

414 GERTRUDE AVENUE

WINNIPEG, MANITOBA

MIXED-USE RESIDENTIAL DEVELOPMENT

CONSTRUCTION MANAGER

MBUILDS
35 Trotter Bay, Winnipeg, MB R3T 3R3
(204) 453-9177

ARCHITECTURAL

MAC ARCHITECTURE LTD
matt@cibinel.ca

CIVIL

SISON BLACKBURN CONSULTING INC
60 S Landing Dr Unit 1, Winnipeg, MB R4G 0C
(204) 505-0855

STRUCTURAL

WOLF FROM ENGINEERING LTD.
345 Wardlaw Ave, Winnipeg, MB R3L 0L5
(204) 452-0041

MECHANICAL & ELECTRICAL

EPP SIEPMAN ENGINEERING INC.
136 Market Avenue, Winnipeg, MB R3B 0P4
(204) 453-1080

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-126410/D

SHEET # 1 OF 2

DATE: May 20, 2026

ASSEMBLIES

FLOORS

MAIN FLOOR

FINISHED FLOORING
CONCRETE SLAB PER STRUCTURAL
10 MIL POLY UNDERSLAB AVB SEALED TO GRADE BEAM

FLOORS 2-5

NBC F15b, 1HR FRR, STC 59
FINISHED FLOORING AND ACOUSTIC UNDERLAYMENT
1" CAST UNDERLAYMENT
FRAMING PER STRUCTURAL
1/2" RESILIENT CHANNELS @ 24" O.C.
2-LAYERS 5/8" TYPE X GYPSUM

ROOF

R35 INSULATION (AVERAGE)
AIR/ VAPOUR BARRIER SHEET MEMBRANE.
SHEATHING AND FRAMING PER STRUCTURAL
2 LAYERS 5/8" TYPE X GYPSUM (CEILING)

SOFFITS

STRUCTURE
3 LAYERS OF 5/8" TYPE X GWB
WOOD FRAMING FOR SUSPENDED SOFFIT SECURED TO
UNDERSIDE OF STRUCTURE
1/2" FIBREGLASS FACED GWB
LIQUID APPLIED AIR/ VAPOUR BARRIER MEMBRANE
5" EIFS (NONCOMBUSTIBLE AT PARKING AREA)

EXTERIOR WALLS

EW1 - EIFS WITH STENCILED BRICK & SMOOTH FINISH

5" EIFS (IMPACT RESISTANT AT MAIN FLOOR)
LIQUID APPLIED AIR/ VAPOUR BARRIER MEMBRANE
1/2" PLYWOOD SHEATHING
FRAMING PER STRUCTURAL
2" MINERAL WOOL INSULATION
5/8" TYPE X GYPSUM WALLBOARD, PAINTED
THROUGH-WALL FLASHING / EXPANSION JOINT AT
FLOOR LEVELS

EW2 - EIFS - 1.5 HR FRR

2" EIFS (NONCOMBUSTIBLE)
VAPOUR PERMEABLE AIR BARRIER
2 LAYERS 5/8" EXTERIOR GRADE TYPE X SHEATHING
FRAMING PER STRUCTURAL
5 1/2" BATT INSULATION
6MIL POLY VAPOUR BARRIER SEALED TO PERIMETER OF
INTERIOR WALLS
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD, PAINTED

FOUNDATION

CEMENT PARGING ON WIRE MESH, SMOOTH FINISH,
DARK GREY COLOUR TO 8" BELOW GRADE AND METAL
FLASHING
4" EXTRUDED POLYSTYRENE INSULATION [XPS]
FASTENED TO THE CONCRETE
DAMP-PROOFING

INTERIOR WALLS

W1

SUITE DEMISING WALL - LOAD BEARING

FRR 1 HR (NBC 2020 - W14a SIM), STC 61
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD
2X6 WOOD STUDS PER STRUCT
3.5" BATT INSULATION
SHEATHING PER STRUCT
1" SPACE
SHEATHING PER STRUCT
2X6 WOOD STUDS PER STRUCT
3.5" BATT INSULATION
5/8" TYPE X GYPSUM WALLBOARD

W2

CORRIDOR WALLS - NON-LOADBEARING

FRR 1 HR, (NBC 2020 - W4d) STC 54
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD (CORRIDOR SIDE)
1/2" RESILIENT CHANNEL @ 24" O.C.
2X4 WOOD STUDS @ 24" O.C.
3.5" BATT INSULATION
5/8" TYPE X GYPSUM WALLBOARD

W3

EXIT STAIRS & ELEVATOR SHAFT WALLS

FRR 1 HR, (NBC 2020 - W4d) STC 54
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD (STAIR SIDE)
1/2" RESILIENT CHANNEL @ 24" O.C.
FRAMING PER STRUCTURAL C/W OSB SHEATHING
5.5" BATT INSULATION
5/8" TYPE X GYPSUM WALLBOARD

W4

TYPICAL WALLS WITHIN SUITES

5/8" TYPE X GYPSUM WALLBOARD
2X4 WOOD STUDS @ 24" O.C.
3.5" BATT INSULATION (BEDROOMS AND BATHROOMS)
5/8" TYPE X GYPSUM WALLBOARD
-PLUMBING WALLS TO BE FURRED OUT FROM SUITE DEMISING
WALLS.

W5

-PLUMBING WALLS AT WASHROOMS TO BE 2X6 FRAMING.
-PLUMBING WALLS AT KITCHENS TO BE 2X4 FRAMING.

