LEGEND

- 1 / A00 — DETAIL CALLOUT (SECTION OR PLAN)
- P1 — WALL TYPE TAG
- D01 — DOOR TAG
- W1 — WINDOW TAG
- ROOM 1234 SF — ROOM TAG
- S1 — FLOOR TYPE TAG
- R1 — ROOF TYPE TAG
- 1 — REVISION CLOUD AND TAG
- NORTH ARROW
- ▼ ELEV. 0'-0" — LEVEL DATUM TAG
- 00 — KEYNOTE SYMBOL
- C1 — CEILING TAG
- ▼ ELEV. 0'-0" — ELEVATION MARKER

A.F.F. – Above Finished Floor
A.C.T. – Acoustic Ceiling Tile
A/V – Air/Vapour
ALUM. – Aluminum
ARCH. – Architectural
B.O. – Bottom Of
B.S. – Both Sides
BM. – Beam
BLKG. – Blocking
C.J. – Control Joint
C.M.U. – Concrete Masonry Unit
C.L. – Centre Line
C/W – Complete With
CLG. – Ceiling
COL. – Column
CONC. – Concrete
CONT. – Continuous
CORR. – Corridor
D. – Dryer / Deep
D/W – Dishwasher
DN. – Down
DO. – Door Opening
DR. – Door
E. – East / Existing
E.J. – Expansion Joint
ELEC. – Electrical
EL. – Elevation
EQ. – Equal
EXT. – Exterior
F.C.E. – Fire Cabinet Extinguisher
F.R.R. – Fire Resistance Rating
FDN. – Foundation
FIN. – Finish
FLR. – Floor
F.S. – Floor Sink / Fire Separation
GA. – Gauge
GL. – Glass / Grid Line
GWB – Gypsum Wall Board
H.C. – Hollow Core
H.M. – Hollow Metal
H.S.S. – Hollow Structural Section
HR. – Hour
INSUL. – Insulation
INT. – Interior
L.P. – Low Point
MAX. – Maximum
MECH. – Mechanical
MIN. – Minimum
MFR. – Manufacturer
NIC – Not In Contract
N.T.S. – Not to Scale
O.C. – On Centre
O.H. – Overhead
O.S. – Outside
P.L. – Property Line
P.T. – Pressure Treated
PT. – Paint
R.D. – Roof Drain
R.O. – Rough Opening
S.C.W. – Solid Core Wood
S.F. – Square Feet
S.S. – Stainless Steel
SIM. – Similar
STL. – Steel
T.O. – Top Of
TYP. – Typical
U.N.O. – Unless Noted Otherwise
U/S – Underside
VB – Vapour Barrier
VERT. – Vertical
W.C. – Water Closet
W/D – Washer/Dryer
WD. – Wood

GENERAL NOTES

Do not scale drawings. Written dimensions take precedence.
Drawings must be read in conjunction with all architectural, structural, mechanical, electrical, and civil documentation.
The contractor is responsible for verifying all dimensions and site conditions. Report discrepancies to the consultant before starting work.
Dimensions are to face of stud, concrete, or gridlines unless noted otherwise.
Provide blocking as required to support equipment, fixtures, millwork, and accessories.
All materials and workmanship must meet current applicable codes, CSA, CGSB, and local authority requirements.
Contractor shall maintain clean and safe site conditions throughout construction.
On project completion, remove debris, tools, temporary protections, and restore disturbed elements.
Contractor is responsible for obtaining and paying for all required permits and inspections.

SUBMITTALS & SHOP DRAWINGS

Provide shop drawings and submittals in an organized and timely sequence to avoid delays.
Shop drawings to include: doors and hardware, millwork, glazing, metalwork, insulation, AVB, mechanical, electrical, and other specialty items.
Review of shop drawings is for design intent only and does not relieve the contractor of field coordination or compliance responsibilities.

MATERIALS & WORKMANSHIP

All products shall be new, free of defects, and installed per manufacturer instructions.
Wood products in contact with concrete or grade must be pressure treated.
Finish products (paint, flooring, millwork, etc.) must be applied per specifications and approved samples.
Contractor must coordinate with all trades to ensure proper fit and sequencing of work.
Work not conforming to the drawings, code, or good practice will be rejected at the contractor's expense.

