Agenda – Executive Policy Committee – July 13, 2022

REPORTS

Item No. 10 Subdivision and Rezoning – 140 Otter Street, 1455 and 1465 Buffalo Place and 125, 155, 165 and 175 Fennell Street (River Heights-Fort Garry Ward) File DASZ 22/2022 [c/r DAV 128030/2022D]

COMMUNITY COMMITTEE RECOMMENDATION:

On June 24, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 22/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 24, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated May 24, 2022 and included within Schedule "A".

4. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 22/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 8 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 24, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DASZ 22/2022

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy
Councillor Orlikow

Public Hearing: June 24, 2022
Council Building, 510 Main Street

Applicant: Taylor McCaffrey LLP (David Marshall)

Subject:



APPLICANT : Taylor McCaffrey LLP (David Marshall)
FILE : DASZ 22/2022
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "M1" MANUFACTURING LIGHT DISTRICT to an "M2" MANUFACTURING GENERAL DISTRICT to facilitate the reconfiguration of a property line between two properties to allow the expansion of a building on proposed Lot 1. **For information, phone D. Iskierski, Planner at 204-986-5337.**

Premises Affected: 140 Otter Street, 1455 and 1465 Buffalo Place and 125, 155, 165 and 175 Fennell Street

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: June 24, 2022

Community Committee Recommendation:

On June 24, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 22/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 24, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

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12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. It's really just consolidating some lands to enable more employment lands. It's a good thing, we need employment lands and this area is bubbling.

2. The BRT is actually having an impact on this area as well and I'm quite happy to see its growth and this is a quite logical step.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated April 19, 2022 2. Notification of Public Hearing dated May 24, 2022 3. Manitoba Status of Titles 2424708/1 and 2424710/1 4. Letter of authorization dated January 25, 2022 from John Pollard, Saults & Pollard Real Estate Ltd., to Taylor McCaffrey LLP 5. Surveyor's Building Location Certificate and sketch dated between December 23, 2021 and January 4, 2022 6. Title Plot Sketch 7. Proposed Subdivision Sketch dated January 17, 2022 8. Caveat 3376895 9. Plans (19 pages) 10. Report from the Urban Planning Division dated June 8, 2022 11. Inspection Report 12. Recording of Representations

REPRESENTATIONS:

In Support:

David Marshall

In Opposition:

Nil

For Information:

Nil

For the City:

D. Iskierski, Planner, Planning, Property and Development Department
G. Jasper, Land Development Administrator, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 22/2022

ADMINISTRATIVE REPORT

Title: DASZ 22/2022 – 140 Otter Street

Issue: An application for consideration at the public hearing to subdivide and consolidate land and rezone from 'M1' Manufacturing Light to 'M2' Manufacturing General for the expansion of an industrial building.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, MCP	J. Kiernan	N/A	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 22/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 24, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2022, to the satisfaction of the Director of Planning, Property and Development.
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ancillary fees (the “Fees”) are submitted to the City within 2 years after the By-law has been given first reading.

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to subdivide and consolidate land from two other properties and rezone from ‘M1’ Manufacturing Light District to ‘M2’ Manufacturing General District for the expansion of an industrial building.
- Subdivisions and rezonings require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject site will be consolidated and rezoned consistent with the map provided in Schedule “A” of this report.

CONSULTATION

Prior to applying for a formal development application, a pre-application was filed by the applicant to determine any site constraints or considerations that may impact the development. The proposed design incorporates the feedback provided by applicable municipal departments.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: City Building

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Applicable Policies for Employment Lands – General Industrial Areas:

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.31 Employment Lands

- Designate Employment Lands within the Urban Structure, to accommodate forecasted job growth and advance economic development in both the City and region, while mitigating incompatible land use conflicts, to provide a stable operating environment to businesses, and to promote community health and safety.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by:	Dan Iskierski, MCP
Date:	June 8, 2022
File No.	DASZ 22/2022

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Appendix B — Proposed By-law
3. Schedule "A" — Recommended File No. DASZ 22/2022 City Centre Community Committee, dated May 24, 2022
4. Schedule "B" — Report of the Administrative Working Group – May 31, 2022

APPENDIX 'A'

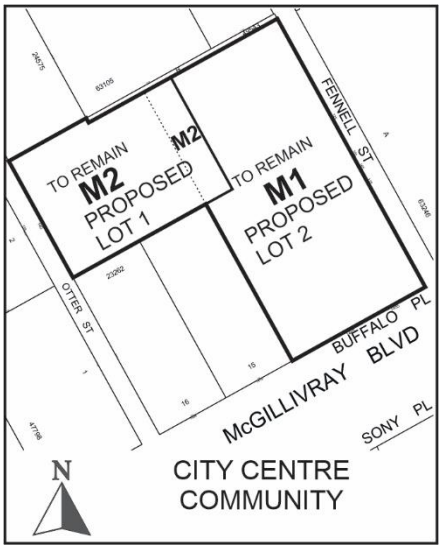
DATE: May 24, 2022

FILE: **DASZ 22/2022**
RELATED FILES: DAV 22-128030\D

COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.652 – Buffalo

SUBJECT: An application to subdivide and consolidate land from two adjacent properties and rezone to 'M2' (Manufacturing General) for the expansion of an existing industrial building.

LOCATION: 140 Otter Street (see map below)



APPLICANT: A. David Marshall (TAYLOR MCCAFFREY LLP)
2200-201 Portage Ave
Winnipeg, MB R3B 3L3

OWNER: SAULTS & POLLARD REAL ESTATE LTD.
140 Otter St (ATTN: BRIAN BRAUN)
Winnipeg, MB R3T 0M8

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject properties are located on the east side of Otter Street, north side of Buffalo Place and the west side of Fennell Street in the Buffalo neighbourhood of the River Heights – Fort Garry ward.
- The site comprises four separate parcels that in total encompass 23.28 acres (94,210 square metres) in area and currently has three buildings used for printing services by one company and/or its affiliated companies.
- Under the *Complete Communities Direction Strategy 2.0*, the properties are located within the "Employment Lands" policy area and is zoned "M1" Manufacturing Light District and "M2" Manufacturing General District.

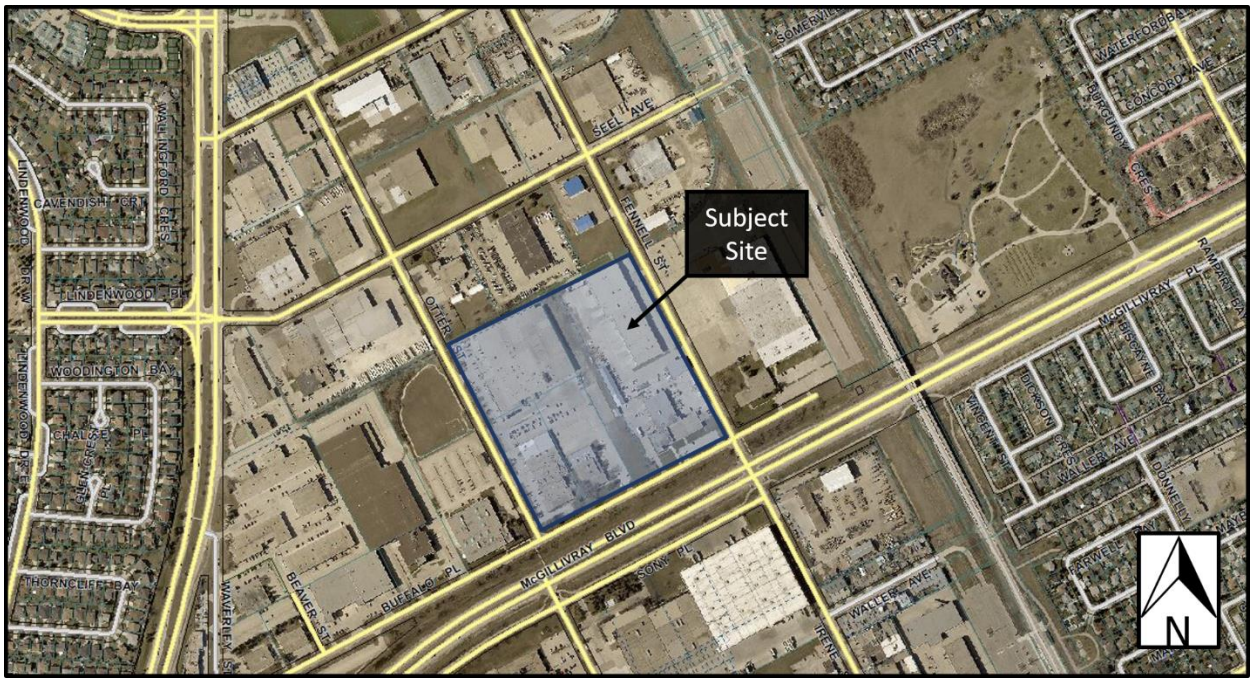


Figure 1: Aerial photo of subject site and surrounding uses *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Land zoned "M1" Manufacturing Light District and "M2" Manufacturing General District.

South: Buffalo Place then McGillivray Boulevard then land zoned "M2" Manufacturing General District.

East: Fennell Street then land zoned "M2" Manufacturing General District.

West: Otter Street then land zoned "M2" Manufacturing General District.

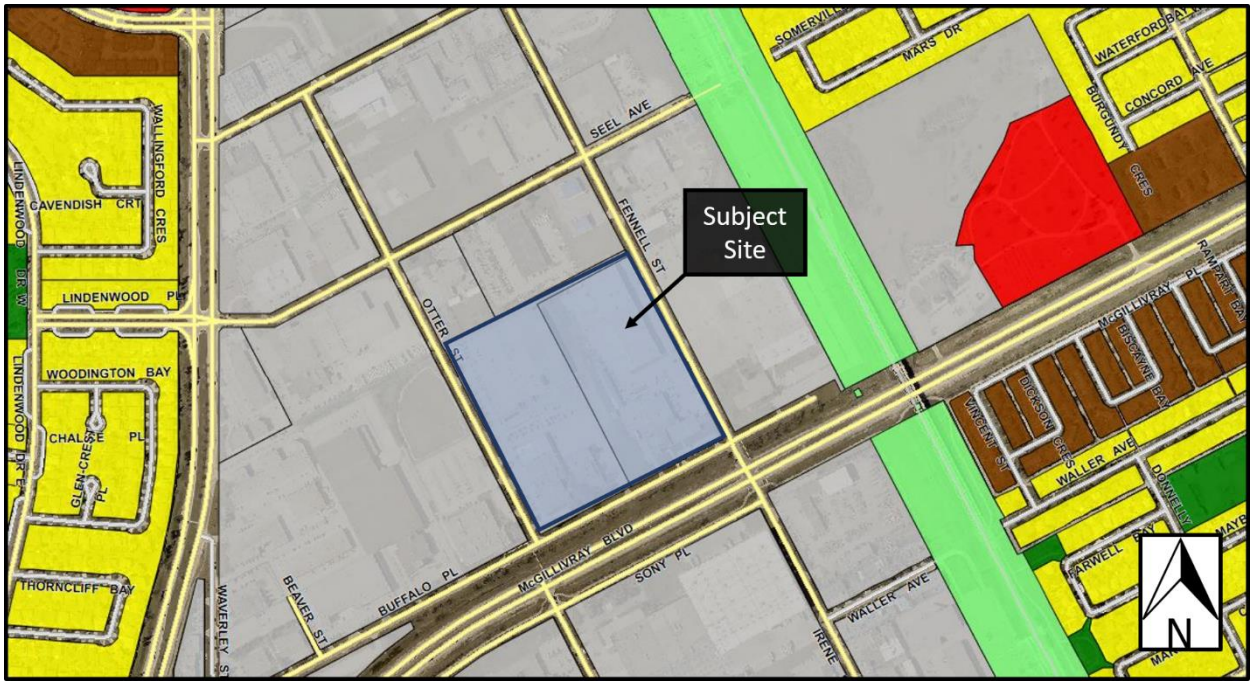


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to expand the building at 140 Otter Street which requires a subdivision to consolidate subdivided sections of land from 125, 155, 165 & 175 Fennell Street into the property addressed at 140 Otter Street.
- The consolidation of land would result in a new parcel with split zoning between “M1” Manufacturing Light and “M2” Manufacturing General. The newly created parcel to accommodate the expansion would need to be rezoned to “M2” Manufacturing General District and the residual parcel would remain as “M1” Manufacturing Light District.
- The expansion of the existing building at 140 Otter Street will expand the footprint to the east and to the north in two separate additions. Only the expansion to the east requires additional land from the adjacent property as the northern expansion can be accommodated within the existing property boundary.
- The proposed development will include a new staging area, maintenance shop, storage, office space and a loading and shipping area.
- The existing parking area has 140 parking stalls which will be reconfigured to meet the accessible parking requirements of the Winnipeg Zoning Bylaw.
    - The subject site is part of a larger manufacturing complex that includes three other properties and three other buildings that are owned and/or operated by the same company and as such, additional parking areas are available for collective use.
- To meet the current Winnipeg Zoning Bylaw requirements the proposed development also includes additional landscaping, updated refuse enclosure, improved pedestrian connections for internal pathways and a pedestrian connection to the adjacent Winnipeg Transit bus stop.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions which resulted in a recommendation for a pre-application to determine site constraints and design considerations. The finalized design reflects the intent of the pre-application feedback.

With the Public

No letters of support were included with the letter of intent in the application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an area designated as "Employment Lands – General Industrial" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Employment Lands is to promote the competitiveness and economic diversity of the City of Winnipeg and surrounding region by accommodating and supporting existing and future employment.
- Goal 1 for Employment Lands is to guide development in Employment Lands according to various designations of which, and as stated above, the subject site should be guided under General Industrial areas policies which are to provide for light and medium industrial development.
- Goal 4 for Employment Lands is to protect existing and future Employment Lands. This section mainly relates to conversions of designated Employment Lands to other Designations or by protecting Employment Lands from incompatible land uses, however the following policy relates to the subject proposal:

  4.1 Provide a stable operating environment for businesses by preventing the intrusion of incompatible uses and by maintaining the affordability and attractiveness of Employment Lands for planned uses.

- Goal 7 for Employment Lands is to support high quality design and connectivity in the City's Employment Lands. More specifically policies regarding Employment Land Design and related to the subject proposal are as follows:

  7.1 Require that Employment Land areas be designed in accordance with the following design standards:

  a. Facilitate a high standard of transit and active transportation connectivity. Opportunities to enhance this connectivity in existing Employment Lands shall be encouraged;

  c. Pathways and sidewalks should be provided to connect businesses to transit stops;

  d. Encourage a high standard of design along collector and arterial roads, particularly those with transit service, through landscaping, fencing, building elevations, and architectural elements; and

  f. Loading facilities and large open storage areas should be located in areas that minimize visual impact to other industrial uses and the street and/or screened through appropriate fencing and landscaping.

The Urban Planning and Design Division recommends approval of the subject proposal because it is consistent with applicable policies as outlined above for Employment Lands – General Industrial for the following reasons:

- The land use proposal fits within the current land use designation for the subject site;
- The development involves the expansion of an existing industrial use of which, the proposal will make use of existing space in an efficient and relatively affordable manner; and
- The proposed development includes pathway connections to transit stops, improves landscaping on site and loading facilities are situated as much is feasibly possible to maximize distance from the public street and minimize the visual impact.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"M2" Manufacturing General District

The Manufacturing General (M2) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.

