

901 DAY STREET

Winnipeg, MB

ALEKSANDR OLIVSON
ARCHITECT, MAA

ABBREVIATIONS

C	CENTER LINE
P	PLATE
&	AND
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINIUM
ANOD.	ANODIZED
@	AT
ARCH.	ARCHITECTURAL
AT.	ACOUSTIC TILE
AVB	AIR/ VAPOUR BARRIER
BLDG.	BUILDING
BLKG.	BLOCKING
BRG.	BEARING
B.S.	BOTH SIDES
B. TO B.	BACK TO BACK
C.B.	CATCH BASIN
C.G.	CORNER GUARD
C.J.	CONTROL JOINT
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINIOUS
CORR.	CORRIDOR
C/W	COMPLETE WITH
DIM.	DIMENSION
DN.	DOWN
DRWG.	DRAWING
DTL.	DETAIL
ELEV.	ELEVATION
E.W.	EACH WAY
EA.	EACH
ELEC.	ELECTRICAL
EQ.	EQUIPMENT
EXIST.	EXISTING
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.J.	FLOOR EXPANSION JOINT
FIN.	FINISHED
F.D.	FLOOR DRAIN
F.F.D.	FUNNEL DRAIN
F.F.	FINISHED FACE
FLEX.	FLEXIBLE
F.O.	FACE OF
F.R.R.	FIRE RESISTANCE RATING
GA	GAUGE
G.W.B.	GYPSUM WALLBOARD
G.C.	GENERAL CONTRACTOR
GL.	GLASS
H.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.D.G.	HERMETICALLY SEALED DOUBLE GLAZING
HSS	HOLLOW STEEL SECTION
H.S.T.G.	HERMETICALLY SEALED TRIPLE GLAZING
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATING, AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
INSUL.	INSULATION
INT.	INTERIOR
L.	LENGTH
m	METRE
mm	MILLIMETRE
M.B.	MOISTURE BARRIER
MAT'L.	MATERIAL
MAX.	MAXIMUM
MDF.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MET.	METAL
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
NOM.	NOMMINAL
#	NUMBER OR POUND
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTRE
O.D.	OUTSIDE DIAMETER
OPN'G.	OPENING
O.H.	OVERHEAD
OPP.	OPPOSITE
P.LAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PREFIN.	PREFINISH
P.T.	PRESSURE TREATED
PTD	PAINTED
P.L.	PROPERTY LINE
R., RAD.	RADIUS
R.D.	ROOF DRAIN
REINF.	REINFORCED
REQ'D.	REQUIRED
REV.	REVISION
R.O.	ROUGH OPENING
SIM.	SIMILAR
SPC'D.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPERED
T.G.	TEMPERED GLASS
T.O.	TOP OF
TYP.	TYPICAL
U/N	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
VERT.	VERTICAL
W.	WIDE OR WIDTH
W/	WITH
WD.	WOOD

GENERAL NOTES

1.0 DIMENSIONS SHOWN ARE TO GRID LINES, FACE OF STUDS, EXISTING CONCRETE OR CONCRETTE BLOCK UNLESS NOTED OTHERWISE.

2.0 THE CONTRACTOR IS TO EXAMINE THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK TO VERIFY THAT THE INFORMATION PERTAINING TO THEIR SCOPE OF WORK IS COMPLETE AND CORRECT. THE CONTRACTOR IS TO REQUEST CLARIFICATION & ADVICE ON ANY DISCREPANCIES FOUND FROM AWC BUILDERS PRIOR TO PROCEEDING WITH WORK.

3.0 THE FRAMING CONTRACTOR IS TO REVIEW ALL FLOOR FRAMING, ENSURING THAT IT IS 100% FLAT AND TRUE BEFORE PROCEEDING WITH THE APPLICATION OF SUBFLOORING.

4.0 ALL PLYWOOD OR WOOD BLOCKING USED BELOW OR AT GRADE TO BE PRESSURE TREATED

5.0 CONTRACTOR TO INVESTIGATE ALL EXISTING SITE CONDITIONS AND REPORT ALL DESCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

6.0 PROVIDE SOLID BLOCKING FOR TOILET PAPER HOLDER @24" A.F.F. IF NOT MOUNTED IN VANITY CABINET. SURFACE MOUNT ONLY ON EXTERIOR WALLS.

7.0 PROVIDE SOLID BLOCKING FOR MIRROR @ 44" AND 72" A.F.F.

8.0 WINDOWS & EXTERIOR DOORS AS SPECIFIED c/w 2-2x10 LINTELS UNLESS NOTED OTHERWISE.

9.0 CONTINUOUS GI FLASHINGS OVER ALL EXTERIOR OPENINGS.

10.0 DOUBLE FLOOR JOISTS OR SOLID BLOCKING UNDER ALL PARALLEL PARTITION WALLS.

11.0 CONTRACTOR TO REPAIR ANY ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION WORK.

STRUCTURAL NOTES

1.0 CONCRETE STRENGTH @ 28 DAYS SHALL BE 25 MPa FOR ALL C.I.P. CONCRETE. 32 MPa FOR ALL DRIVEWAY AND APPROACH CONCRETE

2.0 ALL CONCRETE FOR C.I.P. PILES SHALL BE MADE WITH TYPE 50, SULPHATE RESISTANT 25 MPa CONCRETE, PER CSA A23.

3.0 REINFORCED STEEL SHALL BE NEW BILLET GRADE 400 DEFORMED BARS WITH A MINIMUM YIELD STRENGTH OF 400 MPa.

4.0 DETAIL REINFORCING IN ACCORDANCE WITH CSA STANDARD A23.

5.0 PROVIDE 6" MINIMUM VOID BENEATH ALL GRADE BEAMS.

6.0 PROVIDE 24X BAR DIA. LAP OF ALL HORIZONTAL REINFORCING BARS @ CORNERS OF WALLS & BEAMS.

7.0 STRUCTURAL STEEL SHALL BE GRADE 312.3 M78 300W AND SHALL BE DETAILED IN ACCORDANCE WITH CSA STANDARD S-16.

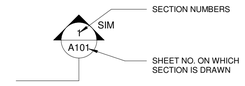
8.0 ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL COMPONENTS ARE TO BE FULLY SHOP PRIMED.

