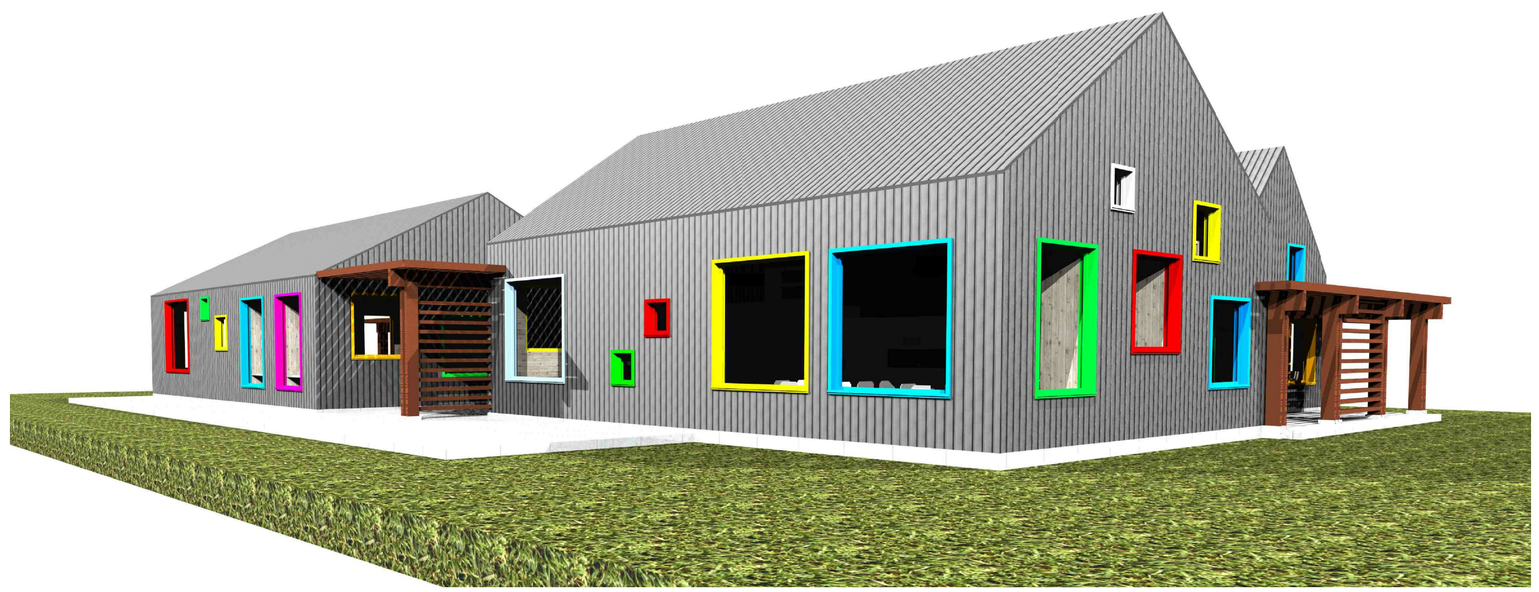
Q-KIDS DAYCARE CENTRE

PROPOSED 57 CHILD DAYCARE BUILDING, 420 WEBSTER AVENUE, QUESNEL, BC



PROJECT DATA

PROJECT TITLE
QUESNEL & DISTRICT DAYCARE SOCIETY

BUILDING USE
CHILDCARE CENTRE

SUMMARY OF WORK
CONSTRUCTION OF A NEW DAYCARE CENTRE IN WEST QUESNEL FOR A TOTAL OF 57 CHILDREN c/w SECURE PERIMETER FENCING AND PLAYGROUNDS.

AREAS

SITE AREA:	25,976,65 S.F. (2,413,31m²)	GFA
BUILDING FOOTPRINT:	4,759 S.F. (442,0m²)	GFA

PROJECT CIVIC ADDRESS
420 WEBSTER AVENUE
QUESNEL, BC, V2J 1A5

PROJECT LEGAL DESCRIPTION
LOT: 1
BLOCK: 1
PLAN: PGP6719 DL 704 CARIBOO DISTRICT
PID: 013-492-900

CITY OF QUESNEL ZONING
ZONING: P-1
DESCRIPTION: CIVIC ASSEMBLY & INSTITUTIONAL

34.1	PRIMARY USE: GROUP DAY CARE		
34.3.3	MAX. HEIGHT:		60ft (18,3m)
34.3.4	MAX. LOT COVERAGE:		50%
34.3.5	MIN. SETBACKS:	FRONT	25ft (7,5m)
		SIDE LOT LINE	10ft (3,0m)
		REAR LOT LINE	10ft (3,0m)

BUILDING CODE

BUILDING CODE DATA

CODE EDITION:	BCBC 2018
MAJOR OCCUPANCY:	DAYCARE, GROUP A, DIVISION 2
CLASSIFICATION:	3.2.2.28
BUILDING AREA:	4,759 S.F. (442 m²)
NO. OF STREETS FACING:	3
NO. OF STOREYS:	1
SPRINKLERS:	NOT SPRINKLERED
CONSTRUCTION:	COMBUSTIBLE
FLOOR RATING:	1HR OVER BASEMENT
ROOF RATING:	1HR
FIRE ALARM SYSTEM:	SINGLE STAGE
ACCESSIBILITY:	YES
OCCUPANT LOAD:	57 CHILDREN 6 ADULT SUPERVISORS 5 PARENTS **68 PERSONS TOTAL**

AREA SUMMARY

SITE SUMMARY

SITE AREA	:	2,413,31m²
BUILDING AREA	:	442m²
SITE COVERAGE	:	18,31%

SETBACKS

NORTH	:	3m (10ft)
EAST	:	7,5m (25ft)
SOUTH	:	3m (10ft)
WEST	:	3m (10ft)

PARKING SUMMARY

	REQUIRED	PROPOSED
REGULAR:	12	15
(INCL. 8 FOR PICKUP TRUCKS & 1 ACCESSIBLE)		

PLAYGROUND SUMMARY

AGE GROUP	TOTAL CHILDREN	AREA/CHILD	TOTAL AREA
INFANTS	8	70 SF	560 SF
30 MTHS TO SCHOOL AGE	25	85 SF	2,136 SF
AFTER-SCHOOL	24	91 SF	2,192 SF

PROJECT TEAM

OWNER
THE CITY OF QUESNEL
410 KINCHANT STREET
QUESNEL, BC, V2J 7J5
(250)121-1234
PROJECT MANAGER: JEFF NORBURN

ARCHITECTURAL
ECLIPSE PROJECTS
BOX 4451
QUESNEL, BC, V2J 3J4
(250)991-6416
CONTACT: LAZARUS YOTAMU

STRUCTURAL
ACCESS ENGINEERING
787 VANCOUVER STREET
PRINCE GEORGE, BC, V2L 3R5
(250)562-9345
CONTACT: BRUCE JOHNSTON

MECHANICAL
ROCKY POINT ENGINEERING
202-1339 McGILL ROAD
KAMLOOPS, BC, V2C 6K7
(778)471-6472
CONTACT: CORY LANGEVIN

CIVIL
URBAN SYSTEMS
200-286 St. PAUL STREET
KAMLOOPS, BC, V2C 6G4
(250)374-8311 x 7283
CONTACT: ROBERT D'AMOURS

ELECTRICAL
ALEGOWEST
500-224 WEST ESPLANADE
NORTH VANCOUVER, BC, V7M 1A4
(778)997-5175
CONTACT: ALEKSANDR GORDEYEV

DRAWING LIST

ARCHITECTURAL

A0.01	COVER SHEET & PROJECT DATA
A0.02	LOCATION PLAN & GENERAL NOTES
A0.03	ASSEMBLIES
A0.04	WINDOW & DOOR SCHEDULES
A1.01	SITE PLAN
A2.01	FOUNDATION & BASEMENT PLAN
A2.02	GROUND FLOOR PLAN
A2.03	ROOF PLAN
A3.01	REFLECTED CEILING PLAN
A3.02	FLOOR FINISHES PLAN
A4.01	BUILDING ELEVATIONS
A5.01	BUILDING SECTIONS
A5.02	BUILDING SECTIONS
A5.03	BUILDING SECTIONS
A6.01	SECTION DETAILS
A7.01	INTERIOR ELEVATIONS
A7.02	INTERIOR ELEVATIONS
A7.03	INTERIOR ELEVATIONS & MILLWORK - WASHROOMS
A8.01	MILLWORK DETAILS
A9.01	SPECIFICATIONS
A9.02	SPECIFICATIONS
A9.03	SPECIFICATIONS
A9.04	SPECIFICATIONS

STRUCTURAL

S001	GENERAL NOTES
S002	GENERAL NOTES
S003	GENERAL NOTES
S101	FOUNDATION PLAN
S110	FRAMING PLANS
S301	BUILDING SECTIONS
S501	DETAILS

MECHANICAL

M01	FOUNDATION PLAN
M02	BASEMENT PLAN
M03	MAIN FLOOR PLUMBING PLAN
M04	MAIN FLOOR HVAC PLAN
M05	ROOF PLAN
M06	MECHANICAL DETAILS
M07	MECHANICAL SCHEDULES

ELECTRICAL

E0.0	SYMBOL LEGEND & DRAWING LIST
E0.1	PROPOSED SITE PLAN
E0.2	SINGLE LINE DIAGRAM & SERVICE DETAILS
E0.3	SERVICE PROFILE
E0.4	SITE PLAN EXTERIOR WORK
E1.0	BASEMENT POWER & LIGHTING PLAN
E2.0	POWER PLAN
E2.1	LUMINAIRE SCHEDULE & DETAILS
E2.2	MECHANICAL & PANEL SCHEDULES
E2.3	DETAILS
E2.4	FIRE ALARM RISER
E3.0	REFLECTED CEILING PLAN
E4.0	POWER PLAN
E5.0	ELECTRICAL SPECIFICATIONS

CIVIL

C00	COVER
C01	LEGEND
C02	REMOVALS
C03	SITE PLAN
C04	GRADING PLAN
C05	GRADING DETAILS
C06	SIGNING & PAINT
C07	DETAILS
C08	SECTIONS

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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ECLIPSE PROJECTS
DESIGN - PLANNING - CONSULTING - MANAGEMENT

Box 4451, QUESNEL, BC V2J 3J6
+(250) 991-6416
+(250) 991-6416
www.eclipseprojects.ca
go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.: 00507

SHEET TITLE:

COVER SHEET & PROJECT DATA

SHEET NUMBER: **A0.01**

REV.:

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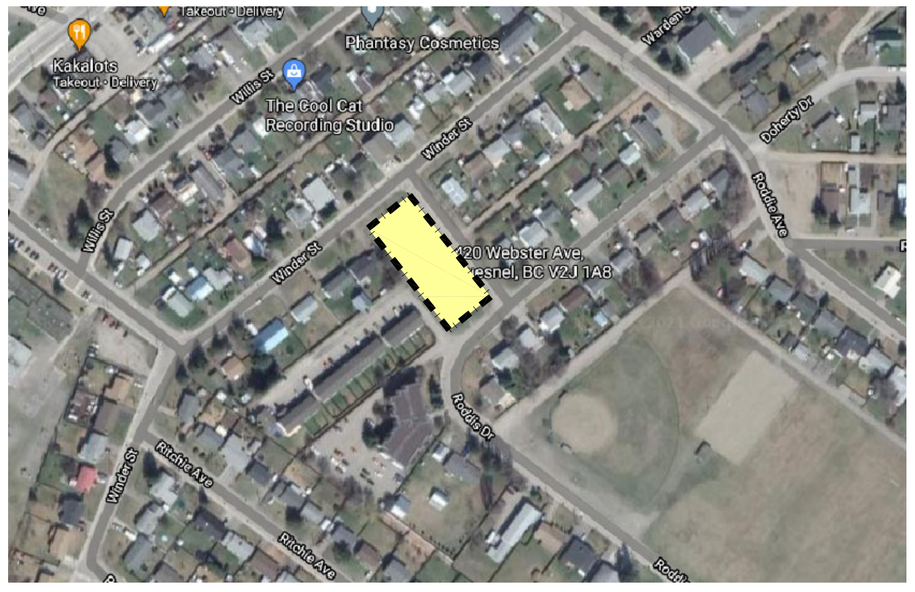
LOCATION PLAN



ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADDN	ADDITION / ADDITIONAL
ALT	ALTERNATE
ACP	ALUMINUM COMPOSITE PANEL
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY
AGM	ASBESTOS CONTAINING MATERIAL
AHJ	AUTHORITIES HAVING JURISDICTION
BCBC	BC BUILDING CODE
BM	BEAM
BTWN	BETWEEN
BLKG	BLOCKING
BD	BOARD
BO	BOTTOM OF
BUR	BUILT-UP ROOF
CAB	CABINET
CBB	CEMENT BACKER BOARD
CG	CORNER GUARD
CHKRD	CHECKERED
CL	CENTER LINE
CLT	CROSS LAMINATED TIMBER
CLG	CEILING
CJ	CONTROL JOINT
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CP	CEMENT PANEL
CO	CLEAN OUT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
COORD	COORDINATE
CSK	COUNTERSINK
CT	CERAMIC TILE
CTR	CENTRE(D)
CUH	CABINET UNIT HEATER
C/W	COMPLETE WITH
D	DEPTH
DEG	DEGREES
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DPM	DAMP PROOF MEMBRANE
DR	DOOR
DS	DOWN SPOUT
DWG	DRAWING
E/A	EXHAUST AIR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEV	ELEVATOR
ALEC	ELECTRICAL
ENG	ENGINEER(ED)
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXP	EXPANDED
EXP JT	EXPANSION JOINT
EXIST	EXISTING
EXT	EXTERIOR
XPS	EXTRUDED (POLYSTYRENE)
FA	FIRE ALARM
FAB	FABRICATE(D)
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FX	FIRE EXTINGUISHER
FXC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISHED
FG	FIBERGLASS
FHC	FIRE HOSE CABINET
FIN GR	FINISH GRADE
FIN FL	FINISH FLOOR
FLRG	FLOOR/FLOORING
FSR	FLOOR SPACE RATIO
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIRE PROOFING
FR	FIRE RATING
FRR	FIRE RESISTANCE RATING
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
FIXT	FIXTURE
GA	GALVANIZED
GSP	GALVANIZED STEEL PIPE
GA	GAUGE
GL	GLASS/GLAZING
GM	GLASS MESH
GLULAM	GLUE LAMINATED
GLT	GLUE LAMINATED TIMBER
GB	GRAB BAR
GR	GRADE
GRTG	GRATING
GFA	GROSS FLOOR AREA
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HANDICAPPED
HDO	HIGH DENSITY OVERLAY
HDWD	HARDWOOD
HORIZ	HORIZONTAL
HT	HEIGHT
HTG	HEATING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
INSUL	INSULATION
IHM	INSULATED HOLLOW METAL
INT	INTERIOR
INV	INVERT
JT	JOINT
KP	KICK PLATE
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAR FOOT
LGT	LIGHT
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFG	MANUFACTURER (ED)
MH	MANHOLE
MO	MASONRY OPENING
MTL	METAL
MTR BD	MORTAR BED
MILWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING
MTD	MOUNTED
N/A	NOT APPLICABLE
NAT FIN	NATURAL FINISH
NFA	NET FLOOR AREA
NFS	NON FROST SUSCEPTIBLE
NIC	NOT IN CONTRACT
NLB	NON LOAD BEARING
NLT	NAIL LAMINATED TIMBER
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTRE
OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED
OSOI	OWNER SUPPLIED OWNER INSTALLED
OH	OVERHEAD
OPP	OPPOSITE
OPNG	OPENING
ORD	OVERFLOW ROOF DRAIN
ORIG	ORIGINAL
PBD	PARTICLE BOARD
PERF	PERFORATED
P-LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRV	PRESSURE RELEASE VALVE
PWC	PRESENTATION WALL COVERING
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED / PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PVC	POLYVINYLCHLORIDE
PTN	PARTITION
QT	QUARRY TILE
R	RIGHT
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER
RBL	ROLLER BLIND
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE (D) (ING) (MENT)
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISE (D) (SION)
RFS	RAISED FLOOR SYSTEM
RWL	RAIN WATER LEADER
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RTR	RUBBER TREAD & RISER
SA	SUPPLY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SCW	SOLID CORE WOOD
SD	STORM DRAIN/SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT / FEET
SHT	SHEET
SHTHG	SHEATHING
SIM.	SIMILAR
SEAL.	SEALER
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTOR
SPECS	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
ST	STAIN
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUBST	SUBSTRATE
SUSP	SUSPENDED
TB	THERMAL BREAK
TEMP	TEMPERATURE
T&G	TONGUE AND GROVE
THK	THICK
THRHD	THRESHOLD
THRU	THROUGH
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TS	TUBE STEEL
THEMST	THERMOSTAT
TYP	TYPICAL
UG	UNDERGROUND
U/S	UNDERSIDE
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VERT	VERTICAL
VB	VAPOUR BARRIER
VP	VAPOUR PROOF
VTR	VENT THROUGH ROOF
W	WIDTH
W/O	WITH/WITHOUT
WD	WOOD
WIN	WINDOW
WF	WIDE FLANGE
WR	WASTE RECEPTACLE
WP	WATERPROOF
WGT	WEIGHT
WWF	WELDED WIRE FABRIC

SYMBOLS

- 1 / A2.00 — SECTION NO. / SHEET WHERE SECTION IS LOCATED
- 1 / A2.00 — ELEVATION NO. / SHEET WHERE ELEVATION IS LOCATED
- 1 / A2.00 / 2 / 3 — INTERIOR ELEVATION NO. / SHEET WHERE INTERIOR ELEVATION IS LOCATED
- 1 — SECTION DETAIL NO. / CUT LINE
- 2 / A2.05 — DETAIL REFERENCE NO. / SHEET WHERE DETAIL IS TAKEN FROM
- 0.000 / LINTEL — ELEVATION / TOP OF
- 2 — KEYNOTE
- 0.000 — ELEMENT ELEVATION
- W1 — WALL TYPE (REFER TO FLOOR PLAN FOR EXTENT)
- D101.1 — SPECIFIED DOOR
- W01 — SPECIFIED WINDOW
- PN — TRUE NORTH / PROJECT NORTH
- A / 1 — COLUMN GRID LINES
- INFANTS / 100 — ROOM NAME / ROOM NUMBER
- 1 — REVISION TRIANGLE
- E01 — EXTERIOR WALL FINISHES

DESIGN RATIONALE

INTRODUCTION

THE QUESNEL & DISTRICT DAYCARE IS LOCATED ON AN EXISTING PLAYGROUND WEST OF THE CITY AT 420 WEBSTER AVE. THE LOCATION OF THE BUILDING FRONTING ONTO WEBSTER AVENUE AND BORDERING WINDER AND WILLIAMSON STREETS, IS SITED TO BEST AFFORD: 1) THE OPPORTUNITIES OF NEIGHBOURHOOD ACCESS FROM WEBSTER AVENUE, 2) THE OUTDOOR PLAY SPACE FRONTING ONTO THE STREET GREEN BUFFER SPACE, AND 3) THE NOTION OF A GATEWAY BUILDING SIGNIFYING THE ENTRANCE INTO THE DAYCARE PROJECT.

PROJECT DESIGN

THE BUILDING IS COMPRISED OF FOUR SEPARATE VOLUMES FOR EACH OCCUPANT GROUP AND LINKED BY A HALLWAY WITH CUBBIES.

THE EXTERIOR ALLOWS FOR COLOUR CHANGES WITHOUT LOSING THE STRIKING GEOMETRIC FORMS.

THE ENTRANCE IS ARTICULATED IN THE FORM OF A PERGOLA WHICH CAN HOST VINES AND CREEPING PLANTS FOR SUMMER SHADE AND ALLOWS SUNLIGHT IN THE WINTER MONTHS.

THE OVERALL MASSING WITH THE VERTICAL ELEMENT AND SLOPPED ROOFS EVOKES A GATEWAY THEME AND AN INDUSTRIAL CHARACTER AND ACCENTUATES THE NOTION OF AN OASIS IN THE MIDDLE OF A RESIDENTIAL SUB-DIVISION. ADDITIONALLY, THE ANIMATED USE OF MATERIALS AND COLOUR COMBINED WITH A FUNCTIONAL PORCH AND OUTDOOR SPACE REFLECTS THE LIVELY SPIRIT OF A CHILDREN'S DAYCARE FACILITY.

DAYCARE LICENSING

THE FACILITY OFFERS SPACE FOR 57 CHILDREN, DIVIDED INTO THREE GROUPS; INFANTS, 30 MONTHS TO SCHOOL AGE, AND AFTER-SCHOOL. THE SOUTH POD IS INTENDED FOR A SINGLE GROUP OF 8 CHILDREN, UNDER 36 MONTHS OF AGE, THE EAST POD WOULD SUPPORT A SINGLE GROUP OF 25 CHILDREN, AGED 30 MONTHS TO SCHOOL AGE. THE SOUTHEAST PLAYGROUND ACCOMMODATES THIS ENTIRE GROUP. THE NORTH POD WILL ACCOMMODATE 24 AFTER-SCHOOL CHILDREN AND WILL HAVE ITS OWN AFTER-SCHOOL PLAYGROUND TO THE NORTHWEST. ALL MEASURED AREAS ARE IN COMPLIANCE WITH THE CHILDCARE LICENSING REGULATION.

EACH LEVEL INCLUDES THE REQUIRED SPACES FOR THE REFERENCED AGE GROUPS, ALONG WITH WASHROOMS, LOBBIES, CUBBIES AND ASSOCIATED ANCILLARY SPACE.

GENERAL NOTES

GENERAL NOTES

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH THE BRITISH COLUMBIA BUILDING CODE, 2018 EDITION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING CONDITIONS THAT MAY AFFECT CODE COMPLIANCE PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION. ECLIPSE PROJECTS WILL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONS SCALED FROM THE DRAWINGS.
3. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, AND REQUEST CLARIFICATION PRIOR TO COMMENCING WORK.
3. THE SCOPE OF WORK OF THIS CONTACT INCLUDES ALL WORK INDICATED ON THESE DRAWINGS WITHIN THE SITE BOUNDARIES, OR WITHIN THE INDICATED BOUNDARIES OF THE AREA OF WORK.

SHOP DRAWING REVIEW LIST

DIVISION / ITEM	SHOP DRAWINGS	LETTERS OF ASSURANCE	ENGINEERED	NOT ENGINEERED
05 METALS				
Misc. Metals (Guardrails etc)				
06 WOOD & PLASTICS				
Floor Framing Packing				
Trusses				
08 OPENINGS				
Doors and Hardware				
Windows				
12 FURNISHINGS				
Cabinetry				
22 PLUMBING				
Plumbing Equipment (Distribution)				
Plumbing Fixtures				
23 HVAC				
Mechanical Equipment (Distribution)				
HVAC Equipment				
26 ELECTRICAL				
Electrical Equipment (Distribution)				
Light Fixtures				
28 ELECTRONIC SAFETY & SECURITY				
Low Voltage/Security Equipment				

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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ECLIPSE PROJECTS
DESIGN · PLANNING · CONSULTING · MANAGEMENT

Box 4451, QUESNEL, BC V2J 3J6
+(250) 991-6416
+(250) 991-6416
www.eclipseprojects.ca
go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
NTS	00507

SHEET TITLE:

LOCATION PLAN & GENERAL NOTES

SHEET NUMBER: **A0.02**
REV.:

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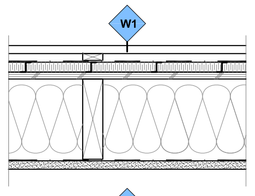
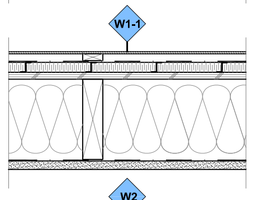
WALL ASSEMBLIES



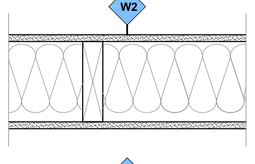
TYPICAL EXTERIOR ASSEMBLY (METAL SIDING)

- STANDING SEAM METAL CLADDING
- 1x4 PT PLYWOOD STRAPPING - ALIGN WITH STUDS
- TYVEK AIR/MOISTURE BARRIER
- 2" RIGID INSULATION ON VERT. 'Z' GIRTS
- ½" WOOD SHEATHING OR OSB (SEE STRUCT. DRAWINGS)
- 2x6 WOOD STUDS (SEE STRUCT. DRAWINGS)
- MIN. R22 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- ½" GWB AND FINISH



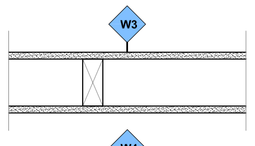
TYPICAL EXTERIOR ASSEMBLY (PANELED SIDING)

- CEMENTITIOUS V-GROOVE VERT. SIDING
- 1x4 PT PLYWOOD STRAPPING - ALIGN WITH STUDS
- TYVEK AIR/MOISTURE BARRIER
- 2" RIGID INSULATION ON VERT. 'Z' GIRTS
- ½" WOOD SHEATHING OR OSB (SEE STRUCT. DRAWINGS)
- 2x6 WOOD STUDS (SEE STRUCT. DRAWINGS)
- MIN. R22 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- ½" GWB AND FINISH



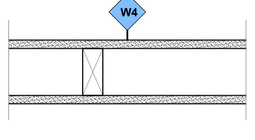
TYPICAL INTERIOR ASSEMBLY (INSULATED)

- ½" GWB
- 2x4 OR 2x6 WOOD STUDS @ 16" O/C
- ACOUSTIC INSULATION IN CAVITY
- ½" GWB



TYPICAL INTERIOR ASSEMBLY (NON-INSULATED)

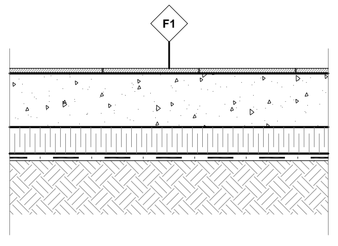
- ½" GWB
- 2x4 OR 2x6 WOOD STUDS @ 16" O/C
- ACOUSTIC INSULATION IN CAVITY @ WASHROOMS
- ½" GWB



TYPICAL INTERIOR 1hr RATED ASSEMBLY

- ⅝" TYPE 'X' GWB
- 2x4 OR 2x6 WOOD STUDS @ 16" O/C
- ACOUSTIC INSULATION IN CAVITY @ WASHROOMS
- ⅝" TYPE 'X' GWB

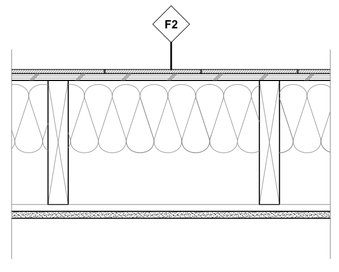
CONCRETE FLOOR ASSEMBLIES



- FLOOR FINISH (REFER TO SCHEDULE) ON
- CAST IN PLACE REINFORCED CONCRETE SLAB (SEE STRUCT.) ON
- 6MIL POLY VAPOUR BARRIER (EDGES SEALED, JOINTS LAPPED) ON
- R15 RIGID INSULATION ON
- SAND BASE ON
- COMPACTED GRANULAR FILL ON

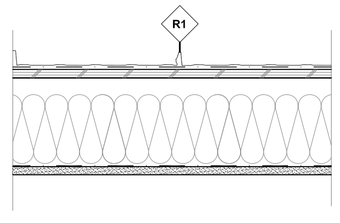
(FILL TO BE MIN. 6mm (¼") THICK LAYER OF COMPACTED CLEAR CRUSHED GRAVEL)

WOOD FLOOR ASSEMBLIES

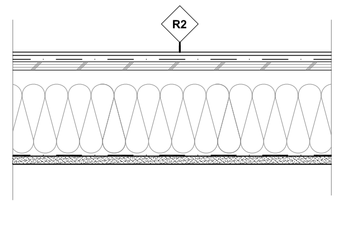


- FLOOR FINISH (REFER TO SCHEDULE) ON
- ¾" T&G PLYWOOD FLOOR SHEATHING (SEE STRUCT.) ON
- 2x10 JOISTS AS PER STRUCTURAL ON
- R20 BATT INSULATION ON
- ½" RESILIENT CHANNELS ON
- ⅝" TYPE "X" GWB

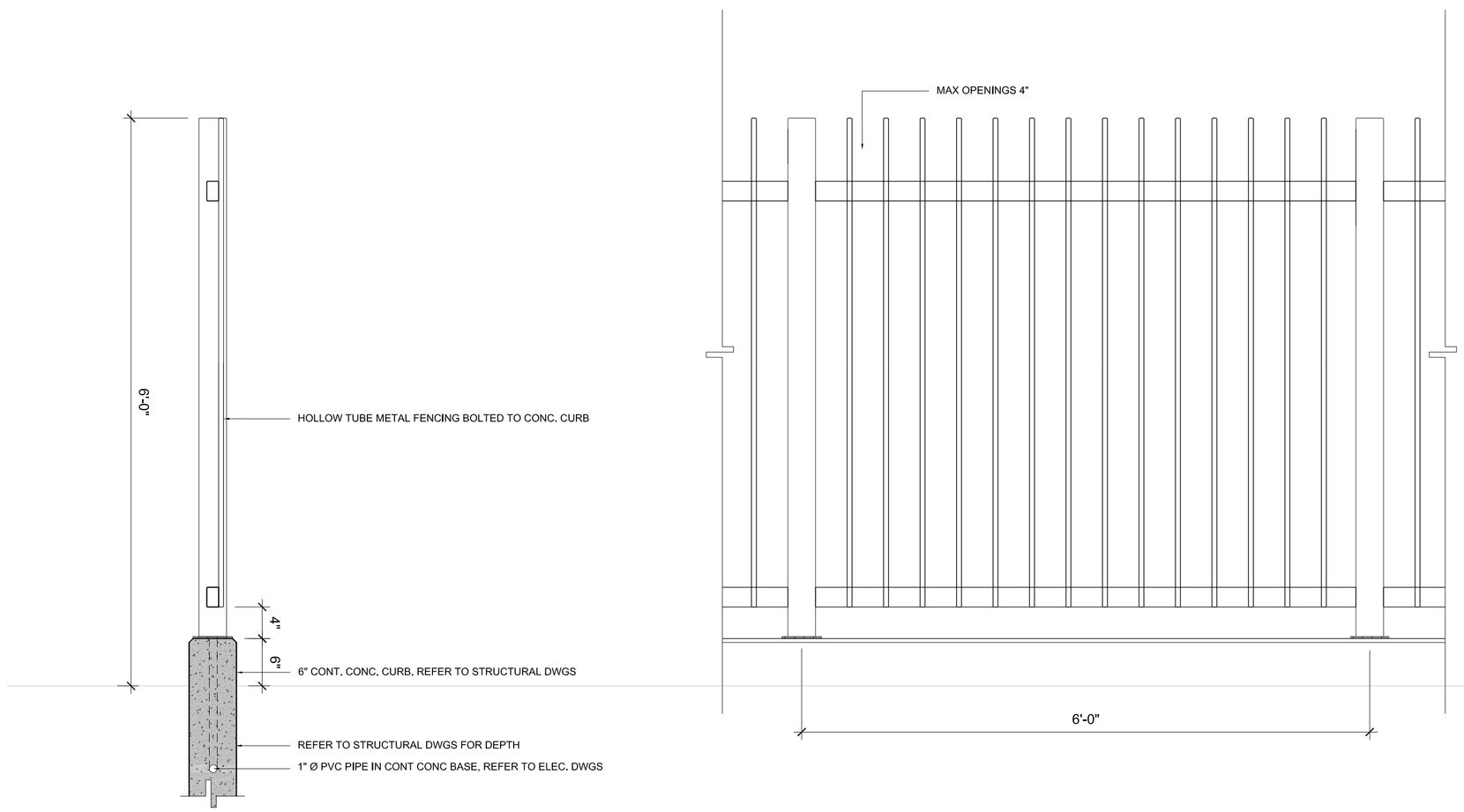
ROOF ASSEMBLIES

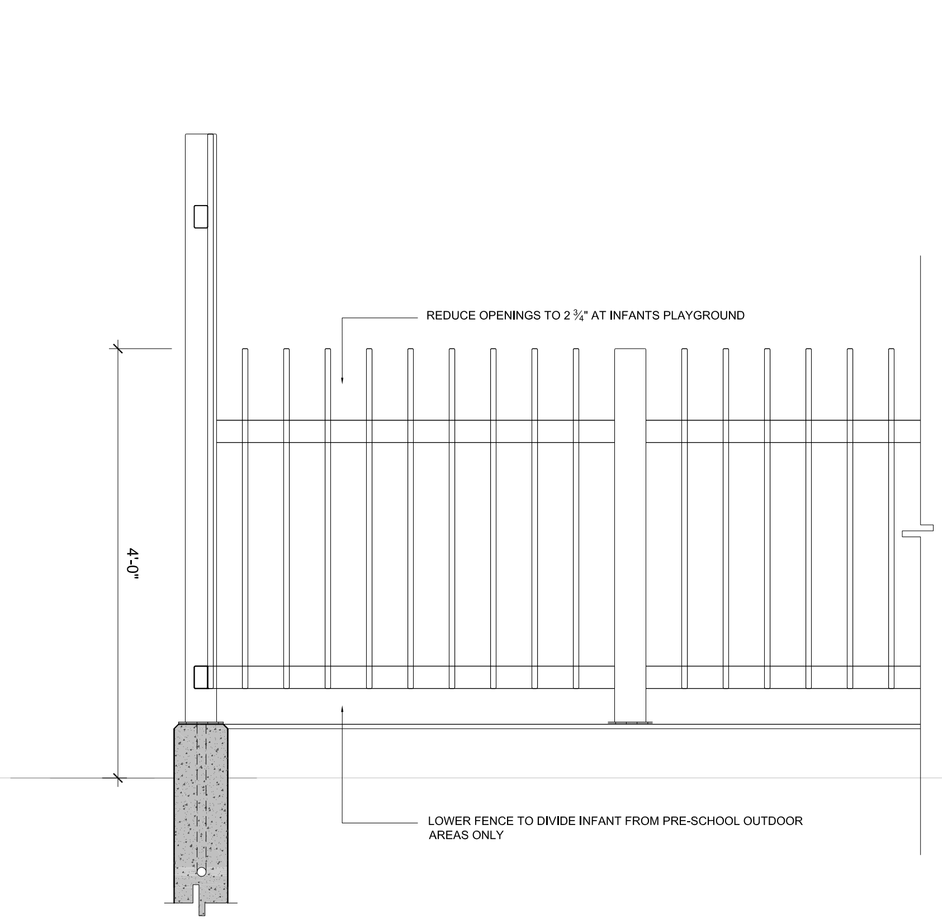


- STANDING SEAM METAL ROOFING
- UNDERLAYMENT- ICE & WATER GUARD UNDERLAYMENT ON
- ¾" PLYWOOD SHEATHING
- ENGINEERED TRUSS SYSTEM SUPPLIED BY SPECIALIST
- R52 INSULATION TO FILL ATTIC
- 6MIL POLY VAPOUR BARRIER
- ⅝" TYPE 'X' GWB



- 2 PLY SBS ROOFING MEMBRANE
- 2% ISOBOARD INSULATION SLOPED TO DRAIN
- ICE & WATER GUARD
- ½" PLYWOOD SHEATHING
- R28 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- ⅝" TYPE 'X' GWB FINISH OR VENTED SOFFIT (WHERE REQUIRED)





1 / A0.03 **PLAYGROUND FENCE DETAILS**

1" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

REGISTERED ARCHITECT LUCAS YOUNG PROVINCE OF BRITISH COLUMBIA

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
1 ½":1'-0"	00507

SHEET TITLE:

ASSEMBLIES

SHEET NUMBER: **A0.03**

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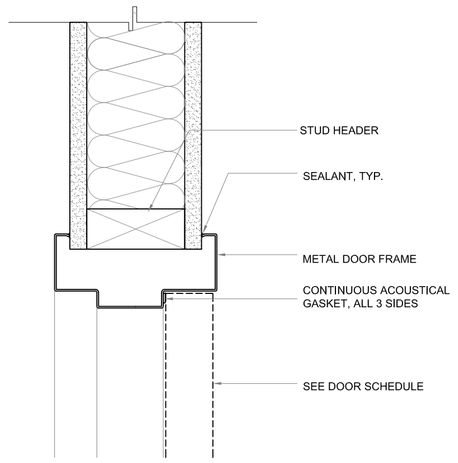
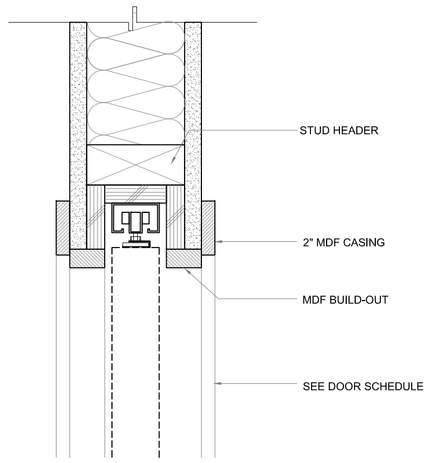
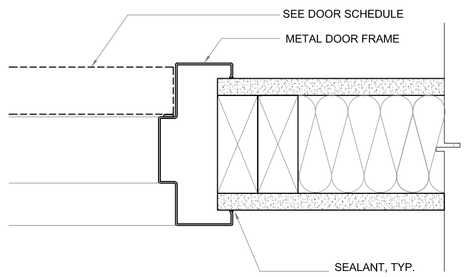
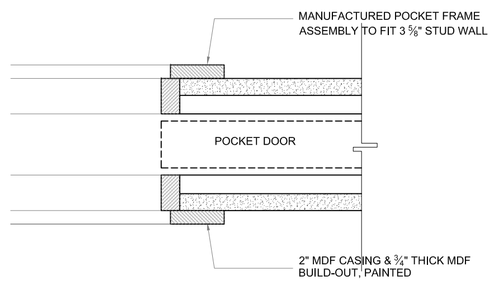
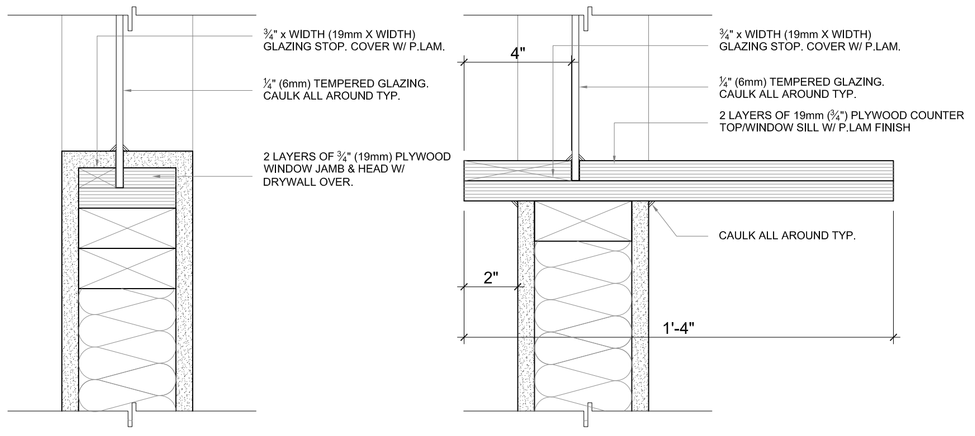
DETAILS



