANUFACTURER'S STANDARD COMPRESSION TYPES, REPLACEABLE, MOLDED OR EXTRUDED, THAT MAINTAIN
- UNIFORM PRESSURE AND WATERTIGHT SEAL. C. SPACERS AND SETTING BLOCKS: MANUFACTURER'S STANDARD

2.5 DOORS

- A. DOORS: MANUFACTURER'S STANDARD GLAZED DOORS, FOR
 - MANUAL SWING OPERATION. 1. DOOR CONSTRUCTION: 1-3/4-INCH OVERALL THICKNESS, WITH MINIMUM 0.125-INCH-THICK. EXTRUDED-ALUMINUM TUBULAR RAIL AND STILE MEMBERS. MECHANICALLY FASTEN CORNERS WITH REINFORCING BRACKETS THAT ARE DEEP PENETRATION AND FILLET WELDED OR THAT INCORPORATE CONCEALED TIE
- 2. DOOR DESIGN: AS INDICATED. 3. GLAZING STOPS AND GASKETS: BEVELED, SNAP-ON,
- EXTRUDED-ALUMINUM STOPS AND PREFORMED GASKETS. B. DOOR HARDWARE: AS SPECIFIED IN DIVISION 08 SECTION "DOOR HARDWARE."

2.6 ACCESSORY MATERIALS

- A. JOINT SEALANTS: FOR INSTALLATION AT PERIMETER OF ALUMINUM-FRAMED SYSTEMS, AS SPECIFIED IN DIVISION 07
- SECTION "JOINT SEALANTS." B. BITUMINOUS PAINT: COLD-APPLIED ASPHALT-MASTIC PAINT COMPLYING WITH SSPC-PAINT 12 REQUIREMENTS EXCEPT CONTAINING NO ASBESTOS, FORMULATED FOR 30-MIL THICKNESS

PER COAT.

HARDWARE.

2.7 FABRICATION

GLAZING EDGE CLEARANCES.

- A. FORM ALUMINUM SHAPES BEFORE FINISHING B. WELD IN CONCEALED LOCATIONS TO GREATEST EXTENT POSSIBLE TO MINIMIZE DISTORTION OR DISCOLORATION OF FINISH. REMOVE WELD SPATTER AND WELDING OXIDES FROM EXPOSED SURFACES BY DESCALING OR GRINDING.
- FRAMING MEMBERS, GENERAL: FABRICATE COMPONENTS THAT, WHEN ASSEMBLED, HAVE THE FOLLOWING CHARACTERISTICS: 1. PROFILES THAT ARE SHARP, STRAIGHT, AND FREE OF DEFECTS OR DEFORMATIONS
- 3. PHYSICAL AND THERMAL ISOLATION OF GLAZING FROM FRAMING MEMBERS. 4. ACCOMMODATIONS FOR THERMAL AND MECHANICAL MOVEMENTS OF GLAZING AND FRAMING TO MAINTAIN REQUIRED

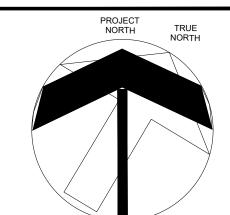
2. ACCURATELY FITTED JOINTS WITH ENDS COPED OR MITERED.

- 5. FASTENERS, ANCHORS, AND CONNECTION DEVICES THAT ARE CONCEALED FROM VIEW TO GREATEST EXTENT POSSIBLE. D. DOOR FRAMES: REINFORCE AS REQUIRED TO SUPPORT LOADS IMPOSED BY DOOR OPERATION AND FOR INSTALLING HARDWARE. 1. AT INTERIOR DOORS, PROVIDE SILENCERS AT STOPS TO
- TWO SILENCERS ON HEAD OF FRAMES FOR PAIRS OF DOORS. G. DOORS: REINFORCE DOORS AS REQUIRED FOR INSTALLING
- H. HARDWARE INSTALLATION: FACTORY INSTALL HARDWARE TO THE GREATEST EXTENT POSSIBLE. CUT, DRILL, AND TAP FOR FACTORY-INSTALLED HARDWARE BEFORE APPLYING FINISHES. AFTER FABRICATION, CLEARLY MARK COMPONENTS TO IDENTIFY

THEIR LOCATIONS IN PROJECT ACCORDING TO SHOP DRAWINGS.

PREVENT METAL-TO-METAL CONTACT. INSTALL THREE

SILENCERS ON STRIKE JAMB OF SINGLE-DOOR FRAMES AND



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

INGS ARE NOT TO BE SCALED. CONTRACTOR MUS HE PROJECT; AND MUST REPORT ANY DISCREPANCIES WORK THE USE OF THIS DRAWING OR PART THEREOF ORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE

Certificate of Practice: 6689

SENECA **ENGINEERING LAB** AT NH K3170

SENECA COLLEGE, NEWNHAM CAMPUS

1750 FINCH AVE E., TORONTO

GENERAL **SPECIFICATIONS**



TEL: 416-414-7095 EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA PROJECT AS INDICATED

04/12/2024 DRAWN BY DRAWING HECKED BY

ARTIFACT

31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4

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
- DETERIORATION 4. SEAL JOINTS WATERTIGHT, UNLESS OTHERWISE INDICATED.

PREVENT METAL CORROSION AND ELECTROLYTIC

B. METAL PROTECTION: 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. 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 WEATHERTIGHT
- 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.
- DIAGONAL MEASUREMENTS: LIMIT DIFFERENCE BETWEEN DIAGONAL MEASUREMENT TO 1/8 INCH.

MIRROR SPECIFICATIONS

SILVERED FLAT GLASS MIRROR

1/4" (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: ASTMC1503-01 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

JOINT FINISHING:

MIRROR PANELS.

· NO CAULKING TO BE USED.

MIRROR PANELS TO BE TIGHTLY BUTT TOGETHER, MAX ALLOWABLE JOINT IS 1/16".

· 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

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 CAN/ULC-S101, WITH CLASS 1 FLAME SPREAD, SMOKE DEVELOPMENT, AND FUEL CONTRIBUTION IN ACCORDANCE WITH ASTM E84 AND CAN/ULC-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

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 MANUFACTURER'S WRITTEN INSTRUCTIONS.
- B. CONTROL JOINTS: INSTALL CONTROL JOINTS AT LOCATIONS INDICATED ON DRAWINGS.

3.4 FINISHING GYPSUM BOARD

- 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.
- PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACE AREAS.
- 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.

3.5 PROTECTION

b. WALL GRAPHICS.

- A. PROTECT INSTALLED PRODUCTS FROM DAMAGE FROM WEATHER, CONDENSATION, DIRECT SUNLIGHT, CONSTRUCTION, AND OTHER CAUSES DURING REMAINDER OF THE CONSTRUCTION PERIOD.
- REMOVE AND REPLACE PANELS THAT ARE WET, MOISTURE DAMAGED, AND MOLD DAMAGED. 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 1. SINGLE-COMPONENT POLYURETHANE SEALANT

2. TWO-COMPONENT POLYURETHANE SEALANT

3.1 PREPARATION

PART 3 - EXECUTION

- 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 COLUOR 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 COVERING WITHOUT INTERRUPTIONS, UNLESS OTHERWISE INDICATED. TERMINATE WORK NEATLY AT OBSTRUCTIONS, EDGES, AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS.
- 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.
- 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;
- 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

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

PART 3 - EXECUTION

C. LUXURY VINYL TILE

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./1000FT/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 MANUFACTURES 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 MANUFACTURER'S 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

- 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 (DE-AROMATIZED ISOPARAFFINICS).

POLYMERIZED TUNG OIL: INTERIOR USE. E. PAINT STRIPPERS - SHALL NOT CONTAIN METHYLENE CHLORIDE. AVOID PRODUCTS CONTAINING METHANOL AND TRICHLOROETHANE.

POLYMERIZED LINSEED OIL: INTERIOR USE

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-BIOCIDE PAINT: REDUCED SHELF LIFE. PRODUCTS SHOULD BE CAREFULLY EVALUATED FOR SPOILAGE BEFORE APPLYING. COMPLY WITH MANUFACTURER'S 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 MANUFACTURER'S 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

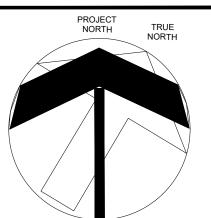
- A. WEAR PROTECTIVE CLOTHING AND RESPIRATORS WHEN APPLYING OIL-BASED PAINTS OR USING SPRAY EQUIPMENT WITH ANY PAINTS.
- B. SHADE SCREENS: LOUVERS OR WOVEN SCREENING WITH FRAMES AND TRACKS OF ALUMINUM

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.



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

AWINGS ARE NOT TO BE SCALED. CONTRACTOR MUS HECK AND VERIFY ALL DIMENSIONS AND CONDITIONS HE PROJECT; AND MUST REPORT ANY DISCREPANCIES WORK THE USE OF THIS DRAWING OR PART THEREOF ORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE

Certificate of Practice: 6689

SENECA **ENGINEERING LAB AT NH K3170**

SENECA COLLEGE, NEWNHAM CAMPUS

1750 FINCH AVE E., TORONTO

GENERAL

SPECIFICATIONS

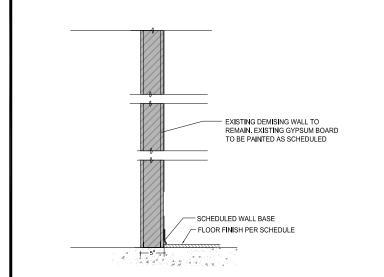
ARTIFACT DESIGN + DEVELOPMENT

31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4

TEL: 416-414-7095

EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA PROJECT AS INDICATED

04/12/2024 RAWN BY HECKED BY



TYPE P1 (DEMISING WALL)

- DEMISING WALL EXISTING TO REMAIN. MAKE GOOD AND REINSTATE SMOKE SEAL FOR EXISTING WALLS TO REMAIN
- 1 SHEET OF 3/4" FIRE RETARDANT PLYWOOD WHERE NOTED ON PLAN OR INTERIOR
- **ELEVATIONS**
- REPAIR (1) LAYER OF 5/8" GWB ON ONE SIDE
- SCHEDULED BASEBOARD ON ONE SIDE SCHEDULED FLOOR FINISH ON ONE SIDE
- **NEW FURRING WALL:** • 3-5/8" METAL STUD FRAMING @ 16" O.C. (GAUGE AS • SCHEDULED BASEBOARD ON ONE SIDE
 - SCHEDULED) SECURELY ATTACHED TO STRUCTURE ABOVE

TO REMAIN

1 SHEET OF 3/4" FR PLYWOOD BEHIND A/V

TYPE P2 (FURRING WALL)

- SCREENS WHERE NOTED ON PLANS
- (1) LAYER OF 5/8" GWB ON ONE SIDE
- SCHEDULED BASEBOARD ON ONE SIDE

SCHEDULED FLOOR FINISH ON ONE SIDE

WALL MOUNTED A/V SCREENS

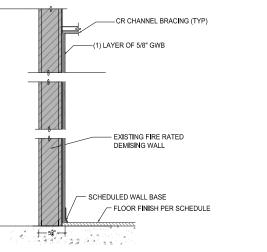
____ 1 LAYER OF 5/8" GYPSUM BOARD

- SCHEDULED WALL BASE

- FLOOR FINISH PER SCHEDULE

DEMISING WALL EXISTING TO REMAIN. MAKE GOOD

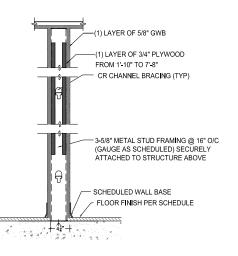
AND REINSTATE SMOKE SEAL FOR EXISTING WALLS



TYPE P3 (LAMINATED)

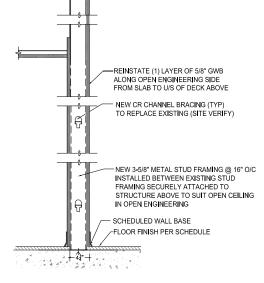
- (1) LAYER OF 5/8" GWB, BOTH SIDES DEMISING WALL EXISTING TO REMAIN, MAKE 6" METAL STUD FRAMING @ 16" O.C. (GAUGE GOOD AND REINSTATE SMOKE SEAL FOR
- AS SCHEDULED) SECURELY ATTACHED TO **EXISTING WALLS TO REMAIN** STRUCTURE ABOVE • (1) NEW LAYER OF 5/8" GWB ON ONE SIDE 1 SHEET OF 3/4" FIRE RETARDANT PLYWOOD LAMINATED TO EXISTING DEMISING WALL
- WHERE NOTED ON PLAN OR INTERIOR **ELEVATIONS** SCHEDULED FLOOR FINISH ON ONE SIDE
 - SCHEDULED FLOOR FINISH SCHEDULED BASEBOARD ON TWO SIDES

