Folk On The Rocks
Invitation to Bid
Beer Garden Stage Renovation Tender

March 6, 2025
Issued by: Folk On The Rocks
Representative: Teresa Horosko
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867-920-7806

Introduction
Folk On The Rocks (FOTR) invites qualified contractors to submit their tender for the Beer Garden Stage Renovation Project on the Folk On The Rocks Site to take place over the course of 2025 and 2026. The selected contractor will be responsible for executing the construction work as per the approved architectural and engineering design documents

Project Scope
The scope of work of the Beer Garden Stage Renovation includes, but is not limited to:

- Construction of the building's foundation, superstructure, and all architectural finishes.
- Coordination with Stantec's architectural and engineering teams to ensure compliance with the approved design and specifications.
- Adherence to safety protocols, quality standards, and environmental regulations.
- Ensuring the timely delivery of the project within the agreed budget and schedule.
- Final inspection, testing, and handover to FOTR.

We would like to take this opportunity to establish a long-term partnership with a contractor capable of delivering and adhering to our quality standards and specifications. We are seeking a business relationship built on clear communication and transparency, focusing on product quality and production processes.

Invitation to Bid and Project Timelines:
- Request for Tender Issuance: March 6, 2025
- Proposals Due: April 11, 2025
- Selection of Top Bidders / Notification to Unsuccessful Bidders: April 16th, 2025
- Start of Negotiation: April 21st, 2025
- Project Commences: August 5th, 2025

All enquiries and submissions are to be submitted to Teresa Horosko, Executive Director, at teresa@folkontherocks.com. All bid submissions are to be submitted by March 28th, 2025.

Regular updates from the successful bidder to FOTR should be sent to provide reports on project progress, budget, red flags, and directional information needed to move forward.

Eligibility Criteria
To be eligible for this tender, contractors must meet the following criteria:

- Proven experience in the construction of similar projects.
- Valid and up-to-date business license and insurance coverage (e.g., worker's compensation, liability insurance).
- Adequate workforce and technical capabilities to manage the construction project.
- Demonstrated ability to meet deadlines and deliver quality projects on budget.
- Ability to provide all necessary bonding, insurance, and guarantees as required.
- Any other requirements such as experience with sustainable building practices, specific certifications, etc.

Submission Guidelines & Requirements
Contractors should submit the following documentation:

1. Company profile, including qualifications, licenses, and years of experience.
2. A list of completed projects, particularly those similar in scope and complexity.
3. Proposed work schedule and timeline for completion to be completed by June 2026.
4. Detailed cost estimate and pricing breakdown, including labour, materials, and other associated costs.
5. A list of key personnel assigned to the project, including their roles, qualifications, and experience.
6. Proof of insurance, bonding, and other relevant legal documentation.
7. Any additional information you believe will strengthen your tender submission.
8. Standard terms and conditions, if applicable.
    a. All terms and conditions will be subject to negotiation.
9. Proposals must remain valid for a period of 45 days.
10. A representative who is authorized to commit the bidder's company must sign the proposal.

Selection Criteria
FOTR will rate proposals based on the following factors:

- Technical and professional qualifications of the contractor.
- Proposed timeline and project management plan.
- Compliance with the design and technical specifications.
- Cost-effectiveness and value for money.
- Previous experience with similar projects and client references.
- Health, safety, and quality assurance procedures.
- Ability to meet legal and environmental requirements.

FOTR anticipates selecting at least two companies to enter into more in-depth discussions. FOTR reserves the right to award to the bidder that presents the best value as determined solely by FOTR in its absolute discretion.

We look forward to receiving your submission and working with you on this exciting project.

Stantec

FOLK ON THE ROCKS

COMMUNITY PLAN

FOLK ON THE ROCKS
Beer Garden Stage Renovation

ISSUED FOR TENDER

2025.02.28

PROJECT NUMBER: 144903467

DRAWING LIST:

BUILDING CODE ANALYSIS – NBC 2020

ITEM	DESCRIPTION	REFERENCE
1.	PROJECT NAME: FOLK ON THE ROCKS BEER GARDEN STAGE RENOVATION	
	PROJECT NUMBER: 144903467 PREPARED BY: WESSAM BOU-SALEH, FEBRUARY 2025	
2.	LEGAL DESCRIPTION OF PROPERTY	
	LOT 2, BLOCK 904, PLAN 3648 YELLOWKNIFE, NT	
3.	GENERAL OCCUPANCY CLASSIFICATION	
	NEW PERFORMANCE STAGE GROUP A DIVISION 4	3.2.2.35
4.	BUILDING HEIGHT	
	ONE (1) STOREY 6.67m	
5.	BUILDING AREA	
	PERFORMANCE STAGE: 75.42 sq.m.	
6.	NUMBER OF STREETS FACED	
	1	3.2.2
7.	FIRE ALARM AND SPRINKLERS	
	NONE REQUIRED	3.2.2.28
8.	CONSTRUCTION RESTRICTIONS	3.1.7
	GROUP A, DIVISION 4 BUILDING IS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION PROVIDED a) THE OCCUPANT LOAD IS LESS THAN 1 500, AND b) THE BUILDING HAS A LIMITING DISTANCE NOT LESS THAN 6M. SPRINKLERS NOT REQUIRED.	3.2.2.35
9.	FLAME SPREAD RATINGS	

	FLAME	SMOKE	TABLE 3.1.13.2
WALLS	150	–	
CEILINGS	150	–	3.1.11 (ALSO REFER TO 3.1.5, NON-COMBUSTIBLE CONSTRUCTION)
FLOORS	–	–	
EXITS	25	–	

ITEM	DESCRIPTION	REFERENCE
10.	OTHER FIRE SEPARATIONS AND RATINGS	
	N/A: ONE OCCUPANCY	3.1.3.1.
11.	OCCUPANCY LOADS AND EXIT CAPACITY	3.1.17.1, Table 3.8.2.3

FLOOR	AREA	OCCUPANCY	AREA PER PERSON	OCCUPANT LOAD	UNITS OF EXIT WIDTH
LEVEL 0	75.42 sq.m	STAGE AREA	0.75 sq.m	100	N/A

ITEM	DESCRIPTION	REFERENCE
12.	SPATIAL SEPARATION AND EXPOSURE PROTECTION	
	N/A	3.2.3
13.	EXITS	
	TWO (2) EXITS ARE REQUIRED IF THE AREA IS GREATER THAN 300 sq.m AND MORE THAN 25 m TRAVEL DISTANCE TO AN EXIT. BUILDING HAS COMPLETELY OPEN EXIT ON ONE WHOLE SIDE.	3.4.2.1
14.	TRAVEL DISTANCE	Table 3.4.2.1.-A
	NOT MORE THAN 15m TO AT LEAST ONE EXIT	
15.	STAIRS	
	N/A	
16.	WASHROOM FIXTURE COUNT	
	N/A	
17.	PROVISIONS FOR BARRIER-FREE DESIGN	3.8.2.1
	N/A	

ITEM	DESCRIPTION	REFERENCE
3.	GENERAL OCCUPANCY CLASSIFICATION	
	VIEWING PLATFORM GROUP A DIVISION 4	3.2.2.35
4.	BUILDING HEIGHT	
	ONE (1) STOREY 0.75m	
5.	BUILDING AREA	
	VIEWING PLATFORM: 246.00 sq.m.	
6.	NUMBER OF STREETS FACED	
	ONE (1) STREET	3.2.2
7.	FIRE ALARM AND SPRINKLERS	
	NONE REQUIRED	3.2.2.35
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FLOOR	AREA	OCCUPANCY	AREA PER PERSON	OCCUPANT LOAD	UNITS OF EXIT WIDTH
LEVEL 0	246 sq.m	STAGE AREA	0.95 sq.m	259 max.	N/A

ITEM	DESCRIPTION	REFERENCE
12.	SPATIAL SEPARATION AND EXPOSURE PROTECTION	
	N/A	3.2.3
13.	EXITS	
	TWO (2) EXITS ARE REQUIRED IF THE AREA IS GREATER THAN 300 sq.m AND MORE THAN 25 m TRAVEL DISTANCE TO AN EXIT. BUILDING HAS COMPLETELY OPEN EXIT ON ONE WHOLE SIDE.	3.4.2.1
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15.	STAIRS	
	N/A	
16.	WASHROOM FIXTURE COUNT	
	N/A	
17.	PROVISIONS FOR BARRIER-FREE DESIGN	
	N/A	

SYMBOLS – ARCHITECTURAL

EXISTING GRADE ELEVATION — 100.000 T.O.EXISTING

FINISHED GRADE ELEVATION — 100.000 T.O.FINISH

FLOOR ELEVATION — 1300.5

REVISION CLOUD

WALL SECTION IDENTIFIER — 2 / A301

DETAIL IDENTIFIER

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION MUST MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF CANADA 2020.
2. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND THE NATIONAL BUILDING CODE OF CANADA. CONTRACTOR TO CAREFULLY INSPECT THE SITE OF WORK AND BE FULLY INFORMED OF CONDITIONS AND LIMITATIONS.
4. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE DESIGN TEAM PRIOR TO PROCEEDING.
5. CONFIRM ALL ELEVATIONS ON SITE. REPORT ANY VARIANCES TO THE DESIGN TEAM PRIOR TO PROCEEDING.
6. WALLS NOT LOCATED BY DIMENSIONS ARE ASSUMED TO BE FROM CENTRE OF STUD U.N.O.
7. INSTALL ALL OPENINGS WITH A CLEAR DIMENSION OF 100 MM IN STUD WALLS BETWEEN THE OPENING AND THE NEAREST ADJACENT WALL U.N.O.
8. PROVIDE ALL FRAMING / BLOCKING AS REQUIRED TO ENSURE PROPER SECUREMENT OF ALL MATERIALS, EQUIPMENTS, ACCESSORIES, ETC. PROVIDE BACKING FOR ALL WALL MOUNTED ITEMS NOTED ON DRAWINGS. PROVIDE BLOCKING IN STUD PARTITIONS BEHIND ALL WALL-MOUNTED ITEMS.
9. MAINTAIN INTEGRITY OF THE ROOFING UNDERLAYMENT ON THE ROOF STRUCTURE. ALL MEMBRANES ARE TO BE CONTINUOUS AND HAVE A MINIMUM OVERLAP OF 200 MM AT ALL FLASHINGS, JOINTS, CHANGES IN DIRECTION, WINDOWS, DOORS, AND PENETRATIONS, ETC.
10. PROVIDE CONTINUOUS ROD AND SEALANT AT ALL JUNCTIONS OF DISSIMILAR MATERIALS, CONTROL JOINTS AND OTHER LOCATIONS INDICATED.
11. IN THE EVENT OF CONFLICT, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL CONSTRUCTION NOTES.
12. MAINTAIN SAFE ACCESS TO ALL REQUIRED EXITS AT ALL TIMES.
13. DO NOT SCALE THE DRAWINGS.

ASSEMBLY TYPES

W1 WALL CONSTRUCTION
- RANDOM 38x89mm and 38x140mm PINE WOOD SLATS W/ CLEAR STAIN FINISH
- 38x89mm SPF WOOD STUD FRAMING @ 406mm O.C.
- 16mm PLYWOOD SHEATHING

W2 WALL CONSTRUCTION
- RANDOM 38x89 mm and 38x140mm WOOD SLATS W/ CLEAR FINISH
- 38x89 mm SPF WOOD STUD FRAMING @ 406mm O.C.

W3 WALL CONSTRUCTION

ARCHED CLT WALL W/ CLEAR FINISH, SEE STRUCTURAL DRAWINGS

R1 ROOF CONSTRUCTION
- 22 GAUGE GALVALUME ROOFING PANELS
- HIGH TEMPERATURE ROOF UNDERLAYMENT
- 16mm PLYWOOD SHEATHING, UNDERSIDE W/ CLEAR FINISH
- PRE-ENGINEERED ROOF TRUSSES

F1 FLOOR CONSTRUCTION
- 15.6mm T&G FIR PLYWOOD OVERLAY, STAINED, INSTALLED PERPENDICULAR TO SUBFLOOR, WITH PANEL JOINTS OFFSET FROM LAYER BELOW
- 15.6mm T&G FIR PLYWOOD SUBFLOOR, AS PER STRUCTURAL
- WOOD JOISTS & STEEL BEAMS AS PER STRUCTURAL
- STEEL PILES AS PER STRUCTURAL

Stantec

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Consultant

Notes

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
B ISSUED FOR TENDER	WBS	WBS	2025.02.28
A 99% CONSTRUCTION DOCUMENTS	AR	WBS	2025.02.11

File Name: 03467_G002_CODE_ASSEMBLIES	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	AR	WBS	???	

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project Logo

Client/Project
FOLK ON THE ROCKS

BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

Title
CODE SUMMARY

Project No. 144903467

Scale N/A

Revision B

Sheet 1 of 8

Drawing No. **A-001**

ORIGINAL SHEET - ARCH D

SPECIFICATIONS

1.0 DIVISION 1 : GENERAL REQUIREMENTS

1.1 SUMMARY OF WORK

- .1 WORK UNDER THIS CONTRACT INCLUDES:
  - .1 PHASE 1:
    - .1 DEMOLITION OF EXISTING TICKET BOOTH AND PORTION OF FENCING TO ALLOW FOR POSITIONING OF NEW STAGE
    - .2 CONSTRUCTION OF A NEW BEER GARDEN STAGE AS NOTED ON THE DRAWINGS
  - .2 PHASE 2:
    - .1 DEMOLITION OF EXISTING BEER GARDEN STAGE AND EXISTING VIP-AREA FENCING TO ALLOW FOR POSITIONING OF NEW VIEWING PLATFORM
    - .2 CONSTRUCTION OF NEW VIEWING PLATFORM

1.2 CASH ALLOWANCES

- .1 INCLUDE IN CONTRACT PRICE, CASH ALLOWANCE STATED HEREIN.
- .2 CASH ALLOWANCES, UNLESS OTHERWISE SPECIFIED, COVER THE NET COST TO CONTRACTOR OF SERVICES, PRODUCTS, CONSTRUCTION MACHINERY AND EQUIPMENT, FREIGHT, HANDLING, UNLOADING, STORAGE INSTALLATION AND OTHER AUTHORIZED EXPENSES INCURRED IN PERFORMING WORK.
- .3 CONTRACT PRICE, AND NOT CASH ALLOWANCE, INCLUDES CONTRACTOR'S OVERHEAD AND PROFIT IN CONNECTION WITH SUCH ALLOWANCE.
- .4 CONTRACT PRICE WILL BE ADJUSTED BY WRITTEN ORDER TO PROVIDE FOR AN EXCESS OR DEFICIT TO EACH CASH ALLOWANCE.
- .5 WHERE COSTS UNDER A CASH ALLOWANCE EXCEED AMOUNT OF ALLOWANCE, CONTRACTOR WILL BE COMPENSATED FOR ANY EXCESS INCURRED AND SUBSTANTIATED PLUS AN ALLOWANCE FOR OVERHEAD AND PROFIT AS SET OUT IN CONTRACT DOCUMENTS.
- .6 PROGRESS PAYMENTS ON ACCOUNTS OF WORK AUTHORIZED UNDER CASH ALLOWANCES SHALL BE INCLUDED IN CONTRACTOR'S MONTHLY CERTIFICATE FOR PAYMENT.
- .7 AMOUNT OF EACH ALLOWANCE, FOR WORK SPECIFIED IN RESPECTIVE SPECIFICATION SECTIONS IS AS FOLLOWS:
  - .1 BUILDING PERMIT APPLICATION FEES: $5,000
  - .2 UNFORESEEN SITE CONDITIONS: $20,000

1.3 ACCESS AND EGRESS

- .1 DESIGN, CONSTRUCT AND MAINTAIN TEMPORARY "ACCESS TO" AND "EGRESS FROM" WORK AREAS, INCLUDING STAIRS, RUNWAYS, RAMPS OR LADDERS AND SCAFFOLDING, INDEPENDENT OF FINISHED SURFACES AND IN ACCORDANCE WITH RELEVANT MUNICIPAL, PROVINCIAL AND OTHER REGULATIONS
- .2 MAINTAIN EXISTING EGRESS PATHS OF TRAVEL WITHIN THE AREA OF WORK AT ALL TIMES

1.4 USE OF SITE AND FACILITIES

- .1 MAINTAIN EXISTING SERVICES TO BUILDING AND PROVIDE FOR PERSONNEL AND VEHICLE ACCESS.
- .2 OWNER WILL ASSIGN SANITARY FACILITIES FOR USE BY CONTRACTOR'S PERSONNEL. KEEP FACILITIES CLEAN.
- .3 CLOSURES: PROTECT WORK TEMPORARILY UNTIL PERMANENT ENCLOSURES ARE COMPLETED.
- .4 CLEAN DEBRIS AND CONSTRUCTION MATERIALS FROM SITE ON A DAILY BASIS.

1.5 DOCUMENTS REQUIRED

- .1 MAINTAIN AT JOB SITE, ONE COPY EACH DOCUMENT AS FOLLOWS:
  - .1 CONTRACT DRAWINGS.
  - .2 SPECIFICATIONS.
  - .3 ADDENDA.
  - .4 REVIEWED SHOP DRAWINGS.
  - .5 LIST OF OUTSTANDING SHOP DRAWINGS.
  - .6 CHANGE ORDERS.
  - .7 OTHER MODIFICATIONS TO CONTRACT.
  - .8 FIELD TEST REPORTS.
  - .9 COPY OF APPROVED WORK SCHEDULE.
  - .10 HEALTH AND SAFETY PLAN AND OTHER SAFETY RELATED DOCUMENTS.
  - .11 OTHER DOCUMENTS AS SPECIFIED.

1.6 FIRE SAFETY REQUIREMENTS

- .1 COMPLY WITH THE NATIONAL BUILDING CODE OF CANADA 2020 (NBCC) FOR FIRE SAFETY IN CONSTRUCTION AND THE NATIONAL FIRE CODE OF CANADA 2020 (NFC) FOR FIRE PREVENTION, FIRE FIGHTING AND LIFE SAFETY IN BUILDING IN USE.

1.7 BUILDING SMOKING ENVIRONMENT

- .1 COMPLY WITH ALL SMOKING RESTRICTIONS AND POLICIES SET BY THE OWNER.
- .2 SITE IS A NON-SMOKING ENVIRONMENT

1.8 TEMPORARY UTILITIES

- .1 EXISTING SERVICES REQUIRED FOR WORK, MAY BE USED BY CONTRACTOR WITHOUT CHARGE. ENSURE CAPACITY IS ADEQUATE PRIOR TO IMPOSING ADDITIONAL LOADS. CONNECT AND DISCONNECT AT OWN EXPENSE AND RESPONSIBILITY.
- .2 POWER SUPPLY IS AVAILABLE AND WILL BE PROVIDED AT NO COST. CONNECT TO EXISTING POWER SUPPLY IN ACCORDANCE WITH CANADIAN ELECTRICAL CODE AND PROVIDE METERS AND SWITCHING.
- .3 NOTIFY OWNER AND UTILITY COMPANIES OF INTENDED INTERRUPTION OF SERVICES, OBTAIN REQUISITE PERMISSION. PROVIDE A MINIMUM OF 72 HOUR NOTICE TO OWNER BEFORE ANY INTENDED INTERRUPTION TO SERVICES.
- .4 CONTRACTOR TO COORDINATES WITH FACILITY STAFF PRIOR TO INITIATING USE OF ANY TEMPORARY UTILITIES AND FOLLOW ANY FACILITY REQUIREMENT TO ENSURE THE FULL OPERATION OF THE FACILITY IS NOT IMPEDED BY THE WORK.

1.9 SCAFFOLDS AND WORK PLATFORMS

- .1 DESIGN, INSTALL, AND INSPECT SCAFFOLDS AND WORK PLATFORMS REQUIRED FOR WORK IN ACCORDANCE WITH RELEVANT MUNICIPAL, PROVINCIAL AND OTHER REGULATIONS.

1.10 DUST CONTROL

- .1 PROVIDE TEMPORARY DUST TIGHT SCREENS OR PARTITIONS TO LOCALIZE DUST GENERATING ACTIVITIES, AND FOR PROTECTION OF WORKERS, FINISHED AREAS OF WORK AND PUBLIC.

1.11 WORK COORDINATION

- .1 COORDINATE WORK OF SUBTRADES.
  - .1 DESIGNATE ONE PERSON TO BE RESPONSIBLE FOR REVIEW OF CONTRACT DOCUMENTS, SHOP DRAWINGS, AND PLANNING AND MANAGING COORDINATION OF WORK.
  - .2 CONVENE MEETINGS BETWEEN SUBCONTRACTORS WHOSE WORK INTERFACES AND ENSURE AWARENESS OF AREAS AND EXTENT OF INTERFACE REQUIRED.
  - .3 PROVIDE EACH SUBCONTRACTOR WITH COMPLETE PLANS AND SPECIFICATIONS FOR CONTRACT, TO ASSIST THEM IN PLANNING AND CARRYING OUT THEIR RESPECTIVE WORK. ENSURE SUB-CONTRACTORS RECEIVE AND REVIEW DIVISION 01.

1.12 SITE STORAGE

- .1 CONTRACTOR WILL EQUIP AND MAINTAIN STORAGE SPACE TO BE LOCATED IN AREA ASSIGNED BY OWNER.
- .2 DO NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS OR EQUIPMENT.
- .3 MOVE STORED PRODUCTS OR EQUIPMENT WHICH INTERFERE WITH OPERATIONS OF OWNER OR OTHER CONTRACTORS.
- .4 OBTAIN AND PAY FOR USE OF ADDITIONAL STORAGE OR WORK AREAS NEEDED FOR OPERATIONS.

1.13 PROTECTION

- .1 PROTECT FINISHED WORK AGAINST DAMAGE.
- .2 PROTECT ADJACENT WORK AGAINST SPREAD OF DUST AND DIRT BEYOND WORK AREAS.
- .3 PROTECT OPERATIVES AND OTHER USERS OF SITE FROM HAZARDS.

1.14 EXAMINATION

- .1 EXAMINE SITE AND CONDITIONS LIKELY TO AFFECT WORK AND BE FAMILIAR AND CONVERSANT WITH EXISTING CONDITIONS.
- .2 PROVIDE PHOTOGRAPHS OF SURROUNDING PROPERTIES, OBJECTS AND STRUCTURES LIABLE TO BE DAMAGED OR BE SUBJECT OF SUBSEQUENT CLAIMS.
- .3 SUPPLY SUCH DEVICES AS STRAIGHT EDGES AND TEMPLATES REQUIRED TO FACILITATE OWNER'S INSPECTION OF WORK.

1.15 CUT, PATCH AND MAKE GOOD

- .1 CUT EXISTING SURFACES AS REQUIRED TO ACCOMMODATE NEW WORK.
- .2 REMOVE ITEMS SHOWN OR SPECIFIED.
- .3 DO NOT CUT, BORE, OR SLEEVE LOAD-BEARING MEMBERS.
- .4 MAKE CUTS WITH CLEAN, TRUE, SMOOTH EDGES. MAKE PATCHES INCONSPICUOUS IN FINAL ASSEMBLY.
- .5 PATCH AND MAKE GOOD SURFACES CUT, DAMAGED OR DISTURBED, TO OWNER'S APPROVAL. MATCH EXISTING MATERIAL, COLOUR, FINISH AND TEXTURE.

1.16 CLEAN UP

- .1 CLEAN UP WORK AREA AS WORK PROGRESSES. AT END OF EACH DAY, AND MORE OFTEN IF REQUIRED BY CONSULTANT, REMOVE DEBRIS FROM SITE, NEATLY STACK MATERIAL FOR USE, AND CLEAN UP GENERALLY.
- .2 UPON COMPLETION REMOVE SCAFFOLDING, TEMPORARY PROTECTION AND SURPLUS MATERIALS. MAKE GOOD DEFECTS NOTED AT THIS STAGE.
- .3 CLEAN MANUFACTURED ARTICLES IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
- .4 CLEAN AREAS UNDER CONTRACT TO CONDITION AT LEAST EQUAL TO THAT PREVIOUSLY EXISTING AND TO APPROVAL OF CONSULTANT.

1.17 OPERATIONS AND MAINTENANCE MANUALS

- .1 TWO (2) WEEKS PRIOR TO SUBSTANTIAL PERFORMANCE OF THE WORK, SUBMIT TO THE CONSULTANT, FOUR (4) FINAL COPIES OF OPERATING AND MAINTENANCE MANUALS IN CANADIAN ENGLISH.
- .2 TWO (2) WEEKS PRIOR TO ANY SCHEDULED TRAINING, SUBMIT TO OWNER COPIES OF APPROVED OPERATIONS DATA AND MAINTENANCE MANUAL IN BOTH OFFICIAL LANGUAGES (IF REQUIRED BY OWNER), COMPILED AS FOLLOWS:
  - .1 BIND DATA IN VINYL HARD COVER 3 "D" RING TYPE LOOSE LEAF BINDERS FOR 212 X 275 MM SIZE PAPER. BINDERS MUST NOT EXCEED 75 MM THICK OR BE MORE THAN 2/3 FULL.
  - .2 ENCLOSE TITLE SHEET LABELLED "OPERATION DATA AND MAINTENANCE MANUAL," PROJECT NAME, DATE AND LIST OF CONTENTS. PROJECT NAME MUST APPEAR ON BINDER FACE AND SPINE.
  - .3 ORGANIZE CONTENTS INTO APPLICABLE SECTIONS OF WORK TO PARALLEL PROJECT SPECIFICATIONS BREAKDOWN. MARK EACH SECTION BY LABELLED TABS PROTECTED WITH CELLULOID COVERS FASTENED TO HARD PAPER DIVIDING SHEETS.
- .3 INCLUDE INFORMATION AS FOLLOWS PLUS DATA SPECIFIED:
  - .1 WARRANTIES
  - .2 MAINTENANCE AND REPAIR INSTRUCTION FOR FINISHED SURFACE AND MATERIALS.
  - .3 COPY OF FINISH SCHEDULES.
  - .4 GUARANTEES SHOWING:
    - .1 NAME AND ADDRESS OF PROJECTS.
    - .2 GUARANTEE COMMENCEMENT DATE (DATE OF SUBSTANTIAL PERFORMANCE CERTIFICATE OF COMPLETION).
    - .3 DURATION OF GUARANTEE.
    - .4 CLEAR INDICATION OF WHAT IS BEING GUARANTEED AND WHAT REMEDIAL ACTION WILL BE TAKEN UNDER GUARANTEE.
    - .5 SIGNATURE AND SEAL OF GUARANTOR.
- .4 ADDITIONAL MATERIAL USED IN PROJECT LISTED UNDER VARIOUS SECTIONS SHOWING NAME OF MANUFACTURER AND SOURCE OF SUPPLY.
- .5 INCLUDE ONE COMPLETE SET OF FINAL SHOP DRAWINGS (BOUND SEPARATELY) INDICATING CORRECTIONS AND CHANGES MADE DURING FABRICATION AND INSTALLATION.

1.18 GUARANTEES AND WARRANTIES

- .1 BEFORE COMPLETION OF WORK COLLECT MANUFACTURER'S GUARANTEES AND WARRANTIES AND DELIVER TO CONSULTANT.

