

# BRONX PARK COMMUNITY CENTRE

## HOME OF GOOD NEIGHBOURS SENIOR CENTRE

Winnipeg Manitoba  
**BID OPPORTUNITY NO. 832-2007**  
**WINNIPEG, MANITOBA**



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### ARCH CODE SUMMARY

**CODE SUMMARY:** Based upon 2005 National Building Code  
**Project:** Bronx Park Community Centre Home of Good Neighbours Senior Centre

**PROJECT DESCRIPTION**  
 The project includes the demolition and replacement of an existing Community Centre with a new 2,214 m<sup>2</sup> single storey building including Assembly type occupancies such as a Gymnasium/ Hall, Dressing Rooms, Classrooms and other support functions.

- 1.0 OCCUPANCY AND CLASSIFICATION**
- 1.1 Major Occupancy: Group A, Division 2, 1 Storey, Sprinklered, NBC 3.2.2.27
  - 1.2 Building Area (Main Floor Footprint): **2,214 m<sup>2</sup> - used for Classification**
  - Mezzanine: **148 m<sup>2</sup>**
  - Gross Area New Construction: **2,362 m<sup>2</sup>**
  - 1.3 Number of Storeys: **One (1)**
  - 1.4 Number of Streets: **One (1)**
  - 1.5 Building Construction: **Non-combustible**
  - 1.6 Sprinkler System: **As per NBC 3.2.2.18**
  - 1.7 Occupant Load: **See item below**
  - 1.8 As per NBC 3.2.2.27., Building Classification: Group A, Division 2, 1 storey, Sprinklered:
- 1a) The building is sprinklered throughout
  - 1b) The building does not contain a basement
  - 1c) It has a building area of not more than:
    - a) 2,400 m<sup>2</sup> if one storey in building height with no basement
    - b) 1,200 m<sup>2</sup> if one storey in building height
    - c) 600 m<sup>2</sup> if two storeys in building height
  - 1d) The building is permitted to be of combustible or non-combustible construction used singly or in combination. **Non-Combustible Construction provided.**

Note: For complete Building Code Analysis, refer to Building Design Summary and Appendices

### ARCHITECTURAL

Number TEN Architectural Group  
 310-115 Bannatyne Avenue, Wpg, MB

- A-1.0 COVER, DRAWING LIST
- A-1.1 SITE & DEMOLITION PLANS
- A-1.2 FOUNDATION & ROOF PLANS
- A-1.3 MAIN FLOOR PLAN
- A-1.4 MEZZANINE FLOOR PLAN
- A-1.5 REFLECTED CEILING PLANS
- A-1.6 FLOOR FINISH PLANS
- A-2.1 BUILDING ELEVATIONS
- A-2.2 WINDOW/ CURTAINWALL TYPES
- A-3.1 BUILDING SECTIONS - N/S
- A-3.2 BUILDING SECTIONS - E/W
- A-4.1 WALL SECTIONS
- A-4.2 WALL SECTIONS
- A-4.3 WALL SECTIONS
- A-4.4 WALL SECTIONS
- A-4.5 WALL SECTIONS
- A-4.6 WALL SECTIONS
- A-4.7 WALL SECTION DETAILS
- A-5.1 PLAN DETAILS
- A-5.2 PLAN DETAILS
- A-6.1 STAIR/ LADDER DETAILS
- A-7.1 ENLARGED PLANS & INT ELEVS
- A-7.2 INTERIOR ELEVATIONS
- A-7.3 INTERIOR ELEVATIONS
- A-7.4 INTERIOR ELEVATIONS
- A-8.1 MILLWORK DETAILS
- A-8.2 MILLWORK DETAILS
- A-9.1 FF&E PLANS

### STRUCTURAL

Tower Engineering Group  
 208-897 Corydon Avenue, Wpg, MB

- S-1.0 GENERAL NOTES
- S-2.0 FOUNDATION PLAN
- S-3.0 MEZZANINE FLOOR FRAMING PLAN
- S-4.0 ROOF FRAMING PLAN
- S-5.0 FOUNDATION DETAILS
- S-5.1 DETAILS & SECTIONS
- S-6.0 ROOF SECTIONS
- S-6.1 DETAILS & SECTIONS

### MECHANICAL

Tower Engineering Group  
 208-897 Corydon Avenue, Wpg, MB

- M-1.0 LEGEND
- M-1.2 ROOF PLAN
- M-2.1 MAIN FLOOR PLUMBING
- M-2.2 PLUMBING DWV
- M-2.2 MEZZ FLOOR PLUMBING
- M-2.3 PLUMBING DETAILS
- M-2.4 PLUMBING DETAILS
- M-2.5 PLUMBING DETAILS
- M-3.1 MAIN FLOOR VENTILATION
- M-3.2 MEZZ FLOOR VENTILATION
- M-3.3 VENTILATION DETAILS
- M-3.4 VENTILATION DETAILS
- M-4.1 MAIN FLOOR HEATING
- M-5.1 FIRE PROTECTION

### ELECTRICAL

Tower Engineering Group  
 208-897 Corydon Avenue, Wpg, MB

- E-1.0 ELECTRICAL SITE DEMO PLAN
- E-1.1 ELECTRICAL SITE PLAN
- E-2.0 MAIN FLOOR LIGHTING LAYOUT
- E-3.0 MAIN FLOOR POWER & SYSTEMS
- E-4.0 MEZZ. PLAN & DETAILS
- E-5.0 PANEL SCHEDULE
- E-5.1 LIGHTING SCHED, DISTRIBUTION

### CIVIL

Genivar  
 Suite 600, 5 Donald St S, Wpg, MB

- C-1.0 SURVEY
- C-2.0 SITE SERVICE PLAN

### LANDSCAPE

Scatliff+Miller+Murray  
 136 Market Avenue, 8th Floor, Wpg, MB

- L-1.0 EXIST. COND. & REMOVALS - A
- L-2.0 EXIST. COND. & REMOVALS - B
- L-3.0 LAYOUT & MATERIALS - A
- L-4.0 LAYOUT & MATERIALS - B
- L-5.0 PAVING PLAN - A
- L-6.0 PAVING PLAN - B
- L-7.0 GRADING PLAN - A
- L-8.0 GRADING PLAN - B
- L-9.0 PLANTING PLAN - A
- L-10.0 PLANTING PLAN - B
- L-11.0 CoW STANDARD CONSTR DTLS
- L-12.0 CoW STANDARD CONSTR DTLS

### ARCHITECTURAL CONSTRUCTION TYPES

- ROOF TYPES:**
- R1** TYPICAL ROOF CONSTRUCTION (R30)
    - 2-PLY TORCH-ON MEMBRANE
    - 3 TORCHABLE PROTECTION BOARD
    - TAPERED INSULATION WHERE SHOWN ON A-1.2
    - 100 RIGID INSULATION (RS1 3.5, R20)
    - AIR/VAPOUR BARRIER
    - 13 EXTERIOR GWB
    - 36 STEEL DECK
    - OPEN WEB STEEL JOISTS
    - NOTE: (\*) INDICATES 38 ACUSTIC STEEL DECK
    - C/W INSULATION, REFER TO STRUCTURAL FOR EXACT EXTENT AND LOCATION
  - R2** OTHER ROOF CONSTRUCTION (R30)
    - 2-PLY TORCH-ON MEMBRANE
    - 3 TORCHABLE PROTECTION BOARD
    - TAPERED INSULATION WHERE SHOWN ON A-1.2
    - 100 RIGID INSULATION (RS1 3.5, R20)
    - AIR/VAPOUR BARRIER
    - 13 EXTERIOR GWB
    - 36x140 T&G FIR DECKING, PRE-FIN CLEAR
    - STEEL CHANNEL JOISTS
    - NOTE: REFER TO STRUCTURAL FOR EXACT EXTENT AND LOCATION
- FLOOR TYPES:**
- F1** TYPICAL MAIN FLOOR CONSTRUCTION
    - FLOOR FINISH AS SCHEDULED
    - REIN. STRUCTURAL CONC. SLAB - SEE STRUCT WOOD FORM - SEE STRUCT
    - NOTE: REFER TO STRUCTURAL/ MECHANICAL FOR EXTENT OF RAISED IN-FLOOR HEATING
  - F2** TYPICAL MEZZ. FLOOR CONSTRUCTION
    - FLOOR FINISH AS SCHEDULED
    - 50 CONC TOPPING
    - 200 PRE-CAST CONC HOLLOW-CORE
    - CEILING FINISH AS SCHEDULED
    - NOTE: REFER TO STRUCTURAL/ MECHANICAL FOR EXTENT OF RAISED HOUSEKEEPING PADS
- GRADE BEAM TYPES:**
- G1** TYPICAL GRADE BEAM
    - 400 DEEP 16 GA. GALVANIZED PLATE
    - 400 DEEP 13 PLY PLYWOOD
    - 6 PROTECTION BOARD
    - 75 EXTRUDED RIGID INSULATION
    - CHAMFERING
    - REINFORCED CONC. GRADE BEAM
- EXTERIOR WALL TYPES:**
- EW1** MASONRY CLAD EXTERIOR WALL
    - CLAY MASONRY
    - C/W ANTI-GRAFFITI COATING FULL HEIGHT
    - 25 AIR SPACE
    - 100 RIGID INSULATION (RS1 3.5, R20)
    - ELASTOMETRIC AIR/VAPOUR BARRIER
    - 13 EXTERIOR GWB
    - 150 STL STUDS @ 400 O/C
    - 16 GWB
  - EW2** MASONRY CLAD EXT. WALL W/ CMU BACK-UP
    - CLAY MASONRY
    - C/W ANTI-GRAFFITI COATING TO FULL HEIGHT
    - 25 AIR SPACE
    - 100 RIGID INSULATION (RS1 3.5, R20)
    - ELASTOMETRIC AIR/VAPOUR BARRIER
    - 180 CONCRETE BLOCK TO 2800mm AFF
    - ABOVE 2800mm AFF:
    - 13 EXTERIOR GWB
    - 150 STL STUDS @ 400 O/C
    - 16 GWB
  - EW3** CEMENT-FIBRE SIDING EXTERIOR WALL
    - PRE-FRIMED, CUSTOM FINISHED CEMENT-FIBRE
    - HORIZONTAL LAP SIDING, 200mm EXPOSURE
    - 100 RIGID INSULATION (RS1 3.5, R20) SECURED W/ VERTICAL CHANNELS @ 400 O/C
    - ELASTOMETRIC AIR/VAPOUR BARRIER
    - 13 EXTERIOR GWB
    - 150 STL STUDS @ 400 O/C
    - 16 GWB
  - EW4** CEMENT/ ACRYLIC STUCCO EXTERIOR WALL
    - 25 CEMENT STUCCO W/ ACRYLIC FINISH, SMOOTH
    - TEXTURE FINISH, C/W ANTI-GRAFFITI COATING
    - EXPANDED METAL MESH
    - AIR BARRIER
    - 100 RIGID INSULATION (RS1 3.5, R20) SECURED W/ HORIZONTAL CHANNELS @ 305 O/C
    - ELASTOMETRIC AIR/VAPOUR BARRIER
    - 13 EXTERIOR GWB
    - 150 STL STUDS @ 400 O/C
    - 16 GWB
  - EW5** REFUSE ENCLOSURE
    - 190 CONCRETE BLOCK TO 2000mm AFF
    - CLAY MASONRY TO 2000mm AFF
    - C/W ANTI-GRAFFITI COATING FULL HEIGHT
    - 16 TYPE 'X' FRD
  - EW6** CONCEALED WALL PROTECTION
    - PROVIDE 13 REFERENCE BEHIND INTERIOR
    - GWB TO 2800 AFF, INDICATED THUS, (\*)
    - REFER TO DETAIL 1/A-4.2
- INTERIOR WALL TYPES:**
- IW1** 190 CMU/ STL STD CONSTRUCTION
    - 190 CMU TO 2800 AFF
    - 90 STL STDS @ 400 O/C
    - 16 GWB
  - IW2** 190 CMU/ STL STD CONSTRUCTION
    - SAME AS IW1 ABOVE C/W 100 SOUND BATT INSULATION WITHIN STUD CAVITY
  - IW3** 140 CMU/ STL STD CONSTRUCTION
    - 140 CMU TO 2800 AFF
    - CONSTR. ABOVE 2800 AFF:
    - 16 GWB
    - 90 STL STDS @ 400 O/C
    - 16 GWB
  - IW4** 140 CMU/ STL STD CONSTRUCTION
    - SAME AS IW3 ABOVE C/W 50 SOUND BATT INSULATION WITHIN STUD CAVITY
  - IW5** 190 CMU CONSTRUCTION
    - 190 CMU TO 2800 AFF
    - NOTE: REFER TO MEZZ FLOOR PLAN FOR CONSTRUCTION ABOVE 2800 AFF WHERE APPLICABLE
  - IW6** 140 CMU CONSTRUCTION
    - 140 CMU TO 2800 AFF
    - NOTE: REFER TO MEZZ FLOOR PLAN FOR CONSTRUCTION ABOVE 2800 AFF WHERE APPLICABLE
  - IW7** 140 CMU LOW WALL CONSTRUCTION
    - 100 RIGID INSULATION (RS1 3.5, R20) NOTED ON INTERIOR ELEVATIONS AND MILLWORK DETAILS; STACKING, RAKED JOINT
  - IW8** 1-HOUR FIRE SEPARATION: STL STD CONSTRUCTION
    - 16 TYPE 'X' FRD
    - 150 STL STDS @ 400 O/C
    - 100 SOUND BATT INSUL.
    - 16 TYPE 'X' FRD
  - IW9** 2-HOUR FIRE SEPARATION: 190 CMU/ STL STD CONSTRUCTION
    - 190 LIGHT WEIGHT CMU TO ELEVATION NOTED ON INTERIOR ELEVATIONS AND MILLWORK DETAILS; STACKING, RAKED JOINT
    - 2 LAYERS 16 TYPE 'X' FRD
    - 90 STL STDS @ 400 O/C
    - 2 LAYERS 16 TYPE 'X' FRD
- INTERIOR WALL TYPE KEYED NOTES:**
- IW\*** TAPE AND FINISH WALL CONSTRUCTION AS REQUIRED TO MAINTAIN FIRE SEPARATION - REFER TO REFLECTED CEILING PLANS

### ARCH SYMBOLS

- W1** CONSTRUCTION TYPE
- W2** EXTERIOR WINDOW TYPE
- W3** INTERIOR WINDOW TYPE
- W4** GENERAL KEYED NOTE
- W5** EQUIPMENT OR OTHER KEYED NOTE
- W6** SEALS
- W7** DIMENSION TO FACE OF STUD
- W8** DIMENSION TO GRID LINE
- W9** BUILDING SECTION
- W10** WALL SECTION
- W11** DETAIL
- W12** INTERIOR ELEVATIONS
- W13** STEEL STUD CONSTRUCTION
- W14** CONC MASONRY UNIT CONSTRUCTION
- W15** OTHER MASONRY UNIT CONSTRUCTION

**numberTEN**  
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architecture • interior design • graphic design

- ISSUED FOR 40% REVIEW 28-OCT-2007
- ISSUED FOR CLASS 'A' OPINION OF PROBABLE COSTS 28-NOV-2007
- ISSUED FOR 80% REVIEW 7-DEC-2007
- ISSUED FOR 100% REVIEW 11-JAN-2008
- ISSUED FOR TENDER 18-JAN-2008

NO.	REVISION/DESCRIPTION	DATE

PROVINCE OF MANITOBA  
 ARCHITECTURAL BOARD  
 REGISTERED ARCHITECT

PROVINCE OF MANITOBA  
 ARCHITECTURAL BOARD  
 REGISTERED ARCHITECT

DRAWN BY: GD CHECKED BY: DH APPROVED: [Signature]  
 DATE: 18-JUN-2008 USER APPROVAL: [Signature]

CITY OF WINNIPEG  
 PLANNING, PROPERTY &  
 DEVELOPMENT DEPARTMENT  
 CIVIC ACCOMMODATIONS DIVISION  
 300 - 65 GARRY ST. R3C 4K4

PROJECT  
**BRONX PARK COMMUNITY CENTRE**  
 HOME OF  
 GOOD NEIGHBOURS SENIOR CENTRE  
 WINNIPEG, MANITOBA

SHEET TITLE  
**COVER SHEET, DRAWING LIST**

SCALE	PROJECT NO.	SHEET NO.
AS SHOWN	PP&D 2006-065	A-1.0

DRAWING SHEET SIZE: A0 (1189mm x 841mm) PLOT 1:1