GENERAL NOTES AND SPECIFICATIONS

DIVISION A1: GENERAL NOTES

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE WITH THE LATEST REVISIONS AND AMENDMENTS

CHECK ALL DIMENSIONS AND ELEVATIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL DO ALL CUTTING AND PATCHING AND MAKING GOOD OF THE WORK AS REQUIRED TO ACCOMMODATE AND RECEIVE THE WORK OF ALL TRADES.

DIVISION 2A: EXCAVATION AND BACKFILL

EXCAVATE FOR FOOTINGS, FOUNDATIONS AND TRENCHES TO REQUIRED DEPTH AND DISPOSE OF SURPLUS MATERIAL AT A LOCATION ON SITE AS DIRECTIVE BY THE ENGINEER

WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

ROUGH GRADE, CUT AND FILL TO PROPER LEVELS, PROFILES AND CONTOURS, ALLOWING FOR SURFACE TREATMENT.

SLOPE ROUGH GRADE AWAY FROM BUILDING 1:50 MINIMUM FOR A DISTANCE OF 2000 MM TO FINISH LEVELS, PROFILES AND CONTOURS.

DO NOT COMMENCE BACKFILLING UNTIL AREAS OF WORK TO BE BACKFILLED HAVE BEEN INSPECTED BY THE CONSULTANT. NOTIFY CONSULTANT 24 HOURS PRIOR TO SUCH WORK.

PRIOR TO PLACING FILL UNDER SLABS ON GRADE, COMPACT EXISTING SUBGRADE TO OBTAIN SAME COMPACTION AS SPECIFIED FILL. AS DIRECTED BY CONSULTANT

REMOVE "SOFT" MATERIAL AND FILL WITH APPROVED MATERIAL AND RECOMPACT.

WITHIN BUILDING AREA: USE GRANULAR "B" TO U/S/ OF BASE COURSE FOR FLOOR SLABS. COMPACT TO 98% DENSITY. COMPACTION DENSITIES TO BE VERIFIED BY A

GEOTECHNICAL ENGINEER.

EXTERIOR SIDE OF PERIMETER WALLS: USE EXISTING ON SITE EXCAVATED MATERIAL. COMPACT TO 95% DENSITY.

ROUGH GRADE 11" BELOW FLOOR SLAB LEVEL WITHIN BUILDING.

DO NOT BACKFILL AGAINST WALLS RETAINING EARTH UNTIL ELEMENTS PROVIDING LATERAL SUPPORT ARE COMPLETED. PLACE BACKFILL SIMULTANEOUSLY ON BOTH

SIDES OF OTHER WALLS BELOW GRADE.

PLACE AND COMPACT FILL MATERIAL IN CONTINUOUS HORIZONTAL LAYERS OF NOT MORE THAN 8".

KEEP EXCAVATION DRY AT ALL TIMES. PROVIDE NECESSARY EQUIPMENT, INCLUDING PUMPS AND PIPING. LOCATE SUMPS WITHIN THE EXCAVATION BUT OUTSIDE THE

LIMITS OF THE FOOTINGS FOR DE-WATERING. CONTROL GRADING IN AND ADJACENT TO EXCAVATIONS TO DIRECT ALL SURFACE WATER FROM OPEN EXCAVATION.

PIPE AND CONDUIT BEDDING AND IMMEDIATE PROTECTION COVER: CRADLE HALF DIAMETER OF PIPE OR CONDUIT USING 6" DEPTH OF BEDDING MATERIAL. AFTER

PIPE OR CONDUIT IS IN PLACE, COVER SHALL BE ALSO GRANULAR "B". COMPACT IMMEDIATELY ABOVE PROTECTIVE COVER AND REMAINDER OF FILL.

PERIMETER PERFORATED PLASTIC DRAINAGE PIPE TO CONFORM TO CGSB 41-GP-29M, NOM. INSIDE DIA. 4" . COMPLETE WITH FILTER CLOTH.

DIVISION 4A: MASONRY

MASONRY WORK IN ACCORDANCE WITH CAN3-S304-M.

MASONRY AND MORTAR AND GROUT WITH CSA A179-M.

PROTECT FRESHLY LAID MASONRY FROM DRYING TOO RAPIDLY BY MEANS OF WATERPROOF, NON-STAINING COVERINGS.

PROTECT COMPLETE WORK FROM MORTAR DROPPING AT ALL TIMES.

PROVIDE TEMPORARY BRACING OF MASONRY WORK DURING AND AFTER ERECTION UNTIL PERMANENT LATERAL SUPPORT IS IN PLACE.

MORTAR TYPE "S" FOR ALL WORK.

JOINTING TO BE CONCAVE TOOLED WHERE EXPOSED OR PAINTED.

PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS.

PROVIDE 8" BEARINGS AT EACH END OF LINTELS.

MASONRY -BRAMPTON BRICK AS SPECIFIED ON FINI9HSES SCHEDULE FOR BR-1 AND BR-2. REFER TO FINISHES SCHEDULE

MASONRY WALL REINFORCEMENT AND ANCHOR SYSTEMS:

USE PREFABRICATED CORNER AND TEE SECTIONS TO FORM CONTINUOUS REINFORCEMENT AROUND CORNERS, FOR ANCHORING ABUTTING WALLS AND PARTITIONS.

CORROSION PROTECTION: TO CAN3-A-370-M.

AIR/VAPOUR BARRIER: PERM-A-BARRIER (40MIL) BY W.R. GRACE OR BLUESKIN SA BY BAKOR INC. FOR PARAPETS. TYVEK FOR WALLS

HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS TRUSS TYPE COMPLETE WITH FABRICATED CORNER AND "T" JUNCTION PIECES.

REINFORCEMENT SYSTEM SHALL BE DUR-O-WALL TRUSS DW1000 HEAVY DUTY TO SUIT WALL WIDTH OR REVIEWED EQUAL. REINFORCEMENT SHALL BE HOT DIPPED GALVANIZED.

FABRICATE WIRE FROM 4.75 MM DIAMETER.

THROUGH WALL FLASHING AT BASE OF FIRST COURSE AS SHOWN IS TO BE SEALTIGHT FLEX-GAURD BY W.R. MEADOWS OR APPROVED EQUAL.

BUILD MASONRY PLUMB, LEVEL AND TRUE TO LINE, WITH VERTICAL JOINTS IN PROPER ALIGNMENT.

LAY OUT COURSING AND BOND TO ACHIEVE CORRECT COURSING HEIGHTS AND CONTINUITY OF BOND ABOVE AND BELOW OPENINGS, WITH MINIMUM OF CUTTING.

CUT OUT NEATLY, WITH MASONRY SAW, FOR ELECTRICAL SWITCHES, OUTLET BOXES, AND OTHER RECESSED OR BUILT-IN OBJECTS. CUTTING OPENINGS WITH CHISEL OR MASONRY HAMMER WILL NOT BE PERMITTED.

MAKE CUTS STRAIGHT, CLEAN AND FREE FROM UNEVEN EDGES.

BUILD IN REQUIRED ITEMS INTO MASONRY.

PLACE AND GROUT REINFORCING IN ACCORDANCE WITH CAN3-S304-M. USE CONCRETE OF 25 MPA STRENGTH.

EMBED BOLTS AND ANCHORS SOLIDLY IN MORTAR OR GROUT TO DEVELOP MAXIMUM RESISTANCE TO DESIGN FORCES.

WHERE WALLS ARE PIERCED BY STRUCTURAL MEMBERS, DUCTS OR PIPES; CUT OPENING TO PROFILE OF ELEMENT AND FILL FOR FULL THICKNESS OF WALL WITH MORTAR TO WITHIN 20 MM OF SUCH MEMBERS, FLUSH WITH WALL FACES.

DIVISION 5A: METAL FABRICATIONS

STEEL: TO CSA G40.21-M, GRADE 300 W AND 350W FOR HSS.

WELDING MATERIALS: TO CSA W59. GALVANIZED PRIMERL ZINCH RICH, READY MIX TO CGSB 1-GP-181M.

BOLTS AND ANCHOR BOLTS TO ASTM A307. FILE OR GRIND EXPOSED WLEDS SMOOTH AND FLUSH.

SHOP COAT PRIMER: TO GSB 1-GP-40M

STEEL LADDER AND GUARD SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. SEE ALSO STRUCTURAL NOTES

DIVISION 6A: ROUGH CARPENTRY

LUMBER SHALL BEAR GRADE STAMP OF AN AGENCY CERTIFIED BY CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR STRUCTURAL LUMBER COMPONENTS.

FURRING, BLOCKING, NAILING STRIPS, GROUNDS, ROUGH BUCKS: SIZES AS INDICATED.

PANELS FOR SHEATHING, OF TYPE, GRADE AND THICKNESS AS SPECIFIED, IN ACCORDANCE WITH FOLLOWING STANDARDS:

-SPRUCE PLYWOOD [SP]: TO CSA 0L53.

EXCEPT AS SPECIFIED OTHERWISE PANELS 24" X 96"

IN ACCORDANCE WITH PART 9 OF OBC AS SUPPLEMENTED BY FOLLOWING REQUIREMENTS EXCEPT WHERE SPECIFIC TYPE IS SHOWN.

NAILS, SPIKES AND STAPLES TO OBC 9.23.3. EXCEPT:

-USE HOT GALVANIZED FINISH STEEL FOR ALL WORK.

BOLT, NUT, WASHER, SCREW AND PIN TYPE FASTENERS: WITH HOT-DIP GALVANIZED FINISH TO CSA GL64.

USE SURFACE FASTENING OF FOLLOWING TYPES EXCEPT WHERE SPECIFIC TYPE IS INDICATED:

- TO HOLLOW MASONRY AND PANEL SURFACES USE TOGGLE BOLT.
- TO SOLID MASONRY AND CONCRETE USE EXPANSION SHIELD WITH LAG SCREN OR TAPCON CONCRETE SCREWS.

SURFACE-APPLIED WOOD PRESERVATIVE:

PENTAX-GREEN OSMOSE PENTOX INC.

WOODLIFE COLOURED

ERECTION OF FRAMING MEMBERS

INSTALL MEMBERS TRUE TO LINE, LEVELS AND ELEVATIONS. SPACE UNIFORMLY.

INSTALL WORK SQUARE, PLUMB, BRACED AND SECURED IN PLACE.

INSTALL SPANNING MEMBERS WITH "CROWN-EDGE" UP.

ALL WOOD BLOCKING ON ROOF PARAPET IS TO BE PRESSURE TREATED.

DIVISION 6B; FINISHED CARPENTRY:

CONFORM TO STANDARDS & REQUIREMENTS OF QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMAC), EXCEPT WHERE SPECIFIED OTHERWISE.

ALL MILLWORK AT WALLS AND CEILINGS SHALL HAVE FLAME SPREAD RATING LESS THAN 150 PER OBC 3.1.13.2. AND 9.10.16.1 UNLESS MORE STRINGENT REQUIREMENT APPLIES.

CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL MILLWORK FOR REVIEW BY DESIGNER AND/OR CLIENT, AND SHALL OBTAIN ALL PERTINENT SITE DIMENSIONS PRIOR TO START OF FABRICATION. DESIGNER WILL HAVE NO RESPONSIBILITY FOR MILLWORK REVIEW OR COORDINATION SHOULD NO SHOP DRAWINGS BE SUPPLIED.

ALL MILLWORK AND WOOD TO HAVE SHOP APPLIED STAIN AND FINISH, AND MUST NOT BE FINISHED ON SITE.

ALL EXTERIOR APPLICATIONS TO HAVE APPROVED EXTERIOR GRADE FINISHES.

ALL MILLWORK TO BE SANDED AND MADE COMPLETELY READY FOR FINISHING PRIOR TO START OF SAME. SEE ALSO PAINT SECTION FOR FINISHING NOTES.
ALL MILLWORK TO BE CAULKED WITH CLEAR SILICONE CAULKING AT BASEBOARDS AND WITH CLEAR OR MATCHING CAULKING AT ALL COUNTERS, BACKSLASHES OR ANY OTHER AREA AS DIRECTED BY THE DESIGNER. WHERE SEAMLESS RESILIENT FLOORING IS SPECIFIED, FLOORING SHALL COVE UP THE INSIDE FACES OF MILLWORK, WALLS OR PARTITIONS TO 4" A.F.F., OR AS DICTATED BY THE DETAIL.

ALL GAPS & HOLES IN OR BETWEEN MILLWORK TO BE CLOSED OFF AND TO BE SEALED AND BE AIR-TIGHT, CLEANABLE AND VERMIN-PROOF.

ALL MILLWORK NOT INCLUDED UNDER O.B.C. 3.1.5.7 OR LOCAL CODE (PERMITTED COMBUSTIBLE MATERIAL) OR WHERE REQUIRING FIRE RETARDANT FINISH FOR OTHER REASON TO BE TREATED WITH FIRE RETARDANT AS REQUIRED AS PART OF THIS WORK.

ALL CONSTRUCTION OF MILLWORK SHOWN ON DRAWINGS IS FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE THAT ALL CONSTRUCTED MILLWORK WILL BE SAFE AND SUITABLE FOR INTENDED USE INCLUDING BUT NOT LIMITED TO PROTECTION FROM STRUCTURAL FAILURE, COLLAPSE, SHARP CORNERS, SLIVERS, FALLING FROM POINT OF INSTALLATION ETC.

UNLESS SPECIFIED OTHERWISE, SUBSTRATE FOR MILLWORK BASE & CABINET, INTERIOR SHELVES, COUNTER TOP UNDER VENEERS AND PLASTIC LAMINATES TO BE PLYWOOD AND IN NO CASE WILL PARTICLE BOARD BE A PERMISSIBLE SUBSTRATE IN ANY WET AREA.

ALL SOLID WOOD SHALL BE CLEAR, UNIFORM GRAIN AND LESS THAN 7% MOISTURE CONTENT.

ALL MECHANICAL FASTENERS, NAILS SCREWS OR OTHER MEANS OF ATTACHMENT SHALL BE CONCEALED AND PLUGGED UNLESS OTHERWISE NOTED. FINISH TO MATCH ADJACENT OR SURROUNDING FINISH.

ALL WOOD IN CONTACT WITH FLOOR IN ANY FOOD OR DRINK SERVICE AREAS TO BE EXTERIOR GRADE.

MELAMINE PANELS IN FINISHED CONDITION (COMPOSITE PANELS) SHOULD SHOW NO EXPOSED FASTENERS ON EXTERIOR SURFACES. ASSEMBLE MELAMINE MILLWORK USING DOWELED/ WAFERED-AND-GLUED CONSTRUCTION. ALL EXPOSED EDGES TO BE FINISHED WITH EDGING MATERIAL SPECIFIED. WHERE SPECIFIED, CONSTRUCTION SYSTEM MAY ALSO INCLUDE ASSEMBLY USING HARDWARE (I.E. SCREWS). MDF/ PARTICLEBOARD SHOULD BE HANDLED TO RECOMMENDATION OF THE COMPOSITE PANEL ASSOCIATION [MDF 1991/ PARTICLEBOARD 1996]. FABRICATE CASEWORK TO QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMAC), EXCEPT WHERE SPECIFIED OTHERWISE.

ALL MATERIALS COVERED WITH PLASTIC LAMINATE TO BE FINISHED ON BOTH SIDES WITH A SUITABLE, LIKE MATERIAL IF NOT SPECIFICALLY NOTED OTHERWISE.

DIVISION 7A: INSULATION

PERIMETER INSULATION SHALL BE 50mm EXPANDED POLYSTYRENE TYPE 4. BATT INSULATION SHALL BE FIBREGLASS BATT.

EXTERIOR WALL INSULATION: EXELTHERM RX ISO WALL INSULATION POLYISOCYANURATE FOAM INSULATION TO CAN/CGSB 51.26-M86

DAMPPROOFING TO CGSB 37-GP-6M, SEALTIGHT SEALMASTIC DAMPPROOFING BY W.R. MEADOWS. OR EQUAL.

DIVISION 7B; FIRESTONE ULTRAPLY TPO ROOFING OR APPROVED EQUAL

ENSURE THAT A TECHNICAL REPRESENTATIVE OF THE ROOFING MEMBRANE MANUFACTURER IS PRESENT DURING THE INSTALLATION TO REVIEW INSTALLATION PROCEDURE AND TO CHECK QUALITY OF THE WORK.

