

CONCEPT RENDERING: SUBJECT TO CHANGE

PARK MANOR CARE ADDITION

716 KILDARE AVENUE EAST WINNIPEG, MB

PROJECT TEAM:

LM ARCHITECTURAL GROUP | ENVIRONMENTAL SPACE PLANNING
ARCHITECT | PRIME CONSULTANT

CROSIER KILGOUR
STRUCTURAL ENGINEER

SMS ENGINEERING LTD.
MECHANICAL ENGINEER

SMS ENGINEERING LTD.
ELECTRICAL ENGINEER

HTFC PLANNING & DESIGN
LANDSCAPE ARCHITECT

JR COUSIN CONSULTANTS LTD.
CIVIL ENGINEER

BURNSTAD CONSULTING LTD.
FOOD & LAUNDRY SERVICES CONSULTANT

DRAWING LIST

COVER SHEET
TOPOGRAPHICAL SURVEY

CIVIL

- C0.0 DRAWING LEGEND, ABBREVIATIONS AND LOCATION PLAN
- C1.0 SITE SERVICING PLAN
- C1.1 SITE GRADING PLAN
- C1.2 DRAINAGE DETAILS
- C2.0 DETAILS

LANDSCAPE

- L1.0 DEMOLITION PLAN
- L1.1 LAYOUT AND MATERIALS PLAN
- L1.2 PLANTING PLAN
- L2.1 DETAILS 1 - SURFACES AND SITE FEATURES
- L2.2 DETAILS 2 - FENCES AND ENCLOSURES
- L3.0 GENERAL NOTES
- L3.1 PLANTING DETAILS
- L3.2 SOUTH ENTRANCE PLAN AND DETAIL

ARCHITECTURAL

- A0.1 BUILDING LOCATION PLAN
- A0.2 BASEMENT CONFIGURATION FLOOR KEY AND LIFE SAFETY PLAN
- A0.3 MAIN FLOOR KEY AND LIFE SAFETY PLAN
- A0.4 UPPER FLOORS KEY AND LIFE SAFETY PLAN
- A1.0 BASEMENT CONFIGURATION DEMOLITION PLAN
- A1.1 MAIN FLOOR DEMOLITION PLAN
- A1.2 SECOND FLOOR PLAN/ROOF DEMOLITION PLAN
- A2.0PB BASEMENT CONFIGURATION PLAN - PARTS A & B
- A2.0CD BASEMENT CONFIGURATION PLAN - PARTS C & D
- A2.1PB MAIN FLOOR PLAN - PARTS A & B
- A2.1CD MAIN FLOOR PLAN - PARTS C & D
- A2.2PB TWO UPPER FLOOR PLAN (SECOND & THIRD) - PARTS A & B
- A2.2CD TWO UPPER FLOOR PLAN - PARTS C & D
- A2.3 ROOF PLAN
- A2.0RB BASEMENT CONFIGURATION REFLECTED CEILING PLAN - PARTS A & B
- A2.0CD BASEMENT CONFIGURATION REFLECTED CEILING PLAN - PARTS C & D
- A2.1RB MAIN FLOOR REFLECTED CEILING PLAN - PARTS A & B
- A2.1CD MAIN FLOOR REFLECTED CEILING PLAN - PARTS C & D
- A2.2RB TWO UPPER FLOOR REFLECTED CEILING PLAN (SECOND & THIRD) - PARTS A & B
- A2.2CD TWO UPPER FLOOR REFLECTED CEILING PLAN (SECOND & THIRD) - PARTS C & D
- A3.0 EXISTING FLOORS AS A RENOVATION REFLECTED CEILING PLANS - PART D
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS & FRAME TYPES
- A4.3 BUILDING SECTIONS
- A4.4 BUILDING SECTIONS
- A4.5 BUILDING SECTIONS
- A5.1 WALL SECTIONS
- A3.0.0 BASEMENT
- A3.0.1 BASEMENT + TUNNEL - LINK TO EXISTING
- A3.0.2 BASEMENT + TUNNEL - LINK TO EXISTING
- A3.1.0 MAIN FLOOR + NORTH
- A3.1.1 MAIN FLOOR + CENTRAL
- A3.1.2 MAIN FLOOR + SOUTH
- A3.1.3 MAIN FLOOR + CONCOURSE - LINK TO EXISTING
- A3.2.0 SECOND, THIRD & FOURTH FLOOR PLAN
- A3.2.1 SECOND, THIRD & FOURTH FLOOR PLAN - RESIDENT HOUSEHOLD S
- A3.2.2 SECOND, THIRD & FOURTH FLOOR PLAN - RESIDENT HOUSEHOLD SUPPORT FUNCTIONS
- A3.3.0 FOURTH FLOOR PLAN - RESIDENTIAL HOUSEHOLDS
- A3.3.1 FOURTH FLOOR PLAN - RESIDENT HOUSEHOLDS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS

FOOD SERVICES

- FS1.0 KITCHEN EQUIPMENT FIXTURE PLAN
- FS1.1 SERVERY EQUIPMENT FIXTURE PLAN
- FS1.2 LAUNDRY EQUIPMENT FIXTURE PLAN
- FS1.3 FOOD SERVICE EQUIPMENT FIXTURE SCHEDULE

STRUCTURAL

- S0.1 GENERAL NOTES
- S0.2 TYPICAL DETAILS
- S0.3 TYPICAL DETAILS
- S1.4 SCHEDULES
- S2.0 BASEMENT FLOOR PLAN - PART A & B
- S2.1 BASEMENT FLOOR PLAN - PART C & D
- S2.2 UPPER FLOOR PLAN - COMPLIANCE BASEMENT FAN (S) PLAN - PART A & B
- S2.3 UPPER FLOOR PLAN - COMPLIANCE BASEMENT FAN (S) PLAN - PART C & D
- S3.0 MAIN FLOOR FRAMING PLAN - PART A & B
- S3.1 MAIN FLOOR FRAMING PLAN - PART C & D
- S3.2 CONCRETE FLOOR PLAN - BASEMENT
- S3.3 SECOND FLOOR FRAMING PLAN - PART A & B
- S3.4 THIRD FLOOR FRAMING PLAN - PART A & B
- S3.5 FOURTH FLOOR FRAMING PLAN - PART A & B
- S3.6 ROOF FRAMING PLAN - PART A & B
- S4.1 SECTIONS

MECHANICAL

- M0.1 DRAWING LIST AND SYMBOL LEGEND
- M0.2 MECHANICAL LEGEND
- M1.0A BASEMENT DEMOLITION PLAN PART A - PLUMBING
- M1.0B BASEMENT DEMOLITION PLAN PART B - PLUMBING
- M1.0C BASEMENT DEMOLITION PLAN PART C - DEMOLITION
- M1.0D BASEMENT DEMOLITION PLAN PART D - DEMOLITION
- M1.1A MAIN FLOOR DEMOLITION PLAN PART A - PLUMBING
- M1.1B MAIN FLOOR DEMOLITION PLAN PART B - PLUMBING
- M1.1C MAIN FLOOR DEMOLITION PLAN PART C - MECHANICAL
- M1.1D MAIN FLOOR DEMOLITION PLAN PART D - DEMOLITION
- M1.2A MAIN FLOOR DEMOLITION PLAN PART A - VENTILATION
- M1.2B MAIN FLOOR DEMOLITION PLAN PART B - VENTILATION
- M1.2C MAIN FLOOR DEMOLITION PLAN PART C - VENTILATION
- M1.2D ROOF DEMOLITION PLAN PART C - MECHANICAL
- M1.2E ROOF DEMOLITION PLAN PART D - MECHANICAL
- M2.0A BASEMENT PLAN PART A - PLUMBING
- M2.0B BASEMENT PLAN PART B - PLUMBING
- M2.0C BASEMENT PLAN PART C - PLUMBING
- M2.0D BASEMENT PLAN PART D - PLUMBING
- M2.1A MAIN FLOOR PLAN PART A - PLUMBING
- M2.1B MAIN FLOOR PLAN PART B - PLUMBING
- M2.1C MAIN FLOOR PLAN PART C - PLUMBING
- M2.1D MAIN FLOOR PLAN PART D - PLUMBING
- M2.2A SECOND FLOOR PLAN PART A - PLUMBING
- M2.2B SECOND FLOOR PLAN PART B - PLUMBING
- M2.2C SECOND FLOOR PLAN PART C - PLUMBING
- M2.2D SECOND FLOOR PLAN PART D - PLUMBING
- M2.3A THIRD FLOOR PLAN PART A - PLUMBING
- M2.3B THIRD FLOOR PLAN PART B - PLUMBING
- M2.3C THIRD FLOOR PLAN PART C - PLUMBING
- M2.3D THIRD FLOOR PLAN PART D - PLUMBING
- M2.4A FOURTH FLOOR PLAN PART A - PLUMBING
- M2.4B FOURTH FLOOR PLAN PART B - PLUMBING
- M2.4C FOURTH FLOOR PLAN PART C - PLUMBING
- M2.4D FOURTH FLOOR PLAN PART D - PLUMBING
- M2.5A ROOF PLAN PART A - PLUMBING
- M2.5B ROOF PLAN PART B - PLUMBING
- M2.5C ROOF PLAN PART C - PLUMBING
- M2.5D ROOF PLAN PART D - PLUMBING
- M3.0 SCHEMATICS - PLUMBING
- M4.0A BASEMENT PLAN PART A - FIRE PROTECTION
- M4.0B BASEMENT PLAN PART B - FIRE PROTECTION
- M4.0C BASEMENT PLAN PART C - FIRE PROTECTION
- M4.0D BASEMENT PLAN PART D - FIRE PROTECTION
- M4.1A MAIN PLAN PART A - FIRE PROTECTION
- M4.1B MAIN PLAN PART B - FIRE PROTECTION
- M4.1C MAIN PLAN PART C - FIRE PROTECTION
- M4.1D MAIN PLAN PART D - FIRE PROTECTION
- M4.2A SECOND PLAN PART A - FIRE PROTECTION
- M4.2B SECOND PLAN PART B - FIRE PROTECTION
- M4.2C SECOND PLAN PART C - FIRE PROTECTION
- M4.2D SECOND PLAN PART D - FIRE PROTECTION
- M4.3A THIRD PLAN PART A - FIRE PROTECTION
- M4.3B THIRD PLAN PART B - FIRE PROTECTION
- M4.3C THIRD PLAN PART C - FIRE PROTECTION
- M4.3D THIRD PLAN PART D - FIRE PROTECTION
- M4.4A FOURTH PLAN PART A - FIRE PROTECTION
- M4.4B FOURTH PLAN PART B - FIRE PROTECTION
- M4.4C FOURTH PLAN PART C - FIRE PROTECTION
- M4.4D FOURTH PLAN PART D - FIRE PROTECTION
- M4.5 SCHEMATICS - FIRE PROTECTION SCHEMATICS
- M5.0A BASEMENT PLAN PART A - VENTILATION
- M5.0B BASEMENT PLAN PART B - VENTILATION
- M5.0C BASEMENT PLAN PART C - VENTILATION
- M5.0D BASEMENT PLAN PART D - VENTILATION
- M5.1A MAIN PLAN PART A - VENTILATION
- M5.1B MAIN PLAN PART B - VENTILATION
- M5.1C MAIN PLAN PART C - VENTILATION
- M5.1D MAIN PLAN PART D - VENTILATION
- M5.2A SECOND PLAN PART A - VENTILATION
- M5.2B SECOND PLAN PART B - VENTILATION
- M5.2C SECOND PLAN PART C - VENTILATION
- M5.2D SECOND PLAN PART D - VENTILATION
- M5.3A THIRD PLAN PART A - VENTILATION
- M5.3B THIRD PLAN PART B - VENTILATION
- M5.3C THIRD PLAN PART C - VENTILATION
- M5.3D THIRD PLAN PART D - VENTILATION
- M5.4A FOURTH PLAN PART A - VENTILATION
- M5.4B FOURTH PLAN PART B - VENTILATION
- M5.4C FOURTH PLAN PART C - VENTILATION
- M5.4D FOURTH PLAN PART D - VENTILATION
- M5.5A ROOF PLAN PART A - VENTILATION
- M5.5B ROOF PLAN PART B - VENTILATION
- M5.5C ROOF PLAN PART C - VENTILATION
- M5.5D ROOF PLAN PART D - VENTILATION
- M6.0 SCHEMATICS - VENTILATION
- M7.0A BASEMENT PLAN PART A - HYDRONICS
- M7.0B BASEMENT PLAN PART B - HYDRONICS
- M7.0C BASEMENT PLAN PART C - HYDRONICS
- M7.0D BASEMENT PLAN PART D - HYDRONICS
- M7.1A MAIN PLAN PART A - HYDRONICS
- M7.1B MAIN PLAN PART B - HYDRONICS
- M7.1C MAIN PLAN PART C - HYDRONICS
- M7.1D MAIN PLAN PART D - HYDRONICS
- M7.2A SECOND PLAN PART A - HYDRONICS
- M7.2B SECOND PLAN PART B - HYDRONICS
- M7.2C SECOND PLAN PART C - HYDRONICS
- M7.2D SECOND PLAN PART D - HYDRONICS
- M7.3A THIRD PLAN PART A - HYDRONICS
- M7.3B THIRD PLAN PART B - HYDRONICS
- M7.3C THIRD PLAN PART C - HYDRONICS
- M7.3D THIRD PLAN PART D - HYDRONICS
- M7.4A FOURTH PLAN PART A - HYDRONICS
- M7.4B FOURTH PLAN PART B - HYDRONICS
- M7.4C FOURTH PLAN PART C - HYDRONICS
- M7.4D FOURTH PLAN PART D - HYDRONICS
- M7.5 SCHEMATICS - HYDRONICS
- M8.1 MECHANICAL SCHEDULES
- M8.2 MECHANICAL SCHEDULES

