

ADDENDUM NO. 01

OWNER: The Corporation of the Municipality of Bayham
56169 Heritage Line
Straffordville ON N0J 1Y0

DATE: September 20, 2024

PROJECT: Washroom Upgrade
Port Burwell Marine Museum
18 Pitt Street, Port Burwell ON

JOB NUMBER: 223231



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This Addendum forms part of the contract documents and is to be read, interpreted, and co-ordinated with all other parts.

The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form.

Failure to do so may subject the Bidder to disqualification.

Description:

ITEM	REFERENCE	QUESTION
1		Is the Contractor responsible for the dumpster on site, portable toilet on site and building permit?
	Spriet Response	The Contractor is responsible for the dumpster and portable toilet. The permit has been applied for and the Municipality is going to pay for the permit.
2		Please provide room dimensions. Please provide clarification for the ceiling joists.
	Spriet Response	Drawings have been updated to include dimensions, as well as other additional information. All additional items are clouded. The ceiling joist are 6" structural steel studs, 18 gauge.
3		The plumbing wall between the two washrooms is labeled as P1. Should this be a 6 inch wall to accommodate a 6" vent stack?
	Spriet Response	A 6" vent stack is not required. The required vent can be smaller and should not be an issue fitting the vent within the wall provided.

- END OF ADDENDUM NO.1 -

GENERAL NOTES

1.

THESE DOCUMENTS WERE PREPARED UTILIZING INFORMATION SUPPLIED BY OTHERS. THE CONTRACTOR IS TO VERIFY ALL AREAS AND DOCUMENT THE EXISTING SITE CONDITIONS. NO EXTRAS WILL BE GRANTED FOR FAILURE TO DO SO.

2.

ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ANY OTHER MATERIALS, PROCEDURES & EQUIPMENT SHALL ADHERE TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.), MUNICIPAL SPECIFIC BY-LAWS WHERE THE WORK IS BEING CONDUCTED, AND ALL OTHER REGULATORY BODIES HAVING JURISDICTION.

3.

READ ARCHITECTURAL DRAWING NOTES AND DIMENSIONS IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SITE SERVICES, SITE PLANS, SHOP DRAWINGS, STANDARD ABBREVIATIONS, MOUNTING HEIGHTS AND PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. DRAWINGS ARE TO BE READ, NOT SCALED.

4.

REFER TO PLANS, ELEVATIONS, SECTIONS, WALL TYPES AND DETAILS FOR TYPICAL CONSTRUCTION DETAILS AND NOTES (UNLESS NOTED OTHERWISE).

5.

ALL MATERIALS SHALL BE NEW AND ALL WORK SHALL BE OF THE HIGHEST QUALITY FOR THE TRADE INVOLVED.

6.

CONTRACTOR TO REVIEW AND VERIFY ALL CONSTRUCTION DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. EXTRAS WILL NOT BE GRANTED FOR FAILURE TO REVIEW, VERIFY AND COORDINATE.

7.

THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED. EXTRAS WILL NOT BE GRANTED FOR FAILING TO IDENTIFY AND QUESTION ANYTHING CONFLICTING OR UNCLEAR.

8.

REFER TO MECHANICAL, ELECTRICAL, STRUCTURAL, CIVIL, AND PLUMBING DRAWINGS FOR ADDITIONAL NOTES, DETAILS AND INFORMATION.

9.

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL SUB-UPS.

10.

VERIFY LOCATIONS OF ALL ROOF AND WALL PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL, AND ARCHITECTURAL DRAWINGS.

11.

LOCATION OF EXHAUST FANS AND VENTS TO BE VERIFIED WITH THE MECHANICAL DRAWINGS PRIOR TO INSTALLATION. PROVIDE ALL REQUIRED MOUNTING HARDWARE AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

12.

ALL FINISHES AND FINISH MATERIALS, COLOURS OR TEXTURES SHALL BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION, FABRICATION OR ORDERING.

13.

BARRIER-FREE WASHROOM STALLS AND ACCESSORIES TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE.

14.

SUPPLY AND INSTALL MIRRORS, TOILET TISSUE DISPENSERS, GRAB BARS AND OTHER ITEMS AS INDICATED OR SHOWN ON PLANS. REFER TO THE WASHROOM ACCESSORIES LEGEND, ACCESSIBILITY NOTES AND STANDARD MOUNTING HEIGHTS PROVIDED IN THIS SET OF DRAWINGS.

15.

PROVIDE ALL REQUIRED SUPPORT BEHIND FIXTURES, PARTITIONS, ACCESSORIES AND OTHER WALL MOUNTED FURNITURE, EQUIPMENT OR CASEWORK. VERIFY EXISTING WALL CONSTRUCTION TO THE EXISTING NEW FIXTURES, PARTITIONS, ACCESSORIES AND OTHER WALL MOUNTED FURNITURE, EQUIPMENT OR CASEWORK HAVE ADEQUATE SUPPORT , AND UPGRADE AS NEEDED.

16.

REFER TO PROJECT SPECIFICATIONS FOR MANUFACTURE AND MODELS OF ALL WASHROOM FIXTURES AND ACCESSORIES.

17.

FLOOR MOUNTED, OVERHEAD BRACED TOILET PARTITIONS TO BE PROVIDED. OVERHEAD BRACING TO RETURN TO WALL AT EACH END. PROVIDE INTERMEDIATE BRACINGS ON LONG RUNS.

18.

MILLWORK ELEVATIONS ARE SCHEMATIC FOR LAYOUT PURPOSES ONLY. REFER TO APPROVED MILLWORK SHOP DRAWINGS FOR MATERIALS AND SPECIFICATIONS.

19.

ALL WALLS BEHIND MILLWORK SHALL HAVE FINAL FINISH PRIOR TO INSTALLATION. ALL FLOORING FINISH MATERIAL SHALL BE INSTALLED PRIOR TO MILLWORK INSTALLATION.

20.

REFER TO ROOM FINISH PLANS AND SCHEDULES FOR ALL ROOM FINISHES.

21.

GENERAL CONTRACTOR TO COORDINATE ROUGH-IN OF ELECTRICAL WITH MILLWORK SUPPLIER AND COORDINATE ALL ELECTRICAL AND I.T./DATA OUTLETS WITH ELECTRICAL DRAWINGS. LOCATIONS OF OUTLETS TO BE VERIFIED WITH OWNER TO SUIT LOCATIONS OF OTHER SUPPLIED APPLIANCES AND EQUIPMENT.

22.

ALL INTERIOR PARTITION DIMENSIONS, FOR NEW WALLS ARE TO FACE OF FINISHED WALL.

23.

ALL INTERIOR PARTITION DIMENSIONS, FOR EXISTING WALLS ARE TO FACE OF EXISTING FINISH. EXISTING DIMENSIONS ARE PROVIDED SOLELY FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO SITE CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING WORK.

24.

STEEL STUD CONTRACTOR TO SUBMIT SHOP DRAWINGS CERTIFIED BY A PROFESSIONAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

25.

OFFSET WALLS WHERE GYPSUM BOARD THICKNESSES VARY TO ENSURE THAT FINISH WALL SURFACES ARE FLUSH WITH EACH OTHER.

26.

CONTROL JOINTS (C.J.) ARE TO BE PROVIDED AT A MAXIMUM OF 25'-0" O.C. FOR GYPSUM BLOCK WALLS AND CONCRETE BLOCK WALLS. TYPICAL UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

27.

GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAWCUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE.

28.

HEAVY DASHED LINES INDICATES FIRE RESISTANCE RATING OR FIRE SEPARATION. TOP OF WALL TO BE COMPLETELY SEALED. REFER TO FIRESTOPPING NOTES PROVIDED IN THIS SET OF DRAWINGS AND PROJECT SPECIFICATIONS.

DEMOLITION NOTES

1.

THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL WORK AND ITEMS NECESSARY FOR THE COMPLETION OF WORK. THE WORK SHALL BE REQUIRED WHETHER OR NOT SHOWN ON THE PLANS AND/OR CONSTRUCTION DOCUMENTS, BUT ARE REASONABLY INFERRABLE AS BEING.

2.

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO DEMOLITION.

3.

EXISTING ITEMS ARE PICTORIAL AND MAY NOT BE EXACTLY AS SHOWN ON DRAWINGS. NOT ALL FLOOR, WALL OR CEILING MOUNTED EQUIPMENT, ACCESSORIES, SIGNAGE ETC. MAY BE INDICATED. ALLOW FOR THE REMOVAL OF ALL EQUIPMENT, ACCESSORIES, SIGNAGE ETC. IN THE AREA OF WORK.

4.

EXTENT OF BUILDING DEMOLITION IS INDICATED ON THE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE AND COORDINATE WITH THE OWNER AND TENANT DEMOLITION PROCEDURES AND SEQUENCE AND TO ENSURE THE STABILITY AND SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS.

5.

BEFORE STARTING WORK, MAKE A THOROUGH EXAMINATION OF THOSE PORTIONS OF THE STRUCTURE IN WHICH THE WORK IS TO BE PERFORMED. CHECK ALL THE WORK ADJOINING OR AT UNDERLYING LOCATIONS, REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE EFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK. DO NOT START THE WORK UNTIL SUCH CONDITIONS HAVE BEEN EXAMINED AND A COURSE OF ACTION HAS BEEN MUTUALLY AGREED UPON.

DEMOLITION NOTES (CONTINUED)

6.

PRIOR TO THE START OF DEMOLITION, THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE ARCHITECT ANY DAMAGED, CRACKS OR OTHER IMPERFECTIONS IN THE WORK ADJACENT TO THE DEMOLITION AREAS.

7.

CONTRACTOR TO REMOVE, STORE, AND PROTECT EXISTING NON-ATTACHED, MOVEABLE CABINETS, AND FURNITURE (TYP). COORDINATE WITH OWNER FOR RELOCATION OR RE-USE, WHERE SUCH ITEMS ARE DAMAGED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED AND TO THE SATISFACTION OF THE OWNER.

8.

COORDINATE WITH MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

9.

THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING UTILITY LINES IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK. ANY INTERFERENCES WITH DEMOLITION WORK SHALL BE REPORTED TO THE ARCHITECT .

10.

LOCATE, DISCONNECT, REMOVE AND/OR CAP ALL EXISTING UTILITY LINES BY MEANS APPROVED BY THE RESPECTIVE UTILITY COMPANY AND GOVERNING AUTHORITIES. RECORD UTILITY AND CAP LOCATIONS ON CONTRACTORS AS-BUILT DOCUMENTS.

11.

PRIOR TO THE DEMOLITION OF ITEMS WHICH HAVE UTILITY CONNECTIONS (WATER, GAS, ELECTRICITY, STEAM, ETC.) THE CONTRACTOR SHALL ARRANGE WITH THE OWNER TO LOCATE SHUT OFF VALVES, PANEL BOXES AND OTHER CONTROL ELEMENTS SO THAT DAMAGE AND OTHER POTENTIALLY DANGEROUS SITUATIONS ARE AVOIDED.

12.

MAINTAIN AT ALL TIMES THE EMERGENCY LIGHTING THROUGHOUT THE BUILDING DURING DEMOLITION WORK, AS WELL AS, RECONSTRUCTION WORK. PROVIDE ALL NECESSARY TEMPORARY LIGHTING, PARTITIONS, DUST COVERS, DROP CLOTHES, ETC.

13.

IF REQUIRED CLOSE OFF EXISTING SUPPLY/ RETURN PIPES, DUCTS, ETC., FEEDING EXISTING ROOMS TO PREVENT DUST/DEBRIS ENTRY.

14.

DEMOLISH INDICATED STRUCTURES IN AN ORDERLY AND RESPONSIBLE MANNER.

