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May 4, 2022

Rina Ricci
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Winnipeg, MB R3C 4X5

RE: APPLICATION FOR REMOVAL FROM THE LIST (DE-LISTING) OF 442 SCOTIA STREET, LEACOCK HOUSE

Dear Rina:

On behalf of Marymound Inc., please accept this letter as formal application to remove 442 Scotia Street, Leacock House from the List of Historical Resources under the Historical Resources By-law No. 55/2014.

Background of Historical Resource

The building was added to the former Buildings Conservation List (designated) by Winnipeg City Council in 2012 as a Grade II resource under the former Historical Building By-law. The objectives of this grade include:

- to preserve the entire exterior of the building, erection or structure and such of its interior elements as are specified in the listing, and
- to ensure that all repairs thereof are appropriate to their special architectural or historical interest, and
- to prevent or regulate demolition, removal, alteration or repair of the remainder of such interior as described above.

The Leacock House has the following protected exterior elements:

- Irregular buff brick and stone Queen Anne style structure with three main facades facing north, south and east;
- The wrap-around glazed porch;
- The ornate brick chimney in the southeast corner with mosaic;
- The wood window frames and sashes;
- Complex roof with windowed dormers; and
- Details including brick lintels, wood moulding along the eaves, brackets along the south elevation

The Leacock House has the following protected interior elements:

- Original tin ceilings, wood finishes, architectural detailing, original wood doors/frames and wood flooring on the ground floor;
- The entire volume of space and finishes of the main staircase; and
- The curved glass windows on the ground floor.

About Marymound

Marymound Inc. is a youth and family social services organization with a mission to provide a continuum of care to support youth and families as they overcome, advance and belong. Marymound provides a number of programs and services for vulnerable youth including crisis stabilization, assessment and treatment programs, group homes, treatment foster care, clinical services and cultural healing services based on a Two-Eyed Seeing approach.

Marymound has a legacy of responding to the unmet needs of Winnipeg's children and families. As part of this response, Marymound has undertaken a Capital Campaign for the creation of the Pelletier Hope Centre Phase II Transition Home to support youth between the ages of 13-17 struggling with mental health and substance mis-use issues, trauma and complex needs. After assessment and stabilization in the first phase of treatment, these youth need a place of transition for their next phase of healing – one that is warm, welcoming, and able to make them feel connected to their cultures and identity – before finding their way back to the community or their familie.

In late 2014, the Leacock House, and specifically its location on Marymound's campus, was identified as a potential fit to house the Pelletier Hope Centre Phase II Transition Home program. Consequently, the building's structure and layout along with the identified protected elements have undergone extensive evaluation and feasibility analysis.

Process and Approach

To date, Marymound has undertaken an extensive process to evaluate the Leacock House and assess the feasibility of it supporting the intended use for the Pelletier Hope Centre Phase II Transition Home program. In 2018, Marymound hired Prairie Architects Inc., as well as a team which included Crosier Kilgour & Partners as the structural engineers of record. Marymound also engaged Akman Construction Ltd. in the capacity of Construction Manager to provide constructability advice and pricing as part of the pre-construction services.

Two different approaches were evaluated. The first approach involved extensive renovation and complete restoration of the Leacock House and all its protected interior and exterior character-defining elements (CDEs) to be compliant with Historical Resources By-law No. 55/2014. This approach was ultimately deemed infeasible due to incompatibility with the intended use and excessive cost. As such, a second approach was contemplated for a partial de-listing, and preservation of the exterior CDEs only. However, this second approach was also determined impractical from a feasibility, constructability and cost perspective. The following is a summary of each approach and the resulting assessment.

Approach 1: (Compliance with Historical Resources By-law No. 55/2014) Extensive Renovation and Restoration of Interior and Exterior Protected Elements

The attached architectural, structural, mechanical and electrical drawings illustrate the extent of development and analysis that was conducted for Approach 1, which involved extensive structural upgrade, renovation and restoration (attached file "A – Approach 1 ASME drawings.zip"). An application was made to the City of Winnipeg for a Demolition Permit in May of 2019, however it was subsequently cancelled and the project was put on hold when it was determined the project was cost prohibitive and incompatible with Marymound's intended use.

Fundamentally, Approach 1 was incompatible with the intended use and occupants of the Pelletier Hope Centre Phase II Transition Home. The future occupants of the building, although in their second stage of treatment, require an environment where measures are implemented to reduce the risk of death by suicide and there are ideal staff to resident ratios. The following interior protected elements are incompatible with this:

- The entire volume of space and finishes of the main staircase, including the ornate railing, present inherent risk to the occupants with the numerous ligature points created by the railing and newel posts. Although design interventions were proposed to better protect both the occupants and the heritage element, it was

determined to still present unacceptable risk for Marymound.

- The curved glass windows on the ground floor, were also deemed to be a risk by Marymound. Measures were deemed necessary to protect the both the occupants and the windows, by encapsulating the windows with an interior layer of safety glass. The complexity and subsequent impact on the protected windows was not fully evaluated, but is assumed to present risk.
- The protected original tin ceilings, wood finishes, architectural detailing, original wood doors/frames and wood flooring on the ground floor. Sprinklering was determined to be required to compensate for other elements of the house that were non-compliant with the Building Code. Throughout most of the main floor, and in some locations of the second floor, existing loadbearing interior walls of wood stud, lath and plaster construction were necessary to be retained, and could not be confirmed to provide the required fire-resistance rating. As a result, it was determined that the team would propose that the sprinklering of the entire building be considered as an Alternative Solution to meeting the Code intents of protection against structural collapse, in the absence of confirmation of the required fire-resistance rating for these supporting walls. However, the protected original tin ceilings, wood finishes, architectural detailing, original wood doors/frames and wood flooring on the ground floor, posed great complexity with installing sprinklers in an environment where no exposed piping or sprinkler heads were permitted to reduce the risk of death by suicide.
- The objective to preserve the entire exterior of the building, with complex roof and wood window frames and sashes, necessitates an approach to work within the existing footprint of the building. The ideal programmatic ratio of bedrooms for Marymound is 10 – 12 beds, however the maximum number of bedrooms that are able to be accommodated with this approach was 8.

Further to the incompatibility of this approach with the intended use of the building, extensive structural work was determined to be required for the necessary foundation upgrades; to meet Part 4 loading requirements on the main floor; and for joist sistering and an increase to the size of beams on the second and third floors. The extent of these structural upgrades poses risk for differential movement of the building, which would result in cracking of the protected exterior brick veneer. So opposed to the simpler, less costly option of repointing the brick, the structural upgrades would necessitate complete removal and reinstallation of the exterior brick veneer, adding to the cost and complexity of the project. The necessary foundation upgrades and differential movement also pose risk to the adjacent and connected Priory Building, which also has heritage status.

After extensive fundraising efforts with a capital campaign, Marymound was unable to raise funds to maintain the heritage building. Ultimately, Marymound determined that this approach not only poses significant risk in its incompatibility with the intended use, it also is cost prohibitive, with the cost per square foot in extreme excess of what is felt to be a responsible use of donor money. A Class C Working budget, produced by Akman, on October 12, 2018, estimated a cost of construction in the amount of $5,547,999 ($921/sf). Significant cost savings were required and revisions to the design were made accordingly. However, the Class B Working Budget, on May 21, 2019, estimated a cost of construction in the amount of $4,690,646 (including contingency), which still exceeded the budget. Factoring in the main, second and third floor areas, the Class B estimate equates to a cost of $779/sf. With today's escalated construction values compared to those in 2019, this is even more cost prohibitive for Marymound. The cost breakdowns referred to above are attached file "B – Approach 1 Class C and B budgets.pdf".

Approach 2: (Partial Delisting of Interior Protected Elements)
Extensive Renovation and Restoration of Exterior Protected Elements only
After exhausting the possibility of Approach 1 described above, a second approach was contemplated wherein application would be made to delist the interior protected elements. The intent with Approach 2 was to assess the building's compatibility with the intended use when the protected interior elements no longer posed constraints. Attached are architectural main and second floor plans that show one of the proposed conceptual layout options explored (Attached file "C - Approach 2 conceptual layout option.pdf").

Although the planning was able to accommodate 10 bedrooms on the second floor, as outlined in the attached structural report by Crosier Kilgour & Partners (CKP), dated March 16, 2022, the building's structure is complex and rather inflexible (attached file "D – Approach 2 CKP Report.pdf"). This is primarily due to a number of interior load bearing partitions, many of which do not align and create instances where load bearing walls are supported on floor joist spans below.

So, in order to achieve a layout that better suits the proposed use of the building, costly and invasive structural reconstruction would be required, as detailed in the attached CKP report. Similar to Approach 1, these upgrades would pose risk to the adjacent and connected Priory Building, which also has heritage status.

Ultimately, Marymound determined that Approach 2 was also infeasible. Although more compatible with the intended use, per CKP's report, "the invasive structural reconstruction that will be required to the building to accommodate the required program, as well as the nature of bracing that would be necessary to temporarily support the existing roof structure and façade of the building to accommodate the work, would be extensive. The structural work required for the contemplated approach is very complex to the point of impractical from the perspectives of feasibility, constructability, and cost. In addition, significant potential concerns would remain with overall structural performance of the building in the long-term due to expected differential movements between the existing façade foundation and new building interior foundations."

The option to demolish and reconstruct the exterior walls to match their historic configuration, in an effort to avoid the complexity and cost, was briefly contemplated. However, this approach was abandoned as it would so significantly erode the historic value of the Resource and not meet the intent of the Designation.

Current Status and Next Steps
The Leacock House continues to remain vacant and in desperate need of repair, the roof being the most urgent these repairs. To date, Marymound has attended to these repairs with short term measures in anticipation of the larger, more extensive rehabilitation project. However, with no compatible use envisioned for the foreseeable future, Marymound does not have the funds to adequately repair and maintain the Resource and its deterioration is expected to continue.

Marymound has requested that the design team explore a new build option to house the Pelletier Hope Centre Phase II Transition Home. It has been determined that the ideal location for this program is proximal to where the Leacock House is situated – adjacent, but not physically connected to the existing Priory Building. However, this would necessitate the demolition of the Leacock House. Refer to attached file "E – Approach 3 standalone build.pdf".

prairie
architects inc.

Critically, Marymound has no compatible use that would be suitable in the Leacock House for which it can access funding. After years of analysis at Marymound's expense, to attempt to find a way that the Pelletier Hope Centre Phase II Transition Home could be accommodated within the Leacock House, the not-for-profit organization has come to the unfortunate conclusion that they need make application for delisting and ultimate demolition of the Historical Resource at 442 Scotia Street.

I trust this letter and its attachments adequately outline Marymound's request and contain sufficient information for the application to remove 442 Scotia Street, Leacock House from the List of Historical Resources under the Historical Resources By-law No. 55/2014. Please do not hesitate to contact me if you have any questions or require additional information and supporting documentation.

Sincerely,



Lindsay Oster
Principal Architect, Prairie Architects Inc.

MAA I SAA I OAA I FRAIC I CPHD I LEED AP

Cc: Nancy Parker, Executive Director - Marymound
Mardy Yager, Director of Operations and Fund Development – Marymound
Marymound Building Committee







LEACOCK RESIDENCE REDEVELOPMENT

OWNER	ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CIVIL ENGINEER
MARYMOUND 442 SCOTIA STREET WINNIPEG, MANITOBA R2V 1X4 **V. 204 - 338 - 7971** CONTACT: STEVE LANKTREE SLANKTREE@MARYMOUND.COM	**PRAIRIE ARCHITECTS INC.** 101-139 MARKET AVENUE WINNIPEG, MANITOBA R3B 0P5 **V. 204 - 956 - 0938** CONTACT: JEFF DEL BUONO JEFF@PRAIRIEARCHITECTS.CA	**CROSIER KILGOUR & PARTNERS INC.** 300-275 CARLTON STREET WINNIPEG, MANITOBA R3C 5R6 **V. 204 - 943 - 7501** CONTACT: BLAIR HOLMES BLAIR.HOLMES@CKPENG.COM	**TOWER ENGINEERING** 1-1140 WAVERLY STREET WINNIPEG, MANITOBA R3T 0P4 **V. 204 - 925 - 1150** CONTACT: MIKE HOUVARDAS MHOUVARDAS@TOWERENG.CA	**TOWER ENGINEERING** 1-1140 WAVERLY STREET WINNIPEG, MANITOBA R3T 0P4 **V. 204 - 925 - 1150** CONTACT: SEBASTIEN LAGASSE SLAGASSE@TOWERENG.CA	**J.R. COUSIN CONSULTANTS LTD.** 91A SCURFIELD BLVD. WINNIPEG, MANITOBA R3Y 1G4 **V. 204 - 489 - 0474** CONTACT: TJ SCHATKOWSKY TSCHATKOWSKY@JRCC.CA

LIST OF ABBREVIATIONS:

ACT	Acoustic Tile
AB	Air Barrier
AC	Air Conditioner
ADD.	Addendum
ALUM.	Aluminum
AFC	At Finish Ceiling
AFF	At Finish Floor
AH	Attic Access Hatch
ANOD	Anodized
APPX.	Approximate
ASPH	Asphalt
AVB	Air Vapour Barrier
B.B.	Bulletin Board
B.F.	Barrier Free
B.M.	Bench Mark
BLKG.	Blocking
BR.	Brick
Bsb	Baseboard
B/U	Built up
B.U.R.	Built up Roof
CAB	Cabinet
C.B.	Catch Basin
Cbd.	Chalkboard
CD	Contract Documents
C.J.	Control Joint
CL	Closet
C/L	Centre Line
CLG.	Ceiling
CLR	Clear
C.M.U.	Concrete Masonry Unit
CONC.	Concrete
Col.	Column
Const	Construction
C.R.	Curtain Rod
CPT	Carpet
C.T.	Ceramic Tile
c/w	Complete With
D.F.	Drinking Fountain
DIA.	Diameter
D.W.	Dishwasher
D/O	Door Opener
ELEV	Elevation
ELVTR	Elevator
EQ	Equal
E/W	Each Way
E/S	Each Side
EXT	Exterior
F.D.	Floor Drain
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
Ft	Feet
F.H.C.	Fire Hose Cabinet
F/F	Face to Face
Fin	Finish
F/O	Face of
F.A.P.	Fire Annuciator Panel
F.H.C.	Fire Hose Cabinet
FLR	Floor
FTG	Footing
RFG	Refridgerator
FR	Freezer
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.C.	General Contractor
G.I.	Galvanized Iron
GL.	Glass/Glazing
G.1.S.	Good One Side etc...
Grid	Gridline
GWB.	Gypsum WallBoard
HD	Hard
H.D.	Hand Dryer
HB.	Hardboard
HCWD.	Hollow Core Wood
HT	Height
HWT	Hot Water Tank
I.D.	Inside Diameter
I/I	Inside to Inside
Int	Interior
Insul	Insulation
JT	Joint
Jst	Joist
L	Length
Ltg	Lighting
L.F.	Light Fixture
L.H.	Left Hand
LAV	Lavatory
Mas	Masonry
Max	Maximum
MEZZ.	Mezzanine
M.H.	Manhole
M.	Mirror
m	Metre
mm	Millimetre
Min	Minimum
Misc	Miscellaneous
M.O.	Masonry Opening
MTL	Metal
M.C.	Medicine Cabinet
MWP	Membrane Waterproofing
MIC	Microwave
M.B.C	Manitoba Building Code
M.B.H.	Mop & Broom Holder
M.R.	Moisture Resistant
N.A.	Not Applicable
N.B.C.	National Building Code
N.D.	Sanitary Napkin Disposal
N.V.	Sanitary Napkin Vendor
N.I.C.	Not in Contract
N.T.S.	Not to Scale
No.	Number
O.C.	On Center
O.D.	Outside Diameter
O/H	Overhead
O/O	Out to Out
OSB	Oriented Strand Board
O.W.S.J.	Open Web Steel Joist
P.T.D.	Paper Towel Dispenser
P/C	Precast
P.C.N.	Proposed Change Notice
P.G.	Paint Grade
PL.	Plaster
P.LAM	Plastic Laminate
PLYWD	Plywood
PREFAB	Prefabricated
PREFIN	Prefinished
PRELIM	Preliminary
Prk'g	Parking
P.S.	Pressed Steel
PT	Paint
PT'D	Painted
P.T.	Pressure Treated
P.V.C.	Polyvinylchloride
Q.T.	Quarry Tile
R.	Riser
R.A.	Return Air
R.B.	Rubber Base
RCP	Reflekted Ceiling plan
REQ'D.	Required
REV.	Revision
R.D.	Roof Drain
R.H.	Robe Hook
R.O.	Rough Opening
R.&S.	Rod & Shelf
R.T.	Rubber Tile
RUB	Rubber
S.	Stove
S.A.	Supply Air
S.D.	Soap Dispenser
SH.	Shelf
S.P.	Shower Partition
SPH	Sump Pit Hatch
S/S	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
Sq	Square
S.V.	Sheet Vinyl
Sect	Section
Spec	Specifications
Spec'd	Specified
Struct	Structural
T	Tread
T.B.	Towel Bar
Tbd	Tackboard
TEX.	Spray Texture Finish
T/I	Tenant improvement
T.& G.	Tongue & Groove
T.O.	Top Of
T.P.	Toilet Partition
T.P.D.	Toilet Paper Dispenser
TYP	Typical
UNFIN	Unfinished
U.H.	Unit Heater
U.N.O.	Unless Noted Otherwise
VAR.	Varnish
VEST.	Vestibule
VB	Vapour Barrier
V.G.	Varnish Grade
V.T.	Vinyl Tile
V.W.C.	Vinyl Wall Covering
w/	with
w/i	within
w/o	without
W.B.	Whiteboard
W.C.	Water Closet
WD	Wood
W.P.	Waterproofing
W.R.	Waste Receptacle
WT	Weight
X	Existing (as prefix)
xst'g	"Existing"

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issue / rev.

2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING
#	date	issue notes

professional seals

project information

MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT

442 Scotia St.,
Winnipeg, MB
Canada

client

MARYMOUND
Finding the good

Marymound
442 Scotia St.,
Winnipeg, MB

LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St., Winnipeg, MB

drawing information

TITLE SHEET

drawn by: JDB
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

A0 00

EXTERIOR WALL CONSTRUCTION TYPE SCHEDULE



EW1 - EXISTING FOUNDATION WALL

- NEW ROLL ON ASPHALTIC WATERPROOFING MEMBRANE (HENRY BAKOR 710-11)
- NEW 50MM SHOTCRETE / GROUT
- EXISTING 400MM RUBBLE FOUNDATION WALL

EXCAVATE SOUTH FOUNDATION WALL AS REQUIRED FOR DEMOLITION. SHOTCRETE OR TROWEL ON GROUT MATERIAL TO BE APPLIED TO EXTERIOR SURFACE IN ORDER TO SUFFICIENTLY FLATTEN FOR WATERPROOFING MEMBRANE. REFER TO A2-00 FOR EXTENT.



EW2 - EXISTING TYPICAL EXTERIOR WALL

- EXISTING CLAY MASONRY VENEER C/W NEW GALVANIZED MASONRY TIES
- 25MM AIR SPACE DRAINAGE CAVITY
- NEW 25MM XPS RIGID INSULATION
- NEW SELF-ADHERED WATER-RESISTIVE AIR-BARRIER ADHERED TO EXISTING SHEATHING; BLUESKIN VP-160 OR APPROVED EQUAL
- EXISTING 25MM X 150MM SHEATHING BOARDS
- EXISTING 50MM X 100MM LOADBEARING WOOD STUD CAVITY WALL
- EXISTING PLASTER & LATHE
- EXISTING 50MM X 50MM FURRING STUD. CAVITIES FILLED WITH WOOD SHAVINGS.
- EXISTING PLASTER & LATHE
- NEW PAINTED FINISH

EXISTING EXTERIOR MASONRY VENEER TO BE REMOVED FOR REFURBISHMENT. DOCUMENT, REMOVE, INVENTORY, AND STORE ALL EXISTING EXTERIOR MASONRY VENEER. REMOVE EXISTING SHEATHING BOARDS AND EXISTING EXTERIOR MASONRY TIES RIGID INSULATION TO EXISTING SHEATHING BOARDS. PROVIDE NEW MASONRY TIES. RE-INSTALL ALL EXISTING MASONRY VENEER TO REPLICATE ORIGINAL CONDITION. MIX IN NEW MASONRY TO MATCH EXISTING AS REQUIRED.



EW3 - EXISTING MASONRY EXTERIOR WALL

- EXISTING 300MM LOADBEARING MASONRY
- EXISTING 50MM X 50MM FURRING STUD. CAVITIES FILLED WITH WOOD SHAVINGS.
- EXISTING PLASTER & LATHE
- NEW PAINTED FINISH

REPOINT MORTAR ON EXTERIOR FACE OF EXISTING MASONRY.



EW4 - EXISTING GABLE EXTERIOR WALL

- NEW CEDAR SHAKE SIDING
- NEW SELF-ADHERED WATER-RESISTIVE AIR-BARRIER ADHERED TO EXISTING SHEATHING BOARDS; BLUESKIN VP-160 OR APPROVED EQUAL
- EXISTING 25MM X 150MM SHEATHING BOARDS
- EXISTING 50MM X 100MM LOADBEARING WOOD STUD CAVITY WALL
- NEW 89MM CLOSED CELL SPRAY FOAM TO FILL FULL STUD CAVITY
- NEW 12MM GWB, PAINTED FINISH

EXISTING GABLE WALLS TO BE STRIPPED DOWN TO STUDS AND EXISTING EXTERIOR SHEATHING BOARDS. WALL CAVITY TO BE INSULATED WITH CLOSED CELL SPRAY FOAM FROM THE INTERIOR SIDE. INSTALL NEW SELF-ADHERED WATER-RESISTIVE AIR-BARRIER MEMBRANE AND CEDAR SHAKE SIDING TO REPLICATE EXISTING. NEW GYPSUM BOARD AND PAINT INTERIOR FINISH.



EW5 - VERANDA WALLS

- NEW CEDAR SHAKE SIDING
- NEW SELF-ADHERED WATER-RESISTIVE AIR-BARRIER; BLUESKIN VP-160 OR APPROVED EQUAL
- NEW 19MM P PRESSURE TREATED PLYWOOD
- NEW 2X4 PRESSURE TREATED WOOD STUD WALL
- NEW 5/4" PRESSURE TREATED PLYWOOD
- NEW CEDAR SHAKE SIDING

PONY WALL TO 3'-0" HIGH BETWEEN NEW EXTERIOR COLUMNS. INSTALL VERANDA WINDOWS ONTOP.

EXTERIOR WALL GENERAL NOTES:

- SEAL AROUND MASONRY TIES W/ MASTIC.

- SEAL INSUL. GAPS W/ CLOSED CELL SPRAY FOAM INSUL.

- SEAL AROUND ALL PENETRATIONS.

- MAINTAIN REQUIRED F.R.R. AT ALL OPENINGS IN ALL RATED WALLS AND FIRE WALLS. REFER TO 1 / A0-02 FOR EXTENT OF FIRE-RATED WALLS AND FIRE SEPARATIONS.

- THE GENERAL CONTRACTOR IS TO COORDINATE AND PROVIDE ADEQUATE BLOCKING IN ALL WALLS FOR SECURE FASTENING OF ALL WALL MOUNTED EQUIPMENT, FIXTURES, ACCESSORIES AND MECHANICAL AND ELECTRICAL PANELS. CONFIRM MOUNTING HEIGHTS WITH ARCHITECT, WHERE NOT SHOWN ON DRAWINGS.

- PROVIDE MATCHING REFURBISHED MASONRY TO SUPPLEMENT DAMAGED AS REQUIRED WHEN REINSTALLING. MIX IN WITH EXISTING MASONRY RANDOMLY. PROVIDE MOCK-UP FOR ARCHITECT APPROVAL.

- MAINTAIN EXISTING INTERIOR PLASTER FINISH AS MUCH AS POSSIBLE.

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FLOOR CONSTRUCTION TYPE SCHEDULE



F1 - MAIN FLOOR

MINIMUM F.R.R. = 1HR AS PER NBC A-9.10.3.1.B. ASSEMBLY F4a

- REFURBISHED EXISTING HARDWOOD FLOORING, REINSTALLED AS FINISH
- NEW 19MM TONGUE AND GROOVE PLYWOOD
- EXISTING FLOOR JOISTS
- NEW (2) LAYERS 16MM GWB TYPE 'X'. PAINTED FINISH

SALVAGE EXISTING OAK HARDWOOD FLOORING IN EXISTING OFFICE, ENTRY, STAIR FOYER, PARLOUR, AND LIVING ROOM SPACES. MILL HARDWOOD AS REQUIRED TO REMOVE WAX FINISH. INSTALL MILLED HARDWOOD AS FLOOR FINISH OVER NEW PLYWOOD SUBFLOOR. 2 LAYERS OF NEW GYPSUM BOARD TO UNDERSIDE OF EXISTING FLOOR STRUCTURE.



F2 - SECOND FLOOR

- NEW FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE
- NEW 19MM TONGUE AND GROOVE PLYWOOD
- EXISTING FLOOR JOISTS. SISTER WITH NEW JOISTS TO LEVEL/STRAIGHTEN FLOOR SURFACE.
- NEW 19MM PLYWOOD
- NEW 16MM GWB TYPE 'X'
- 12MM X 100MM PLYWOOD FURRING STRIPS
- REPLICA / NEW TIN CEILING TILES. REFER TO REFLECTED CEILING PLANS AND ROOM FINISH SCHEDULE.

ALL EXISTING FLOORING AND FLOOR BOARDS TO BE REMOVED DOWN TO JOISTS. SISTER FLOOR JOISTS AS PER STRUCTURAL DRAWINGS TO PROVIDE A LEVEL / STRAIGHT FLOOR SURFACE. NEW PLYWOOD SHEATHING AND FLOORING FINISH TO BE INSTALLED. PROVIDE CONTINUOUS 1 LAYER 16MM GWB TYPE 'X' TO UNDERSIDE OF EXISTING FLOOR JOISTS. REINSTALL REPLICA / NEW TIN CEILING TILE ONTO 12MM PLYWOOD FURRING STRIPS.



F3 - THIRD FLOOR

MINIMUM F.R.R. = 1HR AS PER NBC A-9.10.3.1.B. ASSEMBLY F4a

- NEW FLOOR FINISH. REFER TO ROOM FINISH SCHEDULE
- NEW 19MM TONGUE AND GROOVE PLYWOOD
- EXISTING FLOOR JOISTS. SISTER WITH NEW JOISTS TO LEVEL/STRAIGHTEN FLOOR SURFACE. REFER TO STRUCTURAL
- NEW 16MM GWB TYPE 'X'. PAINTED FINISH
- NEW 64MM STEEL CARRIER CHANNEL SPACED @600MM O.C. SUSPENDED BY GALVANIZED WIRE
- NEW 25MM STEEL HAT CHANNEL SPACED @600MM O.C.
- NEW 12MM GWB. FINISH AS PER REFLECTED CEILING PLANS & ROOM FINISH SCHEDULE.

ALL EXISTING FLOORING AND FLOOR BOARDS TO BE REMOVED DOWN TO JOISTS. SISTER FLOOR JOISTS AS PER STRUCTURAL DRAWINGS TO PROVIDE A LEVEL / STRAIGHT FLOOR SURFACE. NEW PLYWOOD SHEATHING AND FLOORING FINISH TO BE INSTALLED. PROVIDE CONTINUOUS 2 LAYERS 16MM GWB TYPE 'X' TO UNDERSIDE OF EXISTING FLOOR JOISTS. PROVIDE NEW DROPPED CEILING ASSEMBLY.

INTERIOR WALL CONSTRUCTION TYPE SCHEDULE

P1 - TYPICAL INTERIOR PARTITION NON-LOAD BEARING

- 12MM GWB, PAINTED FINISH
- 38MM X 89MM WOOD STUDS SPACED @ 400MM O.C. CAVITIES FILLED WITH SOUND ATTENUATION BATT INSULATION.
- 12MM GWB. PAINTED FINISH



P2 - LIFT PARTITION WALL LOAD BEARING

- 16MM PLYWOOD
- 38MM X 140MM WOOD STUDS SPACED @ 400MM O.C. CAVITIES FILLED WITH SOUND ATTENUATION BATT INSULATION.
- 12MM GWB. PAINTED FINISH



P3 - PLUMBING FURRING WALL NON-LOAD BEARING

- 25MM XPS RIGID INSULATION AGAINST EXISTING PLASTER FINISH
- 38MM X 89MM WOOD STUDS SPACED @ 400MM O.C.
- 12MM GWB. PAINTED FINISH

INTERIOR WALL GENERAL NOTES:

FIRE SEPARATIONS AT FLOORS, MEZZANINES, & LOADBEARING STRUCTURE: NOT REQUIRED WITHIN HOUSE, BY 9.10.9.4.

- FIRE SEPARATION REQUIRED AT WALKWAY BETWEEN BUILDINGS: 45-MINUTES.

- FIRE SEPARATION AT BASEMENT BETWEEN HOUSE AND PRIORY BUILDING: 2 HOURS.

- SOUND CONTROL BETWEEN SECOND AND THIRD FLOORS (BETWEEN 'DWELLING UNITS' WITHIN OVERALL BUILDING): STC 43 MINIMUM

- SOUND CONTROL BETWEEN OCCUPIED SPACE AND LIFT: STC 55 MINIMUM

- AT LOCATIONS WHERE DIFFERENT THICKNESSES OF GYPSUM BOARD ABUT, THE FACES SHALL BE FLUSH.

- THE FIRE RATING OF SIMILAR CONSTRUCTION TO ADJACENT WALLS SHALL CARRY ABOVE ALL FIRE RATED DOORWAYS UNLESS OTHERWISE NOTED.

- FIRE-RATING OF INTERIOR PARTITIONS SHALL BE CONTINUOUS ON ALL SIDES BEHIND ANY RECESSED PANELS, HEATERS, FIXTURES AND ACCESSORIES.

- MAINTAIN REQUIRED F.R.R. AT ALL OPENINGS IN ALL RATED WALLS AND FIRE WALLS. REFER TO 1 / A0-02 FOR EXTENT OF FIRE-RATED WALLS AND FIRE SEPARATIONS.

- THE GENERAL CONTRACTOR IS TO COORDINATE AND PROVIDE ADEQUATE WOOD BLOCKING IN ALL WALLS AND PARTITIONS FOR SECURE FASTENING OF ALL WALL MOUNTED MILLWORK, EQUIPMENT, FIXTURES, ACCESSORIES AND MECHANICAL AND ELECTRICAL PANELS. MOUNTING HEIGHTS TO BE CONFIRMED WITH THE ARCHITECT, WHERE NOT SHOWN ON DRAWINGS.

- OFFSET ELECTRICAL BOXES 300mm ON WALLS BETWEEN ROOMS.

- REFER TO SPECIFICATION ROOM FINISH SCHEDULE FOR INTERIOR WALL FINISHES

- ALL EXPOSED GYPSUM BOARD, MISCELLANEOUS METALS, CONCRETE BLOCK TO BE PAINTED UNLESS OTHERWISE NOTED.

ROOF CONSTRUCTION TYPE SCHEDULE



R1 - SLOPED SHINGLE ROOF

- NEW ASPHALT SHINGLES
- NEW ROOF UNDERLAYMENT MEMBRANE C/W VALLEY AND EAVE PROTECTION
- EXISTING 25MM X 150MM SHEATHING BOARDS
- EXISTING ROOF JOISTS
- NEW CLOSED CELL SPRAY FOAM TO FILL JOIST CAVITY UP TO 150MM MAXIMUM THICKNESS. FULL HEIGHT OF ROOF/WALL
- NEW 12MM GWB, PAINTED FINISH

EXISTING ROOF FINISHES TO BE REMOVED DOWN TO EXTERIOR SHEATHING BOARDS. INTERIOR FINISHES AND INSULATION TO BE REMOVED TO ROOF JOISTS. NEW SHINGLES AND UNDERLAYMENT TO BE INSTALLED ON EXISTING SHEATHING BOARDS. JOIST SPACES TO BE COMPLETELY FILLED WITH CLOSED CELL SPRAY FOAM INSULATION FROM THE INTERIOR SIDE. NEW GWB AND PAINT FINISH.



R2 - FLAT ROOF

- NEW TORCH-ON MOD BIT CAP SHEET
- NEW ½" POLYISO INSULATION RECOVERY BOARD FACTORY LAMINATED WITH A REINFORCED SBS MODIFIED BITUMEN BASE SHEET. ADHERED TO EXISTING SHEATHING BOARDS
- EXISTING 25MM X 150MM SHEATHING BOARDS
- EXISTING ROOF JOISTS
- NEW CLOSED CELL SPRAY FOAM TO FILL JOIST CAVITY UP TO 150MM MAXIMUM THICKNESS. FULL HEIGHT OF ROOF/WALL
- NEW 12MM GWB, PAINTED FINISH

EXISTING FLAT ROOF FINISHES TO BE REMOVED DOWN TO EXTERIOR SHEATHING BOARDS. INTERIOR FINISHES AND INSULATION TO BE REMOVED TO ROOF JOISTS. NEW MODIFIED BITUMEN ROOFING MEMBRANE TO BE INSTALLED. JOIST SPACES TO BE COMPLETELY FILLED WITH CLOSED CELL SPRAY FOAM INSULATION FROM THE INTERIOR SIDE. NEW GWB AND PAINT FINISH.



R3 - VERANDA / PORCH ROOF

- NEW ASPHALT SHINGLES
- NEW ROOF UNDERLAYMENT MEMBRANE C/W VALLEY AND EAVE PROTECTION
- NEW 19MM PLYWOOD SHEATHING
- NEW ROOF JOISTS
- NEW 16MM X 89MM SMOOTH TRIM BOARDS.

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issue / rev.

#	date	issue notes
2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING

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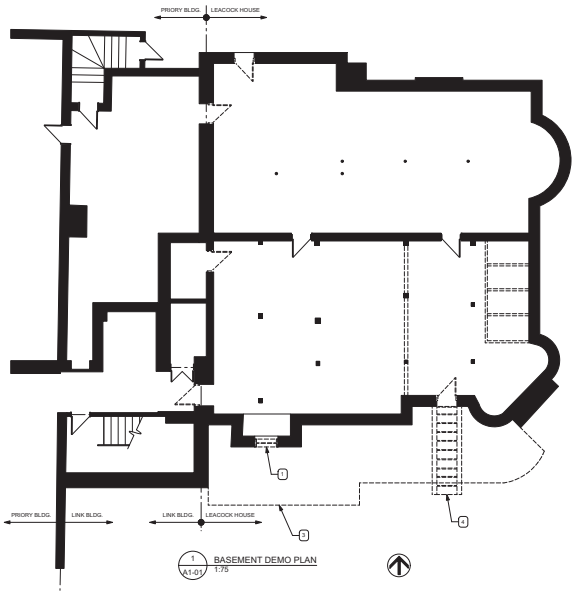
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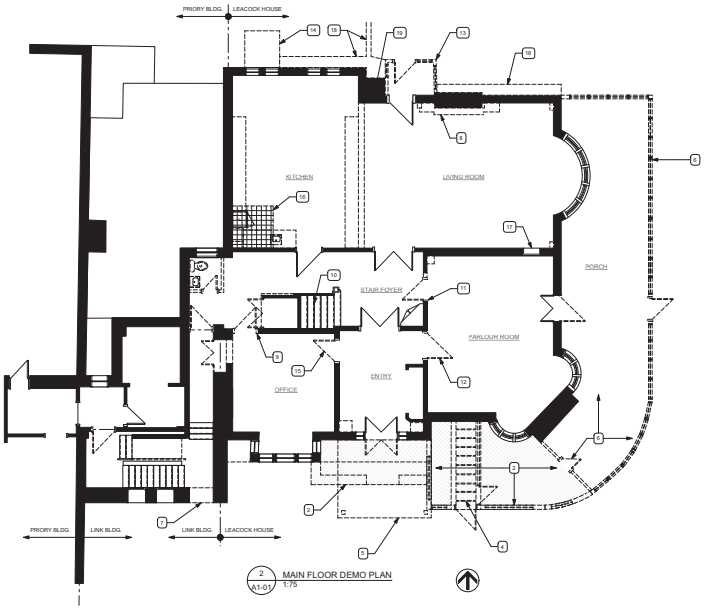
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approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

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1 A1-01 BASEMENT DEMO PLAN 1:75



2 A1-01 MAIN FLOOR DEMO PLAN 1:75

LEGEND

EXISTING WALL TO REMAIN

EXTENT OF EXISTING WALL TO BE DEMOLISHED

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE DEMOLISHED

LEACOCK HOUSE GENERAL REPAIR NOTES

W. CONTRACTOR SHALL REPAIR ALL EXISTING CONSTRUCTION DAMAGED DURING DEMOLITION.

X. PATCH AND MAKE GOOD SURFACES AFFECTED BY DEMOLITION (E.G. HOLES IN FLOORS AT REMOVED PLUMBING, OR FLOOR FINISH AT REMOVED MILLWORK).

Y. CONTRACTOR SHALL RETURN TO THE OWNER (IN GOOD CONDITION) ALL REUSABLE ITEMS THAT THE OWNER ELECTS TO RETAIN FROM THE DEMOLITION AND STORE AS DIRECTED BY THE OWNER.

Z. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE.

LEACOCK HOUSE GENERAL DEMOLITION NOTES

A. DOCUMENT INVENTORY, REMOVE , CLEAN AND STORE FOR REINSTALLATION AT ORIGINAL LOCATION, ALL EXTERIOR BRICK VENEER. REFER TO EXTERIOR ELEVATIONS AND BRICK DETAILS. ALL LOAD BEARING MASONRY AT CHIMNEYS AND WEST EXTERIOR WALL IS TO REMAIN IN PLACE AND TO RECEIVE REPOINTING OF ALL MORTAR JOINTS UNLESS OTHERWISE NOTED.

B. TILE MOSAIC AT SOUTHEAST CHIMNEY IS TO REMAIN. CLEAN AND REPOINT MORTAR JOINTS

C. REMOVE EXTERIOR AND INTERIOR WALLS AND PORTIONS OF WALLS SHOWN AS DASHED, TO EXTENT INDICATED, ONLY. COORDINATE WITH PLANS AND INTERIOR ELEVATIONS OF FINISHED WORK/ CONDITIONS.

D. REMOVE EXISTING WINDOWS AND EXTERIOR / INTERIOR DOORS SHOWN AS DASHED, ONLY.

E. REVIEW PINCHIN 'HAZARDOUS BUILDING MATERIALS PRE-RENOVATION ASSESSTMENT PROPOSAL' DATED JUNE 26,2012. DECONSTRUCT AND DISPOSE OF MATERIALS USING METHODS IDENTIFIED IN REPORT.

F. SALVAGE AND REFINISH ALL EXISTING WOODWORK WHICH CAN STAY IN PLACE DURING CONSTRUCTION (BASEBOARDS, WAINSCOTTING, CASINGS, MOLDINGS, TRIMS, ETC.) REMOVE AND SALVAGE ANY WOODWORK AS REQUIRED TO EXECUTE OTHER SCOPES OF WORK. CLEARLY MARK EACH PIECE BY ROOM AND ORIENTATION IN ROOM FOR REINSTALLATION IN SAME LOCATION. RETAIN ANY EXTRA SALVAGE MATERIAL FOR REPAIRS AND PATCHING AS NEEDED. TOUCH UP STAIN AND/OR REFINISH AS REQUIRED. COORDINATE WITH PLANS, INTERIOR ELEVATIONS, AND DEMO DETAILS.

G. REMOVE ALL CABINETRY (MILLWORK) IN KITCHEN.

H. DEMOLISH ALL MECHANICAL, PLUMBING AND ELECTRICAL (SEE MECH. AND ELEC.)

I. FOR EXISTING WINDOWS, REFER TO SPEC. SECTION 096115 HERITAGE WOOD WINDOWS.

J. WHERE NOTED TO BE DEMOLISHED - CONTRACTOR TO DISPOSE OF MATERIALS UNLESS OTHERWISE NOTED.

K. DOCUMENT, INVENTORY AND CREATE MOLDS OF ALL PRESSED-METAL CEILINGS ON MAIN FLOOR AND IN UPPER STAIR VOLUME OF 2ND FLOOR. ALLOW FOR MOLD OF FIELD PANELS, TRIM, ACCENT PIECES, & CROWN MOLDINGS. DISPOSE OF EXISTING PRESSED-METAL ONCE MOLDING IS COMPLETE. SEE REFLECTED CEILING PLANS, FOR EXTENT OF REINSTALLATION.

L. SALVAGE EXISTING HARDWOOD FLOORING FROM EXISTING LIVING ROOM, PARLOUR, ENTRY, STAIR FOYER, AND OFFICE. HARDWOOD IS TO BE REFINISHED AND REINSTALLED AS PER PROPOSED FLOOR PLANS AND SPECIFICATION.

M. DEMOLISH ALL OTHER FLOOR FINISHES DOWN TO JOISTS.

N. EXISTING STAIR WOODWORK TO REMAIN IN PLACE. PROTECT DURING CONSTRUCTION. REFINISH AS PER PROPOSED PLANS AND SPECIFICATION. REMOVE EXISTING CARPET.

O. DEMOLISH ALL CEILINGS THROUGHOUT BASEMENT.

P. SALVAGE ALL EXISTING WOOD DOORS SHOWN TO REMAIN. REMOVE AND STORE DURING CONSTRUCTION. REFINISH AND REINSTALL IN ORIGINAL LOCATION UNLESS OTHERWISE NOTED.

Q. ALL EXISTING PLASTER CORNICES IN STAIR FOYER, ENTRY, AND PARLOUR TO REMAIN IN PLACE DURING CONSTRUCTION. REPAIR / REPLACE AS REQUIRED.

R. DEMOLISH ALL EXISTING EXTERIOR WINDOW SILLS WHICH ARE EMBEDED IN EXTERIOR MASONRY. REFER TO DETAIL 3/A4-03.

DEMOLITION KEYNOTES

1. DEMOLISH EXISTING BASEMENT WINDOW.
2. DEMOLISH EXISTING SLAB, AND LOW WALLS AT ENTRY. DEMOLISH SLAB AT ENCLOSED PORCH TO EXTENT INDICATED ONLY.
3. EXCAVATE TO EXTENT REQUIRED FOR FOUNDATION INFILL, AND WATERPROOFING WORK, AT SOUTH FOUNDATION WALL.
4. DEMOLISH EXISTING CONCRETE STAIRS AND ALL RELATED RETAINING WALLS.
5. DEMOLISH EXISTING CANOPY. PATCH AND MAKE GOOD ALL AFFECTED EXTERIOR FINISHES.
6. DEMOLISH EXISTING PORCH WALLS AND FRAMING. EXISTING SLAB TO REMAIN, EXCEPT AS INDICATED IN NOTE # 2.
7. SAWCUT EXISTING MASONRY WALL AND PREPARE OPENING FOR NEW EXIT DOOR. REFER TO PROPOSED PLANS.
8. DEMOLISH EXISTING FIREPLACE, MANTEL AND GRILLE
9. SALVAGE EXISTING DOOR. PREPARE TO REINSTALL IN NEW LOCATION. SEE PLANS AND DOOR SCHEDULE. DEMOLISH ARCHITECTURAL WOODWORK ON STAIR FOYER SIDE, SALVAGE ON OFFICE SIDE.
10. EXISTING STAIR WOODWORK TO REMAIN IN PLACE. PROTECT DURING CONSTRUCTION. REFINISH AS PER PROPOSED PLANS AND SPECIFICATION. REMOVE EXISTING CARPET.
11. SALVAGE EXISTING DOOR, TRIM, & AND TRANSOM ABOVE INCLUDING HARDWARE. TURN OVER TO OWNER FOR REUSE.
12. SALVAGE EXISTING DOOR. PREPARE TO REINSTALL IN NEW LOCATION. SEE PLANS AND DOOR SCHEDULE. SALVAGE EXISTING ARCHITECTURAL WOODWORK AROUND FRAME, REFINISH, AND REINSTALL IN NEW LOCATION, BOTH SIDES
13. DEMOLISH EXISTING VESTIBULE. PATCH AND MAKE GOOD ALL AFFECTED EXTERIOR FINISHES.
14. DEMOLISH EXISTING ENCLOSURE AT DELIVERIES CHUTE.
15. SALVAGE EXISTING DOOR. PREPARE TO REINSTALL IN NEW LOCATION. SEE PLANS AND DOOR SCHEDULE. SALVAGE EXISTING ARCHITECTURAL WOODWORK AROUND FRAME, REFINISH, AND REINSTALL IN ORIGINAL LOCATION, BOTH SIDES.
16. REMOVE PORTION OF EXISTING FLOOR FOR NEW LIFT. CONFIRM SHAFT SIZE WITH LIFT MANUFACTURER.
17. EXISTING BUILT-IN BOOKSHELF TO REMAIN
18. DEMOLISH EXISTING CONCRETE CURB/RETAINING WALL. CHIP DOWN CURB ALONG EXISTING NORTH WALL TO JUST BELOW GRADE. MAJORITY OF CURB BELOW GRADE TO REMAIN.
19. DISASSEMBLE AND SALVAGE EXISTING MASONRY CHIMNEY AS REQUIRED IN ORDER TO REMEDIATE STRUCTURALLY AND TIE INTO EXISTING STRUCTURE.

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issue / rev.

	date	issue notes
2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING

professional seals

project information

MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St., Winnipeg, MB Canada

client

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Finding the good
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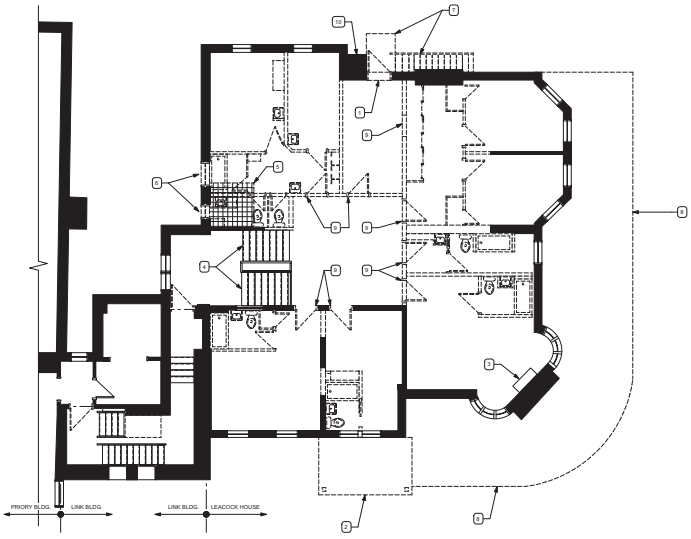
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DEMOLITION FLOOR PLANS BSMT & MAIN

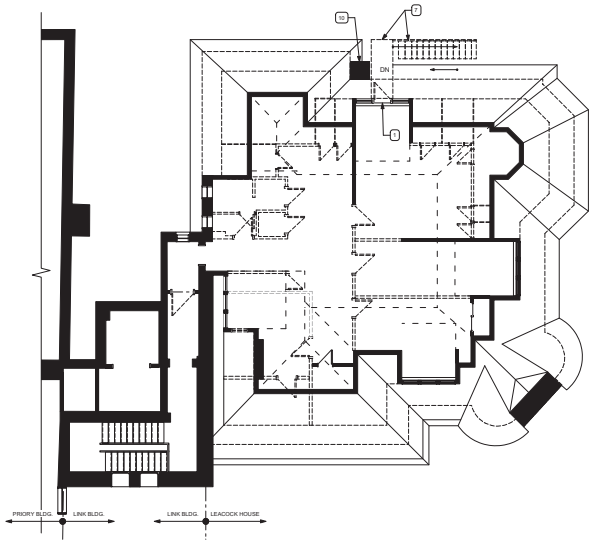
drawn by: JDB
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

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1 / A1-02 SECOND FLOOR DEMO PLAN
1:75



2 / A1-02 THIRD FLOOR DEMO PLAN
1:75

LEGEND

EXISTING WALL TO REMAIN

EXTENT OF EXISTING WALL TO BE DEMOLISHED

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE DEMOLISHED

LEACOCK HOUSE GENERAL REPAIR NOTES

W. CONTRACTOR SHALL REPAIR ALL EXISTING CONSTRUCTION DAMAGED DURING DEMOLITION.

X. PATCH AND MAKEE GOOD SURFACES AFFECTED BY DEMOLITION (E.G. HOLES IN FLOORS AT REMOVED PLUMBING, OR FLOOR FINISH AT REMOVED MILLWORK)

Y. CONTRACTOR SHALL RETURN TO THE OWNER (IN GOOD CONDITION) ALL REUSABLE ITEMS THAT THE OWNER ELECTS TO RETAIN FROM THE DEMOLITION AND STORE AS DIRECTED BY THE OWNER.

Z. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE.

LEACOCK HOUSE GENERAL DEMOLITION NOTES

A. DOCUMENT INVENTORY, REMOVE , CLEAN AND STORE FOR REINSTALLATION AT ORIGINAL LOCATION, ALL EXTERIOR BRICK VENEER. REFER TO EXTERIOR ELEVATIONS AND BRICK DETAILS. ALL LOAD BEARING MASONRY AT CHIMNEYS AND WEST EXTERIOR WALL IS TO REMAIN IN PLACE AND TO RECEIVE REPOINTING OF ALL MORTAR JOINTS UNLESS OTHERWISE NOTED.

B. TILE MOSAIC AT SOUTHEAST CHIMNEY IS TO REMAIN. CLEAN AND REPOINT MORTAR JOINTS

C. REMOVE EXTERIOR AND INTERIOR WALLS AND PORTIONS OF WALLS SHOWN AS DASHED, TO EXTENT INDICATED, ONLY. COORDINATE WITH PLANS AND INTERIOR ELEVATIONS OF FINISHED WORK/ CONDITIONS.

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F. SALVAGE AND REFINISH ALL EXISTING WOODWORK WHICH CAN STAY IN PLACE DURING CONSTRUCTION (BASEBOARDS, WAINSCOTTING, CASINGS, MOLDINGS, TRIMS, ETC.) REMOVE AND SALVAGE ANY WOODWORK AS REQUIRED TO EXECUTE OTHER SCOPES OF WORK. CLEARLY MARK EACH PIECE BY ROOM AND ORIENTATION IN ROOM FOR REINSTALLATION IN SAME LOCATION. RETAIN ANY EXTRA SALVAGE MATERIAL FOR REPAIRS AND PATCHING AS NEEDED. TOUCH UP STAIN AND/OR REFINISH AS REQUIRED. COORDINATE WITH PLANS, INTERIOR ELEVATIONS, AND DEMO DETAILS.

G. REMOVE ALL CABINETRY (MILLWORK) ON SECOND AND THIRD FLOOR.

H. DEMOLISH ALL MECHANICAL, PLUMBING AND ELECTRICAL (SEE MECH. AND ELEC.)

I. FOR EXISTING WINDOWS, REFER TO SPEC. SECTION 086115 HERITAGE WOOD WINDOWS.

J. WHERE NOTED TO BE DEMOLISHED - CONTRACTOR TO DISPOSE OF MATERIALS UNLESS OTHERWISE NOTED.

K. DOCUMENT, INVENTORY AND CREATE MOLDS OF ALL PRESSED-METAL CEILINGS ON MAIN FLOOR AND IN UPPER STAIR VOLUME OF 2ND FLOOR. ALLOW FOR MOLD OF FIELD PANELS, TRIM, ACCENT PIECES, & CROWN MOLDINGS. DISPOSE OF EXISTING PRESSED-METAL ONCE MOLDING IS COMPLETE. SEE REFLECTED CEILING PLANS, FOR EXTENT OF REINSTALLATION.

