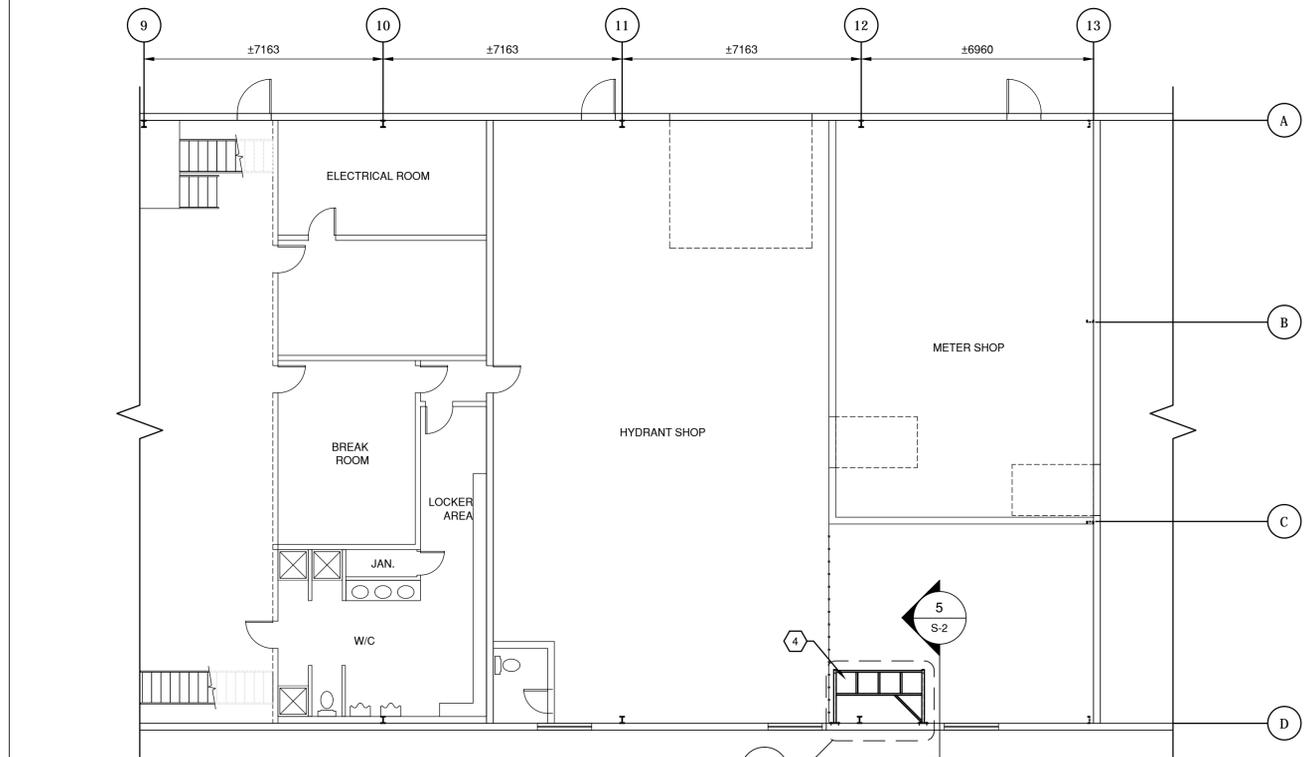


1 STRUCTURAL RENOVATION PLAN
1:100



2 STRUCTURAL RENOVATION PLAN
1:100

SHEET KEYNOTES

- 1) PATCH EXISTING MASONRY WALL OPENING WITH MASONRY BLOCK TO MATCH EXISTING.
- 2) INSTALL NEW STRUCTURAL SUPPORT FRAMING AT CUT OPENING IN EXTERIOR WALL FOR NEW EXHAUST FAN. REFER TO DETAIL 1 & 2 / S-2 AND MECHANICAL.
- 3) NEW 1724 kg. MAKE-UP AIR UNIT TO BE LOCATED ON THE EXISTING MEZZANINE. REFER TO DETAIL 3 / S-2 AND MECHANICAL FOR INSTALLATION REQUIREMENTS.
- 4) NEW 363 kg. AIR HANDLER UNIT SUPPORTED ON A NEW STEEL FRAME. REFER TO DETAIL 5 & 6 / S-2 AND MECHANICAL FOR INSTALLATION REQUIREMENTS.
- 5) CONDENSING UNIT COMPLETE WITH NEW WALL BRACKET. REFER TO DETAIL 4 / S-2 AND MECHANICAL.
- 6) NO ADDITIONAL DEAD LOAD TO BE ADDED TO THIS AREA.
- 7) EXISTING 38x286 @ 305 O.C. PRIOR TO PLACEMENT OF THE MECHANICAL UNIT, THE CONTRACTOR SHALL VERIFY EXISTING FLOOR JOIST SIZE AND SPACING AT THE UNIT LOCATION.
- 8) NEW 102 STEEL STUDS @ 400 O/C C/W 1 - LAYER 13mm DRYWALL EACH SIDE. PROVIDE A DOUBLE TOP PLATE C/W SLOTTED SLIP JOINT CONNECTION. PROVIDE MIN. 20mm GAP FOR ROOF MOVEMENT. FRAME AROUND EXISTING ROOF BEAM. APPLY 1 COAT OF LATEX PRIMER AND 1 COAT OF ACRYLIC LATEX SEMI-GLOSS PAINT ON THE STORAGE AREA FACE. COLOR AS PER OWNER SELECTION.
- 9) NEW OPENING CUT IN EXTERIOR WALL. LOCATE THE CENTER OF OPENING AT MASONRY JOINT. MAXIMUM OPENING SIZE 300W x 400D WITHOUT NEW STRUCTURAL SUPPORT FRAME.

