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2.0 BUILDING CODE SUMMARY

.1 BUILDING and PROJECT DESCRIPTION
THE BUILDING WILL FUNCTION AS OFFICES, STAFF SUPPORT AND VEHICULAR/EQUIPMENT STORAGE FOR THE CITY of WINNIPEG EAST SIDE PUBLIC WORKS and FLEET MANAGEMENT DIVISIONS.

.2 BUILDING and FLOOR AREAS

BUILDING AREA: 8,059 M2 (86,715 SF)

FLOOR AREA:
–MAIN FLOOR: 8,059 M2 (86,715 SF)
–SECOND FLOOR: 1,292 M2 (13,902 SF)
–MEZZANINE: 300 M2 (3,228 SF)

FLOOR AREA TOTAL: 9,651 M2 (103,845 SF)

.3 BUILDING CLASSIFICATION
MAJOR OCCUPANCIES:
–VEHICLE STORAGE: LOW HAZARD INDUSTRIAL –F3–4,915 M2 (51%)
–VEHICLE REPAIR: MEDIUM HAZARD INDUSTRIAL– F2–1,323 M2 (14%)
–OFFICES AND STAFF: BUSINESS and PERSONAL SERVICES –D–3,313 M2 (35%)
BUILDING FACES 3 STREETS, IS TWO STOREY, SPRINKLERED.

BUILDING CLASSIFICATION AS PER THE LARGEST COMPONENT:
ARTICLE 3.2.2.80
GROUP F, DIVISION 3, UP TO 6 STOREYS SPRINKLERED.
REQUIREMENTS:
–NON COMBUSTIBLE CONSTRUCTION
–SPRINKLERED THROUGHOUT
FLOOR ASSEMBLIES TO HAVE FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR
–MEZZANINE TO HAVE FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR
–LOAD BEARING CONSTRUCTION SHALL HAVE FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY.

REPAIR GARAGE–F2– ARTICLE 3.3.5.5
MUST BE SEPARATED FROM THE ADJACENT OFFICES (D) AND ADJACENT STORAGE GARAGES BY A SEPARATION HAVING 2–HOUR FIRE RESISTANCE RATING

STORAGE GARAGE–F3–ARTICLE 3.3.5.6.
MUST BE SEPARATED FROM THE ADJACENT OFFICES (D) BY A SEPARATION HAVING 1½ HOUR FIRE RESISTANCE RATING.

.4 OCCUPANT LOAD
BASED ON THE INFORMATION PROVIDED BY THE OWNER REFLECTED THE PROJECTED FUTURE MAXIMUM STAFF LEVELS OF THE OVERALL BUILDING:
–VEHICLE STORAGE: 242 PERSONS
–VEHICLE REPAIR: 24 PERSONS
–OFFICES & STAFF: 120 PERSONS

.5 EXIT REQUIREMENTS
3.4.2.1. MINIMUM TWO EXITS REQUIRED. PROVIDED.
3.4.2.3. DISTANCE BETWEEN EXITS IS GREATER THAN 9 METERS AND GREATER THAN HALF OF THE MAXIMUM DIAGONAL DIMENSION.
3.4.2.5. TRAVEL DISTANCE IS LESS THAN 45 METERS.
3.4.3.2. EXIT CAPACITY COMPLIES WITH THE REQUIREMENTS.

.6 HEALTH REQUIREMENTS
3.7.2.2. OCCUPANT LOAD INDUSTRIAL–266 PERSONS
PROVIDED: 9 WATER CLOSETS FOR FEMALES
10 WATER CLOSETS FOR MALES

