POSTMA
CONSULTING

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April 17, 2025

MMP Architects Inc.
200-123 Bannatyne Ave
Winnipeg, MB
R3B 0R3

Attention: Liz Holl, B.Env.D., PIDIM, NCISQ

Re: **Gas Station Arts Centre**
Winnipeg, MB
Class C Estimate R1

We are pleased to attach our Class C estimate for the above noted project and do hereby certify the value of **$1,465,391.00** which includes a 15% design contingency and 5% for escalation.

Alternate Pricing:

- Alternate Price No. 1 – Paint existing exterior finish – DEDUCT $61,917.00
- Alternate Price No. 2 – Delete project phasing – DEDUCT $88,534.00

Separate Pricing:

- Separate Price No. 1 – Work inside CRU 116 – ADD $91,843.00

Estimate Exclusions:

- GST
- Supply chain constraints & Tariffs
- Fixtures & equipment (unless noted)
- Consulting fees
- Soft costs
- Off hours work
- Construction contingency
- Off site storage/laydown area
- Hazardous material abatement (except as noted)

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The pricing reflects probable construction costs obtainable in the location of the project as of the date of this estimate and is a determination of fair market value for the construction of this project and should not be taken as a prediction of low bid.

This pricing assumes competitive bidding for every portion of the construction work including all subcontractors as well as the general contractor and assumes a minimum of four (4) general bidders. If fewer bids are received, the bid results can be expected to be higher.

It is recognized, however, that Postma Consulting does not have control over the cost of labour, material or equipment, over a contractor's methods of determining bid prices, or over competitive bidding, market, or negotiation conditions.

Accordingly, Postma Consulting cannot and does not warrant or represent that bids or negotiated prices will not vary from this or any subsequent estimate of construction cost or evaluation prepared or agreed to by Postma Consulting. It is generally acknowledged that this class of estimate is within the range of plus or minus fifteen to twenty (15-20%) percent.

We hope this meets to your satisfaction. If you have any questions, please do not hesitate to contact the writer.

Report prepared by:



Ed Langemann, PQS, GSC, EIT
Senior Cost Consultant

Reviewed by:



Ben Postma, PQS, GSC, B.Comm(hons)
President

Gas Station Arts Centre

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**General & Special Conditions**				
2	Site supervision & Administration	months	9	$12,000.00	$108,000
3	Indirect Site Costs	months	9	$10,000.00	$90,000
4	Overhead & Fee	%	4	$1,166,899	$46,676
5	Temporary heating and hoarding	months	0	$0.00	NIC
6	Hoarding wall	m2	45	$100.00	$4,500
7	Bonds, Insurance	thous.	1,214	$25.00	$30,350
8	Permits	thous.	1,214	$12.40	$15,054
9	Cash Allowances				$0
10	Cash Allowance No. 1 - Signage	item	1	$20,000.00	$20,000
11	Cash Allowance No. 2 - Geotechnical Survey	item	1	$10,000.00	$10,000
12				Subtotal	$324,580
13	**Demolition**				
14	Create new door opening in existing dw partition	no	1	$400.00	$400
15	Create new door opening in existing exterior wall	no	3	$2,500.00	$7,500
16	Demo ACT ceiling	m2	94	$10.00	$940
17	Demo ADO, store for re-install	no	1	$500.00	$500
18	Demo bulkhead	m2	3	$15.00	$45
19	Demo door & frame	no	17	$100.00	$1,700
20	Demo existing canopy	no	3	$1,000.00	$3,000
21	Demo exterior light fixture	no	9	$75.00	$675
22	Demo exterior signage	no	3	$500.00	$1,500
23	Demo exterior wall finish	m2	75	$25.00	$1,875
24	Demo fascia cladding	m	62	$20.00	$1,240
25	Demo flooring	m2	194	$15.00	$2,910
26	Demo interior window	no	4	$100.00	$400
27	Demo millwork	m	33	$50.00	$1,650
28	Demo partition wall - CMU	m2	18	$35.00	$630
29	Sawcut block wall	m	8	$250.00	$2,000
30	Demo partition wall - drywall	m2	267	$20.00	$5,340
31	Demo sidelight	m2	3	$50.00	$150
32	Demo storefront	m2	18	$50.00	$900
33	Demo soffit	m2	62	$20.00	$1,240
34	Demo toilet partitions	no	9	$100.00	$900
35	Demo vinyl wall covering, wood chair rail, crown moulding	m	11	$75.00	$825
36	Demo washroom accessories	no	4	$75.00	$300

Gas Station Arts Centre

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
37	Demo window blinds	m2	31	$15.00	$465
38	Cart & haul demolition	m3	139	$90.00	$12,510
39	Haul demolition materials off site	bins	10	$900.00	$9,000
40				Subtotal	$58,595
41	**Excavation, Backfill & Sitework**				
42	Excavate grade beam & entry pad	m3	18	$100.00	$1,800
43	Backfill grade beams	m3	13	$100.00	$1,300
44	Haul excess fill off-site	m3	6	$50.00	$300
45	Demo existing sidewalk or pavers	m2	32	$50.00	$1,600
46	Re-instate sidewalk or pavers	m2	9	$200.00	$1,800
47				Subtotal	$6,800
48	**Structural Elements**				
49	P1 - CIP concrete pile 400Øx9.1m	no	4	$2,500.00	$10,000
50	GB1 - Concrete grade beam 200x600	m3	2	$3,000.00	$6,000
51	SL1 - Concrete slab on void 152	m2	23	$275.00	$6,325
52	Rebar	kg	600	$4.00	$2,400
53	B1 - W150x13	kg	160	$14.50	$2,320
54	B2 - W310x21	kg	130	$14.50	$1,885
55	C1 - HSS 76x76x6.4	kg	270	$14.50	$3,915
56	C2 - HSS 305x152x9.5	kg	260	$14.50	$3,770
57	RJ1 - OWSJ 300 @ 1600 o/c	kg	370	$14.50	$5,365
58	Steel deck	m2	39	$62.00	$2,418
59	Steel deck closure angle	m	29	$100.00	$2,900
60	L1 - 2-L152x89x7.9 CMU lintel	m	1	$500.00	$500
61				Subtotal	$47,798
62	**Masonry**				
63	Brick veneer, rigid 125, avb	m2	15	$840.00	$12,600
64				Subtotal	$12,600
65	**Vertical Elements & Miscellaneous Metal**				
66	Slab support angle	m	6	$425.00	$2,550
67	Masonry veneer support angle	m	5	$500.00	$2,500
68				Subtotal	$5,050

Gas Station Arts Centre

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	Description of Work	Unit	Quantity	Unit Price	Total
69	**Rough Carpentry, Architectural Woodwork**				
70	Misc. rough carpentry	item	1	$10,000.00	$10,000
71	Lower cabinets	m	7	$2,050.00	$14,350
72	Upper cabinets	m	4	$1,150.00	$4,600
73	Vanity	m	5	$1,350.00	$6,750
74	Bench	m	1	$1,000.00	$1,000
75	Solid surface countertop	m2	7	$800.00	$5,760
76	Solid surface bar front	m2	6	$800.00	$4,800
77				Subtotal	$47,260
78	**Roofing, Siding, AVB, Insulation**				
79	Mod-bit roofing	m2	39	$425.00	$16,575
80	Parapet cap flashing	m	65	$75.00	$4,875
81	Roof tie-in	m	9	$500.00	$4,500
82	Metal cladding, rigid 125, avb	m2	62	$540.00	$33,480
83	Metal panel cladding (ACM), rigid 125, avb	m2	13	$1,200.00	$15,600
84	Metal soffit	m2	65	$330.00	$21,450
85	Soffit support framing, reuse existing	item	1	$0.00	$0
86				Subtotal	$96,480
87	**Windows, Doors**				
88	Exterior storefront	m2	9	$1,300.00	$11,700
89	Operable storefront - Nanawall	m2	18	$4,500.00	$81,000
90	Interior storefront	m2	8	$1,050.00	$8,400
91	Interior window	m2	5	$775.00	$3,875
92	Aluminum storefront door, hardware	no	4	$5,500.00	$22,000
93	SCW door, HM frame, hardware	no	16	$2,500.00	$40,000
94	ADO	allow	2	$2,750.00	$5,500
95	Re-install existing ADO	no	1	$500.00	$500
96				Subtotal	$172,975

Gas Station Arts Centre

Class C Estimate

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
97	**Drywall, Acoustics, Flooring & Painting**				
98	Parapet - Ext dw b/s, steel studs 152, batt	m2	10	$235.00	$2,350
99	Ext wall - Ext dw, steel studs 152, dw 16	m2	35	$195.00	$6,825
100	Partition - Dw 16 b/s, steel stud 152, batt	m2	53	$165.00	$8,745
101	Partition - Dw 16 b/s, steel stud 92, batt	m2	203	$140.00	$28,420
102	Patch existing drywall	m2	105	$30.00	$3,150
103	Infill opening with drywall partition	no	1	$400.00	$400
104	ACT	m2	23	$120.00	$2,760
105	BCT1 - Backlit ceiling tile - allowance	m2	24	$1,500.00	$36,000
106	Suspended drywall ceiling	m2	88	$95.00	$8,360
107	Carpet tile flooring	m2	160	$60.00	$9,600
108	Tile flooring	m2	88	$125.00	$11,000
109	Rubber base	m	107	$15.00	$1,605
110	Tile wall finish 2200 tall	m2	177	$180.00	$31,860
111	Wood slat wall finish 2200 tall	m2	20	$350.00	$7,000
112	Painting	m2	300	$50.00	$15,000
113	Firestopping	item	1	$3,000.00	$3,000
114				Subtotal	$176,075
115	**Specialties & Furnishings**				
116	Washroom partition, phenolic	no	4	$2,250.00	$9,000
117	Washroom accessories	item	1	$10,000.00	$10,000
118	FF&E	item	1	$0.00	NIC
119				Subtotal	$19,000
120	**Mechanical**				
121	As per attached worksheets	item	1	$154,965.00	$154,965
122	RST	%	7	$154,965.00	$10,848
123				Subtotal	$165,813
124	**Electrical**				
125	As per attached worksheets	item	1	$75,280.00	$75,280
126	RST	%	7	$75,280.00	$5,270
127				Subtotal	$80,550
128	**Subtotal**				$1,213,575
129	Escalation			5.00%	$60,679
130	**SUBTOTAL**				$1,274,253
131	Design & Pricing Contingency			15.00%	$191,138
132	**TOTAL**				**$1,465,391**

Gas Station Arts Centre

Class C Estimate - Alternate Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**Alternate Price No. 1 - Paint existing exterior finish**				
2	*CREDIT*				
3	Demo exterior wall finish	m2	-75	$25.00	-$1,875
4	Cart & haul demolition	m3	-5	$90.00	-$450
5	Haul demolition materials off site	bins	-1	$900.00	-$900
6	Metal cladding, rigid 125, avb	m2	-62	$540.00	-$33,480
7	Metal panel cladding (ACM), rigid 125, avb	m2	-13	$1,200.00	-$15,600
8	*ADD*				
9	Paint existing exterior wall finish	m2	75	$40.00	$3,000
10	Overhead & fee	%	4		($1,972)
11	Escalation	%	5.00		($2,564)
12	Design & Pricing Contingency	%	15		($8,076)
13				Subtotal	($61,917)
14	**Alternate Price No. 2 - Delete project phasing**				
15	Site supervision & Administration	months	-3	$12,000.00	-$36,000
16	Indirect Site Costs	months	-3	$10,000.00	-$30,000
17	Hoarding wall	m2	-45	$100.00	-$4,500
18	Overhead & fee	%	4		($2,820)
19	Escalation	%	5.00		($3,666)
20	Design & Pricing Contingency	%	15		($11,548)
21				Subtotal	($88,534)

Gas Station Arts Centre

Class C Estimate - Separate Pricing

Postma Consulting Ltd.

