

Minute No. 635

Report – Executive Policy Committee – July 13, 2022

Item No. 8 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]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

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.

Report – Executive Policy Committee – July 13, 2022

COUNCIL DECISION (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.

Report – Executive Policy Committee – July 13, 2022

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted
by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 13, 2022, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

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:



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.
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.
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.
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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 valid 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, Sauls & 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.
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.
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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'

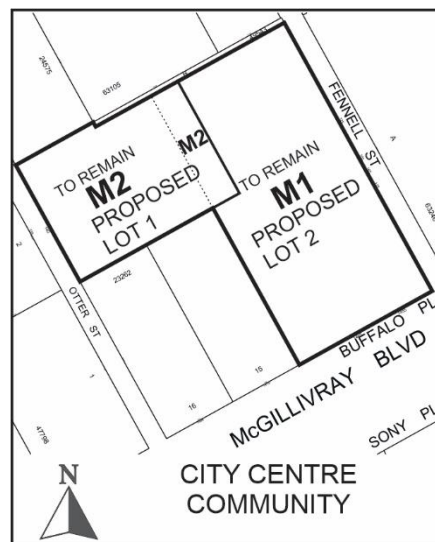
DATE: May 24, 2022

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.

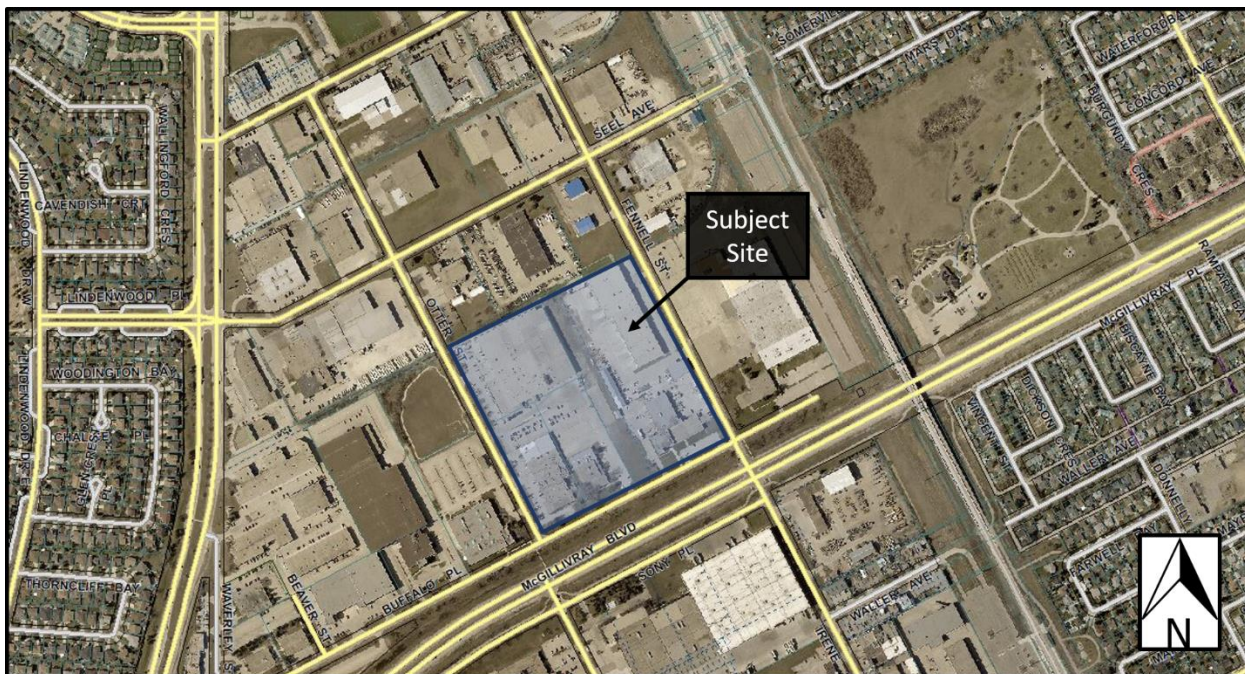


Figure 1: Aerial photo of subject site and surrounding uses (*flown 2021*).

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.

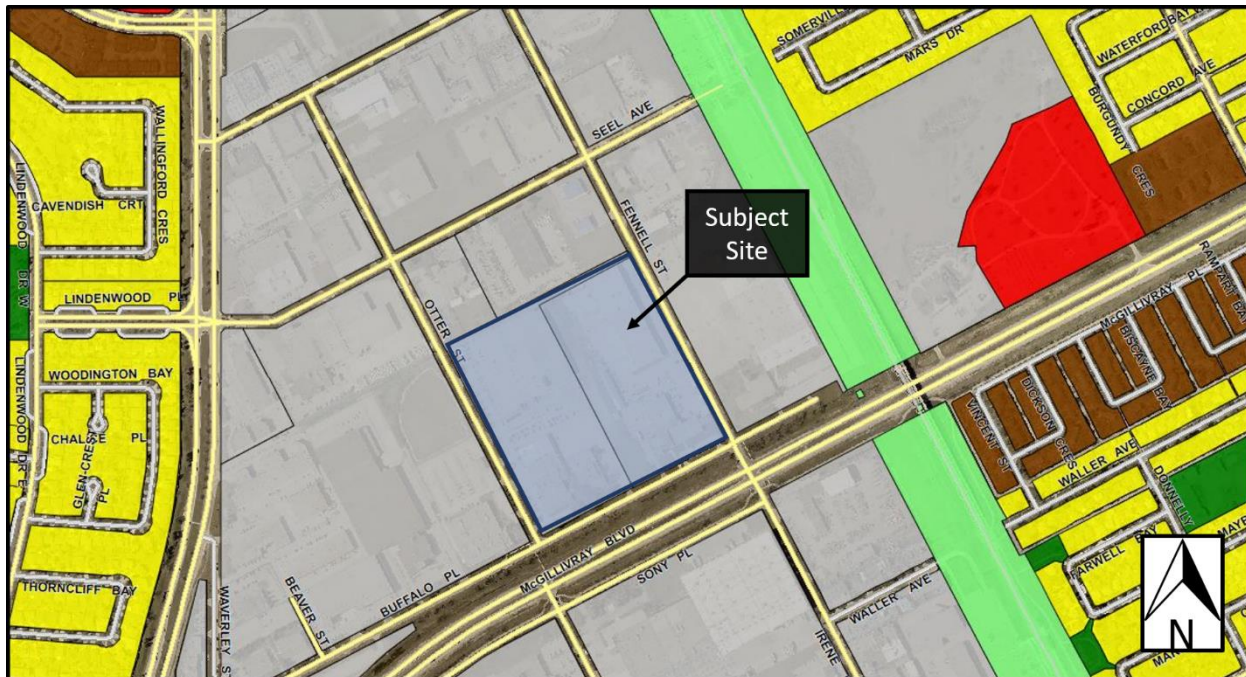


Figure 2: Zoning of the site and surrounding area.

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 as 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. _____ Atlas Sheet No. AG22  CITY CENTRE COMMUNITY	File No. DASZ 22/2022 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.
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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



EXAMINEE INDEX	ARCHITECTURAL	MECHANICAL
	201 Cover Page	780
	202 Life Safety Plans - Building Addition (A)	
	203 Life Safety Plans - Building Addition (B)	
	210 Corridor Plans	ELECTRICAL
	211 Site Plan	783
	NEW ADDITION (A)	
	212 Partial Main Floor Plan (A) New Addition (A)	
	213 New Addition (A) Interior Main Floor Plan	
	214 New Addition (A) Exterior Main Floor Plan	
215 New Addition (A) Second Floor Plan		
216 New Addition (A) Roof Plan		
217 New Addition (A) First Floor Life Safety Plan		
218 New Addition (A) Second Floor Life Safety Plan		
219 Section Elevations		
220 Section Elevations		
221 Door & Window Schedules		
222 Building Sections		
FUTURE ADDITION (B)		
223 Partial Main Floor Plan (B) Future Addition (B)		
224 Future Addition (B) Interior Main Floor Plan		
225 Future Addition (B) Roof Plan		
226 Future Addition (B) Life Safety Plan		
227 Section Elevations		
228 Building Sections		
229 Building Sections		
STRUCTURAL		
5-0 Key Plans & Notes		
5-1 Partial Foundation Plan Addition A		
5-2 Partial Roof Trussing Plan Addition A		
5-3 Partial Foundation Plan Addition B		
5-4 Partial Roof Trussing Plan Addition B		
END		

[illegible]

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[1] kmacdonald@geotechnical.com
[2] (204) 632-7752

- 1. The Controller and all his staff have to be fully conversant with all the work entrusted to him in accordance with the Memorandum of Understanding and Memorandum of Understanding and Salary Schedule.
- 2. The Controller and all his staff have to be fully conversant with the Memorandum of Understanding and Salary Schedule.
- 3. The Controller and all his staff have to be fully conversant with the Memorandum of Understanding and Salary Schedule.
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- 10. The Controller and all his staff have to be fully conversant with the Memorandum of Understanding and Salary Schedule.