W6

SHAFT WALL - 1 HR ACOUSTIC

FRR 1 HR, STC 34 (UL DES U415 SYSTEM A)
5/8" TYPE X GYPSUM WALLBOARD
4" C-H STEEL STUD @ 600MM O.C.
1" GYPSUM WALLBOARD LINER PANEL

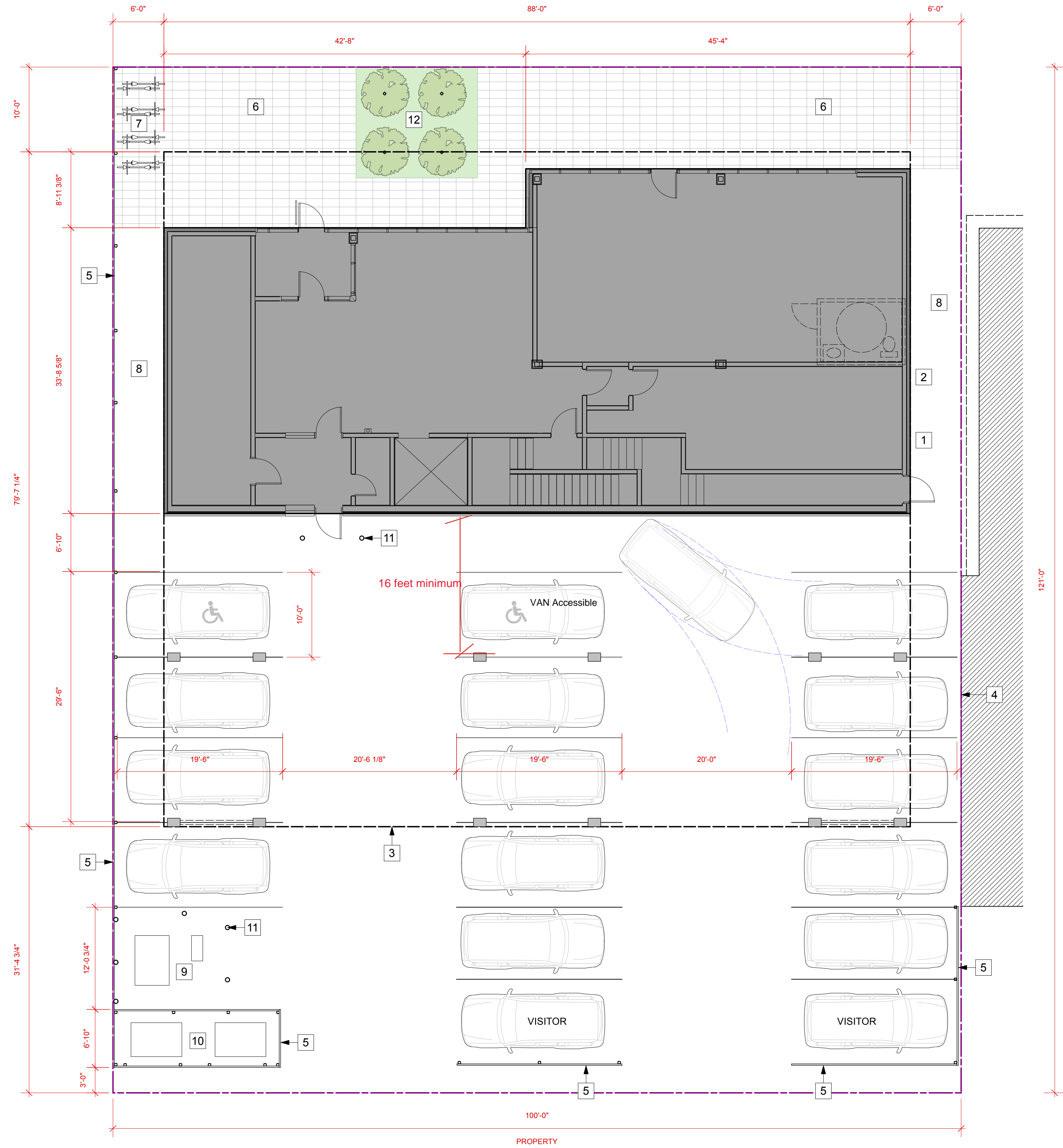
W7

MAIN FLOOR SUITE DEMISING WALLS

FRR 2 HR, (NBC 2020 - W6b)
2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD
2X6 WOOD STUDS W/ HORIZONTAL BLOCKING @ 4" O.C.
5.5" MINERAL WOOL INSULATION
1/2" RESILIENT CHANNEL
5/8" TYPE X GYPSUM WALLBOARD

1HR RATED WALL

FRR 1 HR, (NBC 2020 - W1d)
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD
2X6 WOOD STUDS @ 24" O.C. (AT MAIN FLOOR)
1 LAYER 5/8" TYPE X GYPSUM WALLBOARD



KEYNOTES

- 1 FIRE DEPARTMENT CONNECTION
- 2 GAS METER
- 3 EDGE OF UPPER FLOORS
- 4 NEIGHBOUR'S GARAGE ON PROPERTY LINE PATCH, TROWELLED FINISH, PAINT MURAL
- 5 42" HIGH WOOD FENCE
- 6 PAVERS
- 7 BICYCLE PARKING, RACKS FOR 8 BIKES
- 8 SIDEWALK
- 9 TRANSFORMER & SCTE
- 10 WASTE / RECYCLING C/W FENCE ENCLOSURE AND GATE
- 11 6" BOLLARDS
- 12 PLANTER BED FLUSH WITH GROUND LEVEL