Reasons for the Variances

- Under the "M2" Manufacturing General zoning District, a front yard of 25 feet is required for parking areas. The applicant is proposing a front yard setback of 16.5 feet to the parking area. For this reason, a variance is required.
- The proposed development requires 271 parking spaces and the applicant is proposing 140 parking spaces. For this reason, a variance is required.

ANALYSIS OF VARIANCES

The Urban Planning and Design Division supports this type of infill development within Employment Lands because it utilizes existing infrastructure in an efficient manner, has a minimal impact on the existing form, is compatible with the existing surrounding land uses and provides an affordable opportunity to expand the operations of an existing industrial use.

Front yard setback to parking area and reduction in parking requirements

The Urban Planning and Design Division supports the reduced front yard setback to the parking area and the reduction in required parking spaces for the following reasons:

- The variances requested are associated with an existing parking area that will only slightly be increased near the proposed northern addition so will not fundamentally change layout nor functionality of the parking configuration;
- The proposal includes a reconfiguration of the parking area to assign accessible parking spaces which were not present prior to this application;
- Pedestrian pathways that meet current universal design requirements within the Winnipeg Zoning Bylaw will be added between the front entrance to the adjacent bus stop and provide a visual crossing in the parking area; and
    - Landscaping will be provided which will mitigate the impact of a reduced front yard setback to the parking area.

LAND DEDICATION

- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes or an equivalent amount as a cash dedication (cash in lieu).
- In this instance, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval with conditions** for the following reasons:

- The proposed development is consistent with the policies of *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0*;
- The proposal is consistent with the policies guiding development in Employment Lands – General Industrial in the *Complete Communities Direction Strategy 2.0* because it utilizes existing infrastructure in an efficient manner, has a minimal impact on the existing form, is compatible with the existing surrounding land uses and provides an affordable opportunity to expand the operations of an existing industrial use.; and
- The proposal is designed with a high degree of quality and enhances the overall look of the street edge along Otter Street.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared By: Dan Iskierski, MCP
PPD File # DASZ 22/2022

Schedule "A" for File No. DASZ 22/2022, City Centre Community Committee, dated May 24, 2022

By-Law No. _____

File No. **DASZ 22/2022**

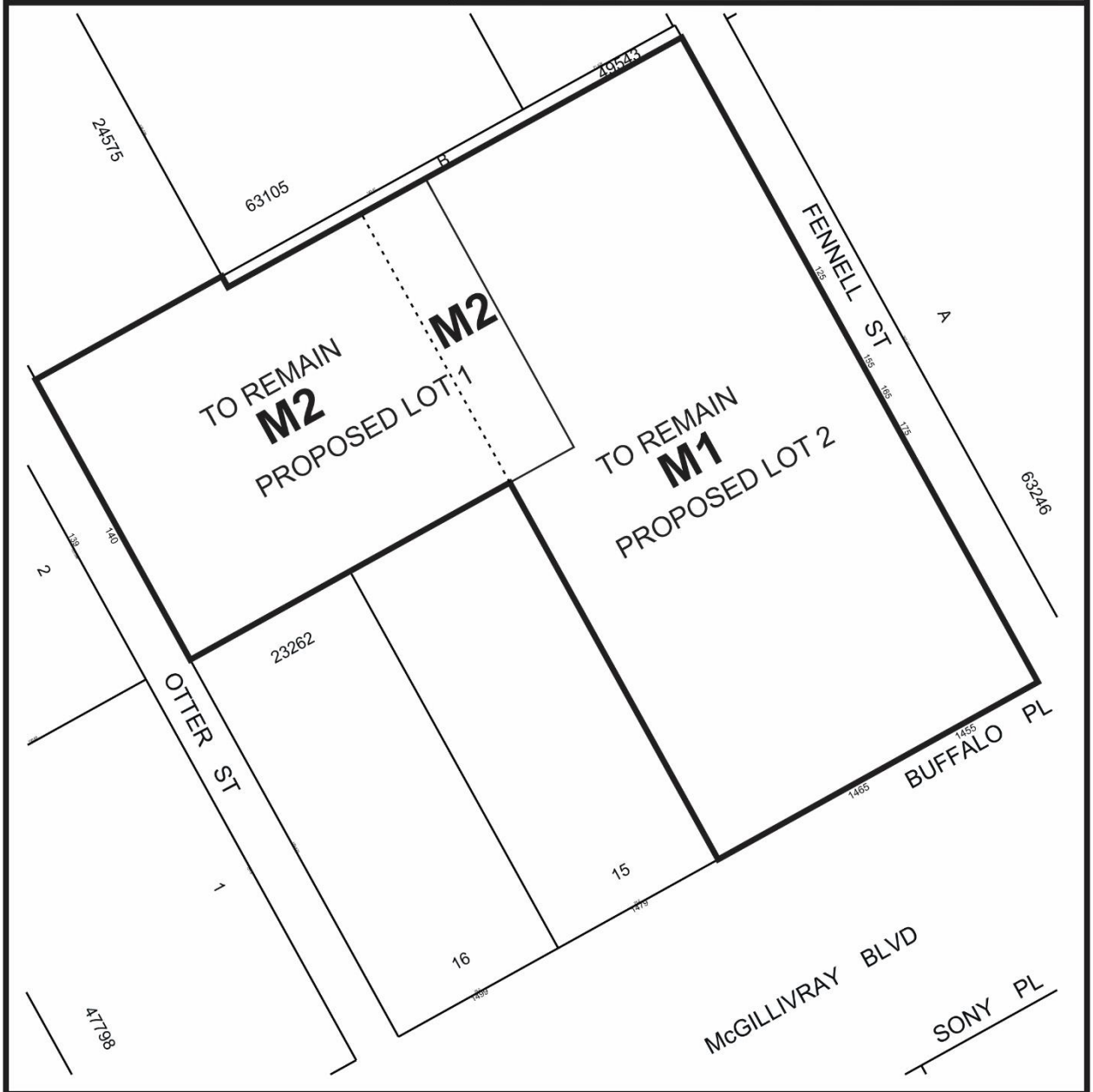
Atlas Sheet No. **AG22**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning a portion of the land located at 140 Otter Street, 1455 and 1465 Buffalo Place and 125 to 175 Fennell Street from an "M1" MANUFACTURING LIGHT DISTRICT to an "M2" MANUFACTURING GENERAL DISTRICT to facilitate the reconfiguration of a property line between two properties to allow the expansion of a building on proposed Lot 1.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 140 OTTER STREET, 1455 AND 1465 BUFFALO PLACE AND 125, 155, 165 AND 175 FENNELL STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 22/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required to widen the west side of the Fennell Street right-of-way by approximately 0.942m, along the full length of the Planned Area where there are no existing buildings/fences, abutting Fennell Street, to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 22/2022
May 31, 2022

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

Exhibit “9” referred to in File DASZ 22/2022



DRAWING INDEX

ARCHITECTURAL

A0.0 Cover Page
A0.1 Life Safety Plan - Building Addition (A)
A0.2 Life Safety Plan - Building Addition (B)
A1.0 Context Plan
A1.1 Site Plan

New Addition (A)

A1.2 Partial Main Floor Plan @ New Addition (A)
A2.1 New Addition (A) Enlarged Main Floor Plan
A2.2 New Addition (A) Enlarged Mezzanine Floor Plan
A2.3 New Addition (A) Roof Plan
A2.4 New Addition (A) Main Floor Life Safety Plan
A2.5 New Addition (A) Mezzanine Floor Life Safety Plan
A3.0 Exterior Elevations
A3.1 Door & Window Schedules
A4.0 Building Sections

Future Addition (B)

A5.0 Partial Main Floor Plan @ Future Addition (B)
A5.1 Future Addition (B) Enlarged Floor Plans
A5.2 Future Addition (B) Roof Plan
A5.3 Future Addition (B) Life Safety Plan
A5.0 Exterior Elevations
A4.0 Building Sections
A7.1 Building Sections

STRUCTURAL

S-0 Key Plan & Notes
S-1 Partial Foundation Plan Addition A
S-2 Partial Roof Framing Plan Addition A
S-3 Partial Foundation Plan Addition B
S-4 Partial Roof Framing Plan Addition B

CIVIL

90

MECHANICAL

90

ELECTRICAL

90

PROJECT TEAM

CLIENT
John Pollard
Co-Chief Executive Officer
Pollard Banknote Limited
160 Otter Street
Winnipeg, MB Canada, R3N 0M8
(E) jpollard@pbl.ca
(O) (204) 474-2323 ex. 354

Project Manager
Corporate Engineering Manager
Pollard Banknote Limited
160 Otter Street
Winnipeg, MB Canada, R3N 0M8
(E) jshuster@pbl.ca
(O) (204) 474-2323 ex. 438

ARCHITECTURAL
Dean Syverson
Principal, Project Architect
UNIT 7 Architecture Inc.
B-1120 Corydon Avenue
Winnipeg, Manitoba, R3N 0K1
(E) dean@unit7.com
(O) (204) 488-9100
(C) (204) 791-8978

Assistant
Architectural Intern
Unit 7 Architecture Inc.
B-1120 Corydon Avenue
Winnipeg, Manitoba, R3N 0K1
(E) [illegible]@unit7.com
(O) (204) 488-9100
(C) (519) 791-8128

STRUCTURAL
Jon Bird
Principal Structural Engineer
Arkitekt Engineering Ltd
355 Wilkes Ave
Winnipeg, MB R3L 0L5
(E) jon@arkitekteng.com
(O) (204) 452-5047 ex. 202

MECHANICAL
David Simonet
Mechanical Engineer
4Sis Group
3rd Floor - 865 Waverley St
Winnipeg, MB R3T 5P4
(E) dsimonet@4sisgroup.com
(O) (204) 896-1209

ELECTRICAL
Chris Sarkies
Electrical Engineer
4Sis Group
2nd Floor - 865 Waverley St
Winnipeg, MB R3T 5P4
(E) csarkies@4sisgroup.com
(O) (204) 896-1209

CIVIL
Steve Haines
Civil Engineer
Sandbox Design & Consulting
(E) steve@sandboxconsulting.ca
(O) (204) 892-1138

GEOTECHNICAL
Dirk Robinson
Principal, Senior Geotechnical Engineer
Dirtgeek Robinson
1697 Dublin Ave #1
Winnipeg, MB R3H 1A8
(E) drobinson@dirtgeektechnical.com
(O) (780) 652-7252

GENERAL NOTES

1. The Contractor and all sub-trades shall ensure that all work is performed in accordance with the Manitoba Building Code, and Workplace Health and Safety regulations.

2. All materials and workmanship are to satisfy or exceed applicable industry, CSA, and OBC standards.

3. All products, materials and equipment to be installed as per manufacturer's specifications.

4. The Contractor and all sub-trades shall check all dimensions before commencement of work and report any discrepancies to the Architect.

5. The Contractor will contract to complete all work as set out in the contract documents and all work as described, required to satisfy the intent of the contract documents.

6. The Contractor will maintain the work in a tidy condition, free from accumulation of waste products and debris. Regular where possible the Contractor shall provide continuous cleanup and maintenance of the site during construction.

7. The Contractor will maintain fire protection systems and exits during construction.

8. On completion of work, the Contractor will remove all temporary protection. Remove from site all debris, surplus materials, tools, plant and equipment and leave clean and tidy, ready and suitable for occupation.

9. The Contractor will use all means necessary to prevent the spread of dust during performance of the work. Provide thorough cleaning of areas affected by work.

10. The Contractor is to obtain all building permits and inspections by all authorities having jurisdiction.

11. The Contractor is to submit shop drawings for doors, hardware, windows, glass, railings & steel stud.

12. The Contractor is to submit samples of all finished materials for approval before fabrication or installation.

13. The Contractor is to consult with the Architect before making any changes, record same by site conditions or other factors, and to record all changes to the contract documents and to submit a copy to the Architect and Owner upon completion of work.

14. All dimensions are given to framing unless noted otherwise, and to internal sheathing in the case of exterior walls.

SYMBOL LEGEND

Building North
Drawing Identification
Building Elevation
Building Section
Detail on Plan(s)
Detail Reference
Interior Elevation
Room Identification
Door Identification
Window Identification
Keynotes

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
12" Lightweight CMU - steel studs on wall
Rigid insul
Vapour barrier
2x4 @ 16" o.c.
4" Batt insulation
3/4" Plywood

EXISTING EXTERIOR WALL
12" Lightweight CMU - steel studs on wall
3rd row SB
Vapour barrier adhesive
3" Batt insulation
Exterior adhesive
3" Foam insulation
1/2" Gyproc

EXISTING EXTERIOR WALL
8" Concrete block
4" CMU
1 1/2" Batt insulation
Vapour barrier
5x3 Shingling
1/2" drywall

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-9S4)
Exterior cladding TBD
1 1/2" EPS Type 2 rigid insulation
Flashing strip
5/8" Gypboard sheathing Type X
Taped steel studs @ 16" o.c. on layout
R-12 Lightweight QMB w/ Primaloft
5/8" Gypboard Type X

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-9S4)
EPS Stucco System
Stucco Finish Coat
Glass fibre embedded in basecoat
Rain shield
4 1/2" EPS Type 2 rigid insulation
Sheathing c/w
Sheathing as per Structural
R-12 Lightweight QMB w/ Primaloft
5/8" Gypboard Type X
Taped steel studs @ 16" o.c. on layout
R-12 Lightweight QMB w/ Primaloft
5/8" Gypboard Type X

INTERIOR WALL TYPES

2x6 INTERIOR PARTITION
3/4" GWB
2 1/2" Steel Studs @ 16" o.c.
NOISEPROOF AFB Soft mineral fibre batt
5/8" GWB Type X

2x4 INTERIOR PARTITION (NBC-S1c) (F.R.R. 45 min.)
5/8" GWB Type X
2 1/2" Steel Studs @ 16" o.c.
NOISEPROOF AFB Soft mineral fibre batt
5/8" GWB Type X

2x6 INTERIOR PARTITION/ PLUMBING WALL
5/8" GWB
2 1/2" Steel Studs @ 16" o.c.
5/8" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
6" concrete slab on compacted granular fill

EXISTING FLOOR ASSEMBLY
6" concrete slab on compacted granular fill

MAIN FLOOR ASSEMBLY
5 1/2" concrete slab as per Structural on compacted granular fill c/w bollard

ROOF TYPES

EXISTING ROOF ASSEMBLY
Gravel & ballast
1" EPS rigid insulation
Vapour barrier
4" Steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
4-ply SBS torch-on asphalt felt
1" EPS rigid insulation
Vapour barrier
4" Steel deck
Open web steel joists

ROOF ASSEMBLY (R33.33 (GA PS10) (F.R.R. 45 min.)
2-ply torch-on/self-adhered SBS Modified Bitumen Membrane
Underlayment
1" EPS rigid insulation
Sheathing as per Struct. Spec.
5cm Polyethylene vapour barrier
3" Steel deck as per Structural
Steel beams as per Structural
6" - 0" Slope to drain (typical unless noted)

2021.21 | 2022/ 03/09

PROVINCE OF MANITOBA — DEAN SYVERSON — REGISTERED ARCHITECT
PROVINCE OF MANITOBA — UNIT SEVEN ARCHITECTURE INC. — CERTIFICATE OF AUTHORIZATION

UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

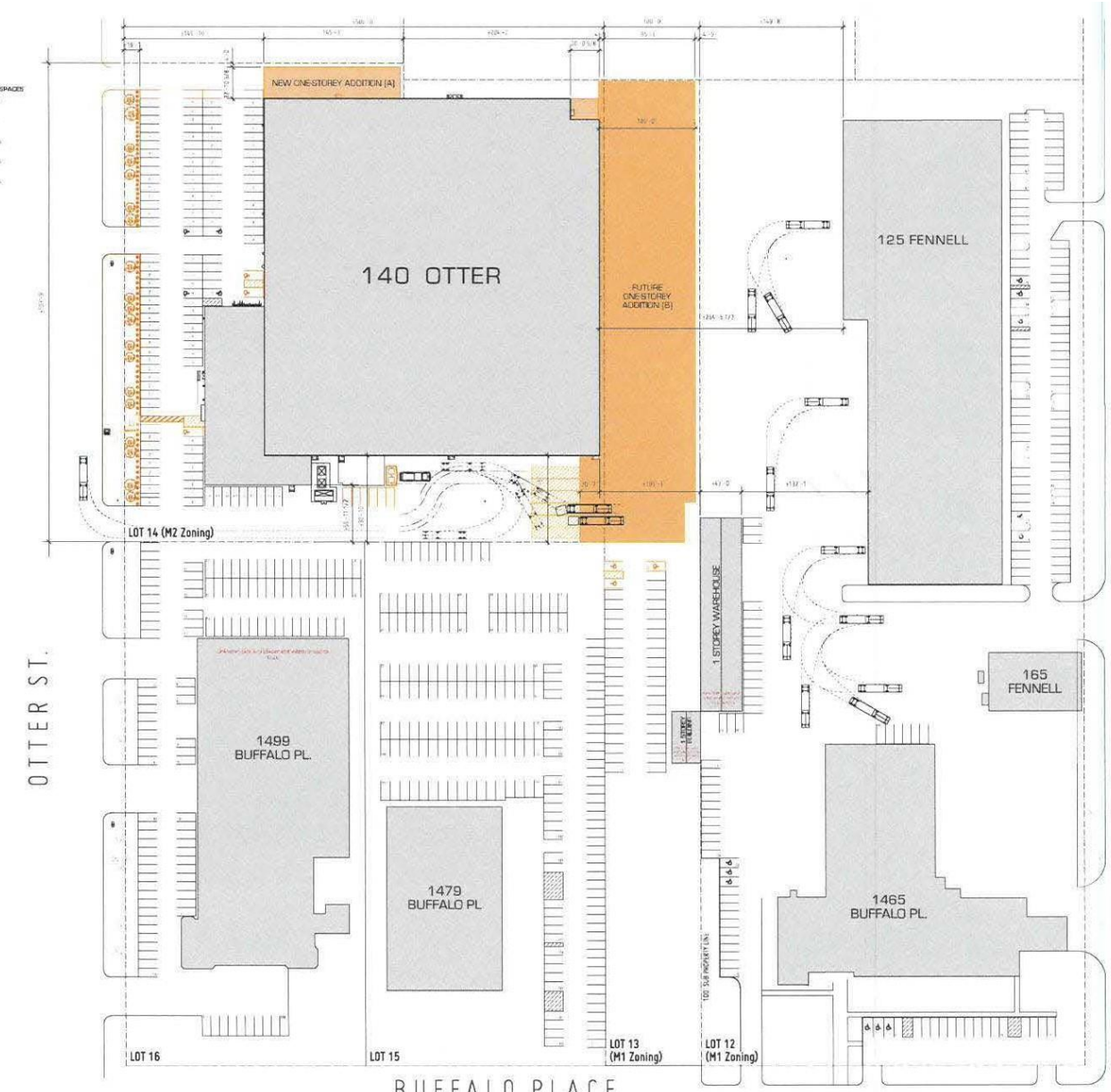
COVER SHEET

not for construction

A0.0

PARKING SUMMARY

LOT # & ADDRESS(ES)	# OF PARKING SPACES
Lot 12 [125 Fennell, 165 Fennell, 1465 Buffalo Place	182 parking spaces
Lot 13 [1499 Buffalo Place	47 parking spaces
Lot 15 [140 Otter Street	148 parking spaces
Lot 16 [1479 Buffalo Place	21 parking spaces
Lot 16 [1499 Buffalo Place	126 parking spaces



01 CONTEXT PLAN
NTS

2021.21	2022/ 03 /08

DEAN SYVERSON REGISTERED ARCHITECT — PROVINCE OF MANITOBA

UNIT SEVEN ARCHITECTURE INC. — PROVINCE OF MANITOBA ARCHITECTURAL CORPORATION

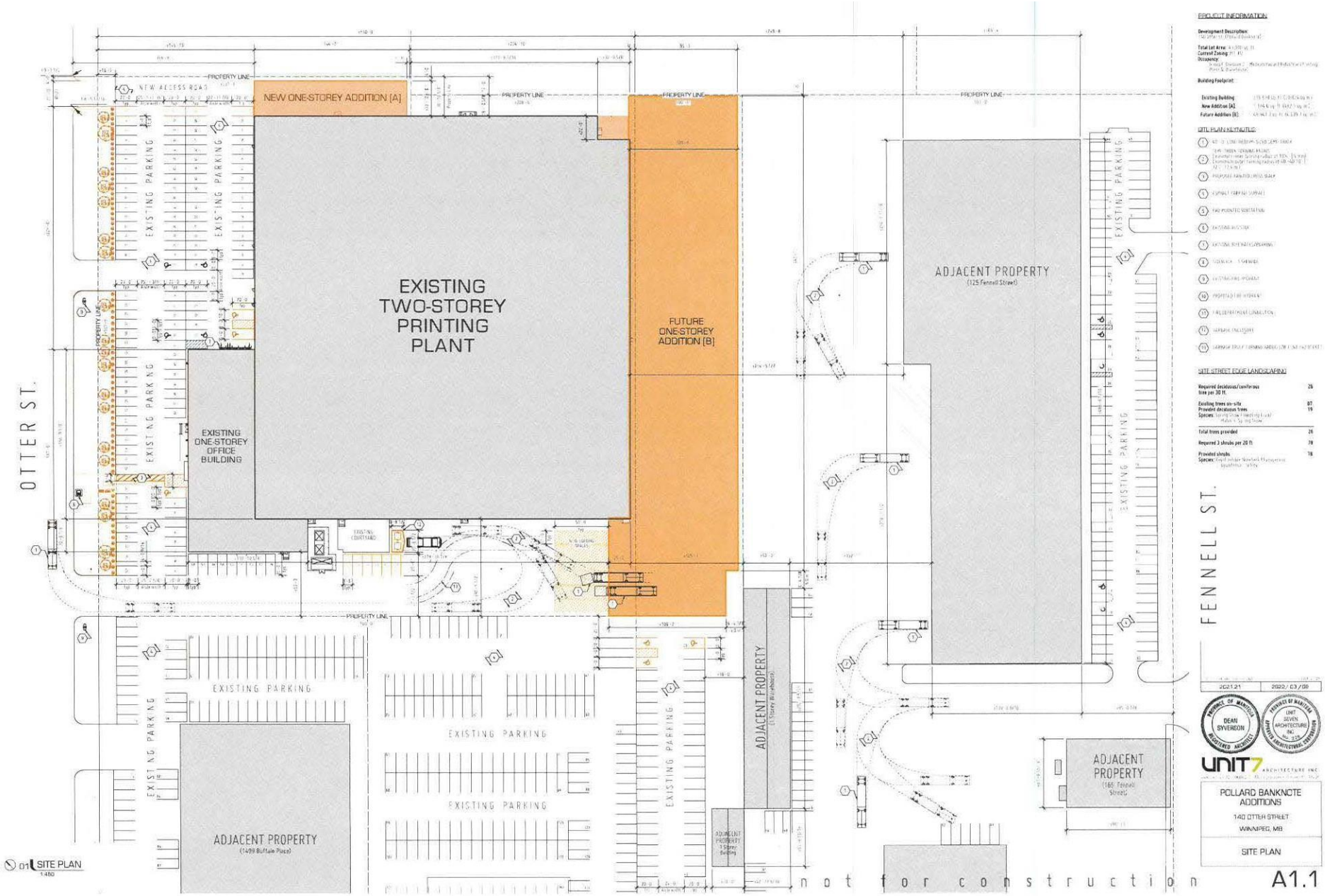
UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

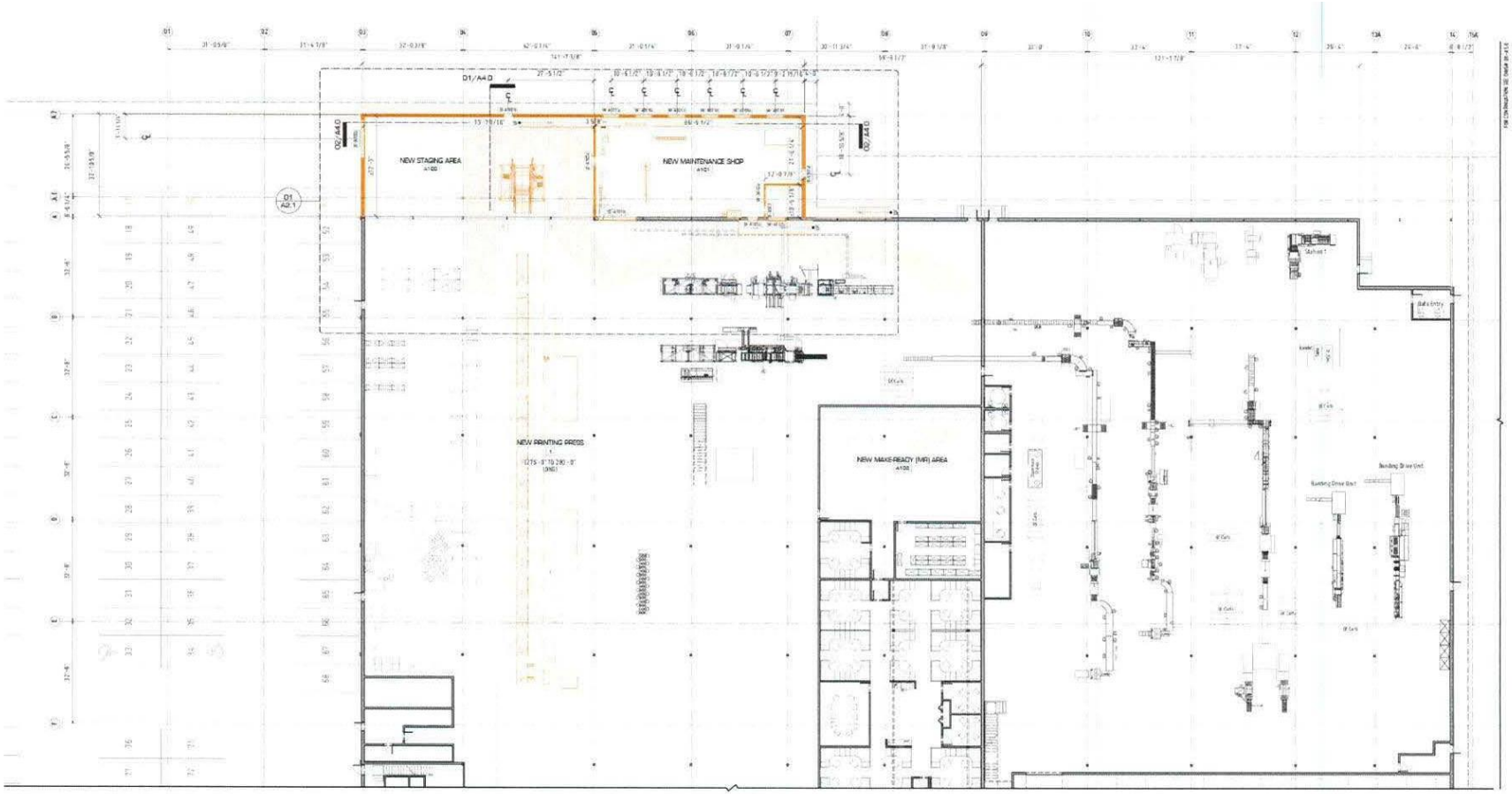
CONTEXT PLAN

not for construction

A1.0



NEW ONE-STOREY ADDITION [A]
EXISTING TWO-STOREY PRINTING PLANT
FUTURE ONE-STOREY ADDITION [B]
EXISTING ONE-STOREY OFFICE BUILDING
ADJACENT PROPERTY (125 Fennell Street)
ADJACENT PROPERTY (1409 Buffalo Place)
ADJACENT PROPERTY (165 Fennell Street)
EXISTING PARKING
PROPERTY LINE
OTTER ST.
FENNELL ST.
PROJECT INFORMATION
SITE PLAN KEYNOTES
SITE STREET EDGE LANDSCAPING
2021.21
2022/03/08
DEAN SYVERSON
UNIT 7 ARCHITECTURE INC
POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB
SITE PLAN
A1.1
01 SITE PLAN
not for construction



01 PARTIAL MAIN FLOOR PLAN @ ADDITION [A]
1/ 16" = 1-0"



02 KEY PLAN
1:2500

BUILDING INFORMATION

EXISTING BUILDING
215,538 sq. ft. (20,024 sq. m.)

ADDITION (A)
5,794 sq. ft. (538.5 sq. m.)