SYMBOL LEGEND	
	Building North
	Drawing Identification
	Building Elevation
	Building Section
	Sheet on Market
	Detail Reference
	Interior Elevation
	Room Identification
	Door Identification
	Window Identification
	Furniture

ASSEMBLY SCHEMATIC

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL

12.1 replacement CMU - 24"
1/2" thick
vapor barrier
2x6 @ 16" o.c.
4" batt insulation
3/4" sheetrock

EXISTING EXTERIOR WALL

12.2 replacement CMU - 24"
1/2" thick
vapor barrier
2x6 @ 16" o.c.
3" foam insulation
1/2" sheetrock

EXISTING EXTERIOR WALL

12.3 concrete block
8" CMU
1/2" vapor barrier
insulated panel
3/4" sheetrock
1/2" sheetrock

[illegible]

INTERIOR WALL TYPES

	2x6 INTERIOR PARTITION 1/2" GIB 1-1/2" STAG Stud (16" o.c.) 5/8" VINYL CLF, 5/8" STAG Stud (16" o.c.) 1/2" GIB
	2x6 INTERIOR PARTITION (NBC-57 5/8" x 45 mm) 1/2" GIB Type 8 2-1/2" STAG Studs (16" o.c.) 5/8" VINYL CLF, 5/8" STAG Studs (16" o.c.) 1/2" GIB Type 8
	2x6 INTERIOR PARTITION: PLUMB WALL 1/2" GIB 1-1/2" STAG Studs (16" o.c.) 1/2" GIB

FLOOR TYPES:

- EXISTING FLOOR ASSEMBLY
1. consists floor in completed lift
- EXISTING FLOOR ASSEMBLY
2. consists floor in completed lift
- MAIN FLOOR ASSEMBLY
1. 1st complete floor in completed lift
2. 1st complete floor in completed lift

ROOF TYPES

- EXISTING ROOF ASSEMBLY**
 1. 1/2" x 10" R rafter
 2. 1/2" x 12" R joist/rafter
 3. 1/2" x 12" R joist/rafter
 4. 1/2" x 12" R joist/rafter
 5. 1/2" x 12" R joist/rafter
- EXISTING ROOF ASSEMBLY**
 1. 1/2" x 12" R joist/rafter
 2. 1/2" x 12" R joist/rafter
 3. 1/2" x 12" R joist/rafter
 4. 1/2" x 12" R joist/rafter
 5. 1/2" x 12" R joist/rafter
- ROOF ASSEMBLY (EXISTING OR NEW)**
 1. 1/2" x 12" R joist/rafter
 2. 1/2" x 12" R joist/rafter
 3. 1/2" x 12" R joist/rafter
 4. 1/2" x 12" R joist/rafter
 5. 1/2" x 12" R joist/rafter

DATE: 04/24/21	DATE: 03/23/21
2021.21	2022.03/09

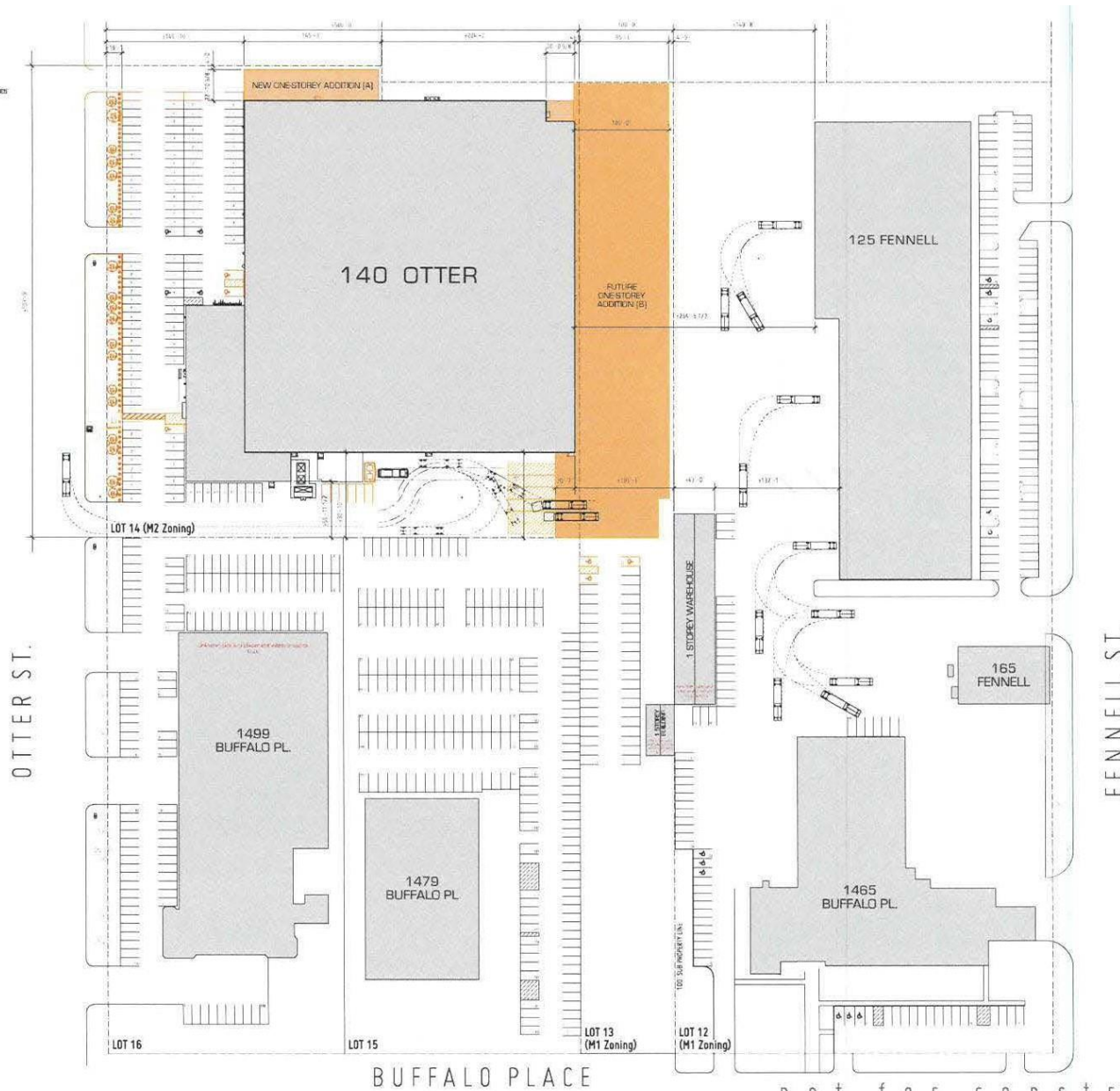



UNIT7 ARCHITECTURE INC.
100-1105 15th Street, Suite 100, W-1A2
 WINNIPEG, MB R2M 3L5 CANADA TEL: 204-481-3427

POLLARD BANKNOTE ADDITIONS 140 OTTER STREET WINNIPEG, MB
COVER SHEET

PARKING SUMMARY

LOT # & ADDRESS(ES)	# OF PARKING SPACES
LOT 12 (125 Fennell, 125 Fennell, 125 Fennell)	132 parking spaces
LOT 13 (1459 Buffalo Place)	47 parking spaces
LOT 14 (140 Otter Street)	74 parking spaces
LOT 15 (1479 Buffalo Place)	271 parking spaces
LOT 16 (1499 Buffalo Place)	254 parking spaces



