

GENERAL DRAWING NOTES

THE DRAWINGS SHALL NOT BE SCALED. FOLLOW GIVEN DIMENSIONS ONLY.

THE CONTRACTOR SHALL SATISFY THEMSELVES THAT ALL DIMENSIONS, ELEVATIONS, DATUMS, AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:

- FACE OF MASONRY WALLS
- EXTERIOR FACE OF ALL INTERIOR WALLS

PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR.

VARIATIONS AND MODIFICATIONS TO WORK SHOWN WILL NOT BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CONTRACT ADMINISTRATOR.

ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED.

NO REPRODUCTION OF THE DRAWINGS MAY BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY OF WINNIPEG AND ALL REPRODUCTION MUST BEAR THE NAME OF THE ARCHITECT.

GENERAL CONTRACTOR SHALL NOTIFY THE CONTRACT ADMINISTRATOR OF ANY MECHANICAL AND ELECTRICAL APPARATUS APPEARANCE WHICH MAY VARY FROM THAT INDICATED IN THE CONTRACT DOCUMENTS.

PRIME CONSULTANT:

| x | architecture inc.

CONSULTANT TEAM

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STRUCTURAL ENGINEER: CROSIER KILGOUR & PARTNERS LTD.
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ABBREVIATIONS

A/FL	ABOVE FLOOR	LOC	LOCATION
ALUM	ALUMINIUM	MAS	MASONRY
ANOD	ANODIZED	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MIN	MINIMUM
BOT, BTM	BOTTOM	MISC	MISCELLANEOUS
B.S	BOTH SIDES	M.O.	MASONRY OPENING
BTWN	BETWEEN	MR	MIRROR
C.I.P	CAST IN PLACE	MTL	METAL
CL	CENTER LINE	N/C	NOT IN CONTRACT
C.P	CENTER POINT	O.C	ON CENTER
C.L.F	CHAIN LINK FENCE	O.D	OUTSIDE DIAMETER
COL	COLUMN	OF	OUTSIDE FACE
CW	COMPLETE WITH	O.H	OVERHEAD
CONC	CONCRETE	OPNG	OPENING
C.B	CONCRETE BLOCK	O.W.S.J	OPEN WEB STEEL JOIST
CJ	CONTROL JOINT	PL	PLATE
D	DEEP	PLAM	PLASTIC LAMINATE
DTL	DETAIL	PLYW	PLYWOOD
DN	DOWN	PNL	PANEL
DWG, DRWG	DRAWING	PREFIN	PREFINISHED
EA	EACH	PS	PRESSED STEEL
ELEV	ELEVATION	PTD, PT	PAINTED, PAINT
ELEC	ELECTRICAL	R/CONC	REINFORCED CONCRETE
EPOX	EPOXY	R.D	ROOF DRAIN
EQ	EQUAL	REINF	REINFORCED
EQUIP	EQUIPMENT	RM	ROOM
EXP	EXPOSED	R.O.	ROUGH OPENING
EXT	EXTERIOR	SHWR	SHOWER
FD	FLOOR DRAIN	SIM	SIMILAR
F.H.C	FIRE HOSE CABINET	SLP	SLOPE
FIN	FINISH	SPEC'D	SPECIFIED
FLR, FL	FLOOR	S.S	STAINLESS STEEL
GA	GAUGE	ST, STL	STEEL
GALV	GALVANIZED	STO, STOR	STORAGE
GLUM	GALVALUME	STRUC	STRUCTURAL
G.C	GENERAL CONTRACTOR	SURF	SURFACE MOUNTED
G.L	GRID LINE	SUSP	SUSPENDED
GWB	GYPNUM WALL BOARD	TH	THICK / THICKNESS
H.W	HAZARDOUS WASTE	T.O.	TOP OF
H	HIGH	T.O.C	TOP OF CONCRETE
H.D	HEAVY DUTY	TYP	TYPICAL
HT	HEIGHT	UF	UNDER FLOOR
H.M	HOLLOW METAL	UG	UNDER GROUND
HOR, HORIZ	HORIZONTAL	US	UNDER SIDE
HR	HOUR	V.B	VAPOUR BARRIER
HSS	HOLLOW STEEL SECTION	VEH	VEHICLE
HYDR	HYDRAULIC	VERT	VERTICAL
ID	INSIDE DIAMETER	VEST	VESTIBULE
IF	INSIDE FACE	W	WIDE
INT	INTERIOR	W	WITH
INSUL	INSULATION	W/MEM	WATERPROOFED MEMBRANE
L.W	LIGHT WEIGHT	WT.	WEIGHTING TILE
L	LONG		

