

DEMOLITION NOTES:

REFER TO CONSTRUCTION NOTES ON DRAWING A9.2 FOR ADDITIONAL INFORMATION AND REQUIREMENTS

- GENERAL CONTRACTOR TO ADVISE DCA AND SDM OF ANY DAMAGED AREAS DUE TO DEMOLITION WORK. GENERAL CONTRACTOR TO PROTECT ALL EXISTING FINISHES THAT ARE NOT SPECIFIED TO BE DEMOLISHED FROM DEMOLITION. IF ANY DAMAGE TO OR GOOD ALL DAMAGE RESULTING FROM THE WORK CARRIED OUT UNDER THIS CONTRACT AT NO EXTRA CHARGE. PREPARE ALL AREAS, FLOORS, WALLS, CEILINGS, ETC. TO ACCEPT NEW CONSTRUCTION. (TYPICAL)
- GENERAL CONTRACTOR TO ENSURE ALL EXISTING FLOORS, WALLS, CEILINGS, EXPOSED STRUCTURAL MEMBERS AND DUCTWORK TO REMAIN ARE THOROUGHLY CLEANED AFTER DEMOLITION IS COMPLETED. PATCH AND REPAIR SURFACES AS NECESSARY TO ACHIEVE A SMOOTH, CLEAN SURFACE READY TO FINISHES.
- GENERAL CONTRACTOR TO REVIEW, FULLY UNDERSTAND AND COMPLY WITH THE LANDLORD'S REQUIREMENTS AS SPECIFIED IN THE TENANT DESIGN CRITERIA, THE RETAIL TENANT CONSTRUCTION SITE RULES AND REGULATIONS AND ANY OTHER DOCUMENTATION.
- ENSURE THAT ALL WORK ON OR IN RESPECT OF THE PREMISES IS TO BE PERFORMED BY COMPETENT AND SKILLED WORKMEN WHO ARE COMPATIBLE WITH UNIONIZED TRADES EMPLOYED BY THE LANDLORD, LOBLAW AND ITS CONTRACTORS; ALL CONTRACTORS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE LANDLORD AND LOBLAW, NOT TO BE UNREASONABLE WITHHELD.
- LANDLORD'S MANDATORY CONTRACTORS: WITHOUT ANY EXCEPTION, THE COMPANIES AND TRADES LISTED IN THE RULES AND REGULATIONS MUST BE USED IN THEIR FIELDS WHERE CONSTRUCTION INTERFACES WITH BASE BUILDING SYSTEMS.
- SDM TO REMAIN OPEN DURING CONSTRUCTION. ALL CONSTRUCTION TO BE COMPLETED IN PHASES. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION PHASING WITH SDM.
- GENERAL CONTRACTOR TO ADVISE DCA AND SDM OF ANY DISCREPANCIES.
- DEMOLITION/ CONSTRUCTION THAT INVOLVES EXCESSIVE NOISE, ODORS, OR VIBRATION, OVERHEAD WORK DIRTY WORK MUST BE CARRIED OUT AFTER OPERATING HOURS.
- ANY DAYTIME WORK AREAS MUST BE PHYSICALLY SEPARATED FROM THE PUBLIC.
- ALL FLOORING WORK AND FIXTURE REMOVAL/ INSTALL WILL BE PERFORMED IN PHASES.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE ENTIRE SCOPE OF WORK. GENERAL CONTRACTOR SHALL COORDINATE THE ORDER AND EXTENT OF THE DEMOLITION WORK REQUIRED. NO EXTRAS WILL BE ALLOWED FOR WORK OR CONDITIONS THAT WOULD HAVE BEEN DISCOVERED DURING THE PRE-TENDER SITE INSPECTION.
- DASHED LINES INDICATE WORK TO BE REMOVED UNLESS INDICATED OTHERWISE. ANY EXISTING WORK THAT IS INTENDED TO STAY AND IS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION THAT MATCHES EXISTING AND IS ACCEPTABLE TO DCA, SDM AND/ OR PROPERTY MANAGEMENT. ALL REPAIR WORK SHALL HAVE A NEAT AND CLEAN APPEARANCE AND BE ACCEPTABLE TO THE LANDLORD AND SDM. REMOVAL OF WALLS, FLOORS AND CEILINGS, ETC. ARE INDICATIONS ONLY. THE GENERAL CONTRACTOR MAY CHOOSE TO REMOVE MORE OF THE MATERIALS NECESSARY TO COMPLETE THE SCOPE OF WORK.