FUTURE ADDITION (B)
49,847.3 sq. ft. (4,631.7 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
12" Lightweight CMU + steel reinforced every 3rd course
Vapour barrier
2x6 @ 16" o.c.
4" batt insulation
1/4" fir plywood

EXISTING EXTERIOR WALL
12" Lightweight CMU + steel reinforced every 3rd course
Vapour barrier adhesive
2" foam insulation
Cement adhesive
2" foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x3.5 stagging
1/2" dry wall

WE1

EXTERIOR WALL ASSEMBLY (RSI 5.37) (NBC-83.d)
Exterior cladding TBD
1-1/2" XPS Type 2 rigid insulation
Building wrap
5/8" Roxtec Sheathing Type X
2x6 steel studs @ 16" o.c. on top of 8" Lightweight CMU w/ Perlite fill
7/8" channel 624" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
5/8" GWB Type X

WE2

EXTERIOR WALL ASSEMBLY (RSI 5.37) (NBC-83.d)
EIFS Stucco System
Stucco finish Coat
Wire mesh embedded in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing as per Structural
8" Lightweight CMU w/ Perlite fill
7/8" channel 624" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

IW1
2x6 INTERIOR PARTITION
1/2" GWB
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB (batt insulation to full height)
1/2" GWB

IW2
2x6 INTERIOR PARTITION (NBC-S1c) (I.R.S. 45 min.)
5/8" GWB Type X
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB (batt insulation to full height)
5/8" GWB Type X

IW3
2x6 INTERIOR PARTITION / PLUMBING WALL
1/2" GWB
5-1/2" Steel Studs @ 16" o.c.
1/2" GWB

FLOOR TYPES

FL1
EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

FL2
EXISTING FLOOR ASSEMBLY
6" concrete floor on compacted fill

FL3
MAIN FLOOR ASSEMBLY
C.I.P. concrete slab as per structural on compacted granular (see Structural)

ROOF TYPES

RC1
EXISTING ROOF ASSEMBLY
22 gauge R-Q roofing
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

RC1a
EXISTING ROOF ASSEMBLY
4-ply APP perforated asphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

RC2
ROOF ASSEMBLY (RSI 3) (UL P515) (I.R.S. 45 min.)
2-ply Torch Applied SBS Modified Bitumen Waterproof membrane
8" EPS rigid insulation
Sheathing as per Structural
6mil Polyethylene vapour barrier
2" Steel deck as per Structural
Steel beams as per Structural
1/2" GWB type X w/ Drywall suspension system

2021.11.21	2022.03.08

DEAN SIVERSON REGISTERED ARCHITECT — PROVINCE OF MANITOBA

UNIT SEVEN ARCHITECTURE INC. — PROVINCE OF MANITOBA CERTIFICATE OF AUTHORIZATION

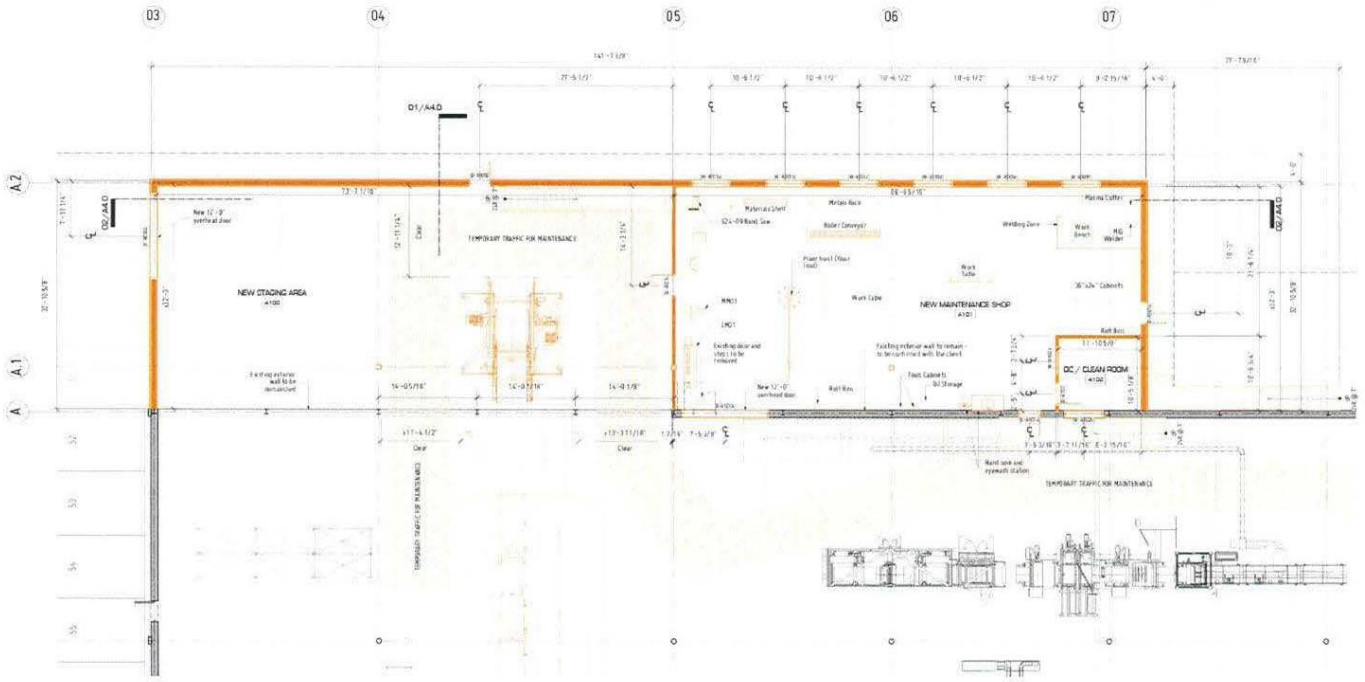
UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

NEW ADDITION [A] FLOOR PLAN

not for construction

A2.0



01 NEW ADDITION [A] MAIN FLOOR ENLARGED FLOOR PLAN
1/8" = 1'-0"



02 KEY PLAN
1:2500

BUILDING INFORMATION

EXISTING BUILDING
7,151.0 sq. ft. (20,024 sq. m.)

ADDITION [A]
5,194.3 sq. ft. (482.5 sq. m.)

FUTURE ADDITION [B]
49,947.3 sq. ft. (4,639.2 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
12" Lightweight CMU - joint reinforced every 3rd row w/
Vapour barrier
2x4 @ 16" o.c.
4" batt insulation
1/4" ply plywood

EXISTING EXTERIOR WALL
12" Lightweight CMU - joint reinforced every 3rd row w/
Vapour barrier adhesive
3" foam insulation
Cement adhesive
2" foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x3 Strapping
1/2" drywall

EXTERIOR WALL ASSEMBLY (01 S.07) (NBC-11.1.d)
External cladding TBD
1-1/2" XPS type 2 rigid insulation
Building wrap
5/8" Blueskin Sheathing Type V
2x6 steel studs @ 16" o.c. on top of
8" Lightweight CMU w/ Parging (2)
5/8" channel #24" o.c. w/ 3/4" XPS Type 1 or 2 b/w channel
6mil polyethylene vapour barrier
5/8" GWB Type X

EXTERIOR WALL ASSEMBLY (01 S.07) (NBC-11.1.d)
MR5 Classic System
Choice finish coat
Wire mesh embedded in base coat
Base coat
3-1/2" XPS type 2 rigid insulation
Building wrap
Sheathing as per Structural
8" Lightweight CMU w/ Parging (2)
7/8" channel #24" o.c. w/ 3/4" XPS Type 1 or 2 b/w channel
6mil polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GWB
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL batt insulation to full
1/2" GWB

2x6 INTERIOR PARTITION (NBC-9.1.c) (F.R.R. 45 min.)
5/8" GWB Type X
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL 6FB batt insulation to full
5/8" GWB Type X

2x6 INTERIOR PARTITION / PLUMBING WALL
1/2" GWB
5-1/2" Steel Studs @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
6 1/4" concrete slab as per Structural on compacted granular (see Structural)

ROOF TYPES

EXISTING ROOF ASSEMBLY
20 year B.U. roofing
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
4+ ply APP torch applied asphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

ROOF ASSEMBLY (R20.3) (UL P510) (F.R.R. 45 min.)
3-ply Torch Applied SBS Modified Bitumen Waterproof membrane
8" XPS rigid insulation
Sheathing as per Structural
Vapour barrier
1" steel deck as per Structural
Steel beams as per Structural
1/2" GWB Type X w/ firewall suspension system

2021.21	2020 / 03 / 08

DEAN SYVERSON

UNIT SEVEN ARCHITECTURE INC

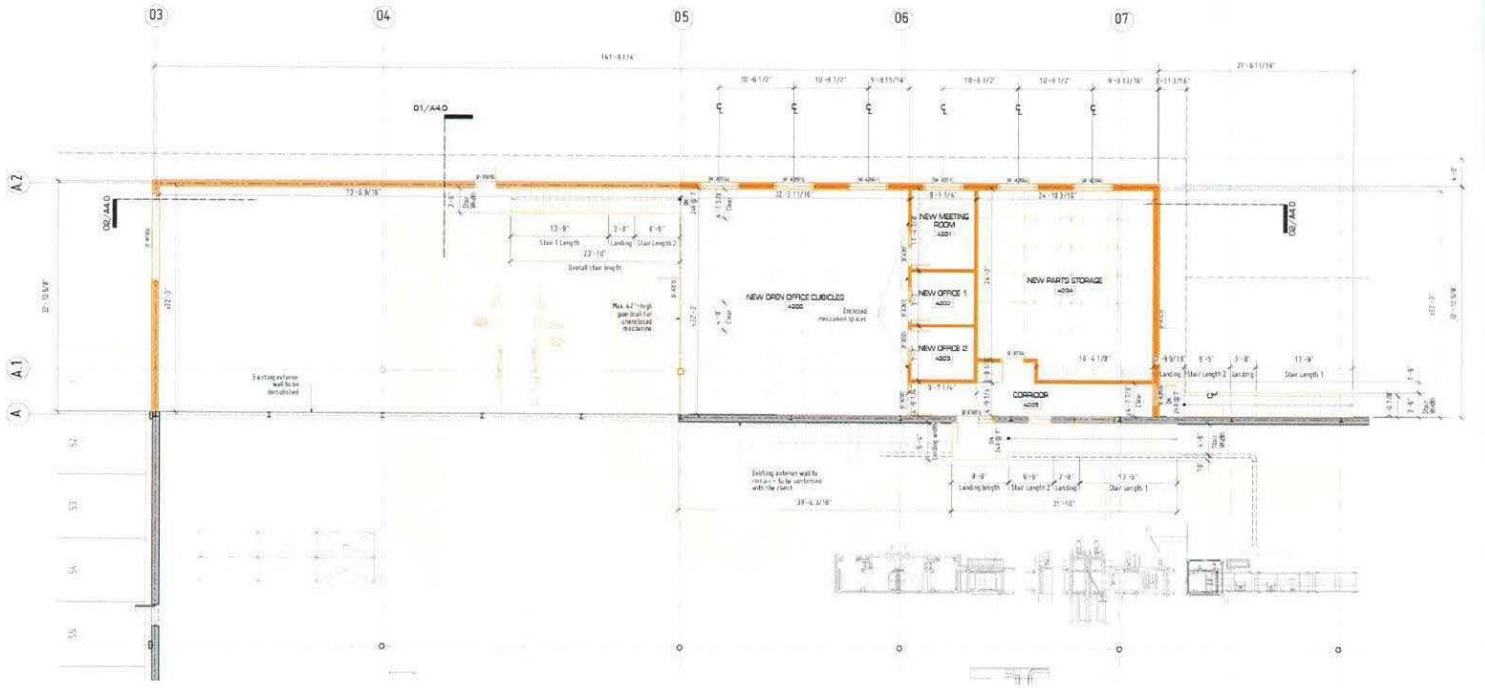
UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

NEW ADDITION [A] ENLARGED FLOOR PLAN

not for construction

A2.1



01 NEW ADDITION [A] MEZZANINE ENLARGED FLOOR PLAN
1/8" = 1'-0"



02 KEY PLAN
1:2500

BUILDING INFORMATION

EXISTING BUILDING
215,526 sq. ft. (20,024 sq. m.)

ADDITION [A]
5,194.6 sq. ft. (482.5 sq. m.)

FUTURE ADDITION [B]
49,847.3 sq. ft. (4,630.7 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier
2x4 @ 16" o.c.
6" batt insulation
1/4" fir plywood

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier adhesive
2" Foam insulation
Cement adhesive
2" Foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x3 Strapping
1/2" drywall

EXTERIOR WALL ASSEMBLY (R15.07) (NBC-03.d)
Exterior cladding EBS
1-1/2" EPS Type 2 rigid insulation
Building wrap
5/8" Sheathing Type X
2x6 steel studs @ 16" o.c. on top of
8" Lightweight CMU w/ Perlite fill
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
5/8" GWB Type X

EXTERIOR WALL ASSEMBLY (R15.07) (NBC-03.d)
RPS Stucco System
Stucco Finish Coat
Wire mesh embedded in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing as per Structural
8" Lightweight CMU w/ Perlite fill
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GWB
1-1/2" Steel Studs @ 16" o.c.
ROCKWOOL 4#8 batt insulation to fill
1/2" GWB

2x4 INTERIOR PARTITION (NBC-5.1c) (F.R.R. 45 min.)
5/8" GWB Type X
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL 4#8 batt insulation to fill
5/8" GWB Type X

2x6 INTERIOR PARTITION/ PLUMBING WALL
1/2" GWB
5-1/2" Steel Studs @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
5-1/4" concrete slab as per Structural on compacted granular (see Structural)

ROOF TYPES

EXISTING ROOF ASSEMBLY
20-year B.U. roofing
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
4-ply ... perforated asphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

ROOF ASSEMBLY (R33.3) (UL P510) (F.R.R. 45 min.)
2-ply fire-chappered SBS Modified Bitumen Waterproof membrane
6" XPS rigid insulation
Sheathing as per Structural
6mil Polyethylene vapour barrier
2" Steel deck as per Structural
Steel beams as per Structural
1/2" GWB Type X w/ Drywall suspension system

2021.01	2022/03/08

PROVINCE OF MANITOBA DEAN SYVERSON REGISTERED ARCHITECT

PROVINCE OF MANITOBA UNIT SEVEN ARCHITECTURE INC. APPROVED ARCHITECTURAL COMPANY

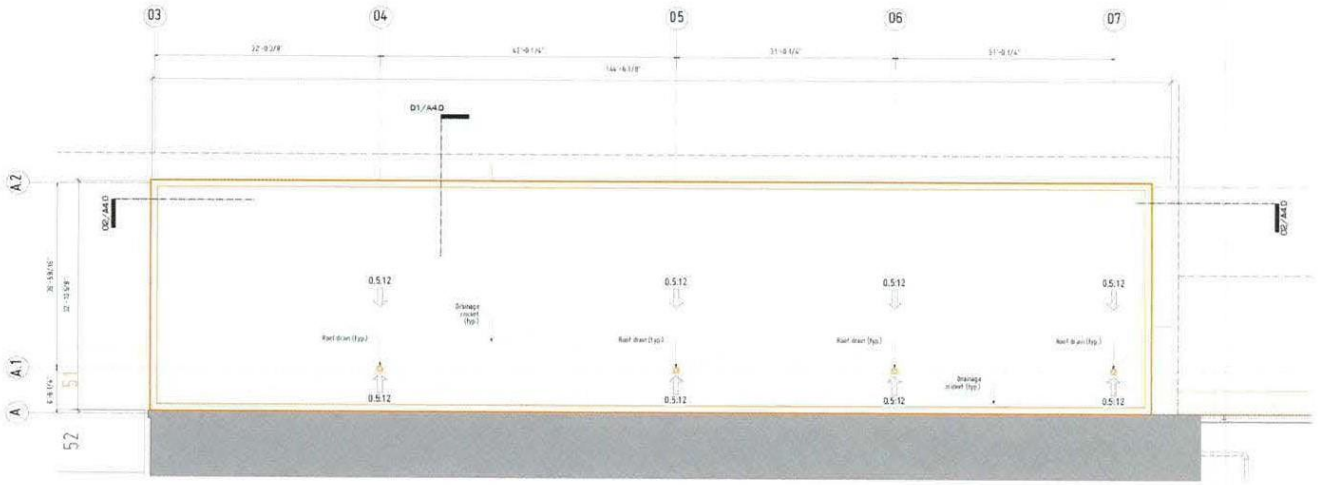
UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

NEW ADDITION [A] ENLARGED FLOOR PLAN

n o t f o r c o n s t r u c t i o n

A2.2



01 NEW ADDITION [A] ROOF PLAN
1/8" = 1'-0"



01 KEY PLAN
1:2500

BUILDING INFORMATION

EXISTING BUILDING
215,538 sq. ft. (20,024 sq. m.)

ADDITION [A]
5,194 sq. ft. (482.5 sq. m.)

