BID FORMS &
CONTRACT DOCUMENTS

WINDOW REPLACEMENT, RE-CLADDING AND ASSOCIATED WORK

STRATA PLAN LMS 280 – CHATEAU COMOX
1272 COMOX STREET, VANCOUVER, B.C.

SPRATT EMANUEL ENGINEERING LTD.
PROJECT No. S08-273
February 21, 2008

DOCUMENT	SECTION	TITLE	PAGES
		Cover	1 Only
	00020	Document Index	1 Only
BIDDING AND CONTRACT REQUIREMENTS	00100	Instructions to Bidders	01-10
	00300	Bid Form	01-02
	00310	Appendix "A" and "B" to Bid	01-03
SPECIFICATIONS	00800	Supplementary Conditions	01-02
	01001	General Conditions	01-19
	01008	Scope of Work	01-04
	02221	Demolition and Disposal	01-02
	06101	Rough Carpentry	01-03
	06200	Finish Carpentry	01-02
	07190	Vapour Barrier / Air Barrier	01-01
	07193	Air Barrier / Moisture Barrier	01-03
	07195	Peel-and-Stick Membrane	01-03
	07212	Board Insulation	01-04
	07540	Liquid Applied Deck Membrane	01-05
	07620	Metal Flashings	01-05
	07900	Sealants	01-05
	08500	Windows	01-10
	09205	Lathing & Furring for Stucco	01-03
	09220	Exterior Stucco	01-05
	09250	Exterior Gypsum Board Sheathing	01-03
	09255	Interior Drywall Repairs	01-05
	09910	Interior Painting	01-05
DRAWINGS	SEE	Drawings Series No. S08-273	

PART 1 – GENERAL

1.1 Invitation/ Bid Call

.1 Offers signed under seal, executed, and dated will be received by the Consultant located at 2348 Yukon Street, Vancouver, B.C., V5Y 3T6 no later than **3.00pm, Thursday, April 17, 2008**.

.2 Offers submitted after the above time may be returned to the bidder unopened.

.3 Offers will be opened privately immediately after the time for receipt of Bids.

.4 Amendments to the submitted offer will be permitted if received in writing prior to bid closing and if endorsed by the same party or parties who signed and sealed the offer.

1.2 Intent

.1 The intent of this bid call is to obtain an offer to perform work to complete the re-cladding, window replacement, maintenance repairs and associated work of the building located at 1272 Comox Street, Vancouver, B.C., for a Stipulated Price with Unit Price contract, in accordance with the Contract Documents and the CCDC-2 - 2008.

.2 Perform the Work continuously, without interruption to the occupants until Final Completion.

.3 The commencement date shall be not more than ten (10) working days after written notification of Bid acceptance.

.4 The commencement date may vary by mutual agreement to coincide with delivery of major components or staging devices.

1.3 Contract Documents Identification

.1 The Contract Documents are identified as:

WINDOW REPLACEMENT, RE-CLADDING
AND ASSOCIATED WORK
STRATA PLAN LMS 280 – CHATEAU COMOX
1272 COMOX STREET, VANCOUVER, BC
OUR FILE NO. S08-273

.2 as prepared by the Consultant:
SPRATT EMANUEL ENGINEERING LTD.
2348 YUKON STREET, VANCOUVER, B.C. V5Y 3T6

.3 All Contract Documents are listed in Article A-3 of the CCDC-2-2008.

1.4 Contract/ Bid Documents

.1 Definitions

.1 Contract Documents: Defined in CCDC-2 - 2008 Edition.

.2 Bid Documents: Contract Documents supplemented with Instructions to Bidders, and Bid Form.

.3 Bid, Offer, or Bidding: Act of submitting an offer under seal.

.4 Bid Price: Monetary sum identified by the Bid Form.

.2 Availability

.1 Bid Documents may be obtained at the office of the Consultant, located at 2348 Yukon Street, Vancouver, B.C.

.2 One set of Bid Documents can be obtained by bidders free of charge.

.2 Availability - Continued

.3 Bid Documents are made available only for the purpose of obtaining offers for this project. Their use does not confer a license or grant for other purposes.

.3 Examination

.1 Upon receipt of the Bid Documents, verify that the documents are complete; notify the Consultant should the documents be incomplete.

.2 Immediately notify the Consultant upon finding discrepancies, errors or omissions in the Bid Documents.

.4 Queries/ Addenda

.1 Direct all questions in writing to the Consultant: Spratt Emanuel Engineering Ltd., Attention: Mark Emanuel, Chief Engineer (Fax: 604-872-1274).

.2 The reply will be in the form of an addendum, a copy of which will be forwarded to known bidders. All addenda become part of the Contract Documents. Include costs in the Bid Price.

.3 Verbal answers are ONLY binding when confirmed by written addenda.

.4 Clarifications requested by bidders must be in writing.

.5 Product/ System Options

.1 No substitutions for specified materials will be permitted without prior written approval of the Consultant.

.2 Proposals for substitution may only be submitted after award of contract. Such request must include statements of respective costs of items originally specified and the proposed substitution. The proposed substitution must be equal or better than the originally specified product or system.

.5 Product/ System Options - Continued

.3 Proposals will be considered by the Consultant if:

.1 Materials selected by the contractor from those specified are not available.

.2 Delivery date of materials selected from those materials specified would unduly delay completion of the contract.

.3 Alternative material to those specified, which is brought to the attention of and considered by Consultant as equivalent to the material specified, will result in a credit to the Owner.

.4 When proposing to furnish materials and/or equipment other than those specified, the contractor shall submit a written request for all substitutions to the Consultant. Such a request shall be accompanied with complete descriptive (manufacturer, brand name, catalogue number, etc.) and technical data for all items.

.5 In any case, where substitutions are permitted, the Contractor shall bear any extra cost of evaluating the equality of the materials and equipment to be installed, and additional costs for preparation of drawings, sketches and specifications by the Consultant or others.

.6 Should the proposed substitution be accepted either in part or in whole, the contractor assumes full responsibility and costs when the substitution affects other work on the project. Pay for design or drawing changes required as a result of substitution.

.7 Amounts of all credits arising from the approval of substitutions will be determined by the Consultant. The Contract Price will then be reduced accordingly.

1.5 Site Assessment

.1 Site Examination

.1 It is recommended that all contractors visit the project site and surrounding area before submitting a Bid.

.2 **There will be a site meeting at 10.00 am, Wednesday April 2, 2008 to familiarize bidders with the project.**

1.6 Qualifications

.1 Sub-contractors

.1 The Owner and Consultant reserve the right to reject a proposed sub-contractor for reasonable cause.

.2 Refer to CCDC-2 Article GC 3.8 of General Conditions.

1.7 Bid Submission

.1 Bid Ineligibility

.1 Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may, at the discretion of the Owner, be declared informal.

.2 Bids with Bid Forms and enclosures which are improperly prepared may, at the discretion of the Owner, be declared informal.

.3 Bids that fail to include insurance requirements may, at the discretion of the Owner, be declared informal.

.4 Bids are by invitation, only from selected pre-qualified bidders. Bids from unsolicited bidders will be returned.

.2 Submissions

.1 Bidders shall be solely responsible for the delivery of their Bids in the manner and time prescribed.

.2 Submit one copy of the executed offer on the Bid Forms provided, signed and corporate sealed together with the required security in a closed opaque envelope, clearly identified with the bidder's name, project name and Owner's name on the outside.

.3 Insert the closed and sealed Bid Form envelope and requested security deposit bid bond qualification forms in a larger opaque envelope and label this envelope as noted above.

1.8 Bid Enclosures/ Requirements

.1 Insurance

.1 Provide a signed "Undertaking of Insurance" on the standard form provided by an insurance company, stating their intention to provide insurance to the bidder in accordance with the insurance requirements of the GC 11.1.

.2 Bonds

.1 A Performance Bond in the amount of 50% of the total bid price will be required for faithful performance of the contract by the successful tender.

.2 A Labour and Materials Bond in the amount of 50% of the total bid price. All Bonds must be maintained in force for a period of two (2) years after the date of substantial completion.

.3 The Contractor will include the cost of the Bonds as part of the total bid price and the successful bidder will make all necessary arrangements to obtain the Bonds.

.3 Consent of Surety

.1 Submit with the Bid Form a Consent of Surety, stating that the Surety is willing to supply the Performance and Labour and Materials Payment Bonds required.

.4 Permits

.1 Include the cost for all required Permits, with the exception of the Municipal Development and Building Permits in the bid price.

.5 Sales Tax

.1 All applicable taxes are to be provided for within the contract price, excluding the Goods and Services Tax (GST) which is to be listed separately on the Bid Form

.6 Alternate Prices

.1 Alternate prices submitted by the Contractor shall include the cost variation to the bid price for the work described as the alternative. If proposing an alternate, the contractor shall include all manufacturers literature, specifications or any other information necessary for completely describing the product or system. Critical to our evaluation will be that the alternate system must be equal or better than the specified product or system.

.7 Warranty

.1 Provide a workmanship and materials Warranty in accordance with the Homeowner Protection Office Repair Warranty requirements for five (5) years from National Envelope Warranty. (Contact Mr. Art Doyle at 604-530-9772) The cost of this warranty shall not be included in your tender price.

.2 Repair to work done under this Warranty will be performed at the contractor's cost.

.3 Upon award of the contract, this Warranty and a letter of good standing from WorkSafeBC (The Workers' Compensation Board of BC) will be delivered directly to the Consultant.

.4 The Contractor must be a registered repair contractor by the Homeowner Protection Office and approved by the National Envelope Warranty program.

.8 Completion Date

.1 State in the Bid Form, the length of time, in weeks, required to complete the work. The completion date in the Agreement shall be this time, inclusive of all holidays, added to the commencement date. As may be required during the progress of the work, this date may be adjusted with change orders to reflect changes in the work, to an adjusted completion date.

.2 The Owner requires that the work of this contract be completed as quickly as possible and consideration will be given to time of completion when reviewing the submitted Bids.

.9 Addenda

.1 Indicate in the space provided in the Bid Form all addenda issued and received by the Contractor.

.2 The addenda form part of the Bid Documents. Failure to indicate the addenda received on the Bid Form may be cause for rejection without further review of the Bid.

.10 Fees for Changes in the Work

.1 Include in the Bid Form, the overhead and profit fees applicable for changes in the Work, whether additions to or deductions from the Work on which the Bid Price is based.

.2 Include in the Bid Form, the fees proposed for sub-contract work for changes (both additions and deductions) in the Work. The Contractor shall apply fees as noted, to the sub-contractor's gross (net plus fee) costs on additional work.

.11 Bid Signing

.1 The Bid Form shall be signed under seal by the bidder.

.2 Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietor" under the signature. Affix seal.

.3 Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature. Affix seal to each signature.

.4 Limited Company: Signature of a duly authorized signing officer(s) in their normal signatures. Insert the officer's capacity in which the signing office acts, under each signature. Affix the corporate seal. If the bid is signed by officials other than the President and Secretary of the company, or the President-Secretary-Treasurer of the company, a copy of the By-Law resolution of the Board of Directors authorizing them to do so, must also be submitted with the bid in the bid envelope.

.5 Joint Venture: Each party of the joint venture shall execute the bid under their respective seals in a manner appropriate to such party as described above, similar to the requirements of a Partnership.

.12 Appendices to the Bid Form

.1 Appendix A – Price Breakdown: Include a price breakdown specifically requested by the Contract Documents.

.2 Appendix B – Unit and Separate Prices: Include a listing of unit prices specifically requested by the Contract Documents.

1.9 Offer Acceptance/ Rejection

.1 Duration of Offer

.1 Bids shall remain open to acceptance and shall be irrevocable for a period of sixty (60) days after the Bid closing date.

.2 Acceptance Offer

.1 The Owner reserves the right to accept or reject any or all offers.

.2 After acceptance by the Owner, the Consultant on behalf of the Owner, will issue to the successful bidder, a written Bid Acceptance.

1.10 Warranty and HPO Fees

.1 Warranty costs and HPO fees shall be invoiced directly to the Owner, c/o the Consulting Engineer, with no mark-up. These will be paid promptly by the Owner within fifteen (15) days of receipt unless the Warranty Provider allows other terms.

BID

PROJECT: Window Replacement,
Re-Cladding and
Associated Work
Strata Plan LMS 280 – Chateau Comox
1272 Comox Street, Vancouver, B.C.

SUBMITTED TO: Mark Emanuel, Chief Engineer
c/o Spratt Emanuel Engineering Ltd.
2348 Yukon Street
Vancouver, B.C. V5Y 3T6

We, _____
(Company Name)

of _____
(Business Address)
_____

having examined the Bid Documents as listed in the Document Index, and Addenda, and having visited the Project Site, hereby offer to enter into a Contract to perform the Work required by the Bid Documents for the stipulated price of

_____ Dollars ($_____)

in Canadian funds excluding the goods and services tax (GST), plus GST in the amount of

_____ Dollars ($ _____)

in Canadian funds for a total bid price including GST of

_____ Dollars ($ _____)

in Canadian funds which includes any specified cash and contingency allowances and the application taxes in force at this date except as may be otherwise provided in the Bid Documents.

Appendices to Bid:

The information on Subcontractors, Unit Prices, Alternate Prices and Separate Prices as called for in the Bid Documents is provided in the attached Appendices and forms an integral part of this bid.

Appendices Received: _____

Declarations:

We hereby declare that:

a) we agree to perform the Work in compliance with the required completion schedule stated in the Bid Documents, or if no schedule is stated, to attain Substantial Performance of the Work within _____ weeks from the commencement date;

b) no person, firm or corporation other than the undersigned has any interest in this Bid or in the proposed Contract for which this Bid is made;

c) this Bid is open to acceptance and is irrevocable for a period of sixty (60) days from the date of bid closing;

d) the Owner is not obligated to accept the lowest bid and may reject any and all offers.

Signatures:

Signed, sealed and submitted for and on behalf of:

Company: _____
(Name)

_____
(Address)

_____
(City, Province & Postal Code)

Signature: _____ Seal:

_____
(Please Print or Type)

Witness: _____

_____
(Please Print or Type)

Dated at _____ this _____ day of _____, 2006

Where legal jurisdiction or Owner requirement calls for proof of authority to execute this Bid, proof of such authority in the form of a certified copy of a resolution naming the person or persons in question as authorized to sign this Bid for and on behalf of the Corporation or the Partnership should be attached.

APPENDIX "A" to BID

Price Breakdown: **(Including PST, profit and overhead, excluding GST)**	**Value**
• Mobilization (power, permits, site office, etc.)	$_____
• Scaffolding	
o Erection	$_____
o Rental	$_____
o Dismantling	$_____
o Hoarding	$_____
• Walls Remediation (re-cladding of walls)	
o Remove face-sealed stucco EIFS cladding and waterproofing layer and the decorative flag pole, as per drawings and specifications	$_____
o Remove existing rainscreen stucco, as per drawings and specifications	$_____
o Remove exterior gypsum wall board sheathing	$_____
o Supply and install new ½" Dens Glass Gold Exterior Sheathing	$_____
o Extend window sills, 2 per floor, as per Detail S08–273–15	$_____
o Supply and install 40 mil SBS peel-and-stick to all joints between dissimilar materials and all joints in the Dens Glass Gold	$_____
o Supply and apply Bakor 31 moisture/air barrier	$_____
o Supply and install 2" galvanized steel Z-Girts vertical strapping @ 16" on centre onto steel studs	$_____
o Supply and install 1" aluminium-faced Roxul Cavity Rock insulation complete with steel clips	$_____
o Supply and install new hot dipped galvanized steel spacers, one for each bracket, to support decorative pole	$_____
o Remove existing rooftop parapet cap flashings, as per drawings and specifications, and replace with new	$_____
o Remove window/door units, re-detail window/door openings as per drawings and specifications	$_____
o Supply and install new window/door units as per drawings and specifications	$_____
o Reinstall existing window/door units as per drawings and specifications	$_____
o Supply and install Hal Tex Rainscreen board and ¾" stucco cladding complete with acrylic stucco finish	$_____
o Supply and install new liquid applied membrane to the	$_____

The following are the Unit Prices for work, <u>including all tools, equipment, overhead and profit,</u> which may be used to adjust the Contract price as the scope of work increases or decreases as required by the Consultant.

Type of Labour	Hourly Rate
Hourly rate for labour supervision – Site Superintendent	$ _____ / hour
Hourly rate for skilled tradesman – Carpenter (Journeyman)	$_____/ hour
Hourly rate for skilled tradesman – Carpenter (Apprentice)	$_____/ hour
Hourly rate for skilled tradesman – Stucco	$_____/ hour
Hourly rate for skilled tradesman – Interior Drywall/Painting	$_____/ hour
Hourly rate for labour – Skilled	$ _____ / hour
Hourly rate for labour – Unskilled	$ _____ / hour

Mark-Up	Rate
Material mark-up rate for other extras issued on a cost-plus basis	15%

balconies, as per drawings and specifications
- Supply and install Urelastic 5000-6000 membrane to top floor balconies, as per drawings and specifications $_____
- Remove existing tile and supply and install new tile to the two corner balconies of suite 801 CASH ALLOWANCE $ **3,000**
- Supply and install new sill and head flashings, as per drawings and specifications $_____
- Supply and install new through wall flashings, as per drawings and specifications $_____
- Supply and install new cap flashings and face mounted guardrails to the four 8th floor corner balcony parapets, as per drawings and specifications $_____
- Supply and install new backer rod and caulking at joints between dissimilar materials, and to doors and windows, as per drawings and specifications $_____
- Reinstall decorative flag pole $_____

- Walls/ balcony Repairs and Maintenance
  - Supply and apply Dow Corning AllGuard Silicone Coating System to balconies and other cast-in-place concrete, as specified in the drawings and specifications, as per manufacturer's specifications. $_____

- Construction debris removal as required $_____

- Other $_____

- Clean up and Demobilization $_____

TOTAL **$_____**

Note: The total of this price breakdown must equal your total stipulated price, excluding GST as shown on Page 1 of the Bid Form

APPENDIX "B" to BID LIST OF UNIT PRICES

PART 1 - GENERAL

1. General Conditions

.1 Reference herein to General Conditions Articles and paragraphs is to Articles and paragraphs contained in the General Conditions of "Stipulated Price Contract", Standard Construction CCDC-2 - 2008, unless stipulated otherwise.

2. Definitions

.1 The Consultant is:
Spratt Emanuel Engineering Ltd.
2348 Yukon Street, Vancouver, B.C. V5Y 3T6.

.2 The Owners are:
Strata Corporation LMS 280 – Chateau Comox
1272 Comox Street, Vancouver, B.C.

3. Valuation of Certification of Changes in Work

.1 Refer to Article GC 6. Add the following paragraph GC 6.3.2:

.1 Lump sum estimates shall include the following:

.1 A maximum allowance of 10% for overhead and administration, plus 5% profit to the party performing the work.

.2 A maximum allowance of 5% for the overhead, administration and profit to the administrating contractor where the work is performed by a sub-contractor.

.3 When the net value of a change is a credit amount, no addition or deduction for profit and expense shall be made.

4. Application for Payment

.1 Refer to Article GC 5.2. Add the following paragraph:

5.2.7 The Contractor shall, when required by the Consultant, submit receipts, Statutory Declarations or other vouchers showing payments for labour and for materials, and acknowledgement of payment received by sub-contractors or suppliers.

.2 Refer to Article GC 5.3. Make the following modifications:

5.3.2 The Owner shall make payment to the Contractor on account as provided in Article A-5 of the Agreement – Payment with lien holdback of 10% according to CCDC-2 document, no later than 10 business days after the date of certificate of payment issued by the Consultant.

No Certificate for Payment will be issued until the Contractor has executed the contract documents and has provided the Schedule of Values called for in GC 3.5 and the Schedule of Progress Payments called for in GC 5.2, paragraph 5.2.3.

5. Certificates and Payments

.1 Refer to Article GC 5.5. Make the following modifications:

6.1.1 Paragraph GC 5.5.1.2, in the first line, delete the words, "sworn statement", and insert, "Statutory Declaration".

6.1.2 Paragraph GC 5.5.2, first line, delete the words, "a sworn statement", and insert, "a Statutory Declaration".

6. Insurance

.1 Refer to Article GC 11.1. Add the following to paragraph GC 11.1.1.1:

"The proof to be provided by the Contractor shall include a letter of certification from the Contractor's Insurance Company, verifying that all items required under Article 11.1.1.1 are covered under Insurance Policies provided, or listing any and all exclusions therefrom."

PART 1 – GENERAL

1.1 Summary of Work

.1 Section Includes

.1 Title and description of work:

WINDOW REPLACEMENT, RE-CLADDING
AND ASSOCIATED WORK
STRATA PLAN LMS 280 – CHATEAU COMOX
1272 COMOX STREET, VANCOUVER, B.C.

.2 Contract method: Stipulated Price with Unit Pricing

.3 Owner's occupancy: Fully Occupied.

.2 Related Sections

.1 00100 – Instructions to Bidders
.2 00300 – Bid Form
.3 00310 – Appendices to Bid
.4 01008 – Scope of Work

1.2 Environmental and Safety Requirements

.1 Comply with the current requirements of the Workers' Compensation regulations regarding all on-site practices.

.2 Comply with requirements of Workplace Hazardous Materials Information Systems (WHMIS) regarding use, handling, storage and disposal of hazardous materials.

1.3 Project Co-ordination

.1 Co-ordinate progress of the Work, progress schedules, submittals, use of site, temporary utilities, construction facilities and controls.

.2 Co-ordinate and supervise the work of all trades and sub-trades.

1.4 Extra Work

.1 No claim for extra work or material of any nature shall be submitted without the endorsement of the Consultant.

.2 If, during the course of the work, the contractor encounters circumstances which he feels affects the contract price, he must notify the Consultant immediately before proceeding with the work. Any and all extra work must be approved in writing.

1.5 Field Reviews

.1 Field reviews of the work will be conducted by Spratt Emanuel Engineering Ltd., and will be paid for independently by the Owner.

.2 The work reviewer shall act objectively, but shall be fully responsible to the Owner. Review and testing are specified as precautions against oversight or errors in the performance of the contract. These precautions do not in any way relieve the contractor of his responsibility to perform the work in conformance with the contract documents.

.3 The Owner and the Consultant shall have unlimited access to all work at any time requested. If parts of the work are in preparation at locations other than the place of the work, access shall be given to such work whenever it is in progress.

.4 Give twenty-four (24) hours notice request of review if work is designated for review or approval by the Consultant.

.5 If the contractor covers or permits to be covered work that has been designated for special review or approvals before such is made, the contractor will be required to uncover the work, have the review satisfactorily completed, and make good all work.

.6 The Consultant may order any part of the work to be examined if such work is suspected to be not in accordance with the contract documents. The contractor shall be responsible for the cost of examination, replacement and repair if the conditions are not in strict accordance with the contract documents.

1.5 Field Reviews - Continued

.7 Remove defective work, whether the result of poor workmanship, use of defective products, or damaged and whether incorporated in the work or not, which has been identified by the Consultant as failing to conform to the contact documents. Replace or re-execute in accordance with the contract documents.

.8 Make good other contractors work damaged by such removals or replacements promptly.

.9 If, in the opinion of the Consultant, it is not expedient to correct work not performed in strict accordance with the contract documents, the Owner may deduct from the contract price the difference of the value between the work performed and that called for by the contact documents, the amount of which shall be determined by the Consultant.

1.6 Insurance

.1 The Contractor shall provide General Liability Insurance in the joint names of the Owner, Contractor and Spratt Emanuel Engineering Ltd., providing Insurance against Public Liability for bodily injury with a limit of $2,000,000 for one person; $2,000,000 for one accident; and for damage to property or vehicles $2,000,000 for one accident.

.2 The Contractor shall provide Property and Boiler and Machinery Insurance in accordance with CCDC-2-2008 GC11.1.1.4.

.3 The Contractor shall maintain Contractor's Equipment Insurance in accordance with CCDC-2-2008 GC11.1.1.5.

.4 Provide the Owner with suitable proof of the Policies. The Owner reserves the right to examine the original Policy, which must conform to CCDC-2, 2008, GC11.1, before agreeing to issue the contract.

.5 All work shall be done in accordance with the requirements of the specifications, and the Contractor shall hold the Owner harmless from any accident or damage arising from any neglect on his part or in this connection.

1.7 Cutting and Patching

.1 Approvals

.1 Submit written request in advance of cutting, patching or alteration, which affects:

.1 Structural integrity of any element of Project.

.2 Integrity of weather-exposed or moisture-resistant elements not specifically outlined in the Contract Documents.

.3 Efficiency, maintenance, or safety of any operational element.

.4 Visual qualities of sight-exposed elements not specifically outlined in the Contract Documents.

.2 Include in request:

.1 Location and description of affected work.

.2 Statement on necessity for cutting or alteration.

.3 Description of proposed work, and products to be used.

.4 Alternatives to cutting and patching.

.5 Effect on work of Owner(s) or tenants.

.6 Date and time work is scheduled to be executed.

.2 Inspection and Preparation

.1 Inspect existing conditions, including elements subject to damage or movement during cutting and patching.

.2 After uncovering, inspect surrounding areas for deterioration and for conditions affecting performance of Work.

1.7 Cutting and Patching

.2 Inspection and Preparation - Continued

.3 Immediately report to the Consultant any condition which the Contractor feels will affect the performance of the Work. Beginning of cutting or patching means acceptance of existing conditions.

.4 Provide supports to assure structural integrity of surroundings; devices and methods to protect other portions of Project from damage.

.5 Provide protection from elements for areas which may be exposed by uncovering work; maintain building walls with cladding removed and roof and deck areas with membranes removed in a weather-tight condition at all times.

.3 Execution

.1 Execute cutting, fitting, and patching, to complete the Work.

.2 Execute Work by methods to avoid damage to other work, and which will provide proper surfaces to receive patching and finishing.

.3 At all times maintain integrity and performance of weather-exposed and moisture-resistant elements when cutting and patching. Take necessary steps to ensure specified warranties shall not be affected by cutting and patching.

.4 Cut rigid materials using masonry saw or core drill. Pneumatic or impact tools not allowed without prior approval.

.5 Restore Work with new products in accordance with requirements of Contract Documents.

.6 Refinish surfaces to match adjacent finishes: For continuous surfaces refinish to nearest intersection; for an assembly, refinish entire unit or area.

.7 In areas subject to mold and decay, use protective devices to avoid inhaling spores

1.8 Project Meetings

.1 Administrative

.1 Schedule project progress meetings as required by the Consultant.

.2 Distribute written notice of each non-regulatory scheduled meeting called by the Contractor four (4) days in advance of meeting date to Consultant and Owner's Representative.

