

**GENERAL SPECIFICATIONS**

**ALL TRADES:**

IT IS MANDATORY THAT ARCHITECTURAL DRAWINGS BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS! ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT DESIGNER. THERE WILL BE NO ALLOWANCES MADE IF DISCREPANCIES ARE NOT REPORTED FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION START UP.

**BUILDING PERMITS:** THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ACCOMPANIED BY ENGINEER'S DRAWINGS AND PERMIT APPLICATION. PERMIT APPLICATION NUMBER &/OR PERMIT COPY MUST BE SENT TO DESIGNER BEFORE CONSTRUCTION STARTS.IF CONSTRUCTION STARTS BEFORE PERMIT IS ISSUED,CONTRACTOR/TENANT TAKES RESPONSIBILITY FOR ALL CHANGES REQUESTED BY LOCAL OFFICIALS.PERMIT OR APPLICATION TO BE POSTED AT JOB SITE.

**DIMENSIONS:** DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN, DISCREPENCIES ARE TO BE REPORTED TO THE DESIGNERS BEFORE PROCEEDING WITH THE WORK.

**SCOPE OF WORK:** THE GENERAL CONTRACTOR WILL INCLUDE THE SUPPLY AND INSTALLATION OF ALL LABOUR AND MATERIALS NECESSARY FOR THE VARIOUS TRADES AS INTENDED AND AS REQUIRED TO MAKE FINISHED INSTALLATIONS IN THE TRUE INTENT AND MEANING OF THE CONTRACT, EVEN THOUGH EACH AND EVERY MISCELLANEOUS ITEM MAY NOT BE MENTIONED IN THE SPECIFICATION OR SHOWN ON THE DRAWINGS.

**CO-ORDINATION WITH BUILDING OWNERS:**

THE CONTRACTOR SHALL INSURE THAT ALL SUB-TRADES INTENDED TO CARRY OUT THE WORK AS SPECIFIED IN THE DOCUMENT ARE APPROVED BY THE BUILDING OWNER.

**SITE INSPECTION:** THE CONTRACTOR SHALL INVESTIGATE AND MAKE THEMSELVES FAMILIAR WITH SITE CONDITIONS AND THE CONSTRUCTION CRITERIA SET UP BY THE BUILDING OWNER (IF ANY), PRIOR TO THEIR TENDERING ON THIS PROJECT. NO EXTRA WILL BE ALLOWED DUE TO FAILURE TO MAKE THESE INVESTIGATIONS.

**EXTRA WORK:** NO ADDITIONAL MONEY OVER THE CONTRACT PRICE SHALL BE PAID UNLESS THE CONTRACTOR RECEIVES AN APPROVED CHANGE ORDER FOR SUCH WORK.

**GUARANTEE:** THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK AND APPARATUS INSTALLED UNDER THIS SPECIFICATION AND INCLUDED IN THESE DRAWINGS AGAINST ALL DEFECTS OF WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE ACCEPTANCE OF SAME BY OWNER.

**INSURANCE:** THE GENERAL CONTRACTOR SHALL MAINTAIN AND PAY ALL PREMIUMS OF PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE IN CONNECTION WITH THIS SPECIFIC CONTRACT IN AMOUNT SPECIFIED BY THE BUILDING OWNER. A CERTIFICATE OF SUCH INSURANCE SHALL BE FILED WITH THE BUILDING OWNER AND A COPY FILED WITH THE DESIGNER.

**CLEAN UP:** ALL AREAS IN WHICH WORK IS PERFORMED SHALL BE CLEANED UP AND ALL RUBBISH REMOVED FROM THE SITE AT THE END OF EACH DAY. A FINAL CLEAN IS TO BE DONE TO THE SATISFACTION OF THE CLIENT, PRIOR TO MOVE-IN.

**ENGINEERING NOTES**

GENERAL CONTRACTOR TO CARRY ANY AND ALL ENGINEERING FEES AS REQUIRED FOR PERMIT.

**ELECTRICAL/MECHANICAL NOTES**

MECHANICAL AND ELECTRICAL CONTRACTORS ARE TO CROSS REFERENCE THE ARCHITECTURAL AND ENGINEERING DRAWINGS THROUGH-OUT THE COURSE OF THE BUILD OUT AND REPORT ANY DISCREPENCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE AFFECTED WORK.

EACH CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY CUTTING AND PATCHING REQUIRED BY THEIR RESPECTIVE TRADES.

ALL LENSES AND DEVICES SPECIFIED BY THE ARCHITECTURAL AND ENGINEERING DRAWINGS ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.

