CDSB·CSDC

Cochrane District Services Board

Conseil des services du district de Cochrane

REQUEST FOR PROPOSAL (RFP)

Interior Renovations of 1800 Riverside Drive,

Timmins, ON

Closes: 2:00 pm (EST) Friday November 7, 2025

***** EMAIL BID SUBMISSIONS ONLY *****

COMMUNICATIONS NOTICE

All questions related to this Request for Proposal (RFP) or for clarification on completing the Form of Bid shall be submitted via email.

The CDSB reserves the right to extend the deadline for questions if required regarding this RFP.

Written answers or clarifications to issues of substance shall be shared with all Bidders and issued as part of the RFP in the form of an Addendum. **All Bidders are advised that any Addenda issued will only be sent via email to Bidders that have registered with the CDSB by emailing:**

CDLHC@CDSB.CARE

It is the sole responsibility of each Bidder to check with CDSB for all Addenda that have been issued for this Request for Proposal.

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PART I – PROJECT

A. PURPOSE OF THE RFP

The Cochrane District Services Board, (hereinafter referred to as "CDSB"), is issuing this Request for Proposal, (hereinafter referred to as "RFP"), to select a qualified firm interested and capable to act as the General Contractor to provide interior renovations of 1800 Riverside Drive in Timmins, Ontario (hereinafter referred to as the "Contract", "Work" or "Project").

Through this RFP, the CDSB is seeking to enter into a turnkey fixed-price contract with a General Contractor to lead all aspect of the Project. Selection will be based on the material submitted, experience in successfully completing similar projects, references, and will take into consideration the evaluation criteria and weighting as outlined in section H of this RFP document.

B. PROJECT OVERVIEW

The Cochrane District Services Board (CDSB) is taking an innovative approach to address the growing need for seniors housing in Timmins. The 1800 Riverside Project will meaningfully address a waiting list of over 400 seniors in Timmins, through the creation of approximately 104 new housing units. This project aims to provide independent seniors housing with light supports (meals and light housekeeping), providing a safe home environment for seniors to age in place.

The CDSB is seeking to completely renovate all sections of the existing building in a phased-in approach to begin occupancy by June 2026. The renovations will include the conversion of 6 hotel rooms into fully accessible resident rooms with washrooms on the 1st and 2nd floor of the premises, and improvements to the 5 existing entrances and stairwells to support the future senior independent living use of the premises. Issued For Construction drawings and specifications are provided for both the accessible rooms renovations and the stairwell improvements, yet the General Contractor is expected to apply for the building permit.

The remainder of the renovations are based on a completed Concept Design to refresh the finishes and fixtures in 98 resident rooms, public spaces (lobby, washroom, ballroom), the semi-private spaces (residential corridors, laundry room, gym, dining room, and new lounge areas.

C. SCOPE OF SERVICES

The successful Proponent will be responsible for undertaking a turn-key project comprised of construction and project management services for interior building renovations located at 1800 Riverside Drive within the City of Timmins. In response to this RFP, Proponents are expected to provide a detailed work plan and schedule to

successfully meet the objectives and the scope of work.

1.0 OVERALL PROJECT MANAGEMENT

a. Manage all technical aspects of the Project.
b. Renovations to the interior of the existing building should be prioritized and begin as quickly as possible as per the phasing diagram. Phase 1 should be completed by June 2026 at the latest in order to begin partial occupancy of the resident rooms.
c. Responsible for all construction documents and construction administration.
d. Issued For Construction Drawings will be provided by CDSB, but the Proponent is responsible for building permit application and permit fees. The proponent is also responsible for additional permits as required.
e. Participate in meetings as required with CDSB and City of Timmins Building & Planning, and Engineering staff to determine the regulatory requirements and development standards to incorporate for the Project;
f. Bonding and necessary insurance shall be provided by the Proponent.

2.0 INTERIOR RENOVATIONS (PHASE 1 – PRE-OCCUPANCY)

Refer to Phasing Diagram in Appendix B. Phase 1 should be completed by June 2026.

a. Level 1 and Level 2 room renovations. Level 1 includes 14 Single Rooms, 8 Double Rooms, and 3 Suites. Level 2 includes 14 Single Rooms and 15 Double Rooms. Renovations are to be identical in all rooms and the intent of work is based on the Concept Package attached in Appendix C.
b. Level 1 semi-private space renovations include the Resident Reading room and the Family Connection Room.
c. Renovation of the existing level 1 Resident Laundry room.

Phase 1	Rooms Single	Rooms Double	Rooms Suites	Other	Total Rooms
Level 1	14	8	3	3	28
Level 2	14	15	0	0	29
Total	**28**	**23**	**3**	**3**	**57**

d. Renovations of 5 stairwells and exits as per the Issued For Construction Drawings and Specifications in Appendix D.
e. Renovations of common areas (resident corridor, main entrance, dinning room corridor, and the ballroom corridor) as per the Concept Package (Appendix C).
f. Renovations of the dinning rooms, resident café lounge and café/tuck shop, and the main reception as per the Concept Package (Appendix C).
g. Interior finishes should be light, inviting, durable and culturally appropriate. The CDSB is open and flexible to alternative products, materials, and finishes that the Proponent may recommend. Consideration for alternative products will be based on

cost-effectiveness, installation, availability, durability, and maintenance.

3.0 INTERIOR RENOVATIONS (PHASE 2 – PARTIAL OCCUPANCY)

Refer to Phasing Diagram in Appendix B. Phase 2 should start June 2026 and be completed by November 2026.

a. Conversion of 6 existing rooms into 6 fully accessible rooms as per the Issued For Construction Drawings and Specifications in Appendix D.
b. Level 1 and Level 2 room renovations. Level 1 includes 12 Single Rooms, 7 Double Rooms, and 2 Suites. Level 2 includes 12 Single Rooms and 11 Double Rooms. Renovations are to be identical in all rooms, and the intent of work is based on the Concept Package attached in Appendix C.
c. Level 1 semi-private space renovations include the Fitness Centre and the Sports Lounge.
d. Level 2 semi-private space renovations include the Great Room, Spiritual Room and the New Resident Laundry room.

Phase 2	Rooms Single	Rooms Double	Rooms Suites	Accessible Rooms	Other	Total Rooms
Level 1	12	7	2	3	2	26
Level 2	12	11	0	3	3	29
Total	**24**	**18**	**2**	**6**	**5**	**55**

Should the CDSB cancel the Project following the completion of a phase, no further work will be undertaken on this Project and the Proponent's Contract will terminate, with no obligation for additional fees. The successful Proponent shall be entitled to remuneration determined by calculating the proportion of the Work completed and applying that proportion to the fees payable for the Works which were performed by the Proponent.

D.3 Required Meetings

The Proponent shall propose the number of meetings required to undertake the work, as well as identify the proposed meeting type (i.e. in person, teleconference, video conference, etc.). The proposed timing of meetings and the nature or purpose of each meeting shall be clearly identified in the work plan.

D.4 Compliance

The Proponent is expected to assist the CDSB in ensuring compliance and to obtain all necessary approvals from all internal and external departments, agencies, and branches of government.

D.5 Accessibility

D.5.1: Public Spaces

The successful Proponent shall ensure the Work/Project complies with the Design of Public Spaces Standards made under Part IV.1 of the Integrated Accessibility Standards, or “IAS” regulation. Note: The regulation includes requirements for accessible parking, service counters and waiting areas.

D.5.2: Buildings

The successful Proponent shall ensure the Work/Project complies with the accessibility requirements of the Ontario Building Code, or “OBC,” as amended.

D. RELEVANT SITE CONSIDERATIONS

The aerial photograph below shows the 1800 Riverside Drive property and location of the Project.

E. PROJECT SCHEDULE

Event	Expected Completion Date
Issuance of RFP (this document)	September 22, 2025
Mandatory Pre-Bid Site Visit **Please schedule in advance by contacting cdlhc@cdsb.care.	Week of October 6-10, 2025
Deadline for receiving questions on RFP	October 17, 2025
Deadline for issuance of Addenda	October 24, 2025
Closing date for RFP – Technical Submission	2:00 p.m. November 7 2025
Closing date for RFP – Financial Submission	2:00 p.m. November 7, 2025
Selection of successful candidate	Week of December 1-5, 2025 (tentative)
Project – Phase 1 Renovations	January to June 2026
Project – Phase 2 Renovations	June to November 2026

PART II – EVALUATION OF SUBMISSIONS

F. RFP SUBMISSION REQUIREMENTS

Proponents are required to submit their responses to this RFP as follows:

- Technical Submissions must be received electronically through the designated email address used by the CDSB for the receipt of public bid opportunities.

- Financial Submissions must be received electronically, but separate from the Technical Submission, through the designated email address used by the CDSB for the receipt of public bid opportunities.

Responses must be submitted as per the Closing Date above and in the format described in Part II. Proposals submitted after the required dates and times will not be considered. Proponents are solely responsible for ensuring that responses are submitted as required. Delays caused for any reason will not be grounds for an extension of the submission deadline. Responses submitted by fax or mail will be rejected.

G. RFP TECHNICAL RESPONSE FORMAT AND CONTENTS

G.1: Site Meeting

Mandatory pre-bid site meetings will occur during the week of October 6-10, 2025 between 9:00 a.m. and 4:00 p.m. Please schedule in advance by contacting cdlhc@cdsb.care.

G.2: General Requirements

Proponents' responses should not exceed 20 pages, not including the title page, table of contents, forms, and appendices. Please use Arial 12 font or larger.

Forms and curriculum vitae of proposed members of the Project Team should be included in appendices.

a) All information provided in your response should contain sufficient detail that clearly expresses the respondent's capabilities, competency, qualifications, and ability to effectively deliver the goods and services required to successfully complete the project.

b) The detail and clarity of the response will be considered indicative of the respondent's expertise and competence.

c) To assure a uniform review and evaluation process, and to obtain the maximum degree of comparability, responses are to be presented in the order of the items listed under Mandatory Requirements and Specific Requirements.

G.3: Mandatory Requirements

Respondents are required to submit the following as an appendix:
a) Confirmation that the respondent is in current good standing with WSIB;
b) Confirmation that the respondent is in compliance with current AODA legislation;
c) Confirmation that the respondent is able to acquire and maintain in place project professional liability insurance in an amount not less than five million dollars ($5,000,000.00);
d) Form 1: Mandatory Requirements Checklist;
e) Form 2: Signature Page (in both Technical and Financial Proposals):
f) Form 3: Pricing (as part of Financial Proposal):
g) Form 4: List of Sub-Consultants

Failure to submit the documents listed and/or in the format required will result in the respondent's submission being rejected without further notification.

G.4: SPECIFIC REQUIREMENTS

a) **A title page** that includes the legal name of the respondent, address, telephone and fax numbers, e-mail address, the name of the primary contact and date of the RFP response;

b) **A table of contents** that clearly cross references the information contained in the response;

c) The Proponents **key staff** that will be engaged in this project and their team roles – submit as an organizational chart and attach single page resumes in an appendix;

d) Names of the manufacturers, contractors, civil engineering, structural, electrical, mechanical and any other specialised **sub-consultant firms** that will be engaged by the Proponent;

e) An outline of the respondent's **experience as a general contractor, project management,** and **recently completed new build or renovation projects.**

f) **A proposed approach** for undertaking a project of this nature and scope and what would be considered significant key success factors. The Proponent shall include information that describes/demonstrates:
- The Respondent's design and project management philosophy;
- The Proponent understands the unique considerations of senior living.
- Value-added services brought by the Proponent to this Project; and
- A summary of the risks, problems, or issues associated with the Work and how these will be mitigated.

g) A **detailed work plan, schedule, and outline of deliverables.** The Proponent shall articulate, clearly and concisely, the following information in their Proposal:
- An indication of how soon the Proponent can commence the Work;
- A Work Plan, indicating the method, tasks, deliverables;
- A schedule that identifies Work phases, by Gantt Chart, or other similar illustration, including key dates for major deliverables, Note: the successful Proponent shall provide a final schedule;
- Proposed staffing roles and the amount of time, shown in hours, each team member will dedicate to this Project;
- State the assumptions regarding the roles of CDSB and owner requirements.

H. RFP FINANCIAL RESPONSE FORMAT AND CONTENTS

The Proposal is a Fixed Fee Contract, and the amount shall be stated in Canadian funds and shall include all applicable charges. HST shall be extra.

The proposed fee shall be broken out by Project Phase, by rooms, and/or by unit rate and can be further defined in final Project Development Agreement.

The Financial Submission must include:

a) A title page that includes the legal name of the respondent, address, telephone and fax numbers, e-mail address, the name of the primary contact and date of the RFP response;

b) A table of contents that clearly cross references the information contained in the response;

c) Proponents should provide a full breakdown of fees based on principal tasks for each of the phases identified in the scope of services identified by the CDSB in this RFP.

d) Further, proponents should provide a breakdown of fees by task, hours and personnel involved based on hourly rates for each team member.

Proponents are encouraged to provide as much information as possible in terms of the breakout of fees and disbursements, and supplementary Budget can be included as an attachment.

The Harmonized Sales Tax (HST) should be identified separately within the overall lump sum fee.

I. EVALUATION OF SUBMISSIONS

The following weighting will be used when assessing the submissions:

		POINTS
	TECHNICAL PROPOSAL	
1.	Qualifications of the Prime Consultants' Staff/Team	30
2.	Qualifications of the Sub-Consultants	30
3.	Approach and Understanding of the Project	20
4.	Work Plan and Schedule	20
	TOTAL TECHNICAL PROPOSAL	100
	FINANCIAL PROPOSAL The financial scores will be calculated using the following formula: Financial Score = 50 points X Lowest Fee/Proponents Fee	
	TOTAL FINANCIAL PROPOSAL	50
	TOTAL POINTS	**150**

The CDSB may also consider and rely on information submitted in the Proponent's Response to the RFP, including references, tour of a previous project, project experience, etc.

The CDSB may request clarification to determine a respondent's understanding of the RFP requirement criteria and reassess the respondent's response to the RFP.
The CDSB, in its sole discretion may adjust the evaluation score or ranking of RFP responses as an outcome of any requested clarifications. The CDSB reserves the right to limit clarification to any number of proponents that have submitted RFP submissions as determined by the CDSB.

I1: SUCCESS MEASURES

The CDSB intends to select a Proponent team that best demonstrates alignment to CDSB values and vision, capacity to successfully design and deliver the Work, and meet the following critical success factors:

a) A Proponent team that demonstrates knowledge of, and experience in, providing similar services for facility projects of comparable nature, size, and scope;
b) A Proponent team that demonstrates an appreciation of the benefits of collaboration and experience in engaging all users and stakeholders in the planning and implementation process;
c) Design that maximizes lifecycle of building elements and minimizes maintenance costs;
d) An approach that maximizes value for money;
e) Demonstrate alignment with CDSB's vision, mission and values.

PART III – TERMS AND CONDITIONS

BID NOTICE

Interior Renovations of 1800 Riverside Dr.

Closing 2:00 pm, (EST) November 7, 2025

Only electronic bid submissions for the Technical Proposal and Financial Proposal shall be accepted and received via email (CDLHC@CDSB.CARE) by the closing date and time stated above.

1.0 SCOPE OF WORK

Undertaking the construction and project management services for interior building renovations located at 1800 Riverside Drive within the City of Timmins.

2.0 CONTRACT REQUIREMENTS

Bidders are advised of the following contract requirements for this Request for Proposal:

Bid Security

There is no bid security, performance security or labour and material payment security required for this Request for Proposal.

Site Meetings

A site meeting will be required and scheduled at various times during normal business hours during the week of October 6-10th, 2025.

3.0 TO OBTAIN DOCUMENTS

Preview and Supply of Request for Proposal Documents

A complete set of Request for Proposal documents may be obtained by email requests at: CDLHC@CDSB.CARE

Accommodations for Bidders with Disabilities

In accordance with the Ontario Human Rights Code, Ontarians with Disabilities Act, 2001 (ODA) and Accessibility for Ontarians with Disabilities Act, 2005 (AODA), the CDSB will accommodate for a disability, ensuring full and equitable participation throughout the bid process.

If a Bidder requires this Request for Proposal in a different format to accommodate a disability, the Bidder must contact CDLHC@CDSB.CARE as soon as possible and in any event prior to the closing date. The Request for Proposal in the different format will be issued only to the requesting Bidder and all Addenda will be issued in such different format only to the requesting Bidder.

INSTRUCTIONS TO BIDDERS

These instructions define your obligations and limit your rights. Failure to follow the instructions may result in the disqualification of your Bid. Read carefully.

1. Interpretation

In these Instructions and in all the Contract Documents, unless the context otherwise necessitates,

(a) a word importing the masculine, feminine or neuter gender only includes members of the other genders;

(b) a word defined in or importing the singular number has the same meaning when used in the plural number, and vice versa;

(c) a reference to any Act, bylaw, rule, or regulation or to a provision thereof shall be deemed to include a reference to any Act, bylaw, rule, regulation, or provision enacted in substitution therefor or amendment thereof;

(d) the headings to each section are inserted for convenience of reference only and do not form part of the Contract;

(e) all accounting terms have the meaning recognized by or ascribed to those terms by the Canadian Institute of Chartered Accountants;

(f) all references to time shall be deemed to be references to current time in the CDSB;

(g) any reference to an officer of the CDSB shall be construed to mean the person holding that office from time to time, and the designate or deputy of that person, and shall be deemed to include a reference to any person holding a successor office or the designate or deputy of that person;

(h) words and abbreviations which have well-known professional, technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings.

2. Definitions

Capitalized words and phrases used in this Request for Proposal, including all Appendices and Addenda, or as otherwise specified, the following definitions shall apply:

(a) “Addendum” means a written addendum issued under these Instructions;

(b) "Bid" means a bid made by a Bidder in response to the RFP;

(c) "Bid Price" means any Unit Price or other component of the Total Contract Price;

(d) "Bidder" means any person submitting a Bid in response to a Bid Notice;

(e) "Bidding System" means the email used by the CDSB for the advertisement of public bid opportunities and which is required to be used for all dissemination of information by or on behalf of the CDSB and submissions from Bidders for this Request for Proposal.

(f) "Business Day" means any day other than a Saturday, Sunday, public holiday, or other day on which banks in Ontario are authorized or required by law to be closed;

(g) "Contractor" means the person undertaking the execution of the Work under the term of the Contract, and pending execution of the Contract includes a Successful Bidder, within the meaning of the Instructions to Bidders;

(h) "Contract Documents" means all the following documents, and in the event of a conflict between them, each shall enjoy priority against the others (subject to any express term or condition to the contrary) in accordance with the following successive order:

i) any Addendum,

ii) any Special Provisions,

iii) the General Conditions;

iv) the Specifications, with any supplemental specifications taking priority over the standard specifications, if any;

v) any contract drawings,

vi) these Instructions;

vii) the standard form text of the Form of Bid as prescribed by the CDSB;

provided by the CDSB or any consultant to the CDSB to the Successful Bidder, and the Bid of the Successful Bidder to whom the contract is awarded, and any other document agreed by the parties to constitute one of the Contract Documents;

(i) "Default" means any act or event of default as contemplated in the Bid documents; and without restricting or limiting the rights and privileges of the CDSB to any broader interpretation, any default of or in respect of a term, covenant, warranty, condition or provision of the Contract, or a liability caused, by an officer, director, partner, employee, Sub-Contractor or agent (or an officer, director, partner or employee of a Sub-Contractor or agent) of the Successful Bidder shall constitute a default by the Successful Bidder;

(j) "Electronic Bidding" means a method of issuing this Request for Proposal and/or receiving Bids where the process of using and/or receiving Bids by email is considered appropriate.

(k) "Form of Bid" means the bid form relating to the Project or Works and for the sake of greater certainty includes the Bid Form, Form of Bid – Schedule of Quantities and Prices, and Schedule of Prices;

(l) "Goods" means any item of tangible personal property or computer software, and includes

i) deeds and instruments relating to or evidencing the title or right to such personal property, or a right to recover or receive such property;

ii) tickets or like evidence of right to be in attendance at a particular place at a particular time or times or of a right to transportation; and

iii) energy, however generated;

iv) items of tangible personal property that are intended for installation as a fixture or otherwise for incorporation into land, a building or structure, or that are ornamental or industrial trees, grass sod, flowering plants, shrubs, soil, seed, or fertilizer;

(m) "Lump Sum Price" means an all-inclusive one price that applies to a single item, or specific Service as set out on the Form of Bid.

(n) “Purchasing Manager” means the CDSB’s Procurement Manager or the Director of Financial Services;

(o) “Project” means the supply and delivery of Goods, the delivery and performance of any Services and the completion of the Work in whole or in part as contemplated in the RFP;

(p) “Project Manager” means the person (if any) designated by the CDSB to manage the delivery or performance of the Project, Work or Supply to which the RFP relates, or the CDSB’s obligations under the Contract;

(q) “Services” means a service of any description required in order to complete the Project, whether commercial, industrial, trade, or otherwise, and includes all professional, technical, and artistic services, and the transporting, acquiring, supplying, storing, and otherwise dealing in Goods;

(r) “Specifications” means all written or printed descriptions or instructions pertaining to the method and the manner of performing the Work, to the Scope of Work and to the quality of materials to be furnished under the Contract;

(s) “Sub-Contractor or Sub-Trade” is a person or entity having a direct Contract with the Successful Bidder to perform a part or parts of the Services or to supply Goods and/or Services with respect to the Project, upon the prior approval of the CDSB;

(t) “Successful Bidder” means the Bidder whose Bid is selected by the CDSB for the award of the Contract in respect of a Project or Works;

(u) “Supply” means the supply of a Good or Service, and

i) in relation to a Good, includes the sale, rental, lease or other disposition or provision of the Good or an interest therein or a right thereto, or an offer so to dispose of the Good or interest therein or a right thereto; and

ii) in relation to a Service, includes the sale, rental or other disposition or provision of the Service or an offer so to provide a service;

(v) “Tender” means the request for Proposal to which these Instructions relates, and any renewal or substitute for that request for qualifications;

(w) "Total Contract Price" means the fully inclusive, all-in total contract price, constituting the sum of all costs quoted by a Bidder in its Bid with respect to the Project, Work or Supply,

i) including the purchase price for all materials, labour costs, service costs, costs for temporary structures and facilities, utility costs, warranty costs, life cycle costs, operating and disposal costs; but

ii) excluding any options or alternatives requested in the Tender Notice or other Contract Documents that the CDSB elects not to purchase; and

iii) excluding Value Added Taxes or other applicable sales or value added taxes, imposed under the Laws of Ontario and the Laws of Canada applicable therein;

(x) "Unit Price" means any Unit Price or other component of the Total Contract Price;

(y) "Value Added Taxes" means such sum as shall be levied upon the Total Contract Price by the Federal or Provincial or Territorial Government and is computed as a percentage of the Total Contract Price and includes the Goods and Services Tax, the Ontario Retail Sales Tax, the Quebec Sales Tax, the Harmonized Sales Tax, and any similar tax, the collection and payment of which have been imposed on the Bidder by the tax legislation;

3. Submission of Bid

(1) Electronic Bid submissions only, shall be accepted and received by the designated email, on or before the closing date and time stated in this Request for Proposal.

Bids submitted by mail, in person, or fax shall not be accepted.

(2) It is the exclusive responsibility of each Bidder to submit a complete Bid in accordance with these Instructions, the Form of Bid, the Bid Notice, the Specifications, and the Special Provisions.

(3) Bidders shall register as a plan taker for this Request for Proposal by emailing CDLHC@CDSB.ON.CA. Only registered plan takers will receive Addendum email notifications and will be able to submit their Bid via email.

If a Bidder has obtained the Request for Proposal document from a third party, the onus is on the Bidder to register with CDSB as a plan taker for the bid opportunity.

(4) It is the Bidder's responsibility to ensure that their Bid is received by email on or before the closing date and time stated in the Request for Proposal document.

Bidders are advised that the timing of their Bid submission is based on when the Bid is **RECEIVED** by email, not when a Bid is submitted by a Bidder, as Bid transmission can be delayed in an "internet traffic jam" due to file transfer size, transmission speed, etc.

(5) Bidders shall allow sufficient time for their Bid submission, including any attachments, to be delivered through the CDSB's email server. Late Bid submissions shall not be accepted.

(6) The CDSB will send a confirmation email to the Bidder advising that their Bid was submitted successfully. If an email confirmation is not received, contact CDLHC@CDSB.CARE.

(7) All documents prepared and work carried out by a Bidder in preparing its Bid, and all oral presentations to the CDSB in connection with a Bid, shall be without cost to the CDSB, and neither the CDSB's publication of a Request for Proposal nor the submission of a Bid shall be construed to oblige the CDSB to award a Contract.

4. Form of Bid

(1) Every Bid shall be submitted on the CDSB's prescribed Form of Bid in its entirety and shall,

(a) include all material, services, appliances, and labour, required to complete the work; and

(b) be completed in English.

(2) All blank spaces provided on the Form of Bid shall be filled in including alternate, separate, additional or Unit Prices and for the start and the total completion dates.

(3) All words and phrases forming part of a Bid must be written out in full, and abbreviations must not be used. A Bidder who does not comply with this requirement shall bear the risk of any ambiguity.

5. Confidentiality

(1) The CDSB shall make every effort to safeguard the confidentiality of each Bid and material submitted in connection with a Bid.

(2) CDSB policy is to disclose only such information as is required by law. Please note that all submissions are subject to the provisions of the *Municipal Freedom of Information and Protection of Privacy Act.*

(3) In addition, certain contractual information must be disclosed to the Board and accordingly may become part of the public record.

(4) Bidders may mark any part of their submission as confidential except the Total Contract Price and their name. A watermark or rubber stamp imprint is suitable for this purpose. The CDSB will use its best efforts not to disclose any information so marked but shall not be liable to a Bidder where information is disclosed by virtue of an order of the Privacy Commissioner or otherwise as required by law.

6. Prices

(1) Unless otherwise stipulated in the Special Provisions, all prices bid, including any Unit Prices, must be in stated in Canadian funds.

(2) All Bids shall be opened following the closing date and time of the Request for Proposal.

(3) Following the electronic opening, the Bids shall be reviewed further to determine compliance with the RFP.

(4) Total Contract Prices shall be evaluated based on their respective net present value, provided that the CDSB may make appropriate allowances for extended warranty coverage, lower maintenance cost, higher trade-in value, longer life expectancy and other factors relevant to determining the full life- time cost of the Bid. Preference may be given to a Bid that offsets cost with related savings, so as to provide for no or minimal net tax increases and maximum benefits to CDSB. For the purposes of determining net present value, the discount rate and any escalation factor shall be uniformly applied to all Bids but otherwise shall be in the discretion of the CDSB.

(5) Once the Contract has been awarded, only the Total Contract Price on which the award of the Contract is based will be disclosed. Official notification will only be given to the Successful Bidder.

7. Variation in Bid Prices

(1) No variation in Bid Price(s) shall be permitted after the closing date and time for the RFP except,

(a) where there is a variation due solely to an increase or decrease in the rate of applicable taxes beyond the control of the Bidder, occurring after the time and date of submission of its Bid, in which case the variation shall alter the price of the Bid only to the extent of the tax increase or decrease;

(b) where the CDSB exercises its discretion to correct a patent computational or other mathematical error evident on the face of the Bid.

(2) In the event that a tax increase or decrease occurs after the submission of its Bid, the Bidder must prove to the satisfaction of the CDSB that the Bidder will not benefit in any way by reason of the increase.

(3) Where Bidders are instructed to price the Project on a unit or component basis, the CDSB shall consider only the Unit Price per unit or component for the respective materials to be supplied or items of work or services to be performed, but the CDSB may at its discretion correct obvious mathematical errors on the part of the Bidder in computing the:

a) total prices derived from estimated quantities and their related Unit Prices;

b) the subtotals derived from the total prices;

c) the Total Contract Price derived from the total prices and subtotals; and

d) any combination of the foregoing.

8. Taxes

(1) As various parts of a Project, Work or Supply may or may not be exempt from Federal or Provincial sales tax, Bidders are required to refer to the Special Provisions for details respecting payment exemptions, rebates, and taxes.

(2) All prices shall be quoted exclusive of Value Added Taxes and the CDSB may adjust any price quoted contrary to this requirement; unless otherwise specified in the Form of Bid or any Special Provisions.

(3) Bidders shall expressly disclose any other applicable sales, customs or excise tax or duty, including a levy or duty imposed as a Special Import Measure, and other taxes to which any Work or supply of Services or materials may be subject, other than Value Added Taxes.

9. Conflict of Interest

(1) No employee of the CDSB shall personally sell goods or services to the CDSB, nor have a direct or indirect interest in a company that sells goods or services to the CDSB.

(2) The CDSB may reject any Bid submitted, or cancel any contract awarded, in contravention of subsection (1).

(3) Each Bidder respectively shall be deemed to have warranted that it has not employed or retained any person, other than a *bona fide* employee, agent or broker working for the Bidder, to solicit or secure the proposed contract, and that it has not paid or agreed to pay any person, other than a *bona fide* employee, agent or broker working solely for the Bidder, any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award of that proposed contract, or as an inducement to be awarded that contract. Without prejudice to any of its other rights, the CDSB reserves the right to annul any contract or other arrangement entered with a Bidder where there is a breach of this warranty.

10. Withdrawal of Bids by Bidder

(1) Bidders may withdraw their Bid prior to the closing date and time of the Request for Proposal.

(2) Requests to withdraw Bids received by email after the closing date and time of the Request for Proposal will be disregarded.

(3) Bids withdrawn may be edited and re-submitted prior to the closing date and time of the Request for Proposal. Bidders are solely responsible to ensure:

a) Any required adjustments are made to their Bid;

b) Acknowledge all Addenda that have been issued for this Request for Proposal; and

c) Ensure the re-submitted Bid is received by email prior to the closing date and time of the Request for Proposal.

11. Addenda and Clarification of the Request for Proposal

(1) The CDSB reserves the right at any time prior to the award of the Contract,

a) to withdraw or cancel the Request for Proposal;

b) to extend the time for the submission of Bids; or

c) to modify the Request for Proposal,

by the publication of an Addendum, which shall become part of the Request for Proposal, and the CDSB shall not be liable for any expense, cost, loss, or damage incurred or suffered by any Bidder (or any other person) because of its so doing.

(2) Without limiting the CDSB's right, subsection (1) may apply to situations where no Bid is compliant, or an insufficient number of Bids have been received.

(3) Any Addendum shall be emailed to any registered Bidder.

a) In addition to the above method of posting, the CDSB may also notify prospective Bidders of any Addendum by any other method it deems appropriate, including email, telephone, fax, courier, hand-delivery or by personal delivery. The need for additional notification and the method(s) to be used shall be in the absolute discretion of the CDSB and notification shall be to the co-ordinates provided by the bidder to the CDSB at the time of registration.

b) It is the sole responsibility of each Bidder to verify and ensure that it has received any and all Addenda issued by the CDSB. Bidders shall confirm in the Form of Bid that they have received, examined, and provided for all Addenda issued under the Request for Proposal.

(4) Where a Bidder submits their Bid prior to the Request for Proposal closing date and time and an Addendum has been issued by the CDSB, the Bidder is solely responsible to:

a) Make any required adjustments to their Bid;

b) Acknowledge all Addenda that have been issued for this Request for Proposal; and

c) Ensure the original Bid is withdrawn and the re-submitted Bid is **RECEIVED** by the CDSB before the closing date and time stated in the Request for Proposal.

(5) All questions related to this Request for Proposal (RFP) or for clarification on completing the Form of Bid shall be submitted to CDLHC@CDSB.CARE

(6) Any request directed to the CDSB with respect to subsection (5) prior to the closing date of the Request for Proposal must allow sufficient time for a written response or clarification to be issued by the CDSB prior to the closing date and time, should the CDSB consider it necessary to issue such response or clarification.

(7) A written response or clarification of substance shall be shared with each Bidder and issued in the form of an Addendum.

(8) The CDSB shall not be bound by any oral:

a) instruction;

b) amendment or clarification of the Request for Proposal;

c) information; or

d) advice or suggestion,

provided by any member of the CDSB's staff or consultant to the CDSB concerning the Request for Proposal or the manner in which the Work is to be carried out and the Bidder bears any and all risk in relying on such representation.

12. Bids Open for Acceptance & Irrevocable, etc.

(1) Bids shall not be opened until after the date and time specified for the closing of the RFP, and so far, as practicable, all Bids shall be opened at one time.

(2) Unless otherwise provided in the terms and conditions governing a specific Bid, a Bid shall be irrevocable (i.e. open for acceptance by the CDSB) for a period of **90 calendar days** following the closing date and time for the RFP.

(3) The CDSB shall notify the Successful Bidder as soon as practicable after the acceptance of its Bid and the Contract shall be deemed to arise upon the acceptance of the Bid of the Successful Bidder.

(4) The price of all options and alternatives shall be separately stated from the Contract Price. Where options or alternatives are requested in the Contract Documents, the CDSB shall not be obliged to purchase those options or alternatives when accepting a Bid, but may at its discretion elect to purchase all, some or none of the options or alternatives offered, but the Successful Bidder shall be obliged to adhere to the Contract Price quoted in its Bid.

13. Bid Security

A bid security is not required for this Request for Proposal.

14. Bidder's Responsibility

(1) The Bidder shall be responsible for examining all drawings and details, also the Specifications and all other Contract Documents including all cost implications relating thereto in the Total Contract Price.

(2) Unless otherwise stated in the Specifications, the Special Provisions or an Addendum, the Successful Bidder shall be required at its own cost to

(a) apply for and obtain and pay for fees or charges for all Permits and licenses;

(b) pay inspection fees or charges for inspections other than those stipulated to be paid out of any inspection fee allowance provided for in the Contract Documents;

(c) pay all applicable taxes and all other charges other than Value Added Taxes or other applicable sales, imposed under the laws of Ontario and the laws of Canada applicable therein;

(d) provide such warranty and maintenance requirements as may be specified by the CDSB, and in default of any such specification with respect to the Contract, a one-year warranty and maintenance requirement;

(e) provide all materials and services necessary to complete the Project so that it is finished, serviced and ready for use and operation.

(3) Unless otherwise expressly agreed by the CDSB in writing, where technical information or details form part of the Specifications, Bid Notice, or Special Provisions (including any quantity estimates, samples, or other documents of a similar kind or nature as may be provided together with the Contract Documents or incorporated by reference therein),

(a) the CDSB shall exercise reasonable care in the preparation of those estimates, but shall not be taken to warrant their accuracy and shall not be liable for any inaccuracy therein unless that inaccuracy is the result of the deliberate misrepresentation of the CDSB or a member of its staff;

(b) estimates, reports, data, or details shall be deemed to have been provided only as a guide for potential Bidders;

(c) Bidders are required to examine carefully that information and the responsibility for verification of the information so provided shall rest with each Bidder.

(4) Where the Project, Work or Supply is to be carried out on CDSB occupied or owned property, Bidders shall be responsible for visiting the job site, and no allowance shall be made by the CDSB for failure by the Bidder to examine carefully all conditions relating to the site or work.

(5) Where clarification of any document, fact or opinion is required, it shall be obtained by the Bidder before submitting a Bid.

(6) It shall be the Contractor's responsibility to co-ordinate, control, and check work of its own forces and of all its subcontractors and to ascertain that all work is done in accordance with all Contract Documents, governing regulations and the general standards of good commercial practice and professionalism as understood in Ontario, assuring only first class

workmanship, and using only proper materials and methods are suited to the function or performance intended.

(7) The Successful Bidder shall be responsible for faithful and proper performance of all aspects of the Contract.

(8) All persons submitting Bids and all their subcontractors, shall be held to have thoroughly examined all drawings, specifications and all other Contract Documents and to have visited and inspected the site on which the Project or Work is to be carried out, or the Supply is to be made, and to have thoroughly familiarized themselves with all pertinent conditions before delivery of their respective Bids, and no allowance shall be subsequently be given by the CDSB for or by reason of any error or omission on the part of any Bidder or subcontractor with respect thereto. The CDSB shall not be liable for any costs associated with any site inspection.

(9) Without limiting the generality of any other provision of these Instructions, unless otherwise provided in the Specifications, or the Special Provisions, the Contractor shall be required to provide and pay for:

(a) all material, labour and service costs, charges for use of tools and equipment whether owned or rented, and where any work is to be carried out or services are to be rendered on property owned or occupied by the CDSB, all protective and safety provisions, site signs and site conveniences, together with all cranes, scaffolding and shoring, freight costs, and material-handling and storing, and all services and incidentals whether shown or specified or required by good practice;

(b) all bonds or other accepted forms of bid, performance, and labour and material payment security, insurance, permits and inspections; all applicable taxes, worker's compensation, and all other applicable labour-compensation charges necessary to carry out the Project, make the Supply and complete all Work in accordance with the Contract Documents;

(c) all services and materials required to carry out the Project, do all of the Work and make the Supply, in accordance with all Contract Documents and all instructions given by the CDSB thereunder, in accordance with governing regulations and codes and in compliance with good industrial and commercial practice for first class workmanship, which in all instances, unless otherwise stipulated, shall be deemed to require work that has a finished appearance, is ready for use or use and operation, and includes the installation of all linkages, interfaces, protocols, computer cards, computer memory, software, peripherals, housing, sheathing, insulation, and

mechanical, electrical, and other systems and connections required for proper functionality.

(10) No subcontracting by the Successful Bidder shall relieve the Successful Bidder of any responsibility for the full performance of all obligations of the Successful Bidder under the Contract, but despite the approval of any subcontractor by the CDSB, the Successful Bidder shall be fully responsible for every subcontractor's activities, works and acts and shall either, in person or through an accredited agent, receive all notices, communications, orders, instructions or legal services as if the Successful Bidder were performing the subcontracted portion of the Project, Work or Supply with its own resources.

15. Expertise and Experience

All persons submitting Bids and all the subcontractors they propose to use on the Project, shall be actively engaged and thoroughly experienced in the lines of work required to carry out the Project and shall be able to refer to previous work of a similar nature satisfactorily performed by them.

16. Nomination of Subcontractors

(1) Where required, the Bidder shall indicate the names and addresses of all nominated subcontractors that it proposes to use,

(a) on the Project, Work or Supply or

(b) in connection with the provision of any supply of goods or an intended fixture.

(2) The CDSB reserves the right to reject any subcontractor so nominated.

(3) No change shall be made to the list of nominated subcontractors after the closing of the RFP, without the prior written approval of the CDSB's Project Manager (if there is one) or the Purchasing Manager in all other cases.

17. Alternate Bids and Optional Features etc.

(1) Unless the Specifications, the Special Provisions or an Addendum otherwise provide, a Bidder may submit alternate Bids.

(2) Where alternate Bids are submitted, each alternate Bid must be clearly labeled as such and must be submitted in a separate package.

(3) An alternate Bid will only be considered where the Bidder has submitted a Bid that fully complies with the requirements of the Contract Documents,

particularly the Specifications.

(4) Alternate Bids must clearly articulate how the alternate response differs from the Bid and how the alternate Bid will meet or exceed the CDSB's objectives and requirements.

(5) Where alternate Bids are submitted contrary to subsections (2), (3) and (4), the CDSB may reject all of them, or (at the CDSB's election) may accept one and reject the other(s).

(6) Where optional features or other options are requested in the Bid Notice, Specifications, the Special Provisions or an Addendum, the availability and price of those features or other options shall be included in the appropriate place in the Form of Bid for each Bid to which they relate.

18. Ownership of Documents; Use of Designs, etc.

(1) All maps, drawings, plans, specifications, computer disks and documents,

(a) provided by the CDSB to a Bidder shall remain the property of the CDSB and shall be returned by the Bidder upon demand by the CDSB for their return, whether the Bidder submits a Bid; or

(b) prepared by the Bidder as part of its Bid or otherwise in connection with carrying out the Project or Works or making the Supply contemplated under the Contract shall be the property of the CDSB and may be disposed of by the CDSB as it considers fit.

(2) Unless the CDSB otherwise agrees in writing, where any plan, drawing or design is provided in connection with a Bid then,

(a) the submission of a Bid by a Bidder shall be deemed to constitute a license by that Bidder to construct one sample model of the work or project contemplated based upon that plan, drawing or design, where such a sample is required in order to make an informed decision concerning the attractiveness, functionality or other merit of the plan, drawing or design in question; and

(b) upon the award of the Contract to the Successful Bidder, the Successful Bidder shall be deemed to have licensed the CDSB to construct such number of examples of the work or project contemplated based upon that plan, drawing or design that are contemplated under the Contract Documents,

but the license conferred under clauses (a) and (b) shall not be deemed to constitute an assignment of any patent, copyright, trademark, or other intellectual property of the Bidder.

19. Obligation of Suppliers to Deal in Good Faith and To Treat the CDSB as its Most Favoured Customer

(1) Each Bidder is required to deal with the CDSB in utmost good faith both with respect to the submission of its Bid and with respect to the performance of any Contract awarded by the CDSB upon the acceptance of that Bid.

(2) Where through inadvertence, a contract is awarded to a Bidder who has made an unauthorized amendment to the CDSB's Form of Bid, then within a reasonable time of the CDSB discovering that unauthorized amendment, the CDSB may:

(a) cancel the Contract without compensation to the Bidder by giving written notice to that effect to the Bidder;

(b) recover from the Bidder any amount paid to the Bidder in excess of what would have been paid had that amendment not been made, and

(c) where in the reasonable opinion of the Purchasing Manager, the change was made by the Bidder as part of a deliberate attempt to deceive, ban the Bidder from competing for CDSB contracts for a period of up to ten years.

(3) Where in the reasonable opinion of the Purchasing Manager it is determined that,

(a) on any one or more occasions a Bidder has,

(i) unlawfully or to a grossly unreasonable degree intimidated, harassed, or otherwise interfered with an attempt by any other prospective supplier to bid for a CDSB contract or to perform any Contract awarded by the CDSB to that supplier;

(ii) assaulted or committed battery against any CDSB employee in the performance of his or her duty;

(iii) deliberately retained a known over-payment, or has knowingly failed to notify the CDSB of an over-payment or duplicate payment;

(b) a Bidder has employed in the performance of a contract with the CDSB or any member municipality which formed part of the CDSB, a systematic policy of,

(i) over-billing;

(ii) charging for items not supplied;

(iii) charging for items of one grade, while supplying items of an inferior grade;

(iv) misrepresentation as to the quality or origin of Goods, their functionality or suitability for a purpose, or their performance characteristics; or

(v) any other form of sharp practice,

the CDSB may ban the Bidder, and any person with whom the Bidder is not at arm's length within the meaning of the *Income Tax Act* (Canada), from competing for CDSB contracts for a period of up to ten years.

20. Review of Bids

(1) At the close of the RFP, all apparently eligible Bids will be examined by a representative of the CDSB's Housing Division to confirm that they are compliant and otherwise complete.

(2) At its sole discretion, the CDSB may clarify any aspect of any Bid received in respect of the Bid with any Bidder at any time, and may clarify any aspect of the price Bid by the Bidder, and

(a) the purpose of such clarification may be,

(i) to enable the CDSB to determine whether the Bid to which it relates complies with the RFP;

(ii) to resolve any ambiguity in the language used, or any other vague or uncertain aspect of the Bid.

(b) no such clarification shall alter the Bid or constitute negotiation or re-negotiation of the price or any aspect thereof, or the nature or quality of the goods or services to be supplied or performed as set out in the Bid at the close of the RFP, and all correspondence with a Bidder for the purposes of such clarification shall be conducted through the Housing Division.

(3) Without limiting subsection (2), the CDSB's right to clarify shall include the right to request additional or missing information relating to the work that is to be done or the Goods or Services that are to be supplied or the manner in which the Project or Work is to be carried out.

(4) The right of clarification provided under this section is within the sole, complete and unfettered discretion of the CDSB and is for its exclusive benefit and may or may not be exercised by the CDSB at any time and in respect to any or all Bids.

(5) The right to clarify shall ***not*** impose upon the CDSB a requirement to clarify with the Bidder any part of a Bid, and where in the opinion of the Purchasing Manager the Bid is ambiguous, incomplete, deficient, or otherwise not acceptable in any aspect, and the CDSB may reject a Bid either before or after seeking a clarification under this section.

(6) Neither the review of its submission with any Bidder, nor the seeking of clarification under this section, shall oblige the CDSB to enter into a Contract with that Bidder, and shall not constitute an acceptance of that Bid or any other Bid.

(7) All clarifications under this section shall be in writing, in a form satisfactory for inclusion in the Contract and satisfactory to the CDSB.

(8) Any Bidder may be required to meet with officials of the CDSB within 30 days of being so requested to explain details of the submission, at a place in Timmins specified by the CDSB, and transportation to and from the meeting for the Bidder's representatives, as well as the hourly or per diem costs of the meeting itself for any such representative, shall be at the expense of the Bidder.

21. Rejection of Bids by CDSB

(1) At its discretion, the CDSB may reject any Bid that does not,

(a) comply with these Instructions; or

(b) contain in full all information required on the Form of Bid, these Instructions or any of the other Contract Documents provided by the CDSB to the Bidder.

(2) The CDSB may reject any Bid submitted by a Bidder or cancel the Contract awarded to that Bidder without penalty, where any information provided by the Bidder in its Bid or as part of any pre-qualification procedure is determined to be false or otherwise misleading in any material respect.

22. Guidelines Regarding Bid Irregularities

As a guide to the Bidder, but without qualifying any rights and privileges reserved to the CDSB, the Bidders Guidelines set out below is indicative of the manner in which discretion reserved by the CDSB is to be exercised with respect to non-compliant Bids. However, the CDSB shall not be liable to any Bidder or other person where it elects to exercise a discretion, reserved privilege or right in a manner different from that indicated below.

BIDDERS GUIDELINES		
IRREGULARITY		**RESPONSE**
1.	Qualified or conditional Bid (A Bid restricted by a statement added to the Form of Bid or a covering letter or alterations to the Form of Bid).	Automatic rejection unless the Request for Proposal specifically permit such qualification or condition.
2.	A Bid received in a format not specified in the Request for Proposal such as hardcopy submission or fax.	Automatic rejection.
3.	A Bid received on documents other than those documents supplied.	Automatic rejection.
4.	Bid Security: Amount of Bid security provided by Bidder is insufficient, does not name correct Municipality as obliged, or no Bid Security is provided or is not otherwise in compliance with the Request for Proposal requirements.	Not applicable
5.	Execution of Bid bond: Corporate seal or electronic signature of Bidder, or both, are missing. Corporate seal or electronic signature of bonding company, or both, are missing.	Not applicable
6.	Bid Security: Digital bid bond not provided or not an electronically verifiable and enforceable e-Bond.	Not applicable
7.	Other irregularities.	An irregularity that goes beyond the scope of the Bidders Guidelines may be considered by the Purchasing Manager.

23. Reserved Privileges of the CDSB

The CDSB shall have the following reserved privileges, which may be exercised or waived in its absolute discretion:

(a) the CDSB may reject any Bid, the lowest Bid, or all Bids, or may cancel the RFP and require the submission of new Bids;

(b) in addition to considering Bid prices, when evaluating Bids and awarding the Contract, the CDSB may exercise reasonable commercial judgment taking into account with respect to its decision:

(i) the full cost implications to the CDSB with respect to each Bid, including life-expectancy, the inclusion or exclusion of alternate or optional equipment or configurations and the price implications thereof, training or re-training costs, length and scope of warranty coverage, and long-term maintenance requirements;

(ii) the need to achieve economies of scale in supply;

(iii) the need to diversify sources of supply;

(iv) compatibility with existing equipment, including battery systems and battery chargers, such compatibility to be determined by tests conducted either by the CDSB or by an independent testing agency satisfactory to the CDSB;

(v) compatibility with existing computer software and hardware, and capability to generate reports suitable to the CDSB's existing reporting requirements; such compatibility and capability to be determined by tests conducted either by the CDSB or by an independent testing agency satisfactory to the CDSB;

(vi) any extraordinary or unjustified disparity between the lowest bid and the other bids received by the CDSB;

(vii) the amount offered by a Bidder for any scrap, rubble or other component of a building that is to be demolished, or land site that is to be cleared and dug, as part of the Project;

(viii) decommission and demolition costs, the amount offered or obtainable for scrap, the costs of removing construction or other debris, and the ability to cannibalize existing infrastructure;

(ix) the need to secure timely and reliable sources of supply;

(x) the need to discontinue reliance on obsolete technology and methods;

(xi) the need to provide state of the art service to the residents of the CDSB, or to integrate any aspect of CDSB operations with those of its neighbours;

(xii) the need to avoid the use of unproven technology and methodologies;

(xiii) the need to spread and minimize risk to the CDSB;

(xiv) the proximity of any service centre of a Bidder to the CDSB;

(xv) the benefit in employing suppliers who have a proven record of accomplishment of successful delivery and good reputation within the business community for integrity and competence;

(xvi) the prior record of the Bidder as a contractor to the CDSB;

(xvii) such other considerations as would influence the decision of a reasonable and prudent purchaser in the circumstances of the CDSB at the time when the Contract is awarded.

(c) in awarding the contract the CDSB may take into account the adherence or non-adherence of a particular Bidder to the social, economic, or labour relations policies of the CDSB;

(d) the CDSB may reject a Bid submitted by a person which in the opinion of the CDSB or its professional advisors, does not possess the experience, or financial, technical, personnel or other resources that may reasonably be expected to be necessary in order to carry out the obligations that the Bidder proposes to assume under the terms of its Bid;

(e) the CDSB may waive compliance with any minor requirement governing the submission of Bids, including (but not limited to) any requirement to:

(i) attend any meeting;

(ii) inspect any site or thing;

(iii) submit Bids in any particular form;

(iv) state prices or any other aspect of an RFP in any particular manner;

provided that in so doing the CDSB shall not unfairly prejudice any other Bidder.

(f) where in the view of the CDSB, an insufficient number of Bids have been received in response to an RFP, the CDSB may publish a further such request;

(g) the CDSB may accept any Bid conditionally;

(h) where the lowest compliant Bid exceeds the budget approved by the CDSB, or where during the course of the RFP it is determined by the CDSB that it would not be reasonable in the circumstances for the CDSB to select its supplier solely by reference to price, the CDSB reserves the right to identify a short list of one or more potential suppliers with whom it will seek to negotiate bilaterally a contract for the Project in question;

(i) where the Contract is awarded to the lowest compliant Bidder, the CDSB may negotiate amendments to the Contract or to the Work to be done or Services or materials to be supplied under the Contract;

(j) the CDSB may modify the terms and conditions of a RFP at any time prior to the closing date and time for the submission of a Bid, but despite any other provision of this Request for Proposal, where a Bid has been received prior to the time when such an modification is made, the CDSB shall notify the Bidder concerned, and allow that Bidder a reasonable opportunity to submit a revised Bid.

24. Non-Merger

(1) Except where otherwise expressly agreed, these Instructions shall not merge upon the execution of the Contract, but the provisions of the Instructions shall be deemed to remain in effect throughout that Contract.

(2) These Instructions shall define and limit the scope of any contractual or other legal rights in favour of any Bidder or subcontractor flowing from the Request for Proposal or the submission or acceptance of any Bid.

25. Accommodations for Bidders with Disabilities

In accordance with the Ontario Human Rights Code, Ontarians with Disabilities Act, 2001 (ODA) and Accessibility for Ontarians with Disabilities Act, 2005 (AODA), the CDSB will accommodate for a disability, ensuring full and equitable participation throughout the bid process.

If a Bidder requires this Request for Proposal in a different format to accommodate a disability, the Bidder must contact the Project Manager at CDLHC@CDSB.CARE as soon as possible and in any event prior to the closing date. The Request for Proposal in the different format will be issued only to the requesting Bidder and all Addenda will be issued in such different format only to the requesting Bidder.

26. Declaration of Bidder Compliance with CDSB By-Laws

Should the Bidder's declaration in its Form of Bid that it is in compliance with all CDSB's By-laws be untrue or incorrect, the CDSB shall be entitled at its sole discretion to reject the Bidder's Bid.

27. Standard Terms and Conditions

A. Samples and Demonstration

Samples and Demonstrations are not required for this Request for Proposal.

B. Brand Name

(1) Any reference to the trade name, brand name or catalogue number of a particular manufacturer shall be understood to have been made solely for the purpose of establishing and describing general performance and quality levels of the item to be supplied, unless specified otherwise.

(2) No reference to the trade name, brand name or catalogue number of a particular manufacturer shall be construed to restrict Bidders to that manufacturer, but Bids shall be deemed to be invited for generic no-name equals and comparable equipment of any manufacturer.

(3) Despite subsection (2), if an item other than the one specified is bid, it is the Bidder's responsibility to demonstrate that the product bid meets the specifications, and the Bidder shall submit brochures and samples upon request and provide full specifications in detail on the item(s) bid. The CDSB shall be the sole judge (in its absolute discretion) as to whether an item bid meets its specifications.

C. Standard Warranty

Unless the Special Provisions otherwise provide, all construction work (including all Goods supplied and Services performed in relation thereto) shall be subject to a minimum two-year warranty from the date of the completion of the Project. Bidders are encouraged to offer longer term warranties, and an appropriate allowance may be made by the CDSB in its evaluation of the Total Contract Prices of competing Bidders, based upon the length and scope of warranty offered by each respective Bidder.

D. Security Clearance

There are no security clearance requirements for this Request for Proposal.

PART IV - GENERAL CONDITIONS

These General Conditions define your obligations and limit your rights. Read carefully.

1. Price and Payments

(1) Unless expressly agreed in writing by the CDSB, the Total Contract Price shall be deemed to have been quoted on an all-in basis, and the Successful Bidder shall accept the Total Contract Price as full payment for furnishing all necessary labour, goods, materials, services, tools, equipment, supplies, light, power, water and other incidentals, and for performing all the work and providing all services contemplated under the Contract.

(2) A claim for a progress payment made by the Successful Bidder shall not include Goods stored but not yet delivered to the CDSB, nor any Service not yet performed, but may include Goods delivered to the CDSB but not yet incorporated, built-in or installed, provided that the CDSB is specifically notified of this fact.

(3) If any work or item under the Contract is included by the Successful Bidder in its Progress Claims as partially or fully completed, but it is not completed in accordance with drawings or specifications, or is not completed to the CDSB's satisfaction, the CDSB may withhold from payment such part or the total cost of those items until they are completed or corrected to its full satisfaction, and the CDSB shall notify the Successful Bidder in writing of its action and the reason for same.

(4) The CDSB reserves up to 30 Business Days from the date of the receipt of the Successful Bidder's invoice for checking, inspecting, and confirming the performance of any work, receipt and performance of any Goods or the completion of any Services in accordance with the Contract Documents.

(5) Where a contingency allowance is provided for in any of the Contract Documents, the Successful Bidder shall not be entitled to payment of the whole or any part of that amount, except to the extent that it can be shown that extra or additional work has been carried out by the Successful Bidder beyond that contemplated within the Contract Documents, and that a Change Order has been issued entitling the Successful Bidder to receive such payment.

(6) The Total Contract Price shall include all taxes and customs and duties in effect at the time of the Bid closing except for Value Added Taxes payable by the CDSB to the Successful Bidder as stipulated in the Contract.

(7) Any increase or decrease in costs to the Successful Bidder due to changes in such included taxes and duties after the time of the Bid closing shall increase or decrease the Total Contract Price accordingly.

2. Observance of Laws, Statutes and Regulations

In performing any Service or carrying out any Work and otherwise in performing the Contract, the Successful Bidder shall comply with all applicable statutes, law, by-laws, regulations, ordinances, notices, notices and orders of the Federal, Provincial or municipal government from time to time in effect during the currency of the Contract, and where the attention of the Successful Bidder is called to any violation thereof by the CDSB or Consultant, the Successful Bidder shall immediately desist from and remedy that violation. Further, the Successful Bidder shall, always that the Contract is in effect and upon request of the CDSB or Consultant, provide proof of compliance satisfactory to the CDSB or Consultant, at the Successful Bidder's own cost.

3. Insurance Requirements

(1) Throughout the term of the Contract (including any renewal thereof), the Successful Bidder shall obtain and maintain at its own expense, including the cost of any applicable deductible, the following policies of insurance.

(a) Commercial General Liability Insurance, written on IBC Form 2100 or its equivalent, including but not limited to bodily injury and personal injury liability, property damage, products liability, completed operations liability, owners & contractors protective liability, blanket contractual liability, premises liability, broad form property damage, employer's liability and voluntary compensation and contingent employer's liability coverage, having an inclusive limit of not less than $2,000,000 per occurrence and $5,000,000 in the aggregate. Coverage shall be included for injury/loss/damage, due to pollution arising from "hostile fires". The policy shall be endorsed to include the CDSB as additional insured.

The Commercial General Liability coverage shall also be subject to the following;

i) Where the work provides for or contemplates the handling of asbestos, coverage shall not contain an asbestos exclusion and same shall be noted on the certificate of insurance. Alternatively, coverage may be provided under a Pollution Liability form (see section (k) below*)*

ii) Where the Description of the Project, Supply or Work provides for or contemplates:

(I) the use of explosives for blasting or;
(II) vibration from pile driving or caisson work or
(III) the removal or weakening of support of any property, building or land whether such support is natural or otherwise.

then, Explosion, Collapse and Underground (XCU) coverage shall not be excluded under the Commercial General Liability policy and same shall be noted on the Certificate of Insurance

(b) Standard Form Automobile Liability Insurance that complies with all requirements of the current legislation of the Province of Ontario, having an inclusive limit of not less than $2,000,000 (subject to paragraphs (i), (ii), (iii), and (iv))(if any of the situations outlined below under (i) through (iv) apply, then the limit is increased accordingly ($5,000,000 or $10,000,000)) per occurrence;

(i) where the Contract will involve the use of one or more automobiles or any combination of automobiles and towed vehicles having in any case a combined aggregate weight of 5 tonnes or more before loading, $5,000,000 per occurrence; and

(ii) where the Contract relates to the transportation of an explosive substance, snow removal or road construction, or will involve the use of one or more automobiles or any combination of automobiles and towed vehicles having in any case a combined aggregate weight of 10 tonnes or more before loading, $5,000,000 per occurrence. (and where the Contract relates to the transportation of an explosive substance there shall be no exclusion or restriction of coverage in the case of transportation of an explosive or radioactive substance and OPCF 4A “Permission to Carry Explosives” endorsement and/or OPCF 4B Permission to Carry Radioactive Material” endorsement shall be included.)

(iii) where the Contract involves the use of buses to transport fare paying passengers, $10,000,000 per occurrence and shall include an OPCF 6A “Permission to Carry Passengers for Compensation” endorsement;

(iv) where the Contract requires the use of taxis, $5,000,000 per occurrence and shall include an OPCF 6A Permission to carry passengers for compensation endorsement;

for Third Party Liability, in respect of the use or operation of vehicles owned, operated or leased by the Successful Bidder for the provision of services;

(c) Non-Owned Automobile Liability Insurance in standard form having an inclusive limit of not less than $2,000,000 per occurrence in respect of vehicles not owned by the Successful Bidder, that are used or operated on its behalf for the provision of services under the Contract;

(d) Umbrella and/or Excess Liability Insurance policies may be applied to increase liability limits. Certificate(s) of insurance must specify the underlying policies to which the umbrella/excess coverages apply and indicate any applicable aggregates.

(e) Gradual and/or Sudden Pollution Insurance including cleanup expenses and, if applicable, transportation risks including loading and unloading exposures providing coverage in an amount of not less than $1,000,000 per claim. Coverage shall be maintained in force for 12 months following the termination of the Contract. The policy shall be endorsed to include the CDSB as additional insured.

(f) Contractors Pollution Liability Insurance having an inclusive limit of not less than $2,000,000 per occurrence to insure the Successful Bidder's liability for third-party claims caused by pollution events arising out of covered operations performed by or on behalf of the insured at the site. The policy shall be endorsed to include the CDSB as additional insured.

(2) The Successful Bidder shall maintain Property Insurance, as may be applicable, with respect to loss or damage (including fire, theft, burglary, etc.) of its own property and property in its care, custody, and control, including but not limited to its equipment, tools, stock, used in connection with the Contract.

(3) All polices of insurance within the scope of subsection (1) shall, subject to the terms of the indemnity provisions,

(a) be recorded as being a primary policy and shall be in a form and issued by an insurance company satisfactory to the CDSB, that is licensed to carry on business in Ontario;
(b) show all values in Canadian Funds;
(c) be maintained continuously during the course of carrying out the Project, Work or Supply; or for such period of time as may be required after completion of the Project, Work or Supply, as deemed necessary by the CDSB.

(d) Identify all lines with a deductible greater than $25,000. The CDSB reserves the right to request proof of the Successful Bidder's ability to fund claims within their deductible amount.

(e) (except in the case of automobile liability insurance, non-owned automobile liability insurance, professional errors & omissions liability insurance, and medical malpractice liability insurance) include the CDSB named as an additional insured, to the extent of the Successful Bidder's obligations to the CDSB under the Contract Documents;

(f) contain cross liability and severability of interest provisions, as may be applicable;

(g) preclude subrogation claims against the CDSB and any other person insured under the policy as may be applicable; and

(h) provide that at least 30 days prior written notice (15 days, in the case of automobile liability insurance, and 10 days in the event of non-payment of premiums) shall be given to the CDSB by the Insurer before the Insurer or Successful Bidder takes any steps to cancel, terminate, fail to renew, amend or otherwise change or modify the insurance or any part thereof.

(4) The CDSB reserves the right to require the Successful Bidder to purchase such additional insurance coverage as the CDSB's Risk Management Services Office may reasonably require. The CDSB reserves the right to request such higher limits of insurance or otherwise alter the types of coverage requirements due to material or significant change arising from such matters as the nature of the work, contract value, industry standards, and availability of insurance) as the CDSB may reasonably require from time to time.

(5) Any insurance coverage acquired under the Contract shall in no manner discharge, restrict or limit the liabilities assumed by the Successful Bidder under the Contract. The dollar limit of insurance coverage shall not be limited by the dollar amount of the Contract.

(6) The Successful Bidder shall pay all premiums on the policies as they become due provided that the CDSB may pay premiums as they become due and deduct the amount thereof from moneys due from the CDSB to the Successful Bidder should the Successful Bidder fail to do so.

4. Proof of Insurance and Claims Protocol

(1) The Successful Bidder shall deposit with the CDSB such evidence of its insurance as provided in or required under the provisions of these Instructions, an Addendum, or the Special Provisions,

(a) at the time of execution of the Contract for Work (if any), or

(b) in any event prior to commencing the Project, Work or Supply; and

(c) and thereafter during the term of the Contract, no later than 20 Business Days prior to the renewal date of each applicable policy, the Successful Bidder shall provide to the respective CDSB's Project Manager an original Certificate of Insurance originally signed by an authorized insurance representative, confirming thereon relevant coverage information including but not limited to name/description of CDSB contract, name of Insurer, name of broker, name of Insured, name of additional insureds as may be applicable, commencement and expiry dates of coverage, dollar limits of coverage, deductible levels as may be applicable, cancellation/termination provisions; or (at the CDSB's election) a certified copy of the insurance policy or policies required under section 3. Certificate Holder will be addressed as the CDSB. All certificates, cancellation, nonrenewal or adverse change notices should be mailed to this address.

(2) The Successful Bidder shall not do or omit to do anything that would impair or invalidate the insurance policies.

(3) Delivery to and examination or approval by the CDSB of any certificates of insurance or policies of insurance or other evidence of insurance shall not relieve the Successful Bidder of any of its indemnification or insurance obligations under the Contract. The CDSB shall be under no duty either to ascertain the existence of or to examine such certificates of insurance or policies of insurance or to advise the Successful Bidder in the event such insurance coverage is not in compliance with the requirements set out in the Contract.

5. WSIB

(1) The Successful Bidder prior to the execution of the Contract for Work or before commencing the Project, Work or Supply where there is no Contract for Work,

(a) shall submit to the CDSB an original Clearance Certificate from the Ontario Workplace Safety and Insurance Board and shall provide additional certificates with respect to such coverage as often as the CDSB deems necessary during the term of the Contract to ensure continued good standing with the Workplace Safety and Insurance Board; or

(b) if the Successful Bidder is exempt from WSIB coverage, the Successful Bidder shall provide evidence of such exemption satisfactory to the General Manager or designate. If the Successful

Bidder changes its status during the term of the Contract so that such coverage is required, the Successful Bidder shall immediately provide the certificate required under clause (a);

(c) shall provide such evidence as required under clause (a) and (b) at any time during the term of the Contract when requested by the General Manager or designate.

(2) Where a substantial portion of the work to be done under the Contract is to be carried out by a subcontractor, the CDSB may require the Successful Bidder to furnish the same evidence as provided under subsection (1).

6. Occupational Health and Safety

The Work on this Project must be conducted in a safe manner. The Successful Bidder and all subcontractors used on the Work for the CDSB will comply with all applicable laws, regulations and by-laws of Canada, the Province of Ontario and the CDSB, including but not limited to the Occupational Health and Safety Act, and all applicable regulations thereunder.

Without limiting any of the foregoing, the Successful Bidder shall have both a written occupational health and safety policy and program to implement that policy, and that all our employees, subcontractors and any other persons performing the Work shall be appropriately trained, licenced and certified, as required to perform the Work.

7. Indemnification

(1) The Successful Bidder shall indemnify and shall defend and save the CDSB, its elected officials, officers, and employees harmless from and against any claims, proceedings, fines, penalties, expenses and costs (including legal costs on a solicitor and client basis) that are incurred by, or made or instituted against, any of them or to which any of them may be liable by reason of;

(a) the Successful Bidder carrying out or failing to carry out any obligation to which it is subject, or exercising any right to which it is entitled, under the Contract except to the extent that the same are caused by the negligence or deliberate wrong-doing of the CDSB or other person entitled to indemnification under this section, or

(b) any patent, trademark, copyright infringement or other breach of any intellectual property right of any person, for which the Successful Bidder or any subcontractor to the Successful Bidder is responsible.

(2) The right of indemnification granted to the CDSB or other person entitled to indemnification under subsection (1) shall extend to any amount paid by that person in the settlement of any claim against it, and in entering into any such settlement, that person may exercise its reasonable discretion as to the amount to be paid, but that person shall serve prior notice of any intended settlement on the Successful Bidder, at least 5 Business Days prior to agreeing to any such settlement.

(3) The CDSB may enforce the rights of indemnity conferred on the elected officials, officers, and employees of the CDSB under subsection (1) on their behalf and to the same extent as if they were parties to the Contract.

(4) The rights to indemnity provided for in this section shall be deemed to be in addition to any rights with respect to insurance in favour of the CDSB, its elected officials, officers and employees provided under the Contract Documents.

(5) The rights to indemnity provided for in this section shall survive the expiration or any termination of the Contract.

8. Patents and Copyrights

(1) The Successful Bidder shall defend, indemnify, and save harmless the CDSB from all and every claim for damages, royalties, or fees for the infringement of any patented invention or copyright occasioned by them in connection with work done or material furnished by them under the Contract.

(2) No illegal commerce or gray market Goods shall be supplied to the CDSB, and every person supplying Goods or Goods and Services to the CDSB shall be deemed to have warranted that they are genuine and lawfully supplied.

9. Successful Bidder's Responsibility for Losses and Damages

(1) The Successful Bidder shall itself, and shall cause its agents and all workers and persons employed by them, or under its control, or employed by, or under the control of subcontractors, to use due care that no persons or property is injured or damaged in the course of performing its obligations under the Contract, and the Successful Bidder shall be solely responsible for all damages by whomsoever claimed in respect of any such injury.

(2) The Successful Bidder shall at its own expense make such temporary arrangements as may be necessary to ensure the avoidance of any such damages or injury and to prevent the interruption of or danger to the traffic on any railway or any public or private road.

(3) All loss or damage occasioned to the work or arising out of the nature of the work to be done, or from the normal action of the elements or from any reasonably foreseeable circumstances in the prosecution of the same, or from any normal obstruction or normal difficulties which may be encountered in the prosecution of the work having regard to the nature thereof, shall be sustained and borne by the Successful Bidder at its own expense, and all material required to replace any defective or rejected work, or to restore any failure shall be at the expense of the Successful Bidder.

10. Warranties of the Successful Bidder

The Successful Bidder shall be deemed to have expressly warranted upon the selection of its Bid as follows:

(a) The Bidder

i. if a corporation is a duly incorporated, organized and subsisting corporation,

ii. if other than a corporation, is duly registered as a business under all applicable legislation,

and as such has all requisite powers, capacities, licenses and permissions under its governing legislation and the other laws applicable to it, and under the articles of incorporation or other instrument by-laws under which it is organized, to,

iii. carry on all businesses in which the Bidder is engaged,

iv. enter into, exercise its rights, and perform and comply with its obligations under the Contract Documents,

and that all actions, conditions, and things have been done, taken, or fulfilled with respect thereto, that are required by law, contract or otherwise.

(b) The Bidder and its subcontractors and the respective workforce of each are fully qualified to carry out the Work and perform the Contract and hold all requisite licenses, franchises and other authorization required by law with respect thereto.

(c) The Bidder is not a party to any agreement under the terms of which the Bidder is prohibited or restricted from entering into any of the obligations assumed, liabilities imposed, or restrictions accepted by the Bidder under the Contract Documents.

(d) To the best of the Bidder's information and belief and after making diligent inquiries,

i. the information concerning the business, affairs and financial and other condition of the Bidder that are contained in all documents, memoranda, records, statements made sent or given by the Bidder to the CDSB during the course of the negotiation of the Contract, and in its current regulatory filings, are true and accurate in all material respects; and

ii. the Bidder is not aware of any material facts or circumstances having a bearing upon its ability to perform its obligations under any of the Contract Documents which have not been disclosed to the CDSB in writing.

11. Covenants of each Bidder

In addition to its other obligations under the Contract Documents, the Successful Bidder shall be deemed to have expressly covenanted upon the selection of its Bid as follows:

(a) The Bidder shall carry out all work and perform all of its obligations under the Contract Documents in a good professional manner, according to the best standards of practice of the industry, profession, or trade in which the Bidder carries on business (including any applicable standards of professional conduct).

(b) The Bidder shall employ properly qualified and experienced workers to carry out all work required in connection with the Contract and shall cause its subcontractors and their suppliers to do the same.

(c) The Bidder shall use only new, first-class materials, and shall cause its subcontractors and their suppliers to do the same.

(d) The Bidder shall have an adequate work force with proper equipment in good working condition, and shall have ready access to all materials, equipment and accessories required to perform its obligations under the Contract Documents and shall cause its subcontractors and their suppliers to do the same.

(e) Where the Bidder is not a resident of Ontario,

i. unless it has previously done so, it shall immediately after receiving the CDSB's order to commence work, obtain from the Ontario Retail Sales Tax Branch, a certificate showing that the Bidder has

registered with that Branch, and shall submit that certificate to the owner, and

i. it shall not commence work or order any materials or equipment for the Contract until it has registered as provided in sub-paragraph i.

(f) The Bidder shall ensure that all subcontractors who are employed by it in connection with the performance of the Contract, and who are not resident in Ontario, are registered with the Ontario Retail Sales Tax Branch, before permitting them to commence any work under the Contract.

12. Quality of Material

(1) Unless the Specifications, Addenda or Special Provisions otherwise provides, all materials supplied by the Successful Bidder shall be new and shall conform to the requirements of the Specifications but on the request of the Successful Bidder, the CDSB reserves the right to approve alternatives in writing prior to their supply.

(2) Where required by the CDSB, the Successful Bidder shall furnish a complete written statement of the origin, composition, and manufacture of all materials to be supplied by them, and shall furnish samples thereof for testing purposes, if so, instructed by the CDSB.

(3) The CDSB's approval of changed materials shall not be considered as waiver of objection to the work or materials at any subsequent time due to their failure to conform with the specifications.

(4) The Successful Bidder shall furnish for the CDSB's approval such material tests, mix designs and tests of any goods, or intended fixtures that are to be supplied as the CDSB may require.

13. Defective Work, Materials, etc.

(1) The Successful Bidder shall correct or replace any defective work or material supplied by it, at its own expense, upon the direction of the CDSB.

(2) Where the Successful Bidder refuses or neglects to remove any defective work or material supplied by it in accordance with a written notice by the CDSB, such work or material may be removed by order of the CDSB at the Successful Bidder's expense, and in addition to any other remedies available to the CDSB to recover the cost and expense of such removal the CDSB may deduct the cost and expense of such removal from any moneys due to or to become due to the Successful Bidder on any account.

(3) Where at any time the quality of the Project or Work carried out or the Goods or Services supplied by the Successful Bidder is not of a satisfactory standard,

(a) the CDSB may issue a verbal warning to the Successful Bidder, outlining the deficiency in supply or other aspects of performance and requiring the Successful Bidder to correct those deficiencies within such period as may be stated; or

(b) if the deficiency is not corrected within the time specified, or having been corrected, there is a further instance of deficient performance, the CDSB may issue a written notice to the Contractor, identifying the deficiency in performance and setting a final date or time period for its correction, and advising that if corrective steps are not taken by that date or within that time, the CDSB may terminate the contract and take corrective action itself.

(4) Where a verbal warning is given under clause (3)(a) or a written notice is given under clause (3)(b), the CDSB may hold back until the requirements have been met such portion of any amount payable to the Successful Bidder as in the opinion of the CDSB is reasonably required to secure correction of the deficiency.

(5) Where clause (3)(b) applies, the CDSB may deduct from any payment owing to the Successful Bidder, an amount equal to the cost the CDSB has incurred, in correcting the deficiency.

(6) Unless the CDSB otherwise agrees in writing, the failure or refusal by the Successful Bidder to deliver a Good or Service within the time specified, or within a reasonable time where no time has been specified, or to promptly supply a replacement for a Goods or Service within a reasonable time after being requested to do so, when that originally supplied is rejected as unsatisfactory, shall be deemed to constitute an authority for the CDSB to purchase on the open market to replace the Good or Service in question. In the case of any such purchase, the Successful Bidder shall reimburse the CDSB for the extra costs incurred by reason of that purchase. Where in the opinion of the CDSB the public interest so requires, the CDSB may require the Successful Bidder to furnish Goods or Services below the standard of those provided for in the Contract, subject to an adjustment in price to be determined by the CDSB.

14. Modifications of Methods and Equipment

The Successful Bidder shall make such alterations in its method, equipment and working forces, as the CDSB in writing directs, if at any time the method or equipment or working force are found by the CDSB to be unsafe or inadequate to ensure the

protection, safety, or quality of the work or to ensure rate of progress sufficient in the reasonable opinion of the CDSB to complete the work within the time limited therefore under the Contract but notwithstanding the foregoing, the onus is on the Contractor to ensure that such required safety protection, progress and quality of the work is maintained.

15. Use of CDSB Property and Character and Conduct of Employees

(1) Where any part of the Project, Work or Supply is to be carried out on property owned or occupied by the CDSB, the Successful Bidder shall,

(a) use that property and require its employees and subcontractors to use that property, only for such purposes as fall fairly within the scope of the Contract Documents;

(b) refrain from committing waste on that property and use reasonable care to avoid causing any damage to any person or thing on that property or any neighbouring property;

(c) employ only orderly, experienced, and competent persons to do the work; and

(d) comply, and cause its agents, directors, officers, employees, and subcontractors to comply, with the CDSB's zero tolerance of violence policy.

Serious violations of the above requirements shall constitute grounds for the termination of the Contract.

(2) The Successful Bidder shall neither bring onto nor allow the introduction or use of tobacco, alcohol or illegal narcotics or controlled substances (including marijuana, hashish, and all derivatives thereof) upon any CDSB property.

16. Assignment and Subcontracting

Neither the use of one or more subcontractors to carry out part of the Project, Work or Supply nor the assignment of the whole or any part of the Contract shall relieve the Successful Bidder of its obligations and liability to the CDSB.

17. Liens to Be Discharged

The Successful Bidder shall pay punctually all amounts owing to its suppliers in respect of all services and materials supplied by them with respect to the Contract, including any applicable interest, taxes, costs, and other charges, and shall forthwith cause every lien preserved or perfected by any person with respect to the

Contract or the subject matter of the Contract to be vacated or discharged, and as between the Successful Bidder and CDSB all costs relating thereto shall be paid by the Successful Bidder and shall be for its account.

18. Deviation from Contract Documents and "Good Practice"

(1) The Successful Bidder shall not deviate from the Contract Documents without the consent of the CDSB in writing.

(2) The Successful Bidder shall ensure that all its subcontractors inspect all parts, items or surfaces affecting or involving their work and inform the Successful Bidder immediately, in writing, (copy to the CDSB), of all deviations from drawings, specifications or accepted good practice and standards involving or affecting their work, and not to proceed with their work if these deviations will influence or affect the appearance or quality of their work until they are corrected by the Successful Bidder, but nothing herein shall alter or derogate from the responsibility of the Successful Bidder under the Contract.

19. Successful Bidder's Default and CDSB's Remedies

(1) The provisions of this section are in addition to any other rights to which the CDSB is entitled by law.

(2) The following shall constitute acts or events of default by the Successful Bidder:

(a) where the Successful Bidder fails or neglects to commence or to proceed with the Project, Work or Supply diligently and at a rate of progress that in the opinion of the CDSB will ensure entire completion within the time provided for in the Contract Documents;

(b) where the CDSB determines reasonably that the Successful Bidder has abandoned the work or failed to observe and perform any of the provisions of the Contract, the determination of which the CDSB shall be the sole judge;

(c) where the Successful Bidder is adjudged bankrupt or becomes insolvent, or a petition in bankruptcy is filed against the Successful Bidder, or where the Successful Bidder makes an assignment for the general benefit of creditors or applies for relief under the *Companies Creditors Arrangement Act,* or where proceedings of any type are instituted in any jurisdiction in respect of the alleged insolvency or bankruptcy of the Successful Bidder;

(d) where any formal or informal proceeding for the dissolution of, liquidation of, or winding up of, the affair of the Successful Bidder is instituted by or against the Successful Bidder, or where a resolution is passed or any other act undertaken for the winding up of the Successful Bidder;

(e) where the Successful Bidder ceases or threatens to cease to carry on its business, or where the Successful Bidder makes or agrees to make a bulk sale of its assets;

(f) where a receiver, manager or trustee is appointed in respect of the business or assets of the Successful Bidder, or any part of thereof, by a court of competent jurisdiction, or under an agreement;

(g) where the Successful Bidder defaults in payment of any indebtedness or liability to a Bank or other lending institution, whether secured or not;

(h) where the Successful Bidder defaults in the completion of the work within the time limit under the contract or within the CDSB-extended time limit;

(i) where the Successful Bidder fails or refuses to remedy any unsatisfactory or defective work or to remove any unsatisfactory or condemned material when so ordered by the CDSB in writing;

(j) where the Successful Bidder persists in any course in violation of any of the provisions of the Contract Documents after receiving written notice from the CDSB to correct that violation.

(3) Where an act or event of default by the Successful Bidder occurs, the CDSB may terminate the Contract by giving written notice to that effect to the Successful Bidder and enforce any performance bond, letter of credit or other performance security provided by the Successful Bidder.

(4) Where there is a default by the Successful Bidder under the Contract, the CDSB may waive that default by written notice to that effect, whether given before or after the default, and where the CDSB so waives the default, the position of the parties and the status of any security provided by the Successful Bidder to the CDSB, shall be as if the default had not occurred.

(5) A waiver of a default shall not extend to or be taken in any manner whatsoever to affect the rights of the CDSB with respect to, any subsequent default, whether similar or not.

(6) The remedies provided in these Instructions are in addition to all other legal, equitable or statutory remedies to which the CDSB is otherwise entitled, and the taking of any one remedy shall not preclude the taking of any other remedy.

20. Contract Non-Exclusive

Unless otherwise expressly provided in the Bid Notice, Specifications, the Special Provisions or an Addendum, no Contract for the supply of goods, services, the supply and installation of fixtures, or any combination thereof shall be deemed or construed to confer upon the Successful Bidder an exclusive right to supply those items, nor an exclusive obligation on the Successful Bidder to provide those items only to the CDSB.

21. Term of the Contract

(1) There is no obligation on the CDSB to renew any term of the Contract.

(2) Unless otherwise expressly provided in the Bid Notice, Specifications, Special Provisions, or an Addendum,

(a) the Contract shall be deemed to be for a term of one year only, and the Successful Bidder shall have no right to the award of a further contract, nor any preference in the award of any subsequent contract;

(b) the term of the Contract will commence with the issuance of a purchase order or the execution of the Contract for Works, as the case may be.

(3) Where the Bid Notice, Specifications, Special Provisions, or an Addendum provide that a Contract may be renewed at the end of its term, the following rules apply:

(a) unless otherwise stated in the Special Provisions or Addendum, each renewal shall be deemed to be for a period of one year only;

(b) any renewal shall be at the sole discretion of the CDSB;

(c) any renewal shall be on the same terms and conditions of the original Contract;

(d) any renewal shall be evidenced in writing, and where not so evidenced any continuation of supply after the expiration of the term of the Contract shall be deemed to be subject to the

same terms and conditions as supplies under the Contract, subject to the following provisos:

(i) the CDSB may at any time discontinue placing any further order for supply, or may terminate the relationship between the parties by written notice to that effect, but no such discontinuation or notice shall affect the obligation of;

i. the CDSB to receive delivery and pay for any items or services previously ordered; and

ii. the Successful Bidder to fill any order previously placed and accepted by it;

(e) where a price adjustment is contemplated in the Special Provisions upon the renewal of the Contract, all prices payable under the Contract during the term of the renewal shall be deemed to be adjusted to reflect the average annual increase in the Consumer Price Index as published by Statistics Canada over the 12 month period immediately preceding the date of renewal;

(f) where no price adjustment has been contemplated in the Special Provisions the CDSB may, in its sole discretion, make an adjustment to the pricing where it is clearly evident to the CDSB that the market price for the Goods and/or Services has changed since the award of the Contract. Any price change under the Contract during the term of the renewal shall be deemed to be adjusted to reflect the average annual increase in the Consumer Price Index as published by Statistics Canada over the 12-month period immediately preceding the date of renewal. This discretion will only be exercised one time during the course of the Contract and any renewal period(s); and

(g) where more than one renewal is contemplated in the Bid Notice, Specifications, Special Provisions, or an Addendum, each such renewal shall be subject independently to clauses (a) to (f).

