ARCHITECTURAL GENERAL NOTES

1. REPORT ALL DISCREPANCIES AND/OR ERRORS ON THE DRAWINGS OR SPECIFICATIONS TO THE CONTRACT ADMINISTRATOR PRIOR TO ANY SUBMISSIONS OF FINAL BIDS OR COMMENCEMENT OF WORK
2. REFER TO THE MECHANICAL DRAWINGS FOR MBC 2011 PART 6 AND PART 7 AND MPC 2011 RELATED SPECIFICATIONS AND REQUIREMENTS
3. REFER TO THE ELECTRICAL DRAWINGS FOR MEC RELATED SPECIFICATIONS AND REQUIREMENTS
4. REFER TO THE STRUCTURAL DRAWINGS FOR MBC 2011 PART 4 RELATED SPECIFICATIONS AND REQUIREMENTS
5. THE LOCATION OF THE NEW CONSTRUCTION ELEMENTS TO BE REVIEWED AND VERIFIED IN CONJUNCTION WITH THE EXISTING SITE AND BUILDING CONDITIONS AND FUTURE SCOPE OF WORK PRIOR TO CONSTRUCTION
6. DIMENSIONS SHOWN WITH ARROW HEADS (>) ARE GIVEN TO FINISHED SURFACES UNLESS NOTED OTHERWISE IN THE GENERAL SHEET NOTES
7. DIMENSIONS SHOWN WITH SLASHES (/) ARE GIVEN TO FRAMING AND ROUGH SURFACES UNLESS NOTED OTHERWISE IN THE GENERAL SHEET NOTES
8. CONFIRM ALL INTERIOR FINISHES AND MATERIALS WITH THE CONTRACT ADMINISTRATION (WHERE APPLICABLE). REPORT ANY CONFLICTS WITH ARCHITECTURAL DRAWINGS TO THE CONTRACT ADMINISTRATOR FOR REVIEW AND INSTRUCTION PRIOR TO PROCEEDING
9. PROVIDE FIRE DAMPERS, FIRE STOPPING, SEALING, ETC. WHERE REQUIRED AS IN CONFORMANCE WITH THE MBC 2011 REQUIREMENTS AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES CREATED BY MECHANICAL EQUIPMENT, DUCT WORK, PIPING, ETC
10. THE FLAME SPREAD RATINGS OF INTERIOR WALL AND CEILING FINISHES INCLUDING GLAZING SHALL NOT EXCEED 150 UNLESS REQUIRED OTHERWISE BY MBC 2011
11. CORRIDORS AND PATHWAYS WITHIN MEANS OF EGRESS TO HAVE MIN 1100 MM WIDTH CLEARANCE AND 2050 MM HEADROOM CLEARANCE
12. PROVIDE FURRING AS REQUIRED TO ACCOMMODATE RISERS AND STACKS WHICH OCCUR OUTSIDE OF WALLS IN FINISHED ROOMS FAILING THE ABOVE CONDITIONS. PROVIDE INSULATION AROUND ALL DRAINS, RISERS, ETC. THAT PASS FROM ONE AREA OF OCCUPANCY THROUGH THE NEXT
13. PROVIDE ADEQUATE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES
14. TAPE, MUD, SAND & PRIME ALL GYPSUM WALL BOARDS TO PREPARE TO RECEIVE PAINT AND WALL FINISHES
15. SEAL ALL PENETRATIONS AND PERIMETER OF ACOUSTICALLY RATED (WITH STC RATINGS) WALLS WITH ACOUSTIC SEALANT. EXTEND INSULATION ABOVE CEILING TO UNDERSIDE OF FLOOR DECK ABOVE