9.0 ALLOWABLE FOOTING BEARING PRESSURE 1500 psf. ALLOWABLE PILE SKIN FRICTION 300 psf.

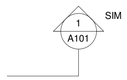
10. ALL END SUPPORTS FOR BEAMS SUPPORTING FLOORS SHALL CONFORM TO 9.23.8.1 (1) 4 1/2" BEARING 3 PLYS & OVER.

SYMBOL LEGEND:

BUILDING SECTIONS



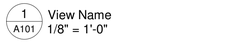
SECTIONS



DETAILS



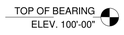
TITLES



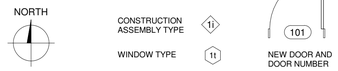
INTERIOR ELEVATIONS



FLOOR CONSTRUCTION ELEVATIONS



NORTH ARROW



BUILDING CODE REVIEW SUMMARY

Project No. 18.108 **Project Name.** 901 Day Street **Date** Jan. 10, 2019

ITEM	MANITOBA BUILDING CODE		2011 MBC Reference	
1	Project Description	√ New ___ Addition ___ Alteration ___ Change of Use	Part 3	Part 9 9.10.1.2.
2	Major Occupancy	Group C, Residential Occupancies	3.1.2.1.(1)	9.10.2.
3	Building Area (m²)	___ Existing 410 (m²) New _____ Total	Division A, 1.4.1.2	Division A, 1.4.1.2. 9.10.4.
4	Firewalls Utilized	___ Yes √ No ___ Hrs Rating	3.1.10.	9.10.11.
5	Number of Storeys	3 Above Grade ___ Below Grade	3.2.1.1. & Division A, 1.4.1.2.	
6	Height of Building (m)	10 (m)	3.2.1.1.	
7	Number of Streets	2	3.2.2.10 & 3.2.5.5.	
8	Building Classification	Residential Occupancies, (Group C, Up to 3 storeys)	3.2.2.20-88	9.10.2.
9	Sprinkler System Proposed Standpipe Systems	___ Entire Building ___ Basement Only ___ In Lieu of Roof Rating √ Not Required ___ Yes √ No	3.2.2.20-88 3.2.1.5 3.2.1.7 3.2.5.8	9.10.8.2.
10	Fire Alarm and Detection System Required Emergency lighting Required Exit signage Required Access Routes for Fire Department Shown Location of Fire Hydrants Shown	Yes √ No √ Yes ___ No √ Yes ___ No Yes √ No √ Yes ___ No	3.2.4.1 3.2.7. 3.4.5. 3.2.5. 3.2.5.	9.10.18.2. 9.9.12.3 9.9.11.3.
11	Water Services/Supply is Adequate	√ Yes ___ No	3.2.5.7.	
12	High Building	___ Yes √ No	3.2.6.	
13	Permitted Construction Actual Construction	___ Combustible ___ Non-Combustible √ Both ___ Combustible ___ Non-Combustible √ Both	3.2.2.20-88	9.10.6.
14	Mezzanine(s) Area (m²) Interconnected Floor space	___ Yes √ No	3.2.1.1.(3) - (7) 3.2.8.2.(6) or 3.2.8.3-9	9.10.4.1
15	Occupant Load Based On 1st Floor 2nd Floor 3rd Floor	___ m²/person √ Design of Building ___ Occupancy 12 Occupant Load ___ Occupancy 24 Occupant Load ___ Occupancy 24 Occupant Load	3.1.17.1.	9.9.1.3
16	Barrier Free Design	Main floor only Yes ___ No	3.8.	9.5.2.
17	Hazardous Substances	___ Yes √ No	3.3.1.2. & 3.3.1.20.(1)	9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (hours): Floor Above Basement N/A Hrs; Floor 3/4 Hrs; Roof 0 Hrs; Mezzanine N/A Hrs — Listed Design No. or Description FRR of Supporting members (hours): Floors 48 Hrs; Roof 0 Hrs; Mezzanine N/A Hrs — Listed Design No. or Description: Supporting assembly is non-combustible construction	3.2.2.20-88 & 3.2.1.4.	9.10.8. 9.10.9.
19	Spatial Separation - Construction of Exterior Walls		3.2.3.	9.10.14.
	Wall: North / South / East / West — Area of EBF (m²); L.D. (m); L/H or H/L; Permitted Max % of Openings; Proposed Max % of Openings; FRR (Hours); Combustible Construction		Combustible Construction, Non Combustible Cladding	Non-Combustible Construction, Non-combustible Cladding
20	Suite Separation Major Occupancy Separation Barrier Free Path of Travel Protection Janitor's Room Separation Exit Stair Enclosure Separation Exit Lobby Separation Service Room Separation -Fuel-fired Appliences -Other	Occupancy Group C - Residential 3/4 Hrs Between N/A and _____ ___ Hrs 3/4 Hrs N/A Hrs 3/4 Hrs 3/4 Hrs ___ Hrs ___ Hrs ___ Hrs	3.3.1.1. 3.1.3. 3.3.1.7. 3.3.1.21. 3.4.4. 3.4.4.2. 3.6.2.1.	9.10.9.13. 9.9.4.2. 9.10.10. 9.9.4.2. 9.9.8.5. 9.10.10. 9.10.10.4.
21	Exits Number Required Capacity of Exit Stair Capacity of Exit Door	√ 2 Required ___ 1 Permitted 2388 mm Width 298 Person Capacity 1829 mm Width 299 Person Capacity	3.4.2. 3.4.3. 3.4.3.	9.9.8. 9.8.2.1. 9.9.6.
22	Washroom Facilities Female Male Barrier Free/ Universal Washrooms	___ Occupant no. ___ W.C. ___ Lavatories ___ Occupant no. ___ W.C. ___ Lavatories ___ Yes √ No	3.7.2.2. 3.7.2.2. 3.8.2.3.	9.31. 9.31. 3.8.2.3.
23	Barrier-Free Design Access to: All Main Floor Tenant Upper Floors by Elevator Power Door Operators	√ Yes ___ No ___ Yes √ No √ Yes ___ No	3.8.2.1. 3.8.2.1. 3.8.3.3.(5)	9.5.2. 9.5.2. 3.8.3.3.(5)
24	Equivalent Proposed	___ Yes √ No	Division A, 1.2.1.1.	Division A, 1.2.1.1.

