

F:\Newbury\13-0006-003\Projects\2013\13-0006-003\Doc Control\ToBeIssued\DWG\13-0006-003\_B07-Rev 0.dwg - Tab: B07 Plotted By: DDerroche 13/07/16 [Tue 3:38pm]

REPAIR SCHEDULE			
MARK No.	DEFICIENCY	REPAIR METHOD	ROOM No.
1	CRACKS IN CONCRETE BLOCK MORTAR JOINTS	REMOVE EXISTING MORTAR FROM CRACKED MORTAR JOINTS, GROUT MORTAR JOINTS AND PAINT TO MATCH EXISTING	116 - PATROL CORRIDOR
			117 - SECURE INTERVIEW
			126 - SECURE BAY
			127 - GARAGE BAY
			100 - VESTIBULE
2	CRACKS IN DRYWALL AND DRYWALL CORNER BEADS	RE-FINISH DRYWALL AT CRACKS OR DRYWALL CORNER BEADS AND PAINT TO MATCH EXISTING	101 - WAITING ROOM
			102 - PUBLIC WASHROOM
			103 - INTERVIEW
			104 - MULTI-PURPOSE ROOM
			105 - GENERAL OFFICE & RECORDS STORAGE
			115 - CORRIDOR
			115.1 - REAR ENTRY
			104 - MULTI-PURPOSE ROOM
3	DOOR DOES NOT OPERATE	REMOVE DOOR AND FRAME AND RE-INSTALL DOOR PLUMB AND SQUARE	
4	DAMAGED/MISSING FLOOR TILE	REPLACE FLOOR TILE TO MATCH EXISTING	100 - VESTIBULE
5	HOLE IN DRYWALL FROM DOOR HARDWARE	REPAIR HOLE IN DRYWALL, INSTALL NEW FLOOR MOUNTED DOOR STOP	103 - INTERVIEW
6	CRACK IN DRYWALL CEILING/WALL INTERSECTION	RE-TAPE JOINT, FINISH AND PAINT TO MATCH EXISTING	103 - INTERVIEW
7	CRACK IN CERAMIC TILE BASE & FLOOR JOINT	RE-INSTALL CERAMIC TILE BASE AND REPAIR MORTAR JOINTS	101 - WAITING ROOM
8	CONCRETE CURB IS HEAVING CAUSING STUCCO DAMAGE	CUT BACK CONCRETE CURB 150mm FROM FACE OF STUCCO	EXTERIOR AT ROOM 101
9	CONCRETE PAD IS CRACKED AND HEAVING	REMOVE CONCRETE PAD AND REPLACE WITH LARGE PRE-CAST CONCRETE PAVERS	EXTERIOR AT ROOM 100 EXTERIOR AT ROOM 115.1
10	INTERLOCKING CONCRETE PAVERS ARE HEAVING	REMOVE CONCRETE PAVERS, RE-GRADE AND COMPACT GRANULAR, RE-INSTALL PAVERS	EXTERIOR AT ROOM 100 EXTERIOR AT ROOM 127
11	DOWNSPOUTS DISCHARGING NEXT TO FOUNDATION	EXTEND DOWNSPOUTS 3m FROM EXTERIOR WALL	SOUTH SIDE OF BUILDING 3 LOCATIONS
12	CRACKING IN EIFS STUCCO FINISH	PATCH EIFS STUCCO	EXTERIOR HIGH LEVEL (SEE B04) EXTERIOR LOW LEVEL (SEE B03 & B04)
13	CRACKING IN STONE MORTAR JOINTS	REPAIR MORTAR JOINTS IN STONE	EXTERIOR NEAR ROOM 115.1
14	POOR SITE DRAINAGE	NEW SWALE	EXTERIOR SOUTH SIDE OF BUILDING 3 LOCATIONS
15	HEAVING CONCRETE APRON	DEMOLISH AND REMOVE CONCRETE APRON (BOLLARDS TO REMAIN) AND REPLACE WITH LARGE PRE-CAST CONCRETE PAVERS	EXTERIOR AT ROOM 126 EXTERIOR AT ROOM 127
16	HEAVING CONCRETE CURB AROUND DUCT	CUT BACK CONCRETE CURB 150mm FROM FACE OF STUCCO	EXTERIOR ON WEST SIDE OF BLDG
17	BUCKLED SHEET FLOORING	REMOVE SHEET FLOORING, PATCH SUBSTRATE AND INSTALL NEW SHEET FLOORING	REAR ENTRY ROOM 115.1
18	PAINT REPAIRED AREA	PAINT ENTIRE FACE OF WALL	VARIOUS LOCATIONS, SEE ELEVATIONS
19	PAINT REPAIRED AREA	PAINT PORTION OF WALL AROUND REPAIR ONLY	VARIOUS LOCATIONS, SEE ELEVATIONS