15.

CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES MAINTAIN TEMPORARY PROTECTED EGRESS AND ACCESS AT ALL TIMES, PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.

16.

WHERE EXISTING CONSTRUCTION IS TO BE ALTERED, PROVIDE TEMPORARY BRACING AND/OR SHORING. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED AND PROTECTED FROM DAMAGE, WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED AND TO THE SATISFACTION OF THE OWNER.

17.

CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING MASONRY WALLS BEARING AND NON-BEARING TO RECEIVE NEW MASONRY OPENINGS TYP. TOOTH NAIL OPENINGS WITH NEW MASONRY AND PATCH EXISTING FINISHES TO REMAINING. ALSO PROVIDE ADEQUATE BRACING/SHORING AT ALL AREAS OF FLOOR/ROOF SLAB CUTTING, PROVIDE ALL SHORING(S), BRACING(S), BARRIAGES, ETC. TO ACCOMPLISH ALL THE WORK IN AN APPROVED MANNER.

18.

CUT MEMBERS BY METHODS LEAST LIKELY TO DAMAGE THE MEMBERS TO BE RETAINED AND WORK ADJOINING. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED AND PROTECTED FROM DAMAGE, WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED AND TO THE SATISFACTION OF THE OWNER.

19.

WALLS, CEILINGS, FLOORS ETC. TO REMAIN, ADJACENT TO AREAS OF WORK AND ALTERED AS NECESSARY TO COMPLETE THE WORK, ARE TO BE RESTORED, REPAIRED OR REPLACED TO THE EXISTING CONDITION OR BETTER PRIOR TO THE COMMENCEMENT OF THE WORK.

20.

PATCH, FILL AND REPAIR ALL SURFACES DISTURBED, CUT, DAMAGED, IN NEED OF REPAIR OR MADE IMPERFECT BY ALTERATIONS OR REMOVAL WORK (INCLUDING DAMAGE CAUSED BY OTHER TRADES) AND AS REQUIRED TO PREPARE FOR NEW MATERIALS AND ARRANGEMENTS.

21.

EXISTING DOORS AND FRAMES INDICATED TO BE REMOVED, INCLUDE REMOVAL OF BLOCKING, SHIMS, BACKER ROD, CAULKING AND HARDWARE.

22.

ALL EXISTING WALLS NOTED TO RECEIVE PAINT FINISH ARE TO BE SANDED, SCRAPED, PATCHED AS REQUIRED TO CREATE A SMOOTH SURFACE, UNLESS NOTED OTHERWISE, AND MADE READY FOR PAINTING REGARDLESS OF THE FINISH, SHEEN OR TEXTURE OF THE EXISTING PAINT.

23.

ALL FLOORS NOTED TO RECEIVE NEW FLOOR FINISH SHALL BE PATCHED, GROUND SMOOTH, LEVELLED AND MADE READY TO RECEIVE NEW FLOOR FINISH.

24.

PROVIDE TEMPORARY PROTECTION TO PREVENT DAMAGE FROM THE WEATHER OR VANDALISM, AS WELL AS PROTECTION FOR THE GENERAL PUBLIC SO THAT THE OWNERS BUSINESS OPERATIONS ARE MINIMALLY DISTURBED. IN ADDITION, PROVIDE PROTECTION OF EXISTING EQUIPMENT DURING EXECUTION OF WORK.

25.

PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS. MEETING THE OWNERS REQUIREMENTS. EMPLOY ONLY SKILLED TRADESMEN TO PERFORM DEMOLITION WORK. DO NOT USE CUTTING TORCHES FOR REMOVAL OF WORK UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. CUTTING TORCHES MAY BE USED ONLY WITH THE OWNERS PERMISSION.

26.

PROTECT ALL EXISTING PORTIONS OF THE EXISTING BUILDING TO REMAIN DURING DEMOLITION/CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGES CAUSED BY HIMSELF OR HIS/HER SUB-CONTRACTORS.

27.

PROTECT ALL NEW DEMOLISHED OPENINGS PRIOR TO INSTALLATION OF NEW DOORS AND/OR CONSTRUCTION OF MASONRY INFILL, NEW WALLS, PARTITIONS, ETC.

28.

AT NO TIME SHOULD THE CONTRACTOR ALLOW THE DEMOLITION WORK OR STORAGE OF DEBRIS TO CAUSE INTERFERENCE WITH ANY REQUIRED MEANS OF EGRESS OR CAUSE A HAZARDOUS CONDITION.

29.

EXECUTE THE DEMOLITION IN AN ORDERLY AND CAREFUL MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC OR THE FUNCTIONING OF THE EXISTING BUILDING. CONDUCT OPERATIONS WITH MINIMAL INTERFERENCE TO PUBLIC OR PRIVATE THROUGHFARES.

30.

KEEP CLEAN ALL EXISTING SPACES AND PROPERTIES ADJACENT TO DEMOLITION/CONSTRUCTION AREAS. ANY DEBRIS SHALL BE REMOVED FROM WORK AREAS DAILY. KEEP ALL ADJOINING PUBLIC AREAS CLEAN DURING WORKING HOURS AND MAKE EVERY EFFORT TO PROVIDE CONSTRUCTION CONDITIONS FOR THE GENERAL PUBLIC AND THE WORKERS.

31.

DEMOLISHED MATERIALS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ACCUMULATION OF RUBBISH, DEMOLISHED MATERIALS ETC. ON SITE SHALL NOT BE PERMITTED. ALL DEMOLITION MATERIAL SHALL BE REMOVED BY THE CONTRACTOR FROM THE SITE AND DISPOSED OF IN A PROPER AND LEGAL MANNER. THE SELECTION OF THE DUMP SITE AND DISPOSAL OF MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

2.0 SITE WORK

2.1.1.

THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND SERVICES PRIOR TO ANY EXCAVATIONS. WHEN SUCH SERVICES ARE ENCOUNTERED DURING EXCAVATION WORK, IMMEDIATELY NOTIFY THE OWNER AND CONSULTANT. PROTECT, BRACE AND SUPPORT ENCOUNTERED SERVICES. WHERE REPAIRS TO THESE SERVICES BECOME NECESSARY DUE TO DAMAGE BY THE CONTRACTOR, REPAIR AT NO ADDITIONAL COST TO THE CONTRACT TO THE SATISFACTION OF THE OWNER.

2.1.2.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THEIR TRADES OR OWN FORCES WITH MATERIALS TO MATCH EXISTING.

2.1.3.

DO NOT SELL OR BURY MATERIALS ON SITE.

2.0 SITE WORK (CONTINUED)

2.1.4.

EXCAVATIONS FOR FOUNDATIONS SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE FOUNDATION AND SHALL TO VERIFY AND WELDED OFF AND TAMPED SOLID. TAKE CARE NOT TO EXCAVATE TOO LOW. EXCAVATIONS CARRIED DEEPER THAN SHOWN ON THE DRAWINGS WITHOUT APPROVAL BY THE CONSULTANT, WILL REQUIRE BACKFILLING WITH CONCRETE AT NO ADDITIONAL COST TO THE OWNER.

2.1.5.

DO NOT DISTURB THE BOTTOM OF EXCAVATIONS IN ANY WAY THAT MAY ADVERSELY AFFECT THE LOAD BEARING VALUE.

2.1.6.

THE CONTRACTOR SHALL AT ALL TIMES KEEP ALL EXCAVATIONS AND TRENCHES DRY AND FREE FROM WATER AT THEIR OWN EXPENSE AND SHALL BUILD DAMS, WATERCOURSES AND OTHER WORK NECESSARY FOR THIS PURPOSE AND PROVIDE AND KEEP IN OPERATION PUMPS OF SUFFICIENT CAPACITY FOR THIS PURPOSE.

2.1.7.

PROMPTLY BACKFILL EXCAVATIONS AS THE WORK PROGRESSES, BUT NOT BEFORE STRUCTURAL CONCRETE, MASONRY WALLS, PEDESTALS AND OTHER STRUCTURAL CONCRETE HAVE ATTAINED FULL STRENGTH. STRUCTURAL WORK MUST BE INSPECTED PRIOR TO BACKFILLING. BACKFILL EVENLY ON BOTH SIDES OF THE FOUNDATION WALLS TO AVOID UNEQUAL PRESSURE ON WALLS.

2.1.8.

IN BACKFILLED AREAS AND TRENCHES WHICH WILL BE UNDER FLOOR SLABS, SIDEWALKS, ROADWAYS, ETC., THE CONTRACTOR SHALL PROVIDE AND USE MECHANICAL COMPACTING EQUIPMENT, SUIT FOR USE IN CONFINED SPACES AND SHALL PLACE THE BACKFILL MATERIALS MAXIMUM 8" (200MM) DEEP LAYERS, AND COMPACT EACH LAYER TO 95% STANDARD PROCTOR DENSITY. WHEN NECESSARY, APPLY WATER IN AMOUNTS AS DIRECTED BY CONSULTANT. TO THE BACKFILL MATERIALS TO ACHIEVE THE DESIGNED AMOUNT OF COMPACTION.

2.1.9.

ANY SURPLUS MATERIAL FROM CLEARING, STRIPPING, EXCAVATION OR GRADING OPERATIONS NOT REQUIRED ON THE PROJECT SHALL BE REMOVED FROM SITE BY THE CONTRACTOR.

2.1.10.

REMOVE ANY CONTAMINATED OR DANGEROUS MATERIALS ENCOUNTERED DURING EXCAVATION FROM SITE AND DISPOSE OF IN A SAFE MANNER.

2.1.11.

INTERIOR BACKFILL TO THE U/S OF GRANULAR 'A' BASE NOTED ON DRAWINGS SHALL BE GRANULAR 'B'.

2.1.12.

EXTERIOR BACKFILL UNDER CONCRETE SLABS AND SITE STRUCTURES, TO THE U/S OF GRANULAR 'A' BASE NOTED ON DRAWINGS SHALL BE GRANULAR 'B'.

2.1.13.

EXTERIOR BACKFILL UNDER 50' OR LANDSCAPED AREAS, SHALL BE SITE MATERIAL, CLEAN AND FREE OF DEBRIS. TOPSOIL IMPORTED BY THE OWNER TO THE SITE SHALL BE INSTALLED BY THE CONTRACTOR.

2.1.14.

GRANULAR 'A' MATERIAL, SHALL BE CLEAN, CRUSHED ROCK, FREE OF LUMPS OF CLAY CONFORMING TO OPSS-PROV FORM 100.

2.1.15.

GRANULAR 'B' MATERIAL, CONFORMING TO OPSS-PROV FORM 100.

2.1.16.

CONCRETE BACKFILL: IS MPA OR AS APPROVED BY CONSULTANT.

2.1.17.

WATER SERVICE: BEDDING MATERIAL, TYPE 1 COARSE SAND.

2.1.18.

APPROVED BACKFILL: NATIVE ON SITE MATERIAL.

3.0 CONCRETE

3.0.1.

ALL THE WORK OF THIS DIVISION SHALL COMPLY WITH THE LATEST EDITION OF CAN3-A223.1-M77, CAN3-A223.2-M1977.

3.0.2.

ALL CONCRETE USED SHALL BE READY MIXED HAVING A COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS IN THICKNESS. MINIMUM PORTLAND CEMENT CONTENT SHALL BE 310 KG/M3.

3.0.3.

CONCRETE USED FOR FLOOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS. MINIMUM PORTLAND CEMENT SHALL BE 350 KG/M3.

3.0.4.

AIR CONTENT TO BE 4 % EXCEPT FOR TROWELLED INTERIOR SLABS AND FOOTINGS.

3.0.5.