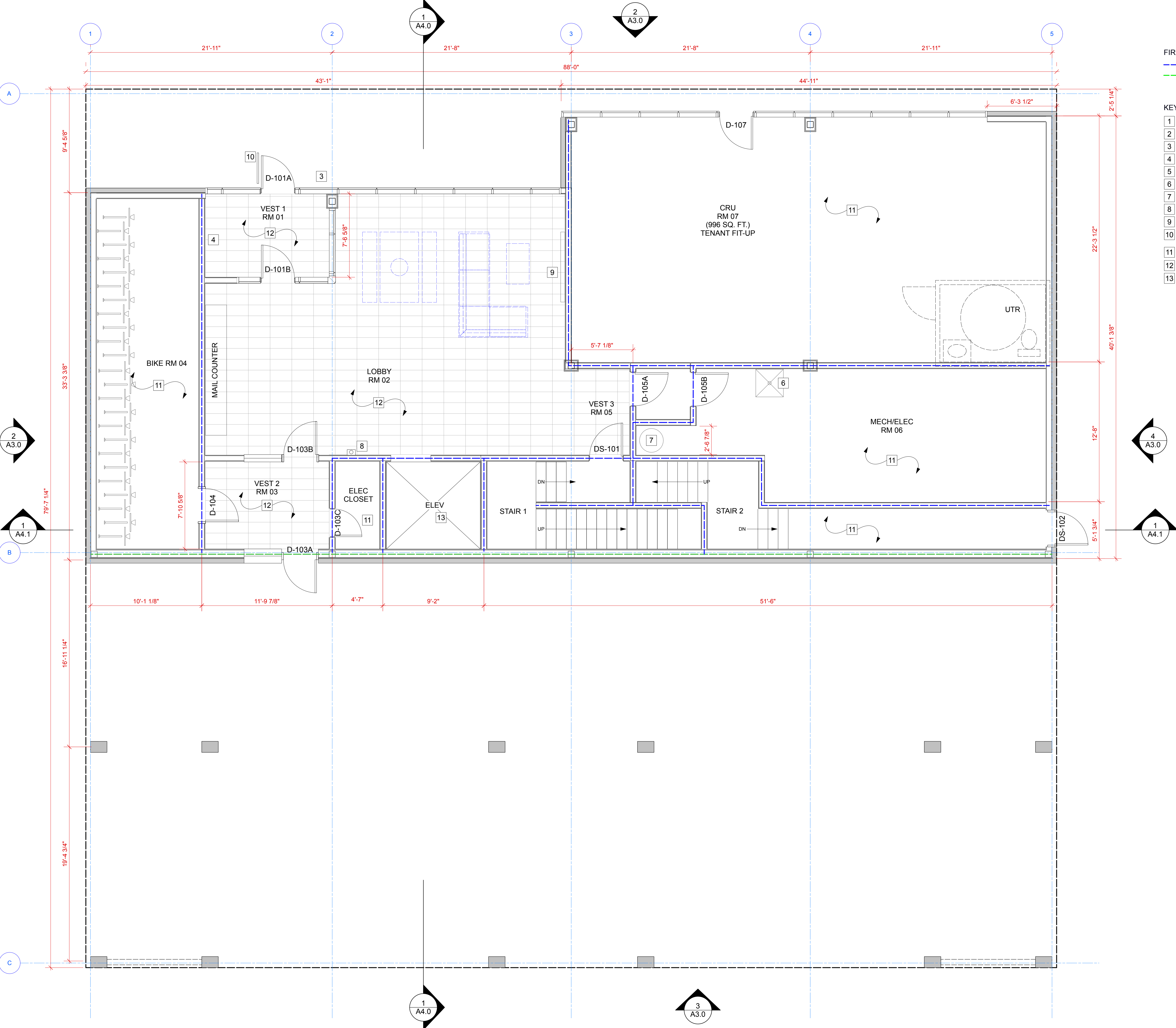


FIRE SEPARATION LEGEND

- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION

KEYNOTES

- 1 FIRE DEPARTMENT CONNECTION
- 2 GAS METER
- 3 ENTER PHONE
- 4 ANNUNCIATOR PANEL
- 5 EDGE OF UPPER FLOORS
- 6 MOP SINK & ADJACENT SHELVING
- 7 SUMP PIT
- 8 FIRE EXTINGUISHER (RECESSED CABINET)
- 9 FIREPLACE AND WALL MOUNTED TV
- 10 HINGE-SIDE GUARD C/W AUTO DOOR OPERATOR
- 11 SEALED CONCRETE FLOOR FINISH
- 12 LVT FLOOR FINISH (12" X 24")
- 13 TK ELEVATOR: 3500LBS CAPACITY / FRONT & REAR