FUTURE ADDITION [B]
48,941 sq. ft. (4,6 26.7 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier
2x4 @ 16" o.c.
6" Batt insulation
1/4" tip plywood

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier adhesive
3" Foam insulation
Cement adhesive
3" Foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x2 Strapping
1/2" drywall

EXTERIOR WALL ASSEMBLY (R15.8T) (NBC-B3.0)
Exterior cladding TBD
1-1/2" EPS Type 2 rigid insulation
Building wrap
5/8" Glasfibre Sheathing Type X
2x6 steel studs @ 16" o.c. on top of 8" Lightweight CMU w/ Pentile tilt
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
Grid polyethylene vapour barrier
5/8" GWB Type X

EXTERIOR WALL ASSEMBLY (R15.8T) (NBC-B3.0)
EIFS Stucco System
Stucco Finish Coat
Wire mesh embedded in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing as per Structural
8" Lightweight CMU w/ Pentile tilt
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
Grid polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GWB
1-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB batt insulation to fill
1/2" GWB

2x4 INTERIOR PARTITION (NBC-5.1c) (F.R.R. 45 min.)
5/8" GWB Type X
1-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB batt insulation to fill
5/8" GWB Type X

2x6 INTERIOR PARTITION/ PLUMBING WALL
1/2" GWB
1-1/2" Steel Studs @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

EXISTING FLOOR ASSEMBLY
6" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
C.I.P. concrete slab as per Structural on compacted granular (see Structural)

ROOF TYPES

EXISTING ROOF ASSEMBLY
20-year R & roofing
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
4-ply APS perforated asphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

ROOF ASSEMBLY (R33.3) (UL P510) (F.R.R. 45 min.)
2-ply Torch Applied SBS Modified Bitumen Waterproof membrane
8" APS rigid insulation
Sheathing as per Structural
Grid Polyethylene vapour barrier
1" Steel deck as per Structural
Steel beams as per Structural
1/2" GWB Type X w/ Drywall suspension system

2021.01 | 2022/03/08

PROVINCE OF MANITOBA DEAN SYVERSON REGISTERED ARCHITECT

PROVINCE OF MANITOBA UNIT SEVEN ARCHITECTURE INC. APPROVED ARCHITECTURAL CORPORATION

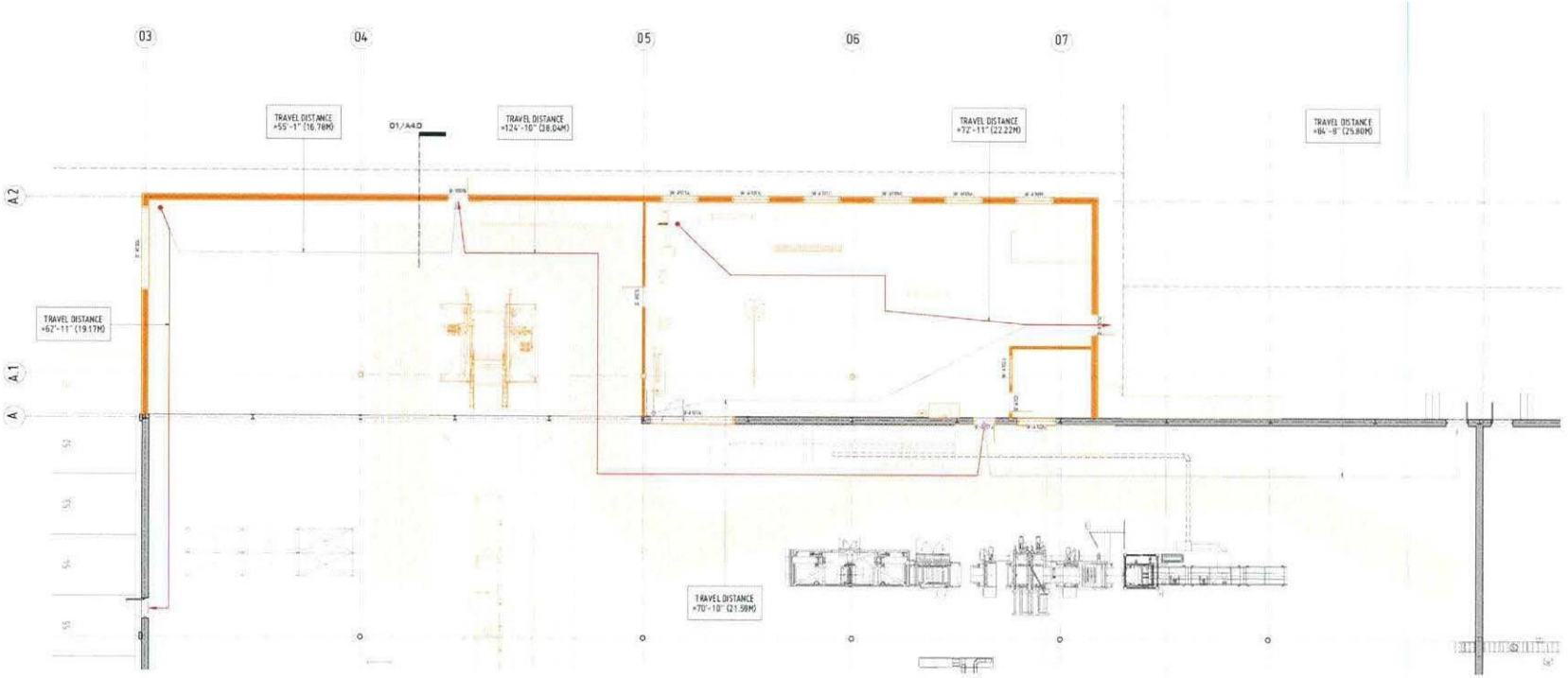
UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

NEW ADDITION [A] ROOF PLAN

not for construction

A2.3



01 NEW ADDITION [A] MAIN FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



02 KEY PLAN
1:2500

BUILDING INFORMATION

EXISTING BUILDING:
215,530 sq. ft. (20,024 sq. m.)

ADDITION [A]
5,784.5 sq. ft. (537.5 sq. m.)

FUTURE ADDITION [B]
49,843.3 sq. ft. (4,630.7 sq. m.)

2021.01	2022 / 03 / 08

PROVINCE OF MANITOBA — DEAN SYVERSON — REGISTERED ARCHITECT

PROVINCE OF MANITOBA — UNIT SEVEN ARCHITECTURE INC. — CERTIFICATE OF AUTHORIZATION

UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS

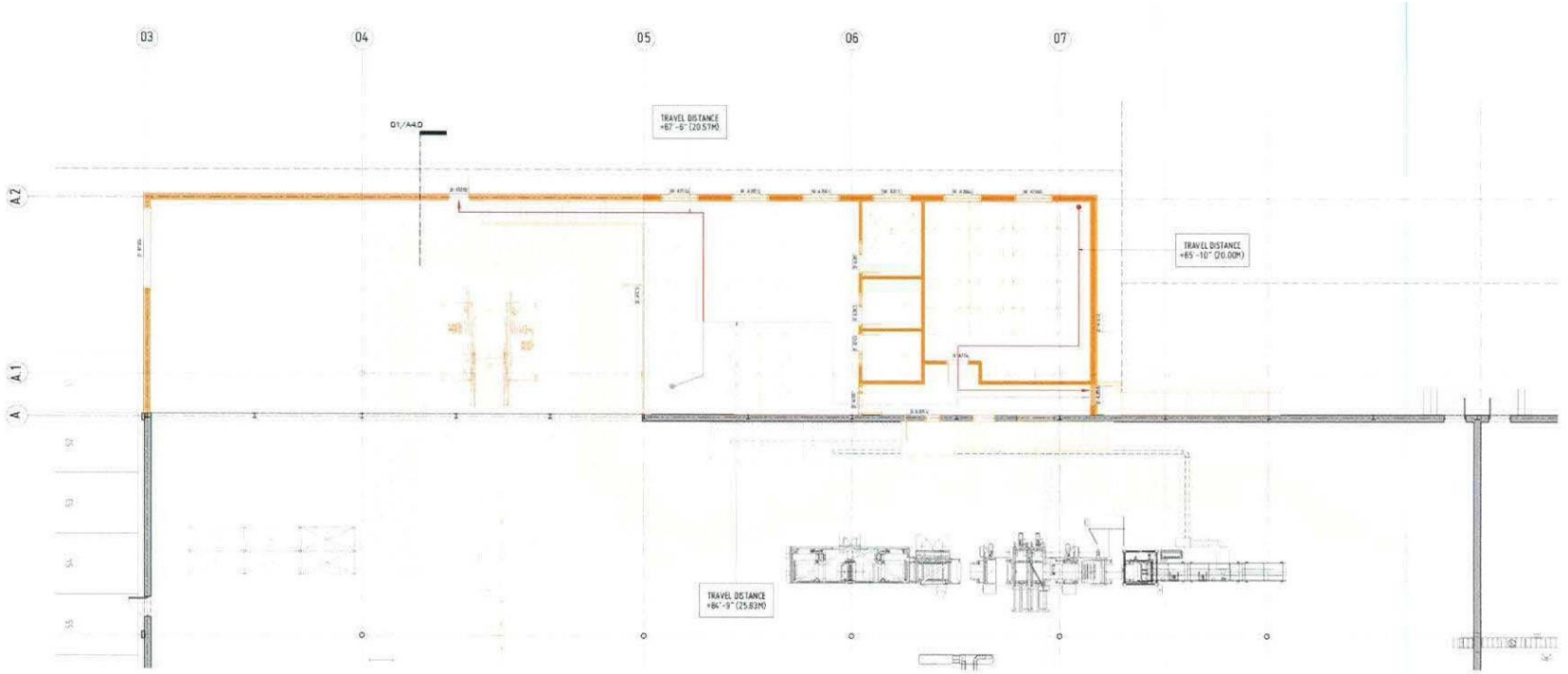
140 OTTER STREET

WINNIPEG, MB

NEW ADDITION [A] LIFE SAFETY PLAN - MAIN

not for construction

A2.4



01 NEW ADDITION [A] MEZZANINE FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



4 KEY PLAN
1:2500

BUILDING INFORMATION

EXISTING BUILDING
215,538 sq. ft. (20,024 sq. m.)

ADDITION (A)
5,194 sq. ft. (482 sq. m.)

FUTURE ADDITION (B)
49,847 sq. ft. (4,630.7 sq. m.)

2021.21	2022 / 03 / 08

DEAN SIVERSON REGISTERED ARCHITECT

UNIT SEVEN ARCHITECTURE INC. INTERIOR ARCHITECTURAL DESIGNERS

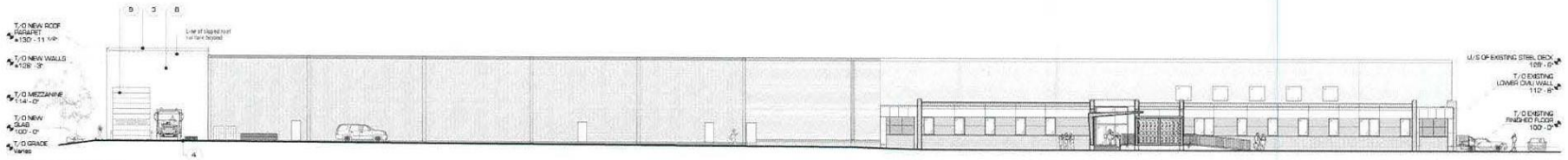
UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

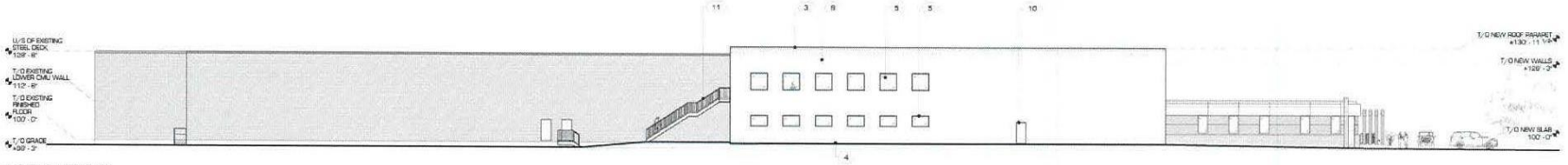
NEW ADDITION [A] LIFE SAFETY PLAN - MEZZANINE

not for construction

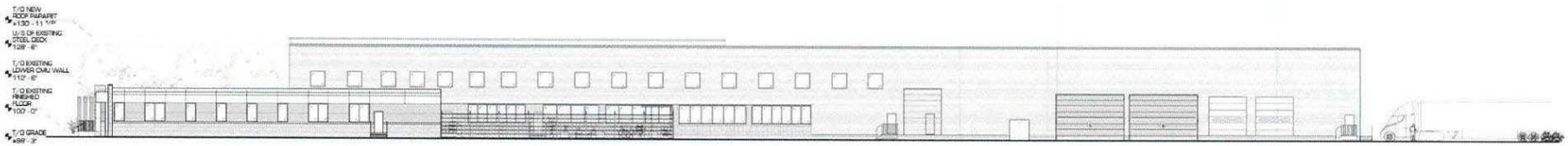
A2.5



01 NORTH ELEVATION
1/16" = 1'-0"



03 EAST ELEVATION
1/16" = 1'-0"



04 WEST ELEVATION
1/16" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING
215,538 sq. ft. (28,024 sq. m.)

ADDITION [A]
5,794.6 sq. ft. (482.9 sq. m.)

FUTURE ADDITION [B]
49,947.3 sq. ft. (4,879.7 sq. m.)