REINFORCING STEEL: BILLET STEEL, GRADE 400, DEFORMED BARS TO CSA G30.12-M1977 UNLESS INDICATED OTHERWISE.

3.0.6.

CEMENT: NORMAL PORTLAND CEMENT TO CAN3-A5-M1983.

3.0.7.

WELDED WIRE MESH WHERE INDICATED ON THE DRAWINGS SHALL CONFORM TO CSA G30.5-M1983. SIZES SHALL BE AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS ONLY.

3.0.8.

CHAIRS (FOR WELDED STEEL WIRE FABRIC SUPPORT) SHALL BE TYPE B, NO. 87, 5/16" GAUGE GALVANIZED WIRE 31" HIGH AS MANUFACTURED BY GUY GIBNETTE LTD, ST. LAURANT, QUEBEC, (514)336-6344.. APPROVED ALTERNATES WILL BE ACCEPTED BY CONSULTANT.

3.0.9.

SURFACE HARDENERS FOR PLAN FLOORS (EXPOSED IN THE FINISHED STRUCTURE): NON-METALLIC TYPE RESISTANT TO CALCIUM CHLORIDE, OIL AND GREASE PENETRATION, AND BE ONE OF THE FOLLOWING:
1 SEALIGHT TYPE R PREMIUM FLOOR HARDENER BY W.R. MEADOWS
2 TRADEMARK BY STENSON CONSTRUCTION PRODUCTS
3 MASTERKID HD BY MASTER BUILDERS TECHNOLOGIES
4 SURFLEX BY THE EUCILB CHEMICAL COMPANY

3.0.10.

CONCRETE FLOOR CURING AND SEALING COMPOUND: APPROVED CLEAR, ACRYLIC POLYMER TYPE, FREE FLOWING LIQUID WHICH WILL ADHERE TO DAMP CONCRETE AND MEETS THE MOISTURE RETENTION REQUIREMENTS TO ASTM C509, TYPE I, CLASS B, AND WILL NOT AFFECT THE BOND OF FINISHED FLOOR ADHESIVES AND/OR JOINT SEALANTS:
1 SEALIGHT, VULCANIZING TYPE, BY W.R. MEADOWS
2 FLOUREX BY STENSON CONSTRUCTION PRODUCTS
3 ACRYSEAL BY MASTER BUILDERS TECHNOLOGIES
4 RET-SEAL BY THE EUCILB CHEMICAL COMPANY

3.0.11.

SAWCUT FILLER: SEALIGHT RE2-WELD FLEX OR THOROC EP280 AS MANUFACTURED BY CHIMBIE.

3.0.12.

PLACE FABRIC REINFORCING ACCURATELY AND SECURE IN POSITION USING STEEL CHAIRS SPECIFIED AND ANNEALED. FABRIC TO BE ON CHAIRS SPACED IN A 24" (600MM) GRID EACH WAY. THE FABRIC REINFORCING IS TO BE LAPPED 6" (150MM) MINIMUM AND TIED SECURELY TO THE CHAIR.

3.0.13.

THE FLOOR SLAB SHALL BE POURED ON A LEVEL, WELL COMPACTED SUB-BASE. THE SUB-BASE MUST NOT DEVIATE BY MORE THAN 1" (25MM) IN EITHER WAY FROM THE SPECIFIED PROFILE.

3.0.14.

WATER-CEMENT RATIO MAY EXCEED NO CIRCUMSTANCES EXCEED 0.55. THE CONCRETE WORKABILITY MAY BE IMPROVED BY THE USE OF PLASTICIZERS.

3.0.15.

FLOOR SLABS SHALL BE PLACED BY A CONTINUOUS POUR THE LIMITS OF EACH ROOM. PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES.

3.0.16.

AREAS THAT DO NOT MEET THE REQUIRED SURFACE ACCURACY SHALL BE RECTIFIED AS FOLLOWS AT THE CONTRACTOR'S EXPENSE:
1 GRIND DOWN ANY AREAS HIGHER THAN 1/8 (3MM) ABOVE THE CORRECT SURFACE
2 CORRECT ANY AREAS LOWER THAN 1/8 (3MM) BELOW THE CORRECT SURFACE BY GRINDING DOWN THE ADJACENT HIGH AREAS
3 ALL GRINDING SHALL BE CARRIED OUT BY AN APPROVED MACHINE OF A TYPE AND CAPACITY SUITABLE FOR THE TOTAL AREA OF GRINDING INVOLVED UNTIL THE SURFACE MEETS THE SPECIFIED REQUIREMENTS.

3.0.17.

ALL UNFORMED SURFACES SHALL BE FINISHED BY SCREEDING FOLLOWED BY FLOATING.
ALL BUILDING FLOOR SURFACES, UNLESS OTHERWISE SPECIFIED, AFTER WOOD FLOATING, SHALL BE FINISHED WITH A STEEL TROWEL OR FINISHING MACHINE. TROWELING SHALL BE CONTINUED UNTIL THE REQUIRED FINISH IS OBTAINED DURING WHICH THE TEMPERATURE SHALL BE MAINTAINED AT A MINIMUM OF 10 DEGREES C. IN ORDER TO PREVENT EXCESS FINES FROM WORKING TO THE SURFACE. STEEL TROWEL FINISHING SHALL BE DELAYED UNTIL THE CONCRETE SURFACE CAN NO LONGER BE DENTED WITH THE FINGER. DRY CEMENT OR CEMENT AND SAND SHALL NOT BE USED TO BLOT UP EXCESS WATER.

3.0.18.

CONCRETE FLOOR SLABS SHALL HAVE SURFACES SEALED WITH ONE COAT OF SPECIFIED SEALER AT A RATE OF 7.26Z/LINE (300 S.F./GAL.) APPLY IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.0.19.

CONCRETE FLOOR SLABS ON GRADE WHICH WILL BE LEFT EXPOSED IN THE FINISHED STRUCTURE SHALL HAVE ITS SURFACE HARDENED WITH AN APPLICATION OF THE SPECIFIED PRODUCT AT A RATE OF 4.0 KG/M2 (80 LBS/100 S.F.) APPLY IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.0.20.

CUT SHIMWAKE JOINTS AS QUICKLY AS POSSIBLE AFTER THE CONCRETE HAS HARDENED IN SUCH A WAY THAT THE EDGES OF THE JOINTS DO NOT CRUMBLE. SAW CUTS SHALL BE 1/8 (3MM) WIDE WITH A DEPTH OF 1/3 OF SLAB THICKNESS. SAW CUT JOINTS SHALL BE MADE SO THAT THE DISTANCE BETWEEN JOINTS DOES NOT EXCEED 20'-0" (6000mm).

3.0.21.

FILL ALL SAWCUTS EXPOSED IN THE FINISHED BUILDING WITH SAWCUT FILLER SPECIFIED.

5.0 METALS

5.0.1.

STRUCTURAL STEEL SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CSA-S16 AND CSA-S136.

5.0.2.

ALL STRUCTURAL STEEL SHALL BE CAN/CSA-G-40.21 GRADE 500W.

5.0.3.

STEEL ANGLE LINTELS AND OTHER MISCELLANEOUS METAL ITEMS SHALL RECEIVE A SHOP COAT OF ZINC-RICH PAINT ON LESS THAN 0.5 MILS IN THICKNESS, AND CONTAINING NOT LESS THAN 95 % ZINC IN THE DRY FILM.

6.0 WOOD & PLASTICS

6.0.1.

ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER. FRAMING LUMBER, BLOCKING, WALERS, ETC. SHALL BE NO. 2 GRADE SPRUCE PINE FIR GROUP D. MOISTURE CONTENT SHALL BE 19 % OR LESS.

6.0.2.

SPECIFIED HEREIN, OR REQUIRED FOR PROPER INSTALLATION OF CARPENTRY AND MILLWORK, FASTENINGS NOT SHOWN OR SPECIFIED SHALL BE OF A SUITABLE QUALITY, SIZE, STRENGTH, FINISH, AND DURABILITY TO PROVIDE ADEQUATE PERFORMANCE AND/OR APPEARANCE AS REQUIRED BY THEIR LOCATION IN THE WORK.

6.0.3.

PLASTIC LAMINATE SHALL CONFORM TO CAN3-A172-M79, TYPE I, GENERAL PURPOSE, 1/16" NOMINAL THICKNESS. ALL PANELS SHALL BE BALANCED WITH .020" BACKING SHEET. USE UREA RESIN ADHESIVE CONFORMING TO CSA 012.5-M1977. PLASTIC LAMINATE SHALL HAVE SUDEE FINISH, COLOUR BY OWNER.

6.0.4.

PARTICLE BOARD: UNLESS NOTED OTHERWISE, SHALL BE PARTICLE CORE BOARD (PCB), 100% THICKNESS AS NOTED ON THE DRAWINGS. APPLY PLASTIC LAMINATE TO ALL EXPOSED EDGES.

6.0.5.

EDGING SHALL BE PLASTIC LAMINATE, COLOUR TO MATCH FACE PANELS, FIELD APPLIED TO FRAMING'S SPECIFICATIONS.

6.0.6.

FITMENT FRAMING: PINE, 10 NLGA (STANDARD) GRADING RULES FOR CANADIAN LUMBER, 1987) (15A, NO. 1 COMMON.

6.0.7.

PLYWOOD: SPRUCE, THICKNESS AS NOTED ON THE DRAWING.

6.0.8.

SUBMIT SHOP DRAWINGS AND SAMPLES IN ACCORDANCE WITH SECTION 01000 GENERAL REQUIREMENTS FOR ALL YELLOW PLY. INDICATE DETAILS OF CONSTRUCTION, PROFILES, JOINTING, FASTENING AND OTHER RELATED DETAILS. INDICATE ALL MATERIALS, THICKNESSES, FINISHES AND HORIZONTAL.

7.0 THERMAL & MOISTURE PROTECTION

7.0.1.

EXTERIOR CAULKING: SHALL BE THREE-PART EPOXYIDIZED POLYURETHANE THERMO-SEALANT "THERMOC" AS MANUFACTURED BY THERMO MANUFACTURING CO. (CANADA), OR APPROVED EQUAL, MEETING THE REQUIREMENTS OF CGSB CAN 2-19.26-M90. COLOURS TO BE SELECTED BY THE OWNER.

7.0.2.

INTERIOR CAULKING: (WITH THE EXCEPTION OF EXPANSION JOINTS AND PERIMETERS OF WASHROOM FIXTURES) SHALL BE NON-STANNING ONE PART ACRYLIC THERMO-SEALANT "YONG 555" AS MANUFACTURED BY THERMO MANUFACTURING CO. (CANADA), OR APPROVED EQUAL, MEETING THE REQUIREMENTS OF CGSB 19-GP-5M.

7.0.3.

CAULKING FOR PERIMETER OF WASHROOM FIXTURES: SILICONE CONTAINING SUITABLE FUNGICIDE SUCH AS "TREMUL 600", OR APPROVED EQUAL.

7.0.4.

CAULK AROUND ALL DOOR FRAMES BOTH SIDES, ALL CONTROL JOINTS, ALL JOINTS BETWEEN METAL AND MASONRY SURFACES, AROUND PLUMBING FIXTURES AND OTHER LOCATIONS SHOWN ON THE DRAWINGS.

7.0.5.

VAPOR BARRIER USED WITH PROCTON IT2 INSULATION SHALL BE STANDARD COMMERCIAL QUALITY POLYETHYLENE FILM AT LEAST 6 MILS IN THICKNESS CONFORMING WITH ALL TEST REQUIREMENTS TO ASTM D6977, D882 AND D1004.

7.0.6.

CLOSURES: 1 METAL: FABRICATED FROM THE SAME MATERIAL, GAUGE AND COLOUR AS EXISTING.

7.0.7.