	Description of Work	Unit	Quantity	Unit Price	Total
1	**Separate Price No. 1 - Work inside CRU 116**				
2	DEMO				$0
3	Demo ACT ceiling	m2	69	$10.00	$690
4	Demo bulkhead	m2	6	$15.00	$90
5	Demo door only	no	2	$50.00	$100
6	Demo flooring	m2	68	$15.00	$1,020
7	Demo millwork	m	12	$50.00	$600
8	Demo partition wall - drywall	m2	5	$20.00	$100
9	Demo vinyl wall covering, wood chair rail, crown moulding	m	24	$75.00	$1,800
10	Demo wall protection & patch	m	17	$25.00	$425
11	Demo washroom accessories	no	2	$75.00	$150
12	Demo window blinds	m2	36	$15.00	$540
13	Cart & haul demolition	m3	17	$90.00	$1,530
14	Haul demolition materials off site	bins	2	$900.00	$1,800
15	WINDOWS, DOORS				$0
16	SCW door, hardware - frame existing	no	2	$2,000.00	$4,000
17	DRYWALL, ACOUSTICS, FLOORING & PAINTING				$0
18	ACT	m2	59	$120.00	$7,080
19	Suspended drywall ceiling	m2	9	$95.00	$855
20	Tile flooring	m2	68	$125.00	$8,500
21	Tile wall finish 2200 tall	m2	33	$180.00	$5,940
22	Painting	m2	70	$50.00	$3,500
23	SPECIALTIES & FURNISHINGS				$0
24	Washroom accessories	item	1	$4,000.00	$4,000
25	FF&E	item	0	$0.00	NIC
26	MECHANICAL				$0
27	As per attached worksheets	item	1	$2,950.00	$2,950
28	RST	%	7	$2,950.00	$207
29	ELECTRICAL				$0
30	As per attached worksheets	item	1	$25,475.00	$25,475
31	RST	%	7	$25,475.00	$1,783
32	Overhead & fee	%	4		$2,925
33	Escalation	%	5.00		$3,803
34	Design & Pricing Contingency	%	15		$11,979
35				Subtotal	$91,843

Gas Station Arts Centre
Class C Estimate

	Building Area - Base		295	m2		
C1 Mechanical						
C11 Plumbing & Drainage						
1	Fixtures		295	m2	46.27	13,650
	Water closet WC-1		3	ea.	1,000.00	3,000
	Water closet WC-2		2	ea.	1,100.00	2,200
	Lavatory LAV-1		6	ea.	950.00	5,700
	Lavatory LAV-2		1	ea.	1,000.00	1,000
	Shower SH-1		1	ea.	850.00	850
	Sink SK-1		1	ea.	900.00	900
2	Domestic Water		295	m2	88.93	26,235
	Connect to existing		4	no	250.00	1,000
	Domestic recirculation pump		1	no	4,500.00	4,500
	Domestic water pipe 50/35mm		15	m	145.00	2,175
	Domestic water pipe 32/25mm		30	m	125.00	3,750
	Domestic water pipe 19/12mm		55	m	85.00	4,675
	Thermal pipe insulation		100	m	40.00	4,000
	Fixture rough in water		15	ea.	350.00	5,250
	Floor drain primer		3	ea.	295.00	885
3	Sanitary Waste and Vents		295	m2	109.32	32,250
	Sanitary drain & vents - buried 100/75mm		35	m	175.00	6,125
	Sanitary drain & vents - above grade 50/35mm		65	m	125.00	8,125
	Fixture rough in drains		14	ea.	350.00	4,900
	Excavation and backfill		35	m	40.00	1,400
	Concrete cut and patch		35	m	250.00	8,750
	Connect to existing		6	no	350.00	2,100
	Floor drain		3	ea.	185.00	555
	Sanitary vent		1	ea.	295.00	295
4	Demolition		295	m2	13.56	4,000
	Plumbing demolition		1	ls	4,000.00	4,000
	C11 Plumbing & Drainage	Total : $	295	m2	258.08	76,135

C12 Fire Protection

1	Sprinklers		295	m2	23.73	7,000
	Remove sprinkler head		3	no	350.00	1,050
	New sprinkler head		7	no	850.00	5,950
	C12 Fire Protection	Total : $	295	m2	23.73	7,000

C13 HVAC

1	HVAC equipment		1	m2	36,000.00	36,000
	Re-use existing RTU		1	nil	0.00	0
	New furnace - split A/C 5 ton - condenser and Dx pipe		1	no	35,000.00	35,000
	Exhaust fan		1	no	1,000.00	1,000
2	Air distribution ductwork		1	m2	15,830.00	15,830
	Galvanized ductwork		250	kg	40.00	10,000
	Thermal insulation		100	sm	35.00	3,500
	SA diffuser		3	no	235.00	705
	Exhaust grill		13	no	125.00	1,625
3	Balancing & commissioning		1	m2	8,000.00	8,000
	Air balancing		1	ls	5,500.00	5,500
	Commissioning		1	nil	2,500.00	2,500
4	Miscellaneous		1	m2	8,500.00	8,500
	HVAC demolition		1	ls	5,000.00	5,000
	Cut and patch		1	ls	2,500.00	2,500
	Fire stopping		1	ls	1,000.00	1,000
	C13 HVAC	Total : $	1	m2	68,330.00	68,330

C14 Controls

1	Controls		1	m2	3,500.00	3,500
	New furnace		1	no	3,500.00	3,500
	C14 Controls	Total : $	1	m2	3,500.00	3,500
	Mechanical	Total : $	1	m2	154,965.00	154,965

Gas Station Arts Centre
Class C Estimate

	Building Area - CRU 116		75	m2		
C1 Mechanical						
C13 HVAC						
1	Air distribution ductwork		1	m2	1,700.00	1,700
	Galvanized ductwork		25	kg	40.00	1,000
	Thermal insulation		10	sm	35.00	350
	SA diffuser		1	no	235.00	235
	RA grill		1	no	115.00	115
2	Balancing & commissioning		1	m2	1,250.00	1,250
	Air balancing		1	ls	1,000.00	1,000
	Commissioning		1	nil	250.00	250
	C13 HVAC	Total : $	1	m2	2,950.00	2,950
	Mechanical	Total : $	1	m2	2,950.00	2,950

Gas Station Arts Centre
Class C Estimate

	Building Area - Base		295	m2		
C2 Electrical						
C21 Service and Distribution			295	sm	0.00	0
	Re-use existing distribution		1	nil	0.00	0
C21 Service and Distribution		Total	295	sm	0.00	0
C22 Lighting, devices and heating						
1	Light fixtures		295	sm	139.32	41,100
	Light fixture type A		1	no	450.00	450
	Light fixture type D		9	no	300.00	2,700
	Light fixture type E/F		28	no	300.00	8,400
	Light fixture type G		10	no	550.00	5,500
	Light fixture type B/C		13	no	350.00	4,550
	Remove fixture		36	no	125.00	4,500
	Branch wiring		1	sum	15,000.00	15,000
2	Power outlets, devices and connections		295	sm	42.31	12,480
	15/20A wall receptacle		9	no	150.00	1,350
	GFI receptacle		4	no	155.00	620
	Electric FFH		1	no	350.00	350
	Quad receptacle		1	no	160.00	160
	Branch wiring		1	sum	10,000.00	10,000
3	Mechanical power		295	sm	61.69	18,200
	Furnace		1	no	450.00	450
	Condenser		1	no	1,200.00	1,200
	Exhaust fan		1	no	350.00	350
	Demolition		10	no	1,000.00	10,000
	Plumbing fixture		12	no	100.00	1,200
	Branch wiring		1	sum	5,000.00	5,000
	C22 Lighting, devices & heating	Total	295	sm	243.32	71,780
C23 Systems & Ancillaries						
1	Communication		295	sm	11.86	3,500
	Data outlet		5	no	200.00	1,000
	Wiring		1	sum	2,500.00	2,500
	C23 Systems & Ancillaries		1	sm	3,500.00	3,500
	Electrical		1	sm	75,280.00	75,280

Gas Station Arts Centre
Class C Estimate

	Building Area - CRU 116		75	m2		
C2 Electrical						
C21 Service and Distribution			75	sm	0.00	0
	Re-use existing distribution		1	nil	0.00	0
C21 Service and Distribution		Total	75	sm	0.00	0
C22 Lighting, devices and heating						
1	Light fixtures		75	sm	339.67	25,475
	Light fixture type G		24	no	550.00	13,200
	Exit sign		2	no	450.00	900
	Remove fixture		31	no	125.00	3,875
	Branch wiring		1	sum	7,500.00	7,500
	C22 Lighting, devices & heating	Total	1	sm	25,475.00	25,475
	Electrical		1	sm	25,475.00	25,475

Key elements of this project include:

• Lobby Enhancements: Upgrading the lobby to provide a more inviting and functional space for patrons, with improved flow and aesthetics to better accommodate audiences before and after performances.

• Accessibility and Safety: The installation of fully accessible and gender-neutral washrooms will ensure that all patrons feel comfortable and included.

• Outdoor Courtyard Activation: The courtyard will be transformed into a vibrant, well-lit outdoor space with security cameras where audiences can gather, fostering community engagement and revitalizing Osborne Village. We have also included Holding tank on our property to assist with water drainage to City services.

• Tenant Change: Our leased space will be getting an upgrade to make space for a new co-operative caffe/wine bar.

• Specialized Equipment: We have purchased a new LED 4K Projector, additional LED lobby lighting and wireless communications for the theatre.

GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

MMP Project No. 2026-11

DRAWING LIST - ARCHITECTURAL	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	CODE ANALYSIS, LEGENDS, EXISTING SCHEMATICS
A102	DEMOLITION PLAN
A103	DEMOLTION REFLECTED CEILING PLAN
A104	CONSTRUCTION PLAN
A105	CONSTRUCTION REFLECTED CEILING PLANS
A106	FINISHES PLANS
A701	INTERIOR ELEVATIONS
A702	INTERIOR ELEVATIONS AND SCHEDULES
A801	MILLWORK
A901	SPECIFICATIONS

DRAWING LIST - STRUCTURAL	
Sheet Number	Sheet Name
S-0	GENERAL NOTES
S-1	FRAMING PLAN

DRAWING LIST - MECHANICAL	
Sheet Number	Sheet Name
M001.1	LEGENDS & LISTS
M101.1	MAIN FLOOR PLUMBING - DEMO & NEW
M201.1	MAIN FLOOR HVAC - DEMO & NEW
M301.1	MAIN FLOOR FIRE PROTECTION - DEMO & NEW
M401.1	DETAILS
M501.1	EQUIPMENT SCHEDULE
M601.1	SPECIFICATIONS
M602.1	SPECIFICATIONS
M603.1	SPECIFICATIONS

DRAWING LIST - ELECTRICAL	
Sheet Number	Sheet Name
E100	SITE PLAN & LEGEND
E200	LIGHTING DEMOLITION PLAN
E201	POWER & SYSTEM DEMOLITION PLAN
E300	LIGHTING RENOVATION PLAN
E400	POWER & SYSTEMS RENOVATION PLAN
E500	SINGLE LINE DIAGRAM & SCHEDULES
E600	SPECIFICATIONS



SUBMITTED FOR 99% DRAWING COORDINATION

April 8th, 2026

No.	Date	Description of Revision
	2026-04-08	Submitted for 99% Coordination

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NOT FOR CONSTRUCTION

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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

DRAWING TITLE
COVER SHEET

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	DRAWING NUMBER
2024-21	**A000**

BUILDING CODE SUMMARY

Project Description	Article	
Construction Type		Renovation
Building Area (Gross)		±815sqm - Existing
Floor Area (CRU)		±107sqm
Floor Area (Theatre)		±708sqm
Floor Area (Gross)		±815sqm - Existing
Building Height (Above Grade)		Existing
General	**NBC 3.1**	
Major Occupancy Classification	3.1.2	Group A, Division 2; Group A, Division 1
Major Occupancy Separation	3.1.3.1	1h FRR
Firewalls	3.1.10	Not Required
Fire Blocks	3.1.11	Not Required
Occupant Load (Theatre)	3.1.17	335 - Existing
Occupant Load (CRU)	3.1.17	50 - Dictated
Building Fire Safety	**NBC 3.2**	
Number of Storeys	3.2.1.1	1 Storey
Floor Assembly over Basement	3.2.1.4	Not Applicable
Crawlspaces	3.2.2.9	Not Applicable
Number of Streets	3.2.2.10	2 Streets
Automatic Sprinkler System	3.2.2.18	Not Required
Construction Article	3.2.2	3.2.2.25. - Group A, Division 2, up to 2 Storeys
Permitted Construction Type	3.2.2	Combustible and/or Non-Combustile
Fire Resistance: Floors	3.2.2	Not Applicable
Fire Resistance: Mezzanine	3.2.2	Not Applicable
Fire Resistance: Roof	3.2.2	Existing - Not Applicable
Fire Resistance: Load Bearing Structures	3.2.2	Existing - Not Applicable
Spatial Separation and Exposure Protection	3.2.3	
South Wall (Description)		
Limiting Distance (LD)		≥22m
Exposing Building Face (EBF)		≥82sqm
Unprotected Openings (Allowable)		100%
Fire Resistance Rating (Required)		Not Applicable
Construction (Required)		Combustible and/or Non-Combustible
Cladding (Required)...		Combustible and/or Non-Combustible
West Wall (Description)		
Limiting Distance (LD)		≥22.5m
Exposing Building Face (EBF)		≥90sqm
Unprotected Openings (Allowable)		100%
Fire Resistance Rating (Required)		Not Applicable
Construction (Required)		Combustible and/or Non-Combustible
Cladding (Required)		Combustible and/or Non-Combustible
Fire Alarm	3.2.4	Required
Standpipe	3.2.5.8	Existing
Mezzanine	3.2.8	Not Applicable
Interconnected Floor Space	3.2.8	No
Safety within Floor Areas	**NBC 3.3**	
Suite Separation	3.3.1.1	45m FRR
Major Occupancy Separation	3.1.3.1	1hr FRR
Tenant Separation	3.3.1.1	45m FRR
Dead End Corridor (Max) Required	3.3.1.9	6m
Dead End Corridor (Max) Provided	3.3.1.9	0m
Dangerous Goods	3.3.6	Not Applicable
Exits	**NBC 3.4**	
Number of Exits Required	3.4.2.1	2
Number of Exits Provided	3.4.2.1	2
Distance Between Exits Required (Minimum)	3.4.2.3	1,395mm
Distance Between Exits Provided	3.4.2.3	1,399mm
Location of Exits (Travel Distance) Required	3.4.2.5	30m
Location of Exits (Travel Distance) Provided	3.4.2.5	XX'-XX" (Xm)
Exit Width Required	3.4.3.2	2,043mm
Exit Width Provided	3.4.3.2	3,660mm
Exits through Lobbies	3.4.4.2	Not Applicable
Door Release Hardware (Panic Hardware)	3.4.6.16	Required
Vertical Transportation	**NBC 3.5**	
Fire Separations for Elevator Hoistways	3.5.3.1	Not Applicable
Fire Separations for Elevator Machine Rooms	3.5.3.3	Not Applicable
Elevator Car Dimensions	3.5.4.1	Not Applicable
Service Facilities	**NBC 3.6**	
Fire Separations around Service Rooms	3.6.2.1	1h FRR
Combustable Refuse Storage	3.6.2.5	Not Applicable
Fire Separations for Vertical Service Spaces	3.6.3.1	Not Applicable
Health Requirements	**NBC 3.7**	
Water Closets (Theatre)	3.7.2.2	11 Unisex + 1UTR
Water Closets (CRU)	3.7.2.2	2 UTR - existing
Barrier Free Design	**NBC 3.8**	
Application	3.8.1.1	Barrier-Free Access is Required
Path of Travel	3.8.2.3 (MBC)	Minimum Width 3'-7" (1100mm)
Designated Wheelchair Spaces	3.8.2.3 (MBC)	4 - Existing
Washrooms Required to be Barrier-Free	3.8.2.8 (MBC)	Minimum 1 Barrier-Free Washroom Required per Floor
Automatic Door Operators	3.8.2.7 (MBC)	Automatic door operator req'd at all public entrances
Ramps	3.8.3.5 (MBC)	Not Applicable

