



prime consultant:

ARCHITECTURE 49

sub consultant:



APPROX. NORTH

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project

WABUSH ATB RENOVATION
WABUSH AIRPORT
WABUSH, NL

drawing

GENERAL CONSTRUCTION NOTES

designed

date

drawn DNF

date APRIL 2016

approved

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Tender

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GENERAL CONSTRUCTION NOTES:

- CONTRACTOR IS ENCOURAGED TO VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING A TENDER AND BECOME FAMILIAR WITH ALL SCOPE AND CONDITIONS OF THE WORK. SUBMITTAL OF A TENDER INDICATES THAT THIS CONDITION HAS BEEN MET.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THIS WORK. DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR TO CONFIRM EXTENT OF WORK ON SITE. DRAWINGS DO NOT NECESSARILY SHOW FULL EXTENT OF DEMOLITION.
- PROVIDE ALL TEMPORARY FACILITIES AND ENCLOSURES AS SPECIFIED AND AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION: PROTECT AND MAINTAIN OPERATIONAL ALL ENTRANCES, EXITS, FIRE & LIFE SAFETY SYSTEMS, CORRIDORS, ETC. AS REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.
- CO-ORDINATE FINISH GRADE AROUND BUILDING WITH SITE WORK DRAWINGS. SLOPE GRADE AWAY FROM BUILDING TO PROVIDE WATER DRAINAGE AWAY FROM BUILDING AND ENTRANCES.
- ALL ITEMS WHICH MUST BE REMOVED FROM THE SITE ARE TO BE DISPOSED OF OFF SITE IN AN AREA APPROVED BY THE MUNICIPALITY HAVING JURISDICTION.
- REFER TO FULL DRAWING SET (CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, AND BAGGAGE HANDLING) AND SPECIFICATIONS FOR EXTENT OF WORK AND CO-ORDINATE WITH OTHER TRADES PRIOR TO THE COMMENCEMENT OF ANY WORK.
- GENERAL CONTRACTOR TO PROVIDE ALL CUTTING, FITTING, PATCHING, FRAMING, FURRING, BLOCKING AND MISCELLANEOUS RELATED COMPONENTS NECESSARY TO PROVIDE A COMPLETE AND OPERABLE INSTALLATION FOR ALL TRADES. CO-ORDINATE EXTENT WITH SUB TRADES.
- CONTRACTOR TO PROVIDE WOOD BLOCKING IN NEW AND EXISTING METAL / WOOD STUD PARTITIONS FOR ALL WALL MOUNTED ITEMS.
- INSTALL BITUMINOUS COATING BETWEEN ALL DISSIMILAR METALS.
- ALL WOOD IN CONTACT WITH EARTH, CONCRETE, MASONRY, OR METALS TO BE TREATED WITH WOOD PRESERVATIVE.
- MAINTAIN THE FOLLOWING CLEARANCES FROM EDGE OF DOOR TO WALL, ETC. ON LATCH SIDE OF ALL DOOR OPENINGS:
- 300mm (MIN.) ON PUSH SIDE OF DOOR
- 600mm (MIN.) ON PULL SIDE OF DOOR
- FURRING SPACES AROUND PIPES, DUCTS, ONE SIDE OF PIPE SPACES, BRACING & COLUMNS SHALL BE CONSTRUCTED OF SAME MATERIAL AS WALL IN WHICH THEY OCCUR (UNLESS INDICATED OTHERWISE) AND EXTEND 100mm MIN. ABOVE CEILING UNLESS OTHERWISE SPECIFIED. FURRING SPACES TO BE KEPT AS SMALL AS POSSIBLE.
- SEAL AT INTERSECTION OF GYPSUM BOARD CEILINGS AND CONCRETE BLOCK WALLS, AND AT CONCRETE BLOCK WALLS AND CONCRETE FOUNDATION WALLS.
- BUILDING WILL BE OPERATIONAL DURING THE WORK. CONTRACTOR TO COORDINATE WORK WITH OWNER, ETC. (REFER TO PHASING DRAWINGS A-104, A-105, A-106, AND A-107)