SEAL

414 GERTRUDE AVENUE
MIXED-USE DEVELOPMENT

WINNIPEG, MANITOBA

MAIN FLOOR PLAN

PROJECT NO.
2503



A2.0

FIRE SEPARATION LEGEND

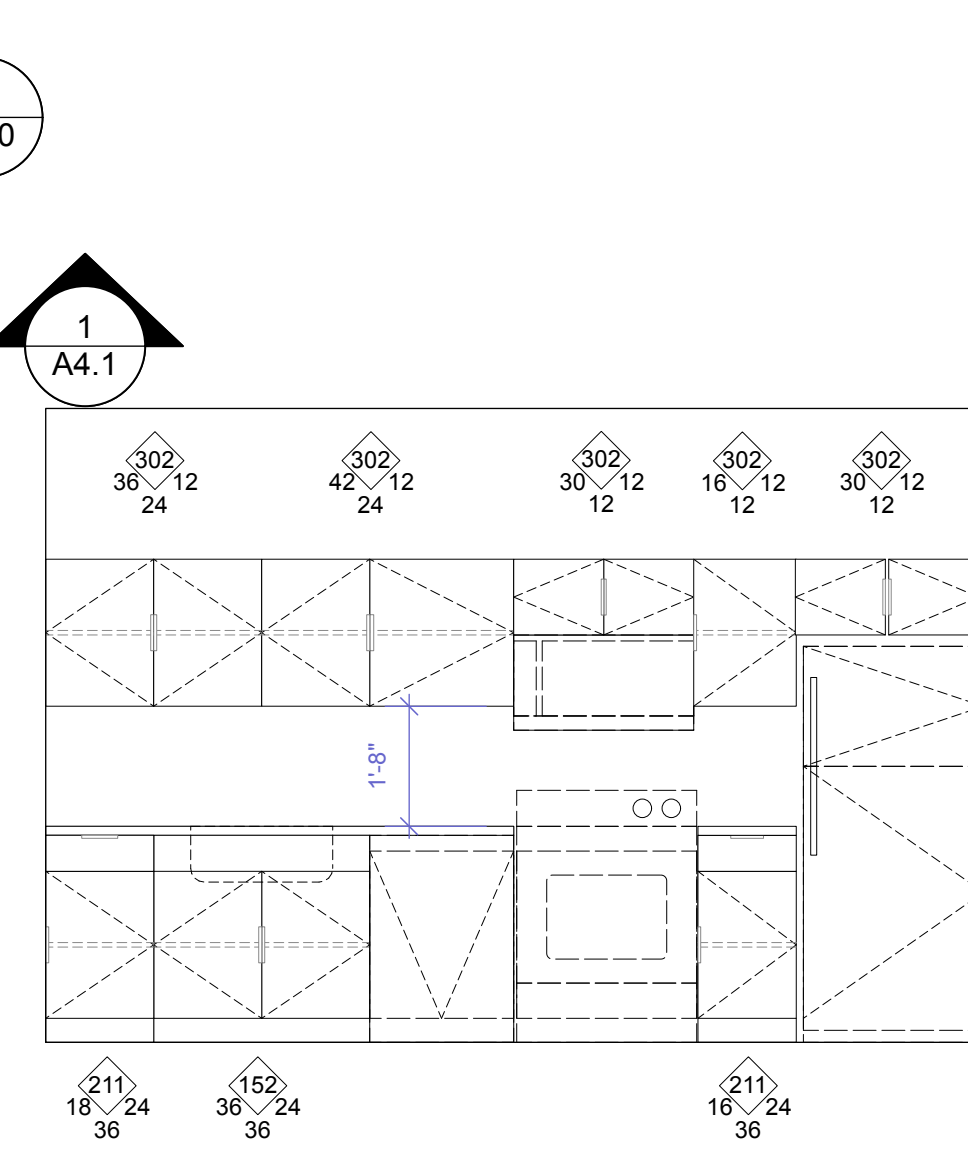
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION

GENERAL NOTES

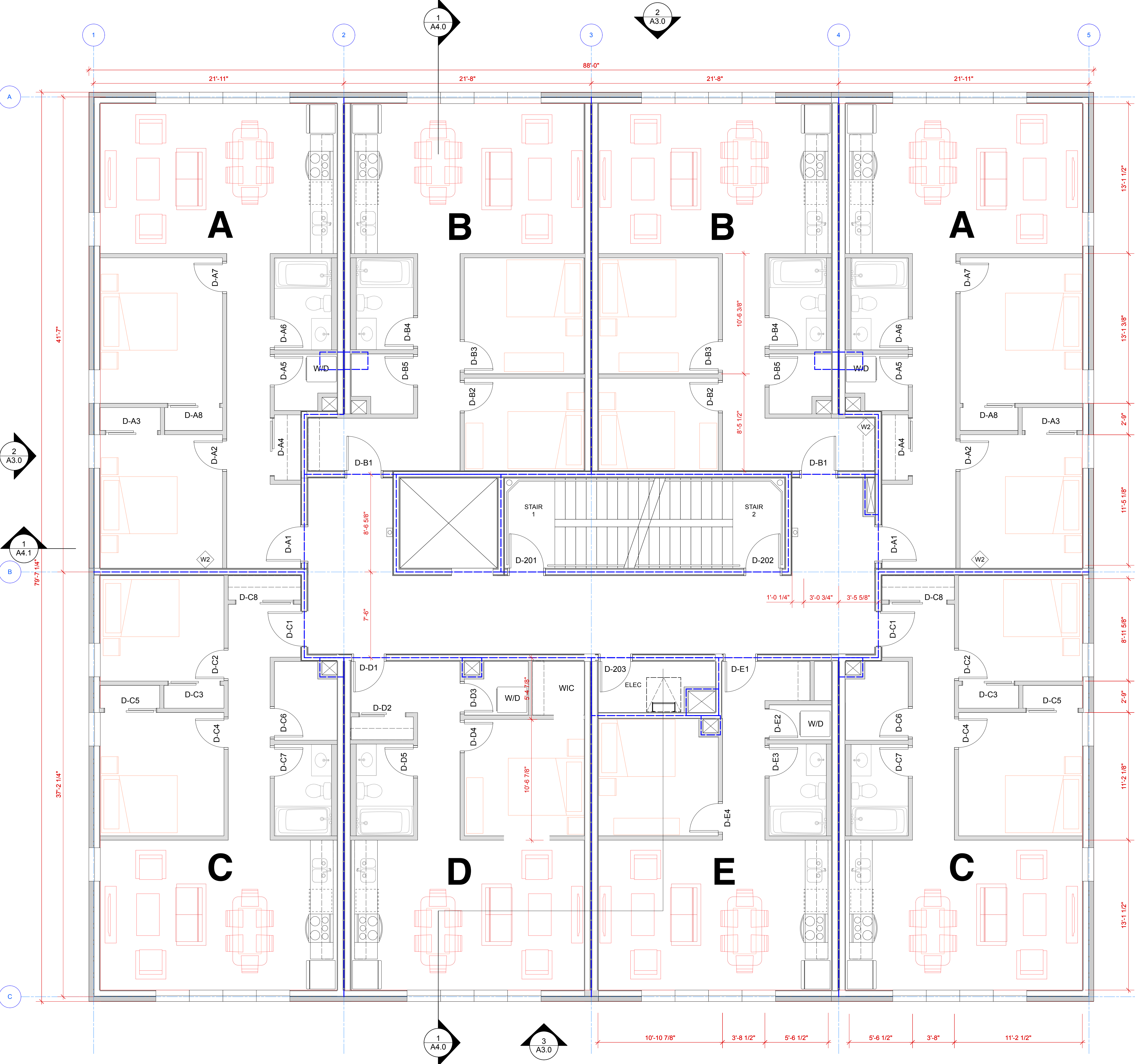
1. PROVIDE WATER RESISTANT GYPSUM BOARD (IN LIEU OF GYPSUM BOARD INDICATED IN ASSEMBLIES) ON ALL INTERIOR FACES OF WASHROOM WALLS AND CEILINGS, KITCHEN WALLS WITH MILLWORK, AND ANY OTHER WALLS OUTFITTED WITH PLUMBING FIXTURES - ENSURE WALLBOARD IS TYPE X IF SPECIFIED IN WALL TYPES AND WHERE FIRE SEPARATIONS ARE SHOWN IN PLANS.
2. PROVIDE ADDITIONAL LAYER OF GWB OVER WALL ASSEMBLY TO COVER FLANGE OF TUB OR SHOWER AT FIRE RATED WALLS.
3. CENTER CEILING FIXTURES IN ROOM UNLESS NOTED OTHERWISE.
4. ROD AND SHELF (TYPICAL AT ALL CLOSETS)
5. ROBE HOOK, TOWEL BAR, AND TOWEL RING, TYPICAL ALL WASHROOMS

KEYNOTES

- 1 FIRE EXTINGUISHER
- 2 LADDER AND HATCH AT 5TH FLOOR
- 3
- 4
- 5
- 6



TYPICAL KITCHEN ELEVATION
AWMAC CABINET DESIGN SERIES (CDS) STANDARD FOR LABELLING MILLWORK.



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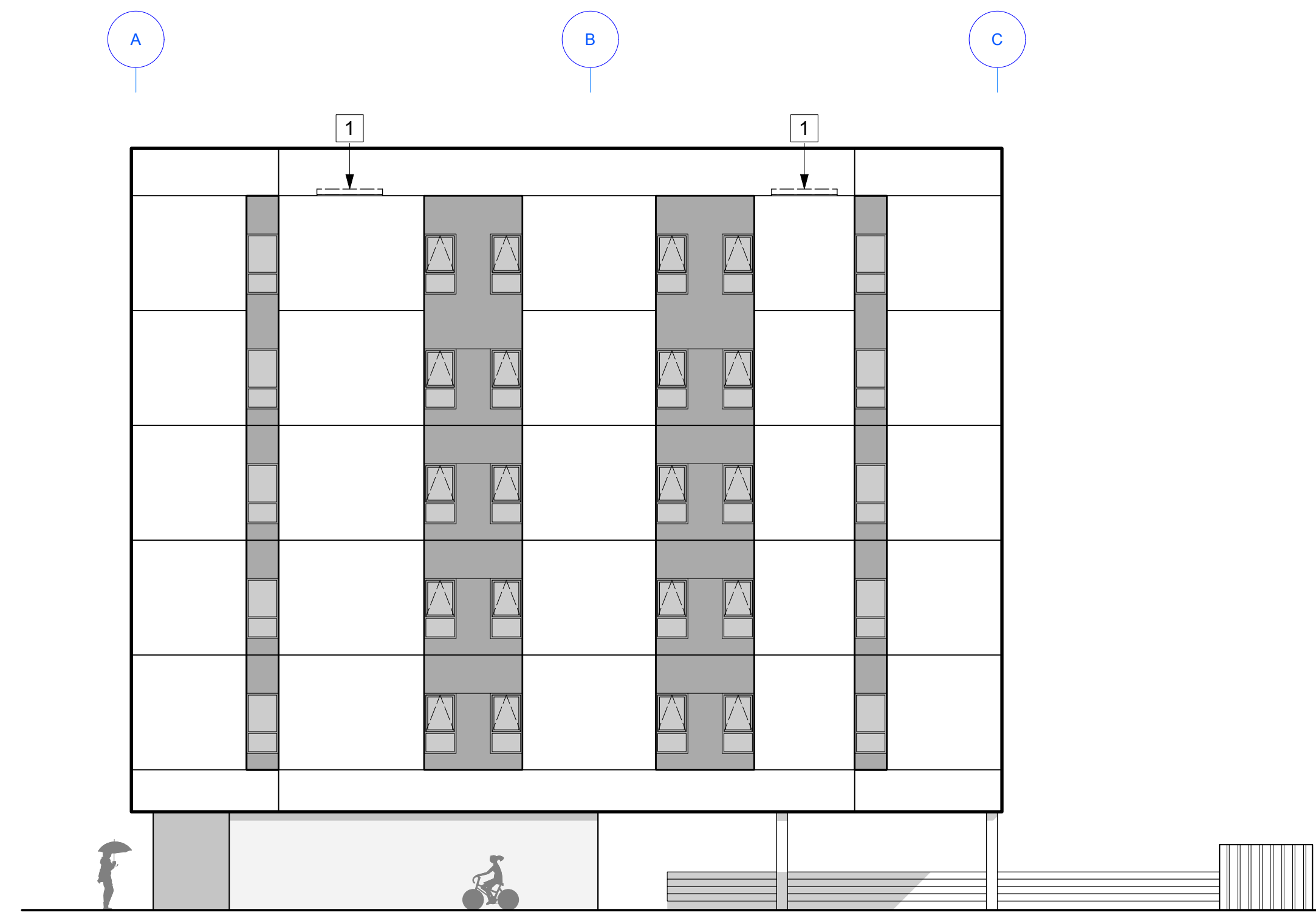
FLOORS 2-6

