

GENERAL NOTES

1.

GC TO CO-ORDINATE ALL SECTIONS OF WORK, PAY ALL FEES AND OBTAIN ALL PERMITS AS REQUIRED.
2.

ANY WORK REQUIRED BY THE DRAWINGS OR REASONABLY NECESSARY TO COMPLETE THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3.

GC AND EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS, PROJECT MANUAL, ADDENDA, ETC. TO ASSURE COORDINATION OF ALL WORK AND THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE DRAWINGS. ALTERNATIVES MAY BE PROPOSED BY THE GC PROVIDED THE APPROVED PROJECT SCHEDULE IS NOT DELAYED AS A RESULT OF SUBSTITUTIONS AND THE QUALITY IS NOT TO A LESSOR STANDARD. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT APPROVAL BY ARCHITECT. THE GC IS TO SUBMIT ALTERNATIVE MATERIAL SPECIFICATIONS FOR APPROVAL IN WRITING TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK AS DESCRIBED IN THE SPECIFICATIONS.
4.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL CURRENT NATIONAL, PROVINCIAL, AND LOCAL BUILDING CODES, AMENDMENTS AND FIRE AND SAFETY REGULATIONS. ALL WORK SHALL COMPLY WITH ALL LOCAL GOVERNING ORDINANCES AND OTHER LEGAL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION WHICH BEAR ON PERFORMANCE OF WORK.
5.

GC AND SUB-CONTRACTORS SHALL CONFIRM THAT ALL DIMENSIONS, DATUMS, AND DETAILED INFORMATION SHOWN ARE CORRECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT, FABRICATION AND INSTALLATION OF WORK.
6.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES, SPECIFICATIONS AND DETAILS. REFER ALSO TO ENGINEERING DRAWINGS AND SPECIFICATIONS FOR COORDINATION WHERE APPLICABLE.
7.

GC IS RESPONSIBLE FOR THE IDENTIFICATION OF ALL UTILITIES AND SERVICES (PUBLIC AND PRIVATE). NO WORK TO BE COMPLETED PRIOR TO THE IDENTIFICATION.
8.

GC IS RESPONSIBLE TO PROVIDE AND MONITOR ALL LOAD RESTRICTIONS THROUGHOUT THE SITE TO ALL TRADES. WORK TO BE STAGED AND COORDINATED WITHIN ALLOWABLE LOADS.
9.

ALL STAGING AND STORAGE AREAS TO BE KEPT CLEAN, ORGANIZED, AND PROTECTED FROM INCIDENTAL DAMAGE.
10.

GC SHALL BE RESPONSIBLE FOR SECURING THEIR WORK AREA AND COORDINATING THE OVERALL SECURITY OF THE WORK AREA, AFFECTED BUILDING AREAS, AND MATERIAL STORAGE AND STAGING AREAS.
11.

GC SHALL CONTINUOUSLY MAINTAIN THE SITE FREE OF DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM THE WORK AREA BEFORE END OF EACH WORK PERIOD.
12.

UPON COMPLETION OF CONSTRUCTION, GC SHALL CLEAN AND RESTORE THE SITE. ALL RUBBISH AND OTHER MATERIAL SHALL BE DISPOSED OFF PROPERTY AT GC'S DISCRETION AND EXPENSE.
13.

GC SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, HEALTH AND SAFETY, AND BEST PRACTICES.
14.

GC SHALL ESTABLISH ALL ITEMS THAT REQUIRE IMMEDIATE PROCESSING DUE TO LONG LEAD ORDERING TIME. A LIST OF THESE ITEMS SHALL BE SUBMITTED TO THE OWNER OR OWNER'S REPRESENTATIVES WITHIN ONE WEEK AFTER THE CONTRACT IS AWARDED. TIME ADJUSTMENTS WILL NOT BE MADE FOR LONG LEAD ITEMS.
15.

SHOP DRAWINGS ARE TO BE COORDINATED WITH WORK BY OTHER TRADES.
16.

GC TO CHECK ALL HEIGHTS AND POSSIBLE CEILING CONDITIONS FOR CLEARANCES AND COORDINATION OF ALL SYSTEMS. ALL SPRINKLERS TO BE COORDINATED WITH OTHER TRADES AND MEET CURRENT FIRE CODES.
17.