PROJECT DATA

Address: 901 Day Street, Winnipeg Manitoba			
Legal Lot xx, Plan xxxxx xxxxxx and xxxx, Parish of xxxx Encumbrances: xxxxx			
Zoning: "C1" Commercial Neighbourhood Require Design to "RMF-S" Proposed Design to "RMF-M" (*variance)			
Setbacks:		Required	Actual
	Front Min/Max	25/ NA ft.	4 ft.*
	Rear	25 ft.	25 ft.
	Side (interior)	8 ft.	31.75 ft.
	Side (corner)	20 ft.	13.25 ft.*
Minimum Lot Area		9,000 ft²	9,150 ft²
Minimum Lot Area /Dwelling Unit		800 ft²	762.5 ft² **
Maximum Building Height		60 ft.	34 ft.
Required parking		1.5/suite	14
Accessible parking/ Guest parking		1/ 1	1/ 1
Parking Bicycle Parking		1 bike space / 10 car stalls	4 bike space
Sign			
PROPOSAL SUMMARY * Proposed variance to required Setbacks. ** Proposed variance to minimum required lot area per dwelling unit (RMF-M) *** Proposed variance to 23' parking lenghts requirement as per section 172.3(a.1) to 20' lengths parking stalls			

Drawing List	
Sheet No.	Sheet Name
A0	Title Page
A1	Notes, Schedules, Code Review & Drawing List
A2	Site Plan
A3	Site Details
A4	Main Floor Plan
A5	Second Floor Plan
A6	Third Floor Plan
A7	Building Elevations
A8	Building Elevations
A10	Schedules
AS2	Details
S1	Foundation Plan
S2	Foundation Notes and Details
S3	Main Floor Framing Plan
S4	Second Floor Framing Plan
S5	Third Floor Framing Plan
S6	Roof Framing Plan
S7	Wall Section & Details
S8	Wall Section & Details
S9	Structural Details

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS.

Revisions

Date	Revision

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PRELIMINARY REVIEW

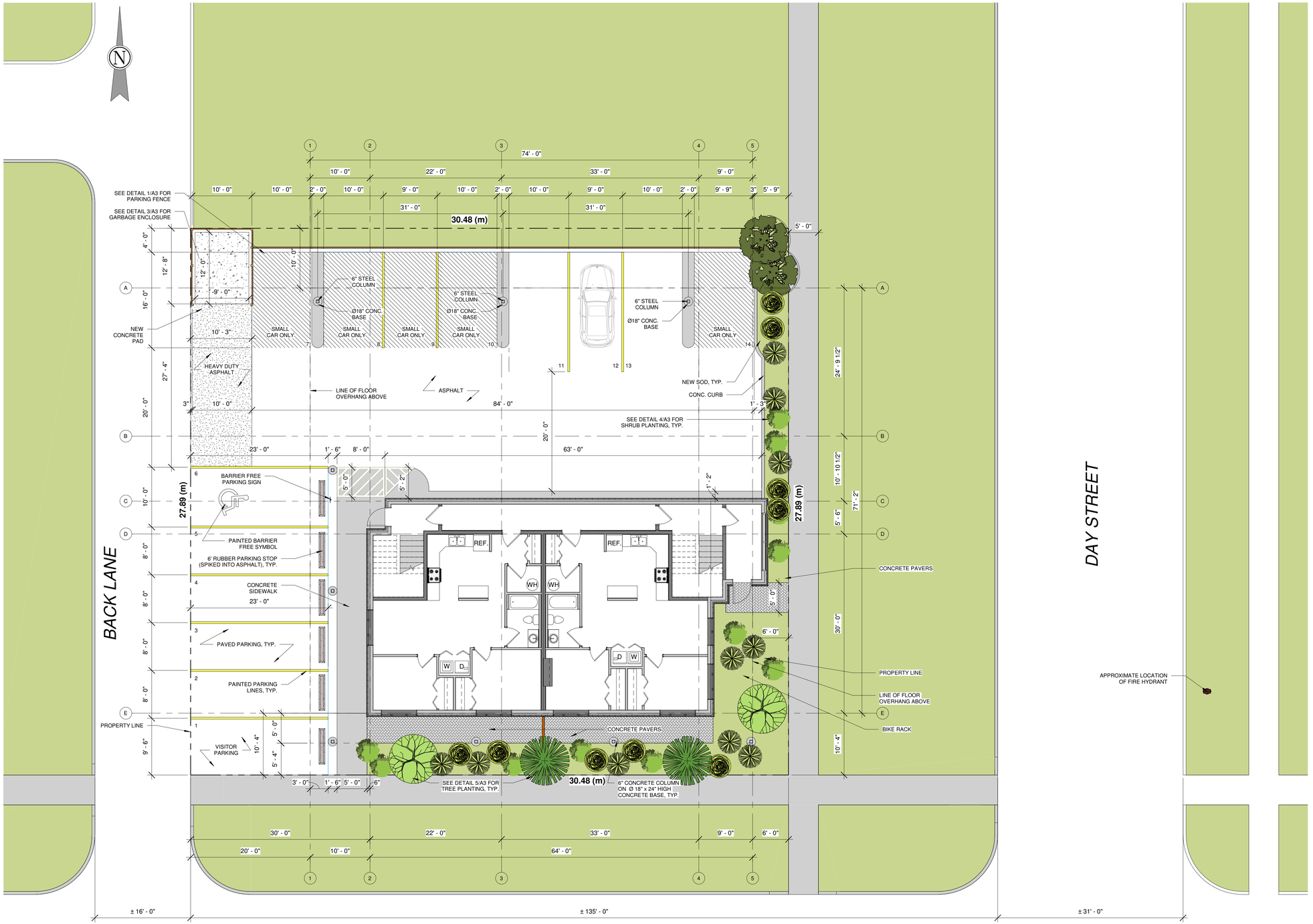
Stamp	Stamp

Project

901 DAY STREET

Winnipeg, MB

drawing title	**Notes, Schedules, Code Review & Drawing List**		
scale	1/4" = 1'-0"	designed by	AO
date	Apr 8, 2019	drawn by	AO
project no.	18.108	reviewed by	BM
reference no.		sheet **A1**	REV.