- DEMOLITION THAT DOES NOT AFFECT THE OPERATION OF THE LANDLORD, THE MALL, TENANT BUSINESS OR THE ADJACENT TENANTS SHALL BE COMPLETED DURING NORMAL WORKING HOURS. OTHER DEMOLITION WORK THAT AFFECTS OPERATION SERVICES, PRODUCES EXCESSIVE NOISE, REQUIRES HEAVY EQUIPMENT OR SPECIFICALLY REQUESTED BY THE MALL/ PROPERTY MANAGEMENT SHALL BE COMPLETED DURING OFF HOURS WITH APPROVAL OF LANDLORD/ PROPERTY MANAGEMENT AND LOCAL AUTHORITIES. PROVIDE AND MAINTAIN TEMPORARY EXITING FACILITIES TO THE SATISFACTION OF THE LOCAL AUTHORITIES. PROVIDE AND MAINTAIN ADEQUATE HOARDING AND DUST COVERS ETC. TO SEPARATE ALL WORK AREAS FROM THE PUBLIC AREAS AT ALL TIMES. COORDINATE PLACEMENT OF HOARDING AND DUST COVERS WITH LANDLORD/ PROPERTY MANAGEMENT AND SDM.
- ANY EXISTING WORK THAT IS INTENDED TO STAY AND IS DAMAGED DURING DEMOLITION/ CONSTRUCTION SHALL BE RESTORED TO A CONDITION THAT MATCHES EXISTING AND IS ACCEPTABLE TO SDM AND THE LANDLORD. ALL REPAIR WORK SHALL HAVE A NEAT AND CLEAN APPEARANCE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SERVICES (EXPOSED AND CONCEALED) PRIOR TO ANY DEMOLITION, CUTTING OR DRILLING. SERVICES CUT OR DAMAGED AND ANY RESULTING DAMAGE TO PREMISES CAUSED FROM FAILURE TO DO SO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- EVERY POSSIBLE PRECAUTION SHALL BE TAKEN DURING DEMOLITION TO PREVENT DAMAGE TO EXISTING MATERIALS, UTILITIES AND SERVICES THAT ARE TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO SDM OR THE LANDLORD, INCLUDING ANY AND ALL RELATED AND CONSEQUENTIAL DAMAGES.
- KEEP THE SITE NEAT AND TIDY, FREE FROM ACCUMULATED DEBRIS AND EXCESS MATERIAL. REMOVE WASTE FROM THE PREMISES EACH DAY. DO A THOROUGH CLEANING OF THE PREMISES EVERY MORNING PRIOR TO OPENING TO THE PUBLIC, TO THE SATISFACTION OF SDM
- DISPOSE OF DEMOLISHED MATERIALS EXCEPT WHERE REQUIRED TO BE SALVAGED OR RE-USED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL OPENINGS, TRIPPING HAZARDS, ETC. ARE PROTECTED FROM PATRONS AT ALL TIMES.
- GENERAL CONTRACTOR TO TAKE ALL REASONABLE MEASURES TO PROTECT THE PUBLIC AND THOSE WORK ON THE SITE FROM BODILY HARM OR INJURY. PROTECT ADJACENT PROPERTIES. MAKE FULL RESTITUTION FOR ANY DAMAGE. COMPLY WITH REQUIREMENTS OF THE CONSTRUCTION SAFETY ACT.
- GENERAL CONTRACTOR TO REMOVE EXISTING FLOORING AS NOTED. ALL FLOORING WORK WILL BE PERFORMED IN PHASES. GENERAL CONTRACTOR TO MAKE GOOD ALL DAMAGED AREAS AND PREPARE SLAB/ FLOOR TO ACCEPT NEW FLOORING. REFER TO FLOORING DRAWINGS FOR FLOOR TYPES AND LOCATIONS.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF DEMOLITION WORK.
- EXACT LOCATIONS OF ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND DRAINAGE, HVAC AND FIRE PROTECTION COMPONENTS TO BE DETERMINED ON SITE BY THE GENERAL CONTRACTOR.
