LAND DEDICATION RESERVE FUND APPLICATION

APPLICANT INFORMATION

Name of Organization:	Thrive Community Support Circle Inc				
Mailing Address:				Postal Code:	
Phone:		Fax No.:		E-mail address:	
Name(s) of designated representatives to be contacted about this application:	Name:	Rhonda Elias-Penner		Phone (daytime):	
	Position:	Executive Director		Phone (evening):	
	Name:	Kathryn Gompf		Phone (daytime):	
	Position:	Campaign Chairperson		Phone (evening):	
How long has the organization been in operation?	50 years				
Select Community Committee Area where project is located:	Assiniboia ☐	City Centre X ☐	Riel ☐		
	East Kildonan-Transcona ☐	Lord Selkirk-West Kildonan ☐			

PROJECT INFORMATION

Name of Project:	Thrive: Building for Generations!		
Location of Project:	555 Spence Street		
Project is located on City of Winnipeg owned lands?	~~YES X~~ ☐	NO ☑	
Project Start Date:	03/01/2024	Anticipated Completion Date:	01/01/2025

Total Estimated Project Cost: $ 4.5 Million

Land Dedication Reserve Fund Requested Amount: $ ~~25,000.00~~ $15,000

LIST OTHER PROJECT FUNDING SOURCES		AMOUNT	CONFIRMED
Source #1	Anonymous donor	$ 500,000.00	YES X ☐ NO ☐
Source #2	Winnipeg Foundation	$ 250,000.00	YES X ☐ NO ☐
Source #3	Thomas Sill Foundation	$ 50,000.00	YES x ☐ NO ☐
Source #4	Province of Manitoba BSC fund	$ 300,000.00	YES x ☐ NO ☐
Source #5	Province of Manitoba ACSC fund	$ 36,685.00	YES x ☐ NO ☐
	Total funding confirmed to date	**1.9 million**	

DETAILED PROJECT DESCRIPTION

Provide a detailed description of the planned project, including:

- Community need/ support for the project
- Community consultation, if applicable (surveys, open houses, etc.)
- City of Winnipeg staff involved in project to date
- Scope of work
- Cost estimates/ quotes
- Project schedule

Project details, plans and supporting documentation may be submitted as attachments.

Community Need/support for the project:

Thrive needs more space due to the increase in, and success of its services and programs. As families, newcomers, seniors and those most vulnerable, continue to struggle to recover from the financial, emotional, and overall impacts of the pandemic, we see these effects by the drastic increase in people coming to access our services and the climate within the community. Increased crime and safety concerns, mental health challenges, increased substance use and addictions, as well as larger numbers of overdoses and admissions to health facilities, interpersonal relationship breakdowns and family violence are plaguing this community and Thrive has needed to be creative to find space to meet these demands in an already cramped space at 555 Spence Street, our main building. In all of the surveys and focus groups with our participants, the need for a safe space for people to meet, connect, and build their networks and resources were identified as being as important as the actual programs and services to the community we serve. Located on a high traffic area at the corner of Spence and Sargent and visible from Balmoral, Thrives' 2 story new building will be a beacon of support for those in need of support, safety, family unification, health, and wellness for those who live in and pass through the community.

Community Consultation: Design plan process attached

City of Winnipeg staff involved:

Councilor Cindy Gilroy is involved through the planning phase and has supporting parking variances and permits, Mayor Gillingham and deputy mayor Janice Lukes have met with Thrives' capital committee in support of the project moving forward.

Scope of work: See attached documents

Cost estimate and tender information: see attached documents

Project plan and supporting documents: see attached documents

APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) for the applying organization and this application is accurate to the best of my/our knowledge.

SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE
Rhonda Elias-Penner	Rhonda Elias-Penner	Executive Director	Sept 6/2023
Kathryn Gompf	Kathryn Gompf	Chair, Capital Campaign Committee	Sept 5, 2023

Submit completed application to:

Urban Design Division
c/o Helen Fabbri ph: 204-986-6419, fax: 204-986-7524
Planning, Property and Development Department
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: hfabbri@winnipeg.ca

The City of Winnipeg

Signage Requirements

Signage Requirements:

No person or business shall display, install, or affix any sign, symbol, notice, or lettering of any kind anywhere on City of Winnipeg-owned assets or property without approval by the City of Winnipeg.

To have a sign approved, submit proposed sign design to **marketing@winnipeg.ca**
Be sure to include:

- all text in legible font, graphics, and logos
  Note: For signage in recognition of sponsorships and/or donations, only the sponsor and/or donor relationship with the City of Winnipeg will be recognized on the sign.
- proposed sign dimensions
- fabrication specifications
- proposed location of sign
- plan for installation

Submitted sign designs will be reviewed by departments to ensure compliance with all relevant City of Winnipeg by-laws, policies, and processes.

City staff will convey approval or comments back to the applicant within fifteen (15) business days.

Signs must not be installed until approval is provided from the City of Winnipeg to the applicant in writing.

Upon approval, applicants are responsible for all costs related to:

- fabrication of the sign
- installation*, repair, replacement, and/or removal of the sign
- insurance required by the City of Winnipeg

* Installation of the sign must be done by (a) City of Winnipeg staff, or (b) a City of Winnipeg approved contractor under the supervision of City of Winnipeg staff.

The City of Winnipeg

A. Organization Description

Thrive Community Support Circle (Thrive) is a not-for-profit organization that was established in 1973. Thrive's mission focuses on the empowerment of people, creating opportunities to create change, and growing a healthier community. Thrive's main objective is to offer programs and support services to the underserved community of Winnipeg's downtown through its Resource Centre, Thrift Shop, and Child Care Centre. Programs and services are available to all genders, races, and ages and include:

Counselling services provide 1-1 and group counseling for adults, children, and families at no charge. Services are offered in crisis support, grief and loss, substance abuse/addictions, parenting concerns, unplanned pregnancy, mindfulness, and mental health issues.

The Resource Centre offers access to free services such as the Family Support Liaison, Financial Empowerment Support Staff, and New Baby Service. Group programs include Working with CFS Workshop, Community Safety, Managing Anxiety, Emotional Wellness, Young & Youth Stress Management, Nobody's Perfect & Positive Discipline Parenting programs. Thrive also offers cultural programs such as the Women's and Men's Sharing Circle.

The Childcare Centre offers respite for caregivers and drop-in spots for children whose parents are involved with Thrive's services at no cost.

The Thrift Shop sells affordable, low-cost clothing and household items. It also provides volunteer work experience to develop skills and job training to transition people into employment.

B. Project Description

This project will complete a renovation to the current building at 555 Spence St. and an additional 3,750 square-foot second floor to the building. This project is necessary to meet the increasing demand for Thrive's services under one roof. This project will provide more efficient delivery of programs and services, provide better accessibility to the community, provide a safe and more dignified space for private matters and crisis support, as well a financially responsible way to manage Thrive's operations.

Currently, Thrive operates out of three separate locations in the area. Space is limited. Staff and resources are split between these locations. The building expansion will allow Thrive to offer more programs and increase program capacity. For example, it will have a dedicated cultural room for community members to engage in cultural practices. Having staff and participants under one roof in a more secure building will allow for a coordinated safety plan in case of emergency or lockdown. It will also allow for program hours to be extended into the evening, enabling more participants to access the programs and services provided.
The new building will be fully accessible for people with disabilities, including elevator access to the second floor. The new building will have a private, secure space for counselling and 1-1 support. When responding to a person in need, whether it be a victim of violence or an addiction-related issue,

Thrive's staff will be able to respond to and provide care in an efficient and supportive manner, collaborating and not having to move the individual from one location to another.

The portion of this project we are seeking funding from the CIBP grant is for the community washroom. This washroom will be located on the main floor of the building and will be accessible for community use, providing the simple dignity of having a safe, private space for use and lessening the human waste found in public spaces.
The washroom will be 10ft x 7ft and will include the following fixtures:
1 w/c
1 sink
1 faucet
drain and trap for BF washroom to prevent burns to legs
2 grab bars
1 mirror
1 soap dispenser
1 paper towel dispenser
1 door and frame equipped for ADO
1 automatic door opener
4 pot lights
switch
walls
flooring

Project start date: May 1, 2023 Project End Date: April 30, 2024

A **Detailed Scope of Work** for the washroom project includes:

demolish the existing washroom and offices in the area where the new washroom is to be constructed
provide plumbing rough-ins for the fixture above
repair and float concrete floor
construct partition walls
rough in electrical
rough in mechanical
apply wall finishes
install gypsum ceiling
install pot lights
install plumbing fixtures
paint
install flooring
install door and ADO
connect water lines

C. **Supporting Documentation**
Attached: Architectural Building Design with Site Plan
Landscape Design
Annual Return of Information
Contractor Quotes: Winnipeg Building & Decorating and Concord Projects

Capital project Design process:

1. 2019 Organization strategic planning- Need for 1 larger space supported

2. BOD and Executive Director looked at potential buildings in the neighborhood vs adding on to 555 Spence Street.
    - Local neighborhood organizations indicated support for Thrives expansion
    - would not support rezoning
    - Thrive paid off their mortgage on 555 Spence Street in 2017!
    - Thrive continued to look at potential buildings in close vicinity
    - 2018-Thrive obtained a realtor to look for potential spaces and get an evaluation on the building
    - 2019-2020-Thrive Board members and Executive Director continued to look at buildings in the area that might be available for purchase and renovation
    - Considering the zoning, vicinity to current programs, size of buildings and cost of renovating these buildings, thrives board agreed that the best course of action was to renovate 555 Spence Street.
    - Thrive board members reached out to 2 builders about a potential renovate and lease opportunity to partner with Thrive. No agreement was offered.
    - The board voted to move surplus in 2020 to the building fund to move ahead with design plan
    - Tenders for Architect plan sent out to 5 firms in Winnipeg that the construction person recommended to the board
    - GW Architecture was chosen as architect for project, a rough sketch was created, along with a list of all the spaces required
    - Design plans were brought to the Board of Directors
    - Final Design plan was approved

3. In 2020 a current funding body for Thrive's operations approved a 3-year interim operational grant to assist these additional costs from 2020-2025 adding a goal for the agency to complete a capital project for space to accommodate services in one building.

4. 2021-2022- Permits, environmental study, community consultation to approve a parking variance, and a Class B estimate were completed for the project and the board moved to put out tenders for construction.

5. 2023- Construction tenders were sent out to 3 recommended construction companies the capital construction sub-committee in conjunction with consultation from the Architect made their decision on a winning tender. The three bidding companies responded and Winnipeg Building and Design was chosen .

gw architecture inc.

February 21, 2023

Winnipeg Building and Decorating
1586 Wall Street
Winnipeg, MB R3E 2S4

Attn: **Brian Thiessen**
Geoff Wurtak

Re: **21.1055 Thrive 555 Spence Renovation Project**

On behalf of the Thrive Community Support Circle, we are pleased to inform you that your bid of:

Three Million Three Hundred and Twenty Four Thousand Nine Hundred Dollars
$ 3,324,900.00 (excluding taxes)

was the successful bid for the Tender No: 22.1055

The client is the Thrive Community Support Circle Inc. and the project manager and architect of record is gw architecture inc.

Please begin to prepare your schedule and we will notify you when the CCDC-2 is prepared for signatures, wherein we will hold a start-up meeting at our office.

Congratulations! We are looking forward to working with you.

Best Regards,
gw architecture inc.

Brian Wall, maa, aibc, aaa, saa, oaa, mraic, aia, D.Arch, CT(Arch)

CC: Rhonda Elias Penner, Executive Director, Thrive
Jamie Gooding, Board of Directors, Thrive
Rick Sutcliffe, Board of Directors, Thrive
file

Giovanni Geremia, Architect, maa, aibc, aaa, saa, oaa, mraic • email: giovanni@gwarchitecture.ca
Brian G. Wall, Architect, maa, aibc, aaa, saa, oaa, aibc, mraic, aia, D. Arch; CT(Arch) • email: brian@gwarchitecture.ca

602-44 Princess Street, Winnipeg, MB R3B 1K2 • phone: 204.992.2757 • www.gwarchitecture.ca

1.1 BIDDER'S INFORMATION

Date **February 15, 2023**

Submitted by: **Concord Projects Ltd.**
(name of bidder)

(address)

To: gw architecture inc.
602-44 Princess Street
Winnipeg, MB

Project: Main Floor Renovation / 2nd Floor addition.

Location: 555 Spence Street, Winnipeg, MB

1.2 OFFER

.1 Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by GW Architecture Inc. for the Project, I/we, the undersigned, hereby offer to enter into a contract using CCDC 2, 2020 Contract form with Supplementary Conditions, to perform the Work for the price of:

Base Bid: $ **3,576,044.00** **PST Included**
Tax: $ **178.802.00** **GST Only**

dollars, in lawful money of Canada (the Base Bid).

Value Added Tax (GST) and Provincial Sales Tax (PST/RST) apply to this project and shall be in addition to the Base Bid. Please provide the taxes as a separate line item.

1.3 BID SUBMISSION

.1 The following documents are included with this Bid Form and form a part of this bid submission:

.1 Consent of Surety to Bond

.2 ~~CCDC Document 11 – 2016 – Contractor's Qualification Statement~~ **N/A**

.3 Bidders Certification Form – Legislative and Safety Requirements

.4 Proposed Project Schedule

.2 In addition to the documents listed above, the following appendices are included as part of this bid submission:

.1 Appendix A - List of Contract Documents

.2 Appendix B – List of Subcontractors

.3 Appendix E – List of Cash Allowances (Section 01 21 00)

.4 Appendix F – List of General Contractors Hourly Rates

.3 As noted in Section 00 03 00 - Instructions to Bidders, Bidders may submit Appendix B - List of Subcontractors and Prices within 24 hours of Submission Deadline.

1.4 TIME

.1 This offer shall be open to acceptance and is irrevocable for ninety (90) days from the Bid Closing Date and Time.

1.5 COMMENCEMENT OF WORK

.1 If this Bid is accepted by the Owner within a time period stated above, I/we will:

.1 Execute the Contract within seven (7) days of receipt for execution.

.2 Furnish the required bonds in the form described in the Instructions to Bidders within seven (7) days of receipt of the Contract.

.3 Commence work within seven (7) working days following receipt of a letter of intent from the Owner.

.4 Complete the Work in **Forty-Four** (**44**) WEEKS following receipt of a letter of intent from the Owner.

.2 If this Bid is accepted within the time provided herein, and we fail to commence the Work, or we fail to provide the required Bond(s), the required Bid Bond shall be forfeited as damages to the Owner by reason of our failure.

In the event our Bid is not accepted within the time stated above, the required Bid Bond shall be returned to the undersigned, in accordance with the provisions in the Instructions to Bidders unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

.3 Project Start Date of Construction: **ten (10) business days after Award**

1.6 ADDENDA

.1 The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Price.

No.	M01	Dated	March 31, 2022	No.	05	Dated	February 8, 2023
No.	S01	Dated	April 8, 2022	No.	06	Dated	February 9, 2023
No.	E01	Dated	April 8, 2022	No.	07	Dated	February 10, 2023
No.	E02	Dated	May 20, 2022	No.	08	Dated	February 10, 2023
No.	S02	Dated	June 28, 2022	No.	09	Dated	February 13, 2023
No.	E03	Dated	August 15, 2022	No.		Dated	
No.	04	Dated	January 23, 2023	No.		Dated	

1.7 SIGNATURE(S)

(Name of Bidder) Concord Projects Ltd., by its authorized signing officers,

have signed this Bid on the 15th day of February, 2023.

Nolan Ploegman, MBA — President & CEO

Authorized signing officer (print name and sign) — Title

Authorized signing officer (print name and sign) — Title

Appendix A
List of Contract Documents

Project: 21.1055 THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

Drawings:

GW Architecture Inc. Architectural drawings A000, A001, A100, A101, A200, A201, A202, A203, A204, A205, A300, A301, A400 A500, A600, A601, A602, A700, A701, A702, A703, A850, A851 and A854 dated August 23, 2022.

Barnes & Duncan Civil drawings C01 dated October 27, 2022.

HTFC Planning & Design Landscape drawing L01 dated August 15, 2022.

Tower Engineering Group Structural drawings S100, S101, S200, S201, S202, S300, S301, S302, S303 and S400 dated January 14, 2022.

Tower Engineering Group Mechanical drawings M0.0, M0.1, M1.0, M2.0, M2.1, M2.2, M2.3, M3.0, M3.1, M3.2, M4.0, M4.1, M5.0 and M5.1 dated January 14, 2022.

Tower Engineering Group Electrical drawings E100, E200, E201, E300, E301, E400, E401, E500 and E600 dated January 14, 2022.

Site Information:

M.Block & Associates Ltd. Geotechnical Investigation dated October 25, 2021. (13 pages)

Pinchin Hazardous Building Materials Assessment (Pre-Construction) dated August 24, 2021. (61 pages)

Supplemental Instructions:

Concord Projects Ltd. Supplemental Instructions dated January 18, 2023. (9 pages)

Addendums:

Tower Engineering Group Mechanical Addendum No. M01 dated March 31, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S01 dated April 8, 2022. (8 pages)

Tower Engineering Group Electrical Addendum No. E01 dated April 8, 2022. (9 pages)

Tower Engineering Group Electrical Addendum No. E02 dated May 20, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S02 dated June 28, 2022. (4 pages)

Tower Engineering Group Electrical Addendum No. E03 dated August 15, 2022. (4 pages)

GW Architecture Inc. Addendum No. 4 dated January 23, 2022. (2 pages)

GW Architecture Inc. Addendum No. 5 dated February 8, 2023. (13 pages)

GW Architecture Inc. Addendum No. 6 dated February 9, 2023. (2 pages)

GW Architecture Inc. Addendum No. 7 dated February 10, 2023. (7 pages)

Appendix B
Subcontractors

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

The following is the list of Subcontractors that the Bidder intends to engage, and the amount of each subcontract. The subcontract amounts should include any applicable taxes.

Subcontract	Subcontract Amount ($)
To follow within 24 hours	

Appendix E
Cash Allowances

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

The following cash allowances are included in the Bid Price:

.1	**$ 12,000.00**	for Material Testing
.2	**$ 10,000.00**	for Concrete Testing
.3	**$ 12,000.00**	for Geotech Inspection
.4	**$ 25,000.00**	for Signage and Artwork
.5	**$ 15,000.00**	for Roof Inspection

Appendix F
General Contractors Hourly Rate

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

The following is the list of General Contractors Hourly Rates that will be applied to changes to the Contract.

General Contractors Labour:	Hourly Rate ($)
CEO, President, Sr. VP, VP	**$ 150.00**
Construction Manager	**$ 92.00**
Construction Supervisor	**$ 88.00**
Project Coordinator	**$ 74.00**
Pre-Construction Manager	**$ 82.00**
Operations Manager	**$ 82.00**
Quality Assurance Manager	**$ 82.00**
Safety Officer	**$ 74.00**
Assistant Construction Supervisor	**$ 64.00**
Carpenter	**$ 60.00**
General Labour	**$ 45.00**
Senior Accounting Staff	**$ 78.00**
Administration Staff	**$ 45.00**

February 15, 2023

APPENDIX G
THRIVE Community Support Circle

Comments/Ideas

1. Our price is based on the plans, specifications, addendums and accepted RFI responses provided. Due to the nature of renovations, we recommend the client carry a contingency for unforeseen conditions (soils, mold, mildew, etc.) and design coordination.

2. A solid custom paint was utilized in pricing 1 & 2 Accumet. The graphic or design at the corner feature wall requires further information and a solution can be discussed and PRICED later if required.

3. Spence Blvd. tree trimming must be completed before March 31st or after August 1st per Provincial regulations.

Cost Saving Ideas

Below items are a list of voluntary alternates to the base design provided for owner consideration to reduce the capital cost of the project.

1.	EFIS in lieu of type 1 & type 2 accumet ACM	credit: ($200,000)
2.	Electrical – CCTV alternate	credit: ($10,000)
3.	Alternate ACM – Alpolic in lieu of Accumet (cannot take #1 above)	credit: ($20,000)

Consent of Surety

(Agreement to Bond)

Consent of Surety No. **975014290-01**

To: **Thrive Community Support Circle Inc.**

Should the tender of: **Concord Projects Ltd.**

For: **Main Floor Renovations and 2nd Floor Addition to THRIVE Community Support Circle - 555 Spence Street, Winnipeg, MB - Project Number 21.1055**

be accepted within the time period prescribed in the tender, or if no time period is specified, within **Ninety (90)** days from the closing date of tender, and a written contract entered into, we the undersigned do hereby agree to become bound as Surety and will issue

A Performance Bond equal to 50%
A Labour and Material Payment Bond equal to 50%

of the tender price guaranteeing faithful performance of said contract.

This Consent of Surety shall cease and be null and void after thirty (30) days from the award of contract.

Any suit filed against the Surety with respect to this Surety's Consent must be initiated and duly served on the Surety within seven (7) months of the date hereof.

Tender Date: **15th** day of **February, 2023**

Dated: **8th** day of **February, 2023**

Travelers Insurance Company of Canada

_____(Seal)
Courtney Lim, Attorney-in-Fact

BIDDER'S CERTIFICATION FORM – LEGISLATIVE AND SAFETY REQUIREMENTS
FOR
THRIVE Community Support Circle Renovation Project
555 Spence Street, Winnipeg MB

Concord Projects Ltd. (Name of Bidder) declares and certifies that, in bidding on the work for Project/Tender # 21.1055:

Trades

1. It will abide by all the applicable requirements of *The Apprenticeship and Certification Act* and the regulations thereunder.

2. Without limiting the generality of Item 1 above,

   a. it will abide by the compulsory certification trade requirements as set out in *The Apprenticeship and Certification Act* and the applicable trade regulations under that Act; and

   b. it will abide by supervision ratios as set out in applicable trade regulations under *The Apprenticeship and Certification Act* and under *The Construction Industry Wages Act.*

Employment Standards and Wage Rates

1. It will abide by all the applicable requirements of *The Employment Standards Code* and *The Construction Industry Wages Act* and regulations thereunder.