ELECTRICAL / MECHANICAL COORDINATION NOTES

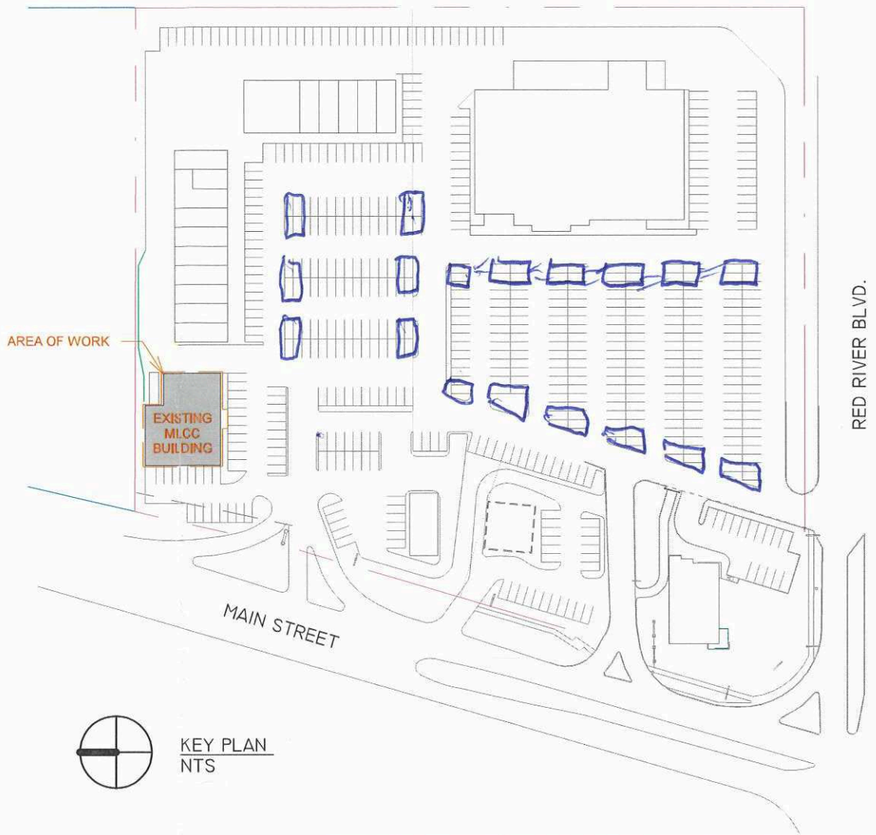
Contractor to coordinate layout and clearances for all electrical and mechanical components.
Provide openings, backing, and framing for ductwork, outlets, grilles, and plumbing fixtures.
Mark final device and outlet locations on site prior to coring or installation for client approval.
Access panels for mechanical/electrical devices must be reviewed with the architect for size, location, and finish.
All under-sink plumbing in barrier-free areas to include heat-resistant protection.
Coordinate equipment weight and mounting with structural drawings where applicable.

FIRE SEPARATION & FIRE RESISTANCE NOTES

Refer to life safety drawings and wall schedules for required fire-resistance ratings.
Seal all penetrations in rated assemblies with ULC-listed fire-stopping systems.
All trades are responsible for maintaining continuity of fire-rated assemblies as per NBC and ULC requirements.
Fire stopping assemblies shall follow the listed ULC system in entirety including approved products and installation method.
Portable extinguishers must be installed per NBC 3.2.5.16 unless otherwise directed.

THERMAL & MOISTURE PROTECTION

Install air/vapour barriers and insulation as detailed and per manufacturer's requirements.
Tape all joints and overlaps in AVB with compatible tape or sealant.
Provide continuity of insulation and vapour control at all transitions and penetrations.
Caulk all exterior openings using approved sealants; ensure compatibility with substrates.
Roof and slab insulation to meet or exceed minimum R-values as per Energy Code analysis.
Roof curbs and penetrations must be flashed and sealed to prevent moisture intrusion.



