

BUILDING CODE ANALYSIS

1.	Fire Protection, Occupant Safety and Accessibility (MBC Part 3)
MBC -- Section 3.1 - General	
a.	Major occupancy classification (3.1.2): (Note: for multi-use/storey buildings, more than one major occupancy classification may be necessary)
b.	Other intended occupancy group(s):
c.	Tenant Floor Area:
d.	Building Area(s):
e.	Building Height (Number of Storeys):
f.	Facing Number of Storeys:
g.	Building is sprinklered
h.	Design occupant load(s) (3.1.10) (Rating and grid line location)
i.	Design occupant load(s) (3.1.17)
	(specify occupant loads for various spaces when applicable)

MBC Section 3.2 -- Building Fire Safety	
3.2.2 -- Building Size and Construction Relative to Occupancy	
a.	Construction article(s) (select from articles 3.2.2.20 to 3.2.2.83):
b.	Construction:
c.	Floor assembly above basement (see 3.2.2.1.4)
d.	Crawl space (see 3.2.2.9 and 3.1.11.6)
e.	Other floor assemblies
f.	Mezzanine assemblies
g.	Roof assembly (note: 3.6.4.2)
h.	Roof assembly (see 3.1.14.2)
i.	Load bearing beams and columns
j.	Fire stop (attic - 3.1.11.5, crawl space - 3.1.11.6)

3.2.9 - Mezzanines and Opening through Floor Assemblies

Not Applicable	
MBC Section 3.3 - Safety within Floor Areas	
a.	Suite separation (3.3.1.1)
b.	Major occupancy separation (Table 3.1.3.1)
c.	Public corridor (3.3.1.4)
d.	Dead-end corridor (3.3.1.9)
e.	Suite egress (3.3.1.5)
f.	Transparent / glass doors and partitions
g.	Guardrails
h.	Janitor's room (3.3.1.21)
i.	Common laundry room(s) (3.3.1.22)
j.	Welding and Cutting room(s) (3.3.1.25)
k.	Repair garage (3.3.5.5) 2hr FS
l.	Storage garage (3.3.5.6) 1 shr FS
m.	Storage of dangerous goods (3.3.6)
n.	Flammable and combustible liquids
o.	Other hazardous processes
p.	Additional occupancy requirements (see Subsections 3.3.2 to 3.3.8) - (specify)

MBC Section 3.4 - Exits	
a.	Minimum two exits required, Number provided:
b.	Mezzanine Exit egress stairs:
c.	Distance Between Exits (3.4.2.3)
d.	Travel Distance (3.4.2.5)

MBC Section 3.7 - Washrooms Fixtures (See 3.7.2.2 and Tables 3.7.2.2 A to C)	
a.	Residential occupancy - 1 washroom/suite
FOURTH FLOOR	
b.	Occupant Load
c.	Female
d.	Male
SEVENTH FLOOR	
b.	Occupant Load
c.	Female
d.	Male

MBC Section 3.8 - Barrier-Free Design	
a.	Barrier-free protection (3.8.1.7) - (specify type)
b.	Barrier-free path of travel provided throughout the building (3.8.2.1)
c.	Barrier-free access to upper floor(s) by elevator (3.8.2.1)
d.	Barrier-free washrooms are provided (3.8.2.3)
e.	Public entrance doors equipped with power door operators (3.8.3.3(5))

DRAWING LIST

ARCHITECTURAL	TITLE SHEET
A0.0	SITE PLAN
A1.1	FOURTH FLOOR DEMOLITION PLAN
A1.2	SEVENTH FLOOR DEMOLITION PLAN
A1.2	FOURTH FLOOR FIT-UP PLAN
A2.1	SEVENTH FLOOR FIT-UP PLAN
A2.1	FOURTH FLOOR DEMOLITION RCP
A2.2	SEVENTH FLOOR DEMOLITION RCP
A2.2	FOURTH FLOOR RCP
A3.1	SEVENTH FLOOR RCP
A3.1	FURNITURE PLAN
A3.2	FINISHES PLAN
A4.1	INTERIOR ELEVATIONS
A4.2	MILLWORK DETAILS
A4.3	MILLWORK DETAILS

PRIME CONSULTANT:

| x | architecture inc.