PROJECT NO.
2503

A2.2



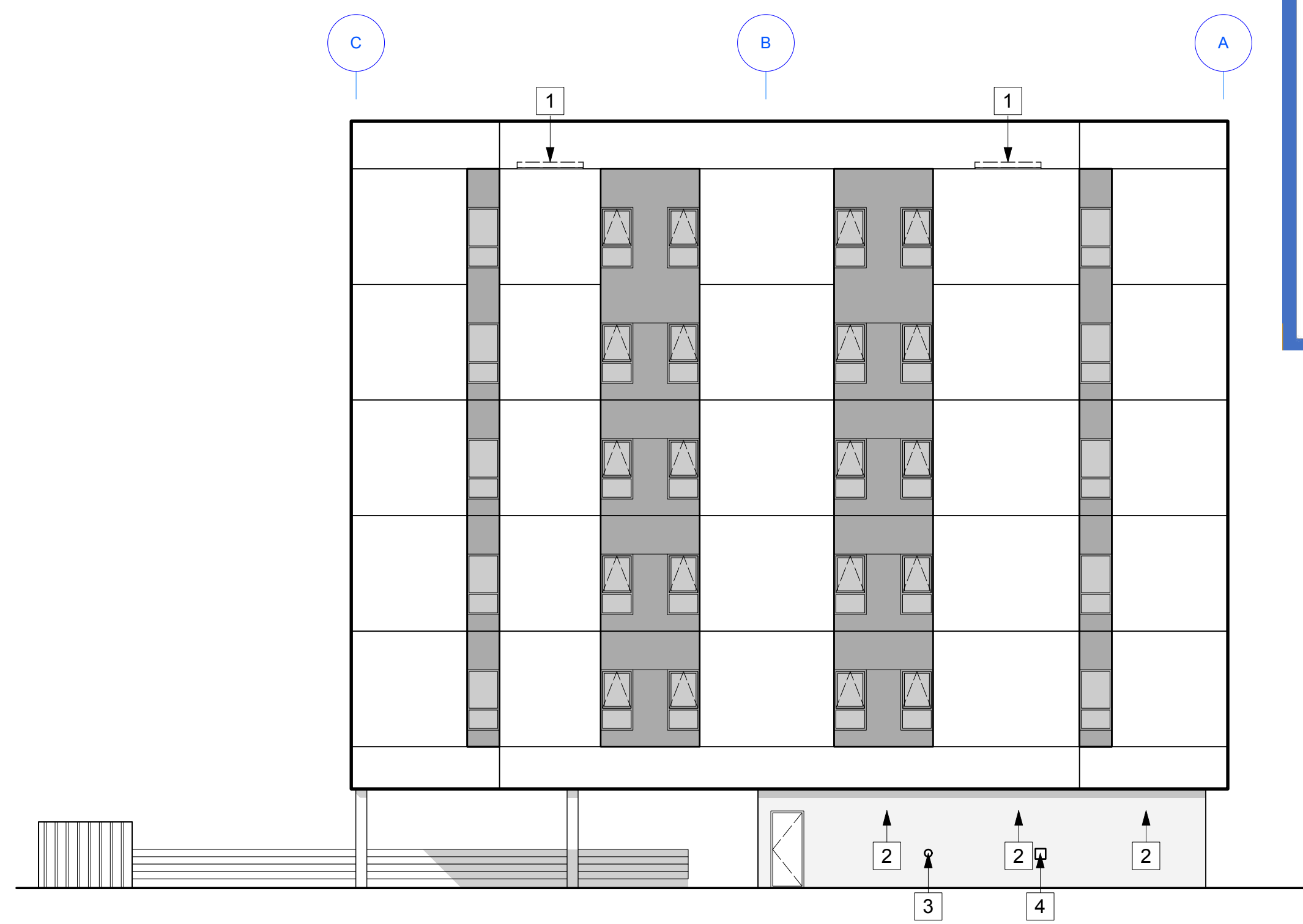
1 NORTH ELEVATION
Scale: 3/32" = 1'-0"