KEY PLAN
NTS

CODE & USE: CITY OF WINNIPEG

SITE ADDRESS: 2575 MAIN STREET
NEIGHBORHOOD: RIVERGROVE
NUMBER OF STOREYS: ONE STOREY
BUILDING AREA: 7,000 SF
PROPERTY USE CODE: CMRNS
ASSESSED LAND AREA: 9.4 ACRES

EXISTING ZONING SUMMARY
NO CHANGE TO EXISTING ZONING

CURRENT ZONING C2

BULK REGULATIONS:
MIN. LOT AREA N/A
FRONT YARD 20 ft.
REAR YARD 25 ft.
INTERIOR SIDE YARD 0 ft.
CORNER SIDE YARD 0 ft.
MAX. BLDG. HT. 45ft.
MAX. F.A.R. 3.0
MAX. LOT COVERAGE N/A

AREA OF BUILDING = 7000 sq.ft.

6 Bike Parking
2 Publicly Accessible Washrooms.
3 Landscape Plan with paths
4 Primary/First Stage Entrance
5 Signage missing

SCHEDULE "A" page 1 of 4

To Zoning Agreement: DASZ 37/1984

By-Law No.: B/L 4030/ 1985

Winnipeg

Zoning Officer	Diana Lopez	Jan. 16, 2026
District Planner		1/27/26
Community Clerk		03/17/26
Approved for the Director of Planning, Property and Development	MR	2/26/26

REVISION SCHEDULE

REV NO.	REV DATE	ISSUED BY	DESCRIPTION
1	DATE 1		REVISION 1

Penfor Construction
94 Penner Dr, Blumenort MB, R0A 0C0
Phone: (204) 326-6313 Fax: (204) 346-1313