2. If requested by the owner or the Prime Consultant it will, prior to approval of an award of contract, provide the owner or the Prime Consultant with a signed copy of the minimum wage rates applicable to the works described in this Tender.

3. If awarded the contract, it will post a copy of the applicable minimum wage rates in a conspicuous place at the work site.

Workplace Safety and Health

1. It will comply with all applicable requirements of *The Workplace Safety and Heath Act* and regulations thereunder.

2. Where the contract award value for the Project is $100,000 or greater:

a. Bidders with employees working on the Project must have a valid and current COR™, SECOR™ certificate or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.

b. Beginning January 1, 2012, subcontractors with employees working on the Project must show safety program registration or evidence of equivalency verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba.

3. Beginning January 1, 2014, and regardless of project value, all Bidders and Subcontractors (with employees working on the Project) must have a valid and current COR™ or SECOR™ certificate, or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.

The Bidder understands that the consequences of making an untrue statement in its Bid, or of not complying with the requirements of this Tender or failing to produce evidence satisfactory to Government of Manitoba regarding this Certification may include the forfeiture of any bid security, disqualification of the Bidder from participating in future tenders and/or the termination of the Contract.

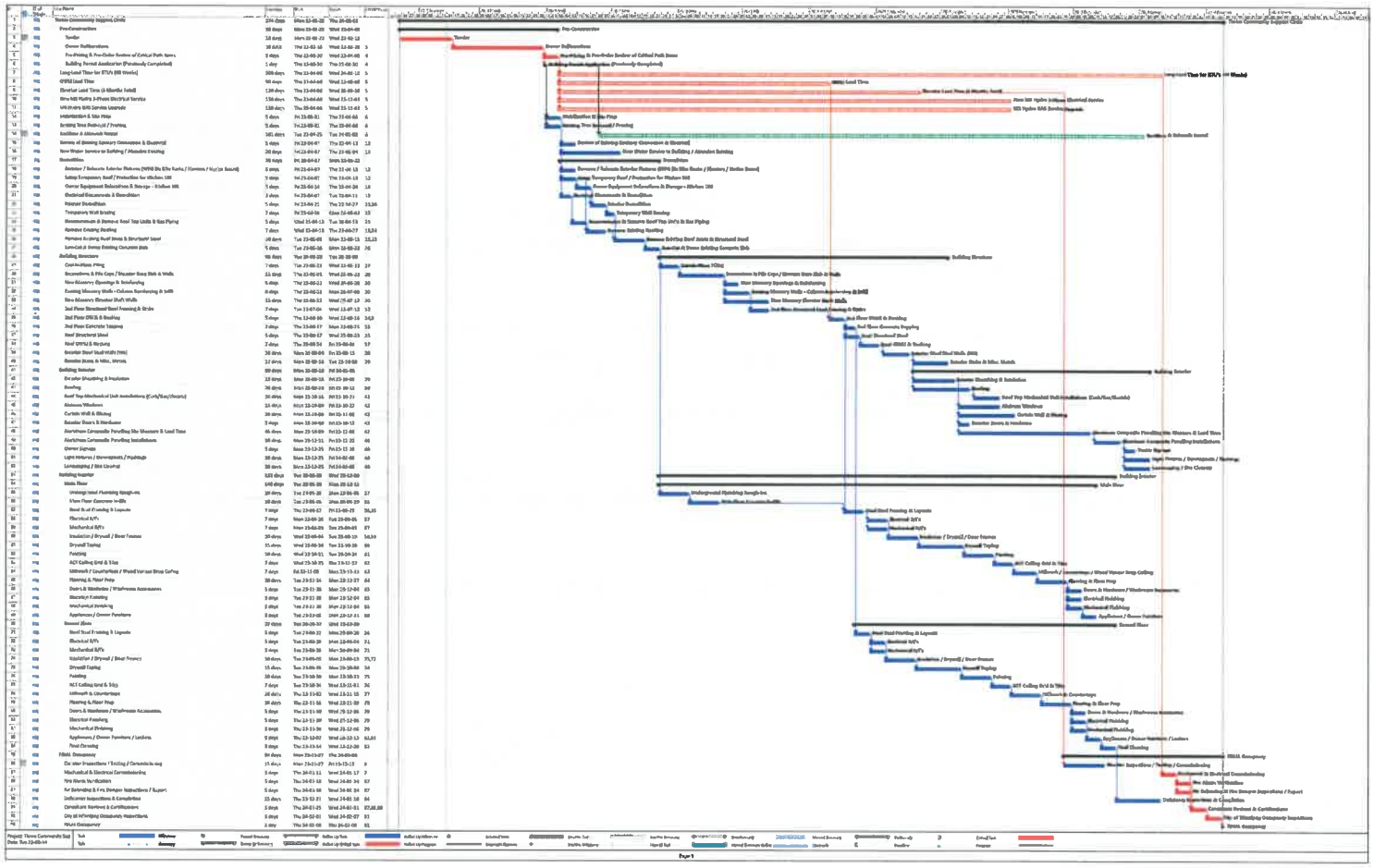
If subcontractors are retained by the Bidder, it will ensure that its subcontractors will provide this same certification to the owner or the Prime Consultant before the subcontractor begins work on the Project.

In witness whereof, the Bidder has signed this Certification on the date noted below:

Witness

Signature of Bidder/Subcontractor

February 15, 2023
Date



1.1 BIDDER'S INFORMATION

Date **February 15, 2023**

Submitted by: **Concord Projects Ltd.**
(name of bidder)

(address)

To: gw architecture inc.
602-44 Princess Street
Winnipeg, MB

Project: Main Floor Renovation / 2nd Floor addition.

Location: 555 Spence Street, Winnipeg, MB

1.2 OFFER

.1 Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by GW Architecture Inc. for the Project, I/we, the undersigned, hereby offer to enter into a contract using CCDC 2, 2020 Contract form with Supplementary Conditions, to perform the Work for the price of:

Base Bid: $ **3,576,044.00** **PST Included**
Tax: $ **178.802.00** **GST Only**

dollars, in lawful money of Canada (the Base Bid).

Value Added Tax (GST) and Provincial Sales Tax (PST/RST) apply to this project and shall be in addition to the Base Bid. Please provide the taxes as a separate line item.

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.1 The following documents are included with this Bid Form and form a part of this bid submission:

.1 Consent of Surety to Bond

.2 ~~CCDC Document 11 – 2016 – Contractor's Qualification Statement~~ **N/A**

.3 Bidders Certification Form – Legislative and Safety Requirements

.4 Proposed Project Schedule

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.2 Appendix B – List of Subcontractors

.3 Appendix E – List of Cash Allowances (Section 01 21 00)

.4 Appendix F – List of General Contractors Hourly Rates

.3 As noted in Section 00 03 00 - Instructions to Bidders, Bidders may submit Appendix B - List of Subcontractors and Prices within 24 hours of Submission Deadline.

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.3 Commence work within seven (7) working days following receipt of a letter of intent from the Owner.

.4 Complete the Work in **Forty-Four** (**44**) WEEKS following receipt of a letter of intent from the Owner.

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In the event our Bid is not accepted within the time stated above, the required Bid Bond shall be returned to the undersigned, in accordance with the provisions in the Instructions to Bidders unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

.3 Project Start Date of Construction: **ten (10) business days after Award**

1.6 ADDENDA

.1 The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Price.

No.	M01	Dated	March 31, 2022	No.	05	Dated	February 8, 2023
No.	S01	Dated	April 8, 2022	No.	06	Dated	February 9, 2023
No.	E01	Dated	April 8, 2022	No.	07	Dated	February 10, 2023
No.	E02	Dated	May 20, 2022	No.	08	Dated	February 10, 2023
No.	S02	Dated	June 28, 2022	No.	09	Dated	February 13, 2023
No.	E03	Dated	August 15, 2022	No.		Dated	
No.	04	Dated	January 23, 2023	No.		Dated	

1.7 SIGNATURE(S)

(Name of Bidder) Concord Projects Ltd., by its authorized signing officers,

have signed this Bid on the 15th day of February, 2023.

Nolan Ploegman, MBA — President & CEO

Authorized signing officer (print name and sign) — Title

Authorized signing officer (print name and sign) — Title

Appendix A
List of Contract Documents

Project: 21.1055 THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

Drawings:

GW Architecture Inc. Architectural drawings A000, A001, A100, A101, A200, A201, A202, A203, A204, A205, A300, A301, A400 A500, A600, A601, A602, A700, A701, A702, A703, A850, A851 and A854 dated August 23, 2022.

Barnes & Duncan Civil drawings C01 dated October 27, 2022.

HTFC Planning & Design Landscape drawing L01 dated August 15, 2022.

Tower Engineering Group Structural drawings S100, S101, S200, S201, S202, S300, S301, S302, S303 and S400 dated January 14, 2022.

Tower Engineering Group Mechanical drawings M0.0, M0.1, M1.0, M2.0, M2.1, M2.2, M2.3, M3.0, M3.1, M3.2, M4.0, M4.1, M5.0 and M5.1 dated January 14, 2022.

Tower Engineering Group Electrical drawings E100, E200, E201, E300, E301, E400, E401, E500 and E600 dated January 14, 2022.

Site Information:

M.Block & Associates Ltd. Geotechnical Investigation dated October 25, 2021. (13 pages)

Pinchin Hazardous Building Materials Assessment (Pre-Construction) dated August 24, 2021. (61 pages)

Supplemental Instructions:

Concord Projects Ltd. Supplemental Instructions dated January 18, 2023. (9 pages)

Addendums:

Tower Engineering Group Mechanical Addendum No. M01 dated March 31, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S01 dated April 8, 2022. (8 pages)

Tower Engineering Group Electrical Addendum No. E01 dated April 8, 2022. (9 pages)

Tower Engineering Group Electrical Addendum No. E02 dated May 20, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S02 dated June 28, 2022. (4 pages)

Tower Engineering Group Electrical Addendum No. E03 dated August 15, 2022. (4 pages)

GW Architecture Inc. Addendum No. 4 dated January 23, 2022. (2 pages)

GW Architecture Inc. Addendum No. 5 dated February 8, 2023. (13 pages)

GW Architecture Inc. Addendum No. 6 dated February 9, 2023. (2 pages)

GW Architecture Inc. Addendum No. 7 dated February 10, 2023. (7 pages)

Appendix B
Subcontractors

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

The following is the list of Subcontractors that the Bidder intends to engage, and the amount of each subcontract. The subcontract amounts should include any applicable taxes.

Subcontract	Subcontract Amount ($)
To follow within 24 hours	

Appendix E
Cash Allowances

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

The following cash allowances are included in the Bid Price:

.1	**$ 12,000.00**	for Material Testing
.2	**$ 10,000.00**	for Concrete Testing
.3	**$ 12,000.00**	for Geotech Inspection
.4	**$ 25,000.00**	for Signage and Artwork
.5	**$ 15,000.00**	for Roof Inspection

Appendix F
General Contractors Hourly Rate

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: **Concord Projects Ltd.**

The following is the list of General Contractors Hourly Rates that will be applied to changes to the Contract.

General Contractors Labour:	Hourly Rate ($)
CEO, President, Sr. VP, VP	**$ 150.00**
Construction Manager	**$ 92.00**
Construction Supervisor	**$ 88.00**
Project Coordinator	**$ 74.00**
Pre-Construction Manager	**$ 82.00**
Operations Manager	**$ 82.00**
Quality Assurance Manager	**$ 82.00**
Safety Officer	**$ 74.00**
Assistant Construction Supervisor	**$ 64.00**
Carpenter	**$ 60.00**
General Labour	**$ 45.00**
Senior Accounting Staff	**$ 78.00**
Administration Staff	**$ 45.00**

February 15, 2023

APPENDIX G
THRIVE Community Support Circle

Comments/Ideas

1. Our price is based on the plans, specifications, addendums and accepted RFI responses provided. Due to the nature of renovations, we recommend the client carry a contingency for unforeseen conditions (soils, mold, mildew, etc.) and design coordination.

2. A solid custom paint was utilized in pricing 1 & 2 Accumet. The graphic or design at the corner feature wall requires further information and a solution can be discussed and PRICED later if required.

3. Spence Blvd. tree trimming must be completed before March 31st or after August 1st per Provincial regulations.

Cost Saving Ideas

Below items are a list of voluntary alternates to the base design provided for owner consideration to reduce the capital cost of the project.

1.	EFIS in lieu of type 1 & type 2 accumet ACM	credit: ($200,000)
2.	Electrical – CCTV alternate	credit: ($10,000)
3.	Alternate ACM – Alpolic in lieu of Accumet (cannot take #1 above)	credit: ($20,000)

Consent of Surety

(Agreement to Bond)

Consent of Surety No. **975014290-01**

To: **Thrive Community Support Circle Inc.**

Should the tender of: **Concord Projects Ltd.**

For: **Main Floor Renovations and 2nd Floor Addition to THRIVE Community Support Circle - 555 Spence Street, Winnipeg, MB - Project Number 21.1055**

be accepted within the time period prescribed in the tender, or if no time period is specified, within **Ninety (90)** days from the closing date of tender, and a written contract entered into, we the undersigned do hereby agree to become bound as Surety and will issue

A Performance Bond equal to 50%
A Labour and Material Payment Bond equal to 50%

of the tender price guaranteeing faithful performance of said contract.

This Consent of Surety shall cease and be null and void after thirty (30) days from the award of contract.

Any suit filed against the Surety with respect to this Surety's Consent must be initiated and duly served on the Surety within seven (7) months of the date hereof.

Tender Date: **15th** day of **February, 2023**

Dated: **8th** day of **February, 2023**

Travelers Insurance Company of Canada

_____ (Seal)

Courtney Lim, Attorney-in-Fact

BIDDER'S CERTIFICATION FORM – LEGISLATIVE AND SAFETY REQUIREMENTS
FOR
THRIVE Community Support Circle Renovation Project
555 Spence Street, Winnipeg MB

Concord Projects Ltd. (Name of Bidder) declares and certifies that, in bidding on the work for Project/Tender # 21.1055:

Trades

1. It will abide by all the applicable requirements of *The Apprenticeship and Certification Act* and the regulations thereunder.

2. Without limiting the generality of Item 1 above,

   a. it will abide by the compulsory certification trade requirements as set out in *The Apprenticeship and Certification Act* and the applicable trade regulations under that Act; and

   b. it will abide by supervision ratios as set out in applicable trade regulations under *The Apprenticeship and Certification Act* and under *The Construction Industry Wages Act.*

Employment Standards and Wage Rates

1. It will abide by all the applicable requirements of *The Employment Standards Code* and *The Construction Industry Wages Act* and regulations thereunder.

2. If requested by the owner or the Prime Consultant it will, prior to approval of an award of contract, provide the owner or the Prime Consultant with a signed copy of the minimum wage rates applicable to the works described in this Tender.

3. If awarded the contract, it will post a copy of the applicable minimum wage rates in a conspicuous place at the work site.

Workplace Safety and Health

1. It will comply with all applicable requirements of *The Workplace Safety and Heath Act* and regulations thereunder.

2. Where the contract award value for the Project is $100,000 or greater:

a. Bidders with employees working on the Project must have a valid and current COR™, SECOR™ certificate or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.

b. Beginning January 1, 2012, subcontractors with employees working on the Project must show safety program registration or evidence of equivalency verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba.

3. Beginning January 1, 2014, and regardless of project value, all Bidders and Subcontractors (with employees working on the Project) must have a valid and current COR™ or SECOR™ certificate, or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.

The Bidder understands that the consequences of making an untrue statement in its Bid, or of not complying with the requirements of this Tender or failing to produce evidence satisfactory to Government of Manitoba regarding this Certification may include the forfeiture of any bid security, disqualification of the Bidder from participating in future tenders and/or the termination of the Contract.

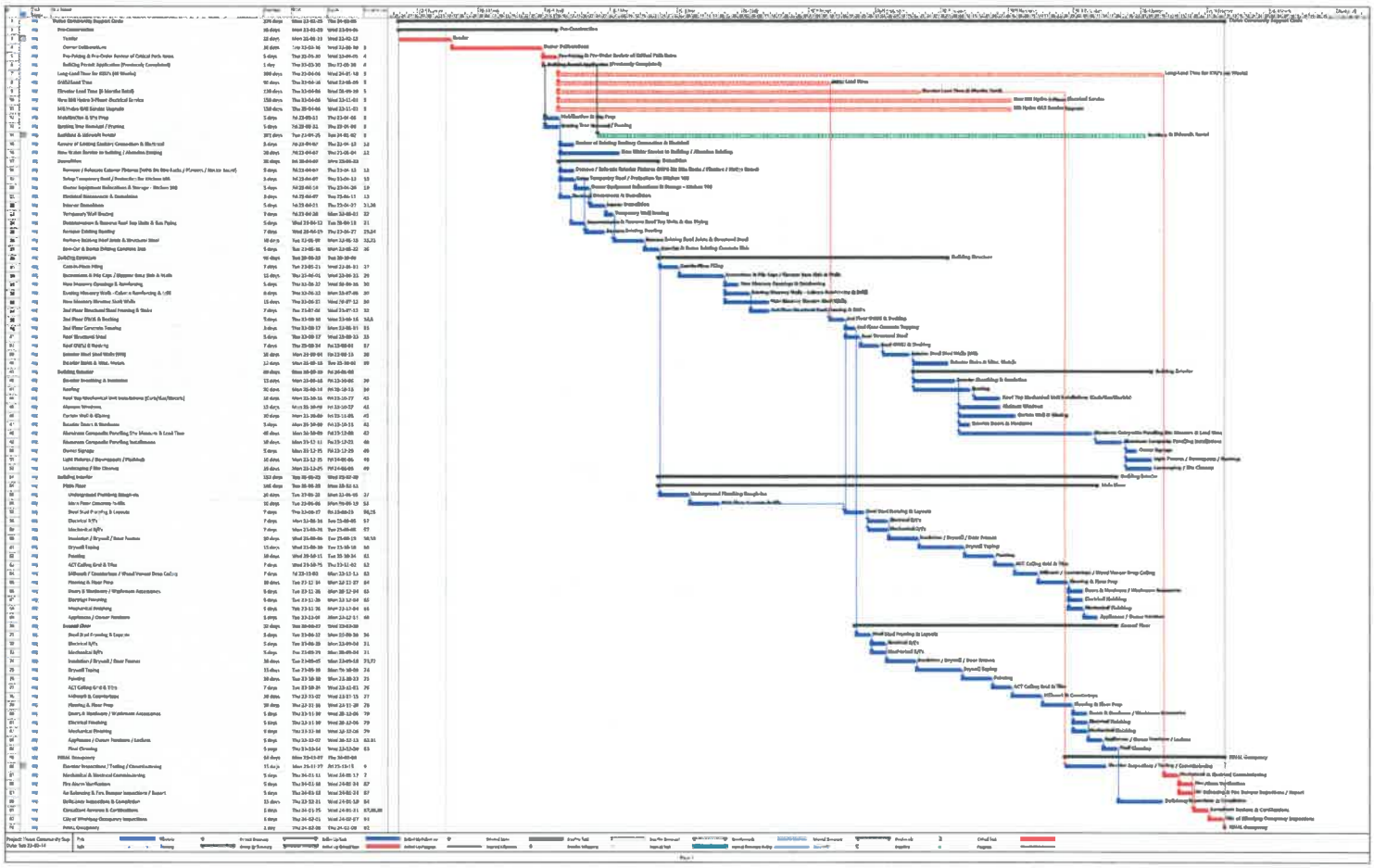
If subcontractors are retained by the Bidder, it will ensure that its subcontractors will provide this same certification to the owner or the Prime Consultant before the subcontractor begins work on the Project.

In witness whereof, the Bidder has signed this Certification on the date noted below:

Witness

Signature of Bidder/Subcontractor

February 15, 2023
Date



GENERAL NOTES:

- THE FOLLOWING NOTES ARE APPLICABLE TO ALL ARCHITECTURAL DRAWINGS AND WORK WITHIN THE SCOPE OF WORK DESCRIBED/NOTED.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS AS REQUIRED.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THE CONTRACTOR SHALL VERIFY, COORDINATE AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE. DIMENSIONS REQUIRING SITE MEASUREMENT SHALL BE CONFIRMED PRIOR TO PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE IN IMPERIAL MEASURE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TAKEN TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- ALL WORK TO BE IN COMPLIANCE WITH THE LATEST EDITION OF THE MANITOBA BUILDING CODE.
- CONTRACTOR SHALL REFERENCE THE WRITTEN SPECIFICATIONS IN CONJUNCTION WITH THESE DRAWINGS AND IN EVENT OF CONFLICT, CONFIRM WITH ARCHITECT. THE DRAWINGS SHALL NOT BE SCALED BY OWNER OR OWNER'S REPRESENTATIVES. THE CONTRACTOR SHALL NOTIFY, COORDINATE AND BE RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACT DOCUMENTS ARE DIAGRAMATIC ONLY AND ARE FURNISHED TO ESTABLISH SCOPE, LOCATION, ELEVATIONS, AND DESIGN INTENT. THE CONTRACTORS ARE NOT DETAILED INSTALLATION DRAWINGS. WHERE DETAILS ARE USUALLY NOT SHOWN OR SPECIFIED AND ANY INCIDENTAL ACCESSORIES REQUIRED FOR PROPER INSTALLATION OF THE DESIGN ARE TO BE INCLUDED IN THE WORK.

