***Please note: Approved plans are subject to any amendments or conditions made by Community Committee.**

ST. BONIFACE FAMILY DENTAL

185 PROVENCHER BLVD. WINNIPEG, MB

ZONING: C2 COMMERCIAL COMMUNITY

DRAWING TABLE *(DEVELOPMENT PERMIT)*

A0.0 COVER PAGE / SITE PLAN
A1.0 FLOOR PLANS
A3.0 SECTIONS

PROJECT INFORMATION

PROJECT SUMMARY

PROJECT TYPE:	TENANT IMPROVEMENT
MAJOR OCCUPANCY:	GROUP D
BUILDING FOOTPRINT:	±393 m² / 4226 ft² [EXISTING] ±403 m² / 4340 ft² [PROPOSED]
BUILDING AREA:	±1180 m² / 12,704 ft² [EXISTING] ±1196 m² / 12,892 ft² [PROPOSED]
TENANT FLOOR AREA:	±350 m² / 3768 ft²
BUILDING HEIGHT:	2 STOREY

ZONING SUMMARY

ZONING:	C2 - COMMERCIAL COMMUNITY
CURRENT USE:	BUSINESS / PERSONAL SERVICES (REAL ESTATE OFFICE)
PROPOSED USE:	PERSONAL SERVICES (DENTAL CLINIC)
PARKING:	CATEGORY 20 (7 STALLS EXISTING) URBAN INFILL AREA MAP 1 - 7 STALLS ACCEPTABLE AS PER ZONING BYLAW ARTICLE 161.(2).

CONSULTANT REVIEW

NOTE TO ALL CONTRACTORS AND THEIR SUB-CONTRACTORS:
THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER SUB-CONTRACTORS DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE SUB-CONTRACTORS RESPONSIBILITY TO NOTIFY THE CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS, AND CORE INTERPRETATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH SUB-CONTRACTORS DOCUMENTS.

FOR CONSTRUCTION OF THIS PROJECT, SHOP DRAWINGS OR CATALOGUE CUTS FOR ALL COMPONENTS AFFECTING CODE COMPLIANCE AND AS NOTED THROUGHOUT DRAWINGS, ARE TO BE SUBMITTED TO 2 ARCHITECTURE INC. FOR REVIEW. SUBMISSION IS TO BE MADE BY THE CONTRACTOR (NOT THE SUB-TRADE) AND AN ALLOWANCE IS TO BE MADE FOR 10 WORKING DAYS FOR REVIEW. COMPONENTS REQUIRING SHOP DRAWING REVIEW BY 2 ARCHITECTURE INC. IN THIS PROJECT INCLUDE:

- PENETRATIONS THROUGH FIRE SEPARATIONS (SUCH AS FIRE DAMPERS, CAULKING, AND FIRE STOPPING SYSTEMS)
- DOORS, FRAMES, AND HARDWARE
- FIRE EXTINGUISHER CABINETS
- WASHROOM ACCESSORIES FOR ACCESSIBILITY

SITE VISITS
DURING CONSTRUCTION, TWO SITE VISITS ARE TO BE MADE BY 2 ARCHITECTURE INC. AT THE EVENTS LISTED BELOW (U.N.O. BY OTHER CONSULTANTS / DRAWINGS IN THIS SET). THE CONTRACTOR IS TO NOTIFY 2 ARCHITECTURE INC. AT LEAST 10 WORKING DAYS PRIOR TO EACH OF THESE SITE VISITS:

1. INTERMEDIATE
2. FINAL - ON COMPLETION

RFIs
2 ARCHITECTURE INC. IS TO BE ALLOWED THREE TO FIVE BUSINESS DAYS TO RESPOND TO RFIs.

