

Addendum 2

Request for Quotation

MA24- 5041 Judith Nyman Secondary School Exterior Wall and Soffit Repairs

TO: ALL POTENTIAL BIDDERS

This Addendum 2 has been issued for the above-mentioned RFQ for the following:

- The Appendix 1 – Rate Bid Form has been replaced in its entirety. Please upload the new updated Rate Bid Form from Bonfire Bidding System.
- Please see attached Addendum No. 2 from consultant with the latest changes and answers to questions.

All other terms and conditions shall remain the same.

Regards,
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ADDENDUM

Project	Judith Nyman PS – Exterior Wall and Soffit Repairs	Addendum No.	2
Project No.	23-0487-00	Date	May 10, 2024
Re	Scope of Work Clarifications	Pages	1 of 3
From	Engineering Link Incorporated		

Distribution

Name	Email
X Gabriela Caruso	Gabriela.caruso@peelsb.com

The following Addendum items shall be referred to by all concerned and shall be incorporated as part of the Contract Documents.

Drawing Revisions issued:

Drawing no.	Drawing title	Revision no.	Date
R300	North and East Elevations	Issued for Addendum 2	May 10, 2024
R301	West and South Elevations	Issued for Addendum 2	May 10, 2024
R302	Partial Elevations	Issued for Addendum 2	May 10, 2024
R303	Courtyard Elevations	Issued for Addendum 2	May 10, 2024
R304	Roof Elevations	Issued for Addendum 2	May 10, 2024
R502	Soffit Details	Issued for Addendum 2	May 10, 2024
R601	Photographs	Issued for Addendum 2	May 10, 2024

Specification Revisions issued:

Section	Title	Revision no.	Date
01 11 13	Work Covered by Contract Documents	Rev1	May 10, 2024
07 46 15	Metal Cladding – Soffit System	Rev1	May 10, 2024



Clarifications:

The following questions were received, and the responses below are to be considered by all bidders.

Question 1: Please advise soffit width and length of high soffits on North elevation.

Answer 1: Refer to revised drawing provided.

Question 2: Please advise soffit width and length of entrance soffit on North elevation.

Answer 2: Refer to revised drawing provided.

Question 3: Please advise soffit width and length of lower soffit on East elevation.

Answer 3: Refer to revised drawing provided.

Question 4: Please advise soffit width and length of entrance soffit 1 (pointed) on East elevation.

Answer 4: Refer to revised drawing provided.

Question 5: Please advise soffit width and length of higher soffit on East elevation.

Answer 5: Refer to revised drawing provided.

Question 6: Please advise soffit width and length of entrance soffit 2 (pointed) on East elevation.

Answer 6: Refer to revised drawing provided.

Question 7: Please advise soffit width and length of soffits on West elevation.

Answer 7: Refer to revised drawing provided.

Question 8: Please advise soffit width and length of soffits on South elevation.

Answer 8: Refer to revised drawing provided.

Question 9: Please advise soffit width and length of entrance soffit on South elevation.

Answer 9: Refer to revised drawing provided.

Question 10: Please advise soffit width and length of lower soffit on partial East and West elevation.

Answer 10: Refer to revised drawing provided.

Question 11: Please advise soffit width and length of higher soffit on partial East and West elevation.



Answer 11: Refer to revised drawing provided.

Question 12: Please advise soffit width and length of soffits on partial South elevation.

Answer 12: Refer to revised drawing provided.

Question 13: Please advise soffit width and length of soffits on Central Courtyard elevations.

Answer 13: Refer to revised drawing provided.

Question 14: Please advise soffit width and length of entrance soffit on Central Courtyard elevation.

Answer 14: Refer to revised drawing provided.

Question 15: Should we apply this panel layout on all soffits - 6" wide panels with 3/4" reveals or can we propose a different joint layout with less panels and better material optimization and lower cost?

Answer 15: The panel layout is to be determined by the system design Engineer and shown on the shop drawings.

Question 16: Please provide the quantity for the soffit work.

Answer 16: Refer to revised drawing provided.

Question 17: Can we use any Abatement contractor or only pre-qualified by the school board. Please clarify.

Answer 17: Any abatement contractor can be used as long they meet the requirements of abatement spec.

End of Addendum

Regards,

Engineering Link Incorporated

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DIVISION 01 – GENERAL REQUIREMENTS

Section 01 11 13 – Work Covered by Bid Documents

1.1 GENERAL

- .1 Bids shall be based on the materials and methods as outlined in the bid documents. If the contractor cannot meet the requirements, no bid shall be entered.
- .2 Refer to the technical specifications and drawings sections for products, and technical requirements.

1.2 SCOPE OF WORK

- .1 The work outlined herein is a general description. The specific requirements for the execution of the Work shall be as described in the bid documents. The itemized tasks of work outlined below correspond with the items outlined in the Rate Bid Form.

1.3 PURPOSE OF WORK

- .1 The purpose of the work is to complete brick and stone masonry crack repairs throughout the building, both interior and exterior. Refer to the plans and elevations.

1.4 SCHEDULE

- .1 The work shall commence upon award of the bid and proceed in a single phase of work until completion. All work shall be performed on site from 7AM to 9PM Monday to Sunday during the school summer holiday. All work shall be completed by August 31, 2024.
- .2 In the event that all work cannot be completed by August 31, 2024, the awarded contractor will be responsible to continue work at alternate times stated by Peel District School Board so as not to impact the daily functioning of the school. Work done during the regular school year shall be performed from 4PM to 9PM Monday to Friday and 7AM to 9PM on weekends and holidays. Restrictions of work may vary and shall be determined during the pre-construction meeting. All remaining work must be completed no later than October 14, 2024. General Contractor to include all costs that may result in extended after-hours work. There will be no extra claims/premium rates allowed.
- .3 Submit a project schedule within two weeks of project award.
- .4 All mockups of repair items (brick masonry unit replacement, brick mortar, stone masonry unit replacement, stone mortar, paint samples, etc.) shall be ready for review within two weeks of project award.
- .5 The required shop drawings (including shoring, soffits) are to be submitted by the Contractor, for review by the Consultant, within two weeks of the project award.

1.5 BASE BID

- .1 Mobilization
 - .1 Mobilize on site all plant, tools, equipment, and labour required to carry out this Work.
- .2 General Requirements
 - .1 Provide all the necessary labour, plant, equipment, and materials necessary to conform to all requirements as specified in the Bid Documents. This includes, but is not limited to

temporary lighting, access (interior and exterior as required to facilitate work), shoring, etc. Install all necessary fencing, hoarding, barriers and signage to protect staff, building elements, vehicular and pedestrian traffic in accordance with the Occupational Health and Safety Act. Include all necessary construction signage and coordination. Signage is to be properly lettered and visible. In addition to preventing injury, all work areas must be protected from damage due to equipment. Provide temporary support to existing structural loads, where required, to ensure the building is maintained in a safe condition and damage is not caused to building elements. Any damage as a result of inadequate shoring or support shall be rectified at no additional cost to the Owner.

- .2 Provide tree protection for all trees on the property within the working area, lay down areas or access routes. City trees proximal to the work or access are to be provided with tree protection as well. Tree protection is to be provided as per the City of Brampton standards (<https://www1.brampton.ca/EN/residents/Trees/pages/tree-regulations.aspx>). All Tree Protection Zones are to be signed as per the City of Brampton standards.
- .3 ***Adhere to Peel District School Board General Requirements.***
- .4 Obtain and pay for all Federal, Provincial and Municipal permits necessary for this work, with the exception of the building permit, which will be obtained by the Owner (if required).
- .5 Include all necessary construction signage and coordination. Signage is to be properly lettered and visible.
- .6 Maintain all building fire exits from the building at all times during construction. Any work at exit doors is to be limited to after-hours work. Post all necessary signage to indicate construction and erect all barricades/hoarding protection necessary to direct pedestrians through the construction area.
- .7 Provide Hoarding/Overhead Protection at all entrances and fire exits that are within the vicinity of the work without obstructing access to the buildings.
- .8 Erect all necessary barriers to prevent pedestrians from gaining access into the scaffolding or work area at the end of each workday. Plywood hoarding at the base of the scaffolding to be 12 feet high and non-climbable.
- .9 In addition to preventing injury, all work areas must be protected from damage due to equipment.
- .10 Allow for a scaffolding system that spans the low roofs. Application of scaffold loads to low roofs will not be permitted. Provide scaffolding shop drawings licensed by professional engineer licensed in province of Ontario.
- .11 If the contractor deems it necessary to temporarily remove any permanent exterior furnishings including but not limited to fencing, benches, bollards, exterior metal exit stairs, etc. to facilitate façade access, the cost to remove and reinstate or replace such elements shall be borne by the contractor.
- .12 Remove and reinstate any exterior wall mounted accessories including but not limited to light fixtures, conduit, security cameras, speakers, drainage gutter & downspouts, etc. as required to complete the work. Removal and reinstatement of exposed surface mounted mechanical and electrical equipment is considered to be part of the Base Bid. Only hidden

- mechanical and electrical that could not be seen at the time of the bid walkthrough can be drawn against the cash allowance.
- .13 The Contractor is to submit a dust control plan for review by the Consultant and Owner. The dust control plan should include:
- a. standard operating procedures for working within a live environment.
 - b. drawings confirming the construction of dust control partitions.
 - c. maintenance plan for the dust control partitions throughout construction.
- .14 Provide all necessary temporary protection to ensure the building remains in a watertight condition and protected from all external environmental elements.
- .15 Include the manufacture and installation of all necessary material and performance of site mock-ups that will be required to the satisfaction of the Owner and Consultant. Make allowances during construction for down time made necessary for access to and review of the Work by Consultant.
- .16 Make allowance to accommodate carrying out noisy work outside of normal working operation hours. Note that the building will be in operation.
- .17 Provide periodic construction progress pictures via email upon request by consultant.
- .18 Make allowances during construction for down time made necessary for access to and review of the Work by Consultant.
- .19 Provide daily progress updates to the Consultant and Owner by sending emails in the morning before the start of the work. The email is to include the work area, number of workers on site and the work to be completed in full detail.
- .20 The contractor is completely and solely responsible for tracking repair quantities to ensure they do not exceed bid form quantities without written permission from the Consultant. Contractor to provide bi-weekly quantity updates to consultant.
- .21 Unless otherwise stated, removal is to include disposal off site in accordance with local environmental regulations.
- .22 *Make allowances to provide generators on site for electrical power to complete the work. The school electrical service could be limited and cannot be used for construction work.***
- .23 *The Contractor to provide their own portable sanitary facilities.***
- .24 *There is to be NO crane lifting during occupied hours or where people are underneath the lifting area. Crane lifting shall take place after hours or when the building is unoccupied.***
- .3 Demobilization and Site Cleanup
- .1 Demobilize all plant, tools, equipment, and labour for this Work from site. Upon completion of Work, and immediately before the Consultant's final review for Total Performance of the work, all areas of the building affected by this bid document shall be thoroughly cleaned. Include the dismantling and removal of the scaffolding at the completion of the project. Remove all temporary protection, equipment, waste, and surplus materials from site and leave in neat, tidy condition to the satisfaction of the Owner.

- .2 Make good any landscaping and landscaping elements (asphalt, concrete sidewalk, fencing, fence posts, etc.) damaged or removed during repairs. Replace damaged asphalt with hot-mix asphalt, and replace damaged grass with new sod.

.4 Localized Brick Masonry Replacement

- .1 This includes all materials, labour and equipment to survey walls and mark all spalled, scaled and cracked brick masonry units within the work area. Provide sufficient notice for Consultant to review quantity (area) prior to proceeding with removals. Upon confirmation by consultant, remove damaged brick masonry units and full depth of mortar joints at perimeter of replacement unit (or area), clean the surface of adjacent units and place new brick masonry units, bedding and pointing mortar. Include brick masonry unit and mortar joint removal and disposal and the supply and installation of the new brick masonry units, bedding and pointing mortar. Include all labour, materials, and equipment to rake out the bedding mortar to the specified depth and the supply and installation of pointing mortar as per Specifications. This includes the staging of the work, as required. Bedding and pointing mortar associated with replacement bricks (all four sides), is considered part of brick replacement quantity. Where replacing in excess of four bricks in one area, install masonry ties to bond the facing with backup wythes of masonry. This also includes field staining of the brick face in order to obtain a close match to the existing.
- .2 The total estimated number of localized brick masonry unit replacement throughout the Work area is: **1,200 units**.
 - a. North Elevation: 100 units
 - b. South Elevations: 40 units
 - c. East Elevations: 30 units
 - d. West Elevations: 30 units
 - e. Partial South, East and West Elevations: 180 units
 - f. Roof and Courtyard: 220 units
 - g. Localized Locations: 500 units**
- .3 The breakup of quantities provided for each elevation is for information and coordination purposes only. Unused quantities of bricks from one elevation shall be used at other localized locations determined by the consultant.
- .4 Assume a total of 25 helical tie replacement/installations throughout the scope area at locations determined by the consultant.**
- .5 Supply and install new masonry ties at rebuilt areas and as directed by consultant. Horizontal and vertical spacing shall be as indicated in the drawings or directed by consultant and are to be set on staggered centers. Repoint tie holes using colour matched mortar. The total estimated number of ties throughout the Work area is: 100.
- .6 If necessary, provide temporary shoring to support brick masonry above the openings. The shoring shop drawings shall be stamped by a Professional Engineer licensed to practice in the Province of Ontario for the Consultant's review.