DRAWING SYMBOLS

WALL TYPE
SEE PROPOSED PLANS FOR SCHEDULE

ROOF TYPE
SEE PROPOSED PLANS FOR SCHEDULE

FLOOR TYPE
SEE PROPOSED PLANS FOR SCHEDULE

WINDOW TYPE
SEE A651 FOR SCHEDULE

DOOR TYPE
SEE A652 FOR SCHEDULE

WASHROOM FIXTURE
SEE INTERIOR ELEVATIONS FOR SCHEDULE

APPLIANCE FIXTURE
SEE INTERIOR ELEVATIONS FOR SCHEDULE

EXTERIOR MATERIAL KEY
SEE EXTERIOR ELEVATIONS FOR SCHEDULE

DETAIL FLAG

SECTION FLAG

ELEVATION FLAG

LEGEND

DENOTES EXISTING PARTITION TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.

DENOTES EXISTING PARTITION TO BE DEMOLISHED.

DENOTES NEW WALL CONSTRUCTION.

DENOTES EXISTING WINDOW TO BE REMOVED.

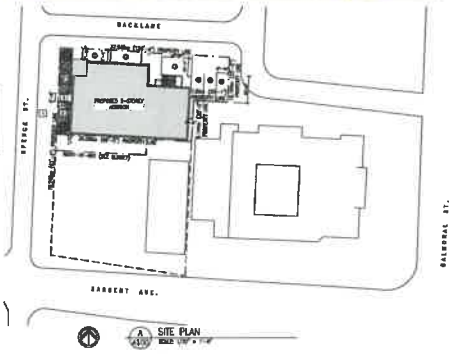
DENOTES EXISTING DOOR AND FRAME C/W HARDWARE TO BE REMOVED. (SALVAGE FOR REINSTALLATION AS NOTED ON DRAWINGS).

DENOTES EXISTING DOOR AND FRAME TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.

DENOTES NEW DOOR AND FRAME C/W HARDWARE.

DENOTES EXISTING/NEW CEILING HEIGHTS AFF (ABOVE FLOOR FINISH).





SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN KEYNOTES:
1. CITY BOULEVARD AND SIDEWALK TO REMAIN
2. REMOVE EXISTING ASPHALT AND REPLACE WITH NEW SOD
3. NEW CONCRETE WHEELCHAIR CURBCUT AT NEW ENTRANCE

Thrive Community Support Circle
555 Spence street
Winnipeg, Manitoba

MANITOBA BUILDING CODE 2010

2.1 BUILDING AREA: 706m² (7,592 ft²)
BUILDING HEIGHT: 2 STOREYS. BUILDING IS NOT SPRINKLERED

3.1.2 MAJOR OCCUPANCY CLASSIFICATION: - GROUP D (OFFICE AND PERSONAL USE

OTHER INTENDED OCCUPANCY GROUPS: - GROUP E (RETAIL / GROUP F2)

BUILDING HEIGHT: 2 STOREYS

FACING NUMBER OF STREETS: 1 STREET (SPENCE)

3.1.17 DESIGN OCCUPANT LOADS:
MAIN FLOOR: - OFFICES: 1230m² / 9.3 = 14 RETAIL: 132m² / 3.7 = 36 WAREHOUSE: 823m² / 28 = 4

3.2.2.50 GROUP D, UP TO 2 STOREYS
a) BUILDING IS NOT MORE THAN 2 STOREYS IN BUILDING HEIGHT, AND IN IT HAS A BUILDING AREA NOT MORE THAN 1,500 m² (FACING TWO STREETS).
BUILDING IS OF COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION USED WHOLLY OR IN COMBINATION.
3/4 HR. FIRE FLOOR ASSEMBLY ABOVE BASEMENT.
3/4 HR. FIRE CURVES IN DOOR ASSEMBLIES
3/4 HR. FRR MEZZANINE ASSEMBLY.
NON-COMBUSTIBLE ROOF ASSEMBLY.
3/4 HR. FRR OR NON-COMBUSTIBLE LOAD BEARING BEAMS AND COLUMNS.

3.2.3 SPATIAL SEPARATION
NORTH WALL: EXISTING DISTANCE = 2.76m (9') EXPOSING BUILDING FACE = 91.2m² RATED (1) UNPROTECTED OPENINGS = 14.3% (ALLOWABLE)

SOUTH WALL: NO CHANGES TO EXISTING CONSTRUCTION

EAST WALL: LIMITING DISTANCE = 18.3m (60') EXPOSING BUILDING FACE = 15.6m² RATED 1.5 UNPROTECTED OPENINGS = UNLIMITED % (ALLOWABLE)

WEST WALL: LIMITING DISTANCE = 18m (59') EXPOSING BUILDING FACE = 71.2m² RATED 0.45 UNPROTECTED OPENINGS = 0.8% (ALLOWABLE)

3.2.4 FIRE ALARM IS SUBSIDISED BUT NOT REQUIRED

3.2.5 PROVISIONS FOR FIRE FIGHTING
a) ACCESS FOR FIRE FIGHTING PROVIDED TO ROOF
b) ACCESS ROUTES PROVIDED FOR FIREFIGHTERS VEHICLES, INCLUDING (TURNAROUND) PARKING LOT IS PART OF A BACK LANE PERMITTING FIRE TRUCKS TO EXIT AT THE OPPOSITE END OF THE LANE.
c) LOCATION OF HYDRANTS INDICATED

3.2.7 EMERGENCY LIGHTING IS REQUIRED

NOTES:
1. REQUIRED EXIT DOORS AND DOORS IN REQUIRED MEANS OF EGRESS SHALL SWING IN THE VERTICAL AXIS.
2. MAINTAIN ALL FIRE-RATED PARTITIONS.
3. REFER TO ELECTRICAL DRAWINGS FOR LIFE SAFETY ELECTRICAL ITEMS. EXIT SIGNAGE, ALARM, CONTROLS AND EMERGENCY LIGHTING.

DRAWING INDEX

ARCHITECTURAL:		STRUCTURAL:		MECHANICAL:		ELECTRICAL:	
A000	TITLE PAGE-SITE PLAN/GENERAL INFORMATION	S100	GENERAL NOTES	M0.0	LEGENDS AND CALCULATIONS	E100	EXISTING PLAN
A001	ROOF PLAN	S101	TYP. SECTIONS & DETAILS	M0.1	SCHEDULES	E200	LIGHTING – MAIN FLOOR PLAN
A100	MAIN FLOOR DEMOLITION PLAN	S200	FOUNDATION PLAN / MAIN FLOOR PLAN	M1.0	EXISTING	E201	LIGHTING – SECOND FLOOR PLAN
A101	MAIN & 2nd FLOORS LIFE SAFETY PLANS	S201	2ND FLOOR PLAN	M2.0	PLUMBING DRAIN AND VENT MAIN FLOOR	E300	POWER & SYSTEM – MAIN FLOOR PLAN
A200	MAIN FLOOR PARTITION PLAN	S202	ROOF PLAN	M2.1	PLUMBING DRAIN AND VENT SECOND FLOOR	E301	POWER & SYSTEM – SECOND FLOOR PLAN
A201	SECOND FLOOR PARTITION PLAN	S300	PLAN DETAIL & SECTION	M2.2	PLUMBING SUPPLY WATER MAIN FLOOR	E400	SCHEDULES
A202	MAIN FLOOR FINISHING PLAN	S301	SECTIONS	M2.3	PLUMBING SUPPLY WATER SECOND FLOOR	E401	SCHEDULES
A203	SECOND FLOOR FINISHING PLAN	S302	SECTIONS	M3.0	HVAC	E500	SINGLE LINE DIAGRAM & DETAILS
A204	MAIN FLOOR FURNITURE PLAN	S303	SECTIONS	M3.1	HVAC	E600	SPECIFICATIONS
A205	SECOND FLOOR FURNITURE PLAN	S400	ELEVATIONS	M3.2	HVAC		
A300	MAIN FLOOR REFLECTED CEILING PLAN			M4.0	DETAILS (1/2)		
A301	SECOND FLOOR REFLECTED CEILING PLAN			M4.1	DETAILS (2/2)		
A400	EXTERIOR ELEVATIONS			M5.0	SPECIFICATIONS (1/2)		
A500	LARGE PLANS			M5.1	SPECIFICATIONS (2/2)		
A600	BUILDING SECTIONS & WALL SECTIONS						
A601	WALL SECTIONS & DETAILS						
A602	SECTIONS & DETAILS						
A700	INTERIOR ELEVATIONS						
A701	INTERIOR ELEVATIONS						
A702	INTERIOR ELEVATIONS						
A703	INTERIOR ELEVATIONS						
A850	DOOR SCHEDULE						
A851	DOOR HARDWARE SCHEDULE						
A854	WINDOW SCHEDULE						

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6	[illegible]	ADDENDUM #3
5	[illegible]	ADDENDUM #2
4	[illegible]	ADDENDUM #1
3	[illegible]	ISSUED FOR CONSTRUCTION
2	[illegible]	ISSUED FOR CBC REVIEW
1	[illegible]	ISSUED FOR ZBC REVIEW

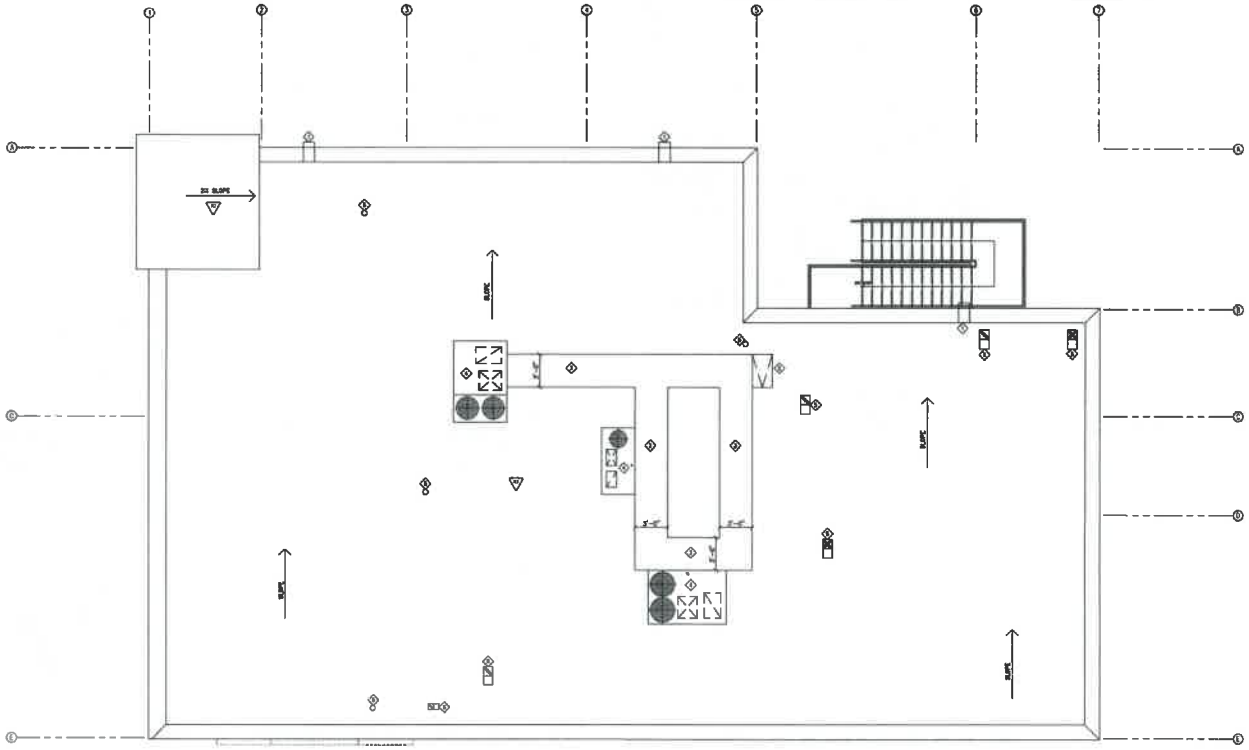
REVISIONS

gw architecture inc.

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

SITE PLAN
BUILDING CODE ANALYSIS
DRAWINGS INDEX

SCALE: AS NOTED	JOB NO: 21.1005
DATE: SEPTEMBER, 2021	ISSUED #
DRAWN BY: A.J.W	A000



A ROOF PLAN
A001 SCALE 1/8" = 1'-0"

ROOF PLAN KEYNOTES:

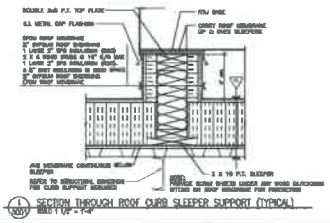
- 1 SCUPPER, SEE SECTION 6/A003
- 2 ROOF ACCESS HATCH AND LADDER, SEE SECTION 1 AND 2/A003. COORDINATE EXACT LOCATION WITH ROOF JOISTS & LIGHT WELLS IN ATRIUM BELOW.
- 3 ROOF SKYLIGHT
- 4 ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS.
- 5 EXHAUST VENT. REFER TO MECHANICAL DRAWINGS.
- 6 COMBUSTION AIR. REFER TO MECHANICAL DRAWINGS.
- 7 -

ROOF ASSEMBLY TYPES:

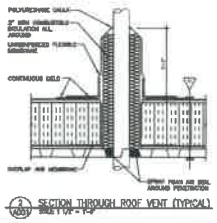
1 ROOF ASSEMBLY
SPRAY POLYURETHANE[1] ADHERED MEMBRANE (60 MIL.)
w/ SPRAY BONDING ADHESIVE SA-3054 (1)
w/ SPRAY POLYURETHANE[1] FOAM INSULATION
TYPE 2 SPF INSULATION (R=40) MECHANICALLY FASTENED PER MANUFACTURER'S SPECIFICATIONS & PATTERNS
1-PLY[2] MEMBRANE ADHERED MEMBRANE AS PER MANUFACTURER
3/4" EXTERIOR THERMAL BARRIER AS PER MANUFACTURER
STEEL DECK
STEEL STRUCTURE (SEE STRUCTURAL)

2 ROOF ASSEMBLY
SELF-ADHERED[1] ADHERED MEMBRANE (60 MIL.)
w/ SPRAY BONDING ADHESIVE SA-3054 (1)
SELF-ADHERED[1] MEMBRANE AS PER MANUFACTURER
TYPE 2 SPF INSULATION (R=40) TAPERED TO ENSURE POSITIVE DRAINAGE MECHANICALLY FASTENED PER MANUFACTURER'S SPECIFICATIONS & PATTERNS
1-PLY[2] MEMBRANE ADHERED MEMBRANE AS PER MANUFACTURER
3/4" EXTERIOR THERMAL BARRIER AS PER MANUFACTURER
STEEL DECK
STEEL CHANNELS (SEE STRUCTURAL)
HSS22 BEAM (COORDINATE WITH ELEVATOR SUPPLIER)

3 PARAPET WALL CONSTRUCTION (TYPICAL)
ROOF MEMBRANE ON PLYWOOD P.T. PLYWOOD SHEATHING SEE PARAPELLAN
EAST WALL - 3 5/8" STEEL STUDS @ 16" O.C. P.T. PLYWOOD SHEATHING SPRAY FOAM INSULATION 6" THICK. STUDS @ 16" O.C. P.T. PLYWOOD SHEATHING AIR SPACE 26GA METAL PANELS



1 SECTION THROUGH ROOF CURB SLEEPER SUPPORT (TYPICAL)
A001 SCALE 1 1/2" = 1'-0"



2 SECTION THROUGH ROOF VENT (TYPICAL)
A001 SCALE 1 1/2" = 1'-0"

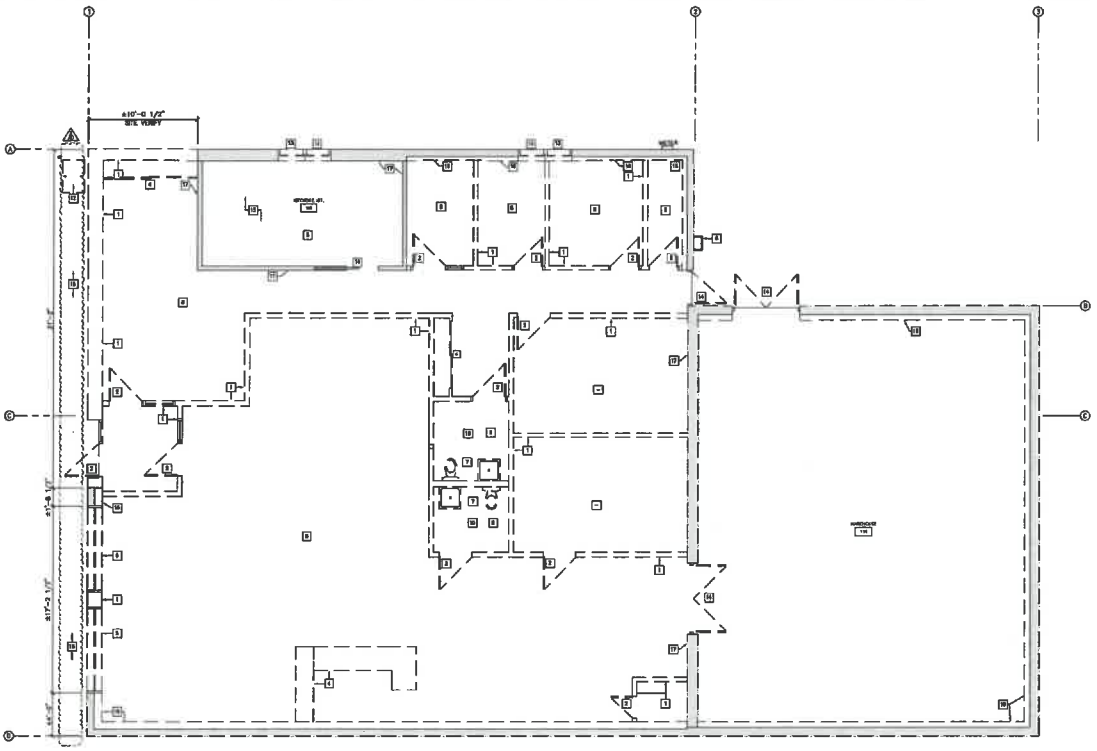
10	
9	
8	
7	
6	ADDENDUM #3
5	ADDENDUM #2
4	ADDENDUM #1
3	ISSUED FOR CONSTRUCTION
2	ISSUED FOR CBC REVIEW
1	ISSUED FOR 33% REVIEW
LEVEL	DESCRIPTION

gw architecture inc.

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

ROOF PLAN
ROOF ASSEMBLY TYPES
ROOF DETAILS

AS SHOWN
SEPTEMBER, 2021
A001



MAIN FLOOR - DEMOLITION PLAN

DEMOLITION PLAN KEYNOTES:

1. REMOVE WALL/PARTION AS SHOWN. CAP ELECTRICAL/DATA/TELEPHONE AT FLOOR OR CEILING. SEE STRUCTURAL/ MECHANICAL/ ELECTRICAL DEMOLITION DRAWINGS.
2. CAREFULLY REMOVE DOOR, HARDWARE AND FRAME. RETURN TO OWNER OR REMOVE FROM SITE.
3. REMOVE VINYL/ TILE FLOOR. REMOVE UNDERLAYMENT. REMOVE GLUE TO PROVIDE CLEAN SUBFLOOR FOR NEW UNDERLAYMENT.
4. REMOVE EXISTING BALUSTER. REMOVE FROM SITE.
5. REMOVE WINDOW AND FRAME. REMOVE FROM SITE.
6. REMOVE ROOF ACCESS LADDER. REMOVE FROM SITE.
7. REMOVE PLUMBING FIXTURES. REMOVE FROM SITE.
8. REMOVE ACT AND TRACKS.
9. PATCH TO ELECTRICAL DRAWINGS
10. CAREFULLY REMOVE ALL EXISTING WASHROOM FIXTURES AND ACCESSORIES. RETURN TO OWNER FOR RESALE IN THRIFT STORE.
11. REMOVE EXISTING CLOSET SHELVES, DOORS AND HARDWARE. RETURN TO OWNER FOR RESALE IN THRIFT STORE.
12. REMOVE EXISTING MOVIE BOARD. RETURN TO OWNER.
13. KEEP EXISTING WINDOW AND FRAME. PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES.
14. KEEP EXISTING DOOR AND FRAME. PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES.
15. EXISTING KITCHEN EQUIPMENT, MILLWORK AND FINISHES TO REMAIN. PROTECT DURING CLEANUP, DEMOLITION AND CONSTRUCTION PHASES.
16. CAREFULLY REMOVE FURRED WALL AND INSULATION. SAVE CORE, NOT TO DAMAGE EXISTING CONCRETE BLOCK WALL.
17. KEEP EXISTING WALL. PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES.
18. REMOVE CURB AND ASPHALT SURFACE CLOSE TO CITY SIDEWALK AND SIDE WALK TO REMAIN.

GENERAL DEMOLITION NOTES:

1. WHERE EXISTING FLOORING IS ADJACENT TO FLOORING NOTED FOR REMOVAL, PROTECT FROM DAMAGE. WHERE DEMOLISHED FLOORING ABUTS FLOORING TO REMAIN, TERMINATE DEMOLITION AT JOINT OR CHANGE IN FINISH. PATCH AND REPAIR SURFACES TO REMAIN AS REQUIRED TO PREPARE NEW UNDERLAY FOR ANY DAMAGED DURING DEMOLITION.
2. PROTECT EXISTING BUILDING COMPONENTS NOT BEING REMOVED DURING DEMOLITION.
3. CONTRACTOR TO VERIFY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

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6	[illegible]	ADDENDUM #3
5	[illegible]	ADDENDUM #2
4	[illegible]	ADDENDUM #1
3	[illegible]	ISSUED FOR CONSTRUCTION
2	[illegible]	ISSUED FOR BIDS REVIEW
1	[illegible]	ISSUED FOR BIDS REVIEW
LEVEL	DATE	DESCRIPTION

REVISIONS:

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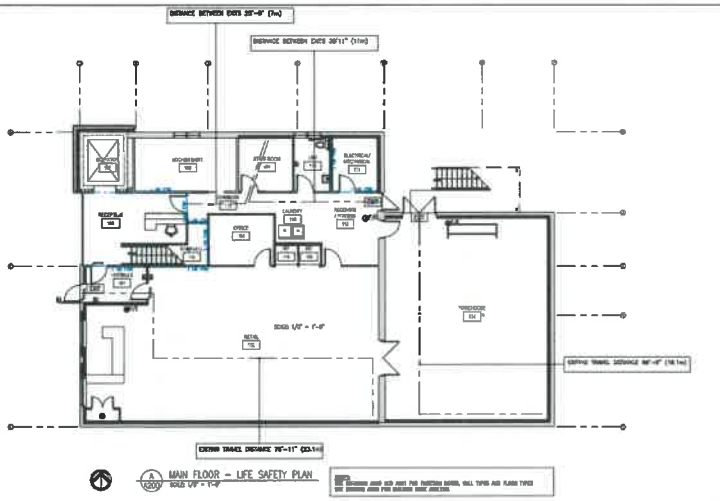
gw architecture inc.