DRAWING SYMBOLS

	NORTH ARROW		EXTERIOR WALL TYPE		TITLE Scale = 1:	DRAWING TITLE & REFERENCE
	BUILDING SECTION		INTERIOR WALL TYPES		INTERIOR ELEVATION	
	DETAIL		SEPARATION WITH F.R.R.		BENCHMARK ELEVATION	
	WALL SECTION		WINDOW TYPE		ROOM NAME & NUMBER	
	EXTERIOR ELEVATION		CEILING TYPE & HEIGHT A.F.F.		KEY NOTE	
			D000	DOOR NUMBER		
			1	STRUCTURAL GRID		
					REVISION NUMBER	
					ELEVATION POINTS IN PLAN	

CODE ANALYSIS

Housing and Small Buildings (MBC Part 9)

1.3.3.3. Application of Part 9

1) Part 9 of Division B applies to all buildings described in Article 1.1.1.1. of 3 storeys or less in building height, having a building area not exceeding 600 m², and used for major occupancies classified as (b) Group D, business and personal services occupancies, (d) Group F, Divisions 2 and 3, medium- and low-hazard industrial occupancies.

Major occupancy classification (multiple major occupancies):

Group F₂, Medium-Hazard Industrial

Group D, Business and Personal Services

Building Area(s): 361 s.m. (3886 sq.ft.)

Building Height: 1 storeys

Building Facing: 1 street - River Road

Building is NOT sprinklered

Design Occupant Load = 30 People

Section 9.5. Design of Areas and Spaces

9.5.2. Barrier-Free Design

9.5.2.1. (1) Except as provided in Articles 9.5.2.3. and 3.8.1.1., every building shall be designed in conformance with Section 3.8. (requirement met)

Section 9.6. Glass

9.6.1.2. Material Standards for Glass: 1) Glass shall conform to a) CAN/CGSB-12.1-M, "Tempered or Laminated Safety Glass," g) CAN/CGSB-12.11-M, "Wired Safety Glass,"

9.6.1.4. Types of Glass and Protection of Glass

1) Glass sidelights greater than 500 mm wide that could be mistaken for doors, glass in storm doors and glass in sliding doors within or at every entrance to a dwelling unit and in public areas shall be a) safety glass of the tempered or laminated type or b) wired glass (requirement met)

2) Except as provided in Sentence (4), glass in entrance doors to dwelling units and in public areas, other than the entrance doors described in Sentence (1), shall be safety glass or wired glass of the type described in Sentence (1) where the glass area exceeds 0.5 m² and extends to less than 900 mm from the bottom of the door. (requirement met)

Section 9.9. Means of Egress

9.9.3.3. Width of Corridors: Width shall be not less than 1 100 mm. (requirement met)

9.9.3.2. Number of Required Exits: at least 2 exits shall be provided from every floor area, travel distance to the nearest exit is not more than 30 m. (requirement met)

9.9.8.4. location of exits: 1) where more than one exit is required from a floor area, at least 2 exits shall be independent of each other and be placed remote from each other along the path of travel between them.

Comment: 10.9 m distance provided between D100 & D101B. 18.4m distance provided between D100 & D115B.

9.9.4.3. Wired Glass or Glass Block (See A-3.1.8.17 (1) in Appendix A.)

1) This Article applies to wired glass in doors, and wired glass or glass block in sidelights, where these are installed in fire separations between exit enclosures and floor areas.

2) Except as provided in Sentence (3), the combined area of glazing in doors and sidelights shall not exceed 0.8 m².

3) Where an exit enclosure connects with a floor area through an enclosed vestibule or corridor separated from the floor area by fire separations having not less than a 45 min fire-resistance rating, the glazed areas described in Sentence (1) need not be limited as required in Sentence (2).