L. DEMOLISH ALL FLOOR FINISHES DOWN TO JOISTS.

M. EXISTING STAIR WOODWORK TO REMAIN IN PLACE. PROTECT DURING CONSTRUCTION. REFINISH AS PER PROPOSED PLANS AND SPECIFICATION. REMOVE EXISTING CARPET.

N. EXISTING STAIR WOODWORK TO REMAIN IN PLACE. PROTECT DURING CONSTRUCTION. REFINISH AS PER PROPOSED PLANS AND SPECIFICATION. REMOVE EXISTING CARPET.

O. DEMOLISH ALL EXISTING EXTERIOR WINDOW SILLS WHICH ARE EMBEDED IN EXTERIOR MASONRY. REFER TO DETAIL 3/A4-03.

P. DEMOLISH ALL INTERIOR AND EXTERIOR FINISHES FOR ALL WALLS AND ROOFS ON THIRD FLOOR DOWN TO EXISTING STUDS/JOISTS AND SHEATHING BOARDS.

DEMOLITION KEYNOTES

1. DEMOLISH WINDOW / WALL AS REQUIRED FOR NEW FIRE ESCAPE DOOR. REFER TO PROPOSED PLANS AND SECTIONS.
2. DEMOLISH EXISTING CANOPY. PATCH AND MAKE GOOD ALL AFFECTED EXTERIOR FINISHES.
3. PREPARE EXISTING FIREPLACE AND SURROUNDING ARCHITECTURAL WOODWORK FOR PAINT.
4. EXISTING STAIR WOODWORK TO REMAIN IN PLACE. PROTECT DURING CONSTRUCTION. REFINISH AS PER PROPOSED PLANS AND SPECIFICATION. REMOVE EXISTING CARPET.
5. REMOVE PORTION OF EXISTING FLOOR FOR NEW LIFT. CONFIRM SHAFT SIZE WITH LIFT MANUFACTURER.
6. REMOVE EXISTING WINDOW. PREPARE R.O. FOR INFILL TO MATCH EXISTING WALL ASSEMBLY.
7. DEMOLISH EXISTING FIRE ESCAPE.
8. DEMOLISH EXISTING PORCH ROOF STRUCTURE.
9. SALVAGE EXISTING DOOR AND MODIFY TO REMOVE GLASS INSERTS AND REPLACE WITH WOOD. PREPARE DOOR FOR PAINT AND NEW HARDWARE. REINSTALL AT NEW BEDROOM LOCATIONS. SEE PLANS AND DOOR SCHEDULE.
10. DISASSEMBLE AND SALVAGE EXISTING MASONRY CHIMNEY AS REQUIRED IN ORDER TO REMEDIATE STRUCTURALLY AND TIE INTO EXISTING STRUCTURE.

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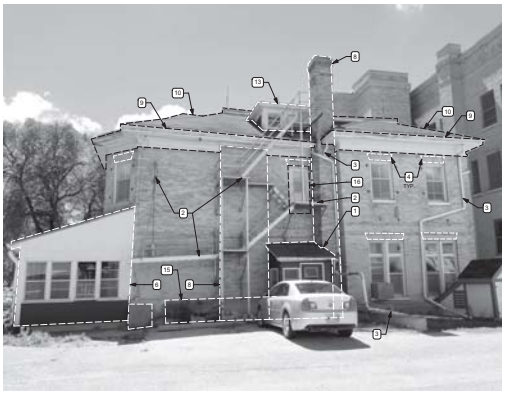
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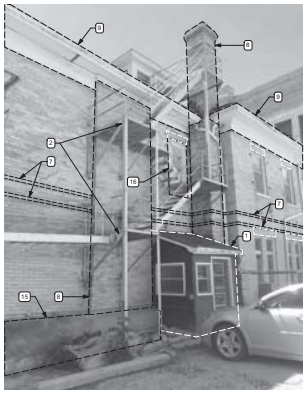
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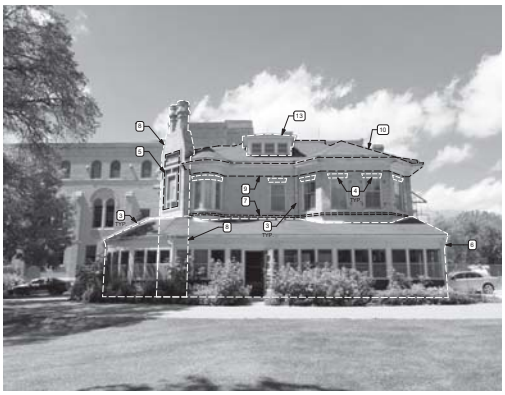
1 A1-03 NORTH ELEVATION



2 A1-03 NORTH ELEVATION



3 A1-03 WEST ELEVATION



4 A1-03 EAST ELEVATION



5 A1-03 SOUTH EAST CHIMNEY

DEMOLITION KEYNOTES

1. DEMOLISH EXISTING VESTIBULE. PATCH AND MAKE GOOD ALL AFFECTED EXTERIOR FINISHES.
2. DEMOLISH EXISTING FIRE ESCAPE.
3. DEMOLISH ALL EXISTING RAIN WATER DOWNSPOUTS.
4. DOCUMENT, INVENTORY, AND SALVAGE ALL BRICK LINTELS ABOVE WINDOWS. STORE FOR REINSTALLATION IN SAME PLACE.
5. EXISTING CHIMNEY TILE MOSAIC TO REMAIN. REPOINT MORTAR AND REPLACE DAMAGED TILES AS REQUIRED.
6. DEMOLISH EXISTING PORCH WALLS, FRAMING, AND ROOF. EXISTING SLAB TO REMAIN.
7. DOCUMENT & MEASURE BRICK ACCENT COURSE PRIOR TO COMMENCEMENT OF MASONRY SCOPE OF WORK.
8. EXISTING CHIMNEY TO REMAIN. REPOINT MORTAR AND REPLACE DAMAGED BRICKS AS REQUIRED.
9. DOCUMENT, MEASURE, AND REMOVE EXISTING WOOD GUTTERS, SOFFIT, AND TRIM. SALVAGE AS REQUIRED TO REPRODUCE TO MATCH EXISTING WITH NEW MATERIAL.
10. DEMOLISH SLOPED AND FLAT ROOF FINISHES DOWN TO EXISTING SHEATHING BOARDS.
11. MODIFY EXISTING EXTERIOR WALL TO ALLOW FOR NEW EXIT DOOR.
12. REMOVE EXISTING WINDOW. PREPARE R.O. FOR INFILL TO MATCH EXISTING WALL ASSEMBLY.
13. DOCUMENT, MEASURE, AND REMOVE EXISTING FINISHES FROM 3RD FLOOR GABLES (ROOF & WALLS). PREPARE FOR NEW FINISHES AS PER PROPOSED DRAWINGS.
14. DEMOLISH EXISTING ENCLOSURE AT DELIVERIES CHUTE.
15. DEMOLISH EXISTING CONCRETE CURB.
16. REMOVE EXISTING FIRE ESCAPE DOOR. SAWCUT AND REMOVE EXTERIOR WALL AS REQUIRED FOR NEW, LARGER DOOR.

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#	date	issue notes
2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING

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MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT

442 Scotia St.,
Winnipeg, MB
Canada

client

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Winnipeg, MB

LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St., Winnipeg, MB

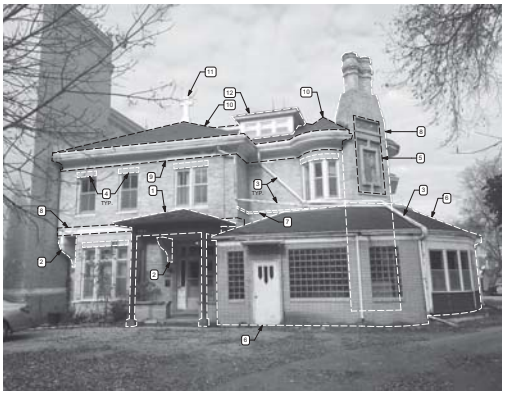
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EXTERIOR DEMOLITION DETAILS

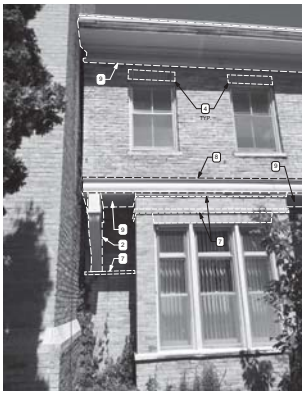
drawn by: JDB
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

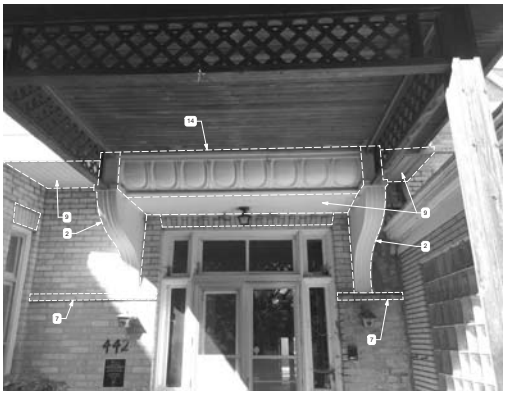
A1
03



1 A1-04 SOUTH ELEVATION



2 A1-04 SOUTH ELEVATION



3 A1-04 SOUTH ENTRY CANOPY

4 A1-03 EAST ELEVATION

DEMOLITION KEYNOTES

1. DEMOLISH EXISTING CANOPY OVER ENTRY.
2. EXISTING WOOD BUTTRESS TO REMAIN. REFINISH.
3. DEMOLISH ALL EXISTING RAIN WATER DOWNSPOUTS.
4. DOCUMENT, INVENTORY, AND SALVAGE ALL BRICK LINTELS ABOVE WINDOWS. STORE FOR REINSTALLATION IN SAME PLACE.
5. EXISTING CHIMNEY TILE MOSAIC TO REMAIN. REPOINT MORTAR AND REPLACE DAMAGED TILES AS REQUIRED.
6. DEMOLISH EXISTING PORCH WALLS, FRAMING, AND ROOF. EXISTING CONCRETE SLAB TO REMAIN.
7. DOCUMENT & MEASURE BRICK ACCENT COURSE PRIOR TO COMMENCEMENT OF MASONRY SCOPE OF WORK.
8. DOCUMENT, MEASURE, AND REMOVE EXISTING WOODWOORK. SALVAGE AS REQUIRED TO REPRODUCE TO MATCH EXISTING WITH NEW MATERIAL.
9. DOCUMENT, MEASURE, AND REMOVE EXISTING WOOD GUTTERS, SOFFIT, AND TRIM. SALVAGE AS REQUIRED TO REPRODUCE TO MATCH EXISTING WITH NEW MATERIAL.
10. DEMOLISH SLOPED AND FLAT ROOF FINISHES DOWN TO EXISTING SHEATHING BOARDS.
11. SALVAGE EXISTING CROSS AND RE-INSTALL ONCE ROOF REPLACEMENT IS COMPLETE.
12. DOCUMENT, MEASURE, AND REMOVE EXISTING FINISHES FROM 3RD FLOOR GABLES (ROOF & WALLS). PREPARE FOR NEW FINISHES AS PER PROPOSED DRAWINGS.

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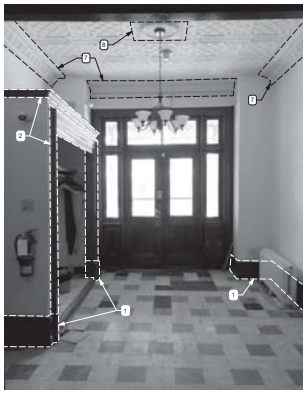
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EXTERIOR DEMOLITION DETAILS

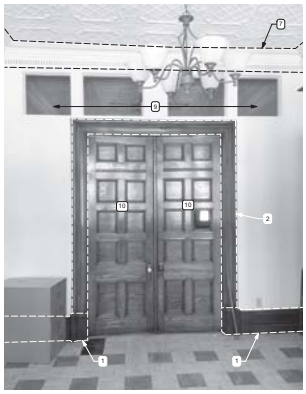
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proj. #: 2018.31
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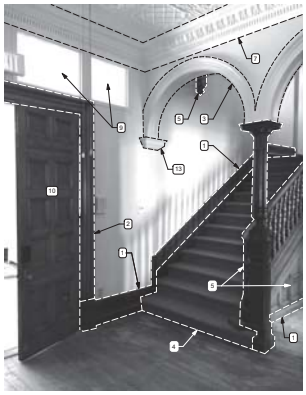
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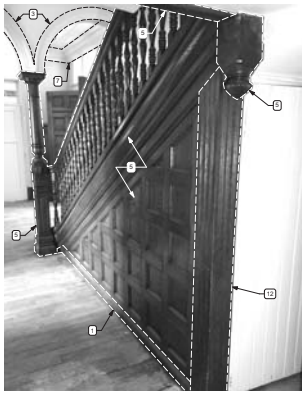
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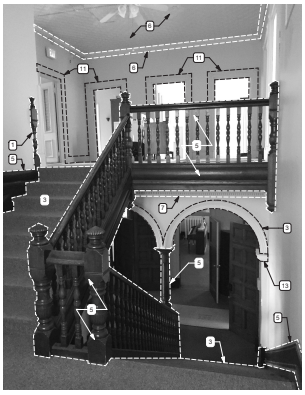
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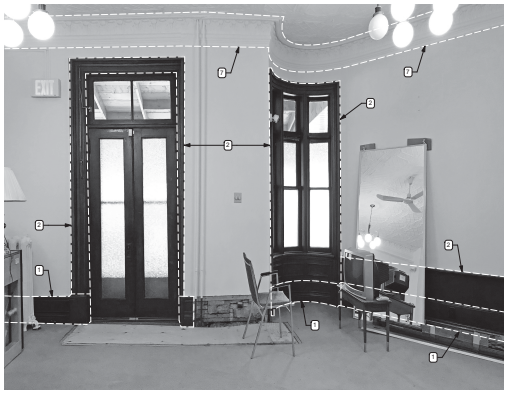
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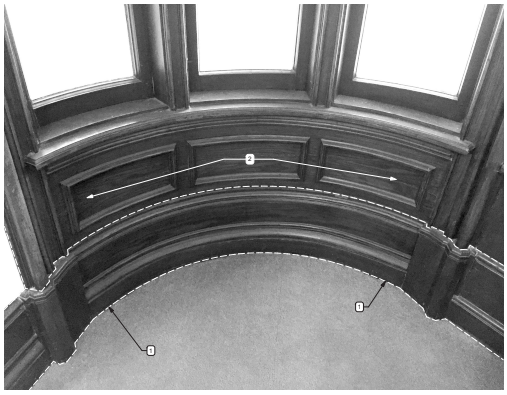
4 A1-05 STAIR FOYER



5 A1-05 STAIR FOYER



6 A1-05 PARLOUR ROOM



7 A1-05 PARLOUR ROOM WOODWORK

DEMOLITION KEYNOTES

1. REMOVE, SALVAGE, REFINISH, AND REINSTALL ALL EXISTING BASEBOARDS. CLEARLY MARK EACH PIECE BY ROOM AND ORIENTATION IN ROOM FOR REINSTALLATION IN SAME LOCATION. RETAIN ANY EXTRA SALVAGE MATERIAL FOR REPAIRS AND PATCHING AS NEEDED. COORDINATE WITH PLANS AND INTERIOR ELEVATIONS.
2. PROTECT EXISTING WOODWORK, WINDOW/DOOR FRAMES. MODIFY AS REQUIRED AND PREPARE FOR STAIN AND CLEAR COAT TOUCH-UPS. REFER TO SPEC FOR INDIVIDUAL DOOR/WINDOW REFURBISHMENT SCOPE OF WORK.
3. REPAIR EXISTING PLASTER ARCHES.
4. REMOVE EXISTING CARPET FINISH ON EXISTING STAIR.
5. PROTECT EXISTING STAIR WOODWORK DURING CONSTRUCTION. REPAIR ANY LOOSE OR DAMAGED PIECES. PREPARE FOR REFINISHING.
6. REMOVE EXISTING TIN CEILINGS. REFER TO REFLECTED CEILING PLANS AND SPEC FOR SCOPE OF WORK ASSOCIATED WITH EACH ROOM.
7. PLASTER CROWN MOULDING TO REMAIN IN PLACE. REPAIR DAMAGED AREAS AND/OR REPLACE WITH REPLICAS AS REQUIRED. REFER TO REFLECTED CEILING PLANS.
8. PROVIDE CUSTOM REPLICA DROPPED TILE AT LIGHT FIXTURE.
9. REMOVE EXISTING GLASS AND TRIM. PREPARE OPENING FOR NEW.
10. SALVAGE EXISTING INTERIOR DOOR. PREPARE FOR REFINISHING. REFER TO SPEC AND DOOR SCHEDULE.
11. DEMOLISH EXISTING DOOR TRIM. SALVAGE AS REQUIRED TO CREATE REPLICAS. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS.
12. REMOVE/MODIFY WOOD TRIM AS REQUIRED FOR NEW WALL.
13. REFINISH OR REPLACE EXISTING WOOD TRIM SUPPORTING ARCH.

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2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING

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drawing information

INTERIOR DEMOLITION DETAILS

drawn by: JDB
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

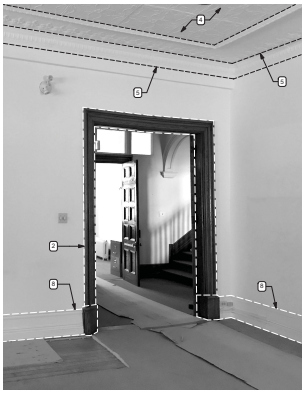
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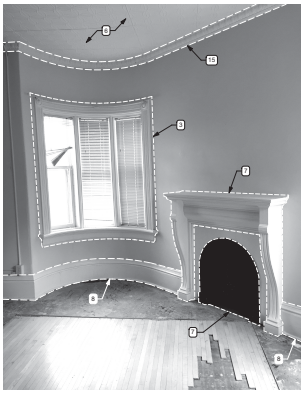
1 A1-06 FRONT OFFICE



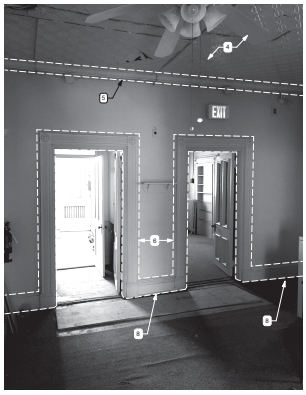
2 A1-06 LIVING ROOM BAY WINDOW



3 A1-06 LIVING ROOM



4 A1-06 2ND FLOOR BEDROOM



5 A1-06 2ND FLOOR STAIR FOYER

DEMOLITION KEYNOTES

1. REMOVE, SALVAGE, REFINISH, AND REINSTALL ALL EXISTING BASEBOARDS. CLEARLY MARK EACH PIECE BY ROOM AND ORIENTATION IN ROOM FOR REINSTALLATION IN SAME LOCATION. RETAIN ANY EXTRA SALVAGE MATERIAL FOR REPAIRS AND PATCHING AS NEEDED. COORDINATE WITH PLANS AND INTERIOR ELEVATIONS.
2. PROTECT EXISTING WOODWORK, WINDOW/DOOR FRAMES. MODIFY AS REQUIRED AND PREPARE FOR STAIN AND CLEAR COAT TOUCH-UPS. REFER TO SPEC FOR INDIVIDUAL DOOR/WINDOW REFURBISHMENT SCOPE OF WORK.
3. EXISTING WINDOWS TO BE REFURBISHED INCLUDING ALL TRIM & WOODWORK. REPLACE DAMAGED PIECES AS REQUIRED. SAND AND PREPARE FOR PAINT.
4. REMOVE EXISTING TIN CEILINGS. REFER TO REFLECTED CEILING PLANS AND SPEC FOR SCOPE OF WORK ASSOCIATED WITH EACH ROOM.
5. REMOVE EXISTING TIN CORNICE/BORDER. REFER TO REFLECTED CEILING PLANS AND SPEC FOR SCOPE OF WORK ASSOCIATED WITH EACH ROOM.
6. DEMOLISH EXISTING DOOR TRIM. SALVAGE AS REQUIRED TO CREATE REPLICAS. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS.
7. EXISTING FIREPLACE TO REMAIN DURING CONSTRUCTION. PREPARE FOR NEW PAINT.
8. EXISTING PAINTED BASEBOARDS TO BE REMOVED. SALVAGE AS REQUIRED TO CREATE REPLICA FOR INSTALLATION IN FINISHED SPACES. REFER TO FLOOR PLANS AND INTERIOR ELEVATIONS.

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MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT
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client

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442 Scotia St., Winnipeg, MB

drawing information

INTERIOR DEMOLITION DETAILS

drawn by: JDB
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

A1
05

BASEMENT PLAN KEYNOTES

1. EXISTING FOUNDATION WALL TO PROVIDE 2-HR FIRE SEPARATION TO ADJACENT BASEMENT. INFILL OPENINGS AND FIRESTOP ALL PENETRATIONS.
2. INFILL EXISTING DOOR OPENING.
3. PROVIDE NEW HOLLOW METAL DOOR & FRAME. 1.5 HR FRR.
4. INFILL OPENINGS IN FOUNDATION WALL WITH CONCRETE. REFER TO STRUCT.
5. 50MM NEW GROUT / SHOTCRETE TO EXISTING FOUNDATION WALL TO MAKE SUFFICIENTLY SMOOTH FOR WATERPROOFING. PROVIDE CONTINUOUS WATERPROOFING TO FOUNDATION WALL, FULL HEIGHT.

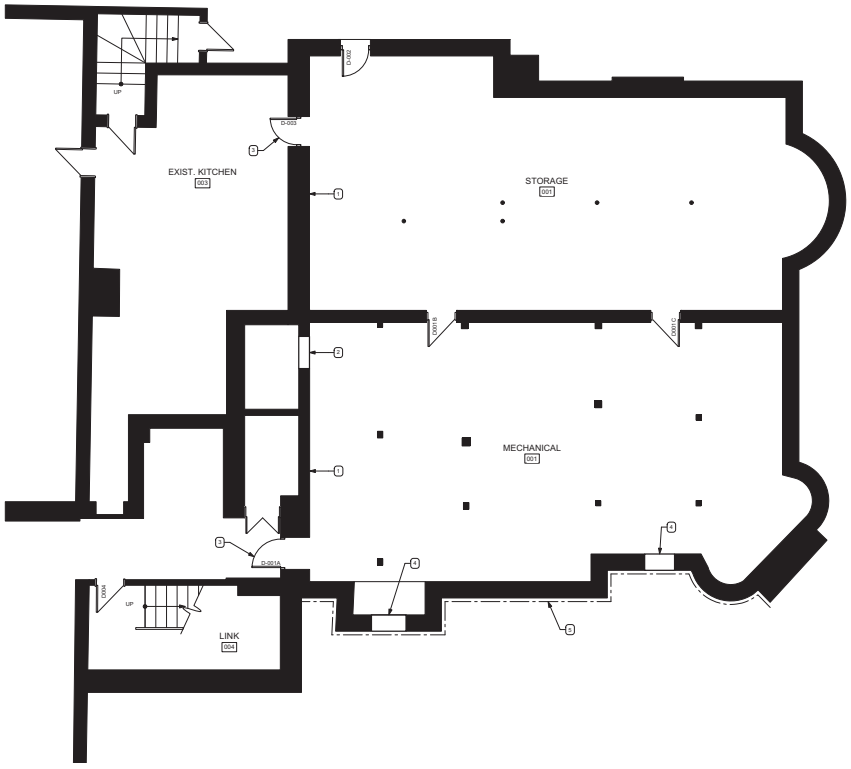
LEGEND

EXISTING WALL TO REMAIN

NEW WALL

EXISTING DOOR TO REMAIN

NEW DOOR



1 / A2-00 BASEMENT FLOOR PLAN
1:50

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BASEMENT FLOOR PLAN

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approved by: LO

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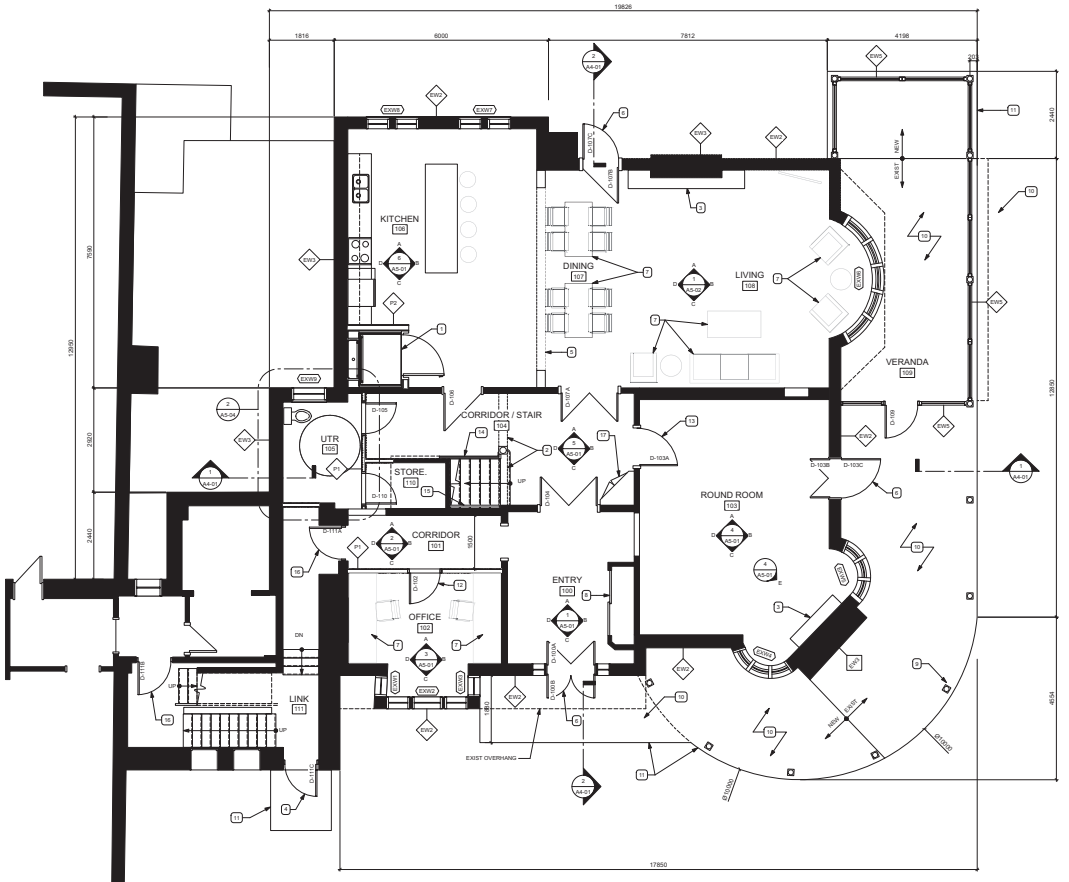
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MAIN FLOOR PLAN KEYNOTES

1. NEW PASSENGER LIFT. REFER TO STRUCT & ELEC.
2. REPAIR EXISTING PLASTER ARCHES. REMOVE EXCESS PAINT AND PLASTER. PAINTED FINISH.
3. PROVIDE NEW ELECTRIC FIREPLACE AND ARCHITECTURAL WOODWORKING. FINISH TO REPLICATE ADJACENT EXISTING WOODWORK.
4. NEW EXIT. SAWCUT EXISTING MASONRY WALL. PROVIDE LINTELS AND TRIM AS REQUIRED. PROVIDE 1750X1700 CONCRETE SLAB AT GRADE.
5. FRAME NEW OPENING AND FINISH WITH ARCHITECTURAL WOODWORKING TO REPLICATE EXISTING LIVING ROOM.
6. NEW WOOD STORM DOOR.
7. FURNITURE N.I.C.
8. PROVIDE NEW WOOD DOORS IN EXISTING CLOSET OPENING. MATCH ADJACENT EXISTING DOORS.
9. NEW DECORATIVE WOOD COLUMN SURROUND @ ALL NEW STEEL PORCH COLUMNS . 13 TOTAL.
10. NEW WOOD FRAMED ROOF ABOVE. REFER TO STRUCT.
11. NEW CONCRETE SLAB. REFER TO STRUCT.
12. RE-PURPOSED DOOR. PROVIDE NEW CASING / ARCHITECTURAL WOODWORK ON BOTH SIDES TO REPLICATE EXISTING.
13. RELOCATED DOOR AND ARCHITECTURAL WOODWORK FROM SAME ROOM BELOW.
14. PROVIDE 1 LAYER SAFETY GLASS SECURED TO OUTSIDE OF RAILING SPINDELS. FROM U/S OF HANDRAIL TO TOP OF STRINGER.
15. PROVIDE NEW SUICIDE RESISTANT HANDRAIL TO OUTSIDE WALL OF STAIR ONLY. SEE SECOND FLOOR PLAN ALSO.
16. PROVIDE NEW HOLLOW METAL DOOR & FRAME. 1.5 HR FRR.
17. SALVAGE EXISTING CABINET. RE-INSTALL ONCE MAJOR CONSTRUCTION IS COMPLETE.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR



1 / A2-01 MAIN FLOOR PLAN 1:50

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MAIN FLOOR PLAN

drawn by: JDB
approved by: LO

scale: AS NOTED
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rev. #: R-0

A2
01

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SECOND FLOOR PLAN KEYNOTES

1. NEW PASSENGER LIFT. REFER TO STRUCT & ELEC.
2. NEW FIRE ESCAPE BY MISCELLANEOUS METALS.
3. PREPARE EXISTING FIREPLACE AND SURROUNDING MILLWORK FOR NEW PAINT.
4. CUT SILL OF EXISTING FIRE ESCAPE DOOR TO ALLOW FOR FULL HEIGHT DOOR. MODIFY EXTERIOR WALL AS REQUIRED. MATCH EXISTING FINISHES, INTERIOR AND EXTERIOR.
5. NEW VERANDA/PORCH ROOF BELOW (R3). REFER TO STRUCT.
6. NEW ARCHITECTURAL WOODWORK ARCH TO SPAN BETWEEN NEW COLUMNS. REFER TO INTERIOR ELEVATIONS
7. NEW ARCHITECTURAL WOODWORK TO SURROUND NEW STEEL COLUMN.
8. REFINISH EXISTING RAILING / BANNISTER.
9. INFILL WINDOW OPENINGS WITH WALL ASSEMBLY TO MATCH EXISTING.
10. PROVIDE 1 LAYER SAFETY GLASS SECURED TO OUTSIDE OF RAILING SPINDELS. FROM U/S OF HANDRAIL TO TOP OF STRINGER.
11. PROVIDE NEW GUARDRAIL AT BALCONY EDGE.
12. PROVIDE NEW HOLLOW METAL DOOR & FRAME. 1.5 HR FRR.
13. PROVIDE NEW SUICIDE RESISTANT HANDRAIL TO OUTSIDE WALL OF STAIR AND LANDING.
14. ALL FURNITURE N.I.C.

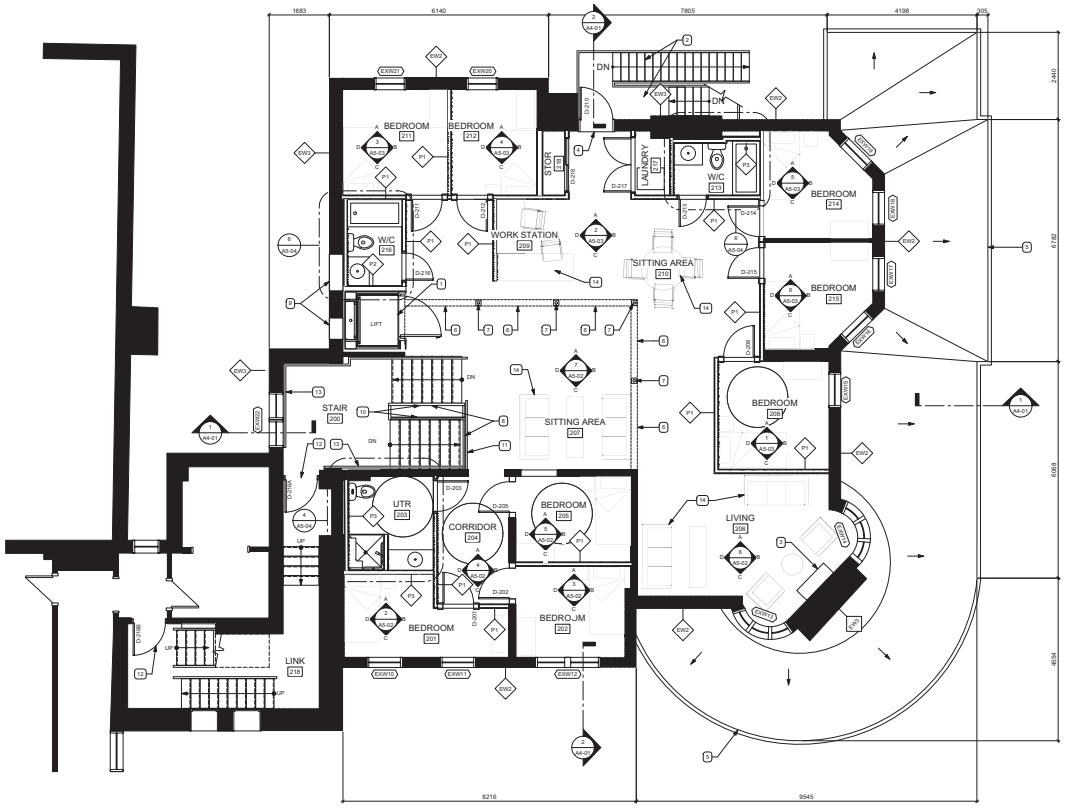
LEGEND

EXISTING WALL TO REMAIN

NEW WALL

EXISTING DOOR TO REMAIN

NEW DOOR



1 A2-02 SECOND FLOOR PLAN 1:50

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drawing information

SECOND FLOOR PLAN

drawn by: JDB
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
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rev. #: R-0

A2
02

THIRD FLOOR PLAN KEYNOTES

1. CUT SILL OF EXISTING FIRE ESCAPE DOOR OPENING AND ROOF STRUCTURE AS REQUIRED TO ALLOW NEW EXIT DOOR WITH FLOOR LEVEL ACCESS.
2. PROVIDE NEW HOLLOW METAL DOOR & FRAME. 1.5HR F.R.R.
3. NEW FIRE ESCAPE BY MISCELLANEOUS METALS.
4. NEW STEP UP TO NEW DOOR.

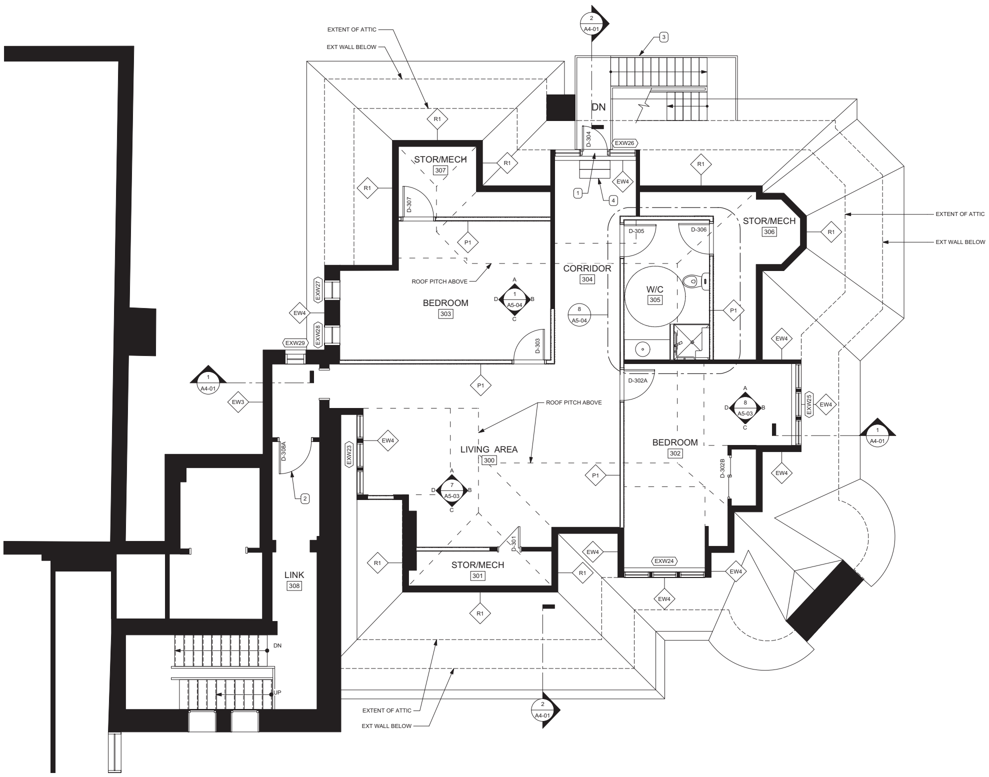
LEGEND

EXISTING WALL TO REMAIN

NEW WALL

EXISTING DOOR TO REMAIN

NEW DOOR



1 / A2-03 THIRD FLOOR PLAN 1:50

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issue / rev.

#	date	issue notes
2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING

professional seals

project information

MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT

442 Scotia St.,
Winnipeg, MB
Canada

client

MARYMOUND
Finding the good

Marymound
442 Scotia St.,
Winnipeg, MB

LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St., Winnipeg, MB

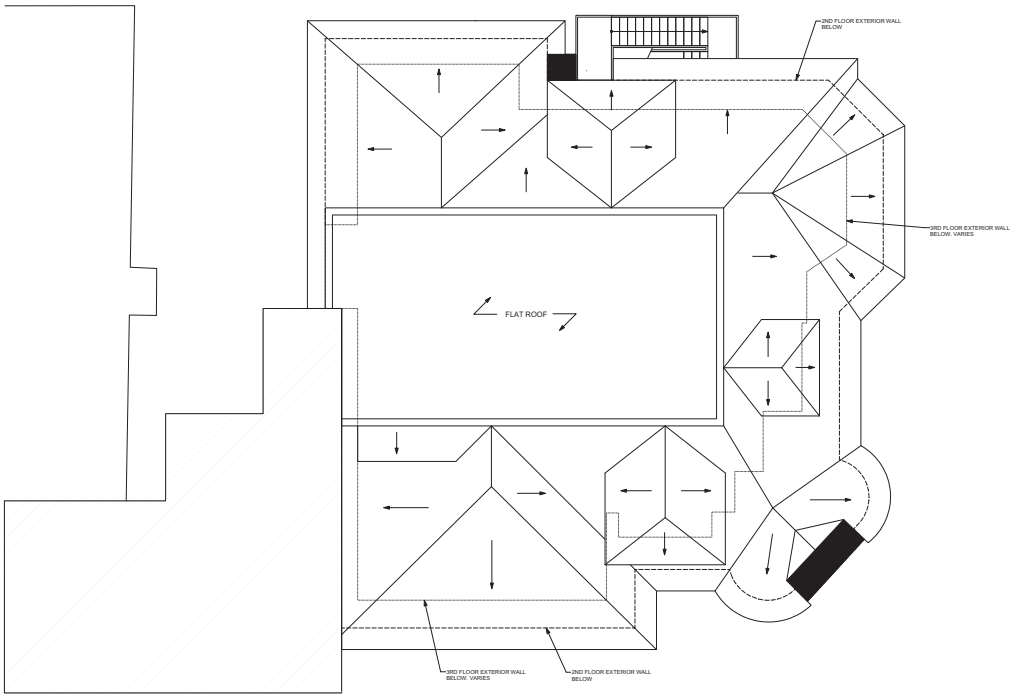
drawing information

THIRD FLOOR PLAN

drawn by: **LZ**
approved by: **LO**

scale: **AS NOTED**
date issued: **2019.05.29**
proj. #: **2018.31**
rev. #: **R-0**

A2 03



1 / A2-04 ROOF PLAN
1:50

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Winnipeg, MB

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442 Scotia St., Winnipeg, MB

drawing information

EXISTING ROOF PLAN

drawn by: LZ
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

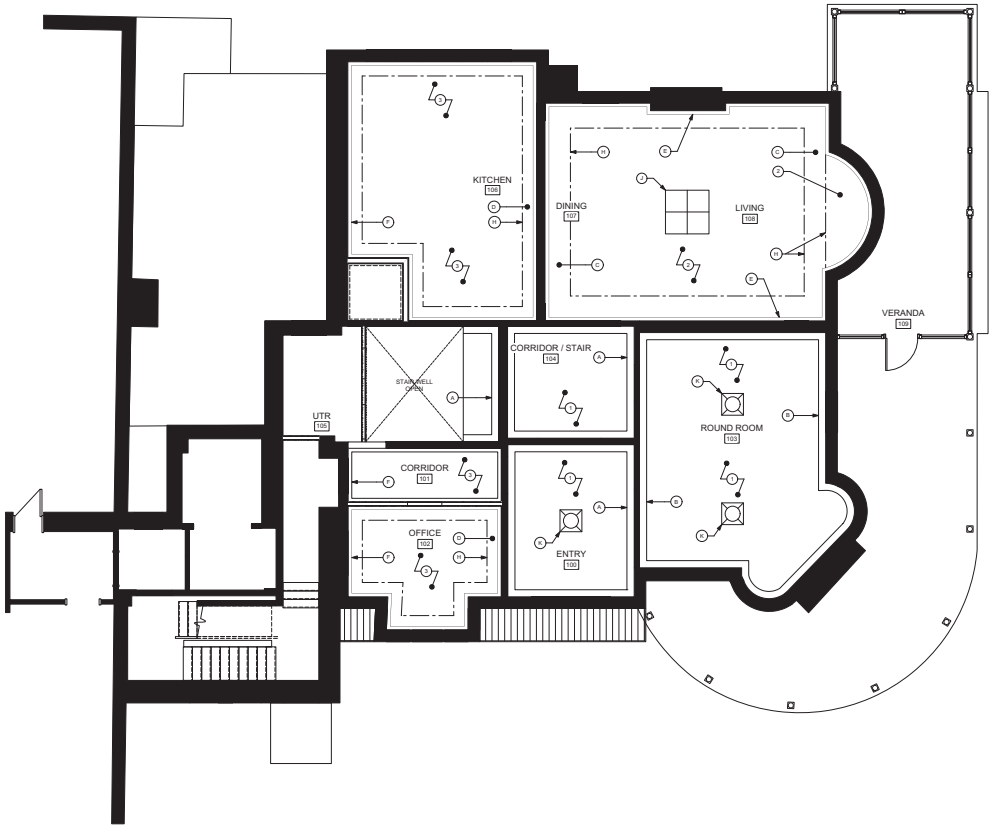
A2
04

TIN CEILING GENERAL FIELD TILE TYPES

1. 610X610 ORNATE, DEEP RELIEF TIN CEILING PANEL. PROVIDE NEW TILE TO MATCH EXISTING. REFER TO SPEC. LOCATIONS: 100, 103, 104.
2. 610X610 ORNATE, SHALLOW RELIEF TIN CEILING PANEL. CAST MOULD AND PROVIDE REPLICA TIN TILES IN SAME LOCATIONS. LOCATION: 108
3. 610X610 ANGULAR RELIEF TIN CEILING PANEL. CAST MOULD AND PROVIDE REPLICA TIN TILES IN SAME LOCATIONS. LOCATIONS: 101, 102, 106
4. 610X610 SECOND FLOOR TIN CEILING TILE. CAST MOULD AND PROVIDE REPLICA TIN TILES IN SAME LOCATIONS. LOCATIONS: 200, 207

TIN CEILING TRIM TILES & CORNICE TYPES

- A. LARGE BULBUS PLASTER CORNICE TYPE WITH DENTILS. LINEAR CORNICE TRIM WHERE WALL MEETS CEILING. REPAIR DAMAGED AREAS AS REQUIRED. CAST MOULD OF EXISTING AND PROVIDE REPLICA PLASTER PIECES IN AREAS BEYOND REPAIR. REFER TO SPEC FOR DETAILED SCOPE OF WORK. LOCATIONS: 100,104.
- B. ORNATE RELIEF PLASTER CORNICE TYPE. LINEAR CORNICE TRIM WHERE WALL MEETS CEILING. REPAIR DAMAGED AREAS AS REQUIRED. CAST MOULD OF EXISTING AND PROVIDE REPLICA PLASTER PIECES IN AREAS BEYOND REPAIR. REFER TO SPEC FOR DETAILED SCOPE OF WORK. LOCATION: 103.
- C. 610X610 DIMPLED TIN CEILING BORDER TILE WITH ORNATE RELIEF ACCENT. INSTALLED ON CEILING, HORIZONTALLY, AROUND PERIMETER OF ROOM. CAST MOULD AND CREATE REPLICA TIN TILES AND INSTALL IN SAME LOCATIONS. LOCATION: 108
- D. 610X610 TEXTURED TIN CEILING BORDER TILE . INSTALLED ON CEILING, HORIZONTALLY, AROUND PERIMETER OF ROOM. CAST MOULD AND CREATE REPLICA TIN TILES AND INSTALL IN SAME LOCATIONS. LOCATION: 102, 106.
- E. TIN CORNICE #1. LINEAR CORNICE TRIM WHERE WALL MEETS CEILING. CAST MOULD OF EXISTING AND PROVIDE REPLICA TIN TRIM PIECES AROUND PERIMETER OF SPACE INCLUDING ALL INSIDE AND OUTSIDE CORNERS. LOCATIONS: 108
- F. TIN CORNICE #2. LINEAR CORNICE TRIM WHERE WALL MEETS CEILING. CAST MOULD OF EXISTING AND PROVIDE REPLICA TIN TRIM PIECES AROUND PERIMETER OF SPACE INCLUDING ALL INSIDE AND OUTSIDE CORNERS. LOCATIONS: 101, 102, 106 .
- G. TIN CORNICE #3. LINEAR CORNICE TRIM WHERE WALL MEETS CEILING. CAST MOULD OF EXISTING AND PROVIDE REPLICA TIN TRIM PIECES AROUND PERIMETER OF SPACE INCLUDING ALL INSIDE AND OUTSIDE CORNERS. LOCATIONS: 200, 207
- H. LINEAR TIN TRIM PIECE. INSTALLED ON CEILING, HORIZONTALLY AS TRANSITION BETWEEN BORDER TILE AND GENERAL FIELD TILE. CAST MOULD OF EXISTING AND PROVIDE REPLICA TIN TRIM PIECES WHERE BORDER TILES OCCUR. LOCATIONS: 102, 106, 108
- J. 1220X1220 ORNATE, SHALLOW RELIEF MEDALIAN ACCENT PANEL AT LIGHT FIXTURE. SALVAGE EXISTING AND REFURBISH FOR REUSE IN SAME LOCATION. LOCATION: 108
- K. 610X610 DEEP RELIEF MEDALIAN ACCENT PANEL AT LIGHT FIXTURE. SALVAGE EXISTING AND REFURBISH FOR REUSE IN SAME LOCATION. LOCATIONS: 100, 104



1 / A2-05 MAIN FLOOR: REFLECTED CEILING PLAN
1:50

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2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING

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project information

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drawing information

MAIN FLOOR REFLECTED CEILING PLAN

drawn by: LZ
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

A2
05



1 / A2-06 SECOND FLOOR: REFLECTED CEILING PLAN
1:50

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2	2019-05-29	ISSUED FOR DEMO PERMIT
1	2019-04-12	ISSUED CLASS B PRICING

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MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT
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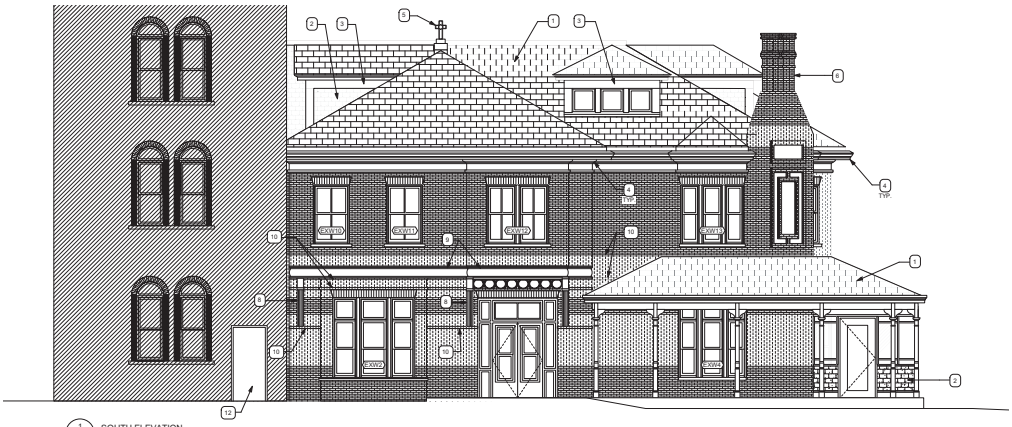
drawing information

SECOND FLOOR REFLECTED CEILING PLAN

drawn by: LZ
approved by: LO

scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

A2 06



1 A3-01 SOUTH ELEVATION 1:50



2 A3-01 EAST ELEVATION 1:50

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ELEVATION KEYNOTES

1. NEW ASPHALT SHINGLES.
2. NEW CEDAR SHAKES.
3. NEW ENGINEERED WOOD TRIM PIECES.
4. NEW EAVESTROUGHS, ARCHITECTURAL WOODWORK, SOFFITS, AND TRIM. REPLICATE EXISTING.
5. SALVAGE AND REINSTALL EXISTING CROSS ONCE ROOF REPLACEMENT IS COMPLETE.
6. EXISTING CHIMNEY TO REMAIN. REPOINT ALL MORTAR JOINTS. REPAIR/REPOINT ALL DECORATIVE TILE WORK.
7. EXISTING CHIMNEY TO BE DISASSEMBLED AND MASONRY SALVAGED FOR REINSTALLATION. REMEDIATE STRUCTURAL ISSUES PRIOR TO REASSEMBLY.
8. EXISTING ARCHITECTURAL BUTTRESS TO REMAIN. REFINISH AND REPAINT.
9. SALVAGE EXISTING ARCHITECTURAL WOODWORK AS REQUIRED TO INSTALL INSULATION. REFINISH AND REPAINT.
10. MASONRY ACCENT BAND. DOCUMENT AND REINSTALL.
11. NEW FIRE ESCAPE.
12. NEW EXIT DOOR.

LEACOCK HOUSE GENERAL DEMOLITION NOTES

A. DOCUMENT INVENTORY, REMOVE, CLEAN AND STORE FOR REINSTALLATION AT ORIGINAL LOCATION, ALL EXTERIOR BRICK VENEER. ALL LOAD BEARING MASONRY AT CHIMNEYS AND WEST EXTERIOR WALL IS TO REMAIN IN PLACE AND TO RECEIVE REPOINTING OF ALL MORTAR JOINTS UNLESS OTHERWISE NOTED.

B. TILE MOSAIC AT SOUTHEAST CHIMNEY IS TO REMAIN. CLEAN AND REPOINT MORTAR JOINTS

C. ALL EXISTING WINDOWS AND EXTERIOR DOORS TO REMAIN IN PLACE AND BE REFURBISHED AS REQUIRED. EACH WINDOW TO BE ASSESSED ON A CASE BY CASE BASIS TO DETERMINE REPLACEMENT/REFURBISHMENT SCOPE OF WORK. ALL EXTERIOR WOOD SILLS TO BE REPLACED WITH TYNDALL STONE.

