


Title: Empress Washroom Renovation			
RFQ Identification Number: ToFM-FAC-RFQ-2025-004			
Administered by:	Brennan Orr, Director of Operations	Initiation Date:	2025.02.28
Contact:	operations@fortmacleod.com , (403) 553-4425	Close Date:	2025.03.28

1 Introduction

The Town of Fort Macleod is requesting quotations from individuals or contractors with construction experience to renovate the downstairs washrooms in the basement of the Empress Theater.

1. Interested parties must have proof of liability insurance, registered with WCB Alberta, and detailed information on criteria for payment
2. The Town of Fort Macleod reserves the right to reject any and all bids
3. The Town of Fort Macleod has the right to select the proposal that best satisfies its interests and not necessarily on the basis of price or any other single factor
4. The town will not be liable for any additional work or damages directly attributed to neglect or poor workmanship of the prime contractor or any of their subcontractors

2 Scope

Care must be taken to ensure the salvage and reuse of designated materials, and to match as closely as possible original esthetics.

The Town of Fort Macleod will require the successful party to:

- Obtain all necessary permits from Park Enterprises
- Procure all necessary materials as per drawings
- Maintenance and use of all equipment and tooling for the work
- Demolition as per drawings
- Construction of new walls and counters as per drawings
- Plumbing installation and mounting of sinks, urinal and toilet as per drawings
- Electrical work to ensure lighting and plugs align with new women's and men's washroom division
- Finishing with salvaged and new materials as per drawings
- Removal of all waste materials

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operations@fortmacleod.com	Brennan Orr, Director of Operations	PO Box 1420, 410 20th St	

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- Final inspections of work and closing of permits

3 Schedule

The Town of Fort Macleod will require an estimated schedule of procurement, execution and final inspection. The successful party will coordinate with Town Facilities:

- Align work with Empress closure for other renovations
- Ensure all work is completed in the agreed upon window of time
- Ensure all permits are set up before work commences
- Set up inspections to ensure permits are closed in a timely manner
- Collaborating with other contractors in the building to ensure smooth execution
- Ensure final inspection is complete with time for any adjustments

4 Details

See Schedule A for detailed drawings

5 Submission Requirements

Please forward your price quotations to the Town of Fort Macleod

CLOSE DATE: Friday, March 28, 2025, at 4 pm

Electronically

Email Address: operations@fortmacleod.com

Subject Line: Include the RFQ Identification Number and Title

Attention: Brennan Orr, Director of Operations

Hand delivered

Address: 410-20th St. Fort Macleod, AB T0L 0Z0

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Standard Mail

Attention: Brennan Orr

Town of Fort Macleod

Box 1420

Fort Macleod, AB T0L 0Z0

6 Schedule A

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PROJECT INFORMATION

PROJECT NUMBER 24M06
 TOWN OF FORT MACLEOD
 EMPRESS THEATRE WASHROOM IMPROVEMENTS

LEGAL DESCRIPTION

235 24ST
 FORT MACLEOD, AB T0L 0Z0

GROSS AREA

297.74 Sq M (3204.83 Sq Ft) MAIN FLOOR
 108.00 Sq M (1163.60 Sq Ft) BALCONY
 236.00 Sq M (2540.23 Sq Ft) BASEMENT

IMPROVEMENT AREA

23.75 Sq M (255.69 Sq Ft) BASEMENT

PROJECT DESCRIPTION

THE TOWN OF FORT MACLEOD WOULD LIKE TO MAKE UPGRADES TO IMPROVE THE HISTORIC EMPRESS THEATRE FRONT-OF-HOUSE SERVICES BY INCREASING THE WASHROOM CAPACITY FOR THE AUDIENCE. THE EXISTING PHYSICAL AND HISTORIC PARAMETERS, LIMIT THE ABILITY TO EXPAND THE SQUARE FOOTAGE OF THE EXISTING WASHROOM AREA.

THE EXISTING WASHROOM COUNT DOES NOT MEET CURRENT CODE.

THIS PROJECT ADJUSTS THE BASEMENT WASHROOMS WITHIN THEIR EXISTING FOOTPRINT TO CLOSER APPROACH QUANTITY COMPLIANCE.

FRONT-OF-HOUSE WASHROOMS

CODE REQUIREMENT FOR 323 FRONT-OF-HOUSE OCCUPANCY (NBC-AB 2023)

	WC	URINALS	LAVATORIES
MALE	2	2	2
FEMALE	7		4
UNIVERSAL	1		1

MAIN FLOOR - EXISTING
 UNIVERSAL W/C. EXISTING NON-CONFORMING.