22. Orientation Session

(1) The CDSB may require the Successful Bidder (and those employees of the Successful Bidder who will be employed in performing the Contract) to

attend a training and orientation session to be conducted by the CDSB at such place in the CDSB as the CDSB may direct.

(2) The session may last for up to one full working day.

(3) No amount shall be payable by the CDSB in respect of that session.

23. Force Majeure

(1) In this section, "Force Majeure" means a delay in the performance of the Services occurring other than as a result of the deliberate act or negligence of either party respectively, and which

(a) could not have been reasonably foreseen, and

(b) was caused by an event beyond the reasonable control of each party respectively,

and for the sake of greater certainty shall include any one or more of the following:

(c) acts of God, the King, or His enemies;

(d) civil war; insurrections or riots;

(e) fires; floods; explosions; earthquakes or serious accidents;

(f) unusually severe weather; epidemics or quarantine restrictions;

(g) governmental priorities or allocation regulations or orders affecting materials, labour, equipment, and facilities;

(h) fuel shortages or freight embargoes;

(i) strikes or labour troubles causing cessation, slowdown, interruption of work or other similar events relating to a person other than the Successful Bidder (or any subcontractor) or to the CDSB.

(2) Financial difficulties experienced by the Successful Bidder will not be considered an occurrence of a Force Majeure under the Contract.

(3) In the event of the occurrence of a Force Majeure,

(a) the time for completing that portion of the supply of goods or services, or the completion of the Project or Work to which the RFP

relates, which has been delayed by reason of the Force Majeure shall be extended by a period equal to the delay so caused;

(b) the date for the payment of any portion of the price or any costs or fees shall be adjusted accordingly, without adjustment of the price; and

but subject to the foregoing, each party shall be excused from performance so long as the Force Majeure persists and shall not be considered to be in default under this section, if and to the extent that its failure of, or delay in performance is due to that Force Majeure.

(4) Where a Force Majeure remains in effect for more than 90 days, either party may terminate the Contract upon 30 days written notice to the other party, provided at the time when that notice is given the Force Majeure is then continuing.

(5) While a Force Majeure subsists which prevents the Successful Bidder from proceeding with the Work under the Contract, the CDSB may engage an alternate supplier on an interim basis.

24. Excessive Claims

(1) The CDSB may review and disallow an invoice, or reduce the amount of an invoice, submitted for hourly labour costs, or for material supplied, where the CDSB's Purchasing Manager concludes on reasonable grounds that the amount of that invoice is excessive, taking into account the time and materials that would ordinarily be required by a competent professional or tradesman to carry out the work or project to which the invoice relates.

(2) Prior to disallowing or reducing an invoice under subsection (1), the CDSB shall notify the Successful Bidder in writing of its intention to review the invoice in question and shall allow the Successful Bidder to make written or oral representations to the CDSB's Purchasing Manager as to whether the amount invoiced is excessive. The Purchasing Manager shall take those representations and all other relevant facts into account before reaching any conclusion under subsection (1). Any decision made by the Purchasing Manager under this section is final and conclusive between the parties.

(4) No invoice shall be disallowed under this section where the billing to which it relates is in strict accord with the terms of the Contract Documents.

25. Electronic Funds Transfer

In this section, the term "EFT" refers to electronic funds transfer and may also include the payment information transfer. All payments made by EFT shall only be made as a direct deposit to a Canadian chartered bank.

(1) Method of Payment

All payments by the CDSB under this RFP shall be made by electronic funds transfer (EFT) save and except where:

(a) the funds payable under the terms of the Contract are only payable in a single lump sum and not payable by instalments or progress payments or otherwise than a single lump sum payment; or

(b) the CDSB is unable to release one or more payments by EFT, in which case the Successful Bidder agrees to either:

i) accept payment by cheque or some other mutually agreeable method of payment; or

ii) request the CDSB to extend payment due dates until such time as the CDSB makes payment by EFT,
subject to subsection (3) Suspension of Payment.

(2) Mandatory Submission of Successful Bidder's EFT Information

(a) The Successful Bidder is required to provide the CDSB with the information required for the CDSB to make payment by EFT. A purchase order may not be issued to the Successful Bidder without this requisite information.

(b) In the event that the EFT information changes, the Successful Bidder shall be responsible for providing forthwith the updated information to the CDSB.

(3) Suspension of Payment

(a) The CDSB is not required to make any payment under this RFP until its designated officer has received the correct EFT payment information from the Successful Bidder. Until receipt of the correct EFT information, any invoice or contract payment request shall be deemed not to be a proper invoice or valid request for the purpose of payment under this Contract. No interest or any other manner of claim whatsoever for delayed or non-payment shall be permitted as a result of incorrect EFT information or improper delivery of EFT payment information.

(b) If the EFT information changes after submission of correct EFT information, the CDSB shall have thirty (30) days within which to update the changed EFT information after its receipt by the designated officer to the extent payment is made by EFT. However, the Successful Bidder may request that no further payments be made until the updated EFT information is implemented by the CDSB's payment office. If such suspension would result in a late payment under any payment terms of this Contract, the Successful Bidder's request for suspension shall extend the due date for payment by the number of days of the suspension.

(4) Liability for Uncompleted or Erroneous Transfers

(a) If an uncompleted or erroneous transfer occurs because the CDSB used the Successful Bidder's EFT information incorrectly, the CDSB remains responsible for making a correct payment.

(b) If an uncompleted or erroneous transfer occurs because the Successful Bidder's EFT information was incorrect, or was revised within thirty (30) days of CDSB's release of the EFT payment transaction instruction, and

(c) funds are no longer under the control of the CDSB's payment office, the CDSB is deemed to have made payment, and the Successful Bidder is responsible for recovery of any erroneously directed funds; or

(d) If the funds remain under the control of the CDSB's payment office, the CDSB shall not make payment, and the provisions of subsection (3) Suspension of Payment shall apply.

(5) EFT and Timely Payment

A payment shall be deemed to have been made in a timely manner in accordance with the payment terms of the Contract if, in the CDSB's EFT payment transaction instruction released to its bank, the date specified for settlement of the payment is on or before the last date for due payment under the terms of the Contract, provided the specified payment date is a valid date when the CDSB's bank is open for business.

(6) Liability for change of EFT Information by Financial Agent

The CDSB is not liable for errors resulting from changes to EFT information provided by the Successful Bidder's financial agent.

26. Non-disclosure and No Comment

(1) The Successful Bidder shall not disclose, distribute, publish, or issue any information, details or document concerning any aspect of this Contract, the Contract Documents, the Project, and Services to a third party except:

(a) where prior written authorization or consent of the CDSB has been provided by the CDSB, which consent may be unreasonably withheld by the CDSB in its unfettered discretion; or

(b) where such disclosure, distribution, publication, or issuance is necessary to perform the Services, is only to a person directly engaged in performing Services or work under the Contract and is only to the extent required for the Services or work to be performed; or

(c) is required to be disclosed by Law.

(2) The Successful Bidder shall restrain its employees and subcontractors from giving unauthorized information or otherwise contravening this section.

(3) After the Contract is awarded, the Successful Bidder shall refer all inquiries from all third parties not involved in carrying out the Contract that relate to the Contract or the Project, Work or Supply to be undertaken within the scope of the Contract to the CDSB's Purchasing Manager.

27. Governing Law

(1) This RFP and any Contract arising therefrom shall be subject to and shall be construed in accordance with the laws of Ontario.

(2) Unless the CDSB otherwise agrees in writing, any action or other legal proceeding arising under the Contract or any of the other Contract Documents (including any motion or other interlocutory proceeding) shall be brought in the Superior Court of Ontario sitting in Timmins.

28. Severance Where Provision Illegal, etc.

Where one or more provisions of any of the Contract Documents are found to be invalid, unenforceable or void by any court or tribunal of competent jurisdiction, the remaining terms and provisions of the Contract Documents shall be deemed to be severable from the part so found and shall remain in full force and effect, but this provision shall apply only insofar as the effect of that severance is not to change the fundamental nature of the obligations assumed respectively by each of the CDSB and Successful Bidder respectively.

29. Performance Review

(1) At the conclusion of the Project, and during the course of carrying out the Project, where the Project Manager or Consultant so directs, the CDSB and the Successful Bidder shall carry out a performance review in accordance with this section concerning the performance of work and the provision of services by the Successful Bidder.

(2) Performance under the Contract shall be assessed by reference to the following criteria:

(a) general responsiveness of the work relationship;

(b) conformity of the work done, materials supplied and provision of services with the Description of Project and Specifications;

(c) general dependability and quality of all work done and any Goods or Services supplied;

(d) timely performance;

(e) general conformity with the reasonable expectations of the CDSB under the terms of the Contract in their entirety;

(f) supervision of subcontractors and the maintenance of an orderly, neat, and secure job site;

(g) accuracy of carrying out instructions.

(3) The respective representatives of the CDSB and Successful Bidder shall meet at mutually agreeable times within ten Business Days of the final completion of the Contract or of the Project Manager or Consultant so directing.

(4) Where a performance review is conducted under subsection (3), each of the agreed aspects of the Successful Bidder's performance shall be ranked by the CDSB at one of the following standards:

(a) Satisfactory (performance in accordance of general standard of CDSB suppliers);

(b) Unacceptable (performance well below the general standard of CDSB suppliers).

(5) At any performance review under this section, the Successful Bidder shall be entitled to identify any aspect of the CDSB's operations that is undermining the Successful Bidder's ability to deliver at least a satisfactory

level of performance with respect to some criteria of assessment, and where the CDSB concludes that this is in fact the case, the ranking given to the Successful Bidder with respect to that criteria of assessment will be adjusted accordingly.

(6) Where at a performance review carried out prior to the completion of the Project, one or more criteria of assessment are ranked as unacceptable:

(a) the parties shall agree at the time of the conduct of the review or within ten Business Days thereafter, on the measures to be taken by the Successful Bidder during the ensuing contract review period to improve its performance to at least a good standard;

(b) within ten Business Days of agreeing on those measures, the Successful Bidder shall confirm in writing that the measures in question have been implemented.

(7) Where the Successful Bidder fails or refuses to implement measures as provided in subsection (6), it shall be deemed to be in default under the Contract, and the CDSB may take such remedies as provided for in the Contract Documents or are otherwise available at law or in equity.

(8) Where the unsatisfactory performance of the Successful Bidder is not corrected as required under this section, that performance may be taken into account by the CDSB with respect to the award of any future contract to the Successful Bidder.

30. Permits, Licenses and Approvals

(1) Unless otherwise expressly agreed by the CDSB in writing, the Successful Bidder shall be responsible for obtaining and maintaining (at its own cost) all necessary permits, licenses and approvals relating to the Project, Work or Supply.

(1) The Successful Bidder shall ensure that all persons supplying services or materials to the Project, Work or Supply hold all valid and current licenses required by law with respect to the services or materials to be supplied by them, respectively.

31. Ontarians with Disabilities Act, 2001 (ODA) and the Accessibility for Ontarians with Disabilities Act, 2005 (AODA)

The Successful Bidder shall ensure that all of its employees, agents, volunteers and any subcontractors comply with all applicable accessibility laws, regulations and by-laws, including but not limited to the Ontarians with Disabilities Act, 2001 (ODA), the Accessibility for Ontarians with Disabilities Act, 2005 (AODA), Ontario Regulation 429/07 (Accessibility Standards for Customer Service) and Ontario

Regulation 191/11 (Integrated Accessibility Standards), during the term of the Contract.

Without limiting the generality of the foregoing, the Successful Bidder shall ensure that all of its employees, agents, volunteers, and any subcontractors who, as part of the Contract:

(a) deal with members of the public or other third parties, or
(b) participate in developing policies, practices and procedures governing the provision of goods or services to members of the public or other third parties,

receive training about the provision of its goods or services to persons with disabilities. The Successful Bidder shall ensure that such training includes, without limitation, a review of the purposes of the AODA and the requirements of Ontario Regulation 429/07.

32. Set off

The parties agree that the CDSB has the contractual right to set-off against any amounts owing by the CDSB to the Successful Bidder under this Contract, any amount owed to the CDSB by the Successful Bidder, whether such amount arises from this Contract or under any other contract between the CDSB and the Successful Bidder, irrespective of whether or not those contracts are related or arise atequity or law.

Appendix A: Forms

Form 1: Mandatory Requirements Checklist

Form 2: Signature Page

Form 3: Pricing

Form 4: List of Sub-Consultants

Form 5: References

FORM 1: MANDATORY REQUIREMENTS CHECKLIST

The Proponent is required to include all items with an "X" in the "CDSB Required" column with their proposal submission in the order identified. Failure to provide the items below may result in the rejection of the Proposal submission as incomplete. The Proponent shall mark an "X" in the "Proponent Included" column to indicate the items that are included in their submission.

CDSB Required	Mandatory Requirement	Proponent Included
X	Technical Response	
X	WSIB Clearance Certificate or proof of exemption	
	Bonding (to be determined)	
X	Proof of Insurance(s)	
X	Form 1: Mandatory Requirements Checklist	
X	Form 2: Signature Page	
X	Form 3: Pricing (to be included in Financial Proposal)	
X	Form 4: List of Sub-Consultants	
X	Form 5: References	

FORM 2: SIGNATURE PAGE

a) I/WE, the undersigned authorized signing officer of the Interest Party, HEREBY DECLARE that no person, firm or corporation other than the one represented by the signature (or signatures) of proper officers as provided below, has any interest in this RFP.

b) I/WE further declare that all statements, schedules, and other information provided in this RFP response are true, complete, and accurate in all respects to the best knowledge and belief of the Respondent.

c) I/WE further declare that this RFP response is made without connection, knowledge, comparison of figures or arrangement with any other company, firm or persons making an RFP response and is in all respects fair and without collusion for fraud.

d) I/WE further declare that the undersigned is empowered by the Respondent to negotiate all matters with the Corporation representatives, relative to this RFP response.

e) I/WE further declare that the agent listed below is hereby authorized by the Respondent to submit this RFP response and is authorized to negotiate on behalf of the Respondent.

f) I/WE have allowed for Addenda numbered as follows: #_____through #_____.

Failure to acknowledge all addenda will result in your proposal being rejected.

COMPANY NAME: _____

ADDRESS: _____

CDSB/PROVINCE:_____POSTAL CODE: _____

AUTHORIZED SIGNATURE:_____TITLE: _____

NAME (Please print or type): _____

TELEPHONE NUMBER:_____FAX NUMBER: _____

HST REGISTRATION NUMBER: _____

EMAIL ADDRESS:_____DATE: _____

FORM 3: PRICING

Item	Description	Amount
A	Total for all phase 1 resident room renovations	**$**
B	Total for all stairwells and exits renovations	**$**
C	Total for Resident Reading room, Family Connection Room, and Resident Laundry room renovations	**$**
D	Renovations for common areas (resident corridor, main entrance, dining room corridor, and ballroom corridor)	**$**
E	Renovations for dining rooms, resident café lounge and tuck shop, and the main reception desk.	**$**
F	**Sub-Total for Phase 1 excluding HST (sum of A+B+C+D+E+F)**	**$**
G	Total for all accessible room renovations	**$**
H	Total for all phase 2 resident room renovations	**$**
I	Total for fitness centre and sports lounge renovations	**$**
J	Total for great room, spiritual room, and new resident laundry renovations	**$**
K	**Sub-Total for Phase 2 excluding HST** (sum of G+H+I+J) $	**$**
L	Sub-Total of items F + K	**$**
M	HST for item L	**$**
N	**Grand Total** (sum of L + M)	**$**

FORM 4: LIST OF SUB-CONTRACTORS

Provide the required information below for each sub-consultant to be used for the supply of the goods/services.

Type of Work	Sub-Consultant	Contact Name & Number
Structural Engineering		
Mechanical Engineering		
Electrical Engineering		
Civil Engineering		
Flooring Contractor		
Manufacturer		
Sustainability		
Building Code, Fire Safety and Life Safety		
Accessibility		
Plumbing Contactor		
Transportation/Freight		
Electrical Contractor		
Mechanical Contractor		
Paint and Plaster		
Other:		

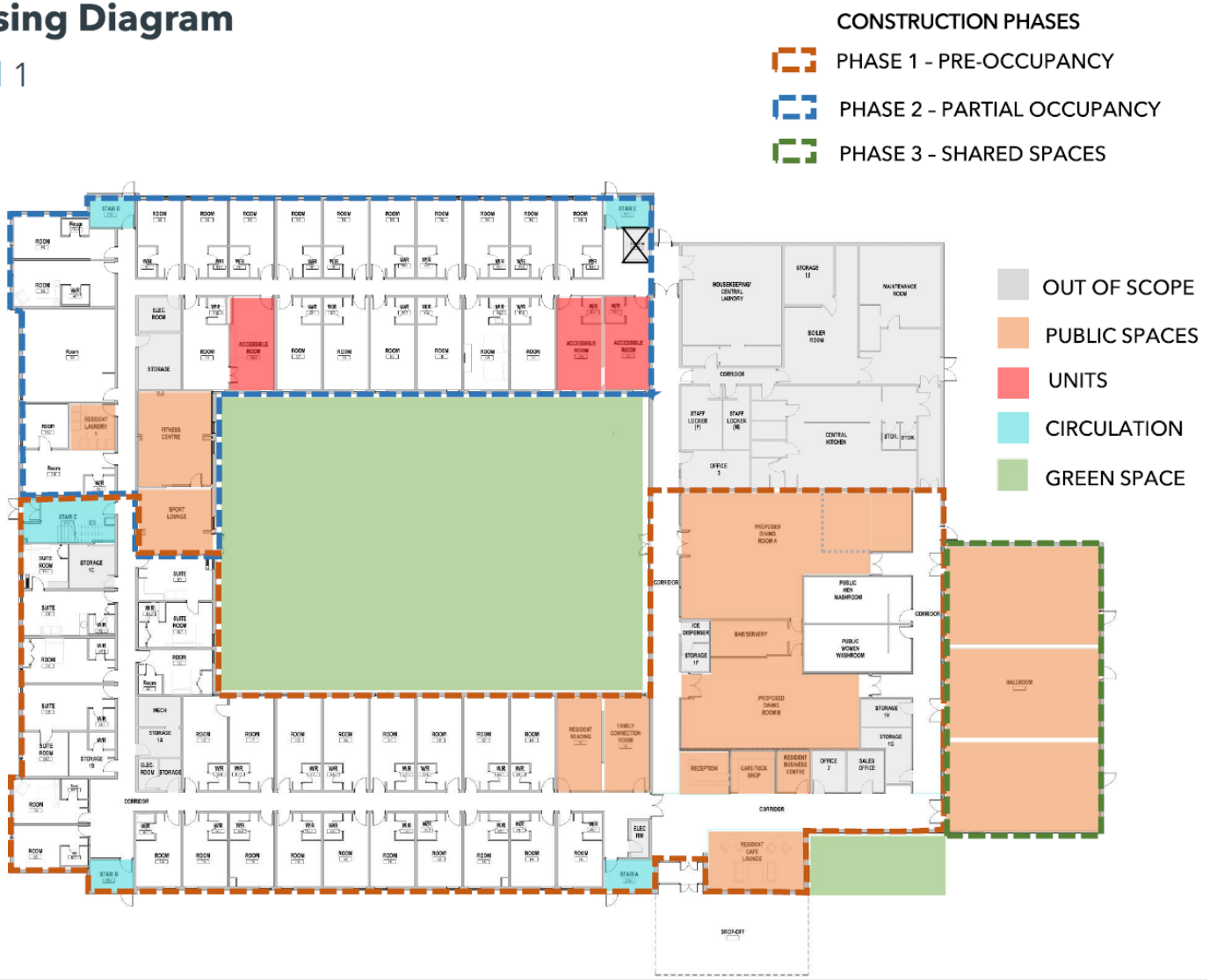
FORM 5: REFERENCES

Please provide references full name, position, company name, contact information, preferred time, and method of communication, and lastly the connection or past engagement with the references provide in the table below.

APPENDIX B – PHASING DIAGRAM

Phasing Diagram

Level 1



Phasing Diagram

Level 2

APPENDIX C – CONCEPT PACKAGE

1800 Riverside Drive
Design Toolkit

Design Toolkit Keyplans

Please note that Keyplans show the general areas for scopes of work. It is recommended that the designer of the Construction Documents/Contractor review the site in person to confirm the extent of removals and new work.

Keyplan

Level 1

Keyplan

Level 2

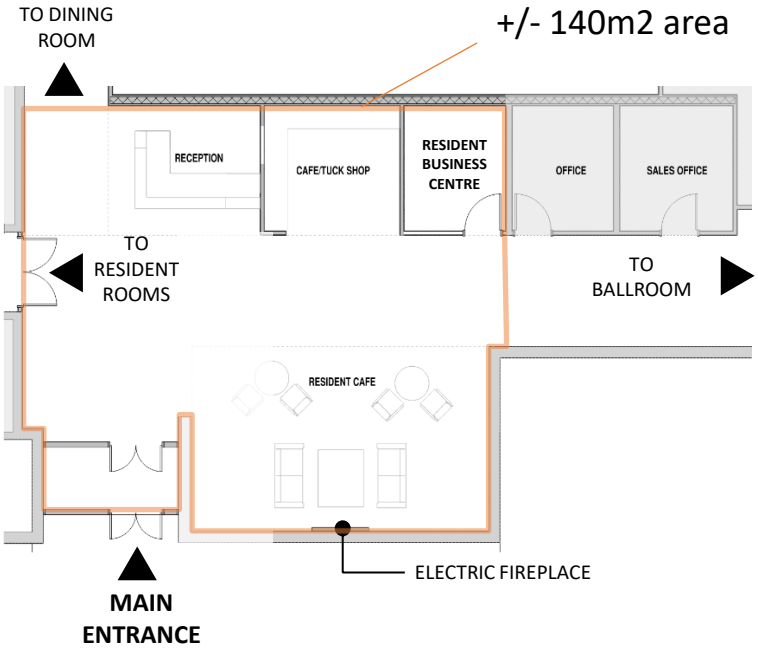
Finishes & Furnishing

Please note that materials listed on Room Data Sheets show the general design intent for those spaces. It is recommended that the designer of the Construction Documents/Contractor conduct their own material research on a case-by-case basis to determine final material selections.

Level 1 – Reception / Resident Café Lounge / Business Centre Plan and Finishes

KEYPLAN

Proposed Finishes - Reception



Proposed Finishes - Resident Café Lounge / Business Centre

Level 1 – Reception
ROOM DATA SHEET

Interior Finishes

Floor Finish: Porcelain Tile - Stone Tile, Stonetalk Taupe Martellata
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing
Accent Paint - Sherwin Williams, SW 6222 Riverway
Wallcovering - Odyssey Wallcoverings, 7124-ET Bahamas
Base: Porcelain Tile

Ceiling Type: Gypsum Board
Ceiling Finish: Paint
Ceiling Height: Existing
Lighting: Recessed Pot Lights, Pendant Lights

Architectural Accessories

Hand Sanitizer Dispenser
Coat Hook
Recycling/Trash Receptacle

Architectural Millwork

Countertop Reception Desk (Solid Surfacing)
Lower Cabinet Shelving, Lockable Doors (Plastic Laminate)
Open Knee Space
Keyboard Tray

Security

Video Surveillance

Level 1 – Resident Café Lounge / Business Centre
ROOM DATA SHEET

Interior Finishes

Floor Finish: Porcelain Tile - Stone Tile, Stonetalk Taupe Martellata
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing
Accent Pain - Benjamin Moore, HC-146 Wedgewood Gray
Wallcovering - Levey Industries, Custom Wallcovering
Base: Porcelain Tile

Ceiling Type: Gypsum Board, ACT
Ceiling Finish: Paint
Ceiling Height: Existing, Recessed ACT
Lighting: Recessed Pot Lights, Pendant Lights

Architectural Accessories

Hand Sanitizer Dispenser
Corner Guards
Handrail
Recycling/Trash Receptacle

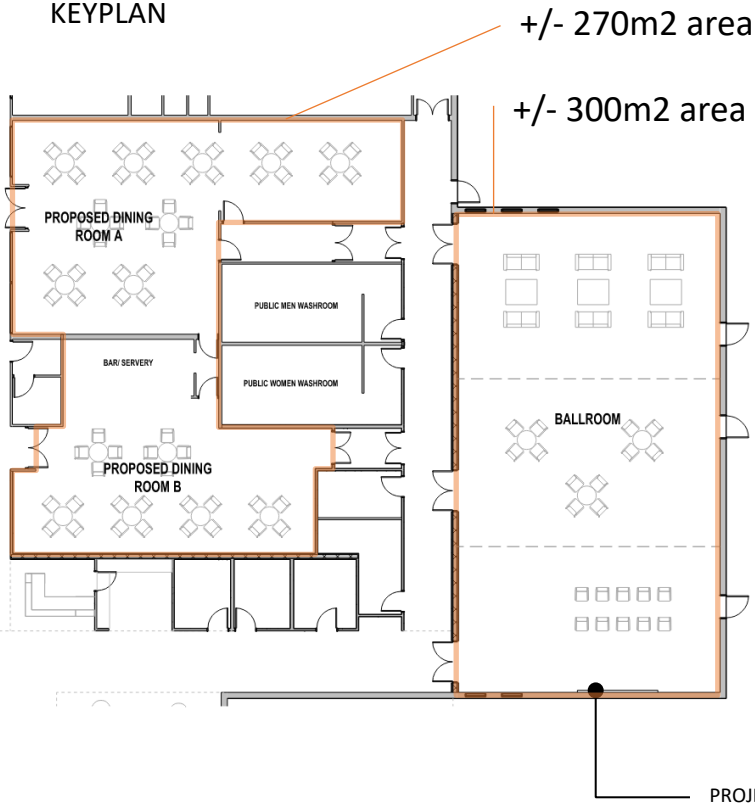
Architectural Millwork

Countertop (Solid Surfacing)
Upper and Lower Cabinet Shelving, Lockable Doors (Plastic Laminate)
Sink, Open Knee Space
Fridge and Food Display Case (self serve)
Furniture/Millwork for Resident Business Centre

Security

Level 1 – Ballroom / Dining Rooms Plan and Finishes

KEYPLAN



Proposed Finishes - Ballroom

Proposed Finishes – Dining Rooms

Level 1 – Ballroom
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring – Tarkett PCCS 11532 Blended
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”, 460 Cotton

Ceiling Type: Gypsum Board Bulkhead, Wood Planks
Ceiling Finish: Paint, Wood
Ceiling Height: Existing, Recessed Wood Planks
Lighting: Recessed Pot Lights, Wall Sconce

Architectural Accessories

Hand Sanitizer Dispenser
Coat Hook
Recycling/Trash Receptacle
Window Roller shades
TV/Projector

Handrail

Architectural Millwork

Millwork

Security

Level 1 – Dining
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring – Tarkett PCNT 11382 Vintage Pearl
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing,
Plastic Laminate – Tafisa, HPL T591 Acacia Honey
Plastic Laminate – Formica, HPL 8793 Green Slate
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”

Ceiling Type: Gypsum Board Bulkhead, Recessed ACT
Ceiling Finish: Paint, ACT
Ceiling Height: Existing, Recessed
Lighting: Recessed Pot Lights, Wall Sconce

Architectural Accessories

Hand Sanitizer Dispenser
Recycling/Trash Receptacle
Handrail

Architectural Millwork

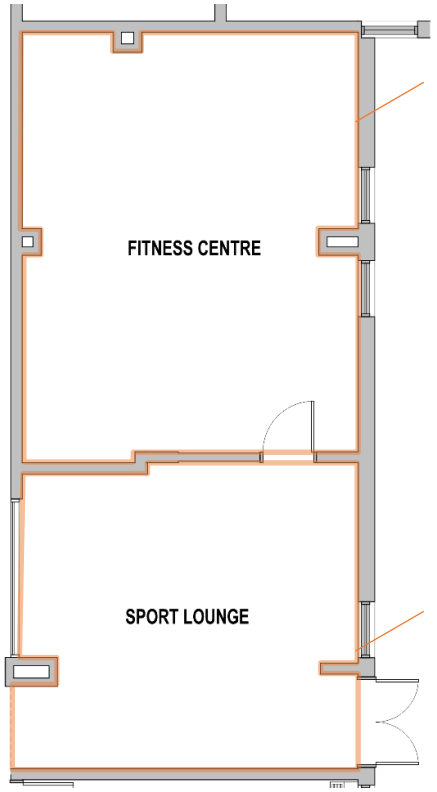
Millwork – Inside Servery and Dining room, new?
Countertop (Solid Surfacing)
Upper and Lower Cabinet Shelving, Lockable Doors (Plastic Laminate)
Sink

Security

Level 1 – Fitness Centre / Sports Lounge Plan and Finishes

KEYPLAN

Proposed Finishes – Fitness Centre



+/- 50m2 area

+/- 35m2 area

Proposed Finishes – Sports Lounge

Level 1 – Gym
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring – Shaw Contract 77112 Blonde
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing,
Accent Paint - Benjamin Moore, 2058-30 Deep Ocean
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”

Ceiling Type: ACT
Ceiling Finish: ACT
Ceiling Height: Existing
Lighting: Recessed Pot Lights

Architectural Accessories

Hand Sanitizer Dispenser
Lockers/Cubbies
Recycling/Trash Receptacle
Handrail
TV

Fitness Equipment & Electrical outlets

Architectural Millwork

None

Security

Nurse Call

Level 1 – Sports Lounge
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring – Tarkett PCCS 11532 Blended
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing,
Accent Paint - Sherwin Williams, SW 7707 Copper Wire
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”

Ceiling Type: Gypsum, Recessed ACT
Ceiling Finish: Paint, ACT
Ceiling Height: Existing
Lighting: Recessed Pot Lights, Wall Sconce

Architectural Accessories

Hand Sanitizer Dispenser
Recycling/Trash Receptacle
Handrail
TV
New Exterior Door

Architectural Millwork

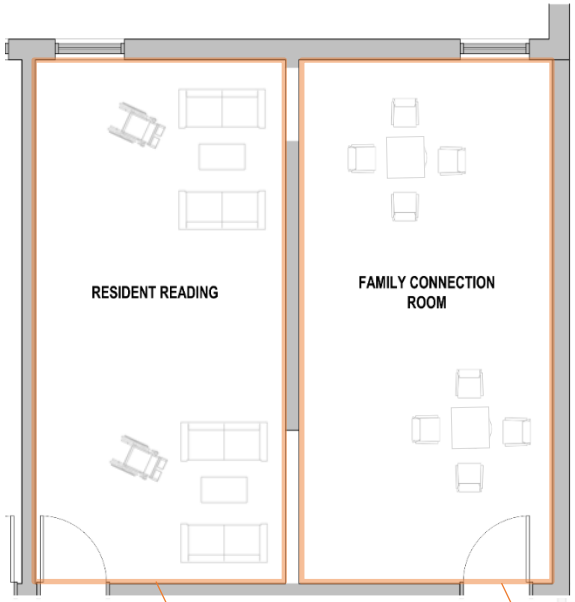
Cabinets
Sink
Fireplace

Security

Level 1 – Family Connection / Resident Reading Room Plan / Finishes

KEYPLAN

Proposed Finishes – Family Connection Room & Reading Room



SCRABBLE BOARD GAMES WALL

Proposed Fixture – Reading Room

Level 1 – Family Connection
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring – Tarkett PCCS 11532 Blended
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing,
Accent Paint - Sherwin Williams, SW 7707 Copper Wire
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”

Ceiling Type: Gypsum, Recessed ACT
Ceiling Finish: Paint, ACT
Ceiling Height: Existing
Lighting: Recessed Pot Lights, Wall Sconce

Architectural Accessories

Hand Sanitizer Dispenser
Recycling/Trash Receptacle
Handrail
TV

Architectural Millwork

Cabinets
Sink
Fireplace

Security

Level 1 – Resident Reading
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring – Tarkett PCCS 11532 Blended
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing,
Accent Paint - Sherwin Williams, SW 7707 Copper Wire
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”

Ceiling Type: Gypsum, Recessed ACT
Ceiling Finish: Paint, ACT
Ceiling Height: Existing
Lighting: Recessed Pot Lights, Wall Sconce

Architectural Accessories

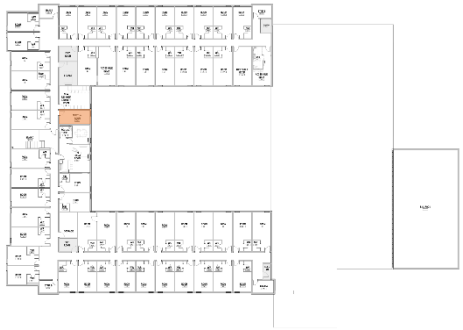
Hand Sanitizer Dispenser
Recycling/Trash Receptacle
Handrail
TV
Interactive Games/Boards

Architectural Millwork

Cabinets
Display Shelves

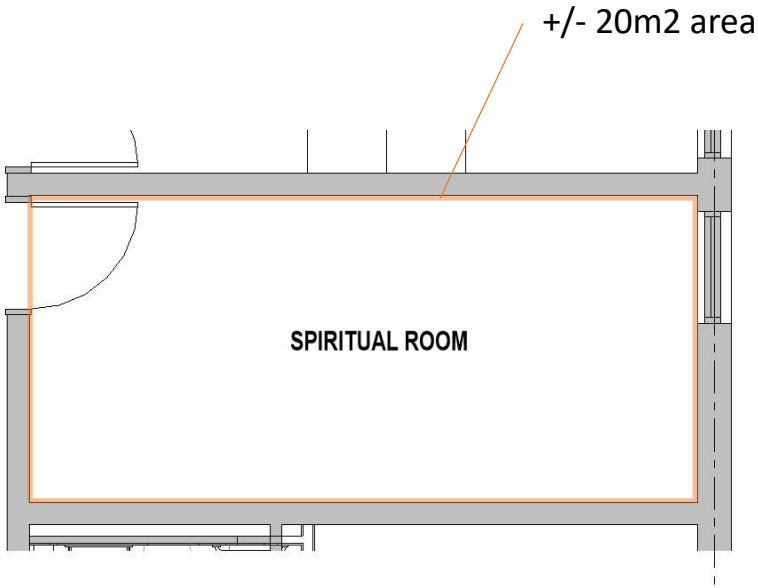
Security

Level 2 – Spiritual Room Plan and Finishes



KEYPLAN

Proposed Finishes – Spiritual Room



Level 2 – Spiritual Room
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring – Shaw Contract 77112 Blonde
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing,
Accent Paint - Sherwin Williams, SW 6039 Poised Taupe
Wallcovering - Levey Industries, CM151-2830 Heathered Grey
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”

Ceiling Type: Gypsum
Ceiling Finish: Paint
Ceiling Height: Existing
Lighting: Recessed Pot Lights, Wall Sconce

Architectural Accessories

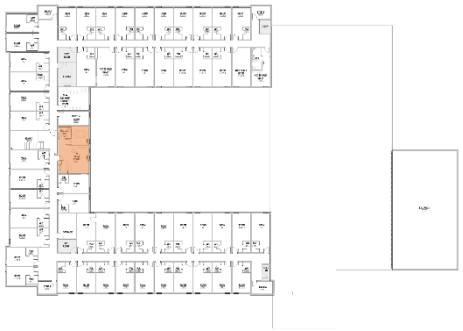
Hand Sanitizer Dispenser
Handrail
Window Shades

Architectural Millwork

None

Security

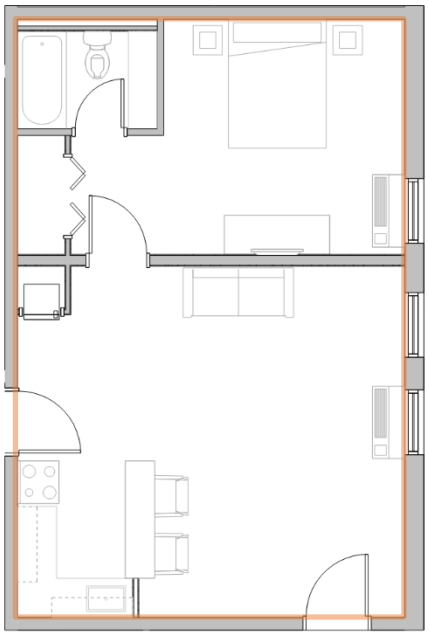
Level 2 - Great Room Plan and Finishes



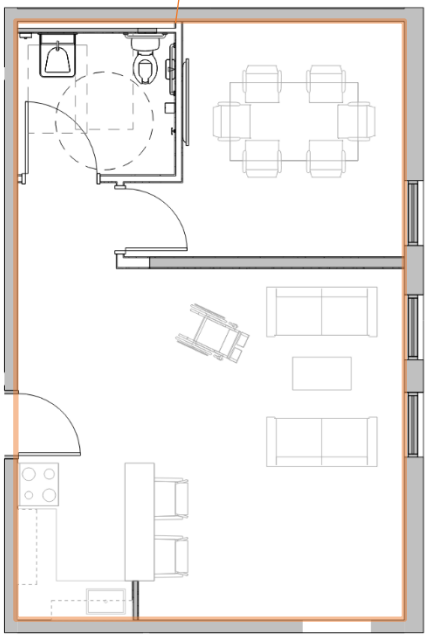
KEYPLAN

Proposed Finishes – Great Room

+/- 60m2 area



Existing Lounge layout



Proposed Lounge layout

Level 2 – Great Room
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Tile Flooring –Shaw Contract 77112 Blonde
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing,
Plastic Laminate – Tafisa, HPL T591 Acacia Honey
Plastic Laminate – Formica, HPL 8793 Green Slate
Base: Tarkett, Johnsonite Millwork Wall Finishing System – Reveal 4 ½”

Ceiling Type: Gypsum Board Bulkhead, Recessed ACT
Ceiling Finish: Paint, ACT
Ceiling Height: Existing, Recessed
Lighting: Recessed Pot Lights

Architectural Accessories

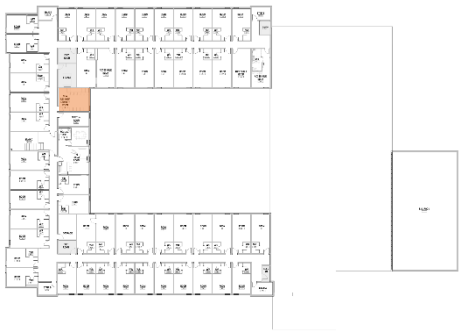
Hand Sanitizer Dispenser
Coat Hook
Recycling/Trash Receptacle
Handrail
Window Shades

Architectural Millwork

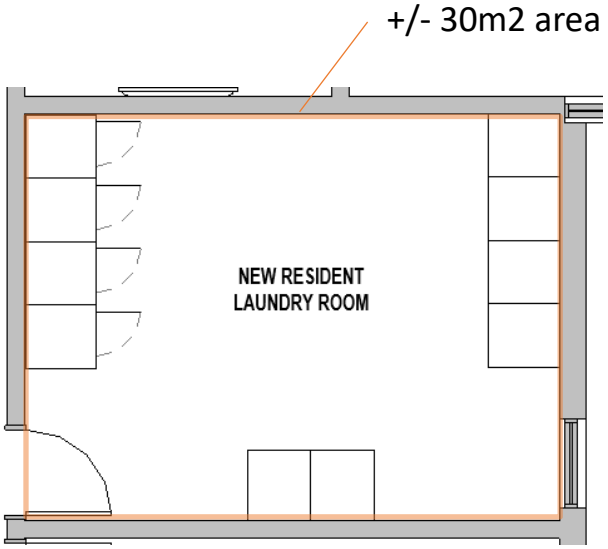
Millwork
Countertop (Solid Surfacing)
Upper and Lower Cabinet Shelving, Lockable Doors (Plastic Laminate)
Kitchenette with Sink, Fridge, Stove

Security

Level 2 – Laundry Plan and Finishes



KEYPLAN



PROPOSED LEVEL 2 LAUNDRY ROOM
(UP TO 10 WASHERS / 10 DRYERS)

Proposed Finishes – Laundry

Level 2 – Laundry
ROOM DATA SHEET

Interior Finishes

Floor Finish: Safety SHV (Slip Resistant) – Altro SY20030 Calla
Wall Type: Gypsum Board (Existing)
Wall Finish: Hygienic Wall Covering – Altro, W140 / 400 | W141 / 400, Sea Salt
Base: Tarkett, Johnsonite Traditional Vinyl 4” 1/8, 121 Cement

Architectural Accessories

Hand Sanitizer Dispenser
Hand Hygiene Sink
Tub Sink

Architectural Millwork

None

Security

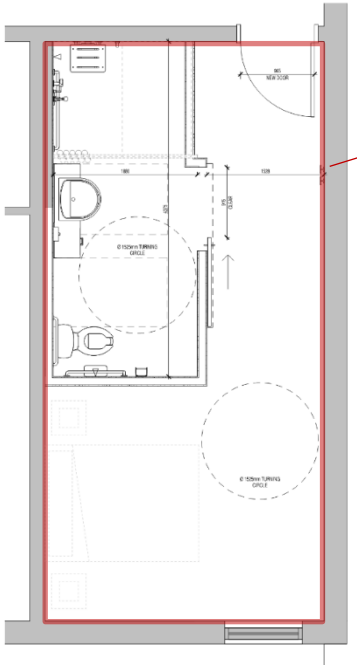
Video Surveillance
Nurse Call

Level 1 & 2 – Accessible Units
Plan & Finishes

KEYPLAN – LEVEL 1

KEYPLAN – LEVEL 2

Proposed Finishes – Accessible Units



6 units
+/- 191m2 area (total for all 6 rooms)

Level 1 & 2 – Accessible Units
ROOM DATA SHEET

Interior Finishes

Floor Finish: Resilient Flooring - AHF Contract, 1HE2M001 Dune
Wall Type: Gypsum Board (Existing)
Wall Finish: General Paint - Benjamin Moore, OC-18 Dove Wing
Accent Pain - Sherwin Williams, SW 6507 Resolute Blue

Ceiling Type: Gypsum
Ceiling Finish: Paint
Ceiling Height: Existing
Lighting: Recessed Pot Lights

Architectural Accessories

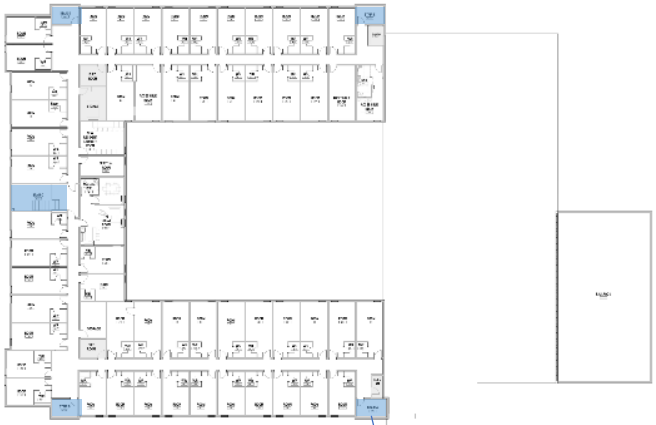
Corner Guards
Window Shades
Coat Hook

Architectural Millwork

Suite Washroom - Countertop (Solid Surfacing), Upper and Lower Cabinet
Shelving (Plastic Laminate), Sink, Open Knee Space, Mirror

Security

Level 1 & 2 – Stairs
FINISHES



KEYPLAN

5 stairs
+/- 142m2 area (total for all stairs)

Proposed Finishes - Stairs

Level 1 & 2 - Corridors
FINISHES

KEYPLAN – LEVEL 1

+/- 450m2 area

KEYPLAN – LEVEL 2

+/- 240m2 area

Proposed Finishes - Corridors

APPENDIX D – ISSUED FOR CONSTRUCTION DRAWINGS & SPECS

G architects
255 Algonquin Blvd. East, Timmins, Ontario P4N 2J9
t: 705.531.6641 w: www.garchitects.ca

1800 Riverside Dr Independent Living

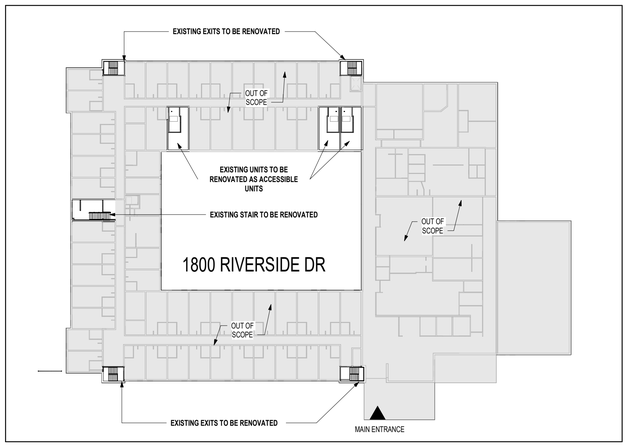
1800 Riverside Dr, Timmins, ON P4R 1N7

Project No.	24110
Revision No.	2
Issue	Issued for Permit
Date	2025-08-08

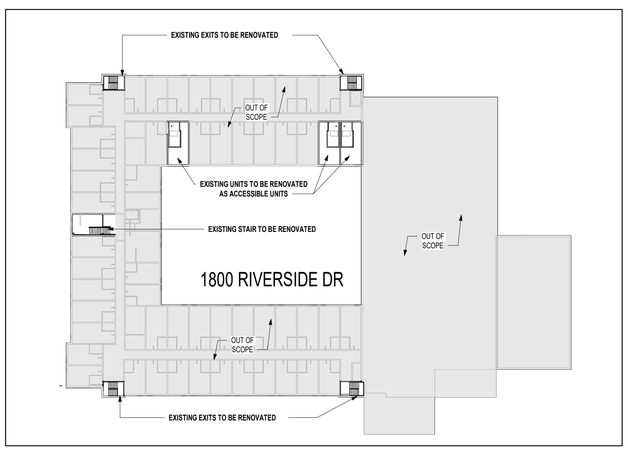
MECHANICAL &
ELECTRICAL ENGINEER

Quasar Consulting Group
176 Lakeshore Drive, Unit 4B
North Bay, ON

SITE MAP | 1800 RIVERSIDE DR, TIMMINS, ON



LEVEL 1 KEY PLAN | 1800 RIVERSIDE DR, TIMMINS, ON **SCALE: 1:500**



LEVEL 2 KEY PLAN | 1800 RIVERSIDE DR, TIMMINS, ON **SCALE: 1:500**

Name of Practice:	G architects Inc. 255 Algonquin Blvd. East Timmins, Ontario P4N 2J9 www.garchitects.ca | 705.531.6641
Name of Project:	1800 Riverside Independent Living
Project Location:	1800 Riverside Dr, Timmins, ON P4R 1N7

NOTE:
*ETR - EXISTING TO REMAIN

Item	Building Code Data Matrix - Part 11 - Renovation of Existing Building			Building Code Reference
				References are to Division B unless noted [A] for Division A or [C] for Division C.
11.00	Building Code Version: O. Reg. 332 / 12	Last Amendment: O. Reg. 191 / 14		
11.01	Project Description:	☐ New ☒ Alteration ☐ Addition ☐ Change of Use		11.1 to 11.4 [A] 1.1.2
11.02	Major Occupancy(s):	GROUP C - RESIDENTIAL (ETR*)		3.1.2.1.(1)
11.04	Building Area:	Existing Level 1: 3754 m2 Existing Level 2: 2090 m2	New: 0 m2 Total: 5,844 m2	1.4.1.2. [A]
11.05	Building Height:	Storeys Above Grade: 2	Storeys Below Grade: 0	1.4.1.2.[A] & 3.2.1.1.
11.06	Number of Streets / Fire Fighter Access:	2 Street(s)		3.2.2.10. & 3.2.5.
11.08	Existing Building Classification:	Change in Major Occupancy: ☐ Yes ☒ N/A (no change of major occupancy)		11.2.1.1
		Construction Index: --		T 11.2.1.1.A
		Hazard Index: --		T 11.2.1.1.B to N
		Importance Category: --		4.2.1.(3) & 5.2.2.1.(2)
11.09	Renovation type:	Basic Renovation ☐ Extensive Renovation ☒		11.3.3.1. 11.3.3.2.
11.10	Occupant Load Based On: Level 1: Level 2:	☐ m² / person ☒ Design of Building REFER TO BELOW FOR OCCUPANT LOAD BASED BY DESIGN		3.1.17.
11.11	Plumbing Fixture Requirements: Male / Female Count @ XXX % / XXX %, except as noted otherwise	Occupant Load	Fixtures	3.7.4. OBC Table Number / Building Code Reference
	Level 1:	Occupancy: XX	X	X
		Occupancy: XX	X	X
	Level 2:	Occupancy: XX	X	X
		Occupancy: XX	X	X
	REFER TO BELOW FOR PLUMBING FIXTURE REQUIREMENTS			
11.12	Barrier-free Design:	☒ Yes ☐ No (explain)		11.3.3.2.(2)
11.13	Reduction in Performance Level:	Structural: ☒ No ☐ Yes By increase in occupant load: ☒ No ☐ Yes By change of major occupancy: ☒ No ☐ Yes Plumbing: ☒ No ☐ Yes Sewage-system: ☒ No ☐ Yes Extension of combustible construction: ☒ No ☐ Yes		11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5. 11.4.2.6.
		☒ No ☐ Yes explain: -- ☒ No ☐ Yes explain: -- ☒ No ☐ Yes explain: -- ☒ No ☐ Yes explain: -- ☒ No ☐ Yes explain: --		
11.15	Compliance Alternatives Proposed:	☒ No ☐ Yes		11.5.1
11.16	Other (Describe): XX			

OCCUPANCY & PLUMBING FIXTURE

Level	Unit	Existing Occupant Load	Proposed Occupant Load	Fixture Type	Required Fixtures	Proposed Fixtures	
1	151	1	1	WC	1	0	3.7.4.6(1) 3.8.2.1.(5)
				LAV.	1	0	
				BF WC	0	1	
				BF LAV.	0	1	
	149	1	1	WC	1	0	3.7.4.6(1) 3.8.2.1.(5)
				LAV.	1	0	
				BF WC	0	1	
				BF LAV.	0	1	
	136	0	1	WC	1	0	3.7.4.6(1) 3.8.2.1.(5)
				LAV.	1	0	
				BF WC	0	1	
				BF LAV.	0	1	

OCCUPANCY & PLUMBING FIXTURE

Level	Unit	Existing Occupant Load	Proposed Occupant Load	Fixture Type	Required Fixtures	Proposed Fixtures	
2	251	1	1	WC	1	0	3.7.4.6(1) 3.8.2.1.(5)
				LAV.	1	0	
				BF WC	0	1	
				BF LAV.	0	1	
	249	1	1	WC	1	0	3.7.4.6(1) 3.8.2.1.(5)
				LAV.	1	0	
				BF WC	0	1	
				BF LAV.	0	1	
	235	0	1	WC	1	0	3.7.4.6(1) 3.8.2.1.(5)
				LAV.	1	0	
				BF WC	0	1	
				BF LAV.	0	1	

DRAWING LIST - 00 - MATRIX

Sheet No.	Sheet Name	SD	DD - 90 %	CD - 50%	CD - 75%	CD - 100%	Permit	Tender
36 x 48								
A0.00 SERIES - GENERAL								
A0.01	COVER SHEET		●				●	
A0.02	PROJECT INFORMATION		●				●	
A0.03	ARCHITECTURAL INFO		●				●	
A0.20 SERIES - CODE INFORMATION								
A0.25	CODE INFORMATION - LEVEL 1		●				●	
A0.26	CODE INFORMATION - LEVEL 2		●				●	
A1.40 SERIES - DEMOLITION DRAWINGS								
A1.41	DEMOLITION PLAN - LEVEL 1		●				●	
A1.42	DEMOLITION PLAN - LEVEL 2		●				●	
A1.43	DEMOLITION REFLECTED CEILING PLAN - LEVEL 1		●				●	
A1.44	DEMOLITION REFLECTED CEILING PLAN - LEVEL 2		●				●	
A2.10 SERIES - FRAMING FLOOR PLANS								
A2.11	LEVEL 1 - PROPOSED FRAMING PLAN		●				●	
A2.12	LEVEL 2 - PROPOSED FRAMING PLAN		●				●	
A2.30 SERIES - FINISH PLANS								
A2.31	LEVEL 1 - FINISH PLAN		●				●	
A2.32	LEVEL 2 - FINISH PLAN		●				●	
A3.00 SERIES - REFLECTED CEILING PLANS								
A3.01	LEVEL 1 - PROPOSED RCP		●				●	
A3.02	LEVEL 2 - PROPOSED RCP		●				●	
A4.00 SERIES - VERTICAL CIRCULATION								
A4.00	COMMUNICATION STAIR - PLAN		●				●	
A4.01	COMMUNICATION STAIR - RCP		●				●	
A4.02	COMMUNICATION STAIR - DETAILS		●				●	
A4.03	EXIT STAIR		●				●	
A4.04	STAIR DETAILS		●				●	
A7.00 SERIES - INTERIOR								
A7.30	UNIT 151		●				●	
A7.31	UNIT 251		●				●	
A7.34	UNIT 149		●				●	
A7.35	UNIT 249		●				●	
A7.36	UNIT 136		●				●	
A7.37	UNIT 236		●				●	
A8.00 SERIES - MILLWORK								
A8.01	MILLWORK DETAILS AND ELEVATIONS						●	
A9.00 SERIES - DOORS / WINDOWS / SCREENS								
A9.00	DOOR SCHEDULE		●				●	

ELECTRICAL DRAWING LIST

Sheet No.	Sheet Name
E-001	ELECTRICAL LEGEND & DRAWING LIST
E-002	ELECTRICAL SPECIFICATION
E-100	LEVEL 1 - ELECTRICAL PARTIAL KEY PLAN
E-101	LEVEL 2 - ELECTRICAL PARTIAL KY PLAN
E-200	LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT -...
E-201	LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARAM SYSTEMS LAYOUT...
E-250	LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT -...
E-251	LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARMS SYSTEMS LAYOUT...
E-300	LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS...
E-301	LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS...
E-350	LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS...
E-351	LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS...
E-500	ELECTRICAL SCHEDULES AND DETAILS

MECHANICAL DRAWING LIST

Sheet No.	Sheet Name
M-000	COVER PAGE
M-001	MECHANICAL LEGEND, DRAWING LIST, SCOPE OF WORK,...
M-002	MECHANICAL SITE PLAN, SCHEDULES & SPECIFICATIONS
M-200	PLUMBING DEMOLITION & NEW WORK - BELOW GRADE
M-201	PLUMBING DEMOLITION & NEW WORK - LEVEL 1
M-202	PLUMBING DEMOLITION & NEW WORK - LEVEL 2
M-300	HVAC DEMOLITION & NEW WORK - WASHROOMS - LEVEL 1
M-301	HVAC DEMOLITION & NEW WORK - WASHROOMS - LEVEL 2

TEAM DIRECTORY

Owner	Cochrane District Services Board 500 Algonquin Blvd E, Timmins, ON P4N 1B7
Architect	G architects Inc. 255 Algonquin Blvd East, Timmins, ON P4N 2J9
Mechanical Engineer	Quasar Consulting Group 176 Lakeshore Drive, Unit 4B, North Bay, ON
Electrical Engineer	Quasar Consulting Group 176 Lakeshore Drive, Unit 4B, North Bay, ON

DEMOLITION NOTES:

1. CAREFULLY EXAMINE ALL EXISTING SITE CONDITIONS AND BUILDING COMPONENTS, ALONG WITH ALL DIMENSIONS WHICH MAY AFFECT PROPER EXECUTION OF THE WORK, SO THAT A CLEAR AND COMPREHENSIVE UNDERSTANDING OF THE SCOPE OF WORK IS ACHIEVED.
2. WHERE EXISTING CONSTRUCTION TO REMAIN IS DAMAGED BY CONTRACTOR'S DEMOLITION WORK, THE CONSTRUCTION MUST BE REPAIRED TO MATCH EXISTING.
3. WHERE WALLS ARE TO BE REMOVED, THE CONTRACTOR IS TO INCLUDE FOR REMEDIAL WORK NECESSARY TO LEVEL ADJACENT FLOORS PRIOR TO APPLICATION OF NEW FLOOR FINISH.
4. AT ALL LOCATIONS EXISTING UNIT WASHROOM WALLS HAVE CERAMIC TILE WALL FINISH WHICH IS TO BE REMOVED COMPLETELY.
5. AT ALL LOCATIONS EXISTING ROOMS HAVE A COMBINATION OF WALLPAPER AND WOOD PANELING OVER EXISTING GWB WALL FINISH WHICH IS TO BE REMOVED COMPLETELY. CONTRACTOR IS TO REPAIR EXISTING WALL FINISH THROUGHT.

FIRE STOPPING NOTES:

ANY PENETRATION THROUGH A FIRE SEPERATION MUST BE SEALED AS PER THE FIRE STOP SEALANT NOTES BELOW

1. GENERAL: ULC LISTED, INTUMESCENT MATERIAL, SYNTHETIC ELASTOMERS, CAPABLE OF EXPANDING UP TO 8 TIMES WHEN EXPOSED TO TEMPERATURES OF 250 deg. F OR HIGHER
2. ACCEPTABLE PRODUCTS: HILTI FS-ONE. 3M #CP-25 CAULK OR #303 PUTTY. DOW CORNING FIRE STOP FOAM #RTV, T&B BURNDY
3. APPLICATIONS:
   CUL SYSTEM #SP731 - METAL PIPING OR CONDUIT THRU GYPSUM WALL ASSEMBLY (F RATING UP TO 1hr OR 2hr)
   CUL SYSTEM #SP697 - METAL PIPING OR CONDUIT THRU CONCRETE FLOOR ASSEMBLY (F RATING UP TO 3hrS)
   CUL SYSTEM #WL5029 - INSULATED METAL PIPING THRU GYPSUM WALL ASSEMBLY (F RATING UP TO 1hr OR 2hr)

GENERAL NOTES:

1. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND WILL REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.
2. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING THE SPECIFICATIONS THE MECHANICAL AND ELECTRICAL DRAWINGS. IN CASES OF DIFFERENCE BETWEEN THE CONSULTANTS' DOCUMENTS WITH RESPECT TO THE QUANTITY, SIZES OR SCOPE OF WORK, THE GREATER SHALL APPLY.
3. POSITIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON THE ARCHITECTURAL DRAWINGS. LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL GOVERN OVER MECHANICAL AND ELECTRICAL DRAWINGS. MECHANICAL AND ELECTRICAL ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
4. DIMENSIONS INDICATED ARE TAKEN BETWEEN THE FACES OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
5. SITE VERIFY ALL DIMENSIONS, CONDITIONS, AND LEVELS ON SITE PRIOR TO FABRICATIONS Ê INSTALLATIONS.
6. ALL DISCREPANCIES BETWEEN CONDITIONS SHOWN AND SITE CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT.
7. THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION AND ASSUMES NO RESPONSIBILITY FOR MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION.
8. THE CONTRACTOR SHALL VISIT THE PROPERTY AND MAKE THEMSELVES FULLY AWARE OF ALL EXISTING CONSTRUCTION SO THAT THEY INCLUDES FOR ALL CONTINGENCIES.
9. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND NOTIFY THE CONSULTANT OF ANY INCONSISTENCIES PRIOR TO ORDERING OR INSTALLATION OF MATERIALS.
10. ALL DIMENSIONS MUST BE CONFIRMED ON SITE BY CONTRACTORS. CAREFULLY EXAMINE ALL EXISTING SITE CONDITIONS AND BUILDING COMPONENTS ALONG WITH ALL DIMENSIONS THAT WILL AFFECT THE PROPER EXECUTION OF WORK IN ORDER TO OBTAIN A CLEAR AND COMPREHENSIVE UNDERSTANDING OF THE WORK REQUIRED TO COMPLETE THE PROJECT.
11. ALL WORK IS TO BE EXECUTED BY EXPERIENCED TRADESPERSONS TO THE BEST WORKMANSHIP, IN CONFORMANCE TO REQUIREMENTS OF THE ONTARIO BUILDING CODE, LOCAL/MUNICIPAL BY-LAWS, REGULATIONS AND TO ORDINANCES OF AUTHORITIES HAVING JURISDICTION, ALL TO THE SATISFACTION AND APPROVAL OF THE OWNER AND CONSULTANT.
12. CREATE OPENINGS IN EXISTING CONCRETE BLOCK DEMISING WALLS AND CONCRETE FLOOR SLABS AS REQUIRED TO COMPLETE MECHANICAL/ELECTRICAL WORKS. ENSURE OPENINGS ARE FIRE STOPPED AS REQUIRED TO MAINTAIN EXISTING FIRE SEPARATIONS.
13. AT SECOND FLOOR SLAB WHERE PLUMBING WORK IS TO BE COMPLETED, THE EXISTING CONSTRUCTION IS UNDERSTOOD TO BE HOLLOW CORE SLAB. CONTRACTOR IS TO COMPLETE A SCAN OF THE SLAB WHERE NEW PENETRATIONS ARE TO BE COMPLETED TO ENSURE THAT THERE ARE NO INTERFERENCES PRIOR TO COMPLETING PENETRATIONS. ALERT CONSULTANT IF RELOCATION OF FIXTURES ARE REQUIRED TO PERMIT WORK.
14. ALL FURNITURE SHOWN IS NOT IN CONTRACT.
15. AT ALL WALLS IN SHOWER LOCATIONS, CONTRACTOR IS TO PROVIDE FLOOR TO CEILING 1/2" KERDI BOARD COMPLETE WITH MORTAR BED AND TILE FINISH AS SPECIFIED. KERDI BOARD IS TO BE INSTALLED OVER EXISTING AND NEW GWB WALL FINISH TO MAINTAIN FIRE SEPARATIONS. ENSURE SHOWER AREA IS COMPLETELY WATERPROOFED.
16. GENERAL REQUIREMENTS FOR DOOR HARDWARE HAVE BEEN PROVIDED IN DRAWINGS, CONTRACTOR IS TO CARRY A DOOR HARDWARE CONSULTANT TO SPECIFY COMPATIBLE HARDWARE FOR ENTIRE PROJECT.
17. REFER TO MECHANICAL DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY AND LOCATION OF ACCESS PANELS TO SERVICE MECHANICAL PIPING AND EQUIPMENT. REFER TO SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS. NOTE THAT IF ACCESS PANELS ARE REQUIRED IN AREAS WITH TILE, ACCESS PANEL PANEL IS TO BE RECESSED WITH TILE FINISH.
18. ALL NEW HANDRAILS TO BE SHOP PAINTED

G architects
Timmins
255 Algonquin Blvd East
Timmins, ON P4N 2J9
t: 416.937.7733
w: www.garchitects.ca

#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GALVIN
LICENCE
6355

All drawings and specifications are the property of the Architect. The Contractor shall verify all dimensions and information on site and report and discrepancy to the Architect before proceeding.

1800 Riverside Dr Independent Living
1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

PROJECT INFORMATION

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

Drawing No. **A0.02**

EQUIPMENT RESPONSIBILITY MATRIX

MARK	DESCRIPTION	PRODUCT/MODEL	SPEC'D BY	SUPPLIED BY	INSTALLED BY	POWER
ARCH						
GB-1	GRAB BAR - HORIZONTAL (610mm)	"MODEL B-6806" BY BOBRICK	ARCH	CONTRACTOR	CONTRACTOR	NO
GB-2	GRAB BAR - L-SHAPED (750mm X 750mm)	"MODEL B-6898" BY BOBRICK	ARCH	CONTRACTOR	CONTRACTOR	NO
GB-3	GRAB BAR - L-SHAPED (1000mm X 750mm)	"MODEL GBC 303.8" BY GBC	ARCH	CONTRACTOR	CONTRACTOR	NO
GB-4	GRAB BAR - VERTICAL (1000mm)	"MODEL B-5806-42" BY BOBRICK	ARCH	CONTRACTOR	CONTRACTOR	NO
HK-1	COAT HOOK	"MODEL B-682" BY BOBRICK	ARCH	CONTRACTOR	CONTRACTOR	NO
MI	FRAMED FLAT MIRROR (610mm X 915mm)	"MODEL B-1658" BY BOBRICK	ARCH	CONTRACTOR	CONTRACTOR	NO
SBN	RETRACTABLE SHOWER BENCH	"MODEL B-5191" BY BOBRICK	ARCH	CONTRACTOR	CONTRACTOR	NO
SCT	SHOWER CURTAIN AND ROD	-	ARCH	CONTRACTOR	CONTRACTOR	NO

NOTES:
•PRIOR TO STARTING WORK, CONVENE A PRE-INSTALLAION MEETING AT PROJECT SITE TO REVIEW SITE CONDITIONS AND PROJECT REQUIREMENTS WITH PERTINENT PARTIES
• COORDINATE ACCESSORY LOCATIONS WITH OTHER WORK TO PREVENT INTERFERENCE WITH CLEARANCES REQUIRED FOR ACCESS BY PEOPLE WITH DISABILITIES, AND FOR PROPER INSTALLATION, ADJUSTMENT, OPERATION, CLEANING AND SERVICING OF ACCESSORIES.
• SUBMIT MAINTENANCE INSTRUCTIONS

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR FINISH	CEILING FINISH	CEILING MATERIAL	WALL BASE	WALL FINISH	WALL MATERIAL
LEVEL 1							
136	ACCESSIBLE ROOM	LVT-01	PT-01	GWB	RB	PT-01 / PT-02	GWB
136.1	ACCESSIBLE W/R	LVT-01 / TL-01	PT-01	GWB	RB	PT-01 / TL-02	GWB
149	ACCESSIBLE ROOM	LVT-01	PT-01	GWB	RB	PT-01 / PT-02	GWB
149.1	ACCESSIBLE W/R	LVT-01 / TL-01	PT-01	GWB	RB	PT-01 / TL-02	GWB
151	ACCESSIBLE ROOM	LVT-01	PT-01	GWB	RB	PT-01 / PT-02	GWB
151.1	ACCESSIBLE W/R	LVT-01 / TL-01	PT-01	GWB	RB	PT-01 / TL-02	GWB
STA-1	STAIR A	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR
STB-1	STAIR B	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR
STC-1	COMMUNICATION STAIR	TL-01 / TL	PT-01	ETR / GWB	RB	PT-01	ETR
STD-1	STAIR D	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR
STE-1	STAIR E	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR
LEVEL 2							
236	ACCESSIBLE ROOM	LVT-01	PT-01	GWB	RB	PT-01 / PT-02	GWB
236.1	ACCESSIBLE W/R	LVT-01 / TL-01	PT-01	GWB	RB	PT-01 / TL-02	GWB
249	ACCESSIBLE ROOM	LVT-01	PT-01	GWB	RB	PT-01 / PT-02	GWB
249.1	ACCESSIBLE W/R	LVT-01 / TL-01	PT-01	GWB	RB	PT-01 / TL-02	GWB
251	ACCESSIBLE ROOM	LVT-01	PT-01	GWB	RB	PT-01 / PT-02	GWB
251.1	ACCESSIBLE W/R	LVT-01 / TL-01	PT-01	GWB	RB	PT-01 / TL-02	GWB
STA-2	STAIR A	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR
STB-2	STAIR B	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR
STC-2	COMMUNICATION STAIR	SHV-01 / RB-02	PT-01	ETR / GWB	RB	PT-01	ETR
STD-2	STAIR D	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR
STE-2	STAIR E	RB-01 / RB-02	PT-01	ETR	RB	PT-01	ETR

NOTE:
LVT-01 - "NORDIC LVT- HONEY 77103 180M X 122CM" SHAW CONTRACT
SHV-01 - "CONCEPTS OF LANDSCAPE-1HE2M001 DUNE" AHF CONTRACT
PT-01 - "WHITE DOVE" BY BENJAMIN MOORE
PT-02 - ACCENT PAINT TBD
RB - "4" TRADITIONAL BASE - 27 MIST" BY JOHNSONITE
RB-01 - ANGLE FIT RUBBER STAIR TREADS WITH INTEGRATED RISER "VIBMNTR 49 SQ BAMBOO 49 BEIGE BROWN GRIT TAPE" BY JOHNSONITE
RB-02 - SOLID COLOR RUBBER "BMRTS 49 1/8 24X24 BAMBOO SOLID 49 BEIGE" BY JOHNSONITE
TL-01 - "ONTARIO SERIES - GLAZED PORCELAIN DOT-MOUNTED MOSAICS 4.8CM X 4.8CM (2" X 2") ANTI-SLIP IN SNOW WHITE OD.ON.SWT.0202.SC.N" BY OLYMPIA TILE
TL-02 - "COLOUR & DIMENSION SERIES - GLAZED WALL 10X40CM IN WARM WHITE BRIGHT QT.CD.WWT.0416.BR" BY OLYMPIA TILE. INSTALL 1/2" KERDI BOARD BEHIND ALL WALL TILE.

• SUBMIT MANUFACTURER'S LITERATURE AND DATA SHEETS FOR EACH TYPE OF MATERIAL. ENSURE DATA SHEETS PROVIDE REQUIRED INFORMATION INCLUDING DETAILED INSTRUCTIONS FOR INSTALLATION AS WELL AS MAINTAINING, PRESERVING AND KEEPING MATERIALS IN CLEAN AND SAFE CONDITIONS. PROVIDE ADEQUATE WARNING OF MAINTENANCE PRACTICES OR CLEANING AGENTS DETRIMENTAL TO SPECIFIED MATERIALS.
• SUBMIT SAMPLES FOR REVIEW.
• SUBMIT DRAFT WARRANTY AS PART OF SHOP DRAWING SUBMITTALS.

WALL / FLOOR / CEILING FINISHES & MATERIALS

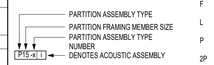
MARK	DESCRIPTION
ACT	ACOUSTIC CEILING TILE
EXP	EXPOSED CEILING
GWB	GYPSUM WALL BOARD
PT	PAINT FINISH
WTL	WALL TILE
VWC	VINYL WALL COVERING
FTL	FLOOR TILE
SHV	RESILIENT SHEET VINYL
SF	SLIP RETARDANT FLOORING
LVT	LUXURY VINYL TILE
VCT	VINYL COMPOSITE TILE
CPT	CARPET

WALL / FRAME PROTECTION LEGEND

MARK	DESCRIPTION
CG-V	CORNER GUARD (VINYL)
CG-MTL	CORNER GUARD (STAINLESS STEEL)
HDRL	WALL-MOUNTED HANDRAIL
RB	RUBBER BASE
FTL	TILE BASE
COVE	INTEGRATED COVE BASE
BS	BASEBOARD

INTERIOR GWB PARTITION ASSEMBLIES

INTERIOR GWB PARTITION TAG LEGEND



GWB PARTITION ASSEMBLY TYPE LEGEND*

F	FURRING
L	STRUCTURAL PARTITION (LOAD BEARING)
P	PARTITION
2P	DOUBLE WYTHE PARTITION
S	SHAFTWALL PARTITION
X	FIRE RESITANCE RATED PARTITION (NON-LOAD BEARING)

FRAMING SYSTEM DESIGNATION LEGEND*

DESIGNATION	FRAMING SYSTEM
0	LAMINATED TO SUBSTRATE
R	ACOUSTIC RESILIENT CHANNEL
1	19mm SOLID WOOD STRAPPING
2	22mm METAL HAT CHANNEL

	METAL STUD	WOOD STUD
4	42mm / 1 5/8"	2" / 38mm
6	64mm / 2 1/2"	3" / 76mm
9	92mm / 3 5/8"	4" / 89mm
10	102mm / 4"	
15	152mm / 6"	6" / 140mm
20	203mm / 8"	8" / 184mm

NOTES
1. ALL PARTITIONS EXTEND TO 100mm ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE
2. NOT ALL PARTITION TYPES SHOWN ARE LISED IN PROJECT
3. REFER TO STRUCTURAL DOCUMENTS FOR ALL ITEMS NOTED AS "STRUCTURAL*
4. REFER TO ACOUSTIC WALL ASSEMBLY ARTICLE OF SPECIFICATION SECTION 09 21 16 FOR ALL ASSEMBLIES DENOTED AS "ACOUSTIC*
5. REFER TO GYPSUM WALL BOARD SCHEDULE IN SPECIFICATION SECTION 09 21 16 FOR ROOMS TO RECIEVE MOISTURE-RESISTANT GYPSUM WALL BOARD

SYMBOL	FRR (HR) UL© #	STC RATING	CONSTRUCTION	DESCRIPTION
P9-1	-	-	REFER TO DRAWINGS; 105	92mm METAL STUDS @ 405MM O.C. 16mm GWB TYPE X
F15-1	-	-	REFER TO DRAWINGS; 165	152mm METAL STUDS @ 405MM O.C. 16mm GWB TYPE X
P9-1	-	38	124	16mm GWB TYPE X 92mm METAL STUDS @ 405MM O.C. 16mm GWB TYPE X
P15-1	-	41	184	16mm GWB TYPE X 152mm METAL STUDS @ 405MM O.C. 16mm GWB TYPE X
X15-1	1HR. W453	45	184	16mm GWB TYPE X 152mm METAL STUDS @ 405MM O.C. 16mm GWB TYPE X
X15-1		51	184	16mm GWB TYPE X 152mm METAL STUDS @ 405MM O.C. 152mm FIRE RESISTANT BATT-TYPE INSULATION 16mm GWB TYPE X

FIRESTOP ALL JOINTS & PENETRATIONS

PARTITION EXTENDS TO U/S OF STRUCTURE

CEILING ASSEMBLIES

CEILING ASSEMBLY TAG LEGEND

CEILING MEMBRANE MATERIAL LEGEND*

ACTx	ACOUSTIC PANEL CEILING. x = ACT TYPE #
EXP	EXPOSED STRUCTURE - NO CLG MEMBRANE
GWBx	GYPSUM WALL BOARD. x = GWB CEILING TYPE #
WCPx	WOOD CEILING. x = WOOD TYPE #
CXxxx	FIRE RATED CEILING MEMBRANE. xxx = FRR OF MEMBRANE (min.)
WCTx	WOOD LOOK ACOUSTIC CEILING TILE. x = CEILING TILE TYPE #

SYMBOL	FRR (HR) UL© #	STC RATING	CONSTRUCTION	DESCRIPTION
GWB-1	-	-	1 2	38mm METAL FRAMING SYSTEM SUSPENDED FROM STRUCTURE 22mm METAL FURRING CHANNEL 13mm GWB
ACT-1 ACT-2 ACT-3 ACT-4 ACT-5	-	-	3	ACOUSTIC CEILING GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE ACOUSTIC CEILING TILE

NOTES
1. NOT ALL PARTITION TYPES SHOWN ARE USED IN PROJECT
2. REFER TO STRUCTURAL DOCUMENTS FOR ALL ITEMS NOTED AS "STRUCTURAL*
3. REFER TO GYPSUM WALL BOARD SCHEDULE IN SPECIFICATION SECTION 09 21 16 FOR ROOMS TO RECIEVE MOISTURE-RESISTANT GYPSUM WALL BOARD

REFER TO RCPS FOR LOCATION & COORDINATE WITH SPECIFICATIONS

REFER TO RCPS FOR LOCATION & COORDINATE WITH SPECIFICATIONS

ACT-1: FRONT OF HOUSE ACT (2X4 TILE)
ACT-2: BACK OF HOUSE ACT (2X4 TILE)
ACT-3: VINYL ACT (2X4 TILE)
ACT-4: ACT (4X4 TILE)
ACT-5: FRONT OF HOUSE ACT (2x2 TILE)

DIMENSIONING DIAGRAM

FIG. 01: STRUCTURE TO PARTITION

DIMENSIONS ARE TO FACE OF STRUCTURE TO CENTERLINE OF PARTITIONS

FIG. 02: PARTITION TO PARTITION

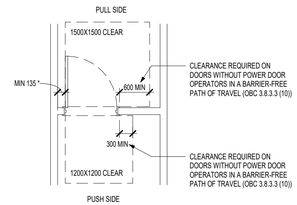
DIMENSIONS ARE TO CENTERLINE OF PARTITION TO CENTERLINE OF PARTITION

FIG. 03: CRITICAL CLEAR DIMENSIONS

CRITICAL CLEAR DIMENSIONS ARE FACE TO FACE AND NOTED AS "CLR."

ALERT CONSULTANT OF ANY DISCREPANCY IN DIMENSIONS. DO NOT SCALE DRAWINGS.

DOOR LOCATION DIAGRAM



NOTES:
*MINIMUM 135mm BETWEEN DOOR PANEL AND FACE OF WALL UNLESS OTHERWISE NOTED

ABBREVIATIONS

ACT ACOUSTIC CEILING TILE	HCWD HOLLOW CORE WOOD	SBN FOLD UP SHOWER BENCH
ADD ADDENDUM	HDWR HARDWARE	SCHED SCHEDULE
ADH ADHESIVE	HK HOOK	SCN SCONCE
AFF ABOVE FINISHED FLOOR	HM HOLLOW METAL	SCT SHOWER CURTAIN SYSTEM
AL ALUMINUM	HOR HORIZONTAL	SD SOAP DISPENSER
ANO ANODIZED	HR HANDRAIL	SDL SUSPENDED LIGHT
ANOB ANODIZED BLACK	HVAC HEATING, VENTILATION AND AIR CONDITIONING	SECT SECTION
ANOC ANODIZED COLOUR		SH SHOWER HEAD
AP ACCESS PANEL	IGU INSULATED GLAZING UNIT	SHR SHELF AND HANGING ROD
APPROX APPROXIMATE	INS INSULATION	SHV RESILIENT SHEET FLOORING
ARCH ARCHITECTURAL	INS GL INSULATING GLASS	SIM SIMILAR
AUTO AUTOMATIC	INT INTERIOR	SLF SHELF
	IP INTUMESCENT PAINT	SLNT SEALANT
BHD BULKHEAD		SM SURFACE MOUNTED LIGHT
BLDG BUILDING	JAN JANITOR	SOG SLAB ON GRADE
BO or B/O BOTTOM OF	JT JOINT	SPK SPEAKER
BPLY BALTIC BIRCH PLYWOOD		SPEC SPECIFICATION
BRSH BRUSHED STAINLESS STEEL	L LAVATORY	SPR SPRINKLER
BS BASE BOARD	LND LANDING / TOP OF LANDING	SS SOLID SURFACE
B/S BOTH SIDES	LONG LONGITUDINAL	SST STAINLESS STEEL
BT BATH TUB	LUM LUMBER	STB STROBE
	LVT LUXURY VINYL TILE	STL STEEL
CG CORNER GUARD		STR STAIR / TOP OF STAIR
CL CENTRE LINE	MAT MATERIAL	STRUCT STRUCTURAL
CLG CEILING	MAX MAXIMUM	SUSP SUSPENDED
CLR COLOUR	MECH MECHANICAL	SWD SOLID WOOD
CMU CONCRETE MASONRY UNIT	MI MIRROR	SWS STRUCTURAL WOOD STUD FRAMING
COL COLUMN	MIN MINIMUM	
CONC CONCRETE	MISC MISCELLANEOUS	TD TRENCH DRAIN
CONT CONTINUOUS	MNF MANUFACTURER'S FACTORY FINISH	TEMP TEMPERATURE
CORR CORRIDOR	MO MASONRY OPENING	TGL TEMPERED GLASS
CPT CARPET	MRT TILT MIRROR	THK THICK
CT CERAMIC TILE	MSF METAL STUD FRAMING	TL TILE
C/W COMPLETE WITH	MTL METAL	TLF MELAMINE
	MW MILLWORK	TM TRIM
DEMO DEMOLITION		TO or T/O TOP OF
DIA DIAMETER	NIC NOT IN CONTRACT	TW TACTILE WARNING STRIP
DIM DIMENSION	NO NUMBER	TYP TYPICAL
DIV DIVISION	NS NON-SLIP	
DWG(S) DRAWING(S)	NTS NOT TO SCALE	W/ WITH
		WC WATER CLOSET
EA EACH	OC or O/C ON CENTRE	WD WOOD
ELEC ELECTRICAL	OH or O/H OVERHEAD	WC WINDOW CURTAINS
ELEV ELEVATION	OPN OPENING IN PARITION / WALL	WO WITHOUT
EM ENTRANCE MAT	OPP OPPOSITE	WPF WATERPROOFING
EQ EQUAL	OWSJ OPEN WEB STEEL JOIST	WR WASHROOM
EXG EXISTING		WTL WALL TILE
EXP EXPOSED CONCRETE CEILING	PCT GENERIC PORCELAIN TILE	WTR WATER
EXT EXTERIOR	PL PLASTIC LAMINATE	
	PLAS PLASTIC	UNO UNLESS NOTED OTHERWISE
FE FIRE EXTINGUISHER	PLR PLASTER	UNFIN UNFINISHED
FFE FINISH FLOOR ELEVATION	PLY PLYWOOD	US or U/S UNDERSIDE
FIN FINISH	PORC PORCELAIN	
FL DR FLOOR DRAIN	PPE PERSONAL PROTECTIVE EQUIPMENT	VCB VINYL COVE BASE
FO FACE OF	PREFAB PREFABRICATED	VCT VINYL COMPOSITE TILE
FRG FIRE RATED GLASS	PST PRESSED STEEL	VERT VERTICAL
FRR FIRE RESISTANCE RATING	PSTR PRESSED STEEL RATED	VFL VINYL FLOORING
FT FEET	PTL POTLIGHT	VIF VERIFY IN FIELD
FTG FOOTING	PVC POLYVINYL CHLORIDE	VIN VINYL
FUR FURRING		VOL VOLUME
	RAD RADIATOR	
GALV GALVANIZED PRESSED STEEL	RB RUBBER BASE	
GB GR48 BAR	RCP REFLECTED CEILING PLAN	
GGD GLASS GUARD	REC RECESSED	
GL GLASS	REF REFERENCE	
GLZ GLAZED FRAMELESS	REQ REQUIRED	
GR GROUND	REV REVISION	
GWB GYPSUM WALLBOARD	RM ROOM	
GWB-X FIRE RATED GYPSUM WALL BOARD	RS ROLLER SHADE	
GYP GYPSUM	RSF RESILIENT SHEET FLOORING	
	RSLF RECESSED SHOWER SHELF	
	RUB RUBBER	

ELECTRICAL FIXTURES

PTL	POTLIGHTS
SM	SURFACE MOUNTED LIGHT
WL	WALL MOUNTED FIXTURES
SCN	WALL MOUNTED LIGHT
	SCONCE

ANNOTATION LEGEND

DOOR TAG

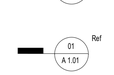
MILLWORK TAG

INTERIOR ELEVATION TAG

BUILDING SECTION TAG

VERTICAL CIRCULATION SECTION TAG

WALL SECTION TAG



DETAIL SECTION TAG

CALLOUT TAG

ROOM TAG

FINISH TAG

REVISION TAG

LEVEL HEAD

GRID HEAD

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#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

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MATTHEW GALVIN
LICENCE 6355

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1800 Riverside Dr Independent Living

1800 Riverside Dr, Timmins, ON P4R 1N7

Client	CDSB
Project No.	24110

ARCHITECTURAL INFO

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1 **LEVEL 1 - CODE INFORMATION**
1 : 150

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CODE PLAN LEGEND

- TD=XXX — #M TRAVEL DISTANCE
- EXIT — EXIT SIGN
- PS — PULL STATION
- HS — FIRE ALARM HANDSET
- FE — FIRE EXTINGUISHER
- FEC — FIRE EXTINGUISHER CABINET
- FIRE ROUTE
- PRINCIPAL BUILDING ENTRANCE
- BUILDING ENTRANCE / EXIT

FIRE SEPARATIONS LEGEND

NOTE:
ALL SEPERATIONS NOTED AS HAVING A FIRE PROTECTED STRUCTURE RATING SHALL ALSO BE CONSTRUCTED AS A FIRE SEPERATION WITHOUT A FIRE RATING (0 HR) WITH RESPECT TO ALL PENETRATIONS AND TERMINATIONS WITH ADJACENT ASSEMBLIES

- 0 HR FIRE RESISTANCE RATING
- 3/4 HR FIRE RESISTANCE RATING
- 1 HR FIRE RESISTANCE RATING
- 1-1/2 HR FIRE RESISTANCE RATING
- 2 HR FIRE RESISTANCE RATING
- 3 HR FIRE RESISTANCE RATING
- 4 HR FIRE RESISTANCE RATING

FIREWALL LEGEND

- 2 HR FIRE RESISTANCE RATING
- 4 HR FIRE RESISTANCE RATING

FIRE PROTECTED STRUCTURE LEGEND

- 3/4 HR FIRE RESISTANCE RATING
- 1 HR FIRE RESISTANCE RATING
- 2 HR FIRE RESISTANCE RATING

EXISTING (ASSUMED) FIRE SEPARATIONS LEGEND

NOTE: WHERE EXPOSED OR MODIFIED, EXG (ASSUMED) FRR SEPARATIONS TO BE MADE AS REQUIRED

- 0 HR FIRE RESISTANCE RATING
- 1 HR FIRE RESISTANCE RATING
- 2 HR FIRE RESISTANCE RATING

CODE PLAN DOOR LEGEND

D1-101 (DOOR NUMBER)
3/4 | HO | ES
- 3/4 — FIRE PROTECTION RATING OF CLOSURE (HOURS)
- HO — CLOSURE OPERATION / CONTROL DEVICE: HO: MAGNETIC HOLD OPEN DEVICE; AO: ELEC AUTO OPERATOR DEVICE; CL: DOOR CLOSER DEVICE; SC: SENTRONIC CLOSER / HOLDER DEVICE
- ES — SECURITY CONTROL: ML: MAGNETIC LOCK DEVICE; ES: ELECTRIC STRIKE

*NOTE: ALL FIRE PROTECTED DOOR ASSEMBLIES SHALL HAVE A LEAKAGE RATE DETERMINED IN ACCORDANCE WITH ANSI/UL-1784, "AIR LEAKAGE TESTS OF DOOR ASSEMBLIED AND OTHER OPENING PROTECTIVES".

