



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2026-0018

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** NESTLINGS CHILDCARE / SABEEN BHATTI
Address [REDACTED]

Phone # [REDACTED] **Fax #** _____
Email [REDACTED]

2. **Name of Agent** ARSHAD SIDDIQUI C-ARCHITECTURE
Address [REDACTED]

Phone # [REDACTED] **Fax #** _____
Email [REDACTED]

3. **Nature and extent of relief applied for (variances requested):**
 FOR THE INCREASED CAPACITY IN THIS EXISTING DAYCARE CENTRE FROM PREVIOUSLY APPROVED 88 CHILDREN AND 15 STAFF MEMBERS TO 93 CHILDREN AND 16 STAFF MEMBERS, NEW PARKING REQUIREMENT IS 26 PARKING SPACES, WEHREAS 21 PARKING SPACES EXIST ON PROPERTY. MINOR VARIANCE FOR THE RELEIF IN 5 PARKING SPACES IS REQUIRED.

4. **Why is it not possible to comply with the provisions of the by-law?**
 EXISTING DAYCARE HAS NO FURTHER CAPACITY TO INCREASE THE PARKING SPACE, AND 21 EXISTING SHOULD SUFFICE FOR THE PROPOSED ADDITION IN LICENSED CAPACITY.

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number PLAN 581 PT BLKS K,L
Municipal Address 17 DEAN ST, BRAMPTON, ON L6W 1M7

6. **Dimension of subject land (in metric units)**
Frontage 35.64 m
Depth 64.69 m
Area 1939.7 m2 / 0.19397 hectare

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

- 2 STOREY DAYCARE CENTRE : 643.70 m2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

- 2 STOREY DAYCARE CENTRE : 643.70 m2

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 15.54 m
 Rear yard setback 24.5 m
 Side yard setback 1.6 m
 Side yard setback N/A

PROPOSED

Front yard setback 15.54 m
 Rear yard setback 24.5 m
 Side yard setback 1.6 m
 Side yard setback N/A

10. Date of Acquisition of subject land: MARCH, 2018
11. Existing uses of subject property: DAYCARE CENTRE
12. Proposed uses of subject property: DAYCARE CENTRE
13. Existing uses of abutting properties: COMMERCIAL & RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 20 + YEARS
15. Length of time the existing uses of the subject property have been continued: 8 YEARS

16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well
- (b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic
- (c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

M.S. Jushy

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____

THIS _____ DAY OF _____, 20____.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, ARSHAD SIDDIQUI, OF THE TOWN OF OAKVILLE

IN THE REGION OF HALTON SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 10th DAY OF

March, 2026.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

M.S. Jushy

Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

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Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

SC-3442

Enforcement Action File Number: _____

N/A

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

[Signature]
Zoning Officer

March 3, 2026

Date

DATE RECEIVED _____

Date Application Deemed Complete by the Municipality

March 10, 2026

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 17 DEAN ST, BRAMPTON, ON L6W 1M7

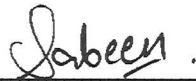
I/We, NESTLINGS CHILDCARE / SABEEN BHATTI
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

ARSHAD SIDDIQUI / C-ARCHITECTURE
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 21ST day of JANUARY, 2026.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

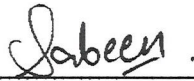
LOCATION OF THE SUBJECT LAND: 17 DEAN ST, BRAMPTON, ON L6W 1M7

I/We, NESTLINGS CHILDCARE / SABEEN BHATTI

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 21ST day of JANUARY, 2026.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

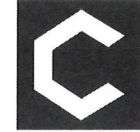
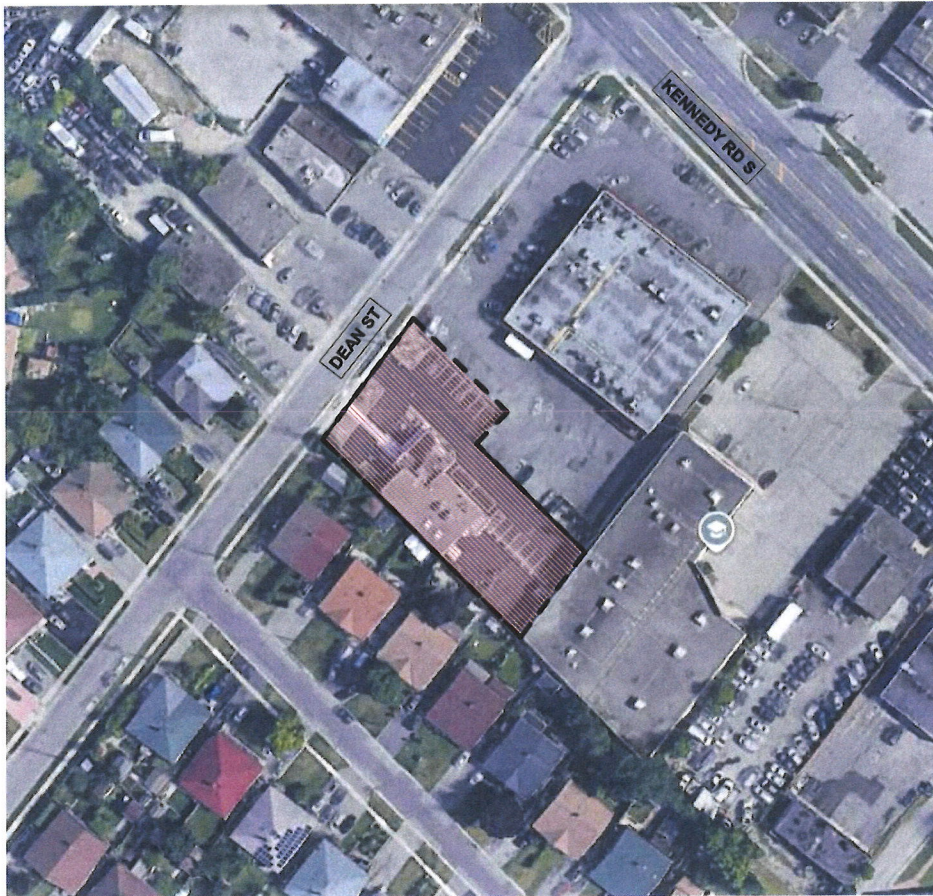
DAYCARE CENTRE

17 DEAN ST, BRAMPTON

NESTLINGS CHILDCARE

ISSUED FOR: MINOR VARIANCE APPLICATION

ISSUE DATE: MAR 2, 2025



C-Architecture



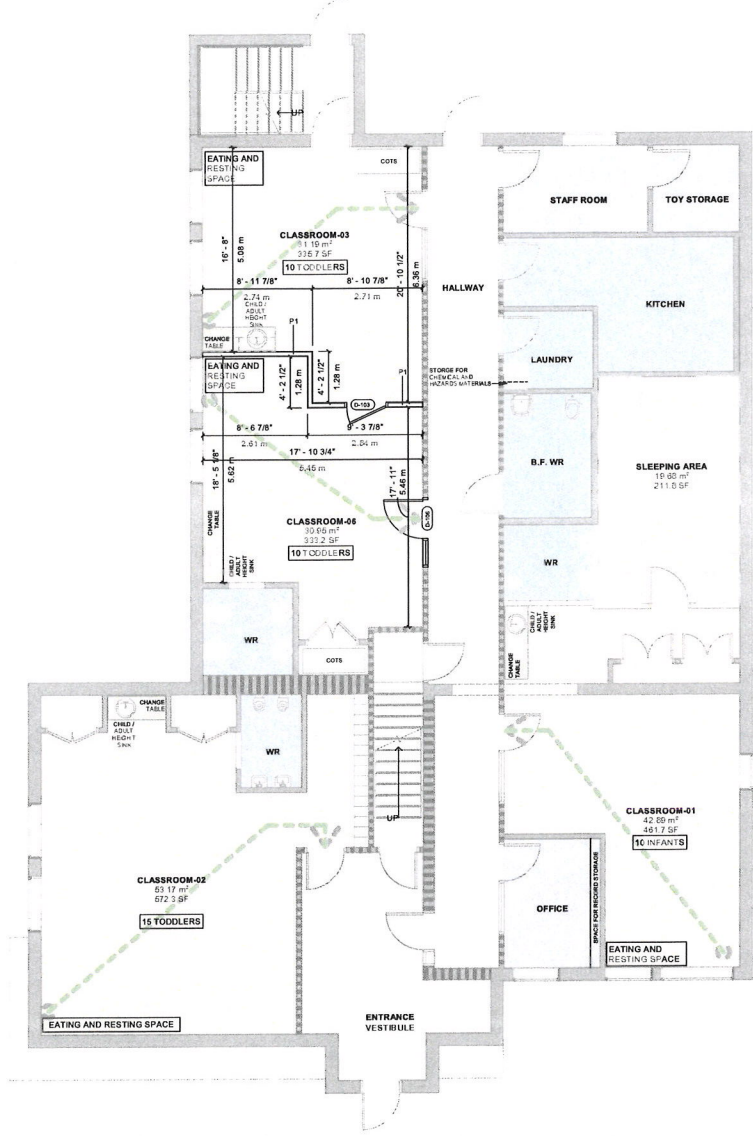
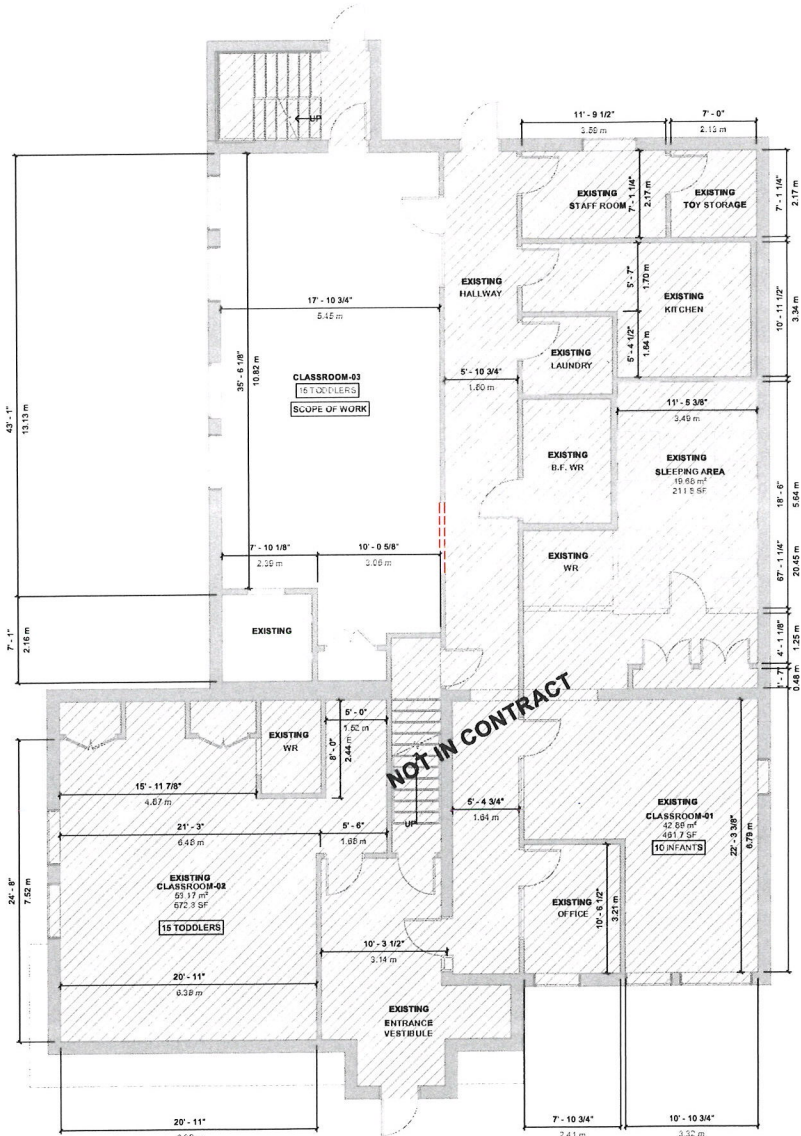
SHEET LIST

SHEET NUMBER	SHEET NAME
A000	COVER PAGE
A001	SITE PLAN
A101	LOWER LEVEL LAYOUTS
A102	UPPER FLOOR LAYOUTS
A201	REFLECTED CEILING LAYOUT
A901	SPECIFICATIONS



NESTLINGS

Early Learning & Childcare



2 LOWER LEVEL - EXISTING LAYOUT
A101 3/16" = 1'-0"

1 LOWER LEVEL - PROPOSED LAYOUT
A101 3/16" = 1'-0"

CAPACITY				WINDOW GLAZING SCHEDULE				MAIN FLOOR ROOM AREA LEGEND					
INFANTS: 10 TODDLERS: 35 PRE-SCHOOLERS: 48				CLASS ROOM	CLASS ROOM AREA (SF)	GLAZING REQUIRED (%)	GLAZING PROVIDED (SF)	CLASS ROOM NO	NO. OF CHILDREN	UNOBSTRUCTED AREA (SF)	OBSTRUCTED AREA (SF)	AREA REQUIRED (SF)	PROVIDED (SF)
TOTAL: 93 CHILDREN				CLASSROOM 03	335.7 R2	10%	33.5 R2	CLASSROOM 03	10	300 R2	20 R2	320 R2	335.7 R2
				CLASSROOM 06	532.2 R2	10%	53.2 R2	CLASSROOM 06	10	500 R2	20 R2	520 R2	532.2 R2
ROOM / SPACE				ROOM SPACE STATISTICS				TOILETS / LAVATORIES					
ROOM NAME	FLOOR LEVEL	AGE GROUP	LICENCED CAPACITY	NO. OF STAFF	TOTAL LICENCED CAPACITY	TOTAL NUMBER OF STAFF	NUMBER OF SINKS FOR CHILDREN	NUMBER OF TOILETS FOR CHILDREN	NUMBER OF SINKS FOR STAFF	NUMBER OF TOILETS FOR STAFF			
CLASSROOM 03	LOWER	TODDLER 18 MONTHS - 2.5 YRS	10	02	93	15	10	10	2	2			
CLASSROOM 06	LOWER	TODDLER 18 MONTHS - 2.5 YRS	10	02									

TRAVEL DISTANCE		DOOR FRAME	
PATH	TRAVEL DISTANCE	D-106	
ROUTE 1A	13.5 m	3'-0"	2'-14"
ROUTE 1B	10.6 m	3'-0"	2'-14"
ROUTE 1C	8.1 m	3'-0"	2'-14"
ROUTE 1D	9.1 m	3'-0"	2'-14"
ROUTE 1E	6.2 m	3'-0"	2'-14"
ROUTE 1F	6.2 m	3'-0"	2'-14"

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW
B	2025.11.18	BLD PERMIT APPLICATION	UA	AS
A	2024.11.15	DATE & PH APPROVAL	UA	AS
		PROJECT ISSUE	UA	AS

