EXISTING CONDITION NOTES:

- GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS, COORDINATE ANY NEW INSTALLATIONS DUE TO DEMOLITION WORK, AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS G.C. TO PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS AND GRID LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY; ALL DIMENSIONS TO BE SITE VERIFIED PRIOR TO TENDER CLOSE, TYP.
- PATCH, REPAIR MAKE GOOD AND/OR PROVIDE NEW ALL SURFACES WITHIN OR BEYOND THE SUITE AFFECTED BY THIS WORK.
- EXISTING STRUCTURE AND CONC. SLAB ABOVE TO REMAIN
  GENERAL CONTRACTOR TO ENSURE THE INTEGRITY OF THE EXISTING STRUCTURE IS MAINTAINED AND NOT COMPROMISED.

SPRINKLER NOTES:

1. EXISTING SPRINKLER SYSTEM TO BE MODIFIED TO SUIT OPEN CEILING, SPRINKLER HEADS TO REMAIN AT EXISTING INSTALLED LOCATION UNLESS REQUIRED TO BE MODIFIED AND TURNED UPRIGHT AS A RESULT OF THIS SHELL WORK PER NFPA 13 AND WITH MINIMUM ONE (1) SPRINKLER HEAD PER 100 SQUARE FEET OF OPEN SPACE FLOOR SURFACE – SHOWN OR NOT SHOWN. ALLOW FOR FIRE WATCH DURING TIME WHEN SYSTEM IS NON–OPERATING DUE TO WORK. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A FIRE WATCH WHILE THE SPRINKLER SYSTEM IS NOT OPERATIONAL DURING THIS WORK. G.C. TO NOTIFY AND COORDINATE SPRINKLER SYSTEM SHUT DOWN WITH LOCAL FIRE MARSHALL PRIOR TO COMMENCEMENT OF WORK. SEE MECHANICAL DRAWINGS.
2. GENERAL CONTRACTOR TO INVESTIGATE EXISTING SYSTEM INCLUDING PREPARATION OF COMPLETE AS–BUILT DRAWING IDENTIFYING PIPE SIZE, DIRECTION AND SPRINKLER HEAD LOCATION.
3. GENERAL CONTRACTOR TO PREPARE COMPLETE SET OF SPRINKLER SHOP DRAWING AND HYDRAULIC CALCULATIONS TO SUIT NEW OPEN CEILING AS PER NFPA 13 PREPARED BY P.ENG. FOR BUILDING DEPARTMENT AND FIRE MARSHAL'S REVIEW. AS–BUILTS AND HYDRAULIC CALCULATIONS BE PROVIDED TO TENANT WITHIN 45 DAYS OF TURNOVER (POSSESSION DATE) AND ARE TO BE INCLUDED IN THE CLOSEOUT DOCUMENT PACKAGE. GENERAL CONTRACTOR TO PROVIDE DETAILED SPRINKLER SYSTEM INSPECTION REPORT.

STRUCTURAL STEEL STUD FRAMING NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR THIS WORK SIGNED AND SEALED BY A P. ENG. LICENSED TO PRACTICE IN THE JURISDICTION OF THIS PROJECT. AT COMPLETION OF WORK, THIS P. ENG. TO CERTIFY CONSTRUCTION COMPLIANCE WITH THE SHOP DRAWINGS. G.C. TO SUBMIT DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF WORK, TYPICAL.

COORDINATION NOTE:

