



Mechanical Consultant:

Electrical Consultant:

No.	Revision	Date
0	ISSUED FOR TENDER	MAY 12, 2021

Project Title:
MUNICIPAL OPERATIONS BUILDING

CLADDING AND GLAZING REPLACEMENT

ROTHESAY AVE.
 SAINT JOHN, NB

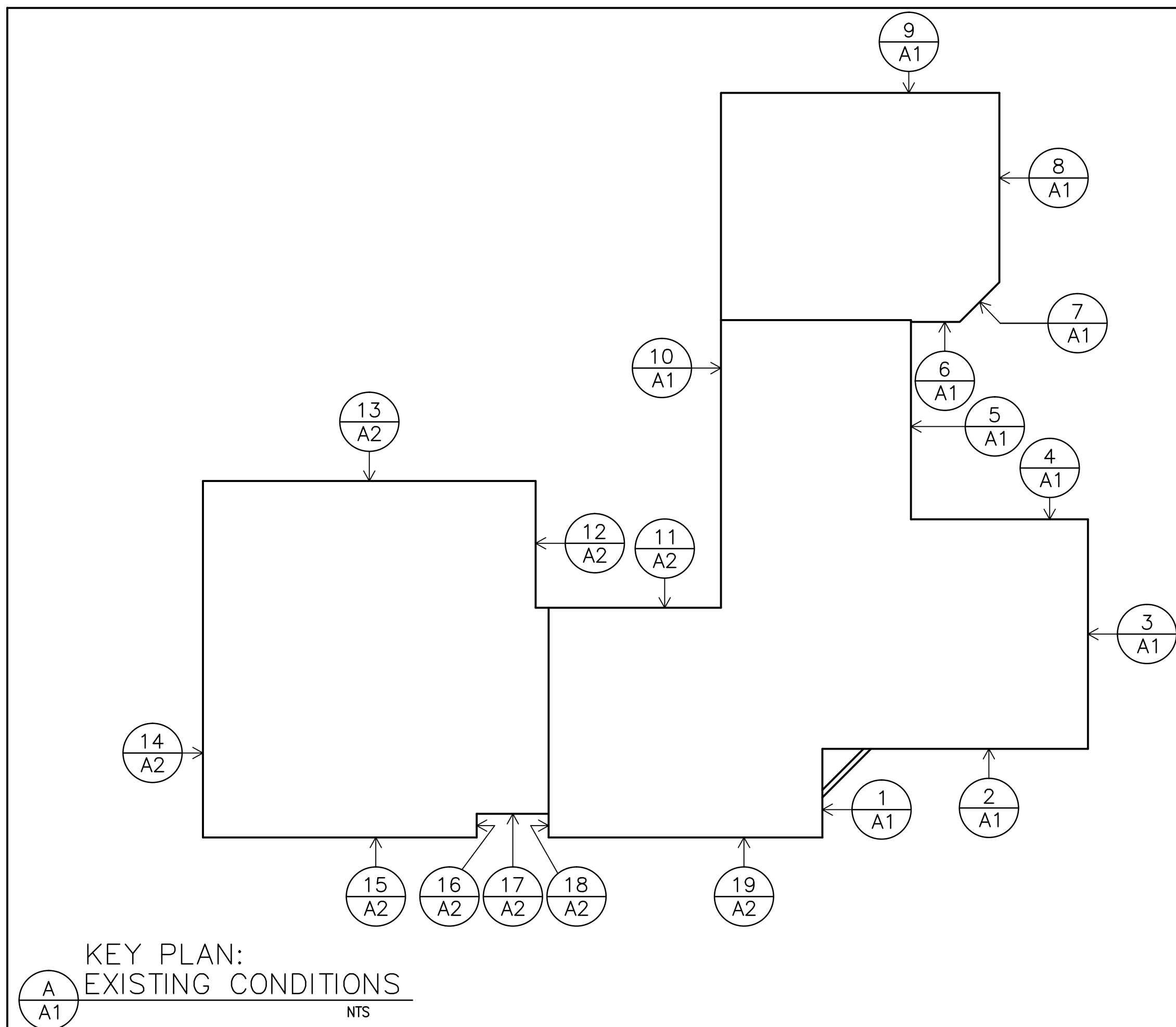
Drawing Title:
KEY PLAN, NOTES, EXTERIOR ELEVATIONS AND DETAILS EXISTING CONDITIONS

Designed By: MRR Revision No.
 Approved By: MRR Job No.: 21075
 Drawn By: LAG Date: MAR. 2021

Scale: AS NOTED

Drawing No.:

A-1



GENERAL NOTES:

ALL WORK IS TO CONFORM TO THE REQUIREMENTS OF PART 9 & PART 3.2 OF THE NATIONAL BUILDING CODE OF CANADA, THE REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION AND THE REQUIREMENTS OF APPLICABLE CANADIAN STANDARDS ASSOCIATION DOCUMENTS.

AREA FOR STORAGE OF CONSTRUCTION MATERIALS, PLACEMENT OF CONTRACTOR'S PLANT AND EQUIPMENT, AND LIMITED PARKING OF CONTRACTOR AND SUB-TRADE VEHICLES WILL BE AS DIRECTED BY THE CoSJ PROJECT MANAGER.