DELIVER AND STORE ALL MATERIAL UNDAMAGED IN ORIGINAL CONTAINERS WITH, MANUFACTURER'S LABELS AND SEALS INTACT IN AN APPROVED

MANNERS, FROM WEATHER AND OTHER FORCES AT ALL TIMES. WALLS AND OTHER ADJACENT PARTS OF THE BUILDING AND CONTENTS MUST BE PROTECTED FROM THE WORK OF THIS TRADE. TARPAULINS MUST BE HUNG WHERE MATERIALS ARE HOISTED SO THAT THERE CAN BE NO DAMAGE TO THE BUILDING. MAKE GOOD ANY DAMAGE AT OWN EXPENSE AND TO THE CLIENTS SATISFACTION.

NO ROOFING OR INSULATION SHALL BE LAID WHILE IT IS RAINING OR DURING FOG OR MIST.

NO MATERIALS THAT HAVE BEEN ALLOWED TO GET WET SHALL BE USED.

ALL INSULATION SHALL BE COVERED WITH MEMBRANE AND AGGREGATE DURING THE SAME WORKING PERIOD INSULATION IS LAID.

THE MEMBRANE SHALL BE LAID WITHOUT WRINKLES AND BUCKLES.

ALL SHEET METAL SHALL BE FORMED AND FASTENED TO THE SATISFACTION OF THE ARCHITECT AND INSPECTOR.

COMPATIBILITY BETWEEN ALL COMPONENTS OF ROOFING SYSTEM IS ESSENTIAL.

WOOD BLOCKING SHALL BE PRESSURE TREATED AND TO SIZES TO SUIT JOB CONDITIONS.

VAPOUR BARRIER TO BE 2-PLY BUILT UP MEMBRANE OF TYPE 3 ASPHALT AND 15 lb ROOFING FELT WITH GLAZED COAT OVER THE SECOND LAYER OF FELT.

INSULATION SHALL BE FIRESTONE 150 95+ POLY ISO ROOF INSULATION, A RIGID CLOSED CELL, POLYISOCYANURATE FOAM INSULATION, LAMINATED TO INORGANIC/ORGANIC FELT FACERS. INSULATION SHALL HAVE AN R VALUE OF 20.0.

FLASHING, EAVETROUGH, DOWNSPOUTS AND CAP FLASHING SHALL BE 26 GA. PREPAINTED GALVANIZED STEEL TO MATCH QC 16068 BLACK AS SUPPLIED BY IVICWEST CO. LTD. OR APPROVED EQUAL.

FASTENERS SHALL BE AS RECOMMENDED BY THE MEMBRANE MANUFACTURER.

FIBRE BOARD, SPLICING TAPE, LAP SEALANT, WATER CUT OFF, ALL TO BE AS RECOMMENDED BY THE MEMBRANE MANUFACTURER. AND INSTALLED

IN ACCORDANCE WITH MANUFACTURERS LITERATURE.

INSTALLATION OF ALL ROOFING MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE MEMBRANE MANUFACTURERS LITERATURE AND STANDARD DETAILS.

DIVISION 7C: METAL SIDING.

VINYL SIDING, PROVIDE RIGID VINYL SIDING IN ACCORDANCE WITH CGSB 41-GP-24M.

VINYL SIDING, COLOUR, TYPE AND MANUFACTURER TO BE SELECTED BY THE COLLEGE. AT A LATER DATE.

INSTALL VINYL SIDING IN STRICT ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS.

DIVISION 7C: SEALANTS AND CAULKING

APPLY SEALANTS TO SEAL OPEN JOINTS IN SURFACES EXPOSED TO VIEW, AND TO MAKE THE BUILDING WEATHERTIGHT; AS INDICATED TYPICALLY ON DRAWINGS AND AS OTHERWISE

SPECIFIED. JOINTS TO BE SEALED INCLUDE BUT ARE NOT NECESSARILY RESTRICTED TO THE FOLLOWING:

- PERIMETER JOINTS OF METAL FRAMES IN MASONRY.
- INTERIOR AND EXTERIOR EXPOSED JOINTS BETWEEN DISSIMILAR MATERIALS
- FULL LENGTH OF EXTERIOR DOOR SADDLES/THRESHOLDS.
- CLOSE-FITTED SPACE BETWEEN MECHANICAL AND ELECTRICAL ELEMENTS AND WALLS.
- AROUND ALL PLUMBING FIXTURES AND WALLS/FLOORS.

SEALANT: MONO BY TREMCO MANUFACTURIING CO. OR APPROVED EQUAL.

SILICONE PROGLAZ BY TREMCO MANUFACTURING CO. APPROVED EQUAL.

APPLY SEALANT USING GUN WITH PROPER SIZE NOZZLE. USE SUFFICIENT PRESSURE TO FILL VOIDS AND JOINTS SOLID.

SUPERFICIAL POINTING WITH SKIN BEAD IS NOT ACCEPTABLE.

FORM SURFACE OF SEALANT WITH FULL BEAD, SMOOTH, FREE FROM RIDGES, WRINKLES, SAGS, AIR POCKETS, EMBEDDED IMPURITIES. NEATLY TOOL SURFACE TO A SLIGHT CONCAVE

JOINT.

CLEAN ADJACENT SURFACES IMMEDIATELY AND LEAVE WORK NEAT AND CLEAN. REMOVE EXCESS SEALANT AND DROPPINGS USING RECOMMENDED CLEANERS AS WORK

PROGRESSES. REMOVE MASKING AFTER TOOLING OF JOINTS.

CAULK JOINTS IN SURFACES TO BE PAINTED BEFORE SURFACES ARE PAINTED.

COLOUR OF SEALANTS TO BE SELECTED BY THE COLLEGE.

DIVISION 8A: STEEL DOORS AND FRAMES

DOOR FACES SHEET METAL:

- 1.6 MM BASE THICKNESS, COMMERCIAL GRADE STEEL TO W25 WIPED ZINC FINISH OR TO ASTM A525M, ZINK COATING DESIGNATION TO Z275, FULL GALVANIZED SHEET STEEL DOORS

AND FRAMES TO BE 3/4 HOUR ULC RATED.

FRAMES:

- 1.6 OR 2 MM BASE THICKNESS STEEL, ZINC WIPE COATED STEEL OR FULL GALVANIZED.

FLOOR ANCHORS, CHANNEL SPREADERS AND WALL ANCHORS:

- MINIMUM L.6 MM BASE THICKNESS STEEL.

GUARD BOXES: REINFORCING CHANNEL:

- MINIMUM 0.8MM BASE THICKNESS STEEL. - TO CSA G40.2L-M, TYPE 300W

HINGE, STRIKE, ETC, REINFORCING: DOOR BUMPERS:

- MINIMUM 3.5MM THICK BASE STEEL. - GREY OR BLACK NEOPRENE SINGLE STUD

PROTECT STRIKE AND HINGE REINFORCEMENTS USING GAURD BOXES WELDED TO FRAMES.

WELD IN TWO CHANNEL SPREADERS PER FRAME, TO ENSURE PROPER FRAME ALIGNMENT.

PROVIDE FOR ANCHORAGE OF FRAMES TO FLOOR SLAB. PROVIDE 1.5MM ANGLE CLIPS, WITH TWO HOLES FOR FLOOR ANCHORAGE WELDED TO FRAME.

TOUCH UP DOORS WITH PRIMER WHERE GALVANIZED FINISH DAMAGED DURING FABRICATION.

SET FRAMES PLUMB, SQUARE, LEVEL AND AT CORRECT ELEVATION.

SECURE ANCHORAGES AND CONNECTIONS TO ADJACENT CONSTRUCTION.

BRACE FRAMES RIGIDLY IN POSITION WHILE BUILDING-IN. INSTALL TEMPORARY HORIZONTAL WOOD SPREADERS AT THIRD POINTS OF DOOR OPENING TO MAINTAIN FRAME WIDTH.

PROVIDE VERTICAL SUPPORT AT CENTER OF HEAD FOR OPENINGS OVER L200 MM WIDE. REMOVE SPREADERS AFTER FRAMES ARE BUILT-IN.

MAKE ALLOWANCES FOR DEFLECTION TO ENSURE STRUCTURAL LOADS ARE NOT TRANSMITTED TO FRAMES.

INSTALL DOORS AND HARDWARE IN ACCORDANCE WITH TEMPLATES AND MANUFACTURERS'S INSTRUCTIONS.

ADJUST OPERABLE PARTS FOR CORRECT FUNCTION.

DOORS ARE TO BE 34" X 84" X 1 3/4" WITH UPPER AND LOWER GLAZED AREA., TO MATCH EXISTING, GLASS IS TO BE 1/4" POLISHED GEORGIAN WIRE GLASS. FRAME IS TO SUIT WALL AND

DOOR SIZES AND HAVE A 2" WIDE REMOVABLE MULLION.

DIVISION 8B: ALUMINUM DOORS SCREENS AND GLASS.

ALUMINUM FRAMES:

ALUMICOR 970 SHADOWLINE FIXED WINDOW SYSTEMS COLOUR: BLACK OR TO MATCH QC 16068

GLAZING FOR EXTERIOR WINDOWS:

25 MM SEALED INSULATED UNITS WITH LOW EMISSIVITY COATING. THICKNESS TO TO SUIT PANE SIZE. FABRICATOR TO PROVIDE SHOP DRAWINGS STAMPED BY PROFESSIONAL ENGINEER OUTLINING CONNECTION DETAILS, GLASS THICKNESS IN ACCORDANCE WITH APPLICABLE BUILDING CODE STANDARDS FOR SITE LOCATION

ALUMINUM STOREFRONT SYSTEM:

KAWNEER TRIFAB VG 450

ALUMINUM DOORS EXTERIOR:

ALUMICOR INSULDOOR: CANADIANA 600 INS PR (OR APPROVED EQUAL), GLAZED WITH 1" INSULATED UNITS, SEE FINISHES SPECIFICATIONS FOR COLOURS , TEMPERED, 1/4" GLASS, LOW EMISSIVITY COATING ON THE THIRD SURFACE. FABRICATOR TO PROVIDE SHOP DRAWINGS STAMPED BY PROFESSIONAL ENGINEER OUTLINING CONNECTION DETAILS, GLASS THICKNESS IN ACCORDANCE WITH APPLICABLE BUILDING CODE STANDARDS FOR SITE LOCATION