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- PRINCIPAL BUILDING ENTRANCE
- BUILDING ENTRANCE / EXIT

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- 3/4 HR FIRE RESISTANCE RATING
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- 2 HR FIRE RESISTANCE RATING
- 3 HR FIRE RESISTANCE RATING
- 4 HR FIRE RESISTANCE RATING

FIREWALL LEGEND

- 2 HR FIRE RESISTANCE RATING
- 4 HR FIRE RESISTANCE RATING

FIRE PROTECTED STRUCTURE LEGEND

- 3/4 HR FIRE RESISTANCE RATING
- 1 HR FIRE RESISTANCE RATING
- 2 HR FIRE RESISTANCE RATING

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- 1 HR FIRE RESISTANCE RATING
- 2 HR FIRE RESISTANCE RATING

CODE PLAN DOOR LEGEND

D1-101 | 3/4 | HO | ES

- DOOR NUMBER
- SECURITY CONTROL: ML: MAGNETIC LOCK DEVICE; ES: ELECTRIC STRIKE
- CLOSURE OPERATION CONTROL DEVICE: HO: MAGNETIC HOLD OPEN DEVICE; AO: ELEC AUTO OPERATOR DEVICE; CL: DOOR CLOSER DEVICE; SC: SENTRONIC CLOSER / HOLDER DEVICE
- FIRE PROTECTION RATING OF CLOSURE (HOURS)

*NOTE: ALL FIRE PROTECTED DOOR ASSEMBLIES SHALL HAVE A LEAKAGE RATE DETERMINED IN ACCORDANCE WITH ANSI/UL-1784, "AIR LEAKAGE TESTS OF DOOR ASSEMBLIED AND OTHER OPENING PROTECTIVES".

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Client: CDSB
Project No.: 24110

CODE INFORMATION - LEVEL 2

Scale	As indicated
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Plot Date	2025-08-08

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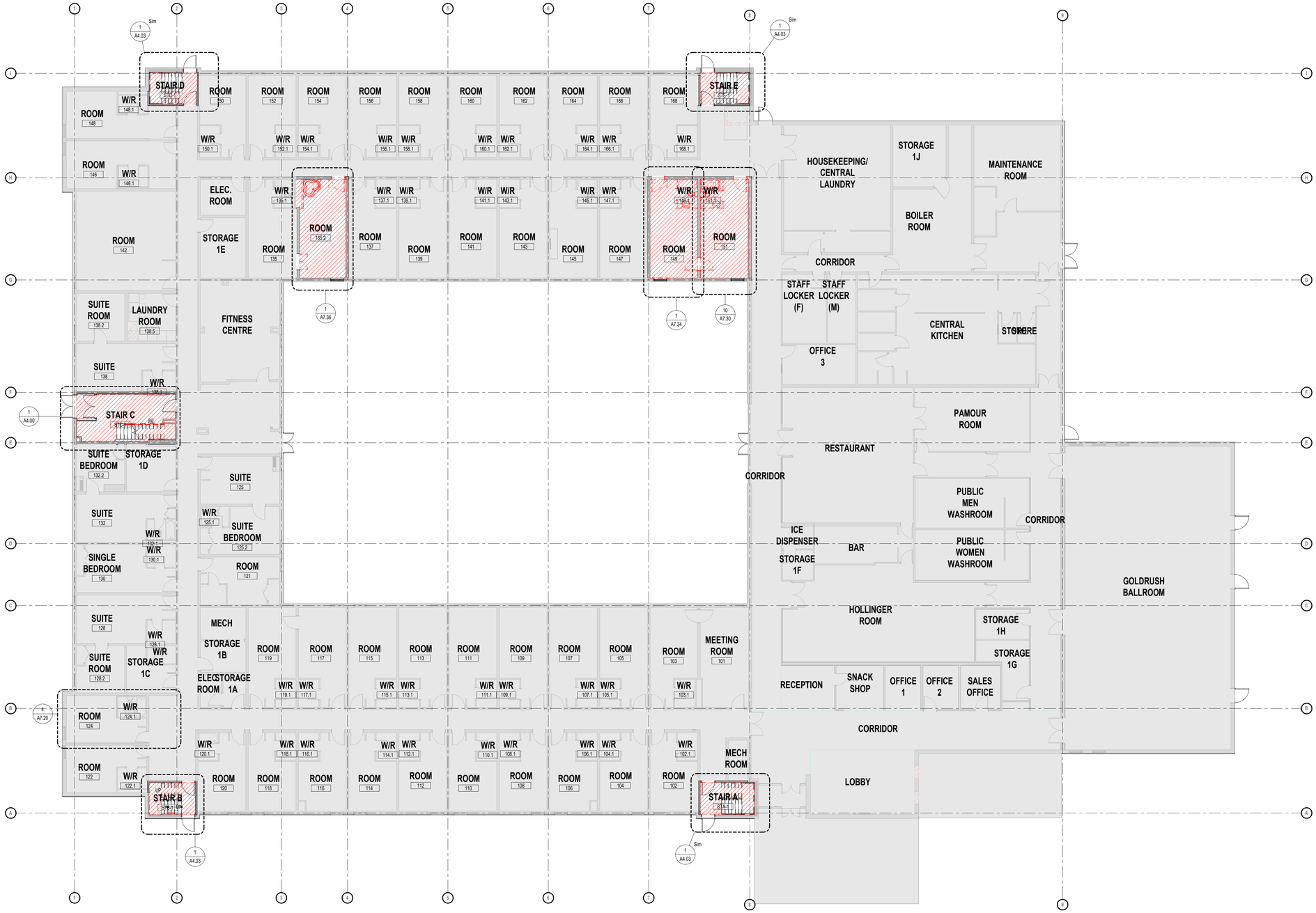

1 **LEVEL 1 - DEMOLITION**
1 : 150

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DEMOLITION DRAWING LEGEND:

- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- PROPOSED LOCATIONS OF TEMPORARY HOARDING PARTITION (CONTRACTOR TO DESIGN & PROVIDE PLAN FOR REVIEW)
- LIGHT GREY INDICATES AREA OUT OF SCOPE FOR PHASE

#	Date	Revision	By
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Client CDSB
Project No. 24110

DEMOLITION PLAN - LEVEL 1

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

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Drawing No. **A1.41**

1 **LEVEL 2 - DEMOLITION**
1 : 150

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- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- PROPOSED LOCATIONS OF TEMPORARY HOARDING PARTITION (CONTRACTOR TO DESIGN & PROVIDE PLAN FOR REVIEW)
- LIGHT GREY INDICATES AREA OUT OF SCOPE FOR PHASE

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1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

DEMOLITION PLAN - LEVEL 2

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN TN

Drawing No. **A1.42**

1 **LEVEL 1 - DEMOLITION RCP**
1 : 150

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DEMOLITION DRAWING LEGEND:

- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- PROPOSED LOCATIONS OF TEMPORARY HOARDING PARTITION (CONTRACTOR TO DESIGN & PROVIDE PLAN FOR REVIEW)
- LIGHT GREY INDICATES AREA OUT OF SCOPE FOR PHASE

#	Date	Revision	By
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1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

DEMOLITION REFLECTED CEILING PLAN - LEVEL 1

Scale	As indicated
Drawn By	NM
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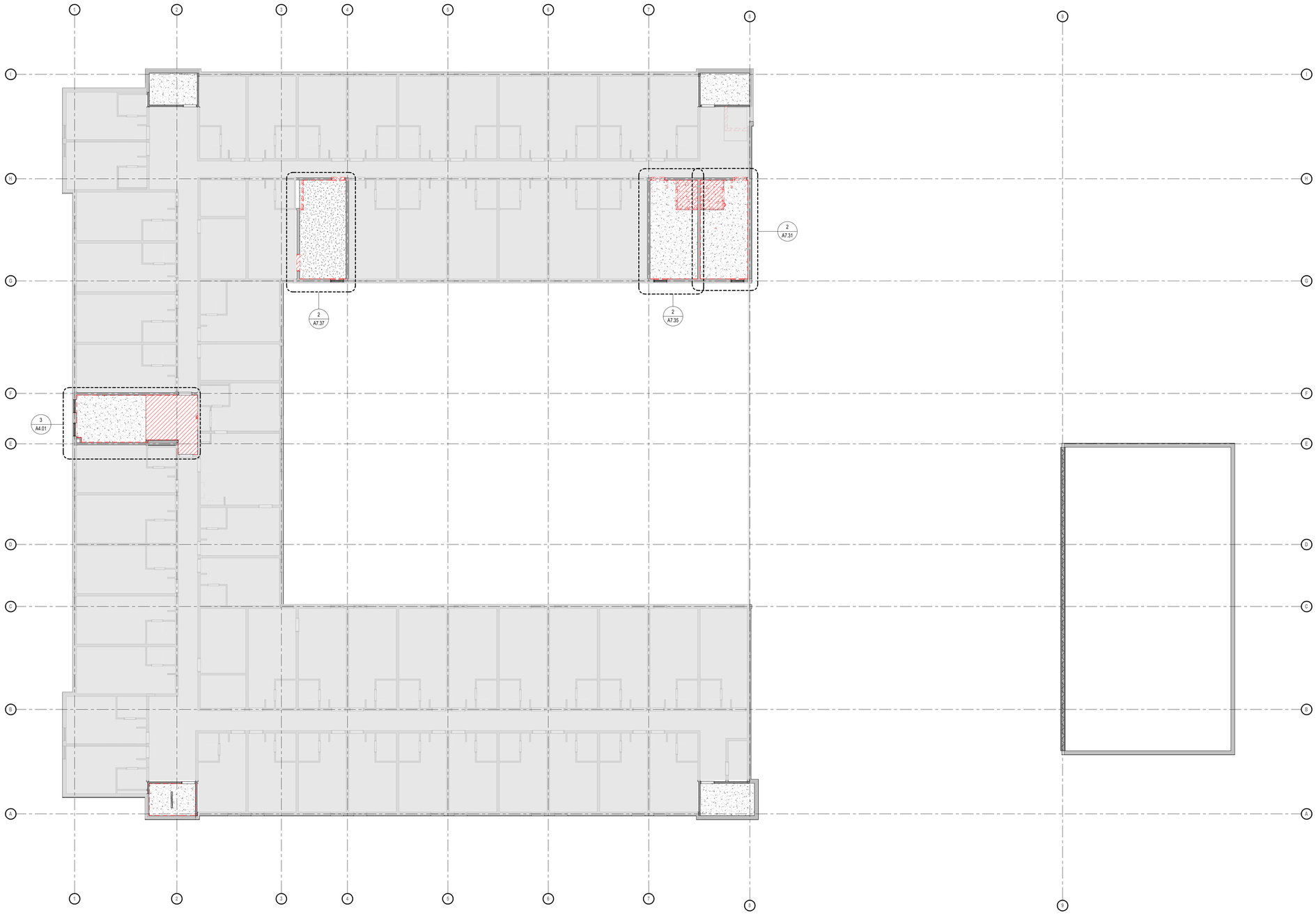
Revision No.	2
Plot Date	2025-08-08

PN 7N

Drawing No. **A1.43**



1 **LEVEL 2 - DEMOLITION RCP**
1 : 150

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DEMOLITION DRAWING LEGEND:

- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- PROPOSED LOCATIONS OF TEMPORARY HOARDING PARTITION (CONTRACTOR TO DESIGN & PROVIDE PLAN FOR REVIEW)
- LIGHT GREY INDICATES AREA OUT OF SCOPE FOR PHASE

#	Date	Revision	By
1	2025-06-12	Issued for 90% Review	G

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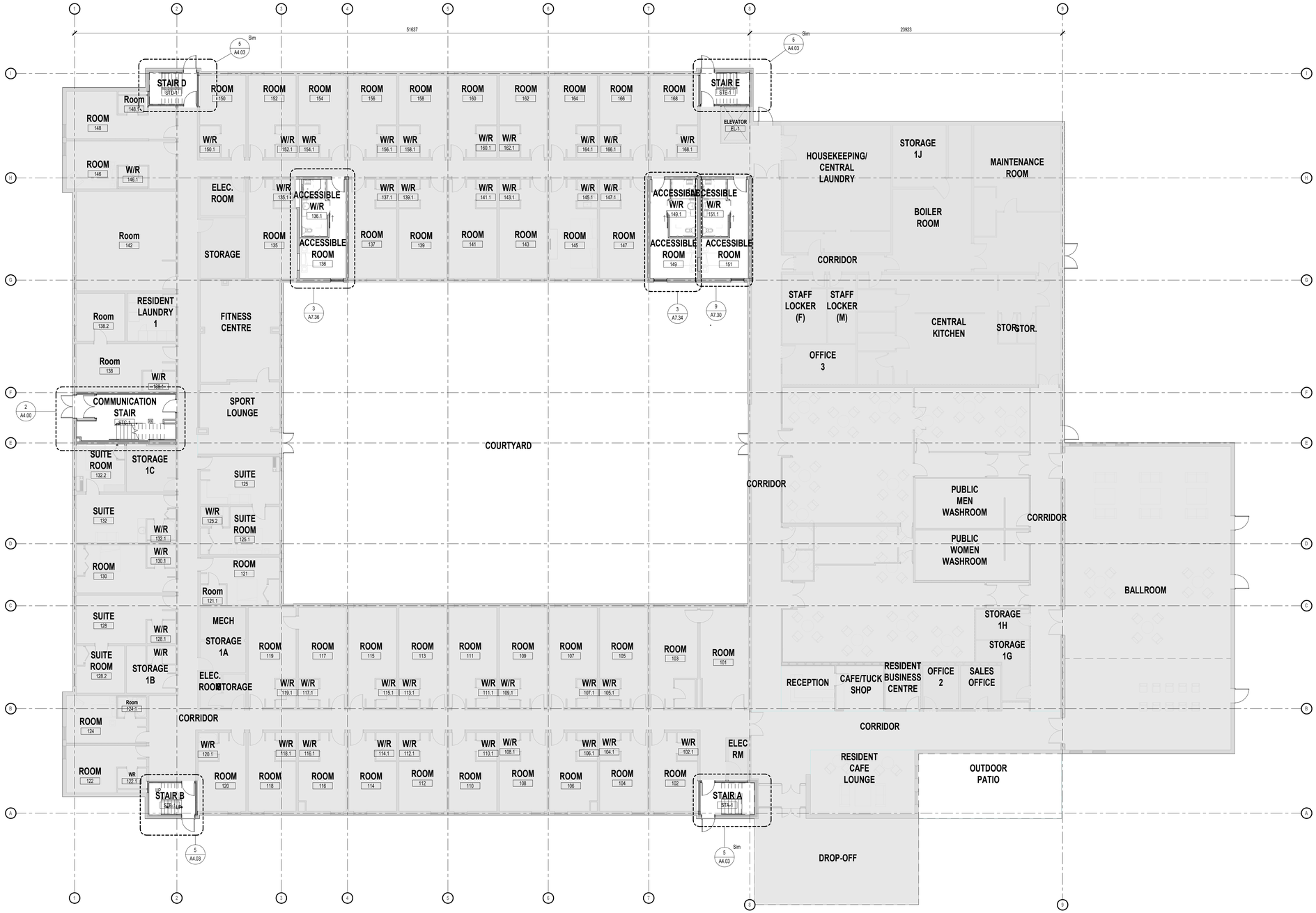
Project No. 24110

DEMOLITION REFLECTED CEILING PLAN - LEVEL 2

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	1
Plot Date	2025-08-08

PN TN

Drawing No. **A1.44**



1 **LEVEL 1 - FRAMING**

1 : 150

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t: 416.937.7733
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#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

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Client CDSB
Project No. 24110

LEVEL 1 - PROPOSED FRAMING PLAN

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN 7N

Drawing No. **A2.11**

1 **LEVEL 2 - FRAMING**
1 : 150

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#	Date	Revision	By
2	2025-08-08	Issued for Permit	
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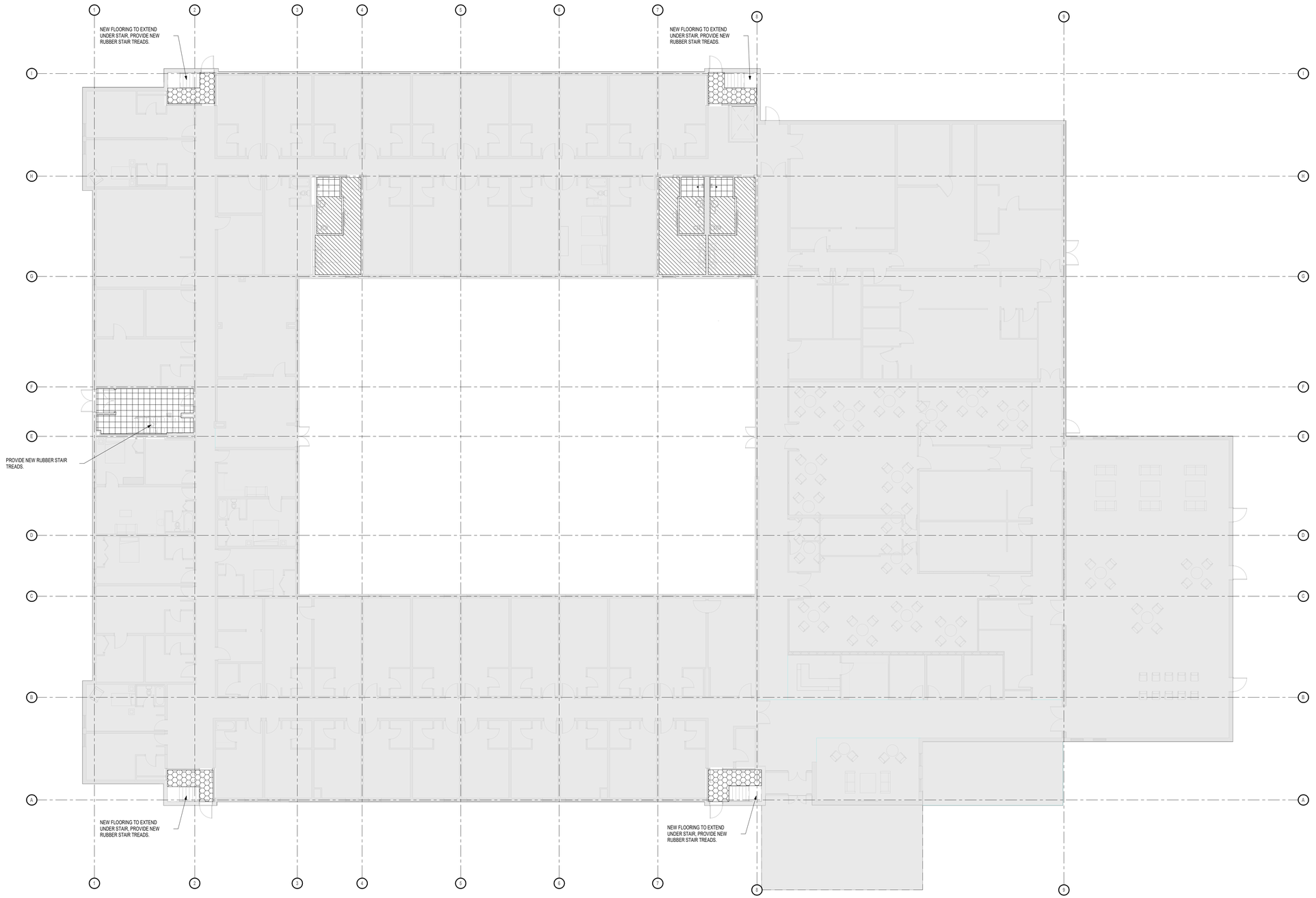
LEVEL 2 - PROPOSED FRAMING PLAN

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN 7R

Drawing No. **A2.12**



1 **LEVEL 1 - FINISHES FLOOR PLAN**

1 : 150

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Timmins
255 Algonquin Blvd East
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w: www.garchitects.ca

FINISH LEGEND:

- LUXURY VINYL TILE (LVT-01)
- RESILIENT SHEET VINYL (SHV-01)
- RUBBER SHEET FLOORING (RB-02)
- TILE (TL-01)

#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

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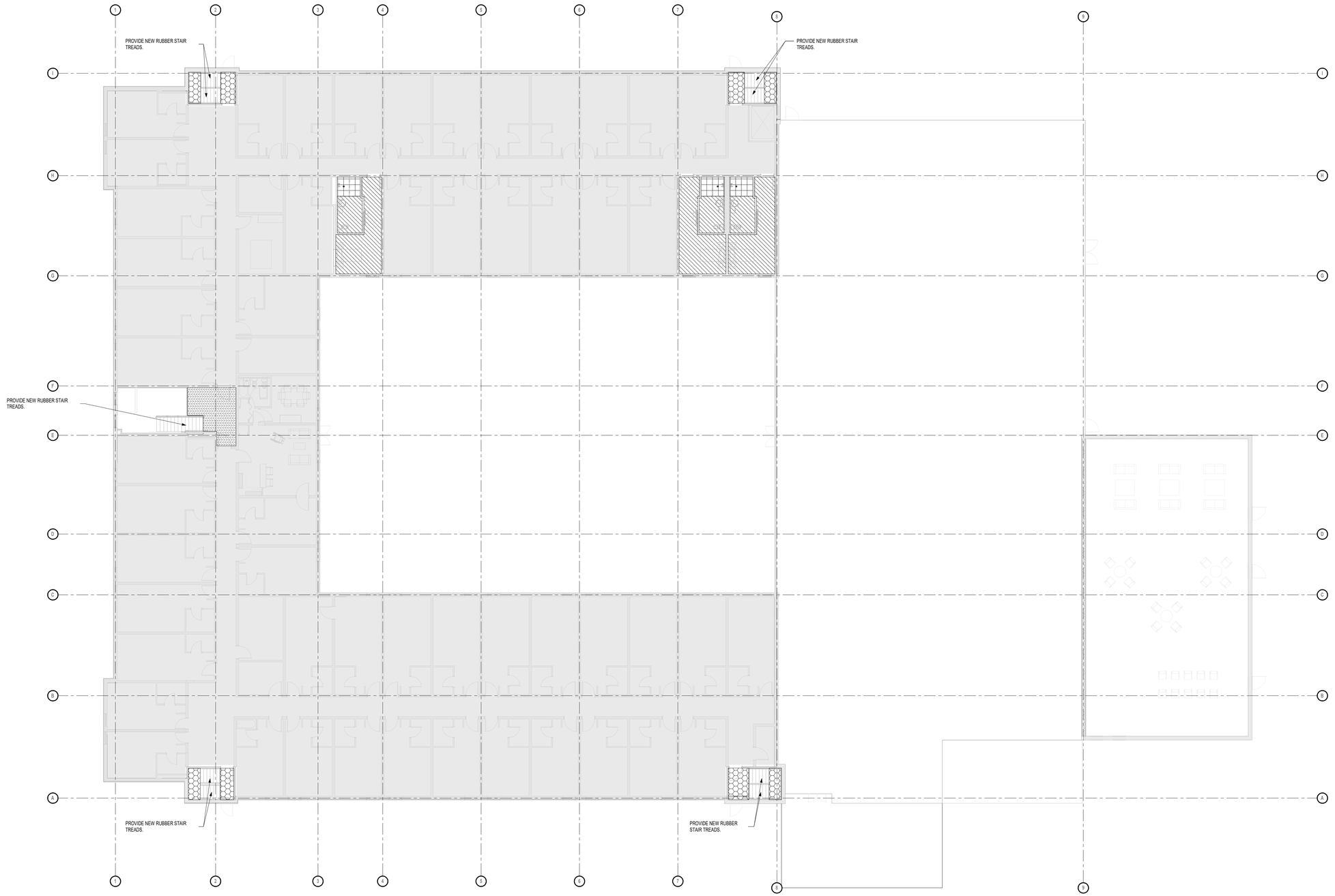
LEVEL 1 - FINISH PLAN

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN TN

Drawing No. **A2.31**



1 **LEVEL 2 - FINISHES FLOOR PLAN**
1 : 150

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FINISH LEGEND:

- LUXURY VINYL TILE (LVT-01)
- RESILIENT SHEET VINYL (SHV-01)
- RUBBER SHEET FLOORING (RB-02)
- TILE (TL-01)

#	Date	Revision	By
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LEVEL 2 - FINISH PLAN

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN 7N

Drawing No.
A2.32

1 **LEVEL 1 - RCP**
1 : 150

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RCP LEGEND:

- GYPSUM BOARD (GWB-1)
- POTLIGHT (PTL) REFER TO ELECTRICAL
- WALL SCONCE (SCN) REFER TO ELECTRICAL

#	Date	Revision	By
2	2025-08-08	Issued for Permit	
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LEVEL 1 - PROPOSED RCP

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN TN

Drawing No. **A3.01**

1 **LEVEL 2 - RCP**

1 : 150

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RCP LEGEND:

- GYPSUM BOARD (GWB-1)
- POTLIGHT (PTL) REFER TO ELECTRICAL
- WALL SCONCE (SCN) REFER TO ELECTRICAL

#	Date	Revision	By
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LEVEL 2 - PROPOSED RCP

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN 7N

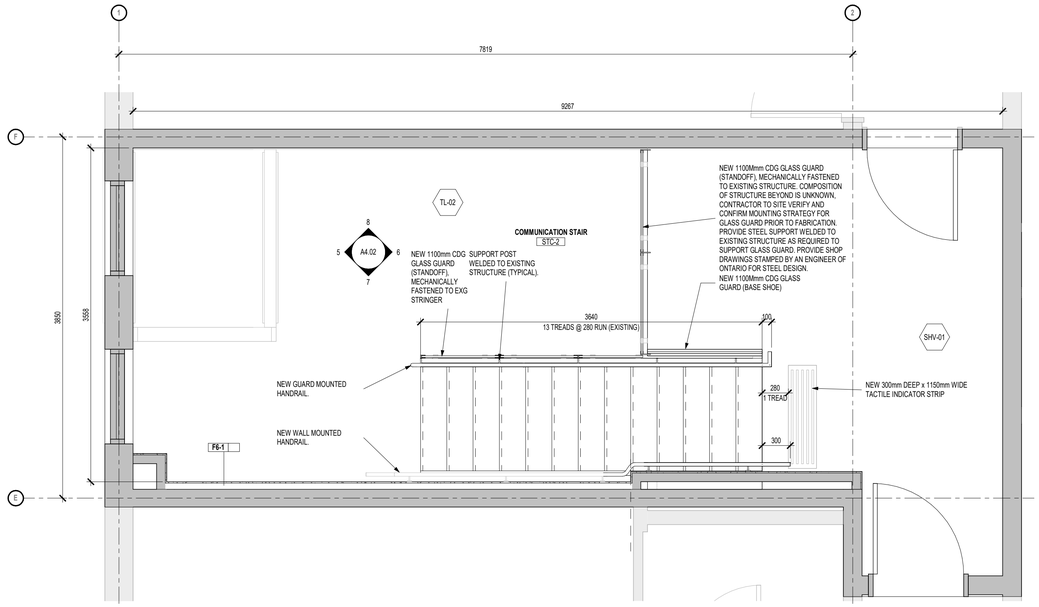
Drawing No. **A3.02**

DRAWING NOTES:

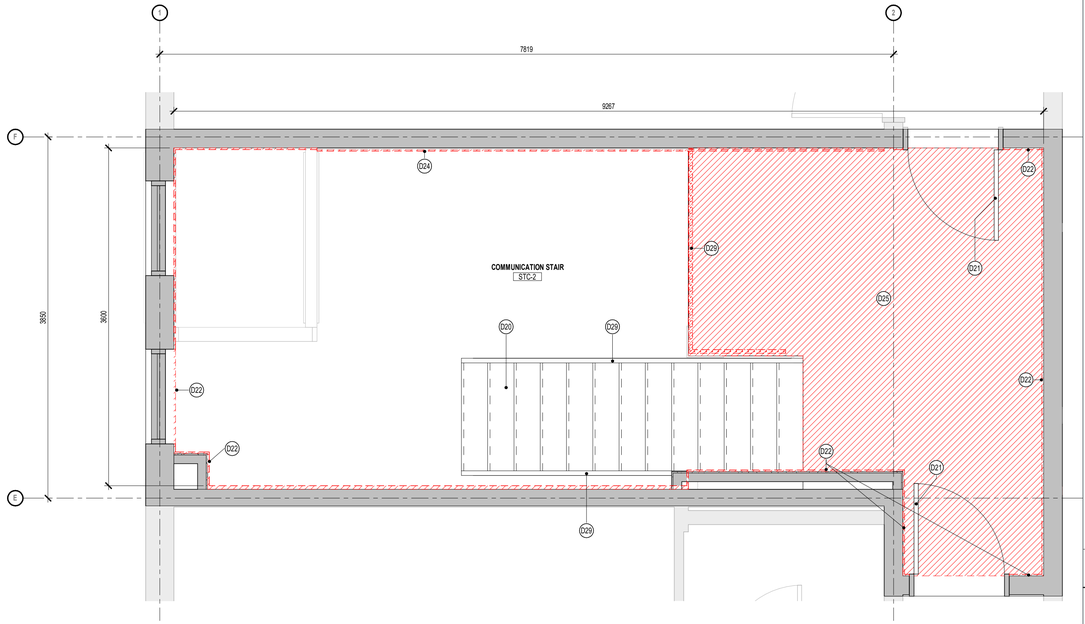
1. PROVIDE FABRICATION SHOP DRAWINGS FOR HANDRAILS AND GUARDRAILS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
2. ALL EXISTING STEEL STRINGERS (INCLUDING UNDERSIDE OF STAIRS) ARE TO BE PRIMED AND PAINTED.
3. GRIND ALL WELDS SMOOTH. PROTECT ADJACENT FINISHES DURING COMPLETION OF WELDING, REPAIR/REPLACE ANY DAMAGED FINISHES.
4. AT TRANSITIONS BETWEEN DISSIMILAR FLOORS, PROVIDE BARRIER FREE FLOOR TRANSITION.

KEYNOTES - DEMOLITION

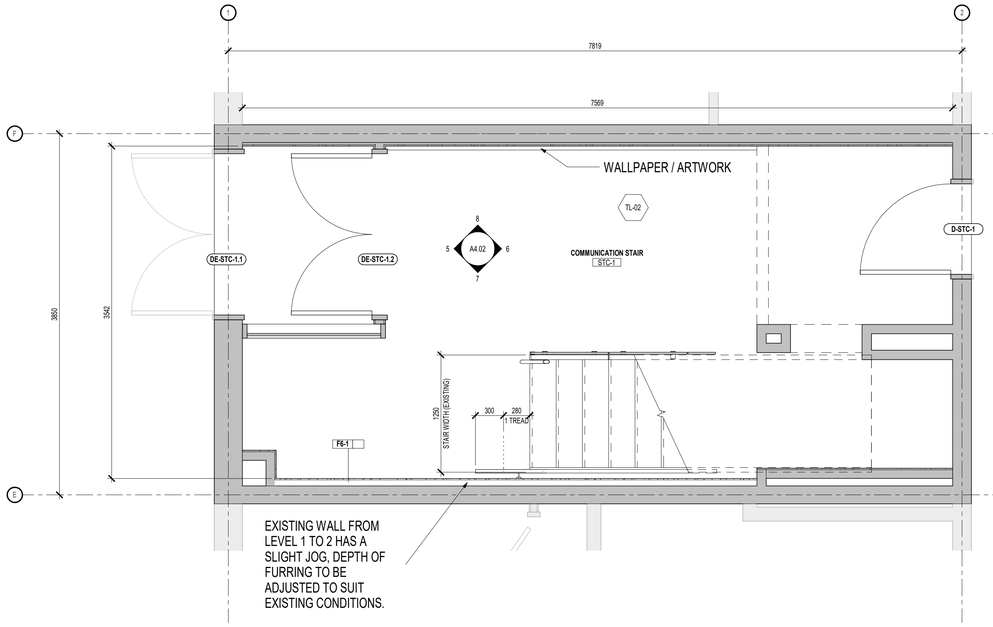
Key Value	Keynote Text
D16	EXISTING GLAZED ALUMINUM DOORS TO REMAIN.
D18	EXISTING GLAZED ALUMINUM SCREEN TO REMAIN.
D20	DEMOLISH EXISTING CARPET FINISH ON STAIR TREADS. EXPOSE EXISTING STAIR STRUCTURE BELOW, MAKE GOOD TO RECEIVE NEW FINISH.
D21	KEEP EXISTING DOOR AND FRAME, PREP TO RECEIVE NEW PAINT FINISH.
D22	PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT FINISH (TYP.)
D24	PATCH AND REPAIR EXISTING INTERIOR WALL TO RECEIVE NEW WALLPAPER/ARTWORK.
D25	REMOVE EXISTING FLOOR FINISHES AND WALL BASE WHERE INDICATED. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D29	DEMOLISH EXISTING GUARD, SAWCUT TO ENSURE STRINGER IS FLUSH WITH NO SHARP EDGE. PREP TO INSTALL GUARDRAIL, PRIME AND PAINT EXISTING STRINGER.



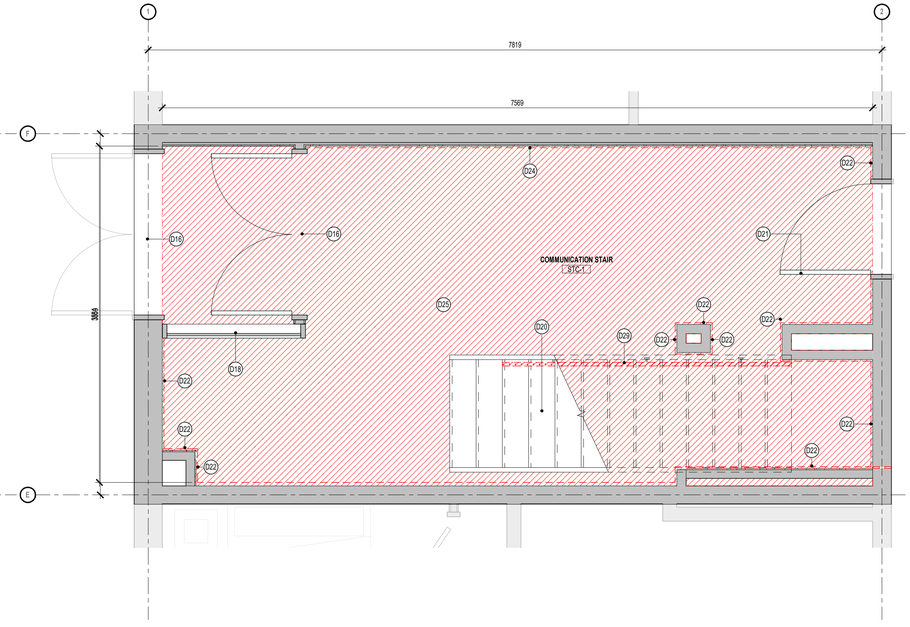
5 **LEVEL 2 - COMMUNICATION STAIR PROPOSED PLAN**
1 : 30



6 **LEVEL 2 - COMMUNICATION STAIR DEMOLITION PLAN**
1 : 30



2 **LEVEL 1 - COMMUNICATION STAIR PROPOSED PLAN**
1 : 30



1 **LEVEL 1 - COMMUNICATION STAIR DEMOLITION PLAN**
1 : 30

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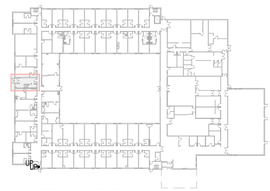

KEYPLAN - LEVEL 1

KEYPLAN - LEVEL 2

DEMOLITION DRAWING LEGEND:

- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- PROPOSED LOCATIONS OF TEMPORARY HOARDING PARTITION (CONTRACTOR TO DESIGN & PROVIDE PLAN FOR REVIEW)
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Client CDSB
Project No. 24110

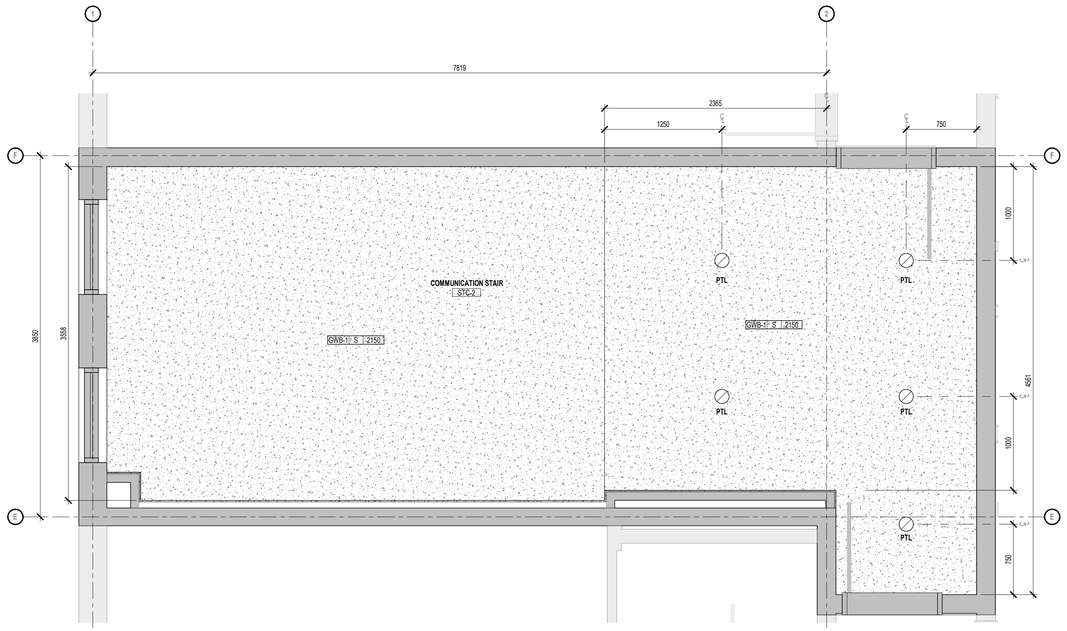
COMMUNICATION STAIR - PLAN

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

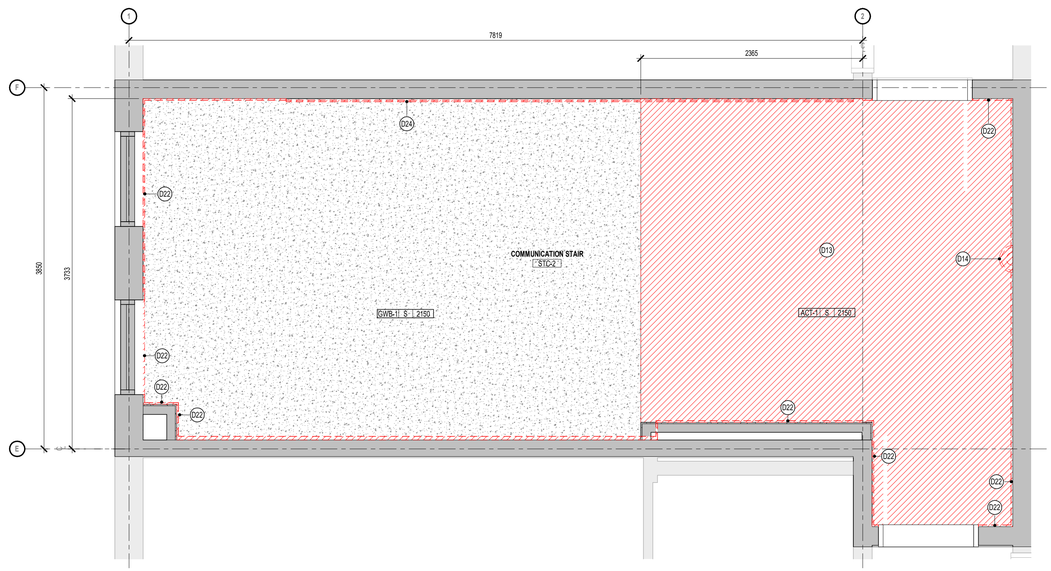
PN

Drawing No. **A4.00**

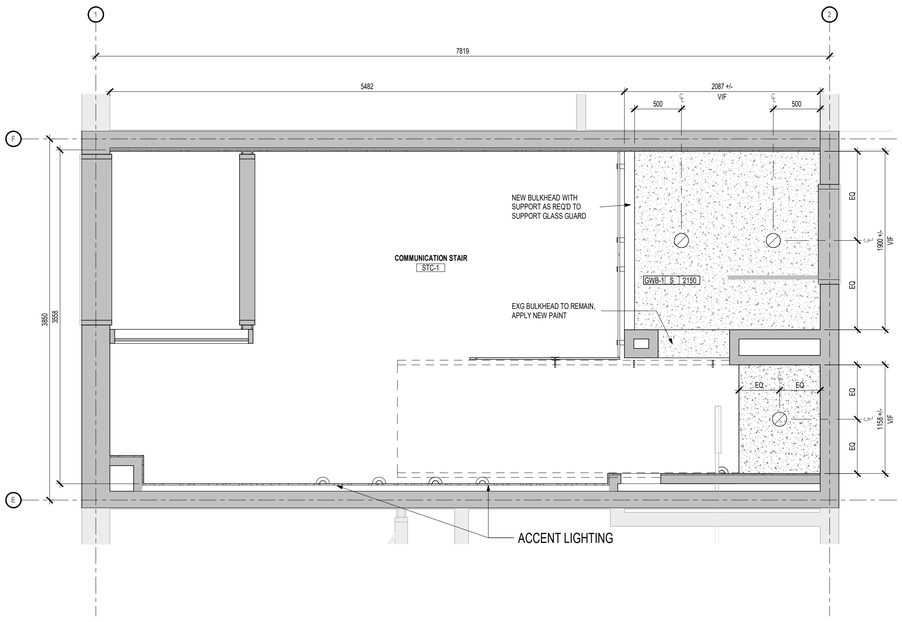
KEYNOTES - DEMOLITION	
Key Value	**Keynote Text**
D13	REMOVE EXISTING CEILING WHERE SHOWN AND PREPARE FOR NEW CEILING. UNLESS OTHERWISE NOTED, REMOVE ALL ASSOCIATED CEILING DEVICES INCLUDING SPEAKERS, LIGHT FIXTURES, MECHANICAL DIFFUSERS, SECURITY COMPONENTS, WHICH MAY NOT BE SHOWN ON ARCHITECTURAL OR ENGINEERING DRAWINGS. TEMPORARILY RETAIN EXISTING LIFE SAFETY DEVICES UNTIL START OF WORK TO RELOCATE THOSE DEVICES.
D14	REMOVE EXISTING LIGHT FIXTURE, TO BE REPLACED.
D22	PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT FINISH (TYP.)
D24	PATCH AND REPAIR EXISTING INTERIOR WALL TO RECEIVE NEW WALLPAPER/ARTWORK.



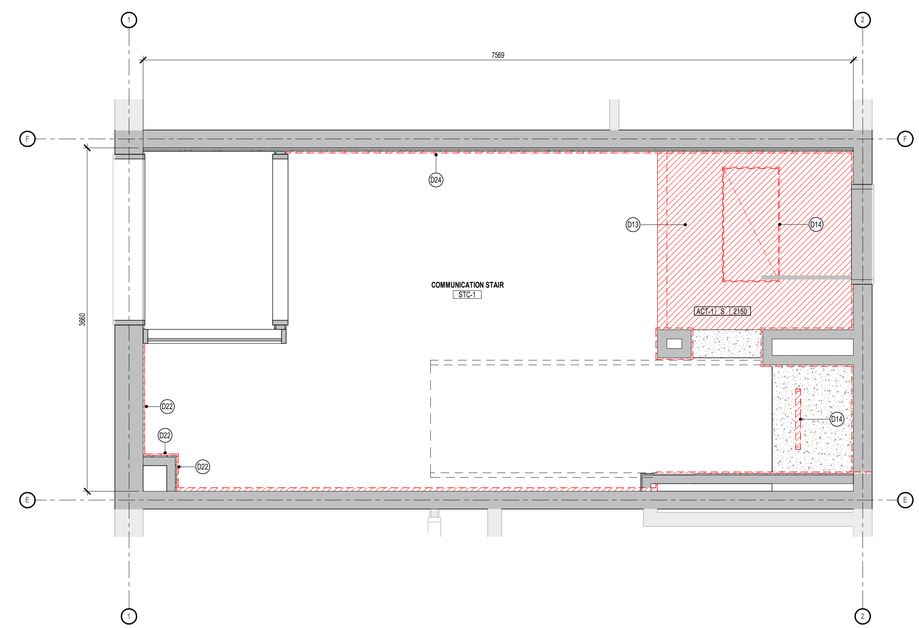
4 **LEVEL 2 - COMMUNICATION STAIR PROPOSED RCP**
1 : 30



3 **LEVEL 2 - COMMUNICATION STAIR DEMOLITION RCP**
1 : 30



2 **LEVEL 1 - COMMUNICATION STAIR PROPOSED RCP**
1 : 30



1 **LEVEL 1 - COMMUNICATION STAIR DEMOLITION RCP**
1 : 30

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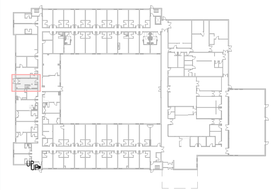

KEYPLAN - LEVEL 1

KEYPLAN - LEVEL 2

RCP LEGEND:

- GYPSUM BOARD (GWB-1)
- POTLIGHT (PTL) REFER TO ELECTRICAL
- WALL SCONCE (SCN) REFER TO ELECTRICAL

DEMOLITION DRAWING LEGEND:

- EXISTING DOOR AND FRAME TO BE DEMOLISHED
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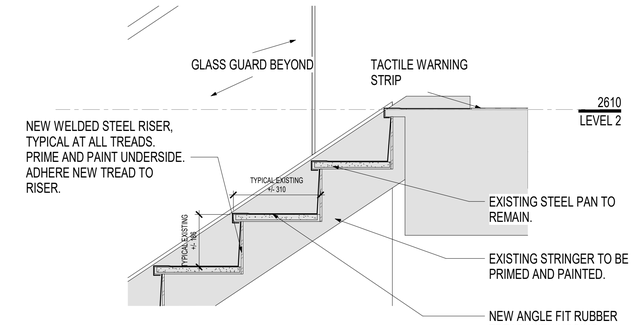
Project No. 24110

COMMUNICATION STAIR - RCP

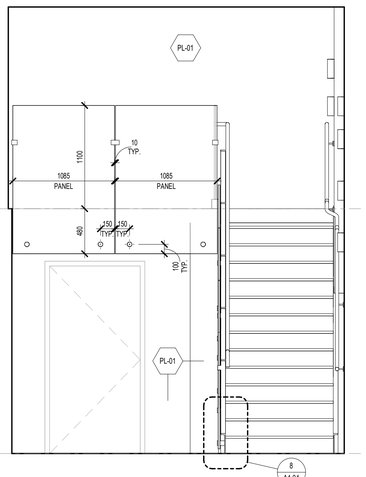
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN 76°

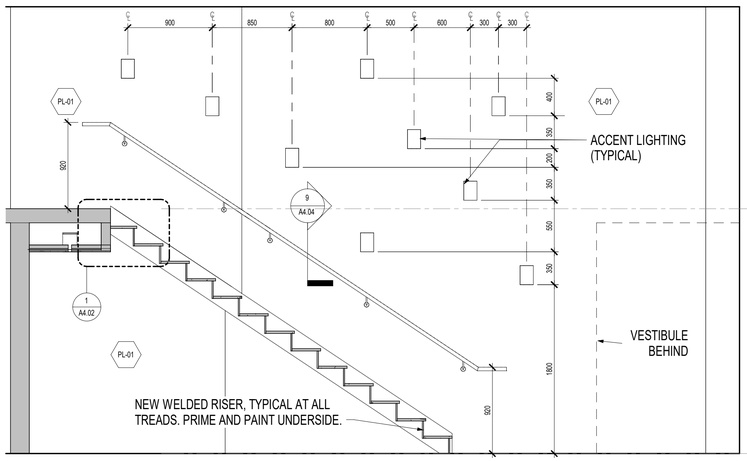
Drawing No. **A4.01**



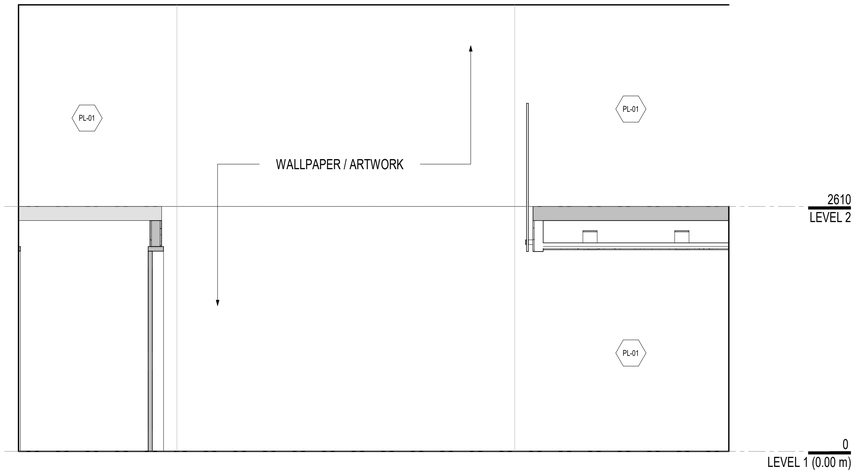
1 **COMMUNICATION STAIR - SECTION DETAIL 1**
1 : 10



6 **COMMUNICATION STAIR - ELEVATION (EAST)**
1 : 30

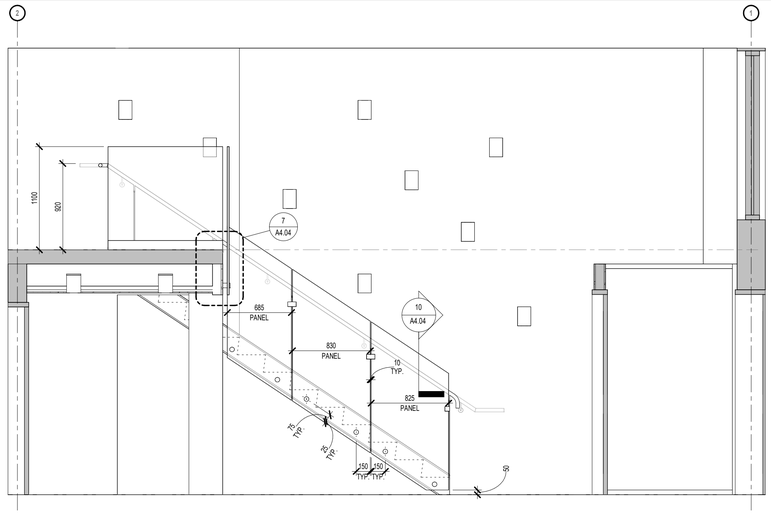


7 **COMMUNICATION STAIR - ELEVATION (SOUTH)**
1 : 30

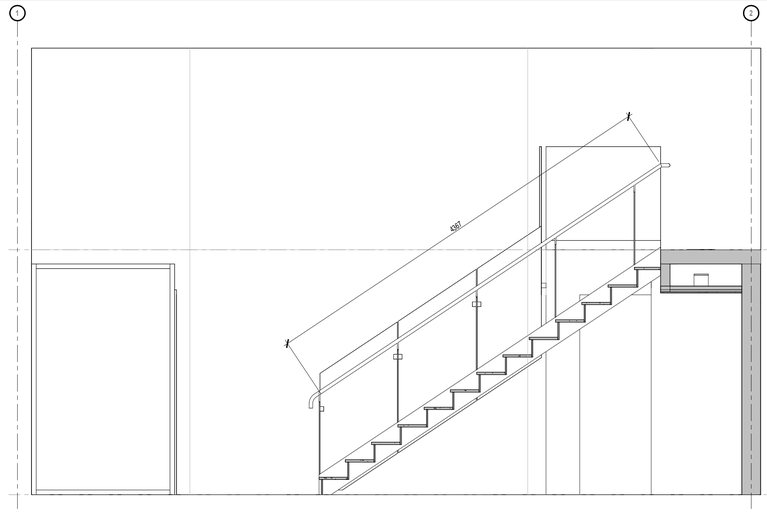


8 **COMMUNICATION STAIR - ELEVATION (NORTH)**
1 : 30

5 **COMMUNICATION STAIR - ELEVATION (WEST)**
1 : 30



4 **COMMUNICATION STAIR - SECTION 2**
1 : 30



3 **COMMUNICATION STAIR - SECTION 1**
1 : 30

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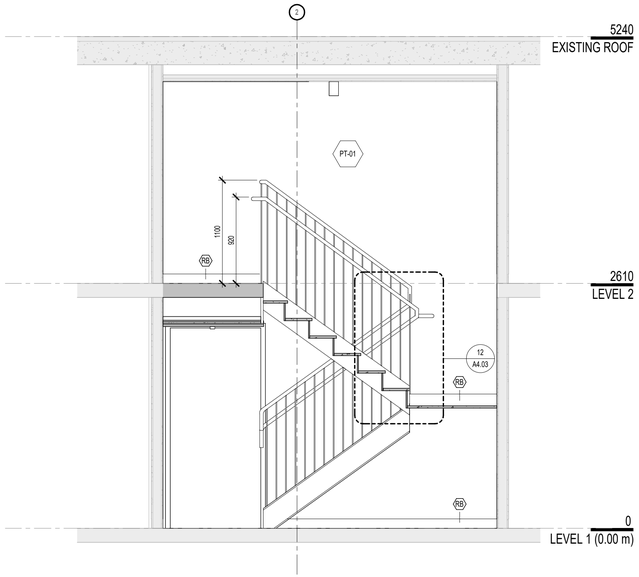
Client	CDSB
Project No.	24110

COMMUNICATION STAIR - DETAILS

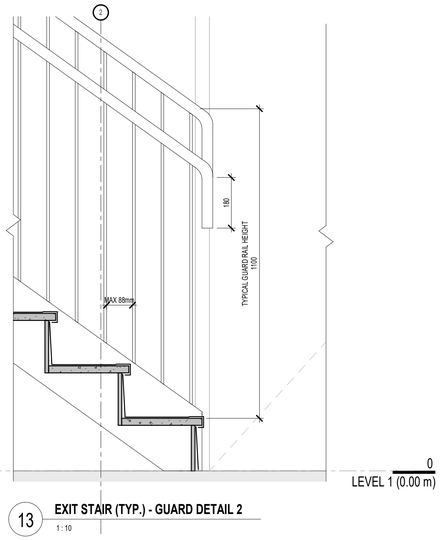
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN

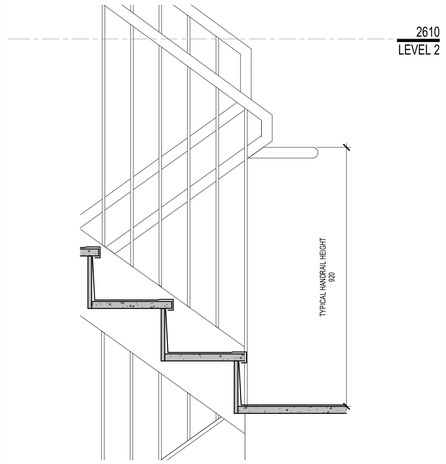
Drawing No. **A4.02**



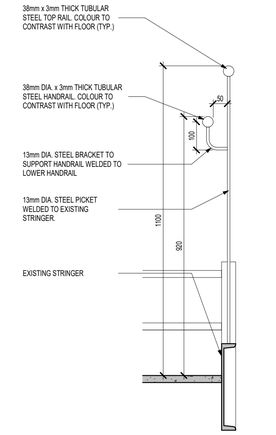
11 **EXIT STAIR (TYP.) - SECTION 1**
1 : 30



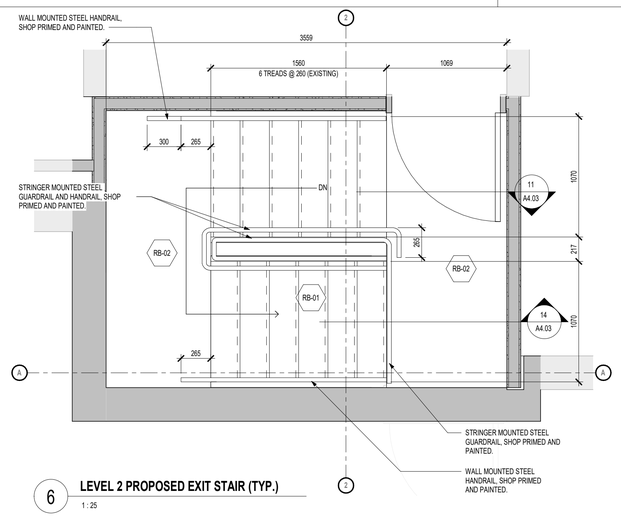
13 **EXIT STAIR (TYP.) - GUARD DETAIL 2**
1 : 10



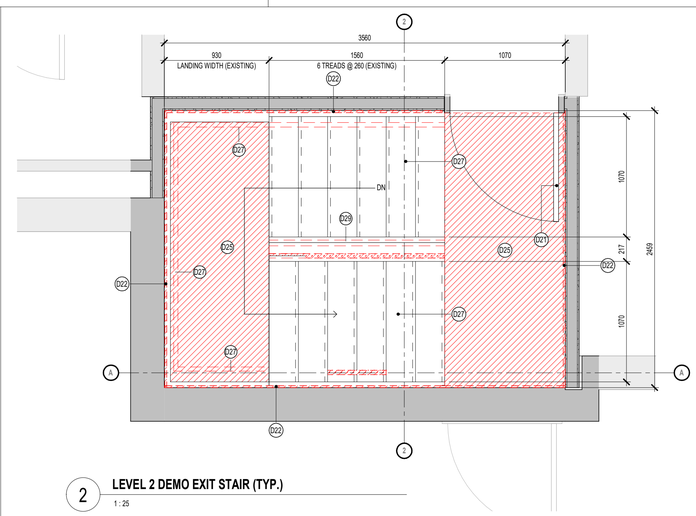
12 **EXIT STAIR (TYP.) - SECTION DETAIL 1**
1 : 10



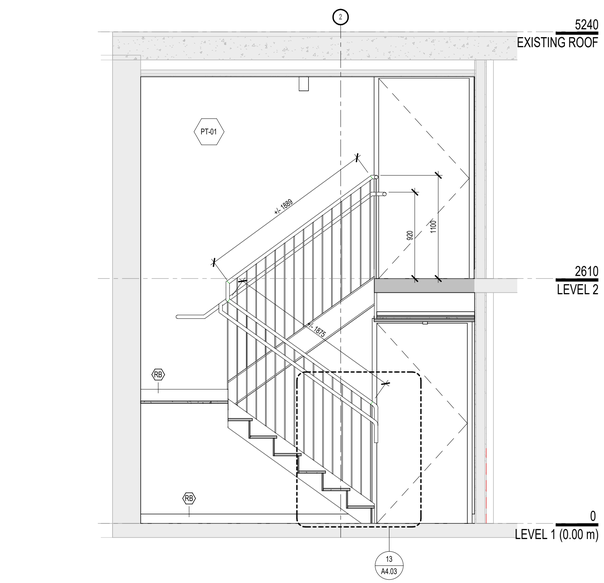
10 **EXIT STAIR (TYP.) GUARD DETAIL 3**
1 : 10



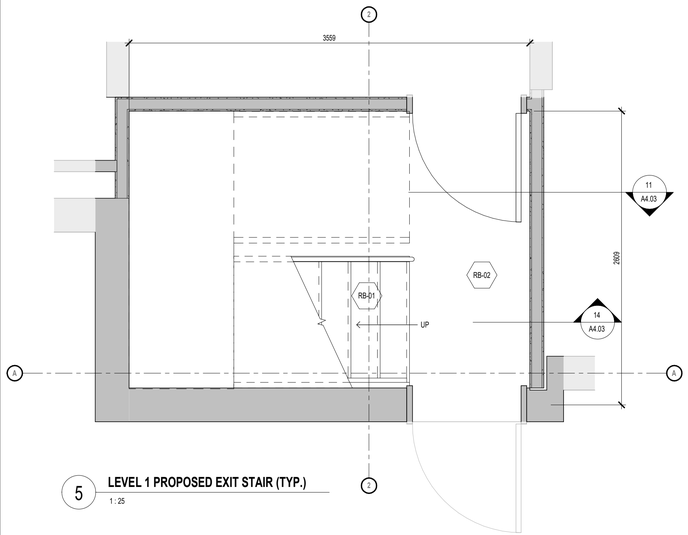
6 **LEVEL 2 PROPOSED EXIT STAIR (TYP.)**
1 : 25



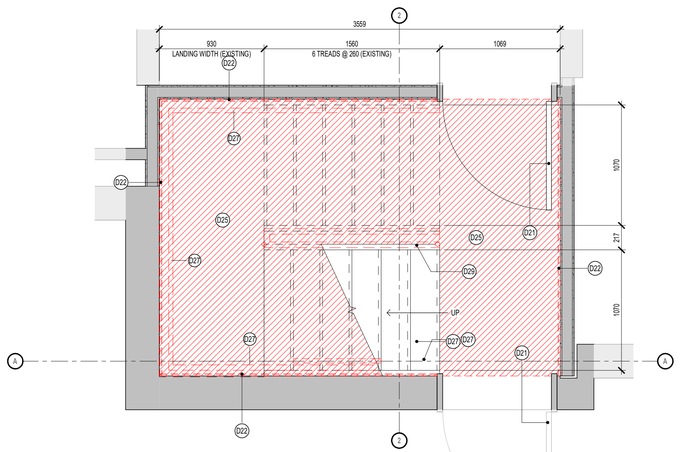
2 **LEVEL 2 DEMO EXIT STAIR (TYP.)**
1 : 25



14 **EXIT STAIR (TYP.) - SECTION 2**
1 : 30



5 **LEVEL 1 PROPOSED EXIT STAIR (TYP.)**
1 : 25



1 **LEVEL 1 DEMO EXIT STAIR (TYP.)**
1 : 25

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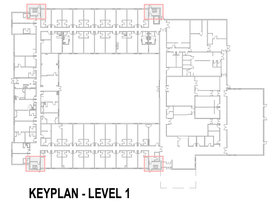

KEYPLAN - LEVEL 1

KEYPLAN - LEVEL 2

KEYNOTES - DEMOLITION

Key Value	Keynote Text
D21	KEEP EXISTING DOOR AND FRAME, PREP TO RECEIVE NEW PAINT FINISH.
D22	PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT FINISH (TYP.)
D25	REMOVE EXISTING FLOOR FINISHES AND WALL BASE WHERE INDICATED. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D27	REMOVE EXISTING HANDRAIL, PREP TO RECEIVE NEW HANDRAIL.
D29	DEMOLISH EXISTING GUARD. SAWCUT TO ENSURE STRINGER IS FLUSH WITH NO SHARP EDGE. PREP TO INSTALL GUARDRAIL, PRIME AND PAINT EXISTING STRINGER.

DRAWING NOTES

1. THESE DRAWINGS ARE TYPICAL AT FOUR (4) LOCATIONS WITHIN THE BUILDING, REFER TO KEYPLAN FOR LOCATIONS. SOME ASPECTS OF THE EXISTING LAYOUT MAY VARY SLIGHTLY IN TERMS OF ORIENTATION. CONTRACTOR IS TO CONFIRM EXACT DIMENSIONS PRIOR TO FABRICATION.
2. PROVIDE FABRICATION SHOP DRAWINGS FOR HANDRAILS AND GUARDRAILS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
3. ALL EXISTING STEEL STRINGERS (INCLUDING UNDERSIDE OF STAIRS) ARE TO BE PRIMED AND PAINTED.
4. ALL STEEL HANDRAILS, GUARDRAILS, AND PICKETS ARE TO BE SHOP PAINTED. FIELD PAINT TOUCH UPS AT COMPLETION OF WORK.
5. GRIND ALL WELDS SMOOTH. PROTECT ADJACENT FINISHES DURING COMPLETION OF WELDING, REPAIR/REPLACE ANY DAMAGED FINISHES.

#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GALVIN
LICENCE
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1800 Riverside Dr Independent Living

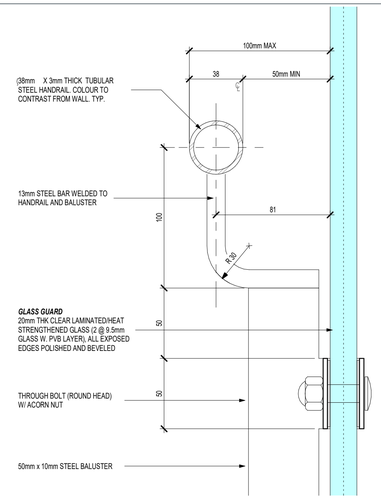
1800 Riverside Dr, Timmins, ON P4R 1N7

Client	CDSB
Project No.	24110

EXIT STAIR

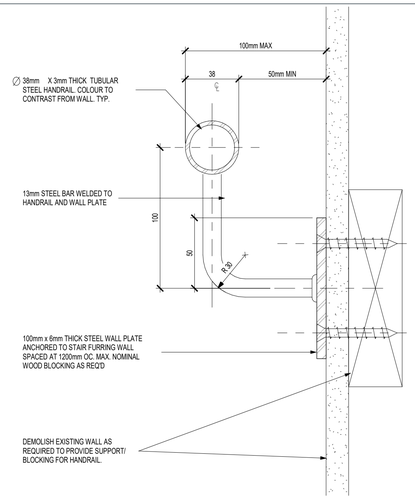
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

Drawing No. **A4.03**



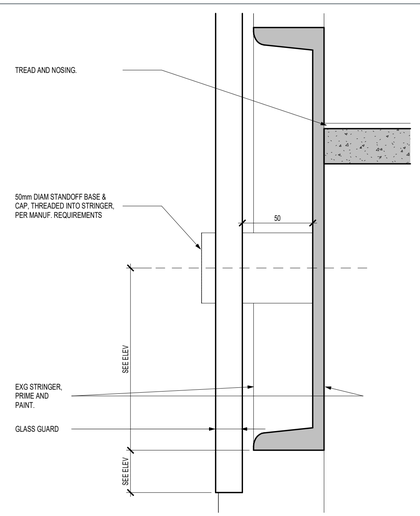
10 **SECTION HANDRAIL AT GLASS GUARD**

1 : 2



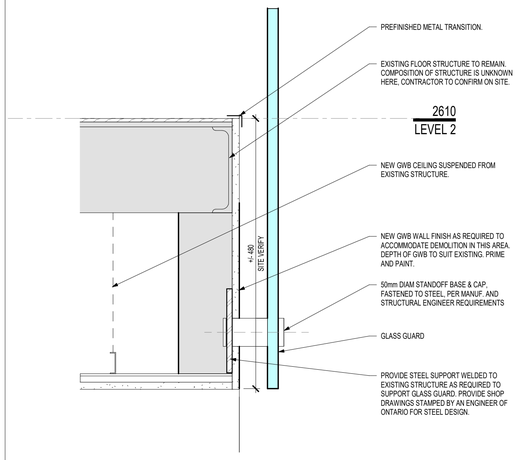
9 **SECTION HANDRAIL AT FURRING WALL**

1 : 2



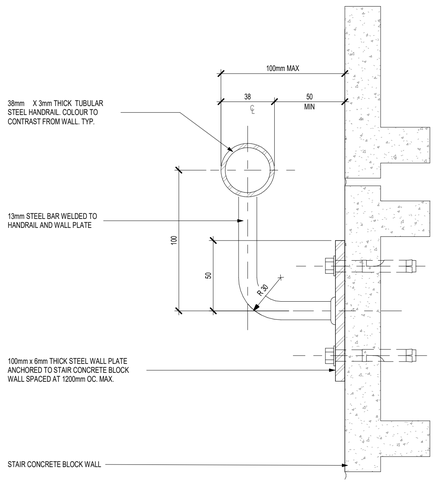
8 **COMMUNICATION STAIR - SECTION DETAIL 2**

1 : 2



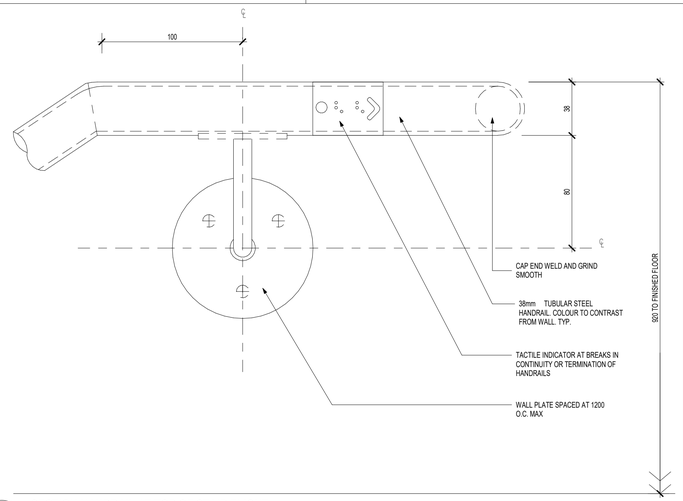
7 **COMMUNICATION STAIR - SECTION 3**

1 : 5



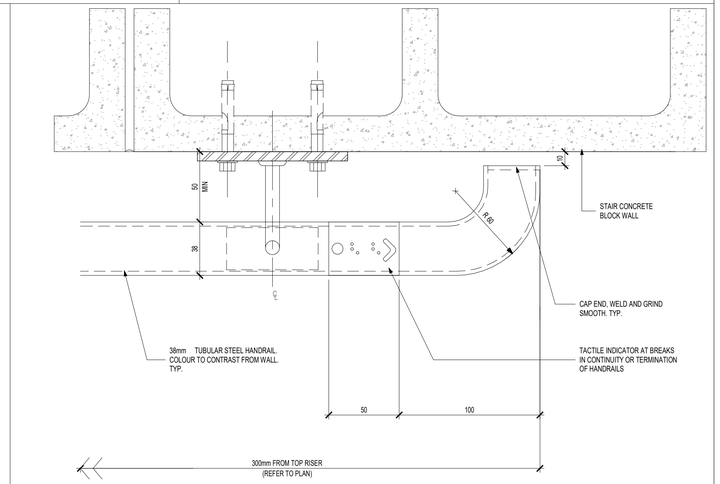
6 **SECTION HANDRAIL AT CONCRETE WALL**

1 : 2



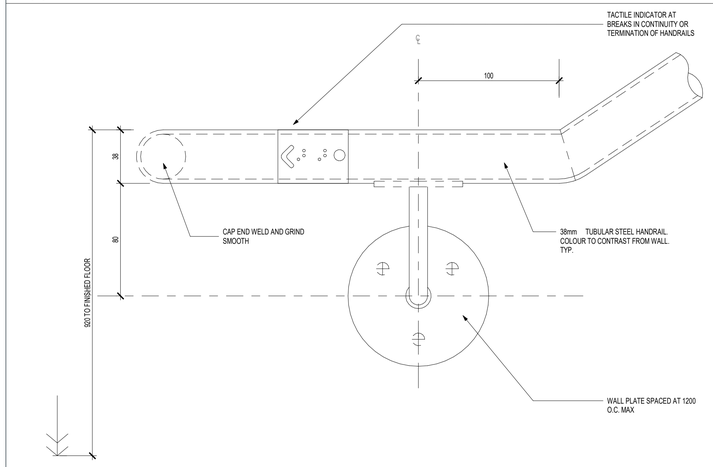
5 **SECTION HANDRAIL AT TOP OF STAIR FLIGHT**

1 : 2



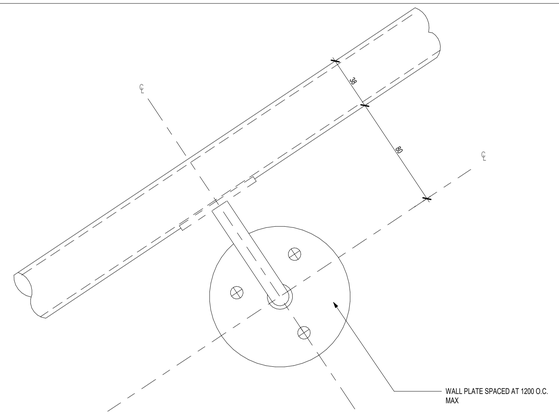
4 **PLAN HANDRAIL AT TOP OF STAIR FLIGHT**

1 : 2



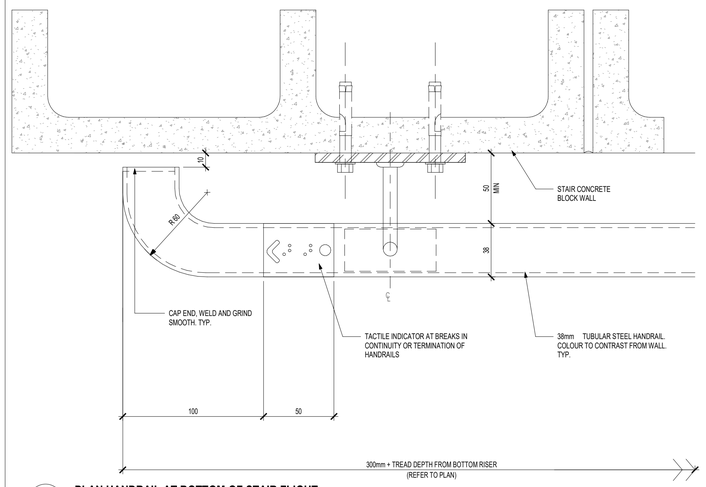
3 **SECTION HANDRAIL AT BOTTOM OF STAIR FLIGHT**

1 : 2



2 **ELEVATION HANDRAIL AT INTERMEDIATE LOCATION OF STAIR FLIGHT**

1 : 2



1 **PLAN HANDRAIL AT BOTTOM OF STAIR FLIGHT**

1 : 2

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#	Date	Revision	By
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1	2025-06-12	Issued for 90% Review	G

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1800 Riverside Dr Independent Living

1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

STAIR DETAILS

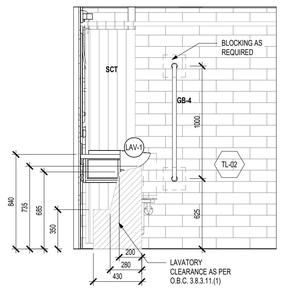
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN 7N

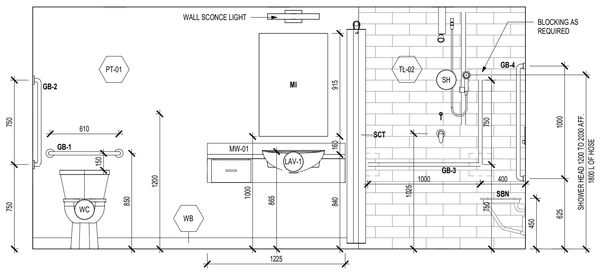
Drawing No. **A4.04**

KEYNOTES - DEMOLITION

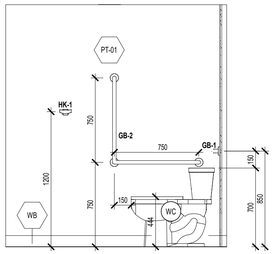
Key Value	Keynote Text
D1	REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
D2	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE.
D4	REMOVE ALL EXISTING WINDOW COVERINGS. TURN OVER SALVAGED MATERIALS TO OWNER.
D5	REMOVE ALL FURNITURE AND TURN OVER TO OWNER. REMOVE EXISTING FLOOR FINISHES AND WALL BASE. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D7	KEEP EXISTING CEILING, PATCH AND PAINT FINISHES TO MATCH EXISTING.
D12	REMOVE PLUMBING FIXTURE.
D13	REMOVE EXISTING CEILING WHERE SHOWN AND PREPARE FOR NEW CEILING. UNLESS OTHERWISE NOTED, REMOVE ALL ASSOCIATED CEILING DEVICES INCLUDING SPEAKERS, LIGHT FIXTURES, MECHANICAL DIFFUSERS, SECURITY COMPONENTS, WHICH MAY NOT BE SHOWN ON ARCHITECTURAL OR ENGINEERING DRAWINGS. TEMPORARILY RETAIN EXISTING LIFE SAFETY DEVICES UNTIL START OF WORK TO RELOCATE THOSE DEVICES.
D14	REMOVE EXISTING LIGHT FIXTURE, TO BE REPLACED.
D31	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. INFILL EXISTING OPENING, DEPTH OF METAL STUD TO SUIT EXISTING WALL THICKNESS TO ENSURE FLUSH WALL TRANSITION AT BOTH SIDES. MAINTAIN EXISTING 1 HR FRR. PRIME.
D32	REMOVE EXISTING WALLPAPER, PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT.
D33	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. PREP TO RECEIVE NEW DOOR FRAME AND HARDWARE.