ELECTRICAL

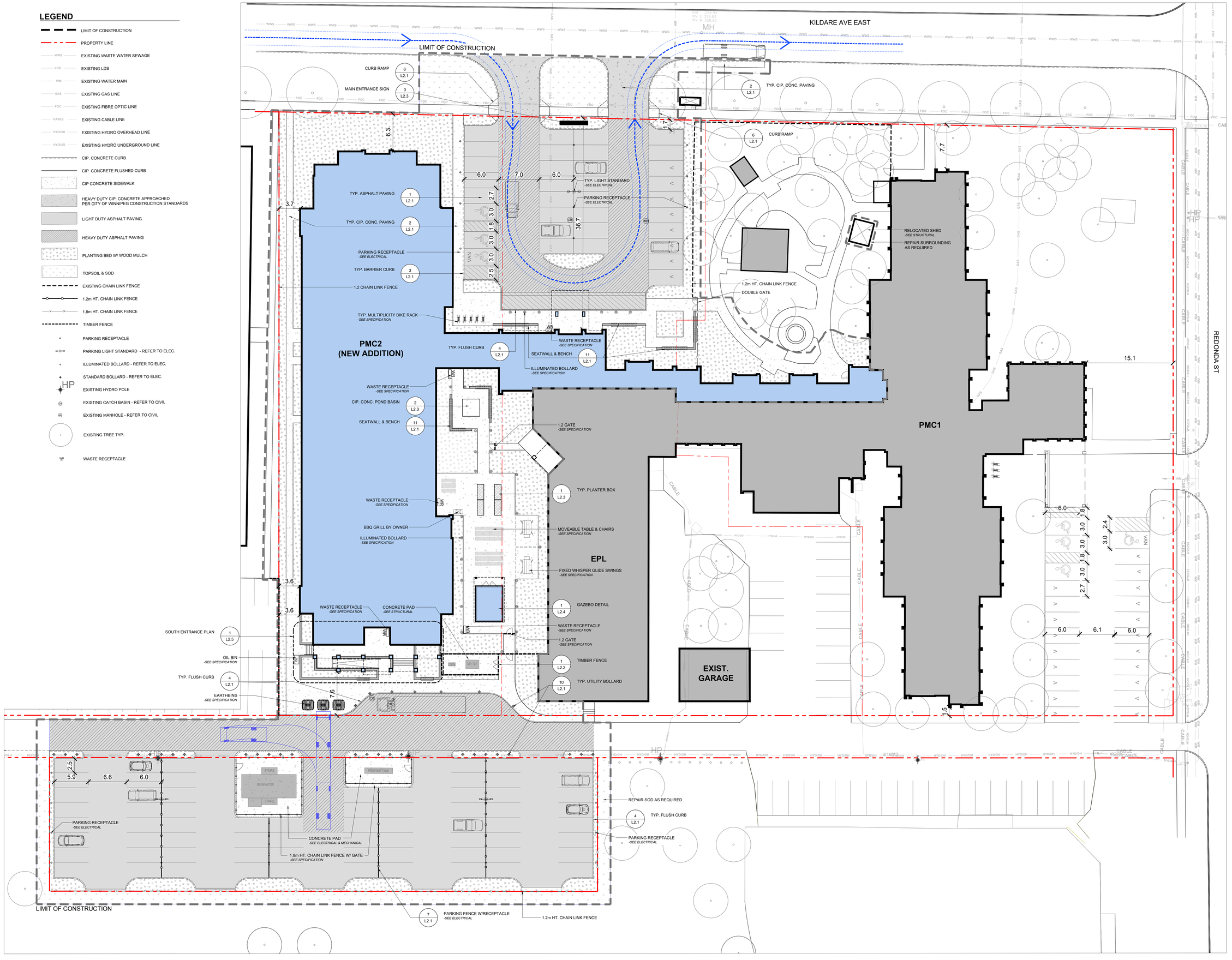
- E0.0 DRAWING LIST, SYMBOL LEGEND AND GENERAL NOTES
- E1.0A1 SITE PLAN + ELECTRICAL + DEMOLITION
- E1.0D1 SITE PLAN + ELECTRICAL + NEW CONSTRUCTION
- E2.0A1 BASEMENT LOWER FLOOR PLAN - LIGHTING + DEMOLITION
- E2.0D1 BASEMENT LOWER FLOOR PLAN - POWER AND SYSTEMS + DEMOLITION
- E2.0A2 MAIN FLOOR PLAN - LIGHTING + DEMOLITION
- E2.0D2 MAIN FLOOR PLAN - POWER AND SYSTEMS + DEMOLITION
- E2.1A1 BASEMENT LOWER FLOOR PLAN - ELECTRICAL BOILER ROOM + NEW CONSTRUCTION
- E2.1D1 MAIN FLOOR PLAN - ELECTRICAL ROOMS + NEW CONSTRUCTION
- E2.2A1/E2.2A2 BASEMENT LOWER FLOOR PLAN - LIGHTING + NEW CONSTRUCTION
- E2.2D1/E2.2D2 MAIN FLOOR PLAN - PARTS C & D + LIGHTING + NEW CONSTRUCTION
- E2.2A3/E2.2A4 THIRD FLOOR PLAN - PARTS A & B + LIGHTING + NEW CONSTRUCTION
- E2.2A3/E2.2A4 FOURTH FLOOR PLAN - PARTS A & B + LIGHTING + NEW CONSTRUCTION
- E2.3A1 BASEMENT LOWER FLOOR PLAN - POWER AND VOICE DATA + NEW CONSTRUCTION
- E2.3D1/E2.3D2 MAIN FLOOR PLAN - PARTS C & D + POWER AND VOICE DATA + NEW CONSTRUCTION
- E2.3A3/E2.3A4 SECOND FLOOR PLAN - PARTS A & B + POWER AND VOICE DATA + NEW CONSTRUCTION
- E2.3A3/E2.3A4 THIRD FLOOR PLAN - PARTS A & B + POWER AND VOICE DATA + NEW CONSTRUCTION
- E2.3A3/E2.3A4 FOURTH FLOOR PLAN - PARTS A & B + POWER AND VOICE DATA + NEW CONSTRUCTION
- E2.4D1/2 ROOF PLAN + ELECTRICAL + NEW CONSTRUCTION
- E2.5A1 BASEMENT LOWER FLOOR PLAN + SYSTEMS + NEW CONSTRUCTION
- E2.5D1/E2.5D2 MAIN FLOOR PLAN - PARTS C & D + SYSTEMS + NEW CONSTRUCTION
- E2.5A3/E2.5A4 SECOND FLOOR PLAN - PARTS A & B + SYSTEMS + NEW CONSTRUCTION
- E2.5A3/E2.5A4 THIRD FLOOR PLAN - PARTS A & B + SYSTEMS + NEW CONSTRUCTION
- E2.5A3/E2.5A4 FOURTH FLOOR PLAN - PARTS A & B + SYSTEMS + NEW CONSTRUCTION
- E2.6A1 BASEMENT LOWER FLOOR PLAN + FIRE ALARM + NEW CONSTRUCTION
- E2.6D1/E2.6D2 MAIN FLOOR PLAN - PARTS C & D + FIRE ALARM + NEW CONSTRUCTION
- E2.6A3/E2.6A4 THIRD FLOOR PLAN - PARTS C & D + FIRE ALARM + NEW CONSTRUCTION
- E2.6A3/E2.6A4 SECOND FLOOR PLAN - PARTS A & B + FIRE ALARM + NEW CONSTRUCTION
- E2.6A3/E2.6A4 THIRD FLOOR PLAN - PARTS A & B + FIRE ALARM + NEW CONSTRUCTION
- E2.6A3/E2.6A4 FOURTH FLOOR PLAN - PARTS A & B + FIRE ALARM + NEW CONSTRUCTION
- E3.0A1 LARGE SCALE PLANS
- E3.0D1 LARGE SCALE KITCHEN, SERVERY AND DETAILS - ELECTRICAL
- E3.0A2 LARGE SCALE LAUNDRY AREA + ELECTRICAL
- E4.0A1 ELECTRICAL DETAILS
- E5.0A1 ELECTRICAL RISERS
- E5.0D1 TYPICAL PANEL CHARTS
- E7.0A1 ELECTRICAL SCHEDULES
- E7.0D2 ELECTRICAL SCHEDULES
- E7.0A2 FIRE ALARM SCHEDULES
- E7.0A3 OPTICAL INTERFACE DIAGRAM
- E7.0A4 EMERGENCY POWER SINGLE LINE DIAGRAM

ISSUED FOR DD PRICING 2026.06.17

LM-ESP COMM. NO. 2519 - PARK MANOR CARE ADDITION - 716 KILDARE AVENUE EAST WINNIPEG, MB

LEGEND

- LIMIT OF CONSTRUCTION
- PROPERTY LINE
- EXISTING WASTE WATER SEWAGE
- EXISTING LDS
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING FIBRE OPTIC LINE
- EXISTING CABLE LINE
- EXISTING HYDRO OVERHEAD LINE
- EXISTING HYDRO UNDERGROUND LINE
- CIP. CONCRETE CURB
- CIP. CONCRETE FLUSHED CURB
- CIP CONCRETE SIDEWALK
- HEAVY DUTY CIP. CONCRETE APPROACHED PER CITY OF WINNIPEG CONSTRUCTION STANDARDS
- LIGHT DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- PLANTING BED W/ WOOD MULCH
- TOPSOIL & SOD
- EXISTING CHAIN LINK FENCE
- 1.2m HT. CHAIN LINK FENCE
- 1.8m HT. CHAIN LINK FENCE
- TIMBER FENCE
- PARKING RECEPTACLE
- PARKING LIGHT STANDARD - REFER TO ELEC.
- ILLUMINATED BOLLARD - REFER TO ELEC.
- STANDARD BOLLARD - REFER TO ELEC.
- HP — EXISTING HYDRO POLE
- CB — EXISTING CATCH BASIN - REFER TO CIVIL
- MH — EXISTING MANHOLE - REFER TO CIVIL
- EXISTING TREE TYP.
- WR — WASTE RECEPTACLE



1 L1.1 MATERIALS & LAYOUT PLAN
SCALE: 1:200

GENERAL NOTES:

1. THIS DRAWING MUST NOT BE SCALED.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

3. VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

4. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECT, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECT.

MATERIALS & LAYOUT NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.

3.REFER TO SPECIFICATIONS FOR DETAILED MATERIAL DESCRIPTIONS.

4. ANY AREA DISTURBED BY CONSTRUCTION NOT SHOWN ON THE DRAWINGS MUST BE RETURNED TO ORIGINAL CONDITION.

5. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.

6. LAYOUT PLANS WILL BE AVAILABLE IN DWG & DXF FORMAT FOR GPS LAYOUT. CONTRACTOR MUST USE GPS LAYOUT. DIMENSIONS ON DRAWINGS ARE SHOW FOR VERIFICATION ONLY. REPORT ANY ON SITE DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

7. STAKE OUT DESIGN AND CONFIRM LAYOUT WITH LANDSCAPE ARCHITECT & CIVIL ENGINEER ON SITE PRIOR TO ROUGH GRADING.

8. PROVIDE TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

No.	Date	Issue / Revision	By
03	2026-08-20	ISSUED FOR VARIANCE APPLICATION	KL
02	2026-06-17	ISSUED FOR DD PRICING	KL
01	2026-06-03	ISSUED FOR DESIGN DEVELOPMENT	KL

Drawn By: KL
Printing Date:

PRELIMINARY
NOT FOR CONSTRUCTION

HTFC PLANNING & DESIGN
500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 9907 WEB htfc.mb.ca

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The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to the architects for adjustment.

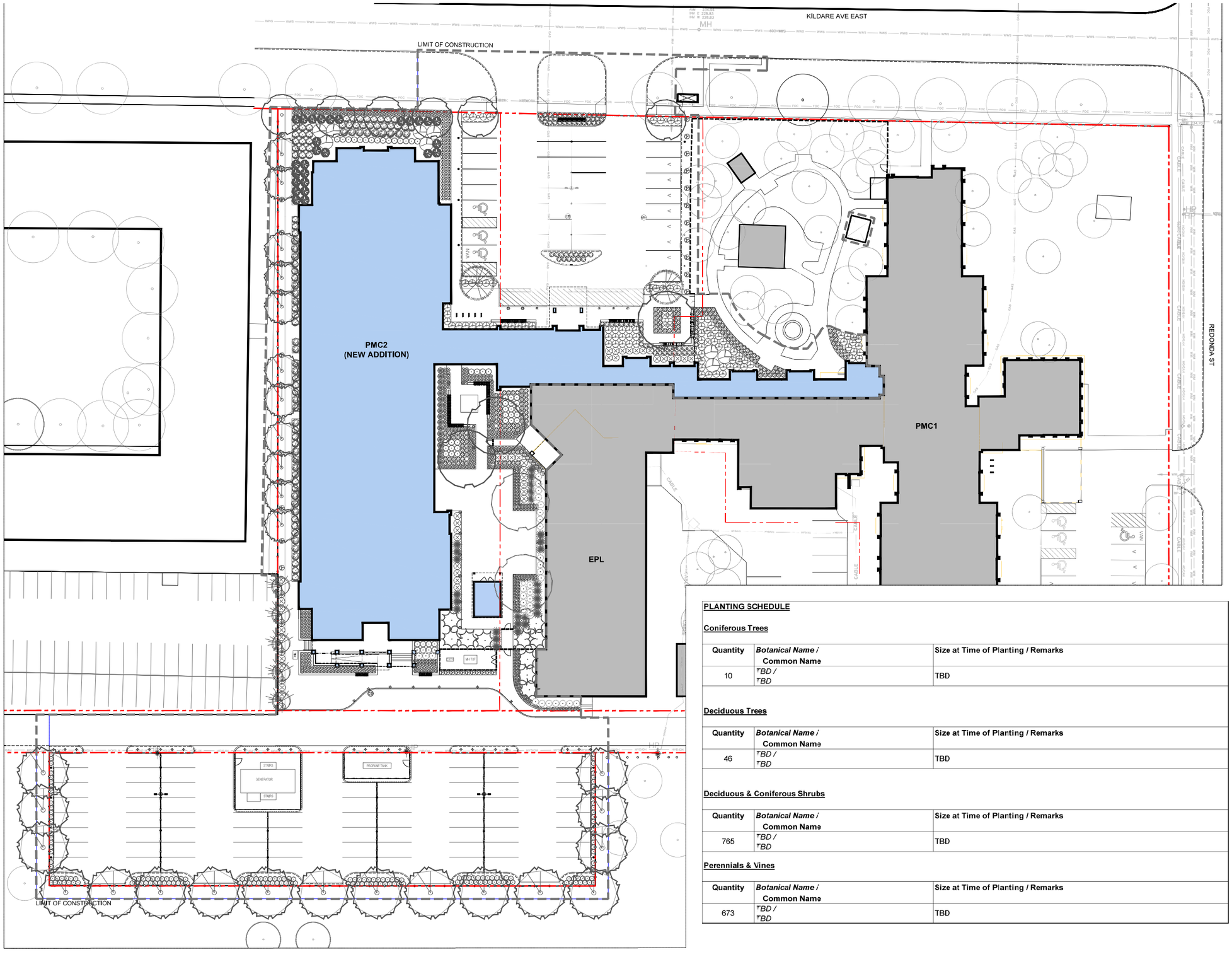
LM esp
LM Architectural Group | Environmental Space Planning
500-136 Market Avenue Winnipeg, Manitoba Canada R3B 0P4
t: 204.942.0681 lm-esp.ca

PARK MANOR CARE ADDITION

301 REDONDA STREET, WINNIPEG, MB

LAYOUT & MATERIALS PLAN

Comm. No.: 3000 Sheet: **L1.2**



1 L1.1 PLANTING PLAN
SCALE: 1:200

GENERAL NOTES:

1. THIS DRAWING MUST NOT BE SCALED.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

3. VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

4. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECT, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECT.

PLANTING NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.

4. LAYOUT SHRUBS AND PERENNIALS IN BEDS AND OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO PLANT MATERIAL AND MULCH INSTALLATION.

PLANTING SCHEDULE

Coniferous Trees

Quantity	*Botanical Name* / Common Name	Size at Time of Planting / Remarks
10	*TBD* / *TBD*	TBD

Deciduous Trees

Quantity	*Botanical Name* / Common Name	Size at Time of Planting / Remarks
46	*TBD* / *TBD*	TBD

Deciduous & Coniferous Shrubs

Quantity	*Botanical Name* / Common Name	Size at Time of Planting / Remarks
765	*TBD* / *TBD*	TBD

Perennials & Vines

Quantity	*Botanical Name* / Common Name	Size at Time of Planting / Remarks
673	*TBD* / *TBD*	TBD

No.	Date	Issue / Revision	By
02	2026-06-17	ISSUED FOR DD PRICING	KL
01	2026-06-03	ISSUED FOR DESIGN DEVELOPMENT	KL

Drawn By: KL
Printing Date:

PRELIMINARY
NOT FOR CONSTRUCTION

HTFC PLANNING & DESIGN
600-115 Bannatyne Avenue East, Winnipeg, MB R3B 0R3
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htfc.ca

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PARK MANOR CARE ADDITION

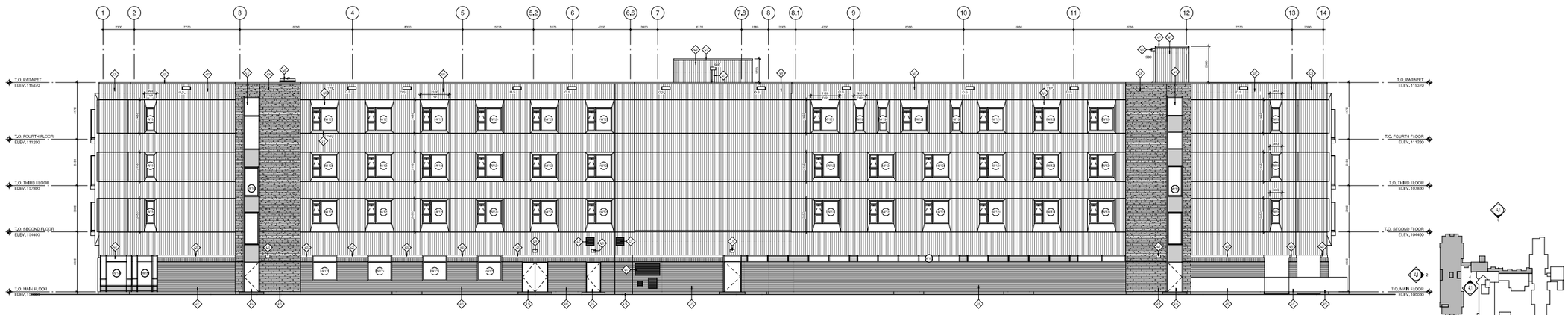
301 REDONDA STREET, WINNIPEG, MB

PLANTING PLAN

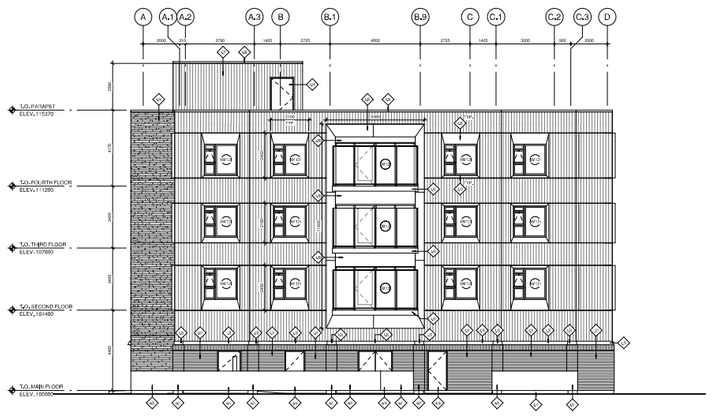
Comm. No.: 3000 Sheet: **L1.3**



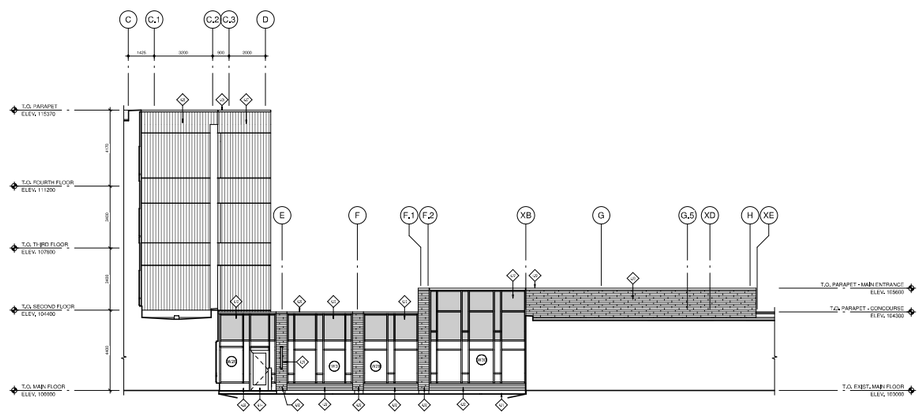
1 NORTH BUILDING ELEVATION
SCALE: 1 : 100



1 WEST BUILDING ELEVATION
SCALE: 1 : 100



1 SOUTH BUILDING ELEVATION
SCALE: 1 : 100



1 PARTIAL SOUTH BUILDING ELEVATION
SCALE: 1 : 100

DRAWING LEGEND:

EXISTING CONCRETE SUBSTRATE TO REMAIN
AREA NOT IN CONTRACT (NIC)

ABBREVIATIONS:

ADO	AUTOMATIC DOOR OPERATOR
AL	ALUMINUM CLOSURE PANEL
CJ	CONTROL JOINT
CR	CARD READER
FAU	FIRE ASSESS UNIT
HOS	HOSE BIB
HMB	HOLLOW METAL INSULATED
IGU	INSULATED GLASS UNIT
O.S.	OVERFLOW SCUPPER
SRD	SCUPPER BOX, DOWNSPOUT AND PRECAST CONCRETE SPLASHPAD

DRAWING REFERENCE NOTES:

	REFERENCE NOTE TAG DESCRIPTION
4.01	BRICK MASONRY VENEER (BMV)
4.02	STONE MASONRY VENEER - RUBBED FACE (SMV-1A)
4.03	STONE MASONRY VENEER - SAWN FACE (SMV-1B)
4.04	STONE MASONRY VENEER - SPLIT FACE (SMV-1C)
4.05	COMPOSITE WALL PANELS (COLOUR C1) (CWP-1A)
4.06	COMPOSITE WALL PANELS (COLOUR C2) (CWP-1B)
4.07	FIBER CEMENT CLADDING SYSTEM - VERTICAL (COLOUR F1) (FCC-1)
4.08	FIBER CEMENT CLADDING SYSTEM - VERTICAL (COLOUR F2) (FCC-2)
4.09	PREFINISHED STEEL FLASHING (MATCH ADJACENT MATERIALS)
4.10	ALUMINUM FLASHING (MATCH ADJACENT MATERIALS)
4.11	CEMENT PARGING
4.12	ANODIZED ALUMINUM CURTAINWALL SYSTEM
4.13	ANODIZED ALUMINUM DOOR & FRAME
4.14	INSULATED HOLLOW METAL DOOR & FRAME (PAINT FINISH)
4.15	BALCONY RAILING SYSTEM
4.16	EXTERIOR SIGNAGE - PIN MOUNTED ALUMINUM LETTERING
4.17	PREFINISHED LOUVRE (MATCH ADJACENT MATERIALS)
4.18	FIRE DEPARTMENT CONNECTION
4.19	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
4.20	ROOF ACCESS HATCH
4.21	PREFINISHED STEEL SCUPPER BOX & DOWNSPOUT
4.22	ADD BOLLARD
4.23	GUARDRAIL
4.24	PREFINISHED STEEL CLADDING (COLOUR S1) (PSC-1A)
4.25	PREFINISHED STEEL CLADDING (COLOUR S2) (PSC-1B)

BUILDING ELEVATIONS - KEY PLAN

SCALE: 1 : 1000

No.	Date	Issue / Revision	By
B	2026.06.17	ISSUED FOR DD PRICING	DR
A	2026.06.04	ISSUED FOR DESIGN DEVELOPMENT	DR

Drawn By: DR NP

Printing Date: JUN. 17, 2026

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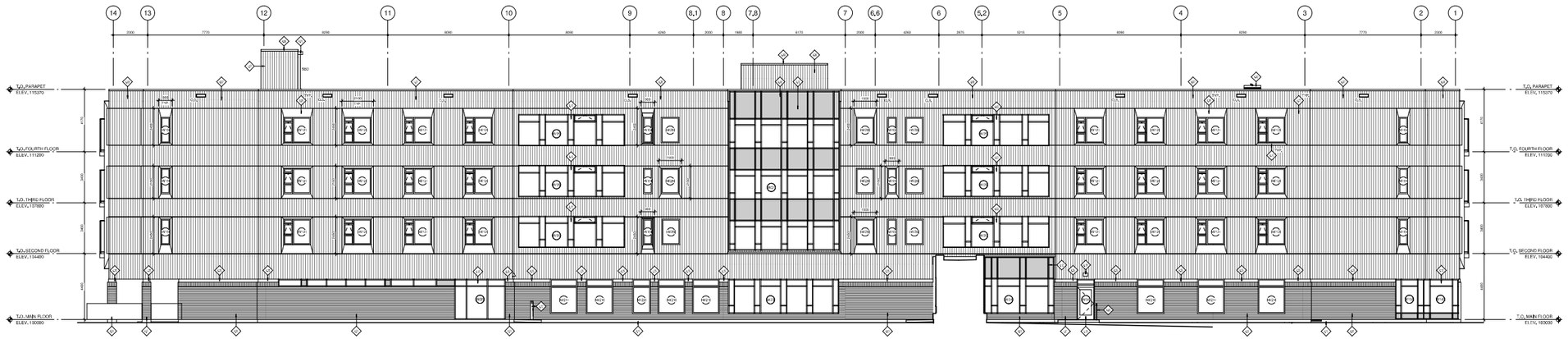
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PARK MANOR CARE ADDITION

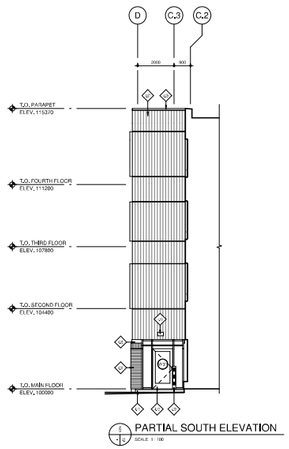
716 KILDARE AVENUE EAST WINNIPEG, MB

BUILDING ELEVATIONS

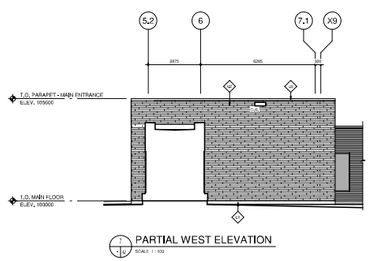
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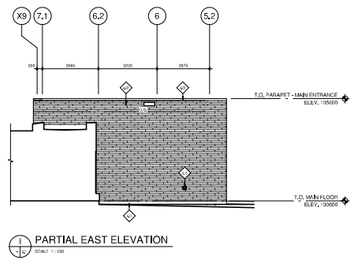
1 EAST BUILDING ELEVATION
SCALE 1 : 100



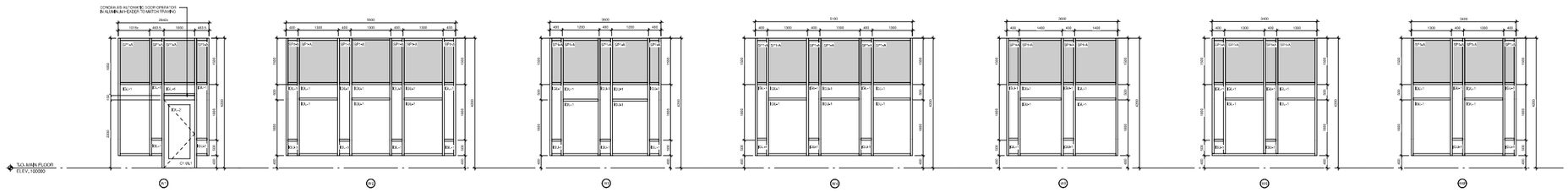
1 PARTIAL SOUTH ELEVATION
SCALE 1 : 100



1 PARTIAL WEST ELEVATION
SCALE 1 : 100



1 PARTIAL EAST ELEVATION
SCALE 1 : 100



ALUMINUM CURTAIN WALL FRAME TYPES
SCALE 1 : 50

DRAWING LEGEND:

SHADING DENOTES EXISTING TO REMAIN AND NOT IN CONTRACT (NIC).

ABBREVIATIONS:

ADO	AUTOMATIC DOOR OPERATOR
AL	ALUMINUM CLOSURE PANEL
CJ	CONTROL JOINT
CR	CARD READER
FRG	FIBER REINFORCED GLAZING
HR	HOSE RIB
HM	HOLLOW METAL INSULATED
IGU	INSULATED GLASS UNIT
OVL	OVERFLOW SCUPPER
SSD	SCUPPER BOX, DOWNSPOUT AND PRECAST CONCRETE SPLASHPAD

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4.13	ANODIZED ALUMINUM DOOR & FRAME
4.18	FIRE DEPARTMENT CONNECTION
4.19	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
4.20	ROOF ACCESS HATCH
4.21	PREFINISHED STEEL SCUPPER BOX & DOWNSPOUT
4.22	ADO BOLLARD
4.23	GUARDRAIL
4.25	PREFINISHED STEEL CLADDING (COLOUR S2) (PSC-1B)

GENERAL NOTES:

1. ALL FRAME ELEVATIONS ARE DRAWN AS VIEWED FROM THE EXTERIOR.
2. ALL ALUMINUM FRAMING TO BE CLEAR ANODIZED ALUMINUM.
3. ALL EXTERIOR GLAZING TO BE DGU+ UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR DOORS TO BE DGU+ UNLESS OTHERWISE NOTED.
5. ALL OPERABLE WINDOWS TO BE DGU+ UNLESS OTHERWISE NOTED.

GLAZING LEGEND:

FRG	FIBER REINFORCED GLASS
DGU+	INSULATED GLASS UNIT (DOUBLE GLAZING)
DGU+1	INSULATED GLASS UNIT (DOUBLE GLAZING)
SP-A	SPANDREL PANEL - CLEAR
SP-1A	SPANDREL PANEL
SP-1B	SPANDREL PANEL



BUILDING ELEVATIONS - KEY PLAN

SCALE 1 : 1600

No.	Date	Issue / Revision	By
B	2026.06.17	ISSUED FOR DD PRICING	DR
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Drawn By: DR NP
Printing Date: JUN. 17, 2026

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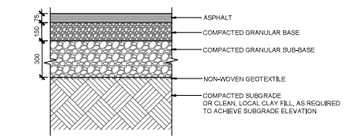
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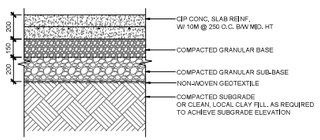
716 KILDARE AVENUE EAST WINNIPEG, MB

BUILDING ELEVATIONS & FRAME TYPES

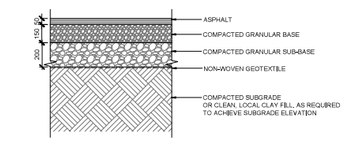
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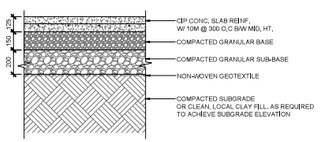
TYPE A HEAVY DUTY



HEAVY DUTY CIP CONCRETE PAVING



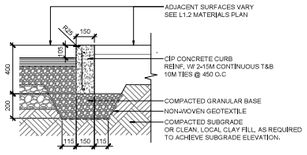
TYPE B LIGHT DUTY



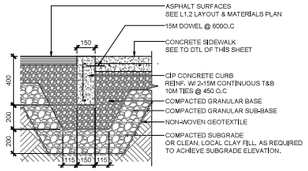
SIDEWALK PAVING

1 L2.1 **TYP. ASPHALT PAVING**
SCALE: 1:15

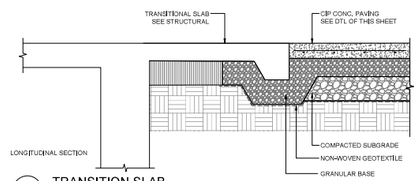
2 L2.1 **TYP. CIP. CONCRETE PAVING**
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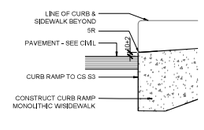
3 L2.1 **TYP. BARRIER CURB**
SCALE: 1:15



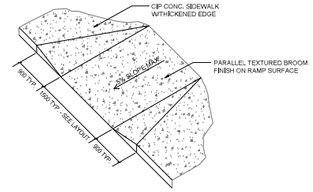
4 L2.1 **TYP. FLUSH CURB**
SCALE: 1:15

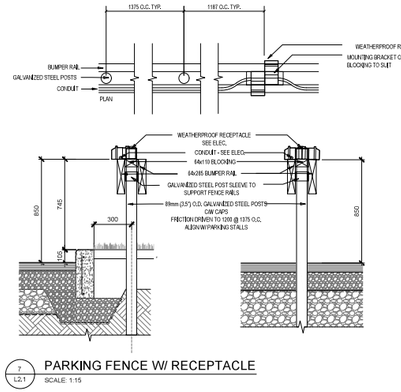


1 L2.1 **TRANSITION SLAB**
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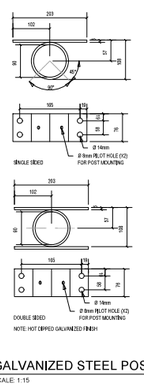


5 L2.1 **CURB RAMP**
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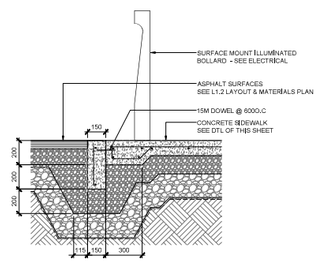




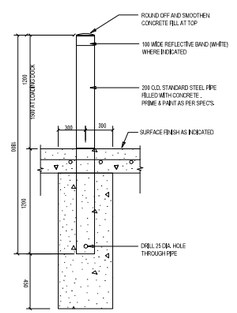
7 L2.1 **PARKING FENCE W/ RECEPTACLE**
SCALE: 1:15



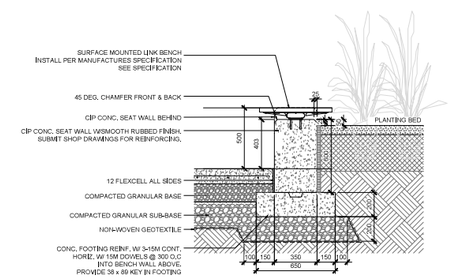
8 L2.1 **GALVANIZED STEEL POST SLEEVE**
SCALE: 1:15



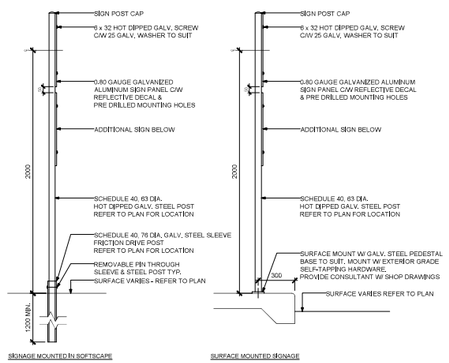
9 L2.1 **ILLUMINATED BOLLARD**
SCALE: 1:15



10 L2.1 **UTILITY BOLLARD**
SCALE: 1:15

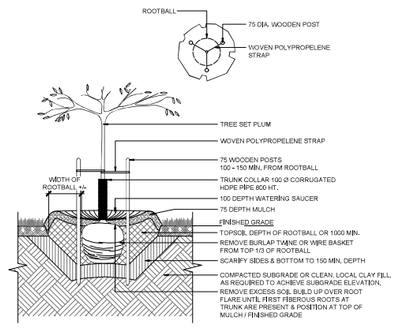


11 L2.1 **SEATWALL & BENCH**
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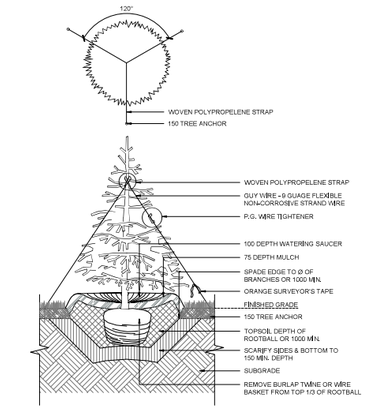


SIGNAGE MOUNTED IN SOFTSCAPE

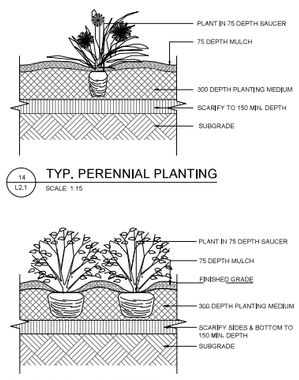
SURFACE MOUNTED SIGNAGE



12 L2.1 **TYP. DECIDUOUS TREE PLANTING**
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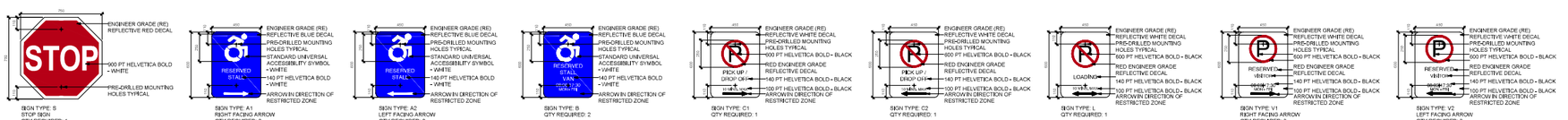


13 L2.1 **TYP. CONIFEROUS TREE PLANTING**
SCALE: 1:15



14 L2.1 **TYP. PERENNIAL PLANTING**
SCALE: 1:15

15 L2.1 **TYP. SHRUB PLANTING**
SCALE: 1:15



16 L2.1 **TYP. SIGNANGE DETAIL**
SCALE: 1:15

No.	Date	Issue / Revision	By
02	2026-06-17	ISSUED FOR DD PRICING	KL
01	2026-06-03	ISSUED FOR DESIGN DEVELOPMENT	KL

01
Drawn By: KL
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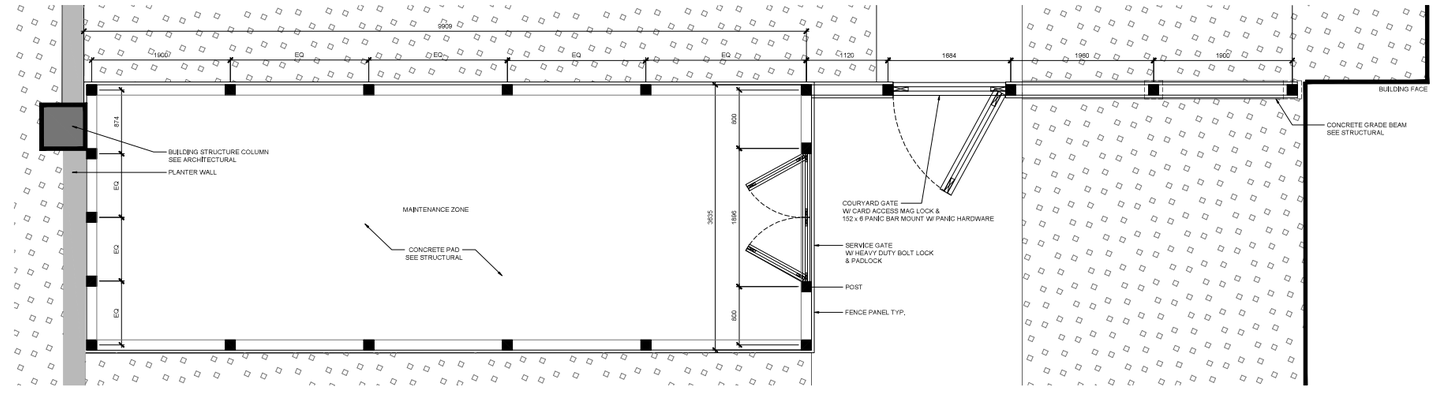
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PARK MANOR CARE ADDITION

301 REDONDA STREET, WINNIPEG, MB

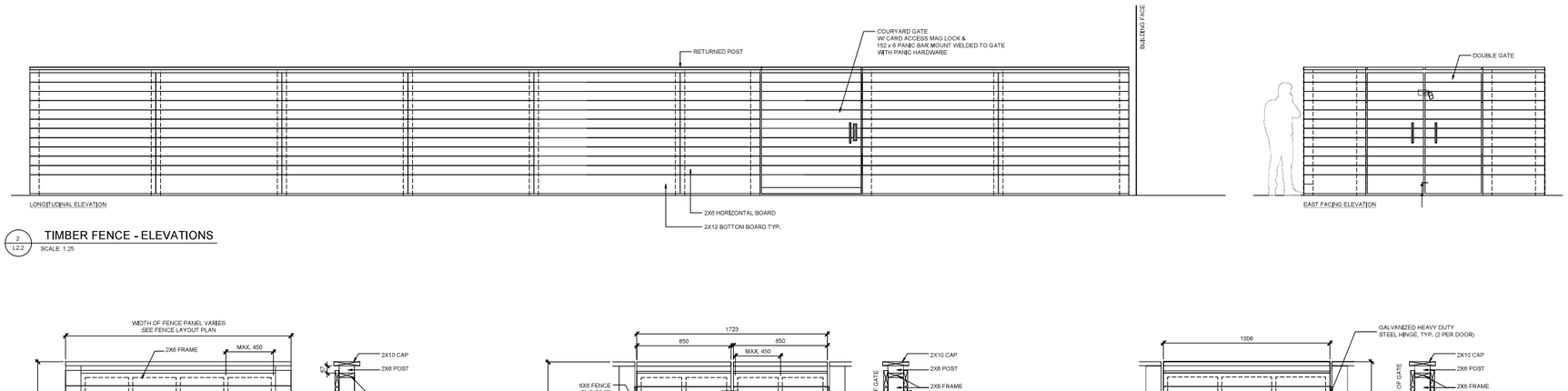
DETAILS 1

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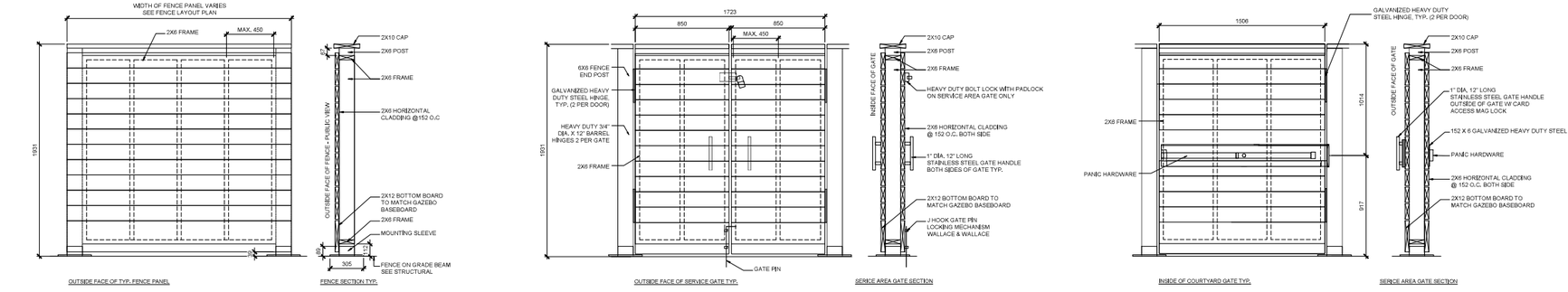
1 L2.2 TIMBER FENCE - LAYOUT PLAN

SCALE: 1:25



2 L2.2 TIMBER FENCE - ELEVATIONS

SCALE: 1:25



3 L2.2 TIMBER FENCE - PANEL DETAIL

SCALE: 1:15

No.	Date	Issue / Revision	By
02	2026-06-17	ISSUED FOR DD PRICING	KL
01	2026-06-03	ISSUED FOR DESIGN DEVELOPMENT	KL

Drawn By: KL

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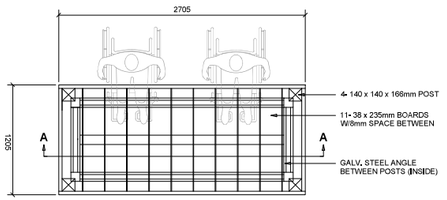
PARK MANOR CARE ADDITION

301 REDONDA STREET, WINNIPEG, MB

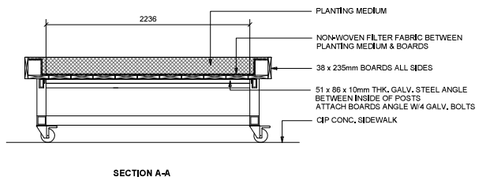
DETAILS 2

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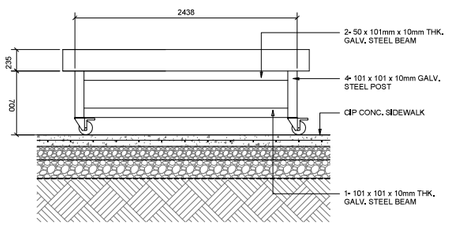
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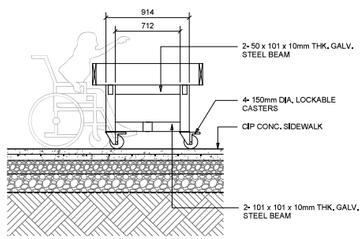


PLAN

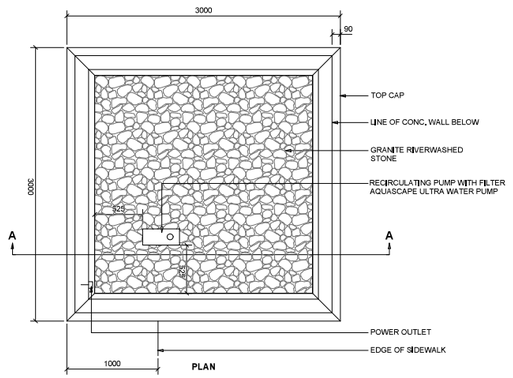


SECTION A-A

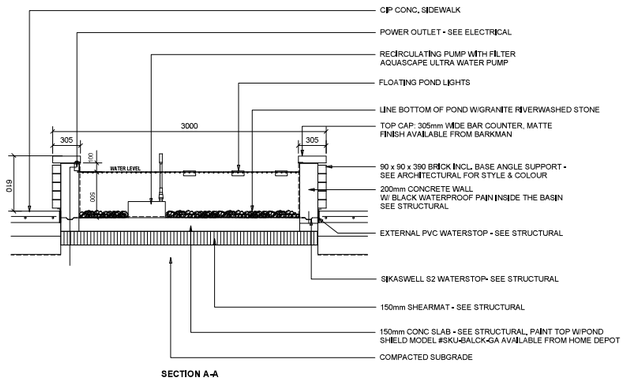




1 L2.3 **PLANTER BOX**
SCALE: 1:20

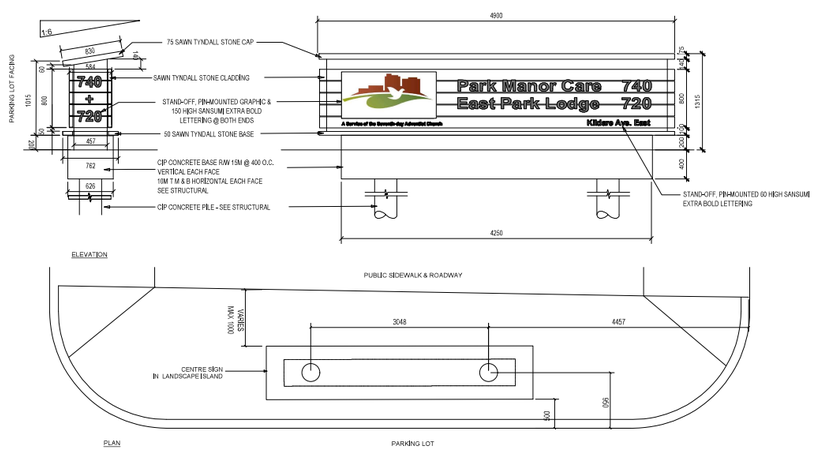


PLAN

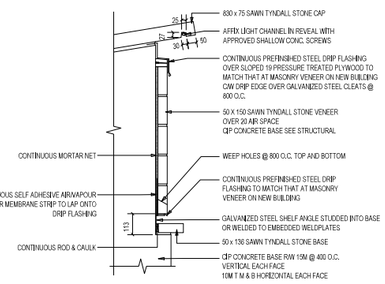


SECTION A-A

2 L2.3 **CIP. CONCRETE POND BASIN**
SCALE: 1:20



3 L2.3 **MAIN ENTRANCE SIGN**
SCALE: 1:20



DETAIL 1:10

No.	Date	Issue / Revision	By
02	2026-06-17	ISSUED FOR DD PRICING	KL
01	2026-05-03	ISSUED FOR DESIGN DEVELOPMENT	KL

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Printing Date:

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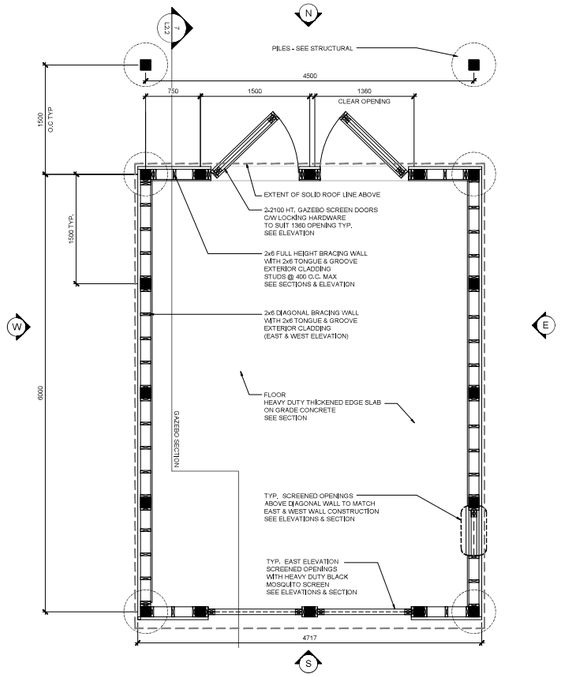
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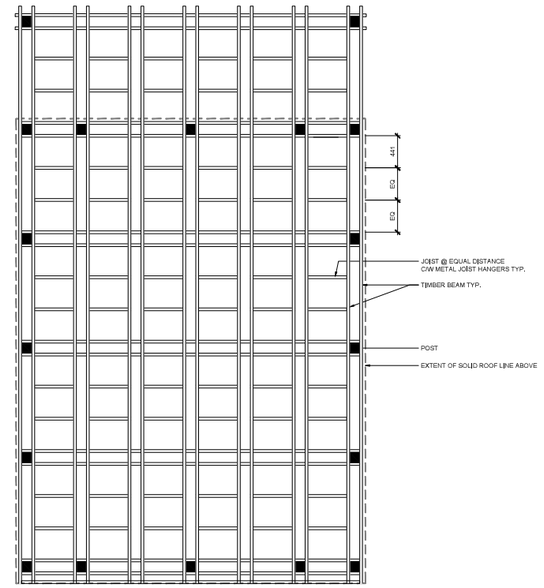
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DETAILS 3

Comm. No.: 3000 Sheet: **L2.3**
Revision: SCALES FOR TAB



1 L2.2 **GAZEBO WALL FRAMING PLAN**
SCALE: 1:25



2 L2.2 **GAZEBO ROOF FRAMING PLAN**
SCALE: 1:25

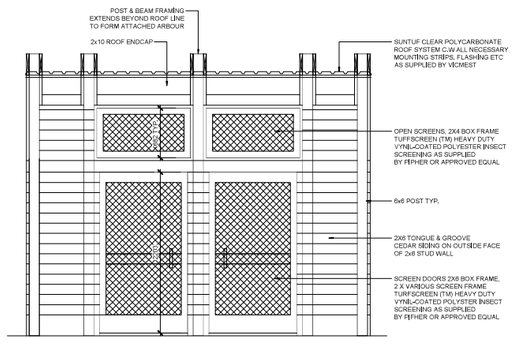
GAZEBO NOTE:

DESIGN DEAD LOAD = 0.75 KPa
DESIGN SNOW LOAD = 1.72 KPa

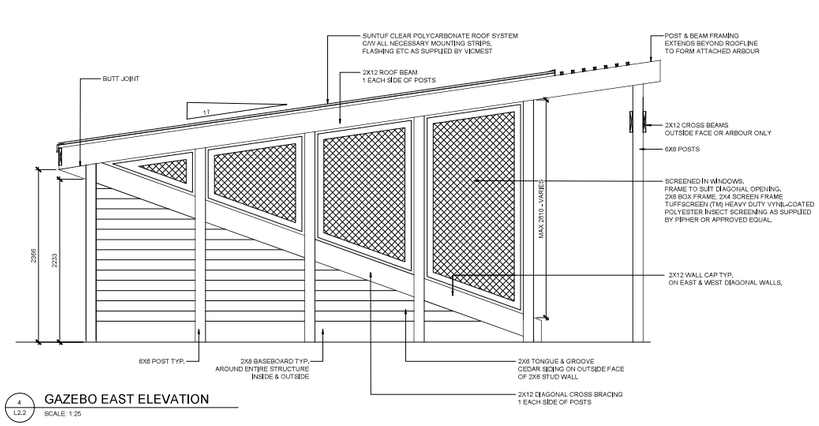
1. ALL POSTS, BEAMS & JOISTS NO.1 GRADE WESTERN RED CEDAR SEASONED FOR A MINIMUM OF 2 YEARS.
2. POST MOUNTING SLEEVES, CUSTOM SURFACE MOUNT HSS GALVANIZED STEEL SADDLE TO SUIT
   FASTEN WITH MINIMUM 4-6"L x 5/8" DIA. GALVANIZED OR CERAMIC COATED HILTI BOLTS.
3. POST & BEAM CONNECTIONS, FASTEN WITH MIN 4-1/2" DIA. GALVANIZED OR CERAMIC COATED THROUGH BOLTS TO SUIT.
   (HSS PLATES TBD BY STRUCTURAL)
4. JOIST CONNECTION, HEAVY DUTY GALVANIZED JOIST HANGERS.
5. STUD WALL CONNECTIONS, GALVANIZED SCREWS & NAILS TO SUIT.

GAZEBO FINISHING NOTES:

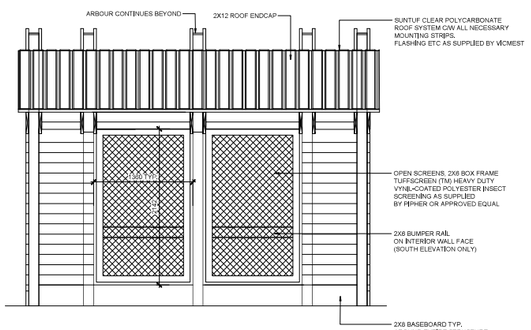
1. ALL WOOD SURFACES, PREPARE WITH BEHR 63 ALL IN ONE WOOD CLEANER.
   COAT WITH 2 COATS OF BEHR PREMIUM TRANSPARENT ALL IN ONE WOOD FINISH.
2. SCREENS, TUFFSCREEN (TM) HEAVY DUTY VYNIL-COATED POLYESTER
   INSECT SCREENING AS SUPPLIED BY PIPHER OR APPROVED EQUAL.
3. ROOF, SUNTUF CLEAR POLYCARBONATE ROOF SYSTEM C.W ALL NECESSARY
   MOUNTING STRIPS C/W FLASHING ETC AS SUPPLIED BY VICWEST
4. CONCRETE, BROOM FINISH RUNNING E-W.
5. EXPOSED HARDWARE = HINGES, DOOR HANDLES & HOOKS, STAINLESS STEEL



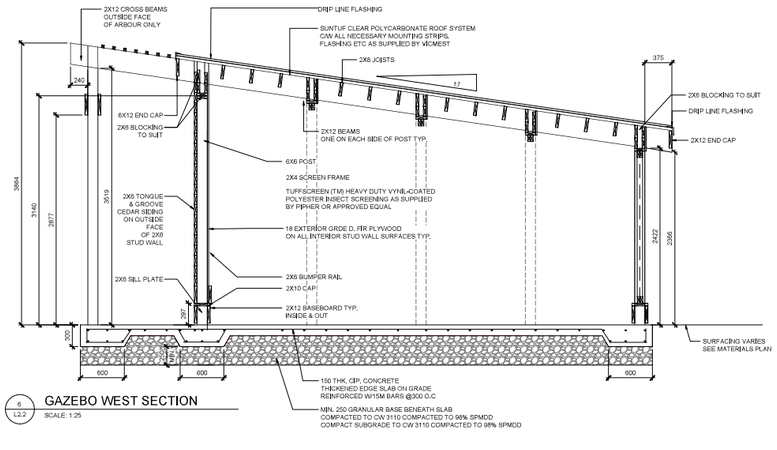
3 L2.2 **GAZEBO NORTH ELEVATION**
SCALE: 1:25



4 L2.2 **GAZEBO EAST ELEVATION**
SCALE: 1:25



5 L2.2 **GAZEBO SOUTH ELEVATION**
SCALE: 1:25



6 L2.2 **GAZEBO WEST SECTION**
SCALE: 1:25

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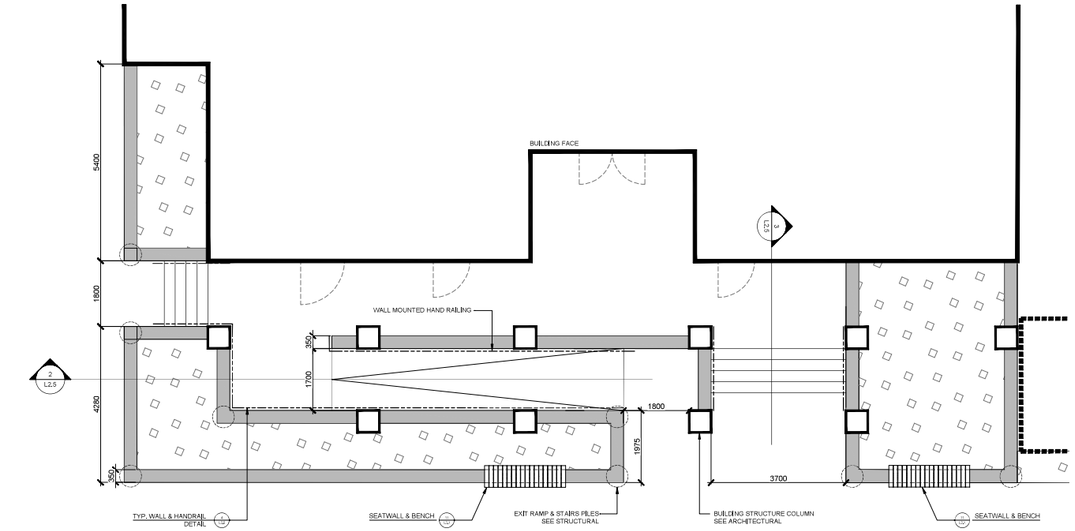
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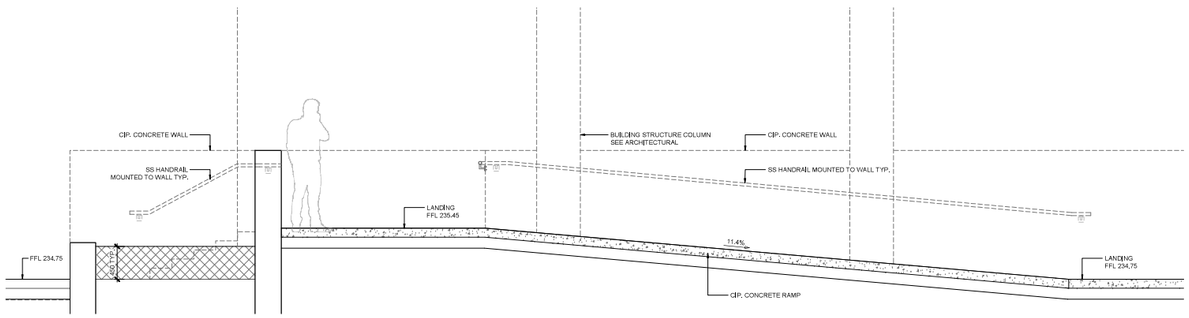
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GAZEBO DETAIL

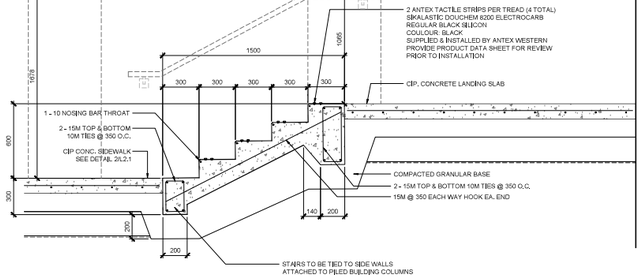
Comm. No.: 3000 Sheet: **L2.4**



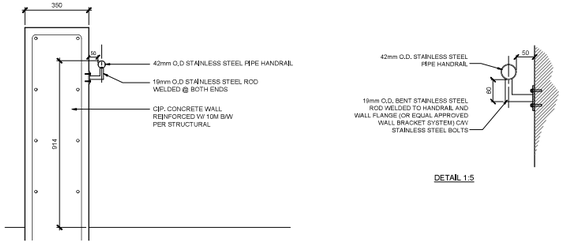
1 / L2.5 SOUTH ENTRANCE PLAN
SCALE: 1:50