SCHEDULE & OCCUPANCY PERMITS

- CONTRACTOR IS RESPONSIBLE FOR SCHEDULE AND SCHEDULE OF SUB-TRADES.
- THE CONTRACTORS PROPOSED TIME LINE IS INDICATED ON CONSTRUCTION CONTRACT. FOLLOWING MOBILIZATION OF FORCES AND WITHIN 1 MONTH OF CONSTRUCTION START, A WRITTEN SCHEDULE IS TO BE PROVIDE BY THE CONTRACTOR TO THE OWNER. THE CONTRACTOR IS TO REPORT ANY SCHEDULE CHANGES TO THE OWNER IN A TIMELY MANNER. THE SCHEDULE SHALL INCLUDE TIME FOR INSPECTIONS AND SIGN OFF BY THE PROFESSIONALS AND CITY AS REQUIRED BY THE LOCAL AUTHORITY FOR FINAL OCCUPANCY PERMIT.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE OWNER A DETAILED CONSTRUCTION SCHEDULE IN WRITING ONCE MATERIAL DELIVERIES AND OTHER CONDITIONS ARE ESTABLISHED, NO LATER THAN 6 WEEKS AFTER COMMENCING CONSTRUCTION.
- IN THE EVENT ANYTHING CHANGES THE CONTRACTOR IS RESPONSIBLE TO ADVISE OWNER IMMEDIATELY. IS SUGGESTED THAT THE CONTRACTOR UPDATE THE OWNER WEEKLY ON THE STATUS OF SCHEDULE DURING THE LAST MONTH OF CONSTRUCTION.
- FOLLOWING SUBSTANTIAL COMPLETION OF THE CONSTRUCTION AND OF OWNER'S INSTALL/FINISHING WORK, AND BEFORE THE FACILITY CAN OPEN, AN OCCUPANCY PERMIT MUST BE OBTAINED FROM THE LOCAL AUTHORITY. TO OBTAIN THIS PERMIT THE ARCHITECT, ENGINEERS, AND CITY INSPECTORS MUST REVIEW SITE AND PROVIDE NECESSARY DOCUMENTS OF APPROVAL. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SCHEDULE THESE VISITS AND SUBMIT DOCUMENTS AS NEEDED TO THE LOCAL AUTHORITY.
- CONTRACTOR IS RESPONSIBLE TO SCHEDULE SITE VISITS FOR CONSULTANT REVIEWS AND FOR PAPERWORK REQUIRED FOR OCCUPANCY PERMIT TWO WEEKS PRIOR TO OWNER'S DESIRED OCCUPANCY DATE

GENERAL CONDITION NOTES

CONCEALED OR UNKNOWN CONDITIONS
IN CONSIDERATION OF THE PROVISION OF THE SOILS INFORMATION AND REPORTS TO THE *CONTRACTOR*, IT IS HEREBY EXPRESSLY AGREED THAT NO *CONSULTANT* SHALL IN ANY CIRCUMSTANCE WHATSOEVER BE UNDER ANY LIABILITY WHATSOEVER TO THE *CONTRACTOR* FOR ANY LOSS, DAMAGE OR EXPENSES OF WHATEVER NATURE OR KIND ARISING OR RESULTING DIRECTLY OR INDIRECTLY FROM THE PROVISION OF GEOTECHNICAL INFORMATION OR REPORTS FOR THE PROJECT. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EVERY EXEMPTING OF LIABILITY, DEFENSE AND IMMUNITY APPLICABLE TO THE *OWNER* OR TO WHICH THE *OWNER* IS ENTITLED HEREUNDER SHALL ALSO BE AVAILABLE AND SHALL EXTEND TO PROTECT THE *CONSULTANT* RENDERING PROFESSIONAL SERVICES AND WITH RESPECT TO THE PROVISION OF THE SOILS INFORMATION AND THIS DISCLAIMER OF LIABILITY IN FAVOUR OF THE CONSULTANT, THE *OWNER* SHALL BE DEEMED TO BE ACTING AS AGENT OR TRUST ON BEHALF OF AND FOR THE BENEFIT OF THE *CONSULTANT*.

LAWS, NOTICES, PERMITS, AND FEES
THE *CONTRACTOR* SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING THE OCCUPANCY PERMIT WHEN THE *WORK*, OR ANY PORTION OF THE *WORK* IS ACCEPTED FOR OCCUPANCY. THE *CONTRACTOR* SHALL PROVIDE TO THE AUTHORITIES HAVING JURISDICTION ALL REQUIRED DOCUMENTATION FOR PROVISION OF THE OCCUPANCY PERMIT. THIS SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, STRUCTURAL SHOP DRAWINGS, PILING CERTIFICATES, DESIGN DRAWINGS, SURVEYORS BUILDING LOCATION CERTIFICATES, AND MECHANICAL AND ELECTRICAL TEST REPORTS AND VERIFICATIONS.