TYPE P4 (NEW PARTITION)



TYPE P5 (NEW PARTITION)

- (1) LAYER OF 5/8" GWB BOTH SIDE 1 SHEET OF 3/4" FIRE RETARDANT PLYWOOD WHERE NOTED ON PLAN OR INTERIOR
- **ELEVATIONS** 3-5/8" METAL STUD FRAMING @ 16" O.C. (GAUGE AS SCHEDULED) SECURELY ATTACHED TO STRUCTURE ABOVE
- SCHEDULED FLOOR FINISH SCHEDULED BASEBOARD ON TWO SIDES



TYPE P6 (EXTEND EX. PARTITION)

- (1) LAYER OF 5/8" GWB, ONE SIDE
- NEW 3 5/8" METAL STUD FRAMING @ 16" O.C.
- BETWEEN EXISTING TO U/S OF EXISTING DECK SECURELY ATTACHED TO STRUCTURE ABOVE 1 SHEET OF 3/4" FIRE RETARDANT PLYWOOD
- WHERE NOTED ON PLAN OR INTERIOR **ELEVATIONS FOR TV SCREENS**
- SCHEDULED FLOOR FINISH SCHEDULED BASEBOARD ON TWO SIDES

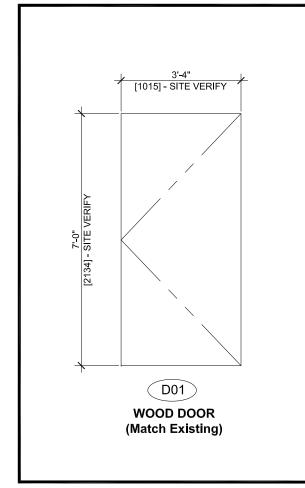
1 \ WALL AND PARTITION TYPES ∖A-005 / SCALE: NTS

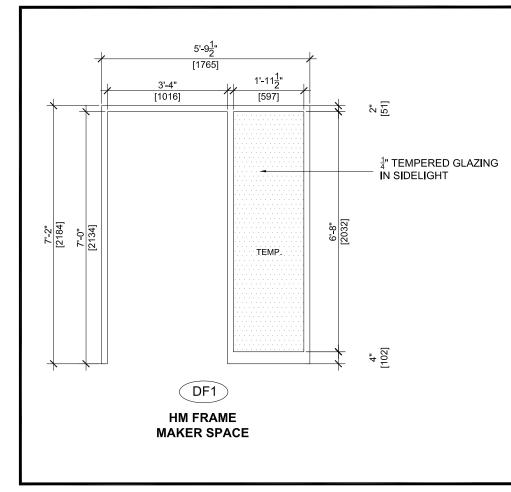
DOOR TYPES SCHEDULE

		I						1					
		DOOR/WI	NDOW					FRAME			REMARKS	5	
NO.	LOCATIONS	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	FIRE RATING	HARDWARE	NOTES
D001	MAKER SPACE TO EXISTING PUBLIC CORRIDOR	3'-4"	7'-0"	1 3/4"	D01	FLUSH WOOD	VENEER, MATCH EXISTING	DF01	НМ	PAINT	0 HR	REFER TO HARDWARE LIST	NEW DOOR TO BE SUPPLIED AND INSTALLED IN NEW HM FRAME. PROVIDE ADD ELECTRIC STRIKE FOR CARD READER REFER TO HARDWARE LIST AND ELECT. DWGS
D002	CAPSTONE ROOMS + MAKER SPACE	+/-3'-4"	+/- 7'-0"	+/-1 3/4"	D01	FLUSH WOOD	VENEER, MATCH EXISTING	EXIST	НМ	PAINT	0 HR	REFER TO HARDWARE LIST	NEW DOOR TO BE SUPPLIED AND INSTALLED IN EXISTING HM FRAME. HM FRAME TO BE MODIFIED TO ADD ELECTRIC STRIKE. REFER TO HARDWARE LIST AND ELECT. DWGS
D.EX	SHARED MEETING ROOM	+/-3'-4"	+/- 7'-0"	+/-1 3/4"	EXIST	EXIST	EXIST	EXIST	НМ	PAINT	0 HR		EXISTING DOOR AND FRAME TO REMAIN

- A. NEW HOLLOW METAL WINDOW FRAME PAINTED IN SEMI GLOSS WATER BOURNE ALKYD. REFER TO FINISHES SCHEDULE FOR COLOUR
- B. EXISTING DOOR FRAMES AND DOOR/SIDELIGHT FRAMES TO REMAIN. PREPARE TO RECEIVE NEW ELECTRIC STRIKE, HARDWARE AND NEW PAINT FINISH
- C. DIMENSIONS OF ALL EXISTING DOOR FRAME OPENINGS TO BE SITE VERIFIED PRIOR TO FABRICATION OF NEW DOORS D. HARDWARE SUB-CONTRACTOR SHALL REVIEW THE EXISTING HM FRAMES TO REMAIN ON SITE DURING TENDER PHASE AND ADVISE FEASIBILITY FOR RETROFIT OF
- NEW ELECTRIC STRIKE INTO EXISTING HM FRAMES.

2 DOOR SCHEDULE A-006 / SCALE: NTS





DOOR TYPES A-006 / SCALE: NTS

4 \ DOOR FRAME TYPE

DOOR HARDWARE LIST

-(1) LAYER OF 5/8" GWB

CR CHANNEL BRACING (TYP)

- SCHEDULED WALL BASE

FLOOR FINISH PER SCHEDULE

	TAA 270/ 6: 4- 6-4		
2 Hinge (heavy weight)	T4A3786 Size to Suit (NRP at Outswinging Doors)	US26	D MK
1 Hinge (heavy weight)	T4A3786 QC12 Size to Suit	US26	D MK
1 Fail Secure Electric Lock	LX RX 8271-24V LNL LC	US32	D SA
1 Mortise Cylinder	AS-V6552IC/2 (sub assembled)	626	AA
1 Cylinder Ring	K-24-26 D (Keedex)	26D	00
Concealed Overhead Stop	10_S	630	RF
l Closer	4041XP REG	689	LC
1 Kick Plate	K1050 8" x WIDTH 4BE CSK	US32	D RO
1 Gasketing	S88BL		PE
1 Auto Door Bottom	434ARL (wood door)		PE
1 Door Position Switch	3287		SA
1 Power Supply	BPS-24-1		SU
1 Wiring Diagrams	POINT TO POINT		00

Notes: Provide; 120VAC power connection to power supply, all back boxes, and conduit with lowvoltage wiring.

NOTES:

1.) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS PERTAINING TO CARD READER ACCESS AND SECURITY REQUIREMENTS

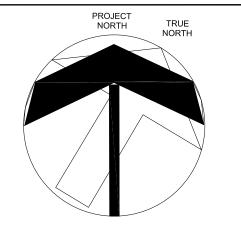
GENERAL NOTES:

- 1.) MANDATORY SITE VISIT: ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE DURING THE TENDER PERIOD TO BE FULLY CONVERSANT, FAMILIAR AND AWARE OF ALL EXISTING SITE CONDITIONS. NO REQUESTS FOR EXTRA SHALL BE SUBMITTED FOR ANY WORK THAT COULD REASONABLY BEEN ANTICIPATED AND/OR CONDITION OBSERVED THROUGH PRIOR SITE REVIEW. INTERPRETATION OF THIS CLAUSE SHALL BE STRICTLY ADHERED TO.
- 2.) DRAWINGS AS REPRESENTATIVE DOCUMENTS: BE ADVISED THAT THE DRAWINGS ARE REPRESENTATIVE OF THE WORK. GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE THROUGH FIELD ENGINEERING, SHOP DRAWINGS, PLANNING AND LOGISTICS, TRADE COORDINATION AND SEQUENCING OF WORK TO INCLUDE FOR AND BRING TOGETHER ALL COMPONENTS NECESSARY IN ORDER TO FURNISH AND DELIVER TO THE OWNER A COMPLETE AND FINISHED PROJECT.
- 3.) DRAWINGS DIMENSIONS AND ELEVATIONS: BE ADVISED THAT ALL DIMENSIONS AND ELEVATIONS INDICATED ON THE DRAWINGS ARE FOR GENERAL INTENT OF FINAL POSITION OF INSTALLED BUILDING COMPONENTS, GC SHALL BE RESPONSIBLE FOR CONFIRMING AND COORDINATING ALL GRADES, ELEVATIONS AND DIMENSIONS ON SITE PRIOR TO PREPARING OF SHOP DRAWINGS AS APPLICABLE, OR IN ALL OTHER INSTANCES (WHERE NO SHOP DRAWINGS REQUIRED) PRIOR TO INSTALLING OR FABRICATING WORK.
- 4.) SAMPLES AND MOCKUPS: PROVIDE PROJECT MATERIAL SAMPLES AND CONSTRUCT MOCK UPS FOR ALL FINISHED PROJECT AREAS. WHERE CONTRACTOR IS UNSURE OF FINAL ASSEMBLY OR SEQUENCE OF ANY WORK, CONTRACTOR SHALL PLAN AND EXECUTE MOCK UP FOR CONSULTANT ALL SAMPLES AND MOCKUPS SHALL BE INCLUDED IN THE CONTRACT.
- 5.) OPERATING BUILDING: BE ADVISED THAT ALL WORK SHALL BE UNDERTAKEN WITHIN AN OPERATING SCHOOL ENVIRONMENT AND AS SUCH ALL WORK SHALL BE UNDERTAKEN WITHIN STRICT GUIDELINES RELATIVE TO PUBLIC SAFETY, OWNER SCHEDULES, SCHOOL GUIDELINES SCHOOL ACCESS AND WORK TIMES, ALL UNDER THE DIRECTION, SUPERVISION AND COORDINATION OF THE GC.
- 6.) EXISTING BUILDING COMPONENTS DRAWINGS: BE ADVISED THAT IN GENERAL, SHADED AREAS DENOTE PROJECT AREAS OR BUILDING ELEMENTS TO REMAIN. THIS GRAPHIC REPRESENTATION IS SOLELY TO ASSIST THE CONTRACTOR'S UNDERSTANDING OF THE SCOPE OF WORK AND/OR DETAIL UNDER CONSIDERATION SUCH GRAPHIC REPRESENTATIONS SHALL NOT BE RELIED UPON FOR PURPOSES OF SHOP DRAWINGS OR CLAIMS FOR EXTRA. THE CONTRACTOR IS REQUIRED TO CONFIRM AND VERIFY ALL RELEVANT EXISTING CONDITIONS AND DETAILS IN THE FIELD NECESSARY FOR EXECUTION OF THE WORK.
- 7) DEMOLITION SCOPE AND COORDINATION WITH NEW WORK: BE ADVISED THAT DEMOLITION DRAWINGS SHALL BE READ AND FORM INTEGRAL PART OF THE TENDER DOCUMENTS. THE DEMOLITION DRAWINGS ARE PROVIDED SOLELY TO ASSIST THE G.C. AND ITS SUB BE VIEWED OR INTERPRETED AS REPRESENTATIVE OF THE COMPLETE DEMOLITION SCOPE AND/OR EXTENT NECESSARY FOR IMPLEMENTING A FINISHED PRODUCT. IT SHALL BE THE RESPONSIBILITY OF THE GC TOGETHER WITH THE DEMOLITION CONTRACTOR FOR ASSESSING ALL TENDER DOCUMENTS INCLUDING BOTH DEMOLITION AND NEW SCOPES OF WORK, STRUCTURAL, MECHANICAL AND ELECTRICAL DEMOLITION DOCUMENTS, EXISTING SITE CONDITIONS, TO INCLUDE FOR ALL DEMOLITION SCOPE OF WORKS NECESSARY TO FACILITATE THE FINISHED
- 8.) BE ADVISED THAT REMOVAL OF ANY AND ALL REDUNDANT MECHANICAL AND ELECTRICAL EQUIPMENT AND ASSOCIATED COMPONENTS SHALL BE INCLUDED IN THE CONTRACT. ALL REDUNDANT MATERIAL SHALL BE REMOVED BACK TO SOURCE. CONFIRM IN ADVANCE OF REMOVAL WITH THE CONSULTANT ANY COMPONENT THAT CONTRACTOR HAS CONCERN OR QUESTIONS AS TO ITS STATUS AND/OR CONDITION.
- 9.) REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR ASSOCIATED DEMOLITION EXTENT AND TERMINATION AND MAKING SAFE OF
- 10.) WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE REQUIREMENTS AND WITH ALL OTHER AUTHORITIES HAVING JURISDICTION AT THE PLACE OF WORK
- 11.) GC TO COORDINATE WITH THE CITY AND LOCAL UTILITIES AS REQUIRED FOR REMOVAL OF EQUIPMENT AND SERVICES, INCLUDING WORK TO GAS, SEWERS, TELEPHONE AND HYDRO.
- 12.) PROVIDE ADEQUATE PROTECTION FOR SPRINKLERS TO REMAIN.
- 13.) PROVIDE PROTECTION FOR EXISTING FIRE PROTECTION AND ALARM SYSTEM, ELECTRICAL AND MECHANICAL SYSTEM. CONTRACTOR TO REINSTATE EXISTING SMOKE SEPARATION WHERE DAMAGED DURING DEMOLITION & CONSTRUCTION.
- 14.) AT THE END OF EACH WORK DAY, LEAVE THE WORK AREA IN A SAFE CONDITION.
- 15.) MAINTAIN 24 HR FIRE-WATCH IF THE FIRE ALARM SYSTEM IS TO BE DISCONNECTED TEMPORARILY OR REMOVED DURING
- 16.) DURING DEMOLITION/CONSTRUCTION PROVIDE NECESSARY BARRICADES, SCREEN COVER AND DROP SHEETS TO PROTECT THE PUBLIC AND WORKERS FROM INJURY.
- 17.) EXISTING STRUCTURE IS SHOWN DOTTED AND SHALL REMAIN UNLESS NOTED OTHERWISE.
- 18.) GENERAL CONTRACTOR TO PROVIDE ADEQUATE SHORING TO EXISTING STRUCTURE AT ALL TIMES. SHORING MUST BE IN PLACE BEFORE COMMENCING ANY MODIFICATION WORK.
- 19.) VERIFY ALL EXISTING MEMBER SIZES, ELEVATIONS, AND DIMENSIONS ON SITE BEFORE FABRICATION. REPORT ANY DISCREPANCIES TO ARCHITECT AND ENGINEERS IMMEDIATELY FOR ADVICE.
- 20.) SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR STRUCTURAL ENGINEER'S REVIEW BEFORE FABRICATION. ALL SHOP DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER UNDER ONTARIO JURISDICTION.
- 21.) COORDINATE WITH MECHANICAL CONTRACTOR FOR INTERFERENCE'S WITH MECHANICAL DUCT WORK AND REPOSITION BRACES IF REQUIRED. 22.) WHERE TWO OR MORE INTERPRETATIONS CAN BE MADE FROM THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS RELATING TO
- STRUCTURAL ITEMS, THE MOST EXPENSIVE INTERPRETATION SHALL BE ASSUMED FOR PRICING. 23.) NO ALLOWANCE WILL BE MADE FOR DIFFICULTIES ENCOUNTERED OR EXPENSES INCURRED RESULTING FROM CONDITIONS CONSIDERED KNOWN
- AT THE TIME THE TENDERS ARE OPEN. 24.) THE ARCHITECT AND STRUCTURAL ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION SAFETY, MEANS, TECHNIQUES AND CONSTRUCTION PROCEDURES OR ANY TEMPORARY WORK AS MAY BE REQUIRED BY THE CONTRACTOR TO BUILD AND COMPLETE THE STRUCTURAL
- WORK IN CONFORMITY WITH CONTRACT DOCUMENTS CONTRACTOR TO RETAIN AN INDEPENDENT STRUCTURAL ENGINEER TO CARRY OUT THE NECESSARY TECHNIQUES TO BE USED TO BUILD AND COMPLETE THE STRUCTURE ACCORDING TO THE CONTRACT DOCUMENTS AND SAFETY GUIDELINES FROM LOCAL CODES/AUTHORITIES. CONTRACTOR SHALL SUPPLY DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER FOR REVIEW. 25.) CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR FULL SUPERVISION OF CONSTRUCTION WORK. SITE VISITS AND REVIEW BY THE ARCHITECT AND ENGINEERS DESIGN OR THEIR REPRESENTATIVE ARE INTENDED FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE

GENERAL DESIGN INTENT. SITE REVIEWS OR SHOP DRAWING REVIEWS BY THE ARCHITECT AND/OR ENGINEERS SHALL NOT RELIEVE THE CONTRACTOR OF

HIS RESPONSIBILITY FOR ERRORS AND OMISSIONS AND FOR MEETING ALL THE REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT

- 27.) SHOP DRAWING REVIEW IS NOT A FORMAL APPROVAL PROCESS. THE ARCHITECT AND/OR ENGINEERS WILL REVIEW SHOP DRAWINGS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE DESIGN CONCEPT SHOWN ON THE CONTRACT DOCUMENTS. REVIEW OF SHOP DRAWINGS SHALL NOT MEAN THAT THE ARCHITECT AND/OR ENGINEERS APPROVES THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR.
- 28.) REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ITS RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS OR OF ITS CONTRACTOR OF ITS RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS OR OF ITS RESPONSIBILITY FOR MEETING ALL REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE JOB SITE, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION PROCESSES AND TO TECHNIQUES OF CONSTRUCTION, INSTALLATION AND CO-ORDINATION OF THE WORK OF ALL SUB-TRADES.
- 29.) GC SHALL ENSURE SPACE IS THOROUGHLY CLEANED PRIOR TO HANDOVER TO SENECA, THIS IS NOT LIMITED TO BUT INCLUDING WINDOWS, FLOORING, DESKTOPS.
- 30.) GC SHALL BE RESPONSIBLE TO COORDINATE ALL TRADES INCLUDING ALL SENECA MANDATORY TRADES, FURNITURE SUPPLIERS AND AV
- 31.) GC SHALL BE RESPONSIBLE TO CLOSE OUT PERMIT AND PROVIDE PROOF OF CLOSE OUT TO SENECA.



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/2024
4	ISSUED FOR BUILDING PERMIT	04/05/202
3	RE-ISSUED FOR COORDINATION	03/22/202
2	RE-ISSUED FOR COORDINATION	03/12/202
1	ISSUED FOR COORDINATION	02/26/202
NO	ISSUED	DATE

CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON HE PROJECT; AND MUST REPORT ANY DISCREPANCIES O THE CONSULTANTS REFORE PROCEEDING WITH THE WORK. THE USE OF THIS DRAWING OR PART THEREOF IS ORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE ONSULTANTS.

Certificate of Practice: 6689

SENECA ENGINEERING LAB AT NH K3170

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

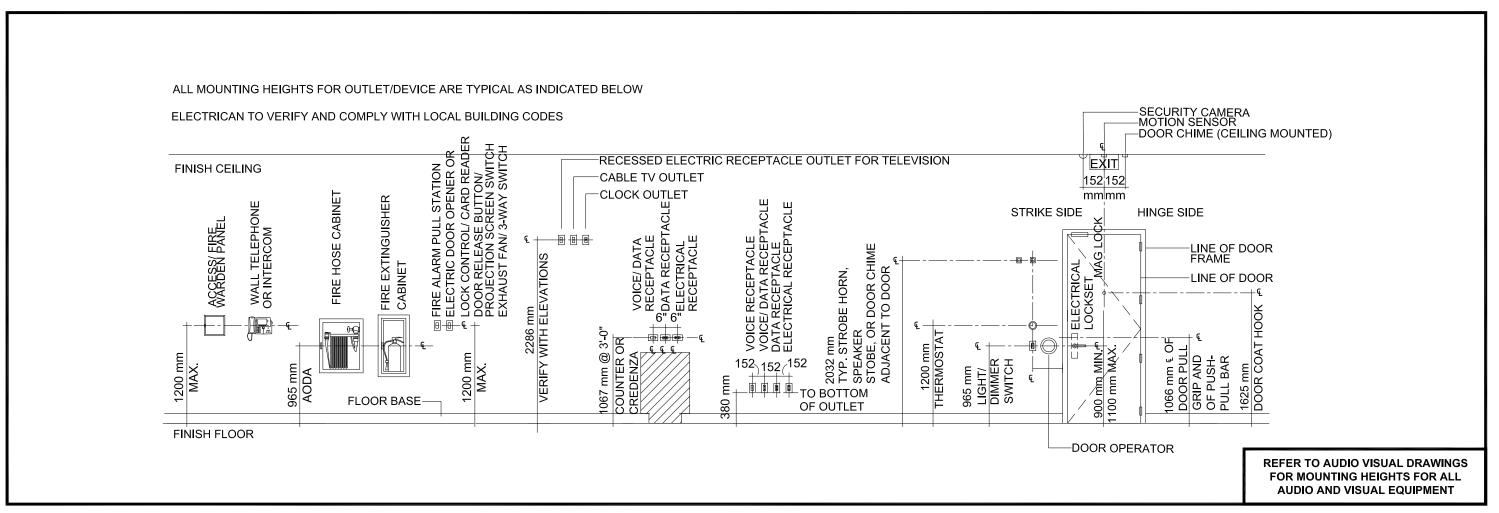
GENERAL NOTES, PARTITIONS, DOORS, FRAMES AND HARDWARE **SCHEDULES**



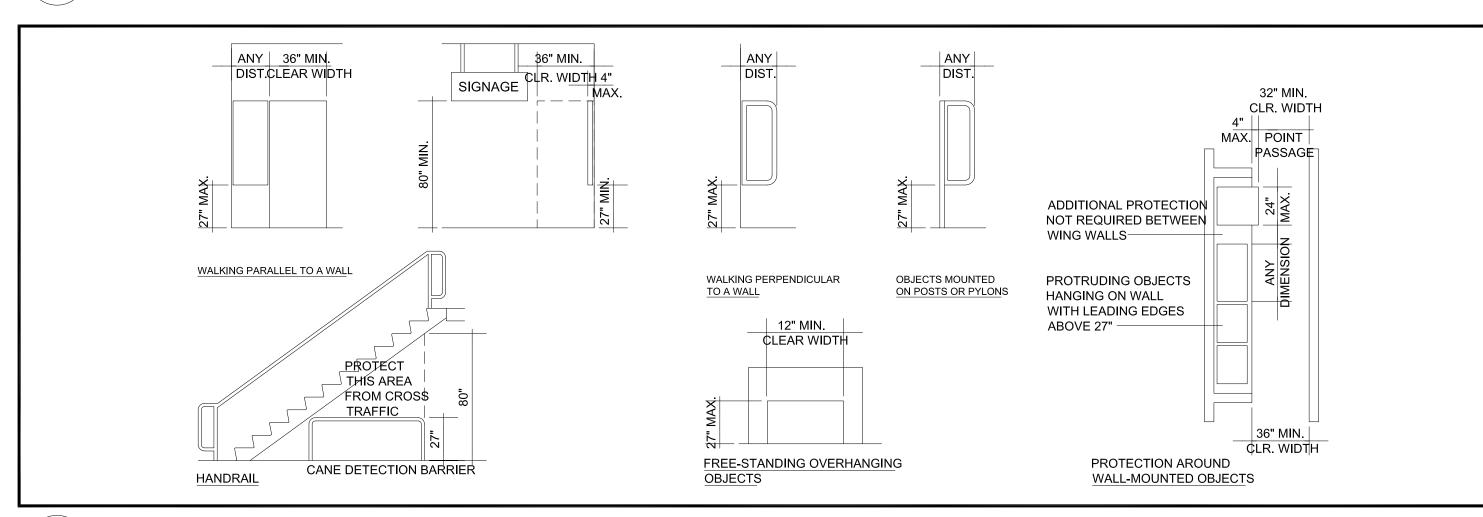
31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4 EMAIL: DIANA@ARTIFACTDEVELOPMENT.CA

