

1. ALL WORK TO COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS CITY OF OSHAWA BY-LAWS,
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, AND BRING ANY DISCREPANCIES FORWARD BEFORE TENDER OR SUBMITTING A QUOTE,
3. THE CONTRACTOR IS TO BE RESPONSIBLE FOR REFINISHING ALL DAMAGED SURFACES TO ADJACENT AREAS AND NEW AREAS,
4. THESE DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE AND SPECIFICALLY NOTED. ACCURACY OF ANY SCALES PROVIDED ARE NOT GUARANTEED,
5. INSTALL ALL PRODUCTS IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS,
6. REMOVE ALL REDUNDANT EQUIPMENT AND MATERIALS FROM SITE AND DISPOSE OF IN AN APPROVED MANNER. REDUNDANT EQUIPMENT AND MATERIALS SHALL NOT BE ABANDONED IN PLACE,
7. THE CONTRACTOR SHALL PRICE, SUPPLY, & INSTALL ALL PRODUCTS NOTED THROUGHOUT THIS DRAWING SET UNLESS OTHERWISE STATED AS: "SUPPLIED BY" AND/OR "INSTALLED BY," THE "OWNER," AND/OR "DDBS",
8. ITEMS TO BE TURNED OVER TO OWNER (DDBS) ARE TO BE DELIVERED TO THE MAINTENANCE SHOP (710 BAYLY STREET, AJAX) IF TURN OVER AT THE EDUCATION CENTRE IS NOT ACCEPTABLE OR APPROPRIATE,
9. AT NO TIME SHALL MASONRY DRY CUTTING TAKE PLACE, ALL MASONRY TO BE WET-CUT ONLY,
10. UNLESS OTHERWISE PROVIDED BY THE MANUFACTURER, A MINIMUM OF 1 YEAR WARRANTY SHALL BE PROVIDED FOR ALL NEW INSTALLATIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY REMOVAL OF DOOR COMPONENTS IN ANY UNFORESEEN SITUATION(S) WHICH ARISE FROM MATERIAL / PRODUCT SIZE BEING INCOMPATIBLE WITH THE EXISTING, UNALTERED OPENING(S).
12. THE GENERAL CONTRACTOR SHALL CARRY A CASH ALLOWANCE OF THIRTY-FIVE THOUSAND (\$35,000.00) DOLLARS TO COVER P.A. COMMUNICATIONS SECURITY, ELECTRICAL AND ASBESTOS REMOVAL.



ABBREVIATIONS / ACRONYMS:							
ACSTIC.	ACOUSTIC	DDSB	DURHAM DISTRICT SCHOOL BOARD	HM	HOLLOW METAL	RCP PLAN	REFLECTED CEILING
ACT TILE	ACOUSTIC CEILING	DIM(S) DWG.	DIMENSION(S) DRAWING	INSUL. LIN. FT.	INSULATION LINEAR FEET	RM T.B.D.	ROOM TO BE DETERMINED /DISCUSSED
AKA	ALSO KNOWN AS	E.Q.	EQUAL	LVT	LUXURY VINYL TILE	VP	VISION PANEL
AP	ACCESS POINT	EX. EXIST.	EXISTING EXISTING	NA	NOT APPLICABLE	$\overline{W}$	WITH
APPROX.	APPROXIMATELY	FIN.	FINISH	PROP.	PROPOSED		
BTTM.	BOTTOM	FT²	SQUARE FEET	PT	PAINT		
CP	CONTROL PANEL						

ALL OTHER ROOMS ON THE SECOND FLOOR SHALL  
START JULY 2, 2025 AND BE COMPLETED BY  
AUGUST 29, 2025.

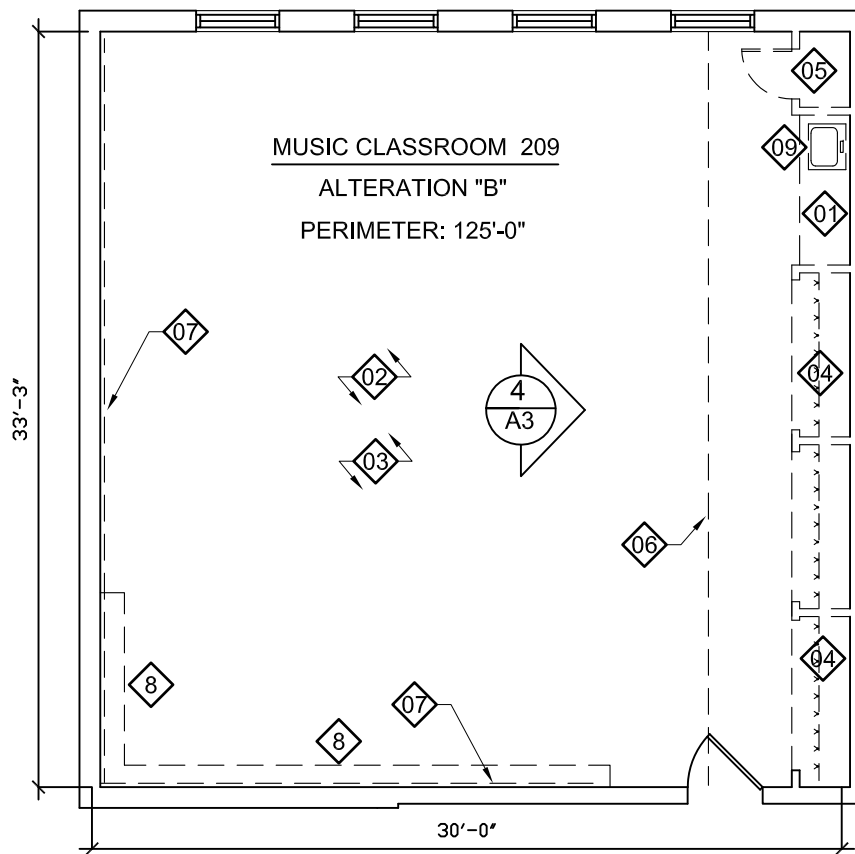
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- 3  
A2
- EXISTING PIPE CHASE TO REMAIN
- DEMOLISH EXISTING CLASSROOM CLOSET BULKHEAD
- EXISTING SINK & FAUCET TO BE DEMOLISHED
- EXISTING MILLWORK TO BE DEMOLISHED
- DEMOLISH EXISTING INTERIOR CLOSET WALL ALONG WITH MILLWORK COAT HOOKS AND SHELVING.
- EXISTING WOOD FACE AND MILLWORK TO BE DEMOLISHED
- EXISTING ACOUSTIC TILE CEILING TO BE DEMOLISHED
- EXISTING VCT FLOORING TO BE DEMOLISHED