OR

KAWNEER 190 DOOR: GLAZED WITH 1" INSULATED UNITS, SEE FINISHES SPECIFICATIONS FOR COLOURS , TEMPERED, 1/4" GLASS, LOW EMISSIVITY COATING ON THE THIRD SURFACE. FABRICATOR TO PROVIDE SHOP DRAWINGS STAMPED BY PROFESSIONAL ENGINEER OUTLINING CONNECTION DETAILS, GLASS THICKNESS IN ACCORDANCE WITH APPLICABLE BUILDING CODE STANDARDS FOR SITE LOCATION
EQUIVALENT OR APPROVED EQUAL

ALUMINUM DOORS INTERIOR:

ALUMICOR DOOR: 600A (OR APPROVED EQUAL), SEE FINISHES SPECIFICATIONS FOR COLOURS , TEMPERED, 1/4" GLASS, LOW EMISSIVITY COATING ON THE THIRD SURFACE. FABRICATOR TO PROVIDE SHOP DRAWINGS STAMPED BY PROFESSIONAL ENGINEER OUTLINING CONNECTION DETAILS, GLASS THICKNESS IN ACCORDANCE WITH APPLICABLE BUILDING CODE STANDARDS FOR SITE LOCATION

EXTERIOR ALUMINUM DOOR HARDWARE: DOORS SHALL BE COMPLETE WITH SPECIFIED HARDWARE OR APPROVED EQUALS. DOOR

DIVISION 8C: HARDWARE HOLLOW METAL DOORS

ALL HOLLOW METAL DOORS SHALL COME COMPLETE WITH WITH SPECIFIED HARDWARE OR APPROVED EQUALS. SHOP DRAWINGS ND HARDWARE LISTS TO BE PROVIDED BY FABRICATOR

DIVISION 9A; GYPSUM BOARD

GYPSUM AND CEMENT BOARD TO CSA A82.27-M

METAL FURRING RUNNERS, HANGERS, TIE WIRES, INSERTS, ANCHORS TO CSA A82.30-M, ELECTRO ZINC COATED STEEL.

FURRING CHANNELS HOT DIPPED OR ELECTRO GALVANIZED.

STUD STEEL - SIZE GOVERNED BY LOADS AND SPANS.

NAILS, SCREWS, STAPLES - TO CSA A82.31-M.

STUD ADHESIVE - TO CGSB 71-GP-25M.

LAMINATING AND JOINT COMPOUND - TO CSA A82.31-M ASBESTOS FREE AND TO BE ULC LISTED AT ALL FIRE RATED PARTITIONS

DRYWALL SCREWS - NUMBER 6 GA. SELF DRILLING CASE HARDENED GYPSUM BOARD SCREWS LENGTH TO SUIT MIN. 1/2" PENETRATION INTO SUPPORT.

CASING BEAD "L" OR "J" TYPE, CORNER BEADS (FILL TYPE), 0.5 MM BASE THICKNESS COMMERCIAL GRADE SHEET STEEL WITH G90 ZINC FINISH TO ASTM A525-80A, PERFORATED FLANGES, ONE PIECE LENGTH PER LOCATION.

MAXIMUM SPACING FOR SCREWS 12" O/C OR IN ACCORDANCE WITH ULC FIRE RATED DESIGN

DIVISION 9B; RESILIENT FLOORING.

VINYL COMPOSITE TILE WILL BE INSTALLED AS PER THE FINISHES SCHEDULE

RESILIENT BASE WILL BE RUBBER COLOUR AND TYPE WILL BE SELECTED BY THE COLLEGE AT A LATER DATE.

SUB-FLOOR FILLER AND LEVELLER - WHITE PREMIX LATEX SEALER, WAX AND ADHESIVE AS RECOMMENDED BY FLOORING MANUFACTURER.

INSTALL FLOORING TO MANUFACTURER'S INSTRUCTIONS.

CLEAN SEAL AND WAX FLOOR AND BASE TO MANUFACTURERS'S INSTRUCTIONS

DIVISION 9C: CERAMIC TILE FLOORING AND WALLS

EXAMINE ALL AREAS TO RECEIVE FLOOR FINISH AS SPECIFIED AND ENSURE SUBSTRATE ARE ACCEPTABLE (SMOOTH, DRY AND FREE OF OIL AND GREASE).

CONFORM TO STANDARDS & REQUIREMENTS OF TERRAZZO, TILE & MARBLE ASSOCIATION OF CANADA (TTMAC) SPECIFICATION GUIDE, 2002 EDITION, EXCEPT WHERE SPECIFIED OTHERWISE.

ALL CERAMIC TILES AND STONE TO BE CLEANED AND SEALED IF RECOMMENDED BY THE MANUFACTURER OR SUPPLIER FOR THE INSTALLATION DETAILED. GROUTS WHERE NOT SPECIFIED TO MATCH DOMINANT COLOUR OF THE TILE OR STONE.

ALL KITCHEN AND BAR TILE (POTENTIAL WET AREAS) TO HAVE EPOXY GROUT S SPECIFIED

WATERPROOFING WHERE SPECIFIED TO BE LATICRETE SYSTEM #9235 C/W FABRIC MESH REINFORCING (OR EQUAL); MESH TO COVER A MINIMUM AREA 12" EITHER SIDE OF JOINTS IN MATERIALS (IE. UP WALLS AND ONTO FLOOR WHERE WALLS MEET FLOOR); TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. TILE FLOORS IN WET AREAS TO BE SLOPED AWAY FROM WALLS BY BUILDING UP MORTAR BED UNDER TILE. PROVIDE 2% OR 20 TILES, WHICHEVER IS GREATER, ADDITIONAL TILE (OF EACH TILE) TO OWNER FOR FUTURE REPAIR WORK.

