

SHOAL LAKE AQUEDUCT INTAKE RESIDENCE UPGRADES

ISSUED FOR CONSTRUCTION

DRAWING TABLE	
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B1.0	STAFF HOUSE FLOOR PLAN
B1.1	STAFF HOUSE ELEVATIONS
B1.2	STAFF HOUSE SECTIONS & DETAILS
B2.0	OPERATORS RESIDENCE FLOOR PLAN & ELEVATIONS
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S1.1	GENERAL NOTES
S2.1	STAFF HOUSE - LAYOUT, SECTIONS & DETAILS
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S2.3	LAKEVIEW RES. - LAYOUT, SECTIONS & DETAILS

PROJECT SUMMARY

UPGRADES OF 4 EXISTING RESIDENTIAL FACILITIES FOR THE SHOAL LAKE AQUEDUCT INTAKE.

THESE 4 FACILITIES INCLUDE:

1) STAFF HOUSE	±6301 SQ.FT (585 SQ.M)
2) OPERATORS RESIDENCE	±1076 SQ.FT (100 SQ.M)
3) FORMAN'S RESIDENCE	±1519 SQ.FT (141 SQ.M)
4) LAKEVIEW RESIDENCE	±1196 SQ.FT (111 SQ.M)

CODE SUMMARY (STAFFHOUSE)

GENERAL	
MAJOR OCCUPANCY:	Group C (PART 9)-
OTHER OCCUPANCY GROUP(S):	GROUP D
BUILDING AREA(S):	± 585 SQUARE METRES
BUILDING HEIGHT:	1 STOREYS
FACING NUMBER OF STREETS:	N/A
BUILDING IS SPRINKLERED:	YES (NOT REQUIRED)
NUMBER OF FIREWALL(S):	N/A
HIGH BUILDING (3.2.6):	N/A
DESIGN OCCUPANT LOAD	EXISTING TO REMAIN
CONSTRUCTION RELATIVE TO OCCUPANCY	
CONSTRUCTION:	COMBUSTIBLE
FLOOR ASSEMBLY ABOVE PARKING:	N/A
CRAWL SPACE:	N/A
OTHER FLOOR ASSEMBLIES:	3/4 (HR) FIRE SEPARATION (FS)
MEZZANINE ASSEMBLIES:	N/A
ROOF ASSEMBLY:	0 (HR) FRR.
LOAD BEARING BEAMS AND COLUMNS:	3/4 (HR) FRR.
FIRE BLOCKS	1/4 (HR) FRR.

GENERAL NOTES	
1.	ALL WORK TO BE PERFORMED IN ACCORDANCE WITH LATEST APPLICABLE BUILDING CODES, FIRE REGULATIONS AND ANY LOCAL REQUIREMENTS.
2.	THESE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL SATISFY THEMSELVES THAT ALL DIMENSIONS, DATUMS AND DETAILED INFORMATION SHOWN ARE CORRECT.
3.	THE CONTRACTOR IS TO REPORT TO CONTRACT ADMINISTRATOR, ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
4.	THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES, SPECIFICATIONS AND DETAILS. CONTRACTOR TO REVIEW ALL ARCHITECTURAL, STRUCTURAL, DRAWINGS FOR ALL OPENINGS THROUGH FLOORS, WALLS, AND ROOFS FOR DUCT AND PIPING RISERS, ELECTRICAL RISERS, AND ALL ARCHITECTURAL OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS.
5.	ALL THRESHOLDS TO BE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
6.	DIMENSIONS ARE TO GRID LINES, TO FACE OF EXTERIOR SHEATHING, OR CENTER LINE OF STUDS, ABOVE FINISHED FLOOR- UNLESS OTHERWISE NOTED.
7.	CONTRACTOR WILL BE RESPONSIBLE TO ENSURE THAT SUB-CONTRACTORS CARRY OUT WORK IN ACCORDANCE WITH PROVINCIAL REGULATIONS.
8.	PROVIDE AND MAINTAIN EXIT DOORS WITH LOCK SETS AS REQUIRED DURING CONSTRUCTION. DO NOT BLOCK EMERGENCY EXITS OR ACCESS TO EXITS. PROVIDE SUFFICIENT EXITING IN HOARDING DURING CONSTRUCTION.
9.	ALL PERMITS, INCLUDING BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL WORK SHALL CONFORM TO THE LATEST MANITOBA BUILDING CODE AND ALL LOCAL CODES AND BY-LAWS.