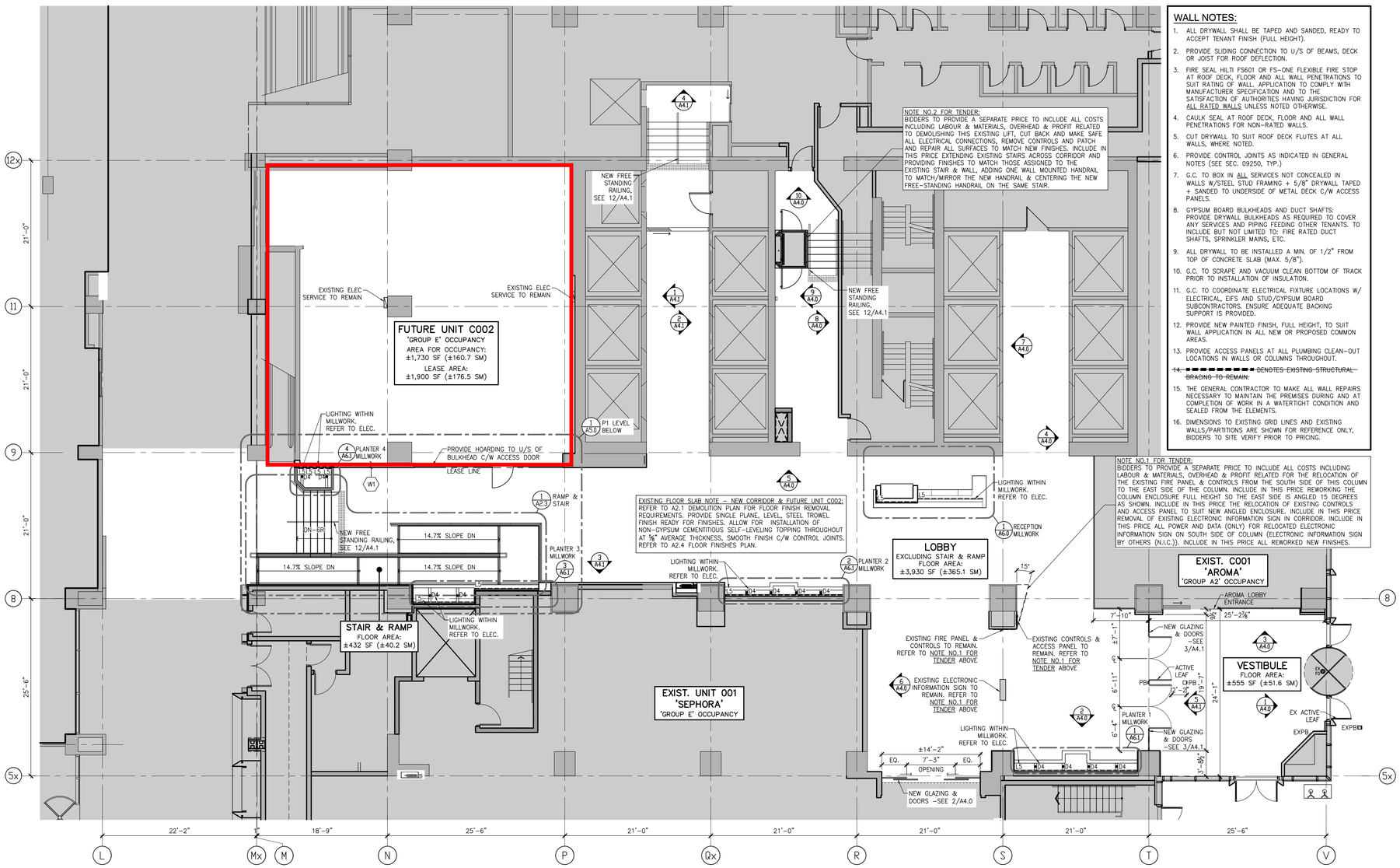
GENERAL CONTRACTOR TO PREPARE A COMPLETE COORDINATION DRAWING OF ALL SUBTRADES (MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING, ETC.) PRIOR TO ORDERING AND INSTALLING EQUIPMENT AND FINISHES. COORDINATION DRAWING SHOULD INCLUDE NEW AND EXISTING CONDITIONS, SERVICES AND EQUIPMENT. COORDINATE ALL CEILING COMPONENTS, EQUIPMENTS, LIGHTING, SUSPENDED CEILINGS ETC., TO SUIT MECHANICAL EQUIPMENT AND DUCTWORK.

WALL TYPE SCHEDULE:

INTERIOR WALL: (W1) REFER TO PLANS AND A1.0 DETAILS

0–HR RATED DEMISING WALL:

- PLASTIC LAMINATE CORRIDOR TO U/S CORRIDOR CEILING, REFER TO DETAILS, ON
- ¾" FIRE RATED MDF TO CONC DECK, ON
- 6" STRUCTURAL STEEL STUDS @16" O.C. MAX. TO U/S OF DECK. REFER TO STRUCTURAL STEEL STUD FRAMING NOTE ABOVE, ON
- ⅝" GYPSUM BOARD, TAPED, SANDED, AND PRIMED FULL HEIGHT ON INTERIOR OF UNIT C002 SIDE OF WALLS. ENSURE A UNIFORM VERTICAL & HORIZONTAL PLANE WITHOUT WAVES OR RIDGES – LEVEL 4 FINISH (INCLUDES PRIMER) ALL EXPOSED SURFACES. PROVIDE BATT INSULATION TO FULL HEIGHT BETWEEN STUDS.
- PROVIDE SLIDING CONNECTION AT DECK FOR DEFLECTION.
- FIRE SEAL TOP, BOTTOM AND ALL PENETRATIONS WITH HILTI FS601 OR FS–ONE (WALL: ULC SYSTEM No. HW15 AND PENETRATIONS: ULC SYSTEM No. SP729 – F AND FH RATINGS) TO SATISFACTION OF ALL AUTHORITIES HAVING JURISDICTION. PROVIDE SMOKE/FIRE SEALS AS REQUIRED.



