



# P21815 Proposal Specifications

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## Proposal Specifications

### 1.0 Code Requirements

- 1.1 General Alberta Building Code - Part 9 (2006)
- 1.2 Electrical Canadian Electrical Code - Part 1 (2012)
- 1.3 Plumbing Alberta Building Code - Part 7 (2006)
- 1.4 Fire Extinguisher NFPA-10 Portable fire extinguisher

### 2.0 Permits

- 2.1 Building Permit not included

### 3.0 Engineering Requirements

- 3.1 Drawings sealed and signed by structural engineer registered in the Province of Alberta

### 4.0 Design Criteria

#### 4.1 Structural

- 4.1.1 Ground snow load (Ss) 2.2 kPa
- 4.1.2 Rain load (Sr) 0.1 kPa
- 4.1.3 Roof live load 2.0 kPa (42 PSF)
- 4.1.4 Floor live load 4.8 kPa (100 PSF)

#### 4.2 Mechanical

- 4.2.1 Interior design temp 22°C (72°F)
- 4.2.2 Min. exterior design temp (2.5%) -36°C (-33°F)
- 4.2.3 Max. exterior design temp (2.5% dry bulb) 27°C (81°F)
- 4.2.4 Temperature differential (Heating) 58°C (104°F)
- 4.2.5 Temperature differential (Cooling) 5°C (9°F)
- 4.2.6 Elevation above sea level 808m (2650.92 ft)
- 4.2.7 Degree days below 18°C 5900

#### 4.3 Electrical

- 4.3.1 Power supply 120/208 Volt 3 phase service
- 4.3.2 Power source Other





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## 5.0 Colour/Finish Schedule

### 5.1 Exterior

5.1.1	Fascia	Painted GP - TBA
5.1.2	Siding	Painted GP - TBA
5.1.3	Skirting	Painted GP - TBA
5.1.4	Vertical corner trims	Painted GP - TBA
5.1.5	Window trims	Painted GP - TBA
5.1.6	Door trims	Painted GP - TBA
5.1.7	Rubrail trim	Painted GP - TBA
5.1.8	Flashings	To match siding or trim
5.1.9	Steel doors (inside)	Painted white
5.1.10	Steel doors (outside)	Painted GP - TBA
5.1.11	Windows	Prefinished White

### 5.2 Interior

5.2.1	Ceiling	Class I, Adobe White
5.2.2	Walls	Class I, Stardust White
5.2.3	Floors (vinyl)	Tarkett #479
5.2.4	Casings	Prefinished New Hampshire Maple
5.2.5	Base (vinyl)	Johnsonite # 45 Sandalwood
5.2.6	Window liners	Prefinished White PVC
5.2.7	Plastic Laminate	Wilsonart 4551-60 Black Star Granite
5.2.8	Wood doors (Hollow)	Prefinished Albany Maple
5.2.9	Steel doors (Solid)	Painted to match Albany Maple
5.2.10	Door labels	White w/ Black Letters
5.2.11	Laundry appliances	TBD

## 6.0 Construction

### 6.1 Roof

6.1.1	Fall protection
6.1.2	EPDM roofing complete with termination bar
6.1.3	OSB roof sheathing
6.1.4	2x12 roof joists at 16" on centre, tapered to 2x10, kiln dried, SPF #2 or better
6.1.5	R20, or better, friction fit fibreglass batt insulation
6.1.6	6 mil. vapour barrier
6.1.7	Vinyl clad gyproc ceiling finish

### 6.2 Floor

6.2.1	Undersheathing with mould and mildew resistant coating
6.2.2	2x12 floor joists at 16" on centre, kiln dried, SPF #2 or better



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- 6.2.1 Undersheathing with mould and mildew resistant coating
- 6.2.2 2x12 floor joists at 16" on centre, kiln dried, SPF #2 or better
- 6.2.3 R20, or better, friction fit fibreglass batt insulation
- 6.2.4 T&G plywood subfloor
- 6.2.5 Underlayment board
- 6.2.6 High quality commercial grade sheet vinyl flooring (throughout)

## 7.0 Wall Assemblies

Wall height = 8'-0 1/4" (Throughout except as noted)

### 7.1 Exterior Walls

- 7.1.1 Fibre cement siding complete with 1 1/2" shadowline fascia, trims and flashings
- 7.1.2 Building wrap
- 7.1.3 2x6 wall construction
- 7.1.4 R20, or better, friction fit fibreglass batt insulation
- 7.1.5 6 mil. vapour barrier
- 7.1.6 Vinyl clad gyproc wall finish

### 7.2 Interior Walls

- 7.2.1 2x4 wall construction
- 7.2.2 Vinyl clad gyproc wall finish

## 8.0 Doors

### 8.1 Keying

- 8.1.1 Locksets to be master keyed
- 8.1.2 All locksets are to be keyed alike unless noted otherwise
- 8.1.3 Doors to be fire rated where required

### 8.2 Exterior Doors

#### 8.2.1 Entries

- 8.2.1.1 Double insulated metal doors, knock-down expandable steel frame, lockset, automatic closer, sealed half lite, weatherstripping, aluminum threshold
- 8.2.1.2 Single insulated metal doors, knock-down expandable steel frame, lockset, automatic closer, weatherstripping, aluminum threshold



### 8.3 Interior Doors

#### 8.3.1 Office

8.3.1.1 Single hollow core wood doors, wood frame, door stop, lockset

#### 8.3.2 Washroom

8.3.2.1 Single hollow core wood doors, wood frame, door stop, privacy set

#### 8.3.3 Mechanical

8.3.3.1 Single non-insulated metal doors, knock-down expandable steel frame, lockset

### 9.0 Windows

#### 9.1 Exterior Windows

9.1.1 4'-0" x 3'-0" vinyl rebate, horizontal slider, insect screens, horizontal metal venetian blinds

### 10.0 Mouldings and Finishings

#### 10.1 Mouldings

10.1.1 Base	2 ½" vinyl base
10.1.2 Casing	Prefinished wood #3002
10.1.3 Battens	Vinyl wrapped wood to match wall finish
10.1.4 Window liners	Prefinished PVC, integrated with window frame

#### 10.2 Junction Materials

10.2.1 Roof	EPDM Strip over upstand
10.2.2 Exterior wall	Prefinished metal trim
10.2.3 Interior wall	Vinyl wrapped trim (to match wall finish)
10.2.4 Ceiling	Prefinished wood trim
10.2.5 Door	Prefinished wood trim
10.2.6 Floor	Sealed

### 11.0 Millwork

#### 11.1 Millwork Construction

11.1.1 Plastic laminate counter tops with 4" back splash where required  
11.1.2 Open under vanity





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## 12.0 Equipment and Furniture

### 12.1 General Fixtures

- 12.1.1 Mirror
- 12.1.2 Paper towel dispenser
- 12.1.3 Toilet paper holder
- 12.1.4 Hand soap dispenser
- 12.1.5 Door labels

## 13.0 Mechanical

### 13.1 Mechanical Equipment

- 13.1.1 Forced air furnace, propane, with ducting and registers in the floor
- 13.1.2 General exhaust fan (washroom)
- 13.1.3 Make up air system, propane, for Laundry area
- 13.1.4 Wall mounted A/C

## 14.0 Plumbing

### 14.1 Plumbing Distribution

- 14.1.1 Water distribution system to be PEX
- 14.1.2 Water lines exposed (Laundry)
- 14.1.3 Water lines concealed (Washroom)
- 14.1.4 Vents exposed (Laundry)
- 14.1.5 Vents concealed (Washroom)

### 14.2 Plumbing Fixtures

- 14.2.1 Hot water tanks, Natural gas
- 14.2.2 Water closet
- 14.2.3 Vanity sink with faucet
- 14.2.4 Laundry sink
- 14.2.5 Water supply to washers

## 15.0 Fire Suppression

- 15.1.1 Fire extinguishers as per NFPA 10

## 16.0 Electrical and Communications

### 16.1 Electrical Service

- 16.1.1 120/208V 3 phase main panel, surface mounted with nipple through wall
- 16.1.2 Lumex wiring, all copper





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## 16.2 Communications

- 16.2.1 Tele/Data outlet box with blank face plate with conduit through floor, wiring not included

## 16.3 Lighting

- 16.3.1 Exterior 70W HPS light fixtures with photocell
- 16.3.2 Ceiling fluorescent fixtures, surface mounted, 2 lamps with diffuser
- 16.3.3 Interior incandescent vanity fixture, wall mounted
- 16.3.4 Illuminated exit signs and emergency lighting throughout

## 16.4 Fixtures

- 16.4.1 Light switches, white
- 16.4.2 Duplex receptacles, white
- 16.4.3 GFI receptacles, white (vanity)
- 16.4.4 Exterior weatherproof receptacles
- 16.4.5 Dryers / Washers receptacle

## 17.0 Options

- 17.1.1 Non-slip flooring – Altro Designer 25 "Bone" D25215 (Laundry)
- 17.1.2 Fiberglass reinforced plastic wall finish over 1/2" raw gyproc (Laundry)
- 17.1.3 Window security bars
- 17.1.4 Window security film for door



### Serial Numbers

### Introduction

The following is a list of the official Serial Numbers for the building(s). Please refer to these numbers on any documentation, or any questions regarding these building(s).

NT UNIT #				
TN3122A	1460	14	6321	15
TN3122B	1460	14	6322	15

### Project Job Number

**J21815** – Please include this number when speaking with Horizon North Manufacturing regarding your unit.

The following is a comprehensive list of all of the appliances/equipment make, model, serial number and location for appliances listed within this O&M Binder. Please refer to them when ordering parts, replacements, or claiming any warranty repair for each specific item.

#### TN3122A

Appliance	Brand Name	Model Number	Serial Number
Furnace	Intertherm	M1MB 070A BW	M1A131100645
Hot Water Tank	Bradford White	D75T1603N	KM33587167
Hot Water Tank	Bradford White	D75T1603N	KM33625620
Make Up Air Unit	ICE	BMA 118	376081403

### Building Layout

- The "Finish Floor Plan" drawing is an overall plan view of the buildings layout. It references all room names, overall dimensions, unit numbers, landings, and utility connections as applicable. Please see drawings enclosed.