GENERAL

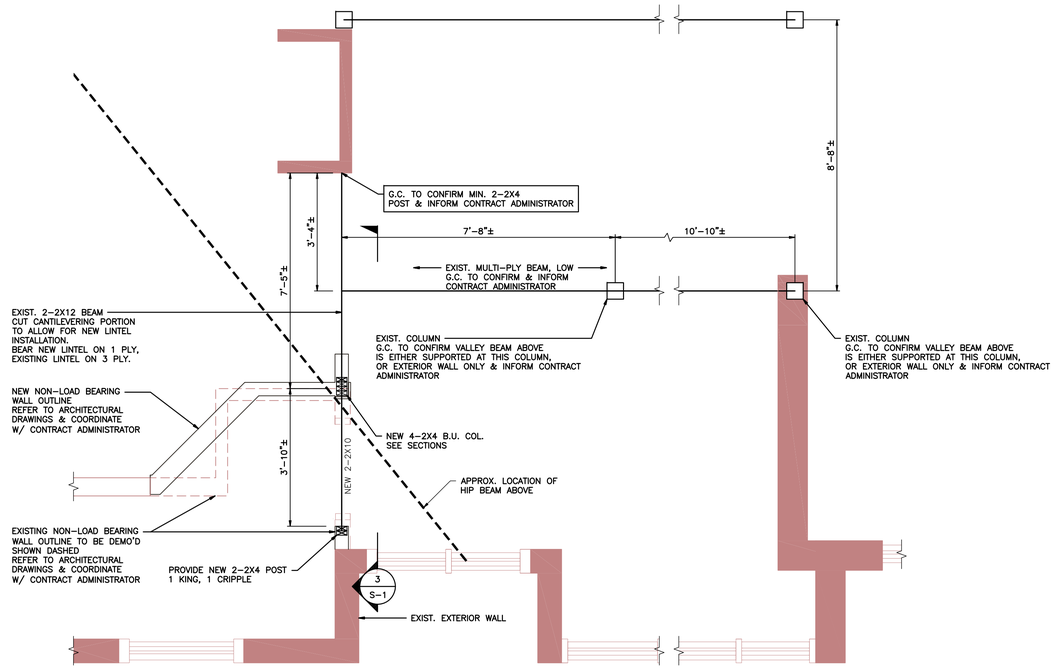
1. These notes are to be read in conjunction with the specifications.
2. This building has been designed in accordance with the 2011 edition of the Manitoba Building Code.
3. The contractor shall be responsible for the design and installation of all necessary shoring, bracing and formwork. Formwork for new construction shall be bridged over existing services. Procedure must be approved by the Contract Administrator.
4. Errors in drawings and/or specifications and/or previously unknown existing conditions shall be brought to the attention of the Contract Administrator before proceeding with the work. During the tender stage, contractor shall request an interpretation of conflicts prior to tender. If no request is made, both provisions shall be presumed to be included in the tender and the Contract Administrator shall determine which provision governs, and the contractor shall perform the work at no additional cost to the owner.
5. Any unsound structural conditions observed or created during construction are to be reported to Contract Administrator immediately.
6. Coordinate size and location of all openings in structural members with trades involved. All openings not indicated on structural drawings to be approved by the Contract Administrator.
7. Refer to Architectural, Mechanical and Electrical drawings for small openings, sleeves, recesses, depressions, sumps, trenches, curbs, housekeeping pads, equipment bases, and slopes not indicated on the structural drawings.
8. Coordinate placement and location of items by subsequent trades. Relevant trades shall review prior to erection and/or installation.
9. Confirm the location of all sub-grade services prior to commencing site work.
10. Verify all dimensions and elevations with architectural drawings prior to construction. Any discrepancies to be reported to Contract Administrator immediately. Do not scale drawings.
11. Do not exceed, during construction, design live loads shown on plans. Reduce as necessary until materials reach design strength.
12. Confirm all existing conditions prior to construction. Any discrepancies or conflicts to be reported to Contract Administrator immediately.
13. Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the Contract Administrator.
14. Design loads as noted on plans are unfactored.

RENOVATIONS

1. General contractor to provide allowance for costs associated with confirming existing conditions, including but not limited to separate excavation for confirmation of foundation units and existing services prior to foundation installation, concrete reinforcement scanning, selective demolition, and material testing.
2. Partial or full removal of any existing basement or crawlspace concrete slabs may require additional horizontal shoring. Contractor to coordinate all necessary shoring for all directional loading conditions, and provide engineered shop drawings.
3. The existing building superstructure and foundation have been reviewed by existing document review and visual inspection, and it is our professional judgement that they can safely support all new loading conditions in accordance with part 4 of the 2011 MBC. Any areas exposed during construction where existing conditions require repair shall be addressed appropriately and made good.
4. Design loads noted are for new modifications only.

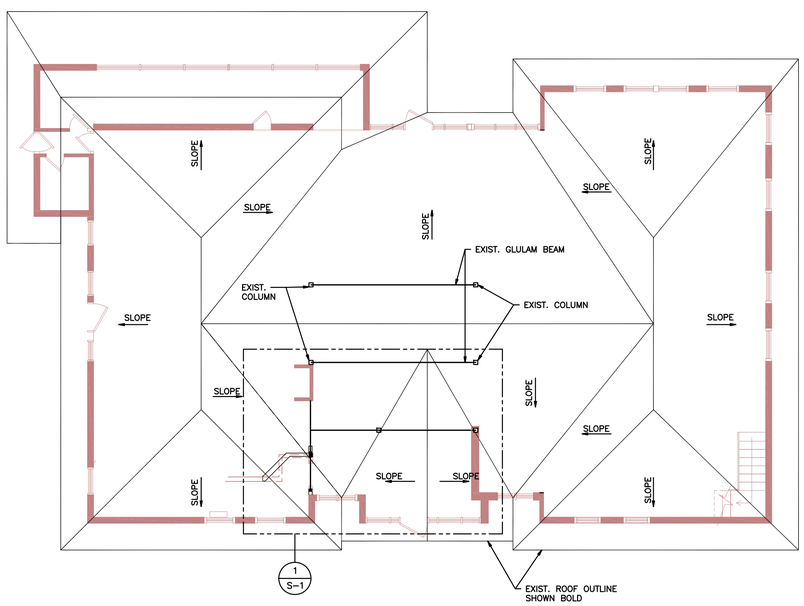
STRUCTURAL WOOD

1. All wood framing shall be in accordance with the latest edition of CSA 086-14.
2. All lumber shall conform to 2014 N.L.G.A. standard grading rules for Canadian lumber.
3. All lumber exposed to weathering shall be pressure treated unless noted.
4. Wall studs to be minimum #2 Spruce-Pine-Fir or better U/N on drawings, kiln-dried to a maximum moisture content of 19%.
5. Joists, lintels, and built-up beams to be minimum #2 Spruce-Pine-Fir or better U/N on drawings, properly seasoned to a maximum moisture content of 19%.
6. The carpentry contractor in conjunction with the general contractor shall be responsible for supplying and installing all temporary and permanent bracing required to provide the stability of the structure.
7. All OSB/Plywood sheathing to be exterior grade. All sheathing shall conform to CAN/CSA O325-07 "Construction Sheathing"
8. Floor sheathing to be continuous throughout at all demising walls, shearwalls and studwall locations. Sheathing may be modified firewall locations, refer to firewall section for details.
9. All wall and roof sheathing to be nailed secure in a controlled random pattern as follows unless noted otherwise:
   - Minimum ½" sheathing at all shearwalls, one side of wall
   - Minimum 7/16" sheathing at all exterior and interior studwalls shown on structural drawings, one side of wall
   - Non-shear walls & roof:
     - Panel edges – 3" nails @ 6" o/c
     - Intermediate supports & blocking – 3" nails @ 10" o/c
   - Shear walls: Unless noted on drawings
     - Panel edges – 3" nails @ 3" o/c
     - Intermediate supports & blocking – 3" nails @ 5" o/c
10. No site modifications to be made to floor and/or roof members without prior approval of supplier and Contract Administrator.
11. All repairs made to damaged floor and/or roof members to be approved by supplier and Contract Administrator.
12. All built-up wood columns and post to be continuously blocked down to foundation with minimum (2 x material matching wall or post width) squash blocks or approved alternate.
13. Provide additional studs (cripples) below bearing points of built-up beams and lintels. Number of studs to equal number of plies of beam or lintel unless noted. Provide minimum 1 continuous king stud nailed to built up column.
14. Minimum lintels for stud bearing walls u/n on drawings c/w 3 ply 2X6 built up column each end of beam (2 under, 1 past):
    - openings up to 3'-4" use 2 ply 2X8 SPF #2
    - openings up to 5'-0" use 2 ply 2X10 SPF #2
15. Provide additional bracing @ maximum 24" o/c between floor joists below partition walls parallel to joist spans.
16. Provide double joist below perpendicular partition walls where possible & block at spacing to match joists all other areas.
17. Minimum nailing requirements in S-P-F built up columns unless noted otherwise on drawings as follows, staggering each side of column:
    - All nails spaced at 8¾" o/c
    - Nail Length: 2 ply @ 3" long nails
      3 ply @ 4½" long nails
      4 ply @ 6" long nails
    - Minimum end distance: 2 ply column: 2"
      3 ply column: 2½"
      4 ply column: 3½"
    - Minimum edge distance: 2x4 member: 1 1/16"
      2x6 member: 1⅜"
      2x8 member: 2 1/16"
    - 2x4 column = single row staggered layout
    - 2x6 & 2x8 column = 2 nails per row



1 S-1 PARTIAL PLAN
1/2" = 1'-0"

NOTE:
CONTACT CONTRACT ADMINISTRATOR FOR DIMENSIONS NOT SHOWN AND CONFIRM ALL SHOWN DIMENSIONS ON SITE

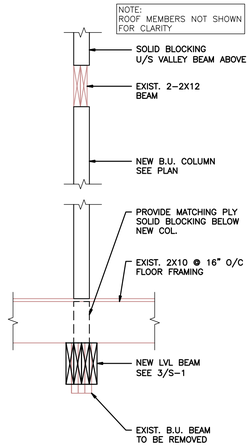


NORTH

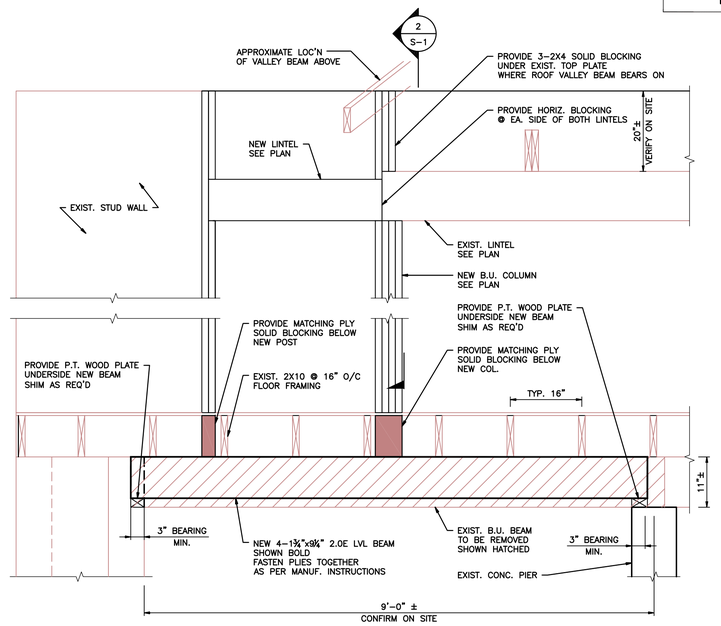
EXISTING ROOF PLAN
1/8" = 1'-0"

DESIGN LOADS:
DEAD = 20 PSF
SNOW = 36 PSF

NOTE:
ROOF MEMBERS NOT SHOWN FOR CLARITY



2 S-1 SECTION
3/4" = 1'-0"



3 S-1 SECTION
3/4" = 1'-0"

ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
Wolfrom Engineering Ltd.
No. 1156

PROVINCE OF MANITOBA · I.Q. Member 38581 · 2021-01-06 · REGISTERED PROFESSIONAL ENGINEER

CONTRACT ADMINISTRATOR:

Kathy Roberts
Project Officer, Municipal Accommodations
Planning, Property and Development Department
City of Winnipeg
Phone: 204.470.7380
Email: kathyroberts@winnipeg.ca

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:
0	IFC	2020.12.21	OVT
1	ADDED MAIN FLOOR BEAM	2020.12.23	OVT
2	GENERAL REFERENCE REVISIONS	2021.01.06	OVT

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PROJECT #: W20387
ISSUE DATE: 2020.12.18
ISSUED BY: OVT
DRAFTED BY: OVT

PROJECT ADDRESS: 2021 Main St
Winnipeg, MB, R2V 2B9

PROJECT TYPE: COMMERCIAL INTERIOR ALTERATION

TENDER #: 911-2021

PROJECT NAME:
KILDONAN PARK
GOLF COURSE CLUBHOUSE
WOMEN'S WASHROOM
RENOVATIONS
2021 MAIN ST.
GENERAL NOTES, PLANS & SECTIONS

S-1