BUILDING CODE SUMMARY		
MBC SECTION 3.1		
A	MAJOR OCCUPANCY CLASSIFICATION	GROUP A DIV. 2
B	OTHER INTENDED OCCUPANCY GROUPS	GROUP E
C	PROJECT AREA	28.4 M²
D	BUILDING AREA	353.5 M²
E	BUILDING HEIGHT	1
F	FACING NUMBER OF STREETS	1
G	BUILDING IS SPRINKLERED	NO
H	FIREWALLS	N/A
I	HIGH BUILDING	NO
J	ALTERNATIVE SOLUTIONS	NO
K	DESIGN OCCUPANT LOAD	40
MBC SECTION 3.2 - BUILDING LIFE SAFETY		
A	CONSTRUCTION ARTICLES	3.2.2.28 GROUP A, DIVISION 2, ONE STOREY
B	CONSTRUCTION	NON-COMBUSTIBLE OR COMBUSTIBLE
C	FLOOR ASSEMBLY ABOVE BASEMENT	3/4HR (N/A)
D	CRAWL SPACE	NOT A BASEMENT
E	MEZZANINE	N/A
F	ROOF ASSEMBLY	0
G	LOAD BEARING BEAMS AND COLUMNS	0
H	FIRE BLOCKS	N/A
MBC SECTION 3.3 - SAFETY WITHIN FLOOR AREAS		
A	SUITE SEPARATION	1 HR (N/A)
B	MAJOR OCCUPANCY CLASSIFICATION	0 HR (N/A)
C	PUBLIC CORRIDOR SEPARATIONS	1 HR (N/A)
D	SUITE EGRESS	4 EGRESS-WAYS PROVIDED
E	TRANSPARENT /GLASS DOORS	N/A
F	GUARDS	
G	JANITOR'S ROOM	1HR (N/A)
H	COMMON LAUNDRY ROOMS	1HR (N/A)
I	WELDING AND CUTTING ROOMS	N/A
J	REPAIR GARAGE	N/A
K	STORAGE GARAGE	N/A
L	STORAGE OF DANGEROUS GOODS	N/A
M	FLAMMABLE AND COMBUSTIBLE LIQUIDS	N/A
N	OTHER HAZARDOUS PROCESSES	N/A
O	ADDIITONAL OCCUPANCY REQUIREMENTS	N/A
MBC SECTION 3.4 - EXITS		
A	MINIMUM TWO EXITS REQUIRED	4 EXITS PROVIDED
B	MEZZANINE EXITS/EGRESS STAIRS	N/A
C	DISTANCE BETWEEN EXITS	19 M > 1/2 DIAGONAL 14.75 M
D	TRAVEL DISTANCE	MAX 30 M REQUIRED / 20.3 PROVIDED
E	EXIT FIRE SEPARATION	N/A
F	EXIT LOBBY FIRE SEPARATION	N/A
G	EXIT STAIR WIDTH	N/A
H	EXIT STAIR CAPACITY	N/A
I	NUMBER OF PERSONS / EXIT STAIR	N/A
J	EXIT DOOR WIDTH	2,535 M
K	EXIT DOOR CAPACITY	6.1 MM/PERSON
L	NUMBER OF PERSONS / EXIT DOOR	415
M	EXIT SCHEMATIC	NOT PROVIDED
N	ADDITIONAL INFORMATION	NOT PROVIDED
MBC SECTION 3.7 WASHROOM FIXTURES		
A	RESIDENTIAL OCCUPANCY	N/A
B	OCCUPANCY LOAD / SEX	40 / 2 = 20 / SEX
C	FEMALE WATER CLOSET	1 REQUIRED
D	FEMALE LAVATORY	3 REQUIRED
E	MALE WATER CLOSET	1 REQUIRED
F	MALE LAVATORY	3 REQUIRED
G	UNISEX WATER CLOSET	1 PROVIDED FOR STAFF
H	UNISEX LAVATORY	1 PROVIDED FOR STAFF
MBC SECTION 3.8 - BARRIER FREE DESIGN		
A	BARRIER-FREE PROTECTION	N/A
B	BARRIER-FREE PATH OF TRAVEL PROVIDED THROUGHOUT THE BUILDING	YES
C	BARRIER-FREE ACCESS TO UPPER FLOORS BY ELEVATOR	N/A
D	BARRIER-FREE WASHROOMS ARE PROVIDED	1 BARRIER-FREE STALL PROVIDED IN EACH PUBLIC WASHROOM
E	PUBLIC ENTRANCE DOORS EQUIPPED WITH POWER DOOR OPERATORS	YES

GENERAL MATERIAL SPECIFICATIONS

1. CARPENTRY AND PLASTIC LAMINATE

1.1. ALL FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH MOST CURRENT EDITION OF THE NBC.
- A) BOARD SIZES TO BE "STANDARD" OR BETTER GRADE.
  - i) HARDWOOD PLYWOOD TO BE G1S WHERE NOT EXPOSED OR WHERE ONE SIDE IS EXPOSED TO VIEW. G2S WHERE BOTH SIDES ARE EXPOSED TO VIEW.
- B) DIMENSIONAL SIZES TO BE "STANDARD" LIGHT FRAMING OR BETTER