BASEMENT - EXISTING

	WC	URINALS	LAVATORIES
MALE	2	3	2
FEMALE	3		2

BASEMENT - REVISED

	WC	URINALS	LAVATORIES
MALE	1	2	2
FEMALE	5		3

CONSULTANTS

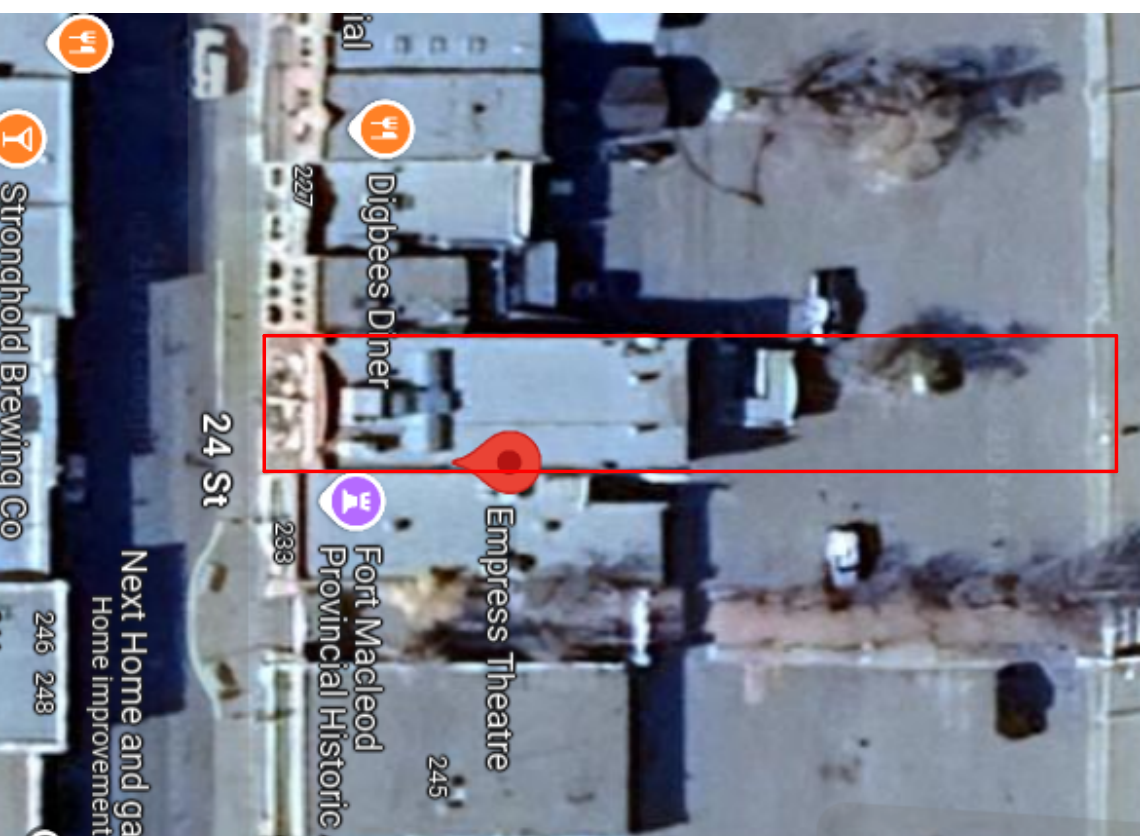
ARCHITECTURAL SONGER architecture inc

ELIZABETH SONGER, ARCHITECT AAA
 120 D MAYOR MAGRATH DR N, LETHBRIDGE AB T1H 3P4 403-942-4808

INDEX OF DRAWINGS

ARCHITECTURAL	TITLE SHEET
T1	EXISTING FLOOR PLANS
A100	DEMO PLAN
AD100	WASHROOM PLAN
A101	FINISH PLAN
A600	SPECIFICATIONS
A700	

PROJECT LOCATION



SONGER
 architecture inc

120 D MAYOR MAGRATH DR N
 LETHBRIDGE AB T1H 3P4
 403.942.4808

24M06d

EMPRESS THEATRE

WASHROOM IMPROVEMENTS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT PERMISSION OF THE CONSULTANT.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT PRIOR TO CONSTRUCTION.

DO NOT SCALE THIS DRAWING.

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Revision Description

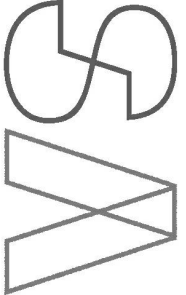
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SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1



SONGER
architecture inc

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24M06d

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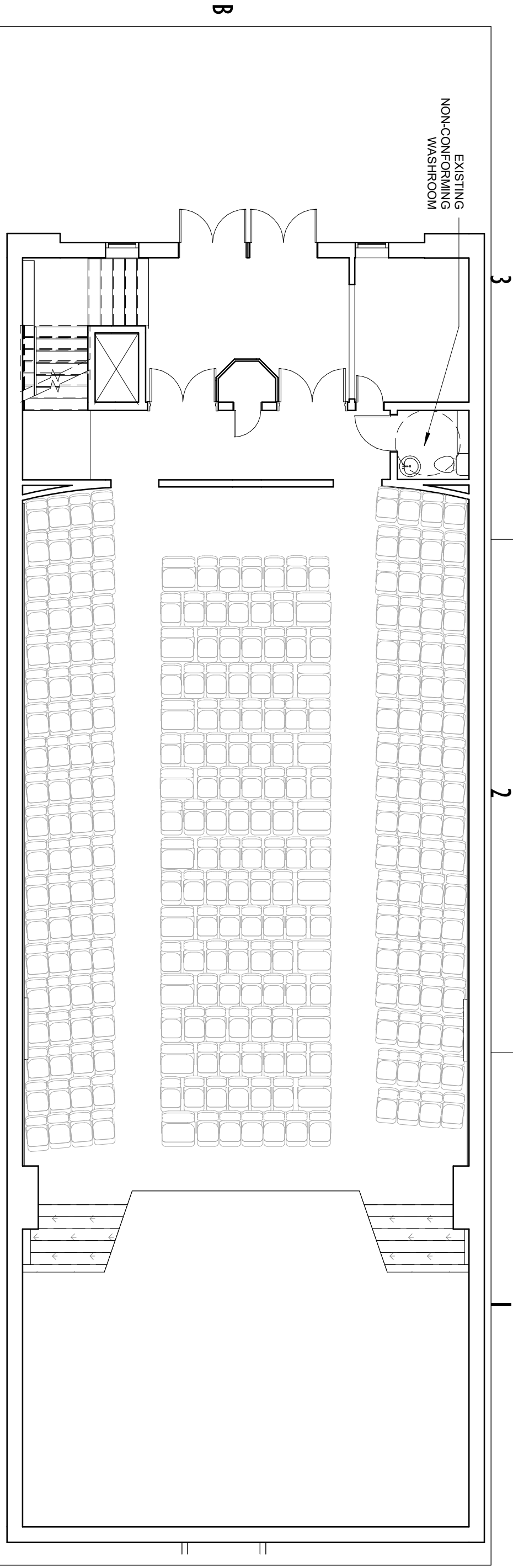
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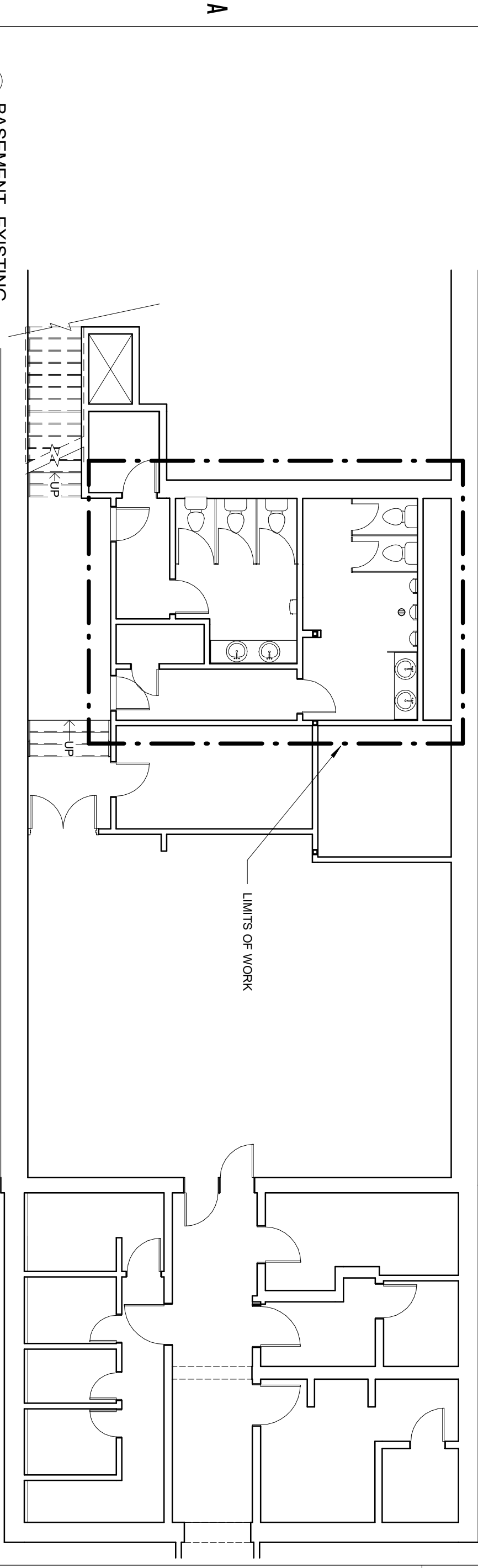
EXISTING FLOOR PLANS