.3 Provide physical space and make arrangements for meetings

1.9 Submittals

.1 Administrative

.1 Submit to Consultant submittals listed for review. Submit with reasonable promptness and in an orderly sequence so as to not cause delay in the Work.

.2 Work affected by submittal shall not proceed until review is complete.

.3 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 coordinated with requirements of the Work and Contract Documents.

.4 Verify field measurements and affected adjacent Work are coordinated.

.2 Shop Drawings and Product Data

.1 "Shop Drawings" means drawings, diagrams, illustrations, schedules, performance charts, brochures and other data which are to be provided by Contractor to illustrate details of a portion of the Work.

1.9 Submittals - Continued

.2 Shop Drawings and Product Data

.2 Indicate materials, methods of construction and attachment or anchorage, erection diagrams, connection, explanatory notes and other information necessary for completion of Work.

.3 Adjustments made on shop drawings by Consultant are not intended to change Contract Price.

.4 Make changes in shop drawings as Consultant may require.

.5 Submit two (2) prints of shop drawings as required.

.6 Submit two (2) copies of product data sheets or brochures as required where shop drawings will not be prepared due to standardized manufacture of product.

.7 Ensure only approved shop drawings or manufacturers instructions are used to complete the work on site. Work completed without approved drawings or manufacturer or Consultants instructions shall be at the risk of the contractor.

.3 Samples

.1 Submit for review, samples as requested in respective specification section.

.2 Supply samples to the project site office and make available for review by Consultant.

1.10 Schedules

.1 Schedules:
(may be required at the discretion of the Engineer)

.1 Construction Progress Schedule.

.2 Schedules of Values of the Work.

.3 Submittal Schedule for Shop Drawings, Product Data and Samples.

1.10 Schedules - Continued

.2 Format

.1 Prepare schedule in form of horizontal bar chart.

.2 Provide separate bar for each trade or operation.

.3 Provide horizontal time scale identifying first work day of each week.

.4 Format for listings: Chronological order of start of each item of work.

.3 Submission
(may be required at the discretion of the Engineer)

.1 Submit initial schedules within ten (10) business days after award of Contract.

.2 Consultant will review schedule and return reviewed copy within five (5) business days after receipt.

.3 Resubmit finalized schedule within five (5) business days after return of reviewed copy.

.4 Working Schedules
(may be required at the discretion of the Engineer)

.1 Submit revised working schedules to the Consultant and Owner on a regular and ongoing basis in order to notify the occupants of the approximate date(s) when Work may be undertaken within the occupied units or when exterior Work may significantly affect the interior of the unit.

.2 Immediately notify the Consultant if schedules or anticipated access dates are changed for any reason.

.3 Work on the exterior shall be between the hours of 7:30 a.m. and 5:30 p.m., Monday to Friday inclusive. Work on Saturdays shall be subject to the Contractor receiving prior approval from the Owner.

1.10 Schedules - Continued

.4 Working Schedules - Continued

.4 The Contractor shall take whatever action is necessary, including without limitation, extra shift work, to ensure the completion of the work within the contract time at no additional cost to the Owner.

.5 Unit Access

.1 Co-ordinate unit access for required interior work with the Strata Corporation prior to submitting notices or scheduling the work.

.2 Provide written notice directly to the occupant not less than two (2) days prior to commencing work. The notice is to be placed under the door of the unit and a copy faxed to the Consultant and the Strata Corporation. Notice of schedule must be posted on the building notice board and received by the property manger five (5) days prior to commencing work.

.3 The contact representatives and telephone numbers for the Strata Corporation will be provided.

1.11 Quality Control

.1 Inspection

.1 Refer to GC 2.3.

.2 Owner and Consultant shall have access to the Work at all times.

.3 Give timely notice to the Consultant, requesting field review, special tests, inspections or approvals.

.4 If the Contractor covers or permits to be covered Work that has been designated for special tests, inspections or approvals before such is made, he shall uncover such Work, have inspections or tests satisfactorily completed and make good such Work at his own expense.

1.11 Quality Control – Continued

.1 Inspection – Continued

.5 All shop and field materials and workmanship shall be subject to review by the Consultant and his representatives at all times.

.6 Field reviews do not relieve the Contractor from obligations to provide materials and products and execute the Work in conformance with the contract documents.

.2 Workmanship

.1 Workmanship shall be best quality, executed by workers experienced and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.

.2 All Work shall be performed by experienced workmen having regularly undertaken such work as stated in the relevant section of the specifications.

.3 The Owner reserves the right to require the dismissal from the site of workers deemed incompetent, careless, insubordinate, or otherwise objectionable.

.4 The Contractor shall maintain a person responsible for co-ordination and supervision on site at all times during the Work.

.5 Decisions as to the quality or fitness of workmanship in case of dispute, rest solely with the Consultant, whose decision is final.

1.12 Construction Facilities and Temporary Controls

.1 Installation/ Removal

.1 Provide construction facilities and safety controls in order to execute the Work expeditiously.

.2 Remove from site all such work after use and make good all areas.

1.12 Construction Facilities and Temporary Controls – Continued

.2 Project Site Office

.1 The Owners may provide temporary space for a site office, and the Contractor shall make his own arrangements to provide site office facilities.

.3 Hoarding and Scaffolding

.1 Erect hoarding to protect public, workers, public and private property from injury or damage.

.2 Erect security fencing as may be required to reasonably ensure the safety and security of the units during non-working hours.

.3 Erect hoarding as required to protect the building and the Work from the weather and maintain environmental conditions, including temperatures, within the hoarding to allow for continuous work.

.4 Make all effort to reduce the impact of the hoarding on the occupants and to minimize the duration of the hoarding in any one location any longer than necessary to complete the Work.

.5 Where tarps are used, and block daylight to occupied units, the roof tarps shall be white in colour. Scaffolding below roof level tarps shall be enclosed in green mesh netting unless otherwise approved by the Consultant.

.6 Scaffolding must be fastened to the building with sufficient frequency to prevent collapse during all expected construction activity and 100 year wind loading.

.7 Scaffolding must be erected according to an engineer competent in these facilities and evidenced by a sealed letter.

1.12 Construction Facilities and Temporary Controls - Continued

.4 Protection

.1 All portions of the existing building and all existing plants, landscaping, sidewalks, water features, etc. shall be protected from either the weather, physical damage, or damage from material spillage. The Contractor will be responsible for replacing of damaged grass sod, trees and landscaping.

.2 Make good any damages that do occur at no cost to the Owner and to the satisfaction of the Consultant.

.3 At the end of each working day, lock up or remove all ladders, and ensure that any equipment left on site is secure against unauthorized interference or access.

.4 Dispose of rainwater off roofs and away from the buildings until roof drains with all scuppers, eaves troughs and downspouts are installed and connected properly.

.5 Provide and maintain temporary fire protection equipment during performance of work required by Insurance Companies having jurisdiction in governing Codes, regulations and By-laws.

.5 Parking

.1 Standard sized parking spaces may be available within the complex Visitor parking area for use by the Contractor, his employees, and other personnel required for execution of the Work, as approved by the Owner.

.2 Limited head room is available within the underground parkade.

.6 Weather Enclosures

.1 Provide weather-tight closures to unfinished door and window openings, tops of shafts and other openings in walls or floors and roofs.

1.12 Construction Facilities and Temporary Controls - Continued

.6 Weather Enclosures - Continued

.2 Close off areas where walls are not finished; seal off other openings; enclose work area where required due to environmental and weather conditions.

.7 Site Storage/ Loading

.1 Confine the site storage to designated areas, as specified by the Owner. Do not unreasonably encumber premises with products.

.2 Do not load or permit to be loaded any part of the Work with a weight or force that will endanger the Work.

.8 Sanitary Facilities

.1 Provide sufficient sanitary facilities for workers in accordance with local health authorities and maintain in clean condition.

.9 Water Supply

.1 Owner will provide a continuous supply of potable water for construction use.

.2 Owner will pay for utility charge at prevailing rates.

.10 Temporary Power

.1 The Owner will provide and pay for temporary power required during construction for temporary lighting and operating of power tools, to maximum supply of 240 volts 100 amps. The Contractor will be responsible for the cost of providing temporary electrical power panels, wiring and installations required for the work.

1.12 Construction Facilities and Temporary Controls - Continued

.11 Equipment/ Tool/ Materials Storage

.1 Provide and maintain, in clean and orderly condition, lockable weatherproof sheds for storage of tools, equipment and materials.

.2 Locate materials not required to be stored in weatherproof sheds on site in manner to cause least interference with work activities.

.3 Note that there will be only limited space on site for storage of equipment and materials. Arrangements must be to the approval of the Owner.

.12 Project Cleanliness

.1 Maintain the Work in tidy condition, free from accumulation of waste products and debris.

.2 Remove waste material and debris from site and deposit in the contractor's waste containers at end of each working day.

.3 Failure to remove debris from site and maintain in a tidy condition daily will be cause for the Owners to have the premises cleaned and have the costs deducted from the contract price.

.4 The Contractor shall maintain all construction hoardings, equipment and facilities free of graffiti, posted bills and garbage at all times, regardless of the source.

.13 Emergency Contact

.1 Provide a 24-hour emergency contact telephone number in the event of an emergency arising from the work being undertaken.

.2 Ensure that emergency service has a maximum response time of 3 hours and can accommodate all conditions which may arise from the Work, including water damage, hoarding, security, electrical failure, gas service interruption, utility interruption, broken glass and any other related failure.

1.13 Additional Interior Controls

.1 Execute all work with due regard for the fully occupied status of the building.

.2 Condition Survey

.1 Undertake a pre-construction survey of the interior of each unit, prior to commencing any work within the unit, or work on the exterior which can be expected to affect the interior.

.2 Survey existing hard and soft landscaping that could be affected by the Work.

.3 Record the results of the survey in a photographic or video format and in writing.

.4 Notify the Consultant in writing of any pre-existing conditions prior to commencing work.

.5 Any claims for damages that were not identified in the pre-construction survey, or can not be shown to have pre-existed the Work, will be borne by the Contractor.

.3 Dust Tight Screens

.1 Provide dust tight screens or partitions, forming a dust enclosure to localize general repair and dust generating activities, and for protection and security of occupants.

.2 Maintain and relocate protection until such Work is complete.

.3 Ensure that dust screens or partitions are erected and maintained inside all units while work inside the unit, or to the areas of the unit is undertaken.

1.13 Additional Interior Controls - Continued

.4 Interior Unit Protection

.1 In addition to dust tight screens and partitions, ensure that following additional protection is in place before work commences in the unit, and at all times during the Work.

.2 The entire area within the dust enclosure must have canvas drop cloths or an acceptable alternate placed over all flooring, and secured in place in a non-marring manner, to ensure adequate protection at all times during the Work.

.3 All traffic paths through the unit, outside the dust enclosure, shall be protected by canvas drop cloths or an acceptable alternate, at all times during working hours.

.4 All workmen are to wear clean footwear or footwear guards at all times when working within the unit. No footwear work outside shall be used inside the unit without being inspected for dirt and deleterious matter.

.5 At the end of each working day, remove the traffic path protection and leave the region outside the dust enclosure clean and suitable for occupancy.

1.14 Material and Equipment

.1 Product and Material Quality

.1 Products, materials, equipment and articles (referred to as Products throughout specifications) incorporated in Work shall be new, not damaged or defective, and of best quality (compatible with specifications) for purpose intended. If requested, furnish evidence as to type, source and quality of Products provided.

1.14 Material and Equipment – Continued

.1 Product and Material Quality – Continued

.2 Defective Products, will be rejected, regardless of previous inspections. Inspection does not relieve responsibility, but is precaution against oversight or error. Remove and replace defective Products at own expense and be responsible for delays and expenses caused by rejection.

.3 Should any dispute arise as to quality or fitness of Products, decision rests strictly with the Consultant based upon the requirements of the Contract Documents.

.2 Storage, Handling and Protection

.1 Handle and store Products in manner to prevent damage, adulteration, deterioration and soiling and in accordance with manufacturer's instructions, when applicable.

.2 Store packaged or bundled Products in original and undamaged condition with manufacturer's seals and labels intact.

.3 Store Products subject to damage from weather in weatherproof enclosures.

.3 Manufacturer's Instructions

.1 Unless otherwise indicated in the specifications, install or erect Products in accordance with manufacturer's instructions.

.2 Do not rely on labels or enclosures provided with Products. Obtain written instructions directly from manufacturers.

.3 Notify Consultant in writing, of conflicts between specifications and manufacturer's instructions, so that Consultant may establish course of action.

1.14 Material and Equipment - Continued

.3 Manufacturer's Instructions - Continued

.4 Improper installation or erection of Products, due to failure in complying with these requirements, authorizes Consultant to require removal and reinstallation at no increase in Contract Price.

.4 Concealment

.1 In finished areas, conceal pipes, ducts and wiring in floors, walls and ceilings, except where indicated otherwise.

.2 Before installation, inform Consultant if there is a contradictory situation. Install as directed by Consultant.

1.15 Project Close-out

.1 Final Cleaning -- Refer to GC 3.14

.2 Documents

.1 Submit material prior to application for Substantial Performance.

.2 Submit operation and maintenance data.

.3 Provide warranties fully executed.

.4 Submit a final statement of accounting giving total adjusted Contract Price, previous payments, and monies remaining due.

.5 Consultant will issue a final change order reflecting approved adjustments to Contract Price not previously made.

1.15 Project Close-out - Continued

.3 Inspection/ Take-over Procedures

.1 Prior to application for certificate of Substantial Performance, carefully inspect the Work and ensure it is complete, that major and minor construction deficiencies are complete, defects are corrected and building is clean and in condition for occupancy.

.2 Notify Consultant in writing, of satisfactory completion of the Work and request a field review.

.3 During Consultant field review, a list of deficiencies and defects will be tabulated. Correct same.

.4 When Consultant considers deficiencies and defects have been corrected and it appears requirements of Contract have been performed, make application for certificate of Substantial Performance. Refer to General Conditions Article GC 5.4 for specifics to application.

PART 1 – GENERAL

1.1 Section Includes

.1 The work shall be performed within a contract based on the terms of CCDC2-2008. This specification shall form part of the contract terms.

1.2 Scope of Work

.1 Supply expertise, supervision, skilled labour, tools, plant equipment and materials necessary for the building remediation as described. Provide engineered scaffold system, or swing stage, as necessary to complete the work identified herein. The work shall include, but not necessarily be limited to, the following:

.1 All work shown on SEE Photographs and Drawings series A06-114

.2 RE-CLADDING OF WALLS (SEE DRAWINGS FOR AREAS OF WALL REMEDIATION):

.1. Remove and temporarily store the decorative pole of the north elevation.

.2 Remove existing face-sealed stucco EIFS wall cladding as well as the rain-screened stucco cladding in locations shown on the Drawings Series S08 - 273.

.3 Remove and dispose existing exterior gypsum wall board sheathing.

.4 Reinforce rusted structural framing with new steel studs with same or greater gage thickness as existing ones. The Engineer will review the condition of the exposed structural steel studs and advise whether or not reinforcement is necessary. Grind and clean any superficial rust, and coat studs with a zinc rich primer. Should reinforcement be required, then the Contractor shall replace these items at labour and material prices as per Section 310, Appendix B, of the bid documents on time plus materials basis. Cleaning and coating of studs shall also be handled as a time plus materials basis, as per Section 310, Appendix B.

1.2 Scope of Work (continued)

.5 The Engineer will review the condition of the existing fibreglass batt insulation and advise whether or not replacement is necessary. Should replacement be required, then the Contractor shall replace these items at unit prices as per Section 310, Appendix B of the bid documents.

.6 Supply and install new ½" Dens Glass Gold exterior gypsum wallboard sheathing.

.7 Supply and install 40 mil SBS peel-and-stick membrane complete with primer onto all joints between dissimilar materials and joints in the Dens Glass Gold Sheathing and as otherwise noted on the plans and specifications.

.8 At the north elevation the concrete curbs under the central windows stop shy of the window jam. The contractor shall extend these curbs to the window jam as per our detail S08 – 273 - 15

.9 Remove and discard window and door/window units in the locations indicated in the Drawings Series S08 - 273, and re-detail openings as per drawings and specifications. Remove and store, for later reinstallation, door/window units in the locations as indicated in the Drawing Series S08 - 273, and re-detail openings as per drawings and specifications. Note that the window sills on the curved portion of the building shall be detailed with Urelastic 5000-6000 polyurethane traffic membrane by Universal Polymers Ltd. The run of punched window, at the eastern corner, will be detailed with peel-and-stick membrane sub-sill flashings.

1.2 Scope of Work (continued)

.10 At the 14 corner balconies of the north elevation, as well as the 2 corner balconies of the 8th floor, south elevation, the contractor shall install a new Urelastic 5000-6000 liquid applied polyurethane traffic membrane by Universal Polymers Ltd., as per the manufactures specifications.

This work will necessitate the removal of the tile at the two corner balconies of Suite 801.

Also, the membrane shall be used to detail the doorsills of both the new and reinstalled sliding door/window units. The membrane will also be brought up and over the balcony parapets and tied into the existing scupper. A new guardrail and pre-finished metal cap flashing shall be supplied and installed to these four balconies. The colour of both the cap-flashing and guardrails shall match the existing. All colours shall be approved by the consultant.

.11 The contractor shall supply and install new tile to the 2 corner balconies of suite 801. The Tile to be installed at suites 801, is to be chosen by the owner, and approved by the consultant. The tile shall be supplied and installed as part of this contract as a **CASH ALLOWANCE** item.

.12 Supply and install new window and door units as specified in the Drawings Series S08 - 273 as per the specifications. The pre-approved supplier is Starline Series 9000 for the windows and 4500, rebate configuration, for the sliding doors/window units. Colour to match existing windows and doors in Durachron finish.

.13 Reinstall the existing door/window units in the locations indicated in the Drawings Series S08 - 273. Specifically, these are the north and south facing doors/windows units which face onto the corner balconies to receive new membranes

.14 Supply and install Bakor 31 moisture/air barrier to all new Dens Glass Gold as per manufactures instructions.

1.2 Scope of Work (continued)

.15 Supply and install new window, new metal sill and head flashings complete with end dams at all window and door/window units in the work areas vertical as per Drawing series S08 -273. Specifically, these units include the vertical run of new windows at the north-east corner of the north elevation and the new and reinstalled windows/doors facing onto the balconies receiving new membranes.

.16 Supply and install new through wall metal flashings at the locations specified in Drawing series S08 –273 and as per the specification documents. The exact alignment of the flashings will be specified by the Engineer. (At least one through-wall flashing per floor level.)

.17 Supply and install a new stainless steel fireplace vent in the new rain-screened stucco of suite 802, as per our detail S08 – 273 - 16

.18 Supply and install 2" thick 16 gauge Gavalume or galvanized steel Z-Girt vertical strapping @ 16" on centre into wall studs at the locations specified in Drawing series S08 –273. Walls which are under full cover may be replaced with face–sealed-stucco as per drawings S08-273.

.19 At the north elevation, at each concrete edge band, supply and install new hot dipped galvanized steel flag pole shims onto the existing threaded rods, which previously secured the decorative pole. See Detail S08 – 273 – 17. **Note: All dimensions must be verified on site.**

.20 Supply and install 1" aluminium foil-faced Roxul Cavity Rock insulation with steel clips. The steel clips are installed intermittently at sufficient spacing to hold the Roxul in place.

.21 Supply and install HalTex Rainscreen board, and new IMASCO Greatwall ¾" stucco cladding complete with an acrylic stucco medium sand pebble texture finish with colour to be approved by the consultant.

.22 At the south elevation reinstall the decorative pole.

.23 Remove existing roof parapet cap flashings in the location shown on drawings.

.24 Supply and install new pre-finished 24 gauge galvanized metal cap flashings, over new sloped coping prepared with 40 mil

self adhesive membrane, at rooftop parapet wall, as per drawings and specifications, over newly constructed walls.

.25 Supply and install new backer rod and caulking, using Dow Corning® 790 Silicone Sealant, at joints between dissimilar materials and to doors, windows and all locations shown on the plans and details.

.26 Execute drywall and paint repairs within the suites to the previous standard existing. All interior work must be approved by the Engineer prior to execution. Interior work is to be completed to finished paint coat at repair areas only. This work shall be handled on a time plus materials basis, as per tender form (Section 310, Appendix B).

.27 Supply and install Dow Corning AllGuard Silicone Coating System to all cast-in-place concrete as shown on Drawings series S08 –273.

.2 Clean-up the job site and remove and dispose of all construction debris. All landscaping shall be restored to match pre-existing condition. The contractor shall protect or replace all hard and soft landscaping materials.

PART 1 – GENERAL

1.1 Scope

.1 The work in this section includes, but is not necessarily limited to the removal of existing EIFS finish, and existing exterior drywall, associated flashings and windows.

1.2 Standard

.1 Comply with the Vancouver Building By-Law, 2007, and all WorkSafeBC (The Workers Compensation Board of B.C.) regulations.

1.3 Protection

.1 Prevent movement, settlement, or other damage to adjacent structures, utilities walks, trees, landscaping, adjacent grades and the building. Provide bracing and shoring required.

.2 Keep noise, dust and inconvenience to occupants to a minimum.

.3 Protect building systems, services and equipment.

.4 Provide temporary dust screens, covers, railings, supports and other protection as required. The building is occupied. The Contractor must ensure the safety of building occupants as well as workers in accordance with WCB of BC regulations.

.5 Make good any damage and be liable for injury caused by demolition.

.6 Demolition in a manner to minimize dusting. Water spray may be required.

1.4 Notice

.1 Notify the Engineer before disrupting the building access or services.

PART 2 – EXECUTION

2.1 Demolition and Disposal

.1 Remove parts of the existing building to permit new construction.

.2 Remove items to be reused, store as directed by the Consultant, and re-install as stated in this specification.

.3 Dispose of removed materials to appropriate facilities, except where specified otherwise, in accordance with the Authority having jurisdiction.

2.2 Clean Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all rubbish, wasted materials and packaging resulting from the work of this trade.

PART 1 – GENERAL

1.1 Scope

.1 Installation of interior wood window and door trims.

.2 Installation of exterior wood mouldings.

1.2 References

.1 Canadian Standards Association (CSA).

.2 Canadian Government Specifications Board Specifications (CGSB).

.3 Vancouver Building By-Law, 2007.

.4 Manufacturer's or suppliers instructions, and, where required, under their supervision.

.5 Canadian Wood Council

.6 Canadian Plywood Association.

.7 Composite Panel Association.

1.3 Delivery, Handling and Storage

.1 Protect from moisture, water and damage.

1.4 Environmental and Safety Requirements

.1 Follow manufacturer's published instructions for the application of wood preservatives and rot treatments.

PART 2 – PRODUCTS

2.1 Materials

.1 Miscellaneous Trim, etc.: Shall be paint grade, kiln-dried, clear Fir or finger joint equivalent, in Spruce Pine or Poplar.

.2 Exterior Wood Mouldings: If any additional exterior wood moulding is required, it shall be made of all-purpose construction lumber, pressure treated with copper azole by Exterior Wood Inc., or similar.

PART 3 – EXECUTION

3.1 Installation of Interior Trim

.1 Remove rot damaged sills and drywall if necessary.

.2 Replace with new wood window sill and side and top trims, to be 3/8" minimum or thicker x 1" minimum or wider, as necessary.

.3 Sills and trim are to be furred as required to obtain finished tight joints.

.4 All sills and trim are to be filled, caulked and painted with one (1) prime coat and two (2) finish coats of semi-gloss latex paint. Any checks, splits or nail holes are to be filled with latex-based filler.

3.3 Clean Up

.1 Promptly as the work proceeds and upon completion, clean up and remove from site all crating, rubbish and debris resulting from the work of this section.

PART 1 – GENERAL

1.1 Scope

.1 This contract assumes that the existing interior poly vapour/air barrier remains intact and acts as a combined vapour barrier/air barrier.

.2 At areas where new exterior insulation is installed the condition of the interior poly vapour / air barrier becomes immaterial with both vapour and air barriers moved outboard of the new Dens Glass Gold exterior sheathing.

PART 2 – PRODUCTS

2.1 Sheet Vapour Barrier

.1 Where replacement is required shall consist of 6-mil poly applied to the interior side of the studs and taped and lapped accordingly onto the existing.

PART 1 – GENERAL

1.1 Scope

.1 Coating of the exterior face of new exterior gypsum wall board sheathing located at wall areas to be re-clad. The exterior surface of the Dens Glass Gold sheathing becomes the new air and moisture barrier.

1.2 Related Work

.1 07195 — Peel and Stick membrane
.2 07620 — Metal flashings
.3 09205 — Lathing and furring for stucco
.4 09250 — Exterior gypsum wall board sheathing

1.3 Source Quality Control

.1 Retain Purchase Orders, invoices and other documents to prove that materials used in contract meet the requirement of the Specifications, and produce when requested by the Consultant.

1.4 Samples

.1 Submit samples in accordance with Section 01001 – Submittals.

.2 Apply test patch of approved sample before proceeding with the work.

1.5 Delivery, Handling and Storage

.1 Deliver and store materials in original wrapping and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

.2 Protect from freezing, moisture, water, UV exposure and damage.

1.6 Environmental and Safety Requirements

.1 Do not apply coating in areas where dust is being generated.

1.6 Environmental and Safety Requirements (continued)

.2 Comply with the requirements of Work Place Hazardous Materials Information System (WHMIS) regarding the use, handling, storage, and disposal of hazardous materials.

.3 Apply air/moisture barrier only when surface to be coated is dry, properly cured and adequately prepared.

.4 Provide temporary heating where permanent facilities are not available to maintain minimum recommended temperatures.

1.7 Quality Control

.1 Installer/ Tradesman involved in the work of this section must be certified or approved by manufacturer.

1.8 Existing Conditions

.1 Investigate structural problems related to safe execution of preparation of structure to be coated and report unsatisfactory conditions to the Consultant before beginning work.

.2 Report to Consultant the conditions of deteriorated materials found during preparation, and not previously discussed.

1.9 Protection

.1 Protect lower floors from spillage, splashing or running down of the material.

.2 Protect adjacent surfaces not scheduled to receive coating.

.3 Remove all electrical plates, surface hardware, fittings and fastenings prior to coating operations. These items shall be carefully stored, cleaned and replaced on completion of the work in each area.

.4 No solvent shall be used to clean hardware that will affect the finish of the hardware.

PART 2 – PRODUCTS

2.1 Materials

.1 Air/Moisture Coating: Shall be a liquid applied, non-asphaltic, vapor permeable, rubberized membrane as Air-Bloc 31 by Bakor

PART 3 – EXECUTION

3.1 Examination and Preparation

.1 Carefully examine all areas to be coated. Verify joint sealants and/or repairs are installed and cured.