OWNER/CLIENT
NESTLINGS CHILDCARE

SEAL
ONTIARIO ASSOCIATION OF ARCHITECTS
M. ARCHITECT
LICENCE 8950

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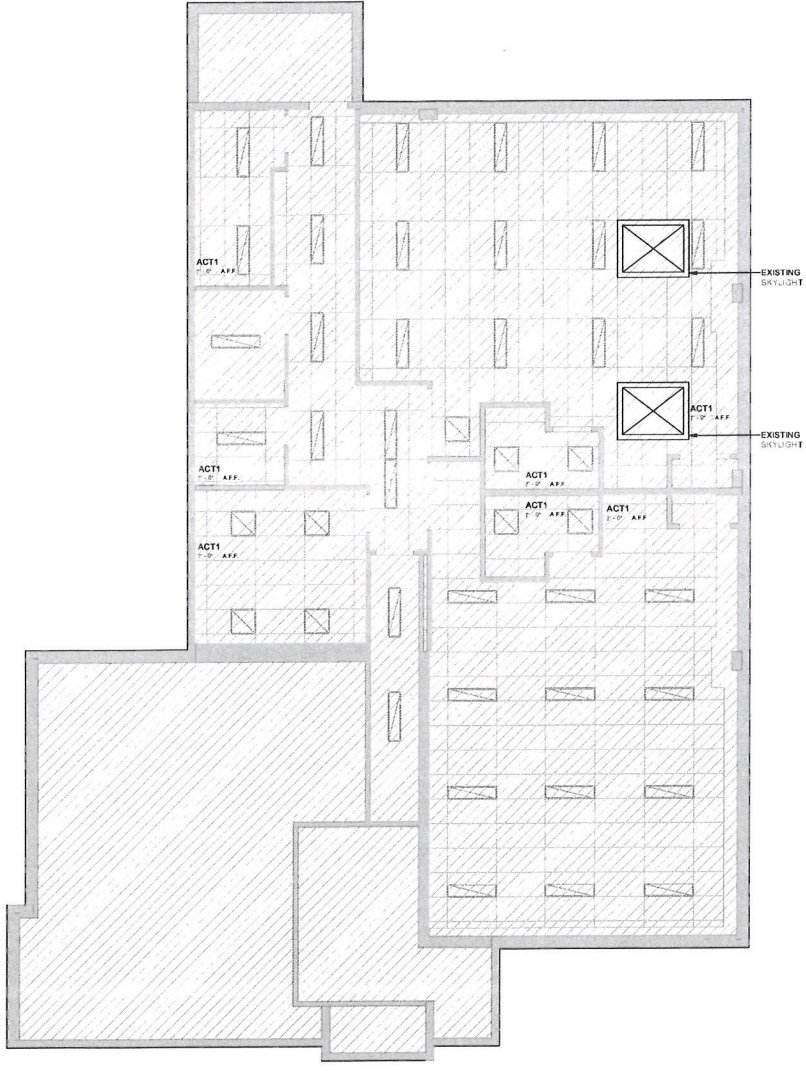
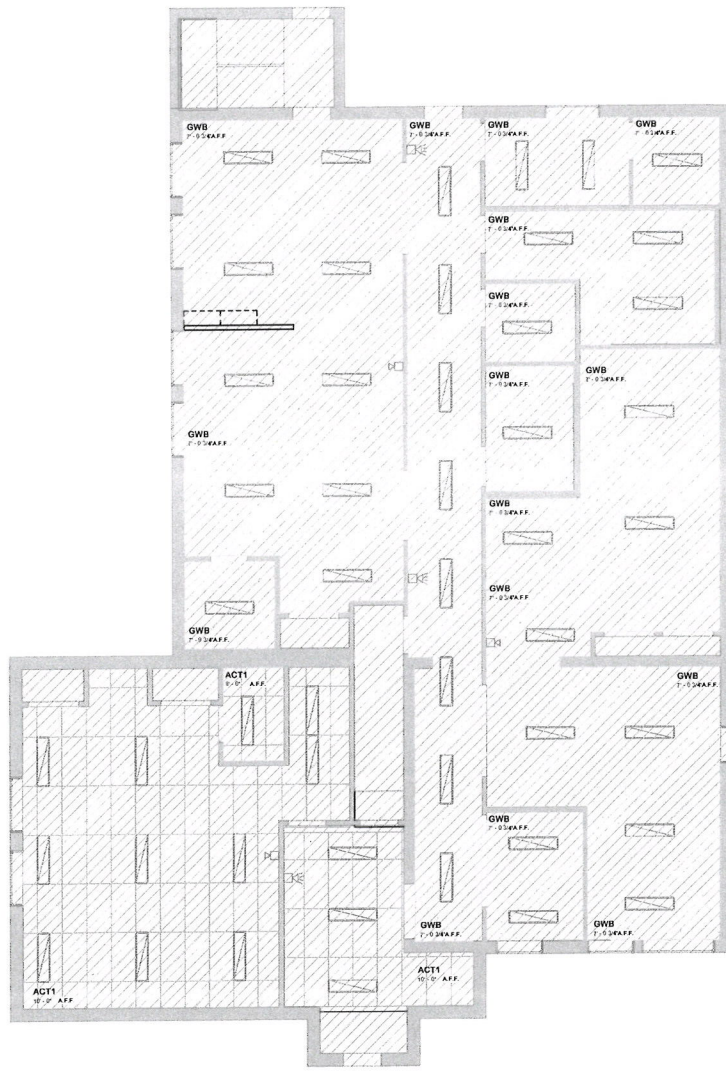
PROJECT
DAYCARE CENTRE
17 DEAN ST, BRAMPTON

DRAWING TITLE
LOWER LEVEL LAYOUTS

PROJECT NO: 25-019
PLOT DATE: MAR 2, 2025
SCALE: AS NOTED

SHEET NO: **A101**

FILENAME
 C:\Users\shah\Dropbox\Studio\Projects\2025\019 - Daycare, 17 Dean St, Brampton\05-BIM\25-019.rvt
 24X36
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1 LOWER LEVEL - REFLECTED CEILING LAYOUT
 A201 3/16" = 1'-0"

2 UPPER LEVEL - REFLECTED CEILING LAYOUT
 A201 3/16" = 1'-0"

NOTE: FINISHES STANDARDS TO BE COORDINATED WITH OWNER

NOTE: CEILING HEIGHTS TO BE VERIFIED AT SITE AS PER CONDITIONS AND EXISTING STRUCTURES (C1)

GWB 1/2" WMR GYPSUM BOARD
 CEILING AND BULKHEAD
 WASHABLE PAINT, W/NO
 TEXTURE COLOR: WHITE (C2)

ACT ACT-1 - ACOUSTIC CEILING TILE,
 2'-0" x 4'-0", WHITE COLOUR, 5/8"
 THICKNESS
 ACT-2 - ACOUSTIC CEILING TILE,
 2'-0" x 2'-0", WHITE COLOUR, 5/8"
 THICKNESS

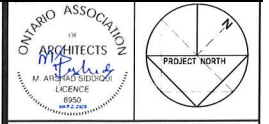
ACT-3 - CLEAN ROOM CEILING
 TILES
 MANUFACTURER:
 ARMSTRONG, CFC OR
 CERTAINTED
 PRODUCT, ARMSTRONG,
 CLEAN ROOM VL 670

UNPERFORATED OR CGC
 CLEAN ROOM
 GLASS TOZ OR CERTAINTED:
 VINTLSHIELD A #1100-DRF-1,
 IN
 EDGE PROFILE: SQUARE,
 EDGE LAY IN
 CAC 40

TILE COLOUR: WHITE
 SIZE: 24 IN X 24 IN X 24 IN X 48
 IN
 THICKNESS: 5/8 IN
 GRID: STANDARD GRID
 COLOUR: WHITE

LEGEND			
	2'-0" x 4'-0" FLUORESCENT LIGHT FIXTURE TO BE MOUNTED NFP LOWER THAN 8'-0"		CHANDELIER
	2'-0" x 2'-0" FLUORESCENT LIGHT FIXTURE TO BE MOUNTED NFP LOWER THAN 8'-0"		SPRINKLER HEADS
	RECESSED ROUND LIGHT		RETURN AIR DIFFUSER
	DROP ROUND LIGHT		SUPPLY AIR DIFFUSER
			"E" DENOTES EXISTING TO REMAIN
			"N" NEW FIXTURES

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW
(A)	2024 03 11	SCHEMATIC DESIGN	UA	AS
		PROJECT ISSUE	DRAWN	REVIEW



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PROJECT
DAYCARE CENTRE
 17 DEAN ST, BRAMPTON

DRAWING TITLE
REFLECTED CEILING LAYOUT

PROJECT NO: 25-019
 PLOT DATE: MAR 2, 2025
 SCALE: AS NOTED
 SHEET NO: **A201**

FILENAME: C:\Users\arshad\Dropbox\Studio\Projects\2025\01-17 - Daycare, 17 Dean St, Brampton\05-BIM\25-019.rvt
 24x36
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DIVISION 1 - GENERAL REQUIREMENTS

- PART 1 - GENERAL
1.1 THE CONTRACTOR WILL INSPECT THE PREMISES IMMEDIATELY TO CHECK THE EXISTING WORKS CONDITIONS SHOULD...
2 CONTRACTORS SHALL VISIT THE PREMISES WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS...
3 PRIOR TO BEGINNING THE WORK, GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND SQUARE FOOTAGES...
4 CONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS...
5 ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES...
7 THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED...
8 THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT LIMITATION OF ANY OTHER WARRANTIES...
11 THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION...
12 GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS...
15 GENERAL CONTRACTOR SHALL FURNISH ALL REQUIRED TEMPORARY FACILITIES AND ALL TEMPORARY UTILITIES IMMEDIATELY AFTER RECEIPT OF NOTICE TO PROCEED...
16 WHEN CONSTRUCTION BARRIERS ARE REQUIRED, ALL CONTRACTORS MUST STAY BEHIND THE CONSTRUCTION BARRIERS...
17 THE FOLLOWING MATERIALS SHALL BELIEF AT JOBSITE...
A ONE FULL GALLON OF AN ENVIRONMENTALY FRIENDLY...
B ONE FULL BAG OF EACH TYPE OF FLOOR TILE FREE FROM NICKS, SCRATCHES OR CRACKS...
C ONE-HALF BAG OF TILE GROUT...
D MATERIALS SHALL BE LEFT IN ONE LOCATION UPON OWNER'S REPRESENTATIVE'S DIRECTION AND APPROVAL.

DIVISION 1 - GENERAL REQUIREMENTS

- 20 ALL DIMENSIONS AND FINISHES SHALL BE VERIFIED AND COORDINATED WITH EXISTING CONDITIONS PRIOR TO CONSTRUCTION...
21 PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND METHODS FOR INSTALLATION OF FINISHES...
22 GENERAL CONTRACTOR SHALL COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES...
23 CONTRACTORS SHALL PATCH, REPAIR, REFERENCE AND FINISH ANY FLOOR, WALL, OR CEILING TO MATCH ADJACENT EXISTING CONSTRUCTION...
24 WHERE REQUESTED BY THE OWNER TO CERTIFY CONFORMANCE TO TRADE STANDARDS OF THE PROJECT REQUIREMENTS...
25 PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND MATERIALS...
26 MAINTAIN AN ACTIVE FIRE SMOKE INSULATOR AT THE PROJECT AS REQUIRED BY LOCAL GOVERNING AGENCIES...
27 ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPROVED, INSTALLED, CONNECTED, EARTHED, GROUND, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS...
28 GENERAL CONTRACTOR TO ENSURE ALL PRODUCTS, INCLUDING ELECTRICAL FITTINGS, SHALL BE DELIVERED TO THE CONSTRUCTION SITE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS...
29 NOTIFY THE OWNER WHEN THE WORK IS SUBSTANTIALLY COMPLETED READY FOR INSPECTION...
30 PROVIDE FINAL CLEANUP AND DAMAGE REPAIR AT THE PROJECT COMPLETION...
A POWER VACUUMING THE ENTIRE SPACE...
B HAND DUSTING AND CLEANING OF ALL SHELVING, CABINETS, ELECTRONIC EQUIPMENT, AND FURNITURE...
C REPAIR OR REPLACEMENT OF PROPERTY DAMAGED DURING THE COURSE OF THE PROJECT.

DIVISION 2 - EXISTING CONDITIONS

- DEMOLITION/BUILDING ALTERATIONS
1 THE WORK MAY INCLUDE DEMOLITION OF EXISTING CONSTRUCTION, REMOVAL OF VARIOUS ITEMS OF EQUIPMENT AND CONSTRUCTION, AND THE CUTTING OR ALTERATION OF EXISTING CONSTRUCTION AS SHOWN, NOTED OR IMPLIED ON THE DRAWINGS...
2 AT ALL REMOVED CONSTRUCTION REMOVE CUT EDGES, REPLACE AND REPAIR EXISTING WORK. MAKE JOINTS OF NEW AND EXISTING PATCHES VERY SMOOTH, EVEN AND PRACTICALLY INVISIBLE...
3 PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE...
4 ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND OFFERING UTILITY SERVICES WITH AREAS AFFECTED BY DEMOLITION...
5 CAREFULLY REMOVE MATERIALS AND EQUIPMENT WHICH ARE INTENDED TO BE REUSED...
6 REMOVE (DEBRIS, REFUSE AND MATERIALS) BEFORE DEMOLISHED IMMEDIATELY FROM THE SITE.

DIVISION 2 - EXISTING CONDITIONS

- 6 ERECT AND MAINTAIN WEATHERPROOF AND DUST-PROOF ENCLOSURES AND PARTITIONS TO PREVENT WEATHER DAMAGE OR SPREAD OF DUST...
7 PERFORMANCE IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION...
8 REPAIR ALL DAMAGE IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER...
1 WORK INCLUDES PATCHED, DEMOLISHED SLAB AND CERAMIC TILE, IF ANY; FILLING AND LEVELING JOINTS AND CRACKS...
2 USE RADIUM-CONTAINING AS UNDERLAY FOR PATCHING OR REPAIRING EQUAL OR SIMILAR SHALL BE TWO PARTS...
3 ALL CONCRETE IS TO BE CUT AND REMOVED, AS OPPOSED TO THE USE OF JACKHAMMERS...
4 ALL REMOVED CONCRETE IS TO HAVE A 10 MIL VAPOR BARRIER PLACED ON TOP OF EXPOSED AREAS...
5 ALL OUT AREAS OF CONCRETE ARE TO BE DRILLED AND PINNED WITH STEEL REBAR AND TO BE SPACED AT A MAXIMUM OF 18" APART...
6 CONCRETE IS TO BE PLACED TO ENSURE THAT A FLUSH AND SMOOTH TRANSITION IS OBTAINED WITH THE EXISTING CONCRETE...
7 PROTECT FROM DAMAGE BY OTHER TRADES WORKING ADJACENT TO THE INSTALLATION...
8 ALL JOINTS IN CONCRETE SHALL BE PROTECTED WITH A CLEAN SURFACE...
9 ALL EXPOSED WOOD EDGES 1/8" MINIMUM RADIUS...
10 ALL PLAN HANGING WASHERS FOR MEMBERS FOR SUPPORT OF STRUCTURAL MEMBERS OR CONNECTION THERE TO...
11 ALL PLASTIC FINISHES SHALL BE FIRE TREATED...
12 DO NOT REGARD RODS, BLOCKING, FURRING, AND SUCH OTHER FASTENING PROVISIONS AS SHOWN ON DRAWINGS...
13 UNLESS OTHERWISE INDICATED, CONFORM TO "PREMIUM GRADE" STANDARDS OF ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMCA) 1991.