1 / A2 SITE PLAN
1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

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LEGEND

- SMALL CAR PARKING AREA
- CONCRETE
- HEAVY DUTY ASPHALT
- CONCRETE PAVERS

DECIDUOUS SHRUB:

MORDEN AMBER DOGWOOD
20" HIGH, FULL EVENLY BRANCHED, MIN. 4 CANES #3 CONTAINER

EVERGREEN SHRUBS:

PYGMY CARAGANA
12"-24" HIGH
MINIMUM 5 MAJOR BASAL BRANCHES PLANT AT 24" IN 4' LINER SHRUB BEDS, COVERED WITH BLACK POLY WEED BARRIER AND COVERED WITH RIVER ROCK

SAVIN JUNIPER
18"-24" HIGH
BUSHY EVEN GROWTH AND FORM SET IN 4' BED COVERED WITH BLACK POLY WEED BARRIER AND COVERED WITH RIVER ROCK

EVERGREEN TREE:

COLORADO BLUE SPRUCE
10' HIGH,
FULL & EVEN GROWTH ALL SIDES,
WELL BRANCHED TO GRADE,
SINGLE WELL FORMED LEADER,
B&B OR #25 CONTAINER

DECIDUOUS TREE:

AMUR MAPLE
8' HIGH
PRUNED TO A SINGLE TRUNK
2" CALIPER WITH ROOTS BALLED AND WRAPPED IN BURLAP. PLANT IN 6' Ø BOWL, COVERED IN BLACK MULTCH TO 4" DEEP

TREMBLING ASPEN
10' HIGH
35 mm CAL
WELL FORMED HEAD
B&B OR #15 CONTAINER GROWN MIN.

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901 DAY STREET

Winnipeg, MB

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project no.	18.108	reviewed by	BM
reference no.		sheet **A2**	REV.

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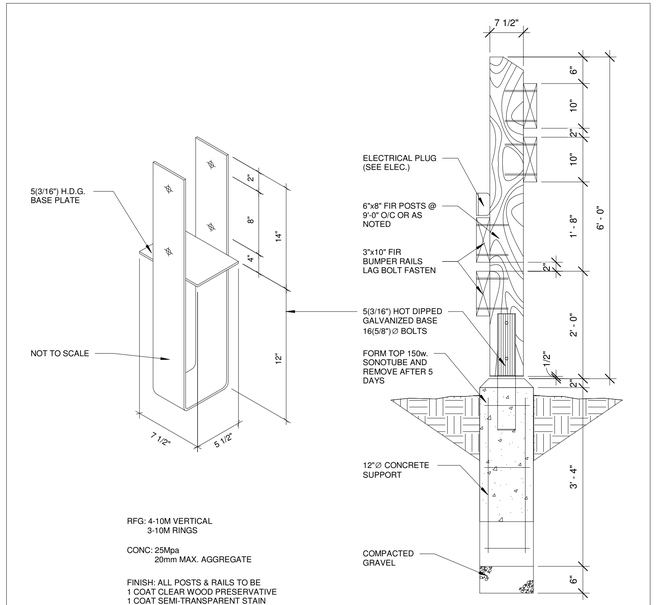
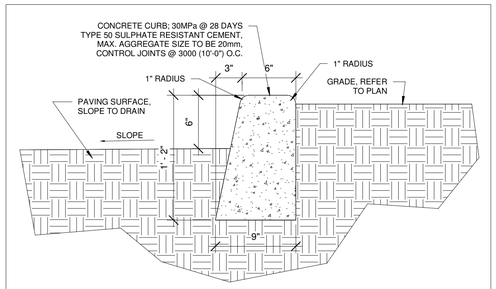
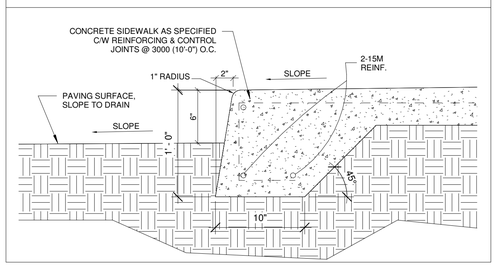
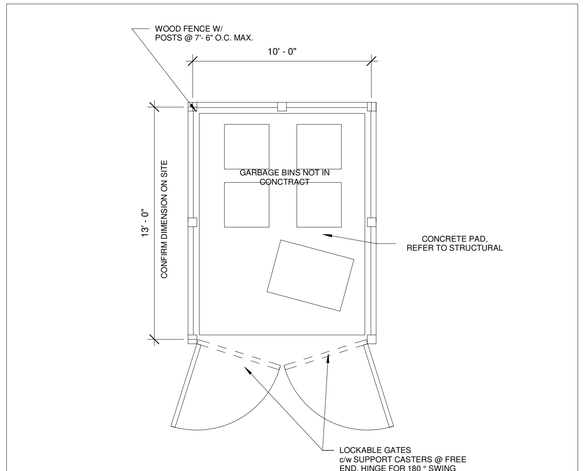