CONTEXT PLAN
M2

2021/21 2023/03/08

PROFESSOR OF MANITOBA
DEAN SYVERSON
REGISTERED ARCHITECT

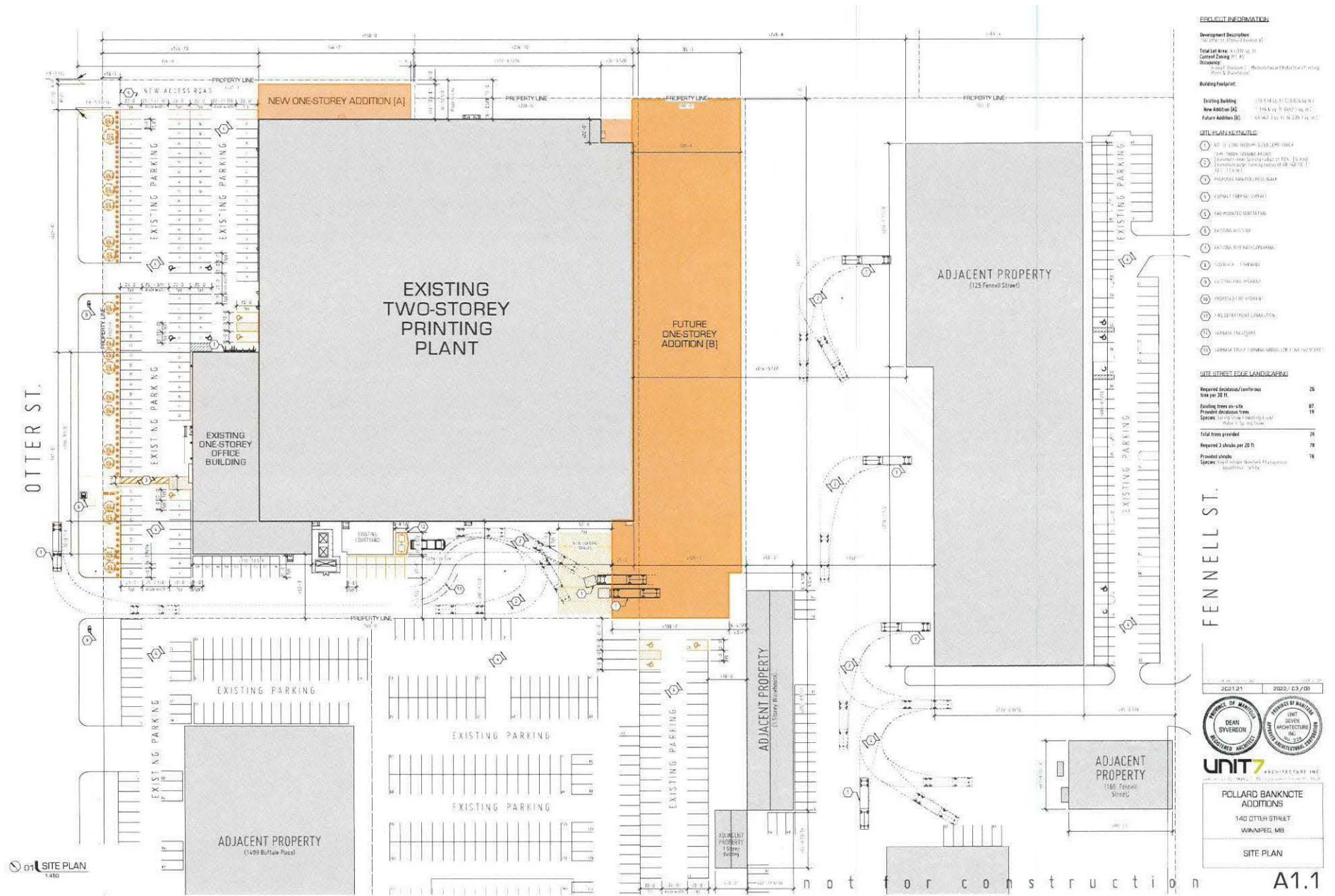
PROFESSOR OF MANITOBA
UNIT 7
REGISTERED ARCHITECT

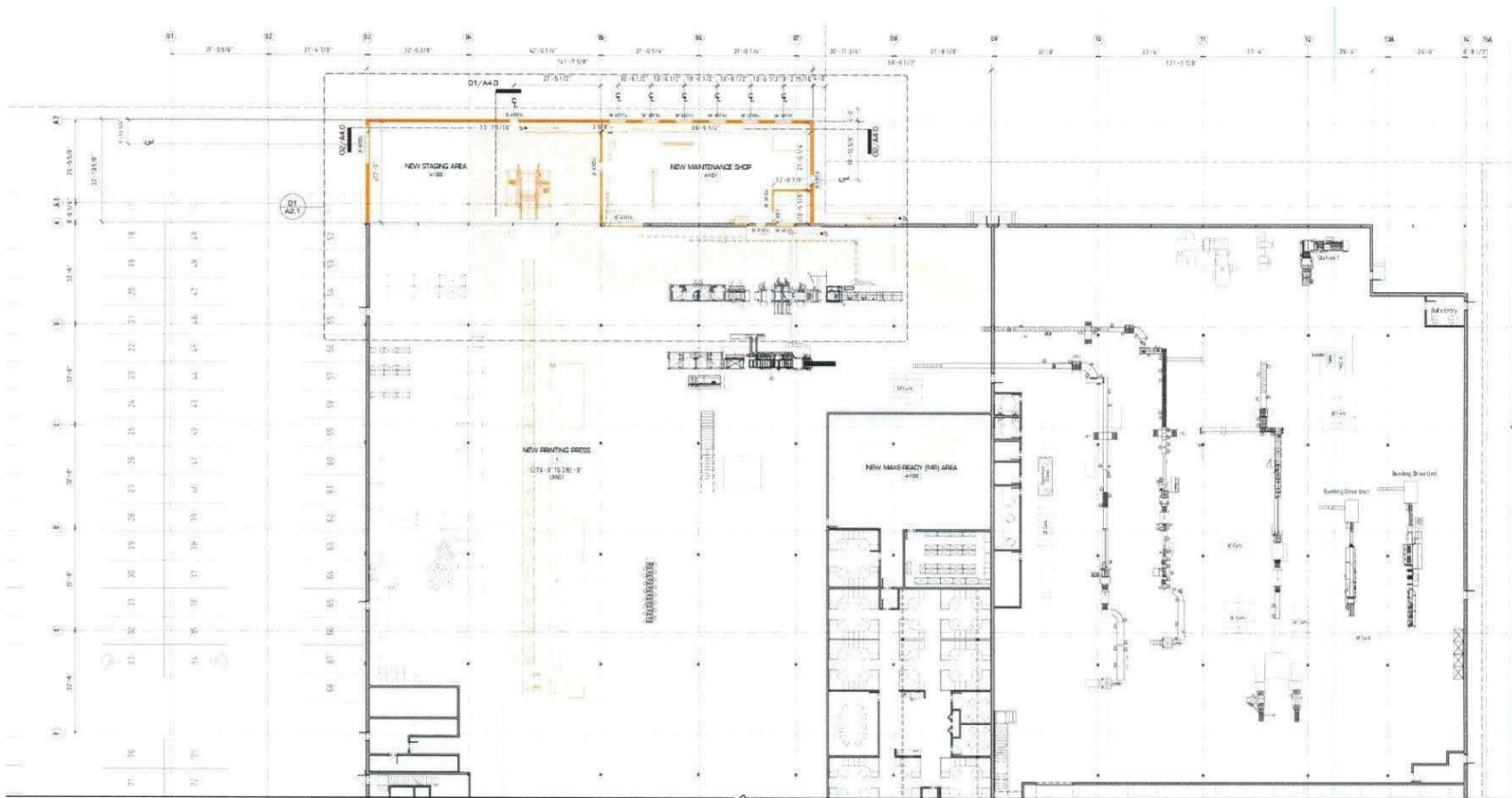
POLLARD BANKNOTE
ADDITIONS
140 OTTER STREET
WINNIPEG, MB

CONTEXT PLAN

not for construction

A1.0





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

BUILDING INFORMATION
EXISTING BUILDING
215,533 sq. ft. (20,023 sq. m.)
ADDITION [A]
3,784 sq. ft. (348.5 sq. m.)
FUTURE ADDITION [B]
4,884 sq. ft. (450.7 sq. m.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES
EXISTING EXTERIOR WALL
17" Lightweight CMU - joint reinforced every 3rd course
Exterior Insulation
2x4 @ 16" o.c.
1/2" Gypsum Board
1/2" Drywall

EXISTING EXTERIOR WALL
17" Lightweight CMU - joint reinforced every 3rd course
Exterior Insulation
2x4 @ 16" o.c.
1/2" Gypsum Board
1/2" Drywall

EXISTING EXTERIOR WALL
4" Concrete Block
8" CMU
1-1/2" Gypsum Board
Exterior Insulation
2x4 @ 16" o.c.
1/2" Drywall

EXTERIOR WALL ASSEMBLY (EWS-01)
CMU-01
Exterior Insulation
1-1/2" EPS Type 2 rigid insulation
Building wrap
2x4 @ 16" o.c.
1/2" Gypsum Board
1/2" Drywall

EXTERIOR WALL ASSEMBLY (EWS-02)
CMU-02
Exterior Insulation
1-1/2" EPS Type 2 rigid insulation
Building wrap
2x4 @ 16" o.c.
1/2" Gypsum Board
1/2" Drywall

EXTERIOR WALL ASSEMBLY (EWS-03)
CMU-03
Exterior Insulation
1-1/2" EPS Type 2 rigid insulation
Building wrap
2x4 @ 16" o.c.
1/2" Gypsum Board
1/2" Drywall

INTERIOR WALL TYPES
2x4 INTERIOR PARTITION
1/2" GWS
3-1/2" Steel Stud @ 16" o.c.
4000004 400 built-in insulation in 1/2" GWS

2x4 INTERIOR PARTITION (EWS-140)
EWS-140
1/2" GWS
3-1/2" Steel Stud @ 16" o.c.
4000004 400 built-in insulation in 1/2" GWS

2x4 INTERIOR PARTITION / PLUMBING WALL
1/2" GWS
3-1/2" Steel Stud @ 16" o.c.
1/2" GWS

FLOOR TYPES
EXISTING FLOOR ASSEMBLY
5" concrete floor on compacted fill
EXISTING FLOOR ASSEMBLY
6" concrete floor on compacted fill

MAIN FLOOR ASSEMBLY
6" concrete slab on structural steel joists
6" concrete slab on compacted fill (see elevations)

ROOF TYPES
EXISTING ROOF ASSEMBLY
22" steel joist & rafter
1-1/2" rigid insulation
Exterior Insulation
1/2" Gypsum Board
1/2" Drywall

EXISTING ROOF ASSEMBLY
22" steel joist & rafter
1-1/2" rigid insulation
Exterior Insulation
1/2" Gypsum Board
1/2" Drywall

ROOF ASSEMBLY (EWS-10) (EWS-10) (EWS-10)
22" steel joist & rafter
1-1/2" rigid insulation
Exterior Insulation
1/2" Gypsum Board
1/2" Drywall

ROOF ASSEMBLY (EWS-10) (EWS-10) (EWS-10)
22" steel joist & rafter
1-1/2" rigid insulation
Exterior Insulation
1/2" Gypsum Board
1/2" Drywall



KEY PLAN
1:2500

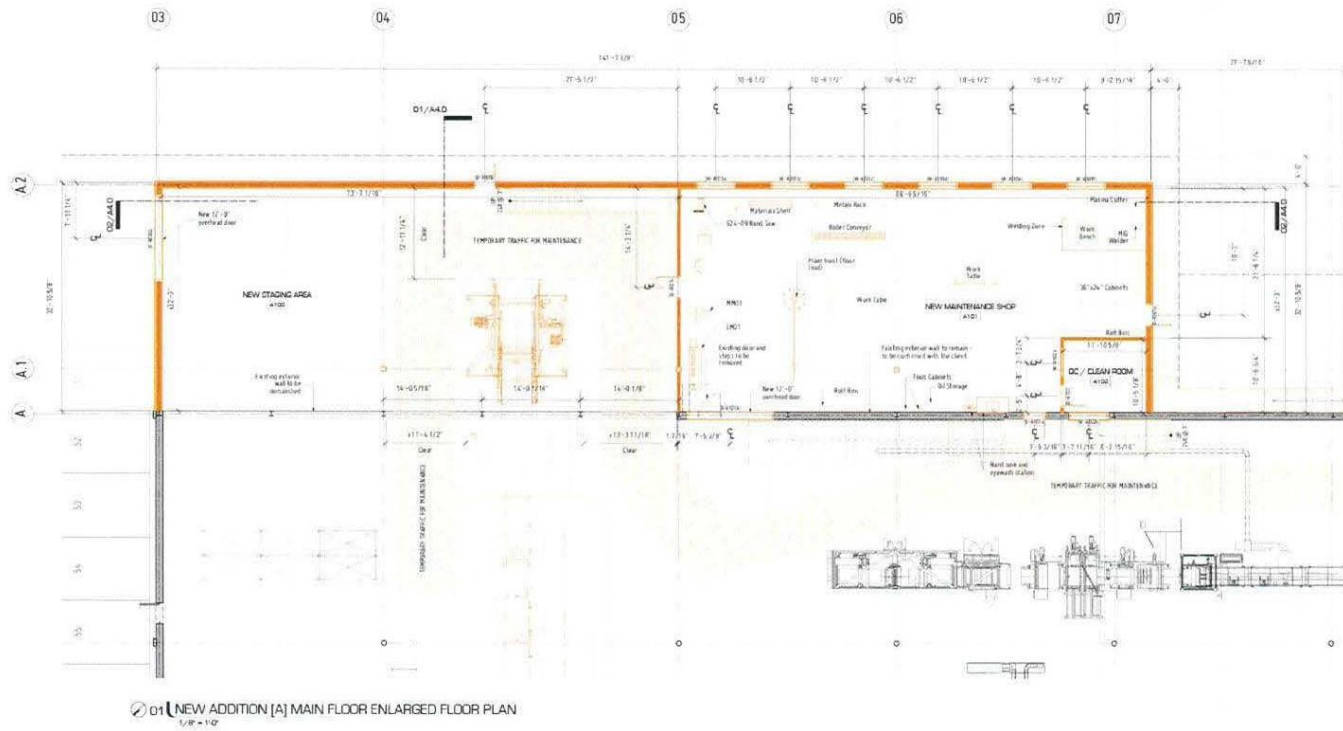
2021/01 2022/03/08



UNIT 7 ARCHITECTURE INC.
POLLARD BANKNOTE ADDITIONS
1440 OTTER STREET
WINNIPEG, MB
NEW ADDITION [A] FLOOR PLAN

not for construction

A2.0



BUILDING INFORMATION

EXISTING BUILDING
715,031 sq. ft. (25,024 sq. ft.)

