



# Construction Scope

North Sage Design Co.

Economic Development 8026 Franklin  
Phase 1

780-804-7342

134 Farrell Bay, Fort McMurray, AB, T9K1N8

Project No: 2010

## 01 00 00 General Requirements

### 01.1. General Notes:

- 1) All construction workmanship and methods to meet the requirements of the 2014 edition Alberta Building Code and or local building code by-laws.
- 2) General Contractor and/or Sub-trades to verify all dimensions and conditions as shown on the drawings with actual existing conditions. Any discrepancies to be reported to the interior designer prior to commencement of construction and/or installation. Any extra resulting from a visit to the site will not be allowed.
- 3) Contractor may only use equal alternative item upon receiving Interior Designer's approval .
- 4) Contractor to submit all working and shop drawings to Interior Designer for approval .
- 5) Contractor to remove all debris from site.
- 6) Contractor to make good any damage and effects in the contract work period.
- 7) Contractor to supply all permits.
- 8) Contractor to call all required inspections for Interior Designer's approval.
- 9) Contractor to call Building Inspector for inspection prior to completion of partition installation.
- 10) General Contractor to apply for and ensure that occupancy permit is granted.
- 11) Workmanship, Materials and all work in this contract or to be guaranteed for one year from substantial completion for any defects.
- 12) Contractor to supply Sub-trade list with tender.
- 13) Instances where new T-bar ceiling is required/installed, Contractor to make allowance for the seismic fastening of all interior partitions to underside of slab. (This is not required when only ceiling tiles are being replaced).
- 14) Contractor to keep updated As-built drawing record set on site and provide copy to Interior Designer upon completion.



# Construction Scope

North Sage Design Co.

Economic Development 8026 Franklin  
Phase 1

780-804-7342

134 Farrell Bay, Fort McMurray, AB, T9K1N8

## 02 00 00 Existing Conditions

- 1) Both Water Closets, including plumbing fixtures, lighting fixtures, flooring, grab-bars, vanities, plumbing accessories to remain.
- 2) Leave Elec Room and Mech Room as is.
- 3) Rear Stairs to Parkade to remain as is.
- 4) Janitorial Closet to remain.
- 5) Front Vestibule to remain as is.
- 6) Ceilings in 2 WC, Mech & Elec Rooms, Janitorial Closet

### 02.40. Demolition

#### 02.41. Demolition Notes:

- 1) Contractor to Patch and repair walls where demolition has occurred
- 2) Contractor to protect existing building and contents during entire period of construction.
- 3) Remove all debris and vacuum clean, leaving all surfaces clear of construction.
- 4) All interior Walls including cabinets, etc., to be removed according to the plan.
- 5) All Electrical to be removed to Junction Box, Unless otherwise noted on plan.
- 6) All Ceiling Tile that are soiled or damaged to be replaced.

02.42. Demolition of approx. 166 linear feet of walls.

02.43. Remove All electrical in demo walls back to Junction box.

02.44. Remove All doors in demo walls.

02.45. Both Kitchenettes' cabinets removed.

02.46. Demolition of all T-Bar ceilings grids and tiles in open areas. Reuse any supplies possible

## 03 00 00 Construction

### 03.1. Construction Notes:

- 1) All interior partition finishes: FSR are not to exceed 25, SDC not to exceed 300. Partition to be finished to code requirements. (\*Additional requirements for high building section of code.)
- 2) All service facilities including ductwork, piping etc. above suspended ceiling shall be installed in conformance with the requirement of the appropriate provincial or municipal legislation or, in the absence of such legislation, to the requirement of CSA C22-1, "Canadian Electrical Code, Part 1".
- 3) All pipes, wires, etc., entering, leaving, or passing through a firewall (floor) or fire-rated wall must be smoke and fire-proofed with ULC approved materials complying to CAN 4- SOI REF. 3.1.7.1 (2).
- 4) All partitions to include R-10 fiberglass batt. insulation unless otherwise indicated on plan.
- 5) All new construction to match existing, (i.e.: rounded corners).
- 6) Room sizes as shown are approximate sizes only. Referred to wall to wall dimensions for exact location of all partitions not shown on T-bar grid lines.



# Construction Scope

North Sage Design Co.