- WELD TORCH METAL CUTTING, GRINDING, SOLDERING OR OPEN FLAME ROOFING WORK IS NOT PERMITTED WITHOUT FORMAL CONSENT BY THE LANDLORD. FOLLOW THE LANDLORD'S PROCEDURES. NO OPEN FLAME WORK IS PERMITTED IF THERE IS SPRINKLER IMPAIRMENT IN THE AREA WHERE THE WORK IS PLANNED FOR.
- ENSURE THAT ACCESS IS MAINTAINED TO ALL MECHANICAL AND ELECTRICAL SERVICES AND EQUIPMENT. PROVIDE SUITABLE ACCESS PANELS AND/ OR DOORS AS REQUIRED TO PROPERLY MAINTAIN OR REPAIR SUCH SERVICES AND EQUIPMENT.
- SMOKE SEPARATION: ENSURE A VERTICAL SMOKE SEPARATION IS MAINTAINED AT THE STOREFRONT AND DEMISING WALLS ABOVE THE CEILING AND UP TO THE DECK.
- DO NOT PAINT OVER OR OTHERWISE COVER UP FIRE EVACUATION SPEAKERS.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
- PREMISES DEMISING WALLS SHALL BE SMOKE TIGHT AND CONFORM TO FIRE RATING FOR THE BUILDING, MEETING ALL CODES.
- ALL PENETRATIONS THROUGH WALLS, FLOOR, ETC. REQUIRED TO MAINTAIN A FIRE RESISTANT RATING MUST BE SMOKE TIGHT AND SEALED ACCORDINGLY.
- TENANT'S CONTRACTOR IS REQUIRED TO PROVIDE FILTER BOX TO BASE BUILDING HVAC SYSTEM DURING DEMOLITION AND CONSTRUCTION OF THE PREMISES.
- G.C. TO REMOVE ALL ITEMS NOT REUSED AND/ OR RELOCATED AT END OF PROJECT.
- SCHEDULE ALL SHUT DOWNS OF BUILDING SERVICES AS PER THE LANDLORD'S RULES AND REGULATIONS.
- G.C. SHALL SUPPLY AND INSTALL PORTABLE FIRE EXTINGUISHERS AS PER ONTARIO FIRE CODE AND TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT.
- GENERAL CONTRACTOR TO ENSURE THAT FIRE SEPARATIONS ARE REPAIRED AND REPLACED AS REQUIRED WHERE WORK IS UNDERTAKEN.
- GENERAL CONTRACTOR TO REMOVE EXISTING LIGHTING, DRYWALL CEILINGS, BULKHEADS, T-BAR CEILING, ETC. AS NOTED ON REFLECTED CEILING PLAN. GENERAL CONTRACTOR TO MAKE GOOD ALL DAMAGED AREAS.
- EXISTING DAMAGED CEILING TILES IN T-BAR CEILING THAT IS TO REMAIN ARE TO BE REMOVED AND REPLACED. GENERAL CONTRACTOR TO ANTICIPATE THAT 30% OF THE EXISTING CEILING TILES WILL NEED TO BE REPLACED. GENERAL CONTRACTOR TO REPLACE ANY DAMAGED T-BAR GRID DUE TO DEMOLITION.
- ALL EXISTING CEILING T-BAR GRID THAT IS TO REMAIN IS TO BE CLEANED. EXISTING T-BAR TO BE REPAIRED AND TOUCHED UP WITH PAINT AS REQUIRED.
- ALL EXISTING DUCTWORK THAT IS TO REMAIN IS TO BE CLEANED. RETURN AIR AND SUPPLY DIFFUSERS THAT ARE TO REMAIN ARE TO BE CLEANED.
- ALL EXISTING LIGHTS THAT ARE TO REMAIN ARE TO BE CLEANED AND RE-LAMPED.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF DEMOLITION WORK.
- SUPPLY AND INSTALL DUST PARTITIONS AND HOARDING TO ENCLOSE WORK AREAS WHILE MAKING MODIFICATION TO EXISTING PREMISES AS REQUIRED.
- REFER TO FLOOR FINISHES PLAN AND REFLECTED CEILING PLAN NOTES FOR ADDITIONAL INFORMATION/ REQUIREMENTS.
- LANDLORD'S DESIGNATED CONTRACTOR MUST BE RETAINED TO COMPLETE ANY CHANGES, RELOCATION, ADDITION OR DELETION OF FIRE ALARM SYSTEM DEVICES AND/ OR FIRE EVACUATION SPEAKERS, INCLUDING PROGRAMMING, VERIFICATION AND TESTING.
- LANDLORD'S DESIGNATED CONTRACTOR MUST BE RETAINED TO ALTER THE SPRINKLER SYSTEM AND ANY OTHER RELATED WORK.