SCALE	PROJECT
AS INDICATED	
DATE	23044
04/12/2024	
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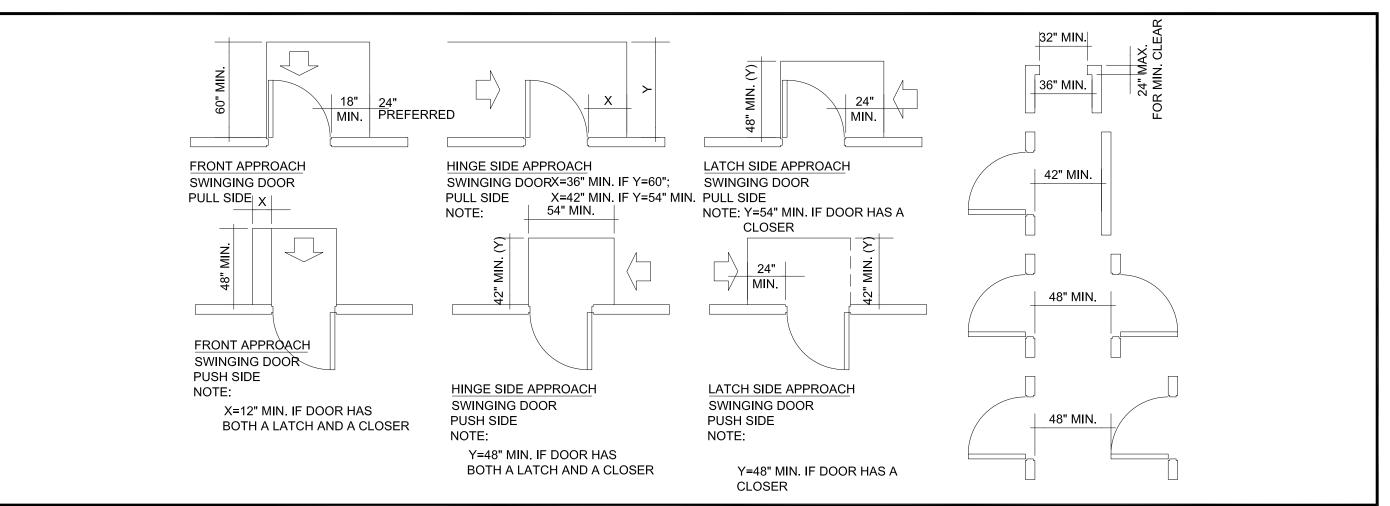
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1 TYP. MOUNTING HEIGHTS
A-007 SCALE: NTS



3 PROTRUDING OBJECTS
A-007 SCALE: NTS



2 MANEUVERING CLEARANCES AT DOORS A-007 SCALE: NTS

CLOSING SPEED:

1) DOOR CLOSURES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.

2) DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM

DOOR-OPENING FORCE:

THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

1) INTERIOR HUINGED DOORS: 5.0 LBS MAXIMUM 2) SLIDING OR FOLDING DOORS: 5.0 LBS MAXIMUM

MANEUVERING CLEARANCES AT DOORS ARE REQUIRED TO HAVE A LEVEL AND CLEAR AREA IN THE DIRECTION OF THE DOOR SWING, A MINIMUM 60" AND A MINIMUM 48" IN THE DIRECTION OPPOSITE TO THE DOOR SWING.

FLOOR LEVEL AT DOOR STOPS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD.

DOOR SURFACES WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR, PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER.

EXCEPTIONS:

2) TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT NO LESS THAN 60" FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10" BOTTOM RAIL HEIGHT REQUIREMENT.

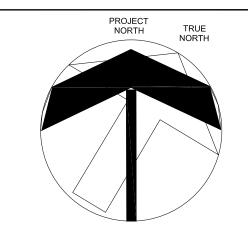
3) DOORS THAT DO NOT EXTEND TO WITHIN 10" OF THE FLOOR.

DOUBLE LEAF DOORS AND GATES:

AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH THE CLEARANCES SHOWN.

DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 915mm MINIMUM. CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS, DOORS AND DOORWAYS WITHOUT DOORS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING WIDTH OF 36" MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 80" ABOVE THE FLOOR SHALL NOT EXCEED 4".

4 TYPICAL REQUIREMENTS FOR NEW DOORS WITHIN BF PATH OF TRAVEL A-007 SCALE: NTS



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

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SENECA **ENGINEERING LAB** AT NH K3170

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

Seneca

BARRIER FREE **CLEARANCES**

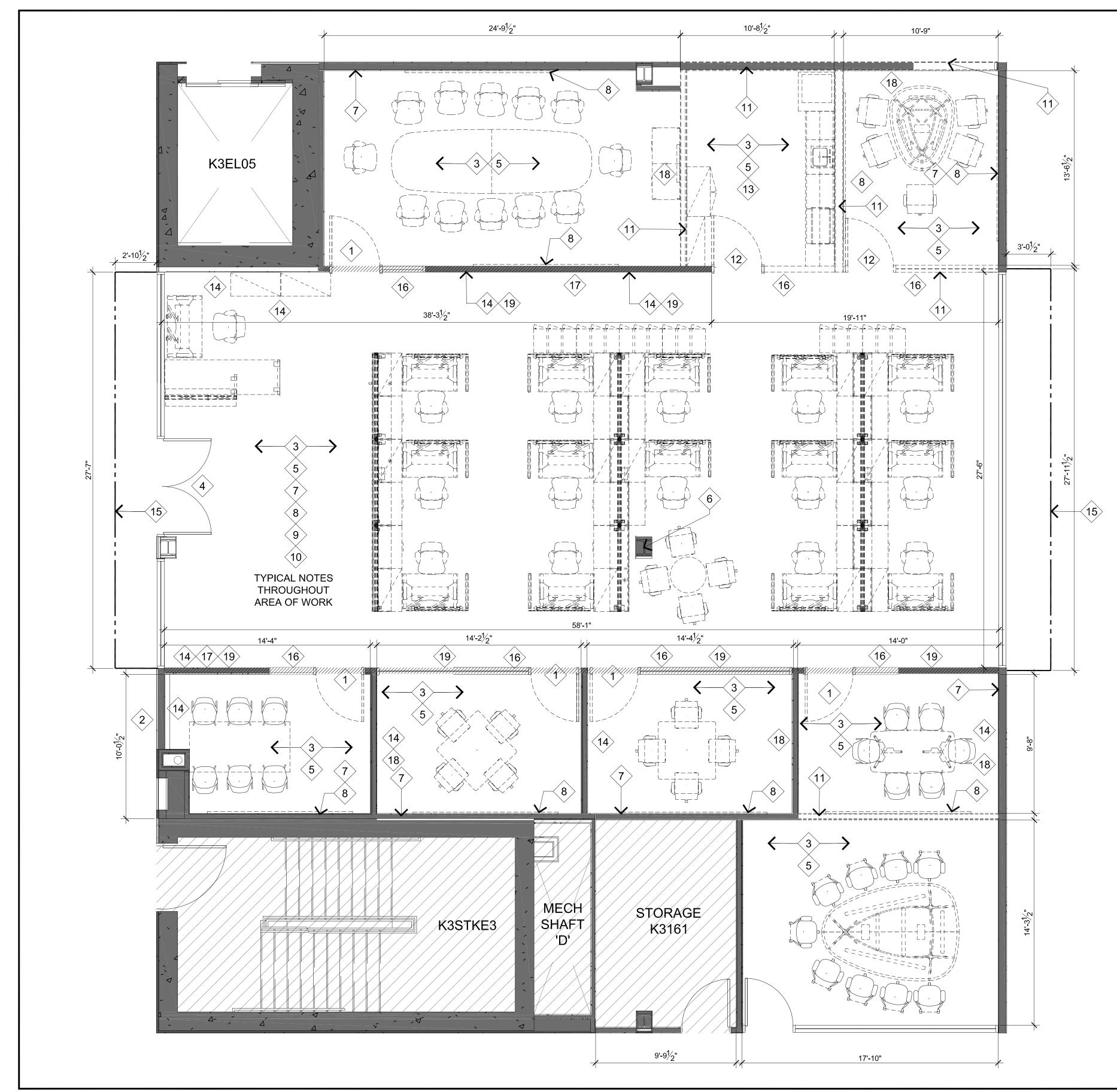


31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4

AS INDICATED 23044 04/12/2024

CHECKED BY

A-007



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

DEMOLITION NOTES:

- <u>GENERAL NOTE:</u> 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
- 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
- ALL EXISTING FURNITURE WITHIN AREA OF WORK TO BE CAREFULLY REMOVED AND RELOCATED OFFSITE TO OWNER'S DESIGNATED STORAGE ROOM. COORDINATE WITH OWNER'S REPRESENTATIVE DIRECTLY FOR LOCATION OF FURNITURE STORAGE. CONFIRM ITEMS TO BE REINSTALLED UPON COMPLETION OF WORK.
- EXISTING CLASSROOM ENTRANCE DOUBLE DOOR, CARD READER, OPERATOR AND ASSOCIATED HARDWARE TO REMAIN AND SECURED DURING CONSTRUCTION
- 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.
- $\stackrel{\textstyle <}{6}$ EXISTING COLUMN AND GYPSUM BOARD ENCLOSURE TO REMAIN AND BE PAINTED UPON COMPLETION OF WORK
- 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 AUDIO/MISUAL SCOPES OF WORK.
- 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 RE-INSTALLATION. 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.
- EXISTING PARTITIONS TO BE REMOVED WHERE SHOWN AS DASHED. SITE VERIFY EXTENT OF REMOVAL AND NOTIFY ARCHITECT OF ANY
- \$\frac{12}{2}\$ EXISTING SOLID WOOD DOOR, HOLLOW METAL FRAME, SIDELIGHT AND HARDWARE TO BE REMOVED AND TURNED OVER TO OWNER.
- 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
- 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, AUDIO/VISUAL DRAIWNGS AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DETAILED REQUIREMENTS FOR INSTALLATION OF SCREENS, FURNITURE AND REQUIRED PROVISIONS
- 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" STEEL STUDS TO UNDERSIDE OF CORRIDOR CEILING. ALL SEAMS TO BE AIR TIGHT. PROVIDE

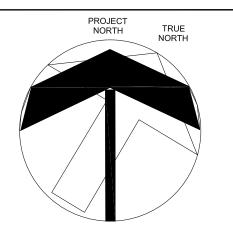
 TEMPORARY DOUBLE DOORS WITHIN STUD WALL FRAMING COMPLETE WITH SLIDING BOLT ON INTERIOR SIDE. DOORS MUST BE CONCEALED

 BEHIND POLY. HOARDING TO BE REMOVED BY GC UPON COMPLETION OF WORK. REPAIR, MAKE GOOD AND PAINT ALL SURFACES TO REMAIN

 UPON COMPLETION OF PROJECT. SITE VERIFY EXTENT OF HOARDING WITH OWNER ON SITE
- 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 CONSRUCTION. OWNER TO PROVIDE REPLACEMENT PLATES AS REQUIRED
- EXISTING WALL CLOCK TO BE CAREFULLY REMOVED AND REINSTATED UPON COMPLETION OF WORK WITHIN THEIR EXISTING LOCATIONS
- 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
- 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 U/S OF DECK. REFER TO PROPOSED PLANS.