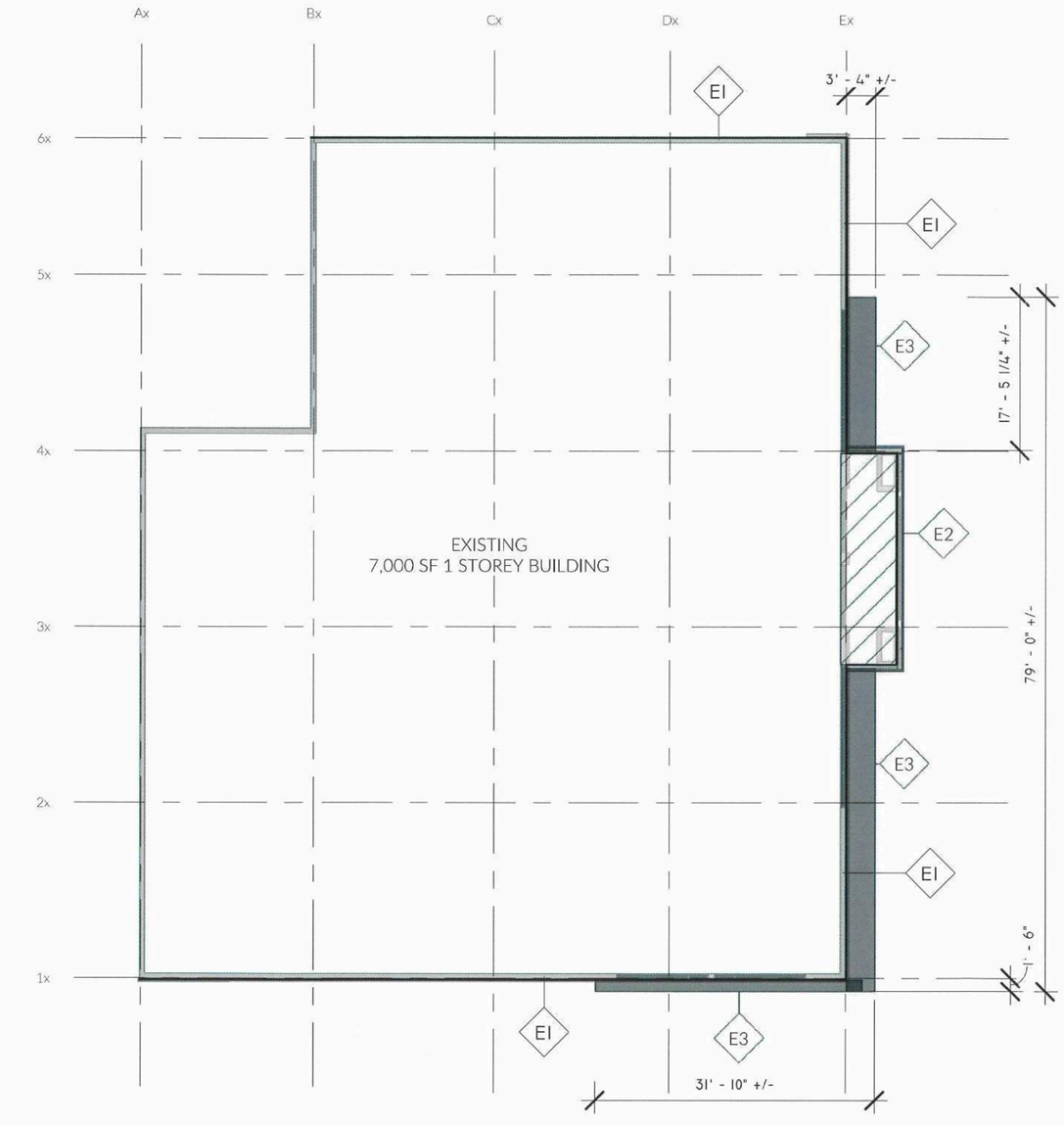
PROJECT NAME & ADDRESS

RIVERGROVE MLCC FACADE UPGRADE

SHEET TITLE

NOTES

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ISSUE DATE	JW	A0.0
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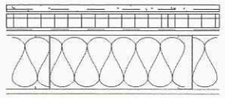


1 Main Floor Plan
1/16" = 1'-0"

NOTE DIMENSIONS ARE TO BE VERIFIED ON SITE, ACTUAL DIMENSIONS MAY VARY.

WALL SCHEDULE

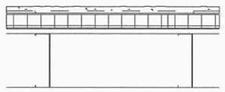
E1



EXTERIOR STUD WALL
- NEW ACRYLIC FINISH AS PER ELEVATIONS
- NEW 1.5" RIGID INSULATION
- NEW AIR BARRIER

- EXISTING WALL ASSEMBLY:
  - 1/2" DENSE GLASS
  - 6" STEEL STUDS @ 16" O/C
  - R-20 BATT INSULATION
  - 6 MIL POLY V.B.
  - 1/2" GWB TAPED & PAINTED

E2



EXTERIOR CANOPY
- NEW ACRYLIC FINISH AS PER ELEVATIONS
- NEW 1.5" RIGID INSULATION
- 1/2" DENSE GLASS
- NEW 6" STEEL STUDS @ 16" O/C

E3



EXTERIOR BULKHEAD
- NEW ACRYLIC FINISH AS PER ELEVATIONS
- NEW 1.5" RIGID INSULATION
- 1/2" DENSE GLASS
- MODIFIY EXISTING S.S. FRAMING TO SUIT

SCHEDULE "A" page 2 of 4

To Zoning Agreement: DASZ 37/1984

By-Law No.: B/L 4030/ 1985

Winnipeg

Zoning Officer	Diana Lopez	Jan. 16, 2026
District Planner		Jan 26 26
Community Clerk		03/17/26
Approved for the Director of Planning, Property and Development	MR	2/26/26

REVISION SCHEDULE

Rev No.	Rev Date	Issued By	Description

Penfor Construction
94 Penner Dr. Blumenort MB. R0A 0C0
Phone: (204) 326-6313 Fax: (204) 346-1313