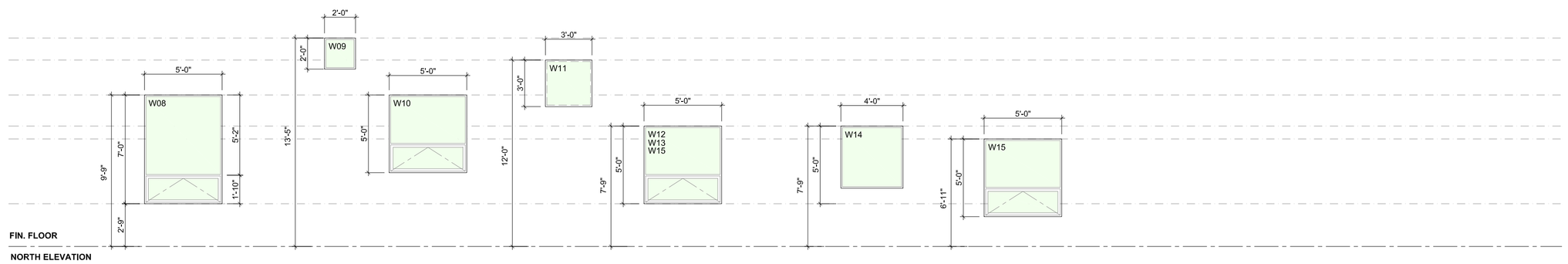


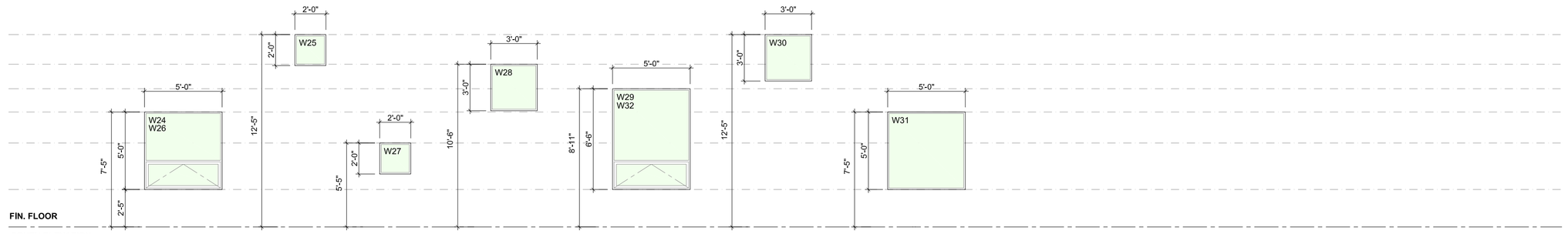


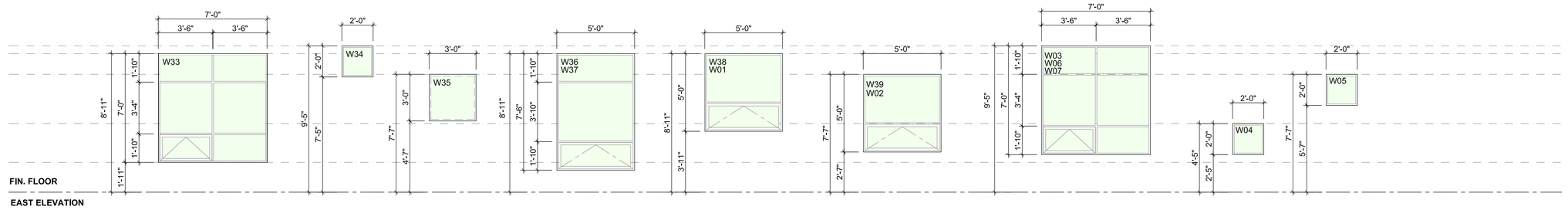


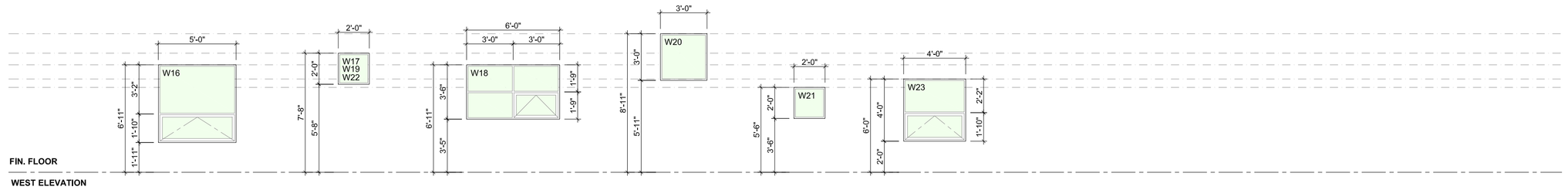


WINDOWS





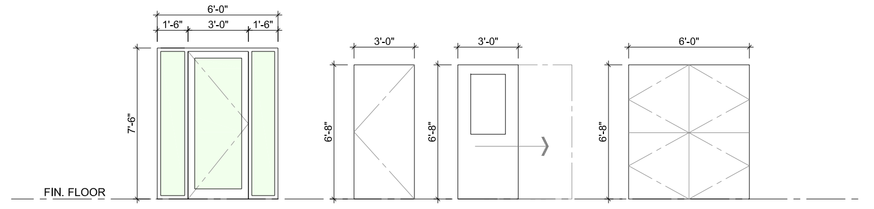




DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR LEAF			DOOR ATTRIBUTES				HARDWARE	CLOSER	FRR	THRESHOLD	REMARKS
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	GLAZING	THERMAL					
D100-1	INFANTS	6'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LOCKING	NONE	UNRATED	NONE	DOUBLE DUTCH DOORS, DOUBLE SWING, HOLD OPEN
D100-2	INFANTS	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE		NONE	UNRATED	NONE	POCKET DOOR AND FRAME ASSEMBLY
D101-1	NAP ROOM	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LEVER		UNRATED	NONE	
D103-1	TOILET	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE			UNRATED	NONE	POCKET DOOR AND FRAME ASSEMBLY
D104-1	KITCHEN	3'-0"	6'-8"	1 ¾"	SC WOOD		YES	NONE	LEVER		UNRATED	NONE	
D104-2	KITCHEN	2'-8"	6'-8"	1 ¾"	SC WOOD		NO	NONE			UNRATED	NONE	BI-FOLD
D104-3	KITCHEN	3'-0"	2'-6"	1 ¾"	SC WOOD		NO	NONE			UNRATED	NONE	SWING DOOR WITH SPRING LOADED HINGES
D105-1	WASHROOM	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE			UNRATED	NONE	
D106-1	JANITOR	2'-8"	6'-8"	1 ¾"	WOOD	PAINT	NO	NONE	LOCKING	NONE	UNRATED	NONE	
D107-1	30 MONTHS TO SCHOOL AGE	6'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LOCKING	NONE	UNRATED	NONE	DOUBLE DUTCH DOORS, DOUBLE SWING, HOLD OPEN
D108-1	WASHROOM 2	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LEVER	NONE	UNRATED	NONE	
D109-1	HALLWAY & CUBBIES	3'-0"	7'-6"	1 ¾"	STOREFRONT METAL		DOUBLE GLAZED/TEMPERED/SAFETY	NONE	EXITING/LOCKING	YES	UNRATED	ALUMINUM	STOREFRONT METAL, THERMALLY BROKEN
D110-1	FOYER	3'-0"	7'-6"	1 ¾"	STOREFRONT METAL		DOUBLE GLAZED/TEMPERED/SAFETY	NONE	EXITING/LOCKING	YES	UNRATED	ALUMINUM	STOREFRONT METAL, THERMALLY BROKEN
D110-2	FOYER	3'-0"	7'-6"	1 ¾"	STOREFRONT METAL		DOUBLE GLAZED/TEMPERED/SAFETY	NONE	EXITING/LOCKING	**YES**	UNRATED	ALUMINUM	STOREFRONT METAL, THERMALLY BROKEN
D111-1	ELECTRICAL ROOM	3'-0"	6'-8"	1 ¾"	HOLLOW CORE	PAINT	NO	INSULATED CORE	LOCKING	NONE	UNRATED	ALUMINUM	PRESSED STEEL FRAME, PAINTED
D112-1	OFFICE	3'-0"	6'-8"	1 ¾"	SC WOOD		YES	NONE	LEVER/LOCKING	NONE	UNRATED	NONE	
D113-1	STAIRS	3'-0"	6'-8"	1 ¾"	HOLLOW CORE	PAINT	NO	NONE	LOCKING	YES	20 MIN	ALUMINUM	PRESSED STEEL FRAME, PAINTED
D113-2	STAIRS	3'-0"	6'-8"	1 ¾"	HOLLOW CORE	PAINT	NO	INSULATED CORE	LOCKING	YES	UNRATED	ALUMINUM	PRESSED STEEL FRAME, PAINTED, THERMALLY BROKEN
D114-1	STAFF WC	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LEVER	NONE	UNRATED	NONE	
D115-1	STAFF	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LEVER/LOCKING	NONE	UNRATED	NONE	
D116-1	HALLWAY & CUBBIES	3'-0"	7'-6"	1 ¾"	STOREFRONT METAL		DOUBLE GLAZED/TEMPERED/SAFETY	NONE	EXITING/LOCKING	YES	UNRATED	ALUMINUM	STOREFRONT METAL, THERMALLY BROKEN
D117-1	WASHROOM 3	3'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LEVER	NONE	UNRATED	NONE	
D118-1	AFTER-SCHOOL	6'-0"	6'-8"	1 ¾"	SC WOOD		NO	NONE	LOCKING	NONE	UNRATED	NONE	DOUBLE DUTCH DOORS, DOUBLE SWING, HOLD OPEN
GAFS-1	AFTER-SCHOOL PLAYGROUND GATE	3'-0"	6'-0"	N/A	ALUMINUM	PAINT	NO	NONE	MAGLOCK	YES	UNRATED	NONE	GATE MAGLOCK WIRED TO FIRE ALARM, PUCH OPEN IN DIRECTION OF TRAVEL
GTOD-1	30 MONTHS PLAYGROUND GATE	3'-0"	6'-0"	N/A	ALUMINUM	PAINT	NO	NONE	MAGLOCK	YES	UNRATED	NONE	GATE MAGLOCK WIRED TO FIRE ALARM, PUCH OPEN IN DIRECTION OF TRAVEL
GINF-1	INFANTS PLAYGROUND GATE	3'-0"	6'-0"	N/A	ALUMINUM	PAINT	NO	NONE	MAGLOCK	YES	UNRATED	NONE	GATE MAGLOCK WIRED TO FIRE ALARM, PUCH OPEN IN DIRECTION OF TRAVEL

DOORS



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V2J 7J5

CONSULTANT:

SEAL:

REGISTERED ARCHITECT — ERIC WIEBE — LICENSED TO PRACTICE — PROVINCE OF BRITISH COLUMBIA

DRAWN:	DATE:
EW	Aug 08, 2021
CHECKED:	
SCALE: ¾":1'-0" , 3":1'-0"	PROJECT NO.: 00507

SHEET TITLE:

WINDOW & DOOR SCHEDULES

SHEET NUMBER: **A0.04** REV.:

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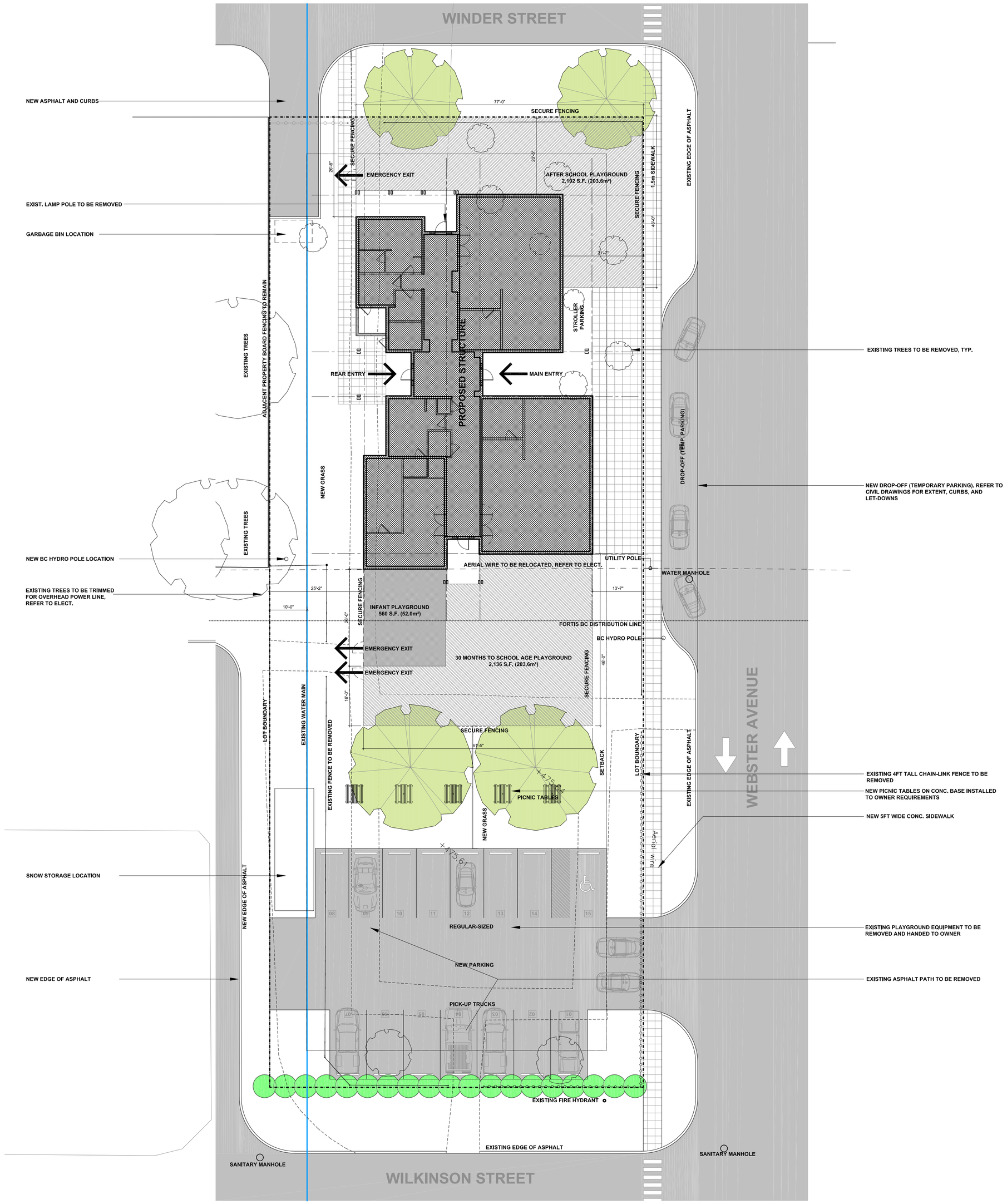

PN

1 A1.01

SITE PLAN

1/16" = 1'-0" SITE AREA: 2413.31m² (25,976.65SF)

SITE PLAN LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- NEW TREE, REFER TO LANDSCAPE
- PROPOSED STRUCTURE
- 30 MONTHS TO SCHOOL AGE PLAYGROUND
- AFTER SCHOOL PLAYGROUND
- INFANT PLAYGROUND
- CHAIN LINK FENCE TO BE REMOVED

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CONSULTANT:

SEAL:

DRAWN:	DATE:
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1/16":1'-0"	00507

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **A1.01** REV.:

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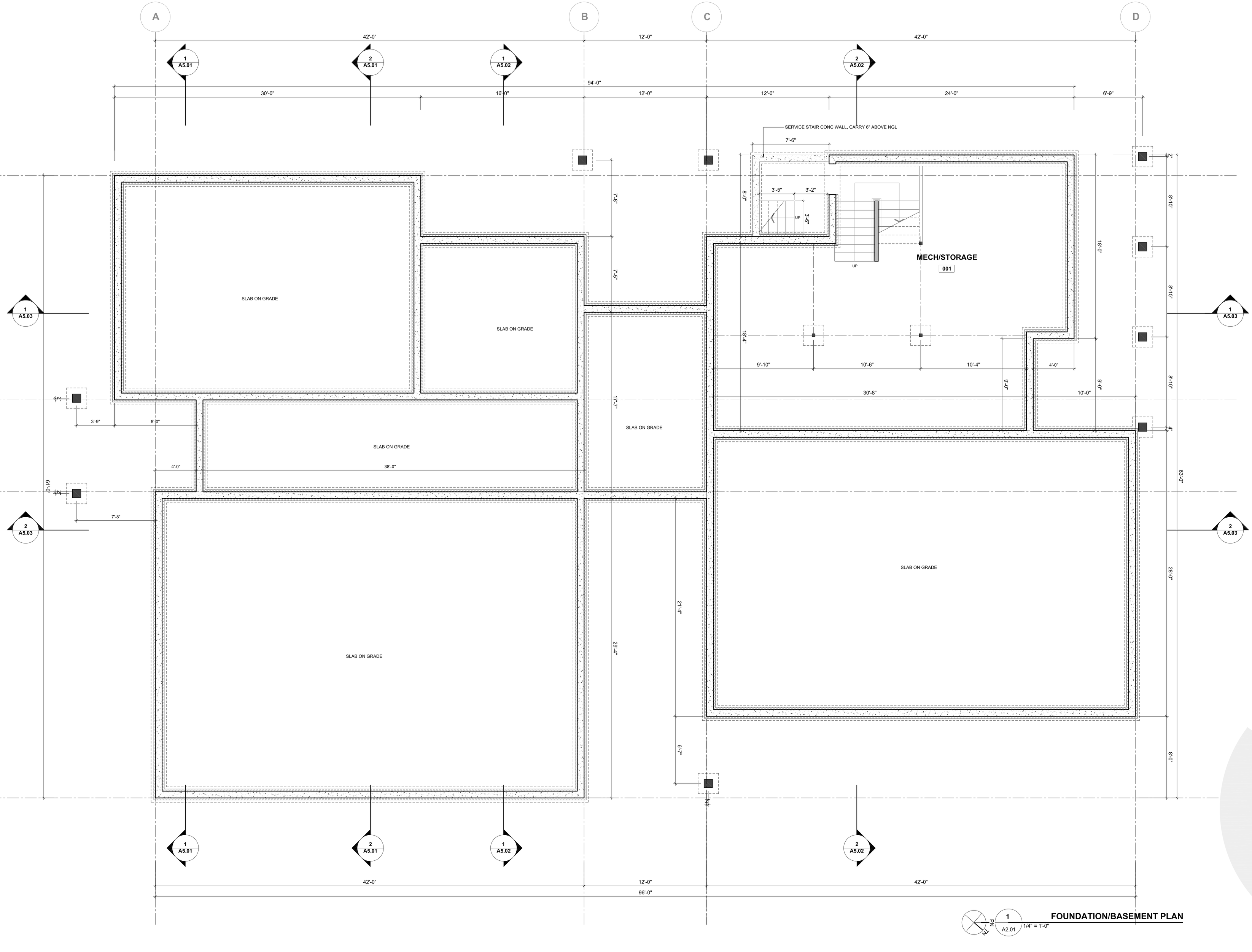

1 A2.01 — FOUNDATION/BASEMENT PLAN
1/4" = 1'-0"

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SEAL:

DRAWN:	DATE:
EW	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
1/4":1'-0"	00507

SHEET TITLE:

FOUNDATION & BASEMENT PLAN

SHEET NUMBER: **A2.01**
REV.:
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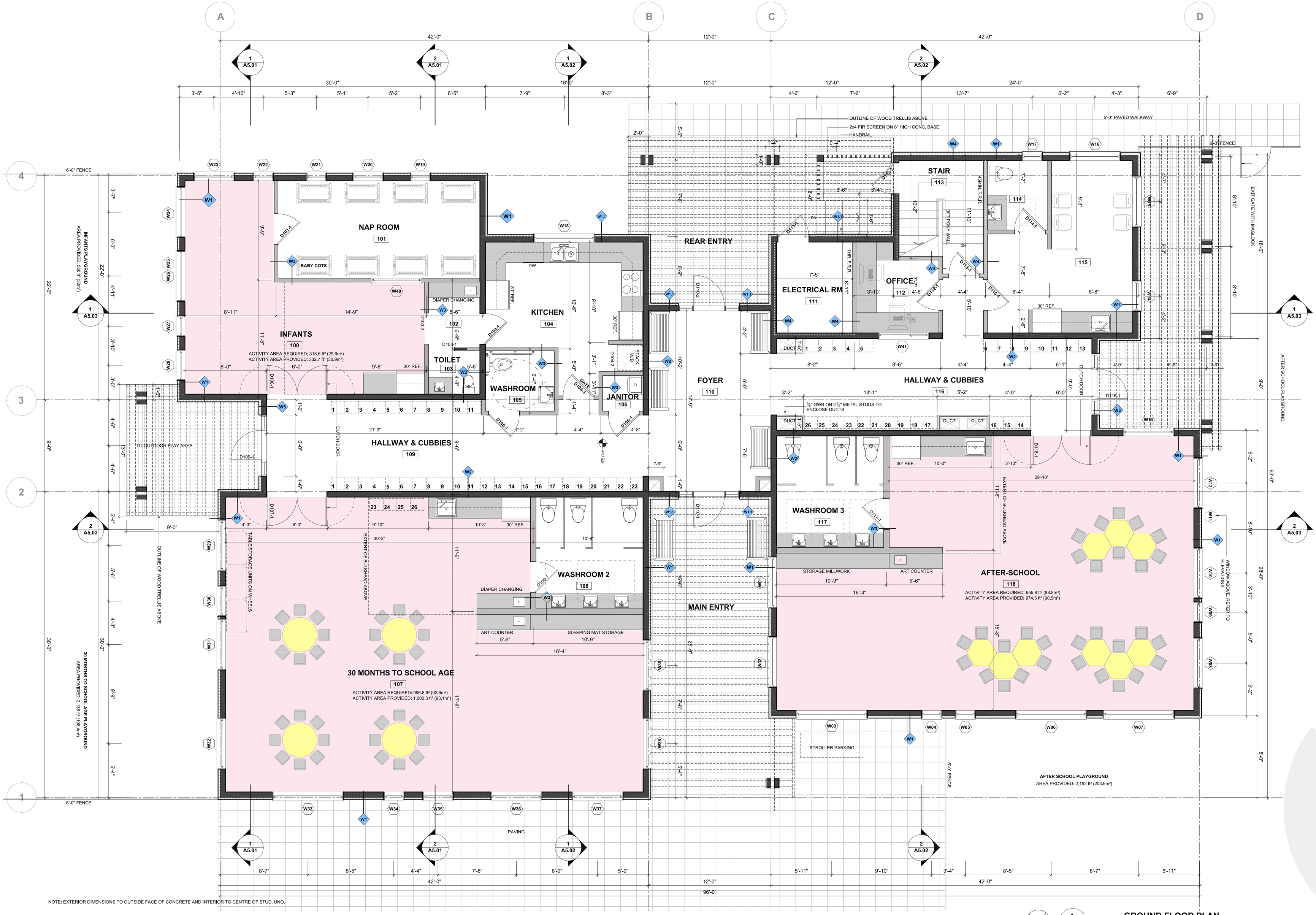

GROUND FLOOR PLAN

1/4" = 1'-0" AREA: 4,759 SF

REVISIONS

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TENDER	15.06.2022

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go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

REGISTERED ARCHITECT
ANDREW THOMAS WOLFENDEN
BRITISH COLUMBIA

DRAWN:	DATE:
EW	Aug 08, 2021
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SCALE:	PROJECT NO.:
¼":1'-0"	00507

SHEET TITLE:

GROUND FLOOR PLAN

SHEET NUMBER: **A2.02** REV.:

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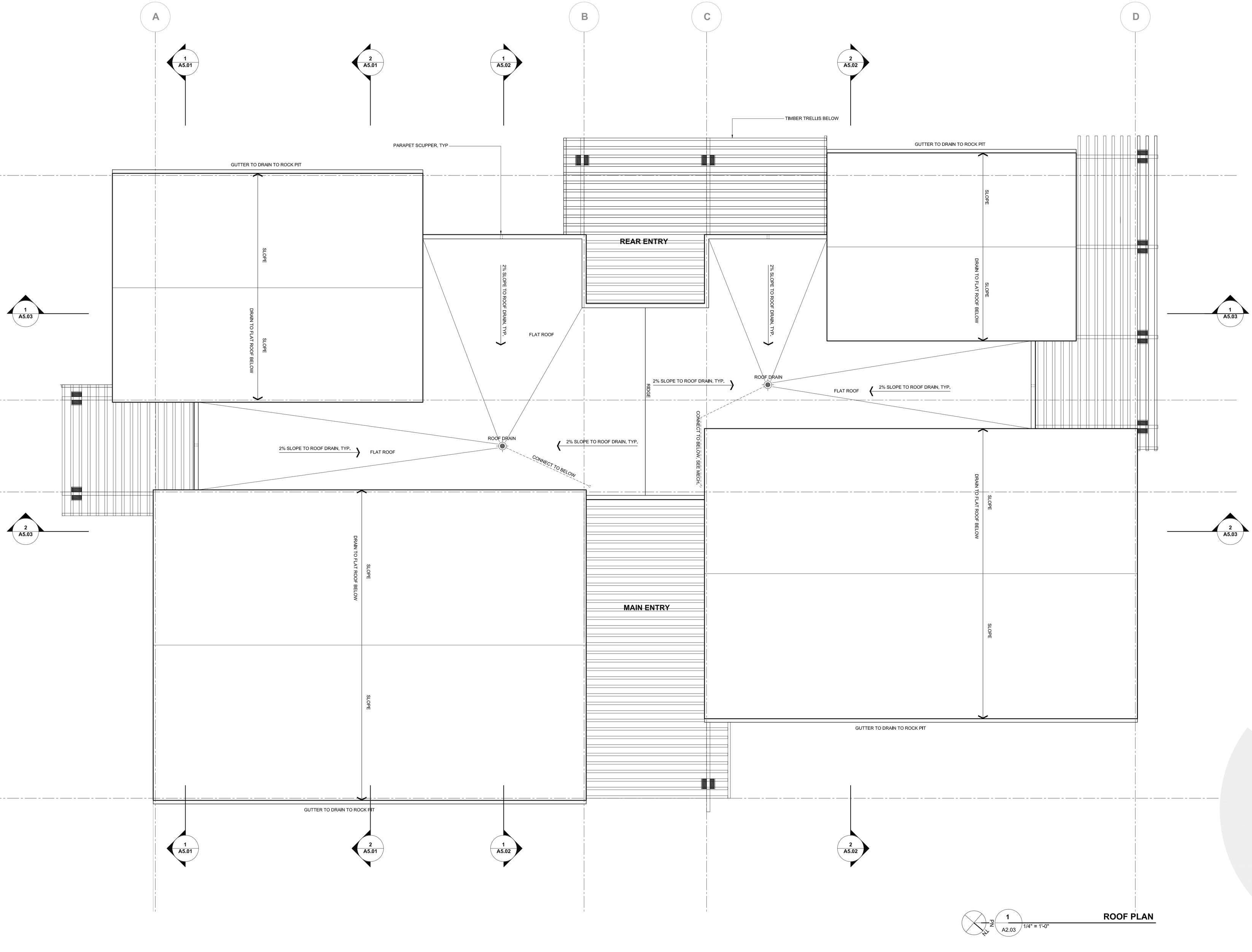

ROOF PLAN
1/4" = 1'-0"

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LOGAN WARNER
PROVINCE OF BRITISH COLUMBIA

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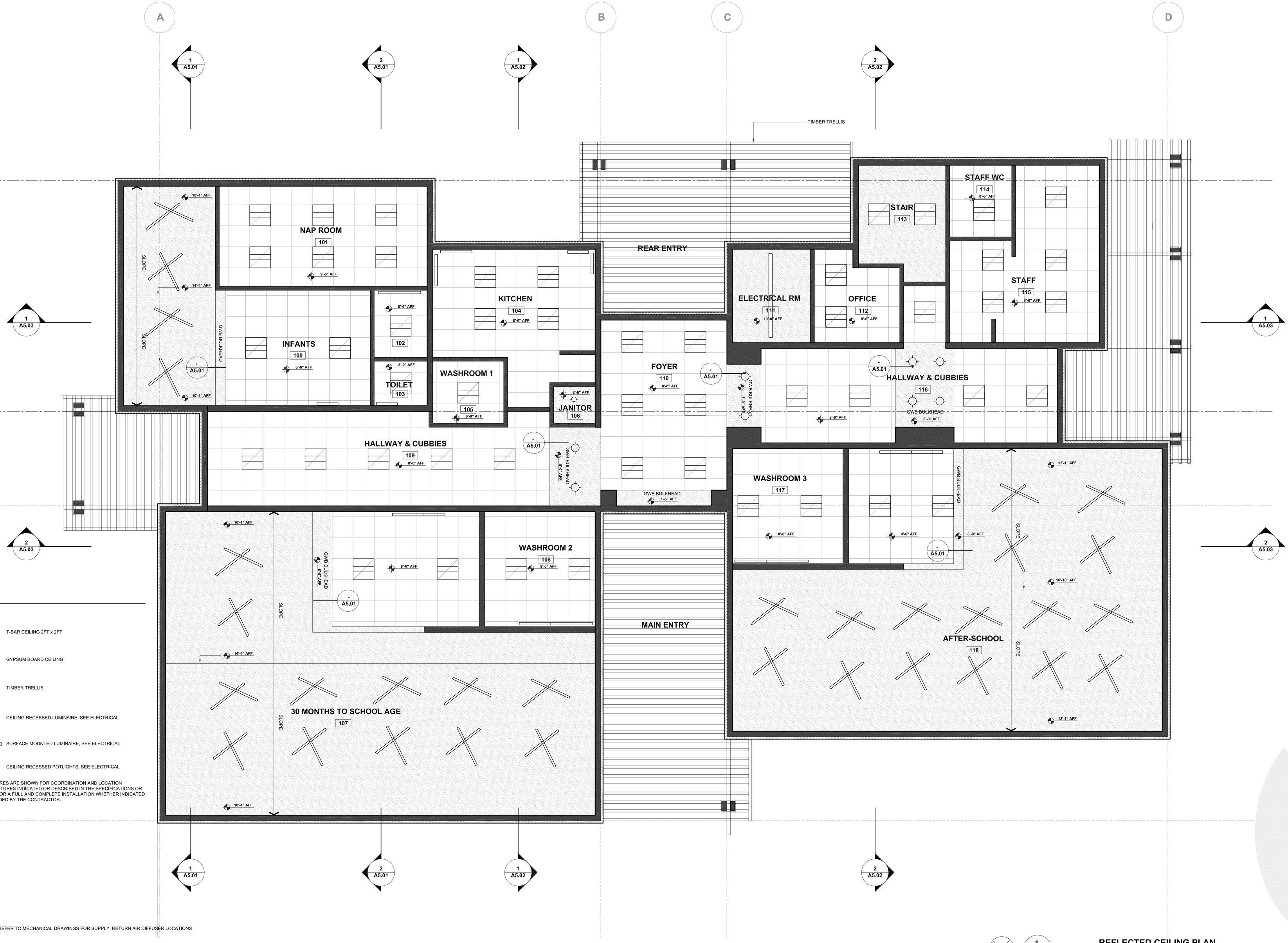

RCP LEGEND

- T-BAR CEILING 2FT x 2FT
- GYPSUM BOARD CEILING
- TIMBER TRELLIS
- CEILING RECESSED LUMINAIRE, SEE ELECTRICAL
- SURFACE MOUNTED LUMINAIRE, SEE ELECTRICAL
- CEILING RECESSED POTLIGHTS, SEE ELECTRICAL

CEILING MOUNTED FIXTURES ARE SHOWN FOR COORDINATION AND LOCATION PURPOSES ONLY. ALL FIXTURES INDICATED OR DESCRIBED IN THE SPECIFICATIONS OR OTHERWISE REQUIRED FOR A FULL AND COMPLETE INSTALLATION WHETHER INDICATED OR NOT SHALL BE PROVIDED BY THE CONTRACTOR.

NOTE: REFER TO MECHANICAL DRAWINGS FOR SUPPLY, RETURN AIR DIFFUSER LOCATIONS

1 A3.01 — REFLECTED CEILING PLAN
1/4" = 1'-0"

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SEAL:

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ERIC WONG
PROVINCE OF BRITISH COLUMBIA

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¼":1'-0"	00507

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REFLECTED CEILING PLAN

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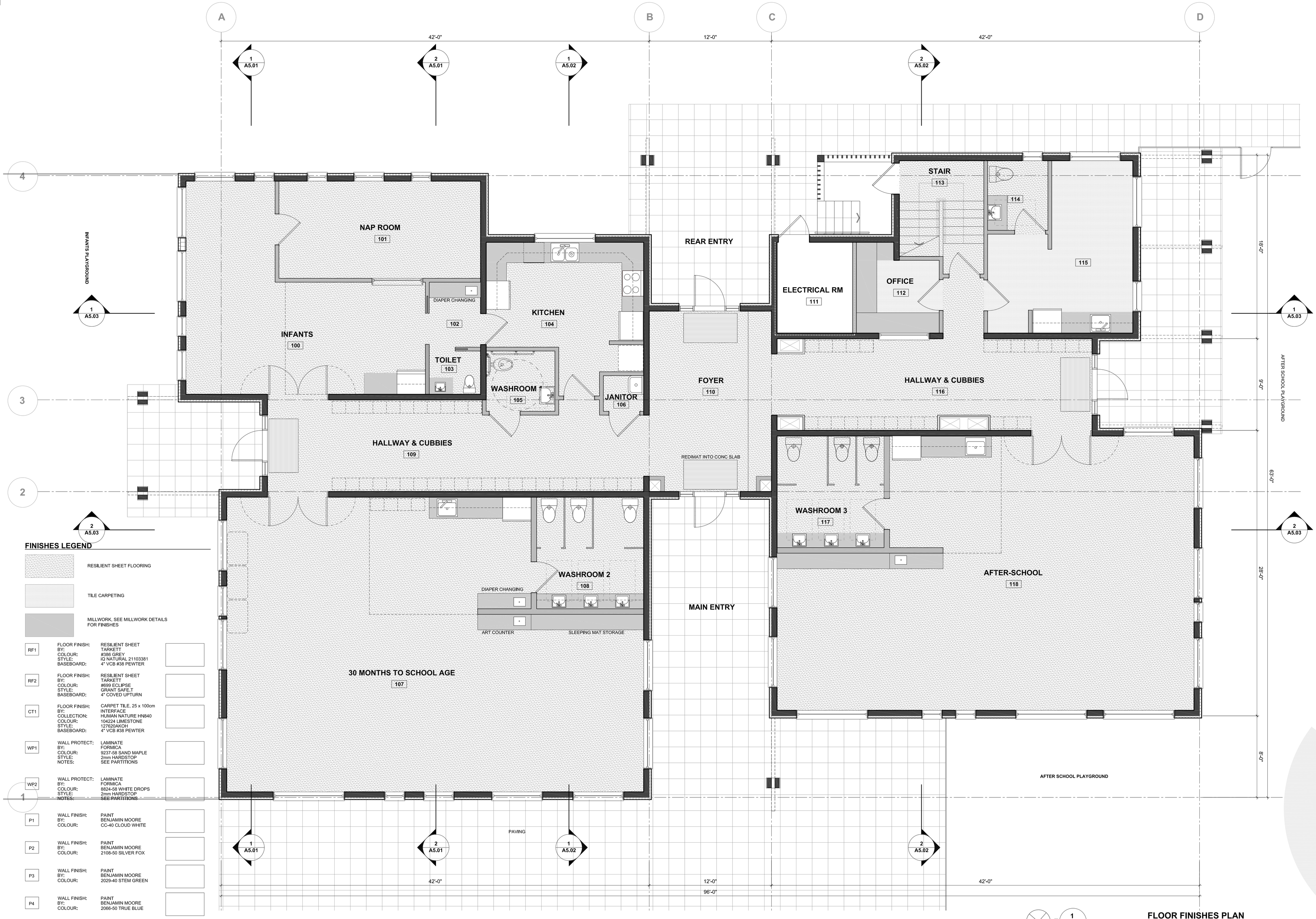

FINISHES LEGEND

RESILIENT SHEET FLOORING

TILE CARPETING

MILLWORK, SEE MILLWORK DETAILS FOR FINISHES

RF1	FLOOR FINISH:	RESILIENT SHEET
	BY:	TARKETT
	COLOUR:	#386 GREY
	STYLE:	iQ NATURAL 21103381
	BASEBOARD:	4" VCB #38 PEWTER
RF2	FLOOR FINISH:	RESILIENT SHEET
	BY:	TARKETT
	COLOUR:	#699 ECLIPSE
	STYLE:	GRANT SAFE,T
	BASEBOARD:	4" COVED UPTURN
CT1	FLOOR FINISH:	CARPET TILE, 25 x 100cm
	BY:	INTERFACE
	COLLECTION:	HUMAN NATURE HN840
	COLOUR:	104224 LIMESTONE
	STYLE:	127620AKOH
	BASEBOARD:	4" VCB #38 PEWTER
WP1	WALL PROTECT:	LAMINATE
	BY:	FORMICA
	COLOUR:	9237-58 SAND MAPLE
	STYLE:	2mm HARDSTOP
	NOTES:	SEE PARTITIONS
WP2	WALL PROTECT:	LAMINATE
	BY:	FORMICA
	COLOUR:	8824-58 WHITE DROPS
	STYLE:	2mm HARDSTOP
	NOTES:	SEE PARTITIONS
P1	WALL FINISH:	PAINT
	BY:	BENJAMIN MOORE
	COLOUR:	CC-40 CLOUD WHITE
P2	WALL FINISH:	PAINT
	BY:	BENJAMIN MOORE
	COLOUR:	2108-50 SILVER FOX
P3	WALL FINISH:	PAINT
	BY:	BENJAMIN MOORE
	COLOUR:	2029-40 STEM GREEN
P4	WALL FINISH:	PAINT
	BY:	BENJAMIN MOORE
	COLOUR:	2066-50 TRUE BLUE
P5	WALL FINISH:	PAINT
	BY:	BENJAMIN MOORE
	COLOUR:	CC-210 DIJON

NOTE: COLOURS FOR THE WINDOW BOXES TO BE DETERMINED FROM A RANGE OF COLOURS PROVIDED BY METAL CLADDING MANUFACTURER.