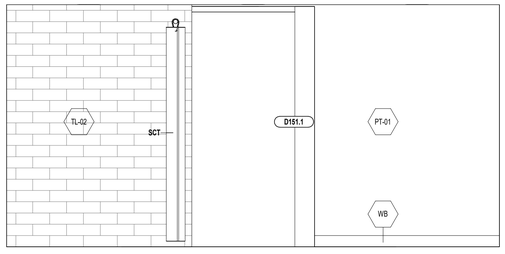
8 **UNIT 151 - W/R ELEVATION D**
1 : 25



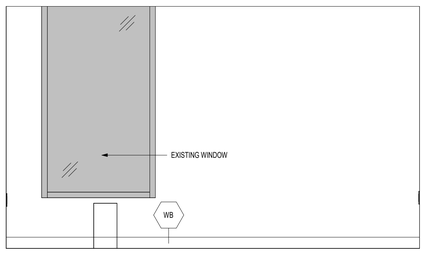
7 **UNIT 151 - W/R ELEVATION C**
1 : 25



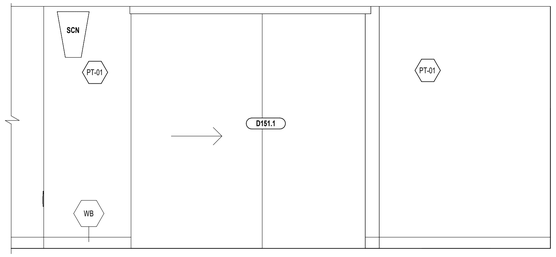
6 **UNIT 151 - W/R ELEVATION B**
1 : 25



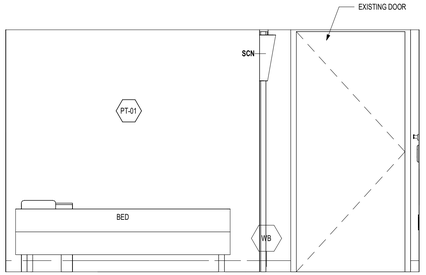
5 **UNIT 151 - W/R ELEVATION A**
1 : 25



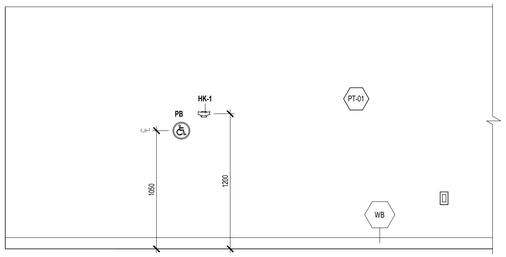
4 **UNIT 151 - ELEVATION D**
1 : 25



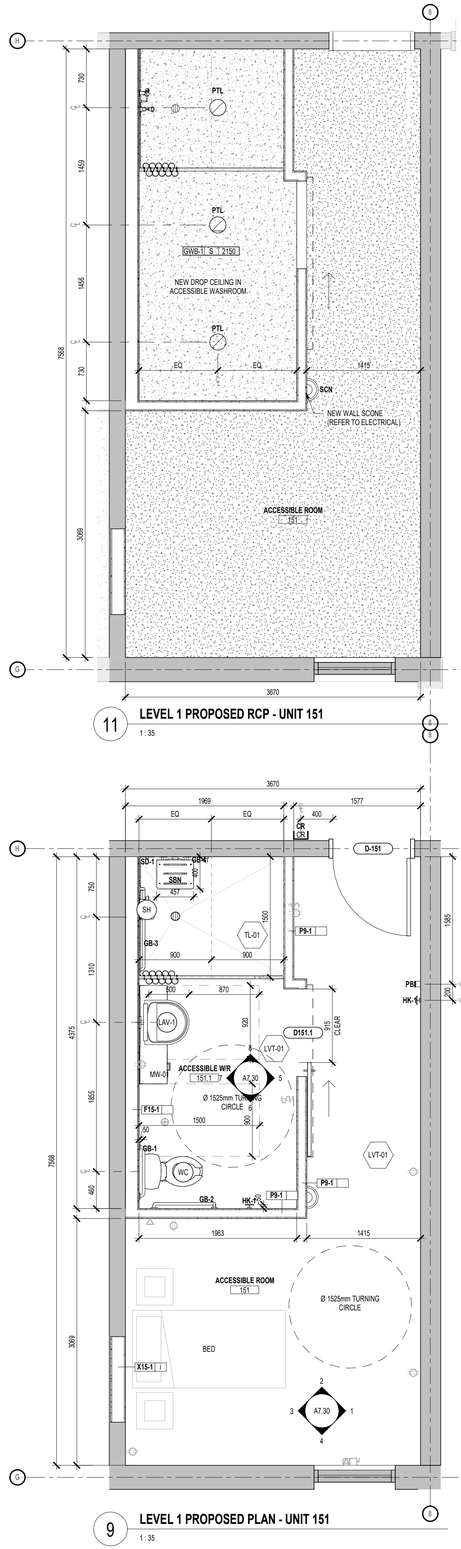
3 **UNIT 151 - ELEVATION C**
1 : 25



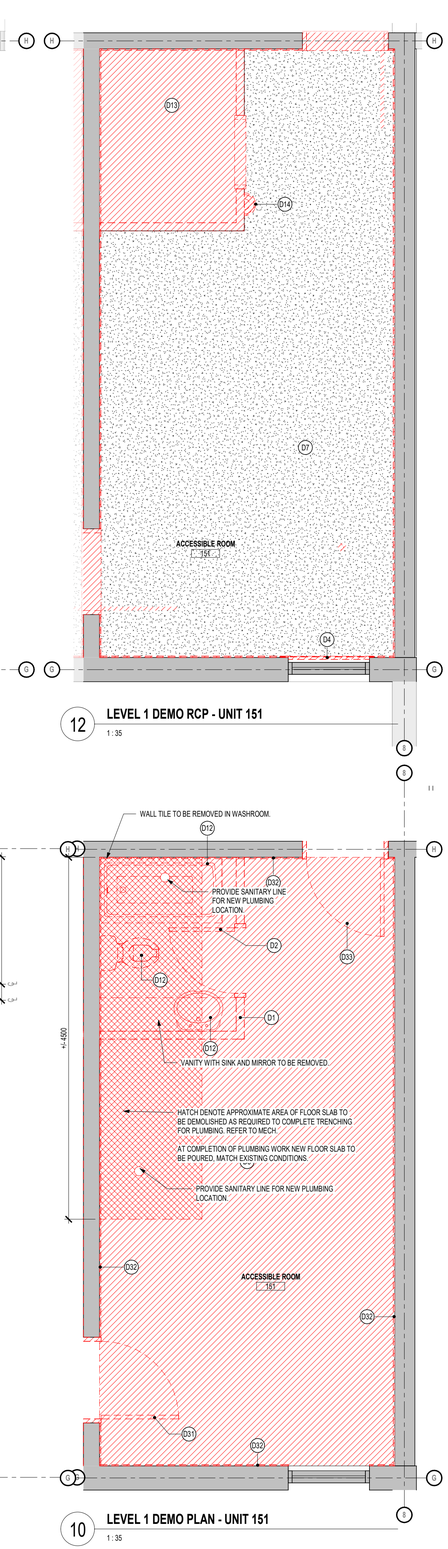
2 **UNIT 151 - ELEVATION B**
1 : 25



1 **UNIT 151 - ELEVATION A**
1 : 25



11 **LEVEL 1 PROPOSED RCP - UNIT 151**
1 : 35



12 **LEVEL 1 DEMO RCP - UNIT 151**
1 : 35

9 **LEVEL 1 PROPOSED PLAN - UNIT 151**
1 : 35

10 **LEVEL 1 DEMO PLAN - UNIT 151**
1 : 35

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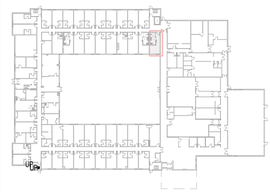

KEYPLAN - LEVEL 1

FURNISHING, FIXTURE & EQUIPMENT LEGEND:

HK-1 - CLOTHES HOOK / COAT HOOK
GB-1 - HORIZONTAL GRAB BAR 610mm
GB-2 - L SHAPED GRAB BAR 750X750mm
GB-3 - L SHAPED GRAB BAR 1000X750mm
GB-4 - VERTICAL GRAB BAR 1000mm
LAV-1 - LAVATORY - REFER TO MECHANICAL FOR TYPES
MI - MIRROR
MD - MECHANICAL DRAIN
NC - NURSE CALL BELL - REFER TO ELECTRICAL
PTD-1 - PAPER TOWEL DISPENSER
SBN - SHOWER SEAT
SCT - SHOWER CURTAIN
SD-1 - SOAP DISPENSER
SH - SHOWER HEAD - REFER TO MECHANICAL FOR TYPES
SND-1 - SANITARY NAPKIN DISPENSER
TPD-1 - TOILET PAPER DISPENSER
WC - WATER CLOSET - REFER TO MECH FOR TYPES
MW-X - MILLWORK
SCN - WALL SCONCE REFER TO ELECTRICAL

RCP LEGEND:

GYPSUM BOARD (GWB-1)
POTLIGHT (PTL) REFER TO ELECTRICAL
WALL SCONCE (SCN) REFER TO ELECTRICAL

#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

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MATTHEW GALVIN
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1800 Riverside Dr Independent Living
1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

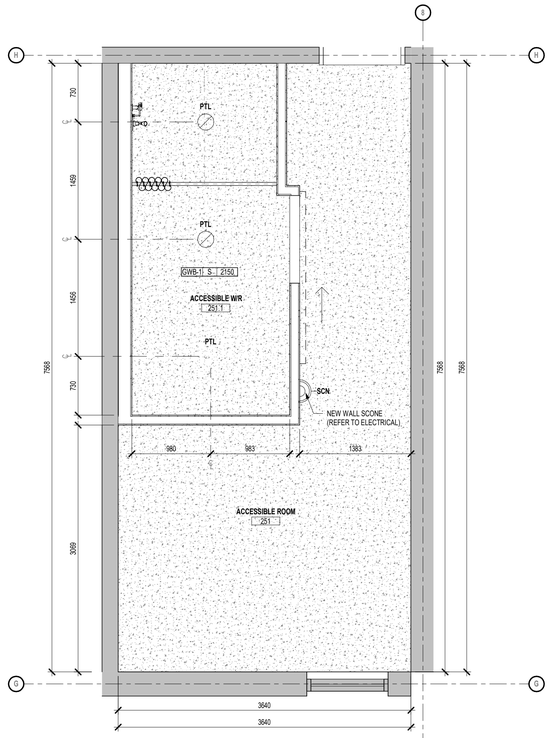
UNIT 151

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

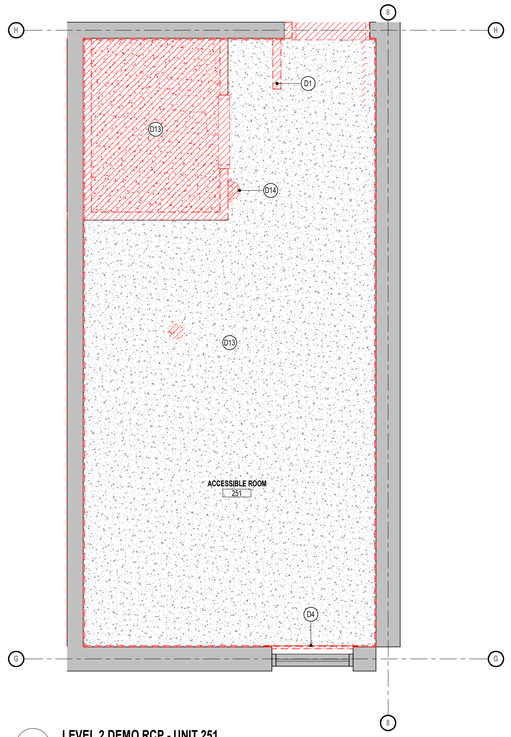
PN 7N

Drawing No. **A7.30**

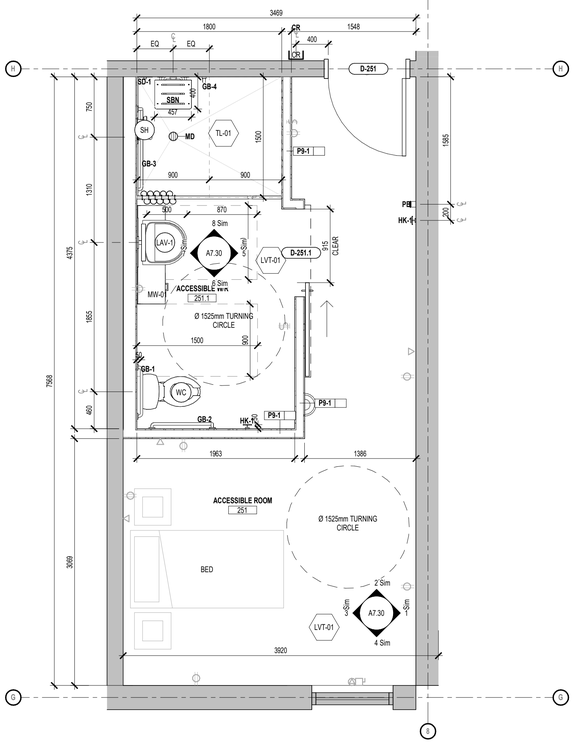
KEYNOTES - DEMOLITION	
Key Value	**Keynote Text**
D1	REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
D2	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE.
D4	REMOVE ALL EXISTING WINDOW COVERINGS. TURN OVER SALVAGED MATERIALS TO OWNER.
D5	REMOVE ALL FURNITURE AND TURN OVER TO OWNER. REMOVE EXISTING FLOOR FINISHES AND WALL BASE. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D12	REMOVE PLUMBING FIXTURE.
D13	REMOVE EXISTING CEILING WHERE SHOWN AND PREPARE FOR NEW CEILING. UNLESS OTHERWISE NOTED, REMOVE ALL ASSOCIATED CEILING DEVICES INCLUDING SPEAKERS, LIGHT FIXTURES, MECHANICAL DIFFUSERS, SECURITY COMPONENTS, WHICH MAY NOT BE SHOWN ON ARCHITECTURAL OR ENGINEERING DRAWINGS. TEMPORARILY RETAIN EXISTING LIFE SAFETY DEVICES UNTIL START OF WORK TO RELOCATE THOSE DEVICES.
D14	REMOVE EXISTING LIGHT FIXTURE, TO BE REPLACED.
D32	REMOVE EXISTING WALLPAPER, PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT.
D33	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. PREP TO RECEIVE NEW DOOR FRAME AND HARDWARE.



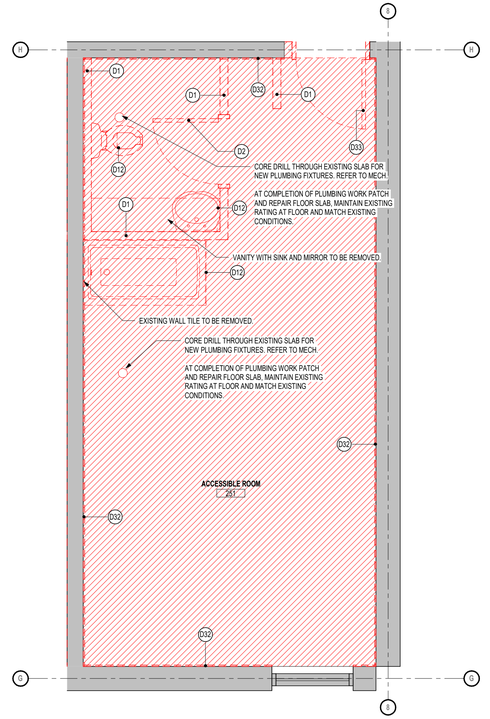
6 **LEVEL 2 PROPOSED RCP - UNIT 251**
1 : 35



2 **LEVEL 2 DEMO RCP - UNIT 251**
1 : 35



5 **LEVEL 2 PROPOSED PLAN - UNIT 251**
1 : 35



1 **LEVEL 2 DEMO PLAN - UNIT 251**
1 : 35

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255 Algonquin Blvd East
Timmins, ON P4N 2J9
t: 416.937.7733
w: www.garchitects.ca

KEYPLAN - LEVEL 2

FURNISHING, FIXTURE & EQUIPMENT LEGEND:

HK-1 - CLOTHES HOOK / COAT HOOK
GB-1 - HORIZONTAL GRAB BAR 610mm
GB-2 - L SHAPED GRAB BAR 750X750mm
GB-3 - L SHAPED GRAB BAR 1000X750mm
GB-4 - VERTICAL GRAB BAR 1000mm
LAV-1 - LAVATORY - REFER TO MECHANICAL FOR TYPES
MI - MIRROR
MD - MECHANICAL DRAIN
NC - NURSE CALL BELL - REFER TO ELECTRICAL
PTD-1 - PAPER TOWEL DISPENSER
SBN - SHOWER SEAT
SCT - SHOWER CURTAIN
SD-1 - SOAP DISPENSER
SH - SHOWER HEAD - REFER TO MECHANICAL FOR TYPES
SND-1 - SANITARY NAPKIN DISPENSER
TPD-1 - TOILET PAPER DISPENSER
WC - WATER CLOSET - REFER TO MECH FOR TYPES
MW-X - MILLWORK
SCN - WALL SCONCE REFER TO ELECTRICAL

RCP LEGEND:

GYPSUM BOARD (GWB-1)
POTLIGHT (PTL) REFER TO ELECTRICAL
WALL SCONCE (SCN) REFER TO ELECTRICAL

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1	2025-06-12	Issued for 90% Review	G

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MATTHEW GALVIN
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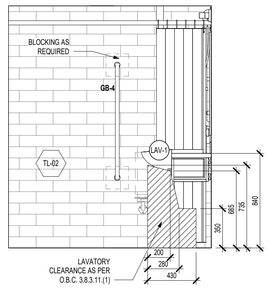
1800 Riverside Dr Independent Living
1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

UNIT 251

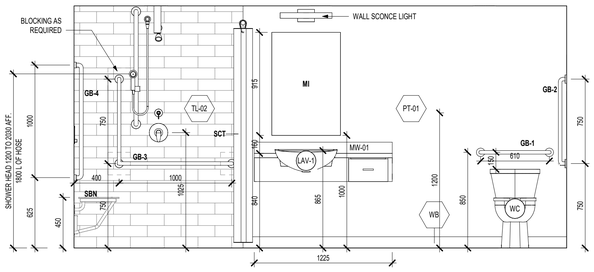
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

Drawing No. **A7.31**

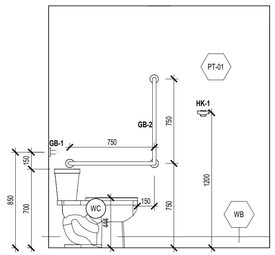
KEYNOTES - DEMOLITION	
Key Value	**Keynote Text**
D1	REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
D2	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE.
D4	REMOVE ALL EXISTING WINDOW COVERINGS. TURN OVER SALVAGED MATERIALS TO OWNER.
D5	REMOVE ALL FURNITURE AND TURN OVER TO OWNER. REMOVE EXISTING FLOOR FINISHES AND WALL BASE. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D12	REMOVE PLUMBING FIXTURE.
D13	REMOVE EXISTING CEILING WHERE SHOWN AND PREPARE FOR NEW CEILING. UNLESS OTHERWISE NOTED, REMOVE ALL ASSOCIATED CEILING DEVICES INCLUDING SPEAKERS, LIGHT FIXTURES, MECHANICAL DIFFUSERS, SECURITY COMPONENTS, WHICH MAY NOT BE SHOWN ON ARCHITECTURAL OR ENGINEERING DRAWINGS. TEMPORARILY RETAIN EXISTING LIFE SAFETY DEVICES UNTIL START OF WORK TO RELOCATE THOSE DEVICES.
D14	REMOVE EXISTING LIGHT FIXTURE, TO BE REPLACED.
D31	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. INFILL EXISTING OPENING, DEPTH OF METAL STUD TO SUIT EXISTING WALL THICKNESS TO ENSURE FLUSH WALL TRANSITION AT BOTH SIDES. MAINTAIN EXISTING 1 HR FRR. PRIME.
D32	REMOVE EXISTING WALLPAPER, PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT.
D33	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. PREP TO RECEIVE NEW DOOR FRAME AND HARDWARE.



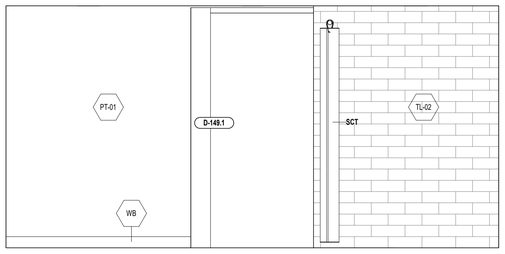
7 **UNIT 149 - W/R ELEVATION D**
1 : 25



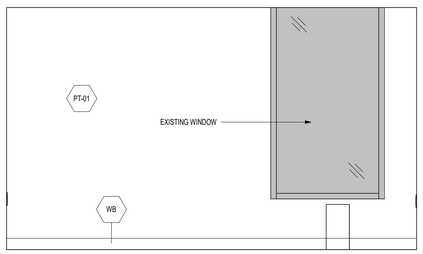
11 **UNIT 149 - W/R ELEVATION C**
1 : 25



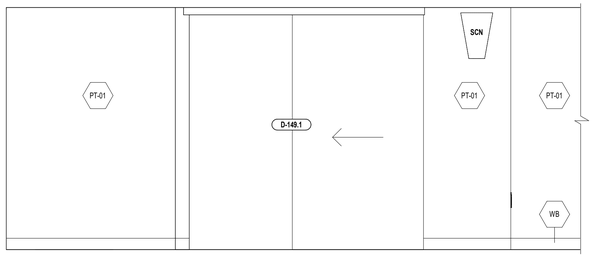
12 **UNIT 149 - W/R ELEVATION B**
1 : 25



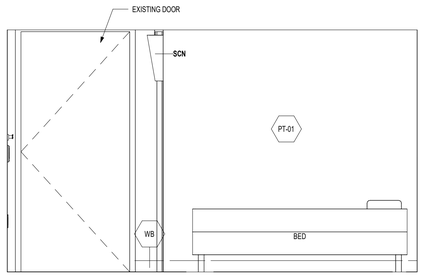
13 **UNIT 149 - W/R ELEVATION A**
1 : 25



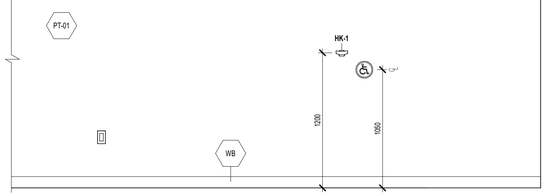
10 **UNIT 149 - ELEVATION D**
1 : 25



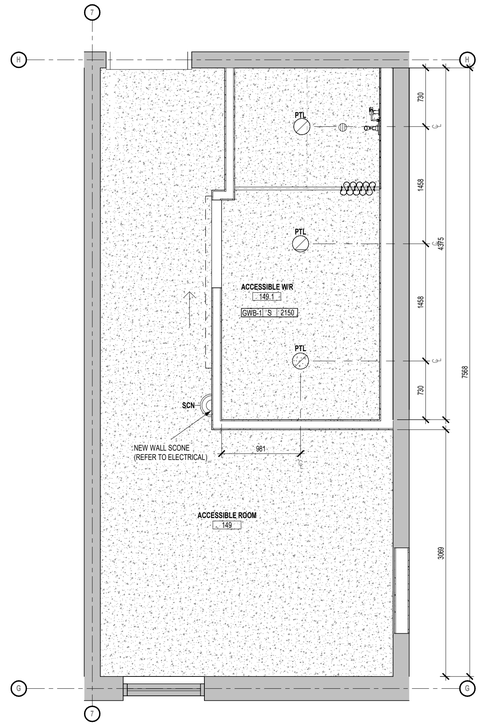
6 **UNIT 149 - ELEVATION A**
1 : 25



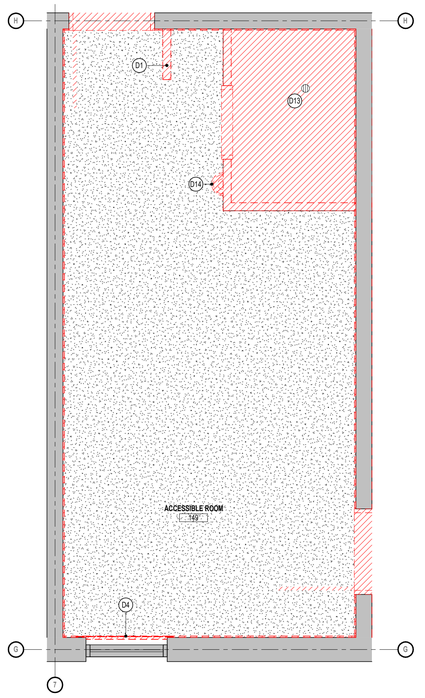
8 **UNIT 149 - ELEVATION B**
1 : 25



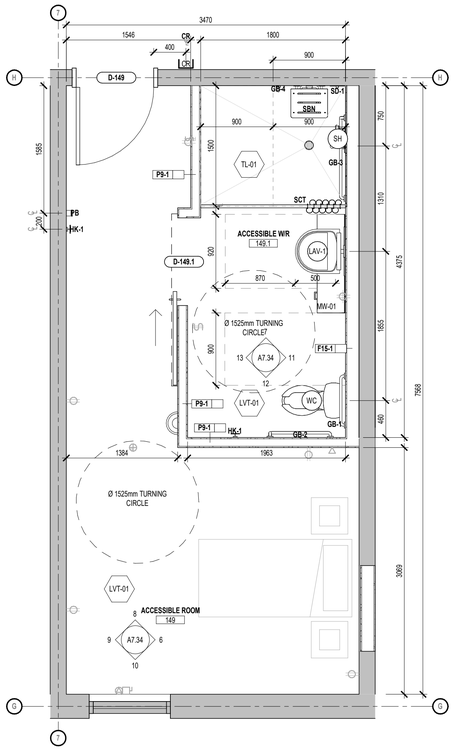
9 **UNIT 149 - ELEVATION C**
1 : 25



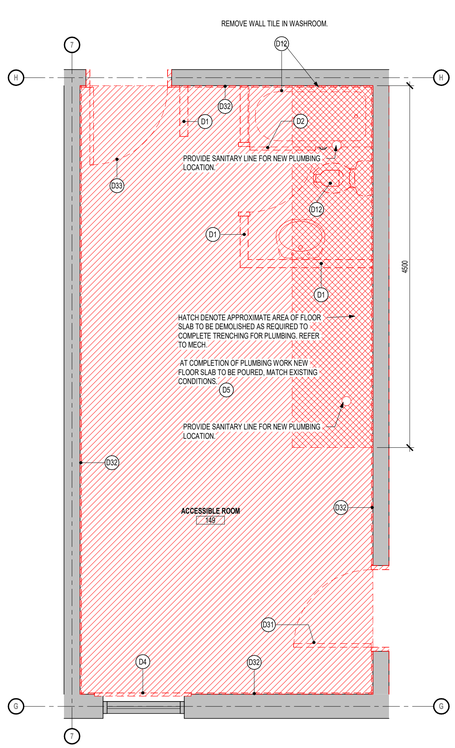
4 **LEVEL 1 PROPOSED RCP - UNIT 149**
1 : 35



2 **LEVEL 1 DEMO RCP - UNIT 149**
1 : 35

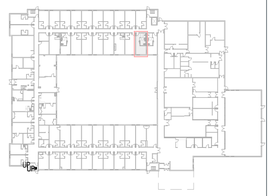


3 **LEVEL 1 PROPOSED PLAN - UNIT 149**
1 : 35



1 **LEVEL 1 DEMO PLAN - UNIT 149**
1 : 35

G architects
Timmins
255 Algonquin Blvd East
Timmins, ON P4N 2J9
t: 416.937.7733
w: www.garchitects.ca



KEYPLAN - LEVEL 1

FURNISHING, FIXTURE & EQUIPMENT LEGEND:

HK-1 - CLOTHES HOOK / COAT HOOK
GB-1 - HORIZONTAL GRAB BAR 610mm
GB-2 - L SHAPED GRAB BAR 750X750mm
GB-3 - L SHAPED GRAB BAR 1000X750mm
GB-4 - VERTICAL GRAB BAR 1000mm
LAV-1 - LAVATORY - REFER TO MECHANICAL FOR TYPES
MI - MIRROR
MD - MECHANICAL DRAIN
NC - NURSE CALL BELL - REFER TO ELECTRICAL
PTD-1 - PAPER TOWEL DISPENSER
SBN - SHOWER SEAT
SCT - SHOWER CURTAIN
SD-1 - SOAP DISPENSER
SH - SHOWER HEAD - REFER TO MECHANICAL FOR TYPES
SND-1 - SANITARY NAPKIN DISPENSER
TPD-1 - TOILET PAPER DISPENSER
WC - WATER CLOSET - REFER TO MECH FOR TYPES
MW-X - MILLWORK
SCN - WALL SCONCE REFER TO ELECTRICAL

RCP LEGEND:

GYPSUM BOARD (GWB-1)
POTLIGHT (PTL) REFER TO ELECTRICAL
WALL SCONCE (SCN) REFER TO ELECTRICAL

#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GALVIN
LICENCE
6355

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1800 Riverside Dr Independent Living

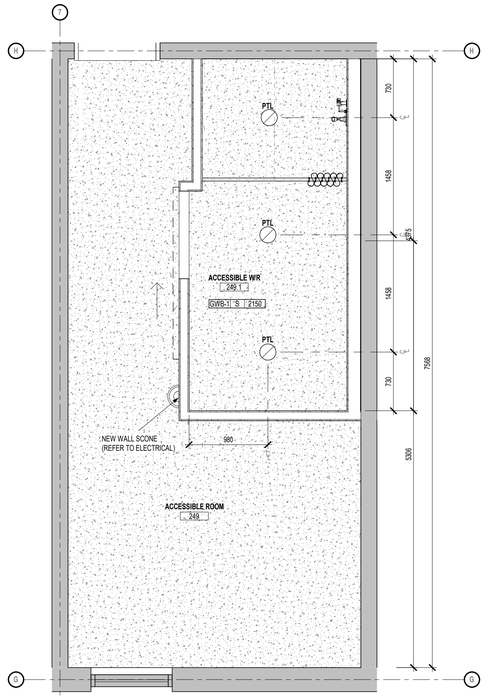
1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

UNIT 149

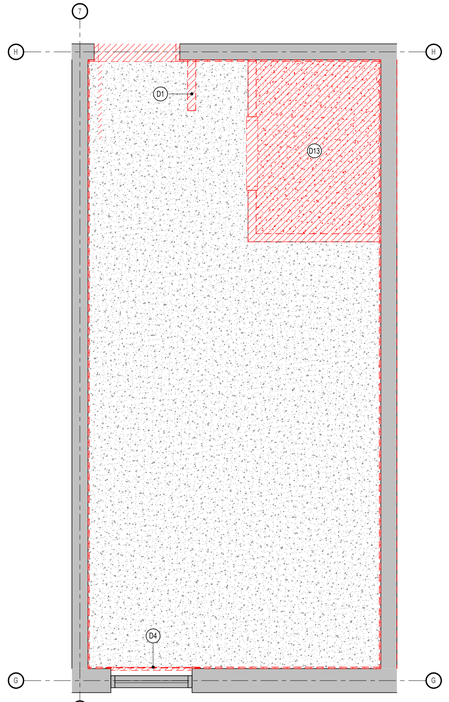
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

Drawing No. **A7.34**

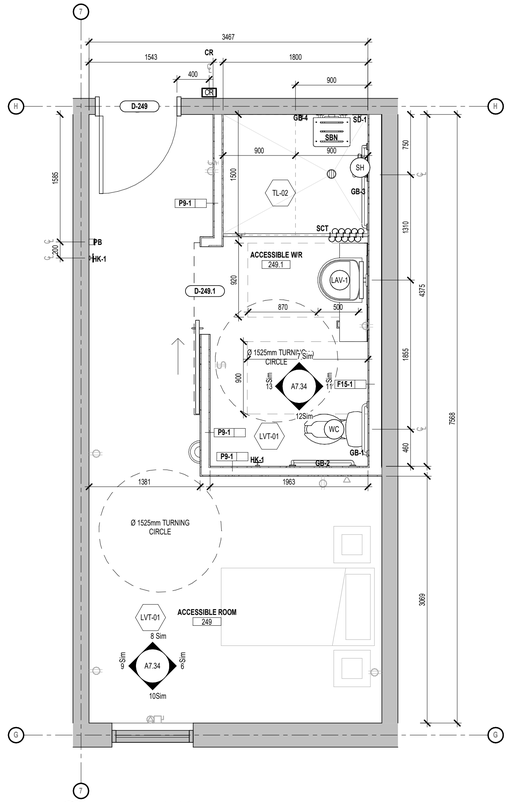
KEYNOTES - DEMOLITION	
Key Value	**Keynote Text**
D1	REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
D2	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE.
D4	REMOVE ALL EXISTING WINDOW COVERINGS. TURN OVER SALVAGED MATERIALS TO OWNER.
D5	REMOVE ALL FURNITURE AND TURN OVER TO OWNER. REMOVE EXISTING FLOOR FINISHES AND WALL BASE. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D13	REMOVE EXISTING CEILING WHERE SHOWN AND PREPARE FOR NEW CEILING. UNLESS OTHERWISE NOTED, REMOVE ALL ASSOCIATED CEILING DEVICES INCLUDING SPEAKERS, LIGHT FIXTURES, MECHANICAL DIFFUSERS, SECURITY COMPONENTS, WHICH MAY NOT BE SHOWN ON ARCHITECTURAL OR ENGINEERING DRAWINGS. TEMPORARILY RETAIN EXISTING LIFE SAFETY DEVICES UNTIL START OF WORK TO RELOCATE THOSE DEVICES.
D32	REMOVE EXISTING WALLPAPER, PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT.
D33	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. PREP TO RECEIVE NEW DOOR FRAME AND HARDWARE.



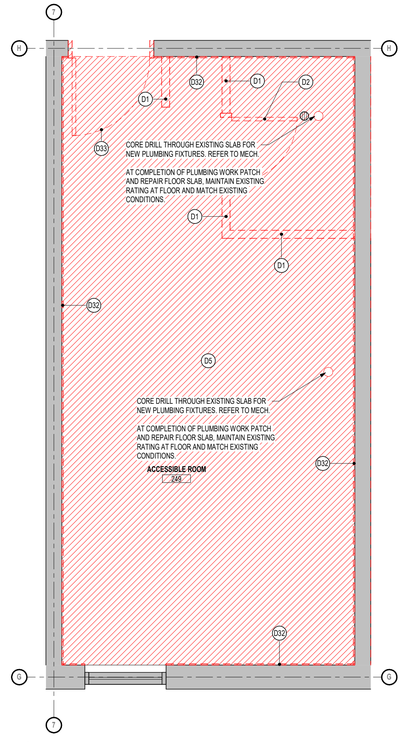
4 **LEVEL 2 PROPOSED PLAN - UNIT 249**
1 : 35



2 **LEVEL 2 DEMO RCP - UNIT 249**
1 : 35



3 **LEVEL 2 PROPOSED PLAN - UNIT 249**
1 : 35



1 **LEVEL 2 DEMO PLAN - UNIT 249**
1 : 35

G architects
Timmins
255 Algonquin Blvd East
Timmins, ON P4N 2J9
t: 416.937.7733
w: www.garchitects.ca

KEYPLAN - LEVEL 2

FURNISHING, FIXTURE & EQUIPMENT LEGEND:

HK-1 - CLOTHES HOOK / COAT HOOK
GB-1 - HORIZONTAL GRAB BAR 610mm
GB-2 - L SHAPED GRAB BAR 750X750mm
GB-3 - L SHAPED GRAB BAR 1000X750mm
GB-4 - VERTICAL GRAB BAR 1000mm
LAV-1 - LAVATORY - REFER TO MECHANICAL FOR TYPES
MI - MIRROR
MD - MECHANICAL DRAIN
NC - NURSE CALL BELL - REFER TO ELECTRICAL
PTD-1 - PAPER TOWEL DISPENSER
SBN - SHOWER SEAT
SCT - SHOWER CURTAIN
SD-1 - SOAP DISPENSER
SH - SHOWER HEAD - REFER TO MECHANICAL FOR TYPES
SND-1 - SANITARY NAPKIN DISPENSER
TPD-1 - TOILET PAPER DISPENSER
WC - WATER CLOSET - REFER TO MECH FOR TYPES
MW-X - MILLWORK
SCN - WALL SCONCE REFER TO ELECTRICAL

RCP LEGEND:

GYPSUM BOARD (GWB-1)
POTLIGHT (PTL) REFER TO ELECTRICAL
WALL SCONCE (SCN) REFER TO ELECTRICAL

#	Date	Revision	By
2	2025-08-08	Issued for Permit	
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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GALVIN
LICENCE
6355

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1800 Riverside Dr Independent Living

1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

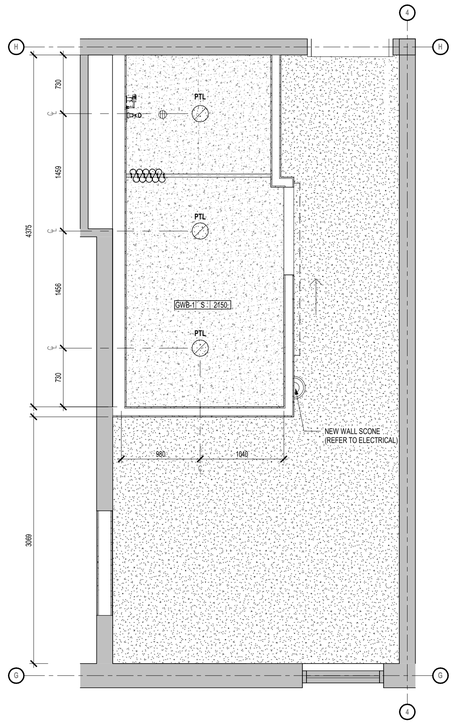
UNIT 249

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

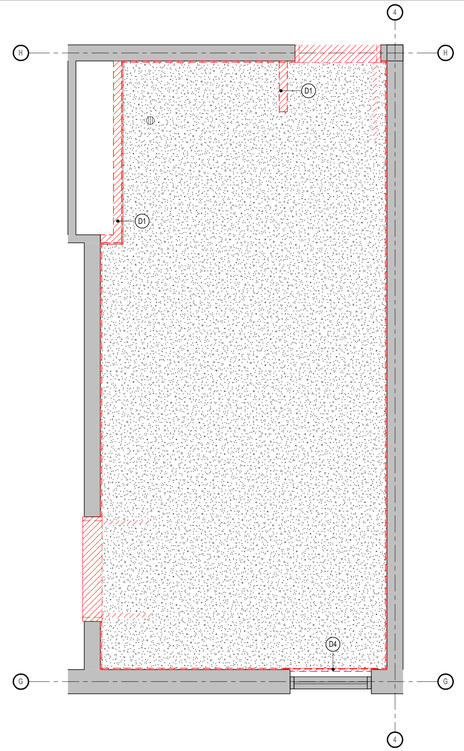
PN 7N

Drawing No. **A7.35**

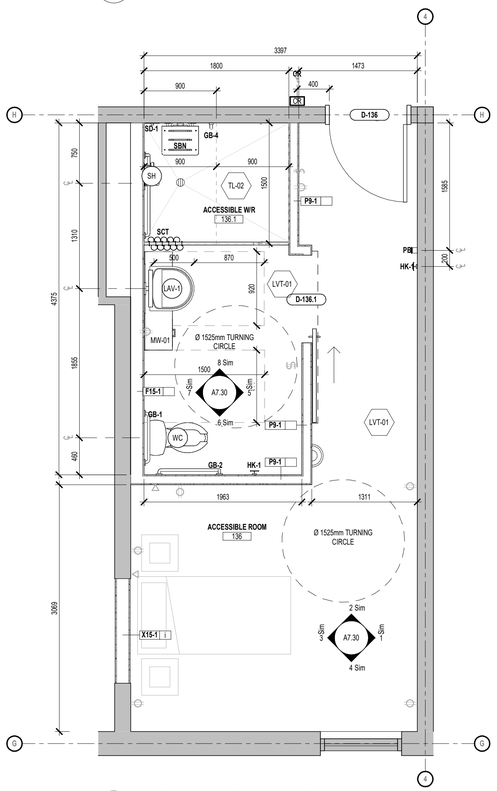
KEYNOTES - DEMOLITION	
Key Value	**Keynote Text**
D1	REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
D4	REMOVE ALL EXISTING WINDOW COVERINGS. TURN OVER SALVAGED MATERIALS TO OWNER.
D5	REMOVE ALL FURNITURE AND TURN OVER TO OWNER. REMOVE EXISTING FLOOR FINISHES AND WALL BASE. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D12	REMOVE PLUMBING FIXTURE.
D31	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. INFILL EXISTING OPENING, DEPTH OF METAL STUD TO SUIT EXISTING WALL THICKNESS TO ENSURE FLUSH WALL TRANSITION AT BOTH SIDES. MAINTAIN EXISTING 1 HR FRR. PRIME.
D32	REMOVE EXISTING WALLPAPER, PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT.
D33	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. PREP TO RECEIVE NEW DOOR FRAME AND HARDWARE.



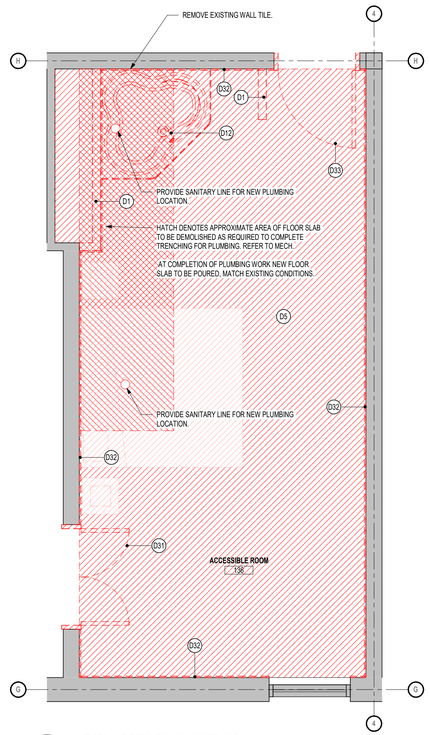
4 **LEVEL 1 PROPOSED RCP - UNIT 136**
1 : 35



2 **LEVEL 1 DEMO RCP - UNIT 136**
1 : 35

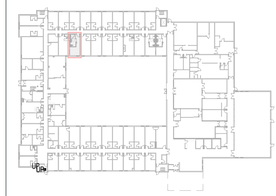


3 **LEVEL 1 PROPOSED PLAN - UNIT 136**
1 : 35



1 **LEVEL 1 DEMO PLAN - UNIT 136**
1 : 35

G architects
Timmins
255 Algonquin Blvd East
Timmins, ON P4N 2J9
t: 416.937.7733
w: www.garchitects.ca



KEYPLAN - LEVEL 1

FURNISHING, FIXTURE & EQUIPMENT LEGEND:

HK-1 - CLOTHES HOOK / COAT HOOK
GB-1 - HORIZONTAL GRAB BAR 610mm
GB-2 - L SHAPED GRAB BAR 750X750mm
GB-3 - L SHAPED GRAB BAR 1000X750mm
GB-4 - VERTICAL GRAB BAR 1000mm
LAV-1 - LAVATORY - REFER TO MECHANICAL FOR TYPES
MI - MIRROR
MD - MECHANICAL DRAIN
NC - NURSE CALL BELL - REFER TO ELECTRICAL
PTD-1 - PAPER TOWEL DISPENSER
SBN - SHOWER SEAT
SCT - SHOWER CURTAIN
SD-1 - SOAP DISPENSER
SH - SHOWER HEAD - REFER TO MECHANICAL FOR TYPES
SND-1 - SANITARY NAPKIN DISPENSER
TPD-1 - TOILET PAPER DISPENSER
WC - WATER CLOSET - REFER TO MECH FOR TYPES
MW-X - MILLWORK
SCN - WALL SCONCE REFER TO ELECTRICAL

RCP LEGEND:

GYPSUM BOARD (GWB-1)
POTLIGHT (PTL) REFER TO ELECTRICAL
WALL SCONCE (SCN) REFER TO ELECTRICAL

#	Date	Revision	By
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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GALVIN
LICENCE
6365

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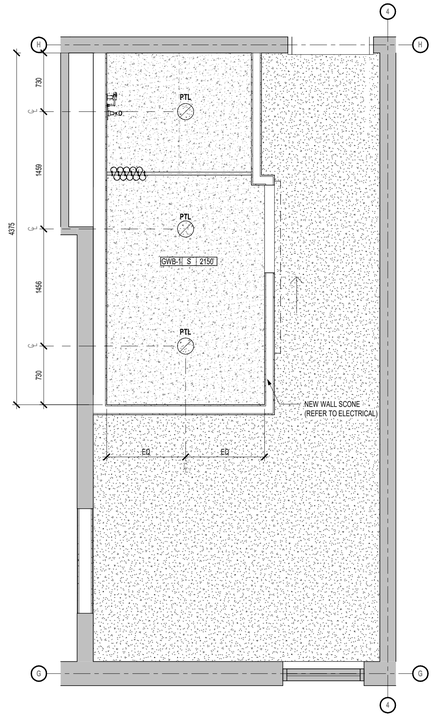
1800 Riverside Dr Independent Living
1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

UNIT 136

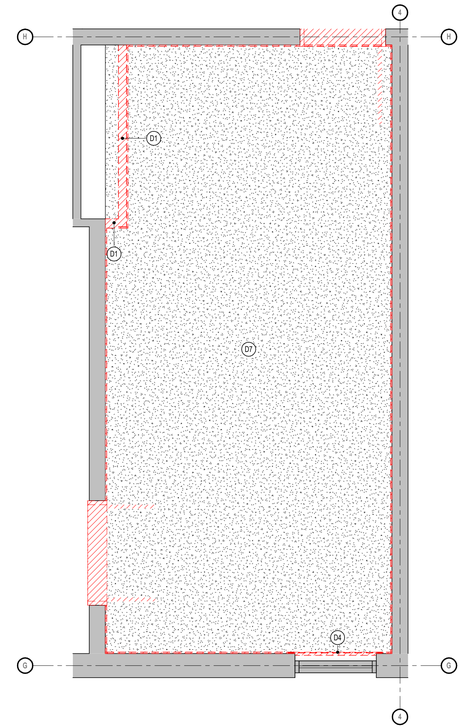
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

Drawing No. **A7.36**

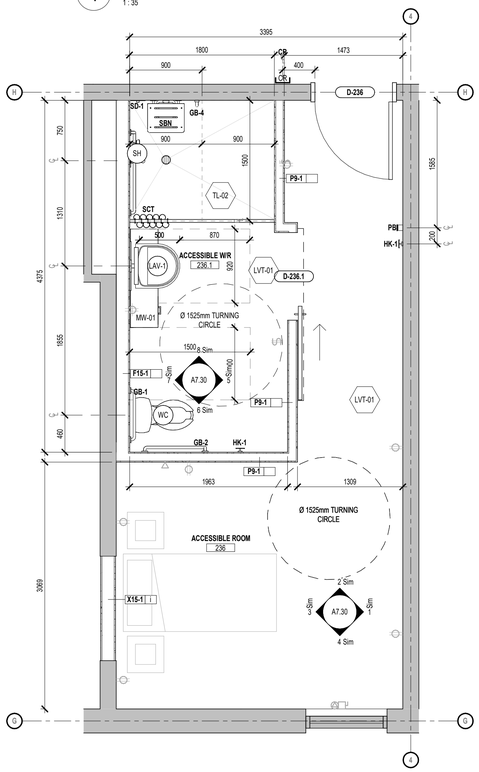
KEYNOTES - DEMOLITION	
Key Value	**Keynote Text**
D1	REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
D4	REMOVE ALL EXISTING WINDOW COVERINGS. TURN OVER SALVAGED MATERIALS TO OWNER.
D5	REMOVE ALL FURNITURE AND TURN OVER TO OWNER. REMOVE EXISTING FLOOR FINISHES AND WALL BASE. PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
D7	KEEP EXISTING CEILING, PATCH AND PAINT FINISHES TO MATCH EXISTING.
D12	REMOVE PLUMBING FIXTURE.
D31	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. INFILL EXISTING OPENING, DEPTH OF METAL STUD TO SUIT EXISTING WALL THICKNESS TO ENSURE FLUSH WALL TRANSITION AT BOTH SIDES. MAINTAIN EXISTING 1 HR FRR. PRIME.
D32	REMOVE EXISTING WALLPAPER, PATCH AND REPAIR EXISTING INTERIOR WALLS TO RECEIVE NEW PAINT.
D33	DEMOLISH EXISTING DOOR AND DOOR FRAME COMPLETE WITH DOOR HARDWARE. PREP TO RECEIVE NEW DOOR FRAME AND HARDWARE.



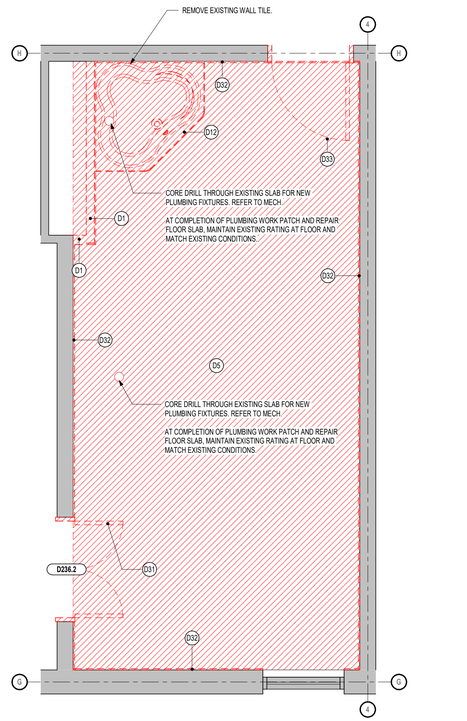
4 **LEVEL 2 PROPOSED RCP - UNIT 236**
1 : 35



2 **LEVEL 2 DEMO RCP - UNIT 236**
1 : 35



3 **LEVEL 2 PROPOSED PLAN - UNIT 236**
1 : 35



1 **LEVEL 2 DEMO PLAN - UNIT 236**
1 : 35

G architects
Timmins
255 Algonquin Blvd East
Timmins, ON P4N 2J9
t: 416.937.7733
w: www.garchitects.ca

KEYPLAN - LEVEL 2

FURNISHING, FIXTURE & EQUIPMENT LEGEND:

HK-1 - CLOTHES HOOK / COAT HOOK

GB-1 - HORIZONTAL GRAB BAR 610mm

GB-2 - L SHAPED GRAB BAR 750X750mm

GB-3 - L SHAPED GRAB BAR 1000X750mm

GB-4 - VERTICAL GRAB BAR 1000mm

LAV-1 - LAVATORY - REFER TO MECHANICAL FOR TYPES

MI - MIRROR

MD - MECHANICAL DRAIN

NC - NURSE CALL BELL - REFER TO ELECTRICAL

PTD-1 - PAPER TOWEL DISPENSER

SBN - SHOWER SEAT

SCT - SHOWER CURTAIN

SD-1 - SOAP DISPENSER

SH - SHOWER HEAD - REFER TO MECHANICAL FOR TYPES

SND-1 - SANITARY NAPKIN DISPENSER

TPD-1 - TOILET PAPER DISPENSER

WC - WATER CLOSET - REFER TO MECH FOR TYPES

MW-X - MILLWORK

SCN - WALL SCONCE REFER TO ELECTRICAL

RCP LEGEND:

GYPSUM BOARD (GWB-1)

POTLIGHT (PTL) REFER TO ELECTRICAL

WALL SCONCE (SCN) REFER TO ELECTRICAL

#	Date	Revision	By
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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GALVIN
LICENCE
6355

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1800 Riverside Dr Independent Living

1800 Riverside Dr, Timmins, ON P4R 1N7

Client	CDSB
Project No.	24110

UNIT 236

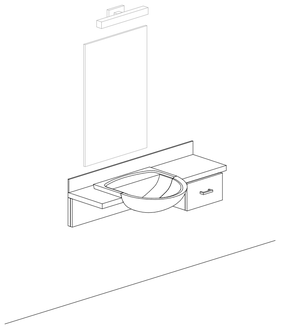
Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN

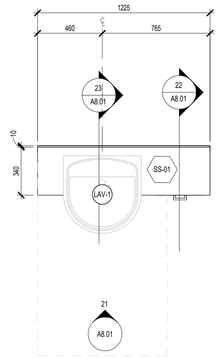
Drawing No.

A7.37

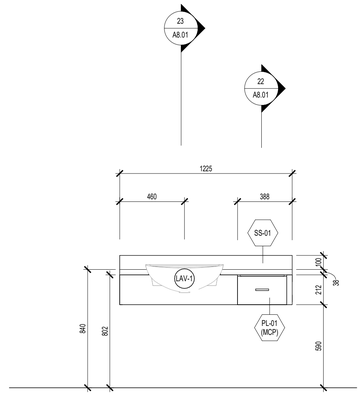
MILLWORK LEGEND	
ABBREV	**DESCRIPTION**
CORE MATERIAL	
NOTE: ALL CORE PANELS ARE 19mm OR AS REQUIRED TO WITHSTAND LOADS W/O SAGGING OR AS NOTED	
MCP	MELAMINE COMPOSITE PANEL
FINISH MATERIALS	
NOTE: REFER TO INTERIOR DESIGN FINISH SCHEDULE	
PL-X	PLASTIC LAMINATE
SS-X	SOLID SURFACE
SHELF MOUNTING	
ADJ	ADJUSTABLE
COM	COMBINATION AS NOTED
FIX	FIXED
DOOR FRONT	
NOTE: DOOR FRONTS TO BE FULL OVERLAY MOUNTED UNLESS NOTED...	
INS	INSET MOUNTING
HALF	HALF OVERLAY MOUNTING
FULL	FULL OVERLAY MOUNTING
PART	PARTIAL OVERLAY MOUNTING
COUNTERTOP EDGE CONDITIONS	
SEE DETAILS	
BACKSPLASH CONDITIONS	
SEE DETAILS	



24 **3D VIEW - MW-01 (SUITE WR)**

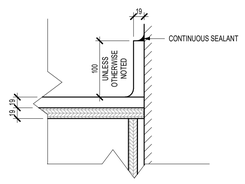


20 **PLAN - MW-01 (SUITE WR)**
1 : 20



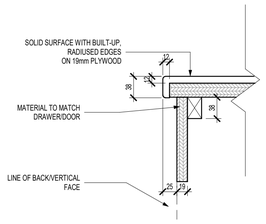
21 **ELEVATION - MW-01 (SUITE WR)**
1 : 20

BACKSPLASH CONDITIONS

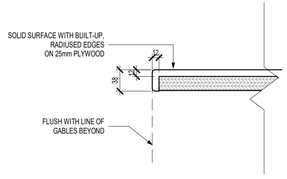


6 **BS-3 - SOLID SURFACE W/ ROUNDED CONNECTION**
1 : 5

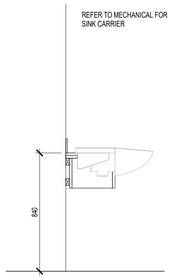
EDGE CONDITIONS



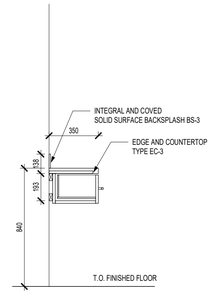
3 **EC-3 - SOLID SURFACE W/ VANITY EDGE**
1 : 5



2 **EC-2 - SOLID SURFACE (DOUBLE EASED)**
1 : 5



23 **SECTION 2 - MW-01 (SUITE WR)**
1 : 20



22 **SECTION - MW-01 (SUITE WR)**
1 : 20

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#	Date	Revision	By
2	2025-08-08	Issued for Permit	
1	2025-06-12	Issued for 90% Review	G

ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GALVIN
LICENCE
6355

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1800 Riverside Dr Independent Living

1800 Riverside Dr, Timmins, ON P4R 1N7

Client	CDSB
Project No.	24110

MILLWORK DETAILS AND ELEVATIONS

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PN 70

Drawing No. **A8.01**

DOOR SCHEDULE

DOOR NUMBER	ROOM NUMBER	ROOM NAME	DOOR & FRAME SYSTEM						DOOR PANEL			DOOR PANEL								FRAME			JAMB
						ELECTRONIC HARDWARE						PANEL SIZE											
			STATUS	FIRE RESISTANCE RATING (HR)	HARDWARE GROUP	SECURITY	CONTROL	ACTION	DOOR TYPE	PANEL MATERIAL	PANEL FINISH	RIGHT PANEL	LEFT PANEL	TOTAL PANEL WIDTH	PANEL HEIGHT	UNDERCUT	PANEL GLAZ. TYPE	PANEL GLAZ. FILM TYPE	FRAME TYPE / SCREEN NO.	FRAME MATERIAL	FRAME FINISH	
LEVEL 1																							
Interior																							
D151.1	151	ACCESSIBLE ROOM	NEW		1		-	SMT	SLD-1	WV	WV	0	1165	1165	2134				OPN	GWB	PT	1
D-136	136	ACCESSIBLE ROOM	NEW	3/4	2	CR	AO	90	SD-1	PST	PT	0	965	965	2134				F1	PST	PT	2
D-136.1	136	ACCESSIBLE ROOM	NEW		1		-	SMT	SLD-1	WV	WV	0	1165	1165	2134				OPN	GWB	PT	1
D-149	149	ACCESSIBLE ROOM	NEW	3/4	2	CR	AO	90	SD-1	PST	PT	0	965	965	2134				F1	PST	PT	2
D-149.1	149	ACCESSIBLE ROOM	NEW		1		-	SMT	SLD-1	WV	WV	0	1165	1165	2134				OPN	GWB	PT	1
D-151	151	ACCESSIBLE ROOM	NEW	3/4	2	CR	AO	90	SD-1	PST	PT	0	965	965	2134				F1	PST	PT	2
D-STA-1	STA-1	STAIR A	ETR	3/4			-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
D-STB-1	STB-1	STAIR B	ETR	3/4			-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
D-STC-1	STC-1	COMMUNICATION STAIR	ETR	3/4			-	90	ETR	ETR	PT	0	965	965	2000				ETR	ETR	PT	
D-STD-1	STD-1	STAIR D	ETR	3/4			-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
D-STE-1	STE-1	STAIR E	ETR	3/4			-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
Exterior																							
DE-STA-1.1	STA-1	STAIR A	ETR				-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
DE-STB-1.1	STB-1	STAIR B	ETR				-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
DE-STC-1.1	236.2	Room	ETR				-	90	ETR	ETR		860	860	1720	2134		ETR		ETR	ETR		
DE-STC-1.2	STC-1	COMMUNICATION STAIR	ETR				-	90	ETR	ETR		860	860	1720	2134		ETR		ETR	ETR		
DE-STD-1.1	STD-1	STAIR D	ETR				-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
DE-STE-1.1	STE-1	STAIR E	ETR				-	90	ETR	ETR	PT	0	965	965	2134				ETR	ETR	PT	
LEVEL 1: 17																							
LEVEL 2																							
Interior																							
D-236	236	ACCESSIBLE ROOM	NEW	3/4	2	CR	AO	90	SD-1	PST	PT	0	965	965	2134				F1	PST	PT	2
D-236.1	236	ACCESSIBLE ROOM	NEW		1		-	SMT	SLD-1	WV	WV	0	1165	1165	2134				OPN	GWB	PT	1
D-249	249	ACCESSIBLE ROOM	NEW	3/4	2	CR	AO	90	SD-1	PST	PT	0	965	965	2134				F1	PST	PT	2
D-249.1	249	ACCESSIBLE ROOM	NEW		1		-	SMT	SLD-1	WV	WV	0	1165	1165	2134				OPN	GWB	PT	1
D-251	251	ACCESSIBLE ROOM	NEW	3/4	2	CR	AO	90	SD-1	PST	PT	0	965	965	2134				F1	PST	PT	2
D-251.1	251	ACCESSIBLE ROOM	NEW		1		-	SMT	SLD-1	WV	WV	0	1165	1165	2134				OPN	GWB	PT	1
LEVEL 2: 6																							

DOOR AND FRAME SCHEDULE ABBREVIATION LEGEND

DOOR/SCREEN SCHEDULE LEGEND	
ABBREV	**DESCRIPTION**
STATUS	
ETR	EXISTING TO REMAIN
NEW	NEW SYSTEM
ACTION	
STANDARD DOORS	
90	90 DEGREE SWING DOOR(S)
SLIDING DOORS	
SMT	SIDE MOUNTED TRACK SYSTEM
SECURITY	
ES	ELECTRIC STRIKE
CR	CARD READER
CLOSURE	
AO	ELECTRIC AUTO OPERATOR DEVICE
CL	CLOSER DEVICE

DOOR/SCREEN PANEL & FRAME MATERIAL LEGEND	
ABBREV	**DESCRIPTION**
PANEL & FRAME MATERIAL	
PST	PRESSED STEEL
SCWD	SOLID CORE WOOD

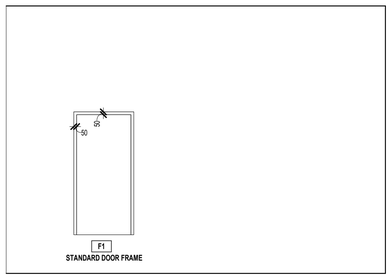
DOOR/SCREEN PANEL & FRAME FINISH LEGEND	
ABBREV	**DESCRIPTION**
PANEL & FRAME FINISH	
PT	PAINT
WV	WOOD VENEER

NOTES:
(1) CLOSERS ON RATED DOORS ONLY. REFER TO DOOR HARDWARE SCHEDULE FOR ALL DOORS TO RECEIVE CLOSERS
(2) CONTRACTOR TO CARRY DOOR HARDWARE CONSULTANT TO SPECIFY COMPATIBLE HARDWARE. HARDWARE INDICATED IN SCHEDULE IS PROVIDED AS GENERAL HARDWARE REQUIREMENTS FOR PROJECT.
(3) ALL DOOR AND FRAME ASSEMBLIES WITH FIRE PROTECTION RATING SHALL CONFORM TO O.B.C. 3.1.8.4.(4)

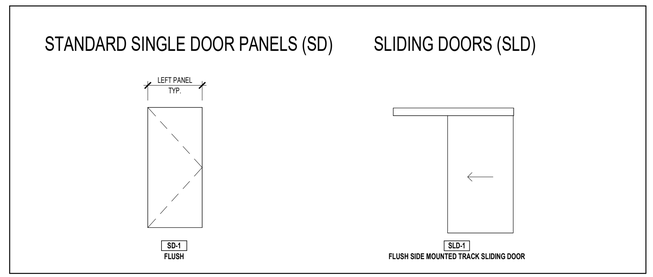
HARDWARE GROUP 1
- FLOOR PIN
- BARRIER FREE DOOR PULL (BOTH SIDES)
- OVERHEAD SLIDING TRACK COMPLETE WITH CAP

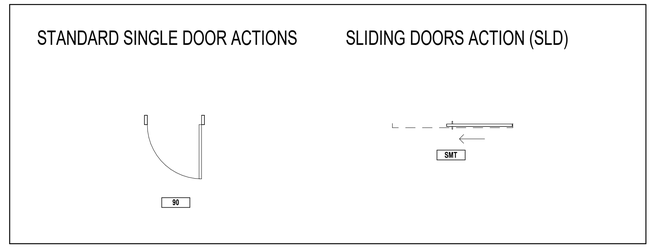
HARDWARE GROUP 2
- DOOR CLOSER
- ELECTRIC STRIKE
- AUTOMATIC DOOR OPERATOR COMPLETE WITH PUSH BUTTON AND CARD READER. CARD READER IS TO BE COMPATIBLE WITH OWNER'S EXISTING SYSTEM, COORDINATE WITH OWNER.
- BARRIER FREE LEVER HANDLE (BOTH SIDES)
- LOCKSET
- SMOKE SEAL
- THREE BUTT HINGES

FRAME TYPES



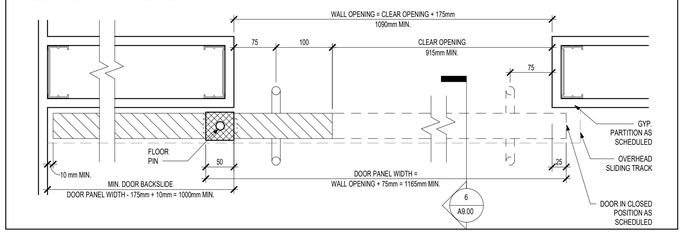
DOOR ELEVATIONS & PLAN VIEW LEGEND



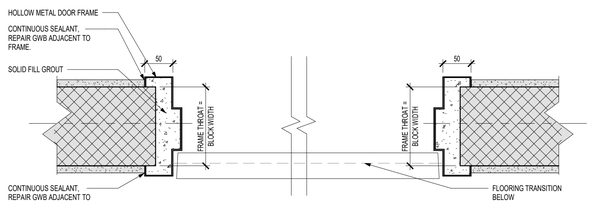


DOOR DETAILS

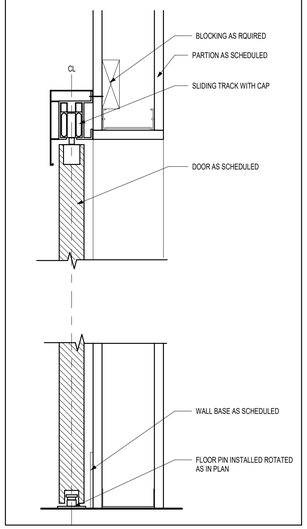
JAMB - J1
SLIDING BARN DOOR DETAILS

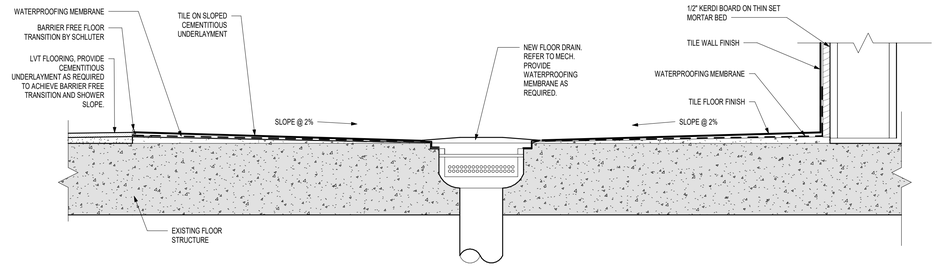


JAMB - J2
TYPICAL FRAME DETAIL - CORRIDOR CONCRETE MASONRY UNIT PARTITION



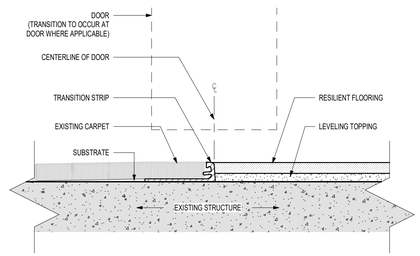
SLIDING DOOR HEAD AND SILL DETAIL





12 **FLOOR @ SHOWER**
1 : 5

PRODUCT SPECIFICATIONS:
- TRANSITION STRIP: SCHULTER SCHIENE, ANODIZED ALUMINUM FINISH (HEIGHT TO SUITE CARPET THICKNESS)



9 **FLOOR - MODULAR CARPET TO RESILIENT FLOORING**
1 : 2

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#	Date	Revision	By
2	2025-08-08	Issued for Permit	
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ONTARIO ASSOCIATION OF ARCHITECTS
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1800 Riverside Dr Independent Living
1800 Riverside Dr, Timmins, ON P4R 1N7
Client CDSB
Project No. 24110

DOOR SCHEDULE

Scale	As indicated
Drawn By	NM
Reviewed By	HS/GG
Revision No.	2
Plot Date	2025-08-08

PM 7M

Drawing No. **A9.00**

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DETAIL REFERENCES
1	SHEET KEYNOTE
1	REVISION NUMBER
	LINETYPES
	NEW WORK
	WORK TO BE DEMOLISHED, OR REMOVED
	EXISTING MATERIAL/EQUIPMENT/SERVICES TO REMAIN
	FUTURE WORK (NOT IN SCOPE)
	EXTENTS OF FIRE ALARM ZONE, WET LOCATION, OR OTHER AREA AS NOTED ON PLANS
	ABBREVIATIONS
E	EXISTING TO REMAIN
R	EXISTING TO BE DEMOLISHED/REMOVED
ER	EXISTING IN RELOCATED POSITION
RR	REMOVE AND RELOCATE
RE	REMOVE AND REPLACE WITH NEW
C	CEILING MOUNTED CONNECTION
W	WALL MOUNTED CONNECTION
F	FLOOR MOUNTED CONNECTION
℄	CENTRE LINE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
O/C	OVER COUNTER
U/C	UNDER CABINET
U/F	UNDER RAISED FLOOR
CCT	CIRCUIT
CTE	CONNECT TO EXISTING
AFCI	ARC FAULT CIRCUIT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
IG	ISOLATED GROUND
TL	TWIST LOCK
TR	TAMPER RESISTANT
WG	WIRE GUARD
WP	WEATHER PROOF
XP	EXPLOSION PROOF
R/I	ROUGH-IN ONLY
N/C	NOT IN CONTRACT
SIM.	SIMILAR TO
TYP.	TYPICAL
	ABBREVIATIONS - CODES AND STANDARDS
OBC	ONTARIO BUILDING CODE
OESC	ONTARIO ELECTRICAL SAFETY CODE
OFC	ONTARIO FIRE CODE
	ABBREVIATIONS - CEILING TYPES
ACT	ACOUSTIC CEILING TILE (T-BAR)
EXP	EXPOSED CEILING
OWSJ	OPEN WEB STEEL JOISTS
PCC	PAINTED OR POPCORN CEILING ON EXPOSED CONCRETE
WD	WOOD CEILING
	ANNOTATIONS
CL	CLOSET
WR	WASHROOM
	PLUMBING
PTP	ELECTRONIC TRAP PRIMER
PSC	PLUMBING SENSOR CONTROL (TOUCHLESS FAUCETS)
	HVAC
T	THERMOSTAT OR TEMPERATURE SENSOR
T	TIMER CONTROL
BBH	ELECTRIC BASEBOARD HEATER (BBH)
FFH	FORCED FLOW HEATER
ERV	ENERGY RECOVERY VENTILATOR
HRU	HEAT RECOVERY UNIT
MUA	MAKE-UP AIR UNIT
	CONDUIT AND BOXES
	CONDUIT WITH END BUSHING
	CONDUIT UP
	CONDUIT DOWN
	CONDUIT CONTINUES
JB	JUNCTION BOX
PB	PULL BOX
HH	HAND HOLE
	CONNECTIONS TO EQUIPMENT
DW	DISHWASHER
FR	FRIDGE
MW	MICROWAVE
HD	HAND DRYER: ALLOW UP TO 208V-1PH-20A
	1-PHASE DIRECT CONNECTION OUTLET AS NOTED. INCLUDE FINAL CONNECTION TO EQUIPMENT.
	3-PHASE DIRECT CONNECTION OUTLET AS NOTED. INCLUDE FINAL CONNECTION TO EQUIPMENT.

THIS LEGEND IS GENERIC. ALL SYMBOLS LISTED MAY NOT BE APPLICABLE FOR THIS PROJECT. REFER TO FLOOR PLANS TO DETERMINE USED DEVICES AND EQUIPMENT.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	SYSTEM FURNITURE WALL FEED FOR POWER AND TELECOMMUNICATIONS UNLESS NOTED OTHERWISE. 'C' ADJACENT TO SYMBOL DENOTES CEILING FEED, 'F' ADJACENT TO SYMBOL DENOTES FLOOR FEED.
W	ADJACENT TO 3-PHASE DIRECT CONNECTION. DENOTES WALL SYSTEM FURNITURE FEED FOR POWER AND COMMUNICATIONS.
	CONNECTION TO SINGLE PHASE MOTOR, HP (KW) AS NOTED. PROVIDE LOCAL DISCONNECT.
	THREE PHASE MOTOR, HP (KW) AS NOTED. PROVIDE LOCAL DISCONNECT.
	LIGHTING CONTROLS REFER TO SPECIFICATIONS AND RESPECTIVE SCHEDULES FOR EXACT REQUIREMENTS
	SWITCH OR OTHER USER INTERFACE DEVICE AS DESCRIBED ON LIGHTING CONTROLS SCHEDULE.
3W	3-WAY SWITCH
DIM	ADJACENT TO SWITCH. DENOTES DIMMING SWITCH.
K	ADJACENT TO SWITCH. DENOTES KEY SWITCH.
T	ADJACENT TO SWITCH. DENOTES COUNTDOWN TIMER SWITCH
AT	ADJACENT TO SWITCH. DENOTES ASTRONOMICAL TIMER SWITCH
DS	ADJACENT TO SWITCH. DENOTES DOOR SWITCH
PIR	PASSIVE INFRARED SENSOR
DT	DUAL TECHNOLOGY SENSOR
UT	ULTRASONIC SENSOR
OS	SENSOR (TYPE UNKNOWN)
M	ADJACENT TO SWITCH. DENOTES MASTER CONTROL FOR ALL LUMINAIRES IN A ROOM OR SPACE, OR AS NOTED.
	WALL MOUNTED SWITCH/OCCUPANCY SENSOR. 'PIR' DENOTES 'PASSIVE INFRARED'; 'DT' DENOTES 'DUAL PASSIVE INFRARED/ULTRASONIC'. LINE VOLTAGE TO SUIT CONTROLLED CIRCUIT, OR AS NOTED.
RP	RELAY PANEL
PP	POWER PACK
SC	SCENE CONTROLLER.
P	PHOTOCELL SENSOR.
	PHOTOCELL SENSOR. 'PC' DENOTES CLOSED LOOP PHOTOCELL CONTROL, 'PO' DENOTES OPEN LOOP PHOTOCELL CONTROL.
	CEILING MOUNTED OCCUPANCY SENSOR. PIR DENOTES 'PASSIVE INFRARED'; UT DENOTES 'ULTRASONIC' OR MICROPHONIC; DT DENOTES 'DUAL TECHNOLOGY' 'OS' DENOTES UNKNOWN TECHNOLOGY.
	WALL MOUNTED OCCUPANCY SENSOR.
	DISTRIBUTION EQUIPMENT
	TRANSFORMER, PLAN VIEW
	SURFACE MOUNTED LIGHTING AND RECEPTACLE PANELBOARD
	RECESSED RECEPTACLE AND LIGHTING PANELBOARD
	DISTRIBUTION PANELBOARD
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	CONTACTOR
	LOOSE STARTER; COORDINATE STARTING CHARACTERISTIC WITH EQUIPMENT REQUIREMENTS.
	COMBINATION STARTER.
VFD	ADJACENT TO STARTER, DENOTES VARIABLE FREQUENCY DRIVE.
	POWER RECEPTACLES AND BOXES
	120V U-GROUND DUPLEX RECEPTACLE.
	120V U-GROUND DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER TOP OR AS INSTRUCTED ON SITE.
	120V U-GROUND 20A DUPLEX RECEPTACLE.
	120V U-GROUND DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER TOP OR AS INSTRUCTED ON SITE.
	120V U-GROUND DUPLEX RECEPTACLE - AUTOMATICALLY CONTROLLED (ASHRAE 90.1-2013, 8.4.2).
	120V U-GROUND 20A DUPLEX RECEPTACLE - AUTOMATICALLY CONTROLLED (ASHRAE 90.1-2013, 8.4.2).
	120V U-GROUND DUPLEX RECEPTACLE - HALF OF RECEPTACLE AUTOMATICALLY CONTROLLED (ASHRAE 90.1-2013, 8.4.2).
	MANUALLY CONTROLLED SPLIT RECEPTACLE
	120V U-GROUND QUAD RECEPTACLE.
	INDICATES RECEPTACLE COMPLETE WITH ONE TYPE A AND ONE TYPE C USB CHARGING PORTS.
	14-30R RECEPTACLE FOR LAUNDRY DRYER, OR OTHER RECEPTACLE AS NOTED
	14-50R RECEPTACLE FOR ELECTRONIC RANGE, OR OTHER RECEPTACLE AS NOTED. PROVIDE 40A/2P BREAKER TO SUIT.

THIS LEGEND IS GENERIC. ALL SYMBOLS LISTED MAY NOT BE APPLICABLE FOR THIS PROJECT. REFER TO FLOOR PLANS TO DETERMINE USED DEVICES AND EQUIPMENT.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	SPECIAL RECEPTACLE. VERIFY OUTLET REQUIREMENTS PRIOR TO ROUGH-IN.
	SPECIAL RECEPTACLE. VERIFY OUTLET REQUIREMENTS PRIOR TO ROUGH-IN.
	FLOOR RECEPTACLE OR RECEPTACLE IN FLOOR BOX (POWER ONLY)
	SERVICE POLE. PROVIDE POWER TO JUNCTION BOX IN CEILING SPACE ABOVE. DEVICES ON POLE AS NOTED ON PLANS.
FB1	ADJACENT TO FLOOR RECEPTACLE, DENOTES FLOOR BOX TYPE.
*	ADJACENT TO DEVICE. DENOTES DEVICE CONNECTED TO EMERGENCY POWER
	LIGHTING FIXTURES SYMBOLS IN ACCORDANCE WITH IES DG-3-00 AND IES HB-10-11 WHERE NOT DETAILED OTHERWISE HERE: REFER TO LIGHTING FIXTURE SCHEDULE FOR FURTHER DETAILS AND EXACT FIXTURE REQUIREMENTS.
	LINEAR LUMINAIRE, SURFACE MOUNTED TO CEILING
	LINEAR LUMINAIRE, RECESSED IN CEILING
	LINEAR LUMINAIRE, SUSPENDED. PENDANT, CHAIN, STEM, OR AIRCRAFT CABLE HUNG TO SUIT APPLICATION, OR AS NOTED IN SCHEDULE. "X", WHEN USED DENOTES POWER FEED LOCATION.
	LINEAR LUMINAIRE, WALL MOUNTED
	AS ABOVE. CONNECTED TO EMERGENCY OR NIGHT LIGHTING CIRCUIT AS INDICATED.
	ROUND OR SQUARE DOWNLIGHT, RECESSED
	RECESSED DOWNLIGHTS. CONNECTED TO EMERGENCY OR NIGHT LIGHT CIRCUIT
	ROUND SUSPENDED LUMINAIRE
	WALL SCONCE OR OTHER WALL MOUNTED LUMINAIRES.
CE	CONNECTED TO EMERGENCY CIRCUIT. PROVIDE CUL 924 LISTED SHUNT TRIP RELAY EQUAL TO PEMKIT CONTROL OF LUMINAIRE WITH ZONING BASED ON LOCAL LIGHTING CONTROLS.
NL	LUMINAIRE CONNECTED TO NON-EMERGENCY NIGHT LIGHT CIRCUIT (24 HOUR)
A, B, Z1, Z2, ETC.	DENOTES ZONING/CIRCUITING ASSIGNMENTS FOR LUMINAIRES AND CONTROLS IN THE SAME SPACE.
	EMERGENCY LIGHTING REFER TO EMERGENCY LIGHTING FIXTURE SCHEDULE FOR EXACT FIXTURE REQUIREMENTS.
	CEILING OR WALL MOUNTED ILLUMINATED EXIT SIGN. SHADED AREA INDICATES ILLUMINATED FACE. PROVIDE DIRECTIONAL ARROWS AS INDICATED ON PLANS.
	CEILING OR WALL MOUNTED ILLUMINATED EXIT SIGN. SHADED AREA INDICATES ILLUMINATED FACE. PROVIDE DIRECTIONAL ARROWS AS INDICATED ON PLANS.
SL	DENOTES 'SELF-LUMINOUS' EXIT SIGN
PL	PHOTOLUMINOUS EXIT SIGN.
	EMERGENCY LIGHTING BATTERY UNIT, WITH AND WITHOUT HEADS.
	ONE AND TWO HEAD WALL MOUNTED EMERGENCY LIGHTING REMOTE UNITS.
	ONE AND TWO HEAD CEILING MOUNTED EMERGENCY LIGHTING REMOTE UNITS.
	RECESSED EMERGENCY REMOTE HEAD.
EM	DENOTES 'EMERGENCY'
CCT	CORRELATED COLOUR TEMPERATURE
CRI	COLOUR RENDERING INDEX
	EXTERIOR LIGHTING
	ARM MOUNTED LUMINAIRE ON POLE. DIRECTIONAL ARROW, WHERE INDICATED DENOTES PRIMARY LUMEN ORIENTATION.
	POST TOP LUMINAIRE ON POLE. DIRECTIONAL ARROW, WHERE INDICATED DENOTES PRIMARY LUMEN ORIENTATION.
	LIGHTING BOLLARD. DIRECTIONAL ARROW, WHERE INDICATED DENOTES PRIMARY LUMEN ORIENTATION.
	GROUND MOUNTED FLOOD LIGHT
	SYSTEM FURNITURE FEED.
W	ADJACENT TO SYSTEM FURNITURE FEED, DENOTES WALL SYSTEM FURNITURE FEED FOR COMMUNICATIONS.
F	ADJACENT TO SYSTEM FURNITURE FEED, DENOTES FLOOR SYSTEM FURNITURE FEED FOR COMMUNICATIONS.
C	ADJACENT TO SYSTEM FURNITURE FEED. DENOTES CEILING SYSTEM FURNITURE FEED FOR COMMUNICATIONS (SERVICE POLE OR DROP CORD AS NOTED).
	CABLE TRAY (LADDER TYPE)
	CABLE TRAY (BASKET TYPE)
	WALL MOUNTED DATA (D) OR VOICE (V) OUTLET. PROVIDE 1V AND 1D UNLESS NOTED OTHERWISE.
	WALL MOUNTED VOICE (TELEPHONE) OUTLET. PROVIDE 1V UNLESS NOTED OTHERWISE.

THIS LEGEND IS GENERIC. ALL SYMBOLS LISTED MAY NOT BE APPLICABLE FOR THIS PROJECT. REFER TO FLOOR PLANS TO DETERMINE USED DEVICES AND EQUIPMENT.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	WALL MOUNTED DATA OUTLET. PROVIDE 1D UNLESS NOTED OTHERWISE.
	WALL MOUNTED TELEVISION OUTLET.
	VOICE, DATA, OR TV OUTLET AS DESCRIBED ABOVE, MOUNTED ABOVE COUNTER TOP OR AS INSTRUCTED ON SITE
B	ADJACENT TO COMMUNICATIONS OUTLET, INDICATES BLANK-OFF PLATE.
HDMI	HDMI OUTLET.
AV	AUDIO VIDEO GANG, AS NOTED.
WAP	WIRELESS ACCESS POINT (WIFI)
	AUDIO VISUAL SYSTEM SPEAKER, CEILING MOUNTED.
	AUDIO VISUAL SYSTEM SPEAKER, WALL MOUNTED.
	PUBLIC ADDRESS SYSTEM SPEAKER, CEILING MOUNTED.
	PUBLIC ADDRESS SYSTEM SPEAKER, WALL MOUNTED.
	PUBLIC ADDRESS SPEAKER, WALL MOUNTED HORN SPEAKER.
PH	PUBLIC ADDRESS SYSTEM HANDSET
PACE	PUBLIC ADDRESS SYSTEM ADMIN CONTROL CONSOLE
VOL	PUBLIC ADDRESS SPEAKER VOLUME CONTROL SWITCH.
	INTERCOM
IDC	INSULATION DISPLACEMENT CONNECTION
	CLOCK
GPS	GPS CLOCK SYSTEM MASTER TRANSMITTER
	GPS CLOCK SYSTEM GPS RECEIVER
GPS	GPS CLOCK SSTEM SETTELITE TRANSMITTER / RECEIVER
	GPS CLOCK SYSTEM RECEIVER SWITCH
	ACCESS CONTROL AND DOOR HARDWARE
CR	CARD READER
DB	DOOR ALARM SOUNDER
	DOOR CONTACT
OCC	OVERHEAD DOOR CONTACT
ER	ELECTRIC LATCH RETRACTION
ES	ELECTRIC STRIKE
EPT	ELECTRIC POWER TRANSFER CABLE
EPT	POWER TRANSFER HINGE
KS	KEY SWITCH
EL	ELECTROMAGNETIC LOCK
MLR	MOTORIZED LATCH RETRACTION. PROVIDE 120 V.
RTE	REQUEST TO EXIT SENSOR
	MUSHROOM HEAD PUSH BUTTON FOR REQUEST TO EXIT MAGLOCK RELEASE, OR OTHER PUSH BUTTON AS INDICATED
	BARRIER FREE DOOR OPERATOR PUSH BUTTON
	BARRIER FREE DOOR OPERATOR PUSH BUTTON
	TOUCH-LESS "WAVE SWITCH" FOR DOOR OPERATOR CONTROL
	DOOR BELL C/W SOUNDER AND STROBE
	DOOR BELL (SOUNDER ONLY)
	INTRUSION DETECTION
GB	GLASS BREAK (GB)
MD	MOTION DETECTOR (MD)
KP	KEYPAD (KP)
	VIDEO SURVEILLANCE
	CCTV CAMERA
C/P	CCTV CAMERA, CEILING OR POLE MOUNTED
	CCTV CAMERA, WALL MOUNTED
PTZ	PAN-TILT-ZOOM
	DURESS SYSTEM
DB	DURESS BUTTON (MOUNTED ON UNDERSIDE OF TABLETOP)
DB-W	WALL MOUNTED DURESS BUTTON WITH POLYCARBONATE ANTI-TAMPER COVER
DSC	DURESS SYSTEM STROBE LIGHT
	FIRE DETECTION AND ALARM - GENERAL
CACF	CENTRAL ALARM AND CONTROL FACILITY
DCC	DISPLAY AND CONTROL CENTER
FACP	FIRE ALARM CONTROL PANEL
FATP	FIRE ALARM TRANSPONDER PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAAG	FIRE ALARM ACTIVE ANNUNCIATOR C/W GRAPHIC
FAPG	FIRE ALARM PASSIVE GRAPHIC
FAMP	FIRE ALARM ULC MONITORING PANEL
FAZ	FIRE ALARM ZONE
FSZ	FIRE ALARM SUPERVISORY ZONE
FDSPCP	FIRE ALARM PANEL (FACP, FAAP, FAMP) AS DENOTED ON PLANS
FDSCP	FIRE DETECTION AND SUPPRESSION CONTROL PANEL
	FIRE ALARM PANEL (FACP, FAAP, FAMP) AS DENOTED ON PLANS

THIS LEGEND IS GENERIC. ALL SYMBOLS LISTED MAY NOT BE APPLICABLE FOR THIS PROJECT. REFER TO FLOOR PLANS TO DETERMINE USED DEVICES AND EQUIPMENT.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	FIRE DETECTION - INITIATION DEVICES
	MANUAL PULL STATION (MPS)
LX	WHERE NOTED ADJACENT TO MANUAL PULL STATIONS, DENOTES PULL STATION C/W POLYCARBONATE (LEXAN) COVER.
WG	WHERE NOTED ADJACENT TO MANUAL PULL STATIONS, DENOTES PULL STATION C/W WIRE GUARD COVER.
A	WHERE NOTED ADJACENT TO MANUAL PULL STATIONS, DENOTES MANUAL PULL STATION C/W AUXILIARY CONTACT.
	PHOTOELECTRIC SMOKE DETECTOR
	SAME AS ABOVE, WALL MOUNTED
SA	WHEN ADJACENT TO PHOTOELECTRIC SMOKE DETECTOR, INDICATES RESIDENTIAL SMOKE ALARM
	RESIDENTIAL SMOKE ALARM, 120 VOLT, COMPLETE WITH STROBE. FOR AREAS AS INDICATED ON PLANS BY "CO", PROVIDE INTEGRAL CARBON MONOXIDE DETECTION.
	SAME AS ABOVE, WALL MOUNTED
	DUCT MOUNTED SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
VESDA	VERY EARLY SMOKE DETECTING APPARATUS
BSDT	BEAM SMOKE DETECTOR TRANSMITTER
BSDR	BEAM SMOKE DETECTOR RECEIVER (OR REFLECTOR)
ASD	ASPIRATING SMOKE DETECTOR
EOL	END OF LINE (EOL) DEVICE ON ZONE INITIATION OR SIGNAL CIRCUITS
	HEAT DETECTOR - FIXED TEMPERATURE
	SAME AS ABOVE, WALL MOUNTED
HT	ADJACENT TO HEAT DETECTOR, DENOTES "HIGH TEMPERATURE"
	HEAT DETECTOR - 94 DEGREES C (200 DEGREES F) FIXED TEMPERATURE
	HEAT DETECTOR - 58 DEGREES C (135 DEGREES F) FIXED TEMPERATURE AND RATE OF RISE
	LINEAR HEAT DETECTION CABLE
FS	FLOW SWITCH
	FIRE DETECTION AND ALARM - SUPERVISORY DEVICES
LS	LOW TANK LEVEL
SP	LOSS OF POWER
TS	LOW TEMPERATURE
PS	PRESSURE SWITCH
SS	SUPERVISED VALVE
SOV	SUPERVISED VALVE
	FIRE DETECTION AND ALARM - SIGNALLING DEVICES
	FIRE ALARM BELL, WALL MOUNTED.
C	ADJACENT TO BELL OR HORN, DENOTES CEILING MOUNTED.
	FIRE ALARM HORN
M	ADJACENT TO FIRE ALARM HORN, DENOTES 'MINI' HORN
	FIRE ALARM HORN/STROBE, WALL MOUNTED.
	FIRE ALARM EVACUATION SPEAKER, CEILING MOUNTED
	FIRE ALARM EVACUATION SPEAKER, COMPLETE WITH STROBE LIGHT, CEILING MOUNTED
	FIRE ALARM EVACUATION SPEAKER, WALL MOUNTED
	FIRE ALARM EVACUATION SPEAKER COMPLETE WITH STROBE LIGHT, WALL MOUNTED
SS	SILENCE SWITCH
	FIRE ALARM WALL MOUNTED STROBE LIGHT
	FIRE DETECTION AND ALARM - VOICE COMMUNICATION DEVICES
FF	EMERGENCY TELEPHONE FOR FIREFIGHTER'S USE
	FIRE DETECTION AND ALARM - OTHER DEVICES
EOL	END OF LINE DEVICE
WG	WIRE GUARD
DNE	"DO NOT ENTER" SIGN
KS	KEY SWITCH FOR FIREFIGHTER CONTROL OF ELEVATOR RECALL, OR AS NOTED
IS	ISOLATOR MODULE
R	OUTPUT RELAY, FUNCTION AS INDICATED
CM	CONTROL MODULE
MM	MONITOR MODULE
MH	MAGNETIC DOOR HOLDER AND RELEASING DEVICE ("HOLD OPEN")
	FIRE SUPPRESSION RELEASING STATION
	FIRE SUPPRESSION ABORT STATION
	SINGLE LINE DIAGRAM
	AIR CIRCUIT BREAKER
	MOLDED CASE CIRCUIT BREAKER
	DISCONNECT (UNFUSED)
	FUSE
M	METERING CABINET
	TRANSFORMER
	BUS DUCT
G	GENERATOR
	AUTOMATIC TRANSFER SWITCH
	AUTOMATIC TRANSFER SWITCH COMPLETE WITH SINGLE SIDED BYPASS ISOLATION
	AUTOMATIC TRANSFER SWITCH COMPLETE WITH SINGLE SIDED BYPASS ISOLATION
ATS	AUTOMATIC TRANSFER SWITCH
C	CONTACTOR
DP	DISTRIBUTION PANELBOARD
LP	LIGHTING PANELBOARD
MCB	MOBILE CONNECTION BOX
MCC	MOTOR CONTROL CENTRE
MTS	MANUAL TRANSFER SWITCH
PP	POWER PANELBOARD
RP	RECEPTACLE PANELBOARD
SPD	SURGE PROTECTIVE DEVICE
STS	STATIC TRANSFER SWITCH
SWBD	SWITCHBOARD
TX	TRANSFORMER
UPS	UNINTERRUPTIBLE POWER SUPPLY

THIS LEGEND IS GENERIC. ALL SYMBOLS LISTED MAY NOT BE APPLICABLE FOR THIS PROJECT. REFER TO FLOOR PLANS TO DETERMINE USED DEVICES AND EQUIPMENT.

GENERAL NOTES

1. BEFORE SUBMITTING PRICE THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO EXAMINE EXISTING ELECTRICAL EQUIPMENT THAT WILL BE REMOVED OR RELOCATED. CONTRACTOR TO CONDUIT OWN SURVEY AND VERIFY EXISTING CONDITIONS.
2. FIRE ALARM SYSTEM MUST BE KEPT OPERATIONAL CONTINUOUSLY DURING DEMOLITION AND CONSTRUCTION.
3. ELECTRICAL CONTRACTOR SHALL REMOVE CEILING MOUNTED ELECTRICAL EQUIPMENT OR DEVICES (SUCH AS LIGHTING LUMINAIRES, SPEAKERS, ETC.) WHERE REQUIRED FOR THE INSTALLATION OF NEW CONDUITS, CABLES OR MECHANICAL DUCTS, ETC., AND REINSTALL DEVICES TO SUIT. REPAIR OR REPLACE DAMAGE EQUIPMENT WITH NEW TO MATCH EXISTING AS REQUIRED.
4. COORDINATE WITH MECHANICAL CONTRACTOR FOR INSTALLATION OF MECHANICAL PIPES, DUCTS AND OTHER MECHANICAL EQUIPMENT TO BE INSTALLED IN CEILING SPACE TO MINIMIZE INTERFERENCES WITH ELECTRICAL WORK.
5. REFER TO ARCHITECTURAL ELEVATIONS AND DETAILS FOR EXACT LOCATION OF ELECTRICAL DEVICES (TELEPHONE/DATA OUTLETS, RECEPTACLES ETC.) AND LIGHTING LUMINAIRES WHICH ARE MOUNTED IN MILLWORK PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REFINISHING OF DAMAGED BUILDING AREAS AND FINISHES AFFECTED BY THE WORK AS OUTLINED UNDER SCOPE OF WORK OF THIS PROJECT.
7. ALL INSTALLATIONS WITHIN EXISTING AREAS SHALL BE COORDINATED WITH OWNER AND BASE BUILDING MANAGEMENT. INSTALLATION MUST BE PERFORMED IN A MANNER TO ELIMINATE ANY INTERFERENCES TO STAFF AND NORMAL OPERATION OF THE FACILITY.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND DISTRIBUTION OF TEMPORARY POWER AND LIGHTING WITHIN THE PREMISES DURING THE CONSTRUCTION PERIOD. EXPOSED ELECTRICAL CORDS OUTSIDE THE AREA OF WORK SHALL NOT BE PERMITTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL THE WORK WITH ALL OTHER TRADES, CONSULTANTS, AND THE OWNER. ALL WORK SHALL BE SCHEDULED AND CARRIED OUT BY THE CONTRACTOR IN A MANNER TO ENSURE CONTINUED AND NON-INTERRUPTED OPERATION OF EXISTING FACILITY.
10. CONTRACTOR SHALL IDENTIFY AND LABEL CLEARLY ALL CIRCUITS, WIRING, SERVICES, JUNCTION BOXES, PULLBOXES, DATA DROPS, DEVICES AND EQUIPMENT INSTALLED AND CONNECTED UNDER SCOPE OF WORK OF THIS PROJECT. IDENTIFICATION SHALL BE AS PER OWNER'S REQUIREMENTS AND ALL MARKINGS SHALL BE OF NON-ERASABLE LAMACOID TYPE. COORDINATE ALL LABELING WITH THE OWNER AND CONSULTANT.
11. CONTRACTOR TO ENSURE ANY DAMAGE TO EXISTING ELECTRICAL, CONDUIT AND CONNECTION TO BE REPLACED OR FIXED PRIOR TO RE-INSTALLATION.
12. CONTRACTOR TO NOTIFY OWNER OF ANY EXISTING DAMAGES PRIOR TO COMMENCING OF WORK. ALL EXISTING EQUIPMENT AND FIXTURES INSIDE THE AREA OF WORK IS TO BE THOROUGHLY INSPECTED. ANY COMPROMISE TO THE INTEGRITY SHOULD BE MADE KNOWN TO THE OWNER.
13. CONTRACTOR TO TRACK AND CONFIRM LOCATION OF FEEDER AND BREAKER TO SOURCE PRIOR TO DISCONNECTION, AND ENSURE BREAKER IS SECURELY TURNED OFF AND LOCKED.
14. WHEREVER POSSIBLE, REUSE EXISTING CIRCUITS MADE AVAILABLE DURING DEMOLITION PHASE. WHERE NEEDED PROVIDE AND INSTALL NEW COMPATIBLE BREAKERS AND WIRING. CONTRACTOR TO VERIFY AVAILABLE CIRCUITS ON SITE, AS PANEL BOARD SCHEDULES MAY NOT BE UP TO DATE.
15. WHERE EXISTING FEEDERS HAVE TO BE EXTENDED, EXISTING CONDUCTORS SHALL BE REPLACED WITH NO SPLICES. EXISTING CONDUCTORS SHALL NOT BE EXTENDED WITHOUT PRIOR APPROVAL. IF NO CLEAR, WRITTEN APPROVAL IS REQUIRED ON "PER CASE" BASIS. WHERE EXTENSION OF EXISTING CONDUCTORS IS APPROVED, SPLICES SHALL BE MADE WITH COMPRESSION TYPE CONNECTORS, INSULATED AS PER THE ELECTRICAL CODE, LOCATED IN A JUNCTION BOX AND IDENTIFIED ON "AS BUILTS" DRAWINGS.
16. CUTTING AND PATCHING SHALL BE BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND PROVIDE ELECTRICAL REQUIREMENTS FOR SUCH WORK.
17. EXISTING CIRCUIT NUMBERS SHOWN ARE FOR REFERENCE. CONTRACTOR SHALL TRACE AND VERIFY ALL CIRCUITS. UPDATE DRAWING TO REFLECT THE CIRCUIT SURVEY SHALL BE CONDUCTED AFTER HOURS TO AVOID DISRUPTION TO THE BUILDING OPERATION.
18. ALL SERVICES INTERRUPTIONS SHALL BE SCHEDULE IN ADVANCE WITH THE PROPERTY MANAGEMENT/OWNER TO NOT IMPACT OPERATION. WHERE SERVICE INTERRUPTIONS TO THE CONSTRUCTION ARE UNAVOIDABLE, SCHEDULE SUCH WORK WITH THE PROPERTY MANAGEMENT/OWNER AND PERFORM SUCH WORK AFTER HOURS.
19. PROVIDE ALL REQUIRED ULTRASOUND/X-RAY SCANNING PRIOR TO CORING/CUTTING/TRENCHING OF EXISTING CONCRETE WALL OR FLOOR.
20. ANY PENETRATION THRU FIRE RATED ASSEMBLY SHALL BE COMPLETELY SEALED TO MAINTAIN FIRE RATING OF THE PENETRATED ASSEMBLY. ALL OPENING SHALL BE SEALED WITH APPROVED FIRE STOP MATERIAL. ANY FIREPROOFING MATERIAL REMOVED WILL BE REPLACED WITH A SUITABLE AND APPROVED FIREPROOFING MATERIAL AND SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS TO APPLICABLE BUILDING CODE AND FIRE CODE.
21. ELECTRICAL CONTRACTOR TO SUBMIT REDLINE AS-BUILT MARK-UP AND TESTING REPORTS.
22. INCLUDE IN CONTRACT TO RETAIN SERVICE OF OWNER'S APPROVED FIRE ALARM CONTRACTOR FOR ALL WORK RELATED TO FIRE ALARM SYSTEM.

ELECTRICAL DRAWING LIST

DRAWING #	DRAWING NAME
E-001	ELECTRICAL LEGEND & DRAWING LIST
E-002	ELECTRICAL SPECIFICATION
E-100	LEVEL 1 - ELECTRICAL PARTIAL KEY PLAN
E-101	LEVEL 2 - ELECTRICAL PARTIAL KEY PLAN
E-200	LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - DEMOLITION
E-201	LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - DEMOLITION
E-250	LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - NEW WORK
E-251	LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARMS SYSTEMS LAYOUT - NEW WORK
E-300	LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - DEMOLITION
E-301	LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - DEMOLITION
E-350	LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - NEW WORK
E-351	LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - NEW WORK
E-500	ELECTRICAL SCHEDULES AND DETAILS

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PROJECT #: NOR-25-CM-011

#	Date	Revision	By
2	2025-07-04	ISSUED FOR PERMIT	CT
1	2025-06-12	ISSUED FOR 90% REVIEW	CT

LICENCED PROFESSIONAL ENGINEER
2025-07-04
T. C. TRAN
PROVINCE OF ONTARIO

THE SPECIFICATIONS ARE TO BE CONSIDERED AS AN INTEGRAL PART OF THESE DRAWINGS. DRAWINGS AND SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG WITH THE SPECIFICATIONS SHALL BE USED ALONG

00 PROCUREMENT AND CONTRACTING REQUIREMENTS

00 30 00 - AVAILABLE INFORMATION

1.0 Existing Condition Information

1.1 The Consultant does not warrant them for accuracy nor for completeness, and it remains the Contractor's responsibility to verify field conditions inferred from such materials.

1.2 Electrical drawings are to be considered diagrammatical. Visit the site to review the existing site conditions prior to submitting bid and include all costs associated with installation of electrical services. Include in Bid for all offsets, transition pieces, fittings, etc. as required for a complete installation. Examine routing in which electrical services are proposed to be located.

1.4 Locations of existing and new services are approximate. Location of new services and equipment may be relocated to suit site conditions at no additional cost to the contract. Before installing equipment, ensure that all access requirements have been provided. Refer to drawings for access requirements. Ensure that mechanical services do not obstruct access requirements for existing and new electrical equipment - coordinate with mechanical contractor.

00 70 00 - GENERAL CONDITIONS

1.0 Intent

1.1 Include all material, labour, equipment, and plant construction as necessary to make a complete installation as shown and specified hereinafter.

1.2 The organizational structure of the Specifications does not imply how the work is assigned to various design disciplines, trades, or subcontractors. The MasterFormat numbering system is not intended to determine which particular elements of the project manual are prepared by a particular discipline. Similarly, it
is not intended to determine what particular work required by the project manual is the responsibility of a particular trade. It shall be the Contractor's responsibility to ensure that the systems specified hereafter are complete and operative.

1.3 Contractor shall review all base building standards and adhere to said standards throughout the construction process.

2.0 Drawings and Specifications

2.1 The drawings and specifications are complementary each to the other, and what is called for by one, is to be binding as if called for by both.

2.2 The drawings provide design intent, and are not to be used to measure or quantify material. Contractor is to coordinate installation of work so as to meet the design intent.

00 73 00 - SUPPLEMENTARY CONDITIONS

1.0 General

1.1 Refer to Architectural drawings for exact location of dimensioned equipment and devices.

1.2 Refer to Architectural drawings for additional notes which complement these specifications.

01 GENERAL REQUIREMENTS

01 10 00 - SUMMARY

1.0 Summary of Work

1.1 Demolition of existing, reconfiguration, and new facility services to suit changes to Owner's equipment.

1.2 Space reconfiguration including partition modifications and associated revisions to facility services.

01 31 00 - PROJECT MANAGEMENT AND COORDINATION

1.0 Project Coordination

1.1 Read specifications and drawings of other trades, and conform with their requirements before proceeding with any work specified here as related to other trades. Cooperate with all other trades on the job, so that all equipment can be satisfactorily installed, and so that no delay is caused to any other trades.

1.2 Prior to fabrication and installation of equipment, ensure that such items can be installed as indicated without interference with the structure, or the work of other trades. If any materials are fabricated or installed prior to the investigation and reaching of a solution to the possible interference problems, necessary changes shall be made at the Contractor's expense.

1.3 Provide code or manufacturer required clear space for servicing, disassembly, and removal of equipment and components.

2.0 Facility Services Coordination

2.1 Maintain all operational building services; shutdown of services shall only take place as authorized by base building and request to be in writing.

2.2 Co-ordinate with Owner for scheduling of all work required to be done after office hours and weekends, i.e., drilling through slab, power shutdowns, interfacing to life safety systems, etc. all costs involved, including work to be done by the Property Management's approved fire alarm and life safety systems contractor, etc., shall be at Tenant Contractor's expense.

01 33 00 - SUBMITTAL PROCEDURES

1.1 Before delivery to site of any item of equipment, submit shop drawings complete with all data, pre-checked by the Contractor and stamped accordingly, for review by the Consultant. Indicate project name on each brochure or sheet, make reference to the number and title of the appropriate specification section, and provide adequate space to accommodate the Consultant's review stamp(s).

1.2 Submit shop drawings to the Consultant in electronic (PDF) format, as coordinated after award of contract. Where submittals are derived from digital originals, to ensure maximum quality and legibility, do not print and rescan documents; submittals made as such will be immediately rejected.

01 40 00 - QUALITY REQUIREMENTS

1.0 Permits and Fees

1.1 Obtain and pay for all Permits and fees required for the execution and inspection of the Work and pay all charges incidental to such Permits. Submit to the Authority Having Jurisdiction the necessary number of drawings and specifications for examination and approval prior to commencement of work.

1.2 Arrange and pay for any special inspection of equipment specified if and when required.

2.0 Codes and Standards

2.1 Comply with current regulations of all applicable provincial and municipal codes and regulations, including, but not limited to, the Ontario Building Code, and the requirements of any Authorities Having Jurisdiction (AHJ).

2.2 Comply with other standards as related to each trade.

3.0 References

3.1 Health Canada / Workplace Hazardous Materials Information System (WHMIS), Material Safety Data Sheets (MSDS).

3.2 Ontario Building Code.

4.0 Quality Assurance

4.1 Qualifications: Work to be carried out by qualified, licensed tradespersons or apprentices in accordance with Authorities Having Jurisdiction.

4.2 Only first class workmanship will be accepted, not only in regards to durability, efficiency and safety, but also in regards to neatness of detail. Present a neat and clean appearance on completion. Any unsatisfactory workmanship will be replaced at no extra cost.

4.3 Conform to the best practices applicable to the type of work. Install all equipment and systems in accordance with manufacturers' recommendations, and consistent with the general requirements of the specification.

5.0 Field Quality Control

5.1 Carry out tests in presence of Owner, or designated representative.

5.2 Provide instruments, meters, equipment and personnel required to conduct tests during and at conclusion of project

6.0 Inspections

6.1 Furnish a Certificate of Acceptance from Inspection Department on completion of work.

6.2 The Consultant will carry out inspections and prepare deficiency lists for action by the Contractor, during, and on completion of the Project.

01 60 00 - PRODUCT REQUIREMENTS

1.0 General

1.1 Products certified by a recognized testing agency accredited by the Standards Council of Canada, and bear a certification mark from that agency, for example the CSA certification mark, cUL listing, or ULC listing. Where certified or listed material and equipment is not available, obtain special approval from Authority Having Jurisdiction before delivery to project site, and submit the approval to the Consultant.

1.2 Products described in this specification are considered to be the minimum standard of acceptance.

1.3 All materials to meet flame spread rating requirements of all Authorities Having Jurisdiction.

2.0 Substitution of Specified Equipment

2.1 "Approved equal" shall be defined as an alternate approved by the Consultant.

3.0 Product Storage and Handling Requirements

3.1 Store all equipment and materials in dry locations.

01 70 00 - EXECUTION REQUIREMENTS

1.0 Examination and Preparation

1.1 Prior to submitting Tender, the Contractor shall carefully examine the Site and ascertain all conditions which affect the Work.

1.2 No extras will be allowed for work resulting from conditions that would have been evident upon a thorough examination of electrical closets, rooms and ceiling spaces, whether exposed or not.

1.3 Verify location and sizes of existing services prior to making new connections to ensure that the existing systems have adequate capacities to accommodate new loads.

2.0 Execution

2.1 Location of Outlets

.1 The Consultant reserves the right to change the location of outlets to within 3 m (10 feet) from the point indicated on the drawings without extra charge, providing the Contractor is advised before installation is made.

2.2 Mounting Heights: where not dimensioned on the architectural or interior designer's drawings, the centerline of the device or operating control as follows:

.1 Thermostats: 1200 mm (47 inch) AFF (Above Finished Floor).

.2 Light switches: 1100 mm (43 inch) AFF.

.3 Duplex receptacles: min. 400 mm (16 inch) AFF.

.4 Duplex receptacles (over counter): 175 mm (7 inch) above counter or furniture height.

.5 Duplex receptacles (electrical and mechanical rooms): 1100 mm (43 inch) AFF.

.6 Emergency lighting remote heads: 300 mm (12 inch) below finished ceiling, or 2400 mm (94 inch) AFF for exposed areas or areas with ceiling height above 2750 mm (108 inch).

.7 Communications outlets: to match adjacent power receptacles.

.8 Fire alarm pull stations: 1200 mm (47 inch) AFF.

.9 Fire alarm audible devices: 150 mm (6 inch) below finished ceiling for ceiling heights less than 2450 mm (96 inch), or 2300 mm (91 inch) AFF for exposed areas, all measured to the top of the device.

.10 Exact dimensions to be provided and approved by Consultant prior to any rough-in.

.11 Any mounting heights not specified are to be coordinated with the Consultant prior to installation.

3.0 Cutting and Patching

3.1 The Contractor will be responsible for all cutting and patching required for the installation.

3.2 Structural members are not to be cut without the consent of the Structural Consultant.

3.3 Restore finishes to match existing surroundings.

4.0 Cleaning and Waste Management

4.1 The Contractor and associated sub trades, at all times during construction, is to keep the site free of all debris, boxes, packing, etc., resulting from performance of the Work.

4.2 At the completion of this Work, the installation is to be left in a clean and finished condition.

4.3 Clean and touch up surfaces of shop-painted equipment scratched or marred during shipment or installation, to match original paint.

4.4 Remove and dispose off-site, all materials removed, abandoned, and not to remain, designated for salvage, or be re-used in an appropriate manner acceptable to local authorities having jurisdiction, specifically equipment and materials considered hazardous to the environment, unless otherwise noted to be turned over to the Owner or to the Landlord.

5.0 Starting and Adjusting

5.1 Conduct acceptance tests to demonstrate that the equipment and systems meet the specified requirements. Tests may be conducted as soon as conditions permit, and consequently the Contractor is to
make all changes, adjustments, or replacements required as the preliminary tests may indicate prior to the final tests. Tests are as specified in various sections of the specifications.

5.2 Carry out tests in the presence of the Consultant. Provide instruments, meters, equipment and personnel required to conduct tests during and at conclusion of Project. The Contractor shall be in charge of the plant during tests. The Contractor shall assume responsibility for damages in the event of injury to the personnel, building, equipment, and shall bear all costs for liability, repairs, and restoration in this connection. Submit test results.

5.3 Test new and interfaced systems for proper operation to ensure that the quality and reliability of the base building system is not altered or reduced.

01 77 00 - CLOSEOUT PROCEDURES

1.0 Building Permit Compliance

1.1 Prior to requesting the Consultant's letter "Review of General Conformance" for submission to the municipal building department to allow occupancy, the following items must be complete and submitted to the Consultant, as applicable:

.1 General

.1 Submit all applicable inspection reports from Authorities Having Jurisdiction.

.2 Continuity of fire separations at service penetrations must be complete.

.3 All seismic restraint requirements must be complete (if applicable).

.2 Electrical

.1 Provide Certificate of Acceptance from Electrical Inspection Department.

.2 Any devices not installed must have the wiring made safe and terminated in an outlet box complete with cover.

.3 All outlets must have cover plates installed. All electrical equipment not located in service rooms must have covers and/or doors installed complete.

.4 Emergency Lighting

.1 Emergency lighting system must be operational and tested by Contractor. Where battery units and remote heads are indicated on the drawing, provide certification letter from equipment manufacturer indicating the system meets code requirements.

.2 If the building is provided with emergency power with CSA C282 equipment (emergency generator or similar), the contractor is to perform light meter measurements and submit a letter indicating the system meets code requirements.

.3 Simulate normal power failure within the premises in the presence of the owner's representative. Test and verify exit lights and emergency lighting operations under emergency conditions. Submit letter of certification copy to General Contractor stating that the systems have been tested,and the methods of installation and performance are satisfactory to all parties.

.4 All exit signs must be installed and operational.

.3 Electronic Safety and Security

.1 Fire alarm system and devices must be operational. Submit fire alarm verification report per CAN/ULC-S537, and submit audibility test. Indicate tap settings of all signalling devices.

1.2 If any of the above items have not been completed at the time of Consultant's Inspection, and the letter of "assurance of professional field review and compliance" cannot be issued, any costs for subsequent Inspections will be charged to the Contractor.

2.0 Substantial Performance

2.1 Prior to requesting Substantial Performance Inspection, the following items must be complete and submitted to the General Contractor, as applicable:

.1 General

.1 Project record drawings must be submitted to Consultant for review.

.2 Maintenance manuals must be submitted to Consultant for review

.2 Electrical

.1 Provide final Certificate of Acceptance from Electrical Inspection Department.

.2 Receptacles, and all direct connection connections labelled with source and circuit number.

.3 All panelboards provided with typewritten panel schedules.

2.2 If any of the above items have not been completed at the time of the Substantial Performance Inspection, and the Substantial Performance certificate cannot be issued, any costs for subsequent Inspections will be charged to the Contractor.

3.0 Operation and Maintenance (O&M) Manuals

3.1 Submit one digital copy, searchable PDF format, to General Contractor.

3.2 O&M Manuals to include:

.1 As-Built Drawings (AutoCAD and PDF format)

.2 Testing and Commissioning Reports

.3 Inspection Certificates

.4 Verification Reports and Certificates for all life safety systems

.5 Electrical

.1 Panelboard schedules

.2 Lighting controls functional testing report.

.6 Communications

.1 Structured cabling testing reports.

.7 Warranties

.8 Training records

.9 Operation and Maintenance procedures.

.10 Reviewed shop drawings of all new equipment (arranged by Specification section number)

4.0 Project Record Documents

4.1 Record Drawings

.1 Maintain a drawing set on Site, complete with red-line record of all revisions. Provide exact dimensions and routing of below-grade or below-slab services. Indicate the following:

.1 Electrical

.1 All circuiting as installed and all power and systems junction box locations, as well as conduit routes.

.2 Coordinate access to Consultant's electronic files.

.3 Complete record drawings accurately marked up in red ink must be submitted for review. Once reviewed, prepare as-built drawings in a neat manner, showing all deviations in work as per site red-line drawing.

4.2 Electronic as-built drawings

.1 On completion of Work, submit to the General Contractor electronic drawings in AutoCAD and PDF format, and one full size hard copy of as-built AutoCAD files.

.2 Submit electronic copies of 'As-Built' record drawings (in AutoCAD format) indicating actual circuits used and equipment installed on site and final unconditional certificate of approval from ESA and Building Inspection Department to Landlord.

5.0 Warranties

5.1 Submit a written guarantee to the Owner for one year from the date of acceptance. This guarantee shall bind the Contractor to correct, replace or repair promptly any defective equipment workmanship without cost to the Owner.

26 ELECTRICAL

26 01 00 - OPERATION AND MAINTENANCE OF ELECTRICAL SYSTEMS

1.0 TRACING EXISTING ELECTRICAL CIRCUITS

1.1 Trace all circuits in the area of work listed as existing, and verify existing conditions prior to any modifications as indicated.

1.2 Where drawings indicate "connect to existing circuit", use a spare breaker, where available. Otherwise, verify existing load with a meter and advise the Consultant if the additional load will cause a circuit to trip.

1.3 Where provided panelboard schedules indicate "Existing Circuit" or similar, provide the correct description for the circuit. Existing Circuit will not be acceptable in the final panelboard schedules submitted as part of closeout submittals.

2.0 EXISTING CABLING IN RETURN AIR PLENUMS

2.1 In ceilings being used as a return air-plenum, Contractor to review existing low-voltage cabling uncovered as part of the work.

2.2 Immediately notify the Consultant if any existing cables identified are not plenum rated (i.e. CMP, or FT-6 rated).

3.0 LUMINAIRE CLEANING

3.1 Clean existing luminaires to be re-used and existing luminaires to remain.

4.0 LUMINAIRE RELAMPING

4.1 Provide new lamps for existing luminaires. Dispose of existing lamps in accordance with Recycling Council of Ontario's "Take Back The Light" program.

5.0 LUMINAIRE REPLACEMENT

5.1 Provide new fixture chain hangers to independently support new luminaires from the building structure, supported at opposite ends.

26 05 00 - COMMON WORK RESULTS FOR ELECTRICAL

1.0 REFERENCES

1.1 Canadian Standards Association (CSA)

.1 CSA-C22.1, Canadian Electrical Code, Part 1, Safety Standard for Electrical Installations.

.2 Ontario Electrical Safety Code (OESC). Latest edition.

.3 CSA C22.2.

.4 CAN/CSA-C22.3 No. 1-06, Overhead Systems.

.5 CAN3-C235-83(R2006), Preferred Voltage Levels for AC Systems, 0 to 50 000 V.

.6 Do underground systems in accordance with CSA C22.3 No.7-06, Underground Systems, except where specified otherwise.

2.0 SELECTIVE DEMOLITION FOR ELECTRICAL

2.1 Remove all electrical equipment and devices on redundant structures. Make safe all circuits.

2.2 Maintain continuity of remaining devices and circuits.

2.3 To make safe: withdraw redundant wiring and remove unwanted conduit/wiring and accessories. Position breakers to off position and update panel schedules.

2.4 Make safe any redundant devices as shown on other drawings.

2.5 When relocating or removing equipment, should any circuits be abandoned, the conductors to these circuits must be removed or properly terminated as detailed in OESC Rule 2-126, Rule 12-114, Rule 12-3000 and OESC Bulletin 12-25-(latest version).

3.0 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

3.1 Conductors: minimum #12 AWG solid, and stranded for #8 AWG and larger. Copper conductors sized as indicated with RW90, 600 V insulation of chemically cross-linked thermosetting CSA C22.2 no. 38-M1986.

3.2 AC90 (commonly referred to as BX) cable maximum wire size to be #12 AWG unless otherwise noted. AC90 to be used only as drop to lighting fixtures and as drop to wiring devices in partitions from ceiling junction box/conduit combination. Maximum run of AC90 to be 3 m (10 foot) where exposed in lay-in suspended ceiling space only. Do not install exposed AC90. Do not daisy chain (leap frog) AC90 between luminaires.

3.3 All conductors used outdoor or in wet locations: RWU90 copper.

3.4 Wire and Box Connectors:

.1 Wire connectors: PVC insulation, steel shall be spring pressure type, current carrying parts copper or copper alloy sized to suit copper conductors as indicated to CSA C22.2 no.64-1980.

.2 Splicing connectors: fixture type current carrying parts copper or copper alloy sized to fit copper conductors #12 AWG with insulating materials of thermoplastic material to CSA C22.2 no.75M-83.

.3 Clamps to connectors: to CSA C22.2 no.18-M1987 for flexible circuit.

.4 Lugs, terminals, or screws used for termination of wiring to be suitable for copper conductors.

3.5 Voltage Drop:

.1 Feeder conductors: maximum voltage drop of 2%.

.2 Branch circuit conductors: maximum voltage drop of 3%.

4.0 CONDUIT FOR ELECTRICAL SYSTEMS

4.1 Rigid metal conduit: to CSA C22.2 no. 45-M1981.

4.2 Electrical Metallic Tubing (EMT): with couplings to CSA C22.2 no. 83-M1985.

4.3 Rigid PVC conduit: to CSA C22.2 no. 136-1966.

4.4 Flexible metal conduit and liquid-tight flexible metal conduit: to CSA C22.2 no. 56-1977.

4.5 Conduit Fastenings:

.1 One hole steel strap to secure surface conduits 50 mm (2 inch) and smaller. Use two hole steel straps for conduits larger than 50 mm (2 inch).

.2 Beam clamps to secure conduits to exposed steel work.

.3 Channel type supports for two or more conduits at 1.5 m (5 foot) on centre.

4.6 Conduit Fittings:

.1 Fittings for raceways to CSA C22.2 no.18-M1987. Fittings manufactured for use with conduit specified. Factory "ells" where 90% bends are required for 50 mm (2 inch) and larger conduits.

.2 Cast fittings are not permitted to be used.

4.7 Branch circuits, control wiring, etc.

.1 Conceal conduit work in finished areas unless otherwise noted.

.2 Run conduit exposed in unfinished areas such as service rooms, rooms with no suspended ceilings, service tunnels, and penthouses. Install parallel to building lines.

.3 Use electrical metallic tubing (EMT) for branch circuits unless noted otherwise.

.4 Use PVC conduit for exterior work unless noted otherwise.

.5 Use liquid tight flexible conduit for connection to motors.

.6 Use flexible metal conduit for connection to recessed incandescent fixtures without a pre-wired outlet box, connection to surface fixtures, work in movable metal partitions, or transformers.

.7 Flexible metal conduit for fixtures in finished areas only where chain hanging is specified. Tie wrap the flexible conduit to the chain.

.8 Install conduit and sleeves prior to pouring of concrete. Sleeves through concrete: schedule 40 steel pipe sized for free passage of conduit, and protruding 50.8 mm (2 inch).

.9 Install cables, conduits and fittings to be embedded or plastered over, neatly and close to building structure so furring can be kept to minimum.

5.0 BOXES FOR ELECTRICAL SYSTEMS

5.1 Junction and Pull Boxes:

.1 Junction and pull boxes: to CSA C22.2 no. 40-M1988 welded steel construction, with screw-on flat covers for surface mounting.

.2 Covers with 25.4 mm (1 inch) minimum extension all around, for flush mounted pull and junction boxes. Only main junction and pull boxes are indicated. Provide all boxes so as not to exceed 30 m (100 foot) of conduit run between pull boxes.

5.2 Outlet boxes, conduit boxes to CSA C22.2 no.18-M1987.

5.3 Sheet Steel Outlet Boxes:

.1 Hot Dipped Galvanized steel single and multi-gang flush device boxes for flush installation, minimum size 75 mm x 50 mm x 32 mm (3 inch x 2 inch x 1-1/4 inch). 100 mm (4 inch) square outlet boxes when more than one conduit enters one side with extension.

.2 Hot Dipped Galvanized steel utility boxes for outlets connected to surface-mounted EMT conduit, minimum size 100 mm x 50 mm x 50 mm (4 inch x 2 inch x 2 inch).

.3 Cast boxes for surface work in finished areas.

5.4 Size boxes in accordance with CSA C22.1, section 12-3042. 100 mm (4 inch) square or larger outlet boxes is required for special devices.

5.5 Gang boxes where wiring devices are grouped.

5.6 Provide blank cover plates for boxes without wiring devices.

5.7 Combination boxes with barriers where outlets for more than one system are grouped.

5.8 Location of Outlets

.1 Do not install outlets back-to-back in wall; allow minimum 150 mm (6 inch) horizontal clearance between boxes.

.2 Change location of outlets at no extra cost or credit, providing distance does not exceed 000 mm (118 inch), and information is given before installation.

6.0 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

6.1 Provide all equipment grounding as required, regardless of whether it has been shown on drawings or called for in this specification.

6.2 Arrange grounds so that under normal operating conditions, no injurious amount of current will flow in any rounding conductor.

6.3 Provide a ground wire in every conduit.

7.0 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

7.1 Support Channels:

.1 Support channels: length as indicated, u-shape, size 44 mm x 44 mm x 3 mm (1-3/4 inch x 1-1/3 inch x 1/8 inch) thick, surface mounted or suspended as required.

7.2 All supporting devices, strut channel, threaded rod, anchors, etc. of the "hot dipped" galvanized type. Electrogalvanized components will not be accepted.

7.3 Supports

.1 All conduits, panels, etc. to be securely and adequately supported.

.2 Where more than three conduits run together, conduit racks to be used.

.3 Single runs of conduit to be supported by galvanized conduit straps or ring bolt type hangers.

.4 Tie wire or perforated metal strap hangers will not be accepted.

.5 Support all luminaires independently of the ceiling structure.

7.4 Floor supports:

.1 Coordinate with General Contractor (GC); the GC will provide a 100 mm (4 inch) high concrete housekeeping pad for floor mounted electrical distribution equipment, such as transformers, switchboards, distribution panelboards, engine generators, uninterruptible power supplies and batteries, and transfer switches.

.2 Extend pad a minimum of 100 mm (4 inch) beyond footprint of equipment, unless noted otherwise.

8.0 VIBRATION CONTROLS FOR ELECTRICAL SYSTEMS

8.1 Ensure that all electrical equipment operates without objectionable noise or vibration. Provide isolation devices to prevent noise and vibration transmission (i.e., spring type and pad type isolators and loop flexible conduits).

8.2 Provide flexible conduits for final connections of conduits to any vibrating equipment.

9.0 IDENTIFICATION FOR ELECTRICAL SYSTEMS

9.1 Nameplates

.1 Ensure manufacturer's nameplates, CSA labels and identification nameplates are visible and legible after equipment is installed.

.2 Manufacturers' nameplates and CSA labels are to be visible and legible after equipment is installed.

.3 Provide warning signs, as specified, or to meet requirements of inspection department, health and safety, and the Consultant.

9.2 Wiring Identification

.1 Identify wiring with permanent indelible identifying markings, either numbered or coloured plastic tapes, on both ends of phase conductors of feeders and branch circuit wiring.

.2 Maintain phase sequence and colour coding throughout.

.3 Colour coding: to CSA-C22.1.

9.3 Identification of Equipment

.1 Identify all electrical equipment with engraved phenolic nameplates, engraved 10 mm (3/8 inch) high white block letters, securely fastened with rivets.

.2 Identify all electrical splitters, junction boxes, conduits crossing walls and pull boxes of different systems with a different colour consistent throughout the project.

.3 Where an identification system does not exist, colours as follows:

.1 347/600 volt: To match existing (blue)

.2 120/208 volt: To match existing (black)

.3 Emergency: To match existing (yellow)

.4 UPS power: To match existing (orange)

.5 Communications: green

.6 Fire Alarm: red

.4 Label all receptacles and devices indicating panel and circuit numbers. Use electronic labeller with adhesive label. Install label on the faceplate of the device.

.5 Ensure that all panel directories are typewritten and indicate the latest renovations. Do not provide the words 'existing' for any circuits remaining as is. All circuits shall be identified in panels used by this tenant. Should an existing panel not be labeled, the Contractor shall provide such, indicating the panel name, voltage, phase, current rating and 'fed from' information.

.1 Junction and pull boxes: to CSA C22.2 no. 40-M1988 welded steel construction, with screw-on flat covers for surface mounting.

.2 Covers with 25.4 mm (1 inch) minimum extension all around, for flush mounted pull and junction boxes. Only main junction and pull boxes are indicated. Provide all boxes so as not to exceed 30 m (100 foot) of conduit run between pull boxes.

5.2 Outlet boxes, conduit boxes to CSA C22.2 no.18-M1987.

5.3 Sheet Steel Outlet Boxes:

.1 Hot Dipped Galvanized steel single and multi-gang flush device boxes for flush installation, minimum size 75 mm x 50 mm x 32 mm (3 inch x 2 inch x 1-1/4 inch). 100 mm (4 inch) square outlet boxes when more than one conduit enters one side with extension.

.2 Hot Dipped Galvanized steel utility boxes for outlets connected to surface-mounted EMT conduit, minimum size 100 mm x 50 mm x 50 mm (4 inch x 2 inch x 2 inch).

.3 Cast boxes for surface work in finished areas.

5.4 Size boxes in accordance with CSA C22.1, section 12-3042. 100 mm (4 inch) square or larger outlet boxes is required for special devices.

5.5 Gang boxes where wiring devices are grouped.

5.6 Provide blank cover plates for boxes without wiring devices.

5.7 Combination boxes with barriers where outlets for more than one system are grouped.

5.8 Location of Outlets

.1 Do not install outlets back-to-back in wall; allow minimum 150 mm (6 inch) horizontal clearance between boxes.

.2 Change location of outlets at no extra cost or credit, providing distance does not exceed 000 mm (118 inch), and information is given before installation.

6.0 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

6.1 Provide all equipment grounding as required, regardless of whether it has been shown on drawings or called for in this specification.

6.2 Arrange grounds so that under normal operating conditions, no injurious amount of current will flow in any rounding conductor.

6.3 Provide a ground wire in every conduit.

7.0 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

7.1 Support Channels:

.1 Support channels: length as indicated, u-shape, size 44 mm x 44 mm x 3 mm (1-3/4 inch x 1-1/3 inch x 1/8 inch) thick, surface mounted or suspended as required.

7.2 All supporting devices, strut channel, threaded rod, anchors, etc. of the "hot dipped" galvanized type. Electrogalvanized components will not be accepted.

7.3 Supports

.1 All conduits, panels, etc. to be securely and adequately supported.

.2 Where more than three conduits run together, conduit racks to be used.

.3 Single runs of conduit to be supported by galvanized conduit straps or ring bolt type hangers.

.4 Tie wire or perforated metal strap hangers will not be accepted.

.5 Support all luminaires independently of the ceiling structure.

7.4 Floor supports:

.1 Coordinate with General Contractor (GC); the GC will provide a 100 mm (4 inch) high concrete housekeeping pad for floor mounted electrical distribution equipment, such as transformers, switchboards, distribution panelboards, engine generators, uninterruptible power supplies and batteries, and transfer switches.

.2 Extend pad a minimum of 100 mm (4 inch) beyond footprint of equipment, unless noted otherwise.

8.0 VIBRATION CONTROLS FOR ELECTRICAL SYSTEMS

8.1 Ensure that all electrical equipment operates without objectionable noise or vibration. Provide isolation devices to prevent noise and vibration transmission (i.e., spring type and pad type isolators and loop flexible conduits).

8.2 Provide flexible conduits for final connections of conduits to any vibrating equipment.

9.0 IDENTIFICATION FOR ELECTRICAL SYSTEMS

9.1 Nameplates

.1 Ensure manufacturer's nameplates, CSA labels and identification nameplates are visible and legible after equipment is installed.

.2 Manufacturers' nameplates and CSA labels are to be visible and legible after equipment is installed.

.3 Provide warning signs, as specified, or to meet requirements of inspection department, health and safety, and the Consultant.

9.2 Wiring Identification

.1 Identify wiring with permanent indelible identifying markings, either numbered or coloured plastic tapes, on both ends of phase conductors of feeders and branch circuit wiring.

.2 Maintain phase sequence and colour coding throughout.

.3 Colour coding: to CSA-C22.1.

9.3 Identification of Equipment

.1 Identify all electrical equipment with engraved phenolic nameplates, engraved 10 mm (3/8 inch) high white block letters, securely fastened with rivets.

.2 Identify all electrical splitters, junction boxes, conduits crossing walls and pull boxes of different systems with a different colour consistent throughout the project.

.3 Where an identification system does not exist, colours as follows:

.1 347/600 volt: To match existing (blue)

.2 120/208 volt: To match existing (black)

.3 Emergency: To match existing (yellow)

.4 UPS power: To match existing (orange)

.5 Communications: green

.6 Fire Alarm: red

.4 Label all receptacles and devices indicating panel and circuit numbers. Use electronic labeller with adhesive label. Install label on the faceplate of the device.

.5 Ensure that all panel directories are typewritten and indicate the latest renovations. Do not provide the words 'existing' for any circuits remaining as is. All circuits shall be identified in panels used by this tenant. Should an existing panel not be labeled, the Contractor shall provide such, indicating the panel name, voltage, phase, current rating and 'fed from' information.

10.0 OVERCURRENT PROTECTIVE DEVICE COORDINATION

10.1 Ensure circuit protective devices such as overcurrent trips, relays and fuses are installed to required values and settings.

11.0 EQUIPMENT WIRING

11.1 Provide the following services for equipment supplied by other trades:

.1 The trade supplying the equipment will be responsible for supply of motors, starters, variable frequency drives, and Motor Control Centres.

.2 In every instance, install starter, motor control centre, variable frequency drive (VFD), etc. and wire to line side of the starter, the Motor Control Centre, or VFD. Extend wiring from starter, motor control centre or VFD to motor.

.3 Provide 600 mm (24 inch) of flexible waterproof conduit for final connection to motors.

.4 Provide disconnect switches where required by code and as indicated on the drawings.

.5 Where individual starters and controls are grouped together provide a panel for mounting this equipment. Provide a feeder, main fused disconnect and a splitter of adequate size and capacity and wire to line side of the starters on this panel and from starters to motors.

.6 Ascertain exact locations of starters, motor control centres, motors, motorized dampers, VAV boxes, infra-red plumbing fixture controls and heating control valves from other drawings and coordinate exact locations with appropriate trade.

11.2 Plumbing equipment wiring

.1 Provide branch circuit wiring and an outlet for each infra-red plumbing fixture control. Control wiring performed by plumbing trade.

11.3 HVAC equipment wiring

.1 In the case of unit heaters, reheat coils and cabinet unit heaters, terminate wiring on terminals provided. Control wiring, thermostat integration, and other controls are to be performed by the supplying trade.

.2 Provide branch circuit wiring and an outlet for each motorized damper, variable air volume box (VAV Box), or heating control valve. Control wiring performed by HVAC trade.

11.4 Motor Sizing

.1 Motors up to and including 1/2 HP, shall be 1 phase, 60 Hz, 120 volts.

.2 Motors above 1/2 HP as indicated on drawings.

26 08 00 - COMMISSIONING OF ELECTRICAL SYSTEMS

1.0 STARTUP

1.1 Startup equipment to NETA ATS standards.

2.0 CONDUCT FOLLOWING TESTS:

2.1 Insulation resistance testing:

.1 Megger circuits, feeders and equipment up to 350 V with a 500 V instrument.

.2 Megger 350-600 V circuits, feeders and equipment with a 1000 V instrument.

.3 Check resistance to ground before energizing.

3.0 LOAD BALANCING:

3.1 Measure phase current to panelboards with normal loads (lighting) operating at time of acceptance; adjust branch circuit connections as required to obtain best balance of current between phases and record changes. Balance the loading on feeders so that unbalanced load is less than 10 per cent.

3.2 Measure phase voltages at loads and adjust transformer taps to within 2% of rated voltage of equipment.

3.3 Provide upon completion of work, load balance report; phase and neutral currents on panelboards, dry-type transformers and motor control centres, operating under normal load, as well as hour and date on which each load was measured, and voltage at time of test.

4.0 COMMISSIONING OF LIGHTING:

4.1 Functional testing of lighting to be performed by a third party or manufacturer's representative.

4.2 Lighting control devices and control systems shall be tested to ensure that control hardware and software are calibrated, adjusted, programmed, and in proper working condition in accordance with the construction documents and manufacturer's installation instructions.

4.3 When occupant sensors, time switches, programmable schedule controls, or photosensors are installed, at a minimum, perform the following procedures:

.1 Confirm that the placement, sensitivity and time-out adjustments for occupant sensors yield acceptable performance, lights turn off only after space is vacated and do not turn on unless space is occupied.

.2 Confirm that time switches and programmable schedule controls are programmed to turn the flat covers for surface mounting.

.3 Confirm that photosensor controls reduce electric lights levels based on the amount of usable daylight in the space as specified.

26 09 00 - INSTRUMENTATION AND CONTROL FOR ELECTRICAL SYSTEMS

1.0 LIGHTING CONTROL DEVICES

1.1 Occupancy Sensors, Time Switches, etc.

.1 As described in applicable schedules.

.2 Configure sensors to turn off lighting a maximum of 30 minutes of all occupants leaving the space. Confirm exact set point with the Consultant prior to installation.

1.2 Dimming Switches

.1 Provide dimmers with linear slide controls, and sized to suit loads controlled for fluorescent, incandescent, low voltage magnetic and low voltage electronic lighting as indicated.

.2 All dimmers shall incorporate an air gap which shall be accessible without removing the faceplate.

.3 Dimmer shall meet UL 20 and UL 1472 limited short circuit test requirements for snap switches;

.4 Dimmer shall meet ANSI/IEEE standard C62.41, tested to withstand voltage surges of up to 6000 V and current surges of up to 200 A without damage. Manufacturer shall provide file card upon request showing their compliance with the above standards.

.5 Gang dimmers shown side by side on plans under one seamless, multi-gang faceplate.

.6 Dimmers: rated 1000 W, unless otherwise noted.

.7 Finish colour by architect/designer.

.8 Manufacturers: CSA Approved reputable manufacturer.

26 22 00 - LOW-VOLTAGE TRANSFORMERS

1.0 LOW-VOLTAGE TRANSFORMERS

1.1 To CSA C22 for dry type transformers and CSA C802 with the following features:

.1 CSA type 2 drip-proof enclosure.

.2 Comply with ANSI, NEMA, and IEEE Standards.

.3 Final coating to be ASA 61 grey epoxy power.

.4 60 Hz operating frequency, 600-120/208 V, 3ø, delta-wye 3-phase with 3-coil, ANN type.

.5 Four (4) taps, 2xFCAN and 2xFCBN with 2.5% per tap.

.6 Copper windings.

.7 Epoxy impregnation, anti-vibration pads, electrostatic shield.

.8 220 insulation class and 115°C (239°F) winding temperature rise.

.9 To be wall mounted for 45 kVA or less unless otherwise noted.

.10 Heavy gauge steel with rust and corrosion protection.

.11 1-2 KV class with 10 kV BIL

.12 Double neutral connector.

1.2 Meet or exceed the nominal efficiencies shown in Table 8.1 of ASHRAE 90.1-2010.

1.3 Average sound levels:

.1 45 dB max up to 45 kVA.

.2 50 db max up to 150 kVA.

.3 55 db max up to 300 kVA.

.4 60 db max up to 500 kVA.

1.4 Manufacturers:

.1 STI

.2 Delta transformer

.3 Hammond

.4 Square D by Schneider Electric

1.5 T-connected transformers are not acceptable.

26 24 00 - SWITCHBOARDS AND PANELBOARDS

1.0 DISTRIBUTION PANELBOARDS

1.1 Manufacturers:

.1 Square D by Schneider Electric, I-Line series.

1.2 Description: CSA C22.2 no.29, circuit breaker type.

1.3 Panelboard bus: copper, ratings as indicated. Provide copper ground bus in each panelboard.

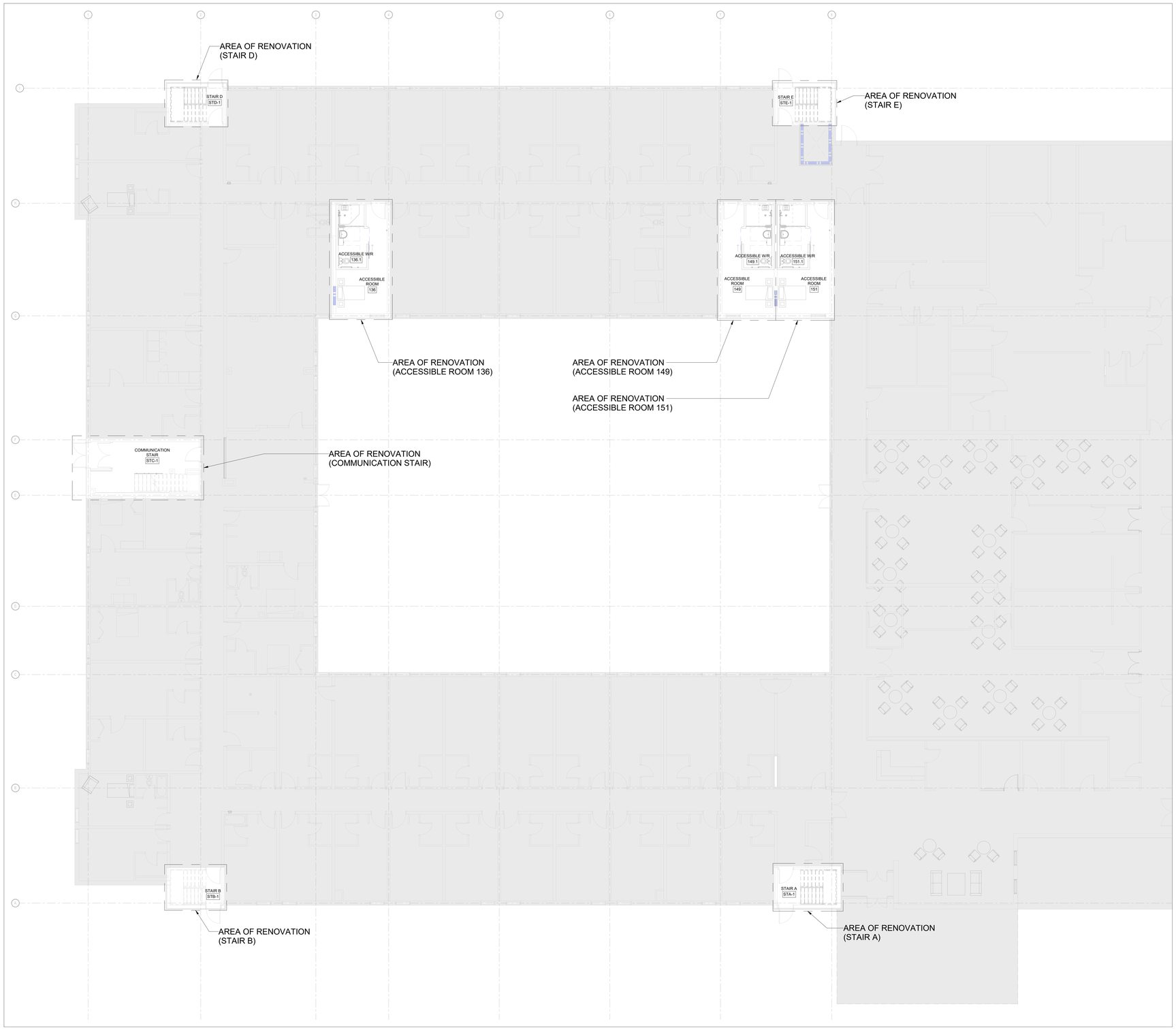
1.4 Minimum integrated short circuit rating: 10 000 amperes RMS symmetrical for 240 volt panelboards; 25 000 amperes RMS symmetrical for 600 volt panelboards, or as indicated.

1.5 Molded case circuit breakers: NEMA AB 1, circuit breakers with integral thermal and instantaneous magnetic trip in each pole. Provide circuit breakers CSA classified as type HACR for air conditioning equipment branch circuits.

1.6 Molded case circuit breakers with current limiters: NEMA AB 1, circuit breakers with replaceable current limiting elements, in addition to integral thermal and instantaneous magnetic trip in each pole.

1.7 Current limiting molded case circuit breakers: NEMA AB 1, circuit breakers with integral thermal and instantaneous magnetic trip in each pole, coordinated with automatically resetting current limiting elements in each pole. Interrupting rating 100 000 symmetrical amperes, let through current and energy level less than permitted for same size class RK5 fuse.

1.8 Circu



1 LEVEL 1 - ELECTRICAL PARTIAL KEY PLAN

SCALE: 1 : 100

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PROJECT #: NOR-25-CM-011

#	Date	Revision	By
2	2025-07-04	ISSUED FOR PERMIT	CT
1	2025-06-12	ISSUED FOR 90% REVIEW	CT

LICENSED PROFESSIONAL ENGINEER
2025-07-04
T. C. TRAN
PROVINCE OF ONTARIO

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1800 RIVERSIDE ACCESSIBLE ROOMS

1800 Riverside Dr, Timmins, ON P4R 1N7

Client CDSB

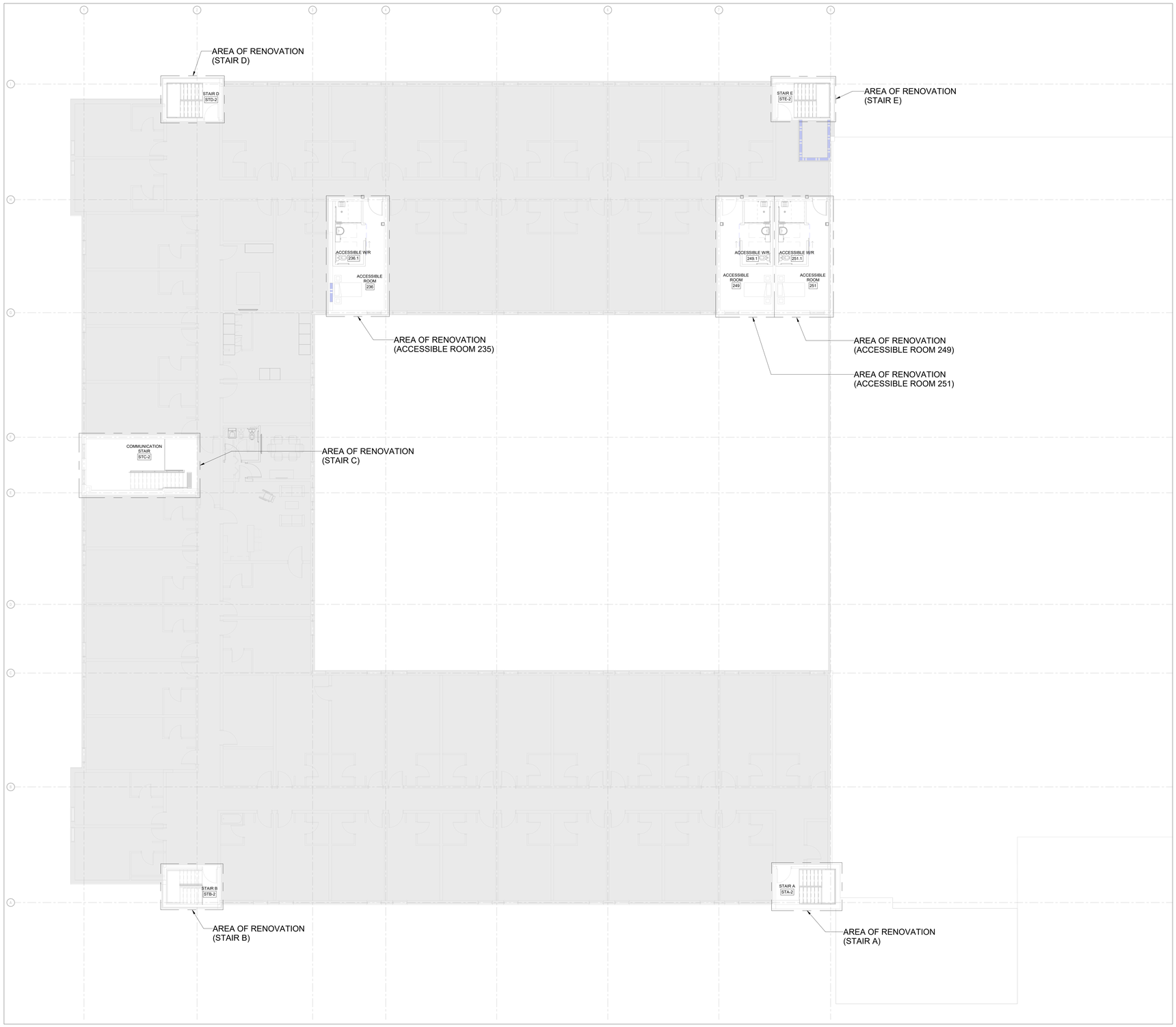
Project No. 24110

LEVEL 1 - ELECTRICAL PARTIAL KEY PLAN

Scale	AS SHOWN
Drawn By	PY
Reviewed By	CT
Revision No.	2
Plot Date	7/3/2025

PN N

Drawing No. **E-100**



1 LEVEL 2 - ELECTRICAL PARTIAL KEY PLAN

SCALE: 1 : 100

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1800 RIVERSIDE ACCESSIBLE ROOMS

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Client CDSB

Project No. 24110

LEVEL 2 - ELECTRICAL PARTIAL KEY PLAN

Scale	AS SHOWN
Drawn By	PY
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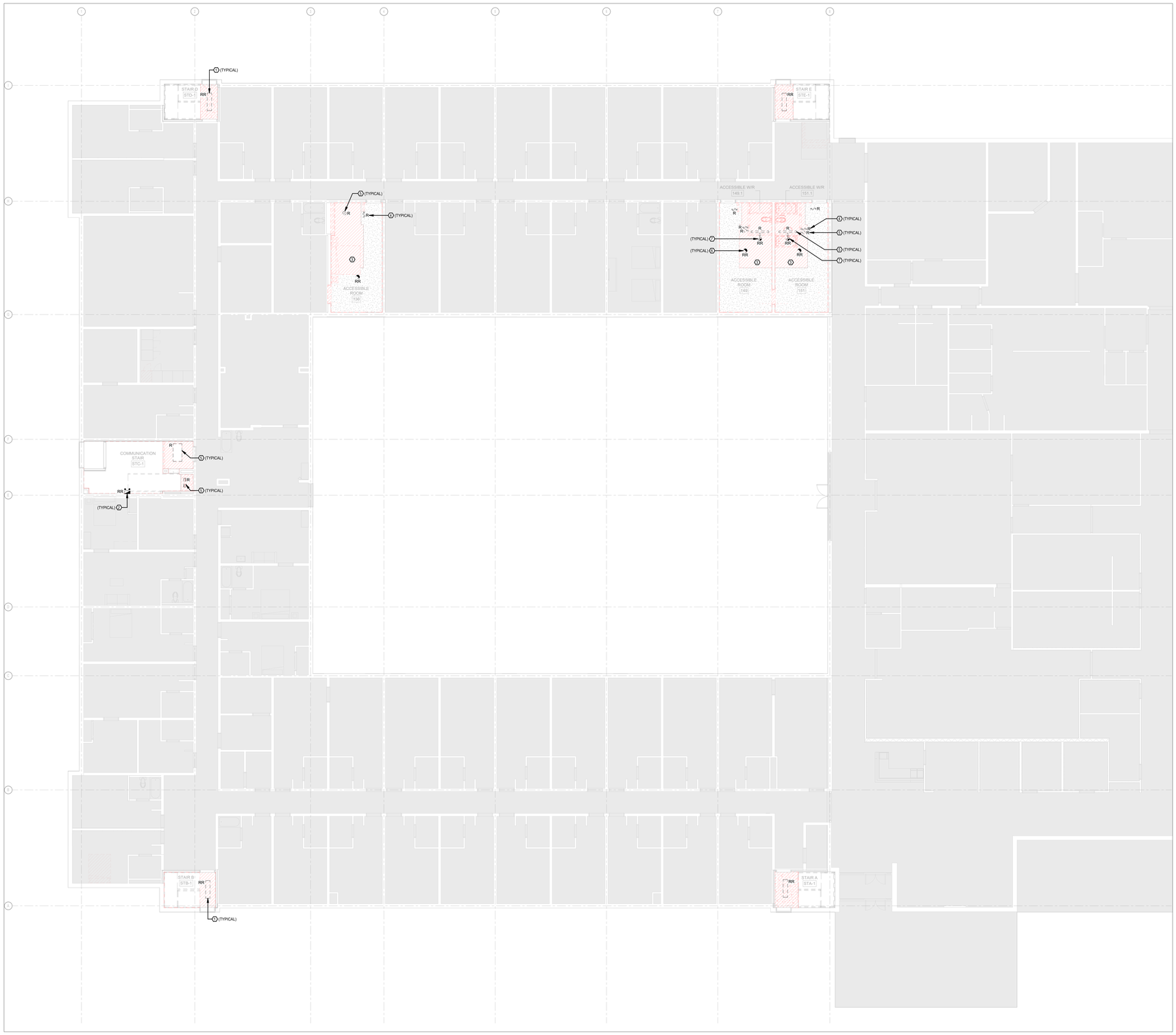
Plot Date	7/3/2025

PN N

Drawing No. **E-101**



1 LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - DEMOLITION

SCALE: 1 : 100

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO VISIT THE SITE DURING THE TENDERING PERIOD TO DETERMINE THE EXACT SCOPE OF DEMOLITION WORK AND TO BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS TO MEET IN CARRYING OUT THE SCOPE. REQUEST FOR EXTRAS WILL NOT BE CONSIDERED FOR FAILURE TO PROPERLY EVALUATE CONDITIONS WHICH AFFECT THE SCOPE OF DEMOLITION WORK.
2. IN SOME CASES, GENERAL LOCATIONS AND TYPES OF SOME ELECTRICAL EQUIPMENT AND LIGHT FIXTURES ARE INDICATED FOR REFERENCE PURPOSE IN ORDER TO ASSIST IN EVALUATING SCOPE OF DEMOLITION WORK.
3. COORDINATE ALL DEMOLITION WORK WITH GENERAL CONTRACTOR. REFER TO CONSTRUCTION PHASING SCHEDULE.
4. ELECTRICAL CONTRACTOR TO CONFIRM AND COORDINATE THE DEGREE OF DEMOLITION OR RELOCATION OF EXISTING LIGHTING FIXTURES AND CONTROLS WITH THE OWNER PRIOR TO WORK. EXISTING LIGHTING DEEMED TO BE DEMOLISHED, SHALL BE TRACED TO SOURCE, DISCONNECTED AND MADE SAFE PRIOR TO DISPOSAL. ANY ABANDONED CIRCUITS ARE TO BE MADE SPARES AND UPDATED ON THE PANEL SCHEDULE.
5. IN EVERY INSTANCE WHERE IT IS REQUIRED IN THE SPECIFICATION OR ON DRAWING THAT EQUIPMENT AND MATERIALS TO BE REMOVED, ALL ASSOCIATED CONDUIT, WIRING AND FITTINGS SHALL BE REMOVED.
6. ALL OPENINGS IN BUILDING RISER, IF APPLICABLE, SHALL BE SEALED WITH APPROVED FIRE STOP MATERIAL. ANY FIREPROOFING MATERIAL REMOVED WILL BE REPLACED WITH A SUITABLE AND APPROVED FIREPROOFING MATERIAL AND SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS TO APPLICABLE BUILDING AND FIRE CODES.
7. CONTRACTOR TO CONDUCT OWN SURVEY AND VERIFY EXISTING CONDITIONS.
8. COORDINATE WITH THE CLIENT TO CONFIRM EQUIPMENT OR SYSTEMS/DEVICES TO REMAIN.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REFINISHING OF DAMAGED BUILDING AREAS AND FINISHES AFFECTED BY THE WORKS AS OUTLINED UNDER SCOPE OF WORK OF THIS PROJECT.
10. ALL INSTALLATIONS WITHIN EXISTING AREAS SHALL BE COORDINATED WITH OWNER AND BASE BUILDING MANAGEMENT. INSTALLATION MUST BE PERFORMED IN A MANNER TO ELIMINATE ANY INTERFERENCES TO STAFF AND NORMAL OPERATION OF THE FACILITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND DISTRIBUTION OF TEMPORARY POWER AND LIGHTING WITHIN THE PREMISES DURING THE CONSTRUCTION PERIOD. EXPOSED ELECTRICAL CORDS OUTSIDE THE AREA OF WORK SHALL NOT BE PERMITTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL THE WORK WITH ALL OTHER TRADES, CONSULTANTS, AND THE OWNER. ALL WORK SHALL BE SCHEDULED AND CARRIED OUT BY THE CONTRACTOR IN A MANNER TO ENSURE CONTINUED AND NON-INTERRUPTED OPERATION OF EXISTING FACILITY.
13. CONTRACTOR SHALL IDENTIFY AND LABEL CLEARLY ALL CIRCUITS, WIRING, SERVICES, JUNCTION BOXES, PULLBOXES, DATA DROPS, DEVICES AND EQUIPMENT INSTALLED AND CONNECTED UNDER SCOPE OF WORK OF THIS PROJECT. IDENTIFICATION SHALL BE AS PER OWNER'S REQUIREMENTS AND ALL MARKINGS SHALL BE OF NON-ERASABLE LAMACOID TYPE. COORDINATE ALL LABELING WITH THE OWNER AND CONSULTANT.
14. CONTRACTOR TO ENSURE ANY DAMAGE TO EXISTING ELECTRICAL CONDUIT AND CONNECTION TO BE REPLACED OR FIXED PRIOR TO RE-INSTALLATION.
15. CONTRACTOR TO NOTIFY OWNER OF ANY EXISTING DAMAGES PRIOR TO COMMENCING OF WORK. ALL EXISTING EQUIPMENT AND FIXTURES INSIDE THE AREA OF WORK IS TO BE THOROUGHLY INSPECTED, ANY COMPROMISE TO THE INTEGRITY SHOULD BE MAKE KNOWN TO THE OWNER.
17. WHEREVER POSSIBLE, REUSE EXISTING CIRCUITS MADE AVAILABLE DURING DEMOLITION PHASE. WHERE NEEDED PROVIDE AND INSTALL NEW COMPATIBLE BREAKERS AND WIRING. CONTRACTOR TO VERIFY AVAILABLE CIRCUITS ON SITE, AS PANEL BOARD SCHEDULES MAY NOT BE UP TO DATE.
18. WHERE EXISTING EQUIPMENT SHOWN TO REMAIN LOCATED AT WALL/CEILING DESIGNATED FOR REMOVAL. TEMPORARY SUPPORTS SHALL BE PROVIDED TO MAINTAIN OPERATION OF EXISTING EQUIPMENT.

DRAWING KEY NOTES

1. EXISTING LIGHT FIXTURE TO BE RELOCATED TO SUIT NEW CEILING.
2. EXISTING EMERGENCY LIGHTING BATTERY UNIT C/W RECEPTACLE TO BE RELOCATED.
3. ALL EXISTING LIGHT FIXTURES AND SWITCHES IN THIS ROOM COMPLETE WITH ASSOCIATED CONDUIT AND WIRING TO BE REMOVED, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE.
4. EXISTING LIGHT SWITCH C/W ASSOCIATED CONDUIT AND WIRING TO BE REMOVED. CONTRACTOR TO VERIFY ON SITE.
5. EXISTING LIGHT FIXTURE C/W ASSOCIATED CONDUIT AND WIRING TO BE REMOVED. CONTRACTOR TO VERIFY ON SITE.
6. EXISTING FIRE ALARM HEAT DETECTOR IN THIS ROOM TO BE RELOCATED TO SUIT NEW CEILING OR WALL. CONTRACTOR TO VERIFY ON SITE.
7. EXISTING SMOKE ALARM IN THIS ROOM TO BE RELOCATED TO SUIT NEW CEILING OR WALL. CONTRACTOR TO VERIFY ON SITE.

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LICENCED PROFESSIONAL ENGINEER
2025-07-04
T. C. TRAN
PROVINCE OF ONTARIO

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1800 RIVERSIDE ACCESSIBLE ROOMS

1800 Riverside Dr, Timmins, ON P4R 1N7

Client	CDSB
Project No.	24110

LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - DEMOLITION

Scale	AS SHOWN
Drawn By	PY
Reviewed By	CT
Revision No.	2
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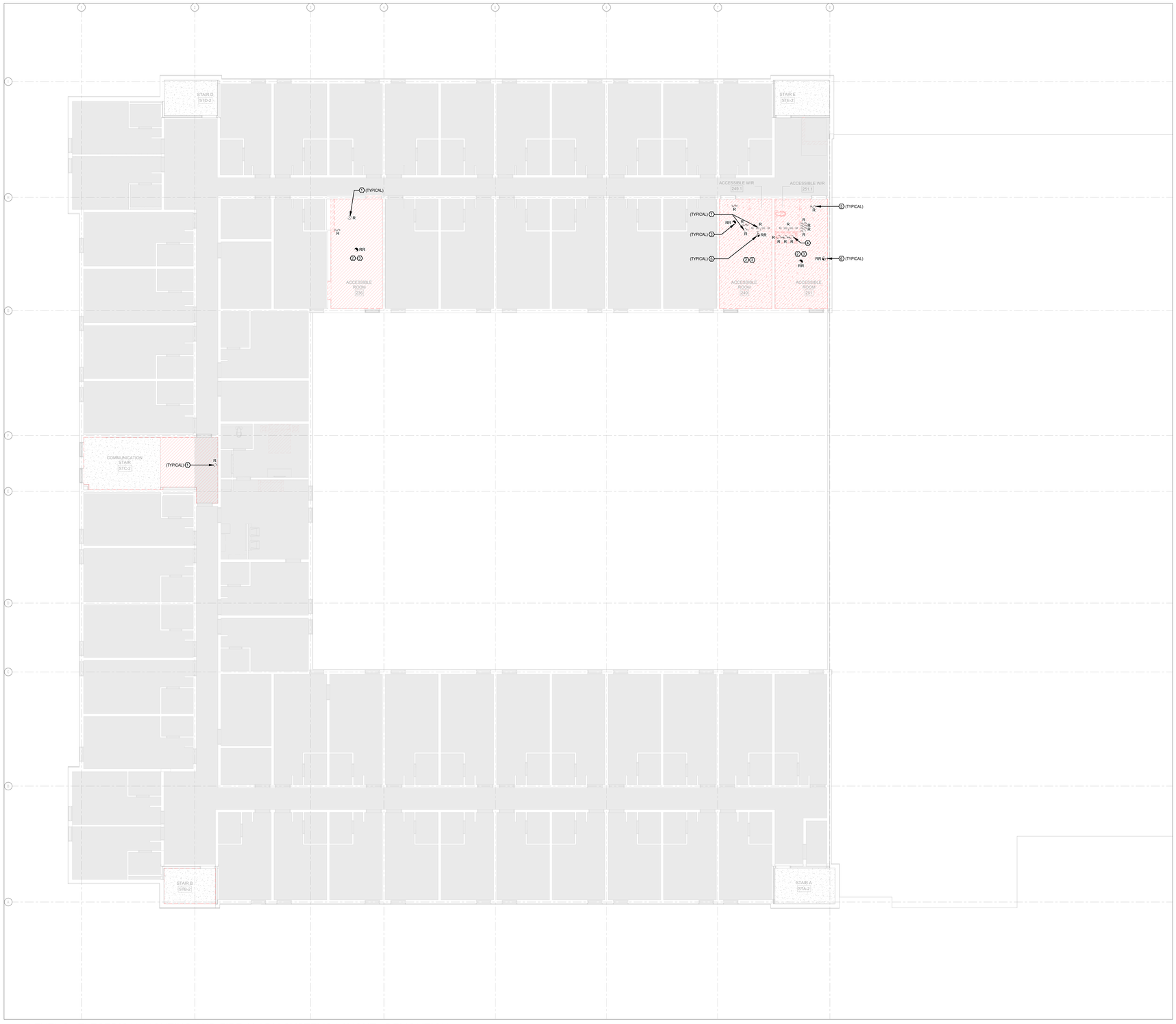
Drawing No. **E-200**



1 LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - DEMOLITION
SCALE: 1 : 100

DRAWING KEY NOTES

1. EXISTING LIGHT FIXTURE C/W ASSOCIATED CONDUIT AND WIRING TO BE REMOVED. CONTRACTOR TO VERIFY ON SITE.
2. ALL EXISTING LIGHT FIXTURES AND SWITCHES IN THIS ROOM COMPLETE WITH ASSOCIATED CONDUIT AND WIRING TO BE REMOVED, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE.
3. EXISTING FIRE ALARM HEAT DETECTOR IN THIS ROOM TO BE RELOCATED TO SUIT NEW CEILING OR WALL. CONTRACTOR TO VERIFY ON SITE.
4. EXISTING TRACK LIGHT C/W ASSOCIATED CONDUIT AND WIRING TO BE REMOVED. CONTRACTOR TO VERIFY ON SITE.
5. EXISTING LIGHT SWITCH C/W ASSOCIATED CONDUIT AND WIRING TO BE REMOVED. CONTRACTOR TO VERIFY ON SITE.
6. EXISTING SMOKE ALARM IN THIS ROOM TO BE RELOCATED TO SUIT NEW CEILING OR WALL. CONTRACTOR TO VERIFY ON SITE.