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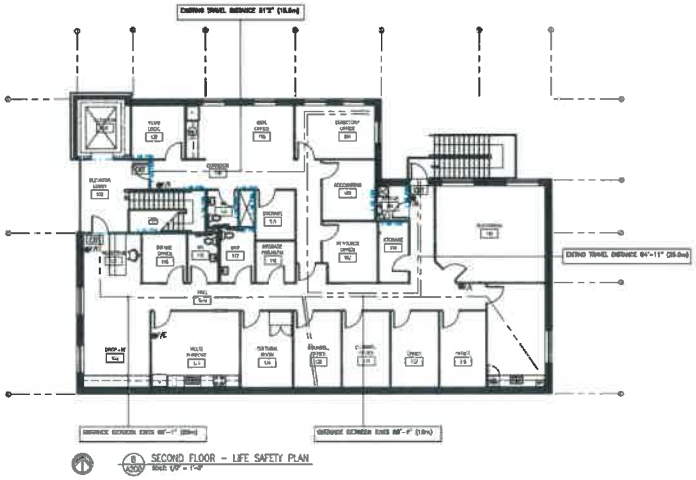
THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

DEMOLITION PLAN
MAIN FLOOR

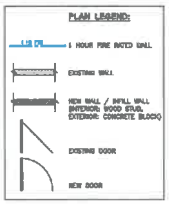
AS NOTED	21.1055
SEPTEMBER, 2021	A100



A MAIN FLOOR – LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

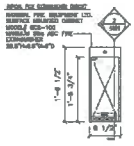


B SECOND FLOOR – LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"

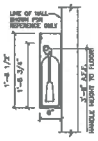


LEGEND:

FE WALL MOUNTED FIRE EXTINGUISHER



1 FIRE EXTINGUISHER CABINET ELEV.
SCALE 1" = 1'-0"



2 FIRE EXT. SECTION
SCALE 1" = 1'-0"

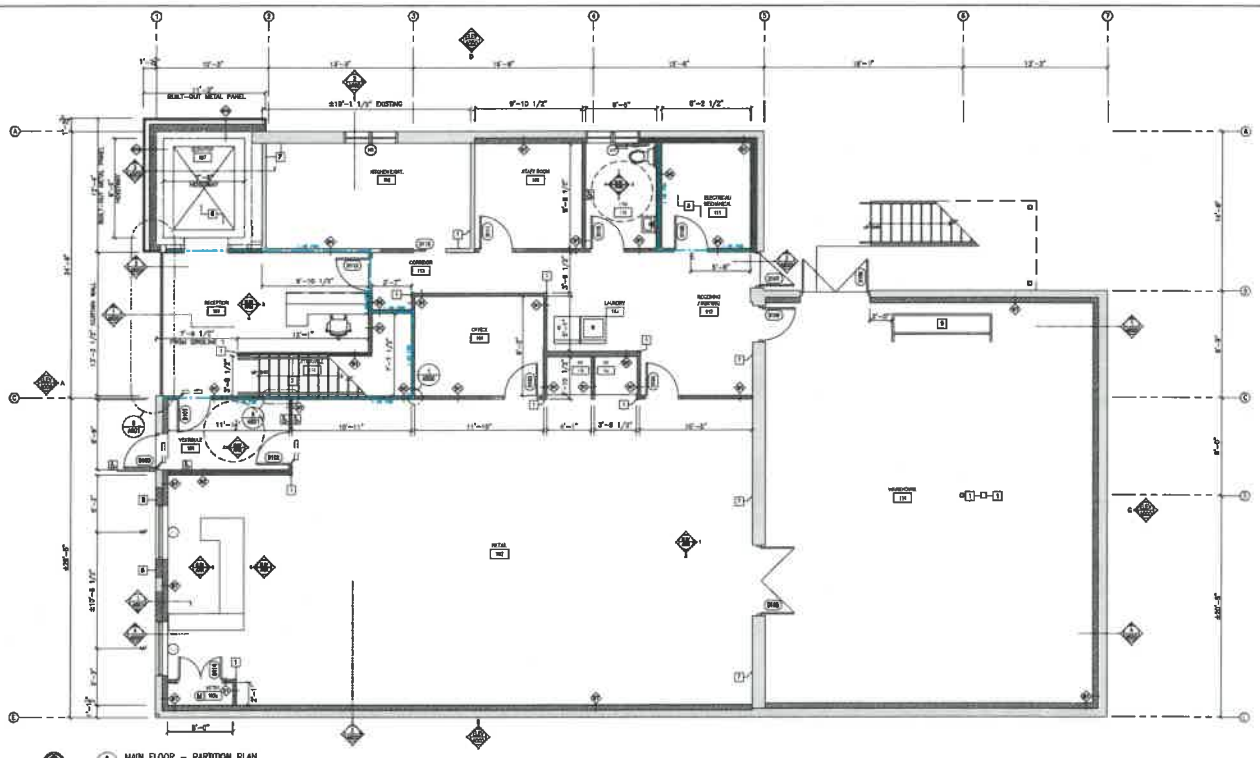
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8		
7		
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5	15/04/21	ADDENDUM #1
4	31/03/21	ADDENDUM #1
3	19/01/21	ISSUED FOR CONSTRUCTION
2	12/12/20	ISSUED FOR 60% REVIEW
1	06/11/20	ISSUED FOR 30% REVIEW

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SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

LIFE SAFETY PLAN
MAIN FLOOR AND
SECOND FLOOR

AS SHOWN
21.1005
SEPTEMBER, 2021
A101



MAIN FLOOR – PARTITION PLAN

PARTITION PLAN NOTES:

1. ALL DOOR OPENINGS TO START 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
2. PROVIDE WOOD BLOCKING IN ALL WALLS INDICATED AS REQUIRED REQUIRING SUPPORT OF EQUIPMENT CLOSETS ABOVE, TOILETS, BUILDING CABINETS, WALL HUNG SINKS, BARRIER FREE GRAB BARS, CHANGE TABLES, WASHROOM PARTITION STALLS, CLOSET SHELVES, WALL-MOUNTED TV UNITS & OTHER ELECTRONIC EQUIPMENT.
3. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STEEL DECK, JOISTS AND/OR BEAMS.
4. APPLY FIRE STOP SEALANT AT JOINTS WHERE REQUIRED BY U.L./F.U.L. STANDARDS TO MAINTAIN FIRE RESISTANCE RATINGS OF ALL FIRE RATED WALLS, FLOORS AND CEILINGS.

PARTITION PLAN KEYNOTES:

1. STAINLESS STEEL CORNER GUARD 42" HIGH
2. NEW HEAVY ACCESS LADDER AND CAGE, CONTRACTOR TO PROVIDE EMBEDDED SHOP DRAWINGS, COORDINATE EXACT PLACEMENT WITH ROOF JOISTS.
3. NEW CONTINUOUS METAL RAILING ON BOTH SIDES OF GUARDRAIL. SEE DETAILS 3 & 4 /A501
4. PROVIDE FRP ON TWO WALL SIDES OF JANITOR SINK AND MOP HANGERS ABOVE SINK. SEE INTERIOR ELEVATION 11/A502.
5. PROVIDE FIRE-RATED PLYWOOD BACKBOARD PANELS FOR WALL-MOUNTED ELECTRICAL EQUIPMENT IN WASHROOM/ELECTRICAL ROOM.
6. SOME HEADSPACE 300 x 600 mm. SERVICE ELEVATOR. SUPPLIER TO PROVIDE SHOP DRAWINGS
7. KEEP EXISTING WALL. PROTECT DURING CONSTRUCTION.
8. INFILL WALL TO MATCH EXISTING
9. SINGLE-SIDED EMG ILLUMINATED EXIT SIGN W=268H, MOUNTED TO FLOOR AS REQUIRED. VERIFY ON SITE EXACT SIGNS LOCATION

WALL TYPES:

INTERIOR PARTITION WALL
1/2" GWB
1 5/8" STEEL STUDS @ 16" O/C
SOUND BATT INSULATION
1/2" GWB
FINISH: PAINT AS PER SCHEDULE

INTERIOR PARTITION / PLUMBING WALL
1/2" GWB
6" STEEL STUDS @ 16" O/C
1/2" GWB
FINISH: PAINT AS PER SCHEDULE

CONCRETE BLOCK WALL (ELEVATOR SHAFT)
NOT USED

EXISTING INTERIOR PARTITION WALL WITH ADDED F.R.R.
EXISTING 1/2" GWB
EXISTING 2 5/8" STEEL STUDS
EXISTING 1/2" GWB
NEW 5/8" TYPE 'X' OR 1/2" TYPE 'C' GWB
(ON RECEPTION SIDE)
FINISH: PAINT AS PER SCHEDULE

1 HOUR FIRE RATED WALL NBCC 2010 3.1.8.4
1/2" GWB TYPE 'C' OR 5/8" TYPE 'X'
2 5/8" STEEL STUDS @ 16" O/C
SOUND BATT INSULATION
1/2" GWB TYPE 'C' OR 5/8" TYPE 'X'
FINISH: PAINT AS PER SCHEDULE

1 HOUR FIRE RATED WALL NBCC 2010 3.2.3.7
ONE LAYER 1/2" GWB TYPE 'C' OR 5/8" TYPE 'X'
6" STEEL STUDS @ 16" O/C
SOUND BATT INSULATION
ONE LAYER 1/2" GWB TYPE 'C' OR 5/8" TYPE 'X'
FINISH: PAINT AS PER SCHEDULE
NOTE: ALL SPACING OF FASTENERS AS DESCRIBED IS AND TO BE STAGGERED WITH NBCC SUBSECTION 9.29.5.9 ON GWB/SHEAR

EXTERIOR WALL – MAIN FLOOR
ONE LAYER 1/2" GWB (PVC)
VAPOUR BARRIER MEMBRANE
R20 FIBREGLASS BATT INSULATION
6" STEEL STUDS @ 16" O/C w/ ADJUSTABLE TIES AIR SPACE
EXTERIOR AIR BARRIER
EXISTING CONCRETE BLOCK WALL

EXTERIOR WALL – SECOND FLOOR
ONE LAYER 1/2" GWB (PVC)
VAPOUR BARRIER MEMBRANE
R20 FIBREGLASS BATT INSULATION
6" STEEL STUDS @ 16" O/C
5/8" P.T. PLYWOOD OR OSB SHEATHING
R20 STYROFOAM SM RMID INSULATION
6" STEEL STUDS @ 16" O/C
1/2" P.T. PLYWOOD SHEATHING
Z-GIRTS CLIPS & SEPARATORS
BALANCE AS SPECIFIED
COMPOSITE METAL PANELS ATTACHED TO SUBSTRATE w/ BRACKETS

EXTERIOR CORNER FEATURE WALL – MAIN FLOOR
NOT USED

EXTERIOR CORNER FEATURE WALL – SECOND FLOOR
ALUMINUM METAL PANELS
Z-GIRTS CLIPS & SEPARATORS
AIR SPACE
AIR BARRIER MEMBRANE
3/4" P.T. PLYWD.
6" STEEL STUDS TIED TO SHAFT WALL
RMID INSULATION
VAPOUR BARRIER
NEW 8" CONCRETE BLOCK ELEVATOR SHAFT WALL)

FLOOR TYPES:

NEW SECOND FLOOR
FLOOR FINISH (SEE FINISHES SCHEDULE)
FLOOR UNDER FINISHES: 6" REINFORCED CONC. TOPPING SCHEDULE)
6" REINFORCED CONCRETE SLAB (SEE STRUCTURAL)
OPEN WEB STEEL JOISTS (SEE STRUCTURAL)
CEILING FINISH (SEE REFLECTED CEILING PLAN)

SEMI-TUNED METAL DECKING TO BE EXTEND TO UNDERSIDE OF STEEL DECK OR JOISTS, EXCEPT FOR THOSE NOTED OTHERWISE IN THE FLOOR PLANS.

PLAN LEGEND:

- 1 HOUR FIRE RATED WALL
- EXISTING WALL
- NEW WALL / INFILL WALL (INTERIOR: STEEL STUD, EXTERIOR: CONCRETE BLOCK)
- EXISTING DOOR
- NEW DOOR

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6	22/08/22	ADDENDUM #3
5	22/06/22	ADDENDUM #2
4	21/05/22	ADDENDUM #1
3	21/04/22	ISSUED FOR CONSTRUCTION
2	21/03/31	ISSUED FOR 65% REVIEW
1	21/02/12	ISSUED FOR 33% REVIEW
LEVEL	DATE	DESCRIPTION

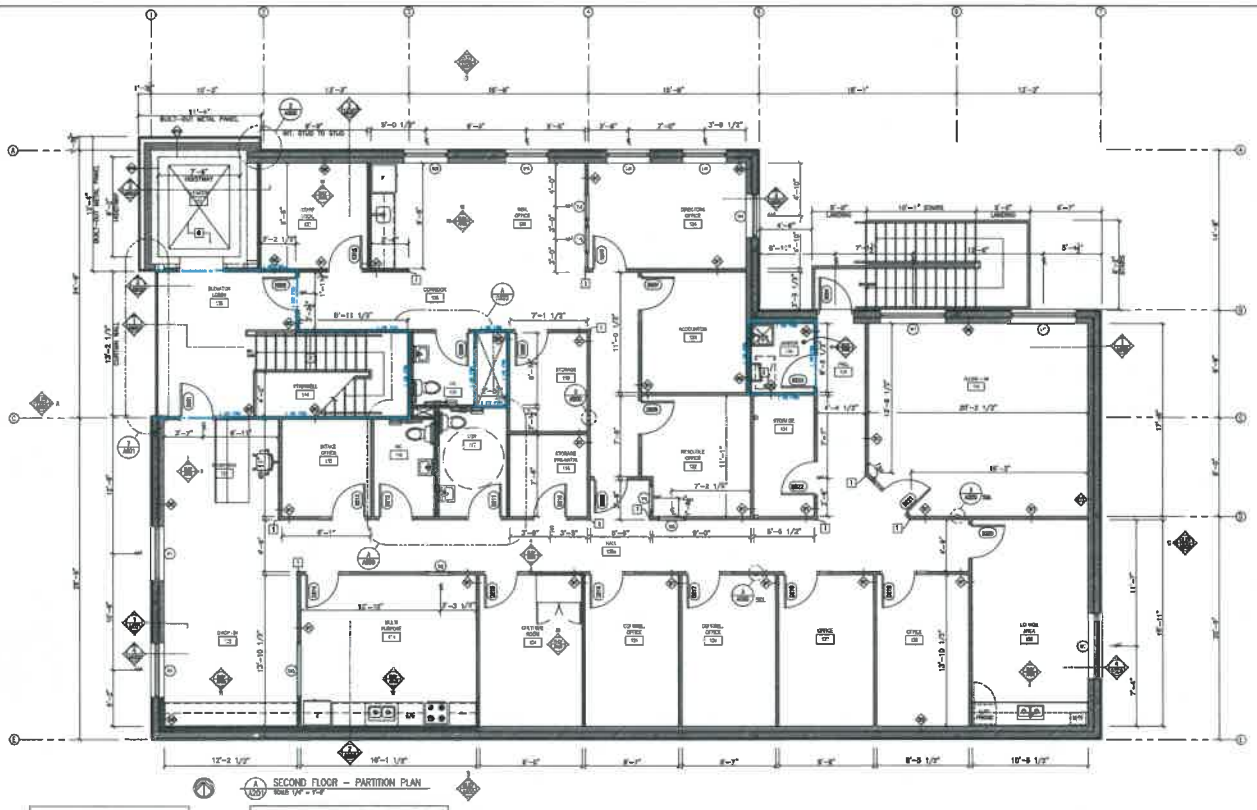
REVISIONS

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THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

PARTITION PLAN
MAIN FLOOR

AS NOTED | 21.1655
SEPTEMBER, 2021 | A200
Check By: IV



SECOND FLOOR – PARTITION PLAN

PLAN LEGEND:

- 1 HOUR FIRE RATED WALL
- EXISTING WALL
- NEW WALL / NFIL WALL
  INTERIOR: STEEL STUD.
  EXTERIOR: CONCRETE BLOCK
- EXISTING DOOR
- NEW DOOR

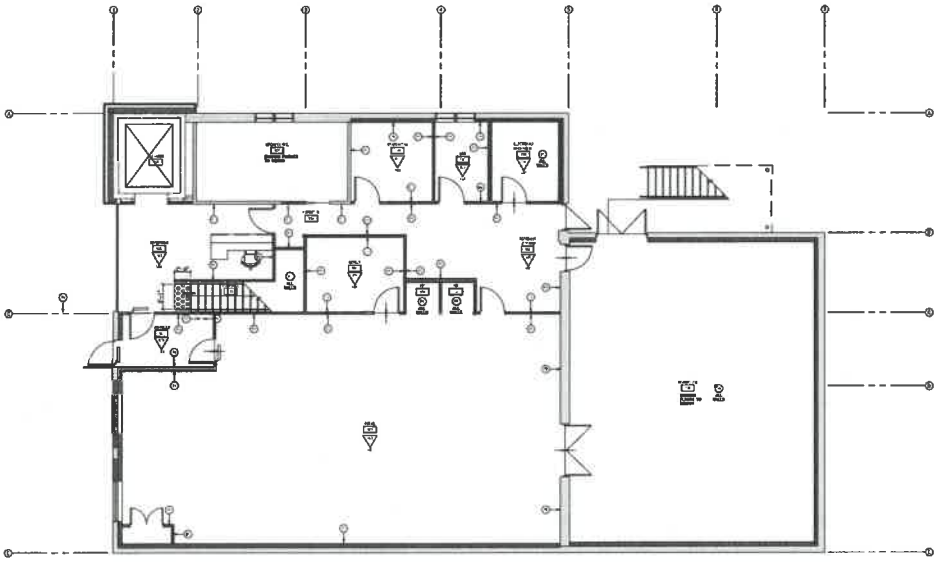
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6	ADDENDUM #3
5	ADDENDUM #2
4	ADDENDUM #1
3	ISSUED FOR CONSTRUCTION
2	ISSUED FOR 60% REVIEW
1	ISSUED FOR 30% REVIEW

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THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

PARTITION PLAN
SECOND FLOOR

A201



MAIN FLOOR - FINISHING PLAN
SCALE: 1/16" = 1'-0"

PAINT SCHEDULE

NOTE: ALL PAINT TO BE EASY VAC OR EQUIVALENT

MATERIAL SYMBOL	DESCRIPTION MANUFACTURER	MODEL NO.	COLOUR
P1	BENJAMIN MOORE FIELD PAINT	50-173	DEPLY WHITE
P2	BENJAMIN MOORE ACCENT PAINT	2059-30	LIME GREEN
P3	BENJAMIN MOORE ACCENT PAINT	2057-30	SUN PORCH
P4	BENJAMIN MOORE ACCENT PAINT	2059-30	LAGOON BLUE
P5	BENJAMIN MOORE ACCENT PAINT	SEE A700 INT. ELEVATION DETAIL	CUBIC PATTERN
P6	BENJAMIN MOORE ACCENT PAINT	SEE A700 INT. ELEVATION DETAIL	BLOCK PATTERN
P7	BENJAMIN MOORE ACCENT PAINT	SEE A700 INT. ELEVATION DETAIL	SUN PATTERN

NOTE: ACCENT WALL PAINT TO BE SELECTED AND VERIFIED BY CLIENTS.

NOTE: ALL EXISTING WALLS NOT NOTED TO BE PAINTED P1.

NOTE: REFER TO DRAWING A700 INTERIOR ELEVATIONS FOR ACCENT WALLS IN HALLWAY PAINTED P6.

NOTE: REFER TO DRAWING A700 INTERIOR ELEVATIONS FOR ACCENT WALLS IN RECEPTION 103 AND RECEPTION 121 TO BE PAINTED P7

FLOOR FINISH SCHEDULE

MATERIAL SYMBOL	DESCRIPTION MANUFACTURER	MODEL NO.	COLOUR
SPC-1	VESA CRAFT TILE 18.00"x18.00" COLLECTION: ARDMA STYLE: AE313		HOUSE FOG/ACCENT METALLI SHADE, 1/4 TURN
W1	SHEET VINYL ROLL 6.6' X 70.0' STYLE: WOOD SHEET		ACCENT - CINNAMON RED METALLI OLIVE SHINE
SV2	SHEET VINYL ALTRO SAFETY FLOORING	STYLE: ALTRO WALKWAY 20	MICHEL WW20169
VB1	VINYL BASE 1/4" TARKETT	STYLE: TRADITIONAL BASE	40 BLACK
CP1	ENTRANCE FLOORING MILLIKEN	STYLE: CHECK TILE CLEAR GREY	GREY/GREY
RB1	RUBBER BASE APPROVED EQUAL WALL ANCHE S.M.O.	STYLE: TRADITIONAL HEIGHT: 4"	COLOUR: 350 TONIC

NOTE: ALL FLOORING CHANGES AT CENTRE OF WALLS

NOTE: TRANSITION STRIPS @ EDGE ANGLED TO BE METAL SCHLUTER, PROFILE SUITABLE TO APPLICATION, FINISH ALUMINUM, SATIN ANODIZED.