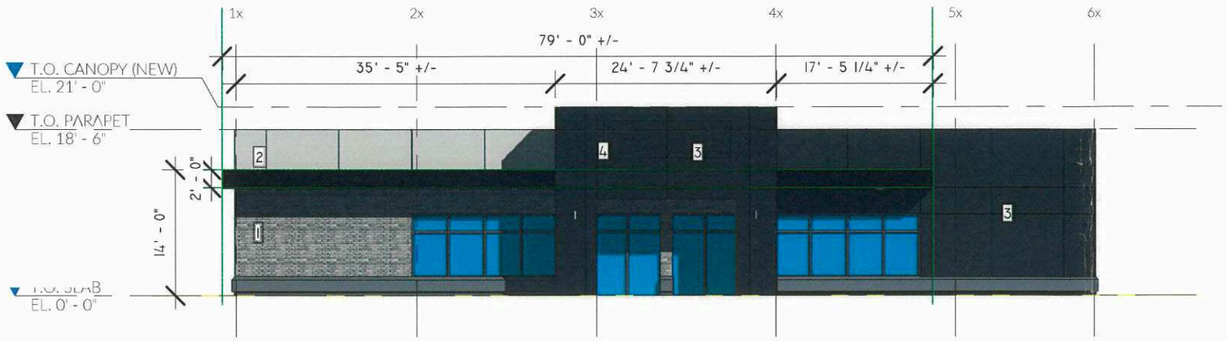
PROJECT NAME & ADDRESS

RIVERGROVE MLCC FACADE UPGRADE

SHEET TITLE

MAIN FLOOR PLAN RENOVATION

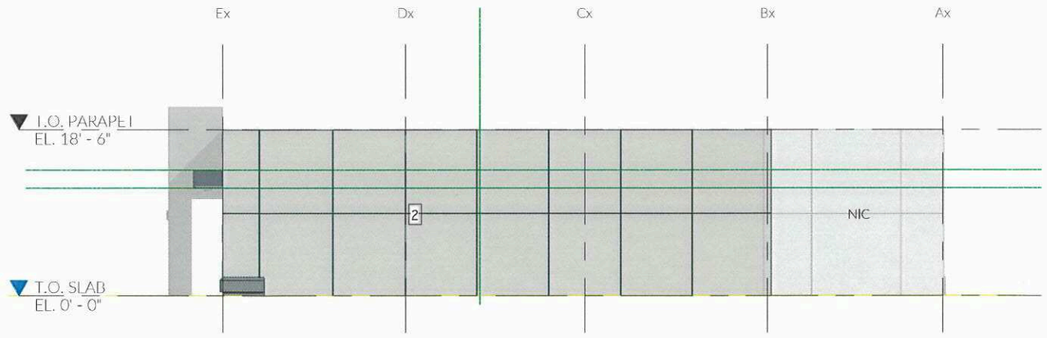
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ISSUE DATE	JW	A1.0
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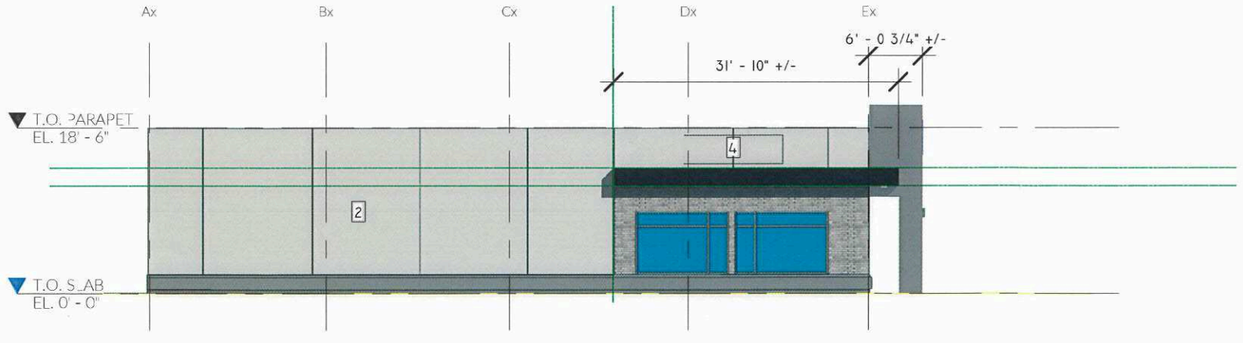
1 East Elevation
1/16" = 1'-0"

KEY NOTES:

1. BRICK TEXTURE: ACRYLIC FINISH,
2. ACRYLIC FINISH: ADEX 1420-4C
3. ACRYLIC FINISH: ADEX 1650-4C
4. SIGNAGE



2 North Elevation
1/16" = 1'-0"



3 South Elevation
1/16" = 1'-0"

SCHEDULE "A" page 3 of 4

To Zoning Agreement: DASZ 37/1984

By-Law No.: B/L 4030/ 1985

Winnipeg

Zoning Officer	Diana Lopez	Jan. 16, 2026
District Planner		Jan 26 26
Community Clerk		03/17/26
Approved for the Director of Planning, Property and Development	MR	2/26/26

REVISION SCHEDULE

Rev No.	Rev Date	Issued By	Description

Penfor Construction
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Phone: (204) 326-6313 Fax: (204) 346-1313