- .5 Localized Mortar Joint Repointing
- .1 This includes all materials, labour and equipment to survey walls and mark all scaled, weathered and cracked mortar joints within the work area. Provide sufficient notice for consultant to review quantity (area) prior to proceeding with removals. Upon confirmation by consultant, cut out and rake deteriorated mortar, clean brick masonry surfaces, and install new pointing mortar and tool joint as per Specifications. This includes the staging of the work, as required. Colour and texture of mortar and tooling of joint to match existing.
- .2 At localized wall areas on which the existing signage is mounted, repoint the brick masonry only where joints are accessible. Do not remove the existing signage.
- .3 ***The total estimated quantity of repointing throughout the work area is: 4,500 Feet ("FT").***
- a. North Elevation: 160 FT.
- b. South Elevations: 280 FT.
- c. East Elevations: 100 FT.
- d. West Elevations: 80 FT.
- e. Partial South, East and West Elevations: 1,150 FT.
- f. Roof and Courtyard: 1480 FT.
- g. Localized Locations: 1,250 FT.***
- .4 The breakup of quantities provided for each elevation is for information and coordination purposes only. Unused quantities of bricks from one elevation shall be used at other localized locations determined by the consultant.
- .6 Masonry Movement Joint Sealant Replacement
- .1 Remove and replace the vertical construction/movement brick control joints between the different eras of construction, rout out joint to a depth of 1" minimum and install backer rod and sealant. Include the replacement of interface sealant between windowsill flashing and brick masonry. Window perimeter sealant replacement is not part of the scope.
- .2 Sealant colour to match adjacent brick mortar and to have sand broadcast into the wet sealant.
- .3 ***The total estimated quantity of sealant replacement throughout the work area is: 1,200 FT.***
- a. North Elevation: 250 FT.
- b. South Elevations: 125 FT.
- c. East Elevations: 150 FT.
- d. West Elevations: 60 FT.
- e. Partial South, East and West Elevations: 60 FT.
- f. Roof and Courtyard: 355 FT.
- g. Localized Locations: 200 FT.***

- .4 The breakup of quantities provided for each elevation is for information and coordination purposes only. Unused quantities of bricks from one elevation shall be used at other locations determined by the consultant.
- .7 Dust Collector Wing Wall Demolition, Re-roofing and Parapet Rebuild
- .1 This includes all materials, equipment, labour, and shoring required to demolish the existing wing walls, chain-link fence at the abandoned dust collector wing walls at west elevation as shown in drawings. The building's exterior perimeter walls should be repaired/made good with salvaged brick as required.
- .2 Remove the foundation wall to at least 1 block course below grade (to depth of 50mm surrounding asphalt). Fill the foundation wall voids with Quikrete prebagged concrete and compact sufficiently to prevent any settlement. Remove and dispose raised concrete slab outside wingwall. Patch asphalt with cold patch as required to make it flush with adjacent asphalt pavement.
- .3 Include demolishing of parapet wall in the roof level, removing existing metal stepped cap flashing on the either side of wing wall and metal counter flashing along the scope area.
- .4 Salvage and reuse undamaged/undeteriorated bricks from the wing walls for completing the localized brick replacement at other locations. Include for capping of the vertical face of soffit/sloped metal cladding on either side of wing wall using new corrugated metal siding to match slope metal panel profile and colour, or as approved by the consultant.
- .5 Remove existing pea gravel in the roof (approximately for 1 m) adjacent to demolished parapet wall to allow for new roof membrane tie-in. Install new wood blocking and 2-ply modified bitumen flashing membrane (cold adhesive applied) as shown in drawing detail.
- .6 Acceptable 2-ply modified bitumen tie-in flashing membranes:
- Base Sheet Flashing Membrane: Sopraply Stick Duo by Soprema or approved equivalent.
 - Cap Sheet Flashing Membrane: Colply Traffic Cap with Sopratack Flashing Adhesive by Soprema or approved equivalent.
- .7 Install new prefinished metal cap flashing and resurface the pea-gravel.
- .8 Ensure that roof assembly is watertight at the end of each workday. Any damage to existing floors, furniture, equipment, and other interior furnishings due to water leaks from roof shall be promptly repaired by the Contractor at no additional cost.
- .8 Soffit Panel Replacement
- .1 This includes all materials, equipment, labour, and shoring required for full replacement of existing soffit panel along the exterior wall (including walls in the roof) and at entrance canopy locations throughout the school.
- .2 Provide shop drawings specific to project scope/**replacement location** stamped by a professional engineer licensed in the province of Ontario for the support framing and metal soffit panel system for consultant's review prior to actual installation.
- .3 ***Detail shown is conceptual only may not be representative of existing framing condition at all soffit replacement locations. Contractor to site verify and provide shop drawings to suit existing conditions.***

- .4 The dimensions provided in the drawings are approximate and for pricing purposes only. Contractor is responsible for site verifying all dimensions. Do not rely on dimensions for manufacturing and construction purposes. No additional cost will be considered after the bidding closes.**
- .5 A Designated Substances Survey (DSR) is provided as part of this package. Carry out abatement and disposal in accordance with any recommendations. Existing soffit panels are confirmed to be asbestos containing and are to be abated from abatement allowance. Coordinate with the environmental consultant during the abatement to review the work and provide reports. Complete all necessary PDSB documentation prior to commencement of any abatement.
- .6 Acceptable Product: ALPOLIC® Materials, Metal Composite Panels
- .7 Remove and dispose of the existing metal furring framing system. **Wire wheel clean the existing structural steel angles free of corrosion byproducts and coat it with anticorrosion paint (Macropoxy 646 FC – 1 coat or Acrolon 7300 Topcoat – 1 coat).** Install new metal channel framing system, perimeter trim, threaded rod accessories to support new soffit panels as required.
- .8 Remove and reinstate all existing soffit mounted fixtures including but not limited to electrical lights, vents, etc., to facilitate new metal soffit installation. Paint all existing vents in the soffit space to match colour of new metal soffit panels.**
- .9 Include for replacement of vents showing signs of corrosion in the soffit space to match existing. For purpose of pricing, assume 10 nos of 12" x 12" vents need to be replaced to match existing.**
- .10 Coat the bottom surface of drip angle in sloped Metal cladding with anti-Corrosion paint.**
- .11 Install new soffit panel system.
- .9 Prefinished Drip Metal Flashing Installation and Steel Angle Support
- .1 This includes installation of 1.6 mm thick new prefinished aluminum drip flashings at locations indicated on drawings.
- a. Type 1: At flat masonry wall surface as in drawing R501.
- b. Type 2: At wall corner locations as in drawing R501. Allow for wrapping/extending the drip flashing along the wall corners (extend to 2 or 3 sides of the wall).
- Include trimming of existing metal siding bottom flashings, removal, and replacement of eaves troughs, etc. needed to install the new drip flashings.
- .2 Include for localized pressure washing of stained areas in masonry walls.
- .3 Remove rust byproducts from all existing cantilever steel supports at locations shown on drawings. Apply new anti-corrosion paint over the steel angles.
- a. Acceptable Products by Sherwin-Williams:
- Macropoxy 646 FC – 1 coat
 - Acrolon 7300 Topcoat – 1 coat
- .4 Over the existing stope coping of parapet and wing walls at roof level of partial east elevation, install new prefinished metal cap flashing as per drawing detail and technical specification section.**

.10 Foundation Wall Parging Repair

.1 At localized locations indicated on drawings, perform concrete parging repairs on the foundation wall.

a. Acceptable Product: Sika Top 121

.2 *Total estimated Quantity for parging repairs is 150 sq.ft.*

.3 Quantities provided are for contractor pricing only. Unused quantities of parging repairs shall be used at other locations determined by the consultant.

.11 ACM and/or Hazardous Work:

.1 Refer to Designated Substance Survey Report Document provided by Fisher Engineering for locations of ACM.

.2 Complete abatement of ACMs as outlined in Abatement of Asbestos Specification document.

1.6 ALTERNATIVE PRICES

There are no Alternative Prices for this scope of work.

1.7 SEPARATE PRICES

There are no Separate Prices for this scope of work.

END OF SECTION

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

Section 07 46 16 – Metal Cladding Soffit System

1.0 GENERAL

1.1 SECTION INCLUDES

- .1 Metal Composite Panels

1.2 RELATED SECTIONS

- .1 Section 07 90 00 – Sealant

1.3 GENERAL REQUIREMENTS

- .1 All work necessary for completion of work of this section, including but not limited to setting up of scaffolding, swing-stages, boom lift to access the work areas. Work described in this section includes concealed clip, interlocking performed metal wall/soffit panel system complete with perimeter.

1.4 REFERENCES

- .1 ASTM C423 - Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method (NRC)
- .2 ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials
- .3 ASTM E136 - Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C.
- .4 ASTM E283-04 - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
- .5 ASTM E331-00 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
- .6 ASTM E1477 - Standard Test Method for Luminous Reflectance Factor of Acoustical Materials by Use of Integrating-Sphere Reflectometers (LRV).
- .7 ASTM E2768-11(2018) – Standard Test Method for Extended Duration Surface Burning Characteristics for Building Materials (30 min Tunnel Test). Results: Zero Flame Spread, Smoke Developed Index of 5. Meets criteria for Class A fire rating.
- .8 ASTM A653M-20 – Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy (Galvannealed) by Hot Dip Process
- .9 UL 723, Standard Method of Test for Surface Burning Characteristics of Building Materials.
- .10 CAN/ULC S102, Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies.
- .11 CAN/ULC S114, Standard Test Method for determination of non-combustibility in building materials.
- .12 CSA-S136 for the design of Cold Formed Steel Structural Members.
- .13 CAN3-S157 for the design of Strength Design in Aluminum.
- .14 CGSB 71-GP-24M – Standard for: Adhesive, Flexible, for Bonding Cellular Polystyrene.

- .15 CAN/ULC-S702-15 – Standard for Mineral Fibre Thermal Insulation for Building.
- .16 AAMA 2605 - Voluntary Specification, Performance requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels
- .17 AAMA 2604 - Voluntary Specification, Performance requirements and Test Procedures for High Performing Organic Coatings on Aluminum Extrusions and Panels.
- .18 AAMA 509 - Voluntary Test and Classification Method for Drained and Back Ventilated Rainscreen Wall Cladding Systems.
- .19 AAMA 501.1-17 - Standard Test Method for Water Penetration of Windows, Curtain Walls and Doors Using Dynamic Pressure.
- .20 International Code Council Evaluation Service (ICC-ES) Evaluation Report

1.5 QUALITY ASSURANCE AND INSTALLER QUALIFICATIONS

- .1 Engage an experienced metal soffit panel contractor (erector) to install soffit panel system who has a minimum of three (3) years of experience specializing in the installation of metal soffit systems.
- .2 Contractor must be certified by manufacturer specified as a supplier of the metal soffit system and obtain written certification from manufacturer that installer is approved for installation of the specified system.
- .3 Successful contractor must obtain all components of soffit system from a single manufacturer. Any secondary products that are required which cannot be supplied by the specified manufacturer must be recommended and approved in writing by primary manufacturer prior to bidding.
- .4 Fabricator/Installer shall submit work experience and evidence of adequate financial responsibility. Architect reserves the right to inspect fabrication facilities in determining qualifications.

1.6 PRE-INSTALLATION CONFERENCE

- .1 Convene a pre-installation conference at least one (1) week prior to commencing the work of this section.
- .2 All parties directly affecting work of this section must be in attendance.
- .3 All submittals, mock-ups and procedures will be reviewed at this meeting.

1.7 DELIVERY, STORAGE AND PROTECTION

- .1 Inspect material upon delivery.
- .2 Handle materials to prevent damage.
- .3 Store materials off ground providing for drainage; under cover providing for air circulation; and protected from any debris.

1.8 ENVIRONMENTAL REQUIREMENTS

- .1 Comply with requirements of Workplace Hazardous Materials Information System (WHMIS) regarding use, handling, storage, and disposal of hazardous materials. Labelling and provision of MSDS sheets shall be acceptable to Labour Canada.
- .2 Ensure that all materials, containers, rags, etc. are disposed of in accordance with the local Waste Management Plan and hazardous material disposal regulations and requirements.

1.9 PROJECT CONDITIONS

- .1 Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit metal soffit panel work to be performed according to manufacturer's written instructions and warranty requirements.
- .2 Field Measurements: Verify actual dimensions of construction contiguous with metal soffit panels by field measurements before fabrication.

1.10 COORDINATION

- .1 Coordinate sizes and locations of windows, doors, and wall penetrations with actual equipment provided.
- .2 Coordinate metal soffit panels with rain drainage work, flashing, trim, and construction of other adjoining work to provide a leak proof, secure, and noncorrosive installation.

1.11 ALTERNATIVES

- .1 Alternatives to manufacturer's brands or supply sources of materials will not be accepted.

1.12 CONSULTANT REVIEW

- .1 The Contractor shall provide access, permit inspection, correct any defects, and obtain written approval to proceed from the Consultant prior to commencing with each phase of work.
- .2 The Consultant's general review during construction is undertaken to inform the Owner of the Contractor's performance and shall in no way augment the Contractor's quality control or relieve the Contractor of contractual responsibility.
- .3 The Contractor shall always provide a third lifeline on each swing-stage/boom/scissor lift to facilitate the Consultant's review of the work.
- .4 Should additional work and/or visits by the Consultant be required because of the Contractor's failure to perform in accordance with the bid documents, or if additional design or drafting time is required by the Consultant to provide/review corrective measures caused by the Contractor's failure to perform in accordance with the bid documents, the Contractor shall reimburse the Consultant at the rate of direct personnel expense plus 150% overhead plus travel, equipment and material costs plus H.S.T. where applicable.

2.0 PRODUCTS

2.1 **ALUMINIUM COMPOSITE METAL PANELS**

- .1 ***Type: Aluminium Composite Metal***
- .2 ***Acceptable Manufacturer/Fabricators: ALPOLIC Composite Materials Division, (by Mitsubishi Chemicals America Inc.)***

- .1 Product: ALPOLIC FR**
- .2 Thickness: 4 mm Core: Fire rated core**
- .3 Composite panel manufacturers producing FR quality material MUST maintain a CAN/ULC S134 Listing with Intertek, ULC, and/or Warnock Hersey as required by Building Code 3.1.5.5. to certify that the 4mm the product being supplied for this project is identical to the product tested initially to these standards.**
- .4 Panel Colour: As approved by sample or colour selection by owner.**
- .1 Represented by:**
 - Exterior Technologies Group**
 - 109 Dupont Street**
 - Toronto, ON M5R 1V4**
 - Email: info@etgcc.com**
 - Phone: 905-764-0452**
- .2 Approved Soffit System Suppliers and Installers:**
 - 1. Cladco**
 - 2. Gage Metal**
 - 3. Flynn Canada**
 - 4. Ritz Architectural**

or contact ETG, John Robis, 416-523-1031 for additional soffit systems suppliers and installers throughout Canada.

2.2 SEALANT

- .1 Sealant Tape: Sealant Tape: Non-curing, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, non-sag, nontoxic, nonstaining tape 1-inch- (13-mm-) wide and 1/16-inch- (3-mm-) thick.**
- .2 Exposed Sealant: ASTM C 920; elastomeric tri-polymer, polyurethane, or other advanced polymer sealant; of type, grade, class, and use classifications required to seal joints in metal soffit panels and remain weathertight; and as recommended in writing by metal soffit panel manufacturer.**

2.3 MISCELLANEOUS METAL FRAMING

- .1 Remove and dispose existing metal furring and sub grit system. Install new metal channel framing system, perimeter trim, threaded rod accessories to support new soffit panels. Type to be Unistrut or equivalent bar type system. Channel system to suit existing masonry, metal cladding and deck conditions.**
- .2 Miscellaneous Metal Framing, General: ASTM C 645, cold-formed metallic-coated steel sheet, ASTM A 653, G90 (Z275) hot-dip galvanized.**

- .1 Subgirts: Manufacturer's standard C- or Z-shaped sections, (16 gauge) (1.4-mm) nominal thickness.
- .2 Hat-Shaped, Rigid Furring Channels:
 1. Nominal Thickness: As required to meet performance requirements.
 2. Depth: 1-1/2 inches (38 mm).
 3. Top flange: 1-1/8 inches (28.5 mm) minimum.
- .3 Z-shaped Furring: With slotted or non-slotted web, face flange of 1-5/8 inches (41 mm) minimum and depth as required to fit insulation thickness indicated.
 1. Nominal Thickness: As required to meet performance requirements, but not less than 0.043 inch (18 gauge) (1.1 mm).
 2. Fasteners for Miscellaneous Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten miscellaneous metal framing members to substrates as indicated.