1 A3 PARKING FENCE DETAIL
3/4" = 1'-0"

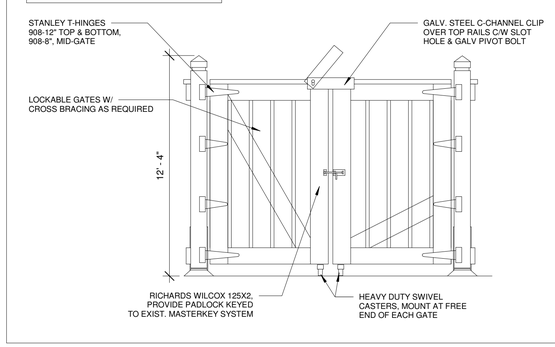




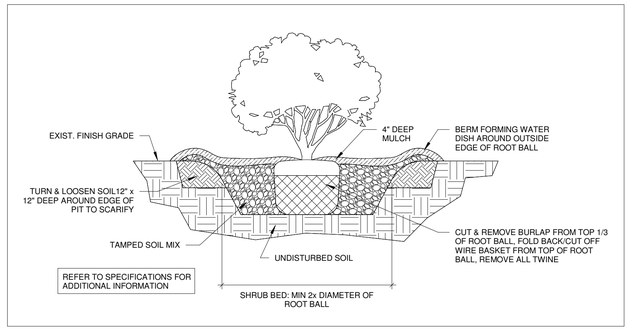
2 A3 CURB DETAILS
1 1/2" = 1'-0"



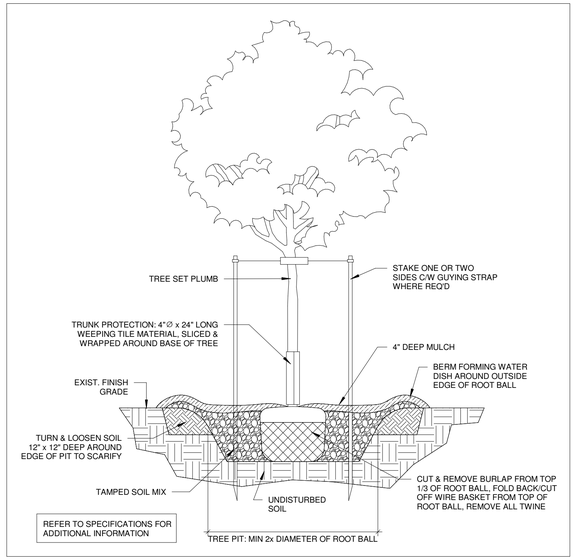
NOTE:
CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AND ADJUST TO SUIT



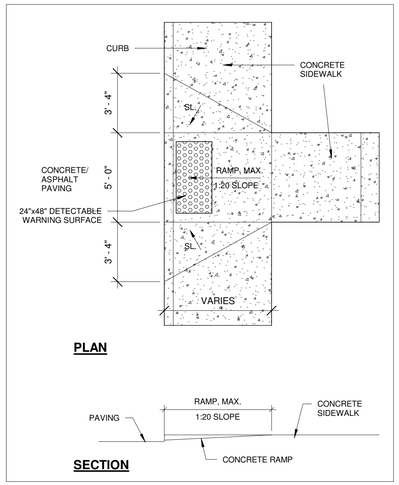
3 A3 GARBAGE ENCLOSURE
1/4" = 1'-0"



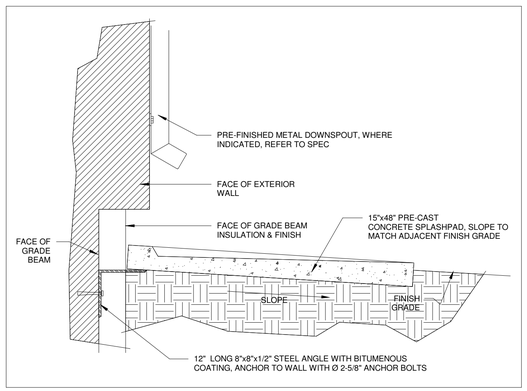
4 A3 SHRUB DETAIL
3/8" = 1'-0"



5 A3 TREE DETAIL
3/8" = 1'-0"



6 A3 SIDEWALK RAMP
1/4" = 1'-0"



7 A3 SPLASHPAD DETAIL
1" = 1'-0"

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Stamp	Stamp

Project

901 DAY STREET

Winnipeg, MB

drawing title **Site Details**

scale	As indicated	designed by	AO
date	Apr 8, 2019	drawn by	AO
project no.	18.108	reviewed by	DRC
reference no.		sheet **A3**	REV.

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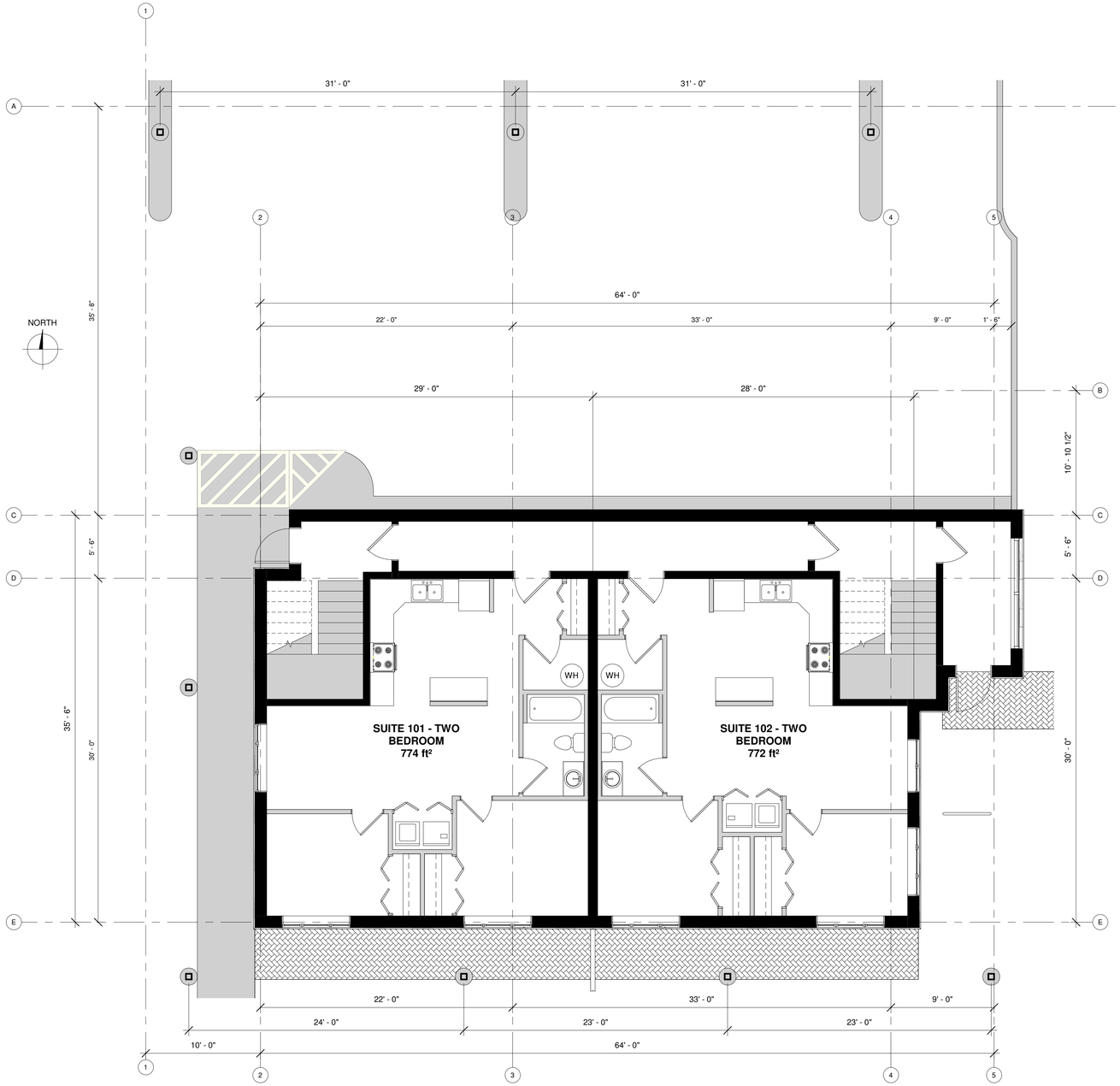

1 / A4 MAIN FLOOR
3/16" = 1'-0"

MAIN FLOOR AREA: 2406 ft²

Revisions

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Winnipeg, MB

drawing title **Main Floor Plan**

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date	Apr 8, 2019	drawn by	AO
project no.	18.108	reviewed by	BM
reference no.		sheet **A4**	REV.

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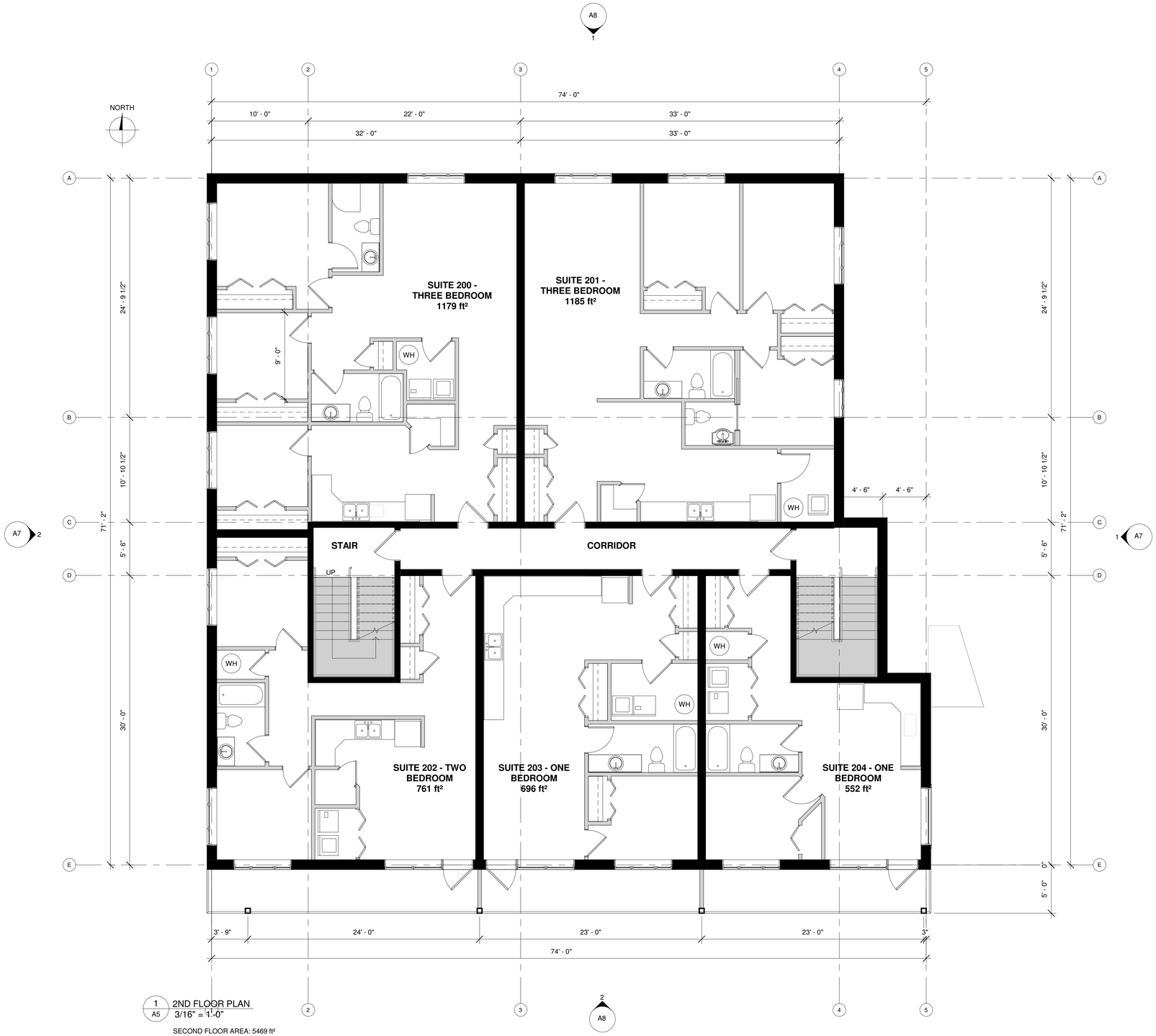