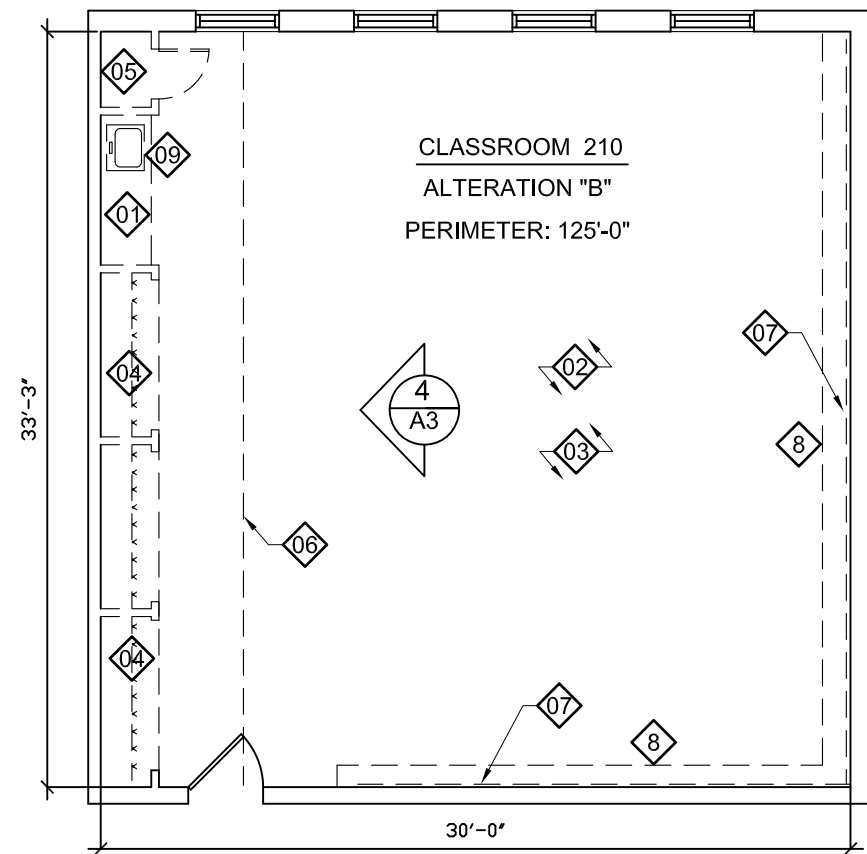
2 ELEVATION DEMOLITION - ALTERATION "A"  
A2 N.T.S.

A2



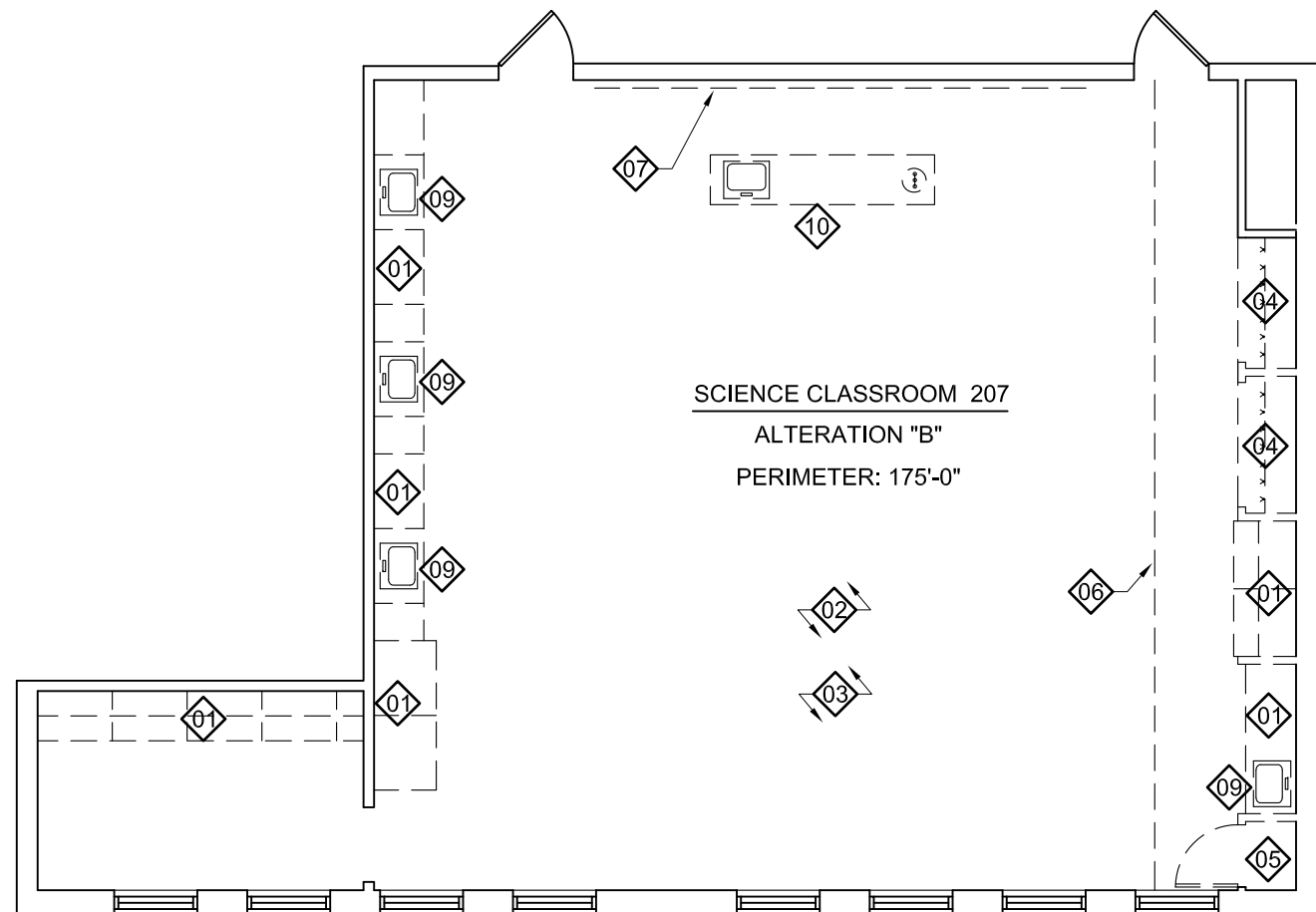
1 A3 ALTERATION "B" DEMOLITION PLAN

N.T.S.