DIVISION 5 - METAL FABRICATION

- 1 PROVIDE ALL MISCELLANEOUS METAL ITEMS INCLUDING FASTENERS, FABRICATIONS, FASTENERS AND CONNECTIONS...
2 STEEL SHALL BE FREE FROM SCALE AND FITTING AND OTHER DEFECTS...
3 BUBBLES SHALL CONFORM TO REQUIREMENTS OF ASTM A660 OR AS APPROVED...
4 WHERE METAL ITEMS ARE TO BE ERECTED AND IN CONTACT WITH DISSIMILAR MATERIALS...
5 SHEET STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A101...
6 ALUMINUM EXTRUSIONS SHALL CONFORM TO ASTM B221...
7 FASTENERS SHALL BE AS REQUIRED TO ASSEMBLY AND INSTALLATION OF FABRICATED ITEMS...
8 BOLTS SHALL BE LOW CARBON STEEL EXTERNALLY AND INTERNALLY...
9 MISCELLANEOUS MATERIALS, PROVIDED ALL INCIDENTAL ACCESSORY MATERIALS, TOOLS, METHODS AND EQUIPMENT...
10 PROVIDE FINISH BLOCKING AND BRACING IN METAL FRAMES PARTITIONS NECESSARY FOR A COMPLETE INSTALLATION...
14 FABRICATE ALL MISCELLANEOUS DOORING AND BRACING ITEMS TO DETAIL OF STRUCTURAL STEELS, PLATES, AND BARS...
15 ATTENTION TO ATTENATION BATT INSULATION PROVIDED 'OWENS CORNING' BATT INSULATION AT ALL PERIMETER WALLS...
16 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
17 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
18 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
19 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
20 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...

DIVISION 6 - WOOD AND PLASTICS

- 1 ROUGH CARPENTRY & FINISHES
1.1 DIMENSIONS, MOISTURE CONTENT NOT MORE THAN 16% WITH INDICATION OF "56% RFT" ON THE NAME, GRADE OR SPECIFICATION...
1.2 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
1.3 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
1.4 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
1.5 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
1.6 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...

DIVISION 6 - WOOD AND PLASTICS

- D. INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH APPLICABLE CODE STANDARDS...
F. PROVIDE FINISH BLOCKING AND BRACING IN METAL FRAMES PARTITIONS NECESSARY FOR A COMPLETE INSTALLATION...
G. FABRICATE ALL MISCELLANEOUS DOORING AND BRACING ITEMS TO DETAIL OF STRUCTURAL STEELS, PLATES, AND BARS...
H. ATTENTION TO ATTENATION BATT INSULATION PROVIDED 'OWENS CORNING' BATT INSULATION AT ALL PERIMETER WALLS...
I. ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
J. ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
K. ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
L. ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
M. ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...

DIVISION 6 - DOORS AND WINDOWS

- WOOD AND HOLLOW METAL DOORS AND FRAMES
1 ALL HOLLOW METAL DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
2 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
3 ALL WOOD DOOR AND FRAME TO COMPLY WITH CANADIAN STANDARDS...
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DIVISION 6 - DOORS AND WINDOWS

- GLASS AND WINDOW FRAMES GLAZING
1 GLAZING SHALL BE DESIGNED IN COMPLIANCE WITH CANADIAN STANDARDS...
2 ALL GLASS SHALL BE SET IN ACCORDANCE WITH TRADE STANDARDS...
3 VERIFY THAT FRAMES TO RECEIVE GLAZING ARE SQUARE AND TRUE...
4 UPON COMPLETION, REMOVE ALL EXCESS SEALANT AND MATERIALS...
5 PROVIDE TEMPORARY GLASS BRG, STYLE #1, TYPE #1...
6 ALL GLASS EDGES SHALL BE GROUNDED SMOOTH AND POLISHED...
7 GENERAL GLASS SHALL BE IN ACCORDANCE WITH FEDERAL SPECIFICATIONS...
8 ALL GLASS EDGES SHALL BE GROUNDED SMOOTH AND POLISHED...
9 GENERAL GLASS SHALL BE IN ACCORDANCE WITH FEDERAL SPECIFICATIONS...
10 ALL GLASS EDGES SHALL BE GROUNDED SMOOTH AND POLISHED...

DIVISION 6 - DOORS AND WINDOWS

- 3 PROVIDE DOORS OF SIZES AND TYPES INDICATED ON DRAWINGS...
4 FACE STUDENERS, EYES AND HARDWARE REINFORCEMENT...
5 PROVIDE CUSTOM MADE WELDED UNITS WITH THE INTEGRAL FRAME...
6 HARDWARE REINFORCEMENT AND ANCHORS (REGIONS, FLOOR AND WALLS)...
7 AFTER FABRICATION, PRESS, BULLDOZ AND REPAIR EXPOSED SURFACES...
8 INSTALL FRAMES IN ACCURATE LOCATIONS AS INDICATED ON DRAWINGS...
9 INSTALL WOOD DOORS, FRAMES AND TRIM: SIZE AND THICKNESS AS SCHEDULED ON THE DRAWINGS...
10 ALL GLAZING SHALL BE SET IN ACCORDANCE WITH TRADE STANDARDS...
11 HANG DOORS AS SCHEDULED ON DRAWINGS, IN ACCORDANCE WITH THE INSTALLATION...
12 GENERAL CONTRACTOR TO PROVIDE ACCESS DOOR BY CULVERT OR PLATE TO BE PROVIDED...
13 ACCEPTABLE CORD MANUFACTURERS ARE S.W. FLEMING, DALEY, STELLOR, MACCORTA, AMVIC AND LATHER INDUSTRIES LTD.
HARDWARE
1 ALL HARDWARE FOR COMPLETE WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH DRAWINGS...
2 PROVIDE HARDWARE FOR FIRE-RATED OPENINGS IN COMPLIANCE WITH REQUIREMENTS OF NFPA 201...
3 HARDWARE FINISH SHALL BE SATIN CHROME, U.S.D.
4 HARDWARE SUPPLIER WILL PROVIDE DRAWINGS, SCHEDULES AND PAPER TEMPLATES...
5 EACH ITEM OF HARDWARE SHALL BE PACKAGED SEPARATELY WITH ALL NECESSARY SOREWS, BOLTS, TAMPING KEYS AND INSTALLATION TEMPLATES...
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Zoning Non-compliance Checklist

File No.

A-2026-0018

Applicant: Nestlings Childcare / Sabeen Bhatti

Address: 17 Dean Street

Zoning: SC-3442

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To provide 21 parking spaces	Whereas the By-law requires a minimum of 26 parking spaces	20.3
SCHEDULE "C"			

Note: 93 children and 16 staff

Reviewed by Zoning

Date

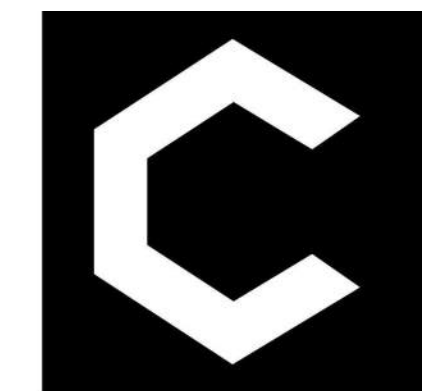
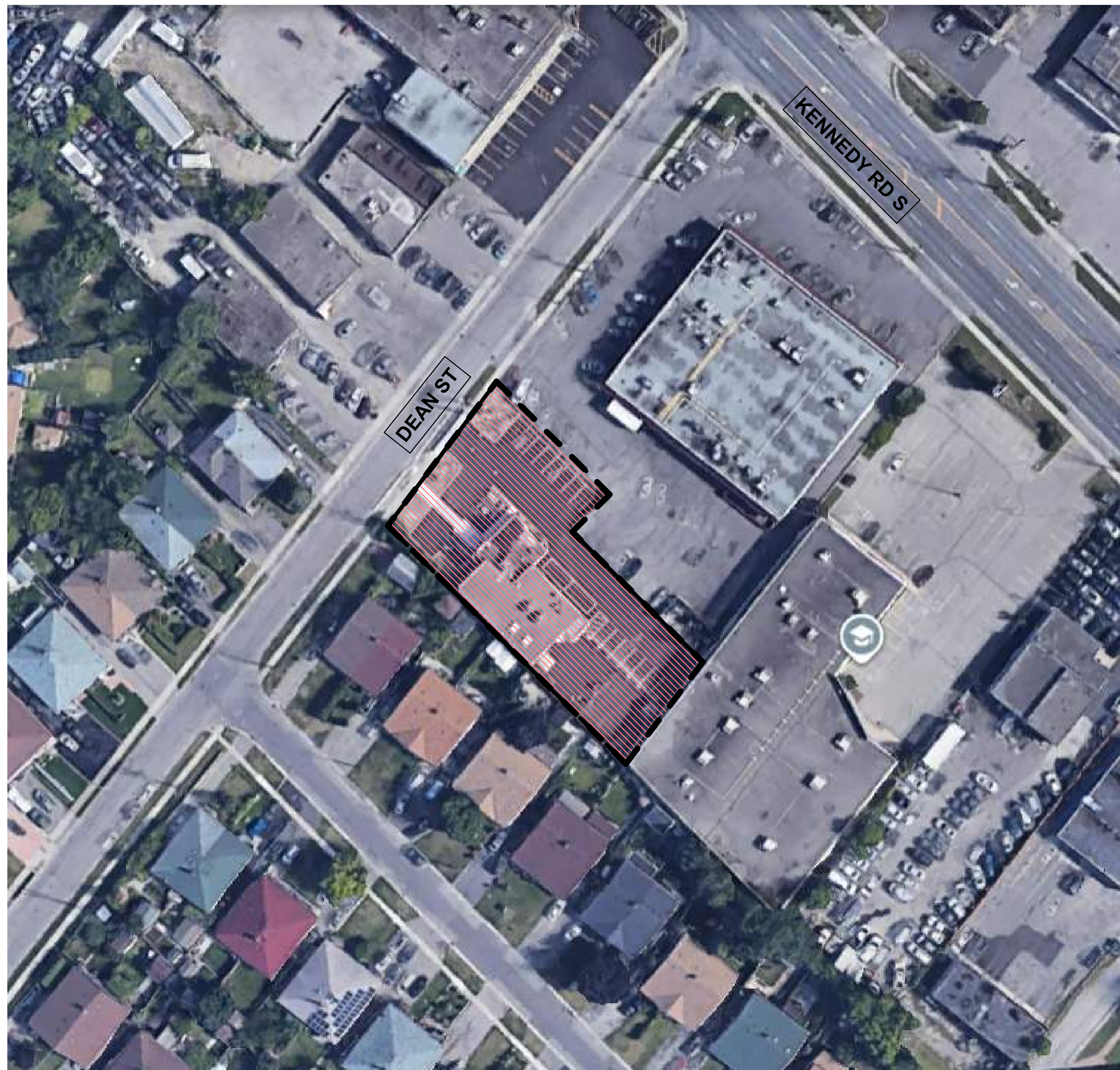
DAYCARE CENTRE

17 DEAN ST, BRAMPTON

NESTLINGS CHILDCARE

ISSUED FOR: MINOR VARIANCE APPLICATION

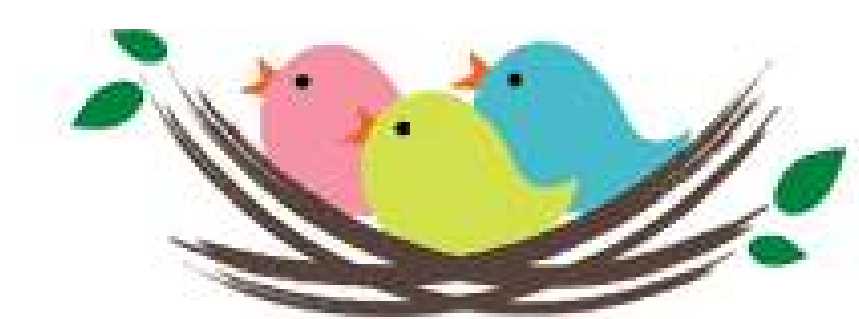
ISSUE DATE: APR 6, 2026



C-Architecture

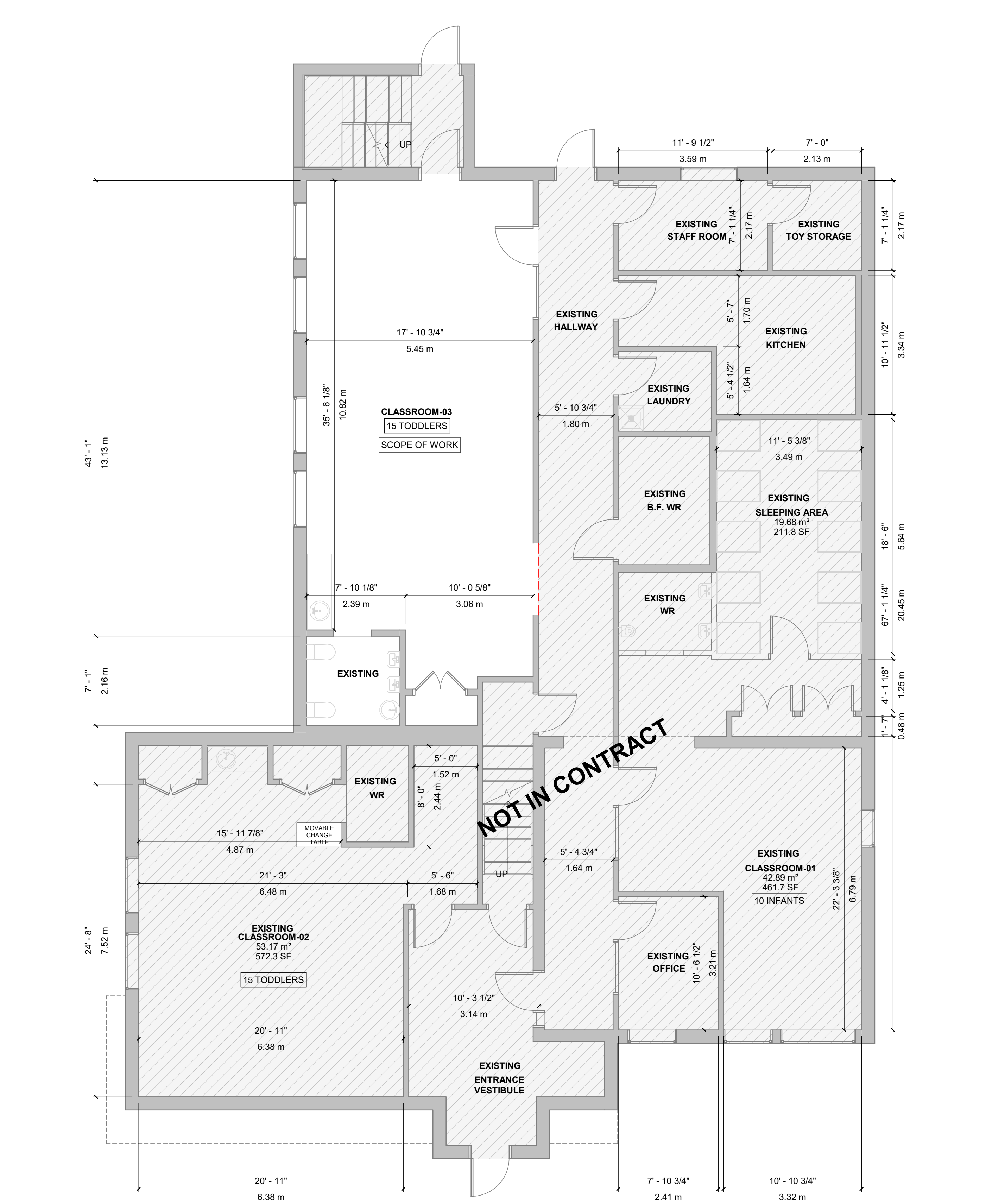


SHEET LIST	
SHEET NUMBER	SHEET NAME
A000	COVER PAGE
A001	SITE PLAN
A101	GROUND FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	REFLECTED CEILING PLAN
A901	SPECIFICATIONS