ALL POWER, VOICE, AND DATA WALL OUTLETS AND COVER PLATED TO BE: COLOUR: WHITE DECORA

ALL LIGHT SWITCHES, INCLUDING DIMMER SWITCHES TO BE: COLOUR: WHITE DECORA

ALL FLOOR DRILLING POINTS, FOR UNDERFLOOR ACCESS TO BE APPROVED BY CLIENT PRIOR TO CUTTING.

**ARCHITECTURAL GENERAL NOTES**

DIMENSIONS AND SPECIFICATIONS ON ARCHITECTURAL DRAWINGS GOVERN. THERE WILL BE NO ALLOWANCES MADE FOR DISCREPANCIES WHICH ARE NOT REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DISCREPANCIES TO DESIGN CONSULTANTS BEFORE PROCEEDING WITH WORK.

FINISHED WORK SHALL BE PLUMB, LEVEL, TRUE, AND SQUARE WITH ADJOINING WORK. ALL CUTTING AND FITTING TO ACCOMODATE OR FIT AROUND THE WORK OF OTHER TRADES SHALL BE NEATLY AND ACCURATELY DONE.

PARTITION LAYOUT TO BE APPROVED BY DESIGNER BEFORE PROCEEDING WITH INSTALLATION OF STUDS.

ALL PARTITIONS TO BE CENTERED ON CEILING GRID UNLESS OTHERWISE DIMENSIONED, ANY DISCREPENCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE WORK IS COMPLETE.

AFTER THE DEMOLITION OF ALL PARTITIONS, DOORS, AND MILLWORK CONTRACTOR SHALL MAKE GOOD CEILING AND FLOOR.

ALL DOOR AND FRAMES ARE TO BE SITE FINISHED UNLESS OTHERWISE NOTED.

ALL WOOD SOLIDS AND VENEERS TO BE FIRE TREATED AS NECESSARY TO MEET BUILDING CODE REQUIREMENTS.

WOOD VENEERS TO BE FLITCH MATCHED, FREE OF IRREGULARITIES, KNOTS, WARP AND TWIST, FINISHED TO MATCH SAMPLE APPROVED BY THE DESIGNER.

**SHOP DRAWINGS:** THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL MILLWORK ITEMS, FOR APPROVAL BY DESIGNERS WHERE REQUESTED. 12 -SUPERVISION: THE GENERAL CONTRACTOR SHALL HAVE ON THE JOB AT ALL PERTINENT TIMES DURING WORKING HOURS A COMPETENT SUPERVISOR WHO SHALL BE EMPOWERED TO ACT FOR THE CONTRACTOR IN THE FAITHFUL EXECUTION OF THIS CONTRACT

**MATERIALS:** ALL MATERIALS ARE TO BE NEW AND OF THE BEST QUALITY, WITH ALL WORK BEING PERFORMED BY SKILLED TRADESMEN IN ORDER TO PRODUCE FIRST CLASS CONSTRUCTION.

**SUBSTITUTION:** NO SUBSTITUTION FOR ANY PRODUCT OR MATERIAL WILL BE ACCEPTED UNLESS AUTHORIZED BY THE DESIGNER IN THE FORM OF AN ADDENDUM

**CEILING TILES:** THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND STORAGE OF PORTIONS OF THE CEILING NECESSARY TO BE OPEN FOR WORK BY ALL SUB-TRADES AND THE RE-INSTALLATION OF SUCH TILES AT THE COMPLETION 16 -DISCREPENCIES: THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS AND SPECIFICATIONS AND FULLY INFORM THEMSELVES OF ALL EXISTING CONDITIONS PERTAINING TO THE WORK OF THE CONTRACT. ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER SHALL BE REPORTED TO THE DESIGNER AND IN NO CASE SHALL HE PROCEED WITH WORK IN UNCERTAINTY.

**SAMPLES:** PAINT DRAW-DOWN AND WOOD VENEER SAMPLE IS REQUIRED AND NO WORK SHALL PROCEED UNTIL THEY ARE APPROVED BY THE DESIGNER

**SCHEDULE:** IF SAMPLES ARE REQUESTED NO WORK SHALL PROCEED AS RELATED TO THEM UNTIL THEY ARE APPROVED BY THE DESIGNER.

**PROTECTION:** THE GENERAL CONTRACTOR SHALL\ PROTECT ALL FINISHED WORK FROM CONSTRUCTION. ANY DAMAGE ARISING FROM ANY CAUSE SHALL BE MADE GOOD BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DESIGNER.

**SITE MEETINGS:** SITE MEETINGS SHALL BE HELD TO RESOLVE ANY SITE CONDITIONS AND TO REPORT ON THE STATUS OF THE PROJECT. THE NUMBER OF SCHEDULED SITE MEETINGS DURING THE COURSE OF THIS CONTRACT SHALL BE CALLED FOR IN THE TENDER FORM ACCOMPANYING THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AND DISTRIBUTING MINUTES AT THESE MEETINGS.