EXTERIOR FASTENERS: SELF-TAPPING NYLON, HEX-HEADED STEEL METAL SCREWS. NYLON HEAD SHALL BE IN A MATCHING COLOUR TO BLEND WITH EXTERIOR STEEL AND SHALL HAVE A SEALING WASHER FLANGE AS AN INTEGRAL PART OF THE HEAD TO FORM A WATER/TIGHT SEAL.

8.0 DOORS & WINDOWS

8.0.1.

HOLLOW METAL FRAMES SHALL BE 16 GA, MINIMUM ZINC COATING OF 0.90 OZ/FT2 G-90 GALVANIZED. EACH FRAME SHALL BE PROVIDED WITH 3 SINGLE STUD DOOR SLIDERS.

8.0.2.

FRAMES TO BE WELDED SEAM TYPE AND SHALL HAVE HEAVY REINFORCEMENT AT CORNERS, HINGE, STRIKE AND CLOSER LOCATIONS, AND SHALL BE PREPARED FOR INSTALLATION OF TEMPLATED HARDWARE AND RUBBER DOOR SLIDERS. ALL STRIKE, HINGE AND CLOSER REINFORCING SHALL BE PROTECTED ON ALL SIDES WITH METAL GUARD BOXES. FRAME DEPTHS TO SUIT WALL THICKNESS.

8.0.3.

HOLLOW STEEL DOORS SHALL BE AS FOLLOWS:
1 EXTERIOR: 16 GA., MINIMUM ZINC COATING OF 0.90 OZ/FT2, G-90 GALVANIZED.

8.0.4.

DOORS SHALL BE CONSTRUCTED OF STEEL SHEETS WELDED TO 16 GAUGE VERTICAL STEEL STIFFENERS. VERTICAL DOOR BEAMS SHALL BE INTERLOCKED AND FULLY WELDED. ALL DOORS SHALL HAVE THE TOP AND BOTTOM EDGES CLOSED WITH A CONTINUOUS CHANNEL. DOOR SHALL BE REINFORCED AT HINGE, LOCK AND CLOSER LOCATIONS. FIT ALL EXTERIOR DOORS WITH TOP WEATHER STOP.

8.0.5.

DOOR HARDWARE:
1 HARDWARE SELECTION BY OWNER. AN APPROVED HARDWARE LIST WILL BE PREPARED AND SEPARATELY BID UNDER THE DIRECTION OF THE CONSULTANT AFTER AWARD OF THE CONTRACT. THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE SUB-CONTRACT WHEN AWARDED.
2 THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE THE COST OF ALL LABOR, MATERIALS, OVERHEAD AND PROFIT APPLICABLE TO THE INSTALLATION OF ALL FINISHING HARDWARE.
3 ALL UNSET PORTIONS OF THE ALLOWANCE SHALL BE CREDITED TO THE OWNER.
4 SUBMIT SHOP DRAWINGS FOR DOORS AND FRAMES IN ACCORDANCE WITH SECTION 01000 GENERAL REQUIREMENTS. INDICATE EACH TYPE OF DOOR AND FRAME, MATERIAL, STEEL CORE THICKNESSES, HORTICES, REINFORCEMENTS, LOCATION OF EXPOSED FASTENERS, OPENINGS, GLAZING, LOUVERS, ARRANGEMENT OF HARDWARE AND FIRE RATING. INCLUDE SCHEDULE IDENTIFYING EACH UNIT WITH DOOR HANG AND NUMBERS RELATING TO NUMBERING ON DRAWINGS AND IN THE DOOR SCHEDULE.

9.0 FINISHES

9.0.1.

PROCEED WITH PAINTING ONLY WHEN SURFACES AND CONDITIONS ARE SATISFACTORY FOR PRODUCTION OF A FIRST CLASS JOB. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF CONDITIONS.

9.0.2.

FINISHES AND SPECIFIED NUMBER OF PAINTING COATS ARE INTENDED TO COVER THE SURFACE COMPLETELY. IF THEY DO NOT, APPLY ADDITIONAL COATS UNTIL COMPLETE COVERAGE IS ACHIEVED.

9.0.3.

THE OWNER WILL PROVIDE A COLOUR FINISH SCHEDULE PRIOR TO FIELD PAINTING.

9.0.4.

ALL EXPOSED METAL (FERROUS), STEEL DOORS AND FRAMES SHALL RECEIVE ONE COAT ZINC CHROMATE PRIMER AND TWO COATS EXTERIOR ALKYL ENAMEL.

9.0.5.

ALL INTERIOR CONCRETE BLOCK WALLS SHALL RECEIVE ONE COAT BLOCK FILLER AND TWO COATS INTERIOR ACRYLIC LATEX, SEMI GLOSS FINISH.

9.0.6.

ALL INTERIOR GYPSUM BOARD WALLS SHALL RECEIVE ONE COAT PRIMER AND TWO COATS INTERIOR ACRYLIC LATEX, EGGSHELL FINISH.

ONTARIO BUILDING CODE CHECKLIST

FIRM NAME:
SPRIET ASSOCIATES LIMITED ARCHITECTS
165 YORK STREET
LONDON, ONTARIO
N6A 1A8
CERTIFICATE OF PRACTICE NUMBER: 1307

The Certificate of Practice Number of the holder is the holder's BCN

Ontario Association of Architects
S.M.O.A.
SHANNA MCILMURRAY
LICENCE
8511

the architect noted above has exercised responsible control with respect to design covering. The architect's seal number is the architect's BCN

Name of Project:
WASHROOM UPGRADES
Location:
18 PITT STREET PORT BURWELL, ONTARIO

ITEM

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9

O.B.C. REFERENCE

Reference are to Division B unless noted
Part 3 Division A, or C5 for Division C.

1.

PROJECT DESCRIPTION

Washroom Upgrades

☐ New

☐ Addition

☐ Change of Use

☒ Alteration

☐ Part 11

111 - 114

☐ Part 3

112 (A)

☐ Part 9

112 (A)

9/10.13

2.

Major Occupancy (s)

A2

31210

9/102

3.

Building Area (m²)

Existing : 232 m2

New : -

Total : 232 m2

14/12 (A)

14/12 (A)

4.

Gross Area

Existing : 232 m2

New : -

Total : 232 m2

14/12 (A)

14/12 (A)

5.

Number of Storeys

Above Grade : 1

Below Grade : 0

14/12 (A)

14/12 (A)

6.

Number of Streets / Fire Fighter Access

1

32210 - 325

9/10.20

7.

Building Classification

32220

32220-32283

9/102

8.

Sprinkler System Proposed

☐ entire building

☐ selected compartments

☐ selected floor areas

☐ basement

☐ In lieu of roof rating

☒ Not required

32220-32283

9/10.82

9.

Standpipe required

☐ Yes

☒ No

329

N/A

10.

Fire Alarm required

☐ Yes

☒ No

324

9/10.18

11.

Water Service / Supply is Adequate

☒ Yes

☐ No

3257

N/A

12.

High Building

☐ Yes

☒ No

326

N/A

13.

Construction Restrictions

☐ Combustible permitted

☐ Non-combustible required

☒ Both

32220-32283

9/10.6

Actual Construction

☐ Combustible

☐ Non-combustible

☒ Both

3211

9/10.4.1

14.

Mezzanine(s)

Area m²

N/A

3211 (3-8)

9/10.4.1

15.

Occupant Load Based On

☐ m²/person

☒ Design of building

Basement:

1st. Floor

2nd. Floor

3rd. Floor

Occupancy

A2

N/A

N/A

Load

25

-

-

persons

persons

persons

persons

16.

Barrier - free Design

☒ Yes

☐ No

(explain)

-

38

9/5.2

17.

Hazardous Substances

☐ Yes

☒ No

3312, 3319

9/10.13 (4)

18.

Required Fire Resistance Rating (FRR)

Horizontal Assemblies

FRR (Hours)

Floors

N/A

Hours

-

Roof

N/A

Hours

-

Mezzanine

N/A

Hours

-

FRR of Supporting Members

Floors

N/A

Hours

-

Roof

N/A

Hours

-

Mezzanine

N/A

Hours

-

Listed Design No. or Description (SG-2)

32220-32283

9/10.8

Listed Design No. or Description (SG-2)

3214

9/10.9

19.

Spatial Separation - Construction of Exterior Walls (walls existing - no change)

323

9/10.14

Wall

Area of EBF (m²)

L.D. (m)