1.2. PLASTIC LAMINATE:
- A) COMMERCIAL GRADE, 0.75M THICKNESS FOR VERTICAL SURFACES.
- B) ADHESIVE: WATER BASE CONTACT TYPE
- C) EDGE BANDING: 0.5MM PVC IN STANDARD STOCK COLOUR RANGE
- D) APPLY IN FULL, UNINTERRUPTED SHEETS CONSISTENT WITH MANUFACTURED SIZES. MAKE CORNERS AND JOINTS HAIRLINE. APPLY LAMINATE BACKING SHEET TO REVERSE SIDE OF PLASTIC LAMINATE FINISHED SURFACES.

2. SOLID SURFACE COUNTERTOP

2.1. SOLID POLYMER: CAST, NONPOROUS, FILLED POLYMER, NOT COATED, LAMINATED OR OF COMPOSITE CONSTRUCTION, WITH THROUGH BODY COLOURS NBC.
- A) PROVIDE PRODUCT IN THE LARGEST PIECES AVAILABLE. COUNTERTOP SHALL BE JOINT-FREE IF POSSIBLE. CONTRACTOR'S SHOP DRAWINGS SHALL CLEARLY INDICATE WHETHER OR JOINTS ARE PRESENT.
- B) THICKNESS: 1-1/4"
- C) EDGE PROFILE: STRAIGHT

2.2. SUPERFICIAL DAMAGE TO A DEPTH OF 0.010" (0.25MM) SHALL BE REPAIRABLE BY SANDING AND/OR POLISHING.

2.3. SHOP ASSEMBLY:
- A) PROVIDE FACTORY CUTOUTS FOR PLUMBING FITTINGS INDICATED ON THE DRAWINGS.
- B) ROUT CUTOUTS AND CONTOURS, SMOOTH EDGES.
- C) IF JOINTS ARE NECESSARY, USE MANUFACTURER'S ADHESIVE KIT / SYSTEM TO CREATE INCONSPICUOUS, NONPOROUS JOINTS. REINFORCE WITH STRIP OF SOLID 2" (50MM) WIDE POLYMER MATERIAL.

2.4. INSTALLATION:
- A) IF FIELD JOINTS ARE NECESSARY, USE MANUFACTURER'S ADHESIVE KIT / SYSTEM TO CREATE INCONSPICUOUS, NONPOROUS JOINTS. EXPOSED JOINTS/SEAMS SHALL NOT BE ALLOWED. REINFORCE FIELD JOINTS WITH SOLID SURFACE STRIPS EXTENDING A MINIMUM OF 1" (25MM) ON EITHER SIDE OF THE SEAM, WITH THE STRIP BEING THE SAME THICKNESS AS THE TOP. CAREFULLY DRESS JOINTS SMOOTH.
- B) CUT AND FINISH COMPONENT EDGES WITH CLEAN, SHARP RETURNS.
- C) ROUT RADII AND CONTOURS TO TEMPLATE.
- D) ANCHOR SECURELY TO BASE/SUPPORTS.
- E) REMOVE SURFACE SCRATCHES AND CLEAN ENTIRE SURFACE.
- F) INSTALL COUNTERTOPS WITH NO MORE THAN 1/8" (3MM) SAG, BOW OR OTHER VARIATION FROM A STRAIGHT LINE.

2.5. SEALANTS: MANUFACTURER'S STANDARD MILDEW-RESISTANT, UL-LISTED SILICONE SEALANT, IN COLOURS MATCHING COMPONENTS.

2.6. PROVIDE MANUFACTURER'S STANDARD BOWL CLIPS, PANEL INSERTS AND FASTENERS FOR ATTACHMENT OF SINKS/LAVATORIES.

2.7. DO NOT PERMIT CONSTRUCTION NEAR UNPROTECTED SURFACES.

2.8. WARRANTY - MINIMUM 1 0 YEAR MANUFACTURER WARRANTY

3. JOINT SEALANTS

3.1. SPOLYURETHANE SEALANT: EXTERIOR GRADE, SINGLE COMPONENT, HIGH PERFORMANCE, NON-SAGGING. TO BE USED ON ALL EXTERIOR JOINTS.