.2 Surfaces to be coated shall be dry, clean, and free of oil, grease, dirt, excess mortar or other contaminants before application of coating.

.3 Surfaces should be tied in with beams, columns, window and door frames, metal flashings, etc., using strips of self-adhesive membrane lapped a minimum of 75 mm on both substrates. Mechanical attachment should be made to all window and door frames, or properly designed sealant joint should be provided.

3.2 Application

.1 Apply coating by flat trowel, brush or spray at a uniform wet thickness of 90 mil. Overlap transition membrane a minimum of 25 mm. Care should be exercised to ensure full contact of the membrane around protrusions.

3.3 Clean-Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all coating drips, splatters and surplus materials resulting from the work of this section.

.2 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 Application of peel-and-stick membrane behind drained cavity rainscreen system as shown on the drawings.

1.2 Related Work

.1 07620 – Metal Flashings
.2 07193 – AIR BARRIER/Moisture Barrier

1.3 Mock-Up

.1 Undertake the work of this section in a small, representative area and call for a review before proceeding with the work on a larger scale.

.2 The mock-up may be included in the finished work.

1.4 Delivery, Handling and Storage

.1 Deliver and store materials in original wrappings and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

.2 Protect from moisture, water, UV exposure and damage. Provide and maintain dry, off-ground weatherproof storage.

.3 Store rolls in upright position.

1.5 Environmental and Safety Requirements

.1 Do not install peel-and-stick membrane or primer when ambient temperature is at or below 5°C.

.2 Do not allow membrane to remain exposed to direct sunlight for longer than four (4) weeks.

PART 2 – PRODUCTS

2.1 Peel-and-Stick Membrane

.1 Minimum High Temperature 40 mils (1.02 mm) self-adhering SBS modified bituminous composite sheet. Accepted Products:

.1 Protecto Wrap PW 100/40.

.2 "Blueskin SA" as manufactured by Bakor Inc.

.3 Or alternate, as approved by the Engineer.

2.2 Membrane Accessories

.1 Primer shall be as recommended and approved by manufacturer of membrane. Primer shall not have deleterious effects on any substrate.

.2 Mastic sealant shall be as recommended and approved by manufacturer of membrane.

PART 3 – EXECUTION

3.1 Examination and Preparation

.1 Carefully examine the substrates to receive the work of this section. Report or correct any and all observed deficiencies which may not be corrected after the work or which may adversely affect the performance or appearance of the work of this section.

.2 Proceeding with the work indicates acceptance of all conditions affecting the work.

3.2 Peel-and-Stick Membrane

.1 Clean and prime all surfaces to receive peel-and-stick membrane. Prime only the areas to be membraned in one working day. Re-apply primer to areas not membraned within 24-hours.

.2 Apply membrane to primed substrate in complete accordance with manufacturer's recommendations. Minimize wrinkles and bubbles.

.3 Apply heavy pressure with roller or other suitable means while applying membrane to ensure continuous and positive seal.

.4 Lap all horizontal joints a minimum of 3 inches, vertical joints a minimum of 6 inches and seal exposed edges with tooled bead of mastic sealant.

.5 Seal all penetrations through peel-and-stick membrane with additional pieces of membrane and mastic sealant.

.6 Ensure proper lapping and sequencing of peel-and-stick membrane with the work in this section and the work of other sections.

3.3 Clean-Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Immediately clean-up spilled and excess primers and mastic sealants which will not be completely covered by subsequent work. Make good the appearance of any exposed areas.

.3 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 Installation of exterior Board Insulation for Cavity Wall System and related accessories not specifically included in the work of other sections.

1.2 Related Work

.1 07620 – Metal Flashings

1.3 References

.1 Manufacturer's literature for Roxul Cavity Rock.

1.4 Samples

.1 Submit samples in accordance with Section 01001 – Submittals.

.2 Submit proposed products to Consultant for review before use.

1.5 Deliver, Handling and Storage

.1 Deliver and store materials in original wrappings and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

.2 Protect from freezing, moisture, water and damage.

1.6 Environmental and Safety Requirements

.1 Comply with requirements of Workplace and Safety Hazardous Materials Information System (WHMIS) requirements regarding use, handling, storage, and disposal of hazardous materials; and regarding labeling and provision of material safety data sheets acceptable to Labour Canada.

1.6 Environmental and Safety Requirements (continued)

.2 Conform to manufacturer's recommended temperatures, relative humidity, and substrate moisture content for application and curing of sealants, including special conditions governing use.

PART 2 – PRODUCTS

2.1 Materials

.1 Exterior Board Insulation for Cavity Wall System acceptable for use on this project must be listed on CGSB Qualified Products List issued by CGSB Qualification Board for semi-rigid mineral wool insulation.

.2 Exterior Board Insulation for Cavity Wall Systems shall be capable of supporting its own weight.

.3 Exterior Board Insulation for Cavity Wall Systems must be non-combustible, have a flame-spread rating of 0 and a smoke developed rating of 0.

.4 Exterior Board Insulation for Cavity Wall Systems must be 1" thick and have a thermal resistance greater than or equal to R4, and aluminium outboard skin.

.5 Exterior Board Insulation for Cavity Wall Systems must be CFC and HCFC free.

.6 Exterior Board Insulation for Cavity Wall Systems must be chemically inert, not sustain microbial or animal life (rot or vermin) or fungi and mildew.

.7 Exterior Board Insulation for Cavity Wall Systems must have a very low moisture sorption rate.

.8 Exterior Board Insulation for Cavity Wall Systems product that meets all of this criteria is Roxul Cavity Rock by Roxul Inc. Specifically this project requires foil-faced 1" 16" x 48" Cavity Rock, available by Special Order.

PART 3 – EXECUTION

3.1 Examination and Preparation

.1 Ensure air/moisture barrier is complete to substrate prior to application of Roxul.

.2 Prepare surfaces in accordance with manufacturer's directions.

3.2 Application

.1 Apply insulation in accordance with manufacturer's instructions, foil side outwards.

.2 Apply insulation in continuous sheets, with minimal numbers of cuts and penetrations. Install tightly between Z-girts.

.3 Apply insulation with retention clips screwed onto Z-girts at no less than middle and end points to all sheet edges (6 connections per sheet). Tightly butt sheets. Retention clips are to be held with DT2000 #10 – 16 x ¾" pancake head screws fastened to Z-girts 2' on centre.

.4 Install end flashings and perforated vent flashing strips also with the DT 2000 - #10 – 16 x ¾" pancake head screws.

.5 Adjacent to windows and doors use 16 gauge C-channels instead of Z-girts. Size: 1½" x 2" x 1½".

3.3 Clean-Up

.1 Promptly, as work proceeds and at completion, clean up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Clean adjacent surfaces immediately and leave work neat and clean.

.3 Remove excess and droppings, using recommended cleaners as work progresses.

3.3 Clean-Up (continued)

.4 Remove temporary tapes after initial set of sealant.

.5 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 Application of 1.5mm (minimum thickness) of liquid applied polyurethane coating (Urelastic 5000-6000) over balcony decks.

1.2 Related Work

.1 07620 — Metal Flashings

.2 07900 — Sealants

1.3 References

.1 Vancouver Building By-Law, 2007.

.2 ASTM D-903, Test Methods for Peel or Stripping Strength of Adhesive Bonds.

.3 CAN/CGSB 37.58-M86, Test for Low Temperature Flexibility and Crack Bridging.

.4 CSA S413-94 and ASTM C-957, Standard Specifications for High Solids, Cold Liquid-Applied Elastomeric Membrane with Integral Wear Course.

.5 Manufacturer's literature.

1.4 Quality Assurance

.1 Applicators shall have been trained and be acceptable to the manufacturer for installation of its product.

.2 Prior to commencement of the work, the Consultant, the Contractor, the roofing Sub-contractor, and the manufacturer shall meet on site to review materials, details and schedule. The manufacturer's representative shall assist in the application of membranes to ensure that applicators are instructed in the correct installation procedures.

Quality assurance (continued)

1.5 Submittals

.1 Submit samples of materials in complete colour range to the consultant for approval.

.2 Submit copy of installation instructions to the Consultant and keep a copy on site.

.3 Submit maintenance brochures to the Consultant, covering the care and cleaning of the membrane.

1.6 Site Conditions

.1 Environmental conditions for the installation of the membrane shall be within the limits prescribed by the manufacturer.

1.7 Warranty

.1 Provide a manufacturer's non-prorated warranty to warrant that the deck membrane, when applied in accordance with the manufacturer's written instructions, will remain watertight for a period of five (5) years from the date of substantial performance of the work.

.2 The warranty shall cover labour and materials to remove and replace defective work.

PART 2 – PRODUCTS

2.1 Liquid Applied Membrane for Concrete Balconies

.1 Composition: Urelastic 5000 basecoat, Urelastic 6000 topcoat, liquid polyurethane waterproof coating system.

.2 Thickness: Base coat: 1mm, Top coat 0.5mm

Liquid Applied Membrane for Concrete Balconies (continued)

.3 Acceptable Manufacturers: Universal Polymers Ltd.

.4 Colour and Pattern: To be verified by consultant.

2.2 Accessories

.1 Universal Concrete Primer

.2 Adhesives, flashings, sealants and expansion joint materials, as recommended by the manufacturer to suit the purpose intended.

PART 3 – EXECUTION

3.1 Preparation

.1 Inspect surfaces which are to receive the waterproof membrane system. Surfaces shall be sound, clean, smooth, and free of fins, sharp edges, large voids and cracks. Surfaces must be dry at the time of the application.

.2 Verify that proper slope to drains (1/8" to 1 foot minimum) has been provided.

.3 Before applying the final membrane, all joints, cracks and openings around protrusions must be sealed by caulking or prestriping as specified by the manufacturer.

.4 All expansion joints and openings exceeding 3 mm should be sealed and prestriped according to the manufacturer directions.

.5 Prime and seal vents, drain pipes, and post penetrations as specified by the manufacturer.

.6 Prepare all substrates in accordance with the manufacturer's directions.

.7 Surfaces shall be mechanically prepared to remove previous coatings, laitance, and all miscellaneous surface contamination and to provide profile for proper adhesion.

3.2 Application of Urelastic

.1 Apply Universal Concrete Primer to all properly prepared surfaces at the rate specified by the manufacturer.

.2 Using a roller pan and a short-to-medium-nap roller cover, force the primer into pores and voids to eliminate pinholes.

.3 Allow primer to dry tack free. Base coat must be applied the same working day.

.4 Apply Base Coat: Using a notched squeegee at a rate specified by the manufacturer, apply Urelastic 5000 to entire deck surface as well as up the side and overtop of the deck parapets, overcoating the properly prepared cracks, joints and flashings.

.5 Allow curing time of overnight (16 hours minimum). The surface of the base coat should have a slight tack.

.6 Apply Top Coat: Using a notched squeegee, apply Urelastic 6000 at a rate specified by the manufacturer.

.7 Immediately backroll to level top coat material. While the coating is still wet, broadcast aggregate or rounded silica at a rate specified by the manufacturer, then backroll into the coating. Colour to be verified by the consultant.

.8 Allow curing time of 48 hours before allowing light foot traffic.

3.3 Limitation

.1 Do not apply the membrane on wet, damp, frosty or contaminated surfaces.

.2 Do not apply the membrane when ambient temperature is below 4°C or above 32°C.

3.4 Protection

.1 Protect completed deck membrane from construction traffic. Protect membrane with minimum 3/8-inch plywood immediately following installation of membrane.

3.5 Clean-up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all coating drips, splatters and surplus materials resulting from the work of this section.

.2 Clean area and remove all debris upon completion of installation of deck membranes

PART 1 – GENERAL

1.1 Scope

.1 The installation of metal cap flashings over roof and deck parapet walls

.2 The installation of metal flashing profiles as required for the assembly of the through-wall flashings and wall saddle flashings.

.3 The installation of metal flashings at wall openings and penetrations.

1.2 Related Work

.1 07195 —Peel-and-Stick Membrane

.2 07900 — Sealants

1.3 References

.1 Roofing Contractors' Association of British Columbia (RACK), "Roofing Practices Manual".

.2 Sheet Metal and Air Conditioning Contractors' National Association (SMACNA), "Sheet Metal Work Architectural Manual".

.3 Sheet Metal and Air Conditioning Contractors' National Association (SMACNA), "Architectural Specification for Sheet Metal Work".

.4 ASTM A446, "Steel Sheet, Zinc Coated (Galvanized) by the Hot-Dip Process, Physical (Structural) Quality."

1.4 Samples

.1 Submit samples in accordance with Section 01001 – Submittals.

.2 Submit 12 inch long sample of each type and profile of sheet metal part fabricated from gauge and paint finish specified.

1.5 Delivery, Handling and Storage

.1 Deliver and store materials in protective wrappings and containers.

.2 Protect from damage.

PART 2 – PRODUCTS

2.1 Flashings

.1 Zinc coated sheet steel: 24-gauge, commercial quality to ASTM A526M, with Z275 designation zinc coating.

.2 Cap Flashings: Factory applied Duranar finish to match new window color as closely as possible to the satisfaction of the consultant.

.3 Other Flashings: Factory applied 24-gauge baked enamel or urethane finish to match new window colour as closely as possible to the satisfaction of the Consultant.

2.2 Aluminium Finishes

.1 Colour: to match existing.

.2 Exterior finish: Fluoropolymer liquid coatings – 3 coat system comprised of a primer, colour coat, and clear top coat ("Duranar" finish) to a dry film thickness of 1.6 mils to exceed the standard AAMA 2605.

2.3 Accessories

.1 Fasteners shall be screws of same material as sheet metal complete with rubber gasket washer.

.2 Touch-up paint shall be as recommended by factory applying pre-finished paint to sheet metal.

.3 Solder shall conform to ASTM B32.

2.3 Accessories (continued)

.4 Flux shall be rosin, cut hydrochloric acid, or commercial preparation suitable for materials to be soldered.

PART 3 – EXECUTION

3.1 Fabrication

.1 Shop fabricate work to greatest extent possible. Comply with details shown, and with applicable requirements of SMACNA Standards Manual, RACK Roofing Practices Manual and other recognized industry practices.

.2 Fabricate for waterproof and weather-resistant performance.

.3 Form exposed sheet metal work free from buckling, tool marks and any other distortion or marks affecting performance or appearance. All dams are to be created by folding, not soldering and cutting.

.4 Cap flashings shall be formed to slope to the interior, through-wall and sill pan flashings shall be formed to slope to the exterior.

.5 Where soldering is employed, remove flux or acid with neutralizing chemical, wash surface with water and dry. Grind joint smooth and apply touch-up paint per manufacturer's recommendations. Soldering shall only be permitted in locations approved by the Engineer.

.6 Curved flashings shall incorporate Pittsburgh type seam and two-part construction. The Contractor is to utilize templates as necessary, and tolerances on the curved surface are not to deviate more than ± 1/4-inch on a 10-foot run.

3.2 Installation

.1 Erect work straight, sharp, plumb and level in true plan, free of bulges and waves. Verify all dimensions on site.

.2 Use concealed fastener system for cap flashings; no exposed fasteners shall be used. Install sill pan flashings using gasketed fasteners in locations to be fully covered by subsequent work.

.3 Fabricate all joints with "standing" or "S-lock" seams. Lap seams are not acceptable.

.4 Install and fabricate pieces for cap flashings and through-wall flashings in maximum 8 ft. lengths. Cap flashings are to be end dammed. Make allowance for expansion and contraction at joints.

.5 Install sill pan flashings to fit snug into existing or reconstructed openings. Vertical returns shall be tight to the building wall and the pan shall drain to the exterior at all locations.

.6 All corners to through-wall flashings and all end damming components shall be folded, water tight. Soldered joints are not permitted unless specifically approved by the Engineer.

.7 Apply sealant to corners and joints to ensure permanent waterproof connections and assembly.

.8 Apply isolation coating to metal surfaces to be embedded or in direct contact with concrete, mortar or cementitious materials.

.9 Fabricate all saddle flashings using Nor-Lock system. Metals are punched together and soldered.

3.4 Clean-Up

.1 Promptly as work proceeds and at completion, clean up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 Installation of sealants and related accessories not specifically included in the work of other sections.

.2 Application of caulking and backer rod to all vertical control joints and all joints around windows and other locations in the exterior wall assembly.

.3 Application of caulking to caulk pockets in flashings.

1.2 Related Work

.1 07620 – Metal Flashings

1.3 References

.1 CGSB 19-GP-16A, Sealing compound, one-component, polyurethane base, chemical curing.

1.4 Samples

.1 Submit samples in accordance with Section 01001 – Submittals.

.2 Submit proposed products to Consultant for review before use.

1.5 Deliver, Handling and Storage

.1 Deliver and store materials in original wrappings and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

.2 Protect from freezing, moisture, water and damage.

1.6 Environmental and Safety Requirements

.1 Comply with requirements of Workplace and Safety Hazardous Materials Information System (WHMIS) requirements regarding use, handling, storage, and disposal of hazardous materials; and regarding labeling and provision of material safety data sheets acceptable to Labour Canada.

.2 Conform to manufacturer's recommended temperatures, relative humidity, and substrate moisture content for application and curing of sealants, including special conditions governing use.

PART 2 – PRODUCTS

2.1 Materials

.1 Sealants acceptable for use on this project must be listed on CGSB Qualified Products List issued by CGSB Qualification Board for Joint Sealants. Where sealants are qualified with primers, use only these primers.

.2 Sealants shall be non-bleeding and capable of supporting their own weight.

.3 Sealant colour shall be as selected by the Consultant to match existing.

.4 All sealants in contact with each other must be compatible. Review applications with suppliers prior to ordering any material.

.5 Exterior Caulking: Shall be Dow Corning 790 Silicone Sealant

.6 Exterior Caulking to Aluminum Windows: Shall be Dow Corning 790 Silicone Sealant

2.2 Back-Up

.1 Polyethylene, Urethane, Neoprene or Vinyl Foam
  .1 Extruded closed cell foam backer rod.
  .2 Size: oversize 30%.

.2 Bond Breaker Tape
  .1 Polyethylene bond breaker tape which will not bond to sealant.

2.3 Joint Cleaner

.1 Non-corrosive and non-staining type, compatible with joint forming materials and sealant recommended by sealant manufacturer.

.2 Primer: as recommended by manufacturer.

PART 3 – EXECUTION

3.1 Examination and Preparation

.1 Examine joint sizes and conditions to Joint Surfaces; establish correct depth-to-width relationship for installation of back-up materials and sealants.

.2 Clean bonding joint surfaces of harmful matter substances including, but not limited to, dust, rust, oil, grease, coatings and all other foreign matter which may adversely affect sealant adhesion and performance.

.3 Do not apply sealants to joint surfaces treated with sealer, curing compound, water repellent, or other coatings unless tests have been performed to ensure compatibility of materials. Remove coatings as required.

.4 Ensure joint surfaces are dry and frost free.

.5 Prepare surfaces in accordance with manufacturer's directions.

3.2 Priming

.1 Where necessary to prevent staining, mask adjacent surfaces prior to priming and caulking.

.2 Prime sides of joints in accordance with sealant manufacturer's instructions immediately prior to caulking.

3.3 Back-Up Material

.1 Install backer rod or joint filler as approved by the Consultant to achieve correct joint depth and shape.

.2 Where constraints prevent the use of backer rod, install bond breaker tape, where required, to prevent three-sided adhesion and to manufacturer's instructions.

3.4 Application

.1 Apply sealant in accordance with manufacturer's instructions.

.2 Apply sealant in continuous beads.

.3 Apply sealant using gun with proper size nozzle.

.4 Use sufficient pressure to fill voids and joints solid.

.5 Form surface of sealant with full bead, smooth, free from ridges, wrinkles, sags, air pockets and embedded impurities.

.6 Tool exposed surfaces to give slightly concave shape.

.7 Remove excess compound promptly as work progresses and upon completion.

.8 Do not apply when the temperature is below 4^0C (degrees Celsius). Optimal temperatures for applying some sealants may be higher and the Contractor must follow manufacturers specifications.

3.5 Curing

.1 Cure sealants in accordance with sealant manufacturer's instructions.

.2 Do not cover up sealants until proper curing has taken place.

3.6 Clean-Up

.1 Promptly, as work proceeds and at completion, clean up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Clean adjacent surfaces immediately and leave work neat and clean.

.3 Remove excess and droppings, using recommended cleaners as work progresses.

.4 Remove masking tape after initial set of sealant.

.5 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 The work in this section includes, but is not limited to the removal of existing windows and installation of new aluminium frame windows.

1.2 Related Work

.1 07190 — Air Barrier

.2 07195 — Peel-and-Stick Membrane

.3 07900 — Sealants

1.3 References

.1 CAN2-12.1, Glass, Safety, Tempered or Laminated.

.2 CAN2-12.3, Glass, Polished Plate or Float, Flat, Clear.

.3 CAN2-12.8, Insulating Glass Units.

.4 CAN/CGSB 82.1, Sliding Doors.

.5 CAN/CSA-A440-00, Windows, including CAN/CSA A440.1-00, User Selection Guide to CSA Standard CAN/CSA-A440-00, Windows and CSA-A440.2, Energy Performance Evaluation of Windows and Sliding Glass Doors.

.6 IGMAC Glazing Recommendations for Sealed Insulating Units.

.7 Insulating Glass Manufacturers of Canada, Guidelines.

.8 Vancouver Building By-Law, 2007.

1.4 Design Requirement

.1 New windows: Comply fully with CAN/CSA-A440-00 specifications and following performance requirements. Windows are to exceed specified ratings, in accordance with CAN/CSA-A440.1-00.

.1 Air tightness: Operable sash: A3 rating, Non-operable sash (.55 m^3/h/m of crack length). Fixed Rating (.25 m^3/ h/m of crack length).

.2 Water tightness: B4 rating. No water leakage or penetration through the glazing system at maximum cyclic pressure when tested to ASTM E1105-00, with a test pressure of 300 Pa. The entire glazing system, including couplers and deflection heads, to exceed DRWP specific rating as specified in CAN/CSA A440.1-00.

.3 Wind load structural resistance: C4 rating.

.4 Sash strength: Sash will exceed the following design criteria for deflection in this category, as specified in CAN/CSA-A440-00.

.1 Awning: Top hung, projecting out: 18 mm.

.2 Casement: Side hung: 5 mm.

.5 Ease of operation: Windows will exceed the following operational criteria in this category:

.1 Awning: Top hung, projecting out: Initiate motion - 45 Lbf (200N). Maintain motion 22.5 Lbf (100 N) maximum.

.2 Casement with lever-type operating hardware: Side hung, open out: Initiate motion - 45 Lbf (200N). Maintain motion 22.5 Lbf (100 N) maximum.

.6 Energy performance: Provide ER ratings for windows to CAN/CSA A440.2-00.

1.4 Design Requirement (continued)

.7 Glazing: Thermal glazing units are to incorporate low E soft coat to the #3 glazing surface. Thermal glazing units are to incorporate "Warm Edge Technology" (WET). Glass is to be clear float glass:

.1 Overall U-value: 0.3

.2 Shading coefficient (ASHRAE): 0.46

.3 Solar Heat Gain Coefficient (NECB): 0.40

.4 Incorporate Low E soft coat to the #3 glazing surface

.5 Percentage of visible light transmission: 70%

.6 UV 17% transmittance

.7 Incorporate argon gas between glass layers

1.5 Submittals -- Pre-tender

.1 Test Reports: Submit test reports from independent testing laboratories, indicating compliance with the performance levels specified herein.

.2 Samples: Submit one representative model and one cut-away corner sample of each type of window to be used in this tender.

1.6 Submittals -- Post Tender

.1 Shop Drawings: Submit Shop Drawings where required, clearly indicating materials and details of window head, jamb, and sill profiles of components, waterproofing, elevation of units, anchorage details, specifications of related components and exposed finishes.

.2 Where necessary, drawings shall carry the stamp of an independent Professional Engineer, verifying compliance with the specified requirements, standards, and Codes.

1.7 Quality Assurance

.1 The Contractor shall provide new windows in conformance with the Vancouver Building By-Law, 2007.

1.7 Quality Assurance (continued)

.2 New glass units to conform to IGMAC Glazing Recommendations for Sealed Insulated Glass Units. Glazing shall include Low E soft-coat argon gas filled sealed units.

1.8 Source Quality Control

.1 A representative sample of the windows, supplied under the specification, shall have been tested by an independent testing agency for compliance with the performance requirements of CAN/CSA A440-00 and A440.1-00.

1.9 Window Supply Package

.1 Window supply shall include all factory assembled and pre-finished extruded aluminium complete with glass and glazing, operable hardware, weather stripping, and all required anchorage, attachments, shims and perimeter weather seals.

1.10 Warranty

.1 Provide a full labour and materials coverage warranty against manufacturer's defects for a period of five (5) years.

.2 Provide a full labour and materials warranty for sealed glazing units for a period of ten (10) years against failure of glazing unit seals and deposits on interior glass faces detrimental to vision.

PART 2 – PRODUCTS

2.1 Materials

.1 Aluminium Window Assemblies: To comply with the provisions outlined in Section 5.3 of CAN/CSA-A440-00.

.2 Sash and frame members: Extruded aluminium to meet minimum design loadings.

2.1 Materials (continued)

.3 Glazing: Provide sash and frame members that will permit glass replacement without the use of special tools.

.4 Sealant: One-part silicone to CGBS and suitable for site conditions.

.5 Weatherstripping: Shall be extruded Santoprene prime seal to ASTM C509-84 11.77/53, polypropylene with integral thin secondary seal.

.6 Fasteners: Shall be plated steel, stain and corrosion resistant screws to ASTM E149. There shall be no exposed fasteners.

2.2 Glass and Glazing

.1 Sealed Units: To CAN2-12.8. Manufacture dual seal units using "warm edge technology". Minimum 1/2" air space.

.2 Glass Thickness: In accordance with CAN. CSA A440.1-00 to meet specified wind load requirements.

.3 Provide a 1/8" face clearance between the frame and the glass.

.4 Manufacture, handle and install sealed units in accordance with Insulating Glass Manufacturers of Canada (IGMAC) guidelines.

.5 Fixed windows: High performance fixed window units with continuous thermal break to CAN/CSA A440-00 and A440.1-00.

.6 Aluminium Projecting Windows: High performance awning (top hung, projecting out), or casement (side hung, projecting out). Window units with continuous thermal break to CAN/CSA A440-00 and A440.1-00.

.7 Glass and Glazing Materials: Factory sealed, double-glazed units, using "Warm Edge" Swiggle Seal one-component spacer bar, nominal 22 mm. overall thickness to CAN/CGSB-12.20-M and certified with Insulated Glass Manufacturers' Association of Canada (IGMAC), glazed in accordance with manufacturer's instructions. Glass thickness shall comply with Vancouver Building By-Law, 2007 requirements and the climatic conditions of the project, in accordance with the required window ratings by A440.1-00

2.3 Aluminum Finishes

.1 Colour: To match existing.