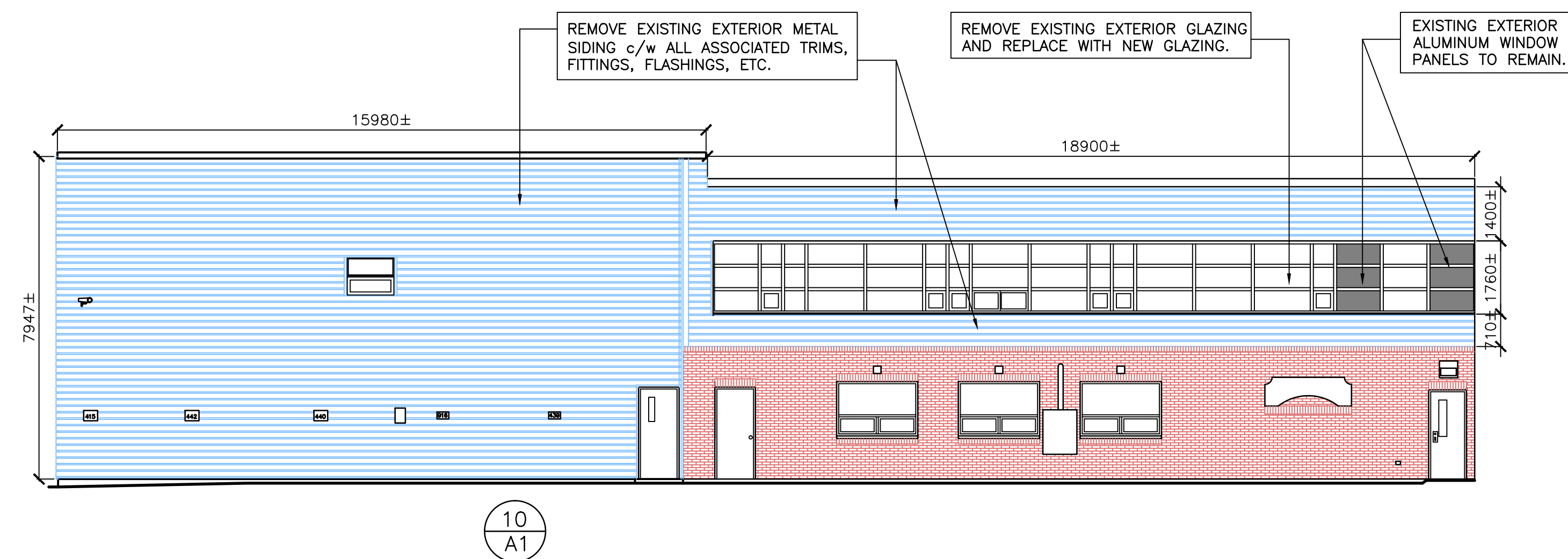
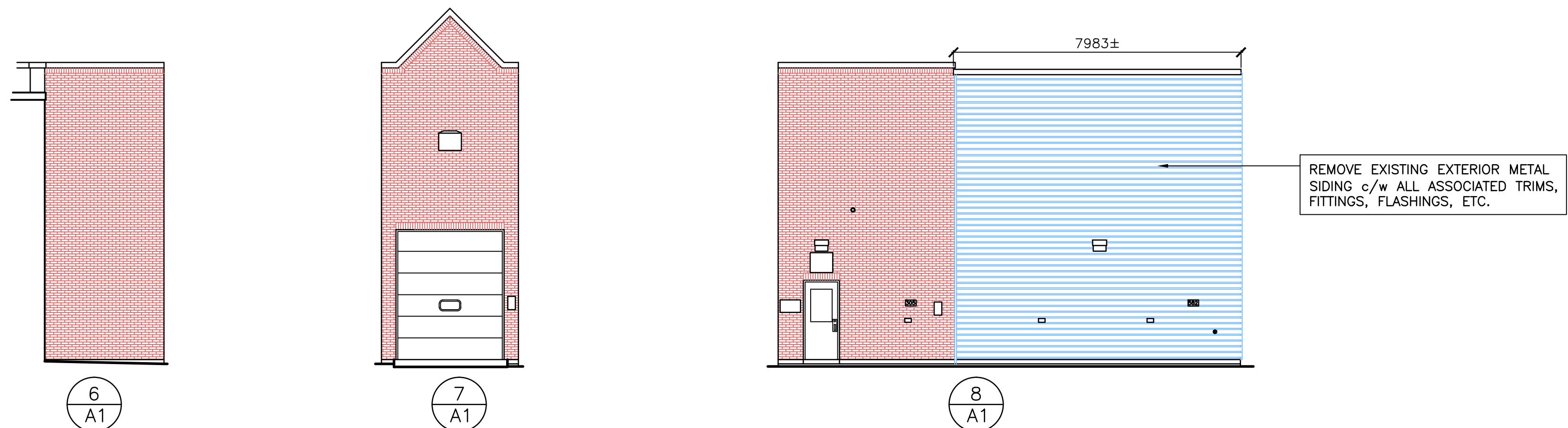
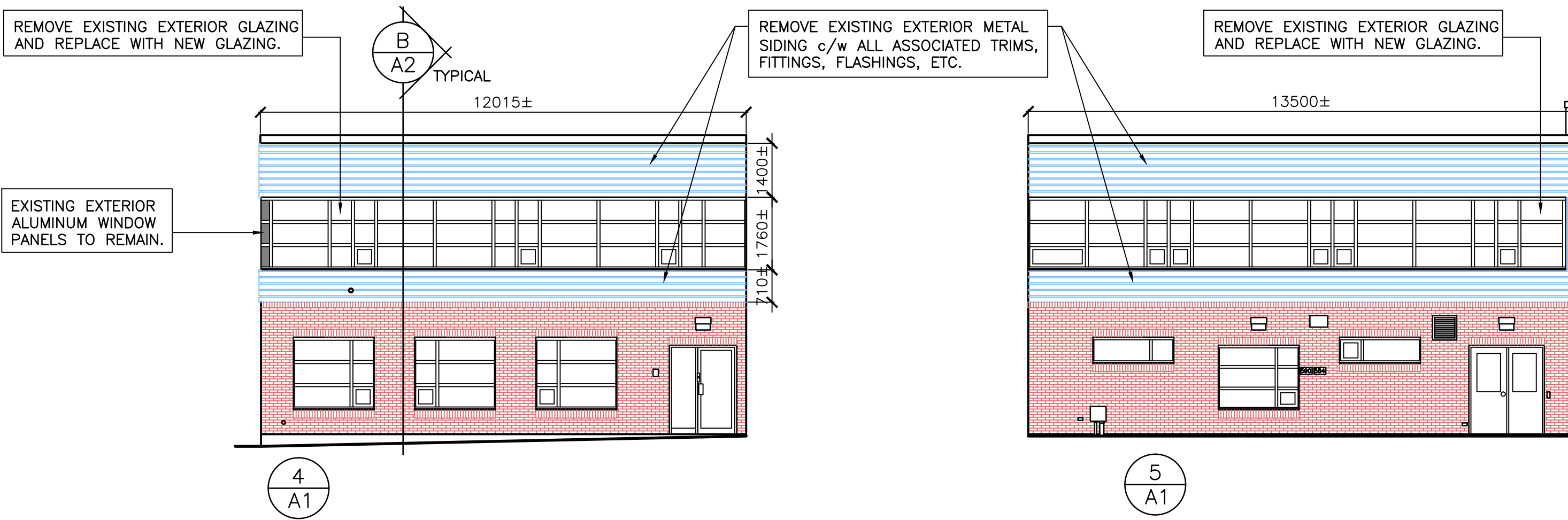
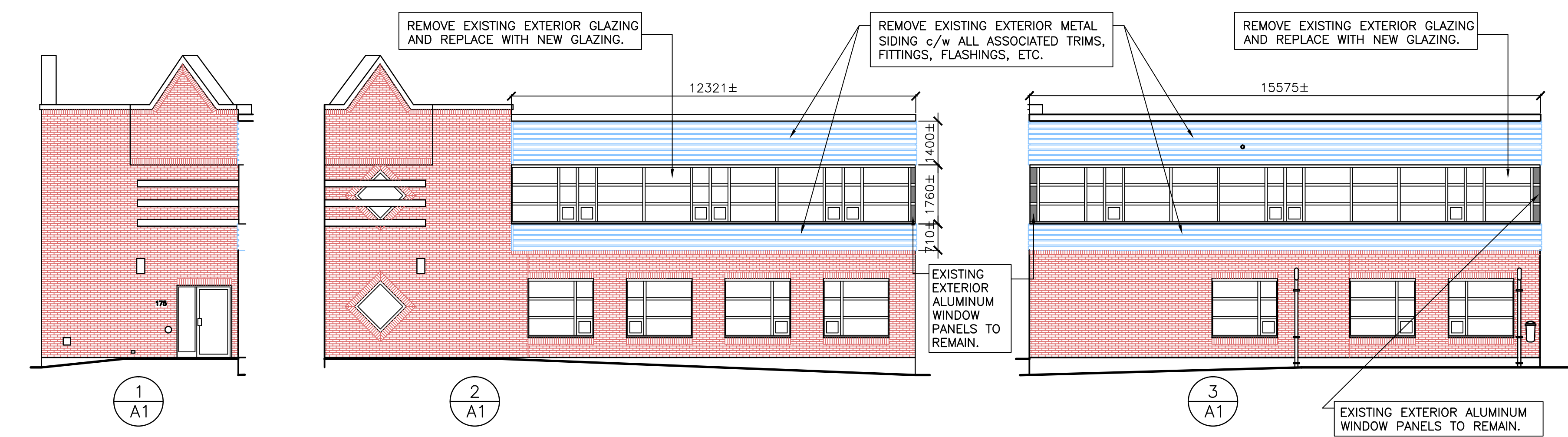
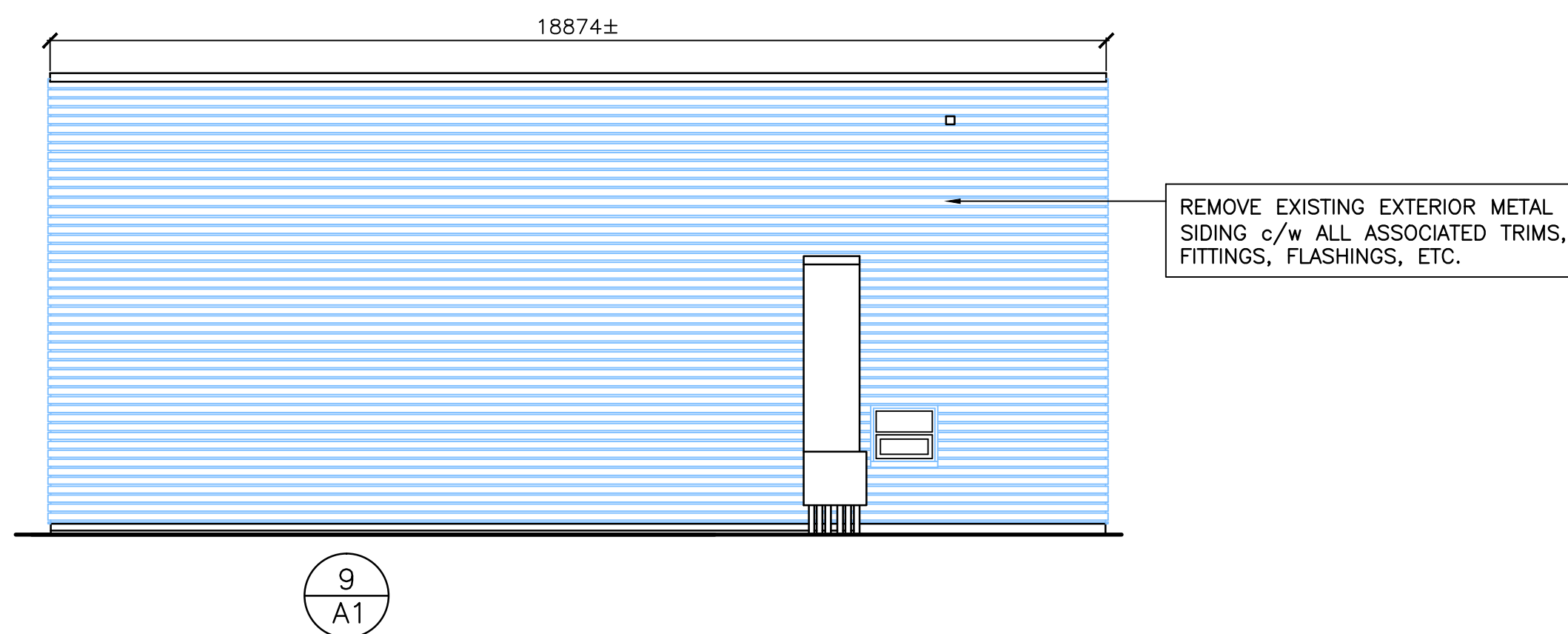
DEMOLISHED MATERIALS ARE TO BE REMOVED TO AN APPROVED MUNICIPAL DISPOSAL SITE DAILY.

CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE BUILDING SITE CLEAR/ORDERLY AND SECURE THROUGHOUT CONSTRUCTION.

GENERAL CONTRACTOR IS TO VERIFY SITE DIMENSIONS PRIOR TO THE COMMENCING OF WORK.

SCOPE OF WORK INCLUDES, BUT IT NOT NECESSARILY LIMITED TO:

- REMOVAL OF EXTERIOR HORIZONTAL METAL SIDING c/w ASSOCIATED TRIMS, FITTINGS AND FLASHINGS.
- PROVISION OF NEW VERTICAL METAL SIDING c/w Z-BAR SUPPORTS
- PROVISION OF NEW ARCHITECTURAL PANELS c/w Z-BAR SUPPORTS
- REMOVAL OF EXISTING EXTERIOR WALL DAMAGED FIBERGLASS INSULATION AND REPLACEMENT WITH NEW TO MATCH EXISTING
- REMOVAL/REPLACEMENT OF GLAZING IN IDENTIFIED WINDOWS
- INSTALLATION OF A NEW AIR BARRIER
- MODIFICATIONS TO EXISTING FLASHINGS
- PROVISION OF CAULKING WHERE REQUIRED



B A1 EXTERIOR ELEVATIONS - EXISTING CONDITIONS/DEMOLITION





Mechanical Consultant:

Electrical Consultant:

No.	Revision	Date
0	ISSUED FOR TENDER	MAY 12, 2021

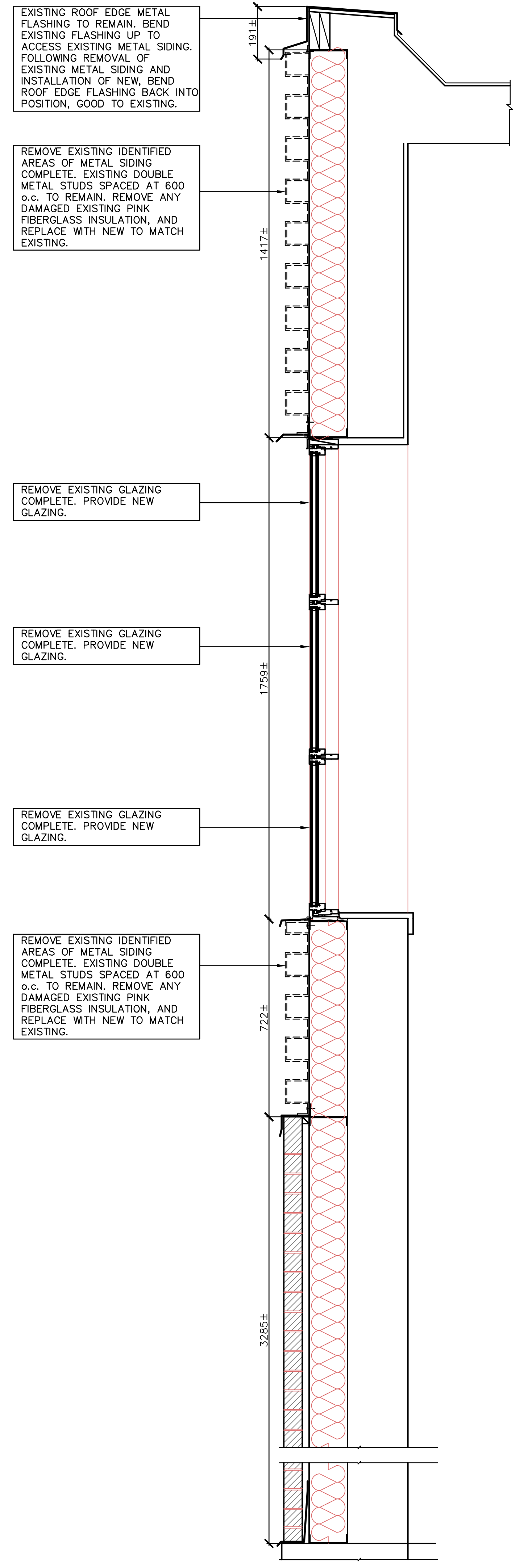
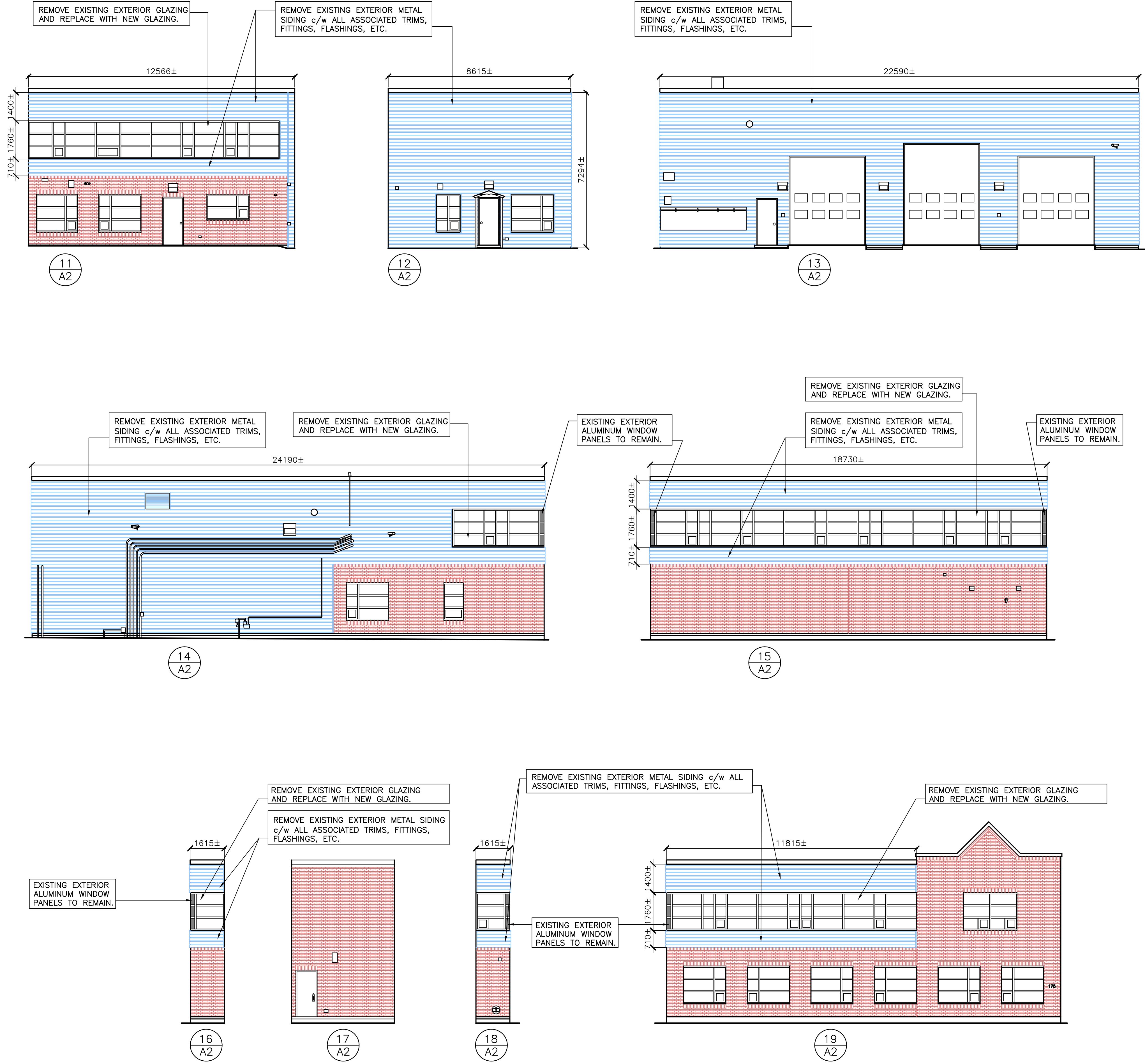
Project Title:
MUNICIPAL OPERATIONS BUILDING
CLADDING AND GLAZING REPLACEMENT
 ROTHESAY AVE.
 SAINT JOHN, NB

Drawing Title:
EXTERIOR ELEVATIONS EXISTING CONDITIONS

Designed By: MRR Revision No.
 Approved By: MRR Job No.: 21075
 Drawn By: LAG Date: MAR. 2021

Scale: AS NOTED

Drawing No.:
A-2



A A2 EXTERIOR ELEVATIONS — EXISTING CONDITIONS/DEMOLITION
 SCALE: 1:100
 0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