1 / A5 — 2ND FLOOR PLAN
3/16" = 1'-0"

SECOND FLOOR AREA: 5469 ft²

Revisions

Date	Revision

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PRELIMINARY REVIEW

Stamp	Stamp

Project

901 DAY STREET

Winnipeg, MB

drawing title **Second Floor Plan**

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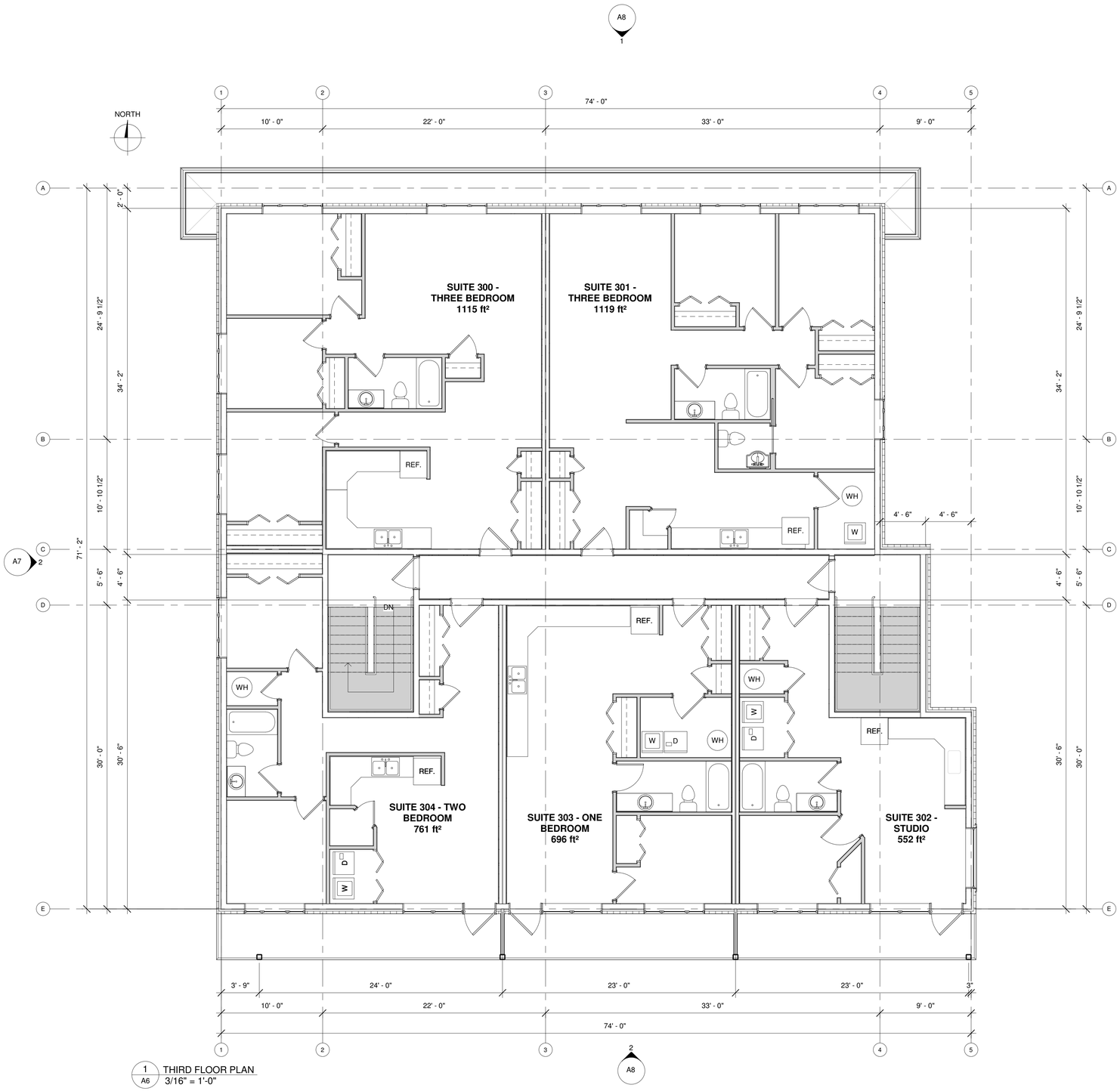

1 / A6 THIRD FLOOR PLAN
3/16" = 1'-0"