NOTE NO.2 FOR TENDER:
BIDDERS TO PROVIDE A SEPARATE PRICE TO INCLUDE ALL COSTS INCLUDING LABOUR & MATERIALS, OVERHEAD & PROFIT RELATED TO DEMOLISHING THIS EXISTING LIFT, CUT BACK AND MAKE SAFE ALL ELECTRICAL CONNECTIONS, REMOVE CONTROLS AND PATCH AND REPAIR ALL SURFACES TO MATCH NEW FINISHES. INCLUDE IN THIS PRICE EXTENDING EXISTING STAIRS ACROSS CORRIDOR AND PROVIDING FINISHES TO MATCH THOSE ASSIGNED TO THE EXISTING STAIR & WALL, ADDING ONE WALL MOUNTED HANDRAIL TO MATCH/MIRROR THE NEW HANDRAIL & CENTERING THE NEW FREE–STANDING HANDRAIL ON THE SAME STAIR.

NOTE NO.1 FOR TENDER:
BIDDERS TO PROVIDE A SEPARATE PRICE TO INCLUDE ALL COSTS INCLUDING LABOUR & MATERIALS, OVERHEAD & PROFIT RELATED FOR THE RELOCATION OF THE EXISTING FIRE PANEL & CONTROLS FROM THE SOUTH SIDE OF THIS COLUMN TO THE EAST SIDE OF THE COLUMN. INCLUDE IN THIS PRICE REWORKING THE COLUMN ENCLOSURE FULL HEIGHT SO THE EAST SIDE IS ANGLED 15 DEGREES AS SHOWN. INCLUDE IN THIS PRICE THE RELOCATION OF EXISTING CONTROLS AND ACCESS PANEL TO SUIT NEW ANGLED ENCLOSURE. INCLUDE IN THIS PRICE REMOVAL OF EXISTING ELECTRONIC INFORMATION SIGN IN CORRIDOR. INCLUDE IN THIS PRICE ALL POWER AND DATA (ONLY) FOR RELOCATED ELECTRONIC INFORMATION SIGN ON SOUTH SIDE OF COLUMN (ELECTRONIC INFORMATION SIGN BY OTHERS (N.I.C.)). INCLUDE IN THIS PRICE ALL REWORKED NEW FINISHES.

WALL NOTES:

1. ALL DRYWALL SHALL BE TAPED AND SANDED, READY TO ACCEPT TENANT FINISH (FULL HEIGHT).
2. PROVIDE SLIDING CONNECTION TO U/S OF BEAMS, DECK OR JOIST FOR ROOF DEFLECTION.
3. FIRE SEAL HILTI FS601 OR FS–ONE FLEXIBLE FIRE STOP AT ROOF DECK, FLOOR AND ALL WALL PENETRATIONS TO SUIT RATING OF WALL. APPLICATION TO COMPLY WITH MANUFACTURER SPECIFICATION AND TO THE SATISFACTION OF AUTHORITIES HAVING JURISDICTION FOR ALL RATED WALLS UNLESS NOTED OTHERWISE.
4. CAULK SEAL AT ROOF DECK, FLOOR AND ALL WALL PENETRATIONS FOR NON–RATED WALLS.
5. CUT DRYWALL TO SUIT ROOF DECK FLUTES AT ALL WALLS, WHERE NOTED.
6. PROVIDE CONTROL JOINTS AS INDICATED IN GENERAL NOTES (SEE SEC. 09250, TYP.)
7. G.C. TO BOX IN ALL SERVICES NOT CONCEALED IN WALLS W/STEEL STUD FRAMING + 5/8" DRYWALL TAPED + SANDED TO UNDERSIDE OF METAL DECK C/W ACCESS PANELS.
8. GYPSUM BOARD BULKHEADS AND DUCT SHAFTS: PROVIDE DRYWALL BULKHEADS AS REQUIRED TO COVER ANY SERVICES AND PIPING FEEDING OTHER TENANTS. TO INCLUDE BUT NOT LIMITED TO: FIRE RATED DUCT SHAFTS, SPRINKLER MAINS, ETC.
9. ALL DRYWALL TO BE INSTALLED A MIN. OF 1/2" FROM TOP OF CONCRETE SLAB (MAX. 5/8").
10. G.C. TO SCRAPE AND VACUUM CLEAN BOTTOM OF TRACK PRIOR TO INSTALLATION OF INSULATION.
11. G.C. TO COORDINATE ELECTRICAL FIXTURE LOCATIONS W/ ELECTRICAL, EIFS AND STUD/GYPSUM BOARD SUBCONTRACTORS. ENSURE ADEQUATE BACKING SUPPORT IS PROVIDED.
12. PROVIDE NEW PAINTED FINISH, FULL HEIGHT, TO SUIT WALL APPLICATION IN ALL NEW OR PROPOSED COMMON AREAS.
13. PROVIDE ACCESS PANELS AT ALL PLUMBING CLEAN–OUT LOCATIONS IN WALLS OR COLUMNS THROUGHOUT.
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