1.19 RECORDS

- .1 AS WORK PROGRESSES, MAINTAIN ACCURATE RECORDS TO SHOW DEVIATIONS FROM CONTRACT DRAWINGS. JUST PRIOR TO CONSULTANT'S INSPECTION FOR ISSUANCE OF FINAL CERTIFICATE OF SUBSTANTIAL COMPLETION, SUPPLY TO CONSULTANT ONE (1) SET OF WHITE PRINTS WITH ALL DEVIATIONS NEATLY INKED IN RED.

1.20 PAYMENT PROCEDURES

- .1 MAKE APPLICATIONS FOR PAYMENT ON ACCOUNT AS PROVIDED IN AGREEMENT AS WORK PROGRESSES.
- .2 REFER TO OWNER CONTRACT FOR PROCEDURES RELATED TO PROCESSING PAYMENT CERTIFICATES.
- .3 DATE APPLICATIONS FOR PAYMENT LAST DAY OF AGREED PAYMENT PERIOD AND ENSURE AMOUNT CLAIMED IS FOR VALUE, PROPORTIONATE TO AMOUNT OF CONTRACT, OF WORK PERFORMED AND PRODUCTS DELIVERED TO PLACE OF WORK AS OF THAT DATE.
- .4 SUBMIT TO CONSULTANT FOR REVIEW, MINIMUM FOURTEEN (14) DAYS BEFORE FIRST APPLICATION FOR PAYMENT, SCHEDULE OF VALUES FOR PARTS OF WORK, AGGREGATING TOTAL AMOUNT OF CONTRACT PRICE, SO AS TO FACILITATE EVALUATION OF APPLICATIONS FOR PAYMENT.
- .5 SCHEDULE OF VALUES
  - .1 PROVIDE SCHEDULE OF VALUES SUPPORTED BY EVIDENCE AS CONSULTANT MAY REASONABLY DIRECT AND WHEN ACCEPTED BY CONSULTANT, BE USED AS BASIS FOR APPLICATIONS FOR PAYMENT.
  - .2 REFER TO OWNER CONTRACT FOR ADDITIONAL REQUIREMENTS RELATED TO THE PREPARATION OF SCHEDULE OF VALUES.
  - .3 INCLUDE STATEMENT BASED ON SCHEDULE OF VALUES WITH EACH APPLICATION FOR PAYMENT.
  - .4 SUPPORT CLAIMS FOR PRODUCTS DELIVERED TO PLACE OF WORK BUT NOT YET INCORPORATED INTO WORK BY SUCH EVIDENCE AS CONSULTANT MAY REASONABLY REQUIRE TO ESTABLISH VALUE AND DELIVERY OF PRODUCTS.
- .6 PROGRESS PAYMENT CERTIFICATE
  - .1 CONSULTANT WILL ISSUE TO OWNER, NO LATER THAN TEN (10) DAYS AFTER RECEIPT OF AN APPLICATION FOR PAYMENT, CERTIFICATE FOR PAYMENT IN AMOUNT APPLIED FOR OR IN SUCH OTHER AMOUNT AS CONSULTANT DETERMINES TO BE PROPERLY DUE.
- .7 SUBSTANTIAL PERFORMANCE OF WORK
  - .1 AFTER ISSUANCE OF CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE WORK:
    - .1 SUBMIT AN APPLICATION FOR PAYMENT OF HOLD-BACK AMOUNT.
    - .2 SUBMIT SWORN STATEMENT THAT ALL ACCOUNTS FOR LABOUR, SUBCONTRACTS, PRODUCTS, CONSTRUCTION MACHINERY AND EQUIPMENT, AND OTHER INDEBTEDNESS WHICH MAY HAVE BEEN INCURRED IN SUBSTANTIAL PERFORMANCE OF THE WORK AND FOR WHICH OWNER MIGHT IN ANY WAY BE HELD RESPONSIBLE HAVE BEEN PAID IN FULL, EXCEPT FOR AMOUNTS PROPERLY RETAINED AS HOLD-BACK OR AS IDENTIFIED AMOUNT IN DISPUTE.
  - .2 AFTER RECEIPT OF APPLICATION FOR PAYMENT AND SWORN STATEMENT, CONSULTANT WILL ISSUE CERTIFICATE FOR PAYMENT OF HOLD-BACK AMOUNT.
  - .3 WHERE HOLD-BACK AMOUNT HAS NOT BEEN PLACED IN A SEPARATE HOLD-BACK ACCOUNT, OWNER WILL, WITHIN TEN (10) DAYS PRIOR TO EXPIRY OF HOLD-BACK PERIOD STIPULATED IN LIEN LEGISLATION APPLICABLE TO PLACE OF THE WORK, PLACE HOLD-BACK AMOUNT IN BANK ACCOUNT IN JOINT NAMES OF OWNER AND CONTRACTOR
  - .4 AMOUNT AUTHORIZED BY CERTIFICATE FOR PAYMENT OF HOLD-BACK AMOUNT IS DUE AND PAYABLE ON DAY FOLLOWING EXPIRATION OF HOLD-BACK PERIOD STIPULATED IN LIEN LEGISLATION APPLICABLE TO PLACE OF THE WORK.
    - .1 OWNER MAY RETAIN OUT OF HOLD-BACK AMOUNT ANY SUMS REQUIRED BY LAW TO SATISFY ANY LIENS AGAINST WORK OR, IF PERMITTED BY LIEN LEGISLATION APPLICABLE TO PLACE OF THE WORK, OTHER THIRD PARTY MONETARY CLAIMS AGAINST CONTRACTOR WHICH ARE ENFORCEABLE AGAINST OWNER.
- .8 READY FOR TAKEOVER
  - .1 VERIFY THAT PREREQUISITE CONDITIONS FOR READY-FOR-TAKEOVER HAVE BEEN SATISFIED
  - .2 PREPARE AND SUBMIT TO CONSULTANT A COMPREHENSIVE LIST OF ITEMS TO BE COMPLETED OR CORRECTED. FAILURE TO INCLUDE AN ITEM ON THE LIST DOES NOT ALTER RESPONSIBILITY TO COMPLETE THE CONTRACT
  - .3 REQUEST CONSULTANT REVIEW TO ESTABLISH READY-FOR-TAKEOVER.
  - .4 CONSULTANT WILL VERIFY THE VALIDITY OF THE APPLICATION WITHIN TEN (10) CALENDAR DAYS
  - .5 IMMEDIATELY FOLLOWING CONFIRMATION OF READY-FOR-TAKEOVER, IN CONSULTATION WITH CONSULTANT, ESTABLISH REASONABLE DATE FOR FINISHING WORK.
- .9 FINAL PAYMENT
  - .1 SUBMIT AN APPLICATION FOR FINAL PAYMENT ON AUTHORIZED FORM USING AN AUTHORIZED ELECTRONIC SIGNATURE
  - .2 CONSULTANT WILL, NO LATER THAN TEN (10) DAYS AFTER RECEIPT OF AN APPLICATION FOR FINAL PAYMENT, REVIEW WORK TO VERIFY VALIDITY OF APPLICATION. CONSULTANT WILL GIVE NOTIFICATION THAT APPLICATION IS VALID OR GIVE REASONS WHY IT IS NOT VALID, NO LATER THAN SEVEN (7) DAYS AFTER REVIEWING WORK.
  - .3 CONSULTANT WILL ISSUE FINAL CERTIFICATE FOR PAYMENT WHEN APPLICATION FOR FINAL PAYMENT IS DETERMINED VALID

1.21 PROJECT MANAGEMENT AND COORDINATION

- .1 COORDINATION
  - .1 PERFORM COORDINATION OF PROGRESS SCHEDULES, SUBMITTALS, USE OF SITE, TEMPORARY UTILITIES, CONSTRUCTION FACILITIES AND CONSTRUCTION WORK, WITH PROGRESS OF WORK OF OTHER CONTRACTORS, UNDER INSTRUCTIONS OF CONSULTANT.
- .2 PROJECT MEETINGS
  - .1 SCHEDULE AND ADMINISTER BI-WEEKLY PROJECT MEETINGS THROUGHOUT PROGRESS OF WORK AS DETERMINED BY CONSULTANT.
  - .2 PREPARE AGENDA FOR MEETINGS.
  - .3 DISTRIBUTE WRITTEN NOTICE OF EACH MEETING FOUR (4) DAYS IN ADVANCE OF MEETING DATE TO CONSULTANT.
  - .4 MAKE ARRANGEMENTS FOR MEETINGS TO BE HELD VIRTUALLY, THROUGH A PLATFORM THAT IS USEFUL FOR BOTH THE OWNER AND CONSULTANT.
  - .5 PRESIDE AT MEETINGS
  - .6 RECORD MINUTES. INCLUDE SIGNIFICANT PROCEEDINGS AND DECISIONS. IDENTIFY ACTION BY PARTIES
  - .7 REPRODUCE AND DISTRIBUTE COPIES OF MINUTES WITHIN THREE (3) DAYS AFTER EACH MEETING AND TRANSMIT TO MEETING PARTICIPANTS, AFFECTED PARTIES NOT IN ATTENDANCE
- .3 CONSTRUCTION ORGANIZATION AND STARTUP
  - .1 WITHIN FIFTEEN (15) DAYS AFTER AWARD OF CONTRACT, REQUEST A MEETING OF PARTIES IN CONTRACT TO DISCUSS AND RESOLVE ADMINISTRATIVE PROCEDURES AND RESPONSIBILITIES.
  - .2 CONSULTANT AND OWNER, CONTRACTOR, MAJOR SUBCONTRACTORS, FIELD INSPECTORS AND SUPERVISORS ARE TO BE IN ATTENDANCE
  - .3 ESTABLISH TIME AND LOCATION OF MEETING AND NOTIFY PARTIES CONCERNED MINIMUM FIVE (5) DAYS BEFORE MEETING.
  - .4 INCORPORATE MUTUALLY AGREED VARIATIONS TO CONTRACT DOCUMENTS INTO AGREEMENT, PRIOR TO SIGNING.
  - .5 AGENDA TO INCLUDE FOLLOWING:
    - .1 APPOINTMENT OF OFFICIAL REPRESENTATIVE OF PARTICIPANTS IN WORK.
    - .2 SCHEDULE OF WORK, PROGRESS SCHEDULING
    - .3 SCHEDULE OF SUBMISSION OF SHOP DRAWINGS, SAMPLES, COLOUR CHIPS
    - .4 REQUIREMENTS FOR TEMPORARY FACILITIES, SITE SIGN, OFFICES, STORAGE SHEDS, UTILITIES, FENCES
    - .5 SCHEDULE OF VALUES
    - .6 SITE SAFETY AND SECURITY
    - .7 PROPOSED CHANGES, CHANGE ORDERS, PROCEDURES, APPROVALS REQUIRED, MARK-UP PERCENTAGES PERMITTED, TIME EXTENSIONS, OVERTIME, AND ADMINISTRATIVE REQUIREMENTS.
    - .8 RECORD DRAWINGS (RED-LINES)
    - .9 MAINTENANCE MATERIAL AND DATA
    - .10 TAKE-OVER PROCEDURES, ACCEPTANCE, AND WARRANTIES
    - .11 MONTHLY PROGRESS CLAIMS, ADMINISTRATIVE PROCEDURES, PHOTOGRAPHS, AND HOLDBACKS.
    - .12 INSURANCES AND TRANSCRIPT OF POLICIES
- .4 CONSTRUCTION PROGRESS SCHEDULE
  - .1 PREPARE CONSTRUCTION WORK BREAKDOWN STRUCTURE (WBS) WITHIN 15 WORKING DAYS OF AWARD OF CONTRACT DATE
  - .2 DEVELOP WBS THROUGH AT LEAST FIVE LEVELS: PROJECT, ,STAGE, ELEMENT, SUB-ELEMENT AND WORK PACKAGE
- .5 CONSTRUCTION PROGRESS MEETINGS
  - .1 DURING COURSE OF WORK AND 2 WEEKS WEEKS PRIOR TO PROJECT COMPLETION, SCHEDULE PROGRESS MEETINGS MONTHLY
  - .2 CONTRACTOR, MAJOR SUBCONTRACTORS INVOLVED IN WORK CONSULTANT ARE TO BE IN ATTENDANCE
  - .3 NOTIFY PARTIES MINIMUM OF 10 DAYS PRIOR TO MEETINGS
  - .4 RECORD MINUTES OF MEETINGS, AND CIRCULATE TO ATTENDING PARTIES AND AFFECTED PARTIES NOT IN ATTENDANCE WITHIN 5 DAYS AFTER MEETING
  - .5 AGENDA TO INCLUDE FOLLOWING
    - .1 REVIEW, APPROVAL OF MINUTES OF PREVIOUS MEETING.
    - .2 REVIEW OF WORK PROGRESS SINCE PREVIOUS MEETING
    - .3 FIELD OBSERVATIONS, PROBLEMS, CONFLICTS.
    - .4 PROBLEMS THAT IMPEDE CONSTRUCTION SCHEDULE.
    - .5 REVIEW OF OFF-SITE FABRICATION DELIVERY SCHEDULES
    - .6 CORRECTIVE MEASURES AND PROCEDURES TO REGAIN PROJECTED SCHEDULE
    - .7 REVISION TO CONSTRUCTION SCHEDULE.
    - .8 PROGRESS SCHEDULE, DURING SUCCEEDING WORK PERIOD
    - .9 REVIEW SUBMITTAL SCHEDULES: EXPEDITE AS REQUIRED
    - .10 MAINTENANCE OF QUALITY STANDARDS.
    - .11 REVIEW PROPOSED CHANGES FOR EFFECT ON CONSTRUCTION SCHEDULE AND ON COMPLETION DATE
    - .12 REVIEW SITE SAFETY AND SECURITY ISSUES
    - .13 OTHER BUSINESS
- .6 SUBMITTALS
  - .1 PREPARE AND ISSUE SUBMITTALS TO CONSULTANT FOR REVIEW.
  - .2 SUBMIT PRELIMINARY SHOP DRAWINGS, PRODUCT DATA AND SAMPLES AS SPECIFIED FOR REVIEW FOR COMPLIANCE WITH CONTRACT DOCUMENTS; FOR FIELD DIMENSIONS AND CLEARANCES, FOR RELATION TO AVAILABLE SPACE, AND FOR RELATION TO WORK OF OTHER CONTRACTS. AFTER REVIEW, REVISE AND RESUBMIT FOR TRANSMITTAL TO CONSULTANT.
  - .3 SUBMIT REQUESTS FOR PAYMENT FOR REVIEW, AND FOR TRANSMITTAL TO CONSULTANT
  - .4 SUBMIT REQUESTS FOR INTERPRETATION OF CONTRACT DOCUMENTS, AND OBTAIN INSTRUCTIONS THROUGH CONSULTANT.
  - .5 PROCESS SUBSTITUTIONS THROUGH CONSULTANT.
  - .6 PROCESS CHANGE ORDERS THROUGH CONSULTANT.
  - .7 DELIVER CLOSEOUT SUBMITTALS FOR REVIEW AND PRELIMINARY INSPECTIONS, FOR TRANSMITTAL TO CONSULTANT
- .7 CLOSEOUT PROCEDURES
  - .1 NOTIFY CONSULTANT WHEN WORK IS CONSIDERED READY FOR SUBSTANTIAL PERFORMANCE.
  - .2 ACCOMPANY CONSULTANT ON PRELIMINARY INSPECTION TO DETERMINE ITEMS LISTED FOR COMPLETION OR CORRECTION
  - .3 COMPLY WITH CONSULTANT'S INSTRUCTIONS FOR CORRECTION OF ITEMS OF WORK LISTED IN EXECUTED CERTIFICATE OF SUBSTANTIAL PERFORMANCE.
  - .4 NOTIFY CONSULTANT OF INSTRUCTIONS FOR COMPLETION OF ITEMS OF WORK DETERMINED IN CONSULTANT'S FINAL INSPECTION

1.22 SUBMITTAL PROCEDURES

- .1 SUBMIT TO CONSULTANT SUBMITTALS LISTED FOR REVIEW. SUBMIT WITH REASONABLE PROMPTNESS AND IN ORDERLY SEQUENCE SO AS TO NOT CAUSE DELAY IN WORK. FAILURE TO SUBMIT IN AMPLE TIME IS NOT CONSIDERED SUFFICIENT REASON FOR AN EXTENSION OF CONTRACT TIME AND NO CLAIM FOR EXTENSION BY REASON OF SUCH DEFAULT WILL BE ALLOWED.
- .2 WORK AFFECTED BY SUBMITTAL SHALL NOT PROCEED UNTIL REVIEW IS COMPLETE
- .3 PRESENT SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND MOCK-UPS IN SI (METRIC) UNITS.
- .4 WHERE ITEMS OR INFORMATION IS NOT MANUFACTURED OR PRODUCED IN SI METRIC UNITS, CONVERTED VALUES WITHIN THE METRIC MEASUREMENT TOLERANCES ARE ACCEPTABLE.
- .5 REVIEW SUBMITTALS PRIOR TO SUBMISSION TO CONSULTANT. THIS REVIEW REPRESENTS THAT NECESSARY REQUIREMENTS HAVE BEEN DETERMINED AND VERIFIED, OR WILL BE, AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND CO-ORDINATED WITH REQUIREMENTS OF WORK AND CONTRACT DOCUMENTS.
- .6 SUBMITTALS NOT STAMPED, SIGNED, DATED, IDENTIFIED AS TO SPECIFIC PROJECT, AND ATTESTING TO THEIR BEING REVIEWED WILL BE RETURNED WITHOUT BEING EXAMINED AND SHALL BE CONSIDERED REJECTED.
- .7 NOTIFY CONSULTANT, IN WRITING AT TIME OF SUBMISSION, IDENTIFYING DEVIATIONS FROM REQUIREMENTS OF CONTRACT DOCUMENTS STATING REASONS FOR DEVIATIONS.
- .8 VERIFY FIELD MEASUREMENTS AND AFFECTED ADJACENT WORK ARE COORDINATED
- .9 CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMISSION IS NOT RELIEVED BY CONSULTANT'S REVIEW OF SUBMITTALS
- .10 CONTRACTOR'S RESPONSIBILITY FOR DEVIATIONS IN SUBMISSION FROM REQUIREMENTS OF CONTRACT DOCUMENTS IS NOT RELIEVED BY CONSULTANT REVIEW.
- .11 KEEP ONE (1) REVIEWED COPY OF EACH SUBMISSION ON SITE
- .12 SHOP DRAWINGS
  - .1 THE TERM "SHOP DRAWINGS" MEANS DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, BROCHURES AND OTHER DATA THAT ARE TO BE PROVIDED BY CONTRACTOR TO ILLUSTRATE DETAILS OF A PORTION OF WORK
  - .2 INDICATE MATERIALS, METHODS OF CONSTRUCTION AND ATTACHMENT OR ANCHORAGE, ERECTION DIAGRAMS, CONNECTIONS, EXPLANATORY NOTES AND OTHER INFORMATION NECESSARY FOR COMPLETION OF WORK. WHERE ARTICLES OR EQUIPMENT ATTACH OR CONNECT TO OTHER ARTICLES OR EQUIPMENT, INDICATE THAT SUCH ITEMS HAVE BEEN COORDINATED, REGARDLESS OF SECTION UNDER WHICH ADJACENT ITEMS WILL BE SUPPLIED AND INSTALLED. INDICATE CROSS REFERENCES TO DESIGN DRAWINGS AND SPECIFICATIONS.
  - .3 ALLOW TEN (10) DAYS FOR CONSULTANT'S REVIEW OF EACH SUBMISSION.
  - .4 ADJUSTMENTS MADE ON SHOP DRAWINGS BY CONSULTANT ARE NOT INTENDED TO CHANGE CONTRACT PRICE. IF ADJUSTMENTS AFFECT VALUE OF WORK, STATE SUCH IN WRITING TO CONSULTANT PRIOR TO PROCEEDING WITH WORK.
  - .5 MAKE CHANGES IN SHOP DRAWINGS AS CONSULTANT MAY REQUIRE, CONSISTENT WITH CONTRACT DOCUMENTS. WHEN RESUBMITTING, NOTIFY CONSULTANT IN WRITING OF ANY REVISIONS OTHER THAN THOSE REQUESTED
  - .6 ACCOMPANY SUBMISSIONS WITH TRANSMITTAL LETTER, CONTAINING
    - .1 DATE
    - .2 PROJECT TITLE AND NUMBER
    - .3 CONTRACTOR'S NAME AND ADDRESS
    - .4 IDENTIFICATION AND QUANTITY OF EACH SHOP DRAWINGS, PRODUCT DATA AND SAMPLE
    - .5 OTHER PERTINENT DATA
  - .7 SUBMISSIONS SHALL INCLUDE:
    - .1 A SEQUENTIAL ORDER REFERENCE (SU-001, SU-002, ETC.) IS TO BE PROVIDED FOR EACH SUBMITTAL
    - .2 DATE AND REVISION DATES.
      - .1 REVISIONS TO SHOPS TO FOLLOW ORIGINAL NOMENCLATURE FOLLOWED BY R1, R2, ETC.
    - .3 PROJECT TITLE AND NUMBER
    - .4 NAME AND ADDRESS OF:
      - .1 SUBCONTRACTOR
      - .2 SUPPLIER
      - .3 MANUFACTURER
    - .5 CONTRACTOR'S STAMP, SIGNED BY CONTRACTOR'S AUTHORIZED REPRESENTATIVE CERTIFYING APPROVAL OF SUBMISSIONS, VERIFICATION OF FIELD MEASUREMENTS AND COMPLIANCE WITH CONTRACT DOCUMENTS
    - .6 DETAILS OF APPROPRIATE PORTIONS OF WORK AS APPLICABLE:
      - .1 FABRICATION
      - .2 LAYOUT, SHOWING DIMENSIONS, INCLUDING IDENTIFIED FIELD DIMENSIONS AND CLEARANCES
      - .3 SETTING AND ERECTION DETAILS
      - .4 CAPACITIES
      - .5 PERFORMANCE CHARACTERISTICS
      - .6 STANDARDS
      - .7 OPERATING WEIGHT
      - .8 WIRING DIAGRAMS
      - .9 SINGLE LINE AND SCHEMATIC DIAGRAMS
      - .10 RELATIONSHIP TO OTHER PARTS OF THE WORK
  - .8 AFTER CONSULTANT'S REVIEW, DISTRIBUTE COPIES.
  - .9 SUBMIT ELECTRONIC COPY OF SHOP DRAWINGS FOR EACH REQUIREMENT REQUESTED IN SPECIFICATION SECTIONS AND AS CONSULTANT MAY REASONABLY REQUEST.
  - .10 SUBMIT ELECTRONIC COPY OF PRODUCT DATA SHEETS OR BROCHURES FOR REQUIREMENTS REQUESTED IN SPECIFICATION SECTIONS AND AS REQUESTED BY CONSULTANT WHERE SHOP DRAWINGS WILL NOT BE PREPARED DUE TO STANDARDIZED MANUFACTURE OF PRODUCT
  - .11 DELETE INFORMATION NOT APPLICABLE TO PROJECT
  - .12 SUPPLEMENT STANDARD INFORMATION TO PROVIDE DETAILS APPLICABLE TO PROJECT

1.23 HEALTH AND SAFETY RESPONSE PROCEDURES

- .1 DEVELOP WRITTEN SITE-SPECIFIC HEALTH AND SAFETY PLAN BASED ON HAZARD ASSESSMENT PRIOR TO COMMENCING ANY SITE WORK AND CONTINUE TO IMPLEMENT, MAINTAIN, AND ENFORCE PLAN UNTIL FINAL DEMOBILIZATION FROM SITE. HEALTH AND SAFETY PLAN MUST ADDRESS PROJECT SPECIFICATIONS
- .2 CONSULTANT AND/OR OWNER MAY RESPOND IN WRITING, WHERE DEFICIENCIES OR CONCERNS ARE NOTED AND MAY REQUEST RE-SUBMISSION WITH CORRECTION OF DEFICIENCIES OR CONCERNS.
- .3 THE "PRIME CONTRACTOR" ACCORDING APPLICABLE LOCAL JURISDICTION, IS RESPONSIBLE FOR HEALTH AND SAFETY OF PERSONS ON SITE, SAFETY OF PROPERTY ON SITE AND FOR PROTECTION OF PERSONS ADJACENT TO SITE AND ENVIRONMENT TO EXTENT THAT THEY MAY BE AFFECTED BY CONDUCT OF WORK
- .4 COMPLY WITH AND ENFORCE COMPLIANCE BY EMPLOYEES WITH SAFETY REQUIREMENTS OF CONTRACT DOCUMENTS, APPLICABLE FEDERAL, PROVINCIAL, TERRITORIAL AND LOCAL STATUTES, REGULATIONS, AND ORDINANCES, AND WITH SITE-SPECIFIC HEALTH AND SAFETY PLAN
- .5 CONTRACTOR WILL BE RESPONSIBLE AND ASSUME THE ROLE PRINCIPAL CONTRACTOR AS DESCRIBED IN THE NORTHWEST TERRITORIES OCCUPATIONAL HEALTH AND SAFETY REGULATIONS, FOR THE SCOPE OF WORK AND AREAS OF WORK
- .6 SHOULD ANY UNFORESEEN OR PECULIAR SAFETY-RELATED FACTOR, HAZARD, OR CONDITION BECOME EVIDENT DURING PERFORMANCE OF WORK, AND FOLLOW PROCEDURES IN PLACE FOR EMPLOYEE'S RIGHT TO REFUSE WORK IN ACCORDANCE WITH ACTS AND REGULATIONS OF TERRITORY HAVING JURISDICTION. ADVISE CONSULTANT VERBALLY AND IN WRITING.
- .7 SUBMITTALS
  - .1 SUBMIT SITE-SPECIFIC HEALTH AND SAFETY PLAN: WITHIN SEVEN (7) DAYS AFTER DATE OF NOTICE TO PROCEED AND PRIOR TO COMMENCEMENT OF WORK. HEALTH AND SAFETY PLAN MUST INCLUDE:
    - .1 RESULTS OF SITE SPECIFIC SAFETY HAZARD ASSESSMENT.
    - .2 RESULTS OF SAFETY AND HEALTH RISK OR HAZARD ANALYSIS FOR SITE TASKS AND OPERATION FOUND IN WORK PLAN
  - .2 SUBMIT 2 COPIES OF CONTRACTOR'S AUTHORIZED REPRESENTATIVE'S WORK SITE HEALTH AND SAFETY INSPECTION REPORTS TO AUTHORITY HAVING JURISDICTION, WEEKLY.
  - .3 SUBMIT COPIES OF REPORTS OR DIRECTIONS ISSUED BY FEDERAL, PROVINCIAL AND TERRITORIAL HEALTH AND SAFETY INSPECTORS
  - .4 SUBMIT COPIES OF INCIDENT AND ACCIDENT REPORTS.
  - .5 SUBMIT MATERIAL SAFETY DATA SHEETS (MSDS) TO CONSULTANT
  - .6 CONSULTANT WILL REVIEW CONTRACTOR'S SITE-SPECIFIC HEALTH AND SAFETY PLAN AND PROVIDE COMMENTS TO CONTRACTOR WITHIN 2 DAYS AFTER RECEIPT OF PLAN. REVISE PLAN AS APPROPRIATE AND RESUBMIT PLAN TO CONSULTANT WITHIN 5 DAYS AFTER RECEIPT OF COMMENTS FROM CONSULTANT.
  - .7 CONSULTANT'S REVIEW OF CONTRACTOR'S FINAL HEALTH AND SAFETY PLAN SHOULD NOT BE CONSTRUED AS APPROVAL AND DOES NOT REDUCE THE CONTRACTOR'S OVERALL RESPONSIBILITY FOR CONSTRUCTION HEALTH AND SAFETY.
  - .8 MEDICAL SURVEILLANCE: WHERE PRESCRIBED BY LEGISLATION, REGULATION OR SAFETY PROGRAM, SUBMIT CERTIFICATION OF MEDICAL SURVEILLANCE FOR SITE PERSONNEL PRIOR TO COMMENCEMENT OF WORK, AND SUBMIT ADDITIONAL CERTIFICATIONS FOR ANY NEW SITE PERSONNEL TO CONSULTANT.
  - .9 ON-SITE CONTINGENCY AND EMERGENCY RESPONSE PLAN: ADDRESS STANDARD OPERATING PROCEDURES TO BE IMPLEMENTED DURING EMERGENCIES
- .8 SAFETY ACTIVITIES
  - .1 PERFORM SITE SPECIFIC SAFETY HAZARD ASSESSMENT RELATED TO PROJECT.
  - .2 SCHEDULE AND ADMINISTER HEALTH AND SAFETY MEETING WITH CONSULTANT PRIOR TO COMMENCEMENT OF WORK
- .9 ENSURE APPLICABLE ITEMS, ARTICLES, NOTICES AND ORDERS ARE POSTED IN CONSPICUOUS LOCATION ON SITE IN ACCORDANCE WITH ACTS AND REGULATIONS OF TERRITORY HAVING JURISDICTION, AND IN CONSULTATION WITH CONSULTANT.
- .10 CORRECTION OF NON-COMPLIANCE
  - .1 IMMEDIATELY ADDRESS HEALTH AND SAFETY NON-COMPLIANCE ISSUES IDENTIFIED BY AUTHORITY HAVING JURISDICTION OR BY CONSULTANT.
  - .2 PROVIDE CONSULTANT WITH WRITTEN REPORT OF ACTION TAKEN TO CORRECT NON-COMPLIANCE OF HEALTH AND SAFETY ISSUES IDENTIFIED
  - .3 CONSULTANT MAY STOP WORK IF NON-COMPLIANCE OF HEALTH AND SAFETY REGULATIONS IS NOT CORRECTED.
- .11 WORK STOPPAGE
  - .1 GIVE PRECEDENCE TO SAFETY AND HEALTH OF PUBLIC AND SITE PERSONNEL AND PROTECTION OF ENVIRONMENT OVER COST AND SCHEDULE CONSIDERATIONS FOR WORK.