NOTE: FLOORING CONTRACTOR TO PROVIDE GROUT IN ANY SAW CUT CONTROL JOINTS TO SMOOTH FLOOR FOR APPLICATION OF FLOORING.

NOTE: PROVIDE RUBBER WALL BASE AT ALL FLOORING LOCATIONS UNLESS NOTED OTHERWISE.

NOTE: TACTILE WARNING SURFACE TO BE LOCATED AT ALL ELEVATION CHANGES. THIS TO BE MINIMUM 24" DEPTH x WIDTH OF STAIR, STAIRING ONE TREAD DEPTH BACK FROM THE EDGE OF THE STAIR.

NOTE: CONTRACTOR TO ENSURE TACTILE WARNING SURFACE IS LEVEL WITH ADJACENT FLOORING TYPES.

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6	23/08/22	ADDENDUM #3
5	15/06/22	ADDENDUM #2
4	31/05/22	ADDENDUM #1
3	06/05/22	ISSUED FOR CONSTRUCTION
2	13/12/21	ISSUED FOR 60% REVIEW
1	06/12/21	ISSUED FOR 30% REVIEW
LEVEL	DATE	DESCRIPTION

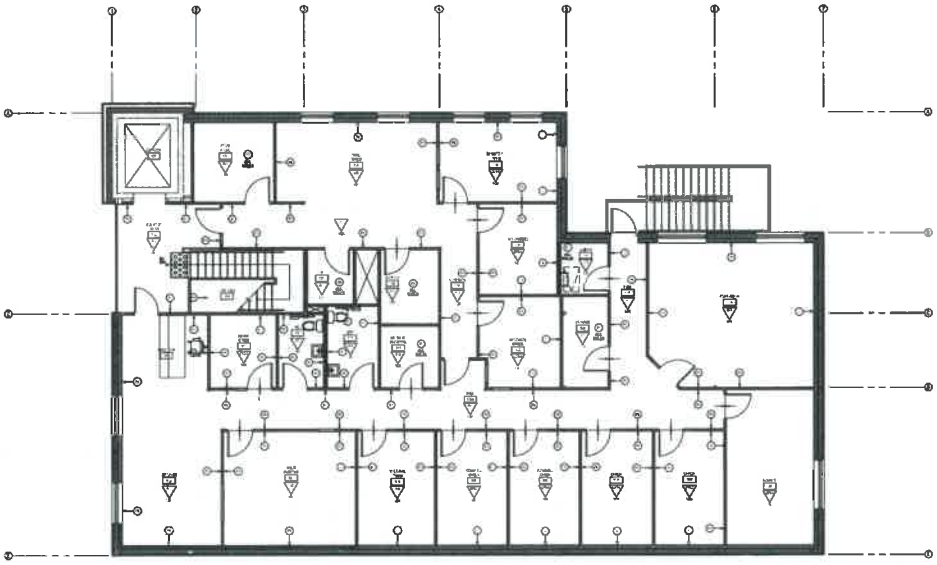
REVISIONS

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THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

MAIN FLOOR
FINISHING PLAN

AS NOTED	21.1055
SEPTEMBER 2021	A202



SECOND FLOOR - FINISHING PLAN

PAINT SCHEDULE

MATERIAL SYMBOL	DESCRIPTION MANUFACTURER	MODEL NO.	COLOUR
P1	BENJAMIN MOORE FIELD PAINT	05-172	SIMPLY WHITE
P2	BENJAMIN MOORE ACCENT PAINT	2055-10	VAC SHEEN
P3	BENJAMIN MOORE ACCENT PAINT	2003-20	DEN PORCH
P4	BENJAMIN MOORE ACCENT PAINT	2003-30	LAMBA BLUE
P5	BENJAMIN MOORE ACCENT PAINT	SEE A203 SAT. ELEVATION DETAIL	CHEVRON PATTERN
P6	BENJAMIN MOORE ACCENT PAINT	SEE A203 SAT. ELEVATION DETAIL	BLOCK PATTERN
P7	BENJAMIN MOORE ACCENT PAINT	SEE A203 SAT. ELEVATION DETAIL	SUN PATTERN

NOTE: ACCENT WALL PAINT TO BE SELECTED AND VERIFIED BY CLIENT.

NOTE: ALL EXISTING WALLS NOT NOTED TO BE PAINTED P1.

NOTE: REFER TO DRAWING A700 INTERIOR ELEVATIONS FOR ACCENT WALLS IN HALLWAY PAINTED P6.

NOTE: REFER TO DRAWING A701 INTERIOR ELEVATIONS FOR ACCENT WALLS IN RECEPTION 123 AND RECEPTION 137 TO BE PAINTED P7

FLOOR FINISH SCHEDULE

MATERIAL SYMBOL	DESCRIPTION MANUFACTURER	MODEL NO.	COLOUR
CPT-1	TILE INSERT 24" X 24" COLLECTION: PERPEL SERIES #6313	MOHAWK FOR/ACCENT MARVELL BRICK 1/4 TURN	
RF1	SHEET VINYL SILL 9.5' X 78.5' STYLE: VERVO	ACCENT — CARDINAL RED MARVELL BLVC DORM	
RF2	SHEET VINYL ALONG ENTRY FLOORING	STYLE: ALPHA WALKING SD	NICKEL WATERTOP
VB1	VINYL BASE 1/4" SHEET	STYLE: TRADITIONAL BASE	49 BLACK
EF1	ENTRANCE FLOORING MILLBOX	STYLE: SHEA TILE CLAY GREY	GRAY/GREY
VB1	RUBBER BASE ADHESIVE: TILE ADHES G.N.D.	STYLE: TRADITIONAL HEIGHT 4"	COLOUR: 353 TONIC

NOTE: ALL FLOORING CHANGES AT CENTRE OF WALLS

NOTE: TRANSITION STRIPS & EDGE RAILS TO BE MFGR: SCHLUTER, PROFILE SUITABLE TO APPLICATION, FINISH ALUMINUM, SIZES AMENDED.

NOTE: FLOORING CONTRACTOR TO PROVIDE GROUT IN ANY SAW CUT CONTROL JOINTS TO SMOOTH FLOOR FOR APPLICATION OF FLOORING.

NOTE: PROVIDE RUBBER WALL BASE AT ALL FLOORING LOCATIONS UNLESS NOTED OTHERWISE.

NOTE: TACTILE WARNING SURFACE TO BE LOCATED AT ALL ELEVATION CHANGES. "TWS TO BE MINIMUM 24" DEPTH x WIDTH OF STAIR, STARTING ONE TREAD DEPTH BACK FROM THE EDGE OF THE STAIR.

NOTE: CONTRACTOR TO ENSURE TACTILE WARNING SURFACE IS LEVEL WITH ADJACENT FLOORING TYPES.

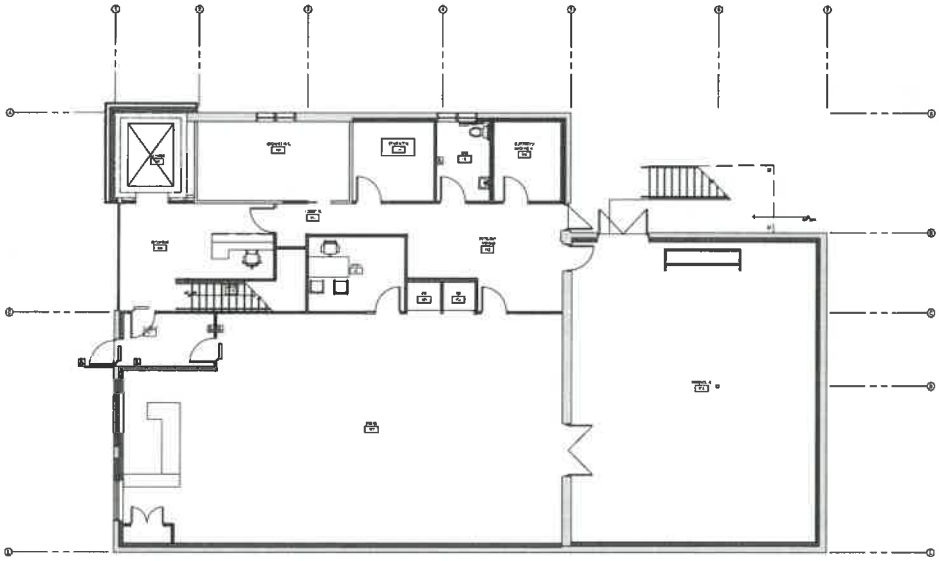
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5	XX/XX/XX	ADDENDUM #2
4	XX/XX/XX	ADDENDUM #1
3	XX/XX/XX	ISSUED FOR CONSTRUCTION
2	XX/XX/XX	ISSUED FOR 60% REVIEW
1	XX/XX/XX	ISSUED FOR 30% REVIEW

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THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

SECOND FLOOR FINISHING PLAN

AS NOTED	21.1655
SEPTEMBER, 2021	A203



A MAIN FLOOR - FURNITURE PLAN
SCALE: 1/8" = 1'-0"

NOTE:
MOVEABLE FURNITURE, FIXTURES AND EQUIPMENT BY OWNER

NO.	DATE	DESCRIPTION
10		
9		
8		
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6		ADDENDUM #3
5		ADDENDUM #2
4		ADDENDUM #1
3		ISSUED FOR CONSTRUCTION
2		ISSUED FOR 60% REVIEW
1		ISSUED FOR 30% REVIEW

REVISIONS:

gw architecture inc.

TOWER ENGINEERING

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

MAIN FLOOR
FURNITURE PLAN

SCALE: AS NOTED	PROJECT No: 21.1005
DATE: SEPTEMBER, 2021	DRAWING #: A204
DRAWN BY: GW/AL	



SECOND FLOOR – FURNITURE PLAN
SCALE: 3/16" = 1'-0"

NOTE:
MOVABLE FURNITURE, FIXTURES AND EQUIPMENT BY OWNER

NO.	DATE	DESCRIPTION
8	[illegible]	ADDENDUM #3
5	[illegible]	ADDENDUM #2
4	[illegible]	ADDENDUM #1
3	[illegible]	ISSUED FOR CONSTRUCTION
2	[illegible]	ISSUED FOR 50% REVIEW
1	[illegible]	ISSUED FOR 30% REVIEW

REVISIONS:

ARCHITECTURAL

gw architecture inc.

STRUCTURAL

TOWER ENGINEERING

MECHANICAL

ELECTRICAL

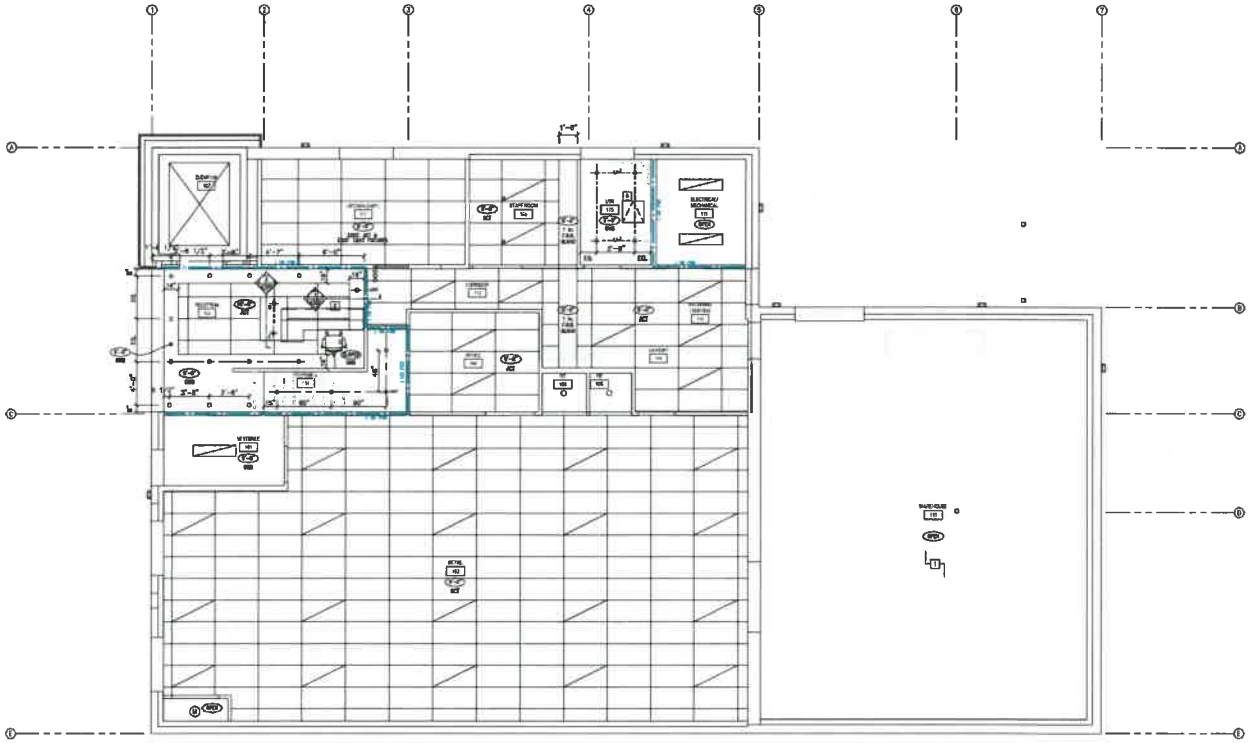
PROJECT

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

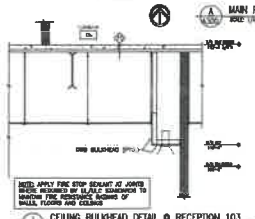
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SECOND FLOOR
FURNITURE PLAN

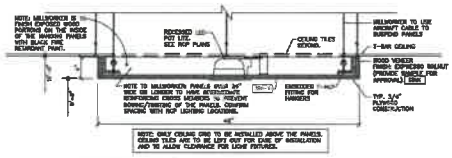
SCALE	PLOT DATE
AS SHOWN	21.11.2022
DATE	DRAWING #
SEPTEMBER, 2021	A205
DRAWN BY	
SL/AL	



MAIN FLOOR – REFLECTED CEILING PLAN



CEILING BULKHEAD DETAIL @ RECEPTION 103



RECEPTION 103 CEILING PANEL DETAIL

REFLECTED CEILING PLAN LEGEND:

CEILING TYPE AND HEIGHT ABOVE FINISHED FLOOR

NEW HEADERS AND BULKHEADS

SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)

RETURN AIR DIFFUSER (REFER TO MECH. DWGS.)

4" ø RECESSED LED FIXTURE (REFER TO ELECT. DWGS.)

6" ø PENDANT LIGHT FIXTURE (REFER TO ELECT. DWGS.)

2' x 4' RECESSED LED FIXTURE (REFER TO ELECT. DWGS.)

LED STRIP LIGHTING (REFER TO ELECT. DWGS.)

WALL MOUNT EXTERIOR LIGHT FIXTURE (REFER TO ELECT. DWGS.)

1' x 4' SURFACE MOUNTED FIXTURE (REFER TO ELECT. DWGS.)

REFLECTED CEILING PLAN KEYNOTES:

1. EXISTING LIGHTING IN WAREHOUSE TO BE CHANGED TO LED FIXTURES
2. RECEPTION BULKHEAD. SEE DETAIL 1/A300
3. ATTIC SPACE ACCESS. SEE DETAILS 1 & 2/A900. COORDINATE EXACT LOCATION w/ ROOF JOISTS AND w/ LIGHT FIXTURE IN JANITOR ROOM
4. ELECTRICAL JUNCTION BOX POP-UP ACCESS PANEL. VERIFY EXACT SIZE AND LOCATION ON SITE. COORDINATE WITH ELECTRICAL.

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6	[illegible]	ADDENDUM #3
5	[illegible]	ADDENDUM #2
4	[illegible]	ADDENDUM #1
3	[illegible]	ISSUED FOR CONSTRUCTION
2	[illegible]	ISSUED FOR 50% REVIEW
1	[illegible]	ISSUED FOR 30% REVIEW
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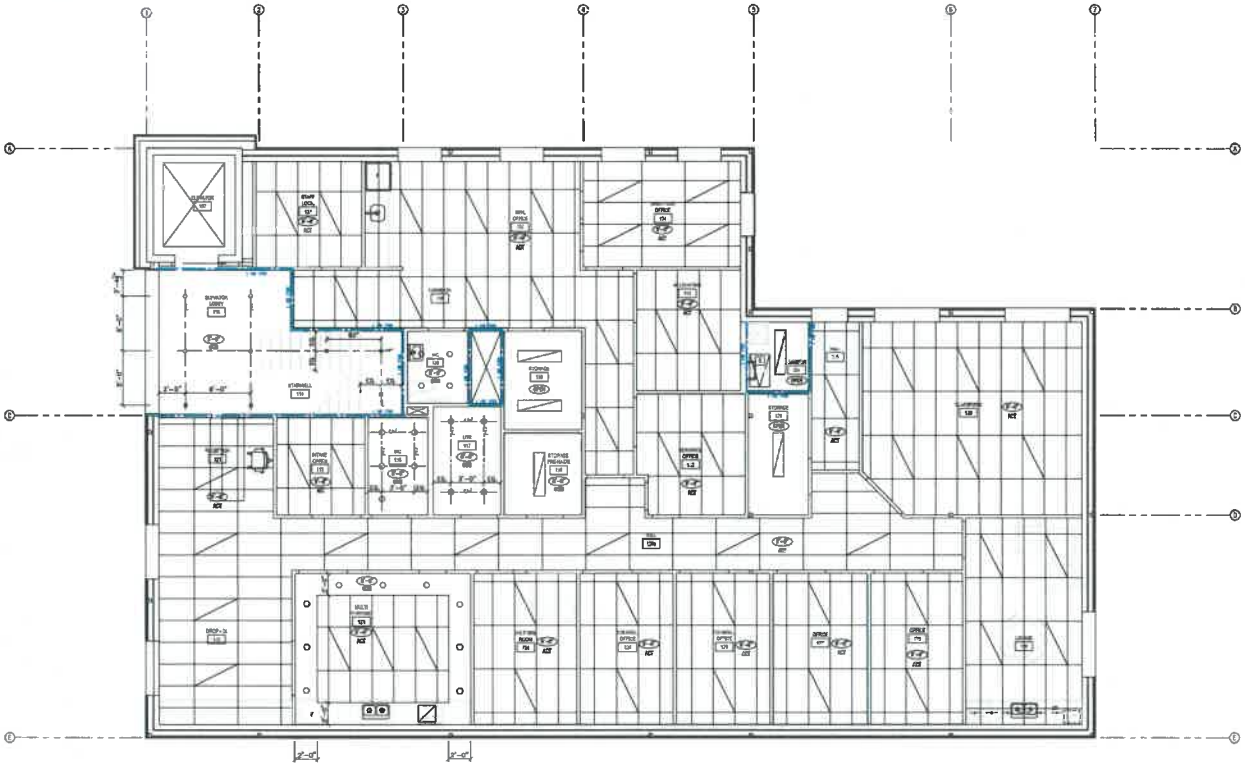
REVISIONS

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THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

REFLECTED CEILING PLAN
MAIN FLOOR

AS NOTED	[illegible]
SEPTEMBER, 2021	
	A300



SECOND FLOOR - REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND:

- CEILING TYPE AND HEIGHT ABOVE FINISHED FLOOR
- NEW MEADERS AND SOLDIERS
- SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
- RETURN AIR DIFFUSER (REFER TO MECH. DWGS.)
- 6" ø RECESSED LED FIXTURE (REFER TO ELECT. DRAWG)
- 6" ø PENDANT LIGHT FIXTURE (REFER TO ELECT. DRAWG)
- 2' x 4' RECESSED LED FIXTURE (REFER TO ELECT. DRAWG.)
- LED STRIP LIGHTING (REFER TO ELECT. DWGS.)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE (REFER TO ELECT. DRAWG.)

REFLECTED CEILING PLAN KEYNOTES:

1. EMERGENCY LIGHTING IN CORRIDORS TO BE COMBINED TO LED FIXTURES
2. EXCEPTION BULKHEAD. SEE DETAIL 1/A250
3. ATTIC SPACE ACCESS. SEE DETAILS 1 & 2/A602. COORDINATE EXACT LOCATION W/ ROOF JOISTS AND W/ LIGHT FIXTURE BY JANITOR ROOM
4. ELECTRICAL JUNCTION BOX PICK-UP ACCESS PANEL. VERIFY EXACT SIZE AND LOCATION ON ELEC. DRAWINGS WITH ELECTRICAL.

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6	20/04/22	ADDENDUM #3
5	22/04/22	ADDENDUM #2
4	21/03/22	ADDENDUM #1
3	16/01/22	ISSUED FOR CONSTRUCTION
2	22/12/21	ISSUED FOR 60% REVIEW
1	29/11/21	ISSUED FOR 30% REVIEW

REVISIONS:

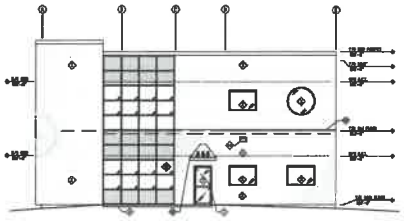
gw architecture inc.