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2025-07-04
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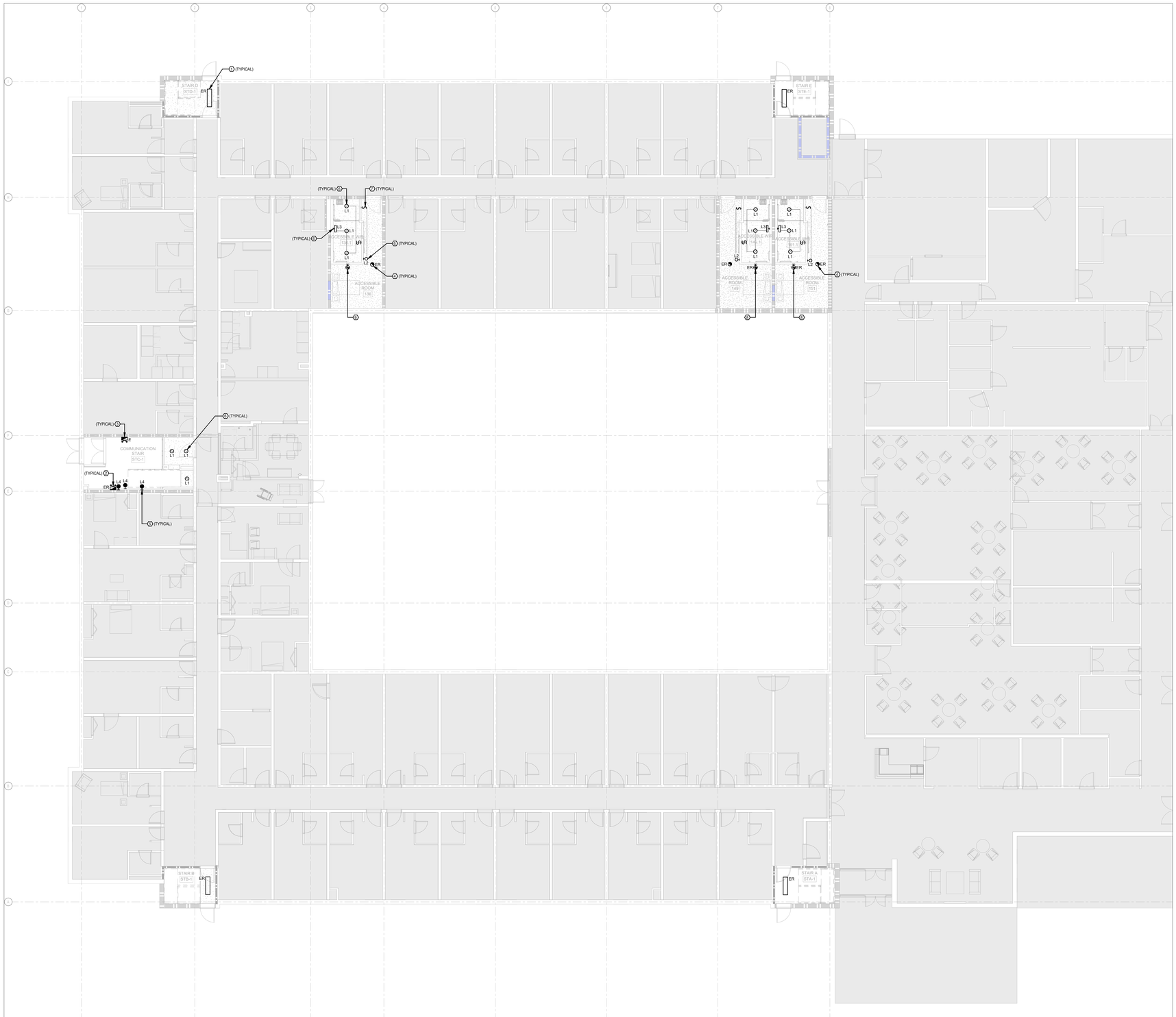
1800 RIVERSIDE ACCESSIBLE ROOMS
1800 Riverside Dr, Timmins, ON P4R 1N7
Client: CDSB
Project No.: 24110

LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - DEMOLITION

Scale	AS SHOWN
Drawn By	PY
Reviewed By	CT
Revision No.	2
Plot Date	7/3/2025

PN N

Drawing No. **E-201**



1 LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - NEW WORK
SCALE: 1 : 100

DRAWING KEY NOTES

1. EXISTING LIGHT FIXTURE AT NEW LOCATION TO SUIT NEW CEILING. EXTEND CONDUIT, WIRING AND ADJUST TO SUIT.
2. EXISTING EMERGENCY LIGHTING BATTERY UNIT C/W RECEPTACLE AT NEW LOCATION TO SUIT NEW WALL/CEILING SURFACE. EXTEND CONDUIT, WIRING AND ADJUST TO SUIT.
3. EXISTING EMERGENCY LIGHTING BATTERY UNIT TO REMAIN, UNLESS OTHERWISE NOTED.
4. EXISTING FIRE ALARM HEAT DETECTOR AT NEW LOCATION TO SUIT NEW CEILING AND WALL. EXTEND CONDUIT, WIRING AND ADJUST TO SUIT. INCLUDE FINAL TESTING AND VERIFICATION.
5. REFER TO ARCHITECTURAL ELEVATION DRAWING FOR WALL SCONCE LOCATION AND QUANTITY. CONNECT NEW LIGHT FIXTURES TO NEAREST LIGHTING CIRCUIT IN STAIRWELL.
6. PROVIDE NEW LIGHT FIXTURE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO EXISTING LIGHTING CIRCUIT.
7. PROVIDE NEW LIGHT SWITCH C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO LIGHT FIXTURE(S) AS SHOWN.
8. EXISTING SMOKE ALARM AT NEW LOCATION TO SUIT NEW WALL/CEILING. EXTEND CONDUIT, WIRING AND ADJUST TO SUIT. INCLUDE FINAL TESTING AND VERIFICATION.
9. PROVIDE NEW SMOKE ALARM TO MATCH EXISTING C/W ASSOCIATED CONDUIT. WIRING AND CONNECT TO NEAREST SMOKE ALARM CIRCUIT. INCLUDE FINAL EXISTING AND VERIFICATION.

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2	2025-07-04	ISSUED FOR PERMIT	CT
1	2025-06-12	ISSUED FOR 90% REVIEW	CT

LICENSED PROFESSIONAL ENGINEER
2025-07-04
T. C. TRAN
PROVINCE OF ONTARIO

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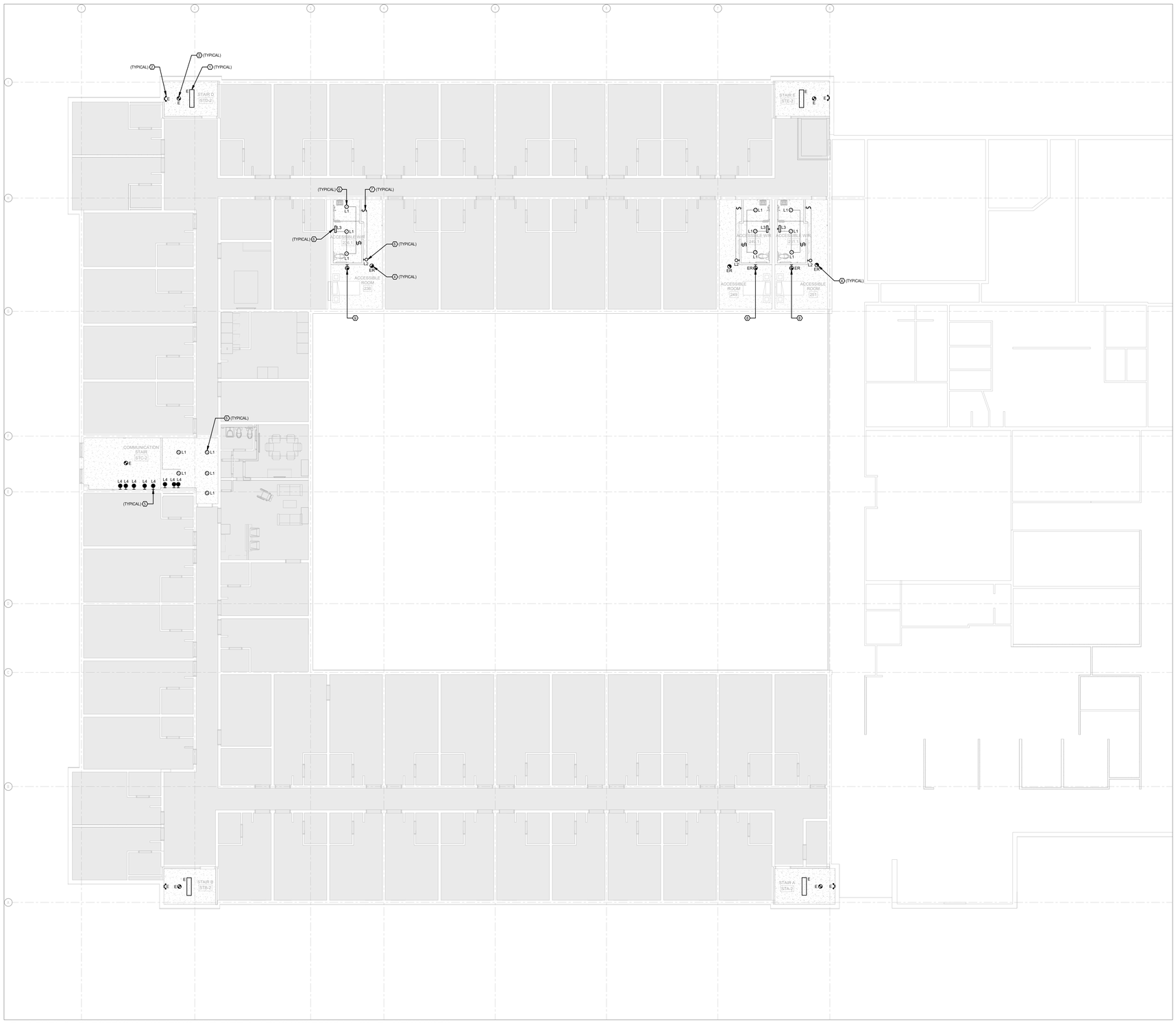
1800 Riverside Dr, Timmins, ON P4R 1N7
Client: CDSB
Project No.: 24110

LEVEL 1 - ELECTRICAL LIGHTING AND FIRE ALARM SYSTEMS LAYOUT - NEW WORK

Scale	AS SHOWN
Drawn By	PY
Reviewed By	CT
Revision No.	2
Plot Date	7/3/2025

PH 76

Drawing No. **E-250**



1 LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARMS SYSTEMS LAYOUT - NEW WORK

SCALE: 1 : 100

DRAWING KEY NOTES

1. EXISTING LIGHT FIXTURE LIGHT FIXTURE TO REMAIN.
2. EXISTING EMERGENCY LIGHT REMOTE HEADS TO REMAIN.
3. EXISTING FIRE ALARM SMOKE DETECTOR IN STAIRS TO REMAIN.
4. EXISTING FIRE ALARM HEAT DETECTOR AT NEW LOCATION TO SUIT NEW CEILING OR WALL. EXTEND CONDUIT, WIRING AND ADJUST TO SUIT. INCLUDE FINAL TESTING AND VERIFICATION.
5. REFER TO ARCHITECTURAL ELEVATION DRAWING FOR WALL SCONCE LOCATION AND QUANTITY. CONNECT NEW LIGHT FIXTURES TO NEAREST LIGHTING CIRCUIT IN STAIRWELL.
6. PROVIDE NEW LIGHT FIXTURE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO EXISTING LIGHTING CIRCUIT.
7. PROVIDE NEW LIGHT SWITCH C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO LIGHT FIXTURE(S) AS SHOWN.
8. EXISTING SMOKE ALARM AT NEW LOCATION TO SUIT NEW WALL/CEILING. EXTEND CONDUIT, WIRING AND ADJUST TO SUIT. INCLUDE FINAL TESTING AND VERIFICATION.
9. PROVIDE NEW SMOKE ALARM TO MATCH EXISTING C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO NEAREST SMOKE ALARM CIRCUIT. INCLUDE FINAL EXISTING AND VERIFICATION.

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1800 Riverside Dr, Timmins, ON P4R 1N7

Client: CDSB

Project No.: 24110

LEVEL 2 - ELECTRICAL LIGHTING AND FIRE ALARMS SYSTEMS LAYOUT - NEW WORK

Scale	AS SHOWN
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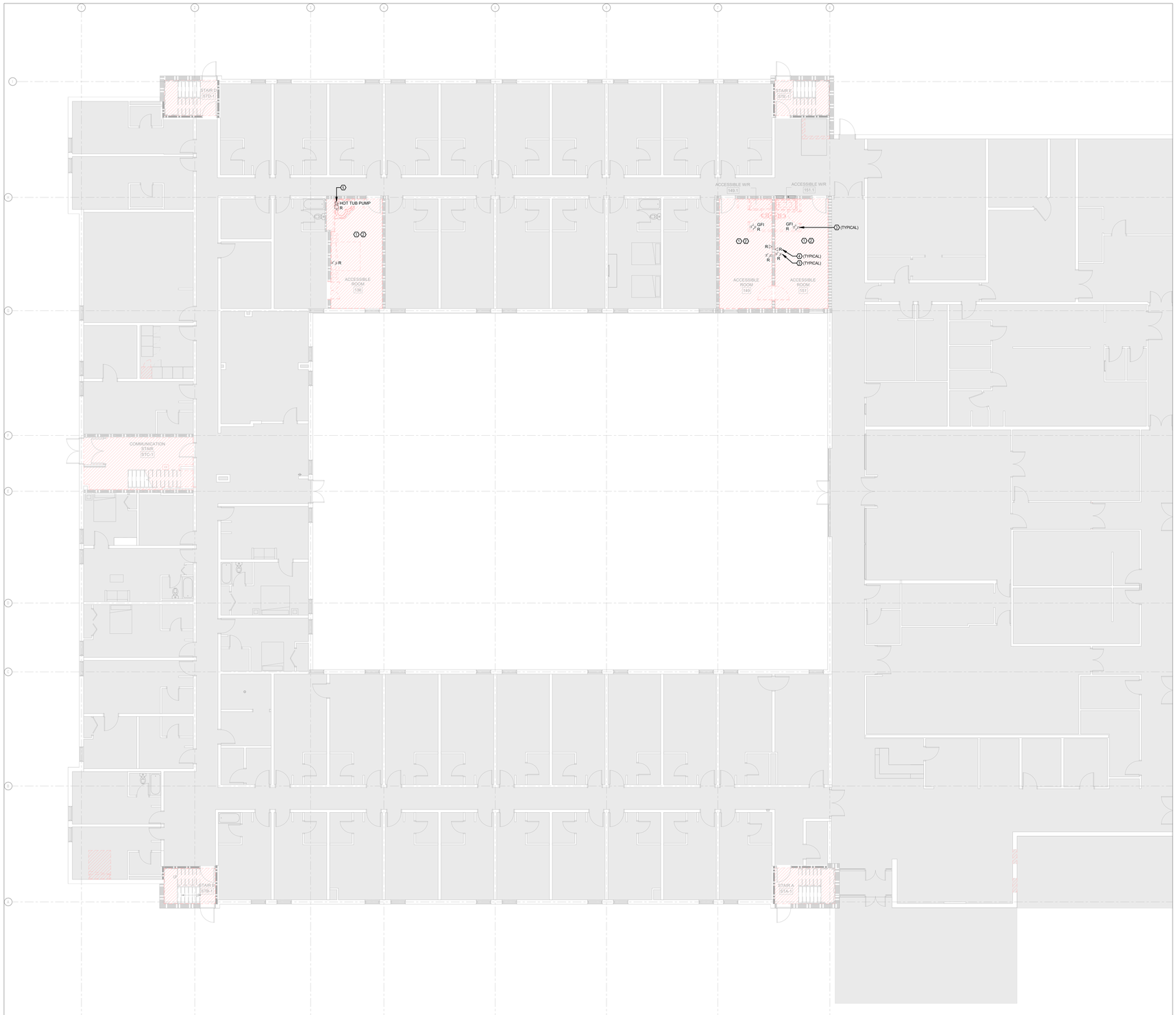
E-251



1 LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - DEMOLITION

SCALE: 1 : 100

DRAWING KEY NOTES

1. ALL EXISTING RECEPTACLES IN THIS ROOM TO REMAIN, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE. WHERE EXISTING RECEPTACLES INTERFERE WITH NEW LAYOUT, ELECTRICAL CONTRACTOR TO REMOVE RECEPTACLE C/W ASSOCIATED CONDUIT AND WIRING.
2. ALL EXISTING COMMUNICATION OUTLETS IN THIS ROOM TO REMAIN, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE. WHERE EXISTING COMMUNICATION OUTLETS INTERFERE WITH NEW LAYOUT, ELECTRICAL CONTRACTOR TO REMOVED COMMUNICATION OUTLET C/W ASSOCIATED CONDUIT AND CABLES.
3. EXISTING RECEPTACLE COMPLETE WITH ASSOCIATED CONDUIT AND WIRING TO BE REMOVED.
4. EXISTING DATA OUTLET COMPLETE WITH ASSOCIATED CONDUIT AND WIRING TO BE REMOVED.
5. EXISTING HOT TUB C/W ASSOCIATED CONDUIT AND WIRING TO BE REMOVED.

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Client: CDSB
Project No.: 24110

LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - DEMOLITION

Scale	AS SHOWN
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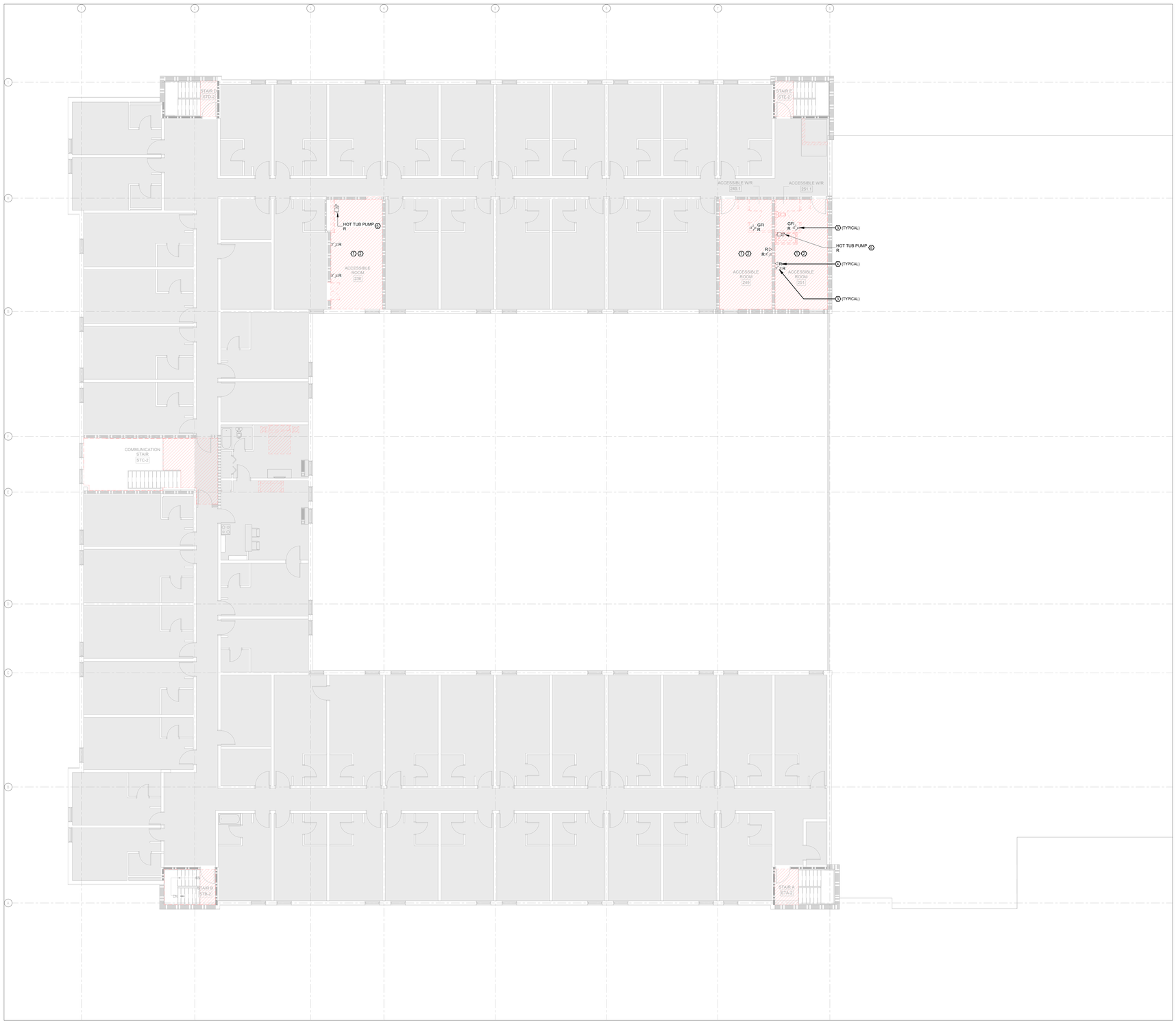
PN TN

Drawing No. **E-300**



1 LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - DEMOLITION

SCALE: 1 : 100

DRAWING KEY NOTES

1. ALL EXISTING RECEPTACLES IN THIS ROOM TO REMAIN, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE. WHERE EXISTING RECEPTACLES INTERFERE WITH NEW LAYOUT, ELECTRICAL CONTRACTOR TO REMOVE RECEPTACLE C/W ASSOCIATED CONDUIT AND WIRING.
2. ALL EXISTING COMMUNICATION OUTLETS IN THIS ROOM TO REMAIN, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE. WHERE EXISTING COMMUNICATION OUTLETS INTERFERE WITH NEW LAYOUT, ELECTRICAL CONTRACTOR TO REMOVED COMMUNICATION OUTLET C/W ASSOCIATED CONDUIT AND CABLES.
3. EXISTING RECEPTACLE COMPLETE WITH ASSOCIATED CONDUIT AND WIRING TO BE REMOVED.
4. EXISTING DATA OUTLET COMPLETE WITH ASSOCIATED CONDUIT AND WIRING TO BE REMOVED.
5. EXISTING HOT TUB C/W ASSOCIATED CONDUIT AND WIRING TO BE REMOVED.

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Client	CDSB
Project No.	24110

LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - DEMOLITION

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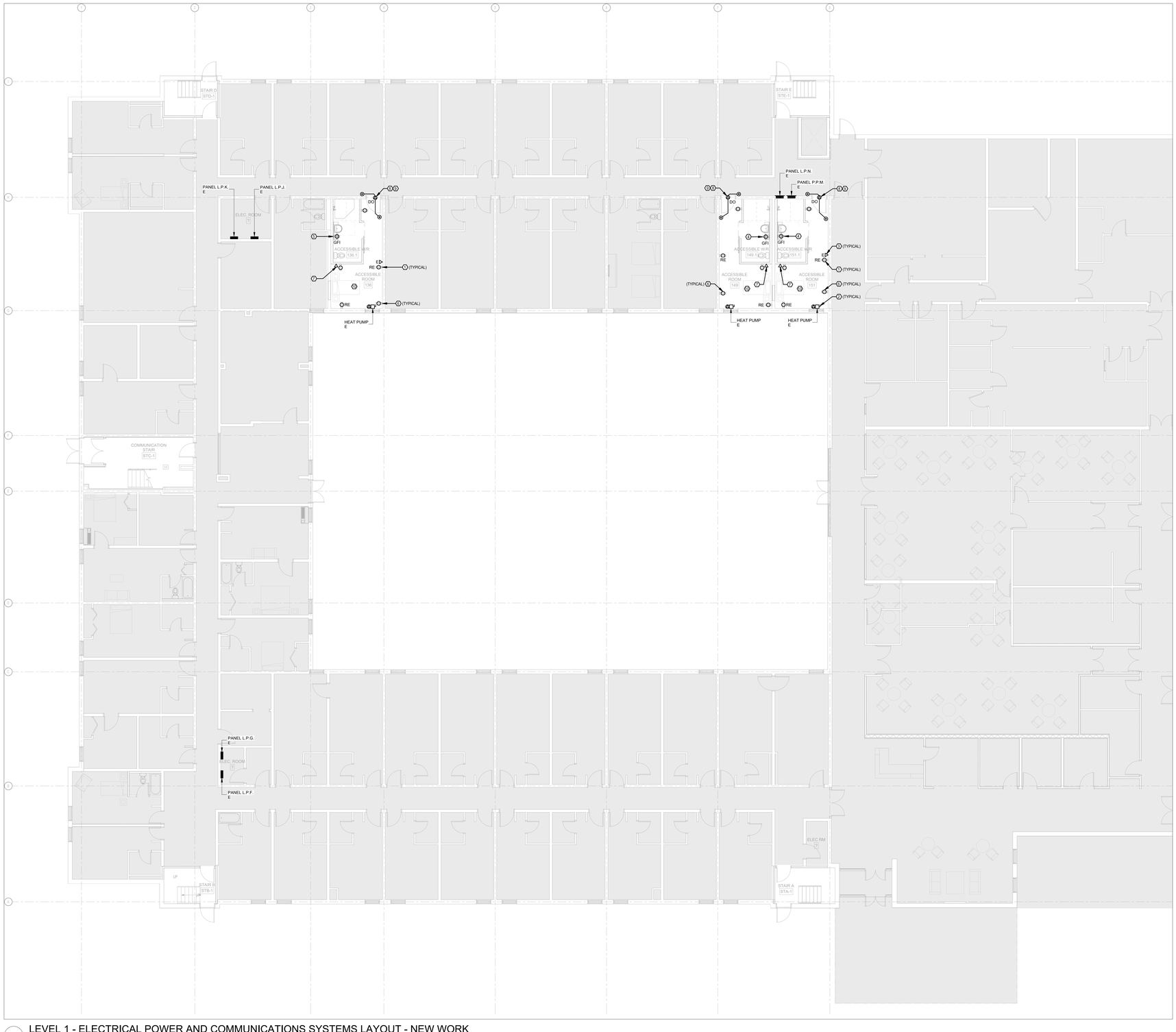
Plot Date	7/3/2025

PN N

Drawing No.

E-301



1 LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - NEW WORK

SCALE: 1 : 100

DRAWING KEY NOTES

1. EXISTING DUPLEX RECEPTACLE TO BE REMOVED AND REPLACED WITH NEW 15A, 120V TAMPER RESISTANT ARC-FAULT PROTECTION DUPLEX RECEPTACLE IN ACCORDANCE WITH O.E.S.C. REQUIREMENT.
2. EXISTING HEAT PUMP IN THIS ROOM TO REMAIN, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE.
3. EXISTING VOICE/DATA OUTLET TO REMAIN. CONTRACTOR TO VERIFY ON SITE.
4. PROVIDE NEW 15A, 120V GFI TAMPER RESISTANT DUPLEX RECEPTACLE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO EXISTING GFI CIRCUIT IN THIS ROOM.
5. PROVIDE NEW 15A, 120V GFI TAMPER RESISTANT DUPLEX RECEPTACLE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO NEW 15A CIRCUIT IN NEAREST ELECTRICAL PANEL. PROVIDE NEW BREAKER AS REQUIRED.
6. PROVIDE NEW 15A, 120V TAMPER RESISTANT ARC-FAULT PROTECTION DUPLEX RECEPTACLE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO NEAREST RECEPTACLE CIRCUIT IN THIS ROOM.
7. PROVIDE BACK BOX C/W 21mm (3/4") EMPTY CONDUIT WITH PULL STRING AND TERMINATE IN CORRIDOR ACCESSIBLE CEILING SPACE FOR FUTURE COMMUNICATION CABLE INSTALLATION. PROVIDE BLANK COVER PLATE AT OUTLET BOX.
8. PROVIDE 120V OUTLET FOR BARRIER FREE DOOR OPERATOR. BARRIER FREE DOOR OPERATOR C/W PUSH BUTTONS TO BE SUPPLIED BY DOOR HARDWARE CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED BACK BOXES, CONDUIT, WIRING AND FINAL HOOKUP TO ALL DEVICES. OBTAIN SCHEMATIC WIRING FROM DOOR HARDWARE CONTRACTOR/SHOP DRAWING. COORDINATE ALL WORK WITH DOOR HARDWARE CONTRACTOR.
9. PROVIDE DEDICATED 15A, 120V CIRCUIT C/W ASSOCIATED CONDUIT, WIRING AND BREAKER FROM NEAREST ELECTRICAL PANEL, AND CONNECT TO BARRIER FREE DOOR OPERATOR.
10. PROVIDE ALL REQUIRED TAMPER RESISTANT RECEPTACLES IN THIS ROOM IN ACCORDANCE WITH ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT FOR RESIDENTIAL APPLICATION.

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PROJECT #: NOR-25-CM-011

#	Date	Revision	By
2	2025-07-04	ISSUED FOR PERMIT	CT
1	2025-06-12	ISSUED FOR 90% REVIEW	CT

LICENSED PROFESSIONAL ENGINEER
2025-07-04
T. C. TRAN
PROVINCE OF ONTARIO

THE SPECIFICATIONS ARE TO BE CONSIDERED AS AN INTEGRAL PART OF THESE DRAWINGS AND NO WORK SHALL BE DONE WITHOUT THE SPECIFICATIONS. THESE DRAWINGS SHALL NOT BE USED ALONE. REFER TO SPECIFICATIONS. DRAWINGS FOR TENDERING. DO NOT SCALE.

1800 RIVERSIDE ACCESSIBLE ROOMS

1800 Riverside Dr, Timmins, ON P4R 1N7

Client	CDSB
Project No.	24110

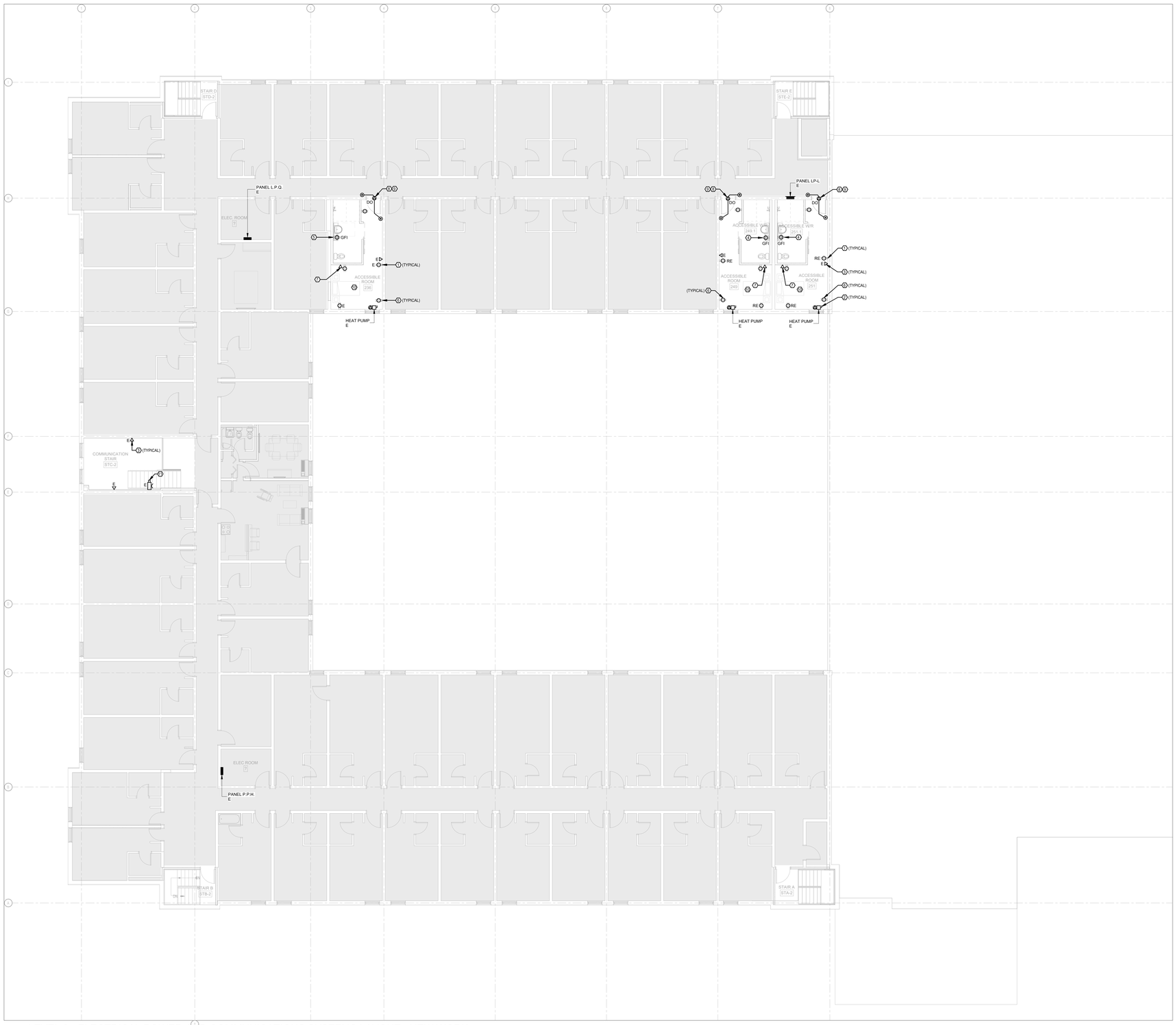
LEVEL 1 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - NEW WORK

Scale	AS SHOWN
Drawn By	PY
Reviewed By	CT
Revision No.	2
Plot Date	7/3/2025

PN 76

Drawing No.

E-350



1 LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - NEW WORK

SCALE: 1 : 100

DRAWING KEY NOTES

1	EXISTING DUPLEX RECEPTACLE TO BE REMOVED AND REPLACED WITH NEW 15A, 120V TAMPER RESISTANT ARC-FAULT PROTECTION DUPLEX RECEPTACLE IN ACCORDANCE WITH O.E.S.C. REQUIREMENT.
2	EXISTING HEAT PUMP IN THIS ROOM TO REMAIN, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ON SITE.
3	EXISTING VOICE/DATA OUTLET TO REMAIN. CONTRACTOR TO VERIFY ON SITE.
4	PROVIDE NEW 15A, 120V GFI TAMPER RESISTANT DUPLEX RECEPTACLE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO EXISTING GFI CIRCUIT IN THIS ROOM.
5	PROVIDE NEW 15A, 120V GFI TAMPER RESISTANT DUPLEX RECEPTACLE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO NEW 15A CIRCUIT IN NEAREST ELECTRICAL PANEL. PROVIDE NEW BREAKER AS REQUIRED.
6	PROVIDE NEW 15A, 120V TAMPER RESISTANT ARC-FAULT PROTECTION DUPLEX RECEPTACLE C/W ASSOCIATED CONDUIT, WIRING AND CONNECT TO NEAREST RECEPTACLE CIRCUIT IN THIS ROOM.
7	PROVIDE BACK BOX C/W 21mm (3/4") EMPTY CONDUIT WITH PULL STRING AND TERMINATE IN CORRIDOR ACCESSIBLE CEILING SPACE FOR FUTURE COMMUNICATION CABLE INSTALLATION. PROVIDE BLANK COVER PLATE AT OUTLET BOX.
8	PROVIDE 120V OUTLET FOR BARRIER FREE DOOR OPERATOR. BARRIER FREE DOOR OPERATOR C/W PUSH BUTTONS TO BE SUPPLIED BY DOOR HARDWARE CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED BACK BOXES, CONDUIT, WIRING AND FINAL HOOKUP TO ALL DEVICES. OBTAIN SCHEMATIC WIRING FROM DOOR HARDWARE CONTRACTOR/SHOP DRAWING. COORDINATE ALL WORK WITH DOOR HARDWARE CONTRACTOR.
9	PROVIDE DEDICATED 15A, 120V CIRCUIT C/W ASSOCIATED CONDUIT, WIRING AND BREAKER FROM NEAREST ELECTRICAL PANEL, AND CONNECT TO BARRIER FREE DOOR OPERATOR.
10	PROVIDE ALL REQUIRED TAMPER RESISTANT RECEPTACLES IN THIS ROOM IN ACCORDANCE WITH ONTARIO ELECTRICAL SAFETY CODE REQUIREMENT FOR RESIDENTIAL APPLICATION.
11	EXISTING CCTV CAMERA TO REMAIN. CONTRACTOR TO VERIFY ON SITE.

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1800 RIVERSIDE ACCESSIBLE ROOMS

1800 Riverside Dr, Timmins, ON P4R 1N7

Client: CDSB

Project No.: 24110

LEVEL 2 - ELECTRICAL POWER AND COMMUNICATIONS SYSTEMS LAYOUT - NEW WORK

Scale	AS SHOWN
Drawn By	PY
Reviewed By	CT
Revision No.	2
Plot Date	7/3/2025

Drawing No.

E-351

LUMINAIRE SCHEDULE

TYPE	LAMP TYPE	DESCRIPTION	IMAGE
L1	9/11 WATT LED FIELD SELECTABLE SCCT (2700K) 80 CRI 540/700 LUMENS	4" DIAMETER ROUND LED FLAT DOWNLIGHT LUMINAIRE RECESS IN T-BAR/GYPSUM BOARD CEILING WITH NEW CONSTRUCTION HOUSING, CLEAR DIFFUSER REFLECTOR, WHITE FLANGE TRIM. INTEGRAL 120 VOLT DIMMABLE 0-10V LED DRIVER (1% DIMMING LEVEL), LUMEN SELECT SWITCH, CCT SELECT SWITCH, WIDE DISTRIBUTION OPTIC. SUITABLE FOR WET LOCATION AND SHOWER APPLICATION. LIGHTOLIER #FD-4R-SLM-Z10-SCT-U-W-FD4NCP	
L2	5W CA10 E12 LED BULB 2700K 90 CRI 1000 LUMENS	CAPALINO DOUBLE WALL SCONCE BY VISUAL COMFORT STUDIO WITH BRUSHED STEEL FINISH, SHADE OF WHITE LINEN, ELV DIMMING AND 120V INPUT. LUMENS #STU2416871	
L3	17 WATT LED 3000K 80 CRI 1520 LUMENS	24" LONG LED VANITY LIGHT ABOVE MIRROR WITH BRUSHED NICKEL FINISH, WHITE ACRYLIC DIFFUSER AND 120V INPUT. TERON LIGHTING #INV24-L19-0-LT500-120V-BN-30K	
L4	12 WATT LED 3000K 90 CRI 1000 LUMENS	BENGAL LED WALL SCONCE BY KUZCO LIGHTING WITH BACK PLATE CHROME FINISH, GLASS SHADE OPAQUE WHITE FINISH AND 120V INPUT. LUMENS #KUZ1862766	

NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION, QUANTITY, MOUNTING HEIGHT AND SPECIFIC REQUIREMENT.
2. ALL LUMINAIRE SHALL BE PROVIDED AS SPECIFIED. NO ALTERNATE/SUBSTITUTION IS ALLOWED. THIS CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW TO CONSULTANT WITHIN ONE WEEK OF AWARDING THE PROJECT.

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1800 RIVERSIDE ACCESSIBLE ROOMS

1800 Riverside Dr, Timmins, ON P4R 1N7

Client	CDSB
Project No.	24110

ELECTRICAL SCHEDULES AND DETAILS

Scale	AS SHOWN
Drawn By	PY
Reviewed By	CT
Revision No.	2
Plot Date	7/3/2025

Drawing No.

E-500

1800 RIVERSIDE ACCESSIBLE ROOMS

1800 RIVERSIDE DRIVE, TIMMINS, ON
P4R 1N7

MECHANICAL SET

NOR-25-CM-011

QUASAR

NORTH BAY, OTTAWA, TORONTO, VANCOUVER, WOODBRIDGE

1 GENERAL

1.1 General Conditions
1.1.1 General Conditions, Supplementary Conditions, General Notes and General Requirements to form part of Specification.
1.1.2 Maintain Liability Insurance and Workman's Compensation Insurance to protect the Owner and Contractor from any and all claims under these insurances.

1.2 Intent
1.2.1 Provide all labour, materials, and equipment necessary to execute the work shown and described.
1.2.2 Before submitting tenders, examine site, existing services and all drawings. The Owner will not bear the costs for failure to do so.

1.3 Shop drawings and detail sheets
1.3.1 Submit shop drawings for each major item of equipment, such as structural framing, fans.
1.3.2 Submit data sheets for standard manufactured products, such as plumbing fixtures, valves, strainers and similar material.
1.3.3 Submit product data sheets for: fixtures, trim, carriers, supplies.
1.3.4 Shop drawings and data sheets to be checked and stamped as being correct before submission.

1.4 Guarantee
1.4.1 At completion, submit one year written guarantee, to Owner, covering remedy of defects in work. Submit similar one year written guarantee extending from date of acceptance for any part of work taken over by Owner prior to completion.

1.5 Permits
1.5.1 Arrange and pay for permits, tests and certificates for work (including building and plumbing permits). Submit applications requiring Owner's signature before commencing work.

1.6 Codes and standards
1.6.1 Abide by codes and bylaws of authorities having jurisdiction.

1.7 Materials
1.7.1 Materials for work to be new and of best quality of their respective kinds and of uniform pattern through out work.
1.7.2 All materials to conform to CSA requirements and shall bear approval certifications (CSA, ULC, cUL).
1.7.3 In this Specification where phrase "Acceptable Manufacturers" is followed by list of names: supply equipment, materials or fixtures manufactured by one of listed manufacturers. Where only one name appears in list, supply equipment, materials or fixtures of that manufacturer. Do NOT offer alternates.

1.8 Surface Finish
1.8.1 All surfaces will be finished by General Trades.
1.8.2 Identify all piping using stenciled or wrap-around plastic service name, identifying colour code and directional arrow.

1.9 Clean-up
1.9.1 Remove surplus material from site and clean-up debris as directed by Owner throughout duration of Contract and at completion of work.
1.9.2 Remove tools and excess materials on completion of work, and leave work in clean and perfect condition.
1.9.2 Clean all equipment, and leave all items in perfect order ready for operation.

1.10 Examine Site
1.10.1 Examine site and documents showing work of other trades to ensure that mechanical work can be carried out, without changes, as specified and as shown on Drawings. No allowance will be made for any expense incurred through failure to make these examinations.

1.11 Drawings
1.11.1 Drawings showing work are diagrammatic only. Take any information involving accurate dimensions of building by measurement at building.
1.11.2 Drawings showing work do not show every structural detail. Include cost allowances and make changes to piping and ductwork installa tions to accommodate structural conditions.
1.11.3 Include cost allowances and make changes to piping, and equipment installations to accommodate scheduling and co-ordination with work of other trades.

1.12 Light, Power and Storage
1.12.1 Light, power, and water is available on site.
1.12.2 Provide material storage as required, and be responsible for any damage or loss thereto.

1.13 General Trades and Structural Coordination
1.13.1 Grade level is slab-on-grade construction. General Contractor will remove slab area as detailed by Architect. Coordinate with General Contractor for extent of slab to be removed for installation of mechanical work.
1.13.2 Second level floor is coreslab construction. Coordinate with structural consultant and General Contractor for location of plumbing penetrations. General Contractor will install coreslab penetration framing as required by Structural Consultant.
1.13.3 All cutting and patching of walls, floors, ceilings and finishes for installation of mechanical services will be done by General Trades.

1.14 Sleeves
1.14.1 Sleeve services passing through walls, floors, ceilings and partitions.
1.14.2 Sleeves to be schedule 40 pipe or 20 ga rolled sheetmetal section. Sleeve to project 1 in above floor surface.
1.14.3 Clearance within sleeves to be 1/2 in.
1.14.4 See Firestopping and Smoke Sealing section for existing and new services penetrating floor slab or fire rated walls, to be sealed with ULC Firestopping and Smoke Sealing assembly.

1.15 Existing Equipment
1.15.1 Include for removal and re-installation of existing plumbing fixtures, piping, and equipment to suit new construction and alterations. Drain, vent and water piping not being used to be cut back and capped at mains, so that finished work presents neat and clean appearance.
1.15.2 Certain designated items are to be removed and turned over to Owner.
1.15.3 Remaining plumbing fixtures, equipment, piping marked for removal and not subsequently re-used to be taken from site.

1.16 Existing Services
1.16.1 All existing services must be maintained at all times during construction. This Contractor to provide all necessary temporary lines, etc. to carry out the above.
1.16.2 Arrange with Owner for shutdown of systems for tie-ins. Include cost allowances for premium time to do system tie-ins and work outside this space on week-ends or at other times suitable to Owner.

1.17 Premium time
1.17.1 Allow for all tie-ins to existing system to be done on premium time.

1.18 Testing
1.18.1 Conduct leakage and performance tests during progress of Work, and at completion of Work, to show equipment and systems meet specification.
1.18.2 Conduct tests before application of external insulation and before any piping is concealed.

1.19 Cleaning and final adjustments
1.19.0.1 Thoroughly clean piping.
1.19.2 Clean strainers in piping systems.

1.20 Final inspection
1.20.1 At project completion submit written request for a final inspection of mechanical and electrical systems.
1.20.2 Include with this submission written certification that:
Deficiencies noted during field reviews have been completed.
Systems have been balanced and tested and are ready for operation.
Balancing and commissioning reports have been submitted and approved.
Completed maintenance and operating data have been s ubmitted and approved.
Cleaning up is finished in every respect.
As-built and Record drawings are completed and reviewed.
Owner's personnel have been instructed in operation and maintenance of system.

1.21 Correction after completion
1.21.1 At project substantial completion, submit written guarantee undertaking to remedy defects in work for a period of one year from date of substantial completion. This guarantee in no way supplants any other guarantee of longer period called for on certain equipment or materials.

1.22 Manuals
1.22.1 After acceptance, instruct Owner in equipment operation and provide him with operating and maintenance manuals, standards, and extended warranty documents, and inspection certificates.
1.22.2 Manuals to contain all shop drawings of installed equipment.

1.23 As-built drawings
1.23.1 TWO sets of whiteprint drawings will be supplied for the purposes of recording changes and preparing "AS-BUILT" drawings.
1.23.2 Record set of drawings to be kept on-site and changes to piping, ductwork and equipment to be marked and noted in coloured ink.
1.23.3 After completion of work, transfer information from record drawings to clean set of prints for "as built" drawings and show final location of piping and equipment. Submit "as built" drawings to Owner and Consultant.
1.23.4 Identify each drawing in lower right hand corner as follows: "AS-BUILT DRAWINGS This drawing has been revised to show systems as installed" (Signature of contractor) (Date).
1.23.5 "AS-BUILT" drawings to be submitted in form of 1 set in AUTOCAD and PDF format on USB key, and one set of prints.

1.24 Warranty
1.24.1 The warranty period for this project is 1 (ONE) year from date of Total Completion. Carry all costs associated with a 1-year warranty as part of Tender.

1.25 Pipe sizes
Pipe sizes have been indicated as metric equivalents as follows:

NPS METRIC PIPE SIZE	NPS PIPE SIZE
6	1/4
9	3/8
12	1/2
19,20	3/4
25	1
32	1 1/4
38,40	1 1/2
50	2
65	2 1/2
75	3
100	4

2 MISCELLANEOUS MECHANICAL MATERIALS

2.1 Access Doors
2.1.1 Provide access doors to be installed at locations where equipment requiring inspection, service, maintenance or adjustment; is "built-in" or concealed.
2.1.2 Access is required at valves, pressure reducing valves, and mixing valves.
2.1.3 Submit shop drawings showing access door size, type and location.
2.1.4 Access doors to be:
.1 Constructed of 2.5 mm (12 ga) steel, prime coated.
.2 Flush mounted with 180 deg opening door, round safety corners, concealed hinges, screwdriver latches, plaster lock and anchor straps.
.3 Access doors and panels with matching fire rating, where installed in fire-rated structure.
.4 150 mm x 150 mm (6 in x 6 in) for hand entry to single domestic cold or hot water valve.
.5 200 mm x 200 mm (8 in x 8 in) for hand entry to group of one domestic cold and one domestic hot water valve.
.6 300 mm x 300 mm (12 in x 12 in) for hand entry for all other purposes.
.7 Minimum 600 mm x 600 mm (24 in x 24 in) or 900 mm x 450 mm (36 in x 18 in) for personnel entry.
Standard of Acceptance:
- Acorn
- FFSystems
- Williams
- Stelpro
- Zurn

2.1.5 Access doors are not required in removable ceilings.

2.2 Dielectric couplings
2.2.1 Wherever pipes of dissimilar metals are joined maintain dielectric isolation with suitable couplings, insulating dielectric unions or insulating gaskets between flanges.
2.2.2 Di-electric unions to ANSI B16.39.
2.2.3 Suitable for 1720 kPa at 99 deg C (250 psi at 210 deg F).
2.2.4 Insulating unions:
Standard of Acceptance:
- Epco - Dielectric
- Watts
- ZumWilkins

2.2.5 Insulating flanges from NPS 65 to NPS 100 pipe or tube:
.1 Insulating flanges to ANSI B16.42 (iron) and ANSI 16.24 (bronze).
.2 Suitable for 1200 kPa (175 psi).
Standard of Acceptance:
- Watts No. 3100 or 3200
- Epco - Dielectric
- ZumWilkins
- CTS Flange Adapters

2.2.6 Provide insulating unions for pipe sizes up to NPS 50, and insulating flanges for pipe sizes over NPS 65.

2.3 Drain Valves
2.3.1 Piping systems to be drainable.
2.3.2 Drain valves to be not less than NPS 12 straight pattern bronze ball with hose end male thread, cap and chain, suitable for system pressure rating up to 2750 kPa (400 psi) WOG.
Standard of Acceptance:
- Apollo 78-100-01

2.3.3 Provide drain valves at low points and at section isolating valves.

3 PIPE HANGERS AND SUPPORTS

3.1 Upper attachments
3.1.1 Existing Concrete
.1 Provide any additional supports required from existing concrete construction for any piping or equipment by drilling same and installing expansion anchors.
.2 Do not install in uncured concrete.
.3 Overhead application
Standard of Acceptance:
- RAWL Powerstud
- ITW Trubolt
- UCAN wedge anchor
- HILTI KWIK-Bolt II

3.1.2 Steel beam (bottom flange)
.1 Cold piping to NPS 50:
Malleable iron C clamp to MSS SP-69, type 19 and 23, ULC listed:
Standard of Acceptance:
- Grinnell Fig 92
- Hunt Fig 56N
- Myatt Fig 586
- Taylor Fig 406

3.1.3 Steel beam (top)
.1 Cold piping to NPS 50:
Malleable iron "top of beam" C clamp to MSS SP-69, Type 19, ULC listed.
Standard of Acceptance:
- Grinnell Fig 94
- Myatt Fig 586
- Taylor Fig 407

3.1.4 Steel joist
.1 Cold and hot piping to NPS 50:
Steel washer plate with double locking nuts.
Standard of Acceptance:
- Grinnell Fig 60
- Hunt Fig 560
- Myatt Fig 545

3.1.5 Steel channel or angle (bottom)
.1 Cold piping to NPS 50:
Malleable iron C clamp to MSS SP-69, type 23, ULC listed.
Standard of Acceptance:
- Grinnell Fig 86
- Hunt Fig 57
- Myatt Fig 586
- Taylor Fig 301

3.1.6 Steel channel or angle (top)
.1 Cold piping to NPS 50:
Malleable iron "top of beam" clamp to MSS SP-69, type 19, ULC listed.
Standard of Acceptance:
- Grinnell Fig 94
- Myatt Fig 586
- Taylor Fig 407

3.1.7 Prefabricated trapeze steel section for piping up to NPS 50:
.1 Structural grade steel channel section to ASTM A1011 SS GR 33, A653 GR 33.
.2 Pre-galvanized to ASTM A653, or hot dip galvanized to ASTM A123 or A153.
.3 Steel fittings to ASTM A575, A576, A36, or A635.
.4 Steel fittings must be by strut manufacturer. Do NOT mix manufacturer's fittings.
.5 Use clamp cushions where required.
.6 Piping may be supported above or below, piping to be on open side of channel.
.7 Minimum strut dimensions: 12 gauge, 41 mm x 41 mm (1 5/8 in x 1 5/8 in); weight 2.5 kg/m (1.69 lb/ft).
.8 No hole, but punched 14 mm (9/16 in) diameter holes on 48 mm (1 7/8 in) centers, or prepunched 29 mm x 14 mm (1 1/8 in x 9/16 in) slots on 50 mm (2 in) centers.
.9 Trapeze suspension by 10 mm (3/8 in) diameter steel threaded rod at each end, with washer and nut on both sides of channel surface.
Standard of Acceptance:
- Unistrut P1000
- Cooper B22
- Thomas & Betts Superstrut 'A' Series

3.2 Middle attachment (rod)
3.2.1 Carbon steel to ASTM A307 (minimum tensile strength 60,000 psi).
3.2.2 Dimensional characteristics to ASME B18.31.3, Unified Inch thread form with 60 degree thread angle.
3.2.3 Electro-galvanized finish.
Standard of Acceptance:
- Grinnell Fig 146
- Hunt Fig 99
- Myatt Fig 434

3.3 Pipe attachment
For copper to NPS100 nom. size, use adjustable clevis; carbon steel, copper plated.
Standard of Acceptance:
- Grinnell Fig CT-65
- Hunt Fig 30C
- Myatt Fig 151 CT
- Taylor Fig 51

3.4 Hanger spacing
3.4.1 Use spacing and middle attachment (rod) diameter as shown in table below

PIPE SIZE NPS	ROD DIAMETER	MAXIMUM SPACING (STEEL)	MAXIMUM SPACING (COPPER)
1/2 GAS	10mm (3/8in)	1.8m (6ft)	–
1/2 COPPER	10mm (3/8in)	–	1.5m (5ft)
1/2	10mm (3/8in)	1.8m (6ft)	1.5m (5ft)
3/4	10mm (3/8in)	1.8m (6ft)	1.5m (5ft)
1	10mm (3/8in)	1.8m (6ft)	1.8m (6ft)
1 1/4	10mm (3/8in)	1.8m (6ft)	1.8m (6ft)
1 1/2	10mm (3/8in)	2.7m (9ft)	2.4m (8ft)
2	10mm (3/8in)	3.0m (10ft)	2.7m (9ft)

3.5 Hanger installation
3.5.1 Support from bottom or top of structural members.
3.5.2 Where structural bearing does not exist or inserts are not in suitable locations, provide supplementary steel members.
3.5.3 Offset hanger so that rod is vertical in operating position.
3.5.4 Provide beam within 300 mm (12 in) of each horizontal elbow and tee.
3.5.5 Adjust hangers to equalize load.
3.5.6 Strut support:
.1 Suspend on minimum of two 6 mm (1/4 in) threaded rods.
.2 Nut and washer on each rod, above and below channel strut.
.3 Use manufacturer's clamp section to hold pipe.

4 EQUIPMENT IDENTIFICATION

4.1 Equipment identification tags to be:
4.1.1 Layers of permanently bonded ABS/acrylic plastic.
4.1.2 Minimum thickness 1.5 mm (1/16 inch).
4.1.3 -28 deg C to 79 deg C (-29 deg F to 175 deg F) service temperature.
4.1.4 Adhesive backing.
4.1.5 Engraved in form with matte finish.
4.1.6 White face and black lettering.
4.1.7 Minimum size to be 100 mm x 40 mm (4 in x 1 1/2 in).
4.1.8 Engraved with 12 mm (1/2 in) high lettering.
4.1.9 Text to fit within tag boundary for larger size tags, minimum text height enforced.
4.1.10 Installation:
.1 Locate nameplates to be easily read.
.2 Do not insulate or paint over plates.
.3 Fasten nameplates securely.
.4 Provide standoffs on insulated equipment.

4.4 Piping identification
4.4.1 Use colour coding system schedule as follows:

PRIMARY CLASSIFICATION	SECONDARY CLASSIFICATION	LEGEND TYPE AND DIRECTION ARROWS
YELLOW 505-101	ORANGE 508-102	BLACK 512-101
GREEN 503-107	PURPLE 511-101	WHITE 513-101
BLUE 202-101	BLACK 512-101	
RED 509-102	YELLOW 505-101	
WHITE 513-101		

4.4.2 Identify services carried by piping as follows:

PIPE MARKER LEGEND	VALVE TAG LEGEND	PRIMARY COLOUR	SECONDARY COLOUR
CITY WATER	CITY W	GREEN	NONE
DOMESTIC COLD WATER	DCW	GREEN	NONE
DOMESTIC HOT WATER SUPPLY (120°F)	DHW	GREEN	NONE
DOMESTIC HOT WATER RECIRCULATION (120°F)	DHWR	GREEN	NONE
VENT (PLUMBING)	P V	GREEN	NONE
VENT	V	YELLOW	BLACK

4.4.3 Service identification and location:
.1 Wording used to show each pipe service to conform to Pipe and Valve Identification Table.
.2 Use block capital letters not less than 20 mm (3/4 in) high for pipes 65 mm (2 1/2 in) nominal and smaller outside diameter, including insulation.
.3 Use block capital letters 50 mm (2 in) high for pipes 75 mm (3 in) nominal or larger outside diameter, including insulation.
.4 Direction arrows 100 mm (4 in) long by 20 mm (3/4 in) wide for pipes 65 mm (2 1/2 in) nominal and smaller outside diameter, including insulation.
.5 Direction arrows 150 mm (6 in) long by 50 mm (2 in) wide for piping 75 mm (3 in) nominal or larger outside diameter, including insulation.
.6 Throughout length of pipes at intervals not exceeding 15 m (50 ft).
.7 Directional arrow to indicate direction of flow.
.8 On concealed pipes next to access doors.
.9 At both sides of any penetration.

4.5 Method of pipe identification
4.5.1 Stencilling:
.1 Paint stencilled letters showing pipe service, and arrows showing direction of flow.
.2 Stencil identification on prepared surfaces.
.3 Paint 50 mm (2 in) wide colour bands adjacent to each stencilled identification, using primary and secondary colours conforming to Pipe and Valve Identification Table. Paint to conform to CGSB 1-GP-60M.
4.5.2 Alternative method of identification: Manufactured pre-printed coil pipe markers:
.1 Provide coiled plastic coloured pipe identification marker, with arrow indicating direction of flow.
.2 Coiled pipe markers to be installed with minimum wrap around of 1.5 times on horizontal piping up to NPS 100. Secured with nylon tie-wraps when installed on vertical piping.
.4 Coiled pipe markers to be:
Semi-rigid plastic vinyl.
0.51 mm (0.02 in) thick.
Temperature range -40 deg C to 70 deg C (-40 deg F to 160 deg F).
Sub-surface identification printing using UV-vinyl inks.
Coiled to wrap around pipe.
6 rows of wording for piping up to and including NPS 100. Black or white pipe marker letters and direction arrows on coloured background for identified services.
Pipe marker lettering and colour bands to conform to Pipe and Valve Identification Table.
Standard of Acceptance:
- SMS - Coil-Mark
- Primark

4.6 Valve identification
4.6.1 Provide every valve on project (excluding fixture stops) with an identifying tag, attached to valve stem or wheel handle with non-ferrous chain or S-hook. Consecutively number valves in each system.
4.6.2 Tags to be:
.1 Brass.
.2 0.81 mm (20 gauge/0.032 in) thick.
.3 Black enamel text.
.4 6.35 mm (1/4 in) high service indicator text top line.
.5 9 mm – 12 mm (3/8 in to 1/2 in) number bottom line.
.6 32 mm x 32 mm to 40 mm x 40 mm (1.25 in x 1.25 in to 1.5 in x 1.5 in) square for plumbing valves.
.7 Solid brass S hooks or #6 solid brass bead chain for tag attachment.
Standard of Acceptance:
- SMS
- Primark

4.6.3 Submit two copies of valve schedules, encased in clear plastic bound vinyl covered, hard-backed 8 1/2 in x 11 in three ring binders.

5 PIPE FREEZING

5.1 Freezing to be done by a recognized and experienced Contractor in this line of work.
5.2 Mechanical Contractor to coordinate work, for freezing of piping, fittings and valves.
5.3 Mechanical Contractor to clear area around pipe for placement of freezing boxes.

6 DOMESTIC WATER PIPING – COPPER

6.1 Domestic hot, cold, tempered, and recirculating piping, within building.
6.1.1 All copper water tubing to bear certification markings indicating compliance with Ontario Plumbing Code.
6.1.2 Certification markings on the tubing to be made by a testing agency accredited for that purpose by the Standards Council of Canada.

6.2 Domestic water piping to be copper tube, hard drawn, type L to ASTM B88M-85, CSA HC-66 above ground.

6.3 Fittings
6.3.1 Brass or bronze flanges and flanged fittings to ANSI B16.24.
6.3.2 Brass or bronze threaded fittings to ANSI B16.15.
6.3.3 Cast bronze to ANSI B16.18, CSA B158, or wrought copper and bronze to ANSI B16.22, CSA B158.
6.3.4 Roll groove full flow standard radius cast bronze for sizes NPS 65 to NPS 100 to ANSI AWWA C606.

6.4 Joints
6.4.1 Flanged joints to be made with:
.1 Rubber gaskets 1.6 mm (1/16 in) thick to ANSI A21.11-1980 or AWWA C111-80.
.2 Bolts and nuts to be heavy series, hexagonal head pattern with washers to ASTM A307-83a.
.3 Copper to copper couplings to be made with lead free solder.
.4 Tin antimony solder, 95.5 to ASTM B-32.
.5 Silver brazing alloy.
Standard of Acceptance:
- Handy & Harmon - Sil-Fos
- Allstate Welding Alloy Co.
Inc. - Sifos #5

6.4.2 Roll groove joints to be made with roll groove positive clamp gasketted couplings or roll groove flange adapters for copper tubing to ANSI AWWA C606.
Standard of Acceptance:
- Victaulic CTS
- Gruvlok Copper

6.5 Ball valves for working pressures up to 300 psi.
6.5.1 Up to NPS 50, soldered:
.1 To MSS SP-110
.2 minimum 600 psi WOG
.3 two-piece bronze or brass body
.4 lead free
.5 full port stainless steel or chrome plated bronze ball
.6 PTFE seat and seals
.7 blowout proof stem.
Standard of Acceptance:
- Kitz 59

6.5.2 Up to NPS 50, threaded:
.1 To MSS SP-110
.2 minimum 400 psi WOG
.3 two-piece bronze or brass body
.4 lead free
.5 full port stainless steel or chrome plated bronze ball
.6 PTFE seat and seals
.7 blowout proof stem.
Standard of Acceptance:
- Kitz 58

6.6 Swing non-return valves for working pressures up to 150 psi.
6.6.1 Up to NPS 75, soldered:
.1 To MSS SP-80.
.2 class 125, 200 WOG
.3 Y-pattern bronze body
.4 bronze swing disc
.5 integral seat
.6 screw-in cap.
Standard of Acceptance:
- Kitz 23

6.6.2 Up to NPS 75, threaded:
.1 To MSS SP-80
.2 class 125, 200 WOG
.3 Y-pattern bronze body
.4 bronze swing disc
.5 integral seat
.6 screw-in cap.
Standard of Acceptance:
- Kitz 22

6.7 Drain valves for working pressures up to 150 psi.
6.7.1 Threaded or soldered ball valves as per above, with hose thread, cap and chain.
6.7.2 On mains up to NPS 100.
.1 to be NPS 20
Standard of Acceptance:
- Conbraco 78-100-01
- Kitz 58CC

6.8 Double regulating valves (DRV) for working pressures up to 150 psi.
6.8.1 Up to NPS 50:
.1 threaded
.2 bronze body
.3 rising stem
.4 threaded bonnet
.5 parabolic slotted regulating disk
.6 flow measurement ports and tamper-proof setting.
Standard of Acceptance:
- T&A CBV
- ITT Circuit Setter

6.9 Installation
6.9.1 Connect to fixtures and equipment.
6.9.2 Isolate equipment, fixtures and branches with gate valves.
6.9.3 Install piping close to building structure to minimize furring and conserve headroom.
6.9.4 Group piping and run parallel to walls.
6.9.5 Cut square, ream and clean tubing and tube ends.
6.9.6 Prepare roll groove joints using shop or field rolled grooves and provide anchors, guides and supports in accordance with coupling manufacturer's instructions.
6.9.7 Clean inside of solder fittings and outside of mating pipe with emery paper and coat with flux.
6.9.8 Solder joints with a blow torch or oxy-acetylene flame using a single or double tip torch, depending on fitting size.
6.9.9 Use hard solder made up of 95% tin and 5% antimony up to and including NPS 75.
6.9.10 Remove working parts of valves during soldering or brazing.
6.9.11 Balance recirculation system using lock shield globe valves or double regulating valves.

7 PRESSED JOINT DOMESTIC WATER PIPING

7.1 Domestic hot, cold, tempered, and recirculating piping, within building to conform to 6.1 and 6.2 above.

7.2 Fittings
7.2.1 Copper and copper alloy press fittings to ASME B16.18 or 16.22.

7.2.2 EPDM sealing elements.
7.2.3 Sealing elements to be factory installed.
7.2.4 Leakage path from interior to exterior for unpressed connections.
Standard of Acceptance:
- VIEGA Pro Press

7.3 Ball Valves
7.3.1 Up to and including NPS 2 for plumbing systems to conform to ASME B112.4.14.
7.3.2 Bronze valves to be resistant to dezincification, copper alloys with in excess of 15% zinc not permitted.
7.3.3 600 psig WOG minimum rating.
7.3.4 Valves to have bronze body with full port chrome plated ball, PTFE seats, blowout proof stem.
7.3.5 To MSS SP-10.
7.3.6 EPDM joint sealing elements.
7.3.7 Sealing elements to be factory installed.
7.3.8 Leakage path from interior to exterior for unpressed connections.
7.3.9 Valve handles to have colour coded identification list:
Blue for cold water
Red for hot water
Standard of Acceptance:
- VIEGA Pro Press

7.4 Installation
7.4.1 Press fittings to be installed in accordance with manufacturer's instructions, and manufacturer's calibrated tools, jaws, and crimp rings specifically designed for this system.
7.4.2 Copper tubing to be cut with wheeled tubing cutter; cut tubing square, deburr and ream.
7.4.3 Wipe end of tubing clean and dry.
7.4.4 Check fitting sealing elements are properly in place and free from damage.
7.4.5 Align tubing and insert into fitting.
7.4.6 Press joint using manufacturer's approved pressing tool.
7.4.7 Pressure test piping. Press any UNPRESSED joints.
7.4.8 Any leaking pressed joints to have valve replaced.

8 ABOVE GRADE SANITARY DRAINAGE AND VENTING – COPPER AND CAST IRON

8.1 All copper tubing to bear certification markings indicating compliance with Ontario Plumbing Code. Certification markings on the tubing to be made by a testing agency accredited for that purpose by the Standards Council of Canada.

8.2 Pipe to be copper DWV to ASTM B306.

8.3 Fittings:
8.3.1 Cast brass to CSA B158.1.
8.3.2 Wrought copper to ANSI B16.29.
8.3.3 Cast copper to ANSI B16.23.

8.4 Solder to be tin-antimony to ASTM B32, type 50A.

8.5 Flux to be paste type to to ASTM B813.

8.6 Cast iron pipe and fittings for drain waste and vent services.

8.7 Pipe to be centrifugally cast to CSA B70 with heavy bituminous coating.
Standard of Acceptance:
- Bibby-Ste Croix

8.8 Installation
8.8.1 Joints above ground to have hub and spigot made up with caulking lead to CSA B67, or cold caulking compound to CSGB 77.GP.19A.
8.8.2 Plain end, mechanical couplings to meet ASTM C564-030, ASTM C-1540-02 and CSPU 310 standards. Neoprene or butyl rubber compression gaskets and stainless steel clamps with heavy duty worm drive and corrugated shield.
.1 NPS 1.5 to NPS 4: 4 band clamps
.2 NPS 6 and over: 6 band clamps
Standard of Acceptance:
- Mission HW Series
- Husky

8.8.3 Install suspended piping to grade, parallel and close to walls and ceilings to conserve headroom and space, with slope as required.
8.8.4 Install stacks plumb and vertical.

9 BELOW GRADE SANITARY DRAINAGE AND VENTING – PVC

9.1 Products to bear all necessary labels, markings and listings. DO NOT install a system that does not meet the requirements of the Building Code. NOTE: Combustible (plastic) piping systems are not permitted in a vertical shaft.

9.2 Pipe for SANITARY SYSTEMS NPS 3 and over.
9.2.1 Solvent welded below grade piping and fittings:
9.2.2 Pipes and fittings certified to CAN/CSA-B182.1.
9.2.3 Pipe for VENT SYSTEMS NPS 3 and over certified to CAN/CSA-B182.1.
9.2.4 Joints for piping NPS 1 1/2 to NPS 6 to be solvent weld for PVC to ASTM D2564-80, using CSA approved one-step cement.
Standard of Acceptance:
- IPEX System BDS
- Royal Pipe Company SDR35 PVC Sewer Pipe

9.3 Fittings to be injection-moulded PVC fittings to be certified to CSA B182.1 or CSA B182.2.

9.4 Joints and fittings to be solvent weld for PVC to ASTM D2564-80, using CSA approved one-step cement.

9.5 Colour Coding
9.5.1 Pipe to be colour coded as follows: green for DR35; white for DR28.

9.6 Installation
9.6.1 Install buried pipe to line and grade on 150 mm (6 in) bed of clean sand, shaped to accommodate hubs and fittings. Backfill with clean sand.
9.6.2 Install piping to grade, parallel and close to walls.
9.6.3 Pipe to be squarely cut, burrs and loose materials removed, and pipe end chamfered.
9.6.4 Apply solvent to male end of joint only.
9.6.5 Pipe-end to be inserted into the fitting hub and given a one-quarter turn during insertion, and held in position until the solvent cement adheres.
9.6.6 Fire Stopping: when a combustible piping system partly or wholly penetrates a fire separation, firestopping system listed to and meeting Standard CAN/ULC-S115 with pressure differential of 50 Pa must be installed at penetration.
9.6.7 OBC requires combustible pipe and fitting system to meet flame-spread requirement when used in noncombustible construction. OBC does not permit combustible (plastic) piping systems in a vertical shaft.

9.7 Connection to existing VCT sewer to be done with donut compression joint sealer.
Standard of Acceptance:
- Fernco Donut
- Mission Flexseal

10 PIPE INSULATION

10.1 Piping insulation and covering to be provided by recognized specialist insulation applicator with an established reputation for this type of work.

10.2 Insulation to be applied to Cold and Hot Water Systems:
10.2.1 Domestic cold water, approximate surface temperature: 4 deg C (40 deg F).
10.2.2 Domestic hot water.
10.2.3 Domestic hot water recirculation.

10.3 Insulation materials:
10.3.1 Type PC-1: Insulation with vapour barrier.
.1 Standard moulded sectional glass fibre pipe covering with factory applied jacket.
.2 Density of 48 kg/m3 (3 lb/ft3).
.3 Thermal conductivity of 0.034 W/mK at 24 deg C (0.23 Btu inch ft2 deg F at 75 deg F).
.4 Maximum surface temperature of 232 deg C (450 deg F).
.5 Factory applied reinforced bleached white kraft/aluminum foil laminate vapour barrier facing, water vapour transmission rate 0.33 perm cm (0.02 perm inch) or less.
Standard of Acceptance:
- Owens-Corning Canada Fiberglas SSL pipe insulation with ASJ facing
- Johns Manville Canada Micrilok with ASJ facing
- Knauf Fiberglass Pipe Insulation

10.3.2 Contact Adhesive - insulation lapping and joint sealing
Quick-setting, non-combustible, solvent based synthetic contact adhesive.
Service temperature range: -34 deg C to 70 deg C (-30 deg F to 160 deg F).
Standard of Acceptance:
- Childers CP-120 Chil-Set
- Foster 85-20

10.3.3 Vapour barrier sealant
.1 Non-combustible, solvent free, water-based vapour barrier sealant.
.2 Service temperature range: -40 deg C to 88 deg C (-40 deg F to 190 deg F).
.3 0.17 perm cm (0.1 perm inch) or less water vapour permeance.
.4 Applied with glass fabric membrane where necessary for area seal.
Standard of Acceptance:
- Childers CP-25 Chil-brate
- Childers CP-30 Chil-perm
- Childers CP-35 Chil-perm WB
- Foster 30-15, 30-25, 30-35

10.3.4 Tape - vapour barrier and sealing
.1 Aluminum foil faced scrim kraft tape for vapour barrier sealing.
.2 Pressure sensitive tape to match insulation facing.
.3 5 mm (3 in) wide tape for flat surfaces; and shiplapped or stapled edges.
.4 125 mm (5 in) in lieu of shiplapping.
Standard of Acceptance:
- Compak 320 Series
- Ideal
- MACTac FSK
- Tenatape TUCK TAPE
- Venture 1525CW FSK

10.3.5 Jacketting
.1 ASJ (All Service Jacket).
.2 Factory applied reinforced bleached white kraft/foil laminate facing.
.3 Where this is specified and supplied bonded to insulation, no further jacket necessary.

10.4 Installation
10.4.1 Apply insulation after pressure and leakage testing is completed and approved.
10.4.2 Clean and dry surfaces before application of insulation.
10.4.3 Apply insulation materials and finishes following manufacturer's recommendations.
10.4.4 Do not apply insulation on chrome plated piping, valves and fittings.
10.4.5 Maintain integrity of vapour barrier without penetration.
10.4.6 Install insulation with smooth and even surfaces.
10.4.7 Where insulation passes through firestopping assembly, ensure insulation density is that required by listed firestopping assembly used.

10.5 Where new piping is connected to existing piping, or equipment, and where existing insulation is damaged through installation of new work, removed damaged sections of insulation for minimum of 1000 mm (39 in), replace and finish to match existing.

11 PLUMBING FIXTURES

11.1 Provide plumbing fixtures and trim as shown and required.
11.2 Determine number and location of fixtures from Mechanical drawings.
11.3 Fixtures supplied by this Contractor to be product of one manufacturer, except as otherwise noted.
11.4 Finished surfaces to be clear, smooth, bright, and guaranteed not to craze, discolour or scale.
11.5 Visible parts of escutcheons, wastes, strainers, traps, supplies, and stops to be chrome plated.
11.6 All floor mounted water closets to be fitted with china bolt caps.
11.7 Flush quantity acceptable to local authority.
11.8 Tank flush water closets to have pressure assist flush.
11.9 Wall mounted lavs to be mounted on carrier.
Standard of Acceptance:
- American Standard

11.10 Supply trim.
11.10.1 Determine location of trim from Mechanical drawings.
11.10.2 Trim of same type to be product of one manufacturer.
11.10.3 Finished surfaces to be clear, smooth, bright, and guaranteed not to craze, discolour or scale.
11.10.4 Visible parts of trim to be chrome plated.
Standard of Acceptance:
- American Standard
- Delta
- Zurn

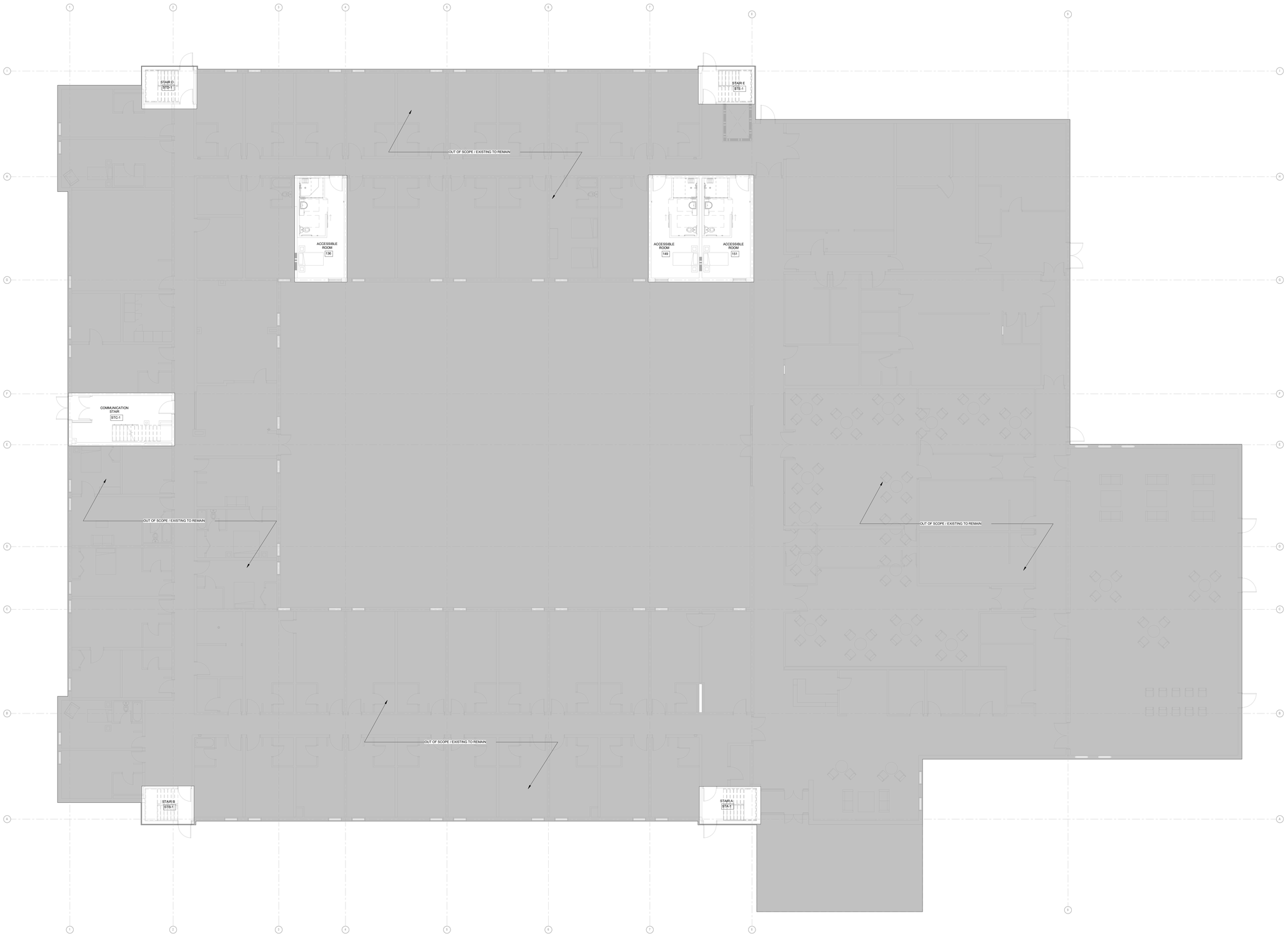
11.11 Waste trim.
11.11.1 Determine location of trim from
11.11.2 Trim of same type to be product of one manufacturer.
11.11.3 Visible parts of trim to be chrome plated.
Standard of Acceptance:
- McGuire
- OSB
- Delta
- Zurn

11.12 Fixture installation.
11.12.1 Support fixtures level and square.
11.12.2 Connect supplies, tailpieces, traps, drains, and vents.
11.12.3 Hot water faucets to be on left.
11.12.4 Install in accordance with manufacturer instructions, and as specified.
11.12.5 Mounting heights for fixtures to be measured from finished floor.
11.12.6 Protect surface of plumbing fixtures from damage before, during, and after installation until work is completed and accepted.
11.12.7 Clean fixtures and trim immediately prior to handover.

11.13 FIXTURE LIST

11.13.1 Water Closet Type WC-1
(a) Bowl: Vitreous china, floor mount, 2-piece, close coupled flush tank, pressure assist syphon jet action, 4.2 Lpf/1.1 USGALpf, elongated bowl, mounted so that top of bowl is 410 mm + 25 mm – 0 mm (16.5 in +1 -0 in) above finished floor level, bacteria mold, mildew inhibiting surface coating, metal chrome trip lever, 2 bolt caps.
Standard of Acceptance:
- American Standard "CADET" 2467.100
(b) Seat: Open front seat with cover, white in colour, elongated, self-sustaining hinge, heavy duty plastic.
Standard of Acceptance:
- Centoco 500CC
(c) Supply: Polished chrome plated NPS 1/2 lockshield stop on cold supply, 12" long braided flexible riser.
Standard of Acceptance:
- McGuire H165 LKN 3RB

11.13.2 Lavatory Type L-1 (Barrier Free)
(a) Basin: 15.5 in x 13.5 in x 5 in deep, vitreous china for wall hung installation – concealed support arm, vitreous china knee contact guard, drilled for 200 mm (8 in) centreset fitting, overflow, white in colour.
Standard of Acceptance:
- American Standard "MURRO" 0958008EC
(b) Supply fitting: Lead free, 200 mm (8 in) centre set fitting, 100 mm (4 in) blade handles, limited swing gooseneck swivel spout, ceramic disc quarter-turn cartridges, 2 USGPM laminar flow regulator, polished chrome finish.
Standard of Acceptance:
- Delta 27C2924LS
(c) Tailpiece: NPS 1 1/4 chrome plated cast brass, offset waste assembly, open grid strainer.
Standard of Acceptance:
- McGuire 156WC
(d) Trap: NPS 1 1/4 polished chrome plated cast brass "P" trap with cleanout and escutcheon.
Standard of Acceptance:
- McGuire 8872C.
(e) Supplies: Polished chrome plated NPS 1/2 lockshield stop on each supply, 12" long braided flexible risers.
Standard of Acceptance:
- McGuire H165 LKN 3RB
(f) Tempering un



1 MECH - KEY PLAN

SCALE: 1 : 100

LICENSED PROFESSIONAL ENGINEER
M.A. ROSENBLITT
2025-07-04
PROVINCE OF ONTARIO

No.	DATE	DESCRIPTION
1	2025-07-04	ISSUED FOR PERMIT

REVISIONS

THE SPECIFICATIONS ARE TO BE CONSIDERED AS AN INTEGRAL PART OF THESE DRAWINGS AND NEITHER THE DRAWINGS NOR THE SPECIFICATIONS SHALL BE USED ALONE. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. DO NOT SCALE.