GENERAL REPAIR NOTES:

- PATCH EXISTING FLOOR, WALL, CEILING ASSEMBLIES, ETC. AS INDICATED ON DRAWINGS TO MATCH EXISTING CONSTRUCTION, MATERIALS, TEXTURES AND FINISHES UNLESS NOTED OR PERMITTED OTHERWISE.
- USE ONLY NEW MATERIALS TO BLEND WITH EXISTING EXCEPT WHERE THE USE OF SALVAGED EXISTING MATERIALS WOULD BE DESIRABLE AND IS PERMITTED BY THE DESIGN ENGINEER.
- EXISTING ASSEMBLIES THAT ARE DAMAGED, SHALL BE RESTORED TO THEIR FORMER STATE BY REINFORCING, REBUILDING, OR REPLACEMENT, TO THE SATISFACTION OF THE OWNER.
- PATCHED WALL AREAS SHALL BE PAINTED TO INCLUDE THE ENTIRE SURFACE PLANE TO THE NEAREST CORNERS AND WALL AND CEILING INTERFACES UNLESS PERMITTED OTHERWISE.

LIMESTONE CLADDING MORTAR JOINT REPAIR:

- CRACKING OF THE MORTAR JOINT HAS OCCURRED IN SEVERAL LOCATIONS WHERE FROST HEAVE HAVE PUSHED UP THE EXTERIOR FINISHES.
- REPAIR MORTAR JOINTS BY REMOVING DAMAGED MORTAR AND RE-POINTING WITH NEW MORTAR TO MATCH EXISTING.
- REPAIR MORTAR TO ENSURE ALL EXISTING FLASHINGS, TIES, WEEP/VENT HOLES, ETC. ARE MAINTAINED. MINIMIZE EXCESS MORTAR DROPPINGS IN ALL EXTERIOR AIRSPACES ENSURING ADEQUATE DRAINAGE.
- PROTECT ALL STONEWORK FROM THE ELEMENTS UNTIL ALL MORTAR IS SUFFICIENTLY SET AND CURED.
- WASH ALL STONE SURFACES WITH CLEAN WATER AND A STIFF BRISTLE BRUSH. DO NOT USE ACID OF ANY TYPE. MORTAR STAINS ON SURFACES WILL NOT BE ACCEPTED.

UNIT MASONRY:

- MASONRY HAS CRACKED DUE TO FROST JACKING ON THE BUILDING FOUNDATION. REPAIR CRACKS IN MORTAR AND CONCRETE BLOCKS AND PAINT TO MATCH EXISTING.
- MORTAR SHALL BE TYPE 'S' AND MANUFACTURED TO CAN/CSA A179 (LATEST). ADMIXTURES SHALL NOT BE USED WITHOUT WRITTEN APPROVAL FROM THE DESIGN ENGINEER.