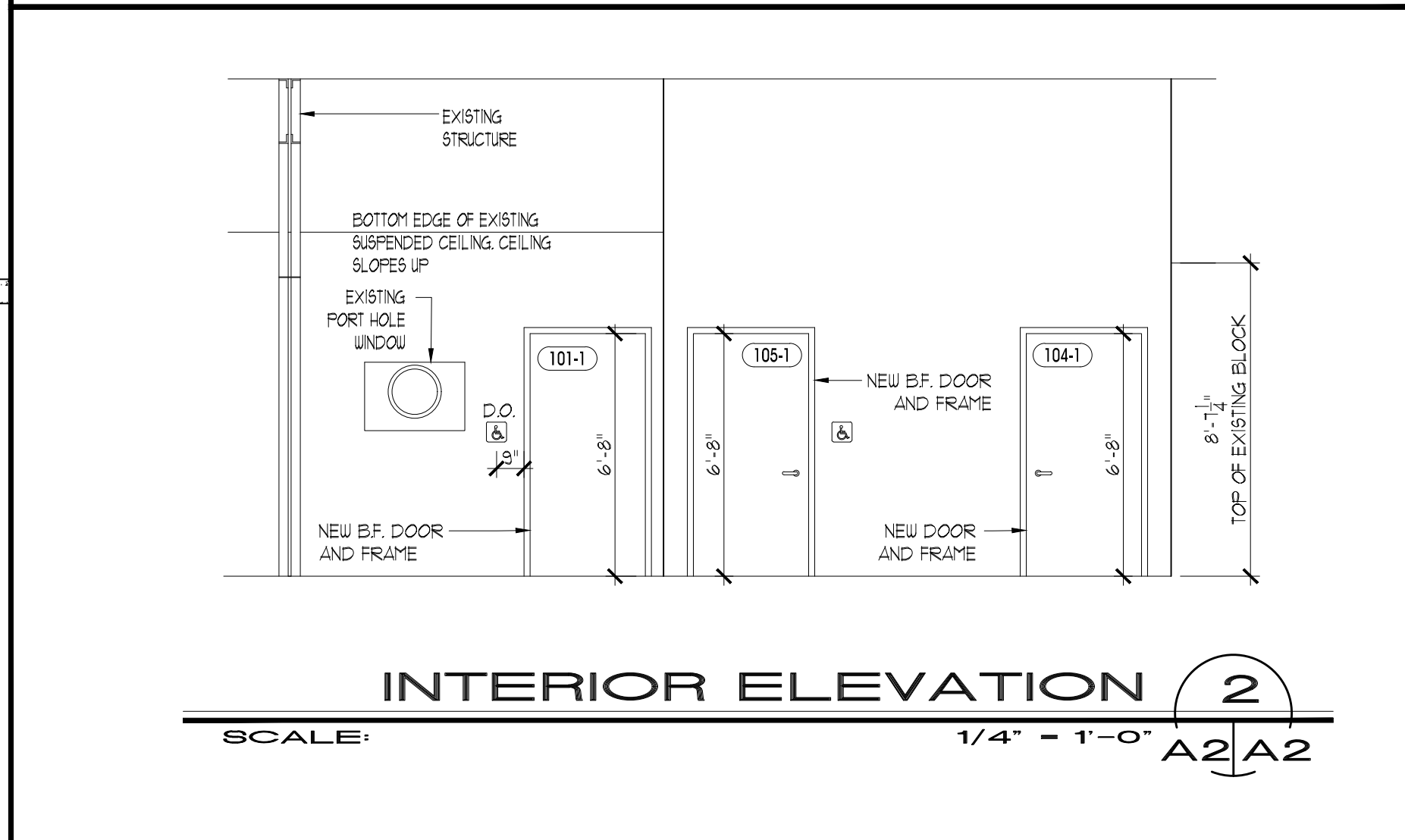
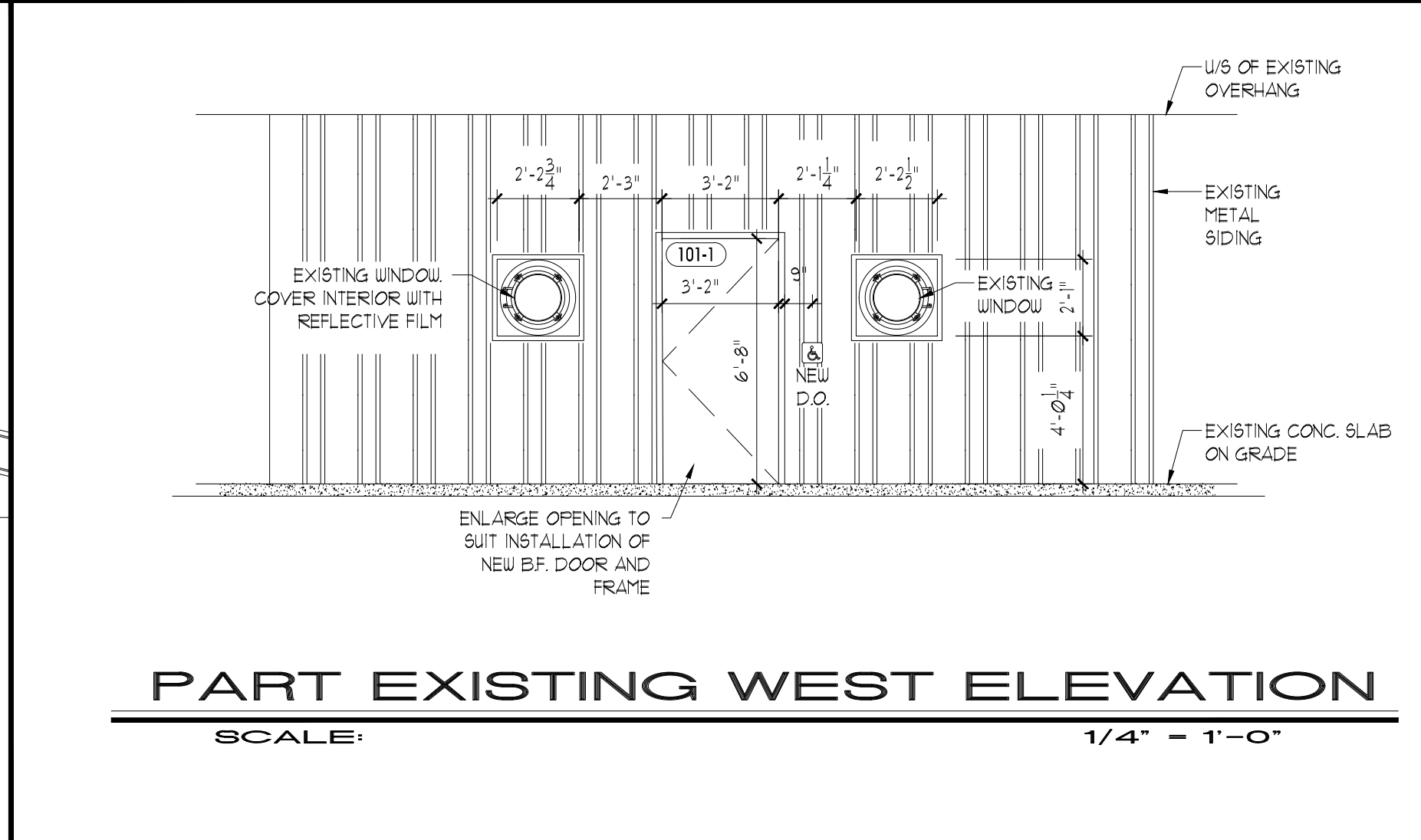
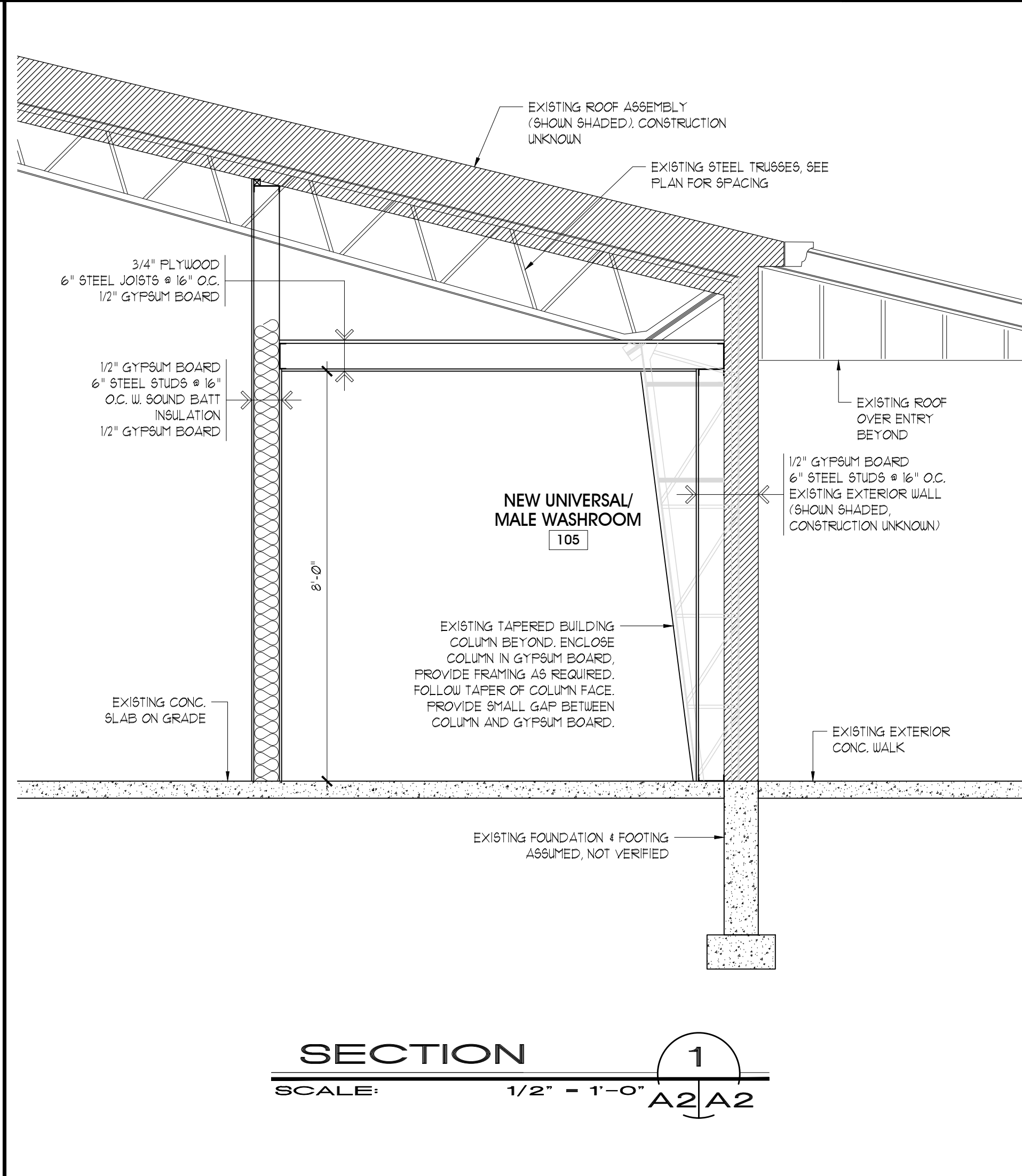
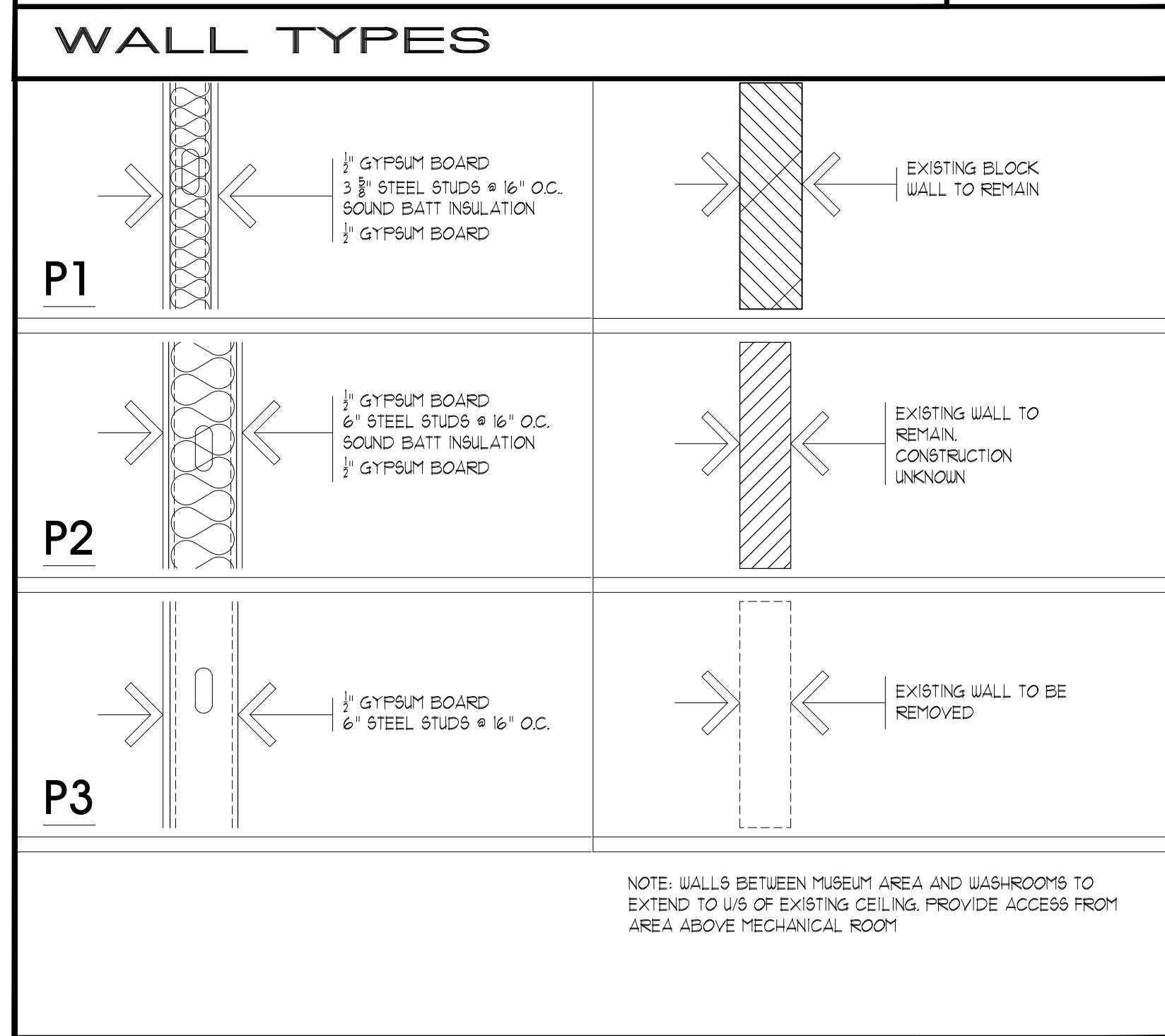