GENERAL NOTES:

- 1) DESIGN LIVE LOADS SHOULD NOT BE EXCEEDED AT ANY TIME DURING CONSTRUCTION.
- 2) DO NOT SCALE THE DRAWINGS.
- 3) VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, DETAILS, CONDITIONS, ETC. SHOWN ON THE STRUCTURAL DRAWINGS; WITH THE LATEST ARCHITECTURAL DRAWINGS, OTHER CONSULTANT DRAWINGS AND THE SITE, PRIOR TO CONSTRUCTION OR PREFABRICATION OF ANY BUILDING COMPONENT.
- 4) DISCREPANCIES OR AMBIGUITIES ON THE DRAWINGS AND/OR THE SITE, WHICH AFFECT THE STRUCTURAL FRAMING, SHALL BE REPORTED TO THE CONTRACT ADMINISTRATOR.
- 5) WHERE AN OVERLAP OR A DUPLICATION OCCURS ON THE DRAWINGS, THE MORE COSTLY SOLUTION SHALL BE CONSIDERED CORRECT, UNLESS APPROVED OTHERWISE BY THE CONTRACT ADMINISTRATOR.
- 6) MODIFICATIONS, ALTERATIONS OR SUBSTITUTIONS MUST BE AUTHORIZED IN WRITING BY THE CONTRACT ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- 7) THE CONTRACTOR SHALL LOCATE ALL EXISTING SITE SERVICES PRIOR TO START OF CONSTRUCTION.
- 8) FOR OPENINGS IN SLABS, FLOOR, WALLS, ROOF, ETC. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR OTHER PERTINENT DRAWINGS.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY SHORING, BRACING AND FORMWORK. FORM WORK FOR NEW CONSTRUCTION SHALL BE BRIDGED OVER EXISTING SERVICES. PROCEDURE MUST BE ACCEPTED BY THE CONTRACT ADMINISTRATOR.
- 10) CONSTRUCTION SAFETY REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 11) THE CONTRACTOR SHALL NOTIFY THE CONTRACT ADMINISTRATOR AT LEAST 48 HOURS PRIOR TO ALL CONCRETE POURS AND/OR INSTALLATION OF INTERIOR SHEATHING, TO ALLOW FOR SITE REVIEWS.

STRUCTURAL STEEL

- 1) STRUCTURAL STEEL SHALL CONFORM TO CSA STANDARD G40.21-300W FOR PLATES AND ANGLES AND TO G40.21-350W FOR REMAINDER.
- 2) FABRICATION AND ERECTION SHALL CONFORM TO CSA STANDARD S16 (LATEST).
- 3) ALL WELDING SHALL BE PERFORMED BY QUALIFIED WELDERS FULLY APPROVED FOR STRUCTURAL WELDING BY THE CANADIAN WELDING BUREAU IN ACCORDANCE WITH CSA SPECIFICATIONS W47 AND W59.
- 4) DESIGN AND FABRICATE ALL CONNECTIONS FOR THE FULL STRENGTH OF THE MEMBER.
- 5) SPLICING OF MEMBERS IS NOT PERMITTED UNLESS OTHERWISE NOTED.
- 6) SUPPLY ALL COMPONENTS WITH 1 COAT OF SHOP PRIMER AND PAINT CONFORMING TO MPI-INT 5.1A. COLOR AS PER THE CITY'S SELECTION UNLESS NOTED OTHERWISE.
- 7) SUBMIT SHOP DRAWING SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN MANITOBA AND WHO HOLDS A CERTIFICATE OF AUTHORIZATION FROM APEGM.