PROJECT NORTH

QUASAR
250 ROWNTREE DAIRY RD, WOODBRIDGE, ON
TEL: 905-507-0800
WEB: WWW.QUASARCG.COM

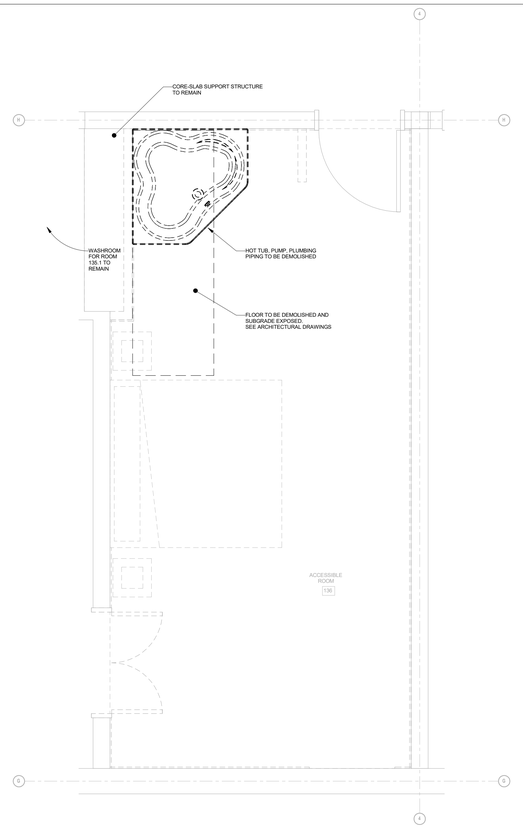
PROJECT

QUASAR CONSULTING GROUP
1800 RIVERSIDE ACCESSIBLE ROOMS
1800 RIVERSIDE DRIVE, TIMMINS, ON
P4R 1N7

TITLE

MECHANICAL SITE PLAN, SCHEDULES & SPECIFICATIONS

CHECKED	PROJECT No.
MR	NOR-25-CM-011
SCALE	DRAWING No.
1 : 100	M-002



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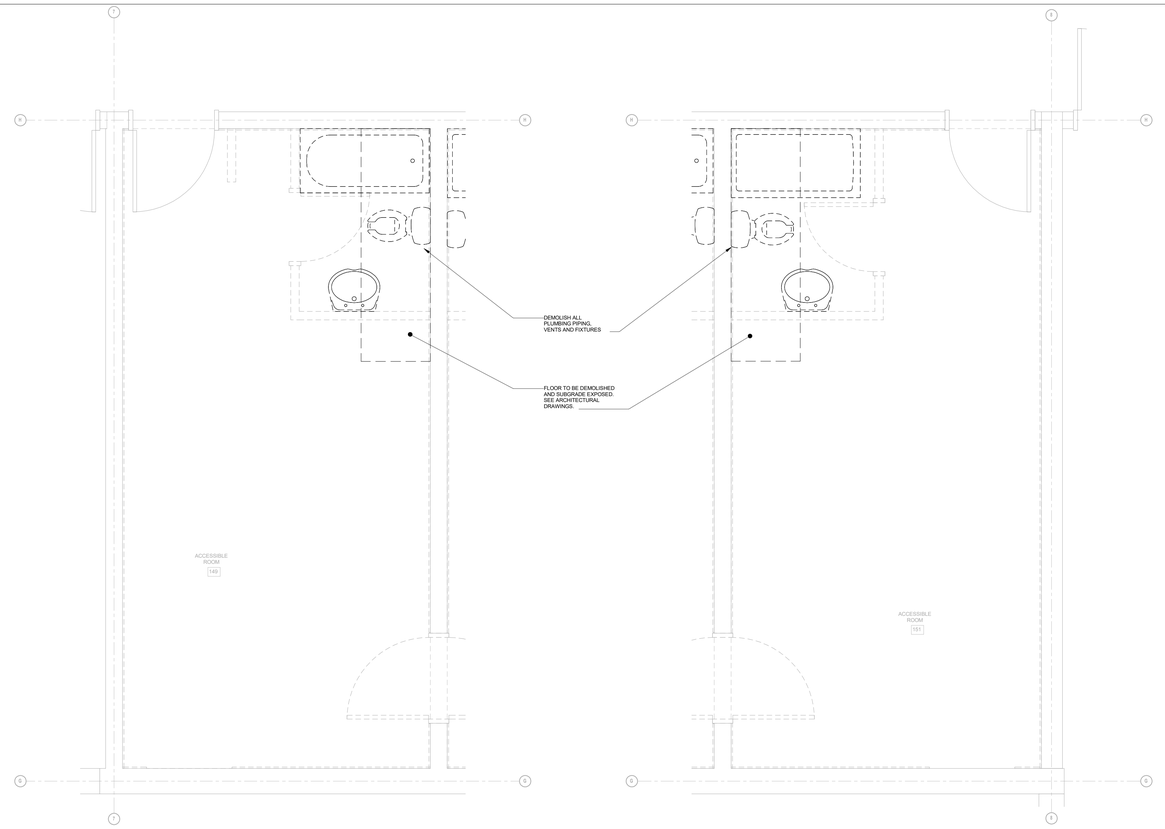
SCALE: 1 : 25



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SCALE: 1 : 25

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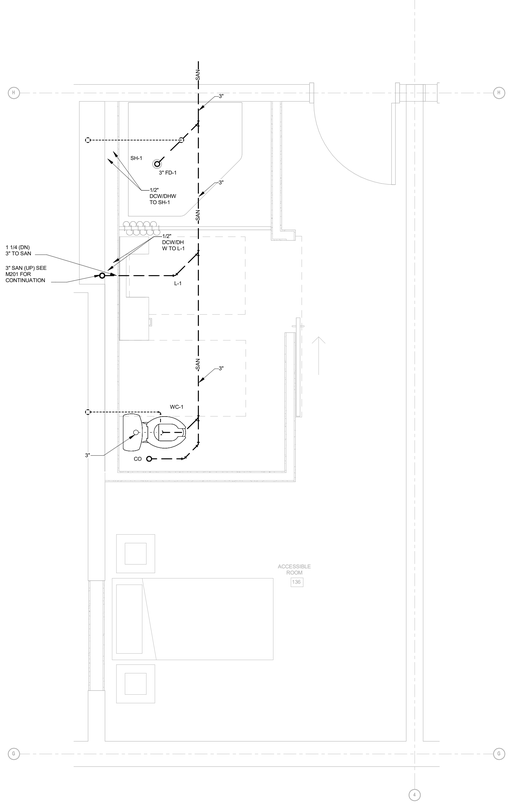
SCALE: 1 : 25



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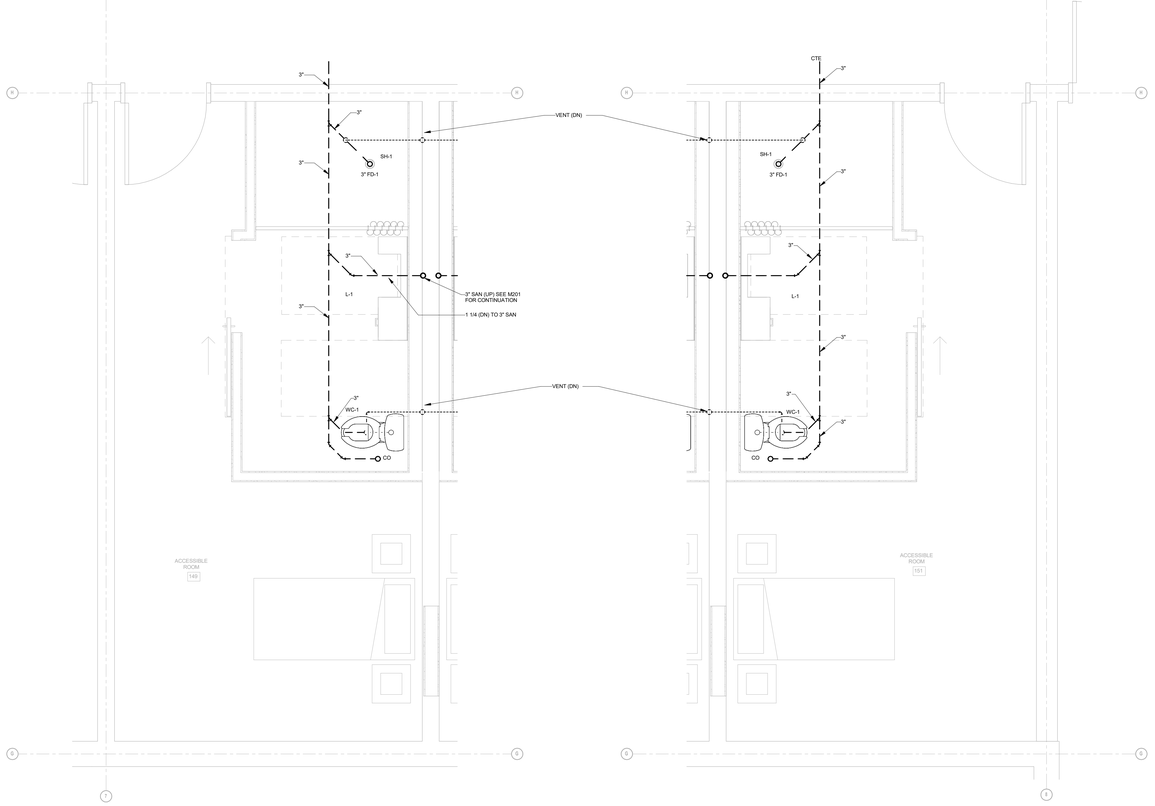

5 BELOW GRADE PLUMBING PART PLAN - ACCESSIBLE ROOM 149
SCALE: 1 : 25

6 BELOW GRADE PLUMBING PART PLAN - ACCESSIBLE ROOM 151
SCALE: 1 : 25

LICENSED PROFESSIONAL ENGINEER
M.A. ROSENBLITT
2025-07-04
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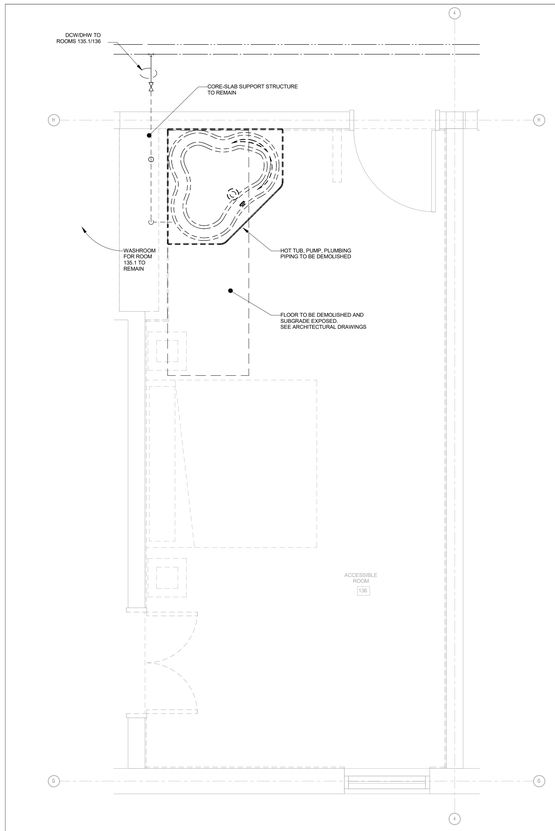
PROJECT

QUASAR CONSULTING GROUP
1800 RIVERSIDE ACCESSIBLE ROOMS
1800 RIVERSIDE DRIVE, TIMMINS, ON
P4R 1N7

TITLE
PLUMBING DEMOLITION & NEW WORK - BELOW GRADE

CHECKED	PROJECT No.
MR	NOR-25-CM-011
SCALE	DRAWING No.
1 : 25	M-200



1 LEVEL 1 PLUMBING PART PLAN - ACCESSIBLE ROOM 136 - DEMOLITION
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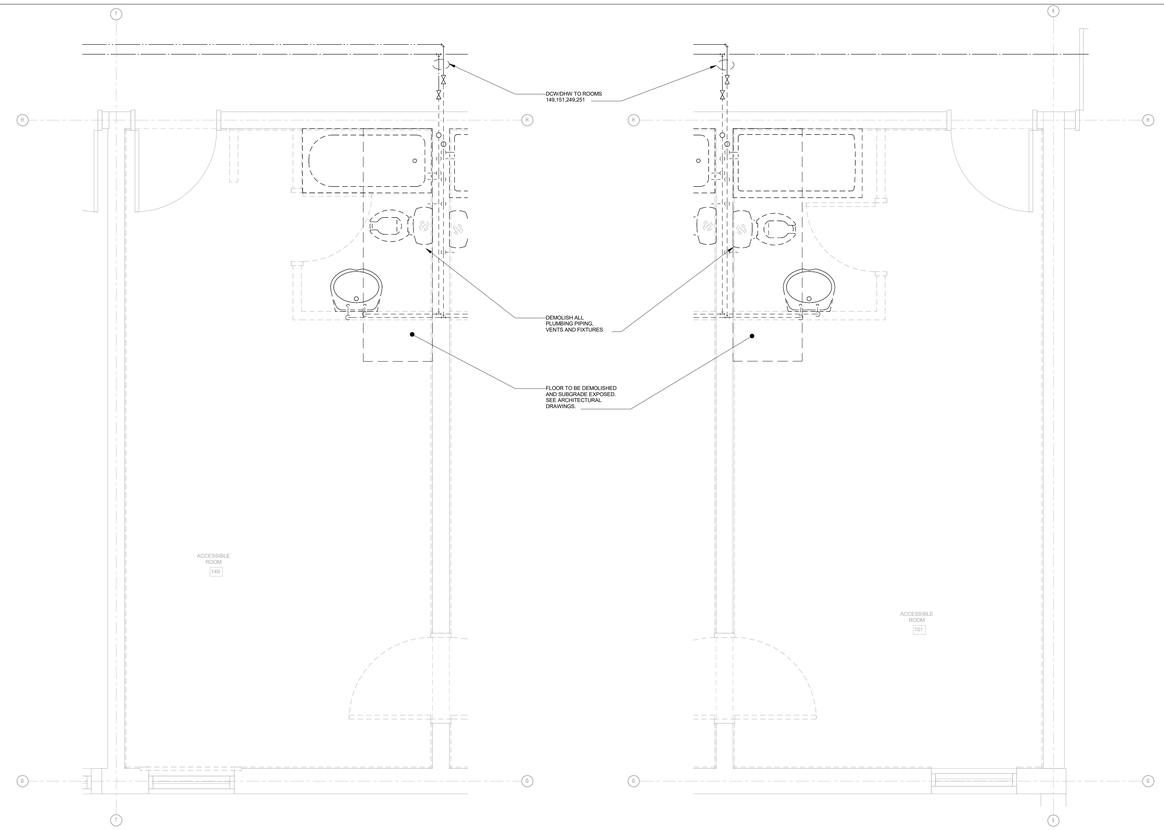

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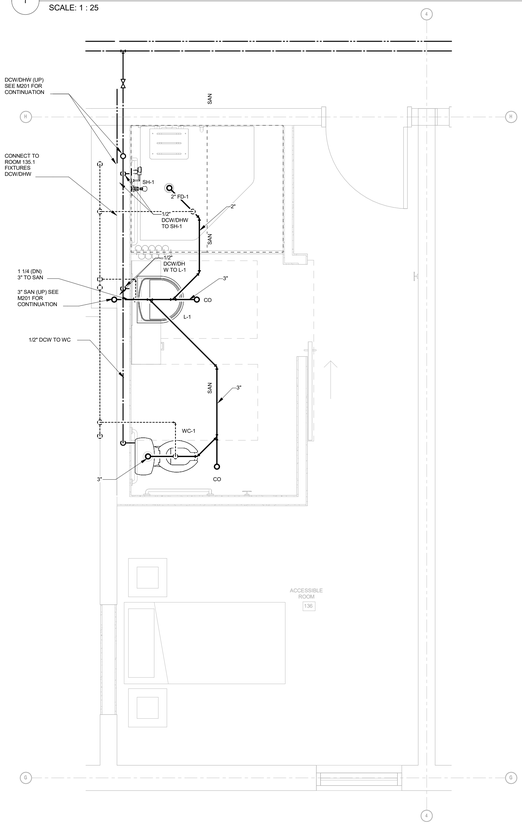
SCALE: 1 : 25

3 LEVEL 1 PLUMBING PART PLAN - ACCESSIBLE ROOM 151 - DEMOLITION
SCALE: 1 : 25



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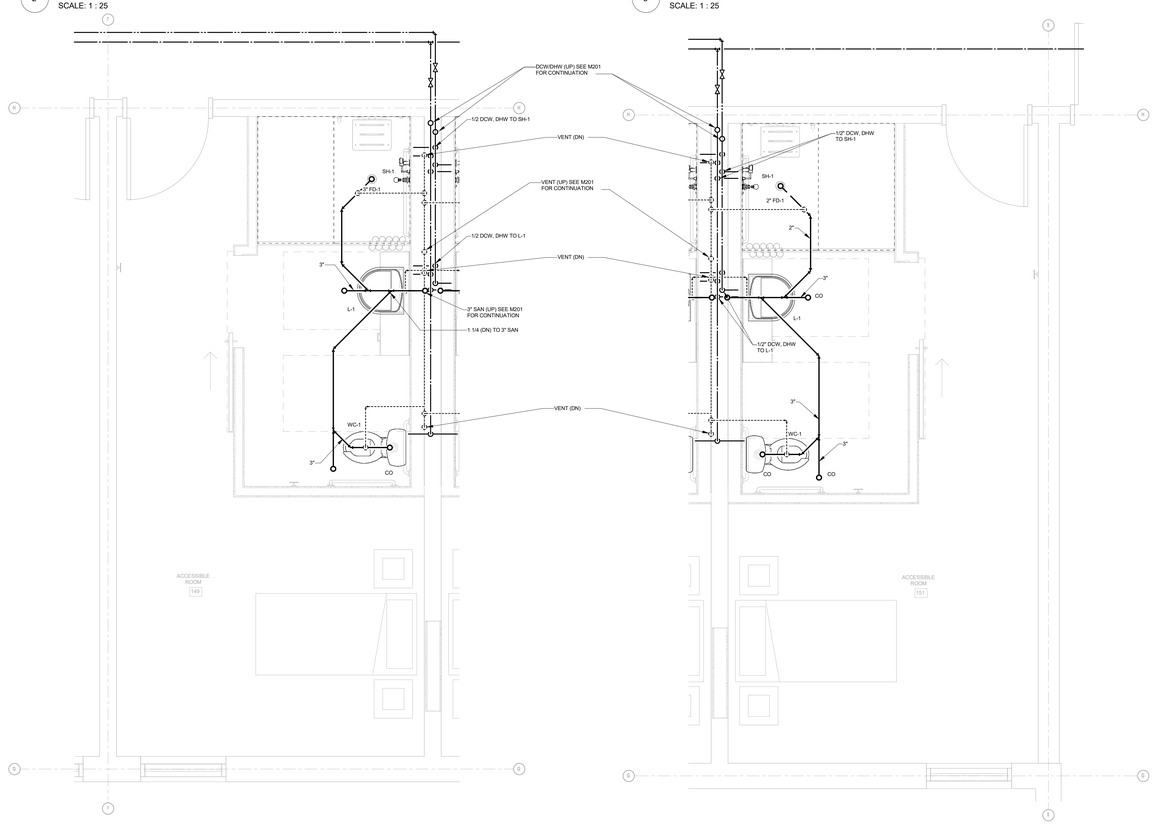

5 LEVEL 1 PLUMBING PART PLAN - ACCESSIBLE ROOM 149
SCALE: 1 : 25

6 LEVEL 1 PLUMBING PART PLAN - ACCESSIBLE ROOM 151
SCALE: 1 : 25

No.	DATE	DESCRIPTION
1	2025-07-04	ISSUED FOR PERMIT

REVISIONS

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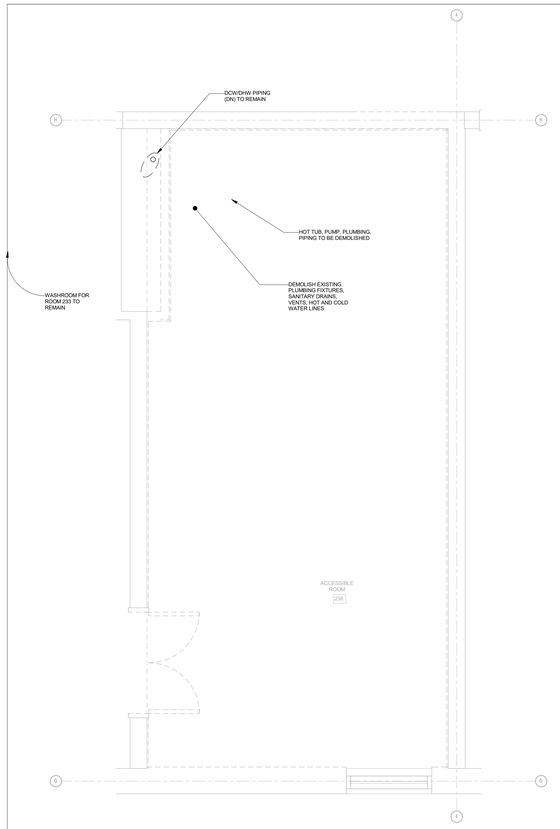
PROJECT

QUASAR CONSULTING GROUP
1800 RIVERSIDE ACCESSIBLE ROOMS
1800 RIVERSIDE DRIVE, TIMMINS, ON
P4R 1N7

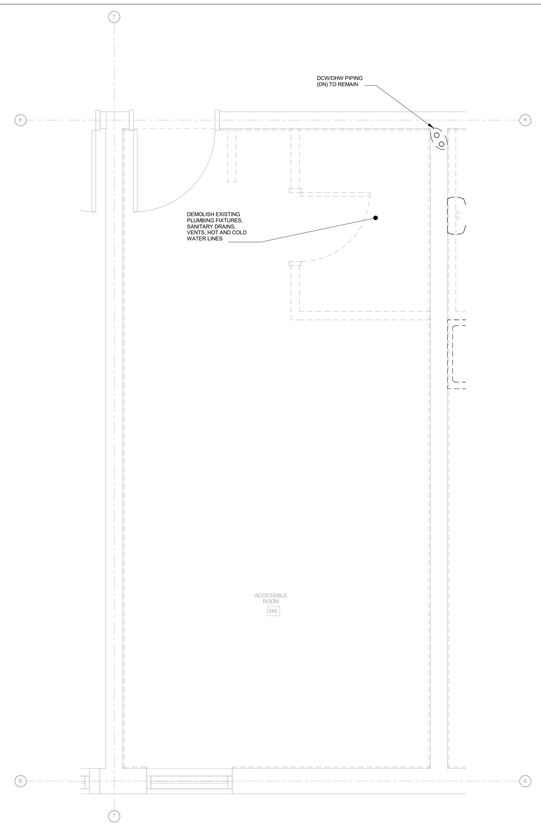
TITLE

PLUMBING DEMOLITION & NEW WORK - LEVEL 1

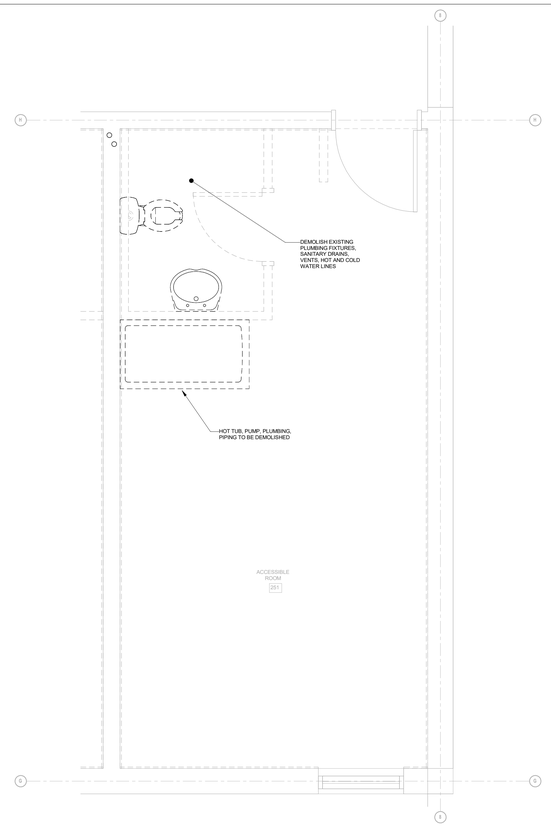
CHECKED	PROJECT No.
MR	NOR-25-CM-011
SCALE	DRAWING No.
1 : 25	M-201



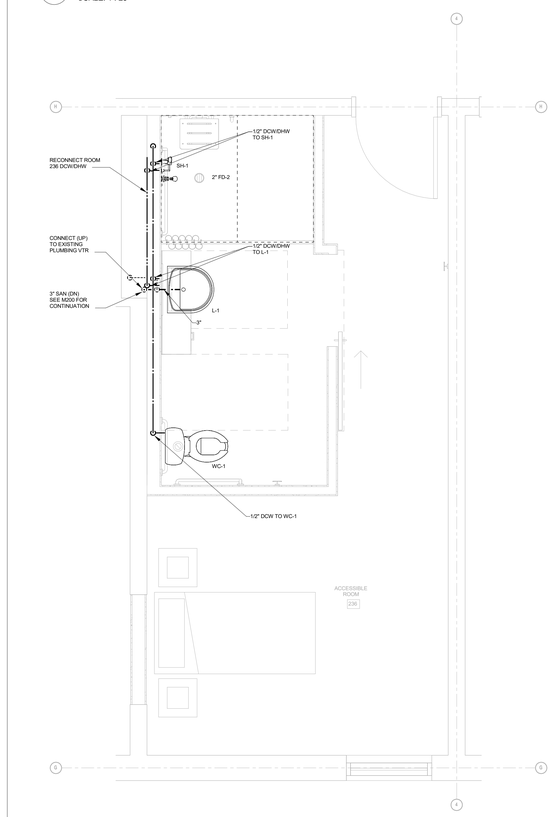
1 LEVEL 2 PLUMBING PART PLAN - ACCESSIBLE ROOM 235 - DEMOLITION
SCALE: 1 : 25



2 LEVEL 2 PLUMBING PART PLAN - ACCESSIBLE ROOM 249 - DEMOLITION
SCALE: 1 : 25



3 LEVEL 2 PLUMBING PART PLAN - ACCESSIBLE ROOM 251 - DEMOLITION
SCALE: 1 : 25



4 LEVEL 2 PLUMBING PART PLAN - ACCESSIBLE ROOM 235
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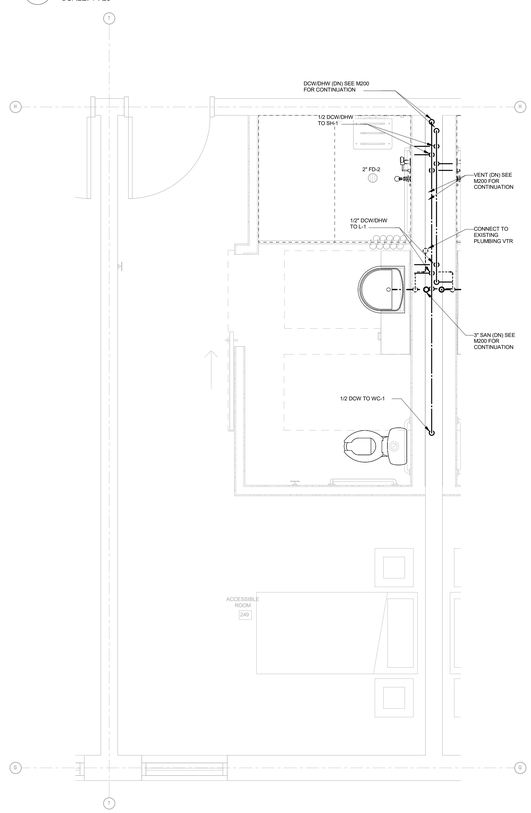
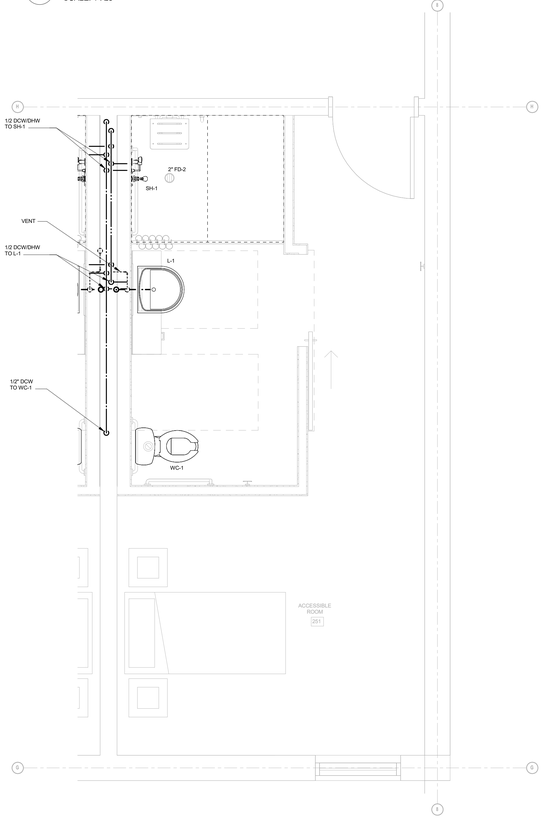


5 LEVEL 2 PLUMBING PART PLAN - ACCESSIBLE ROOM 249
SCALE: 1 : 25



6 LEVEL 2 PLUMBING PART PLAN - ACCESSIBLE ROOM 251
SCALE: 1 : 25

PROFESSIONAL ENGINEER
M.A. ROSENBLITT
2025-07-04
PROVINCE OF ONTARIO

No.	DATE	DESCRIPTION
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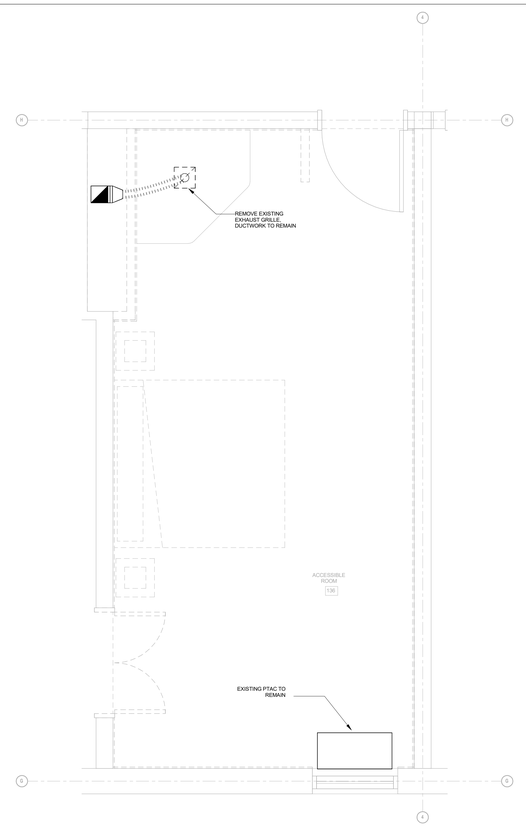
P4R 1N7

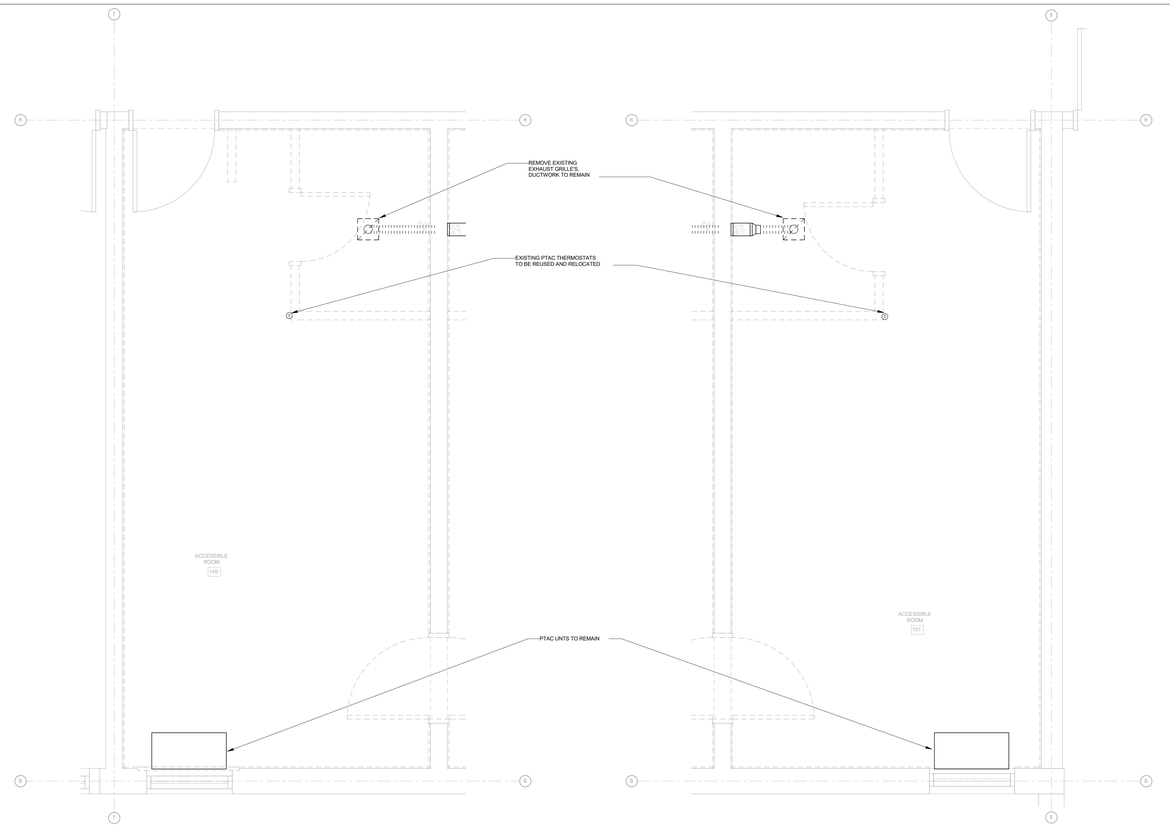
TITLE

PLUMBING DEMOLITION & NEW WORK - LEVEL 2

CHECKED	PROJECT No.
MR	NOR-25-CM-011
SCALE	DRAWING No.
1 : 25	M-202

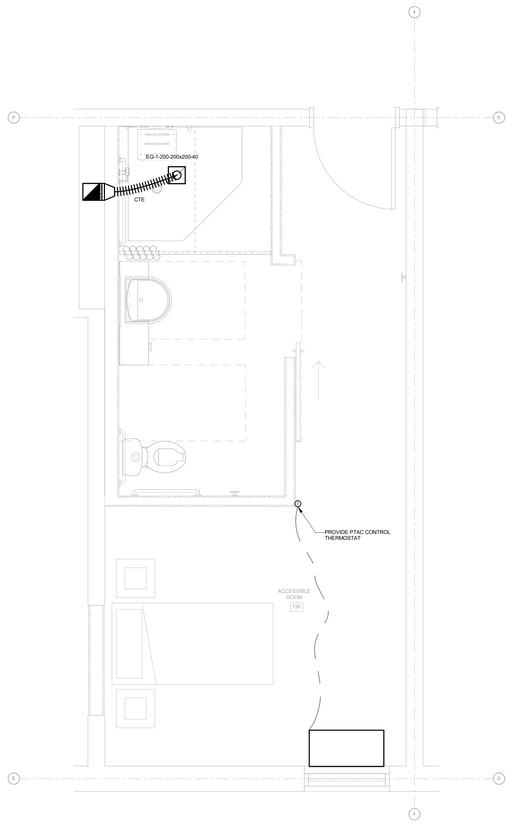


1 LEVEL 1 HVAC PART PLAN - ACCESSIBLE ROOM 136 - DEMOLITION
SCALE: 1 : 25

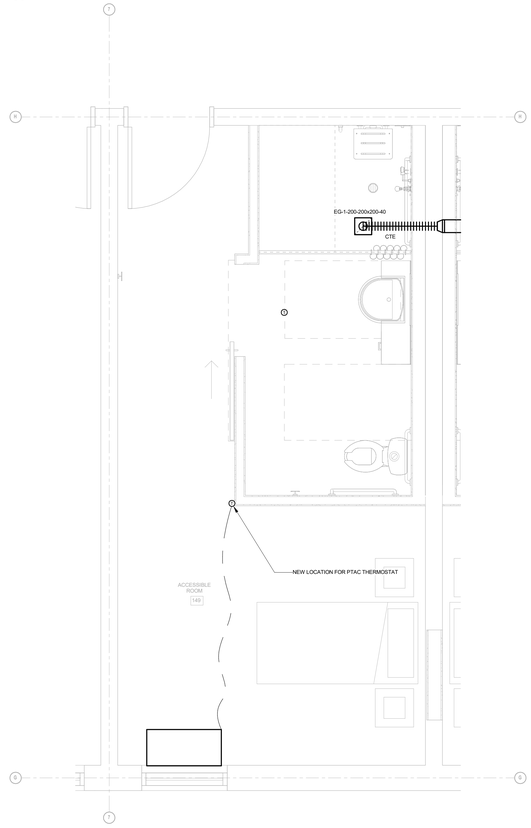


2 LEVEL 1 HVAC PART PLAN - ACCESSIBLE ROOM 149 - DEMOLITION
SCALE: 1 : 25

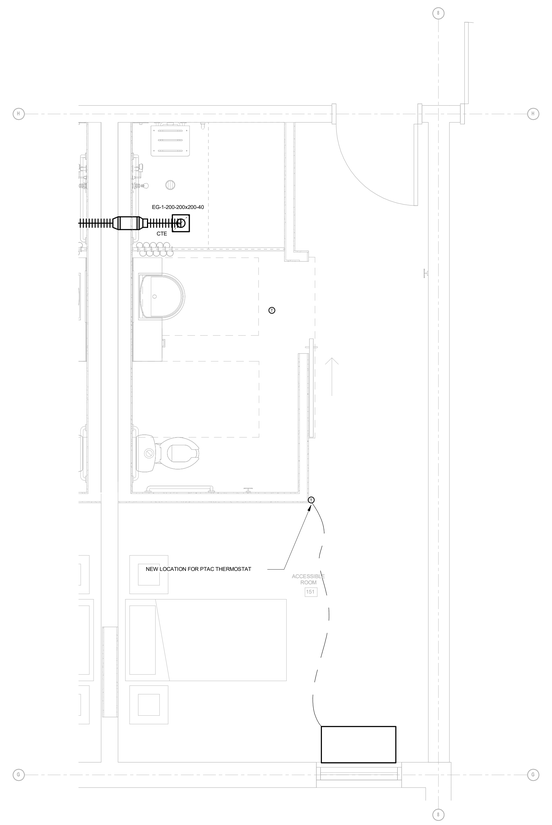
3 LEVEL 1 HVAC PART PLAN - ACCESSIBLE ROOM 151 - DEMOLITION
SCALE: 1 : 25



4 LEVEL 1 HVAC PART PLAN - ACCESSIBLE ROOM 136
SCALE: 1 : 25



5 LEVEL 1 HVAC PART PLAN - ACCESSIBLE ROOM 149
SCALE: 1 : 25



6 LEVEL 1 HVAC PART PLAN - ACCESSIBLE ROOM 151
SCALE: 1 : 25

NOTES:
1. CONNECT NEW WASHROOM EXHAUST GRILLES TO EXISTING WASHROOM EXHAUST DUCTWORK
2. AIRFLOW IN L/S

PROFESSIONAL ENGINEER
M.A. ROSENBLITT
2025-07-04
PROVINCE OF ONTARIO

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PROJECT

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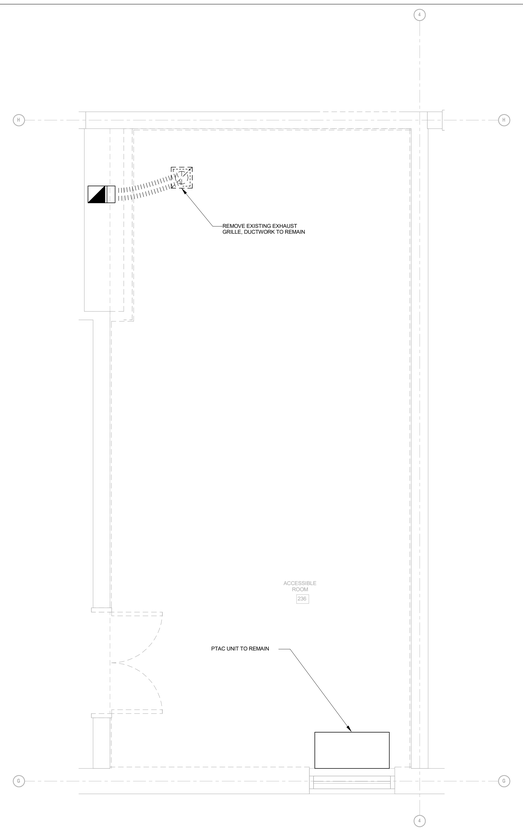
1800 RIVERSIDE ACCESSIBLE ROOMS
1800 RIVERSIDE DRIVE, TIMMINS, ON
P4R 1N7

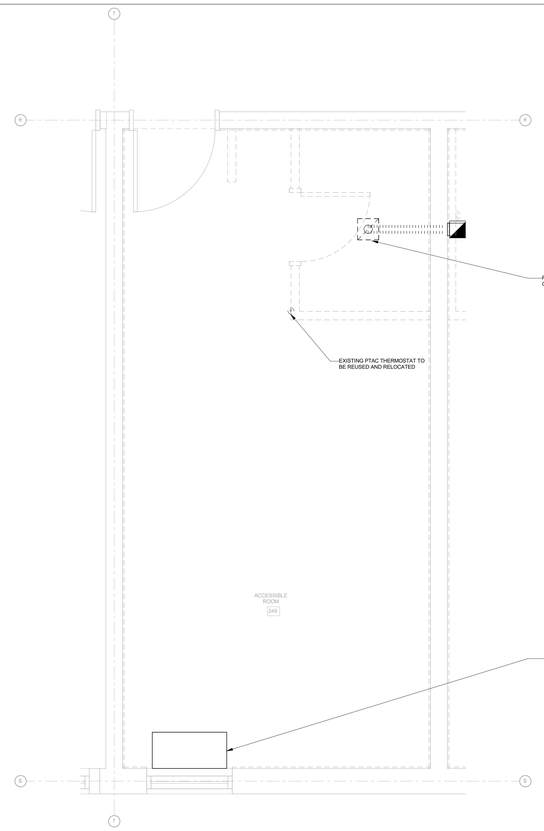
TITLE

HVAC DEMOLITION & NEW WORK - WASHROOMS - LEVEL 1

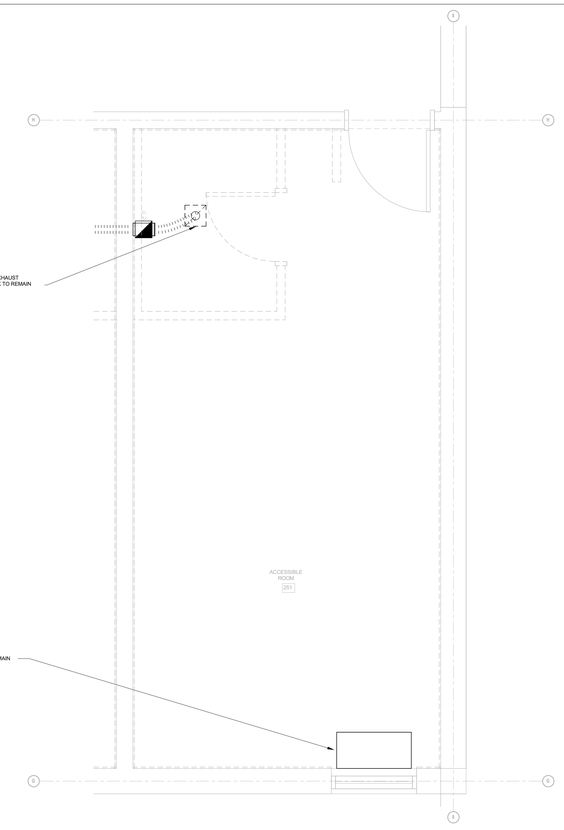
CHECKED	PROJECT No.
MR	NOR-25-CM-011
SCALE	DRAWING No.
1 : 25	M-300



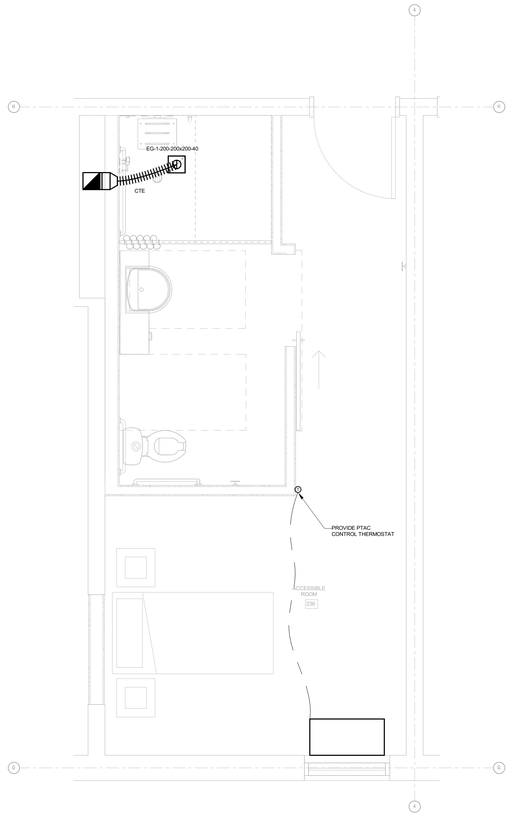
1 LEVEL 2 HVAC PART PLAN - ACCESSIBLE ROOM 235 - DEMOLITION
SCALE: 1 : 25



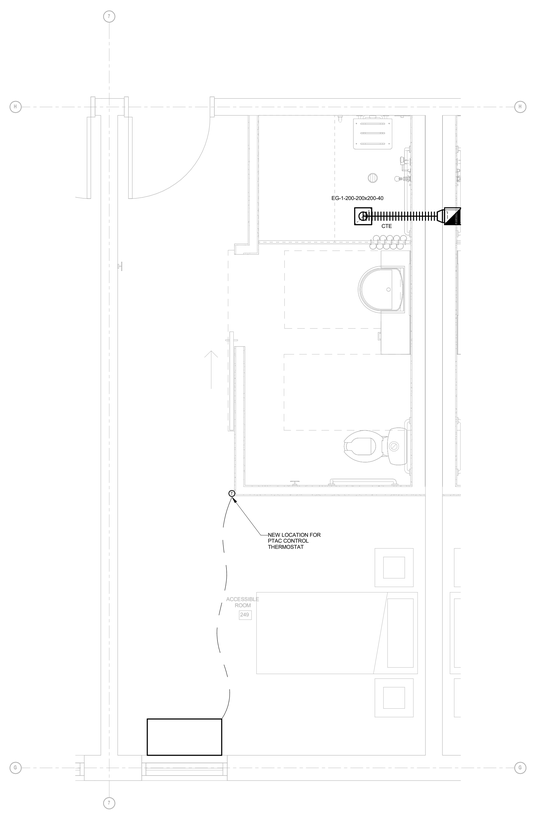
2 LEVEL 2 HVAC PART PLAN - ACCESSIBLE ROOM 249 - DEMOLITION
SCALE: 1 : 25



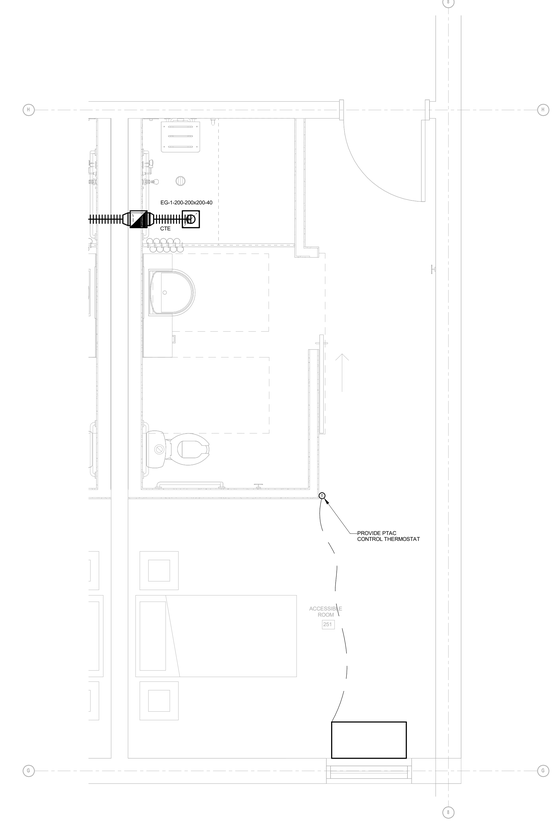
3 LEVEL 2 HVAC PART PLAN - ACCESSIBLE ROOM 251 - DEMOLITION
SCALE: 1 : 25



4 LEVEL 2 HVAC PART PLAN - ACCESSIBLE ROOM 235
SCALE: 1 : 25



5 LEVEL 2 HVAC PART PLAN - ACCESSIBLE ROOM 249
SCALE: 1 : 25



6 LEVEL 2 HVAC PART PLAN - ACCESSIBLE ROOM 251
SCALE: 1 : 25

NOTES:
1. CONNECT NEW WASHROOM EXHAUST GRILLES TO EXISTING WASHROOM EXHAUST DUCTWORK
2. AIRFLOW IN L/S

LICENSED PROFESSIONAL ENGINEER
M.A. ROSENBLITT
2025-07-04
PROVINCE OF ONTARIO

No.	DATE	DESCRIPTION
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PROJECT

QUASAR CONSULTING GROUP
1800 RIVERSIDE ACCESSIBLE ROOMS
1800 RIVERSIDE DRIVE, TIMMINS, ON
P4R 1N7

TITLE

HVAC DEMOLITION & NEW WORK - WASHROOMS - LEVEL 2

CHECKED	PROJECT No.
MR	NOR-25-CM-011
SCALE	DRAWING No.
1 : 25	M-301

PART 1: PART 1: GENERAL

1.1 GENERAL REQUIREMENTS:

.1 Conform to all applicable Sections of Divisions 1.

1.2 DESCRIPTION

.1 Related Work Specified Elsewhere:

.1 Mechanical & Electrical Divisions

.2 Scope of Work:

.1 Contractor shall demolish & remove all items shown dashed / noted on drawing. Refer to Part 2 of this Section for directions regarding items removed by Owner, items or materials resulting from demolition, etc.

.3 Visit site at time of Quotation to determine & include for full extent of demolition & removal work involved.

1.3 REQUIREMENTS OF REGULATORY AGENCIES

.1 Conform to 2012 OBC, municipal by-laws & all other requirements of utility or provincial authorities having jurisdiction. Submit all required documentation, gain all authority approvals, obtain & pay cost of separate demolition permits if such are required, pay all fees, inspection charges, disconnect charges, etc related to performing of demolition & removal work.

.2 Put in place all safety measures such as hoarding, signage, garbage bins, etc & perform all temporary disconnect/capping-off work for existing services as required by Owner, Municipality & Provincial or Utility authorities having jurisdiction. Include all costs for erection & removal of such protective devices. Remove such devices immediately upon completion of demolition & removal work.

.3 Configure & schedule work such that all required fire exits for existing building are maintained throughout course of demolition & removal work.

1.4 QUALITY ASSURANCE

.1 Demolition & removal work shall be performed by skilled experienced personnel working for qualified demolition subcontractor with appropriate insurance coverage to perform described. Firms submitting quotation shall be actively engaged in work of this type & shall show proof of such experience if requested.

.2 Demolition subcontractor shall appoint knowledgeable experienced job foreman who shall be on site full during demolition & removal work. Job foreman shall remain on site until all deficiencies are corrected & all clean-up work is performed to consultant's satisfaction.

.3 Demolition & removal work shall be performed with utmost care to prevent damage to adjacent equipment/materials /finishes to be maintained or to items being removed & turned over to Owner or relocated. Make good, at no additional cost to Owner, any damage caused by failure to exercise care & protection.

.4 Provide all measures required to ensure that areas being demolished are left secure after normal working hours.

1.5 INTERRUPTION OF EXISTING SERVICES

.1 Prior to commencement of any demolition & removal work, determine with care location & nature of existing mech/elect service within demolition work areas. Verify position of such items with Owner, local utilities, etc. Disconnection, capping-off demolition & alterations to existing mech/elect service & equipment shall be performed by properly qualified & experienced mech/elect subcontractors. Coordinate with mech/elect subcontractors & with Owners representatives to ensure proper scheduling of all necessary disconnects to allow demolition work to proceed yet permit Owner to continue his use of adjacent portions of building. Interruption of existing services necessary to Owners continued functions shall only be permitted when sufficient advance warning has been given to Owner that he can make alternative arrangements. Existing services shall be interrupted for shortest possible length of time each occurrence.

1.6 PROTECTION

.1 This Subcontractor shall be responsible for protection of existing building assemblies /equipment /materials/finishes to be maintained so that they are not damaged by his demolition & removal work.

.2 Provide temporary dust-proofing by means of partitions, filters, coverings, flexible screenings & tape to effectively isolate existing material/finishes /equipment. Such measures shall be in place prior to commencement of any demolition work. Openings in existing floors, walls & ceilings shall be covered & taped to prevent dust migration. Existing return air grilles leading from areas being demolished shall be equipped with temporary filters & cleaned or replaced on regular basis.
Include all costs for erection & removal such protective devices. Remove such devices immediately upon completion of demolition work.

.3 Where demolition results in a portion of the existing building being exposed to the exterior, provide temporary, weather-tight, insulated hoarding partition sufficient to prevent infiltration of exterior elements into the building.

.4 Prevent damage of structures, services, walks, paving, trees, landscaping and adjacent grades. Make good damage caused by demolition work.

.5 Prevent debris from blocking roof drainage systems, and mechanical and electrical systems which MUST remain.

.6 Contractor will be responsible for cleaning any areas beyond the area of Work where dust or debris from the demolition has accumulated and will be responsible for the cost of replacing any equipment or material damaged due to inadequate dust barrier protection.

.7 Rubbish & waste materials resulting from demolition work may be left on site overnight only if stored in steel garbage container of appropriate size with spring loaded lockable closure doors. Position container to Owner's approval & remove or empty same on regular basis to prevent overfilling. Pay all costs related to rental of

container & transportation to dump or authorized landfill site. Pay actual dumping charges at dump or authorized landfill site.

PART 2: PRODUCTS

2.1 ITEMS TO BE REMOVED/RELOCATED BY OWNER (NIC)

.1 Owner, using his own personnel, may remove & relocate following existing materials or equipment:

.1 all loose furniture & equipment such as tables, desks, chairs, files, photocopiers, stored paper supplies, books, etc.

.2 all audio/visual equipment such as overhead projectors, projection screens, computers, etc.

.2 There may be some overlap between Owner's removal & relocation work & commencement of work of this contract. Successful Contractor shall be expected to cooperate fully with Owner if such overlap occurs.

2.2 ITEMS OR MATERIALS RESULTING FROM DEMOLITION

.1 Except for items noted on the Drawings, all other materials & equipment removed by this Section shall become the responsibility of the Contractor for removing them completely from site.

.2 Prior to commencement of demolition work however, this Contractor shall submit to Owner complete written list of materials & /or equipment to be removed from demolition work areas. Owner shall have right to request, in addition to items indicated above, that additional items on this list be turned over to him for his use. Owner shall reply in writing in this regard. Owner recognizes that adjustments to Quotation Price may be sought by Subcontractor for such added requests.

PART 3: EXECUTION

3.1 GENERAL PROCEDURES

.1 Select methods of demolition to result in minimum of noise & dust. Dampen surfaces as required during course of demolition to result in minimum of noise & dust generation.

.2 Restrict traffic in area of demolition work to minimize safety hazards. Clean up on regular basis throughout day to ensure that tracking of dust & staining or blemishing of existing adjacent finishes which are to be maintained does not occur.

.3 Prevent unplanned movement, settlement, or damage during demolition operations. Provide bracing & shoring required. Carefully remove & lower heavy or large objects.

3.2 PREPARATION OF EXISTING FLOOR SUBSTRATE

.1 At areas where existing floor finish materials are to be removed thereby exposing existing concrete substrate, this Subcontractor shall be responsible for cleaning & preparing existing concrete substrate ready for application of new floor finish materials.

.2 Include all costs for labour, solvents, acids, pneumatic scalers, grinders, scarifiers, etc as required to completely remove residual adhesive left on concrete substrate (after removal of existing floor finish materials) such that new floor finish materials can be successfully applied. Coordinate with other trades to ensure that solvents used in preparation work are compatible with adhesives to be used in applying new floor finish materials.

3.3 CLEAN -UP

.1 Clean up in accordance with Section 01000, General Instructions.

.2 Dispose of the removed material from the site promptly.

.3 Waste Management Disposal Company must be approved and licensed by the Ministry of

Environment for transportation and disposal of all site and construction related materials.

.4 Transportation and disposal of all materials must meet Ministry of Environment guidelines.

.5 Contractors are required to submit copies of all Bills of Lading from disposal facilities and transfer stations to the Consultant as proof of compliance.

END OF DOCUMENT

1 GENERAL

.1 Section Includes

.1 Provision of all labour, materials, equipment and incidental services necessary to provide all metal stairs and railings, as illustrated in accompanying drawings or called for elsewhere in the Contract Documents.

.2 Related Sections

.1 Section 099100 – Painting

.3 Reference Standards

.1 ASTM International:

.1 ASTM A53/A53M, Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated Welded and Seamless.

.2 ASTM A123/A123M, Standard Specification for Zinc (Hot Dipped Galvanized) Coating on Iron and Steel Products.

.3 ASTM A276, Standard Specification for Stainless Steel Bars and Shapes.

.4 ASTM A554, Standard Specification for Welded Stainless Steel Mechanical Tubing.

.5 ASTM F3125/F3125M, Standard Specification for High Strength Structural Bolts, Steel and Alloy Steel, Heat Treated, 120 ksi (830 MPa) and 150 ksi (1040 MPa) Minimum Tensile Strength, Inch and Metric Dimensions.

.2 CSA International:

.1 CSA G40.20-13/G40.21, General Requirements for Rolled or Welded Structural Quality Steel/Structural Quality Steel.

.2 CAN/CSA G164, Hot Dip Galvanizing of Irregularly Shaped Articles.

.3 CSA-S16, Limit States Design of Steel Structures.

.4 CSA W48, Filler Metals for Allied Materials for Metal Arc Welding.

.5 CSA W55.3, Certification of Companies for Resistance Welding of Aluminum.

.6 CSA W59, Welded Steel Construction (Metal Arc Welding).

.4 Shop Drawings

.1 Submit shop drawings.
Submit drawings stamped and signed by professional engineer registered or licensed in Province of Ontario, Canada for design of metal stairs and landings, handrails, guardrails, guardrail glazing and all connection details including anchorage. Shop Drawings shall

indicate the following as a minimum:

.1 Design loads.

.2 Member sizes including orientation, layout, elevation, and location.

.3 Indicate materials, strengths, cuts, copes, core thicknesses, finishes, connections, joints, method of anchorage, number of anchors, supports, reinforcement, details, and accessories.

.4 For all aluminum fabrications, clearly indicate base metal yield strength (Fy) and reduced yield strength (Fwy) at welded heat affected zones.

.5 Indicate construction details, sizes of steel sections and thickness of steel sheet.

.5 Quality assurance

.1 Fabrication of metal stairs and railings to be performed only by firm fully approved by Canadian Welding Bureau to requirements of CSA Standard W47.1 (Division 1 or Division 2.1) and/or CSA Standard W55.3.

.2 Retain a professional engineer registered or licensed in Province of Ontario, Canada, with experience in metal fabrication design of comparable complexity and scope, to perform following services as part of work of this Section:

.3 Design of metal stairs and landings, handrails and guardrails (including glazing), complete with connections and anchorage to the performance requirements stipulated herein, the Ontario Building Code and the material standards referenced therein.

.4 Review, stamp, and sign design, fabrication and erection Shop Drawings.

.6 Design Requirements:

.1 Minimum vertical live load of [4.8 kPa] shall be considered.

.2 Limit live load deflection at landings and platforms to [6 mm / 1/4”].

.3 Detail and fabricate stairs to NAAMM Metal Stairs Manual.

2 PRODUCTS

.1 Materials

.1 All metal fabrications to be constructed of hot rolled steel unless noted otherwise.

.2 All metals to be new materials free from corrosion or other defects impairing strength, durability or finished appearance.

.3 Steel pipe: To ASTM A53/A53M, seamless black.

.4 Aluminum sections and plates: Aluminum alloy 6061-T6 to B209-65 and B308-65 (CSA Alloy GS11N-T6). Structural sections including support angle framing and stiffeners to be 6351-T6 alloy. Fy = 240 MPa.

.5 Welding materials: To CSA W59.

.6 Guardrail glazing: to be specified by structural engineer.

.2 Finishes

.1 Thoroughly clean steel of loose scale, rust, oil, dirt and other foreign matter. Suitably

prepare steel surfaces to receive specified finishes.

.2 Grind smooth sharp projections.

.3 Remove oil and grease by solvent cleaning.

.4 Apply coatings in the shop and before assembly. Where size permits, galvanize components after assembly.

.3 Shop primer:

.1 For interior components:

.2 CAN/CGSB-1.40: Grey

.4 Where painted finish is specified:

.1 Apply one (1) coat of shop primer except surfaces to be in contact with concrete.

.2 Apply two (2) coats of primer to parts inaccessible after final assembly.

.3 Use primer as prepared by manufacturer without thinning or adding admixtures.

.4 Do not paint surfaces to be field welded.

.5 Fabrication

.1 Fabricate in accordance with NAAMM Metal Stair Manual.

.2 Weld connections where possible, otherwise bolt connections. Countersink exposed fastenings, cut off bolts flush with nuts. Make exposed connections of same material, colour and finish as base material on which they occur.

.3 Exposed welds to be continuous for length of each joint. File or grind exposed welds smooth and flush to match finish of adjacent work.

.4 Accurately form connections with exposed faces flush:

.1 Make mitres and joints tight.

.2 Make risers of equal height.

.5 All fasteners to be selected to avoid galvanic action between dissimilar metals.

.6 Where aluminum is permanently attached to concrete or masonry, apply bituminous enamal isolation coating on attached surface.

.6 Metal Railings

.1 Fabricate railings to details as indicated.

.2 Design and fabricate railings to conform to applicable OBC requirements.

.3 Construction: unless otherwise indicated:

.1 Galvanizing holes shall be plugged with plastic caps for exterior railings.

.2 Close open ends of tubular members with welded metal plugs.

.3 Turn handrails down at exposed open ends.

.4 Turn exposed ends of wall rails into wall and terminate with end flange.

.5 Post spacing and material thickness as per design requirements.

.6 Cope or mitre corners, angles and intersections, weld and grind smooth.

.7 Construct pickets from solid bars.

.8 Construct bar balustrades as detailed.

.9 Weld balustrades to stringers as indicated.

.7 Wall Mounted Handrail:

.1 Wall handrails: [38 mm / 1½"] diameter steel pipe.

.2 Pre–manufactured Wall handrail Bracket c/w Cover: Satin stainless finish, complete with one [11 mm / 7/16"] clear centre hole, anchoring system to meet OBC requirements, matching snap–on cover plate to conceal mounting hardware, [75 mm / 3"] clearance from wall to centre of handrail.

.1 Acceptable Product: 'Model No. 1962' by R & B Wagner Inc or approved alternate.

END OF DOCUMENT

1 General

.1 Section includes

.1 Provision of all labour, materials, equipment and incidental services necessary to complete all rough carpentry work as illustrated in accompanying drawings or called for elsewhere in the Contract documents. **Should discrepancies occur between this section and other Consultant's notes on Drawings, the most stringent shall govern**.

.1 Wall studs, load bearing and non load partitions.

.2 Strapping and furring.

.3 Sheathing, curbs and other blocking for roofing work.

.4 Backboards for electrical equipment.

.5 Support for grab bars in accessible Washrooms.

.6 Provide blocking as required for the installation of millwork.

.7 All work at masonry or steel parapets and top of canopies.

.2 Related Sections

.1 Section 06300 (Finish Carpentry)

.2 Section 06400 (Architectural Woodwork)

.3 References

.1 CSA B111-1974 Wire Nails, Spikes and Staples.

.2 CAN/CSA-G164-M92 Hot Dip Galvanizing of Irregularly Shaped Articles

.3 CSA 0121-M1978 Douglas Fir Plywood.

.4 CAN/CSA-0141-91, Softwood Lumber.

.5 CSA 0151-M1978, Canadian Softwood Plywood.

.6 National Lumber Grades Authority (NLGA) Standard Grading Rules for Canadian Lumber 1991.

.7 CAN/CSA-O80 Series, Wood Preservation.

.4 Quality Assurance

.1 Lumber identification: by grade stamp of an agency certified by Canadian Lumber Standards Accreditation Board.

.2 Plywood identification: by grade mark in accordance with applicable CSA standards.

2 PRODUCTS

.1 Lumber Material

.1 Lumber: unless specified otherwise, SPF softwood, S4S, moisture content 19% or less.

.2 Panel Materials

.1 Canadian softwood plywood (CSP): to CSA 0151, standard construction.

.3 Pressure Treated Materials

.1 Softwood S4S, moisture content 19% or less, pressure treated lumber and panel materials for all exterior wall and roof applications to CAN/CSA-O80 Series.

.4 Fasteners

.1 Nails, spikes and staples: to CSA B111.

.2 Proprietary fasteners: toggle bolts, expansion shields and lag bolts, screws and lead or inorganic fibre plugs, recommended for purpose by manufacturer.

.3 Corrosion Protection: Hot-dip galvanized to CSA G164; use galvanized fasteners for exterior work, and pressure-preservative lumber.

.5 Wood Preservative

.1 Surface-applied wood preservative: to CAN/CSA-O80 Series, coloured, water-borne, chromated copper arsenate (CCA) or ammoniacal copper arsenate (ACA).

3 EXECUTION

.1 Installation

.1 Comply with requirements of OBC-2006, supplemented by the following paragraphs:

.1 Install furring and blocking as required to space-out and support casework, cabinets, wall and ceiling finishes, facings, soffit, grab bars in washrooms, siding, pressure treated wood blocking and plywood at roof parapet walls, wall caps etc., other work as required, and as detailed on the drawings.

.2 Align and plumb faces of furring and blocking to tolerance of 1:600.

.3 Install rough bucks, nailers and linings to rough openings as required to provide backing for frames and other work.

.4 Install wood cants, fascia backing, nailers, curbs and other wood supports as required and secure using galvanized steel fasteners.

.5 Install wood backing, dressed, tapered and recessed slightly below top surface of roof insulation for roof hoppers.

.2 Erection

.1 Frame, anchor, fasten, tie and brace members to provide necessary strength and rigidity.

.2 Countersink bolts where necessary to provide clearance for other work.

.3 Electrical Equipment Backboards

.1 Provide electrical equipment backboards for mounting electrical equipment. Use 19 mm thick plywood on 19 x 38 mm furring around perimeter and at maximum 300 mm intermediate.

END OF DOCUMENT

1 GENERAL

.1 Section Includes

.1 Provision of all labour, materials, equipment and incidental services necessary to completed all architectural woodwork as illustrated in accompanying drawings or called for elsewhere in the Contract Documents. **Should discrepancies occur between this Section and other Consultant's notes on drawings, the most stringent shall govern**.

.2 Report in writing to the Consultant any defects of surfaces or work prepared by other trades which affect the quality or dimensions of this contractor's work. Failure to report shall imply complete acceptance of all work by other trades or of existing room conditions and locations.

.2 Reference Standards

.1 Standard of finished carpentry, metalwork and cabinet work in accordance with the "Millwork Standards" of the Architectural Woodwork Manufacturers Association of Canada (AWMAC).

.3 Qualifications

.1 The work of this trade shall be executed by a company having a minimum of 5 years proven first class experience in this type of work and having adequate equipment and skilled personnel.

.4 Work Included

.1 Provide all millwork and casework as shown on the drawings, including but not limited to the following. Provide prefinished cabinets, shelving units, and similar items where shown on drawings as specified herein, and as needed for a complete and proper installation.

.2 Provision of rough hardware, including fastening devices required to secure in place items of carpentry and millwork.

.3 Supply and installation of finishing hardware for millwork by this Contractor.

.4 Supply and installation of grilles, etc. on millwork items.

.5 Supply and installation miscellaneous trims, scribers, filler panels.

.6 Provide cut-outs in the millwork for the electrical outlets and all other necessary cut-outs regarding the millwork.

.5 Shop Drawings

.1 Before shop drawings and fabrication is started, take critical measurements at the site to facilitate installation, fitting of work and access required to move millwork into final location. Take such measurements prior to fabrication of the work of this section and in ample time to avoid delays in the work.

.2 Draw Shop Drawings in related and/or dimensional positions with sections. Scale minimum 1:10.

.3 Shop Drawings shall show fabrication details, materials, jointing, description of anchorage and hardware.

.4 Do not commence work until reviewed shop drawings have been returned as approved by Consultant / Owner.

.5 The drawings are to be photo copied, confirmed, to fit openings and sizes, mark up, in red, and return for approval.

.6 Delivery and Storage

.1 Give Painter sufficient notice so that untreated or unprimed carpentry items or materials can be primed immediately upon delivery to site.

.2 No equipment shall be delivered to the site until portion of the building in which it is to be installed is completely ready for equipment as approved by consultant.

.3 Store finished work properly and keep under cover both in transit and at site. Finish woodwork shall not be delivered to site until concrete and masonry work has dried out.

.4 Cover all plastic laminate and prefinished top surfaces at shop with heavy Kraft Paper.

.5 Carefully protect from damage of any kind.

.7 Related Work Specified Elsewhere

.1 Section 09900 – Painting

.8 Shop Finish

.1 All cabinet work, including wood for change room bench seating and all other cabinet trims, to be shop finished by this Section and per Section 09910.

.9 Samples

.1 Samples melamine 305x305mm, plastic laminate, edging, hinges, pulls, bumpers, drawer slides, and shelf clip.

.2 Submit duplicate 12" (300 mm) long samples of each type of moulding.

.3 Submit samples of construction methods and of all hardware.

.10 Intent

.1 The intent of this Section is that casework shall be manufactured and finished at the plant, delivered to the Site and immediately installed by this Section including provision of necessary strapping, backings, bearers, rough hardware and finish hardware and miscellaneous support metals and stainless steel metal components. Touch up finish immediately prior to completion of the Work and leave in perfect condition.

.11 Co-Operation

.1 Water, drainage and air piping, faucets, hose cocks, retort rod and bases, traps, ventilation ducts, sinks, electric receptacles and wiring are supplied and installed by the Mechanical and Electrical Sections at all rooms. Co-ordinate the work with these trades and make provision in the construction of the fitments to accommodate this work. Methods of construction shall be such as to permit mechanical and electrical work being concealed in the fitments, cut and frame accordingly, provide removal access panels in the units or provide proper access for installation and repairs.

.2 Cabinet hardware, pilaster strips, locks, finishing hardware will be supplied by this section. Miscellaneous metals used in this section will be supplied and installed by miscellaneous metals Contractor unless otherwise noted.

.3 Woodwork, not shop primed, will be primed and back painted as per painting section immediately upon delivery to the site. Care shall be taken that all surfaces cut after priming are brush coated with an approved primer before installation.

.12 Maintenance

.1 Provide Owner with printed instructions for "Care and Maintenance of Plastic Laminate" and millwork finishes.

.13 Warranty

.1 Warranty workmanship against manufacturing defects, including warpage or delamination, for a period of five (5) years from date of

acceptance of the completed installation. Make good or replace work showing defects in this period, as requested, at no expense to the Owner.

2 PRODUCTS

.1 Materials:

.1 Finishing Work: Materials used for finish work shall be sound, free from defects that would mar finished appearance, well seasoned and air dried and of good quality for intended purposes. Wood laminates pressure bonded.

.2 Plywoods:

.1 Select Plain Sliced Maple architectural Grade 'A' No. 1 Face grade; and yellow birch rotary cut select white (varnish grade) as in compliance with C.S.A. 0115-M1982 with a minimum 5 ply plywood veneer waterproof core, laminated with waterproof adhesive. Plywood shall be good both sides except where concealed by construction. Exposed faces to be natural grade per AWMAC. Interior of doors to be classified as exposed.

.2 Melamine Faced Particleboard: to CAN3-0.188.1-M78, grade "H" particleboard sanded faces, 13 mm, 16 mm, 19 mm, 28.6 mm and 32 mm thickness, faced with laminated plastic. Melamine resin impregnated cover sheet with coloured and/or patterned paper inner layer. Melamine shall be thermally fused to rigid particle board substrate. Melamine faces shall be 120 Gram Weight Paper. Colour to be as noted on the drawings. Maximum of three colours/patterns to be chosen by consultant from manufacturer's full range.

.1 Acceptable Material: Flakeboard, Uniboard or approved colour equivalent. Final colour to be approved by owner/Architect at Shop Drawing submission.

.3 Particleboard, CSA-0118-1975 Type 11, Grade R, minimum 690 K8/m3, 4.5 to 8% moisture content.

.4 Hardwood: shall be selected Soft Maple, Hard Maple, and Clear Yellow Birch, all shall be Architectural Grade (knots will not be accepted). It shall be selected for colours and graining when used for stain work.

.5 Edging: shall be 1/4" (6 mm) PVC to match plastic laminate finish.

.6 Melamine Faced Particle Board Edge Banding: solid polyvinylchloride (PVC), 3mm thickness x full width of board, wood core, wood grain type to match melamine face by Canada Wood tape or approved colour equivalent. Edging rigid PVC with a measured degree of hardness of " 95 shore D" and thickness of "3mm (+0.15mm, -0.2mm)" with the primer side having a concave measuring 0.10 to 0.25mm.

Edging adhesive Ethylene vinylacetape thermalset adhesive with a temperature resistance of not less than 100 degrees C; A Processing range of 190 degrees - 200 degrees C and natural in colour.

Edging is to be applied using only equipment designed for the application of thick PVC in strict accordance with the specifications of both the thick PVC and hot-melt adhesive manufactures. All edges and all corners of this 3mm PVC edgebanding are to be machined to a 3mm radius for all cabinet parts.

Care should be taken during application to achieve the thinnest glueline consistent with a good bond without causing skips or unspread areas. Final colour by consultant.

.7 Plywood Concealed by Construction: Douglas Fir plywood shall be veneer core, waterproof, bonded, sanded, complying with C.S.A. 0121-M1978. Solid grade where concealed by construction.

.8 Concealed Framing Lumber: N.L.G.A.C. select eastern white pine, kiln dried to a 5% moisture content.

.9 Unexposed Plywood for Framing: Waterproof fir plywood minimum 1/2" (12.7 mm) thickness unless indicated otherwise.

.10 Adhesive:

.1 Waterproof synthetic resinous glue of approved general type conforming to C.S.A. 0112.

.2 For plastic laminate - as recommended by plastic laminate manufacturer and to conform to C.S.A. 0120-M1978.

.3 Approved waterproof type.

.11 Plastic Laminate:

.1 Laminated Plastic for Flatwork: .050" (1.27 mm) thick decorative, melamine surfaced, high pressure laminated plastic sheeting in a finish to conform to CAN3-A172-M1979 Grade G.P., Type 1. Manufacturer shall thoroughly sand back of sheet to form a homogeneous bonding surface. Plastic laminates shall be as manufactured by Arborite, Formica, Wilsonart or Nevamar (or approved equivalent). Backing sheet .020" (.5 mm) thick, sanded one side. Products may be selected based upon manufacturer's full standard range of colours and patterns. The finish will and the colour is edge-banded as indicated in Architectural drawings.

.2 Laminated plastic for postforming work and performing work: to CAN3- A172-M79 Grade P.F., Type 3, .050" (1.25 mm) thick, based on standard colours with suede finishes as selected by Owner/Architect

.12 Nails and Staples: To C.S.A. Bill-1974. Use spiral threaded nails and barbed staples.

.13 Shelves: adjustable shelves longer than 950 mm and fixed shelves without centre supports longer than 950 mm to be 28.6 mm thick wood veneer plywood or melamine faced particleboard as detailed. Shelves shorter than lengths specified above are to be 19 mm thick wood veneer plywood core and melamine faced particleboard. Front edges of adjustable shelves to be edge- banded. Front edges of fixed shelves to edge banded, rear edge to be secured to cabinet back panel.

.14 Exposed Fasteners: All millwork units secured to walls shall be secured with Tapcon screws and cup washers. All specialty fasteners such as acorn head bolts shall be supplied and installed by this section. Submit samples for Consultant's approval.

.15 Aluminum Grilles: Brush finished aluminum size as indicated Supply and installation of grilles, etc

.16 Counter tops: to be solid surface.

.2 Hardware

.1 The cabinet work manufacturer shall furnish and install cabinet hardware. Finish of hardware shall be used US26D or US28 depending on base material. Hardware shall be manufactured as follows or approved equal:

.1 Pulls - door and drawer,

.1 Movable Island: Amerock – model BP4051726, 5 1/16” Size: 4”, Colour: Polished Chrome.

.2 Cabinet Hardware (Kitchens): Emtek - Model #: 87120US26, Size: 4”, Colour: Polished Chrome

.2 Hinges - Blum model 170BL91-653 with Blum mounting plate BL175.810 or approved equivalent, or specified other on drawings. Or Hafela Aximat hinges self-closing 270 degrees if noted on drawings.

.3 Cabinet locks door and drawer - National # C8053-5 or approved equal. All cupboard doors in a room to be keyed the same. Each room to be keyed different. Provide 6 master keys for cupboard locks. Refer to Architectural drawings for requirements.

.4 Shelf support - Richelieu recessed pilaster strips c/w pilaster shelf clips (Colour: Zinc) in all gables as indicated in drawings.

.5 Door Bumper - Richelieu # AMP5312-11. Or approved alternate.

.6 Elbow Catch - Richelieu # BP3675-2G. Or approved alternate

.7 Toe Kick Vent - Richelieu # 010533-30. Or approved alternate

.8 Drawer slides - Blum Metabox 320M integrated runner system using epoxy steel carcasses, adjustable front fixing brackets and 12mm Melamine with 3mm PVC on all exposed edges for bottoms and back panels. Install screws to all pre-drilled holes. Use deepest Metabox possible for space available or approved equal. See drawings for other slides called for specific locations.

.9 Rough Hardware - Nails, screws, bolts, lag screws, anchors, special fastening devices and supports required for erection of carpentry components. Use galvanized components if exposed to exterior atmosphere. Galvanize in accordance with the requirements of CSAG164-M1981. Install all hardware to manufacturer specifications.

.10 Finishes. Melamine Composite Panels simulated Hardrock Maple or as noted on the drawings Edge Banding: simulated Hardrock Maple grain or as noted on the drawings.

.11 Computer Grommets: Standard recessed 3" (75mm) diameter. Colour as selected by consultant.

.12 Or approved alternate

.3 Fabrication

.1 General

.1 Fitments shall be machined, assembled in mill where possible and delivered to job in units. Construct in accordance with details using first class cabinet construction with joints dowelled, glued and properly fastened. Machine all surfaces of finished woodwork to an even smooth surface; fit all joints and miters accurately. Frame materials with tight joints held in place, Conceal joints and connections where possible. Joints made on site shall be equal in quality of work to joints made in the shop.

.2 Check job dimensions and conditions and notify the Consultant in writing of unacceptable conditions. Design construction methods for expansion. Do not proceed until remedial instructions are received.

.3 Deliver work to the job ready for installation. Leave ample allowance for fitting and scribing on the job. Shop assemble work for delivery to site in size easily handled and to ensure passage through building openings, Design units to fit together if site assembly is required.

.4 Fabricate work square and to the required lines. Recess and conceal fasteners and anchor heads. Fill with matching wood plugs.

.5 Comply with glue manufacturer's recommendations for lumber moisture content, glue life, pot life, working life, mixing spreading, assembly time, time under pressure and ambient temperature.

.6 The interior of cupboards, shelving units, shall be considered "exposed". Finish all exposed edges with 3mm thick PVC edge banding material, applied by an Edge-Bander using Hot Melt adhesive. Colour to match the melamine. Radius all exposed edges and corners (PVC edging or Wood edging). Particle core shall be used for shelving and gables, specifically called for as solid material or as otherwise specified. Include all filler strips and to match the face colour.

.7 Refer to Drawings and Architectural Detail Sheets for location, details, number of units required and location of fittings.

.8 Interior fitments shall be complete in every respect with special fittings required and hardware.

.9 Provide exposed end grain of solid members and edges of exposed plywood with matching solid hardwood edging at least 1/4" (6.4 mm) thick and thicker where specified. At melamine faced particle board provide 3 mm P.V.C. edging complete with 3 mm radius on all exposed edges and corners as per millwork sections. Edging to melamine faced particle board shall be applied with an Edge-Bander using hot melt adhesive.

.10 Make all necessary cut-outs in the furniture for electrical switch and outlet boxes and pre-drill all mounting holes for fittings and outlet boxes. Refer to electrical and mechanical drawings and specifications.

.11 Provide and install pipe covers, scribing pieces, top, bottom and/or closures and filler panels where necessary, including wherever units require furring out or blocking to existing conduits, pipes, etc.

.12 End closing panels to be provided at all exposed ends of service strips and island/peninsula assemblies. Front filler panels to be provided where called for on Drawings and as required by field conditions.

.13 Telephone and electrical receptacles and wiring are specified under Electrical Division. Co-ordinate work of this trade, make provision to accommodate this work and cut tops for and provide wood bearers for support.

.14 Cooperate with others engaged in work on the building to the end that proper unity of action will assure the orderly progress of the work. Do necessary boxing and protecting of sills, jambs, and the like. Construct scaffold, ramps, and other temporary staging necessary.

.15 Provide 3/4" (19 mm) plywood adjustable or fixed shelving where detailed. Maximum unsupported span for shelving shall be 3'-0" (900

mm). Fixed shelves shall be dowelled into gables and divisions. Where shelves are set on clips only, gables shall be drilled 32 mm o.c. for total height of gables.

.16 The plywood used in interior fitments throughout regardless of whether for paint or stain finish, shall have exposed edges edged with solid strips 1/4" (6 mm) wide, unless noted otherwise by full thickness of plywood. No exposed edges of plywood will be permitted. Strips shall be glued and accurately fixed to edges. Adjustable shelves shall have strips applied to front edge.

.17 Exposed framing members and trim shall be solid hard maple or birch.

.18 Seal remaining exposed edges of surfaces with heavy Kraft paper prior to shipment. Paper shall not be removed until final cleaning. When cutting holes in plastic laminate work, corners shall be rounded and filed smooth.

.19 When cutting holes in plastic laminate work, corners shall be rounded and filed smooth.

.20 Protection erected by this trade shall be removed, damage to this work and adjoining work due to the lack or failure of such protection, made good and debris, surplus materials, plant and equipment removed and premises and the whole left clean and tidy to Consultant's satisfaction.

.21 Melamine on all surfaces unless noted otherwise.

.22 Fabricate all plywood and melamine faced particle board backs, gables and bottoms of millwork units together by means of 8 mm x 25 mm hardwood dowels or with hardwood biscuits. All backs to be 1/2" (13 mm) stock. Dowel all panel cabinet components using 5 mm x 25 mm hardwood dowels or biscuits at maximum 4" (100 mm) o.c.

All exposed edges on all melamine faced particle board units to be edged with solid 3 mm PVC C/W 3 mm radius edges and corners. Kick material for normal application shall be 3/4" (19 mm) waterproof spruce/fir plywood to be used. Resilient base by Section 09653

.2 Cupboard Doors

.1 Doors shall be 3/4" (19 mm) thick particle core veneer plywood. Doors shall be flush, slab type, accurately fitted, free of warp and twist. Care must be taken in sawing and assembling so that there is no splintering of finish face. Splintered doors that mar the appearance will be rejected by the Consultant.