GYPSUM BOARD:

- INTERIOR GYPSUM BOARD HAS EXPERIENCED CRACKING IN MANY LOCATIONS DUE TO MOVEMENT RESULTING FROM FROST JACKING ON THE EXTERIOR WALLS.
- REPAIR CRACKS IN THE GYPSUM BOARD AS REQUIRED TO PROVIDE A SMOOTH DRYWALL FINISH. PAINT WALL TO MATCH EXISTING WALL COLOUR.
- FINISH ALL JOINTS WITH 3 COAT SYSTEM: TAPE EMBEDDED WITH JOINT COMPOUND, AND 2 COATS OF FINISHING COMPOUND. SAND SMOOTH. PROVIDE SKIM COAT OVER ENTIRE GYPSUM BOARD SURFACE AND SAND SMOOTH, READY TO RECEIVE FINISH.

EXTERIOR INSULATION & FINISH SYSTEMS:

- FROST HEAVE HAS PUSHED UP ON THE EXTERIOR INSULATION OF THE EIFS SYSTEM CAUSING COMPRESSION CRACKING IN THE FINISH COAT. IN SOME INSTANCES THE FINISH COATING HAS FALLEN AWAY AND THE REINFORCING MESH IS EXPOSED.
- GRIND DOWN FINISH COAT DOWN INTO BASE COAT FOR A DISTANCE OF 75 TO 100mm ON EACH SIDE OF THE CRACK.
- USE A RASP TO FILE DOWN ANY COMPRESSED OR BULGED INSULATION THAT IS PROUD OF THE FACE OF WALL. IF REQUIRED FILL IN ANY DEPRESSIONS IN THE INSULATION WITH A SPRAY APPLIED FOAM INSULATION. FILE AND SHAPE FOAM INSULATION FLUSH WITH EXISTING INSULATION.
- APPLY NEW BASE COAT. SINK REINFORCING MESH INTO NEW BASE COAT. TROWEL NEW BASE COAT FLUSH WITH EXISTING BASE COAT.
- APPLY NEW FINISH COAT AND BLEND IN FLUSH WITH EXISTING FINISH COAT. AVOID OVERLAPPING NEW FINISH COAT OVER EXISTING.
- EXTERIOR COLORS TO MATCH EXISTING.
- ACCEPTABLE PRODUCT: DEMAND-IT INTERIOR/EXTERIOR ACRYLIC PMR COATING MANUFACTURED BY DRYVIT.

CONCRETE SLABS:

- CONCRETE ENTRANCE SLABS HAVE HEAVED AND CRACKED DUE TO FROST JACKING.
- ENTRANCE DOOR SLABS ARE TO BE REMOVED AND TO BE REPLACED WITH PRE-CAST CONCRETE PAVERS.
- APPROACH SLAB AT GARAGE BAY, SECURE BAY AND MANDOOK TO BE SAWCUT THROUGH THE FULL DEPTH OF THE SLAB, REMOVED AND REPLACED WITH PRE-CAST CONCRETE PAVERS. BOLLARDS AT GARAGE DOORS TO REMAIN.
- PRE-CAST PAVERS TO BE INSTALLED AND SUB BASE PREPARED AS PER MANUFACTURER'S INSTRUCTIONS. INSTALL A MINIMUM OF 200mm COMPACTED GRANULAR AND PREPARE SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- INSTALL PRE-CAST PAVERS FLUSH WITH THE BUILDING CONCRETE AT THE FRONT ENTRANCE TO MAINTAIN BARRIER-FREE ACCESSIBILITY. DO NOT EXTEND PAVERS BELOW EXISTING BRICK LEDGE STEEL ANGLE. ACCEPTABLE PRE-CAST PAVER: 305mm X 610mm X 60mm THICK BROADWAY PAVER AS MANUFACTURED BY BARKMAN CONCRETE OR APPROVED EQUAL. COLOUR TO BE CONFIRMED BY OWNER.