**WORKER'S COMPENSATION:** THE GENERAL CONTRACTOR SHALL PROVIDE WORKER'S COMPENSATION INSURANCE DURING THE PROJECT AND SHALL SUBMIT PROOF THAT NO CLAIM CAN BE LAID AGAINST THE OWNER AT THE END OF THE CONSTRUCTION PERIOD.

**INFORMATION:** QUESTIONS REGARDING THIS PROJECT SHALL BE DIRECTED TO:  
OOMPH DESIGN INC  
49 FAIRLAWN COURT  
ANCASTER, ON  
L9G 3S6  
905 304 1144  
IAN@OOMPHDESIGN.CA



DRYWALL SEAMS, FASTENERS AND EDGES TO BE TAPED AND SANDED, PAINTED WITH ONE PRIME COAT AND TWO FINISH COATS WHERE REQUIRED.

DOOR STOPS ARE TO BE SUPPLIED AND INSTALLED AT ALL DOOR LOCATIONS.

THE FOLLOWING ARE NOT INCLUDED IN CONTRACT:

- A) FURNITURE AND FURNISHING
- B) SIGNAGE
- C) SECURITY
- D) CABLING - TO BE VERIFIED WITH OWNER

**INTERIOR LIGHTING**  
**DO NOT SCALE DRAWINGS**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONSTRUCTION SITE CONDITION AND REPORT DISCREPENCIES TO BPA IMMEDIATELY. ALL FIXTURES AND DEVICES TO BE DELIVERED BRAND NEW, SEALED AND COMPLETE WITH INSTALLATION MANUALS. TURNOVER MANUALS TO OWNER UPON PROJECT DELIVERY. ALL FIXTURE AND DEVICE SUBSTITUTES ARE TO BE APPROVED BY BRYON PATTON & ASSOCIATES.

DO NOT SUBSTITUTE MATERIALS EXCEPT WITH APPROVAL OF OOMPH DESIGN INC

ALL MATERIALS, DEVICES, FIXTURES AND MANNER OF INSTALLATION ARE TO BE IN COMPLIANCE WITH THE LOCAL ELECTRICAL CODE, FIRE CODE SAFETY RESTRICTIONS AND THE ONTARIO BUILDING CODE.

SUBMIT 3-SETS SHOP DRAWINGS AND/OR CATALOGUE SHEETS OF ALL LIGHTING FIXTURES FOR OOMPH REVIEW. SUBMIT SAMPLES OF LIGHTING FIXTURES AND DEVICES FOR OOMPH APPROVAL.

REFER TO ENGINEERING CONSULTANTS' DRAWINGS/DOCUMENTS FOR ALL ADDITIONAL INFORMATION PERTAINING TO THIS DISCIPLINE. DESIGNER TO SITE APPROVE ALL LOCATIONS OF LIGHT FIXTURES, SWITCHES, AIR SLOTS, ACCESS PANELS AND SPRINKLERS. ANY DISCREPANCIES BETWEEN INTERIOR DESIGN AND ENGINEERING DRAWINGS TO BE REPORTED TO THE CONSULTANTS IMMEDIATELY PRIOR TO PRICING AND INSTALLATION.

REFER TO ENGINEERING CONSULTANTS' DRAWINGS AND SPECIFICATIONS FOR SECURITY/LIFE SAFETY SYSTEM, LOCATION OF ALL NECESSARY DEVICES AND ALL FIXTURE SPECIFICATIONS.

FINAL LOCATIONS OF LIGHT FIXTURES ARE TO BE APPROVED BY DESIGN CONSULTANT PRIOR TO INSTALLATION.

WALL MOUNTED SWITCHES TO BE GANGED AND LOCATED @ 914mm O.C. ABOVE FINISHED FLOOR, ALIGNED WITH DOOR KNOBS; AT 150mm FROM EDGE OF DOOR FRAME AND/OR 150mm FROM LEADING EDGE OF DOOR IN OPEN POSITION.

ALL SWITCH & POWER RECEPTACLE FACE PLATES TO BE DECORA WHITE UNLESS OTHERWISE NOTED.

ELECTRICAL AND LIGHTING FIXTURES AND DEVICES INDICATED IN THESE DRAWINGS DO NOT NECESSARILY COMPLETE THE REQUIREMENT OF THE BUILDING. ELECTRICAL ENGINEER TO PROVIDE THE ELECTRICAL DRAWINGS AND SPECIFICATIONS REQUIRED TO COMPLETE THE ELECTRICAL SYSTEM OF THIS PROJECT TO MEET THE CLIENT AND THE ELECTRICAL CODE REQUIREMENTS. BUILDING STANDARD LIGHTING TO BE INSTALLED THROUGHOUT UNLESS OTHERWISE NOTED. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE ALL MATERIALS USED MEET LOCAL BUILDING CODE REQUIREMENTS.

