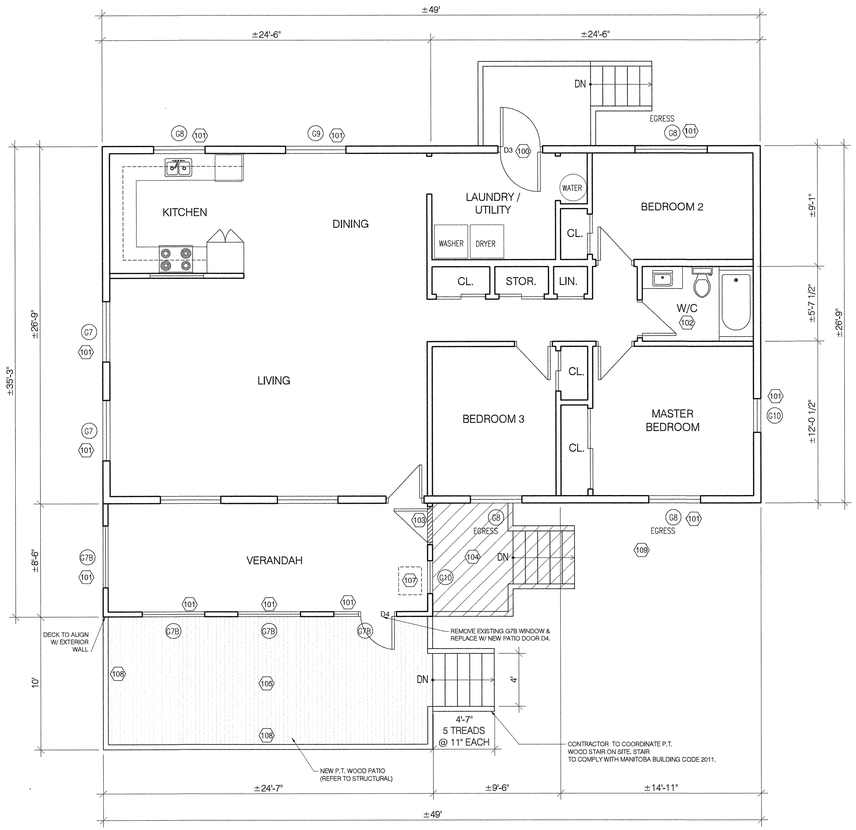
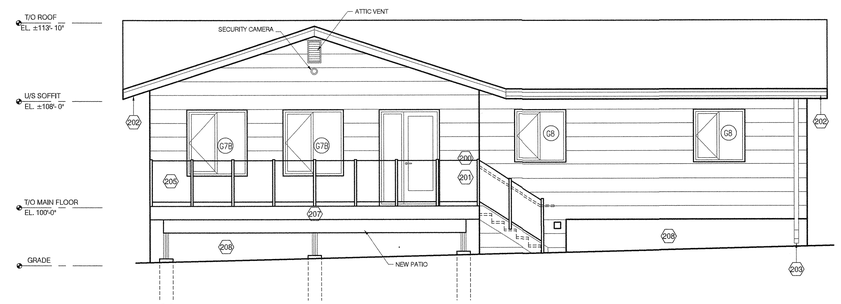
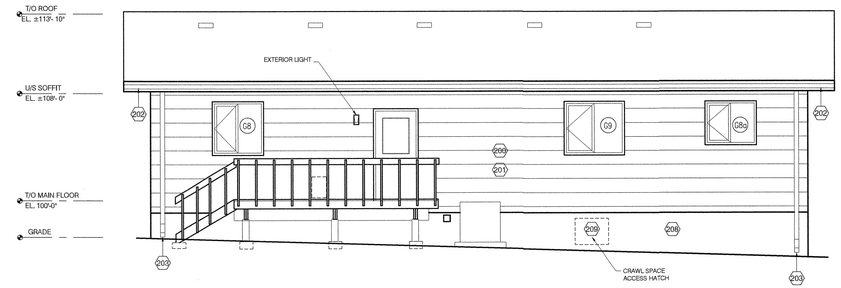


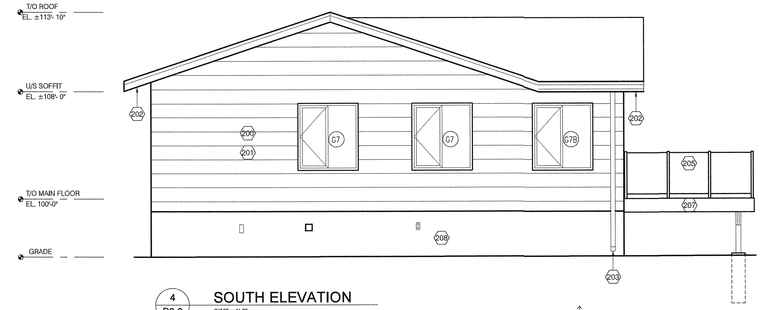
1 B3.0 **FLOOR PLAN**
3/16" = 1'-0"