SHEET NUMBER

A100



2 MAIN LEVEL - EXISTING
1/8" = 1'-0"



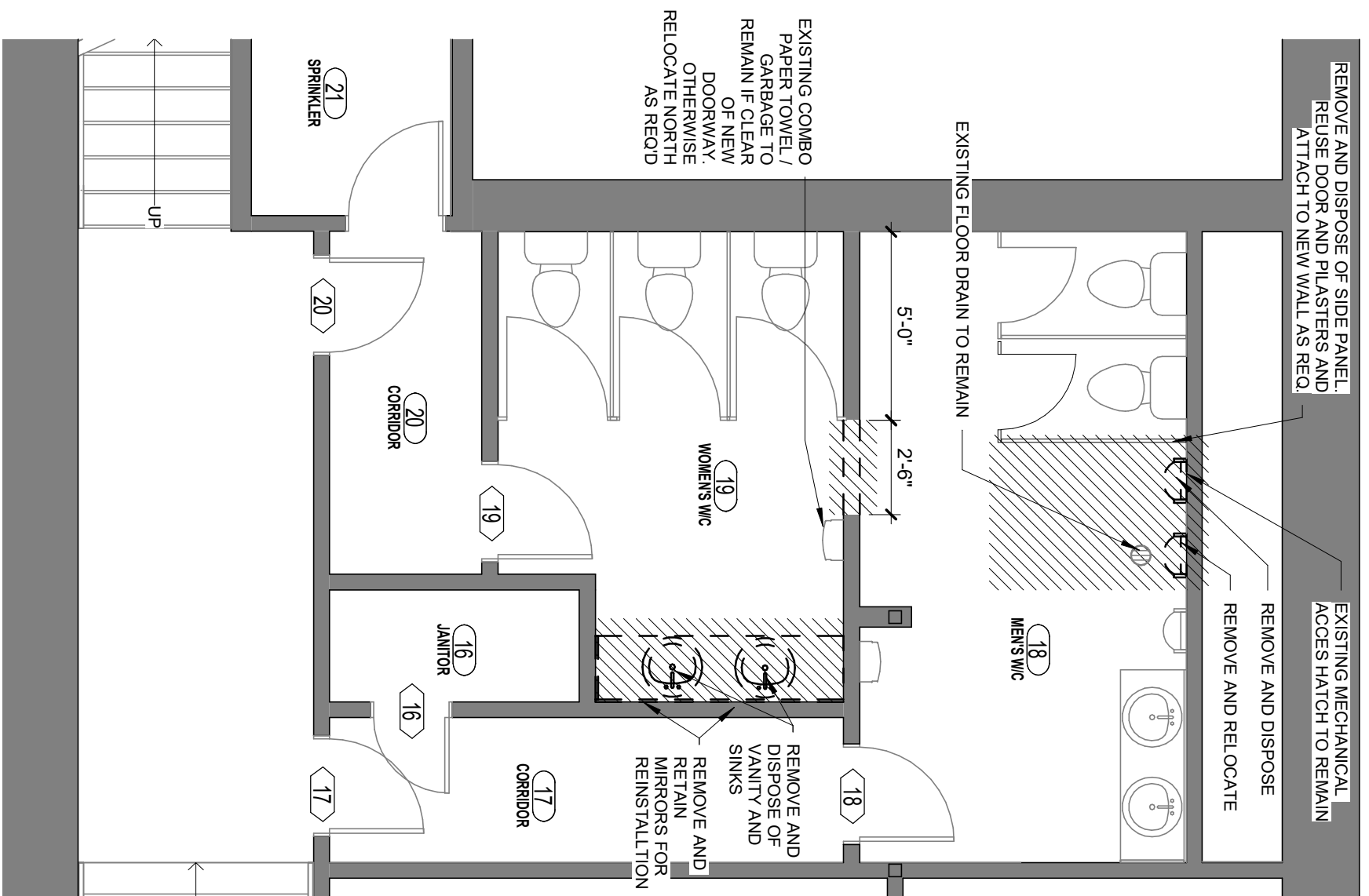
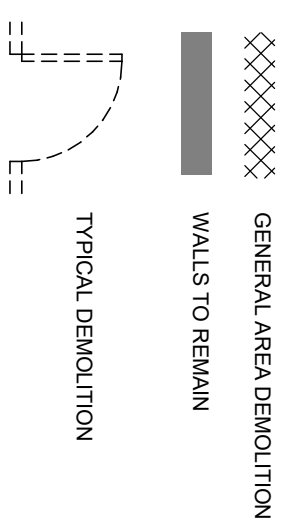
1 BASEMENT - EXISTING
1/8" = 1'-0"