ACCESS AND EGRESS
DESIGN, CONSTRUCT AND MAINTAIN TEMPORARY "ACCESS TO" AND "EGRESS FROM" WORK AREAS, INCLUDING STAIRS, RUNWAYS, RAMPS OR LADDERS AND SCAFFOLDING, INDEPENDENT OF FINISHED SURFACES AND IN ACCORDANCE WITH RELEVANT MUNICIPAL, PROVINCIAL AND OTHER REGULATIONS.

WARRANTY
IN ADDITION TO ANY WRITTEN NOTICES ISSUED BY THE *OWNER* TO THE *CONTRACTOR* DURING THE WARRANTY PERIOD, THE *OWNER*, *CONTRACTOR* AND *CONSULTANT* SHALL CONDUCT A SITE REVIEW OF THE *WORK* DURING THE MONTH PRIOR TO THE END OF THE WARRANTY PERIOD. THE *CONSULTANT* SHALL PROMPTLY GIVE THE *CONTRACTOR* NOTICE IN WRITING OF DEFECTS AND DEFICIENCIES OBSERVED DURING THE SITE REVIEW WHICH SHALL BE CORRECTED BY THE *CONTRACTOR* UNDER THE TERMS OF THE WARRANTY.

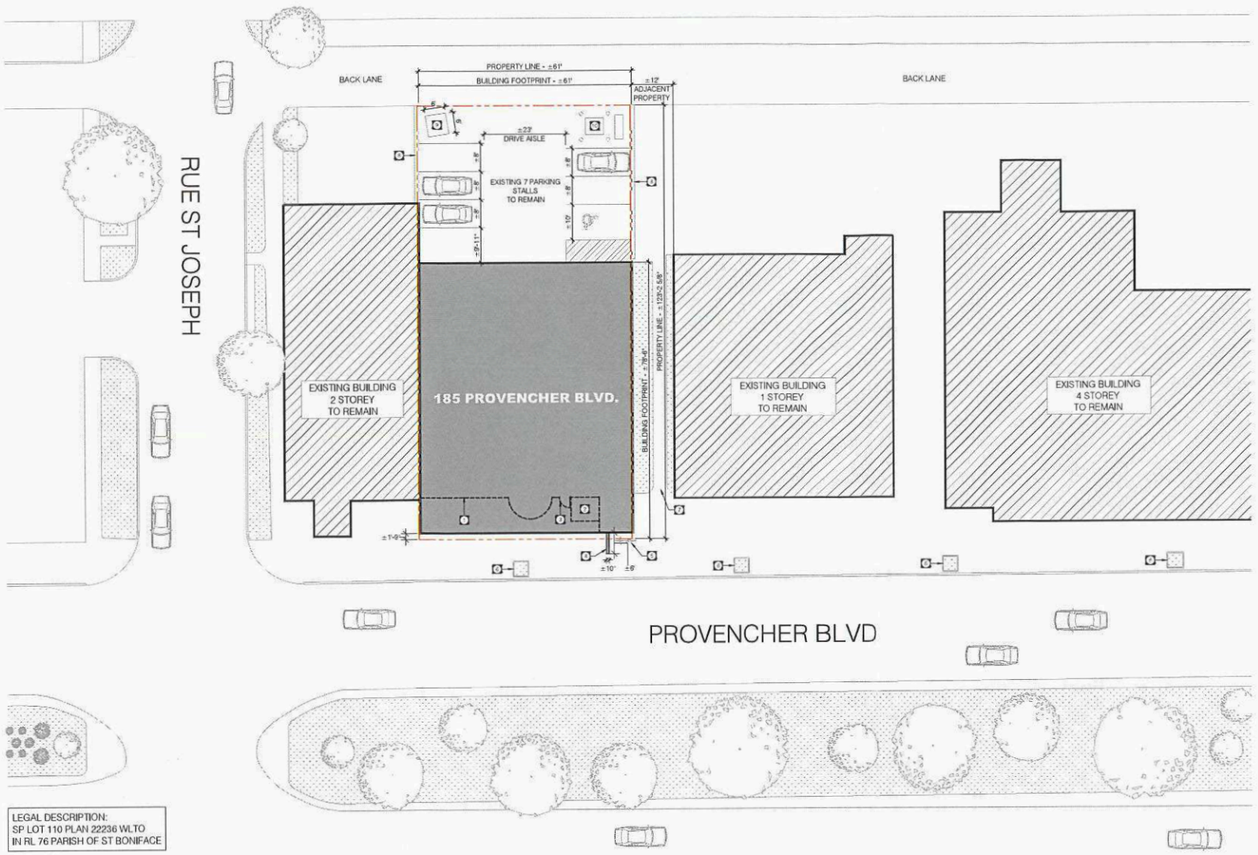
EXISTING SERVICES
1. NOTIFY UTILITY COMPANIES OF INTENDED INTERRUPTION OF SERVICES AND BY OBTAIN REQUIRED PERMISSION.
2. PROVIDE ALTERNATIVE ROUTES FOR PEDESTRIANS.
3. WHERE UNKNOWN SERVICES ARE ENCOUNTERED, IMMEDIATELY ADVISE CONSULTANT AND CONFIRM FINDINGS IN WRITING.
4. RECORD LOCATIONS OF MAINTAINED, RE-ROUTED AND ABANDONED SERVICE LINES.

