



1 Level 6 Pricing Plan
1/8" = 1'-0"

PRICING KEYED NOTES:

MILLWORK

- 1 PROVIDE AND INSTALL 3/8" TEMPERED GLAZING, FULL HEIGHT X 18" SIDE SIGHT, DETAIL TO MATCH EXISTING.
- 2 PROVIDE AND INSTALL 3/8" TEMPERED GLAZING, FULL HEIGHT X LENGTH OF WALL.
- 5 PROVIDE NEW CRIPPLE WALL FROM CEILING TO 6" ABOVE CEILING AND PROVIDE NEW INSULATION IN WALL AND ABOVE CEILING TO 3" ON EITHER SIDE OF WALL.

DOORS

- D1 PROVIDE AND INSTALL NEW OR REUSED SUITE STANDARD SOLID CORE WOOD DOOR WITH HOLLOW METAL PAINTED FRAME TO MATCH SUITE STANDARD. PROVIDE AND INSTALL OFFICE FUNCTION LOCKSET HARDWARE.
- D2 PROVIDE AND INSTALL NEW OR REUSED SUITE STANDARD SOLID CORE WOOD DOOR WITH HOLLOW METAL PAINTED FRAME. PROVIDE AND INSTALL STORAGE FUNCTION LOCKSET HARDWARE.
- D3 PROVIDE AND INSTALL NEW 3/8" TEMPERED GLASS DOOR WITH 3/8" STAINLESS STEEL DOOR PULLS AND 2" STAINLESS STEEL TOP AND BOTTOM RAILS.

FINISHES

- F1 EXISTING FLOOR FINISHES TO REMAIN THROUGHOUT.
- F2 GC TO PROVIDE PRICING TO REPAINT ENTIRE SUITE, RE KEYNOTE F3 FOR ACCENT COLOR LOCATIONS.
- F3 PROVIDE AN ACCENT PAINT COLOR AT THIS LOCATION, COLOR: TBD. SUITE WILL HAVE A TOTAL OF 7 COLORS. MOVE FURNITURE AS REQUIRED TO PAINT ENTIRE WALL.

ALTERNATE

- A1 GC TO PROVIDE PRICING TO REUSE EXISTING DOORS AND FRAMES REMOVED FROM ADJACENT SPACE.

GENERAL NOTES:

1. THE PURPOSE OF THIS SPACE PLAN IS TO PRELIMINARILY DESCRIBE THE PROPOSED USE LAYOUT AND TENANT IMPROVEMENTS REQUIRED FOR TENANT OCCUPANCY FOR APPROVAL BY THE TENANT AND BUILDING OWNER. BUILDER PRICING FROM A PRICING PLAN IS BUDGETARY ONLY. A FULL SET OF CONSTRUCTION DOCUMENTS IS REQUIRED FOR ACCURATE COSTS.

2. THE SPACE PLAN REPRESENTS THE ARCHITECT'S UNDERSTANDING OF THE PROPOSED USE AND REQUIREMENTS FOR THE SPACE. THE TENANT AND/OR BUILDING OWNER ARE RESPONSIBLE FOR ADVISING THE ARCHITECTS OF ANY REVISIONS, ADDITIONS, OR DELETIONS TO THESE REQUIREMENTS IN ORDER THAT SUCH REVISIONS MAY BE ADDRESSED FOR BUDGET PRICING PURPOSES BY THE CONTRACTOR.

3. CONTRACTOR BUDGET PRICING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE PROPOSED SPACE, IF EXISTING, AND EXCEPT AS MAY OTHERWISE BE NOTED, INCLUDE ALL MATERIALS AND WORK AS MAY BE REQUIRED OR ASSOCIATED WITH THE NOTED SCOPE OF TENANT IMPROVEMENTS TO PROVIDE A COMPLETE AND FINISHED PROJECT.

4. TENANT IMPROVEMENT EXCLUSIONS: EXCEPT AS OTHERWISE NOTED OR SPECIFICALLY APPROVED BY THE BUILDING OWNER, THE FOLLOWING WORK IS TO BE PROVIDED SEPARATELY BY THE TENANT AND IS NOT INCLUDED IN THIS SPACE PLAN OR TO BE INCLUDED IN THE CONTRACTOR'S TENANT IMPROVEMENT CONSTRUCTION BUDGET:

- * TELEPHONE EQUIPMENT, INSTALLATION AND CABLING
- * COMPUTER EQUIPMENT AND INSTALLATION
- * MOVEABLE FURNITURE, FIXTURES, ACCESSORIES AND EQUIPMENT
- * ARCHITECTURAL AND ENGINEERING CONSULTING FEES AND EXPENSES
- 5. PREVIOUSLY IMPROVED TENANT SUITES: UNLESS NOTED OTHERWISE, ALL NEW WORK IDENTIFIED IN THIS SPACE PLAN SHALL BE TENANT/BUILDING STANDARD MATERIALS AND METHODS OF CONSTRUCTION FOR SPACES WITH PREVIOUS TENANT IMPROVEMENTS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE BUILDING OWNER TO FAMILIARIZE HIMSELF WITH APPROVED TENANT/BUILDING STANDARDS AND THE BUILDING RULES & REGULATIONS.
- 7. THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM LANDLORD REGARDING THE EXTENT OF BUILDING SYSTEMS TO BE INSTALLED UNDER OWNER'S BASE TENANT IMPROVEMENT EXPENSE. SPECIFICALLY ADDRESS GRID/LIGHTING, MECHANICAL DISTRIBUTION SYSTEM, SPRINKLERS, FIRE ALARM, EXTERIOR WINDOW COVERINGS, INTERIOR COLUMN AND SILL DRYWALL.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LIFE SAFETY SYSTEMS. PROVIDE AND INSTALL BUILDING STANDARD FIRE EXTINGUISHERS, EMERGENCY LIGHTS AND SYSTEMS, AND EXIT SIGNAGE. ASSURE ALL COMPLIANCE PERTAINING TO FIRE SUPPRESSION SYSTEM, ELECTRICAL AND MECHANICAL SYSTEMS AS REQUIRED BY THE BUILDING DEPARTMENT.
- 9. THE CONTRACTOR SHALL ALLOW A TEN (10%) PERCENT BUDGET CONTINGENCY AS A SEPARATE BASE BUDGET LINE ITEM FOR TENANT IMPROVEMENT ARCHITECTURAL, MECHANICAL AND ELECTRICAL WORK AND ANY REQUIRED STRUCTURAL WORK.
- 10. ALL COSTS ASSOCIATED WITH THE MULTI-TENANT CORRIDOR CONSTRUCTION ARE TO BE REPORTED SEPARATELY.
- 11. ALL MATERIALS ARE ASSUMED TO BE NEW UNLESS OTHERWISE NOTED.
- 12. ALL NEW OFFICES ARE TO RECEIVE NEW OR REUSED 18" X FULL HEIGHT TEMPERED GLASS SIDELITE. MATCH EXISTING IF APPLICABLE.

GENERAL FINISHES NOTES:

13. CONTRACTOR TO LEVEL FLOOR AS REQUIRED FOR INSTALLATION OF NEW FINISHES. PROVIDE AND INSTALL 4" RESILIENT BASE (ROLLED GOODS) THROUGHOUT SUITE U.N.O.

14. PROVIDE AND INSTALL SCHLITZ SCHEINE OR EQ. TRANSITION STRIP AT ALL TRANSITIONS BETWEEN CARPET AND RESILIENT FLOORING. STAINLESS STEEL FINISH 304.

15. EXISTING CARPET TO REMAIN THROUGHOUT, UNLESS NOTED OTHERWISE. IF NEW CARPET IS REQUIRED PROVIDE ALLOWANCE OF 300SQ.FT.

16. ALL WALL SURFACES ARE TO BE PAINTED WITH TWO COATS OF PAINT AND ONE COAT OF PRIMER ON ALL NEW WALLS. ALL AREAS IN WHICH ANY ALTERATION OR CONSTRUCTION IS REQUIRED AS SHOWN ON PLAN WILL RECEIVE ONE COAT TINTED PRIMER AND ONE OR TWO FINISH COATS OF PAINT TO ACHIEVE UNIFORM FINISH.

17. ALL EXISTING CEILING GRID AND TILE SHALL REMAIN THROUGHOUT U.N.O. REPLACE ALL DAMAGED, STAINED OR MISMATCHED CEILING TILE WITH NEW TO MATCH. (ASSUME 30% OF NEW CEILING TILE AND GRID WILL BE REPLACED AND/OR ADDED). RE: ALTERNATES.

18. ALL WOOD MILLWORK TO BE AWI PREMIUM GRADE. ALL PLASTIC LAMINATE MILLWORK TO BE AWI CUSTOM GRADE.

19. ALL SIDELITES (NEW OR EXISTING) TO RECEIVE PATTERNED FILM TO MATCH EXISTING.

GENERAL ELECTRICAL NOTES:

20. ALL FLOOR PENETRATIONS ARE TO BE FIRE SEALED, WHETHER NEW OR EXISTING. WHERE ELECTRICAL FLOOR BOXES, POKE-THROUGHS, CONDUIT, PIPING, PLUMBING OR OTHER EQUIPMENT OR DEVICES ARE REMOVED, FLOOR PENETRATIONS RESULTING FROM DEMOLITION ARE ALSO TO BE FIRE SEALED. PROVIDE SEALANT SYSTEM APPROPRIATE TO TYPE AND RATING OF FLOOR AND COMPLIANT WITH U.L. LISTINGS.