D. DOCUMENT AND DISASSEMBLE EACH FLAT MASONRY ARCH OBOVE ALL WINDOW/DOOR OPENINGS. REINSTALL TO MATCH EXISTING.

E. REPLACE ALL EXTERIOR FINISHES ON EXISTING 3RD FLOOR GABLES TO MATCH EXISTING.

F. DOCUMENT, MEASURE, AND REMOVE EXISTING WOOD GUTTERS, SOFFIT, AND TRIM. SALVAGE AS REQUIRED TO REPRODUCE TO MATCH EXISTING WITH NEW MATERIAL.

MATERIALS LEGEND

- MASONRY VENEER
- ASPHALT SHINGLES
- CEDAR SHAKES
- EXISTING BEYOND. N.I.C.

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#	date	issue notes
3	2019-05-29	ISSUED FOR DEMO PERMIT
2	2019-04-12	ISSUED CLASS B PRICING
1	2018-08-31	CLASS C PRICING

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project information

MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT
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Winnipeg, MB
Canada

client

Marymound
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LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St., Winnipeg, MB

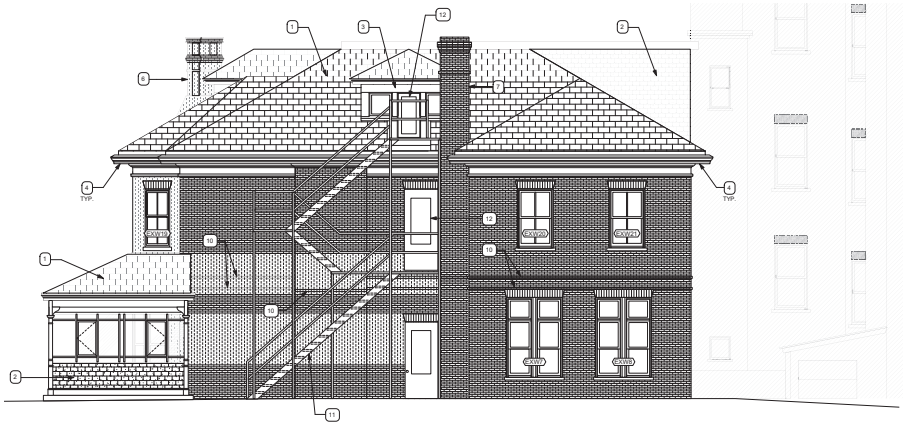
drawing information

EXTERIOR ELEVATIONS

drawn by: JDB
approved by: LO

scale: 1:50
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

A3
01



1 NORTH ELEVATION
A3-02 1:50

ELEVATION KEYNOTES

1. NEW ASPHALT SHINGLES.
2. NEW CEDAR SHAKES.
3. NEW ENGINEERED WOOD TRIM PIECES.
4. NEW EAVESTROUGHS, ARCHITECTURAL WOODWORK, SOFFITS, AND TRIM. REPLICATE EXISTING.
5. SALVAGE AND REINSTALL EXISTING CROSS ONCE ROOF REPLACEMENT IS COMPLETE.
6. EXISTING CHIMNEY TO REMAIN. REPOINT ALL MORTAR JOINTS. REPAIR/REPOINT ALL DECORATIVE TILE WORK.
7. EXISTING CHIMNEY TO BE DISASSEMBLED AND MASONRY SALVAGED FOR REINSTALLATION. REMEDIATE STRUCTURAL ISSUES PRIOR TO REASSEMBLY.
8. EXISTING ARCHITECTURAL BUTTRESS TO REMAIN. REFINISH AND REPAINT.
9. SALVAGE EXISTING ARCHITECTURAL WOODWORK AS REQUIRED TO INSTALL INSULATION. REFINISH AND REPAINT.
10. MASONRY ACCENT BAND. DOCUMENT AND REINSTALL.
11. NEW FIRE ESCAPE.
12. NEW EXIT DOOR.

LEACOCK HOUSE GENERAL DEMOLITION NOTES

A. DOCUMENT INVENTORY, REMOVE, CLEAN AND STORE FOR REINSTALLATION AT ORIGINAL LOCATION, ALL EXTERIOR BRICK VENEER. ALL LOAD BEARING MASONRY AT CHIMNEYS AND WEST EXTERIOR WALL IS TO REMAIN IN PLACE AND TO RECEIVE REPOINTING OF ALL MORTAR JOINTS UNLESS OTHERWISE NOTED.

B. TILE MOSAIC AT SOUTHEAST CHIMNEY IS TO REMAIN. CLEAN AND REPOINT MORTAR JOINTS

C. ALL EXISTING WINDOWS AND EXTERIOR DOORS TO REMAIN IN PLACE AND BE REFURBISHED AS REQUIRED. EACH WINDOW TO BE ASSESSED ON A CASE BY CASE BASIS TO DETERMINE REPLACEMENT/REFURBISHMENT SCOPE OF WORK. ALL EXTERIOR WOOD SILLS TO BE REPLACED WITH TYNDALL STONE.

D. DOCUMENT AND DISASSEMBLE EACH FLAT MASONRY ARCH OBOVE ALL WINDOW/DOOR OPENINGS. REINSTALL TO MATCH EXISTING.

E. REPLACE ALL EXTERIOR FINISHES ON EXISTING 3RD FLOOR GABLES TO MATCH EXISTING.

F. DOCUMENT, MEASURE, AND REMOVE EXISTING WOOD GUTTERS, SOFFIT, AND TRIM. SALVAGE AS REQUIRED TO REPRODUCE TO MATCH EXISTING WITH NEW MATERIAL.

MATERIALS LEGEND

- MASONRY VENEER
- ASPHALT SHINGLES
- CEDAR SHAKES
- EXISTING BEYOND. N.I.C.

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442 Scotia St., Winnipeg, MB

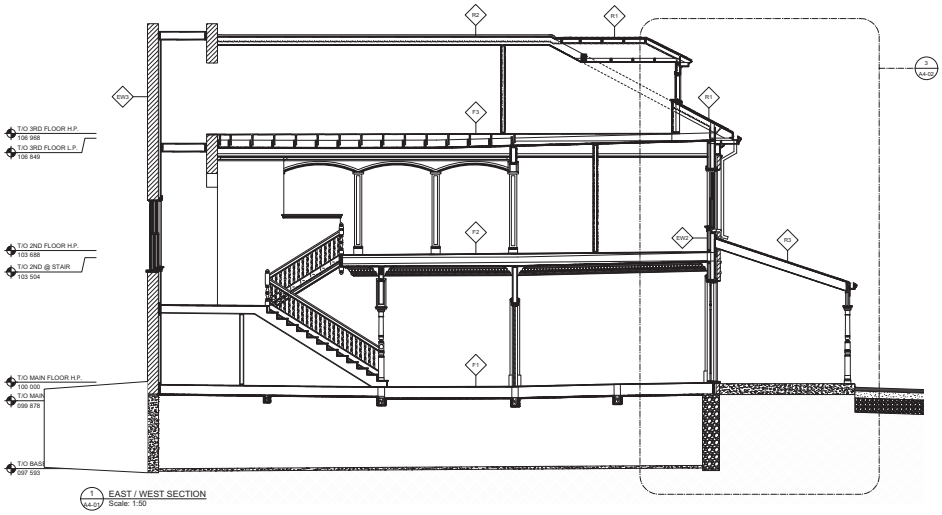
drawing information

EXTERIOR ELEVATIONS

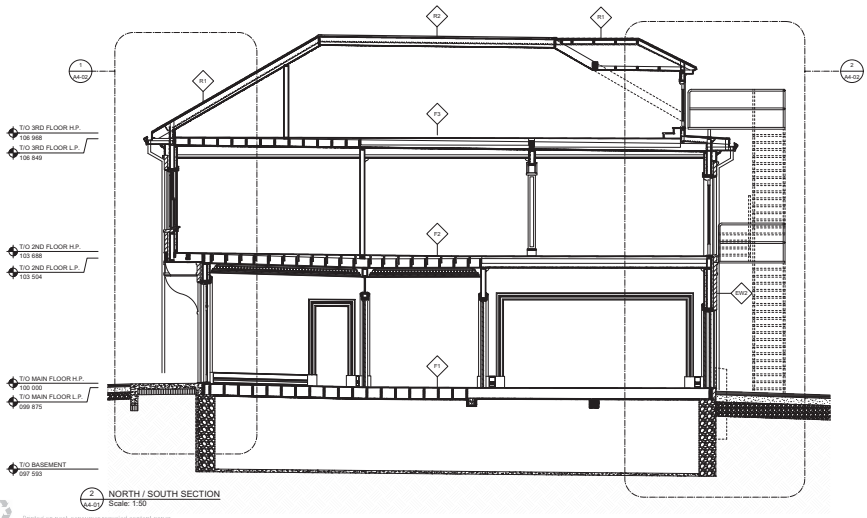
drawn by: JDB
approved by: LO

scale: 1:50
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

A3 02



1 A4-01 EAST / WEST SECTION
Scale: 1:50



2 A4-01 NORTH / SOUTH SECTION
Scale: 1:50

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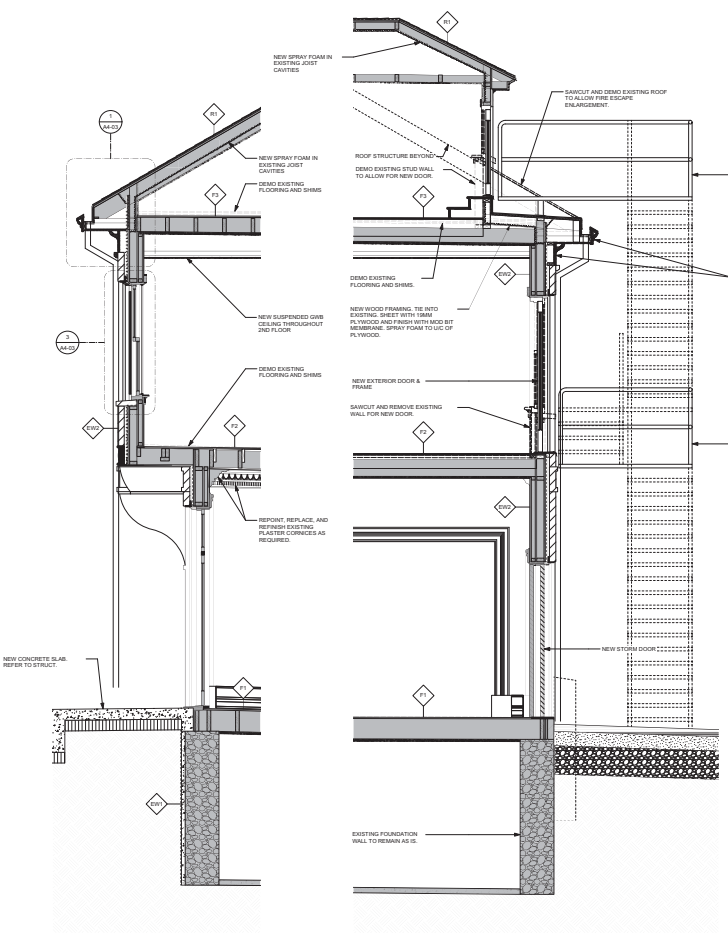
drawing information

BUILDING SECTIONS

drawn by: JDB
approved by: LO

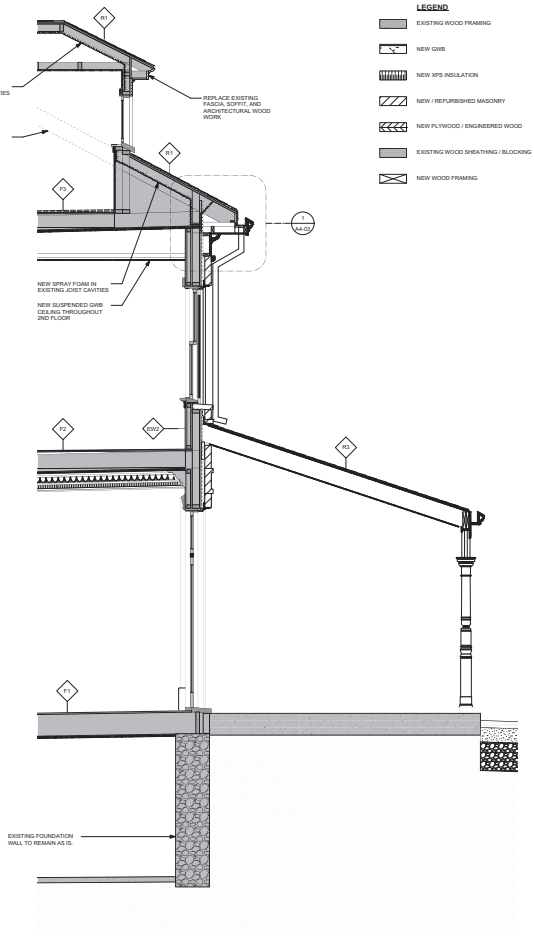
scale: AS NOTED
date issued: 2019.05.29
proj. #: 2018.31
rev. #: R-0

A4
01



1 A4-02 ENTRY WALL SECTION
Scale: 1:25

2 A4-02 FIRE ESCAPE WALL SECTION
Scale: 1:25



3 A4-02 EAST WALL SECTION
Scale: 1:25

LEGEND

- EXISTING WOOD FRAMING
- NEW GWB
- NEW XPS INSULATION
- NEW / REFURBISHED MASONRY
- NEW PLYWOOD / ENGINEERED WOOD
- EXISTING WOOD SHEATHING / BLOCKING
- NEW WOOD FRAMING

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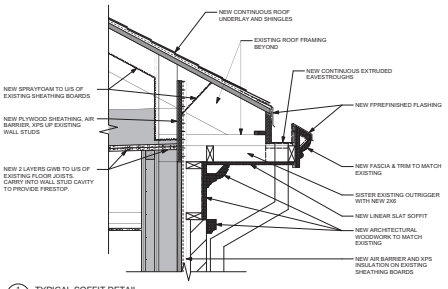
drawing information

WALL SECTIONS

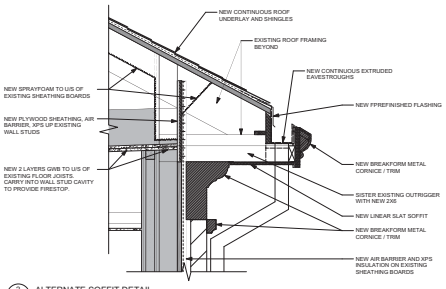
drawn by: JDB
approved by: LO

scale: AS NOTED
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rev. #: R-0

A4
02



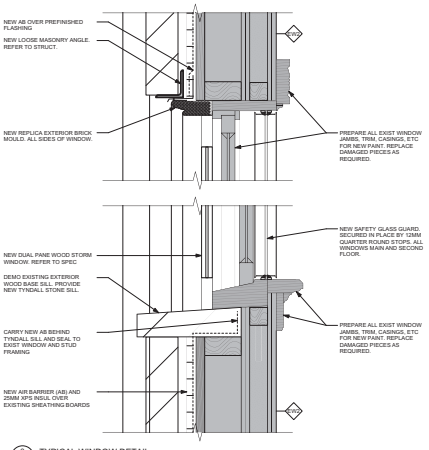
1 A4-03 TYPICAL SOFFIT DETAIL
Scale: 1:10



2 A4-03 ALTERNATE SOFFIT DETAIL
Scale: 1:10

LEGEND

- EXISTING WOOD FRAMING
- NEW GWB
- NEW XPS INSULATION
- NEW / REFURBISHED MASONRY
- NEW PLYWOOD / ENGINEERED WOOD
- EXISTING WOOD SHEATHING / BLOCKING
- NEW WOOD FRAMING



3 A4-03 TYPICAL WINDOW DETAIL
Scale: 1:5

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drawing information

SECTION DETAILS

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approved by: LO

scale: AS NOTED
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LEACOCK RESIDENCE REDEVELOPMENT
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A4 03

GENERAL NOTES

1. STRUCTURAL DESIGN BASED ON THE MANITOBA BUILDING CODE 2011 EDITION.
   A) IMPORTANCE CATEGORY: NORMAL
   B) WIND LOAD: Q50 = 0.45 KPA
   C) GROUND SNOW LOAD: Ss = 1.9 KPA
   D) ASSOCIATED RAIN LOAD: Sr = 0.2 KPA
2. SEISMIC SITE CLASSIFICATION: NOT APPLICABLE
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
   THESE STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE AND DO NOT INDICATE ALL COMPONENTS NECESSARY FOR SAFETY DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON AND AROUND THE JOBSITE DURING CONSTRUCTION.

FOUNDATIONS

1. A COPY OF THE GEOTECHNICAL REPORT COMMISSIONED BY THE OWNER IS AVAILABLE FOR REVIEW AT THE OFFICES OF THE ARCHITECT CONSULTANT.
2. NOTWITHSTANDING THE INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT THE FOUNDATION AND GENERAL CONTRACTORS SHALL SATISFY THEMSELVES AS TO THE PREVAILING CONDITIONS AT THE SITE AS NO EXTRAS SHALL BE GRANTED SHOULD CONDITIONS DIFFER FROM THOSE INDICATED.
3. ALL FRICTION PILES ARE DESIGNED BASED ON THE FOLLOWING:
   A) ULS SKIN FRICTION OF 42 kPa THIS FRICTION VALUE IS TO BE HAS BEEN MULTIPLIED BY A GEOTECHNICAL RESISTANCE FACTOR OF 0.4.
   B) SLS SKIN FRICTION OF 16.8 kPa
   C) EFFECTIVE LENGTH OF FRICTION PILES IS TOTAL LENGTH AS SHOWN ON PLAN MINUS 2400 mm FOR PERIMETER AND EXTERIOR PILES AND MINUS 1500 mm FOR INTERIOR PILES BELOW BASEMENT.
   D) FRICTION PILE REINFORCING TO BE 6000 mm LONG UNLESS NOTED IN PLANS; 10M RINGS AT 1200 mm ON-CENTRE AND 3-10M RINGS AT 150 mm ON-CENTRE AT TOP. EXTEND VERTICAL PILE REINFORCING 450 MM INTO BEAMS OR WALLS. PILE REINFORCING TO BE 5-10M FOR 400 mm, 6-10M FOR 450 mm, 5-15M FOR 500 mm, 5-15M FOR 550 mm, 6-15M FOR 600 mm.
4. ALL FOOTINGS ARE DESIGNED BASED ON CAPACITIES AS FOLLOWS:
   A) ULS BEARING CAPACITY OF 150 kPa THIS BEARING CAPACITY HAS BEEN MULTIPLIED BY A GEOTECHNICAL RESISTANCE FACTOR OF 0.5,
   B) SLS BEARING CAPACITY OF 72 kPa.
   C) FOOTINGS SHALL BE POURED ON UNDISTURBED NATIVE SOIL.

CAST-IN-PLACE CONCRETE

I CONCRETE

1. ALL CONCRETE IS TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF CSA-A23.1-14 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" AND CSA-A23.2-14 "METHOD OF TEST FOR CONCRETE".
2. PROVIDE CERTIFICATION THAT MIX PROPORTIONS SELECTED WILL PRODUCE CONCRETE OF QUALITY, YIELD AND STRENGTH AS SPECIFIED IN CONCRETE MIXES, AND WILL COMPLY WITH CSA-A23.1. CERTIFICATION LETTER TO BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF MANITOBA.
3. PROVIDE CERTIFICATION THAT PLANT, EQUIPMENT, AND MATERIALS TO BE USED IN CONCRETE COMPLY WITH REQUIREMENTS OF CSA-A23.1, CERTIFICATION LETTER TO BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF MANITOBA.
4. CONCRETE PROPERTIES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

PILES:	32 MPa MIN. AT 56 DAYS CLASS OF EXPOSURE: S-2 ENTRAINED AIR/CATEGORY: 2 (4% TO 7%) CEMENT TYPE: HS AGGREGATE: MAX. 20 mm CURING TYPE: TYPE 2 – ADDITIONAL SLUMP: MIN. 120 mm
EXTERIOR WALLS AND GRADE BEAMS:	25 MPa MIN. AT 28 DAYS CLASS OF EXPOSURE: F-2 ENTRAINED AIR/CATEGORY: 2 (4% TO 7%) AGGREGATE MAX. 20 mm CURING TYPE: 2 – ADDITIONAL
EXTERIOR STRUCTURAL SLABS:	35 MPa MIN. AT 28 DAYS CLASS OF EXPOSURE: C-1 ENTRAINED AIR/CATEGORY: 1 (5% TO 8%) AGGREGATE MAX. 20 mm CURING TYPE: TYPE 2 – ADDITIONAL
EXTERIOR SLABS–ON–GRADE:	32 MPa MIN. AT 28 DAYS CLASS OF EXPOSURE: C-2 ENTRAINED AIR/CATEGORY: 1 (5% TO 8%) AGGREGATE MAX. 20 mm CURING TYPE: TYPE 2 – ADDITIONAL
INTERIOR SLABS–ON–GRADE:	25 MPa MIN. AT 28 DAYS CLASS OF EXPOSURE: N ENTRAINED AIR/CATEGORY: NONE AGGREGATE MAX. 20 mm CURING TYPE: TYPE 1 – BASIC

   UNLESS INDICATED OTHERWISE THE GENERAL CONTRACTOR SHALL SPECIFY CONCRETE SLUMP APPROPRIATE WITH PLACEMENT METHODS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SPECIFIED SLUMP MUST BE SHOWN ON THE CERTIFICATION LETTER AND CONCRETE DELIVERY TICKET.
5. UNLESS STATED OTHERWISE CONCRETE CURING TO CONFORM TO THE LATEST EDITION OF CSA-A23.1-14 AS FOLLOWS:
   A) TYPE 1 – BASIC; 3 DAYS ≥ 10°C AND FOR A TIME NECESSARY TO ATTAIN 40% OF THE SPECIFIED STRENGTH.
   B) TYPE 2 – ADDITIONAL; 7 DAYS ≥ 10°C AND FOR A TIME NECESSARY TO ATTAIN 70% OF THE SPECIFIED STRENGTH.
   C) TYPE 3 – EXTENDED; 7 DAYS WET CURING ≥ 10°C.
6. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C260/C260M-10A "STANDARD SPECIFICATION FOR AIR ENTRAINING ADMIXTURES FOR CONCRETE". SUPERPLASTICIZING ADMIXTURES SHALL CONFORM TO ASTM C494/C494M "STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE" OR ASTM C1017/C1017M "STANDARD SPECIFICATION FOR CHEMICAL ADMIXTURES FOR USE IN PRODUCING FLOWING CONCRETE" WHEN FLOWING CONCRETE IS APPLICABLE. AIR ENTRAINED ADMIXTURES TO HAVE A DURABILITY FACTOR GREATER THAN 75, WHEN TESTED TO ASTM STANDARDS C666/C666M PROCEDURE A. SPACING FACTOR FOR ANY AIR ENTRAINING ADMIXTURE MUST BE 0.17MM OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM C457 "STANDARD TEST METHOD FOR MICROSCOPICAL DETERMINATION OF PARAMETERS OF THE AIR-VOID SYSTEM IN HARDENED CONCRETE".

II REINFORCING STEEL

1. ALL REINFORCING STEEL TO BE CSA-G30.18M-09 GRADE 400R DEFORMED BARS EXCEPT COLUMN TIES AND BEAM STIRRUPS WHICH SHALL BE GRADE 400M STEEL.
2. ALL REINFORCING IS TO BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF THE REINFORCING STEEL INSTITUTE OF CANADA – MANUAL OF STANDARD PRACTICE, EXCEPT OTHERWISE NOTED.
3. WELDED STEEL WIRE MESH SHALL BE TO ASTM A185/A185M-07, 400 MPa YIELD, FLAT SHEETS ONLY.
4. REINFORCING STEEL COVER IS TO CONFORM TO CAN/CSA A23.3-14 "DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS" AND AS FOLLOWS:

EXTERIOR WALLS: EXPOSURE CLASS: F-2	40 mm OUTSIDE FACE	20 mm INSIDE FACE.
EXTERIOR STRUCTURAL SLABS: EXPOSURE CLASS: F-2	40 mm TOP	40 mm BOTTOM
GRADE BEAMS: EXPOSURE CLASS: F-2	50 mm BOTTOM TO TIES	40 mm SIDES AND TOP TO TIES
PILES: EXPOSURE CLASS: S-2	75 mm TO TIES	
INTERIOR SLABS–ON–GRADE: EXPOSURE CLASS: N	40 mm TOP	20 mm BOTTOM
EXTERIOR SLABS–ON–GRADE: EXPOSURE CLASS: F-2	40 mm TOP	40 MM BOTTOM

5. IN WALLS AND GRADE BEAMS, BEND ALL TOP AND INTERMEDIATE HORIZONTAL STEEL 600 mm AROUND CORNERS, OR USE EXTRA L BARS 1200 mm LONG. ALL OPENINGS IN WALLS TO HAVE 2–15M EACH SIDE AND 2–25M OVER, EXCEPT AS NOTED.
6. TOP STEEL IN BEAMS TO BE LAPPED AT CENTRE SPAN, BOTTOM STEEL TO BE BUTTED AT SUPPORT.
7. ALL REINFORCING TO BE HELD IN PLACE, AND TIED BY THE USE OF PROPER ACCESSORIES, SUCH AS HI-CHAIRS, SPACERS, ETC. TO BE SUPPLIED BY THE REINFORCING STEEL FABRICATOR. HI-CHAIRS TO HAVE 4 LEGS AND TO BE STAPLED OR NAILED TO THE FORMWORK.
8. ALL OPENINGS IN CAST-IN-PLACE CONCRETE FLOWORK TO BE TRIMMED WITH 2–15M ALL AROUND ON BOTH FACES, EXCEPT AS NOTED.
9. FOR ALL STRUCTURAL SLABS A MINIMUM OF 50% OF THE BOTTOM STEEL SHALL BE CONTINUED A MINIMUM DISTANCE OF 150 mm INTO ALL SUPPORTING WALLS AND BEAMS. IF KEYS ARE USED AT JOINTS BETWEEN SLABS AND WALLS OR BEAMS, BOTTOM DOWELS EQUAL TO BOTTOM REINFORCEMENT OR 10M AT 300 mm O/C SHALL BE PROVIDED WHICHEVER IS GREATER.
10. ALL MISCELLANEOUS CONCRETE PADS AND CURBS ARE TO BE REINFORCED WITH A MINIMUM OF 10M AT 400 mm O/C EACH WAY, UNLESS NOTED.
11. WHEN CONCRETE BEAMS ARE CAST INTO A WALL CHASE, DOWELS SIZE AND NUMBER SAME AS BEAM REINFORCING ARE TO BE PROVIDED FROM WALL, UNLESS OTHERWISE SHOWN ON PLAN.
12. PROVIDE MINIMUM 2–10M BOTTOM INTEGRITY BARS THROUGHOUT STRUCTURES IN ACCORDANCE WITH CSA A23.3–14, CLAUSE 13.10.6.

II FORMWORK

1. SHEARMAT OR APPROVED CARDBOARD VOIDFORM WITH A MIN. DEPTH OF 150 mm SHALL BE USED AS THE BOTTOM FORM FOR STRUCTURAL SLABS AT GRADE, GRADE BEAMS, AND WALLS IN CONTACT WITH SOIL. SELECT AND INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. ACCESSORIES SUCH AS HI-CHAIRS, SPACERS, ETC. SHALL BE SUPPORTED BY PADS OF PLYWOOD OR TEMPERED HARDBOARD TO PREVENT PUNCTURING THE VOIDFORM.
3. UNLESS NOTED OTHERWISE PROVIDE SLIP JOINT ALL PAVING OR CONCRETE SLABS ON GRADE AGAINST STRUCTURAL MEMBERS WITH 12 mm ASPHALT IMPREGNATED FIBREBOARD.
4. ALL CONSTRUCTION JOINT KEYS ARE TO BE A MINIMUM OF 40 mm DEEP.
5. ALL STRUCTURAL SLABS FINishING INTO BASEMENT WALLS ARE TO HAVE A MINIMUM KEY OF 40 mm.
6. PLACE 10 MIL POLYETHYLENE UNDER ALL SLABS ON FILL AND OVER TOP OF VOIDFORM.
7. PROVIDE 150 mm WIDE, RIBBED, PVC WATERSTOPS IN ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS IN ALL EXTERIOR WALLS BELOW GRADE AND PIT WALLS.

STRUCTURAL STEEL

1. THE STRUCTURAL STEEL FABRICATOR'S ENGINEER SHALL BE RESPONSIBLE FOR LOCATING AND DESIGNING PROVISIONS FOR ALL TEMPORARY FALL PROTECTION SYSTEMS REQUIRED DURING CONSTRUCTION TO MEET MANITOBA WORKPLACE HEALTH AND SAFETY REGULATIONS.
2. STRUCTURAL STEEL TO CONFORM TO CSA-G40.21, "STRUCTURAL QUALITY STEELS" AND CSA-G40.20 "GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL".
3. ALL ROLLED OR STEEL STRUCTURAL SECTIONS SHALL BE G40.21–300W. ALL HOLLOW STRUCTURAL SECTIONS TO BE G40.21–350W CLASS C OR ASTM A500–C. ALL ANGLES, CHANNELS AND PLATES SHALL BE G40.21–300W.
4. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE PERFORMED IN ACCORDANCE WITH CSA S16–14, "DESIGN OF STEEL STRUCTURES".
5. ALL WELDING SHALL CONFORM TO THE LATEST EDITION OF CSA W59, "WELDED STEEL CONSTRUCTION". FABRICATORS SHALL BE PROPERLY CERTIFIED IN ACCORDANCE WITH CSA W47.1, "CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES".
6. ALL BOLTED CONNECTIONS TO USE A325 HIGH STRENGTH BOLTS. MINIMUM CONNECTION SHALL CONSIST OF 2 BOLTS.
7. ALL STRUCTURAL STEEL IS TO RECEIVE ONE COAT OF CISC/CPMA 1–73A QUICK DRYING SHOP PRIMER. STEEL IN CRAWLSPACES SHALL RECEIVE 2 COATS. STEEL TO BE CLEANED IN CONFORMANCE WITH SSPC–SP2. STEEL RECEIVING FINISH PAINTING TO HAVE ONE COAT OF CISC/CPMA 2–75 QUICK DRYING SHOP PRIMER. STEEL TO BE CLEANED IN CONFORMANCE WITH SSPC–SP7.
8. STRUCTURAL STEEL SUPPLIER TO PROVIDE 40 MM X 5 MM MASONRY ANCHORS BY 400 MM LONG WITH 50 MM HOOK AT 800 MM O/C, ON ALL COLUMNS AND BEAMS IN CONTACT WITH MASONRY.
9. NO HOLES PERMITTED IN TOP FLANGE OF BEAMS AT COLUMNS WHERE BEAMS ARE CONTINUOUS OVER COLUMNS.
10. ALL BEAMS CONTINUOUS OVER COLUMNS ARE TO HAVE WEB STIFFENERS THE SAME SIZE AND ORIENTATION AS THE COLUMN BELOW, UNLESS OTHERWISE NOTED.
11. ANCHOR BOLTS TO BE ASTM A307 GRADE A OR ASTM F1554 GRADE 36, WELDABLE, PROVIDED BY STEEL SUPPLIER AND SET BY THE GENERAL CONTRACTOR. WHERE ASTM F1554 GRADE 55 ANCHOR BOLTS ARE USED, BOLTS TO BE WELDABLE GRADE STEEL.
12. FABRICATOR TO NOTIFY ENGINEER OF ANY PROPOSED MEMBER SUBSTITUTIONS AND CHANGED CONNECTION DETAILS.
13. THE STRUCTURAL STEEL SUPPLIER SHALL PROVIDE AND BE RESPONSIBLE FOR ALL HOLES IN STEEL SECTIONS REQUIRED BY OTHER TRADES. SECTION SHALL BE STRENGTHENED WHERE REQUIRED TO GUARANTEE THE ORIGINAL STRENGTH OF THE BEAM. ANY CUTTING OF STEEL AT THE JOB SITE SHALL BE DONE ONLY AS DIRECTED AND APPROVED BY THE ENGINEER.
14. STRUCTURAL STEEL SUPPLIER IS TO SUBMIT ENGINEERING DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF MANITOBA COVERING THE DESIGN OF CONNECTIONS. TO THE PROJECT DESIGN ENGINEER FOR REVIEW PRIOR TO FABRICATION. CONNECTION DESIGN TO INCLUDE FOR ALL ADJUSTABLE CONNECTIONS REQUIRED TO SUIT FABRICATION AND ERECTION PROCEDURES AND TOLERANCES.

MISCELLANEOUS METAL – STEEL STAIR AND GUARDRAILS

1. STEEL STAIR AND GUARDRAIL SUPPLIER IS TO SUBMIT ENGINEERING DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF MANITOBA FOR REVIEW BY THE PROJECT ENGINEER, PRIOR TO FABRICATION. ENGINEERING SHOP DRAWINGS SHALL INCLUDE DESIGN LOADS, LAYOUT PLAN, CONNECTION DETAILS, AND ALL OTHER PERTINENT INFORMATION.
2. STEEL STAIR AND GUARDRAIL SUPPLIER/DESIGNER SHALL PROVIDE A FINAL INSPECTION AND A LETTER SEALED BY THE ENGINEER RESPONSIBLE FOR THE STAIR AND GUARDRAIL DESIGN, CERTIFYING THAT STAIRS AND GUARDRAILS ARE CONSTRUCTED AND INSTALLED AS PER DESIGN ASSUMPTIONS AND INSTALLATION REQUIREMENTS.

WOOD

1. ALL WOOD TO BE NO.1/NO.2 SPF, ALL WOOD TO BE KILN DRIED.
2. ALL WALLS TO BE ADEQUATELY BRACED UNTIL SHEATHING INSTALLED ON WALLS, FLOOR BELOW AND STRUCTURES ABOVE.
3. THE BOTTOM PLATE AT THE MAIN FLOOR IS TO BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" DIAMETER ANCHOR BOLTS @ 2000 MM LONG AT 1200 MM O/C.
4. NAILING PATTERNS AND NAIL LENGTHS SHALL CONFORM TO TABLE 9.23.3.4. AND 9.23.3.5. OF THE NATIONAL BUILDING CODE RESIDENTIAL STANDARDS, UNLESS OTHERWISE NOTED.
5. PLYWOOD SUB-FLOORING AND SHEATHING SHALL BE EXTERIOR DOUGLAS FIR PLYWOOD CONFORMING TO CSA O121–08(R2013) "DOUGLAS FIR PLYWOOD" UNLESS OTHERWISE NOTED.
6. ALL JOISTS OR BEAMS FLUSH FRAMED INTO OTHER BEAMS SHALL BE CONNECTED USING METAL JOIST OR BEAM HANGERS.
7. PARALLAM FLEXURAL MEMBERS TO BE 2.0E PSL GRADE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED ALTERNATE.
8. MICRO=LAM LVL FLEXURAL MEMBERS TO BE 2.0E GRADE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED ALTERNATE.
9. PARALLAM POSTS TO BE 1.8E PSL GRADE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED ALTERNATE.
10. TIMBERSTRAND STUDS TO BE 1.5E LSL COMMERCIAL GRADE AS MANUFACTURED BY WEYERHAEUSER OR APPROVED ALTERNATE.

PILE CAP SCHEDULE

MARK	DESCRIPTION
PC1	300x1500 x 600 DEEP CONCRETE PILE CAP R/W 6 – 20M LONGITUDINAL 5 – 15M TRANSVERSE

CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION
CB1	200 WIDE x 600 DEEP CONCRETE BEAM R/W 2 – 20M CONT TOP & BOTTOM 2 – 10M HORIZ, EACH FACE 10M STIRRUPS @ 250 O/C ON 150 CARDBOARD VOIDFORM
CB2	250 WIDE x 600 DEEP CONCRETE BEAM R/W 3 – 20M CONT TOP & BOTTOM 2 – 10M HORIZ, EACH FACE 10M STIRRUPS @ 250 O/C ON 150 CARDBOARD VOIDFORM

LINTEL SCHEDULE

MARK	DESCRIPTION
L1	2 – 38x235 C/W SINGLE JACK STUD AND SINGLE KING STUD, EACH SIDE
L2	2 – 44x235 LVL C/W DOUBLE JACK STUDS AND SINGLE KING STUD, EACH SIDE
L3	2 – 38x184 C/W SINGLE JACK STUD AND SINGLE KING STUD, EACH SIDE

CONCRETE SLAB SCHEDULE

MARK	DESCRIPTION	REINFORCING
S1	150 CONCRETE ONE–WAY SLAB ON 150 CARDBOARD VOIDFORM	15M TOP & BOTTOM, EACH WAY @ 200 O/C

WOOD POST SCHEDULE

MARK	DESCRIPTION
WP1	2 – 38x140
WP2	3 – 38x184
WP3	2 – 38x140 C/W SOLID HORIZONTAL BLOCKING AT MID HEIGHT. METAL POST CAP AND BASE. BEAM POST ON EXISTING WALL BOTTOM PLATE. GROUT SOLID U/S OF BOTTOM PLATE / SHEATHING TO EXISTING FOUNDATION WALL BELOW
WP4	2 – 38x89
WP5	3 – 38x89 C/W METAL POST & CAP BASE
WP6	3 – 38x140

COLUMN SCHEDULE

MARK	DESCRIPTION
C1	HSS 64x64x4.8 GALV COLUMN W/ 230x230x19 GALV BASE PLATE C/W 4–19Ø x 450 LG x 75 HOOK ANCHOR BOLTS ON 25 NON–SHRINK GROUT
C2	HSS 64x64x4.8 GALV COLUMN WITH 230x100x19 BASE PLATE C/W 13Ø LAG BOLTS. 50 EMBEDMENT TO EXIST WALL BOTTOM PLATE
C3	HSS 64x64x4.8 COLUMN WITH 125x200x19 BASE PLATE C/W 2–16Ø THREADED RODS. EMBED 250 WITH HILTI HIT–HY 200 ADHESIVE

STEEL POST SCHEDULE

MARK	DESCRIPTION
SP1	HSS 64Ø6.4 WITH ADJUSTABLE POST CAP AND 152x152x13 BASE PLATE ON 25 NON–SHRINK GROUT FOR NEW CONC 2–13Ø x 450 LG x 75 HOOK ANCHOR BOLTS FOR EXISTING CONC 2–13Ø SS THREADED RODS EMBED 130 W/ HILTI HIT–HY 200 ADHESIVE
SP2	HSS 76Ø6.0 C/W STEEL SADDLE AND 152x152x13 BASE PLATE SOLID BLOCKING TO POST BELOW
SP3	MITEK RECLMOX 3.0 ADJUSTABLE STEEL POST 10 THK RENT U–SADDLE WELDED TO TOP PLATE C/W 13Ø THRU BOLTS SITE VERIFY SHAPE ON SITE. WELD BOTTOM PLATE TO 270x270x19 BASE PLATE 25 NON–SHRINK GROUT. FOR NEW CONC 4–19Ø x450 LG x75 HOOK ANCHOR BOLTS FOR EXISTING CONC 4–19Ø THREADED RODS EMBED 150 W/ HILTI HIT–HY 200 ADHESIVE

WALL SCHEDULE

MARK	DESCRIPTION
W1	38x89 No 1/2 SPF @ 400 O/C C/W DBL CONT TOP PLATE & SINGLE CONT BOTTOM PLATE

JOIST SCHEDULE

MARK	DESCRIPTION
J1	44x285 LVL SISTERED TO EXISTING JOISTS @ 600± O/C OR 44x235 @ 300 O/C

BEAM SCHEDULE

MARK	DESCRIPTION
B1	2–44x241 LVL – FLUSH
B2	4–44x406 LVL – DROP
B3	2–44x235 LVL – DROP
B4	4–44x286 LVL – FLUSH
B5	2–44x235 LVL – FLUSH
B6	44x235 LVL – FLUSH
B7	3–44x184 LVL – FLUSH
B8	4–44x184 LVL – FLUSH OR 2–44x235 LVL – FLUSH
B9	2–44x184 LVL – FLUSH
B10	4–44x235 LVL – FLUSH
B11	44x241 LVL LEDGER LAGGED TO WITH 2 ROWS OF 9.5Ø GRK STRUCTURAL SCREWS W/ 76 EMBEDMENT INTO EXISTING WALL STUDS @ 400± O/C.

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issue / rev.

D	2019-04-12	ISSUED FOR CLASS B PRICING
C	2019-04-05	ISSUED FOR COORDINATION
B	2019-03-13	ISSUED FOR COORDINATION
A	2018-08-31	ISSUED FOR CLASS C PRICING
#	date	issue notes

professional seals

NOTE: PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION

project information

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Marymound
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drawing information

GENERAL NOTES & SCHEDULES

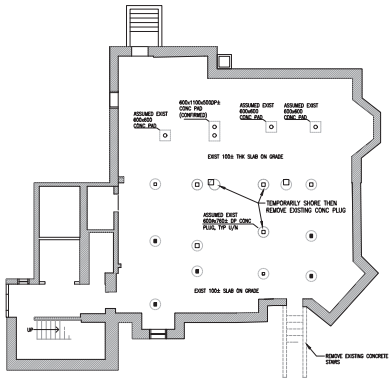
drawn by: SAS
approved by: BDH

scale: AS SHOWN
date issued: 2019.04.12
proj. #: 2018.13
rev. #: D

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
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S1
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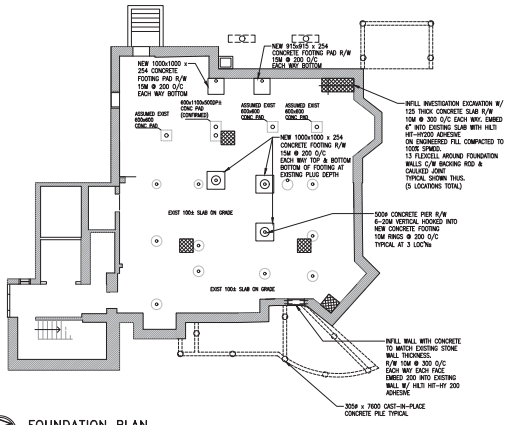
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EXISTING FOUNDATION DEMO PLAN

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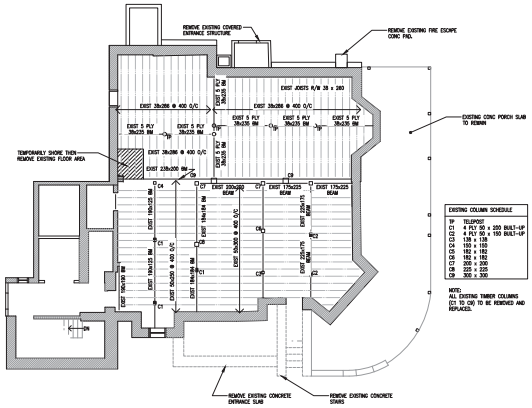
- TEMPORARILY SHORE AS REQUIRED



FOUNDATION PLAN

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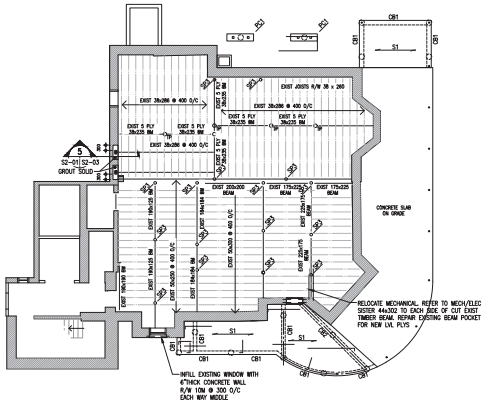
DESIGN LOADS:
- LIVE LOAD = 1.9 kPa
- TEMPORARILY SHORE AS REQUIRED



EXISTING MAIN FLOOR DEMO PLAN

1 : 100

- TEMPORARILY SHORE AS REQUIRED



MAIN FLOOR PLAN

1 : 100

DESIGN LOADS:
- LIVE LOAD = 1.9 kPa
- DEAD LOAD = 0.96 kPa
- LIVE LOAD PORCH = 4.8 kPa
- TEMPORARILY SHORE AS REQUIRED

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issue / rev.

#	date	issue notes
D	2019-04-12	ISSUED FOR CLASS B PRICING
C	2019-04-05	ISSUED FOR COORDINATION
B	2019-03-13	ISSUED FOR COORDINATION
A	2018-08-31	ISSUED FOR CLASS C PRICING

professional seals

NOTE: PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION

project information

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FOUNDATION & MAIN FLOOR DEMO & FRAMING PLANS

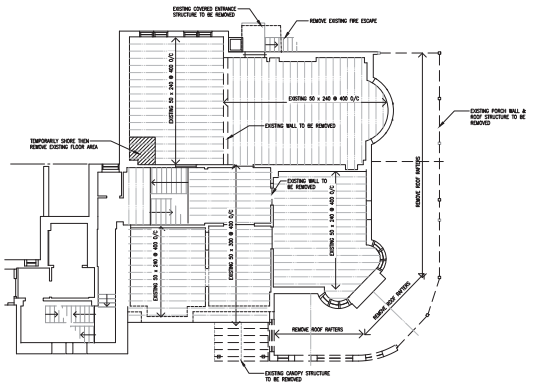
drawn by: SAS
approved by: BDH

scale: AS SHOWN
date issued: 2019.04.12
proj. #: 2018.13
rev. #: D

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
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S2
01

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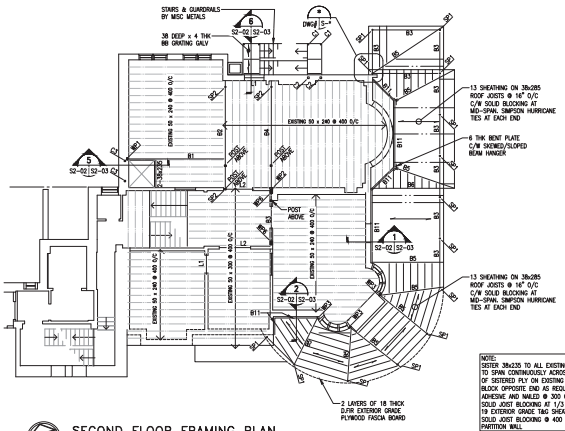


EXISTING SECOND FLOOR DEMO PLAN

1 : 100

- TEMPORARILY SHORE AS REQUIRED

NOTE:
REMOVE ALL EXISTING MULTIPLE LAYERS OF FLOOR FINISHES, SHIMMING AND EXISTING PLANK SHEATHING. TEMPORARILY BRACE JOISTS AT 1/3 SPANS (MAX 1800) UNTIL NEW JOIST SISTERING AND SHEATHING IS INSTALLED



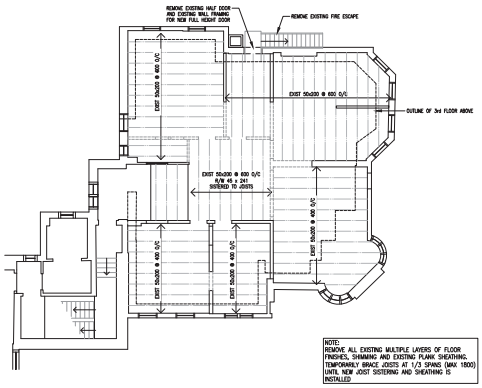
SECOND FLOOR FRAMING PLAN

1 : 100

DESIGN LOADS:
- LIVE LOAD = 1.9 kPa
- DEAD LOAD = 0.96 kPa
- FIRE ESCAPE LIVE LOAD = 4.8 kPa
- SNOW LOAD = 1.26 kPa
- PORCH ROOF DEAD LOAD = 0.4 kPa

- TEMPORARILY SHORE AS REQUIRED

NOTE:
SISTER 38x235 TO ALL EXISTING JOISTS. SISTERED PLY TO SPAN CONTINUOUSLY ACROSS JOISTS. BEAR ONE END OF SISTERED PLY ON EXISTING WALL/BEAM FRAMING. BLOCK OPPOSITE END AS REQUIRED. C/W CONSTRUCTION ADHESIVE AND NAILED @ 300 O/C MIN.
SOLID JOIST BLOCKING AT 1/3 SPANS.
19 EXTERIOR GRADE T&G SHEATHING GLUED & SCREWED
SOLID JOIST BLOCKING @ 400 O/C UNDER EACH NEW PARTITION WALL

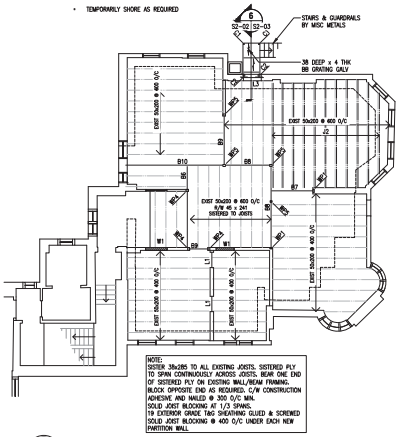


NOTE:
REMOVE ALL EXISTING MULTIPLE LAYERS OF FLOOR FINISHES, SHIMMING AND EXISTING PLANK SHEATHING. TEMPORARILY BRACE JOISTS AT 1/3 SPANS (MAX 1800) UNTIL NEW JOIST SISTERING AND SHEATHING IS INSTALLED

EXISTING THIRD FLOOR DEMO PLAN

1 : 100

- TEMPORARILY SHORE AS REQUIRED



NOTE:
SISTER 38x285 TO ALL EXISTING JOISTS. SISTERED PLY TO SPAN CONTINUOUSLY ACROSS JOISTS. BEAR ONE END OF SISTERED PLY ON EXISTING WALL/BEAM FRAMING. BLOCK OPPOSITE END AS REQUIRED. C/W CONSTRUCTION ADHESIVE AND NAILED @ 300 O/C MIN.
SOLID JOIST BLOCKING AT 1/3 SPANS.
19 EXTERIOR GRADE T&G SHEATHING GLUED & SCREWED
SOLID JOIST BLOCKING @ 400 O/C UNDER EACH NEW PARTITION WALL

THIRD FLOOR FRAMING PLAN

1 : 100

DESIGN LOADS:
- LIVE LOAD = 1.9 kPa
- DEAD LOAD = 0.96 kPa
- FIRE ESCAPE LIVE LOAD = 4.8 kPa

- TEMPORARILY SHORE AS REQUIRED

PRAIRIE ARCHITECTS INC.
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CONSULTING STRUCTURAL ENGINEERS

issue / rev.