DOCUMENTS REQUIRED ON SITE
MAINTAIN AT JOB SITE, ONE COPY EACH DOCUMENT AS FOLLOWS:

1. CONTRACT DRAWINGS
2. SPECIFICATIONS
3. ADDENDA
4. REVIEWED SHOP DRAWINGS
5. LIST OF OUTSTANDING SHOP DRAWINGS
6. CHANGE ORDERS
7. OTHER MODIFICATIONS TO CONTRACT
8. FIELD TEST REPORTS
9. COPY OF APPROVED WORK SCHEDULE
10. HEALTH AND SAFETY PLAN AND OTHER SAFETY RELATED DOCUMENTS
11. OTHER DOCUMENTS AS SPECIFIED

OPERATING AND MAINTENANCE MANUALS
PRIOR TO SUBSTANTIAL PERFORMANCE OF THE WORK, SUB-CONTRACTOR SHALL DELIVER TO THE CONTRACTOR COPIES OF A MANUAL PRESENTING THE OPERATION AND MAINTENANCE OF THE BUILDING AND ITS EQUIPMENT AS SPECIFIED IN THE CONTRACT DOCUMENTS.

DEFERRED SUBMITTALS AND SEPARATE PERMITS
1. EXTERIOR SIGNAGE TO BE PART OF SEPARATE PERMIT.



LEGAL DESCRIPTION:
SP LOT 110 PLAN 22236 WLTO
IN RL 76 PARISH OF ST BONIFACE

1 / A1.0 SITE PLAN
1:250

KEY NOTES

1. OUTLINE OF MAIN FLOOR BELOW.
2. OUTLINE OF NEW ELEVATOR BELOW.
3. MAIN ENTRANCE.
4. EXISTING PROJECTING SIGNAGE, MOUNTED TO EXTERIOR ±10'-0" ABOVE GROUND TO REMAIN.
5. EXISTING BIKE PARKING.
6. EXISTING TREE PIT.
7. EXISTING PUBLIC SIDEWALK.
8. EXISTING 3'-0" FENCE.
9. EXISTING GARBAGE BIN.
10. EXISTING ELECTRICAL EQUIPMENT.

SCHEDULE "A" page 1 of 3
To Zoning Agreement: _____
By-Law No.: PDO-1 BOULEVARD PROVENCHER
Winnipeg

Zoning Officer	Mogahid Suliman	Feb. 18, 2026
District Planner		March 12/26
Community Clerk		Apr 10/26
Approved for the Director of Planning, Property and Development		

1004-213 NOTRE DAME AVE.
WINNIPEG, MB R3B 1N3

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No.	DATE	REVISION / ISSUANC
1	2026/02/02	DEV. PERMIT