2 WEST ELEVATION
Scale: 3/32" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



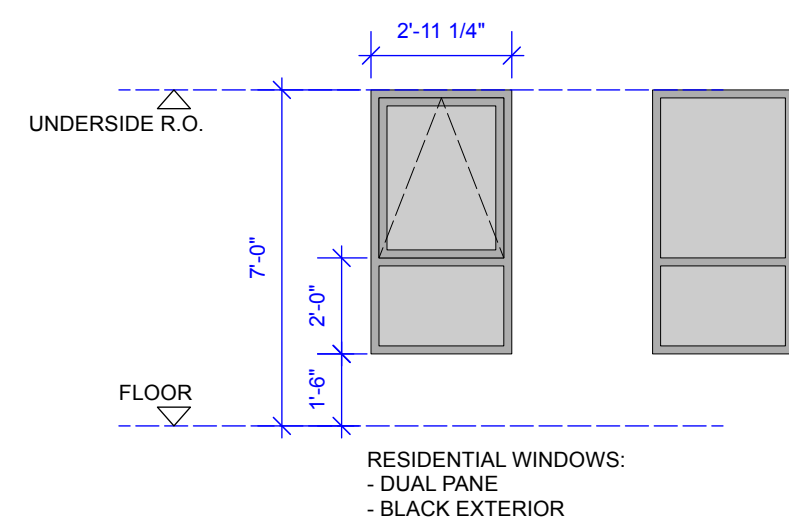
4 EAST ELEVATION
Scale: 3/32" = 1'-0"

GENERAL NOTES

- ALL EXTERIOR WALLS TO BE WALL TYPE EW1 UNLESS NOTED OTHERWISE.
- CONFIRM ACTUAL HEIGHT OF WINDOWS ON WINDOW SHOP DRAWINGS

KEYNOTES

- SCUPPER
- LOUVER
- FIRE DEPARTMENT CONNECTION
- GAS METER
- SMOOTH DARK GREY EIFS FINISH, TYP.



ZONING AND PERMIT BRANCH

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SHEET # 2 OF 2

DATE: May 20, 2026

SEAL

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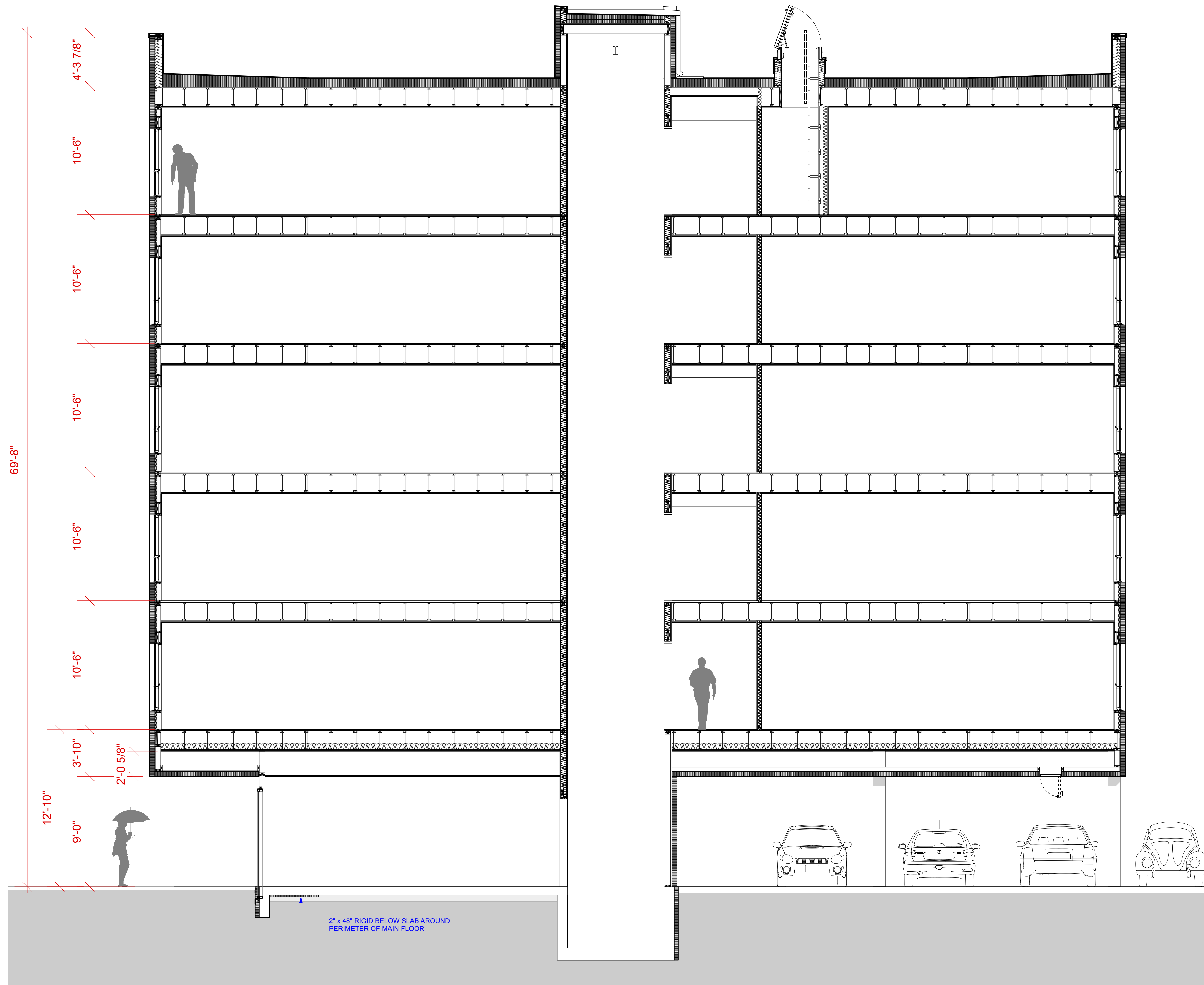
WINNIPEG, MANITOBA