ELEVATION KEYNOTES

1. 2-Ply Torch-applied SBS Modified Bitumen Waterproof Roofing Membrane
2. Kaycan Preferred Aluminum Soffit & Downspouts - "Wolf White" Finish
3. Vicwest Prefinished Metal Fascia - "Cambridge White" Finish (WIC-5B161)
4. Cement Purging - "Cement Gray" Paint Finish (Benjamin Moore #2112-60)
5. Insulated Aluminum-Frame Windows
6. Vicwest AD200K Horizontal Stem Wall Panel - "Light Rawter" Finish
7. Painted Lightweight 8" CMU wall - "White Wisp" Finish (Benjamin Moore WIC-5A)
8. Noncombustible Stucco Cladding - "White Wisp" Paint Finish (Benjamin Moore WIC-5A)
9. Overhead Door Thermacore Sectional Steel Door 5911 w/ electric operator and 2 window glazing panels - Color Finish TBD
10. Hollow metal polystyrene-insulated steel exit door - Finish TBD
11. Exterior steel egress stairs by Steel Manufacturer

2021.21	2020/03/08

PROVINCE OF MANITOBA
DEAN SYVERSON
REGISTERED ARCHITECT

PROVINCE OF MANITOBA
UNIT SEVEN ARCHITECTURE INC.
REGISTERED ARCHITECTURAL CORPORATION

UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

NEW ADDITION [A] EXTERIOR ELEVATIONS

not for construction

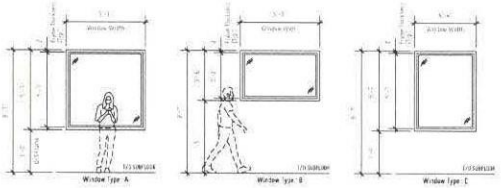
A3.0

DOOR SCHEDULE

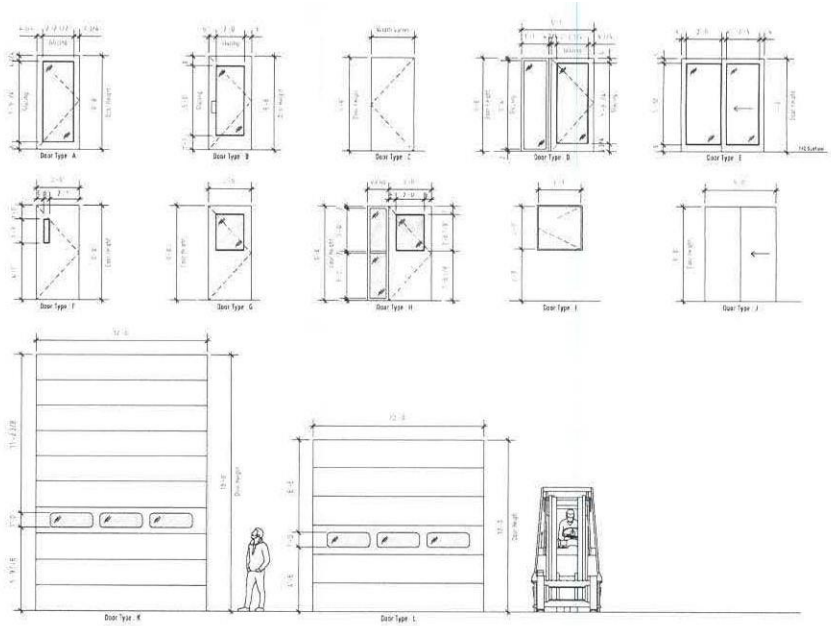
DOOR NO	FIRE RATING	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR CORE	DOOR FINISH	FRAME MATERIAL	FRAME TYPE	FRAME FINISH	LOCATION	COMMENTS
D- A100 a	-	12'0"	14'0"	K	M		PREFIN				New Staging Area [A100]	Insulated sectional overhead door c/w auto exit sensor
D- A100 b	-	2'10"	6'8"	C	HMS	Polystyrene	PT	PSF	B	PT	New Staging Area [A100]	Auto door closer; panic-set - exit only - no entrance permitted
D- A101 a	-	3'0"	6'8"	F	HM		PT	PSF	B	PT	New Maintenance Shop [A101]	Panic hardware, electric strikes, proximity reader, auto door closer
D- A101 b	-	12'0"	12'0"	L	M		PREFIN				New Maintenance Shop [A101]	Sectional overhead door c/w auto exit sensor
D- A101 c	-	3'0"	6'8"	F	HM		PT	PSF	B	PT	New Maintenance Shop [A101]	Panic hardware, electric strikes, proximity reader, auto door closer
D- A101 d	-	3'0"	6'8"	C	HMS	Polystyrene	PT	PSF	B	PT	New Maintenance Shop [A101]	Auto door closer; panic-set - exit only - no entrance permitted
D- A102	-	3'0"	6'8"	B	HM		PT	PSF	B	PT	New QC / Control Room [A102]	Auto door closer
D- A200	-	3'0"	6'8"	H	HM		PT	PSF	A	PT	New Open Office Cubicles [200]	Panic hardware, auto door closer
D- A201	-	2'8"	6'8"	D	ALUM		CLR ANOD	ALUM	A	CLR ANOD	New Meeting Room [201]	
D- A202	-	2'8"	6'8"	D	ALUM		CLR ANOD	ALUM	A	CLR ANOD	New Office 1 [202]	
D- A203	-	2'8"	6'8"	D	ALUM		CLR ANOD	ALUM	A	CLR ANOD	New Office 2 [203]	
D- A204	-	3'0"	6'8"	F	HM		PT	PSF	B	PT	New Parts Storage [204]	Panic hardware, electric strikes, proximity reader, auto door closer
D- A205 a	-	2'10"	6'8"	H	HM		PT	PSF	A	GALVANNEAL	Corridor [205]	Panic hardware, auto door closer
D- A205 b	-	2'10"	6'8"	C	HMS	Polystyrene	PT	PSF	B	PT	Corridor [205]	Auto door closer; panic-set - exit only - no entrance permitted

WINDOW SCHEDULE

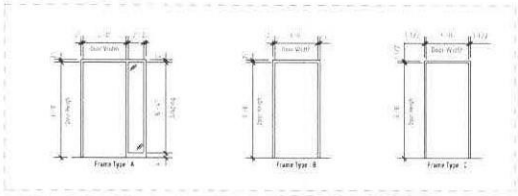
WINDOW	WINDOW TYPE	WIDTH	HEIGHT	OPERATION	SILL HEIGHT A.F.F.	LOCATION	COMMENTS
W- A101 a	B	5'7"	3'6"	Fixed Glass	5'4"	New Maintenance Shop [A101]	
W- A101 b	B	5'7"	3'6"	Fixed Glass	5'4"	New Maintenance Shop [A101]	
W- A101 c	B	5'7"	3'6"	Fixed Glass	5'4"	New Maintenance Shop [A101]	
W- A101 d	B	5'7"	3'6"	Fixed Glass	5'4"	New Maintenance Shop [A101]	
W- A101 e	B	5'7"	3'6"	Fixed Glass	5'4"	New Maintenance Shop [A101]	
W- A101 f	B	5'7"	3'6"	Fixed Glass	5'4"	New Maintenance Shop [A101]	
W- A102 a	C	4'4"	5'7"	Fixed Glass	3'0"	New QC / Control Room [A102]	
W- A102 b	A	5'7"	5'7"	Fixed Glass	3'0"	New QC / Control Room [A102]	
W- A200 a	A	5'7"	5'7"	Fixed Glass	3'0"	New Open Office Cubicles [200]	
W- A200 b	A	5'7"	5'7"	Fixed Glass	3'0"	New Open Office Cubicles [200]	
W- A200 c	A	5'7"	5'7"	Fixed Glass	3'0"	New Open Office Cubicles [200]	
W- A201	A	5'7"	5'7"	Fixed Glass	3'0"	New Meeting Room [201]	
W- A204 a	A	5'7"	5'7"	Fixed Glass	3'0"	New Parts Storage [204]	
W- A204 b	A	5'7"	5'7"	Fixed Glass	3'0"	New Parts Storage [204]	



03 WINDOW TYPES ELEVATIONS
1/4" = 1'-0"



01 DOOR TYPES ELEVATIONS
1/4" = 1'-0"



02 FRAME TYPES ELEVATIONS
1/4" = 1'-0"

2021 21	2020 / 03 / 08

DEAN SYVERSON REGISTERED ARCHITECT

UNIT 7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS

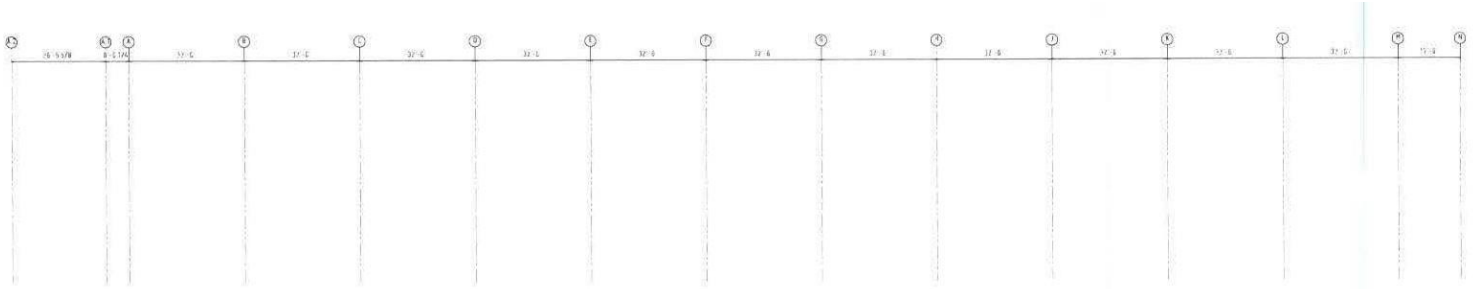
140 OTTER STREET

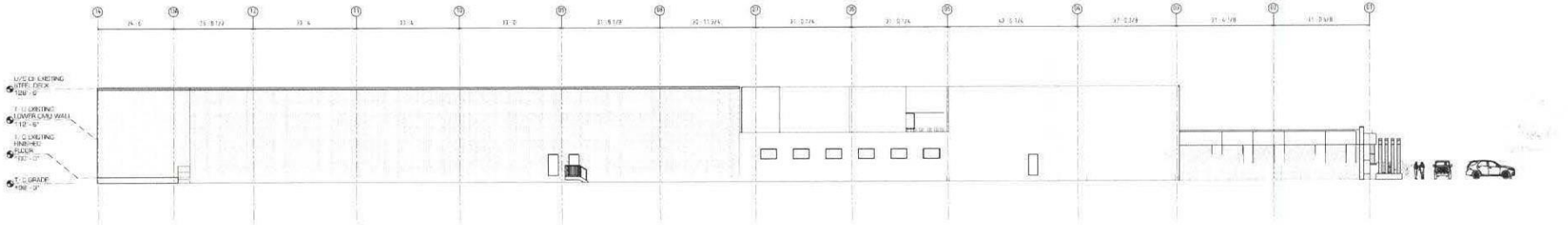
WINNIPEG, MB

NEW ADDITION (A)
DOOR/WINDOW SCHEDULES

not for construction

A3.1





BUILDING INFORMATION

EXISTING BUILDING

ADDITION (A)

FUTURE ADDITION (B)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL

EXISTING EXTERIOR WALL

EXISTING EXTERIOR WALL

EW1A

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-9360)

EW1B

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-9360)

INTERIOR WALL TYPES

IW1

2x4 INTERIOR PARTITION

IW1A

2x6 INTERIOR PARTITION (NBC-5140) (1 H.R. 45 min.)

IW2

2x6 INTERIOR PARTITION / PLUMBING WALL

FLOOR TYPES

F1

EXISTING FLOOR ASSEMBLY

F1A

EXISTING FLOOR ASSEMBLY

F2

MAIN FLOOR ASSEMBLY

F3

ROOF TYPES

R1

EXISTING ROOF ASSEMBLY

R1A

EXISTING ROOF ASSEMBLY

R2

ROOF ASSEMBLY (R33.3) (UL P510) (1 H.R. 45 min.)

2021.21	2022/ 03 / 08

PROVINCE OF MANITOBA — DEAN SYVERSON — REGISTERED ARCHITECT

PROVINCE OF MANITOBA — UNIT SEVEN ARCHITECTURE INC. — CERTIFICATE OF INCORPORATION

UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS

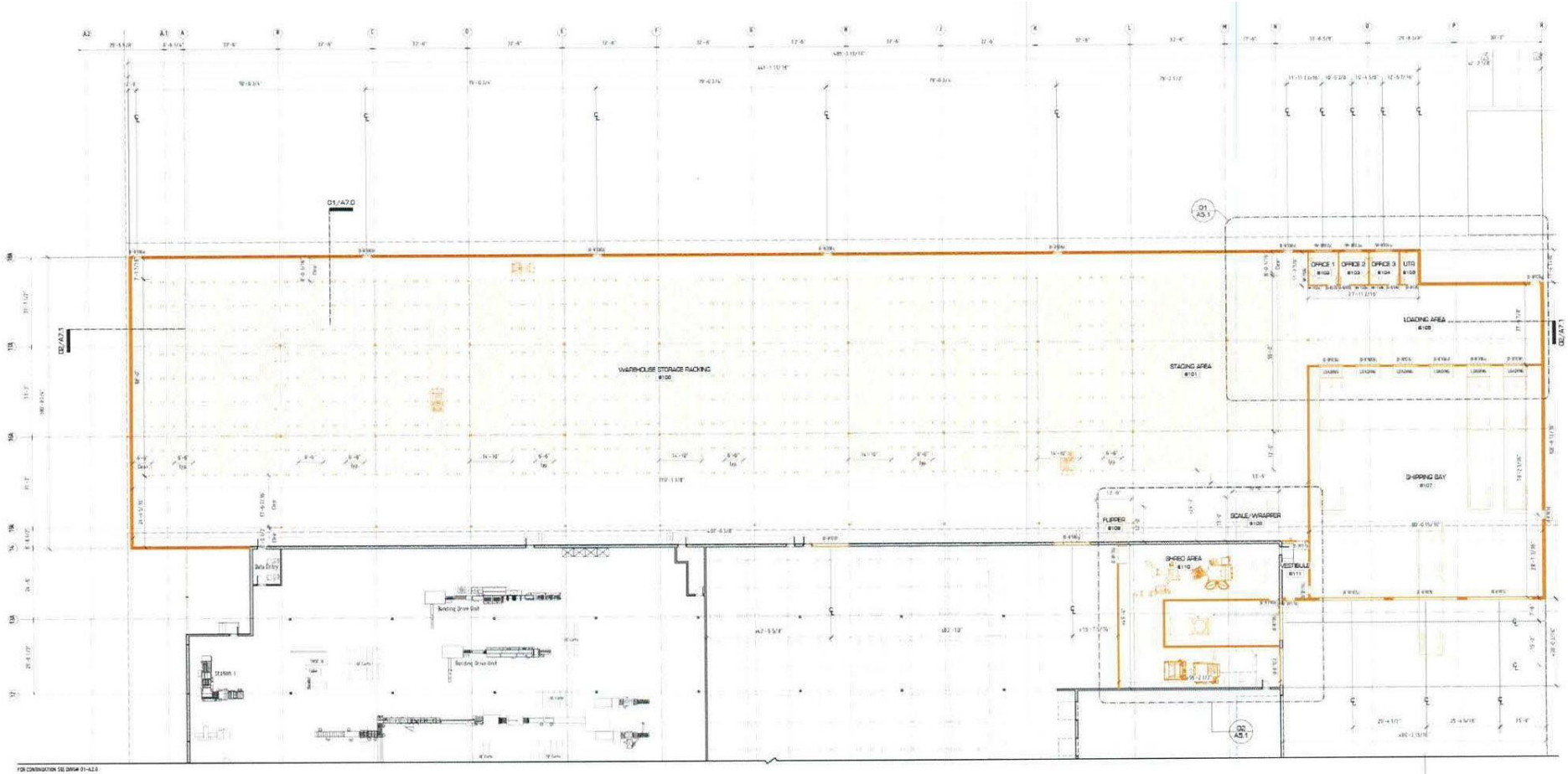
140 OTTER STREET

WINNIPEG, MB

NEW ADDITION (A) BUILDING SECTIONS

not for construction

A4.0



01 PARTIAL MAIN FLOOR PLAN @ FUTURE ADDITION [B]
1/16" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING
2 19,538 sq. ft. (2,028.24 sq. m.)

ADDITION [A]
5,184.0 sq. ft. (481.5 sq. m.)