    WITH ACTS AND REGULATIONS OF TERRITORY HAVING JURISDICTION, AND IN CONSULTATION WITH CONSULTANT.

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Notes

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FOLK ON THE ROCKS

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FOLK ON THE ROCKS

BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

Title
SPECIFICATIONS

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Sheet 2 of 8
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CONTINUED :

1.23 HEALTH AND SAFETY RESPONSE PROCEDURES
.12 FIRE PROTECTION
.1 PROVIDE AND MAINTAIN TEMPORARY FIRE PROTECTION EQUIPMENT DURING PERFORMANCE OF WORK REQUIRED BY INSURANCE COMPANIES HAVING JURISDICTION GOVERNING CODES, REGULATIONS AND BYLAWS.
.2 BURNING RUBBISH AND CONSTRUCTION WASTE MATERIALS IS NOT PERMITTED ON SITE.
.3 MAINTAIN PLACED OR INSTALLED FIRE RESISTIVE CONSTRUCTION TO PROTECT THE PORTIONS OF THE WORK DURING CONSTRUCTION.
.13 SUBSTITUTIONS
.1 SUBSTITUTIONS MAY BE CONSIDERED WHEN A PRODUCT BECOMES UNAVAILABLE THROUGH NO FAULT OF THE CONTRACTOR.
.2 DOCUMENT EACH REQUEST WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH CONTRACT DOCUMENTS.
.3 A REQUEST CONSTITUTES A REPRESENTATION THAT THE CONTRACTOR:
.1 HAS INVESTIGATED PROPOSED PRODUCT AND DETERMINED THAT IT MEETS OR EXCEEDS THE QUALITY LEVEL OF THE SPECIFIED PRODUCT.
.2 WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION AS FOR THE SPECIFIED PRODUCT.
.3 WILL COORDINATE INSTALLATION AND MAKE CHANGES TO OTHER WORK WHICH MAY BE REQUIRED FOR THE WORK TO BE COMPLETE WITH NO ADDITIONAL COST TO OWNER
.4 WAIVES CLAIMS FOR ADDITIONAL COSTS OR TIME EXTENSION WHICH MAY SUBSEQUENTLY BECOME APPARENT
.5 WILL REIMBURSE OWNER AND ENGINEER FOR REVIEW OR REDESIGN SERVICES ASSOCIATED WITH REAPPROVAL BY AUTHORITIES
.4 SUBSTITUTIONS WILL NOT BE CONSIDERED WHEN THEY ARE INDICATED OR IMPLIED ON SHOP DRAWING OR PRODUCT DATA SUBMITTALS, WITHOUT SEPARATE WRITTEN REQUEST, OR WHEN ACCEPTANCE WILL REQUIRE REVISION TO THE CONTRACT DOCUMENTS
.5 SUBSTITUTION SUBMITTAL PROCEDURE:
.1 SUBMIT ELECTRONIC COPIES OF REQUEST FOR SUBSTITUTION FOR CONSIDERATION. LIMIT EACH REQUEST TO ONE (1) PROPOSED SUBSTITUTION
.2 SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND CERTIFIED TEST RESULTS ATTESTING TO THE PROPOSED PRODUCT EQUIVALENCE. BURDEN OF PROOF IS ON PROPOSER.
.3 THE CONSULTANT WILL NOTIFY CONTRACTOR IN WRITING OF DECISION TO ACCEPT OR REJECT REQUEST.

1.24 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
.1 UNLESS SPECIFIED OTHERWISE, MATERIALS FOR REMOVAL BECOME CONTRACTOR'S PROPERTY
.2 BURYING OF RUBBISH AND WASTE MATERIALS IS PROHIBITED UNLESS APPROVED BY AUTHORITY HAVING JURISDICTION
.3 REMOVE TOOLS AND WASTE MATERIALS ON COMPLETION OF WORK, LEAVE WORK AREA IN CLEAN AND ORDERLY CONDITION.
.4 CLEAN-UP WORK AREA AS WORK PROGRESSES

2.0 DIVISION 2: EXISTING CONDITIONS

2.1 ALTERATIONS, REPAIRS AND ADDITIONS TO EXISTING BUILDINGS

.1 EXECUTE WORK WITH LEAST POSSIBLE INTERFERENCE OR DISTURBANCE TO BUILDING OPERATIONS, PUBLIC AND NORMAL USE OF PREMISES. ARRANGE WITH OWNER TO FACILITATE EXECUTION OF WORK.
.2 OBTAIN REQUIRED PERMITS DIRECT FROM AUTHORITIES HAVING JURISDICTION AND COMPLY WITH ALL APPLICABLE CODES AND SPECIFIED REQUIREMENTS INCLUDING THOSE OF UTILITY PROVIDERS.
.3 DO NOT BREAK INTO OR DISRUPT ANY BUILDING LIFE SAFETY SYSTEM INCLUDING PARTICULARLY THE EXISTING FIRE ALARM OR WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER. PROVIDE 3 DAYS WRITTEN NOTICE OF SUCH INTENTION.
.4 MAINTAIN EFFECTIVE EGRESS FROM ALL AFFECTED PARTS OF THE BUILDING AND PROVIDE EFFECTIVE TEMPORARY SIGNAGE.
.5 CONFORM TO REGULATORY PROCEDURES AND NOTIFY CONSULTANT IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED OR IF ANY PART OF THE EXISTING STRUCTURE APPEARS ENDANGERED.
.6 ERECT, MAINTAIN AND REMOVE ON COMPLETION OF THE WORK, SUCH TEMPORARY CLOSURES AND ENCLOSURES REQUIRED TO MINIMIZE THE SPREAD OF DUST, ODOURS AND NOISE REQUIRED TO PERMIT CONTINUED BUILDING USER OCCUPANCY AND PROTECT EXISTING ADJACENT CONSTRUCTION TO REMAIN.
.7 MATERIALS USED IN PATCHING AND MAKING GOOD SHALL BE NEW AND MATCH EXISTING IN ALL RESPECTS.
.8 DO WORK IN ORGANIZED MANNER AND ORDER TO MINIMIZE DISRUPTION OF OTHER WORK OR OF ORDERLY BUILDING USER OPERATIONS.
.9 MINIMIZE DAMAGE OF ADJACENT CONSTRUCTION AND WORK IN A MANNER TO MAKE ADJACENT REPAIRS AND RE-FINISHING REASONABLY STRAIGHTFORWARD.
.10 MAKE REPAIRS IN A MANNER TO PROVIDE SMOOTH AND EVEN TRANSITION TO EXISTING SURFACES AND RE-FINISH OR REDECORATE AS NECESSARY TO NEAREST STRAIGHT LINE OF A NATURAL LINE OF DIVISION. SUBMIT TO ENGINEER FOR REVIEW AND RE-DO WORK UNTIL ACHIEVING REASONABLE ACCEPTANCE.
.11 ON COMPLETION OF SELECTIVE DEMOLITIONS, REMOVE AND LEGALLY DISPOSE OF ALL REMOVED MATERIALS AND WASTE AND CLEAR AND CLEAN THE SITE TO THE REQUIREMENT OF FOLLOWING TRADES.
.12 PREPARE, PATCH, PRIME AND PAINT EXISTING METAL TRIM AND CASEWORK IN PREPARATION OF FINAL PAINTING

2.2 EXISTING SERVICES

.1 NOTIFY, CONSULTANT AND UTILITY COMPANIES OF INTENDED INTERRUPTION OF SERVICES AND OBTAIN REQUIRED PERMISSION.
.2 WHERE WORK INVOLVES BREAKING INTO OR CONNECTING TO EXISTING SERVICES, GIVE OWNER 72 HOURS NOTICE FOR NECESSARY INTERRUPTION OF MECHANICAL OR ELECTRICAL SERVICE THROUGHOUT COURSE OF WORK. MINIMIZE DURATION OF INTERRUPTIONS. CARRY OUT WORK AT TIMES AS DIRECTED BY GOVERNING AUTHORITIES WITH MINIMUM DISTURBANCE TO PEDESTRIANS.
.3 PROVIDE ALTERNATIVE ROUTES FOR PERSONNEL AND VEHICULAR TRAFFIC.
.4 ESTABLISH LOCATION AND EXTENT OF SERVICE LINES IN AREA OF WORK BEFORE STARTING WORK. NOTIFY CONSULTANT OF FINDINGS.
.5 SUBMIT SCHEDULE TO AND OBTAIN APPROVAL FROM CONSULTANT FOR ANY SHUT-DOWN OR CLOSURE OF ACTIVE SERVICE OR FACILITY INCLUDING POWER AND COMMUNICATIONS SERVICES. ADHERE TO APPROVED SCHEDULE AND PROVIDE NOTICE TO AFFECTED PARTIES.
.6 PROVIDE TEMPORARY SERVICES WHEN DIRECTED BY SONSULTANT TO MAINTAIN CRITICAL BUILDING SYSTEMS.
.7 WHERE UNKNOWN SERVICES ARE ENCOUNTERED, IMMEDIATELY ADVISE CONSULTANT AND CONFIRM FINDINGS IN WRITING.
.8 PROTECT, RELOCATE OR MAINTAIN EXISTING ACTIVE SERVICES. WHEN INACTIVE SERVICES ARE ENCOUNTERED, CAP OFF IN MANNER APPROVED BY AUTHORITIES HAVING JURISDICTION.
.9 RECORD LOCATIONS OF MAINTAINED, RE-ROUTED AND ABANDONED SERVICE LINES.
.10 CONSTRUCT BARRIERS IN AS REQUIRED TO PROVIDE A SAFE AND SECURE WORKING SITE.

2.3 SELECTIVE DEMOLITION

.1 SITE CONDITIONS
.1 ENVIRONMENTAL PROTECTION
.1 ENSURE WORK DOES NOT ADVERSELY AFFECT ADJACENT WATERCOURSES, GROUNDWATER AND WILDLIFE, OR CONTRIBUTE TO EXCESS AIR AND NOISE POLLUTION.
.2 FIRES AND BURNING OF WASTE MATERIALS IS NOT PERMITTED ON SITE
.3 BURYING OF RUBBISH WASTE OR MATERIALS IS NOT PERMITTED ON SITE
.4 DISPOSAL OF WASTE OF VOLATILE MATERIALS INCLUDING BUT NOT LIMITED TO, MINERAL SPIRITS, OIL, PETROLEUM BASED LUBRICANTS, OR TOXIC CLEANING SOLUTIONS INTO WATERCOURSES, STORM OR SANITARY SEWERS, IS NOT PERMITTED.
.5 ENSURE PROPER DISPOSAL PROCEDURES ARE MAINTAINED THROUGHOUT THE PROJECT.
.2 PUMPING OF WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES, STORM OR SANITARY SEWERS OR ONTO ADJACENT PROPERTIES, IS NOT PERMITTED
.3 CONTROL DISPOSAL OR RUNOFF OF WATER CONTAINING SUSPENDED MATERIALS OR OTHER HARMFUL SUBSTANCES IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
.4 PROTECT TREES, PLANTS AND FOLIAGE ON SITE AND ADJACENT PROPERTIES WHERE INDICATED.
.5 PREVENT EXTRANEOUS MATERIALS FROM CONTAMINATING AIR BEYOND APPLICATION AREA, BY PROVIDING TEMPORARY ENCLOSURES DURING DEMOLITION WORK
.6 COVER OR WET DOWN DRY MATERIALS AND WASTE TO PREVENT BLOWING DUST AND DEBRIS. CONTROL DUST ON ALL TEMPORARY ROADS.
.2 EXAMINATION
.1 SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE SITE DEMOLITION REQUIRED.
.2 DETERMINE WITH OWNER ANY SALVAGEABLE PORTIONS OF DEMOLITION.
.3 CONSULTANT DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.
.3 INVENTORY AND RECORD THE CONDITION OF ITEMS BEING REMOVED AND SALVAGED
.3 PREPARATION
.1 PROTECTION OF IN-PLACE CONDITIONS
.1 PREVENT DEBRIS FROM BLOCKING SURFACE DRAINAGE SYSTEM.
.2 SURFACE PREPARATION
.1 DISRUPTION OF ACTIVE OR ENERGIZED UTILITIES TRAVERSING SITE DESIGNATED TO REMAIN UNDISTURBED IS NOT PERMITTED.
.3 CONDUCT SELECTIVE SITE DEMOLITION SO OWNER 'S OPERATIONS WILL NOT BE DISRUPTED:
.1 DEMOLITION PHASING:
.1 PHASE 1:
.1 REVIEW SITE CONDITIONS AND CONFIRM EXTENT OF DEMOLITION REQUIRED TO ALLOW FOR NEW STAGE LOCATION. REVIEW WITH OWNER AND CONSULTANT BEFORE PROCEEDING WITH DEMOLITION.
.2 PHASE 2:
.1 REVIEW SITE CONDITIONS AND CONFIRM EXTENT OF DEMOLITION REQUIRED TO ALLOW FOR NEW VIEWING PLATFORM LOCATION. REVIEW WITH OWNER AND CONSULTANT BEFORE PROCEEDING WITH DEMOLITION.
.2 PROVIDE NOT LESS THAN 72 HOURS' NOTICE TO OWNER OF ACTIVITIES THAT WILL AFFECT OPERATIONS
.3 MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES:
.1 CLOSING OR OBSTRUCTING WALKWAYS, EXITS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITY HAVING JURISDICTION IS NOT PERMITTED.
.4 CONSULTANT ASSUMES NO RESPONSIBILITY FOR SELECTIVE SITE ELEMENTS BEING DEMOLISHED
.1 CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
.2 BEFORE SELECTIVE SITE DEMOLITION, REMOVE, PROTECT AND STORE SALVAGED ITEMS AS DIRECTED BY OWNER
.1 SALVAGE ITEMS AS IDENTIFIED BY CONSULTANT AND OWNER.
.2 DELIVER TO OWNER AS DIRECTED.
.4 REMOVAL AND DEMOLITION OPERATIONS
.1 REMOVE ITEMS AS INDICATED.
.2 DISRUPTION OF ITEMS DESIGNATED TO REMAIN IN PLACE IS NOT PERMITTED.
.3 STOCKPILE TOPSOIL FOR FINAL GRADING AND LANDSCAPING.
.4 SALVAGE:
.1 DISMANTLE ITEMS CONTAINING MATERIALS FOR SALVAGE AND STOCKPILE SALVAGED MATERIALS AT LOCATIONS AS INSTRUCTED BY OWNER.
.5 DISPOSAL OF MATERIAL:
.1 DISPOSE OF MATERIALS NOT DESIGNATED FOR SALVAGE OR REUSE ON SITE AS INSTRUCTED BY OWNER OR CONSULTANT.
.5 REMOVAL FROM SITE
.1 REMOVE STOCKPILED MATERIAL AS DIRECTED BY CONSULTANT, WHEN IT INTERFERES WITH OPERATIONS OF PROJECT.
.2 REMOVE STOCKPILES OF LIKE MATERIALS BY ALTERNATE DISPOSAL OPTION ONCE COLLECTION OF MATERIALS IS COMPLETE.
.3 DISPOSE OF MATERIALS NOT DESIGNATED FOR ALTERNATE DISPOSAL IN ACCORDANCE WITH APPLICABLE REGULATIONS.
.6 REPAIRS
.1 GENERAL: PROMPTLY REPAIR DAMAGE TO ADJACENT SURFACES CAUSED BY DEMOLITION.
.2 WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
.3 RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING
.7 CLEANING
.1 PROGRESS CLEANING
.1 LEAVE WORK AREA CLEAN AT END OF EACH DAY.
.2 UPON COMPLETION OF WORK, REMOVE DEBRIS, TRIM SURFACES AND LEAVE WORK SITE CLEAN.
.3 USE CLEANING SOLUTIONS AND PROCEDURES WHICH ARE NOT HARMFUL TO HEALTH, ARE NOT INJURIOUS TO PLANTS, AND DO NOT ENDANGER WILDLIFE, ADJACENT WATER COURSES OR GROUND WATER.
.2 FINAL CLEANING: UPON COMPLETION REMOVE SURPLUS MATERIALS, RUBBISH, TOOLS AND EQUIPMENT.

5.0 DIVISION 5: METALS

5.1 METAL FABRICATIONS
.1 REFERENCE
.1 ASTM A 53/A 53M-20, STANDARD SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED, ZINC-COATED WELDED AND SEAMLESS
.2 ASTM A307-21, STANDARD SPECIFICATION FOR CARBON STEEL BOLTS AND STUDS, 60,000 PSI TENSILE STRENGTH.
.3 THE MASTER PAINTERS INSTITUTE (MPI): ARCHITECTURAL PAINTING SPECIFICATION MANUAL - CURRENT EDITION
.2 SUBMITTALS
.1 INDICATE MATERIALS, CORE THICKNESSES, FINISHES, CONNECTIONS, JOINTS, METHOD OF ANCHORAGE, NUMBER OF ANCHORS, SUPPORTS, REINFORCEMENT, DETAILS, AND ACCESSORIES.
.2 FOR FINISHES, COATINGS, PRIMERS, AND PAINTS APPLIED ON SITE: INDICATE VOC CONCENTRATION IN G/L.
.3 QUALITY ASSURANCE
.1 WELDERS' CERTIFICATES: CERTIFYING WELDERS EMPLOYED ON THE WORK, VERIFYING QUALIFICATION WITHIN THE PREVIOUS TWELVE (12) MONTHS TO CSA-W47.1 (STEEL).
.4 MATERIALS
.1 STEEL SECTIONS AND PLATES: TO CSA G40.20/G40.21, GRADE350W.
.2 STEEL PIPE: TO ASTM A53/A53M EXTRA STRONG, GALVANIZED FINISH.
.3 BOLTS AND ANCHOR BOLTS: TO ASTM A307
.5 FINISHES
.1 GALVANIZING: HOT DIPPED GALVANIZING WITH ZINC COATING 600 G/M2 TO CAN/CSA-G164
.2 SHOP COAT PRIMER: MPI AND IN ACCORDANCE WITH VOC LIMITS OF UL 2768.
.3 ZINC PRIMER: ZINC RICH, READY MIX TO MPI-INT 5.2C IN ACCORDANCE WITH CHEMICAL COMPONENT LIMITS AND RESTRICTIONS REQUIREMENTS AND VOC LIMITS OF.
.6 PIPE RAILINGS
.1 STEEL PIPE: 38 MM NOMINAL OUTSIDE DIAMETER, FORMED TO SHAPES AND SIZES AS INDICATED.
.2 GALVANIZE EXTERIOR PIPE RAILINGS AFTER FABRICATION. SHOP COAT PRIME INTERIOR RAILINGS AFTER FABRICATION.
.7 SCHEDULE
.1 EXTERIOR HANDRAIL
.2 UNISTRUT AND BOLT CONNECTIONS
.3 FASTENING HANDRAILS TO GUARDRAILS

6.0 DIVISION 6: WOOD

6.1 ROUGH CARPENTRY

.1 LUMBER: UNLESS SPECIFIED OTHERWISE, SOFTWOOD, S4S, MOISTURE CONTENT 12% OR LESS IN ACCORDANCE WITH FOLLOWING STANDARDS:
.1 CAN/CSA-O141.
.2 NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER.
.3 FABRICATE WOOD FRAME CONSTRUCTION TO THE REQUIREMENTS OF PART 9 OF THE NBCC.
.4 MAKE ALLOWANCES FOR ERECTION STRESSES.
.5 SECURELY BRACE MEMBERS IN PLACE TO MAINTAIN PLUMB AND TRUE UNTIL PERMANENTLY FIXED AND HELD TO STRUCTURE.
.6 MINIMIZE CUTTING OF FRAMING MEMBERS FOR PENETRATIONS BY COORDINATING WITH OTHER PARTS OF THE WORK BEFORE STARTING WORK OF THIS SECTION; LIMIT CUTTING AND HOLE DRILLING TO LIMITATIONS LISTED IN PART 9 OF THE NBCC. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED ON THE DRAWINGS.
.7 ROUND-EDGE 38X140MM PWF DECKING BOARDS.
.2 FURRING, BLOCKING, NAILING STRIPS, GROUNDS, ROUGH BUCKS, CANTS, CURBS, FASCIA BACKING AND SLEEPERS:
.1 S2S IS ACCEPTABLE FOR BLOCKING.
.2 BOARD SIZES: "STANDARD" OR BETTER GRADE.
.3 DIMENSION SIZES: "STANDARD" LIGHT FRAMING OR BETTER GRADE.
.4 POST AND TIMBERS SIZES: "STANDARD" OR BETTER GRADE.
.3 SOFTWOOD LUMBER: S4S, MOISTURE CONTENT 19% OR LESS IN ACCORDANCE WITH FOLLOWING STANDARDS:
.1 CSA O141.
.2 NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER.
.3 AWMAC CUSTOM GRADE, MOISTURE CONTENT AS SPECIFIED.
.4 MACHINE STRESS-RATED LUMBER IS ACCEPTABLE.
.4 PLYWOOD: CSA-O121 CANPLY CERTIFIED AND GRADED, MEETING THE REQUIREMENTS OF CSA-O325-16.
.1 PANEL WALL FINISH: EXTERIOR GRADE ACX, THICKNESS AS INDICATED ON DRAWINGS.
.2 FLOORING: EXTERIOR GRADE ACX, GOOD SIDE EXPOSED, SHEATHING GRADE SQUARE-EDGED P.T. FIR PLYWOOD T&G, THICKNESS AS REQUIRED BY SPAN RATING AND MEETING REQUIREMENTS OF CSA O325 AND ASTM F1482.
.5 GLULAM: REFER TO STRUCTURAL
.6 CLT: REFER TO STRUCTURAL
.7 ACCESSORIES
.1 DRIVEN FASTENERS: STEEL NAILS, SPIKES, BRADS AND STAPLES MEETING REQUIREMENTS OF ASTM F1667. ENSURE LENGTH IS SUFFICIENT TO PENETRATE CONNECTING SOLID WOOD MATERIALS.
.1 HOT-DIPPED GALVANISED.
.2 ROUGH HARDWARE (BOLTS, NUTS AND WASHERS): PROVIDE MANUFACTURER-RECOMMENDED FASTENING DEVICES AND ANCHORS MEETING REQUIREMENTS OF ASTM A307 AND AS FOLLOWS:
.1 GROUND CONTACT MATERIALS: STAINLESS STEEL
.2 HOT DIPPED GALVANISED.
.3 WOOD SCREWS: STEEL SCREWS MEETING REQUIREMENTS OF ASME B18.6.1, GALVANISED, CERAMIC-COATED OR STAINLESS STEEL.
.4 PREFABRICATED METAL ANCHORING SYSTEMS, FRAMING CONNECTORS AND HANGERS: PREFABRICATED HOT-DIPPED ZINC COATED STEEL PRODUCTS TESTED OR DESIGNED IN ACCORDANCE WITH CSA O86; TYPES AND CONFIGURATIONS AS INDICATED ON DRAWINGS.
.5 SUBFLOORING ADHESIVE: EXTERIOR GRADE, TO CAN/CGSB-71.26, CARTRIDGE-LOADED.
.6 GENERAL PURPOSE ADHESIVE: EXTERIOR-GRADE, CSA O112.9.
.7 JOIST HANGERS, CONNECTORS AND FASTENERS: IN ACCORDANCE WITH ACCEPTED SHOP DRAWINGS, MINIMUM 1MM-THICK STEEL SHEET, GALVANISED TO A MINIMUM ZF001 COATING DESIGNATION.
.8 NAILING DISCS: FLAT CAPS, MINIMUM 25MM DIAMETER, MINIMUM 0.4MM THICK, SHEET METAL, FIBRE-FORMED TO PREVENT DISHING. BELL OR CUP SHAPES NOT ACCEPTABLE.
.9 WOOD PRESERVATIVE (PRESSURE TREATMENT): CAN/CSA-O80, WATER BORNE PRESERVATIVE, USE CATEGORY UC3.1.
.10 POLYCARBONATE SHEETS, UV-STABILISED:
.1 LOCATION: INSTALL ON VIEWING PLATFORM'S NORTH GUARDRAIL, FACING THE NEW STAGE. REVIEW DRAWINGS FOR EXACT LOCATION
.2 THICKNESS: 0.5MM
.3 DIMENSIONS: 1219MM X 2438MM