CONSULTANT TEAM

ARCHITECT:	1x1 ARCHITECTURE INC. 120 FORT STREET, SUITE 103 WINNIPEG, MANITOBA, R3C 1C7 TEL: (204) 318-2010
STRUCTURAL ENGINEER	CROSIER KILGOUR & PARTNERS LTD. 300-275 CARLTON STREET WINNIPEG, MANITOBA, R3C 5R6 TEL: (204) 943-7501 FAX: (204) 943-7507

STRUCTURAL
S1.0 PARTIAL FOURTH FLOOR PLAN

MECHANICAL	M1.1 SPRINKLER FOURTH & SEVENTH FLOOR RENOVATION
M1.1	MECHANICAL FOURTH & SEVENTH FLOOR DEMOLITION
M1.2	MECHANICAL FOURTH & SEVENTH FLOOR RENOVATION
M1.3	

ELECTRICAL	E1.1 ELECTRICAL SYMBOLS AND ABBREVIATIONS
E1.1	FOURTH FLOOR AND SEVENTH FLOOR LIGHTING PLAN
EDL2.1	DEMOLITION LAYOUT
EDP2.1	FOURTH FLOOR AND SEVENTH FLOOR POWER & SYSTEMS
EL2.1	PLAN DEMOLITION LAYOUT
EP2.1	FOURTH FLOOR AND SEVENTH FLOOR LIGHTING
EP2.1	PLAN RENOVATION LAYOUT
ES2.1	FOURTH FLOOR AND SEVENTH FLOOR POWER PLAN
ES2.1	RENOVATION LAYOUT
ES2.1	FOURTH FLOOR AND SEVENTH FLOOR SYSTEMS PLAN
ES2.1	RENOVATION LAYOUT

MECHANICAL ENGINEER:	EPP SIEPMAN ENGINEERING INC. 303-100 OSBORNE STREET WINNIPEG, MANITOBA, R3L 1Y5 TEL: (204) 453-1080 FAX: (204) 453-1335
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ELECTRICAL ENGINEER:	EPP SIEPMAN ENGINEERING INC. 303-100 OSBORNE STREET WINNIPEG, MANITOBA, R3L 1Y5 TEL: (204) 453-1080 FAX: (204) 453-1335
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SYMBOLS

N	NORTH ARROW	W	EXTERIOR WALL TYPE
#	BUILDING SECTION	W	INTERIOR WALL TYPES
#	SECTION DETAIL	W	SEPARATION WITH F.R.R.
#	WALL SECTION	G	GLAZING TYPE
#	EXTERIOR ELEVATION	0000	CEILING HEIGHT A.F.F.
A	INTERIOR ELEVATION	D000	DOOR NUMBER
D	INTERIOR ELEVATION	HR	FIRE RATING
D	INTERIOR ELEVATION	RM	ROOM NAME & NUMBER
#	TITLE	#	KEY NOTE
1/A	STRUCTURAL GRID	#	REVISION NUMBER
+	LOCATION	+	ELEVATION POINTS IN PLAN
+	BENCHMARK ELEVATION		

ABBREVIATIONS

AF/L	ABOVE FLOOR	LOC	LOCATION
ALUM	ALUMINUM	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	CAST IN PLACE	MTL	METAL
C.L	CENTER LINE	N.I.C	NOT IN CONTRACT
C.P	CENTER POINT	O.C	ON CENTER
C.L.F	CHAIN LINK FENCE	O.D	OUTSIDE DIAMETER
COL	COLUMN	O.F	OUTSIDE FACE
C.W	COMPLETE WITH	O.H	OVERHEAD
CONC	CONCRETE	OPNS	OPENING
C.B	CONCRETE BLOCK	O.W.S.J	OPEN WEB STEEL JOIST
CJ	CONTROL JOINT	PL	PLATE
DEEP	DEEP	P.LAM	PLASTIC LAMINATE
DET	DETAIL	PLYW	PLYWOOD
DN	DOWN	PNL	PANEL
DWG, DRWG	DRAWING	PREFN	PREFINISHED
EA	EACH	PS	PRESSED STEEL
ELEV	ELEVATION	PTD, PT	PAINTED, PAINT
ELEC	ELECTRICAL	R/CONC	REINFORCED CONCRETE
EPOX	EPOXY	R.D.	ROOF DRAIN
E.Q	EQUAL	REIN	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	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 MTD	SURFACE MOUNTED
G.L	GRID LINE	SUSP	SUSPENDED
QWB	GYP-SUM 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	U/F	UNDER FLOOR
H.M	HOLLOW METAL	U/G	UNDER GROUND
HOR, HORIZ	HORIZONTAL	UIS	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
LW	LIGHT WEIGHT	W.T.	WEAVING TILE
L	LONG		

INTERIOR LEASE FIT-UP FOR
CIC RELOCATION TO
VICTORY BUILDING, WINNIPEG

4TH AND 7TH FLOOR,
269 MAIN STREET . WINNIPEG, MANITOBA

FEBRUARY 3, 2015

ISSUED FOR CONSTRUCTION

GENERAL DRAWING NOTES

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

THE CONTRACTOR SHALL SATISFY HIMSELF THAT ALL DIMENSIONS, ELEVATIONS, DATUMS, AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS ARE AS FOLLOW:

- EXTERIOR FACE OF ALL INTERIOR WALLS

PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE DEPARTMENTAL REPRESENTATIVE.

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

ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED.

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

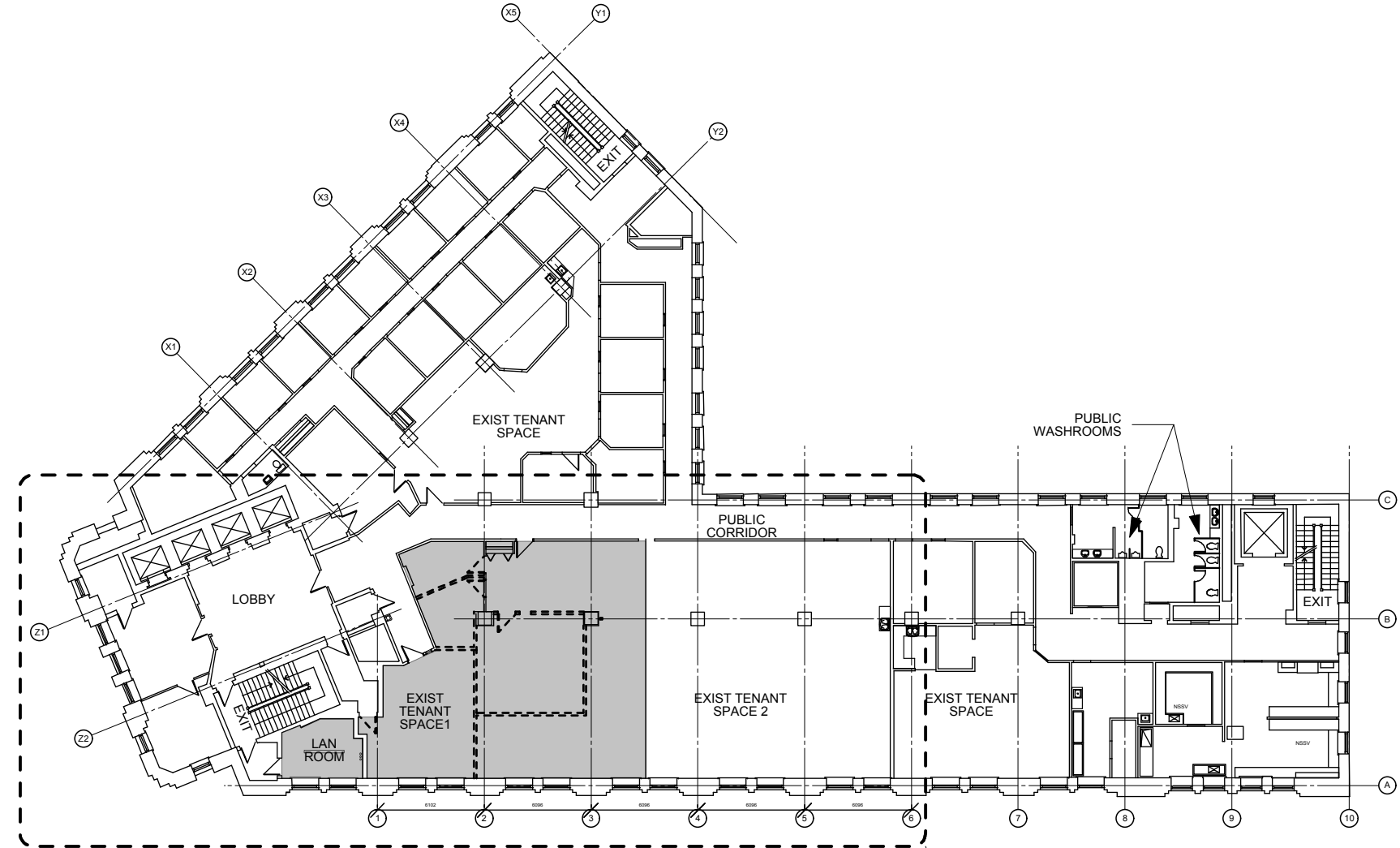
FOR ROOM FINISH SCHEDULE SEE A3.2.