ADDITION [A]
5,784.3 sq. ft. (1,005.5 sq. ft.)

POTENTIAL ADDITION [B]
4,934.7 sq. ft. (1,430.7 sq. ft.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
12" lightweight CMU - joint reinforced every 2nd course
Vapor barrier
2x6 @ 16" o.c.
1" rigid insulation
1/2" air space
1/2" rigid insulation
1/2" air space
1/2" rigid insulation

EXISTING EXTERIOR WALL
12" lightweight CMU - joint reinforced every 2nd course
Vapor barrier
2x6 @ 16" o.c.
1" rigid insulation
1/2" air space
1/2" rigid insulation

EXISTING EXTERIOR WALL
12" lightweight CMU - joint reinforced every 2nd course
Vapor barrier
2x6 @ 16" o.c.
1" rigid insulation
1/2" air space
1/2" rigid insulation

EXTERIOR WALL ASSEMBLY (R15.07)
CMU-B10
Exterior cladding T&B
1-1/2" EPS Type 2 rigid insulation
Building wrap
5/8" Ins-A-Joist Sheathing Type X
2x6 (min. 2x6 @ 16" o.c. on top of 1/2" rigid insulation)
1/2" rigid insulation
1/2" air space
1/2" rigid insulation

EXTERIOR WALL ASSEMBLY (R15.07)
CMU-B10
895-Choice Systems
Sheath & finish coat
Water vapor retarder in base coat
Base coat
1-1/2" EPS Type 2 rigid insulation
Building wrap
Sheathing wrap & finish coat
8" lightweight CMU w/ Perfora-Cell
7/8" Ins-A-Joist Sheathing Type X
1/2" rigid insulation
1/2" air space
1/2" rigid insulation

INTERIOR WALL TYPES

04a INTERIOR PARTITION
1/2" GWB
5-1/2" Steel Stud @ 16" o.c.
ROCKWOOL AFB Soft insulation on top of 1/2" GWB
1/2" GWB

04b INTERIOR PARTITION (RUC-5/2)
RUC-45mm
5/8" DWR Type X
5-1/2" Steel Stud @ 16" o.c.
ROCKWOOL AFB Soft insulation on top of 1/2" GWB
1/2" GWB Type X

04c INTERIOR PARTITION / PLUMBING WALL
1/2" GWB
5-1/2" Steel Stud @ 16" o.c.
1/2" GWB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
1" concrete floor on compacted fill
1-1/2" rigid insulation
Vapor barrier
1-1/2" rigid insulation
1/2" air space
1/2" rigid insulation

EXISTING FLOOR ASSEMBLY
1" concrete floor on compacted fill
1-1/2" rigid insulation
Vapor barrier
1-1/2" rigid insulation
1/2" air space
1/2" rigid insulation

MAIN FLOOR ASSEMBLY
1-1/2" concrete on compacted fill
1-1/2" rigid insulation
Vapor barrier
1-1/2" rigid insulation
1/2" air space
1/2" rigid insulation

ROOF TYPES

EXISTING ROOF ASSEMBLY
12" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation

EXISTING ROOF ASSEMBLY
12" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation

ROOF ASSEMBLY (RUC-5/2) (RUC-45mm)
2" polyurethane rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation
1-1/2" rigid insulation

not for construction

A2.1



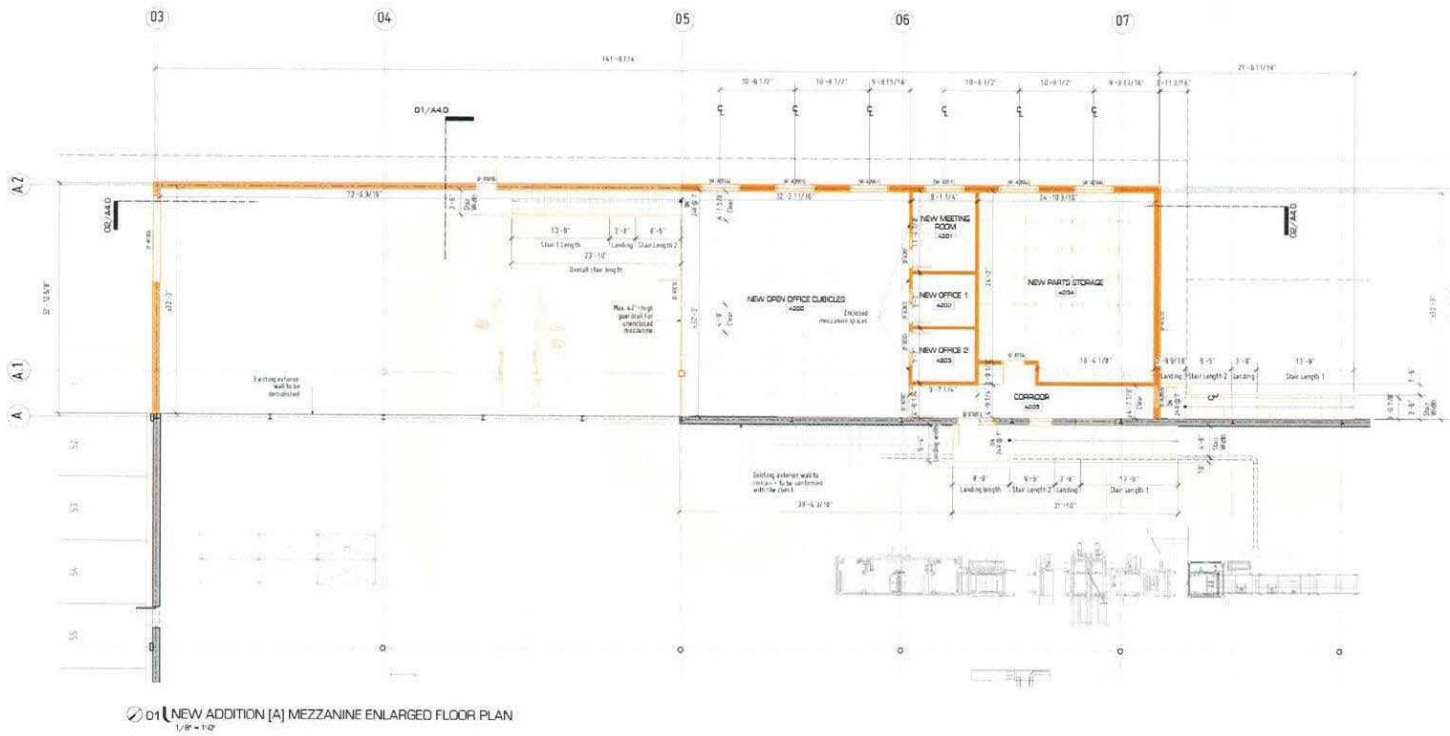
KEY PLAN
1:2500

2002.01.21 2002.03.08



UNIT7 ARCHITECTURE, INC.
www.unit7.com 225.448.0200 or 770.334.4400 for more information

POLLARD BANKNOTE
ADDITIONS
140 OTTER STREET
WINN-DEG. MA
NEW ADDITION [A]
ENLARGED FLOOR PLAN



D1 NEW ADDITION (A) MEZZANINE ENLARGED FLOOR PLAN
1/8" = 1'-0"

BUILDING INFORMATION

EXISTING BUILDING
176,528 sq. ft. (20,024 sq. ft.)

ADDITION (A)
5,184 sq. ft. (1,440 sq. ft.)

FUTURE ADDITION (B)
18,841 sq. ft. (4,660 sq. ft.)

ASSEMBLY SCHEDULE

EXTERIOR WALL TYPES

EXISTING EXTERIOR WALL
1/2" lightweight CMU - joint reinforced every 3rd course
3rd course
2x4 @ 16" o.c.
4" batt insulation
7/8" air gap
7/8" drywall

EXISTING EXTERIOR WALL
1/2" lightweight CMU - joint reinforced every 3rd course
3rd course
2x4 @ 16" o.c.
4" batt insulation
7/8" air gap
7/8" drywall

EXTERIOR WALL ASSEMBLY (NEW)
1/2" lightweight CMU - joint reinforced every 3rd course
3rd course
2x4 @ 16" o.c.
4" batt insulation
7/8" air gap
7/8" drywall

INTERIOR WALL TYPES

2x4 INTERIOR PARTITION
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB

2x4 INTERIOR PARTITION (NEW)
2x4 @ 16" o.c.
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB

2x4 INTERIOR PARTITION / PLUMBING WALL
1/2" GAB
3-1/2" steel studs @ 16" o.c.
1/2" GAB

FLOOR TYPES

EXISTING FLOOR ASSEMBLY
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB

EXISTING FLOOR ASSEMBLY
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB

MAIN FLOOR ASSEMBLY
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB

ROOF TYPES

EXISTING ROOF ASSEMBLY
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB

EXISTING ROOF ASSEMBLY
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB

ROOF ASSEMBLY (NEW) (SEE P110 & P111)
2-ply built-up roof (BUR) with 1/2" GAB
1/2" GAB
3-1/2" steel studs @ 16" o.c.
gypsum wall board installed on both sides
1/2" GAB



KEY PLAN
1/2" = 1'-0"