7.0 DIVISION 7: AIR/VAPOUR AND WEATHER BARRIERS

7.1 ROOFING UNDERLAYMENT:
.1 SBS MODIFIED BITUMEN SELF-ADHESIVE MEMBRANE
PRODUCT: SOPREMA LASTOBOND SHIELD HT OR CONSULTANT-APPROVED ALTERNATE
.2 ROOF VENTILATION MAT: NYLON 6, FLEXIBLE ENTANGLED OPEN MESH, 10.35MM THICKNESS, TENSILE STRENGTH AND ELONGATION TO ASTM D 5035.
.3 ADHESIVES: MASTIC ADHESIVE: SOLVENT-BASED COMPOSED OF SBS MODIFIED BITUMEN COMPATIBLE WITH SHEET SEAL AND SUBSTRATE, THICK MASTIC OF UNIFORM KNIFE GRADE CONSISTENCY.
.1 TO SEAL PENETRATIONS IN SHEATHING PAPER LAYER
.2 ACCEPTABLE PRODUCT: SOPRAMASTIC BY SOPREMA
.4 ACCESSORIES:
.1 SUBSTRATE CLEANER: NON-CORROSIVE TYPE RECOMMENDED BY PRIMER MANUFACTURER

7.2 SHEET METAL ROOFING
.1 SUBMITTALS:
.1 PRODUCT DATA: SUBMIT MANUFACTURER'S INSTRUCTIONS, PRINTED PRODUCT LITERATURE AND DATA SHEETS FOR SHEET METAL ROOFING AND INCLUDE PRODUCT CHARACTERISTICS, PERFORMANCE CRITERIA, PHYSICAL SIZE, FINISH, LIMITATIONS, PROOF OF MANUFACTURER'S CCMC LISTING AND LISTING NUMBER.
.2 SHOP DRAWINGS:
.1 SUBMIT DRAWINGS STAMPED AND SIGNED BY PROFESSIONAL ENGINEER REGISTERED OR LICENSED IN THE NORTHWEST TERRITORIES, CANADA.
.2 ENGINEER ROOFING PANELS, CLEATS, STEEL ANGLE RAIL AND ALL FASTENERS TO WITHSTAND ALL SNOW, WIND, AND MAINTENANCE LOADS FOR YELLOWKNIFE, NORTHWEST TERRITORIES.
.3 INDICATE ARRANGEMENT OF PRE-FINISHED ROOF SHEET, INCLUDING JOINTS, TYPES AND LOCATIONS SUPPORTS, FASTENERS, FLASHING, MITRES, AND ALL METAL COMPONENTS RELATED TO THE ROOF INSTALLATION.
.3 WARRANTY: PROVIDE JOINT, WRITTEN, 5 YEAR FULL SYSTEM WARRANTY BETWEEN ROOFING SYSTEM SUPPLIER AND INSTALLER AGAINST LEAKAGE, DAMAGE CAUSED BY WIND AND/OR DUE TO POOR WORKMANSHIP.
.4 PRE-FINISHED ROOF SHEET, EXPOSED TO EXTERIOR:
.1 PROFILE: PRE-MANUFACTURED, PRE-FINISHED LOW SLOPE HIDDEN FASTENER SYSTEM
.1 SEAMED JOIN AT 610MM C/C WITH SEAMS A MINIMUM OF 50MM ABOVE THE BOTTOM OF THE RIBBED PROFILE
.2 PANEL: Z275 GALVANISED SHEET STEEL CONFORMING TO ASTM A653M STRUCTURAL QUALITY GRADE 230, 0.76MM THICK
.3 FABRICATE STEEL SHEET IN ACCORDANCE WITH ASTM E72
.4 FORM SECTIONS TRUE AND ACCURATE TO SIZE, FREE FROM DISTORTION AND OTHER DEFECTS DETRIMENTAL TO APPEARANCE OR PERFORMANCE.
.5 APPLY MINIMUM 0.2MM DRY FILM THICKNESS COAT OF PLASTIC CEMENT TO BOTH FACES OF DISSIMILAR METALS IN CONTACT
.2 INSTALLATION
.1 INSTALL EXTERIOR PREFINISHED USING MANUFACTURER'S PROPER CONSTRUCTION PROCEDURE. ENSURE BATTEN IS POSITIVELY LOCKED FOR FULL LENGTH OF ROOF. CLOSE INTERLOCKING SIDE JOINTS BY USING A PURPOSE-MADE SEAMING MACHINE, AS SUPPLIED BY THE MANUFACTURER.
.2 WHERE INDICATED ON APPROVED SHOP DRAWINGS, SECURE THE END-LAP OF METAL ROOFING SHEETS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND DETAILS TO PROVIDE A WEATHER-TIGHT EXPOSED FASTENERS TO MATCH COLOUR OF THE ROOF SHEET.
.3 PROVIDE NOTCHED AND FORMED CLOSURES, SEALED AGAINST WEATHER PENETRATION, AT CHANGES IN PITCH, AND AT RIDGES AND EAVES, WHERE REQUIRED.
.4 INSTALL ALL COMPANION FLASHING {GUTTERS}, {VENTILATORS} AS SHOWN ON THE SHOP DRAWINGS. USE CONCEALED FASTENERS WHEN POSSIBLE. EXPOSED FASTENERS TO MATCH COLOUR OF ROOF SHEET.
.5 LOCK ALL END JOINTS AND CAULK TO PROVIDE A WEATHER-TIGHT SEAL.
.5 ACCESSORIES:
.1 SNOW RESTRAINT SYSTEM: CONTINUOUS PROPRIETARY SNOW STOP
.1 2-PIECE WITH GALVANIZED BASE CLEAT AND PREFINISHED METAL CAP
.2 LOCATIONS AND LENGTHS AS INDICATED
.2 ISOLATION COATING: ALKALI RESISTANT BITUMINOUS PAINT
.3 SEALANT: ASBESTOS-FREE SEALANT, COMPATIBLE WITH SYSTEMS MATERIALS, RECOMMENDED BY SYSTEM MANUFACTURER.
.4 TOUCH-UP PAINT: AS RECOMMENDED BY SHEET METAL ROOFING MANUFACTURER

7.3 SHEET METAL FLASHING AND TRIM
.1 SUBMITTALS:
.1 SUBMIT SHOP DRAWINGS FOR ALL SHEET METAL FABRICATIONS
.2 INDICATE SHEET THICKNESS, FLASHING DIMENSIONS AND FASTENINGS. INCLUDE ANCHORAGE, EXPANSION JOINTS AND OTHER PROVISIONS FOR THERMAL MOVEMENT
.3 SUBMIT MANUFACTURER'S CATALOGUE CUT SHEETS FOR MANUFACTURED ITEMS
.2 PRODUCTS:
.1 PREFINISHED STEEL SHEET: WITH COATING SYSTEM CONSISTING OF BASE METAL PRE-TREATMENT, PRIMER, SILICONE MODIFIED POLYESTER OR POLYESTER TOPCOAT MEETING REQUIREMENTS OF CSSBI S8.
.1 SCHEDULE:
.1 METAL FLASHINGS
.2 EAVES TROUGHS AND DOWNPIPES.
.2 FINISHED ON ONE SIDE WITH WASH COAT ON BACK.
.3 COLOUR SELECTED BY CLIENT FROM MANUFACTURER'S STANDARD RANGE
.4 SPECULAR GLOSS: 30 +/- 5 GLOSS UNITS IN ACCORDANCE WITH ASTM D 523
.5 EXPOSED COATING THICKNESS: DRY FILM COATING SYSTEM THICKNESS NOT LESS THAN 22 MICROMETERS
.3 ACCESSORIES:
.1 ISOLATION COATING: ALKALI-RESISTANT BITUMINOUS PAINT
.2 SEALANTS: COLOUR TO MATCH FLASHING FINISH COLOUR
.3 CLEATS AND HOOK STRIPS: OF SAME MATERIAL, AND TEMPER AS SHEET METAL, MINIMUM ONE-THIRD WIDTH OF SECURED FLASHING. THICKNESS SAME AS SHEET METAL BEING SECURED.
.4 SCREWS: OF SAME MATERIAL AS SHEET METAL, SUITABLE FOR SUBSTRATE AND MATERIAL BEING FASTENED, COLOURED NYLON HEAD, NEOPRENE WASHER
.5 TOUCH-UP PAINT: AS RECOMMENDED BY PREFINISHED MATERIAL MANUFACTURER.
.4 INSTALLATION:
.1 METAL FLASHINGS:
.1 FORM FLASHINGS, COPINGS AND FASCIAS TO PROFILES INDICATED OF 0.511MM THICK PREFINISHED STEEL
.2 EAVES TROUGHS AND DOWNPIPES
.1 INSTALL EAVES TROUGHS AND SECURE TO BUILDING AT 750MM O.C. WITH EAVES TROUGH SPIKES THROUGH SPACER FERRULES
.1 SLOPE EAVES TROUGHS TO DOWNPIPES AS INDICATED.
.2 SEAL JOINTS WATERTIGHT
.2 INSTALL DOWNPIPES AND PROVIDE GOOSENECKS BACK TO WALL
.1 SECURE DOWNPIPES TO WALL WITH STRAPS AT 1800MM O.C.; MINIMUM TWO STRAPS PER DOWNPIPE
.2 CONNECT DOWNPIPES TO DRAINAGE SYSTEM AND SEAL JOINT WITH PLASTIC CEMENT.

7.4 SEALANTS
.1 SUBMITTALS:
.1 PROVIDE DATA INCLUDING SEALANT CHEMICAL CHARACTERISTICS, PERFORMANCE CRITERIA, SUBSTRATE PREPARATION, LIMITATIONS AND COLOUR AVAILABILITY
.2 MANUFACTURER'S PRODUCT TO DESCRIBE:
.1 CAULKING
.2 PRIMERS
.3 SEALING COMPOUND, EACH TYPE, INCLUDING COMPATIBILITY WHEN DIFFERENT SEALANTS ARE IN CONTACT WITH EACH OTHER.
.3 SUBMIT INSTRUCTIONS TO INCLUDE INSTALLATION INSTRUCTIONS FOR EACH PRODUCT USED.
.4 CERTIFICATES: WHEN REQUESTED BY CONSULTANT, SUBMIT MANUFACTURER'S PRODUCT CERTIFICATES INDICATING PROPOSED SEALANT IS APPROPRIATE FOR EACH APPLICATION ON THIS PROJECT.
.2 QUALITY ASSURANCE
.1 COMPATIBILITY: ENSURE SEALANTS ARE COMPATIBLE WITH ADJACENT MATERIALS AND ARE APPROVED BY MANUFACTURE FOR USE WITH ADJACENT MATERIALS.
.2 COMPLY WITH REQUIREMENTS OF WHMIS REGARDING USE, HANDLING, STORAGE, AND DISPOSAL OF HAZARDOUS MATERIALS; AND REGARDING LABELLING AND PROVISION OF SAFETY DATA SHEETS (SDS) ACCEPTABLE TO HEALTH CANADA.
.3 COORDINATE WITH OTHER WORK HAVING A DIRECT BEARING ON WORK OF THIS SECTION
.3 MATERIALS
.1 SILICONES ONE PART: TO CAN/CGSB-19.13
.2 BUTYL: TO CGSB 19-GP-14M
.3 PREFORMED COMPRESSIBLE AND NON-COMPRESSIBLE BACK-UP MATERIALS:
.1 POLYETHYLENE, URETHANE, NEOPRENE OR VINYL FOAM:
.1 EXTRUDED CLOSED-CELL FOAM BACKER ROD
.2 SIZE: OVERSIZE 30 TO 50%.
.2 BOND BREAKER TAPE:
.1 POLYETHYLENE BOND BREAKER TAPE WHICH WILL NOT BOND TO SEALANT.
.4 JOINT CLEANER
.1 NON-CORROSIVE AND NON-STAINING TYPE, COMPATIBLE WITH JOINT FORMING MATERIALS AND SEALANT IN ACCORDANCE WITH SEALANT MANUFACTURER'S WRITTEN RECOMMENDATIONS.
.2 PRIMER: IN ACCORDANCE WITH SEALANT MANUFACTURER'S WRITTEN RECOMMENDATIONS.

9.0 DIVISION 9: EXTERIOR PAINTING

9.1 SEALANTS
.1 PRODUCT DATA:
.1 PROVIDE MANUFACTURER'S INSTRUCTIONS, PRINTED PRODUCT LITERATURE AND DATA SHEETS FOR PAINT AND PAINT PRODUCTS AND INCLUDE PRODUCT CHARACTERISTICS, PERFORMANCE CRITERIA, PHYSICAL SIZE, FINISH AND LIMITATIONS.
.2 UPON COMPLETION, PROVIDE RECORDS OF PRODUCTS USED. LIST PRODUCTS IN RELATION TO FINISH SYSTEM AND INCLUDE THE FOLLOWING:
.1 PRODUCT NAME, TYPE AND USE.
.2 MANUFACTURER'S PRODUCT NUMBER.
.3 MANUFACTURER'S SAFETY DATA SHEETS (SDS).
.3 OPERATION AND MAINTENANCE DATA: OPERATION AND MAINTENANCE DATA FOR PAINTING MATERIALS FOR INCORPORATION INTO MANUAL.
.2 EXTRA STOCK MATERIALS:
.1 PROVIDE MAINTENANCE MATERIALS.
.3 MOCK-UPS
.1 WHEN REQUESTED BY CONSULTANT,PREPARE AND PAINT DESIGNATED SURFACE, AREA, ROOM OR ITEM TO REQUIREMENTS SPECIFIED HEREIN, WITH SPECIFIED PAINT OR COATING SHOWING SELECTED COLOURS, NUMBER OF COATS, GLOSS/SHEEN, TEXTURES AND QUALITY OF WORK TO MPI PAINTING SPECIFICATION MANUAL STANDARDS FOR REVIEW AND APPROVAL.
.2 MOCK-UP WILL BE USED TO JUDGE QUALITY OF WORK, SUBSTRATE PREPARATION, AND MATERIAL APPLICATION AND SKILL TO MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL STANDARDS.
.3 ALLOW 24 HOURS FOR INSPECTION OF MOCK-UP BEFORE PROCEEDING WITH WORK.
.4 WHEN ACCEPTED, MOCK-UP WILL DEMONSTRATE MINIMUM STANDARD OF QUALITY REQUIRED FOR THIS WORK.
.4 STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS IN CLEAN, DRY, WELL-VENTILATED AREA.
.5 SITE CONDITIONS: PERFORM WORK ONLY UNDER CONDITIONS OUTLINED BY THE MANUFACTURER.
.6 FINISH / COATING SYSTEMS: PAINT SURFACES IN ACCORDANCE WITH THE FOLLOWING MPI PAINTING MANUAL REQUIREMENTS:
.1 GLUE LAMINATED BEAMS AND COLUMNS:
.1 FACTORY-APPLIED COAT PER MANUFACTURER
.2 ON-SITE CUT ENDS: MANUFACTURER-APPROVED FINISH AND SEALANT
.2 DIMENSION LUMBER:
.1 EXT 6.2L - SEMI-TRANSPARENT STAIN, S.B.
.3 WOOD PANELLING:
.1 EXT 6.4D - SEMI-TRANSPARENT STAIN, S.B.
.4 WOOD DECKS AND STAIRS:
.1 PLYWOOD DECK: EXT 6.5F - DECK STAIN

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Notes

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FOLK ON THE ROCKS

BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

Title
SPECIFICATIONS

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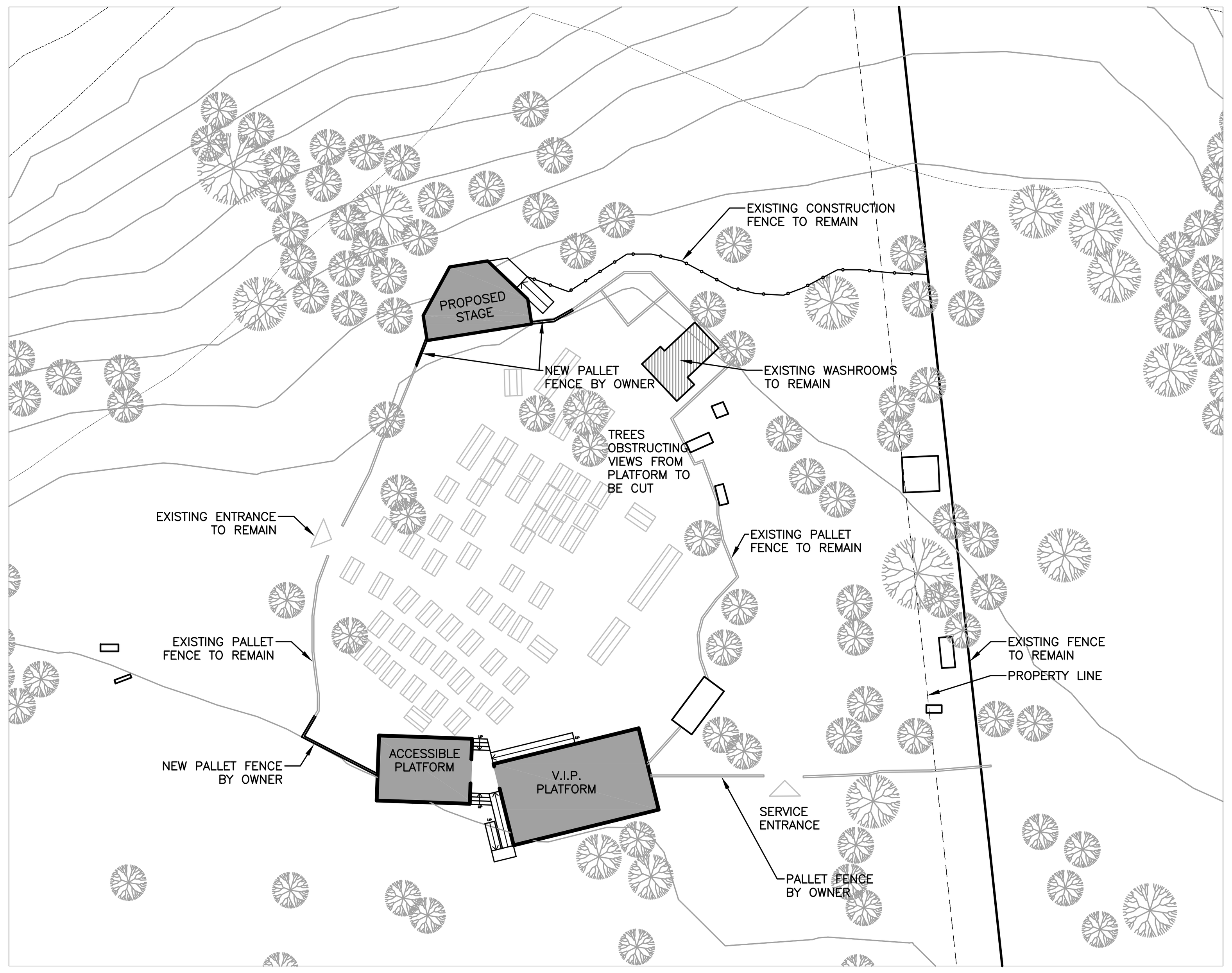
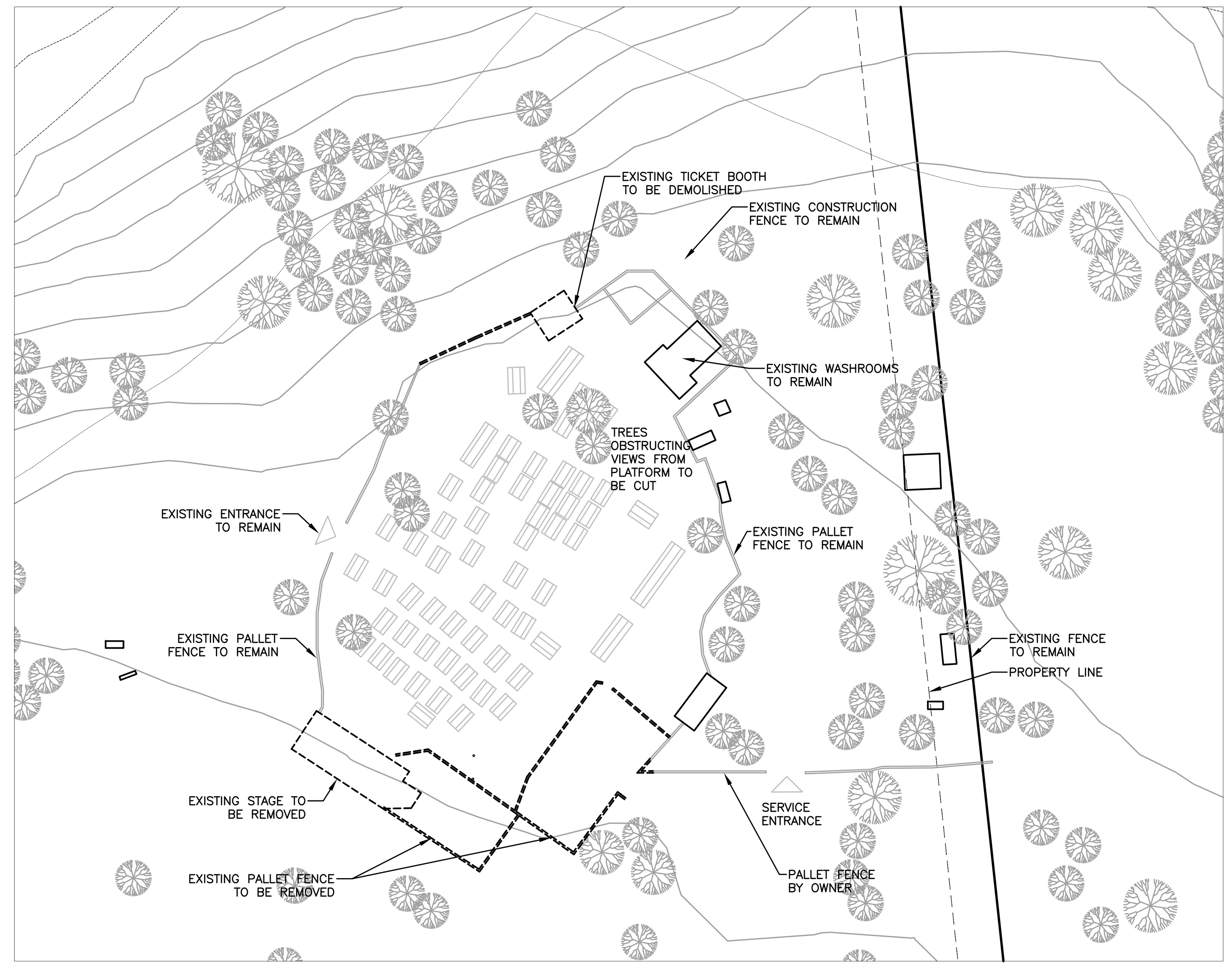
Revision
B

Sheet
3 of 8

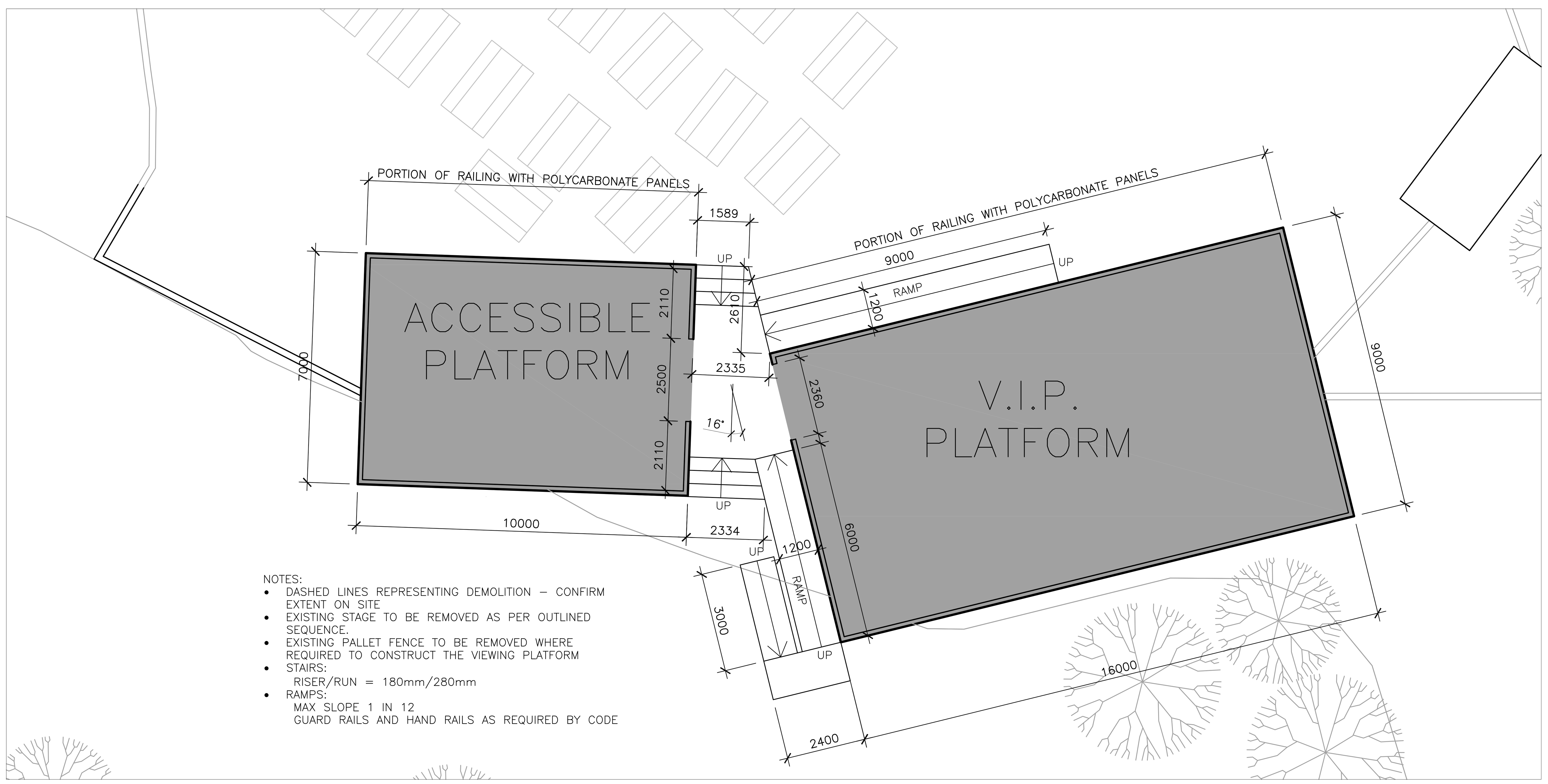
Drawing No.
A-003



1 A-101 SITE PLAN
1:500



2 A-101 DEMOLITION PLAN
1:500



NOTES:
- DASHED LINES REPRESENTING DEMOLITION – CONFIRM EXTENT ON SITE
- EXISTING STAGE TO BE REMOVED AS PER OUTLINED SEQUENCE.
- EXISTING PALLET FENCE TO BE REMOVED WHERE REQUIRED TO CONSTRUCT THE VIEWING PLATFORM
- STAIRS:
  RISER/RUN = 180mm/280mm
- RAMPS:
  MAX SLOPE 1 IN 12
  GUARD RAILS AND HAND RAILS AS REQUIRED BY CODE