CONSTRUCTION NOTES

REFER TO PARTITION PLAN, FIXTURE PLAN, FLOORING PLAN AND REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS

- GENERAL CONTRACTOR TO SUBMIT NOTICE OF PROJECT TO THE MINISTRY OF LABOUR AND OBTAIN ANY ADDITIONAL PERMITS THAT ARE REQUIRED.
- THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ALL BUILDING PERMITS ARE ISSUED AND DEVELOPMENT CHARGES ARE PAID.
- ALL WORK IS TO BE COMPLETED IN ACCORDANCE TO THE MOST CURRENT PROVINCIAL, NATIONAL CODE AND MUNICIPAL BYLAW.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL ESA PERMITS, TESTING CERTIFICATES AND FINAL CERTIFICATES FROM ESA.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE TO THE MINISTRY OF LABOUR'S HEALTHY AND SAFETY POLICIES
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY DCA AS IT RELATES TO REQUIRED INSPECTIONS BY ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS.
- THESE DRAWINGS ARE NOT TO BE SCALED, INCLUDING FOR THE PREPARATION OF SHOP DRAWINGS, CONSTRUCTION LAYOUT, OR BIDDING PURPOSES. ERRORS MADE BY PERSONS SCALING THESE DRAWINGS SHALL NOT BE THE RESPONSIBILITY OF DCA.
- GENERAL CONTRACTOR TO COORDINATE WITH BUILDING MANAGER ANY WORK THAT MAY DISRUPT OTHER TENANTS.
- ALL MATERIALS AND WORKMANSHIP MUST BE WARRANTED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS A LONGER WARRANTY IS SPECIFIED BY SDM.
- GENERAL CONTRACTOR TO REPORT ANY DISCREPANCY THAT EXISTS BETWEEN THE SCOPE OF WORK AND THE DRAWINGS TO DCA AND SDM PROJECT MANAGER.
- LOBLAW WILL PROVIDE THE BIDDERS WITH ACCESS TO THE BD DOCUMENTS. IT IS THE RESPONSIBILITY OF THE BIDDER TO PROVIDE THEIR SUB-BIDDERS WITH THE FULL TENDER PACKAGE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL ASPECTS OF THIS PROJECT. NO EXTRAS WILL BE ALLOWED FOR WORK OR CONDITIONS THAT WOULD HAVE BEEN DISCOVERED DURING THE PRE-TENDER SITE INSPECTION.
- ALL DIMENSIONS OF EXISTING BUILDING ELEMENTS ARE PLUS/ MINUS. GENERAL CONTRACTOR IS TO REVIEW ALL CRITICAL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES IN DIMENSIONS ARE TO BE REPORTED TO DCA AND SDM PROJECT MANAGER.
- ALLOW IN YOUR TENDER FOR THE PATCHING AND REPAIRING OF ALL REMAINING SURROUNDING SURFACES AFFECTED BY THE NEW CONSTRUCTION.
- GENERAL CONTRACTOR TO ENSURE THAT ALL NEW COMBUSTIBLE MATERIALS IN THE PLENUM ARE FIRE RATED.
- GENERAL CONTRACTOR TO SUPPLY AND INSTALL ALL LABOUR AND MATERIALS FOR ANY/ ALL ROOF PENETRATIONS, DUCTING, GAS PIPING, AND VENTILATION.