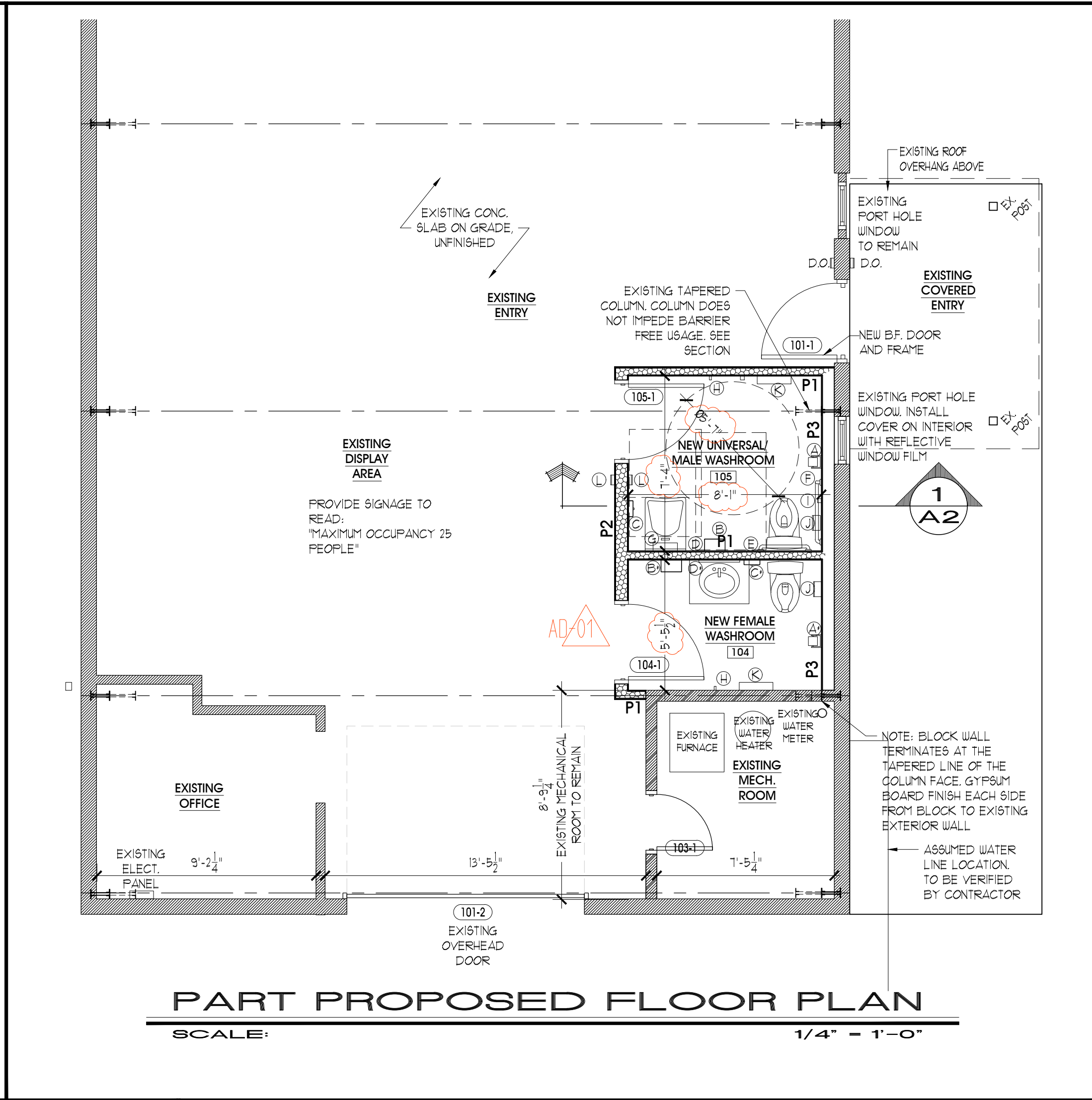
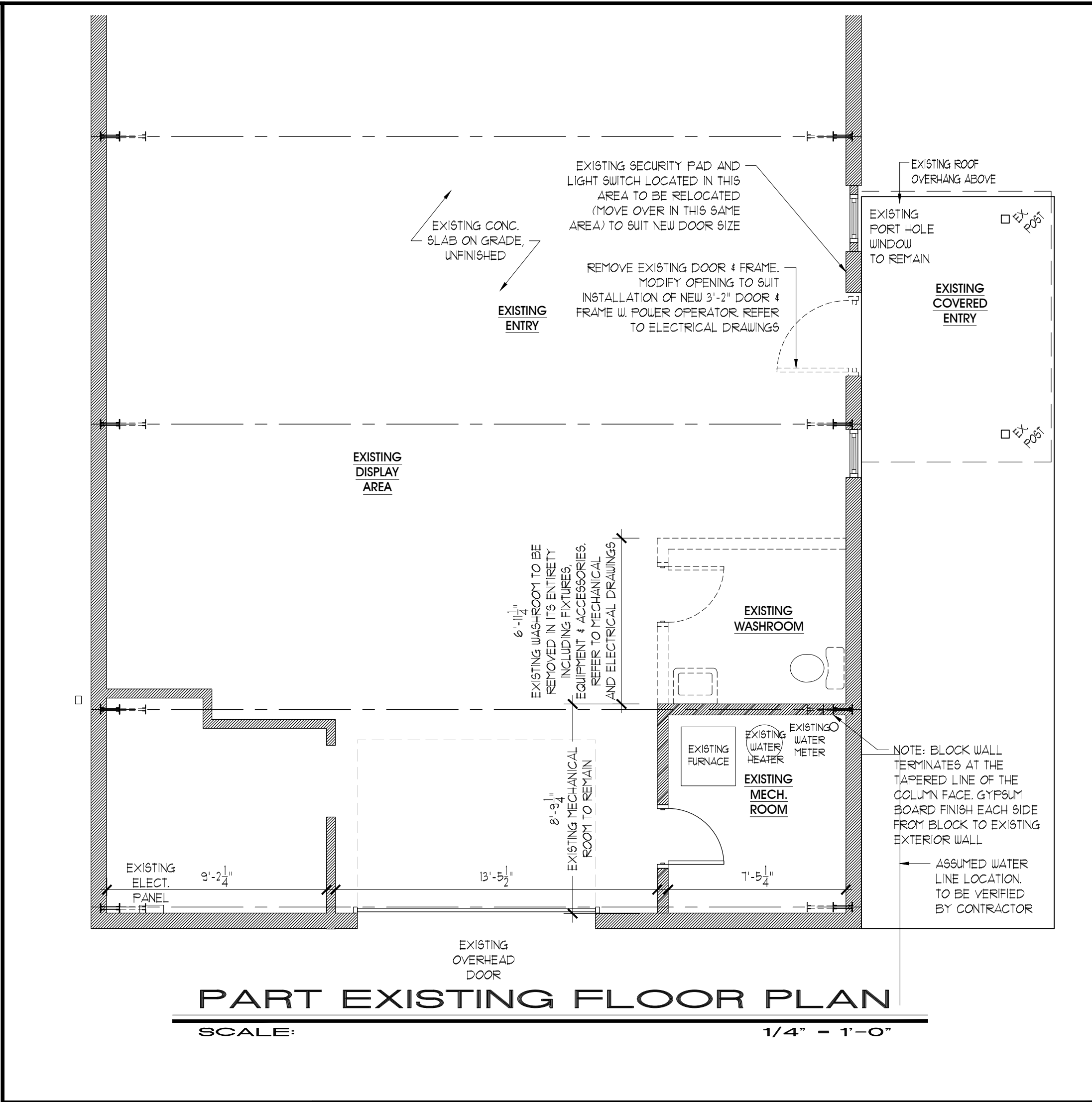
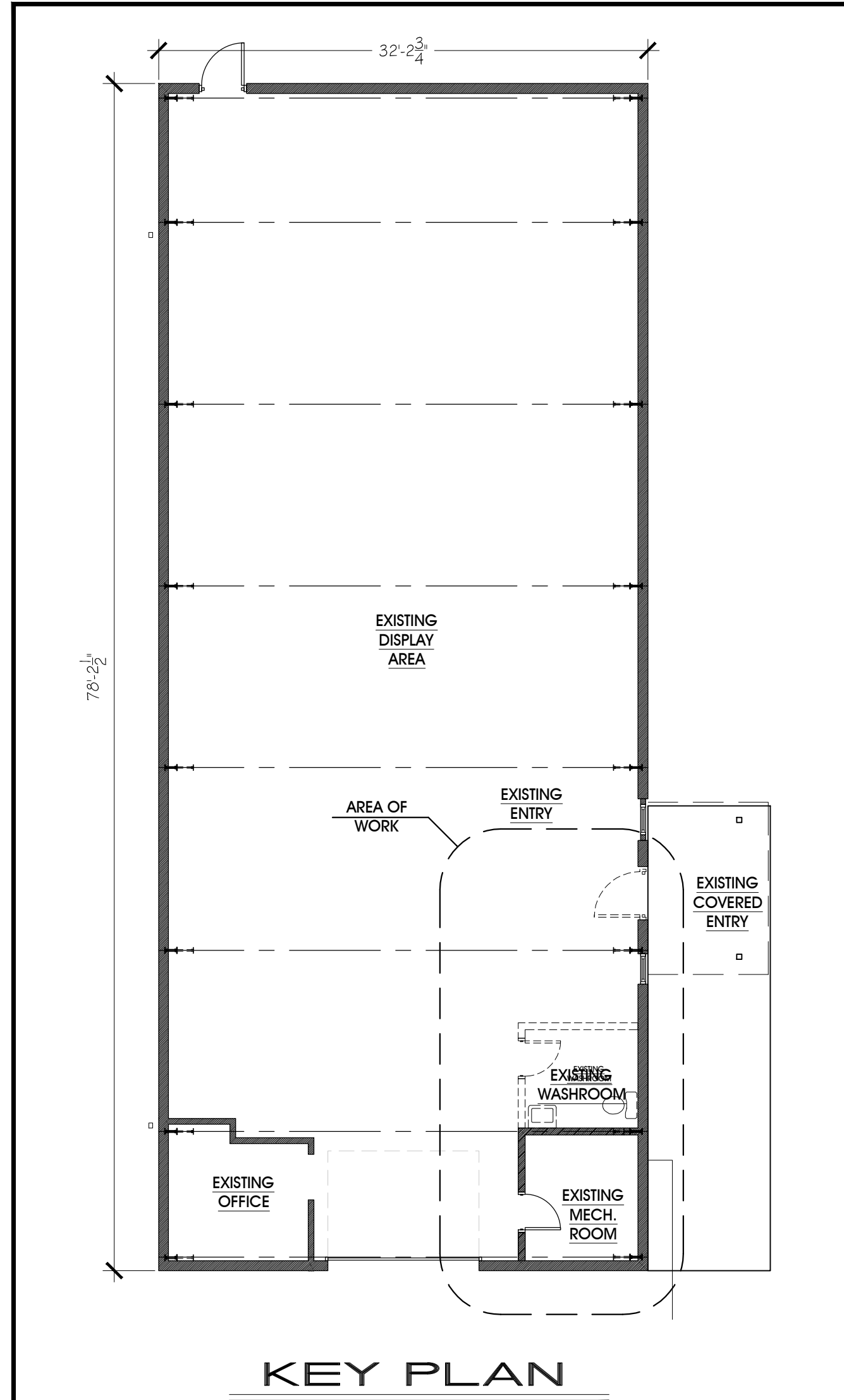
L/H or H/L

