# GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF BUILDING LAYOUT DIMENSION PRIOR TO COMMENCEMENT OF FOUNDATION WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING BUILDING DIMENSIONS IN RELATION TO THE PROPOSED ADDITIONS TO THE EXISTING BUILDING, INCLUDING HEIGHTS WHERE ROOF ALIGNMENT IS CONCERNED OR REQUIRED.

2. THE CONTRACTOR SHALL CAREFULLY REVIEW ALL DRAWINGS PRIOR TO EXECUTING THE WORK AS SCHEDULED AND NOTIFY THE CONTRACT ADMINISTRATOR OF DISCREPANCIES AND INCONSISTENCIES PERTAINING TO THE ITEMS BELOW OR OTHER ITEMS AS THEY BECOME EVIDENT IN THE REVIEW PROCESS:
-EXISTING GRADE ELEVATIONS IN RELATION TO NEW ENTRANCES
-BARRIER FREE REQUIREMENTS: ASPHALT MEETING ENTRANCES, CONCRETE SLABS, ETC.
-NEW FLOOR LEVELS IN RELATION TO EXISTING FLOOR LEVELS
-MANUFACTURERS INSTRUCTIONS IN APPLYING AND ASSEMBLING CONSTRUCTION MATERIALS AS INDICATED IN THE DRAWINGS AND IN THE SPECIFICATIONS
-RATED WALLS, CEILINGS, NON-COMBUSTIBLE AIR PLENUMS AND RATED DUCT SHAFTS
-LOCATIONS OF LIGHTING FIXTURES, BELLS/DETECTORS, OUTLETS, SWITCHES, MOTION DETECTORS, ETC.
-RATING REQUIREMENTS OF STRUCTURAL MEMBERS
-PRIOR KNOWLEDGE OF MECHANICAL SYSTEMS AND HOW IT INTERFACES WITH THE BUILDING SYSTEMS AS A WHOLE
-IN-DEPTH REVIEW OF ALL SHOP DRAWINGS. SITE CONDITIONS SHALL DICTATE SHOP DRAWING REQUIREMENTS WHERE HEIGHTS AND DIMENSIONS ARE CONCERNED, EXCEPT WHERE THE DESIGN INTENT IS COMPROMISED, IN WHICH CASE THE CONTRACT ADMINISTRATOR SHALL BE CONTACTED FOR INSTRUCTIONS.
-INCORPORATE ALL ADDENDA, REVISIONS AND SUBSEQUENT CLARIFICATIONS OR INSTRUCTIONS
-ARCHITECTURAL SPECIALTIES SUCH AS CABINETS, SHELVING, WOOD TRIM/BANDING, WASH ROOMS ACCESSORIES, EQUIPMENT, THRESHOLDS, ETC.
-ACCEPTABLE FLOOR FINISH AND CONDITION FOR FLOOR FINISH APPLICATION
-ALL GOVERNING CODES AND BYLAWS PERTAINING TO THE PROJECT

3. THE CONTRACTOR SHALL APPOINT A WELL EXPERIENCED, QUALIFIED SUPERINTENDENT TO CO-ORDINATE AND SUPERVISE THE WORK.

4. ALL INCONSISTENCIES AND ERRORS SHALL BE PROMPTLY REPORTED TO THE CONTRACT ADMINISTRATOR FOR CORRECTION PRIOR TO FURTHER COMMENCEMENT OF WORK.

5. ARCHITECTURAL DIMENSIONS AND HEIGHTS GOVERN OVER STRUCTURAL WHERE INCONSISTENCIES OCCUR. IF THE CONTRACTOR FAILS TO LOOK AT THE ARCHITECTURAL DRAWINGS IN CASE OF ERRORS, HE SHALL BE FULLY RESPONSIBLE AND CORRECT AS DIRECTED BY THE CONTRACT ADMINISTRATOR.