FUTURE ADDITION [B]
4,878.67 sq. ft. (453.27 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every
3rd course
Vapour barrier
2x4 @ 16" o.c.
4" batt insulation
1/4" fir plywood

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every
3rd course
Vapour barrier adhesive
3" foam insulation
Cement adhesive
3" foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x2.5% sagging
1/2" drywall

EXTERIOR WALL ASSEMBLY (EES_07) (NBC-13.6)
Exterior cladding TBD
1-1/2" EPS Type 2 rigid insulation
Building wrap
5/8" Blueskin Sheathing Type X
2x6 steel studs @ 16" o.c. on top of
8" Lightweight CMU w/ Parclite fill
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
5/8" GWB Type X

EXTERIOR WALL ASSEMBLY (EES_07) (NBC-13.6)
EIFS Stucco System
Stucco Finish Coat
Wire mesh embedded in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing as per SI's actual
8" Lightweight CMU w/ Parclite fill
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GWB
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB batt insulation to full
1/2" GWB

2x4 INTERIOR PARTITION (NIC-4.1c) (F.R.R. 45 min.)
5/8" GWB Type X
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB batt insulation to full
5/8" GWB Type X

2x6 INTERIOR PARTITION/ PLUMBING WALL
1/2" GWB
5-1/2" Steel Studs @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
2 LIF concrete slab as per SI typical
on compacted granular (see Tbsoil.snd)

ROOF TYPES

EXISTING ROOF ASSEMBLY
2ft grout @ 8" o.c.ring
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
Modified bitumen asphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

ROOF ASSEMBLY (EES_3 (UA_P5.1) (F.R.R. 45 min.)
2-ply Torch Applied SBS Modified Bitumen Waterproof
membrane
5" LWC roof insulation
Sheathing as per Structural
Roof Polyethylene vapour barrier
1" Steel deck as per SI's actual
Steel beams as per Structural
1/2" GWB Type X w/ Drywall suspension system

02 KEY PLAN
1:2500

2021.01	2020 / 05 / 08

DEAN SYVERSON — REGISTERED ARCHITECT — PROVINCE OF MANITOBA
UNIT SEVEN ARCHITECTURE INC. — CERTIFICATE OF AUTHORIZATION — PROVINCE OF MANITOBA

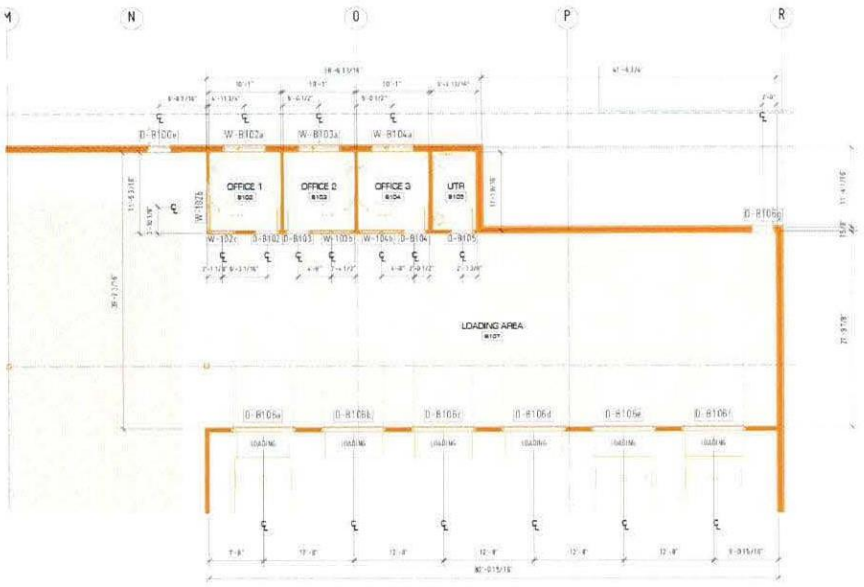
UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

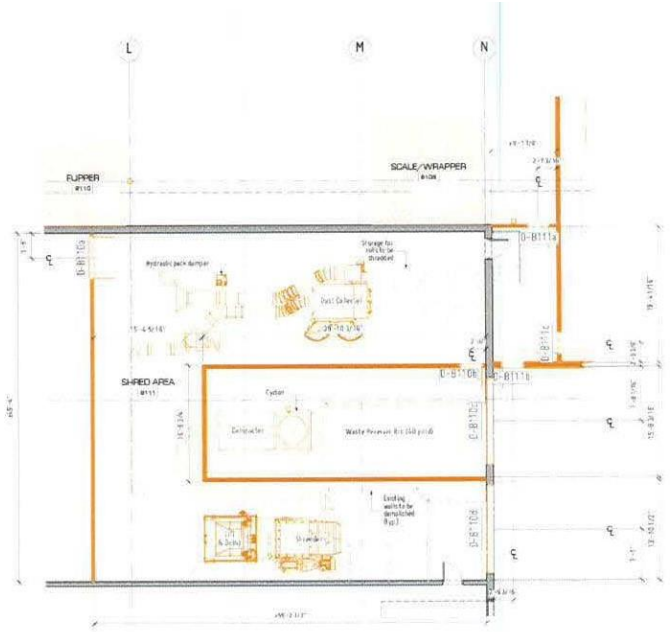
FUTURE ADDITION [B] MAIN FLOOR PLAN

not for construction

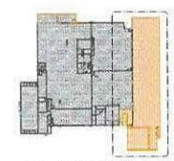
A5.0



01 FUTURE ADDITION [B] OFFICES/ LOADING AREA ENLARGED PLAN
1/8" = 1'-0"



02 FUTURE ADDITION [B] SHRED AREA ENLARGED PLAN
1/8" = 1'-0"



03 KEY PLAN
1:2500

BUILDING INFORMATION

EXISTING BUILDING
215,538 sq. ft. (20,024 sq. m.)

ADDITION [A]
5,794.5 sq. ft. (482.5 sq. m.)

FUTURE ADDITION [B]
49,941.3 sq. ft. (4,639.7 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier
2x4 @ 16" o.c.
4" batt insulation
1/4" fir plywood

EXISTING EXTERIOR WALL
12" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier adhesive
2" foam insulation
Cement adhesive
1" foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x3.5 trapping
1/2" dry wall

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-03-E)
Exterior cladding TBD
1-1/2" EPS Type 2 rigid insulation
Building wrap
5/8" Weather Sheathing Type X
2x4 steel studs @ 16" o.c. on top of 8" Lightweight CMU w/ Metal tie kit
7/8" channel 424" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
5/8" GWB Type X

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-03-B)
EIFS Stucco System
Stucco Finish Coat
Wire mesh embedded in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing as per Structural
8" Lightweight CMU w/ Metal tie kit
7/8" channel 424" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GWB
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB batt insulation to fill
1/2" GWB

2x4 INTERIOR PARTITION (NBC-5 Hr) F.R.R. 45 min.)
5/8" GWB Type X
3-1/2" Steel Studs @ 16" o.c.
ROCKWOOL AFB batt insulation to fill
5/8" GWB Type X

2x6 INTERIOR PARTITION/ PLUMBING WALL
1/2" GWB
5-1/2" Steel Studs @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

EXISTING FLOOR ASSEMBLY
6" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
1 1/2" concrete slab as per Structural on compacted granular (see Structural)

ROOF TYPES

EXISTING ROOF ASSEMBLY
20-year B.U. roofing
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
4-ply #15 perforated asphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

ROOF ASSEMBLY (R33.3) GIL P510 (F.R.R. 45 min.)
2-ply Torch Applied SBS Modified Bitumen Waterproof membrane
5" EPS rigid insulation
Sheathing as per Structural
6mil Polyethylene vapour barrier
3" Steel deck as per Structural
Steel beams as per Structural
1/2" GWB Type X w/ Drywall suspension system

2021.21 | 2020/03/08

PROVINCE OF MANITOBA DEAN SYVERSON REGISTERED ARCHITECT

PROVINCE OF MANITOBA UNIT SEVEN ARCHITECTURE INC. REGISTERED ARCHITECTURAL CORPORATION

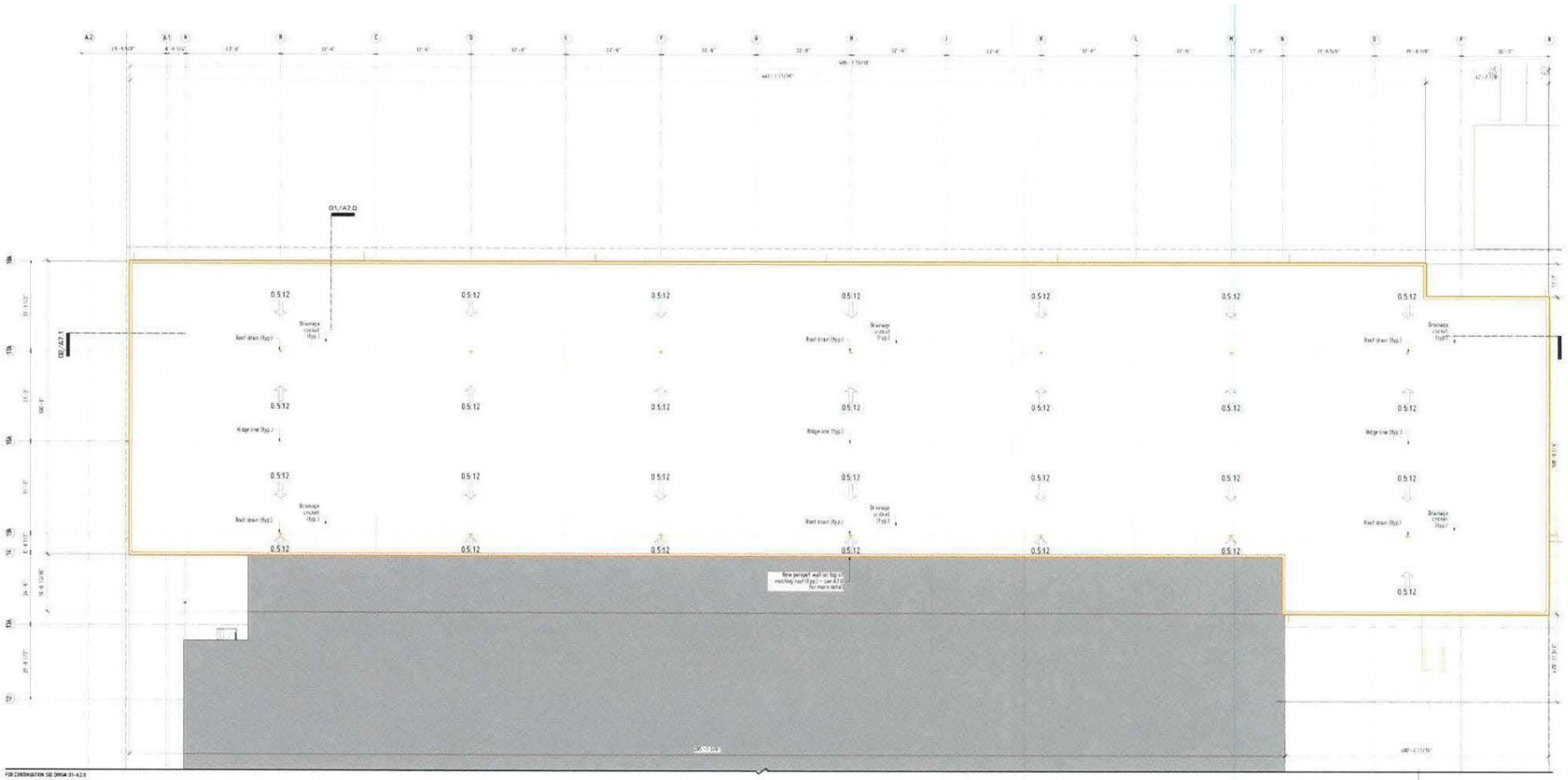
UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

FUTURE ADDITION [B] ENLARGED PLANS

not for construction

A5.1



FOR CONTINUATION SEE DWG# 01-A2.0

01 FUTURE ADDITION [B] ROOF PLAN
1/16" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING
215,538 sq. ft. (20,024 sq. m.)

ADDITION [A]
5,194.5 sq. ft. (482.5 sq. m.)

FUTURE ADDITION [B]
4,967.7 sq. ft. (4,679.7 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier
2x4 @ 16" o.c.
4" batt insulation
1/4" fir plywood

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier adhesive
2" Foam insulation
Cement adhesive
2" Foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x3.5 trapping
1/2" drywall

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-B3.0)
Exterior cladding TBD
1-1/2" EPS Type 2 rigid insulation
Building wrap
5/8" Weather Shrothing Type X
2x6 Steel Studs @ 16" o.c. on top of 8" Lightweight CMU w/ Pentite fill
1/8" channel 424" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
5/8" GWB Type X

EXTERIOR WALL ASSEMBLY (R15.97) (NBC-B3.0)
EIFS Stucco System
Stucco Finish Coat
Wire mesh embedded in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing as per Structural
8" Lightweight CMU w/ Pentite fill
1/8" channel 424" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GWB
3-1/2" Steel Studs @ 16" o.c.
ROCK WOOL AFB batt insulation to fill
1/2" GWB

2x4 INTERIOR PARTITION (NBC-5.1c) (F.R.R. 45 min.)
5/8" GWB Type X
3-1/2" Steel Studs @ 16" o.c.
ROCK WOOL AFB batt insulation to fill
5/8" GWB Type X

2x6 INTERIOR PARTITION/ PLUMBING WALL
1/2" GWB
5-1/2" Steel Studs @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

EXISTING FLOOR ASSEMBLY
6" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
C.I.P. concrete slabs on structural on compacted granular (see Structural)

ROOF TYPES

EXISTING ROOF ASSEMBLY
20 year B.U. roofing
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
4-ply RTS perforated alphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

ROOF ASSEMBLY (R33.3) (UL P510 (F.R.R. 45 min.)
2-ply Torch Applied SBS Modified Bitumen Waterproof membrane
8" EPS rigid insulation
Sheathing as per Structural
6mil Polyethylene vapour barrier
3" Steel deck as per Structural
Steel beams as per Structural
1/2" GWB Type X w/ Drywall suspension system



02 KEY PLAN
1:2500

2021.21 | 2022/03/08

PROVINCE OF MANITOBA DEAN SYVERSON REGISTERED ARCHITECT

PROVINCE OF MANITOBA UNIT SEVEN ARCHITECTURE INC. No. 2-26 REGISTERED ARCHITECTURAL COMPANY

UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

FUTURE ADDITION [B] ROOF PLAN

not for construction

A5.2



01 FUTURE ADDITION [B] LIFE SAFETY PLAN
1/16" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING

ADDITION [A]

FUTURE ADDITION [B]