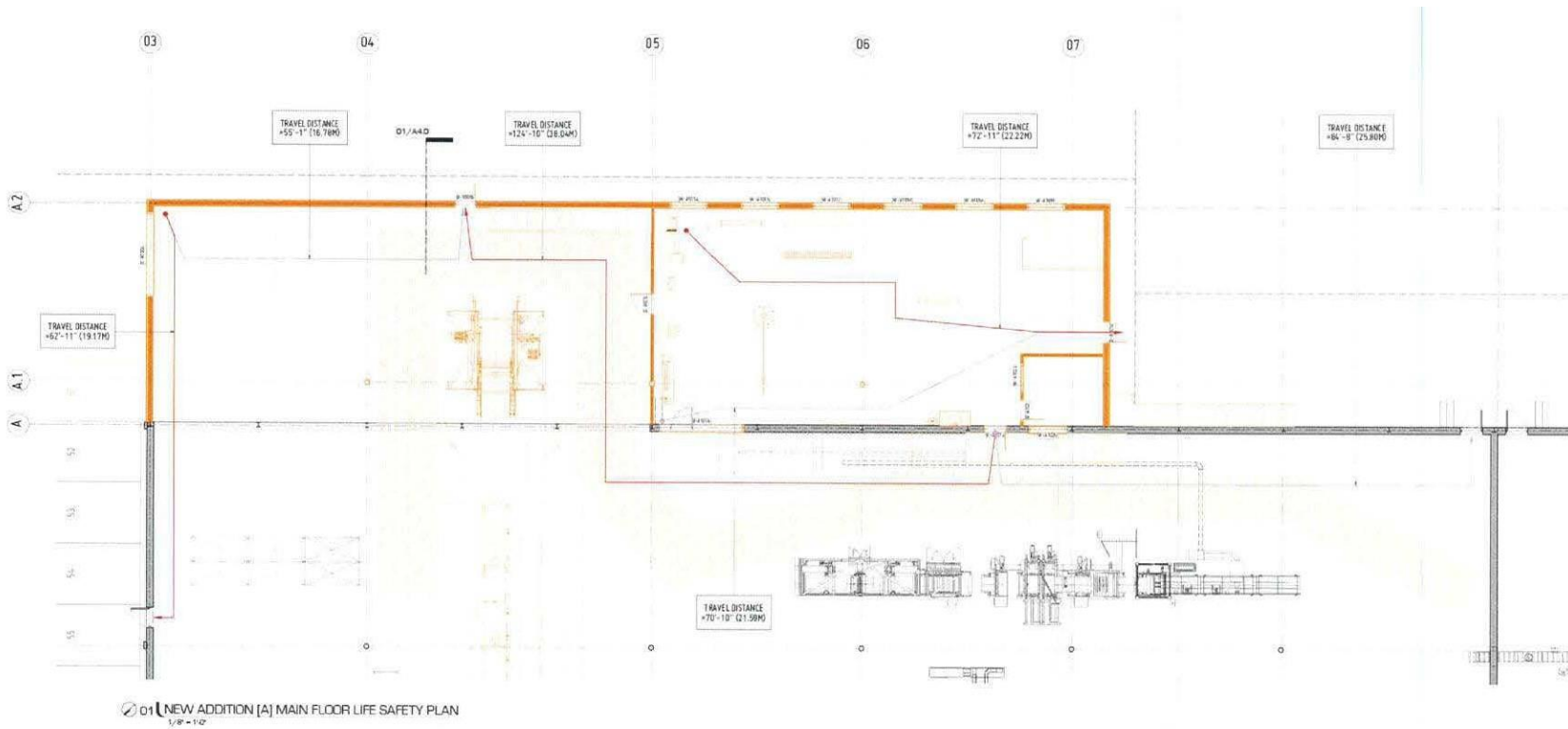
2021/01 2022/03/08



UNIT7 ARCHITECTURE INC.
POLLARD BANKNOTE
ADDITIONS
140 COTTER STREET
WINNIPEG, MB
NEW ADDITION (A)
ENLARGED FLOOR PLAN

not for construction

A2.2



BUILDING INFORMATION

EXISTING BUILDING
715,539 sq. ft. (20,224 sq. m)

ADDITION (A)
5,794.5 sq. ft. (536.5 sq. m)

FUTURE ADDITION (B)
6,844.7 sq. ft. (634.9 sq. m)



KEY PLAN
1:2500

DESIGNED BY: 00271.01
CHECKED BY: 00271.01



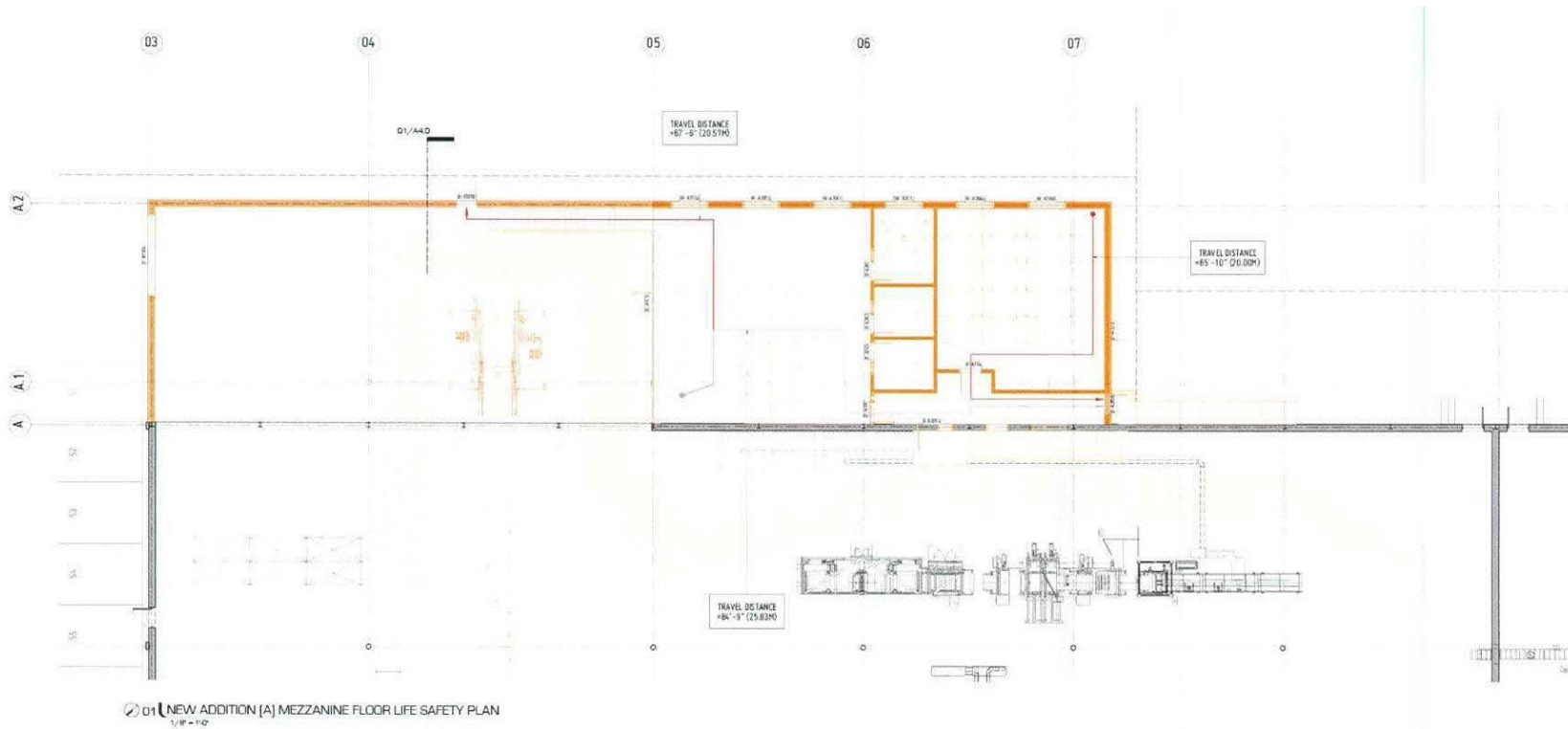
UNIT 7 ARCHITECTURE INC.
www.unit7.ca | 204-838-0110 | 100 York Street, Winnipeg, MB R2S 4P1

**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
1/8" = 1'-0"

BUILDING INFORMATION

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

ADDITION (A)
3,794 sq. ft. (352.5 sq. m)

FUTURE ADDITION (B)
4,847 sq. ft. (450.3 sq. m)



4 KEY PLAN
1:2500

0001/21
0002/03/08



UNIT7 ARCHITECTURE, INC.

POLLARD BANKNOTE ADDITIONS

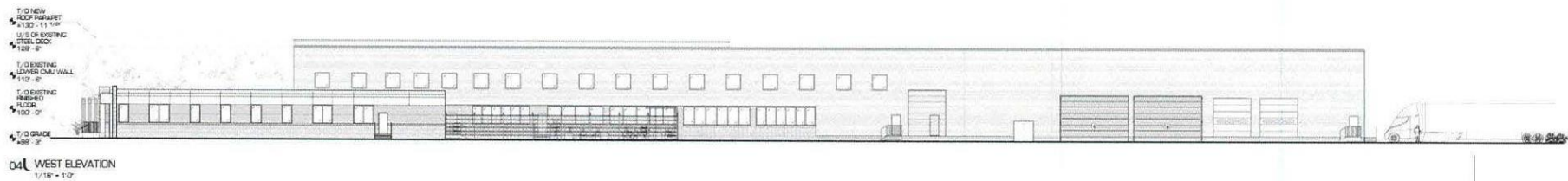
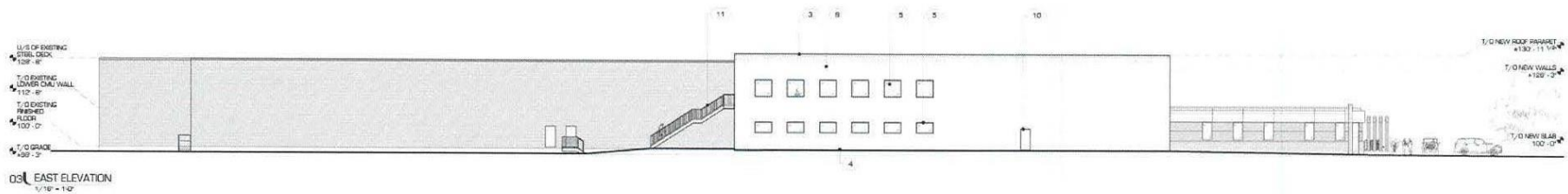
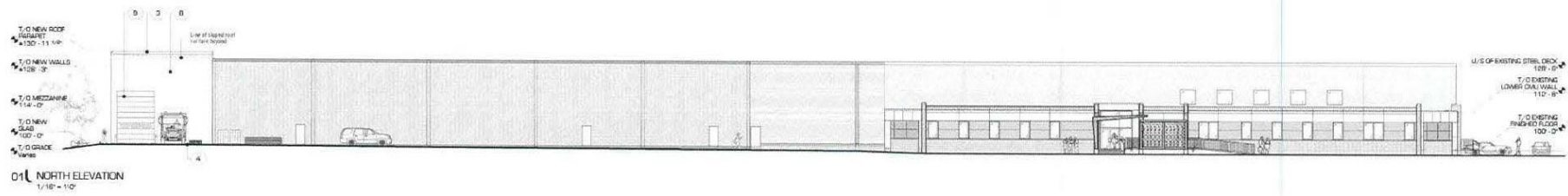
140 OTTER STREET

WINNIPEG, MB

NEW ADDITION (A) LIFE SAFETY PLAN - MEZZANINE

not for construction

A2.5



EXISTING BUILDING
715,523 sq. ft. (28,021 sq. m.)