.2 Exterior Finish: Duracron Acrylic Extrusion Coating.

.3 Interior Colour: Same as exterior, to mach existing.

.4 Interior Finish: Duracron Acrylic Extrusion Coating.

2.4 Hardware

.1 Window Operation: Awning.

.2 Hinges: Stainless steel friction hinges of sufficient size and strength to ensure smooth operation.

.3 Hardware: Stainless steel or white bronze sash locks and aluminum handles to provide security and permit easy operation of units.

.4 Locks: Provide operating sash with spring loading locking device, to provide automatic locking in closed position.

.5 Equip casement units with locking cam handle:

.1 Units <36", one (1) per sash.
.2 Units >36", two (2) per sash.

2.5 Air Barrier and Vapour Retarder

.1 Equip window frames with site installed air barrier and vapour retarder material for sealing to building air barrier and vapour retarder as follows (as noted on detail drawings):

.1 Material: Identical to, or compatible with, building air barrier and vapour retarder materials to provide required air tightness and vapour diffusion control throughout exterior envelope assembly.

.2 Material width: Adequate to provide required air tightness and vapour diffusion control to building air barrier and vapour retarder from interior.

2.6 Fabrication

.1 General: Fabricate extruded window frame and sash components as follows:

.1 Assemble all joints in framing sash neatly in a weathertight manner.

.2 Secure with plated steel screws, anchored into integral screw ports or shim blocks specifically designated for this purpose.

.3 Provide extruded sections to all sash members designed not to exceed 1/125 deflection as per CAN/CSA A440-00 requirements.

.4 Provide pressure-equalized drainage system to fixed lites and operable windows that will facilitate drainage of any water accumulation in the pressure-equalized areas of the assembly to the exterior.

.5 Fabricate entire window in a manner that will facilitate the replacement of any worn or defective components, hardware, or weather stripping without the use of special tools.

2.7 Operation

.1 Position ventilators on main frame to provide direction of opening specified.

.2 Provide free and smooth operation without binding or sticking against main frame.

.3 Provide full 90-degree egress, unrestricted opening as required, and provide opening restrictors at appropriate locations, as required by the Vancouver Building By-Law, 2007.

.4 Thermal break: Provide complete metal separation within all components to eliminate metal-to-metal contact to minimize heat transfer. Do not use screws or other devices that would bridge the barrier in any of the thermally broken components.

.5 Glass stops: Extruded or roll-formed aluminium glass stops of sufficient size and strength to securely hold the glass in place. Stops designed to snap fit into window components.

2.7 Operation (continued)

.6 Weather stripping: Double weather strip window units and all sash perimeters. Install all weather stripping in extruded ports in a manner that will prevent shrinkage and movement.

PART 3 – EXECUTION

3.1 Removals

.1 Remove existing windows and place in stockpile area for shipment to the recycler for full credit to the Owner.

.2 Any salvage value of existing window components will be to the credit of the Contractor.

3.2 Preparation of Wall Opening

.1 Prepare wall opening with installation of self-adhesive membrane, caulking, and flashings as detailed.

.2 The Contractor is responsible for site measuring all windows and doors so that there will be no conflicts with the wall finishes.

3.3 Window Installation

.1 Install new windows as detailed.

.2 Install new units in accordance with CAN/CSA-A440-00 and in strict accordance with the manufacturer's written instructions and reviewed Shop Drawings.

.3 Correctly locate and install flashings, deflectors and weep holes to ensure proper drainage of moisture to exterior. Provide flashing over window heads and at window sill as detailed.

.4 Do not block or seal weep holes.

3.5 Cleaning and Adjustment

.1 At completion of work, clean all glass and frames using mild soap or other approved cleaning agent.

.2 Remove all excess glazing or joint sealing materials from exposed surfaces. Clean and polish glass.

.3 Adjust all hardware for proper function.

PART 1 – GENERAL

1.1 Included

.1 Installation of Hal-Tex rainscreen board.

.2 Installation of corner beads, stucco "J-stops" and related stucco accessories.

1.2 Related Work

.1 Section 07195 – Peel-and-Stick Membrane

.2 Section 09220 – Exterior Stucco

1.3 References

.1 The Association of Wall and Ceiling Contractors of B.C. (AWCC), "Specifications Standards Manual".

1.4 Delivery, Storage and Handling

.1 Protect from moisture, water and damage. Store in dry, weatherproof area.

PART 2 – PRODUCTS

2.1 Fasteners

.1 Fasteners for Z-girts: Self drilling screws for Z-girt to steel stud through drywall attachment to 16 ga steel studs, #8 x 2" #2 Phillips Bugle Head S-12 with Climacoat distributed by Gridmate Mechanical Fasteners. Install screws 6" on centre.

.2 Fasteners for metal lath and backing board: Special drywall self drilling DT2000 #10 – 16 x ¾" pancake head screws for wire lath attachment to 16 ga Z-girts by Leland Industries Inc. Install screws 6" on centre.

2.2 Reinforcing Lath

.1 Metal lath shall be galvanized, self-furring, 1-1/2" x 1-1/2" grid, 16 gauge.

2.3 Stucco Accessories

.1 Stucco reinforcing lath shall be self-furring and conform to the AWCC Manual.

.2 Stucco "J-Stops" shall be 24-gauge galvanized steel with 3-inch flange and 3/4-inch return. Stucco "J-Stops" installed horizontal at the bottom of wall panels shall be factory perforated type. All other Stucco "J-Stops" shall be non-perforated.

.3 All other accessories as required shall be from galvanized steel.

2.4 Vertical Strapping

.1 Vertical strapping shall be 2" thick, 10 gauge galvalume 2" Z-girts.

PART 3 – EXECUTION

3.1 Furring

.1 Install furring, as follows:

.1 To align with the exterior wall studs.

.2 Use stud sensor or other suitable means to accurately identify the position of the studs.

.3 Fasten 2.0" galvalume Z-girts through the sheathing to the studs located at 16" on centre, with self drilling screws at 6" on centre, penetrating a minimum of 1" into the stud framing.

.4 Install additional pieces as required to provide backing for stucco corner beads and other trim items.

3.2 Installation of Backing Board and Backed Reinforcing Lath

.1 Install Hal-Tex rainscreen board and metal lath securing with specified fasteners at 6" on centre on vertical strapping at 16" on centre. Board should be tightly bolted and taped.

.2 Apply with long dimension horizontally.

.3 Bend lath into and around corners and extend not less than one furring space onto lath adjoining wall.

.4 Ensure all sheets are installed observing proper lapping procedures. Horizontal and vertical laps shall not be less than 2 inches.

.5 Stagger all vertical laps a minimum of 12 inches.

3.3 Installation of Stucco Accessories

.1 Install accessories straight, plumb or level, rigid and at the proper plane. Ensure consistent and even dimension at all joints and where elements are installed parallel and in close proximity with each other.

.2 Use full-length pieces to minimize joints. Where more than one length is required, accurately align and secure each side of joint.

.3 Provide Stucco "J-Stops" at locations indicated on the drawings and as required where stucco terminates. Factory perforated stops shall be used at the bottom of all horizontal applications.

.4 Ensure fastening do not distort stops and accessories. Remove and reinstall all distorted components.

3.4 Clean-Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Included

.1 Application of three- (3-) coat stucco system (scratch, brown and finish coat).

1.2 Related Work

.1 Section 07195 – Building Paper and Peel-and-Stick Membrane

.2 Section 09205 – Lathing and Furring for Stucco

1.3 References

.1 The Association of Wall and Ceiling Contractors of B.C. (AWCC), "Specifications Standards Manual".

1.4 Samples

.1 Submit samples in accordance with Section 01001 – Submittals.

.2 Provide 2 feet x 2 feet sample of acrylic finish for approval prior to application. Finish to match existing building finish colour and texture.

1.5 Mock-Up

.1 Undertake the work of this section over one floor wall area, stopping at expansion joints, inside or outside corners, and call for inspection before proceeding with the work on a larger scale.

.2 The mock-up may be included in the finished work.

1.6 Delivery, Handling, Storage and Protection

.1 Deliver and store materials in original wrappings and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

1.6 Delivery, Handling, Storage and Protection (continued)

.2 Protect from freezing, moisture, water and damage. Store in dry, weatherproof area.

.3 Keep cementitious materials under cover and free from dampness. Keep sand under cover and free from organic and foreign matter.

.4 Provide suitable protection beneath all storage areas of loose materials, and beneath all mixing areas.

1.7 Environmental Requirements

.1 Do not apply stucco or acrylic finish if temperature is below 5°C or is expected to fall below 5°C within 24-hours after application.

.2 Do not allow base coats (scratch and brown) to dry out rapidly or unevenly.

.3 Apply fine water spray or fog mist to prevent rapid drying during excessively hot, dry or windy conditions.

.4 Use heat and/or hoarding and appropriate protection during cold conditions.

1.8 Quality Control

.1 Installer/Tradesman involved in the work of this section must have a minimum of 4 years documented experience of having regularly undertaken the type of work as outlined herein.

.2 Base coats shall utilize Imasco Greatwall stucco finish system.

PART 2 – PRODUCTS

2.1 Stucco Materials

.1 Water shall be clean, suitable for human consumption, free from mineral or organic matter, which would affect the set or colour.

.2 Sand shall conform to CSA A82.57-M77, be clean and well graded.

.3 Base coats shall utilize Imasco Greatwall stucco finish system.

.4 Finish shall be finished for application over specified stucco base coat system. Colour and texture to be approved by the Consultant and Owner, and selected to match existing building colour and texture as closely as possible. Approved Manufacturers:

.1 Imasco Minerals Inc.

PART 3 – EXECUTION

3.1 Stucco Mixes

.1 Strictly follow manufacturer's directions and recommendations at all times.

.2 All stucco mixes shall be mixed in a mechanical mixer with the minimum amount of water needed to produce a mix of workable consistency.

.3 Ensure mixer and all equipment is clean and free from contamination.

.4 Premixed systems shall be used.

.5 All finish coat mixes shall be mixed by a hand drill with mixing paddle attachment.

.6 Mix 2 to 3 pails at a time, using custom colour concentrate to observe consistency and uniformity of colour of all pails.

.7 For each pail of finish coat:

.1 Strictly follow manufacturer's directions.

3.1 Stucco Mixes (continued)

.2 Add custom colour concentrate into centre of pail while mixing evenly.

.3 Refill bottle once with water and add to pail (if required).

.4 Mix approximately 5 minutes, until colour is uniform and evenly distributed.

3.2 Scratch Coat

.1 Apply first (scratch) coat with sufficient material and pressure to fully embed the lath and to achieve a total uniform thickness of 3/8 inch.

.2 Fully work scratch coat into all areas, including J-stops and corner beads.

.3 Score surface horizontally to provide a key with the second coat. Reinforcing lath should not be visible after scoring.

.4 Allow scratch coat to stiffen before application of second (brown) coat. Scratch coat shall be sufficiently hard to not crack when the pressure of a trowel is applied.

3.3 Brown Coat

.1 Ensure stucco is slightly dampened by fogging or misting, but surface is dry (surface saturated dry) before application of (second) brown coat.

.2 Apply brown coat the same day, after scratch coat has achieved initial set and can withstand trowel pressure without cracking.

.3 Apply sufficient material and pressure to ensure tight contact and fully work the stucco onto the scratch coat ensuring adequate keying and a final uniform total stucco thickness of 3/4 inch.

.4 The surface shall be brought to a true and even plane by rodding and floating.

.5 A metal straight edge, not less than 10 ft. long shall be maintained on site at all times and used to check the stucco surface before final set. Correct all irregularities in plane in excess of 1/8 inch.

3.3 Brown Coat (continued)

.6 Remove all protruding pieces and aggregate greater than 1/16 inch.

.7 Allow stucco to cure not less than 7 days before application of finish coat.

.8 Provide heat, hoarding, protection and/ or additional moisture as required to ensure complete and even cure during all climatic conditions.

3.4 Finish Coat

.1 Obtain approval from Consultant before proceeding with application of third (finish) coat.

.2 Apply finish coat with sufficient pressure and material to ensure tight contact with, and complete coverage of the brown coat to achieve an even and uniform texture and appearance.

.3 Finish shall match approved samples and approved mock-up area.

.4 Do not over-work or apply excessive pressure, which will displace aggregate and cause "burn" marks.

.5 Do not stop application of finish in the field of a wall panel. Apply finish completely, extending to panel edges, joints, and inside or outside corners.

3.5 Clean-Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Completely hose down all areas where stucco debris has been deposited, including mixing and work areas.

.3 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 This section specifies Dens-Glass Gold® sheathing to be used as a specified substrate for new cladding. The costs for executing this work is to be included in Section 310, Appendix "A".

.2 Interior drywall repairs are to be a Cost Plus item handled according to Section 310, Appendix "B" to the bid. Any work included as Cost Plus must be pre-approved by the consultant.

1.2 Related Work

.1 07195 – Peel-and-Stick Membrane

1.3 References

.1 The Association of Wall and Ceiling Contractors of B.C. (AWCC), "Specifications Standards Manual".

1.4 Delivery, Handling and Storage

.1 Deliver and store materials in original wrappings and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

.2 Protect from freezing, moisture, water and damage.

.3 Maintain and store in dry, weatherproof area.

1.5 Quality Control

.1 Installer/ Tradesman involved in the work of this section must have a minimum of 3-years documented experience of having regularly undertaken the type of work as outlined herein.

PART 2 – PRODUCTS

2.1 Materials - Exterior

.1 Dens-Glass Gold Gypsum Sheathing: ½" thickness.

.2 Fasteners: No. 6 x 1 5/8" long - #2 PB bugle head S-12 with Climacoat finish screw fasteners by Gridmate.

.3 Install fasteners at 8" on centre as per Dens Glass Gold by Georgia Pacific directions. Do not over drill.

.4 Installation of Dens Glass Gold gypsum sheathing is to conform to manufacturer's recommendations (Georgia Pacific literature).

2.2 Materials – Interior

.1 Standard interior drywall ½" thick.

.2 Fasteners: No. 6 x 1" - #2 Phillips bugle head S-12 coated standard drywall screws at 8" on centre.

PART 3 – EXECUTION

3.1 Examination and Preparation

.1 Carefully examine all existing steel studs and surrounding sheathing.

.2 Ensure all existing materials are in good condition, suitable to accept the work of this section.

.3 Where existing sheathing is deteriorated and subsequently removed, ensure steel studs are in good condition before proceeding with the work of this section.

.4 Mark all areas of deterioration for removal and call on Consultant for review and approval before proceeding.

3.2 Cutting and Patching

.1 Ensure all cuts are straight, true and square.

.2 Cut by scoring and breaking or by sawing (from gold surface of Dens-Glass Gold). Do not power saw.

.3 Carefully cut out and remove deteriorated gypsum sheathing.

.4 Make all vertical cuts at the centre-line over framing members. Where possible, make horizontal cuts over framing members.

.5 Ensure resulting surface left after cutting is in good condition with no loose or broken edges and suitable to receive the patch without resulting gaps.

.6 Cut patch piece to fit in area where deteriorated sheathing was removed to fit snugly at all locations and along all edges.

3.3 Installation

.1 Locate and cut sheets for multiple sheet installation with end joints staggered.

.2 Hook-cut sheets to fit around corners of doors, windows and other openings.

.3 Secure entire sheets and small patch pieces using specified screws at 8 inches on centre.

.4 Do not locate screws closer than ½" from all edges and ends of sheathing.

.5 Drive fasteners firmly against and flush with surface of sheathing. Do not countersink.

3.4 Clean-Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 This section specifies interior drywall repairs where required because of damage due to the work of other sections.

.2 The Work of this section shall NOT be included in the Base Bid. The costs for executing the work of this section shall be included in Section 310, Appendix "B" to Bid – List of Unit Prices.

1.2 Related Work

.1 09900 – Interior and Exterior Painting

1.3 References

.1 The Association of Wall and Ceiling Contractors of B.C. (AWCC), "Specifications Standards Manual".

.2 CGSB 85-GP-33M.

1.4 Delivery, Handling and Storage

.1 Deliver and store materials in original wrappings and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

.2 Protect from freezing, moisture, water and damage.

1.5 Quality Control

.1 Installer/ Tradesman involved in the work of this section must have a minimum of 3-years documented experience of having regularly undertaken the type of work as outlined herein.

PART 2 – PRODUCTS

2.1 Materials

.1 Standard board: to CSA A82.27-M1977 regular, thickness to match existing, 4 feet wide x maximum practical length, ends square cut.

.2 Weather resistant board: to CSA A82.27-M1977 thickness to match existing, 4 feet wide x maximum practical length.

2.2 Fastening

.1 Nails, screws and staples: to CSA A82.31-M198.

2.3 Accessories

.1 Casing beads, corner beads fill type: 0.02 inches (20 mils) base thickness commercial grade sheet steel with Z275 zinc finish to ASTM A525-86, perforated flanges; one piece length per location.

.2 Acoustic Sealant: to CAN/ CGSB-19.21-M87. Sealants acceptable for use on this project must be listed on CGSB Qualified Products List issued by CGSB Qualification Panel for joint sealants.

.3 Polyethylene: to CAN/ CGSB-51.33-M80, Type 2.

.4 Joint compound: to CSA A82.31-M1980, asbestos-free.

2.4 Finish

.1 Texture finish: asbestos-free standard white texture coating and primer-sealer, recommended by gypsum board manufacturer.

PART 3 – EXECUTION

3.1 Preparation

.1 Provide dust tight screens or partitions, forming a dust enclosure to localize general repair and dust generating activities, and for protection and security of occupants.

.2 Maintain and relocate protection until such work is complete.

.3 Ensure that dust screens or partitions are erected and maintained inside all units while work inside the unit, or to the areas of the unit is undertaken.

3.2 Ceiling Bulkheads

.1 Fur for gypsum board faced vertical bulkheads within and at termination of ceilings.

3.3 Wall Furring

.1 Install wall furring for gypsum board wall finishes in accordance with CSA A82.31-M1980, except where specified otherwise.

.2 Fur openings and around built-in equipment, cabinets, access panels, on four sides. Extend furring into reveals.

.3 Fur duct shafts, beams, columns, pipes and exposed services where required.

3.4 Gypsum Board Application

.1 Where required due to damage caused by the work of other sections, cut existing gypsum board at center line of closest framing members.

.2 Apply single layer gypsum board to existing, to steel stud or framing using screw fasteners. Maximum spacing of screws to be 12" on centre.

3.4 Gypsum Board Application (continued)

.3 Apply 1/2 inch diameter bead of acoustic sealant continuously around periphery of each face of partitioning to seal gypsum board/ structure junction where partitions abut fixed building components. Seal full perimeter of cut-outs around electrical boxes, ducts, etc., in partitions where perimeter sealed with acoustic sealant.

3.5 Accessories

.1 Erect accessories straight, plumb or level, rigid and at proper plane. Use full length pieces where practical. Make joints tight, accurately aligned and rigidly secured. Miter and fit corners accurately, free from rough edges. Secure at 6 inches on centre or using contact adhesive for full length.

.2 Install casing beads where gypsum board butts against surfaces having no trim concealing junction and where indicated.

.3 Install insulating strips continuously at edges of gypsum board and casing beads abutting metal window and exterior door frames, to provide thermal break.

.4 Install shadow mold at gypsum board/ ceiling juncture as indicated. Minimize joints; use corner pieces and splicers.

3.6 Taping and Filling

.1 Finish face panel joints and internal angles with joint system consisting of joint compound, joint tape and taping compound installed according to manufacturer's directions and feathered out onto panel faces.

.2 Finish corner beads, control joints and trim as required with two coats of joint compound and one coat of taping compound, feathered out onto panel faces.

.3 Fill screw head depressions with joint and taping compounds to bring flush with adjacent surface of gypsum board so as to be invisible after surface finish is completed.

3.6 Taping and Filling (continued)

.4 Sand lightly to remove burred edges and other imperfections. Avoid sanding adjacent surface of board.

.5 Completed installation to be smooth, level or plumb, free from waves and other defects and reading for surface finish.

3.7 Textured Finish

.1 Apply one coat of white primer sealer over surface to be textured. When dry, apply textured finish in accordance with manufacturer's instructions.

3.8 Clean-Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all rubbish and surplus materials resulting from the work of this section.

.2 Regularly remove all dust.

.3 Undertake regular clean-up with due regard for the fully occupied status of the building.

PART 1 – GENERAL

1.1 Scope

.1 Interior Painting

.1 This section specifies interior painting where required due to repairs to gypsum board in interior areas, where damaged due to work of other sections.

.2 The Work of this section shall NOT be included in the Base Bid. The costs for executing the work of this section shall be included in Section 310, Appendix "B" to Bid – List of Unit Prices, as labour plus materials pricing at the direction of the consultant.

1.2 Related Work

.1 07620 — Metal Flashings

.2 09255 — Interior Drywall Repairs

1.3 References

.1 Master Painters and Decorators Association of B.C. Reference Manuals (Painting Specification Manual) .(MPDA).

.2 New Surfaces - CPCA/MPDA Painting Specifications Manual, latest Edition

.3 Existing Surfaces - MPDA Maintenance Repainting Guide, latest Edition.

.4 Association of Wall and Ceiling Contractors of British Columbia

1.4 Source Quality Control

.1 Retain Purchase Orders, invoices and other documents to prove that materials used in contract meet the requirement of the Specifications, and produce when requested by the Consultant.

1.5 Samples

.1 Submit samples in accordance with Section 01001 – Submittals.

.2 Provide additional sample directly to Unit Owner and obtain written approval before proceeding with the work.

.3 Apply test patch of approved colour sample before proceeding with the work.

1.6 Delivery, Handling and Storage

.1 Deliver and store materials in original wrapping and containers with manufacturer's seals, labels and batch/ serial numbers intact and legible.

.2 Protect from freezing, moisture, water, UV exposure and damage.

1.7 Environmental and Safety Requirements

.1 Do not apply paint finish in areas where dust is being generated.

.2 Comply with the requirements of Work Place Hazardous Materials Information System (WHMIS) regarding the use, handling, storage, and disposal of hazardous materials.

.3 Apply paint only when surface to be painted is dry, properly cured and adequately prepared.

.4 Provide temporary heating where permanent facilities are not available to maintain minimum recommended temperatures.

1.8 Quality Control

.1 Installer/ Tradesman involved in the work of this section must have a minimum five (5) years documented experience of having regularly undertaken the type of work as outlined herein.

1.9 Existing Conditions

.1 Investigate structural problems related to safe execution of preparation of structure to be painted and report unsatisfactory conditions to the Consultant before beginning work.

.2 Report to Consultant the conditions of deteriorated materials found during preparation, and not previously discussed.

1.10 Protection

.1 Remove all electrical plates, surface hardware, fittings and fastenings prior to painting operations. These items shall be carefully stored, cleaned and replaced on completion of the work in each area.

.2 No solvent shall be used to clean hardware that will affect the finish of the hardware.

PART 2 – PRODUCTS

2.1 Materials

.1 Qualified products: only paint materials listed on the CGSB Qualified Products List are acceptable for use on this project.

.2 Paint materials: to CGSB Standards listed in Finishing Formulae.

.3 Paint materials for each coating formulae to be products of a single manufacturer.

.4 Paint type and reflectance to match existing in areas to be repaired.

.5 The paint products of the paint manufacturer shall be listed in the Painting Specification Manual under the "Paint Product Recommendation" section, or approved equivalent.

.6 Primer, filler and paint materials shall be listed under, "Paint Product Recommendations", as covered in the Painting Specification Manual.

2.1 Materials (continued)

.7 Organic zinc-rich primer on steel. Confirm the requirement of alkyd metal primer with the manufacturer and applicator of the zinc-rich primer.

.8 Interior Wood Trim (Custom Grade)IN. 1-A (semi-gloss). Use this finish on interior wood trim.

.9 Interior Drywall (Custom Grade) IN. 4-B (egg shell). Use this finish on interior drywall finishes.

PART 3 – EXECUTION

3.1 Examination and Preparation

.1 Carefully examine all areas to be painted. Clean surfaces as required to remove dirt and dust in accordance with the paint manufacturer's specifications.

.2 Prepare plaster and wallboard surfaces to CGSB 85-GP-33M. Fill minor cracks with plaster patching compound.

.3 Place drop cloths beneath all areas where the work will be executed.

.4 Mask off all adjoining areas and sections where paint is not to be applied.

3.2 Application

.1 Apply one complete finish coat, prior to second coat.

.2 Sand and dust between each coat to remove defects visible from distance up to 5 feet.

.3 Apply paint to achieve a smooth, uniform finish and to avoid material build-up, sags and runs.

.4 Interior woodwork which is to receive a paint or enamel finish shall be back primed upon arrival at the job site with enamel undercoating paint.

3.3 Interior Finishes

.1 For plaster and gypsum board walls apply:

.1 One coat primer-sealer CAN/CGSB-1.119

.2 Two coats eggshell CAN/CGSB-1.100

.2 For plaster and gypsum board ceilings apply:

.1 One coat primer-sealer CAN/CGSB-1.119

.2 Two coats eggshell paint CAN/CGSB-1.100, Hi-build dry fall.