TOWER ARCHITECTURAL

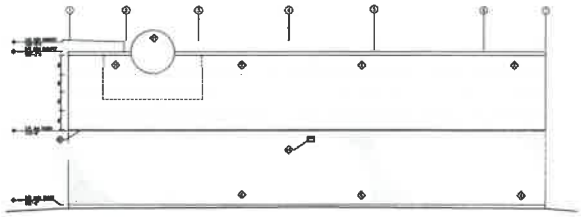
THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

REFLECTED CEILING PLAN
SECOND FLOOR

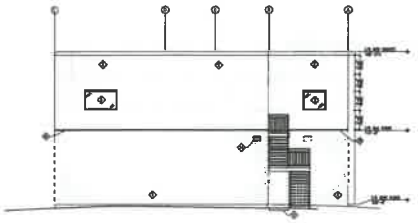
SCALE: AS NOTED	PROJECT No.: 21.1605
DATE: SEPTEMBER, 2021	DRAWING #: A301
DRAWN BY: BP	



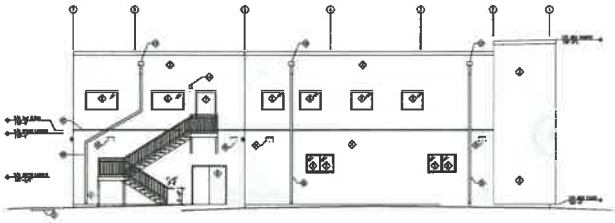
A WEST ELEVATION
A400 SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
A400 SCALE: 1/8" = 1'-0"



C EAST ELEVATION
A400 SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
A400 SCALE: 1/8" = 1'-0"

ELEVATIONS KEYNOTES:

- AUTOMATIC DOOR OPENER OPERATOR PUSH BUTTON AND ALUMINUM DOOR FRAME FLUSH MTL MOUNTED ON CURTAIN WALL MULLION. SEE DETAIL 2/A600.
- TYPE 1 ACRYLIC ASSEMBLY PANELS w/ INTEGRATED PRESSURE-EQUALIZED RAINSCREEN
- TYPE 2 ACRYLIC ASSEMBLY PANELS w/ INTEGRATED PRESSURE-EQUALIZED RAINSCREEN
- CAMOUFLAGE CONCRETE BLOCK WALL
- NEW DOORS. SEE DOOR SCHEDULE AND PARTITION PLAN
- EXISTING DOOR TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION PERIOD.
- NEW HANDRAIL AND GUARD RAILS DOOR, OR EQUAL. SEE DOOR SCHEDULE
- EXISTING DOOR WITH NEW HARDWARE. SEE DOOR SCHEDULE
- NEW CONCRETE PAD. SEE STRUCTURAL
- ENGINEERED METAL FLASHING. COLOUR T.B.A
- DIGITAL GRAPHIC DESIGN
- CURTAIN WALL SYSTEM ASSEMBLY 1200 W
- SKYLIGHT SCUPPER. SEE ROOF PLAN
- WALL-MOUNTED LIGHT FIXTURE. SEE ELECTRICAL
- METAL DOWNSPOUT, SQUARE SHAPE TYPE. SIZE AND LOCATION.
- ROOF DRAIN w/ STRIKE GUARD. SEE ELEVATIONS A/ ROOF

NO	DATE	DESCRIPTION
10		
9		
8		
7		
6	22/06/22	ADDENDUM #2
5	22/04/22	ADDENDUM #1
4	21/01/22	ADDENDUM #1
3	14/01/22	ISSUED FOR CONSTRUCTION
2	21/12/21	ISSUED FOR 90% REVIEW
1	06/12/21	ISSUED FOR 50% REVIEW

REVISIONS:

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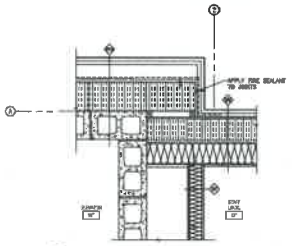
EXTERIOR ELEVATIONS

AS NOTED

21.3653

SEPTEMBER, 2021

A400



2 PLAN DETAIL @ FEATURE WALL ON NORTH SIDE

PLAN LEGEND:

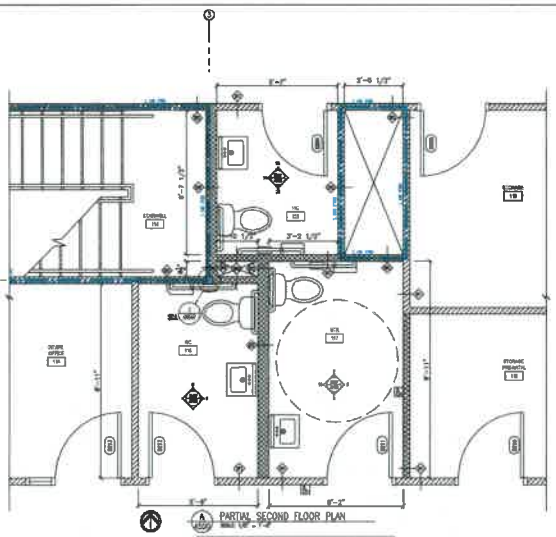
1 HOUR FIRE RATED WALL

EXISTING WALL

NEW WALL / INFILL WALL
(INTERIOR: STEEL STUD,
EXTERIOR: CONCRETE BLOCK)

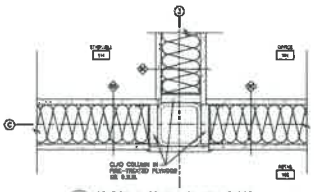
EXISTING DOOR

NEW DOOR

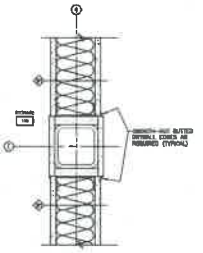


A PARTIAL SECOND FLOOR PLAN

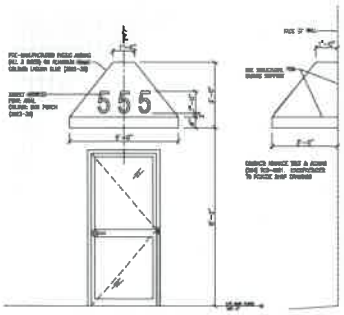
NOTE: SEE DRAWING A200 FOR PARTITION TYPES, WALL TYPES AND FLOOR TYPES



1 SECTION @ COLUMN ON MAIN FLOOR



3 SECTION @ COLUMN ON SECOND FLOOR



4 ENTRY CANOPY FRONT & SIDE ELEVATIONS

PAINT SCHEDULE

MATERIAL SYMBOL	DESCRIPTION MANUFACTURER	PAINT NO.	COLOUR
P1	BENJAMIN MOORE FIELD PAINT	65-177	DEPOT BONE
P2	BENJAMIN MOORE ACCENT PAINT	2080-30	LEAF GREEN
P3	BENJAMIN MOORE ACCENT PAINT	2080-20	SEA FOAM
P4	BENJAMIN MOORE ACCENT PAINT	2080-10	LABRADOR BLUE
P5	BENJAMIN MOORE ACCENT PAINT	SEE A700 INT. ELEVATION DETAIL	CLOUD WHITE
P6	BENJAMIN MOORE ACCENT PAINT	SEE A700 INT. ELEVATION DETAIL	BLACK PANTHER
P7	BENJAMIN MOORE ACCENT PAINT	SEE A700 INT. ELEVATION DETAIL	SEA PANTHER

NOTE: ACCENT WALL PAINT TO BE SELECTED AND VERIFIED BY CLIENT.

NOTE: ALL EXISTING WALLS NOT NOTED TO BE PAINTED P1.

NOTE: REFER TO DRAWING A700 INTERIOR ELEVATIONS FOR ACCENT WALLS IN HALLWAY PAINTED P6.

NOTE: REFER TO DRAWING A700 INTERIOR ELEVATIONS FOR ACCENT WALLS IN RECEPTION 102 AND RECEPTION 121 TO BE PAINTED P7

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6	22/08/22	ADDENDUM #2
5	22/04/22	ADDENDUM #1
4	21/07/22	ADDENDUM #1
3	14/01/22	ISSUED FOR CONSTRUCTION
2	21/12/21	ISSUED FOR 60% REVIEW
1	06/11/21	ISSUED FOR 30% REVIEW

REVISIONS

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ENLARGED PLANS

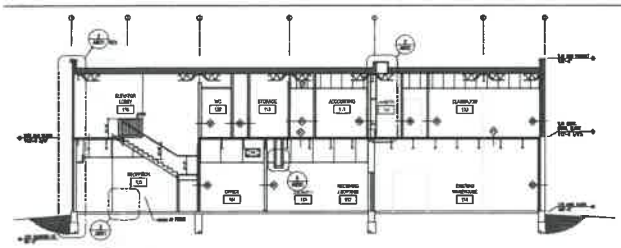
SCALE: AS NOTED

JOB NO: 21.1605

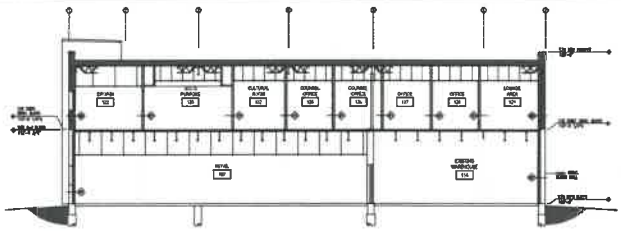
DATE: SEPTEMBER, 2021

DRAWN BY: BM

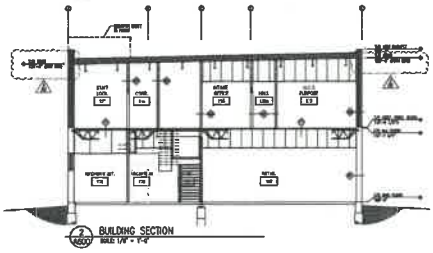
DRAWING #: A500



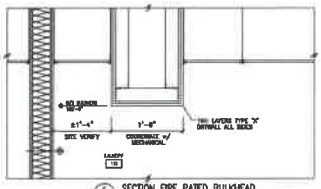
1 A600 BUILDING SECTION
SCALE: 1/8" = 1'-0"



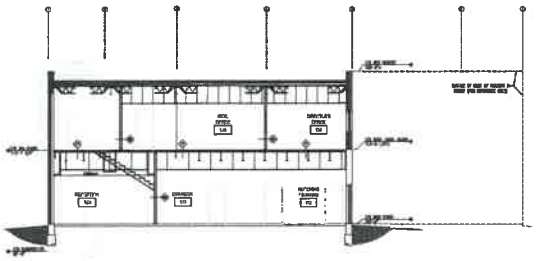
4 A600 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 A600 BUILDING SECTION
SCALE: 1/8" = 1'-0"



5 A600 SECTION FIRE RATED BULKHEAD
SCALE: 1" = 1'-0"



3 A600 BUILDING SECTION
SCALE: 1/8" = 1'-0"

10		
9		
8		
7		
6	[illegible]	ADDENDUM #3
5	[illegible]	ADDENDUM #2
4	[illegible]	ADDENDUM #1
3	[illegible]	ISSUED FOR CONSTRUCTION
2	[illegible]	ISSUED FOR 60% REVIEW
1	[illegible]	ISSUED FOR 30% REVIEW
LEVEL	DATE	DESCRIPTION

REVISIONS:

[illegible]

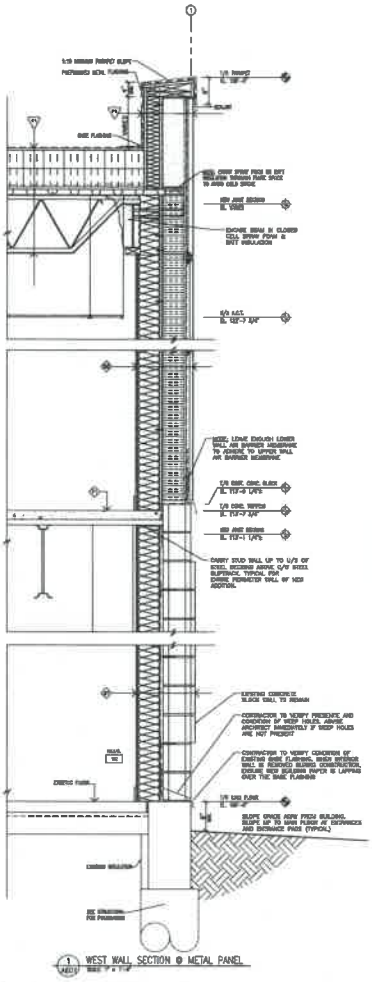
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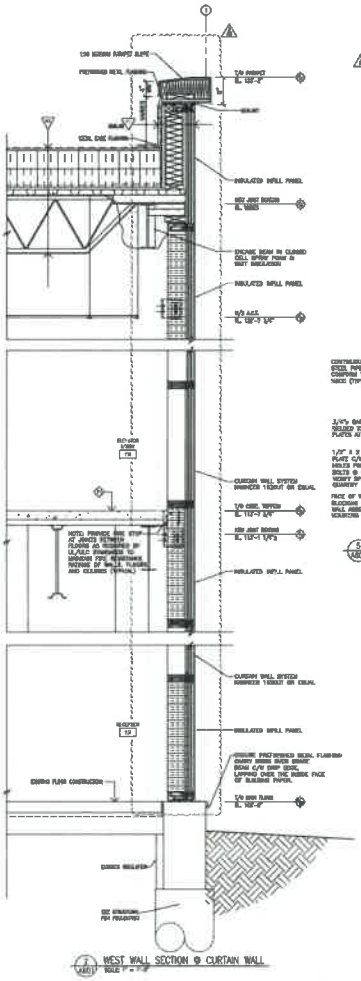
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BUILDING SECTIONS

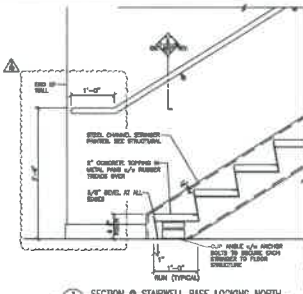
SCALE: AS NOTED	JOB No: 21.1905
DATE: SEPTEMBER, 2021	DRAWING #: A600
DRAWN BY: [illegible]	



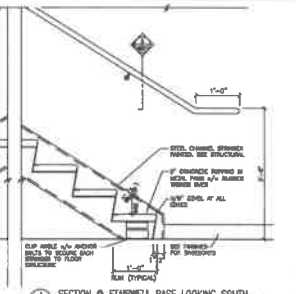
1 A601 WEST WALL SECTION @ METAL PANEL
SCALE: 1" = 1'-0"



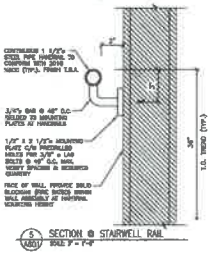
2 A601 WEST WALL SECTION @ CURTAIN WALL
SCALE: 1" = 1'-0"



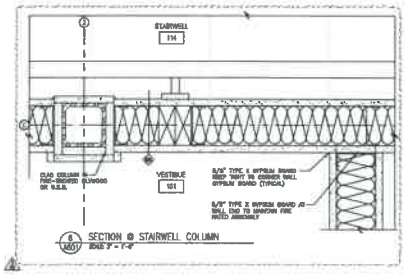
3 A601 SECTION @ STAIRWELL BASE LOOKING NORTH
SCALE: 1" = 1'-0"



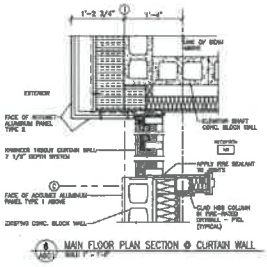
4 A601 SECTION @ STAIRWELL BASE LOOKING SOUTH
SCALE: 1" = 1'-0"



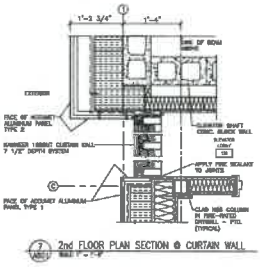
5 A601 SECTION @ STAIRWELL RAIL
SCALE: 3" = 1'-0"



6 A601 SECTION @ STAIRWELL COLUMN
SCALE: 3" = 1'-0"



8 A601 MAIN FLOOR PLAN SECTION @ CURTAIN WALL
SCALE: 3" = 1'-0"



7 A601 2nd FLOOR PLAN SECTION @ CURTAIN WALL
SCALE: 3" = 1'-0"

LEVEL	DATE	DESCRIPTION
10		
9		
8		
7		
6	23/06/20	ADDENDUM #3
5	16/06/20	ADDENDUM #2
4	31/05/20	ADDENDUM #1
3	14/05/20	ISSUED FOR CONSTRUCTION
2	24/03/20	ISSUED FOR 60% REVIEW
1	06/11/19	ISSUED FOR 30% REVIEW

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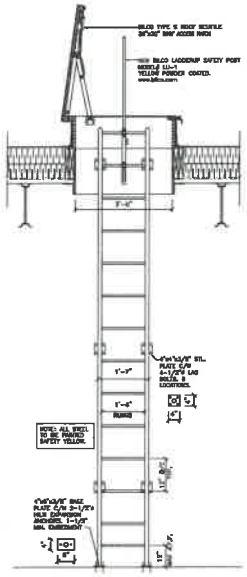
WALL SECTIONS
AND DETAILS

AS SHOWN

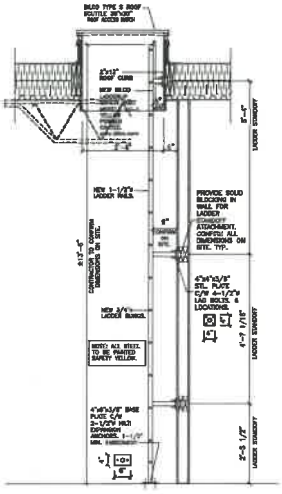
21.1938

SEPTEMBER, 2021

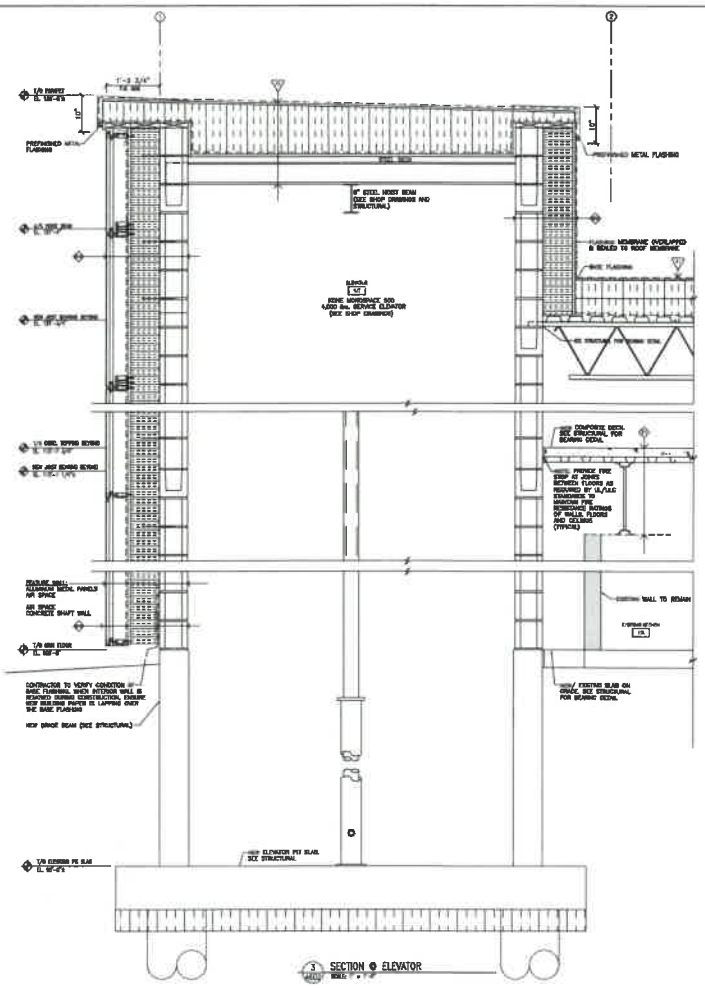
A601



1 ROOF ACCESS LADDER ELEVATION



2 ROOF ACCESS LADDER SECTION



3 SECTION @ ELEVATOR

10		
9		
8		
7		
6	22/08/22	ADDENDUM #3
5	22/06/22	ADDENDUM #2
4	22/04/22	ADDENDUM #1
3	22/01/21	ISSUED FOR CONSTRUCTION
2	21/12/21	ISSUED FOR BID REVIEW
1	21/11/21	ISSUED FOR 33% REVIEW
LEVEL	DATE	DESCRIPTION

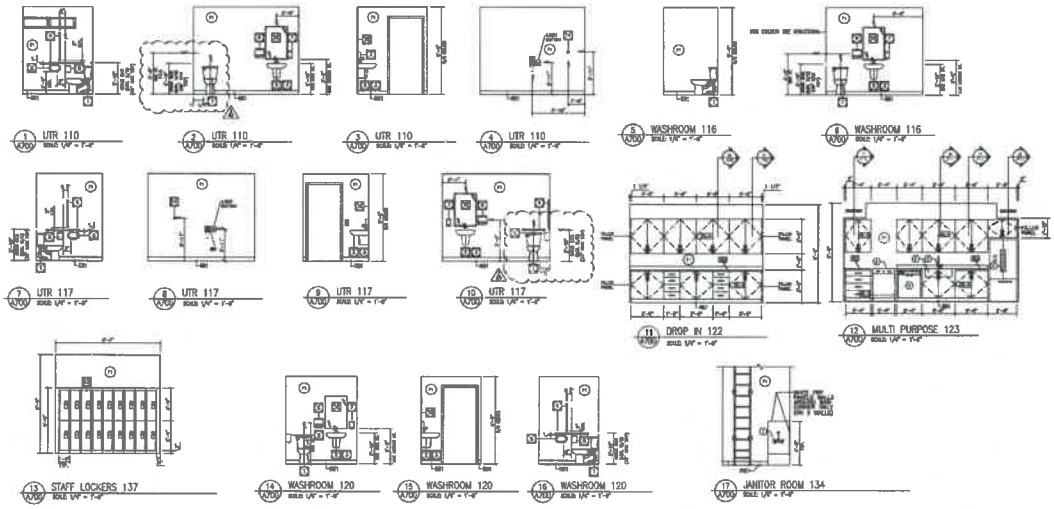
REVISIONS

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SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