PROJECT NAME & ADDRESS

RIVERGROVE MLCC FACADE UPGRADE

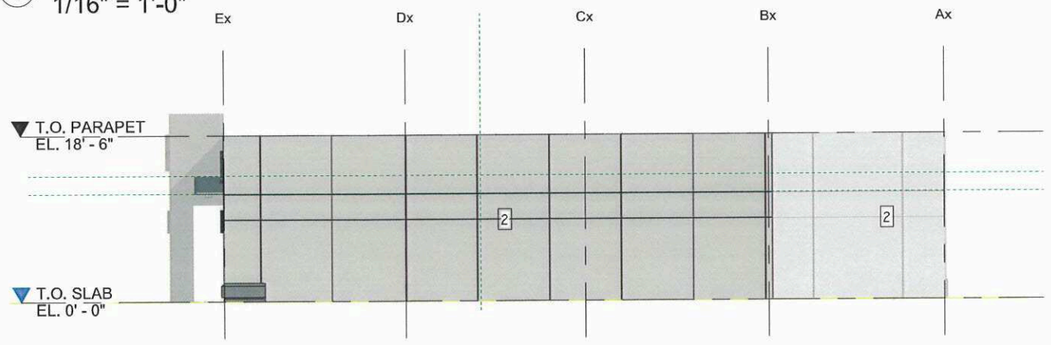
SHEET TITLE

ELEVATIONS

DATE	DRAWN BY	SHEET NO.
ISSUE DATE	JW	A3.0
SCALE 1/16" = 1'-0"	CHECKED BY DS	



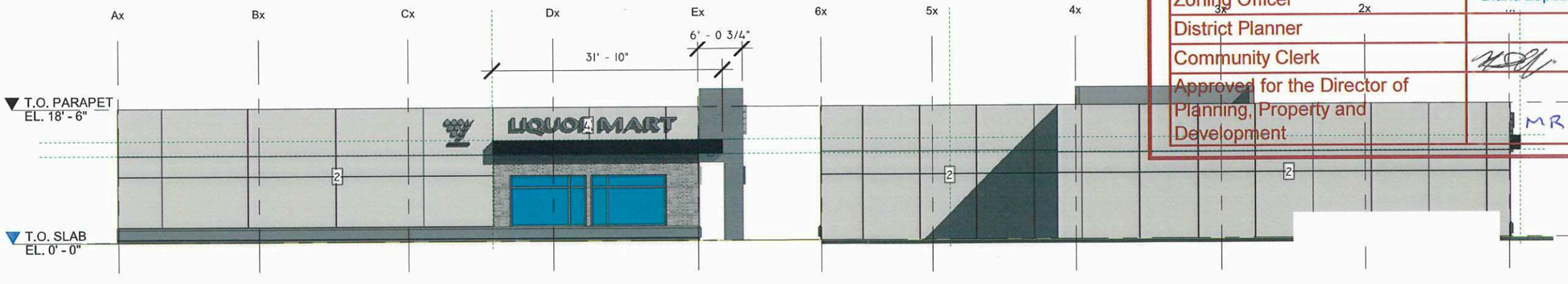
1 East Elev. Copy 1
1/16" = 1'-0"



2 North Elev. Copy 1
1/16" = 1'-0"

KEY NOTES:

1. ACRYLIC FINISH: BRICK TEXTURE
2. ACRYLIC FINISH: LIGHT
3. ACRYLIC FINISH: DARK
4. SIGNAGE



3 South Elev. Copy 1
1/16" = 1'-0"





4 West Elev. Copy 1
1/16" = 1'-0"

SCHEDULE "A" page 4 of 4

To Zoning Agreement: DASZ 37/1984

By-Law No.: B/L 4030 /1985

Zoning Officer	Diana Lopez	Feb. 24, 2026
District Planner		
Community Clerk		03/17/26
Approved for the Director of Planning, Property and Development		MR

Winnipeg

KEY No.	KEY DATE	ISSUED BY	DESCRIPTION

Fenfor Construction
Phone: (204) 326-6313 Fax: (204) 346-1313

PROJECT NAME & ADDRESS

RIVERGROVE MLCC FACADE UPGRADE

SHEET TITLE

)UR ELEVATIONS

DATE	DRAWN BY	SHEET No.
ISSUE DATE	JW	–
SCALE 1/16" = 1'-0"	CHECKED BY DS	