SEAL

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

PROJECT
ST. BONIFACE FAMILY DENTAL

ADDRESS
185 PROVENCHER BLVI WINNIPEG, MB

SHEET TITLE
COVER / SITE PLAN

DRAWN BY
JP

CHECKED BY
CG

DATE
FEBRUARY 2, 2026

SHEET NO.
A0.1

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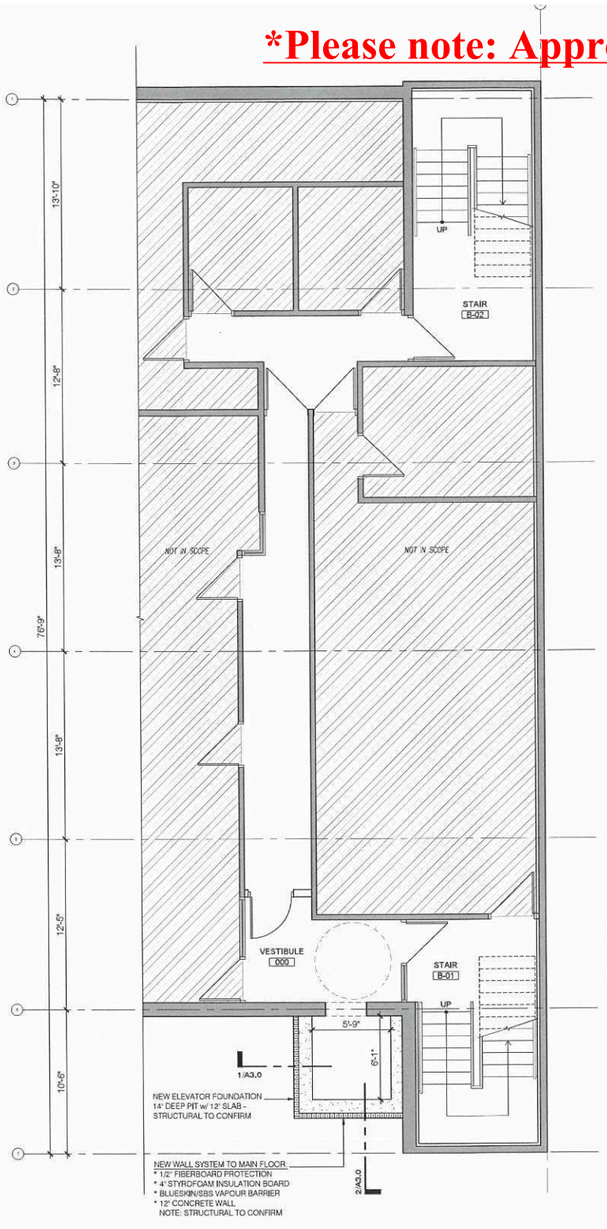
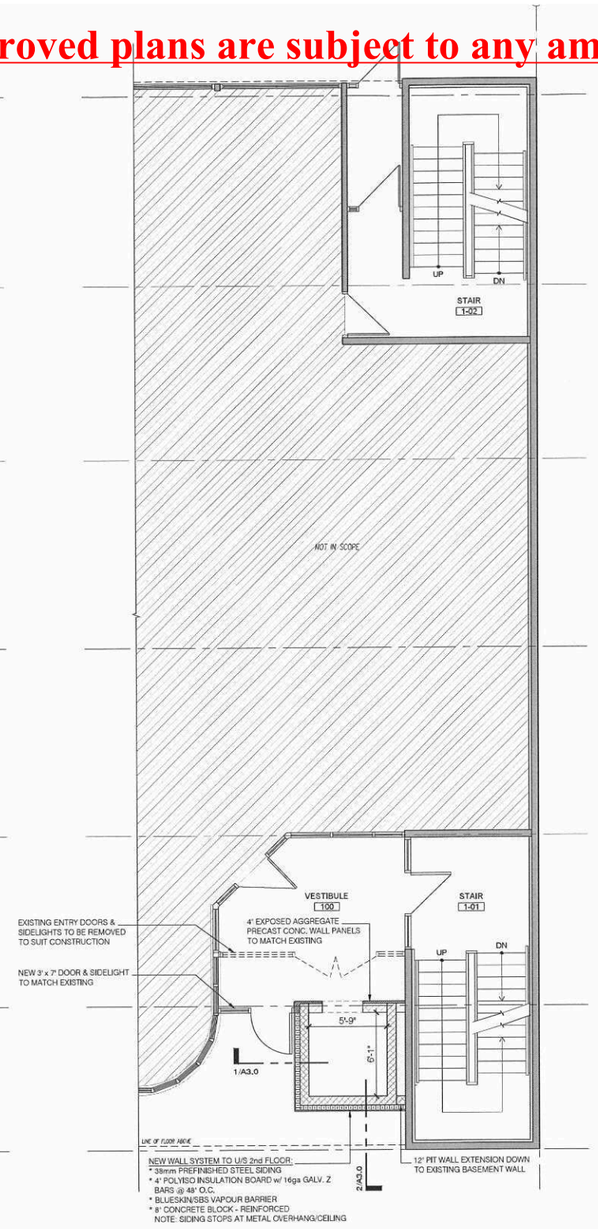
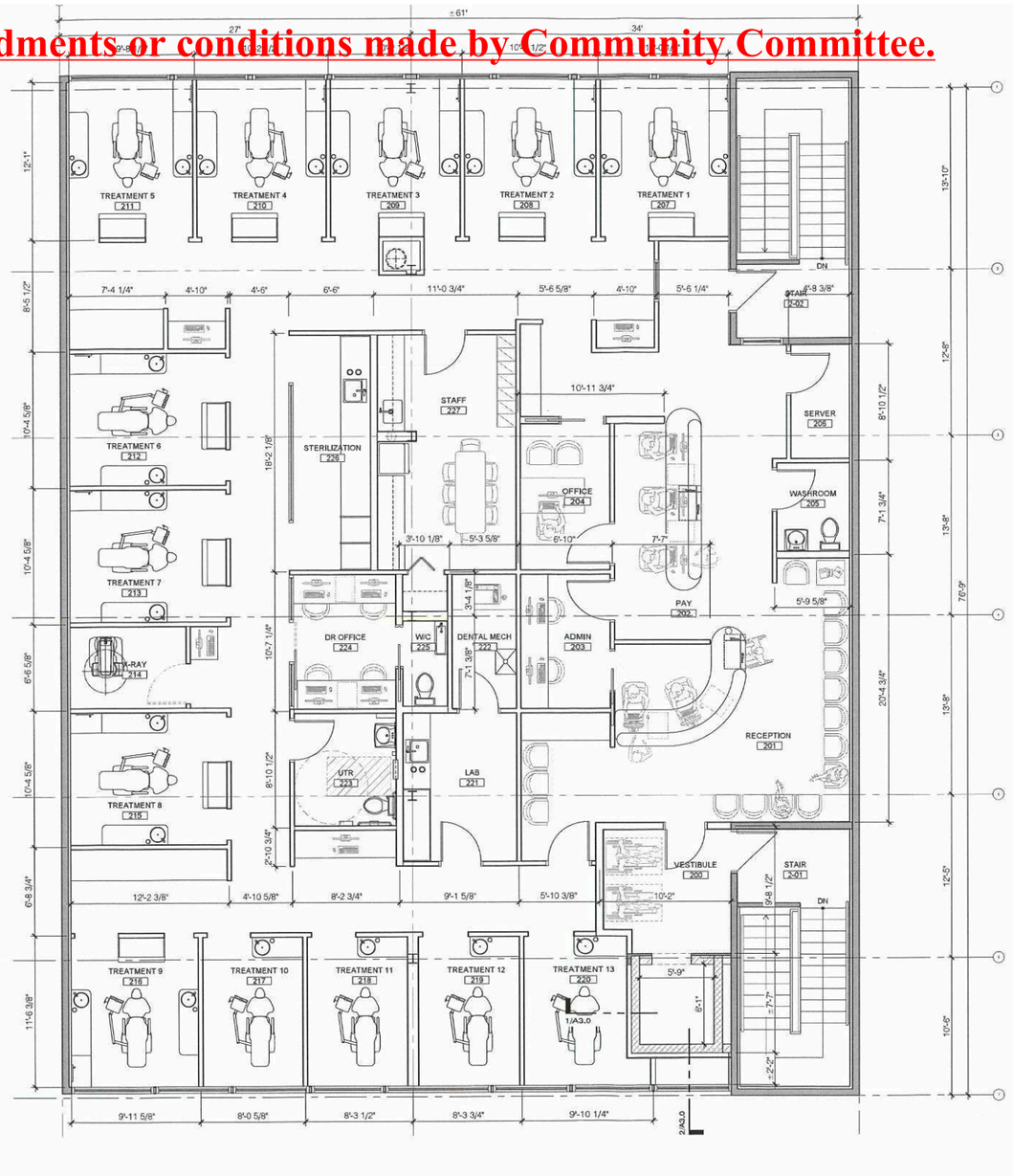