3 A-101 VIEWING PLATFORM PLAN
1:100

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FOLK ON THE ROCKS

BEER GARDEN STAGE RENOVATION

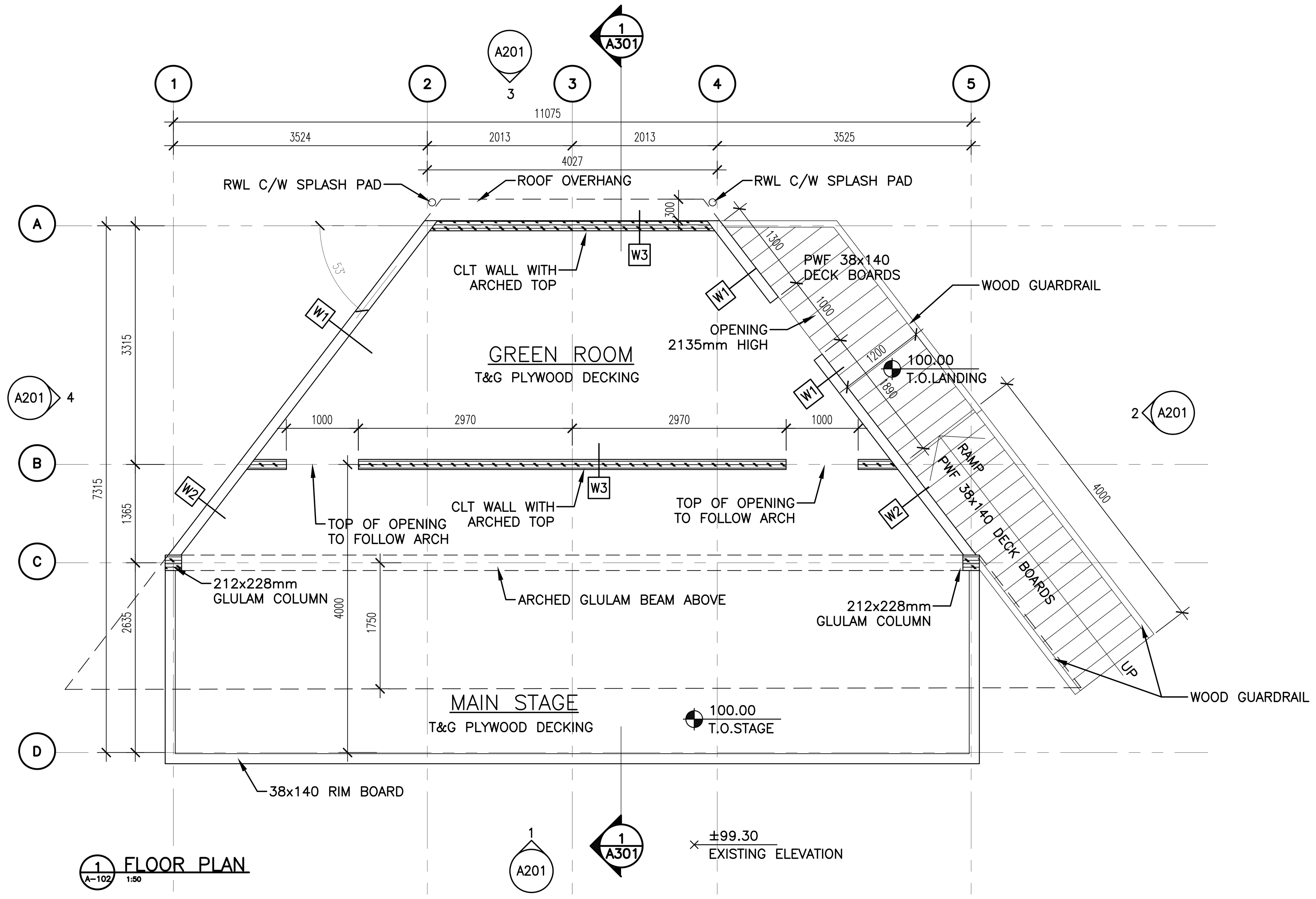
YELLOWKNIFE, NT

Title
SITE PLAN AND PLATFORM PLAN

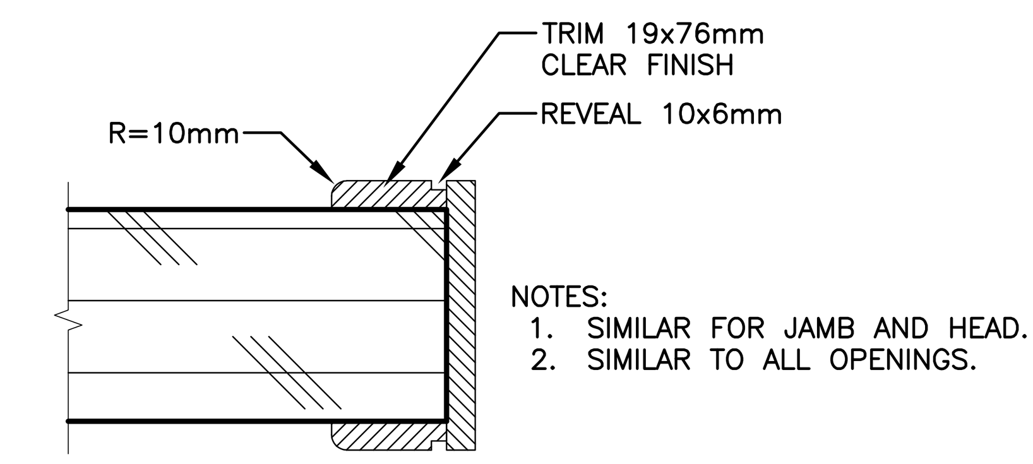
Project No.	Scale
144903467	AS NOTED

Revision	Sheet	Drawing No.
B	4 of 8	A-101

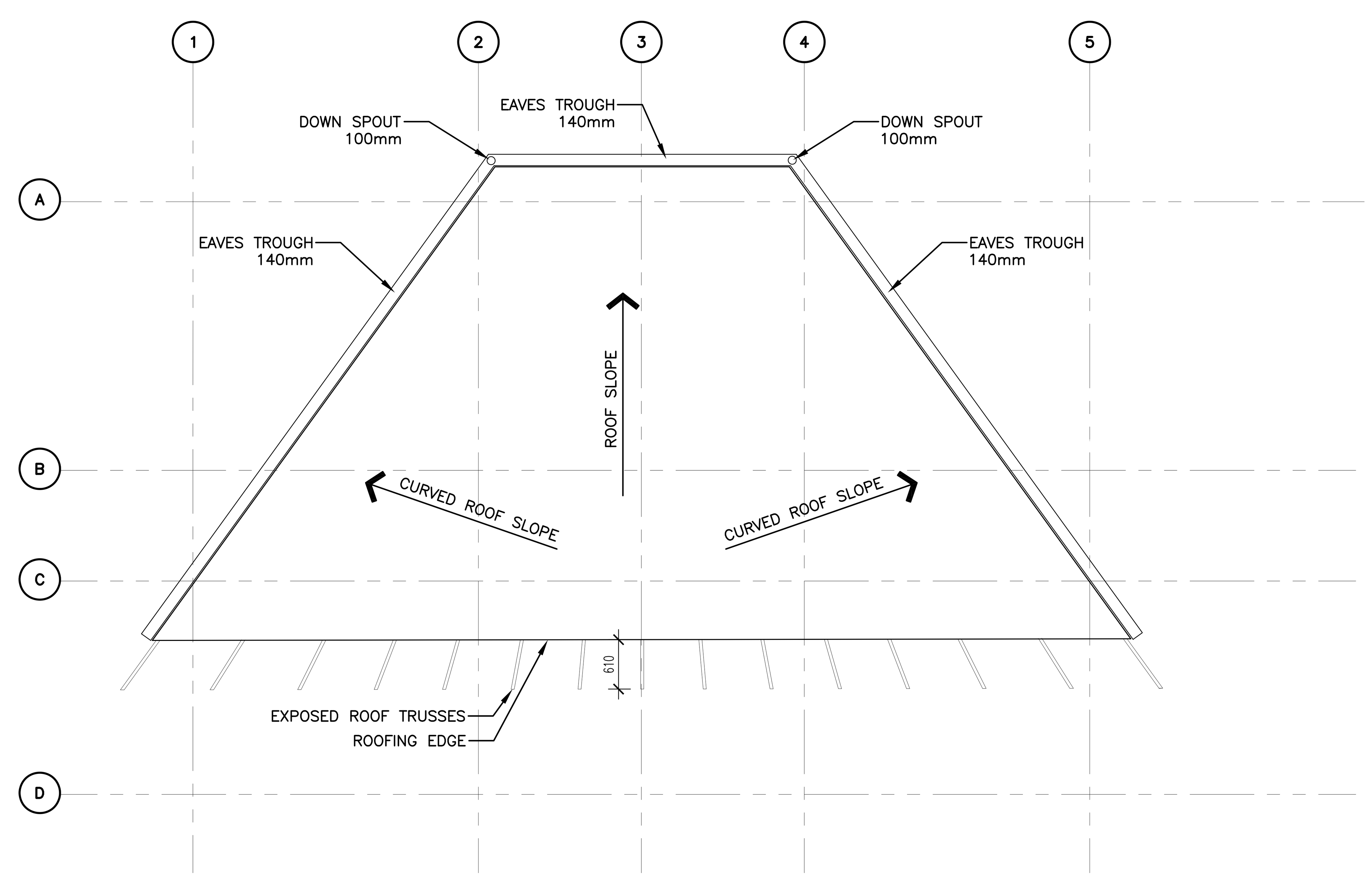
ORIGINAL SHEET - ARCH D



1 FLOOR PLAN (A-102, 1:50)



2 OPENING TRIM DETAIL (A-102, 1:5)



3 ROOF PLAN (A-102, 1:50)

NOTES

1. LAYOUT DRAWING FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND PILE LOCATIONS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR.
2. REFER TO STRUCTURAL DRAWINGS FOR NEW STRUCTURAL DETAILS.
3. CONTRACTOR TO VALIDATE AND CONFIRM DIMENSIONS ONSITE
4. STRAPPING UNDER METAL ROOFING TO BE SLANTED AND/OR ALTERNATING TO ALLOW DOWNWARD DRAINAGE.
5. DIMENSIONS TYPICALLY MEASURE TO GRID LINES AND CENTRE OF WALLS.

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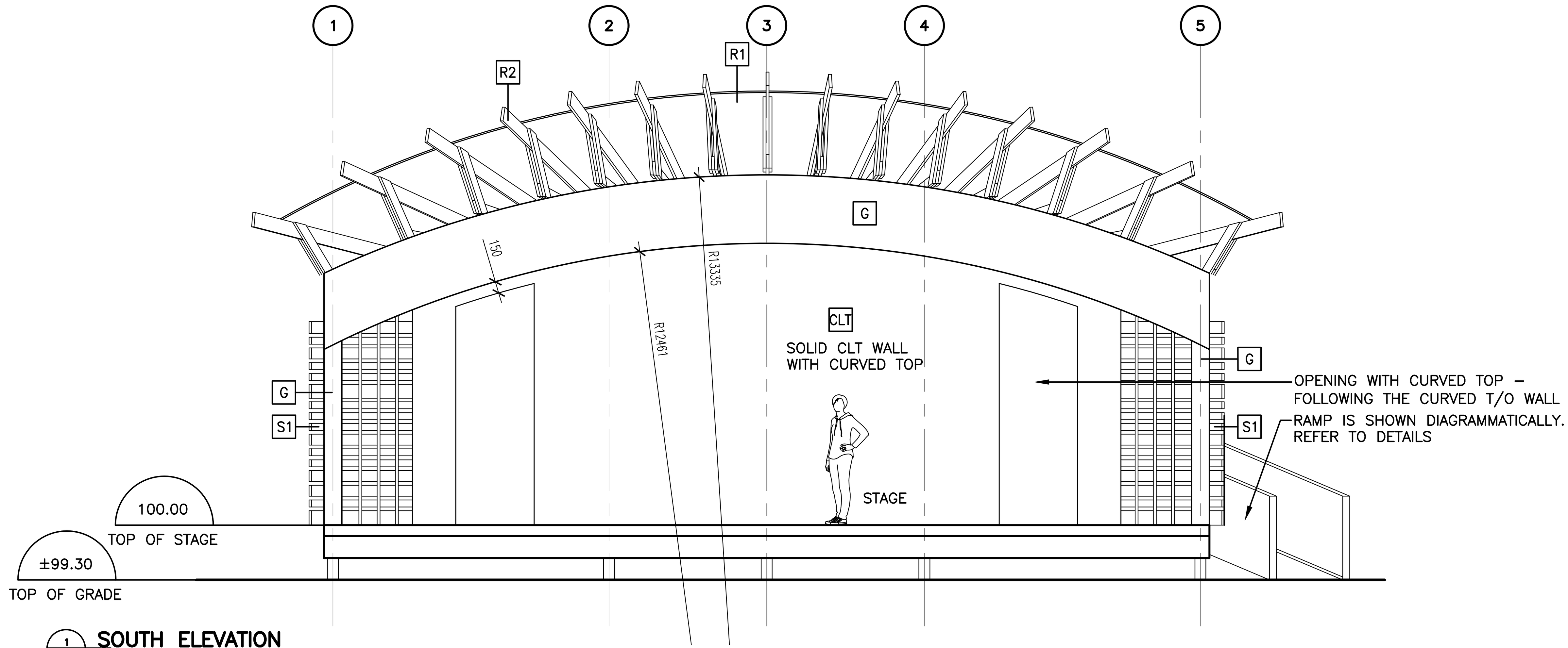
BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

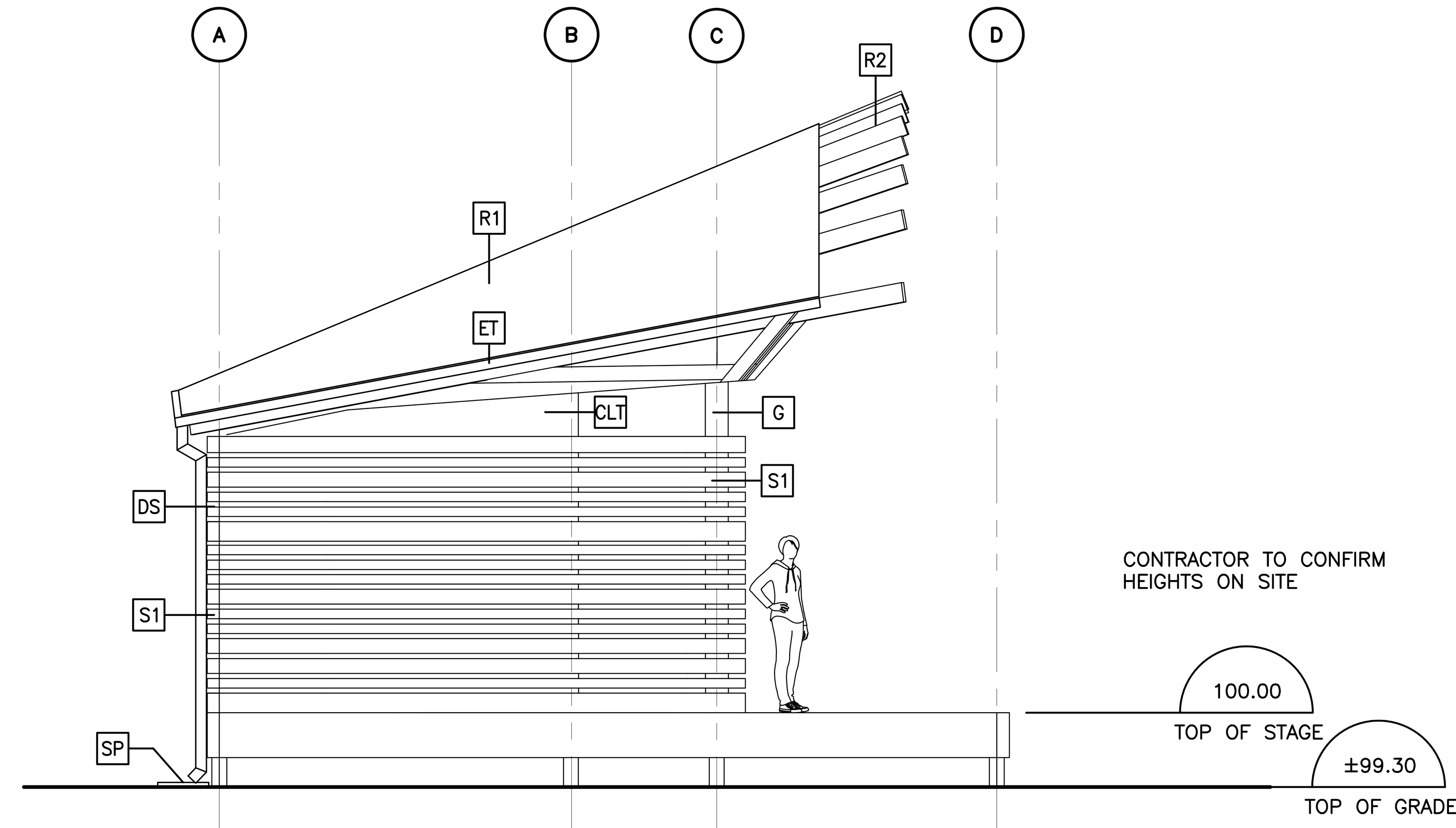
Title
PLAN VIEWS

Project No.	Scale
144903467	1:50

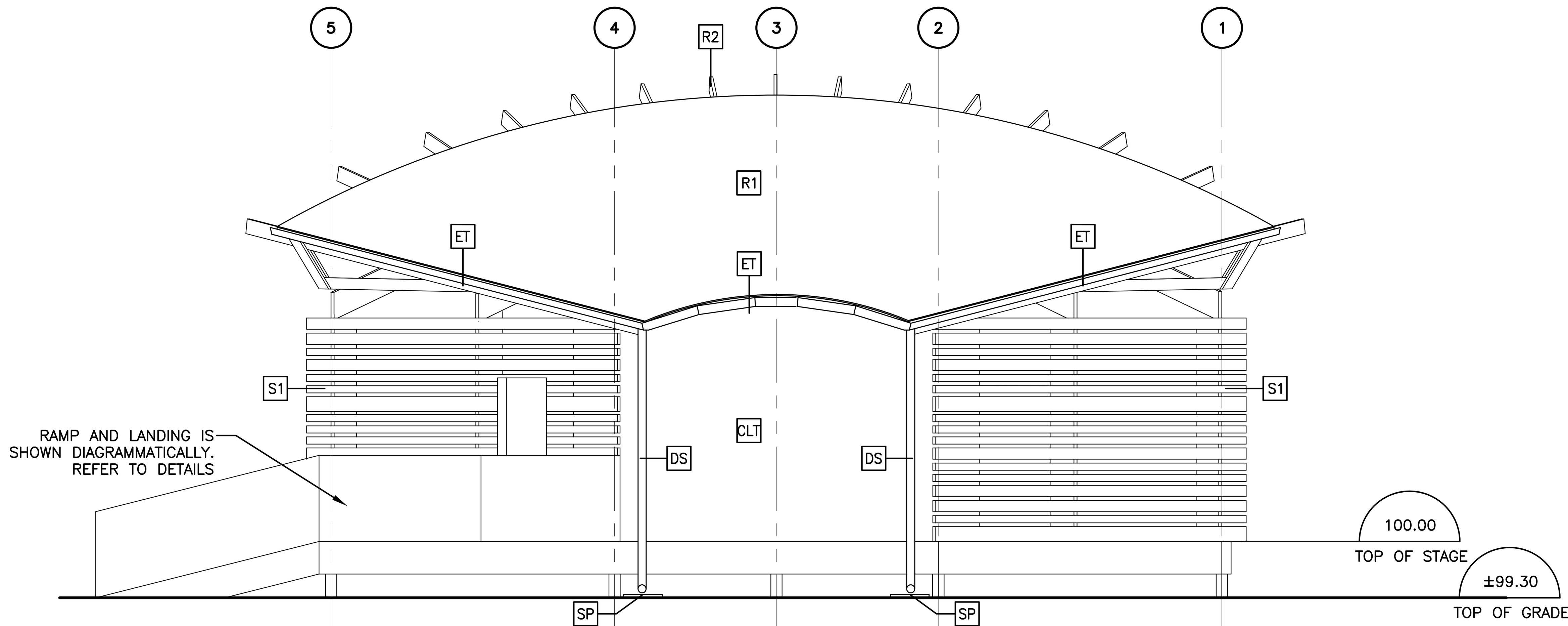
Revision	Sheet	Drawing No.
B	5 of 8	A-102



1 / A-201 **SOUTH ELEVATION**
SCALE 1:50



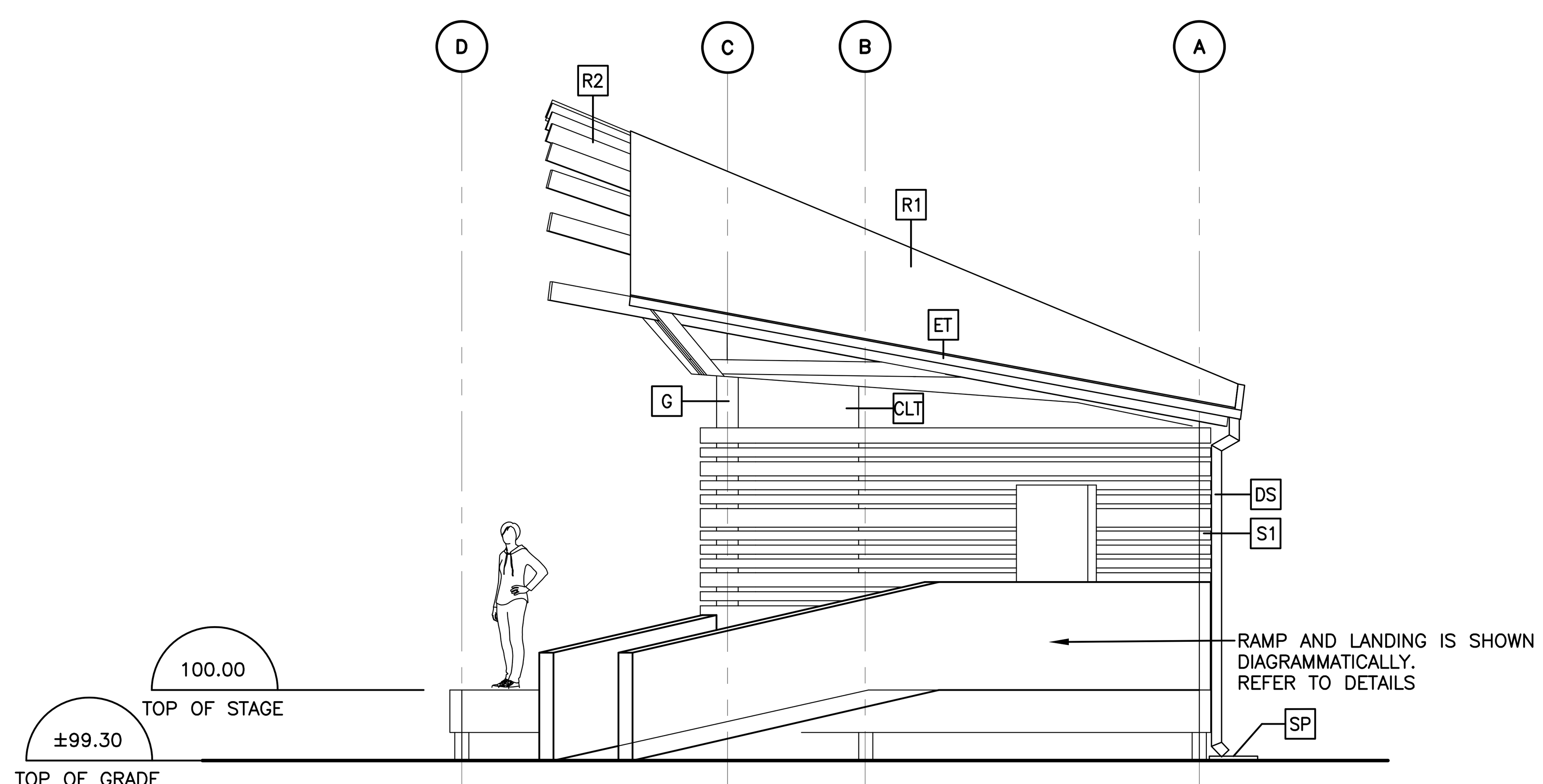
2 / A-201 **WEST ELEVATION**
SCALE 1:50



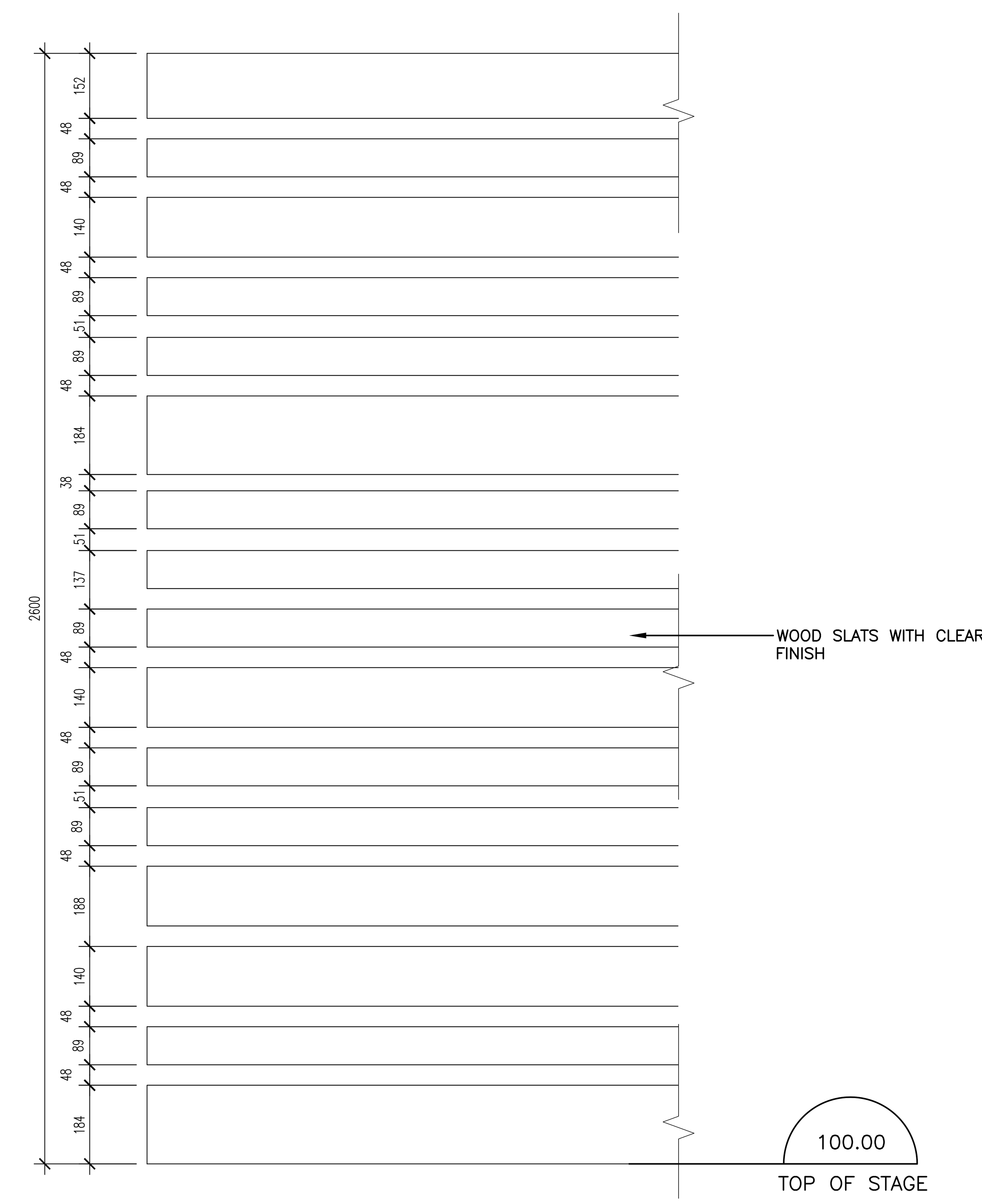
3 / A-201 **NORTH ELEVATION**
SCALE 1:50