STANDARD SYMBOLS AND ABBREVIATIONS

ABBREVIATIONS LEGEND

ABBREVIATION	DESCRIPTION
AB	AIR BARRIER
ACT	ACOUSTIC TILE
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ANOD	ANODIZED
AP	ACOUSTIC PANEL
AVB	AIR/VAPOUR BARRIER
BCS	BABY CHANGING STATION
BD	BOARD
BF	BARRIER FREE
BS	BOTH SIDES
CA	CARD ACCESS
CB	CATCH BASIN
CE	CERAMIC GLASS
CG	CORNER GUARD
CH	COAT HOOK
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
CR	CURTAIN ROD
CRD	CARD READER
CRM	CROWN MOLDING
CT	CERAMIC, PORCELAIN OR NATURAL TILE
CW	COMPLETE WITH
D	DRYER
DWS	DETECTABLE WARNING SURFACE
ELEV	ELEVATION
EP	ELECTRICAL PANEL
EQ	EQUAL
EWP	ENGINEERED WOOD PRODUCT
EXP	EXPOSED
EXT	EXTERIOR
EXTG	EXISTING
F/F	FINISHED FACE
FA	FIRE ALARM PANEL (SEE ELEC)
FAAP	FIRE ALARM ANNUNCIATION PANEL
FACP	FIRE ALARM CONTROL PANEL
FAP	FIRE ALARM PULL

ABBREVIATIONS LEGEND

ABBREVIATION	DESCRIPTION
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FFH	FORCE FLOW HEATER
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FRP	FIBREGLASS REINFORCED PANEL
FRR	FIRE RESISTANCE RATING
FSS	FOLDING SHOWER SEAT
G1S	GOOD ONE SIDE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBF	FOLDING GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
HC	HOLLOWCORE
HD	HAND DRYER
HDWR	HARDWARE
HM	HOLLOW METAL
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HWT	HOT WATER TANK
I.F.	INSIDE FACE
IGU	INSULATED GLAZED UNIT
IIC	IMPACT ISOLATION CLASS
INSUL	INSULATION
INT	INTERIOR
LAM	LAMINATED
LG	LAMINATED GLASS
LVP	LUXURY VINYL PLANK
LVT	LUXURY VINYL TILE
M	MIRROR
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBREBOARD
MEL	MELAMINE
MH	MANHOLE
MIN	MINIMUM
MO	MASONRY OPENING
MOP	MOP/BROOM HOLDER

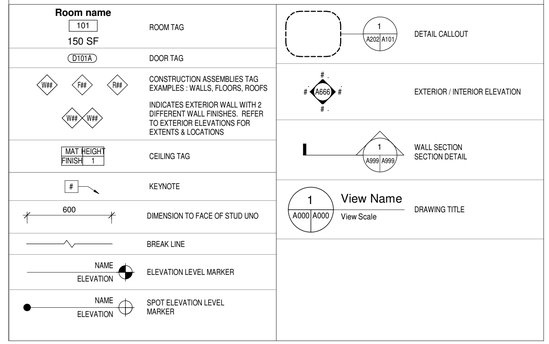
ABBREVIATIONS LEGEND

ABBREVIATION	DESCRIPTION
MTL	METAL
MW	MICROWAVE
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O.F.	OUTSIDE FACE
OC	ON CENTRE
OFS	OVERFLOW SCUPPER
OH	OVERHEAD
OWSJ	OPEN WEB STEEL JOISTS
PB	PUSH BUTTON
PC	PRECAST
PDO	POWER DOOR OPERATOR
PL	PLASTIC LAMINATED
PNT	PAINT
PREFIN	PRE-FINISHED
PS	PRESSED STEEL
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PWD	PLYWOOD
R	RISER
R.O.	ROUGH OPENING
RAD	RADIUS
RAL	ROOF ACCESS LADDER
RB	RUBBER BASE
RBF	RUBBER FLOORING
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDP	ROOF DECK PAVER
RFP	RESILIENT FLOORING PLANK
RFT	RESILIENT FLOORING TILE
RS	ROLLER SHADE
RSF	RESILIENT SHEET FLOORING
SC	SOLID CORE
SD	SOAP DISPENSER
SEAL	SEALED
SG	SAFETY GLASS
SH	SHELF
SIM	SIMILAR
SK	SINK
SND	SANITARY NAPKIN DISPOSAL
SNV	SANIRARY NAPKIN VENDOR

ABBREVIATIONS LEGEND

ABBREVIATION	DESCRIPTION
SP-AL	SPANDREL ALUMINUM PANEL
SP-GL	SPANDREL GLASS PANEL
SPEC	SPECIFICATIONS
SS	STAINLESS STEEL
SSF	SOLID SURFACE
SSM	SOLID SURFACE MATERIAL
ST	STAIN
STC	SOUND TRANSMISSION CLASSIFICATION
STL	STEEL
STN	STONE
T	TREAD
T&G	TONGUE AND GROOVE
T.O	TOP OF
TBD	TO BE DETERMINED
TE	TEMPERED GLASS
TH	TOWEL HOLDER
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TR	TRANSITION STRIP
U/S	UNDERSIDE OF
ULC	UNDERWRITERS LABORATORIES OF CANADA
UNO	UNLESS NOTED OTHERWISE
VB	VAPOUR BARRIER
VCT	VINYL COMPOSITE TILE
VWC	VINYL WALL COVERING
W	WASHER
W&D	WASHER DRYER COMBO UNIT
WB	WHITE BOARD
WC	WATER CLOSET
WD	WOOD
WDP	WOOD PANEL
WF	WATER FOUNTAIN
WH	WATER HEATER
WM	WATER METER
WR	WASTE RECEPTACLE
WRB	WEATHER RESISTIVE BARRIER

STANDARD ANNOTATION



EXITING SCHEMATIC

FIRE SEPARATION LEGEND

0 HR FRR	
0.75 HR FRR	
1 HR FRR	

EXITING SCHEMATIC LEGEND

TRAVEL DISTANCE	DIMENSION
EXIT SIGNS	X
FIRE ALARM PANEL	FA
FIRE ALARM PULL	FAP
FIRE DEPARTMENT CONNECTION	FDC
FIRE EXTINGUISHER	FE
FIRE HOSE CABINET	FHC

N

1 A102 A001 LEVEL 1 - LIFE SAFETY PLAN

1 : 100

ASSEMBLY TYPES

STEEL STUD WALLS - NON RATED



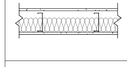
P30 INTERIOR STEEL STUD PARTITION (92mm)

FIRE RATING - N/A
STC - N/A
16mm GWB
92mm STEEL STUDS @ 400mm O.C.
16mm GWB



P31 INTERIOR STEEL STUD PARTITION WITH BATT INSULATION (92mm)

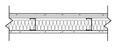
FIRE RATING - N/A
STC - N/A
16mm GWB
92mm STEEL STUDS @ 400mm O.C.
100mm BATT INSULATION
16mm GWB



P33 INTERIOR STEEL STUD PARTITION WITH BATT INSULATION (152mm)

FIRE RATING - N/A
STC - 47 - NBC 2010 A-9.10.3.1. Sits
16mm GWB
152mm STEEL STUDS @ 400mm O.C.
100mm BATT INSULATION
16mm GWB

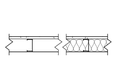
STEEL STUD WALLS - RATED



P40 STEEL STUD PARTITION - 1 HOUR (92mm)

FIRE RATING - 1HR - UL Des U451
STC - 54 - RAL-TL-83-216
16mm FIRE RATED GWB
13mm RESILIENT CHANNELS @ 600mm O.C.
92mm STEEL STUDS @ 400mm O.C.
75mm BATT INSULATION
16mm FIRE RATED GWB

STEEL STUD WALLS - FURRING



P53 INTERIOR STEEL STUD FURRING (92mm)

FIRE RATING - N/A
STC - N/A
16mm GWB
92mm STEEL STUDS @ 400mm O.C.
BRACED BACK TO SUPPORT WALL AS NEEDED

P53a ADD 89mm BATT INSULATION



P54 INTERIOR STEEL STUD FURRING (152mm)

FIRE RATING - N/A
STC - N/A
16mm GWB
152mm STEEL STUDS @ 400mm O.C.
BRACED BACK TO SUPPORT WALL AS NEEDED

P54a ADD 140mm BATT INSULATION

DEMOUNTABLE PARTITION WALL



P01 DEMOUNTABLE GLASS PARTITION SYSTEM

FIRE RATING - N/A
STC - N/A
4" ALUMINUM FRAMED GLAZING SYSTEM

NOTES:
1) ALL WALLS AROUND BATHROOMS TO BE FILLED WITH SOUND BATT INSULATION
2) ALL WET AREAS TO RECEIVE CEMENT BOARD SUBSTRATE BEHIND FINISH.
3) ALL EXTERIOR WALLS ON CONCRETE FLOORS TO HAVE A SILL GASKET BETWEEN THE CONCRETE AND THE BOTTOM PLATE
5) USE CEMENT BOARD FOR TILE BACKER AT ALL TILE LOCATIONS
6) ALL RATED WALLS TO TERMINATE AT THE UNDERSIDE OF DECK/FLOOR
7) ALL RATED WALLS IN WET AREAS TO HAVE TYPE X MOISTURE RESISTANT GWB
8) PROVIDE PLYWOOD BACKING FOR ALL WALL MOUNTED ITEMS.

PROJECT GENERAL NOTES:

A. These drawings shall not be scaled. Dimensions missing from these drawings required for the execution of work shall be clarified by the Architect before the work is executed.
B. Contractor shall be satisfied that all dimensions, datums and detailed information shown are correct and shall report any discrepancies to the consultant prior to construction. All existing dimensions are approximate only. Contractor to site confirm all information prior to submitting shop drawings and manufacturing any components.
C. For general details see project specification document.
D. Contractor to patch, repair and make good all areas where new work affects existing building.
E. Contractor to investigate location conditions and arrange with owner/consultant to examine site and related work as indicated.
F. Contractor to verify all existing site conditions and report all discrepancies prior to construction.
G. Contractor to compare bid documents with work in place.
H. Contractor to review all consultant drawings for all openings through floor, walls and roofs. Install firestopping at all joints and penetrations as required to maintain the fire resistance rating for all floor, doors and wall assemblies.
I. Provide firestopping as required at all penetrations through fire separations with a fire resistance rating equal to that of the containing assembly.
J. Compensation will not be made because of failure to make proper site/building investigations or reporting any discrepancies to the consultant prior to bid closing or understanding the full nature of work.
K. All work to be constructed in accordance with the latest edition of the National Building Code and associated Manitoba Amendments.
L. No changes are to be made to the plans without the knowledge or written consent of the Architect.
M. All exterior wall dimensions are measured from the outside face of exterior sheathing, masonry and concrete unless noted otherwise.
N. All interior wall dimensions are to face of stud unless noted otherwise.
O. Refer to specifications for hazardous materials information and removal procedures.
P. Prior to drilling into asbestos plaster or drywall joint compound, contractor must obtain an asbestos work permit from the asbestos coordinator or project coordinator / manger. Any drilling into asbestos plaster or drywall joint compound shall be done with an approved hepa drill.
Q. During construction processes, should hazardous material be found, all work is to stop and the consultant is to be notified. Do not proceed with work until abatement processes have been reviewed and approved by the owner and consultant.

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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

DRAWING TITLE
CODE ANALYSIS, LEGENDS, EXISTING SCHEMATICS

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	2024-21
DRAWING NUMBER	A001



KEYNOTES - DEMOLITION PLAN	
TAG #	DESCRIPTION
01	REMOVE EXISTING MILLWORK AS INDICATED. CAP EXISTING PLUMBING AS REQUIRED. PATCH AND REPAIR AREA TO ACCEPT NEW FINISHES.
02	EXISTING TILE FOOR AND WALL BASE TO BE REMOVED. PATCH AND REPAIR TO ACCEPT NEW FLOOR FINISH.
03	EXISTING SHEET FLOOR AND BASE TO BE REMOVED. PATCH AND REPAIR SURFACES TO ACCEPT NEW FINISH.
04	DEMOLISH VTC FLOORING AND WALL BASE. PATCH AND REPAIR SURFACES TO ACCEPT NEW FINISHES.
05	REMOVE EXISTING TOILET PARTITIONS.
06	REMOVE EXISTING TOILET AND TURN OVER TO OWNER.
07	EXISTING SHOWER HEAD, CONTROLS, CURTAIN, AND ROD TO BE REMOVED AND TURNED OVER TO OWNER.
08	EXISTING VANITY COUNTER, SINK, AND FAUCET TO BE REMOVED AND TURNED OVER TO OWNER.
09	EXISTING WALL MOUNTED SINKS TO BE REMOVED DURING DEMOLITION AND RETAINED FOR REINSTALLATION DURING CONSTRUCTION.
10	EXISTING VANITY MIRROR TO BE REMOVED AND TURNED OVER TO OWNER. PATCH AND REPAIR SURFACE TO ACCEPT NEW FINISH.
11	EXISTING URINALS TO BE REMOVED AND TURNED OVER TO OWNER.
12	REMOVE EXISTING CARPET AND RUBBER BASE. PATCH AND REPAIR SURFACES TO RECEIVE NEW FINISH.
13	REMOVE EXISTING TOILET AND RETAIN FOR REINSTALLATION FOLLOWING NEW FLOOR FINISH INSTALL.
14	EXISTING ADO(AUTOMATIC DOOR OPENER) TO BE RELOCATED. PATCH AND REPAIR SURFACE. REFER TO ELECTRICAL DRAWINGS.
15	REMOVE EXISTING TACKBOARD.
16	EXISTING ANNUNCIATOR PANEL TO REMAIN.
17	EXISTING SECTION OF STOREFRONT TO BE REMOVED. FRAME TO REMAIN. PREPARE OPENING TO RECIEVE NEW DOOR INFILL.
18	EXISTING DOOR & FRAME TO BE DEMOLISHED. PREPARE OPENING TO RECEIVE NEW WALL INFILL.
19	EXISTING LOFT TO BE DEMOLISHED. PATCH AND REPAIR ALL SURFACES TO ACCEPT NEW FINISHES AS SPECIFIED.
20	EXISTING WASHROOM ACCESSORIES (TOILET PAPER DISPENSER, SANITARY NAPKIN DISPOSAL, GRAB BARS, SOAP DISPENSERS, PAPER TOWEL DISPENSERS) TO BE REMOVED AND TURNED OVER TO OWNER.

DEMOLITION FLOOR PLAN GENERAL NOTES:

A. Demolish area as required to suite new layout.
B. Furniture and equipment to be removed by owner prior to construction start.
C. Turn over all salvaged material noted in demolition to owner, for possible future use, unless otherwise noted.
D. Patch, repair, and make good all existing surfaces to accept new finishes.

DEMOLITION FLOOR PLAN LEGEND:

EXISTING WALL, DOOR AND WINDOW TO REMAIN

EXISTING WALL, DOOR AND WINDOW TO BE DEMOLISHED

AREAS NOT IN CONTRACT

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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

DRAWING TITLE
DEMOLITION PLAN

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	DRAWING NUMBER
2024-21	**A102**

N

1 A102 A102 DEMOLITION PLAN
1 : 50



KEYNOTES - DEMO RCP	
Key#	Description
01	REMOVE EXISTING EXISTING ACT AND GRID. PREPARE AREA FOR NEW CEILING AS SPECIFIED.
02	DEMOLISH EXISTING BULKHEAD.
03	EXISTING ACT TO REMAIN.
04	REMOVE EXISTING EXISTING GYPSUM CEILING BOARD AND FRAMING. PREPARE AREA FOR NEW CEILING AS SPECIFIED.

DEMOLITION RCP GENERAL NOTES:

DEMOLITION RCP GENERAL NOTES:

A. REMOVE ALL CEILING TILE AND ASSOCIATED LIGHTING WITHIN AREA OF CONSTRUCTION UNLESS OTHERWISE NOTED.
B. EXISTING GWB CEILING TO REMAIN UNLESS OTHERWISE NOTED. PATCH AND REPAIR TO ACCEPT NEW FINISHES. REFER TO CONSTRUCTION REFLECTED CEILING PLAN.

DEMOLITION RCP LEGEND:

- EXISTING SURFACE MOUNTED LIGHT FIXTURE.
- EXISTING SURFACE MOUNTED LIGHT FIXTURE.
- EXISTING T-BAR MOUNTED LIGHT FIXTURE.
- EXISTING WALL MOUNTED SCONCE
- EXISTING RETURN AIR GRILLE
- EXISTING SUPPLY AIR GRILLE
- ITEMS TO BE DEMOLISHED
- AREAS NOT IN CONTRACT
- EXISTING CEILING TO BE DEMOLISHED
- XR EXISTING TO REMAIN
- XL EXISTING RELOCATED

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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

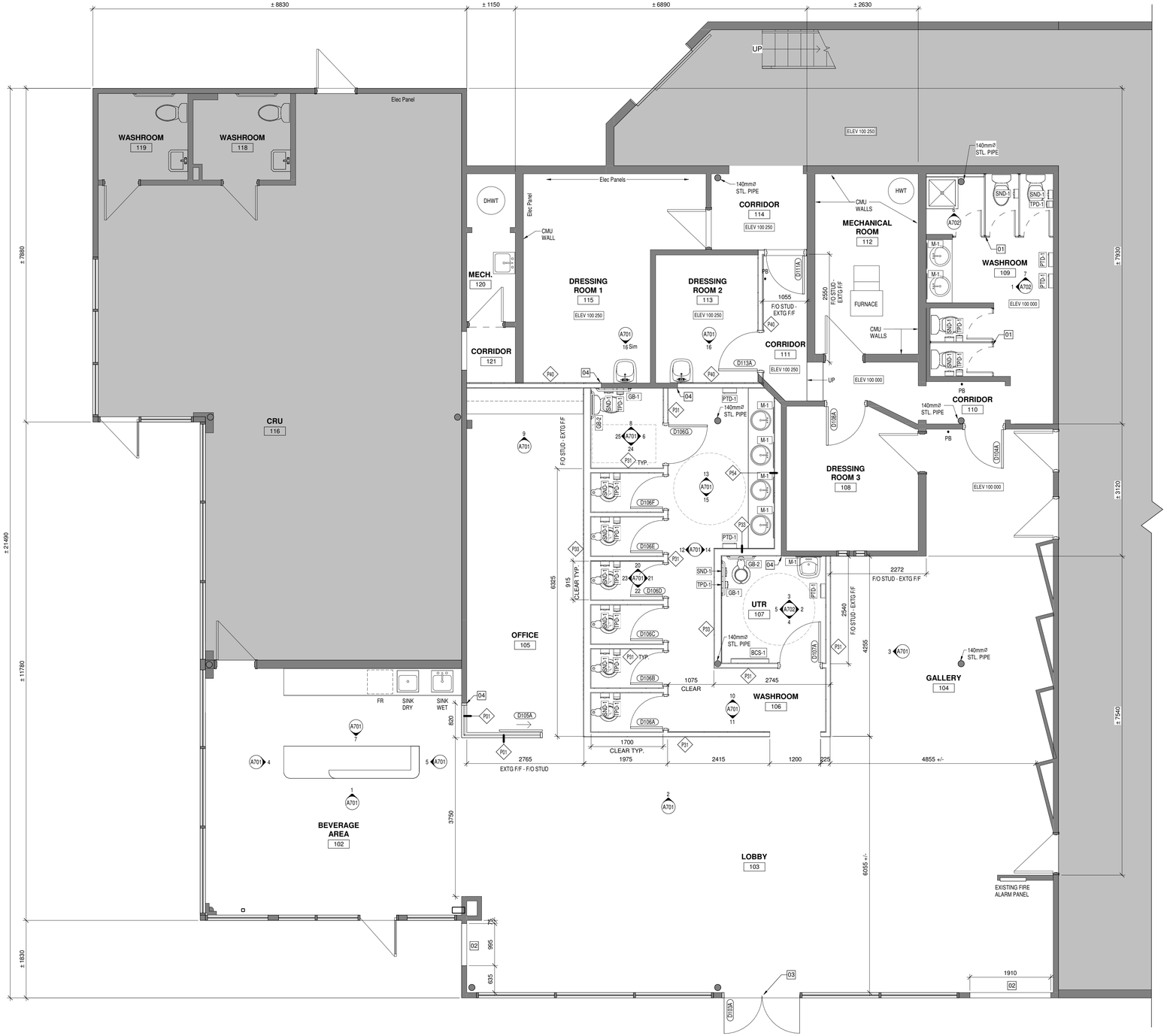
445 River Avenue, Winnipeg, MB

DRAWING TITLE
DEMOLTION REFLECTED CEILING PLAN

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	DRAWING NUMBER
2024-21	**A103**

N

1 / A102 | A103 — DEMOLITION REFLECTED CEILING PLAN
1 : 50



KEYNOTES - FLOOR PLANS	
TAG#	DESCRIPTION
01	Supply and install new full height phenolic washroom partitions as specified.
02	Infill existing door opening with wall construction to match existing. Tie air and vapor barrier to existing and seal.
03	NanaWall NW Aluminum 640, 20'-0" W x 10'-0" H operable folding wall, fully glazed, with insect screen.
04	Align new finish with existing

CONSTRUCTION FLOOR PLAN GENERAL NOTES:

A. All dimensions are to face of finished wall unless otherwise noted.
B. In washroom and shower use cement board in place of gypsum board on the wet side of wall.
C. All new walls to extend to u/s of deck unless otherwise noted.
D. Patch and repair new penetrations in existing walls to maintain sound rating and/or fire resistance rating.
E. New door frames to be offset from adjacent wall by 4" unless otherwise noted.
F. Patch, repair and make good all existing surfaces to accept new finishes.
G. All millwork shall be confirmed with equipment and accessory selection prior to shop drawings submission.
H. Provide blocking for all wall mounted items.
I. Construction assemblies shall be read in sequence as written from the side on which the tag is located.
J. Do not scale drawings, dimensions missing from these plans or required for the execution of work shall be clarified by the architect before the work is executed.
K. No changes are to be made on these plans without the knowledge or written consent of the architect

CONSTRUCTION FLOOR PLAN LEGEND:

Existing wall, door and window to remain

New wall, door and window

Areas not in contract

No.	Date	Description of Revision
	2026-04-08	Submitted for 99% Coordination

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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

DRAWING TITLE
CONSTRUCTION PLAN

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	DRAWING NUMBER
2024-21	**A104**

N

1 / A104 A104 Construction Plan Phase 2
1 : 50



CONSTRUCTION REFLECTED CEILING PLAN

1 : 50

CONSTRUCTION RCP GENERAL NOTES:

CONSTRUCTION RCP GENERAL NOTES:

A. Locate all new ceiling mounted items per architectural ceiling layout. Coordinate with mechanical and electrical.
B. Any ceiling tiles damaged during construction are to be replaced to match existing.
C. Any bulkheads damaged or modified as noted during construction are to be patched, replaced and repaired to suite existing finishes.
D. Contractor to coordinate layout of all ceiling mounted mechanical and electrical equipment with architect prior to installation.

CONSTRUCTION RCP LEGEND:

- P — POT LIGHT
- B — PENDANT LIGHT
- C — CYLINDRICAL WALL MOUNTED LIGHT
- RECESSED LED TROFFER LIGHT
- T — LINEAR HANGING PENDANT LIGHT
- U — FEATURE HANGING PENDANT LIGHT
- V — FEATURE HANGING PENDANT LIGHT
- EXISTING EXPOSED CEILING
- GWB CEILING
- ACT CEILING SYSTEM
- AREAS NOT IN CONTRACT

No.	Date	Description of Revision
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DRAWING TITLE

CONSTRUCTION REFLECTED CEILING PLANS

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	2024-21
DRAWING NUMBER	A105



N

1 / A102 | A106 FINISHES PLAN

1 : 50

FINISHES PLAN GENERAL NOTES:

1. PAINT ALL WALLS PNT-1 UNLESS NOTED OTHERWISE.
2. PAINT ALL DOOR FRAMES TO MATCH ADJACENT WALL COLOUR UNLESS NOTED OTHERWISE.
3. AT DOORS INSTALL TRANSITION STRIP ALIGNED TO CENTRE OF DOOR IN CLOSED POSITION.

FINISHES PLAN LEGEND:

- SV — FLOOR FINISH TAG
- EXTG — WALL FINISH TAG
- PAINT LINE
- TR — FLOOR FINISH TRANSITION
- AREAS NOT IN CONTRACT

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PROJECT TITLE

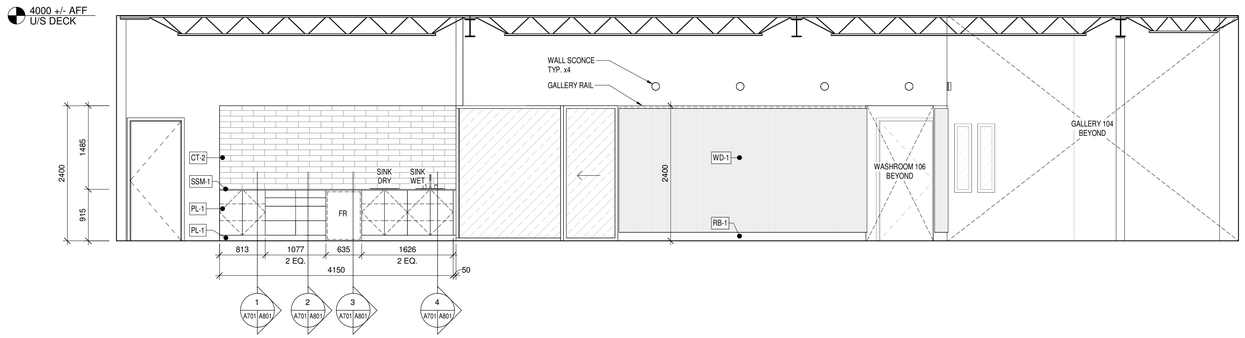
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

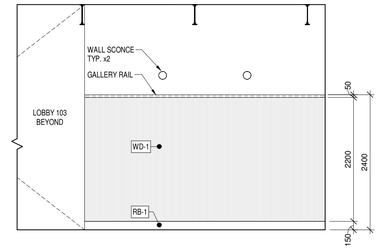
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FINISHES PLANS

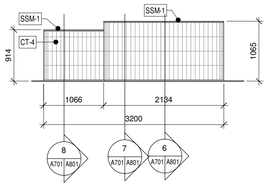
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REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	2024-21
DRAWING NUMBER	A106



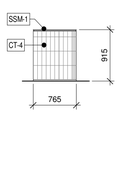
2 Lobby 103 - North (A104 | A701) 1 : 50



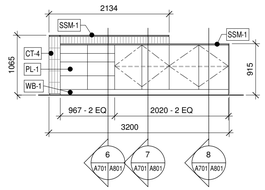
3 Gallery 104 - West (A104 | A701) 1 : 50



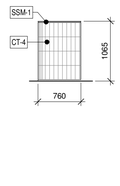
1 Beverage Area Counter - North (A104 | A701) 1 : 50



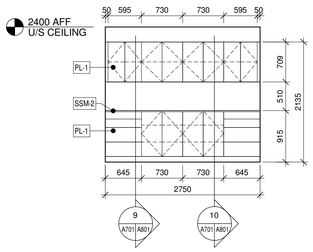
4 Beverage Area Counter - East (A104 | A701) 1 : 50



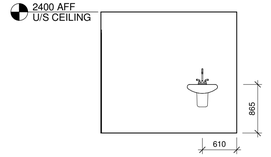
7 Beverage Area Counter - South (A104 | A701) 1 : 50



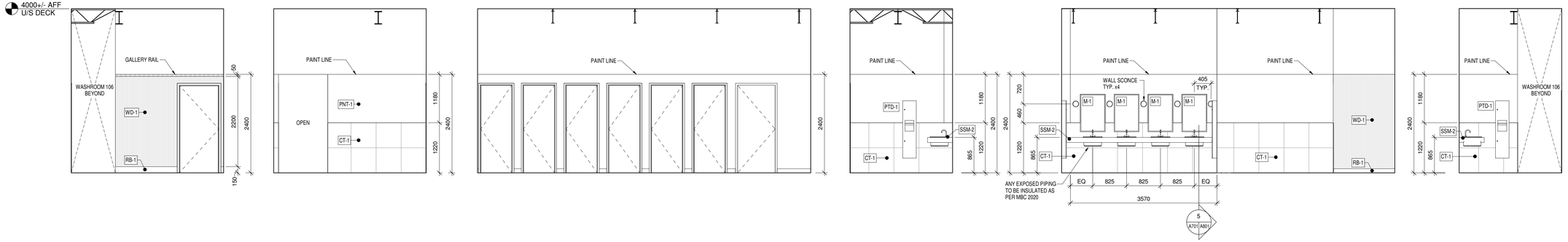
5 Beverage Area Counter - West (A104 | A701) 1 : 50



9 Office 105 - North (A104 | A701) 1 : 50



16 Dressing Room 2 - South (A104 | A701) 1 : 50



10 Washroom 106 Entry - North (A104 | A701) 1 : 50

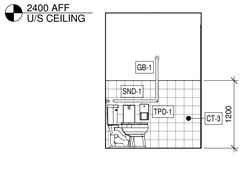
11 Washoom 106 Entry - South (A104 | A701) 1 : 50

12 Washroom 106- West (A104 | A701) 1 : 50

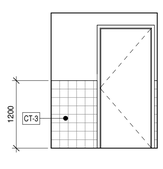
13 Washroom 106 - North (A104 | A701) 1 : 50

14 Washroom 106 - East (A104 | A701) 1 : 50

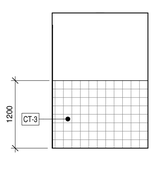
15 Washroom 106 - South (A104 | A701) 1 : 50



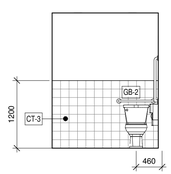
8 B.F. Stall - North (A104 | A701) 1 : 50



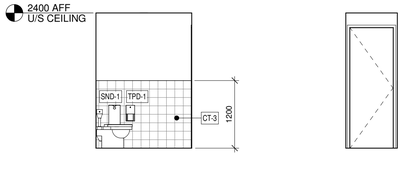
6 B.F. Stall - East (A104 | A701) 1 : 50



24 B.F. Stall - South (A104 | A701) 1 : 50

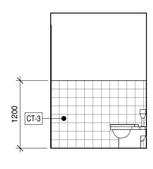


25 B.F. Stall - West (A104 | A701) 1 : 50

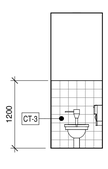


20 Typ. WC Stall - North (A104 | A701) 1 : 50

21 Typ. WC Stall - East (A104 | A701) 1 : 50



22 Typ. WC Stall - South (A104 | A701) 1 : 50



23 Typ. WC Stall - West (A104 | A701) 1 : 50

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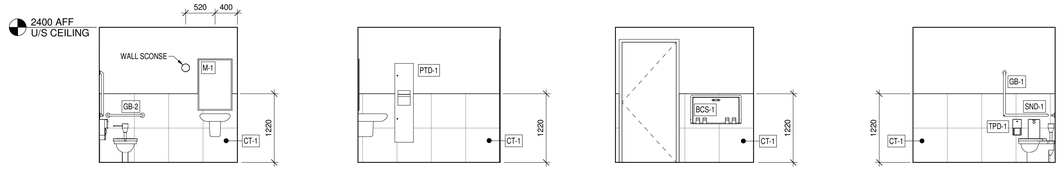
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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

DRAWING TITLE
INTERIOR ELEVATIONS

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	DRAWING NUMBER
2024-21	**A701**

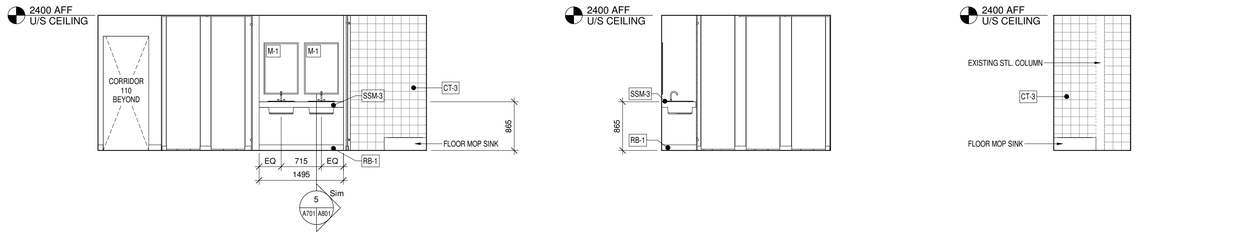


3 A104 A702 UTR 107 - North 1 : 50

2 A104 A702 UTR 107 - East 1 : 50

4 A104 A702 UTR 107 - South 1 : 50

5 A104 A702 UTR 107 - West 1 : 50

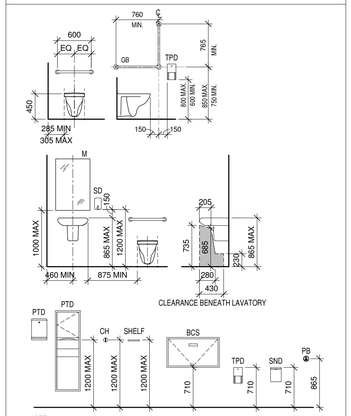


1 A104 A702 Washroom 109 - West 1 : 50

7 A104 A702 Washroom 109 - North 1 : 50

6 A104 A702 Washroom 109 - North (Mop Sink) 1 : 50

ACCESSORIES MOUNTING HEIGHTS & CLEARANCES



NOTE:

A. SEE INTERIOR ELEVATIONS FOR ADDITIONAL ACCESSORIES AND MOUNTING HEIGHTS.
B. PROVIDE BLOCKING AS PER ITEM INSTALLATION INSTRUCTIONS.

MATERIALS LIST

CODE	TYPE	MANUFACTURER	SPECIFICATION	NOTES
PL-1	PLASTIC LAMINATE	TAFISA	T581 Sheer Beauty (KA) C/W matching edgeband	
GALLERY RAIL	GALLERY RAIL	AS Hanging Display Systems	Classic Wall Track Black finish A1004	
WD-1	WOOD PANELING	SUFACING SOLUTION	Solid White Oak Profile: 693 1.5"w slats x .75"d	
SSM-1	SOLID SURFACE MATERIAL	DEKTON	TK06 Marmorio	
SSM-2	SOLID SURFACE MATERIAL	DEKTON	COLOUR: TBD	
SSM-3	SOLID SURFACE MATERIAL	CORIAN	COLOUR: TBD	
CT-1	CERAMIC TILE	OLYMPIA	Reconcrete Colour: Terrazzo Caribbean RO12 24"x48" Install: stacked Grout: TBD	
CT-2	CERAMIC TILE	OLYMPIA	Bricco Colour: white 4" x 16" Install: offset, brick pattern Grout: TBD	
CT-3	CERAMIC TILE	STONETILE	Nova Arquitectura Colour: Ice Blue 5510 Matte 15cm x 15cm Install: stacked Grout: Flextile, Brick Red 622	
CT-4	CERAMIC TILE	OLYMPIA	Moon Series Colour: Rosso Formella 3"x10" Install: vertical, stacked Grout: TBD	
ACT-1	ACOUSTIC CEILING TILE	CGC INC.	USG Mars High-NRC/High-CAC Panel Item No.: 89134 Square Lay-in Size: 2ft/24/7/8" thick Suspention System Type: CGC Donn Brand DX/DXL 15/16" Suspension System Colour: Flat White – 050	
LVP-1	LUXURY VINYL PLANK FLOORING	SHAW	Nordic Style: 4446V Colour: Honey 77103 Size: 7"x48" Thickness: 2.5mm	
RB-1	RUBBER BASE	JOHNSONITE	Millwork Wall Base System Exhibit 4.25" Colour: TBC	
CPT-1	CARPET TILE	Milliken	Collection: Moraine Style: NAV145 - Navigator Color: Terrain...	
PNT-1	PAINT	Benjamin Moore	OC-149 Decorator's White	
PNT-2	PAINT	Benjamin Moore	2126-10 Black Tar	
PNT-3	PAINT	Benjamin Moore	2104-30 Harvest Brown	
PNT-4	PAINT	Benjamin Moore	1544 Waynesboro Taupe	
VIF-1	VINYL INTERIOR FILM	Bodaq	Longwood - Alpine Oak LW114	INTERIOR WOOD DOOR FINISH
SOLID PLASTIC TOILET COMPARTMENTS	SOLID PLASTIC TOILET COMPARTMENTS	Scranton Products	Aria Toilet Partitions Full height, full privacy Colour: White - Orange Peel...	
DEMOUNTABLE PARTITIONS P01	DEMOUNTABLE PARTITIONS	Bridgewall	Melius 8ft H Single Glazed Sliding Door 48" locking ladder pull Matte Black powerder coat finish	WALL TYPE - P01

WASHROOM ACCESSORIES

CODE	SPECIFICATION	SUPPLY BY	INSTALL BY
BCS-1	BABY CHANGE STATION KOALA KARE KB100...	GC	GC
CH-1	COAT HOOK FROST - 1146 STAINLESS, SINGLE HOOK	GC	GC
GB-1	GRAB BAR (L-SHAPED) 30"x30" FROST - 1003-30"x30" STAINLESS PEENED FINISH	GC	GC
GB-2	GRAB BAR 24" FROST - 1001-24" STAINLESS PEENED FINISH	GC	GC
M-1	MIRROR 24"x36" FROST - 841-2436 STAINLESS TRIM	GC	GC
PTD-1	PAPER TOWEL DISPENSER FROST - 400C SURFACE MOUNT, STAINLESS STEEL	GC	GC
SND-1	SANITARY NAPKIN DISPENSER FROST - 622 SURFACE MOUNTED NAPKIN DISPOSAL, STAINLESS	GC	GC
TPD-1	TOILET PAPER DISPENSER FROST - 166S SINGLE JUMBO ROLL 10", STAINLESS STEEL	GC	GC

DOOR SCHEDULE

Door No	Room	DOOR INFORMATION Width	Height	# of Panels	Door Elev	Door Mat	Door Core	Door Fin	Glaz	FRAME INFORMATION Frame Elev	Frame Mat	Frame Fin	FRR	HDWR Group	Notes
D103A	LOBBY	1785	3000	2	B	AL	-	-	IGU	1	AL	-	-	3	
D104A	GALLERY	915	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	1	
D105A	OFFICE	1016	2364	1	C	AL	-	-	SG	1	AL	-	-	5	DEMOUNTABLE PARITION SYSTEM
D106A	WASHROOM	760	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	2	
D106B	WASHROOM	760	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	2	
D106C	WASHROOM	760	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	2	
D106D	WASHROOM	760	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	2	
D106E	WASHROOM	760	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	2	
D106F	WASHROOM	760	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	2	
D106G	WASHROOM	915	2135	1	A	WD	SC	VIF	-	1	WD	PNT	-	2	
D107A	UTR	965	2135	0	A	WD	SC	VIF	-	1	WD	PNT	-	4	
D108A	DRESSING ROOM 3	915	2030	0	A	WD	SC	VIF	-	1	WD	PNT	-	1	
D111A	CORRIDOR	900	2030	0	A	WD	SC	VIF	-	1	WD	PNT	-	1	
D113A	DRESSING ROOM 2	915	2030	0	A	WD	SC	VIF	-	1	WD	PNT	-	1	

DOOR SCHEDULE GENERAL NOTES:

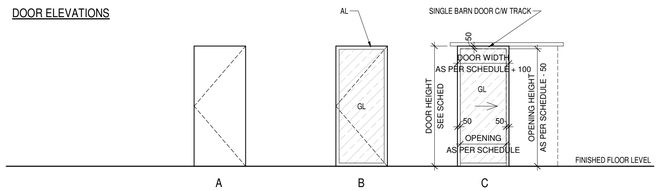
A. All existing door frames and hardware noted in door schedule shall remain.
B. All doors and frames shall be PNT-1 unless noted otherwise.

HARDWARE GROUPS:

GROUP 1 - TYPICAL INTERIOR SWINGING DOOR
- SCHLAGE
- LEVER STYLE: BROADWAY
- FINISH: MATTE BLACK

GROUP 2 - TYPICAL TOILET STALL COMPARTMENT
- DEADBOLT OCCUPANCY INDICATOR
- B500 GRADE 2 INDICATION TRIM

DOOR ELEVATIONS



FRAME ELEVATIONS



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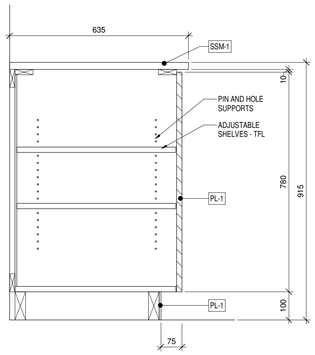
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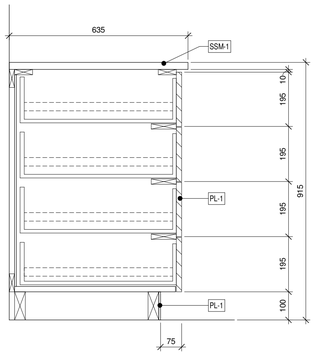
DRAWING TITLE

INTERIOR ELEVATIONS AND SCHEDULES

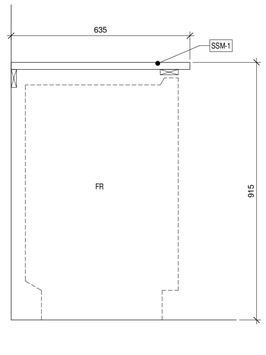
DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	DRAWING NUMBER
2024-21	**A702**



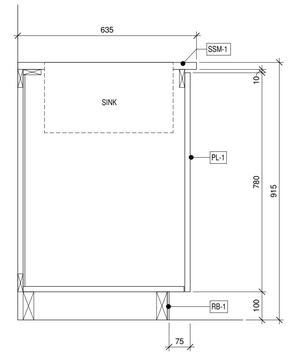
1 A701 A801 MILLWORK - BEVERAGE AREA
1 : 10



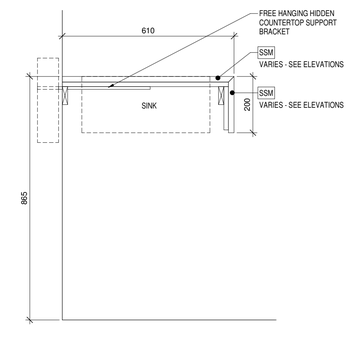
2 A701 A801 MILLWORK - BEVERAGE AREA
1 : 10



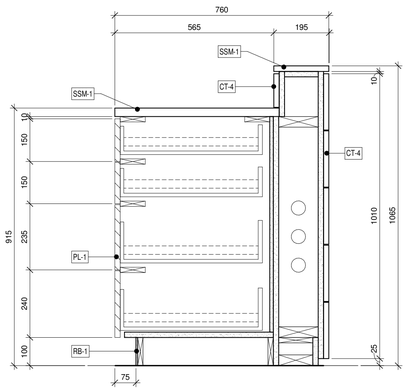
3 A701 A801 MILLWORK - BEVERAGE AREA
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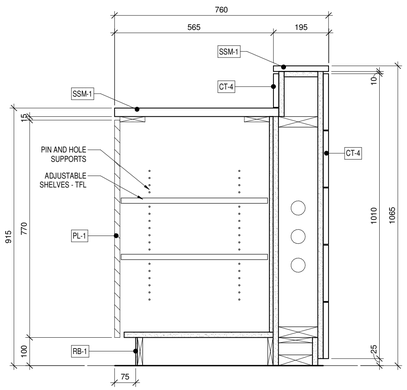
4 A701 A801 MILLWORK - BEVERAGE AREA
1 : 10



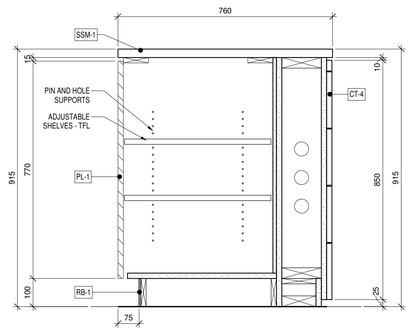
5 A701 A801 MILLWORK - WASHROOM COUNTER
1 : 10



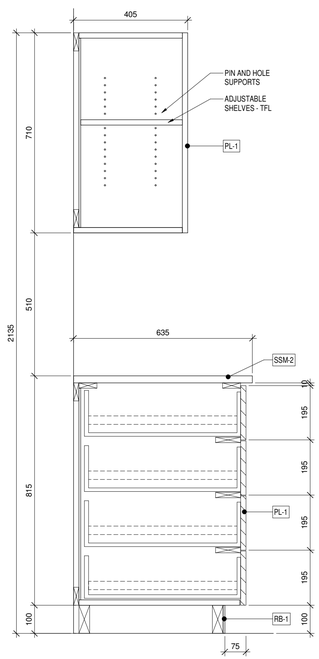
6 A701 A801 MILLWORK - BEVERAGE ISLAND
1 : 10



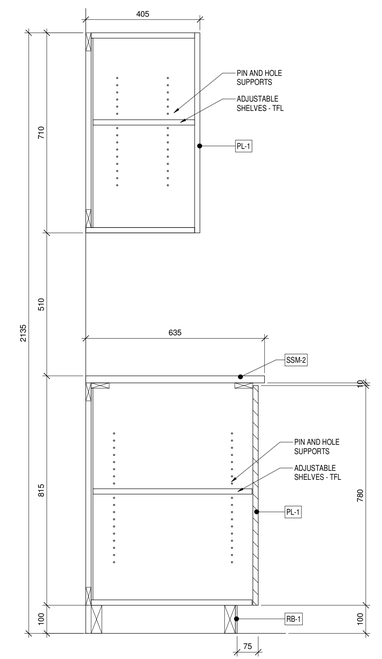
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8 A701 A801 MILLWORK - BEVERAGE ISLAND
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9 A701 A801 MILLWORK - OFFICE 105
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10 A701 A801 MILLWORK - OFFICE 105
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No.	Date	Description of Revision
	2026-04-08	Submitted for 99% Coordination

The contractor shall check all dimensions and other data from the job and report any discrepancies to the architect before proceeding. This drawing and the information on it, is proprietary and confidential. Reproduction of any sort is prohibited without written approval from MMP Architects Inc.

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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

DRAWING TITLE
MILLWORK

DATE (YYYY-MM-DD)	2026-04-08
REVIEWED BY	LH
DRAWN BY	TH
PROJECT NUMBER	DRAWING NUMBER
2024-21	**A801**

01 00 20 GENERAL SPECIFICATIONS:

General Instructions:
1. Application of this Section:
    1. This section is an integral part of each Subcontract entered into with the Contractor for this project, and shall be read with each section as applying to the work of each trade unless specifically noted to be excluded.
2. Codes and Standards:
    1. Execute the Work in accordance with the latest edition of the Manitoba Building Code, Amendments, Supplements and all Codes as well as Standards specified within the text of this specification. The drawings and specifications do not create any release from compliance with governing Codes and Standards.
    2. The requirements of the Manitoba Building Code shall pertain to all accessible areas of this project.
3. Coordination and Cooperation:
    1. Coordinate all work and workers to ensure that the requirements of this Contract are executed expeditiously. A competent superintendent, is required while work is in progress.
    2. Each trade contractor is responsible for layout of their own work and to see that their work comes together with that of others required.
    3. Hoisting materials is the responsibility of the Subcontractor involved unless specifically noted otherwise.
4. Drawing and Design Conformance:
    1. All trades must assure themselves that they have the latest drawings. Check dimensions on job before fabrication. Report all discrepancies on Drawings.
5. Weather-Proofing:
    1. The subcontractor will be responsible to provide a weather-proof building envelope upon completion of the Contract Work. If the Subcontractor feels the Consultant's details will not provide a weather-proof envelope, notification must be given in writing prior to commencement of the Work. no notification constitutes acceptance of the Consultant's design.
6. Performance:
    1. Execute the work with all possible speed consistent with good workmanship. Organize the ordering of materials and subcontractor's work and coordinate same so that delays will be avoided. Each trade must assure that adequate manpower is provided on site to meet construction scheduling.
    2. When a sub-trade begins work and the substrate preparation is done by another sub-trade, commencement of work represents acceptance of the substrate condition.

Job Progress Meetings:
1. Contractor will call project meetings and assume responsibility for setting times and recording and distributing minutes.

Quality Control:
1. Inspection and testing of Work:
    1. Independent inspection and testing agencies approved by the Consultant shall be engaged for the purpose of inspections and/or testing portions of Work. All costs of such services shall be as per Cash Allowances.
    2. Employment of inspection and testing agencies does not relax the responsibility to perform Work in accordance with the Contract Documents.
    3. Allow the inspection/testing agencies access to all portions of Work and manufacture and/or fabrication plants. Cooperate to provide for such access.
    4. Notify the Consultant three working days in advance of the requirement for a site review, test or inspection.
    5. Submit samples and/or materials required for testing, as specifically requested in specifications. Submit with reasonable promptness and in an orderly sequence so as to cause no delay in the Work.
    6. If defects are revealed during inspection and/or testing, the inspection/testing agency will request additional inspection and/or testing to ascertain full degree of defect. Correct defects and irregularities as advised by the consultant, at no cost to the Owner. Subcontractor to pay all costs for re-testing and re-inspection.
    7. Provide mock-ups either as indicated on Drawings or within specifications. Mock-ups which are acceptable to the Consultant may remain as part of construction.