Permitted Max. % of Openings

Proposed % of Openings

FRR (Hours)

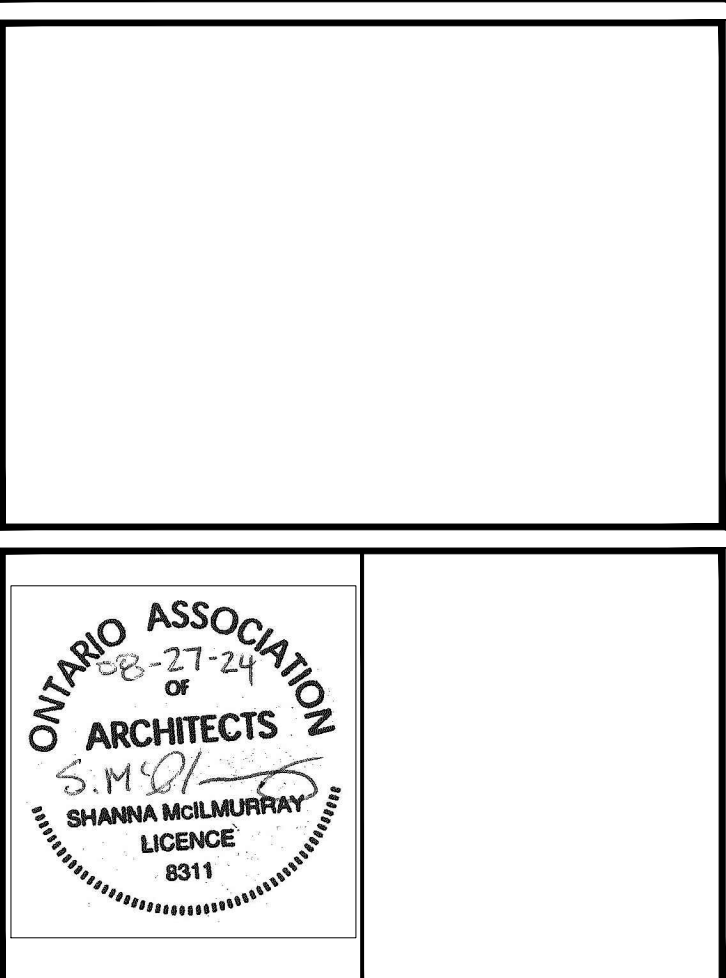
Design of Separation or Description



ISSUED FOR PERMIT	24-08-21	
PERMIT REVISIONS	24-09-20	
ADDITION #1 REVISIONS	20-09-24	A2.01
revisions	date	no.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO THIS FIRM BEFORE PROCEEDING WITH THE WORK

A - detail no.
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WASHROOM UPGRADES

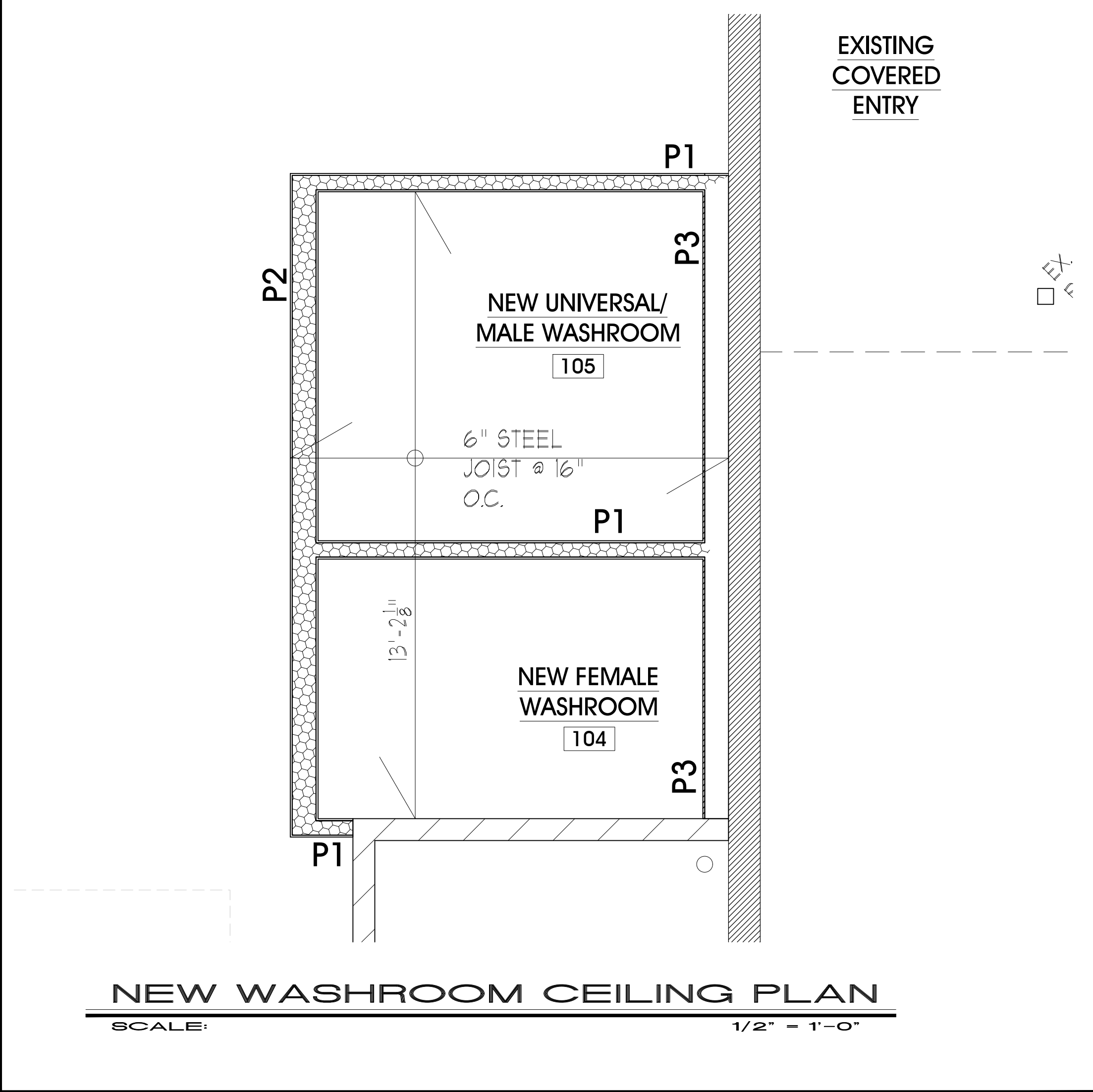
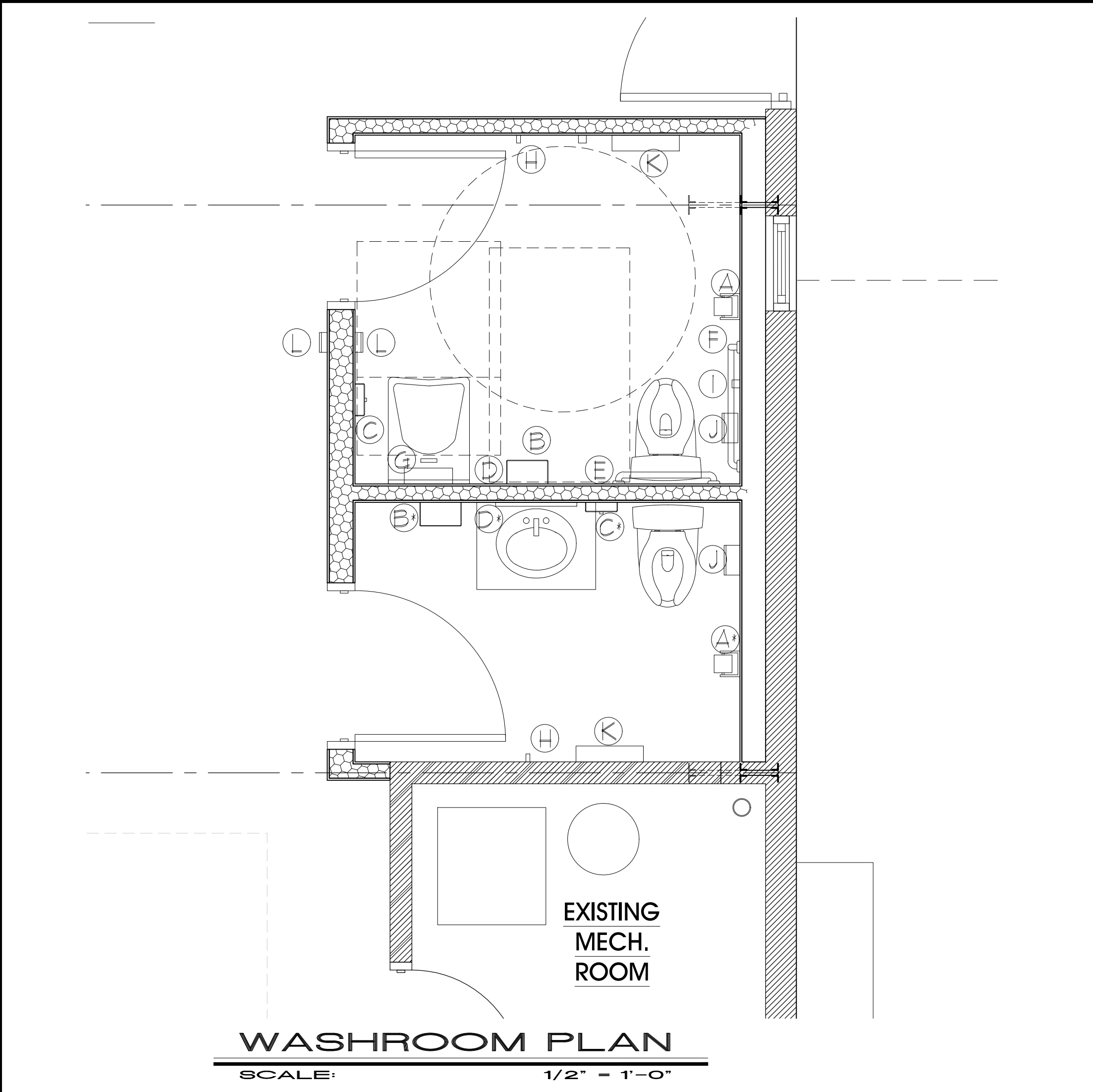
**18 PITT STREET
PORT BURWELL, ON**