SECTIONS AND DETAILS

AS NOTED	21.1602
SEPTEMBER, 2021	A602



1 A700 UTR 110 SCALE: 1/4" = 1'-0"
2 A700 UTR 110 SCALE: 1/4" = 1'-0"
3 A700 UTR 110 SCALE: 1/4" = 1'-0"
4 A700 UTR 110 SCALE: 1/4" = 1'-0"
5 A700 WASHROOM 116 SCALE: 1/4" = 1'-0"
6 A700 WASHROOM 116 SCALE: 1/4" = 1'-0"
7 A700 UTR 117 SCALE: 1/4" = 1'-0"
8 A700 UTR 117 SCALE: 1/4" = 1'-0"
9 A700 UTR 117 SCALE: 1/4" = 1'-0"
10 A700 UTR 117 SCALE: 1/4" = 1'-0"
11 A700 DROP IN 122 SCALE: 1/4" = 1'-0"
12 A700 MULTI PURPOSE 123 SCALE: 1/4" = 1'-0"
13 A700 STAFF LOCKERS 137 SCALE: 1/4" = 1'-0"
14 A700 WASHROOM 120 SCALE: 1/4" = 1'-0"
15 A700 WASHROOM 120 SCALE: 1/4" = 1'-0"
16 A700 WASHROOM 120 SCALE: 1/4" = 1'-0"
17 A700 JANITOR ROOM 134 SCALE: 1/4" = 1'-0"
18 A700 PRINT/COFFEE 135 SCALE: 1/4" = 1'-0"
19 A700 PRINT/COFFEE 135 SCALE: 1/4" = 1'-0"
20 A700 CULTURAL ROOM 124 SCALE: 1/4" = 1'-0"
21 A700 MILLWORK SECTION SCALE: 1/2" = 1'-0"
22 A700 MILLWORK SECTION SCALE: 1/2" = 1'-0"
23 A700 MILLWORK SECTION SCALE: 1/2" = 1'-0"
24 A700 MILLWORK SECTION SCALE: 1/2" = 1'-0"

PLUMBING FIXTURE/ACCESSORIES SCHEDULE

1	SINK SEE MECHANICAL	9	SHOWER MIXER VALVE MFR: MOEN MODEL: 8349 FINISH: BRUSHED NICKEL
2	SINK SEE MECHANICAL	10	SHOWER MFR: MOEN MODEL: 8349 FINISH: BRUSHED NICKEL
3	SINK SEE MECHANICAL	11	CURTAIN ROD MFR: MOEN MODEL: DN2160BN FINISH: BRUSHED NICKEL
4	SINK MFR: MOEN MODEL: 8349 FINISH: BRUSHED NICKEL	12	SHOWER MFR: MOEN MODEL: 8349 FINISH: BRUSHED NICKEL
5	PAPER TOWEL DISPENSER MFR: BOBRICK MODEL: B-2810 FINISH: STAINLESS STEEL	13	HAND DRYER MFR: BOBRICK MODEL: B-7182 FINISH: STAINLESS STEEL
6	PAPER TOWEL DISPENSER MFR: MOEN MODEL: 8349 FINISH: BRUSHED NICKEL	14	JANITOR SINK & FAUCET SEE MECHANICAL
7	SOAP DISPENSER MFR: MOEN MODEL: 8349 FINISH: BRUSHED NICKEL	15	LOCKERS MFR: MACMAN MODEL: LOCKERS CORRIDOR FINISH: PAINT COLOUR: MOEN MATTE SIZE: (W/D/H): 12" X 18" X 36"
8	GRAB BAR MFR: MOEN MODEL: 8349 FINISH: BRUSHED NICKEL		

MILLWORK FINISHING SCHEDULE

MDF1 HIGH PRESSURE LAMINATE MFR: FORMICA COLOUR: WILLOWDALE OAK MODEL#: 8897-HT FINISH: MATTE (FINISH SAMPLE FOR APPROVAL)	MDF2 HIGH PRESSURE LAMINATE MFR: FORMICA COLOUR: MEDIEVAL MIST MODEL#: 8878 FINISH: MATTE (FINISH SAMPLE FOR APPROVAL)

MDF1
- RUBBER BASE
- MFR: JOHNSON HARVEY
- COLOUR: BLACK
- SOLID ALUMINUM EDGES
- PROFILE: STANDARD CORE
- HEIGHT: 6"

NOTES:
- MAXIMIZE DRAWER HEIGHTS AND DEPTHS
- USE SOFT CLOSING HINGES AND FULL EXTENSION SOFT CLOSING DRAWER SLIDES

HARDWARE SCHEDULE

SOFT – CABINET DOOR PULLS
MFR#: RICHELIEU
PRODUCT: 8423096
CONTEMPORARY METAL
PULL-8423
FINISH: BRUSHED NICKEL
SIZE: 96MM, VERTICALLY/THERE.
SEE ELEVATIONS

APPLIANCE/FIXTURE SCHEDULE

1	JANITOR SINK & FAUCET SEE MECHANICAL	5	NEW REFRIGERATOR SEE MECHANICAL
2	NEW DOUBLE BOWL KITCHEN SINK SEE MECHANICAL	6	NEW SINGLE BOWL KITCHEN SINK SEE MECHANICAL
3	NEW KITCHEN FAUCET SEE MECHANICAL	7	NEW MICROWAVE SEE MECHANICAL
4	NEW REFRIGERATOR C/W WATER & ICE BY OWNER	8	NEW UNDERCOUNTER REFRIGERATOR SEE MECHANICAL
		9	DISHWASHER CONTRACTOR TO VERIFY WITH OWNER

PAINT SCHEDULE

DESIGN. SYMBOL:	DESCRIPTION: MANUFACTURER	BENJ. NO.	COLOR
P1	BENJAMIN MOORE FIELD PAINT	60-417	SIMPLE GREEN
P2	BENJAMIN MOORE ACCENT PAINT	2054-10	LIME GREEN
P3	BENJAMIN MOORE ACCENT PAINT	2060-30	LAGUNA BLUE
P4	BENJAMIN MOORE ACCENT PAINT	2063-30	IRIS PURPLE
P5	BENJAMIN MOORE ACCENT PAINT		CHEVRON PATTERN
P6	BENJAMIN MOORE ACCENT PAINT		BLOCK PATTERN
P7	BENJAMIN MOORE ACCENT PAINT		DARK PATTERN

NO	DATE	DESCRIPTION
9		
8		
7		
6	22/08/22	ADDENDUM #3
5	22/04/22	ADDENDUM #2
4	21/01/22	ADDENDUM #1
3	21/01/22	ISSUED FOR CONSTRUCTION
2	21/11/21	ISSUED FOR BAC REVIEW
1	21/11/21	ISSUED FOR 30% REVIEW

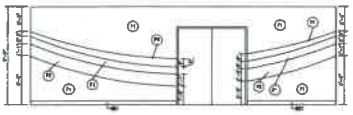
REVISIONS:

gw architecture inc.

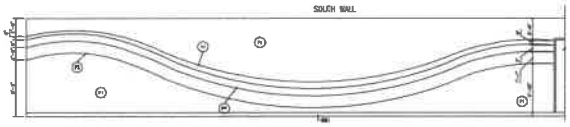
THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

INTERIOR ELEVATIONS AND SECTIONS

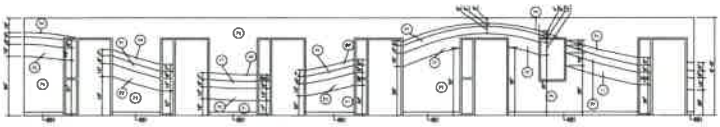
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DRAWN: JG	CHECKED: A700
JOB NO: JG/BC	



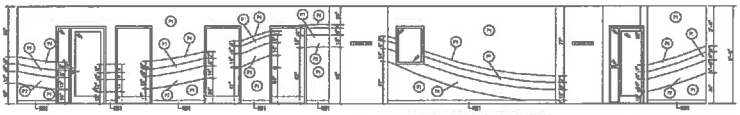
1 A701 RETAIL 102 EAST WALL
SCALE 1/4" = 1'-0"



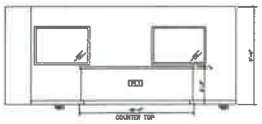
2 A701 RETAIL 102 SOUTH WALL
SCALE 1/4" = 1'-0"



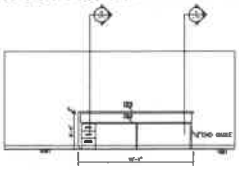
3 A701 HALLWAY 129a SOUTH WALL
SCALE 1/4" = 1'-0"



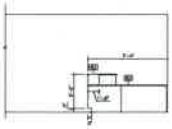
4 A701 HALLWAY 129 NORTH WALL
SCALE 1/4" = 1'-0"



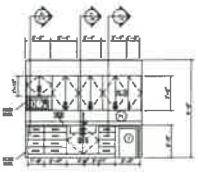
5 A701 RETAIL RECEPTION DESK FRONT
SCALE 1/4" = 1'-0"



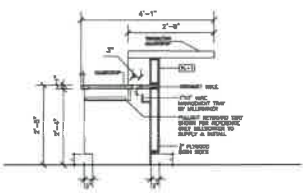
6 A701 RETAIL RECEPTION DESK BACK
SCALE 1/4" = 1'-0"



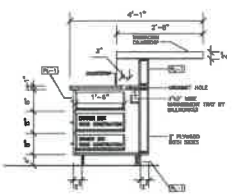
7 A701 RETAIL RECEPTION DESK SOUTH
SCALE 1/4" = 1'-0"



8 A701 LOUNGE AREA 129
SCALE 1/4" = 1'-0"



9 A701 RETAIL RECEPTION DESK SECTION
SCALE 3/4" = 1'-0"



10 A701 RETAIL RECEPTION DESK SECTION
SCALE 3/4" = 1'-0"

MILLWORK FINISHING SCHEDULE

[MC1] HIGH PRESSURE LAMINATE MFGR: FORMICA COLOUR: MELBOURN OAK MODEL#: 8816 FINISH: NATURELLE [PROVIDE SAMPLE FOR APPROVAL]	[MC2] HIGH PRESSURE LAMINATE MFGR: FORMICA COLOUR: MELOWAL WOFT MODEL#: 8275 [PROVIDE SAMPLE FOR APPROVAL]

[MC3]
SOLID SURFACE
MFGR: MOHAWK GROUP
COLOUR: 053 BONE
STYLE: ELEMENTAL TONES
PROFILE: STANDARD COVE
MEDIUM: 4"

NOTE:
- CERAMIC DRAWER HEADS AND DEPTH
- USE SOFT CLOSING HINGES AND FULL EXTENSION SOFT CLOSING DRAWER SLIDES

HARDWARE SCHEDULE

HW1 – CABINET DOOR PULLS
MFGR: RICHELIEU
PRODUCT: 8810MBV
CONTEMPORARY METAL
SIZE: 128
FINISH: BRUSHED NICKEL
INSTALL VERTICALLY/HORIZ.
SEE ELEVATIONS

PAINT SCHEDULE

NOTE: ALL PAINT TO BE LOW VOC OR EQUIVALENT

MATERIAL [MARK]:	DESCRIPTION: MANUFACTURER	MODEL NO.	COLOUR
P1	BENJAMIN MOORE FIELD PAINT	65-117	SIMPLY WHITE
P2	BENJAMIN MOORE ACCENT PAINT	2059-30	LIME GREEN
P3	BENJAMIN MOORE ACCENT PAINT	2059-30	LAGUNA BLUE
P4	BENJAMIN MOORE ACCENT PAINT	2057-30	RUBY PINCH
P5	BENJAMIN MOORE ACCENT PAINT		CLOVE PATCH
P6	BENJAMIN MOORE ACCENT PAINT		BLACK PATCH
P7	BENJAMIN MOORE ACCENT PAINT		SUN PATCH

NOTE: REFER TO DRAWING A700 FOR APPLIANCE/FIXTURE SCHEDULE

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6	22/04/22	ADDENDUM #3
5	12/04/22	ADDENDUM #2
4	31/03/22	ADDENDUM #1
3	14/01/22	ISSUED FOR CONSTRUCTION
2	13/12/21	ISSUED FOR 60% REVIEW
1	08/11/21	ISSUED FOR 30% REVIEW

REVISIONS

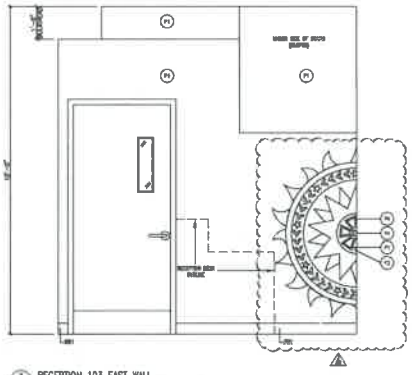
gw architecture inc.

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

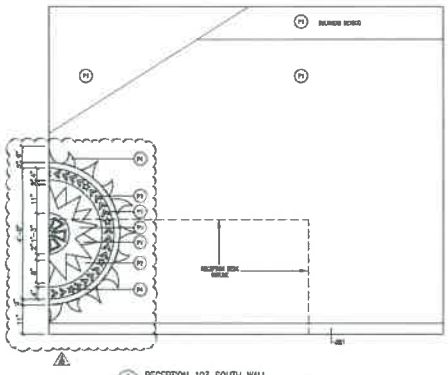
INTERIOR ELEVATIONS
AND SECTIONS

SCALE: AS NOTED
PROJECT NO.: 21.1905
DRAWN BY:
CHECKED BY:

A701



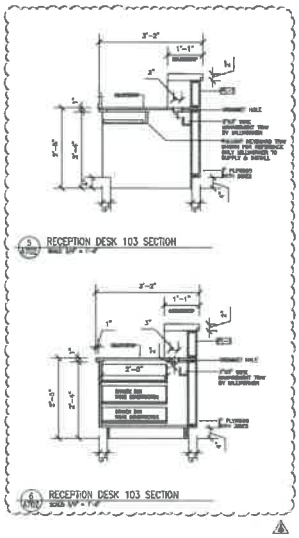
1 A702 RECEPTION 103 EAST WALL



4 A702 RECEPTION 103 SOUTH WALL

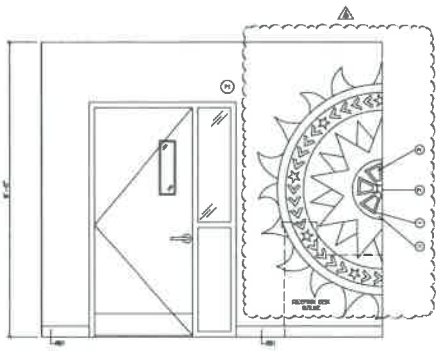
PAINT SCHEDULE

MARK	DESCRIPTION	MFR. NO.	COLOR
P1	BENJAMIN MOORE FIELD PAINT	HC-172	SIMPLY WHITE
P2	BENJAMIN MOORE ACCENT PAINT	2059-10	LIME GREEN
P3	BENJAMIN MOORE ACCENT PAINT	2059-20	CARIBBEAN BLUE
P4	BENJAMIN MOORE ACCENT PAINT	2063-30	DUO PURPLE
P5	BENJAMIN MOORE ACCENT PAINT		CHEVRON PATTERN
P6	BENJAMIN MOORE ACCENT PAINT		CLOUD PATTERN
P7	BENJAMIN MOORE ACCENT PAINT		SUN PATTERN

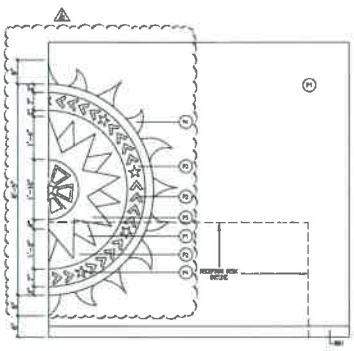


5 A702 RECEPTION DESK 103 SECTION

6 A702 RECEPTION DESK 103 SECTION



1 A702 RECEPTION 121 NORTH WALL



2 A702 RECEPTION 121 EAST WALL

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6	22/04/22	ADDENDUM #3
5	22/04/22	ADDENDUM #2
4	22/01/22	ADDENDUM #1
3	21/11/22	ISSUED FOR CONSTRUCTION
2	21/11/11	ISSUED FOR CBC REVIEW
1	21/11/22	ISSUED FOR 30% REVIEW

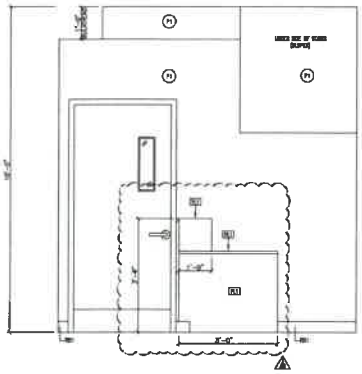
REMARKS:

gw architecture inc.

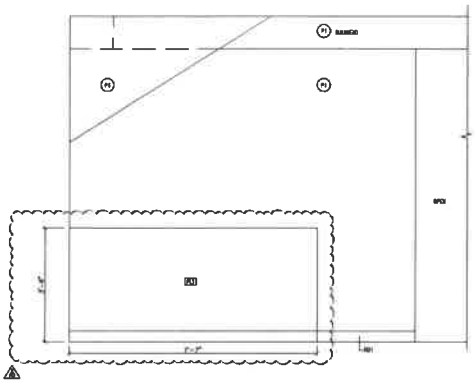
THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

INTERIOR ELEVATIONS
AND SECTIONS

AS SHOWN	21.1855
	A702



1 RECEPTION DESK 103 EAST WALL
SCALE 3/4" = 1'-0"



2 RECEPTION DESK 103 SOUTH WALL
SCALE 3/4" = 1'-0"

PAINT SCHEDULE

MATERIAL SYMBOL	DESCRIPTION MANUFACTURER	MANUF. NO.	COLOUR
P1	BENJAMIN MOORE FIELD PAINT		
P2	BENJAMIN MOORE ACCENT PAINT		
P3	BENJAMIN MOORE ACCENT PAINT		
P4	BENJAMIN MOORE ACCENT PAINT		
P5	BENJAMIN MOORE ACCENT PAINT		
P6	BENJAMIN MOORE ACCENT PAINT		
P7	BENJAMIN MOORE ACCENT PAINT		

MILLWORK FINISHING SCHEDULE

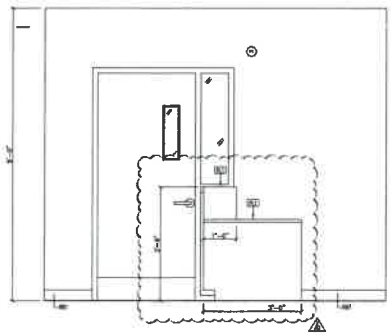
[PLAM] HIGH PRESSURE LAMINATE MFGR: FORMICA COLOUR: MILLENNIUM OAK MODEL#: 8967-NT FINISH: NATURELLE (PROVIDE SAMPLE FOR APPROVAL)	[PLAM] HIGH PRESSURE LAMINATE MFGR: FORMICA COLOUR: NEUTRAL GREY MODEL#: 8978 (PROVIDE SAMPLE FOR APPROVAL)

[QRT] QUARTZ SHEET MFGR: CAESAR, CAESUP COLOUR: OAT SWIRL FINISH: ELEMENTAL STONES THICK: 3" STANDARD EDGE HEIGHT: 6"

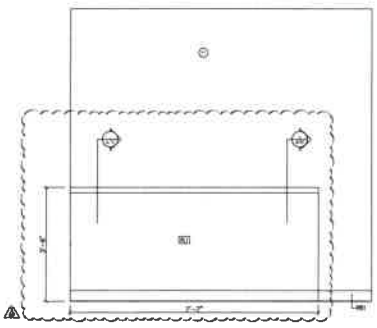
NOTE:
- MINIMIZE DRAWER HEIGHTS AND DEPTHS
- USE SOFT CLOSING HINGES AND FULL EXTENSION SOFT CLOSING DRAWER SLIDES

HARDWARE SCHEDULE

HP1 - CABINET DOOR PULLS
MFGR: RICHELIU
PRODUCT: SECURITY
CONTEMPORARY METAL
PULL-163
FINISH: BRUSHED NICKEL
MEDIUM, VERTICALLY/HORIZ.
SEE ELEVATIONS



3 RECEPTION 121 NORTH WALL
SCALE 3/4" = 1'-0"



4 RECEPTION 121 EAST WALL
SCALE 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6	02/06/22	ADDENDUM #3
5	02/04/22	ADDENDUM #2
4	01/31/22	ADDENDUM #1
3	12/21/21	ISSUED FOR CONSTRUCTION
2	12/13/21	ISSUED FOR 60% REVIEW
1	09/11/21	ISSUED FOR 30% REVIEW

REVISIONS:

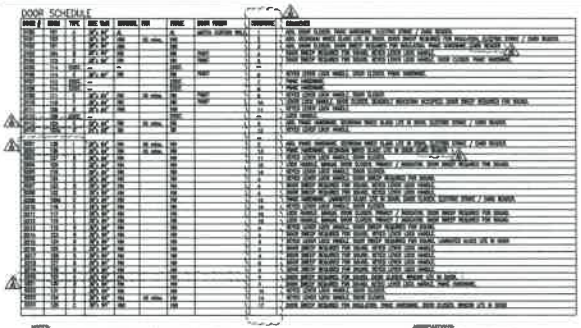
gw architecture inc.