B A2 WALL SECTION — EXISTING/DEMO
 SCALE: 1:10
 0mm 100 200 300 400 500 600 700 800 900 1000mm

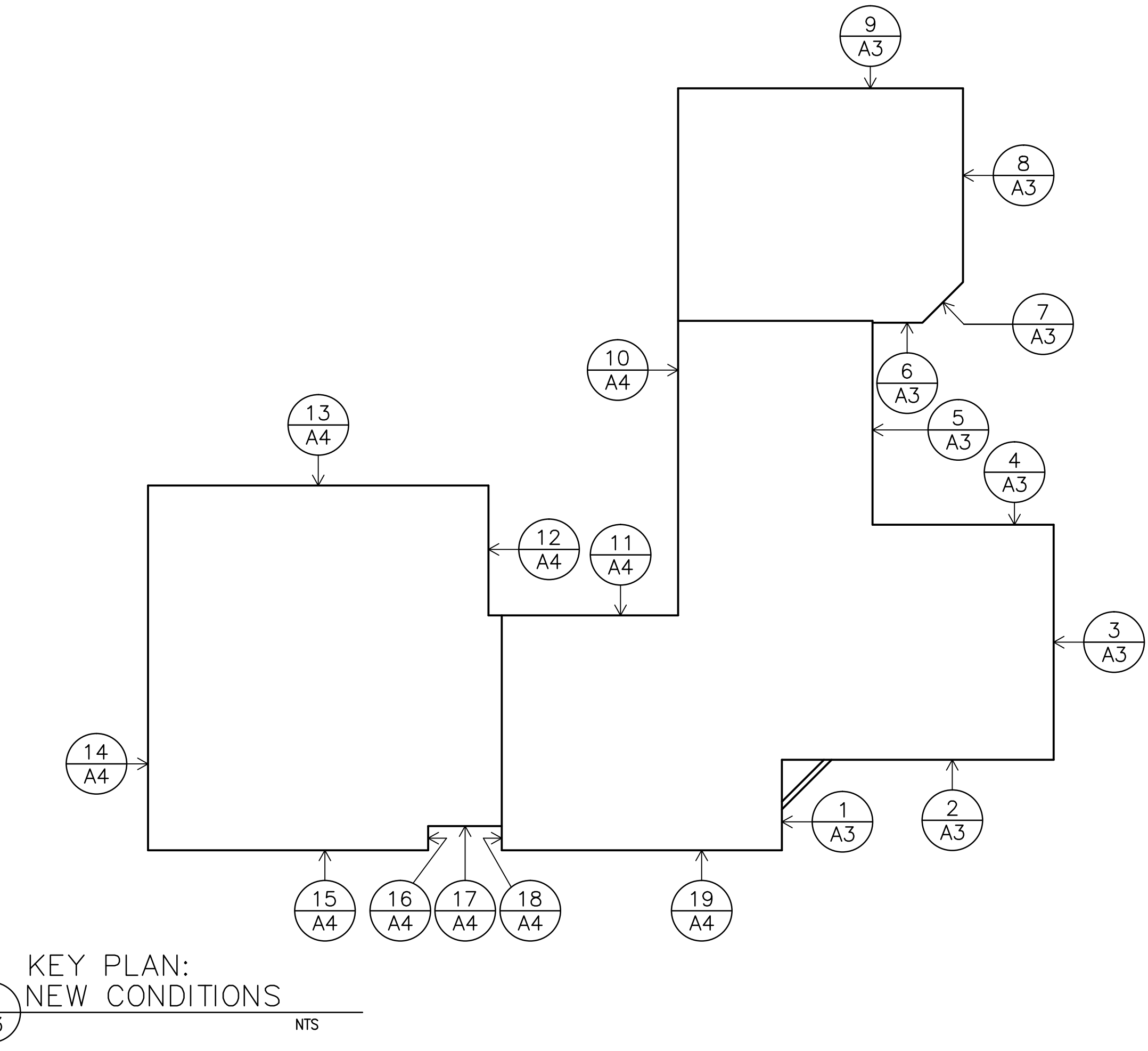


Mechanical Consultant:

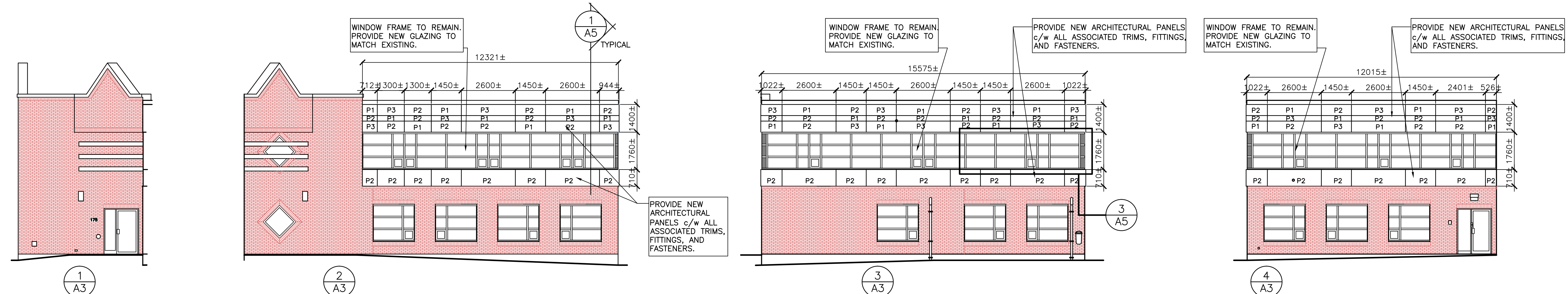
Electrical Consultant:

DEMOLITION AND CONSTRUCTION NOTES:

- 1 REMOVAL OF HORIZONTAL METAL SIDING, FLASHINGS AND ACCESSORIES TO FACILITATE THE INSTALLATION OF Z-BAR DESIGNED TO SUPPORT NEW METAL CLADDING AND COMPOSITE PANELS. THE EXISTING HORIZONTAL METAL SIDING IS TO BE REMOVED AND DISPOSED OF NOTING ENVIRONMENTAL RESPONSIBILITIES RELATED TO DISPOSAL. WALL MOUNTED ELEMENTS; CAMERAS, LIGHTING, POSTS, ETC. TO BE CAREFULLY REMOVED AND REINSTALLED FOLLOWING INSTALLATION OF STEEL SIDING.
- 2 REMOVAL OF EXISTING GLAZING AT SECOND FLOOR LEVEL AS IDENTIFIED ON THE DRAWINGS.
- 3 FOLLOWING REMOVAL, THE EXISTING GLAZING IS TO BE REPLACED. THE GLAZING SPECIFIED IS TINTED AND IS COMPLETE WITH ARGON GAS AND A THIRD LAYER REFLECTIVE FILM.
- 4 THE PERIMETER CLADDING ADJACENT THE STRIP WINDOW SECTIONS WHERE EXISTING HORIZONTAL SIDING IS SCHEDULED FOR REMOVAL IS TO BE RE-CLAD WITH AN ARCHITECTURAL PANEL. THE PANEL SIZES ARE TO BE PROVIDED AS SHOWN ON THE DRAWINGS AND COMPLETE WITH THE DESCRIBED AND DEFINED HORIZONTAL AND VERTICAL PANEL SIZE AND COLOUR. MIDPOINT OF PANEL IS TO BE ALIGNED WITH CENTERLINE (CL) OF WINDOW MULLIONS AS SHOWN. PROVIDE AS SCHEDULED AND AS SPECIFIED.
- 5 INSTALL NEW METAL CLADDING TO DIMENSIONS INDICATED, COLOUR PATTERN AND PROFILES AS SHOWN AND SPECIFIED. THE EXISTING HORIZONTAL STEEL SIDING IS TO BE REPLACED WITH A 22mm (7/8") CORRUGATED FACTORY PAINTED STEEL SIDING. THREE STANDARD COLOURS OF 26 GAUGE STEEL SIDING SHALL BE INSTALLED VERTICALLY WITH SHEET INSTALL HEIGHT AS SHOWN ON THE DRAWINGS.
- 6 FOR EACH TYPE OF CLADDING, ARCHITECTURAL PANELS AND CORRUGATED STEEL SIDING, Z-BARS ARE TO BE INSTALLED OF THE TYPE, SHAPE, PROFILE, GAUGE AND SIZE REQUIRED BY THE PRODUCT MANUFACTURER AND AT LOCATIONS AS NECESSARY, TO BOTH STRUCTURALLY SUPPORT THE STEEL SIDING AND ARCHITECTURAL PANEL WITH FASTENINGS IN STRAIGHT LINES AND COLOUR MATCHED TO THE CLADDING.
- 7 ALL CLADDING MATERIALS ARE TO BE INSTALLED BASED ON THE RAIN SCREEN PRINCIPLE WITH SEALANTS, CAULKING INSTALLED ACCORDINGLY.
- 8 EXISTING ROOF, WINDOW HEAD AND SILL FLASHINGS TOGETHER WITH FLASHINGS AT INTERFACE OF CLADDING AND MASONRY ARE TO REMAIN. FOLLOWING REMOVAL OF SCREWS, CAULKING AND RELATED MATERIALS TO ACCOMMODATE AND FACILITATE PANEL AND METAL SIDING INSTALLATIONS, THE EXISTING ROOF FLASHINGS ARE TO BE RE-CAULKED, COLOUR MATCHED SCREWS INSTALLED TO PROVIDE FLASHING WATERTIGHT AND FULLY INTEGRATED WITH THE INSTALLED CLADDINGS. SIMILARLY, METAL FLASHINGS AT THE HEAD AND SILL OF THE EXISTING STRIP WINDOWS ARE TO REMAIN WITH SEALS, CAULKING AND DETAILING SHOWING STATE OF THE ART INTEGRATION OF INSTALLED MATERIALS.
- 9 EXISTING 150MM STEEL STUD CLADDING SUPPORT FRAMING IS TO REMAIN AND SHALL BE USED IN THE SUPPORT OF THE NEW CLADDING MATERIALS AND ASSOCIATED Z-BAR TYPE SUPPORT SYSTEMS.
- 10 THE CONTRACTOR IS TO INSTALL A TYVEK AIR BARRIER SEALED TO WEATHER AT ITS PERIMETER OVER ALL METAL STUDS PRIOR TO INSTALLATION OF Z-BARS.
- 11 INSTALLATION OF NEW GLAZING AS PER SPECIFICATION SECTION 08 80 00. PROVIDE PARTICULAR GAS, FILMS, COATINGS, ETC. AS SPECIFIED AND AS SCHEDULED FOR EACH WINDOW LOCATION AND TYPE. EACH WINDOW IS TO BE COMPLETELY WEATHERTIGHT WITH FITTINGS, TRIMS, FLASHINGS, SEALANTS AND CAULKING IN PLACE AND MEETING OR EXCEEDING APPLICABLE STANDARDS.
- 12 THOROUGHLY CLEAN ALUMINIUM WINDOW FRAMES AND TRIMS TOGETHER WITH EXISTING ALUMINIUM PANELS TO REMAIN. INSTALL REPLACEMENT SILICONE CAULKING AT PERIMETERS OF PANELS AND FRAMES.
- 13 RE-ESTABLISHMENT OF FLASHING TO SUIT NEW CONDITIONS.
- 14 EXISTING INSULATION WHERE DAMAGED OR OTHERWISE COMPROMISED IS TO BE REMOVED AND REPLACED WITH NEW MATCHING THE EXISTING BATT INSULATION TO REMAIN. CONTRACTOR IS TO INCLUDE, WITHIN THE TENDER PRICE, REPLACEMENT OF 5% OF THE BATT INSULATION BASED ON OVERALL AREA OF EXISTING CLADDING.
- 15 PROVIDE AND SCHEDULE HOARDING, SCAFFOLDING, SCISSOR LIFTS AND STAGING AS REQUIRED TO SAFELY AND EFFICIENTLY PROVIDE ACCESS FOR THE DEMOLITION AND REMOVALS, INSTALLATIONS, INSPECTION AND TESTING REQUIREMENTS REQUIRED FOR THE SEQUENTIAL PHASES OF THE PROJECT. NOTE, THE COSJ PROJECT MANAGER, THE ARCHITECT AND THEIR ASSIGNED REPRESENTATIVES ARE TO BE PROVIDED FULL AND UNFETTERED ACCESS TO HOARDING, SCAFFOLDING, SCISSOR LIFTS AND STAGING WITH REMOVAL OF SAME SUBJECT TO AUTHORIZATION OF THE PROJECT MANAGER. ACCESS TO WINDOW LOCATIONS IS TO BE MAINTAINED IN PLACE OR OTHERWISE PROVIDED BY THE GENERAL CONTRACTOR TO PERMIT INSPECTION OF INSTALLATIONS. COORDINATION OF INSPECTIONS IS BY THE GENERAL CONTRACTOR IN COOPERATION WITH THE COSJ PROJECT MANAGER.
- 16 PROVIDE CLEAR, SAFE AND FULLY PROTECTED ACCESS AT ALL EXISTING EXIT LOCATIONS AND ASSOCIATED PATHWAYS/SIDEWALKS FOR THE DURATION OF THE WORK. PROVIDE 24/7 LIGHTING OF THE PRECEDING ENSURING ADEQUACY OF EXTERIOR LIGHTING AT TEMPORARY EXITS AND PATHWAYS TO B651 ACCESSIBILITY REQUIREMENTS AND TO LIMITS ACCEPTABLE TO THE ARCHITECT/COSJ PROJECT MANAGER.
- 17 CONSTRUCT EXTERIOR HOARDING AS NECESSARY TO ENSURE THE SECURITY OF THE BUILDING. THE GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE SECURITY OF ACCESS TO THE BUILDING INTERIOR FROM OPENINGS CREATED THROUGH THE WORK OF THIS CONTRACT.
- 18 CONSTRUCT INTERIOR HOARDING AS NECESSARY TO ENSURE THE SAFETY AND ISOLATION OF OCCUPANTS THROUGH SEPARATION OF BUILDING STAFF FROM WORK ACTIVITIES.
- 19 REMOVE EXISTING BLINDS, STORE AND PROTECT AND REINSTALL GOOD TO EXISTING AT ALL LOCATIONS TO FACILITATE THE INSTALLATION OF NEW GLAZING.
- 20 CLEAN ALL AREAS OF BUILDING AFFECTED BY WORK OF THIS CONTRACT ON A DAILY BASIS.
- 21 BUILDING IS TO REMAIN FULLY OPERATIONAL AND SECURE THROUGHOUT THE DURATION OF THE WORK OF THIS CONTRACT. PROTECT EXISTING FINISHES TO REMAIN AND PROTECT BUILDING PERSONNEL, USERS AND VISITORS FROM EXPOSURE TO CONSTRUCTION PROCESSES AND MATERIALS AS WELL AS FROM ODOURS, DUST AND DEBRIS. THE PRESENCE OF FUMES FROM PAINT/SOLVENTS/ADHESIVES DURING NORMAL OFFICE HOURS WILL NOT BE PERMITTED.
- 22 FULLY COORDINATE THE WORK OF ALL SUB-CRONTACTORS INVOLVED IN THE FULFILMENT OF THE WORK OF THIS CONTRACT INCLUDING THE COORDINATION OF WORK TO BE ACCOMPLISHED BY OTHERS.
- 23 COMPLETE ALL SPECIFIED ADMINISTRATIVE REQUIREMENTS.
- 24 THE CO-ORDINATION OF THE WORK IS A HIGH PRIORITY WITH OCCUPIED OFFICES REQUIRING AMPLE NOTIFICATION OF DISTURBANCE AND THE OPPORTUNITY TO AVOID THEMSELVES TO A DESIGNATED SWING SPACE TO COMPLETE NECESSARY PREPARATIONS. THE SEQUENCE OF THE WORK WILL REQUIRE A CO-OPERATIVE PLANNING WITH THE COSJ PROJECT MANAGER AND DESIGNATED USER REPRESENTATIVES.