1/A1.0 BASEMENT PLAN
3/16" = 1'-0"



2/A1.0 MAIN FLOOR PLAN
3/16" = 1'-0"



3/A1.0 SECOND FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN LEGEND

EXISTING WALL

NEW WALL

NEW 8" CONCRETE BLOCK WALL

NEW CONCRETE WALL

EXISTING DOOR

NEW DOOR

SCHEDULE "A"
page 2 of 3
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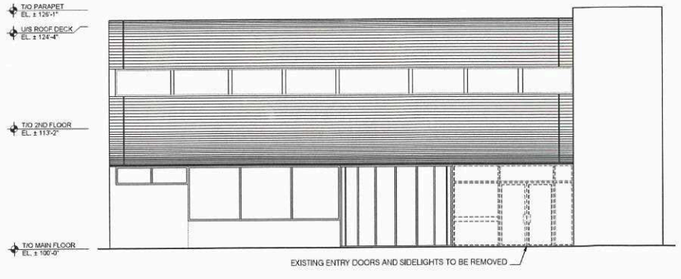
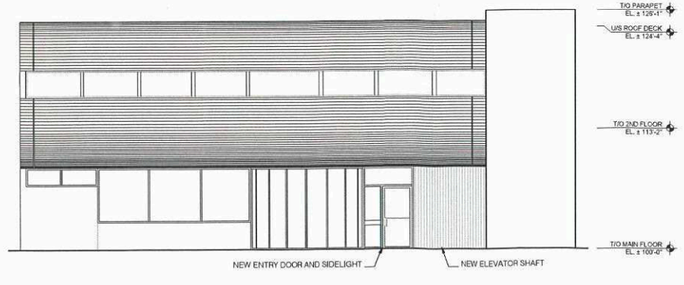