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

INTERIOR ELEVATIONS

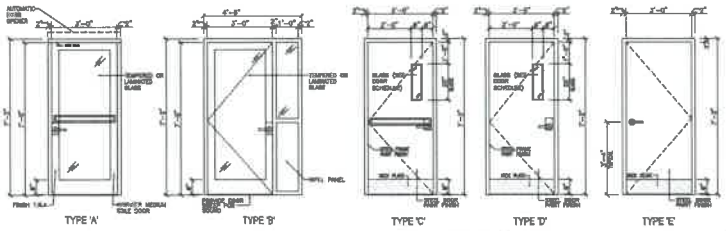
SCALE: AS NOTED	JOB NO.: 21.1635
DATE:	DRAWING #:
DRAWN BY: A/DC	A703

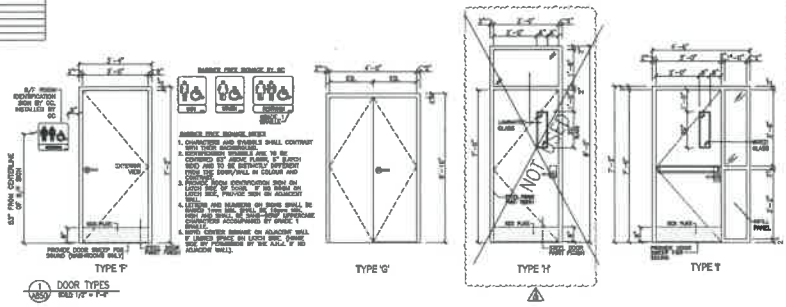
DOOR SCHEDULE



NOTES:
1. VERIFY PLACEMENT DETERMINED AS FACING DOOR OPENING FROM.
2. DOOR MANUFACTURER / G.C. TO CONFIRM DOOR OPENING SIZES PRIOR TO FABRICATION AND INSTALLATION. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. NO DOOR SHALL SWING OVER ANOTHER IN ADJACENT OPENING.
4. REFER TO DOOR TYPES FOR DOOR LOCATIONS IN STEEL STUD PARTITION WALLS.
5. REFER TO DOOR TYPES FOR DOOR LOCATIONS IN STEEL STUD PARTITION WALLS.
6. ALL DOORS SHALL BE PROVIDED WITH ALL DOOR HARDWARE AS PER HARDWARE SETS.
7. ALL LOCKING DOOR HARDWARE TO BE KEYED TO MASTER KEY w/n THREE VARIATIONS.
8. ALL DOORS SHOWN TO BE EQUIPPED w/ FLOOR MOUNTED DOOR STOPS (TYP.) UNLESS NOTED OTHERWISE.
9. REFER TO FINISHING SCHEDULES IN DRAWINGS A200 AND A300.
10. REFER TO DOOR HARDWARE SCHEDULE IN DRAWING A851

ABBREVIATIONS:
ADO – AUTOMATIC DOOR OPERATOR
S.C. – SMOKED CLEAR
STL. – STAINED
PTD. – PAINTED
H.M. – HOLLOW METAL
H.M.I. – HOLLOW METAL INSULATED
S.S. – SOLID WOOD

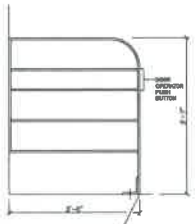




1 DOOR TYPES
A850 SCALE 1/8" = 1'-0"

Finish Hardware Specification
(see Drawing A851 Door Hardware Schedule)

Based On:	
Hinge	IVES (IVES)
Flush Bolt	IVES (IVES)
Cylinder - Rim	Schlage Lock Company (SCH)
Lockset	Schlage Lock Company (SCH)
Passage Set	Schlage Lock Company (SCH)
Exit Device	Von Duprin, Inc. (VDI)
Deadlock	Schlage Lock Company (SCH)
Electric Strike	Von Duprin, Inc. (VDI)
Door Pull	IVES (IVES)
Door Closer	LCN Closers (LCN)
2-Closer Auto Operat-Pull Side	LCN Closers (LCN)
2-Closer Auto Operat-Push Side	LCN Closers (LCN)
Kick Plate	IVES (IVES)
Floor Stop	IVES (IVES)
Overhead Holder/Stop	Glynn - Johnson (GJ)
Weatherstripping	KN Crowder (KNCR)
Sweep Strip	KN Crowder (KNCR)
Door Bonnet - Auto	KN Crowder (KNCR)
Threshold	KN Crowder (KNCR)
Actuator	LCN Closers (LCN)
Relay	Camden (CMDN)
Power Supply	Von Duprin, Inc. (VDI)
Card Reader	By Others (BO)
Balance By Others	By Others (BO)



2 DOOR SWING GUARD DETAIL
A850 SCALE 1" = 1'-0"

No.	Date	Description
10		
9		
8		
7		
6	23/08/22	ADDENDUM #3
5	11/08/22	ADDENDUM #2
4	01/08/22	ADDENDUM #1
3	14/07/22	ISSUED FOR CONSTRUCTION
2	13/12/21	ISSUED FOR 60% REVIEW
1	26/11/21	ISSUED FOR 30% REVIEW

gw architecture inc.

TOWER CONSTRUCTION

THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

DOOR SCHEDULE

AS NOTED	21.1005
SEPTEMBER, 2021	
BC / IV	A850

Hardware Set#: 1

Single: D100

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4 x NRP	630
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	33A-NL-OP x 96NL x 1426(US10) x 3-0 x 6'-8"	US26D
1.0	EA	VDI	Electric Strike	6111 x 24VDC x FSE x Stain	US32D
1.0	EA	IVES	Door Pull	8190ED-10-10	US32D-316
1.0	EA	LCN	2-Closer Auto Operat-Push Side	9542STDRAM-628.36	628
1.0	EA	GJ	Overhead Holder/Stop	1042	US32D
1.0	EA	WKCR	Sweep Strip	W-24S x 36"w	C.A.
1.0	EA	KNCR	Threshold	CT-66 x 36	Aluminum
2.0	EA	LCN	Actuator	8310-897T.630	630
1.0	EA	CMDN	Relay	CX-12PL.US	
1.0	EA	SO	Card Reader	By Electrical/Security	

Hardware Set#: 2

Single: D101, D113, D201

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4 x NRP	652
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	99NL-OP x 96NL x 26W-STD x 3-0	US26D
1.0	EA	VDI	Electric Strike	6111 x 24VDC x FSE	US32D
1.0	EA	IVES	Door Pull	8190ED-10-10	US32D-316
1.0	EA	LCN	2-Closer Auto Operat-Pull Side	9531.STDTRGARM-628.36	628
1.0	EA	IVES	Kick Plate	8400 X 34 S B-CS	US32D
1.0	EA	IVES	Floor Stop	FS439	US26D
1.0	EA	KNCR	Weatherstripping	W-22 x 17-2 x BL	
1.0	EA	KNCR	Door Bottom - Auto	CT-80 x 36"DA	C.A.
2.0	EA	LCN	Actuator	8310-897T.630	630
1.0	EA	CMDN	Relay	CX-12PL.US	
1.0	EA	SO	Card Reader	By Electrical/Security	

Hardware Set#: 3

Single: D102

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4 x NRP	652
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	99NL-OP x 96NL x 26W-STD x 3-0	US26D
1.0	EA	VDI	Electric Strike	6111 x 24VDC x FSE	US32D
1.0	EA	IVES	Door Pull	8190ED-10-10	US32D-316
1.0	EA	LCN	2-Closer Auto Operat-Pull Side	9531.STDTRGARM-628.36	628
1.0	EA	IVES	Kick Plate	8400 X 34 S B-CS	US32D
1.0	EA	IVES	Floor Stop	FS439	US26D
1.0	EA	KNCR	Weatherstripping	W-22 x 17-2 x BL	
1.0	EA	KNCR	Door Bottom - Auto	CT-80 x 36"DA	C.A.
2.0	EA	LCN	Actuator	8310-897T.630	630

Hardware Set#: 4

Single: D103, D106, D107, D108, D111, D114, D115, D116, D117, D118, D119, D120, D121

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4	652
1.0	EA	SCH	Latchset	ALX53PB x RHO x 4726704Z x 4726710T	626
1.0	EA	IVES	Floor Stop	FS438	US26D
1.0	EA	KNCR	Weatherstripping	W-27 x 17-2 x BL	
1.0	EA	KNCR	Door Bottom - Auto	CT-36 x 36"DA	C.A.

Hardware Set#: 5

Single: D104

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4	652
1.0	EA	SCH	Latchset	ALX53PB x RHO x 4726704Z x 4726710T	626
1.0	EA	LCN	Door Closer	1461.RWPA.689.SLIMPC	689
1.0	EA	IVES	Kick Plate	8400 X 34 S B-CS	US32D
1.0	EA	IVES	Floor Stop	FS438	US26D
1.0	EA	KNCR	Weatherstripping	W-22 x 17-2 x BL	
1.0	EA	KNCR	Door Bottom - Auto	CT-80 x 36"DA	C.A.

Hardware Set#: 6

Single: D105

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4	652
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	99L-x 96NL(R30) x 26W-STD x 3-0	US26D
1.0	EA	LCN	Door Closer	1461.RWPA.689.SLIMPC	689
1.0	EA	IVES	Kick Plate	8400 X 34.9 x B-CS	US32D
1.0	EA	IVES	Floor Stop	FS438	US26D

Hardware Set#: 7

Single: D107

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	99L x 96E(R30) x 26W-STD x 3-0	US26D
1.0	EA	SO	Interface By Others	Interface of Hardware Existing	

Hardware Set#: 8

Single: D109

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
1.0	EA	VDI	Exit Device	99L-OP x 96NL(R30) x 26W-STD x 3-0	US26D
1.0	EA	VDI	Exit Device	6021ED x 26W x 36NL(R30) -0 x 3-0 x 96"h	US26D

Hardware Set#: 9

Single: D109

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4 x NRP	652
1.0	EA	SCH	Cylinder - Rim	ALX53PB x RHO x 4726704Z x 4726710T	626
1.0	EA	LCN	Door Closer	1461.RWPA.689.SLIMPC	689
1.0	EA	IVES	Kick Plate	8400 X 34.5 x B-CS	US32D
1.0	EA	IVES	Floor Stop	FS438	US26D

Hardware Set#: 10

Single: D110, D204, D211, D212

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4	652
1.0	EA	SCH	Passage Set	ALX10 x RHO x 4726706 x 4726710T	626
1.0	EA	SCH	Deadlock	8251 x 10-035 x 10-034	626
1.0	EA	LCN	Door Closer	1461.RWPA.689.SLIMPC	689
1.0	EA	IVES	Kick Plate	8400 X 34.5 x B-CS	US32D
1.0	EA	IVES	Floor Stop	FS438	US26D
1.0	EA	KNCR	Weatherstripping	W-22 x 17-2 x BL	
1.0	EA	KNCR	Door Bottom - Auto	CT-80 x 36"DA	C.A.

Hardware Set#: 11

Single: D111, D203

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4	652
1.0	EA	SCH	Latchset	ALX53PB x RHO x 4726704Z x 4726710T	626
1.0	EA	IVES	Floor Stop	FS438	US26D

Hardware Set#: 12

Pair: D112

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
6.0	EA	IVES	Hinge	3CB1 x 4 B X 4	689
2.0	EA	IVES	Flush Bolt	FB458 12	US26D/Lcqr 82
1.0	EA	SCH	Latchset	ALX80PB x RHO x 4726704Z x 4726710T	626/Lacq91
2.0	EA	GJ	Overhead Holder/Stop	4648	652

Hardware Set#: 13

Single: D202

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4 x NRP	652
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	99L-F x 96NL(R30) x 26W-STD x 3-0	US26D
1.0	EA	LCN	Door Closer	1461.RWPA.689.SLIMPC	689
1.0	EA	IVES	Kick Plate	8400 X 34 S x B-CS	US32D
1.0	EA	IVES	Floor Stop	FS438	US26D
1.0	EA	KNCR	Weatherstripping	W-22 x 17-2 x BL	
1.0	EA	KNCR	Door Bottom - Auto	CT-80 x 36"DA	C.A.

Hardware Set#: 14

Single: D205, D210, D222, D223

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4 S X 4	652
1.0	EA	SCH	Latchset	ALX53PB x RHO x 4726704Z x 4726710T	626
1.0	EA	LCN	Door Closer	1461.RWPA.689.SLIMPC	689
1.0	EA	IVES	Kick Plate	8400 S X 34 S B-CS	US32D
1.0	EA	IVES	Floor Stop	FS438	US26D

Hardware Set#: 15

Single: D209

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4 x NRP	652
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	99L x 96NL(R30) x 26W-STD x 3-0	US26D
1.0	EA	VDI	Electric Strike	6111 x 24VDC x FSE	US32D
1.0	EA	LCN	Door Closer	1461.RWPA.689.SLIMPC	689
1.0	EA	IVES	Kick Plate	8400 S X 34 S B-CS	US32D
1.0	EA	IVES	Floor Stop	FS438	US26D
1.0	EA	VDI	Power Supply	PS902	
1.0	EA	SO	Card Reader	By Electrical/Security	

Hardware Set#: 16 - NOT USED

Hardware Set#: 17

Single: D224

Qty	UOM	Manf	Item Type	Item Series/Description	Finish
3.0	EA	IVES	Hinge	3CB1 x 4.5 X 4 x NRP	630
1.0	EA	SCH	Cylinder - Rim	20-021	626
1.0	EA	VDI	Exit Device	99L x 96NL(R30) x 26W-STD x 3-0	US26D
1.0	EA	LCN	Door Closer	4040XP EDA.689	689
1.0	EA	IVES	Kick Plate	8400 X 34.5 x B-CS	US32D
1.0	EA	GJ	Overhead Holder/Stop	1042	US32D
1.0	EA	KNCR	Weatherstripping	W-27S x 17-2	Clear
1.0	EA	KNCR	Sweep Strip	W-24S x 36"w	C.A.
1.0	EA	KNCR	Threshold	CT-70 x 36	Aluminum



Hardware Finishes:

Finish	Description
626	Satin Chromium Plated
628	Satin aluminum, clear anodized
630	Satin Stainless Steel
652	Satin Chromium Plated
689	Aluminum Painted
Aluminum	Aluminum
C.A.	Aluminum
Clear	Aluminum
US26D	Satin Chromium Plated
US32D	Satin Stainless Steel
US32D-316	Satin Stainless Steel

DOOR HARDWARE SCHEDULE

10		
9		
8		
7		
6	[illegible]	ADDENDUM #3
5	[illegible]	ADDENDUM #2
4	[illegible]	ADDENDUM #1
3	[illegible]	ISSUED FOR CONSTRUCTION
2	[illegible]	ISSUED FOR 50% REVIEW
1	[illegible]	ISSUED FOR 33% REVIEW
LEVEL	DATE	DESCRIPTION

REVISIONS

[illegible]

gw architecture inc.

[illegible]

client

THRIVE COMMUNITY SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

project title

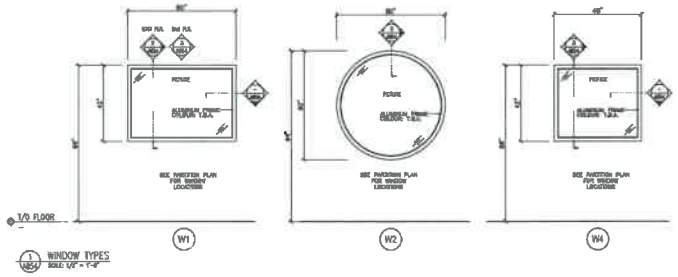
DOOR HARDWARE SCHEDULE

Scale: AS NOTED	File No: 21.1205
Date: SEPTEMBER, 2021	Issue: 3
Issue no.: SC / DP	A851

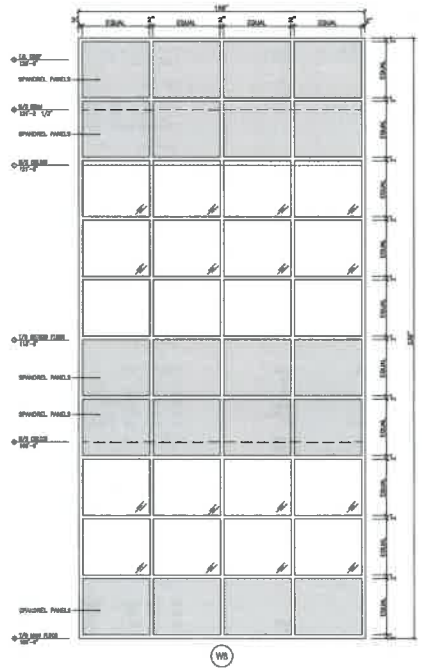
WINDOW SCHEDULE

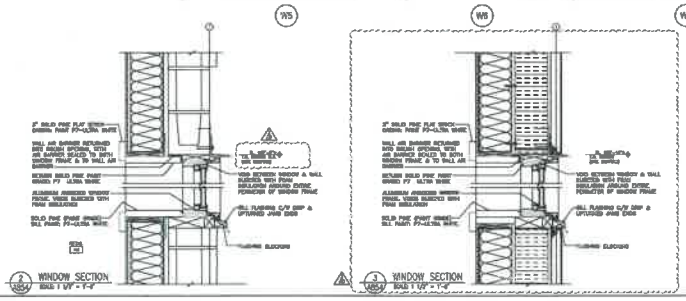
MARK	TYPE	SIZE W x H	GLAZING	FRAME	HARDWARE	COMMENTS
W1	FIXED, RECTANGULAR	3'-0" x 1'-0"	DUAL PANE, LOW E	ALUMINUM	AS PER HARDWARE SCHEDULE	TRIPLE GLAZED BY MANUFACTURER, THERMALLY BROKEN ALUMINUM FRAME, FRAME COLOUR T.B.A. VERIFY LOCAL ENERGY CODE REQUIREMENTS.
W2	FIXED, ROUND	3'-0" ø	DUAL PANE, LOW E	ALUMINUM	AS PER HARDWARE SCHEDULE	TRIPLE GLAZED BY MANUFACTURER, THERMALLY BROKEN ALUMINUM FRAME, FRAME COLOUR T.B.A. VERIFY LOCAL ENERGY CODE REQUIREMENTS.
W3	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED DURING SUBMISSION OR CONSTRUCTION PHASES.
W4	FIXED, RECTANGULAR	2'-0" x 1'-0"	DUAL PANE, LOW E	ALUMINUM	AS PER HARDWARE SCHEDULE	TRIPLE GLAZED BY MANUFACTURER, THERMALLY BROKEN ALUMINUM FRAME, FRAME COLOUR T.B.A. VERIFY LOCAL ENERGY CODE REQUIREMENTS.
W5	FIXED, RECTANGULAR	2'-6" x 1'-0"	DUAL PANE, LOW E	ALUMINUM	AS PER HARDWARE SCHEDULE	EXTERIOR, OPAQUE GLAZING, TEMPERED GLASS, FRAME COLOUR T.B.A. VERIFY LOCAL ENERGY CODE REQUIREMENTS.
W6	FIXED, RECTANGULAR	2'-6" x 5'-0"	DUAL PANE, LOW E	ALUMINUM	AS PER HARDWARE SCHEDULE	INTERIOR, OPAQUE GLAZING, TEMPERED GLASS, FRAME COLOUR T.B.A. VERIFY LOCAL ENERGY CODE REQUIREMENTS.
W7	FIXED, RECTANGULAR	2'-6" x 1'-0"	DUAL PANE, LOW E	ALUMINUM	AS PER HARDWARE SCHEDULE	TEMPERED GLASS, FRAME COLOUR T.B.A. VERIFY LOCAL ENERGY CODE REQUIREMENTS.
W8	CURTAIN WALL	2'-0" x 8'-0"	DUAL PANE, LOW E	ALUMINUM	AS PER HARDWARE SCHEDULE	TRIPLE GLAZED BY MANUFACTURER, TEMPERED GLASS, FRAME COLOUR T.B.A. VERIFY LOCAL ENERGY CODE REQUIREMENTS.

NOTES:
ALL EXTERIOR WINDOWS TO HAVE FLASHING INSTALLED OVER THE TOP HEAD DETAIL.



1 WINDOW TYPES
SCALE: 1/4" = 1'-0"





2 WINDOW SECTION
SCALE: 1 1/2" = 1'-0"

3 WINDOW SECTION
SCALE: 1 1/2" = 1'-0"

NO	DATE	DESCRIPTION
9		
8		
7		
6	23/08/22	ADDENDUM #3
5	12/08/22	ADDENDUM #2
4	29/07/22	ADDENDUM #1
3	14/07/22	ISSUED FOR CONSTRUCTION
2	13/05/22	ISSUED FOR CODE REVIEW
1	06/01/22	ISSUED FOR 30% REVIEW

REVISIONS:

gw architecture inc.

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

WINDOW SCHEDULE

SCALE	AS NOTED
DATE	SEPTEMBER, 2021
DRAWING NO.	2C / 2V
JOB NO.	21,1000
DRAWING #	A854

The City of Winnipeg

Signage Requirements

Signage Requirements:

No person or business shall display, install, or affix any sign, symbol, notice, or lettering of any kind anywhere on City of Winnipeg-owned assets or property without approval by the City of Winnipeg.

To have a sign approved, submit proposed sign design to **marketing@winnipeg.ca**
Be sure to include:

- all text in legible font, graphics, and logos
  Note: For signage in recognition of sponsorships and/or donations, only the sponsor and/or donor relationship with the City of Winnipeg will be recognized on the sign.
- proposed sign dimensions
- fabrication specifications
- proposed location of sign
- plan for installation

Submitted sign designs will be reviewed by departments to ensure compliance with all relevant City of Winnipeg by-laws, policies, and processes.

City staff will convey approval or comments back to the applicant within fifteen (15) business days.

Signs must not be installed until approval is provided from the City of Winnipeg to the applicant in writing.

Upon approval, applicants are responsible for all costs related to:

- fabrication of the sign
- installation*, repair, replacement, and/or removal of the sign
- insurance required by the City of Winnipeg

* Installation of the sign must be done by (a) City of Winnipeg staff, or (b) a City of Winnipeg approved contractor under the supervision of City of Winnipeg staff.