Economic Development 8026 Franklin  
Phase 1

780-804-7342

134 Farrell Bay, Fort McMurray, AB, T9K1N8

## 06 00 00 Wood, Plastics, and Composites

### 06.10. Partitions

- 1) Build out 3 new walls as noted on plan
- 2) Add railing / Support to Stairs
- 3) Build out 2 Operable Partition walls between Meeting rooms.
- 4) Ensure TVs noted on plan have bracing for Wall mount supports
- 5) Provide bracing for cabinets in all locations as noted on plan.
- 6) Provide bracing for all new grab-bars in W/C as noted on plan.

### 06.22. Millwork

- 1) New Cabinets in Kitchen as noted on plan. See Specifications for Colours & finishes.

### 06.23. Millwork Notes:

- 1) All finished material, grading rules, machining and workmanship to conform to the standards of the Architectural Woodwork Manufacturing Association of Canada and backed by Millworkers Manufacturing Association of Alberta for Custom grade.
- 2) Details shown are for appearance purposes only are not intended to supersede fabrication method.
- 3) Plastic laminate to be applied in accordance with manufacturers recommendations. Colours to be selected by designer.
- 4) All shelves to be adjustable unless otherwise noted. Shelving standards to be recessed steel tracks.
- 5) Drawer glides: Blum standard full extension drawer runners BS 430 E series.
- 6) Cabinet doors hung on Blum hinges: model # 95555 and # 95565 (to suit) C/W 1954710 mounting plate, magnetic catch Top and bottom.
- 7) Contractor to supply support to blocking to suit.
- 8) Contractor to use countersunk galvanised wood screws.
- 9) All working and shop drawings to be submitted for Designer's approval.
- 10) General construction to be Medite MDF 2 - 4'. Paint and finish to be specified.
- 11) All millwork cabinet interiors to be wood finish.
- 12) All plastic laminate to be shop applied unless otherwise noted. Use maximum size sheets to minimize joints.
- 13) Mitre all exposed corners, glue all connections.
- 14) All closets to be supplied with Chrome Rod and MDF shelf unless otherwise noted.
- 15) Contractor to confirm dimensions of all equipment and fixtures with client and designer prior to proceedings.
- 16) Provide filler strips adjacent to all equipment.

### 06.46. Trim & Base

- 1) Vinyl Base installed in all areas with new flooring. See Specifications.
- 2) Trim Details around doors and windows as drawn on plan.

## 08 00 00 Openings

### 08.10. Doors

- 1) For New Door Sizes and Types, please see Door Schedule.

### 08.50. Windows & Glazing

- 1) For New Window Sizes and Types, please see Window Schedule.

### 08.70. Hardware

- 1) New Pulls as noted on Millwork plans. See Specifications for details.



# Construction Scope

North Sage Design Co.

Economic Development 8026 Franklin  
Phase 1

780-804-7342

134 Farrell Bay, Fort McMurray, AB, T9K1N8

## 09 00 00 Finishes

### 09.1. Finishes Notes:

- 1) Painting to be done in accordance with the Standards and Requirements of the Canadian Painting Contractors Association and Master Painters Association of Alberta.
- 2) All drywall to be treated and sealed accordingly for wall finishes.
- 3) All drywall to be painted unless otherwise noted: 1 coat sealer, 2 coats latex, Matte texture. Colours as specified.
- 4) All finishes to have a maximum flame spread rating not exceeding 150. Smoke development class not to exceed 300. ULC 5 102.2 Z M82.
- 5) Where applicable; Wood: 1 coat sealer, 2 coats dull gloss lacquer w/ additional coats of lacquer as required.
- 6) All doors to receive floor mounted door stops unless otherwise noted. Finish to match existing.

### 09.30. Tiling

- 1) New backsplash behind kitchen counters only.
- 2) See Specifications & Millwork Drawings for Details & Patterns.

### 09.50. Ceiling

- 1) Open Plenum Ceiling to be painted out, See Paint Specifications.
- 2) New T-Bar Ceiling to be hung in Meeting Rooms, prior to installation of movable Partition walls.
- 3) Drop Drywall Ceiling over the Kitchen Area.

### 09.60. Flooring

- 1) New LVP in Open Area, Hall, all 3 Meeting Rooms only. ( 1810 Sq Ft) See Specifications.
- 2) Level Concrete floor in Maker Space.
- 3) Polish New Concrete Floor.