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. RE-FRAME PARTITIONS FACING OPEN WORK ABOVE



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REVISIONS

DATE

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SENECA ENGINEERING LAB AT NH K3170

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

Seneca

DEMOLITION FLOOR PLAN



31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4

TEL: 416-414-7095

SCALE PROJECT
AS INDICATED
DATE
04/12/2024
DRAWN BY DRAWN

23044

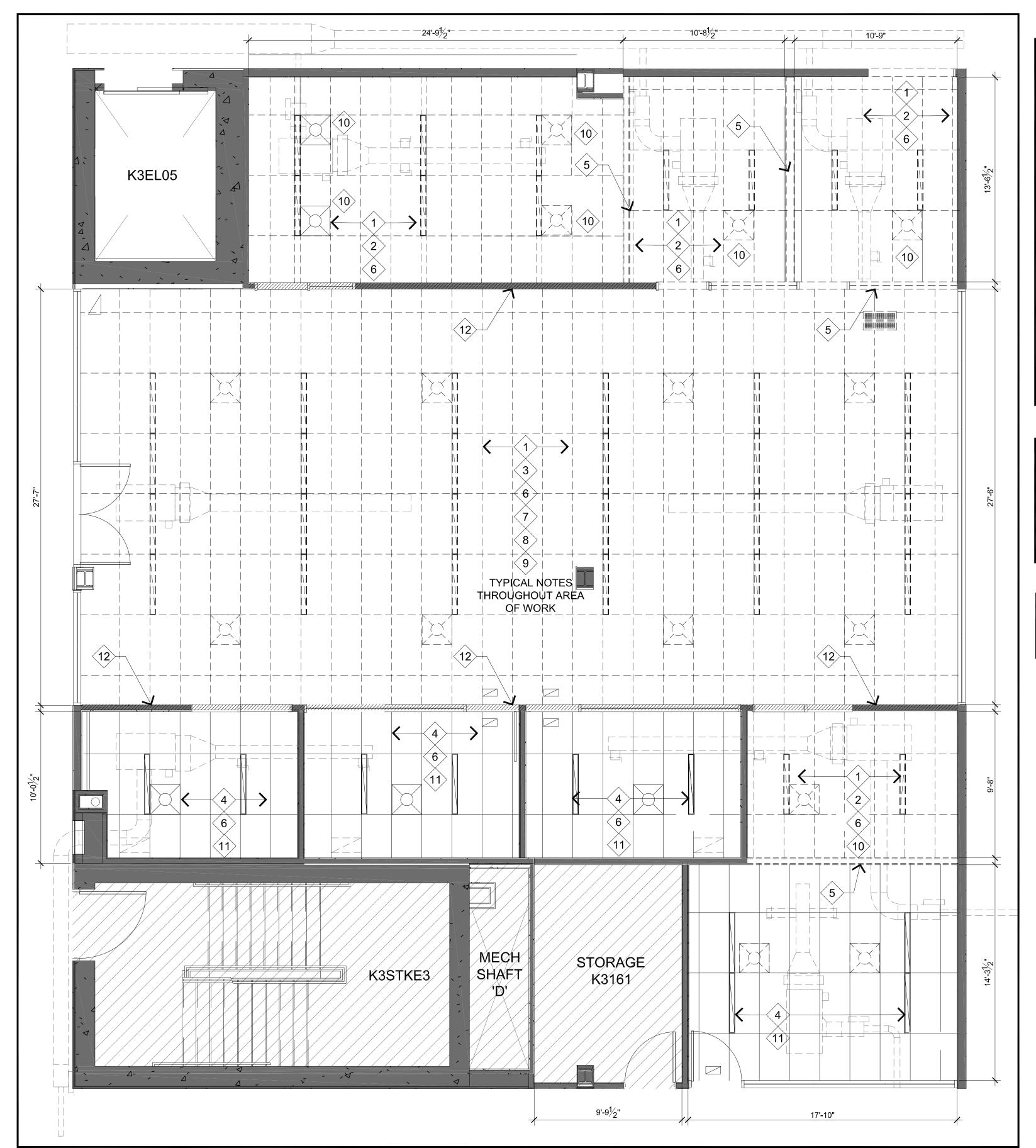
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1 DEMOLITION REFLECTED CEILING PLAN

A-101 SCALE: 1/4" = 1'-0"

RCP DEMOLITION NOTES:

- EXISTING FAN COIL UNIT AND MAIN DISTRIBUTION MECHANICAL DUCT WORK TO REMAIN UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS. GC 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
- 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 CEILINGS TO BE DEMOLISHED AND IF NOT RE-USED, HAND OVER ALL CEILING FIXTURES TO OWNER'S REPRESENTATIVE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER DEMOLITION REQUIREMENTS.
- 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.
- EXISTING DIFFUSERS AND LIGHT FIXTURES TO REMAIN IN OFFICES WHERE CEILINGS ARE NOTED TO REMAIN
- 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.
- EXISTING FIXTURES AND DEVICES LOCATED ON THE CEILING TILES TO BE REINSTALLED ARE TO BE CENTERED ON TILE UNLESS DIMENSIONED OTHERWISE.
- 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.
- 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
- 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 U/S OF DECK. REFER TO PROPOSED PLANS.

DEMOLITION GENERAL NOTES:

- 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

 3. ALL DIFFUSERS TO BE REMOVED AND STORED FOR RE-USE, IF THERE ARE REMAINING DIFFUSERS THESE SHALL
- 4. ALL LIGHTING TO BE REMOVED AND STORED FOR RE-USE, IF THERE ARE REMAINING LIGHT FIXTURES THESE

DOORS - ALL DOORS TO BE PROTECTED DURING CONSTRUCTION, IF REMOVED TO BE STORED SAFELY. IF

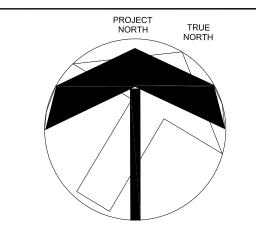
- SHALL BE TURNED OVER TO SENECA.
- THERE ARE DOORS THAT WILL NOT BE RE-USED THESE SHALL BE TURNED OVER TO SENECA.

 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



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2	RE-ISSUED FOR COORDINATION	03/12/202
1	ISSUED FOR COORDINATION	02/26/202
NO	ISSUED	DATE

REVISIONS

DATE

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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

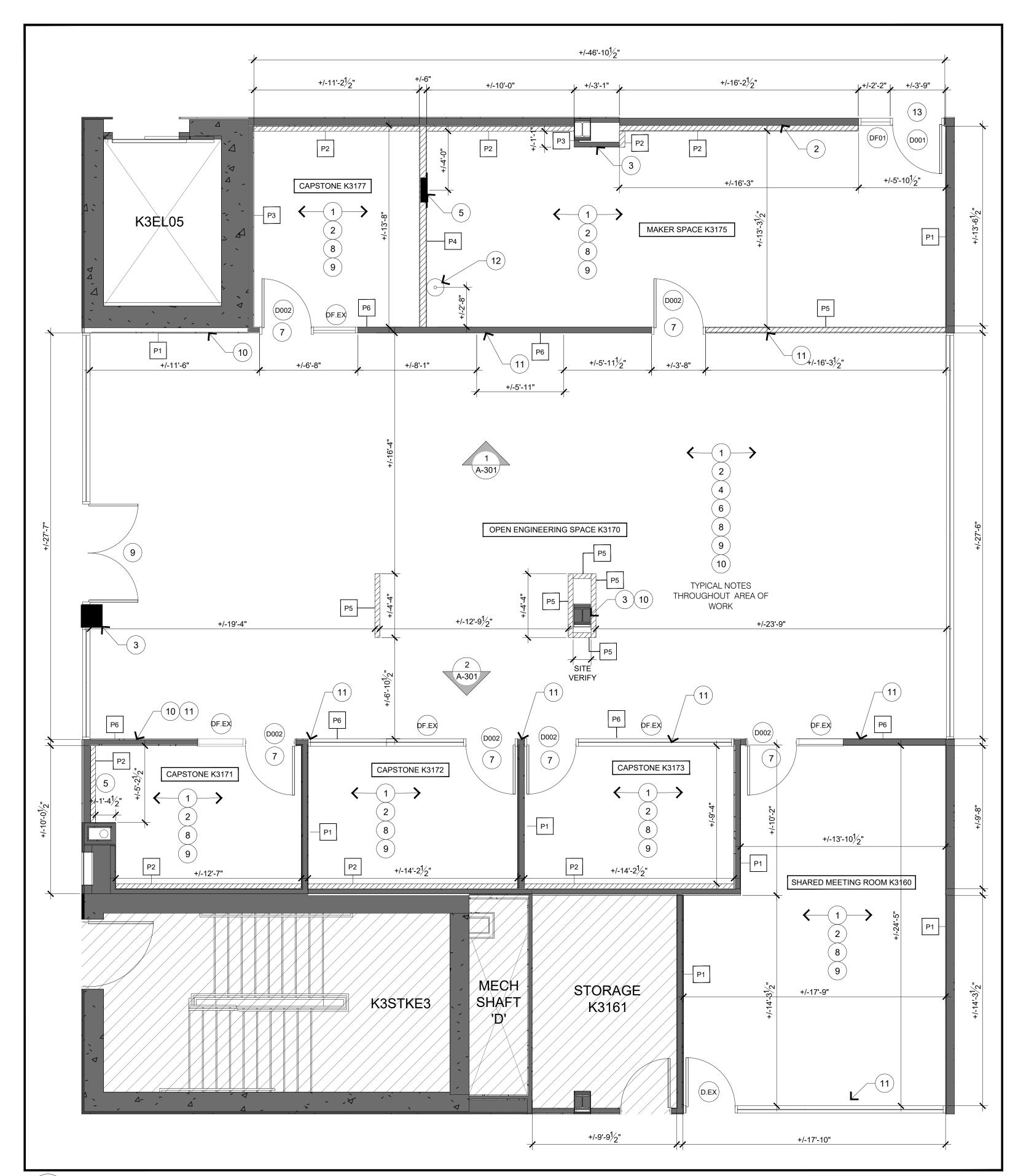
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SCALE	PROJECT
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DATE	23044
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A-101



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

CONSTRUCTION NOTES:

- 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
- 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.
- 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.
- 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 GROMMET. REFER TO A/V DRAWINGS FOR LOCATIONS, MOUNTING HEIGHTS AND ADDITIONAL SCOPE OF WORK
- PROVIDE ROUGH IN FOR FLAT SCREEN IN LOCATION OF EXISTING COLUMN WITH NEW DUPLEX RECEPTACLES, DATA AND AV OUTLETS. REFER TO NEW PARTITION
- 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 U/S 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.

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

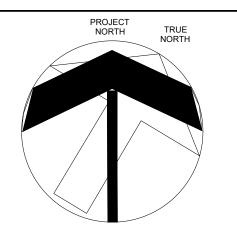
STRUCTURAL ENGINEER:

Brent Lodge, BCE, P.Eng.
Principal

Read Jones Christoffersen Ltd. Engineers T: (647) 792-0718

T: (647) 792-0718 M: mobile (416) 523-1517

M: mobile (416) 523-1517 E: blodge@rjc.ca | rjc.ca



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SENECA ENGINEERING LAB AT NH K3170