LIMITS OF WORK

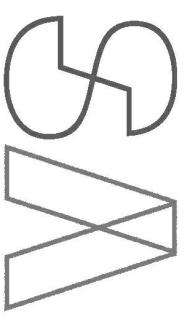
GENERAL DEMOLITION NOTES

1. COORDINATE WITH NEW CONSTRUCTION DRAWINGS.
2. COORDINATE EXACT EXTENT OF DEMOLITION WITH CONTRACTOR. REMOVE AND MAKE SAFE MECHANICAL, ELECTRICAL AND STRUCTURAL MATERIALS EXPOSED BY DEMOLITION.
3. COORDINATE THE REMOVAL OF MECHANICAL AND ELECTRICAL COMPONENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS & SPECIFICATIONS FOR NEW CONSTRUCTION.
4. REMOVE EXISTING WALLS, WHERE SHOWN, FROM TOP OF STRUCTURAL FLOOR TO UNDERSIDE OF STRUCTURE UON.
5. REMOVE ALL CEILINGS AND BULKHEADS ASSOCIATED WITH DEMOLISHED WALL TO U/S OF STRUCTURE INCLUDING FRAMING & SUPPORTS NOT BEING REUSED U.O.N.
6. REMOVE ALL EXISTING FLOOR FINISHES & ADHESIVES OR UNDERLAYMENT WHERE NEW FLOORING IS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. ALL ASSOCIATED BASE WITH FLOOR REMOVAL TO BE REMOVED U.O.N. COORDINATE WITH FLOOR FINISH PLANS AND FINISH SCHEDULE.
7. PATCH AND MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION THAT WILL REMAIN EXPOSED.
8. RESTORE FIRE RATING ASSEMBLIES AFFECTED BY THE DEMOLITION, INCLUDING FLOOR ASSEMBLY ABOVE AND PROTECTION OF LOADBEARING ELEMENTS WITH A MINIMUM 45MINUTE FIRE RESISTANCE RATING.
- 9.

DEMOLITION LEGEND



1 BASEMENT WASHROOM DEMO PLAN
AD100 1/4" = 1'-0"



120 D MAYOR MAGRATH DR N
LETHBRIDGE AB T1H 3P4
403.942.4808

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	2025 02 13
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SHEET TITLE	
DEMO PLAN	

SHEET NUMBER
AD100

FINISH LEGEND

R1 FORBO MARMOLEUM, TERRA
COLOUR: 5803 WEATHERED SAND

RB1 JOHNSONITE THERMOSET RUBBER WALL BASE 4" W/ TOE
COLOUR: 40 BLACK
- BASE TO BE APPLIED ACROSS TILED SURFACE

CT 1 ARBORITE NUVOLATO CREMA P1024 BT

ALL WALL & DOOR PAINT TO BE BENJAMIN MOORE **SCUFF-X** PAINT UNO - SEE SPECIFICATIONS.

PTB AS INDICATED MATCH EXISTING BURGUNDY

PTG AS INDICATED MATCH EXISTING GREEN

WALL TILE

T1 6"x6" CERAMIC TILE, GLOSS WHITE FROM FLOOR TO 6'-0" AFF
LOCATIONS AS INDICATED ON FINISH PLAN

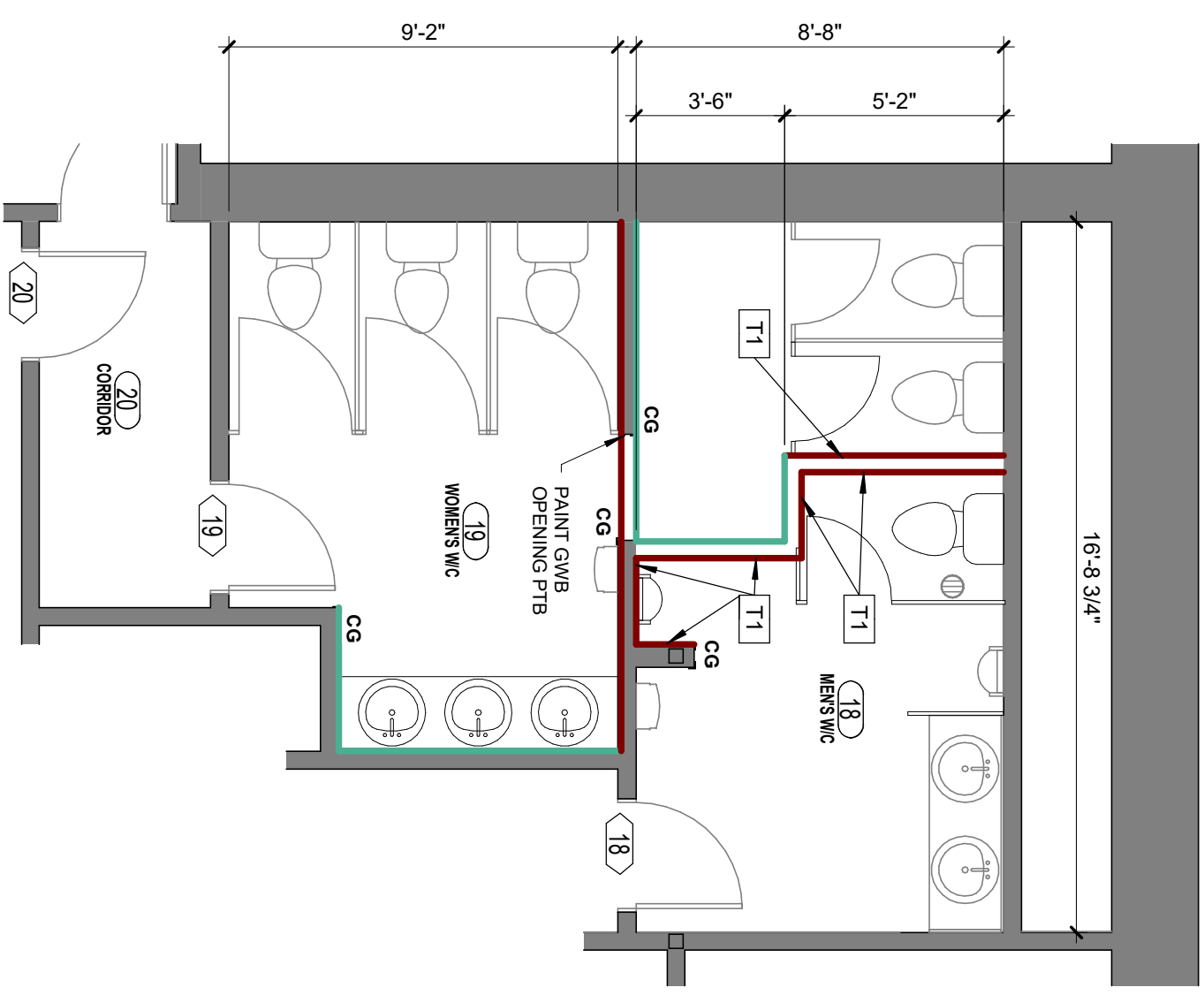
CG CORNER GUARDS SS CORNER GUARDS 60In x 1.5"x1.5" 90 DEG
16GA, TYPE 304, SATIN #4 (BRUSHED)
- REFER TO FINISH PLAN FOR CORNER GUARD LOCATIONS