Section 9.10. Fire Protection

9.10.1.3. Items under Part 3 Jurisdiction (2) Where rooms or spaces are intended for an assembly occupancy, such rooms or spaces shall conform to Part 3.

Comment: Applicable to staff room only

3.2.2.3. Non-fixed seats shall conform to NFC (requirement met)

3.2.2.7. Doors (N/A - Occupant load is less than 100)

9.10.8.1 Fire-Resistance Rating for Floors and Roofs: Table 9.10.8.1. (N/A, 1 storey & roof is not occupied, see below)

Major Occupancy Max Height Floors Roofs

All others (not Group C) 2 storeys 45 min n/a

9.10.9.16. Separation of Storage Garages - fire separation having not less than a 1.5 h fire-resistance rating.

Comment: 1.5 hr rating provided between garage and staff house / vestibule

9.10.10.3. Separation of Service Rooms - 1 h fire-resistance rating required (building is not sprinklered). Not required when there is a room contains a limited quantity of service equipment and the service equipment does not constitute a fire hazard

Comment: 1 hr rating provided at Mechanical Room & Electrical Room

9.10.10.4. Location of Fuel-Fired Appliances - located in a service room having not less than a 1 h fire-resistance rating. (N/A, no fuel fired appliances)

9.10.12.3. Exterior Walls Meeting at an Angle

1) Except as provided in Article 9.9.4.5., where exterior walls of a building meet at an external angle of 135 or less, the horizontal distance from an unprotected openings in one exterior wall to an unprotected openings in the other exterior wall shall be not less than 1.2 m, where these openings are a) in different fire compartments

2) Except as provided in Sentence (3), the exterior wall of each fire compartment referred to in Sentence (1) within the 1.2 m distance shall have a fire-resistance rating not less than that required for the interior vertical fire separation between the compartment and the remainder of the building.

Comment: More than 1.2m is provided between the foreman window and an unprotected garage wall

9.10.12.4. Protection of Soffits - N/A (There is no upper storey and the soffit does not enclose a common attic or roof space that spans more than 2 suites of residential occupancy and projects beyond the exterior wall of the building)

9.10.13.1. Closures: 1 h (rating at service/mech room) - 45min Closure required, 1.5 h (rating at storage garage) - 1 h closure required (requirement met)

9.10.13.8. Maximum Size of Opening in an interior fire separation shall not exceed 11 m², with no dimension greater than 3.7 m (requirement met)

9.10.13.10. Self-closing Device - every door in a fire separation shall have a self-closing device. (requirement met)

9.10.13.12. Service Room Doors - swing-type doors shall open into service rooms containing fuel-fired equipment where such doors lead to public corridors or rooms used for assembly but shall swing outward from such rooms in all other cases.

Comment: (requirement met)

9.10.14.4. Openings in Exposing Building Face - Table 9.10.14.4.A. Maximum Aggregate Area of Unprotected Openings in Exterior Walls

Mercantile and medium-hazard industrial. Limiting distance is over 25m on all sides (All facades have 100% openings permitted)

9.10.14.5. Construction of Exposing Building Face and Walls above Exposing Building Face

Table 9.10.14.5.A. - 100% Unprotect Openings Permitted, N/A (no rating required, combustible or noncombustible is allowed)

Section 9.10.16. Fire Blocks

9.10.16.2. Required Fire Blocks in Wall Assemblies

d) not required when the concealed wall space is filled with insulation.

Section 9.10.17. Flame Spread Limits

9.10.17.1. Flame Spread Rating of Interior Surfaces - flame-spread rating of not more than 150 required (requirement met)

Section 9.10.18. Alarm and Detection Systems

9.10.18.2 Fire Alarm System Required: N/A fire alarm system NOT required - building is not sprinklered, less than 3 storeys, occupant load less than 75

Section 9.10.19. Smoke Alarms

9.10.19.1 Required Smoke Alarms: N/A (no dwelling units)

Section 9.10.20. Firefighting

9.10.20.1. Windows or Access Panels Required - N/A (no second or third storey)

9.10.20.3. Fire Department Access to Buildings

1) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.

2) the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants.