3.2. SILICONE SEALANT: SINGLE COMPONENT, FUNGUS RESISTANT, NON-SAGGING, NON-STAINING, NON-BLEEDING, MOISTURE CURING. TO BE USED AT ALL JOINTS BETWEEN VANITIES, COUNTERTOPS AND ADJACENT WALL MATERIALS.

3.3. ENSURE JOINT SURFACES ARE DRY AND FROST FREE.

3.4. PREPARE SURFACES, APPLY PRODUCT AND CURE SEALANTS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.

3.5. WHERE NECESSARY TO PREVENT STAINING, MASK ADJACENT SURFACES PRIOR TO PRIMING AND CAULKING.

3.6. APPLY SEALANT IN CONTINUOUS BEADS, USE SUFFICIENT PRESSURE TO FILL VOIDS AND JOINTS SOLID. TOOL EXPOSED SURFACES BEFORE SKINNING BEINGS TO GIVE SLIGHTLY CONCAVE SHAPE. FORM SURFACE OF SEALANT WITH FULL BEAD, SMOOTH AND FREE FROM RIDGES, WRINKLES, SAGES, AIR POCKETS AND EMBEDDED IMPURITIES.

4. ACOUSTICAL PANEL CEILING

4.1. CEILING PANELS: 24" X 24" X .* CLASS A PANELS, WHITE WITH SQUARE EDGE.
- A) SOUND ABSORPTION: NRC MINIMUM 0.70
- B) SOUND ATTENUATION: CAC MINIMUM 35
- C) PANELS TO HAVE LOW VOC EMISSIONS, AND MINIMUM 70% RECYCLED CONTENT

4.2. SUSPENSION GRID: 15/16" EXPOSED TEE SYSTEM, FLAT WHITE

4.3. COORDINATE AND CUT CEILING UNITS TO ACCOMMODATE COMPONENTS SUCH AS LIGHT FIXTURES, DIFFUSERS, SPEAKERS, SPRINKLER HEADS, AND ALL OTHER ITEMS THAT PENETRATE THROUGH.

4.4. WARRANTY - MINIMUM MANUFACTURER WARRANTIES:
- A) PANEL & SUSPENSION SYSTEM: 30 YEARS
- B) PANELS: 30 YEARS - NO VISIBLE SAG, MOULD/MILDEW PROTECTION
- C) SUSPENSION SYSTEM: 30 YEARS - FREE FROM THE OCCURRENCE OF 50% RED RUST

5. RESILIENT FLOORING

5.1. RESILIENT SHEET FLOORING, HOMOGENEOUS VINYL, 2.0MM THICK.
- A) HEAT WELD SIDES AND SEAMS
- B) AS INSTALLATION PROGRESSES, AND AFTER INSTALLATION, ROLL FLOORING WITH A 45 KG ROLLER TO ENSURE FULL ADHESION
- C) SEAL WITH SILICONE SEALER AROUND PERIMETER AT WALL-FLOOR JOINT BEFORE INSTALLING RESILIENT BASE, AND AT DOOR FRAME-FLOOR JUNCTION
- D) FLOORING TO HAVE 4" COVED BASE. INSTALL COVE FILLER STRIP AND PROVIDE 4" HIGH SELF-BASE WITH CAP, MITRE INSIDE CORNERS AND FILL OUTSIDE CORNERS
- E) INSTALL METAL EDGE TRANSITION STRIPS AT UNPROTECTED OR EXPOSED EDGES WHERE FLOORING TERMINATES. TRANSITION STRIPS SHALL BRIDGE ANY GAPS TO ADJACENT FLOOR COVERING.
- F) PROTECT FINISHED WORK
  - i) PROHIBIT TRAFFIC ON FINISHED FLOOR FOR 48 HOURS AFTER INSTALLATION
  - iii) PROTECT NEW FLOORS WITH POLYETHYLENE COVER UNTIL JUST BEFORE FINAL CLEANING OR FINISH
- G) WARRANTY - MINIMUM 10 YEAR MANUFACTURER WARRANTY

6. PORCELAIN TILE

6.1. PORCELAIN TILES, 12" X 24", SUITABLE FOR WALL OR FLOOR INSTALLATION

6.2. CORNER AND EDGING TRIM:
- A) PROVIDE SCHLUTER RONDEC CLEAR ANODIZED ALUMINUM FOR EXTERNAL CORNERS
- B) PROVIDE SCHLUTER JOLLY CLEAR ANODIZED ALUMINUM FOR TILE TO OTHER FINISH EDGING

6.3. SURFACE PREPARATION:
- A) NEW DRYWALL
  - i) SEAL WALLS WITH A SKIM COAT OF MUD. SAND TO CREATE A UNIFORM SURFACE. REMOVE ALL DUST.SOUND ATTENUATION: CAC MINIMUM 35
- B) EXISTING DRYWALL
  - i) SCRAPE WALL TO REMOVE ANY TEXTURE OR GLUE AND CREATE A FLAT SURFACE. PATCH ANY HOLES OR CRACKS WITH SPACKLING COMPOUND. REMOVE DUST. CLEAN WITH TSP OR AMMONIA-BASED CLEANER.

