THE CITY OF WINNIPEG

Bonivital Pool Renewal Interior Renovation
Tender No. 750-2023B

Owner:

THE CITY OF WINNIPEG
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Project No.: 2020-130
Tender No.: 750-2023B
Address: 1215 Archibald Street, Winnipeg

Architectural Consultant (Prime Consultant):

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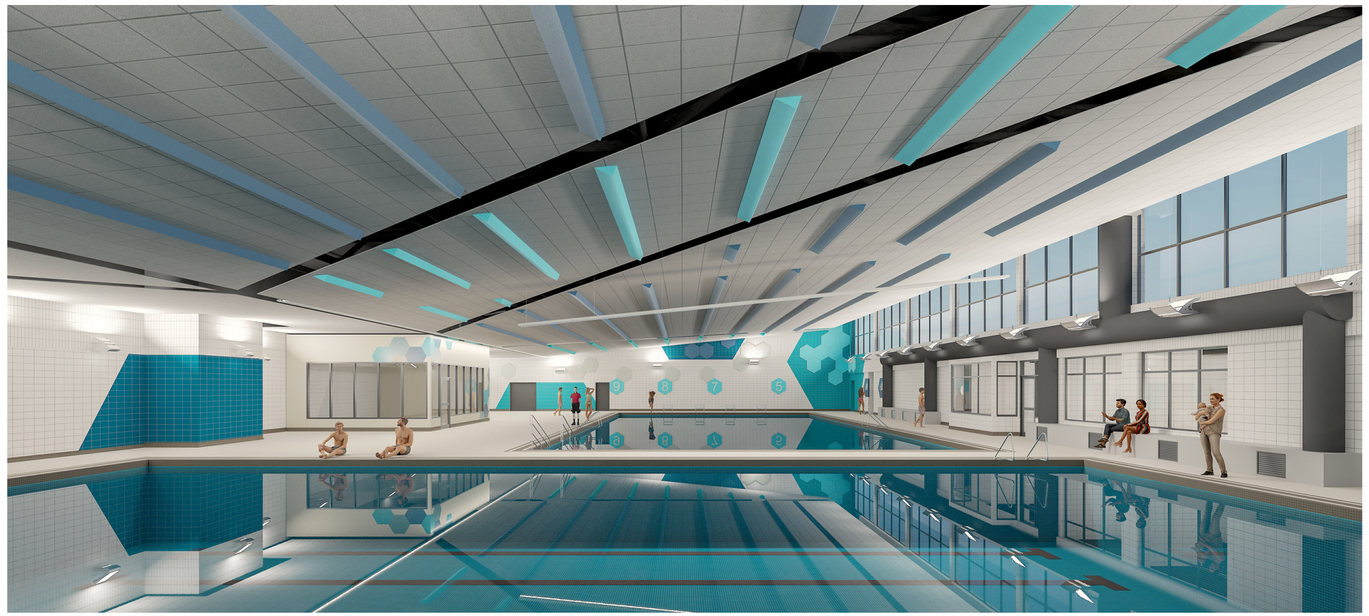

R E N D E R I N G O F P O O L D E C K R E N E W A L

LIST OF DRAWINGS:

A0 TITLE PAGE

ARCHITECTURAL

A0.1 PARTIAL SITE DEMOLITION PLAN
A0.2 PARTIAL SITE RENOVATION PLAN
A1.0 BASEMENT DEMOLITION PLAN
A1.1 MAIN FLOOR DEMOLITION PLAN
A1.2 CLERESTORY AND LOW ROOF DEMOLITION PLAN
A1.3 REFLECTED CEILING DEMOLITION PLAN
A2.1 BASEMENT RENOVATION PLAN
A2.2 MAIN FLOOR RENOVATION PLAN
A2.3 CLERESTORY AND LOW ROOF RENOVATION PLAN
A3.1 MAIN FLOOR REFLECTED CEILING PLAN
A3.2 MAIN FLOOR REFLECTED CEILING PLAN - BAFFLES
A4.1 BUILDING ELEVATIONS, BUILDING SECTION & FRAME TYPES
A5.1 WALL SECTIONS
A5.2 WALL SECTIONS
A5.3 PLAN DETAILS AND SECTION DETAILS
A6.1 FRONT ENTRANCE CANOPY DETAILS
A7.1 MAIN FLOOR EAST ENLARGED PLAN
A7.2 MAIN FLOOR WEST ENLARGED PLAN
A7.3 MAIN FLOOR EAST FLOOR FINISH PLAN
A7.4 MAIN FLOOR WEST FLOOR FINISH PLAN
A8.1 INTERIOR ELEVATIONS
A8.2 INTERIOR ELEVATIONS
A8.3 INTERIOR ELEVATIONS
A8.4 INTERIOR ELEVATIONS
A8.5 INTERIOR ELEVATIONS
A8.6 TYPICAL MOUNTING HEIGHTS AND DETAILS
A9.1 MILLWORK AND VANITY DETAILS
A9.2 RECEPTION DESK PLAN, ELEVATIONS & DETAILS