STEEL DOORS AND FRAMES:

- FROST HEAVE HAS CAUSED SEVERAL DOORS TO BE OUT OF PLUMB. DOORS INDICATED ON THE PLANS TO BE ADJUSTED TO ALLOW DOORS TO SWING FREELY AND LATCH.
- RE-INSTALL ALL FRAMES/DOORS PLUMB AND SQUARE. EXTERIOR DOOR FRAMES TO BE PACKED WITH BATT INSULATION. EXTERIOR FRAMES SHALL BE SEALED TO AIR/VAPOUR BARRIER ON INTERIOR SIDE AND TO BUILDING CLADDING ON EXTERIOR SIDE. INSTALL ALL FIRE-RATED FRAMES/DOORS TO N.F.P.A. 80.

CERAMIC TILE (FLOOR AND BASE):

- CERAMIC FLOOR TILES ARE DAMAGED AND MISSING DUE TO FROST HEAVING OF THE EXTERIOR WALLS. FLOOR BASE TILE JOINTS HAVE CRACKED DUE TO FROST HEAVING OF EXTERIOR WALLS.
- NEW CERAMIC TILE TO MATCH EXISTING CERAMIC FLOOR AND BASE TILE.
- BASE HEIGHT TO BE 100mm. USE MATCHING SPECIALTY COVE TYPE BASE TILES AT FLOOR.
- SET TILES WITH LATEX-PORTLAND CEMENT ADHESIVE SYSTEM OVER PROPERLY PREPARED SUBSTRATE. LATICRETE 4237 LATES THIN-SET MORTAR ADDITIVE WITH LATICRETE 211 CRETE FILLER POWDER OR APPROVED EQUAL.
- GROUT TILE JOINTS WITH A 100% SOLIDS EPOXY GROUT. LATICRETE LATAPOXY SP-100 STAINLESS EPOXY OR APPROVED EQUAL. COLOUR TO MATCH EXISTING.
- PREPARE SUBSTRATE AS RECOMMENDED BY ADHESIVE MANUFACTURER TO PROVIDE FULL STRENGTH BOND AND SMOOTH (IN-PLANE) SURFACES.
- SET ALL TILES SQUARE WITH WALLS. LAYOUT TO MAXIMIZE USE OF FULL OR NEAR FULL SIZE TILES WHERE EVER POSSIBLE. SET ALL TILES TO PROVIDE SMOOTH IN-PLANE INSTALLATION. STORE, HANDLE, AND APPLY ALL SPECIFIED PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. PROTECT INSTALLATION AS REQUIRED TO PREVENT DAMAGE.

PAINTING:

- ALL COMPONENTS FOR INDIVIDUAL PAINTING FORMULAE TO BE PRODUCTS OF A SINGLE MANUFACTURER AND SHALL BE COMPATIBLE WITH EACH OTHER. ALL MATERIALS TO BE PREMIUM GRADE. USE EXTERIOR GRADE FOR EXTERIOR SURFACES.
- STORE, HANDLE, AND APPLY ALL PAINTS AND ASSOCIATED MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT DILUTE PAINT UNLESS RECOMMENDED BY MANUFACTURER OR OTHERWISE APPROVED OR NOTED. DISPOSE OF UNUSED PAINTING MATERIALS IN A SAFE MANNER AND IN ACCORDANCE WITH ALL PERTINENT GOVERNMENTAL REGULATIONS.
- IN GENERAL, PROTECT ALL ADJACENT AREAS, SURFACES, FIXTURES, EQUIPMENT, SERVICES, ETC. FROM OVERSPRAY, OVERLAP OR ANY OTHER CONTAMINATION RESULTING FROM PAINTING OPERATIONS. CONTRACTOR SHALL MASK, COVER, PROTECT AS APPROPRIATE. REMOVE COVER PLATES, SIGNAGE, HANGINGS, ETC. AS APPROPRIATE AND REPLACE AFTER PAINT IS CURED.
- CLEAN AND PREPARE ALL SUBSTRATES AS RECOMMENDED BY MANUFACTURER AND AS SPECIFIED BELOW TO PROVIDE FULL, UNINTERRUPTED BOND WITH PAINT SYSTEM. IN GENERAL, SAND LIGHTLY BUT THOROUGHLY BETWEEN ALL COATS. REMOVE ALL DUST AND OTHER CONTAMINANTS FROM SURFACES PRIOR TO PAINT APPLICATION, TO PRODUCE SMOOTH EVEN FINISH. NEATLY CUT OR MASK AS APPROPRIATE TO LEAVE FULL, NEAT, WELL DEFINED TERMINATIONS.
- PRIME ALL SURFACES WITH APPROPRIATE PRIMER TO SUIT SUBSTRATE AND FINISH COATS UNLESS SPECIFIED.
- FIELD TOUCH UP ALL SHOP PAINTED ITEMS AS REQUIRED TO PROVIDE COMPLETE PROTECTION AND SMOOTH FINISH.
- ALL COLOURS TO BE TO MATCH EXISTING.
- ACCEPTABLE PRODUCTS: BENJAMIN MOORE, INTERNATIONAL, PITTSBURGHPAINTS, PRATT & LAMBERT, AND AS NOTED.
- FORMULAE:  
  