OCCUPANT LOAD OFFICES–120 PERSONS
PROVIDED: 8 WATER CLOSETS FOR FEMALES
8 WATER CLOSETS FOR MALES

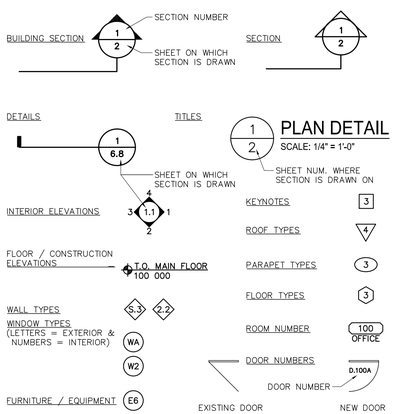
.7 BARRIER FREE ACCESS
PROVIDED:
–BARRIER FREE MAIN ENTRANCE TO THE OFFICE BUILDING–"D" OCCUPANCY
–BARRIER FREE PATH OF TRAVEL FROM EXTERIOR PARKING AREA TO THE MAIN ENTRANCE
–BARRIER FREE WASHROOMS FOR BOTH SEXES IN THE ENTRANCE STOREY
–EVERY DOORWAY IN THE PATH OF TRAVEL HAS A CLEAR WIDTH NOT LESS THAN 800mm
–POWER DOOR OPERATORS HAVE BEEN PROVIDED AT THE MAIN ENTRANCE TO THE OFFICE BUILDING–GROUP "D" OCCUPANCY
–DOORS IN A BARRIER–FREE PATH OF TRAVEL HAVE A CLEAR SPACE ON THE LATCH SIDE OF 600mm IF THE DOOR SWINGS TOWARD THE APPROACH SIDE AND 300mm IF THE DOOR SWINGS OUTSIDE
–VESTIBULES HAVE A DISTANCE BETWEEN 2 DOORS IN SERIES OF 1200nn PLUS THE WIDTH OF THE DOOR

.8 ACCESS ROUTES
PROVIDED TO THE MAIN ENTRANCE TO THE MAIN BUILDING AS PER 3.2.5.6 ARTICLE

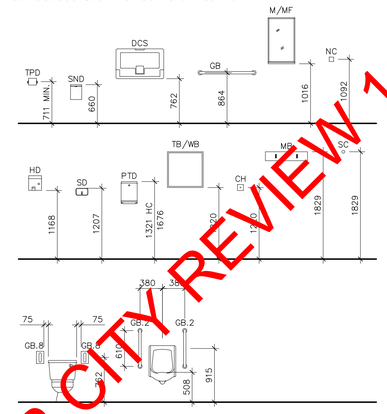
.9 LIGHTING and EMERGENCY POWER
–MINIMUM OF 50lx HAS BEEN PROVIDED IN EXITS, PUBLIC CORRIDORS AND CORRIDORS PROVIDING ACCESS TO EXIT
–EMERGENCY POWER FOR LIGHTING PROVIDED FOR 30 MINUTES
–EMERGENCY POWER FOR FIRE ALARM SYSTEM:
–SUPERVISORY POWER FOR NOT LESS THAN 24 H
–EMERGENCY POWER UNDER FULL LOAD–FOR 30 MINUTES.

.10 FIRE ALARM SYSTEM
FIRE ALARM SYSTEM DUE TO THE AUTOMATIC SPRINKLER SYSTEM HAS BEEN PROVIDED.
ALSO PROVIDED:
–ANNUNCIATOR IN CLOSE PROXIMITY TO BUILDING ENTRANCE
–PULL STATIONS IN EVERY FLOOR AREA NEAR PRINCIPLE ENTRANCE TO THE BUILDING AND NEAR EVERY REQUIRED EXIT.

3.0 DRAWING SYMBOL LEGEND



4.0 ACCESSORIES TYP. MOUNTING HEIGHTS



NOTE:
ACCESSORIES SCHEDULE IS SHOWN FOR TYPICAL MOUNTING HEIGHTS ONLY UNLESS NOTED OTHERWISE.

5.0 GENERAL NOTES

.1 THESE DRAWINGS SHALL NOT BE SCALED

.2 GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL SATISFY HIMSELF THAT ALL DIMENSIONS, DATUMS AND DETAILED INFORMATION SHOWN ARE CORRECT AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO TENDER CLOSE. ALL EXISTING DIMENSIONS ARE APPROXIMATE ONLY. GENERAL CONTRACTOR TO FIELD CHECK ALL EXISTING DIMENSIONS PRIOR TO SUBMITTING SHOP DRAWINGS AND MANUFACTURING ANY COMPONENTS.