**POWER AND COMMUNICATIONS**

REFER TO ENGINEERS' DRAWINGS FOR ALL ADDITIONAL INFORMATION PERTAINING TO THESE DISCIPLINES.

REFER TO ENGINEERS' DOCUMENTS FOR LIFE SAFETY AND SECURITY DEVICE REQUIREMENTS.

DESIGNER TO SITE APPROVE ALL LOCATIONS OF POWER AND COMMUNICATIONS FIXTURES.

WALL MOUNTED RECEPTACLES TO BE MOUNTED HORIZONTALLY AT 305MM AFF CENTER HEIGHT UNLESS NOTED OTHERWISE.

ALL RECEPTACLES ABOVE COUNTERS TO BE MOUNTED HORIZONTALLY AT 1100mm (±44") AFF. UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS PRIOR TO INSTALLATION.

ALL DIMENSIONS ARE TO CENTRE OF OUTLET OR GROUP OF OUTLETS.

FOR VOICE AND DATA RECEPTACLES, CONTRACTOR TO INSTALL CONDUIT, OUTLET BOX, AND COVERPLATES. CABLE, JACKS AND FINAL CONNECTIONS BY OTHERS. REFER TO ELECTRICAL DRAWINGS.

ALL FINAL LOCATIONS OF FLOOR MOUNTED DEVICES TO BE DETERMINED ON SITE.

REFER TO ENGINEERS' DOCUMENTS FOR SPECIFICATIONS OF COVER PLATES.

ALL SWITCH PLATES AND OUTLET FACE PLATES ARE TO BE GANGED UNLESS NOTED OTHERWISE.

THESE INTERIOR DESIGN DRAWINGS REFLECT ONLY TO SPECIAL ELECTRICAL REQUIREMENTS. ELECTRICAL AND LIGHTING FIXTURES AND DEVICES INDICATED IN THESE DRAWINGS DO NOT NECESSARILY COMPLETE THE REQUIREMENT OF THE BUILDING. ELECTRICAL ENGINEER TO PROVIDE THE ELECTRICAL DRAWINGS AND SPECIFICATIONS REQUIRED TO COMPLETE THE ELECTRICAL SYSTEM OF THIS PROJECT TO MEET THE CLIENT AND THE ELECTRICAL CODE REQUIREMENTS.

IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE ALL MATERIALS USED MEET LOCAL BUILDING CODE REQUIREMENTS.

NOTES:

1.THIS POWER & COMMUNICATIONS PLAN INCLUDES DESIGNERS SUGGESTIONS, REFER ALSO TO ELECTRICAL ENGINEER'S DRAWINGS.

2.FOR SECURITY EQUIPMENT REQUIREMENTS REFER TO SECURITY CONSULTANT.

**FLAME-SPREAD RATINGS AND FINISHES PROTECTION**

**FLAME SPREAD RATING:**

ALL MILLWORK ITEMS, WOOD PANELING, VENEERS, WALL COVERINGS, SOLID WOOD BLOCKING/FRAMING, WOOD BOARD AND PLYWOOD SUBSTRATES TO HAVE A FLAME SPREAD RATING OF 25 ON ALL EXIT, CORRIDOR AND LOBBY WALLS & CEILING. REFER ALSO TO ARCHITECT'S SPECIFICATION FOR FIRE AND FLAME SPREAD RATINGS AND OBC SECTION 3.1.12 AND 3.1.13.

**FIRE RATED COATINGS IN EXITS, CORRIDORS AND LOBBY:**

ALL STAIN FINISHED MATERIALS TO BE APPLIED WITH 1 COAT #6 SANDING SEALER, 2 COATS #166 FIRE RETARDANT VARNISH AND TOP COATED WITH #167 LOW GLOSS FINISH. MATERIAL AVAILABLE THRU FLAME CONTROL COATINGS (905)619-0115.  
ALL PAINT FINISHED ARCHWAYS, WOOD DOOR FRAMES, BASEBOARDS AND CASING MATERIALS TO BE APPLIED WITH 1 COAT #6 SANDING SEALER, 2 COATS #166 FIRE RETARDANT VARNISH AND TOP COATED WITH #167 SEMI-GLOSS FINISH. MATERIAL AVAILABLE THRU FLAME CONTROL COATINGS (905)619-0115.