PROVIDE EDGED TILES OR EDGING AS SPECIFIED AT TERMINATION OF TILE PANEL & AT OUTSIDE CORNERS ON WALLS

FOR INSTALLATION OF TILE BORDER, FLOAT FLOOR AS REQUIRED TO MEET ADJACENT FLOOR FINISHES. PROVIDE CUT LINES AT TILE/STONE FLOOR DIRECTLY ABOVE CONTROL/ EXPANSION JOINTS OF THE SUB-FLOOR. COORDINATE WITH THE DESIGNER AS TO THE LOCATION OF SETTING-OUT POINT FOR ALL FLOOR TILE PATTERNS.

DIVISION 10: PAINTING

DELIVER MATERIALS TO AND STORE ON SITE IN THE MANUFACTURER'S SEALED AND LABELED CONTAINERS. MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL BY THE

CONSULTANT BEFORE SEALS ARE BROKEN. REMOVE UNLABELLED CONTAINERS AND CONTAINERS WITH BROKEN SEALS.

STORE CONTAINERS OF PAINT, VARNISH, THINNER AND OTHER VOLATILE MATERIALS IN WELL VENTILATED PLACES WHERE THEY WILL NOT BE EXPOSED TO EXCESSIVE HEAT OR DIRECT SUN. KEEP TIGHTLY CLOSED WHEN NOT IN ACTUAL USE. REMOVE USED CLOTHS FROM BUILDING EVERY NIGHT AND WHEN NOT IN USE. TAKE PRECAUTIONS AGAINST SPONTANEOUS COMBUSTION BY DRENCHING WITH WATER OR PLACING IN AIR-TIGHT COVERED METAL CONTAINERS.

PROTECT WORK OF OTHER SECTIONS AGAINST PAIN SPLATTERING AND MAKE GOOD AT OWN EXPENSE ANY SUCH DAMAGE.

PROVIDE ADEQUATE TARPAULIN OR DROP-SHEETS FOR ADJACENT SURFACE AND FLOORS.

REMOVE FINISH HARDWARE, SWITCH PLATES ETC, FROM ITEMS AND SURFACES TO BE PAINTED OR COATED AND RE-AFFIX ON COMPLETION OF PAINTING OR COATING. PAY COSTS FOR REMOVAL AND REPLACEMENT OF WORK OF OTHER SECTIONS AS REQUIRED TO COMPLETE THE WORK OF THIS SECTION.

POST WITH "WET PAINT" SIGNS AND BAR FROM CONTRACT, FINISHED AREAS LIABLE TO CONTACT DURING DRYING.

MAINTAIN MINIMUM AIR TEMPERATURES OF 10°C FOR PAINT 18°C FOR VARNISH IN AREAS TO BE PAINTED FOR 24 HOURS PRIOR TO AND AFTER APPLICATION.

CONTRACTOR TO REVIEW SITE CONDITIONS PRIOR TO COMMENCING WITH WORK, AND TO REPORT ANY PROBLEMS IN WRITING IMMEDIATELY. CONTRACTOR IS RESPONSIBLE IF SUBSTRATE IS FOUND TO BE UNSUITABLE FOR THE FINISH INSTALLED.

UNLESS SPECIFIED OTHERWISE ALL FINISHES AT WALLS AND CEILINGS SHALL HAVE FLAME SPREAD RATING LESS THAN 150 PER OBC 3.1.13.2 AND 9.10.16.1 OR AS REQ. BY LOCAL CODE.

UNLESS OTHERWISE SPECIFIED OR REQUIRED, ALL PAINT TO BE A MINIMUM OF 1 COAT PRIMER AND 2 COATS OF PAINT AS SPECIFIED. PAINT TYPE TO BE SUITABLE FOR USE INTENDED.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEAN-UP OF PAINT DRIPS ETC., AS WELL AS DAMAGE TO ANY PROPERTY ON SITE CAUSED BY PAINT DRIPS OR SPLATTER. PAINT CONTRACTOR SHALL LABEL ALL AREAS OF WET PAINT

FOR ALL STEEL DOORS AND FRAMES, MAKE SURFACE DULL WITH LIGHT SANDING, CLEAN WITH BENJAMIN MOORE #M83 SPRAY SOLUTION (OR EQUAL) TO REMOVE ALL RESIDUE. APPLY BENJAMIN MOORE PRIMER '02300-FRESH START', AND LET DRY COMPLETELY. APPLY BENJAMIN MOORE 133 LINE, TINTED AS PER SCHEDULE- 2 COATS, ALLOWING 6-7 HOURS DRYING TIME BETWEEN COATS. (OR EQUIVALENT)

TYPICAL PAINT FINISHES UNLESS OTHERWISE NOTED: WALLS (EGGSHELL); KITCHEN WALLS (SEMI-GLOSS); WASHROOM WALLS (SEMI-GLOSS); CEILINGS (FLAT); DOORS & FRAMES (SEMI-GLOSS); DETAILS & METAL (SEMI-GLOSS)

CONTRACTOR SHALL PROVIDE FOR DESIGNERS APPROVAL, SAMPLES OF ALL PAINT WHERE A SUBSTITUTION OF MANUFACTURER/SUPPLIER HAS BEEN MADE AS WELL AS ALL SPECIAL FINISHES AND WOOD STAINS.
ALL WOOD STAIN TO HAVE A MINIMUM OF 1 COAT SEALER AND 2 COATS ALCOHOL RESISTANT LACQUER FINISH UNLESS OTHERWISE NOTED. ALL WOOD TABLE TOPS, BARS OR OTHER AREA WHICH MAY BE SUBJECT TO WATER DURING NORMAL USE TO HAVE APPROPRIATE 2 COMPONENT POLYURETHANE OR EPOXY FINISH UNLESS SPECIFIED OTHERWISE. PAINT CONTRACTOR TO REVIEW ALL WOODWORK PRIOR TO START OF FINISHING AND REPORT ANY PROBLEMS IMMEDIATELY.