.3 GENERAL CONTRACTOR OR CONSTRUCTION MANAGER TO INVESTIGATE LOCAL CONDITIONS AND ARRANGE WITH OWNER TO EXAMINE SITE AND RELATED WORK AS INDICATED. COMPENSATION WILL NOT BE MADE BECAUSE OF FAILURE TO MAKE PROPER SITE INVESTIGATIONS & REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO BID CLOSING OR TO UNDERSTAND FULL NATURE OF WORK.

.4 DIMENSIONS ARE TO GRID LINE, FACE OF STUD, CONCRETE BLOCK OR CONCRETE UNLESS OTHERWISE NOTED.

.5 GENERAL CONTRACTOR TO REVIEW ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ALL OPENINGS THROUGH FLOORS, WALLS AND ROOFS.

.6 ALL WOOD BLOCKING NAILERS, PLYWOOD & BASE PLATES USED ON THE EXTERIOR OF THE BUILDING TO BE PRESSURE TREATED.

.7 SEE PROJECT MANUAL FOR ALL SPECIFICATION DRAWING DETAILS (DS.), ARCHITECTURAL WOODWORK DETAIL DRAWINGS (DM.) AND FIRESTOPPING DETAIL DRAWINGS (FS.). IN PROJECTS WHERE PROJECT MANUAL IS NOT PROVIDED, REFER TO DETAILS IN DRAWINGS.

.8 GENERAL CONTRACTOR TO SEAL ALL PENETRATIONS THRU RATED ASSEMBLIES WITH A ULC LISTED FIRE STOP SYSTEM THROUGH ALL VERTICAL PARTITIONS AND FLOOR FIRE SEPARATIONS TO MAINTAIN THE INTEGRITY OF THE REQUIRED FIRE SEPARATION TO ALL AREAS WORKED IN.

.9 GENERAL CONTRACTOR TO COORDINATE AND PROVIDE ALL SOLID BLOCKING WITHIN THE PARTITIONS & CEILING AREAS TO SUPPORT SURFACE MOUNTED FIXTURES, TRIMS, MILLWORK, EQUIPMENT, ETC. IN CONTRACT AS WELL AS FOR NOT IN CONTRACT ITEMS IN COORDINATION WITH THE OWNER.

.10 ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF APPLICABLE CODES AND REGULATIONS IN EFFECT IN THE PLACE OF WORK.

6.0 FLOOR ASSEMBLIES

1 MAIN FLOOR SLAB
– SLAB ON GRADE (SEE STRUCTURAL)
– METHANE BARRIER

2 MAIN ENTRANCE SLAB
– STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL)
– VOID FORMS (SEE STRUCTURAL)

3 1 H FIRE RATED SECOND FLOOR CONSTRUCTION
–50mm CONCRETE TOPPING
–300mm HOLLOW CORE SLABS

4 1 H FIRE RATED MEZZANINE FLOOR CONSTRUCTION
–100mm CONCRETE TOPPING
–38mm COMPOSITE STEEL DECK
–600s–162–54 STEEL JOISTS AT 400mm O.C.
–FURRING CHANNELS
–16mm TYPE "X" GYPSUM BOARD

5 SLOPPED ROOF ABOVE CORRIDOR–ROOM 115B
–38mm COMPOSITE STEEL DECK
–600S–162–54 STEEL JOISTS AT 400 O.C.

7.1 WALL TYPE NOTES

.1 PROVIDE AIR / VAPOUR BARRIER/POLY VAPOUR BARRIER AND INSULATION AS DETAILED ON DRAWINGS AND PROJECT MANUAL ONLY.

.2 AIR/VAPOUR BARRIER MEMBRANES TO OVERLAP MINIMUM OF 2" AND SEALED TOGETHER USING MODIFIED BITUMEN CAULKING MASTIC.

.3 AIR BARRIER MEMBRANES TO BE CONTINUOUSLY TAPED AT ALL JOINTS.