7. INSTALLATION:
- A) INSTALLATION AS PER MANUFACTURER'S INSTRUCTIONS.
- B) ADHESIVE: USE A POLYMER MODIFIED THINSET, WITH ANTI-SAG PROPERTIES AND RATED FOR LARGE FORMAT TILE. STANDARD OF ACCEPTANCE: LATICRETE 4-XLT.
- C) GROUT: UNSANDED, MAPEI ULTRACOLOR PLUS #27 SILVER
- D) INSTALLATION PATTERN: STACKED

8. PAINT

8.1. MATERIALS (PRIMERS, PAINTS, COATINGS, FILLERS, THINNERS, SOLVENTS, ETC.) SHALL BE IN ACCORDANCE WITH MPI PAINTING SPECIFICATION MANUAL "APPROVED PRODUCT" LISTING, AND SHALL BE FROM A SINGLE MANUFACTURER FOR EACH SYSTEM USED.

8.2. PAINTS, COATINGS, ADHESIVES, SOLVENTS, CLEANERS, LUBRICANTS AND OTHER FLUIDS SHALL BE WATER-BASED UNLESS OTHERWISE SPECIFIED.

8.3. EXTRA MATERIALS - SUBMIT ONE (1) 4 LITRE CAN OF EACH TYPE AND COLOUR OF FINISH COATING. IDENTIFY COLOUR AND PAINT LOCATION. DELIVER TO SITE AND STORE WHERE DIRECTED BY THE CITY

8.4. STORE MATERIALS AND EQUIPMENT IN A WELL VENTILATED AREA WITH TEMPERATURE RANGE 7C TO 30C.

8.5. FIRE SAFETY REQUIREMENTS
- A) PROVIDE ONE (1) 9 KG TYPE ABC FIRE EXTINGUISHER ADJACENT TO STORAGE AREA.
- B) STORE OILY RAGE, WASTE PRODUCTS, EMPTY CONTAINERS AND MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION IN ULC APPROVED, SEALED CONTAINERS. REMOVE FROM SITE ON A DAILY BASIS.
- C) HANDLE, STORE, USE AND DISPOSE OF FLAMMABLE AND COMBUSTIBLE MATERIALS IN ACCORDANCE WITH THE NATIONAL FIRE CODE OF CANADA.

8.6. MATERIALS WHICH CANNOT BE REUSED MUST BE TREATED AS HAZARDOUS WASTE AND DISPOSED OF IN AN APPROPRIATE MANNER.

8.7. ADEQUATELY PROTECT OTHER SURFACES FROM PAINT AND DAMAGES. MAKE GOOD ANY DAMAGE AS A RESULT OF INADEQUATE OR UNSUITABLE PROTECTION.

8.8. ON SITE TINTING OF PAINT MATERIALS IS NOT PERMITTED.

8.9. PAINTING SYSTEM - ALL SURFACES
- A) 1 COAT LATEX SEALER/PRIMER. SEALER/PRIMER TO BE OF BEST COMMERCIAL QUALITY, APPROPRIATE FOR THE SURFACE
- B) 2 FINISH COATS OF ACRYLIC LATEX

8.10. SAND AND DUST BETWEEN COATS AS REQUIRED TO PROVIDE ADEQUATE ADHESION FOR NEXT COAT, AND TO REMOVE DEFECTS.

9. WASHROOM ACCESSORIES

9.1. GRAB BARS: 1-1/4" OUTSIDE DIAMETER, HANDRAIL AND BRACKETS TO BE BRUSHED STAINLESS STEEL, WITH PEENED GRIPPING SURFACE

9.2. BACK REST: 1-1/4" OUTSIDE DIAMETER STAINLESS STEEL TUBE, BRACKETS 12" APART ON CENTRE, WITH 5/8" THICK 4" X 10" SOLID P-LAM BACKREST

9.3. COAT HOOK: STAINLESS STEEL, COLLAPSIBLE

9.4. BABY CHANGE TABLE:
- A) CONTRACTOR TO REVISE EXISTING FRAMING TO SUIT PROPER INSTALLATION. BABY CHANGE TABLE SHALL BE FASTENED INTO STUDS.