**PAINTING SPECIFICATIONS:**

ALL PAINTS TO BE PROVIDED WITH BENJAMIN MOORE OR EQUAL WITH MAXIMUM 50 GRAMS/LITER OF V.O.C.  
FLOOR PAINTING SPECIFICATIONS:  
ALL PAINTS TO BE PROVIDED WITH BENJAMIN MOORE OR EQUAL WITH MAXIMUM 50 GRAMS/LITER OF V.O.C.  
STAIN SPECIFICATIONS:  
ALL WOOD STAINS TO BE PROVIDED MAXIMUM 200 GRAMS/LITER OF V.O.C.  
STONE COATING:  
ALL STONE MATERIALS TO BE SEALED WITH CLEAR PENETRATING SEALER (MIN. 2-COATS)



**CARPET FLOOR:**

ALL CARPET FLOORS IN AMENITY AREAS TO BE PROVIDED AND INSTALLED WITH 1/4" THICK "DURACUSHION" OR APPROVED EQUAL UNDERPADS USING STRETCH INSTALLATION.  
ALL CARPET FLOOR IN PUBLIC CORRIDORS TO BE DIRECT GLUE-DOWN INSTALLATION. PROVIDE AND APPLY CARPET ADHESIVE WITH 50 GRAMS/LITER VOC LIMIT.

NOTE: REFER ALSO TO ARCHITECTS FIRE PROTECTION AND FLAME SPREAD RATING SPECIFICATIONS & GUIDELINES.

**WALL AND MISCELLANEOUS FINISHES**

REFER TO ALL DRAWINGS, DETAILS AND SPECIFICATIONS.  
REFER TO SCHEDULE AND SPECIFICATIONS SHEET FOR FINISHES SPECIFICATIONS.

ALL FINISHES INDICATED IN THE WALL FINISHES PLANS AND DETAILS ARE MATERIAL AND COLOURS SELECTIONS ONLY.  
REFER TO ARCHITECTS' SPECIFICATIONS FOR GENERAL CONDITIONS, TECHNICAL SPECIFICATIONS, APPLICATIONS AND MANNER OF CONSTRUCTION.  
WALL AND MISCELLEANEOUS FINISHES AREA COVERAGE ARE TO BE READ IN CONJUNCTION AND COORDINATED WITH ARCHITECTURAL DRAWINGS INCLUDING CLIENT APPROVED NOTICE OF CHANGES.  
WHEN ONE WALL FINISH IS INDICATED WITH-IN ENCLOSED AREA, THIS FINISH MUST BE APPLIED TO ALL WALLS, INCLUDING VERTICAL BULKHEADS, PERIMETER WALLS AND COLUMNS, UNLESS NOTED OTHERWISE.

SEE REFLECTED CEILING PLAN FOR CEILING HEIGHT IN EACH AREA, COORDINATE WITH ARCHITECTURAL DRAWINGS AND CEILING HEIGHT REQUIREMENT.

UNLESS NOTED OTHERWISE ON DRAWINGS OR DETAILS, ALL REVEALS TO RECEIVE PAINT TO MATCH ADJACENT WALL FINISH... TURN WALL COVERINGS INTO REVEALS UNLESS NOTED OTHERWISE.

REFER TO DOOR/FRAME SCHEDULE FOR FINISH OF DOORS, DOOR AND GLAZING FRAMES UNLESS OTHERWISE SPECIFIED.

**PAINTING:**

CONTRACTOR'S RESPONSIBILITY TO CHECK PAPER AND PAINTS AGAINST SAMPLES PROVIDED AND REPORT DISCREPENCIES TO OOMPH IMMEDIATELY.  
ALL PAINTS TO BE DURABLE AND WASHABLE.

ALL AMENITY WALLS TO BE PAINTED WITH LATEX "EGGSHELL" FINISH UNLESS OTHERWISE NOTED.

ALL PAINT FINISH RESIDENTIAL CORRIDORS, ELEVATOR LOBBIES, WASHROOMS, KITCHENS AND POOLS TO BE LATEX 'SATIN' FINISH UNLESS OTHERWISE NOTED.  
INTERIOR OF CLOSETS FOR PAINT FINISH TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE.

ALL RESIDENTIAL CORRIDOR CEILINGS (EXPOSED UNDER-SIDE OF FLOOR SLAB) TO BE FINISHED BUILDERS STANDARD TEXTURED STUCCO (TEX-1) PER ARCHITECTS SPECIFICATIONS.  
ALL SUSPENDED GYPSUM BOARD CEILINGS UNDER INTERIOR DESIGN SCOPE TO BE PAINTED FLAT "WHITE" PAINT (PT-1), UNLESS OTHERWISE NOTED.

ALL TRIM AND MILLWORK TO BE FILLED, SANDED AND PRIMED AS REQUIRED.  
PAINT CEILING GRILLS/AIR SLOTS TO MATCH CEILING COLOR UNLESS OTHERWISE NOTED.  
PAINT WALL GRILLS TO MATCH WALL COLOR UNLESS OTHERWISE NOTED.  
PAINT ALL WALL AND CEILING ACCESS PANELS TO MATCH ADJACENT WALL AND CEILING COLOR UNLESS OTHERWISE NOTED.