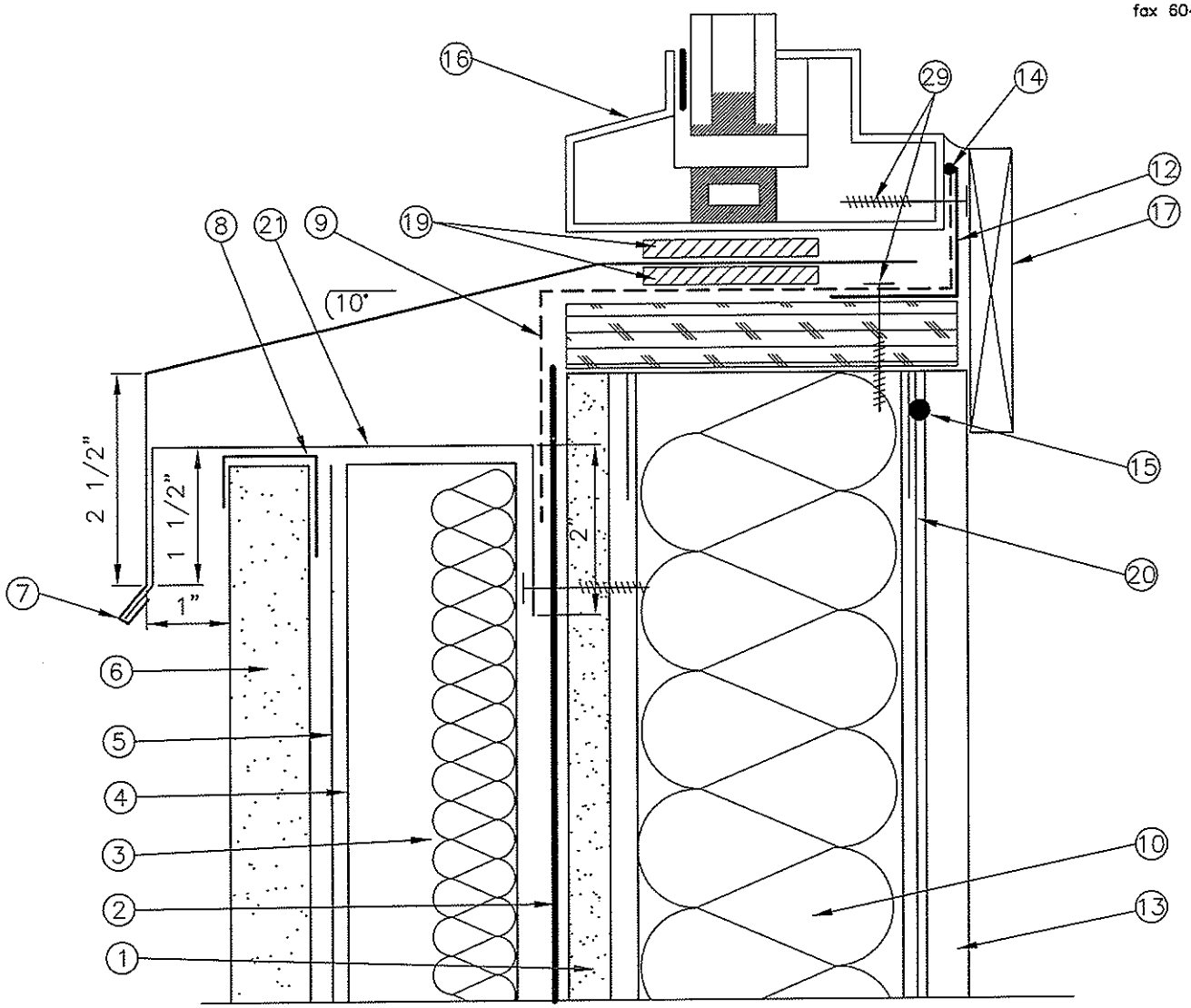
3.5 Clean-Up

.1 Promptly, as work proceeds and at completion, clean-up and remove from premises all paint drips, splatters and surplus materials resulting from the work of this section.

.2 Undertake regular clean-up with due regard for the fully occupied status of the building.

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
7. NEW PRE-FINISHED METAL FLASHING C.W. FOLDED END DAMS
8. NEW SOLID STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
12. NEW 1-1/2"X1-1/2"X1/16" ALUMINUM ANCHORING ANGLE
13. EXISTING 1/2" GWB
14. NEW CONT. BEAD OF POLYURETHANE CAULK
15. EXIST. ACOUSTIC SEALANT
16. NEW WINDOW
17. NEW WOOD TRIM
19. NEW 1/4" THICK INTERMITTENT NEOPRENE SHIMS
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER
21. NEW PRE-FINISHED 24 GUAGE PERFORATED INSECT SCREEN
29. NEW S.S. FASTENERS @ 6" O.C.- PREDRILL

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

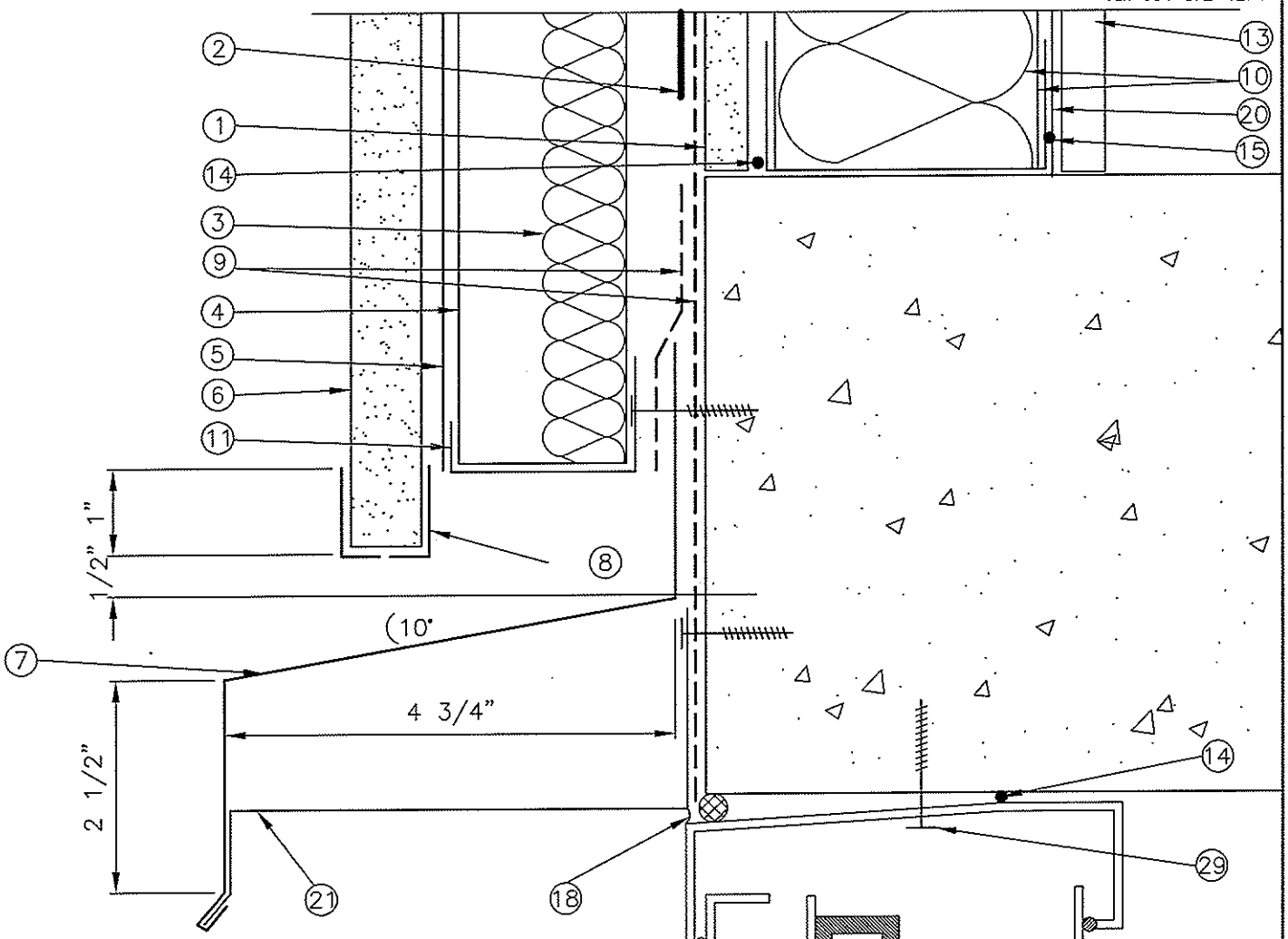
WINDOW SILL DETAIL @ EASTERN RUN

SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-1
DATE 2/25/08	SHEET 1

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
7. NEW PRE-FINISHED METAL FLASHING- 3" BACK LEG C.W. FOLDED END DAMS
8. NEW PERFORATED STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. NEW PRE-FINISHED 24 GUAGE PERFORATED INSECT SCREEN
13. EXISTING 1/2" GWB
14. NEW CONT. BEAD OF DOW 790 SEALANT
15. EXIST. ACOUSTIC SEALANT
16. NEW WINDOW
17. NEW WOOD TRIM
18. NEW BACKER ROD & CAULKING
21. NEW PRE-FINISHED 24 GAUGE METAL FLASHING
29. NEW S.S. FASTENERS @ 6" O.C.- PREDRILL

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

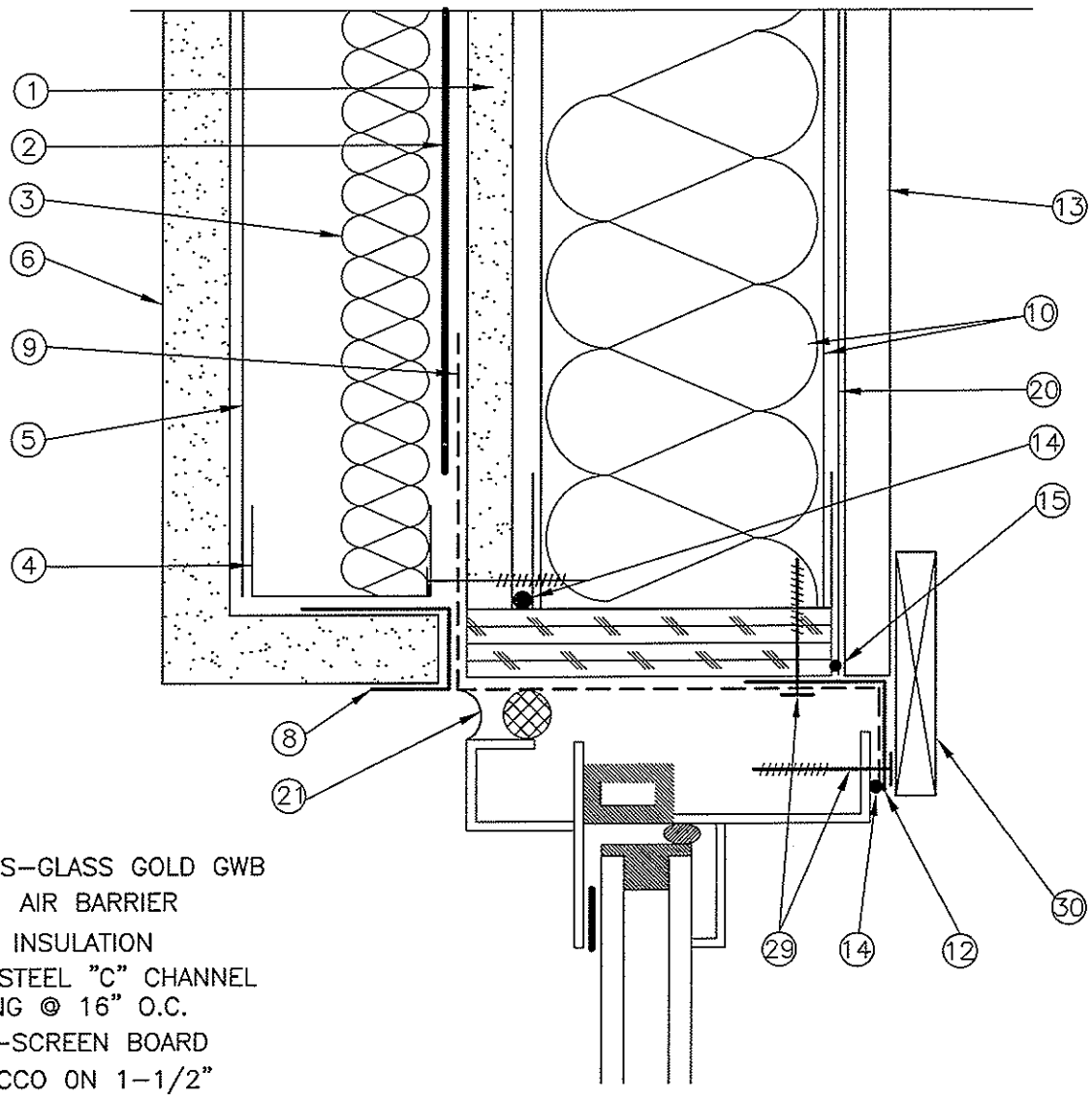
WINDOW HEAD DETAIL @ EASTERN RUN

SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-2
DATE 2/25/08	SHEET 2

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL "C" CHANNEL VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
8. NEW SOLID STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
12. NEW 1-1/2"X1-1/2"X1/16" ALUMINUM ANCHORING ANGLE
13. EXISTING 1/2" DRYWALL
14. NEW CONT. BEAD OF POLYURETHANE CAULK
15. EXIST. ACOUSTIC SEALANT
16. NEW FLANGED WINDOW
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER
21. NEW BACKER ROD & CAULKING
29. NEW S.S. FASTENERS @ 8" O.C. - PREDRILL
30. NEW CASING

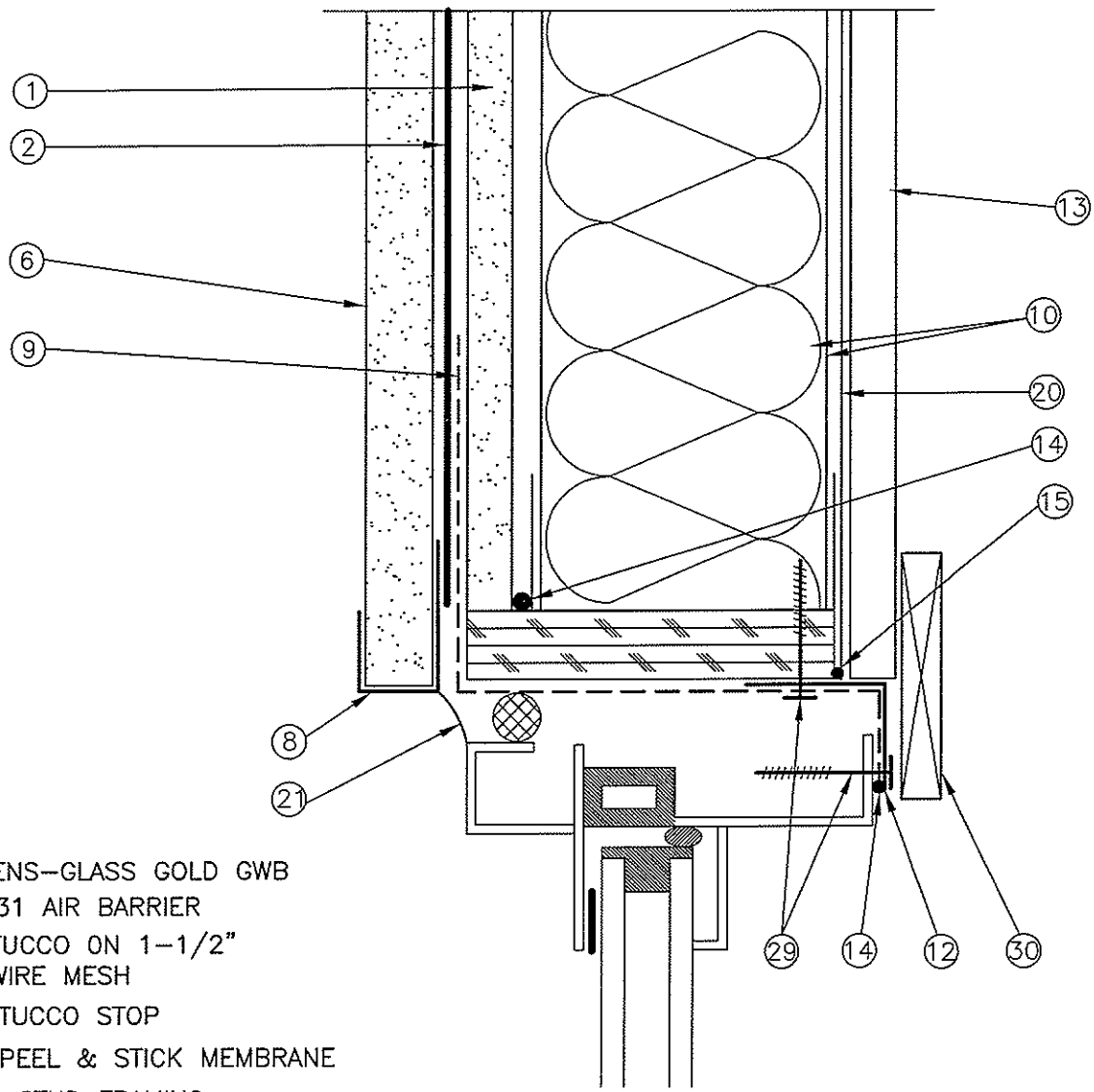
CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

WINDOW JAMB DETAIL
TYPICAL
SECTIONAL PLAN

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-3
DATE 2/25/08	SHEET 3

SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
8. NEW SOLID STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
12. NEW 1-1/2"X1-1/2"X1/16" ALUMINUM ANCHORING ANGLE
13. EXIST. 1/2" GWB
14. NEW CONT. BEAD OF POLYURETHANE CAULK
15. EXIST. ACOUSTIC SEALANT
16. NEW WINDOW
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER
21. NEW BACKER ROD & CAULKING
29. NEW S.S. FASTENERS @ 8" O.C. - PREDRILL
30. NEW CASING

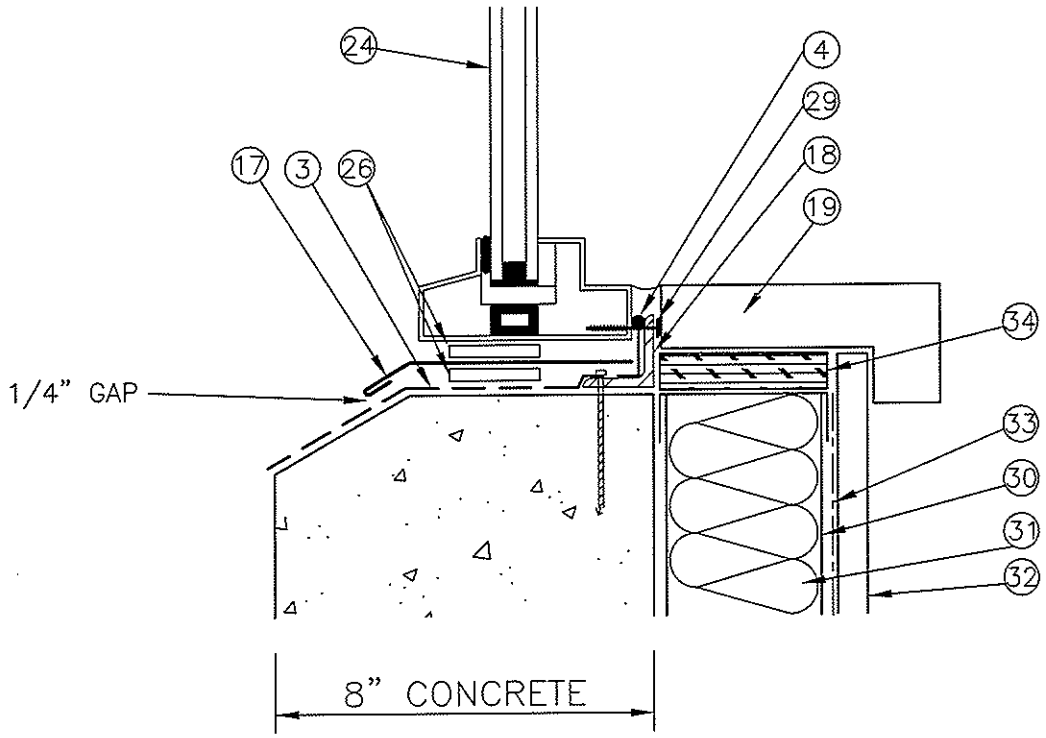
CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

WINDOW/DOOR JAMB DETAIL
@ FACE SEALED STUCCO
SECTIONAL PLAN

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-4
DATE 2/25/08	SHEET 4

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274

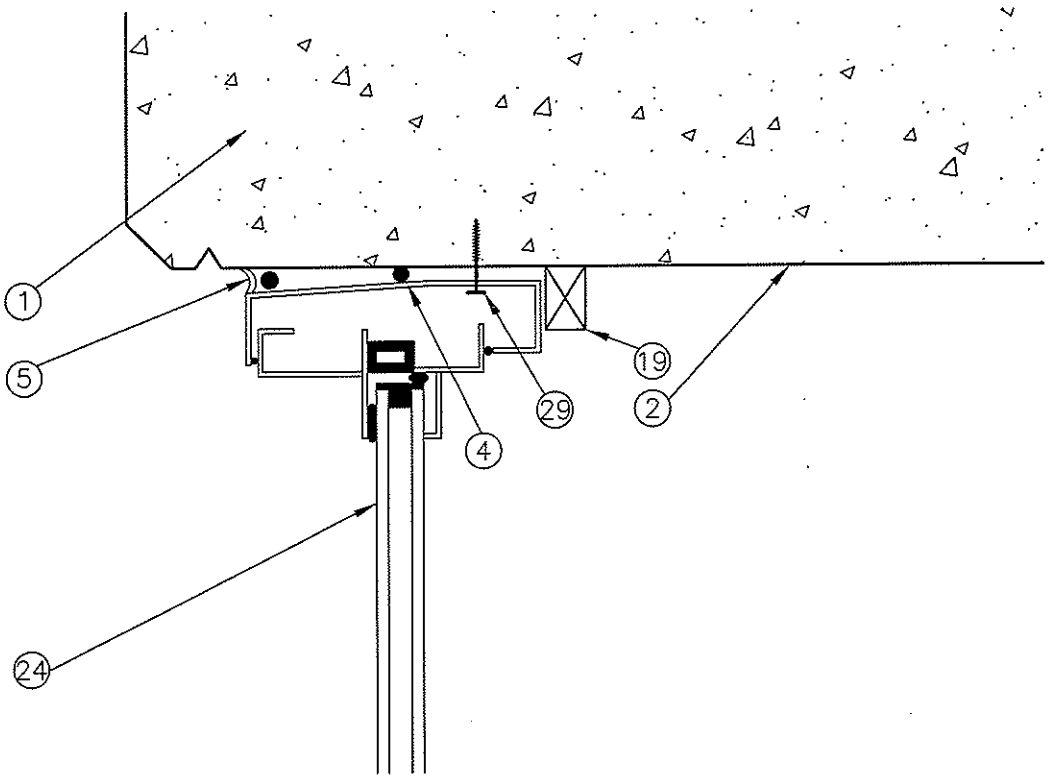


3. NEW URELASTIC 5000/6000 MEMBRANE
4. NEW CONT. BEAD OF SEALANT
17. NEW PRE-FINISHED METAL FLASHING 26 GA. GALVANIZED
18. NEW 1-1/2"x1-1/2"x1/16" ALUMINUM ANCHORING ANGLE
19. EXIST. WOOD WINDOW SILL
24. NEW TYPICAL SEALED WINDOW UNIT
26. NEW 1/4" MIN. THICK SHIMS
29. NEW S.S. FASTENERS @ 6" O.C.- PREDRILL
30. EXIST. STEEL STUDS
31. EXIST. R12 FIBERGLASS BATT INSUL.
32. EXIST. INTERIOR GWB
33. EXIST. UVR V.B.
34. NEW 3/4" PLY SPACER

CHATEAU COMOX 1272 COMOX ST., VANCOUVER STRATA PLAN LMS 280	WINDOW SILL @ CONCRETE OPENING SECTION	DES. M.W.E. DR. MMc DATE 2/25/08	SCALE 1/4"=1" S08-273-5 SHEET 5

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



1. EXIST. CONCRETE FLOOR SLAB
2. EXIST. CEILING FINISH
4. NEW SEALANT BED
5. NEW BACKER ROD AND CAULK
17. NEW PRE-FINISHED METAL FLASHING
    26 GA. GALVANIZED
19. NEW WOOD TRIM AS REQ'D.
24. NEW TYPICAL SEALED WINDOW UNIT
29. NEW S.S. FASTENERS @ 6" O.C.- PREDRILL

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

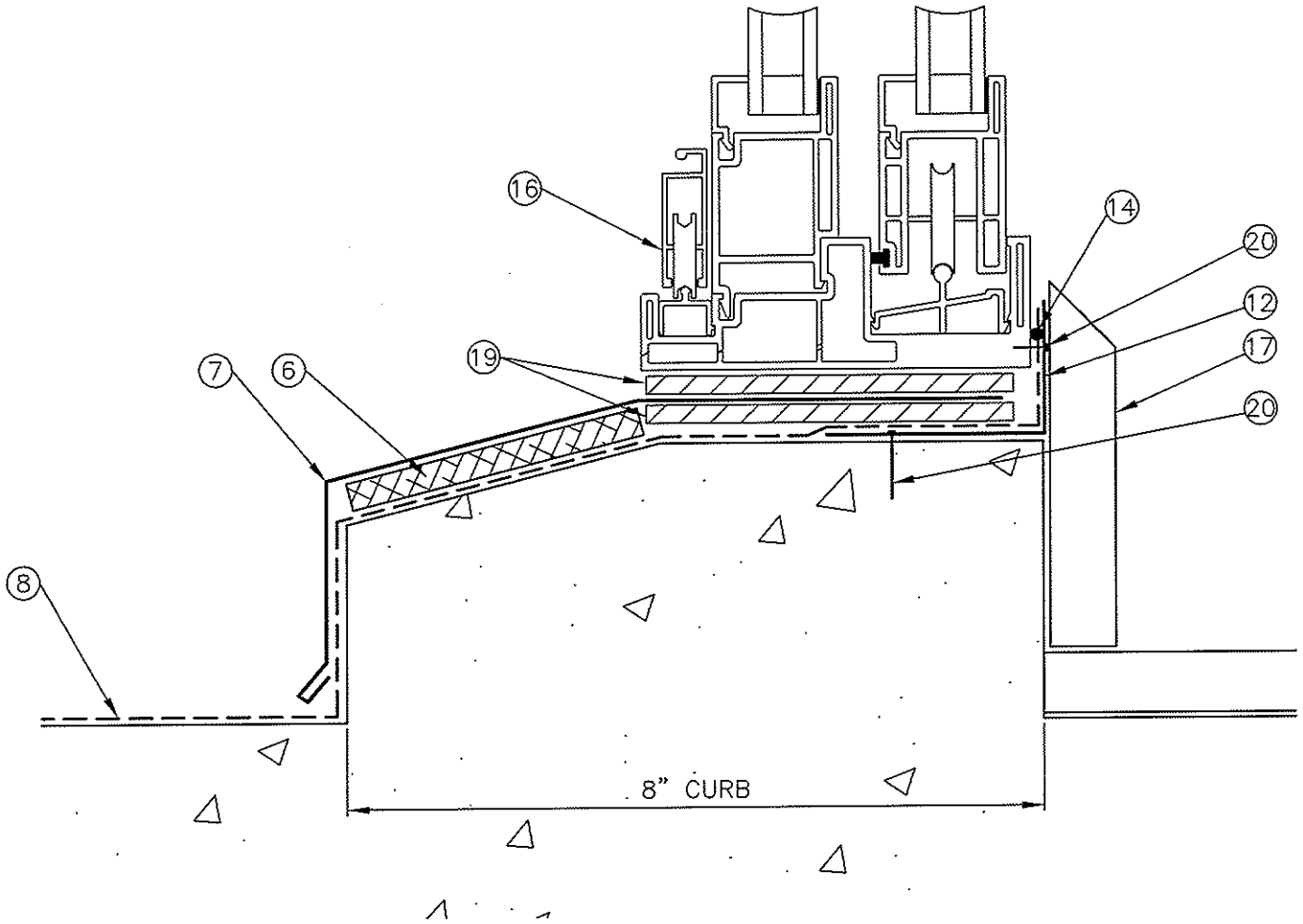
WINDOW HEAD @ CONCRETE OPENING

SECTION

DES. M.W.E.	SCALE 1/4"=1"
DR. MMc	S08-273-6
DATE 2/25/08	SHEET 6

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



6. NEW ENKAMAT 7210 DRAIN MAT
7. NEW PRE-FINISHED METAL FLASHING PROFILE TO MATCH CONCRETE CURB
8. NEW LIQUID APPLIED WATERPROOFING MEMBRANE
12. NEW 1-1/2"X2-1/2"X1/16" ALUMINUM ANCHORING ANGLE
14. NEW CONT. BEAD OF POLYURETHANE CAULK
16. NEW OR EXISTING SLIDING DOOR
17. EXISTING BASEBOARD
19. NEW 1/4" THICK INTERMITTENT NEOPRENE SHIMS
20. NEW S.S. FASTENERS @ 6" O.C.