- ALL ITEMS THAT ARE REMOVED AND TO BE REINSTALLED TO BE STORED IN A SAFE AREA AS NOT TO BE DAMAGED DURING THE COURSE OF WORK. DAMAGED ITEMS ARE TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO MOVE EXISTING FURNITURE, EQUIPMENT, ETC. TO ACCOMMODATE THE WORK. COORDINATE IN ADVANCE WITH OWNER. WHERE EXISTING EQUIPMENT IS TOO CUMBERSOME TO BE RELOCATED, CONTRACTOR IS TO PROTECT SUCH EQUIPMENT FROM DAMAGE DURING THE WORK. ANY EXISTING EQUIPMENT DAMAGED BY CONTRACTOR IS TO BE REPLACED AT CONTRACTORS EXPENSE.
- ANY REQUIRED SHUT DOWN OF EXISTING MECH. / ELEC. EQUIPMENT TO BE COORDINATED IN ADVANCE WITH OWNER.
- CONTRACTOR TO TEMPORARILY SUPPORT ALL MECH. / ELEC. ITEMS MOUNTED ON / IN CEILING DURING REMOVAL OF EXISTING AND INSTALLATION OF NEW CEILING. COORDINATE EXTENT WITH MECH. / ELEC. DRAWINGS.
- CONTRACTOR TO COORDINATE ALL CUTTING AND PATCHING OF EXISTING WALLS, PARTITIONS, CEILINGS, AND FLOORS AS REQUIRED TO FACILITATE ALL ASPECTS OF WORK (CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, AND BAGGAGE HANDLING) BOTH WITHIN AND OUTSIDE THE AREAS OF ARCHITECTURAL PHASES INDICATED ON PHASING DRAWINGS A-104, A-105, A-106, AND A-107. WHERE CUTTING IS REQUIRED, REINSTATE EXISTING CONSTRUCTION TO PRE-DEMOLITION STATE. WHERE CUTTING AND PATCHING AFFECTS EXPOSED WALLS, PARTITIONS, AND CEILINGS, PAINT WALLS AND CEILINGS TO NEAREST INTERSECTION WITH COLOUR TO MATCH EXISTING.
- GENERAL CONTRACTOR TO MAKE GOOD ANY DAMAGE TO COMMON AREAS (i.e. CEILINGS, WALLS, FLOORS, ETC.) DUE TO INSTALLATION OF NEW WORK. PAINT TO NEAREST CORNER TO MATCH EXISTING WHERE EXISTING SPACES ARE AFFECTED BY WORK OF THIS CONTRACT.
- PATCH, REPAIR AND MAKE GOOD CONCRETE FLOORS LEFT DAMAGED BY DEMOLITION WORK. PROVIDE LEVELING WHERE REQUIRED TO ACHIEVE A SMOOTH SURFACE FOR INSTALLATION OF FLOORING MATERIAL.
- CONTRACTOR TO SUSPEND NEW CEILINGS, CONDUITS, ETC. FROM STRUCTURAL BEAMS AND JOISTS. DO NOT PENETRATE EXISTING FLOOR OR ROOF DECK.
- MAIN CEILING TEES TO RUN IN SAME DIRECTION AS LIGHT FIXTURES.
- MECHANICAL & ELECTRICAL EQUIPMENT MOUNTED IN CEILING TILES TO BE CENTERED IN NEAREST TILE.
- CONTRACTOR TO COORDINATE CEILING GRID LAYOUT AND LOCATION OF FIXTURES & EQUIPMENT IN CEILING PRIOR TO COMMENCEMENT OF THE WORK.
- ARCHITECT SHALL FINALIZE ACTUAL CEILING GRID LAYOUT AND LOCATION OF FIXTURES & EQUIPMENT IN CEILING PRIOR TO COMMENCEMENT OF THE WORK.
- SLOPE FLOORS TO FLOOR DRAINS. FOR EXTENT AND LOCATIONS OF FLOOR DRAINS SEE MECHANICAL DRAWINGS.
- COORDINATE EXACT SIZE AND LOCATIONS OF MECH. LOUVERS ON EXTERIOR WALLS WITH MECH. DRAWINGS.
- GENERAL CONTRACTOR TO SUPPLY AND INSTALL CONCRETE FOR MECH. / ELEC. PADS, TRENCHES, ETC. CO-ORDINATE EXACT SIZE & LOCATION OF CONCRETE PADS, TRENCHES, ETC. WITH MECH. / ELEC. DRAWINGS. ALL CONCRETE PADS BELOW ELECTRICAL EQUIPMENT TO BE MINIMUM 150mm THICK.
- DIMENSIONS FOR MECHANICAL ROUGH-INS ARE TO CENTERLINE OF FIXTURE.
- CO-ORDINATE EXACT NUMBER, SIZE AND LOCATION OF MECHANICAL & ELECTRICAL ITEMS ON EXTERIOR ELEVATIONS AND ROOF WITH MECHANICAL AND ELECTRICAL DRAWINGS. SEAL AND MAKE WEATHER-TIGHT ALL MECHANICAL & ELECTRICAL ITEMS TO PROVIDE A COMPLETE AIRMOISTURE SEAL.
- ALL EXTERIOR ELECTRICAL ITEMS TO BE WEATHER PROOF. SEE ALSO ELECTRICAL DRAWINGS.