- INSTALLATION OF PRODUCTS, MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURES WRITTEN INSTRUCTION AND/ OR SPECIFICATIONS. WHERE IN CONFLICT WITH GOVERNING CODES AND/ OR REGULATIONS, THE CODES AND/ OR REGULATION SHALL APPLY.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND EQUIPMENT DRAWINGS, SPECIFICATION AND CONSTRUCTION DETAILS.
- GENERAL CONTRACTOR TO SUPPLY OWNER WITH MANUFACTURE'S RECOMMENDED MAINTENANCE PROCEDURES AND INFORMATION.
- GENERAL CONTRACTOR TO PROVIDE THE REQUIRED INSURANCE AND CONSTRUCTION DEPOSIT FEE AS OUTLINED IN THE SITE RULES AND REGULATIONS.
- LANDLORD'S MANDATORY CONTRACTORS: WITHOUT ANY EXCEPTION, THE COMPANIES AND TRADES LISTED IN THE RULES AND REGULATIONS MUST BE USED IN THEIR FIELDS WHERE CONSTRUCTION INTERFACES WITH BASE BUILDING SYSTEMS.
- DISPOSE OF DEMOLISHED MATERIALS EXCEPT WHERE REQUIRED TO BE SALVAGED OR RE-USED.
- GENERAL CONTRACTOR TO REMOVE ALL ITEMS NOT REUSED AND/ OR RELOCATED AT END OF PROJECT.
- SCHEDULE ALL SHUT DOWNS OF BUILDING SERVICES AS PER THE LANDLORD'S RULES AND REGULATIONS.
- TENANT'S CONTRACTOR IS REQUIRED TO PROVIDE FILTER BOX TO BASE BUILDING HVAC SYSTEM DURING DEMOLITION AND CONSTRUCTION OF THE PREMISES.
- REFER TO SYMBOL LEGEND AND MATERIAL SCHEDULES ON DRAWING A9.1.
- FOR LOCATIONS OF UNDERFLOOR CONDUITS REFER TO ELECTRICAL DRAWINGS.
- GENERAL CONTRACTOR TO ADVISE DCA AND SDM OF ANY DAMAGED AREAS DUE TO DEMOLITION/ NEW CONSTRUCTION WORK. GENERAL CONTRACTOR TO MAKE GOOD ALL AFFECTED/ DAMAGED AREAS. PREPARE ALL AREAS, FLOORS, WALLS, CEILINGS, ETC. TO ACCEPT NEW CONSTRUCTION. (TYPICAL)
- GENERAL CONTRACTOR TO REVIEW, FULLY UNDERSTAND AND COMPLY WITH THE LANDLORD'S REQUIREMENTS AS SPECIFIED IN THE TENANT DESIGN CRITERIA, THE RETAIL TENANT CONSTRUCTION SITE RULES AND REGULATIONS AND ANY OTHER DOCUMENTATION.
- ENSURE THAT ALL WORK ON OR IN RESPECT OF THE PREMISES IS TO BE PERFORMED BY COMPETENT AND SKILLED WORKMEN WHO ARE COMPATIBLE WITH UNIONIZED TRADES EMPLOYED BY THE LANDLORD AND BY LOBLAW AND ITS CONTRACTORS; ALL CONTRACTORS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE LANDLORD AND LOBLAW, NOT TO BE UNREASONABLE WITHHELD.
- ANY DAYTIME WORK AREAS MUST BE PHYSICALLY SEPARATED FROM THE PUBLIC.
- ANY EXISTING WORK THAT IS INTENDED TO STAY AND IS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION THAT MATCHES EXISTING AND IS ACCEPTABLE TO THE LANDLORD AND SDM. ALL REPAIR WORK SHALL HAVE A NEAT AND CLEAN APPEARANCE AND BE ACCEPTABLE TO THE LANDLORD AND SDM.