1 A3.02 — 1/4" = 1'-0"

FLOOR FINISHES PLAN

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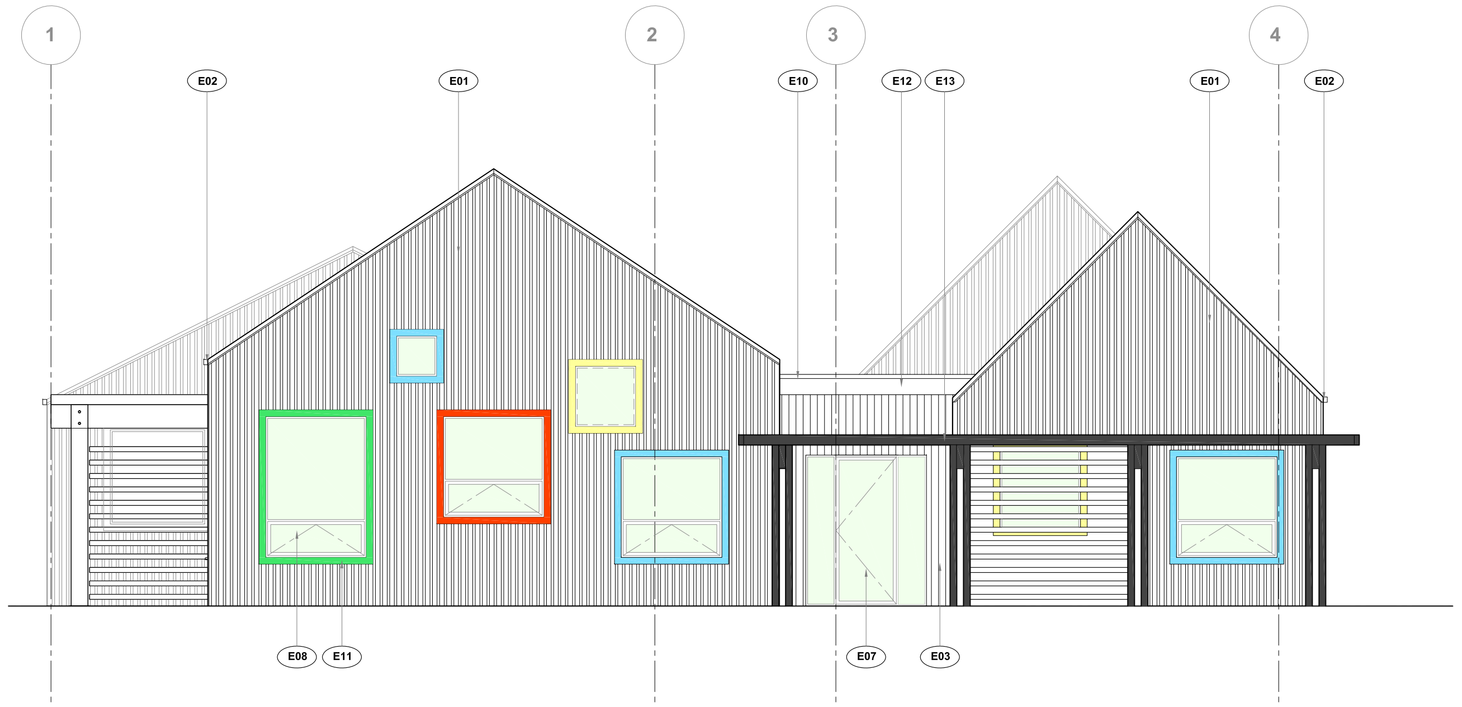
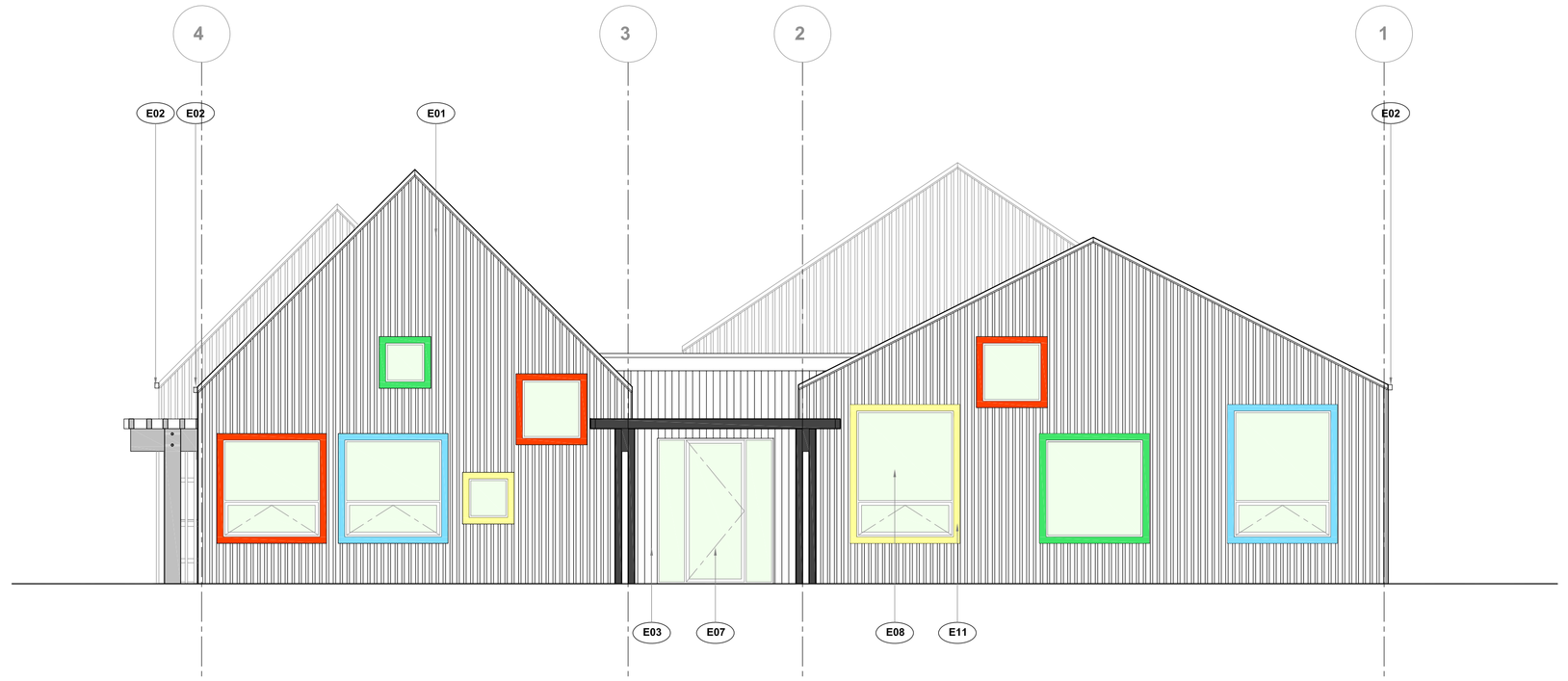
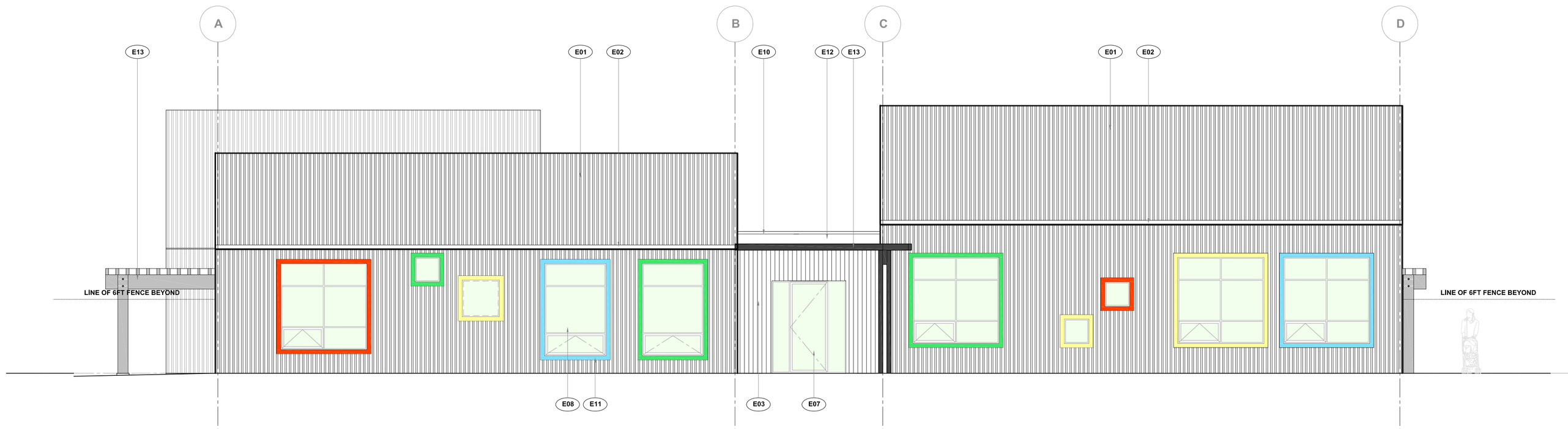


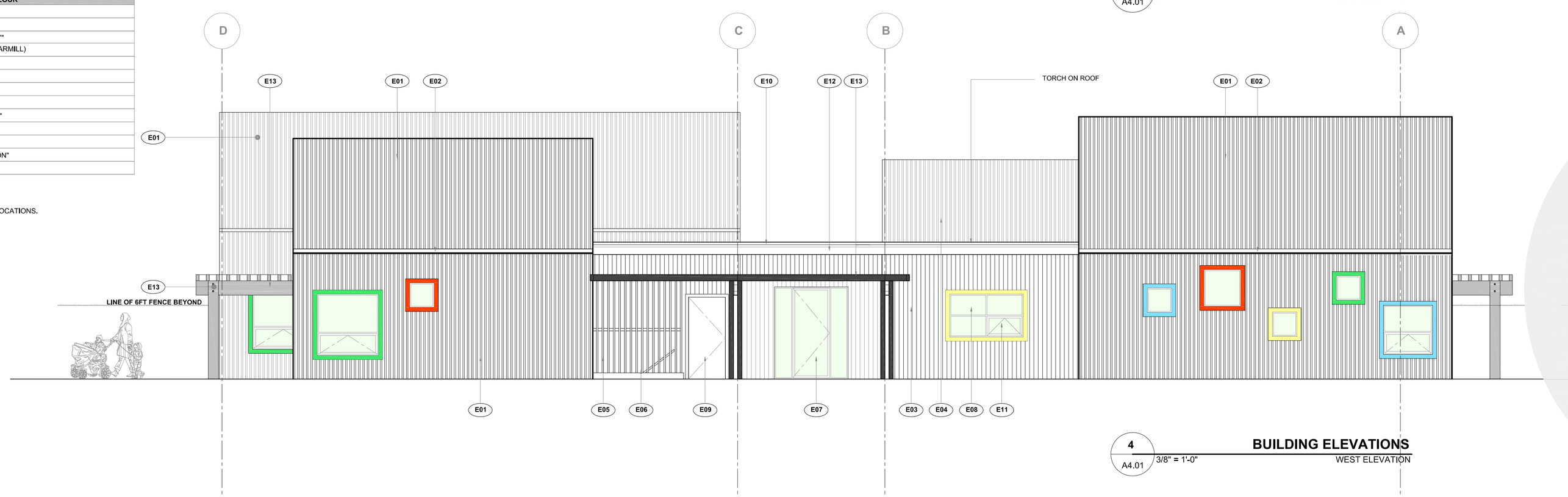
1 A4.01 — **BUILDING ELEVATIONS** — NORTH ELEVATION — 3/8" = 1'-0"



2 A4.01 — **BUILDING ELEVATIONS** — SOUTH ELEVATION — 3/8" = 1'-0"



3 A4.01 — **BUILDING ELEVATIONS** — EAST ELEVATION — 3/8" = 1'-0"



4 A4.01 — **BUILDING ELEVATIONS** — WEST ELEVATION — 3/8" = 1'-0"

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO.	ELEMENT	FINISH	COLOUR
E01	STANDING SEAM SIDING	PREFINISHED	PROLOK 12 (FLAT) "SILVER METALLIC"
E02	GUTTER	PREFINISHED	PROLOK 12 (FLAT) "SILVER METALLIC"
E03	CEMENTITIOUS V-GROOVE VERTICAL SIDING	PAINTED	BENJAMIN MOORE 2112-60 "CEMENT GREY"
E04	6" WIDE PREFINISHED VENTED CEMENTITIOUS SOFFIT	PREFINISHED	OLD CHERRY (WOODTONE - VENTED CEDARMILL)
E05	2x4 FIR SCREEN	STAINED	NATURAL WOOD
E06	EXPOSED CONCRETE	SACKED	NATURAL
E07	ALUMINUM STOREFRONT & DOOR SYSTEM	PREFINISHED	LIGHT SATIN
E08	VINYL WINDOWS	PREFINISHED	BLACK
E09	PAINTED HOLLOW METAL DOOR	PAINTED	BENJAMIN MOORE 2032-50 "PILGRIM HAZE"
E10	METAL FLASHING	PREFINISHED	CHARCOAL
E11	WINDOW METAL FLASHING	PREFINISHED	VARIES
E12	PAINTED WOOD FASCIA	PAINTED	BENJAMIN MOORE 2124-10 "WROUGHT IRON"
E13	STAINED HEAVY TIMBER STRUCTURE	STAINED	NATURAL WOOD

GENERAL MATERIAL NOTES:
MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW THE TYPICAL LOCATIONS.
CHANGES IN MATERIALS TO OCCUR AT INSIDE CORNERS, UNLESS OTHERWISE NOTED OR SHOWN

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CONSULTANT:

SEAL:

REGISTERED ARCHITECT — PROFESSIONAL ENGINEERS AND GEOSCIENTISTS ACT — PROVINCE OF BRITISH COLUMBIA

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BUILDING ELEVATIONS

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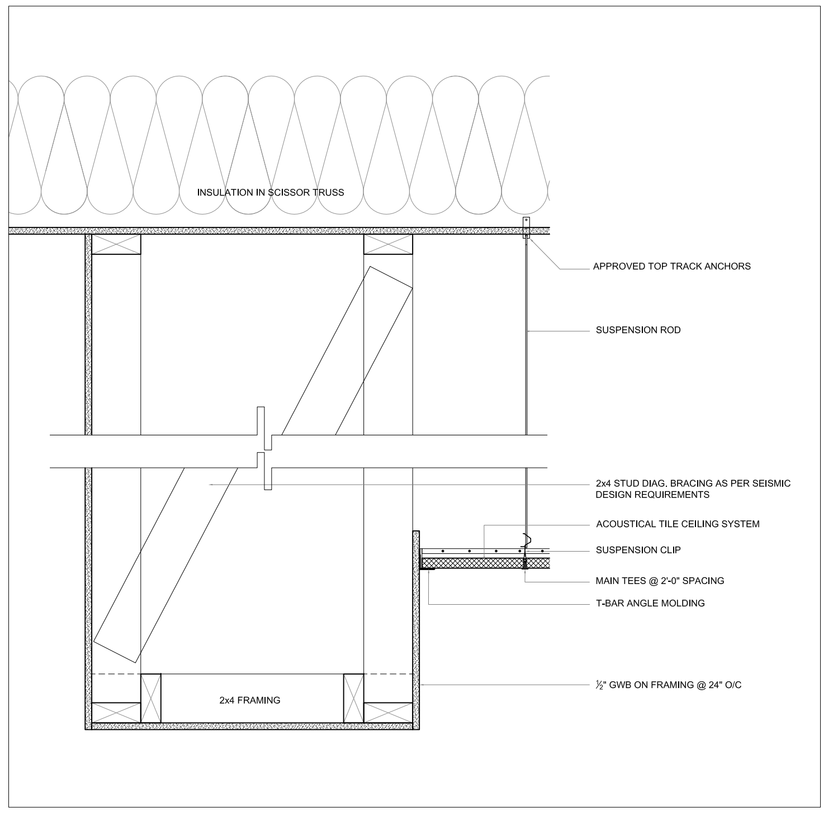
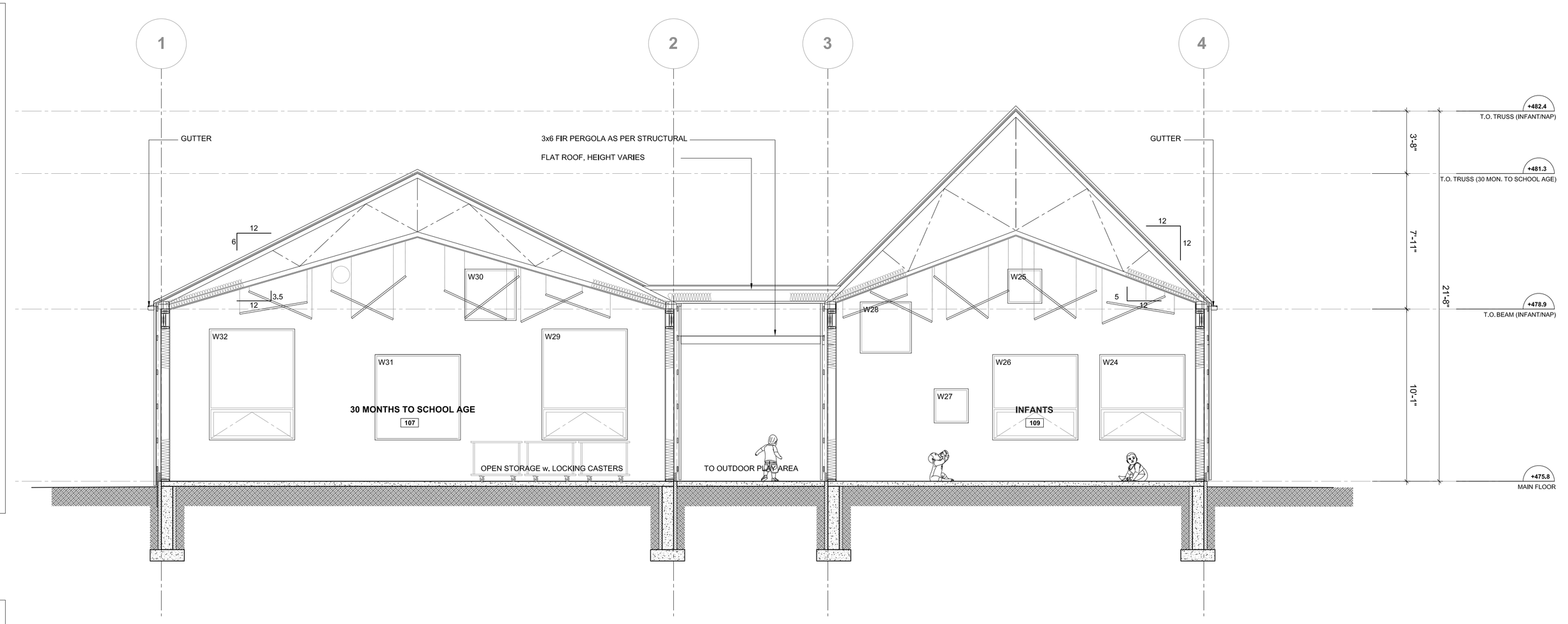
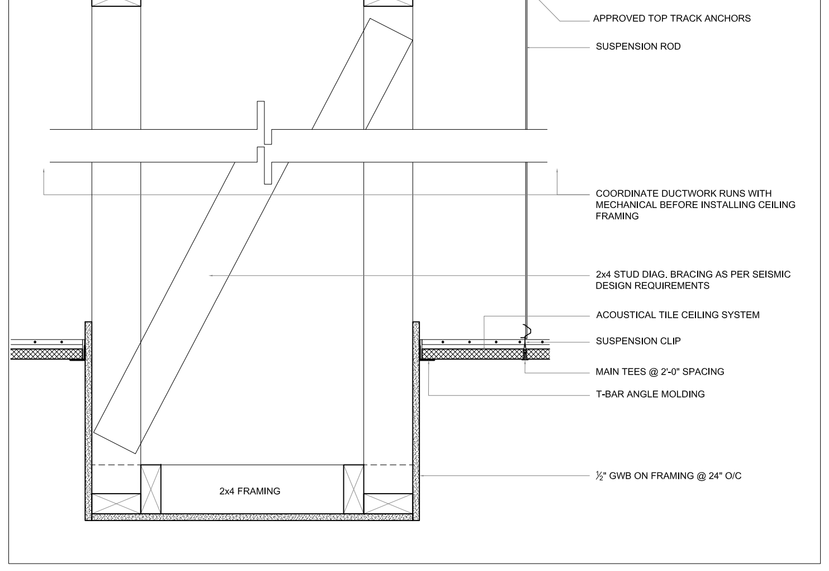


- / A5.01 — **TYP. BULKHEAD DETAILS**
1 1/2" = 1'-0"



1 / A5.01 — **BUILDING SECTIONS**
1/4" = 1'-0"



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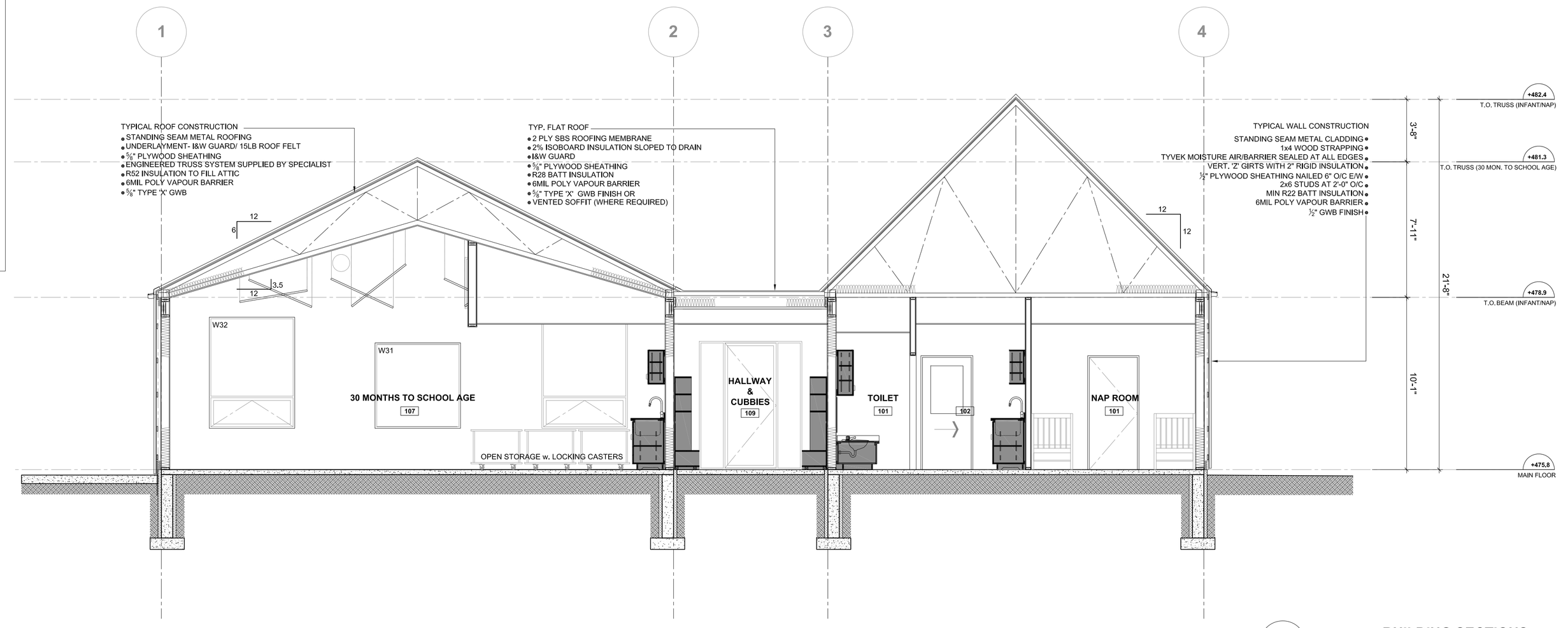

2 / A5.01 — **BUILDING SECTIONS**
1/4" = 1'-0"

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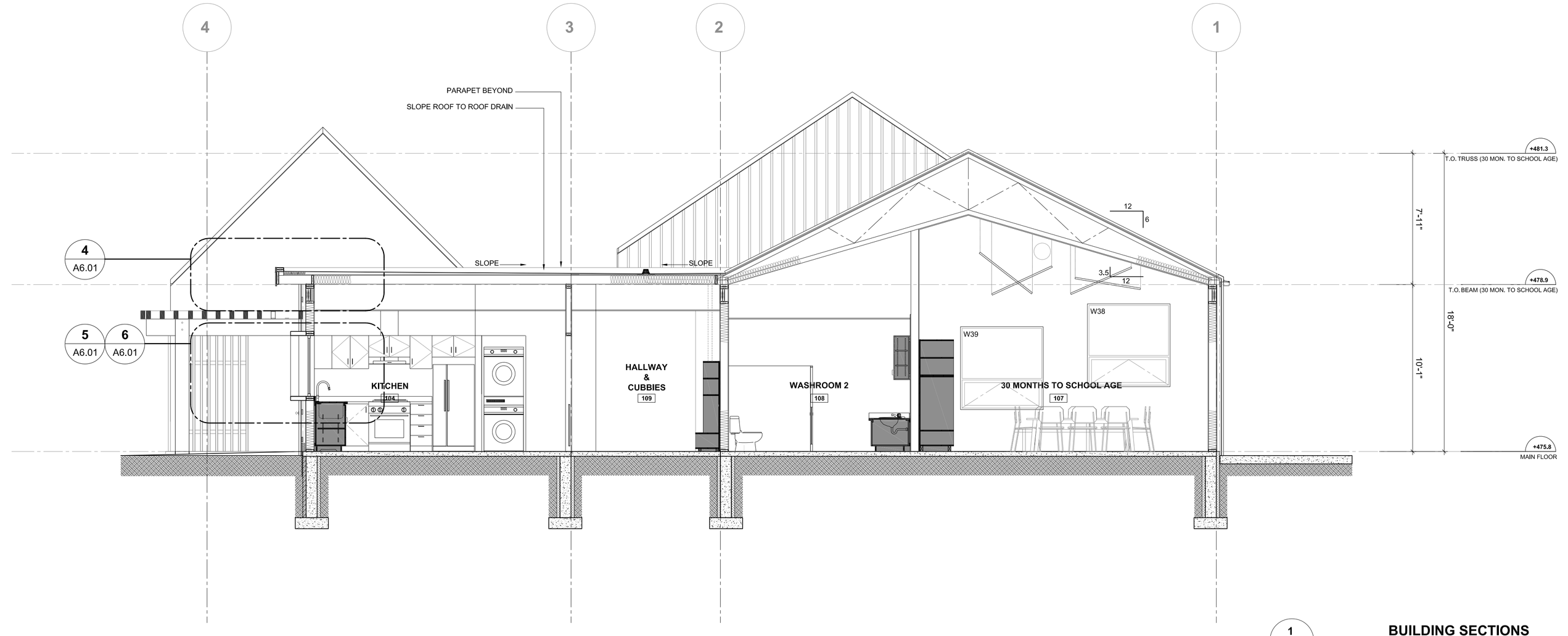
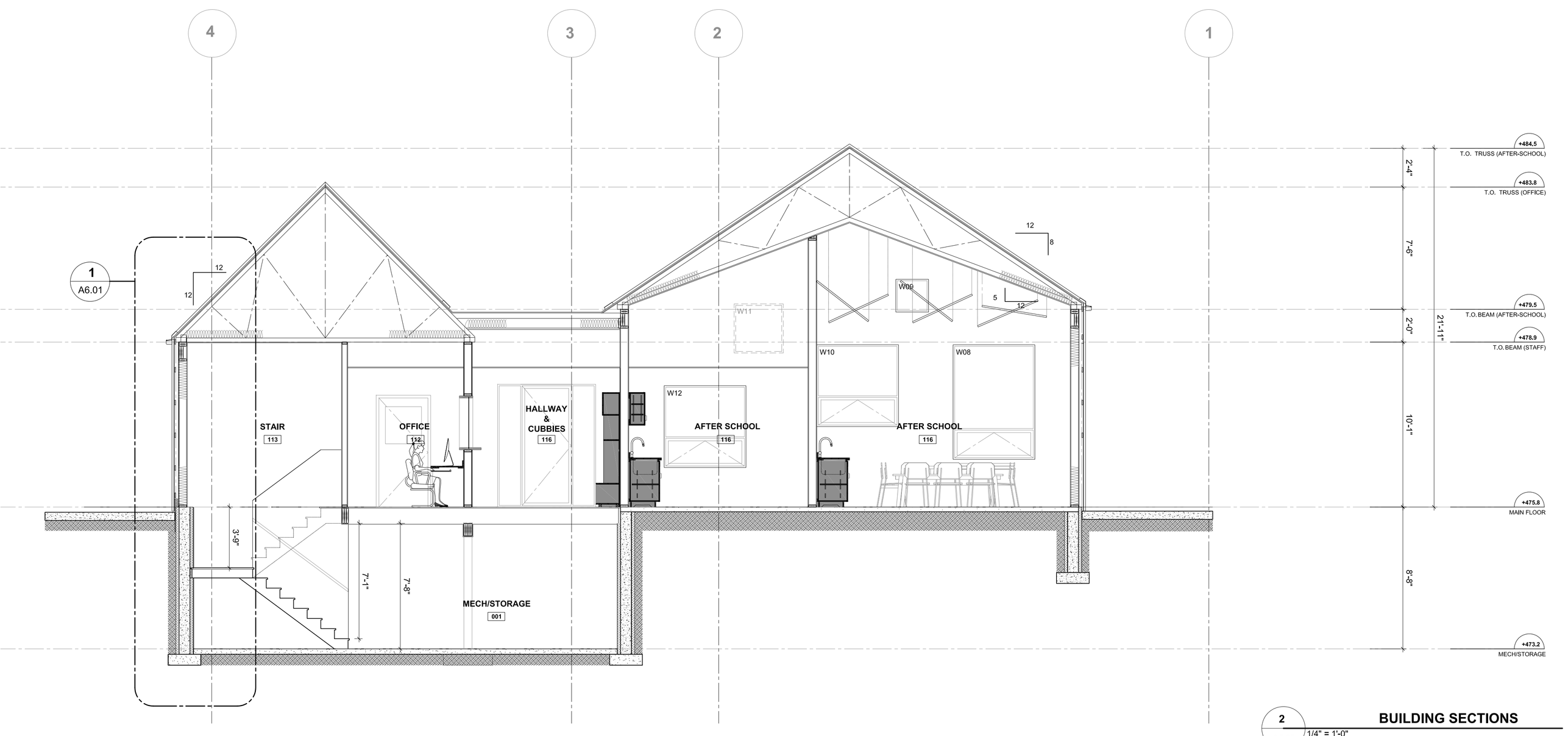


1 A5.02 — **BUILDING SECTIONS** — 1/4" = 1'-0"



2 A5.02 — **BUILDING SECTIONS** — 1/4" = 1'-0"

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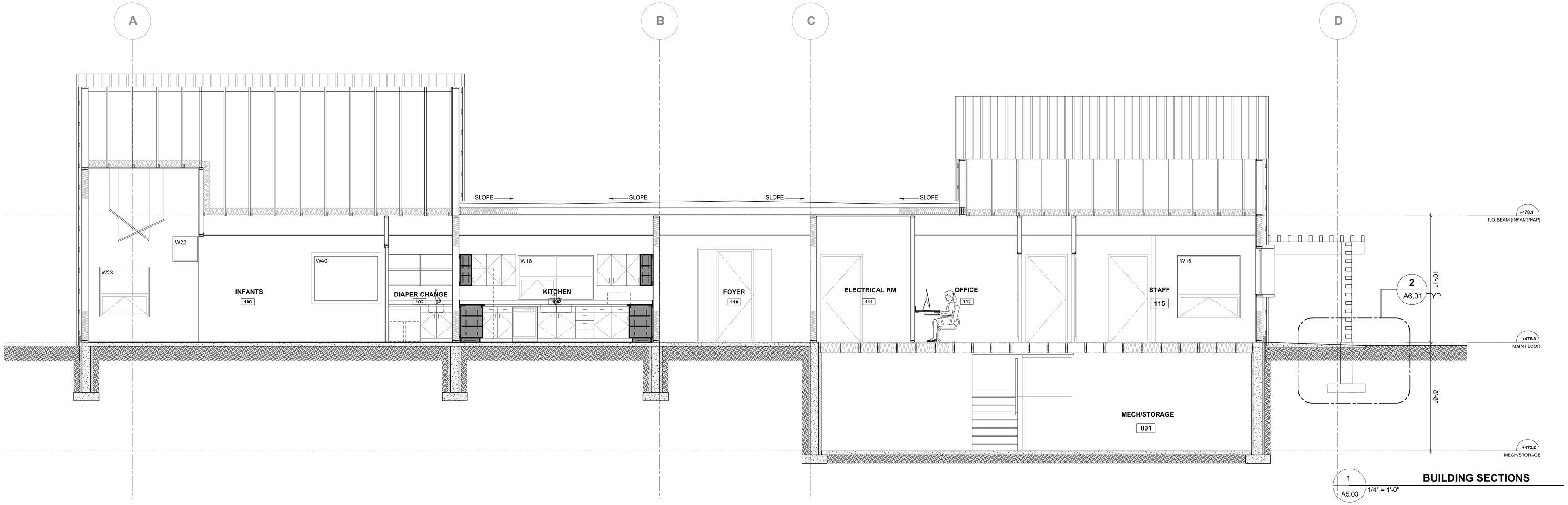
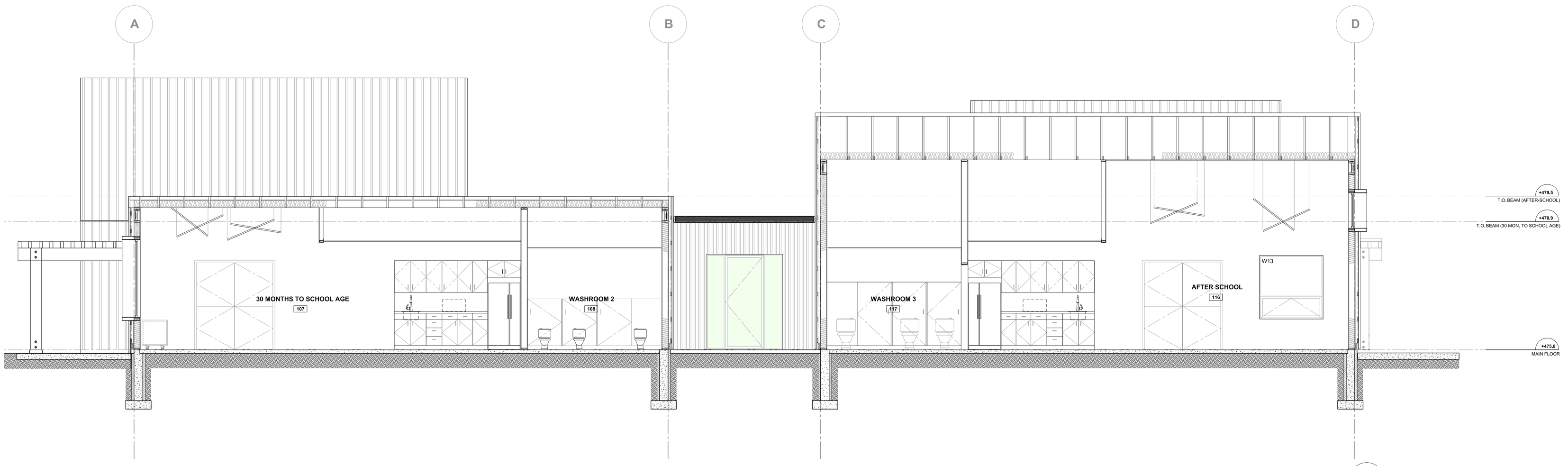


1 A5.03 — **BUILDING SECTIONS** — 1/4" = 1'-0"



2 A5.03 — **BUILDING SECTIONS** — 1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

REGISTERED ARCHITECT — ERIC WIEBE — PROVINCE OF BRITISH COLUMBIA

DRAWN:	DATE:
EW	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
1/4":1'-0"	00507

SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER: **A5.03**

REV.:

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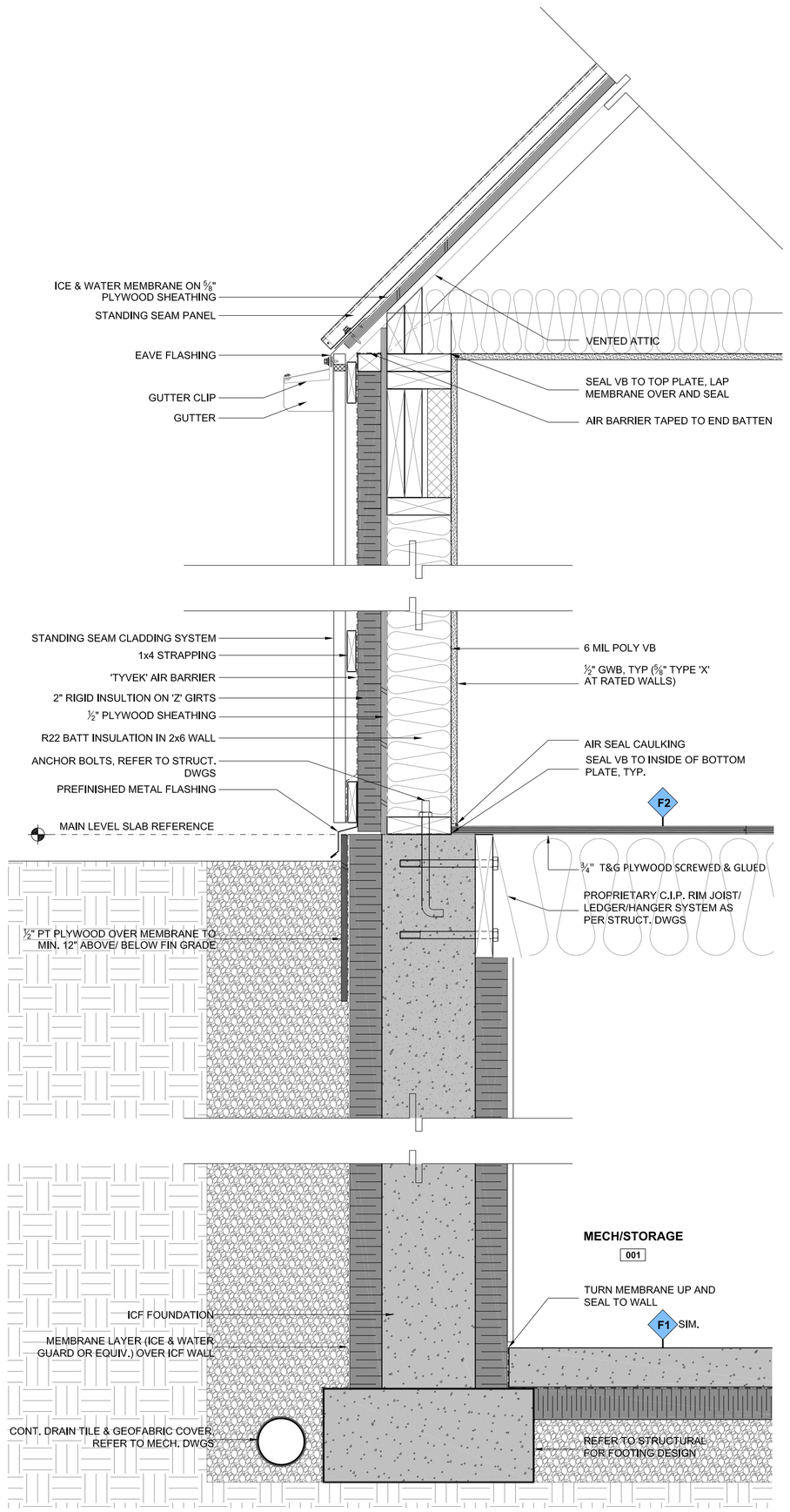
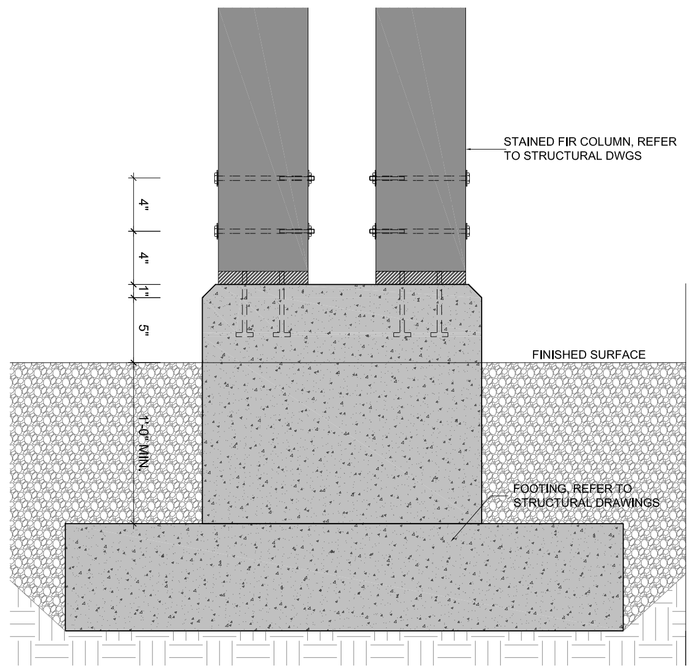