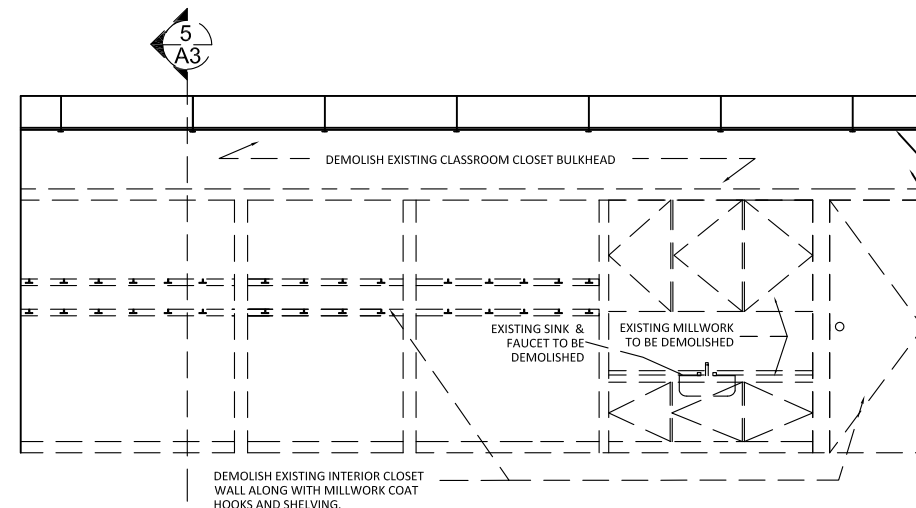
2 A3 ALTERATION "B" DEMOLITION PLAN

N.T.S.



3 A3 ALTERATION "B" DEMOLITION PLAN

N.T.S.

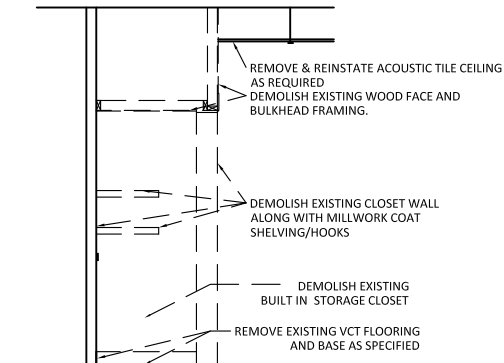


4 A3 ELEVATION DEMOLITION - ALTERATION "B"

N.T.S.

#### DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF UPPER AND LOWER MILLWORK.
2. REMOVE AND DISPOSE VCT FLOORING. (ROOMS #209 & #210 AREA 910 SQ.FT SCIENCE ROOM AREA 1,315 SQ.FT).
3. REMOVE AND DISPOSE THE RUBBER FLOOR BASE THROUGHOUT.
4. REMOVE AND DISPOSE ENTIRE COAT CLOSET FROM FLOOR TO ABOVE THE CEILING INCLUDING COAT HOOKS.
5. REMOVE AND DISPOSE SINGLE BUILT-IN STORAGE CLOSET.
6. REMOVE A SECTION OF THE CEILING GRID AND TILE AS REQUIRED TO REMOVE THE COAT CLOSET.
7. REMOVE AND DISPOSE CHALK BOARDS/WHITEBOARDS AND TACKBOARDS.
8. REMOVE AND DISPOSE OF THE MILLWORK ALONG THE FRONT OF THE CLASSROOMS.
9. MECHANICAL - REMOVE AND DISPOSE THE EXISTING SINK AND FAUCET.
10. REMOVE TEACHER DEMONSTRATION DESK INCLUDING SINK, FAUCET AND EYEWASH STATION. CAP ALL PLUMBING LINES BELOW THE SECOND FLOOR AND FIRST FLOOR CEILING. PATCH THE EXISTING HOLES IN THE FLOOR WITH CONCRETE.



5 A3 SECTION DEMOLITION - ALTERATION "B"

N.T.S.

REMOVE & REINSTATE ACOUSTIC TILE CEILING AS REQUIRED  
DEMOLISH EXISTING WOOD FACE AND BULKHEAD FRAMING.

TENDER DOCUMENTS			
NO	BY	DESCRIPTION	DATE

Title DEMOLITION WORK AREA B	
Address 230 Marigold Ave, Oshawa, ON L1G 3G3	
School BEAU VALLEY PS	Drawn By: C. THALER
Checked By:	Scale: N.T.S.
Project Number: T25-01597	



A3

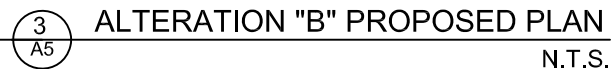
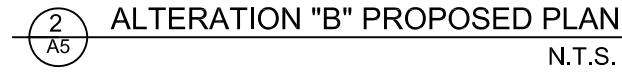
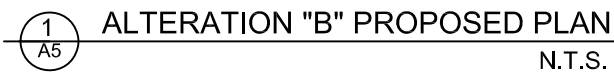


MILLWORK QUANTITIES PER TYP. CLASSROOM IN ALTERATION "A"

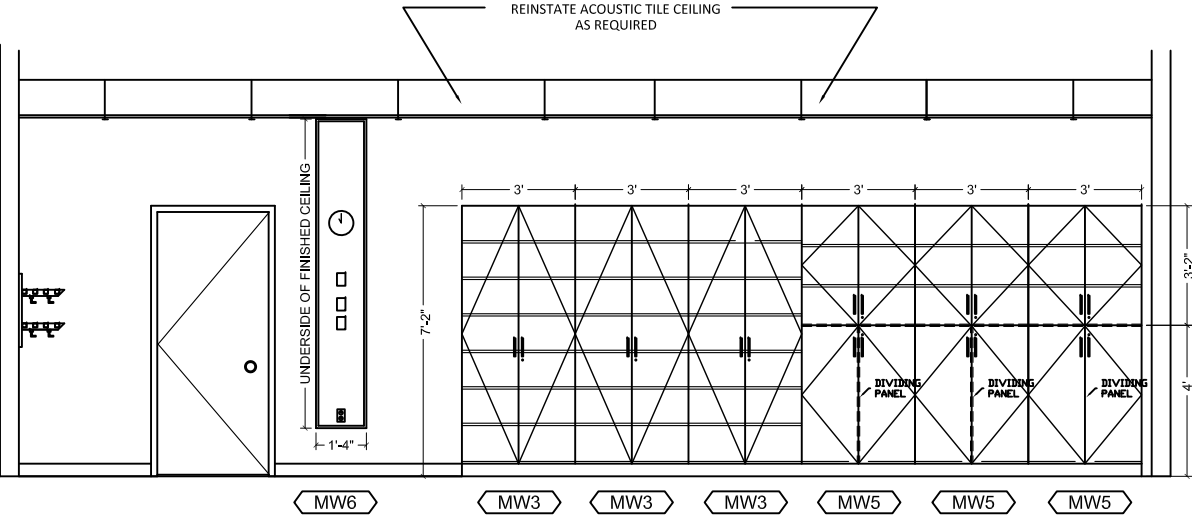
(1) MW1  
(1) MW2  
(1) MW3  
(7) MW4  
(1) MW6

- 3 ELEVATION - ALTERATION "A" TYPICAL CLASSROOM  
A4 N.T.S.