THIRD FLOOR AREA: 5319 ft²

Revisions

Date	Revision

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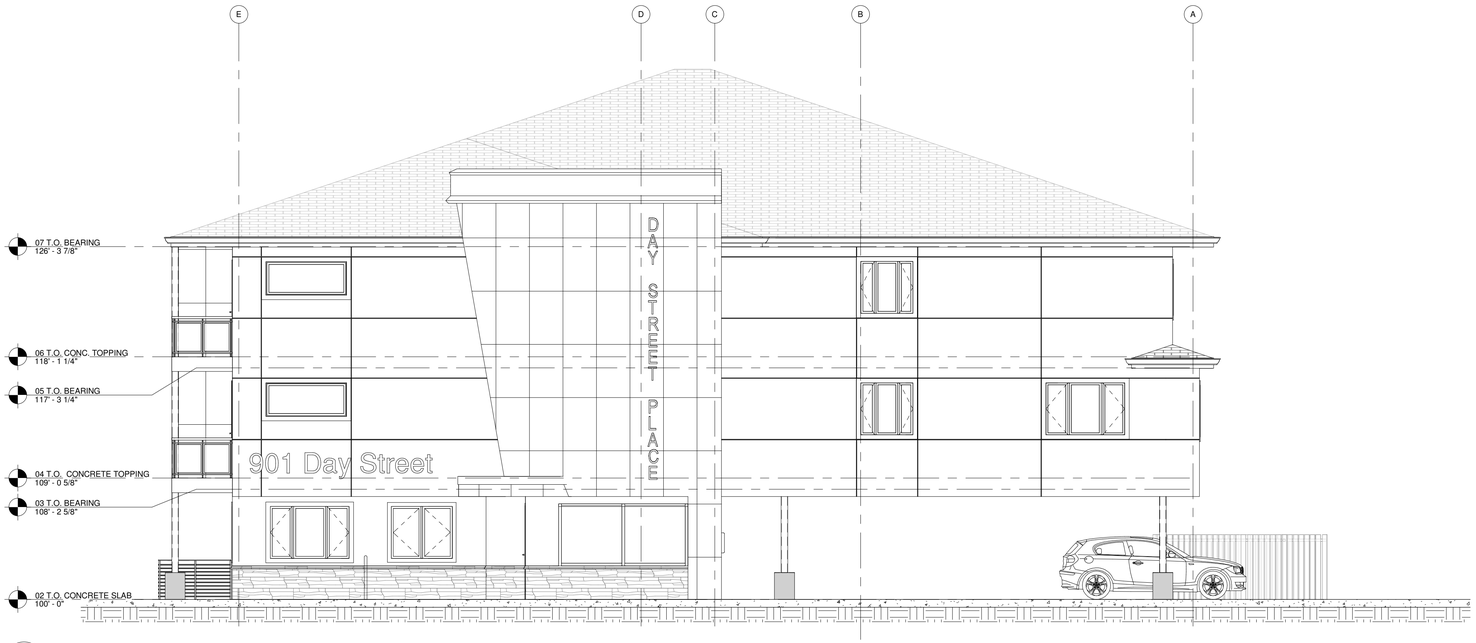

1 / A7 EAST ELEVATION
3/16" = 1'-0"



2 / A7 WEST ELEVATION
3/16" = 1'-0"

Revisions

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901 DAY STREET

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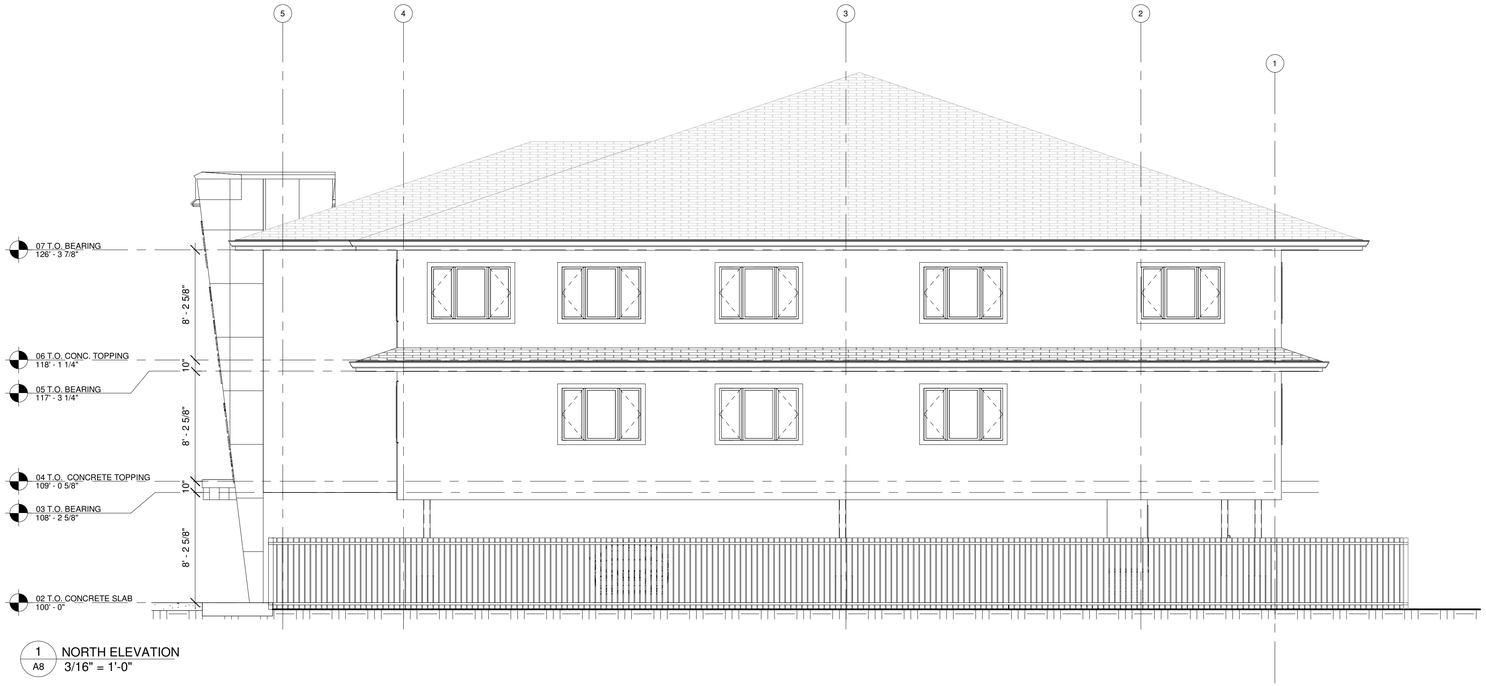

1 / A8 NORTH ELEVATION
3/16" = 1'-0"



2 / A8 SOUTH ELEVATION
3/16" = 1'-0"

Revisions

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