SUBMIT 3- 12"X12" DRAWDOWN SAMPLES OF EACH PAINT SPECIFIED FOR DESIGN CONSULTANTS APPROVAL.  
SUBMIT SAMPLES OF WOOD DOOR, FRAME AND BASE FINISH ON REPRESENTATIVE WOOD.

WALL TILE TRANSITION STRIPS: TS-#  
PROVIDE AND INSTALL WALL TRANSITION STRIPS (EDGE CAP) ON ALL WALL TILE APPLICATION EXPOSED EDGES UNLESS OTHERWISE NOTED.  
REFER TO FINISHES SCHEDULE FOR TS-# SPECIFICATIONS.

**GENERAL NOTES**

**INTERIOR DESIGN SCOPE OF WORK:**

ALL AMENITY SPACES, PUBLIC ELEVATOR LOBBIES AND PUBLIC CORRIDORS LEADING TO ANY AMENITY SPACE, ALL RESIDENTIAL CORRIDORS INCLUDING SERVICE STAIRS AND GARBAGE CHUTE ROOMS, ALL RESIDENTIAL ELEVATOR CAB INTERIORS.  
DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE GIVEN IN METRIC MEASURE.  
ALL DRAWINGS, DETAILS ANS SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL BASE BUILDING, ARCHITECTURAL AND ENGINEERING DRAWINGS AND SPECIFICATIONS.

ANY DISCREPANCIES BETWEEN OOMPH, ARCHITECTURAL AND ENGINEERING DRAWINGS TO BE REPORTED TO THE CONCERNED CONSULTANTS IMMEDIATELY.

ALL FINISHES INDICATED IN THIS DRAWING PACKAGE ARE MATERIAL AND COLOURS SELECTIONS ONLY.  
REFER TO ARCHITECTS' SPECIFICATIONS FOR GENERAL CONDITIONS, TECHNICAL SPECIFICATIONS, APPLICATIONS AND MANNER OF CONSTRUCTION.

ALL MATERIAL SUBSTITUTES ARE TO BE APPROVED BY OOMPH IN WRITING PRIOR TO IMPLEMENTATION.

**INTERIOR PARTITION:**

ALL INTERIOR PARTITIONS INDICATED IN THIS DRAWING PACKAGE ARE BASED ON ARCHITECTURAL PLANS AND SPECIFICATIONS.  
OTHER INTERIOR PARTITIONS INDICATED IN THIS DRAWING PACKAGE BUT ARE NOT INDICATED IN THE ARCHITECTS PLANS ARE TO BE CONSIDERED PART OF THE INTERIOR DESIGN SCOPE OF WORK AND SPECIFICATIONS OF THESE PARTITIONS ARE TO BE BASED ON THE ARCHITECTS PARTITION ASSEMBLY SPECIFICATIONS.

**INTERIOR CEILING:**

ALL INTERIOR CEILINGS INDICATED IN THIS DRAWING PACKAGE ARE BASED ON ARCHITECTURAL PLANS AND SPECIFICATIONS.  
OTHER INTERIOR CEILINGS INDICATED IN THIS DRAWING PACKAGE BUT ARE NOT INDICATED IN THE ARCHITECTS PLANS ARE TO BE CONSIDERED PART OF THE INTERIOR DESIGN SCOPE OF WORK AND SPECIFICATIONS OF THESE CEILINGS ARE TO BE BASED ON THE ARCHITECTS CEILING ASSEMBLY SPECIFICATIONS.

**INTERIOR DOORS:**

ALL INTERIOR DOORS INDICATED UNDER INTERIOR DESIGN SCOPE OF WORK IN THIS DRAWING PACKAGE ARE BASED ON ARCHITECTURAL PLANS AND SPECIFICATIONS.  
REFER TO ARCHITECTURAL SCHEDULE OF DDORS, FRAMES AND FIRE-RATINGS.  
ADDITIONAL DOOR SPECIFICATIONS SUCH AS FINISHES, MATERIALS AND HARDWARE ARE INDICATED IN THE INTERIOR DESIGN SCOPE-SCHEDULE OF DOORS, FRAMES AND HARDWARE, SHEET ID 103.

INTERIOR DOORS W/ CASING TO ALLOW SUFFICIENT ROOM FOR CASING AT BOTH SIDES (100mm MIN.).