EXTERIOR WOODS TO BE FINISHED AS ABOVE AND WITH APPROVED EXTERIOR VARNISH OR SIMILAR PRODUCT WITH UV PROTECTION. WARRANTY AND LABELS TO BE PROVIDED BY CONTRACTOR.

ALL MILLWORK AND WOOD TO HAVE SHOP APPLIED STAIN AND FINISH, AND MUST NOT BE FINISHED ON SITE.

UNDER NO CIRCUMSTANCES SHALL ANY STAIN WORK COMMENCE BEFORE SAMPLES ON ACTUAL WOOD ARE APPROVED BY THE DESIGNER.

SEE NOTES IN 'FINISHES SPECIFICATIONS' FOR NOTES ON FLAME PROOFING INTERIOR WOOD FINISH IF APPLICABLE.

CONFIRM TO STANDARDS & REQUIREMENTS OF LOCAL CODES; MASTER PAINTERS INSTITUTE (MPI) ARCHITECTURAL PAINTING SPECIFICATION MANUAL, LATEST EDITION, AND CANADIAN GENERAL STANDARD BOARD (CGSB), PAINTING, PIGMENTS AND RELATED COMMODITIES, SERIES OF STANDARD.

SURFACE PREPARATION OF SUBSTRATE AS REQUIRED FOR ACCEPTANCE OF PAINTING INCLUDING CLEANING, SMALL CRACK REPAIR, PATCHING, CAULKING AND MAKING GOOD SURFACES AND AREAS TO THE LIMITS DEFINED UNDER MPI PREPARATION REQUIREMENTS.

SURFACE PREPARATION AND PRIME PAINTING SURFACES FOR WALL COVERINGS PRIOR TO INSTALLATION IN ACCORDANCE WITH WALL COVERING MANUFACTURER'S AND MPI PREPARATION REQUIREMENTS.
SEE ALSO PAINTING NOTES UNDER 'ELECTRICAL & MECHANICAL COORDINATION'

APPROVED MANUFACTURER:

BENJAMIN MOORE & COMPANY LTD., PRATT AND LAMBERT, GLIDDEN,, INTERNATIONAL PAINTS., MAMECO OF CANADA LIMITED. OLYMPIA STAINS, PARA PAINTS

INSOFAR AS PRACTICABLE, PAINT SHALL BE FACTORY MIXED FOR IMMEDIATE APPLICATION WITOUT THINNING OR OTHER ADULTERATIONS AT THE SITE. PAINT AND COATING MATERIALS SHALL BE USED UP WITHIN THE PERIOD OF THE SHELF-LIFE RECOMMENDED BY THE MANUFACTURERS.

APPLY PRIMER-SEALER COATS BY THE BRUSH OR ROLLER METHOD.

PERMIT PAINT TO BE DRY AND HARD BEFORE APPLYING SUCCEEDING COATS, TOUCH UP SUCTION SPOTS AND SAND BETWEEN COATS WITH NO. 00 SANDPAPER. DUST CLEAN.

APPLY FINAL COATS ON SMOOTH SURFACES BY ROLLER OR BRUSH. HAND BRUSH WOOD SURFACES.

FINISH WORK TO HAVE A UNIFORM SHEEN, COLOUR AND TEXTURE, FREE FROM BRUSH OR ROLLER MARKS, SAGS, RUNS OR OTHER DEFECTS.

EXTERIOR PAINTS SHALL BE FACTORY TINTED TO REQUIRED COLOURS.

PAINT TOP, BOTTOM AND SIDES OF DOORS.

CONCEPT/DESIGN

JUMP BRANDING & DESIGN INC.
235 CARLAW AVE. SUITE 403
TORONTO, ON M4M 2S1
T-416.463.5867
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NOTICE:

NONE OF THE DRAWINGS AND/OR DETAILS ISSUED FOR THIS PROJECT ARE TO BE SCALED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON SITE, ALL DIMENSIONS, NOTES AND DETAILS PRIOR TO CONSTRUCTION START. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT. ANY EXTRAS, DELAYS AND/OR RESULTING IN CHANGES RESULTING IN FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL DRAWINGS, SPECIFICATIONS AND DETAILS ISSUED FOR THIS PROJECT ARE THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

REVISIONS:

No.	REVISION	DATE	TAG
1	ISSUED FOR TENDER	15-06-22	

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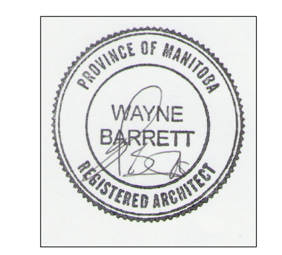

PROJECT TITLE:

SWISS HARVEY'S 5260
STORE# 1970/2837

LOCATION:

655 EMPRESS ST
WINNIPEG, MANITOBA
R3G 3P7

SHEET TITLE:

GENERAL NOTES AND SPECIFICATIONS

ISSUED:	MAY 20, 2015
DATE:	MAY 11, 2015
DRAWN:	MDC
CHECKED:	WMB
SCALE:	AS NOTED
PROJECT No:	BA/1509
DRAWING No:	A504