NESTLINGS

Early Learning & Childcare



2 GROUND FLOOR PLAN - EXISTING

A101 3/16" = 1'-0"

1 GROUND FLOOR PLAN - PROPOSED

A101 3/16" = 1'-0"

CAPACITY

INFANTS: 10
TODDLERS: 35
PRE-SCHOOLERS: 48
TOTAL: 93 CHILDREN

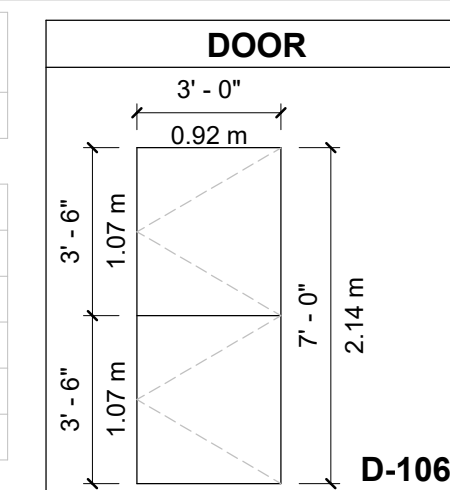
CLASS ROOM	CLASS ROOM AREA (SF)	WINDOW GLAZING SCHEDULE		
		GLAZING REQUIRED (%)	GLAZING REQUIRED (SF)	GLAZING PROVIDED (SF)
CLASSROOM 03	335.7 f12	10%	33.5 f12	41.33 f12
CLASSROOM 06	333.2 f12	10%	33.3 f12	41.33 f12

ROOM / SPACE				
ROOM NAME	FLOOR LEVEL	AGE GROUP	LICENCED CAPACITY	NO. OF STAFF
CLASSROOM 03	LOWER	TODDLER 18 MONTHS - 2.5 YRS	10	02
CLASSROOM 06	LOWER	TODDLER 18 MONTHS - 2.5 YRS	10	02

MAIN FLOOR ROOM AREA LEGEND					
CLASS ROOM NO.	NO. OF CHILDREN	UNOBSTRUCTED AREA (SF)	OBSTRUCTED AREA (SF)	AREA REQUIRED (SF)	AREA PROVIDED (SF)
CLASSROOM 03	10	300 f12	20 f12	320 f12	335.7 f12
CLASSROOM 06	10	300 f12	20 f12	320 f12	333.2 f12

ROOM SPACE STATISTICS	
TOTAL LICENCED CAPACITY	TOTAL NUMBER OF STAFF
93	15

TRAVEL DISTANCE	
PATH	TRAVEL DISTANCE
ROUTE 1A	13.5 m
ROUTE 1B	10.6 m
ROUTE 1C	8.1 m
ROUTE 1D	9.1 m
ROUTE 1E	6.2 m
ROUTE 1F	6.2 m



REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW
B	2025.11.18	BLD PERMIT APPLICATION	UA	AS
A	2025.11.12	MOE & PH APPROVAL	UA	AS
ISSUE #	ISSUE DATE	PROJECT ISSUE	ISSUE DATE	DRAWN/REVIEW

NESTLINGS CHILDCARE

DAYCARE CENTRE
17 DEAN ST, BRAMPTON

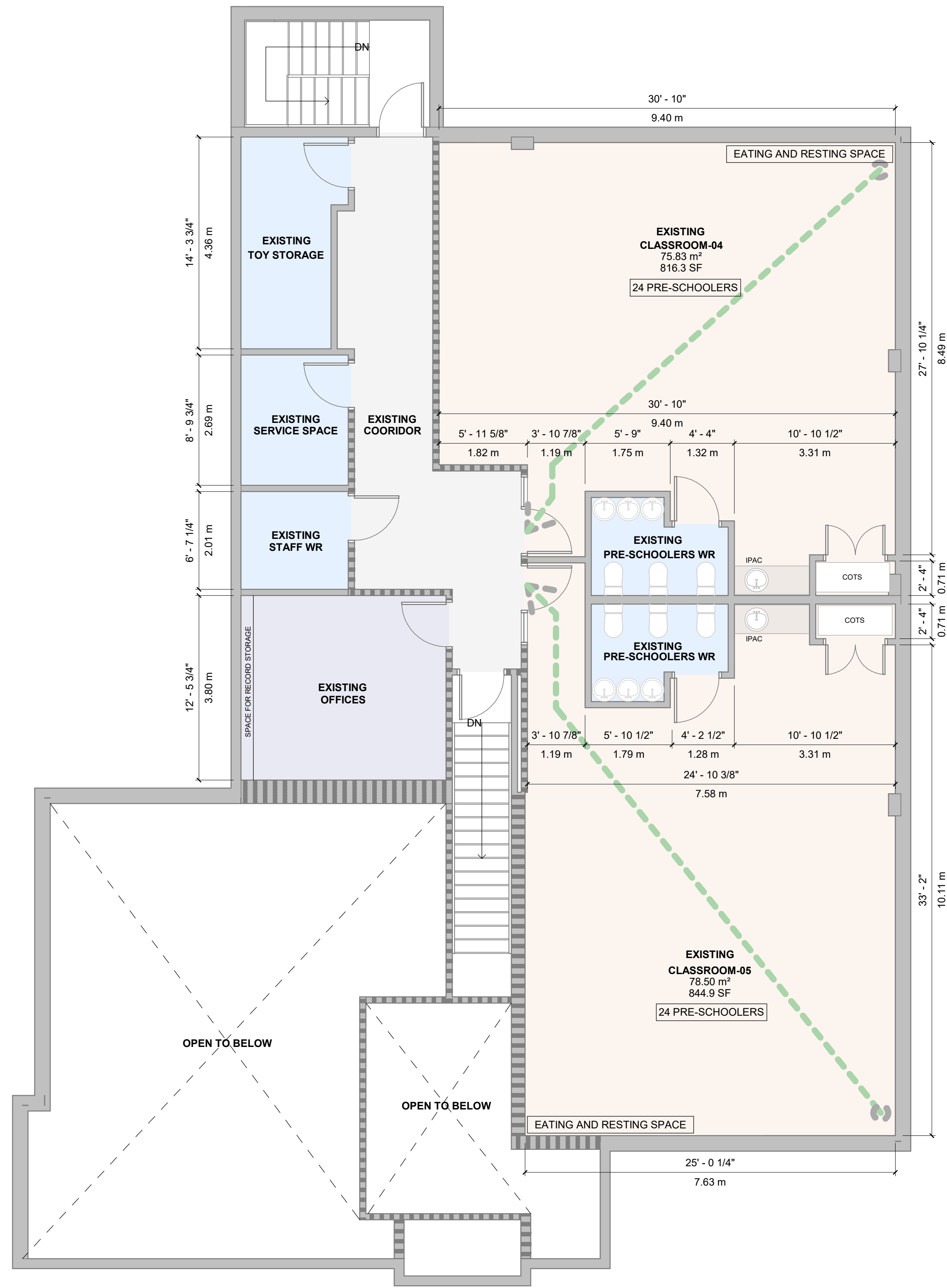
GROUND FLOOR PLAN

PROJECT NO. 25-019 | PLOT DATE APR 6, 2026 | SCALE AS NOTED

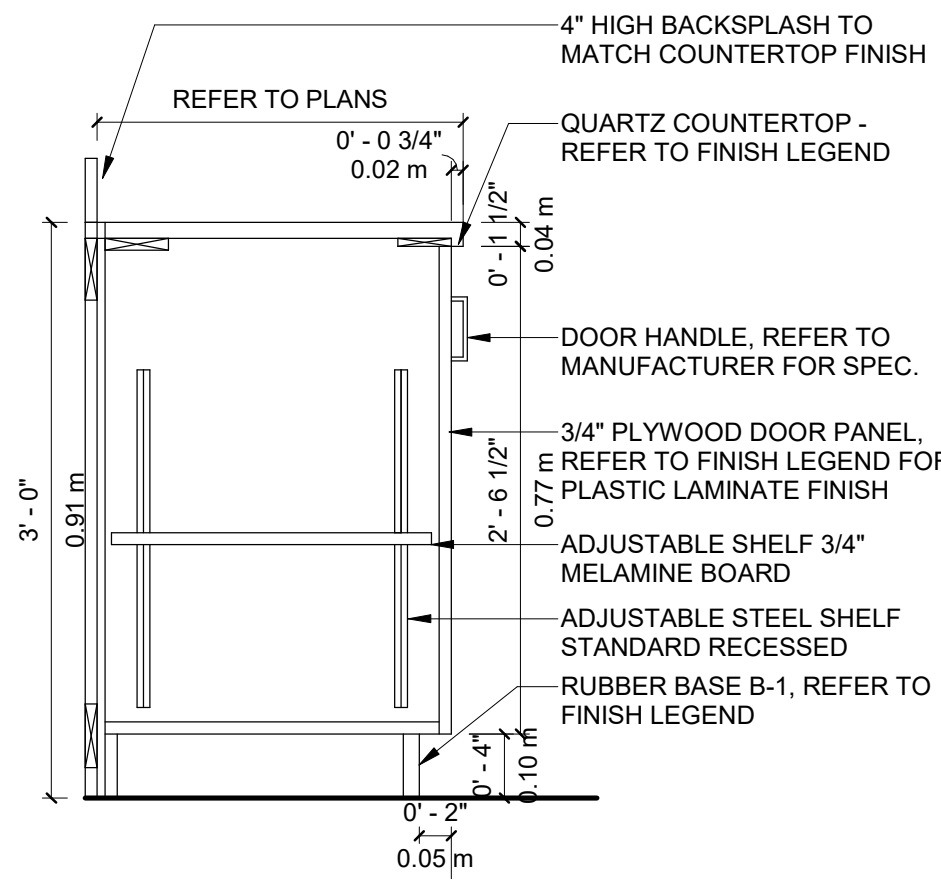
SHEET NO. **A101**

FILENAME: C:\Users\stasha\Dropbox\C Architecture\Projects\2025\25-019 - Daycare, 17 Dean St, Brampton\05 BIM\25-019.rvt
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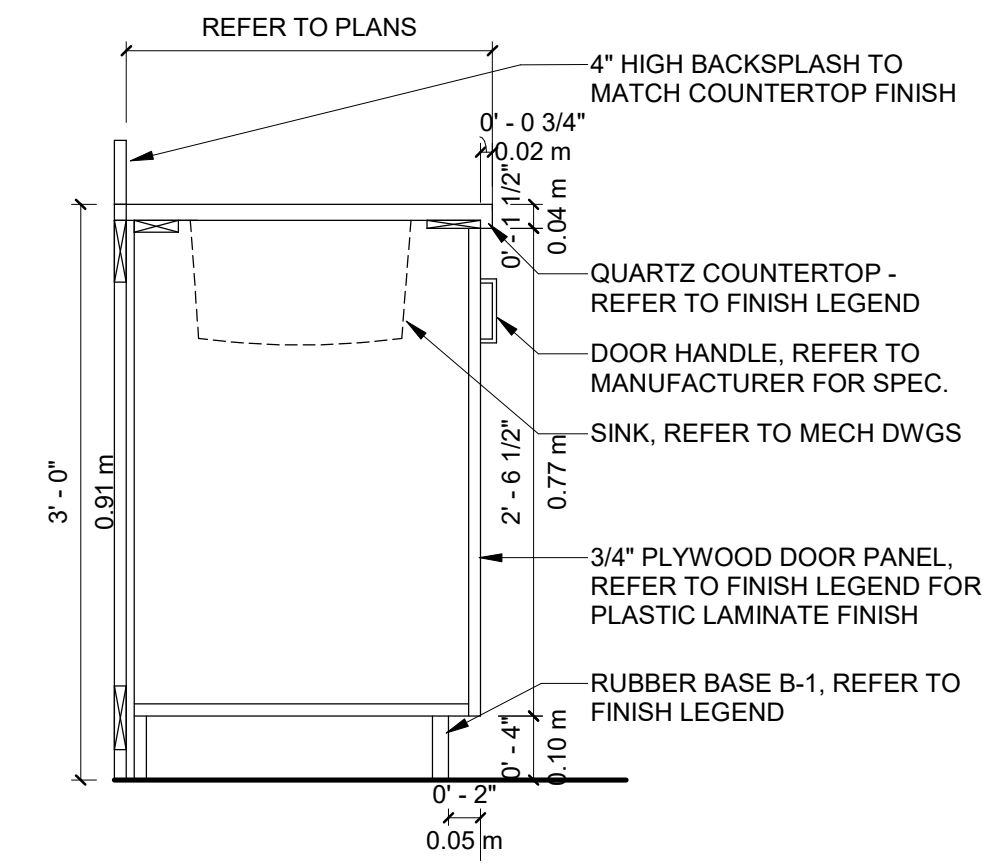
2 SECOND FLOOR PLAN
A102 3/16" = 1'-0"