ELEVATIONS

PROJECT NO.
2503

A3.0

NO.	ISSUED FOR:	DATE:
1	CLASS B PRICING	2026.02.02



1 BUILDING SECTION
Scale: 1/4" = 1'-0"

SEAL

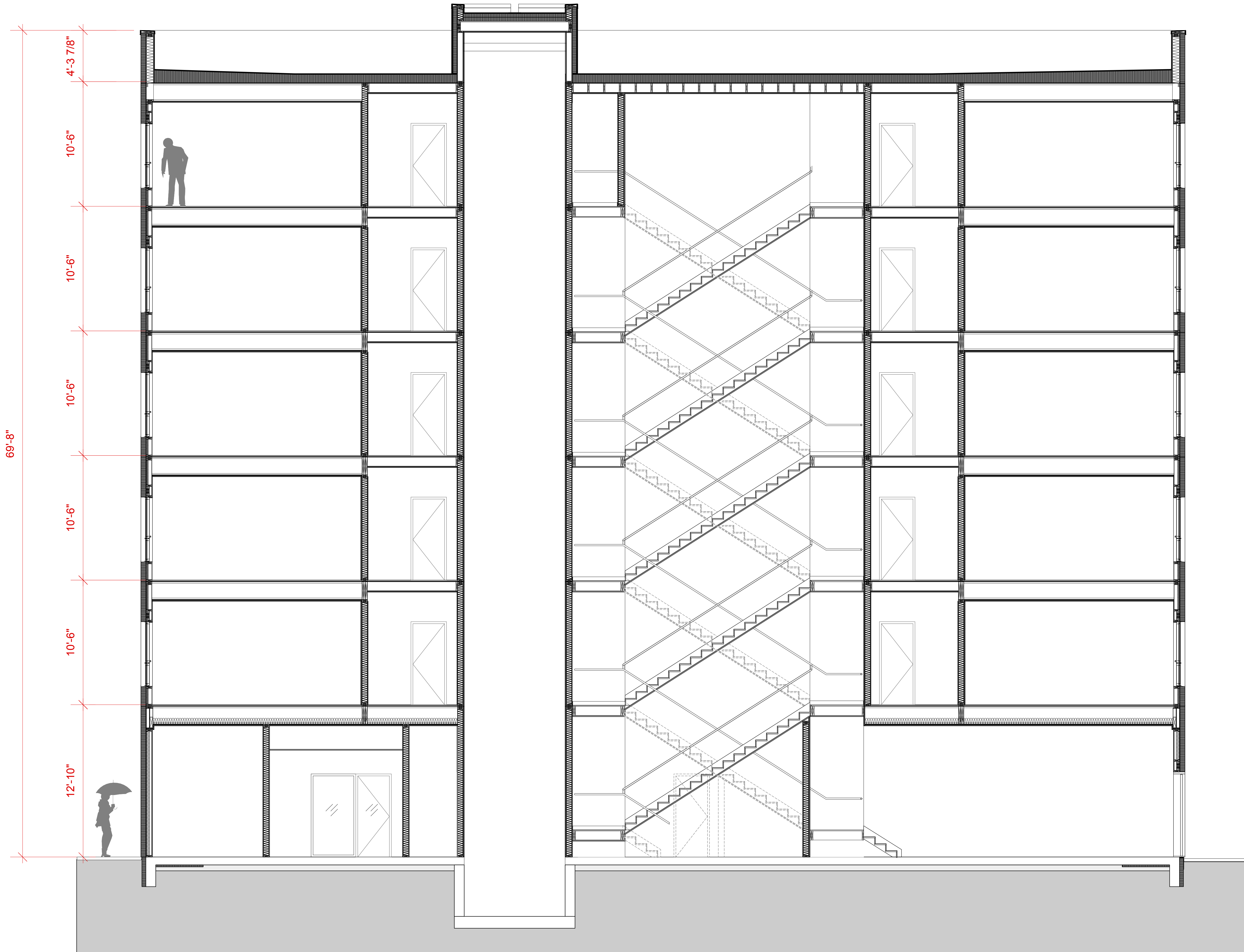
414 GERTRUDE AVENUE
MIXED-USE DEVELOPMENT

WINNIPEG, MANITOBA

BUILDING SECTION

PROJECT NO.
2503

A4.0



1 [Drawing Title]
Scale: 1/4" = 1'-0"

NO.	ISSUED FOR:	DATE:
1	CLASS B PRICING	2026.02.02

SEAL

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WINNIPEG, MANITOBA

BUILDING SECTION

PROJECT NO.
2503

A4.1