DEMOLITION NOTES:

- DEMOLITION DRAWINGS INCLUDED IN THIS SET ARE INTENDED AS GENERAL GUIDANCE. DEMOLITION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FULL DRAWING SET TO DETERMINE THE FULL EXTENT OF REQUIRED DEMOLITION. CONTRACTOR TO CONFIRM EXTENT OF WORK ON SITE. DRAWINGS DO NOT NECESSARILY SHOW FULL EXTENT OF DEMOLITION.
- REFER TO ARCH. MECH. & ELEC. DWGS. AND SPECIFICATIONS FOR EXTENT OF DEMOLITION WORK AND CO-ORDINATE WITH OTHER TRADES PRIOR TO THE COMMENCEMENT OF ANY WORK.
- GENERAL CONTRACTOR TO PROTECT AND MAINTAIN THE INTEGRITY OF EXISTING FINISHES IN ALL AREAS NOT SCHEDULED FOR DEMOLITION WORK.
- CONTRACTOR TO PROTECT ALL EXISTING WORK. ANY DAMAGE TO EXISTING PARTITIONS, CEILING OR FINISHES CAUSED BY DEMOLITION WORK MUST BE REPAIRED / REPLACED BY CONTRACTOR. PAINT WALLS AND CEILINGS TO NEAREST INTERSECTION.
- CONTRACTOR TO REMOVE ALL DEBRIS RESULTING FROM DEMOLITION AND NEW CONSTRUCTION. COORDINATE REMOVAL WITH BUILDING OWNER.
- ALL ITEMS WHICH MUST BE REMOVED FROM THE SITE ARE TO BE DISPOSED OF OFF SITE IN AN AREA APPROVED BY THE MUNICIPALITY HAVING JURISDICTION. LEAVE SITE IN CLEAN CONDITION.
- CONTRACTOR TO SEAL AND REPAIR CUTOUPS FOR MECHANICAL / ELECTRICAL PENETRATIONS IN EXISTING FLOORS, WALLS AND CEILINGS. PROVIDE FINISHES TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PATCH/REPAIR/MAKE GOOD EXISTING CEILINGS, ADJACENT WALLS AND FLOORS AS REQUIRED AFTER DEMOLITION WORK (I.E. DOORS, FRAMES, BUILT-INS, ETC. AND PREPARE SURFACES TO RECEIVE NEW FINISH.
- CONTRACTOR TO REMOVE WHERE INDICATED EXISTING FLOORING (INCLUDING UNDER CABINETRY/EQUIPMENT/ETC.) w/ BASE, ADHESIVE, SETTING BEDS, ETC. AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW WORK. PREPARE EXISTING CONC. SLAB AS REQUIRED (GRIND, FILL ETC.) TO PROVIDE AN ACCEPTABLE SURFACE FOR INSTALLATION OF NEW FLOORING AND/OR EQUIPMENT.
- OWNER HAS FIRST RIGHT TO ALL ITEMS INDICATED TO BE DEMOLISHED/REMOVED. SALVAGE ALL ITEMS INDICATED TO BE REMOVED.
- ALLOW FOR PROPER VENTILATION OF THE PREMISES UPON COMPLETION OF DEMOLITION. PROVIDE EXHAUST FAN CW HEPA FILTER IN DEMOLITION AND CONSTRUCTION AREA.

