

PROJECT DESCRIPTION:

PROVIDE TENANT IMPROVEMENT FOR PUBLIC WORKS & GOVERNMENT SERVICES CANADA (PWGSC) ON THE SECOND FLOOR OF 391 YORK AVENUE. SCOPE OF WORK INCLUDES DEMOLITION AND CONSTRUCTION OF PARTITIONS, INTERIOR FINISHES, ELECTRICAL AND MECHANICAL SYSTEMS. LIGHTING, HVAC, POWER, DATA, FIRE ALARM, EMERGENCY AND EXIT LIGHTING TO BE REMOVED, INSTALLED, OR MAINTAINED AS INDICATED.

PROJECT ADDRESS:

Second Floor
391 York Avenue
Winnipeg, Manitoba R3C 0P4

ZONING:

M - MULTIPLE USE
PRINCIPAL USE: COMMERCIAL (OFFICES)

BY-LAWS:

CITY OF WINNIPEG DOWNTOWN ZONING BYLAW NO. 100/2004

CODE REVIEW

The most current version of the National Building Code applies to this project.
Major Occupancy: Group A Division 2 - Assembly
Building Size: 12,116 m²
Storeys Above Grade: 4 storeys, sprinklered throughout
Renovated Suite Area on 2nd floor: 646 m²
Design Occupant Load of Area of Renovation: 95

Section 3.3 Safety within Floor Areas

3.3.1.1.(1) 1hr fire resistant rated separation on suite to suite fire separations required unless floor assemblies above and below require less.

3.3.1.3.(9) If two exits required, when using doorways opening into a public corridor one must be able to travel in opposite directions to an exit.

3.3.1.4.(1) The corridor is required to be a fire separation however no fire resistance rating is required as the building is sprinklered throughout.

3.3.1.5.(1) 2 egress doors required.

3.3.1.9 Door swinging into a corridor must swing in the path of travel.

For Owner Information:

Table 3.3.1.5B Maximum area for the requirement of one egress in floor area sprinklered throughout.
Group A – 200 m².
Group D – 300 m².

3.3.2.7 If an assembly occupancy has an occupant load more than 100 an access to exit door must be equipped with a release latch that allows the door to swing wide open when a force is applied in the direction of the path of travel.

Section 3.4 Exits

Minimum Number of Exits

3.4.2.1 (1) Minimum number of exit required is 2.

3.4.3.2. Exit Width Capacity: 2 x 900 mm wide doors / 6.1 mm per person = 295 persons (Relative to egress of this suite and its two nearest exits on the floor plate).

Distance Between Exits

3.4.2.3 (1) (a) The least distance between 2 exits from a floor area shall be one half the maximum diagonal dimension of the floor area, but need not be more than 9 m for a floor area having a public corridor.

DRAWING LIST

ARCHITECTURAL

- A1 CODE REVIEW, DRAWING LIST, LIST OF CONSULTANTS, SYMBOLS, ABBREVIATIONS, SITE PLAN, EGRESS & AREA OF WORK PLAN
- A2 SECOND FLOOR EXISTING / DEMOLITION FLOOR PLAN
- A3 SECOND FLOOR EXISTING / DEMOLITION REFLECTED CEILING PLAN
- A4 SECOND FLOOR CONSTRUCTION PLAN
- A5 SECOND FLOOR CONSTRUCTION REFLECTED CEILING PLAN
- A6 SECOND FLOOR FURNITURE PLAN
- A7 SECOND FLOOR FINISHES PLAN
- A8 INTERIOR ELEVATIONS, MILLWORK SECTIONS
- A9 PLAN DETAILS, SECTION DETAILS & BUILDING SECTIONS
- A10 CEILING SECTIONS

STRUCTURAL

- S1 PARTIAL LEVEL 3 FRAMING PLAN SECTIONS & GENERAL NOTES

MECHANICAL

- M1 EXISTING / DEMOLITION MECHANICAL LAYOUT
- M2 NEW CONSTRUCTION MECHANICAL LAYOUT
- M3 FIRE PROTECTION AND PLUMBING LAYOUT
- M4 ROOF MECHANICAL LAYOUT AND DETAILS
- M5 MECHANICAL SCHEDULES

ELECTRICAL

- E1 SECOND FLOOR LIGHTING DEMOLITION PLAN, GENERAL NOTES AND SYMBOL SCHEDULE
- E2 SECOND FLOOR POWER DEMOLITION PLAN, LARGE SCALE SUB ELECTRICAL ROOM LAYOUT AND GENERAL NOTES
- E3 SECOND FLOOR LIFE SAFETY SYSTEMS DEMOLITION PLAN
- E4 SECOND FLOOR NEW LIGHTING PLAN
- E5 SECOND FLOOR NEW POWER PLAN AND NOTES
- E6 SECOND FLOOR NEW LIFE SAFETY SYSTEMS PLAN AND NOTES
- E7 LUMINAIRE SCHEDULE
- E8 MECHANICAL EQUIPMENT SCHEDULE
- E9 LIGHTING CONTROL SCHEDULE
- E10 PANELBOARD DIRECTORY - 1
- E11 PANELBOARD DIRECTORY - 2
- E12 ROOF PLAN, DETAIL AND EXISTING SINGLE LINE DISTRIBUTION DIAGRAM

COMMUNICATIONS

- T1 SECOND FLOOR TELECOMMUNICATIONS DEMOLITION PLAN AND SYMBOL SCHEDULE
- T2 SECOND FLOOR NEW TELECOMMUNICATIONS PLAN AND GENERAL NOTES
- T3 SECOND FLOOR AUDIO AND VIDEO SYSTEMS PLAN
- T4 SECOND FLOOR SOUND MASKING, INTRUSION AND ACCESS CONTROL SYSTEM
- T5 SINGLE LINE DIAGRAMS

CONSULTANTS

ARCHITECTURAL

REPUBLIC ARCHITECTURE INC.

374 DONALD STREET, FIRST FLOOR
WINNIPEG, MANITOBA
R3B 2J2

CONTACT:
CECILIA TURNER
T 204 989 0102
F 204 989 0094

STRUCTURAL

CROSIER KILGOUR & PARTNERS LTD.

300-275 CARLTON STREET
WINNIPEG, MANITOBA
R3C 5R6

CONTACT:
BART FLISAK
T 204 943-7501
F 204 943-7507

MECHANICAL & ELECTRICAL

HDK CONSULTING INC.

81 GARRY STREET, SUITE 55
WINNIPEG, MANITOBA
R3C 4J9

CONTACTS:
DAVID HO (MECHANICAL)
HUGO CEA CANAS (ELECTRICAL)
T 204 818-0390
F 204 818-0388

GENERAL NOTES:

1. INFORMATION CONCERNING EXISTING CONSTRUCTION WAS TAKEN FROM ORIGINAL DRAWINGS AND IS ASSUMED CORRECT.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF SITE MEASUREMENTS AND QUANTITIES OF MATERIALS REQUIRED.

3. PERFORM WORK IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ANY OTHER CODE OF PROVINCIAL APPLICATION OR ANY AUTHORITY HAVING JURISDICTION.

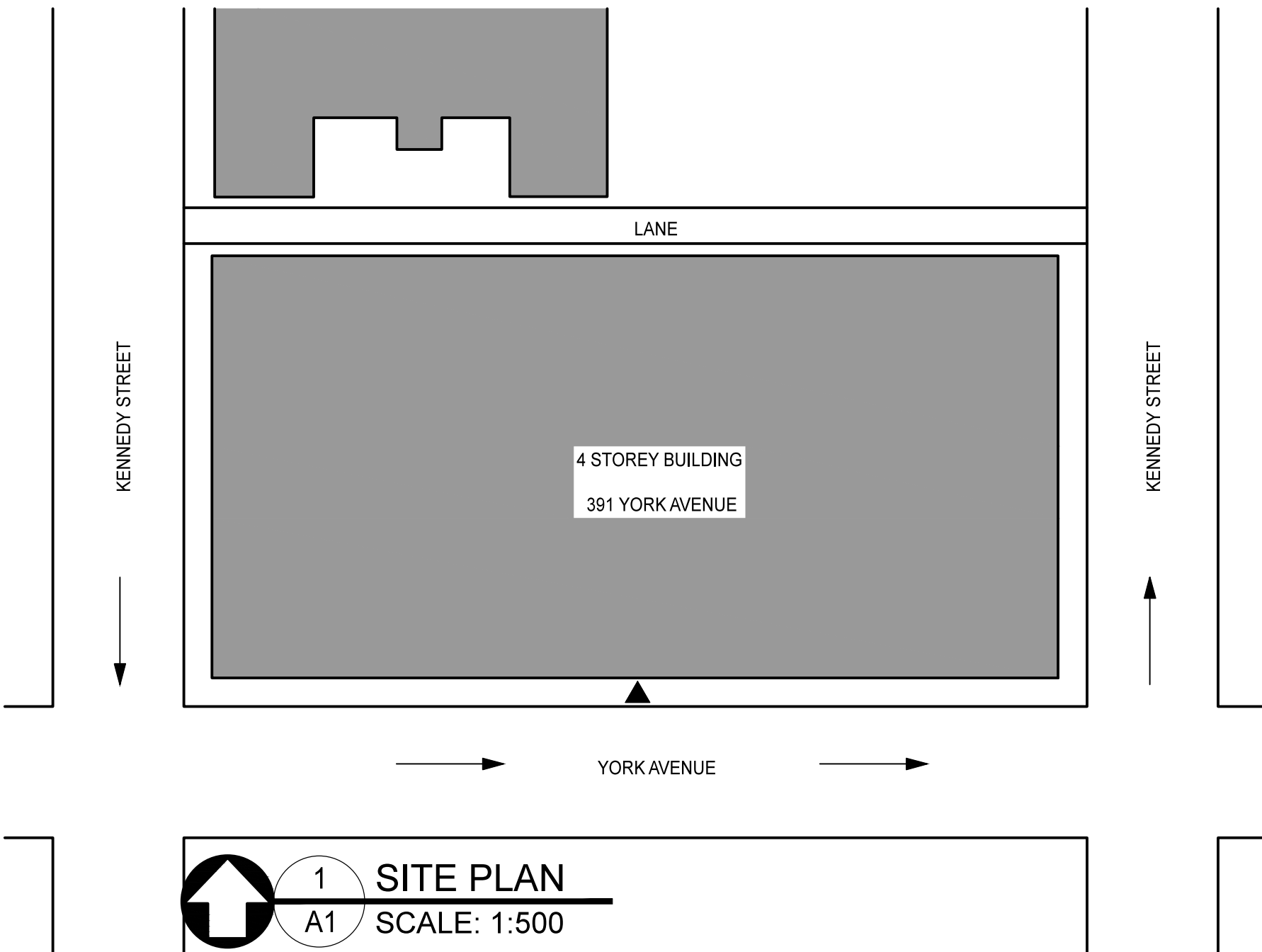
4. DRAWINGS MUST NOT BE SCALED.

5. WHERE NEW WORK CONNECTS WITH EXISTING AND WHERE EXISTING WORK IS ALTERED, PATCH, REPAIR AND MAKE GOOD TO MATCH EXISTING. CONSULT DEPARTMENTAL REPRESENTATIVE FOR CLARIFICATION AS REQUIRED.

6. ALL FINISHES AND MATERIALS TO REMAIN ARE TO BE PROTECTED IN THEIR EXISTING CONDITION EXCEPT AS NOTED. ANY FINISHES DAMAGED IN THE COURSE OF CONSTRUCTION ARE TO BE PATCHED, REPAIRED AND MADE GOOD.

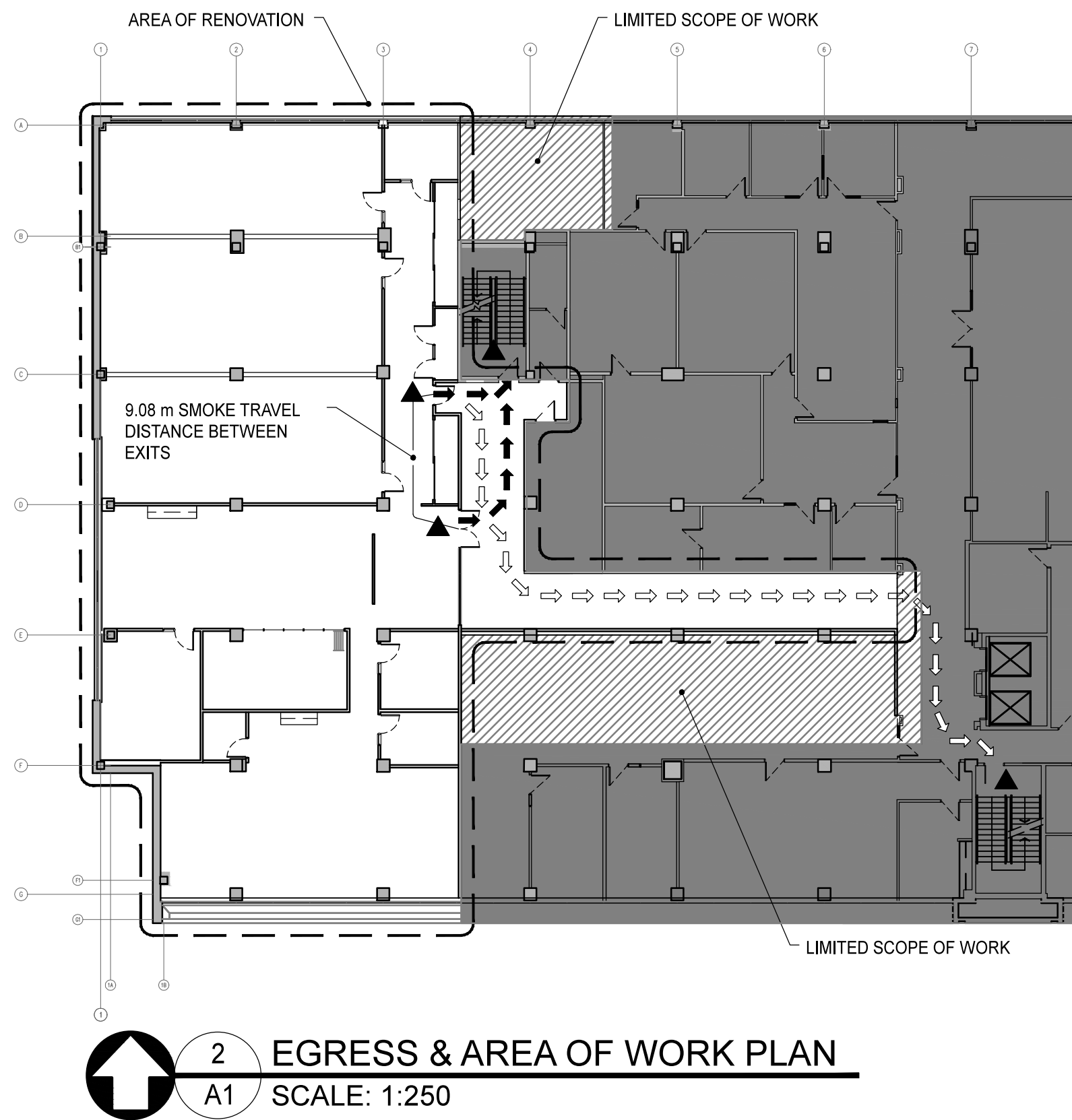
7. IN CASE OF DOUBT, CONFLICT OR DISCREPANCIES ON THE DRAWINGS, SPECIFICATIONS, MATERIALS OR METHOD OF CONSTRUCTION, CONSULT DEPARTMENTAL REPRESENTATIVE FOR CLARIFICATION IN WRITING BEFORE PROCEEDING WITH WORK.

8. ALL EXISTING FIRE SEPARATIONS ARE TO BE MAINTAINED.

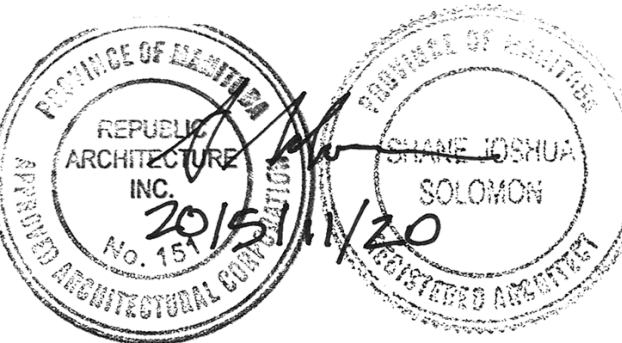
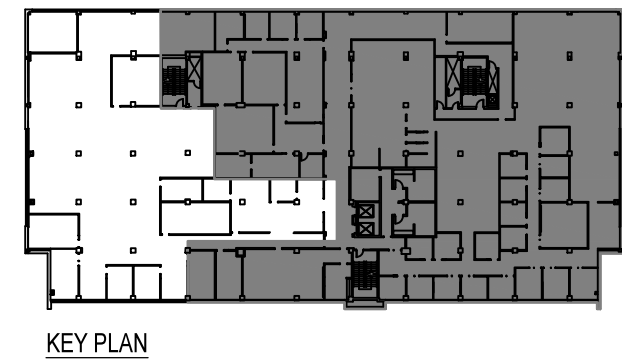


KEY PLAN LEGEND

- ▲ EXITS
- ➔ EGRESS PATH 1
- ➔ EGRESS PATH 2
- ➔ ONE WAY TRAFFIC DIRECTION
- AREA NOT WITHIN SCOPE OF RENOVATION
- ▨ LIMITED SCOPE OF WORK
NOTE: TO INCLUDE DEMO (NO OF INDICATED WALLS AND MECH. & ELEC. WORK (AS INDICATED ON MECH & ELEC). FINISHES TO REMAIN, NOT REQUIRED TO MAKE GOOD EXISTING IN AREAS LABELED AS LIMITED SCOPE.



NOTE:
GC TO COORDINATE PATH OF EGRESS DURING DEMO/CONSTRUCTION IN ACCORDANCE WITH NBCC & AUTHORITIES HAVING JURISDICTION.



DO NOT SCALE DRAWINGS

Revision/Revision	Description/Description	Date/Date
3	ISSUED FOR CONSTRUCTION	15/11/20
2	100% CD SUBMISSION	15/10/29
1	99% CD SUBMISSION	15/09/28
0	50% CD SUBMISSION	15/08/14

CANADA SCHOOL OF
PUBLIC SERVICE (CSPS)

Winnipeg
Manitoba

Project title/Titre du projet

2ND FLOOR - 391 YORK AVENUE
WINNIPEG, MANITOBA

CSPS WINNIPEG FIT-UP

Approved by/Approuve par
SS

Designed by/Concept par
BP

Drawn by/Dessine par
HR

PWGSC Project Manager/Administrateur de Projets TPSCG
JOHN ALIBIN

PWGSC, Architectural and Engineering Resources Manager/
Ressources Architectural et de Directeur d'ingénierie, TPSCG

Client/client
PUBLIC WORKS AND GOVERNMENT SERVICES CANADA

Drawing title/Titre du dessin

CODE REVIEW, DRAWING LIST,
LIST OF CONSULTANTS, SYMBOLS,
ABBREVIATIONS, SITE PLAN,
EGRESS & AREA OF WORK PLAN

Project No./No. du
projet
R.060508.003

Sheet/ Feuille
A1
OF 10

Revision no./
La Révision
no.
3