LEGEND

R1	METAL ROOFING AS PER SPECIFICATIONS
R2	EXPOSED WOOD ROOF STRUCTURE WITH CLEAR FINISH
S1	RANDOM SPACED WOOD SLATS WITH CLEAR COATING
G	GLULAM BEAM OR COLUMN
CLT	CROSS LAMINATED TIMBER (CLT) WITH CLEAR FINISH
ET	EAVES TROUGH
DS	DOWN SPOUT
SP	SPLASH PAD



4 / A-201 **WEST ELEVATION**
SCALE 1:50



4 / A-201 **WEST ELEVATION**
SCALE 1:50

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FOLK ON THE ROCKS

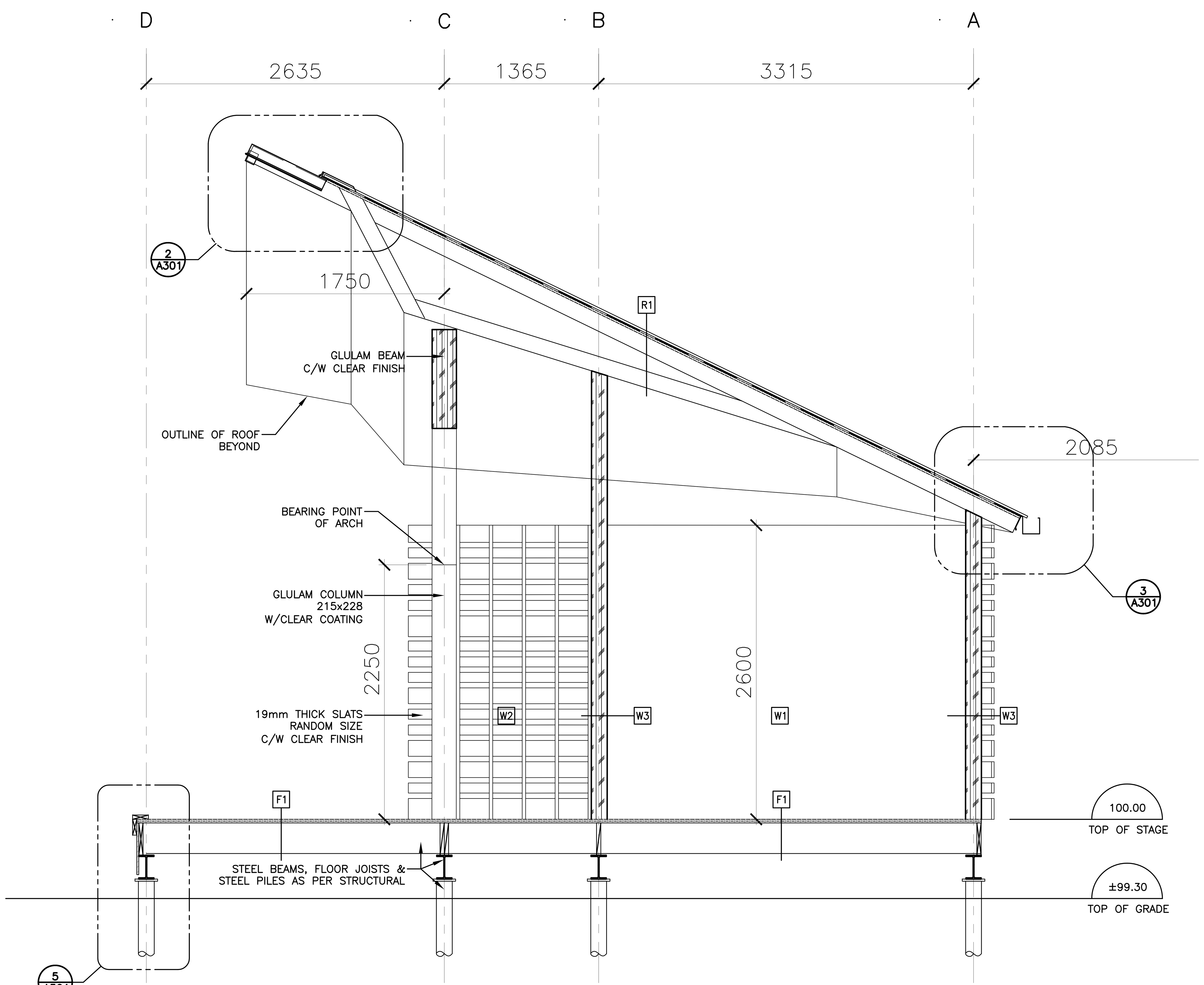
BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

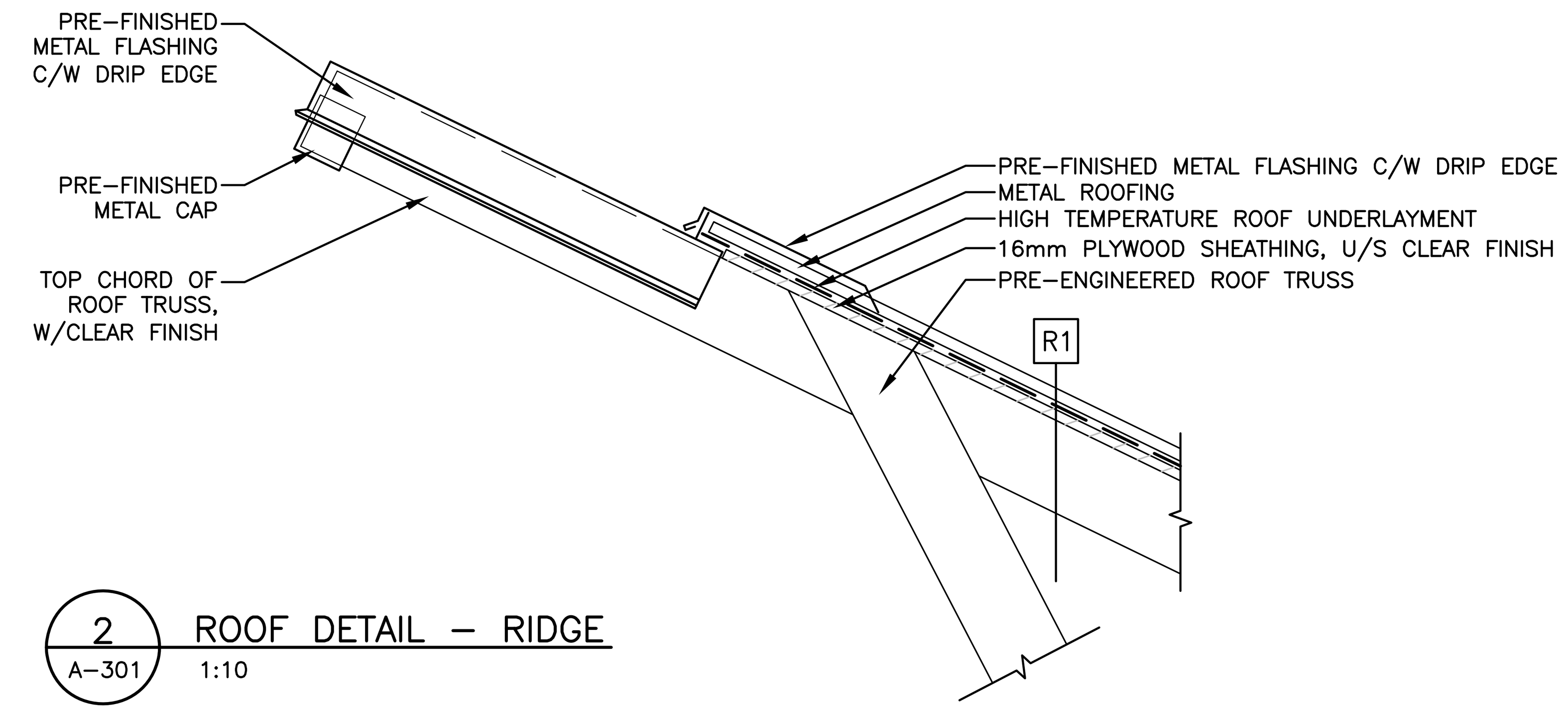
Title
ELEVATIONS

Project No. 144903467
Scale 1:50
Revision B
Sheet 6 of 8
Drawing No. **A-201**

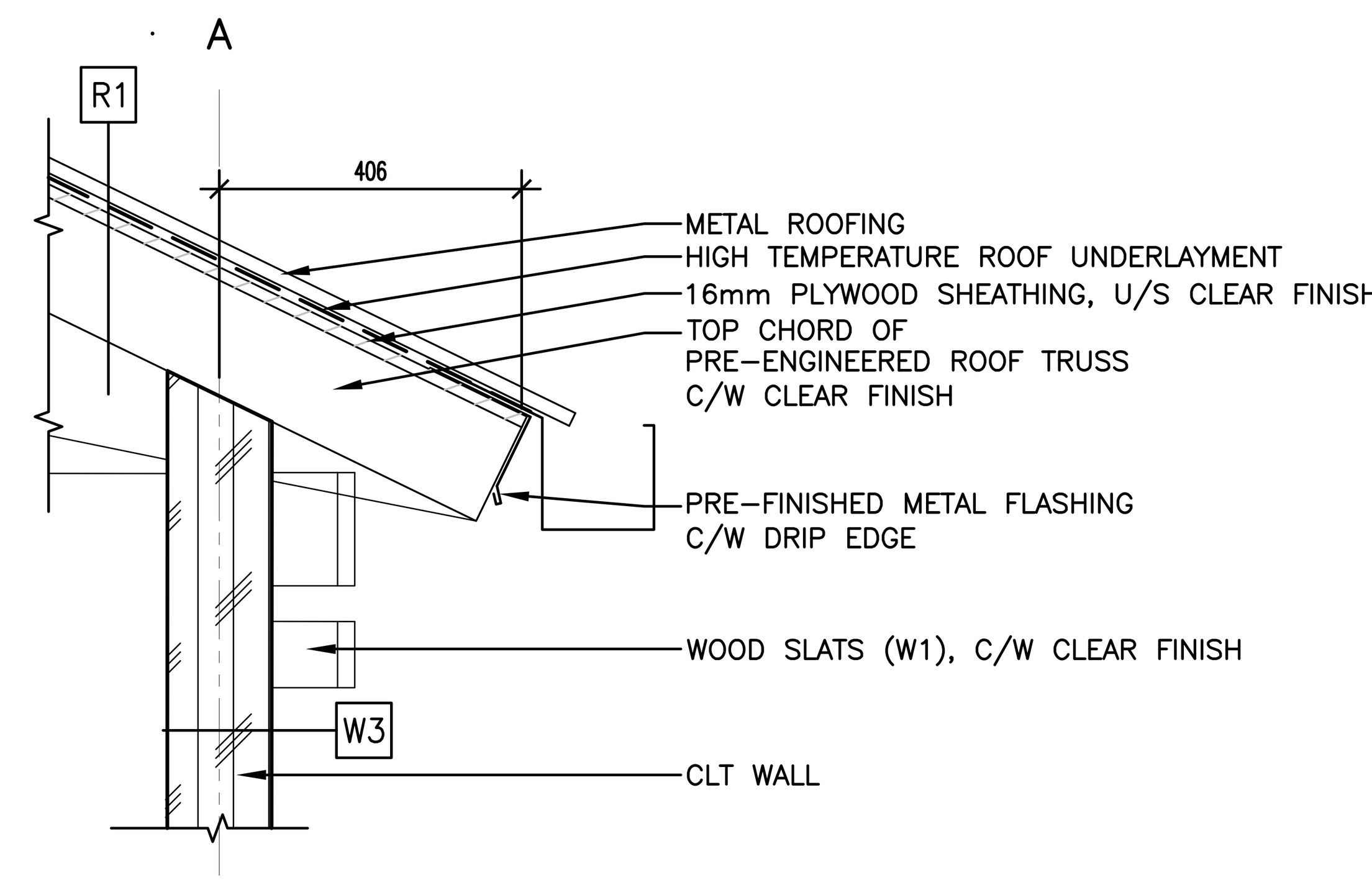
ORIGINAL SHEET - ARCH D



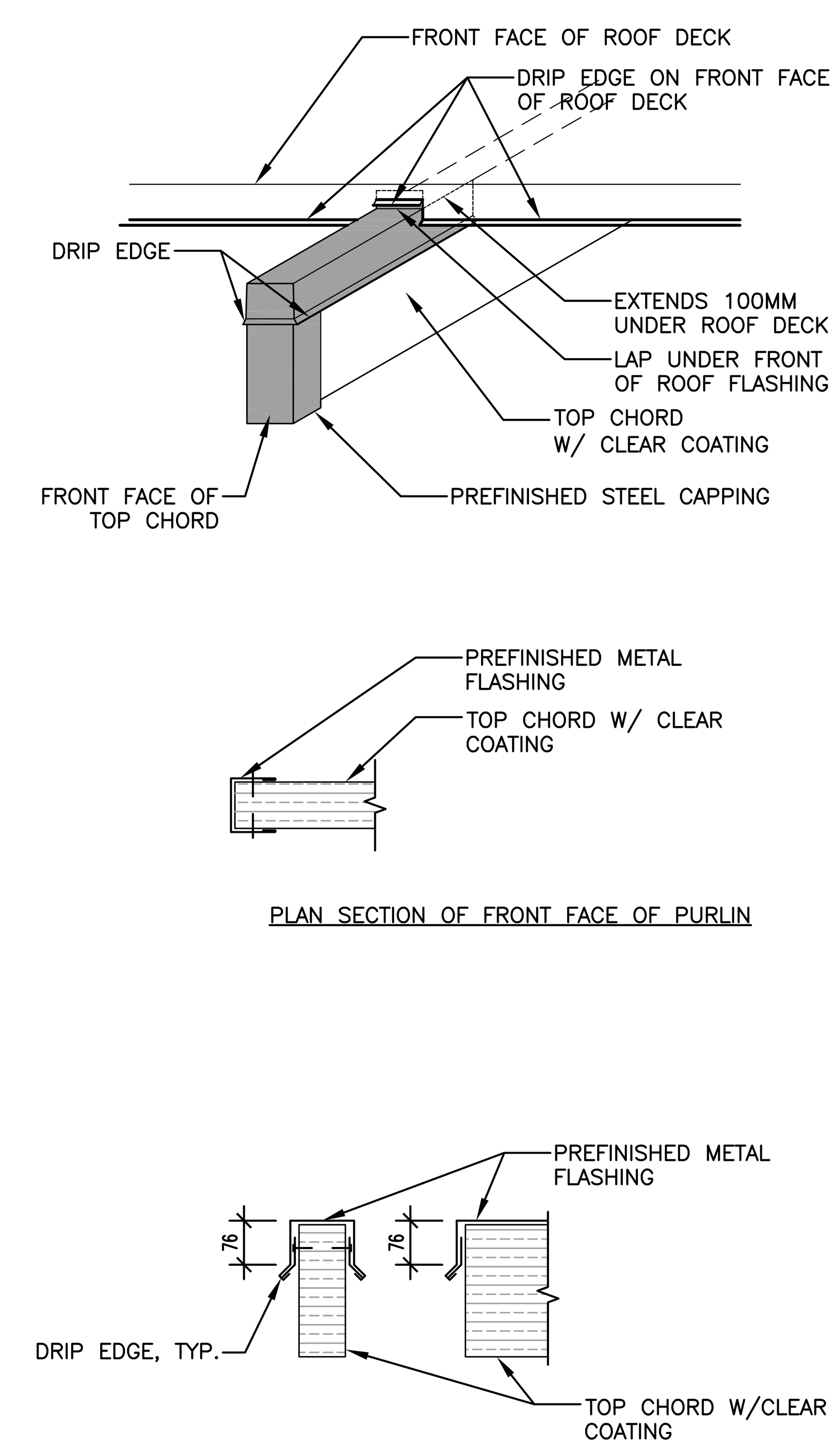
1 BUILDING SECTION
A-301 1:25

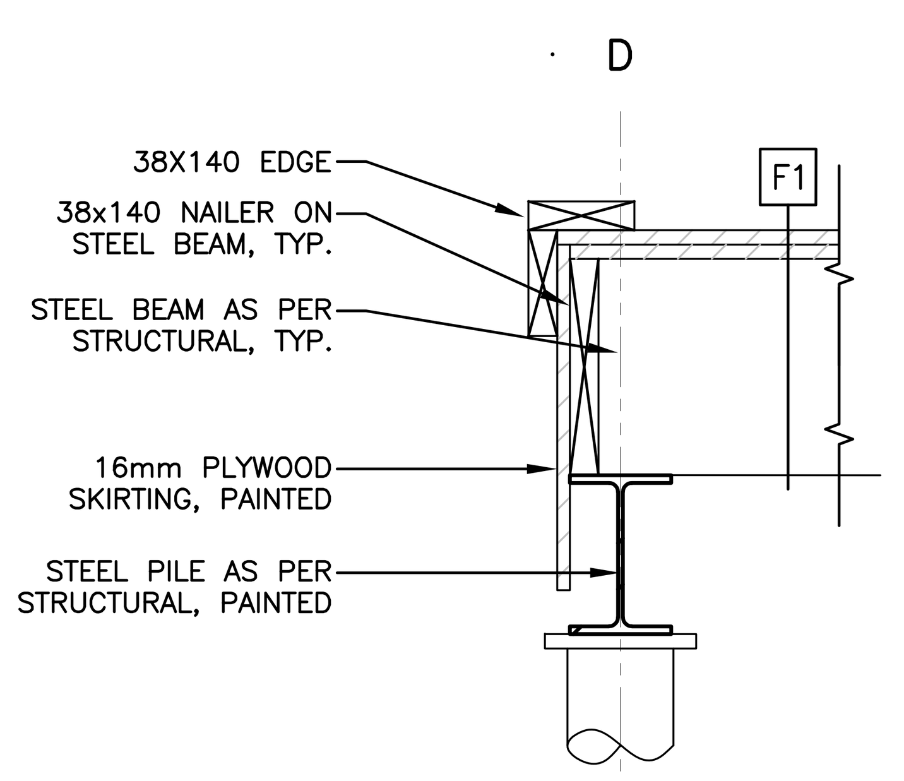


2 ROOF DETAIL - RIDGE
A-301 1:10



3 ROOF DETAIL - EAVE
A-301 1:10





5 STAGE EDGE FOUNDATION DETAIL
A-301 1:10

4 OUTRIGGER FLASHING DETAILS
A-301 1:10

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BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

Title
SECTIONS

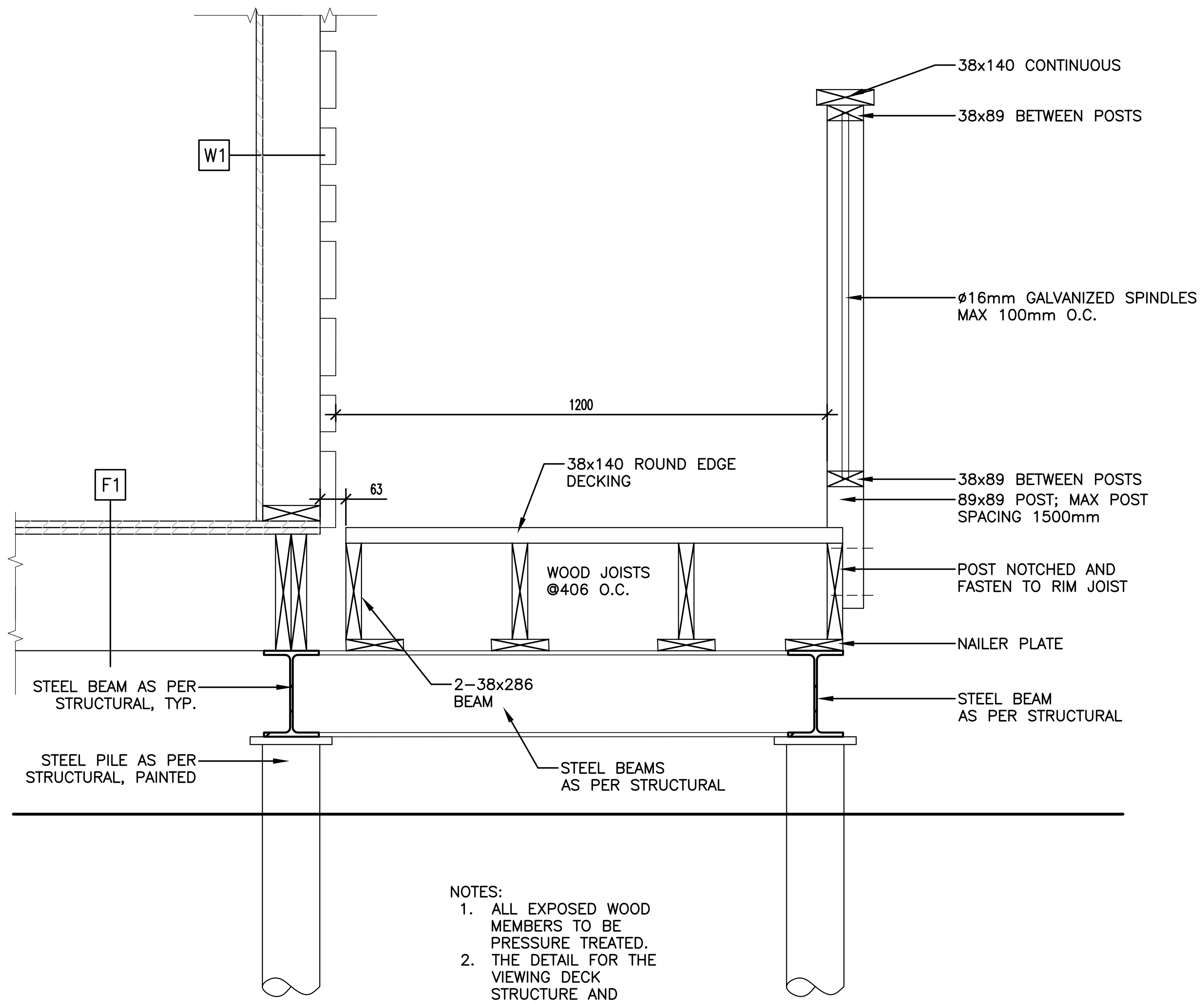
Project No. 144903467

Scale AS NOTED

Revision B

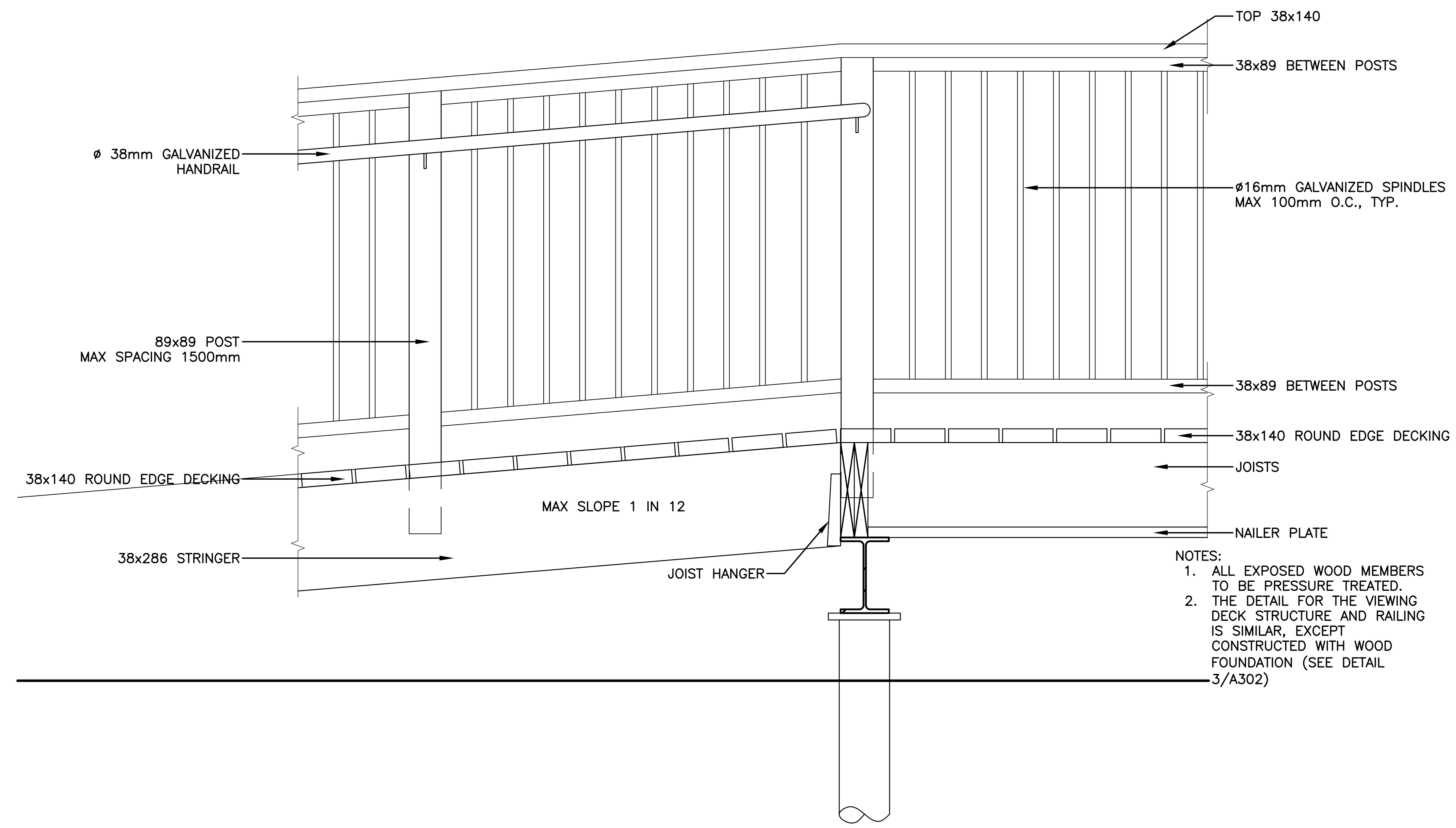
Sheet 7 of 8

Drawing No. **A-301**



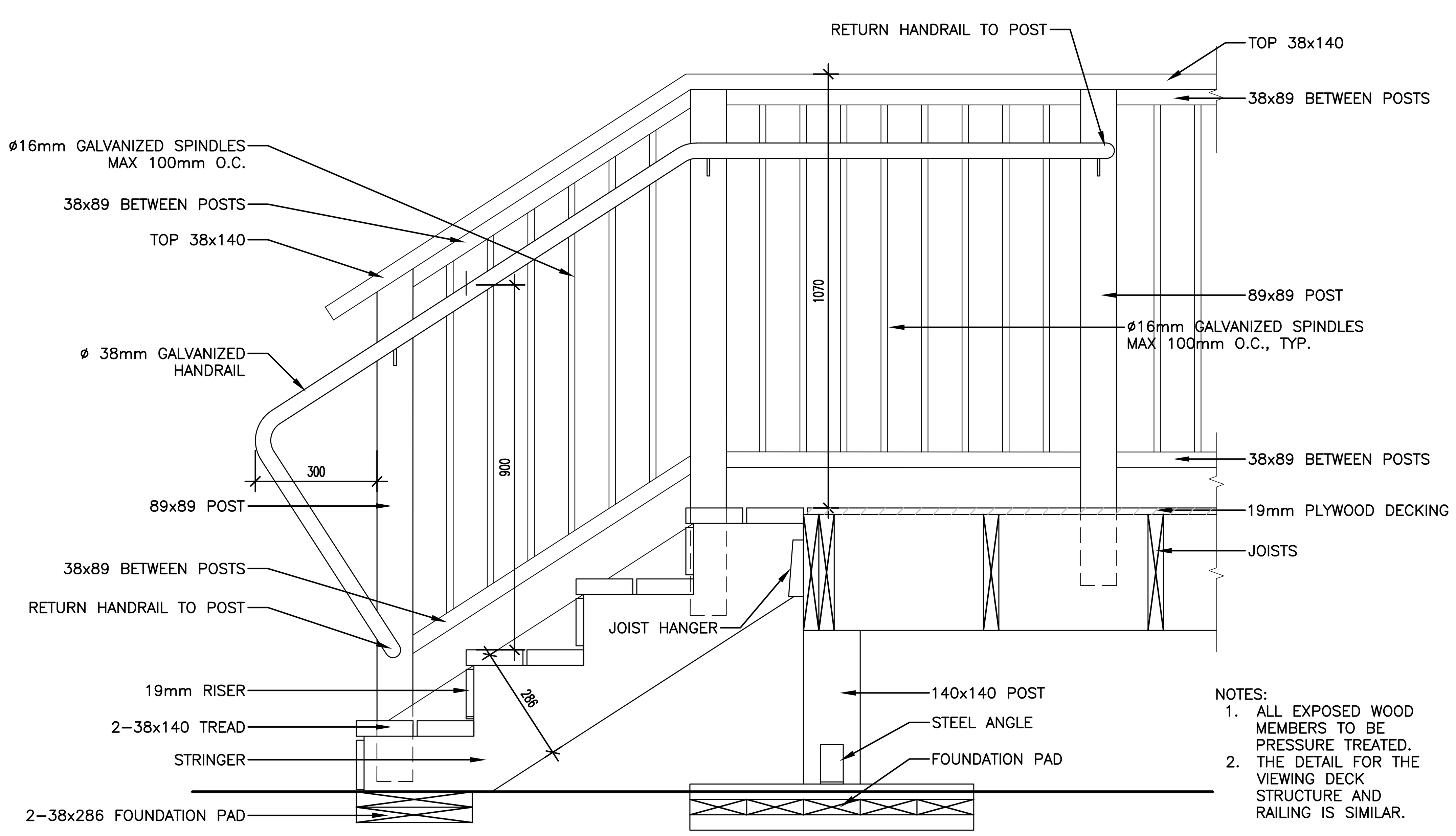
NOTES:
1. ALL EXPOSED WOOD MEMBERS TO BE PRESSURE TREATED.
2. THE DETAIL FOR THE VIEWING DECK STRUCTURE AND RAILING IS SIMILAR.

