

**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 m<sup>2</sup>  
Stores Above Grade: 4 storeys, sprinklered throughout  
Renovated Suite Area on 2nd floor: 646 m<sup>2</sup>  
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 m<sup>2</sup>.  
Group D - 300 m<sup>2</sup>.

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

**SYMBOLS**

- NORTH ARROW
- EXISTING DOOR
- NEW DOOR
- GRID
- EXISTING ROOM TAG
- NEW ROOM TAG
- DOOR NUMBER
- KEY NOTE
- WALL TYPE
- SECTION
- PLAN DETAIL
- INTERIOR ELEVATION
- CEILING HEIGHT, A.F.F., CEILING FINISH
- FLOOR FINISH / BASE FINISH
- WALL FINISH
- FLOOR FINISH TRANSITION STRIP
- FIRE HOSE CABINET

**ABBREVIATIONS**

- A.F.F. - ABOVE FINISHED FLOOR
- ACT. - ACOUSTIC CEILING TILE
- ALUM. - ALUMINUM
- ARCH. - ARCHITECTURAL
- BATT. - BATT INSULATION
- BF - BARRIER FREE
- BLDG. - BUILDING
- CPT. - CARPET
- CLG. - CEILING
- CL. - CENTRE LINE
- COL. - COLUMN
- C/W - COMPLETE WITH
- CONC. - CONCRETE
- CMU - CONCRETE MASONRY UNIT
- CONT. - CONTINUOUS
- CG. - CORNER GUARD
- CORR. - CORRIDOR
- CT - CERAMIC TILE
- DEMO - DEMOLITION
- DIM. - DIMENSION
- DIA. - DIAMETER
- DN. - DOWN
- DWG. - DRAWING
- EA. - EACH
- EL. - ELEVATION
- ELEC. - ELECTRICAL
- EQ. - EQUAL
- EX. - EXISTING
- EXT. - EXTERIOR
- F.O. - FACE OF
- FHC - FIRE HOSE CABINET
- FIN. - FINISH
- F.R. - FIRE RATED
- F.R.R. - FIRE RESISTANCE RATING
- FL. - FLOOR
- F.E. - FIRE EXTINGUISHER
- GWB. - GYPSUM WALL BOARD
- HPL. - HIGH PRESSURE LAMINATE
- INT. - INTERIOR
- INSUL. - INSULATION
- LAM. - LAMINATED
- MAX. - MAXIMUM
- MECH. - MECHANICAL
- MTL. - METAL
- MISC. - MISCELLANEOUS
- MIN. - MINIMUM
- N.B.C.C. - NATIONAL BUILDING CODE CANADA
- N.I.C. - NOT IN CONTRACT
- N.T.S. - NOT TO SCALE
- NO. - NUMBER
- PTD. - PAINTED
- PLAM. - PLASTIC LAMINATE
- PTN. - PARTITION
- PREFIN. - PREFINISHED
- PLWD. - PLYWOOD
- REQ. - REQUIRED
- REV. - REVISED
- RM. - ROOM
- R.O. - ROUGH OPENING
- RCP - REFLECTED CEILING PLAN
- RB - RUBBER BASE
- RVT - RESILIENT VINYL TILE
- SPEC. - SPECIFICATION
- S.C. - SOLID CORE
- STD. - STAINED
- S.S. - STAINLESS STEEL
- STL. - STEEL
- STRUCT. - STRUCTURAL
- SV - SHEET VINYL
- SVVT - STATIC DISSIPATIVE VINYL TILE
- TBD - TO BE DETERMINED
- T.O. - TOP OF
- T.I. - TENANT IMPROVEMENT
- TYP. - TYPICAL
- U/S - UNDERSIDE
- U.L.C. - UNDERWRITER LABORATORIES OF CANADA
- V.B. - VAPOUR BARRIER
- VERT. - VERTICAL
- V.C.T. - VINYL COMPOSITE TILE
- W.B. - WEATHER BARRIER
- WD. - WOOD

**CONSULTANTS**

**ARCHITECTURAL**

**REPUBLIC ARCHITECTURE INC.**

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

CONTACT:  
CECILIA TURNER  
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**STRUCTURAL**