1 A6.01 — 1 1/2" = 1'-0"

TYP. WALL DETAIL



2 A6.01 — 1 1/2" = 1'-0"

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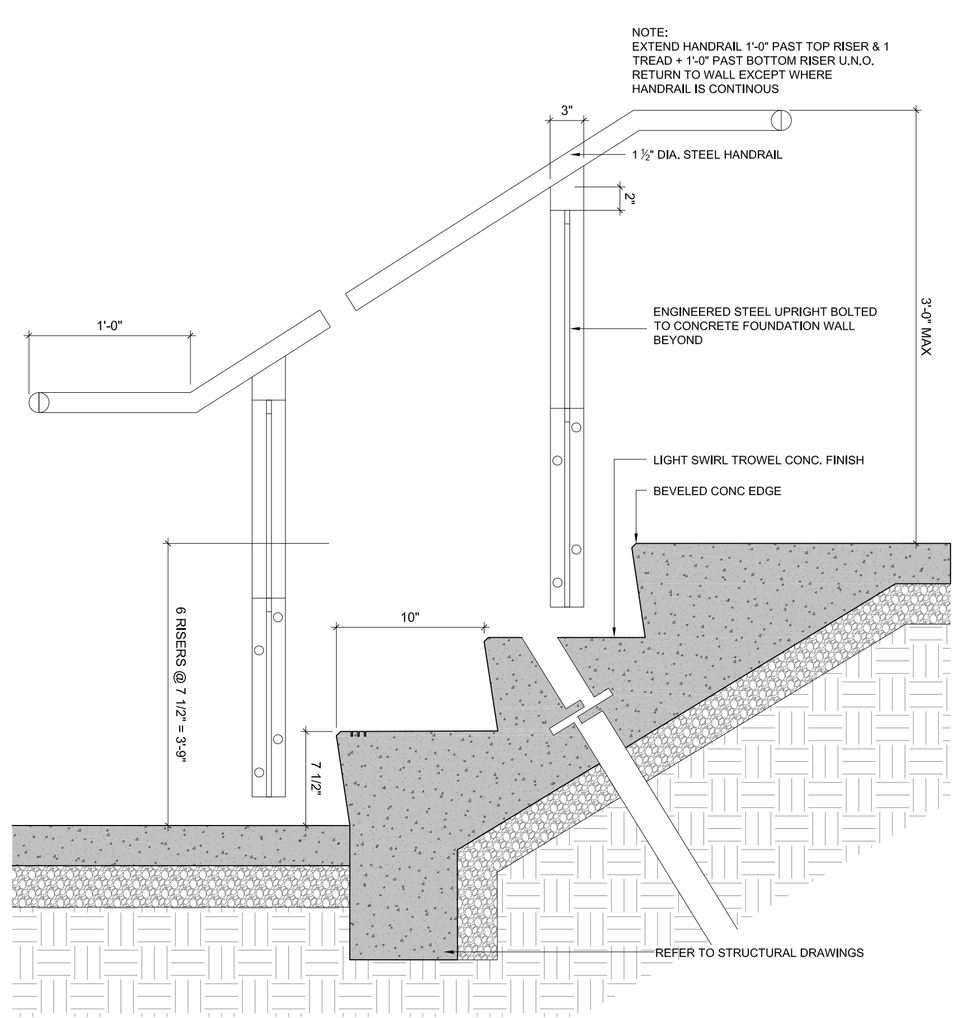
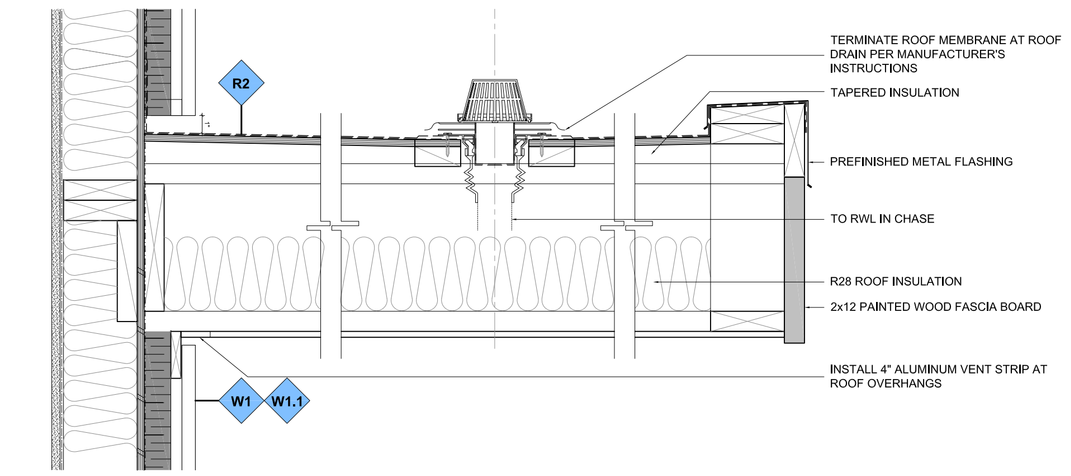


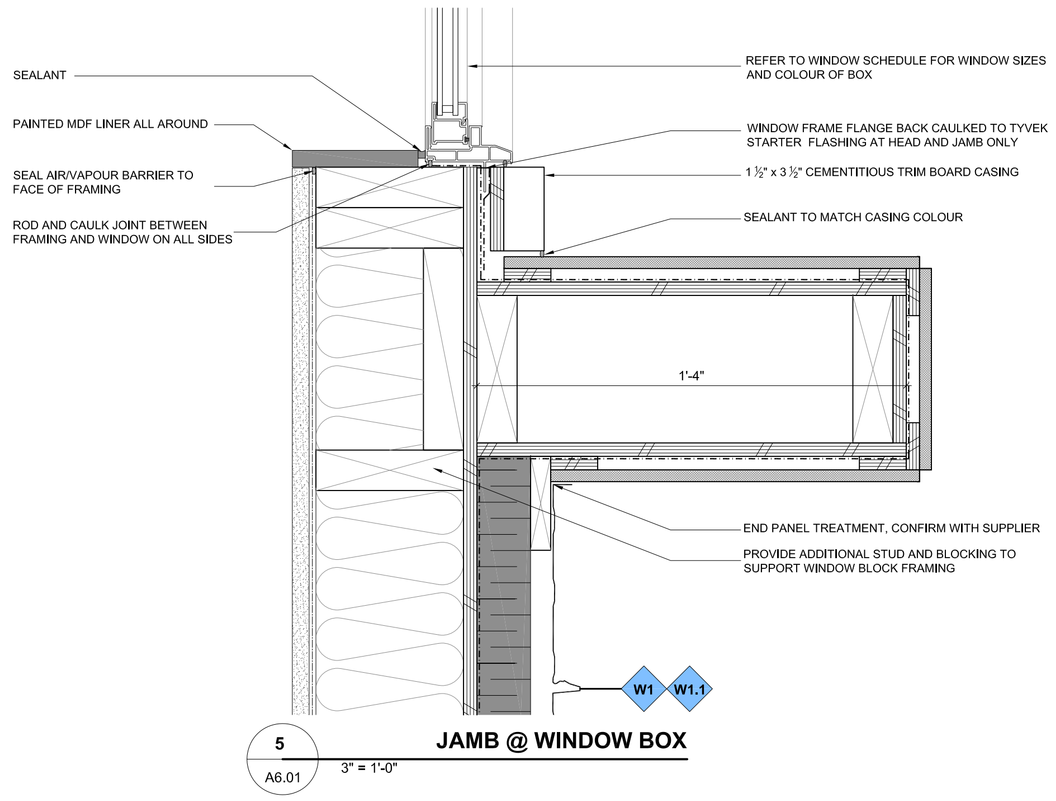
3 A6.01 — 1 1/2" = 1'-0"

CONC. STAIR



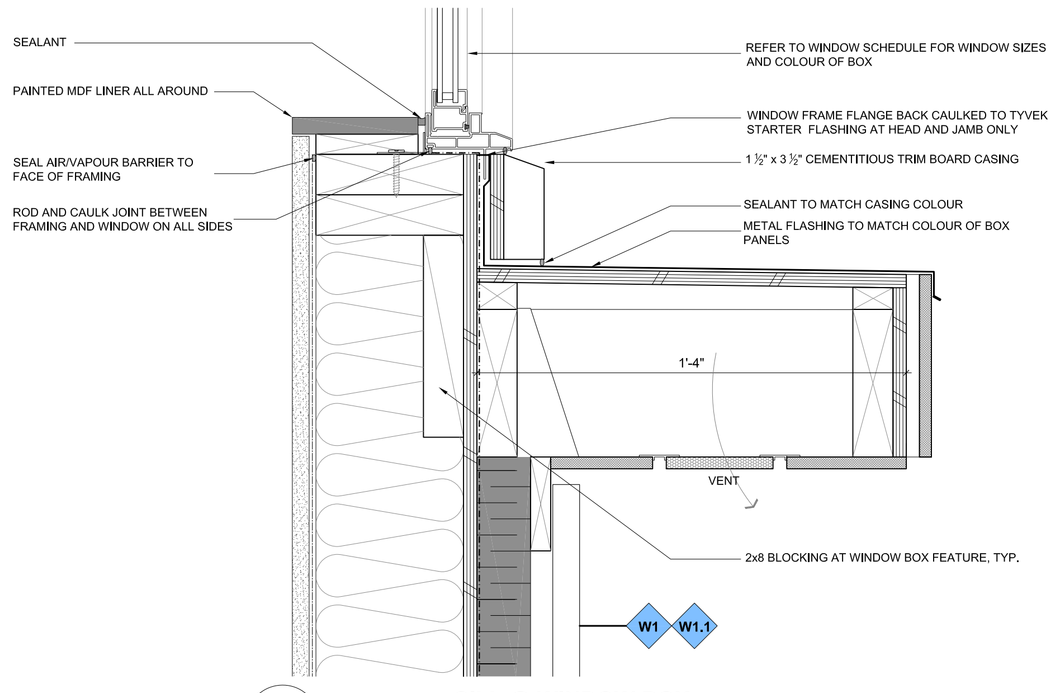
4 A6.01 — 1 1/2" = 1'-0"

TYP. DETAIL AT DRAIN



5 A6.01 — 3" = 1'-0"

JAMB @ WINDOW BOX



6 A6.01 — 3" = 1'-0"

SILL @ WINDOW BOX

REVISIONS

NO.	DESCRIPTION	DATE

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SEAL:

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
1 ½":1'-0" , 3":1'-0"	00507

SHEET TITLE:

SECTION DETAILS

SHEET NUMBER: **A6.01** REV.:

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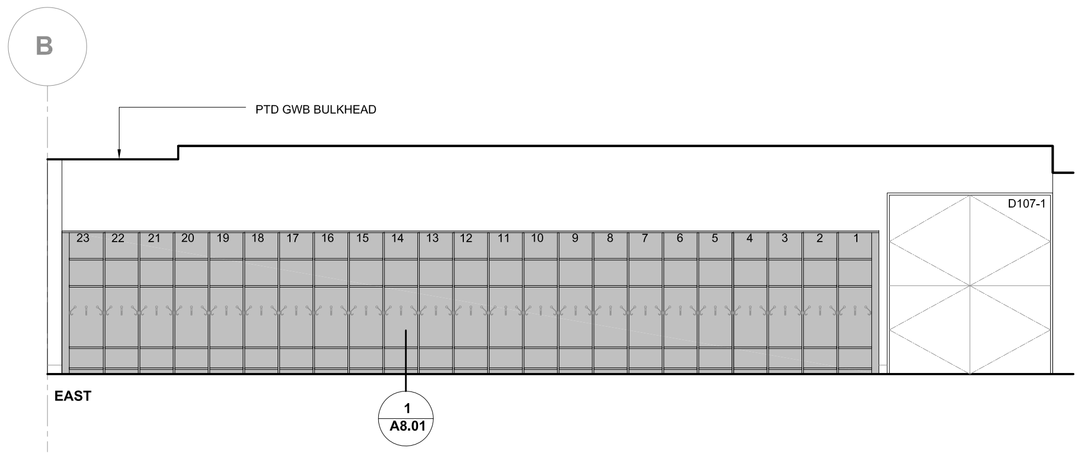
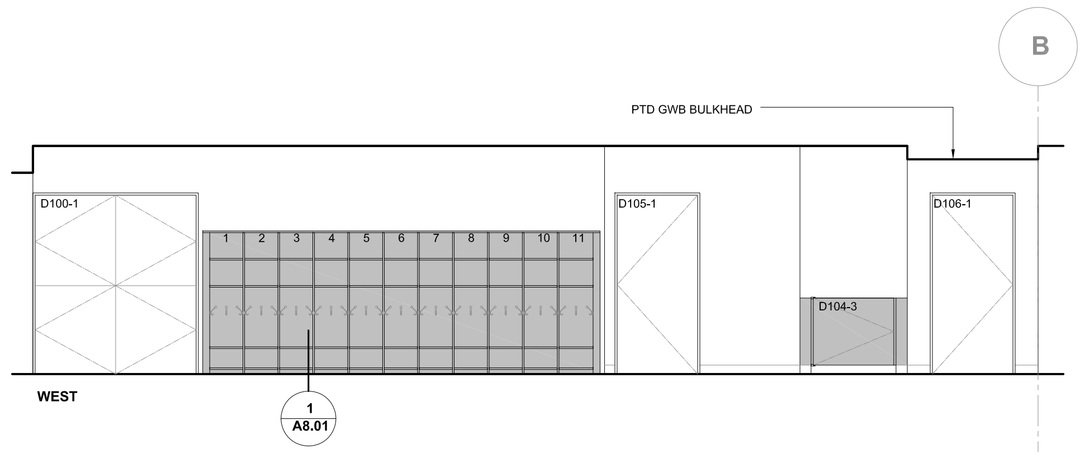
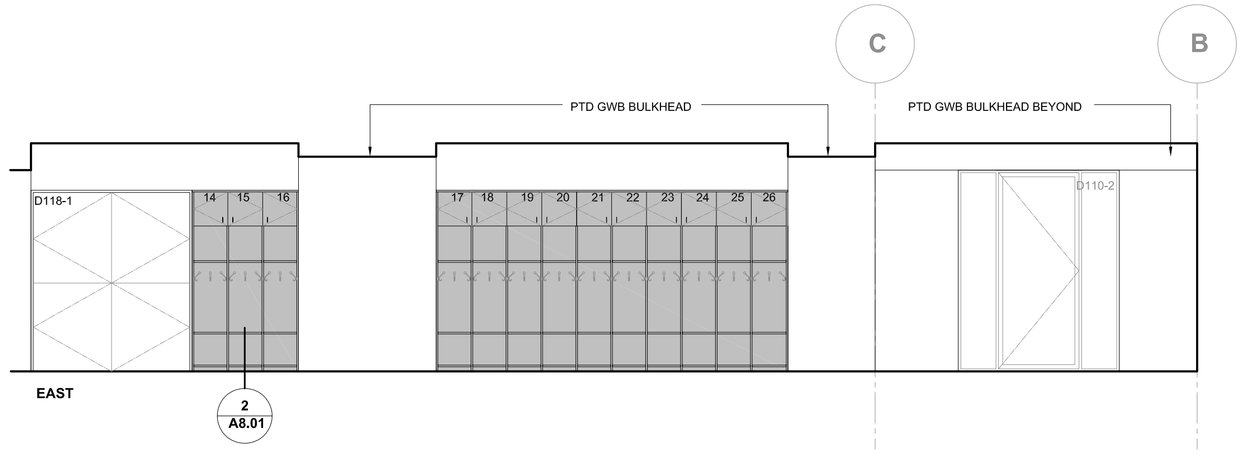


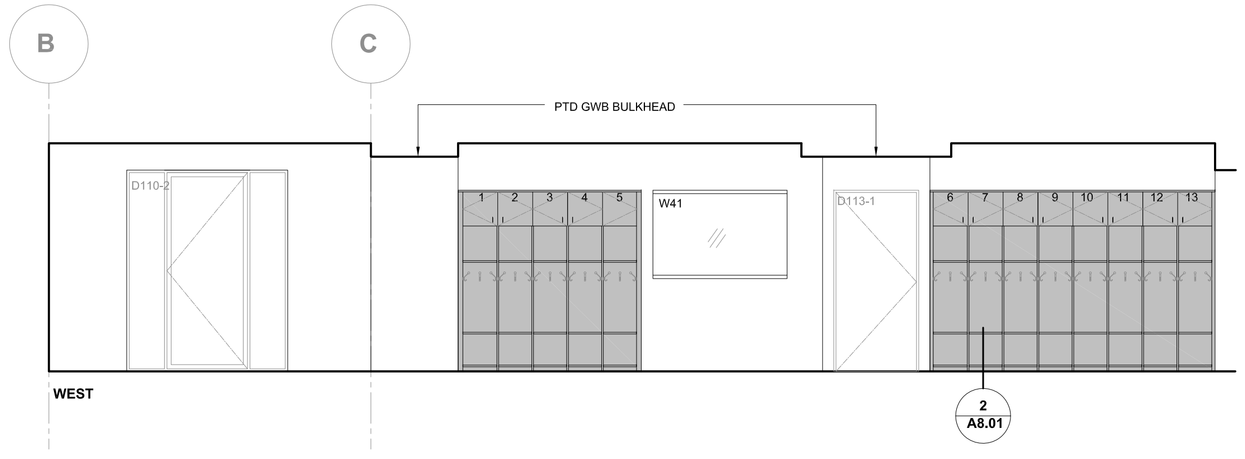


HALLWAY & CUBBIES - 109

1/4" = 1'-0"

1
A7.01

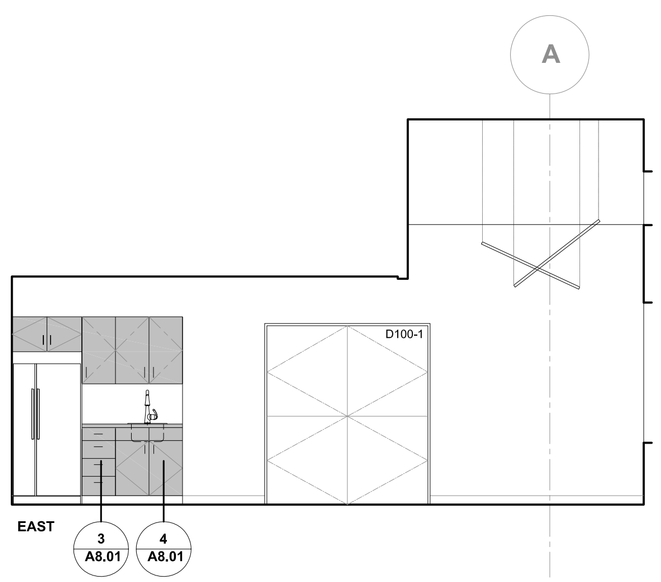


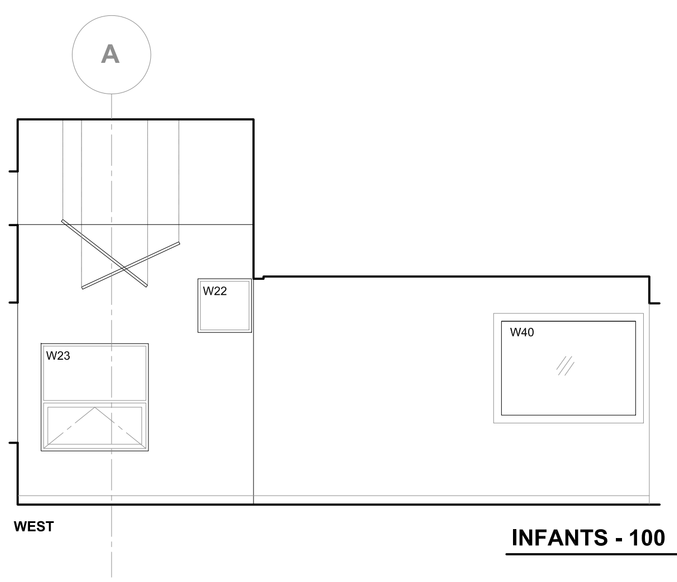


HALLWAY & CUBBIES - 116

1/4" = 1'-0"

2
A7.01

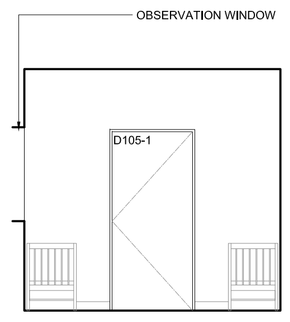


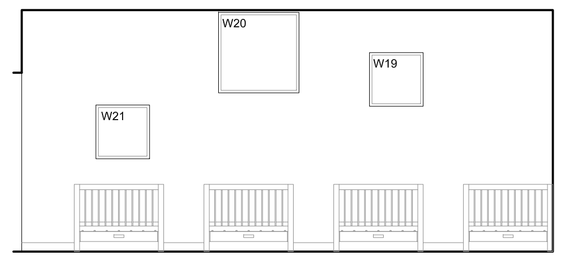


INFANTS - 100

1/4" = 1'-0"

3
A7.01

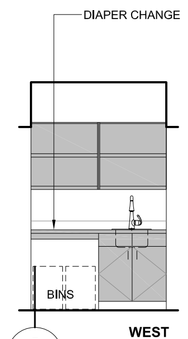




NAP ROOM - 101

1/4" = 1'-0"

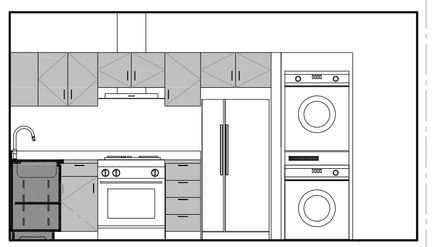
4
A7.01

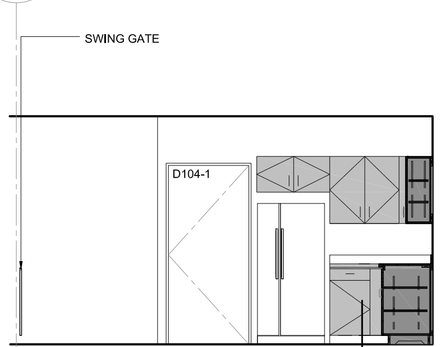


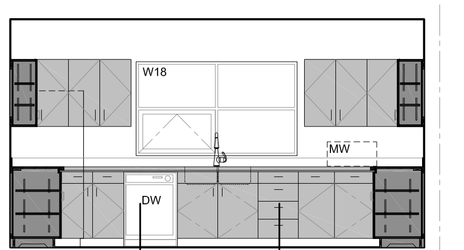
DIAPER CHANGING - 102

1/4" = 1'-0"

5
A7.01







KITCHEN - 104

1/4" = 1'-0"

6
A7.01

REVISIONS

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SCALE:	PROJECT NO.:
¼":1'-0"	00507

SHEET TITLE:

INTERIOR ELEVATIONS

SHEET NUMBER: **A7.01**

REV.:

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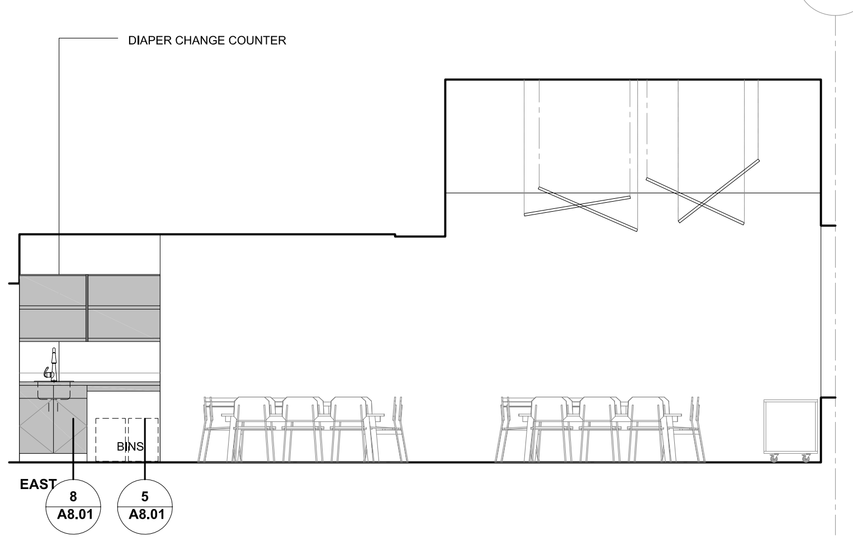

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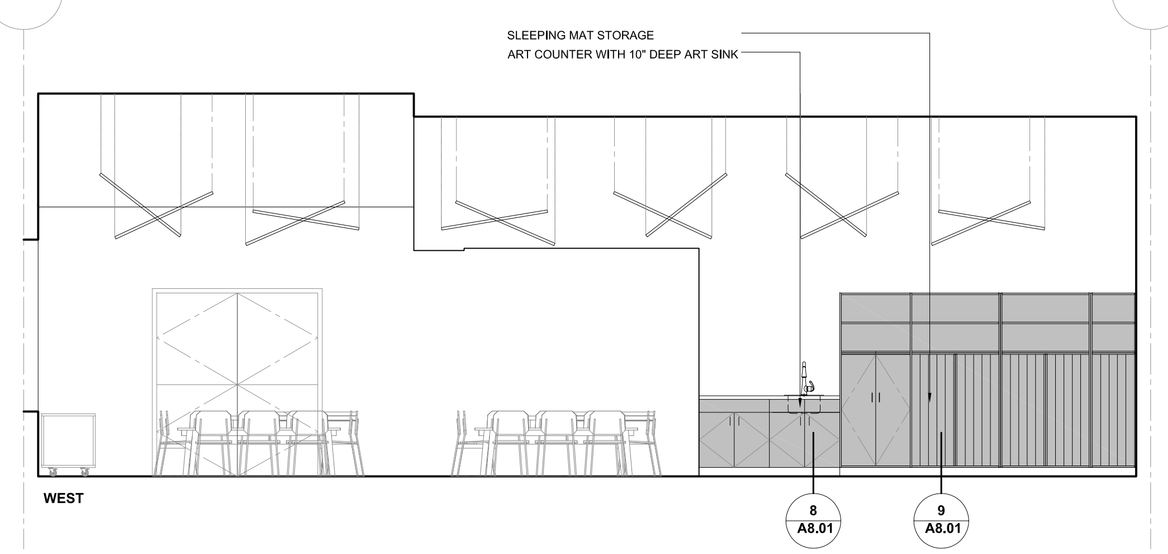


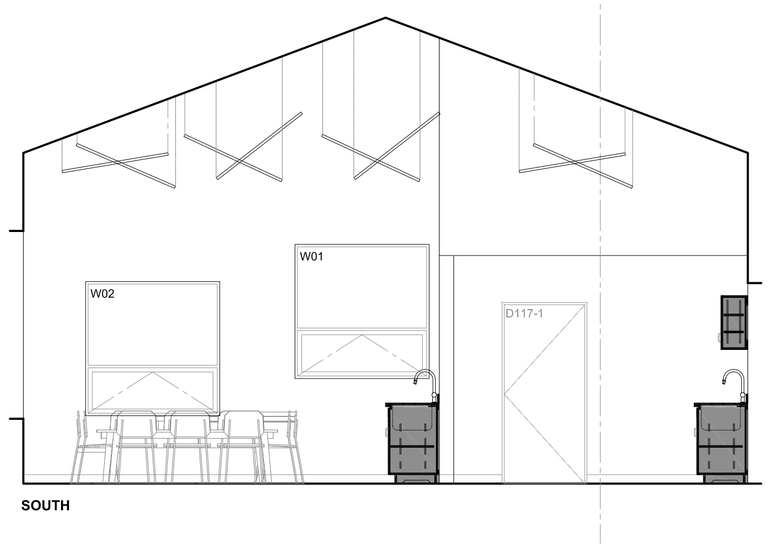
A B

30 MONTHS TO SCHOOL AGE - 107

1/4" = 1'-0"

1 / A7.02

3



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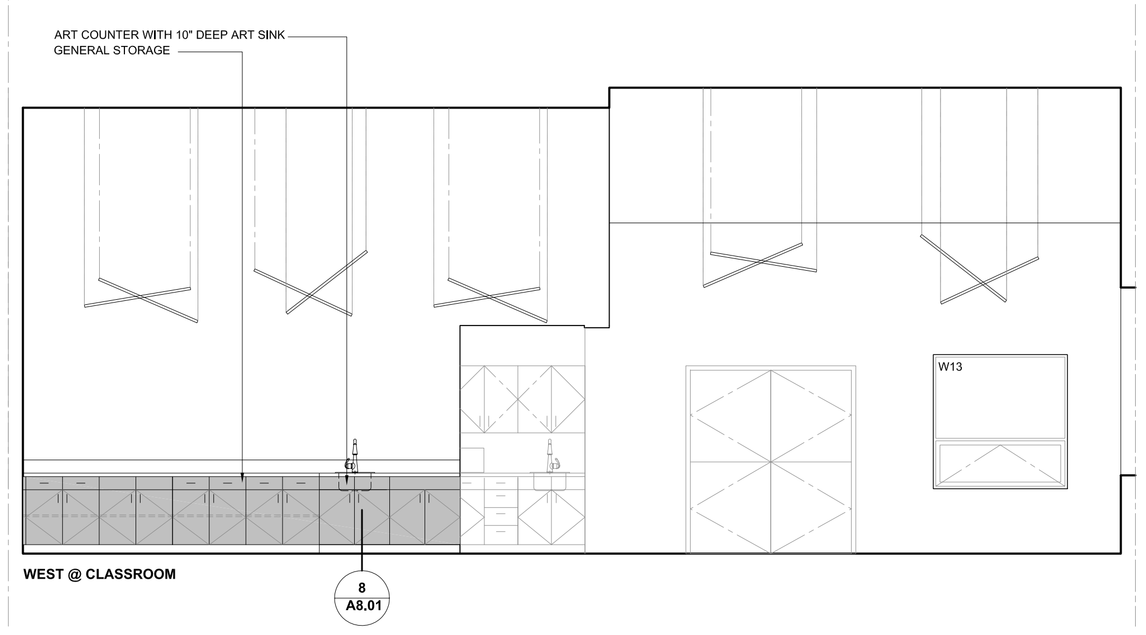

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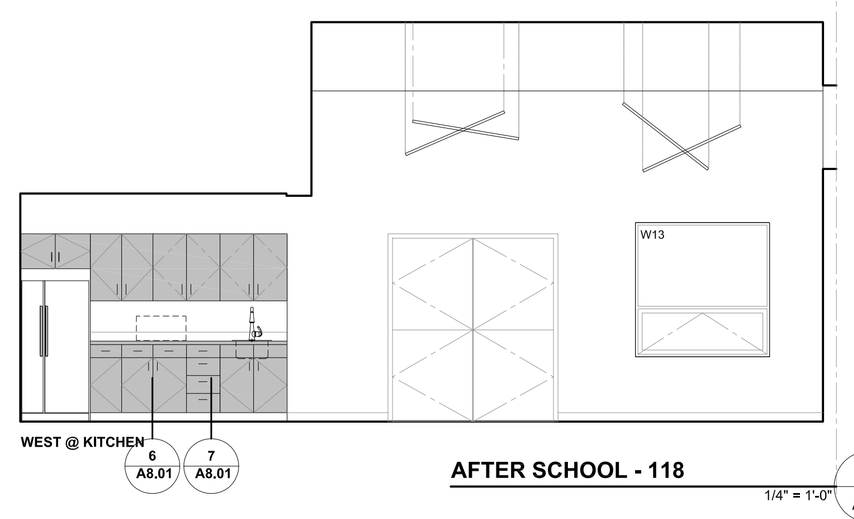


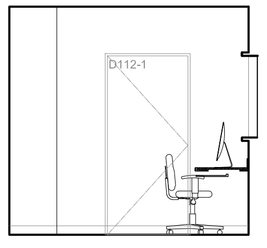
AFTER SCHOOL - 118

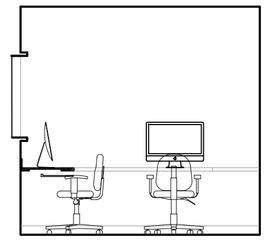
1/4" = 1'-0"

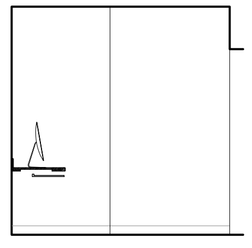
2 / A7.02

D

4



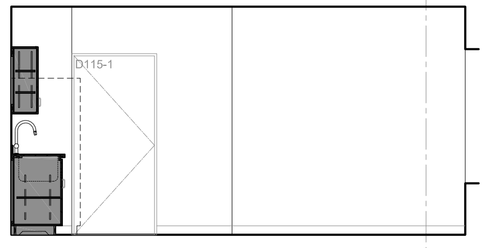


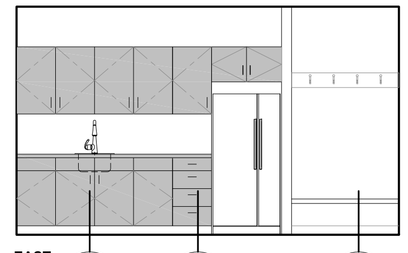


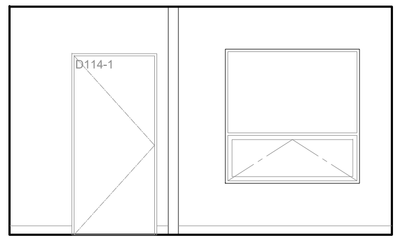
OFFICE - 112

1/4" = 1'-0"

3 / A7.02







STAFF - 115

1/4" = 1'-0"

4 / A7.02

REVISIONS

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SEAL:

REGISTERED ARCHITECT
LUCIANNE YOUNG
PROVINCE OF BRITISH COLUMBIA

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SHEET NUMBER: **A7.02** REV.:

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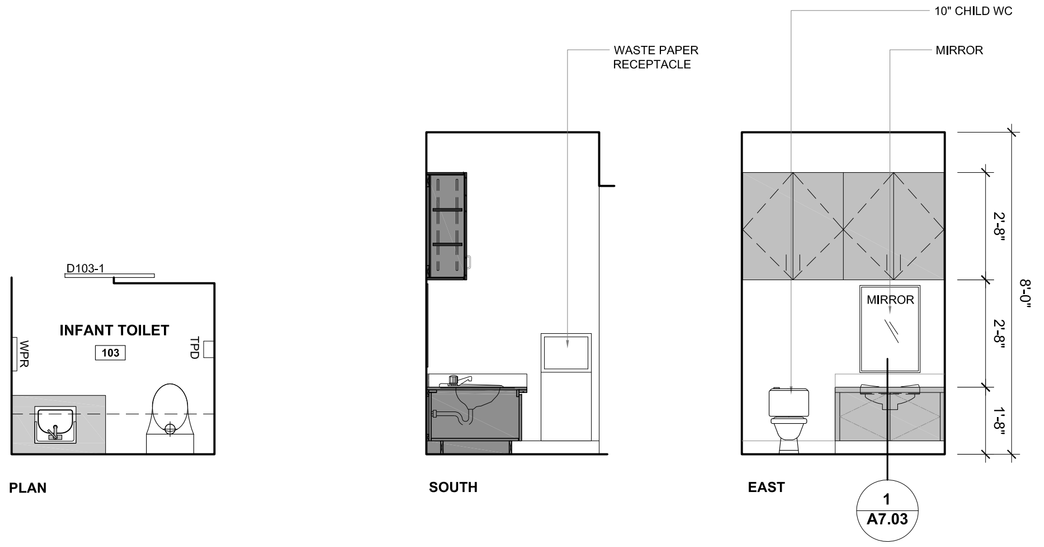
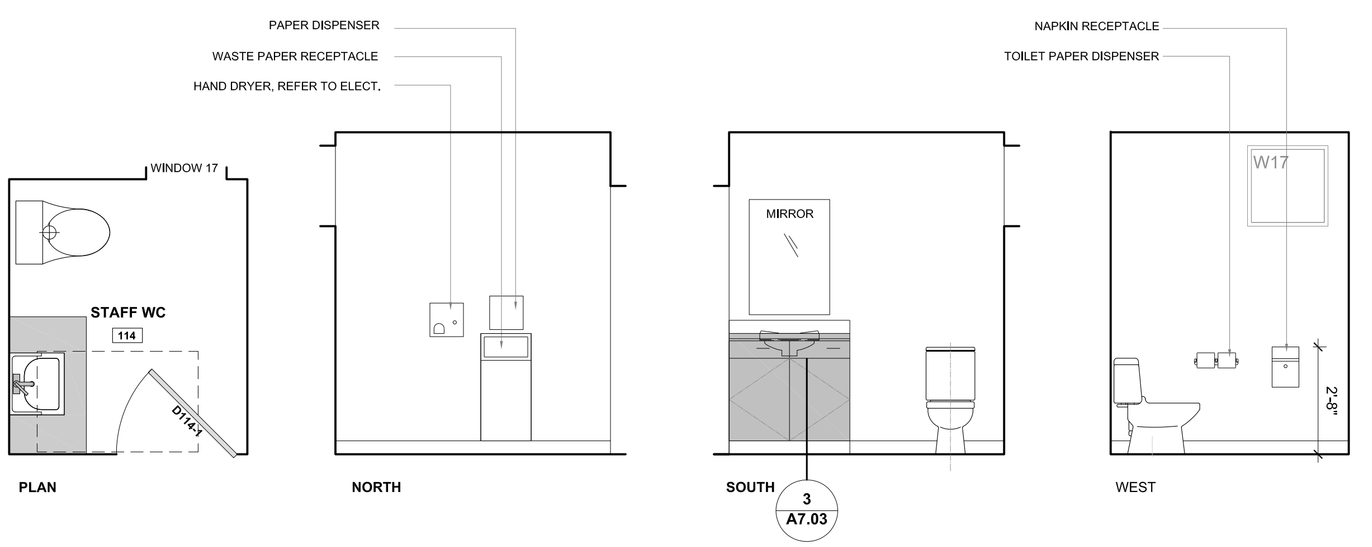
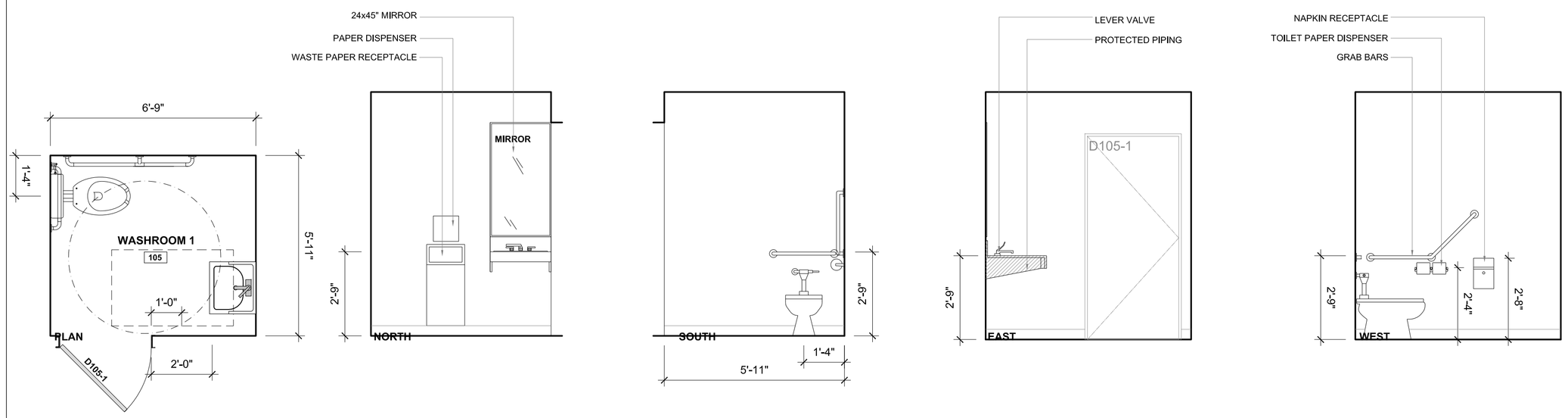
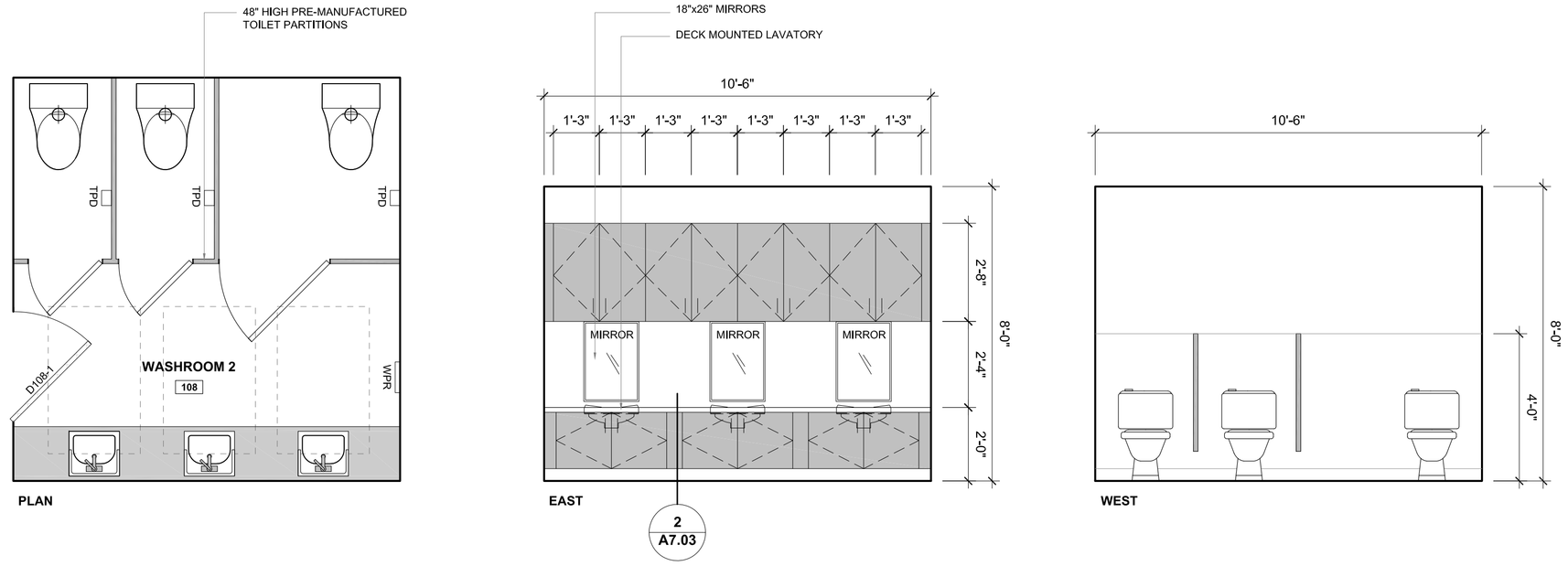
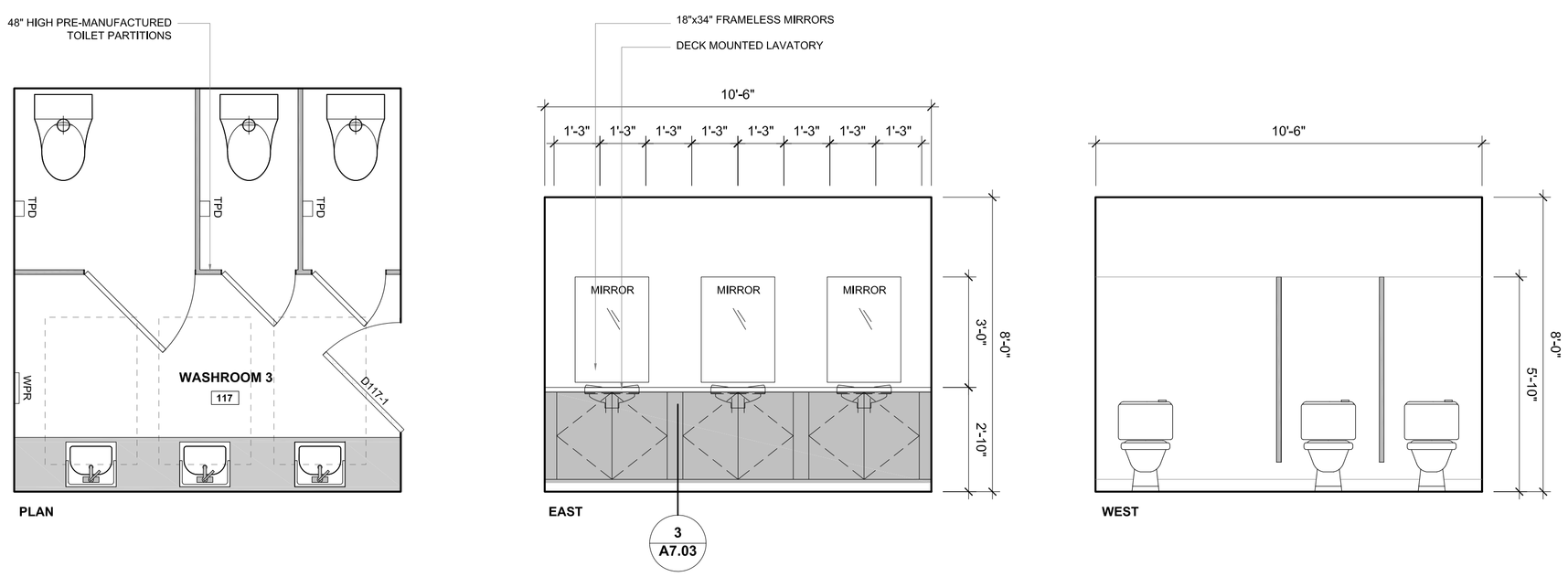