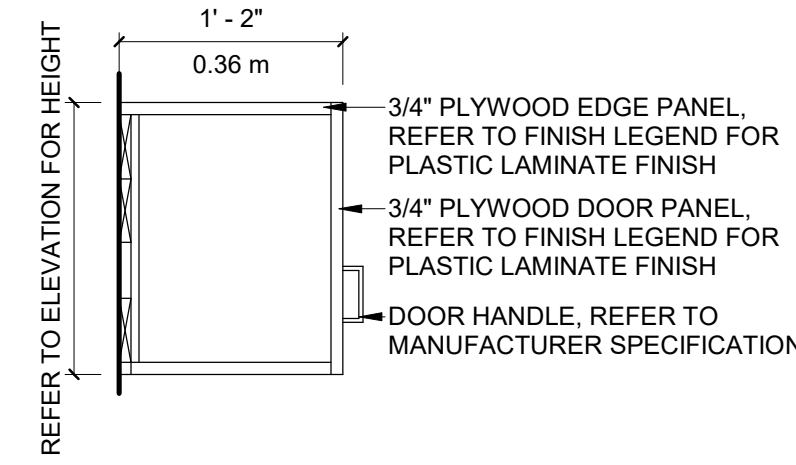
1 SECTIONAL DETAIL-01
A102 1" = 1'-0"



3 SECTIONAL DETAIL-02
A102 1" = 1'-0"

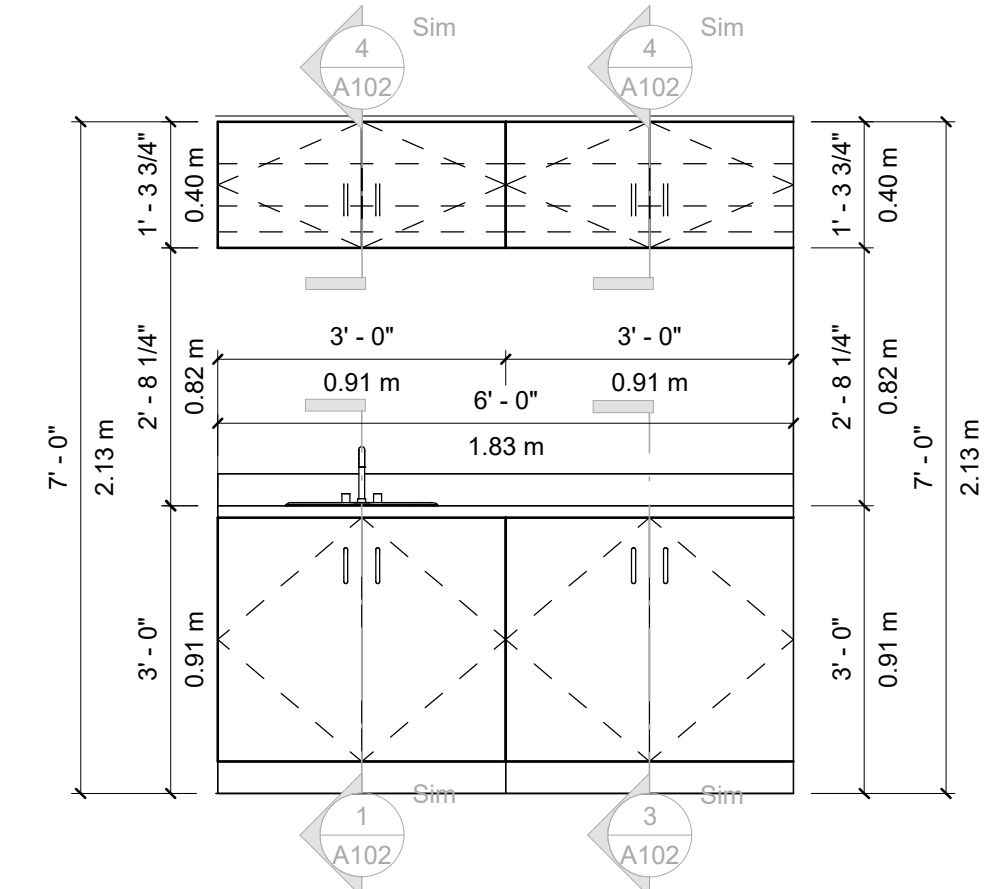


4 SECTIONAL DETAIL-03
A102 1" = 1'-0"



- TYPICAL MILLWORK NOTES:**
- DOORS AND PANELS SHALL BE PLASTIC LAMINATE ON 3/4" PLYWOOD OR PARTICLEBOARD. PLASTIC LAMINATE TO MATCH SHALL BE APPLIED ON INTERIOR SIDE.
 - DRAWERS AND ADJUSTABLE SHELVES SHALL BE 3/4" MELAMINE BOARD W/ WHITE FINISH
 - ALL DRAWER PULLS SHALL BE INSTALLED CENTERED ON THE DRAWER FRONT.
 - MELAMINE BOARD SHELVES SHALL BE MAX 37" LONG WITH MATCHING EDGING TAPE ON EXPOSED EDGES OF MELAMINE.

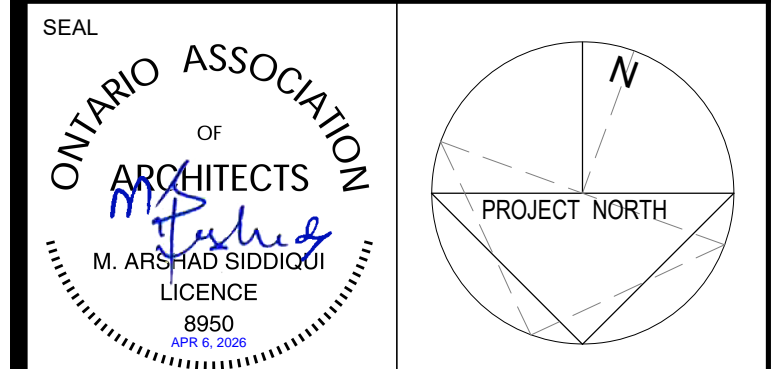
5 DIAPER CHANGING STATION
A102 1/2" = 1'-0"



REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW
B	2025.11.18	BLD PERMIT APPLICATION	UA	AS
A	2025.11.12	MOE & PH APPROVAL	UA	AS
		ISSUE #	ISSUE DATE	PROJECT ISSUE

OWNER / CLIENT

NESTLINGS CHILDCARE



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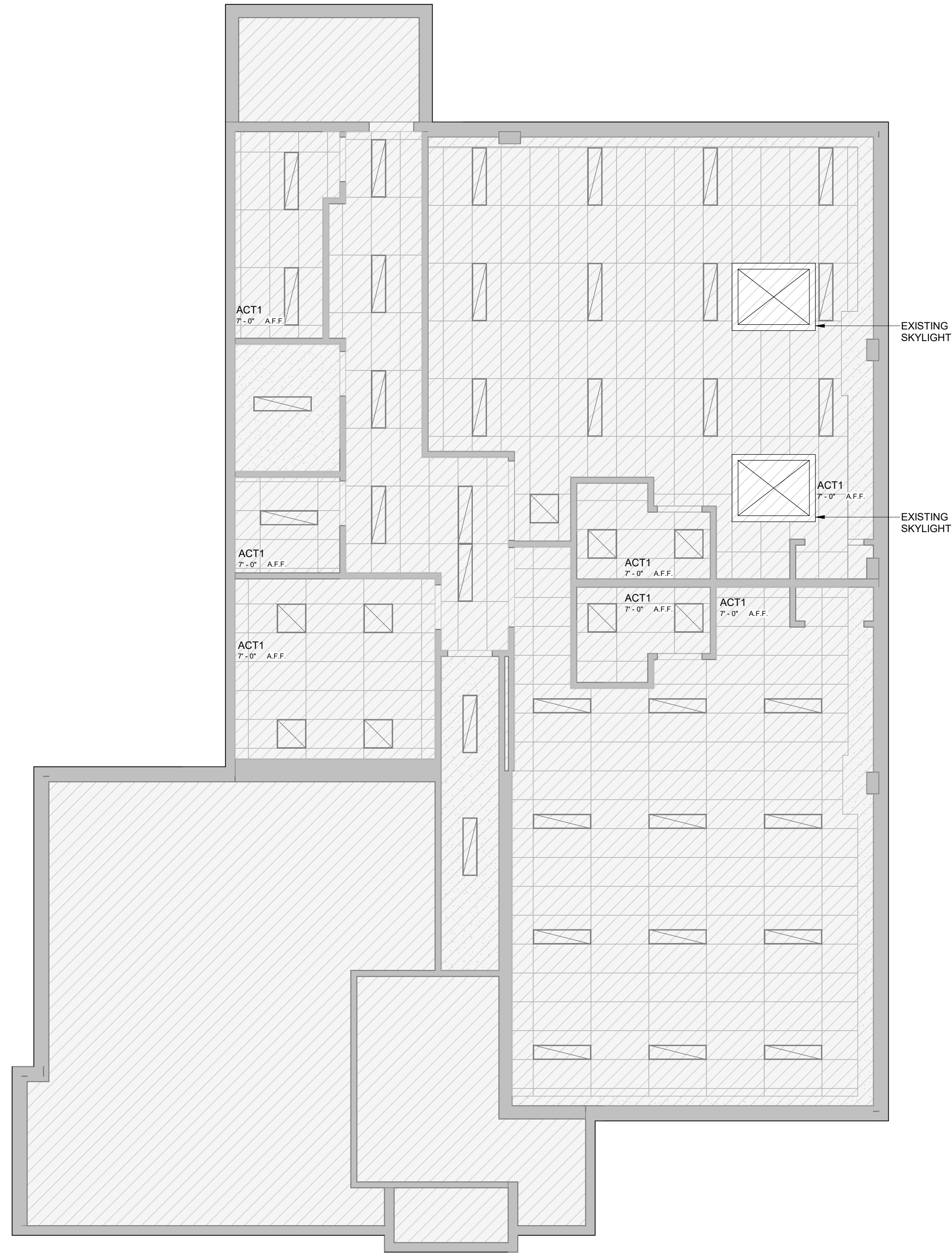
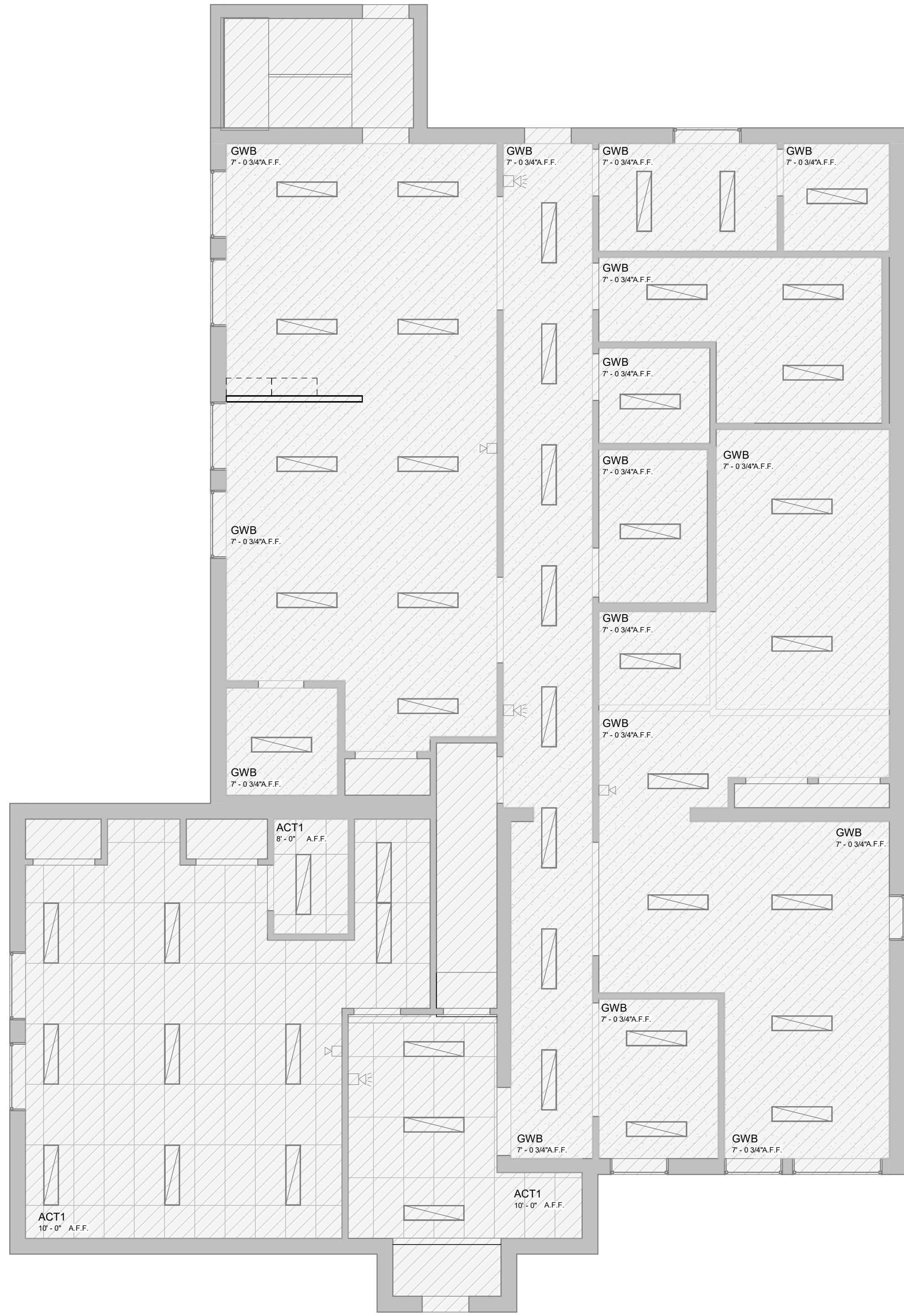
PROJECT
DAYCARE CENTRE
17 DEAN ST, BRAMPTON

DRAWING TITLE
SECOND FLOOR PLAN

PROJECT NO. **25-019** PLOT DATE **APR 6, 2026**
SCALE **AS NOTED**

SHEET NO. **A102**

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1 LOWER LEVEL - REFLECTED CEILING LAYOUT
A201 3/16" = 1'-0"

2 UPPER LEVEL - REFLECTED CEILING LAYOUT
A201 3/16" = 1'-0"

NOTE: FINISHES STANDARDS TO BE COORDINATED WITH OWNER

GWB 1/2" WMR GYPSUM BOARD CEILING AND BULKHEAD; WASHABLE PAINT, W/ NO TEXTURE COLOR: WHITE (C2)

ACT ACT-1 - ACOUSTIC CEILING TILE, 2'-0"x4'-0"; WHITE COLOUR; 5/8" THICKNESS
ACT-2 - ACOUSTIC CEILING TILE, 2'-0"x2'-0"; WHITE COLOUR; 5/8" THICKNESS

NOTE: CEILING HEIGHTS TO BE VERIFIED AT SITE AS PER CONDITIONS AND EXISTING STRUCTURES.(C1)

ACT-3 - CLEAN ROOM CEILING TILES
• MANUFACTURER: ARMSTRONG, CGO OR CERTANTEED
• PRODUCT: ARMSTRONG, CLEAN ROOM VL 870

UNPERFORATED OR CGC CLEAN ROOM
• CLASS 100 OR CERTANTEED; VINYLSHIELD A #1100-CRT-1;
• THICKNESS: 5/8 IN.
• GRID: STANDARD GRID
• COLOUR: WHITE
• CAC: 40