9.5. ELECTRIC HAND DRYER: HIGH EFFICIENCY, BRUSHED STAINLESS STEEL, COMPLETE WITH NOISE REDUCTION NOZZLE

9.6. TOILET PARTITIONS: HADRIAN POWDER COATED METAL WITH ANTI-GRAFFITI COATING
- A) FULL CORNER WELD
- B) DOORS, PANELS AND PILASTERS TO BE STRUCTURALLY REINFORCED WITH 1" CELL HONEYCOMB CORE, BONDED FROM TOP TO BOTTOM AND SIDE TO SIDE.
- C) STANDARD HEIGHT, HEADRAIL BRACED FLOOR MOUNTED INSTALLATION
- D) CONCEALED HINGE DOOR KIT, NO SIGHT-LINES
- E) PANELS AND DOORS RAISED 12" A.F.F.,
- F) CHROME DOOR HARDWARE, ALUMINUM HEADRAIL, STAINLESS STEEL PILASTER SHOES
- G) REGULAR STALL DOORS: 32" X 58". BARRIER-FREE STALL DOOR: 37" X 58".
- H) BARRIER-FREE DOOR TO HAVE TWO D-STYLE VERTICAL PULL BARS ON BOTH SIDES, AND ONE HORIZONTAL POULL BAR ON THE INSIDE FACE. REFER TO ELEVATIONS FOR MORE INFORMATION.
- I) PROVIDE CONTRACT ADMINISTRATOR WITH SHOP DRAWINGS FOR REVIEW BEFORE MANUFACTURING