2.4 MISCELLANEOUS MATERIALS

- .1 Concealed fasteners: Corrosion resistant steel screws, #10 minimum diameter x length appropriate for substrate, low profile pancake head. Use self-drilling, self-tapping for metal substrate or A-point for plywood substrate.
- .2 Exposed fasteners: 316 series stainless steel screws (cadmium or zinc coatings are not acceptable) with neoprene sealing washer, or 1/8-inch-(3-mm-) diameter stainless steel rivets.

2.5 FABRICATION

- .1 Fabricate and finish metal soffit panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes and as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.
- .2 Form flashing components from full single width sheet in minimum 10'-0" (3 m) sections. Provide mitered trim corners, joined using closed end pop rivets and butyl-based, solvent released one-part sealant.
- .3 Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.
 - .1 Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
 - .2 Sealed Joints: Form nonexpanding but movable joints in metal to accommodate butyl-based sealant to comply with SMACNA standards.
 - .3 Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.

- .4 Fabricate cleats and attachment devices of size and metal thickness recommended by SMACNA's "Architectural Sheet Metal Manual" or by metal soffit panel manufacturer for application, but not less than thickness of metal being secured.

2.6 Wall System fabricators and installers that construct the wall system. Must meet or exceed the following tests:

- .1 Air Infiltration: according to ASTM E 283.**
- .2 Water Penetration under Static Pressure: according to ASTM E331.**
- .3 Structural Performance: Metal wall panel assemblies shall withstand the effects of the following loads and stresses within limits and under conditions indicated, based on testing to ASTM E 330.**
- .4 Deflection Limit: Panels must return to an essentially flat condition after design wind load is removed with permanent set not to exceed L/800.**

2.7 FINISHES

- .1 Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- .2 Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- .3 Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.
- .4 **Panel Finishes: Panel finish to be continuously coil coated with a 100% thermoset fluoropolymer resin, (Lumiflon FEVE) architectural coating for aluminum sheet that is factory applied. Paint coatings must conform to ASTM D6578/D6578M Standard for graffiti resistant coatings. Paint coating must meet the requirements of AAMA 2605. Two-coat finish system shall have a minimum dry film thickness of 1.00 mil. (nominal). Three-coat finish system shall have a minimum dry film thickness of 1.5mil. (nominal).**

1. Acceptable products:

- 1. Valflon by Valspar Corp.**
- 2. Coraflon by PPG Industries**
- 3. PVDF as an alternate.**

2.0 EXECUTION

2.1 EXAMINATION

- .1 Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal soffit panel supports, and other conditions affecting performance of the Work.
- .2 Examine primary and secondary soffit framing to verify that girts, studs, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal soffit panel manufacturer.

- .3 Examine solid ceiling sheathing to verify that sheathing joints are supported by framing or blocking, and that installation is within flatness tolerances required by metal soffit panel manufacturer.
- .4 Examine roughing-in for components and systems penetrating metal soffit panels to verify actual locations of penetrations relative to seam locations of metal soffit panels before metal soffit panel installation.
- .5 ***Substrate Tolerances: The General Contractor is responsible for providing a substrate with a tolerance of 1/4 inch in 20.0 feet (6mm in 6m), on level, plumb, and location control lines as indicated and within 1/8 inch (3mm) offset of adjoining faces of alignment of matching profiles tolerances are noncumulative.***
- .6 ***Field Measurements: Verify locations of soffit framing members and wall opening dimensions by field measurements prior to fabrication of MCM System. Indicate measurements on the "As Built Shop Drawings". Field measurements to be taken once all substrate materials and adjacent materials are installed.***
- .7 For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- .8 Proceed with installation only after unsatisfactory conditions have been corrected.

2.2 PREPARATION

- .1 Clean substrates of substances harmful to insulation, including removing projections capable of interfering with insulation attachment.
- .2 Miscellaneous Framing: Install sub-framing, furring, and other miscellaneous soffit panel support members and anchorage according to metal soffit panel manufacturer's written instructions.
- .3 Establish straight, side, and crosswise benchmarks.
- .4 Use proper size and length fastener for strength requirements. A low-profile fastener head of approximately 1/8-inch (3 mm) maximum is allowable beneath the panel.
- .5 All walls/soffit ceiling shall be checked for square and straightness. Inside and outside corners may not be plumb; set a true line for the corner flashing with string line.
- .6 Measure the soffit width and lengthwise to confirm panel lengths and verify clearances for thermal movement.

2.3 NAILABLE SUBSTRATE INSTALLATION

- .1 Provide manufacturer's written letter of recommendations for nailable substrate.

2.4 INSTALLATION OF SOFFIT PANELS

- .1 All details will be shown on in accordance with approved shop drawings and manufacturer's product data, within specified erection tolerances.

2.5 APPLICATION

- .1 The Contractor shall have a trained representative on site at all times who is responsible for all sealant applications.

- .2 Isolate dissimilar metals and masonry or concrete from metals with bituminous coating. Use gasketed fasteners where required to prevent corrosive action between fastener, substrate, and panels.
- .3 Limit exposed fasteners to extent indicated on contract drawings.
- .4 Seal laps and joints in accordance with wall panel system manufacturer's product data.
- .5 Coordinate flashing and sheet metal work to provide weathertight conditions at wall terminations. Fabricate and install in accordance with standards of SMACNA Manual.
- .6 Provide for temperature expansion/contraction movement of panels at wall penetrations and wall mounted equipment in accordance with system manufacturer's product data and design calculations.
- .7 Installed system shall be true to line and plane and free of dents, and physical defects. Oil canning is a cause for rejection.
- .8 Remove damaged work and replace with new, undamaged components.
- .9 Touch up exposed fasteners using paint furnished by the panel manufacturer and matching exposed panel surface finish.
- .10 Clean exposed surfaces of wall panels and accessories after completion of installation. Leave in clean condition at date of substantial completion. Touch up minor abrasions and scratches in finish.
- .11 Provide airspace as indicated on drawings.

2.6 ERECTION TOLERANCE

- .1 Installation Tolerances: Shim and align metal wall panel units within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) at location lines as indicated and within 1/8-inch(3-mm) offset of adjoining faces and of alignment of matching profiles.

2.7 FIELD QUALITY CONTROL

- .1 Manufacturer's Field Service: Engage a factory-authorized service representative to inspect metal wall panel installation, including accessories. Report results in writing.
- .2 Remove and replace applications of metal wall panels where inspections indicate that they do not comply with specified requirements.
- .3 Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

2.8 CLEAN UP

- .1 Remove temporary protective coverings and strippable films, if any, as metal wall panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal wall panel installation, clean finished surfaces as recommended by metal wall panel manufacturer. Maintain in a clean condition during construction.
- .2 Replace metal wall panels that have been damaged or have deteriorated beyond successful repair by finish touch-up or similar minor repair procedures.

END OF SECTION 07 90 00

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON., L6S 3J8

LIST OF DRAWINGS

DRAWING NO.	DRAWING TITLE
R000	TITLE PAGE
R100	SITE PLAN
R300	NORTH AND EAST ELEVATIONS
R301	WEST AND SOUTH ELEVATIONS
R302	PARTIAL ELEVATIONS
R303	COURTYARD ELEVATIONS
R304	ROOF ELEVATIONS
R500	TYPICAL DETAILS
R501	FLASHING AND SOFFIT DETAILS
R502	DETAILS
R600	PHOTOGRAPHS
R601	PHOTOGRAPHS

Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON., L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

Drawing Title

TITLE PAGE

Drawing Number

R000

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10

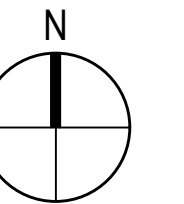
WILLIAMS PARKWAY

BOLD LINE INDICATES BUILDING PERIMETER
EXTERIOR WALL SCOPE AREA. REFER TO
R304 FOR ROOF WALLS SCOPE

BUILDING ADDITION
NOT PART OF SCOPE

CENTRAL
COURTYARD

North



Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

Drawing Title






SITE PLAN

Drawing Number

R100

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10

LEGEND

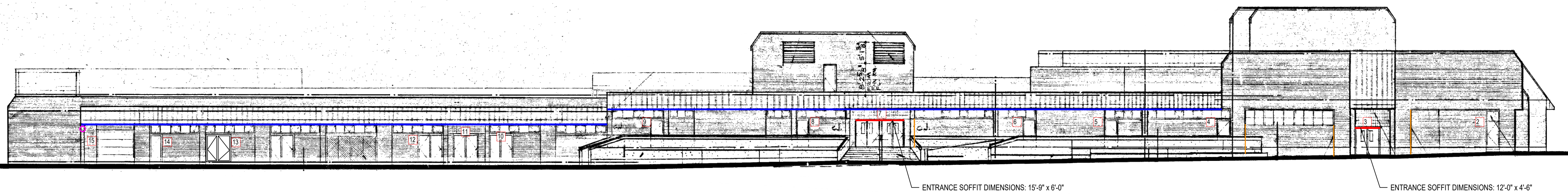
	NEW METAL DRIP FLASHING
	MASONRY CONTROL JOINT SEALANT REPLACEMENT
	SOFFIT PANEL REPLACEMENT
	ENTRANCE SOFFIT REPLACEMENT
	FOUNDATION WALL PARGING REPAIR



NOTE: THE DIMENSIONS PROVIDED ARE APPROXIMATE AND FOR PRICING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR SITE-VERIFYING ALL DIMENSIONS. DO NOT RELY ON DIMENSIONS FOR MANUFACTURING AND CONSTRUCTION PURPOSES. NO ADDITIONAL COST WILL BE CONSIDERED AFTER TENDER CLOSE.

SOFFIT REPLACEMENT: LENGTH = 350'-0", WIDTH = 2'-6"

1 NORTH ELEVATION
SCALE: N.T.S.



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SOFFIT REPLACEMENT: LENGTH = 300'-0", WIDTH = 2'-6"

2 EAST ELEVATION
SCALE: N.T.S.

UNIT RATE REPAIRS:

- CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR TRACKING REPAIR QUANTITIES TO ENSURE THEY DO NOT EXCEED BID FORM QUANTITIES WITHOUT WRITTEN PERMISSION BY THE CONSULTANT.
- CONTRACTOR TO PROVIDE BI-WEEKLY QUANTITY UPDATES TO CONSULTANT.
- SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING UNIT RATE QUANTITIES.

GENERAL NOTES:

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- ALL REPAIR SIZES ARE APPROXIMATE. CONTRACTOR TO SITE VERIFY EXACT MEASUREMENTS.

Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON., L6S 3J8

Designed By:	H.S. / T.P.	Scale:	AS NOTED
Drawn By:	S.C.	Date:	2023-12-15

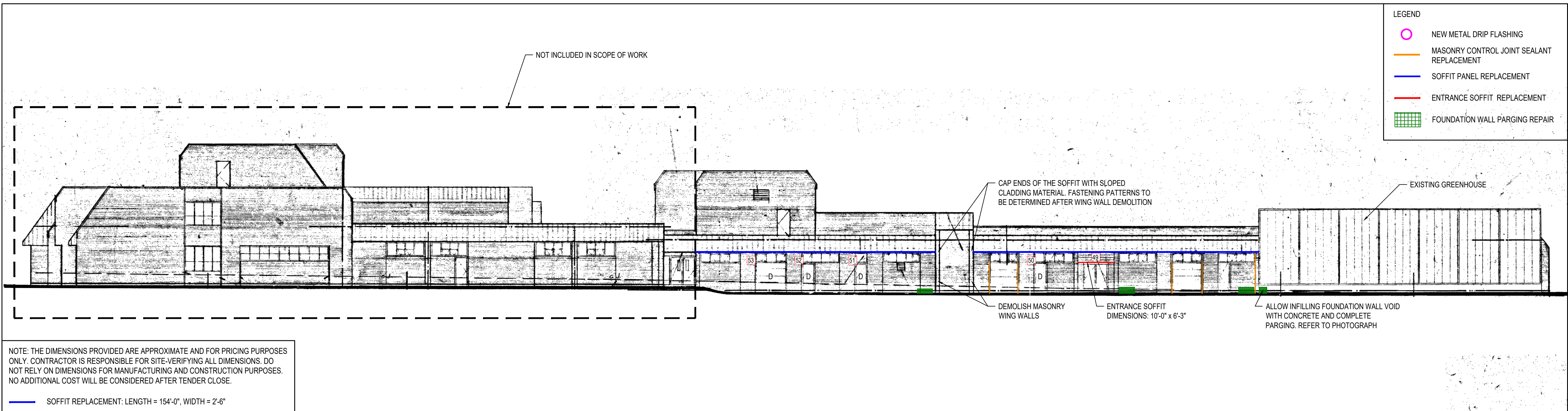
Drawing Title

NORTH AND EAST ELEVATIONS

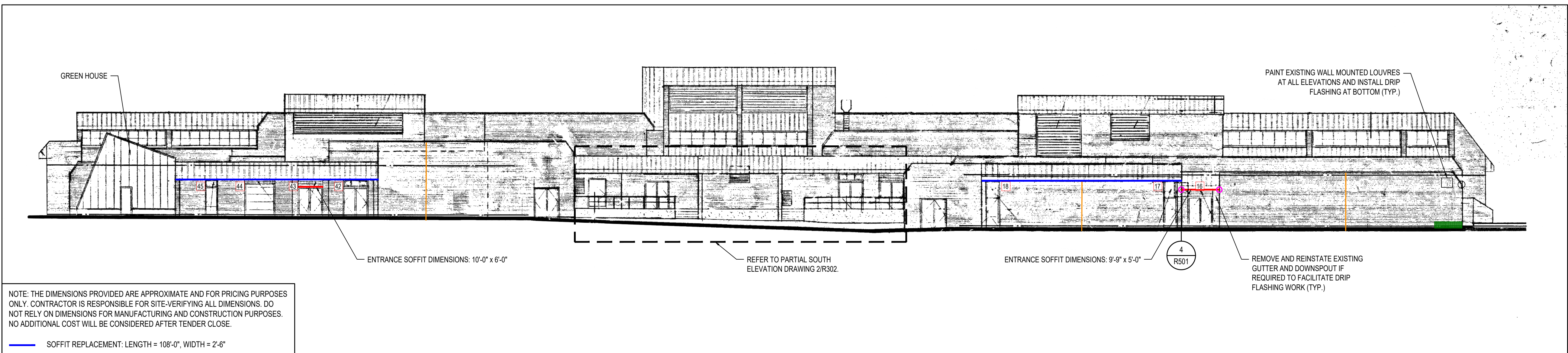
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R300

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10



1 WEST ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.

UNIT RATE REPAIRS:

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2. CONTRACTOR TO PROVIDE BI-WEEKLY QUANTITY UPDATES TO CONSULTANT.
3. SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING UNIT RATE QUANTITIES.