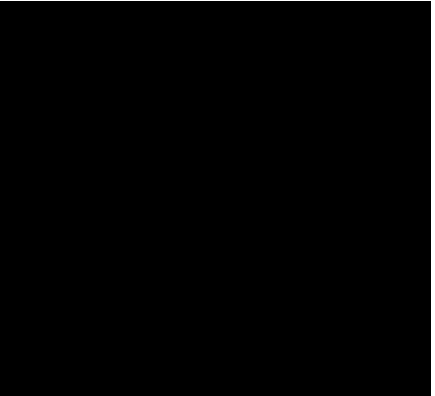
**GLAZING:**

ALL INTERIOR AND EXTERIOR GLAZING ARE TO BE POSITIONED ON CENTRE OF PARTITION, REFER TO ARCHITECTURAL DRAWINGS.

**BLOCKING:**

PROVIDE FIRE-RATED SOLID WOOD AND/OR 19mm FIRE-RATED PLYWOOD BLOCKING WITH-IN PARTITION CAVITY AS REQUIRED TO SUPPORT MILLWORK, DOORS, FABRIC PANELS, WOOD STRAPPING, FINISHING METAL-WORK, MIRRORS, OTHER WALL MOUNTED ITEMS SUCH AS ARTWORKS, BULLETIN BOARDS, WHITE BOARDS, AUDIO/VISUAL EQUIPMENTS, ETC.  
REFER TO PLANS AND DETAILS FOR LOCATION OF THESE ITEMS AND COORDINATE WITH THE AUDIO/VISUAL DRAWINGS AND SPECIFICATIONS.

SUBMIT 3-SETS SHOP DRAWINGS OF ALL NEW MILLWORK AND FINISH APPLICATIONS FOR BPA REVIEW.  
SUBMIT 3-SETS DRAWDOWN SAMPLES OF ALL FINISHES TO CONTRACTOR'S SITE OFFICE FOR OOMPH REVIEW.



IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE ALL MATERIALS USED MEET LOCAL BUILDING CODE REQUIREMENTS. ALL FINISHES INDICATED IN THE WALL AND REFLECTED CEILING PLANS ARE MATERIAL AND COLOURS SELECTIONS ONLY. REFER TO ARCHITECTS' SPECIFICATIONS FOR GENERAL CONDITIONS, TECHNICAL SPECIFICATIONS, APPLICATIONS AND MANNER OF CONSTRUCTION.

GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL WALL FINISHES SPECIFIED, UNLESS OTHERWISE INDICATED.

**FLOOR FINISHES**

REFER TO ALL DRAWINGS, DETAILS AND SPECIFICATIONS.

REFER TO FINISHES SCHEDULE FOR MATERIAL SPECIFICATIONS.

ALL FINISHES INDICATED IN THE FLOOR FINISHES PLANS ARE MATERIAL AND COLOURS SELECTIONS ONLY. REFER TO ARCHITECTS' SPECIFICATIONS FOR GENERAL CONDITIONS, TECHNICAL SPECIFICATIONS, APPLICATIONS AND MANNER OF CONSTRUCTION.

FLOOR FINISHES AREA COVERAGE IS TO BE READ AS NOTED IN THE INTERIOR DESIGN SCOPE OF WORK AND TO BE READ IN CONJUNCTION AND COORDINATED WITH ARCHITECTURAL DRAWINGS INCLUDING CLIENT APPROVED NOTICE OF CHANGES.

FLOOR FINISH TRANSITION STRIPS: TS-#  
PROVIDE AND INSTALL FLOOR TRANSITION STRIPS ON ALL FLOOR FINISH TRANSITIONS. PROVIDE AND INSTALL DOOR THRESHOLDS ON ALL SUITE ENTRY DOORS TO ALIGN WITH DOOR FRAMES. REFER TO FLOOR FINISHES PLANS FOR SPECIFICATIONS.

CHALK OUT LAYOUT OF ANY FLOOR PATTERN AS INDICATED ON DRAWINGS FOR DESIGN CONSULTANT'S APPROVAL PRIOR TO INSTALLATION.

ALL ADJACENT FLOOR FINISHES TO BE FLUSHED WHERE POSSIBLE, MAX. ALLOWABLE FLOOR HEIGHT TRANSITION: 12MM AS PER ARCHITECTURAL SPECIFICATIONS AND OBC.

CHANGES IN FLOOR FINISH TO OCCUR UNDER CENTERLINE OF DOOR UNLESS NOTED OTHERWISE.

**MILLWORK**

ALL DIMENSIONS ARE GIVEN IN METRIC MEASURE. ALL MILLWORK LAYOUT ARE TO BE CHALKED ON SITE AND APPROVED BY DESIGN CONSULTANT PRIOR TO FABRICATION/CONSTRUCTION. UNLESS OTHERWISE INDICATED.