CONCRETE BLOCK (EXISTING PAINTED) INTERIOR  
1 COAT PRIMER SEALER  
2 COATS WATERBORNE EPOXY FINISH  
SHEEN: TO MATCH EXIST.  
  
GYPSUM BOARD  
1 COAT PRIMER SEALER  
2 COATS HI PERFORMANCE ARCHITECTURAL LATEX FINISH  
SHEEN: FLAT - ROOM 105 SOUTH & EAST WALLS  
SHEEN: TO MATCH EXIST. - TYPICAL UNLESS NOTED

SHEET FLOORING:

- SHEET FLOORING IN REAR ENTRY HAS BUCKLED DUE TO FROST HEAVING AT THE EXTERIOR DOOR.
- REPLACE SHEET FLOORING IN REAR ENTRY WITH NEW SHEET FLOORING TO MATCH EXISTING.
- VINYL SHEET FLOORING SHALL BE 2mm THICK HOMOGENEOUS COMPOSITION SHEET WITH COLOUR AND PATTERN DISPERSED THROUGHOUT THE THICKNESS OF THE PRODUCT. FLOOR TO MEET THE REQUIREMENTS OF CSA A126.6 (LATEST). COLOUR TO BE CONFIRMED BY OWNER.
- STORE, HANDLE, CLIMATIZE AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. LAYOUT FLOORING SQUARE WITH WALLS (UNLESS NOTED OTHERWISE) MINIMIZING SEAMS. FULLY ADHERE FLOORING TO SUBSTRATE. HEAT WELD ALL SEAMS IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTION USING COLOUR ROD TO MATCH FLOORING.
- PREPARE CONCRETE SUBSTRATE TO PROVIDE A CLEAN, DRY, SMOOTH SURFACE. FILL CRACKS AND LOW SPOTS WITH FILLER AS RECOMMENDED BY FLOORING MANUFACTURER. GRIND OFF ANY HIGH SPOTS AND/OR IRREGULARITIES. MOISTURE CONTENT OF SUBSTRATE TO BE AS RECOMMENDED BY MANUFACTURER.

ENG. STAMP

0 13/07/16 ISSUED FOR TENDER		BY:	
NO.	YY/MM/DD	DESCRIPTION	BY
REVISIONS / ISSUE			
CLIENT: Public Works and Government Services Canada Travaux publics et Services gouvernementaux Canada			
PROJECT: BUILDING REPAIRS FACILITIES BUILDING CHURCHILL, MANITOBA			
DWG. DESCRIPTION: BUILDING REPAIR SCHEDULE AND NOTES			
DESIGN BY: PPG		DATE (YY/MM/DD): 13/06/07	
DESIGN CHECK:		DATE: 13/07/16	
DRAWN BY: SNH		DATE: 13/06/07	
DWG CHECK:		DATE: 13/07/16	
DWG. NO.: 13-0006-003 B07			REV: 0