1 A–302 DECK SECTION 1:10



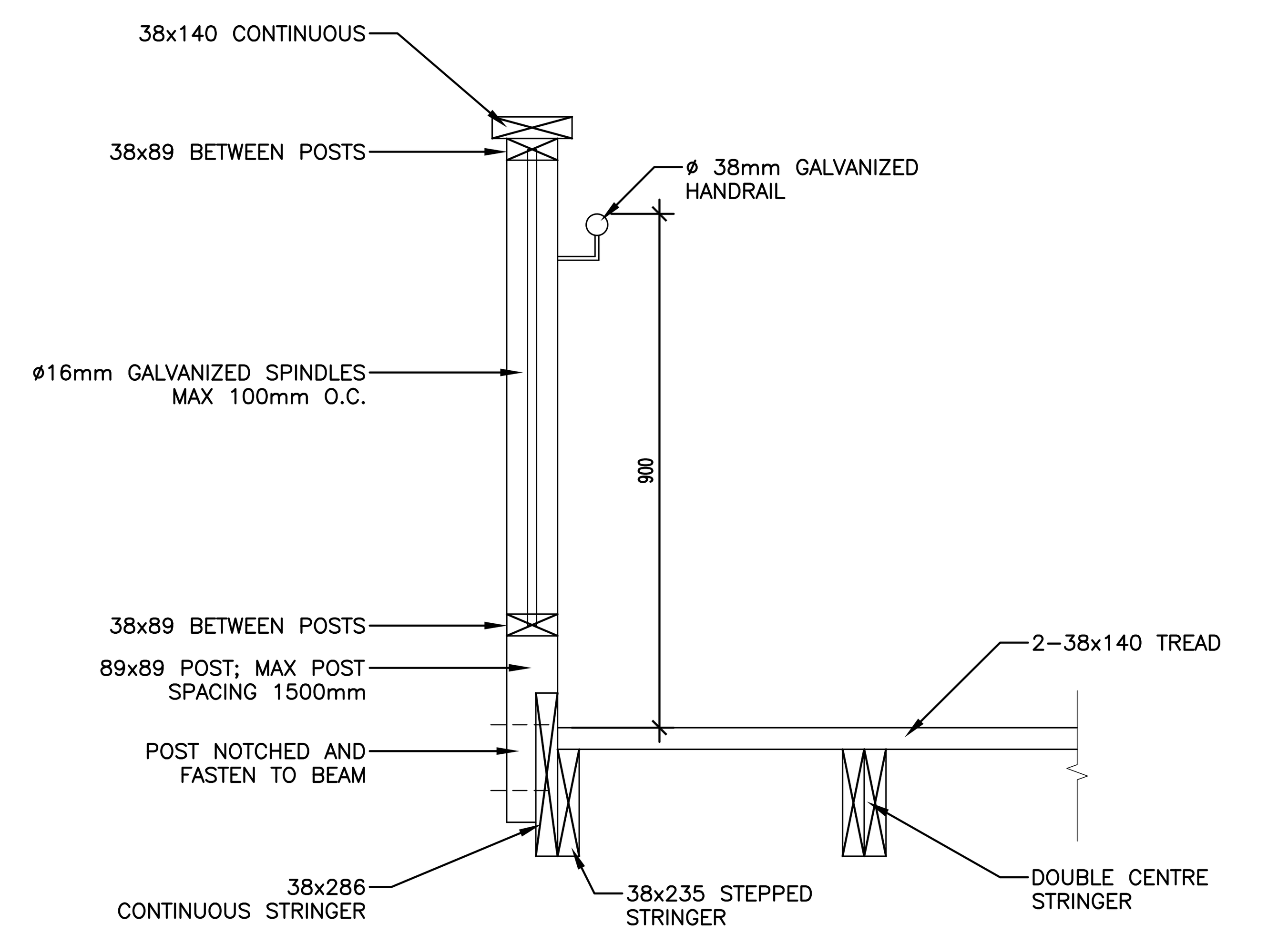
NOTES:
1. ALL EXPOSED WOOD MEMBERS TO BE PRESSURE TREATED.
2. THE DETAIL FOR THE VIEWING DECK STRUCTURE AND RAILING IS SIMILAR, EXCEPT CONSTRUCTED WITH WOOD FOUNDATION (SEE DETAIL 3/A302)

2 A–302 RAMP SECTION 1:10



NOTES:
1. ALL EXPOSED WOOD MEMBERS TO BE PRESSURE TREATED.
2. THE DETAIL FOR THE VIEWING DECK STRUCTURE AND RAILING IS SIMILAR.

3 A–302 STAIR SECTION 1:10



NOTES:
1. ALL EXPOSED WOOD MEMBERS TO BE PRESSURE TREATED.
2. THE DETAIL FOR THE VIEWING DECK STRUCTURE AND RAILING IS SIMILAR.

4 A–302 STAIR SECTION 1:10

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FOLK ON THE ROCKS

BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

Title
STAIR, RAMP AND DECK DETAILS

Project No. 144903467 | Scale 1:10

Revision B | Sheet 8 of 8 | Drawing No. **A-302**

ORIGINAL SHEET - ARCH D

DESIGN NOTES

GENERAL

1. ALL CODES REFERENCED ARE TO BE THE LATEST VERSION AT THE DATE OF ISSUE.
2. DESIGN IS BASED ON THE NATIONAL BUILDING CODE OF CANADA 2020, PART 4.
3. READ THESE DESIGN NOTES IN CONJUNCTION WITH THE CONTRACT SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS.
4. OBTAIN ENGINEER'S APPROVAL BEFORE CUTTING, BORING, OR SLEEVING LOAD-BEARING MEMBERS UNLESS NOTED OTHERWISE.
5. THE STRUCTURAL DRAWINGS ARE FOR THE COMPLETED PROJECT. STABILITY OF THE NEW STRUCTURE DURING CONSTRUCTION REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.
6. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SMALL OPENINGS, SLEEVES, RECESSES, DEPRESSIONS, SUMPS, TRENCHES, CURBS, HOUSEKEEPING PADS, EQUIPMENT BASES, AND SLOPES NOT INDICATED ON THE STRUCTURAL DRAWINGS.
7. OPENINGS AND SLEEVES INDICATED ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE ALL OPENING LOCATIONS AND DIMENSIONS WITH THE APPROPRIATE CONSULTANT AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. REVIEW ALL DRAWINGS AND CHECK DIMENSIONS PRIOR TO IMPLEMENTING THE WORK. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION BEFORE PROCEEDING.
9. COORDINATE PLACEMENT AND LOCATION OF ITEMS BY SUBSEQUENT TRADES. RELEVANT TRADES SHALL REVIEW PRIOR TO ERECTION AND/OR INSTALLATION.
10. NOTIFY THE ENGINEER A MINIMUM OF 10 WORKING DAYS PRIOR TO ANY REQUIRED SITE REVIEWS.

DESIGN LOADS

1. UNLESS NOTED OTHERWISE, THE LOADS NOTED IN TABLES AND ON DRAWINGS ARE UN-FACTORED.
2. CLIMATIC INFORMATION — REFER TO CLIMATIC INFORMATION TABLE
3. SITE INFORMATION — REFER TO SITE INFORMATION TABLE
4. DESIGN LOADS — REFER TO DESIGN LOADS TABLE
5. LATERAL LOADS
   - 5.1. LATERAL LOADS FROM WIND AND SEISMIC LOADS ARE RESISTED BY THE FOLLOWING ELEMENT: CONVENTIONALLY FRAMED STEEL BRACING.
   - 5.2. SEE FORCE MODIFICATION FACTORS TABLE.
6. CONSTRUCTION LOADS SHALL NOT EXCEED THE LOADS NOTED ON THE DRAWINGS.
7. RAIN PONDING LOADS HAVE BEEN CALCULATED BASED ON ROOF SLOPES, PARAPETS, AND SCUPPERS ASSUMING THAT DRAINS ARE ACCIDENTALLY PLUGGED FOR A PERIOD OF 24 HOURS.

DELEGATED DESIGN

1. PORTIONS OF THE DETAILED DESIGN ARE DELEGATED TO THE CONTRACTOR AND/OR TRADE CONTRACTOR. RETAIN A PROFESSIONAL ENGINEER TO COMPLETE THE DESIGN WHO IS REGISTERED IN NORTHWEST TERRITORIES.
2. THE ENGINEER RESPONSIBLE FOR COMPLETING THE WORK SHALL SUBMIT LETTERS OF COMMITMENT, ADDRESSED TO THE CONSULTANT, PRIOR TO STARTING WORK. THE LETTERS OF COMMITMENT SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN NORTHWEST TERRITORIES.
3. THE ENGINEER RESPONSIBLE FOR DESIGN AND FIELD REVIEW SHALL CONFIRM IN WRITING IF THEIR RESPONSIBILITY IS TERMINATED AT ANYTIME DURING THE COURSE OF DESIGN OR CONSTRUCTION.
4. SUBMIT SHOP DRAWINGS FOR COMPONENTS REQUIRING DELEGATED DESIGN UNDER THE SEAL AND SIGNATURE OF THE ENGINEER RESPONSIBLE FOR THE DESIGN.
5. THE FOLLOWING COMPONENTS REQUIRE DELEGATED DESIGN:
   - 5.1. MORTAR, GROUT, AND CONCRETE MIX DESIGNS
   - 5.2. STRUCTURAL STEEL CONNECTIONS
   - 5.3. LIGHTWEIGHT STRUCTURAL STEEL FRAMING, INCLUDING CONNECTIONS TO MAIN STRUCTURAL ELEMENTS
   - 5.4. EXTERIOR METAL STAIRS/ RAMPS
   - 5.5. MAIN CANOPY CROSS-LAMINATES-TIMBER ROOF SLAB INCLUDING CONNECTIONS TO STEEL ELEMENTS.
   - 5.6. HEAVY TIMBER/ GLULAM CONNECTIONS AND CONNECTIONS TO STRUCTURAL STEEL.
6. THE ENGINEER RESPONSIBLE FOR THE DESIGN IS ALSO RESPONSIBLE FOR REVIEW OF FABRICATION AND INSTALLATION OF THE COMPONENTS. UPON COMPLETION OF THE WORK, CERTIFY IN WRITING TO THE CONSULTANT THAT SUCH REVIEW HAS BEEN COMPLETED.UPON COMPLETION OF THE WORK, CERTIFY IN WRITING TO THE CONSULTANT THAT SUCH REVIEW HAS BEEN COMPLETED.
7. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.

FOUNDATION AND GEOTECHNICAL NOTES

1. THE EXISTING STEEL PILE FOUNDATION WILL SUPPORT THE STAGE STRUCTURE. NO GEOTECHNICAL INFORMATION WAS AVAILABLE AT THE TIME THIS DESIGN WAS PREPARED.
2. NOTE THAT THESE NOTES DO NOT COVER ALL THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. ENSURE THE PROJECT GEOTECHNICAL REPORT IS REVIEWED IN ITS ENTIRETY PRIOR TO CONSTRUCTION.
3. CONCRETE FOUNDATION DESIGNED BASED ON A FACTORED BEARING CAPACITY OF 1500 kPa.
4. BEAR ALL PIERS AND WALLS ON COMPETENT UN-FRACTURED BEDROCK. ROCK SURFACE TO BE ROUGHENED AND LEVELED AS OUTLINED IN THE GEOTECHNICAL REPORT.
5. ROCK-SOCKETED PILE FOUNDATION BASED ON SLS AND ULS END BEARING CAPACITIES OF 10 MPa AND 25 MPa RESPECTIVELY WITH A MINIMUM EMBEDMENT OF 2.5m INTO COMPETENT BEDROCK.
6. REMOVE ALL ORGANIC MATERIAL FROM THE BUILDING AREA AS OUTLINED IN THE GEOTECHNICAL REPORT.
7. PROTECT EXCAVATIONS FOR FOOTINGS FROM RAIN, SNOW, FREEZING TEMPERATURES, STANDING WATER, LOSS OF MOISTURE AND DEGRADATION BY APPROVED METHODS.
8. BEARING SURFACES TO BE INSPECTED IN THE FIELD BY A PROFESSIONAL GEOTECHNICAL ENGINEER REGISTERED IN THE NORTHWEST TERRITORIES PRIOR TO PLACING CONCRETE.
9. PILE INSTALLATION TO BE MONITORED IN THE FIELD BY A PROFESSIONAL GEOTECHNICAL ENGINEER REGISTERED IN THE NORTHWEST TERRITORIES AND REPORTS SUBMITTED TO THE STRUCTURAL ENGINEER.
10. AN AS-BUILT SURVEY OF THE INSTALLED PILE LOCATIONS SHALL BE PROVIDED WITHIN 2 WEEKS OF COMPLETION OF PILING OPERATIONS.
11. BACKFILL AND SITE GRADING MATERIAL AS PER GEOTECHNCIAL REPORT.
12. UNLESS OTHERWISE SHOWN ON PLAN, FOUNDATION ELEMENTS ARE TO BE CENTERED UNDER WALLS, GRADE BEAMS, AND COLUMNS.
13. ALL PIERS, WALLS, AND FOOTING SHALL BE CAST ON COMPETENT UN-FRACTURED BEDROCK, FREE OF DEBRIS AND LOOSE MATERIAL.
14. GEOTECHNICAL TESTING AGENCY TO BE APPROVED BY AND RESPONSIBLE TO THE ENGINEER AND PAID FOR BY THE CONTRACTOR.
15. FOR DOWEL VERTICAL REINFORCEMENT, REFER TO DETAILS. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.
16. DO NOT BACKFILL BEHIND FOUNDATION WALLS UNTIL THE FLOOR SLAB(S) TO WHICH IT IS TIED ARE COMPLETE AND CONCRETE HAS REACHED 28-DAY DESIGN STRENGTH. ALTERNATIVELY, TOPS OF WALLS MAY BE TEMPORARILY LATERALLY SUPPORTED DURING BACKFILL. SUPPORTS ARE TO REMAIN IN PLACE UNTIL THE FLOOR SLAB(S) TO WHICH IT IS TIED ARE COMPLETE AND CONCRETE HAS REACHED 28-DAY DESIGN STRENGTH.
17. BACKFILL WALLS BELOW GRADE EVENLY ON BOTH SIDES ENSURING THAT NO PORTION OF THE FILL IS PLACED MORE THAN 600mm ABOVE ANY OTHER PORTION OF THE FILL DURING BACKFILLING.
18. STRUCTURAL FILL UNDER SLAB-ON-GRADE AREAS AS PER GEOTECHNICAL REPORT. SEE MECHANICAL AND ARCHITECTURAL DRAWINGS/SPECS FOR RADON MITIGATION MEASURES AND ASSEMBLIES.
19. STOCKPILE AND/OR DISPOSE OF EXCESS OF UNSUITABLE MATERIAL SO AS NOT TO INTERFERE WITH SITE OPERATIONS AND DRAINAGE.

STRUCTURAL STEEL

1. DESIGN, FABRICATION, ERECTION, AND OTHER CONSTRUCTION PRACTICES TO CONFORM TO CSA-S16 AND THE CISC CODE OF STANDARD PRACTICE FOR STRUCTURAL STEEL.
2. STEEL TO BE FABRICATED AND ERECTED BY A SHOP CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA-W47.1, DIVISION 1 OR 2.1 ONLY.
3. SUBMIT SHOP DRAWINGS SHOWING ALL STRUCTURAL STEEL MEMBERS FOR REVIEW PRIOR TO FABRICATION. WELDING TO CONFORM TO CSA-W59.
4. WELDING TO REINFORCEMENT STEEL ONLY BY A SHOP CERTIFIED TO CSA-W186 WITH REINFORCEMENT CONFORMING TO CSA•30.18, GRADE 400W.
5. SHOP GALVANIZING TO CONFORM TO CANICSA-G164.
6. ROOF MEMBERS HAVE BEEN DESIGN BASED ON THE FOLLOWING VERTICAL DEFLECTION CRITERIA
   - 6.1. LIVE LOAD - SPAN/360
   - 6.2. TOTAL LOAD - SPAN/240
7. FLOOR MEMBERS HAVE BEEN DESIGN BASED ON THE FOLLOWING VERTICAL DEFLECTION CRITERIA
   - 7.1. LIVE LOAD - SPAN/360
   - 7.2. TOTAL LOAD - SPAN/240
8. ALL EXPOSED WELDS TO BE CONTINUOUS. GRIND ALL EXPOSED WELDS SMOOTH, INCLUDING PAINTED STEEL.
9. SUPPLY STEEL WITH PROPERTIES NOTED IN STEEL GRADES TABLE.
10. SHEAR STUD CONNECTORS TO CONFORM TO ASTM-A108 AND SHALL BE APPLIED BY ELECTRICAL RESISTANCE WELDING ONLY.
11. CONNECTIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE NORTHWEST TERRITORIES AT THE STEEL FABRICATORS EXPENSE.
12. UNLESS NOTED OTHERWISE, DESIGN CONNECTIONS FOR NON-COMPOSITE BEAMS FOR A FACTORED SHEAR FORCE EQUAL TO 67% OF THE TOTAL BEAM LOAD TABULATED IN THE CISC HANDBOOK OF STEEL CONSTRUCTION.
13. UNLESS NOTED OTHERWISE, DESIGN MOMENT CONNECTIONS FOR NON-COMPOSITE BEAMS FOR A FACTORED MOMENT EQUAL TO THE FULL MOMENT CAPACITY OF THE SMALLER MEMBER JOINED.
14. DESIGN BRACE CONNECTIONS FOR THE LOADS SHOWN ON THE DRAWINGS. IF LOADS ARE NOT SHOWN DESIGN CONNECTIONS OF HSS OR W-SECTIONS FOR 100% OF THEIR COMPRESSION CAPACITY.
15. PROVIDED A MINIMUM OF 2 BOLTS IN BOLTED CONNECTIONS.
16. UNLESS NOTED OTHERWISE ALL BRACING CONNECTIONS SHALL BE DESIGNED TO RESIST NOTED FORCES AS BEARING TYPE CONNECTIONS.
17. PROVIDE 13 mm PLATE STIFFENERS EACH SIDE OF BEAM WHERE AT ALL BEARING AND CONCENTRATED LOAD LOCATIONS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
18. DO NOT SPLICE MATERIAL WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. WHERE GRANTED, A COMPLETE NON-DESTRUCTIVE EXAMINATION WILL BE MANDATORY AND PAID FOR BY THE CONTRACTOR.
19. PROVIDE 10 mm WEEP HOLES AT TOP AND BOTTOM OF ALL HSS COLUMNS.
20. PROVIDE CAP PLATE FOR ALL HSS COLUMNS.
21. SQUARE CUT OR FULL STRENGTH WELD ALL COLUMNS AT BASE PLATES AND AT TOP WHERE BEARING UNDER CONTINUOUS BEAMS.
22. TOUCH-UP FIELD WELDS, CONNECTIONS AND ABRASIONS TO MATCH THE SHOP PRIMER.
23. SHOP AND FIELD INSPECTION OF STEEL FABRICATION AND ERECTION TO BE COMPLETED BY A THIRD PARTY TESTING AND INSPECTION AGENCY APPROVED BY AND RESPONSIBLE TO THE ENGINEER. TESTING AGENCY SHALL BE CERTIFIED TO CSA-W178. TESTING PAID FOR BY CONTRACTOR.
24. CLEAN, PREPARE AND PRIME ALL STRUCTURAL STEEL COLUMNS AND ANCHOR PLATES. DO NOT PRIME ANCHOR BOLTS, SURFACES IN CONTACT WITH CONCRETE OR ELEMENTS FORMING PART OF A SUP-CRITICAL CONNECTION. DO NOT PRIME BEAMS OR STEEL JOIST PRODUCTS TO ALLOW FOR EASE OF APPLICATION OF FIRE PROOFING.
25. ALL STEEL COLUMNS HAVE BEEN SIZED TO PROVIDE A 1 HOUR ULC FIRE RATING WHEN WRAPPED WITH ONE LAYER OF 16mm TYPE X GYPSUM BOARD.
26. PROVIDE HSS SHEAR COLLECTORS ALONG ALL BRACING LINES BETWEEN THE JOISTS TO FACILITATE DECK FASTENING PATTERN. SHEAR COLLECTOR SHALL HAVE A DEPTH EQUAL 70 THE DEPTH OF THE JOLTS SEAT, WIDTH EQUAL TO AT LEAST 75% OF THE WIDTH AND A WALL THICKNESS OF AT LEAST 5mm.
27. COORDINATE WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL FIRE RATINGS AND FIRE RESISTANT COATINGS TO BE APPLIED TO THE STEEL.

GLULAM

1. ALL GLUED-LAMINATED MEMBERS SHALL BE DF-L 24f-EX STRESS GRADE.
2. DESIGN GLUED-LAMINATED MEMBERS AND CONNECTIONS FOR THE LOADS INDICATED ON THE DRAWINGS. SIZES SHOWN ON THE DRAWINGS ARE MINIMUMS AND ARE REQUIRED TO BE VERIFIED BY THE SPECIALTY ENGINEER. LARGER SIZED MEMBERS ARE SUBJECT TO APPROVAL BY THE PROJECT ARCHITECT. PROVIDE ALL NECESSARY BLOCKING, BRACING, STIFFENERS AND CONNECTIONS (INCLUDING UPLIFT CONNECTIONS) IN ACCORDANCE WITH CSA-086.
3. UNLESS NOTED OTHERWISE, LIMIT ALLOWABLE DEFLECTION FOR MANUFACTURED TIMBER MEMBERS TO THE FOLLOWING:
   - 3.1. ROOF: LIVE LOAD - SPAN/360
     TOTAL LOAD - SPAN/240 TO A MAXIMUM OF 40mm
   - 3.2. FLOOR: LIVE LOAD - SPAN/360
     TOTAL LOAD - SPAN/240 TO A MAXIMUM OF 30mm
   - 3.3. PRE-CAMBER GLULAM BEAMS LONGER THAN 7000mm. PRE-CAMBERS SHALL BE EQUAL TO THE DEAD LOAD PLUS 25 PERCENT OF THE SNOW LOAD FOR ROOF BEAMS.
4. SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE NORTHWEST TERRITORIES FOR REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO ENGINEER OF RECORD.
5. SHOP DRAWINGS SHALL CLEARLY INDICATE SPAN, SPACING, SLOPES, DESIGN LOADS, DEFLECTION CRITERIA, MEMBER SIZES, CONNECTION DETAILS, BRACING AND BRIDGING REQUIREMENTS, ETC. OF ALL MEMBERS.
6. THE SPECIALTY ENGINEER SHALL PROVIDE INSPECTION SERVICES DURING MEMBER INSTALLATION AND UPON COMPLETION, AND SHALL PROVIDE A LETTER OF CERTIFICATE TO THE ENGINEER STATING THAT THE FRAMING SYSTEM IS CAPABLE OF SUPPORTING ALL THE LOADS AND FORCES SPECIFIED IN THE CONTRACT SPECIFICATIONS AND ON THE DRAWINGS AND HAS BEEN CONSTRUCTED IN ACCORDANCE TO THE DESIGN AND SHOP DRAWINGS. THIS LETTER SHALL BE SUBMITTED PRIOR TO COVERING UP THE MEMBERS.
7. REFER TO ARCHITECTURAL DRAWINGS FOR SLOPES, EAVE CONDITIONS, HEEL HEIGHTS, ETC. FOR PREFAB TRUSSES.

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Client/Project
FOLK ON THE ROCKS

BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

Title
GENERAL DESIGN NOTES

Project No.	Scale
144903467	N.T.S.