CELLINGS - PATCH ACOUSTIC CEILING AS REQD TO MATCH EXISTING

ROOM FINISH SCHEDULE

Number	Room Name	Finishes			Comments
		Base	Floor	Wall	
18	MENS' W/C	RB1	R1	T1 & PAINT	SEE FINISH PLAN
19	WOMENS' W/C	RB1	R1	T1 & PAINT	SEE FINISH PLAN

16'-8 3/4"



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SHEET TITLE

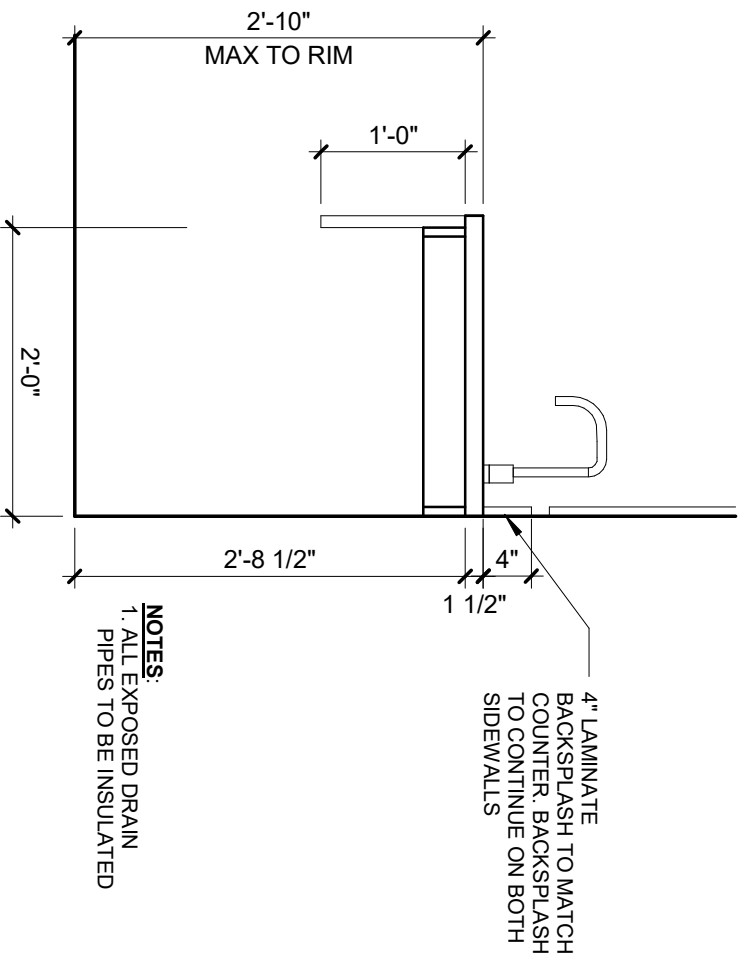
FINISH PLAN

SHEET NUMBER

A600

1 VANITY SECTION

A600 3/4" = 1'-0"



2 BASEMENT WASHROOM FINISH PLAN

A600 1/4" = 1'-0"

DIVISION 1
CONFIRM ALL DIMENSIONS AND LOCATIONS OF EXISTING SERVICES AND EQUIPMENT INVOLVED IN THE PROJECT.
PATCH AND MAKE GOOD ALL SURFACES EXPOSED OR AFFECTED IN THE PROJECT AREA DURING COURSE OF CONSTRUCTION.

CONTRACTOR TO MAINTAIN SITE IN COMPLIANCE WITH OCCUPATIONAL HEALTH AND SAFETY ACT ALBERTA FOR DURATION OF THE WORK OF THIS CONTRACT.

COMPLY WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. NOTIFY CONSULTANT IN WRITING OF CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS SO THAT THE CONSULTANT MAY ESTABLISH THE COURSE OF ACTION.

PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK. ARRANGE JOINTS IN EXPOSED WORK TO OBTAIN THE BEST VISUAL EFFECT. REFER QUESTIONABLE CHOICES TO THE CONSULTANT FOR FINAL DECISION.

HANDLE AND STORE PRODUCTS IN A MANNER TO PREVENT DAMAGE, ADULTERATION, DETERIORATION AND SOILING AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WHEN APPLICABLE.

WORKMANSHIP SHALL BE THE BEST QUALITY EXECUTED BY WORKERS EXPERIENCED AND SKILLED IN THE RESPECTIVE DUTIES FOR WHICH THEY ARE EMPLOYED. IMMEDIATELY NOTIFY THE CONSULTANT IF REQUIRED WORK IS SUCH AS TO MAKE IT IMPRACTICAL TO PRODUCE REQUIRED RESULTS.

PROVIDE FASTENERS AND ACCESSORIES IN SAME TEXTURE, COLOR AND FINISH AS ADJACENT MATERIALS, UNLESS OTHERWISE NOTED. KEEP EXPOSED FASTENERS TO A MINIMUM. SPACE EVENLY AND INSTALL NEATLY.

PREVENT ELECTROLYTIC ACTION BETWEEN DISSIMILAR METALS AND MATERIALS.

SPACE ANCHORS WITHIN THEIR LOAD LIMIT OR SHEAR CAPACITY AND ENSURE THEY PROVIDE POSITIVE PERMANENT ANCHORAGE. WOOD OR ANY OTHER ORGANIC MATERIAL PLUGS ARE NOT ACCEPTABLE.

ADEQUATELY PROTECT WORK COMPLETED OR IN PROGRESS INCLUDING EXISTING ADJACENT SURFACES AND STRUCTURE.

WHEN BREAKING INTO OR CONNECTING TO EXISTING SERVICES OR UTILITIES, EXECUTE WORK AT TIMES DIRECTED BY LOCAL GOVERNING AUTHORITIES WITH A MINIMUM OF DISTURBANCE TO WORK AND/OR BUILDING OCCUPANTS AND PEDESTRIAN AND VEHICULAR TRAFFIC. PROTECT, RELOCATE OR MAINTAIN EXISTING ACTIVE SERVICES. WHEN SERVICES ARE ENCOUNTERED, CAP OFF IN A MANNER APPROVED BY AUTHORITY HAVING JURISDICTION. STAKE AND RECORD LOCATION OF CAPPED SERVICE.