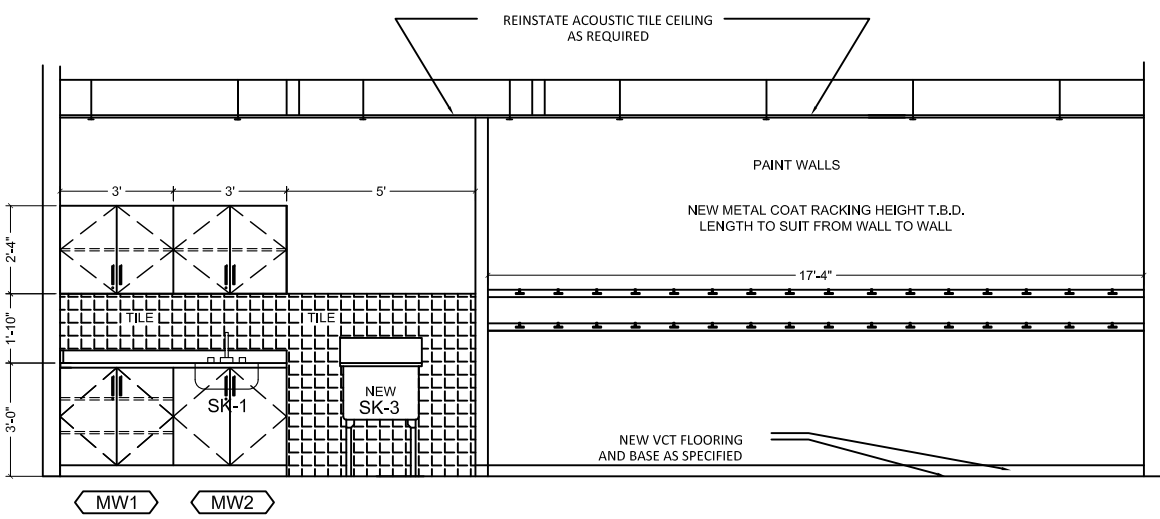
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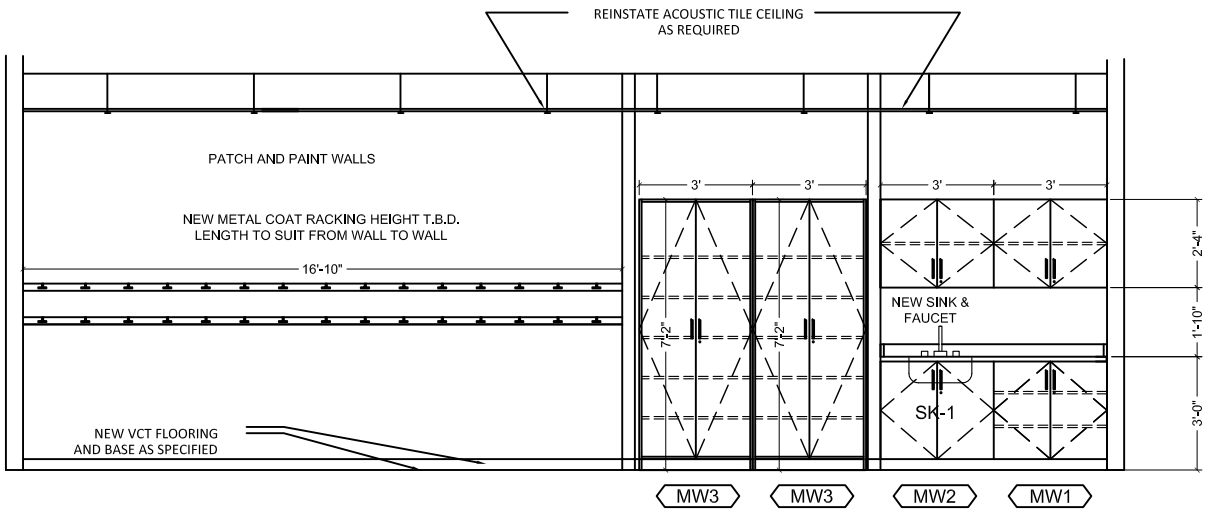
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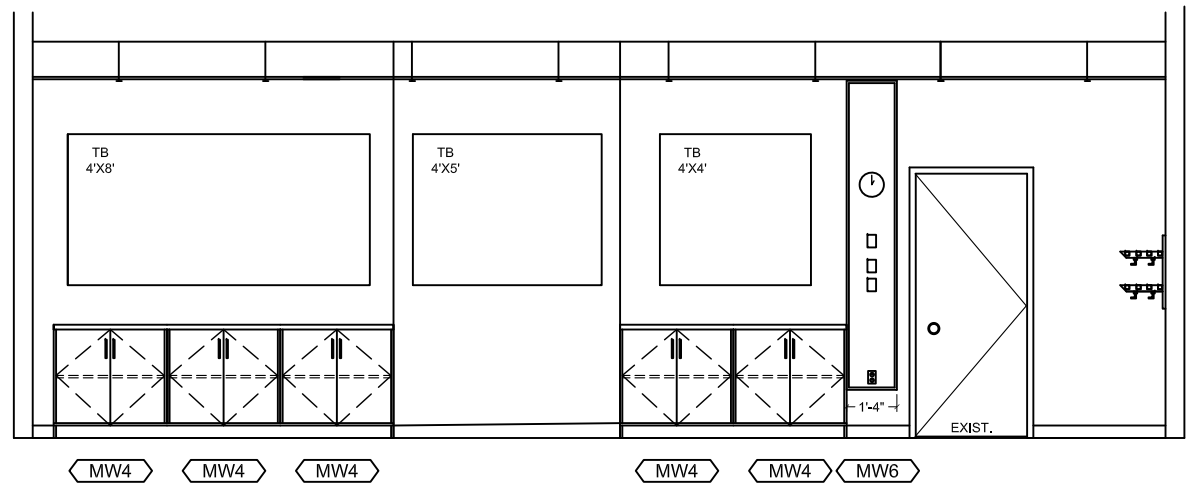
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A6 ELEVATION - ALTERATION "B" MUSIC CLASSROOM 209  
N.T.S.