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SERVICES (EXPOSED AND CONCEALED) PRIOR TO ANY DEMOLITION, CUTTING OR DRILLING. SERVICES CUT OR DAMAGED AND ANY RESULTING DAMAGE TO PREMISES CAUSED FROM FAILURE TO DO SO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- EVERY POSSIBLE PRECAUTION SHALL BE TAKEN DURING DEMOLITION AND CONSTRUCTION TO PREVENT DAMAGE TO EXISTING MATERIALS, UTILITIES AND SERVICES THAT ARE TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO SDM OR THE LANDLORD, INCLUDING ANY AND ALL RELATED AND CONSEQUENTIAL DAMAGES.
- SUPPLY AND INSTALL DUST PARTITIONS AND HOARDING TO ENCLOSE WORK AREAS WHILE MAKING MODIFICATION TO EXISTING PREMISES AS REQUIRED.
- KEEP THE SITE NEAT AND TIDY, FREE FROM ACCUMULATED DEBRIS AND EXCESS MATERIAL. REMOVE WASTE FROM THE PREMISES EACH DAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL OPENINGS, TRIPPING HAZARDS, ETC. ARE PROTECTED FROM PATRONS AT ALL TIMES.
- GENERAL CONTRACTOR TO TAKE ALL REASONABLE MEASURES TO PROTECT THE PUBLIC AND THOSE WORKING ON THE SITE FROM BODILY HARM OR INJURY. PROTECT ADJACENT PROPERTIES. MAKE FULL RESTITUTION FOR ANY DAMAGE. COMPLY WITH REQUIREMENTS OF THE CONSTRUCTION SAFETY ACT.
- EXACT LOCATIONS OF ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND DRAINAGE, HVAC AND FIRE PROTECTION COMPONENTS TO BE DETERMINED ON SITE BY THE GENERAL CONTRACTOR.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR COMPLETE DRILLING OR CORING; OPENINGS OR DEPRESSIONS IN THE FLOORS, COLUMNS, WALLS, OR ROOF OF THE STRUCTURE, WITHOUT APPROVAL FROM THE LANDLORD. ALL PENETRATIONS ARE TO BE SLEEVED, CAULKED, AND WATERPROOFED. ALL FLOORS MUST BE X-RAYED AT THE TENANT'S EXPENSE AND APPROVED BY THE LANDLORD.
- WELD TORCH METAL CUTTING, GRINDING, SOLDERING OR OPEN FLAME ROOFING WORK IS NOT PERMITTED WITHOUT FORMAL CONSENT BY THE LANDLORD. NO OPEN FLAME WORK IS PERMITTED IF THERE IS SPRINKLER IMPAIRMENT IN THE AREA WHERE THE WORK IS PLANNED FOR.
- ENSURE THAT ACCESS IS MAINTAINED TO ALL MECHANICAL AND ELECTRICAL SERVICES AND EQUIPMENT. PROVIDE SUITABLE ACCESS PANELS AND/ OR DOORS AS REQUIRED TO PROPERLY MAINTAIN OR REPAIR SUCH SERVICES AND EQUIPMENT.
- NEW CONSTRUCTION TO COMPLY WITH OBC 3.1.5. NON-COMBUSTIBLE CONSTRUCTION.
- ALL EXPOSED FIRE RATED PLYWOOD STRAPPING TO BE PAINTED TO MATCH WALL.
- ALL WALL AND CEILING FINISHES SHALL POSSESS A FLAME SPREAD RATING NOT EXCEEDING 150.
- ALL GENERAL NOTES INCLUDING FLOOR PLAN NOTES, FLOORING NOTES, REFLECTED CEILING NOTES, ETC APPLY TO ALL ASPECTS OF THE PROJECT.
- DRYWALL AND METAL STUD WALL PARTITIONS ARE NON-LOADBEARING TYPE, ALL SHELVING AND FIXTURES SHALL BE SUPPORTED FROM THE FLOOR, UNLESS NOTED.