ROOM / DOOR SCHEDULE NOTES:

- ALL BASE TO BE 100mm (MIN) HIGH UNLESS NOTED OTHERWISE.
- ALL DOORS TO BE 4mm THICK (MIN) UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DOOR FRAMES TO BE INSULATED WITH LOW-EXPANSION SPRAY-FOAM INSULATION.
- SUPPLY & INSTALL INTERNATIONAL BARRIER-FREE SYMBOL ON ACCESSIBLE WASHROOM DOOR(S).
- WELDED BOXES TO BE INSTALLED IN THE FRAMES AS INDICATED TO ALLOW FOR CONDUIT & ALARM DEVICES. REFER TO ELECTRICAL DRAWINGS.
- INTERIOR GLAZING TO BE 6mm TEMPERED GLASS, INCLUDING SIDELITES & TRANSOM ABOVE (IF APPLICABLE) UNLESS NOTED OTHERWISE.
- GLAZING IN FIRE-RATED DOORS TO BE LAMINATED FIRE RATED GLASS.
- GYPSUM BOARD WALLS / PARTITIONS TO BE PLASTERED AND PAINTED.

MILLWORK NOTES:

- ALL SHELVING TO BE ADJUSTABLE CMV METAL SHELF STANDARDS UNLESS NOTED OTHERWISE.
- ALL FRAMING TO BE 19x38mm UNLESS NOTED OTHERWISE.
- GABLES @ 900mm OC MAXIMUM UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING IN PARTITION STUD CAVITIES FOR ATTACHMENT OF ALL WALL MOUNTED BUILT-INS, EQUIPMENT, ETC..
- CO-ORDINATE BUILT-IN DIMENSIONS WITH ALL ALL EQUIPMENT.

REFLECTED CEILING NOTES

- ANY ERRORS OR DISCREPANCIES OR ANY CONFLICTING REQUIREMENTS TO THE MECHANICAL OR SPRINKLER SYSTEMS AND LIGHT FIXTURE LOCATIONS ARE TO BE BROUGHT TO THE ATTENTION OF ARCHITECTURE.
- CONTRACTOR TO PROVIDE ALL OPENINGS AND ACCESS HATCHES IN DRYWALL CEILING TO ACCOMMODATE ALL SPRINKLERS, EXIT LIGHTS, ACCESS PANELS, RECESSED DOWN LIGHTS AND AIR DIFFUSERS.

PARTITION NOTES:

- UNLESS INDICATED OTHERWISE, CONSTRUCT PARTITIONS TO MINIMUM 150 mm ABOVE UNDERSIDE OF HIGHEST ADJACENT CEILING. CONSTRUCT PARTITIONS TO UNDERSIDE OF ROOF/FLOOR DECK IF THERE IS NO CEILING IN ROOM (SEE ROOM FINISH SCHEDULE)
- CONSTRUCT FIRE RATED PARTITIONS TO UNDERSIDE OF FLOOR/ROOF DECK. FIRE-STOP AROUND PERIMETER AND OPENINGS OF PARTITION. FOR STUD PARTITIONS, APPLY FIRE RATED SEALANT AT EACH LAYER OF GYPSUM BOARD. PROVIDE FIRE DAMPERS WHERE MECHANICAL PENETRATIONS OCCUR.
- CONSTRUCT SOUND RATED PARTITIONS TO UNDERSIDE OF FLOOR/ROOF DECK. UNLESS NOTED OTHERWISE, SEAL AROUND PERIMETER WITH ACOUSTIC SEALANT BOTH SIDES OF PARTITION. FOR STUD PARTITIONS, APPLY ACOUSTIC SEALANT AT EACH LAYER OF GYPSUM BOARD. SEAL AROUND ALL PENETRATIONS IN SOUND RATED WALLS WITH SOUND RATED SEALANT. WHERE A COLUMN OCCURS IN A SOUND-RATED PARTITION, SOUND RATING TO CONTINUE AROUND COLUMN. PROVIDE GYPSUM BOARD ON WOOD/METAL STUD FURRING AS REQUIRED TO PERMIT SOUND BATT INSULATION TO BYPASS BACK OF ELECTRICAL PANEL/CONDUIT, BOXES, ETC.
- BRACE PARTITIONS DIAGONALLY TO FLOOR/ROOF STRUCTURE AS REQUIRED FOR PARTITIONS THAT ARE NOT CONSTRUCTED TO UNDERSIDE OF FLOOR/ROOF DECK.
- PROVIDE SOLID WOOD BLOCKING IN STUD PARTITIONS AND WALLS FOR ATTACHMENT OF WALL MOUNTED ITEMS.
- FIRE RESISTANCE RATING LISTED FOR CONCRETE BLOCK PARTITIONS ARE BASED ON THE PHYSICAL PROPERTIES OF STANDARD METRIC SIZE BLOCK AS PER THE CANADIAN CONCRETE MASONRY PRODUCERS' ASSOCIATION.
- MAINTAIN CLEARANCE UNDER BEAMS, JOISTS, AND DECKS TO AVOID TRANSMISSION OF STRUCTURAL LOADS TO PARTITIONS THAT EXTEND TO UNDERSIDE OF FLOOR/ROOF DECK. USE DOUBLE TRACK SLIP JOINT FOR STUD PARTITIONS AND PROVIDE MINIMUM 25 mm CLEARANCE AT TOP OF CONCRETE BLOCK PARTITIONS.
- FIRE STOP PENETRATIONS AND PERIMETER OF ALL EXISTING PARTITIONS AS REQUIRED TO MAINTAIN INTEGRITY OF FIRE RATINGS AS INDICATED. CONFIRM ON SITE THAT EXISTING PARTITIONS EXTENDS TO UNDERSIDE OF EXISTING FLOOR/ROOF DECK ABOVE. IF EXISTING PARTITION DOES NOT EXTEND TO FLOOR/ROOF DECK ABOVE THEN CONTINUE CONSTRUCTION OF PARTITION WITH MATERIALS TO MATCH EXISTING PARTITION.
- PROVIDE / INSTALL MINIMUM 90mm CONCRETE BLOCK FURRING BEHIND ELECTRICAL PANELS IN CONCRETE BLOCK WALLS UNLESS NOTED OTHERWISE.
- WHERE REQUIRED PROVIDE 19mm PLYWOOD SHEET 1200mm HIGH x LENGTH TO SUIT FOR MECHANICAL / ELECTRICAL EQUIPMENT IN EXISTING MECHANICAL / ELECTRICAL ROOMS AND EQUIPMENT ROOM. CO-ORDINATE WITH MECH./ELEC. DWGS. MOUNTING HEIGHT OF PLYWOOD TO SUIT EQUIPMENT. CO-ORDINATE ON SITE.