GENERAL CONDITIONS

1. THE CITY OF WINNIPEG'S *GENERAL CONDITIONS FOR CONSTRUCTION* (REVISION DATE 2020-01-31) ARE APPLICABLE TO THE WORK OF THE CONTRACT
2. *THE GENERAL CONDITIONS FOR CONSTRUCTION* ARE AVAILABLE ON THE INFORMATION CONNECTION PAGE AT THE CITY OF WINNIPEG, CORPORATE FINANCE, MATERIALS MANAGEMENT DIVISION WEBSITE AT https://www.winnipeg.ca/matmgt/gen_cond.stm
3. REFER TO THE *TENDER DOCUMENT # 911-2020 WOMEN'S WASHROOM RENOVATION - 2021 MAIN STREET* REGARDING ALL SUPPLEMENTAL CONTRACT CONDITIONS, SUBSTITUTIONS AND SPECIFICATIONS
4. THE CONTRACT ADMINISTRATOR SHALL BE THE CITY'S REPRESENTATIVE THROUGHOUT THE DURATION OF THE CONTRACT AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF THE CITY TO THE EXTENT EXPRESSLY PROVIDED FOR IN THE CONTRACT.
5. THE CONTRACT ADMINISTRATOR MAY AT ANY TIME CORRECT ERRORS OR OMISSIONS IN THE CONTRACT BY ISSUING WRITTEN INSTRUCTIONS OR CLARIFICATIONS, OR ISSUING ADDITIONAL DRAWINGS OR SPECIFICATIONS FURTHER DETAILING, EXPLAINING OR MODIFYING THE WORK. SUCH WRITTEN INSTRUCTIONS, DRAWINGS OR SPECIFICATIONS SHALL EITHER SUPPLEMENT OR SUPERSEDE THOSE FORMING PART OF THE CONTRACT AT THE TIME THE CONTRACT WAS FORMED.
6. REFER TO *THE GENERAL CONDITIONS FOR CONSTRUCTION* FOR THE COMPLETE DESCRIPTION OF THE CONTRACT ADMINISTRATOR'S AUTHORITY AND RESPONSIBILITIES.
7. EXCEPT AS OTHERWISE PROVIDED IN THE CONTRACT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK SO AS TO ENSURE ITS PROPER COMPLETION IN A SOUND AND WORKMANLIKE MANNER, IN ALL RESPECTS IN STRICT CONFORMITY WITH THE CONTRACT AND IN ACCORDANCE WITH THE APPROVED WORK SCHEDULE
8. THE CONTRACTOR SHALL HAVE COMPLETE CONTROL OVER THE METHODS OF PERFORMING THE WORK AND SHALL DIRECT AND SUPERVISE THE WORK SO AS TO ENSURE CONFORMANCE WITH THE CONTRACT.
9. THE CONTRACTOR SHALL PROVIDE ALL PLANT, MATERIAL, LABOUR, SERVICES AND INCIDENTALS NECESSARY FOR THE PERFORMANCE OF THE WORK
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELATED WORK NOT EXPLICITLY SET OUT IN THE CONTRACT BUT WHICH MAY BE REASONABLY IMPLIED FOR THE PROPER COMPLETION OF THE WORK.
11. UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS, ALL MATERIAL SHALL BE NEW, AND SHALL MEET OR EXCEED THE KIND, QUALITY AND QUANTITY OF SAME SPECIFIED IN THE CONTRACT. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE EVIDENCE SATISFACTORY TO THE CONTRACT ADMINISTRATOR THAT THE FOREGOING REQUIREMENTS HAVE BEEN MET
12. REFER TO *THE GENERAL CONDITIONS FOR CONSTRUCTION* FOR THE COMPLETE DESCRIPTION OF THE GENERAL CONTRACTOR'S RESPONSIBILITIES.
13. ITEMS SHOWN AS N.I.C. (NOT IN CONTRACT) OR "BY OTHERS" TO BE SUPPLIED BY OTHERS AND SHALL NOT FORM PART OF THIS CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT DIMENSIONS OF THESE ITEMS WITH THE CONTRACT ADMINISTRATOR TO ENSURE APPROPRIATE TOLERANCES ARE PROVIDED
14. ALL REPORTS, DRAWINGS, CALCULATIONS, DESIGNS, PLANS, LEADING PRACTICES, SPECIFICATIONS, AND OTHER DATA, INFORMATION AND ALL MATERIAL UTILIZED, COLLECTED, COMPILED, DRAWN AND PRODUCED (INCLUDING DIGITAL FILES) TO CARRY OUT THE SERVICES CONTEMPLATED IN THIS CONTRACT ARE SOLELY THE PROPERTY OF THE CITY OF WINNIPEG, WITH THE EXCEPTION OF THE MATERIALS AND INFORMATION IN THE POSSESSION OF THE CONSULTANTS PRIOR TO THE COMMENCEMENT OF THIS PROJECT, AND THE CONSULTANT'S COPYRIGHT IN SUCH PROPERTY, IF ANY, IS HEREBY ASSIGNED TO THE CITY.

01 KEY MAIN FLOOR PLAN
1/8" = 1'-0"

KEYED DEMOLITION NOTES:

ATTENTION: DRYWALL COMPOUND THROUGHOUT THE BUILDING MAY CONTAIN ASBESTOS. BEFORE UNDERTAKING ANY DEMOLITION WORK, REFER TO THE 'ASBESTOS INVENTORY CONTROL' DOCUMENTS SUPPLIED AS PART OF THE TENDER DOCUMENTS.