02 KEY PLAN
1:2500

2021.01	2022.03.08

DEAN SYVERSON REGISTERED ARCHITECT — PROVINCE OF MANITOBA

UNIT SEVEN ARCHITECTURE INC. — PROVINCE OF MANITOBA

UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS

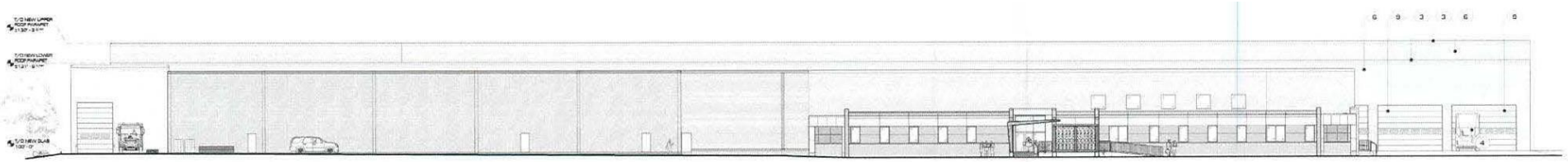
140 OTTER STREET

WINNIPEG, MB

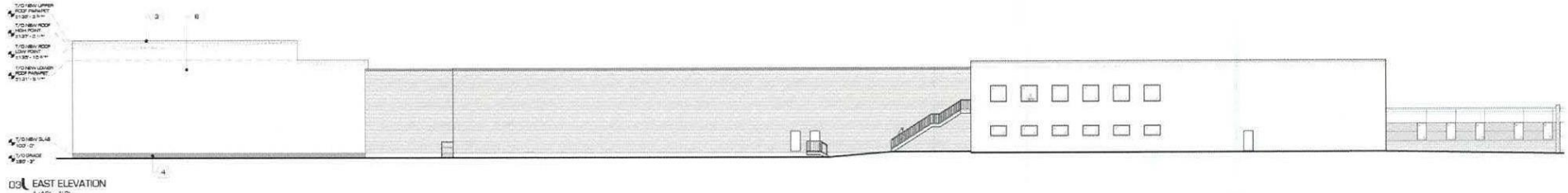
FUTURE ADDITION [B] LIFE SAFETY PLAN - MAIN

not for construction

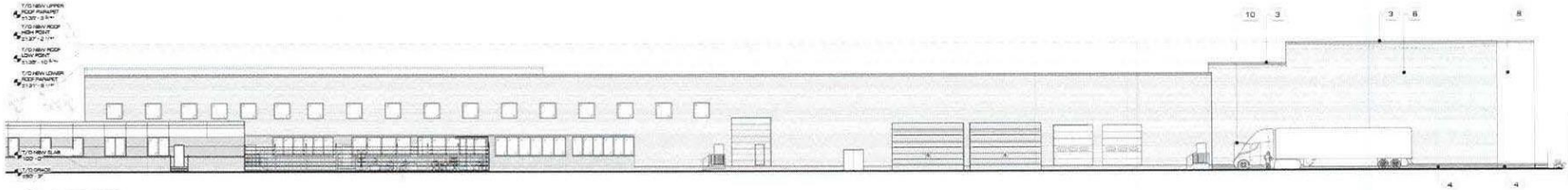
A5.3



01 NORTH ELEVATION
1/16" = 1'-0"



03 EAST ELEVATION
1/16" = 1'-0"



04 WEST ELEVATION
1/16" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING:
215,538 sq. ft. (20,024 sq. m.)

ADDITION (A)
5,194.6 sq. ft. (482.5 sq. m.)

FUTURE ADDITION (B)
49,941.1 sq. ft. (4,639.7 sq. m.)

ELEVATION KEYNOTES

1. 2-Ply Torch-applied SBS Modified Bitumen Waterproof Roofing Membrane
2. Kaycan Prefinished Aluminum Soffit & Downspouts - "Wall White" Finish
3. Vicwest Prefinished Metal Fascia - "Cambridge White" Finish (WAL-50161)
4. Cement Parging - "Cement Grey" Paint Finish (Benjamin Moore #2112-60)
5. Insulated Aluminum-Frame Windows
6. Vicwest AG2000 Horizontal Steel Wall Panel - "Light Pewter" Finish
7. Painted Lightweight 8" CMU wall - "White Wisp" Finish (Benjamin Moore WOC-54)
8. Horizontal Wall Stucco Cladding - "White Wisp" Paint Finish (Benjamin Moore WOC-54)
9. Overhead Door Thermaline Sectional Steel Doors 5/8" w/ electric operator and 2 window glazing panels - Color Finish TBD
10. Hollow metal polystyrene-insulated steel exit door - Finish TBD
11. Exterior steel egress stairs by Steel Manufacturer

2021.21	2022/03/08

PROVINCE OF MANITOBA DEAN SYVERSON REGISTERED ARCHITECT

PROVINCE OF MANITOBA UNIT SEVEN ARCHITECTURE INC. ARCHITECTURAL CORPORATION

UNIT7 ARCHITECTURE INC.

POLLARD BANKNOTE ADDITIONS

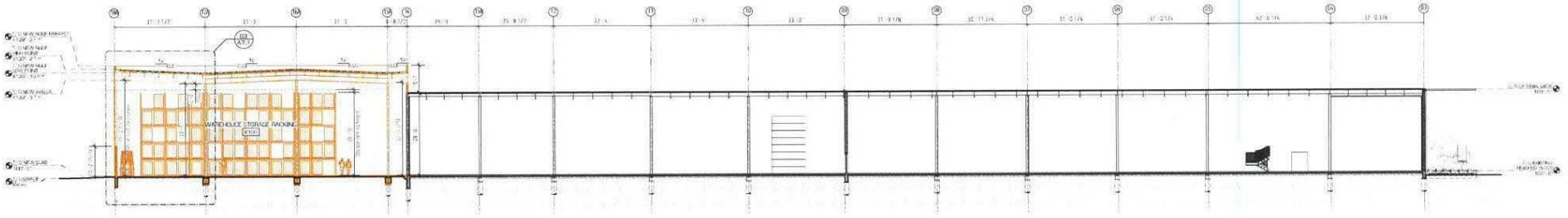
140 OTTER STREET

WINNIPEG, MB

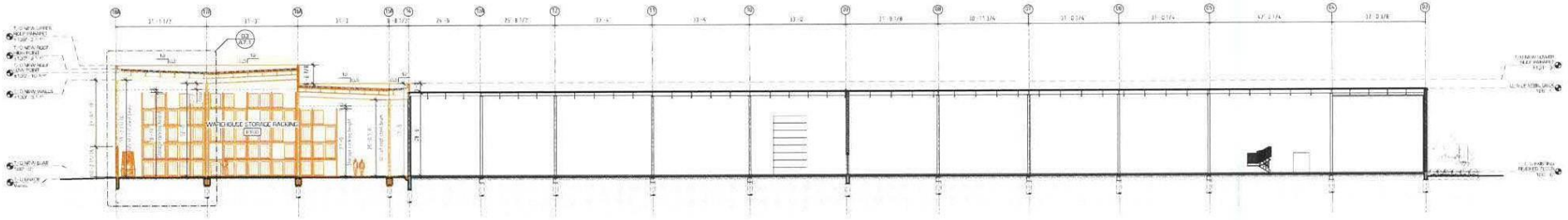
FUTURE ADDITION (B) EXTERIOR ELEVATIONS

not for construction

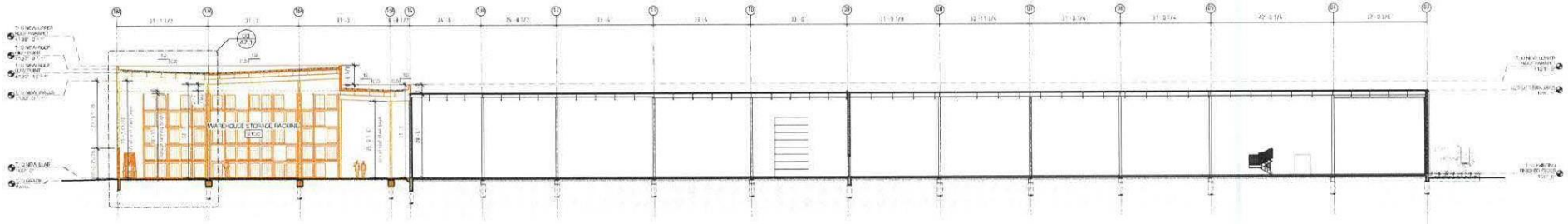
A6.0



01 BUILDING SECTION 3
1/16" = 1'-0"



02 BUILDING SECTION - OPTION 3.1
1/16" = 1'-0"



03 BUILDING SECTION - OPTION 3.2
1/16" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING:

ADDITION (A)

FUTURE ADDITION (B)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL

EXISTING EXTERIOR WALL

EXISTING EXTERIOR WALL

EXTERIOR WALL ASSEMBLY (RF15.97) (NBC-B3d)

EXTERIOR WALL ASSEMBLY (RF15.97) (NBC-B3d)

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION

2x4 INTERIOR PARTITION (NBC-S1c) (1 H.R. 45 min.)

2x6 INTERIOR PARTITION / PLUMBING WALL

FLOOR TYPES

EXISTING FLOOR ASSEMBLY

EXISTING FLOOR ASSEMBLY

MAIN FLOOR ASSEMBLY

ROOF TYPES

EXISTING ROOF ASSEMBLY

EXISTING ROOF ASSEMBLY

ROOF ASSEMBLY (R33.3) (UL P510) (1 H.R. 45 min.)

2021.21	2022/ 03/09

PROVINCE OF MANITOBA — DEAN SYVERSON — REGISTERED ARCHITECT

PROVINCE OF MANITOBA — UNIT SEVEN ARCHITECTURE INC. — No. 323 — CERTIFIED ARCHITECTURAL CORPORATION

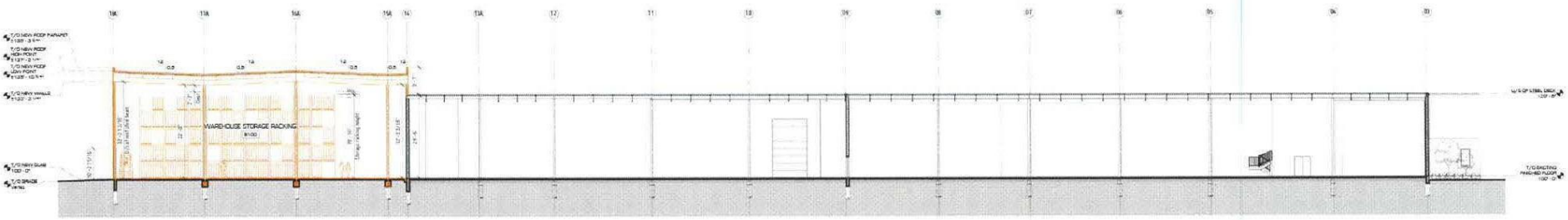
UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

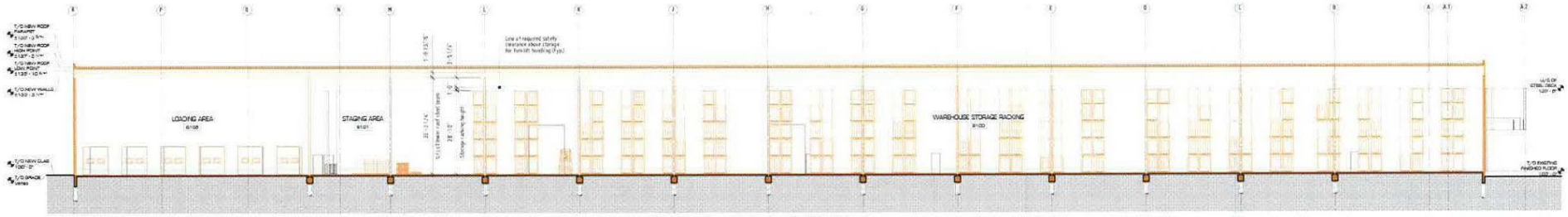
FUTURE ADDITION (B) BUILDING SECTIONS

not for construction

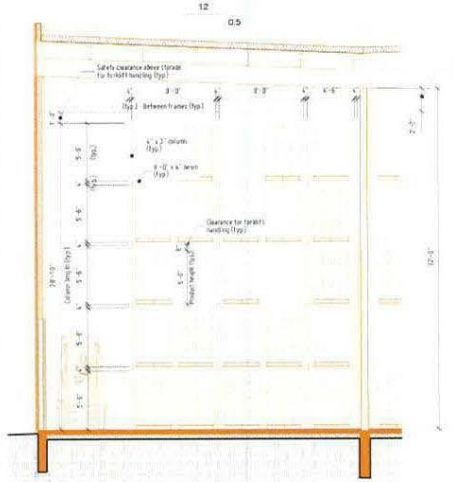
A7.0



01 BUILDING SECTION 3
1/16" = 1'-0"



02 BUILDING SECTION 4
1/16" = 1'-0"



03 STORAGE RACKING ELEVATION DETAIL
3/16" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING
215,538 sq. ft. (20,024 sq. m.)

ADDITION [A]
5,194.6 sq. ft. (482.5 sq. m.)

FUTURE ADDITION [B]
4,804.1 sq. ft. (446.0 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier
2x4 @ 16" o.c.
4" batt insulation
1/4" fir plywood

EXISTING EXTERIOR WALL
1/2" Lightweight CMU - joint reinforced every 3rd course
Vapour barrier adhesive
2" Foam insulation
Cement adhesive
1" Foam insulation
1/2" plaster

EXISTING EXTERIOR WALL
4" Concrete brick
8" CMU
1-1/2" batt insulation
Vapour barrier
2x3 Strapping
1/2" dry wall

EXTERIOR WALL ASSEMBLY (R15.97)
(NBC-83-6)
Exterior cladding TBD
1-1/2" EPS Type 2 rigid insulation
Building wrap
5/8" Rockfor Sheathing Type X
2x6 Steel Stud @ 16" o.c. on flap of
8" Lightweight CMU w/ Pentite fill
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
5/8" GWB Type X

EXTERIOR WALL ASSEMBLY (R15.97)
(NBC-83-6)
EIFS Stucco System
Stucco Finish Coat
Wire mesh embedded in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing as per Structural
8" Lightweight CMU w/ Pentite fill
7/8" channel A24" o.c. w/ 3/4" EPS Type 1 or 2 b/w channels
6mil polyethylene vapour barrier
1/2" GWB Type X

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GWB
3-1/2" Steel Stud @ 16" o.c.
ROCKWOOL 4/8 batt insulation to fill
1/2" GWB

2x4 INTERIOR PARTITION (NBC-5.1c)
(F.R.R. 45 min.)
5/8" GWB Type X
3-1/2" Steel Stud @ 16" o.c.
ROCKWOOL 4/8 batt insulation to fill
5/8" GWB Type X

2x6 INTERIOR PARTITION/ PLUMBING WALL
1/2" GWB
5-1/2" Steel Stud @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill

EXISTING FLOOR ASSEMBLY
6" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
C.I.P. concrete slab as per Structural on compacted granular (see Structural)

ROOF TYPES

EXISTING ROOF ASSEMBLY
25-year B.U. roofing
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

EXISTING ROOF ASSEMBLY
4-ply #15 perforated asphalt felt
1-1/2" rigid insulation
Vapour barrier
1-1/2" steel deck
Open web steel joists

ROOF ASSEMBLY (R33.3) (UL P515) (F.R.R. 45 min.)
2-ply Forth Applied SBC Modified Bitumen Waterproof membrane
6" EPS rigid insulation
Sheathing as per Structural
6mil Polyethylene vapour barrier
3" Steel deck as per Structural
Steel beams as per Structural
1/2" GWB Type X w/ Drywall suspension system

2021.21 | 2022/03/08

DEAN SYVERSON
UNIT SEVEN ARCHITECTURE INC.

UNIT7 ARCHITECTURE INC

POLLARD BANKNOTE ADDITIONS
140 OTTER STREET
WINNIPEG, MB

FUTURE ADDITION [B]
BUILDING SECTIONS

not for construction

A7.1