FOR DOOR AND FRAME SCHEDULE SEE SPECIFICATIONS.

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

GENERAL CONTRACTOR TO CO-ORDINATE AND PROVIDE ALL SOLID BLOCKING WITHIN THE WALL AND CEILING AREAS TO SUPPORT SURFACE MOUNTED FIXTURES AND FITTINGS INCLUDING, BUT NOT LIMITED TO APPLIANCES, HANDRAILS, AND SIGNS, IN CONTRACT AS WELL AS FOR N.I.C. ITEMS IN COORDINATION WITH THE OWNER.

SCOPE OF WORK



SEVENTH FLOOR:
THE SCOPE OF THE WORK ON THE SEVENTH FLOOR IS RELOCATING THE DEMISING WALL BETWEEN EXISTING TENANT SPACE 1 AND EXISTING TENANT SPACE 2. THE TENANT FIT-UP WILL INCLUDE THE AREA HIGHLIGHTED IN GREY IN THE ABOVE PLAN. THE SCOPE OF WORK DOES NOT INCLUDE ANY WORK IN THE PUBLIC CORRIDOR, EXIT STAIRS OR WASHROOMS, EXCEPT AS NOTED.



FOURTH FLOOR:
THE SCOPE OF THE TENANT FIT UP INCLUDES THE ENTIRE TENANT SPACE ON THE FOURTH FLOOR. THE ENTIRE TENANT SPACE WAS RENOVATED IN 2009. MANY OF THESE UPGRADES ARE BEING MAINTAINED. THE WASHROOMS WERE UPGRADED IN 2009 AND AS SUCH, NO WORK IS BEING COMPLETED AS PART OF THIS SCOPE OF WORK. THE SCOPE OF WORK DOES NOT INCLUDE ANY WORK IN THE LOBBY OR EXIT STAIRS, EXCEPT AS NOTED.



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3	ISSUED FOR CONSTRUCTION	FEB. 3, 2015
2	99% SUBMISSION	DEC. 18, 2014
1	DESIGN DEVELOPMENT SUBMISSION	NOV. 6, 2014
0	SCHEMATIC DESIGN SUBMISSION	SEPT. 25, 2014
Revision	Description	Date
Client		client

PUBLIC WORKS AND
GOVERNMENT SERVICES
CANADA

Project	Project
INTERIOR LEASE FIT-UP FOR CIC RELOCATION TO VICTORY BUILDING, WINNIPEG	
269 MAIN STREET WINNIPEG, MANITOBA	
Designed by TC	Conçu par
Drawn by TC	Dessiné par
Approved by GG	Approuvé par
PWGSC Project Manager John Allibin	Administrateur de Projets TPSCG
Drawing title	Titre du dessin
TITLEBLOCK SITE PLAN	

Project no./No. du projet	Drawing no./No. du dessin	Revision no.
R.055488.006	A0 OF	3