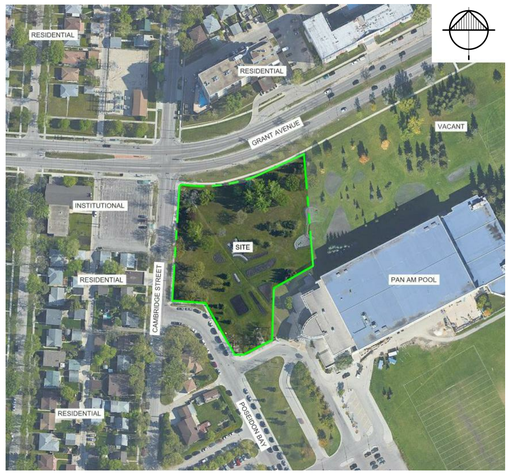
Bill and Helen Norrie Library

Project No.: 2017-082
Tender No.: 542-2019
Address: 15 Poseidon Bay, Winnipeg, MB.

Conceptual Artist Rendering - Subject to Change - Approach from Grant Avenue and Cambridge Street



SITE CONTEXT PLAN

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A NEW STAND ALONE 14,000 SF (1,300 SQ.M) ONE STOREY LIBRARY BUILDING ON UNDEVELOPED LAND ON THE NORTHWEST CORNER OF THE GRANT PARK RECREATION CAMPUS. THE NEW LIBRARY BUILDING PROGRAM INCLUDES STAFF LOUNGE AND WORK AREAS, SERVICES COUNTER, PUBLIC WASHROOM FACILITIES, AND AN OPEN LIBRARY WITH TUTORIAL SPACES AND MULTI-PURPOSE ROOM. THE SITE WILL BE DEVELOPED TO INCORPORATE A NEW PRIVATE APPROACH AND 40 NEW DEDICATED LIBRARY PARKING STALLS NORTHWEST OF THE EXISTING PAN-AM POOL.

PROJECT TEAM:

CITY OF WINNIPEG
CLIENT

LM ARCHITECTURAL GROUP
ARCHITECT / PRIME CONSULTANT

TOWER ENGINEERING GROUP
STRUCTURAL / MECHANICAL / AND ELECTRICAL ENGINEERING

HTFC PLANNING & DESIGN
LANDSCAPE ARCHITECT

SISON BLACKBURN CONSULTING INC.
CIVIL ENGINEER

MORR TRANSPORTATION CONSULTING LTD.
TRANSPORTATION ENGINEERING

FOOTPRINT S + A SUSTAINABILITY
SUSTAINABLE DESIGN

GWH CMS LTD.
QUANTITY SURVEYOR

DRAWING LIST:

PROVINCE OF MANITOBA
LM ARCHITECTURAL GROUP
No. 052
APPROVED PARTNERSHIP OF CORPORATIONS

PROVINCE OF MANITOBA
DAVID J. KRESSOCK
July 8 19
REGISTERED ARCHITECT

BUILDING CODE ANALYSIS:

BUILDING CODE ASSESSMENT
THIS ASSESSMENT, REVIEWED UNDER THE NATIONAL BUILDING CODE OF CANADA 2010, INCLUDING MANITOBA AMENDMENTS CONSIDERS ONLY THE PRELIMINARY DESIGN PROVIDED FOR THE PROPOSED NEW STANDALONE BILL AND HELEN NORRIE LIBRARY AND IS LIMITED TO THE DETAIL AND MATERIAL AS APPLICABLE AND APPROPRIATE TO THE DESIGN CURRENTLY IN DEVELOPMENT.

MAJOR OCCUPANCIES:
BUILDING AREA: **1,300** sm (14,000 sf).

3.2.2.25, Group A, Division 2 Up to 2 Storeys
- Not more than two storeys
- Building area is not more than 1,600 sm if one storey facing 1 street
- The building can be combustible or non-combustible construction
- Floor assemblies if of combustible construction shall be 45 min. fire rated separations.
- Mezzanines if of combustible construction shall be 45 min. fire rated separations.
- Roof assemblies if of combustible construction shall be shall be 45 min. fire rated separations
- Loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall have a 45 min. fire-resistance rating or be of non-combustible construction.

OCCUPANT LOAD:
Per Table 3.1.17, the Occupant Load is calculated as a function of its area:

TOTAL OCCUPANT LOAD: **215 persons total (***to be confirmed with library design development.)*

- STAFF: = **15 persons**
- TUTORIAL ROOMS: 6 each * (2) total = **12 persons**
- MPR: = **59 persons**
- OPEN LIBRARY: = **129 persons**

LIFE SAFETY:

Separation of Suites
Section 3.3.1.5 mandates that 2 egress doorways be provided from a room or suite that is intended for an occupant load more than 60, and in a floor area that is sprinklered with a travel distance to an egress doorway is more than 25m or an area of the room or suite that is more than the value below from table 3.3.1.5.B.
Section 3.3.1.5.2) Where 2 egress doorways are provided they shall be placed at a distance from one another equal to or greater than one third of the maximum overall diagonal dimension.
Section 3.3.1.21 requires that a non-rated fire separation be provided for a janitor room (in a sprinklered building)

Exits
Exits shall be located, per Section 3.4.2.5, such that the travel distance to at least one exit be no more than
- 30 meters in a non-sprinklered A2 Occupancy

Exit Width
Refer to Section 3.4.3.2. The aggregate exit width required is 6.1mm per person (for doorways) for Assembly Occupancies (215 persons at 6.1mm each) = 1.312 meters required

HEALTH REQUIREMENTS:

Plumbing Facilities
Table 3.7.2.2.A. Water Closets for an Assembly Occupancy:
The following Occupant Loads and corresponding min. number of water closets for each sex were calculated.
- Occupant Load: **215 persons total** *(subtract by 10 as per 3.7.2.2.2)*
  - Staff served by (1) UNIVERSAL TOILET ROOM
  - 98 Male = 2 Water Closets (4 PROVIDED)
  - 98 Female = 4 Water Closets (4 PROVIDED)

As per 3.7.2.3.1) the following amount of Lavatories shall be provided.
- Male = 2 Lavatories (2 PROVIDED)
- Female = 2 Lavatories (2 PROVIDED)

BARRIER-FREE ACCESSIBILITY:
Section 3.8.1.2 mandates that all pedestrian entrances shall be barrier-free accessible.
Section 3.8.2.1.1) requires that a barrier-free path of travel shall be provided throughout the whole building and to every exit from the barrier-free entrances.
As per 3.8.1.3.1) the barrier-free path of travel shall not be less than 1100mm unobstructed width.

SET #. _____
Issued for Construction 07.08.19
LM COMM. NO. 1847 - Bill and Helen Norrie Library - 15 Poseidon Bay, Winnipeg, MB.