#	date	issue notes
D	2019-04-12	ISSUED FOR CLASS B PRICING
C	2019-04-05	ISSUED FOR COORDINATION
B	2019-03-13	ISSUED FOR COORDINATION
A	2018-08-31	ISSUED FOR CLASS C PRICING

professional seals

NOTE: PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT

422 Scotia St.
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.
Winnipeg, MB

drawing information

SECOND & THIRD FLOOR DEMO & FRAMING PLANS

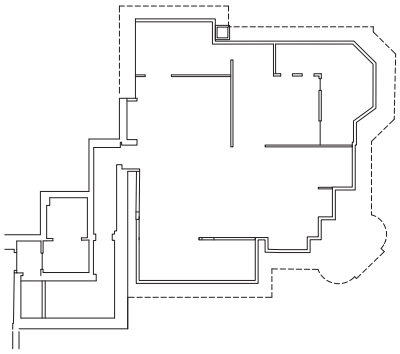
drawn by: SAS
approved by: BDH

scale: AS SHOWN
date issued: 2019.04.12
proj. #: 2018.13
rev. #: D

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St, Winnipeg, MB

S2
02

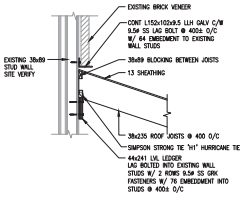
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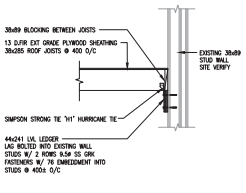
CEILING FRAMING PLAN
1 : 100

DESIGN LOADS:
- SNOW LOAD = 1.26 kPa
- DEAD LOAD = 0.96 kPa

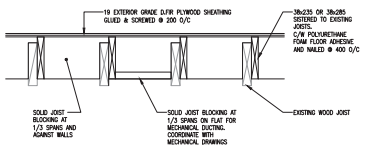
- TEMPORARILY SHORE AS REQUIRED
- NOTIFY PROJECT ENGINEER DURING DEMOLITION TO SITE VERIFY EXISTING ROOF FRAMING
- REMOVE ONLY EXISTING NON-LOAD BEARING PARTITION WALLS.



1 SECTION
52–02 | 52–03 1 : 20



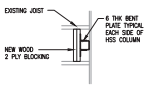
2 SECTION
52–02 | 52–03 1 : 20



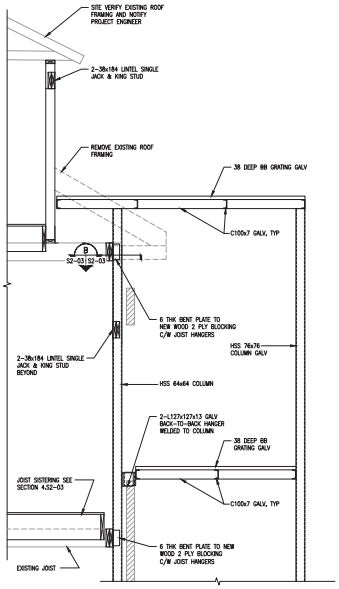
3 JOIST LEVELLING SECTION
52–02 | 52–03 1 : 10



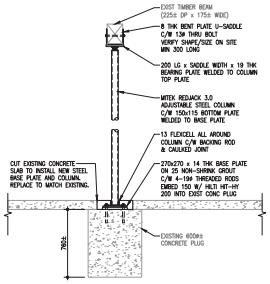
A NAILING DETAIL
52–03 | 52–03 1 : 5



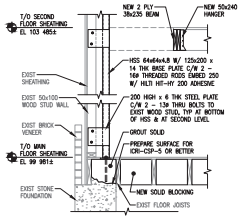
B PLAN DETAIL
52–02 | 52–03 1 : 20



6 SECTION
52–02 | 52–03 1 : 20



4 SECTION
52–01 | 52–03 1 : 20



5 SECTION
52–01 | 52–03 1 : 20

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issue / rev.

#	date	issue notes
D	2019-04-12	ISSUED FOR CLASS B PRICING
C	2019-04-05	ISSUED FOR COORDINATION
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professional seals

NOTE: PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT

422 Scotia St.
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.
Winnipeg, MB

drawing information

CEILING FRAMING & SECTIONS

drawn by: SAS
approved by: BDH

scale: AS SHOWN
date issued: 2019.04.12
proj. #: 2018.13
rev. #: D

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St, Winnipeg, MB

S2
03

GENERAL LEGEND

EBBH	ELECTRIC BASEBOARD HEATER
EEH	ELECTRIC ENTRANCE HEATER
EUH	ELECTRIC UNIT HEATER
U/C	UNDERCUT DOOR
— EX —	EXISTING
XX EXXX	EXISTING TO BE REMOVED
1Ø TYPE SIZE LPS	GRILLE/DIFFUSER LABEL
RAD-??? LENGTH MBH/KW	RADIATION LABEL
EQ-??	EQUIPMENT LABEL
EQ ??	EQUIPMENT LABEL
EQ ??	EQUIPMENT LABEL
KW SIZE	HEATING LABEL
#	CALLOUT NOTE
??	NOTE
?	NOTE
?	NOTE

PLUMBING PIPING LEGEND

	ABOVE GROUND PIPING
	BELOW GROUND PIPING
— DCW —	DOMESTIC COLD WATER
— DHW —	DOMESTIC HOT WATER
— DHWR —	RECIRCULATED DOMESTIC HOT WATER
— WWS —	WELL WATER SUPPLY
— WWR —	WELL WATER RETURN
— GWS —	GROUND WATER SUPPLY
— GWR —	GROUND WATER RETURN
— HCW —	HARD COLD WATER
— HHW —	HARD HOT WATER
— HHWR —	RECIRCULATED HARD HOT WATER
— SCW —	SOFT COLD WATER
— SHW —	SOFT HOT WATER
— SHWR —	RECIRCULATED SOFT HOT WATER
— TWS —	TEMPERED WATER SUPPLY
— TWR —	TEMPERED WATER RETURN
— DI —	DE-IONIZED WATER
— RO —	REVERSE OSMOSIS WATER
— A —	SHOP COMPRESSED AIR
— CA —	CONTROLS COMPRESSED AIR
— LS —	LIQUID SOAP
— NG —	NATURAL GAS
— PG —	PROPANE GAS
— FOS —	FUEL OIL SUPPLY
— FOR —	FUEL OIL RETURN
— FOV —	FUEL OIL VENT
— SAN —	SANITARY DRAIN
— STW —	STORM WATER DRAIN
— RWL —	RAIN WATER LEADER
— PD —	PUMPED DISCHARGE
— D —	INDIRECT DRAIN
— — PV — —	PLUMBING VENT

HEATING/COOLING PIPING LEGEND

	ABOVE GROUND PIPING
	BELOW GROUND PIPING
— HWS —	HEATING WATER SUPPLY
— HWR —	HEATING WATER RETURN
— HWRR —	HEATING WATER REVERSE RETURN
— CWS —	CHILLED WATER SUPPLY
— CWR —	CHILLED WATER RETURN
— CWRR —	CHILLED WATER REVERSE RETURN
— GLS —	GLYCOL SUPPLY
— GLR —	GLYCOL RETURN
— GLRR —	GLYCOL REVERSE RETURN
— HGLS —	HEATING GLYCOL SUPPLY
— HGLR —	HEATING GLYCOL RETURN
— HGLRR —	HEATING GLYCOL REVERSE RETURN
— CGLS —	COOLING GLYCOL SUPPLY
— CGLR —	COOLING GLYCOL RETURN
— CGLRR —	COOLING GLYCOL REVERSE RETURN
— WWS —	WELL WATER SUPPLY
— WWR —	WELL WATER RETURN
— GWS —	GROUND WATER SUPPLY
— GWR —	GROUND WATER RETURN
— HPS —	HIGH PRESSURE STEAM
— HPC —	HIGH PRESSURE CONDENSATE
— MPS —	MEDIUM PRESSURE STEAM
— MPC —	MEDIUM PRESSURE CONDENSATE
— LPS —	LOW PRESSURE STEAM
— LPC —	LOW PRESSURE CONDENSATE
— PC —	PUMPED CONDENSATE
— CS —	CONDENSER WATER SUPPLY
— CR —	CONDENSER WATER RETURN
— RL —	REFRIGERANT LIQUID
— RV —	REFRIGERANT VAPOR
— HGB —	HOT GAS BYPASS

VENTILATION LEGEND

	SQUARE OR RECTANGULAR DUCT DRAWN DOUBLE LINE
	ROUND OR OVAL DUCT DRAWN DOUBLE LINE
	DUCTWORK DRAWN SINGLE LINE
	ACOUSTICALLY LINED DUCT
	THERMALLY INSULATED DUCT
	SQUARE TO ROUND TRANSITION
	TRANSITION
	FLEX CONNECTION
	LONG RADIUS ELBOW
	LONG RADIUS ELBOW C/W TURNING VANES
	SQUARE ELBOW C/W TURNING VANES
	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	RETURN OR TRANSFER DUCT UP
	RETURN OR TRANSFER DUCT DOWN
	EXHAUST DUCT UP
	EXHAUST DUCT DOWN
	OUTSIDE AIR DUCT UP
	OUTSIDE AIR DUCT DOWN
S—?	CEILING SUPPLY AIR DIFFUSER (TYPE NOTED)
R—?	CEILING RETURN OR TRANSFER GRILLE (TYPE NOTED)
E—?	CEILING EXHAUST GRILLE (TYPE NOTED)
S—?	SIDEWALL SUPPLY AIR GRILLE (TYPE NOTED)
R—?	SIDEWALL EXHAUST, RETURN OR TRANSFER GRILLE (TYPE NOTED)
EWC	EXHAUST WALL CAP
FSF	GRILLE OR DIFFUSER C/W FIRE STOP FLAP
	FIRE DAMPER
FSD	FIRE/SMOKE DAMPER
	BALANCING DAMPER
	OPPOSED BLADE DAMPER
	PARALLEL BLADE DAMPER
BDD	BACK DRAFT DAMPER
	FLEXIBLE DUCT CONNECTION
	END CAP
AD	ACCESS DOOR
F—?	FAN—SYMBOL (TYPE NOTED)
	DOWNDRAFT CEILING FAN

ACCESSORIES LEGEND

??—?	PLUMBING FIXTURE (TYPE NOTED)
SH—?	SHOWER HEAD (TYPE NOTED)
???	SERVICE OUTLET (TYPE NOTED)
FD—?	FLOOR DRAIN (TYPE NOTED)
RD—?	ROOF DRAIN (TYPE NOTED)
CB—?	CATCH BASIN
MH—?	MANHOLE
	P—TRAP
	RUNNING TRAP
	PUMP
WHA	WATER HAMMER ARRESTOR
PS	PRESSURE SWITCH
FS	FLOW SWITCH
MAV	MANUAL AIR VENT
AAV	AUTOMATIC AIR VENT
BD	BALL DRIP
FI	FLOW INDICATOR
FM F/M	FLOW METER
G/M	GAS METER
W/M	WATER METER
	STEAM TRAP
EJ	EXPANSION JOINT
	ALIGNMENT GUIDE
	ANCHOR
	PRESSURE GAUGE C/W SNUBBER VALVE
	THERMOMETER

CONTROLS LEGEND

T	WALL MOUNTED THERMOSTAT
TS	WALL MOUNTED TEMPERATURE SENSOR
H	WALL MOUNTED HUMIDISTAT
HS	WALL MOUNTED HUMIDITY SENSOR
	REMOTE BULB SENSOR AND TUBE
T	DUCT MOUNTED THERMOSTAT
TS	DUCT MOUNTED TEMPERATURE SENSOR
H	DUCT MOUNTED HUMIDISTAT
HS	DUCT MOUNTED HUMIDITY SENSOR
CDS	CARBON DIOXIDE SENSOR
CMS	CARBON MONOXIDE SENSOR
NDS	NITROGEN DIOXIDE SENSOR
AO	ANALOG OUTPUT
AI	ANALOG INPUT
DO	DIGITAL OUTPUT
DI	DIGITAL INPUT
T	TRANSFORMER
R	RELAY
PE	PNEUMATIC/ELECTRIC SWITCH
TC	TIMECLOCK
WT	SPRING WOUND MANUAL TIMER
MS	MANUAL SWITCH
D	DAMPER OR VALVE MOTOR
ECS	ELECTRONIC SPEED CONTROLLER
VSD	VARIABLE SPEED DRIVE
VFD	VARIABLE FREQUENCY DRIVE

GENERAL PIPE AND FITTING LEGEND

UP/DN	PIPE SLOPE – UP (OR DOWN)
	DIRECTION OF FLOW
	PIPE BREAK FOR CONTINUATION
VTR	VENT THROUGH ROOF
	PIPE DOWN
	PIPE UP
	CAP
CO	CLEAN OUT
HB—?	HOSE BIBB
	WALL HYDRANT
	UNION
	VALVE – NORMALLY OPEN
	VALVE – NORMALLY CLOSED
	PLUG VALVE
	GLOBE VALVE
S	SUPERVISED VALVE
M	MOTORIZED 2–WAY VALVE
M	MOTORIZED 3–WAY VALVE
PRV	PRESSURE REGULATING VALVE
	TEMPERATURE/PRESSURE RELIEF VALVE
	CHECK VALVE
	STRAINER
	FLEXIBLE CONNECTOR
B	CALIBRATED PORTED
BV	BALANCING/SHUT–OFF VALVE

MECHANICAL DRAWING LIST

M0.1	MECHANICAL LEGEND & DRAWING LISTS
M1.0	BASEMENT PLUMBING LAYOUT
M1.1	MAIN FLOOR PLUMBING LAYOUT
M1.2	SECOND FLOOR PLUMBING LAYOUT
M1.3	THIRD FLOOR PLUMBING LAYOUT
M2.0	BASEMENT HVAC LAYOUT
M2.1	MAIN FLOOR HVAC LAYOUT
M2.2	SECOND FLOOR HVAC LAYOUT
M2.3	THIRD FLOOR HVAC LAYOUT
M3.0	BASEMENT HYDRONIC LAYOUT
M3.1	MAIN FLOOR HYDRONIC LAYOUT
M3.2	SECOND FLOOR HYDRONIC LAYOUT
M3.3	THIRD FLOOR HYDRONIC LAYOUT
M4.1	MECHANICAL DETAILS
M5.1	MECHANICAL SCHEDULES
M6.1	MECHANICAL SPECIFICATIONS
M6.2	MECHANICAL SPECIFICATIONS

181286 - Marymound

VENTILATION SUMMARY AS PER ASHRAE 62-2007 - PEAK

Supply Air | **Exhaust**

Space	Area ft²	# of occupants	Occupancy Density ft²/occ	People Outdoor Air Rate, R_p ASHRAE cfm/person	Area Outdoor Air Rate, R_a ASHRAE cfm/ft²	ASHRAE Default Values: Occupant Density #/1000 ft² or #/100 m²	ASHRAE Default Values: Combined Outdoor Air Rate cfm/person	CFM	Effectiveness	Design CFM	ASHRAE Exhaust Rates: cfm/unit	cfm/ft²	Design cfm
Main Floor Living + Dining	571					10.0	11.0	62.8	1.0	62.8			
Main Floor Kitchen	431					10.0	11.0	47.4	1.0	47.4		0.3	129
Main Floor Office - 102	237					5.0	17.0	25.1	1.0	25.1			
Main Floor Chapel	400					120.0	6.0	286.0	1.0	286.0		0.72	288
Main Floor UTR - 105	108										50		50
Main Floor Corridor - 101	237				0.06			14.2	1.0	14.2			
Main Floor Corridor - 104	229				0.06			13.8	1.0	13.8			
	2210 sq ft	persons						446.1		446.1			467

HVAC EQUIPMENT	S/A	O/A
ERV-1	500	500
CFM	500	500

Total Building O/A Required ⟶ 446 cfm

Total Building E/A ⟶ 467 cfm

people

Total Building O/A Provided ⟶ 500 CFM

T/A = Transfer Air
N/A = Not Applicable
NIC = Not Included in Calc.

VENTILATION SUMMARY AS PER ASHRAE 62-2007 - PEAK

Supply Air | **Exhaust**

Space	Area ft²	# of occupants	Occupancy Density ft²/occ	People Outdoor Air Rate, R_p ASHRAE cfm/person	Area Outdoor Air Rate, R_a ASHRAE cfm/ft²	ASHRAE Default Values: Occupant Density #/1000 ft² or #/100 m²	ASHRAE Default Values: Combined Outdoor Air Rate cfm/person	CFM	Effectiveness	Design CFM	ASHRAE Exhaust Rates: cfm/unit	cfm/ft²	Design cfm
2nd Floor Living + Sitting Areas	1238	3	412.7	5.0	0.06			89.3	1.0	89.3			
2nd Floor Bedroom - 201	93	1	93.0	5.0	0.06			10.6	1.0	10.6			
2nd Floor Bedroom - 202	97	1	97.0	5.0	0.06			10.8	1.0	10.8			
2nd Floor Bedroom - 208	97	1	97.0	5.0	0.06			10.8	1.0	10.8			
2nd Floor Bedroom - 211	87	1	87.0	5.0	0.06			10.2	1.0	10.2			
2nd Floor Bedroom - 212	87	1	87.0	5.0	0.06			10.2	1.0	10.2			
2nd Floor Bedroom - 214	90	1	90.0	5.0	0.06			10.4	1.0	10.4			
2nd Floor Bedroom - 215	90	1	90.0	5.0	0.06			10.4	1.0	10.4			
2nd Floor WC - 203											50		50
2nd Floor WC - 213											50		50
2nd Floor WC - 216											50		50
3rd Floor Living Area - 300	570	2	285.0	5.0	0.06			44.2	1.0	44.2			
3rd Floor Bedroom - 301	248	1	248.0	5.0	0.06			19.9	1.0	19.9			
3rd Floor Bedroom - 302	237	1	237.0	5.0	0.06			19.2	1.0	19.2			
3rd Floor WC - 304	109										50		50
3rd Mech Room - N	181												15
3rd Mech Room - E	255												25
3rd Mech Room - S	162												15
	1691 sq ft	14 persons						246.0		246.0			250

HVAC EQUIPMENT	S/A	O/A
ERV-2	250	250
CFM	250	250

Total Building O/A Required ⟶ 246 cfm

Total Building E/A ⟶ 250 cfm

14 people

Total Building O/A Provided ⟶ 250 CFM

T/A = Transfer Air
N/A = Not Applicable
NIC = Not Included in Calc.

prairie architects inc.

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PRELIMINARY NOT FOR CONSTRUCTION

TOWER PROJECT NO. : 181286

TOWER ENGINEERING GROUP
UNIT 1–1140 MAKERLEY ST, WINNIPEG, MB R3T 0P4
TEL: (204) 925–1150 FAX: (204) 925–1155
EMAIL: towereng@towereng.ca WEB: www.towereng.ca
• WINNIPEG • CALGARY

issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4196 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT

422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL LEGENDS & DRAWING LISTS

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

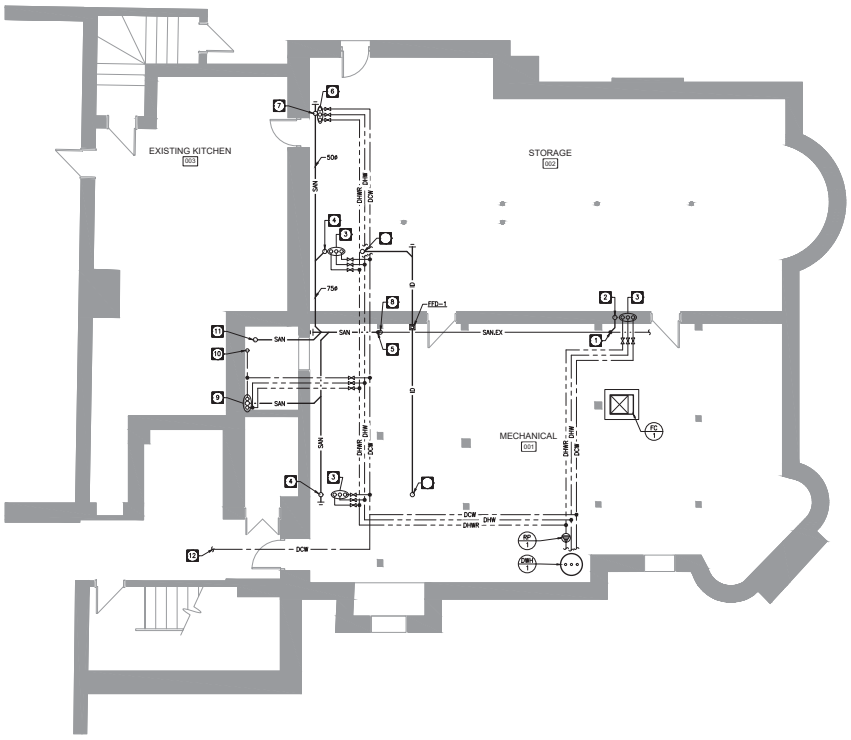
MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

M0.1

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DRAWING NOTES:

1. 100ø SAN CONNECT TO EXISTING SAN LINE AS SHOWN.
2. 100ø SAN PIPE DOWN FROM MAIN FLOOR.
3. 20ø DCW & DHW, 13ø DHWR UP TO MAIN FLOOR.
4. 75ø SAN PIPE DOWN FROM MAIN FLOOR.
5. 100ø SAN CONNECT TO EXISTING SAN ON VERTICAL PIPE DROP.
6. 13ø DCW, DHW & DHWR UP TO MAIN FLOOR TO SERVE KITCHEN SINK.
7. 40ø SAN PIPE DOWN FROM KITCHEN SINK AT MAIN FLOOR.
8. EXISTING SAN LINE DROP TO UNDERSLAB OF BASEMENT. VERIFY AND CONFIRM ON SITE EXACT LOCATION.
9. 40ø SAN, 13ø DCW & DHW PIPE SERVING LAVATORY AT MAIN FLOOR WASHROOM.
10. 13ø DCW UP TO SERVE WC AT MAIN FLOOR WASHROOM.
11. 75ø SAN PIPE DROP FROM WC AT MAIN FLOOR WASHROOM.
12. EXISTING DCW LINE FROM MAIN BUILDING MECHANICAL ROOM.



1 / M1.0 BASEMENT PLAN - PLUMBING LAYOUT
SCALE:1:50

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TOWER PROJECT NO. : 181286

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issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
BASEMENT
PLUMBING LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

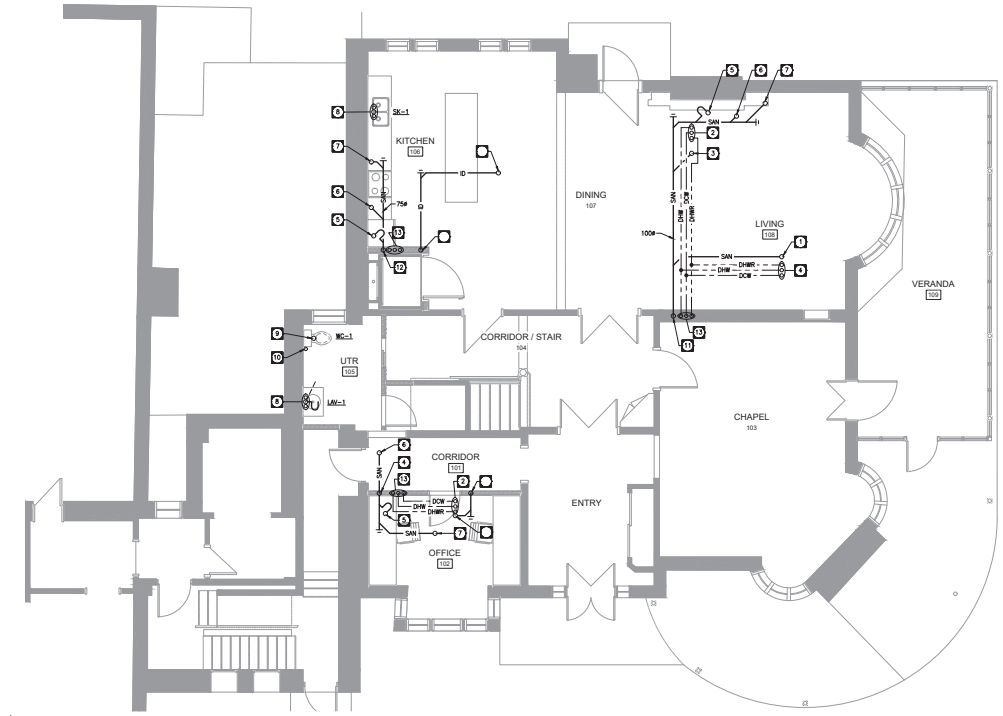
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DRAWING NOTES:

1. 75ø SAN PIPE DOWN FROM 2ND FLOOR.
2. 13ø DCW, DHW & DHWR UP TO 2ND FLOOR TO SERVE WASHROOM.
3. 40ø SAN PIPE DOWN FROM 2ND FLOOR SERVING CLOTHES WASHER.
4. 20ø DCW & DHW, 13ø DHWR UP TO 2ND FLOOR.
5. 40ø SAN PIPE DROP FROM TUB SHOWER AT 2ND FLOOR WASHROOM.
6. 75ø SAN PIPE DROP FROM WATER CLOSET AT 2ND FLOOR WASHROOM.
7. 40ø SAN PIPE DROP FROM LAVATORY AT 2ND FLOOR WASHROOM.
8. 40ø SAN, 13ø DCW & DHW PIPE, REFER TO BASEMENT PLUMBING LAYOUT FOR PIPING CONTINUATION.
9. 75ø SAN PIPE, REFER TO MAIN FLOOR PLUMBING LAYOUT FOR PIPING CONTINUATION.
10. 13ø SAN PIPE, REFER TO MAIN FLOOR PLUMBING LAYOUT FOR PIPING CONTINUATION.
11. 100ø SAN PIPE DOWN TO BASEMENT.
12. 75ø SAN PIPE DOWN TO BASEMENT.
13. 20ø DCW & DHW, 13ø DHWR UP FROM BASEMENT.
14. 13ø DCW, DHW & DHWR FROM BASEMENT AND UP TO SERVE WASHROOM AT 2ND FLOOR.
15.



1 / M1.1 MAIN FLOOR PLAN - PLUMBING LAYOUT
SCALE:1:50

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

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Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
MAIN FLOOR
PLUMBING LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

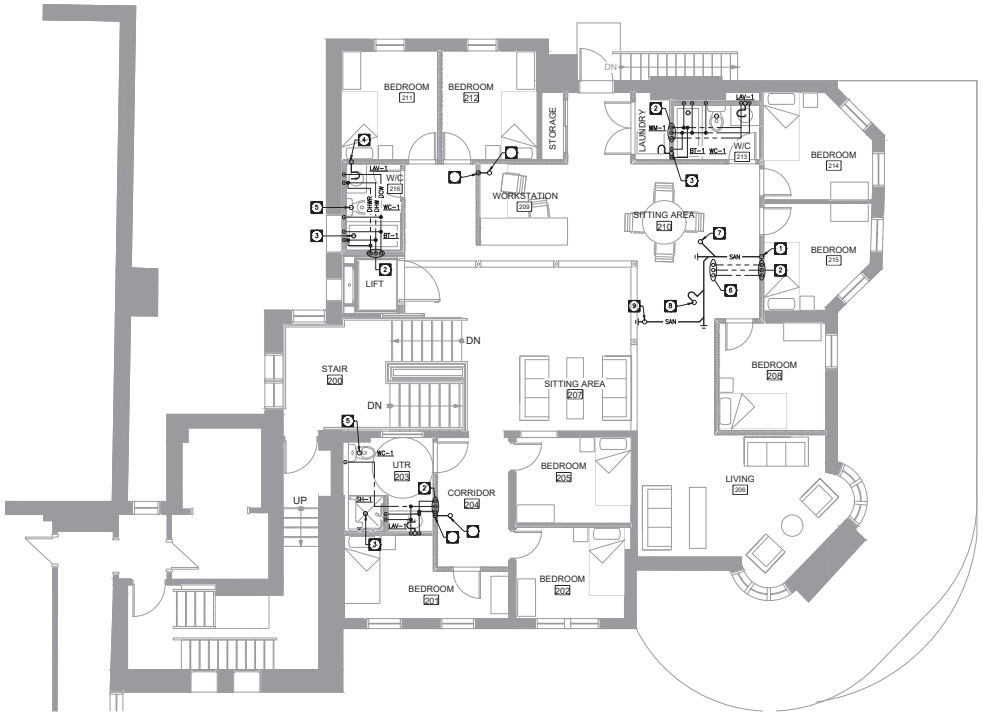
MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

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DRAWING NOTES:

1. 75ø SAN PIPE DOWN TO MAIN FLOOR.
2. 13ø DCW, DHW & DHWR UP FROM MAIN FLOOR.
3. 40ø SAN PIPE DOWN TO MAIN FLOOR.
4. 40ø SAN PIPE, REFER TO MAIN FLOOR PLUMBING LAYOUT FOR PIPING CONTINUATION.
5. 75ø SAN PIPE, REFER TO MAIN FLOOR PLUMBING LAYOUT FOR PIPING CONTINUATION.
6. 13ø DCW, DHW & DHWR UP TO SERVE WASHROOM AT 3RD FLOOR.
7. 75ø SAN PIPE DROP FROM WATER CLOSET AT 3RD FLOOR WASHROOM.
8. 40ø SAN PIPE DROP FROM TUB SHOWER AT 3RD FLOOR WASHROOM.
9. 40ø SAN PIPE DROP FROM LAVATORY AT 3RD FLOOR WASHROOM.



1 / M1.2 SECOND FLOOR PLAN - PLUMBING LAYOUT
SCALE:1:50

prairie architects inc.
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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

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Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
SECOND FLOOR
PLUMBING LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

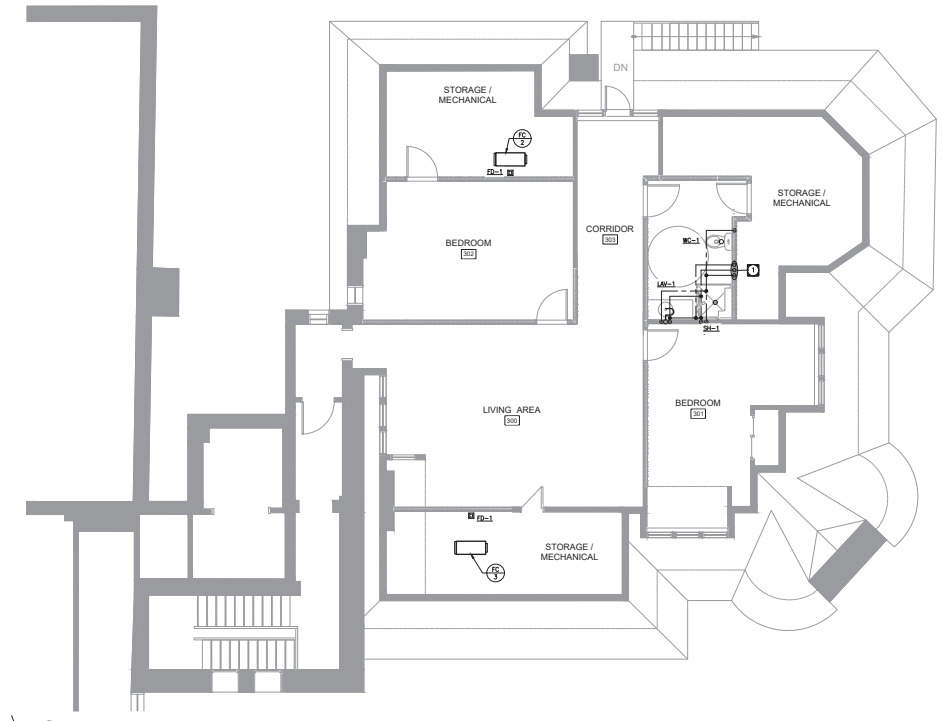
M1.2

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DRAWING NOTES:

1 13M DCW, DHW & DHWR UP FROM 2ND FLOOR.



1 / M1.3 THIRD FLOOR PLAN - PLUMBING LAYOUT
SCALE:1:50

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group)
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St., Winnipeg, MB Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
THIRD FLOOR
PLUMBING LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

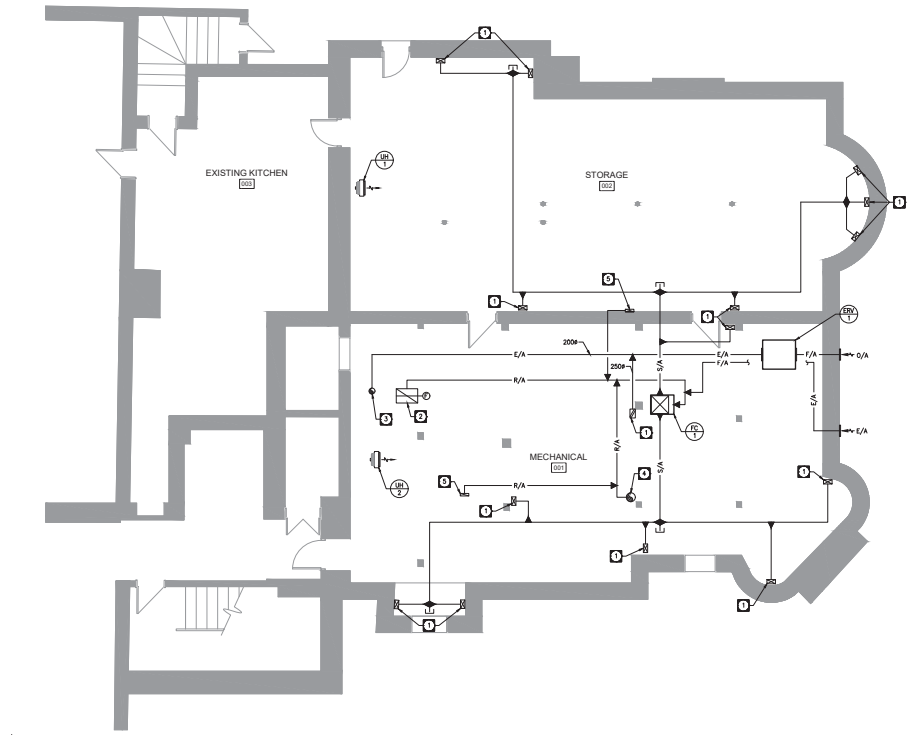
M1.3

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DRAWING NOTES:

1. S/A DUCT UP TO FLOOR GRILLE AT MAIN FLOOR. TYPICAL.
2. 600x400 R/A DUCT UP TO MAIN FLOOR.
3. 200ø E/A DUCT DOWN FROM MAIN FLOOR.
4. 250ø R/A DUCT DOWN FROM MAIN FLOOR.
5. R/A DUCT DOWN FROM MAIN FLOOR.



1 BASEMENT - HVAC LAYOUT
M2.0 SCALE:1:50

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
BASEMENT
HVAC LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

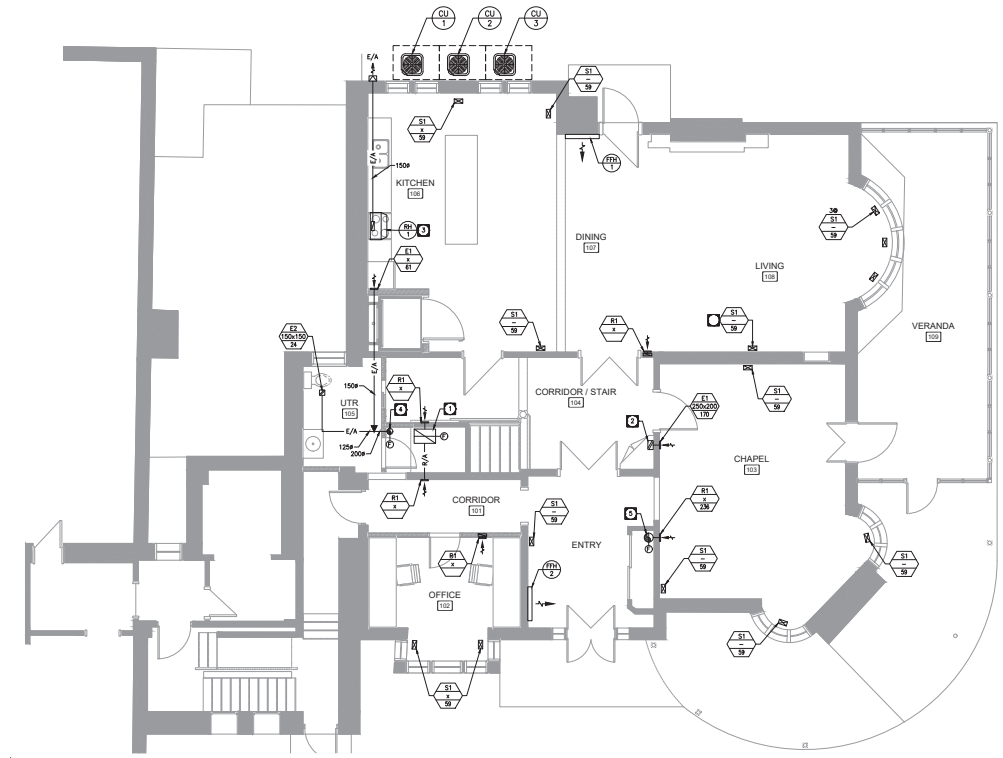
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DRAWING NOTES:

1. 600x400 R/A DUCT DOWN TO BASEMENT.
2. 250ø E/A DUCT DOWN TO HRV-1 AT BASEMENT.
3. RANGE EXHAUST HOOD.
4. 200ø E/A DUCT DOWN TO HRV-1 AT BASEMENT.
5. 250ø R/A DUCT DOWN TO BASEMENT.



1 MAIN FLOOR - HVAC PLAN
M2.1 SCALE:1:50

prairie architects inc.

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

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Tower Engineering Group
No. 4186 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
MAIN FLOOR
HVAC LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

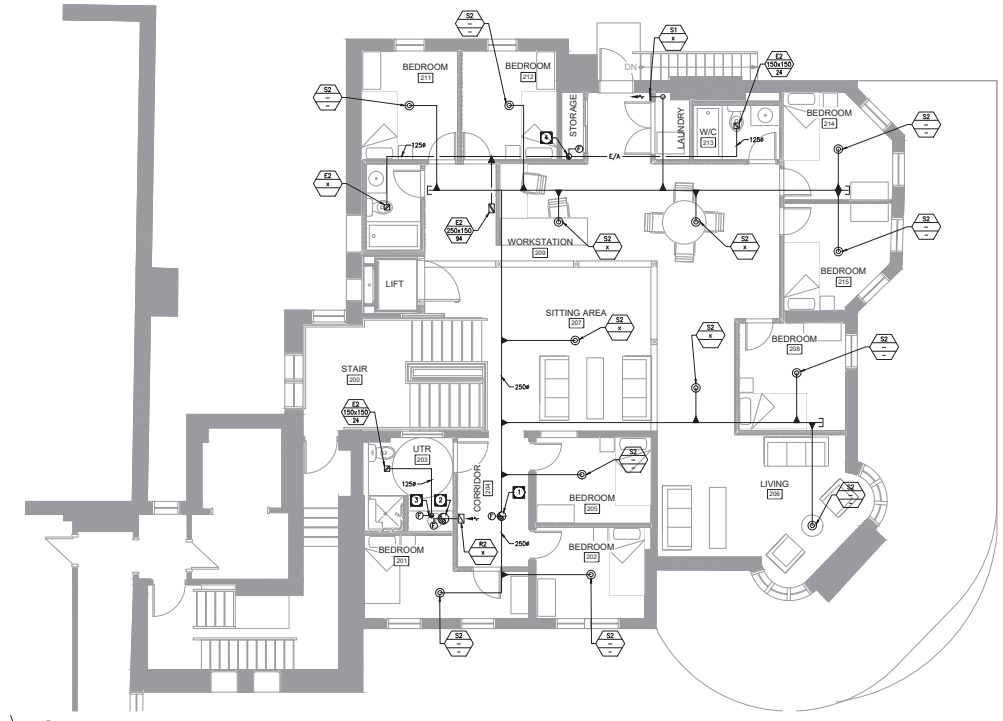
M2.1

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422 Scotia St., Winnipeg MB

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DRAWING NOTES:

1. 250ø S/A DUCT DOWN FROM 3RD FLOOR.
2. 350ø R/A DUCT UP TO 3RD FLOOR.
3. 125ø E/A DUCT UP TO 3RD FLOOR.
4. 150ø E/A DUCT UP TO 3RD FLOOR.



1 / M2.2 SECOND FLOOR - HVAC PLAN
SCALE:1:50

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2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

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Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
SECOND FLOOR
HVAC LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

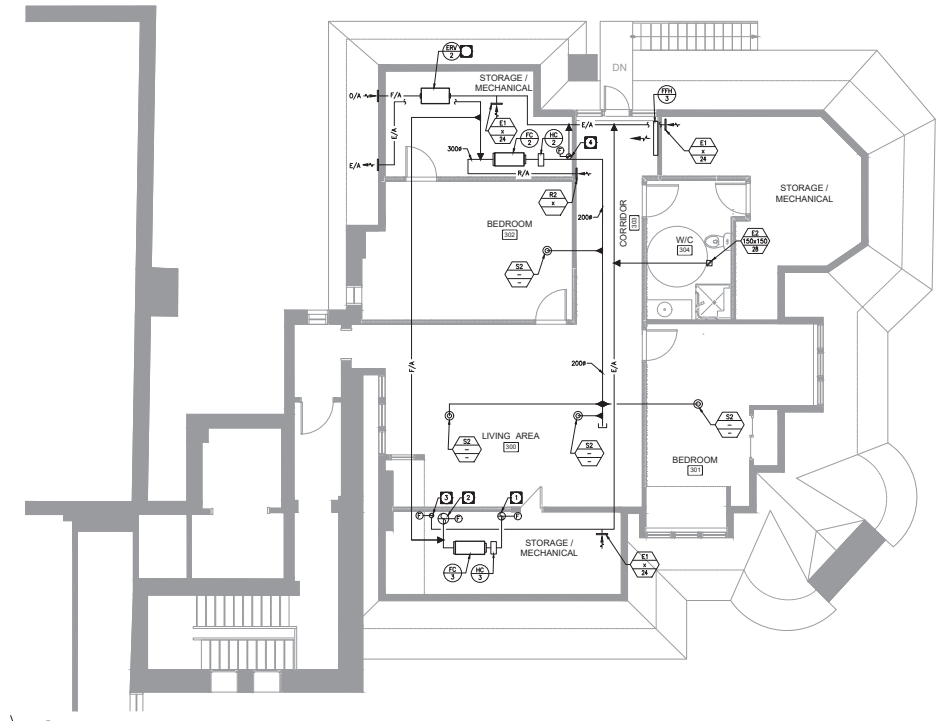
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422 Scotia St., Winnipeg MB

M2.2

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DRAWING NOTES:

1. 250ø S/A DUCT DOWN TO SERVE 2ND FLOOR.
2. 350ø S/A DUCT UP FROM 2ND FLOOR.
3. 125ø E/A DUCT UP FROM 2ND FLOOR.
4. 150ø E/A DUCT UP FROM 2ND FLOOR.



1 / M2.3 THIRD FLOOR - HVAC PLAN
SCALE:1:50

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
THIRD FLOOR
HVAC LAYOUT

drawn by: GARROZA
approved by: MH

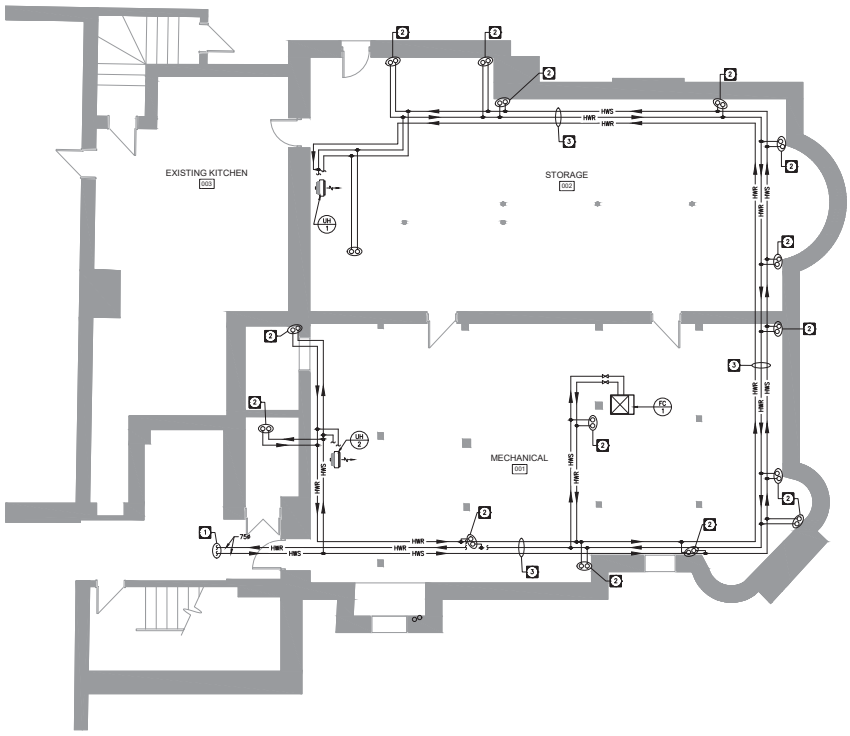
scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

M2.3

DRAWING NOTES:

1. EXISTING 75Ø HWS & HWR TO & FROM MAIN BUILDING MECHANICAL/BOILER ROOM.
2. NEW HYDRONIC WATER SUPPLY/RETURN TO RISE UP TO/DROP DOWN FROM FLOOR ABOVE. TYPICAL.
3. RUN NEW HYDRONIC WATER SUPPLY/RETURN AT HIGH LEVEL. TYPICAL.



1 BASEMENT - HYDRONIC LAYOUT
M3.0 SCALE:1:50

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TOWER PROJECT NO. : 181286

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4186 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
BASEMENT
HYDRONIC LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

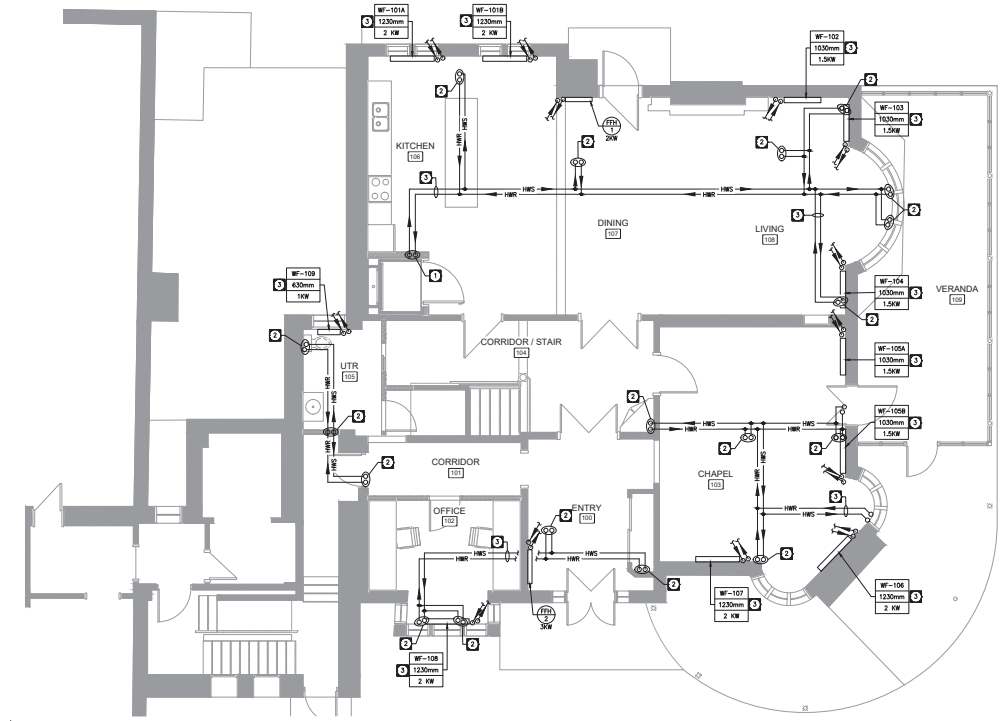
M3.0

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St, Winnipeg MB

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DRAWING NOTES:

1. NEW HYDRONIC WATER SUPPLY/RETURN TO RISE UP FROM/DROP DOWN TO FLOOR BELOW. REFER TO BASEMENT PLAN FOR CONTINUATION.
2. NEW HYDRONIC WATER SUPPLY/RETURN TO RISE UP TO/DROP DOWN FROM FLOOR ABOVE. TYPICAL.
3. NEW HYDRONIC WALL FIN CONVECTOR. TYPICAL.
4. RUN NEW HYDRONIC WATER SUPPLY/RETURN AT HIGH LEVEL.



1 MAIN FLOOR - HYDRONIC LAYOUT
M3.1 SCALE:1:50

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PRELIMINARY
NOT FOR CONSTRUCTION

TOWER PROJECT NO. : 181286

TOWER ENGINEERING GROUP
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• WINNIPEG • CALGARY

issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St., Winnipeg, MB Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
MAIN FLOOR
HYDRONIC LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

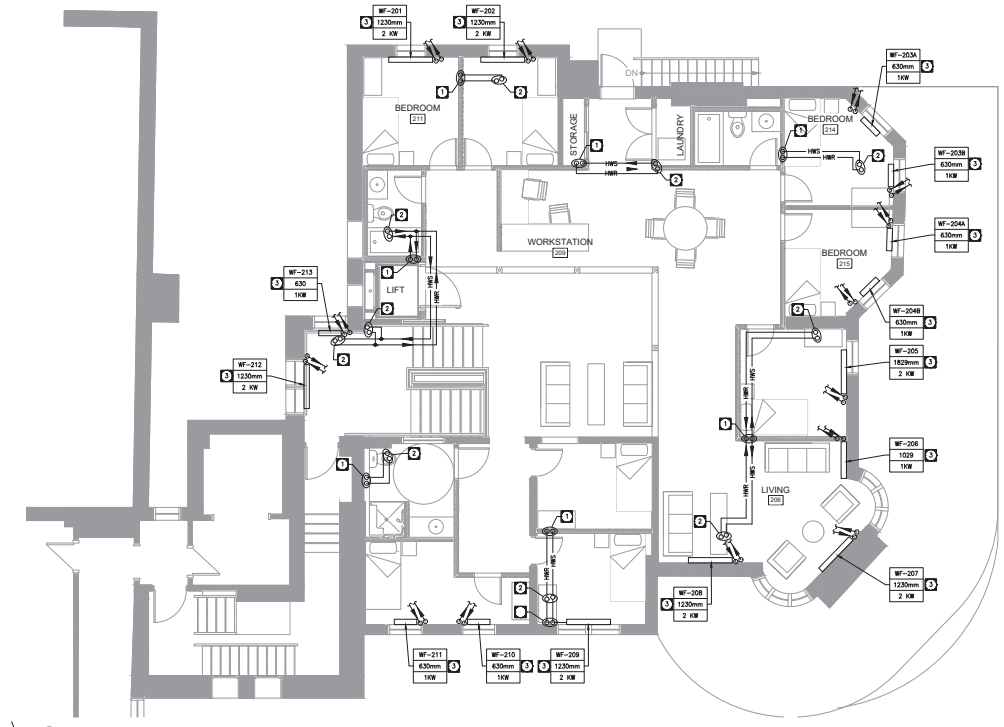
M3.1

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

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DRAWING NOTES:

1. NEW HYDRONIC WATER SUPPLY/RETURN TO RISE UP FROM/DROP DOWN TO FLOOR BELOW. TYPICAL.
2. NEW HYDRONIC WATER SUPPLY/RETURN TO RISE UP TO/DROP DOWN FROM FLOOR ABOVE. TYPICAL.
3. NEW HYDRONIC WALL FIN CONVECTOR. TYPICAL.
4. RUN NEW HYDRONIC WATER SUPPLY/RETURN AT HIGH LEVEL.
5. NEW FLOOR MOUNTED SUPPLY AIR GRILLES. TYPICAL.



1 SECOND FLOOR - HYDRONIC LAYOUT
M3.2 SCALE:1:50

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422 Scotia St., Winnipeg, MB Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
SECOND FLOOR
HYDRONIC LAYOUT

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

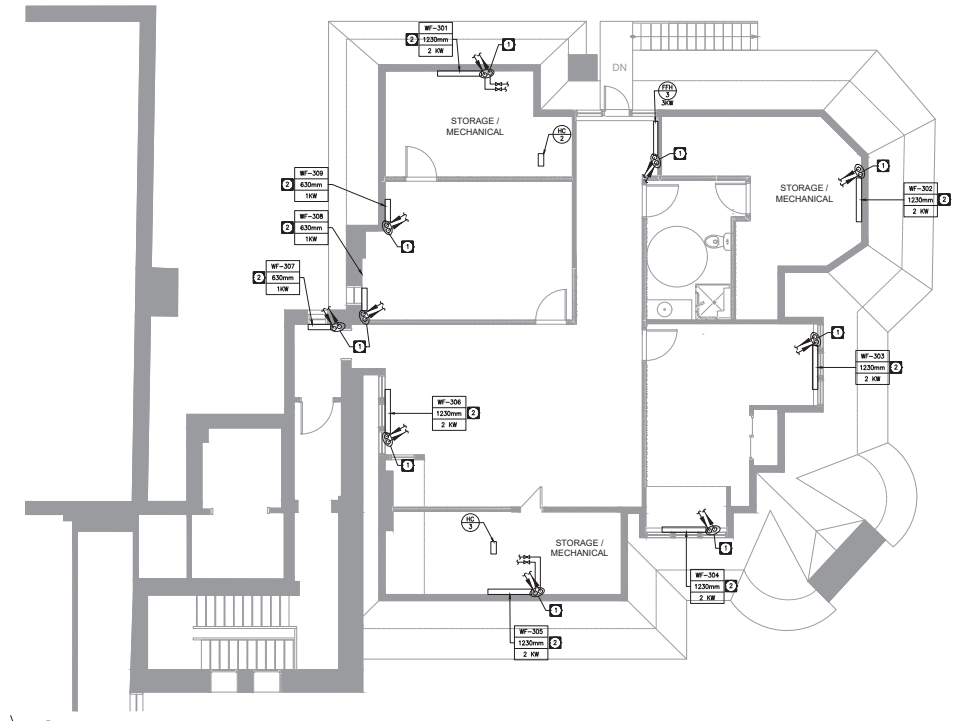
M3.2

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

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DRAWING NOTES:

1. NEW HYDRONIC WATER SUPPLY/RETURN TO RISE UP FROM/DROP DOWN TO FLOOR BELOW. TYPICAL.
2. NEW HYDRONIC WALL FIN CONVECTOR. TYPICAL.



1 / M2.3 THIRD FLOOR - HVAC PLAN
SCALE:1:50

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professional seals

Certificate of Authorization
Tower Engineering Group)
No. 4199 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL
THIRD FLOOR
HYDRONIC LAYOUT

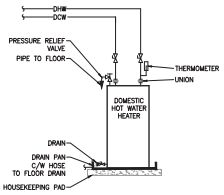
drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

M3.3

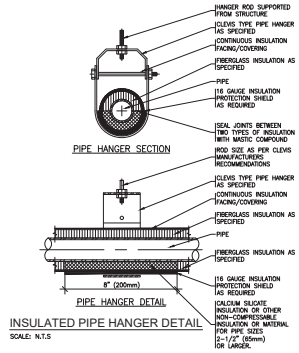
MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

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ELECTRIC HWT DETAIL

SCALE: N.T.S.

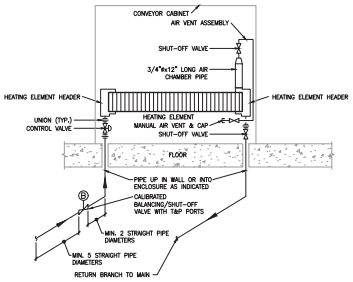


PIPE HANGER SECTION

PIPE HANGER DETAIL

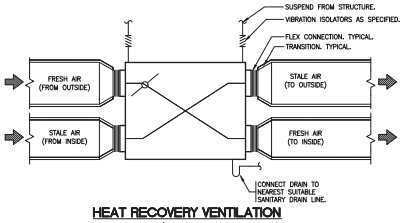
INSULATED PIPE HANGER DETAIL

SCALE: N.T.S



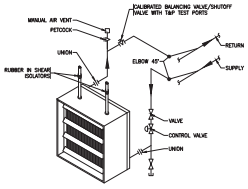
HYDRONIC CONVECTOR DETAIL

SCALE: N.T.S.



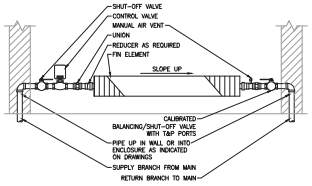
HEAT RECOVERY VENTILATION (HRV/ERV) DETAIL

SCALE: NTS



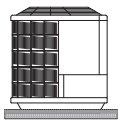
UNIT HEATER PIPING SCHEMATIC

SCALE: N.T.S



WALLFIN RADIATION DETAIL

SCALE: N.T.S



ON - FLOOR

CONDENSING UNIT SUPPORT DETAIL

SCALE: N.T.S.

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issue / rev.

#	date	issue notes
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1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St., Winnipeg, MB Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL DETAILS

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 11 April 2019
proj. #: 181286
rev. #: R-0

M4.1

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St, Winnipeg MB

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PLUMBING FIXTURE SCHEDULE

LABEL	FIXTURE	SPECIFICATION
WC-1	TOILET - FLOOR MOUNTED - VITREOUS CHINA - GRAVITY TANK TYPE	**LOFLOFT® RIGHT HEIGHT® ELONGATED ONE-PIECE TOILET WITH SEAT** ❑ 2535.128 • Vitreous china• High Efficiency Toilet (4.8 Lpf/1.28 gpf) • Meets EPA WaterSense® criteria • One-piece design with side trip lever • Space saving compact design - Elongated Right Height bowl fits in the same space as a round front toilet • Includes EverClean® surface which inhibits the growth of stain and odor causing bacteria, mold, and mildew on the surface • Elongated siphon action jetted bowl with 2-1/8" trapway • Rim height at 16-1/2" (419mm) for accessible application • Includes color matched and design matched solid plastic telescoping toilet seat and cover with slow close hinges and EverClean surface. • 3" Flush Valve • 9" x 8" water surface area • 2 bolt caps • Chrome Trip Lever
LAV-1	COUNTERTOP MOUNTED - VITREOUS CHINA - SINGLE HOLE	**CADET™ EVERCLEAN® OVAL COUNTERTOP SINK** • European-styled interior bowl • Made from vitreous china • Super smooth EverClean® surface keeps dirt and toiletries from accumulating and inhibits the growth of stain and odor causing bacteria, mold, and mildew on the surface • Self-rimming with cutout template supplied • Front overflow. Nominal Dimensions: 21" x 17-5/8" (533 x 448mm) Bowl sizes: 16-1/2" (419mm) wide 11" (279mm) front to back 5-5/8" (143mm) deep. **7305 Series Reliant 3** Single Control Centerset Lavatory Faucet with SpeedConnect™ Drain
SK-1	DOUBLE BOWL SINK - COUNTERTOP WITH LEDGEBACK - STANDARD USE - STAINLESS STEEL - SINGLE LEVER/HANDLE FAUCET	**KINDRED**, Specification Model **QDLA2233/8** is a double (two equal size) bowl ledgeback sink with Spillway manufactured by Franke Kindred Canada Limited from 20 gauge, 18-8 stainless steel. Product has a mirror finished rim and satin finished bowls. Sink is fully undercoated and has the EZTorque installation system. Basket strainer waste fittings (3 1/2", 89 mm) and installation kit are included. Sink is backed with a limited buyer lifetime warranty. Q.O.D. 22" x 33 3/8" x 8" (56 x 85 x 20 cm)Q Recommended for minimum 36" cabinet.
SH-1	SHOWER STALL	**ALLIA SH-3636**, 2-piece shower with 3 1/4 inch low threshold. Wide 3-level corner shelves. Standard 12 inch color-coordinated grab bar. Center drain. Textured floor. Optional grab bars available (grab bar installed on back wall replaces standard bar) All grab bars and seats can support up to 300 lbs. Available in White only. **MOEN** COMMERCIAL FAUCET DESCRIPTION • Fixed mount vandal-resistant showerhead • Chrome plated metallic spray face and shell • Brass swivel ball assembly• Single-function spray pattern • Adjustable spray angle*• *(Only by serviceable professional installer) • Mounting hardware included FLOW • Designed to deliver 1.5 gpm (5.7 L/min) MAX at 80 psi; 1.1 gpm (4.2 L/min)@MIN at 45 psi STANDARDS • Designed and manufactured to comply with the requirements of: ASME A112.18.1/CSA B125.1 and all requirements referenced therein WARRANTY • Warranted for 5 years against material or manufacturing defects.
BT-1	TUB SHOWER	**ALLIA TSR6032 3P** - Tub showertley Benefits 1 or 3-Piece tub shower with integrated rooftop, Wide 3-level corner shelves, Standard 12 inch color-coordinated grab bar, Comes with an access panel when equipped with a system, Optional grab bars and removable seat available. Unique feature: 3 inch Above-the-Floor Rough, Right or left-hand drain, All grab bars and seats can support up to 300 lbs., Available in White only. **ACORN Option -CSH** Conical Shower Head - Use of this option provides a vandal and suicide resistant shower head with a conical shape. Spray pattern is a non-adjustable multi-stream style, shape of head prevents use as a suicide device. Recommended for use with optional -PBH Hemispherical Pushbutton.
WM-1	LAUNDRY WASHING MACHINE FAUCET WITH BOX - RECESSED	**P.P.P. Inc. #WMS00-MLB** Laundry Metal Washer Box, flush with wall, with R/H or LH outlet as required, with lever operated ball valves 3/4" (19mm), hose end outlets, with water hammer arrestors, and 1/2" (12.7mm) H & C/W connection. Provide accessible service stops, on water lines, metal drain and metal 1-1/2" (38mm) or 2" (50mm) "p" Trap - to local codes. (Trap is concealed in wall - provide access as per local codes).

ENERGY RECOVERY VENTILATOR

TAG	ERV-1	
MAKE	ALDES	
MODEL	E350_FI-EC	
SUPPLY FAN		
HIGH SPEED AIR FLOW RATE (L/s / CFM)	236	500
E.S.P. (Pa / in.WC)	50	0.20
MOTOR SIZE (kW / HP)	0.34	0.45
RETURN FAN		
HIGH SPEED AIR FLOW RATE (L/s / CFM)	236	500
E.S.P. (Pa / in.WC)	50	0.20
MOTOR SIZE (kW / HP)	0.34	0.45
HEAT EXCHANGER (WINTER)		
TEMPERATURE EFFICIENCY (ACROSS UNIT) (%)	86.3	
OA TEMP (°C / °F)	-40.0	-40
EA TEMP (°C / °F)	21.1	70
SA TEMP (°C / °F)	18.0	64.4
HEAT EXCHANGER (SUMMER)		
TEMPERATURE EFFICIENCY (%)	76.7	
OA TEMP (°C / °F)	32.2	90
EA TEMP (°C / °F)	23.9	75
SA TEMP (°C / °F)	25.8	78.5
FILTER	MERV 8	
PHYSICAL DATA		
WEIGHT (kg / lbs)	61.7	136.0
ELECTRICAL DATA		
VOLTAGE/PHASE/WATTS	208 / 1 / 340	

NOTES:
1. CEILING MOUNTED UNIT. REFER TO MANUFACTURERS RECOMMENDATION.

ENERGY RECOVERY VENTILATOR

TAG	ERV-2	
MAKE	ALDES	
MODEL	E260-SRG	
SUPPLY FAN		
HIGH SPEED AIR FLOW RATE (L/s / CFM)	118	250
E.S.P. (Pa / in.WC)	75	0.30
MOTOR SIZE (kW / HP)	0.20	0.26
RETURN FAN		
HIGH SPEED AIR FLOW RATE (L/s / CFM)	118	250
E.S.P. (Pa / in.WC)	75	0.30
MOTOR SIZE (kW / HP)	0.20	0.26
HEAT EXCHANGER (WINTER)		
TEMPERATURE EFFICIENCY (ACROSS UNIT) (%)	86.3	
OA TEMP (°C / °F)	-40.0	-40
EA TEMP (°C / °F)	21.1	70
SA TEMP (°C / °F)	18.0	64.4
HEAT EXCHANGER (SUMMER)		
TEMPERATURE EFFICIENCY (%)	76.7	
OA TEMP (°C / °F)	32.2	90
EA TEMP (°C / °F)	23.9	75
SA TEMP (°C / °F)	25.8	78.5
FILTER	MERV 8	
PHYSICAL DATA		
WEIGHT (kg / lbs)	12.7	28.0
ELECTRICAL DATA		
VOLTAGE/PHASE/WATTS	120 / 1 / 263	

NOTES:
1. CEILING MOUNTED UNIT. REFER TO MANUFACTURERS RECOMMENDATION.

HW FORCED FLOW SCHEDULE

NO.	MAKE	MODEL	HEIGHT IN. (mm)	DEPTH IN. (mm)	LENGTH IN. (mm)	CAPACITY BTUH (kW)	FLOW GPM (l/s)	FAN MOTOR VOLTS (DC) (VDC)	REMARKS
FFH-1	JAGA	BRIZA 12 BJMW 055 075 w/ ENCLOSURE	21.6 (548.6)	5.123 (130.2)	29.5 (749.3)	6978 (2044.5)	0.91 (3.4)	24	ENTERING WATER TEMP: 170°F(77°C) RETURN WATER TEMP: 150°F(65°C), ENTERING AIR TEMP: 65°(18°C)
FFH-2, FFH-3	JAGA	BRIZA 12 BJMW 055 095 w/ ENCLOSURE	21.6 (548.6)	5.125 (130.2)	37.4 (950.0)	11548 (3383.5)	1.50 (5.7)	24	ENTERING WATER TEMP: 170°F(77°C) RETURN WATER TEMP: 150°F(65°C), ENTERING AIR TEMP: 65°(18°C)

F:\181000\181286 Marymound Heritage Leacock House Reno\1000 Mechanical\10 Spec Writing Specs\181286 - FORCED FLOW (HW) Schedule_v00.xlsx]Forced Flow Schedule

FANCOIL SCHEDULE

NO.	SERVICE	MAKE	MODEL	AIR CFM (l/s)	E.S.P. IN. WG (pa)	CAPACITY BTUH (kw) COOLING	CAPACITY BTUH (kw) HYDRONIC HEATING	MOTOR HP (kw)	POWER VOLT/PHASE	REMARKS
FC-1	MAIN FLOOR	LENNOX	CBX40UHV-060	1900 (897)	0.3 (74.7)	60,000 (17.58)	SEE HC-1	1 (.75)	208 / 1	C/W SHROPAN TOR COIL & HYDRONIC HEATING COIL KIT
FC-2	2ND FLOOR	HI-VELOCITY	HEJ-7-7071	750 (354)	1.1 (273.9)	36,000 (10.55)	SEE HC-2	3/4 (.56)	208 / 1	C/W SHROPAN TOR COIL & HYDRONIC HEATING COIL KIT
FC-3	2ND FLOOR	HI-VELOCITY	HEJ-100101	1250 (590)	2.7 (672.5)	60,000 (17.58)	SEE HC-3	3/4 (.56)	208 / 1	C/W SHROPAN TOR COIL & HYDRONIC HEATING COIL KIT

F:\181000\181286 Marymound Heritage Leacock House Reno\1000 Mechanical\10 Spec Writing Specs\181286 - FANCOIL Schedule_v00.xlsx]FANCOIL

HYDRONIC HEATING COIL SCHEDULE

NO.	MAKE	HEIGHT IN. (mm)	DEPTH IN. (mm)	LENGTH IN. (mm)	CAPACITY BTUH (kW)	FLOW GPM (l/s)	REMARKS
HC-1	ENGINEERED AIR				83,000 (24.4)		
HC-2	ENGINEERED AIR				83,000 (24.6)		
HC-3	ENGINEERED AIR				46,860 (19.6)		

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CONDENSING UNIT SCHEDULE

NO.	SERVICE	MAKE	MODEL	CAPACITY BTUH (kw)	POWER VOLT/PHASE	TON	SEER	REMARKS
CU-1	FC-1 MAIN FLOOR	LENNOX	14ACX-060	60,000 (17.58)	208/1	5	16.0	SECURE ON GROUND C/W CONCRETE PAD PROVIDE C/W PIPING & LOW AMBIENT CONTROLS
CU-2	FC-2 2ND FLOOR	LENNOX	14ACX-060	60,000 (17.58)	208/1	5	16.0	SECURE ON GROUND C/W CONCRETE PAD PROVIDE C/W PIPING & LOW AMBIENT CONTROLS
CU-3	FC-1 2ND FLOOR	LENNOX	14ACX-036	36,000 (10.55)	208/1	3	16.0	SECURE ON GROUND C/W CONCRETE PAD PROVIDE C/W PIPING & LOW AMBIENT CONTROLS

F:\181000\181286 Marymound Heritage Leacock House Reno\1000 Mechanical\10 Spec Writing Specs\181286 - CONDENSING UNIT Schedule_v00.xlsx]CONDENSING UNIT

DOMESTIC WATER HEATER SCHEDULE

NO.	SERVICE	MAKE	MODEL	CAPACITY gallons (liters)	INPUT WATTAGE (kw)	NO. OF ELEMENTS	ELEMENTS WATTAGE (kw)	POWER VOLT/PHASE	REMARKS
DWH-1	MAIN, 2ND & 3RD FLOORS	A.O.SMITH	DEN-80	80 (302)	4.5	2 NON-SIMULTANEOUS	4.5	208/1	PROVIDE DRAIN PAN C/W DRAIN PIPE TO FUNNEL FLOOR DRAIN

F:\Revit\15000 Mechanical\10 Spec Writing Specs\181286 - DWH Schedule_v00.xlsx]DWH

HYDRONIC UNIT HEATER SCHEDULE

NO.	MAKE	MODEL	AIR CFM (l/s)	CAPACITY MBH (kw)	FLOW GPM (l/s)	MOTOR HP (kw)	POWER VOLT/PH AMP	REMARKS
UH-1, UH-2	STERLING	HS-118A	420 (198)	15.8 (4.6)	1.9 (.1)	0.016 0.012	115 / 1/0.8	ENTERING WATER TEMP: 200°F(93°C) WATER TEMP. DROP 20°(11°C), ENTERING AIR TEMP: 60°(16°C)

F:\181000\181286 Marymound Heritage Leacock House Reno\1000 Mechanical\10 Spec Writing Specs\181286 - HYDRONIC UNIT HEATER Schedule_v00.xlsx]Heat Schedule

HW CONVECTOR RADIATOR SCHEDULE

NO.	MAKE	MODEL	HEIGHT IN. (mm)	DEPTH IN. (mm)	LENGTH IN. (mm)	CAPACITY BTUH (kW)	FLOW GPM (l/s)	REMARKS
WF-101A, WF-101B, WF-106, WF-107, WF-108	JAGA	MAXIM 044-123-11 WT	17.5 (444.5)	5.125 (130.2)	48.5 (1231.9)	6883 (2016.7)	1.0 (.1)	ENTERING WATER TEMP: 170°F(77°C) WATER TEMP DROP 20°(11°C), ENTERING AIR TEMP: 65°(18°C)
WF-201, WF-202, WF-205, WF-207, WF-208, WF-209, WF-212 WF-301, WF-302, WF-303, WF-304, WF-305, WF-306								
WF-102, WF-103, WF-104, WF-105A, WF-105B	JAGA	MAXIM 044-103-11 WT	17.5 (444.5)	5.125 (130.2)	40.5 (1028.7)	5763 (1688.5)	1.0 (.1)	ENTERING WATER TEMP: 170°F(77°C) WATER TEMP DROP 20°(11°C), ENTERING AIR TEMP: 65°(18°C)
WF-109 WF-203A, WF-203B, WF-204A, WF-204B, WF-206, WF-210, WF-211, WF-213 WF-307, WF-308, WF-309	JAGA	MAXIM 044-083-11 WT	17.5 (444.5)	5.125 (130.2)	26 (635.0)	3524 (1032.5)	1.0 (.1)	ENTERING WATER TEMP: 170°F(77°C) WATER TEMP DROP 20°(11°C), ENTERING AIR TEMP: 65°(18°C)

F:\181000\181286 Marymound Heritage Leacock House Reno\1000 Mechanical\10 Spec Writing Specs\181286 - CONVECTOR RADIATOR (HW) Schedule_v01.xlsx]Heat Schedule

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TOWER PROJECT NO. : 181286

issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4156 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St., Winnipeg, MB Canada

client

drawing information

MECHANICAL SCHEDULES

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 12 April 2019
proj. #: 181286
rev. #: R-0

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

M5.1

GENERAL SPECIFICATIONS

1. THE BIDDERS SHALL EXAMINE THE SITE AND THE EXISTING CONDITIONS AFFECTING THE PROJECT. EXAMINE THE COMPLETE SET OF CONTRACT DOCUMENTS TO ENSURE THAT THE WORK CAN BE CARRIED OUT WITHOUT SIGNIFICANT CHANGES TO THE INTENT OF THE DOCUMENTS. NO FUTURE ALLOWANCE WILL BE MADE FOR CHANGES UNLESS THE ENGINEER HAS BEEN NOTIFIED IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES, PRIOR TO THE CLOSE OF TENDERS. NO ALLOWANCE WILL BE MADE FOR ITEMS THAT SHOULD HAVE BEEN NOTED DURING A PRE-TENDER SITE INSPECTION.
2. THE LOCATION, ROUTING AND ELEVATIONS OF ALL NEW AND EXISTING SERVICES AND UTILITIES AS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED AS APPROXIMATIONS ONLY. VERIFY THE EXACT LOCATIONS, ROUTINGS AND ELEVATIONS OF ALL SERVICES PRIOR TO COMMENCING WORK, AND ASSUME RESPONSIBILITY FOR LAYING OUT ALL WORK. THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SERVICES AND UTILITIES.
3. ALL ASPECTS OF THE INSTALLATION MUST COMPLY WITH THE MOST STRINGENT OF THE APPLICABLE BUILDING CODES, LOCAL REGULATIONS, AND BY-LAWS. BEFORE PROCEEDING WITH THE WORK, OBTAIN APPROVED DRAWINGS AND SPECIFICATIONS FROM THE AUTHORITIES HAVING JURISDICTION.
4. PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES REQUIRED BY LAW, AND ARRANGE FOR ALL INSPECTIONS RELATED TO THE PERFORMANCE OF THE SPECIFIED WORK.
5. PROVIDE ALL MATERIALS, LABOUR AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS SHOWN AND AS SPECIFIED, SO AS TO LEAVE THE OWNER WITH A COMPLETE AND FUNCTIONING SYSTEM.
   5.1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND C.S.A. APPROVED, UNLESS SPECIFICALLY NOTED OTHERWISE.
   5.2. ALL SIMILAR EQUIPMENT AND OR MATERIALS SHALL BE BY THE SAME MANUFACTURER.
6. REQUEST FOR APPROVAL OF SUBSTITUTE MATERIAL AND/OR EQUIPMENT FOR THAT SPECIFIED, SHALL BE SUBMITTED TO THE ENGINEER WITH A STAMPED SELF-ADDRESSED ENVELOPE OR RETURN FAX NUMBER AT LEAST FIVE WORKING DAYS PRIOR TO TENDER CLOSING. REQUESTS SHALL INCLUDE ALL PERFORMANCE SPECIFICATIONS, PHYSICAL DATA AND OTHER PERTINENT INFORMATION REQUIRED FOR THE ENGINEER TO MAKE A COMPLETE COMPARISON.
7. PROVIDE A MINIMUM OF SEVEN COPIES OF SHOP DRAWINGS FOR REVIEW BY THE ENGINEER. THE SHOP DRAWINGS MUST BE ASSEMBLED INTO COMPLETE BROCHURES, WITH NO LOOSE SHEETS. UNASSEMBLED SUBMISSIONS WILL BE RETURNED AS INCOMPLETE.
   7.1. THE REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THE REVIEW SHALL NOT MEAN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE EQUIPMENT, THE RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR. THE REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR CONFIRMING AND CORRELATING THE DIMENSIONS ON THE JOBSITE, AND FOR INFORMATION THAT PERTAINS TO THE FABRICATION PROCESS, CONSTRUCTION TECHNIQUES, AND INSTALLATION DETAILS, AND FOR COORDINATING ALL WORK OF THE RELATED SUB-TRADES.
8. ALL CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXISTING EXPOSED SURFACES SHALL BE RETURNED TO AN "AS-FOUND" CONDITION ACCEPTABLE TO THE OWNER.
9. EACH CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN ORDER TO AVOID CONFLICTS.
10. NEATLY STORE ALL MATERIALS, AND CLEAN UP REFUSE ON A REGULAR BASIS. PROTECT AND MAINTAIN ALL WORK UNTIL THE PROJECT HAS BEEN COMPLETED AND TURNED OVER TO THE OWNER.
11. THE INSTALLATION SHALL BE COMPLETELY TESTED, DEMONSTRATING THAT THE EQUIPMENT AND SYSTEMS INSTALLED ARE PERFORMING IN THE MANNER INTENDED.
12. AT THE COMPLETION OF THE INSTALLATION, PROVIDE TWO MARKED-UP COPIES OF THE TENDER DRAWINGS FOR AS-BUILT PURPOSES AND MAINTENANCE MANUALS. PAY ALL COSTS ASSOCIATED WITH THE PRODUCTION OF THE "AS-BUILT" DRAWINGS AND THE MANUALS. SUBMIT THE DOCUMENTS TO THE ENGINEER FOR REVIEW, AND MAKE ANY REQUESTED CHANGES BEFORE DELIVERING THEM TO THE OWNER.
13. REVIEW THE OPERATION AND MAINTENANCE OF THE SYSTEMS WITH THE OWNER'S MAINTENANCE PERSONNEL AND PROVIDE WRITTEN AND/OR VERBAL INSTRUCTIONS AS REQUIRED.
14. FURNISH CERTIFICATES CONFIRMING THAT THE WORK HAS BEEN INSTALLED TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION. 14.1. NO CERTIFICATE ISSUED, PAYMENT MADE, OR PARTIAL OR ENTIRE USE OF THE SYSTEMS BY THE OWNER, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR MATERIALS.
15. THE CONTRACTOR SHALL PROVIDE A ONE YEAR LABOUR AND MATERIAL WARRANTY ON ALL NEW EQUIPMENT AND COMPONENTS, COMMENCING UPON THE DATE OF ACCEPTANCE BY THE OWNER.
   15.1. REPLACE AT NO CHARGE TO THE OWNER, ALL ITEMS WHICH FAIL OR PROVE DEFECTIVE WITHIN A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE FAILURE IS NOT DUE TO IMPROPER USAGE BY THE OWNER. MAKE GOOD ALL DAMAGES INCURRED AS A RESULT OF THE FAILURE AND OF THE REPAIRS.
16. PROVIDE TEMPORARY HEATING AS REQUIRED. DO NOT USE NEW EQUIPMENT FOR THIS PURPOSE WITHOUT THE EXPRESS CONSENT OF THE ENGINEER.
17. SCHEDULING OF ALL WORK SHALL BE ARRANGED WITH THE OWNER. COORDINATE THE SHUT-DOWN OF EXISTING UTILITIES AND SERVICES AS REQUIRED FOR CONNECTIONS OF NEW WORK. WORK WITHIN THE BUILDING MAY HAVE TO BE PERFORMED DURING NON-REGULAR HOURS, AND MUST CONFORM TO THE WORK RULES OF THE BUILDING, AS DIRECTED BY THE OWNER.
18. THE DRAWINGS FOR THE MECHANICAL WORK ARE PERFORMANCE DRAWINGS, DIAGRAMMATIC AND APPROXIMATELY TO SCALE, INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE LOCATIONS OF APPARATUS, FIXTURES AND PIPE/DUCT RUNS. THESE DRAWINGS DO NOT INTEND TO SHOW ARCHITECTURAL AND STRUCTURAL DETAILS.
19. EVEN THOUGH SOME PIPING AND/OR DUCTWORK IS NOT COMPLETELY SHOWN SCHEMATICALLY, AND ALL DETAILS ARE NOT SHOWN OR SPECIFIED, IT IS EXPECTED THAT THE CONTRACTORS BE FAMILIAR ENOUGH WITH THEIR FIELDS OF WORK TO COMPLETE THE PROJECT TO THE STANDARDS GENERALLY ADHERED TO BY THE LOCAL INDUSTRY, INCLUDING GOOD WORKMANSHIP AND COMMON SENSE. THE ENGINEER RESERVES THE RIGHT TO FURNISH ANY ADDITIONAL DETAIL DRAWINGS, WHICH IN THE JUDGEMENT OF THE ENGINEER, MAY BE NECESSARY TO CLARIFY THE WORK, AND SUCH DRAWINGS SHALL FORM PART OF THIS CONTRACT. THE WORK FOR SUCH CLARIFICATIONS SHALL BE AT NO COST TO THE OWNER.

MECHANICAL SPECIFICATIONS

SECTION 15100 - GENERAL

1. PROVIDE ONE SET OF SPECIAL TOOLS REQUIRED TO SERVICE EQUIPMENT, AS RECOMMENDED BY THE MANUFACTURERS/SUPPLIERS.
2. PROVIDE DI-ELECTRIC COUPLINGS WHEREVER PIPES OF DISSIMILAR METALS ARE JOINED.
3. HOISTING AND PLACING OF MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR PROVIDING THE EQUIPMENT.
4. PIPE HANGERS SHALL BE GRINNELL FIGURE 65 FOR STEEL PIPE AND FIGURE CP65 FOR COPPER PIPE, WITH FIGURE 140 THREADED ROD. THREADED ROD SHALL BE ATTACHED TO FIGURE 117 EXPANSION CASE SET IN HOLES DRILLED IN CONCRETE, OR ATTACHED TO FIGURE 225 OR FIGURE 227 CLAMP ATTACHED TO ROOF/FLOOR JOISTS. FOR INSULATED PIPING, PROVIDE FIGURE 167 PROTECTION SADDLES. SIZE HANGERS AND SADDLES TO SUIT INDIVIDUAL PIPE SIZES, INCLUDING INSULATION WHERE APPLICABLE.
5. USE THE FOLLOWING SCHEDULE FOR MINIMUM HANGING STANDARDS FOR HORIZONTAL PIPING:

STEEL PIPE

SIZE	ROD DIAMETER	MAXIMUM SPACING
1-1/4" (32mm) AND SMALLER	3/8" (10mm)	3'-0" (900mm)
1-1/2" (38mm) AND 2" (50mm)	3/8" (10mm)	10'-0" (3000mm)
2-1/2" (65mm) AND 3" (75mm)	1/2" (12mm)	12'-0" (3600mm)
4" (100 mm) AND 5" (125mm)	5/8" (16mm)	12'-0" (3600mm)
6" (150 mm)	3/8" (10mm)	12'-0" (3600mm)

COPPER PIPE

SIZE	ROD DIAMETER	MAXIMUM SPACING
1" (25mm) AND SMALLER	3/8" (10mm)	6'-0" (1800mm)
1-1/4" (32mm) AND 2" (50mm)	3/8" (10mm)	10'-0" (3000mm)

6. PIPE HANGERS MAY BE PERFORATED GALVANIZED STEEL STRAP HANGERS FOR 2" (50mm) AND SMALLER PIPING IN CONCEALED SPACES.
7. PROVIDE ACCESS DOORS AS REQUIRED TO INSTALL, MAINTAIN AND ADJUST EQUIPMENT AND CONTROLS. ACCESS DOORS IN CEILINGS AND WALLS SHALL HAVE PIANO HINGES AND SCREWDRIVER CAM LOCKS.
8. PROVIDE FIRESTOPPING AND/OR INTUMESCENT DONUTS, AS REQUIRED, WHERE PIPING PASSES THROUGH FIRE SEPARATIONS.

SECTION 15180 - INSULATION

1. PROVIDE 1/2" (12mm) THICK, FOIL-FACED RIGID PRE-FORMED FIBREGLASS EXTERNAL THERMAL PIPE INSULATION ON ALL NEW DOMESTIC COLD WATER PIPES.
2. PROVIDE 1/2" (12mm) THICK, RIGID, PRE-FORMED FIBREGLASS EXTERNAL THERMAL PIPE INSULATION ON ALL NEW DOMESTIC HOT WATER PIPES.
3. PROVIDE 1" (25mm) THICK, FOIL-FACED RIGID PRE-FORMED FIBREGLASS EXTERNAL PIPE INSULATION ON ALL NEW PLUMBING VENTS FOR 10' (3000mm) ON WARM SIDE OF A PENETRATION THROUGH A WALL OR CEILING/ROOF TO A COLD SPACE, AND FOR FULL LENGTH IN COLD ATTIC SPACES.
4. PROVIDE 1" (25mm) THICK, FOIL-FACED RIGID PRE-FORMED FIBREGLASS EXTERNAL THERMAL PIPE INSULATION ON ALL NEW ROOF DRAIN PIPING FOR 10' (3000mm) ON THE WARM SIDE OF A PENETRATION THROUGH A WALL OR CEILING/ROOF TO A COLD SPACE, AND FOR FULL LENGTH IN COLD ATTIC SPACES. PROVIDE 1/2" (12mm) THICK FOIL-FACED FIBREGLASS EXTERNAL THERMAL INSULATION ON THE BODY OF ALL NEW ROOF DRAINS.
5. PROVIDE 1" (25mm) THICK, FOIL-FACED RIGID PRE-FORMED FIBREGLASS EXTERNAL THERMAL PIPE INSULATION ON ALL NEW NATURAL GAS PIPING FOR 10' (3000mm) ON THE WARM SIDE OF A PENETRATION THROUGH A WALL OR CEILING/ROOF TO A COLD SPACE.
6. PROVIDE 2" (50mm) THICK, FOIL-FACED RIGID (FIBREGLASS OR FIBREBOARD) OR FLEXIBLE FIBREGLASS EXTERNAL THERMAL INSULATION ON ALL NEW EXHAUST OR RELIEF DUCTWORK FOR 10'-0" (3.0M) ON THE WARM SIDE OF A PENETRATION THROUGH A WALL/FLOOR/CEILING/ROOF TO A COLD SPACE, WHERE A BACKDRAFT DAMPER IS PROVIDED AT THE PENETRATION TO THE COLD SPACE. WHERE THE BACKDRAFT DAMPER IS PROVIDED IN THE DUCTWORK, INSULATION SHALL EXTEND FROM THE PENETRATION TO 10'-0" (3.0M) UPSTREAM OF THE BACK DRAFT DAMPER.
   6.1. INSULATION ON COMMERCIAL KITCHEN HOOD EXHAUST DUCTWORK SHALL BE NON-COMBUSTIBLE MATERIAL SUCH AS MINERAL WOOL OR FIBREGLASS, WITH NO COMBUSTIBLE COVERING.
7. PROVIDE 1" (25mm) THICK, FOIL-FACED EXTERNAL THERMAL INSULATION ON ALL NEW CONCEALED SUPPLY AIR DUCT MAINS, EXCLUDING INDIVIDUAL RUN-OUTS TO DIFFUSERS. INSULATION SHALL BE FLEXIBLE FIBREGLASS, OR RIGID FIBREBOARD.
8. PROVIDE 2" (50mm) THICK, FOIL-FACED RIGID FIBREGLASS OR FIBREBOARD EXTERNAL THERMAL INSULATION ON ALL NEW OUTSIDE AIR INTAKE, MIXED AIR AND COMBUSTION AIR DUCTWORK. ROUND COMBUSTION AIR DUCTWORK MAY BE FLEXIBLE FIBREGLASS.
9. PROVIDE 2" (50mm) THICK, FOIL-FACED RIGID FIBREGLASS OR FIBREBOARD EXTERNAL THERMAL INSULATION ON ALL NEW DUCTWORK LOCATED OUTDOORS. PROVIDE WEATHERPROOFING EQUAL TO:
   9.1. A MINIMUM OF 2 LAYERS OF OIL IMPREGNATED BUILDING PAPER, AND COAT WITH ULTRAVIOLET RESISTANT BLACK MASTIC. -OR-
   9.2. A "BLUSKIN" POLY-TYPE BITUMEN MEMBRANE. -OR-
   9.3. FOR EXPOSED DUCTWORK OUTSIDE OF BUILDING APPLY ONE COAT OF CHILDERS V-CRYL CP-10 OR OTHER APPROVED MASTIC, EMBED #10 GLASS FABRIC INTO THE WET COATING. SMOOTH OUT ALL WRINKLES LAPPING ENDS AND EDGES AT LEAST 2". AFTER THE FIRST COATING HAS ACHIEVED INITIAL SET BUT STILL DAMP, APPLY A TOP FINISH COATING OF THE MASTIC. ENSURING THAT THE REINFORCING GLASS FABRIC IS COMPLETELY COATED. SMOOTH TO UNIFORMLY EVEN FINISH. AMOUNT OF COMPOUND AS PER MANUFACTURER'S RECOMMENDATION'S.
   9.4. PROVIDE DIMPLE FINISH .016 ALUMINUM JACKET.
10. PROVIDE 1" (25mm) THICK, BLACK CELLULAR FOAM RUBBER INSULATION ON ALL REFRIGERATION PIPING. INSTALL USING PLASTIC WIRE TIES.
11. WHERE 1" ACOUSTIC INSULATION IS PROVIDED, 1" OF THERMAL INSULATION MAY BE DELETED.
12. ALL JOINTS AND ELBOWS SHALL BE COMPLETELY INSULATED EXCEPT JOINTS AND ELBOWS MAY BE LEFT UNCOVERED ON HOT PIPING IN CONCEALED SPACES.
13. ALL VALVES AND UNIONS SHALL BE COMPLETELY INSULATED, EXCEPT VALVES AND UNIONS MAY BE LEFT UNCOVERED ON HOT PIPING IN CONCEALED SPACES.
14. SEAMS OF FOIL-FACED THERMAL INSULATION SHALL BE SEALED WITH ALUMINUM DUCT TAPE.
15. PROVIDE ADDITIONAL LAYER OF CANVAS, FIELD APPLIED, ADHERED, LAP SEALED AND FINISHED WITH A BRUSH COAT OF SIZING.
16. PROVIDE PVC FITTING COVERS WHERE CANVAS JACKET IS APPLIED.
17. COVER BUTT JOINTS WITH A STRIP OF THE SAME MATERIAL AS THE JACKET.
18. FLEXIBLE INSULATION SHALL BE INSTALLED IN A MANNER THAT DOES NOT REDUCE ITS THICKNESS.

SECTION 15400 - PLUMBING

1. DOMESTIC WATER PIPING ABOVE GROUND SHALL BE TYPE 'L' HARD COPPER, WITH SOLDERED COPPER JOINTS AND FITTINGS. USE LEAD-FREE SOLDER. PLASTIC PIPE OR A COMBINATION IS ACCEPTABLE ALTERNATIVE.
2. DOMESTIC WATER PIPING BELOW GROUND SHALL BE TYPE 'L' SOFT COPPER, WITH NO JOINTS. PLASTIC PIPE OR A COMBINATION IS ACCEPTABLE ALTERNATIVE.
3. DRAIN AND VENT PIPING ABOVE GROUND SHALL BE AS ALLOWED BY CODE, INCLUDING DWV COPPER, CAST IRON, AND PVC/ABS PLASTIC. JOINTS SHALL BE SOLDERED FOR COPPER, SOLVENT WELDED FOR PLASTIC, AND MECHANICAL JOINT FOR CAST IRON.
4. DRAIN AND VENT PIPING BELOW GROUND SHALL BE AS ALLOWED BY CODE, INCLUDING CAST IRON, AND PVC/ABS PLASTIC. JOINTS SHALL BE SOLVENT WELDED FOR PLASTIC, AND MECHANICAL JOINT FOR CAST IRON.
5. NATURAL GAS PIPING SHALL BE SCHEDULE 40 STEEL, WITH SCREWED OR WELDED JOINTS AND FITTINGS AS PER CODE.
6. DOMESTIC WATER VALVES SHALL BE BALL OR BUTTERFLY TYPE.
7. NATURAL GAS VALVES SHALL BE APPROVED PLUG TYPE.
8. PROVIDE CHROME PLATED ESCUTCHEONS WHERE VISIBLE PIPING PASSES THROUGH WALLS AND PARTITIONS.
9. PROVIDE UNIONS WHERE PIPING CONNECTS TO EQUIPMENT. UNIONS SHALL BE LOCATED SO THAT THE PIPING DOES NOT HAVE TO BE ADJUSTED IN ORDER TO REMOVE THE EQUIPMENT.
10. DURING CONSTRUCTION, OPEN ENDED PIPING SHALL BE TEMPORARILY CAPPED TO PREVENT THE ENTRY OF DIRT AND DEBRIS. ON COMPLETION, PIPING SYSTEMS SHALL BE FLUSHED TO REMOVE ANY FOREIGN MATERIAL.
11. SLOPE ALL DRAIN LINES AT A MINIMUM OF 1/8" PER FOOT (1%) UNLESS A GREATER SLOPE IS REQUIRED BY CODE, OR A LESSER SLOPE IS NOTED ON THE DRAWINGS.

SECTION 15600 - FIRE PROTECTION

1. FIRE PROTECTION PIPING SHALL BE AS ALLOWED BY CODE, INCLUDING COPPER, STEEL, AND PLASTIC.
2. SPRINKLER HEADS SHALL BE (RECESSED) (SEMI-RECESSED) (EXPOSED) TYPE.
3. SPRINKLER HEADS SHALL BE CHROME PLATED WHERE EXPOSED TO THE PUBLIC IN FINISHED AREAS, AND BRASS IN UNFINISHED AREAS.
4. SPRINKLER HEADS SHALL BE INSTALLED IN EVEN ROWS AND COLUMNS. (THEY SHALL BE CENTERED ONE-WAY IN T-BAR CEILINGS) (THEY SHALL BE CENTERED BOTH WAYS IN T-BAR CEILINGS).
5. HAND HELD FIRE EXTINGUISHERS SHALL BE 5 LB. ABC DRY CHEMICAL TYPE.

SECTION 15800 - REFRIGERATION

1. USE REFRIGERATION GRADE HARD COPPER WITH SOLDERED CONNECTIONS.
2. INSTALLATION AND SIZING OF REFRIGERANT PIPING SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND TABLES.
3. PROVIDE FULL CHARGE OF REFRIGERANT.

SECTION 15700 - HEATING

1. HEATING WATER PIPING SHALL BE COPPER OR SCHEDULE 40 STEEL. JOINTS SHALL BE SOLDERED FOR COPPER, AND SCREWED, WELDED OR MECHANICAL JOINT FOR STEEL.
2. HEATING WATER VALVES SHALL BE BALL OR BUTTERFLY TYPE.
3. PIPING SHALL BE DESIGNED IN ACCORDANCE WITH ASME B31.3 – 2012 EDITION.
4. ALL PRESSURE RETAINING COMPONENTS SHALL BE PROVIDED WITH MILL TEST CERTIFICATES AND SHALL BE PROVIDED WITH C/W CRN'S
5. USE ONLY QUALIFIED WELDERS AND WELD PROCEDURES. PIPING CONTRACTORS MUST BE REGISTERED WITH THE OFFICE OF THE FIRE COMMISSIONER INSPECTION AND TECHNICAL SERVICES BRANCH FOR FIRE INSTALLATION.
6. NON-DESTRUCTIVE EXAMINATION – THE CONTRACTOR'S INSPECTION AND EXAMINATION OF PIPING SYSTEMS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN ASME B31.3 SECTION 340, 341, 342, 343 AND 344 IN ADDITION TO THOSE REQUIREMENTS, OR SUPPLEMENTING THOSE REQUIREMENTS, THE CONTRACTOR SHALL UNDERTAKE THESE ADDITIONAL REQUIREMENTS.
   6.1. ALL PREFABRICATED PIPING (SHOP OR FIELD) SHALL BE NON-DESTRUCTIVELY EXAMINED AS FOLLOWS, WITH ADDITIONAL EXAMINATION AT THE DISCRETION OF THE QUALITY CONTROL MANAGER:
      6.1.1. FOR BUTT JOINTS
      6.1.1.1. 5% WITH REPRESENTATION OF EACH WELDER, UT OR RT AND 100% VISUAL.
      6.1.2. FOR FILLET WELD JOINTS
      6.1.2.1. 100% PT OR MT AND 100% VISUAL.
   6.2. ALL FIELD WELDS DURING INSTALLATION SHALL BE NON-DESTRUCTIVELY EXAMINED AS FOLLOWS, WITH ADDITIONAL EXAMINATION AT THE DISCRETION OF THE QUALITY CONTROL MANAGER:
      6.2.1. FOR BUTT JOINTS
      6.2.1.1. 5% WITH REPRESENTATION OF EACH WELDER, UT OR RT AND 100% VISUAL.
      6.2.2. FOR FILLET WELD JOINTS
      6.2.2.1. 100% PT OR MT AND 100% VISUAL.
7. ALL FINALLY INSTALLED PIPING SYSTEMS SHALL BE SUBJECT TO TESTING AND EXAMINATION, AS A MINIMUM, IN ACCORDANCE WITH ASME B31.3 (2012), SECTION 345, AND SHALL MEET THE REGULATORY REQUIREMENTS FOR THE PROVINCE TO THE SATISFACTION OF THE OFFICE OF THE FIRE COMMISSIONER INSPECTION AND TECHNICAL SERVICES BRANCH, NOTE THE FOLLOWING:
   7.1. THE OWNER REQUIRES THAT LEAK TESTING FOR CATEGORY 'D' FLUIDS WILL FOLLOW THE TEST REQUIREMENTS OUTLINED IN SECTION 345.1 (a) AND 345.7.
   7.2. WHERE A NEW BRANCH IS CONNECTED TO AN EXISTING HEADER THE OWNER REQUIRES TESTING FROM THE BRANCH CONNECTION TO THE FIRST ISOLATION VALVE TO BE UNDERTAKEN IN ACCORDANCE WITH SECTION 345.1 (c) AND 345.9.
8. DESIGN CONDITIONS SHALL BE SET BY CONNECTED EQUIPMENT LIMITATIONS.

SECTION 15800 - VENTILATION

1. ALL DUCTWORK AND RELATED ACCESSORIES SHALL BE INSTALLED AS PER THE LATEST SMACNA STANDARDS.
2. DUCTWORK SHALL BE GALVANIZED SHEET METAL UNLESS NOTED OTHERWISE, AND SHALL BE OF THE FOLLOWING GAUGES:

   RECTANGULAR
   DUCTS UP TO 12" (300 MM) ON LONGEST DIMENSION = 26 GA.
   DUCTS 13" TO 28" (325 TO 700 MM) ON LONGEST DIMENSION = 24 GA.
   DUCTS 29" TO 48" (725 TO 1200 MM) ON LONGEST DIMENSION = 22 GA.
   DUCTS 49" TO 96" (1225 TO 2400 MM) ON LONGEST DIMENSION = 20 GA.

   ROUND (EXPOSED SHALL BE SPIRAL, CONCEALED SHALL BE SNAP-LOCK OR SPIRAL)
   DUCTS 8" (200 MM) AND SMALLER = 26 GA.
   DUCTS 9" TO 22" (225 TO 550 MM) = 24 GA.
   DUCTS 24" TO 36" (600 TO 900 MM) = 22 GA.
3. BALANCING DAMPERS SHALL BE PROVIDED FOR EACH SUPPLY AIR OUTLET AND RETURN/EXHAUST AIR INLET. DAMPERS MOUNTED AT GRILLES SHALL BE MULTI-BLADE TYPE. BUTTERFLY DAMPERS IN DUCTWORK SHALL BE CONSTRUCTED OF SHEET METAL, TWO GAUGES HEAVIER THAN THE DUCTWORK. DUCT DAMPERS SHALL HAVE LOCKING QUADRANTS AND POSITION INDICATORS.
4. ALL DUCTWORK SHALL BE SEALED WITH DUCT SEALANT.
5. PROVIDE 4" (100mm) WIDE FLEXIBLE FABRIC DUCT CONNECTIONS AT INLETS AND OUTLETS OF FANS.
6. WHERE SHOWN OR NOTED ON THE DRAWINGS, PROVIDE 1" THICK, FLEXIBLE RESIN IMPREGNATED FIBREGLASS INTERNAL ACOUSTIC INSULATION WITH BLACK PLASTIC-COATED MATTE FINISH.
   6.1. ACOUSTIC INSULATION SHALL BE INSTALLED USING PINS WELDED TO THE DUCTWORK, AND ADHESIVE. PROVIDE BLACK MASTIC TO SEAL ALL JOINTS.
7. FIRE DAMPERS SHALL BE INSTALLED AT ALL LOCATIONS WHERE DUCTWORK PASSES THROUGH A RATED SEPARATION, WHETHER SHOWN ON THE DRAWINGS OR NOT. CONFIRM ALL SEPARATION LOCATIONS WITH THE ARCHITECTURAL DRAWINGS.
8. PROVIDE DUCT ACCESS DOORS AT ALL LOCATIONS REQUIRED FOR INSTALLATION, MAINTENANCE OR ADJUSTMENT OF EQUIPMENT OR CONTROLS. ACCESS DOORS SHALL HAVE GASKETS, PIANO HINGES AND THUMB LATCHES. DOORS SHALL BE INSTALLED TO ALLOW FOR INSTALLATION OF INTERNAL OR EXTERNAL INSTALLATION AS REQUIRED.
9. SUPPORT HORIZONTAL DUCTWORK AT MAXIMUM 8'-0" (2400mm) ON CENTRE.
   9.1. FOR ROUND DUCTWORK UP TO 36" (900mm) DIAMETER, SUPPORT DUCT USING PERFORATED GALVANIZED STEEL STRAP, SUSPENDED USING THREADED RODS ATTACHED TO THE STRUCTURE. USE 3/8" (10mm) RODS FOR DUCTS 12" (300mm) DIAMETER AND LESS. USE 1/2" (12mm) RODS FOR DUCTS 14" TO 22" (350mm TO 550mm) DIAMETER. USE 5/8" (16mm) RODS FOR DUCTS OVER 24" (600mm) DIAMETER.
   9.2. FOR ROUND DUCTWORK OVER 36" (900mm) DIAMETER, SUPPORT DUCT USING 1" x 1" x 1/8" (25mm x 25mm x 3mm) GALVANIZED ANGLE IRON TRAPEZE, SUSPENDED BY 5/8" (16mm) DIAMETER THREADED RODS ATTACHED TO THE STRUCTURE.
   9.3. FOR RECTANGULAR DUCTWORK 18" (450mm) WIDE OR LESS, SUPPORT DUCT WITH PERFORATED GALVANIZED STEEL STRAP, SUSPENDED USING 1/2" (12mm) THREADED RODS ATTACHED TO THE STRUCTURE.
   9.4. FOR RECTANGULAR DUCTWORK OVER 18" (450mm) WIDE, SUPPORT DUCT WITH 1" x 1" x 1/8" (25mm x 25mm x 3mm) GALVANIZED ANGLE IRON TRAPEZE, SUSPENDED BY 5/8" (16mm) DIAMETER THREADED RODS ATTACHED TO THE STRUCTURE.
   9.5. IN CONCEALED SPACES FOR ROUND AND RECTANGULAR DUCTWORK 12" (300mm) WIDE OR LESS, PERFORATED GALVANIZED STEEL STRAP MAY BE USED IN LIEU OF THREADED ROD SUSPENSION.
10. KITCHEN HOOD EXHAUST DUCTWORK SHALL BE FABRICATED FROM 16 GAUGE, NO. 304 STAINLESS STEEL, WITH NO. 2 FINISH WHERE CONCEALED AND NO. 4 FINISH WHERE EXPOSED. CONCEALED DUCTWORK MAY BE FABRICATED FROM 16 GAUGE BLACK STEEL.
   10.1. KITCHEN HOOD EXHAUST DUCTWORK SHALL HAVE ALL WELDED JOINTS AND SEAMS, WITH EXPOSED WELDS GROUND AND BUFFED TO MATCH THE FINISH OF THE SHEET.
   10.2. EXPOSED KITCHEN HOOD EXHAUST DUCTWORK SHALL BE SUPPORTED WITH 2"x14" GAUGE, NO. 4 FINISH, STAINLESS STEEL U-STRAP HANGERS AT 8'-0" (2400mm) CENTRES.
   10.3. KITCHEN HOOD EXHAUST DUCTWORK SHALL NOT BE PENETRATED BY SCREWS, TOOLS OR RIVETS.
   10.4. KITCHEN HOOD EXHAUST DUCTWORK SUPPLIERS AND INSTALLERS SHALL BE COMPLETELY FAMILIAR WITH, AND THE INSTALLATION MUST CONFIRM TO, NFPA 96 AND ALL LOCAL CODES, ESPECIALLY IN REGARD TO, BUT NOT LIMITED TO:
   10.5. 10.5.1. DEFINITIONS OF COMBUSTIBLE, LIMITED COMBUSTIBLE, AND NON-COMBUSTIBLE.
      10.5.2. INSTALLATION OF DUCTWORK TO PREVENT DIPS AND TRAPS THAT MIGHT COLLECT RESIDUE.
      10.5.3. LOCATION AND FABRICATION OF DUCT ACCESS DOORS.
      10.5.4. ACCEPTABLE MATERIALS AND WELDING TECHNIQUES.
      10.5.5. SPACING OF FAN OUTLETS TO BUILDINGS, PROPERTY LINES, AND AIR INTAKES.
      10.5.6. ACCEPTABLE CLEARANCE TO OTHER MATERIALS:
         0" CLEARANCE TO NON-COMBUSTIBLE.
         3" OR 6" CLEARANCE TO LIMITED COMBUSTIBLES (DEPENDING ON LOCATION) 18" CLEARANCE TO COMBUSTIBLES (WITH POSSIBLE REDUCTIONS)

SECTION 15980 - TESTING AND BALANCING

1. BALANCE EACH FAN AND EACH AIR OUTLET AND INLET TO THE AIR QUANTITY NOTED.
2. TEST EACH FIRE DAMPER TO ENSURE PROPER ACCESS AND PERFORMANCE. TAG EACH FIRE DAMPER WITH THE DATE OF TESTING.
3. PROVIDE A WRITTEN REPORT TO THE ENGINEER REGARDING THE TESTING AND BALANCING. MAKE ANY REQUESTED CHANGES TO THE REPORT BEFORE DELIVERING THREE FINAL COPIES TO THE OWNER.
4. TESTING AND BALANCING COMPANY SHALL BE A MEMBER IN GOOD STANDING WITH AA.B.C., OR SHALL PROVE EQUIVALENCY TO THE ENGINEER.

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issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS "B" PRICING
1	2018.05.04	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4198 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St., Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

MECHANICAL SPECIFICATIONS

drawn by: GARROZA
approved by: MH

scale: AS NOTED
date issued: 11 April 2019
proj. #: 181286
rev. #: R-0

M6.1

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg MB

GENERAL NOTE

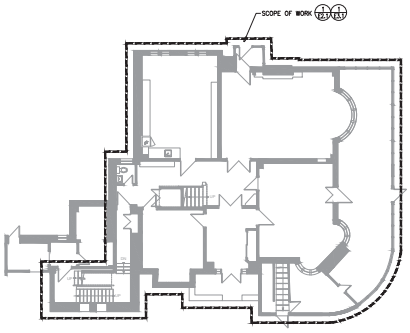
1. ELECTRICAL DEMO PLAN SHALL BE READ IN CONJUNCTION WITH ALL DRAWINGS FROM ALL DISCIPLINES. COORDINATE PHASING WITH C.C. AND OWNER REPRESENTATIVE ON SITE.
2. E.C. SHALL COORDINATE ALL DEMOLITION WORK WITH C.C. IN EXISTING AREAS.
3. ALL EXISTING SYSTEMS/EQUIPMENTS/DEVICES REQUIRING DISCONNECTION TO FACILITATE DEMOLITION SHALL BE RECONNECTED AND RETURNED TO FULLY OPERATIONAL CONDITION.
4. E.C. TO PROVIDE FOR AND COORDINATE ANY SHUTDOWNS WITH C.C. AND OWNER REPRESENTATIVE ON SITE.
5. THE CONSULTANT SHALL IMMEDIATELY BE NOTIFIED OF ANY EXISTING SITE CONDITIONS REQUIRING THE RELOCATION OR REVISION OF DEVICES/EQUIPMENT SHOWN.

DRAWING NOTES:

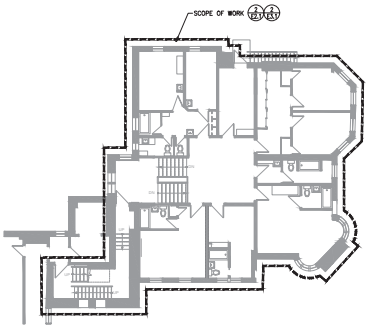
1
2
3

LEGEND

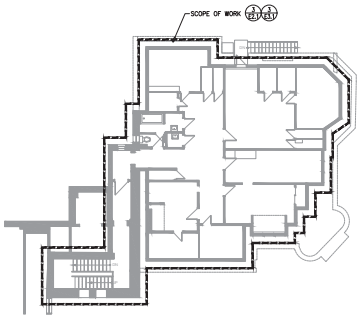
A	STRIP LIGHT FIXTURE (A DENOTES TYPE)		POWER PANELBOARD – SURFACE MOUNT/FLUSH MOUNT
B	1'x4' TROFFER (B DENOTES TYPE)		SYSTEM PANELBOARD – SURFACE MOUNT/FLUSH MOUNT
C	2'x4' TROFFER (C DENOTES TYPE)		TRANSFORMER
F	SURFACE OR PENDANT LIGHT FIXTURE (F DENOTES TYPE)		TELEPHONE BACKBOARD
oG	DOWN LIGHT (G DENOTES TYPE)		VOICE/DATA OUTLET (2 CAT6 CABLES)
H / H	WALL MOUNTED LIGHT FIXTURE (H DENOTES TYPE)	(W)	WIFI
/ NL	LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT		MOTOR AND DISCONNECT
/	EMERGENCY LIGHT (REMOTE – 2 HEADS)		BASEBOARD HEATER (1000 DENOTES 1000 WATTS)
/	EXIT LIGHT C/W DIRECTIONAL ARROW (CEILING/WALL MTD)		FORCE FLOW HEATER
/	EXIT LIGHT C/W DIRECTIONAL ARROWS (CEILING/WALL MTD)		UNIT HEATER
	EMERGENCY BATTERY BANK UNIT C/W HEAD LIGHTS	T	THERMOSTAT
$3	SINGLE POLE SWITCH (3 DENOTE 3 WAY SWITCH)	S	SMOKE DETECTOR (ADDRESSABLE)
D	DIMMER SWITCH	S	120V SMOKE ALARM
	TIMECLOCK	H	HEAT DETECTOR (COMBINATION)
	HAND DRYER	M	MANUAL PULL STATION
	SINGLE RECEPTACLE		FIRE ALARM SIGNAL HORN & STROBE
	DUPLEX RECEPTACLE		FIRE ALARM STROBE – WALL MOUNTED
AFC / AFC	DUPLEX RECEPTACLE – ABOVE COUNTER (GFCI)		FIRE ALARM SIGNAL HORN & STROBE – CEILING MOUNTED
GFCI	DUPLEX RECEPTACLE– GROUND FAULT CIRCUIT INTERRUPTER		FIRE ALARM STROBE – CEILING MOUNTED
	120/208 VOLT RECEPTACLE		DOOR CONTACT (FLUSH IN FRAME)
WP	DUPLEX RECEPTACLE – WEATHER PROOF		HANDI–CAP SECURITY PUSH BUTTON
J	JUNCTION BOX CEILING MOUNTED	ER	EXISTING TO BE REMOVED
J	120V JUNCTION BOX WALL MOUNTED	EX	EXISTING TO REMAIN
P	POWER POLE (PACPOLE)	R	RELOCATED EXISTING (SHOWN IN NEW LOCATION)
	DIRECT CONNECT		



1 / E1.1 MAIN FLOOR PLAN
SCALE: 1:125



2 / E1.1 SECOND FLOOR PLAN
SCALE: 1:125



3 / E1.1 THIRD FLOOR PLAN
SCALE: 1:125

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issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2019.08.##	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St., Winnipeg, MB Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

ELECTRICAL KEYPLAN AND LEGEND

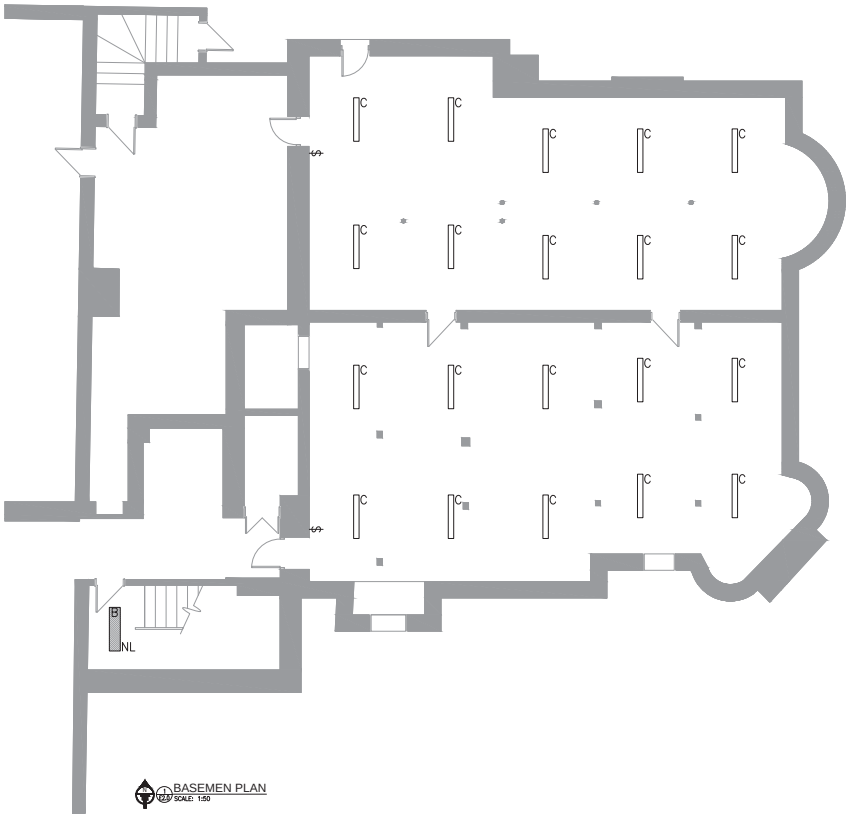
drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

E1.1

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg, MB

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BASEMEN PLAN
SCALE: 1:50

GENERAL NOTE

A. PROVIDE DEDICATED AND SEPARATED NEUTRAL CONDUCTOR FOR EACH LIGHTING CIRCUIT. SHARING OF NEUTRAL CONDUCTORS AMONG LIGHTING CIRCUITS ARE NOT ACCEPTABLE. TYPICAL.

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2019.03.##	ISSUED FOR 33% REVIEW

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Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

ELECTRICAL
LIGHTING LAYOUT
BASEMENT

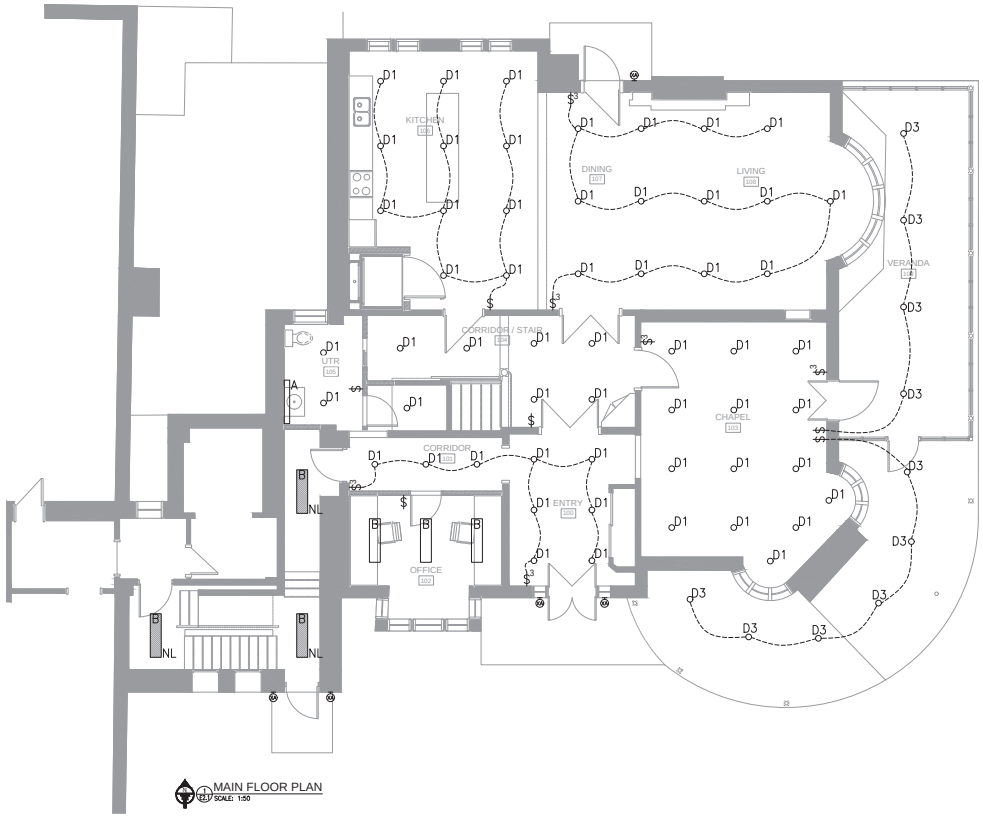
drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

E2.0

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg, MB

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MAIN FLOOR PLAN
SCALE: 1:50

GENERAL NOTE

A. PROVIDE DEDICATED AND SEPARATED NEUTRAL CONDUCTOR FOR EACH LIGHTING CIRCUIT. SHARING OF NEUTRAL CONDUCTORS AMONG LIGHTING CIRCUITS ARE NOT ACCEPTABLE. TYPICAL.

DRAWING NOTES:

1.

2.

3.

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issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2019.08.##	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

ELECTRICAL
LIGHTING LAYOUT
MAIN FLOOR

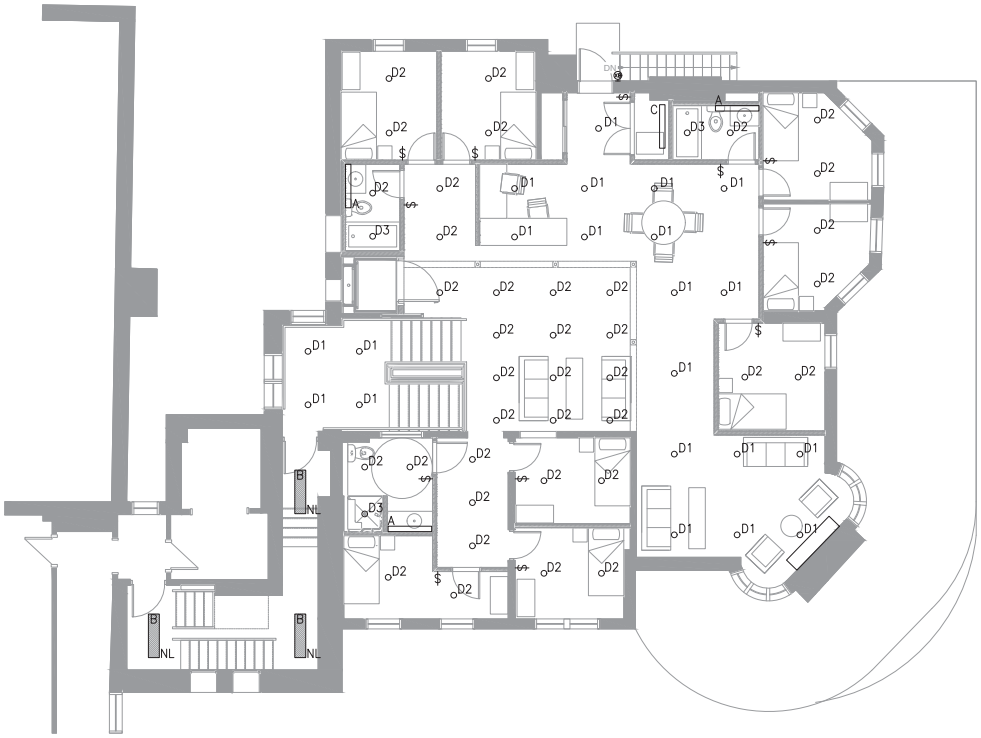
drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

E2.1

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
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SECOND FLOOR PLAN
SCALE: 1:50

GENERAL NOTE

A. PROVIDE DEDICATED AND SEPARATED NEUTRAL CONDUCTOR FOR EACH LIGHTING CIRCUIT. SHARING OF NEUTRAL CONDUCTORS AMONG LIGHTING CIRCUITS ARE NOT ACCEPTABLE. TYPICAL.

DRAWING NOTES:

1.

2.

3.

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issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2019.03.##	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
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drawing information

ELECTRICAL
LIGHTING LAYOUT
SECOND FLOOR

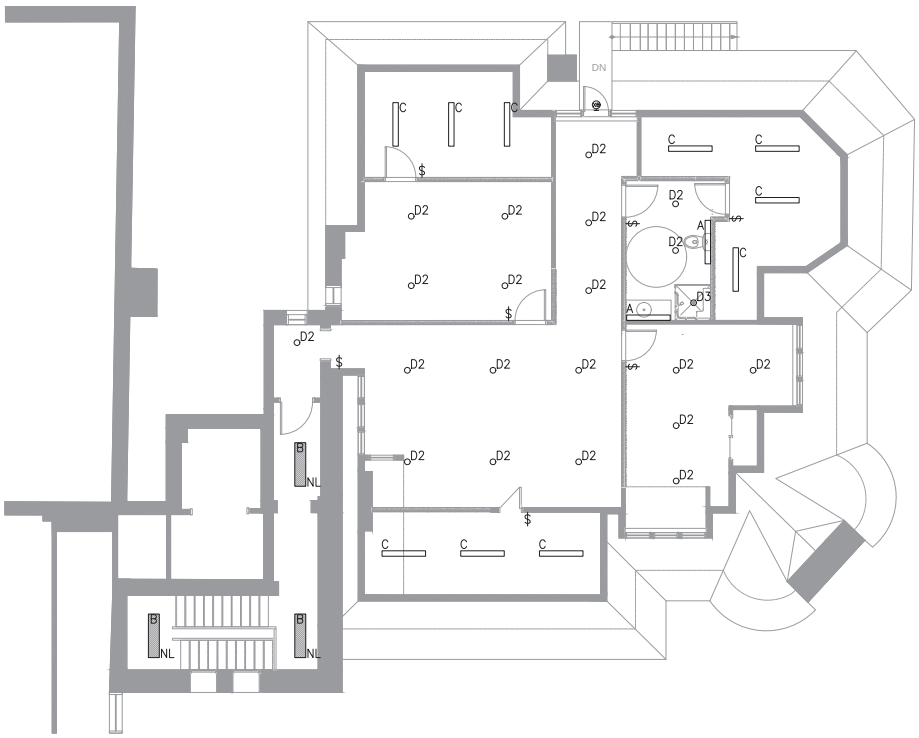
drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

E2.2

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
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THIRD FLOOR PLAN
SCALE: 1:50

GENERAL NOTE

A. PROVIDE DEDICATED AND SEPARATED NEUTRAL CONDUCTOR FOR EACH LIGHTING CIRCUIT. SHARING OF NEUTRAL CONDUCTORS AMONG LIGHTING CIRCUITS ARE NOT ACCEPTABLE. TYPICAL.

DRAWING NOTES:

1
2
3

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issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2019.03.##	ISSUED FOR 30% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

ELECTRICAL
LIGHTING LAYOUT
THIRD FLOOR

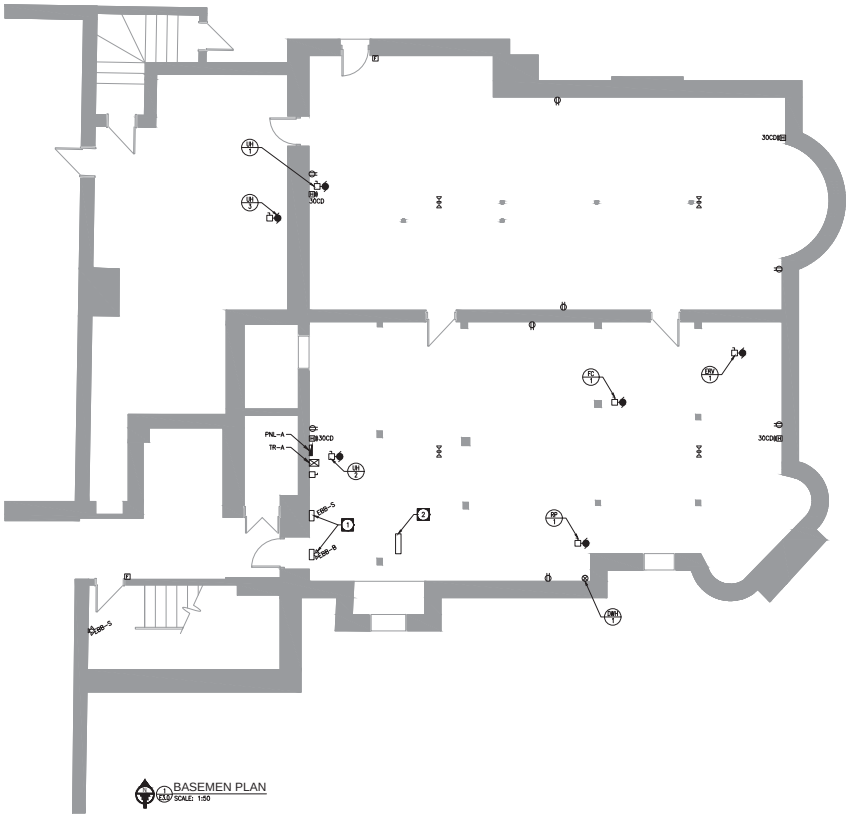
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approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

E2.3

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
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BASEMEN PLAN
SCALE: 1:50

DRAWING NOTES:

1. CONNECT EMERGENCY BATTERY BANK TO LIGHTING CIRCUIT IN THE AREA OF COVERAGE.

2. APPROXIMATE LOCATION OF EXISTING TELEPHONE BIX PANEL. ALL NEW TELEPHONE OUTLETS WITHIN THIS SCOPE OF WORK TO BE CONNECTED TO EXISTING BIX PANEL. COORDINATE WITH UTILITY PROVIDER FOR SERVICE REQUIREMENTS.

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#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2019.03.##	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
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Marymound
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Winnipeg, MB

drawing information

ELECTRICAL POWER & SYSTEM LAYOUT BASEMENT

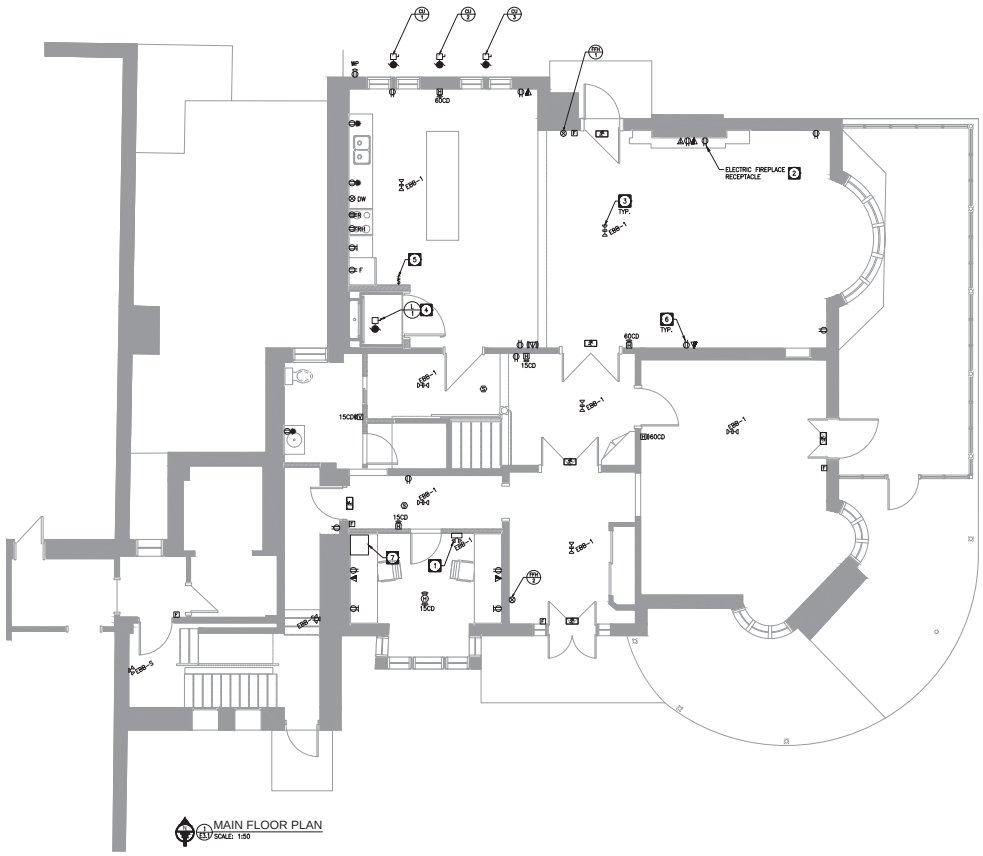
drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

E3.0

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MAIN FLOOR PLAN
SCALE: 1:50

DRAWING NOTES:

1. CONNECT EMERGENCY BATTERY BANK TO LIGHTING CIRCUIT IN THE AREA OF COVERAGE.
2. PROVIDE DEDICATED 120V CIRCUIT FOR ELECTRIC FIREPLACE RECEPTACLE.
3. PROVIDE TWO (2) EMERGENCY LIGHT REMOTE HEADS AT EACH LOCATION AS SHOWN.
4. PROVIDE DEDICATED 208V, 3 PHASE POWER SUPPLY TO LIFT CONTROLLER. COORDINATE EXACT REQUIREMENT AND LOCATION WITH LIFT SUPPLIER.
5. ALL COOKING EQUIPMENT RECEPTACLES SHALL BE CONTROLLED VIA KEY-SWITCH. PROVIDE CONTACTOR AND WIRING AS REQUIRED.
6. ALL RECEPTACLES SHALL BE TAMPER-RESISTANT.
7. PROVIDE NEW DATA CABINET WITH PATCH PANELS TO ACCOMMODATE NEW DATA OUTLETS AS SHOWN. PROVIDE CAT6 CABLE HOMERUN TO EXISTING DATA CLOSET IN MAIN BUILDING. PROVIDE ALL NEW DATA OUTLETS WITH (1) CAT6 CABLE HOMERUN TO NEW DATA CABINET.
8. CONNECT NEW VOICE OUTLETS AS SHOWN TO EXISTING BIX PANEL LOCATED IN THE BASEMENT. COORDINATE WITH UTILITY PROVIDER FOR SERVICE REQUIREMENTS.

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PRELIMINARY
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issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2019.03.##	ISSUED FOR 33% REVIEW

professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
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client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

ELECTRICAL POWER & SYSTEM LAYOUT MAIN FLOOR

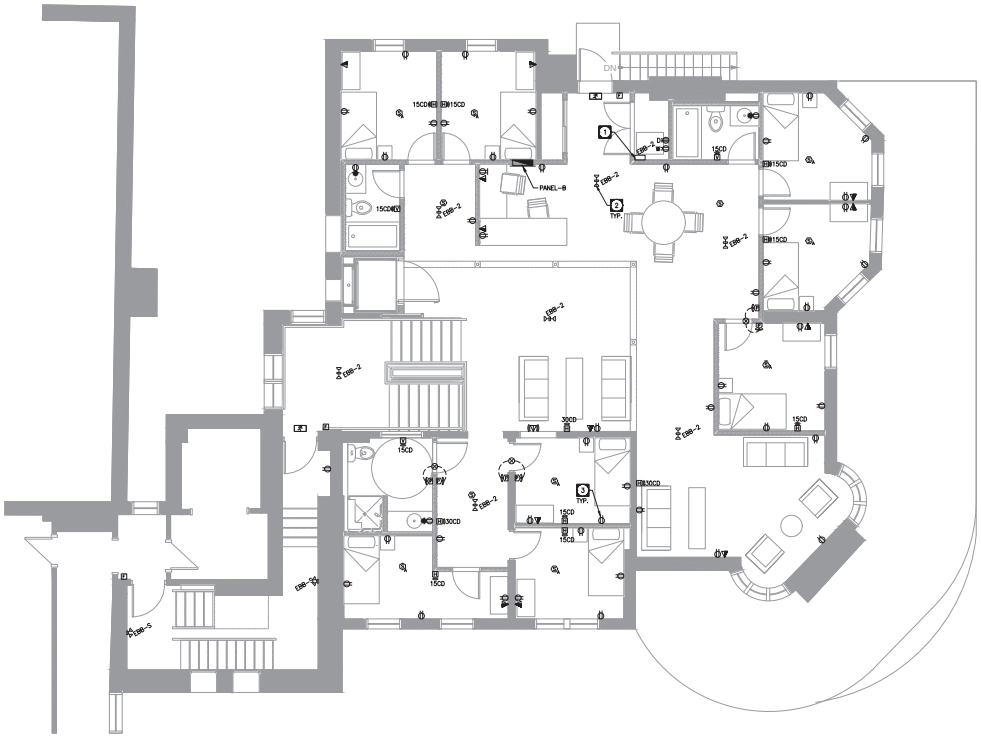
drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

E3.1

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg, MB

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SECOND FLOOR PLAN
SCALE: 1:50

DRAWING NOTES:

1. CONNECT EMERGENCY BATTERY BANK TO LIGHTING CIRCUIT IN THE AREA OF COVERAGE.
2. PROVIDE TWO (2) EMERGENCY LIGHT REMOTE HEADS AT EACH LOCATION AS SHOWN.
3. ALL RECEPTACLES SHALL BE TAMPER-RESISTANT.
4. PROVIDE ALL NEW DATA OUTLETS WITH CAT6 CABLE HOMERUN TO NEW DATA CABINET.
5. CONNECT NEW VOICE OUTLETS AS SHOWN TO EXISTING BIX PANEL LOCATED IN THE BASEMENT, COORDINATE WITH UTILITY PROVIDER FOR SERVICE REQUIREMENTS.

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issue / rev.

#	date	issue notes
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professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
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client

Marymound
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Winnipeg, MB

drawing information

ELECTRICAL POWER & SYSTEM LAYOUT SECOND FLOOR

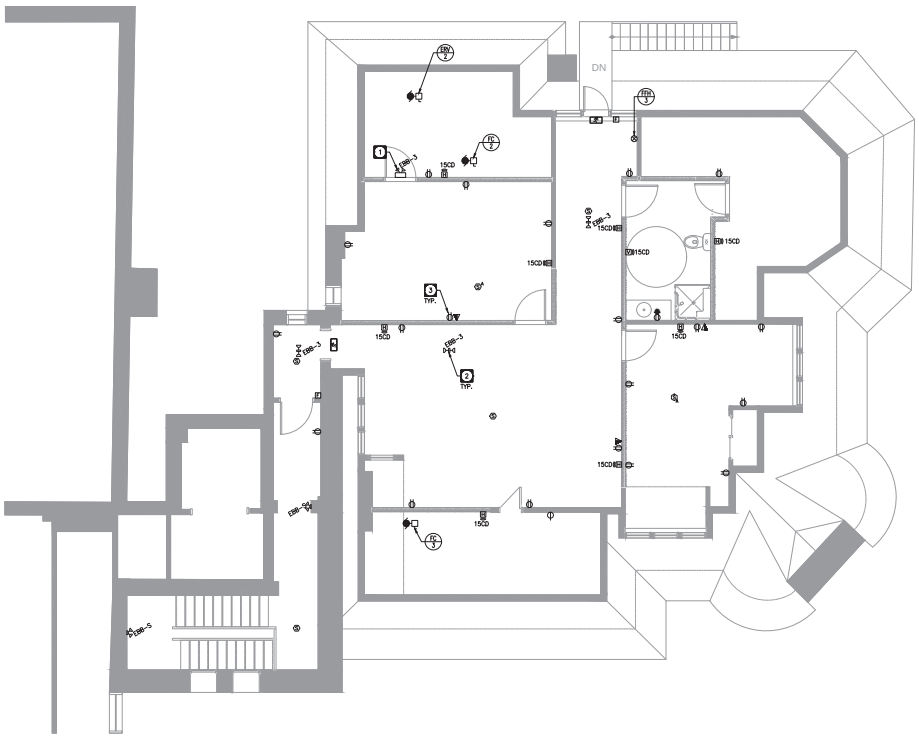
drawn by: SMORALES
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E3.2

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
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THIRD FLOOR PLAN
SCALE: 1:50

DRAWING NOTES:

1. CONNECT EMERGENCY BATTERY BANK TO LIGHTING CIRCUIT IN THE AREA OF COVERAGE.
2. PROVIDE TWO (2) EMERGENCY LIGHT REMOTE HEADS AT EACH LOCATION AS SHOWN.
3. ALL RECEPTACLES SHALL BE TAMPER-RESISTANT.
4. PROVIDE ALL NEW DATA OUTLETS WITH CAT6 CABLE HOMERUN TO NEW DATA CABINET.
5. CONNECT NEW VOICE OUTLETS AS SHOWN TO EXISTING BIX PANEL LOCATED IN THE BASEMENT, COORDINATE WITH UTILITY PROVIDER FOR SERVICE REQUIREMENTS.

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professional seals

Certificate of Authorization
Tower Engineering Group
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project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
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Winnipeg, MB

drawing information

ELECTRICAL POWER & SYSTEM LAYOUT THIRD FLOOR

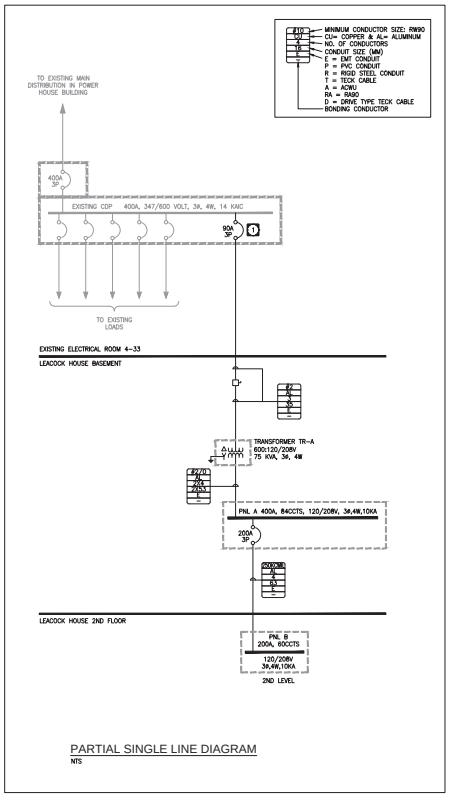
drawn by: SMORALES
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E3.3

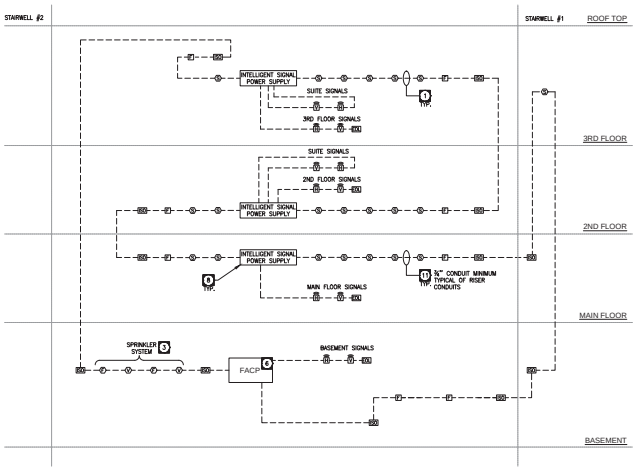
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PARTIAL SINGLE LINE DIAGRAM

NTS



FIRE ALARM RISER DIAGRAM 2 3 5 9 10

SCALE: N.T.S.

FIRE ALARM RISER DRAWING NOTES:

1. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL CONDUIT SIGNALING/INITIATING DEVICES, VERTICAL RISER, CABLE TERMINATION AND OTHER DEVICES TO MAKE IT FULLY FUNCTIONAL FIRE ALARM SYSTEM. SYSTEM CABLES TO BE CONCEALED IN WALLS WHERE POSSIBLE. INSTALL IN CONDUIT IN EXPOSED AREAS.
2. PROVIDE CLASS 'A' WIRING THROUGHOUT. THE CONTRACTOR SHALL ENSURE EACH AUDIBLE FIRE ALARM SIGNAL DEVICE IS SUPERVISED.
3. CONFIRM SPRINKLER DEVICE QUANTITY AND LOCATIONS WITH SPRINKLER CONTRACTOR. PROVIDE ADDITIONAL ISOLATORS AS NECESSARY.
4. INSTALLATION OF NEW FIRE ALARM SYSTEM SHALL COMPLY WITH CAN/ULC-S524-06.
5. PROVIDE ADDITIONAL SIGNAL CIRCUITS AS REQUIRED TO ACCOMMODATE LOAD REQUIREMENTS OF STROBES.
6. PROVIDE EXPANDION MODULE(S) TO EXISTING FIRE ALARM PANEL LOCATED IN ELECTRICAL ROOM 4-33 TO ACCOMMODATE NEW INITIATION LOOP AND SIGNALS AS SHOWN. PROVIDE TESTING AND VERIFICATION.
7. REFER TO POWER AND SYSTEMS DRAWINGS FOR ACTUAL DEVICE QUANTITY.
8. PROVIDE SIGNAL POWER SUPPLIES AS NECESSARY.
9. PROVIDE AUTOSILENCE OF SUITE AUDIBLE AND VISUAL SIGNALS AS PER MBC REQUIREMENTS.
10. ALL HORN/STROBES SERVED IN SAME AREA SHALL BE SYNCHRONIZED.
11. ALL CONDUITS SHALL BE 21MM (MINIMUM DIAMETER). UPSIZE CONDUIT SIZE AS NECESSARY AND COMPLY WITH CEC TO ACCOMODATE ALL REQUIRED WIRING. TYPICAL.

FIRE ALARM ZONES

ZONE NO.	DESCRIPTION
1	MAIN FLOOR
2	2ND FLOOR
3	3RD FLOOR
4	STAIRWELL #1
5	SPRINKLER SYSTEM

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issue / rev.

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professional seals

Certificate of Authorization
Tower Engineering Group
No. 4288 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
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client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

ELECTRICAL
SINGLE LINE DIAGRAM
& RISER DIAGRAM

drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg, MB

E4.1

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MOTOR/EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	EQUIPMENT LOCATION	KW/HP/AMPS	VOLTS/Ø	FEED FROM	PKG UNIT	STARTER TYPE	STARTER FUNC	STARTER PL	STARTER PB	STARTER HOA	STARTER SUPPLY BY	CONTROLS TYPE	CONTROLS SUPPLY BY	CONTROLS INSTALL BY	WIRE BY	FIRE ALARM SHUT DOWN	REMARKS	SEE NOTES BELOW
CU-1,3	CONDENSING UNIT	REFER TO DRAWINGS	34.8 MCA 60 MOCP	208/1	PNL A	Y							T	MECH	MECH	MECH			
CU-2	CONDENSING UNIT	REFER TO DRAWINGS	18.6 MCA 30 MOCP	208/1	PNL A	Y							T	MECH	MECH	MECH			
DWH-1	HOT WATER TANK	REFER TO DRAWINGS	4.5kW	208/1	PNL A	Y							INT	MECH	MECH	MECH			
ERV-1	ENERGY RECOVERY VENTILATOR	REFER TO DRAWINGS	3.3A	208/1	PNL A	Y								MECH	MECH	MECH		PROVIDE NEMA 6-15R RECEPTACLE	
ERV-2	ENERGY RECOVERY VENTILATOR	REFER TO DRAWINGS	2.9A	120/1	PNL B	Y								MECH	MECH	MECH		PROVIDE NEMA 5-15R RECEPTACLE	
FC-1	FAN COIL	REFER TO DRAWINGS	10 MCA 20 MOCP	208/1	PNL A	Y							T	MECH	MECH	MECH			
FC-2	FAN COIL	REFER TO DRAWINGS	8 MCA 15 MOCP	208/1	PNL B	Y							T	MECH	MECH	MECH			
FC-3	FAN COIL	REFER TO DRAWINGS	8 MCA 15 MOCP	208/1	PNL B	Y							T	MECH	MECH	MECH			
FFH-1,2,3	FORCE FLOW HEATER	REFER TO DRAWINGS	FR, HP	120/1	SEE DWG	Y							T	MECH	MECH	MECH		PROVIDE 24VDC TRANSFORMER	
RP-1	RECIRCULATION PUMP	REFER TO DRAWINGS	1/4 HP	120/1	PNL A	Y							MS	ELEC	ELEC	ELEC		RUNS CONTINUOUS	
UH-1,2,3	UNIT HEATER	REFER TO DRAWINGS	1kW	120/1	PNL A	Y							INT	MECH	MECH	MECH			

LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOGUE NO.	LAMPS NO.	LAMPS TYPE	VOLTS	MOUNTING	REMARKS	NOTES	WATTS
A	METALUMEN	RW20-11.5K-4-MR-L2-T-D-120	--	LED	120	R	RECESSED WASHROOM VANITY	1,2	18
B	LITHONIA	LBL4-3000LM-ROCR-30K-MVOLT	--	LED	120	C	SURFACE MOUNTED WRAP	1,2	26
C	LITHONIA	ZL10-L48-5000LM-FST-MVOLT-30K-ROCR	--	LED	120	C	STRIP LIGHT	1,2	30
D1	LITHONIA	LDN6-30/25-L06-AR-L5-MVOLT-EZ1	--	LED	120	R	HIGH CEILING POT LIGHT	1,2	27
D2	LITHONIA	LDN6-30/15-L06-AR-L5-MVOLT-EZ1	--	LED	120	R	LOWER CEILING POT LIGHT	1,2	21
D3	LITHONIA	LDN6-50/10-L05-AR-L5-MVOLT-EZ1-WL-SCA6	--	LED	120	R	OUTDOOR SLOPE CEILING POT LIGHT	1,2	13
D3	LITHONIA	AJBK-RD-27K-90CRI-WW	--	LED	120	R	SHOWER/TUB STALL	1,2	9
XA	GREEN IMAGE	GH-3RC1-120-3000K-SB	--	LED	120	W	EXTERIOR CYLINDER	1,2	10
XB	LITHONIA	OSEWTLED-10C-550-30K-T2W-MVOLT-RBW	--	LED	120	W	EXTERIOR WALLPACK	1,2	20

BATTERY BANK SCHEDULE

NO.	MANUFACTURER	CATALOGUE NO.	INPUT VOLTS	OUTPUT VOLTS	SOURCE PANEL	QUANTITY		MINIMUM WATTAGE x 1.25
EBB-3	LUMACELL	RS125-##-2-LD7-AT	120	12				
EBB-5	LUMACELL	RS125-100-AT	120	12		7		70
EBB-1	LUMACELL	RS125-144-2-LD7-AT	120	12		8		80
EBB-2	LUMACELL	RS125-100-AT	120	12		7		70
BBB-3	LUMACELL	RS125-72-2-LD7-AT	120	12		4		40
	LUMACELL	LUMACELL LS SERIES, SELF POWERED	120	SEE DWG				

NOTES:
- LUMACELL MOM2NC-LD7-T
- LUMACELL RSTH1180-##-MR16-LD7 (QTY.2)
- LUMACELL PNAR-12V-LD7

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Certificate of Authorization
Tower Engineering Group
No. 4356 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
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drawing information

ELECTRICAL SCHEDULES

drawn by: SMORALES
approved by: DKG

scale: AS NOTED
date issued: 10 April 2019
proj. #: 181286
rev. #: R-0

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg, MB

E5.1

PART 1 GENERAL

1. GENERAL SPECIFICATION

1.1. IT IS RECOMMENDED THAT THE BIDDERS EXAMINE THE SITE AND THE EXISTING CONDITIONS AFFECTING THE PROJECT. EXAMINE THE COMPLETE SET OF CONTRACT DOCUMENTS TO ENSURE THAT THE WORK CAN BE CARRIED OUT WITHOUT SIGNIFICANT CHANGES TO THE INTENT OF THE DOCUMENTS. NO FUTURE ALLOWANCE WILL BE MADE FOR CHANGES UNLESS THE ENGINEER HAS BEEN NOTIFIED IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES, PRIOR TO THE CLOSE OF TENDERS. NO ALLOWANCE WILL BE MADE FOR ITEMS WHICH SHOULD HAVE BEEN NOTED DURING A PRE-TENDER SITE INSPECTION.

1.2. THE LOCATION, ROUTING AND ELEVATIONS OF ALL NEW AND EXISTING SERVICES AND UTILITIES AS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED AS APPROXIMATIONS ONLY. VERIFY THE EXACT LOCATIONS, ROUTINGS AND ELEVATIONS OF ALL SERVICES PRIOR TO COMMENCING WORK, AND ASSUME RESPONSIBILITY FOR LAYING OUT ALL WORK. THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SERVICES AND UTILITIES.

1.3. ALL ASPECTS OF THE INSTALLATION MUST COMPLY WITH THE MOST STRINGENT OF THE APPLICABLE BUILDING CODES, LOCAL REGULATIONS, AND BY-LAWS. BEFORE PROCEEDING WITH THE WORK, OBTAIN APPROVED DRAWINGS AND SPECIFICATIONS FROM THE AUTHORITIES HAVING JURISDICTION.

1.4. PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES REQUIRED BY LAW, AND ARRANGE FOR ALL INSPECTIONS RELATED TO THE PERFORMANCE OF THE SPECIFIED WORK.

1.5. PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS SHOWN AND AS SPECIFIED, SO AS TO LEAVE THE OWNER WITH A COMPLETE AND FUNCTIONING SYSTEM. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND C.S.A. APPROVED, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SIMILAR EQUIPMENT AND OR MATERIALS SHALL BE BY THE SAME MANUFACTURER.

1.6. REQUEST FOR APPROVAL OF SUBSTITUTE MATERIAL AND/OR EQUIPMENT FOR THAT SPECIFIED, SHALL BE SUBMITTED TO THE ENGINEER WITH A STAMPED SELF-ADDRESSED ENVELOPE OR RETURN FAX NUMBER AT LEAST FIVE WORKING DAYS PRIOR TO TENDER CLOSING. REQUESTS SHALL INCLUDE ALL PERFORMANCE SPECIFICATIONS, PHYSICAL DATA AND OTHER PERTINENT INFORMATION REQUIRED FOR THE ENGINEER TO MAKE A COMPLETE COMPARISON.

1.7. ALL CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXISTING EXPOSED SURFACES SHALL BE RETURNED TO AN "AS-FOUND" CONDITION ACCEPTABLE TO THE OWNER.

1.8. PROVIDE ALL REQUIRED ACCESS PANELS WITH SUITABLE FIRE RATINGS FOR THE WALL OR CEILING THAT THEY ARE BEING INSTALLED IN.

1.9. EACH CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN ORDER TO AVOID CONFLICTS.

1.10. NEATLY STORE ALL MATERIALS, AND CLEAN UP REFUSE ON A REGULAR BASIS. PROTECT AND MAINTAIN ALL WORK UNTIL THE PROJECT HAS BEEN COMPLETED AND TURNED OVER TO THE OWNER.

1.11. THE INSTALLATION SHALL BE COMPLETELY TESTED, DEMONSTRATING THAT THE EQUIPMENT AND SYSTEMS INSTALLED ARE PERFORMING IN THE MANNER INTENDED.

1.12. AT COMPLETION OF THE INSTALLATION, PROVIDE TWO MARKED-UP COPY OF THE "AS BUILT" DRAWINGS FOR RECORD PURPOSES. PROVIDE THREE SETS OF OPERATION AND MAINTENANCE MANUALS, IN HARD COPY AND ELECTRONIC FORMAT. PROVIDE ELECTRONIC COPY TO CONSULTANT VIA EMAIL FOR REVIEW WITH HARD COPY AS BUILTS. PAY ALL COSTS ASSOCIATED WITH THE PRODUCTION OF THE "AS BUILT" DRAWINGS AND THE MANUALS, SUBMIT THE DOCUMENTS TO THE ENGINEER FOR REVIEW, AND MAKE ANY REQUESTED CHANGES BEFORE DELIVERING THEM TO THE OWNER.

1.13. REVIEW THE OPERATION AND MAINTENANCE OF THE SYSTEMS WITH THE OWNER'S MAINTENANCE PERSONNEL AND PROVIDE WRITTEN AND/OR VERBAL INSTRUCTIONS AS REQUIRED.

1.14. FURNISH CERTIFICATES CONFIRMING THAT THE WORK HAS BEEN INSTALLED TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

1.15. NO CERTIFICATE ISSUED, PAYMENT MADE, OR PARTIAL OR ENTIRE USE OF THE SYSTEMS BY THE OWNER, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR MATERIALS.

1.16. THE CONTRACTOR SHALL PROVIDE A ONE YEAR LABOR AND MATERIAL WARRANTY ON ALL NEW EQUIPMENT AND COMPONENTS, COMMENCING UPON THE DATE OF ACCEPTANCE BY THE OWNER.

1.17. REPLACE AT NO CHARGE TO THE OWNER, ALL ITEMS WHICH FAIL OR PROVE DEFECTIVE WITHIN A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE FAILURE IS NOT DUE TO IMPROPER USAGE BY THE OWNER. MAKE GOOD ALL DAMAGES INCURRED AS A RESULT OF THE FAILURE AND OF THE REPAIRS.

1.18. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL UNIT, FORCEFLOW AND BASEBOARD HEATERS.

1.19. EC RESPONSIBLE TO COORDINATE, SUBMIT AND FACILITATE ALL ITEMS RELATED TO POWER SMART PROGRAM INCENTIVES. ALL REBATES TO BE FORWARDED TO THE OWNER.

2. ELECTRICAL SPECIFICATIONS

2.1. REFER TO DIVISION 1 AND ARCHITECTURAL SPECIFICATIONS AND OTHER GENERAL CONDITIONS.

2.2. PROVIDE FOR A COMPLETE AND WORKING INSTALLATION AS HEREIN SPECIFIED AND AS SHOWN ON THE DRAWINGS.

2.3. THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CANADIAN ELECTRICAL CODE, PROVINCIAL AND MUNICIPAL CODES AND REGULATIONS.

2.4. OBTAIN ALL PERMITS, APPROVALS AND PAY ALL RELATED FEES REQUIRED FOR THIS INSTALLATION.

2.5. ALL EQUIPMENT SUPPLIED UNDER THIS CONTRACT SHALL BE NEW AND BE C.S.A. APPROVED.

2.6. COORDINATE ALL TELEPHONE CONDUIT RUNS WITH TELEPHONE UTILITY BEFORE INSTALLATION BEGINS.

2.7. ARRANGE FOR, AND COORDINATE, ROUGH-IN AND FINAL INSPECTIONS WITH INSPECTION AUTHORITIES, CONSULTANT AND THE BUILDING OWNER'S REPRESENTATIVE.

2.8. CONFIRM ALL RECEPTACLE CONFIGURATIONS, OUTLETS AND WIRING FOR OWNER SUPPLIED EQUIPMENT BEFORE INSTALLATION OF SAME. VISIT EXISTING SITE WHERE SUCH EQUIPMENT IS PRESENTLY INSTALLED, AND/OR OBTAIN OUTLETS, WIRING AND RECEPTACLE CONFIGURATIONS FROM EQUIPMENT MANUFACTURERS. EXACT CONFIGURATIONS MAY DIFFER FROM THOSE SHOWN ON THE DRAWINGS. INCLUDE ALL COSTS TO PROVIDE NECESSARY OUTLETS WIRING AND RECEPTACLES.

3. EXAMINATION

3.1. EXAMINE THE ARCHITECTURAL, INTERIOR DESIGN, STRUCTURAL AND MECHANICAL DRAWINGS TO ENSURE THAT THE WORK UNDER THIS CONTRACT CAN BE SATISFACTORILY CARRIED OUT. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO SUBMISSION OF TENDER.

3.2. THE ELECTRICAL SUBCONTRACTOR SHALL EXAMINE THE SITE, LOCAL CONDITIONS AND CONSIDER HOW THEY MAY AFFECT THE PROJECT.

4. SUPERVISION

4.1. SUPERVISE THE WORK AT ALL TIMES THROUGH A RESPONSIBLE AND COMPETENT JOURNEYMEN ELECTRICIAN / SUPERVISOR.

4.2. FULL COOPERATION SHALL BE SHOWN WITH OTHER TRADES TO FACILITATE INSTALLATIONS AND TO AVOID DELAYS IN CARRYING OUT THE WORK.

5. ACCURACY OF DATA

5.1. DRAWINGS ARE SCHEMATIC; EXACT LOCATIONS, DISTANCES, LEVELS AND OTHER DIMENSIONS SHALL BE GOVERNED BY THE BUILDING AS CONSTRUCTED.

5.2. OUTLETS OR EQUIPMENT SHALL BE MOVED TO ANY POINT WITHIN A 10' RADIUS WHEN RELOCATION IS REQUESTED BY THE CONSULTANT OR OWNER BEFORE THE WORK HAS BEEN SUBSTANTIALLY COMPLETED, WITHOUT ADDITIONAL COST.

5.3. BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITH CIRCUITS ARRANGED EXACTLY AS SHOWN ON THE DRAWINGS. CONDUIT AND CABLE RUNS MAY BE MODIFIED TO SUIT THE INSTALLATION.

6. APPROVAL OF MATERIAL

6.1. REQUEST FOR APPROVAL OF MATERIAL AS EQUALS OR ALTERNATES TO THAT SPECIFIED SHALL BE SUBMITTED TO THE CONSULTANT WITH A STAMPED SELF-ADDRESSED ENVELOPE OR RETURN FAX NUMBER AND PERFORMANCE SPECIFICATIONS FIVE (5) WORKING DAYS PRIOR TO THE TENDER SUBMITTAL. SAMPLES SHALL BE PROVIDED ON REQUEST.

7. SHOP DRAWINGS

7.1. SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER IN PDF FORMAT VIA EMAIL.

7.2. PROVIDE ELECTRONIC COPIES OF SHOP DRAWINGS FOR REVIEW BY THE ENGINEER. THE SHOP DRAWINGS MUST BE ASSEMBLED INTO COMPLETE BROCHURES, WITH NO LOOSE SHEETS.

7.3. THE REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THE REVIEW SHALL NOT MEAN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE EQUIPMENT, THE RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR. THE REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR CONFIRMING AND CORRELATING THE DIMENSIONS ON THE JOBSITE, AND FOR INFORMATION THAT PERTAINS TO THE FABRICATION PROCESS, CONSTRUCTION TECHNIQUES, AND INSTALLATION DETAILS, AND FOR COORDINATING ALL WORK OF THE RELATED SUB-TRADES.

7.4. FABRICATION OF EQUIPMENT SHALL NOT COMMENCE UNTIL SHOP DRAWINGS OF SUCH EQUIPMENT HAVE BEEN REVIEWED BY THE CONSULTANT. TWO SETS SHALL BE SUBMITTED WITH LOCAL INSPECTION DEPARTMENT APPROVAL WHERE REQUIRED.

7.5. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL MECHANICAL SHOP DRAWINGS - REQUIRING ELECTRICAL CONNECTION - AND COORDINATE VOLTAGE AND SIZES WITH DIVISION 15 AND GENERAL CONTRACTOR.

7.6. REQUIRED SHOP DRAWINGS:

- LIGHT FIXTURES, LAMPS, BALLASTS AND CONTROL SYSTEMS
- ELECTRICAL DISTRIBUTION (CDPS, PANELBOARDS, BREAKERS, ETC)
- MAIN SERVICE ENTRANCE DISTRIBUTIONS
- PANELBOARDS.
- ELECTRIC HEATING EQUIPMENT AND CONTROLS .
- EMERGENCY LIGHTING EQUIPMENT
- WIRING DEVICES (RECEPTACLES, SWITCHES, ETC)
- MOTOR STARTERS.
- CONTACTORS
- DISCONNECT SWITCHES
- FIRE ALARM SYSTEM
- LOW VOLTAGE LIGHTING CONTROLS
- DOOR ENTRY SYSTEM

8. AS-BUILT DRAWINGS

8.1. KEEP A RECORD SET OF DRAWINGS ON THE SITE AT ALL TIMES RECORDING ANY CHANGES THAT MAY OCCUR. SUBMIT THESE DRAWINGS TO THE CONSULTANT UPON COMPLETION OF THE WORK. AS-BUILTS SHALL INCLUDE CIRCUITING OF NEW AND EXISTING EQUIPMENT TO REMAIN.

8.2. AT THE COMPLETION OF INSTALLATION, PROVIDE TWO MARKED-UP COPY OF THE AS-BUILT DRAWINGS FOR RECORD PURPOSES. PROVIDE THREE SETS OF OPERATION AND MAINTENANCE MANUALS. PAY ALL COSTS ASSOCIATED WITH THE PRODUCTION OF THE AS-BUILT DRAWINGS AND THE MANUALS. SUBMIT THE DOCUMENTS TO THE ENGINEER FOR REVIEW, AND MAKE ANY REQUESTED CHANGES BEFORE DELIVERING THEM TO THE OWNER.

8.3. SUBMIT A CERTIFICATE OF INSPECTION FROM THE LOCAL INSPECTION AUTHORITY UPON COMPLETION OF WORK AND INCLUDE WITH "AS-BUILT" DRAWINGS.

8.4. THE CONSULTANT RESERVES THE RIGHT TO RECOMMEND THAT A PORTION OF THE CONTRACT FUNDS BE WITHHELD PENDING SUBMISSION OF ACCEPTABLE AS-BUILT DRAWINGS.

9. TESTING

9.1. THE ELECTRICAL INSTALLATION SHALL BE COMPLETELY TESTED DEMONSTRATING THAT THE EQUIPMENT AND SYSTEMS INSTALLED PERFORM IN THE MANNER INTENDED.

10. GUARANTEE

10.1. THE SATISFACTORY OPERATION OF ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF 12 CALENDAR MONTHS AFTER FINAL ACCEPTANCE OF THE BUILDING.

11. REQUEST FOR CHANGE

11.1. ALL QUOTATIONS IN RESPONSE TO REQUEST FOR CHANGE SHALL BE SUBMITTED COMPLETE WITH AN ITEMIZED COST BREAKDOWN OF ALL MATERIALS AND LABOUR REQUIRED IN THE CHANGE.

12. GROUNDING

12.1. THE ENTIRE INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE AND AS SHOWN ON DRAWINGS.

13. WORKMANSHIP

13.1. INSTALL EQUIPMENT, CONDUIT AND CABLES IN A WORKMANLIKE MANNER TO PRESENT A NEAT APPEARANCE TO THE SATISFACTION OF THE CONSULTANT. INSTALL CONDUIT AND CABLE RUNS PARALLEL AND PERPENDICULAR IN CHASES, BEHIND FURRING OR ABOVE CEILINGS. IN AREAS WHERE SYSTEMS ARE TO BE EXPOSED, INSTALL NEATLY AND GROUP TO PRESENT A TIDY APPEARANCE.

13.2. INSTALL EQUIPMENT AND APPARATUS REQUIRING MAINTENANCE, ADJUSTMENT OR EVENTUAL REPLACEMENT WITH ADEQUATE CLEARANCES AND ACCESSIBILITY FOR SAME.

13.3. INCLUDE, IN THE WORK, ALL REQUIREMENTS SHOWN ON THE SHOP DRAWINGS OR MANUFACTURERS' INSTALLATION INSTRUCTIONS.

13.4. REPLACE WORK UNSATISFACTORY TO THE CONSULTANT WITHOUT EXTRA COST.

13.5. USE OF CLIPS FOR SECURING AC90 TO CEILING SYSTEM IS PROHIBITED.

13.6. ALL CONDUITS MUST BE CLIPPED TO STRUCTURAL CONCRETE BY MEANS OF ANCHORS OR SUPPORTED BY UNISTRUT HANGERS AS CLOSE TO UNDERSIDE AS POSSIBLE. TYE WRAPS FOR WIRE HANGING AND FASTENING IS NOT ACCEPTABLE. PERFORATED STRAPPING IS ALSO UNACCEPTABLE. ALL ELECTRICAL COMPONENTS MUST BE SUPPORTED INDEPENDENTLY.

13.7. ALL ELECTRICAL SUPPORTS AND HANGER ARE TO CO-ORDINATED AND ACCEPTABLE TO THE PRE-ENGINEERED MANUFACTURE PRIOR TO INSTALLATION.

14. WORK IN EXISTING BUILDING

14.1. THE BUILDING SHALL REMAIN OPEN AND WILL OPERATE NORMALLY DURING THE CONSTRUCTION PERIOD OF THIS CONTRACT.

14.2. REFER TO GENERAL CONDITIONS FOR PHASING AND STAGING OF WORK AND ADHERE TO THAT PROGRAM. COMPLY WITH INSTRUCTIONS REGARDING WORKING HOURS NECESSARY TO MAINTAIN THE BUILDING IN OPERATION. COORDINATE ALL WORK WITH GENERAL CONTRACTOR.

14.3. REFER TO ELECTRICAL, ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS FOR NEW WORK INVOLVED IN EXISTING BUILDING.

14.4. EXAMINE THE SITE AND LOCAL CONDITIONS AFFECTING ALL THE WORK TO OBTAIN DETAILS AND ALL INFORMATION NECESSARY TO DO THE WORK. NO EXTRA COMPENSATION WILL BE ALLOWED DUE TO FAILURE TO MAKE THIS EXAMINATION. REFER TO ARCHITECT'S SUMMARY OF WORK SECTION 01010.

14.5. CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL WORK AND ITEMS REQUIRED TO ACCOMMODATE ALL CHANGES AND ALTERATIONS TO THE EXISTING BUILDING. INCLUDE ALL COSTS IN ORIGINAL TENDER PRICE.

14.6. WHERE EXISTING SERVICES SUCH AS ELECTRICAL POWER AND FIRE ALARM SYSTEM, ETC. ARE REQUIRED TO BE DISRUPTED AND/OR SHUT-DOWN, COORDINATE THE SHUT-DOWNS WITH THE OWNER AND CARRY OUT THE WORK AT A TIME AND IN A MANNER ACCEPTABLE TO THEM. CAREFULLY SCHEDULE ALL DISRUPTIONS AND/OR SHUT-DOWNS AND ENSURE THAT THE DURATION OF SAME IS KEPT TO A MINIMUM. SUBMIT FOR APPROVAL, A WRITTEN SCHEDULE OF EACH DISRUPTION AT LEAST 72 HOURS IN ADVANCE OF PERFORMING WORK AND OBTAIN OWNER'S WRITTEN CONSENT PRIOR TO IMPLEMENTING.

14.7. SHOULD ANY CONNECTIONS BE REQUIRED TO MAINTAIN SERVICES DURING WORK IN THE EXISTING BUILDING, SUPPLY AND INSTALL ALL NECESSARY MATERIAL AND EQUIPMENT AND PROVIDE ALL LABOUR AT NO EXTRA COST. SHOULD ANY EXISTING SYSTEM BE DAMAGED, MAKE FULL REPAIRS WITHOUT EXTRA COST, AND TO THE SATISFACTION OF THE OWNER.

14.8. THE DRAWINGS INDICATE MAJOR ITEMS OF EQUIPMENT TO BE DELETED OR RELOCATED BUT MAY NOT INDICATE EVERY ITEM OF EQUIPMENT OR CONDUIT TO BE DELETED OR RELOCATED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH EXISTING EQUIPMENT IS TO BE DELETED OR RELOCATED BY EXAMINING THE SITE AND ALL CONSTRUCTION DOCUMENTS.

14.9. WHERE EXISTING DEVICES (RECEPTACLES, SWITCHES, ETC.) MOUNTED ON A WALL WHICH WILL BE COVERED WITH A NEW FINISH, PROVIDE AN EXTENSION RING, COVERPLATE, ETC. AS REQUIRED TO MOUNT THE DEVICE TO THE NEW WALL.

14.10. EXISTING JUNCTION BOXES SHALL REMAIN ACCESSIBLE.

14.11. PROVIDE PIPE GUARD RAILS FOR PANELBOARDS WHERE INDICATED AND WHERE PANELS OR CONDUITS MAY BE SUBJECT TO DAMAGE. COORDINATE ALL WORK WITH G.C.

14.12. RE-WIRE, MODIFY AND EXTEND EXISTING WIRING AS SPECIFIED AND AS MAY BE REQUIRED TO PROVIDE AND COMPLETE, APPROVED AND FULLY OPERATIVE INSTALLATION TO THE SATISFACTION OF THE ENGINEER AND OWNER.

14.13. IN AREAS WHERE EXISTING WALLS, CEILINGS, ETC. ARE REQUIRED TO BE CUT INTO OR REMOVED, OR OTHER SIMILAR CONSTRUCTION ALTERNATIONS ARE REQUIRED, THE EXISTING WIRING IN THE AREAS REQUIRED TO REMAIN IN USE FOR ANY REASON, THE CONTRACTOR SHALL RE-ROUTE, ALTER AND /OR EXTEND ALL SUCH WIRING IN THESE AREAS IN AN APPROVED MANNER, CONCEALED IN THE BUILDING STRUCTURE WHERE REQUIRED, IN SUCH A MANNER THAT THE ORIGINAL ELECTRICAL CAPACITY OR CHARACTERISTICS IS MAINTAINED. ALL WORK SHALL BE TO THE COMPLETE SATISFACTION OF THE ENGINEER AND OWNER.

14.14. DISCONNECT AND REMOVE EXISTING CEILING MOUNTED ELECTRICAL DEVICES FOR THE CONSTRUCTION OF NEW CEILINGS, SKY-LIGHT OPENINGS OR RELATED WORK. ONCE NEW WORK IS COMPLETE, RE-INSTALL AND RE-CONNECT ELECTRICAL DEVICES TO ORIGINAL LOCATIONS AND CIRCUITS. PROVIDE ALL WIRING REQUIRED.

14.15. CONDUITS AND BOXES SHALL BE SURFACE MOUNTED ONLY IN AREAS SPECIFIED.

14.16. ALL EXISTING AND NEW OWNERS EQUIPMENT IS TO BE WIRED AND CONNECTED. SUPPLY AND INSTALL, WIRE AND CONNECT MATCHING RECEPTACLE FOR PORTABLE EQUIPMENT COMPLETE WITH CORD AND CAP. REFER TO EQUIPMENT NAMEPLATE RATING FOR ELECTRICAL CHARACTERISTICS PRIOR TO ROUGH-IN.

14.17. ALL EXISTING OWNER EQUIPMENT WHICH IS NON-PORTABLE, SHALL BE DIRECTLY CONNECTED VIA SOW OR SOWJ CORD MATCHING ELECTRICAL CHARACTERISTICS AS DETERMINED BY NAMEPLATE RATINGS OF EQUIPMENT. CONFIRM NAMEPLATE CHARACTERISTICS PRIOR TO ROUGH-IN.

14.18. MINIMIZE ELECTRICAL SERVICE AND OTHER SYSTEM INTERRUPTIONS. COORDINATE CHANGE-OVER WORK WITH OWNER SITE REPRESENTATIVE ON SITE PRIOR TO INITIATING WORK.

15. REMEDIAL WORK SPECIFICATIONS

15.1. ALL AC-90 HOME RUN SHALL BE REMOVED AND REPLACED BY EMT CONDUIT AND RW90 XLPE COPPER CONDUCTORS (MINIMUM #12). NUMBER OF HOME RUNS SHALL BE MINIMIZED.

15.2. ALL UNUSED CABLES AND CONDUITS (INCLUDING COMMUNICATIONS CONDUCTORS) SHALL BE REMOVED FROM SITE.

15.3. AC-90 MAY BE USED FOR DROPS TO LIGHT FIXTURES AND DROPS FROM ZONED CONDUITS TO STEEL STUD WALLS OR DECK RECEPTACLES WHERE THE CABLE WILL NOT BE EXPOSED IN MORE THAN A FIVE FOOT RADIUS OF THE JUNCTION BOX AT THE DECK.

15.4. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY CORING OF HOLES THROUGH DECKS OR FLOOR SLABS WILL NOT PENETRATE EXISTING CONDUITS, CABLES OR MECHANICAL EQUIPMENT IN OR UNDER DECKS OR FLOOR SLABS. HE SHALL AT HIS COST, BE RESPONSIBLE TO TAKE ALL ACTIONS REQUIRED AND AS MAY BE DEEMED NECESSARY BY THE CONSULTANT/OWNER'S REPRESENTATIVE TO CORRECT ANY DAMAGE. NO CORING SHALL BE UNDERTAKEN UNLESS PERMISSION IS GIVEN BY THE CONSULTANT.

15.5. ALL EXISTING JUNCTION BOXES PRESENTLY MOUNTED ON DUCTWORK OR CEILING SYSTEM SHALL BE RELOCATED AND INDEPENDENTLY SUPPORTED.

16. RE-USE EXISTING EQUIPMENT

16.1. EXISTING 'MANUFACTURER' OF ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE CONSIDERED 'APPROVED' FOR NEW INSTALLATION WHERE REQUIRED.

16.2. THE CONTRACTOR SHALL VISIT THE WORK SITE PRIOR TO TENDER CLOSE TO DETERMINE WHAT ELECTRICAL DEVICES AND EQUIPMENT CAN BE RE-USED.

16.3. WHERE A DEVICE IS INDICATED TO BE "NEW", THE CONTRACTOR MAY RE-USE AN EXISTING DEVICE IN THE SAME LOCATION. RE-USED DEVICE SHALL HAVE SAME CHARACTERISTICS AND SHALL NOT REDUCE QUALITY OR DESIGN INTENT.

16.4. REPLACE OR REPAIR EXISTING ELECTRICAL EQUIPMENT TO BE RE-USED AS NECESSARY, TO EFFECT A GOOD AND "LIKE NEW" WORKING UNIT/SYSTEM.

16.5. WHERE COST EFFECTIVE, AND UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR MAY RE-USE EXISTING ELECTRICAL DEVICES WHICH HE DEEMS TO BE RE-USABLE. CAUTION: THIS DOES NOT APPLY TO MAIN DISTRIBUTION BREAKERS OR OTHER SUCH MAJOR EQUIPMENT THAT ARE SPECIFICALLY NOTED TO BE NEW. COORDINATE ALL EQUIPMENT RELOCATIONS WITH G.C.

16.6. WHERE PANELBOARDS ARE SHOWN TO BE "RELOCATED", THE CONTRACTOR HAS THE OPTION TO RE-USE THE EXISTING PANELBOARDS OR INSTALL NEW PANELBOARDS AND DISCARD THE OLD. IF EXISTING PANEL IS RE-USED THE CONTRACTOR SHALL RE-FURBISH THE EXISTING PANEL AND BREAKERS TO "AS NEW" CONDITION AND CARRY FULL WARRANTY AS IF PROVIDED AS NEW.

16.7. RE-USE OF OWNER'S LIGHTING EQUIPMENT: REFER TO LUMINAIRES SECTION IN SPECIFICATIONS.

16.8. THE CONTRACTOR SHALL NOT JEOPARDIZE STORE OPERATION OR PROJECT COMPLETION SCHEDULE BY SPENDING TOO MUCH TIME RE-FURBISHING OLD EXISTING PANELS OR OTHER EXISTING EQUIPMENT.

16.9. ENSURE THAT FIRE ALARM SYSTEM COMPONENTS ARE RE-USABLE AND REPLACE AS NECESSARY. WHERE MORE THAN 10% OF THE SYSTEM COMPONENTS (NEW OR RELOCATIONS) BY NUMBER OF DEVICES ARE MODIFIED, REPLACE ALL EXISTING NON-CONFORMING DEVICES WITH NEW AS PART OF THE BASE CONTRACT WORK.

PART 2 MATERIALS AND INSTALLATION

1. OUTLET BOXES

1.1. OUTLET, JUNCTION AND SWITCH BOXES SHALL BE GALVANIZED PRESSED STEEL OF SIZE AND TYPE TO SUIT EACH INDIVIDUAL APPLICATION.

1.2. OUTLETS SHALL NOT BE LOCATED ANYWHERE ON THE OUTSIDE CURTAIN WALL. OUTLETS SHOWN THUS SHALL BE MOUNTED ON THE NEAREST DIVIDING WALL 2' FROM OUTSIDE WALL, OR NEAREST FURRED OUT COLUMN.

1.3. PROVIDE ALL REQUIRED ACCESS PANELS WITH SUITABLE FIRE RATINGS FOR THE WALL OR CEILING THAT THEY ARE BEING INSTALLED IN.

2. WIRING METHODS

2.1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ALL WIRE SHALL BE COPPER, MINIMUM #12 AWG WITH 90 DEGREES CELSIUS X-LINK INSULATION. WIRING TO BE INSTALLED IN CONDUIT (INCLUDING WIRING ON ROOF DECK FLUTES WHERE APPROVED).

2.2. WIRING IN CONCRETE OR MASONRY CONSTRUCTION SHALL BE INSTALLED IN STEEL ELECTRICAL METALLIC TUBING (EMT). PROVIDE A SEPARATE GROUNDING CONDUCTOR IN EMT CONDUIT RUNS EMBEDDED IN CONCRETE SLABS. CONDUITS INSTALLED IN AREAS EXPOSED TO MOISTURE SHALL HAVE WATERTIGHT FITTINGS.

2.3. ALL WIRING IN FINISHED AREAS SHALL BE CONCEALED. ALL CONDUCTORS AND CONDUITS SHALL BE RUN PERPENDICULAR OR PARALLEL TO THE BUILDING CORE WALLS.

2.4. CONDUIT AND WIRING SHALL BE GROUPED WHERE POSSIBLE AND CLIPPED IN A NEAT AND WORKMANLIKE MANNER.

2.5. AC-90 CABLE TO BE USED FOR DROPS FROM CONDUIT SYSTEMS TO RECESSED LIGHTING FIXTURES IN ACCESSIBLE CEILINGS OR OUTLET BOXES IN STEEL STUD WALLS ONLY. HOME RUNS SHALL BE IN CONDUIT. MAXIMUM RUN OF AC-90 IN ACCESSIBLE CEILING SPACE SHALL BE 5'-0".

2.6. EACH CIRCUIT FOR COMPUTER EQUIPMENT, PRINTERS AND COPIERS SHALL HAVE A SEPARATE NEUTRAL CONDUCTOR.

2.7. CONDUIT RUNS SHALL BE INSTALLED AND INSPECTED BEFORE AC-90 RUNS ARE INSTALLED TO ENSURE CONFORMANCE WITH ITEM .5 HEREIN.

2.8. ALL AC-90 USED FOR DROPS SHALL BE RUN TIGHT TO DECK AND FOLLOW LINES OF BREAMS AND BUILDING.

2.9. ALL WIRING IN SERVICE AREAS TO BE IN SURFACE MOUNTED EMT. DO NOT RUN CONDUIT HORIZONTALLY ON WALLS, VERTICAL DROPS ONLY.

. ALL CONDUITS TO BE MINIMUM 3/4" IN SIZE.
. DIE CAST SET SCREW COUPLINGS AND CONNECTORS (INSULATED THROAT)

2.10. ACWU (FT6 RATED) IS ACCEPTABLE FOR SUITE PANEL IF CONTRACTOR USES ULC APPROVED FIRE STOP SYSTEM INCLUDING MATERIAL AND INSTALLATION METHOD WHEN CABLE PENETRATES THOUGH FIRE RATED ASSEMBLY. PROVIDE SHOP DRAWING OF MATERIAL AND SYSTEM TO BE USED.

2.11. WIRING IN SUITES

2.11.1. ALL WIRES SHALL BE COPPER MINIMUM #14 AWG.
2.11.2. USE OF NMD90 IS ACCEPTABLE.

2.12. ALL CABLE SHALL BE MINIMUM FT4 RATED UNLESS RUN IN PLENUM. ALL CABLE RUN THROUGH PLENUM SPACE TO BE FT6 RATED. OTHERWISE CABLE SHALL BE RUN IN EMT OR NON COMBUSTIBLE RACEWAY.

3. IDENTIFICATION OF EQUIPMENT

3.1. ALL EQUIPMENT SHALL BE IDENTIFIED WITH 3/8" X 1 ½" (1/8" LETTERS) ENGRAVED LAMACOID NAMEPLATES INDICATING PANEL AND CIRCUIT NUMBER OR FIRE ALARM HORN DESIGNATION. LAMACOIDS SHALL BE EITHER SCREWED OR RIVETED IN PLACE. WITH EXCEPTION TO RECEPTACLES AND LIGHTING SWITCHES, SELF ADHESIVE TYPE IS NOT ACCEPTABLE. LAMACOIDS SHALL BE WHITE LETTERING ON RED FACE FOR EMERGENCY AND FIRE ALARM DEVICES AND WHITE LETTERING ON BLACK FACE TO NORMAL POWER DEVICES AND COMMUNICATION PANELS.

3.2. PROVIDE 1" X 3" LAMACOIDS FOR EACH NEW CDP BREAKER, INDICATING PANEL OR FEED BEING FED.

4. MECHANICAL EQUIPMENT WIRING

4.1. PROVIDE STARTERS (MINIMUM SIZE NEMA 1) AND WIRING FOR ALL HEATING, VENTILATING AND PLUMBING EQUIPMENT UNLESS SPECIFIED OTHERWISE.

4.2. POWER WIRING FOR THE MECHANICAL EQUIPMENT SHALL BE PERFORMED BY THE ELECTRICAL CONTRACTOR. OBTAIN A WIRING DIAGRAM FROM THE MECHANICAL SUBCONTRACTOR.

4.3. PROVIDE CONTROL WIRING FOR ALL MECHANICAL EQUIPMENT AS INDICATED. REFER TO MOTOR SCHEDULE FOR CONTROL WIRING REQUIREMENTS.

4.4. REFER TO THE MECHANICAL DRAWINGS FOR THE EXACT LOCATION OF MECHANICAL EQUIPMENT REQUIRING AN ELECTRICAL CONNECTION.

4.5. WHERE CONDUIT IS TO BE INSTALLED IN DESIGNATED EXPOSED AREAS (OPEN BEAM CEILING, ETC), E.C. COORDINATE EXACT INSTALLATION LOCATION WITH G.C. AND ARCHITECT. WHERE CONDUIT IS INSTALLED WITHOUT COORDINATE AND IS NOT BE THE SATISFACTION OF THE CONSULTANT.

4.6. PROVIDE, INSTALL AND CONNECT FORCE FLOW/BASEBOARD HEATERS C/W BUILT-IN THERMOSTAT. AS INDICATED ON DRAWINGS. ACCEPTABLE MANUFACTURERS CHROMALOX, Q-MARK, STELPRO AND OUELLET OR APPROVED EQUAL.

5. LUMINAIRES

5.1. SUPPLY AND INSTALL LED FIXTURES COMPLETE WITH ELECTRONIC DRIVERS AS INDICATED ON DRAWINGS.

5.2. INSTALL LUMINAIRES SUPPLIED BY THE OWNER, AS INDICATED.

5.3. ALL LAMPS SHALL BE 3000 K AND 82 CRI MINIMUM, UNLESS NOTED OTHERWISE.

5.4. ALL SWITCHING SHALL BE RUN IN CONDUIT.

5.5. ALL FIXTURES RATED 150V OR LARGER TO BE COMPLETE WITH AN ACCESSIBLE INTEGRAL DISCONNECTING SWITCH.

6. PANELBOARDS

6.1. LOAD CENTRES ARE NOT ACCEPTABLE. PANELS SHALL BE COMPLETE WITH PANEL TRIM HAVING CONCEALED HINGES AND TRIM MOUNTING SCREWS, LOCKING DOOR WITH FLUSH CATCH. PROVIDE TWO KEYS FOR EACH PANEL. PROVIDE SPRINKLER HOOD ON ALL PANELBOARDS.

6.2. BRANCH CIRCUIT BREAKERS SHALL BE BOLT-ON MOULDED CASE WITH THERMAL BREAKERS RATED AT 10,000A SYMMETRICAL OR AS INDICATED ON SINGLE LINE DRAWING.

6.3. AFFIX TYPEWRITTEN DIRECTORY TO THE INSIDE OF THE PANELBOARD INDICATING LOADS CONTROLLED BY EACH CIRCUIT INCLUDE COPY IN OPERATION AND MAINTENANCE MANUALS.

6.4. PANELBOARDS TO BE SURFACE OR RECESSED MOUNTED AS INDICATED.

6.5. PROVIDE BREAKER LOCK ON DEVICE FOR NIGHT LIGHTS AND FIRE ALARM CIRCUITS, AND PAINT BREAKER COLOR RED.

7. CUTTING AND PATCHING

7.1. ARRANGE AND PAY FOR ALL CUTTING AND PATCHING AS REQUIRED FOR THE ELECTRICAL INSTALLATION.

7.2. PROVIDE APPROPRIATE FIRE STOP AT ALL FIRE WALL PENETRATIONS. ACCEPTABLE MANUFACTURERS: DOW CORNING, FIRE-STOP SYSTEMS (ELASTA-SEAL) OR G.E. SILICONE.

7.3. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT AND INSTALLATION DETAILS.

8. DISTRIBUTION

8.1. GENERAL ARRANGEMENT AND SIZE OF COMPONENTS SHALL BE AS SHOWN ON THE DRAWINGS.

8.2. ALL DISTRIBUTION EQUIPMENT IS TO BE COMPLETE WITH LOCKING DOOR AND SPRINKLER HOODS.

8.3. ACCEPTABLE MANUFACTURES; EATON, SCHNEIDER, SIEMENS.

9. DEVICES

9.1. COLORS OF RECEPTACLES, SWITCHES, OUTLETS AND COVERPLATES SHALL BE WHITE IN ALL AREAS, UNLESS NOTED OTHERWISE. RECEPTACLES SHALL BE DECORA STYLE.

9.2. SWITCHES SHALL BE HUBBELL, ARROW HART, BRYANT, LEVITON, WOODHEAD, PASS & SEYMOUR, 15 AMPS, 125 / 347 VAC. MOUNT SWITCHES 1200MM A.F.F. TO CENTRE UNLESS OTHERWISE NOTED. SWITCHES SHALL BE DECORA STYLE.

9.3. ACCEPTABLE MANUFACTURERS FOR RECEPTACLES SHALL BE HUBBELL, ARROW HART, BRYANT, LEVITON, WOODHEAD, PASS & SEYMOUR. CATALOGUE NO.5252 FOR ALL MANUFACTURERS. ISOLATED GROUND RECEPTACLES TO BE ORANGE FACE. MOUNT RECEPTACLES 400MM A.F.F. TO BOTTOM. UNLESS OTHERWISE NOTED.

9.4. RECEPTACLES IN RESIDENTIAL SUITE SHALL BE TAMPER PROOF TYPE UNLESS INTENDED FOR SPECIFIC APPLIANCE OR ABOVE COUNTER.

9.5. PROVIDE STAINLESS STEEL COVERPLATES FOR RECESSED DEVICES.

9.6. INSTALL ELECTRICAL DEVICES AT THE FOLLOWING HEIGHTS:
9.6.1. SWITCHES, DIMMERS, PUSHBUTTONS: 1200mm TO CENTER
9.6.2. RECEPTACLES, TELEVISION, TELEPHONE: 400mm TO BOTTOM
9.6.3. THERMOSTATS: 1200mm TO CENTER
9.6.4. FIRE ALARM PULLSTATIONS, INTERCOMS: 1200mm TO CENTER

10. EMERGENCY AND EXIT LIGHTING

10.1. DESIGN INTENT IS TO PROVIDE NEW 12 VOLT BATTERY BANKS TO SERVE NEW EMERGENCY LIGHTING. PROVIDE BATTERY BANKS AND REMOTE FIXTURES AS INDICATED ON THE DRAWINGS. LAMPS SHALL BE DOUBLE HEADS AS NOTED ON DRAWINGS. SEE SCHEDULES FOR MODEL NUMBERS.

10.2. NEW EXIT LIGHT FIXTURES SHALL BE SELF POWERED LOW WATTAGE, LED TYPE, WHITE, STEEL OR CAST METAL EQUAL TO LUMACELL LS SERIES. UNITS TO BE ONE OR TWO SIDED AS INDICATED UNITS TO BE PROVIDED WITH FULL PANEL (HIGH BRIGHTNESS) LED'S, WITH MINIMUM 100,000 HOUR LIFE RATING AND BE COMPLETE WITH DIRECTIONAL ARROWS, AS SHOWN ON THE DRAWING. PROVIDE AC AND DC POWER.

10.3. WIRING SHALL BE MINIMUM #12 AWG. PROVIDE #10 AWG WHERE REQUIRED TO ATTAIN 2% (OR LESS) VOLTAGE DROP, UNLESS OTHERWISE NOTED. ALL WIRING IN EMT.

10.4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING BATTERY BANK SIZE AND CAPACITY TO PROVIDE A MINIMUM OF 30 MINUTE BACK-UP.

10.5. ACCEPTABLE MANUFACTURERS ARE EMERGI-LITE, LUMACELL, READI-LITE.

10.6. PROVIDE A WRITTEN GUARANTEE, STATING THAT THE BATTERY FOR EMERGENCY LIGHTING IS GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR PERIOD OF TEN YEARS, WITH A NO-CHARGE REPLACEMENT DURING THE FIRST FIVE YEARS AND A PRO-RATE CHARGE ON THE SECOND FIVE YEARS FROM THE DATE OF THE FINAL ACCEPTANCE FROM THE OWNER.

10.7. ALL EXIT SIGNS TO BE CSA C860 APPROVED.

11. OWNER SUPPLIED EQUIPMENT

11.1. WIRE AND CONNECT ALL OWNER SUPPLIED EQUIPMENT AS SHOWN ON THE DRAWINGS. VERIFY NAMEPLATE RATINGS WITH POWER PROVISIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT.

11.2. ALL OWNER SUPPLIED EQUIPMENT, WITH THE EXCEPTION OF PLUG-IN TYPES, SHALL BE HARD-WIRED AT LOCATIONS SHOWN ON THE DRAWINGS.

12. COMMUNICATIONS CONDUITS

12.1. TELEPHONE OUTLETS IN RESIDENTIAL SUITES

12.1.1. EXTENSION TELEPHONE OUTLETS IN RESIDENTIAL SUITES TO CONSIST OF A SINGLE GANG BACKBOX AND COVERPLATE WITH SINGLE HOLE FOR TELEPHONE JACK, AS WELL AS CAT5E COAXIAL CABLE AND COAXIAL CONNECTOR.

12.1.2. PRE-WIRING OF THE EXTENSION TELEPHONE OUTLETS (HORIZONTALLY) FROM THE MAIN TELEPHONE OUTLET (ON RISER) TO BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR. OUTLETS WITHIN SUITE MAY BE SOFT WIRED FROM RISER. INCLUDE ALL COSTS FOR THE TELEPHONE COMPANY'S INVOLVEMENT IN THE PRE-WIRING OF EXTENSION TELEPHONE OUTLETS. OBTAIN FURTHER CABLE AND CONNECTOR DETAILS FROM SUCCESSFUL TELEPHONE SUPPLIER.

12.2. CONDUIT SHALL BE COMPLETELY INDEPENDENT FROM OTHER CONDUIT. INSTALLATION SHALL BE MADE IN STRICT ACCORDANCE WITH THE LOCAL TELEPHONE AND TELEVISION SYSTEM REGULATIONS WITH REGARD TO PULLBOXES, BENDS, ETC. MINIMUM RISER CONDUIT SIZE TO BE 3/4". REFER TO RISER DIAGRAM FOR DETAILS.

13. VOICE/DATA COMMUNICATIONS CONDUITS (INCLUDING POS)

13.1. CONDUIT SHALL BE COMPLETELY INDEPENDENT FROM OTHER CONDUIT. INSTALLATION SHALL BE MADE IN STRICT ACCORDANCE WITH THE LOCAL TELEPHONE SYSTEM REGULATIONS WITH REGARD TO PULLBOXES, BENDS, ETC. MINIMUM CONDUIT SIZE TO BE 3/4".

13.2. EMPTY CONDUIT TO BE PROVIDED WITH A NYLON PULL CORD.

13.3. CONDUITS SHALL BE PROVIDED FROM EACH COMMUNICATIONS OUTLET TO ACCESSIBLE CEILING SPACE.

13.4. WHERE OUTLETS ARE SHOWN PEDESTAL MOUNTED, ONE CONTINUOUS 1"C FROM EACH PEDESTAL SHALL BE RUN TO THE CEILING SPACE OF THE FLOOR CONTAINING THE PEDESTAL.

14. VOICE/DATA COMMUNICATIONS SYSTEMS

14.1. CONNECT COMMUNICATION DEVICES AS REQUIRED OF CUSTOMER EQUIPMENT. (PLUG IN ONLY) TELEPHONE SETS AND DATA.

14.2. THE INSTALLATION IS TO BE A CERTIFIED LEVEL 6 INSTALLATION.

14.3. CABLES TO BE IDENTIFIED AT BOTH ENDS OF CABLE WITH 5 CM FROM TERMINATION.

14.4. ALL CABLES SHALL BE TERMINATED ON THE CROSS CONNECT PANEL WITH NO MORE THAT 1.27 CM OF UNTWISTED CABLE BEFORE TERMINATION.

14.5. DATA COMMUNICATIONS WORK AS SPECIFIED SHALL BE THE RESPONSIBILITY OF CERTIFIED SYSTEM VENDOR (CSV). THE CSV IS REQUIRED TO:

14.5.1. PROVIDE PROOF OF CERTIFICATION WITH TENDER SUBMISSION;
14.5.2. DESIGN A CATEGORY 6 WIRING SYSTEM BASED ON CONTRACT DOCUMENTS;
14.5.3. COMPLY WITH LEVITON, NORDX IBDN, AMP, SYSTEMAX DESIGN GUIDE AND INSTALLATION PRINCIPLES;
14.5.4. PERFORM AND SUPERVISE THE CABLE PULL;
14.5.5. ONLY QUALIFIED TECHNICIANS DIRECTLY EMPLOYED BY THE CSV SHALL TERMINATE;
14.5.6. CABLES (AT EITHER ENDS), TEST AND PERFORM CROSS-CONNECTS;
14.5.7. UPON COMPLETION, PROVIDE STANDARD AND ENHANCED TESTING ON ALL CABLE RUNS, AND DOCUMENTATION OF TEST RESULTS.
14.5.8. PROVIDE AND INSTALL EQUIPMENT AS SPECIFIED HEREIN;
14.5.9. PROVIDE DOCUMENTATION OF THE INSTALLATION;
14.5.10. PROVIDE CSV LETTER OF CERTIFICATION WITHIN TWO WEEKS OF COMPLETION OF JOB WHICH WILL INCLUDE PERFORMANCE LEVEL, THE IDENTIFICATION OF THE INSTALLATION BY THE LOCATION AND INSTALLATION DATE.

14.6. EACH WORK STATION SHALL BE PROVIDED WITH ONE CAT 6 DATA OUTLET C/W RJ 45 JACK FOR DATA AND ONE CAT 6 FOR VOICE.

14.7. PROVIDE CONSOLIDATION POINT IN SERVER ROOM CABINET TO ALLOW GROUPING CONDUIT RISERS AND TERMINATION THEREIN ON BIX PUNCH DOWN - TO RJ 45 CROSS CONNECTS.

14.8. EACH CONSOLIDATION POINT WILL CONTAIN A SWITCH WITH SUITABLE NUMBER OF PORTS (PLUS 10% SPARE).

14.9. PROVIDE J HOOK PATHWAYS FROM V/D OUTLETS TO CONSOLIDATION POINT.

14.10. STATION OUTLETS - FOR EACH OUTLET PROVIDE:

14.10.1. 1 CATEGORY 6, DATA OUTLET, COMPLETE WITH ICON TYPE NUMBERED LABELS: DXX-YYYA, WHERE XX=FLOOR LEVEL (08, 09, 10) OF WORK STATION, YYY IS WORK STATION NUMBER (001, TO 100 ETC.) AND A IS WIRE TO OUTLET. OUTLETS AS MANUFACTURED BY THOMAS & BETTS OR APPROVED EQUAL.
14.10.2. TERMINATION OF CABLES ON BIX BLOCK AT APPLICABLE CABINET.
14.10.3. CABLE AND TERMINATION OF SAME ON BIX BLOCK TO BACK OF CROSS CONNECT OUTLET ON RACK
14.10.4. ONE CROSS CONNECT JUMPER.

14.11. PROVIDE WALL MOUNTED ENCLOSED DATA CABINET C/W EXHAUST FAN AND POWER BAR.

14.12. PROVIDE PATCH PANELS AS REQUIRED

15. SECURITY CONDUIT

15.1. SECURITY CONDUIT SHALL BE COMPLETELY INDEPENDENT FROM OTHER CONDUIT.

16. FIRE ALARM SYSTEM

16.1. SYSTEM IS EXISTING.

16.2. ALL FIRE ALARM WIRING, INCLUDING WIRING TO STEEL STUD PARTITIONS, SHALL BE IN EMT CONDUIT.

16.3. ALL WORK REGARDING FIRE ALARM SYSTEM WILL REQUIRE A ULC APPROVED FIRE ALARM VERIFICATION. INCLUDE ALL COSTS FOR SAME IN CONTRACT

16.4. THE VERIFICATION INSPECTION REPORT SHALL ACCOMPANY THE "AS-BUILT" DRAWINGS.

16.5. TEST THE COMPLETE SYSTEMS IN THE PRESENCE OF THE CONSULTANT AND SUBMIT TEST SHEET BEFORE REQUESTING FIRE INSPECTION.

16.6. MAKE ALL PROVISIONS TO WIRE AND CONNECT FIRE ALARM SUPPRESSION CONTROL PANEL. COORDINATE WITH SYSTEMS INSTALLER.

16.7. PROVIDE LABELS ON FIRE ALARM PANEL PER FIRE DEPT. REQUIREMENTS.

16.8. ENSURE ALL MANUAL PULL STATIONS ARE INSTALLED AT 1200mm AFF MEASURED FROM THE CENTRE OF THE DEVICE.

16.9. ARRANGE FOR AND INCLUDE IN THE TENDER PRICE ALL COMMISSIONING AND WITNESSING OF THE FIRE ALARM AND LIFE SAFETY SYSTEM AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THIS INCLUDES ANY AND ALL WITNESSING AND TESTING BY PROFESSIONAL ENGINEERS LICENSED TO PRACTICE IN THE PROVINCE WHERE REQUIRED BY THE BUILDING CODE, MUNICIPAL BY LAWS OR INSPECTION AUTHORITIES. SUBMIT FIRE ALARM VERIFICATION REPORTS AND LETTER SEALED BY PROFESSIONAL ENGINEERS.

16.10. INSTALL WALL MOUNTED FIRE ALARM SIGNAL DEVICES AT THE FOLLOWING HEIGHTS:

16.10.1. AUDIBLE/VISIBLE DEVICE: BETWEEN 90.5"(2300MM) AND 94.5"(2400MM) A.F.F. IF CEILING HEIGHT PERMITS. OTHERWISE, SHALL BE INSTALLED AT LEAST 6"(150MM) BELOW THE CEILING, MEASURED TO THE TOP OF THE DEVICE.
16.10.2. AUDIBLE DEVICE: 90.5"(2300MM) AF.F. IF CEILING HEIGHT PERMITS. OTHERWISE, SHALL BE INSTALLED AT LEAST 6"(150MM) BELOW THE CEILING, MEASURED TO THE TOP OF THE DEVICE.
16.10.3. VISIBLE DEVICE: BETWEEN 79"(2000MM) AND 94.5"(2400MM) A.F.F.

17. CO DETECTION

17.1. THE CO DETECTION SYSTEM SHALL CONFORM TO NFPA-720 2009.

17.2. THE CO DETECTION SYSTEM SHALL CONFORM TO MANITOBA BUILDING CODE (MBC) LATEST EDITION.

17.3. THE CO DETECTION SYSTEM SHALL CONFORM TO UL STANDARD 2075 STANDARD FOR GAS AND VAPOR DETECTORS AND SENSORS.

17.4. THE CO DETECTION SYSTEM SHALL BE ULC/CSA LISTED AND SUBJECT TO APPROVAL BY LOCAL AUTHORITY HAVING JURISDICTION.

17.5. MICROPROCESSOR CONTROL PANEL TO CARRY OUT CO DETECTION AND ALARM AND PROTECTION FUNCTIONS INCLUDING RECEIVING ALARM SIGNALS, ACTUATING ZONE ANNUNCIATORS, INITIATING ALARM, SUPERVISING SYSTEM CONTINUOUSLY, PERFORMING VENTILATION CONTROL FUNCTIONS, AND INITIATING TROUBLE SIGNALS.

17.6. ACCEPTABLE MANUFACTURERS: SYSTEM SENSOR OR APPROVED EQUAL.

17.7. 120 VAC, 60 HZ INPUT, 24 VDC OUTPUT STANDBY POWER FROM GEL CELL BATTERIES SIZED AS PER NBC/MBC-2010 REQUIREMENTS.

17.8. ALL INTELLIGENT CO DETECTORS, REMOTE ZONE MODULE AND PROGRAMMABLE REMOTE RELAYS MUST BE CAPABLE OF BEING INTERMIXED ON THE SAME ADDRESSABLE LOOP.

17.9. THE INTELLIGENT CO DETECTOR MUST CONTAIN EITHER METAL OXIDE SEMICONDUCTOR OR ELECTROCHEMICAL (PLATINUM/ACID COMBINATION) SENSING TECHNOLOGIES. EACH MUST CONTAIN ITS OWN MICROCOMPUTER CAPABLE OF STORING ALL OF THE DEVICES PROGRAMMED INFORMATION PROVIDE DISCREET SENSITIVITY AND TRANSMITTING SAME IN DIGITAL FORMAT TO THE CONTROL PANEL.

17.10. HORN/STROBE: POLARIZED 24 VDC, FLUSH OR SURFACE MOUNTED, 250 MM, WITH INTEGRATED STROBE LIGHTS, MINIMUM 85DB. THE HORN SOUND SHALL BE DISTINCTIVE FROM FIRE ALARM SIGNAL ALARM SOUND, AND TEMPORAL CODED AS SPECIFIED IN NFPA-720.

17.10.1. IF CO DETECTION SYSTEM IS CENTRALLY MONITORED AS PER CAN/ULC-S561, HORN/STROBES ARE NOT REQUIRED. ALL DETECTORS SHALL HAVE SOUNDER BASE INSTEAD.

17.11. INSTALL SYSTEMS IN ACCORDANCE WITH NFPA-720, AND ACCORDING TO THE MANUFACTURER'S REQUIREMENTS.

17.12. COORDINATE WITH MECHANICAL DIVISION FOR EXACT LOCATION OF THE CO DETECTOR LOCATIONS AND CONNECT TO ALARM CIRCUIT WIRING.

17.13. INSTALL MAIN CONTROL PANEL(S) AND CONNECT TO AC EMERGENCY POWER SUPPLY.

17.14. DO NOT MOUNT DETECTORS WITHIN 1M RADIUS OF AIR OUTLETS. MAINTAIN AT LEAST 600MM RADIUS CLEAR SPACE ON CEILING, BELOW AND AROUND DETECTORS.

17.15. CONNECT ALARM AND SIGNALING CIRCUITS TO MAIN CONTROL PANEL.

17.16. LOCATE AND INSTALL SIGNAL AND/OR VISUAL SIGNAL DEVICES OR DETECTORS COMPLETE WITH SOUNDER BASES AND CONNECT TO RESPECTIVE CIRCUITS. ALTERNATE CIRCUITS FOR ADJACENT AUDIBLE DEVICES.

17.17. ARRANGE FOR AND MAKE CONNECTION FOR CENTRAL REPORTING TIE-IN THROUGH. LOCAL TEL LINES. THE INTERCONNECTION WIRING FROM THE CO DETECTION CONTROL UNIT/TRANSPONDER TO THE FIRE SIGNAL RECEIVING CENTRE SHALL COMPLY WITH NFPA-720.

17.18. ARRANGE FOR AND MAKE CONNECTION BETWEEN CO DETECTION SYSTEM AND THE BUILDING FIRE ALARM PANEL (IF FIRE ALARM PANEL IS REQUIRED).

17.19. THE MANUFACTURER OR HIS AUTHORIZED REPRESENTATIVE MUST PERFORM TESTS IN ACCORDANCE WITH NFPA-720.

17.20. THE VERIFYING TECHNICIAN MUST BEAR APPROVAL AS SPECIFIED IN NFPA-720.

17.21. PROVIDE A COMPLETE VERIFICATION REPORT ON FORMS AS SPECIFIED IN NFPA-720.

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect. Drawing and specifications, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made, must bear his name. All prints to be returned to the architect on request.

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web www.prairiearchitects.ca

PRELIMINARY
NOT FOR CONSTRUCTION

TOWER PROJECT NO. : 181286
TOWER ENGINEERING GROUP
UNIT 1-1140 WAVERLEY ST. WINNIPEG, MB R3T 0P4
TEL: (204) 925-1150 FAX: (204) 925-1155
EMAIL: towereng@towereng.ca WEB: www.towereng.ca
• WINNIPEG • CALGARY

issue / rev.

#	date	issue notes
2	2019.04.12	ISSUED FOR CLASS B PRICING
1	2018.08.##	ISSUED FOR 33% REVIEW

professional seals

APEGM
Certificate of Authorization
Tower Engineering Group
No. 4156 Expiry: April 30, 2019

project information

MARYMOUND SISTERS' RESIDENCE REDEVELOPMENT
422 Scotia St.,
Winnipeg, MB
Canada

client

Marymound
422 Scotia St.,
Winnipeg, MB

drawing information

ELECTRICAL SPECIFICATIONS

drawn by: SMORALES
approved by: DKG

MARYMOUND SISTERS' RESIDENCE - REDEVELOPMENT
422 Scotia St., Winnipeg, MB

scale: AS NOTED
date issued: 11 April 2019
proj. #: 181286
rev. #: R-0

E6.1

AKMAN

BUILT ON TRUST

May 21, 2019

Marymound
442 Scotia Street
Winnipeg, Manitoba
R2V 1X4

Attention: **Nancy Parker**
Steven Lanktree

RE: **Marymound Sisters' Residence - Redevelopment**
Class B Working Budget

Akman Construction is pleased to present our Class B Working Budget for the Marymound Sisters' Residence - Redevelopment located at 442 Scotia Street. Our estimates are based on the Class B Pricing Drawing and Specification Packages prepared by Prairie Architects Inc. and associated consultants dated April 12, 2019. The project is a renovation and restoration to the existing heritage residence with a conversion to an eight unit living accommodation facility. In accordance with the above noted information we have worked with a select group of sub-contractors to provide budgeting services for this project. We received great trade support and after vetting all sub-contractor quotes our Class B Budget excluding GST is four million three hundred twenty-six thousand six hundred forty-six dollars and eighty-three cents ($4,326,646.83) without contingency**.**

At this time, we enclose the following:

Appendix 1: Class B Working Budget
Appendix 2: Construction Duration Schedule

In the attached Class B Working Budget, Akman Construction Ltd. has identified our inclusions, exclusions, allowances, separate prices, and general notes for your review.

It should also be noted that the construction budget does not include soft costs such as Architectural fees, Consultant fees, or Owner's items.

We have incorporated fees and general expenses in accordance with a Construction Management delivery model (standard CCDC-5B contract) and are currently running a 15-month schedule that is predicated on an end of July 2019 start. It should be noted that this budget is based on a continuous work flow with no phasing of any kind.

AKMAN

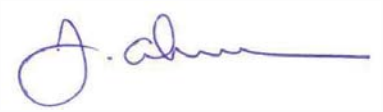
BUILT ON TRUST

Upon approval and once drawings are completed through the IDP process, Akman Construction would entertain a competitive tender in most disciplines with the exception of demolition and carpentry. Our budget is predicated on utilizing Kamo Construction, Yarrow Sash & Door, and Maxxpro Builders. Their costing model has a potential to provide the project with savings as well as expose the demolition ahead of final tender packages on mechanical and electrical to capitalize on cost savings to the project.

Akman Construction seeks to obtain written approval to enter into the next phase of the Marymound Sisters' Residence Renovation project as per the provided schedule and cash flow.

We trust the above is in order. Should you have any questions please contact us at your convenience. Akman Construction Ltd. wishes to thank you for this opportunity. We look forward to working with you in the future.

Yours truly,
Akman Construction Ltd.



Jared Akman
Director of Operations

JA/dm

Approval to Proceed:

Signed

Dated

Project	**Marymound - Leacock Residence Redevelopment**							
Location	**442 Scotia Street, Winnipeg, MB**							Date: May 21, 2019
		Class C Budget		**Class B Budget**				
Codes	Item	Sub-Totals	Totals	**Sub-Totals**	Totals	Variance	Sub Contractor	Description
	Div. 1 - Survey & Layout		$ 6,500.00		$ 5,550.00	$ (950.00)		
	Pile Pinning & Building layout	$ 2,500.00		$ 1,550.00			Arpin Meyer	Allowance for 14 piles
	Construction Lines & Elevations	$ 750.00		$ 750.00			Allowance	
	Topographic Layout	$ 2,500.00		$ 2,500.00			Allowance	
	Underground Scanning	$ 750.00		$ 750.00			Allowance	
	Div. 2 - Demolition		$ 503,500.00		$ 305,500.00	$ (198,000.00)		
	Structural, Building, Concrete	$ 230,000.00		$ 165,000.00			Kamo Construction	
	Shoring / Scaffolding / Excavation Supports	$ 108,000.00		$ 85,000.00			Kamo Construction	Based on current structural drawings
	Interior Walls & Ceilings	see above		see above			Kamo Construction	
	Flooring	see above		see above			Kamo Construction	
	HVAC & Plumbing	see above		see above			Kamo Construction	
	Electrical	see above		see above			Kamo Construction	
	Off Site Hauling & Dumping	see above		see above			Kamo Construction	
	Doors & Windows	see below		see below			Yarrow Window & Sash	
	Millwork / Tin Ceilings	see below		see below			Yarrow Window & Sash	
	Hazmat Allowance	$ 150,000.00		$ 40,000.00			Allowance	
	Garbage Bins	$ 9,000.00		$ 9,000.00			Allowance	
	Equipment rentals	$ 6,500.00		$ 6,500.00			Allowance	
	Div. 31 - Site Stripping		$ 30,640.00		$ 32,140.00	$ 1,500.00		
	Trees removal / site clearing	$ 5,000.00		$ 7,500.00			Shelmerdine's	
	Soft Digging for Existing Lines	$ 3,500.00		$ 2,500.00			Allowance	Existing hydro and phone for waterproofing
	Trees protection	$ 1,300.00		$ 1,300.00			Allowance	Allowance for ~20 trees
	Access Approaches / Roads	$ 20,840.00		$ 20,840.00			Maple Leaf Construction	
	Div. 31 - Excavation / Foundation Repair		$ 64,000.00		$ -	$ (64,000.00)		
	Detailed Excavation / Waterproofing	$ 30,000.00					EXCLUDED	
	Off-site Removal	see above					EXCLUDED	
	Damproofing & Sealants	see above					EXCLUDED	
	Insulation / boarding (materials)	see above					EXCLUDED	
	Labor for the above	see above					EXCLUDED	
	Foundation Repair - Shotcrete	$ 32,500.00					EXCLUDED	
	Stone Repair - Restoration / Cleaning / Washing						EXCLUDED	
	Dewatering	$ 1,500.00					EXCLUDED	
	Div. 31 - Piling		$ 38,000.00		$ 18,300.00	$ (19,700.00)		
	Cast-in-place Piles	$ 38,000.00		$ 18,300.00			Subterranean	
	Off-site removal	see above		see above			Subterranean	
	De-watering	see above		see above			Subterranean	
	Pile Sleeving	$ -		$ -			EXCLUDED	
	Div. 3 - Concrete		$ 155,300.00		$ 124,000.00	$ (31,300.00)		
	Interior Footing & Repair	$ 70,300.00		$ 45,000.00			Kamo Construction	
	Granular Fill	see above		see above			Kamo Construction	
	Slab on Grade	see above		see above			Kamo Construction	
	Sump & Sediment pits	see above		see above			Kamo Construction	
	Beams	$ 60,000.00		$ 36,000.00			Allowance	
	Backfill - rough grading	see above		$ 7,500.00			Allowance	
	Structural Slabs	see above		$ 15,500.00			Allowance	
	Stairs & Landings	see above						
	Rebar	$ 25,000.00		$ 20,000.00			Allowance	
	Div. 4 - Masonry		$ 385,000.00		$ 315,000.00	$ (70,000.00)		
	Refractories / Fire Brick	$ -		$ -			EXCLUDED	
	Brick Veneer	$ 375,000.00		$ 248,400.00			Kornerstone Masonry	
	Grout / Mortar	$ -		see above			Kornerstone Masonry	
	Lateral Ties	$ -		see above			Kornerstone Masonry	
	Restoration / Cleaning / Washing	$ -		see above			Kornerstone Masonry	
	Insulation / boarding (materials)	$ -		$ 14,200.00			Kornerstone Masonry	
	Air barriers	$ -		$ 17,500.00			Kornerstone Masonry	
	Water Repellant Sealer	$ -	EXCLUDED	$ 17,400.00			Kornerstone Masonry	Added to scope of work
	Stone Veneers	$ -	EXCLUDED	$ 7,500.00			Kornerstone Masonry	Sills have been added
	Caulking / Control Joints	$ 10,000.00		$ 10,000.00			Allowance	

	Div. 1 - Heating & Hoarding		$ 125,000.00		$ 125,000.00	$ -	Allowance	For (1) season of temporary heating
	Div. 5 - Metals		$ 75,000.00		$ 75,000.00	$ -	Allowance	For Fire escape & Misc. Metals
	Div. 1 - Equipment Mobilization		$ 25,080.00		$ 16,830.00	$ (8,250.00)		
	Forklift & Hoists	$ 16,500.00		$ 8,250.00			Allowance	
	Fuel	see above		see above				
	Labour for Operation	$ 8,580.00		$ 8,580.00			Allowance	
	Div. 6 - Carpentry & Plastic		$ 961,165.00		$ 723,003.33	$ (238,161.67)		
	Engineered Wood, Joists & Trusses	$ 77,165.00		$ 51,443.33			Allowance for Materials	
	Wood Decking	see above		see above				
	Dimensional Framing Materials	see above		see above				
	Plywood & Sheeting	see above		see above				
	Interior Backing	see above		see above				
	Roof Curbs	see above		see above				
	Rough Carpentry - Labour for the above	$ 234,000.00		$ 193,280.00			MaxxPro	
	Wood Soffits, Porch, and Cornice work	$ -		$ 193,280.00			Maxxpro	
	Wood Soffits and Cornices	see above		$ 35,000.00			Allowance	
	Architectural Millwork	$ 250,000.00		$ 150,000.00			Western Millwork	For Kitchen, Columns, and Misc. related
	Tin Ceilings, Finish Casing, Baseboards, Mouldings	$ 400,000.00		$ 100,000.00			Allowance	Metal Ceiling & Plaster Repair Allowance
	Wood Treatments / Preservatives	$ -		$ -			EXCLUDED	
	Div. 7 - Moisture Protection		$ 122,910.00		$ 83,845.00	$ (39,065.00)		
	Water Proofing	see above		see above			Maxxpro	Refer to Excavation / Foundation Repair
	Firestopping	$ 20,000.00		$ 12,500.00			Allowance	
	Air/Vapour Barriers	see above		see above			Kornerstone Masonry	Refer to Masonry
	Stucco / Parging	$ 7,500.00		$ 4,500.00			Allowance	
	Membrane roofing	$ 15,000.00		$ 18,845.00			Oakwood Roofing	
	Sheet metal siding - Gutters & Downs	$ 28,410.00		$ 15,000.00			Oakwood Roofing	
	Shingle roofing - Supply	see above		$ 4,500.00			Allowance	
	Spray Foam Insulation	$ 52,000.00		$ 28,500.00			Allowance	
	Div. 8 - Openings		$ 306,800.00		$ 280,500.00	$ (26,300.00)		
	Heritage Window & Door Repair	$ 251,000.00		$ 251,000.00			Yarrow Window & Sash	
	Alum Metal Porch Windows and frames	$ 13,200.00		$ 13,200.00			Yarrow Window & Sash	
	Steel doors and frames	$ 12,800.00		$ 12,800.00			Shanahan's	
	Hardware	see above		see above			Shanahan's	
	install of above	see above		see above			Shanahan's	
	Fire Shutters	$ -		$ -			EXCLUDED	
	Door Operators	$ 4,000.00		$ 3,500.00			Allowance	Main Entry Only
	Interior Glazing & Guardrails	$ 25,800.00		$ -			EXCLUDED	
	Div. 9 - Interior Finishes		$ 247,971.00		$ 250,051.00	$ 2,080.00		
	Steel Studs, Drywall - Acoustic tile ceilings	$ 102,929.00		$ 92,929.00			GDI	
	Thin set tiling	$ 59,660.00		$ 59,660.00			Allowance	
	Hardwood flooring / wood ceiling (vestibule)	see above		see above			National Flooring	Refer to Flooring Notes below
	Resilient flooring	see above		see above			National Flooring	
	Floor Preparation	see above		$ 12,080.00			National Flooring	
	Painting	$ 85,382.00		$ 85,382.00			Minerva Painting	
	Div. 10 - Miscellaneous Specialties		$ 15,184.00		$ 15,184.00	$ -		
	Access hatches	$ 5,000.00		$ 5,000.00			Allowance	
	Washroom accessories	$ 2,500.00		$ 2,500.00			Allowance	
	Hand Dryers	$ -		$ -			EXCLUDED	
	Lockers	$ -		$ -			EXCLUDED	
	Signage & Display Boards	$ 2,500.00		$ 2,500.00			Allowance	
	Wall & Corner Guards	$ -		$ -			EXCLUDED	
	Indoor Fireplace	$ 5,184.00		$ 5,184.00			Allowance	For (3) electric Inserts
	Div. 11 - Equipment		$ -		$ -			
	Kitchen Equipment	$ -		$ -			EXCLUDED	
	Appliances	$ -		$ -			EXCLUDED	
	Laundry Equipment	$ -		$ -			EXCLUDED	
	Fall Arrest Anchors	$ -		$ -			EXCLUDED	
	Audio Visual Equipment	$ -		$ -			EXCLUDED	
	Div. 12 - Furnishings		$ -		$ -			
	Moulded / Stained Glass	$ -		$ -			EXCLUDED	
	Blinds / Window Treatments	$ -		$ -			EXCLUDED	
	Furniture	$ -		$ -			EXCLUDED	
	Site Furnishing / Benches	$ -		$ -			EXCLUDED	
	Protective Guards & Bollards	$ -		$ -			EXCLUDED	

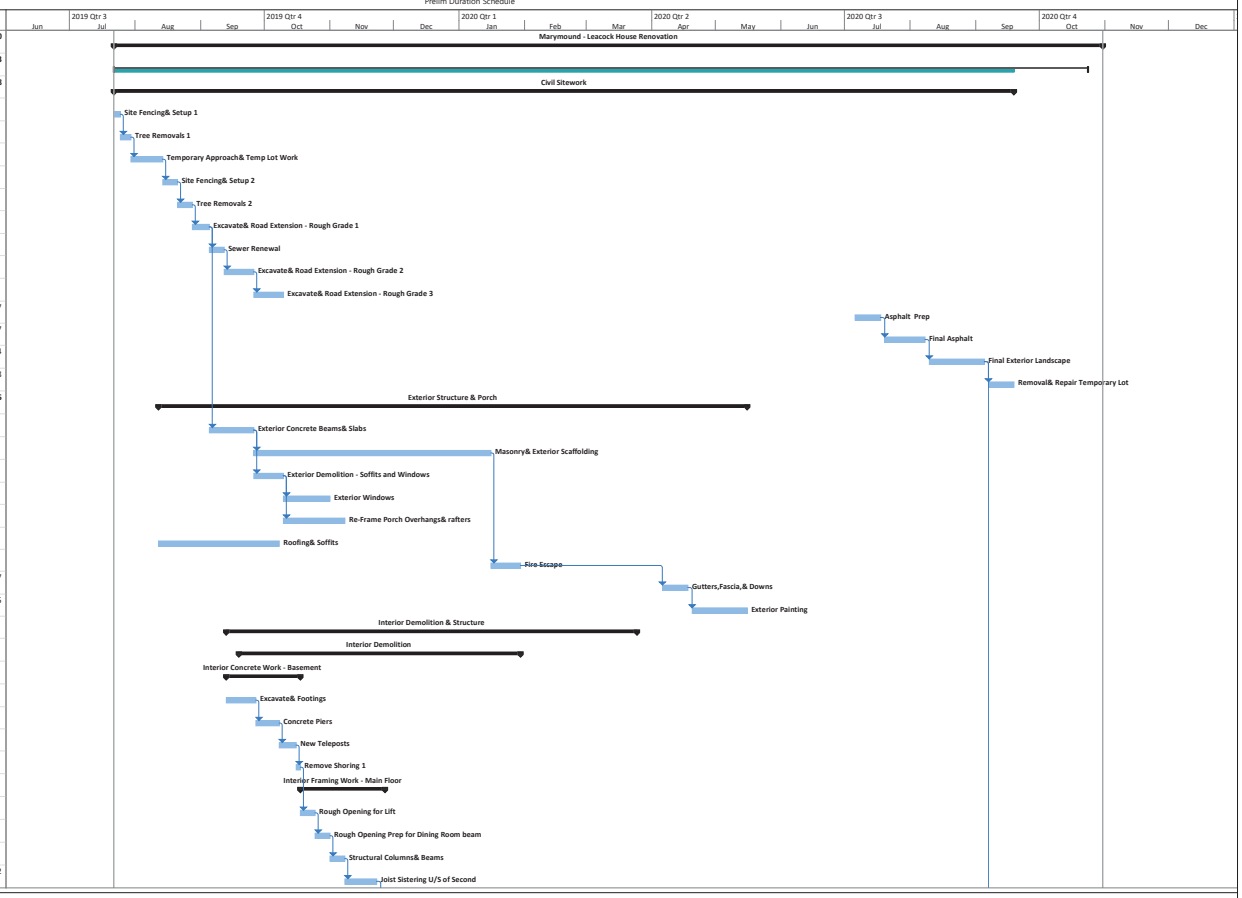
	Div. 14 - Conveying Systems		$ 32,850.00		$ 32,850.00	$ -		
	Accessibility Lift	$ 32,850.00		$ 32,850.00			Winnipeg Elevator	
	Div. 21 - Fire Protection		$ 234,500.00		$ 113,940.00	$ (120,560.00)		
	Sprinkler	$ 234,500.00		$ 113,940.00			Tyco/Johnson	
	Main water feed to existing service	see above		see above			Tyco/Johnson	
	Div. 22 - Plumbing		$ -		$ -		Wescan Mechanical & Electrical	As per Outline Specification & drawings
	Div. 23 - Mechanical		$ 297,653.00		$ 329,894.00	$ 32,241.00	Wescan Mechanical & Electrical	As per Outline Specification & drawings
	Div. 26 - Electrical		$ 196,450.00		$ 202,500.00	$ 6,050.00	Jorey Electric	As per Outline Specification & drawings
	Div. 27 - Communications		$ -		$ -		Wescan Mechanical & Electrical	As per Outline Specification & drawings
	Telephone & Hardware	see above		see above				
	MTS Panel & Main Feed	see above		see above				
	Data Cabling & Conduit	$ -		$ -			EXCLUDED	
	Terminations & Testing	$ -		$ -			EXCLUDED	
	CPU racking / server connections	$ -		$ -			EXCLUDED	
	Sound System & Intercoms	$ -		$ -			EXCLUDED	
	Div. 28 - Security		$ -		$ -		Wescan Mechanical & Electrical	As per Outline Specification & drawings
	Div. 33 - Utilities		$ 30,000.00		$ -	$ (30,000.00)		
	Water Service	$ -		$ -			EXCLUDED	
	Sewer Service & Drainage	$ 30,000.00		$ -			EXCLUDED	Allowance, No civil drawings provided
	Steam Piping Distribution to Plant	$ -		$ -			EXCLUDED	
	Div. 32 - Site Work		$ 158,087.00		$ 249,400.00	$ 91,313.00		
	Site Rough Grading & Leveling	$ 123,087.00		$ 214,400.00			Maple Leaf Construction	
	Asphalt Paving & Surfacing	see above		see above			Maple Leaf Construction	
	Concrete Curbing	see above		see above			Maple Leaf Construction	
	Sidewalks & Pavers	see above		see above			Maple Leaf Construction	
	Site Concrete & Pads	$ -		$ -			EXCLUDED	
	Site Approaches Finish	$ -		$ -			EXCLUDED	Temporary Approach to be removed
	Refuse Pad & Enclosure	$ -		$ -			EXCLUDED	
	Fencing	$ -		$ -			EXCLUDED	
	Landscaping	$ 35,000.00		$ 35,000.00			Shelmerdine's	Allowance, No civil drawings provided
	Underground Irrigation	$ -		$ -			EXCLUDED	
	Div. 1 - Cash Allowances		$ 90,000.00		$ 40,000.00	$ (50,000.00)		
	Video Documentation of Adjacent Properties	$ -		$ -			EXCLUDED	
	Hazmat Testing	$ 20,000.00		$ 10,000.00			Allowance	
	Pile Monitoring (Precast & Driven Steel)	$ 5,000.00		$ 5,000.00			Allowance	
	Concrete & Compaction Testing	$ 5,000.00		$ 5,000.00			Allowance	
	Manitoba Hydro / MTS	$ 40,000.00		$ -			EXCLUDED	
	Roofing / AVB Inspections	$ 10,000.00		$ 10,000.00			Allowance	
	Testing & Air balancing	$ 5,000.00		$ 5,000.00			Allowance	
	Signage	$ 5,000.00		$ 5,000.00			Allowance	
	Div. 1 - General Conditions		$ 750,000.00		$ 731,750.00	$ (18,250.00)		
	Single Supervisor Rate	$ 750,000.00		$ 232,500.00				15 months @ $15,500
	Foreman Rate	$ -		$ 80,000.00				10 months @ $8,000
	Office Project Management	$ -		$ 180,000.00				15 months @ $12,000
	General Labour	$ -		$ 48,750.00				Halftime rate
	Additional Labour / Delivery Flag Personnel	$ -		TBD				
	Daily Clean-Up	$ -		$ 41,250.00				Halftime Rate
	Street Cleaning	$ -		$ 5,000.00				
	Final Clean-Up (Exterior)	$ -		$ 15,000.00				
	Exterior Window Cleaning	$ -		$ 1,500.00				
	Final Clean-Up (Interior)	$ -		$ 10,400.00				
	Garbage Bins, Hauling, Dumping Fees	$ -		$ 10,500.00				2 b @265/m + 420
	Power set-up	$ -		$ 5,500.00				
	Temp Power Consumption & Portable Rentals	$ -		$ 14,850.00				15 months @ 1000
	Water supply	$ -		$ 1,500.00				
	Snow Clearing & Roads	$ -		$ 16,500.00				
	Heating & Hoarding	$ -		see above				
	Site Office Costs (trailer, seacan, Printing, fax, telephone, etc.)	$ -		$ 21,750.00				15 months @ 1450
	Courier & Freight	$ -		$ 750.00				
	Temporary toilets	$ -		$ 11,250.00				
	Hoisting / Material Lift	$ -		see above				
	Scaffolding & Safety Railings	$ -		see above				
	Safety Site Fencing	$ -		$ 9,750.00				
	Street Concrete Barriers	$ -		not required				

	COR Safety Program	$ -		$ 15,000.00				
	Construction signage	$ -		$ 10,000.00				
	Dewatering	$ -		not required				
	Erosion Control	$ -		not required				
	Div. 1 - Permit / bonding / insurance		$ 107,500.00		$ 90,000.00	$ (17,500.00)		
	Akman Bonding	$ -		$ -			EXCLUDED	
	Sub-Trade Bonding	$ -		$ -			EXCLUDED	
	Building Permit	$ 57,500.00		$ 45,000.00			COW Current 2018 Rates	
	Building Risk Insurance	$ 35,000.00		$ 30,000.00			Aon	
	Wrap-up Liability Insurance	$ 15,000.00		$ 15,000.00			Aon	
	Contingency		$ 350,000.00		$ -	$ (350,000.00)		
	Sub-Total (PST included)		**$ 5,309,090.00**		**$ 4,160,237.33**	**-$1,148,852.67**		
	Fee %	4.50%	$ 238,909.05	4.00%	$ 166,409.49			
	Total (PST included. GST Extra)		**$ 5,547,999.05**		**$ 4,326,646.83**			
	Notes:							

Contingency has been removed form the budget at this time.
The costs of the work has been included as per attached schedule in (1) phase. Multiple phasing has not been included.
The project costs have included for the Third Floor Fit-up at this time.
All bonding and GST are extra costs, not included in totals above
We have removed all underground exterior work as per drawings.
ACL has not identified equipment costs, furniture, or related trade work until scope is identified. (Div 11 and 12)
All items in yellow are excluded at this time
All items in blue are awaiting trade budget confirmation or Cash Allowances

Marymound
Prelim Duration Schedule

ID	Task Name	Duration	Start	Finish
1	**Marymound - Leacock House Renovation**	**323 days**	**Mon 19-07-22**	**Fri 20-10-30**
2	**Site & Exterior Work**	**318 days**	**Mon 19-07-22**	**Fri 20-10-23**
3	**Civil Sitework**	**293 days**	**Mon 19-07-22**	**Fri 20-09-18**
4	Site Fencing & Setup 1	3 days	Mon 19-07-22	Wed 19-07-24
5	Tree Removals 1	3 days	Thu 19-07-25	Mon 19-07-29
6	Temporary Approach & Temp Lot Work	10 days	Tue 19-07-30	Tue 19-08-13
7	Site Fencing & Setup 2	5 days	Wed 19-08-14	Tue 19-08-20
8	Tree Removals 2	5 days	Wed 19-08-21	Tue 19-08-27
9	Excavate & Road Extension - Rough Grade 1	5 days	Wed 19-08-28	Wed 19-09-04
10	Sewer Renewal	5 days	Thu 19-09-05	Wed 19-09-11
11	Excavate & Road Extension - Rough Grade 2	10 days	Thu 19-09-12	Wed 19-09-25
12	Excavate & Road Extension - Rough Grade 3	10 days	Thu 19-09-26	Wed 19-10-09
13	Finish Curbing	10 days	Mon 20-07-06	Fri 20-07-17
14	Final Asphalt	15 days	Mon 20-07-20	Fri 20-08-07
15	Final Exterior Landscape	20 days	Mon 20-08-10	Fri 20-09-04
16	Removal & Repair Temporary Lot	10 days	Mon 20-09-07	Fri 20-09-18
17	**Exterior Structure & Porch**	**189 days**	**Mon 19-08-12**	**Fri 20-05-15**
18	Exterior Concrete Beams & Slabs	15 days	Thu 19-09-05	Wed 19-09-25
19	Masonry & Exterior Scaffolding	70 days	Thu 19-09-26	Wed 20-01-15
20	Exterior Demolition - Soffits and Windows	10 days	Thu 19-09-26	Wed 19-10-09
21	Exterior Windows	15 days	Thu 19-10-10	Thu 19-10-31
22	Re-Frame Porch Overhangs & rafters	20 days	Thu 19-10-10	Thu 19-11-07
23	Roofing & Soffits	40 days	Mon 19-08-12	Mon 19-10-07
24	Fire Escape	10 days	Thu 20-01-16	Wed 20-01-29
25	Gutters, Fascia, & Downs	10 days	Mon 20-04-06	Fri 20-04-17
26	Exterior Painting	20 days	Mon 20-04-20	Fri 20-05-15
27	**Interior Demolition & Structure**	**128 days**	**Fri 19-09-13**	**Tue 20-03-24**
28	**Interior Demolition**	**85 days**	**Thu 19-09-19**	**Wed 20-01-29**
37	**Interior Concrete Work - Basement**	**24 days**	**Fri 19-09-13**	**Thu 19-10-17**
38	Excavate & Footings	10 days	Fri 19-09-13	Thu 19-09-26
39	Concrete Piers	7 days	Fri 19-09-27	Mon 19-10-07
40	New Teleposts	5 days	Tue 19-10-08	Tue 19-10-15
41	Remove Shoring 1	2 days	Wed 19-10-16	Thu 19-10-17
42	**Interior Framing Work - Main Floor**	**27 days**	**Fri 19-10-18**	**Tue 19-11-26**
43	Rough Opening for Lift	5 days	Fri 19-10-18	Thu 19-10-24
44	Rough Opening Prep for Dining Room beam	5 days	Fri 19-10-25	Thu 19-10-31
45	Structural Columns & Beams	5 days	Fri 19-11-01	Thu 19-11-07
46	Joist Sistering U/S of Second	10 days	Fri 19-11-08	Fri 19-11-22

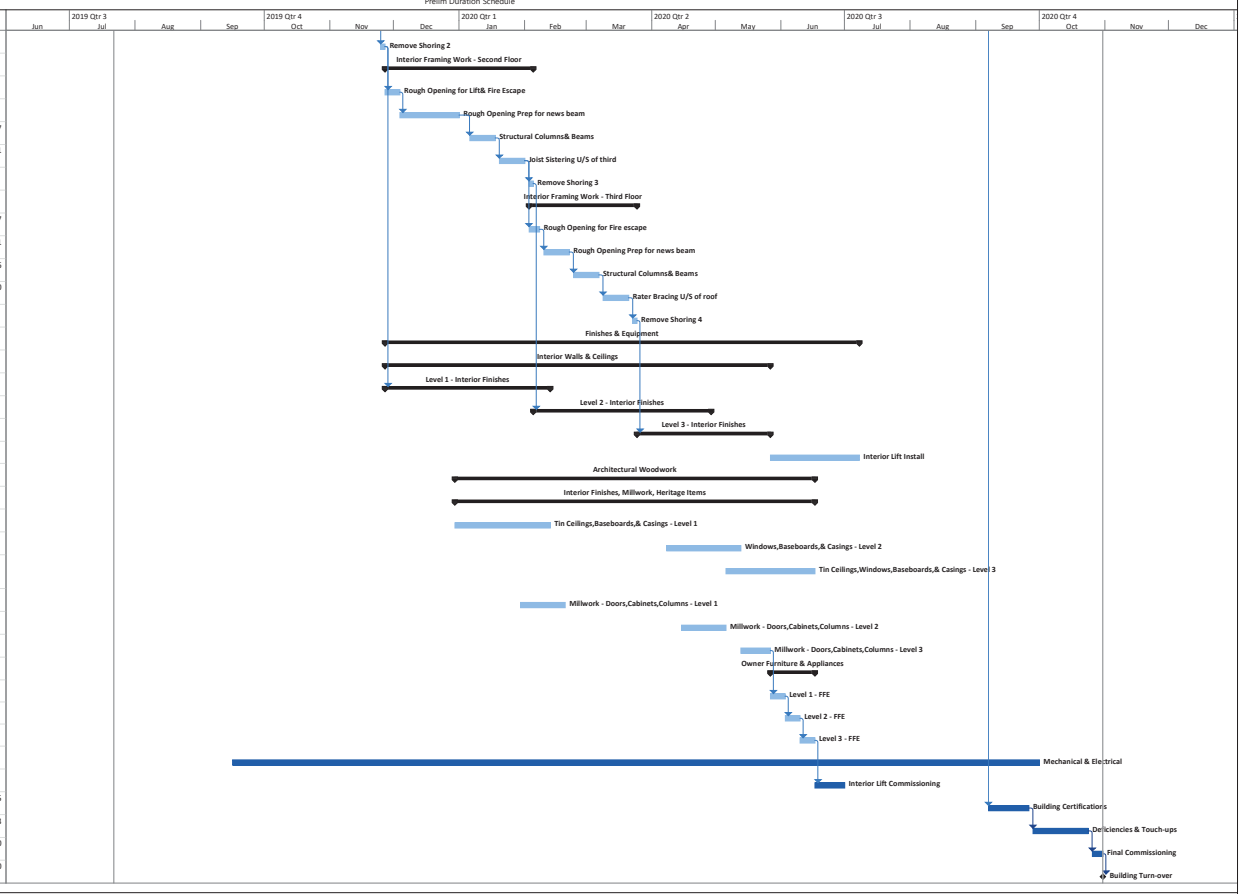


Project: Marymound - Duration Sc
Date: Tue 19-05-21

Task Milestone Summary Progress

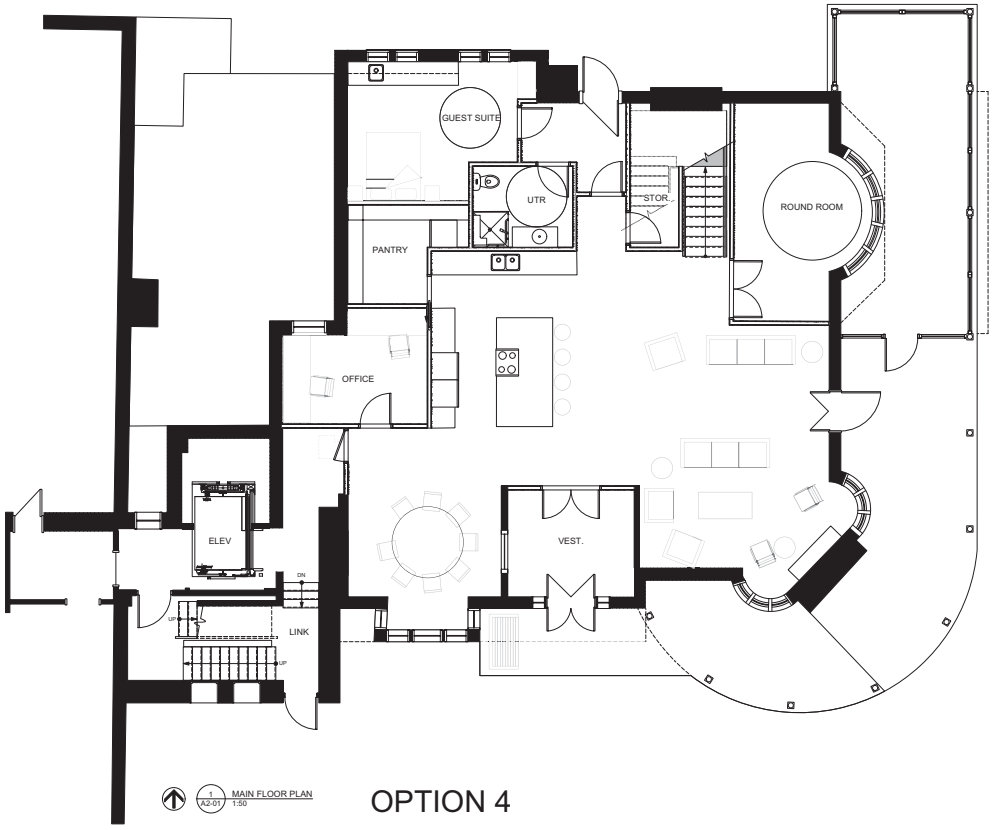
Marymound
Prelim Duration Schedule

ID	Task Name	Duration	Start	Finish
47	Remove Shoring 2	2 days	Mon 19-11-25	Tue 19-11-26
48	**Interior Framing Work - Second Floor**	**42 days**	**Wed 19-11-27**	**Tue 20-02-04**
49	Rough Opening for Lift & Fire Escape	5 days	Wed 19-11-27	Tue 19-12-03
50	Rough Opening Prep for news beam	15 days	Wed 19-12-04	Tue 19-12-31
51	Structural Columns & Beams	10 days	Mon 20-01-06	Fri 20-01-17
52	Joist Sistering U/S of third	10 days	Mon 20-01-20	Fri 20-01-31
53	Remove Shoring 3	2 days	Mon 20-02-03	Tue 20-02-04
54	**Interior Framing Work - Third Floor**	**37 days**	**Mon 20-02-03**	**Tue 20-03-24**
55	Rough Opening for Fire escape	5 days	Mon 20-02-03	Fri 20-02-07
56	Rough Opening Prep for news beam	10 days	Mon 20-02-10	Fri 20-02-21
57	Structural Columns & Beams	10 days	Mon 20-02-24	Fri 20-03-06
58	Rater Bracing U/S of roof	10 days	Mon 20-03-09	Fri 20-03-20
59	Remove Shoring 4	2 days	Mon 20-03-23	Tue 20-03-24
60	**Finishes & Equipment**	**152 days**	**Wed 19-11-27**	**Tue 20-07-07**
61	**Interior Walls & Ceilings**	**122 days**	**Wed 19-11-27**	**Tue 20-05-26**
62	**Level 1 - Interior Finishes**	**48 days**	**Wed 19-11-27**	**Wed 20-02-12**
69	**Level 2 - Interior Finishes**	**60 days**	**Wed 20-02-05**	**Tue 20-04-28**
76	**Level 3 - Interior Finishes**	**45 days**	**Wed 20-03-25**	**Tue 20-05-26**
83	Interior Lift Install	30 days	Wed 20-05-27	Tue 20-07-07
84	**Architectural Woodwork**	**119 days**	**Mon 19-12-30**	**Tue 20-06-16**
85	**Interior Finishes, Millwork, Heritage Items**	**119 days**	**Mon 19-12-30**	**Tue 20-06-16**
86	Tin Ceilings, Baseboards, & Casings - Level 1	30 days	Mon 19-12-30	Wed 20-02-12
87	Windows, Baseboards, & Casings - Level 2	25 days	Wed 20-04-08	Tue 20-05-12
88	Tin Ceilings, Windows, Baseboards, & Casings - Level 3	30 days	Wed 20-05-06	Tue 20-06-16
89	Millwork - Doors, Cabinets, Columns - Level	15 days	Thu 20-01-30	Wed 20-02-19
90	Millwork - Doors, Cabinets, Columns - Level	15 days	Wed 20-04-15	Tue 20-05-05
91	Millwork - Doors, Cabinets, Columns - Level	10 days	Wed 20-05-13	Tue 20-05-26
92	**Owner Furniture & Appliances**	**15 days**	**Wed 20-05-27**	**Tue 20-06-16**
93	Level 1 - FFE	5 days	Wed 20-05-27	Tue 20-06-02
94	Level 2 - FFE	5 days	Wed 20-06-03	Tue 20-06-09
95	Level 3 - FFE	5 days	Wed 20-06-10	Tue 20-06-16
96	Mechanical & Electrical	263 days	Mon 19-09-16	Wed 20-09-30
97	Interior Lift Commissioning	10 days	Wed 20-06-17	Tue 20-06-30
98	Building Certifications	15 days	Mon 20-09-07	Fri 20-09-25
99	Deficiencies & Touch-ups	20 days	Mon 20-09-28	Fri 20-10-23
100	Final Commissioning	5 days	Mon 20-10-26	Fri 20-10-30
101	Building Turn-over	0 days	Fri 20-10-30	Fri 20-10-30



Project: Marymound - Duration Sc
Date: Tue 19-05-21

Task Milestone Summary Progress



1 / A2-01 MAIN FLOOR PLAN
1:50

OPTION 4

- Stairs at back of building
- 0 sq ft building addition
- 210 sq ft Round room located in existing North East corner
- Guest suite with shared UTR located at back of building

Printed on post-consumer recycled content paper.

prairie architects inc.
101-130 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0556 fax | 204.943.3097
web | www.prairiearchitects.ca

The drawing must not be scaled. The contractor will verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the architect immediately and rectification, if instructed by architect, is to be carried out by the contractor only to the extent of the architect's liability and specifications. All drawings, models, and digital data are instruments of service and, as the property of the architect, the copyright in the same is fully retained by him. Any production only to some extent by any means whatsoever, reproduction of the artistic, and other ideas, must have the prior consent of and be made

issue / rev.

#	date	issue notes
1	2022-02-02	ISSUED FOR REVIEW

professional seals

project information

MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St.,
Winnipeg, MB
Canada

client

MARYMOUND
Finding the good

Marymound
442 Scotia St.,
Winnipeg, MB

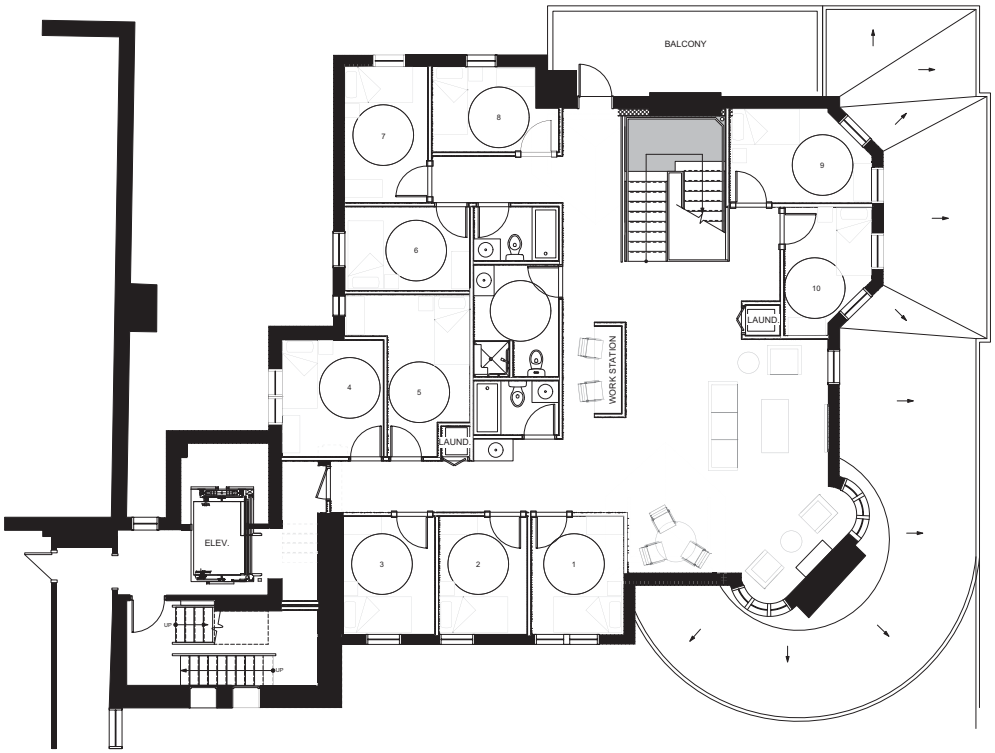
LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St., Winnipeg, MB

drawing information

MAIN FLOOR PLAN

drawn by:	BAC
approved by:	LO
scale:	AS NOTED
date issued:	2022.02.02
proj. #:	2018.31
rev. #:	R-0

A2 01



1 / A2-02 SECOND FLOOR PLAN
1:50

OPTION 4

- Stairs at back of building
- 0 sq ft building addition
- 10 bedrooms

Printed on post-consumer recycled content paper.

prairie architects inc.
101-130 Market Ave., Winnipeg, MB, R3B 0P5
telephone | 204.956.0556 fax | 204.943.3597
web | www.prairiearchitects.ca

The drawing must be to scale. The contractor will verify all dimensions on site and shall report any discrepancies before proceeding with the work. All drawings, plans, and specifications, as instruments of service, are the property of the artists, the copyright to the same being reserved to them, in accordance with the provisions of the artistic, and other rights, now in force in this jurisdiction.

issue / rev.

#	date	issue notes
1	2022-02-02	ISSUED FOR REVIEW

professional seals

project information

MARYMOUND SISTERS' LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St.,
Winnipeg, MB
Canada

client

MARYMOUND
Finding the good
Marymound
442 Scotia St.,
Winnipeg, MB

LEACOCK RESIDENCE REDEVELOPMENT
442 Scotia St., Winnipeg, MB

drawing information

SECOND FLOOR PLAN

drawn by: BAC
approved by: LO

scale: AS NOTED
date issued: 2022.02.02
proj. #: 2018.31
rev. #: R-0

A2
02

Crosier Kilgour & Partners Ltd.
CONSULTING STRUCTURAL ENGINEERS

March 16, 2022 Our File No. 2018-0696

Prairie Architects Inc.
101 – 139 Market Avenue
Winnipeg, Manitoba
R3B 0P5

Attention: Ms. Lindsay Oster, Principal Architect

Dear Ms. Oster:

Re: Marymound Sisters' Residence Redevelopment
Structural Feasibility Assessment

We understand that an assessment of potential redevelopment options for the Sisters' Residence building at the Marymound Scotia Street campus is underway. You requested comments regarding the structural implications and complications related to redeveloping the existing building for a proposed new program that will necessitate extensive renovations to the building. The following summarizes our comments.

Building Structure

The building is an older three storey wood and brick masonry framed structure. The roof structure is comprised of wood sheathing on 'stick framed' wood rafters. The roof shape is not symmetric and the building footprint below is irregular, therefore the roof rafters are framed in various directions, with a variety of roof slopes and a number of valleys, ridges, hips and dormers. The roof rafters are supported on the exterior walls and on intermediate interior wood framed walls that partition the third floor space below while acting as load bearing walls to the roof. The third, second, and main floors are framed with wood sheathing on wood joists. The floor joists span in both the north-south and east-west directions in various areas. The interior partition walls on the third, second, and main floors are load bearing walls for the floor joists on the subsequent floors above, and based on how the rooms on each floor are demised, the load bearing walls do not all align, therefore there are instances where load bearing walls above are supported on floor joists spans below.

The building exterior walls are comprised of a double layer of wood stud framing, finished on the exterior brick masonry. The building has a basement below, with a perimeter stone foundation wall. The main floor structure is supported on original timber beams and posts as well as additional built-up wood beams on adjustable steel teleposts added over time, presumably to assist in levelling the floors to address long-term differential movements that have occurred in the building over its life. The building has a one storey covered porch area along its east side that wraps partially around the south side. This area does not have a basement below it. The building is interconnected on several levels to the adjacent building to the west. The floor levels in the building and the adjacent building to the west do not align therefore elevation changes at the links are addressed with stairs within the links.

Structural Renovation Feasibility

Based on the information provided, we understand that an extensive interior renovation to the building is contemplated. The current building configuration and room layout cannot appropriately accommodate the planned program for the building, necessitating a comprehensive rearrangement of the interior demising walls to meet the requirements of the program.

The comprehensive extent of wall and floor modifications required will only be possible if the entirety of the building interior wall and floor framing is completely removed and then reconstructed in the required configuration. This will be a very complex and intrusive structural endeavour.

To permit the interior walls and floors to be removed while maintaining overall structural stability of the building façade and roof, the existing structure will have to be shored and braced. Shoring to the roof structure will be required because the rafter framing will have lost its support lines along the interior partition walls. The most practical approach to this bracing would be to install new steel framing members across the building under the pre-existing supporting walls, to support the roof and transfer the roof loads to the exterior walls. Shoring the existing roof framing down to the basement floor will not be practically possible due to the logistics and timing required to install the shoring in the place of the supporting walls, then safely demolish the existing components around the shoring without damaging the shoring, and finally to construct the new floor and wall components while maintain the shoring's integrity until the new permanent structure is in place.

The exterior walls of the building rely on horizontal support from the roof and intermediate floors for stability against wind loads, and to support the walls from buckling under their weight. When the floors are removed the exterior walls will have to be braced to ensure the building remains stable over its height. Crosier Kilgour has designed bracing of walls with a façade like this to salvage and re-use it while the building behind the walls is reconstructed, most notably at the Red River College's Bannatyne Campus. However, this methodology requires installation of significant new foundation points outside the building footprint to support construction of rigid steel frame bracing at regular intervals, connected to the façade. It will be extremely difficult and might not be possible to implement this type of approach in this case considering the constricted nature of the site. In particular, portions of the south wall and most of the east wall will not be readily accessible for connection of braced frames to the full height wall due to the presence of the existing main floor porch area. Along the north wall of the building the existing parking and site access would be consumed by installation of temporary foundations for the temporary wall bracing.

If the existing façade and its foundation were to be maintained and the building were to be reconstructed within the façade, new foundations will need to be constructed within the building footprint to support the new load bearing lines from above. The existing perimeter foundation consists of footings supported directly on the underlying soil. There are very significant risks that there will be differential movements in the future between the existing footing foundations and the new foundation points on the interior of the building, leading to building serviceability issues over time, such as out of levelness of floors, out of square doorways, and cracking and damage to new interior finishes.

Conclusion and Recommendations

The invasive structural reconstruction that will be required to the building to accommodate the required program, as well as the nature of bracing that would be necessary to temporarily support the existing roof structure and façade of the building to accommodate the work, would be extensive. The structural work required for the contemplated approach is very complex to the point of impractical from the perspectives of feasibility, constructability, and cost. In addition, significant potential concerns would remain with overall structural performance of the building in the long-term due to expected differential movements between the existing façade foundation and new building interior foundations.

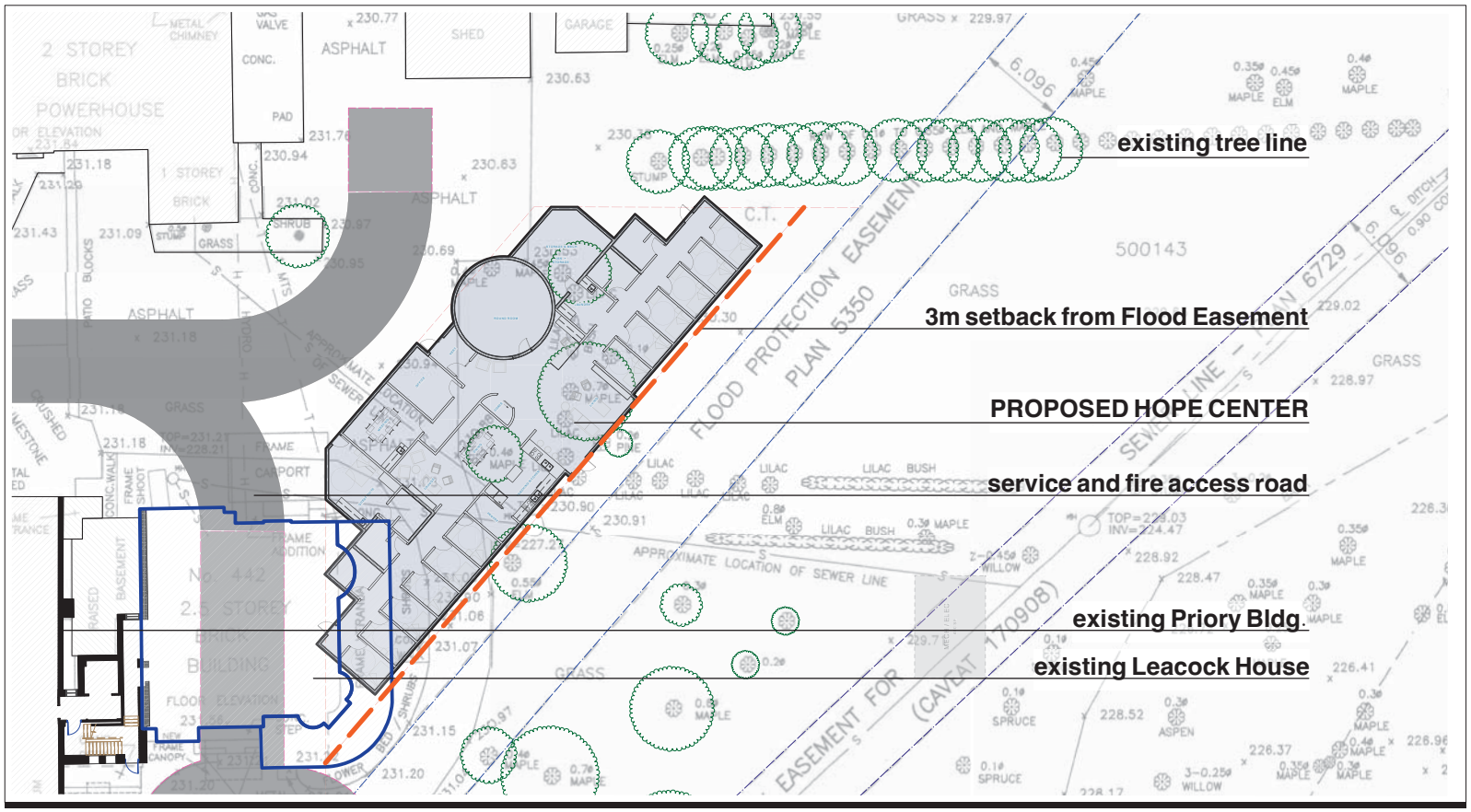
Considering the above, rather than attempt to salvage and re-use the existing building exterior façade, in our opinion it would be prudent to explore other alternatives such as complete reconstruction of the building if possible.

We trust that this provides the information that you require at this time. Please call if you have questions or need additional information.

Yours truly,



Bart Flisak M.Sc., MBA, P.Eng., Principal



prairie architects inc.

101-139 Market Ave.,
Winnipeg, MB, R3B 0P5
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fax | 204.943.5597
web | www.prairiearchitects.ca

project info

PELLETIER HOPE CENTRE – Phase II Transition House

Design Option D

Marymound Sisters
Resident Redevelopment

detail info

date: **2022-03-17**
issued with:

scale: **1:250**
proj. #: **2018.31**
rev. #: **R-0**

OPTION D PLAN

Option D