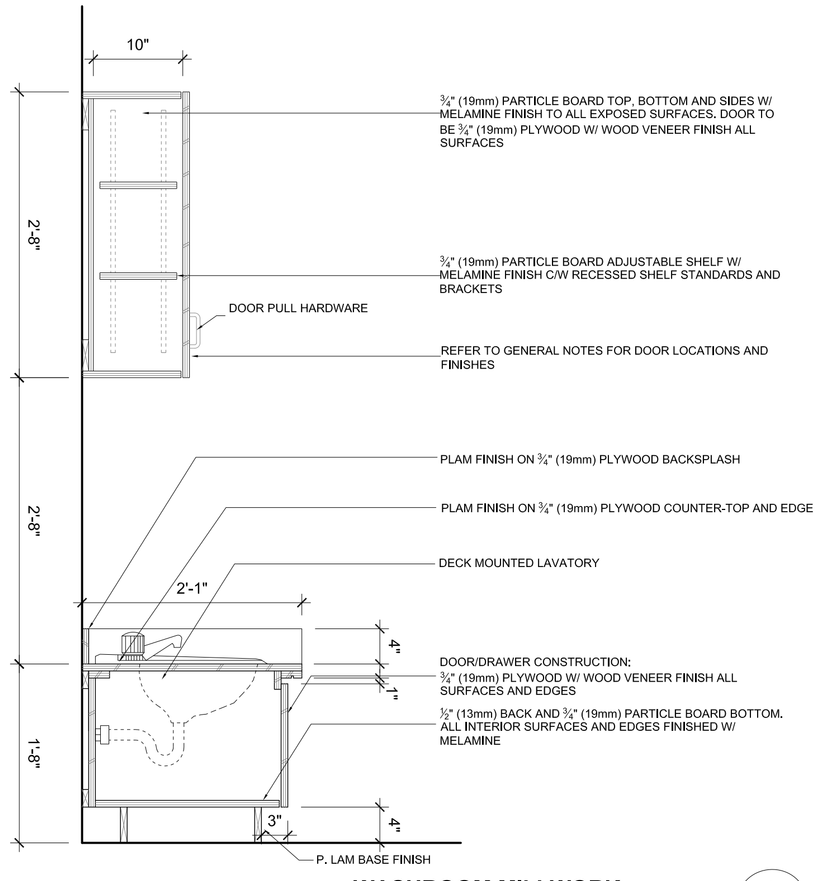




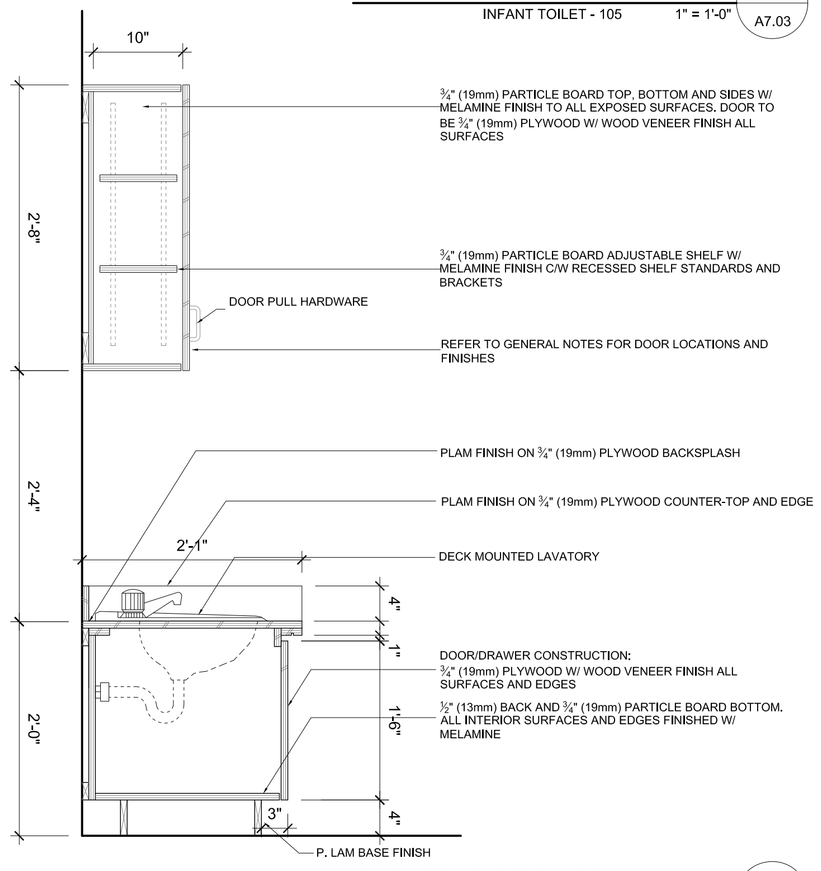




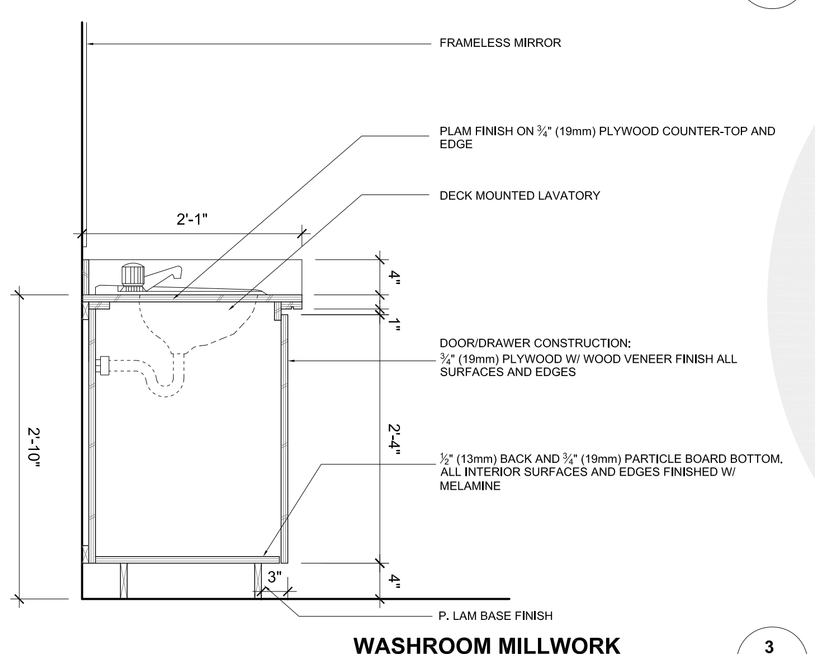
WASHROOM INT. ELEVATIONS -
3/8" = 1'-0" A7.03



WASHROOM MILLWORK 1
INFANT TOILET - 105 1" = 1'-0" A7.03



WASHROOM MILLWORK 2
WASHROOM 2 - 108 1" = 1'-0" A7.03



WASHROOM MILLWORK 3
WASHROOM 3 - 108, 114 1" = 1'-0" A7.03

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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+(250) 991-6416
+(250) 991-6416
www.eclipseprojects.ca
go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
1":1'-0"	00507

SHEET TITLE:

INTERIOR ELEVATIONS & MILLWORK - WASHROOMS

SHEET NUMBER: **A7.03** REV.:

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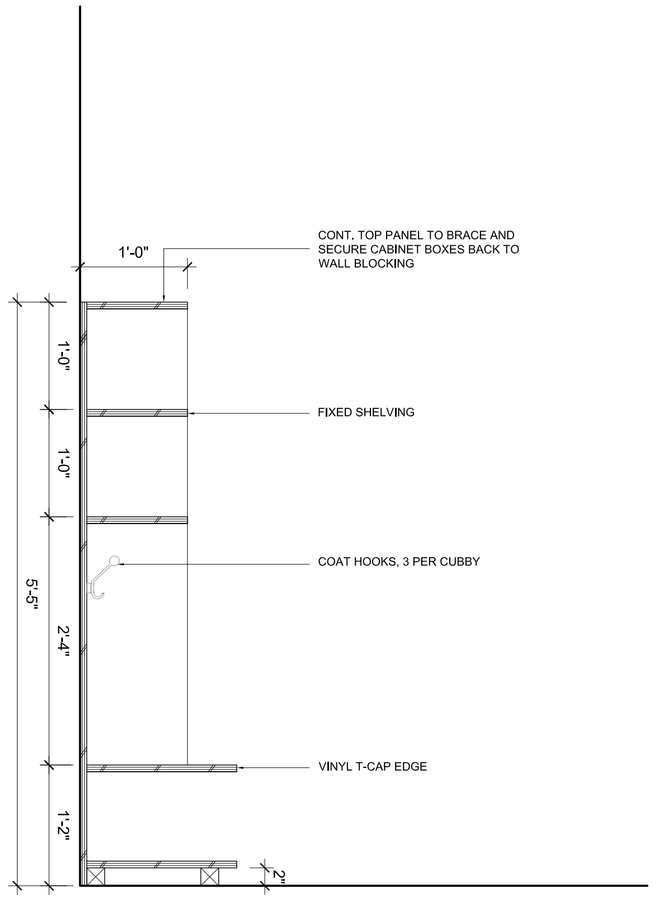
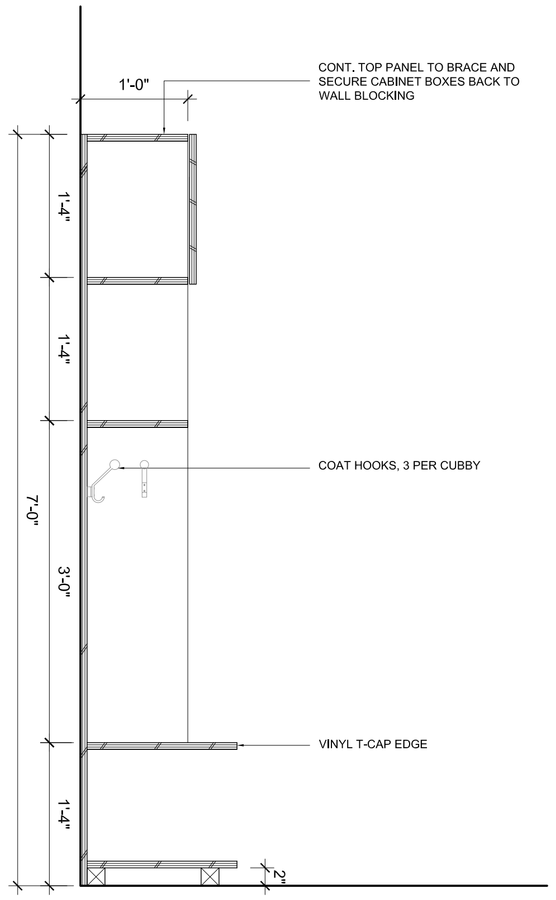


1 A8.01 1" = 1'-0"

MILLWORK DETAILS

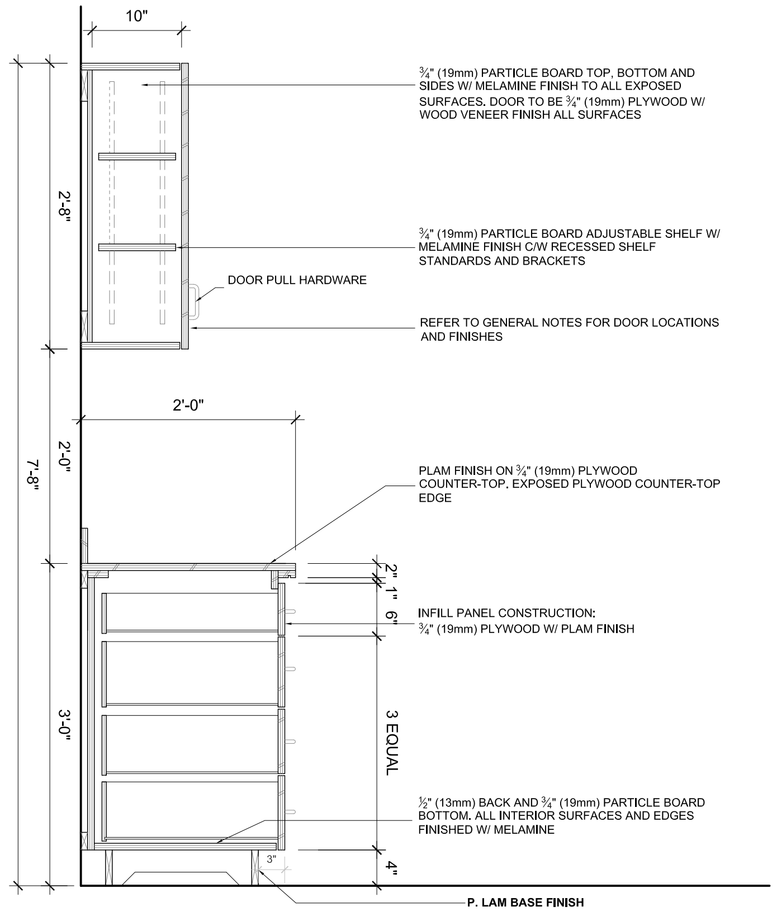
HALLWAY & CUBBIES - 109



2 A8.01 1" = 1'-0"

MILLWORK DETAILS

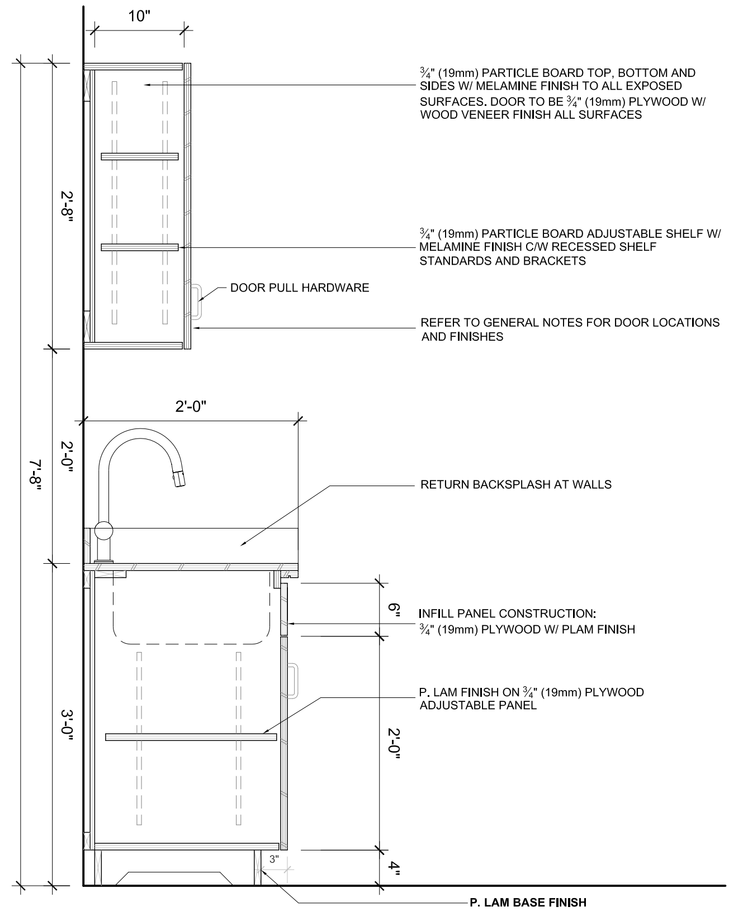
HALLWAY & CUBBIES - 116



3 A8.01 1" = 1'-0"

MILLWORK DETAILS

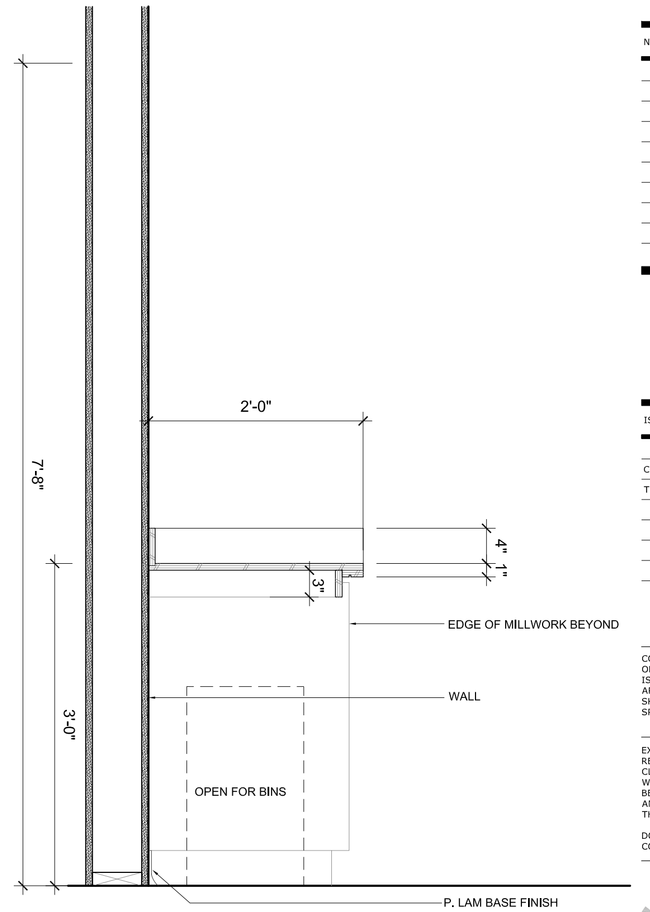
ROOMS 105, 107, 118 (DRAWERS)



4 A8.01 1" = 1'-0"

MILLWORK DETAILS

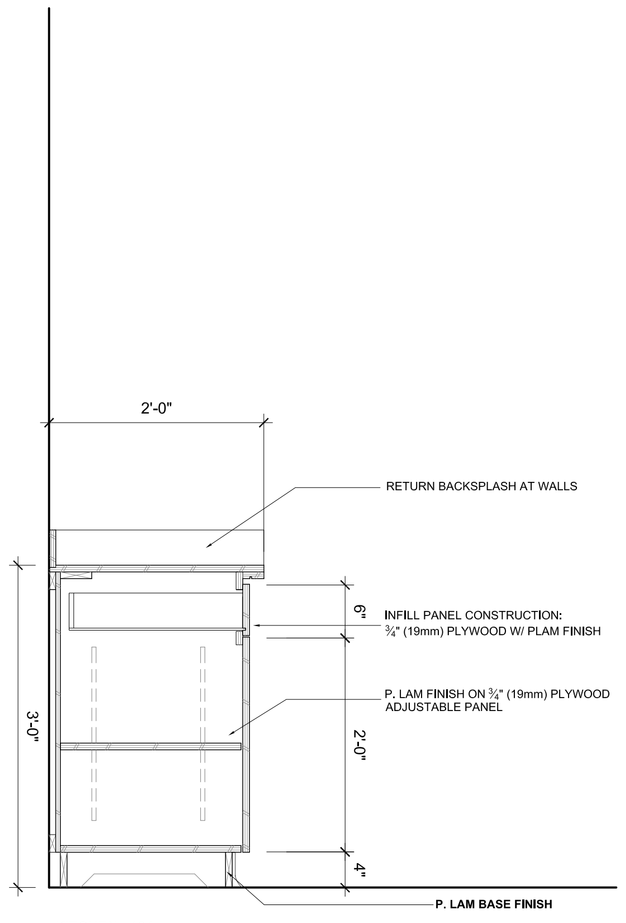
ROOMS 105, 107, 118 (SINK)



5 A8.01 1" = 1'-0"

MILLWORK DETAILS

OPEN @ DIAPER CHANGING- 102, 107, KITCHEN DISHWASHER

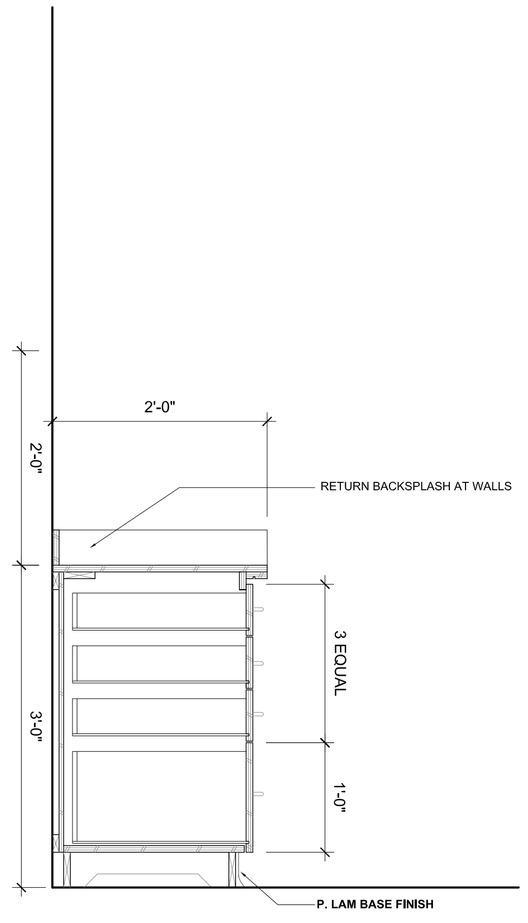


KITCHEN - 104

6 A8.01 1" = 1'-0"

MILLWORK DETAILS

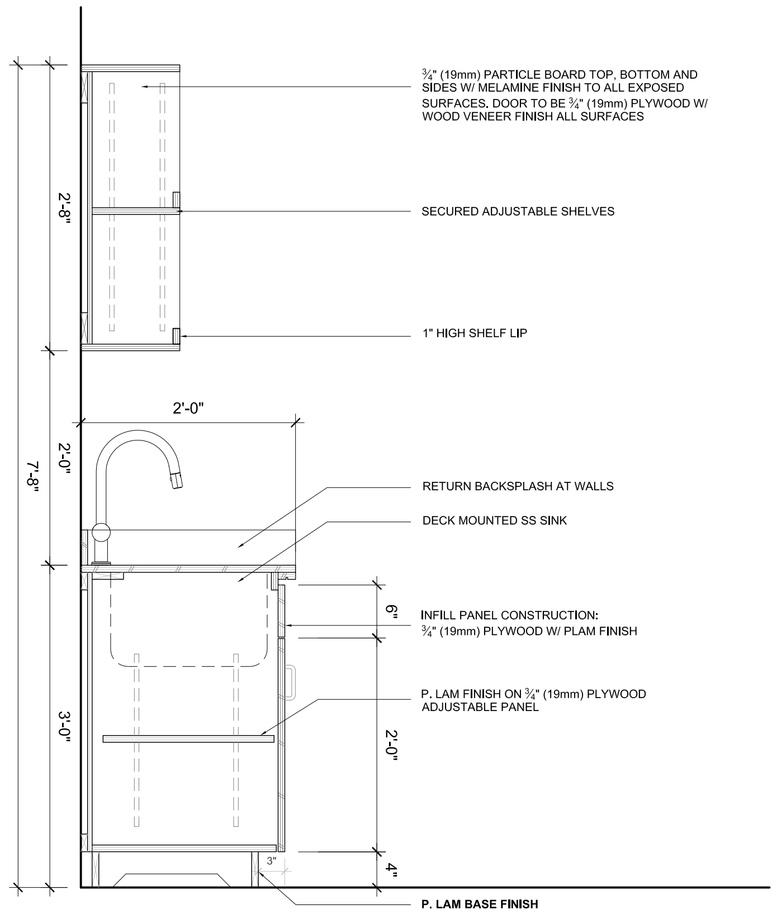
KITCHEN - 104, TYP.



7 A8.01 1" = 1'-0"@

MILLWORK DETAILS

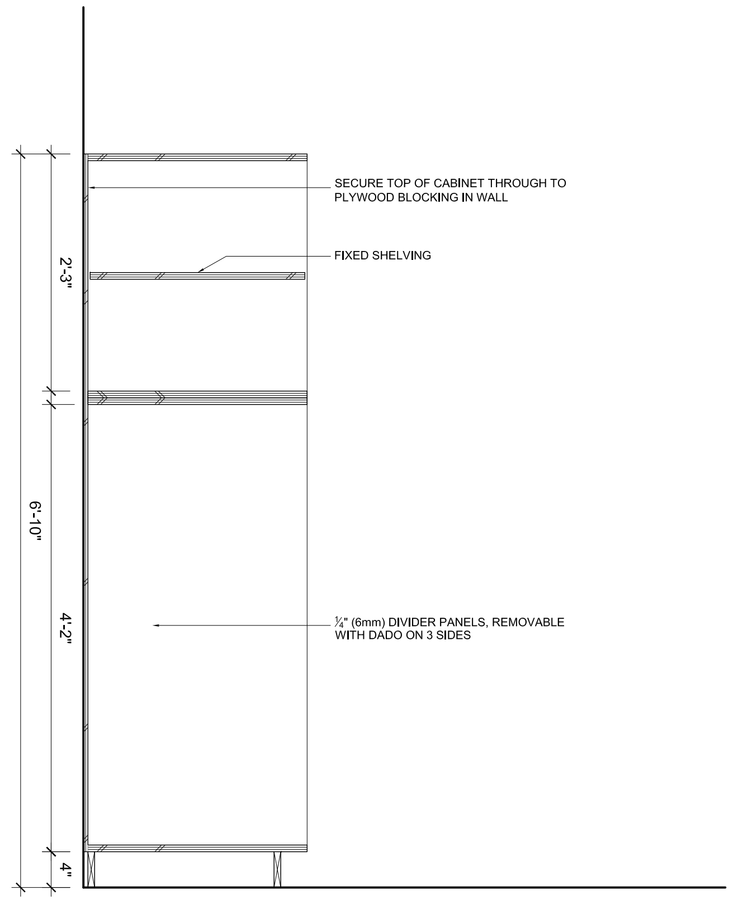
KITCHEN DRAWERS - 104, TYP.



8 A8.01 1" = 1'-0"

MILLWORK DETAILS

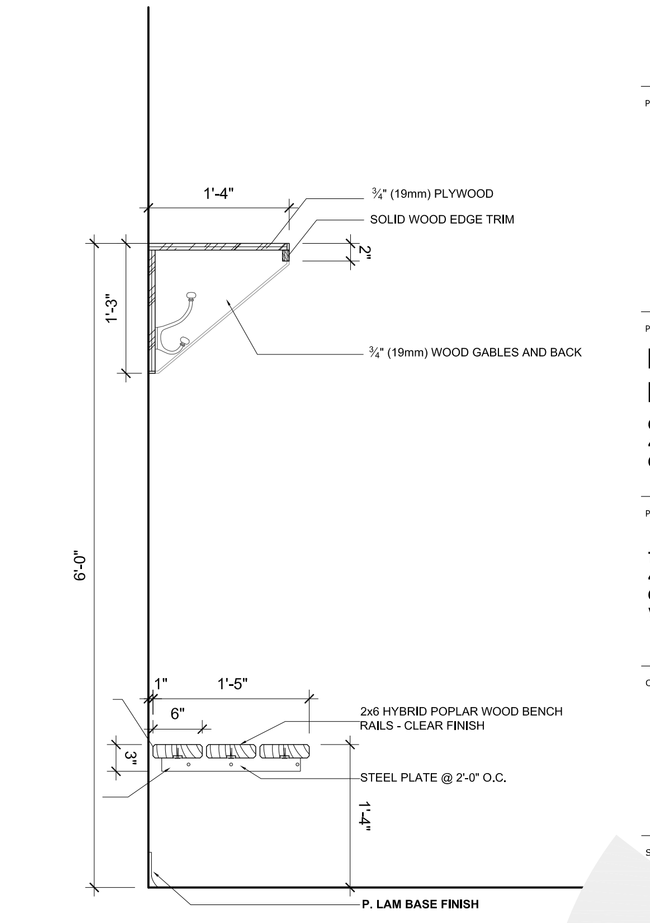
@ KITCHEN SINK - 104, TYP.



9 A8.01 1" = 1'-0"

MILLWORK DETAILS

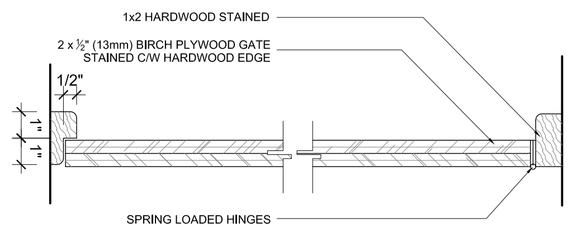
SLEEPING MAT STORAGE ROOM - 107



10 A8.01 1" = 1'-0"

MILLWORK DETAILS

STAFF - 115



11 A8.01 3" = 1'-0"

SWING GATE DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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CONSULTANT:

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SCALE:	PROJECT NO.:
1":1'-0"	00507

SHEET TITLE:

MILLWORK DETAILS

SHEET NUMBER: **A8.01**
REV.:

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SPECIFICATIONS

Division 01 - GENERAL REQUIREMENTS

General Requirements

1. Architectural drawings depict interior walls without sheathing or finish material; as such interior dimensions are taken to the face of stud or center line of wall. Exterior walls are drawn with exterior sheathing in place and are dimensioned to the face of exterior sheathing or interior face of stud. Dimensions of concrete or masonry components are taken to the face or centre line of the concrete or masonry component. Dimensions of steel components are taken to the centre line or face of steel.

2. All deviations from these drawings are to be approved by the Architect prior to beginning the work. The Contractor is to notify the Architect of any proposed changes in the work, and await approval of the proposed change prior to proceeding with the work. The Contractor shall keep a written record of all changes. On completion of the work, the Contractor is to return the Approved Permit drawings together with a marked-up site set indicating all changes, discrepancies and deviations to the Architect, clearly noting any information required to fully describe building as built.

3. Do not scale drawings. Larger scale drawings take precedence over smaller scale drawings.

4. The Contractor shall exercise proper precaution to verify dimensions shown on the drawings before laying out work and be responsible for any error resulting from his/her failure to exercise such precaution. The Contractor to report in writing any discrepancies in dimensions to the Architect prior to undertaking any work.

5. All legal and topographical survey information taken from survey by: WILES SURVEYING LTD., BC Land Surveyors, 2308 Blackwater Road, Quesnel, BC, V2J 7C5

6. All site work to be carried out under the advice and supervision of Geotechnical Engineers: GeoNorth, 3975 18th Avenue, Prince George, BC, V2N 1B2. All of the work described in the Geotechnical Report is to be included in the contract price.

7. The Contractor is to maintain at all times on site, for reference, approved Building Permit Drawings and associated consultant reports, posting cards, copies of all reports from the City, inspections, addenda, site instructions, clarification drawings and interim reports. Do not damage or mark the approved Building Permit Drawings. The Contractor shall maintain an additional complete set of site notation drawings on site that indicate all changes and deviations from the approved Building Permit drawings. Site notation drawings are to be submitted to the Consultants for use in the preparation of "record drawings" as required by the Authorities having jurisdiction.

8. Party walls are to be constructed for their full height as a continuous fire separation as per wall schedule. No service penetrations, including but not limited to outlet boxes, into a party wall may be larger than 4" square. Back to back service penetrations must be offset by a minimum of 12" and, if sharing a stud space, protected with a 24" x 24" sheet of 5/8" Type 'X' GWB centered on the penetrating box and affixed to studs either side. All penetrations in a party wall or corridor wall to be fire-stopped. The 1" air space in party walls must be open and unobstructed. It is incumbent on the general contractor to coordinate the work to ensure items such as plumbing and gas lines do not infringe in the air space. Service runs parallel to wall assembly must run in stud space only and not in air space.

09. The Contractor to provide and maintain emergency access through locked doors and emergency signage to Fire Department's satisfaction.

10. Fire Safety Plan: Prior to occupancy, a "Fire Safety Plan" and "Record of Installed Fire Safety Systems" conforming to 2.8.2 of NFC 1995 shall be submitted to the Fire Prevention Office.

Division 03 - CONCRETE

Concrete Finishing

1. Refer to Structural Drawings for formwork, concrete reinforcement and cast-in-place concrete.
2. Shop drawings for all architectural concrete formwork patterns as shown on the architectural drawings must reflect patterns of individual forming panels, rustication bands, tie locations, construction joints, dimensions and the structural requirements showing configurations and reinforcing as detailed on the structural drawings.
3. Materials:
   Formwork Accessories:
   1. Joint Filler (expansion joints all locations): Meeting ASTM D1752 Type 1.
   2. Tie Hole Plugs: Concrete colour matched and are to be installed in the reveals shown on the elevations.
   3. Epoxy Adhesive: As recommended by the concrete plug supplier.
      Reglet: Spring lock type flashing reglet for casting into concrete, manufactured from minimum 24ga. galvanized steel or PVC plastic for concealed locations, and 24ga. stainless steel for exposed locations.
      Curing and Sealing compound for Floors to ASTM C309: Aqua-Cure VOX by Euclid Chemical or Sika "Floreseal". WB 25% high gloss.
      Non-Shrink Grout for Patching: NS Grout by Euclid Chemical or approved equivalent.
      Sealer for Exposed Exterior Concrete Surfaces: Baracade WB 244 by Euclid Chemical or approved equivalent. Liquid-Applied Densifier Sealer for Exposed Interior Concrete Surfaces: Euco Diamond Hard by Euclid Chemical or approved equivalent.

      Sawcut Joint Filler: Two component polyurea joint filler, Euco QWIKjoint 200 by Euclid Chemical or approved equivalent.
      Sandblasting Sand: "Target" industrial fine sand or approved equivalent.

   Repair Materials:
   1. Bonding Agent: Tammsweld by Euclid Chemical or approved equivalent.
   2. Cement Types and Aggregates: Determined by job site mix.
   3. Other materials proposed for use will be considered based on successful performance based on prototype construction.
4. Architectural concrete surfaces must have uniform appearance with minimal colour and texture variation when viewed at a distance of 5m (15ft).
5. Provide positive slopes to drains sufficient to provide complete water drainage with no ponding at all slabs, stairs, landings and areas where detailed.
6. Meet or exceed the tolerances listed in CSA 23.1.
7. Grout rough openings in fire separations for penetrations to minimize the size of the opening to receive firestopping, or sealed tight to the penetration.