STRUCTURAL

S1.1 GENERAL NOTES
S2.1 MAIN FLOOR FRAMING
S2.2 CANOPY FRAMING PLANS AND SECTIONS
S4.1 SECTIONS

MECHANICAL

M0.0 DRAWING LEGEND, LIST, AND SITE PLAN
M1.0 BASEMENT - PLUMBING DEMOLITION LAYOUT
M1.1 MAIN FLOOR - PLUMBING DEMOLITION LAYOUT
M2.0 BASEMENT - HVAC DEMOLITION LAYOUT
M2.1 MAIN FLOOR - HVAC DEMOLITION LAYOUT
M3.0 ROOF - MECHANICAL DEMOLITION LAYOUT
M4.0 BASEMENT - PLUMBING RENOVATION LAYOUT
M4.1 MAIN FLOOR - PLUMBING RENOVATION LAYOUT
M4.2 PLUMBING SPECIFICATIONS
M5.0 BASEMENT - HVAC RENOVATION LAYOUT
M5.1 MAIN FLOOR - HVAC RENOVATION LAYOUT
M5.2 SECTIONS
M6.0 BASEMENT - HEATING RENOVATION LAYOUT
M6.1 MAIN FLOOR - HEATING RENOVATION LAYOUT
M7.0 ROOF - MECHANICAL RENOVATION LAYOUT
M8.0 HEATING SCHEMATIC
M8.1 HVAC DETAILS
M9.0 CONTROL SCHEMATICS
M9.1 CONTROL SCHEMATICS

ELECTRICAL

E1.0 DRAWING LIST AND ELECTRICAL SYMBOL LEGEND
E1.1 SITE PLAN ELECTRICAL
ED2.0 BASEMENT FLOOR PLAN DEMOLITION ELECTRICAL
EDL2.1 MAIN FLOOR PLAN DEMOLITION LIGHTING
EDP2.1 MAIN FLOOR PLAN DEMOLITION POWER & SYSTEMS
E2.0 BASEMENT FLOOR PLAN ELECTRICAL
EL2.1 MAIN FLOOR PLAN LIGHTING
EP2.1 MAIN FLOOR PLAN POWER & SYSTEMS
E4.0 PANEL SCHEDULES DISTRIBUTION SCHEMATIC
E5.0 ELECTRICAL PANELBOARD SCHEDULES

MECHANICAL / ELECTRICAL SCHEDULES

ME1.1 MECHANICAL AND ELECTRICAL SCHEDULES
ME1.2 MECHANICAL AND ELECTRICAL SCHEDULES
ME1.3 MECHANICAL AND ELECTRICAL SCHEDULES
ME1.4 MECHANICAL AND ELECTRICAL SCHEDULES

BUILDING CODE SUMMARY

(BASED ON THE 2011 MANITOBA BUILDING CODE AMENDMENTS TO THE 2010 NATIONAL BUILDING CODE OF CANADA)

LEGAL LOT DESCRIPTION: 1215 ARCHIBALD STREET
ROLL NUMBER: 09020600200
PROPERTY USE CODE: PIRGC - GOLF COURSE

BUILDING AREA: 1,824 SM (19,635 SF)

ORIGINAL CONSTRUCTION: 1974

NUMBER OF STOREYS: 1 STOREY

FACING NUMBER OF STREETS: 2

SPRINKLERED: BUILDING IS NOT SPRINKLERED.