.4 ALL EXPOSED GYPSUM BOARD, WOOD AND MISCELLANEOUS METAL TO BE PAINTED.

.5 FURR OUT PARTITIONS AS REQUIRED FOR RECESSED OR SEMI–RECESSED ELECTRICAL PANELS, FIRE EXTINGUISHERS, FORCE FLOW UNITS, ETC. TO FINISHED CEILING. COORDINATE LOCATIONS AND DEPTHS WITH MECHANICAL/ELECTRICAL DRAWINGS AND OTHER TRADES.

.6 MAINTAIN INTEGRITY AND CONTINUITY OF ALL ASSEMBLIES, FIRE SEPARATIONS, AIR/VAPOUR BARRIER/POLY VAPOUR BARRIER AND OTHER BUILDING COMPONENTS.

.7 ALL PARTITIONS TO EXTEND TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

.8 PROVIDE CONTROL JOINTS OF PREFORMED TYPE OR TWO BACK TO BACK CASING BEADS SET INTO GYPSUM BOARD FACING AND SUPPORTED INDEPENDENTLY ON BOTH SIDES OF JOINT. LOCATE CONTROL JOINT AT 30'–0" O/C MAX. ON LONG RUNS FOR PARTITIONS OR CEILINGS. (PLACE C.J. OVER DOOR FRAMES ON ONE SIDE WHERE POSSIBLE)

.9 PROVIDE DOUBLE STUD AT ALL FRAMES PENETRATING FIRE RATED ASSEMBLIES. PROVIDE STEEL STUD FRAMING C/W TYPE "X" GYPSUM BOARD AROUND OPENING AT ALL FIRE DAMPER/CABLE TRAY/MULTI–SERVICE PENETRATION OPENING THROUGH A RATED ASSEMBLIES.

.10 PROVIDE SLIP JOINTS TO ALL FULL HEIGHT PARTITIONS AS DETAILED. PROVIDE BATT INSULATION IN TOP OF TRACK AT SOUND RATED PARTITION AND PROVIDE FIRESTOP SYSTEM TO SLIP JOINT AT FIRE RATED PARTITIONS.

.11 ENCLOSE ALL ELECTRICAL BOXES WHEN PENETRATING THRU FIRE OR SOUND RATED PARTITIONS.

.12 ALL FIRE RATED ASSEMBLIES TO EXTEND TO U/S OF RATED HORIZONTAL FLOOR AND/OR ROOF ASSEMBLIES AND ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES ARE TO BE SEALED TO MAINTAIN INTEGRITY OF FIRE SEPARATION.

.13 DEMISING/SOUND RATED PARTITIONS – OFF SET ALL ELECTRICAL BOXES 1'–0" MIN. IF BOXES ARE IN SAME STUD SPACE AS DETAILED.

.14 PROVIDE 2 CONTINUOUS BEADS OF ACOUSTIC CAULKING AT TOP, BOTTOM AND SIDE OF STUDS WHEN BUTTING INTO FLOOR SLAB, STEEL COLUMNS/STRUCTURE AND ROOF DECK C/W 3/8" CONTINUOUS STUD/PLATE GASKET STRIP. TYPICAL FOR ALL SOUND RATED PARTITIONS.

.15 SOUND RATED PARTITIONS TO EXTEND TO U/S OF FLOOR/ROOF ASSEMBLY. REFER TO WALL TYPES AND FLOOR PLANS FOR LOCATIONS OF SOUND RATED PARTITIONS.