Division 05 - METALS

Metal Fabrications

1. The following references and standards apply:
   1. AA (Aluminum Association) DAF 45-2003- Designation System for Aluminum Finishes.
   2. ASTM A53/A53M-10 - Pipe, Steel, Black and Hot-Dipped Zinc Coated, Welded and Seamless.
   3. ASTM A123/A123M-09 - Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
   4. ASTM A264-09 - Stainless Chromium-Nickel Steel-Clad Plate, Sheet, and Strip.
   5. ASTM A276-10 - Stainless Steel Bars and Shapes.
   6. ASTM A307-10 - Carbon Steel Bolts and Studs, 60,000 PSI Tensile Strength.
   7. ASTM A312/A312M-09 - Seamless, Welded, and Heavily Cold Worked Austenitic Stainless Steel Pipes.
   8. ASTM A380-06 - Standard Practice for Cleaning, Descaling, and Passivation of Stainless Steel Parts, Equipment, and Systems.
   9. ASTM A500/A500M-10a - Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
   10. ASTM A511/A511M-08 - Seamless Stainless Steel Mechanical Tubing.
   11. ASTM B209M-07 (ASTM B209-07) - Aluminum and Aluminum-Alloy Sheet and Plate.
   12. ASTM B210M-05 (ASTM B210-04) - Aluminum and Aluminum-Alloy Drawn Seamless Tubes.
   13. ASTM B211M-03 (ASTM B211-03 - Aluminum and Aluminum-Alloy Bar, Rod, and Wire.
   14. ASTM B221M-07 (ASTM B221-08) - Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.
   15. CAN/CGSB-1.40-97 - Anti-corrosive Structural Steel Alkyd Primer.
   16. CAN/CGSB-1.181-99 - Ready-Mixed, Organic Zinc-Rich Coating.
   17. CISC/CPMA 2-75 Quick-drying Primer for Use on Structural Steel.
   18. CAN/CSA-G40.20-04/G40.21-04 (R2009) - General Requirements for Rolled or Welded Structural Quality Steel/Structural Quality Steel.
   19. CSA-W47.1-09 - Certification of Companies for Fusion Welding of Steel.
   20. CSA-W47.2-11 - Certification of Companies for Fusion Welding of Aluminum.
   21. CSA-W48-06 - Filler Metals and Allied Materials for Metal Arc Welding.
   22. CSA-W55.3-08 - Certification of companies for resistance welding of steel and aluminum.
   23. CSA-W59-03 (R2008) - Welded Steel Construction (Metal Arc Welding).
   24. CSA-W59.2-1991 (R2008) - Welded Aluminum Construction.
   25. SSPC (The Society for Protective Coatings).
2. Submittals:
   1. Shop Drawings: The supplier is responsible for structural design, correct fabrication and proper fitting of items.
      1. Prepare Shop Drawings under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed in the Province of BC, who will take responsibility for fabrication and erection of metal fabrications and ornamental metal assemblies meeting all applicable codes.
      2. Indicate complete details necessary for fabrication and erection of the component parts of the structure, including:
         1. Location, type, size and extent of welds. Splices not indicated on Shop Drawings will not be accepted.
         2. Plans and elevations, details of sections and connection.
         3. Detail items indicating all dimensions, methods of anchorage and fixing, and accessory items.
      3. Review of Shop Drawings constitutes review of general methods only and will not include approval of dimensions, figures or quantities.
   2. Letters of Assurance: Submit Letters of Assurance in accordance with the requirements and format of the Authority having jurisdiction:
      1. Shop Drawing Stage: Submit a letter of "Assurance of Professional Design and Commitment for Field Review" and Summary of Design and Field Review.
      2. After Completion of Field Reviews: Submit letter of "Assurance of Professional Field Review and Compliance".
3. Schedule of principal items only:
   1. Handrails and guardrails: powder coated aluminum. Colour from manufacturer's extended colour range.
   2. Elevator pit ladder: painted steel.
   3. Roof access ladders: painted steel.
   4. Roof access ladders exposed to exterior: painted galvanized steel.
   5. Stairs: painted steel.
   6. Bollards: painted galvanized steel.
   7. Parkade pipe protection: painted steel.
   8. Steel blocking for rails and guards: primed painted steel.
   9. Miscellaneous metal supports: primed painted steel.
   10. Counter and shelf supports: primed painted steel.
   11. Anchorage sleeves: painted galvanized steel.
   12. Anchorage plates and bolts: painted galvanized steel.
   13. Canopies including framing hangers and embeds: painted galvanized steel.
   14. LPT security gate and grill: painted galvanized steel.
   15. Loading Dock Steel Bumpers: painted galvanized steel.
   16. Steel mesh screens: painted galvanized steel.
4. Materials:
   1. Steel Sections and Plates: CAN/CSA G40.20/G40.21, Grade 300W.
   2. Steel Pipe: ASTM A53/A53M, Grade A, Schedule 40, standard weight, galvanized finish where used on exterior.
   3. Steel Tubing: ASTM A500/A500M, Grade B, black finish.
   4. Fasteners: steel, cadmium plated screws and bolts, and to ASTM A307 -04, Type 304 stainless steel where exposed to exterior (includes washers).
   5. Welding Materials: Type required for materials being welded.
      Welding Filler Material: CSA W48.
   7. Shop and Touch-Up Primer: CAN/CGSB 1.40, low VOC only.
   8 Touch-Up Primer for Galvanized Surfaces: CAN/CGSB 1.181 zinc rich, low VOC only.
   9. Extruded Aluminum: ASTM B221M (ASTM B221), stairs.
   10. Aluminum-Alloy Drawn Seamless Tubes: ASTM B210M (ASTM B210).
   11. Aluminum-Alloy Bars: ASTM B211M (ASTM B211).
   12. Bolts, Nuts, and Washers: Stainless steel.
   13. Epoxy grout: non-shrink, non-expanding: Sika Canada Inc., Sikadur Injection Gel Fast-Set or approved equivalent.
   14. Cementitious grout: non-shrink, non-expanding: Sika Grout 212 or approved equivalent.
   15. Dielectric separator: Best grade, quick drying non-staining alkali resistant bituminous paint to CAN/CGSB 1.1 0B.
5. Prepare steel surfaces to be primed in accordance with SPCC SP5 unless better preparation is recommended by Master Painters Institute guidelines. Steel shop coat primer to CAN/CGSB-1.40. Zinc Primer to be zinc rich, ready mix to CAN/CGSB-1.181.
6. Galvanize metal fabrications following fabrication except where impossible. Paint galvanized surfaces that are cut, welded or threaded with zinc rich paint to ensure a minimum coating of 0,102mm, immediately following damage to galvanized protection.
7. Galvanize structural steel members after fabrication to ASTM A123/A123M, minimum 600 g/sq.m. (2.0 oz/sq ft) galvanized coating.
8. Galvanize non-structural items after fabrication to ASTM A123/A123M. Provide minimum 380 g/sq.m. (1.25 oz/sq ft) galvanized coating.
9. Provide electrostatically applied thermosetting polyester urethane and/or epoxy powder coat finish of non-galvanized miscellaneous steel and aluminum items shown as "prefinished".
10. Powder coating to be Tiger Drylac or approved equivalent, colour and gloss level as selected by the Consultant.

Division 06 - WOOD AND PLASTICS

Rough Carpentry

1. The following references and standards apply:
   1. ANSI/NPA A208.1-2009 - Particleboard.
   2. APA (American Plywood Association) - Grades and Specifications.
   3. CANPLY (Canadian Plywood Association) - Plywood Handbook, Canada.
   4. CSA O121-08 - Douglas Fir Plywood
   5. CSA O141-05 (R2009) - Softwood Lumber.
   6. CSA O151-09 - Canadian Softwood Plywood.
   7. CAN/CSA O80 Series-08 - Wood Preservation.
   8. CSA O325-07 – Construction Sheathing.
   9. CSA O437 Series-93 (R2006) - OSB and Waferboard.
   10. NLGA (National Lumber Grades Authority) - Standard Grading Rules for Canadian Lumber, 2007 Edition.
2. Submittals:
   1. Product Data: Submit manufacturer's printed product literature, specifications and data sheets.
   2. Letters of Assurance: Submit Letters of Assurance in accordance with the requirements and format of the Authority having jurisdiction:
      1. Shop Drawing Stage: Submit a letter of "Assurance of Professional Design and Commitment for Field Review" and Summary of Design and Field Review.
      2. After Completion of Field Reviews: Submit letter of "Assurance of Professional Field Review and Compliance".
3. Rough carpentry includes roof curbs, cants and perimeter nailers, blocking in wall and roof openings, wood furring and grounds, telephone and electrical panel back boards, concealed wood blocking for support of toilet and bath accessories, wall cabinets and wood trim, wood framing and sheathing, miscellaneous rough carpentry, preservative treatment of wood.
4. This note is to be read in conjunction with Structural notes and drawings. In case of conflicts between the documents, the more stringent will govern.
5. Materials:
   1. Lumber, graded and stamped to NLGA requirements unless specified otherwise to be softwood, S4S, with a moisture content of 19% or less in accordance with the Structural notes and drawings.
   2. Framing, Furring, blocking, nailing strips, grounds, rough bucks, cants, and curbs to be S2S or S4S, Boards to be "standard" or better grade. Dimensional to be "standard" light framing or better grade. Post and timbers sizes to be "standard" or better grade.
   3. Plywood to be CSA O121 (Douglas Fir) sheathing.
   4. Refer to Structural documents for OSB.
   5. Plywood strapping to be pressure treated (CCA).
   6. Fasteners to be hot dipped galvanized steel for high humidity and treated wood locations, unfinished steel elsewhere.
   7. All fasteners and steel accessories in contact with ACQ treated wood must be double hot dipped galvanized or stainless steel.
   8. Factory wood treatment:
      1. All wood framing components outside the moisture barrier must be treated material.
      2. For all exterior wood outside the moisture barrier in contact with concrete, masonry or where moisture may occur, roof up stands in flat roofs and planters, heavy timber construction, fence posts and cavity furring and all other treated wood, wood preservative (pressure treatment) to be CAN/CSA O80 Series, minimum 0.40 lb/sq ft, Alkaline Copper Quaternary (ACQ) preservative.
      3. Wood strapping to be CCA treated plywood.
      4. All wood preservative (pressure treatment) for lumber and panel material inside the moisture barrier to be CAN/CSA O80 Series, using commodity standard "Advance Guard" borate-pressure treatment to obtain minimum net retention of 2.7 kg/cu.m. (0.168 lb/cu.ft.) of wood and carrying Canadian Wood Preserver's Bureau Quality Mark ("Advance Guard" quality mark), Kiln-dry materials after treatment.
      5. Material to bear Canadian Wood Preserver's Bureau (CWPB) stamps.
   9. Bottom plates of frame walls with sill gaskets do not require pressure treating. Use appropriate protective fixings and hangers with ACQ treated lumber.
   10. Use Hem-Fir or Pine incised lumber for treatment.
   11. Treat cut surfaces with two (2) brush coats of alkaline copper quaternary preservative or liquid Borate as applicable.
   12. Inspection of products treated with preservative by vacuum-pressure impregnation will be carried out by an accredited inspection agency of Canadian Wood Preserver's Bureau (CWPB).

Finish Carpentry

1. The following references and standards apply:
   1. ANSI/NPA A208.1-2009 - Particleboard.
   2. ANSI/NPA A208.2-2009 - Medium Density Fibreboard (MDF) for Interior Applications.
   3. AWMAC (Architectural Woodwork Manufacturers Association of Canada) – Architectural Woodwork Standards, 1st Edition (2009).
   4. CAN/CGSB-11.3-M87 - Hardboard.
   5. CSA-O121-08 - Douglas Fir Plywood.
   6. CSA-O141-05 (R2009) - Softwood Lumber.
   7. CHPVA (Canadian Hardwood Plywood and Veneer Association) - Official Grading Rules for Canadian Hardwood Plywood.
   8. NLGA (National Lumber Grades Authority) - Standard Grading Rules for Canadian Lumber, 2007 Edition.
   9. NHLA (National Hardwood Lumber Association).
   10. WCLIB (West Coast Lumber Inspection Bureau) - Standard Grading Rules for West Coast Lumber.
   11. WWPA (Western Wood Products Association).
2. Submittals:
   1. Product Data: Provide data on fire retardant treatment materials and application instructions.
   2. Shop Drawings
      1. Indicate materials, component profiles, fastening methods, jointing details and
      2. Provide instructions for attachment hardware, finish hardware, and related accessories.
      3. Samples: Submit samples of wood trim, 152mm (6") long.
      4. Installation Data: Provide manufacturer's special installation requirements.
3. Perform work in accordance with AWMAC Custom quality. Fabricate finish carpentry items to AWMAC standards.
4. Materials:
   1. Softwood lumber: unless specified otherwise, S4S, moisture content 19% or less in accordance with CSA-O141, NLGA Standard Grading Rules for Canadian Lumber, AWMAC custom grade.
   2. Machine stress-rated lumber is acceptable.
   3. Hardwood lumber: moisture content 19% or less in accordance with National Hardwood Lumber Association (NHLA), AWMAC custom grade.
   4. Refer to Interior Design documents for wood species and cut for transparent finish.
   5. Any closed-grain hardwood species is acceptable for opaque finish.
   6. Softwood Plywood to be CSA-O121, Paint grade, class A fire rated, if required.
   7. Hardwood Plywood to be paint grade.
   8. Medium Density Fibreboard (MDF) to be NPA A208.2; composed of wood particles reduced to fibres, made with high waterproof resin binders; of grade to suit application; sanded faces.
   9. Fasteners to be size and type to suit application.
   10. Concealed joint fasteners to be threaded steel.
   11. Use softwood lumber for shimming and blocking.
   12. Wood filler to be plain.
5. Maximum variation from true position to be 1.6 mm (1/16").
6. Maximum offset from true alignment with abutting materials to be 0.8 mm (1/32").
7. Refer to painting section for site finishing.

Modular Cabinetwork

SECTION INCLUDES.
1. Shop fabricated casework.
2. Wood trim, cabinet trim.
3. Hardware and attachment accessories.
4. Laminate wall protection.

RELATED SECTIONS.
Wood Framing: Wood blocking.

SUBMITTALS.
1. Shop Drawings: Indicate on Shop Drawings, materials, component profiles, fastening methods, jointing details, finishes.
2. Samples of all millwork finishes.
3. Samples: provide.

QUALITY ASSURANCE.
1. Fabricator: Company specializing in custom carpentry work with three years documented experience.
2. Installers: Provide work of this section, executed by competent installers with minimum 3 years experience in application of Products, systems and assemblies specified.
3. Perform finish carpentry work to AWMAC Architectural Woodwork Standards - 1st Edition, Premium grade.

SHEET MATERIALS.
1. Particleboard: NPA A208.1: composed of wood chips, medium density, moisture resistant: of grade to suit application; sanded faces.

LAMINATE MATERIALS.1
1. High Pressure Laminate: NEMA LD3, high pressure laminate, Grade HGS: See Finishes Plan for manufacturer and colour.
2. Interior exposed cabinet box surfaces: melamine - Panval 810 Antique White.

HARDWARE.
1. Door Pulls: BP228805140, brushed aluminum finish, by Richelieu.
2. Hinges: concealed, commercial grade, zinc plated; by Blum or Salice.
3. Drawer Slides: full extension, soft close dampers, commercial grade, by Blum or Wurth.
4. Shelf Pilasters: 5/8" metal U-shaped, with 5/8" metal clips, by Richelieu.
5. Door Bumpers: nylon bumper by Richelieu.
6. Cabinet Locks: BP1140101140 cam lock by Richelieu.
7. Casters: F25621 99mm high, by Richelieu.
8. Coat Hooks: #235 by Richelieu.
9. Gate Pivot Hinges: pivot hinges, 7512 by Bommer.
10. Secret Gate Latches: BP600100 by Richelieu.

ACCESSORIES.
1. Contact Adhesives: Solvent release type.
2. Bolts, Nuts, Washers, Blind fasteners, Lags, and Screws: Size and type to suit application; galvanized finish.

SHOP FINISHING.
1. Shop finish work to AWMAC standards for plastic laminate.

INSTALLATION.
1. Install work in accordance with AWMAC Premium Standard.
2. Set and secure materials and components in place, plumb and level.
3. Confirm that in-wall blocking has been provided prior to installation of wall mounted millwork, and floor mounted millwork against walls extending more than 48" high; secure millwork through to blocking with wood screws.
4. Install components and trim, with screws and bolts with blind fasteners.
5. Laminate Finishes:
   1. Apply plastic laminate finishes to all normally visible surfaces.
   2. Apply melamine finish to Interior exposed cabinet box surfaces.
   3. Cap exposed edges with plastic laminate of same finish and pattern unless otherwise indicated.
   3. Apply laminate backing sheet on reverse side of plastic laminate finished surfaces.
   4. Install laminate wall protection continuously in rooms where indicated on drawings; install in strict accordance with manufacturer's instructions; finish all exposed edges with specified trim.

Laminate Wall Protection

RELATED SECTIONS.
1. Finish Carpentry.
2. Modular Cabinetwork

SUBMITTALS.
1. Submission procedures.
2. Samples: Submit two (2) samples of laminate wall protection.

QUALITY ASSURANCE.
1. Installers: Provide work of this section, executed by competent installers with minimum 3 years experience in application of Products, systems and assemblies specified.
2. Perform finish carpentry work to AWMAC Architectural Woodwork Standards - 1st Edition, Custom grade.

SHEET MATERIALS.
1. Wall protection panels: Hardstop Decorative Protection Panels by Formica; colour 756H-58 "Natural Maple", Grade H1; or approved equivalent.

ACCESSORIES.
1. Trim: purpose made top, bottom, and corner trims: #100 clear anodized finish by Formica.
2. Use least toxic sealants, adhesives, filler, and finishes necessary to comply with requirements of this section. Adhesive shall be as recommended by the laminate manufacturer.

INSTALLATION
1. Install work in strict accordance with the manufacturer's installation instructions.
2. Set and secure materials and components in place, plumb and level.
3. See Finishes Plan, Sections, and Interior Elevations for locations and heights. An indication of wall protection in any room shall require wall protection on all walls in that room, unless otherwise indicated.
4. Remove temporary fasteners. Apply filler as required for a flush, unblemished finish. Clean all surfaces.

Division 07 - THERMAL AND MOISTURE PROTECTION

Sheathing Membrane / Moisture Barrier

1. Provide spun-bonded olefin sheathing membrane at all exterior cladding except provide a fully adhered breathable membrane at composite metal cladding and clay brick veneer.
2. Submittals:
   1. Submit manufacturer's printed product literature, specifications and data sheets.
   2. Provide manufacturer's special installation requirements.
3. The following references and standards apply:
   1. CAN/CGSB 51.32-M77 - Sheathing, Membrane, Breather Type.
4. Ensure surfaces are dry prior to application.
5. Materials:
   1. Spun-Bonded Polypropylene Sheathing Membrane: Typar or approved equivalent.
   2. Fully adhered breathable membrane: Blueskin VP160 or approved equivalent to CAN/CGSB 5 1.32-M77 - Sheathing, Membrane, Breather Type.
   3. Sealing Tape: Typar Construction Tape.
   4. 4" diameter puck vents.
6. For breathable moisture sheathing membrane, install horizontally beginning 50mm (2") below the lowest point of the framed wall assembly. Install successive strips, proceeding upwards with each succeeding sheet overlapping the sheet below. Cut sheathing membrane into suitable widths to allow for the proper integration and lapping of successive courses. Horizontal aps shall be a minimum of 100mm (4") and arranged to shed exterior moisture away from the building at all locations. Vertical laps shall be made where required by overlapping sheets not less than 6 inches. Fully form all inside corners to prevent tenting. Patch all staple and nail fasteners though the sheathing membrane with sealing tape.
7. For Typar sheathing membrane, ensure that lapping rules are followed at all locations and around all intersections of building elements and at all penetrations and openings. Apply self-adhered bituminous membrane primer to any damaged membrane area and then apply an over-sized piece of self-adhered bituminous membrane as specified elsewhere these notes.
8. Do not permit work to damage work of this Section.

Vapour Retarders / Air Barrier

1. Vapour Retarder: A material or assembly of materials that resists water vapour diffusion through it.
2. Submittals:
   1. Product Data: Provide data on product characteristics, performance criteria, and limitations.
3. The following references and standards apply:
   1. CAN/CGSB 51.34-M86 - Vapour Barrier, Polyethylene Sheet, for Use in Building Construction (including amendments).
4. Materials:
   1. Sheet Retarder: CAN/CGSB 51.34, polyethylene film, suitable for above and below grade application, minimum 10 mil thickness below slabs and 6 mil at above grade locations with batt insulation. Maximum vapour permeability (Perm) to be in accordance with CAN/CGSB 51.34.
   2. Joint sealing tape; Air resistant pressure sensitive adhesive tape, type recommended by vapour retarder manufacturer, 50 mm (2 inch) wide for lap joints and perimeter seals, 25mm (1") wide elsewhere.
   3. Sealant: Compatible with vapour retarder materials, as recommended by vapour retarder manufacturer. Refer to Type 5 sealant in Joint Sealant section.
   4. Staples: Minimum 6 mm (1/4 inch) leg.
   5. Moulded box vapour retarder: Factory moulded polyethylene box for use with recessed electric switch and outlet device boxes.
5. Install sheet vapour retarder on warm side of exterior wall or roof assembly, where indicated on Drawings, and prior to installation of gypsum board or other finish material as detailed, to form continuous retarder. Use sheets of largest practical size to minimize joints. Cut sheet vapour retarder to form openings and ensure material is lapped and sealed to frame.
6. Seal the perimeter of the sheet vapour retarder by applying continuous bead of sealant to substrate at perimeter of sheets. Lap sheet over sealant and press into sealant bead. Install staples through lapped sheets at sealant bead into wood substrate. Ensure that no gaps exist in sealant bead. Smooth out folds and ripples occurring in sheet over sealant.
7. Seal the lap joints of sheet vapour retarder by attaching first sheet to substrate. Apply continuous bead of sealant over solid backing at joint. Lap adjoining sheet minimum 150mm (6") and press into sealant bead. Install staples through lapped sheets at sealant bead into wood substrate. Ensure that no gaps exist in sealant bead. Smooth out folds and ripples occurring in sheet over sealant.
8. Seal electrical switch and outlet device boxes that penetrate vapour retarder by installing moulded box vapour retarder. Apply sealant to seal edges of flange to main vapour retarder and seal wiring penetrations through box cover.

Thermal Insulation

1. The following references and standards apply:
   1. ASTM E136-11 - Behavior of Materials in a Vertical Tube Furnace at 750°C.
   2. ASTM C665-06 - Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
   3. CSA B149.1-10 – Natural Gas and Propane Installation Code.
   4. CSA B149.2-10 – Propane Storage and Handling Code.
   5. CAN/ULC S101-07 - Fire Endurance Tests of Building Construction and Materials.
   6. CAN/ULC S107-10 - Fire Tests of Roof Coverings.
   7. CAN/ULC S114-05 - Test for Determination of Non-Combustibility in Building Materials.
   8. CAN/ULC S701-11 - Thermal Insulation, Polystyrene, Boards and Pipe Covering.
   9. CAN/ULC S704-11 - Thermal Insulation, Polyurethane and Polyisocyanurate Boards, Faced.
   10. CAN/ULC S705.1-01 - Thermal Insulation - Spray Applied Rigid Polyurethane Foam, Medium Density Material - Specification (including Amendment 3).
   11. CAN/ULC S705.2-05 - Thermal Insulation – Spray Applied Rigid Polyurethane Foam, Medium Density. Application.
2. Submittals:
   1. Product Data: Provide data on product characteristics, performance criteria, and limitations.
3. Materials:
   1. Thermal Batt Insulation: Owens Corning Canada, or approved equivalent, CAN/ULC S702 and CAN/ULC-S114 (ASTM E169): preformed glass fibre, in batt or blanket form; friction fit.
   2. Spray Foam Insulation: 'Eco' Wallfite by BASF, or approved equivalent, CAN/ULC S705.1, two-component polyurethane type. Must conform to applicable code for flame and smoke requirements plus CAN/ULC S107; Class A Fire Hazard Classification. Applicators to be licensed and certified by the SPF Quality Assurance Program used by CUFCA.
   3. Foam Sealant: VOC compliant one-component, low expansion, post-expanding polyurethane foam.
   4. Spray Thermal Barrier: Cafco Heat-Sheild. Note, foam-in-place insulation must be protected in all locations by an approved thermal barrier in conformance with the BCBC 2012 and CAN/ULC-S114 (ASTM E169). Spray insulation shall not to contain asbestos, free crystalline silica or combustible fibres.
   5. Spray Fibrous Insulation: non-combustible, white fibrous spray-on thermal insulation system as manufactured by Monoglass Inc. or approved equivalent conforming to CAN/ULC S114 (ASTM E136). Spray insulation shall not contain asbestos, free crystalline silica or combustible fibres.
   6. Acoustic Fiberglass batt Insulation: Owens Corning Canada, or approved equivalent, CAN/ULC S702 or ASTM C665; preformed glass fibre, friction fit type, unfaced, thickness as shown.
   7. Coated Acoustical Insulation: Black Mat Acoustical Board by Owens Corning, thickness as shown on the drawings.
   8. Adhesive: Type recommended by insulation manufacturer for application.
   9. Sheet Vapour Retarder: As specified in Vapour Retarders section.
   10. Tape; Bright aluminum, self-adhering type, 50mm (2") wide.
   11. Staples: 12mm (1/2") minimum leg.
   12. Insulation Fasteners: Impaling clip of galvanized steel with washer retainer, to be adhered to surface to receive board insulation, length to suit insulation thickness and substrate, capable of securely and rigidly fastening insulation in place.
4. Install insulation to maintain continuity of thermal protection to building elements and spaces, as indicated on drawings. Fit insulation tight around electrical boxes, plumbing and heating pipes and ducts, around exterior doors and windows and other protrusions. Drainage offsets within dropped ceiling spaces to be packed with mineral wool insulation to surround pipes. All spaces under tubs and showers to be packed with insulation. Keep insulation minimum 75mm (3") from heat emitting devices such as recessed light fixtures, and minimum 50mm (2") from sidewalls of CAN4 S604 type A chimneys and CAN/CGA B149.1 and CAN/CGA B149.2 type B and L vents. Offset both vertical and horizontal joints in multiple layer applications.
5. Do not enclose insulation until it has been reviewed by the Consultant.

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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ECLIPSE PROJECTS
DESIGN - PLANNING - CONSULTING - MANAGEMENT

Box 4451, QUESNEL, BC V2J 3J6
+(250) 991-6416
www.eclipseprojects.ca
+(250) 991-6416
go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
NTS	00507

SHEET TITLE:

SPECIFICATIONS

SHEET NUMBER: **A9.01** REV.:

SCAN HERE:

Membrane Flashing

1. Provide self adhesive membrane flashing at openings of walls (windows & doors) transitions, and penetrations where applicable and at other locations as noted on drawings.

2. Submittals:
   1. Product Data: Provide data on product characteristics, performance criteria, and limitations.

3. The following references and standards apply:
   1. Perform work in accordance with good construction practices, meeting applicable codes and standard requirements.
   2. Comply with manufacturer's specifications.

4. Do not apply membrane flashing when ambient temperatures are below 10°C (50°F) for 24 hours before application. For applications below 10°C (50°F), follow manufacturer's recommendations. Do not allow membrane to be exposed longer than three (3) weeks.

5. Sequence installation of work so materials overlap shingle style to drain water away from building envelope.

6. Materials:
   1. Primers: As recommended by membrane flashing manufacturer.
   2. Self Adhesive Membrane Flashing Except as Noted Below: Protecto Wrap 100-40 as manufactured by Protecto Wrap or approved equivalent.
   3. Self Adhesvie Transition Membrane Between Waterproof Materials: Protecto Wrap PS45 as manufactured by Protecto Wrap or approved equivalent.

7. Ensure compatibility of primers and membranes with all adjoining materials.

8. Apply self adhesive membrane flashing to primed substrate in strict accordance with the manufacturer's instructions. Apply hand pressure over surface of membrane to remove trapped air beneath membrane. Apply pressure with roller to ensure full adhesion of membrane to surface and to remove 'fish-mouthing'. Use self adhesive membrane flashing gusset in all locations where membrane must be made to stretch, Seal edges of membrane with sealant, Ensure a continuous seal at construction elements such as foundations, roofs and walls, and at junctions of different materials or construction types.

Soffits

1. Provide assembly of components that include metal wall and soffit panels, flashings, trim, fasteners and accessories.
2. The following references and standards apply:
   1. AAMA 2605-05 - Superior Performing Organic Coatings on Aluminum Extrusions and Panels.
   2. ASTM B209-10 - Aluminum and Aluminum-Alloy Sheet and Plate.
   3. ASTM C754-11 - Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products.
   4. SMACNA (Sheet Metal and Air Conditioning Contractors' National Association) - Architectural Sheet Metal Manual.
3. Submittals:
   1. Product Data: Submit panel manufacturer's product data, including VOC levels of all adhesives, paints and other coatings, details of construction relative to materials, dimensions of individual components and profiles, finishes, and panel manufacturer's written and published Installation instructions and installation guides.
   2. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.
   3. Submit installer's shop drawings as verified by panel manufacturer, including seams, reveals, panel junctions, and dimensions, Indicating installation layout of clips, fasteners, penetrations, special conditions, accessories, terminations, edges, corners, starter and terminations of metal wall panel system.
      1. Have shop drawings and calculations prepared under the supervision of a Professional Engineer registered in British Columbia.
   4. Samples: Submit samples of each siding profile, indicating colour, typical seaming, underlayment, etc after review of these samples, a siding mock up shall be produced by the successful Subcontractor.
   5. Installation Data: Manufacturer's special installation requirements.
   6. Close-Out Submittals:
      1. Provide two (2) copies of maintenance data for cleaning and maintenance of finishes for incorporation into the Owner's operation and maintenance manuals.
   7. Letters of Assurance: Submit Letters of Assurance in accordance with the requirements and format of the Authority having jurisdiction:
      1. Shop Drawing Stage: Submit letter of "Assurance of Professional Design and Commitment for Field Review" and Summary of Design and Field Review.
      2. After Completion of Field Reviews: Submit letter of "Assurance of Professional Field Review and Compliance".
4. Design and size components to withstand rotation and shear stress and thermal movement as well as dead and live loads caused by positive and negative wind pressure acting normal to plane of wall. The maximum allowable deflection of the panel shall be $\frac{1}{2}$ of span.
5. Accommodate movement within system without damage to components or deterioration of seals, movement within system; movement between system and perimeter components when subject to seasonal temperature cycling; dynamic loading and release of loads; deflection of structural support framing. Design cladding to resist 1/30 return wind loading.
6. Provide positive drainage to exterior for moisture entering or condensation occurring within panel system.
7. Provide continuity of thermal barrier at building enclosure elements in conjunction with thermal insulating materials.
8. Provide continuity of air barrier seal at building enclosure elements in conjunction with air seal materials specified in Membrane Flashing section.
9. Submit samples of each siding profile, indicating colour, typical seaming, underlayment, etc, After review of these samples, a siding mock up shall be produced by the successful subcontractor.
10. To ensure quality of appearance and performance, obtain materials for each system from either a single manufacturer or from manufacturer approved by each system manufacturer, Prefabricate sheet metal in accordance with manufacturer's recommendations and instructions.
11. Materials:
    1. Aluminum soffits: Longboard 4" Aluminum Siding & Soffit by Mayne Coatings Corp.
    2. Clips: As recommended by manufacturer.
    3. Head of fasteners at cladding: Galvanized and painted same colour as finished sheet.
    4. All fasteners: Hot-dip galvanized type with spiral shank complete with neoprene washers of suitable length to safely hold metal cladding.
    5. Screw type fasteners: Length sufficient to penetrate 6mm (1/4") through interior face and sheathing minimum #14, 32mm (1 1/4"),
    6. Sealant: Refer to Joint Sealing section.
    7. Flashing: Refer to Sheet Metal Flashing and Trim section.
    8. Provide all accessories as indicated on drawings, and as required to complete the project in accordance with material manufacturers recommendations.
12. Install soffits in accordance with manufacturer's written and published instructions and installation guides. Maximum offset from true alignment between adjacent members butting or in line shal be 3mm (1/8"), Maximum variation from plane or location indicated on drawings shall be 6mm (1/4").

Fibre Reinforced Cementitious Panels

1. The following references and standards apply:
   1. ASTM C1186-08 - Flat Fiber-Cement Sheets.
   2. ASTM E84-12 - Surface Burning Characteristics of Building Materials.
   3. ASTM E136-11 - Behavior of Materials in a Vertical Tube Furnace at 750°C.
2. Submittals:
   1. Product Data:
      1. Submit three (3) copies of specifications, installation data, and other pertinent manufacturer's literature.
   2. Shop Drawings:
      1. Submit manufacturer's standard details of components accessories as applicable.
   3. Samples: Submit samples as follows:
      1. Submit three (3) 300 x 300mm (12" x 12") fibre-cement panels in each texture and type.
   4. Close-Out Submittals:
      1. Warranty Documentation.
3. Provide fibre reinforced cementitious panel exterior cladding, soffit, trims and accessories.
4. Coordinate with other trades for penetrations through panels. All penetrations through siding for work of other trades must be fitted with watertight sleeve.
5. Provide manufacturer's transferable ten (10) year warranty covering defects in materials.
6. Materials:
   1. Fibre Cement Panels: 7/16" thick; Hardi Reveal Panel System v2.0 to to ASTM C1186-08 - Flat Fiber-Cement Sheets, Colour Plus with a higher than standard gloss finish to Consultant's future selection complete with clear anodized aluminum trim.
   2. Fibre Cement Lap Siding: 3/16" thick James Hardie Building Products Hardiplank Select Cedar Mill Lap Siding with Colour Plus baked-on finish from prefinished portland cement, ground sand, cellulose fiber, selective additives and water formulated without asbestos, fiberglass or formaldehyde,weighing 2.3 lbs./sq.ft.
      Size and exposure as shown on drawings, Textured surface.
   3. All strapping to be CCA treated plywood as specified in Rough Carpentry section.
   4. Accessories: Starter strips, splices: all as required for a complete and finished installation.
   5. Concealed Fastenings To Wood: Hot dip, galvanized siding nails, conforming to CSA B111, min, 2" long, Galvanizing to conform to CAN/CSA G164 and passing ASTM B571,
   6. Exposed Fasteningsto Wood For Panels: As above, but coloured coded to match panel finish,
   7. Sealants: Bostik FCB, Bostik Color Plus, Dow Corning CWS, OCS Quad.
   8. Insect Screen: In accordance with Rough Carpentry section.
   9. All fasteners to ACQ treated wood to be double hot dipped galvanized or stainless steel.
7. Install siding and accessories in accordance with manufacturer's printed instructions and reviewed shop drawings.
8. All cut ends of panels and siding must be primed and painted to match adjacent face.

Standing Seam Sheet Metal Roofing

1. The following references and standards apply:
   1. American Society for Testing and Materials ASTM A653/A653M, Standard Specification for Steel Sheet Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
   2. ASTM A792/A792M, Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process
   3. ASTM B117, Standard Specification for Operating Salt Spray (Fog) Apparatus
   4. ASTM D523, Standard Test Method for Specular Gloss
   5. ASTM D714, Standard Test Method for Evaluating Degree of Blistering of Paints
   6. ASTM D1005, Standard Test Method for Measurement of Dry-Film Thickness of Organic Coatings Usilng Micrometers
   7. ASTM D2244, Standard Test Method for Calculation of Color Tolerances and Colour Differences from Instrumentally Measured Colour Coordinates
   8. ASTM D2247, Standard Test Method for Testing Water Resistance of Coatings in 100% Relative Humidity
   9. ASTM D3363, Standard Test Method for Film Hardness by Pencil Test
   10. ASTM D4145, Standard Test Method for Coating Flexibility of Prepainted Sheet
   11. ASTM D4214, Standard Test Method for Evaluating the Degree of Chalking of Exterior Paint Films
   12. ASTM D5402, Standard Practice for Assessing the Solvent Resistance of Organic Coatings Usilng Solvent Rubs
   13. ASTM G85, Standard Practice for Modified Salt Spray (Fog) Testing
   14. Canadian Standards Association CAN/CSA-S136 North American Specification for the Design of Cold-Formed Steel Structural Members
2. Submittals:
   1. Product Data: Submit manufacturer's printed product literature, specifications and data sheets.
   2. Samples: Submit samples as follows:
      1. Provide samples of all metal sheets.
   2. Provide colour samples for all areas including individual flashing colours at window boxes.
   3. Installation Data: Provide manufacturer's special installation requirements.
   4. Closeout Submittals:
      1. Provide itemized list:
         1. Manufacturer/distributor name, gauge, type, colour formulation and warranties.
2. Materials
   1. Manufacturer: Westform, Prolok 12 Flat, 24 gauge
   2. Sheet steel cladding shall be manufactured from one of the following material specifications:
      1.1 Zinc coated sheet steel shall conform to ASTM Standard Specification A653/A653M, minimum Grade 230, minimum zinc coating designation Z275. The base steel design thickness shall be 0.29 mm (0,33 mm metallic coated thickness) or greater,
      1.2 55% aluminum-zinc alloy coated sheet steel shall conform to ASTM Standard Specification A792/A792M, minimum Grade 230, minimum 55% aluminum-zinc alloy coating designation AZM150. The base steel design thickness shall be 0.29mm (0,33 mm metallic coated thickness) or greater.
      1.3 The prefinish system shall consist of a primer and silicone modified polyester (SMP) or polyvinylidene fluoride (PVDF) topcoat continuously applied and cured within the paint manufacturer's specifications on cleaned, pretreated, metallic coated substrate. The pretreatment specified shall be micro-crystalline zinc phosphate for galvanized steel and metal oxide pretreatment for aluminum zinc alloy coated steel, applied in accordance with the pretreatment manufacturer's specifications.
      1.4 The prefinished coating shall meet the quality and performance requirements.
      1.5 Alternative prefinish systems may be used provide they meet the quality and performance requirements.
      1.5 Fasteners for attaching cladding to structural framing or other structural supports, for attaching flashing to cladding, and for joining cladding components together shall be as recommended by the manufacturer.
      1.6 Minimum Thickness: The base steel design thickness of sheet used for cladding and flashing shall be at least 0,29 mm (0,33 mm metallic coated thickness) or greater, but not be less than 95% of the specified design thickness as permitted by CAN/CSA-S136.
3. Collateral Materials
   1. All collateral materials used in wall systems employing sheet steel cladding shall be of a nature, style and form which will not damage or impair the serviceability of, nor in the case of exposed surfaces the appearance of, sheet steel cladding. Collateral material may include, but is not limited to, air barrier, convection barrier, vapour barrier, insulation, interior steel liner, sub-girts, and studs.
   2. Field Painting
      1. Metallic coated sheet steel that is supplied unpainted is usually chemically treated (passivated) at the mill to minimize wet storage stain. Passivated material is generally not suitable for painting without special procedures. Where it is intended to field paint sheet steel cladding or other components after erection check with a reputable paint supplier for recommendations.

SBS Modified Bitumen Roof Membrane

1. Provide SBS modified bitumen roof membrane to CGSB 37-GP-56M, air barrier / vapour retarder membrane, rigid insulation to CAN/CGSB 51.26-M86, asphaltic protection board overlay for insulation, associated roof flashing and sheet metal, roof expansion joint as required.

2. The following references and standards apply:
   1. The latest edition (in effect at time of project) of the following reference standards and codes shall govern all roofing materials and work.
   2. RCABC (Roofing Contractors Association of British Columbia) – Roofing Practices Manual.
   3. CGSB 37-GP-56M "Membrane, Modified Bituminous, Prefabricated and Reinforced for Roofing."
   4. CAN/CGSB 51.26-M86, thermal insulation, urethane and isocyanurate Board, Faced.
   5. BCBC 2012.
   6. Industrial Health and Safety Regulations of Worksafe BC.

3. Submittals:
   1. Technical Documents:
      1. Submit two (2) copies of the most current technical data sheets. These documents must describe the materials' physical properties.
      2. Submit shop drawings including:
         1. Provide details of flashing and sloped insulation.
         2. Locate and identify sloped insulation blocks.

4. All requests for approved as equivalent on specified products in this section must be submitted to the Consultant in writing. These requests must be accompanied by written proof of the manufacturer's ISO 9001 and ISO 14 001 Certifications, as well as technical data sheets describing proposed product equivalency.

5. All waterproofing materials will be provided by the same manufacturer. Provide a written declaration to the Consultant that all roofing materials and components are compatible. The manufacturer of elastomeric bitumen products will provide proof of ISO 9001 and ISO 14001 Certifications.

6. The following reference standards and codes shall govern all roofing materials and work: BCBC 2012, RCABC (Roofing Contractors Association of British Columbia) – Roofing Practices Manual and Industrial Health and Safety Regulations of Worksafe BC.

7. Requirements of RCABC, Inspection Agency and manufacturer shall be followed for weather conditions during application of the roofing system. Minimum ambient application temperature is -23 degrees Celsius. Do not carry out roofing operations during wet weather. Do not apply roofing to any wet surface or when rain is imminent.

8. The roofing product manufacturer can delegate a representative to visit the work site at the start of roofing installation. The trade contractor must at all times enable and facilitate access to the work site by said representative.

9. Roofing installation inspection will be done by the roofing inspector paid for by the Trade Contractor as part of the requirements of the RCABC warranty requirements.

10. Hold a pre-installation meeting prior to start of waterproofing works, with the roofing contractor's representative, the Consultant, the Owner and the Envelope Consultant. The purpose of this meeting is to review particular installation conditions to each project, Establish a report for this meeting.

11. Respect safety measures described in the roofing product manufacturer's manual as well as local association recommendations. At the end of each workday, use a heat detector gun to spot any smoldering or concealed fire. Job planning must be organized to ensure workers are still on location at least one hour after torch application. Never apply the torch directly to wood surfaces. Maintain a clean site and have one approved ABC fire extinguisher within 6m (20ft.) of each roofing torch. Respect all safety measures described in technical data sheets. Torches must never be placed near combustible or flammable products.

