

APPENDIX A:

PROPOSED RENOVATION DRAWINGS

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED.

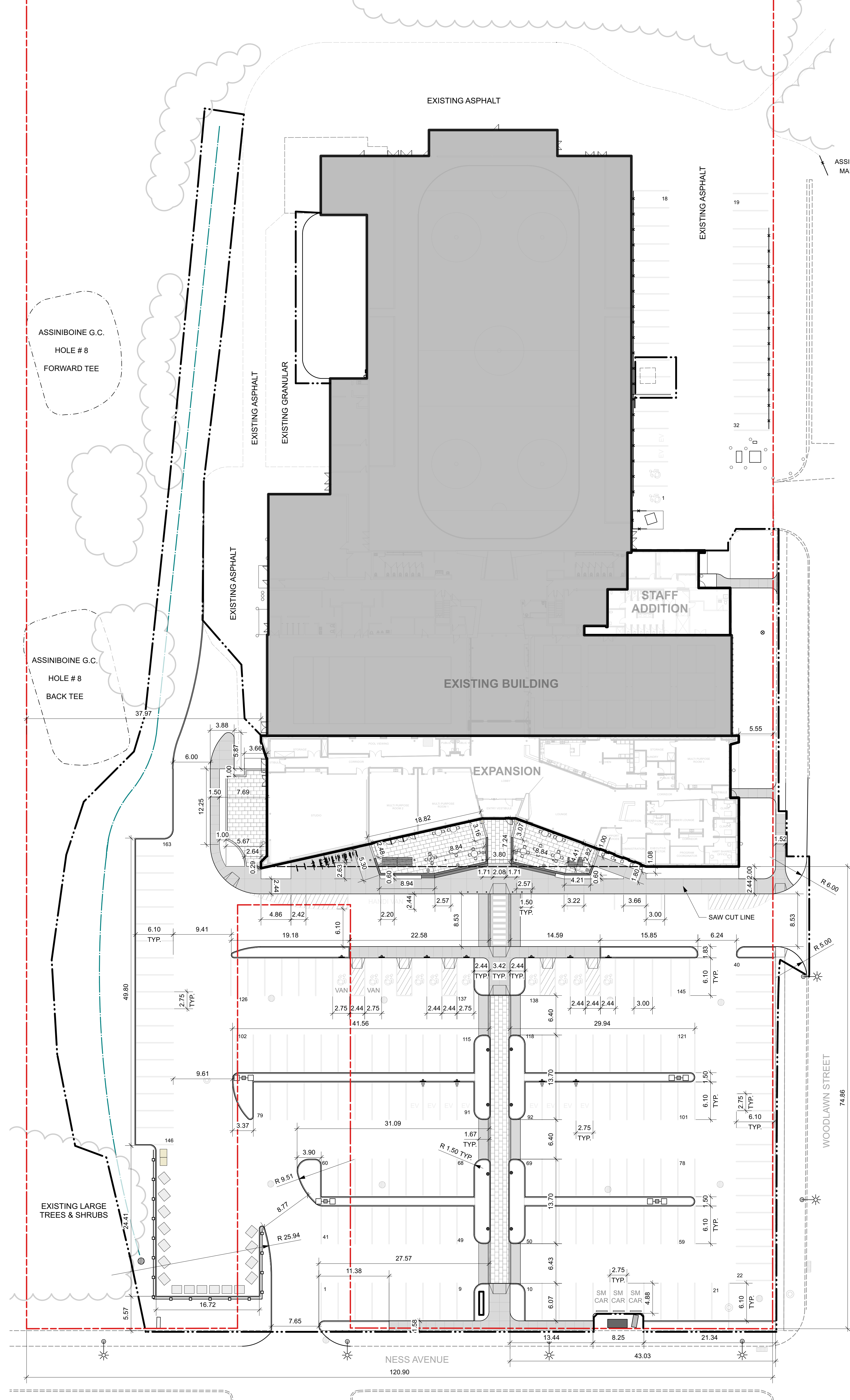
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE CONSULTANT.

VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE CONSULTANT.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE CONSULTANTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE CONSULTANTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE CONSULTANTS.