4 EXISTING FRONT (SOUTH) ELEVATION



5 NEW FRONT (SOUTH) ELEVATION

1004-213 NOTRE DAME AVE.
WINNIPEG, MB R3B 1N3

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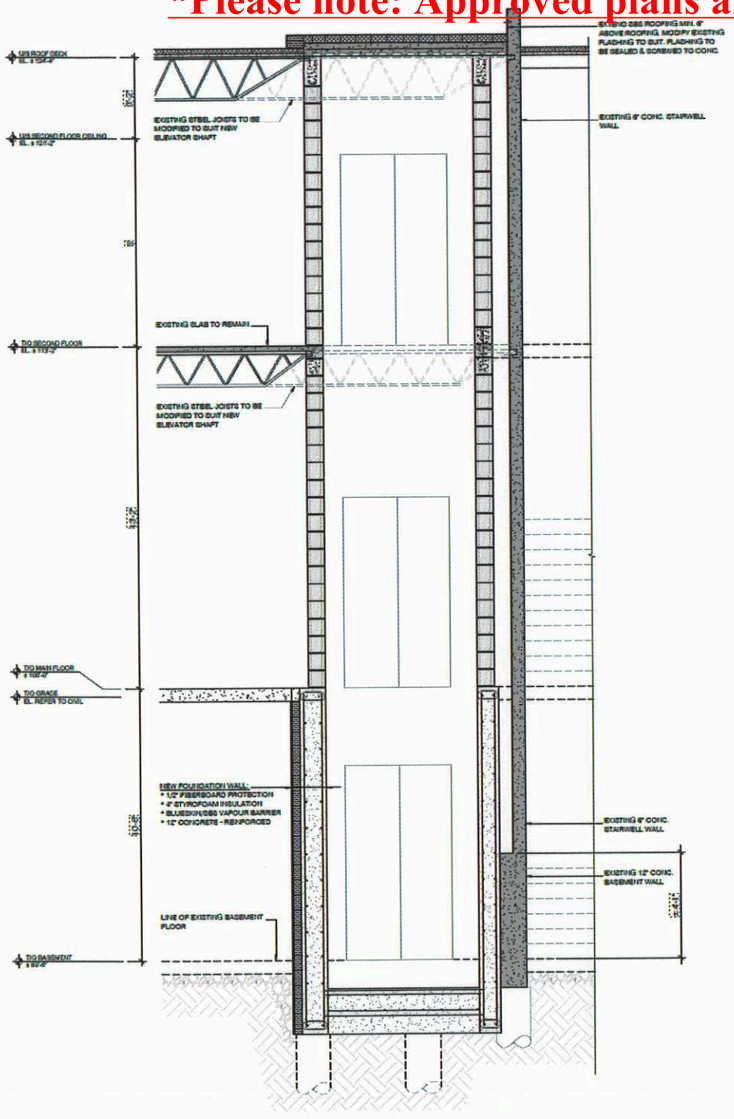
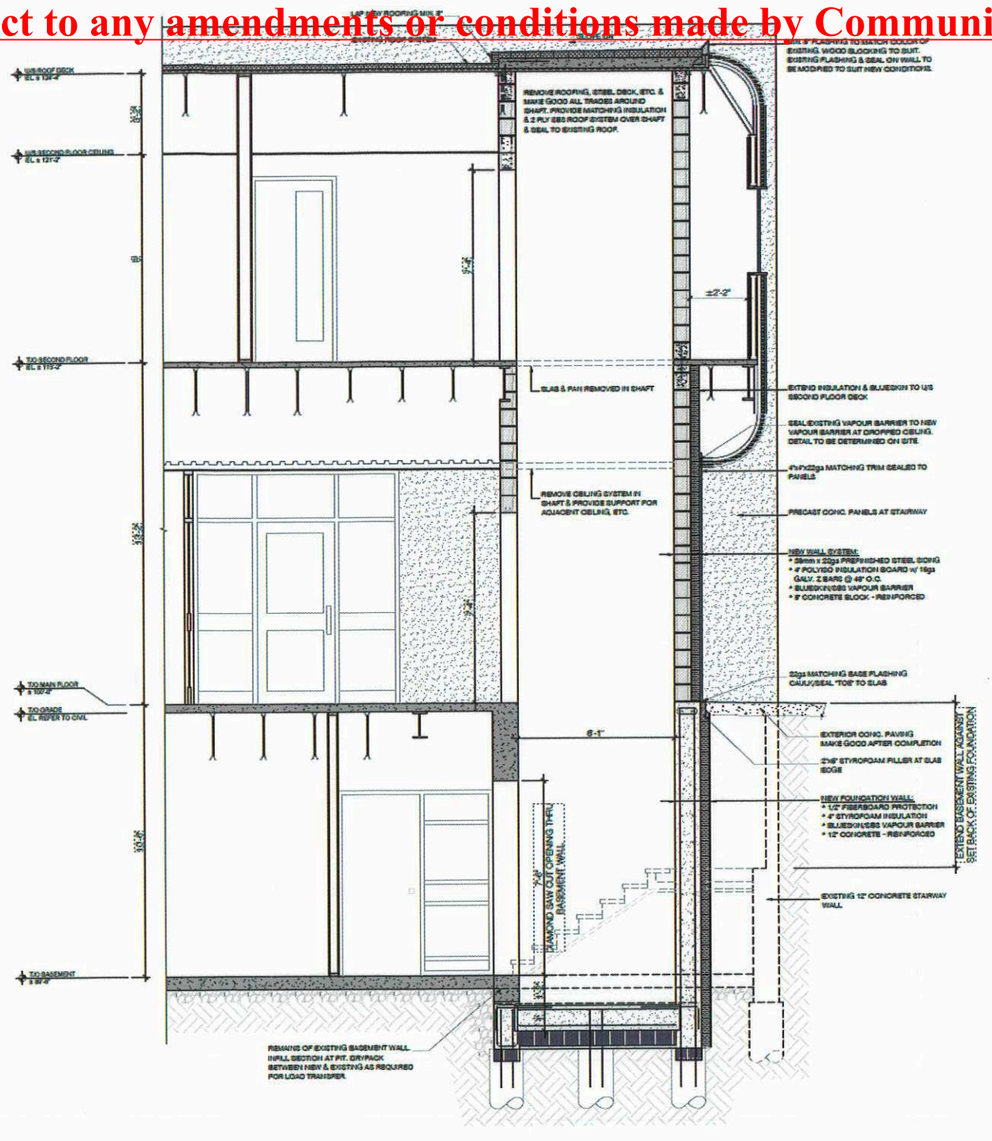


1 A3.0 SECTION 1
3/8" = 1'-0"



2 A3.0 SECTION 2
3/8" = 1'-0"

SCHEDULE "A" page 3 of 3

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By-Law No.: PDO-1 BOULEVARD PROVENCHER

Winnipeg

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