01. REMOVE EXISTING WALLS INDICATED WITH SHORT DASHED LINES
02. REMOVE FRONT ENTRY WALLS TO THE UNDERSIDE OF EXISTING 2PLY 2x12 BEAM. PROVIDE TEMPORARY SUPPORT FOR THE BEAM AND PREPARE THE AREA TO RECEIVE NEW BUILT-UP COLUMNS AND LINTEL. TRIM CANTILEVERED END OF THE EXISTING BEAM AS SPECIFIED IN THE STRUCTURAL DRAWINGS. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
03. REMOVE EXISTING TOILETS
04. REMOVE EXISTING TOILET STALL COMPONENTS
05. REMOVE EXISTING SHOWER FIXTURES AND COMPONENTS
06. TYPICAL: REMOVE EXISTING FLOORING WHERE PRACTICAL. RETAIN EXISTING FLOORING WHERE IT'S WELL-BONDED. LEVEL AND PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING
07. TYPICAL: REMOVE EXISTING WALL FINISHES
08. REMOVE EXISTING SUPPLY GRILLES
09. REMOVE EXISTING LAVATORY FIXTURES AND COMPONENTS, MIRRORS, ACCESSORIES.
10. REMOVE EXISTING LIGHT FIXTURES
11. REMOVE EXISTING WINDOW JAMBS AND TRIMS. PREPARE TO RECEIVE NEW FINISH.
12. REMOVE EXISTING FAN. THE STUCCO ON THE EXTERIOR MAY CONTAIN ASBESTOS. VERIFY WITH THE CONTRACT ADMINISTRATOR BEFORE DEMOLITION.
13. REMOVE EXISTING WALL FINISH AND EXPOSE THE FRAMING ON THE WASHROOM SIDE ONLY.
14. DEMOUNT EXISTING WALL RECEPTACLES AND JUNCTION BOXES ON THE PRO-SHOP SIDE AND PREPARE TO RE-LOCATE ON THE NEW WALL CONSTRUCTION.
15. REMOVE EXISTING UTILITY SINK AND FAUCET.
16. RETAIN EXISTING ROOM FINISHES AND WASHROOM ACCESSORIES. REMOVE EXISTING LIGHT FIXTURE. REMOVE EXISTING FAN AND PREPARE CEILING OPENING TO RECEIVE NEW EXHAUST FAN.
17. SALVAGE EXISTING GOLF CLUB DISPLAY CASE AND HOOKS. RETURN TO MILLWORK TRADE FOR RETROFITTING.
18. REMOVE EXISTING ENTRY OPENING TRIMS.
19. EXISTING 2PLY 2x12 BEAM.

02 WOMEN'S WASHROOM DEMOLITION PLAN
3/8" = 1'-0"

EXISTING WALLS
SHORT DASHED LINE - WALLS TO REMOVE
LONG DASHED LINE - COMPONENTS TO REMOVE
DASHED-DOTTED LINE - COMPONENTS TO SALVAGE
DOTTED LINE - BEAMS TO REMAIN

CONTRACT ADMINISTRATOR:
Kathy Roberts
Project Officer, Municipal Accommodations
Planning, Property and Development Department
City of Winnipeg
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1. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.

2. CONTACT THE CONTRACT ADMINISTRATOR TO VERIFY ANY UNCLEAR OR ILLEGIBLE DIMENSION, SPECIFICATION AND/OR NOTE BEFORE COMMENCEMENT OF ANY CONSTRUCTION WORK OR RELATED SERVICES.

3. THESE DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED TO DEPICT EACH AND EVERY CONDITION OR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS IN THE BEST POSITION TO VERIFY THAT ALL CONSTRUCTION IS COMPLETED IN A MANNER THAT IS IN CONFORMANCE WITH ALL APPLICABLE STATUTORY REQUIREMENTS AND THE CONTRACT DOCUMENTS.

4. DO NOT PERFORM WORK THAT IS NOT IN CONFORMANCE WITH THIS DOCUMENT WITHOUT THE CONTRACT ADMINISTRATOR'S WRITTEN APPROVAL.

5. DO NOT USE THIS DOCUMENT FOR CONSTRUCTION PURPOSES UNTIL APPROVED BY AN AUTHORIZED AGENT OF THE CONTRACT ADMINISTRATOR.

REVISION HISTORY

No:	Issue Name	Issue Date:	By:
01	IFR 60% COMPLETED SET	2020-12-10	Ethem Tar
02	IFR 95% COMPLETED SET	2020-12-11	Ethem Tar
03	IFR 99% COMPLETED SET	2020-12-17	Ethem Tar
04	ISSUED FOR CONSTRUCTION	2020-12-23	Ethem Tar

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PROVINCE OF MANITOBA
DARK HORSE ARCHITECTURE
No. 237
APPROVED ARCHITECTURAL CORPORATION

PROVINCE OF MANITOBA
2020-12-23
ETHEM TAR
REGISTERED ARCHITECT

PROJECT #:	2015
ISSUE DATE:	2020-12-23
ISSUE NAME:	ISSUED FOR CONSTRUCTION
PROJECT SUPERVISOR:	ETHEM TAR
DRAFTED BY:	ET
CHECKED BY:	ET

PROJECT ADDRESS:	2021 Main St Winnipeg, MB, R2V 2B9
PROJECT TYPE:	COMMERCIAL INTERIOR ALTERATION
TENDER #:	911-2020

PROJECT NAME:
KILDONAN PARK
GOLF COURSE CLUBHOUSE
WOMEN'S WASHROOM
RENOVATION
2021 MAIN ST.

MAIN FLOOR AND PARTIAL DEMO PLANS

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