CONSTRUCTION NOTES (CONTINUED)

- BUILDING SERVICES THAT PENETRATE A FIREWALL OR FIRE SEPARATION THAT IS REQUIRED TO HAVE A FIRE RESISTANCE RATING, SHALL BE SEALED AT THE PENETRATIONS BY A FIRE STOP SYSTEM THAT HAS AN 'FT' RATING NOT LESS THAN THE FIRE RESISTANCE RATING FOR THE FIRE SEPARATION.
- GENERAL CONTRACTOR TO ENSURE GYPSUM BOARD IS CONTINUOUS AT ALL FIRE SEPARATIONS.
- GENERAL CONTRACTOR TO ENSURE ALL JOINTS ARE TAPED AND THE PERIMETER OF ALL FIRE SEPARATION WALLS ARE SEALED TO ADJACENT MATERIALS AND SURFACES.
- FIRE RATED WALLS TO EXTEND TO THE UNDERSIDE OF THE ROOF DECK, CUT TOP PIECE OF GYPSUM BOARD TIGHT TO U/S OF ROOF DECK FLUTES AND FIRE CAULK JOINTS (TYPICAL OF BOTH SIDES).
- ALL COMPONENTS WITHIN A ULC DESIGNATED FIRE SEPARATION ARE TO BE INSTALLED AS PER THEIR RESPECTIVE ULC SYSTEM (I.E. STUD DESIGNATION, FASTENERS TYPE AND SPACING, ETC.)
- GENERAL CONTRACTOR TO PROVIDE GYPSUM WALL BOARD CONTROL JOINTS IN ALL WALLS AND BULKHEADS. CONTROL JOINTS ARE TO BE STRAIGHT, CONTINUOUS AND INSTALLED 30"-0" O.C. MAXIMUM OR AS INDICATED ON THE DRAWINGS AND AT AREAS OF ANTICIPATED DEFLECTION, TWISTING AND SWAYING. WHERE LOCATED WITHIN A FIRE SEPARATION, THE CONTROL JOINT SHALL BE SEALED AT THE PENETRATIONS BY A FIRE STOP SYSTEM THAT HAS AN 'FT' RATING NOT LESS THAN FIRE RESISTANCE RATING FOR THE FIRE SEPARATION.
- ALL PAINTS, STAINS, LACQUERS AND SEALANTS ARE TO BE LOW OR ZERO V.O.C. CONTENT TO MEET G511 GREEN SEAL STANDARDS.
- GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL WALL SUPPORTS FOR ALL UPPER AND LOWER CABINETS INSTALLATION, GRAB BARS, SHELVING, PLUMBING FIXTURES, ETC. AS REQUIRED (TYPICAL)
- REFER TO LATEST INTERIOR ELEVATIONS ISSUED BY SDM FOR ADDITIONAL INFORMATION. TYPICAL OF ALL WALLS WHERE WORK IS TO BE UNDERTAKEN.
- PREMISES DEMISING WALLS SHALL BE SMOKE TIGHT AND CONFORM TO FIRE RATING FOR THE BUILDING, MEETING ALL CODES.
- SMOKE SEPARATION: ENSURE A VERTICAL SMOKE SEPARATION IS MAINTAINED AT THE STOREFRONT AND DEMISING WALLS ABOVE THE CEILING AND UP TO THE DECK.
- FLAME AND SMOKE CONTRIBUTION: ENSURE ALL FIXTURE AND FINISHES COMPLY WITH FLAME AND SMOKE CONTRIBUTION REGULATIONS. PROVIDE DOCUMENTATION TO THE SITE IF REQUESTED BY AUTHORITIES HAVING JURISDICTION.
- ALL EXISTING WALLS/ COLUMNS/ DOORS AND FRAMES/ BULKHEADS THAT ARE TO REMAIN ARE TO BE PAINTED. PATCH, REPAIR AND MODIFIED PRIOR TO PAINTING. REFER TO INTERIOR ELEVATIONS AND FINISHES SCHEDULES FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR TO INSPECT AND ENSURE THAT ALL EMERGENCY/ EXIT LIGHTING IS IN GOOD WORKING ORDER. REPLACE BATTERY PACKS AS REQUIRED.
- GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL PORTABLE FIRE EXTINGUISHERS AS PER ONTARIO FIRE CODE AND TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT.
- DO NOT PAINT OVER OR OTHERWISE COVER UP FIRE EVACUATION SPEAKERS.
- IF UTILITY SERVICES MUST BE INTERRUPTED, THE CONTRACTOR SHALL COORDINATE THAT SHUTDOWN AT LEAST ONE WEEK IN ADVANCE WITH THE PROJECT MANAGER AND REGULATORY AUTHORITY.
- GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY UTILITIES PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO DCA AND SDM PROJECT MANAGER AT TIME OF DISCOVERY.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UNDER GROUND AND ABOVE GROUND UTILITY LOCATES, INCLUDING BUT NOT LIMITED TO GAS LINES, ELECTRICAL SERVICES, TELECOMMUNICATIONS, AND FIRE OPTIC CABLES. SANITARY AND STORM SEWER LOCATES ARE ALSO THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

TENANT REQUIREMENTS

- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE LATEST EDITION OF THE SHOPPERS DRUG MART STANDARD DRAWINGS AND SPECIFICATIONS.
- FOLLOW THE SECURITY REGULATIONS REQUIRED BY SDM AND LANDLORD PROPERTY MANAGEMENT.
- REFER TO SDM LATEST FIXTURE / MERCHANDIZING PLAN FOR LAYOUT OF FIXTURES.
- ALL FURNITURE SHOWN ON PLAN SUPPLIED BY SDM. UNPACKING, MINOR ASSEMBLY AND POSITIONING BY GENERAL CONTRACTOR.
- REFER TO MOST CURRENT MERCHANDISING PLAN FOR FIXTURE INSTALLATION DETAILS. PLAN WILL BE SUPPLIED BY SDM PROJECT MANAGER.
- ALL MERCHANDISING SHELVING SUPPLIED BY SDM AND INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. INSTALLATION DIAGRAMS ARE AVAILABLE BY REQUEST ONLY.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING AND INSTALLATION NEW FIXTURES.