6. THE CONTRACTOR SHALL SCHEDULE AND CO-ORDINATE ALL WORK BETWEEN SUB-TRADES AND OTHER SPECIALTY ITEMS.

7. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT APPROPRIATE BLOCKING AND BACKING IS PROVIDED FOR ALL EQUIPMENT, FIXTURES, ACCESSORIES, CABINETS, HANDRAILS, ETC. FOR PURPOSES OF SECURE FASTENING. ALSO PROVIDE NON-COMBUSTIBLE HEAT DISPENSING BOXES FOR RECESSED POT LIGHTS INTO WOOD FLOOR AND ROOF STRUCTURE.

8. THE CONTRACTOR SHALL REVIEW THE WOOD AND STEEL TRUSS SHOP DRAWINGS FOR ADEQUATE SPACING REQUIREMENTS FOR MECHANICAL DUCTS, DIFFUSERS, POT LIGHTS, ETC.

9. INSULATION SHALL BE INSTALLED WITH CARE. LOOSE FITTING INSTALLED INSULATION IS UNACCEPTABLE! INSULATION SHALL COVER THE FULL DEPTH OF STUD CAVITY, AND SHALL BE UNIFORMLY FLUSH WITH THE FACE OF THE STUDS.

10. VAPOUR BARRIER SHALL BE A CONTINUOUS MEMBRANE AND BUILDING ENVELOPE. TEARS SHALL BE PATCHED AND CAULKED AS SPECIFIED UNDER CONTRACTOR'S SUPERVISION. ALL EXTERIOR WOOD OR METAL STUD FRAMING SHALL BE PLACED ON A FOAM STRIP AS SPECIFIED, AND CONTINUOUSLY CAULKED BETWEEN PLATE AND PLYWOOD OR CONCRETE FLOOR BOTH INSIDE AND OUTSIDE. ATTACH AND CAULK VAPOUR BARRIER TO WINDOWS, DOORS, ELECTRICAL OUTLETS, ETC. WALL AND ROOF VAPOUR BARRIER SHALL BE CONTINUOUS AND CAULKED. THE VAPOUR BARRIER SHALL ACT AS A CONTINOUS BUILDING ENVELOPE. TO ENSURE THAT ATTACHMENT HAS BEEN ACHIEVED, USE MECHANICAL FASTENERS.

11. DRYWALL SHALL BE INSTALLED WITHOUT PUNCTURING THE VAPOUR BARRIER AND THUS DESTROYING ITS ENVELOPE INTEGRITY. USE CHALK LINES ON DRYWALL SHEETS TO INDICATE FASTENING LOCATIONS.

12. THE CONTRACTOR SHALL COORDINATE ALL ROUGH WINDOW, DOOR AND GRILLE OPENINGS IN BOTH FRAMED AND MASONRY CONDITIONS, IN BOTH NEW AND EXISTING PARTS OF THE BUILDING AS A WHOLE.

13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB-TRADES TO INSTALL ALL PRODUCTS SUCH BITUMINOUS MEMBRANES, EQUIPMENT (MECHANICAL AND ELECTRICAL), LIGHTING FIXTURES, ACCESSORIES, ETC., STRICTLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. FAILURE TO DO SO CAN RESULT IN REJECTING THE WORK; FAILURE TO DO SO CAN RESULT IN REINSTALLATION OF SUCH AT NO EXTRA COST TO THE CITY.