### 09.90. Paint

- 1) New Paint in rooms / walls as noted on Finishes Plan.
- 2) Paint-out open ceiling, including ductwork, pipes and electrical in Open areas / Maker Space.

## 11 00 00 Equipment:

### 11.20. Commercial Equipment

- 1) Appliances
  - a. Purchase & Install Appliances as per Specifications.
  - b. Dishwasher, Fridge (W/ in-door water), Microwave, oven, Plumbed water cooler.

## 21 00 00 Fire Suppression

- 21.1. Sprinklers to be installed where required by Alberta Building Code 2014.

## 22 00 00 Plumbing

### 22.1. Plumbing Fixtures

- 1) New Plumbing fixtures in Kitchen only.
- 2) All existing W/C fixtures to remain.

## 23 00 00 HVAC

### 23.1. HVAC Notes:

- 1) HVAC layout including: ducts, vents, registers, grilles, diffusers, air returns, fans, central vacuums, smoke alarms; all placement to be confirmed with Designer and receive Client approval prior to proceeding, including proposed bulkheads.

23.2. Install new HVAC vents as required by Alberta Building Code.

23.3. Ensure New Range location & Microwave/ hood fan Vented.

23.4. Air Vents in Kitchen extended into new toe kick.



# Construction Scope

North Sage Design Co.

Economic Development 8026 Franklin  
Phase 1

780-804-7342

134 Farrell Bay, Fort McMurray, AB, T9K1N8

## 26 00 00 Electrical

### 26.1. Electrical Notes:

- 1) Contractor to supply and install all switches & wall outlets. Wire as required and indicated on the drawings.
- 2) Electrical Installation shall be done in Accordance with the current edition of the C.E.C and local code requirements.
- 3) All light fixtures to be C.S.A. Approval Sticker visible to electrical inspector.
- 4) Contractor to obtain all permits and pay all fees required for Electrical inspector
- 5) Contractor to examine site & existing conditions affecting work.
- 6) Prior to bidding, Contractor to ensure that existing Building Panel has sufficient room to accommodate new circuits.
- 7) Contractor to obtain final Certificate of Inspection and Approval from Electrical Inspection Department.
- 8) All power outlets & Switches to be ganged on one stud or horizontal bar when they are indicated in close proximity, use combined face plates where possible.
- 9) All workmanship and Materials to be guaranteed for one year from Sub Completion for any mechanical Defects.
- 10) All outlets & Switches to have white Decora Cover Plates with White Screws Unless Otherwise Specified.
- 11) Surface Mount Electrical outlets on Exterior Walls.
- 12) For Electrical locations not dimensioned, center between windows or place near approximate location.
- 13) If existing electrical is near or adjacent to new, use the existing outlets if possible.
- 14) The Phone Rooms are Furniture pieces that are plugged into outlets after installation.

26.2. New outlets and switch locations as noted on plan.

26.3. Supply Power to Island for dishwasher and outlets as required.

26.4. Supply Ceiling-mounted Electrical Junction boxes to allow for re-positionable and portable cord-reels to be placed.

## 26.50. Lighting

### 1) RCP Notes:

- a. Ceiling Tiles to have maximum FSR not greater than 25, maximum SDC not greater than 50.
  - b. All ceiling tile or T-bar structures damaged/soiled to be replaced with matching.
  - c. General Contractor to replace all broken, stained, marked up, cracked or otherwise damaged ceiling tile or T-bar structure after completion of construction.
  - d. Fluorescent light diffuser lens to have maximum FSR not greater than 250. Maximum SDC not greater than 600, tested for U.L.C.'s 102-2, 1975.
  - e. All partitions to clear fluorescent luminaire throughout.
  - f. General Contractor to consult with Designer before making any changes to the light fixture layout.
  - g. General Contractor and or Sub-trades to verify all dimensions and conditions.
  - h. Emergency lights, Exit lights, and Fire extinguishers to be supplied and installed by Contractor. Quantity and placement to meet code requirement.
- 2) Recessed light fixtures to be suspended from slab by 2 separate wires diagonally located. All lighting ( Wall / ceiling) in WC, Elec, mech and Janitorial rooms to remain as is.
  - 3) New overhead lighting as noted on RCP.