AS-BUILT DRAWINGS - PRINTS OF PLANS TO BE USED BY THE GC FOR RECORDING "AS-BUILT" INFORMATION SHALL BE KEPT AT THE JOB SITE AT ALL TIMES AND ALL CHANGES SHALL BE MARKED IN RED AS WORK PROGRESSES. UPON COMPLETION OF THE WORK, AND PRIOR TO APPROVAL OF APPLICATION FOR FINAL PAYMENT, THE COMPLETED SET OF "AS-BUILT" PLANS SHALL BE COORDINATED WITH SPECIFICATIONS AND DELIVERED TO OWNER.
18.

DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS INDICATED, ACTUAL SIZES OF CONSTRUCTION ITEMS OR OTHER METHODS OF LOCATING CONSTRUCTION. WHERE NO DIMENSIONS OR METHODS OF DETERMINING A LOCATION ARE PROVIDED VERIFY CORRECT LOCATION WITH INTERIOR DESIGNER OR ENGINEER PRIOR TO INSTALLATION.
19.

PROVIDE HOARDING AS SEEN FIT BY WINNIPEG TRANSIT AND GC.
20.

FOR DOOR INFORMATION REFER TO DOOR SCHEDULE.
21.

FOR MATERIAL INFORMATION REFER TO THE MATERIAL SCHEDULE.
22.

PROTECT ALL FINISH MATERIAL UNTIL COMPLETION OF WORK. REPAIR ANY AND ALL DAMAGES.

23.

CEILING HEIGHTS ARE DIMENSIONED FROM THE FINISHED FLOOR UNLESS SPECIFICALLY NOTED OTHERWISE.
24.

GC TO CHECK ALL HEIGHTS AND POSSIBLE CEILING CONDITIONS FOR CLEARANCES AND COORDINATION OF DUCTWORK AND ALL OTHER CONSTRAINTS TO ASSURE THE LOCATION AND DIMENSION OF ALL SYSTEMS AND ITEMS TO BE INSTALLED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IN WRITING IMMEDIATELY BEFORE PROCEEDING.
25.

ALL FIRE SPRINKLERS SHALL BE COORDINATED WITH ALL OTHER TRADES, MILLWORK, EQUIPMENT, AND OWNER FURNISHED ITEMS. SPRINKLER HEADS TO MATCH CEILING FINISH COLOUR. SPRINKLERS TO BE LOCATED IN CENTER OF ACT. SPRINKLER LAYOUT TO BE ALIGNED AND CENTERED IN BOTH DIRECTIONS ACROSS ALL FINISH SURFACES.
26.

GC TO PROVIDE ALL TEMPORARY WEATHER CONTROLS IN ORDER TO EXECUTE WORK EXPEDITIOUSLY. TEMPORARY CONTROLS TO BE REMOVED UPON COMPLETION OF WORK.
27.

ALL EXPOSED STEEL INCLUDING STAIRS, RAILINGS, PIPE, AND MISCELLANEOUS METALS SHALL BE PRIMED AND PAINTED UNLESS OTHERWISE NOTED.
28.

GC SHALL PROVIDE BLOCKING IN ALL STEEL STUD WALLS WHERE THERE IS WALL MOUNTED MILLWORK, SHELVING, EQUIPMENT, HANDRAILS, GRAB BARS, ACCESSORIES, ETC.
29.

DETAILS NOTED AS 'TYPICAL' SHALL APPLY FOR ALL SUCH CASES WHERE THEY OTHERWISE APPEAR IN THE DOCUMENTS, UNLESS OTHERWISE NOTED.
30.

PAINT ALL ELECTRICAL PANELS NOT IN ELECTRICAL ROOM TO MATCH ADJACENT WALL FINISH.
31.

ALL NEW PENETRATIONS REQUIRED TO THE EXTERIOR ENVELOPE SHALL BE WEATHER SEALED AND PROVIDE RODENT PROOF PROTECTION.
32.

INFILL ALL PENETRATIONS OF EXISTING WALLS AND WHERE NECESSARY FIRESTOP ANY PENETRATIONS IN ORDER TO MAINTAIN FIRE SEPARATION.
33.

PREPARE ALL NEW AND EXISTING GB FOR FINISH COAT OF PAINT - SEE PAINT SCHEDULE.



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Legend


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Permit-Seal



Client/Project

WINNIPEG TRANSIT MAINTENANCE FACILITY  
OFFICE REDEVELOPMENT

421 OSBORNE ST. SOUTH, WINNIPEG, MB

Title

GENERAL NOTES

Project No. 115421006	Scale 1/8"=1'-0"	
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