MAINTAIN THE WORK IN TIDY CONDITION, FREE FROM ACCUMULATION OF WASTE AND DEBRIS. REMOVE ALL PROJECT WASTE GENERATED DURING WORK FROM SITE AT REGULAR INTERVALS.

ENSURE THAT CLEANING AGENTS AND METHODS DO NOT REMOVE FINISHES AND PERMANENT PROTECTIVE COATINGS ON SURFACES.

REPAIR PATCH AND TOUCHUP MARRED SURFACES TO MATCH ADJACENT FINISHES. REPLACE CRACKED AND BROKEN GLASS.

OWNER TO INSPECT WORK FOR DEFECTS OR DEFICIENCIES. CONTRACTOR SHALL CORRECT WORK ACCORDINGLY.

SUBMITTAL PROCEDURES
SUBMIT SHOP DRAWINGS, PRODUCT DATA AND STANDARD SIZED SAMPLES OF THE FOLLOWING FOR REVIEW BY CONSULTANT AND CONTRACTOR (SEE SUB-CONSULTANT DRAWINGS FOR THEIR REQUIREMENTS):

- ALL FINISH MATERIALS, INTERIOR
- MILLWORK

FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ADJACENT MATERIALS AND SYSTEMS FOR TIMING AND INSTALLATION COMPATIBILITY TO MAINTAIN EXISTING PERFORMANCE OF BUILDING.

GCS RESPONSIBILITY FOR ERRORS AND OMISSIONS OR DEVIATIONS IN SUBMISSION IS NOT RELIEVED BY CONSULTANT'S REVIEW.

SHOP DRAWINGS TO INDICATE MATERIALS, METHODS OF CONSTRUCTION AND ATTACHMENT OR ANCHORAGE, ERECTION DIAGRAMS, CONNECTIONS, EXPLANATORY NOTES AND OTHER INFORMATION NECESSARY FOR COMPLETION OF WORK.

ALLOW 10 WORKING DAYS FOR CONSULTANT'S REVIEW OF EACH SUBMISSION.

ADJUSTMENTS MADE ON SHOP DRAWINGS BY CONSULTANT ARE NOT INTENDED TO CHANGE CONTRACT PRICE. IF ADJUSTMENTS AFFECT VALUE OF WORK, STATE SUCH IN WRITING TO CONSULTANT PRIOR TO PROCEEDING WITH WORK.

- SHOP DRAWING SUBMISSIONS TO:
1. APPLICABLE STANDARDS, SUCH AS CSA, CGSB OR ASTM NUMBERS.
 2. IDENTIFICATION OF ALL DEVIATIONS FROM CONTRACT DOCUMENTS.
 3. ENGINEER'S SEAL, WHERE SPECIFIED.

PRODUCT EXCHANGE PROCEDURES- SUBSTITUTIONS TO BE PRESENTED FOR APPROVAL BY CONSULTANT AND CONTRACTOR. SUGGESTED SUBSTITUTIONS TO INCLUDE REASONING FOR SUBSTITUTION AND VARIANCE FROM PRODUCT ORIGINALLY SPECIFIED.

CLOSE OUT SUBMITTALS TO INCLUDE 10% MAINTENANCE MATERIALS FOR ALL INTERIOR FINISHES, SPARE PARTS AS APPROPRIATE AND MAINTENANCE DATA FOR ALL PROJECT ELEMENTS REQUIRING ONGOING MAINTENANCE.

DIVISION 2

PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT WORK. PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF SUCH WORK.

BE LIABLE FOR ANY SUCH MOVEMENT OR SETTLEMENT, AND ANY DAMAGE OR INJURY CAUSED.

CEASE OPERATIONS AND NOTIFY CONSULTANT IF SAFETY OF ANY ADJACENT WORK OR STRUCTURE APPEARS TO BE ENDANGERED. TAKE ALL PRECAUTIONS TO SUPPORT THE STRUCTURE. DO NOT RESUME OPERATIONS UNTIL REVIEWED WITH THE CONSULTANT.

CEASE OPERATIONS AND NOTIFY THE CONSULTANT IMMEDIATELY FOR SPECIAL PROTECTIVE AND DISPOSAL INSTRUCTIONS IF AND WHEN ASBESTOS MATERIALS OR OTHER HAZARDOUS MATERIALS ARE UNCOVERED DURING THE WORK OF THIS PROJECT.

DIVISION 9

PRE-CONDITION ALL MATERIALS IN THIS DIVISION.
GYPSUM BOARD PRODUCTS SHALL MEET OR EXCEED REQUIREMENTS OF ASTM C1396M UNLESS SPECIFIED OTHERWISE.

STANDARD GYPSUM BOARD: ENDS SQUARE CUT, TAPERED EDGES. SEE DRAWINGS FOR THICKNESSES, ACCESSORIES

ACCESSORIES SHALL MEET OR EXCEED REQUIREMENTS OF ASTM C1047

SCREWS: TO ASTM C1002, AND MODIFIED AS REQUIRED FOR FASTENING TO 1.22 MM AND THICKER STEEL STUDS, GYPSUM BOARD SCREWS: ASTM C954; LENGTH TO SUIT APPLICATION. SCREWS FOR STEEL FRAMING: TYPE S. ADJUST ACCORDINGLY FOR NON-BEARING WOOD FRAMING.

NAILS: TO CAN/CSA B111, ANNULAR RING TYPE GALVANIZED CORNER BEADS, GALVANIZED SHEET STEEL TO ASTM A653M, Z180 ZINC COATING, BEADED ANGLE, KNURLED AND PERFORATED, 32 MM WIDE FLANGES, FOR JOINT COMPOUND FILLING OR METAL AND PAPER FLANGE COMBINATION, BEADED ANGLE.

FOR INSTALLATION WITH JOINT COMPOUND,
CASING BEADS: GALVANIZED SHEET STEEL TO ASTM A653M, Z180 ZINC COATING, BEADED EDGE, KNURLED AND PERFORATED FLANGE 32 MM WIDE, FOR JOINT COMPOUND FILLING.

JOINT TREATMENT MATERIAL, JOINT TAPE AND TOPPING COMPOUND: TO ASTM C475.