ADDITION (A)
1,774,114 sq. ft. (163,914 sq. m.)

FUTURE ADDITION (B)
+1,841,214 sq. ft. (170,971 sq. m.)

- ELEVATION NOTES**
1. 2-Ply 16-oz. 305 Modest-Premium Waterproofing Membrane
 2. Kerolan Prefabricated Aluminum Joist & Decking - "White Vinyl" Finish
 3. Vantage Prefabricated Metal Floor - "Cambridge White" Finish (R10, S10)
 4. Direct Paving - "Santitas Gray" Split Finish (Benjamin Moore K212-02)
 5. Insulated Aluminum Frame Windows
 6. Vincent 182000R Horizontal Slat Wall Panel - "Light Pewter" Finish
 7. Painted Lightweight 8" CMU wall - "White Vinyl" Finish (Benjamin Moore W02-10)
 8. Reinforced Concrete Slab on Grading - "White Vinyl" Split Finish (Benjamin Moore W02-10)
 9. Overhead Door Thermoplastic Reinforced Steel Door S17 w/ electric operator and 2 winding spring panels - Door Panel 180
 10. Polished concrete polystyrene-insulated, distressed floor - "Pavement"
 11. Self-healing repair system by Steel Reinforced

1. 2021.01 2020 / 09 / 08

PROJECT OF RECORD
DEAN SYVERSON
REGISTERED ARCHITECT

PROJECT OF RECORD
UNIT 7
ARCHITECTURE, INC.
REGISTERED ARCHITECT

UNIT7 ARCHITECTURE, INC.

POLLARD BANKNOTE
ADDITIONS
140 OTTER STREET
WINNEPEG, MB

NEW ADDITION (A) EXTERIOR
ELEVATIONS

A3.0

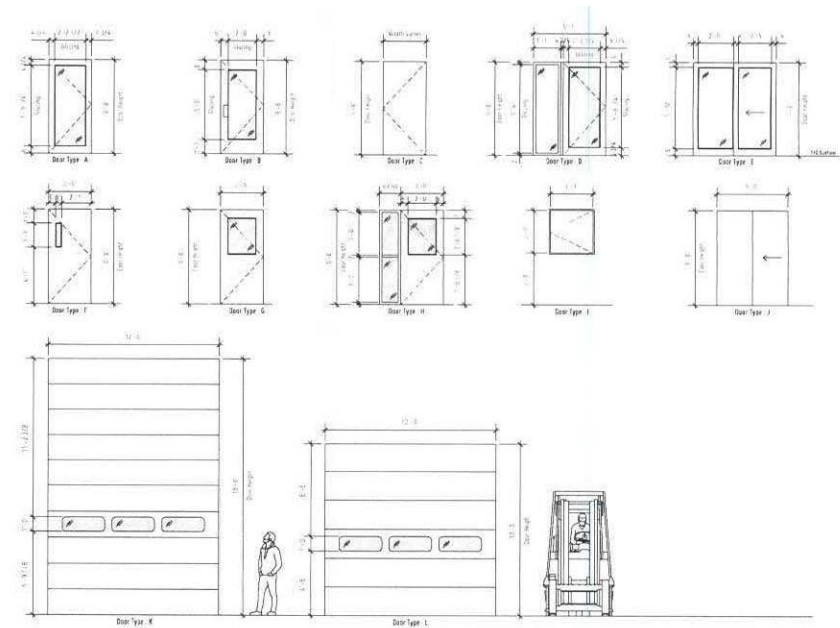
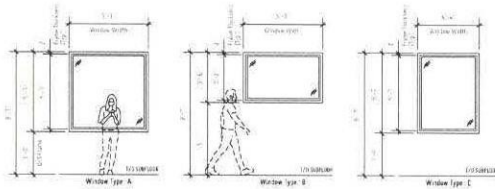
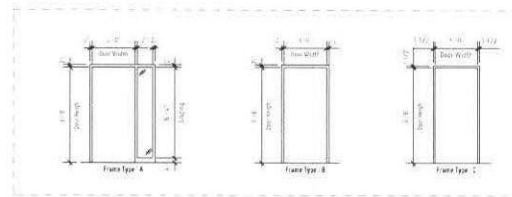
not for construction

DOOR SCHEDULE

DOOR NO.	FRAME RATING	WIDTH	HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR COIL	DOOR FINISH	FRAME MATERIAL	FRAME TYPE	FRAME FINISH	LOCATION	COMMENTS
D- A100	4	12'0"	18'0"	K	M		PREFIN				New Storage Area (A100)	Insulated sectional overhead door c/w auto ext vent
D- A100	1	2'10"	6'6"	C	HMPS	Polyethylene	PT	PSI	B	PT	New Storage Area (A100)	Auto door closer, panic-bar - exit only - no entrance permitted
D- A101	4	3'0"	6'6"	E	HM		PT	PSI	B	PT	New Maintenance Shop (A101)	Panic hardware, electric strikes, proximity reader, auto door closer
D- A101	3	12'0"	12'0"	L	M		PREFIN				New Maintenance Shop (A101)	Sectional overhead door c/w auto ext vent
D- A101	1	3'0"	6'6"	E	HM		PT	PSI	B	PT	New Maintenance Shop (A101)	Panic hardware, electric strikes, proximity reader, auto door closer
D- A101	6	3'0"	6'6"	C	HMPS	Polyethylene	PT	PSI	B	PT	New Maintenance Shop (A101)	Auto door closer, panic-bar - exit only - no entrance permitted
D- A102	1	3'0"	6'6"	B	HM		PT	PSI	B	PT	New QC / Control Room (A102)	Auto door closer
D- A200	1	3'0"	6'6"	H	HM		PT	PSI	A	PT	New Open Office Cables (A200)	Panic hardware, auto door closer
D- A201	1	2'8"	6'6"	D	ALUM		CLR AND	ALUM	A	CLR AND	New Meeting Room (A201)	
D- A202	1	2'8"	6'6"	D	ALUM		CLR AND	ALUM	A	CLR AND	New Office 1 (202)	
D- A202	1	2'8"	6'6"	D	ALUM		CLR AND	ALUM	A	CLR AND	New Office 2 (202)	
D- A204	1	3'0"	6'6"	C	HM		PT	PSI	B	PT	New Tech Storage (A204)	Panic hardware, electric strikes, proximity reader, auto door closer
D- A205	4	2'10"	6'6"	K	HM		PT	PSI	A	SALVAGEAL	Corridor (205)	Panic hardware, auto door closer
D- A205	3	2'10"	6'6"	C	HMPS	Polyethylene	PT	PSI	B	PT	Corridor (205)	Auto door closer, panic-bar - exit only - no entrance permitted

WINDOW SCHEDULE

WINDOW	WINDOW TYPE	WIDTH	HEIGHT	OPERATION	SILL HEIGHT A.F.F.	LOCATION	COMMENTS
W- A101	4	8'	2'6"	Fixed Glass	5'4"	New Maintenance Shop (A101)	
W- A101	5	8'	2'6"	Fixed Glass	5'4"	New Maintenance Shop (A101)	
W- A101	1	8'	2'6"	Fixed Glass	5'4"	New Maintenance Shop (A101)	
W- A101	6	8'	2'6"	Fixed Glass	5'4"	New Maintenance Shop (A101)	
W- A101	4	8'	2'6"	Fixed Glass	5'4"	New Maintenance Shop (A101)	
W- A101	1	8'	2'6"	Fixed Glass	5'4"	New Maintenance Shop (A101)	
W- A102	4	4'4"	5'7"	Fixed Glass	3'0"	New QC / Control Room (A102)	
W- A102	5	4'4"	5'7"	Fixed Glass	3'0"	New QC / Control Room (A102)	
W- A200	4	5'7"	5'7"	Fixed Glass	3'0"	New Open Office Cables (A200)	
W- A200	5	5'7"	5'7"	Fixed Glass	3'0"	New Open Office Cables (A200)	
W- A200	1	5'7"	5'7"	Fixed Glass	3'0"	New Open Office Cables (A200)	
W- A201	4	5'7"	5'7"	Fixed Glass	3'0"	New Meeting Room (201)	
W- A202	4	5'7"	5'7"	Fixed Glass	3'0"	New Meeting Room (202)	
W- A204	4	5'7"	5'7"	Fixed Glass	3'0"	New Tech Storage (204)	
W- A204	5	5'7"	5'7"	Fixed Glass	3'0"	New Tech Storage (204)	