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Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

Drawing Title

WEST AND SOUTH ELEVATIONS

Drawing Number

R301

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10

LEGEND

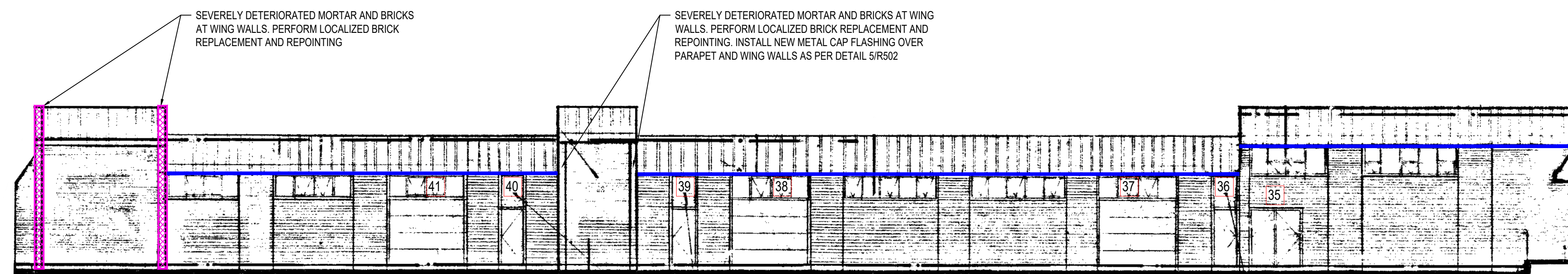
-  NEW METAL DRIP FLASHING
-  MASONRY CONTROL JOINT SEALANT REPLACEMENT
-  SOFFIT PANEL REPLACEMENT
-  FOUNDATION WALL PARGING REPAIR

GENERAL NOTES:

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UNIT RATE REPAIRS:

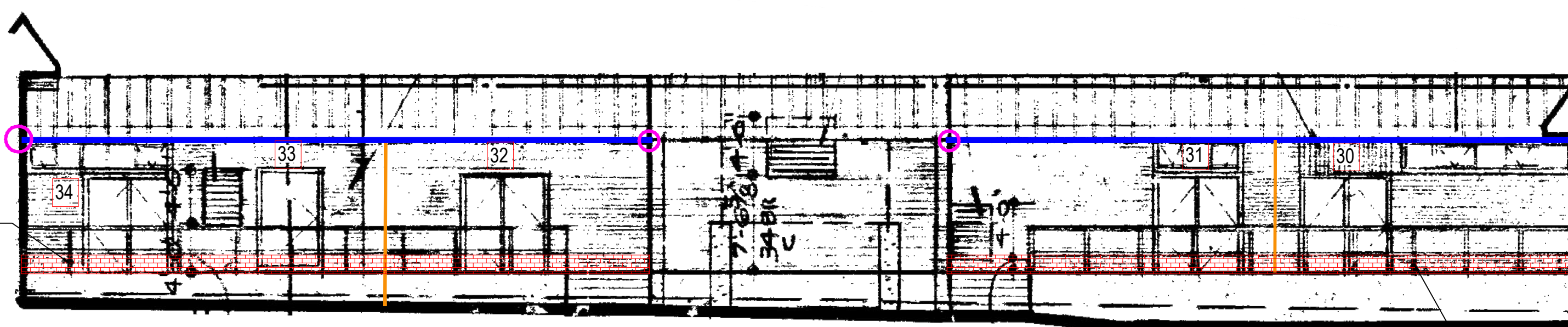
1. CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR TRACKING REPAIR QUANTITIES TO ENSURE THEY DO NOT EXCEED BID FORM QUANTITIES WITHOUT WRITTEN PERMISSION BY THE CONSULTANT.
2. CONTRACTOR TO PROVIDE BI-WEEKLY QUANTITY UPDATES TO CONSULTANT.
3. SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING UNIT RATE QUANTITIES.



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SOFFIT REPLACEMENT: LENGTH = 172'-0", WIDTH = 2'-6"

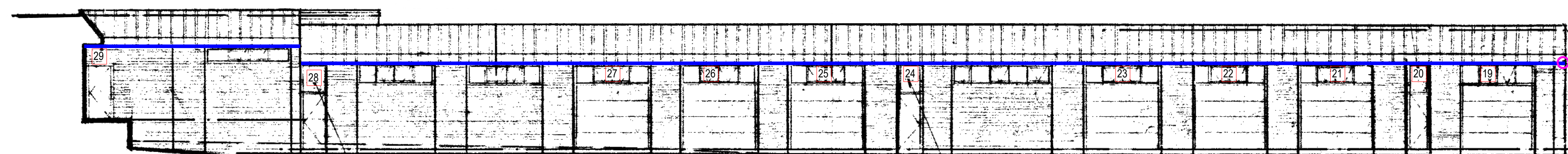
1 PARTIAL EAST ELEVATION
SCALE: NTS



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SOFFIT REPLACEMENT: LENGTH = 112'-0", WIDTH = 2'-6"

2 PARTIAL SOUTH ELEVATION
SCALE: NTS



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SOFFIT REPLACEMENT: LENGTH = 190'-0", WIDTH = 2'-6"

3 PARTIAL WEST ELEVATION
SCALE: NTS

Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

Drawing Title

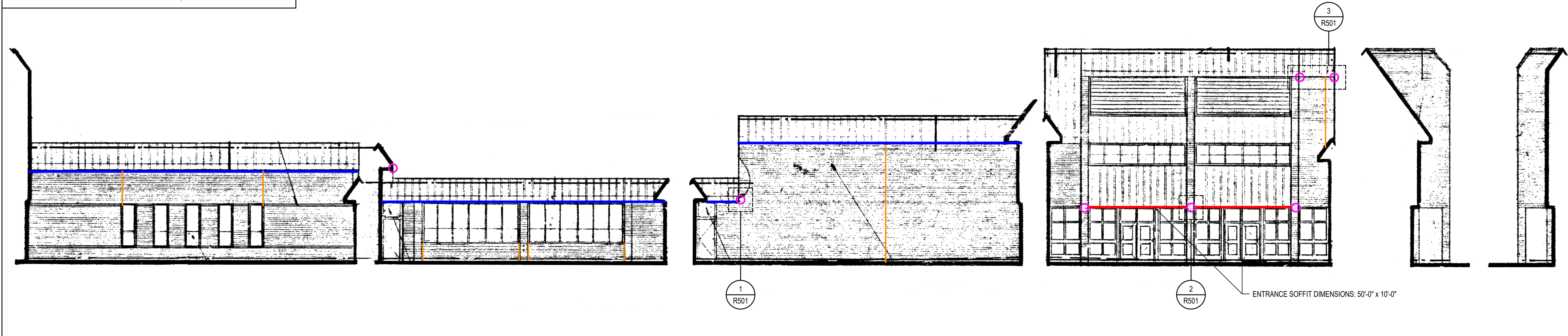
PARTIAL ELEVATIONS

Drawing Number

R302

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SOFFIT REPLACEMENT: LENGTH = 150'-0", WIDTH = 2'-6"



1 CENTRAL COURTYARD ELEVATIONS
SCALE: NTS

LEGEND

	NEW METAL DRIP FLASHING
	MASONRY CONTROL JOINT SEALANT REPLACEMENT
	SOFFIT PANEL REPLACEMENT
	ENTRANCE SOFFIT REPLACEMENT
	FOUNDATION WALL PARGING REPAIR

- GENERAL NOTES:
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 3. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON THE INFORMATION AVAILABLE AT THE TIME THE DRAWINGS WERE PREPARED. CONTRACTOR IS RESPONSIBLE FOR MARKING BRICK REPLACEMENT AND MORTAR REPOINTING REPAIR LOCATIONS AND GETTING APPROVAL FROM CONSULTANT PRIOR TO PROCEEDING WITH ANY REPAIRS.
 4. NO ADDITIONAL COSTS DUE TO CONTRACTOR OMISSIONS WILL BE CONSIDERED AFTER TENDER CLOSE.
 5. ALL REPAIR SIZES ARE APPROXIMATE. CONTRACTOR TO SITE VERIFY EXACT MEASUREMENTS.

- UNIT RATE REPAIRS:
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 2. CONTRACTOR TO PROVIDE BI-WEEKLY QUANTITY UPDATES TO CONSULTANT.
 3. SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING UNIT RATE QUANTITIES.

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
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Project Title:
JUDITH NYMAN PUBLIC SCHOOL
EXTERIOR WALL AND SOFFIT REPAIRS
1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8
Designed By: H.S. / T.P. Scale: AS NOTED
Drawn By: S.C. Date: 2023-12-15
Drawing Title

COURTYARD ELEVATIONS
Drawing Number
R303



NOTE: THE DIMENSIONS PROVIDED ARE APPROXIMATE AND FOR PRICING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR SITE-VERIFYING ALL DIMENSIONS. DO NOT RELY ON DIMENSIONS FOR MANUFACTURING AND CONSTRUCTION PURPOSES. NO ADDITIONAL COST WILL BE CONSIDERED AFTER TENDER CLOSE.

SOFFIT REPLACEMENT: LENGTH = 200'-0", WIDTH = 2'-6"

- LEGEND
- NEW METAL DRIP FLASHING
 - LOCALIZED BRICK REPLACEMENT, RE-POINTING AND SEALANT
 - REPLACEMENT SCOPE AREAS (ENTIRE WALL BELOW THE LINE IS CONSIDERED TO BE PART OF THE SCOPE)
 - SOFFIT REPLACEMENT SCOPE AREA

- GENERAL NOTES:
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 4. NO ADDITIONAL COSTS DUE TO CONTRACTOR OMISSIONS WILL BE CONSIDERED AFTER TENDER CLOSE.
 5. ALL REPAIR SIZES ARE APPROXIMATE. CONTRACTOR TO SITE VERIFY EXACT MEASUREMENTS.
 6. RED SOLID LINE REPRESENTS PERIMETER WALL UNDER SCOPE OF WORK FOR LOCALIZED BRICK, MORTAR AND MASONRY TIE REPLACEMENT.

Professional Seal

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
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Project Title:
JUDITH NYMAN PUBLIC SCHOOL
EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8

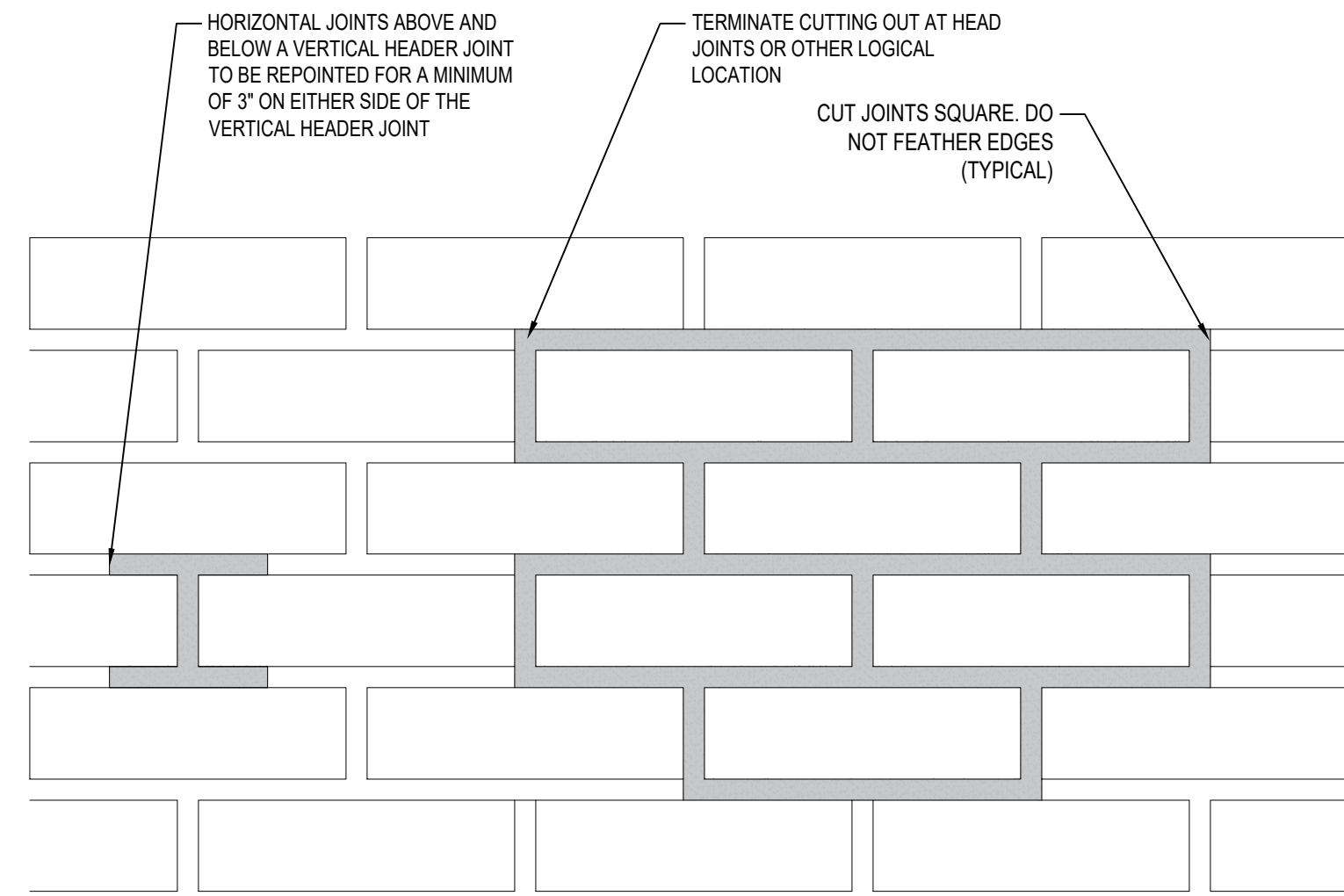
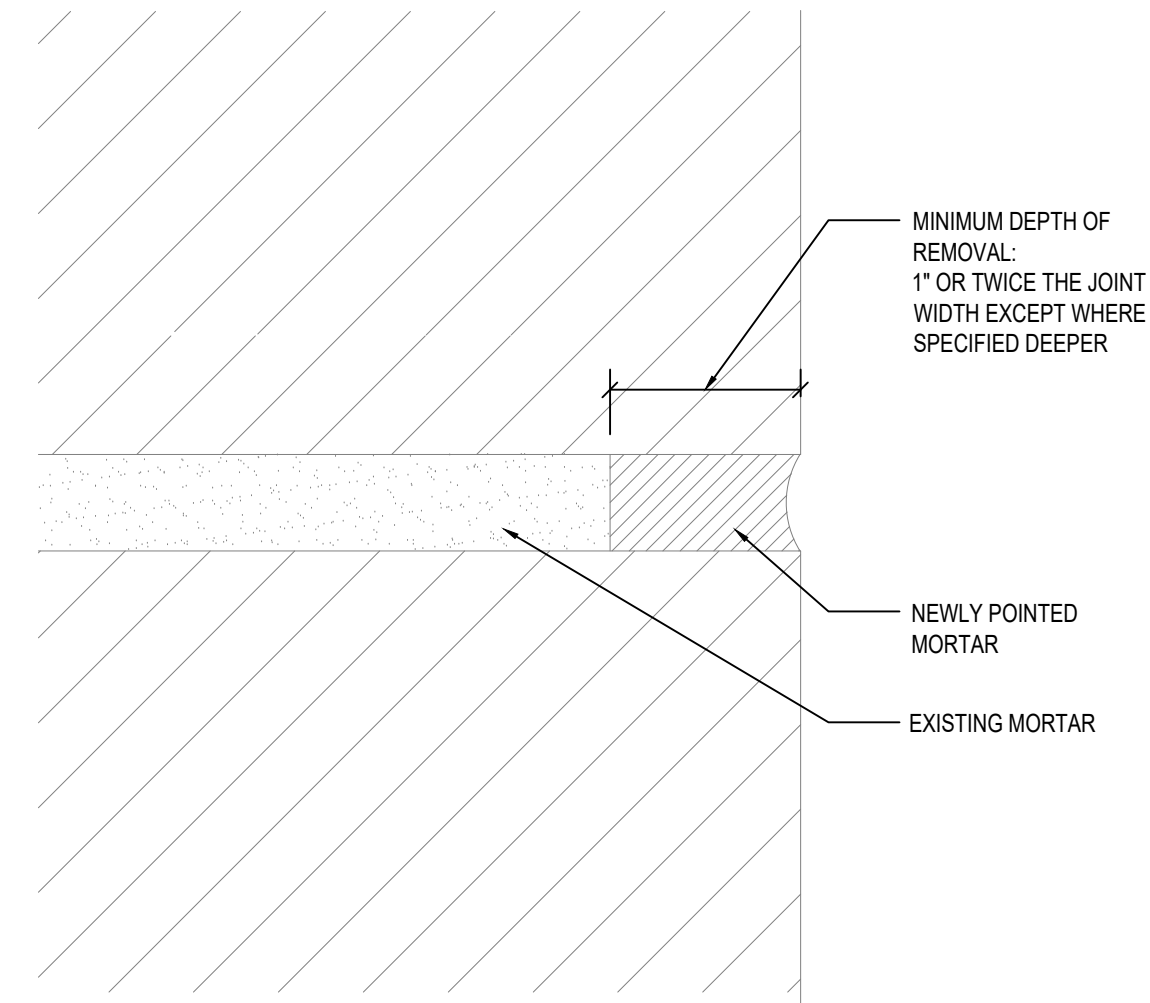
Designed By:	H.S. / T.P.	Scale:	AS NOTED
Drawn By:	S.C.	Date:	2023-12-15