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

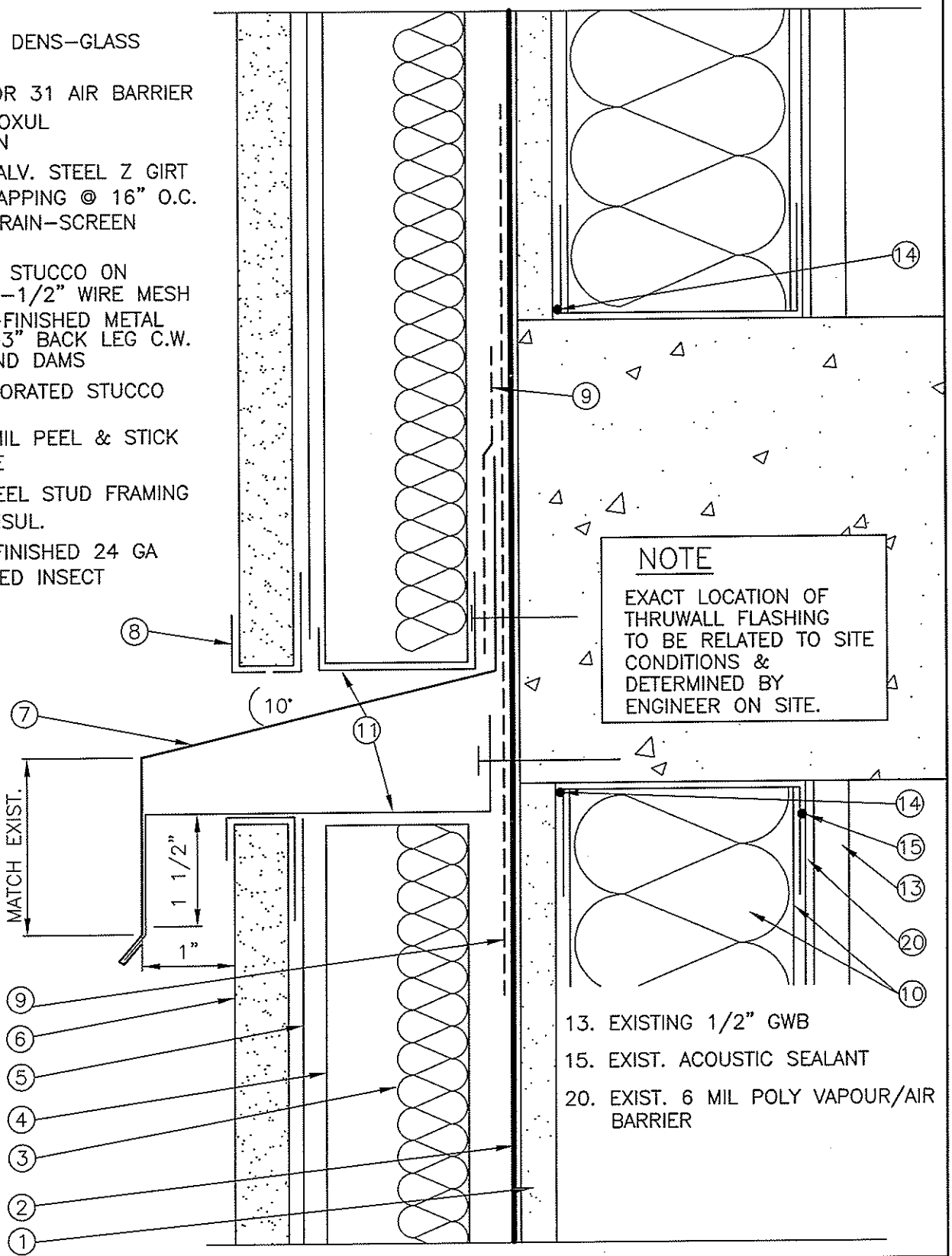
SLIDING DOOR SILL DETAIL

SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-7
DATE 2/25/08	SHEET 7

SE | SPRATT EMANUEL
ENGINEERING LTD.
2348 Yukon Street
Vancouver, BC

1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2"X1-1/2" WIRE MESH
7. NEW PRE-FINISHED METAL FLASHING-3" BACK LEG C.W. FOLDED END DAMS
8. NEW PERFORATED STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. NEW PREFINISHED 24 GA PERFORATED INSECT SCREEN



NOTE

EXACT LOCATION OF THRUWALL FLASHING TO BE RELATED TO SITE CONDITIONS & DETERMINED BY ENGINEER ON SITE.

13. EXISTING 1/2" GWB
15. EXIST. ACOUSTIC SEALANT
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER

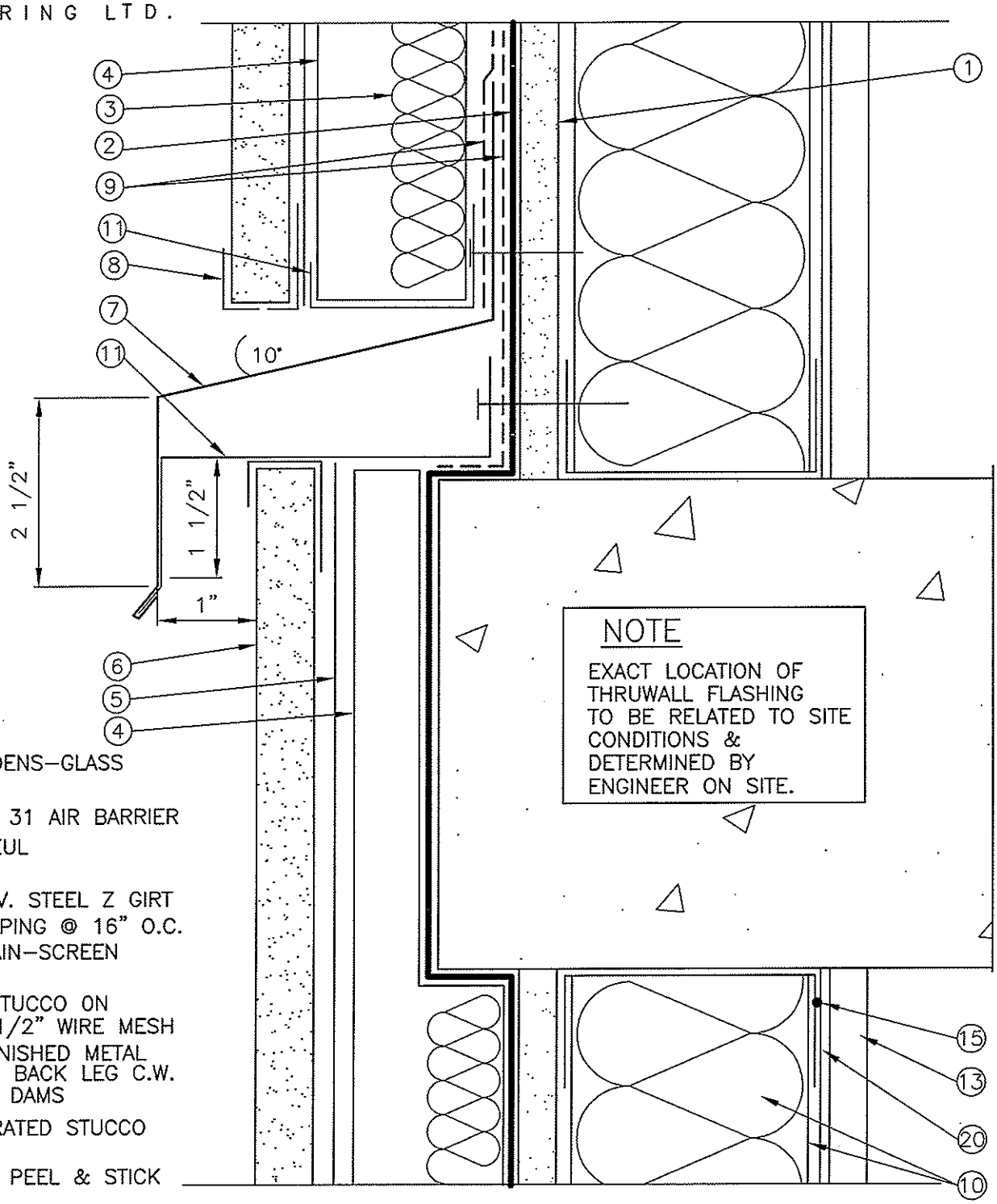
CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

THROUGH WALL FLASHING

SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-8
DATE 2/25/08	SHEET 8

SE | SPRATT EMANUEL
ENGINEERING LTD.



NOTE

EXACT LOCATION OF THRUWALL FLASHING TO BE RELATED TO SITE CONDITIONS & DETERMINED BY ENGINEER ON SITE.

1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2"X1-1/2" WIRE MESH
7. NEW PRE-FINISHED METAL FLASHING-3" BACK LEG C.W. FOLDED END DAMS
8. NEW PERFORATED STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. NEW PREFINISHED 24 GA PERFORATED INSECT SCREEN
13. EXIST. 1/2" GWB
15. EXIST. ACOUSTIC SEALANT
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

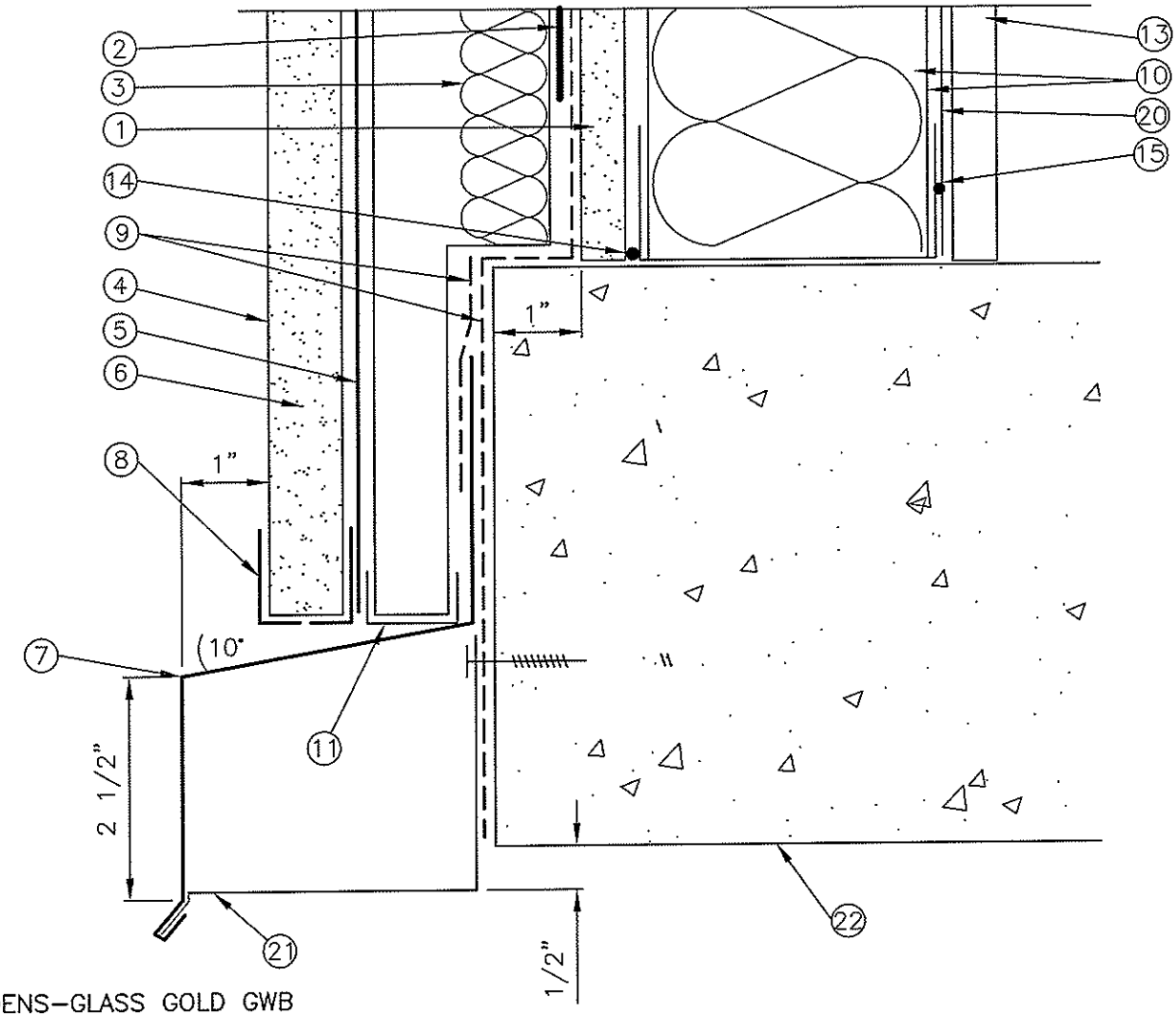
THROUGH WALL FLASHING @ FLAGPOLE

SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-9
DATE 2/25/08	SHEET 9

SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



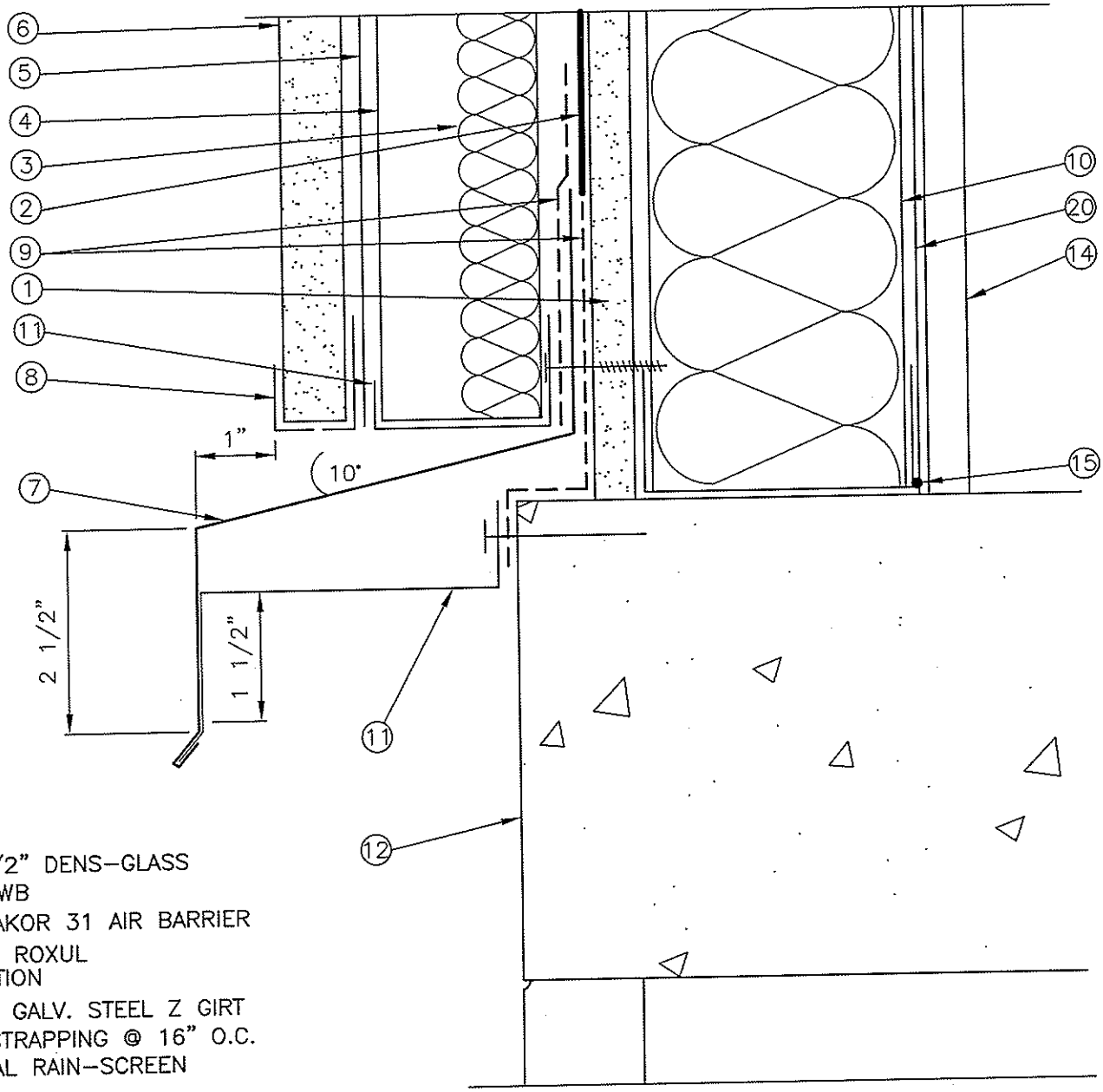
1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
7. NEW PRE-FINISHED METAL FLASHING- 3" BACK LEG C.W. FOLDED END DAMS
8. NEW PERFORATED STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. NEW PRE-FINISHED 24 GUAGE PERFORATED INSECT SCREEN
13. EXISTING 1/2" GWB
14. NEW CONT. BEAD OF DOW 790 CAULK
15. EXIST. ACOUSTIC SEALANT
17. NEW WOOD TRIM
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER
21. NEW PRE-FINISHED 24 GAUGE METAL FLASHING
22. EXISTING SOFFIT

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

ENTRY SOFFIT
@ FLAGPOLE
SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-10
DATE 2/25/08	SHEET 10

SE | SPRATT EMANUEL
ENGINEERING LTD.
2348 Yukon Street
Vancouver, BC



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2"X1-1/2" WIRE MESH
7. NEW PRE-FINISHED METAL FLASHING-3" BACK LEG C.W. FOLDED END DAMS
8. NEW PERFORATED STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. NEW PREFINISHED 24 GA PERFORATED INSECT SCREEN
12. EXIST. CONCRETE
14. EXIST. 1/2" GWB
15. EXIST. ACOUSTIC SEALANT
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER

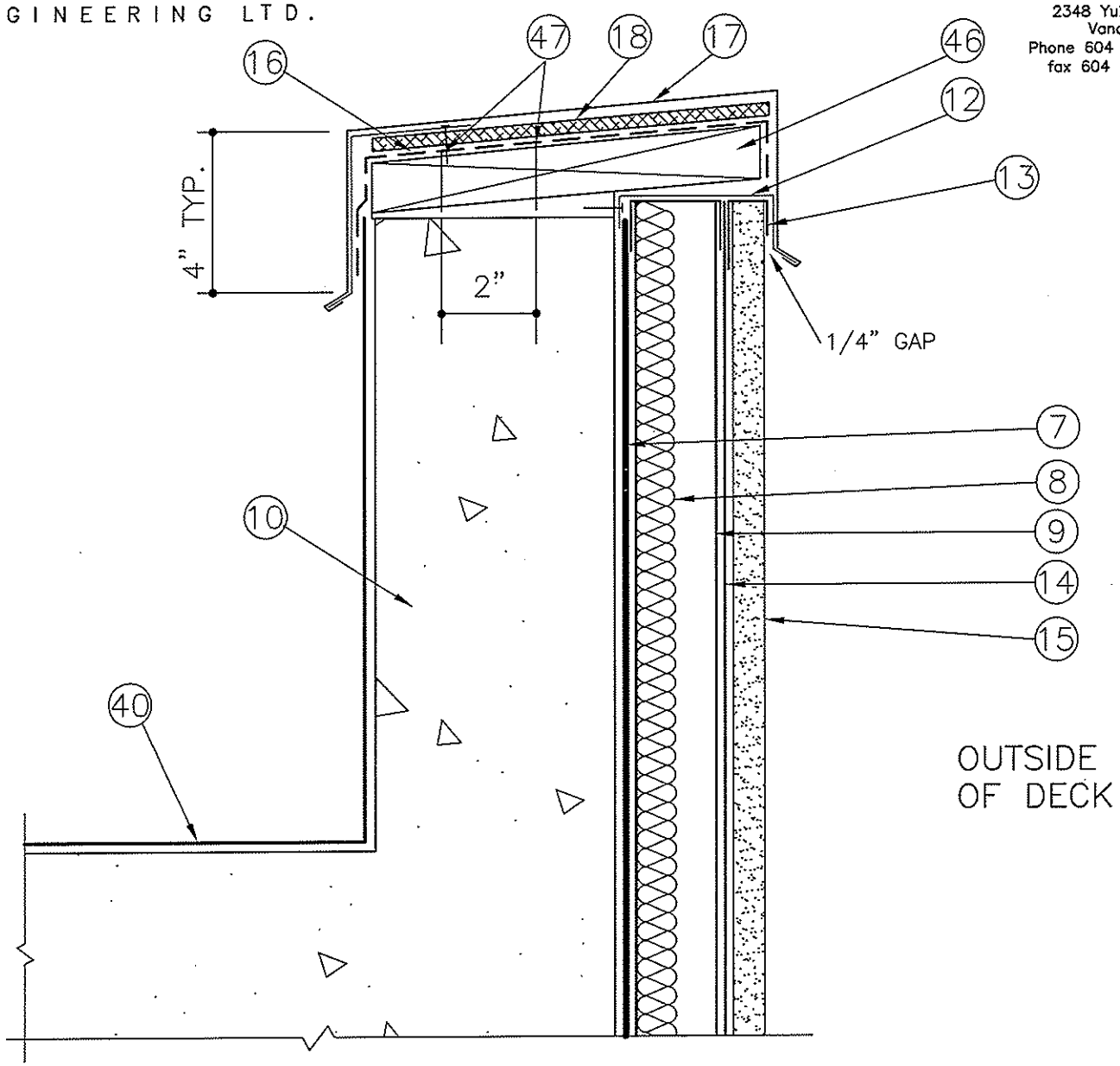
CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

BASE OF NEW RAINSCREEN
STUCCO @ SOUTH ELEVATION
SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-11
DATE 2/25/08	SHEET 11

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



7. NEW BAKOR 31 AIR BARRIER
8. NEW 1" ROXUL INSULATION
9. NEW 2" GALV. Z GIRT VERT. STRAPPING @ 16" O.C.
10. EXISTING CONCRETE PARAPET
12. NEW PERFORATED METAL INSECT SCREEN
13. NEW NONPERFORATED STUCCO STOP
14. NEW HAL RAIN-SCREEN BOARD
15. NEW 3/4" STUCCO
16. NEW 40 MIL. PEEL & STICK MEMBRANE
17. PREFINISHED METAL FLASHING- 26 GA., S-LOCK SEAMS, STANDING SEAM CORNERS
18. NEW ENKAMAT 7210 DRAIN MAT
40. EXIST. ROOF MEMBRANE
46. SLOPED 2X10 WOOD COPING- ON WOOD WEDGE
47. 4" #14 PLATED SCREWS @ 6" O.C.