Comment: Turnaround and hydrant provided within yard

9.10.20.4. Portable Extinguishers - to NFC (requirement met)

Section 9.25. Heat Transfer, Air Leakage and Condensation Control

9.25.3. Air Barrier Systems (requirements met)

9.25.4. Vapour Barriers (requirements met)

9.25.6.2. Thermal Resistance Value (NB amendment)

1) Except as provided in Sentence (2), the thermal resistance of the building envelope shall conform to Table 9.25.6.2.

2) Variations are permitted where the thermal resistance values specified by Table 9.25.6.2, provided that it is demonstrated, using good engineering practice, that the building will not use more energy than it would if it complied with Table 9.25.6.2. Comment: The building has been modelled for compliance with the NECB as permitted by section 9.36.

Section 9.26. Roofing (requirements met)

Comment: Mod bit roof meets 1:50 requirement, metal roof is installed with a slope that meets the manufacturer's recommendations

Section 9.27. Cladding (requirements met)

Section 9.29. Interior Wall and Ceiling Finishes (requirements met)

Section 9.30. Flooring (requirements met)

Section 9.31. Plumbing Facilities - must conform to Subsection 3.7.2. & Section 3.8.

3.7.2.2 (2) - UTR is provided, so the total number of persons in the building used to determine the number of water closets to be provided, is permitted to be reduced by 10 persons.

Table 3.7.2.2C Water Closets for an Industrial Occupancy

Number of Person of Each Sex: 1-10 Min. Number of WC:1

Table 3.7.2.2B Water Closets for an Business & Personal Services Occupancy

Number of Person of Each Sex: 1-25 Min. Number of WC:1

Occupant Load used for washroom count: 30 persons - 10 persons (since UTR is provided) = 20 persons remaining

Comment: 2 Water Closets & 1 UTR provided (all gender neutral)

MBC - Section 9.35 - Garages and Carports = N/A (not a dwelling unit)

MBC - Section 9.36 - Energy Efficiency

9.36.1.3 Compliance and Application: The building has been modelled for compliance with the NECB as permitted by section 9.36.

ST. VITAL PARK GARAGE & STAFF HOUSE

190 RIVER ROAD, WINNIPEG, MANITOBA

OCT 29, 2021

ISSUED FOR CONSTRUCTION
BID OPPORTUNITY NO. 636-2021



DRAWING LIST

TITLE SHEET

CIVIL
C1.1 SITE SERVICING PLAN
C2.1 SITE GRADING PLAN

SITE SURVEY

ARCHITECTURAL

A1.0 SITE DEMOLITION PLAN
A1.1 SITE RENOVATION AND ROOF PLAN
A2.0 FLOOR PLAN & ENLARGED FLOOR PLANS
A2.1 FASTENER PLAN
A3.0 REFLECTED CEILING PLAN & SCHEDULES
A4.0 EXTERIOR ELEVATIONS & BUILDING SECTIONS
A5.0 WALL SECTIONS & DETAILS
A5.1 WALL SECTIONS & DETAILS
A5.2 WALL SECTIONS & DETAILS
A5.3 WALL SECTIONS & DETAILS
A6.0 PLAN DETAILS
A6.1 PLAN DETAILS
A7.0 INTERIOR ELEVATIONS
A8.0 MILLWORK DETAILS
A8.1 MILLWORK DETAILS

STRUCTURAL

S1.1 GENERAL NOTES
S1.2 TYPICAL DETAILS
S1.3 SCHEDULES
S2.1 FOUNDATION / MAIN FLOOR & ROOF FRAMING PLANS
S4.1 SECTIONS
S4.2 SECTIONS

MECHANICAL

M1.0 MAIN FLOOR SANITARY
M1.1 MAIN FLOOR DOMESTIC WATER
M2.0 MAIN FLOOR HVAC
M3.0 MECHANICAL SCHEDULES
M3.1 MECHANICAL DETAILS, VENTILATION SUMMARY

ELECTRICAL

E1.0 ELECTRICAL - SPECIFICATIONS
E1.1 ELECTRICAL - SITE PLAN
E2.0 ELECTRICAL - LIGHTING POWER & SYSTEM LAYOUT