2  
A6 ELEVATION - ALTERATION "B" MUSIC CLASSROOM 209  
N.T.S.



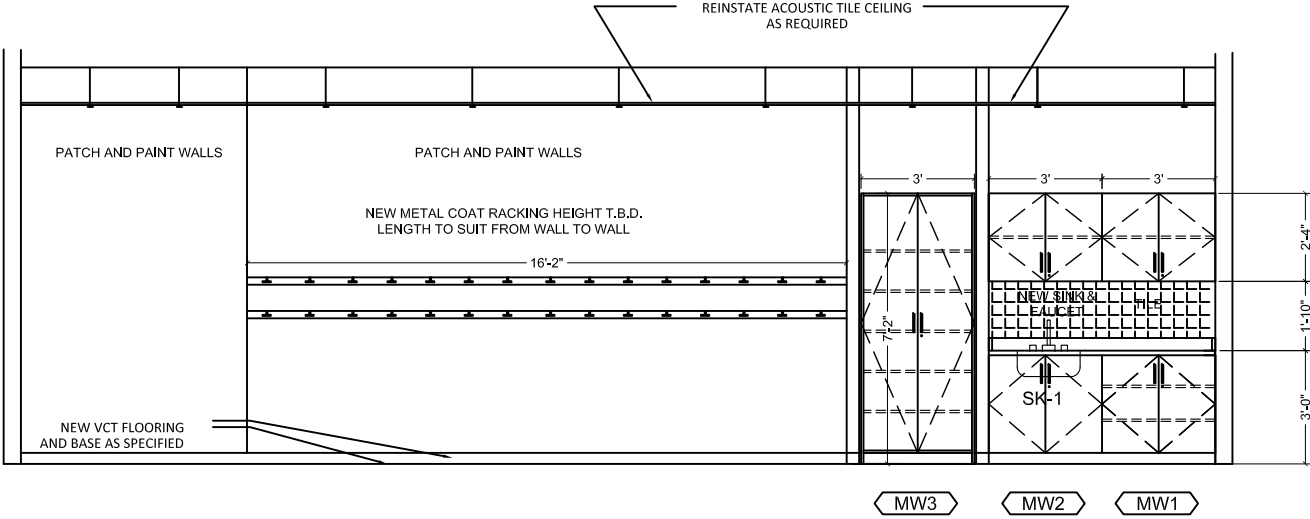
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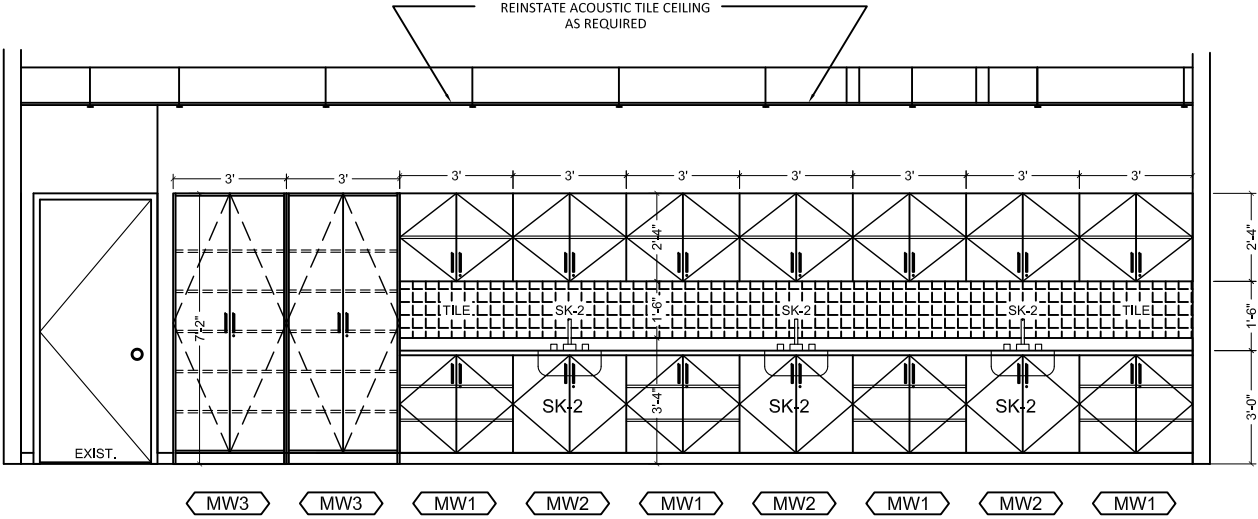
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A6 ELEVATION - ALTERATION "B" CLASSROOM 210  
N.T.S.

TENDER DOCUMENTS				
NO	BY	Revisions	DESCRIPTION	DATE
Title ELEVATIONS - MUSIC ROOM 209 & CLASSROOM 210				
Address 230 Marigold Ave, Oshawa, ON L1G 3G3				
School BEAU VALLEY PS		Drawn By: C. THALER		
		Checked By:		
		Scale: N.T.S.		
		Project Number: T25-01597		
				A6

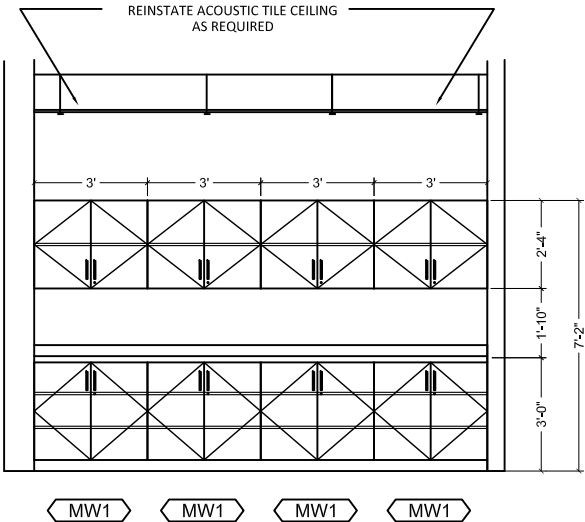





1  
A7 ELEVATION - ALTERATION "B" SCIENCE CLASSROOM 207  
N.T.S.

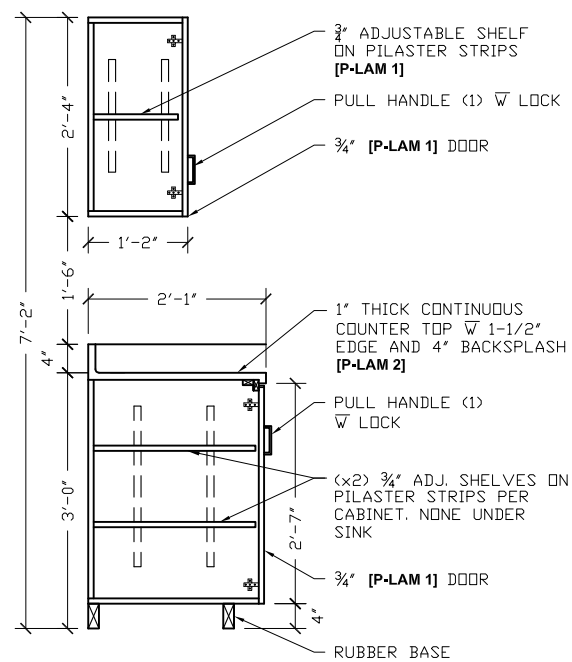


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A7 ELEVATION - ALTERATION "B" SCIENCE CLASSROOM 207  
N.T.S.