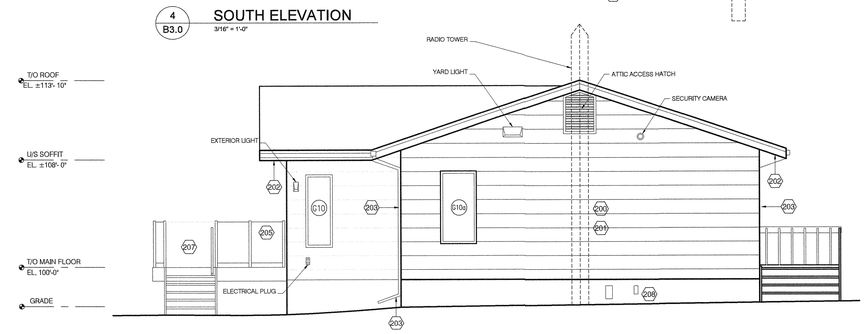
2 B3.0 **EAST ELEVATION**
3/16" = 1'-0"



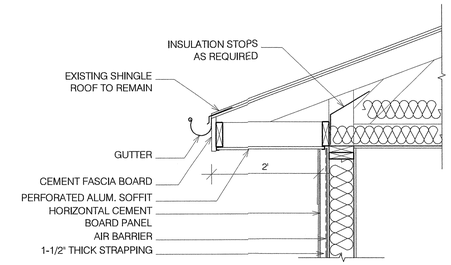
3 B3.0 **WEST ELEVATION**
3/16" = 1'-0"



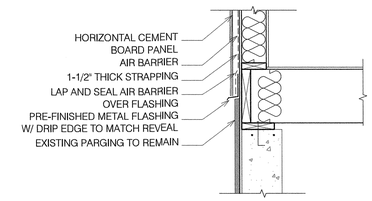
4 B3.0 **SOUTH ELEVATION**
3/16" = 1'-0"



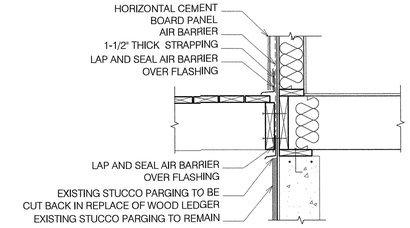
5 B3.0 **NORTH ELEVATION**
3/16" = 1'-0"



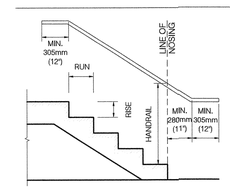
6 B3.0 **SOFFIT DETAIL**
1/2" = 1'-0"



7 B3.0 **CLADDING DETAIL @ FOUNDATION**
1/2" = 1'-0"



8 B3.0 **CLADDING DETAIL @ LEDGER**
1/2" = 1'-0"



STAIR SCHEMATIC FOR CODE COMPLIANCE (PART 9 MANITOBA BUILDING CODE)		
ITEM	MINIMUM DISTANCE	MAXIMUM DISTANCE
STAIR RISER	5"	7"
STAIR RUN	11"	N/A
HANDRAIL HEIGHT	2'-10"	3'-2"
GUARD RAIL HEIGHT	3'-6"	N/A

PLAN KEYNOTES FORMAN'S RES.

- 100 REMOVE AND REPLACE EXISTING EXTERIOR DOOR. CONTRACTOR TO PATCH AND REPAIR ANY INTERIOR OR EXTERIOR DAMAGE AS RESULT OF THE REMOVAL.
- 101 REMOVE AND REPLACE EXTERIOR WINDOWS. CONTRACTOR TO PATCH AND REPAIR ANY INTERIOR OR EXTERIOR DAMAGE AS RESULT OF THE REMOVAL.
- 102 BATHROOM FLOORING (ONLY) TO BE REMOVED AND REPLACED WITH VINYL PLANK FLOORING.
- 103 REMOVE EXISTING EXTERIOR DOOR. FILL OPENING WITH APPROVED WALL ASSEMBLY, PATCH AND REPAIR ANY INTERIOR OR EXTERIOR DAMAGE AS RESULT OF REMOVAL.
- 104 REMOVE EXISTING PATIO. CONTRACTOR TO PATCH AND REPAIR ANY EXTERIOR DAMAGE FROM REMOVAL.
- 105 NEW PROPOSED DECK. CONTRACTOR TO REFER TO STRUCTURAL
- 106 REMOVE EXISTING G1B WINDOW AND REPLACE W/ NEW DOOR D4
- 107 PROVIDE NEW HRV - CONTRACTOR TO COORDINATE INSTALLATION OF HRV. CONTRACTOR TO PROVIDE OWN ENGINEERS, TRADES & PERMITS, AND TO COORDINATE MODIFICATIONS TO EXISTING FURNACE, OPENINGS IN EXTERIOR WALL, AND RETAIN CLEARANCES AROUND ALL EQUIPMENT.
- 108 PROVIDE NEW PRE ENGINEERED POST AND GLASS RAILING SYSTEM
- 109 CONTRACTOR TO REMOVE AND RETAIN EXISTING PATIO STONES AND TO PROVIDE COST ALLOWANCE FOR SOFT LANDSCAPING. TURN PATIO STONES TO CITY

KEYNOTES FORMAN'S RES.