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

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PROPOSED
PARTITIONS AND
DOORS
CONSTRUCTION
FLOOR PLAN

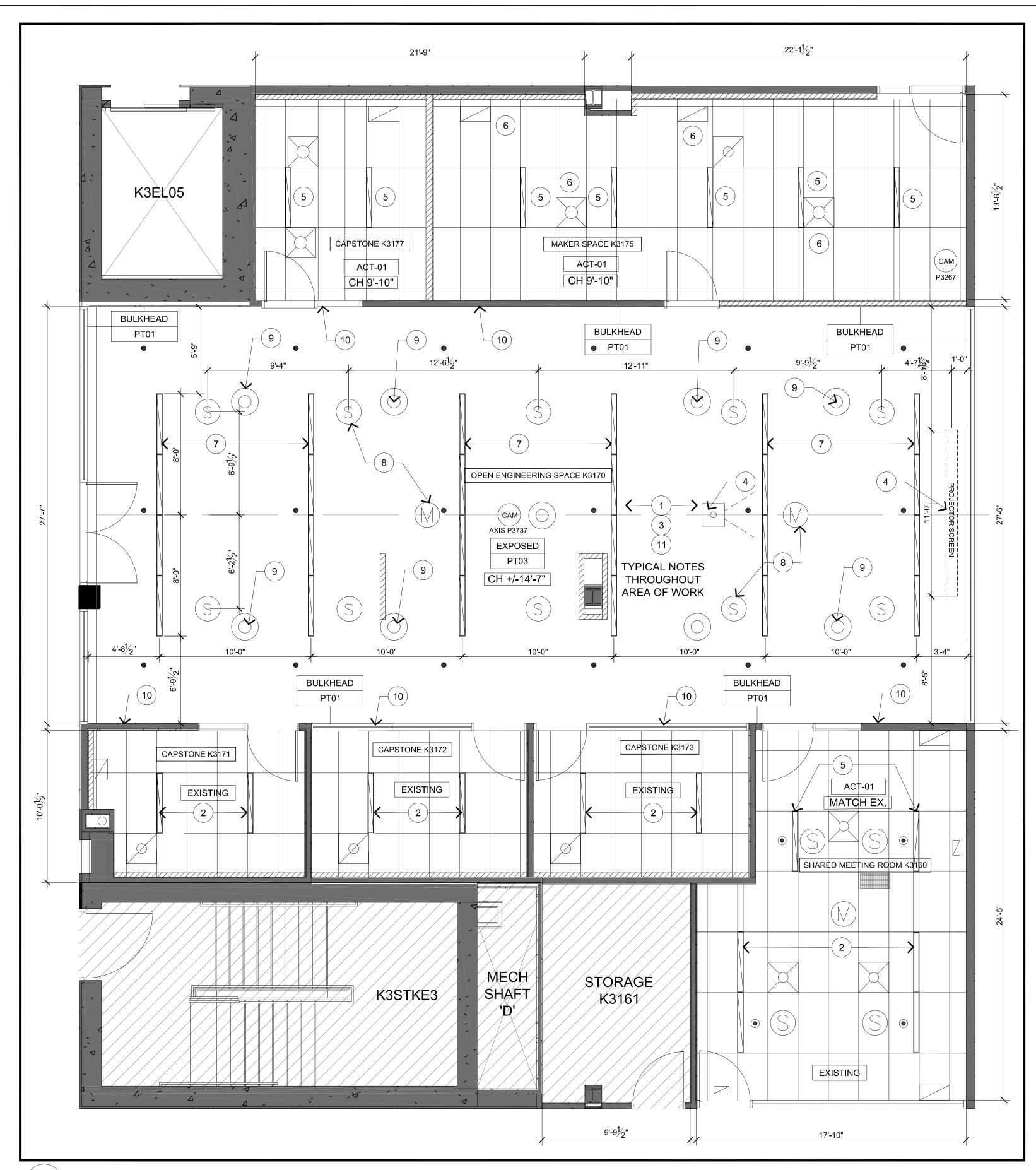


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PROJECT	SCALE	
	AS INDICATED	
23044	DATE	
	04/12/2024	
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1 PROPOSED REFLECTED CEILING PLAN
A-200 SCALE: 1/4" = 1'-0"

CONSTRUCTION RCP NOTES:

- 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)
- 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
- REINSTALL EXISTING LIGHT FIXTURES WITHIN NEW CEILING LAYOUT. RELAMP ALL EXISTING FIXTURES AS REQUIRED
- 6 REINSTALL EXISTING DIFFUSERS AS OUTLINED IN MECHANICAL DRAWINGS
- NEW LINEAR LIGHTS SUSPENDED FROM ENGINEERED UNISTRUT. SUBMIT SIGNED AND SEALED SHOP DRAWINGS
 REFER TO AV DRAWINGS FOR DETAILED SCOPE RELATED TO AUDIO EQUIPMENT
- 9 NEW DIFFUSERS. REFER TO MECHANICAL DRAWINGS
- PERIMETER WALLS TO BE RE-FRAMED AND EXTENDED TO THE U/S OF THE DECK, AND REFINISHED ON EXPOSED
- (11) REFER TO ELECTRICAL AND A/V DRAWINGS FOR SECURITY REQUIREMENTS

CEILING FINISH SCHEDULE					
KEY	MATERIAL	MANUFACTURER/CAT. #	NOTES		
CEILING	CEILING				
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 AND REINSTALLED BY GC		

NEW EXHAUST PROVISION (NOT SHOWN ON ARCHITECTURAL PLANS):

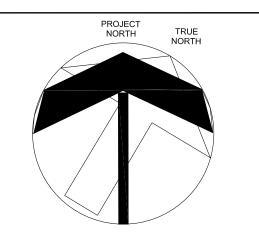
REFER TO MECHANICAL DRAWINGS FOR NEW EXHAUST DUCTING REQUIREMENTS AND ROOFTOP EXHAUST FAN.

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.

OF NEW DUCTWORK INSTALLATION AND REINSTATE SMOKE SEAL ALONG ALL PENETRATIONS.

GC SHALL REINSTATE AND MAKE GOOD ALL INTERIOR FINISHES INCLUDING PARTITIONS AND CEILINGS DAMAGED AS A RESULT



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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.

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON

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PROPOSED REFLECTED CEILING PLAN



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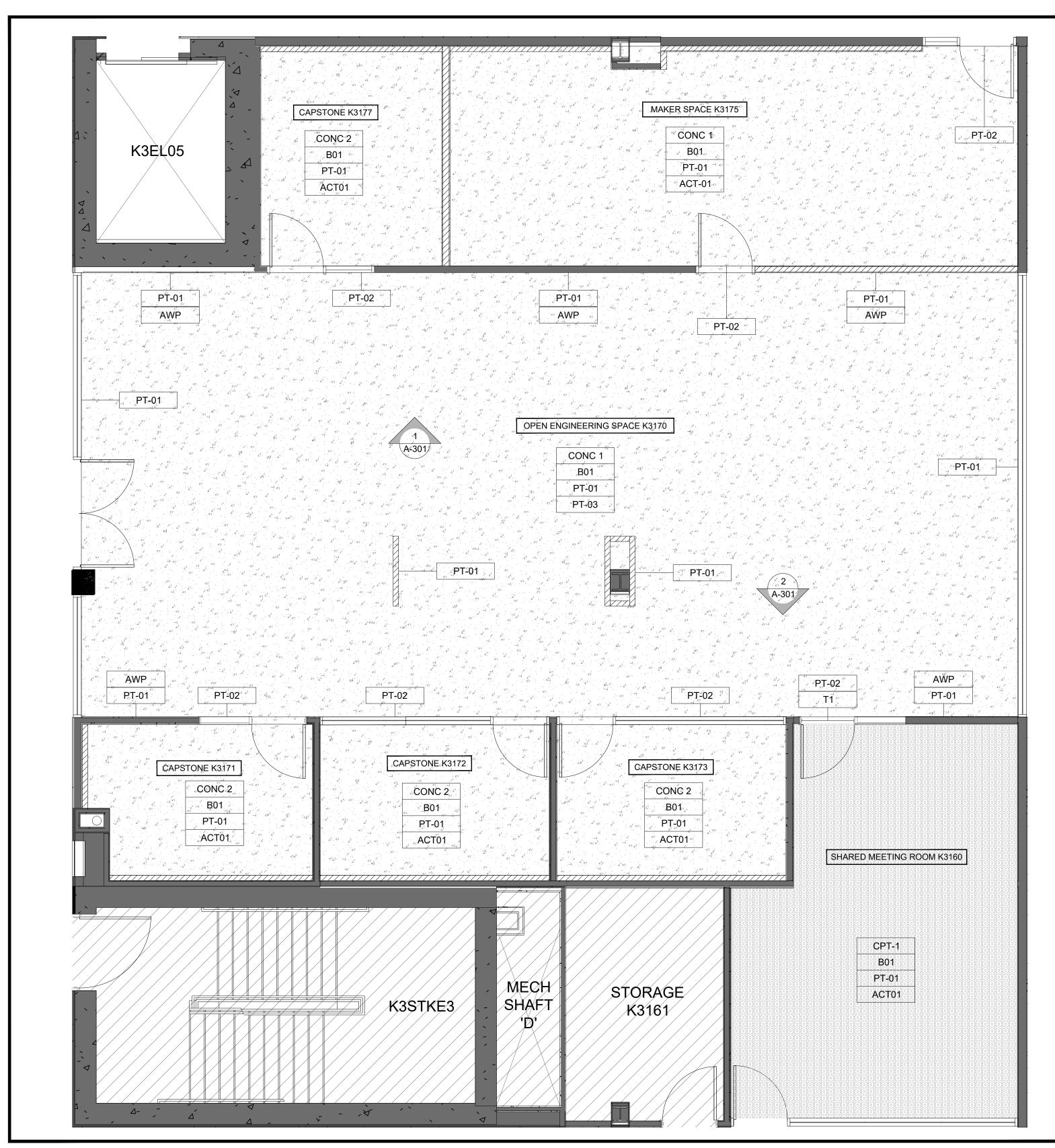
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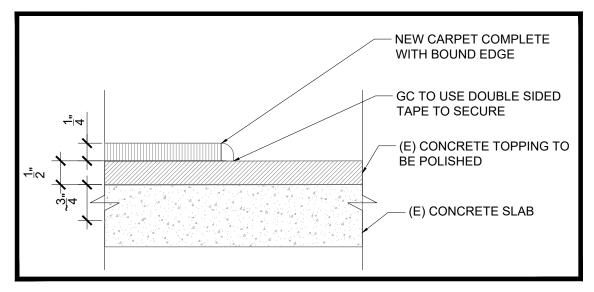
1 \ PROPOSED WALL AND FLOOR FINISHES PLAN A-203/ SCALE: 1/4" = 1'-0"

INTERIOR ROOM FINISHES - GENERAL NOTES

- 1.) PROVIDE SAMPLES OF ALL MATERIALS FOR APPROVAL BY CONSULTANT PRIOR TO ORDERING.
- REFER TO THE ARCHITECTURAL ABBREVIATIONS, SCHEDULE OF FINISHES, FLOOR PLANS, INTERIOR ELEVATIONS AND DETAILS FOR DETAILED APPLICATION OF MATERIALS. REFER TO GENERAL SPECIFICATIONS. PREPARE SURFACES AS PER FINISH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS PRIOR TO APPLICATION OF FINISH. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. CONTRACTOR TO ENSURE ALL EXISTING FLOORS AND WALLS ARE CLEAN, SMOOTH AND READY TO ACCEPT NEW FINISHES. MAKE GOOD/SMOOTH ALL SURFACES AS REQUIRED TO RECEIVE SPECIFIED FINISHES.
- 4.) ALL FLOOR, WALL AND CEILING FINISHES AND MATERIALS SHALL BE APPLIED/ INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. 5.) THE CEILING FINISHES SCHEUDLE INDICATES THE MATERIAL AND THE FINISH ON IT. WHERE THE CEILING IS EXPOSED, THE FINISH INDICATED IS TO BE APPLIED TO THE UNDERSIDE OF THE STRUCTURE ABOVE, INCLUDING ALL FRAMING MEMBERS.
- IN ADDITION TO PAINT FINISHING INDICATED ON THIS SCHEDULE, PAINT SHALL BE APPLIED TO OTHER MATERIALS, AS OUTLINED IN THE DRAWINGS
- COLOUR OF ALL EXPOSED STEEL MEMBERS TO BE PAINTED PT-1, UNLESS NOTED OTHERWISE. HOLLOW METAL FRAMES TO BE PAINTED PT-02 ALL EXPOSED (VISIBLE) PAINTED SURFACES INCLUDING: MECHANICAL AND ELECTRICAL DUCTS, CONDUIT, PIPE, SPRINKLER LINES, ETC. ARE TO MATCH IN COLOUR THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
- ALL DUCTWORK AND ELECTRICAL AND MECHANICAL EQUIPMENT, PIPES, DUCTS AND VENTS, ETC. UNLESS FULLY CONCEALED FROM VIEW SHALL BE PAINTED. 10.) ALL SPRINKLER PIPING, UNLESS FULLY CONCEALED FROM VIEW, SHALL BE PAINTED.
- 11.) ALL CONVECTORS, ACCESS PANELS, WALL FINS, EXPOSED PIPES, AND OTHER EXPOSED ITEMS (EXCEPT STAINLESS STEEL OR ALUMINUM) SHALL BE PAINTED.
- 12.) EXPOSED MISCELLANEOUS METALS, EXCEPT FOR STAINLESS STEEL COMPONENTS, TO HAVE PAINT FINISH.
- 13) ALL CAULKING AND SEALANTS TO MATCH COLOUR OF MATERIAL ON WHICH THEY OCCUR UNLESS OTHERWISE NOTED. 14.) ANY PROPOSED SUBSTITUTIONS SHALL NOT BE USED UNLESS APPROVED BY CONSULTANT IN WRITING. ALL SUBSTITUTIONS SHALL MEET ALL REQUIREMENTS OF ORIGINALLY SPECIFIED PRODUCT.

INTERIOR FINISHES LEGEND

KEY	MATERIAL	MANUFACTURER/CAT. #	NOTES
WALLS AND CEILING	S		
PT-01	PAINT FINISH - WALLS AND BULKHEADS	"COTTON BALLS 2145-70" BY BENJAMIN MOORE, EGG SHELL, LATEX G3 FINISH	GC TO APPLY FULL PRIMER COAT BEFORE
PT-02	PAINT FINISH - DOOR FRAMES AND ACCENT WALLS	"CONVENTRY GREY HC-169" BY BENJAMIN MOORE, EGG SHELL LATEX G3 FINISH FOR WALLS	GC TO APPLY FULL PRIMER COAT BEFOR 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
AWP	ACOUSTIC WALL PANEL	ECOPHON AKUSTO ONE BY CERTAINTEED FIBREGLASS WALL PANEL (24" x 47" x 1-1/2") C/W 44mm EDGE AND MOUNTING BAR ATTACHEMENT + ACCESSORIES (CONNECT ONE TRIM AND ABSORBER ANCHORS). COLOUR: SEA SALT	REFER TO INTERIOR ELEVATIONS FOR LOCATIONS. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION METHOD 1
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 AND REINSTALLED BY GC
FLOORING			
CONC 1	POLISHED CONCRETE SLAB	GRIND, POLISH AND APPLY FLOOR SEALER: PENTRA-GUARD (HP) BY CONVERGENT CONCRETE	BY GC
CONC 2	POLISHED CONCRETE TOPPING ON EX. SLAB	GRIND AND LEVEL FLOOR 'TRU' LINE BY CTS CEMENT OR APPROVED EQUIVALENT	BY GC
TS1	6MM SS TRANSITION STRIP		SUPPLIED AND INSTALLED BY GC
СРТ	CARPET	SHAW CONTRACT - DASH TILE STYLE: 5T203, 12x48 (STAGGER) COMPLETE WITH RECOMMENDED MANUFACTURER ADHESIVE	SUPPLIED AND INSTALLED BY GC
BASE			
B01	VINYL BASE	4" HIGH, JOHNSONITE. COLOUR: 20 CHARCOAL	SUPPLIED AND INSTALLED BY GC
DOOR FRAME PAINT			1
PT-02	PAINT FINISH	"CONVENTRY GREY HC-169" BY BENJAMIN MOORE, EGG SHELL LATEX G3 FINISH FOR WALLS	GC TO APPLY FULL PRIMER COAT BEFOR PAINTING
WOOD VENEER	'		
WD-01	WOOD VENEER	WESTERN RED CEDAR, QUARTER SAWN, CLEAR FINISH	SUPPLIED AND INSTALLED BY GC. MATCH



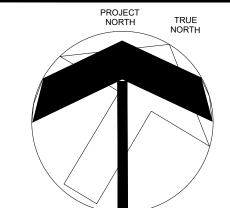
2 FLOORING TRANSITION DETAIL - T1 A-203/ SCALE: 1/4" = 1'-0"

FLOOR FINISHES - GENERAL NOTES:

- 1.) PROVIDE A CONTINUOUS STAINLESS STEEL TRANSITION STRIP AT ALL FLOOR FINISH TRANSITIONS TO SUIT THE VARIATIONS IN HEIGHT BETWEEN THE FLOORING TYPE AND THE ADJACENT FINISHES (CARPET, ETC.) THE TRANSITION STRIP PROFILE WILL BE SELECTED BY THE CONSULTANT AFTER THE FINAL REVIEW OF THE CONTRACTOR'S FLOORING SAMPLES.
- 2.) ALL CONCRETE FLOORS SHOULD BE POLISHED AND SEALED UNLESS OTHERWISE NOTED.
- 3.) UNLESS OTHERWISE NOTED, ALL FLOORING MATERIALS/COLOUR CHANGES SHALL OCCUR UNDER CENTERLINE OF DOORS. USE APPROPRIATE THRESHOLDS AS REQUIRED TO MEDIATE BETWEEN DISSIMILAR FLOOR MATERIALS. FEATHER SUBFLOOR AS REQUIRED TO ENSURE SMOOTH TRANSITION BETWEEN FLOORING MATERIALS AND TO MAINTAIN MINIMUM BARRIER FREE REQUIREMENTS AS PER THE ONTARIO BUILDING CODE TRANSITIONS. I.E. 12 MAX BEVELED.
- 4.) CONTRACTOR TO INSTALL ALL FLOOR FINISHES AFTER THE CONSTRUCTION OF ALL PARTITIONS.
- GENERAL CONTRACTOR TO SUPPLY CARPET, PROVIDE ALL LABOUR, MATERIALS, PRODUCTS, EQUIPMENT AND SERVICES REQUIRED TO INSTALL THE CARPET AS INDICATED ON THE DRAWINGS AND FINISHES NOTES IN STRICT ACCORDANCE WITH CARPETING MANUFACTURER'S INSTRUCTIONS.
- 6.) NEATLY TRIM CARPET EDGES FOR TIGHT FIT ALONG WALLS: CUT AND FIT EVENLY AROUND PROJECTIONS AND INTO TRIM STRIPS AND REVEALS. FIT CLOSELY AND EVENLY TO DOORWAYS TERMINATING CARPET AT FRAMES. FINISHED INSTALLATION SHALL BE SMOOTH AND FREE OF RIPPLES AND PUCKERS.
- 7.) COORDINATE WITH THE CARPET MANUFACTURER FINAL QUANTITY REQUIREMENTS AND DELIVERY OF CARPET TO COMPLY WITH CONSTRUCTION SCHEDULE. CONTRACTOR TO ENSURE A CARPET SURPLUS OF 3 PERCENT.

WALL FINISHES - GENERAL NOTES:

- 1.) CONTRACTOR TO SUPPLY DRAW-DOWN SAMPLES FOR APPROVAL BEFORE PAINTING.
- 2.) WHEN ONE WALL FINISH IS INDICATED WITHIN ENCLOSED AREA, THIS FINISH MUST BE APPLIED TO ALL WALLS, INCLUDING VERTICAL BULKHEADS, PERIMETER WALLS AND COLUMNS, UNLESS OTHERWISE NOTED.
- 3.) UNLESS OTHERWISE NOTED ON DRAWINGS OR DETAILS, ALL REVEALS TO RECEIVE PAINT TO MATCH ADJACENT WALL FINISH. TURN WALL COVERINGS INTO REVEALS UNLESS OTHERWISE NOTED.
- 4.) PROVIDE METAL EDGE PROTECTION TRIMS AT ALL EXPOSED EDGES AND OUTSIDE CORNER WALL CONDITIONS
- 5.) CONTRACTOR TO REMOVE OR MASK ALL EXISTING AND NEW HARDWARE, OUTLETS, SWITCH PLATES, AND OTHER DEVICES PRIOR TO PAINTING AND REINSTALL.
- GRILLES, PLATES, DIFFUSERS, AND OTHER ITEMS OCCURING IN WALLS OR CEILING SHALL BE PAINTED TO MATCH SURFACES ON WHICH THEY OCCUR UNLESS OTHERWISE NOTED. PRIME METAL SURFACES PRIOR TO PAINTING.
- 7.) USE PRIMER COMPATIBLE WITH SUBSTRATE TO BE PAINTED AND APPLY FINAL FINISH COAT AS RECOMMENDED BY MANUFACTURER TO MATCH ARCHITECT SPECIFIED FINISH. TINT PRIME COAT TOWARD FINAL COLOUR.
- 8.) PAINT AND FINISH EXPOSED SURFACES UNLESS OTHERWISE NOTED. PAINT SURFACES BEHIND REMOVABLE EQUIPMENT / FURNITURE.
- 9.) ROLL APPLY PAINT TO GYPSUM BOARD. SPRAY APPLICATION IS NOT ACCEPTABLE. SPRAY-APPLY PAINT TO METAL SURFACES UNLESS OTHERWISE NOTED OR
- APPROVED BY ARCHITECT. 10.) PAINT REVEALS AND FILLER STRIPS TO MATCH ADJACENT PARTITION FINISH, UNLESS OTHERWISE NOTED.
- 11.) PAINT BACK SIDES OF REMOVABLE ACCESS PANELS OR HINGED COVERS TO MATCH EXPOSED SURFACE.



NO	REVISIONS	DATE
5	ISSUED FOR TENDER	04/12/202
4	ISSUED FOR BUILDING PERMIT	04/05/202
3	RE-ISSUED FOR COORDINATION	03/22/202
2	RE-ISSUED FOR COORDINATION	03/12/202
1	ISSUED FOR COORDINATION	02/26/202
NO	ISSUED	DATE

RAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUS CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT; AND MUST REPORT ANY DISCREPANCIES WORK THE USE OF THIS DRAWING OR PART THEREOF IS ORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE

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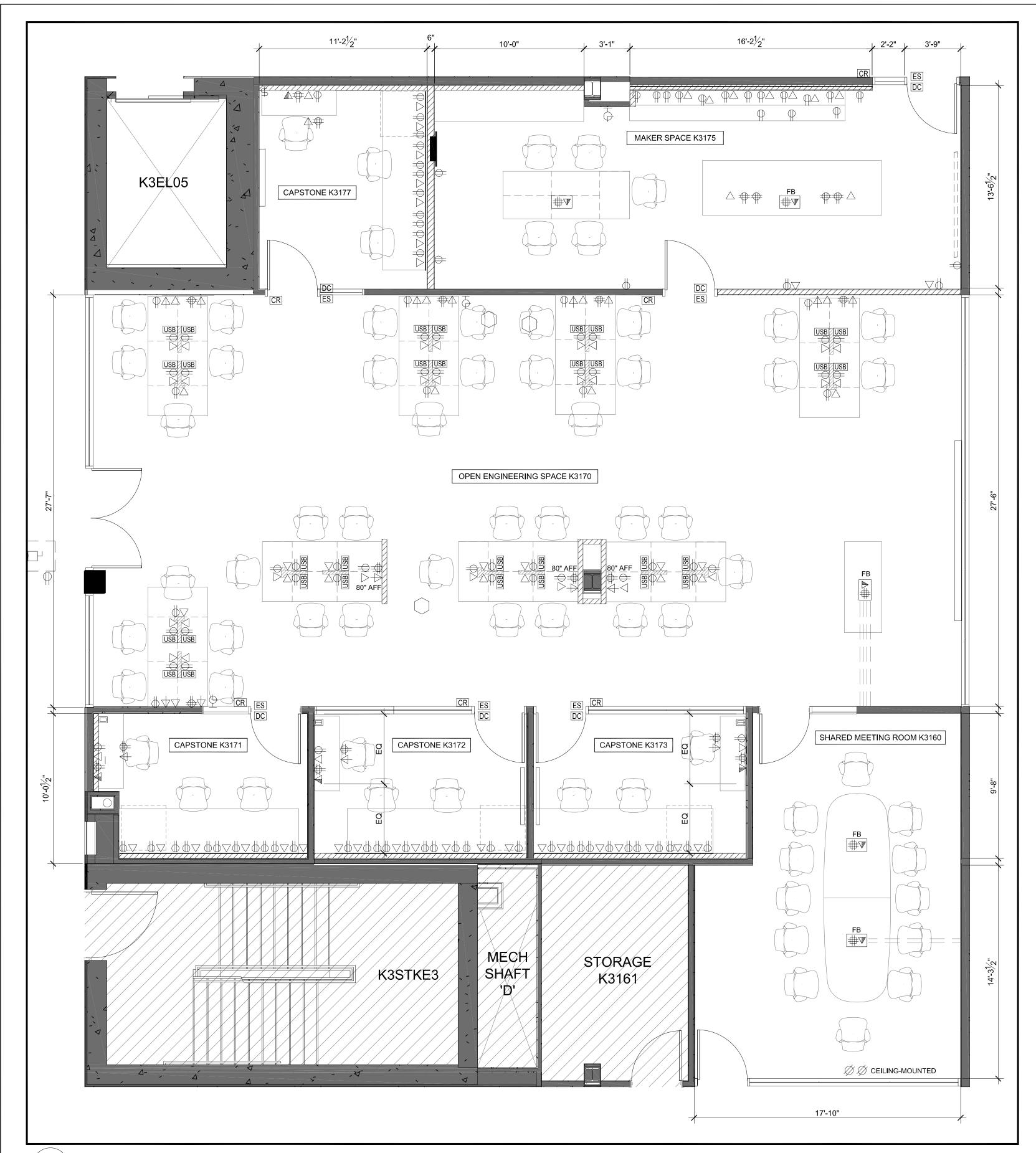
PROPOSED WALL AND FLOOR INTERIOR FINISHES PLAN



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

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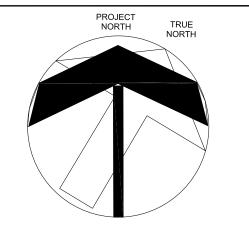
1 PROPOSED MILLWORK AND FURNITURE PLAN SCALE: 1/4" = 1'-0"

ELECTRICAL & POWER NOTES:

ALL LOCAL CODE REQUIREMENTS

- 1. SEE ELEVATIONS, PLANS AND FURNITURE SPECS (TO BE CONFIRMED BY OWNER) FOR COORDINATION OUTLET, DATA JACKS AND J-BOX
- 2. ALL WALL OUTLETS TO BE AT 18IN ABOVE FINISHED FLOOR, UNLESS OTHERWISE SPECIFIED IN DRAWINGS
- 3. ALL FLOOR OUTLET LOCATION TO BE COORDINATED ON FIELD WITH
- OWNER AND ARCHITECT
- 4. GC TO COORDINATE ALL WORK FOR ALL MANDATORY SUB-TRADES AND
- VENDOR REQUIREMENTS 5. ALL ELECTRICAL, FIRE ALARM AND VOICE/DATA WORK TO COMPLY WITH
- 6. REFER TO ELECTRICAL AND A/V DRAWINGS FOR REPLACEMENT OF EXISTING DEVICES. REPLACE FACEPLATES WITH NEW
- 7. SEE ELECTRICAL ENGINEER SET OF DRAWINGS FOR ADDITIONAL
- 8. GC TO PROVIDE NEW JUNCTION BOX MOUNTED ABOVE DESKING AS
- NEEDED. ALL CONNECTIONS CONCEALED FROM VIEW. DRIVER TO BE LOCATED INSIDE CEILINGS.
- 9. 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
- 10. GC TO RUN ALL LOW VOLTAGE AND HIGH VOLTAGE CABLES INTO CONDUIT. ORGANIZE WIRING WITHIN CEILING.