7.2 EXTERIOR WALL TYPES

E.1 EXTERIOR WALL CONSTRUCTION
– 230mm INSULATED PRECAST CONCRETE PANELS

E.2 EXTERIOR WALL CONSTRUCTION
– 230mm INSULATED PRECAST CONCRETE PANELS
– 92mm STEEL STUDS @ 400mm O.C.
– BATT INSULATION, R–12
– 6 MIL POLY VAPOUR BARRIER
– 16mm GYPSUM BOARD

E.3 EXTERIOR WALL CONSTRUCTION
– 230mm INSULATED PRECAST CONCRETE PANELS
– 92mm STEEL STUDS @ 400mm O.C.
– BATT INSULATION, R–12
– 6 MIL POLY VAPOUR BARRIER
– 16mm EXTERIOR GRADE GYPSUM BOARD

E.4 EXTERIOR WALL CONSTRUCTION
– 230mm INSULATED PRECAST CONCRETE PANELS
– 22mm FURRING CHANNELS @ 400mm O.C.
– 16mm GYPSUM BOARD

E.5 EXTERIOR WALL CONSTRUCTION TO U/S OF MEZZANINE
–230mm INSULATED PRECAST CONCRETE PANELS
–92mm STEEL STUDS @ 400mm O.C.
–2 LAYERS of 16mm TYPE "X" GYPSUM BOARD

7.3 INTERIOR WALL TYPES

B.1 INTERIOR PARTITION – MASONRY
–190mm CONCRETE BLOCK

C.1 1 1/2 H FIRE RATED WALL CONSTRUCTION
– 230mm PRECAST CONCRETE PANELS
– 92mm STEEL STUDS @ 400mm O.C.
– 2 LAYERS of 16MM TYPE "X" GYPSUM BOARD

C.2 PRECAST CONCRETE PARTITION
– 175mm PRECAST CONCRETE PANELS
– 22mm FURRING CHANNELS @ 400mm O.C.
– 16mm GYPSUM BOARD

C.3 2 H FIRE RATED WALL CONSTRUCTION
–230mm PRECAST CONCRETE PANELS
–92mm STEEL STUDS @ 400 O.C.
–2 LAYERS of 16mm TYPE "X" GYPSUM BOARD

C.4 PRECAST CONCRETE PARTITION
– 175mm PRECAST CONCRETE PANELS

S.1 INTERIOR PARTITION (TYPICAL–UNLESS OTHERWISE NOTED)
– 16mm GYPSUM BOARD BOTH SIDES
– 92mm STEEL STUDS @ 400mm O.C.
– ACOUSTIC BATT INSULATION

S.2 INTERIOR PARTITION
– 16mm GYPSUM BOARD, BOTH SIDES
– 152mm STEEL STUDS @ 400mm O.C.
– ACOUSTIC BATT INSULATION

S.3 1 H FIRE RATED INTERIOR PARTITION TO U/S OF DECK
– 16mm TYPE 'X' GYPSUM BOARD, BOTH SIDES
– 92mm STEEL STUDS @ 400mm O.C.
– ACOUSTIC BATT INSULATION

S.4 1 H FIRE RATED INTERIOR PARTITION TO U/S OF DECK
– 16mm TYPE 'X' GYPSUM BOARD, BOTH SIDES
– 152mm STEEL STUDS @ 400mm O.C.
– ACOUSTIC BATT INSULATION

S.5 INTERIOR PARTITION – PLUMBING
– 16mm GYPSUM BOARD
– 92mm STEEL STUDS @ 400mm O.C.
– ACOUSTIC BATT INSULATION
– 460mm (MIN.) CAVITY
– 92mm STEEL STUDS @ 400mm O.C.
– ACOUSTICAL BATT INSULATION
– 16mm GYPSUM BOARD

S.6 FIRE SEPARATION WITH "0" FIRE RESISTANCE RATING
– 16mm TYPE 'X' GYPSUM BOARD BOTH SIDES
– 152mm STEEL STUDS @ 400mm O.C.
– ACOUSTIC BATT INSULATION

S.7 INTERIOR PARTITION
– 16mm GYPSUM BOARD BOTH SIDES
– 152mm STEEL STUDS @ 400mm O.C.