LEGEND	
	L1 2'-0" x 4'-0" FLUORESCENT LIGHT FIXTURE TO BE MOUNTED NOP LOWER THAN 8'-0"
	L2 2'-0" x 2'-0" FLUORESCENT LIGHT FIXTURE TO BE MOUNTED NOP LOWER THAN 8'-0"
	L3 RECESSED ROUND LIGHT
	L4 DROP ROUND LIGHT

	L5 CHANDELIER
	SPRINKLER HEADS
	RE RETURN AIR DIFFUSER
	DIFF SUPPLY AIR DIFFUSER

E DENOTES EXISTING TO REMAIN
R DENOTES EXISTING FIXTURE REPLACED
N NEW FIXTURES

REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW
(A)	2024.03.11	SCHEMATIC DESIGN	UA	AS
ISSUE #	ISSUE DATE	PROJECT ISSUE	DRAWN	REVIEW

OWNER / CLIENT

NESTLINGS CHILDCARE

SEAL

PROJECT NORTH

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PROJECT
DAYCARE CENTRE
17 DEAN ST, BRAMPTON

DRAWING TITLE
REFLECTED CEILING PLAN

PROJECT NO. 25-019
PLOT DATE APR 6, 2026
SCALE AS NOTED
SHEET NO. **A201**

24x36

DIVISION 1 - GENERAL REQUIREMENTS

- PART 1 GENERAL
- 1 THE CONTRACTOR WILL INSPECT THE PREMISES IMMEDIATELY TO CHECK THE EXISTING WORKING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH HE BELIEVES WOULD IMPEDE HIS WORK, THEN SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO SO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT HE INTENDS TO PERFORM HIS OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO HIS WORK.
 - 2 CONTRACTORS SHALL VISIT THE PREMISES WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT PRIOR TO DEVELOPING THEIR BID. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND MEASUREMENTS. A DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
 - 3 PRIOR TO BEGINNING THE WORK, GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND SQUARE FOOTAGES. NOTIFY THE OWNER AND ARCHITECT OF COMPLIANCE OR DISCREPANCIES, COMPARING THOSE DISCREPANCIES TO THE NUMBERS ON THE TITLE SHEET.
 - 4 CONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DUST AND DAMAGE DURING THE CONSTRUCTION PROCESS AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH WORKING DAY.
 - 5 ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
 - 6 UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
 - 7 THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT SO CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
 - 8 THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTEE OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.
 - 9 ALL DRAWINGS HEREIN CREATE AN ENTIRE PACKAGE. ALL TRADES SHALL BE RESPONSIBLE FOR REVIEWING THEIR RESPECTIVE REQUIREMENTS AND COORDINATING THEIR HIDDEN OR EXPOSED WORK WITH OTHER RELATED TRADES.
 - 10 COORDINATE ALL WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS TO ASSURE EFFICIENT AND ORDERLY INSTALLATION. PROVIDE ACCOMMODATION FOR ITEMS INSTALLED AT A LATER DATE. VERIFY THAT CHARACTERISTICS OF ELEMENTS IF INTERRELATED OPERATING ELEMENTS ARE COMPATIBLE. COORDINATE WORK OF VARIOUS SECTIONS WHICH HAVE INTERDEPENDENT RESPONSIBILITIES FOR INSTALLATION. IS CONNECTING TO, AND PLACING IN SERVICE, SUCH EQUIPMENT. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL WORK, ELECTRICAL WORK AND FIRE SPRINKLER SYSTEM WHICH ARE INDICATED, DETAILED OR IMPLIED DIAGRAMMATICALLY ON DRAWINGS.
 - 11 THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, IMPLIED DIAGRAMMATICALLY ON DRAWINGS. GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 - 12 GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDLORD AND THE TENANT. VERIFY AND COORDINATE WITH THE OWNER'S PROJECT MANAGER FOR ANY ADDITIONAL REQUIREMENTS.
 - 13 GENERAL CONTRACTOR SHALL FURNISH ALL REQUIRED TEMPORARY FACILITIES AND ALL TEMPORARY UTILITIES IMMEDIATELY AFTER RECEIPT OF NOTICE TO PROCEED FOR USE IN CONVENIENCE OF ALL THOSE ENGAGED IN THE PROJECT WORK.
 - 14 WHEN CONSTRUCTION BARRIERS ARE REQUIRED, ALL CONTRACTORS MUST STAY BEHIND THE CONSTRUCTION BARRIERS AND MAINTAIN ACCESS TO SUCH AREAS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS. FAILURE TO MAINTAIN CLEAN MAIN ENTRANCE WILL RESULT IN BUILDING MANAGEMENT HAVING SUCH MATERIAL AND DEBRIS REMOVED AND ALL CHARGES FOR MAINTENANCE WILL BE BILLED TO GENERAL CONTRACTOR.
 - 15 COORDINATE ALL CONSTRUCTION AND SCHEDULING WITH THE BUILDING CONSTRUCTION CO-ORDINATOR REVIEWING ALL SCHEDULED ACTIVITIES, PRIOR TO AND THROUGHOUT CONSTRUCTION.
 - 16 ALLOWABLE TOLERANCES - UNLESS OTHERWISE NOTED OR INDICATED, THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK.
 - A. ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
 - B. THE MAXIMUM DEVIATION FROM THE TRUE PLANS FOR VERTICAL AND HORIZONTAL SURFACES SHALL NOT BE GREATER THAN 1/16" AS MEASURED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE.
 - C. ALL HORIZONTAL SURFACES SHALL BE LEVELED OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
 - D. WALL AND SOFFIT INTERSECTIONS SHALL BE 90 DEGREES OR THE EXACT ANGLE INDICATED OR INTENDED.
 - E. ALL CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES OR BULGES OR OTHER BLEMISHES.
 - F. ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.
 - G. ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE "PLAY" OR LOOSENESS.
 - 17 THE FOLLOWING MATERIALS SHALL BE LEFT AT JOBSITE. THEY SHALL BE TAKEN FROM THE SAME MATERIAL, LOT OR RUN USED TO CONSTRUCT AND FINISH THE PROJECT.
 - A. ONE FULL GALLON OF EACH PAINT COLOR IN A CLEAN, TIGHTLY CLOSED CAN, AND CLEARLY MARKED.
 - B. ONE FULL BOX OF EACH TYPE OF FLOOR TILE FREE FROM NICKS, SCRATCHES OR CRACKS.
 - C. ONE-HALF BAG OF TILE GROUT.
 - D. MATERIALS SHALL BE LEFT IN ONE LOCATION UPON OWNER'S REPRESENTATIVE'S DIRECTION AND APPROVAL.

DIVISION 1 - GENERAL REQUIREMENTS

- 18 THE OWNER OR THE OWNER'S SUBCONTRACTORS MAY OCCUPY PORTIONS OF THE PROJECT DURING THE FINAL STAGE OF CONSTRUCTION. COORDINATE AND COOPERATE WITH THE OWNER TO MINIMIZE CONFLICT AND FACILITATE THE OWNER'S OPERATION.
- 19 CONTRACTOR SHALL PROVIDE DISCONNECTION OF ALL UTILITIES BEFORE ANY DEMOLITION.
- 20 ALL DIMENSIONS AND FINISHES SHALL BE VERIFIED AND COORDINATED WITH EXISTING CONDITIONS PRIOR TO CONSTRUCTION, FABRICATION, OR PURCHASING. IN CASE OF CONFLICT BETWEEN THE PROJECT REQUIREMENTS AND/OR EXISTING CONDITIONS, THE ONE HAVING THE HIGHEST REQUIREMENTS SHALL GOVERN, AS APPROVED BY THE OWNER.
- 21 PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICE TO INSURE THE HIGHEST QUALITY FINISHED PRODUCT - EXPRESSED OR IMPLIED. PERFORM ALL WORK BY SKILLED MECHANICS IN ACCORDANCE WITH ESTABLISHED STANDARDS OF WORKMANSHIP IN EACH OF THE VARIOUS TRADES.
- 22 GENERAL CONTRACTOR SHALL COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES, ACCESSORIES, EQUIPMENT AND FIXTURES. INSTALL REQUIRED BLOCKING AT NO ADDITIONAL COST TO THE CONTRACT.
- 23 CONTRACTORS SHALL PATCH, REPAIR, REPLACE AND FINISH ANY FLOOR, WALL OR CEILING TO MATCH ADJACENT, EXISTING CONSTRUCTION DUE TO ANY DAMAGE CAUSED BY DEMOLITION, REPAIR PROPERTY DAMAGE BY THE INSTALLERS TO A LIKE NEW CONDITION OR REPLACE DAMAGED SURFACES AND MATERIALS OF THE PREVIOUSLY INSTALLED WORK BY OTHER TRADES, INSTALLERS AND SUBCONTRACTORS.
- 24 WHERE REQUESTED BY THE OWNER TO CERTIFY CONFORMANCE TO TRADE STANDARDS OF THE PROJECT REQUIREMENTS, THE CONTRACTOR SHALL ENLIST A TESTING LABORATORY AT THE OWNER'S COST. IF THE REQUESTED TEST SHOWS NON-CONFORMANCE TO GENERALLY ACCEPTED TRADE STANDARDS OR THE PROJECT REQUIREMENTS, THE CONTRACTOR SHALL CORRECT THE DEFICIENCY AT NO ADDITIONAL COSTS TO THE OWNER AND REIMBURSE ALL COSTS OF THE TESTING TO THE OWNER UNLESS THE CONTRACTOR HAS USED PRODUCTS INCORRECTLY LABELED BY THE MANUFACTURER OR HAS MADE PREVIOUSLY APPROVED CHANGES.
- 25 PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS. PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT AND OWNER'S PROPERTY FROM THEFT AND VANDALISM AND THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY THE OWNER.
- 26 MAINTAIN AN ACTIVE FIRE EXTINGUISHER AT THE PROJECT AS REQUIRED BY LOCAL GOVERNING AGENCIES.
- 27 ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
- 28 GENERAL CONTRACTOR TO ENSURE ALL PRODUCTS, INCLUDING ELECTRICAL FIXTURES, SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED SAFELY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS AT NO COST TO THE OWNER.
- 29 NOTIFY THE OWNER WHEN THE WORK IS SUBSTANTIALLY COMPLETE AND READY FOR INSPECTION. UPON INSPECTION, PROVIDE WRITTEN OPERATION AND MAINTENANCE INSTRUCTIONS AND GUARANTEES FOR ALL EQUIPMENT AND MATERIALS INSTALLED. PROVIDE WRITTEN GUARANTEES FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK FOR ALL WORKMANSHIP AND MATERIALS.
- 30 PROVIDE FINAL CLEANUP AND DAMAGE REPAIR AT THE PROJECT CONCLUSION. LEAVE THE PREMISES NEAT, CLEAN AND CLEAR OF TOOLS, EQUIPMENT AND SURPLUS MATERIALS, UNLESS REQUESTED BY THE OWNER. CLEANUP SHALL INCLUDE AND NOT BE LIMITED TO.
 - A. PAPER VACUUMING THE ENTIRE SPACE.
 - B. HAND DUSTING AND CLEANING OF ALL SHELVING, CABINETRY, CASEWORK, GLASS AND MIRRORS BOTH INSTALLED UNDER THIS CONTRACT OR EXISTING WALLS, CEILINGS, FIXTURES, ETC.
 - C. REPAIR OR REPLACEMENT OF PROPERTY DAMAGED DURING FINAL COMPLETION OF THE PROJECT.

DIVISION 2 - EXISTING CONDITIONS

- DEMOLITION / BUILDING ALTERATIONS
- 1 THE WORK MAY INCLUDE DEMOLITION OF EXISTING CONSTRUCTION, REMOVAL OF VARIOUS ITEMS OF EQUIPMENT AND CONSTRUCTION, AND THE CUTTING OR ALTERATION OF EXISTING CONSTRUCTION AS SHOWN, NOTED OR IMPLIED ON THE DRAWINGS. CONTRACTOR SHALL DETERMINE AND INVENTORY ALL NECESSARY DEMOLITION AND ALTERATION OF ITEMS TO PROVIDE FOR A COMPLETE INSTALLATION OF NEW WORK. ALL COSTS OF REMOVAL, REPAIR OR REPLACEMENT SHALL BE INCLUDED IN THE BID. ADDITIONAL COSTS FOR DEMOLITION OF ITEMS HIDDEN OR INACCESSIBLE DURING THE BIDDING PHASE, SHALL BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING THE WORK.
 - 2 AT ALTERED CONSTRUCTION REPAIR, CUT EDGES, REPLACE CONSTRUCTION, AND FIT NEW TO EXISTING CONSTRUCTION TO MATCH EXISTING WORK, MAKE JOINTS OF NEW AND EXISTING PATCHES VERY SMOOTH, EVEN AND PRACTICALLY INVISIBLE. COORDINATE ALL REPLACEMENT AND REPAIR REQUIREMENTS WITH LANDLORD'S INSTALLATION CRITERIA AND TENANTS COORDINATOR. SAW-CUT CONCRETE ON GRADE WITH DIAMOND SAW; JACKHAMMERING WILL NOT BE PERMITTED EXCEPT WITH THE EXPRESSED WRITTEN APPROVAL OF THE LANDLORD. CUT IN ACCURATELY LOCATED STRAIGHT LINES AND BREAK OUT SECTIONS. FLOOR MAY BE CORE DRILLED WHERE APPROPRIATE FOR INSTALLATION OF PIPES AND SIMILAR ITEMS. COORDINATE ALL CORE LOCATIONS AND SLAB MODIFICATIONS WITH LANDLORD'S STRUCTURAL ENGINEER. WHERE EXISTING PIPING AND OTHER SIMILAR ITEMS ARE UNDER EXISTING SLABS, EXERCISE CARE TO PROTECT FROM DAMAGE. EXERCISE CARE WHEN CUTTING ADJACENT TO EXISTING WALLS TO AVOID DAMAGE TO WALLS IF DAMAGED, REPAIR AS REQUIRED TO ORIGINAL CONDITION.
 - 3 PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE. PROVIDE AND PLACE BRACING AND SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE, AS DETERMINED BY THE GENERAL CONTRACTOR. UNENLISTED STRUCTURAL ENGINEER ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT DAMAGE OR INJURY.
 - 4 ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS AFFECTED BY DEMOLITION. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES, WHERE APPLICABLE. LOCATE SPRINKLER SHUT-OFF VALVE AND SMOKE ALARM PRIOR TO COMMENCING WORK; COORDINATE REQUIRED MODIFICATION WITH LANDLORD.
 - 5 CAREFULLY REMOVE MATERIALS AND EQUIPMENT WHICH ARE INTENDED TO BE REUSED. STORE IN A SECURE LOCATION. REMOVE DEBRIS AND OTHER MATERIALS BEING DEMOLISHED IMMEDIATELY FROM THE SITE.