12. The product manufacturer will issue a written and signed document in the Owner's name, certifying all product performance properties for a period of ten (10) years, starting from the d ate of acceptance. This warranty will cover the removal and replacement of defective roof membrane products, and or defective workmanship including labour. The warranty must remain a full warranty for the duration of the period specified. The scope of this warranty must not be limited by other system components manufactured or distributed by the membrane manufacturer. No letter amending the manufacturer's standard warranty will be accepted and the warranty certificate must reflect these requirements. The warranty shall cover removal of over burden as required for repairs.

13. Materials:
    1. Manufacturer: Soprema
    2. Drains: Refer to Mechanical documents.
    3. Roofing Assembly Materials:
       1. Substrate: Plywood as per Rough Carpentry section and Structural documents.
       2. Air Barrier / Vapour Retarder; Sopravap'r
       3. Insulation: Sopra-Iso Plus
       4. Protection Board: 3/16" Sopraboard
       5. Base Sheet; Sopraply Base 520 (2 layers)
       6. Cap Sheet: Sopraply Traffic Cap 560
    4. Sopraguard; a self-adhesive fire stop membrane composed of a glass fleece reinforced and SBS modified bitumen. Sopraguard tape is a safety precaution and must be installed prior to the installation of any torch applied vapour barriers; membrane base sheets or torch applied stripping membranes. It is installed over substrate cracks, voids, angle changes at curbs, parapets, penetrations or any locations subject to back drafts or entrance of flame from the torch, protecting combustible materials in the system.
    5. Concealed Flashings; Alcan utility aluminum sheet 0,8mm back painted with bituminous paint,
    6. Screws, Bolts, Nails and Flashings: Of metal compatible with adjacent surfaces, size to be such to suit applicable conditions complying with CSA B111-1974 (R1998) Standard table 12. Fasteners in contact with pressure treated wood must be 304 or 316 stainless steel,
    7. Cleats: Same metal but heavier gauge as sheet being anchored, 51mm (2") wide, punched for 2 anchors,
    8. Caulking Compound: One part polysulphide, conforming to CAN/CGSB-19.13 M87; and compatible with roofing membrane,
    9. Bedding Compound: SBS modified plastic cement,
    10. Wood blocking: Preservative treated plywood only.

14. Before commencing work, the Owner's representative, together with the roofing contractor shall inspect and approve the deck condition (slopes and nailing supports, if applicable) as well as parapet walls, roof drains, stack vents, vent outlets and others, building joints, etc. All surfaces must be smooth, dry, clean and free of ice and debris. No salt or calcium shall be used to remove ice or snow. Check if the work of other trades has been properly completed. Do not install materials in conditions of rain, snow or fog. Ensure roofing membrane may be connected to the air/vapour barrier for air and moisture tight installation. Roof drains to be installed at the proper elevation to the finished roof surface. If applicable, a non-compliance notice shall be submitted to the contractor so that adjustments can be made. Commencement of work shall imply acceptance of surfaces and conditions.

15. Prime the deck and install the vapour retarder as per manufacturer's written recommendations. The vapour retarder of the roof must join and overlap the air/vapour retarder of the walls to provide continuous, unbroken protection without the formation of wrinkles, voids, and fish mouths. Ensure that vapour retarder at roof edges and vertical building surfaces maintains, together with wall vapour retarder, the integrity of vapour retarder system for the building.

16. Install the insulation panels in accordance with RCABC, Stagger all joints, Keep dry at all times and protect at the end of the day's work.

17. Mechanically fasten overlay board to RCABC standards and tape butted joints with Sopraguard tape.

18. Install two base sheets, one cap sheet and other materials in strict accordance with manufacturer's instructions and to approved details.

19. Fabricate and install concealed flashings as shown on the drawings and in conformity with best practice of the trade. Joints lapped, locked, cleated and caulked. Back prime all flashings prior to installation. Line joints up with architectural features where possible.

20. Install spun aluminum vent stack covers at all existing vent pipes. Extend existing vent pipes as required to a minimum height of 400mm (16") above the completed membrane surface. Provide sufficient allowance for pipe expansion or contraction, Prime aluminum flange, centre over existing vent stack and set into heated base sheet membrane. Flash with one-ply of base sheet membrane for reinforcement, to extend a minimum of 200mm (8") beyond flange. Complete installation with the application of the cap sheet membrane. Secure caps with self-tapping screws. Caulk as detailed.

21. Coordinate roof drain installation with Plumbing. Install base sheet, a reinforcing ply of base sheet flashing material (180gram/sq.m., torch-applied) to extend 250 mm (10") beyond drain limits and then complete the operation with the cap sheet application over the first two (2) plies. Trim roofing membrane and set clamping ring.

22. Apply 1 coat bituminous anti-corrosive paint on all concealed metal flashing surfaces before installation. Apply 2 coats bituminous anti-corrosive paint on each contacting surface between dissimilar metals.

23. Caulk all roof side joints in metal flashings, etc., including joints in coping flashings as required to provide fully watertight installation. Do not apply sealant at exposed locations without first consulting with the Consultant. Where required behind caulking, provide non-staining type joint backing of expanded polyurethane cell foam, compressed to half its width in joint.

24. Install equipment and accessories in accordance with manufacturer's details and instructions. Install pavers and pedestals in strict accordance with manufacturer's recommendations. Coordinate with related sections.

25. Do not conceal waterproofing until inspection and flood testing are completed to satisfaction of the Consultant and the roofing inspector. Temporarily plug drains and dam horizontal surface areas to be tested and flood with water to a minimum depth of 80mm (3") or as otherwise directed by the Consultant. Maintain flooded depth for 24 hours. Remove water at end of test. If leak occurs, repair and retest.

Firestopping

1. Submittals:
   1. Product Data: Provide data on product characteristics, performance and limitation criteria.
   2. Letters of Assurance: Submit Letters of Assurance in accordance with the requirements and format of the Authority having jurisdiction:
      1. Shop Drawing Stage: Submit a letter of "Assurance of Professional Design and Commitment for Field Review" and Summary of Design and Field Review requirements.
      2. After Completion of Field Reviews: Submit letter of "Assurance of Professional Field Review and Compliance".
   3. System Design Listings: Submit system design listings, including illustrations from a qualified testing and Inspection agency that is applicable for each firestop configuration.
   4. Close-Out Submittals:
      1. Maintenance Data

2. Provide Fireproof firestopping materials and accessories meeting FT requirements.

3. Firestopping is a sealing or stuffing material or assembly placed in spaces between building materials to arrest the movement of smoke, heat, gases, or fire through wall or floor openings. Firestopping systems are installed to resist spread of fire and passage of smoke and other gases at penetrations through fire resistance rated wall and floor assemblies, materials and components.

4. Materials, accessories and application procedures shall be listed by ULC, cUL, or tested in accordance with CAN/ULC S115 to comply with BCBC 2012 requirements. Firestopping materials shall be CAN/ULC S101, to achieve a fire rating as noted on drawings and ULC design number shown. Applicable references are:
   1. CAN/ULC S101-07 - Fire Endurance Tests of Building Construction and Materials.
   2 CAN/ULC S115-05 - Fire Tests of Firestop Systems.
   3. FCIA (Firestop Contractors International Association) - Manual of Practice.
   4. ULC (Underwriters Laboratories of Canada) - List of Equipment and Materials for building materials, fire resistance and firestop systems and components.

5. Manufacturer Qualifications: Companies specializing in manufacturing the products specified in this section with minimum five (5) years documented experience and FCIA Manufacturer Member in good standing.

6. Contractor Qualifications: Company specializing in performing the work of this section and FM approved in accordance with FM standard 4991 - Approval of Firestop Contractors. FCIA Member in good standing, Licensed by the province or local authority where applicable. Successfully completed not less than five (5) comparable scale projects.

7. Obtain firestop systems for each type of penetration and construction situation from a single primary firestop systems manufacturer.

8. Materials:
   1. Fire Stopping and Smoke Seal Systems: Asbestos-free materials and systems capable of maintaining effective barrier against flame, smoke and gases in compliance with requirements of CAN/ULC-S115 and not to exceed opening sizes for which they are intended.
   2. Service Penetration Assemblies: Systems tested to CAN/ULC-S115.
   3. Service Penetration Fire Stop Components: Certified by test laboratory to CAN/ULC-S115.
   4. Fire-resistance rating of installed fire stopping assembly in accordance with applicable code, and as follows:
      1. Fire stopping and smoke seals at re-entry openings: Elastomeric seal.
      2. Fire stopping and smoke seals at penetrations for pipes, ductwork and other mechanical items requiring sound and vibration control: Elastomeric seal.
   5. Primers: To manufacturer's recommendation for specific material, substrate, and end use.
   6. Water (if applicable): Potable, clean and free from injurious amounts of deleterious substances.
   7. Insulation: Mineral wool fibre semi-rigid insulation, Type 1.
   8. Miscellaneous Damming and Backup Materials, Supports and Anchoring Devices: To manufacturer's recommendations, and in accordance with tested assembly being installed, and acceptable to Authorities having jurisdiction.
   9. Sealants: For vertical joints, non-sagging.
   10. Installation Accessories: Clips, collars, fasteners, temporary stops or dams, and other devices required to position and retain materials in place.

9. Verify existing conditions before starting work. Verify opening configurations, penetrating items, substrates, and other conditions affecting performance of firestopping are ready to receive the work of this section. Do not proceed with installation until unsatisfactory conditions have been corrected.

10. Install fire stopping and smoke seal material and components to manufacturer's certified tested system listing. Seal holes or voids made by through penetrations, poke-through termination devices, and unpenetrated openings or joints to ensure continuity and integrity of fire separation are maintained. Provide temporary forming as required and remove forming only after materials have gained sufficient strength and after initial curing. Tool or trowel exposed surfaces to neat finish.

11. Provide manufacturer's field services consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions. Obtain written report from manufacturer verifying compliance of Work, in handling, installing, applying, protecting and cleaning of product.

Sheet Metal Flashing and Trim

1. Submittals:
   1. Submit manufacturer's printed product literature, specifications and data sheets.

2. Perform work in accordance with standard details and requirements from RCABC (Roofing Contractors Association of British Columbia) – Roofing Practices Manual, and SMACNA (Sheet Metal and Air Conditioning Contractors' National Association) - Architectural Sheet Metal Manual.

3. Materials:
   1. Roof Flashing: Galvanized steel, ASTM A653/A653M, G90 zinc coating: prefinished 26 gauge core steel.
   2. Flashing associated with aluminum entrances, windows and curtain wall to be supplied and installed by those sections to match.
   3. All other flashing prefinished metal to match adjacent surfaces 22 gauge minimum for aluminum and 24 gauge minimum for steel.
   4. Prefinished Sheet Steel: Prefinished steel with factory applied silicone modified polyester with:
      1. Specular gloss: 30 units ± 5 in accordance with ASTM D523.
      2. Coating thickness: not less than 25 micrometres.
      3. Resistance to accelerated weathering for chalk rating of 8, colour fade 5 units or less and erosion rate less than 20 % to ASTM D822 as follows, Outdoor exposure period 1000 hours. Humidity resistance exposure period 1000 hours.
      4. Colour as selected by the consultant from manufacturer's extended range of colours.
   5. Fasteners: galvanized steel, same finish as flashing metal where exposed, with soft neoprene washers.
   6. Protective Backing Paint: Bituminous.
   7. Sealant: Silicone type, specified in Joint Sealing section.

4. Installation to conform to RCABC manual.

5. Secure flashings in place using concealed fasteners in exposed locations. Use exposed fasteners only where permitted. Counterflash bituminous flashings at intersections of roof with vertical surfaces and curbs. Flash joints using standing seams forming tight fit over hook strips, as detailed. S-lock seams are acceptable along main field of flashing. Lock end joints and caulk with sealant. Caulk top of surface mounted reglets with sealant. Insert metal flashing into reglets and under cap flashing to form weather tight junction. Turn top edge of flashing into recessed reglet or mortar joint minimum of 25mm (1"). Lead wedge flashing securely into joint. Caulk flashing at reglet with sealant.

6. The following references and standards apply:
   1. ASTM A653/A653M-11 - Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
   2. ASTM D523-08 - Specular Gloss.
   3. ASTM D822/D822M-13 - Exposures of Paint and Related Coatings.
   4. RCABC (Roofing Contractors Association of British Columbia) – Roofing Practices Manual.
   5. SMACNA (Sheet Metal and Air Conditioning Contractors' National Association) - Architectural Sheet

Joint Sealing

1. This section includes sealants not specified in other sections and premoulded and expanding air barrier sealants.
2. The following references and standards apply:
   1. ASTM C509-06 - Elastomeric Cellular Preformed Gasket and Sealing Material.
   2. ASTM C834-05 - Latex Sealants.
   3. ASTM C919-02 - Use of Sealants in Acoustical Applications.
   4. ASTM C920-05 - Elastomeric Joint Sealants.
   5. ASTM C1184-05 - Structural Silicone Sealants.
   6. ASTM C1193-05a - Guide for Use of Joint Sealants.
   7. ASTM C1311-02 - Solvent Release Sealants.
   8. ASTM C1330-02(2007) - Cylindrical Sealant Backing for Use with Cold Liquid Applied Sealants.
   9. ASTM C1401-02 - Guide for Structural Sealant Glazing.
   10. ASTM E330-02 - Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
   11. CGSB 19GP 5M - Sealing compound, one component Acrylic Base solvent curing.
   12. CGSB 19-GP-14M-1984 - Sealing Compound, One Component, Butyl-Polyisobutylene Polymer Base, Solvent Curing.
   13. CAN/CGSB-19.13-M87 - Sealing Compound, One-component, Elastomeric, Chemical Curing.
   14. CAN/CGSB-19.21M87 - Sealing and Bedding Compound, Acoustical.
   15. CAN/CGSB-19,17-M90 - One-Component Acrylic Emulsion Base Sealing Compound.
   16. CAN/CGSB-19.22-M89 - Mildew-Resistant Sealing Compound for Tubs and Tiles.
   17. CAN/CGSB-19,24-M90 - Multi-component, Chemical Curing Sealing Compound.
3. Submittals:
   1. Product Data:
      1. Submit manufacturer's printed product literature, specifications and data sheets.
   2. Samples: Submit samples as follows:
      1. Provide samples of all proposed sealants.
      2. Provide colour samples for all exposed sealant.
   3. Installation Data: Provide manufacturer's special installation requirements.
   4. Closeout Submittals:
      1. Provide itemized list:
         1. Manufacturer/distributor name, sealant type, color formulation and warranties.
         2. Each type of sealant and location.
4. Materials:
   1. Primers: Use a type recommended by the sealant manufacturer to suit substrate types and conditions.
   2. Joint Fillers:
      1. General: Compatible with primers and sealants, outsized 30 to 50 percent.
      2. Polyethylene, Urethane, Neoprene or Vinyl (Vertical Joints): Extruded closed cell foam, Shore A hardness 20, tensile strength 20 to 30 psi.
      3. Neoprene or Butyl Rubber (Horizontal Joints): Round solid rod, Shore A hardness 70.
   3. Bond Breaker: Pressure sensitive plastic tape, which will not bond to sealants.
      Note: No bond breaker is required at tilt-up joints.
   4. Sealants:
      1. Type 1: Tremco Dymeric 240 or approved equivalent, Urethane (two part, non-sag) for:
         1. Exterior sealant joints with joint widths greater than19mm (3/4") but less than 50mm (2").
         2. Custom colour applications.
      2. Type 2: Tremco Dymonic FC or approved equivalent, Urethane (one part, non-sag) for:
         1. Exterior sealant joints widths less than 19mm (3/4")
         2. Interior sealant joints.
      3. Type 2A: Tremco Dymonic 100, High Performance Polyurethane for:
         1. Sealant joints width joint widths less than 19mm (3/4") in green or damp concrete.
      4. Type 3: Tremco Tremsil 600 or approved equivalant, Silicone (one part, non-sag) for:
         1. Exterior sealant joints with joint widths up to 50mm (2").
         2. Exterior weather seals.
            Note: Do not use where caulking is to be painted unless when using silicone based paints.
      5. Type 3A: Tremco Spectrum 2 or approved equivalent, Silicone (one part, non-sag) for:
         1. Exterior and interior structural butt glazing unless otherwise indicated on reviewed shop drawings.
      6. Type 4: Tremco 830 or approved equivalent, Thermoplastic Synthetic Rubber (one part) for:
         1. Sealant around the interior permiter of windows, doors and other wall penetrations.
      7. Type 5: Tremco Acoustical Sealant, Flexible Synthetic Rubber (one part, non-skinning, non-hardening) for:
         1. Sealing the interior polyethylene air barrier / vapour retarder.
         2. Acoustic assemblies.
      8. Type 6: Tremco TREMstop (Fyre-Sil), Silicone (single component, neutral cure for high temperature application) for:
         1. Sealant joints at locations where high temperature sealant application is required (i.e. fire stopping).
      9. Type 7: OSI Proseries Quad, Thermoplastic Synthetic Rubber (one part) for:
         1. Sealant used in join laps in spun-bonded polypropylene sheathing membrane to achelve air tightness continuity.
      10. Type 8: Tremco Tremsil 200 or approved equivalent, Mildew Resistant Silicone for:
         1. Perimeter of bathtubs and showers.
      11. Type 9: Tremco 834, Acrylic Latex (one part) for:
         1. Exposed interior conditions between trim and penetrations frames.

         Colours: As selected by the Consultant from the manufacturer's standard colours. At all publicly visible locations to colour match to an adjoining material as instructed by the Consultant.
5. Ensure that minimum dimension of joint is as recommended by the manufacture. Commencement of work will indicate acceptance of surfaces and conditions. Report any unsatisfactory surfaces or conditions to the Consultant.
6. Comply with the manufacturer's printed instructions and recommendations in the application of sealant to joint locations including:
   1. External door and window frames, inside and outside - head and jambs.
   2. Junction of toilet fixtures with walls and floors (mildew resistant): junction of vanities with walls (mildew resistant).
   3. Interior joints between dissimilar materials where shown including but not limited to bath and wall, ceramic tile and stone and ceramic tile and gypsum board wall.
   4. Exterior Thresholds: Set in two full beads.
   5. All areas noted and where required to protect the interior from exterior water and air infiltration.
   6. Control joints.
7. Cure sealants in compliance with the manufacturer's instructions and recommendations.

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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ECLIPSE PROJECTS
DESIGN - PLANNING - CONSULTING - MANAGEMENT

Box 4451, QUESNEL, BC V2J 3J6
+(250) 991-6416
+(250) 991-6416
www.eclipseprojects.ca
go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

REGISTERED ARCHITECT
LICENSED TO PRACTICE
IN BRITISH COLUMBIA

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
NTS	00507

SHEET TITLE:

SPECIFICATIONS

SHEET NUMBER:	SCAN HERE:
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Division 08 - OPENINGS

Metal Doors and Frames

1. Provide fire rated and non-fire rated, interior and exterior thermally broken steel doors and frames, interior glazed light frames and fire rated glazed parkade screens with wired safety glass or tempered glass as indicated on the window schedule conforming to requirements of CSDMA.

2. The following references and standards apply:
   1. Fire Rated Door and Frame Construction: Labelled and listed to CAN/ULC S104 or NFPA 252.
   2. Fire Rated Door Construction: Rate of rise of 250°C (450°F) across door thickness.
   3. Installed Door and Frame Assembly: Conform to NFPA 80 for fire rated class as scheduled.
   4. ASTM A653/A653M-08 - Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
   5. ASTM C1289-10 - Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.
   6. CAN/ULC-S104-10 - Method for Fire Tests of Door Assemblies.
   7. CAN/ULC-S105-09 - Specification for Fire Door Frames Meeting the Performance Required by CAN/ULC-S104.
   8. CAN/ULC-S701-11 - Standard for Thermal Insulation, Polystyrene, Boards and Pipe Covering.
   9. CAN/ULC-S702-09 - Standard for Mineral Fibre Thermal Insulation for Buildings.
   10. CAN/ULC-S704-11 - Standard for Thermal Insulation, Polyurethane and Polyisocyanurate Boards, Faced.
   11. CGSB-41-GP-19Ma (1984) - Rigid Vinyl Extrusions for Windows and Doors.
   12. CSA-G40.20-04/G40.21-04 (R2009) - General Requirements for Rolled or Welded Structural Quality Steel/Structural Quality Steel.
   13. CSDMA (Canadian Steel Door Manufacturers Association):
       1. Recommended Dimensional Standards for Commercial Steel Doors and Frames, 2000.
       2. Selection and Usage Guide for - Section 08 11 00, 2009.
   14. NFPA 80 - Standard for Fire Doors and Other Opening Protectives, 2010 Edition.
   15. NFPA 252 - Fire Tests of Door Assemblies, 2008 Edition.

3. Submittals:
   1. Product Data: Indicate door and frame configurations and finishes, location of cut-outs for hardware reinforcement.
   2. Shop Drawings:
      1. Indicate frame elevations, reinforcement, anchor types and spacing, location of cut-outs for hardware, and finish.
      2. Indicate door elevations, internal reinforcement, closure method, and cut outs for glazing.
   3. Manufacturer's Installation Instructions: Indicate special installation instructions.
   4. Test Reports: Certified test reports showing compliance with specified performance characteristics and physical properties.
   5. Certificates: Product certificates signed by manufacturer certifying materials comply with specified performance characteristics and criteria and physical requirements.

4. Materials:
   1. Sheet Steel: Galvanized steel to ASTM A653/A653M, commercial grade (CS), Type B, coating designation G90 (Z275) for exterior doors and frames, coating designation A40 (ZF120) for interior doors and frames.
   2. Reinforcement Channel: To CSA G40.20/G40.21, Type 44W, coating designation to ASTM A653/A653M, A25 (ZF75) coating designation.
   3. Door Cores:
      1. Honeycomb Core: Structural small cell 25mm (1") maximum kraft paper honeycomb, sanded to required thickness.
      2. Polystyrene Core: CAN/ULC S701 or ASTM C578, rigid extruded fire retardant, closed cell board, density 16 to 32 kg/cu.m. (1 to 2 lbs/cu.ft.), thermal values RSI-1.0 (R-6.0) minimum, Type 1.
      3. Polyisocyanurate Core: CAN/ULC S704 or ASTM C1289, rigid polyisocyanurate closed cell board, thermal value RSI-2.1 (R-12.0) minimum.
      4. Temperature Rise Rated (TRR) Core: Composition to provide fire-protection rating and limit temperature rise on unexposed side of door to 230°C (450°F) at 30 or 60 minutes, as determined by governing code requirements, core tested as part of a complete door and frame assembly, in accordance with CAN/ULC S104, and listed by a nationally recognized testing agency having a factory inspection service.
      5. Composite Cores: Balance of core materials used in conjunction with lead to manufacturer's proprietary design.
   4. Adhesives:
      1. Cores and Steel Components: Heat resistant, single component, polyurethane reactive hot melt, thermoset adhesive UL/ULC/WH approved or equivalent.
      2. Interlocking Edge Seams: Resin reinforced polychloroprene (RRPC), fire resistant, high viscosity, sealant/adhesive or UL approved or equivalent.
   5. Rust Inhibitive primer for touch-up only.
   6. Door Silencers: Single stud rubber/neoprene.
   7. Exterior Top Caps: Rigid polyvinylchloride (PVC) extrusion conforming to CGSB-41-GP-19MA.
   8. Frame Thermal Breaks: Rigid polyvinylchloride (PVC) extrusion conforming to CGSB-41-GP-19MA.
   9. Glazing Stops: Formed galvanized steel channel, minimum 16 mm (0.625 inch) high, accurately fitted, butted at corners and fastened to frame sections with counter-sunk, tamper proof sheet metal screws.
   10. Bituminous Coating: Asphalt emulsion.
   11. Door Hardware and Weatherstripping: Specified in Door Hardware section.
   12. Louvres: Manufacturers standard.
   13. Glass: Clear glass, minimum 6 mm (1/4 inch) thick, as specified in Glass and Glazing section.
   14. Wired safety glass per Glass and Glazing section.

5. Both exterior doors and interior doors are to be laminated core construction. Exterior doors shall have both face sheets of 1.21 mm (18 gauge) steel, with polyisocyanurate core, laminated under pressure to face sheets. Interior doors shall have both face sheets 1.21mm (18 gauge) steel with honeycomb core and temperature rise rated core where scheduled, laminated under pressure to face sheets. Both interior and exterior doors shall have continuously welded, filled and sanded, longitudinal edges with no visible edge seams. Mortised, blanked, reinforced, drilled and tapped for templated hardware, in accordance with templates provided by hardware supplier. Reinforce for surface mounted hardware, anchor hinges, thrust pivots, pivot reinforced hinges, or non-templated hardware. Top and bottom channels shall be inverted, recessed, welded steel channels. Use flush PVC top caps for the exterior doors. Provide factory-applied touch-up primer at areas where zinc coating has been removed during fabrication.

6. Exterior Frames shall be 1.52 mm (16 gauge) thick base metal thickness of thermally broken, welded type construction. Transom frames, sidelights and window assemblies shall be thermally broken, welded type construction. Interior frames shall be 1.52 mm (16 gauge) thick base metal thickness, welded type construction. Door frames and window assemblies, transom frames and sidelights shall be welded type construction. Transom bars for glazed lights shall be fixed type, of same profiles as jamb and head. Frames are to be mortised, blanked, reinforced, drilled and tapped for templated hardware, in accordance with templates provided by hardware supplier. Reinforce frames wider than 1220 mm (48 inches) with roll formed steel channels fitted tightly into frame head, flush with top. Prepare frames for silencers. Provide three (3) single silencers for single doors and mullions of double doors on strike side. Provide two (2) single silencers on frame head at double doors without mullions. Configure exterior frames with special profile to receive recessed weatherstripping. Attach fire rated label to each fire rated door unit. Fabricate frames to suit masonry wall coursing with 50 mm (2 inch) head member.

7. Install doors, and hardware in accordance with hardware templates and manufacturer's instructions. Make allowance for deflection to ensure structural loads are not transmitted to frame product. Install roll formed steel reinforcement channels between two abutting frames. Anchor to structure and floor. Finish paint as specified in Painting section.

Flush Wood Doors

1. Provide pre-hung flush wood doors non-rated and fire-rated, Swing, sliding, pocket and bi-fold.

2. The following references and standards apply:
   1. ANSI/WDMA I.S. 1A-11 Industry Standard for Architectural Wood Flush Doors.
   2. ASTM E90 Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
   3. ASTM E2074-00 Standard Test Method for Fire Tests of Door Assemblies.
   4. AWMAC (Architectural Woodwork Manufacturers Association of Canada) - Architectural Woodwork standards, 1st Edition (2009).
   5. CAN4 S104-M80 - Standard Method for Fire Tests of Door Assemblies.
   6. ITS/Warnock Hersey Mark for Fire Door Test Certification.
   7. NEMA (National Electrical Manufacturers Association) LD3-2005 - High-Pressure Decorative Laminates.
   8. NFPA 80-2007 - Standard for Fire Doors and Other Opening Protectives.
   9. NFPA 252-2008 - Fire Tests of Door Assemblies.
   10. Underwriters' Laboratories of Canada (ULC).

3. Submittals:
   1. Submit shop drawings in conformance to the requirements of the Architectural Woodwork Standards1st Edition 2009.
   2. Shop Drawings: Illustrate door opening information such as location, size types, construction, swings, undercuts, special bevelling, hardware location and preparation requirements, blocking for hardware in mineral core doors, fire ratings, lite cut-outs, factory finish, glass, and other pertinent data.
   3. Product Data: Indicate door core materials, thickness, construction, veneer species, Submit manufacturer's printed product literature, specifications and data sheets.
   4. Submit Material Safety Data Sheets indicating VOC's for door materials and adhesives.
   5. Provide door construction samples with door faces, edges, and core representative of the specified door type(s).
   6. Provide pre-finished veneer sample to illustrate the color of the specified door face materials.
   7. Installation Data: Provide manufacturer's special installation requirements.

4. Perform work in accordance with AWMAC Quality Standard, Custom Grade. Manufacturer must be a member in good standing of the Architectural Woodwork Manufacturer Association of Canada (AWMAC).

5. The following regulatory requirements apply:
   1. Wood doors: Tested In accordance with CAN4-S104 or NFPA 252 to achieve rating as scheduled.
   2. Installed Fire Rated Door Assembly: Conform to NFPA 80 for fire rated class as indicated.
   3. Provide fire-rated wood doors with either ULC or ITS/Warnock Hersey label, and of the construction standard to the door manufacturer and conform to the requirements of manufacturer's labelling agency.

6. Materials:
   1. Refer to Interior Design documents and Architectural Door Schedule.

7. Fabricate doors in accordance with AWMAC Quality Standards and ULC requirements. Doors are to meet the requirements of ANSI/WDMA I.S. 1A-11 Heavy Duty performance level. Stiles and rails are to be fully bonded to core and assembled unit shall be abrasive planed prior to lamination of faces. Use Type 1 adhesive to assemble doors. The construction standard of the manufacturer and the requirements of all applicable labelling agencies are to be used for fire-rated doors. Bevel lock and hinge stile to Architectural Woodwork Standard 1st Edition 2009, 3 degree bevel.

8. Refer to Interior Design documents and Architectural Door Schedule for finishes.

9. Install non-rated and fire-rated doors in accordance with NFPA 80, manufacturer's instructions and to ULC requirements. Trim fire door heights at bottom edge only in accordance with fire rating requirements.

Wood Pocket Doors

SUBMITTALS.

1. Product Data: Indicate door core materials and construction; veneer type and characteristics; pocket framing materials and construction; hardware.
2. Shop Drawings: Illustrate door opening criteria, elevations, sizes, types, hardware.

QUALITY ASSURANCE.

1. Installers / applicators / erectors: Provide work of this section, executed by competent installers with minimum 3 years experience in application of Products, systems and assemblies specified.

WARRANTY.

1. Warranty Periods: Interior Doors: Two (2) years..2Include coverage for delamination of facing, warping beyond industry recognized tolerances, defective materials.

MANUFACTURERS.1

1. Alliance Door Products:

DOORS.

1. Flush Interior Doors: 1-3/8 inch thick; solid core construction: Door slab to be sized to allow for the specified finished opening size, See Door Schedule and Door Details.
2. Fabricate non-rated doors in accordance with AWMAC Quality Standards requirements.

FLUSH DOOR FACING.

1. Facing: Hardboard, 1/8 inch thick; for paint finish.

POCKET FRAME.

1. Frame; fully assembled pocket frame / cage with steel stiffeners, for installation within 3 5/8" metal stud wall; including all required hardware.
2. HARDWARE.
   1. Provide all required pocket door hardware, including 200 lb. ball bearing aluminum overhead track, ball bearing triple wheel rollers, pocket door guides, door stop, recessed edge and face pulls - brushed satin finish.

2.6 FINISHES

1. Doors shall be shop primed, finish painted on site.

INSTALLATION.

1. Install materials in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
2. Machine cut in shop for hardware.
3. Undercut doors 1" above finished flooring for safety.
4. Adjust door for smooth and balanced door movement.
5. Installation Tolerances: Conform to AWMAC requirements for fit and clearance tolerances and maximum diagonal distortion.

Plastic (PVC) Windows

1. The following references apply:
   1. ASTM E1105-00(2008) - Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference.
   2. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS--North American Fenestration Standard/Specification for windows, doors and skylights complete with testing labels attached to all windows prior to delivery.
   3. CAN/CGSB 79.1-M91 - Insect Screens.
   4. CSA-A440.2-09/A440.3-09 - Fenestration energy performance/User guide to CSA-A440.2-09, Fenestration energy performance.
   5. CAN/CSA-A440.4-07 - Window, Door, and Skylight Installation.

2. Submittals:
   1. Shop drawings:
      1. Clearly indicate materials and large scale details for head, jamb and sill, profiles of components, elevations of unit, anchorage details, location of isolation coating, description of related components and exposed finishes and fasteners.
      2. Shop Drawings must be signed and sealed by an Engineer licensed in the Province of British Columbia.
   2. Letters of Assurance: Submit Letters of Assurance in accordance with the requirements and format of the Authority having jurisdiction:
      1. Shop Drawing Stage: Submit a letter of "Assurance of Professional Design and Commitment for Field Review" and Summary of Design and Field Review.
      2. After Completion of Field Reviews: Submit letter of "Assurance of Professional Field Review and Compliance".
   3. Samples:
      1. Show frame, sash, sill, muntin bars, glazing and weatherproofing method, insect screens, surface finish and hardware.
      2. Include 150 mm (6 inches) long samples of head, jamb, sill meeting rail and mullions and muntins to indicate profile.
   4. Test reports: Submit test reports from approved independent testing laboratories, certifying product performance and compliance with specifications, for:
      1. Windows and doors.
      2. Infiltration/exfiltration rates.
      3. Thermal transfer resistance of frames.
      4. Fire performance.
   5. Close-Out Submittals:
      1. Maintenance data: Provide maintenance data for cleaning, re-glazing and maintenance manual.

3. Design Requirements:
   1. Structural components: continuous multi chambered tubular vinyl extrusions with internal steel reinforcement.
   2. Frame and vent corners mitred and heat welded.
   3. Glazing set on blocks and bedded against an EPDM gasket on the exterior side and retained with a vinyl mitered glazing bead with co-extruded gasket on the interior side.
   4. Spacer block thermally broken.
   5. Slot holes in frame and sash rebates to ensure baffled internal weepage, drainage and pressure equalization.
   6. Fabricate windows to sizes, shapes, configurations and operation as scheduled, as detailed and as specified.
   7. Where openers shown Install one prefinished metal handle to operate concealed multi-point adjustable locking hardware.
   8. Comply with NAFS standard PG 30 for low rise multi residsdential.

4. Performance Requirements:
   1. Air Tightness: A3, refer to A440.
   2. Thermal Transmittance: heat transfer coefficient, U-factor when evaluated in accordance with CSA-A440.2, U (metric) = 2. (0.35)
   3. Water Resistance: B3 in accordance with CSA-A440.2.
   4. Condensation Resistance: Temp factor of 55 in accordance with CSA-A440.
   5. Structural Performance: C3 in accordance with CSA-A440.
      1. Deflection of framing members and glass, under full design load, must not exceed 1/175 of clear span.
      2. Framing members and glass must withstand snow, wind and suction loads normal to plane of assembly in accordance with BCBC 2012, Climatic Information for Building Design in Canada,1;30 years probability.

5. Materials:
   1. Manufacturer: Starline or approved equivalent.
   2. Provide frame, sash and door members with a hollow multi chambered design from extruded, impact resistant, rigid polyvinyl chloride (PVC) with a wall thickness of approximately 3mm (1/8"). Colour as selected by consultant.
   3. Reinforcement: Reinforce as required to comply with referenced codes with hot-dipped galvanized steel profiles designed to fit the particular profile shape of the frame, sash or door. Conceal and fasten in the center chambers of the profile.
   4. Double weather strip all operating sash with extruded EPDM, resistant to deterioration by weathering and aging, secure in position. Seals must be easily replaceable without special tools. Weather strips must be continuous and may not penetrate by weepage system.
   5. Hardware: Manufacturer's standard complete with restricting device.
   6. Glazing: Use dry glazing methods from interior by use of applied mitered extruded PVC glazing beads with co-extruded gasket sized to suit glazing units.
   7. Glass and Glazing Materials: As specified in Glass and Glazing section.
   8. Sealant: One part elastomeric sealant providing weather resistance and high adhesion characteristics to PVC and adjacent materials.
   9. Finish: Integral colour throughout the profile. Colour as selected by the Consultant.

6. Install windows in accordance with reviewed shop drawings, architectural details, manufacturer's recommendations and above references. Seal joints between frame members and other non-operating components with sealant to provide weather-tight seal at outside and air, vapor seal at inside. Seal joints between windows and window sills and doors and door sills with sealant. Bed sill expansion joint cover plates and drip deflectors in bedding compound. Seal between sill upstaged and window/door frame. Seal butt joints in continuous sills. Apply sealant in accordance with Joint Sealing section. Conceal sealant within sill work except where exposed use is permitted by Consultant. Seal transition stripping into the glazing packet at head, jamb and sill.

7. Windows will be tested for water penetration in situ in accordance with ASTM E1105. Minimum rating shall be in accordance with CSA-A440.2. One successful test will be required at the beginning of the work of installing the windows. Additional tests will be required as requested by the Building Envelope Consultant. The Contractor must pay for any and all window testing until the Building Envelope Consultant is satisfied, Provide air tight chamber for testing. Conduct tests for air infiltration and water penetration with manufacturer's representative present. Correct units having deficiencies when tests indicate that they do not meet specified performance requirements at no cost to the Owner and retest. Apply these repairs to all similar window construction. Upon Owner's request, provide manufacturer's field service consisting of product use recommendations and periodic site visit for inspection of product installation in accordance with manufacturer's instructions.

8. Where windows are installed prior to occupancy, mark glass with non-alkaline whiting or similar non-abrasive material.

OPENINGS

Door Hardware

1. Submittals:
   1. Shop Drawings:
      1. Indicate locations and mounting heights of each type of hardware, schedules, catalogue cuts, electrical characteristics and connection requirements.
      2. Submit manufacturer's parts lists and templates.
   2. Samples:
      1. Submit sample of hinge, lockset, passage set and closer, illustrating style, colour, and finish.
      2. Samples will be incorporated into the Work.
   3. Installation Data: Manufacturer's special installation requirements.
   4. Closeout Submittals:
      1. Operation and Maintenance Data: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.
      2. Warranty Documentation: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.
      3. Record Documentation:
         1. Record actual locations of installed cylinders and their [master] key code.
         2. Keys: Deliver with identifying tags to [Owner] by security shipment direct from hardware supplier.
   5. Maintenance Material Submittals:
      1. Maintenance and extra material requirements.
      2. Extra Stock Materials:
         1. Provide [ten (10)] extra key lock cylinders for each [master] keyed group.
      3. Tools:
         1. Provide special wrenches and tools applicable to each different or special hardware component.
         2. Provide maintenance tools and accessories supplied by hardware component manufacturer.

2. Provide the hardware for the wood, hollow steel and aluminum doors; including thresholds, weatherstripping, seals, and door gaskets.

3. Retain the services of a hardware consultant to prepare a detailed hardware schedule and fixture cuts including all security devices. See the Interior Design documents for the door hardware specification and see Electrical documents for all security devices.

4. Perform work in accordance with:
   1. AWMAC (Architectural Woodwork Manufacturers Association of Canada) – Architectural Woodwork Standards, 1st Edition (2009).
   2. BHMA (Builders Hardware Manufacturers Association) - A156 series.
   3. CAN/ULC-S104-10 - Method for Fire Tests of Door Assemblies.
   4. CAN/ULC-S132-07 - Emergency Exit and Emergency Fire Exit Hardware.
   5. CSDMA (Canadian Steel Door Manufacturers Association).
   6. NFPA 80 - Fire Doors and Fire Windows (2010 Edition).
   7. NFPA 252 - Fire Tests of Door Assemblies (2008 Edition).
   8. ANSI/BHMA A156 series.

   Conform to applicable code for products requiring electrical connection. Listed and classified as suitable for the purpose specified and indicated.

5. Obtain each type and variety of door hardware from a single manufacturer, unless otherwise indicated.

6. Provide manufacturer's warranty for components of door hardware that fail in materials or workmanship within specified warranty period. Failures include, but are not limited to, the following: Structural failures including excessive deflection, cracking, or breakage, Faulty operation of operators and door hardware. Deterioration of metals, metal finishes, and other materials beyond normal weathering and use, Warranty period shall be three (3) years from date of Substantial Completion, except as follows:
   1. Electromagnetic Locks: Five (5) years from date of Substantial Completion.
   2. Exit Devices: Three (3) years from date of Substantial Completion.
   3. Manual Closers: Ten (10) years from date of Substantial Completion.

4. Materials:
   1. Refer to Hardware Schedule.
   2. Use only fasteners provided by manufacturer. Failure to comply may void warranties and applicable licensed labels.
   3. Screws, bolts, expansion shields and other fastening devices required for satisfactory installation and operation of hardware. Fasteners shall be compatible with material through which they pass.
   4. Exposed fastening devices to match finish of hardware.
   5. Keys in duplicate for every lock in this Contract. Prepare detailed keying schedule in conjunction with Project Manager. Stamp keying code numbers on keys and cylinders. Provide construction cores. Provide all permanent cores and keys to Project Manager.