MAJOR OCCUPANCY: *A3 ASSEMBLY OCCUPANCY - INDOOR SWIMMING POOL*

BUILDING CONFORMS TO 3.2.2.32 GROUP A, DIVISION 3, ONE STOREY, INCREASED AREA

- NOT MORE THAN 1 STOREY IN BUILDING HEIGHT
- BUILDING AREA IS NOT MORE THAN 3,000 SM IF FACING 2 STREETS
- BUILDING IS PERMITTED TO BE OF COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION, USED SINGLY OR IN COMBINATION, AND
- MEZZANINES SHALL HAVE, IF OF COMBUSTIBLE CONSTRUCTION, A FIRE-RESISTANCE RATING NOT LESS THAN 45 MINUTES.
- ROOF ASSEMBLIES SHALL HAVE, IF OF COMBUSTIBLE CONSTRUCTION, A FIRE-RESISTANCE RATING OF NOT LESS THAN 45 MINUTES.
- LOAD-BEARING WALLS, COLUMNS, AND ARCHES SUPPORTING AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45 MINUTES OR BE OF NON-COMBUSTIBLE CONSTRUCTION

BASEMENT (3.2.1.4): A BASEMENT IS PRESENT BENEATH PARTIAL FLOOR AREA. FLOOR ASSEMBLY ABOVE BASEMENT TO BE A FIRE SEPARATION WITH A FIRE RESISTANCE RATING OF 45 MINUTES.

LOADBEARING WALLS AND COLUMNS SUPPORTING A FLOOR ASSEMBLY IMMEDIATELY ABOVE A BASEMENT SHALL HAVE A FIRE-RESISTANCE RATING OF 45 MINUTES.

NOTE: EXISTING MAIN FLOOR ASSEMBLY AND LOADBEARING WALLS AND COLUMNS ARE REMAINING. THIS PROJECT DOES NOT INCLUDE WORK TO THESE ELEMENTS OTHER THAN REMOVAL AND INSTALLATION OF FLOOR FINISHES, PATCHING ABANDONED PENETRATIONS, AND CREATING NEW PENETRATIONS FOR MECHANICAL AND ELECTRICAL SERVICES. ALL EXISTING AND NEW PENETRATIONS TO BE FIRESTOPPED TO MAINTAIN SEPARATION CONTINUITY.

BASEMENT AREA: 273 SM (2,938 SF)

CRAWLSPACE: A CRAWLSPACE IS PRESENT BENEATH PARTIAL FLOOR AREA

CRAWLSPACE AREA: 1,418 SM (15,263 SF)

CRAWLSPACE COMPARTMENTS: NONE EXISTING

NOTE: CURRENT CODE WOULD REQUIRE COMPARTMENTALIZATION OF THE CRAWLSPACE. THIS PROJECT DOES NOT INCLUDE WORK TO THE CRAWLSPACE OTHER THAN REMOVAL AND INSTALLATION OF MECHANICAL AND ELECTRICAL SERVICES AND REFRESH OF STAFF LOUNGE. EXISTING CONDITION OF CRAWLSPACE IS TO REMAIN.

EXISTING ROOF CONSTRUCTION: NON-COMBUSTIBLE

EXISTING LOADBEARING STRUCTURE: NON-COMBUSTIBLE

OCCUPANT LOAD: (AS PER MB REG 132/97)

PER MB REG 132/97 FOR POOLS:

LOCATION:	AREA (SF):	OCCUPANT LOAD:
LAP POOL	321	214
SHALLOW POOL	290	193
WHIRLPOOL	6,2	6
TOTAL SWIMMING AREAS		413

PER MBC 2011 - PER DESIGN

ADMINISTRATIVE SPACES	5
CUSTODIAL/MAINTENANCE STAFF	2
TOTAL OCCUPANCY:	420

HEALTH REQUIREMENTS: (AS PER 2011 MBC TABLE 3.7.2.2.A)

