



# INDUSTRIAL - RECREATIONAL USE

## 205 INDUSTRIAL PARKWAY NORTH, SUITE 1

### AURORA, ONTARIO

#### SCOPE OF WORK

PROPOSED RECREATIONAL USE IN EXISTING INDUSTRIAL BUILDING

#### SHEET LIST

ARCHITECTURAL  
A001 COVER PAGE  
A101 EXISTING SITE PLAN

#### PROJECT CONTACT

ARCHITECTURAL:

CSPACE

ARCHITECTURE

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#### GENERAL NOTES

TENDERING, PERMITS AND INSPECTIONS, COMPLIANCE OF WORK:

- NO DEMOLITION OR CONSTRUCTION IS TO START WITHOUT ISSUANCE OF A BUILDING PERMIT.
- THE CONTRACTOR SHALL GIVE ALL REQUIRED NOTICES FOR INSPECTIONS AS REQUIRED BY THE BUILDING PERMIT AND ALL AUTHORITIES HAVING JURISDICTION.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PAY FOR, AND OBTAIN, A SIGNED RELEASE FROM THE MUNICIPALITY HAVING JURISDICTION INDICATING THAT ALL WORK IS COMPLETED AND THE PERMIT IS SIGNED OFF.
- ALL WORK IN THIS CONTRACT SHALL CONFORM TO THE REQUIREMENTS OF ALL EXISTING BY-LAWS, CODES, MUNICIPAL GOVERNMENTS AND JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT.
- CONTRACTOR IS TO COMPLY WITH ALL BASE BUILDING WORK REGULATIONS AND PROCEDURES. REFER TO TENANT GUIDELINES AND/OR CO-ORDINATE WITH PROPERTY MANAGER.

SITE MEETINGS:

- THE GENERAL CONTRACTOR, DURING THE COURSE OF THE WORK, SHALL CO-ORDINATE REGULARLY SCHEDULED SITE MEETINGS.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO CHAIR, RECORD AND DISTRIBUTE MEETING MINUTES INCLUSIVE OF SCHEDULE UPDATES.

CO-ORDINATION OF THE WORK:

- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE CONTRACT DOCUMENTS ARE MADE AVAILABLE TO ALL TRADES IN ORDER TO ENSURE INCLUSION OF ALL ASPECTS OF THE WORK.
- ALL DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED IN CONJUNCTION WITH ALL OTHER DRAWINGS OF ALL CONSULTANTS INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATIONS. EXTRAS FOR MISSED WORK THAT WAS COVERED ON ANY OF THE DRAWINGS EVEN IF NOT COVERED IN ALL OF THE DRAWINGS WILL NOT BE CONSIDERED.
- ANY CONFLICTS, DISCREPANCIES AND/OR OMISSIONS ARE TO BE REPORTED TO COMLEY VAN BRUSSEL DESIGN AND MANAGEMENT FOR CLARIFICATIONS PRIOR TO PROCEEDING WITH ANY WORK.

SITE MAINTENANCE, PROTECTION AND CLEANING:

- THE GENERAL CONTRACTOR SHALL PROTECT ALL FINISHED AREAS DURING THE SCOPE OF THE PROJECT. ANY RESULTANT DAMAGE SHALL BE MADE GOOD BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DESIGNER.
- CONTRACTOR IS TO PROVIDE PROTECTION TO ANY BASE BUILDING ELEMENTS DURING THE SCOPE OF THE PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, SAFE STORAGE AND RE-INSTALLATION OF CEILING TILES AS REQUIRED FOR THE SUB-TRADES TO COMPLETE THEIR WORK.
- ALL DEBRIS SHALL BE REMOVED FROM SITE ON A DAILY BASIS. SITE TO BE LEFT BROOM CLEAN DAILY.
- CONTRACTOR IS TO INCLUDE FOR ALL NECESSARY AND REQUIRED MEANS TO MAINTAIN A CLEAN WORK SITE AND FOR THE REMOVAL OF DEBRIS AND RUBBISH INCLUDING BUT NOT LIMITED TO GARBAGE CHUTES AND DISPOSAL BINS.
- EXITS AND POINTS OF EGRESS SHALL BE CLEARLY IDENTIFIED AND MAINTAINED ACCESSIBLE DURING THE PROJECT.

DEMOLITION AND CONSTRUCTION:

- DESIGNATED MATERIALS (E.G. ASBESTOS); IMMEDIATELY REPORT THE DISCOVERY OF DMS AND STOP WORK IN THE AREA UNTIL THE BUILDING MANAGER OR OWNER AUTHORIZES OTHERWISE. ALL CLEAN UP, REMOVAL AND DISPOSAL OF DMS SHALL CONFORM TO THE ONTARIO MINISTRY OF LABOUR CURRENT REGULATIONS.
- FIREPROOFING: PATCH AND REPAIR ALL FIREPROOFING DAMAGED DURING THE CONSTRUCTION.

1	25.06.27	ISSUED FOR PRELIMINARY ZONING REVIEW
NO.	DATE	REVISION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

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PROJECT		
INDUSTRIAL - FITNESS CENTER		
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