Temporary Facilities
1. Site Office:
    1. The Contractor, at their discretion, will provide and maintain adequately lighted, heated and ventilated office with space for filing and layout of Contract Documents and regulatory documents, as required for their own use only.
    2. Each trade shall provide and maintain in a clean and orderly condition, lockable areas for storage of tools, equipment and material requiring protection. Storage of tools, other than in construction area, will not be permitted.
2. Utilities:
    1. The Contractor will provide sufficient sanitary facilities for workers.
    2. The Owner will arrange for a continuous supply of potable water for construction use at one location adjacent to the Work. Subcontractors shall supply their own distribution system from that supply and take full responsibility for its maintenance and any damage resulting from leakage's or otherwise.
    3. Each Subcontractor is responsible to ensure that adequate temporary heat is provided to prevent damage to their Work or the existing building.
    4. The Contractor will provide and pay for all temporary power required during construction at a designated location. Each Subcontractor must supply his own flexible leads from these points.
    5. The Contractor will provide, pay for and maintain temporary lighting throughout the project to comply with local authorities' safety regulations.
    6. The Contractor will provide and pay for temporary telephones necessary for use of Subcontractors, in site office, but each Subcontractor shall pay for his own long distance call charges.
3. Protection of Work and Property :
    1. Provide temporary fences for protection of adjacent property from damage during the performance of Work as required by local authorities, except for below grade work where protection will be the responsibility of Subcontractor concerned. If such fences are damaged, cost of repair will be charged to the Subcontractor responsible.
    2. Each Subcontractor shall provide adequate protection for finished and partially finished building and equipment during the performance of his Work until it is accepted by the Consultant as completed.

Products/Workmanship:
1. Quality of Products:
    1. All materials, equipment and articles incorporated in the Work shall be new, not damaged or defective, and of the best quality for the purpose intended.
    2. Product specified on Drawings shall be considered to be the "Standard of Acceptance". Alternates will not be considered for this project.
    3. Should any dispute arise as to the quality or fitness of materials, equipment or articles, he decision rests strictly with the Consultant based upon the requirements of the Contract Documents.
2. Availability of Products:
    1. Immediately upon signing Contract, review product delivery requirements and anticipate foreseeable supply delays. If delays in supply of material, equipment or articles are foreseeable, notify the Consultant of such, in order that substitutions or other remedial actions may be authorized in ample time to prevent delay in performance of the Work.
3. Storage, Handling and Protection of Products:
    1. Handle and store products in a manner to prevent damage, adulteration, deterioration and soiling and in accordance with manufacturer's recommendations when applicable.
    2. Products subject to damage from weather shall be stored in weatherproof enclosures, provided by Subcontractor.
    3. Store cementitious materials clear of earth or concrete floors, and away from walls.
    4. When construction is sufficiently advanced, Consultant may designate storage space within the building. Any shifting of materials so stored, if required by the Consultant, shall be at Subcontractor's expense.
    5. Remove and replace damaged products at own expense and to the satisfaction of the Consultant.
    6. Where any materials are purchased by the Owner, for installation by Subcontractor, and are specified, "F.O.B. job site", the Subcontractor involved is responsible to see that such are received in undamaged condition, and to settle all damage claims against the carriers.
    7. Any materials supplied for installation by trade contractors will be delivered F.O.B. job site. Placing in designated storage areas, distribution throughout the project and hoisting is by the Subcontractor installing same.
4. Manufacturer's Direction:
    1. Unless otherwise indicated in the specifications, install or erect all products in accordance with manufacturer's recommendations. Do not rely on labels or enclosures provided with products. Obtain instructions directly from manufacturers.
    2. Notify the Consultant in writing, of any conflicts between the specifications and manufacturer's instructions, at time of bidding.
5. Workmanship:
    1. Workmanship is to be of the best quality, executed by workers experienced and skilled in the respective duties for which they are employed.
    2. At all times enforce discipline and good order among workers.
6. Protection of Work in Progress:
    1. Adequately protect all work completed or in progress. Any work damaged or defaced due to failure in providing such protection is to be removed and replaced, or repaired, as directed by the Consultant.
    2. Prevent overloading of any part of the building. Do not cut, drill or otherwise sleeve any load bearing structural member, unless indicated specifically on drawings or in specifications, without written approval of the Consultant.
7. Existing Utilities:
    1. When breaking into or connecting to existing services or utilities, carry out work at times directed by the Design-Builder. A service shutdown permit to be submitted **5 working days** in advance to the Owners representative (or designate), for all work requiring the shutdown of existing services.

Project Cleanup
1. Cleanup and Final Cleaning of Work:
    1. Each Subcontractor shall remove all waste materials and debris due to his work from the building and the site at regular scheduled times, or dispose of as otherwise directed by the Consultant. Do not burn waste materials on site. Subcontractors not complying with these requirements will have costs of such work levied against them.
    2. Remove stains, marks and dirt from all surfaces of the Work and present same in acceptable condition for Consultant approval.
2. Removal of Temporary Facilities:
    1. On completion of project, each Subcontractor shall remove all temporary offices and furniture, hoarding, fencing and all other items provided by said subcontractor. All areas to be restored to original condition.

Take Over Procedures / Contract Closeout
1. Inspection:
    1. Prior to application for Certificate of Substantial Performance, the Subcontractor shall carefully inspect his Work and ensure that construction deficiencies are corrected and that his Work is clean and in condition for use. Notify the Design Builder in writing, of satisfactory completion and request Consultant inspection. Each trade contractor is responsible to obtain the required inspections and certifications of their installation by all required authorities as needed to obtain partial or complete occupancy certificates, and to include any necessary costs for same.
2. Deficiencies:
    1. During Consultant's review, a list of deficiencies and defects, not in accordance with the Contract Documents will be compiled and sufficient funds, in the judgment of the Consultant will be withheld from payment requested to ensure that any deficiencies certified by the Consultant can be completed satisfactorily.
    2. The Subcontractors shall then proceed to correct the deficiencies, and complete the Work of the Contract within thirty (30) days. If the Work is not completed within thirty (30) days, the Owner, at their discretion, will retain others to complete the Work and cost will be deducted from the Subcontractors final payment.
    3. Consultant inspections after Total Completion, will be invoiced to Subcontractor at $175.00/hr. plus expenses.

Warranty
1. Warranty period commences on the date of Substantial Performance and shall remain in effect for a period of one year.
2. During warranty period, Subcontractors are contractually obligated to rectify at their expense, any Work deficient or unsatisfactory, including drywall cracking, within 30 days of notification by the Owner.
3. A Year End Warranty Inspection will be held with the Owner, and Consultant. Deficiencies will be recorded and submitted for distribution to Subcontractors involved. Work must be corrected within 30 days of notification or the Subcontractor will be in breach of contract responsibilities and subject to recovery of costs incurred by the Owner to rectify defects.

01 33 00 SUBMITTAL PROCEDURES:

Administrative:
1. Submit to Consultant submittals listed for review and copy Owner's representative. Submit with reasonable promptness and in orderly sequence so as to not cause delay in Work. Failure to submit in ample time is not considered sufficient reason for an extension of Contract Time and no claim for extension by reason of such default will be allowed.
2. Work affected by submittal shall not proceed until review is complete.
3. Present shop drawings, product data , samples and mock-ups in units to match drawing scales.
4. Schedule submittals to expedite the Project, and deliver to Consultant. Coordinate submission of related items.
5. Review submittals prior to submission to Consultant. This review represents that necessary requirements have been determined and verified, or will be, and that each submittal has been checked and co-ordinated with requirements of Work and Contract Documents.
6. Submittals not stamped, signed, dated, identified as to specific project, and attesting to their being reviewed will be returned without being examined and shall be considered rejected.
7. Notify Consultant, in writing at time of submission, identifying deviations from requirements of Contract Documents stating reasons for deviations.
8. Verify field measurements and affected adjacent Work are coordinated.
9. Contractors responsibility for errors and omissions in submission is not relieved by Consultant's review of submittals.
10. Keep one reviewed copy of each submission on site.

Requests for information
1. Immediately on discovery of the need for interpretation of the Contract Documents, Design Builder's shall prepare and submit an RFI to the Consultant and copy Owner's representative, in the format specified.
2. Consultant will return RFIs submitted to Consultant by other entities controlled by Contractor with no response.
3. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Design Builder's work or work of subcontractors.
4. RFIs to be submitted electronically and are to include project name and RFI number in subject line of email.
5. Consultant's Action: Consultant will review each RFI, determine action required, and respond. Allow 10 working days for Consultant's response for each RFI. RFIs received by Consultant after 4:30pm will be considered as received the following working day.
6. Contents of RFI:
    1. Include a detailed, legible description of Item needing information or interpretation and the following:
    2. Project name.
    3. Project number.
    4. Date.
    5. Name of Subtrade Contractor.
    6. Name of Consultant.
    7. RFI number, numbered sequentially. (Format: RFI-001) RFI subject.
    8. Specification Section number and title and related paragraphs, as appropriate.
    9. Drawing number and detail references, as appropriate.
    10. Field dimensions and conditions, as appropriate.
    11. Contractor's suggested resolution impacts the Contract Time for the Contract Price, Contractor shall state impact in the RFI.
    12. Design Builder's signature.
    13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and the other information necessary to fully describe items needing interpretation.
        1. Include dimensions, thickness, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
7. The following Contractor generated RFIs will be returned without action:
    1. Requests for approval of submittals.
    2. Requests for approval of substitutions.
    3. Requests for approval of Design Builder's means and methods.
    4. Requests for approval of corrective actions for deficient work.
    5. Requests for coordination information already indicated in the Contract Documents.
    6. Requests for adjustments in the Contract Time or the Contract Sum.
    7. Requests for interpretation of Consultant's actions on submittals.
    8. Incomplete RFIs or inaccurately prepared RFIs.

Shop Drawings and Product Data

1. Indicate materials, methods of construction and attachment or anchorage, erection diagrams, connections, explanatory notes and other information necessary for completion of Work. Where articles or equipment attached or connect to other articles or equipment, indicate that such items have been coordinated, regardless of Section under which adjacent items will be supplied and installed. Indicate cross references to design drawings and specifications.
2. Submit shop drawings to Consultant and copy Owner's Representative. Allow fourteen (14) days for Consultant's review of each submission.
3. Adjustments made on shop drawings by Consultant are not intended to change Contract Price. If adjustments affect value of Work, state such in writing to Consultant prior to proceeding with Work and inform Owner.
4. Make changes in shop drawings as Consultant may require, consistent with Contract Documents. When resubmitting, notify Consultant in writing of any revisions other than those requested.
5. Submit shop drawings in electronic PDF format where possible. Submit hard copies only with permission from the Consultant. If permitted, hard copies shall be submitted as one set of 11x17 prints, or smaller for each requirement requested in specification sections and as consultant may reasonable request.

Samples

1. Submit for review samples in duplicate/triplicate as requested in respective specification Sections. Label samples with origin and intended use.
2. Deliver samples prepaid to Consultant's business address.
3. Notify Consultant in writing, at time of submission of deviations in samples from requirements of Contract Documents.
4. Adjustments made on samples by Consultants are not intended to change Contract Price. If adjustments affect value of Work, state such in writing to Consultant prior to proceeding with Work.
5. Make changes in samples with Consultant may require, consistent with Contract Documents.
6. Reviewed and accepted samples will become standard of workmanship and material against which installed Work will be verified.