GENERAL FIRE RATING NOTES:

- CONSTRUCT FIRE SEPARATIONS TO BE CONTINUOUS ELEMENTS. OPENINGS IN FIRE SEPARATIONS TO BE PROTECTED WITH CLOSURES. TERMINATE FIRE SEPARATIONS SO THAT SMOKE-TIGHT JOINTS ARE PROVIDED. CONTINUITY OF THE FIRE SEPARATION TO BE MAINTAINED WHERE IT ABUTS OR INTERSECTS A FLOOR, CEILING, ROOF DECK, OR AN EXTERIOR WALL ASSEMBLY.
- FIRESTOPPING TO BE PROVIDED TO BLOCK OFF CONCEALED SPACES:
 - WITHIN A WALL ASSEMBLY AT EVERY FLOOR LEVEL AND CEILING LEVEL SO THAT THE MAXIMUM HORIZONTAL DIMENSION IS 20M AND THE MAXIMUM VERTICAL DIMENSION IS 3M
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROPPED CEILINGS AND SOFFITS IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A FLAME-SPREAD RATING MORE THAN 25
 - AT THE END OF EACH RUN AND AT EACH FLOOR LEVEL IN CONCEALED SPACES BETWEEN STAIR STRINGERS IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A FLAME-SPREAD RATING MORE THAN 25
 - SINGLE SOURCE: ALL INSTANCES OF A SPECIFIC FIRESTOP SYSTEM SHALL BE MADE USING PRODUCTS OF THE SAME MANUFACTURER. WHERE MULTIPLE INSTALLERS (E.G. DIFFERENT SUBCONTRACTORS) ARE RESPONSIBLE FOR INSTALLATION OF FIRESTOPPING, ALL INSTALLERS SHALL USE THE SAME SYSTEM MADE BY THE SAME MANUFACTURER.
 - THROUGH PENETRATION FIRESTOP SYSTEMS (ALL TYPES EXCEPT ELECTRICAL PENETRATIONS): PROVIDE FIRESTOP SYSTEMS LISTED FOR THE SPECIFIC COMBINATION OF FIRE RATED CONSTRUCTION, TYPE OF PENETRATING ITEM, ANNUAL SPACE REQUIREMENTS, AND FIRE RATING, AND:
 - F-RATING: PROVIDE FIRESTOPPING THAT HAS F-RATING EQUAL TO OR GREATER THAN THE FIRE-RESISTANCE RATING OF THE ASSEMBLY IN WHICH THE FIRESTOPPING WILL BE INSTALLED.
 - T-RATING: IN HABITABLE ROOMS AND AREAS, WHERE PENETRATING ITEMS ARE EXPOSED TO POTENTIAL CONTACT WITH MATERIALS ON FIRE SIDE(S) OF RATED ASSEMBLY, PROVIDE FIRESTOPPING THAT HAS A T-RATING EQUAL TO ITS F-RATING.
 - WALL PENETRATIONS: PROVIDE SYSTEMS THAT ARE SYMMETRICAL, WITH THE SAME RATING FROM BOTH SIDES OF THE WALL.
 - THROUGH PENETRATION FIRESTOP SYSTEM FOR ELECTRICAL PENETRATIONS: PROVIDE FIRESTOPPING COMPLYING WITH UL SYSTEM NO.5, R11044, TESTED IN ACCORDANCE WITH UL 1709, ASTM E 119, ASTM E 1529, AND ASTM E 1725.
 - FIRESTOPPING FOR CONSTRUCTION GAPS: PROVIDE FIRESTOPPING SYSTEMS LISTED FOR THE SPECIFIC COMBINATION OF FIRE-RATED CONSTRUCTION TYPE, CONFIGURATION, GAP DIMENSIONS, AND FIRE RATING.
 - TAPE ALL GYPSUM BOARD JOINTS IN FIRE RATED PARTITIONS AND CEILINGS.

STANDARD ABBREVIATIONS:

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|-----|----------------------------|
| CJ | CONTROL JOINT |
| COJ | CHECK ON JOB |
| EP | ELECTRICAL PANEL, RECESSED |
| FHC | FIRE HOSE CABINET |
| FIO | FACE OF |
| JS | JANITORS SINK |
| NIC | NOT IN CONTRACT |
| SIM | SIMILAR |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| US | UNDERSIDE |