MUNICIPALITY OF BAYHAM

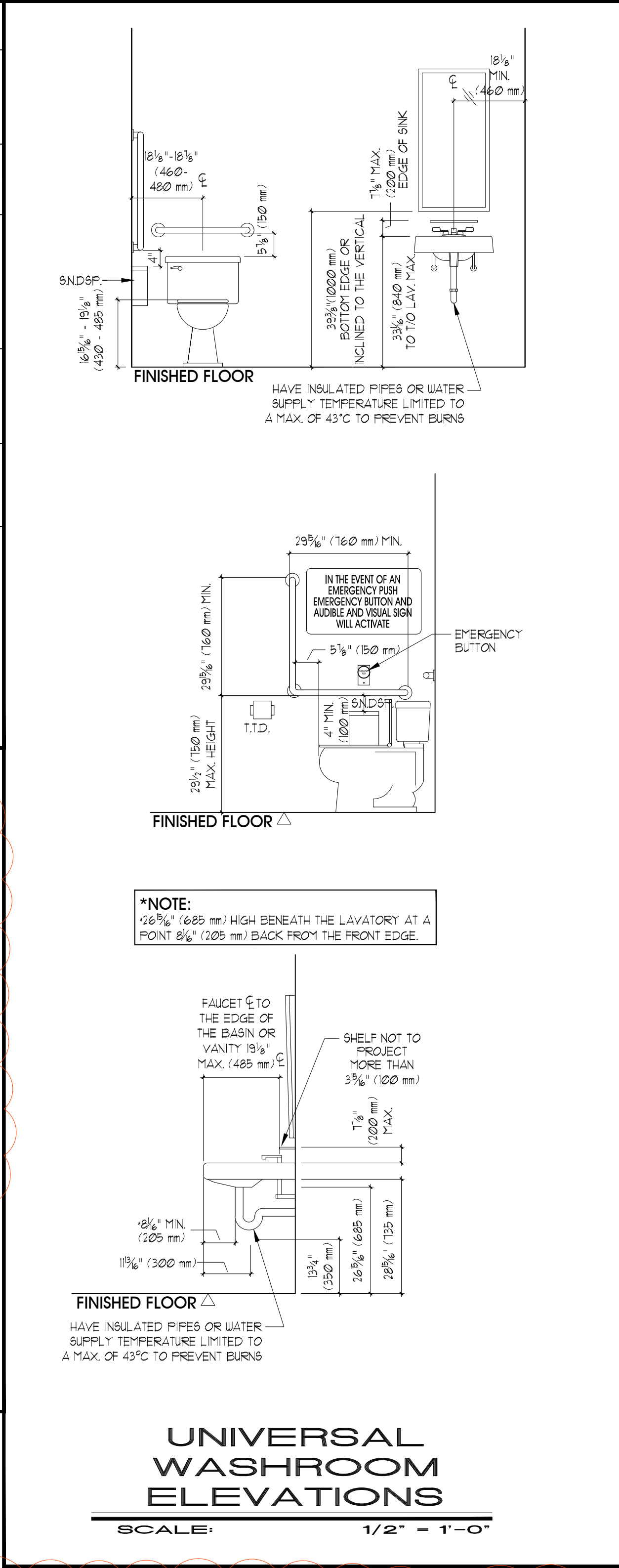
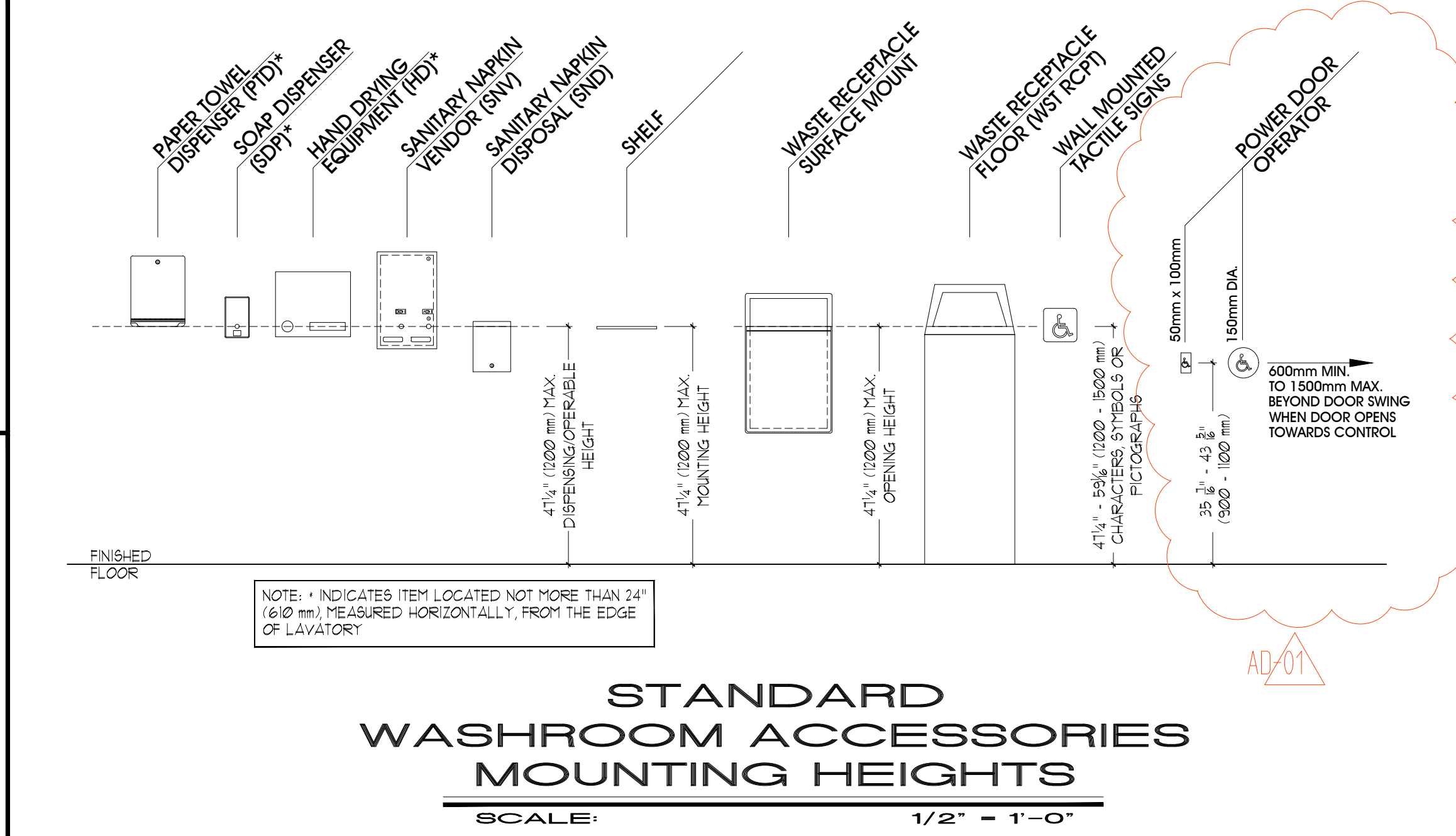
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DEMOLITION PLAN
NEW FLOOR PLAN
SECTIONS
INTERIOR ELEVATIONS
WALL TYPES**

date : JAN. 19, 2024
scale : AS NOTED
drawn by :
project no. : 223231

drawing no. : **A2**



WASHROOM ACCESSORIES LEGEND	
A TOILET TISSUE DISPENSER WALL MOUNTED, BELOW THE GRAB BAR, IN LINE WITH THE SEAT OR LOCATED AS PER STANDARD MOUNTING HEIGHTS. REFER TO UNIVERSAL WASHROOM ELEVATIONS FOR MORE INFORMATION. A* - NOT REQUIRED TO BE BARRIER FREE SURFACE MOUNT, SINGLE ROLL TOILET PAPER HOLDER, FROST 1135-5	G SHELF REFER TO UNIVERSAL WASHROOM ELEVATIONS AND STANDARD MOUNTING HEIGHTS FOR MORE INFORMATION. STAINLESS STEEL SHELF 18"x4", FROST 950-4
B PAPER TOWEL DISPENSER LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS & OPERABLE WITH ONE HAND. REFER TO UNIVERSAL WASHROOM ELEVATIONS AND STANDARD MOUNTING HEIGHTS FOR MORE INFORMATION. FROST CODE 103 OR EQUIVALENT. STAINLESS STEEL TYPE 304 No. 4 BRUSHED FINISH B* - NOT REQUIRED TO BE BARRIER FREE	H COAT HOOK CAN NOT PROJECT MORE THAN 1 5/8" (50 mm) FROM FINISHED FACE OF WALL. STAINLESS, DOUBLE, FROST 11355
C SOAP DISPENSER LOCATED TO BE ACCESSIBLE TO PERSONS IN WHEELCHAIRS & OPERABLE WITH ONE HAND. REFER TO UNIVERSAL WASHROOM ELEVATIONS AND STANDARD MOUNTING HEIGHTS FOR MORE INFORMATION. C* - NOT REQUIRED TO BE BARRIER FREE TANK TYPE DISPENSER, VERTICAL MOUNT - FROST 108A	I EMERGENCY CALL BUTTON SYSTEM.c/w AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE & OUTSIDE OF THE WHRM ACTIVATED BY A CONTROL DEVICE INSIDE THE WHRM. EMERGENCY SIGN THAT CONTAINS THE WORDS "IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTON AND AUDIBLE AND VISUAL SIGN WILL ACTIVATE" IN LETTERS AT LEAST 25 mm (1") HIGH W/ A 5 mm (3/16") STROKE AND THAT IS POSTED ABOVE THE EMERGENCY BUTTON. REFER ALSO TO ELECT. DUGS, DRAWINGS & STANDARD MOUNTING HEIGHTS.
D MIRROR TAMPER RESISTANT MIRROR, INSTALLED ABOVE LAVATORY. REFER TO UNIVERSAL WASHROOM ELEVATIONS AND STANDARD MOUNTING HEIGHTS FOR MORE INFORMATION. D* - NOT REQUIRED TO BE BARRIER FREE FROST STOCK SERIES MIRRORS 941 18"x36"	J SANITARY NAPKIN DISPOSAL AS SHOWN ON INTERIOR ELEVATIONS AND TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT O.B.C. STAINLESS STEEL, FROST 622
E 24" HORIZONTAL GRAB BAR WALL MOUNTED, HORIZONTALLY. REFER TO UNIVERSAL WASHROOM ELEVATIONS AND STANDARD MOUNTING HEIGHTS FOR MORE INFORMATION. FROST 100NP	K GARBAGE RECEPTACLE AS SHOWN ON ELEVATIONS REFER TO FLOOR PLAN FOR LOCATION. WALL MOUNTED RECEPTACLE WITH GALVANIZED LINER, FROST 303-3
F CONTINUOUS 'L-SHAPED' GRAB BAR WALL MOUNTED & CONTINUOUS L-SHAPED BAR, REFER TO UNIVERSAL WASHROOM ELEVATIONS AND STANDARD MOUNTING HEIGHTS FOR MORE INFORMATION. FROST 1003NP 30x30	L POWER DOOR OPERATOR (D.O.D.) REQUIRED IF THE DOOR IS EQUIPPED WITH A SELF-CLOSING DEVICE. REFER TO STANDARD MOUNTING HEIGHTS & ELECTRICAL DRAWINGS FOR MORE INFORMATION.



DOOR & FRAME SCHEDULE									
DOOR						FRAME			REMARKS
TAG	ROOM NAME	MATERIAL	ELEV.	FINISH	DOOR SIZE	MATERIAL	ELEV.	FINISH	
101-1	ENTRY	HM	DA	PAINT	3'-2" WIDE x 7'-0" HIGH	HM	FA	PAINT	
104-1	UNISEX W.R.	HM	DA	PAINT	3'-2" WIDE x 7'-0" HIGH	HM	FA	PAINT	
105-1	UNISEX W.R.	HM	DA	PAINT	3'-2" WIDE x 7'-0" HIGH	HM	FA	PAINT	
DOOR TYPES						FRAME TYPES			STANDARDS DOORS & FRAMES: PAINT, SEMI GLOSS LATEX, COLOUR TO BE SELECTED BY OWNER
<div>DA</div>						<div>FA</div>			
ABBREVIATIONS						ALUM ANOD EX ALUMINUM ANODIZED EXISTING HM M.D.R. PRE HOLLOW METAL MATCH DOOR HEAD HEIGHT SWC TGL SOLID WOOD CORE TEMPERED GLASS			

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WASHROOM UPGRADES
18 PITT STREET
PORT BURWELL, ON
MUNICIPALITY OF BAYHAM

drawing title :
WASHROOM PLAN
WASHROOM NOTES
W.R. ACCESSORIES
CEILING PLAN
DOOR & FRAME SCHEDULE

date : JAN. 19, 2024	drawing no. :
scale : AS NOTED	
drawn by :	
project no. : 223231	

A3