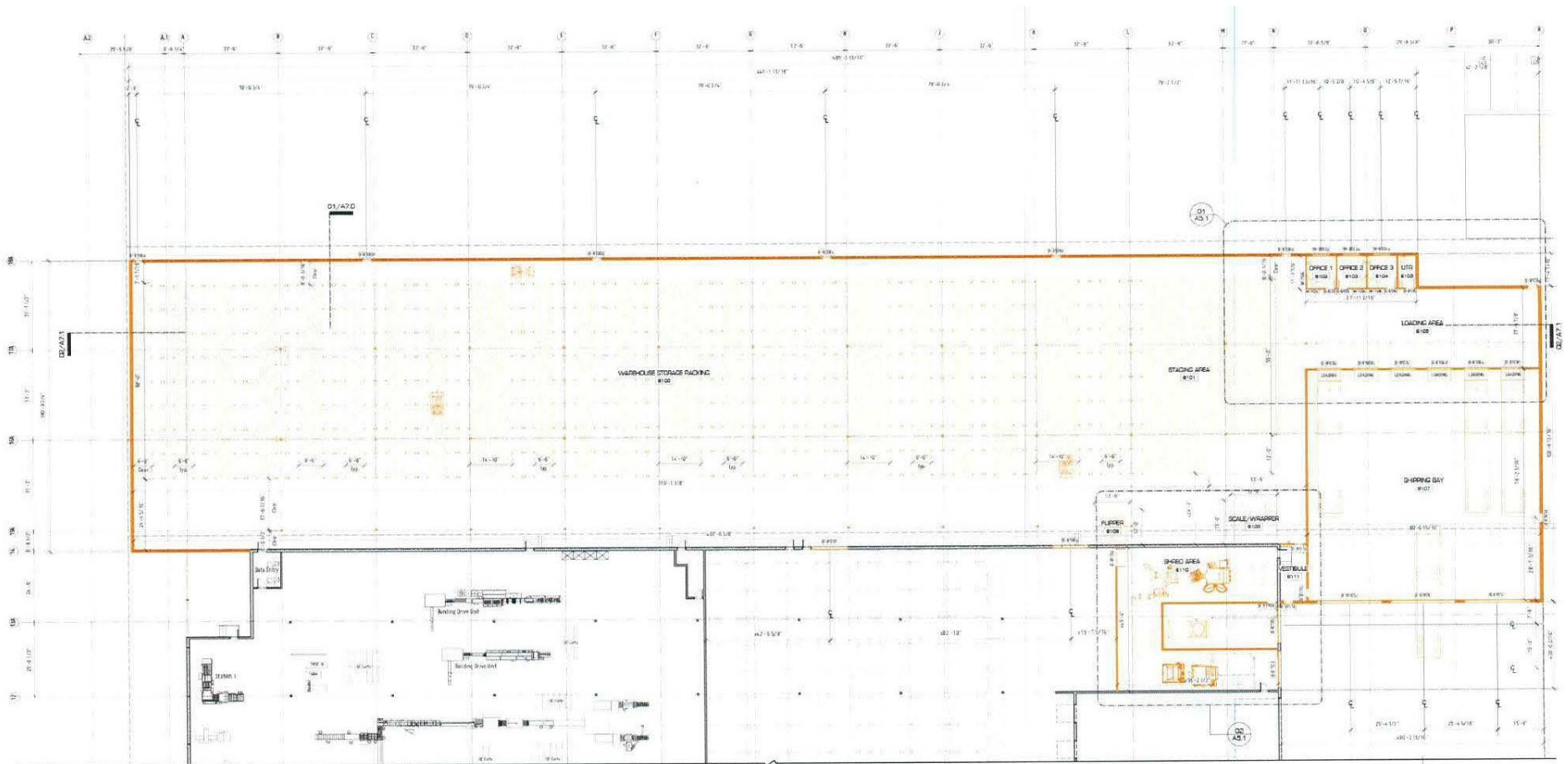
01 DOOR TYPES ELEVATIONS
1/4" = 1'-0"03 WINDOW TYPES ELEVATIONS
1/4" = 1'-0"02 FRAME TYPES ELEVATIONS
1/4" = 1'-0"

not for construction

A3.1





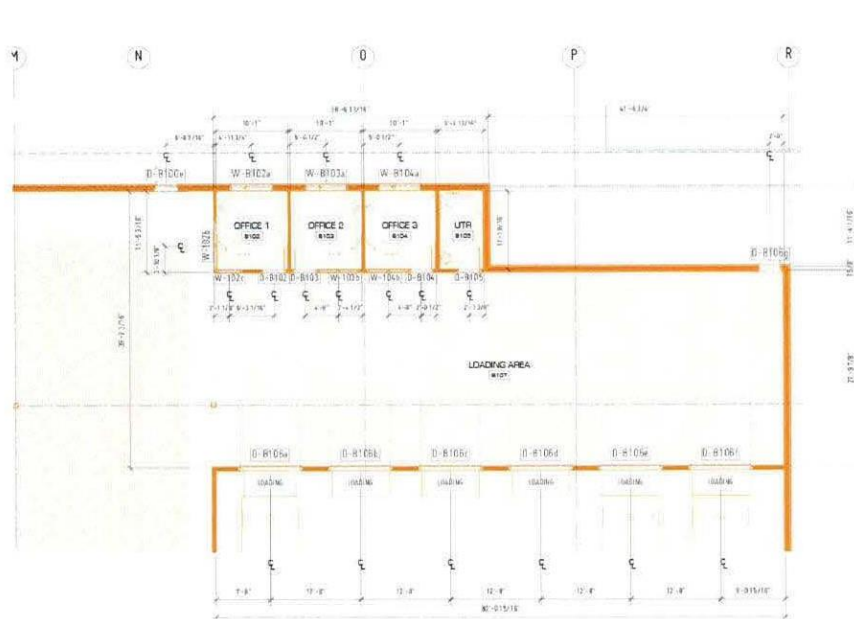


01 PARTIAL MAIN FLOOR PLAN @ FUTURE ADDITION (B)
1/16" = 1'-0"

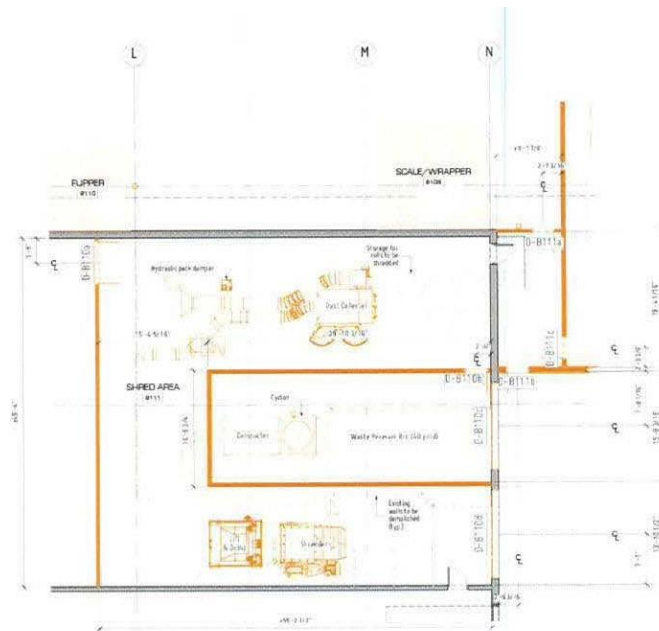
[illegible]02 KEY PLAN
1/5000

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

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"



2021.21	2022 / 03 / 08
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UNIT7 ARCHITECTURE INC.
www.unit7.com 205.333.6600 • 1000 1st Street, West, Birmingham, AL 35201

POLLARD BANKNOTE
ADDITIONS
140 OTTER STREET
WINNIPEG, MB

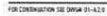
FUTURE ADDITION (B)
ENLARGED PLANS

A5.1

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

A5.1

BUILDING INFORMATION	EXTERIOR WALL TYPES		INTERIOR WALL TYPES		FLOOR TYPES		ROOF TYPES	
	ADDITION (A)	EXISTING DETAIL WALL	ADDITION (A)	EXISTING DETAIL WALL	ADDITION (A)	EXISTING DETAIL FLOOR	ADDITION (A)	EXISTING DETAIL ROOF
EXISTING BUILDING 215.55 sq. ft. (20,042 sq. m.)	EXISTING DETAIL WALL 1-1/2" lightweight DMC - 1 panel installed every 4'.	EXISTING DETAIL WALL 1-1/2" lightweight DMC - 1 panel installed every 4'.	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	
ADDITION (A) 5,794.5 sq. ft. (536,530 sq. m.)	EXISTING DETAIL WALL 1-1/2" lightweight DMC - 1 panel installed every 4'.	EXISTING DETAIL WALL 1-1/2" lightweight DMC - 1 panel installed every 4'.	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	
PUTURE DETAIL WALL (UNR) 1 sq. ft. (93,023 sq. m.)	EXISTING DETAIL WALL 1-1/2" lightweight DMC - 1 panel installed every 4'.	EXISTING DETAIL WALL 1-1/2" lightweight DMC - 1 panel installed every 4'.	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	2x6 INTERIOR PARTITION 1-1/2" SWS 3-1/2" Sleepers/Joist @ 16" oc KIDSCREEN 488 Self-Adhesed on to I/F 1-1/2" SWS	