- 200 REMOVAL OF STUCCO SIDING. CONTRACTOR TO PROVIDE UNIT PRICE FOR PATCH, REPAIR, AND PAINT FOR INTERNAL AND EXTERNAL DAMAGED AS A RESULT OF REMOVAL OF STUCCO CLADDING AND EXTERIOR WINDOWS.
- 201 PROVIDE CEMENT BOARD SIDING - CLIENT TO CONFIRM COLOR (REFER TO DETAILS FOR CORNER / EDGE CONDITIONS.
- 202 REMOVE AND REPLACE EXISTING SOFFIT & FASCIA
- 203 REMOVE AND REPLACE EXISTING DOWNSPOUT
- 204 REMOVE AND REPLACE EXISTING GUTTERS
- 205 PROVIDE PRE ENGINEERED POST AND GLASS RAILING SYSTEM
- 206 REMOVE EXISTING PATIO - CONTRACTOR TO PATCH AND REPAIR ANY DAMAGE TO EXISTING STRUCTURE AS RESULT OF REMOVAL.
- 207 PROVIDE NEW PATIO - REFER TO STRUCTURAL
- 208 EXISTING FOUNDATION PARGING TO REMAIN
- 209 INSTALL NEW FLUSH INSULATED ALUMINUM ACCESS DOOR WITH MOUNTING FLANGE. MINIMUM SIZE 36" X 36" OR LARGER AS REQUIRED FOR HRV AND DUCTWORK UPGRADES. PATCH AND REPAIR PARGING. MATERIAL .064" ALUMINUM, CONTINUOUS HINGE ON SIDE, KEYED CAMLOCK WITH MATCHING KEYS FOR ALL PANELS. 1" FLANGE, 2 3/4 INCH DEEP WITH MINERAL WOOL INSULATION, NEOPRENE GASKETED, WHITE POWDER COAT.
- 210 CONTRACTOR TO COORDINATE TEMPORARY REMOVAL OF RADIO TOWER W/ FACILITY MANAGEMENT.

ASBESTOS NOTE:
IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED DURING WORK OF THE CONTRACT THAT HAVE NOT BEEN IDENTIFIED , THE CONTRACTOR SHALL STOP ALL WORK IN THE ASSOCIATED AREA AND NOTIFY THE CONTRACT ADMINISTRATOR IMMEDIATELY. THE CONTRACTOR SHALL AWAIT FURTHER INSTRUCTION BY THE CONTRACT ADMINISTRATOR PRIOR TO PROCEEDING WITH FURTHER WORK IN THE AFFECTED AREA.

NOTES REGARDING CARPENTER ANTS:
DAMAGE OBSERVED FROM CARPENTER ANTS. IF ANY DAMAGE FROM CARPENTER ANTS IS FOUND DURING CONSTRUCTION / DEMOLITION ENSURE PROPER FUMIGATION TO PREVENT FURTHER INFILTRATION.

NOTES REGARDING PENETRATIONS:
CONTRACTOR TO COORDINATE REMOVAL / REINSTATEMENT & / OR EXTENSION OF ALL CLADDING PENETRATIONS INCLUDING BUT NOT LIMITED TO ONES NOTED ON DRAWINGS.

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.

NO.	REVISIONS	DATE	BY
00	ISSUED FOR TENDER- 643 2019	JULY 2	2A

2 architecture

DESIGNED BY	CG	CHECKED	CG
DRAWN BY	ES	APPROVED BY	ES
SCALE: HORIZONTAL	AS NOTED	RELEASED FOR CONSTRUCTION	
VERTICAL			
DATE	JULY 2 , 2019	DATE	

PLOT DATE: JULY 2, 2019

ARCHITECTS SEAL
PROVINCE OF MANITOBA
CHRIS R. GILMOUR
JULY 02/2019
REGISTERED ARCHITECT

ARCHITECTS SEAL
PROVINCE OF MANITOBA
2 ARCHITECTURE INC.
JULY 02/2019
No. 203
APPROVED ARCHITECTURAL CORPORATION

CONSULTANT DRAWING NUMBER
B3.0

BID OPPORTUNITY: 634-2019

Winnipeg

THE CITY OF WINNIPEG
WATER AND WASTE DEPARTMENT
ENGINEERING DIVISION

SHOAL LAKE AQUEDUCT INTAKE
RESIDENCE UPGRADES
FORMAN'S RESIDENCE

CITY DRAWING NUMBER 1-0600R-B0002-001

SHEET 7 OF 11

FILE PATH:
FILE NAME: