DRAWING SPECIFICATIONS

DIVISION 1 – GENERAL REQUIREMENTS

1.1 General Notes
.1 General Specifications – National Building Code of Canada 2015. All dimensions in imperial.
.2 Climatic loads used in design (for Swift Current, Saskatchewan):
Snow:
S_S = 1.4 kPa
S_r = 0.1 kPa
Wind:
1/10 = 0.42 kPa
1/50 = 0.59 kPa
Seismic:
S_a (0.2) = 0.007
S_a (0.5) = 0.045
S_a (1.0) = 0.025
S_a (2.0) = 0.012
PGA = 0.040
Site Class C

1.2 Discrepancies
.1 Report any discrepancies to the Consultant before proceeding with the work.

1.3 Existing Construction
.1 All information concerning existing construction has been taken from original drawings and site measurements. Contractor to confirm all existing dimensions, elevations and details on site prior to commencing work. Should information differ significantly from those shown, consult the Consultant prior to proceeding. All existing construction altered or damaged during course of work to be made good to match.

1.4 Shop Drawings
.1 Contractor to submit paper or pdf copies of premanufactured structural materials to the Consultant for review prior to fabrication.

1.5 Temporary Works
.1 Contractor is responsible for the design, construction and maintenance of all temporary works as may be required during the course of construction. Temporary works include, but are not limited to, shoring, scaffolding and bracing required to stabilize the structure until permanent structure is in place. Contractor to engage professional design services where required to comply with applicable Code requirements.

1.6 Site Requirements
.1 It is the contractors responsibility to ensure a safe and secure site. Fencing, etc. to be erected prior to commencement of construction work.

DIVISION 2 – SITEWORK

2.1 Underslab Earthworks
.1 Remove all topsoil, organics and deleterious material to minimum depth of 300mm.
.2 Proof Roll existing subgrade. Remove all soft areas and replace with compacted pit run gravel.
.3 Raise the level of subgrade by placement of minimum 150mm Type 8 granular sub-base compacted in maximum 150mm lifts to minimum 97% of its maximum dry density at or above optimum moisture content.
.4 Top 150mm base course at underside of slab to be Type 32 base compacted to minimum 98% of its maximum dry density at or above optimum moisture content.

2.2 Backfilling
.1 Backfilling against foundation walls shall not commence until floor slabs or other structural elements providing sufficient lateral support to the walls are in place. Backfill materials and compaction to be in accordance with Specifications.

DIVISION 3 – CONCRETE

3.1 Concrete Reinforcement
.1 All reinforcing steel, unless noted otherwise, shall be deformed bars of high strength new billet steel conforming to CSA G30.18:21, Grade 400.
.2 Perform concrete reinforcing in accordance with CSA-A23.1/A23.2:19.

3.2 Cast-in-Place Concrete
.1 Perform cast-in-place concrete work in accordance with CSA A23.1/A23.2:19, "Concrete Materials and Methods of Concrete Construction".
.2 Cement to CSA A3000-18, "Portland Cements", and aggregates to CSA-A23.1/A23.2:19, "Concrete Materials and Methods of Concrete Construction".
.3 Submit concrete mix designs to Consultant for review.
.4 Proportion normal density concrete in accordance with CSA A23.1/A23.2:19 Alternative 1, to give the properties in accordance with the following table:

Type	Location	Exposure Class	Strength f'c(MPa)	Aggregate max(in)	Slump inches	Total Air Air %
.1	Interior Grade Supported Slabs	N	25 @ 28d	3/4"	3"±1"	nil

3.3 Concrete Testing
.1 Contractor to arrange and pay for concrete tests. Take 1 set of tests for each 50 cubic yards of concrete cast or each days casting. Tests to include:
.1 3 test cylinders plus 1 additional cylinder for cold weather concreting. Additional cylinder to be cured under job conditions.
.2 1 slump test.
.3 1 air content test.
.2 Submit test results to Consultant.
.3 Tests to be performed by CSA approved agency.
.4 Concrete testing to CSA A23.1/A23.2:19.

3.4 Concrete Accessories
.1 Concrete Anchors : Sizes as detailed on drawings, Standard embedment and installation as per Manufacturers Specifications.
.1 Light & Medium Duty Expansion Anchors
.1 Uncracked Concrete (in compression) – to be Hilti Kwik Bolt 3 or approved alternate.
.2 Cracked Concrete (in tension) – to be Hilti Kwik Bolt TZ or approved alternate.

DIVISION 6 – WOOD & PLASTICS

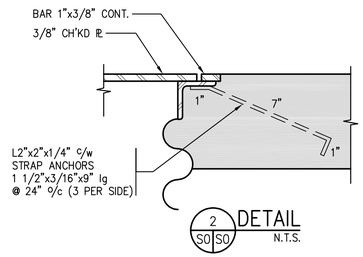
6.1 Timber
.1 Joists, rafters, headers, all structural framing; D. Fir or S.P.F. No. 1/No. 2. Studs; kiln dried Spruce or Douglas Fir, stud grade. Plywood to CSA 0121:17 (R2022); Douglas Fir or Spruce, sheathing grade. Oriented Strand Board (OSB) to CSA 0437 Series 93 (R2011).

6.2 Preserved Wood Foundation
.1 Preserved wood foundations (P.W.F.) to be built in accordance with "CSA S406-16 (R2021) Construction of Preserved Wood Foundations".
.2 Softwood lumber in P.W.F.'s shall be #2 grade or better, graded in accordance with NLGA Standard Grading Rules for Canadian Lumber and grade stamped. Lumber shall conform to CSA Standard CSA 0141-05 (R2019).
.3 Exterior plywood sheathing shall be unsanded type plywood having at least four plies and shall bear markings identifying it as "Hem-Fir" plywood, Manufactured in accordance with CSA Standard 0121:17 (R2022) or 0151:17 (R2022). Place face grain perpendicular to studs. All sheathing to be pressure treated.
.4 Coat all field cuts with min. 2 coats approved field preservative conforming to CSA 080 Series 21. Avoid unnecessary field cuts. With the grain cuts are not permissible. Place cross-cut end of studs up.
.5 Apply sealant to all panel edges and joints in accordance with manufacturer's instructions. Sealant to conform to CGSB-19.13 or 19-GP-14M. Leave 1/8" plus/minus gap at all joints to facilitate proper sealing. Apply sealant to supports before placing sheathing panels.
.6 Dampproofing shall conform to CGSB-37.2, 37-GP-6Ma or CGSB-37.16. Lap joints at least 6".
.7 All backfill to be cohesive granular material, except for granular bed below footing as noted on drawings.
.8 All nails in P.W.F. to be hot dipped galvanized or stainless steel conforming to CSA Standard B111. All nailing to conform to tables in the "Guide", unless specifically noted on the drawings.
.9 Provide blocking at all plywood joints.

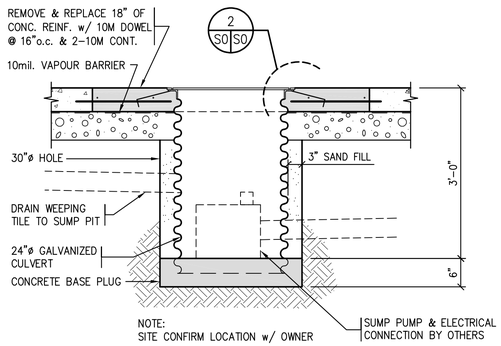
6.3 Vapour Barrier and Insulation
.1 Vapour barrier: 10 mil (0.254) translucent polyethylene film conforming to CGSB CAN2-51.33 M80-Type 1. Use "Selotape" clear plastic tape and/or acoustical sealant conforming to CGSB 19-GP-21M to seal all exposed edges of vapour barrier.
.2 Install vapour barrier to maintain continuous and complete vapour protection for building spaces and elements. Ensure vapour barrier joints occur over solid backing to enable stapling and taping or sealing. Space joints over a minimum of two rafters or studs.
.3 Place vapour barrier on warm side on insulation and tight to insulation by stapling or nailing in place at maximum 150 mm on centre.
.4 Extend vapour barrier tight to full perimeter of adjacent windows and door frames and other items interrupting the plane of membrane. Seal or fasten in place with tape or acoustical sealant. Extend ceiling vapour barrier over all interior partitions between top plates. Seal all joints of vapour barrier with tape or acoustical sealant. Ensure vapour barrier is maintained continuous behind all electrical boxes located on exterior walls and in ceiling spaces by means of polypans. Staple to studs or rafters and tape seal joints. Press vapour barrier firmly intocontinuous bead of acoustical sealant along top and bottom wall plate.
.5 Rigid Insulation
.1 To CGSB 51-GP-20M (MIN. R5 per inch). To be installed as indicated on Drawings and in accordance with manufacture's instructions.
.1 "Baseclad" rigid fibreglass insulation.
.2 "Glasclad" rigid fibreglass insulation.
.3 Dow Chemical "SM" rigid insulation.
.6 Batt Insulation
.1 Install batt insulation to maintain continuous and complete thermal protection for building spaces and elements. Fit insulation closely around electrical boxes, pipes, ducts, frames and other objects in or passing through insulation. Do not compress insulation to fit into spaces.

DIVISION 9 – PAINTING

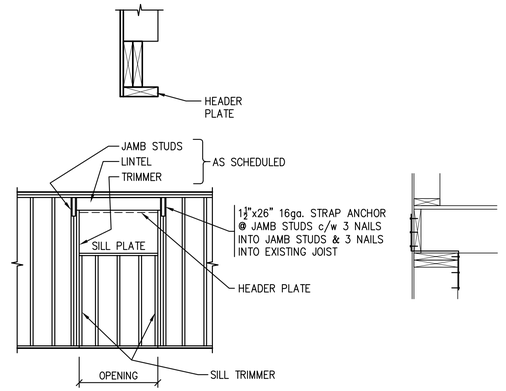
9.1 Painting
.1 A colour schedule will be prepared by the Owner.
.2 Prepare all surfaces in accordance with good practice prior to applying initial prime coat or seal coat. Drywall should be mud and taped to create surface suitable for painting.
.3 Drywall: Prime surface and add 2 coats of high quality, low VOC, interior latex paint.
.4 Painted MDF trim to be installed at interior of all windows.



2 S0 S0 DETAIL
N.T.S.



1 S0 S0 SUMP PIT SECTION
3/4"=1'-0"



LINTELS SUPPORTING SECOND FLOOR AND ROOF					
OPENING WIDTH	LINTEL	TRIMMER	JAMB	SILL	SILL TRIMMER
0 – 4'-0"	2-2"x8"	1	2	1	1

3 S0 S0 WOOD LINTEL SCHEDULE
LINTEL AS PER SCHEDULE UNLESS NOTED OTHERWISE
NTS

BBK
STRUCTURAL ENGINEERS
BROWNLEE BEATON KREKE
3611 PASQUA STREET • REGINA • SK • S4S 6W8
TEL: (306) 584-8833 • EMAIL: bbkregina@bbkeng.ca

PROFESSIONAL ENGINEER
S.G. KREKE
MEMBER 12171
2023 Mar 31
SASKATCHEWAN

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
BROWNLEE BEATON KREKE (REGINA) LTD.
NUMBER 525
PERMISSION TO CONSULT HELD BY:

DISCIPLINE	SASK. REG No.	SIGNATURE
STRUCTURAL	12171	SGK

No	Description	Date	By
-	ISSUED FOR CONSTRUCTION	31 MAR 23	SGK

REVISIONS

Do not scale this drawing.

Dimensions of existing elements are generally nominal and have been taken by Others. The Contractor shall be responsible for verifying all dimensions and elevations which may affect the Work.

Designed by	Checked by
SGK	SGK
Drawn by	Date
CH	MAR 2023

Project Title
VAL MARIE PARKS BUILDING FOUNDATION WALL REPLACEMENT

Sheet Title
SPECIFICATIONS TYPICAL DETAILS

Client Project Number
125640.dwg

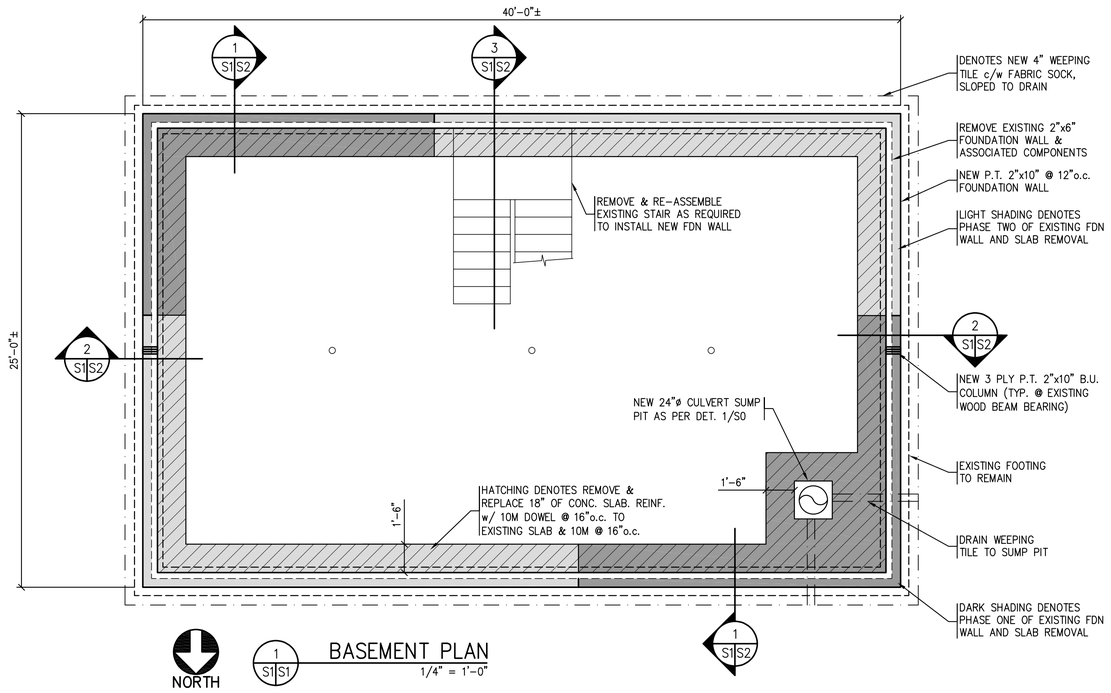
Consultant Project Number

Consultant Computer File
125640

Sheet Number
S0

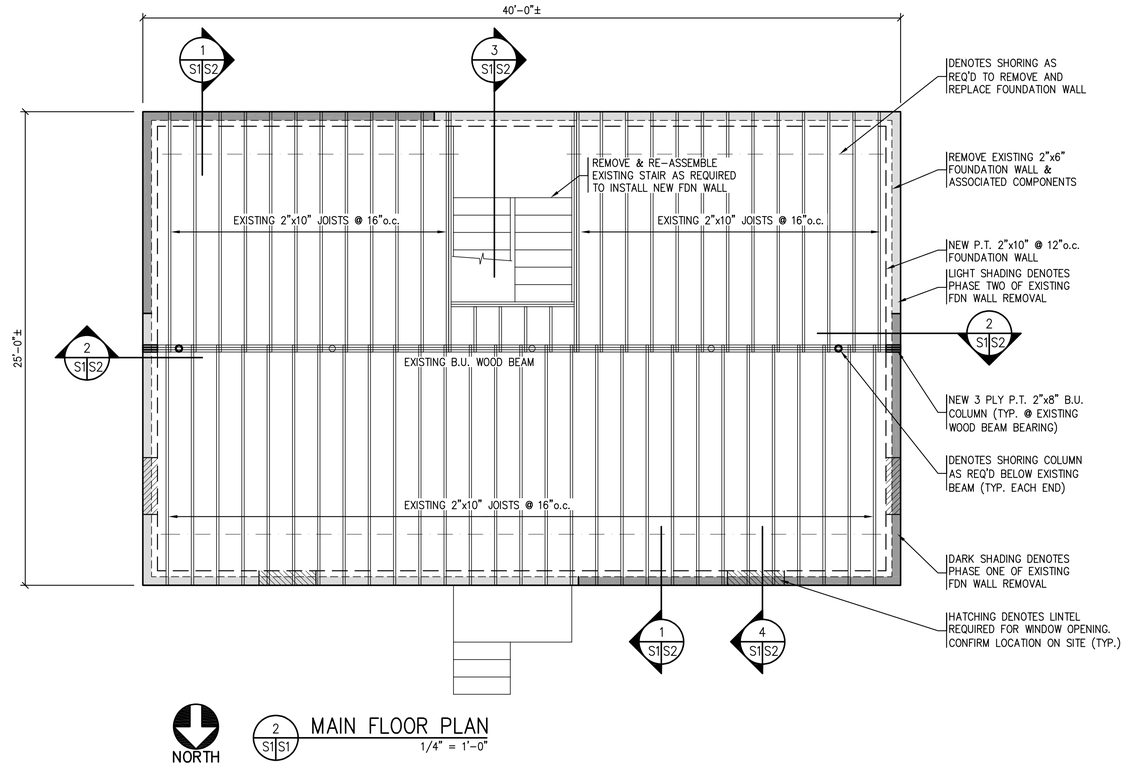
Revision

Mar 31, 2023 - 4:01pm Drawing file: 125640.dwg



CONSTRUCTION NOTES:

1. ALL APPLIANCES IN BASEMENT, INCLUDING FURNACE, WATER HEATER, WASHER & DRYER, TO BE DISCONNECTED AND RE-CONNECTED AS REQUIRED DURING CONSTRUCTION.
2. ALL ELECTRICAL PLUGS, SWITCHES & FIXTURES TO BE DISCONNECTED & RECONNECTED AS REQUIRED DURING CONSTRUCTION.
3. NEW SUMP PUMP IN BASEMENT TO BE INCLUDED IN ELECTRICAL CONTRACT. MINIMUM 1/2hp SUBMERSIBLE SUMP PUMP CAPABLE OF PUMPING MINIMUM 55gpm w/ 5'-0" OF HEAD.
4. SEAL NEW VAPOUR BARRIER AT TOP & BOTTOM OF NEW FOUNDATION WALL.
5. CONTRACTOR RESPONSIBLE FOR ANY TEMPORARY UTILITIES, SUCH AS POWER & HEAT, THAT ARE REQUIRED DURING DEMOLITION AND CONSTRUCTION.
6. CONTRACTOR SHALL MAKE GOOD ON ANY DAMAGE TO EXISTING BUILDING RESULTING FROM WORK CARRIED OUT UNDER THIS CONTRACT.
7. NEW WINDOWS TO BE: (LOCATIONS TO MATCH EXISTING WINDOWS ON SITE)
   2'-0"x3'-0" R.O.
   PVC DUAL PANE
   SEALED FIXED UNITS
   LOW-E/ARGON FILLED
   MAXIMUM OVERALL THERMAL TRANSMITTANCE 1.9 W/(m2•K)
   MAXIMUM AIR LEAKAGE 0.20 (L/(s•m2))
8. CONSTRUCTION SHALL BE UNDERTAKEN IN TWO PHASES.
9. FULL EXTERIOR EXCAVATION & INTERIOR SHORING WALLS TO BE COMPLETED PRIOR TO CONSTRUCTION.
10. PHASE ONE TO BE FULLY COMPLETED PRIOR TO PHASE 2 START.
11. EXISTING FOOTING TO BE ASSESSED PRIOR TO CONSTRUCTION. REPLACEMENT OF FOOTING MAY BE REQUIRED IF NECESSARY.



BBK
STRUCTURAL ENGINEERS
BROWNLEE BEATON KREKE
3611 PASQUA STREET • REGINA • SK • S4S 6W8
TEL: (306) 584-8833 • EMAIL: bbkregina@bbkeng.ca

PROFESSIONAL ENGINEER
S.G. KREKE
MEMBER 12470
2023 Mar 31
SASKATCHEWAN

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
BROWNLEE BEATON KREKE (REGINA) LTD.
NUMBER 525
PERMISSION TO CONSULT HELD BY:

DISCIPLINE	SASK. REG No.	SIGNATURE
STRUCTURAL	12171	SGK

No	Description	Date	By
-	ISSUED FOR CONSTRUCTION	31 MAR 23	SGK

REVISIONS

Do not scale this drawing.

Dimensions of existing elements are generally nominal and have been taken by Others. The Contractor shall be responsible for verifying all dimensions and elevations which may affect the Work.

SGK	SGK
Designed by	Checked by
CH	MAR 2023
Drawn by	Date

Project Title
VAL MARIE PARKS BUILDING FOUNDATION WALL REPLACEMENT

Sheet Title
FLOOR PLANS

Client Project Number
125640.dwg

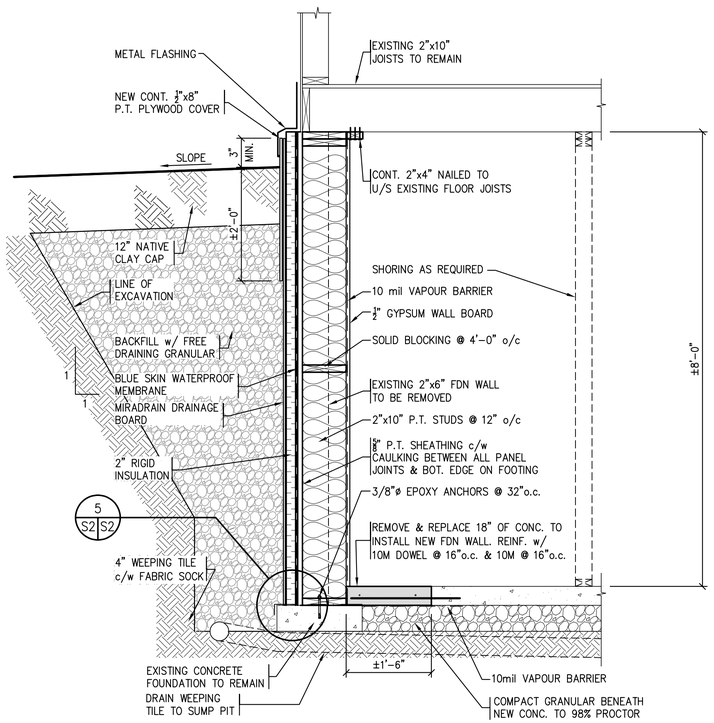
Consultant Project Number

Consultant Computer File
125640

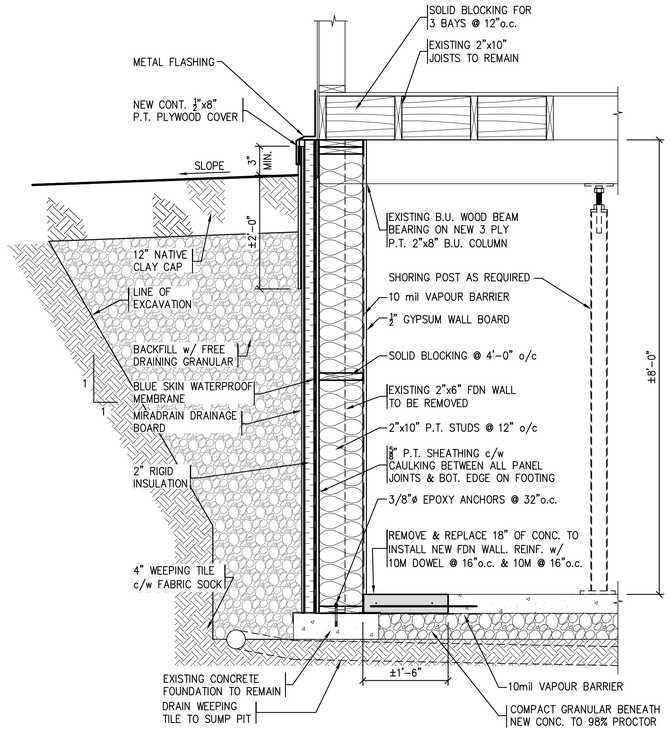
Sheet Number
S1

Revision

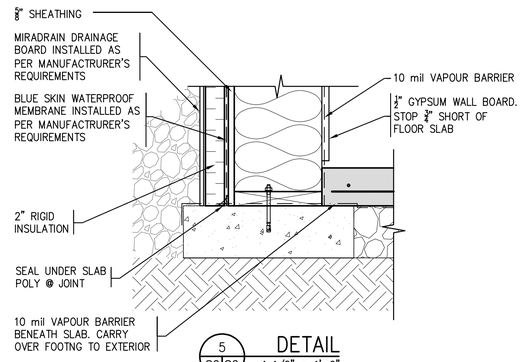
Mar 31, 2023 - 4:02pm Drawing file: 125640.dwg



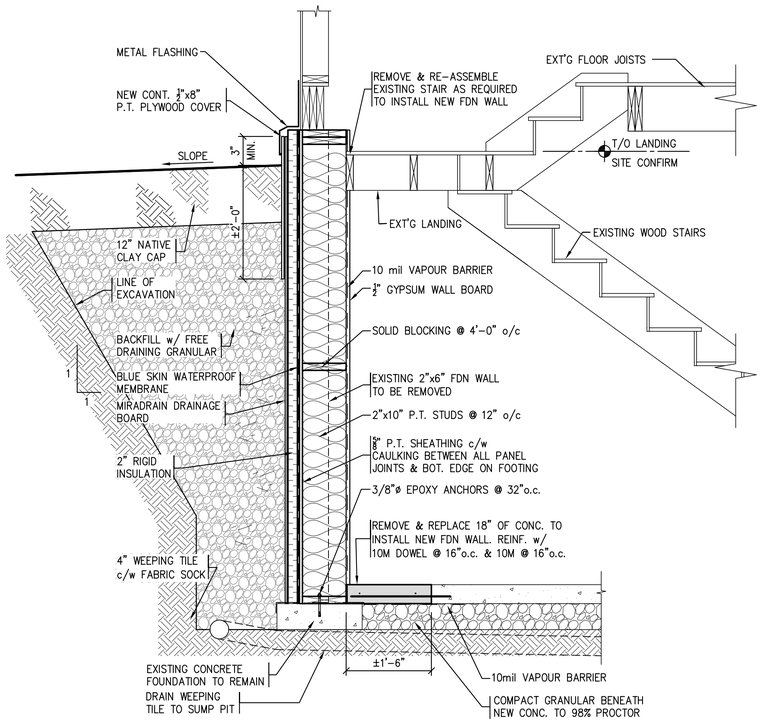
1 S1 S2 FOUNDATION SECTION
3/4" = 1'-0"