14. SHOP DRAWINGS SHALL BE PROVIDED AND SUBMITTED TO THE CONTRACTOR FOR REVIEW. THE SHOP DRAWING SHALL BE REVIEWED FOR THE ARRANGEMENT OF ALL STRUCTURAL WOOD, STEEL, MASONRY COMPONENTS, INCLUDING MEMBRANE, ENVELOPE, VAPOUR BARRIER SYSTEMS, ACCESSORIES, HARDWARE, AND OTHER SPECIALTIES, ETC. AS COMPRISE THE BUILDING AS A WHOLE. THE CONTRACTOR SHALL AFTER REVIEW, FORWARD THE SHOP DRAWINGS TO THE CONTRACT ADMINISTRATOR. THE CONTRACT ADMINISTRATOR SHALL REVIEW THE SAME FOR INTENT ONLY. FABRICATORS SHALL NOTIFY THE CONTRACT ADMINISTRATOR IN WRITING WHERE DEVIATION FROM DRAWINGS IN DIMENSIONS OR EQUIPMENT SIZES AND LOCATION, ETC., DIFFER FROM THE INTENT OF THE DRAWINGS OR SUGGESTIONS ARE MADE CONTRARY TO THE THE DRAWINGS AS A WHOLE. ACCEPTED SHOP DRAWINGS SHALL GOVERN ALL SUBSEQUENT WORK.

15. CONTRACTORS SHALL NOTIFY THE CONTRACT ADMINISTRATOR IN WRITING OF UNIDENTIFIED ITEMS REQUIRED TO COMPLETE WORK DURING THE TENDER PERIOD. FAILURE TO DO SO CANNOT CONSTITUTE AN EXTRA AFTER THE TENDER HAS CLOSED.

16. CONTRACTOR AND SUB-CONTRACTORS SHALL REFER TO THE WINNIPEG BUILDING ASSOCIATION FOR TRADEWORK DEFINITION WHERE CONFLICT BETWEEN TRADEWORK ARISES.

17. ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER SPECIALTY DRAWINGS SHALL BE READ TOGETHER AS A WHOLE. STRUCTURAL ITEMS NOT SHOWN IN THE ARCHITECTURAL DRAWINGS, SHALL BE INCLUDED IN THE WORK. WHERE CONFLICT ARISES BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONTACT THE CONTRACT ADMINISTRATOR FOR CLARIFICATION.

18. THE ARCHITECTURAL DRAWINGS SHALL GOVERN OVER ALL OTHER DRAWINGS WHERE DISAGREEMENTS AND INCONSISTENCIES ARISE. IN SUCH INSTANCES CONTACT THE CONTRACT ADMINISTRATOR FOR CLARIFICATIONS.

19. THE CONTRACTOR SHALL ENSURE THAT A HIGH QUALITY AND STANDARD OF WORKMANSHIP IS MAINTAINED THOUGHOUT THE ENTIRE PERIOD OF WORK UNTIL THE WORK IS COMPLETE. PROPER 'FIT' SHALL BE ACHIEVED BETWEEN ALL COMPONENTS AS INTENDED. WHERE THIS CANNOT BE ACHIEVED, CONTACT THE CONTRACT ADMINISTRATOR FOR FURTHER REVIEW AND CLARIFICATION.

20. THE CONTRACT ADMINISTRATOR WILL ASSIST IN ALL MATTERS REQUIRING CLARIFICATIONS OR INTERPRETATIONS, OR WHERE REQUIRED, TO PROVIDE ADDITIONAL DETAILS DURING THE SCHEDULED PERIOD OF WORK.

21. PROVIDE SITE PROTECTION BASED ON DEPARTMENT OF LABOUR, WORKPLACE SAFETY AND HEALTH REGULATIONS. THESE ARE MINIMUM REQUIREMENTS - ADDITIONAL MEASURES MAY BE REQUESTED BY BUILDING SERVICES.

22. MINIMUM 48 HOURS NOTICE REQUIRED (NOTIFY PUBLIC WORKS BUILDING SERVICES DEPARTMENT) BEFORE PLACING ANY PILES, CONCRETE WORK OR ANY CRITICAL CONSTRUCTION TECHNIQUE. CONSTRUCTION WORK WILL BE HALTED IF NOTICE IS NOT ADHERED TO.

24. PROMPTLY REPORT ALL ACCIDENTS AND POTENTIAL LIABILITY CLAIMS TO THE CONTRACT ADMINISTRATOR.

25. THE CONTRACTOR MUST HAVE A WRITTEN WORKPLACE SAFETY AND HEALTH PROGRAM, IN ACCORDANCE WITH THE WORKPLACE SAFETY AND HEALTH ACT (MANITOBA).