LAYOUT NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.
4. LAYOUT PLANS WILL BE AVAILABLE IN DWG & DXF FORMAT FOR GPS LAYOUT. CONTRACTOR MUST USE GPS LAYOUT. DIMENSIONS ON DRAWINGS ARE SHOWN FOR VERIFICATION ONLY. REPORT ANY ON SITE DISCREPANCIES TO THE LANDSCAPE CONSULTANT IMMEDIATELY.
5. STAKE OUT DESIGN AND CONFIRM LAYOUT WITH LANDSCAPE CONSULTANT ON SITE PRIOR TO ROUGH GRADING.
6. REPORT ANY ONSITE DISCREPANCIES TO THE LANDSCAPE CONSULTANT IMMEDIATELY.



LEGEND

- PROPERTY LINE
- LIMITS OF WORK
- NEW FENCE
- BARRIER CURB - REFER TO CIVIL
- C.I.P. CONC. WALL W/ FLOATING INTEGRATED WOOD
- C.I.P. CONC. HEADER
- NEW C.I.P. CONC. SIDEWALK
- NEW PRECAST CONCRETE UNIT PAVERS
- NEW BIKE RACK
- NEW PICNIC TABLE
- NEW TABLE C/W CHAIRS
- NEW PLANTER WITH ANNUALS
- PARKING SIGNAGE
- EXISTING STREET LIGHT STANDARD
- PARKING LOT LIGHT STANDARD - REFER TO ELECTRICAL
- PEDESTRIAN LIGHT BOLLARD - REFER TO ELECTRICAL
- BUILDING LIGHT FIXTURE - REFER TO ELECTRICAL
- ELECTRICAL OUTLET - REFER TO ELECTRICAL
- EXISTING TREE CANOPY TO REMAIN
- EXISTING CATCH BASIN - REFER TO CIVIL
- EXISTING MAN HOLE - REFER TO CIVIL
- NEW CATCH BASIN - REFER TO CIVIL

No.	Date	Issue / Revision	By
02	23/04/17	Design Development Review	OD
01	23/01/27	Schematic Design Review	OD

Drawn By: OD
 Printing Date: 2023-04-17

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Drawings and specifications, as instruments of service are the property of the architects. The copyright in the same being reserved to them. No reproduction may be made without the permission of the architects, and when made, must bear their names. All prints to be returned.