DIVISION 2 - EXISTING CONDITIONS

6. ERECT AND MAINTAIN WEATHERPROOF AND DUST-PROOF CLOSURES AND PARTITIONS TO PREVENT WEATHER DAMAGE OR SPREAD OF DUST, FUMES AND SMOKE TO OTHER PARTS OF THE BUILDING. IN ACCORDANCE WITH GUIDELINES AND STIPULATIONS OF LOCAL AUTHORITIES & LANDLORD.
7. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
8. REPAIR ALL DEMOLITION IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
9. REMOVE FROM SITE CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED; DISPOSE OF BY SAFE MEANS TO PROTECT HEALTH OF WORKERS AND PUBLIC. END OF SECTION

DIVISION 3 - CONCRETE REPAIR AND REPLACEMENT

1. WORK INCLUDES PATCHED, DEMOLISHED SLAB AND CERAMIC TILE, IF ANY, FILLING AND LEVELING JOINTS AND CRACKS; AND FILLING ABANDONED ELECTRICAL BOXES AND ANY HOLES GREATER THAN 1/2".
2. USE RAECOLITH "1-35" AS UNDERLAY FOR PATCHING OR APPROVED EQUAL MIX SHALL BE TWO PARTS - MORTAR MIX AND LATEX BINDER MIX AND INSTALL PER MANUFACTURER'S LATEST WRITTEN AND RECOMMENDED DIRECTIONS.
3. ALL CONCRETE IS TO BE CUT AND REMOVED, AS OPPOSED TO THE USE OF JACKHAMMERS.
4. ALL REMOVED CONCRETE IS TO HAVE A 10 MIL VAPOR BARRIER PLACED ON TOP OF BACKFILL AREAS PRIOR TO REPLACING OF THE CONCRETE.
5. ALL CUT AREAS OF CONCRETE ARE TO BE DRILLED AND PINNED USING REBAR AND TO BE SPACED AT A MAXIMUM OF 16" APART. PINS ARE TO BE DRILLED AND EPOXY GROUTED INTO THE EXISTING CONCRETE AT LEAST 6" AND HAVE AT LEAST 6" EXPOSED.
6. CONCRETE IS TO BE PLACED TO ENSURE THAT A FLUSH AND SMOOTH TRANSITION EXISTS WITH THE EXISTING CONCRETE. ANY RAISED OR LOWERED AREAS WILL HAVE TO BE CORRECTED BY THE CONTRACTOR RESPONSIBLE FOR THE PLACEMENT OF THE CONCRETE. END OF SECTION

DIVISION 5 - METAL FABRICATIONS

1. PROVIDE ALL MISCELLANEOUS METAL ITEMS INCLUDING MATERIALS, FABRICATIONS, FASTENERS AND ACCESSORIES REQUIRED FOR FINISHED INSTALLATION AS INDICATED AND SPECIFIED.
2. STEEL SHALL BE FREE FROM SCALE AND PITTING AND OTHER DEFECTS AFFECTING APPEARANCE.
3. TUBING SHALL CONFORM TO REQUIREMENTS OF ASTM A500 OR A501 AS APPROVED. FOR STAINLESS STEEL TUBING CONFORM TO ASTM. FOR STAINLESS STEEL TUBING CONFORM TO ASTM A269 - (92).
4. WHERE METAL ITEMS ARE TO BE ERECTED AND IN CONTACT WITH DISSIMILAR MATERIALS, PROVIDE CONTACT SURFACES WITH COATING OF APPROVED ZINC CHROMATE PRIMER IN MANNER TO OBTAIN NOT LESS THAN 1.0 MIL DRY FILM THICKNESS.
5. SHEET STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A606-01.
6. ALUMINUM EXTRUSIONS SHALL CONFORM TO ASTM B221. REVEALS TO BE ANODIZED FINISH (UNLESS OTHERWISE INDICATED).
7. FASTENERS SHALL BE AS REQUIRED TO ASSEMBLY AND INSTALLATION OF FABRICATED ITEMS.
8. BOLTS SHALL BE LOW CARBON STEEL EXTERNALLY AND INTERNALLY THREADED FASTENERS CONFORMING WITH REQUIREMENTS OF ASTM A307-00. INCLUDE NECESSARY NUTS AND PLAIN HARDENED WASHERS. FOR MEMBERS FOR SUPPORT OF STRUCTURAL MEMBERS OR CONNECTION THERETO, USE FASTENERS CONFORMING WITH ASTM A325-01. FOR STAINLESS STEEL AND NON-FERROUS ITEMS, USE TYPE 302 AND 304 STAINLESS STEEL FASTENERS.
9. MISCELLANEOUS MATERIALS: PROVIDE ALL INCIDENTAL ACCESSORY MATERIALS, TOOLS, METHODS AND EQUIPMENT REQUIRED FOR FABRICATION AND INSTALLATION OF MISCELLANEOUS METAL ITEMS, WINDOW SCREENS AS INDICATED ON DRAWINGS.
10. VERIFY DIMENSIONS PRIOR TO FABRICATION OR CASTING. FORM METAL ITEMS TO ACCURATE SIZES AND CONFIGURATIONS AS INDICATED ON DRAWINGS AND OTHERWISE REQUIRED FOR PROPER INSTALLATION. FABRICATE WITH ALL LINES STRAIGHT AND ANGLES SHARP, CLEAN AND TRUE. DRILL, COUNTERSINK, TAP AND OTHERWISE PREPARE ITEMS FOR CONNECTION WITH WORK OF OTHER TRADES. MAKE PERMANENT CONNECTIONS BY WELDING AND GRIND ALL EXPOSED WELDS SMOOTH TO MATCH ADJACENT SURFACES, ROUGH JOINT SURFACES NOT PERMITTED. AVOID USING BOLTS AND SCREWS UNLESS SPECIFICALLY INDICATED OR APPROVED, WHEN USED, DRAW UP TIGHT AND TIE THREADS TO PREVENT LOOSENING.
11. ALL FERROUS METAL ITEMS SHALL BE SHOP FINISHED. TOUCH-UP OR REPAIR DAMAGED AREAS PRIOR TO INSTALLATION WITH SAME MATERIAL.
12. PROVIDE CONTACT SURFACES WITH CONCRETE MASONRY OR OTHER DISSIMILAR MATERIALS WITH A MINIMUM ONE POINT ZERO (1.0) MIL DRY THICKNESS OF AN APPROVED ZINC CHROMATE PRIMER.
13. PROVIDE ALL STEEL BLOCKING AND BRACING IN METAL FRAMES PARTITIONS NECESSARY FOR A COMPLETE INSTALLATION. INCLUDE AS REQUIRED FOR SUPPORT OF ALL WALL-MOUNTED EQUIPMENT AND FABRICATIONS AS INDICATED ON DRAWINGS. PROVIDE SUPPORTS AT JAMBS OF DOORS AND ELSEWHERE, AS REQUIRED.
14. FABRICATE ALL MISCELLANEOUS FRAMING AND BRACING ITEMS TO DETAIL OF STRUCTURAL SHAPES, PLATES, AND BARS. WELD JOINTS WHERE PRACTIC. PROVIDE ALL BOLTS AND OTHER CONNECTION DEVICES REQUIRED. INCLUDE ANCHORAGES, CLIP ANGLES, SLEEVES, ANCHOR PLATE, AND SIMILAR DEVICES, WHETHER IMPLIED OR INDICATED. SET ACCURATELY IN POSITION AND ANCHOR SECURELY TO BUILDING CONSTRUCTION WITH FASTENERS APPROPRIATE TO THE INSTALLATION. END OF SECTION

DIVISION 6 - WOOD AND PLASTICS

1. ROUGH CARPENTRY & FINISHES.
 - A. PROVIDE ROUGH LUMBER AND PLYWOOD IN STANDARD DIMENSIONS. DISFIGURE CONTENT NOT MORE THAN 19%, WITH INDICATION OF "S-DRY" ON THE GRADE STAMP.
 - B. ALL LUMBER IS TO BE GRADE STAMPED AND IS TO CONTAIN GRADING AGENCY, MILL NUMBER OR NAME, GRADE OR LUMBER SPECIES OR SPECIES GROUPING COMBINATION DESIGNATION, RULES UNDER WHICH GRADED, WHERE APPLICABLE.
 - C. LUMBER SHALL BE PROTECTED FROM THE ELEMENTS UNTIL SUCH TIME IT IS USED IN CONSTRUCTION.

DIVISION 6 - WOOD AND PLASTICS

- D. INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH APPLICABLE CODE STANDARDS UNLESS OTHERWISE INDICATED. FOR SHEATHING UNDERLAY AND OTHER PRODUCTS NOT COVERED IN ABOVE STANDARDS, COMPLY WITH RECOMMENDATIONS OR MANUFACTURER OF PRODUCT INVOLVED FOR USE INTENDED. SET CARPENTRY WORK TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB AND TRUE AND CUT TO FIT.
- E. SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES AND SUPPORTING MEMBERS USING FASTENERS OF SIZE THAT WILL NOT PENETRATE MEMBERS WHERE OPPOSITE SIDE WILL BE EXPOSED TO VIEW OR RECEIVE FINISH MATERIALS. INSTALL FASTENERS WITHOUT SPLITTING WOOD. FASTEN PANEL PRODUCTS TO ALLOW FOR EXPANSION AT JOINTS UNLESS OTHERWISE INDICATED.
- F. PROVIDE WOOD FRAMING MEMBERS OF SIZE AND SPACING INDICATED. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS. FLOOR TOP CONCEALED SPACES WITH WOOD BLOCKING NOT LESS THAN 1/2" THICK. IF NOT BLOCKED BY OTHER FRAMING MEMBERS, PROVIDE BLOCKING WHERE REQUIRED FOR ANCHORAGE OF CASE WORK, ACCESSORIES, AND ELSEWHERE AS REQUIRED.
- G. PROVIDE ALL NECESSARY ROUGH HARDWARE IN SIZES AND QUANTITIES REQUIRED BY THE DRAWINGS. USE LOCAL CODE OR APPROVED BY ARCHITECT.
3. USE FINISH OR CASING NAILS FOR EXPOSED WORK USE TYPE "S" TRIM HEAD SCREWS FOR ATTACHMENT OF WOOD TRIM TO METAL STUDS, RUNNERS, OR FURRING.
4. RELIEVE BACKS OF WOOD TRIM, KERF BACKS OF MEMBERS MORE THAN 5" WIDE AND 1" NOMINAL THICKNESS, EASE ALL EXTERNAL CORNERS.
5. INSTALL LAMINATES ONLY WHEN RECEIVING SURFACES ARE IN A SATISFACTORY CONDITION FOR INSTALLATION.
6. USE ADHESIVES RECOMMENDED BY THE MANUFACTURER FOR THE PARTICULAR APPLICATION. INSTALL IN ACCORDANCE WITH MANUFACTURER'S MOST CURRENT PRINTED APPLICATION INSTRUCTIONS.
7. PROTECT FROM DAMAGE BY OTHER TRADES WORKING ADJACENT TO THE INSTALLATION. REPLACE DAMAGED SURFACES.
8. REMOVE EXCESS ADHESIVE AND CLEAN SURFACES USING MANUFACTURER'S RECOMMENDED SOLVENT AND CLEANING PROCEDURES.
9. FILL IN ALL SEAMS WITH MANUFACTURER'S APPROPRIATE COLOR SEAM COMPOUND.
10. INSTALL WOODS AND PLASTICS IN CONFORMANCE WITH DETAILS, WITH THE FOLLOWING CONSIDERATIONS AND REQUIREMENTS:
 - A. INSTALL ALL MATERIAL WITH TIGHT JOINTS.
 - B. MITER CASINGS AND MOLDINGS.
 - C. ALL RUNNING TRIM ONE (1) PIECE UP TO 10'-0". MATCH GRAIN AND COLOR PIECE TO PIECE.
 - D. USE FINISH NAILS EXCEPT WHERE SCREWS ARE SPECIFICALLY CALLED FOR OR WHERE SCREWS DO NOT SHOW.
- E. INSTALL FIRE RATED DOORS IN ACCORDANCE WITH CHAPTER 2 & 3 OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 80 AS SPECIFIED IN O.B.C. 3.1.8.5.
- F. SET FASTENERS FOR PUTTYING.
- G. WHERE SCREW ATTACHMENT REQUIRED, SPACE SCREWS AT EQUAL INTERVALS; SINK AND PUTTY IN FINISH WOOD SURFACES.
- H. ALL MEMBERS AND LINES LEVEL AND PLUMB.
- I. SELECT AND CUT MATERIAL TO EXCLUDE DAMAGED, MARKED, OR DEFECTIVE AREAS.
- J. FINISH EXPOSED SURFACES SMOOTH, FREE FROM TOOL AND MACHINE MARKS.
- K. EXPOSED WOOD EDGES 1/8" MINIMUM RADIUS.
- L. NON-COMBUSTIBLE FIRE TREATED WOOD BEARING FACTORY IMPREGNATED STAMP SHALL BE USED FOR ALL WOOD FRAMING MEMBERS OF EXPOSED WOOD FINISHES TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
11. ALL PLASTIC FINISHES SHALL BE FIRE TREATED, ALL WOOD BLOCKING AND FRAMING IN CEILING SPACES, PARTITIONS AND BULKHEADS AND PLYWOOD BACKBOARDS SUPPORTING ELECTRICAL PANELS, DISCONNECTS, SPLITTERS AND OTHER ELECTRICAL DEVICES SHALL BE FIRE RETARDANT TREATED.
12. DO NOT REGARD GROUNDS, BLOCKING, FURRING, AND SUCH OTHER FASTENING PROVISIONS AS SHOWN ON DRAWINGS AS EXACT OR COMPLETE. PROVIDE REQUIRED PROVISIONS FOR FASTENINGS, LOCATED AND SECURED TO SUIT SITE CONDITIONS AND ADEQUATE FOR INTENDED SUPPORT.
13. UNLESS OTHERWISE INDICATED, DO MILLWORK TO "PREMIUM GRADE" STANDARDS OF ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMAC) 1991.