INTERIOR METAL STUD SYSTEM

- 1) NON-LOADBEARING CHANNEL STUD FRAMING: TO REQUIREMENTS OF ASTM C645-76; MINIMUM 20GA; ROLL FORMED FROM ELECTRO-GALVANIZED STEEL SHEET, FOR SCREW ATTACHMENT OF GYPSUM BOARD. KNOCK-OUT SERVICE HOLES AT 460mm CENTRES. USE MINIMUM 16GA. FOR ALL DOOR BUCKS. STUD SIZES AS INDICATED ON WALL TYPES AND FRAMING DETAILS ON DRAWINGS.
- 2) FLOOR AND CEILING TRACKS: TO REQUIREMENTS OF ASTM C645-76; IN WIDTHS TO SUIT AND STUD SIZES; MINIMUM 20GA. AND SPECIAL METAL CAPS AS DETAILED FOR ALL NON-LOAD BEARING WALLS.
- 3) ACOUSTICAL SEALANT: TO REQUIREMENTS OF CGSB 19-GP-21M.
- 4) PLACE WALL STUDS VERTICALLY AT 400mm O.C. AND NOT MORE THAN 50mm FROM ABUTTING WALLS, AND AT EACH SIDE OF OPENINGS AND CORNERS. POSITION STUDS IN TRACKS AT FLOOR AND CEILING. CROSS BRACE STEEL STUDS AS REQUIRED TO PROVIDE RIGID INSTALLATION TO MANUFACTURER'S INSTRUCTIONS.
- 5) CO-ORDINATE ERECTION STUDS WITH INSTALLATION OF DOOR/WINDOW FRAMES AND SPECIAL SUPPORTS OR ANCHORAGE FOR OTHER WORK.
- 6) PROVIDE TWO STUDS EXTENDING FROM FLOOR TO CEILING AT EACH SIDE OF OPENINGS WIDER THAN STUD CENTRES SPECIFIED. SECURE STUDS TOGETHER, 50mm APART USING COLUMN CLIPS OR OTHER ACCEPTED MEANS OF FASTENING PLACED ALONGSIDE FRAME ANCHOR CLIPS.
- 7) EXTEND PARTITIONS TO UNDERSIDE OF ROOF AND FLOOR DECK EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS.
- 8) MAKE ALLOWANCE FOR DEFLECTION UNDER BEAMS AND STRUCTURAL SLABS, PRECAST FLOOR SYSTEMS, ETC. TO AVOID TRANSMISSION OF STRUCTURAL LOADS TO STUDS BY DOUBLE TRACK SYSTEM TO ALLOW FOR MINIMUM DEFLECTION OF 20mm.
- 9) INSTALL TWO CONTINUOUS BEADS OF ACOUSTICAL SEALANT BEHIND STUDS AND TRACKS AROUND PERIMETER OF SOUND CONTROL PARTITIONS

EXISTING SITE CONDITION

THE ASSESSMENT AND ANY POTENTIAL REQUIRED UPGRADING OF THE EXISTING ROOF FRAME STRUCTURE OF THIS BUILDING HAS NOT BEEN INCLUDED IN THE SCOPE OF THIS PROJECT AS HAS BEEN DIRECTED BY THE CLIENT - THE CITY OF WINNIPEG. THE CONTRACTORS SHALL NOT ADD ANY LOAD TO THE EXISTING ROOF STRUCTURE FOR ANY REASON BEYOND SPECIFIED IN THE PROJECT PLANS AND SPECIFICATIONS WITHOUT APPROPRIATE REVIEW AND APPROVAL OF A PROFESSIONAL ENGINEER.

ASBESTOS CONTAINING MATERIALS ARE PRESENT ON-SITE.

REFER TO PROJECT SPECIFICATIONS. ANY SUSPECT ASBESTOS-CONTAINING MATERIALS SHALL BE CONSIDERED AS ASBESTOS-CONTAINING UNTIL DETERMINED OTHERWISE.

**FOR PRICING ONLY
NOT FOR CONSTRUCTION**

S.M. ELEV.		 10 PRAIRIE WAY WINNIPEG, MANITOBA R2J 3J8 PH: (204)-233-2113 FAX: (204)-233-2080		ENGINEERS SEAL	
DESIGNED BY	M.H.			CHECKED BY	B.M.
DRAWN BY	A.K.	APPROVED BY	E.G.	CONSULTANT DRAWING NO. 121-19259-00	
DATE	2012/06/26	DATE			
0	ISSUED FOR PRICING	2012/06/22	A.K.	GENERAL NOTES AND RENOVATION PLANS	
B	ISSUED FOR FINAL REVIEW	2012/06/16	A.K.		
A	ISSUED FOR CLIENT REVIEW	2012/07/24	A.K.		
NO. REVISIONS		DATE	BY	CITY DRAWING NO. SHEET 1 of 10 S-1	

THE CITY OF WINNIPEG
 WATER AND WASTE DEPARTMENT
 HVAC AND ELECTRICAL UPGRADE
 552 PLINGUET STREET
 WASTEWATER SERVICES GARAGE AND ADJACENT BUILDINGS
 CITY DRAWING NO.
 SHEET 1 of 10
 S-1