**CROSIER KILGOUR & PARTNERS LTD.**

300-275 CARLTON STREET  
WINNIPEG, MANITOBA  
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**MECHANICAL & ELECTRICAL**

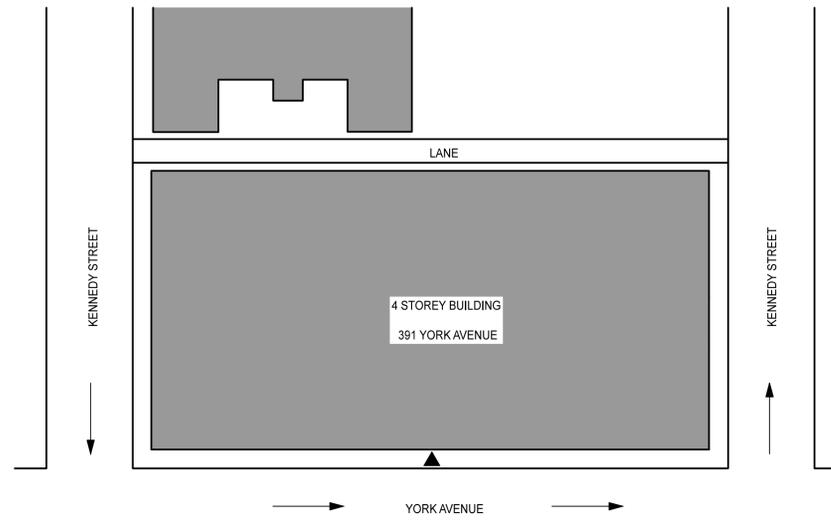
**HDK CONSULTING INC.**

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

CONTACTS:  
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**GENERAL NOTES:**

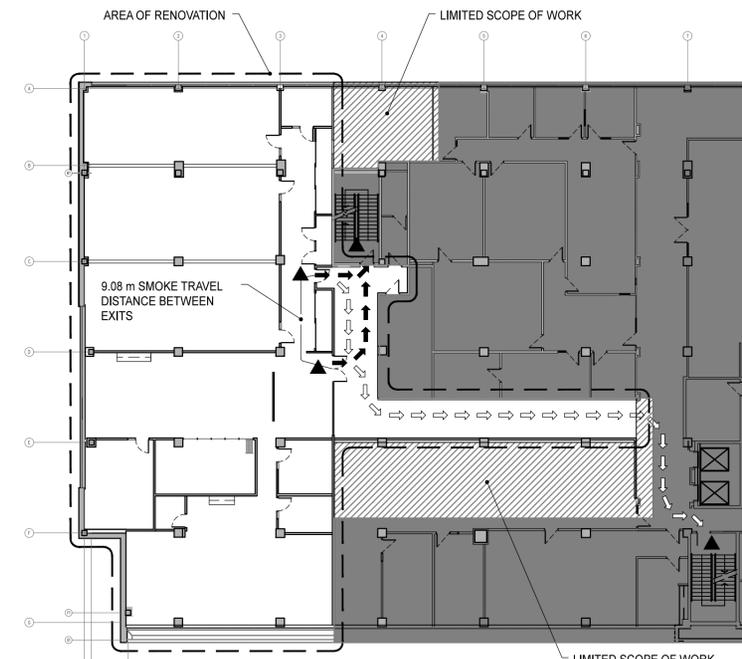
1. INFORMATION CONCERNING EXISTING CONSTRUCTION WAS TAKEN FROM ORIGINAL DRAWINGS AND IS ASSUMED CORRECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF SITE MEASUREMENTS AND QUANTITIES OF MATERIALS REQUIRED.
3. PERFORM WORK IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND 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.



**1 SITE PLAN**  
SCALE: 1:500

**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 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.



**2 EGRESS & AREA OF WORK PLAN**  
SCALE: 1:250

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

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KEY PLAN



**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/Approuvé par  
**SS**

Designed by/Concept par  
**BP**

Drawn by/Dessiné 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**