Revision	Sheet	Drawing No.
B	1 of 5	S-001

CLIMATIC / SEISMIC INFORMATION

TO BE READ IN CONJUNCTION WITH DESIGN LOADS DESIGN NOTES	
SNOW LOAD (1/50), Ss	2.2 kPa
SNOW LOAD (1/50), Sr	0.1 kPa
HOURLY WIND PRESSURE (1/10)	0.31 kPa
HOURLY WIND PRESSURE (1/50)	0.40 kPa
ONE DAY RAIN (1/50)	60mm
SEISMIC RESPONSE, Sa(0.2,X)	0.052
SEISMIC RESPONSE, Sa(0.5,X)	0.032
SEISMIC RESPONSE, Sa(1.0,X)	0.017
SEISMIC RESPONSE, Sa(2.0,X)	0.007
SEISMIC RESPONSE, Sa(5.0,X)	0.0015
SEISMIC RESPONSE, Sa(10,X)	0.0008
SEISMIC RESPONSE, PGA	0.03
SEISMIC RESPONSE, PGV	0.102

SITE INFORMATION

TO BE READ IN CONJUNCTION WITH DESIGN LOADS DESIGN NOTES	
IMPORTANCE CATEGORY	NORMAL
WIND EXPOSURE TYPE	OPEN TERRAIN
FOUNDATION SITE CLASS	UNKNOWN

DESIGN LOADS

TO BE READ IN CONJUNCTION WITH DESIGN LOADS DESIGN NOTES	
PLATFORM FLOOR AND RAMPS	
SUPERIMPOSED DEAD LOAD	1.5 kPa
LIVE LOAD	4.8 kPa
BASIC SNOW LOAD	1.86 kPa
STAGE MAIN FLOOR	
SUPERIMPOSED DEAD LOAD	2.0 kPa
LIVE LOAD	4.8 kPa
STAGE ROOF	
SUPERIMPOSED DEAD LOAD	1.5 kPa
BASIC SNOW LOAD	1.86 kPa
NOTE: SUPERIMPOSED DEAD LOADS DO NOT INCLUDE THE SELF-WEIGHT OF THE STRUCTURAL MEMBERS OR FLOOR PLATES.	

STEEL GRADES

TO BE READ IN CONJUNCTION WITH STRUCTURAL STEEL DESIGN NOTES	
MEMBER TYPE	GRADE
ROLLED W-SHAPES	CSA G40.21 350W
HOLLOW STRUCTURAL SECTIONS	CSA G40.21 350W CLASS C
OTHER STRUCTURAL SHAPES AND PLATES	CSA G40.21 300W
BOLTS	ASTM A325
THREADED ROD	ASTM A36

FORCE MODIFICATION FACTORS

TO BE READ IN CONJUNCTION WITH DESIGN LOADS DESIGN NOTES			
LATERAL LOAD RESISTANCE SYSTEM	MODIFICATION FACTOR		
	DUCTILITY RELATED, RD	OVERSTRENGTH RELATED, RO	COMBINED OVERSTRENGTH AND DUCTILITY, RS
CONVENTIONAL CONSTRUCTION OF BRACED FRAMES	-	-	1.5

TIMBER STUDS PLATE FASTENING

STUD SIZE	STUD TYPE	# FASTENERS
38x140mm	DIMENSIONAL LUMBER	4
38x184mm	DIMENSIONAL LUMBER	5
38x235mm	DIMENSIONAL LUMBER	7
38x286mm	DIMENSIONAL LUMBER	8
38x140mm/44X140mm	ENGINEERED LUMBER	4
38x184mm/44X184mm	ENGINEERED LUMBER	5
38x235mm/44X235mm	ENGINEERED LUMBER	7
38x286mm/44X286mm	ENGINEERED LUMBER	8
44x302mm	ENGINEERED LUMBER	9
NOTES:		
DIMENSIONAL LUMBER - USE 3.66x89mm FRAMING NAILS.		
ENGINEERED LUMBER - USE #12x89mm WOOD SCREWS.		
APPLIES TO LAYER OF TOP OR BOTTOM PLATE IN CONTACT WITH STUDS.		

TIMBER GRADES

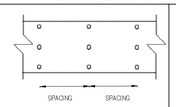
TO BE READ IN CONJUNCTION WITH WOOD DESIGN NOTES	
MEMBER TYPE	GRADE
SAWN LUMBER	
JOISTS AND BEAMS	S-P-F, NO. 1/NO. 2 GRADE
PARTITIONS AND EXTERIOR WALL STUDS	S-P-F, NO. 1/NO. 2 GRADE
BEAMS AND COLUMNS	S-P-F, NO. 1/NO. 2 GRADE
GLUE-LAMINATED TIMBER	
BEAMS	D-FIR.-L, 16c-E, STRESS GRADE
COLUMNS	N/A

NAIL SIZES TABLE

TO BE READ IN CONJUNCTION WITH WOOD DESIGN NOTES				
NAILS	METRIC DIAMETER (mm)	METRIC LENGTH (mm)	IMPERIAL DIAMETER (in)	IMPERIAL LENGTH (in)
6d	2.87	51	2.008	2
8d	3.25	64	2.520	2 1/2
10d	3.66	76	2.992	3
12d	3.76	83	3.268	3 1/4
16d	4.06	89	3.504	3 1/2
20d	4.88	102	4.016	4
30d	5.26	114	4.488	4 1/2
40d	6.19	125	4.921	4 1/2
60d	6.67	152	5.984	4 1/2
1. NAILS SHALL BE OF THE ABOVE MINIMUM DIMENSIONS.				
2. WHEN USING NAIL GUNS, INCREASE NAIL SIZE TO ACHIEVE THE REQUIRED DIAMETER.				

BUILT-UP BEAM NAILING PATTERN

TO BE READ IN CONJUNCTION WITH WOOD DESIGN NOTES



NUMBER OF PLIES			2-PLY	3-PLY	4-PLY
TYPE	SPACING		NUMBER OF ROWS OF NAILS		
38x235 (2x10)	305 mm	12 in	4	4	4
38x286 (2x12)	305 mm	12 in	4	4	4
NAIL SIZE			10d	16d	30d
1. NAILING PATTERN IS TYPICAL UNLESS NOTED OTHERWISE ON THE DRAWINGS.					

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Title
GENERAL DESIGN TABLES

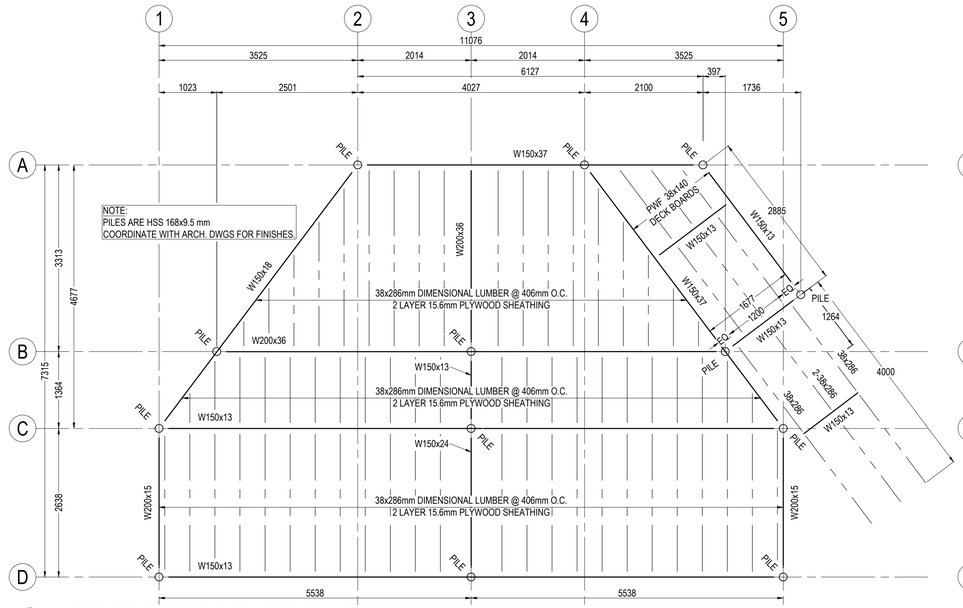
Project No.
144903467

Scale
N.T.S.

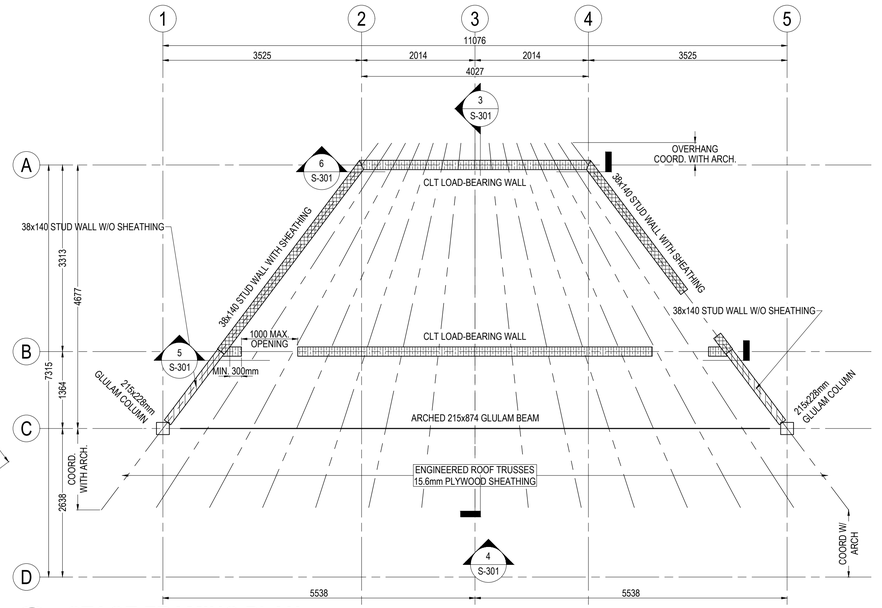
Revision B

Sheet 2 of 5

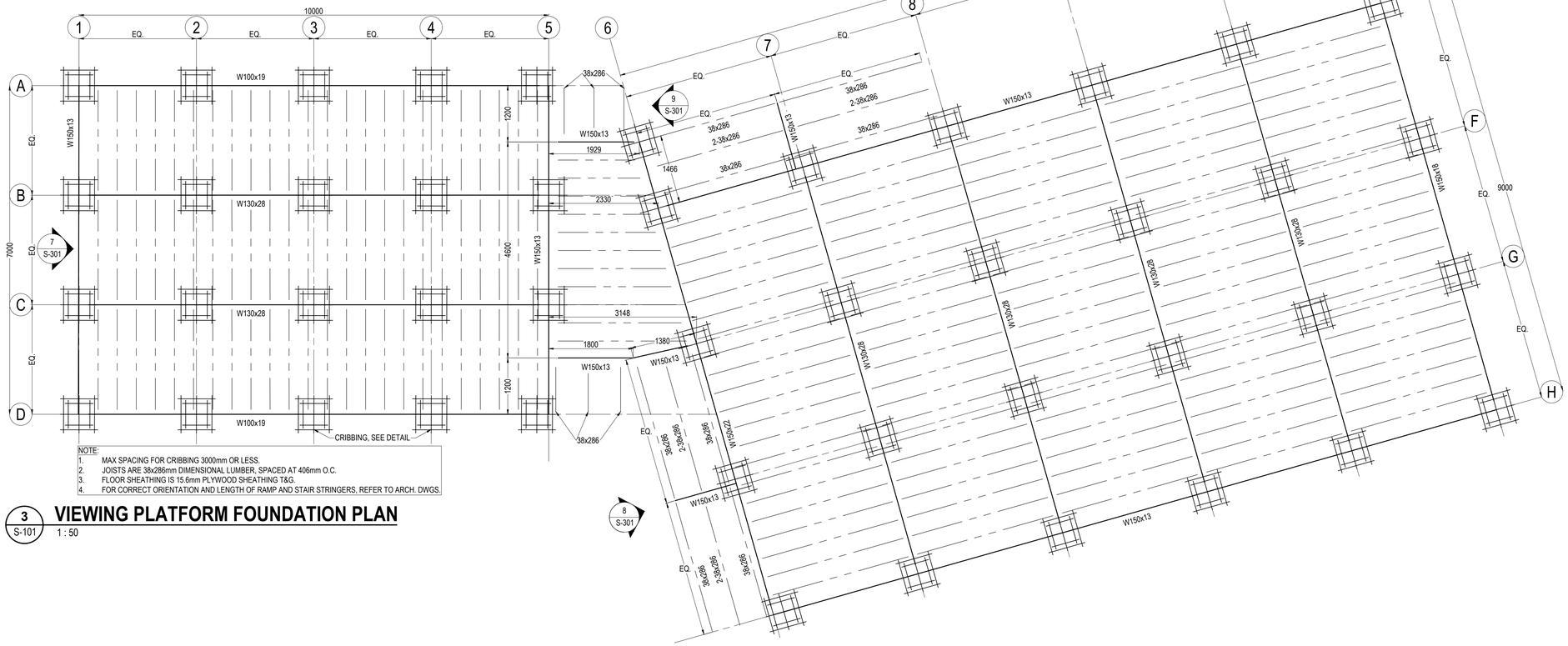
Drawing No.
S-002



1 STAGE FOUNDATION PLAN
S-101 — 1 : 50



2 STAGE FRAMING PLAN
S-101 — 1 : 50



NOTE:
1. MAX SPACING FOR CRIBBING 3000mm OR LESS.
2. JOISTS ARE 38x286mm DIMENSIONAL LUMBER, SPACED AT 406mm O.C.
3. FLOOR SHEATHING IS 15.6mm PLYWOOD SHEATHING T&G.
4. FOR CORRECT ORIENTATION AND LENGTH OF RAMP AND STAIR STRINGERS, REFER TO ARCH. DWGS.

3 VIEWING PLATFORM FOUNDATION PLAN
S-101 — 1 : 50

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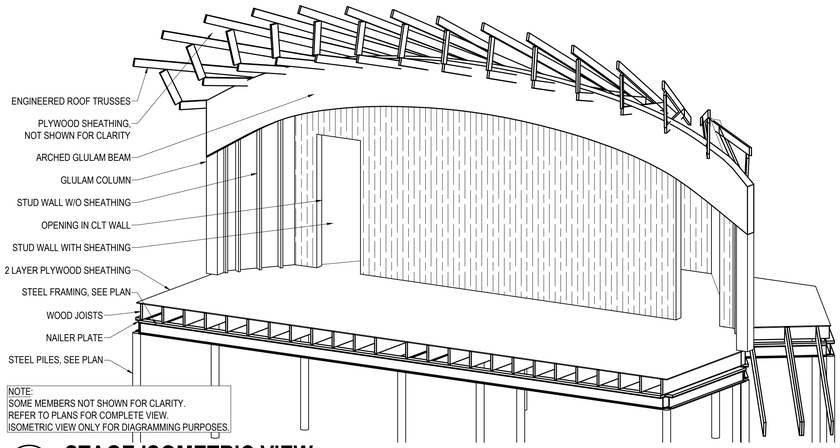
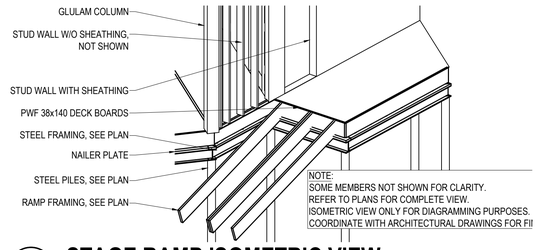
Title
FOUNDATION AND FRAMING PLANS

Project No. 144903467
Scale 1 : 50
Revision B
Sheet 3 of 5
Drawing No. **S-101**



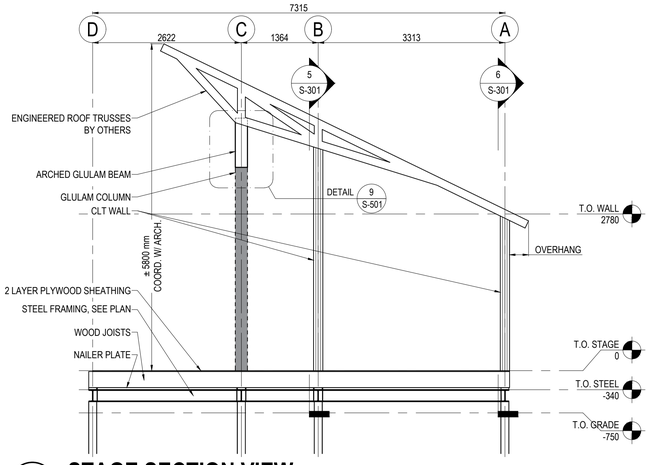
1 S-301 STAGE ISOMETRIC VIEW

N.T.S.



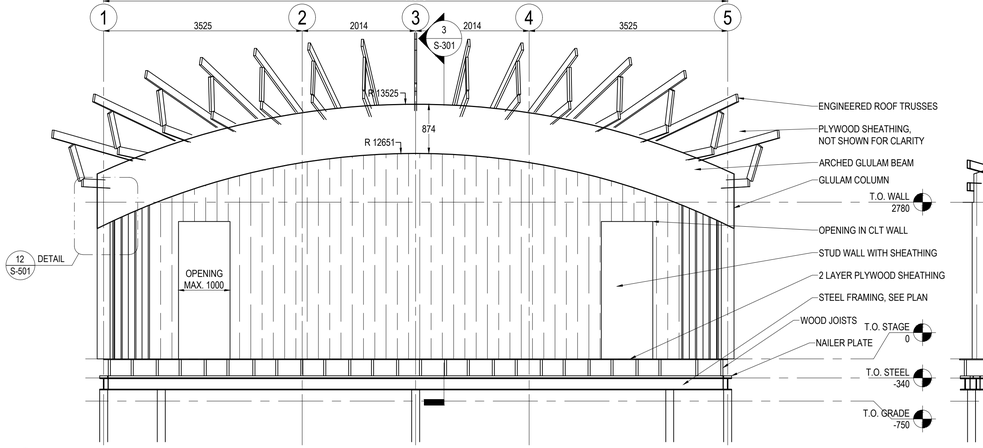
2 S-301 STAGE RAMP ISOMETRIC VIEW

N.T.S.



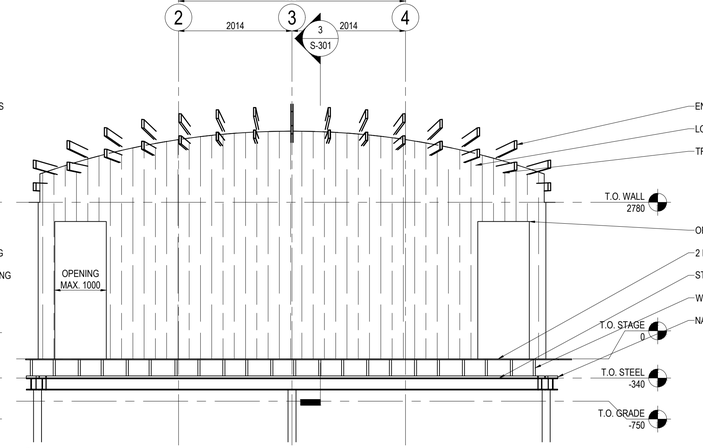
3 S-301 STAGE SECTION VIEW

1 : 50



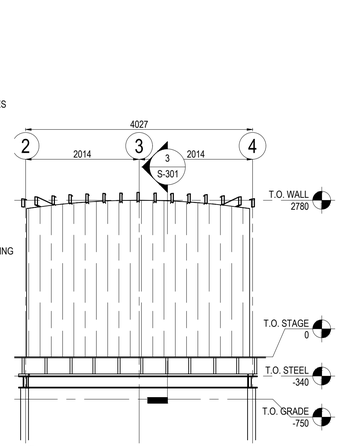
4 S-301 STAGE FRONT ELEVATION

1 : 50



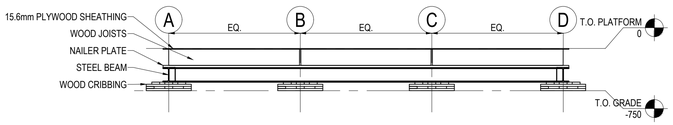
5 S-301 CLT WALL SECTION AT GL B

1 : 50



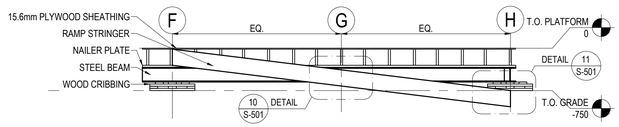
6 S-301 SECTION AT GL A WALL

1 : 50



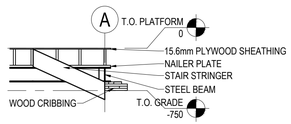
7 S-301 VIEWING PLATFORM ELEVATION VIEW

1 : 50



8 S-301 VIEWING PLATFORM RAMP ELEVATION VIEW

1 : 50



9 S-301 VIEWING PLATFORM STAIR ELEVATION VIEW

1 : 50

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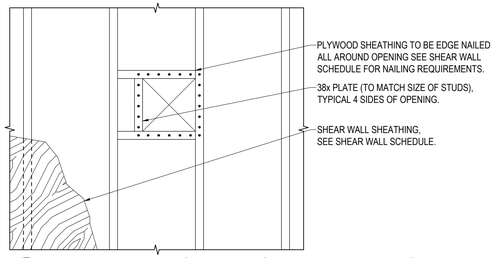
BEER GARDEN STAGE RENOVATION

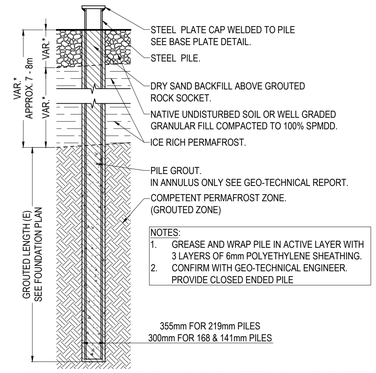
YELLOWKNIFE, NT

Title
ISOMETRIC, ELEVATION AND SECTION VIEWS

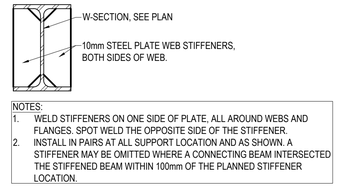
Project No. 144903467
Scale 1 : 50
Revision B
Sheet 4 of 5
Drawing No. S-301



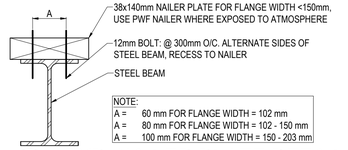
1 TYP. WALL OPENING THRU WALL SHEATHING
S-501 N.T.S.



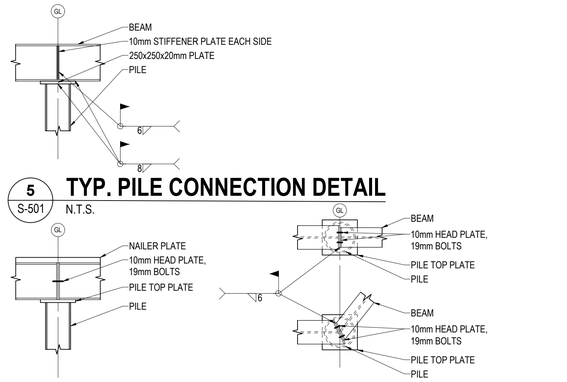
2 TYP. ROCK SOCKET PILE DETAIL
S-501 N.T.S.



3 TYP. WEB STIFFENER DETAIL
S-501 N.T.S.

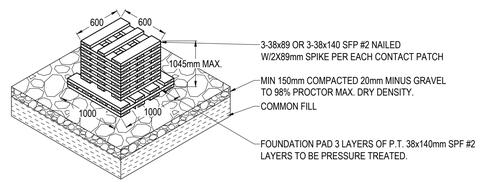


4 TYP. NAILER PLATE DETAIL
S-501 N.T.S.

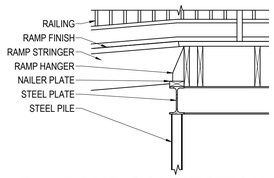


5 TYP. PILE CONNECTION DETAIL
S-501 N.T.S.

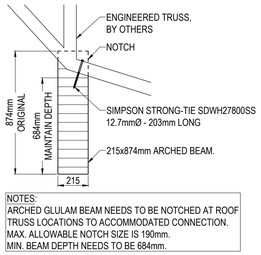
6 FOUNDATION STEEL BEAM CONNECTION DETAIL
S-501 1 : 20



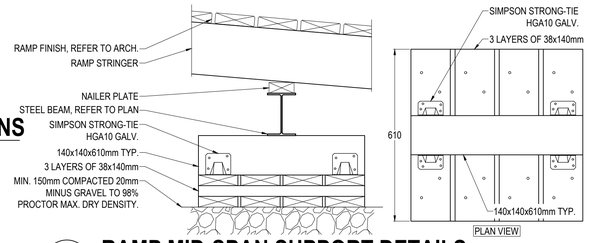
7 TYP. WOOD CRIBBING DETAIL
S-501 N.T.S.



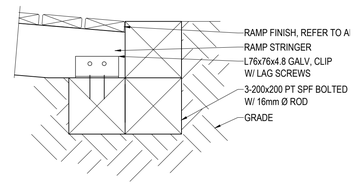
8 RAMP CONNECTION DETAIL
S-501 1 : 20



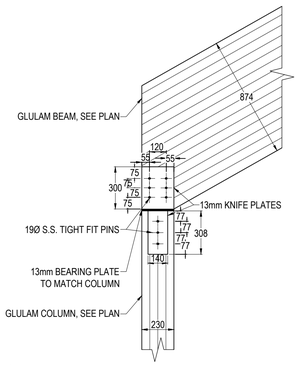
9 NOTCH LIMITATIONS
S-501 1 : 20



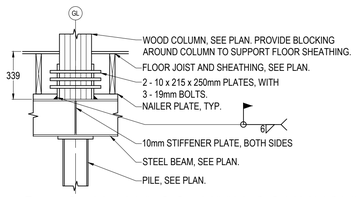
10 RAMP MID-SPAN SUPPORT DETAILS
S-501 1 : 20



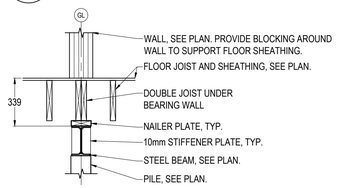
11 RAMP END SUPPORT DETAIL
S-501 1 : 20



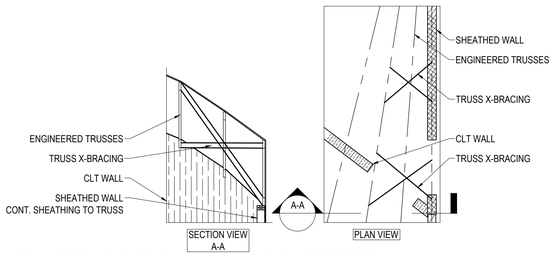
12 GLULAM BEAM TO COLUMN CONNECTION DETAIL
S-501 1 : 20



13 GLULAM COLUMN CONNECTION DETAIL
S-501 1 : 20



14 CLT WALL CONNECTION DETAIL
S-501 1 : 20



14 TRUSS WALL INTERFACE DETAIL
S-501 1 : 20

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Notes

Revision	By	Appd	YYYY.MM.DD
B ISSUED FOR TENDER	SS/MR	MJW	2025.02.28
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Permit/Seal

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Client/Project Logo

Client/Project
FOLK ON THE ROCKS

BEER GARDEN STAGE RENOVATION

YELLOWKNIFE, NT

Title
DESIGN DETAILS

Project No. 144903467
Scale AS NOTED
Revision B
Sheet 5 of 5
Drawing No. S-501