DOMED	. DATA LECEND
POWER	+ DATA LEGEND DESCRIPTION
igorplus	ELECTRICAL DIRECT CONNECTION
<u> </u>	SYSTEMS FURNITURE CONNECTION POINT
	ELECTRICAL PANEL FLUSH MOUNTED
Φ	DUPLEX RECEPTACLE - WALL MOUNTED
Φ	DUPLEX RECEPTACLE - WALL MOUNTED ON EMERGENCY CIRCUIT
•	DUPLEX RECEPTACLE
Φ	DUPLEX RECEPTACLE
φ	SINGLE RECEPTACLE - WALL MOUNTED
-	QUAD RECEPTACLE - WALL MOUNTED
	COUNTERTOP DUPLEX RECEPTACLE - WALL MOUNTED
#	DUPLEX RECEPTACLE - FLOOR MOUNTED
Ø	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
V V	COMBINATION VOICE/DATA OUTLET
SC	SECURITY CAMERA - PROVIDE 1x1"C COMPLETE WITH PULL STRING TO I.T. RACK.
KP	KEY PAD
CR	CARD READER
DC	DOOR CONTACT
ES	ELECTRIC STRIKE
RTE	REQUEST-TO-EXIT SENSOR
USB	USB PORT
•	PUSH BUTTON
√AV	2 - GANG MUDRING FOR (FLAT PANEL DISPLAY)
	2 - GANG MUDRING



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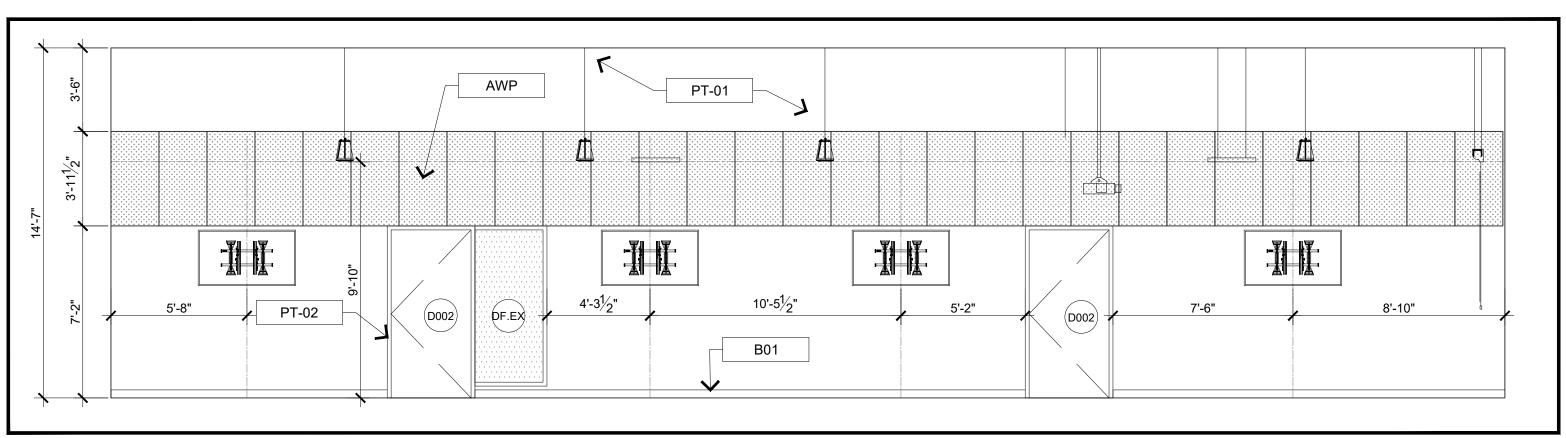
PROPOSED POWER AND DATA PLAN



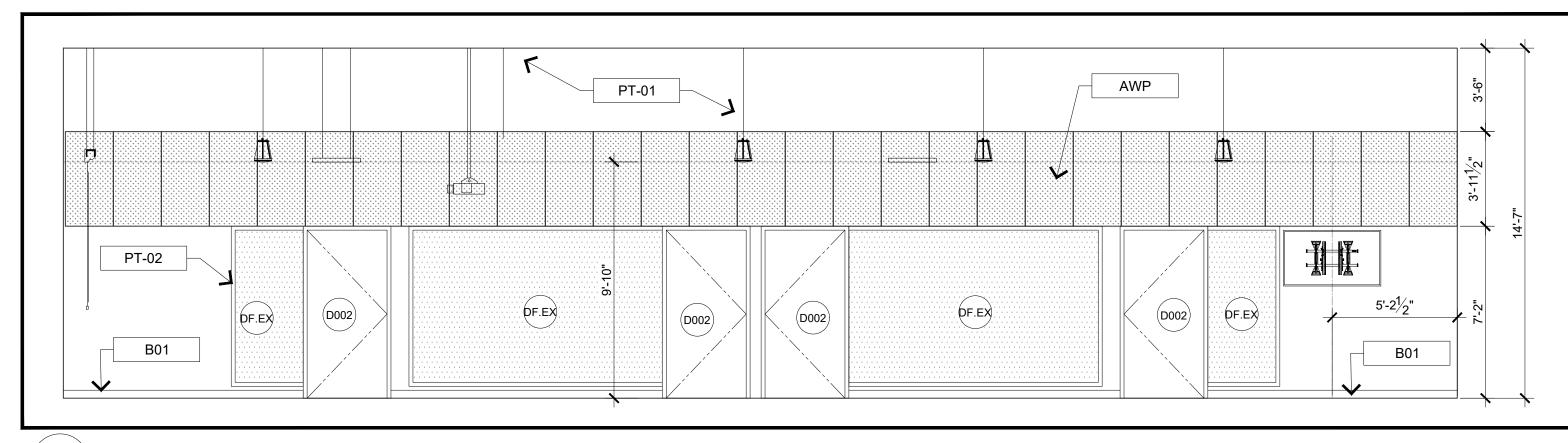
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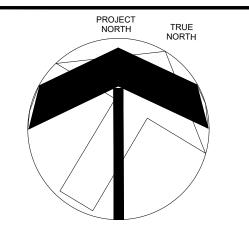
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1 INTERIOR ELEVATION
A-301 SCALE: 1/4" = 1'-0"



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



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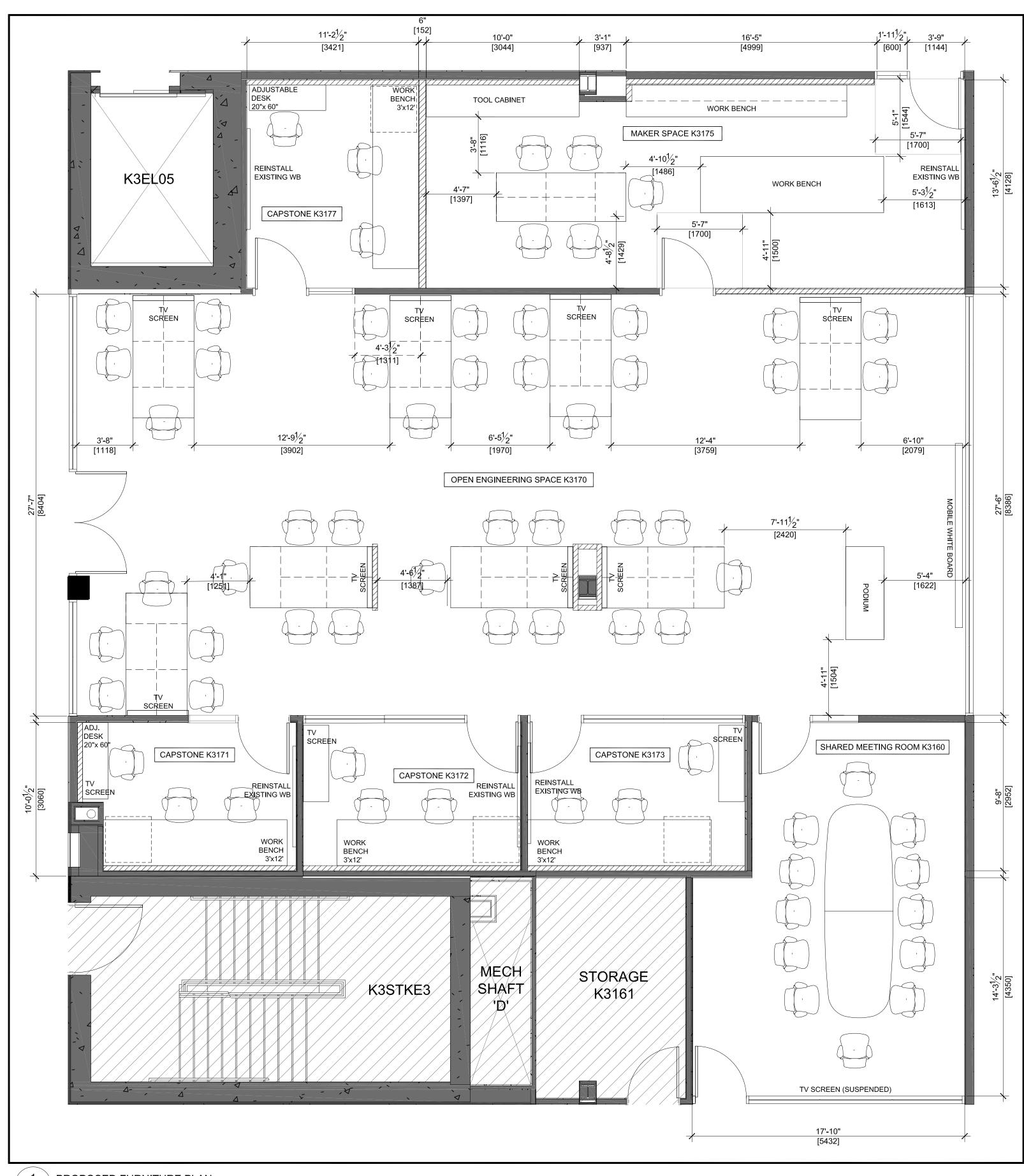
PROPOSED INTERIOR **ELEVATION**



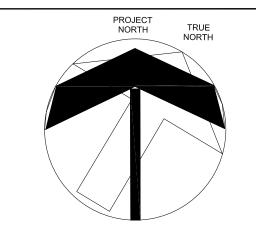
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1 PROPOSED FURNITURE PLAN
A-400 SCALE: 1/4" = 1'-0"



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PROPOSED FURNITURE & FIXTURING PLAN



31 PLYMBRIDGE CRESCENT, TORONTO, ON M2P 1P4

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