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

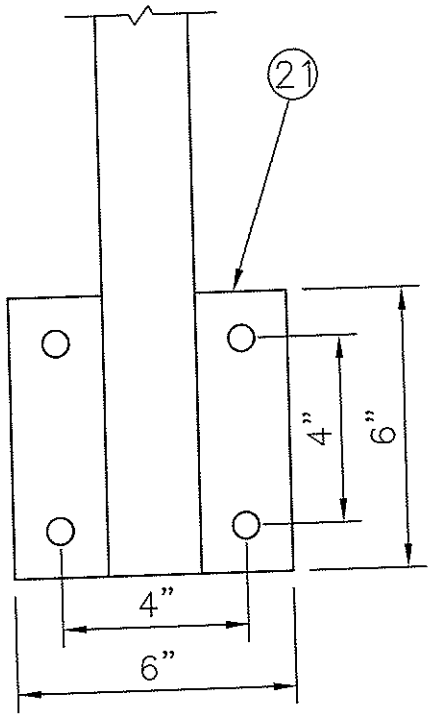
ROOF PARAPET DETAIL @ FLAGPOLE & BETWEEN PICTURE WINDOWS @ SOUTH ELEVATION
SECTION

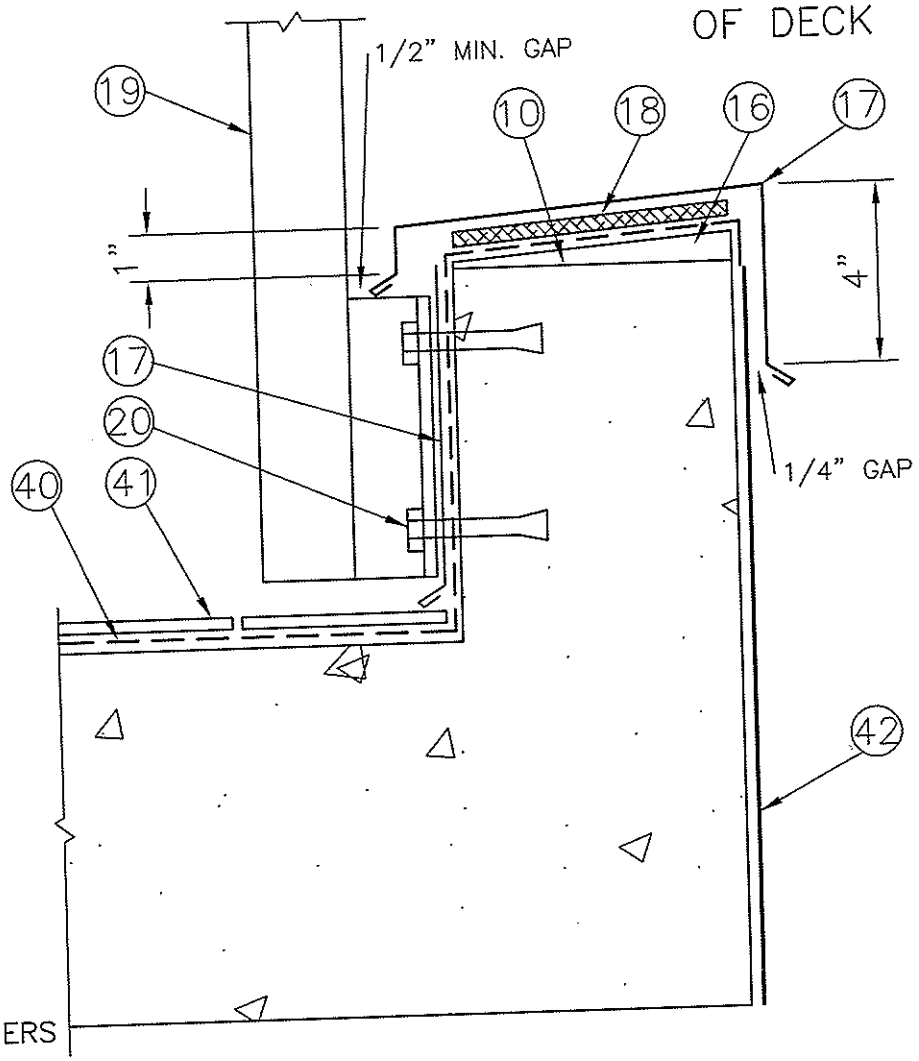
DES. M.W.E.
DR. MMc
DATE 2/25/08

SCALE 1/4"=1"
S08-273-12
SHEET 12

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274





10. EXISTING CONCRETE PARAPET
16. SLOPED WEDGE 0 TO 3/4"
17. NEW PREFINISHED METAL FLASHING 26 GA., S-LOCK SEAMS, STANDING SEAM CORNERS
18. NEW ENKAMAT 7210 DRAIN MAT
19. NEW ALUMINUM GUARDRAIL TO MATCH APPEARANCE OF EXISTING
20. NEW S.S. 3/8"X3" HILTI KWIK BOLT 3 ANCHOR- 4 REQ'D
21. NEW 6"X6"X3/8" ALU. PLATE
40. NEW ROOF MEMBRANE
41. NEW TILE
42. NEW DOW CORNING ALLGUARD ELASTOMERIC COATING

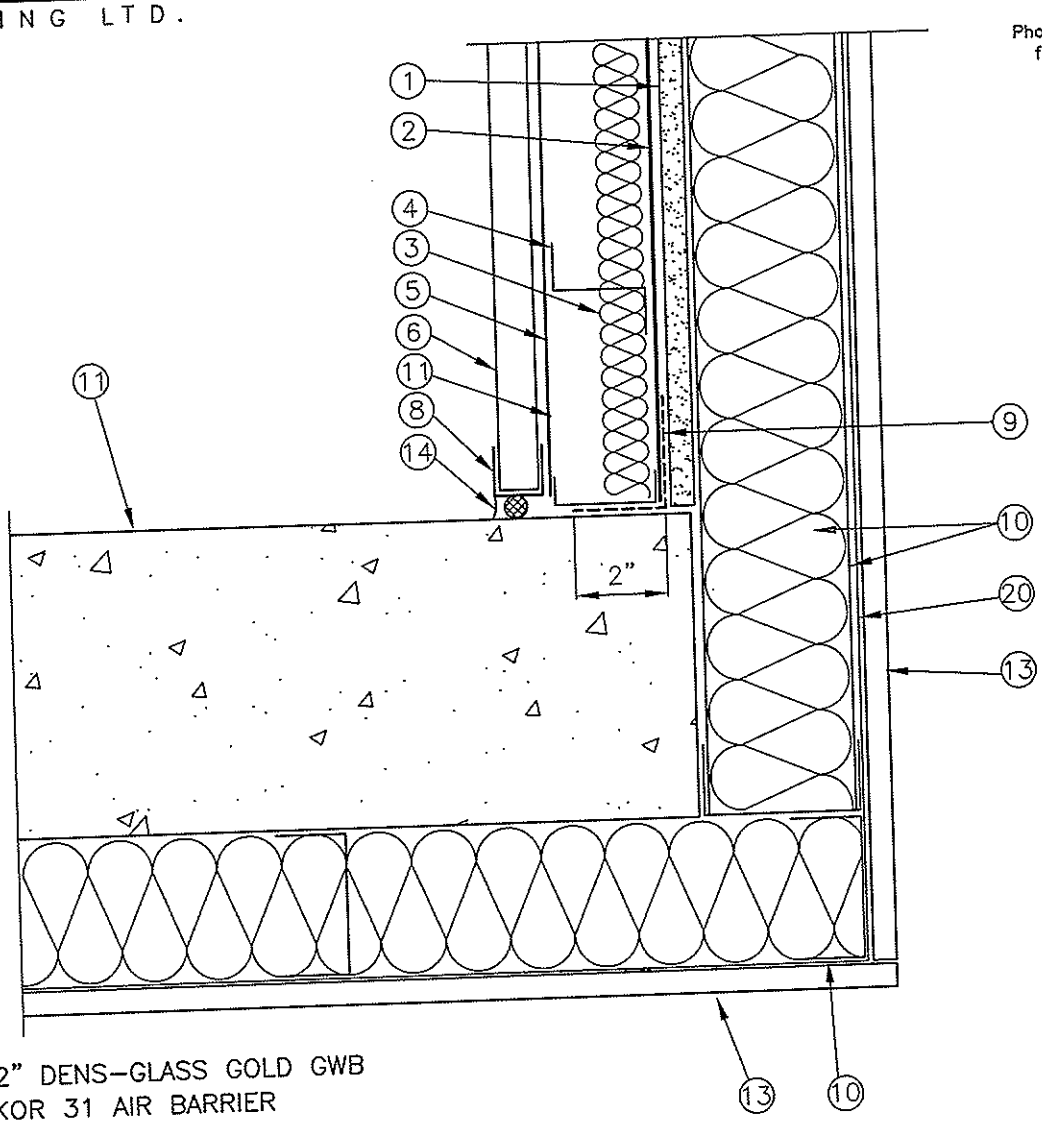
NOTE:

ALL GUARD RAILS ARE TO CONFORM WITH: VANCOUVER BUILDING BYLAW 2007, SECTION 9.8.8.1,2,3,5&,6, & SECTION 4.1.5.15.1,2,3,4&5.

CHATEAU COMOX 1272 COMOX ST., VANCOUVER STRATA PLAN LMS 280	8TH FLOOR BALCONY GUARDRAIL & PARAPET SECTION	DES. M.W.E. DR. MMc DATE 2/25/08	SCALE 1/4"=1" S08-273-13 SHEET 13

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
8. NEW NON-PERFORATED STUCCO STOP
9. NEW 40 MIL PEEL & STICK MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. EXISTING CONCRETE COLUMN
13. EXISTING 1/2" GWB
14. NEW BACKER ROD & DOW 790 SEALANT
15. EXIST. ACOUSTIC SEALANT
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER

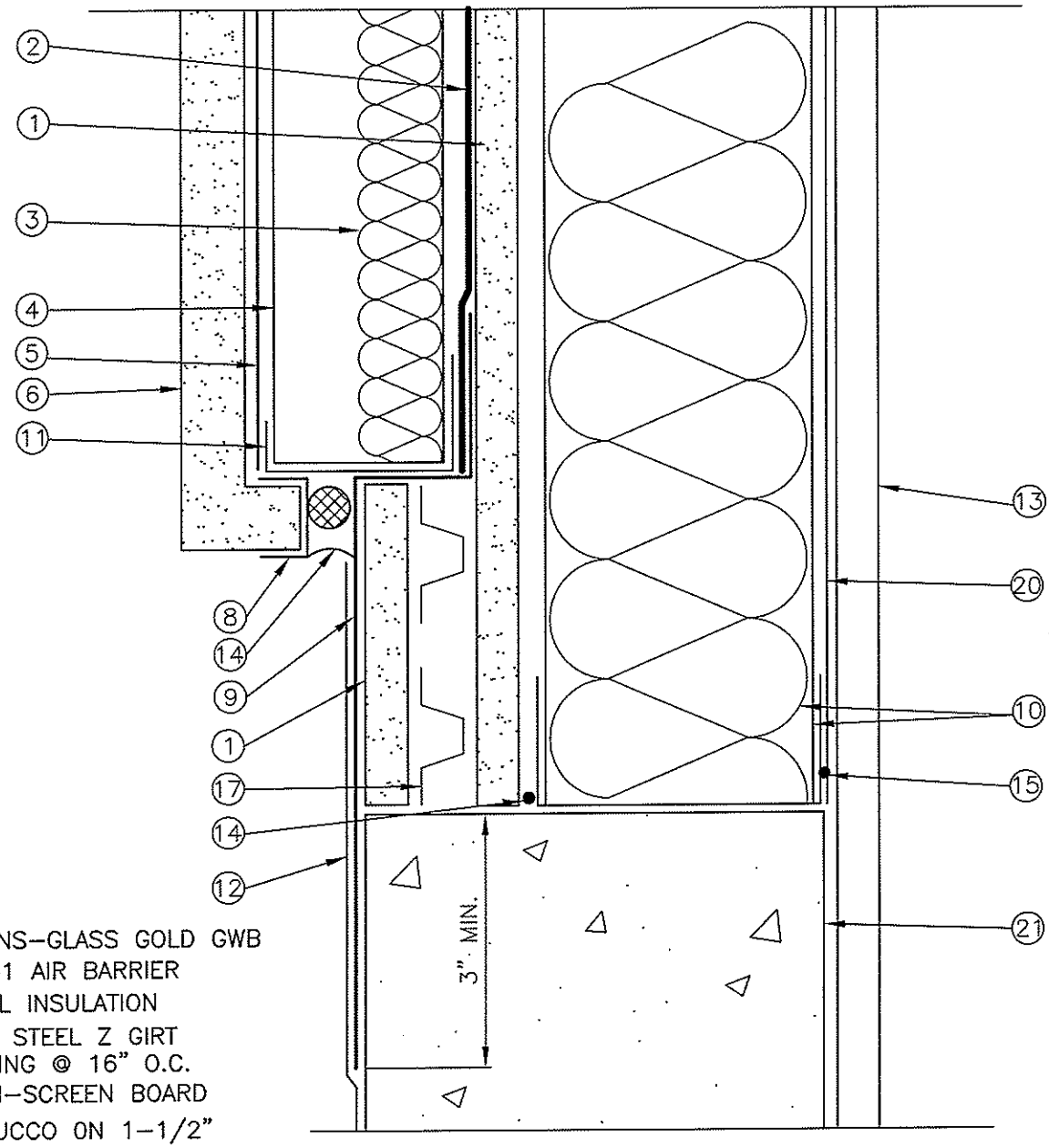
CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

NEW RAINSCREEN STUCCO
TERMINATION @ EXIST. CONC. WALL
SECTIONAL PLAN

DES. M.W.E.	SCALE 1/4"=1"
DR. MMc	S08-273-14
DATE 2/25/08	SHEET 14

SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
8. NEW NONPERFORATED STUCCO STOP
9. NEW URELASTIC 5000/6000 MEMBRANE
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. NEW 26 GA. GALV. FLASHING COVER
12. NEW DOW ALLGUARD ELASTOMERIC COATING
13. EXISTING 1/2" GWB
14. NEW CONT. BEAD OF DOW 790 SEALANT
15. EXIST. ACOUSTIC SEALANT
17. NEW 1/2" H.D. GALV. HAT TRACK TYP.
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER
21. EXIST. CONCRETE WALL

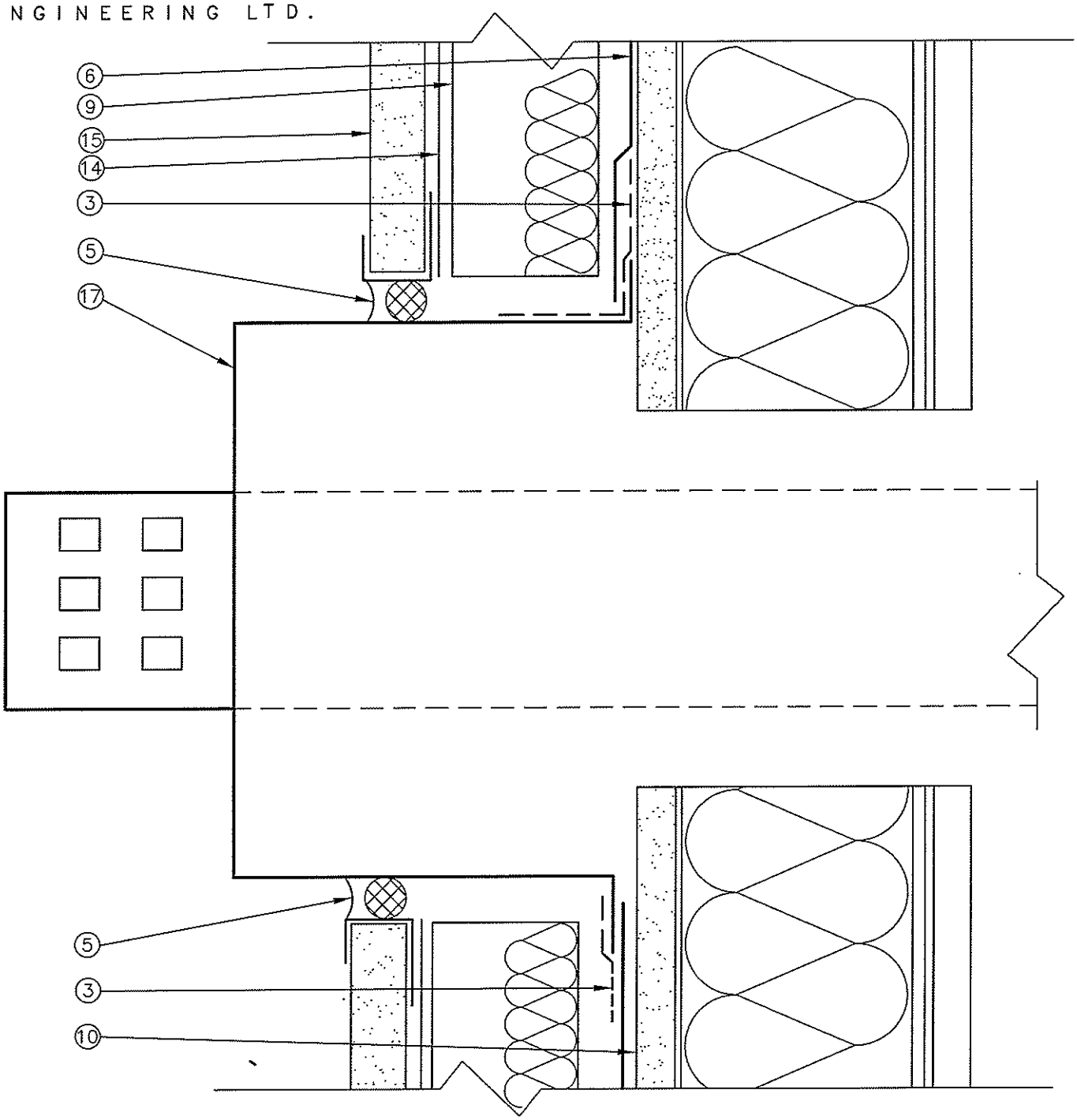
CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

WALL BELOW WINDOW SILL @ POLE

SECTIONAL PLAN

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-15
DATE 2/25/08	SHEET 15

SE | SPRATT EMANUEL
ENGINEERING LTD.



3. NEW 40 MIL PEEL & STICK MEMBRANE OVER VENT FLANGES @ 4 SIDES
5. NEW BACKER ROD & CAULKING ALL SIDES
6. NEW BAKOR 31 AIR BARRIER
9. NEW 2" GALV. Z GIRT STRAPPING @ 16" O.C.
10. NEW 1/2" DENS GLASS GOLD SHEATHING
14. NEW HAL RAIN SCREEN BOARD
15. NEW 3/4" STUCCO
17. NEW 1 PIECE S.S. METAL BOX– JOINTS SOLDERED
21. NEW CAULKING AT HEAD & JAMBS ONLY

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

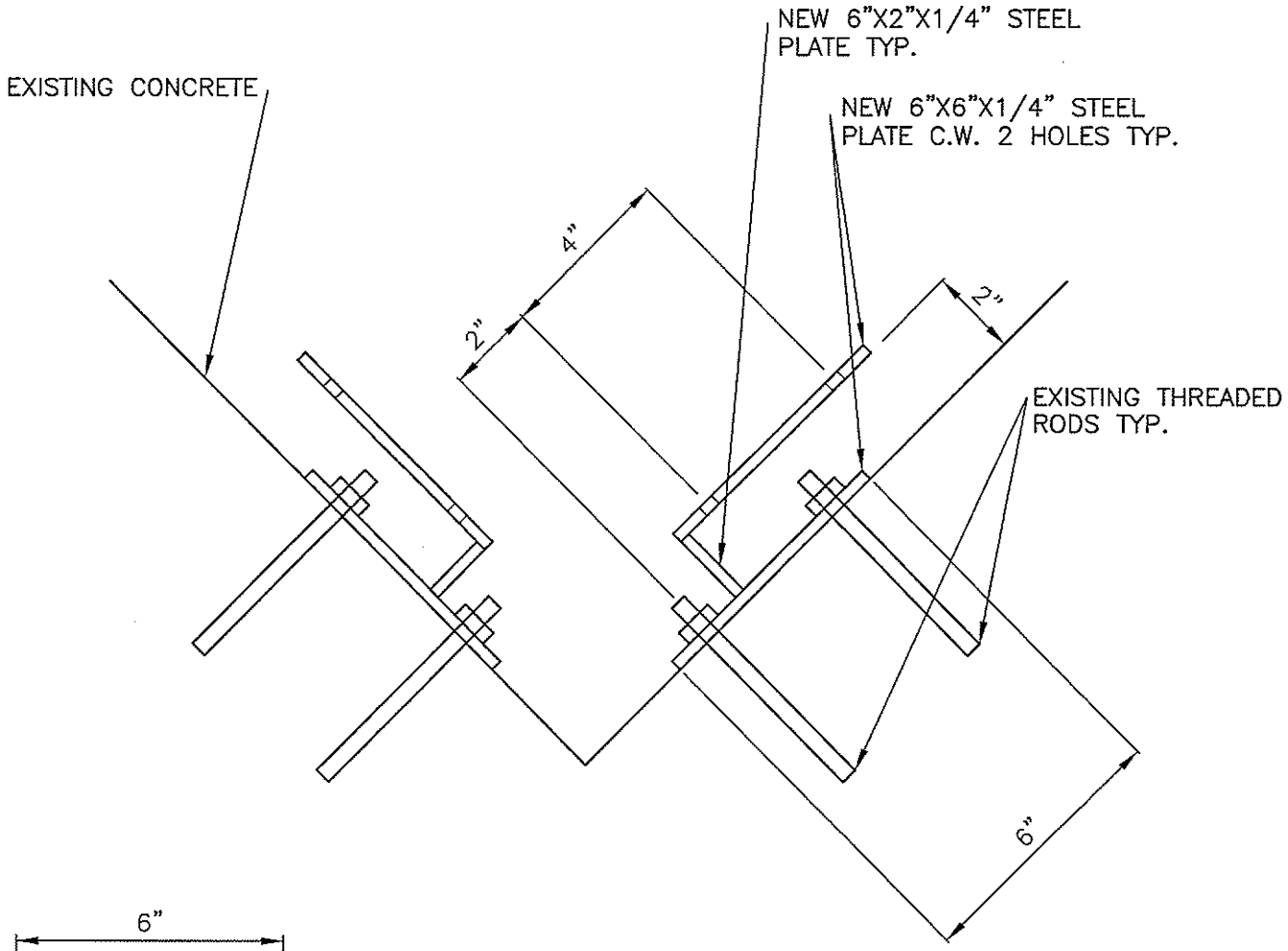
FIREPLACE VENT

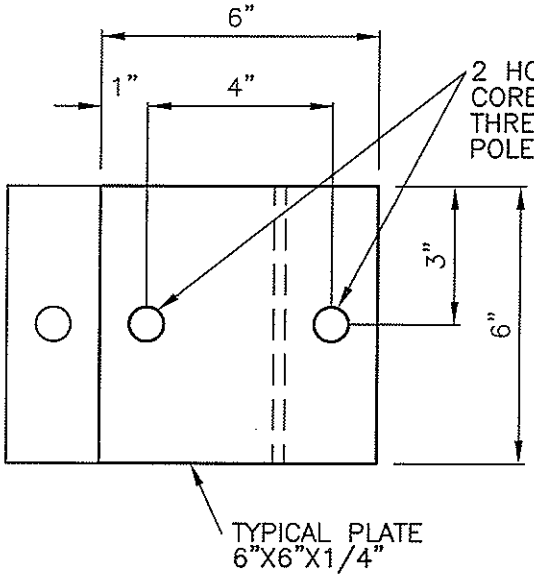
SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-16
DATE 2/25/08	SHEET 16

SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274





NOTE

1. STEEL PLATES TO BE FULLY WELDED & HOT DIP GALVANIZED.
2. CONTRACTOR TO MAKE 16 POLE SHIMS.
3. DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO CONFIRM ON SITE.

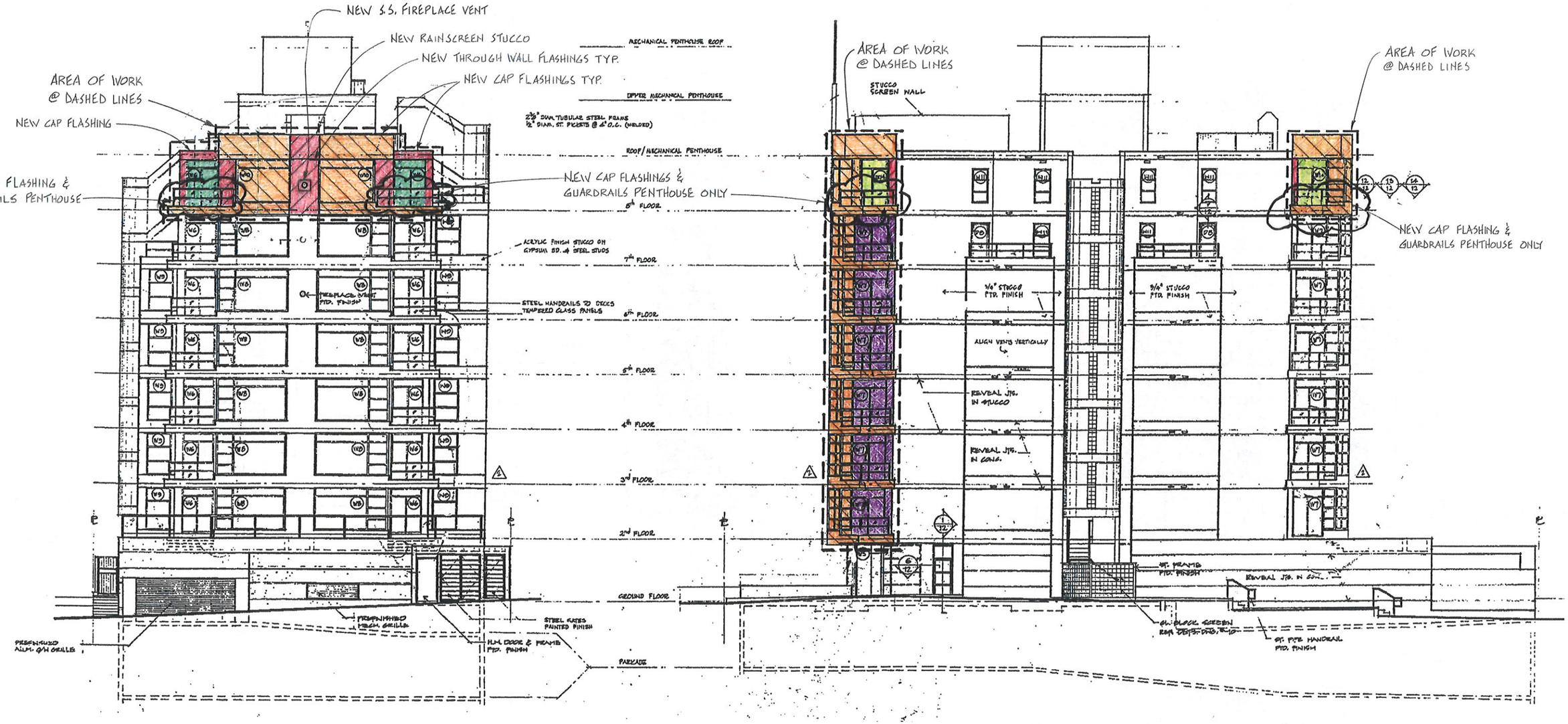
CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

DECORATIVE POLE SHIMS

PLAN & PLATE FRONT VIEW

DES. M.W.E.	SCALE 1/4"=1"
DR. MMc	S08-273-17
DATE 2/25/08	SHEET 17

NOTE
ALL CAST IN PLACE CONCRETE WITHIN THE AREA OF REMEDIATION TO BE COATED WITH DOW CORNING ELASTOMERIC ALLGUARD COATING.