SHOP DRAWINGS AND APPROVALS:

- EQUIVALENT SUBSTITUTIONS SHALL NOT BE USED FOR SPECIFIED PRODUCTS WITHOUT WRITTEN CONSENT OF DCA AND SDM PROJECT MANAGER AT TIME OF TENDERING.
- ALL SHOP DRAWINGS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO UNLESS ALTERNATIVE ARRANGEMENTS HAVE BEEN PREVIOUSLY AGREED UPON.
- REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS. RESPONSIBILITY SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS. TECHNIQUES OF CONSTRUCTION AND INSTALLATION FOR COORDINATION OF THE WORK OF ALL SUB-TRADES.
- THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL BUILDING COMPONENTS (INCLUDING FIRE STOPPING AND FIRE SEALANTS) TO DCA FOR REVIEW PRIOR TO FABRICATION.

THE FOLLOWING SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW AND APPROVAL:

ARCHITECTURAL:

- METAL STUDS
- DOORS AND DOOR HARDWARE
- MILLWORK

MECHANICAL

- ALL EQUIPMENT

ELECTRICAL

- ELECTRICAL PANELS AND DISTRIBUTION EQUIPMENT
- EMERGENCY LIGHTING
- EXIT LIGHTING

THE FOLLOWING SAMPLES MUST BE SUBMITTED FOR REVIEW AND APPROVAL:

- FLOORING
- CEILING TILES
- PAINT DRAW DOWNS

THE ABOVE LIST IS NOT CONSIDERED COMPLETE. PROVIDE ADDITIONAL SHOP DRAWINGS AND SAMPLES AS APPLICABLE TO THE PROJECT

OCCUPANCY

THE FOLLOWING DOCUMENTS ARE TO BE SUBMITTED FOR REVIEW ONE WEEK PRIOR TO REQUESTED DATE FOR ISSUANCE OF SUBSTANTIAL COMPLETION LETTERS:

- SPRINKLER CERTIFICATE
- FIRE ALARM VERIFICATION
- AIR BALANCING REPORT
- ESA INSPECTION CERTIFICATE
- WRITTEN VERIFICATION OF EMERGENCY LIGHTING TEST AND PASS
- THIRD PARTY INSPECTION REPORTS FOR METAL STUD WORK COMPLETED
- AS BUILT DRAWINGS

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CLOSE OUT ALL BUILDING PERMITS FOR THIS PROJECT AND PROVIDE DOCUMENTATION FROM THE CITY TO DCA AND SDM PROJECT MANAGER

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF DANIEL L. CUSIMANO, ARCHITECT.

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY DANIEL L. CUSIMANO, ARCHITECT, OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

THIS DRAWING IS NOT TO BE SCALED.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., INFORMATION SHOWN ON THIS DRAWING. TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE ARCHITECT HAS PREPARED THE APPROPRIATE CONSULTANT'S DRAWINGS BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS WORK.

DRAWINGS/SPECIFICATIONS "ISSUED FOR CONSTRUCTION" ARE TO THE BEST OF OUR KNOWLEDGE AN ACCURATE REPRESENTATION OF AND DOCUMENTED RECORDS. IN THE CASE OF ANY DISCREPANCY, OMISSION OR CONFLICT BETWEEN THE "ISSUED FOR CONSTRUCTION" DOCUMENTS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR IS TO PROMPTLY NOTIFY THE CLIENT, ARCHITECT AND ENGINEERS.

PRINT DATE:

2025-04-02

No.

DESCRIPTION

DATE

REVISIONS

2

ISSUED FOR TENDER

2025-04-02

1

ISSUED FOR BUILDING PERMIT

2025-03-10

No.

DESCRIPTION

DATE

ISSUED FOR

PROJECT:

ALTERATIONS TO EXISTING
RETAIL BUILDING
SHOPPERS DRUG MART #638
HARVEY MALL
1800 SHEPPARD AVENUE EAST, UNIT 2075
TORONTO, ONTARIO

DATE:

04/02/2025

DWG. BY:

SM

CHKD. BY:

DLC

DRAWING TITLE:

CONSTRUCTION NOTES

SCALE:

NTS

PROJ. NO.:

2025-830

DRAWING No.:

A9.2