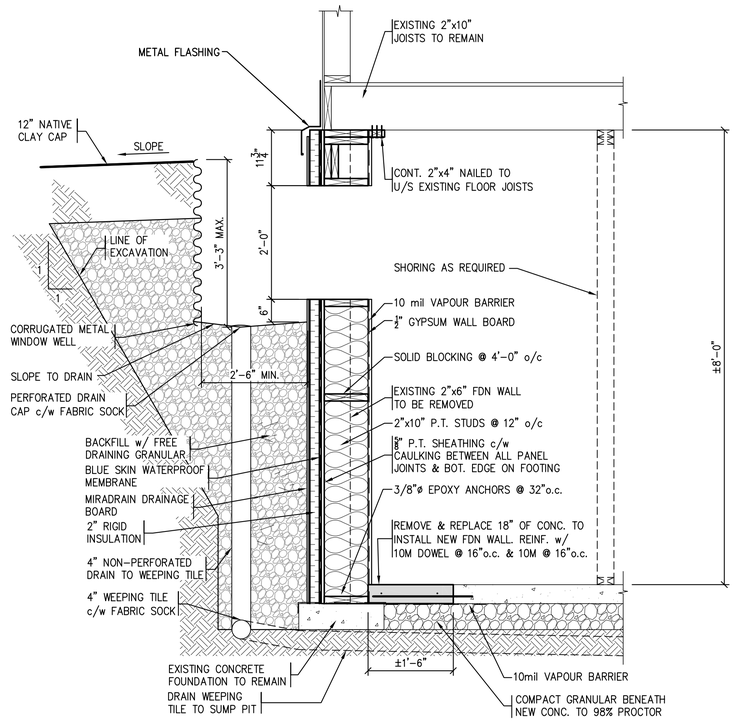
2 S1 S2 SECTION @ B.U. BEAM
3/4" = 1'-0"



5 S2 S2 DETAIL
1 1/2" = 1'-0"



3 S1 S2 SECTION @ STAIR
3/4" = 1'-0"



4 S1 S2 TYP. SECTION @ WINDOW
3/4" = 1'-0"

BBK
STRUCTURAL ENGINEERS
BROWNLEE BEATON KREKE
3611 PASQUA STREET • REGINA • SK • S4S 6W8
TEL: (306) 584-8833 • EMAIL: bbkregina@bbkeng.ca

PROFESSIONAL ENGINEER
S.G. KREKE
MEMBER 12470
2023 Mar 31
W. ML DAY
SASKATCHEWAN

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
BROWNLEE BEATON KREKE (REGINA) LTD.
NUMBER 525
PERMISSION TO CONSULT HELD BY:

DISCIPLINE	SASK. REG No.	SIGNATURE
STRUCTURAL	12171	SGK

No	Description	Date	By
-	ISSUED FOR CONSTRUCTION	31 MAR 23	SGK

REVISIONS

Do not scale this drawing.

Dimensions of existing elements are generally nominal and have been taken by Others. The Contractor shall be responsible for verifying all dimensions and elevations which may affect the Work.

SGK	SGK
Designed by	Checked by
CH	MAR 2023
Drawn by	Date

Project Title
VAL MARIE PARKS BUILDING FOUNDATION WALL REPLACEMENT

Sheet Title
SECTIONS

Client Project Number
125640.dwg

Consultant Project Number

Consultant Computer File
125640

Sheet Number **S2**

Revision

Mar 31, 2023 - 4:02pm Drawing file: 125640.dwg