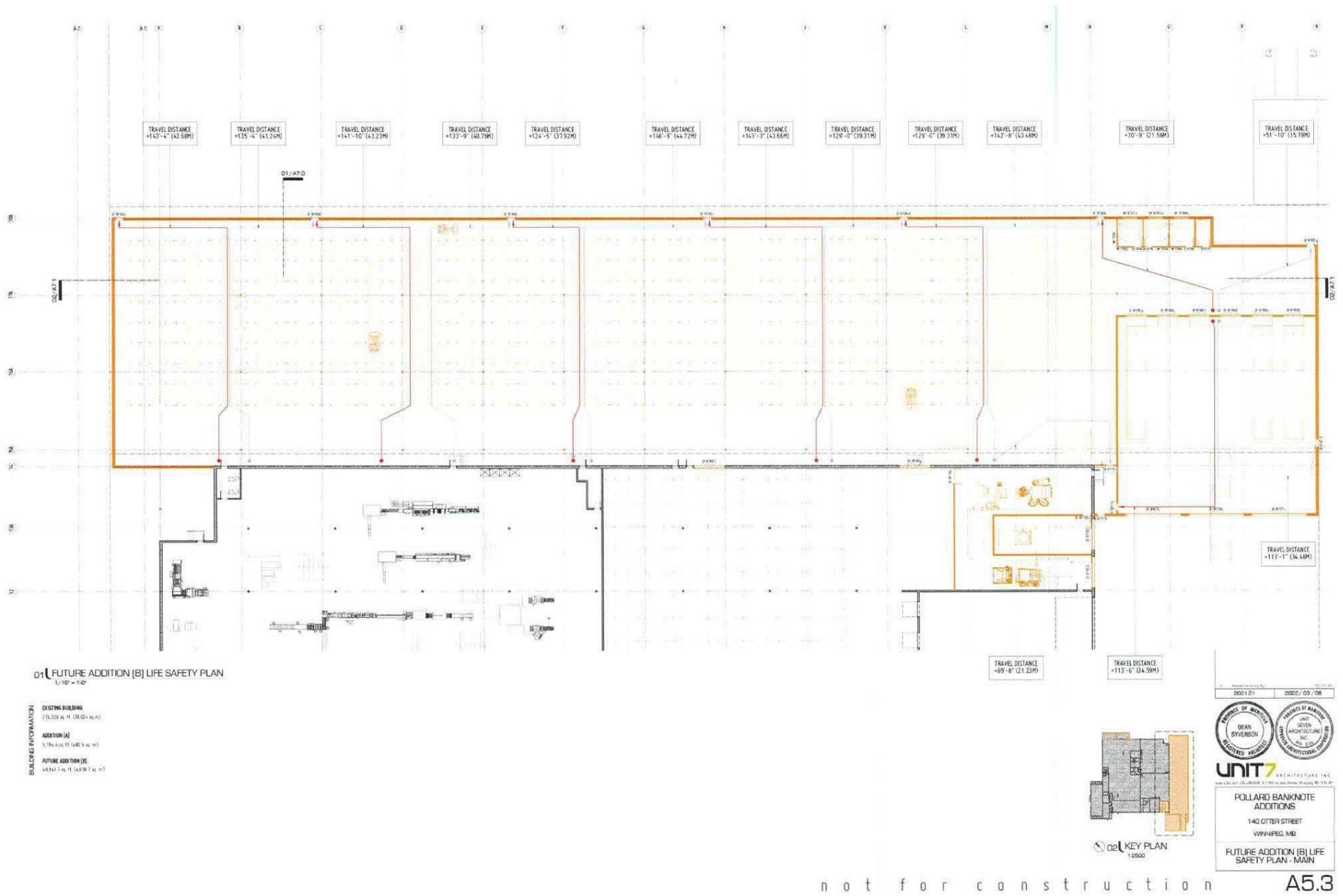
1/18-19

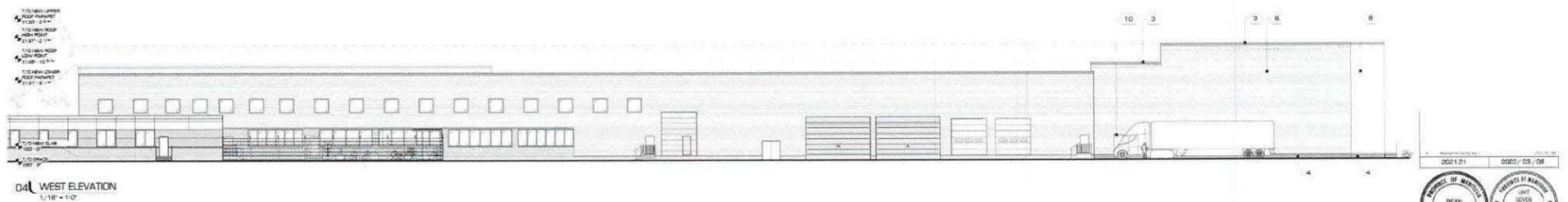
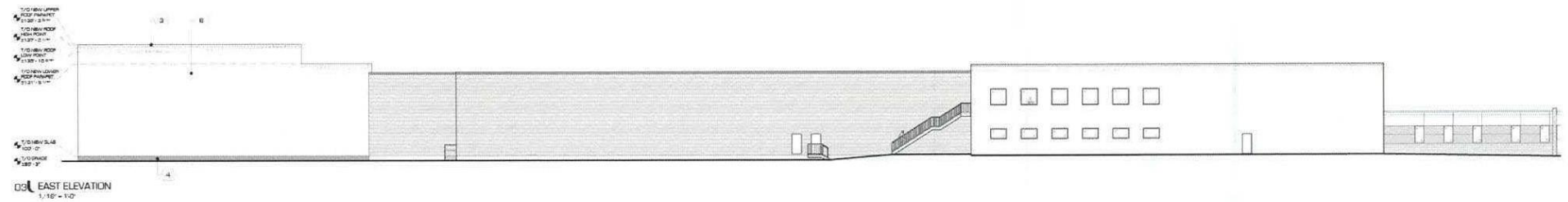
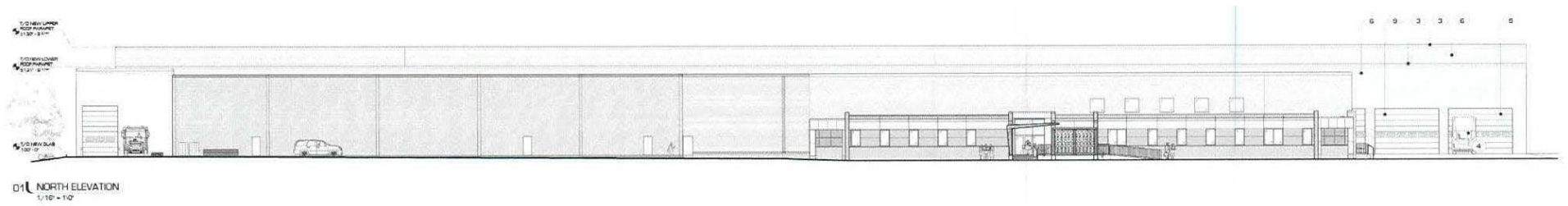
02 KEY PLAN
1/15/00

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

A5.2







EXISTING BUILDING
715,518 sq. ft. (20,024 sq. ft.)

ADDITION (A)
1,794,444 sq. ft. (50,115 sq. ft.)

FUTURE ADDITION (B)
1,834,111 sq. ft. (52,000 sq. ft.)

- ELEVATION KEYNOTES**
1. 2-Ply Gypsum Board 5/8\"
 2. Keynote in Redwood Aluminum Siding & Siding - White Vinyl Siding
 3. Window in Redwood Metal Frame
 4. Window in Redwood Metal Frame
 5. Window in Redwood Metal Frame
 6. Window in Redwood Metal Frame
 7. Painted Lightweight Concrete Wall
 8. Window in Redwood Metal Frame
 9. Window in Redwood Metal Frame
 10. Window in Redwood Metal Frame
 11. Window in Redwood Metal Frame

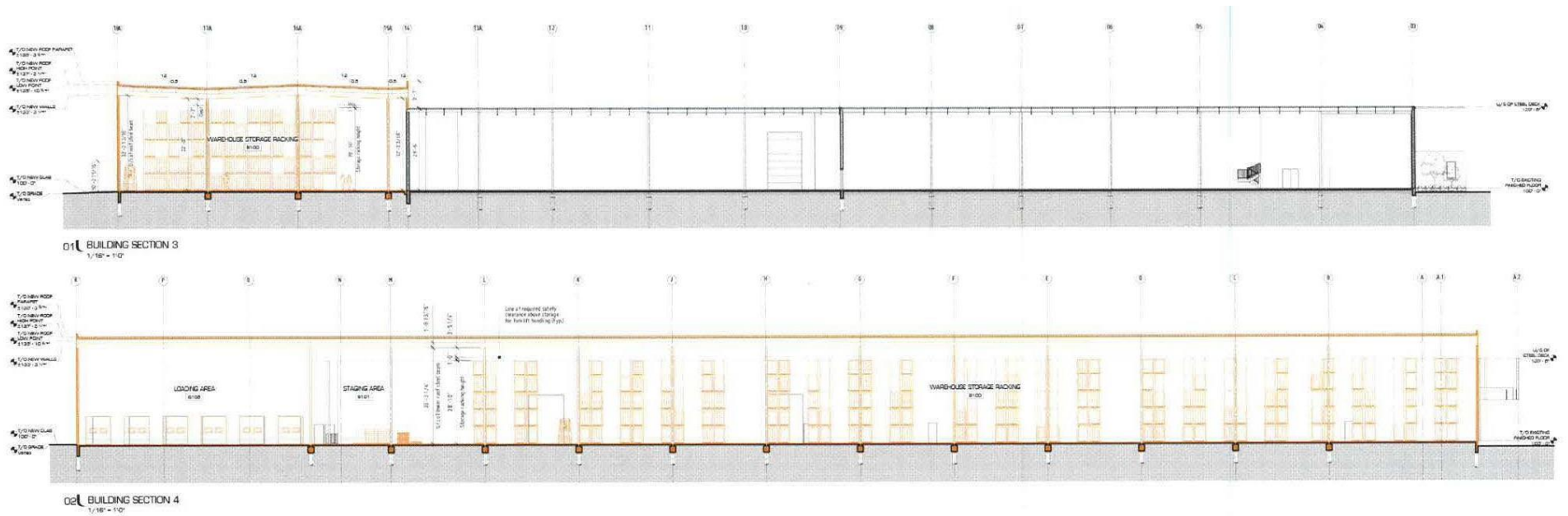
not for construction

A6.0





A7.0



BUILDING INFORMATION		ASSEMBLY SCHEDULE	
EXISTING BUILDING	215,518 sq. ft. (28,224 sq. ft.)	EXISTING EXTERIOR WALL	1. 1/2" Lightweight CMU - painted masonry
ADDITION (A)	5,794 sq. ft. (5,485 sq. ft.)	2. Vapor barrier	
FUTURE ADDITION (B)	4,844 sq. ft. (4,839 sq. ft.)	3. 2x4 @ 16" o.c.	
		4. Self-insulation	
		5. 1/2" Gypsum board	
		6. 1/2" Shear Membrane	
		7. 1/2" Shear Membrane	
		8. 1/2" Shear Membrane	
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