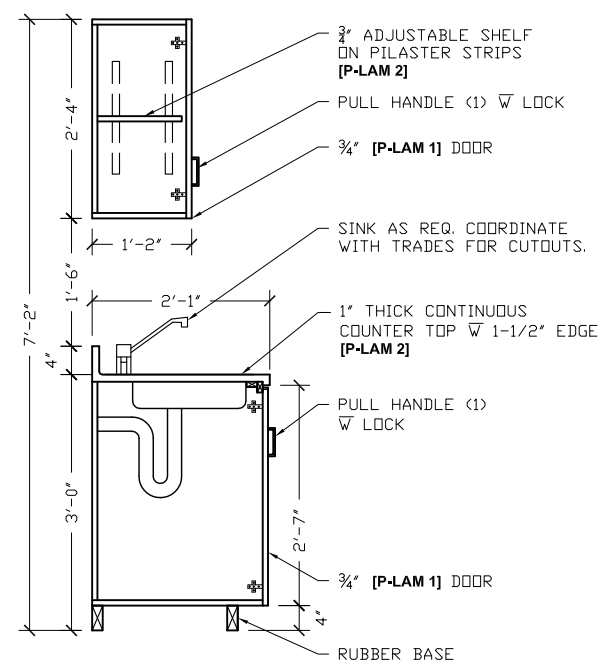


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A7 ELEVATION - ALTERATION "B" SCIENCE CLASSROOM 207  
N.T.S.

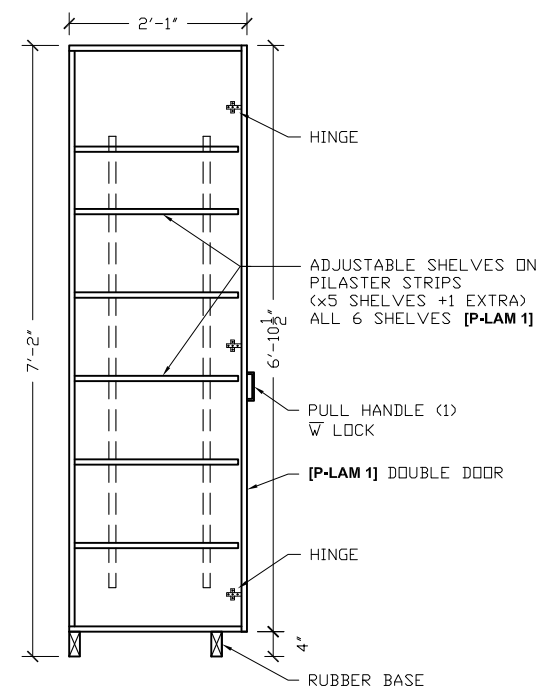
TENDER DOCUMENTS				
NO	BY	Revisions	DESCRIPTION	DATE
Title				
ELEVATIONS - SCIENCE ROOM 207				
Address				
230 Marigold Ave, Oshawa, ON L1G 3G3				
School		Drawn By: C. THALER		
BEAU VALLEY PS		Checked By:		
 <b>DDSB</b> ignite Learning		Scale: N.T.S.		
		Project Number: T25-01597		
		A7		