WHERE ARTWORK AND SIMILLAR BOARDS ARE INDICATED ON FURNITURE PLAN, PROVIDE BLOCKING FROM 1200MM AFF TO 2100MM AFF X SUITABLE LENGTH. REFER TO SPECIFICATIONS AND FINISHES SCHEDULE. PROVIDE SUITABLE FIRE-RATED WOOD BLOCKING WITHIN PARTITION CAVITY WHERE MILLWORK, HANDRAILS AND OTHER WOODWORK ARE REQUIRED. REFER TO PLAN AND DETAILS FOR LOCATION. REFER TO DETAILS AND SPECIFICATIONS FOR BLOCKING REQUIREMENTS FOR ADDITIONAL ITEMS NOT INDICATED ON PLANS.

CASEWORK MATERIAL: FIRE-RATED 19MM PARTICLE BOARD UNLESS OTHERWISE NOTED. COUNTERTOP SUBSTRATE TO BE FIRE-RATED 19MM WATER-RESISTANT PLYWOOD UNLESS OTHERWISE NOTED. EDGE NOSING SUBSTRATE TO BE FIRE-RATED SOLID WOOD. PROVIDE FIRE-RATED WOOD BLOCKING WITHIN PARTITION CAVITY TO SECURE MILLWORK ATTACHMENT. REFER TO MILLWORK DETAILS FOR OTHER MILLWORK SPECIFICATIONS.

REFER ALSO TO DETAILS FOR OTHER HARDWARE SPECIFICATIONS.

3/4 EXTENSION SIDE MOUNTED GLIDES BALL BEARING 3/4 EXTENSION GLIDES, ACCURIDE 2132, MILLWORKER TO SELECT APPROPRIATE LENGTH  
FULL EXTENSION SIDE MOUNTED GLIDES, BALL BEARIUNGS WITH HOLD IN DETENT, ACCURRIDE 2632,MILLWORKER TO SELECT APPROPRIATE LENGTHS , HAEFELE 1 800 437 7477

MILLWORKER TO SITE VERIFY ALL SITE CONDITITONS AND ADJUST DRAWINGS AS REQUIRED, TO ALERT GENRAL CONTRACTOR AND DESIGNER  
IF SITE CONDITIONS PROVIDE DISCREANCIES WITH DRAWINGS

PROVIDE SHOP DRAWINGS IF REQUESTED

**FINISHING HARDWARE**

ALL AMENITIES AND RESIDENTIAL DOOR HARDWARE:  
REFER TO HARDWARE CONSULTANTS SCHEDULE.

ALL SERVICE DOOR HARDWARE BY ARCHITECT AND HARDWARE CONSULTANT.

ALL MILLWORK HARDWARE:  
AVAILABLE THRU RICHELIEU AND HAFELE UNLESS OTHERWISE NOTED IN DETAILS. CAT. SHEETS AND SAMPLES TO BE SUBMITTED BY MILLWORK TRADE TO BPA FOR REVIEW PRIOR TO INSTALLATION.

REFER TO DETAILS FOR OTHER HARDWARE SPECIFICATIONS.  
REFER ALSO TO DETAILS FOR OTHER HARDWARE SPECIFICATIONS.

**FURNITURE**

ALL DELIVERIES/INSTALLATION OF FURNITURE TO COMPLY WITH BASE BUILDING REGULATIONS, INCLUDING DISPOSAL OF WASTE.

**FURNITURE SUPPLIER:**  
TO COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS & REPORT ANY PROBLEM CONDITIONS TO DESIGN CONSULTANT PRIOR TO INSTALLATION; TO PROVIDE 3 COPIES OF MAINTENANCE MANUAL, CUT SHEETS AND LIST OF FINISHES FOR ALL PRODUCTS TO OWNER; TO PROVIDE/COORDINATE DEFICIENCY INSPECTION UPON COMPLETED INSTALLATION AND DISTRIBUTE DEFICIENCY REPORT TO CONSULTANT/OWNER PRIOR TO CLIENT MOVE-IN.

**FURNITURE INSTALLER:**  
TO BE RESPONSIBLE FOR VERIFYING CRITICAL DIMENSIONS ON SITE PRIOR TO DELIVERY; TO ENSURE ALL SURFACES ARE WIPED CLEAN AND SITE IS FREE OF ALL WASTE MATERIAL UPON COMPLETION; TO MAINTAIN A CLEARANCE OF 12" BETWEEN BASE BUILDING ELEMENTS (i.e. PERIMETER CONVECTORS) AND FURNITURE UNLESS OTHERWISE INDICATED; TO COORDINATE WITH BASE BUILDING REQUIREMENTS.

NO SUBSTITUTIONS OF PRODUCT WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM DESIGN CONSULTANT.

KEYING OF LOCKABLE COMPONENTS SUCH AS PEDESTALS, FILE CABINETS TO BE COORDINATED WITH OWNER.