420 PERSONS OCCUPANT LOAD / 2 = 210 PERSONS EACH GENDER

MINIMUM # OF WATER CLOSETS REQUIRED. = 5, FOR MALE
= 9, FOR FEMALE
= 14 + 1 UTR
= 15 TOTAL

WATER CLOSETS PROVIDED: = 4, FOR MALES (INCLUDING 2 URINALS)
= 4, FOR FEMALES
= 6, FOR GENDER NEUTRAL AREAS
= 14 TOTAL, + 2 UTRs
= 16 TOTAL

PROVINCE OF MANITOBA
COREY W. GREENHAM
2023-12-22
REGISTERED ARCHITECT

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

FLOOR AREA SUMMARY:

TOTAL BUILDING AREA = 1,824 sm (19,635 sf)

AREA FOR RENOVATION;
- MAIN FLOOR FRONT OF HOUSE = 405 sm (4,359 sf)
- MAIN FLOOR JANITORIAL / ELECTRICAL ROOM = 41 sm (441 sf)
- MAIN FLOOR POOL DECK = 1282 sm (13,800 sf)
- BASEMENT STAFF LOUNGE = 43 sm (462 sf)

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF AN INTERIOR RENOVATION TO THE FRONT OF HOUSE AREA (CHANGE ROOMS, LOBBY/RECEPTION) AND POOL DECK CEILING AND WALL FINISHES TO IMPROVE UNIVERSAL ACCESSIBILITY AND PATRON EXPERIENCE ON THE MAIN FLOOR. THE NEW LAYOUT WILL INCLUDE A UNIVERSAL CHANGE AREA, A MALE CHANGE AREA, A FEMALE CHANGE AREA, ADMINISTRATIVE SPACES, LOBBY AND UPGRADED VESTIBULE. SPACES TO THE SOUTH SIDE ARE BEING ALTERED TO INCLUDE AN ELECTRICAL ROOM AND A JANITORIAL ROOM. ADDITIONAL FUNCTIONS ARE BEING ADDED TO THE POOL DECK. THESE INCLUDE: A BARRIER-FREE SAUNA, MULTI-PURPOSE ROOM, NEW SUSPENDED CEILING, PAINT REFRESH WITH ACOUSTIC WALL TREATMENT. THE CITY OF WINNIPEG ACCESSIBILITY DESIGN STANDARDS (CWADS) WAS FOLLOWED AS BEST AS POSSIBLE. WHERE CWADS COULD NOT BE MET DUE TO SPATIAL CONSTRAINTS, THE MANITOBA BUILDING CODE IS FOLLOWED. THE INTERIOR RENOVATION INCLUDES ASSOCIATED MECHANICAL AND ELECTRICAL FIT UP TO SUIT THE NEW LAYOUT.

MECHANICAL SCOPE INCLUDES UPGRADES TO THE HVAC AND DOMESTIC WATER HEAT SYSTEM. THE ANTIQUATED BOILER STEAM SYSTEM IS BEING REPLACED WITH A HYBRID SYSTEM WHICH INCLUDES HYDRONIC AND ELECTRIC HEATING/COOLING OF THE POOL DECK AND FRONT OF HOUSE AREA.

ELECTRICAL SCOPE INCLUDES UPGRADES TO THE LIGHTING SYSTEM IN THE FRONT OF HOUSE AREA, FIRE ALARM SYSTEM, AND POWER DISTRIBUTION TO SUPPORT THE MECHANICAL UPGRADES.

EXTERIOR WORK CONSISTS OF A NEW AIR HANDLING UNIT ON CONCRETE PAD WITH AN ACOUSTIC ENCLOSURE. IF BUDGET ALLOWS, THE CONSTRUCTION OF A NEW CANOPY AT THE ENTRANCE WITH ASSOCIATED MODIFIED SITE WORK TO IMPROVE ACCESSIBILITY WILL BE INCLUDED TO THE CONTRACT.

ISSUED FOR CONSTRUCTION
DECEMBER 22, 2023

Comm. No. 2129 City of Winnipeg - BONIVITAL RENEWAL 1215 Archibald Street, Winnipeg, Manitoba ISSUED FOR CONSTRUCTION DECEMBER 22, 2023