07 84 00 - FIRE STOPPING

Performance Requirements
1. Provide firestopping composed of components that are compatible with each other, the substrates forming openings, and the items, if any, penetrating the firestopping under conditions of service and application, as demonstrated by the firestopping manufacturer based on testing and field experience.
2. Provide components for each firestopping system that are needed to install fill material. Use only components specified by the firestopping manufacturer and approved by the qualified testing agency for the designated fire-resistance-rated systems.
3. Firestopping Materials are either "cast-in-place" (integral with concrete placement) or "post installed." Provide cast-in-place firestop devices prior to concrete placement.
4. Provide a round fire-rated cable management device whenever cables penetrate fire rated walls, where frequent cable changes and additions may occur. The fire-rated cable management device shall consist of a corrugated steel tube with zinc coating, contain and inner plastic housing, intumescent material rings, and inner fabric smoke seal membrane. The length of the sleeve shall be 12.4 inches. The fire-rated cable management device shall contain intumescent firestop wrap strip materials sufficient to maintain the hourly rating of the barrier being penetrated. The fire-rated cable management device shall contain a smoke seal fabric membrane or intumescent firestop plugs sufficient to achieve the L-Rating requirements of the barrier type. Install device per the manufacturer's published installation instructions.
5. Penetrations in Fire Resistance Rated Walls and Floors: Provide firestopping with ratings determined in accordance with CAN/ULC-S115-18.
    1. F-Rating: Not less than the fire-resistance rating of the wall/floor construction being penetrated.
    2. For combustible pipes, ensure there are no hubs or fittings at the surface of each side of the wall or underside of floor/ceiling. Ensure adequate space is provided to install a firestop collar. All floor pipe penetrations to be at a 90 degree angle to the floor.
6. Joints where a fire separation abuts another fire separation, a floor, a ceiling, or a roof shall have an FT rating not less than the fire-resistance rating of the abutting fire separation when subjected to the fire test method in CAN/ULC-S115 18.
    1. For all top and bottom of wall firestopping at rated steel stud assemblies, provide a preformed firestop device that does not require additional insulation to achieve T rating.
    2. Firestop Top Track Seal: For metal stud partitions installed on flat concrete slab use one-piece, pre-formed, polyurethane foam based, firestop seal for use with standard head-joint top tracks, and slip-type head joints in fire-rated construction at top of partition to maintain continuity of the fire-resistance-rated assembly indicated. Provide in width and configuration required to accommodate depth and installation of studs and designed to saddle-over the top track. No substitutions allowed.
    3. Firestop Bottom Track Seal: For metal stud partitions installed on flat concrete slab use one-piece, pre-formed, Cross-linked polyethylene foam, firestop seal for use with standard bottom-joint tracks in fire-rated construction at bottom of partition to maintain continuity of the fire-resistance-rated assembly indicated. Provide in width and configuration required to accommodate depth and installation of gypsum and designed to sit below the gypsum board. No substitutions allowed.
7. Penetrations in Horizontal Assemblies: Provide firestopping with ratings determined in accordance with CAN/ULC-S115-18.
    1. F-Rating: Minimum of 1-hour rating, but not less than the fire-resistance rating of the floor construction being penetrated.
8. Penetrations in Smoke Barriers: Provide firestopping with ratings determined in accordance with UL 1479 or ASTM E 814.
    1. L-Rating: Not exceeding 5.0 cfm/sq. ft. of penetration opening or linear feet of joint opening at both ambient and elevated temperatures.
9. Joints at Exterior Curtain Wall / Floor Intersections: Provide a firestop system with a F-Rating as determined by ASTM E 2307 which is equal to the fire-resistance rating of the floor:
    1. Preformed polyurethane foam-based material shall be the preferred method for use as part of a perimeter fire barrier system between fire resistance rated floors and exterior wall assemblies. Use tested systems HI/BPF 120-18, HI/BPF 120-19 issued by Intertek Laboratories.
10. For edge of slab conditions with a full height vision glass, or for conditions which do not contain an insulated spandrel at the floor line, only tested system HI/BPF 120-10 issued by Intertek Laboratories shall be used. If the tested system does not meet the project conditions, an engineering judgment derived from HI/BPF 120-10 shall be submitted to local authorities having jurisdiction for their review and approval prior to installation. Mold Resistance: Provide penetration firestopping with mold and mildew resistance rating of 0 as determined by ASTM G21.
11. Rain and water resistance: provide perimeter joint sealant tested in accordance with ASTM D 6904 with less than 1 hour tack free time as tested in accordance with ASTM C 679.
12. T-Rating: when penetrant is located outside of a wall cavity, minimum of 1-hour rating, but not less than the fire-resistance rating of the floor construction being penetrated.
13. T-ratings can be achieved by utilizing a Low Bio Persistent Endothermic Mat incorporating foil scrim on both sides
14. For combustible pipe penetrations through a Fire Separation provide a firestop system with a "F" Rating as determined by ULC or cUL which is equal to the fire resistance rating of the construction being penetrated and 50Pa pressure differential testing.
15. Penetrations in firewall or a horizontal fire separation above a garage: Provide firestopping with ratings determined in accordance with CAN/ULC-S115 18. provide a firestop system with a "FT" Rating as determined by cUL which is equal to the fire resistance rating of the construction being penetrated.
16. Penetrations by polypropylene pipes through any fire separation required to have a fire resistance rating shall be protected by a firestop system with an "FT" rating.
17. Provide Putty Pads at all outlet membrane penetrations in gypsum rated assemblies.

07 84 00 - FIRE STOPPING - continued

Acceptable Manufacturers
1. Subject to compliance through penetration firestop systems and joint systems listed in the U.L.C. Fire Resistance Directory - Volume III or UL Products Certified for Canada (cUL) Directory, provide products of the following manufacturers as identified below:
2. Basis of Design:
    1. Hilti (Canada) Corporation,
        1-800-363-4458

Materials:
1. Use only firestop products that have been ULC or cUL tested for specific fire-rated construction conditions conforming to construction assembly type, penetrating item type, annular space requirements, and fire-rating involved for each separate instance.
2. Approved firestop product assemblies to include all materials, sealants, foams, mineral wool and other devices, which are purpose-made for all firestop conditions, including but not limited to:
    1. Cable penetrations (all types)
    2. Pipe penetrations (all types)
    3. Ductwork penetrations (all types)
    4. Combustible material penetrations (all types)
    5. Construction joints (all types)
    6. Metal deck profile closures
    7. Structurally separated walls and floor assemblies
    8. Electrical box enclosures
3. Provide a firestop system with an Assembly Rating as determined by UL 2079 which is equal to the time rating of construction joint assembly.

Acceptable Firestop Contractors:
When firestop devices are not being used, the work is to be installed by an approved firestop contractor:
1. **National Firestop Ltd.**
   405 Gunn Road, PO Box 16, Grp 514 RR5
   Winnipeg, Mb. R2C 2Z2
   Ph. 204-777-0100
2. **Total Firestop Systems Ltd.**
   Box 464
   Stony Mountain, Mb., R0C 3A0
   Ph. 204-344-5696
3. **Secure Firestop**
   B-580 Dobbie Avenue
   Winnipeg, Mb., R2K 1G4
   Ph. 204-667-8859
4. **Western Industrial Services Ltd.**
   300 Dawson Road North
   Winnipeg, Mb., R2J 0S7
   Ph. 204-956-9475
5. **Penta Protective Coatings**
   39 Merit Crescent
   West St. Paul, Mb., R2P 2W5
   Ph. 204-992-2603
6. **Eco-Lok Protective Coatings**
   208-279 Garry Street
   Winnipeg, Mb., R3C 1H9
   (204) 515-5835
7. **Gunnlaugson Spray-On**
   3180 Wilkes Ave,
   Winnipeg, MB R3S 1A7
   (204) 895-1207

09 21 16 GYPSUM BOARD ASSEMBLIES & STEEL STUD FRAMING

Materials:
1. Gypsum Board:
    1. Standard board: to ASTM C1396/C1396M standard and Type X, thickness as indicated maximum practical length, ends square cut, edges beveled.
    2. Glass mat water-resistant gypsum backing board: to ASTM C1178/C1178M, thickness as indicated, maximum practical length. Moisture resistant, treated core, mould resistance rating 10 to ASTM D3273
    3. Glass mat gypsum substrate sheathing: to ASTM C1177/C1177M, thickness as indicated, maximum practical length.
2. Accessories:
    1. Metal furring runners, hangers, tie wires, inserts, anchors: to CSA S136-12.
    2. Drywall furring channels: 0.5 mm core thickness galvanized steel channels for screw attachment of gypsum board.
    3. Resilient clips / drywall furring: 0.5 mm base steel thickness galvanized steel for resilient attachment of gypsum board.
    4. Nails: to ASTM C514.
    5. Steel drill screws: to ASTM C1002.
    6. Stud adhesive: to CAN/CGSB-71.25
    7. Laminating compound: as recommended by manufacturer, asbestos-free.
    8. Casing beads, corner beads, control joints and edge trim: to ASTM C1047, zinc-coated by electrolytic process 0.5 mm base thickness, perforated flanges, one piece length per location.
    9. Shadow mould: 35 mm high, snap-on trim, of extruded PVC plastic 0.6 mm base steel thickness galvanized sheet pre-finished in satin enamel, white color.
    10. Polyethylene: to CAN/CGSB-51.34, Type 2
    11. Joint compound: to ASTM C475, asbestos-free.
    12. Acoustic Insulation: Refer to Section 07 21 16 – Blanket Insulation.
    13. Laminating Compound: as recommended by manufacturer, asbestos free.
    14. Insulating Strip: rubberized, moisture resistant, 3mm thick closed cell neoprene strip, 12 mm wide, with self-sticking permanent adhesive on one-face, lengths as required.
    15. Preformed Control Joint: Extruded vinyl V-shape joint with perforated flanges, and tear-off center protection strip.

Finishes:
1. Texture finish: Asbestos-free standard white texture coating and primer-sealer, recommended by gypsum board manufacturer.

Steel Stud Materials:
1. Studs: ASTM A653/A653M, non-load bearing rolled steel, channel shaped, punched for utility access, as indicated on Drawings.
    1. Thickness (Interior): 0.53 mm (25 gauge) unless otherwise noted.
2. Tracks and Headers: Same material and thickness as studs, bent leg retainer notched to receive studs.
    1. Compression Track: Supply electrogalvanized 0.9mm (20ga) nominal core thickness steel track with minimum 50mm (2 inch) deep slotted leg and sufficient width to accommodate deflection movement in structure with compressing wall studs.
3. Ceiling Runners: Interior Steel Studs and Furring of the Association of Wall and Ceiling Contractors (A.W.C.C) Specifications Standards Manual with extended leg retainer.
    1. 20 ga. 0.88mm (0.035 inch), as detailed with leg length to allow for 50mm (2 inch) movement.
4. Furring and Bracing Members: Of same materials as studs; thickness to suit purpose.
    1. 0.5mm (25 ga.) core thickness.
    2. 22 x 65mm (7/8 inch x 2 -1/2 inch) hat section, galvanized.
5. Fasteners: ASTMc C1002, self tapping screws. Where attachment of steel tracks penetrates wood structure, use wood screws only.
    1. Non-load bearing channel stud framing: to ASTM 645-76. "Non-load Bearing Steel Studs, runners (Track), and Rigid Furring Channels for Screws."
    2. Screws for the application to steel studs, runners and furring channels: to ASTM C646-78a "Steel Drill Screws for the Application of Gypsum Sheet Material to Light Gauge Steel Studs."
    3. Screw penetration beyond joined materials shall not be less than 3 exposed threads.
    4. Thread types and drilling capability shall confirm to the manufactures' recommendations.
    5. Screws covered by sheathing materials shall have low profile heads.
6. Acoustical Insulating Tape: Interior Steel Studs and Furring of the Association for Wall and Ceiling Contractors (A.W.C.C) Specification Standards Manual.
7. Bracing:cross bracing 25mm (1 inch) x 16 ga. galvanized metal strapping for diagonal bracing.
8. Sill Gasket: Neoprene purpose made closed-cell sill gasket to be installed under base track of exterior steel studs.
9. Touch-Up Primer for Galvanized Surfaces: CAN/CGSB-1.181.

09 90 00 PAINTING

Materials:
1. Paint materials listed in the MPI Approved Products List (APL) are acceptable for use on this project.
2. Paint materials for paint systems shall be products of a single manufacturer.
3. Other materials such as linseed oil, shellac, turpentine: highest quality product of an MPI listed manufacturer, compatible with paint materials being used.
4. Lead and mercury-free, low or no VOC content where possible.
5. Where required, paints and coatings shall meet flame spread and smoke developed ratings designated by local COD requirements or authorities having jurisdiction.

Colours:
1. Schedule:
    1. **PNT-1**: Benjamin Moore OC-17, White Dove
2. Acceptable Manufacturers:
    1. Benjamin Moore
    2. Sherwin Williams
    3. Dulux
    4. Pratt & Lambert
    5. General Paint, or approved other.
3. All paint to be G-3 (eggshell)
4. Second coat in a three-coat system to be tinted slightly lighter colour than top coat to show visible difference between coats.
5. Paint access doors, prime coated hardware, registers, radiators and covers, exposed piping and electrical panels to match adjacent surfaces, including colour, texture and sheen unless note or where pre-finished.
6. Back-prime, and paint plywood service panels including edges flat grey or to match surrounding wall as directed.
7. Paint inside of duct work behind louvres, grilles and diffusers a minimum of 460mm or beyond sight line, whichever is greater, using flat black non-reflecting paint.
8. Where specific products are available in a restricted range of colours, selection will be based on the limited range.

Mixing and Tinting:
1. Perform colour tinting operations prior to delivery of paint to site. On-site tinting of painting materials is allowed only with Consultant 's written permission.
2. Paste, powder or catalyzed paint mixes shall be mixed in strict accordance with manufacturer's written instructions.
3. Where thinner is used, addition shall not exceed paint manufacturer's recommendations. Do not use kerosene or any such organic solvents to thin water-based paints.
4. Re-mix paint in containers prior to and during application to ensure break-up of lumps, complete dispersion of settled pigment, and colour and gloss uniformity.
5. Thin paint for spraying according in strict accordance with paint manufacturer's instructions. If directions are not on container, obtain instructions in writing from manufacturer and provide copy of instructions to Owner.

Gloss/Sheen Ratings
1. Paint gloss shall be defined as the sheen rating of applied paint, in accordance with the following values:

Gloss Level Category	Units @ 60°	Units @ 85°
G3 - eggshell finish	10 to 25	10 to 35

2. Gloss level ratings of painted surfaces shall be as specified herein.
3. Repainting and patchwork: gloss level of patchwork to match existing surfaces as closely as possible.

No.	Date	Description of Revision
	2026-04-08	Submitted for 99% Coordination

The contractor shall check all dimensions and other data from the job and report any discrepancies to the architect before proceeding. This drawing and the information on it, is proprietary and confidential. Reproduction of any sort is prohibited without written approval from MMP Architects Inc.

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PROJECT TITLE
GAS STATION ARTS CENTRE - PHASE II

445 River Avenue, Winnipeg, MB

DRAWING TITLE
SPECIFICATIONS

DATE (YYYY-MM-DD)	2026-04-08
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DRAWN BY	TH
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