KEY PLAN:
NEW CONDITIONS



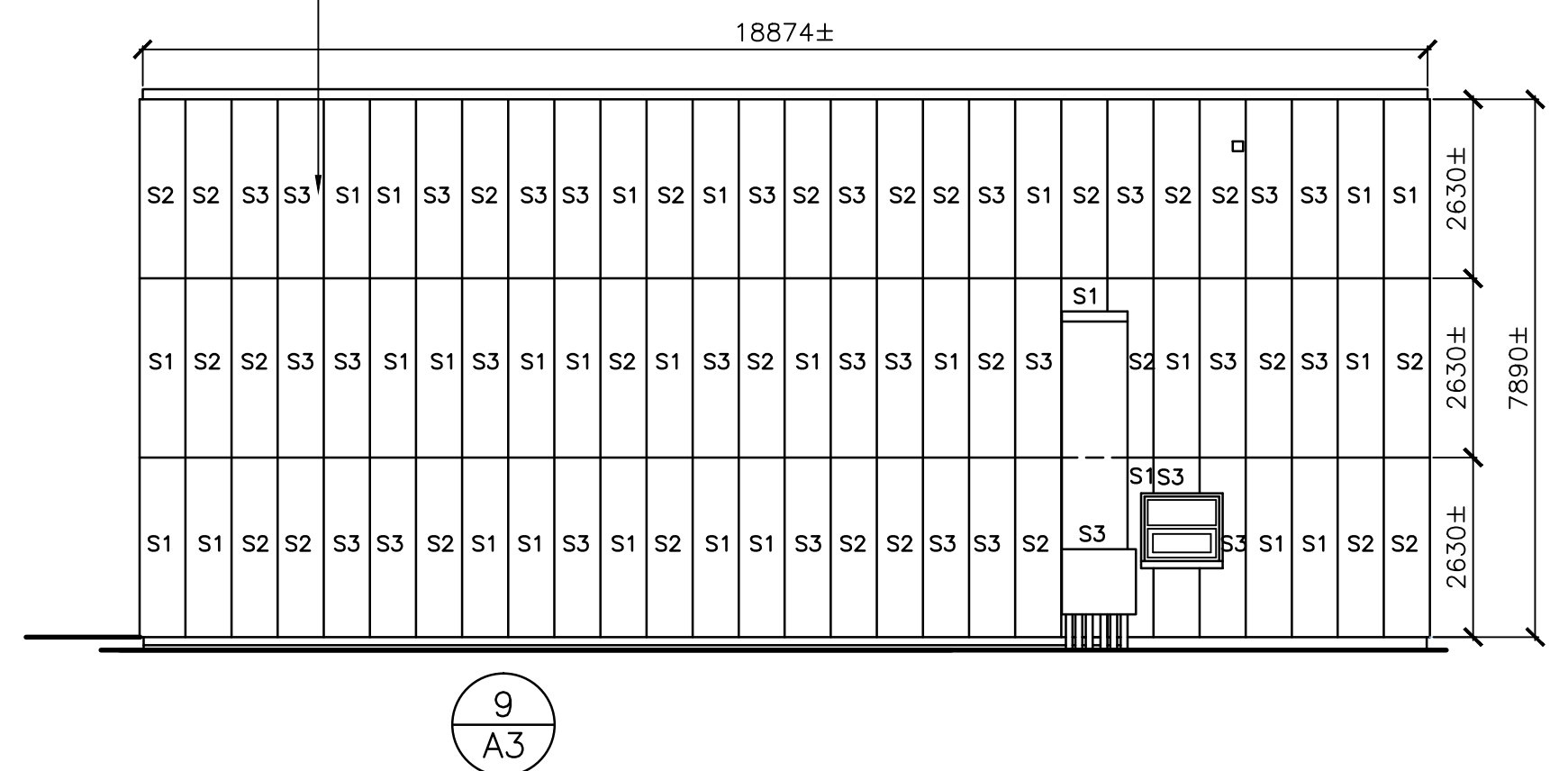
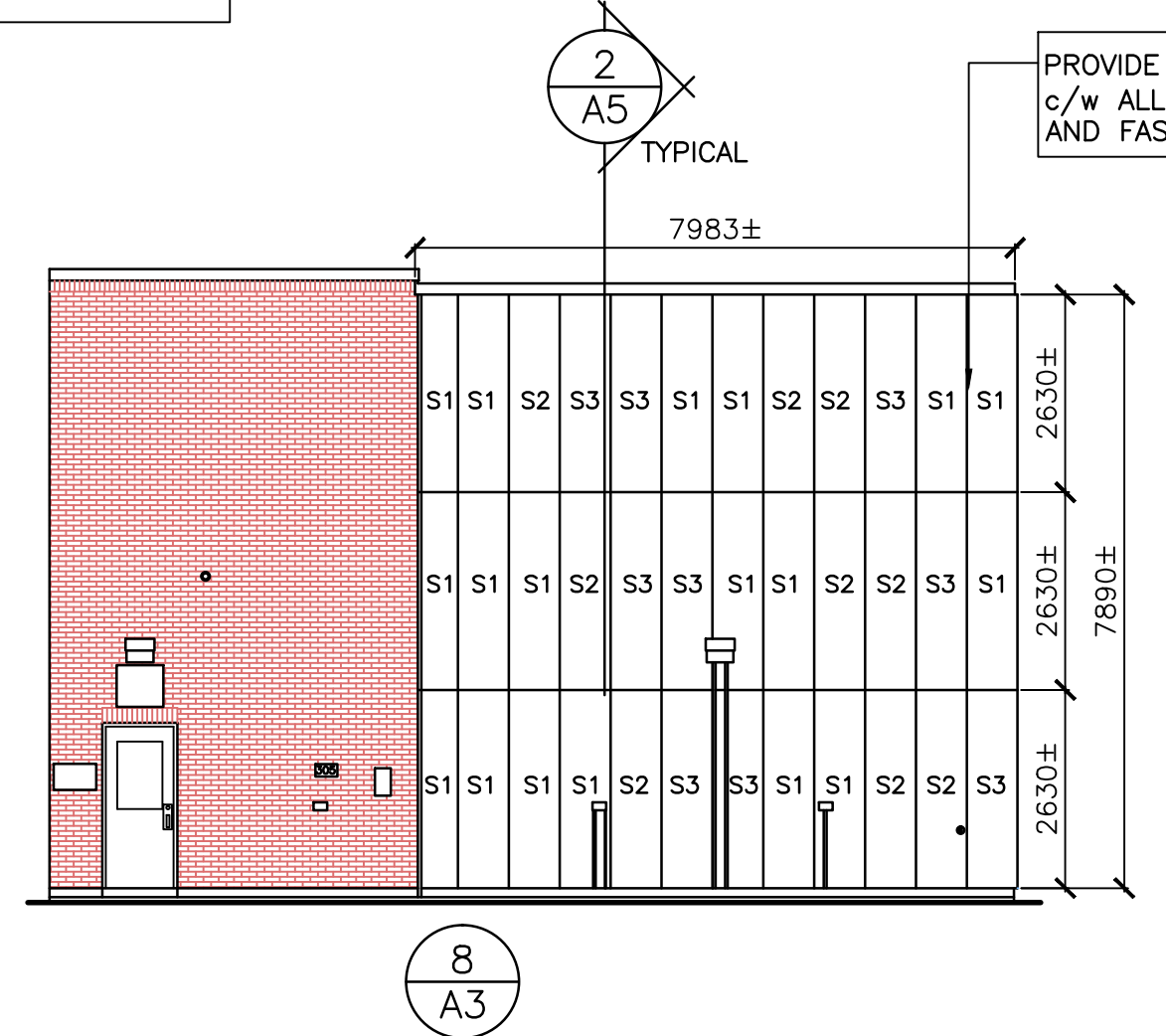
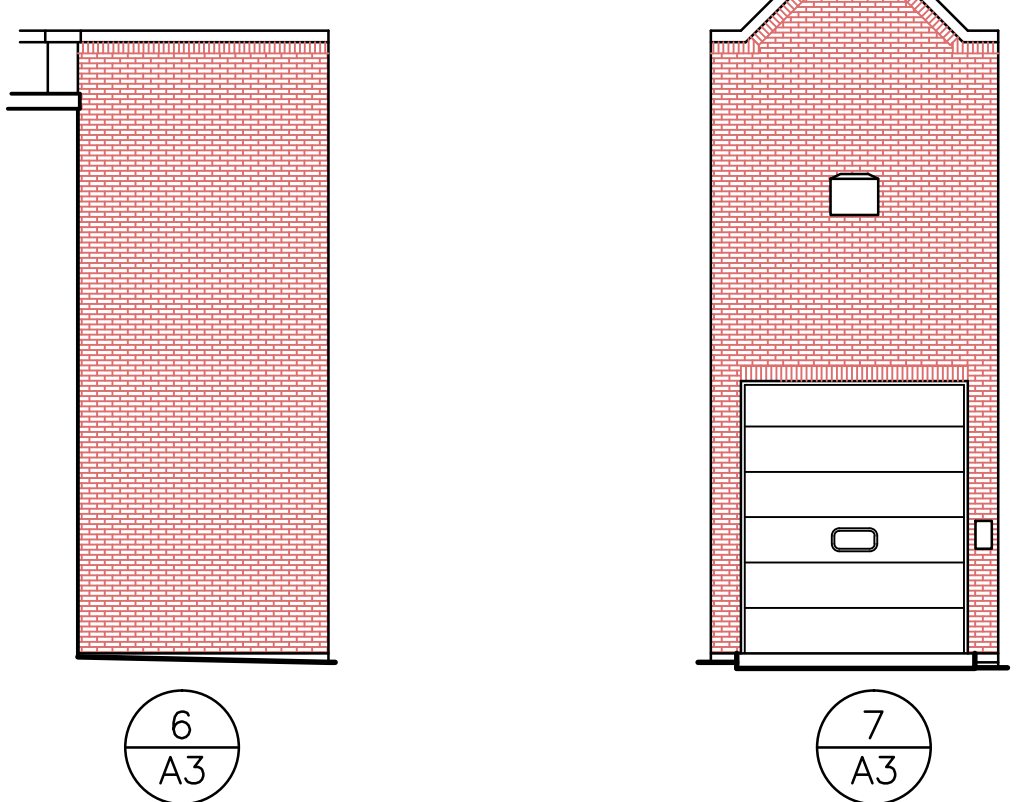
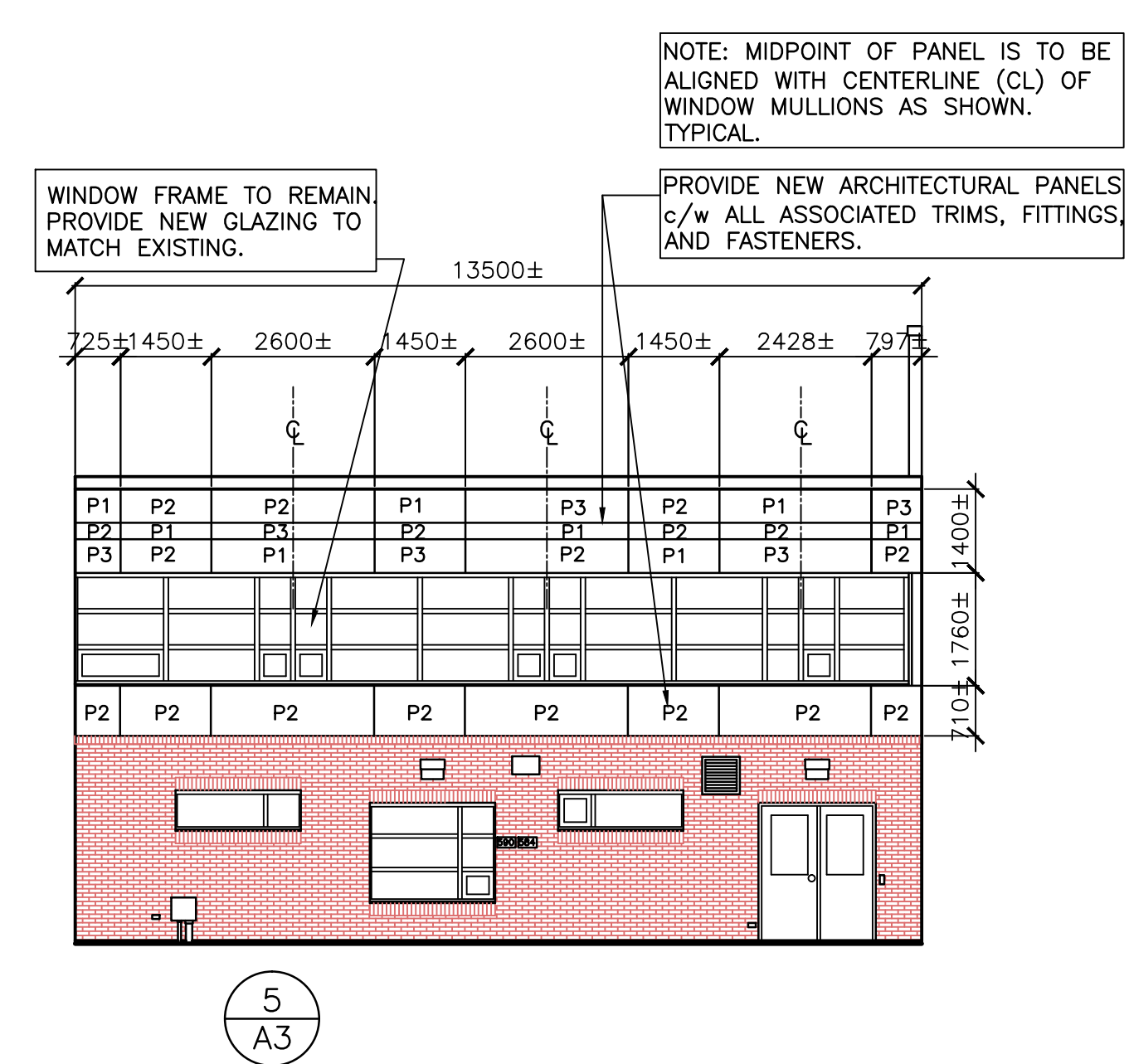
ARCHITECTURAL PANEL COLOUR CHART:

P1	COLOUR#1
P2	COLOUR#2
P3	COLOUR#3

NOTE: COLOUR QUANTITIES FOR EACH OF P1, P2, AND P3 ARE RELATIVELY EQUAL.

STEEL CLADDING COLOUR CHART:

S1	COLOUR#1
S2	COLOUR#2
S3	COLOUR#3



B
A3 EXTERIOR ELEVATIONS – NEW CONDITIONS
SCALE: 1:100
0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

No.	Revision	Date
0	ISSUED FOR TENDER	MAY 12, 2021

Project Title:
MUNICIPAL OPERATIONS BUILDING

CLADDING AND GLAZING REPLACEMENT

ROTHERSAY AVE.
SAINT JOHN, NB

Drawing Title:
EXTERIOR ELEVATIONS AND DETAILS EXISTING CONDITIONS

Designed By: MRR	Revision No.
Approved By: MRR	Job No.: 21075
Drawn By: LAG	Date: MAR. 2021

Scale: AS NOTED

Drawing No.:



Mechanical Consultant:

Electrical Consultant:

No.	Revision	Date
0	ISSUED FOR TENDER	MAY 12, 2021

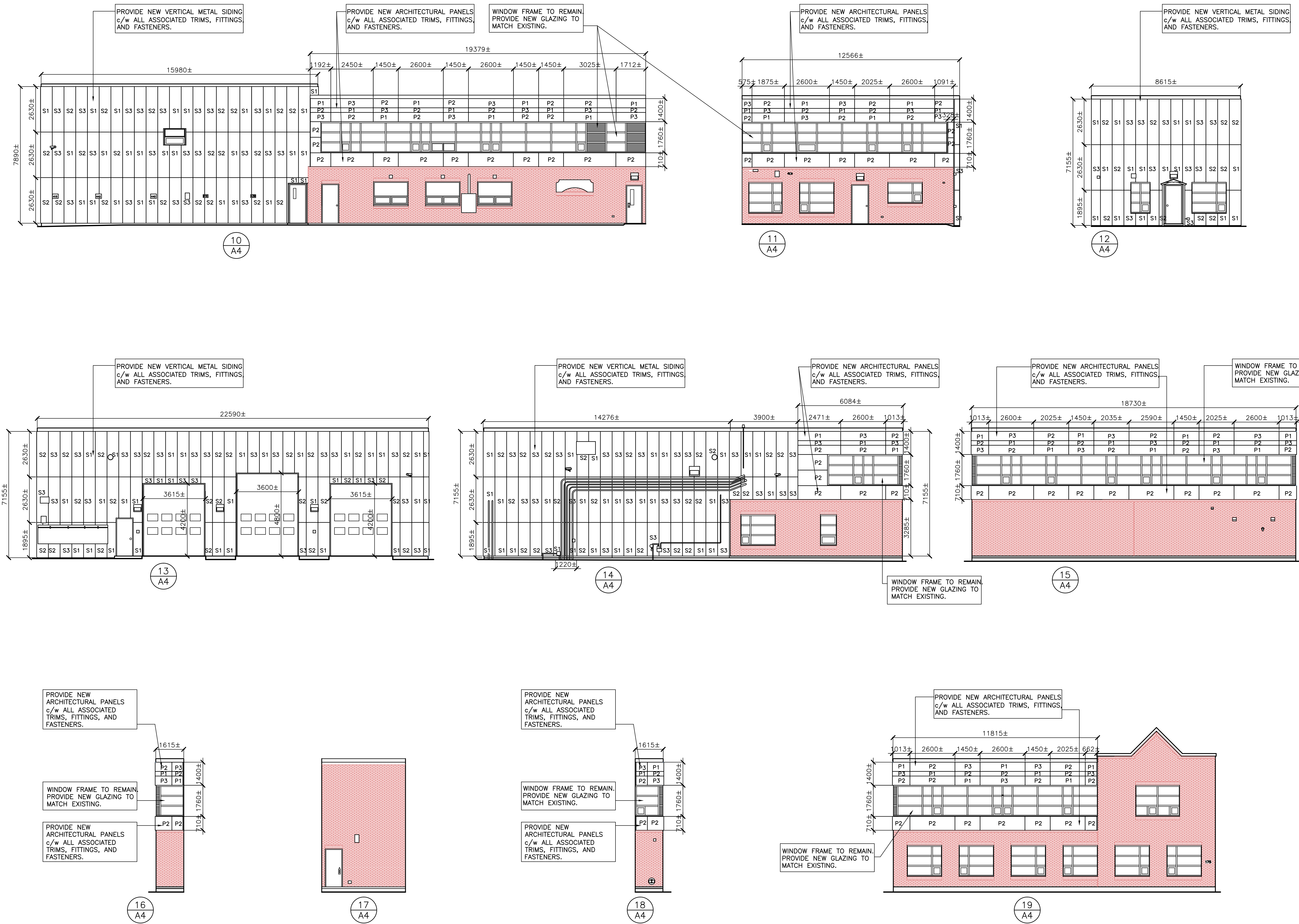
Project Title:
MUNICIPAL OPERATIONS BUILDING
CLADDING AND GLAZING REPLACEMENT

ROTHESAY AVE.
SAINT JOHN, NB

Drawing Title:
**EXTERIOR ELEVATIONS
NEW CONDITIONS**

Designed By: MRR	Revision No.
Approved By: MRR	Job No.: 21075
Drawn By: LAG	Date: MAR. 2021
Scale: AS NOTED	

Drawing No.:
A-4





Mechanical Consultant:

Electrical Consultant:

No.	Revision	Date
0	ISSUED FOR TENDER	MAY 12, 2021

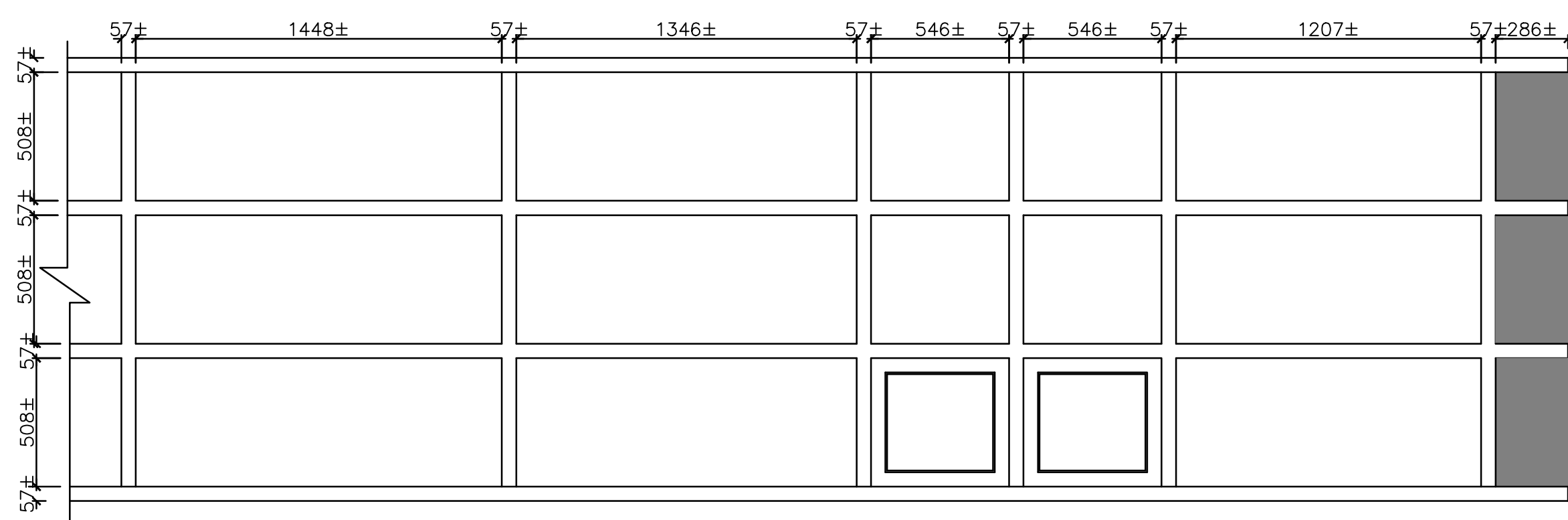
Project Title:
MUNICIPAL OPERATIONS BUILDING
 CLADDING AND GLAZING REPLACEMENT
 ROTHESAY AVE.
 SAINT JOHN, NB

Drawing Title:
PANEL DETAILS

Designed By: MRR	Revision No.
Approved By: MRR	Job No.: 21075
Drawn By: LAG	Date: MAR. 2021

Scale: AS NOTED

Drawing No.:
A-5



REMOVE EXISTING GLAZING AT SECOND FLOOR LEVEL AS IDENTIFIED ON THE DRAWINGS.

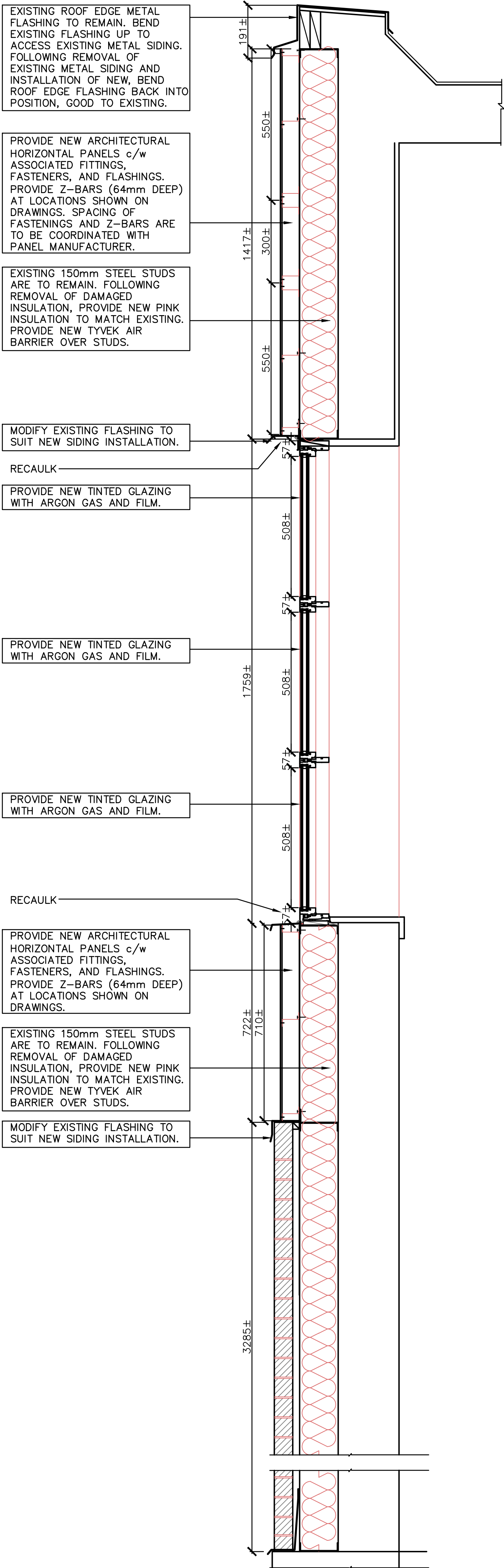
THOROUGHLY CLEAN ALUMINIUM WINDOW FRAMES AND TRIMS TOGETHER WITH EXISTING ALUMINIUM PANELS TO REMAIN. INSTALL REPLACEMENT SEALANTS, SILICONE CAULKING AT PERIMETERS OF PANELS AND FRAMES.

FOLLOWING REMOVAL, THE EXISTING GLAZING IS TO BE REPLACED. THE GLAZING SPECIFIED IS TINTED AND IS COMPLETE WITH ARGON GAS AND A THIRD LAYER REFLECTIVE FILM.

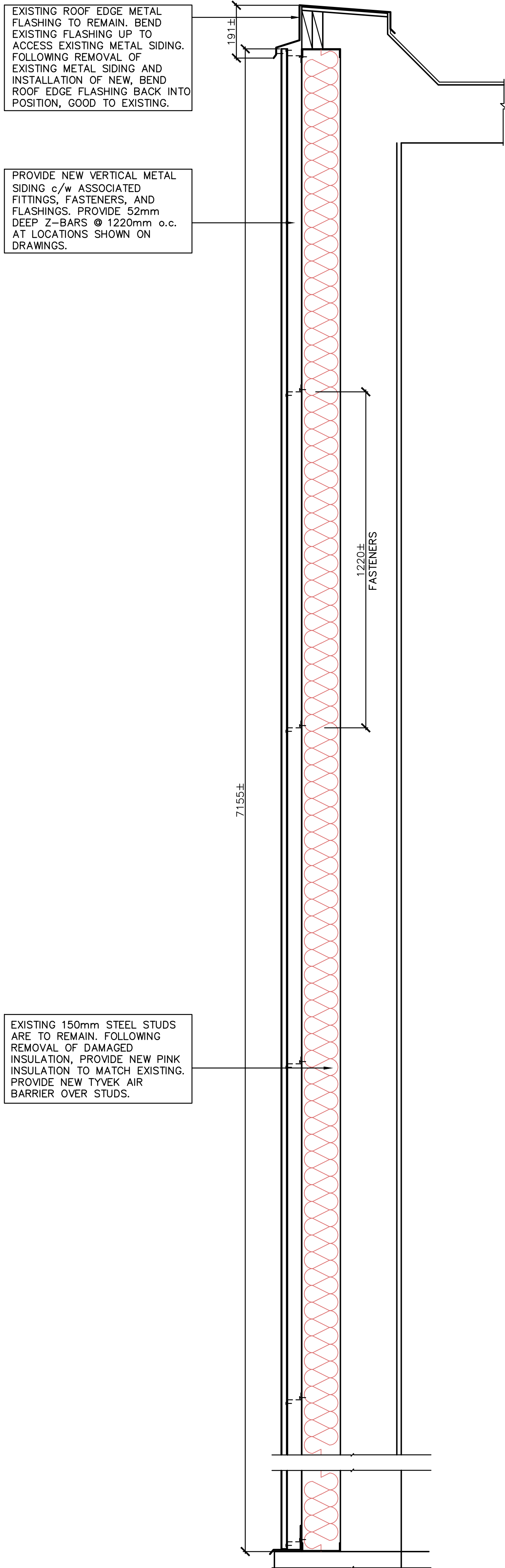
INSTALLATION OF NEW GLAZING AS PER SPECIFICATION SECTION 08 80 00. PROVIDE PARTICULAR GAS, FILMS, COATINGS, ETC. AS SPECIFIED AND AS SCHEDULED FOR EACH WINDOW LOCATION AND TYPE. EACH WINDOW IS TO BE COMPLETELY WEATHERTIGHT WITH FITTINGS, TRIMS, FLASHINGS, SEALANTS AND CAULKING IN PLACE AND MEETING OR EXCEEDING APPLICABLE STANDARDS.

DIMENSIONS SHOWN ARE APPROXIMATE. SITE DIMENSIONS REQUIRED FOR EACH GLAZED SECTION OF EACH WINDOW. SUBMIT SHOP DRAWINGS FOR REVIEW.

3 WINDOW ELEVATION
 SCALE : 1:20
 0mm 500mm 1000mm 1500mm 2000mm 2500mm



1 WALL SECTION THRU WINDOWS AND ARCHITECTURAL PANELS - NEW CONDITIONS
 SCALE : 1:10
 0mm 100 200 300 400 500 600 700 800 9001000mm



2 WALL SECTION THRU VERTICAL METAL SIDING - NEW CONDITIONS
 SCALE : 1:10
 0mm 100 200 300 400 500 600 700 800 9001000mm