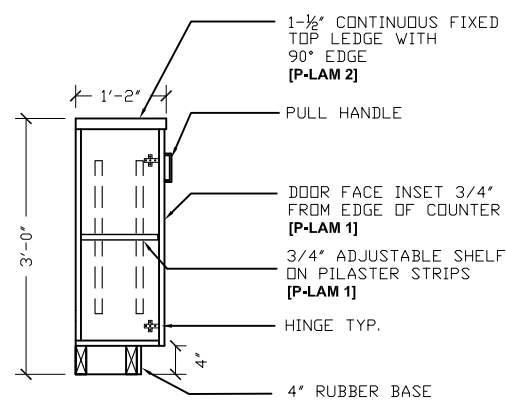
MW1



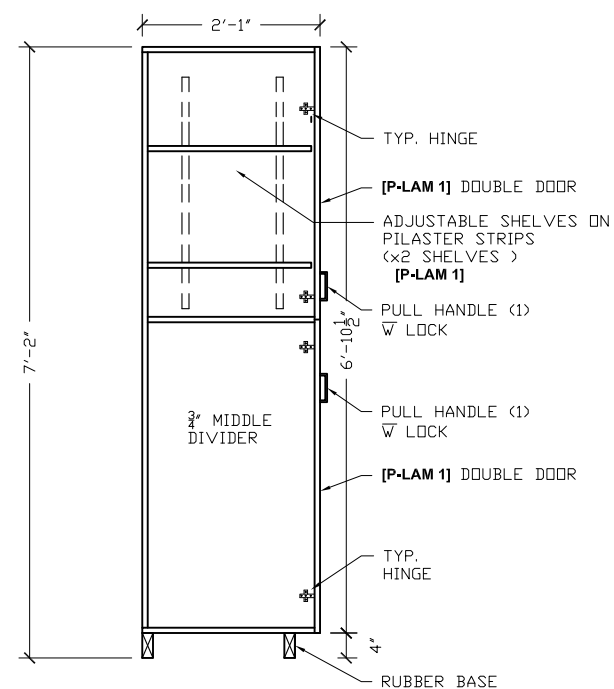
MW2



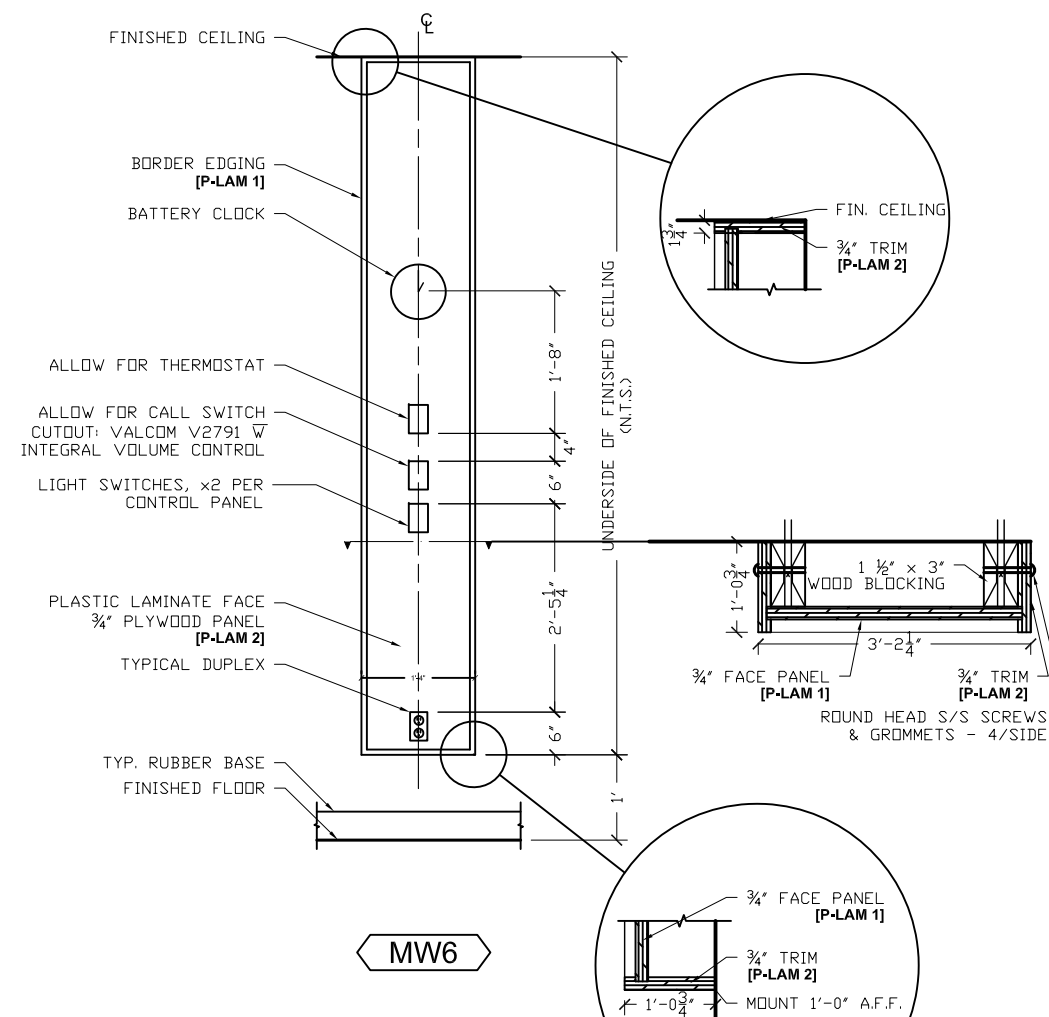
MW3



MV4



MW5



MVE

1 MILLWORK SECTIONS FOR ALTERATION "A" & "B"  
A8 N.T.S.

[illegible]



**MILLWORK GENERAL NOTES:**

1. MILLWORK TO BE  $\frac{3}{4}$ " (UNLESS OTHERWISE NOTED) PLYWOOD WITH PLASTIC LAMINATE FINISH ON ALL EXPOSED FACES AND EDGES (INSIDE AND OUTSIDE).
2. THE "GRAIN" OR "PATTERN" SHALL RUN THE SAME DIRECTION TO SIMILAR, ADJACENT UNITS, PREFERING TO RUN LENGTH WISE.
3. NO SHARP EDGES SHALL BE ALLOWED, AND LAMINATE FINISH SHALL BE FREE OF CHIPS AND BREAKAGE.
4. ALL SURFACES TO BE CLEAN AND FREE OF MARKINGS.

MILLWORK SCHEDULE - TOTAL FOR BOTH "A" & "B" LOCATIONS		
TAG #	QUANTITY	DESCRIPTION
MW1	x17	[P-LAM 1] UPPER & [P-LAM 1] LOWER STORAGE W [P-LAM 2] COUNTER TOP. x2 DOUBLE DOORS @ 1'-6" /EA. UPPER AND LOWER DOORS TO ALIGN. PROVIDE x2 ADJUSTABLE SHELVES IN LOWER CABINET AND x1 ADJUSTABLE SHELF IN UPPER CABINET PER UNIT.
MW2	x13	[P-LAM 1] UPPER & [P-LAM 1] LOWER STORAGE W [P-LAM 2] COUNTER TOP AND DROP-IN SINK, CENTERED. x2 DOUBLE DOORS @ 1'-6" /EA. UPPER AND LOWER DOORS TO ALIGN. PROVIDE x1 ADJUSTABLE SHELF IN UPPER CABINET PER UNIT.
MW3	x14	[P-LAM 1] (2'-0" W x 3'-0" L x 7'-2" H) STORAGE CABINET. INCLUDE x6 ADJUSTABLE SHELVES ON PILASTER STRIPS PER UNIT.
MW4	x47	[P-LAM 1] (1'-3" W x 3'-0" L x 2'-10" H) SHORT CABINET WITH CONTINUOUS COUNTER TOP [P-LAM 2] ACROSS ENTIRE UNIT. INCLUDE x2 ADJUSTABLE SHELVES PER UNIT. PROVIDE BOTTOM AND TOP LINEAR GRILLES FOR PERIMETER HEAT.
MW5	x3	[P-LAM 1] (2'-0" W x 3'-0" L x 7'-2" H) MUSIC ROOM STORAGE CABINET. INCLUDE x2 ADJUSTABLE SHELVES ON PILASTER STRIPS PER UNIT.
MW5	x10	[P-LAM 2] CUSTOM CONTROL PANEL FACE. TRIM / EDGING TO BE [P-LAM 1] COORDINATE WITH ELECTRICAL FOR CUTOUTS.

MILLWORK HARDWARE & SPECIFICATIONS	
HANDLES (1)	CONTEMPORARY STEEL PULL - BP205108174 (MATTE CHROME, 108mm) FROM RICHELIEU
HANDLES (2)	FUNCTIONAL STAINLESS STEEL PULL - BP221170 (STAINLESS STEEL, 110mm) FROM RICHELIEU
HINGES	BLUM 125 DEGREE SELF CLOSING
PILASTER STRIPS & CLIPS	K.C.V. - 255925 (RECESSED)

MILLWORK FINISHES				
P-LAM 1	HARD ROCK MAPLE	[86992 - 58]	BY FORMICA	(MATTE FINISH)
P-LAM 2	COSMIC STRANDZ	[4941K - 60]	BY WILSONART	(MATTE FINISH)

FLOORING FINISHES	
VCT	WARM SOFT GRAY (51861) FROM ARMSTRONG)
BASEBOARD FINISHES	
B - 1	BLACK [40] 4" RUBBER BY JOHNSONITE*

WALL TILE - MUSIC ROOM & SCIENCE ROOM	
TILE	(COOL GREY) BEAUBRIDGE TILES BY CENTURA 12"X24"
GROUT	(RAIN) BY MAPEI

CEILING FINISHES	
ACT	<p><b>ACOUSTIC PANELS:</b> NON FIRE RATED CEILINGS TO CAN/CGSB-92.1  <b>TYPE:</b> MINERAL COMPOSITION &amp; SAG RESISTANT.  <b>PATTERN:</b> NON-DIRECTIONAL FISSURES.            FLAME SPREAD RATING OF 25 OF LESS. SMOKE DEVELOPMENT CLASS OF 50 OR LESS. NOISE REDUCTION COEFFICIENT (NRC) DESIGNATION OF .55 MINIMUM.  <b>EDGE TYPE:</b> SQUARE.  <b>COLOUR:</b> WHITE.  <b>SIZE:</b> 16mm MINIMUM THICKNESS, 610mm X 1220mm.  <b>SHAPE:</b> FLAT.  <b>ACCEPTABLE PRODUCTS*:</b></p> <ol style="list-style-type: none"> <li>1. <i>ARMSTRONG WORLD INDUSTRIES CANADA LTD.: FINE FISSURED 1729.</i></li> <li>2. <i>CERTAINTED CEILINGS: VANTAGE 10, VAN-197.</i></li> <li>3. <i>CGC INTERIORS: RADAR CLIMAPLUS 2410.</i></li> </ol>
GRID	<p>TYPE 1 (T-BAR - 1) TWO DIRECTIONAL EXPOSED TEE-BAR GRID, DOUBLE WEB.            ARMSTRONG WORLD INDUSTRIES CANADA LTD:            PRELUDE XL EXPOSED TEE SYSTEM*</p>
*OR APPROVED ALTERNATE	

## ROOM COAT RACKS

Metal wall mounted coat racking shall be supplied by Global School Products: All racking shall include:

1. Upper student hat/boot rack without hook  
- Model SCR 1000
2. Lower student coat and hat rack with hooks  
- Model SCR 1001 complete with tube shelf, bracket, channel mount and coat hooks (SCR 1001)

Allow for 17'-6" linear ft. of coat racking per room in both alteration areas "A" & "B".

Provide 36 hooks per room and metal racking shall be grey in colour and PVC hooks shall be black.

<http://globalschoolproducts.com/shop/coat-and-hat-racks/>

## PAINT FINISHES

PT 1	UNIVERSAL GREY [00NN 62/000]	FROM DULUX(ENTIRE ROOM)	
DOOR	ASPHALT [CC-548]	FROM BENJAMIN MOORE(DOOR FRAME)	
*OR APPROVED ALTERNATE			

SK-1 - COUNTERTOP MOUNT SINK - TWO HANDLE FAUCET:

FRANKE COMMERCIAL #LBS6810P-1/3 SINGLE BOWL COUNTERTOP MOUNT SINK, 3 HOLES, 8" (203mm) CENTER, 20 1/8" (511mm) WIDE X 20 9/16" (522mm) LONG X 10" (254mm) HIGH, COUNTER MOUNTED, BACKLEDGE, GRADE 18-10 18 GA. (1.2mm) TYPE 304 STAINLESS STEEL, SELF-RIMMING, SATIN FINISH RIM AND BOWLS, MOUNTING KIT PROVIDED, FULLY UNDERCOATED TO REDUCE CONDENSATION AND RESONANCE, FACTORY APPLIED RIM SEAL, 3 1/2" (89mm) CRUMB CUP WASTE ASSEMBLY WITH 1 1/2" (38mm) TAILPIECE.

MOEN COMMERCIAL #8287 TWO HANDLE KITCHEN FAUCET, DECK MOUNT, BRASS  
CONSTRUCTION WITH CHROME PLATED FINISH, VANDAL RESISTANT TORX HEAD SCREWS, LEVER  
STYLE HANDLES WITH HOT AND COLD WATER COLOUR INDICATORS, 1.5 GPM MAX (5.7L/min)  
© 60 PSI, 8" (203mm) CENTER.

McGUIRE #LFH170BV FAUCET SUPPLIES, CHROME PLATED FINISH POLISHED BRASS, COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOPS, 1/2" (13mm) I.D. INLET x 5" (127mm) HORIZONTAL EXTENSION TUBES, COMBINATION V.P. LOOSE KEY HANDLES, ESCUTCHEON AND FLEXIBLE COPPER RISERS.

McGUIRE #8912CB P-TRAP, HEAVY CAST BRASS ADJUSTABLE BODY, WITH SLIP NUT, 1 1/2" (38mm) SIZE, BOX FLANGE AND SEAMLESS TUBULAR WALL BEND.

SK-2 - SCIENCE ROOM SINKS - TWO HANDLE FAUCET:

FRANKE COMMERCIAL #LBS4607 / 316-1 / 3 SINGLE BOWL COUNTERTOP MOUNT SINK, 3 HOLES, 18 1/8" (460mm) WIDE x 18 13/16" (478mm) LONG x 7"(178mm) HIGH, COUNTER MOUNTED, BACKLEDGE, GRADE 18-8 20 GA. (0.9mm) TYPE 316 STAINLESS STEEL, SELF-RIMMING, SATIN FINISH RIMAND BOWLS, MOUNTING KIT PROVIDED, FULLY UNDERCOATED TO REDUCE CONDENSATION AND RESONANCE, FACTORY APPLIED RIM SEAL, 3 1/2" (89mm) CRUMB CUP WASTE ASSEMBLY WITH 1 1/2" (38mm) TAILPIECE.

MOEN COMMERCIAL #8280 TWO HANDLE BASE, COMPLETE WITH VACUUM BREAKERS, DECK MOUNT, BRASS CONSTRUCTION WITH CHROME PLATED FINISH, VANDAL RESISTANT TORX HEAD SCREWS, LEVER STYLE HANDLES WITH HOT AND COLD WATER COLOUR INDICATORS, 1.5 GPM MAX (5.7L/min) @ 60 PSI, 8" (203mm) CENTER. BASE ONLY, NO SPOUT.

MOEN COMMERCIAL #SV003, M-DURE COMMERCIAL SPOUT, BRASS CONSTRUCTION WITH CHROME PLATED FINISH, SWING SPOUT. NO BASE, SPOUT ONLY.

McGUIRE #LFH170BV FAUCET SUPPLIES, CHROME PLATED FINISH POLISHED BRASS,  
COMMERCIAL DUTY 1/4 TURN BALL VALVE ANGLE STOPS,  
1/2" (13mm) I.D. INLET x 5" (127mm) HORIZONTAL EXTENSION TUBES, COMBINATION V.P.  
LOOSE KEY HANDLES, ESCUTCHEON AND FLEXIBLE  
COPPER RISERS. PROVIDE P-TRAP, ACID RESISTANT, 1 1/2" (38mm) SIZE.

SK-3 -MUSIC ROOM INSTRUMENT SINK

FRANKE COMMERCIAL #SL2424-1/2 SINGLE BOWL SCULLERY SINK, 2 HOLE, 8" (203mm) CENTER, 27 3/8" (695mm) WIDE x 27 3/16" (691mm) LONG x 35" (889mm) DEEP, FLOOR MOUNTED, FAUCET ON BACKSPASH, GRADE 18-10 16 GA. (1.5mm) TYPE 304 STAINLESS STEEL, RIM AND BOWL POLISHED SATIN FINISH, 9" (229mm) HIGH BACKSPASH, RADIUS COVERED CORNERS ON FRONT AND BACK ONLY, ROLLED RIM, STAINLESS STEEL TUBULAR LEGS WITH ADJUSTABLE FEET, 3 1/2" (89mm) CRUMB CUP WASTE ASSEMBLY WITH 1 1/2" (38mm) TAILPIECE.

MOEN COMMERCIAL #8126 WALL MOUNT UTILITY SINK TWO HANDLE MANUAL FACUET, ADJUSTABLE 8" (203mm) CENTERSET, LEAD FREE CHROME PLATED SOLID BRASS BODY, VANDAL RESISTANT 8.3LPM (2.2 GPM) AERATOR OUTLET, CERAMIC 1/4 TURN CARTRIGES, 8" (204mm) SWING SPOUT, 4" (102mm) WRIST BLADE HANDLES WITH HOT AND COLD WATER COLOUR INDICATORS AND VANDAL RESISTANT SCREWS.

McGUIRE #8912CB P-TRAP, HEAVY CAST BRASS ADJSUTABLE BODY, WITH SLIP NUT, 1  
1/2" (38mm) SIZE, BOX FLANGE AND SEAMLESS TUBULAR  
WALL BEND.

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