INSTALLATION
MEET OR EXCEED THE REQUIREMENTS OF ASTM C940 FOR GYPSUM BOARD. COORDINATE WITH DIVISION 6 FOR LOCATION OF BACK BLOCKING FOR EDGES AND ENDS OF GYPSUM BOARD AND FOR BLOCKING REQUIRED FOR INSTALLATION OF EQUIPMENT AND BUILDING SPECIALTIES. DO NOT INSTALL GYPSUM BOARD UNTIL REQUIRED BLOCKING IS IN PLACE.

MAXIMUM VARIATION OF FINISHED GYPSUM BOARD SURFACE FROM FLAT SURFACE 1/8" IN 10'.
INSTALL BACKING FOR SUPPORT OF FIXTURES, HEAVY TRIM, WALL CABINETS AND SIMILAR CONSTRUCTION.

INSULATION:

INSTALL INSULATION MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FIBRE GLASS BATTS: PERFORMED INSULATION WITHOUT A MEMBRANE, SIZED FOR FRICTION FIT BETWEEN FRAMING, STANDARD THERMAL RESISTANCE FOR 3.5" DEPTH.

INSTALL INSULATION FULL HEIGHT OF WALLS, AND CONTINUOUS OVER DOOR FRAMES AND AROUND OPENINGS AND CORNERS, BETWEEN FRAMING MEMBERS, STRUCTURAL COMPONENTS AND OTHER ITEMS SNUG AND TIGHT.

CUT AND TRIM NEATLY TO FIT SPACES. USE INSULATION FREE FROM RIPPED OR DAMAGED BACK AND EDGES. DO NOT COMPRESS INSULATION TO FIT INTO SPACES.

ENSURE INSULATION IS CONTINUOUS AROUND CUT OPENINGS IN BOARD AND PANELS, BEHIND OUTLET BOXES, AROUND PLUMBING, HEATING OR STRUCTURAL ITEMS PASSING THROUGH THE SYSTEM AND AT ABUTTING WALLS.

UNLESS INDICATED OTHERWISE ON DRAWINGS, APPLY 15 MM DIAMETER BEAD OF ACOUSTIC SEALANT CONTINUOUSLY AROUND PERIPHERY OF EACH FACE OF PARTITIONING TO ACOUSTICALLY SEAL GYPSUM BOARD AND PANEL JUNCTION WITH ABUTTING FIXED BUILDING COMPONENTS. SEAL FULL PERIMETER OF

CUTOUTS AROUND ELECTRICAL BOXES, DUCTS, PIPING, ETC.

APPLY SEALANT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS SEAL ALSO UNDER STUD TRACKS TO MEET OR EXCEED PARTITION RATING.

INSTALL BOARD IN ACCORDANCE WITH ASTM, CGSB AND CSA STANDARDS

INSTALL CORNER BEADS AT EXTERNAL ANGLES. SECURE TO SUBSTRATE

INSTALL CASING BEADS WHERE GYPSUM BOARD MATERIALS TERMINATE AGAINST SURFACE HAVING NO TRIM CONCEALING THE JUNCTION AND WHERE INDICATED ON DRAWINGS.

TAPING AND FINISHING
MEET OR EXCEED REQUIREMENTS OF ASTM C940.
PROVIDE THE FINISH LEVEL, SPECIFIED IN ASTM C940, FOR THE FOLLOWING SURFACES

LEVEL 4: SURFACES TO RECEIVE WALLCOVERINGS, FLAT PAINTS OR LIGHT TEXTURES.
RESILIENT BASE:

FINISH AND LOCATIONS AS INDICATED ON FINISH SCHEDULE. FIT JOINTS TIGHT AND VERTICAL. JOINTS ALONG ONE PLANE SHALL BE AT MINIMUM 7M SPACING AT INCONSPICUOUS LOCATIONS.

INSTALL STRAIGHT AND LEVEL TO VARIATION OF +3mm OVER 3M STRAIGHT EDGE.
DO NOT STRETCH RESILIENT BASE DURING INSTALLATION.

RESILIENT FLOORING:

STYLE AND COLOUR AS INDICATED ON DRAWINGS. LEAVE ON SITE UNUSED PIECES OVER 10 SF AND 3 FT IN LEAST DIMENSION.

ENSURE FLOOR SURFACES ARE SMOOTH AND FLAT TO +3mm OVER 3 M. REMOVE SUBFLOOR RIDGES AND BUMPS, FILL LOW SPOTS, CRACKS, JOINTS, HOLES AND OTHER DEFECTS WITH SUBFLOOR FILLER.

SEAL CONCRETE SLAB TO FLOORING MANUFACTURER'S PRINTED INSTRUCTIONS.
ADHERE FLOORING TO SUBSTRATE WITHOUT CRACKS, VOIDS, RAISING AT JOINTS. TELEGRAPHING OR OTHER SURFACE IMPERFECTIONS.

TERMINATE RESILIENT FLOORING AT CENTRELINE OF DOOR IN DOOR OPENINGS WHERE ADJACENT FLOOR FINISH IS DISSIMILAR

BY STARTING INSTALLATION. THE SUBFLOOR CONTRACTOR IS WARRANTING THAT SUBFLOOR CONDITIONS ARE ACCEPTABLE AND THUS ACCEPTS THE RESPONSIBILITY FOR PROBLEMS OF

INSTALLATION THAT ARISE.
PRODUCE IDENTICAL COLOUR PATTERN AND TEXTURE MATCH WITHIN ANY ONE VISIBLE AREA.
INSTALL EDGE STRIPS AT EXPOSED EDGES. SEE DRAWINGS FOR EDGE STRIP SPECIFICATION OR CONFIRM WITH CONSULTANT.

INSTALL ACCESSORY COMPONENTS INCLUDING REDUCING STRIPS AS INDICATED ON DRAWINGS OR CONFIRM WITH CONSULTANT.

DIVISION 9 (CONT.)

EXTRA STOCK MATERIALS:
DELIVER 3 M2 OF FACTORY WIDTH SHEET FLOORING AND 6 M OF RESILIENT BASE IN COLOUR AND PATTERN SPECIFIED FOR FUTURE MAINTENANCE.

ACCESSORY MATERIALS INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
SUB-FLOOR FILLER: WHITE PREMIX LATEX REQUIRING WATER ONLY TO PRODUCE CEMENTITIOUS PASTE.

PRIMERS AND ADHESIVES: AS RECOMMENDED BY FLOORING MANUFACTURER FOR SPECIFIC MATERIAL ON APPLICABLE SUBSTRATE ABOVE GRADE.
SEALER AND WAX: AS RECOMMENDED BY FLOORING MANUFACTURER FOR FLOORING TYPE AND LOCATION.

