

Meeting Detail

Project Code 1031608	Project Name Emmanuel Home - North Wing
Track Management Meeting	Meeting No. MGMT-02 Status PENDING
Subject Design meeting with Architectural and Structural	
Meeting Date 2017-09-25	Start 01:30 PM End 04:00 PM
Reminder Date 2017-10-12	Entered By Konrad Roman
Location Emmanuel Home	
Purpose Design Coordination Meeting	

Attendees

Name	cc only	Absent	Absent	Notes	Notes
No Records Found					

Agenda

Item No.	Name	Notes	Responsibility	Due Date	Status
MGMT-02-01	Structural	25-SEP-17 (KR) - If concrete shafts are used for stairs and elevators, less steel columns and strap bracing will be used as the shafts can act as a brace points for the load bearing structure. - Stairwells will utilize concrete shafts and steel stairs in design. - Concrete decks were suggested for use as balconies. - Balconies are to have a 2" drop from floor elevation. - Structure and connection of balcony will have to be reviewed and discussed.			New
MGMT-02-02	Structural Parkade	25-SEP-17 (KR) - Parkade columns to be 18'-19' from face of foundation wall to center of column. - Columns to be spaced every 3 car parking bays. (BR2 & Ethos to coordinate) - Columns to be 12" wide x 24" deep (+/-) (Ethos to confirm) - It was suggested that we drop the column interior pad footings 8 inches below top of slab to allow for plumbing rider connections. - Due to issues with current ramp entering the parkade, the new drive lane leading down into the proposed parkade was requested to have a longer flatter area in front of the overhead door to allow taller vehicles to enter without a problem. - Utilize radon rock below parkade floor system. Location and details to be confirmed. - Parking stalls are 8'-6" standard width. - Minimum width of parking stall will be 7'-6" due to column supports. At the door swing, the resident will maintain the 8'-6" clearance. - Slab on grade design will be driven by the soils report. - Car wash space has been requested, the proper location is yet to be chosen. Best to decide once structural design has been chosen. Will require a pre-cast sump. A space near a wall is preferred such as next to the mechanical room. - Lowest point in the parkade has to be the height of the entrance door into the parkade. The door height is set at 7 feet. Review and coordinate between all design disciplines. - Current building foundation cross-section is 3.3 m from main floor, design for upcoming parkade is 3.1 m. Might need to add additional height to proposed parkade to allow for mechanical and electrical in order to accommodate the 7 foot minimum headroom. - Foundation will be designed to try and avoid existing inverts to eliminate possible additional costs. (Civil to review and comment) - 1 radon pit is required for every 100,000 ft2 of space.			New
MGMT-02-03	Structural Main Floor	25-SEP-17 (KR) - Structural 2 way slab is preferred over a composite slab. - The stairwells and elevator shaft were suggested to be built out of concrete. - Load bearing steel studs will be 6 inches. Gauge and spacing may increase pending load review. - Use different deck in the corridor floor system to increase headroom. The load is supported from corridor wall to corridor wall. - Structural steel that covers the entrance and solarium is to use OWSJ to minimize layout complexities and minimize costs.			New
MGMT-02-04	Mechanical HVAC	25-SEP-17 (KR) - Nowak to review the current location of the East Wing exhaust shaft. This may have to be relocated as we wont want the exhaust running in the new courtyard.			New
MGMT-02-05	Architectural Parkade	25-SEP-17 (KR) - The intent is to relocate the existing O/H door to the new building. May have to have a conversation with Creative Door to change the drive operation as the existing chain drive will be too loud for the residence living above the new entrance.			New
MGMT-02-06	Architectural Fire and Sound	25-SEP-17 (KR) - Balconies will be covered with duradeck or similar finish material. - Fire ratings of 1 hour are consistent throughout.			New

Item No.	Name	Notes	Responsibility	Due Date	Status
		<ul style="list-style-type: none"> - In existing building, no issue with floor to floor sound transmission but there have been some problems with suite to suite sound transmission. C & D and Emmanuel to look at wall construction details from a budget perspective. -Current STC rating between the corridor and suites is 61, code is 50. Some concerns have been addressed from residence regarding noise. Might need to explore the option of insulated doors as any sounds system is as strong as its weakest link. -Provide additional supplies, extra locks(x5), fixtures, vinyl plank flooring (5% extra for maintenance) 			
MGMT-02-07	Architectural Suites/Corridors	25-SEP-17 (KR) - Main floor suites to have 9 foot ceilings and no bulkheads. - Main floor window heights to be increased in height as well. - Corridor pressurization to have a bulkhead in the designated areas and have the air blowing down the hallway. - If existing front entry doors are required it was requested that they be put on electronic hold open devices tied in with the fire alarm. - Mailbox location to be decided, was considered to be installed opposite of current location. - Darren's requested that his office wall be upgraded to improve soundproofing from corridor. - Bathrooms to have generous backing surface area for towel and grab bars to accommodate residence. BR2 to identify backing locations. - Grab bars will be required in all suite showers. - BR2 will spec roller blinds for the suites, same as West Wing Project.			New
MGMT-02-08	Site and Building Exterior	25-SEP-17 (KR) - Permanent curb stops were requested as the current ones tend to get dislodged. - Swap existing pole lights with LED heads if possible. - Exterior finishes to match existing buildings. Do not want to introduce dissimilar materials. - Emmanuel Home requested that red brick matching the center and west wing be incorporated into the exterior finish around the entrance. - Must create access to the rear of the property for maintenance, etc. Either through a gate at the alley side or have the trees oriented in a different manner to allow access. 6 feet min. clearance - Sidewalk around the property to allow egress in case of emergency for the residence. Concern is in the winter time as grass is not cleared to create a path. - 5 feet wide sidewalks where ever possible. - Look into replacing the existing chain link fence with a wood fence to give residence more privacy and a view that's more aesthetically pleasing.			New

Next Meeting Info

Date	2017-10-12	Time	01:30 PM
Subject	Design meeting with Architectural and Structural		
Location	Emmanuel Home		
Reminder Date	2017-10-12		
Comments			