Drawing Title
ROOF ELEVATIONS

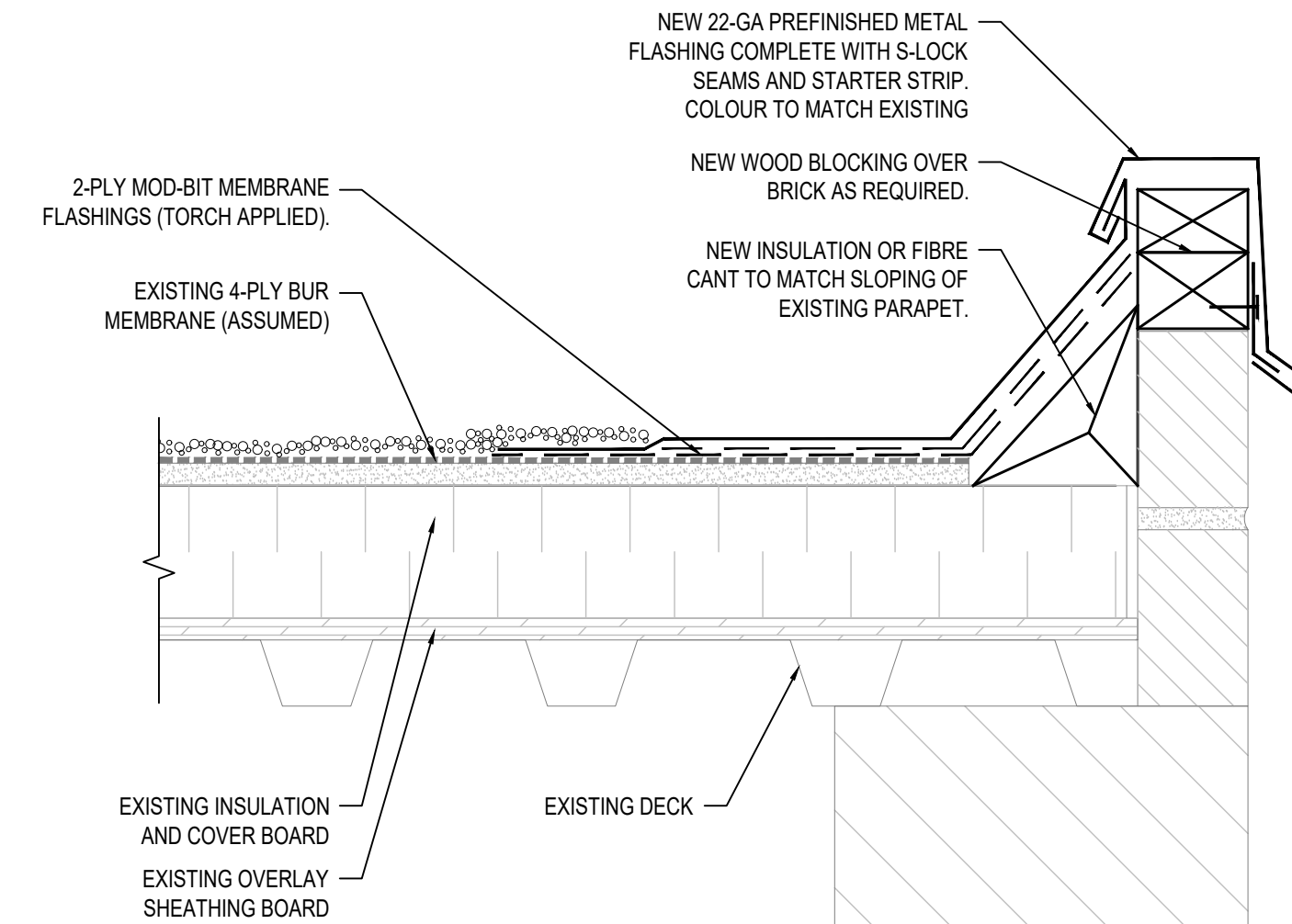
Drawing Number
R304

2024-05-10 (10:25:45 AM)

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10



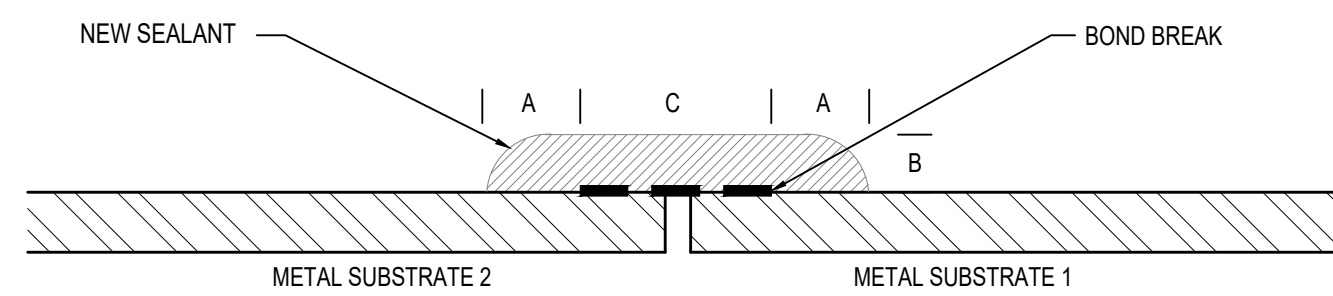
NOTE:
CENTRE CUT HORIZONTAL JOINTS ONLY. DURING CUTTING OUT, USE HAND TOOLS TO REMOVE REMAINING MORTAR.



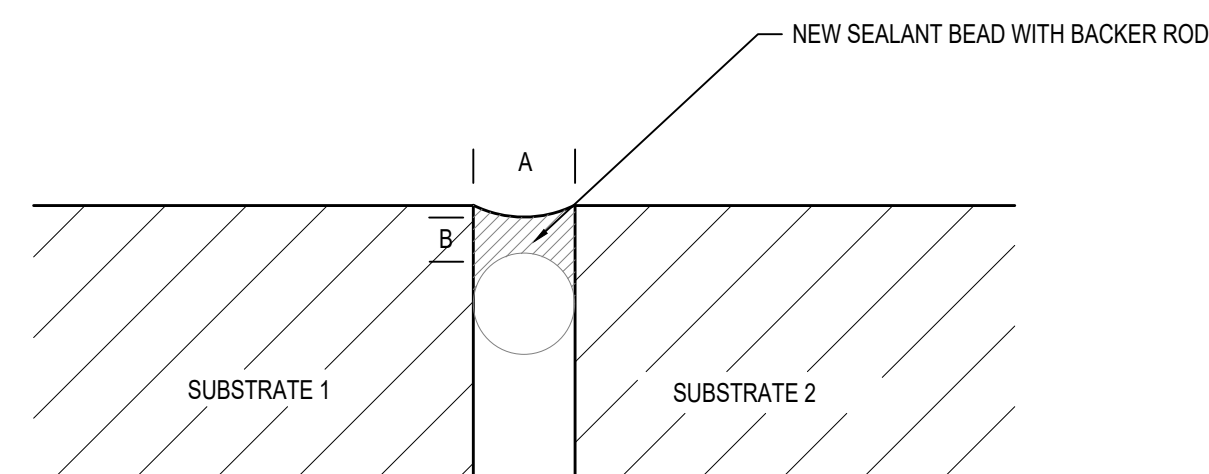
1 TYPICAL MORTAR REPOINTING
R500 SCALE: NTS

2 TYPICAL BRICK MASONRY REPOINTING
R500 SCALE: NTS

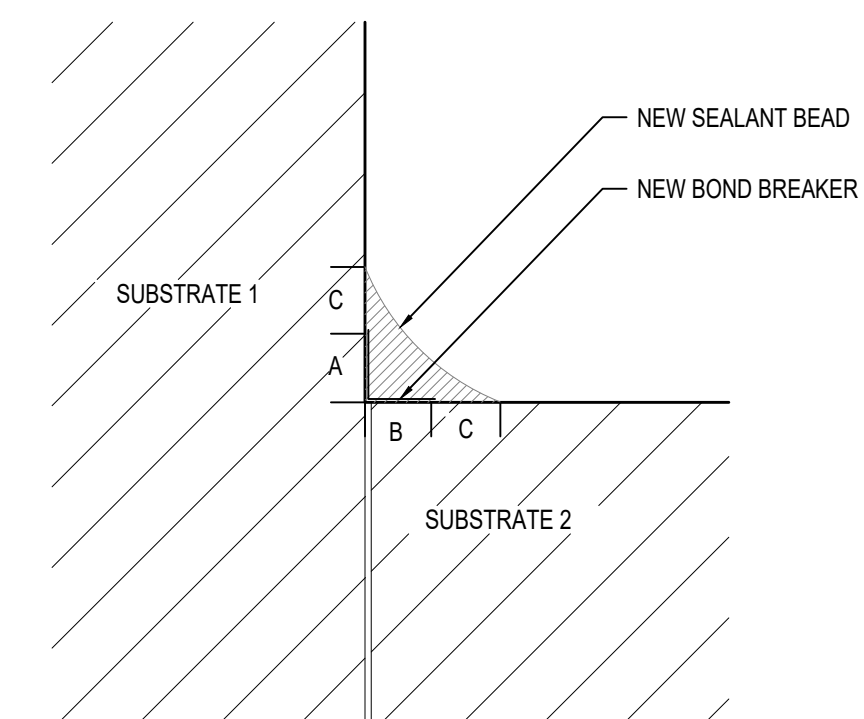
3 PARAPET DETAIL AT DEMOLISHED DUST COLLECTOR WING WALLS
R500 SCALE: NTS



- NOTES:**
1. DIMENSIONS A AND B MUST BE MINIMUM $\frac{3}{4}$ " (6mm)
 2. DIMENSION C MUST BE MIN $\frac{1}{2}$ " (12mm) CENTERED ON JOINT
 3. CLEAN SUBSTRATES WITH SOLVENT WIPE (2 CLOTH METHOD)
 4. PRIME PER MANUFACTURER'S REQUIREMENTS



- NOTES:**
1. DIMENSIONS A AND B MUST BE AT LEAST $\frac{3}{4}$ "
 2. RATIO OF A:B MUST BE 2:1 MINIMUM



- NOTES:**
1. DIMENSIONS A, B, AND C MUST BE AT LEAST $\frac{3}{4}$ "

3 TYPICAL METAL TO METAL SEALANT DETAIL
R500 SCALE: N.T.S.

4 TYPICAL SEALANT BUTT JOINT DETAIL
R500 SCALE: N.T.S.

5 TYPICAL SEALANT FILLET BEAD DETAIL
R500 SCALE: N.T.S.

Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON., L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

Drawing Title

TYPICAL DETAILS

Drawing Number

R500

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10



1 COURTYARD CORNER FLASHING
R501



2 COURTYARD ENTRANCE FLASHING
R501



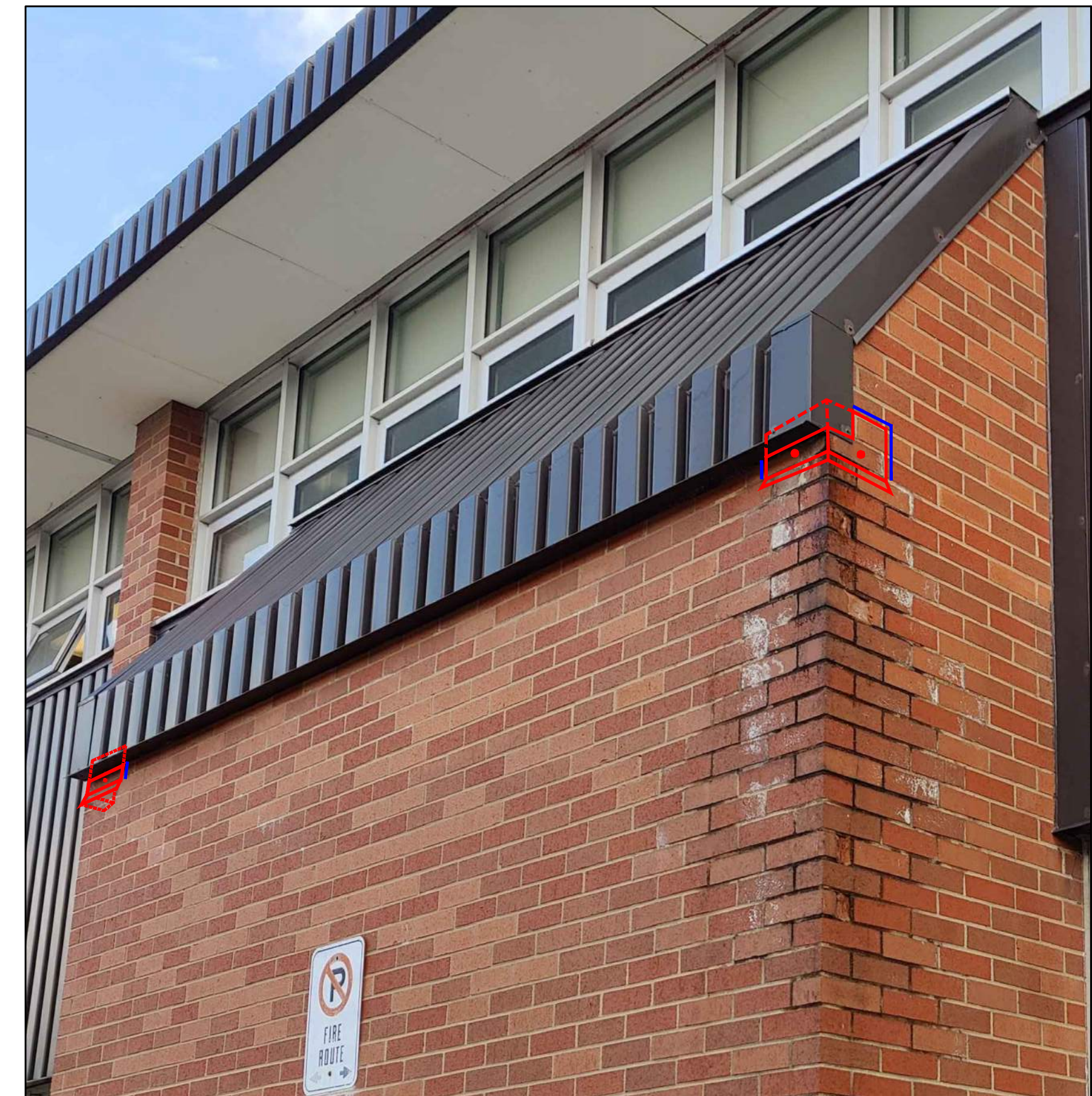
3 COURTYARD HIGH WALL FLASHING
R501



4 SOUTH ELEVATION ENTRANCE 16 - FLASHING
R501



5 SOUTH-EAST CORNER FLASHING
R501



6 NORTH ELEVATION FLASHING
R501

Project Title:
JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

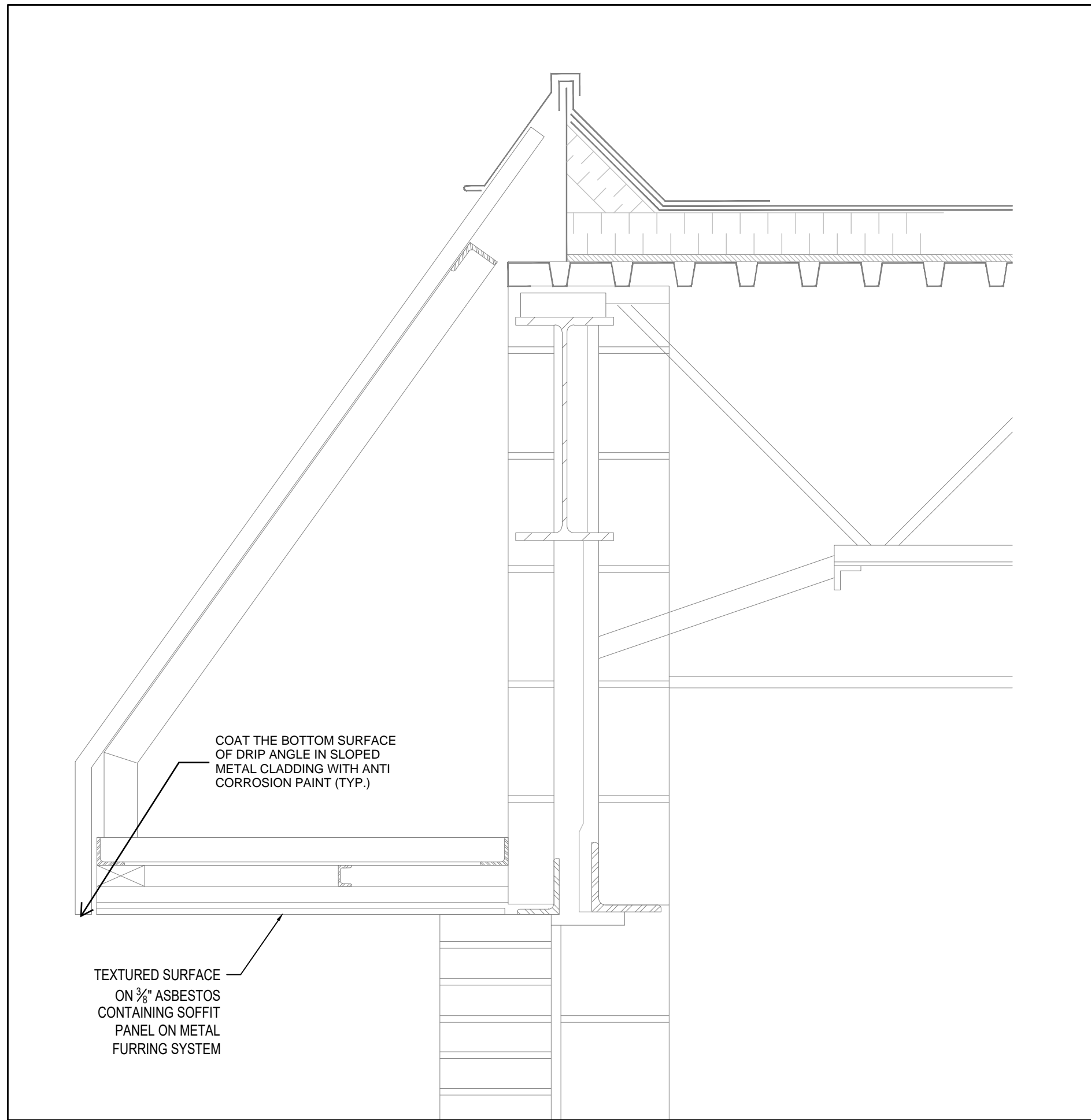
Drawing Title

DRIP EDGE FLASHING DETAILS

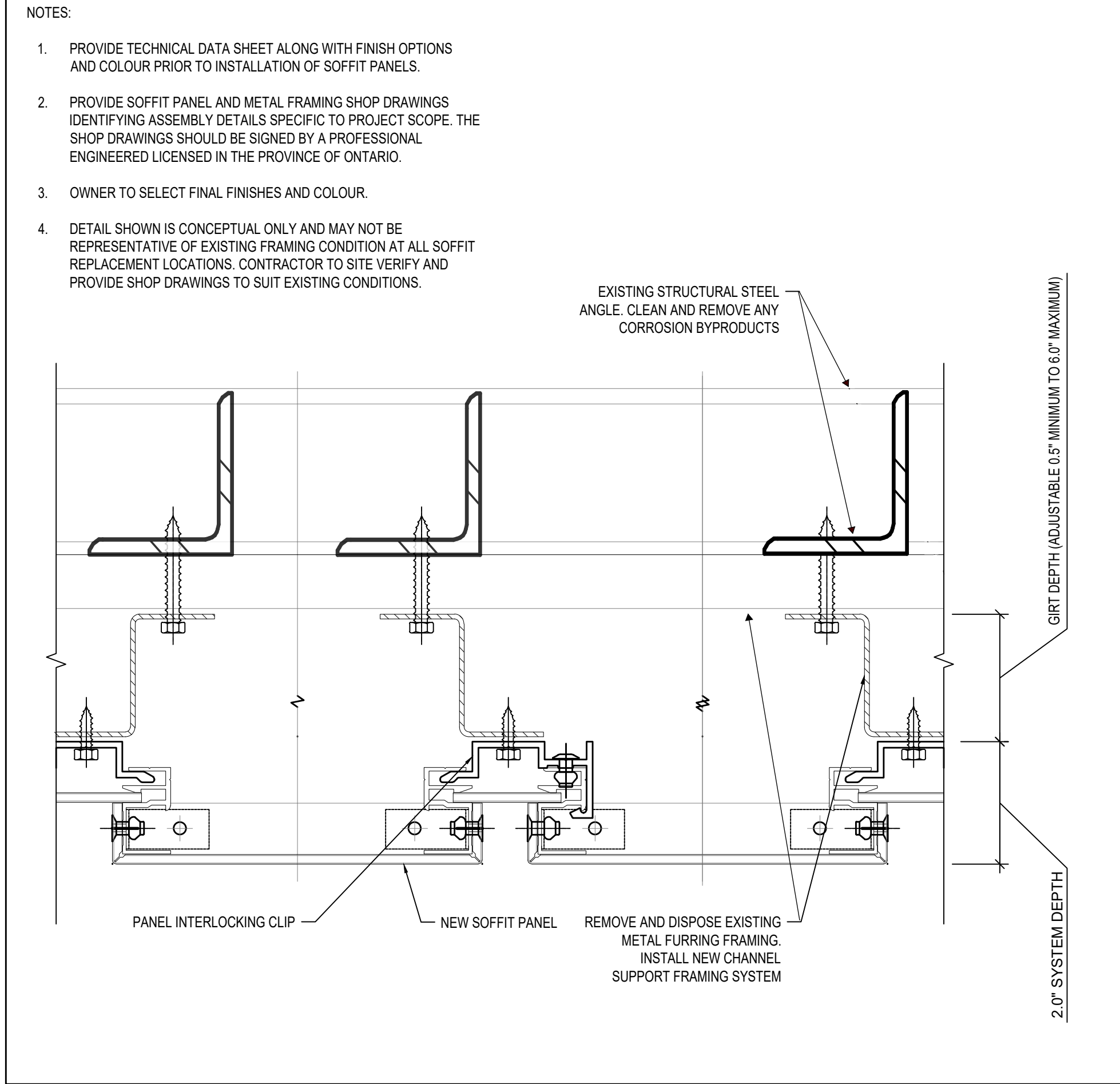
Drawing Number

R501

No.	Issue Description	YYYY-MM-DD
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1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10



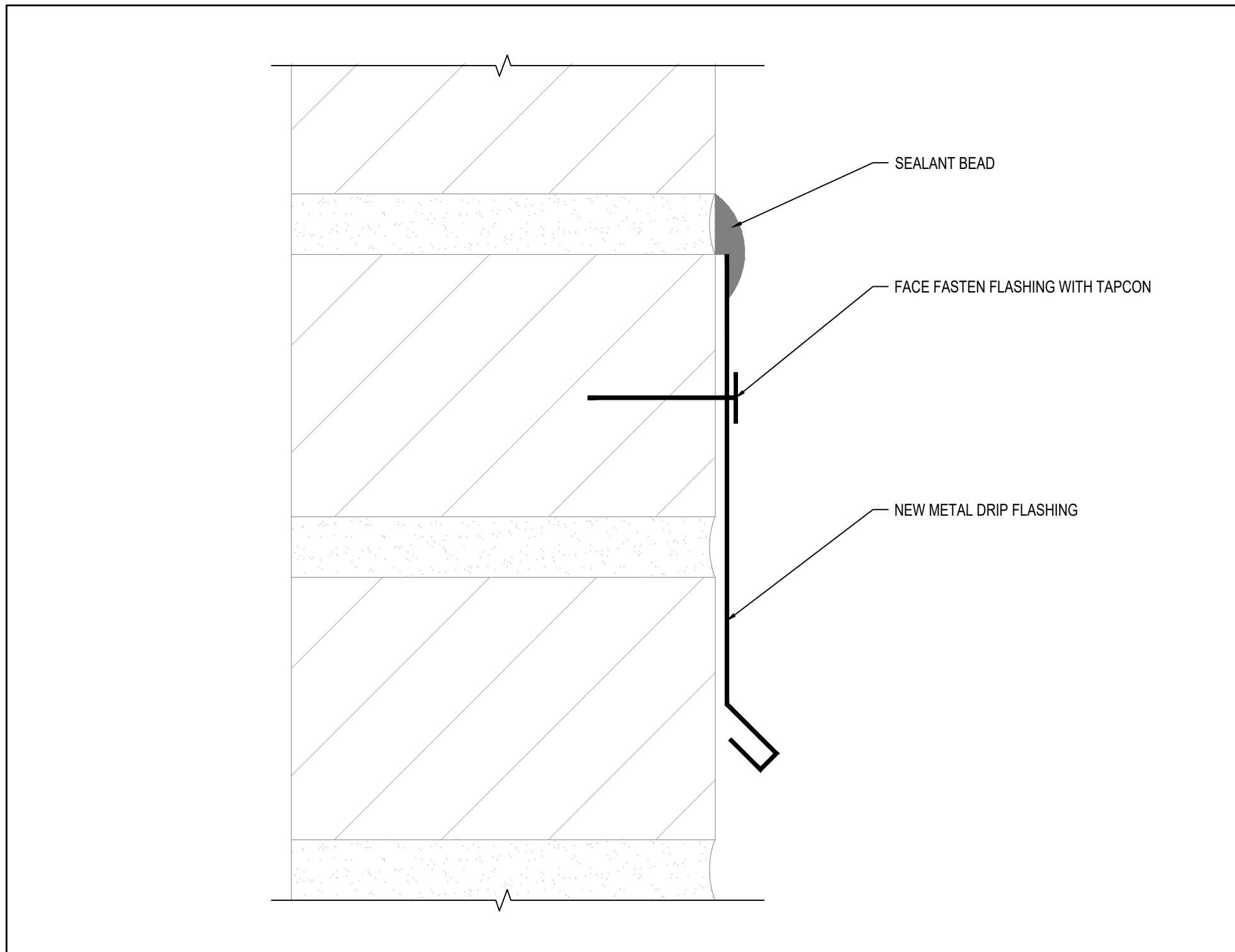
1 EXISTING SOFFIT DETAIL
SCALE: N.T.S.



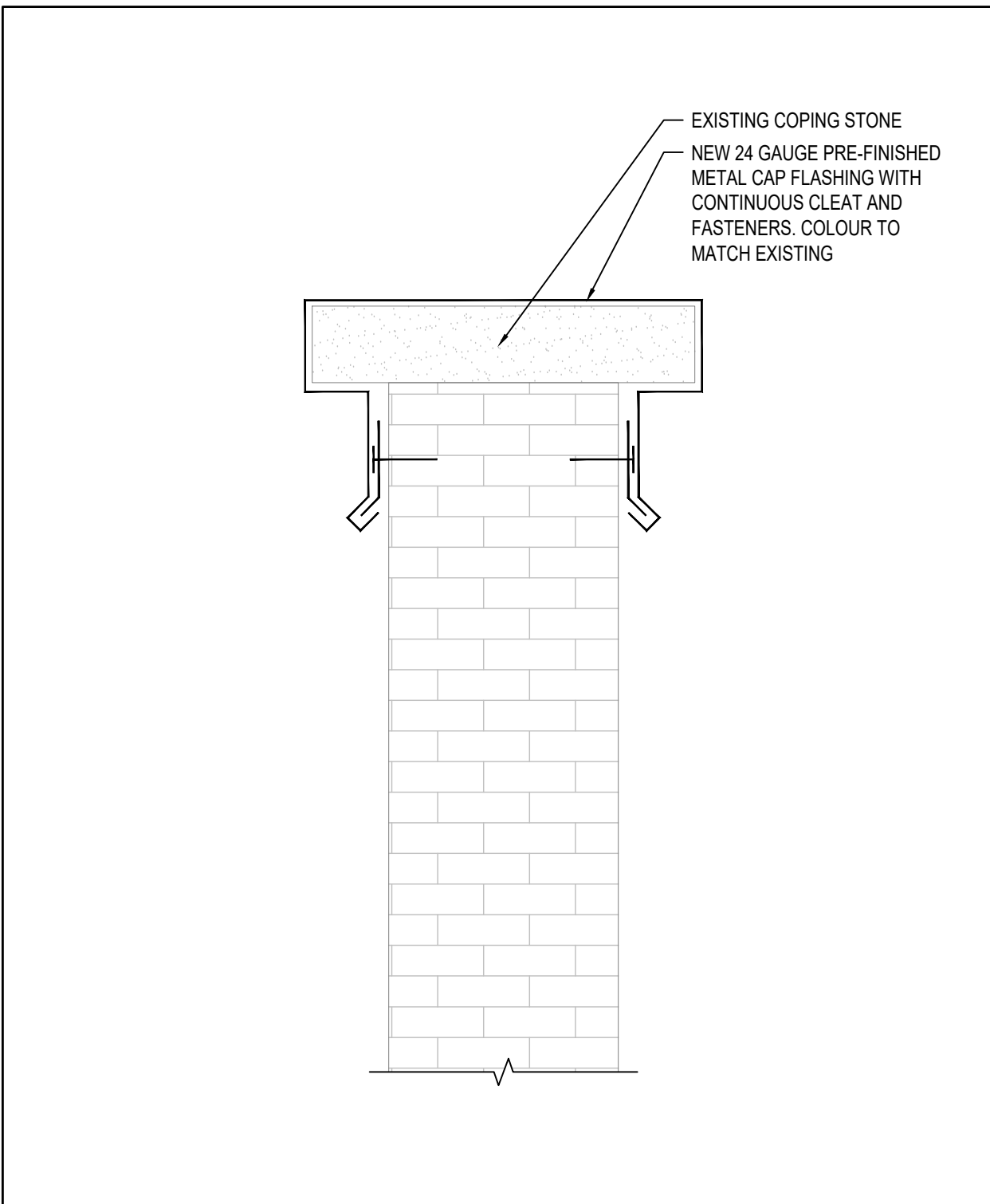
2 NEW SOFFIT DETAIL
SCALE: N.T.S.



3 EXISTING CANTILEVER STEEL SUPPORT AT NORTH ELVATION
SCALE: N.T.S.



4 METAL DRIP FLASHING DETAIL
SCALE: N.T.S.



4 METAL CAP FLASHING DETAIL
SCALE: N.T.S.

Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

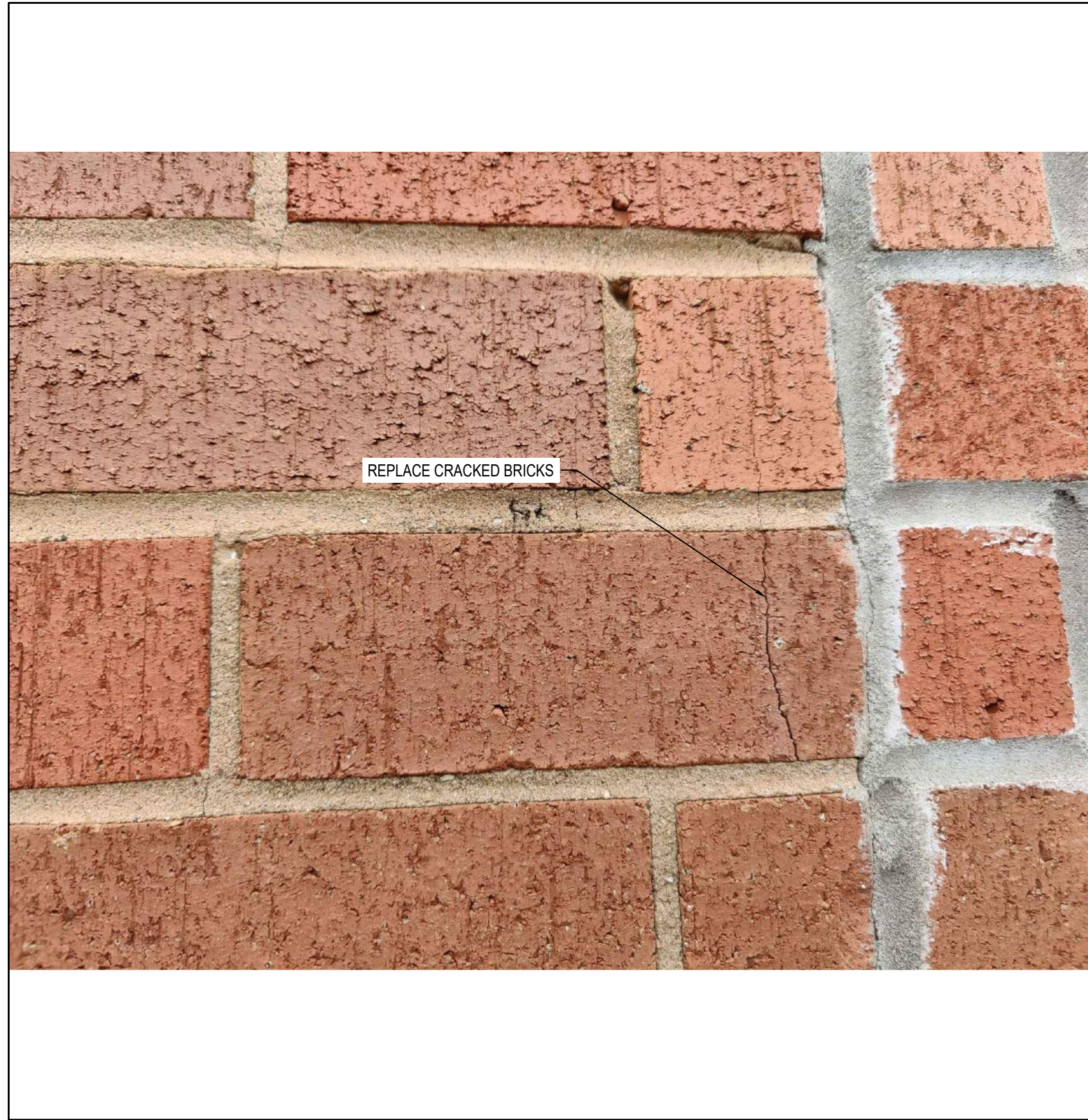
Drawing Title

SOFFIT DETAILS

Drawing Number

R502

No.	Issue Description	YYYY-MM-DD
0	ISSUED FOR CLIENT REVIEW	2024-01-05
1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10



1 TYPICAL BRICK REPLACEMENT
R600



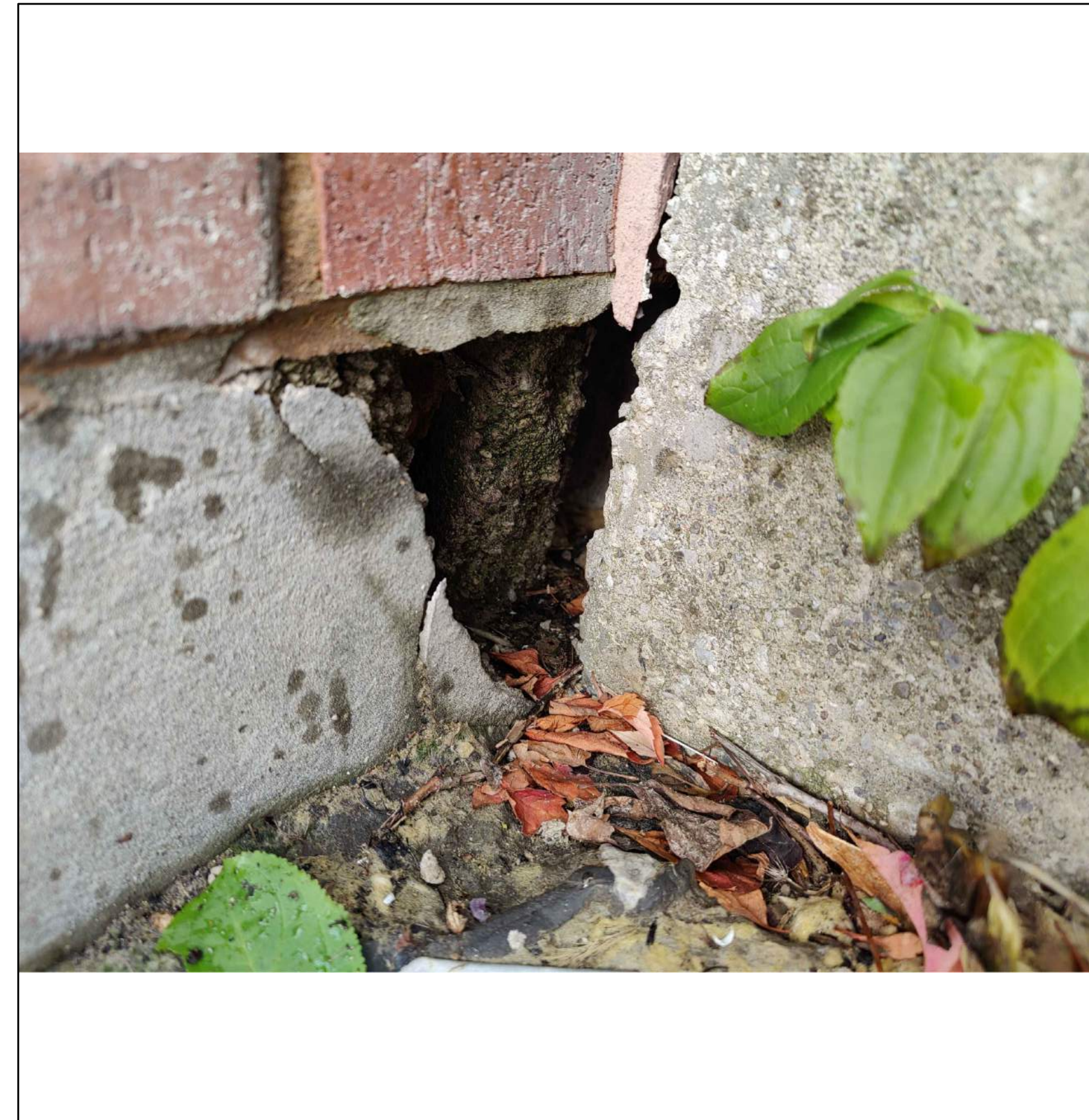
2 DETERIORATED MORTAR JOINT
R600



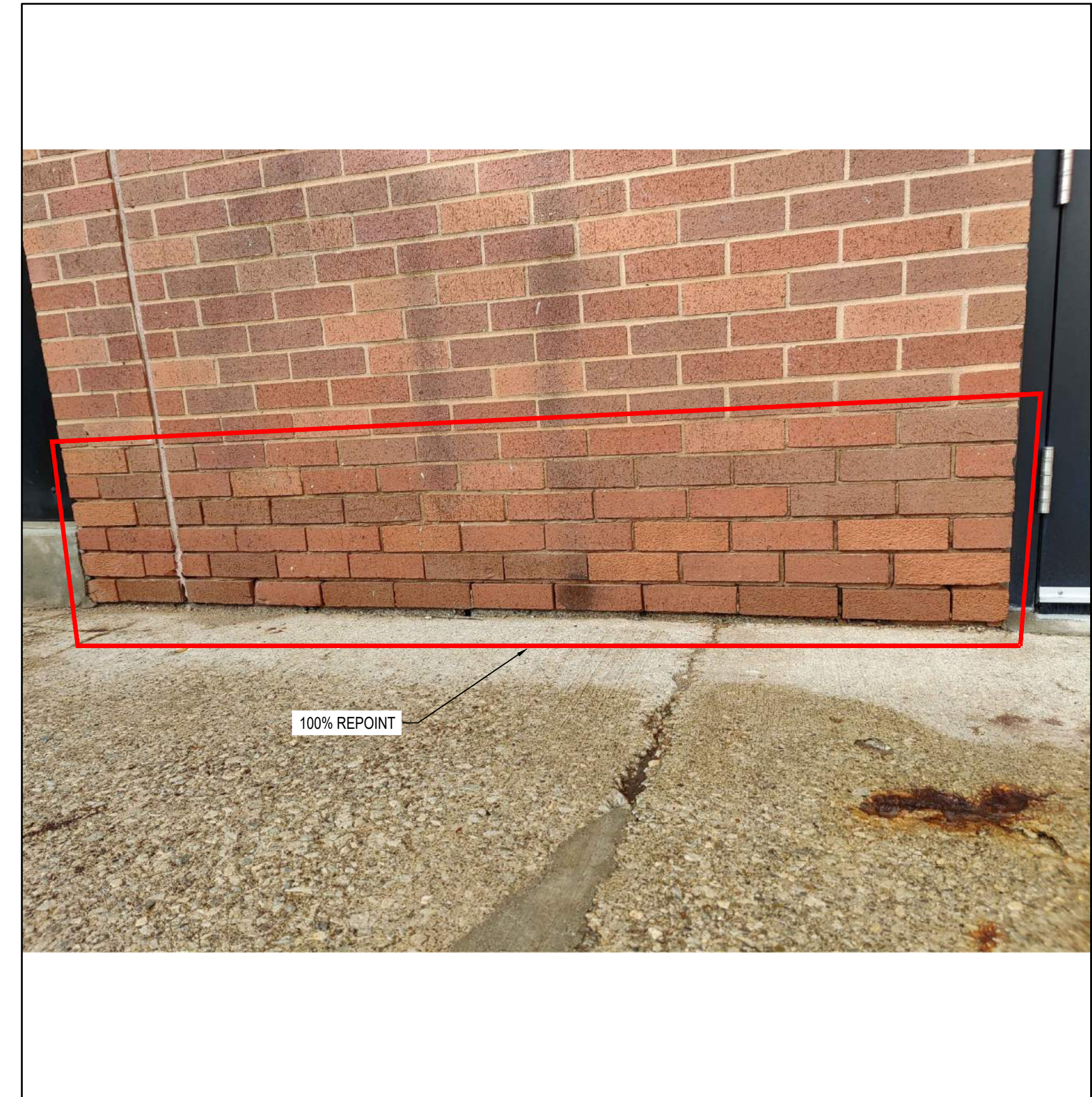
3 FAILED SEALANT JOINT
R600



4 TYPICAL PARGING REPAIR
R600



5 FOUNDATION WALL VOID INFILL AT WEST ELEVATION
R600



6 PARTIAL SOUTH ELEVATION BOTTOM COURSE REPOINTING
R600

Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

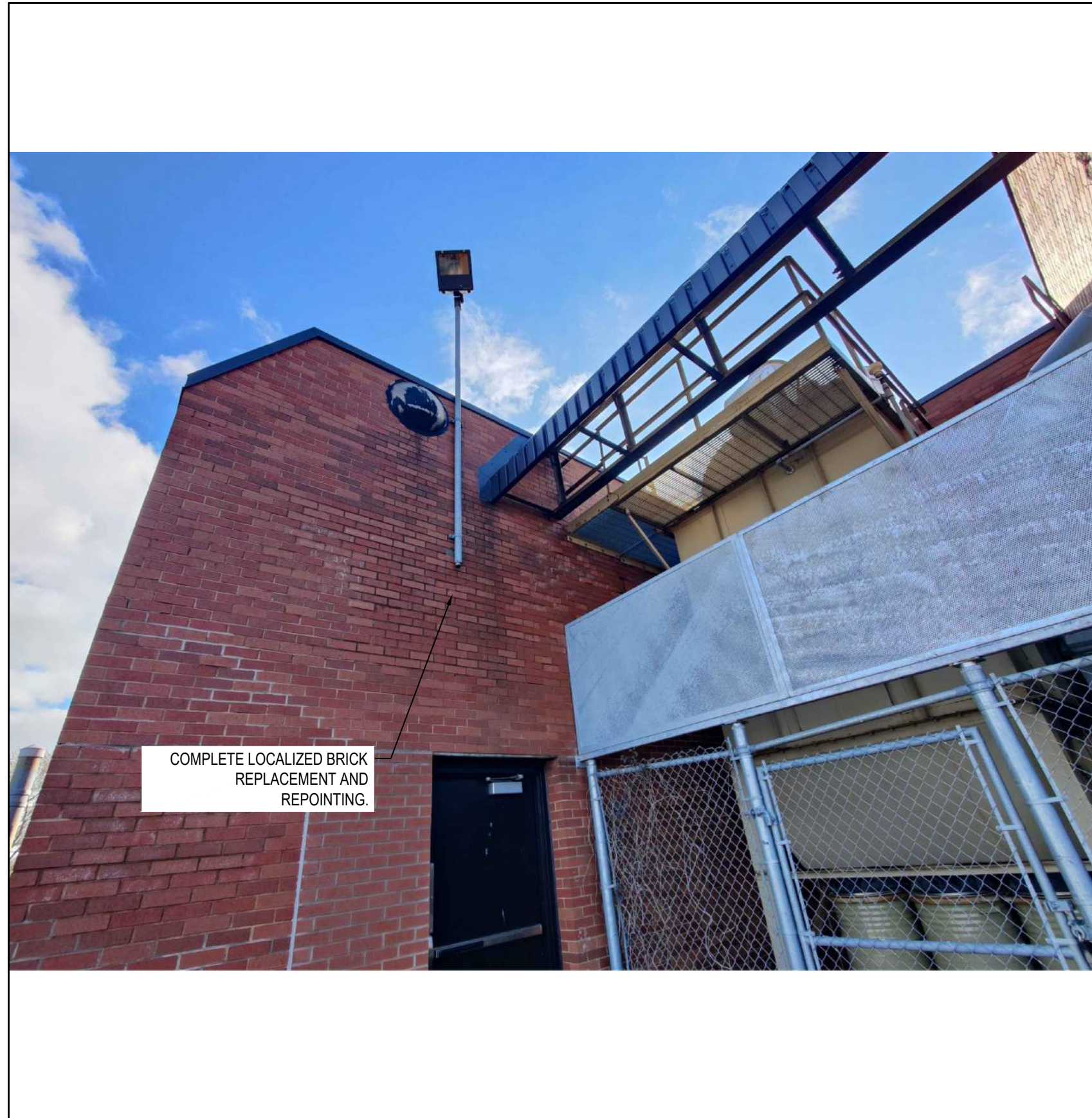
Drawing Title

PHOTOGRAPHS

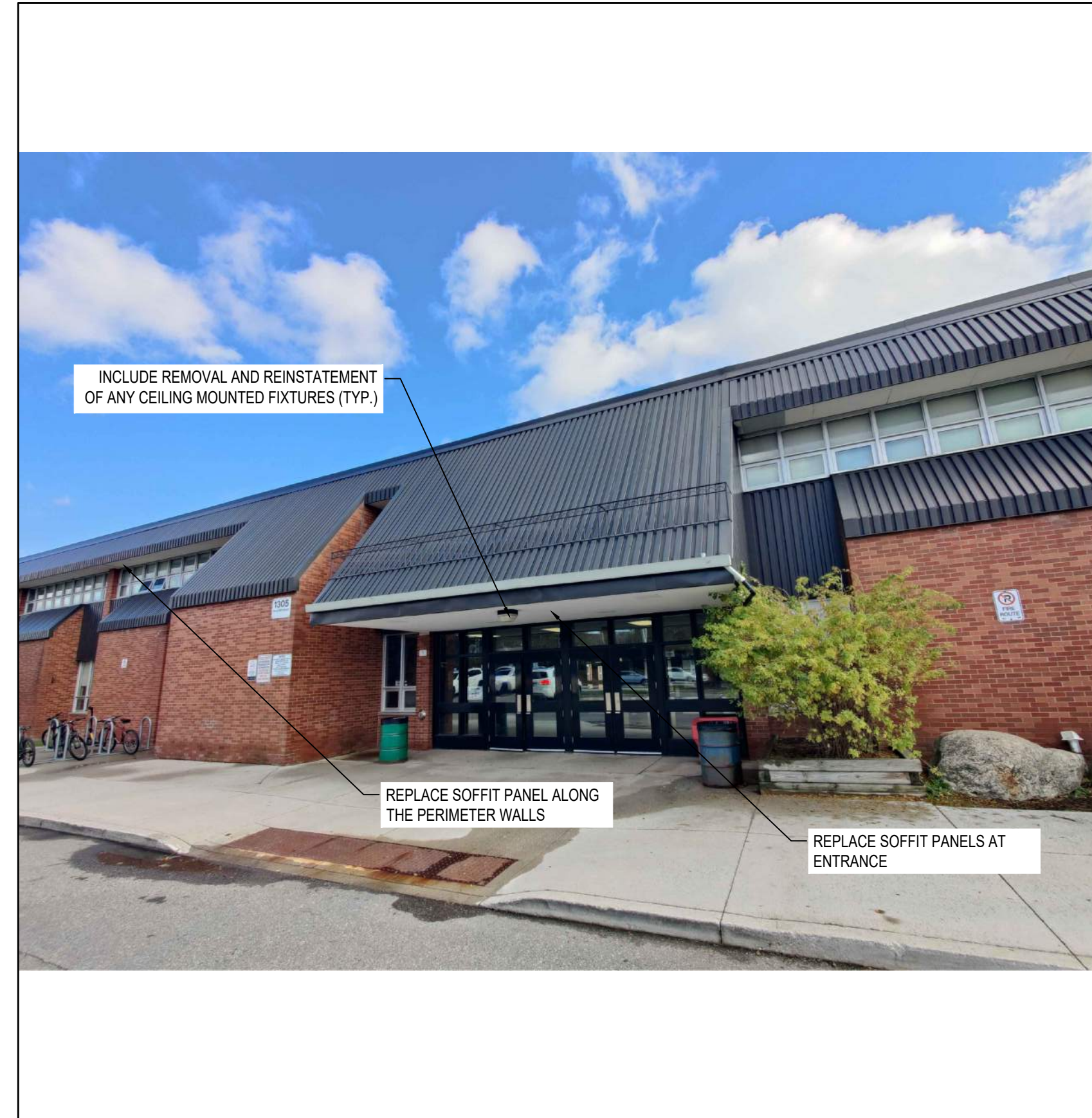
Drawing Number

R600

No.	Issue Description	YYYY-MM-DD
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1	ISSUED FOR TENDER	2024-04-18
2	ISSUED FOR ADDENDUM NO. 2	2024-05-10



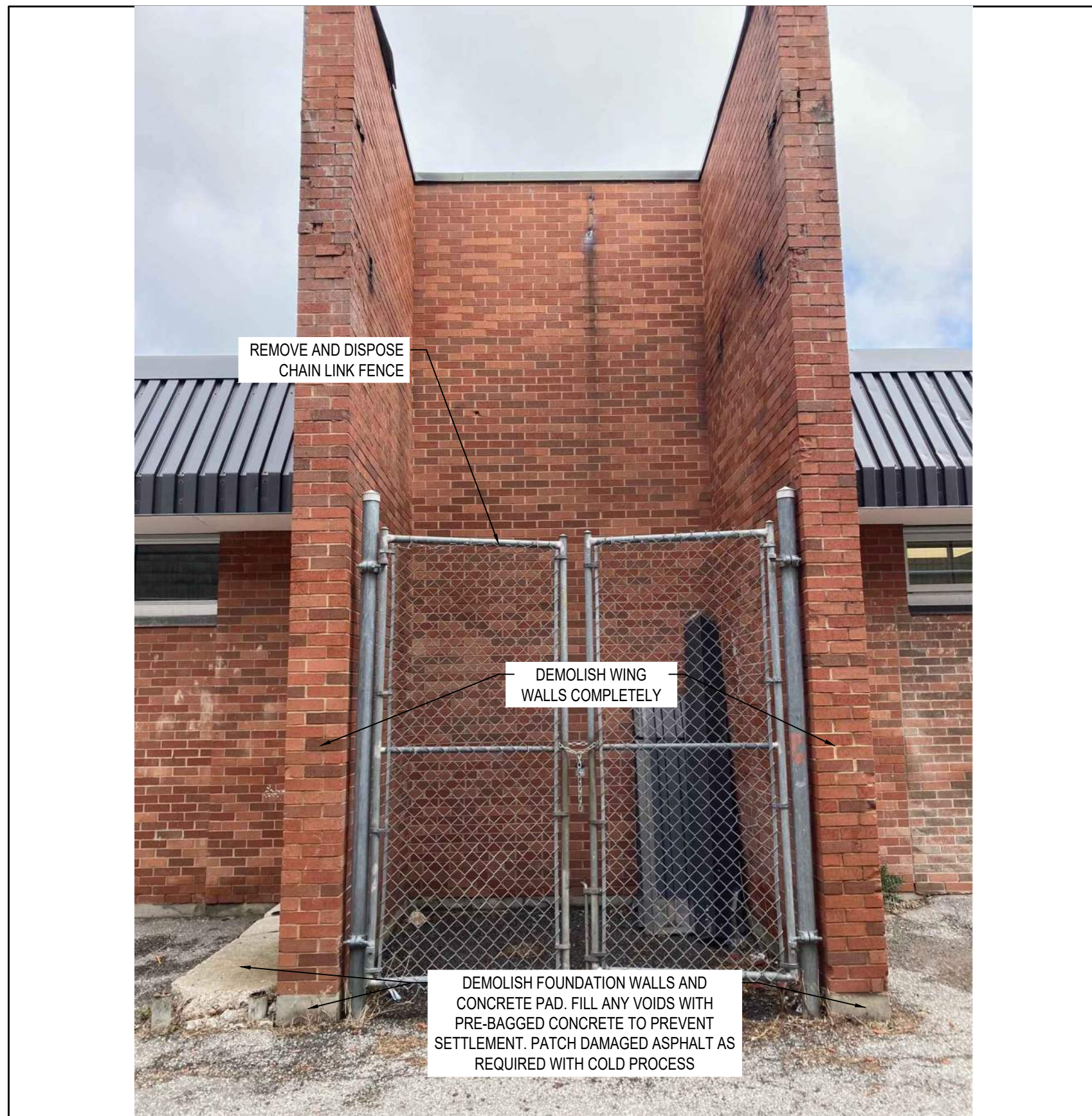
1 PARTIAL EAST ELEVATION - DETERIORATED WING WALL
R601



2 NORTH ELEVATION SOFFIT REPLACEMENT SCOPE
R601



3 EXISTING SOFFIT OPENING
R601



4 WEST ELEVATION - ABANDONED DUST COLLECTOR WING WALLS
R601



5 WEST ELEVATION - DUST COLLECTOR PARAPET FROM ROOF
R601

Project Title:

JUDITH NYMAN PUBLIC SCHOOL

EXTERIOR WALL AND SOFFIT REPAIRS

1305 WILLIAMS PARKWAY, BRAMPTON, ON., L6S 3J8

Designed By: H.S. / T.P. Scale: AS NOTED

Drawn By: S.C. Date: 2023-12-15

Drawing Title

PHOTOGRAPHS

Drawing Number

R601