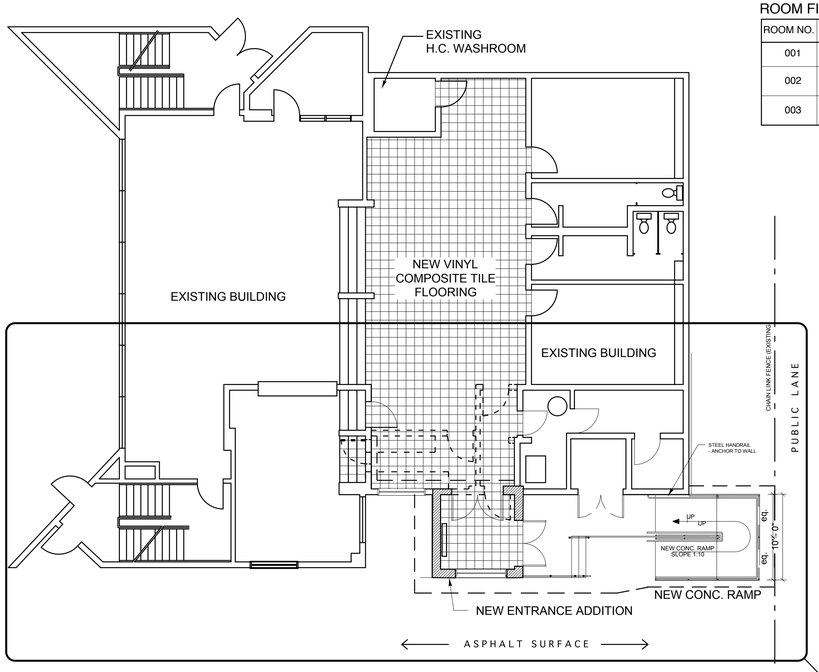
26. CONTRACTOR SHALL BE THE PRIME CONTRACTOR, SERVING AS PRIME CONTRACTOR, AND HAVING THE DUTIES OF PRIME CONTRACTOR IN ACCORDANCE WITH THE WORKPLACE SAFETY AND HEALTH ACT (MANITOBA).

27. A FALL PROTECTION PLAN MUST BE PROVIDED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION PRIOR TO THE CONSTRUCTION OF THE FACILITY

28. PROVIDE FALL PROTECTION ANCHORING DEVICE(S) AS PER DEPARTMENT OF LABOUR REQUIREMENTS, MANITOBA REGULATION 189/85 SECTION 15 (1) UNDER THE WORKPLACE SAFETY AND HEALTH ACT.

29. ANY BURIED DEBRIS UNCOVERED DURING EXCAVATION MUST BE REMOVED BEFORE PLACING NEW CONCRETE OR ASPHALT.

30. CONTRACTOR IS TO ENSURE THAT ALL EXISTING SURFACES (INTERIOR AND EXTERIOR) ARE PROTECTED AGAINST DAMAGE DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. IF ACCIDENTAL DAMAGE SHOULD OCCUR, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT REPAIRS ARE PERFORMED TO ACHIEVE PRE-EXISTING CONDITIONS, TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.




1 A-1 MAIN FLOOR PLAN
SCALE 1:100

## ROOM FINISHES

| ROOM NO. | ROOM NAME | FLOOR FINISH | BASE | WALLS/FINISH | CEILING/FINISH | REMARKS |
|---|---|---|---|---|---|---|
| 001 | VESTIBULE | V.C.T | 4" R.B. | GYPSUM/MDF PAINT | GYPSUM PAINT | |
| 002 | LOBBY | V.C.T | 4" R.B. | EXISTING/ NEW GYP./MDF PAINT | EXISTING | FILL HOLES |
| 003 | CANTEEN | EXISTING | EXISTING | EXISTING PLASTER /NEW GYPSUM | EXISTING | |

## EXTERIOR FINISHES/ COLOURS

| MATERIAL | FINISH | MANUFACTURER | COLOUR |
|---|---|---|---|
| ROOFING | MODIFIED BITUMINOUS | SOPREMA | |
| CONCRETE BLOCK | SPLIT FACE | CCI - TALLCRETE | EARTH TONE 5-85 - BEIGE |
| CONCRETE BLOCK | SMOOTH FACE | CCI - TALLCRETE | STONE TONE 42-89 - BUFF |
| FLASHINGS | PREFINISHED | COLORITE (VICWEST) | HMP CHARCOAL |
| SOFFITS | PREFINISHED | | PREFINISHED WHITE |
| FASCIAS | PREFINISHED | COLORITE (VICWEST) | HMP CHARCOAL |
| RAINWARE | PREFINISHED | | PREFINISHED WHITE |
| DOORS | PAINT | BENJAMIN MOORE * | HC 43 "TYLER TAUPE" |
| DOOR FRAMES | PAINT | BENJAMIN MOORE * | R-9988 "WILLOW" |
| HAND/GUARD RAILS | PRIME & PAINT | BENJAMIN MOORE * | R-9988 "WILLOW" |
| WINDOW FRAMES | ALUMINUM | | CLEAR ANODIZED |

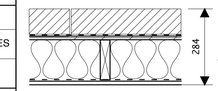
* BENJAMIN MOORE "IMPERVO" SERIES OIL-BASED PAINTS FOR METAL SURFACES

## INTERIOR FINISHES/ COLOURS

| MATERIAL | FINISH | MANUFACTURER | COLOUR |
|---|---|---|---|
| WALLS | PAINT | BENJAMIN MOORE | OC-117 "SIMPLY WHITE" |
| CEILING (NEW ONLY) | PAINT | BENJAMIN MOORE | OC-117 "SIMPLY WHITE" |
| FLOORING | VINYL COMPOSITE TILE | AMTICO FORTRESS | FE-2041 |
| RUBBER BASE | | AMTICO MARATHON | RB 120 (BLACK) |
| WINDOW CASINGS | PAINT | BENJAMIN MOORE | R-9988 "WILLOW" |
| DOORS | PAINT | BENJAMIN MOORE | HC 43 "TYLER TAUPE" |
| DOOR FRAMES | PAINT | BENJAMIN MOORE | R-9988 "WILLOW" |
| WINDOW SILLS | PLASTIC LAMINATE | WILSONART | D91-60 "SLATE GREY" |

NOTE: THIS LIST REPRESENTS PREFERRED PRODUCTS AND MANUFACTURERS. PRODUCT ALTERNATES MAY BE PERMISSIBLE; APPLY TO CONTRACT ADMINISTRATOR FOR APPROVALS

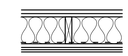
## WALL TYPES




1
4" CONCRETE BLOCK
CORRUGATED STRIP TIE
BRICK VENEER TIE SUPPORT
1" AIR SPACE
TYVEK WRAP
1/2" EXTERIOR SHEATHING
2x6 WOOD STUDS @ 16" o.c.
RSI 3.5 BATT INSULATION
6 MIL VAPOUR BARRIER
5/8" 'X' TYPE DRYWALL
5/8" MDF WAINSCOTTING TO TOP OF DOOR HEIGHT

NOTE: FASTEN ALL RATED DRYWALL STRICTLY ACCORDING TO ULC REQUIREMENTS.

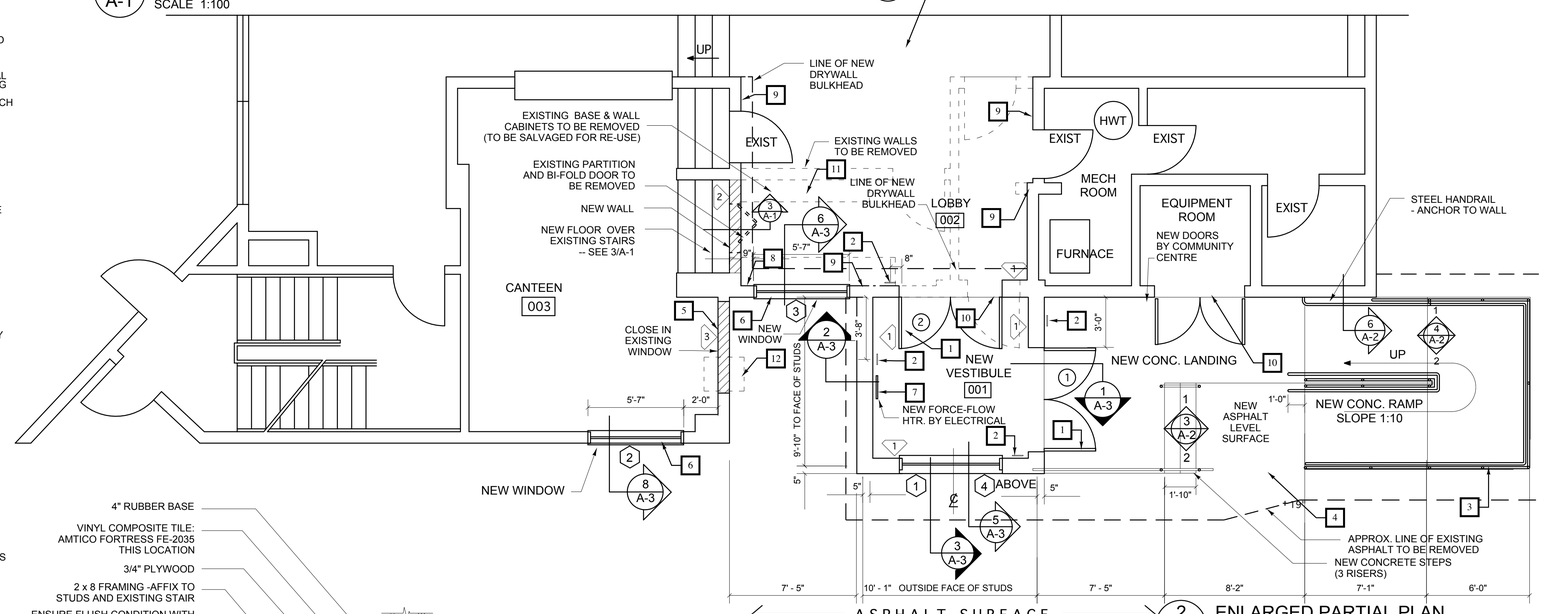
2
1/2" GYPSUM BOARD - CANTEEN SIDE
2x4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD
5/8" MDF WAINSCOTTING TO TOP OF DOOR HEIGHT



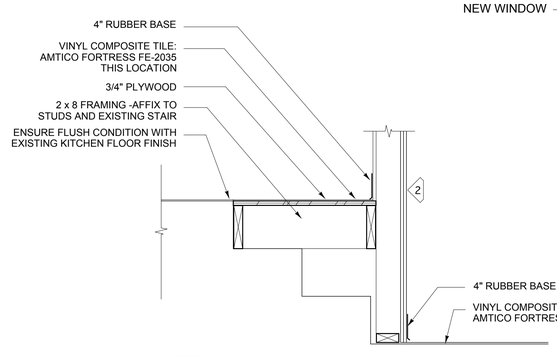
3
3/4" STUCCO FINISH TO MATCH EXIST.
1/2" PLYWOOD SHEATHING
2x4 WOOD STUDS @ 16" O.C.
BATT INSULATION - RSI 3.5
6 MIL POLY VAPOUR BARRIER
1/2" PLYWOOD
2 LAYERS 3/8" GYPSUM - MATCH TO EXISTING PLASTER AND MAKE GOOD