.2 Where melamine is specified; construct doors of 3/4" (19 mm) particle core with melamine good - 2 sides.

.3 Provide two door silencers/bumpers per panel mechanically fastened to the cabinet frames.

.3 Shelving, adjustable shelves c/w clips and drilled holes at 32mm centers. Base cabinet's c/w 1 shelf, wall cabinet's c/w 2 shelves, and tall cabinet's c/w 5 shelves, the center shelf is fixed unless drawings show otherwise.

Factory installs all hardware firmly into position for long life under hard use. Install 2 hinges on doors up to 1 meter in height, 3 hinges to 1.5 meter in height and 4 hinges for doors greater than 1.5 meters in height or shown otherwise.

.1 Frame as detailed with 3/4" (19 mm) thick, or as noted otherwise, plywood gables, tops and bottoms. House intermediate dividers and plywood backs, into gables and top and bottom shelves, for all fitments. Plywood shall be birch or oak as called for in this Section unless otherwise indicated. Cabinet backs to be 1/2" (13 mm) plywood.

.2 Where melamine specified: horizontal and vertical gables; and shelving to be 3/4" (19 mm) particle core with melamine, good 2 sides. Cabinet backs to be 1/2" (13 mm) particle core with melamine, good 1 side.

.3 Fabricate cabinet carcass, The 32-millimeter system from 19mm thick melamine composite panel using flush frameless construction and exposed edges, to AWMAC Standard " Custom grade" c/w 3mm thick PVC edge banding on exposed edges. All exposed edge banding c/w 3mm radiuses edges and corners.

Do not exceed 800mm a maximum width of cabinet without a divider or specified otherwise. Carcass construction- Backs 16mm, bottoms, rails, doors, drawer fronts 19mm of melamine composite panels, assembled with glued hardwood dowels 8x30mm or wafers.

.4 Provide removable plywood access panels, screwed in place, where necessary for access to concealed wiring.

.5 Fit trim and scribe moulds to fitments as shown and as required to hide voids at walls, partitions and ceilings.

.6 Provide cut-outs for inserts, outlets, grilles, appliances, etc. occurring in fitments.

.7 Bottom of units blocked up to form a 4" (100 mm) high x 3" (75 mm) deep toe space and fabricated from 19mm waterproof veneer core plywood of fir or spruce

.8 Fit fillers between fitments, of same material as fitments, where necessary to fill voids between fitments and walls.

.9 Provide cut-outs and access panels where required for Division 15

.10 Provide extended top, bottom, and exposed gables where furring out of upper cupboards is required due to pipes, conduits, and the like behind to provide a flush face at walls.

.11 Plastic Laminate Work:

.1 Comply with CAN3-A172-M79, Appendix "A".

.2 Veneer laminated plastic to core material in accordance with adhesive manufacturer's instructions. Ensure core and laminate profiles coincide to provide continuous support and bond over entire surface. Provide cores of not less than 3/4" (19 mm) nominal thickness solid face Douglas Fir.

.3 Form shaped profiles and bends as indicated, using postforming grade laminate to laminate manufacturer's instructions.

.4 Use straight self-edging laminate strip .062" (1.6 mm) thick for flatwork to cover exposed edge of core material. Chamfer exposed edges uniformly at approximately 20 deg. Do not mitre laminate edges. Curved self edging shall be postformed material or bending grade.

.5 Apply laminate backing sheet to reverse side of core of plastic laminate work where specified. Provide backing sheet of sufficient thickness to compensate for stresses caused by the facing sheet.

.6 Locate joints where indicated, where not indicated at approximately 8'-0" (2440 mm) or 12'-0" (3660 mm) centres also include joints at corners, and changes in superficial area.

.7 Accurately fit decorative laminate together to provide tight, flush, butt joints. Joints in cored panels shall be made with 1/4" (6 mm) blind splines and draw bolts, one draw bolt for widths up to 6" (150 mm), two or more draw bolts at maximum 18" (450 mm) o.c. for widths exceeding 6" (150 mm).

.8 Keep joints min. 2'-0" (300 mm) from sink cut-outs.

.9 Seal the core at joints and exposed edges with sealer.

3 EXECUTION

Execution. Preparation and Protection. Protect work of other trades from damage. Make good any resulting damage, to the satisfaction of the Consultant, at no additional cost to the owner.

.1 Workmanship

.1 Fabricate and install work in accordance with the best practice. Finished work shall be free from drag, feathers, slivers or roughness of any kind. Remove machine marks by sanding. Give finished work smooth surfaces, ready for painting or varnish application.

.2 Mortise and tenon joints shall be glued and pinned. All panels shall be secured together with specified glued and dowelled method. Glue blind screw all fabricated component work unless otherwise specified. Set surface nails and plug countersunk screws with matching wood plugs. Use screws with cap washers where units with doors are secured to walls behind.

.3 Finished woodwork shall be free from bruises, blemishes, mineral marks, knots, shakes and other defects.

.4 All metal items such as grilles, tracks, supports, legs, brackets, etc. supplied by other trades shall be built into fitments, paneling, wood doors, etc., in strict accordance with directions of trades supplying such.

.5 Furnish rough hardware, nails, expansion shields, screws, brackets and incidentals required to assemble and install the fitments in their proper locations.

.6 Fit small scribe moulds or fillers of same materials as fitment to hide or fill voids at walls, partitions ceilings, furrings, exposed tops of millwork units, at base locations where rubber base occurs.

.7 Plywood Edging: all exposed 3/4" (19 mm) plywood edges shall be covered with glued on 1/4" (6 mm) thick hardwood strips.

.2 Millwork Workmanship

.1 Fitments shall have joints dowelled and all joints shall be glued and nailed or screwed. All cabinet bases shall be of 3/4" plywood, blocked 3'-0" O.C. maximum and at corners.

.2 Shelving shall be 3/4" (19 mm) plywood, adjustable or fixed as detailed. Maximum unsupported span for shelving shall be 3'-0" (900 mm). Adjustable shelves shall be set on angle clips or metal pilaster strips. Loose shelves shall have PVC edges on front edge.

.3 Laminates shall be pressure bonded to back-up board.

.4 Plastic laminate surface shall be level, without bubbles and core ghosting. Core edges in counter cut outs shall be sealed with asphalt compound. All exposed plastic edges shall be matched and sanded.

.3 Installation

Commencement of work implies total acceptance of surface and site conditions. Set and secure all materials and components in place, rigid plumb and square. Provide all furring strips and strapping required fixing millwork and casework to walls, etc. Provide all filler strips to seal any openings or joints at adjacent surfaces.

After installation, fit and adjust operating hardware to align all doors and drawers. Cleanup as the work proceeds and upon completion remove all rubbish and surplus materials resulting from the foregoing work.

.1 Installation and assembly work on the job shall be executed by skilled forces under supervision of a competent joinery foreman.

.2 Furnish rough hardware, nails, expansion shields, screws, brackets and incidentals required to assemble and install fitments in proper locations. Units shall be adequately fastened and secured in place with concealed fixings wherever possible. Include grounds and furring where required.

.3 Fitments shall be installed level, plumb and true and complete in all respects.

.4 Provide smooth surfaces with fastenings sunk and filled over to receive stain and sealer.

.5 Apply water resistant building paper over wood framing members in contact with masonry or cementitious construction.

.4 Hardware Installation

.1 Locate concealed European style hinges in accordance with manufacturer of hinge and with best standard practice. Set knobs, locks, and cylinders square with doors and escutcheons plumb. Apply accurately and neatly, to operate quietly and smoothly. Knobs shall turn easily; bolts slide freely and smoothly.

.2 All cupboard doors and drawer locks, except as noted below, shall be keyed alike in each room unless otherwise stated. All such keys shall be labeled as to their lock location and shall be turned over to the Owner. All locks, slide bolts, etc. shall be supplied with the appropriate strikes and screws. Provide slide bolts at all locked pair of doors on interior side of door leaf without lock.

.3 At completion of the work, moving parts shall be gone over, made to work easily, smoothly and efficiently. Work carefully cleaned down and left in complete and finished condition satisfactory to consultant.

END OF DOCUMENT

1 GENERAL

.1 Section Includes

.1 Provision of all labour, materials, equipment and incidental services necessary to complete all solid surfacing fabrication as illustrated in accompanying drawings or called for elsewhere in the Contract Documents. **Should discrepancies occur between this Section and other Consultant's notes on drawings, the most stringent shall govern**.

.2 Report in writing to the Consultant any defects of surfaces or work prepared by other trades which affect the quality or dimensions of this contractor's work. Failure to report shall imply complete acceptance of all work by other trades or of existing room conditions and locations.

.2 Reference Standards

.1 International Standards Organization (ISO):

.1 ISO 19712-2, Plastics – Decorative solid surfacing materials.

.2 ISO 4586-2, High-pressure decorative laminates (HPL, HPDL) – Sheets based on thermosetting resins.

.2 Terrazzo, Tile and Marble Association of Canada (TTMAC):

.1 2019/2021 Specification Guide - Tile Installation Manual.

.3 Qualifications

.1 The work of this trade shall be executed by a company having a minimum of 5 years proven first class experience in this type of work and having adequate equipment and skilled personnel.

.4 Work Included

.1 Work in this Section includes counter installation and other items utilizing solid surfacing fabrication as shown on the Drawings and as described in this Specification. Do not change source of supply for materials after work has started, if the appearance of finished work would be affected. Variation in component size and location of openings to be plus or minus 1.5 mm / 1/16".

.5 Shop Drawings

.1 Before shop drawings and fabrication is started, take critical measurements at the site to facilitate installation, fitting of work and access required to move millwork into final location. Take such

measurements prior to fabrication of the work of this section and in ample time to avoid delays in the work.

.2 Submit Shop Drawings. Indicate details of construction, cutouts, profiles, jointing, fastening, and other related details.

.1 Scales: Profiles and details as required, to Consultant approval, to clearly define the work.

.2 Indicate materials, thicknesses, finishes, and hardware.

.3 Indicate connections, attachments, anchorage locations, and coordination requirements with adjacent work.

.3

.6 Delivery and Storage

.1 Deliver materials listed in this Section only when ready for installation. Deliver materials undamaged, in original packages, containers, or bundles bearing manufacturers brand name and identification.

.2 Delivery and Acceptance Requirements:

.1 Minor chipping resulting from shipment, delivery and installation will be grounds for rejection.

.3 Storage and Handling Requirements:

.1 Store materials off ground, indoors, under cover, in dry location and in accordance with manufacturer's recommendations in clean, dry, well-ventilated area.

.2 Protect from weather, other elements and damage from construction operations and other causes.

.3 Handle solid surfacing components to prevent damage to edges, ends or surfaces. Protect all accessories and trims from being bent or damaged.

.7 Samples

.1 Submit for review and acceptance of each unit.

.2 Submit duplicate samples of a 300 mm wide x 150 mm deep / 1’-0” wide x 6” deep minimum sample of each colour and pattern for approval. Samples shall indicate full range of colour and pattern variation. Approved samples may be retained as a standard for this work to Consultant approval.

.8 Maintenance

.1 Provide Owner with printed instructions for "Care and Maintenance of Solid Surface" and finishes.

.9 Warranty

.1 Warranty workmanship against manufacturing defects, including warpage or delamination, for a period of five (5) years from date of acceptance of the completed installation. Make good or replace work showing defects in this period, as requested, at no expense to the Owner.

2 PRODUCTS

.1 Materials:

.1 Solid surfacing panels: Natural polymer, 12 mm / 1/2" solid, hard and durable, and of uniform strength with 6-8 mm beveled edge between cap and front return.

.1 Edge Detail: Edge profile as indicated on Drawings.

.2 Length: One piece to suit application.

.3 Colour: Not more than [four (4) colours] from manufacturer's complete colour range.

.2 Accessories General: Provide accessory Products, as specified below, from the solid surfacing manufacturer or provide Products approved by the solid surfacing manufacturer for intended use.

.3 Seam Adhesive: As required and approved by manufacturer to create permanent, inconspicuous, non-porous, hard seams and joints by chemical bond between solid surfacing materials and components to create a monolithic appearance of the fabrication.

.4 Panel Adhesive: To solid surfacing manufacturer written recommendations for use to bond solid surfacing components to adjacent and underlying substrates, neoprene based, Underwriter's Laboratories (UL) listed.

.5 Mounting Hardware: As required by manufacturer for mounting hardware, including sink/bowl clips, inserts and fasteners for attachment of undermount sinks and lavatories.

.2 Fabrication

.1 Shop-fabricate components to sizes and shapes indicated, to the greatest extent practical, in accordance with reviewed Shop Drawings and manufacturer's requirements. Route contours and radii from site obtained template to provide smooth edges. Defective and inaccurate work will be rejected.

.2 Joints and seams: Form joints and seams between solid surfacing components using manufacturer's approved seam adhesive. Joints shall be inconspicuous in appearance and without voids to create a monolithic appearance.

.3 Provide holes and cutouts for plumbing and bath accessories as indicated on Drawings.

.4 Edge Finishing: Rout and finish component edges to a smooth, uniform appearance and finish. Edge shapes and treatments complete with any inserts, to profiles as detailed on the Drawings. Repair or reject defective or inaccurate work.

3 EXECUTION

.1 Coordination

.1 To provide a stable, sound, secure installation, coordination is required between the solid surfacing installer and other trades to ensure structural base support, proper clearances, and other supporting components will be provided for the installation of solid polymer components as required by the solid surfacing manufacturer. Coordinate and provide appropriate substrates and staging areas for solid surfacing installations.

.2 Examination

.1 Verification of Conditions: Verify conditions of substrates previously installed under other Sections or Contracts are acceptable for solid surfacing installation in accordance with manufacturer's written instructions.

.3 Installation

.1 Install all components and fabricated units plumb, level, and rigid. Field joints between solid surfacing components to provide a monolithic appearance using solid surfacing manufacturer’s approved seam adhesives, with joints inconspicuous in the finished work.

.2 Attach sinks and lavatory bowls to counter and vanity tops with mounting hardware, seam adhesive and sealants to solid surfacing manufacturer's recommendations.

END OF DOCUMENT

Part 1 General

1.1 SECTION INCLUDES

.1 Acoustic insulation for plumbing walls or as noted on drawings.

1.2 RELATED SECTIONS

.1 Section 07 84 00 - Firestopping.

.2 Section 09 21 16 - Gypsum Board Assemblies: Thermal insulation.

.3 Mechanical/Electrical Commissioning Divisions

1.3 REFERENCES

.1 ASTM C665-06 - Mineral-Fibre Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.

.2 ASTM E84 -08a- Test Method for Surface Burning Characteristics of Building Materials.

.3 CAN/ULC-S102-03 - Method of Test for Surface Burning Characteristics of Building Materials and Assemblies.

.4 CAN/ULC-S702-97 - Thermal Insulation, Mineral Fibre, for Buildings.

.5 NFPA 255 - Test of Surface Burning Characteristics of Building Materials.

.6 UL 723 - Tests for Surface Burning Characteristics of Building Materials.

.7 ASTM C423 Test Method for Sound Absorption Coefficient by the Reverberation Room Method

1.4 SYSTEM DESCRIPTION

.1 Provide continuity of thermal barrier at building enclosure elements in conjunction with thermal insulating materials.

.2 Refer to Drawings for thicknesses of insulation required. Select appropriate products from list of materials on basis of their maintaining thermal value of envelope, total compatibility when incorporated into finished system while ensuring substrate conditions as well as their ability to adhere components permanently, where applicable in rigid manner and maintain flexibility where required in finish work.

1.5 ADMINISTRATIVE REQUIREMENTS

.1 Coordination:

.1 Coordinate with other work having a direct bearing on work of this section.

Part 2 Products

2.1 MANUFACTURERS

.1 Glass Fibre Acoustic Blanket insulation:

- .1 To CAN/ULC-S702, Type 1, pre-formed unfaced glass fibre batt acoustic insulation.
- .2 Surface burning characteristics to CAN/ULC-S102:
  - .1 Flame spread: 0.
  - .2 Smoke developed: 0.
- .3 Surface burning characteristics to CAN/ULC-S102.2:
  - .1 Flame spread: 0.
  - .2 Smoke developed: 0.
- .4 Smoulder resistance: To ULC S-129.
- .5 Non-combustible: To CAN4-S114.
- .6 Does not support mold growth: meets fungal resistance criteria in ASTM C1338.
- .7 Thickness: As indicated.
- .8 Acceptable Product: 'Quietzone Pink Next Gen Fiberglas Insulation' by Owens Corning Canada or equivalent by Johns Manville, or approved alternate.

.2 Stone/Mineral Wool Interior Acoustic and Fire-Rated Partitions:

- .1 Compliance: ASTM C612 Type 1, ASTM C665 Type 1, CAN/ULC-S702 Type 1, UL and ULC Design Numbers.
- .2 Fire Performance: ASTM E136 and CAN4 S114, non-combustible.
- .3 Fire Performance Surface Burning Characteristics: ASTM E84 (UL 723) and CAN/ULC S102, flame spread 0 and smoke developed 0.
- .4 CAN/ULC S129 Smolder Resistance 0.09 percent.
- .5 Acoustic Performance: ASTM E90, ASTM E413, ASTM C423, ASTM E1050.
- .6 Density: ASTM C612, 2.8 lbs/ft3 (45 kg/m3).
- .7 Dimensions: to suit application.
- .8 Thickness: As indicated.
- .9 Acceptable Product: 'MinWool SAFB' by Johns Manville, 'Thermafiber SAFB' by Owens Corning, or 'Rockwool AFB' by Rockwool.

Part 3 Execution

3.1 EXAMINATION

.1 Verify that substrate, adjacent materials, and insulation are dry and ready to receive insulation.

3.2 INSTALLATION

.1 Install in exterior walls, roof, and ceiling spaces without gaps or voids. Do not compress insulation, except for bagged insulation. Refer to Drawings for locations.

.2 Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.

.3 Fit insulation tight in spaces and tight to exterior side of mechanical and electrical services within the plane of insulation.

END OF SECTION

1 GENERAL

.1 Section includes

.1 Provision of all labour, materials, equipment and incidental services necessary to provide firestopping materials, installation and/or systems intended to act as a firestop and smoke seal within fire rated wall and floor assemblies. Fire-rated concrete, masonry or gypsum wallboard, for any through-penetrating items, through termination devices, electrical boxes or any unprotected openings, voids and joints including openings and spaces at separation perimeter edges. Also, top of all corridor walls at junction with floor or roof structural elements and separations, as illustrated in accompanying drawings or called for elsewhere in the Contract Documents.

.2 Related Sections

.1 Mechanical Division

.2 Electrical Division

.3 Quality Assurance

.1 Work of this Section shall be performed by a Subcontractor approved by firestopping manufacturer who has equipment and skilled tradesmen to perform the work expeditiously; and has completed work similar to that specified during the immediate past five years.

.4 Reference Standards

.1 CAN4-S115-M85, Standard Method of Fire Tests of Firestopping Materials.

.2 CAN/ULC-S102-M88, Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies.

.3 ULC List of Equipment and Materials, Volume III, Fire Resistance Ratings, Guide 40U19.

.4 Factory Mutual Approved Guide.

.5 ULI Fire Resistance Directory.

.6 Warnock Hersey Certification Listings.

.5 System Description

.1 Firestopping and smoke seals within mechanical and electrical assemblies (i.e. inside ducts, dampers and bus ducts) shall be

provided as part of the work of Divisions 15 and 16 respectively.

.2 Firestopping and smoke seals around the outside of such mechanical and electrical assemblies, where they penetrate fire separations, shall form part of the work of this section.

.6 Mock-up

.1 Prepare sample joints for approval by the Consultant, representative of each type of firestopping condition in accordance with Section 01300. Approved installations shall become part of the finished work.

.7 Submittals

.1 Submit manufacturer's product data for each firestopping and smoke seals materials used for this project, including installation procedures, recommendations for use, and fire resistive properties. Submit binder illustrating all locations called for on Contract Documents, thickness tolerances and any other technical information required for a proper evaluation of the proposed system.

.2 Environmental Conditions

.1 Apply firestopping only to completely dry surfaces, and at air and material temperatures above minimum established by manufacturer's specifications.

.8 Extended Warranty

.1 Submit a warranty for the firestopping installation specified in this Section covering a period of an additional two years beyond the expiration of the warranty period specified in the General Conditions of the Contract, including materials and application. Replacement of firestopping shall include removal of defective materials, preparation for and application of new material, and the repair and making good of damaged adjacent materials.

.2 Defective firestopping installation shall include, but not be restricted to, joint leakage, hardening, cracking, crumbling, melting, bubbling, shrinkage, running, sagging, loss of adhesion, loss of cohesion, and staining of adjoining or adjacent finished materials or surfaces.

.2 PRODUCTS

.1 Materials

.1 Firestopping and smoke seal systems: in accordance with CAN4-S115. Asbestos free materials and systems capable of maintaining an effective barrier against flame, smoke and gases to CAN4-S115 and not to exceed opening sizes for which they are intended.

.2 Service Penetration Assemblies: certified by ULC in accordance with CAN4-S115 and listed in ULC Guide No. 40 U19.

.3 Service Penetration Firestop Components: certified by ULC in accordance with CAN4-S115 and listed in ULC Guide No. 40 U19.13 and ULC Guide No. 40 U19.15 under the label service of ULC.

.4 Fire resistance rating of installed firestopping assembly in accordance with OBC/06, NBC, all other applicable codes and not less than the fire resistance rating of surrounding floor and/or wall assembly.

.5 Primers: to manufacturer's recommendation for specific material, substrate, and end use.

.6 Damming, Forms & Back-up Material: to manufacturer's recommendation, and in accordance with tested assembly being installed as acceptable to authorities having jurisdiction.

.7 3M Firestopping /smoke seal (or approved equivalent) is an acceptable product. Other products meeting the technical specifications of this section may be proposed.

.3 EXECUTION

.1 Preparation

.1 Examine sizes and conditions of voids to be filled to establish correct thicknesses and installation of materials. Ensure that substrates and surfaces are clean, dry and frost free.

.2 Prepare surfaces in contact with firestopping materials and smoke seals to manufacturer's instructions.

.3 Firestopping shall be installed before fireproofing where bonding of firestops to metal deck is required.

.4 Firestopping must precede installation of insulation around pipes and ducts penetrating fire separation.

.5 Mask where necessary to avoid spillage and over coating onto adjoining surfaces.

.2 Installation

.1 Install firestopping and smoke seal material and components in accordance with ULC certification and manufacturer's instruction.

.2 Seal holes or voids made by through penetrations, poke-through termination devices, and unpenetrated openings or joints to ensure continuity and integrity of fire separations.

.3 Provide temporary forming as required and remove forming only after materials have gained sufficient strength to maintain their integrity.

.4 Tool or trowel exposed surfaces to a neat smooth finish.

.5 Remove excess compound promptly as work progresses and upon completion.

.6 Apply ROXUL Insulation (or approved equivalent) to top of corridor walls and all-party walls between all rooms. Pack solidly and apply firestopping material to both sides of wall, full length.

.3 Inspection

.1 Notify Consultant when installation is complete and ready for inspection, and prior to concealing or enclosing firestopping materials and service penetration assemblies.

.4 Tolerances

.1 The following shall regulate sizing of service penetrations:

.1 Single, circular penetrations, except in fire resistance rated gypsum board shall be sleeved by Divisions 15 and 16.

.2 Multiple penetrations of circular penetrants shall be considered such if the penetrants are not further than 100mm apart.

.3 Forming of multiple penetrations and single penetrants in fire resistance rated gypsum board assemblies shall be created by respective trades by forming a square or rectangular opening around the penetrants. The edges of the opening shall be covered in gypsum board

.4 Perimeter clearance shall be 12mm to 25mm for single penetrants, or 12mm to 25mm around outer penetrants in multiple penetrations.

.5 Penetrations of square or rectangular configuration shall be constructed as specified above. Perimeter clearance shall be 40 to 50mm.

.5 Schedule

.1 Firestopping and smoke seals are required at the following locations:

.1 Fire resistance rated and non rated concrete, masonry and gypsum board partition penetrations and walls classified as fire separations or fire walls.

.2 Top of all fire separations rated or none rated, and fire resistance rated masonry and gypsum board partitions.

.3 Intersection of fire resistance rated masonry and gypsum board partitions.

.4 Penetrations to fire resistance rated floor slabs, ceilings and roofs.

.5 Control joints in fire resistance rated floor slabs, ceilings and roofs.

.6 Around M/E assemblies penetrating fire separations.

.7 At intersections of fire rated floor assemblies and exterior walls of steel studs or curtain wall construction.

.2 Edge of floor slabs at curtain wall assemblies.

.1 Self-leveling elastomeric seal and backup/forming material.

.2 Firestop system rating: F.

.3 Voids at perimeter edges of vertical fire separations consisting of masonry, concrete, or gypsum board stud construction.

.1 Elastomeric seal and backup/forming material.

.2 Firestop system rating: F.

.4 Intersection of masonry and gypsum board stud fire separations.

.1 Elastomeric seal and backup/forming material.

.2 Firestop system rating: F.

.5 Control and deflection joints in fire separations.

.1 Elastomeric seal and backup/forming material.

.2 Firestop system rating: F.

.6 Non-service penetrations through horizontal fire separations and fire-resistance rated floor slabs, ceilings and roofs.

.1 Self-leveling elastomeric seal and backup/forming material.

.2 Firestop system rating: F.

.7 Openings and sleeves installed for future use in fire separations.

.1 Elastomeric seal and backup/forming material.

.2 Firestop system rating: FH.

.8 Service penetrations around mechanical ductwork and non-combustible piping, rigid electrical conduit and other assemblies penetrating fire separations.

.1 Elastomeric seal and backup/forming material.

.2 Firestop system rating: F.

.9 Service penetrations around combustible piping penetrating fire separations.

.1 Intumescent mastic elastomer.

.2 Firestop system rating: F.

.6 Cleanup

.1 Remove excess materials and debris from site, and clean adjacent surfaces immediately after application.

END OF DOCUMENT

1 GENERAL

.1 Section Includes

.1 Provision of all labour, materials, equipment and incidental services necessary to provide all hollow metal doors, frames and screens, as illustrated in accompanying drawings or called for elsewhere in the Contract Documents.

.2 Related Sections

.1 Section 099100 – Painting

.3 Reference Standards

.1 ASTM A653/A653M Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-coated (Galvannealed) by the Hot-Dip Process.

.2 CAN4 S104-M80 Fire Tests of Door Assemblies.

.3 CAN4 S105M-M85 Fire Door Frames.

.4 CAN/CSA-G40.20/G40.21-M92 General Requirements for Rolled or Welded Structural Quality Steel.

.5 CGSB 1.181-92 Ready Mixed Organic Zinc-Rich Coating.

.6 CGSB 51-GP-21M Thermal Insulation, Urethane and Isocyanurate, Unfaced.

.7 Canadian Steel Door and Frame Manufacturers' Association, (CSDFMA) Canadian Manufacturing Specifications for Steel Door and Frames, 1990.

.8 NFPA 80-1992 Fire Doors and Fire Windows.

.4 Requirements of Regulatory Agencies

.1 Steel fire rated doors and frames: labelled and listed by an organization accredited by Standards Council of Canada in conformance with CAN4 S104M-80 revised 1985 and CAN4 S105M-1985 for ratings specified or indicated.

.2 Install labelled, fire resistance rated, steel doors and frames in accordance with NFPA 80 except where specified otherwise.

.5 Shop Drawings

.1 Submit shop drawings.

.2 Indicate each type of door, material, steel core thicknesses, mortises, reinforcements, location of exposed fasteners, glazed openings, arrangement of hardware and fire ratings.

.3 Indicate each type frame material, core thickness, reinforcements, glazing stops, location of anchors and exposed fastenings and finishes.

2 PRODUCTS

.1 Materials

.1 Steel sheet: Cold rolled, commercial grade to ASTM A568-81, Class 1, hot-dip galvanized to ASTM A653/A653M, coating designation ZF75 (A25).

.2 Doors

.1 Surface sheets and top and bottom end channels	16 gauge	1.5 mm
.2 Frames and framing	16gauge	1.5 mm
.3 Reinforcement for surface applied hardware	12 gauge	2.7 mm
.4 Hinge reinforcement	10 gauge	3.4 mm
.5 Flush bolt reinforcement	16 gauge	1.5 mm
.6 Lock and strike reinforcement	16 gauge	1.5 mm
.7 “T” strap anchors	16 gauge	1.5 mm
.8 “L” strap anchors	18 gauge	1.2 mm
.9 Stud type	18 gauge	1.2 mm
.10 Glazing stops	20 gauge	1.0 mm

.3 Door Core

.1 Steel Stiffened: vertically stiffened with 0.9mm steel ribs and all voids filled with semi-rigid mineral fibre insulation (min. density 24kg/m3).

.4 Frames

.1 Interior steel frames

.1 1.2mm base thickness for openings 1200mm or less in unsupported width.

.2 1.6mm base thickness for openings over 1200mm in unsupported width, and for all frames located in fire separations.

.2 Provide other door and frame components in accordance with CSDFMA specifications.

.5 Primer

.1 Zinc-rich rust inhibitive type only.

.6 Colour

.1 Colour as indicated by consultant.

.7 Accessories

.1 Door Silencers: Single stud rubber/neoprene type.

.8 Fabrication - General

.1 Fabricate doors and frames as detailed, to CSDFMA-1990 Specifications for Commercial Steel Doors and Frames, except where specified otherwise.

.2 Blank, reinforce, drill and tap doors and frames for mortised hardware. Mortised cut-outs shall be protected with steel guard boxes.

.3 Reinforce doors and frames for surface mounted hardware.

.4 Provide for appropriate anchorage to floor and wall construction. Each wall anchor shall be located immediately above or below each hinge reinforcement on the hinge jamb and directly opposite on the strike jamb.

.5 For rebate opening heights up to and including 1520mm, provide two anchors, and an additional anchor for each additional 760mm or fraction thereof.

.6 Each door opening shall be prepared for rubber stud door silencers, three (3) for single doors, two (2) for double doors.

.7 Apply, at factory, touch up primer to doors and frames manufactured from galvanized steel where coating has been removed during fabrication.

.8 Fabricate thermally broken frames for exterior doors using 1.2mm steel, separating exterior portion of frame from interior portion with polyvinylchloride thermal breaks.

.9 All pairs of doors fabricated to have a labelled fire resistance rating of more than 1 1/2 hours shall be provided with flat steel astragals in accordance with NFPA 80.

.10 Make provision for glazing as indicated and provide necessary glazing stops in accordance with tested and labelled assemblies.

.11 All glazing rebates and stops for frames located in fire separations shall be minimum 20mm in height.

.12 Fire labelled doors and frames shall be provided for those openings requiring fire protection ratings. Doors and frames shall be tested in accordance with CAN4-S104.

.13 Provide all required internal steel reinforcement to ensure structural rigidity and integrity, including connections to nearest building structure elements.

.9 Welded Frames

.1 Cut mitres and joints accurately and weld continuously on inside of frame profile.

.2 Grind welded corners and joints to flat plane, fill with metallic paste filler and sand to uniform smooth finish.

.3 Butt joints of mullions, transom bars, centre rails and sills shall be coped accurately and securely welded.

.4 Weld in two (2) temporary jamb spreaders per frame to maintain alignment during shipment.

.5 Glazing stops shall be formed channel, accurately fitted, butted at corners and fastened to frame sections with countersunk oval head tamper resistant sheet metal screws. Stops shall be 20mm high at frames in fire separations, 16mm high for all others.

.10 Knock-down Frames

.1 Accurately form interlocking joints of knocked down frames to maintain alignment when field assembled.

.2 Floor anchors shall be securely attached to the inside of each jamb profile.

.11 Doors

.1 Make provision for glazing as indicated and provide necessary glazing stops.

.2 Construct stile and rail doors in same manner as flush doors.

.3 Construct matching transom panels or inactive leaves in same manner as doors.

.4 Fabricate doors with longitudinal edges mechanically interlocked. Seams shall be visible.

.5 Fire labelled doors shall be provided for those openings requiring fire protection ratings, as indicated. Such frames shall be tested in strict conformance with CAN4-S104, ASTM E-152 or NFPA 252.

3 EXECUTION

.1 Installation General

.1 Install all doors and frames in strict accordance with National Fire Protection Association (NFPA) 80, Fire Doors and Fire Windows.

.2 Door Installation

.1 Install doors in accordance with manufacturer's instructions and templates.

.2 Provide even margins between doors and jambs and doors and finished floor and thresholds as follows:

.1 Hinge side: 1.0 mm.

.2 Latchside and head: 1.5 mm.

.3 Finished floor, top of carpet, and thresholds: 13 mm.

.4 Adjust operable parts for correct function.

.3 Frame Installation

.1 Set frames plumb, square, level and at correct elevation.

.2 Secure anchorages and connections to adjacent construction.

.3 Brace frames rigidly in position while building-in. Install temporary horizontal wood spreader at third points of door opening to maintain frame width. Provide vertical support at centre of head for openings over 1200mm wide. Remove temporary spreaders after frames are built-in.

.4 Make allowances for deflection of structure to ensure structural loads are not transmitted to frames.

.5 Install all frame reinforcing where indicated or required for structural rigidity.

.4 Finish Repairs

.1 Touch up with primer galvanized finish damaged during installation.

END OF DOCUMENT

Part 1 General

1.1 SECTION INCLUDES

.1 Flush wood doors.

1.2 RELATED SECTIONS

.1 Section 08 11 13 - Metal Doors and Frames.

.2 Section 09 91 10 - Painting

1.3 REFERENCES

.1 ANSI A135.4-2012 - Basic Hardboard.

.2 ASTM E413-10 - Classification for Rating of Sound Insulation.

.3 AWMAC (Quality Standards for Architectural Woodwork), Latest Edition.

.4 CHPVA (Canadian Hardwood Plywood and Veneer Association).

.5 HPVA (Hardwood Plywood and Veneer Association).

.6 NEMA (National Electric Manufacturers Association) LD3 - High Pressure Decorative Laminates.

.7 CSA O115-M1982 (R2001) Hardwood and Decorative Plywood.

.8 CAN/CSA O132.2 Series-90 (R2003) Wood Flush Doors.

.9 CAN/CSA O132.5-M1992(1998), Stile and Rail Wood Doors.

1.4 ADMINISTRATIVE REQUIREMENTS

.1 Coordination:

.1 Coordinate with other work having a direct bearing on work of this section.

.2 Coordinate the work with door opening construction, door frame and door hardware installation.

1.5 SUBMITTALS FOR REVIEW

.1 Product Data: Indicate door core materials and construction; veneer species, type and characteristics.

.2 Shop Drawings: Illustrate door opening criteria, elevations, sizes, types, swings, undercuts required, and identify cut-outs for glazing and louvres.

1.6 SUBMITTALS FOR INFORMATION

.1 Section 01 33 00: Submission procedures.

.1 Installation Data: Manufacturer's special installation requirements.

1.7 QUALITY ASSURANCE

.1 Perform work in accordance with AWMAC Quality Standards, Custom Grade. Maintain one (1) copy copies of document on site.

.2 Finish doors in accordance with AWMAC Quality Standards [to finish identified in schedule].

.3 Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three (3) years documented experience and a member in good standing with AWMAC.

1.8 DELIVERY, STORAGE, AND PROTECTION

.1 Protect doors with resilient packaging. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and bottom edges if stored more than one week. Break seal on site to permit ventilation.

1.9 WARRANTY

.1 Provide warranty to include coverage for failure to meet specified requirements, to the following term:

.1 Interior Doors: Two (2) years.

.2 Include coverage for delaminating of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

Part 2 Products

2.1 DOOR TYPES:

.1 Acceptable Manufacturers:

.1 Baillargeon,
.2 Lambton
.3 or acceptable alternate.

.2 Solid Core Birch Veneer – Non-rated:

.1 To ansi/wdma i.s. 1a – Extra Heavy Duty 44mm thick solid core construction as follows, eg Baillargeon 8300-ME;
.2 Perimeter construction: 85mm laminated strand lumber, including 22mm piece of hardwood, matched with faces for a total width of 107mm.
.3 Adhesives: type 1 PVA Cross-link
.4 Core: Low combustible agrifibre, minimum density 448kg/m^3 , ULC labeled.
.5 Door Faces: Birch veneer, Finish TBD, submit sample prior to fabrication.
.6 Glass Stops: matching wood, designed to ULC requirements
.7 Doors shall be fully sound and smoke stripped with minimum 30 minute fire rating or local code (whichever is greater).

.8 Located in HM frames

.9 Install wood doors with a maximum

.3 Install wood doors with a maximum diagonal distortion of not more than 1.5mm measured with straight edge corner to corner.

.4 Fabricate non-rated doors in accordance with AWMAC Quality Standards requirements.

.5 Sound Rating for Single Door Leaf Assembly: ASTM E413, minimum STC 35.

.6 Provide lock blocks at lock edge for hardware reinforcement.

.7 Fit door edge trim to edge of stiles after applying veneer facing.

.8 Bond edge banding to cores.

Factory machine doors for finish hardware in accordance with hardware requirements and dimensions. Do not machine for surface hardware. Provide solid blocking for through bolted hardware.

.9 Factory fit doors for frame opening dimensions identified on shop drawings.

.10 Cut and configure door edge to receive recessed weather stripping devices to reduce sound transition for Board Room and Meeting Room.

.11 Provide edge clearances in accordance with AWMAC.

2.2 FINISHES

.1 Factory finish doors in accordance with AWMAC Quality Standards to the following finishes:

.2 Seal door top edge with sealer to match door facing.

.3 Solid/Hollow Core construction with paint grade finish

.4 Interior hollow core door and trim colour: TBD on Site or as indicated in Architectural Drawings.

.5 HM Frame Finish Colour: To match existing Gray colour at Corridors. Paint finish all sides of existing HM frames.

Part 3 Execution

3.1 EXAMINATION

.1 Verify that opening sizes and tolerances are acceptable.

.2 Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.2 INSTALLATION

.1 Install doors to manufacturer's instructions.

.2 Trim non-rated door width by cutting equally on both jamb edges.

.3 Trim door height by cutting bottom edges to a maximum of 19 mm (3/4 inch).

.4 Machine cut for hardware.

.5 Coordinate installation of doors with installation of frames specified in Section 08 11 13 – Metal Door and Frames and hardware specified in Section 08 71 00 – Door Hardware.

.6 Coordinate installation of glass and glazing.

.7 Install door louvres plumb and level.

3.3 INSTALLATION TOLERANCES

.1 Conform to AWMAC requirements for fit and clearance tolerances.

.2 Conform to AWMAC Section 1300 requirements for maximum diagonal distortion.

3.4 ADJUSTING

.1 Adjust door for smooth and balanced door movement.

.2 Adjust closer for full closure.

END OF SECTION

1 GENERAL

.1 Section Includes

.1 Provision of all labour, materials, equipment and incidental services necessary to provide gypsum board systems as illustrated in accompanying drawings or called for elsewhere in the Contract Documents. System includes but is not limited to the following:

.1 Standard Gypsum board, rated components and moisture proof units.

.2 Reinforced cement board.

.3 GP Denseglass Gold 13 mm exterior sheathing for all exterior soffit and canopy fascias applications.

.4 Ceiling suspension systems.

.5 Finishes.

.6 Bulkheads, exposed ductwork in finished areas and above millwork.

.7 Non-load bearing steel stud partitions.

.8 Walls furring.

.9 Acoustic insulation in sound affected areas.

.10 Access Panels.

.2 Related Sections

.1 Section 06400 – Architectural Woodwork

.2 Section 09910 – Painting

.3 References

.1 ASTM C 36-95, Specification for Gypsum Wallboard.

.2 ASTM C 79-94, Specification for Gypsum Sheathing Board.

.3 ASTM C 475-94, Specification for Joint Compound and Joint Tape for Finishing Gypsum Board.

.4 ASTM C 630-93, Specification for Water-Resistant Gypsum Backing Board.

.5 ASTM C645-88, Specification for Non-Load (Axial) Bearing Steel Studs, Runners (Track), and Rigid Furring Channels for Screw Application of Gypsum Board.

.6 ASTM C 840-95, Specification for Application and Finishing of Gypsum Board.

.7 ASTM C 954-93, Specification for Steel Drill Screws for the Application of Gypsum Board.

.8 ASTM C 1074-94, Accessories for Gypsum Wallboard and Gypsum Veneer.

.9 ASTM C 1177-91, Specification for Glass Mat Gypsum Substrate for Use as Sheathing.

.10 ASTM C 1178-93, Specification for Glass Mat Water-Resistant Gypsum Backing Board.

.11 ASTM C 1280-94, Specification for Application of Gypsum Board Sheathing.

.12 ANSI A118.9-1990, Test Methods and Specifications for Cementitious Backer Units.

.13 CAN/ULC-S102-1988 Building Materials and Assemblies, Standard Method of Test for Surface Burning Characteristics of.

.14 CAN/CSA-S136-M89, Cold Formed Steel Structural Members.

.15 CAN/CGSB-19.21-M87, Sealing and Bedding Compound Acoustical.

.4 Environmental Requirements

.1 Maintain temperature minimum 10°C, maximum 21°C for 48 hours prior to and during application of gypsum boards and joint treatment, and for at least 48 hours after completion of joint treatment.

.2 Apply board and joint treatment to dry, frost free surfaces.

.5 Sequencing

.1 Co-ordinate installation of ceiling suspension systems with work of Divisions 15, 16, including sprinkler systems. Allow for completion of major items of work by mechanical and electrical trades prior to installation of ceiling grid systems.

2 PRODUCTS

.1 Partition Framing

.1 Channel stud framing: to ASTM C645, 64mm, 89mm, and 152mm stud sizes, roll formed from 0.53mm thickness, hot dipped galvanized steel sheet. Knock-out service holes at 460mm centres.

.2 Floor and ceiling tracks: to ASTM C645, in widths to suit stud sizes, 32mm flange height.

.3 Metal channel stiffener: 38mm wide for 64mm studs, 64mm wide size for 89 and 152mm studs, 1.4mm thick cold rolled steel, hot dip galvanized.

.2 Furring Systems

.1 Metal furring runners, hangers, tie wires, inserts, and anchors: to ASTM C645.

.2 Drywall furring channels: 0.5mm core thickness galvanized steel channels for screw attachment of gypsum board.

.3 Resilient furring channels: 0.5mm base steel thickness galvanized steel channels for resilient attachment of gypsum board.

.3 Ceiling Suspension System

.1 Approved ceiling suspension system are "Donn Canada Ltd. - DXL System, Bailey Metals - BEF System, Armstrong - Prelude 15/16" (or approved equivalent),

.2 Main Runners: 38 x 24mm, 0.6mm galvanized steel, single web construction.

.3 Cross Tees: 38 x 24mm, 0.6mm galvanized steel, double web construction.

.4 Cross Channels: 73 x 22mm, 0.6mm thick, galvanized or pre-painted cold rolled steel.

.5 Wall Channels: 38 x 24mm, 0.6mm galvanized steel, "C" channel.

.4 Board Materials

.1 Standard board: to ASTM C 36, regular and Type X, 13mm, and 16mm thicknesses, board size 1220mm wide x maximum practical length, ends square cut, edges tapered.

.2 Tile backer board: CGC Fibrerock tile backer board 13 mm

.3 Moisture resistant board: to ASTM C 630, regular 13mm thick, board size 1220mm wide x maximum practical length. To be used in all wet areas subject to humidity and moisture penetration. Cement board is acceptable.

.4 GP Denseglass Gold 13 mm exterior sheathing for all exterior soffit and canopy fascias applications.

.5 Accessories

.1 Hanger Wire: 4.8mm galvanized pencil rod.

.2 Screws: #6 or #8 bugle head, to ASTM C954, hardened and phosphate plated, drywall screws. Use self-drilling type for heavier thickness framing material.

.3 Laminating compound: as recommended by manufacturer.

.4 Corner beads and trim: 0.6mm commercial grade galvanized sheet steel to ASTM C645, perforated flanges, one piece length per location, by Bailey Metal Products or CertainTeed (or approved equivalent), and as follows:

.1 Corner bead: D-100 series.

.2 Casing bead: #4411 or D-200.

.3 Reveal trim(edge): D-300.

.4 No-Coat Flexible Drywall Corner

.5 Or approved Alternate.

.5 Firestop and Smoke sealant: to Section 07840.

.6 Insulating strip: rubberized moisture resistant, 3mm thick, closed cell neoprene strip, 13mm wide, with self sticking permanent adhesive on one face; lengths as

required.

.7 Joint compound: to ASTM C475.

.6 Non-rated Access Panels for walls and ceilings

.1 Size: To suit access requirements.

.1 For body entry: 610 x 610 mm/ 24" x 24" minimum.

.2 For hand entry: 305 x 305 mm/ 12" x 12" minimum.

.2 Construction: Rounded safety corners, concealed hinges, screwdriver latch, anchor straps, able to open 180 degrees.

.3 Gasketing: Fabricate access doors with neoprene gasket around perimeter of door frame.

.4 Anchors: Concealed, to suit application.

.5 Finish: As follows unless indicated:

.1 All areas unless otherwise indicated: Galvanized, bonderized steel with white powder coat primer.

.2 To all washrooms, kitchens, custodial wet areas and other wet areas as indicated: No. 304 stainless steel with No. 4 satin brushed finish.

.3 To all walls with a tile finish as indicated: Recessed access panel with tile finish.

.7 Fire-Rated Access Doors For Walls And Ceilings

.1 Fire-Rated Access Doors and Frames: Provide access door and frame assemblies tested for fire-test-response characteristics in accordance with NFPA 80 to the following test methods and that are listed and labeled by UL or Intertek - Warnock Hersey and to the authorities having jurisdiction:

.1 NFPA 252 or UL 10B for fire-rated access door assemblies installed vertically.

.2 NFPA 288 for fire-rated access door assemblies installed horizontally.

.2 Fire-Resistance Ratings: Wherever a fire-resistance classification is indicated, provide fire rated access door and panel assemblies with panel door, frame, hinge, and latch from manufacturer listed in Underwriter's Laboratories (UL), "Building Materials Directory" or Intertek - Warnock Hersey for rating shown.

.1 Provide 90 minute UL label at 2-hour rated partitions.

.2 Provide three (3) hour Warnock Hersey label at horizontal applications, up to 24 inch wide x 36 inch high.

.3 Provide 2 hour Warnock Hersey label at horizontal applications greater than 24 inch wide x 36 inch high.

.3 Size: to suit access requirements.

.1 For body entry: 610 x 610 mm / 24" x 24" minimum.

.2 For hand entry:305 x 305 mm / 12" x 12" minimum.

.4 Construction: Rounded safety corners, concealed hinges, screwdriver latch, anchor straps, able to open 180 degrees.

.5 Anchors: Concealed, to suit application.

.6 Finish:

.1 All areas unless otherwise indicated: Galvanized, bonderized steel with white powder coat primer.

.2 To all washrooms, kitchens, custodial wet areas and other wet areas as indicated: No. 304 stainless steel with No. 4 satin brushed finish.

.3 To all walls with a tile finish as indicated: Recessed access panel with tile finish.

.8

.9 Finishes

.1 Finish: standard interior use, smooth finish and primer-sealer, white gypsum powder site mixed with white latex paint, or as called for on contract documents.

3 EXECUTION

.1 General

.1 Perform work in accordance with ASTM C840 except where specified otherwise.

.2 Partition Erection (where shown on accompanying drawings)

.1 Align partition tracks at floor and ceiling and secure at 600mm o.c. maximum.

.2 Install polyethylene dampproof course under stud shoe tracks of partitions on slabs on grade.

.3 Place studs vertically at 406mm oc and not more than 50mm from abutting walls, and at each side of openings and corners. Position studs in tracks at floor and ceiling. Cross brace steel studs as required to provide rigid installation to manufacturer's instructions.

.4 Erect metal studding to tolerance of 1:1200.

.5 Attach studs to bottom and ceiling track using screws.

.6 Coordinate simultaneous erection of studs with installation of service lines. When erecting studs ensure web openings are aligned.

.7 Coordinate erection of studs with installation of door/window frames and special supports or anchorage for work specified in other Sections.

.8 Provide two studs extending from floor to ceiling at each side of openings wider than stud centres specified. Secure studs together, 50mm apart using column

clips or other approved means of fastening placed alongside frame anchor clips.

.9 Erect track at head of door/window openings to accommodate intermediate studs. Secure track to studs at each end, in accordance with manufacturer's instructions. Install intermediate studs above and below openings in same manner and spacing as wall studs.

.10 Frame openings and around built-in equipment, cabinets, access panels, on four sides. Extend framing into reveals. Check clearances with equipment suppliers.

.11 Provide 100mm wide 0.76mm plates secured between studs for attachment of wall mounted fixtures such as toilet and bath accessories, grab bars, towel rails, mirrors, and other fixtures not supplied with their own carrier frames, when called for on contract documents.

.12 Provide 152mm wide, 0.76mm galvanized sheet steel screw plates across face of studs at all locations of upper, wall mounted millwork cabinets. Locate plates aligned with top and bottom edges of cabinet.

.13 Install steel studs or furring channels between studs as required for attaching electrical and other boxes.

.14 Extend entire partitions to underside of floor/roof deck above except where noted otherwise on drawings.

.15 Maintain clearance under beams and structural slabs to avoid transmission of structural loads to studs. Use 50mm leg ceiling tracks.

.16 Install continuous insulating strips to isolate studs from uninsulated surfaces, or dissimilar metals.

.17 Install insulating strip under studs and tracks around perimeter of demising wall partitions.

.3 Furring Installation

.1 Frame with furring channels, perimeter of openings for access panels, light fixtures, diffusers, grilles, and any other exposed Mechanical components visible on finished areas.

.2 Furr for gypsum board faced vertical bulkheads within or at termination of ceilings.

.3 Install wall furring for gypsum board wall finishes where indicated.

.4 Furr openings and around built-in equipment, cabinets, access panels, on four sides. Extend furring into reveals. Check clearances with equipment suppliers.

.5 Furr, beams, columns, pipes and exposed services where indicated.

.4 Ceiling System Installation

.1 General

.1 Erect metal framing to tolerance of 1:1200.

.2 Install perimeter wall angles level and straight, above elevation equal to thickness of board ceiling finish.

.3 Install main runners in parallel rows 1220mm o.c., supported on hanger wire at maximum 1220mm o.c. Align cross channel slots from one main runner to the next. End splices must be fully interlocked.

.4 Install cross channels perpendicular to hanger channels at 610mm o.c. Screw fasten ends of furring channels to wall angles.

.5 Install additional cross channels within 200mm of parallel running walls where wall moulds or angles are not present.

.6 Install cross channels parallel to, and at exact locations of steel stud partition header track.

.7 Install standard cross tees at long edges of all rectangular light fixtures.

.8 Frame openings and around built-in equipment, cabinets, access panels, on four sides with cross tees. Extend framing into reveals. Check clearances with equipment suppliers.

.9 Ceiling suspension system shall not be used as primary support for mechanical/electrical equipment, other than those items penetrating the ceiling membrane or, to be installed on the underside of the ceiling. Other equipment must have its own support system.

.2 Fire Rated System

.1 Install additional cross channels 200mm each side of ceiling board butt joints for full length of joint.

.2 Install additional cross channels 200mm from long edges of light fixture openings for additional board support.

.3 Install additional wire hangers at all corners of light fixtures and at centre points of supporting cross tees.

.4 Construct ceiling suspension systems to the following minimum fire rated designs:

.1 Up to 1 1/2 hours: UL Design G-528.

.2 Up to 2 hours: ULC Design I-517.

.5 Board Application

.1 Do not apply gypsum board until bucks, anchors; blocking, electrical and mechanical work is approved.

.2 Apply single layer gypsum board to metal furring or framing using screw fasteners. Maximum spacing of screws 300mm o.c.

.3 Apply double layer gypsum board to metal furring or framing using screw fasteners for first layer, laminating adhesive for second layer. Maximum spacing of screws 300mm o.c.

.4 Apply moisture resistant gypsum board to ceilings in the following areas:

.1 All washrooms (if called for on Drawings)

.2 All custodians rooms (if called for on Drawings)

.5 Apply reinforced cement board where indicated.

.6 Apply tile backer board to wall surfaces to receive ceramic tile finish.

.7 Apply 12mm diameter bead of acoustic sealant continuously around periphery of each face of partitioning to seal gypsum board/structure junction where partitions abut fixed building components. Seal full perimeter of cut-outs around electrical boxes, ducts, in partitions where perimeter sealed with acoustical sealant.

.6 Installation of Accessories

.1 Erect accessories straight, plumb or level, rigid and at proper plane. Use full length pieces where practical. Make joints tight, accurately aligned and rigidly secured. Mitre and fit corners accurately, free from rough edges. Secure at 150mm oc using contact adhesive for full length.

.2 Install casing beads where gypsum board butts against surfaces having no trim concealing junction and where indicated. Seal joints with sealant.

.3 Install insulating strips continuously at edges of gypsum board and casing beads abutting metal window and exterior door frames, to provide thermal break.

.4 Install access doors to electrical and mechanical fixtures specified in respective Sections.

.5 Rigidly secure frames to furring or framing systems.

.7 Taping and Jointing

.1 Finish face panel joints and internal angles with joint system consisting of joint compound, joint tape and taping compound installed according to manufacturers directions and feathered out onto panel faces.

.2 Finish corner beads, control joints and trim as required with two coats of joint compound and one coat of taping compound, feathered out onto panel faces.

.3 Fill screw head depressions with joint and taping compounds to bring flush with adjacent surface of gypsum board so as to be invisible after surface finish is completed.

.4 Sand lightly to remove burred edges and other imperfections. Avoid sanding adjacent surface of board.

.5 Completed installation to be smooth, level or plumb, free from waves and other defects and ready for surface finish.

END OF DOCUMENT

1 GENERAL

.1 Section Includes

.1 Provisions of all labor, materials, equipment and incidental services necessary to provide porcelain and ceramic tiling, including tile baseboard with aluminum cap above, as illustrated in accompanying drawings or called for elsewhere in the Contract Documents.

.2 Related Sections

.1 Section 09 25 00 – Gypsum Board Systems

.3 Reference Standards

.1 Ceramic Tile Installation Manual 200-1979 (R1989), Terrazzo Tile and Marble Association of Canada (TTMAC).

.2 CAN/CGSB-75.1-M88, Ceramic tile.

.3 Handbook for Ceramic Tile Installation, Tile Council of America.

.4 ANSI A108 Series, Specifications for Installation of Ceramic Tile.

.5 ANSI A118 Series, Specifications for Mortars and Grouts for Ceramic Tile Installation.

.6 ANSI A136.1-1992, Standard for Organic Adhesives for Installation of Ceramic Tile.

.4 Quality Assurance

.1 Installer shall have a minimum of five (5) years documented experience in the installation of ceramic tile, and if requested, will submit such documentation to the Consultant prior to award of contract.

.5 Submittals

.1 Submit sample panels of each tile type specified.

.2 Sample panels shall be minimum 1200 x 1200mm in size, and shall consist of minimum 4 tiles bonded to 6mm G1S plywood, with grouted joints to represent project installation. Where cut tile patterns are indicated, include one sample of cut condition.

.3 Submit samples of preformed bases, trim and other specialty shapes.

.6 Maintenance Material

.1 Provide minimum 5% or minimum one box (whichever is greater) of each type and colour of tile required for project for maintenance use in accordance with Section 01 78 00.

.2 Maintenance material to be of same production run as installed material.

.3 Provide instructions for the care and maintenance of all ceramic tiles for this project, for inclusion in Operations and Maintenance Manual.

.7 Environmental Conditions

.1 Maintain air temperature and structural base temperature at ceramic tile installation area above 10 C° for 48 hours before, during and 48 hours after installation.

.2 Exclude construction traffic from areas to receive tile during installation and curing period.

.3 Protect tile flooring subjected to construction traffic with non-staining covers.

.8 Warranty

.1 Provide Mortar and Grout manufacturer's system warranty guaranteeing that the listed products, installed as per the manufacturer's approved methods and practices, will not fail due to material or manufacturing defects for a period of five (5) years from the Date of Substantial Performance.

.2 Warranty shall cover the total replacement cost (all labour and materials) of the defective area.

.3 Use single source manufacturer for tile setting materials to comply with system warranty

2 PRODUCTS

.1 Tiles:

.1 Ceramic Tile:

.1 Shall be ceramic tile, Olympia Tile as noted on drawings, with aluminum cap at all exposed edges as required. Applicable to washroom areas and as called for on accompanying drawings or elsewhere in the Contract Documents. Colour as noted on drawings and/or to be selected by Owner / Consultant.

.2 Mortar and Adhesive Materials

.1 Dry applications: TEC 382

.2 Wet applications: TEC 383

.3 Metal Edge Trim: Aluminum with lip of edge strip extending under and with shoulder finishing flush with the top of the finish floor by Schluter or approved alternate.

.4 Grout

.1 Floor and Wall grout, High-Performance Grout: TEC Power Grout Colour: colour selected by Consultant.

.2 Schluter: Systems Trims and control joints or approved alternate.

.5 Accessories

.1 Waterproofing. Schluter-Kerdi membrane system.

.2 Crack Isolation:. TEC Hydraflex crack isolation and waterproofing fluid membrane to meet ANSI A118.12 'Crack Isolation

.3 Reinforcing mesh: 6mm thick interlocking plastic or fiberglass grid.

.4 Sealant: as recommended by manufacturer, colour selected by Consultant.

.6 Reducers

.1 Schluter Trims:

.1 Tile to concrete: Reno-U AE

.2 Tile to Carpet: Reno-TK AE

.3 Tile toResilient: Reno-U AE

.4 Tile to Drywall: Rondec AE

.5 Basecap and all exposed edges Rondec AE

.2 Or approved alternate.

.3 General Contractor to provide samples on site for final approval by Architect/Owner prior to ordering.

.7 Mortar Mixes

.1 Measure mortar ingredients by volume. Mix thoroughly to smooth, homogeneous consistency.

.2 Use low-speed mixer (150 rpm). Avoid air entrapment and prolonged mixing.

.3 Let slake 10 to 15 minutes. Re-stir without adding liquid.

3 EXECUTION

.1 Surface Preparation

.1 Ensure substrates are dry, clean, and free of all oil, grease and other materials detrimental to the installation of setting bed materials.

.2 Ensure substrates are sound, level, free of cracks greater than 3mm in width, and changes in elevation that may adversely affect installation.

.3 Apply levelling or patch material recommended by mortar and grout manufacturer to substrate for any significant changes in elevation, and allow to set thoroughly. Sand as required to ensure an acceptable finish floor is completed.

.2 Quality of Work

.1 Fit tile around corners, fitments, fixtures, drains and other built-in objects. Maintain uniform joint appearance. Cut edges smooth and even. Provide transition saw cuts to allow for expansion conditions.

.2 Maximum surface tolerance (1:800).

.3 Lay out tiles so perimeter tiles are minimum 1/2 size.

.4 Sound tiles after setting and replace hollow-sounding units to obtain full bond.

.5 .5 Make joints between tile uniform and approximately 3mm wide, plumb, straight, true, even and flush with adjacent tile. Ensure sheet layout not visible after installation. Align patterns.

.6 Make inside corners square butt joints, and outside corners bullnosed.

.7 Use return edged (bullnosed) tiles at termination of wall tile panels, except where panel butts projecting surface or differing plane.

.8 Clean installed tile surfaces after installation and grouting cured.

.3 Tile Installation

.1 Apply setting bed material with a clean, round or square-notched trowel of type recommended for that material. Do not apply more material than can be covered with tiles in 10 minutes (approx. 1 m2).

.2 Place tiles firmly into setting bed using a slight twisting motion to ensure full contact. Immediately beat-in tile to flatten all ridges or notches.

.3 Clean out joints of excess mortar, and wipe smudges from tile face.

.4 Install specified manufacturer's preformed bases and trim.

.5 Allow minimum 24 hours after installation of tiles, before grouting.

.4 Grouting

.1 Dampen surface of tile with a damp towel. Do not flood or overly wet tiles.

.2 Using a purpose-made rubber float, apply grout evenly by moving across tiles diagonally first in one direction and then in the opposite direction, to ensure joints are filled with material. Promptly remove excess grout as the work progresses, using rubber float.

.3 Remove remaining grout using dampened towel and clean water, by repeatedly dragging towel across the surface of the tiles, rinsing the towel and changing the water frequently.

.4 Allow grout to cure minimum 3 to 4 hours before cleaning off remaining grout "haze".

END OF DOCUMENT

Part 1 General

1.1 SECTION INCLUDES

.1 Surface preparation and field application of; Vinyl Plank Flooring and transition strips. Refer to drawings and Room Finish Schedule for locations.

1.2 REFERENCES

.1 ASTM F925 - Standard Test Method for Resistance to Chemicals of Resilient Flooring Certification.

.2 ASTM F1861-08 - Resilient Wall Base.

1.3 SUBMITTALS FOR INFORMATION

.1 Product Data: For each type of product indicated.

.2 Samples for Initial Selection: For each type of product indicated.

.3 Samples for Verification: For each type of product indicated, in manufacturer's standard-size samples of each resilient product color, texture, and pattern required.

1.4 CLOSEOUT SUBMITTALS

.1 Operation and Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

1.5 QUALITY ASSURANCE

.1 Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three (3) years documented experience.

.2 Installer Qualifications: Company specializing in performing the work of this section with minimum three (3) years documented experience.

1.6 DELIVERY, STORAGE, AND PROTECTION

.1 Store resilient products and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range, not less than 55 deg F (13 deg C) or more than 85 deg F (29 deg C)..

1.7 ENVIRONMENTAL REQUIREMENTS

.1 Install resilient products after other finishing operations, including painting, have been completed.

.2 Maintain ambient temperatures within range recommended by Johnsonite, but not less than 65 deg F (18 deg C) or more than 85 deg F (29 deg C) in spaces to receive resilient products during the following time periods:

.1 48 hours before installation.

.2 During installation.

.3 48 hours after installation.

.3 Maintain the ambient relative humidity between 40% and 60% during installation.

.4 Until Substantial Completion, maintain ambient temperatures within range recommended by Johnsonite, but not less than 55 deg F (13 deg C) or more than 85 deg F (29 deg C).

Part 2 Products

2.1 MANUFACTURERS

.1 Vinyl Plank Flooring (LVT):

Manufacturer:
Shaw Contract or equivalent by
Beaulieu
Luxury Vinyl Plank (Glued
Installation)

.2 Or approved equivalent.

.3 Vinyl Plank Flooring with the following physical characteristics:
.1 Width: 7” – 9” wide
.2 Overall Thickness: 5mm thick
.3 Overall Wear Layer: 0.55mm
.4 Adhesive: - As recommended by manufacturer

.4 Refer to floor finish schedule for locations and colours.

.5 Or approved alternative.

2.2 MATERIALS - TRANSITION STRIPS

.1 Manufacturer:

.1 Armstrong Flooring

.2 Or approved alternate

.2 General Contractor to coordinate all locations and gage required with Architectural drawings on site for all required quantities and locations required.

2.3 ACCESSORIES

.1 Subfloor Filler: type recommended by adhesive material manufacturer.

.2 Primers and Adhesives: Waterproof; types recommended by flooring manufacturer.

.3 If the moisture is higher than the maximum standard set forth by the Flooring Manufacturer or >80% RH use a moisture vapour barrier. Edge Strips: Resilient by

flooring manufacturer. Acceptable products: TEC Liquidam 213 (Epoxy) or Liquidam EZ 214 (Water Based) can be used on concrete up to 25 lbs MVER (100% RH) and a maximum pH of 14 Alkalinity.

.4 Cant Strip: Metal

.5 Adhesives: Types recommended by manufacturer.

.6 Patching and Leveling Compound: TEC Feather Edge trowelable Skim Coat for smaller low spots (up to 12mm) and TEC Level Set 200 pourable selfleveling underlayment for larger areas (up to 50mm)

Part 3 Execution

3.1 EXAMINATION

.1 Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the work.

.2 Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of resilient products.

.3 Proceed with installation only after unsatisfactory conditions have been corrected preparation only include the following paragraph if a manufacturer actually publishes installation instructions - many do not. If the manufacturer does NOT publish such a document, ensure all install criteria that is important to the project, is specified below.

3.2 PREPARATION

.1 Prepare substrates according to manufacturer written instructions to ensure adhesion of flooring.

.1 Verify that substrates are dry and free of curing compounds, sealers, and hardeners.

.2 Remove substrate paint, coatings and other substances that are incompatible with adhesives or contain soap, wax, oil, solvents, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.

.3 Mechanically remove contamination on the substrate that may cause damage to the resilient flooring material. Permanent and non-permanent markers, pens, crayons, paint, etc., must not be used to write on the back of the flooring material or used to mark the substrate as they could bleed through and stain the flooring material.

.4 Prepare Substrates according to ASTM F 710 including the following:

.1 Moisture Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.

–or-

.2 Perform anhydrous calcium chloride test, ASTM F 1869. Results must not exceed 5 lbs. Moisture Vapor Emission Rate per 1,000 sq. ft. in 24 hours.

.5 Perform relative humidity test using in situ probes, ASTM F 2170. Must not exceed 80%.

.6 A pH test for alkalinity must be conducted. Results should range between 7 and 9. If the test results are not within the acceptable range of 7 to 9, the installation must not proceed until the problem has been corrected.

.7 Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer.

.8 Capp floors with TEC 567 or TEC 200 self leveling underlayment as required.

.9 Wood subfloors must have a minimum 18" (45.7 cm) of cross-ventilated space beneath the bottom of the joist.

.1 The floor must be rigid, free of movement.

.2 Single wood and tongue and groove subfloors should be covered with ¼" (6.4 mm) or ½" (12.7 mm) APA approved underlayment plywood.

.3 Use ¼" (6.4 mm) thick underlayment panels for boards with a face width of 3" (76 mm) or less.

.4 Use ½" (12.7 mm) thick underlayment panels for boards with a face width wider than 3" (76 mm).

.10 Do not install over OSB (Oriented Strand Board), particle board, chipboard, lauan or composite type underlayment's.

.11 Fill cracks, holes, depressions and irregularities in the substrate with good quality Portland cement-based underlayment leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.

.12 Floor covering shall not be installed over expansion joints.

.13 Do not install resilient products until they are same temperature as the space where they are to be installed.

.14 Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.

.15 Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.

3.3 FLOORING INSTALLATION

.1 Comply with manufacturer's written instructions for installing flooring.

.1 Vinyl Plank Flooring:

.2 Install with adhesive specified for the site conditions and follow adhesive label for proper use.

.3 Install planks as described in the contract drawings.

3.4 CLEANING AND PROTECTION

.1 Comply with manufacturer's written instructions for cleaning and protection of products. Perform the following operations immediately after completing product installation:

.2 Remove adhesive and other blemishes from exposed surfaces.

.3 Sweep and vacuum surfaces thoroughly.

.4 Damp-mop surfaces to remove marks and soil

.5 Protect products from marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.

.1 No traffic for 24 hours after installation.

.2 No heavy traffic, rolling loads, or furniture placement for 72 hours after installation.

.6 EXTRA STOCK

.1 Deliver to the owner on completion of the project, and store as directed by the owner, an additional 10% of the quantity of each tile material and colour required for this project in clearly identified containers.

.2 Submit to the owner, for endorsement, an Extra Stock Certificate as verification of receipt of the specified extra stock materials.

3.5 PROTECTION OF FINISHED WORK

.1 Prohibit traffic on floor finish for 48 hours after installation.

END OF SECTION

1 GENERAL

.1 Section Includes

.1 Provision of all labour, materials, equipment and incidental services necessary to provide resilient base and accessories, as illustrated in accompanying drawings or called for elsewhere in the Contract Documents.

.2 Related Sections

.1 Section 09 25 00 – Gypsum Board Systems

.3 Reference Standards

.1 CAN/CSA A126.5-87, Resilient Wall Base.

.4 Quality Assurance

.1 Resilient base materials shall be installed by a firm, having a minimum of five (5) years of documented experience in resilient flooring installation, and be approved by the material manufacturer.

.5 Submittals

.1 Samples

.1 Submit duplicate 300mm long sample pieces of base.

.6 Closeout Submittals

.1 Maintenance Materials: Deliver 5% of total room lengths of each colour and type resilient base material required for project for maintenance use.

.2 Maintenance Data: Provide maintenance data for resilient base for incorporation into Operations and Maintenance manual.

.7 Sequencing and Scheduling

.1 Installation of resilient base and accessories shall not commence until all overhead mechanical, electrical, and dust generating work is completed.

.2 Schedule resilient base installation for completion after installation of millwork.

.8 Environmental Requirements

.1 Maintain air and substrate temperature in area of installation above 20°C for 48 hours before, during and 48 hours after installation.

2 PRODUCTS

.1 Materials

.1 Resilient base and accessory materials specified are by Roppe, Johnsonite, or an approved alternative.

.2 Base for resilient flooring: rubber, 100mm high, by Roppe or Johnsonite with moulded Dura cove base and performed in and out corners. Or approved alternate.

.3 Reducers

.1 Resilient reducer: Johnsonite No. SSR-B.

.2 Or approved alternate.

.4 Cove caps

.1 Resilient: Johnsonite No. SCC-B.

.2 Or approved alternate.

.5 Fillet strips: for coved resilient sheet flooring, Johnsonite No. CFS-A. Or approved alternate.

.6 Primers and adhesives: waterproof, of types recommended by resilient base manufacturer for specific material on applicable substrate.

.2 Contractor to verify appropriate thickness on site

.3 Colour: Refer to Architectural Drawings. Colour to be approved by Owner/Architect

3 EXECUTION

.1 Base Application

.1 Lay out base to minimize joints. Use minimum 610mm long pieces. Double cut all joints to ensure tight fit.

.2 Adhesive must cover 90% of back of base, leaving 6mm at top for excess adhesive during rolling process.

.3 Set base in adhesive tightly by using a 3 kg. hand roller, against wall and floor surfaces.

.4 Install straight and level to variation of 1:1000.

.5 Scribe and fit to door frames and other obstructions.

.6 Base shall be cut and discontinued at all millwork.

.7 Cope internal corners. Use preformed corner units for right angle outside corners. Use formed straight base material for external corners of other angles.

.8 Install toeless type base before installation of carpet on floors.

.2 Accessories Applications

.1 Install all accessories using hot-melt adhesive.

.2 Install transition strips between flooring materials aligned with edges of door frames under doors where not indicated.

.3 Cleaning and Protection of Finished Work

.1 Remove excess adhesive from floor, base and wall surfaces damage.

.2 Protect new base and accessories from time of installation until final waxing. Prohibit traffic on floor for 48 hours after installation.

END OF DOCUMENT

1 GENERAL

.1 Section Includes

.1 Provision of all labour, materials, equipment and incidental services necessary to provide painting and cover to the exposed surfaces of the building, components and accessories not otherwise protected or covered, to the full intent of the drawings and specifications as illustrated in accompanying drawings or called for elsewhere in the Contract Documents.

.2 Surface preparation of substrates to receive painting and finishing is not included in this section of work, except for specific pre-treatments specified herein or in the Canadian Painting Contractors' Architectural (CPCA) Painting Specification Manual.

.3 This section of work shall include, but is not limited to, the painting and finishing of all exposed surfaces of the following substrates.

.4 Interior

.1 Steel (Prime painted)
.2 Steel (Galvanized)
.3 Plaster and Gypsum board
.4 Masonry, concrete/concrete block

.2 Reference Standards

.1 CAN2-85.100-M81, National Standards of Canada, Painting.

.2 Canadian Painting Contractors' Architectural (CPCA) Painting Specification Manual.

.3 Materials and Equipment Not to Be Painted

.1 Surfaces not to be painted shall be left completely free of droppings and accidentally applied materials resulting from the work of this Section.

.2 Items not to be painted include concealed structural elements, and equipment furnished with complete factory applied paints and finish systems, including but not limited to the following:

.1 Glazed, rubber, vinyl or acoustical tile.

.2 Non-ferrous metals such as copper, aluminum, stainless steel, bronze, brass or nickel.

.3 Finish hardware, excepting hardware that is factory primed.

.4 Cooperation with Other Trades

.1 Schedule and coordinate this work with other trades and do not proceed until other work and/or job conditions are as required to achieve satisfactory results.

.2 Examine the Specifications for the various other trades and become thoroughly familiar with all their provisions regarding painting.

.5 Quality Assurance

.1 Material Manufacturers

.1 All paint and finish products shall be those listed in the CPCA manual, latest edition unless otherwise specified or listed herein.

.2 Applicators

.1 This contractor shall have a minimum of five (5) years documented experience in commercial painting and finishing, and shall maintain a qualified crew of size necessary to fully satisfy the requirements of this section.

.6 Completion Schedule

.1 Furnish the Consultant with a schedule showing expected completion of the respective coats of paint for the various areas and surfaces. Keep this schedule current as the job progresses.

.7 Colour Schedule

.1 The final selection of colours and surface textures of all finishes throughout shall be provided by the Consultant.

.8 Submittals

.1 Samples

.1 Submit samples in accordance with Section 01300.

.2 Submit duplicate 300 x 300mm sample panels of each type of paint and finish application for approval by the Consultant. Where manufacturer of paint differs from that listed in the colour schedule, employ spectrograph technology to ensure accurate colour match, or submit samples of each colour and include mixing code for match comparison.

.3 Finished work to match approved samples.

.2 Mock-up

.1 If requested by the Consultant, finish one complete surface or item of each colour scheme required showing selected materials, colours and textures. If approved, the mock-up shall serve as a standard for similar work throughout the building.

.9 Delivery, Storage and Handling

.1 Paint and finish materials shall be delivered to the site in sealed original labelled containers bearing manufacturer's name, type of paint, brand name, colour designation and instructions for mixing and/or reducing.

.2 Store materials in a heated, dry, well ventilated, indoor place having a minimum ambient temperature of 7°C.

.3 Keep waste rags in metal drums and remove all rags, waste and trash from the building at the end of each working shift.

.4 Provide CO2 fire extinguisher of minimum 20 lb. (9 kg) capacity in storage area.

.5 Ensure that health and fire regulations are complied with in storage area.

.10 General Colour Requirements

.1 Refer to the finish schedule for type and extent of finishes, and to the colour schedule for individual colour and texture selections. Where manufacturer of paint differs from that listed in the colour schedule, employ spectrograph technology to ensure accurate colour match.

.2 The following major items will be painted unless noted otherwise:

.1 Interior

.1 Doors

.2 Door frames

.3 Walls

.11 Environmental Conditions

.1 Temperatures: No painting shall be performed when substrate or ambient air temperatures are below 5°C. Minimum allowable temperatures for application of Latex paints are 7°C (interior work) and 10°C (exterior work).

.2 Relative humidity: shall not exceed 85%.

.3 Moisture content of substrates: Masonry and concrete materials shall be allowed to cure for a minimum of 28 days before application of paints. Substrates shall be

measured by electronic moisture meter, to the following maximums:

.1 Plaster and Gypsum board: 12%.

.2 Masonry, concrete/concrete block: 12% for solvent-based paints.

.3 Wood: 15%.

.4 Lighting: Painting shall not proceed unless a minimum of 15 candlepower/ft.2 lighting is provided on the surfaces to be painted.

.5 Ventilation: All areas where painting is proceeding require adequate continuous ventilation and sufficient heating facilities to maintain temperatures above 7°C for 24 hours before during and after paint application.

.12 Maintenance Materials

.1 Supply Owner with one clearly identified, sealed gallon of each colour and type of paint, stain and varnish used for this work, in accordance with Section 01780.

.13 Guarantee

.1 Provide upon completion of the work, a 100% Maintenance Bond stating that the work was performed in accordance with these specifications and the CPCA manual (latest edition), and is guaranteed for a period of two(2) years from Date of Substantial Performance.

2 PRODUCTS

.1 Materials

.1 Paint, varnish, stain, enamel, lacquer and fillers shall be of a type and brand herein specified and/or listed under Chapter 5 of the CPCA manual.

.2 Paint materials such as linseed oil, shellac, turpentine, and any materials not specified herein but required for first class work with the finish specified shall be the highest quality product of an approved manufacturer. All materials shall be compatible with finish paint or coating materials.

.3 Two coats of the specified paints are required throughout.

.4 Colour: Refer to Architectural Drawings.

.2 Mixing

.1 Paints shall be ready-mixed unless otherwise specified, except that any coating in paste or powder form or to field-catalyzed shall be field-mixed in accordance with the directions of its manufacturer.

.2 Pigments shall be fully ground and shall maintain a soft paste consistency in the vehicle during storage that can and shall be dispersed readily and uniformly by paddle to a complete homogeneous mixture.

.3 .3 The paint shall have good flow and brush properties and shall dry or cure free of sags or runs to yield the desired finish specified.

.3 Concrete Block (Primer and Finish Combinations):

.1 Benjamin Moore and Co (or approved equivalent). Ltd. # M-88 Latex block filler. First coat to be applied at a spread rate of 75 sq.ft. per 3.79 litre container. Each coat wet thickness to be 21.0 mils. Each coat dry thickness to be 8.0 mils. . Or approved Alternate.

Benjamin Moore and Co. (or approved equivalent), Ltd. #577 – 1A Moorestyle. Apply two coats at a spread rate of 500 sq.ft per 3.79 litre container. Each coat wet thickness to be 3.0 mils. Each coat dry thickness to be 1.3 mils. Or approved Alternate.

or

.2 Glidden #36250 concrete block filler.

Apply one coat at a spread rate of 380 sq.ft. per 3.78 litre container. Each coat wet thickness to be 19.0 mils. Each coat dry thickness to be 8.0 mils. . Or approved Alternate.

Glidden #4038 Devguard or Glidden #94400 Semi Gloss. Apply two coats at a spread rate of 500 sq.ft per 3.79 litre container. Each coat wet thickness to be 3.0 mils. Each coat dry thickness to be 1.3 mils. Or approved Alternate.

.4 Hollow Metal Doors/Frames:

.1 Benjamin Moore and Co. Ltd. # 023 Fresh Start Primer (or approved equivalent). Apply one coat: spread rate of 425 sq.ft. per 3.79 litre container. Each coat wet thickness to be 3.7 mils. Each coat dry thickness to be 1.1 mils. Or approved Alternate.

Benjamin Moore and Co. Ltd., C –133-1A Impervo or C-235 Satin Impervo (or approved equivalent), Apply two coats at a spread rate of 500 sq.ft per 3.79 litre container. Each coat wet thickness to be 3.0 mils. Each coat dry thickness to be 1.3 mils. Or approved Alternate.

or

.2 Glidden #250 Gripper Primer. Apply one coat at a spread rate of 389 sq.ft. per 3.78 litre container. Each coat wet thickness to be 4.0 mils. Each coat dry thickness to be 2.0 mils. Or approved Alternate.

.3 Devoe #4038 Devguard.
Apply two coats at a spread rate of 320 sq.ft per 3.78 litre container. Each coat wet thickness to be 5.0 mils. Each coat dry thickness to be 2.25 mils. Or approved Alternate.

3 EXECUTION

.1 Inspection of Surfaces

.1 Examine surfaces to receive paint finishes for defects which cannot be corrected by procedures specified herein, and which may result in unsatisfactory paint finishes. Report items to Consultant and Contractor in writing, prior to commencement of work of this section, or after initial prime coat shows defects in substrate.

.2 The application of subsequent prime and finish coats shall be construed as acceptance of the surfaces, and thereafter this subcontractor shall be fully responsible for satisfactory work as required herein.

.2 Preparation of Surfaces

.1 Refer to the CPCA manual Chapter 3 for surface preparations not specified in this section.

.3 Protection

.1 Protect all adjacent surfaces from paint and damage resulting from the work of this section, and make good any damage caused by failure to provide such protection.

.2 Furnish sufficient drop cloths, shields and protective equipment to prevent spray or dropping from fouling surfaces not being painted or where painting has been completed.

.3 Cotton waste, cloths and material which may constitute a fire hazard shall be placed in closed metal containers and removed daily from the site.

.4 Remove and protect, prior to painting operations, all hardware, accessories, device plates, lighting fixtures, factory finished work, and similar items, or provide ample in-place protection. Remove all electrical plates, surface hardware, fittings and fastenings. These items shall be labelled, stored, cleaned if necessary and reinstalled following successful completion of the work in each area. Solvents detrimental to lacquer finishes are not to be used for cleaning these items.

.4 Application

.1 Paint application shall be by currently accepted trade method.

.2 Painting coats specified are intended to cover surfaces satisfactorily when applied in strict accordance with manufacturer's recommendations.

.3 Apply each coat at the proper consistency. Sand lightly between coats.

.4 Tint primers to same colour range as finish coats.

.5 Do not apply finishes on surfaces that are not sufficiently dry. Each coat of finish should be dry and hard before a following coat is applied unless specified otherwise by the manufacturer.

.6 Tint filler to match wood for clear finishes. Work filler well into wood grain and remove excess prior to setting.

.7 Exterior woodwork to receive paint finish shall be back-primed upon arrival on site with exterior primer paint, stain or varnish, as required by specified finish.

.8 Spraying of paint will not be allowed, unless approved by the manufacturer of the materials to be applied, and the Consultant.

.9 Provide complete coverage and hide. When colour, stain, dirt or undercoats show through final coat of paint, provide additional coats until the paint film is of uniform finish, colour, appearance and coverage, at no additional cost to the Owner.

.10 Allow all coats to dry to manufacturer's recommendations before applying succeeding coats.

.11 Touch up all suction spots or "hot spots" in concrete after the application of the first coat, before applying the second coat.

.12 Where spray painting is specified, finish 100 ft2 (10m2) by spraying a sample of the finish upon the request of the Consultant, using materials specified. Do not spray paint sound block surfaces on Gymnasium area.

.13 Surfaces to be stained shall appear uniform in shading with colour variations caused only by the natural wood grain.

.14 Barricade areas where finishing is in progress to prevent traffic or other activities, and otherwise protect work until dry. Post "Wet Paint" signs and remove when no longer required.

.15 Replace at the expense of this Section, porous materials soiled or damaged by finishing materials which cannot be removed.

.5 Clean-up

.1 Upon completion of the work, remove all paint and varnish spots from floors, glass and other surfaces. Remove from the premises all rubbish and accumulated materials of whatever nature not caused by others and leave this work in clean, orderly and acceptable conditions.

END OF DOCUMENT