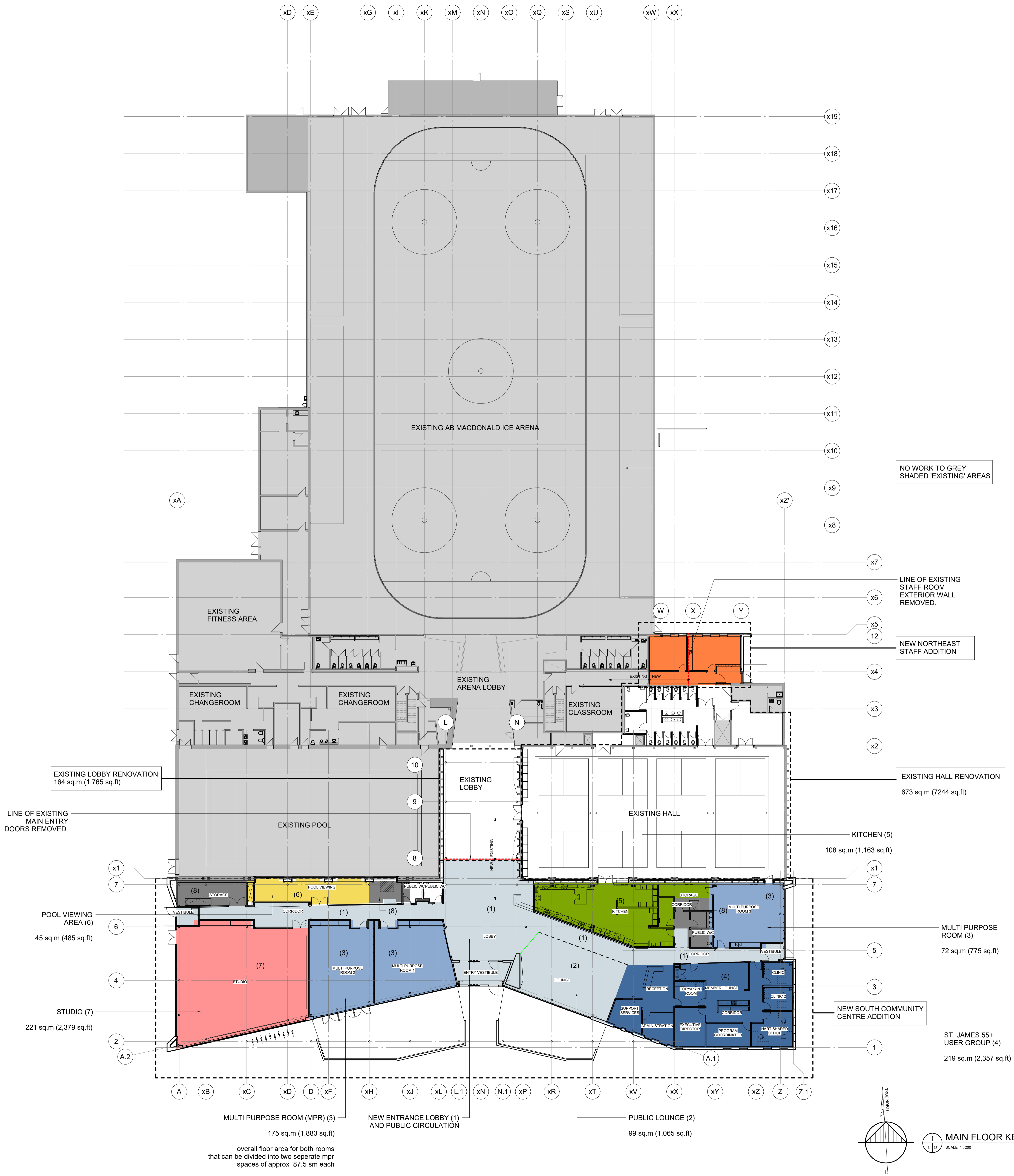
The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to the architects for adjustment.

LM Architectural Group
 500-136 Market Ave
 Winnipeg, Manitoba, Canada R3B 0P4
 T: (204) 942-6661 F: (204) 943-8676
 www.lm-architects.com

HTFC
 PLANNING & DESIGN

**ST. JAMES CIVIC
 CENTRE EXPANSION**

LAYOUT PLAN



FLOOR AREA SUMMARY

EXISTING FLOOR AREAS:		
EXISTING MAIN FLOOR AREA	=	5,308 sq.m (57,133 sq.ft)
EXISTING MEZZANINE FLOOR AREA	=	322 sq.m (3,466 sq.ft)
TOTAL EXISTING FLOOR AREA	=	5,630 sq.m (60,599 sq.ft)
NEW FLOOR AREAS:		
NEW NORTH EAST STAFF ADDITION FLOOR AREA	=	65 sq.m (700 sq.ft)
NEW SOUTH COMMUNITY CENTRE ADDITION FLOOR AREA	=	1,334 sq.m (14,359 sq.ft)
TOTAL NEW FLOOR AREA	=	1,399 sq.m (15,059 sq.ft)
TOTAL NEW AND EXISTING FLOOR AREA	=	7,029 sq.m (75,658 sq.ft)

No.	Date	Issue / Revision	By
2	23/04/17	DESIGN DEVELOPMENT REVIEW	JR
1	23/01/27	SCHEMATIC DESIGN REVIEW	JR

Drawn By: JR
 Printing Date: 23/04/17

PRELIMINARY
 NOT FOR CONSTRUCTION

Drawings and specifications, as instruments of service are the property of the architects, the copyright in the same being reserved to them. No reproduction may be made without the permission of the architects, and when made, must bear their names. All prints to be returned.

The contractor is to verify dimensions and data noted herein with conditions on the site which is responsible for reporting any discrepancy to the architects for adjustment.

LM LM Architectural Group
 500-136 Market Ave
 Winnipeg, Manitoba, Canada R3B 0P4
 T: (204) 942.0681 F: (204) 943.8676
 www.lm-architects.com

ST. JAMES CIVIC CENTER - EXPANSION

MAIN FLOOR KEY PLAN