## HAZARDOUS MATERIALS

NOTE:
ASBESTOS MAY BE PRESENT IN THE EXISTING VINYL FLOOR TILES. UNLESS IT IS CONFIRMED THAT ASBESTOS IS **NOT** PRESENT, THE EXISTING VINYL FLOOR TILE IS TO BE REMOVED IN ACCORDANCE WITH: "GUIDELINES FOR WORKING WITH ASBESTOS" (MANITOBA DEPARTMENT OF LABOUR & IMMIGRATION WORKPLACE SAFETY & HEALTH DIVISION, WORKPLACE SAFETY & HEALTH BRANCH, MARCH 2000). REFER TO: 12.3 "PROCEDURES FOR TYPE 1 OPERATIONS"




2 A-1 ENLARGED PARTIAL PLAN
SCALE: 1/4" = 1' - 0"




3 A-1 NEW FLOOR OVER KITCHEN STAIRS
SCALE: 1" = 1' - 0"

## DRAWING KEYNOTES

1. HANDI-CAPPED DOOR (POWER-ASSISTED)
2. HANDI-CAPPED DOOR OPERATOR (PUSH-BUTTON) (3'-0" MOUNTING HEIGHT)
3. NEW CONCRETE RAMP - SLOPE NOT TO EXCEED 1:10 REFER TO STRUCTURAL DRAWINGS
4. EXCAVATE AS REQUIRED FOR NEW CONSTRUCTION - PROVIDE MINIMUM 5'-0" x 5'-0" LEVEL LANDING AT BASE OF WHEELCHAIR RAMP AND TAPER AS REQUIRED TO MEET EXISTING ASPHALT. NOTE: CONTRACTOR TO ENSURE THAT ANY DAMAGE DONE TO EXISTING ASPHALT SHALL BE REPAIRED TO ORIGINAL CONDITIONS
5. EXISTING WINDOW TO BE REMOVED - FILL IN EXISTING OPENING WITH WALL TYPES AS INDICATED AND MAKE GOOD TO EXISTING SURFACES
6. SAWCUT OPENING IN EXISTING WALL FOR NEW WINDOW AS INDICATED - PATCH AND MAKE GOOD TO MATCH EXISTING WALL
7. NEW FORCE-FLOW HEATER BY ELECTRICAL - RECESSED IN WALL -- ENSURE CONTINUOUS V.B. BEHIND AND PROVIDE 1 1/2" RIGID INSULATION BEHIND UNIT.
8. CLEAN UP WALL, PATCH ALL HOLES, AND PAINT.
9. PAINT EXISTING WALL.
10. ENSURE FLUSH CONDITION BETWEEN NEW CONCRETE PLATFORM AND EXISTING FLOOR IN EQUIPMENT ROOM
11. EXISTING BASE & WALL CABINETS ARE TO BE SALVAGED FOR RE-USE ELSEWHERE IN THE BUILDING. CAREFULLY DISMANTLE THESE COMPONENTS AND STORE AS INSTRUCTED BY PROJECT MANAGER
12. RELOCATE EXISTING AIR CONDITIONING UNIT TO WINDOW OPENING - PROVIDE FRAMING AS REQUIRED AND SEE NOTE 5

revisions

This drawing must not be scaled.

The Contractor must verify all dimensions, datums and levels prior to commencement of work. All errors and omissions must be reported immediately to the Contract Administrator.

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seals

ORIGINAL DRAWING STAMPED
BY HAROLD G. FUNK, MAA
DATE: JUNE 2, 2005

engineers

architect

HAROLD FUNK ARCHITECT INC.

201-171 Donald Street
Winnipeg, Manitoba
Canada R3C 1M4

Tel. 204 943 5087
Fax. 204 949 9231

project

LUXTON COMMUNITY CENTRE - ADDITION & RENOVATIONS

210 St. CROSS ST. WINNIPEG, MANITOBA

sheet title

MAIN FLOOR PLAN

project no. 20424
scale 1: 50
drawn by B.P.
approved by H.F
date 3 JUNE, 2005

sheet no.

A-1