GENERAL NOTES	
10.	ALL DUCTS, FLOOR GRILLES AND PITS TO BE SIZED BY CONTRACTOR.
11.	CONTRACTOR TO SEAL ALL PENETRATIONS WITH FIRE STOP CAULKING THROUGH FIRE SEPARATIONS TO MAINTAIN INTEGRITY OF THE FIRE SEPARATION. ALL FIRE SEPARATIONS MUST BE CONTINUOUS UNLESS OTHERWISE NOTED.
12.	CONTRACTOR SHALL PROVIDE ALL NECESSARY ANCHORS, BRACKETS, FASTENERS, ACCESSORIES AND SUPPORTS AS REQUIRED FOR THE WORK.
13.	PROVIDE LUMBER AND PLYWOOD MATERIALS PRESSURE PRESERVATIVE TREATED FOR THE FOLLOWING: A) FURRING, BLOCKING ON EXTERIOR OF BUILDING. B) ROUGH BUCKS AT EXTERIOR OPENINGS. C) WOOD BELOW GRADE OR IN CONTACT WITH GROUND. D) OTHER MATERIALS INDICATED ON THE DRAWINGS.
14.	CONTRACTOR TO COORDINATE AND PROVIDE SOLID BLOCKING WITHIN WALL AND CEILING AREAS TO SUPPORT SURFACE MOUNTED FIXTURES, APPLIANCES, HANDRAILS, GRAB BARS, SHELVEING, WALL MOUNTED MILLWORK, SIGNS, ETC. IN CONTRACT AS WELL AS FOR ITEMS NOT IN THE CONTRACT GENERAL CONTRACTOR TO COORDINATE WITH THE CITY.
15.	ALL EXPOSED STEEL STAIRS, RAILINGS, PIPE BOLLARDS, AND MISCELLANEOUS METALS ARE TO BE PRIMED AND PAINTED (UNLESS NOTED OTHERWISE).
16.	REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR CONCRETE HOUSEKEEPING PADS WHERE NOT INDICATED ON ARCHITECTURAL DRAWINGS. COORDINATE SITE AND LOCATION OF ALL PADS TO SUIT EQUIPMENT MOUNTED ON THEM.
17.	PROVIDE SPRAY FOAM IN CAPS OF THE INSULATION LINE THAT CAN NOT OTHERWISE BE THOROUGHLY SEALED AND INSULATED AS DETAILED. EXPOSED SPRAY FOAM MUST BE PROTECTED AS PER 2010 MANITOBA BUILDING CODE APPROVED THERMAL BARRIER REQUIREMENTS.

GENERAL NOTES	
18.	ALL WINDOWS AND DOORS MUST COMPLY WITH 2011 MANITOBA ENERGY CODE FOR BUILDINGS REQUIREMENTS: - OPERABLE WINDOWS MUST HAVE AN AIR LEAKAGE RATE NOT GREATER THAN .5L/ (S.M2) - FIXED WINDOWS MUST HAVE AN AIR LEAKAGE RATE NOT GREATER THAN .20L/ (S.M2) - MAN DOORS MUST HAVE AN AIR LEAKAGE RATE NOT GREATER THAN .50L/ (S.M2)
19.	BLOWER TEST IS 2.5 AIR CHANGES PER HOUR (AT 50 PA DEPRESSURIZATION) 50 PA = 1.04 LB / FT2. THE CONTRACTOR IS RESPONSIBLE FOR MEETING THIS STANDARD, IF AIR TIGHTNESS CANNOT BE DETERMINED FROM A VISUAL EXAMINATION, AUTHORITY HAVING JURISDICTION MAY REQUIRE A "BLOWER TEST". CONTRACTOR TO INCORPORATE CONSTRUCTION AND INSPECTIONS.
20.	CONTRACTOR TO PROVIDE SET OF ISSUED FOR CONSTRUCTION DRAWINGS ON SITE, UPDATED WITH SITE INSTRUCTION / ADDENDA AND CHANGES AS ISSUED FOR THE PROJECT.
21.	CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO CONTRACT ADMINISTRATOR FOR REVIEW BEFORE FABRICATION. PLEASE NOTE THIS IS RECOMMENDED FOR COORDINATION PURPOSES AND THE ISSUED FOR CONSTRUCTION DRAWINGS MUST BE FOLLOWED.
SHOP DRAWING REVIEWS	
FOR CONSTRUCTION OF THIS PROJECT, SHOP DRAWINGS OR CATALOGUE CUTS, FOR ALL COMPONENTS AFFECTING CODE COMPLIANCE, ARE TO BE SUBMITTED TO THE CONTRACT ADMINISTRATOR FOR REVIEW. SUBMISSION IS TO BE MADE BY THE GENERAL CONTRACTOR (NOT THE SUB-TRADE) AND AN ALLOWANCE IS TO BE MADE FOR 10 WORKING DAYS FOR REVIEW. COMPONENTS REQUIRING SHOP DRAWING REVIEW BY THE CONTRACT ADMINISTRATOR IN THIS PROJECT INCLUDE: • DOORS, FRAMES AND HARDWARE • STAIR / RAILING CONSTRUCTION • CLADDING SYSTEMS • ROOFING SYSTEMS (INCLUDING DRAINAGE / GUTTERS / DOWNSPOUTS) • GLAZING	