SOUTH ELEVATION
SCALE 1/16"=1'-0"

WEST ELEVATION
SCALE 1/16"=1'-0"

- NEW WINDOW/DOOR UNITS IN NEW RAINSCREEN STUCCO
- NEW WINDOW/DOOR UNITS IN NEW FACE SEALED STUCCO
- REINSTALL EXISTING WINDOW/DOOR UNITS IN NEW RAINSCREEN STUCCO
- NEW RAINSCREEN STUCCO
- NEW WINDOWS AND ALLGUARD

SE | SPRATT EMANUEL ENGINEERING LTD.
2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
Fax 604 872-1274

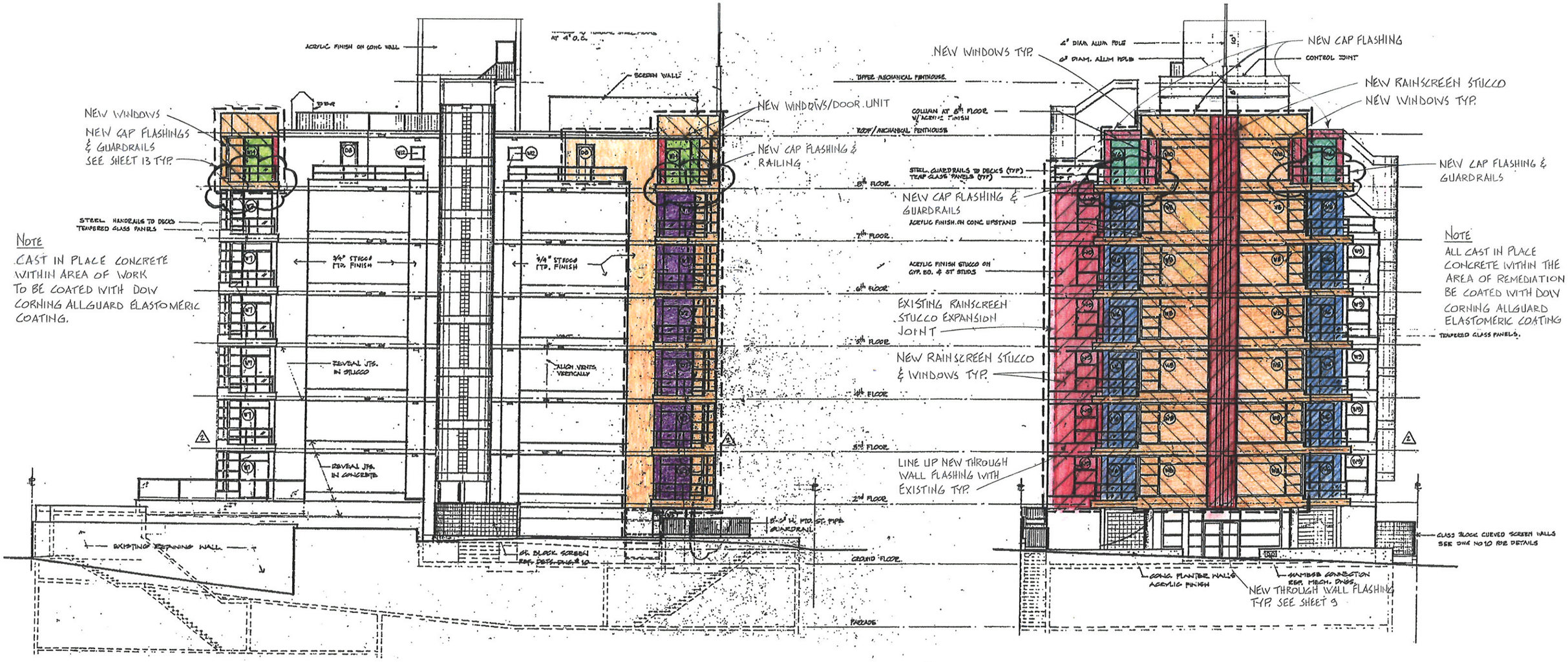
WINDOW REPLACEMENT, RECLADDING & ASSOC. WORK

SOUTH & WEST ELEVATIONS
CHATEAU COMOX, 1272 COMOX ST, VANCOUVER

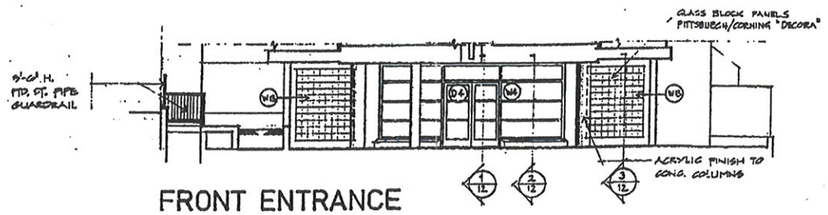
STRATA PLAN LMS 280

DES. M.V.E. | DR. MMC
DATE 2-25-08 | SCALE 1/16"=1'-0"
DWG. No. S08-273-A11
SHEET A11

THIS DWG. SUPERSEDES ALL DWGS. WITH LETTERS PREVIOUS TO



EAST ELEVATION
SCALE 1/16"=1'-0"



FRONT ENTRANCE

NORTH ELEVATION

NEW WINDOW/DOOR UNITS IN NEW RAINSCREEN STUCCO

NEW WINDOW/DOOR UNITS IN NEW FACE SEALED STUCCO

REINSTALL EXISTING WINDOW/DOOR UNITS IN NEW RAINSCREEN STUCCO

NEW RAINSCREEN STUCCO

NEW WINDOWS AND ALLGUARD

REINSTALL EXISTING WINDOWS IN NEW FACE SEALED STUCCO

SE | SPRATT EMANUEL
ENGINEERING LTD.
2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
Fax 604 872-1274

WINDOW REPLACEMENT, RECLADDING & ASSOC. WORK

EAST & NORTH ELEVATIONS

CHATEAU COMOX, 1272 COMOX ST., VANCOUVER

STRATA PLAN LMS 280

DES. M.W.E.	DR. M M C
DATE 2-25-08	SCALE 1/16"=1'-0"
DWG. No. S08-273-A10	
SHEET A10	

THIS DWG. SUPERSEDES ALL DWGS. WITH LETTERS PREVIOUS TO

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Canada V5Y 3T6
Phone 604 872-1211
Fax 604 872-1274

Our File No.: S08-273
April 15, 2008

Xynyth Manufacturing Corp.
122 – 3989 Henning Drive
Burnaby, B.C. V5C 6N5

Phone: 604-473-9343
Fax: 604-473-9399

Attention: Mr. Kevin Wice

Dear Sir:

Re: Strata Plan LMS 280 – Chateau Comox
1272 Comox Street, Vancouver, B.C.
Window Replacement, Re-Cladding and Associated Work
– ADDENDUM #2

Further to the tender for the above-noted project, with tender closing 3.00pm, Thursday, April 24th, 2008, please note the following changes:

Section 01008: Scope of Work:

1. Change item 9 as follows:

Delete the sentence "Note that the window sills on the curved portion of the building shall be detailed with Urelastic 5000-6000 polyurethane traffic membrane by Universal Polymers Ltd.". This sentence shall be changed to "Note that the window sills on the curved portion of the building shall be detailed with Parapro 123 Flashing System by Siplast as per Revised Detail S08-273-5 and 15.". This product is quick drying and will allow same-day reinstallation of windows and doors.

2. Change item 10 as follows:

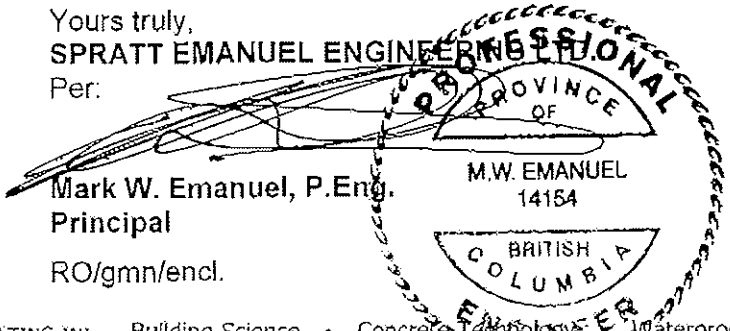
Delete the sentence "Also, the membrane shall be used to detail the door sills of both the new and reinstalled sliding door/window units." This paragraph shall be changed to "The rough opening of the door sills of both the new and reinstalled sliding door/window units shall be pre-stripped using Parapro 123 Flashing System by Siplast, as per Revised Detail S08-273-7".

Detail Series S08–273:

Details S08-273-5, S08-273-7, S08-273-15 and S08-273-17 have been revised.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
SPRATT EMANUEL ENGINEERING LTD.
Per:

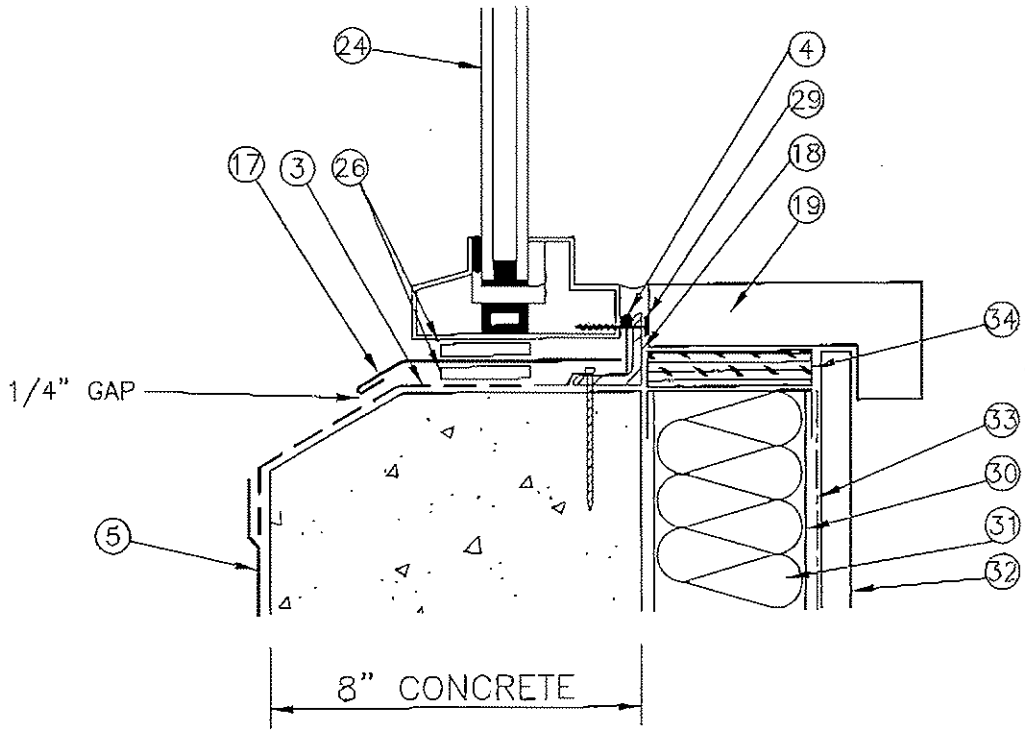


Mark W. Emanuel, P.Eng.
Principal

RO/gmn/encl.

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



3. NEW SIPLAST PARAPRO 123 FLASHING SYSTEM
4. NEW CONT. BEAD OF SEALANT
5. NEW DOW CORNING ALLGUARD COATING
17. NEW PRE-FINISHED METAL FLASHING 26 GA. GALVANIZED
18. NEW 1-1/2"x1-1/2"x1/16" ALUMINUM ANCHORING ANGLE
19. EXIST. WOOD WINDOW SILL
24. NEW TYPICAL SEALED WINDOW UNIT
26. NEW 1/4" MIN. THICK SHIMS
29. NEW S.S. FASTENERS @ 6" O.C.- PREDRILL
30. EXIST. STEEL STUDS
31. EXIST. R12 FIBERGLASS BATT INSUL.
32. EXIST. INTERIOR GWB
33. EXIST. UVR V.B.
34. NEW 3/4" PLY SPACER

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

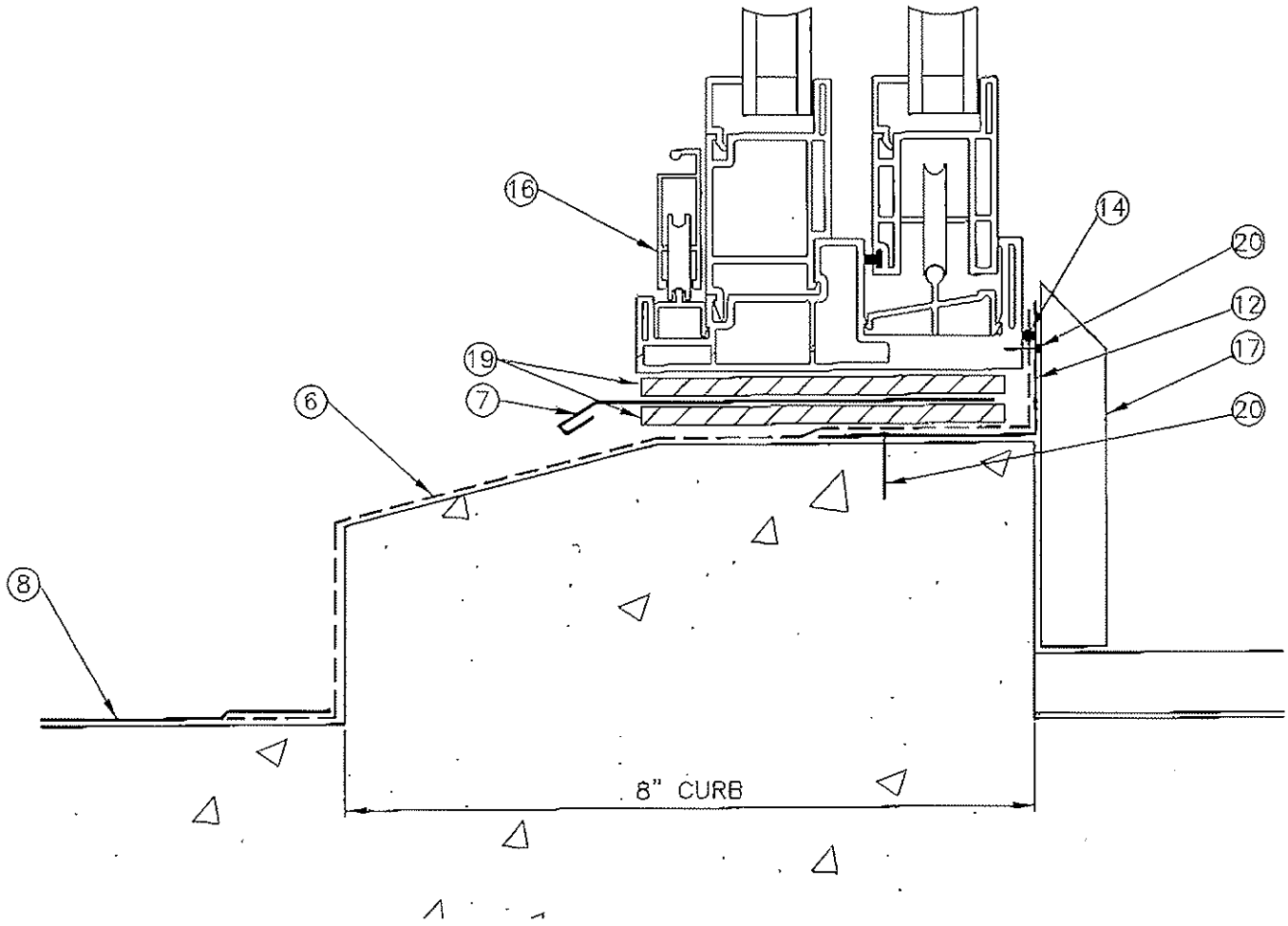
WINDOW SILL @ CONCRETE OPENING

SECTION

DES. M.W.E.	SCALE 1/4"=1"
DR. MMc	S08-273-5
DATE 2/25/08	SHEET 5 A

SE | SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274



6. NEW SIPLAST PARAPRO 123 FLASHING SYSTEM
7. NEW PRE-FINISHED METAL FLASHING PROFILE TO MATCH CONCRETE CURB
8. NEW URELASTIC 5000/6000 MEMBRANE
12. NEW 1-1/2"X2-1/2"X1/16" ALUMINUM ANCHORING ANGLE
14. NEW CONT. BEAD OF POLYURETHANE CAULK
16. NEW OR EXISTING SLIDING DOOR
17. EXISTING BASEBOARD
19. NEW 1/4" THICK INTERMITTENT NEOPRENE SHIMS
20. NEW S.S. FASTENERS @ 6" O.C.

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

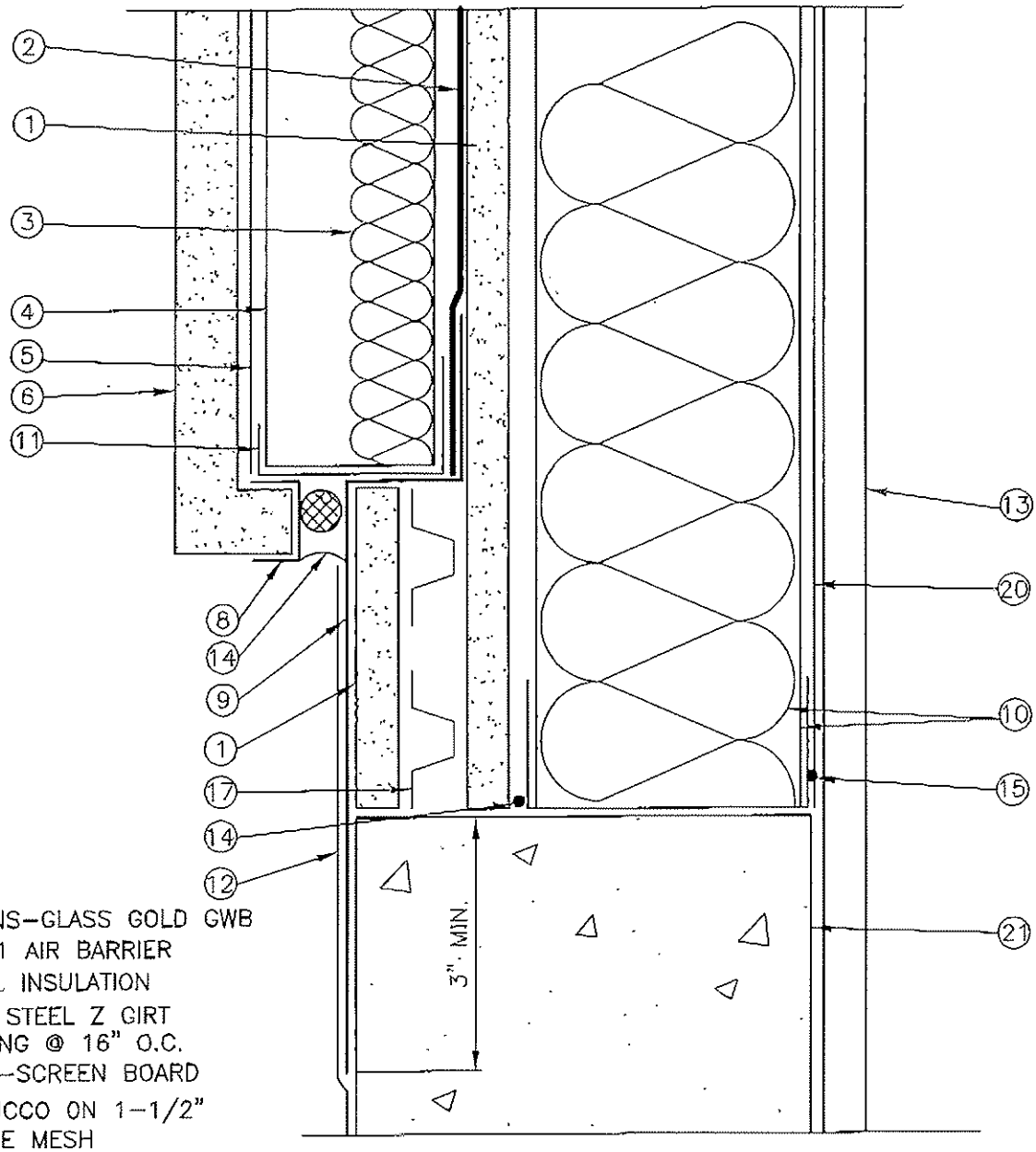
SLIDING DOOR SILL DETAIL

SECTION

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-7
DATE 2/25/08	SHEET 7 A

SE SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211



1. NEW 1/2" DENS-GLASS GOLD GWB
2. NEW BAKOR 31 AIR BARRIER
3. NEW 1" ROXUL INSULATION
4. NEW 2" GALV. STEEL Z GIRT VERT. STRAPPING @ 16" O.C.
5. NEW HAL RAIN-SCREEN BOARD
6. NEW 3/4" STUCCO ON 1-1/2" X 1-1/2" WIRE MESH
8. NEW NONPERFORATED STUCCO STOP
9. NEW SIPLAST PARAPRO 123 FLASHING SYSTEM
10. EXIST. STEEL STUD FRAMING & BATT INSUL.
11. NEW 26 GA. GALV. FLASHING COVER
12. NEW DOW ALLGUARD ELASTOMERIC COATING
13. EXISTING 1/2" GWB
14. NEW CONT. BEAD OF DOW 790 SEALANT
15. EXIST. ACOUSTIC SEALANT
17. NEW 1/2" H.D. GALV. HAT TRACK TYP.
20. EXIST. 6 MIL POLY VAPOUR/AIR BARRIER
21. EXIST. CONCRETE WALL

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

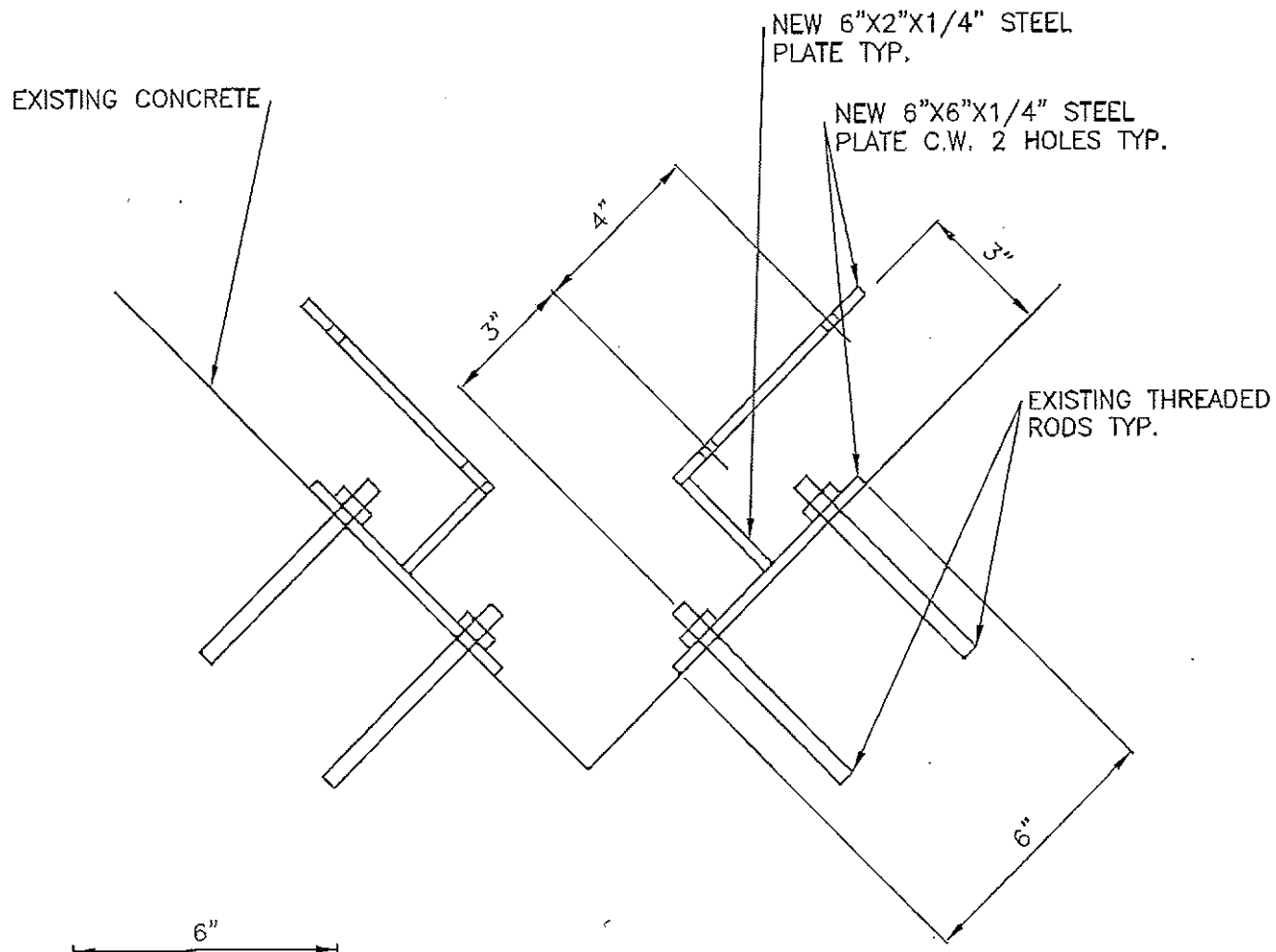
WALL BELOW WINDOW SILL @ POLE

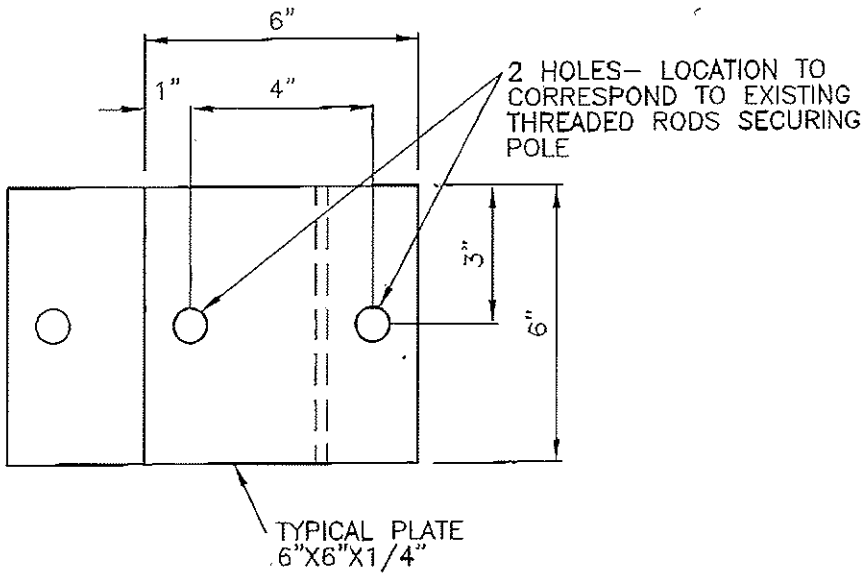
SECTIONAL PLAN

DES. M.W.E.	SCALE 1/2"=1"
DR. MMc	S08-273-15
DATE 2/25/08	SHEET 15 A

SPRATT EMANUEL
ENGINEERING LTD.

2348 Yukon Street
Vancouver, BC
Phone 604 872-1211
fax 604 872-1274





NOTE

1. STEEL PLATES TO BE FULLY WELDED & HOT DIP GALVANIZED.
2. CONTRACTOR TO MAKE 16 POLE SHIMS.
3. DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO CONFIRM ON SITE.

CHATEAU COMOX
1272 COMOX ST., VANCOUVER
STRATA PLAN LMS 280

DECORATIVE POLE SHIMS

PLAN & PLATE FRONT VIEW

DES. M.W.E.	SCALE 1/4"=1"
DR. MMc	S08-273-17
DATE 2/25/08	SHEET 17 A