5. Install hardware to manufacturer instructions, using templates provided by hardware item manufacturer. Install hardware to standard hardware location dimensions in accordance with CSDMA Canadian Metric Guide for Steel Doors and Frames (Modular Construction). Remove construction cores or locks when directed by Project Manager; install permanent cores and check operation of locks.

6. Architectural Hardware Consultant will inspect installation and certify that hardware and installation has been furnished and installed in accordance with manufacturer's written instructions and as specified. Adjust hardware for smooth operation.

Glass and Glazing

1. Refer to General Requirements for submittal requirements.

2. Provide glass and glazing for interior and exterior windows and doors, showers, mirrors including installation and for other products and installation called up in notes referencing this note. Refer also to the Architectural Window Schedule.

3. The following references apply:
   1. ASTM C864-05 - Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers.
   2. ASTM C1503-08 - Specification for Silvered Flat Glass Mirror.
   3. ASTM D2240-05 (2010) - Test Method for Rubber Property—Durometer Hardness.
   4. CAN/CGSB 12.1-M90 - Tempered or Laminated Safety Glass.
   5. CAN/CGSB 12.3-M91 - Flat, Clear Float Glass.
   6. CAN/CGSB 12.5-M86 - Mirrors.
   7. CAN/CGSB 12.8-97 - Insulating Glass Units.
   8. CAN/CGSB 12.10-M76 - Glass, Light, and Heat Reflecting.
   9. CAN/CGSB 12.11-M90 - Wired Safety Glass.
   10. GANA (Glass Association of North America)
       1. Glazing Manual 50th Anniversary Edition.
       2. IGMATM-3000-90(04) North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use.
       3. Laminated Glazing Reference Manual (2006).
   11. IGMA (Insulating Glass Manufacturers Alliance).

4. Performance requirements:
   1. Provide glass and glazing materials for continuity of building enclosure vapour retarder and air barrier.
   2. Size glass to withstand dead loads and positive and negative live loads acting normal to plane of glass as calculated in accordance with the applicable code.
   3. Limit glass deflection to 1/175 or flexure limit of glass with full recovery of glazing materials, whichever is less.
   4. Glass to be designed in accordance with CAN/CGSB 12.20. Glass to conform to standards listed in this section.

      Refer to drawings for location of glazing types including provisions for acoustical performance.

      Glazing types and thicknesses stated are minimum acceptable. Use laminated, heat strengthened, tempered glass or combination thereof and increase minimum thicknesses as required by engineered design and shop drawings.
   5. All glass products of one type (including fabricated glass) shall be manufactured and fabricated by one company. All glass shall be delivered to site bearing manufacturer's label, complete with glazing instructions where applicable. Apply all coatings of similar type in single production run to ensure colour match. Ensure edges of glass are free from spalls, flake chips, or rough chips which would be either visible or compromise adhesion of exterior weather seal. Ensure thorough and complete deletion of Low E at periphery to avoid corrosion or visual distortion.
   6. Perform Work in accordance with reference manuals, for glazing installation methods. Do not install glazing when ambient temperature is less than 10°-C (50°-F).

   6. Provide ten (10) year warranty to include coverage for sealed glass units from seal failure, interpane dusting or misting, and replacement of same. Provide ten (10) year warranty to include coverage for delamination of laminated glass and replacement of same. Provide ten (10) year warranty to include coverage against silver spoillage of the mirrors and replacement of same.

   7. Materials:
      1. Acceptable Manufacturers for Glass Products: Guardian Glass.
      2. Float Glass: CAN/CGSB-12.3, glazing quality, clear, 6mm (1/4"h) minimum thick.
      3. Safety Glass: CAN/CGSB-12.1, clear, Type 1 (laminated) and Type 2 (tempered). Minimum 6mm (1/4"h) thick unless otherwise noted on drawings or as required. Exposed edges shall be machine ground and flat polished.
      4. Low Emissivity (Low E) Glass: Float type, soft, sputtered coating, minimum 6mm (1/4"h) thick.
         1. Visible Light Transmittance: 66 percent.
         2. Solar Light Transmittance: 56 percent.
         3. Shadding coefficient: 0.71.
         4. Product: Pilkington Energy Advantage.
      5. Wired Glass: CAN/CGSB 12.11, polished both sides (transparent), square wire mesh style; 6mm (1/4"h) minimum thick.
      6. Skylight and canopy glazing tempered and laminated as per requirements of the BCBC 2018.
      7. Insulated Glass Units (Type 3): CAN/CGSB-12.8, double pane, outer and inner pane to be clear tempered where required to meet code; interpane space filled with argon gas, with low conductivity spacer; Low E coating to surface 2 total unit thickness of 25mm (1"h) minimum.
      8. Lock Strip Gaskets: ASTM C542, ozone-resistant neoprene compound, with lock-strip (zipper) component that friction-fits into position to retain glass pane/unit, sized to accommodate glass thickness.
      9. Setting blocks: Neoprene, EPDM or Silicone, 80-90 Shore A durometer hardness to ASTM D2240, size to suit glazing method, glass light weight and area.
      10. Spacer Shims: ASTM C864, Neoprene or Silicone, 50 to 60 Shore A durometer hardness, tested to ASTM D2240, minimum 75 mm (3 inches) long x one half the height of the glazing stop x thickness to suit application, self adhesive on one face.
      11. Glazing Tape:
          1. Preformed butyl compound with integral resilient tube spacing device; 10 to 15 Shore A durometer hardness tested to ASTM D2240; coiled on release paper; black colour.
          2. Closed cell polyvinyl chloride foam, coiled on release paper over adhesive on two sides, maximum water absorption by volume of 2 percent, designed for compression of 25 percent to effect an air barrier and vapour retarder seal.
      12. Glazing Splines and Gaskets: ASTM C864, resilient polyvinyl chloride or silicone extruded shape to suit glazing channel retaining slot.
      13. Setting Blocks 80-90 Shore A Hardness to ASTM D2440. Size to suit glazing method, weight, and area.
      14. Spacer Shims: ASTM C864, Silicone, 50 to 60 Shore A durometer hardness, tested to ASTM D2240, minimum 75mm (3"h) long x one half the height of the glazing stop x thickness to suit application, self adhesive on one face.
      15. Glazing Clips: Manufacturer's standard type.
      16. Mirrors: Conform to CAN/CGSB-12.5 (No. 1 quality). All mirrors 6 mm (1/4 inch) thick polished plate or float glass, backed with silvered copper paint. Sizes as indicated on drawings. All edges will be ground smooth and polished.
      17. Mirror Trim: Refer to Interior Design Materials List.
      18. Mirror Adhesive: Chemically compatible with mirror coating and wall substrate.

Division 09 - FINISHES

Gypsum Board Assemblies

1. Provide gypsum board and joint treatment, cementitious backer board for interior applications, shaftwall assemblies and exterior sheathing.
2. The following references apply:
   1. ASTM C475/C475M-02 (R2007) - Joint Compound and Joint Tape for Finishing Gypsum Board.
   2. ASTM C557-03(2009)e1 - Adhesives for Fastening Gypsum Wallboard to Wood Framing.
   3. ASTM C645-09a - Specification for Nonstructural Steel Framing Members.
   4. ASTM C754-09a - Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products.
   5. ASTM C840-08 - Application and Finishing of Gypsum Board.
   6. ASTM C1002-07 - Steel Self-Piercing, Tapping Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs.
   7. ASTM C1047-10a - Accessories for Gypsum Wallboard and Gypsum Veneer Base.
   8. ASTM C1177/C1177M-08 - Glass Mat Gypsum Substrate for Use as Sheathing.
   9. ASTM C1178/C1178M-08 - Specification for Coated Glass Mat Water-Resistant Gypsum Backing Panel.
   10. ASTM C1278/C1278M-07a - Specification for Fiber-Reinforced Gypsum Panel.
   11. ASTM C1280-09 - Specification for Application of Gypsum Sheathing.
   12. ASTM C1396/C1396M-09a - Gypsum Board.
   13. AWCC (Association of the Wall and Ceilings Contractors) - (Specification Standards Manual 2003.
   14. CAN/ULC-S101-07 - Methods of Fire Endurance Tests of Building Construction and Materials.
   15. GA-216-07 (Gypsum Association) - Application and Finishing of Gypsum Panel Products.

3. Submittals:
   1. Product Data: Submit manufacturer's printed product literature, specifications and data sheets.
   2. Letter of Commitment:
      1. Submit Letter of Commitment, signed and sealed by professional engineer responsible for work of this Section; professional engineer shall define applicable responsibilities in the completed Letter of Commitment and Letter of Compliance in compliance with the intent of the BCBC 2018.
   3. Letter of Compliance:
      1. Submit Letter of Compliance, signed and sealed by professional engineer responsible for work of this Section; design engineer to certify substantial compliance with the system design before declaration of Substantial Performance for the project.
   4. Installation Data: Manufacturer's special installation requirements.

4. Perform work in accordance with ASTM C840 and AWCC requirements. Conform to applicable code for fire rated assemblies in conjunction with Metal Stud Framing as follows:
   1. Fire resistance classifications to CAN/ULC S101.
   2. Fire rated Design Assembly No. as listed on Drawings.

5. Materials:
   1. Studs and Tracks: As specified in Rough Carpentry and Metal Stud Framing sections.
   2. Furring, Framing, and Accessories: To ASTM C645.
   3. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.
   4. Gypsum Board: ASTM C1396/C1396M, paper-faced, 13 and 16 mm (1/2 and 5/8 Inch) thick regular core, and 16mm (5/8"h) thick Type X: 1220mm (48"h) wide, maximum available length in place; tapered edges, ends square cut.
   5. Gypsum Coreboard: ASTM C1396/C1396M, 25 mm (1 inch) thick, maximum available size in place; square edges, ends square cut.
   6. Moisture and Mould Resistant at Bathrooms Non-Tilted Areas: Scoring 10 on the D3273 for mould resistance, 13mm and 16mm (1/2"h and 5/8"h) thick and Type X, 16mm (5/8"h) thick; maximum available length in place; tapered edges, ends square cut.
   7. Exterior Gypsum Sheathing: ASTM C1177/C1177M, fiberglass-mat faced front, back and long edges,13mm (1/2"h) thick, edges square cut. Acceptable Product: DensGlass Exterior Sheathing or approved equivalent.
   8. Tile Backer Board: Mat Faced Water Resistant Core Backer Board: ASTM C1178/C1178M, 16mm (5/8"h) thick, Acceptable product: Denshield by Georgia Pacific.
   9. Studs and Runners for Shaftwall Assembly: ASTM C645; hot-dip galvanized sheet steel, base metal thickness to suit design assembly requirements. Studs shall be 'CH' shape, with knurled faces. Runners shall be 'J' shape. Jamb struts shall be 'J' shape.
      1. Acceptable product: Georgia-Pacific or approved equivalent.

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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ECLIPSE PROJECTS
DESIGN - PLANNING - CONSULTING - MANAGEMENT

Box 4451, QUESNEL, BC V2J 3J6
+(250) 991-6416
www.eclipseprojects.ca
+(250) 991-6416
go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

DRAWN:	DATE:
LY	Aug 08, 2021
CHECKED:	
SCALE:	PROJECT NO.:
NTS	00507

SHEET TITLE:

SPECIFICATIONS

SHEET NUMBER:	SCAN HERE:
A9.03 REV.:	

PLOTTED: 17.06.2022 1:38:50 PM SHEET SIZE: ARCH D

10. Acoustic Insulation: As specified in Thermal Insulation note.
11. Acoustic Sealant: Refer to Joint Sealing note.
12. Corner Beads: ASTM C1047.
13. Edge Trim: ASTM C1047; tapeable type casing bead where exposed.
14. Reinforcing tape, adhesive, and water: ASTM C475.
15. Joint compound: Asbestos-free.
16. Gypsum Board Fasteners: ASTM C1002, corrosion resistance treated, Type S or W to suit application.
17. Cementitious Board Fasteners: Board manufacturer's purpose made screws, corrosion resistant steel, self-drilling points, counter-sink heads to prevent strip-out.
18. Access Panels: Install only where approved by the consultant. Flush door type, screwdriver operated cam locks with locking cylinder option, concealed hinges, plain or fire rated with integral frame for installation after wall finish is applied, complete with fixing screws and shields to suit wall type.
    Finishes and types as follows:
    1. Drywall Standard: Prime coated for painting with walls.
    2. Fire Rated; Suit wall rating.
    3. Approved Manufacturers: Milloc or approved equivalent manufacturer meeting design and performance requirements.

6. Support light fixtures by providing additional ceilling suspension hangers within 150mm (6"h) of each corner and at maximum 600mm (24"h) around perimeter of fixture. Erect drywall resillent furring transversely across studs, spaced maximum 600mm (24"h) on centre and not more than 150mm (6"h) from ceilling/wall juncture, Secure to each support with drywall screws, Install 75mm (3"h) continuous strip of gypsum board along base of partitions where resilient furring installed, Install resilient channels for acoustic applications at maximum 600mm (24"h) on centre. Locate joints over framing members.

7. Apply and finish gypsum board in accordance with ASTM C840 except where specified otherwise. Apply gypsum sheathing in accordance with ASTM C1280. Erect hangers and runner channels for suspended gypsum board ceilings in accordance with ASTM C840 except where specified otherwise, Install wall furring for gypsum board wall finishes in accordance with ASTM C840, except where specified otherwise, Install ceilling framing to ASTM C754 or GA-216, Install gypsum board in single and double board applications in accordance with ASTM C840 or GA-216, Erect fire rated gypsum board in accordance with applicable ULC design number, Finish joints in accordance with ASTM C840 or AWCC for appropriate level finish, but not less than Level 4 for finished areas exposed to the public or for any surface to receive paint with a gloss level of 4 or higher, Install exterior sheathing components to ASTM C1280 and manufacturer's special instructions.

Tiling

1. The following references apply:
    1. ANSI A108/A118/A136.1-2009 - Standards for the Installation of Ceramic Tile.
    2. ANSI A118.4 - Specifications for Latex-Portland Cement Mortar.
    3. ANSI A118.6 - Specifications for Standard Cement Grouts for Tile Installation.
    4. ANSI A137.1 2012 Specification for Ceramic Tile.
    5. ANSI A137.2 2012 Specification for Glass Tile.
    6. ASTM C629-10 - Slate Dimension Stone.
    7. TTMAC (Terrazzo Tile and Marble Association of Canada):
        1. Specification Guide 09 30 00, Tile Installation Manual 2012-2014.
        2. Maintenance Guide.
2. Submittals:
    1. Product Data:
        1. Provide product data for tiles, adhesives and grouts.
    2. Samples:
        1. Mount tile and apply grout on plywood panels, illustrating pattern, colour variations, and grout joint size variations.
    3. Installation Data:
        1. Manufacturer's special installation requirements.
    4. Manufacturer's Certificate: Certify that Products meet or exceed specified requirements.
    5. Closeout Submittals:
        1. Operation and Maintenance Data: Include recommended cleaning methods, cleaning materials,
           stain removal methods, and polishes and waxes.
    6. Maintenance Material Submittals:
        1. Extra Stock Materials: Provide 2% of each size, colour, and surface finish of tile specified.
3. Conform to TTMAC Manual, Installation company to be TTMAC registered.
4. Materials:
    1. Refer to Interior Design Materials List and additional installation requirements, including anti-fracture underlayment for tile and setting materials.
5. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances. Install materials in accordance with manufacturer's written instructions and TTMAC Manual for both thin-set tile and medium-set tile.

Non-Structural Metal Stud Framing

1. The following sections apply:
    1. Formed metal stud framing.
    2. Framing accessories.
    3. Seismic requirements.

2. Related Sections: Gypsum Board Assemblies; Metal studs for partitioning; and metal framing for ceilling bulkheads.

3. Seismic Requirements:
    1. The Contractor shall engage a professional structural engineer, registered in the Province of BC, who will provide sealed design drawings and Schedule S-B, and S-C letters of assurance, demonstrating compliance of the complete partition and suspended ceilling systems with Part 4 of the BCBC - 2018.

4. Quality Assurance:
    1. Perform Work in accordance with ASTM C754.
    2. Installers / applicators / erectors: Provide work of this section, executed by competent installers with minimum 3 years experience in application of Products, systems and assemblies specified.

5. Materials:
    1. Studs: ASTM C645, electro-galvanized, non-load bearing rolled steel, channel shaped, punched for utility access, as follows:
        1. Width: 3 5/8 inch.
        2. Thickness: 25 ga.
    2. Runners: Of same material and finish as studs, bent leg retainer to receive studs.
    3. Furring and Bracing Members: Of same material and finish as studs, thickness to suit purpose.
    4. Fasteners: Self drilling, self tapping screws.
    5. Anchorage Devices: Power driven.
    6. Acoustic Sealant: As specified.
    7. Primer: Zinc rich for galvanized surfaces. Part 3

6. Execution:
    1. Place two beads of acoustic sealant between runners, studs and substrate.
    2. Align and secure top and bottom runners at 24 inches oc.
    3. Fit runners under and above openings; secure intermediate studs at spacing of wall studs.
    4. Install studs vertically at 24 inches oc. Align stud web openings.
    5. Secure studs to tracks. Brace stud framing system and make rigid.
    6. Stud splicing is not permissible.
    7. Construct corners using minimum three studs. Double stud at wall opening, door and window jambs, not more than 2 inches each side of openings.
    8. Coordinate erection of studs with requirements of door frame supports and attachments.
    9. Coordinate installation of bucks, anchors, and blocking with electrical and mechanical work to be placed in or behind stud framing.
    10. Blocking and Reinforcement for wall mounted items; Secure to studs.
    11. Refer to Drawings for location of partitions extending to ceiling only, and partitions extending through ceiling to structure above. Maintain clearance under structural building members to avoid deflection transfer to studs.
    12. Coordinate placement of insulation in multiple stud spaces made inaccessible after stud framing erection, such as double studs at door openings.

Acoustical Panel Ceilings

1. The following sections apply:
    1. Suspended metal grid ceiling system.
    2. Acoustical panels

2. Related Sections: Non Structural Metal Stud Framing; seismic requirements

3. Submittals:
    1. Samples:
        1. Submit two (2) samples in size illustrating material and finish of acoustic units.
        2. Maintenance Material: Provide extra ceiling panels to Owner, quantity equal to 5% of installed ceiling area.

4. Quality Assurance:
    1. Provide work of this section, executed by competent installers with minimum 5 years experience in application of Products, systems and assemblies specified and with approval and training of Product manufacturers.
    2. Work of this section shall be installed by a Subcontractor that is a member in good standing of the Association of Wall and Ceiling Contractors of British Columbia (AWCC), who has been a member for at least 3 years.
    3. Mock-up: Construct in locations acceptable to Consultant a typical sample ceiling installation 10 m2 (108 ft2) in area, complete with perimeter wall trim. Modify sample as directed and as required to obtain approval. Upon acceptance retain sample as standard of quality for acoustical ceiling. Do not begin fabrication and erection of remainder of ceiling system until sample installation has been reviewed and accepted. Accepted sample may become a part of the final Work, subject of approval of Consultant.
    5. The Contractor shall engage a professional structural engineer, registered in the Province of BC, who will provide sealed design drawings and Schedule S-B, and S-C letters of assurance, demonstrating compliance of the complete suspended ceilling system with Part 4 of the BC Building Code - 2018.
    6. Coordinate seismic design with the requirements indicated in the mechanical and electrical specifications.

5. Materials:
    1. Acceptable acoustical ceilling system manufacturers:
        1. Armstrong World Industries
        2. CGC
        3. Certainteed
    2. Acceptable products:
        1. Armstrong 'Prelude XL 15/16" Exposed Tee Systems'
        2. Substitutions: Refer to Submittal Procedures Section
    3. Heavy duty to ASTM C635/C635M-13a, 24 mm (15/16") interlocking tee system, designed to support acoustical panels in patterns indicated with deflection of main tees less than L/360, consisting of main tees and cross tees, The system shall provide lock joint intersections of cross and main tees.
    4. Hanger anchorage devices: Screws, clips, bolts, concrete inserts or other devices applicable to the indicated method of structural anchorage for ceilling hangers and whose suitability for use intended has been proven through standard construction practices or by certified test data.
    5. Hangers and tie wire: Galvanized wire, recommended by manufacturer of suspension system, minimum 2.66 mm (0.1") (12 gauge).
    6. Suspension system accessories: Splices, clips, and perimeter moulding, of manufacturer's standard type to suit the applicable conditions unless special conditions and access area are shown or specified.
    7. Angle moulding: Armstrong '7803
    8. Grid Finish: Metal exposed in finished work shall have a pre-coated baked enamel finish in non- yellowing colour. Submit paint formulation of grid system to lighting fixture, speaker grille, sprinkler and diffuser manufacturers to ensure consistency of colour, sheen and texture of all exposed metal components in the ceilling assemblies.
    9. Grid Colour: Flat white.
    10. ACOUSTIC TILES
        1. Acceptable products:
            1. 24" x 24" x 3/4": Armstrong 'Ultima' #1913
            2. Substitutions: Refer to Submittal Procedures Section
        2. Classification: Type IV. Form 2, Pattern E in accordance with ASTM E1264-14.
        3. NRC: 0.75
        4. Material: Wet-formed mineral fibre with acoustically transparent membrane.
        5. Surface texture: Fine.
        6. Edge: Square
        7. Colour: White

6. Execution:
    1. Verify that layout of hangers will not interfere with other work.
    2. Verify that site conditions are ready to receive work.
    3. Beginning of installation means acceptance of site conditions.
    7. Installation:
        1. Install suspension system rigid, secure, square, level and plumb, framed and erected to maintain dimensions and contours indicated, and in accordance with ASTM C636/C636M- 13, ASTM E580/E580M-16, CISCA installation standards, and any other applicable national or local code requirements. Make allowance for thermal and structural movement.
        2. Support hangers for suspended ceilling grid independent of walls, columns, pipes and ducts.
        3. Space hangers for ceilings at maximum 1220 mm (48") on centre in both directions. Provide additional hangers as required to comply with manufacturer's written installation instructions.
        4. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers to span the extra distance.
        5. Locate system according to Reflected Ceilling Plan.
        6. Install edge moulding at intersection of ceilling and vertical surfaces.
        7. Fit acoustic panels in place, free from damaged edges.
        8. Tolerances: Variation from Flat and Level Surface: <1/8 inches in 10 ft.
        9. Replace uneven, defective or damaged materials and finishes, eliminate waves, remove soiled or stained areas.
        10. Clean dirty and discoloured surfaces of acoustical units and suspension system according to manufacturer's recommendations.

Resillient Flooring

1. The following sections apply:
    1. Resillient sheet flooring.
    2. Resilient base.
2. Submittals:
    1. Product Data:
        1. Provide product data on specified products, describing physical and performance characteristics; sizes, patterns and colours.
    2. Seaming Diagram: provide seaming diagram for Consultant's approval.
    3. Samples:
        1. Submit two (2) samples illustrating colour and pattern for each floor material specified.
3. Quality Assurance:
    1. Installers / applicators / erectors: Provide work of this section, executed by competent installers with minimum 3 years experience in application of Products, systems and assemblies specified and with approval and training of Product manufacturers.
    2. Mock-ups:
        1. Prior to commencing flooring installation for this section, prepare full room mock-up (room size at least 10 m2 (100 ft2) in area) for acceptance by the Consultant.
        2. Mock-up shall include flooring showing edge treatment and relationships to adjoining surfaces.
        3. Location of installation shall be determined by Consultant.
        4. Do not proceed with flooring specified in this section until mock-up has been accepted by Contractor and Consultant.
    3. Field Conditions:
        1. Ambient Conditions: Install materials of this section only when surfaces and air temperatures have been maintained between 18.4°C and 29.4°C for 48 hours preceding installation, and will be so maintained during installation and for 48 hours thereafter. Maintain a minimum temperature of 13°C after above period. Relative humidity shall be 50 +/- 10%.
        2. Allow products to acclimatize in installation area for a minimum 24 hour prior to installation.
4. Products:
    1. Resillient Sheet Flooring: iQ Natural by Tarkett.
    2. See Finishes Legend on Finishes Plans for style and colour.
    3. Substitutions: Refer to Submittal Procedures Section.
5. Materials:
    1. Vinyl Cove Base (VCB): Johnsonite Vinyl Wall Base, 100 mm (4") high, coved profile, complete with preformed inside and outside corners with 100 mm (4") returns.
    2. See Finishes Legend on Finishes Plans for style and colour. Note rooms designated for coved resillient sheet turned up walls, versus vinyl cove base.
    3. Substitutions: Refer to Submittal Procedures Section
    4. Accessories:
        1. Sub-Floor Filler: White premix latex type.
        2. Primers and Adhesives: Waterproof types.
        3. Welded Seams; Types recommended by flooring manufacturer.
6. Execution:
    1. Demolish existing sheet vinyl flooring: remove existing adhesive by scraping, within reason, to bare concrete substrate.
    2. Ensure concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity, carbonization, or dusting.
    3. Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes, and other defects with sub-floor filler.
    4. Apply primer to concrete surfaces.
7. Installation:
    1. RESILITENT SHEET FLOORING
        1. Install to manufacturer's written instructions.
        2. Ensure that field conditions have been provided as requested and specified.
        3. Examine substrate to ensure clean lines, correct level and freedom from cracks, ridges, dusting, and scaling.
        4. Perform compatibility test with primer/adhesive and substrate.
        5. Report conditions contrary to requirements preventing proper installation. Do not proceed with the installation until unsatisfactory conditions have been corrected. Failure to call attention to defects or imperfections will be construed as acceptance and approval of the substrate. Installation indicates acceptance of substrates with regard to conditions existing at the time of installation. Defective work resulting from application to unsatisfactory surfaces will be considered the responsibility of those performing the work of this section.
        6. Spread only enough adhesive to permit installation of materials before initial set. Obtain 100% adhesive coverage to flooring backing.
        7. Lay flooring with joints parallel to building lines to produce symmetrical pattern and minimum joints, Place seams in inconspicuous and low-traffic areas, at least 150 mm (6") away from parallel joints in levelling underlayment, concrete joints, saw cuts and other type of joints. Avoid cross seams.
        8. Terminate flooring at centerline of door in openings where adjacent floor finish or colour is dissimilar.
        9. As installation progresses, roll flooring with 45 kg (100 lb) three-section roller to ensure full adhesion, remove adhesive ridges, and entrapped air.
        10. Scribe flooring to walls, columns, cabinets, floor outlets, drains, and other appurtenances to produce tight joints.
        11. Heat-welded seams: Weld seams in accordance with ASTM F1516-13, Wait minimum of 24 hours after flooring installation before grooving and heat welding seams, Prepare, weld, and trim seams to produce flat surfaces flush with adjoining floor covering surfaces.
        12. Flooring installation shall not show telegraphing of substrate. Flooring installation shall be homogenous free of substrate lines, pockets, bumps and unevenness.
        13. Coved Sheet Flooring: where indicated on the Finishes Plans, return sheet flooring up wall to provide an integral coved base detail. Install in strict conformance with manufacturer's written instructions. Weld all seams. Terminate upper edge without trim where edge will be covered by wall protection panels.
    2. WALL BASE MATERIAL
        1. Install base on solid backing. Bond tight to wall and floor surfaces.
        2. Joints shall be tightly fitted, straight and vertical, and not less than 610 mm (24") from corners.
    3. Install factory preformed inside and outside corners.
        4. Scribe and fit to door frames and other interruptions.
        5. Installation Tolerances: Install straight and level to variation of 3 mm (1/8") over 3m (10'-0").
    3. CLEANING & PROTECTION
        1. Thoroughly clean surfaces in accordance with manufacturer's recommendations.
        2. Protect new floors from time of final set of adhesive until final Inspection.

Tile Carpeting

1. The following sections apply:
    1. Tile carpeting.
    1. Vinyl cove base installation, and repairs to existing cove base.
2. Related Sections: Resillient Flooring; vinyl base.
3. Submittals:
    1. Product Data: Provide product data on specified products, describing physical and performance characteristics; sizes, patterns and colours.
    2. Samples:
        1. Submit two (2) samples illustrating colour and pattern for each floor material specified.
4. Quality Assurance:
    1. Installers / applicators / erectors: Provide work of this section, executed by competent installers with minimum 3 years experience in application of Products, systems and assemblies specified and with approval and training of Product manufacturers.
    2. Mock-ups:
        1. Prior to commencing flooring installation for this section, prepare mock- up (at least 4 m2 (40 ft2) in area) for acceptance by the Consultant.
        2. Mock-up shall include flooring showing edge treatment and relationships to adjoining surfaces.
        3. Location of installation shall be determined by Consultant.
        4. Do not proceed with flooring specified in this section until mock-up has been accepted by Contractor and Consultant.
5. Products:
    1. Tile Carpeting:
        1. Carpet Tile: Overlay Accent Style 02977 by Tarkett: 24" x 24", Flexaire Cushion backing.
        2. See Finishes Legend on Finishes Plans for style and colour.
        3. Substitutions: Refer to Submittal Procedures Section.
    2. Accessories:
        1. Sub-Floor Filler: White premix latex type to form a cementitious paste, as recommended by carpet tile manufacturer for the job specific substrate
        2. Carpet tile adhesive: release type, as recommended by carpet tile manufacturer.
        3. Reducer Strips: black vinyl, by Johnsonite or approved equivalent.
        4. Vinyl Base: refer to Resilient Flooring Section: vinyl base.
6. Execution:
    1. Clean existing flooring substrate.
    2. Fill cracks, joints, holes, and other defects with sub-floor filler to provide a smooth level substrate.
7. Installation:
    1. Apply adhesive and carpet tile to manufacturers' instructions.
    2. Verify carpet pattern match before installation to ensure minimal variation between dye lots.
    3. Verify carpet tile layout and joint pattern with Consultant prior to commencing installation.
    4. Carpet tile installation pattern shall be horizontal ashlar.
    5. Cut and fit carpet tile around interruptions.
    6. Fit carpet tile tight to intersection with vertical surfaces without gaps.
    7. Provide reducer strips where carpet tile meets different floor finishes. Locate the reducer strips below doors, so that the strip is hidden when the door is in the closed position.
    8. Clean and vacuum carpet surfaces.
    9. Protect new floors from time of final installation until final inspection.

Painting

1. The following section includes:
    1. Surface preparation.
    2. Surface finish schedule at end of section.
2. Submittals:
    1. Submittal Procedures Section
    2. See Finishes Legend on Finishes Plans for style and colour. Note rooms designated for coved resillient sheet turned up walls, versus vinyl cove base.
3. Quality Assurance:
    1. Perform Work to MPI (Master Painters Institute) - Architectural Painting Specification Manual, or Maintenance Repainting Manual (MRM),
    2. Provide continuous ventillation and heating facilities to maintain surface and ambient temperatures above 7 degrees C for 24 hours before, during and 48 hours after application of finishes.
4. Products:
    1. Acceptable Manufacturers: all manufacturers shall be in accordance with MPI Painting Specification Manual "Approved Product" listing.
    2. Materials:
        1. Acceptable Products: all materials shall be in accordance with MPI Painting Specification Manual "Approved Product" listing, and shall be MPI Premium Grade, unless noted otherwise.
        2. Use paint materials of single manufacturer for each paint system.
        3. All material shall have low VOC content.
5. Execution:
    1. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
    2. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the recommended maximum.
    3. Beginning of Installation means acceptance of site conditions, If painting is performed over inadequately prepared or damaged surfaces, any required repainting shall performed at the Contractor's expense.
    4. Prepare surfaces to receive paint as per Chapter 2 - Section 3 and Chapter 3- Section 3 of the MPI Manual, or Maintenance Repainting Manual (MRM).
    5. Apply products in accordance with MPI Manual, or Maintenance Repainting Manual (MRM).
    6. Paint all exposed to view surfaces.
        1. Protection: Protect other surfaces from paint or damage. Repair damage.
        2. Cleaning: As work proceeds, promptly remove paint where spilled, splashed, or spattered.
    3. Schedule: Insterior Surfaces:
        1. Metal Door Frames:
            1. INT 5,3M High Performance Architectural Latex.
            2. Gloss Level: 5 (semi-gloss).
        2. Wood Doors, Wood Trim:
            1. INT 6.3A High Performance Architectural Latex.
            2. Gloss Level: 5 (semi-gloss).
        3. Gypsum Board:
            1. INT 9,2A Latex.
            2. Gloss Level: 3 (eggshell).

Division 10 - SPECIALTIES

Miscellaneous Specialties

1. Miscellaneous prefabricated items not specified elsewhere including but not limited to:
    1. Bulletin Boards.
    2. Entrance Door Mats.
    3. Wire Shelving.
    4. Corner Guards.
    5. Baby Change Tables.
2. Submittals:
    1. Shop Drawings: Submit the manufacturer's literature showing all construction details, dimensions, gauges, thicknesses, description of materials, and metal finishing specifications.
    2. Samples: If requested, submit colour or representation of the manufacturer's standard samples showing finish or operation.
    3. Letters of Assurance: Submit Letters of Assurance in accordance with the requirements and format of the Authority having jurisdiction:
        1. Shop Drawing Stage: Submit a letter of "Assurance of Professional Design and Commitment for Field Review" and Summary of Design and Field Review.
        2. After Completion of Field Reviews: Submit letter of "Assurance of Professional Field Review and Compliance".
3. Products:
    1. Bulletin Board:
        1. Acceptable Product: Forbo Bulletin Board, #2162 'Duck Egg'.
        2. 5 total required. Refer to drawings (plans, sections) for sizes, locations and mounting heights.
    2. Folding Baby Change Table:
        1. Acceptable Product: KB200 fold-down change table by Koala.
        2. 2 total required. Refer to drawings (Washroom) for location and sizes. Assure wall blocking is in place prior to installation.
    3. Corner Guard:
        1. Acceptable Product: SM-010 3" corner guard by Acrovyn: colour to be selected later by the Consultant from standard range.
        2. 10 total required. Refer to drawings (Activity Areas) for location and sizes.
    4. Entry Floor Mat:
        1. Acceptable Product: Construction Specialties 'Pedimat M1', flush mounted: colour to be selected later by the Consultant from standard range.
        2. Size (Entry, Webster and Back Alley): 6' x 8'-4"
        3. Size (To 30 Months To School Age and After-School Outdoor): 3'-9" x 3'-9"
    5. Security Mirror:
        1. Acceptable Product: MICV12P 12" convex detection mirror by Richelieu.
        2. 2 total required. For wall mount in Hallway & Cubbies.
        3. Confirm location on site with Consultant prior to installation. Intent is for office staff to view building entry.
4. Execution:
    1. Provide templates and rough-in measurements as required.
    2. Install fixtures, accessories and manufactured specialty items in accordance with details, reviewed shop drawings, and manufacturer's instructions.
    3. See drawings for mounting locations and heights. If locations are not indicated on the drawings, install in accordance with Building Code and manufacturer's recommendations. Confirm locations and installation details with Consultant prior to installing.
    4. Test and adjust for proper operation.
    5. Clean and protect work from damage. Refinish damaged or defective work so that no variation in surface appearance is discernible. Refinish work at Place of the Work only if approved.

Toilet Compartments

1. This sections includes:
    1. Toilet compartments.
2. Related Sections:
    1. Wood Framing: wood blocking.
    2. Toilet and Bath Accessories.
3. Submittals:
    1. Product Data: Provide product data on panel construction, hardware, and accessories.
    2. Shop Drawings: Indicate partition plan and elevation views, dimensions, details of supports, and door swings.
    3. Installation Data: Manufacturer's special installation requirements.
4. Quality Assurance:
    1. Installers / applicators / erectors: Provide work of this section, executed by competent installers with minimum 3 years experience in application of Products, systems and assemblies specified.
5. Products:
    1. Bobrick Inc, or approved equivalent.
    2. Toilet partitions: Approved Product: Duraline Series 1182, floor mounted (no overhead bracing) - custom child height, colour 'Citadel Warp' 5882-58, Standard Hardware, Class A, Refer to drawings to determine custom child heights.
    3. Hardware: Type 304 stainless steel, self closing hinges, slide latch with keeper.
    4. Substitutions: refer to Submittal Procedures Section
6. Execution:
    1. Install partitions to manufacturer's written instructions.
    2. Install partitions secure, plumb, and level.
    3. Attached panel brackets securely to walls using anchor devices. Assure securement through drywall into metal studs or solid wood blocking.
    4. Provide adjustment for floor variations with screw jack through steel saddles integral with pilaster. Conceal floor fastenings with pilaster shoes.
    5. Equip each door with two hinges, one door latch, and one (1) coat hook and bumper.
    6. Adjust and align hardware to uniform clearance at vertical edge of doors, not exceeding 3/16".
    7. Limit openings between panels, doors and pilasters to less than 3/8".
    8. Field touch-up of scratches or damaged finish will not be permitted.

Toilet and Bath Accessories

1. This sections includes:
    1. Washroom Accessories
2. Related Sections:
    1. Wood Framing: wood blocking.
    2. Toilet Compartments.
3. Submittals:
    1. Product Data: Provide product data on accessories describing size, finish, details of function, attachment methods.
    2. Installation Data: Manufacturer's special installation requirements.
4. Products:
    1. WASHROOM ACCESSORIES
        1. Grab Bars:
            1. Acceptable Product: Bobrick 'B6806', "Vancouver style", 1220 mm (48") long, peened.
            2. 3 total required. Refer to drawings (plans, sections) for sizes, locations and mounting heights.
        2. Washroom accessories as supplied by Owner for installation by work of this section :
            1. Paper towel dispenser.
            2. Toilet tissue dispenser.
            3. Trash bins.
            4. Refer to drawings (plans, sections) for sizes, locations and mounting heights.
    2. FASTENERS & ANCHORS
        1. Concealed Fasteners, Screws, and Bolts: Hot dip galvanized.
        2. Exposed Fasteners, Screws, and Bolts: Stainless steel.
        3. Expansion Shields: Fibre, lead, or rubber as recommended by accessory manufacturer for component and substrate.
5. Execution:
    1. Provide templates and rough-in measurements as required.
    2. Install fixtures, accessories and items to manufacturers' instructions.
    3. See floor plan and interior elevation drawings for mounting locations and heights. If locations are not indicated on the drawings, install in accordance with Building Code and manufacturer's recommendations.
    4. Restore damaged finishes and test for proper operation. Clean and protect work from damage.

Signage

1. Provide unit number signage as per to Design documents. Provide emergency exit/fire plan signage.
2. The following references and standards apply:
    1. BCBC 2018.
    2. Conform to applicable code for requirements for the physically handicapped.
3. Submit shop drawings indicating sign styles, lettering font, foreground and background colours, locations, overall dimensions of each sign.
4. Install signage to manufacturer instructions, in accordance with reviewed shop drawings. Perform work in accordance with the more stringent of the following:
    1. Respective manufacturer directions.
    2. Requirements of this Section.
    3. Additional and special requirements of Design Specification.

    Install signs using mechanical fasteners or double-sided foam tape method as directed by Consultant.
5. Fire Safety Plan: Prior to occupancy, a "Fire Safety Plan" and "Record of Installed Fire Safety Systems" conforming to 2.8.2 of NFC 1995 shall be submitted to the Fire Prevention Office.

REVISIONS

NO.	DESCRIPTION	DATE

ISSUED DRAWINGS

ISSUED FOR:	DATE
COORDINATION	20.08.2021
TENDER	15.06.2022

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ECLIPSE PROJECTS
DESIGN - PLANNING - CONSULTING - MANAGEMENT

Box 4451, QUESNEL, BC V2J 3J6
+(250) 991-6416
+(250) 991-6416
www.eclipseprojects.ca
go.eclipse@live.ca

PROJECT LOGO:

CITY OF Quesnel

PROJECT TITLE:

PROPOSED Q-KIDS DAYCARE CENTRE

QUESNEL & DISTRICT DAYCARE SOCIETY
420 Webster Avenue
Quesnel, BC

PROJECT OWNER & ADDRESS:

THE CITY OF QUESNEL
410 Kinchant Street
Quesnel B.C.
V2J 7J5

CONSULTANT:

SEAL:

REGISTERED ARCHITECT
LUCIUS YOUNG
PROVINCE OF BRITISH COLUMBIA

DRAWN:	DATE:
LY	Aug 08, 2021
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SCALE:	PROJECT NO.:
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SHEET TITLE:

SPECIFICATIONS

SHEET NUMBER: **A9.04**
REV.:

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