WALL TYPE NOTES	
GENERAL NOTES REGARDING WALL TYPES:	
1.	PERIMETER CAULK AT ALL EXTERIOR WALLS
2.	ABSORPTIVE MATERIAL REQUIRING HIGHER FIRE RESISTANCE RATING TO BE MINERAL WOOL FIBRE EQUAL TO ROXLUL "SAFE AND SOUND" - OR APPROVED EQUAL BY CONTRACT ADMINISTRATOR
3.	ALL WALLS WITHIN MODIFIED OR NEW BATHROOMS ARE TO RECEIVE A LAYER OF WATER RESISTANT DRYWALL (M2 TECH® MOISTURE & MOLD RESISTANT GYPSUM BOARD) , CONCRETE BOARD AT THE WALLS AROUND THE BATH TUB AND THE SHOWER-STALL OR APPROVED EQUAL.
4.	ALL WOOD STUD WALLS ARE DIMENSIONED TO CENTRE OF STUD UNLESS OTHERWISE NOTED.
5.	CONTRACTOR TO ADJUST ACTUAL STUD PLACEMENT TO ALLOW FOR CONNECTIONS OF DIFFERENT WALL TYPES - FINISHED SURFACES TO BE FLUSH
6.	ALL INTERIOR PARTITIONS TO CARRY UP TO U/S OF FLOOR ASSEMBLY ABOVE.
7.	VAPOUR BARRIER TO BE CAULKED CONTINUOUSLY AT ALL JOINTS TO ENSURE A CONTINUOUS SEAL; BETWEEN ROOF AND WALL VAPOUR BARRIER.
8.	PROVIDE 18" LAP AND SEAL OF VAPOUR BARRIER WHERE INTERIOR PARTITIONS BUTT UP TO EXTERIOR WALLS UNLESS NOTED OTHERWISE.
9.	SEAL ALL PENETRATIONS THRU FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THE SEPARATION.
10.	DOUBLE STUDS AT ALL DOOR FRAME OPENINGS AND PROVIDE NECESSARY WOOD BLOCKING FOR ALL WINDOWS.
11.	FURR OUT WALLS AS REQUIRED FOR RECESSED OR SEMI-RECESSED ELECTRICAL PANELS TO CEILING. COORDINATE LOCATIONS AND DEPTH WITH ELECTRICAL DRAWINGS. MUST RETAIN FIRE SEPARATION ASSEMBLY AT EQUIPMENT.
13.	INSTALL CASING BEADS AT ALL EDGE CONDITIONS AND EXPOSED GYPSUM BOARD SHEATHING EDGES.
14.	WALLS WHERE GYPSUM BOARD SHEATHING NOT REQUIRED TO BE TAPED, CONTRACTOR TO ENSURE GYPSUM BOARD SHEATHING IS FIT AND CUT READY FOR PAINT.
15.	PROVIDE WOOD BLOCKING IN ALL WASHROOM PARTITIONS REQUIRING WALL MOUNTED ACCESSORIES.

SYMBOLS	
	CONSTRUCTION ASSEMBLY
	KEYNOTE MARK
	WINDOW MARK
	SECTION REFERENCE
	ELEVATION REFERENCE
	GRID LINE MARK
	DETAIL REFERENCE
	PROPOSED NEW DOOR
	EXISTING DOOR

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.	B.M. ELEV.	2 architecture	ARCHITECTS SEAL	ARCHITECTS SEAL	THE CITY OF WINNIPEG WATER AND WASTE DEPARTMENT ENGINEERING DIVISION SHOAL LAKE AQUEDUCT INTAKE RESIDENCE UPGRADES GENERAL NOTES	
	DESIGNED BY: CG		CHECKED BY: CG	CHRIS R. GILMOUR JULY 2 2019 REGISTERED ARCHITECT		2 ARCHITECTURE INC. JULY 02 2019 No. 203 APPROVED ARCHITECTURAL CORPORATION
	DRAWN BY: ES		APPROVED BY: ES	CONSULTANT DRAWING NUMBER B0.1		
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