DIVISION 7 - SEALANTS AND CAULKING

- 1 PROVIDED NON-SAG SEALANT COMPLYING WITH REQUIREMENTS OF CAN/CGSB-19.13-M87. SEALING COMPOUND, ONE-COMPONENT, ELASTOMERIC, CHEMICAL CURING, PROVIDE ACOUSTICAL SEALANT WHICH SHALL BE NON-HARDENING, NON-DRYING SYNTHETIC RUBBER SEALING COMPOUND WITH MINIMUM 90% SOLIDS. USE AT ALL INTERIOR JOINTS AT INNER SECTIONS BETWEEN PLANES, AROUND DOOR AND WINDOW FRAMES, PRIMER SHALL BE USED, RECOMMENDED BY SEALANT MANUFACTURER FOR THE SPECIFIC CONDITIONS AND SUBSTRATES.
- 2 SEALANT BACKING MATERIAL TO BE EXTRUDED, POLYETHYLENE CLOSED CELL, ROUND FOAM ROD, 25% WIDER THAN JOINT WIDTH AND MANUFACTURED ESPECIALLY FOR CAULKING PURPOSES. ENSURE THAT SEALANT BACKING IS NOT CUT NOR PUNCTURED DURING INSTALLATION. SUPERFICIAL POINTING WITH THE SKIM BEAD WILL NOT BE ACCEPTED.
- 3 COORDINATE THIS WORK WITH OTHER TRADES INVOLVED TO AVOID DELAYS AND TO INSURE A SATISFACTORY AND WATERTIGHT INSTALLATION. INSTALL ALL REQUIRED MATERIALS IN A PROPER MANNER TO INSURE A WATERTIGHT AND WEATHERPROOF INSTALLATION.
- 4 SOUND ATTENUATION BATT INSULATION PROVIDE "OWENS CORNING" SOUND ATTENUATION BATT INSULATION AT ALL PERIMETER WALLS OR TOILET ROOMS FULL HEIGHT OF WALLS. INSULATION SHALL BE 3 1/2" THICK FRICTION FIT INSTALLATION FOR 24" STUD SPACING. CUT AS REQUIRED FOR UTILITIES IN WALLS. END OF SECTION

DIVISION 8 - DOORS AND WINDOWS

- WOOD AND HOLLOW METAL DOORS AND FRAMES
- 1 ALL HOLLOW METAL DOOR AND FRAME TO COMPLY WITH CAN4-S104M-M80, CAN4-S105M-M85, CSDFMA, NPP A80-1992 AND NPPA 252-1990.
 - 2 ALL WOOD DOOR AND FRAME TO COMPLY WITH CAN/CSA-013220-90, CAN/CSA013221-90 AND AWMAC.
 - A. MINIMUM 18 GA. FOR FACE SHEETS OF INTERIOR DOORS
 - B. 16 GA. FOR EDGE CHANNELS
 - C. MINIMUM 22 GA. FOR FACE STIFFENERS
 - D. MINIMUM 16 GA. FOR INTERIOR FRAMES

DIVISION 8 - DOORS AND WINDOWS

- 3 PROVIDE DOORS OF SIZES AND TYPES INDICATED ON DRAWINGS. FULLY WELDED SEAMLESS CONSTRUCTION WITH NO VISIBLE SEAMS OR JOINTS ON FACES OR VERTICAL EDGES. THICKNESS AS SCHEDULED ON DRAWINGS.
 - 4 FACE STIFFENERS, EDGES AND HARDWARE REINFORCEMENT SHALL BE THE HIGHEST QUALITY WORKMANSHIP AND MATERIALS. PROVIDE IN ACCORDANCE WITH BEST TRADE PRACTICE AND MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR THE USE INTENDED.
 - 5 PROVIDE CUSTOM MADE WELDED UNITS WITH THE INTEGRAL TRIM, SIZES AND SHAPES AS INDICATED ON DRAWINGS. FABRICATE UNITS SQUARE, TRUE AND FREE FROM DEFECTS.
 - 6 HARDWARE REINFORCEMENT AND ANCHORS (ERECTION, FLOOR AND JAMB) SHALL BE AS REQUIRED FOR A SECURE INSTALLATION AND SHALL BE IN ACCORDANCE WITH TRADE REQUIREMENTS FOR THE SPECIFIED HARDWARE AND INTENDED USE.
 - 7 AFTER FABRICATION, DRESS, FILL AND SAND EXPOSED SURFACES, BODY-PUTTY HOLES AND IMPERFECTIONS. APPLY UNIFORM COAT OF MANUFACTURER'S STANDARD PRIME COAT TO ALL EXPOSED SURFACES. LEAVE READY TO RECEIVE FINISH PAINTING.
 - 8 INSTALL FRAMES IN ACCURATE LOCATIONS AS INDICATED ON DRAWINGS. INSTALL RIGID, PLUMB, LEVEL AND TRUE. ALIGN WITH ADJACENT CONSTRUCTION. SECURE FLOOR ANCHORS TO FLOOR CONSTRUCTION WITH APPROVED TYING BARS AND ANCHORS. FASTENINGS: ANCHOR TO ADJOINING WALLS WITH SPECIFIED ANCHORS. BRACE FRAMES TO RETAIN POSITION AND CONTINUOUSLY CHECK ALIGNMENT DURING CONSTRUCTION OF ADJACENT WALLS. ADJUST FRAME LOCATIONS AS NECESSARY USING SHIMS BEFORE FASTENINGS. LEAVE READY TO RECEIVE SEALANT WHERE INDICATED ON DRAWINGS.
 - 9 INSTALL WOOD DOORS, FRAMES AND TRIM. SIZE AND THICKNESS AS SCHEDULED ON THE DRAWINGS.
 - 10 PREPARE DOORS FOR FINISH HARDWARE. OBTAIN TEMPLATES FROM HARDWARE MANUFACTURER AND CONFIRM TYPE, LOCATION AND SPECIAL REQUIREMENTS OF HARDWARE FOR EACH DOOR PRIOR TO CUTTING.
 - 11 HANG DOORS AS SCHEDULED ON DRAWINGS. IN ACCURATE LOCATIONS WITH 1/8" CLEARANCE AT TOPS AND 3/8" CLEARANCE AT BOTTOM, UNLESS SPECIFICALLY NOTED FOR "UNDERCUTS" OR OTHER DEVIATIONS IN FIT. VERIFY CLEARANCES REQUIRED FOR CARPETING AND MAKE NO JOBSITE FIT IN CUTS UNLESS APPROVED. HANG PAIRS OF DOORS AS SPECIFIED WITH CLEARANCE AT MEETING EDGES. DEMONSTRATE THAT DOORS OPEN FREELY WITHOUT BINDING AND WHEN CLOSED, LATCH PROPERLY.
 - 12 GENERAL CONTRACTOR TO PROVIDE ACCESS DOOR BY ACUDOR / ACON LTD. OR APPROVED EQUAL. USE DW-S040 FOR WALLS AND CEILINGS (OR AS REQUIRED FOR FGM). SIZE AS INDICATED. FRAME SHALL BE GALVANIZED STEEL DRYWALL BEAD FOR FRAME CONCEALMENT. PANEL SHALL BE 14 GA. STEEL WITH SPRINT TYPE CONCEALED HINGES OPENING TO 175 DEGREES. FACTORY APPLIED, WITH PRIMER COAT OF BAKED ON ENAMEL GREY.
 - 13 ACCEPTABLE DOOR MANUFACTURERS ARE S.W. FLEMING, DALEY, STELDOR, MACOTTA, AMBICO, AND DAYBAR INDUSTRIES LTD.
- HARDWARE
- ALL FINISH HARDWARE FOR COMPLETE WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS. QUANTITIES LISTED IN ANY INSTANCE ARE FOR THE CONTRACTOR'S CONVENIENCE AND ANCHORS ARE NOT GUARANTEED. ITEMS NOT SPECIFICALLY MENTIONED BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- 1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER OPERATION AND FITTING OF HARDWARE IN LOCATIONS SPECIFIED. THE CONTRACTOR MUST SUPPLY A LOCK AND UNDER LOCK AND KEY TO STORE ALL FINISH HARDWARE UNTIL INSTALLATION IS MADE. THE HARDWARE SUPPLIER MUST MARK EACH ITEM OF HARDWARE AS TO DESCRIPTION AND LOCATION OF INSTALLATION IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULES AND EXPLODED DRAWINGS. HARDWARE SHALL BE COVERED AND WELL PROTECTED DURING INSTALLATION, SO AS TO AVOID DAMAGE TO FINISHES.
 - 2 PROVIDE HARDWARE FOR FIRE-RATED OPENINGS IN COMPLIANCE WITH REQUIREMENTS OF NFPA 80. THIS REQUIREMENT TAKES PRECEDENCE OVER OTHER REQUIREMENTS FOR SUCH HARDWARE.
 - 3 HARDWARE FINISH SHALL BE SATIN CHROME, U.N.O.
 - 4 HARDWARE SUPPLIER WILL PROVIDE APPROVED SCHEDULES AND PAPER TEMPLATES TO THE CONTRACTOR FOR DOOR AND FRAME PREPARATION. MATCH EXISTING.
 - 5 EACH ITEM OF HARDWARE SHALL BE PACKAGED SEPARATELY WITH ALL NECESSARY SCREWS, BOLTS, TAMPING, KEYS AND INSTALLATION TEMPLATES. DELIVER PACKAGES CLEARLY IDENTIFIED WITH DRAWING NUMBER AS APPROVED ON HARDWARE SCHEDULE.
 - 6 INSTALL EACH ITEM IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. SET ITEMS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE, AS NECESSARY. FOR A SECURE INSTALLATION, SPACE FASTENERS AND ANCHORS AS INDICATED OR IN ACCORDANCE WITH INDUSTRY STANDARDS.
 - 7 MAKE FINAL ADJUSTMENT AND CHECK OF HARDWARE DURING THE WEEK IMMEDIATELY PRIOR TO ACCEPTANCE. CLEAN AND RELUBRICATE OPERATING ITEMS AS NECESSARY. TO RESTORE PROPER FUNCTIONING AND FINISH OF HARDWARE AND DOORS. MAKE FINAL ADJUSTMENT OF LOCKSETS AND THE CLOSURES TO COMPENSATE FOR OPERATION OF HEATING AND VENTILATION SYSTEMS UNDER THE SUPERVISION OF MANUFACTURER'S REPRESENTATIVE.
 - 8 LUBRICATE ALL MOVING PARTS WITH GRAPHITE-TYPE LUBRICANT, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER. REPLACE ALL HARDWARE THAT CANNOT BE LUBRICATED AND ADJUST TO OPERATE FREELY AND SMOOTHLY.
 9. ALL HARDWARE TO COMPLY WITH NATIONAL BUILDING CODE (NBC) SECTIONS ON "ACCESSIBILITY STANDARDS".
- GLASS AND WINDOW FRAME'S GLAZING
- 1 GLAZING SHALL BE DESIGNED IN COMPLIANCE WITH CAN/CGSB-12-20-M.
 - 2 GLASS SHALL COMPLY WITH CAN/CGSB-12.1-M90 "STANDARD FOR TEMPERED GLASS". SUBMIT SHOP DRAWINGS INDICATING DETAIL OF EDGE SUPPORT, COMPONENTS OF SYSTEM, AND CONFIRMING COMPLIANCE WITH CAN/CGSB-12.20-M
 - 3 VERIFY THAT FRAMES TO RECEIVE GLAZING ARE SQUARE AND TRUE, THAT PERIMETER CLEARANCE ARE SUFFICIENT TO PREVENT "POINT LOADING" AND THAT SURFACES ARE CLEAN, DRY AND READY TO RECEIVE GLAZING MATERIALS. REMOVE ALL PROTECTIVE COATINGS FROM FRAMING SURFACES.
 - 4 UPON COMPLETION, REMOVE ALL EXCESS SEALANT AND MATERIALS FROM SURFACES AND WASH AND CLEAN ALL GLASS FRAMING MEMBERS.
 - 5 PROVIDE TEMPERED GLASS, GRADE "B", STYLE #1, TYPE "1", QUALITY G3, 1/2" THICK, UNLESS OTHERWISE NOTED. ALL GLASS TO BE CLEAR GLASS.
 - 6 ALL GLASS EDGES SHALL BE GROUND SMOOTH AND POLISHED.
 - 7 GENERAL GLASS SHALL BE G3 IN ACCORDANCE WITH FEDERAL SPECIFICATIONS DD-G-451 AND FGM GLAZING MANUAL.

DIVISION 8 - DOORS AND WINDOWS

- 8 GLASS SHALL BE AS REQUIRED FOR THE SIZES AND CONDITIONS DETAILED FRAME SECTION SHALL BE EXPOSED WHERE INDICATED. FRAME FINISH SHALL BE FACTORY MILL FINISH. REFER TO ELEVATION PLAN FOR TYPE OF FINISH COLOR.
- 9 PROVIDE RESILIENT NEOPRENE BLOCKS 70 TO 90 SHORE A DUROMETER HARDNESS AND RESILIENT ACCESSORIES DESIGNED FOR POSITIONING GLASS IN RABBETS.
- 10 PROVIDE CLIPS ON NON-CORROSIVE METAL WITH ROUNDED EDGES DESIGNED FOR CONTACT BLOCKS, NOT GLASS.
- 11 PROVIDE STANDARD PREFORMED GLAZING TAPE, STANLOCKE 400, TRIMCO 440, OR APPROVED.
- 12 PROVIDE NON-SHRINKING ELASTOMERIC TAPER WHERE REQUIRED.
- 13 USE SILICONE SEALANT DOW #795 OR GE SIL-PRUF. CLEAR, OR APPROVED EQUAL. USE ONLY IF REQUIRED BY LOCAL BUILDING CODES. OTHERWISE ALL GLASS SHALL HAVE A 1/4" VERTICAL CLEAR SPACE BETWEEN GLASS PANELS.
- 14 ALL EDGES, DRILLED HOLES AND NOTCHES SHALL BE FACTORY CUT AND/OR FACTORY FORMED, TOUCH-UP "RAW" EDGES TO MATCH FRAME. INSTALL IN ACCORDANCE WITH FGMA RECOMMENDATIONS UNLESS NOTED OTHERWISE.
- 15 VERIFY THAT FRAMES TO RECEIVE GLAZING ARE SQUARE AND TRUE, THAT PERIMETER CLEARANCES ARE SUFFICIENT TO PREVENT "POINT LOADING", AND THAT SURFACES ARE CLEAN, DRY AND READY TO RECEIVE GLAZING MATERIALS. REMOVE ALL PROTECTIVE COATING FROM FRAMING SURFACES.
- 16 CENTER GLASS IN RABBETS AND POSITION SO AS TO MAINTAIN CLEARANCES ON ALL SIDES, INDOORS AND OUT, IN ACCORDANCE WITH FGMA RECOMMENDATIONS. SHIM AS REQUIRED TO POSITION AGAINST FIXED STOPS AND FRAME BARS.
- 17 SET ALL EXTRUSIONS IN CORRECT LOCATIONS AS SHOWN IN THE DETAILS. THEY SHALL BE LEVEL, FLUSH SQUARE PLUMB AND IN ALIGNMENT WITH OTHER WORK.
- 18 UPON COMPLETION, REMOVE ALL EXCESS SEALANT AND MATERIALS FROM SURFACES, WASH AND CLEAN ALL GLASS FRAMING MEMBERS.
- 19 WHERE ALUMINUM ITEMS ARE TO BE ERECTED AND IN CONTACT WITH DISSIMILAR MATERIALS, PROVIDE CONTACT SURFACES WITH COATING OF AN IMPROVED ZINC CHROMATE PRIMER IN MANNER TO OBTAIN NOT LESS THAN 1.0 MIL DRY FILM THICKNESS.

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REV #	ISSUE DATE	DRAWING ISSUE	DRAWN	REVIEW	
(A)	2024.03.11	SCHEMATIC DESIGN	UA	AS	
ISSUE #	ISSUE DATE	PROJECT ISSUE	DRAWN	REVIEW	
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NESTLINGS CHILDCARE					
SEAL					
ONTARIO ASSOCIATION OF ARCHITECTS 					
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