S.8 INTERIOR PARTITION (INSULATED)
– 16mm TYPE 'X' GYPSUM BOARD
– 92mm STEEL STUDS @ 400 O.C.
– BATT INSULATION, R–12
– 6 MIL. POLY VAPOUR BARRIER
– 16mm TYPE 'X' GYPSUM BOARD

8.0 ROOF TYPES

1 ROOF CONSTRUCTION
– STONE BALLAST
– EPDM MEMBRANE
– RIGID INSULATION (R–30)
– AIR/ VAPOUR BARRIER MEMBRANE
– STEEL DECK (SEE STRUCT)

2 ROOF CONSTRUCTION
– STONE BALLAST
– EPDM MEMBRANE
– RIGID INSULATION (R–25)
– AIR/ VAPOUR BARRIER MEMBRANE
– STEEL DECK (SEE STRUCT)

3 ROOF CONSTRUCTION
– STONE BALLAST
– EPDM MEMBRANE
– RIGID INSULATION (R–20)
– AIR/ VAPOUR BARRIER MEMBRANE
– STEEL DECK (SEE STRUCT)

4 ROOF CONSTRUCTION
– SINGLE PLY TPO, MECHANICALLY FASTENED, MEMBRANE
– RIGID INSULATION (R–25)
– AIR/ VAPOUR BARRIER MEMBRANE
– STEEL DECK (SEE STRUCT)

5 ROOF CONSTRUCTION
– SINGLE PLY TPO, MECHANICALLY FASTENED, MEMBRANE
– RIGID INSULATION (R–20)
– AIR/ VAPOUR BARRIER MEMBRANE
– STEEL DECK (SEE STRUCT)

9.0 PARAPET TYPES

1 PARAPET CONSTRUCTION
–230mm INSULATED PRECAST CONCRETE PANELS
–VAPOUR BARRIER
–75mm RIGID INSULATION
–13mm DENSDECK
–ROOFING MEMBRANE

2 PARAPET CONSTRUCTION
–PREFIN METAL CAP FLASHING
–ROOF MEMBRANE (CONTINUOUS)
–13mm DENSDECK
–75mm RIGID INSULATION
–AIR/VAPOUR BARRIER–CONT
–PRECAST PANEL
–75mm RIGID INSULATION
–13mm DENSDECK C/W BLOCKING
–ROOF MEMBRANE
–PREFIN METAL CAP FLASHING

3 VESTIBULE PARAPET
– ALUMINUM CURTAIN WALL FRAMING C/W SPANDREL GLAZING AND INSULATED ALUMINUM BACKPAN
– LOW–EXPANSION FOAM–IN–PLACE INSULATION
– POLY VAPOUR BARRIER
– 150mm STEEL STUDS @ 400mm O.C.
– BATT INSULATION, R–12
– 13mm DENSDECK
– ROOFING MEMBRANE

4 VESTIBULE PARAPET
– PREFINISHED ALUMINUM COMPOSITE METAL PANELS C/W RAINSCREEN SYSTEM AND FASTENING SYSTEM
– BREATHABLE AIR BARRIER MEMBRANE
– 19mm PLYWOOD SHEATHING
– 92mm STEEL STUDS @ 16" O.C.
– 13mm DENSDECK
– ROOFING MEMBRANE

ISSUED FOR CITY REVIEW 11-06-2012

REV	DESCRIPTION	DATE	BY
5	ISSUED FOR REVIEW	08 JUNE, 2012	MM
4	ISSUED FOR DRAWING REVIEW	JUN 01, 2012	MM
3	DRAWING UPDATE	APR 18, 2012	IC
2	ISSUED FOR 66% REVIEW	MAR 05, 2012	MD
1	ISSUED FOR 33% REVIEW	05 JAN 2012	MD

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CLIENT: CITY OF WINNIPEG
PUBLIC WORKS DEPARTMENT

PROJECT NUMBER: 1511

DRAWN BY: MD

DATE: JAN. 5, 2012

SCALE: AS SHOWN

PROJECT TITLE:
CITY OF WINNIPEG
PUBLIC WORKS EAST YARD COMPLEX
MAIN OFFICE & GARAGES

SHEET TITLE:
INDEX SHEET, GENERAL NOTES AND CONSTRUCTION TYPES

SHEET NUMBER:
A0.1

REVISION NUMBER: R0