21. ALL SUITE STANDARD LIGHT FIXTURES TO REMAIN U.N.O. PROVIDE ALLOWANCE FOR RELOCATION OF LIGHT FIXTURES TO ACCOMMODATE NEW PARTITION LAYOUT. CLEAN AND RE-LAMP AS REQUIRED.

GENERAL PLUMBING NOTES:

22. PROVIDE ALL NECESSARY WATER SUPPLY, DRAIN AND VENT PIPING, AS WELL AS ANY NECESSARY CONDENSATE DRAINS, FLOOR DRAINS, PUMPS AND OTHER RELATED EQUIPMENT NECESSARY FOR A COMPLETE INSTALLATION OF THE IDENTIFIED DOMESTIC PLUMBING FIXTURES AND EQUIPMENT.

GENERAL MECHANICAL NOTES:

23. ALLOW FOR THE RELOCATION AND/OR ADDITION OF SPRINKLER HEADS AS REQUIRED TO MEET CODE BASED UPON THE NEW PARTITION LAYOUT.

24. PROVIDE FOR THE RELOCATION OF AND/OR ADDITION TO THE BUILDING STANDARD MECHANICAL SYSTEM BASED UPON NEW PARTITION PLAN.

25. PROVIDE FOR THE RE-BALANCE OF THE ENTIRE MECHANICAL SYSTEM TO ACCOMMODATE NEW MECHANICAL LAYOUT AND PARTITIONS.

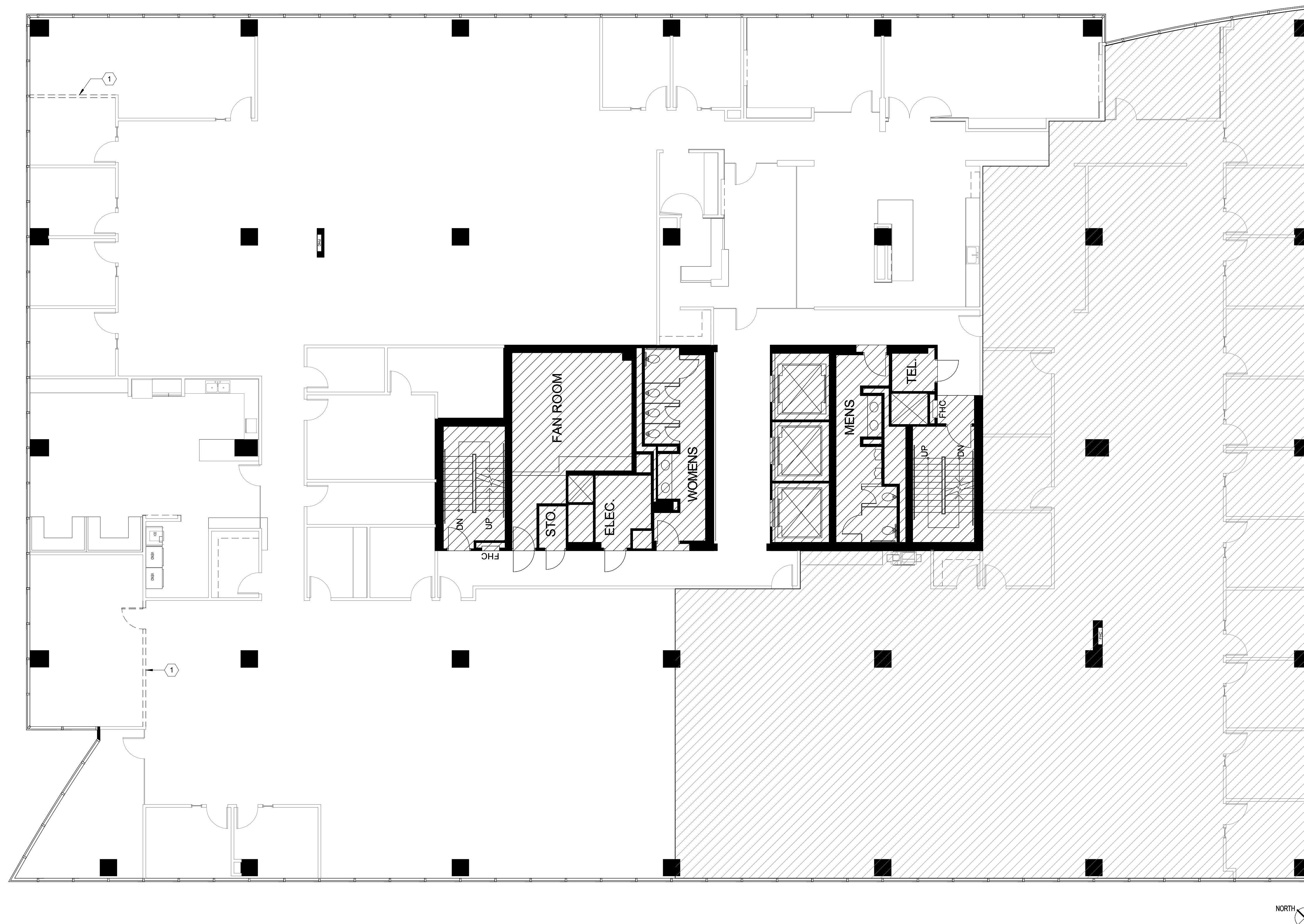
LEGEND:

- PROGRAM**
- +/- 12,146 USF
 - 10 STANDARD OFFICE
 - 56 WORKSTATION (SIZE: TBD)
 - 4 MEETING ROOMS
- PARTITION TYPES:**
- ALL NEW PARTITIONS TO BE 3-5/8" METAL STUD WITH ONE LAYER 5/8" DRYWALL ON EACH SIDE U.O.N.
 - EXISTING PARTITION TO REMAIN
 - NEW PARTITION
- ELECTRICAL SYMBOLS**
- **ALL DEVICES TO BE WALL MOUNTED AT TYPICAL HEIGHT (18" AFF) UNLESS NOTED OTHERWISE
 - DUPLICATE OUTLET
 - DEDICATED DUPLEX OUTLET
 - DOUBLE DUPLEX OUTLET
 - DEDICATED DOUBLE DUPLEX OUTLET
 - DATA AND COMMUNICATIONS OUTLET
 - TELEPHONE OUTLET
 - FLOOR POWER/DATA/COMMUNICATIONS DEVICE
 - WALL ELECTRICAL HARDWARE (FURNITURE WHIP)
 - WALL DATA/COMMUNICATION HARDWARE (FURNITURE WHIP)
 - FLOOR ELECTRICAL HARDWARE (FURNITURE WHIP)
 - FLOOR DATA/COMMUNICATION HARDWARE (FURNITURE WHIP)
 - CARD READER - COORDINATE W SECURITY VENDOR
 - JUNCTION BOX
 - POWER POLE
 - DISPLAY SCREEN - SIZE TBD

No.	Description	Date
1	ISSUED FOR PRICING	8/27/18
2	RE-ISSUED FOR PRICING	1/15/19

Project No. 106.158
Project
CWT - TORONTO
2425 MATHESON BLVD E,
6TH FLR
MISSISSAUGA, ONTARIO, CA

Drawing
PRICING PLAN



① Level 6 Pricing Plan
1/8" = 1'-0"

DEMOLITION PRICING KEYED NOTES:

- WHERE WALL HAS BEEN REMOVED PATCH AND REPAIR EXISTING FINISHES.

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DEMOLITION NOTES:

- ALL ACCESSIBLE ABANDONED CONDUIT AND CABLE SHALL BE REMOVED FROM THE PROJECT AREA.
- CONTRACTOR TO REMOVE EXISTING CARPET AND BASE AND PATCH FLOOR AS REQUIRED TO INST ALL NEW FLOORING IN AREAS OF NEW CONSTRUCTION.
- CONTRACTOR IS TO SALVAGE ALL DEMOLISHED DOORS, FRAMES, HARDWARE, GLAZING, LIGHTS, ETC. AS REQUIRED BY BUILDING OWNER.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL FINISHES TO REMAIN FROM DAMAGE DUE TO CONSTRUCTION IMPROVEMENTS.

LEGEND:

- PROGRAM
 +/- 12,146 USF
- AREA NOT IN CONTRACT
- PARTITION TYPES:
 ALL NEW PARTITIONS TO BE 3-5/8" METAL STUD WITH ONE LAYER 5/8" DRYWALL ON EACH SIDE U.O.N.
 EXISTING PARTITION TO REMAIN
 WALLS TO BE DEMOLISHED

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2	RE-ISSUED FOR PRICING	1/15/19

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 Project
CWT - TORONTO
2425 MATHESON BLVD E,
6TH FLR
MISSISSAUGA, ONTARIO, CA
 Drawing
PRICING DEMOLITION PLAN