ENSURE FLOOR SURFACES ARE SMOOTH AND FLAT TO +3 MM OVER 3 M.
FOR ALL FLOORING TYPES COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF SUBSTRATE AND RESPONSIBILITY FOR ANY ISSUES THAT MAY ARISE FROM SUBSTRATE CONDITION.

ADHERE FLOOR TILES TO FLOORING SUBSTRATES USING A FULL SPREAD OF ADHESIVE APPLIED TO SUBSTRATE TO PRODUCE A COMPLETED INSTALLATION WITHOUT OPEN CRACKS, VOIDS, RAISING AND PUCKERING AT JOINTS. TELEGRAPHING OF ADHESIVE SPREADER MARKS, AND OTHER SURFACE IMPERFECTIONS.

TERMINATE CHANGES IN FLOORING AT CENTRELINE OF DOOR IN DOOR OPENINGS.

PAINTING:
MATERIALS AND INSTALLATION TO MEET CGSB AND MPI STANDARDS FOR COMMERCIAL GRADE PAINTING.

REGULATORY REQUIREMENTS:
PAINT, COATINGS AND ASSOCIATED MATERIALS SHALL BE FREE OF LEAD AND MERCURY AND HAVE VOC LEVELS ACCEPTABLE TO LOCAL JURISDICTION.

INSTALLATION:
THE FOLLOWING REQUIREMENTS ESTABLISH THE STANDARD OF ACCEPTANCE FOR THE WORK, WHEN VIEWED USING THE FINAL LIGHTING SOURCE:

VERTICAL SURFACES: NO DEFECTS VISIBLE FROM A DISTANCE OF 1 METRE AT 90 DEGREES TO HORIZONTAL SURFACES. NO DEFECTS VISIBLE FROM A DISTANCE OF 1 METRE AT 45 DEGREES TO SURFACE.

CEILINGS: NO DEFECTS VISIBLE FROM FLOOR AT 45 DEGREES TO SURFACE. FINAL COAT SHALL EXHIBIT UNIFORMITY OF SHEEN ACROSS FULL SURFACE AREA.

DEFECTS INCLUDE BRUSH MARKS, STREAKS, RUNS, LAPS, DRIPS, HEAVY STRIPING, PILE UP OF PAINTS, ROLLER TRACKING, INADEQUATE HIDING OF SUBSTRATE, SKIPPED OR MISSED AREAS, AND FOREIGN MATERIALS IN PAINT.

MAINTENANCE MATERIALS:
LEAVE ON PREMISES NOT LESS THAN 2 LITRES OF NEW MATERIAL OF EACH COLOUR AND FINISH SHEEN USED.

CONTAINERS TO BE FULL, TIGHTLY SEALED AND CLEARLY LABELLED.
INSTALLATION, STORAGE AND HANDLING TO BE PER MPI STANDARDS. USE MPI APPROVED PRODUCTS WITH EITHER AN E2 OR E3 DESIGNATION WHERE AVAILABLE VERIFICATION OF CONDITIONS PRIOR TO COMMENCEMENT OF PAINTING AND FINISHING WORK.

THOROUGHLY EXAMINE SUBSTRATES SCHEDULED TO RECEIVE COATINGS.
DO NOT APPLY COATINGS TO SUBSTRATES WHOSE CONDITION WILL ADVERSELY AFFECT EXECUTION, PERMANENCE, OR QUALITY OF WORK AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH PREPARATORY WORK SPECIFIED HEREIN.

REMOVE HARDWARE, COVER PLATES, FASTENINGS ETC PRIOR TO APPLICATION.
PROTECT SPRINKLER HEADS AND FIRE ALARM EQUIPMENT.

AT COMPLETION OF CONSTRUCTION ACTIVITIES OF OTHER TRADES, TOUCH UP AND RESTORE DAMAGED OR DEFACE FINISHED SURFACES.

BY STARTING PAINTING OR COATING APPLICATION, THE PAINTING CONTRACTOR IS WARRANTING THAT SUBSTRATE CONDITIONS ARE ACCEPTABLE AND THUS ACCEPTS THE RESPONSIBILITY THAT

SUBSTRATES TO RECEIVE PAINTING AND OR COATING MATERIALS HAVE BEEN PREVIOUSLY INSPECTED AS PART OF THE WORK OF OTHER SECTIONS AND ARE COMPLETE AND READY FOR APPLICATION OF PAINTING AND COATING SYSTEMS AS SPECIFIED IN THOSE SECTIONS.

DIVISION 21, 22, 23, AND 26

WORK TO BE PERFORMED TO CURRENT CODES AND BY LAWS.

FIRE PROTECTION
SPRINKLER HEADS IN EXISTING MEN'S ROOM MAY NEED TO ADJUST LOCATIONS TO ALTERED PARTITION ARRANGEMENT. CONFIRM WITH FIRE PROTECTION ENGINEER.

PLUMBING
NO CHANGE TO SANITARY CAPACITY

HVAC AND ELECTRICAL
EXISTING EXHAUST FANS MAY NEED TO ADJUST LOCATION TO EFFECTIVELY DRAW EXHAUST AIR FROM REVISED DELINEATION OF MEN'S AND WOMEN'S REVISED WASHROOM LIMITS.
EXISTING SUPPLY MAY ALSO REQUIRE LOCATION ADJUSTMENT. CONFIRM REQUIREMENTS AND DISCUSS WITH CLIENT AND CONSULTANT ANY UNFORESEEN CIRCUMSTANCES, BEFORE CONTINUING WITH THE WORK.

ELECTRICAL
LIGHTING SWITCHING ADJUSTMENTS MAY BE REQUIRED. POWER ADJUSTMENTS FOR RELOCATED FIXTURES AS REQUIRED. NO ADDITIONAL POWER IS BEING ADDED TO SCOPE. CONFIRM REQUIREMENTS AND DISCUSS WITH CLIENT AND CONSULTANT ANY UNFORESEEN CIRCUMSTANCES, BEFORE CONTINUING WITH THE WORK.

24M06d

**EMPRESS THEATRE
WASHROOM IMPROVEMENTS**

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT PERMISSION OF THE CONSULTANT.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT PRIOR TO CONSTRUCTION.

DO NOT SCALE THIS DRAWING.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SO APPROVED.

THIS DRAWING IS TO BE USED ONLY FOR THE ABOVE MENTIONED PROJECT. USE OF THE DRAWING FOR ANY OTHER PROJECT SITE IS STRICTLY FORBIDDEN.

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