2 / L2.5 RAMP SECTION
SCALE: 1:25



3 / L2.5 TYP. STAIR DETAIL
SCALE: 1:25



SECTION

DETAIL 1:5

4 / L2.5 TYP. WALL & HANDRAIL DETAIL
SCALE: 1:10

No.	Date	Issue / Revision	By
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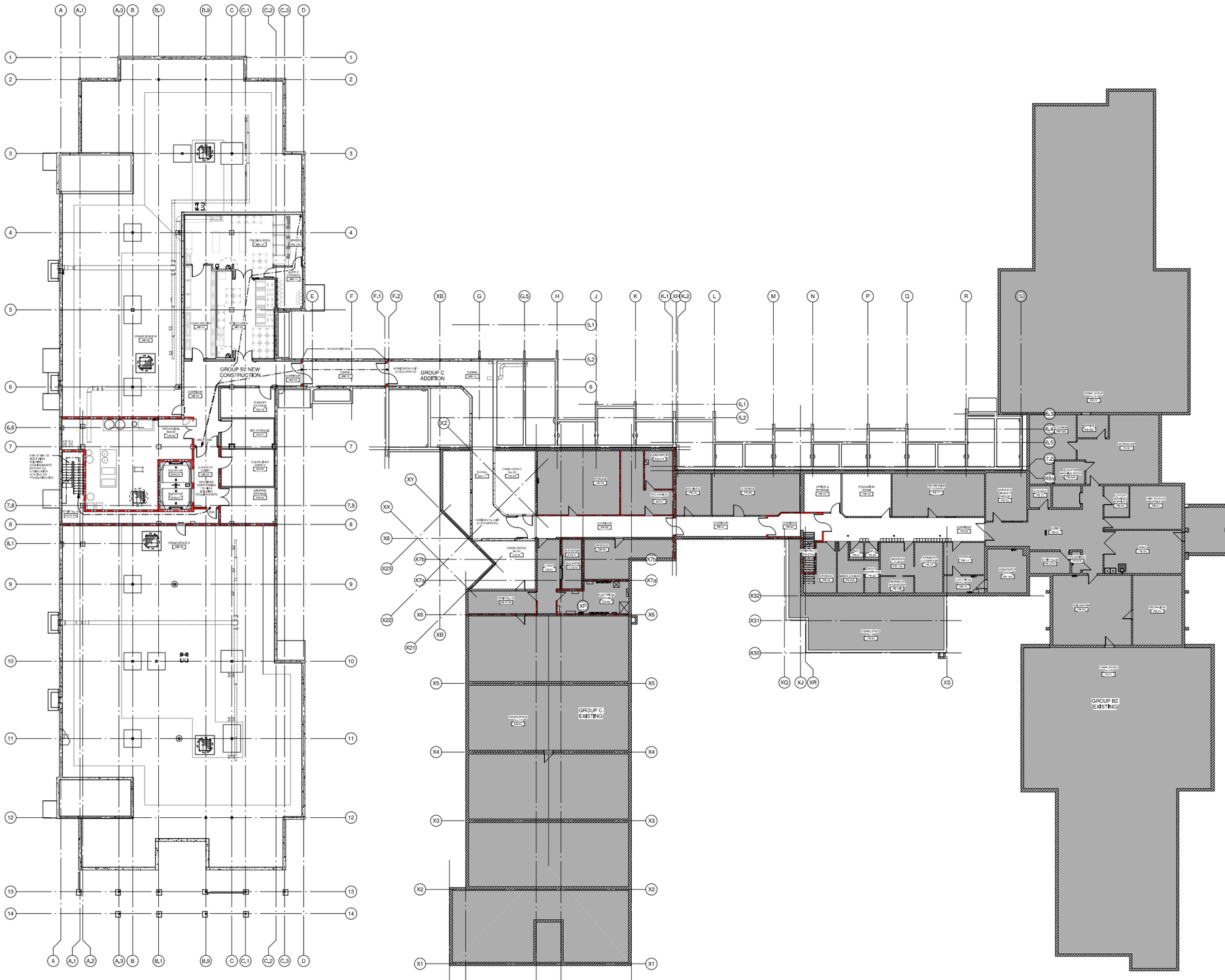
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SOUTH ENTRANCE PLAN & DETAIL

Comm. No.: 3000 Sheet: **L2.5**



1 BASEMENT / CRAWLSPACE LIFE SAFETY PLAN
SCALE: 1:125

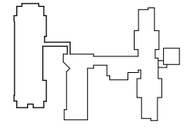
FIRE SEPARATION LEGEND:

FOR DRAWING CLARITY, FIRE SEPARATION LINE TYPES ARE NOT INDICATED THROUGH DOOR AND FLOOR OPENINGS, HOWEVER ALL WALLS ABOVE AND BELOW DOORS AND WINDOWS SHALL BE CONSTRUCTED TO MATCH ADJACENT REQUIRED FIRE SEPARATION/RESISTANCE.

- NRFS — NON RATED FIRE SEPARATION
- 45M — 45 MINUTE FIRE SEPARATION
- 1H — 1 HOUR FIRE SEPARATION
- 1.5H — 1.5 HOUR FIRE SEPARATION
- 2H — 2 HOUR FIRE SEPARATION

AREA SUMMARY

New Construction (PMC2)	
Basement (excluding crawlspace and foundation wall)	513 m²
Basement Tunnel	127 m²
Main Floor	2,080 m²
Main Floor Concourse	439 m²
Second Floor	2,069 m²
Third Floor	2,069 m²
Fourth Floor	2,069 m²
Roof	41 m²
Total	9,407 m²
Renovation (PMC1)	
Basement Floor	154 m²
Main Floor	117 m²



BASEMENT - KEY PLAN
SCALE: 1:1000

No.	Date	Issue / Revision	By
B	2026.06.17	ISSUED FOR DD PRICING	DR
A	2026.05.04	ISSUED FOR DESIGN DEVELOPMENT	DR

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Printing Date: JUN. 17, 2026

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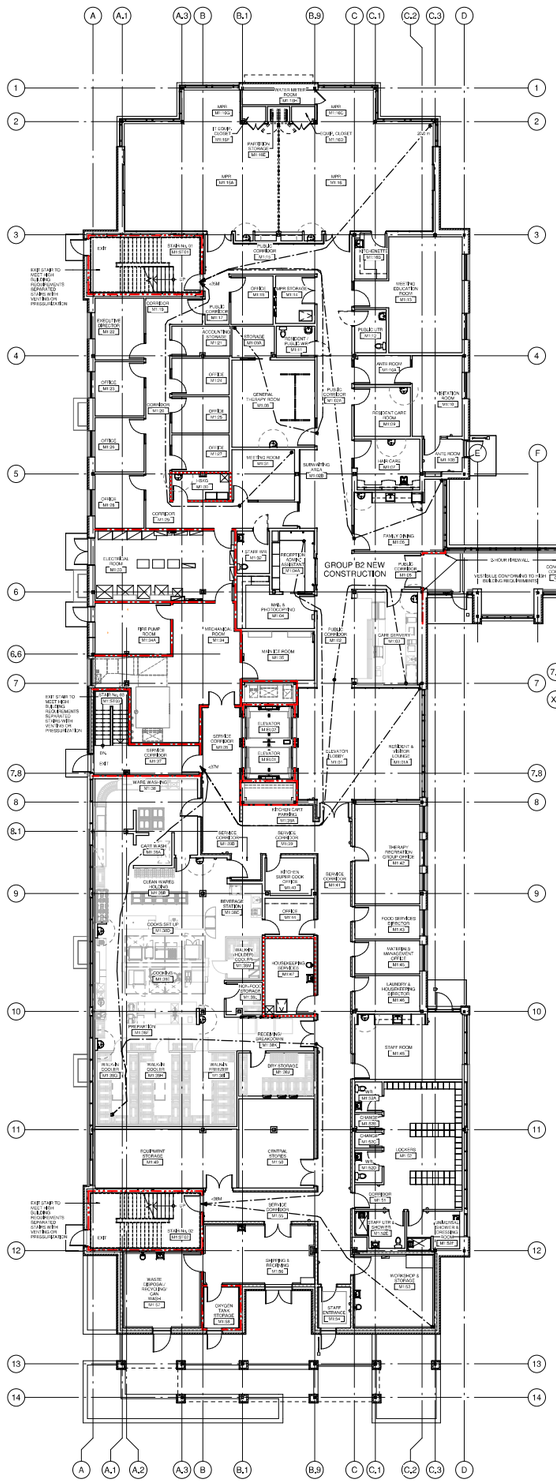
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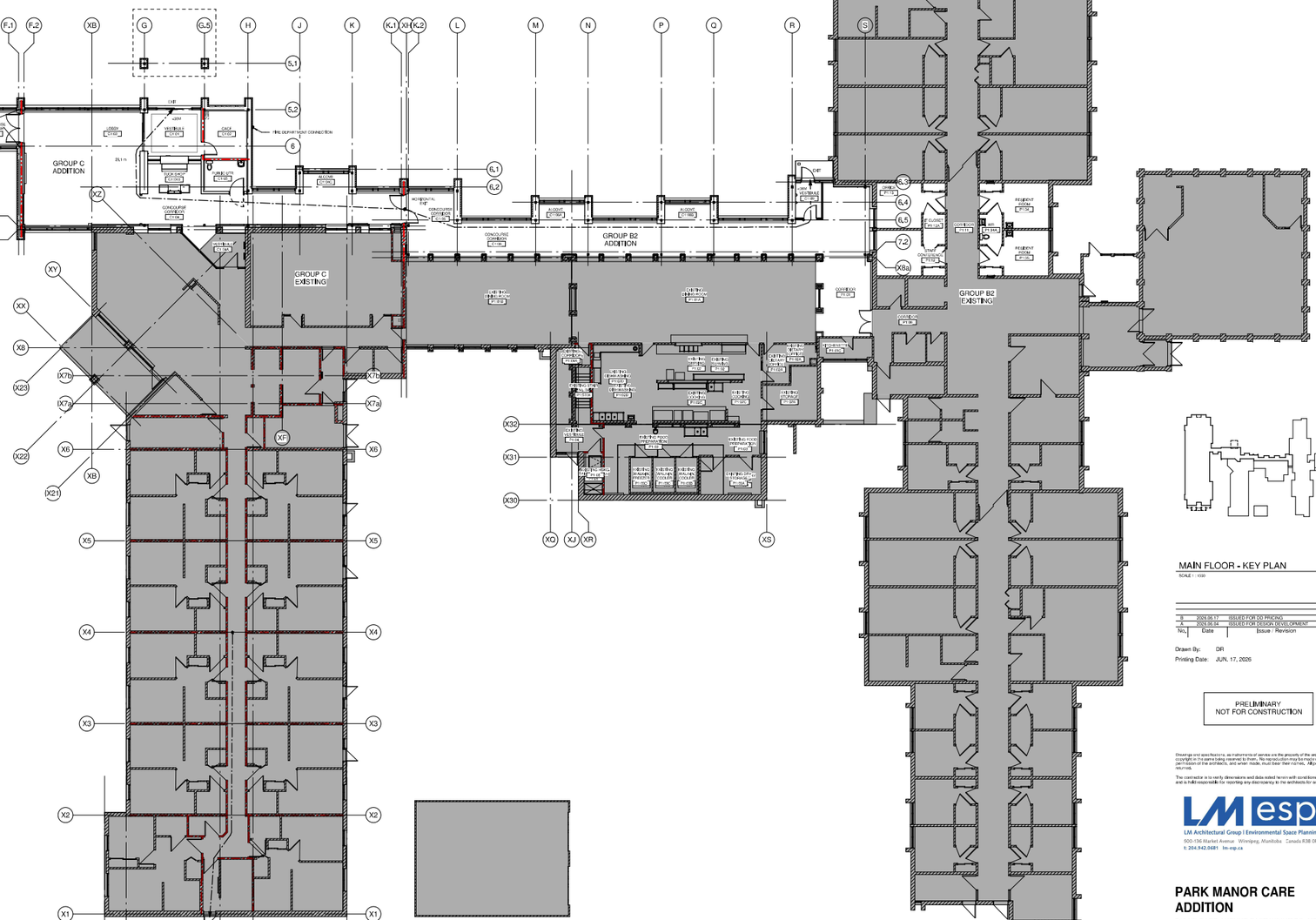
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BASEMENT / CRAWLSPACE KEY AND LIFE SAFETY PLAN

Comm. No.: **2519** Sheet: **A0.2**





MAIN FLOOR LIFE SAFETY PLAN
SCALE 1 : 125

FIRE SEPARATION LEGEND:

FOR DRAWING CLARITY, FIRE SEPARATION LEGEND TYPES ARE NOT SHOWN ON ALL DRAWINGS. REFER TO THIS DRAWING FOR FIRE RATING OF ALL WALLS, FLOORS AND BELOW GRADE AND ROOF ASSEMBLIES SHALL BE CONSTRUCTED TO MATCH ADJACENT REQUIRED FIRE SEPARATION RATING.

- NRS — NON RATED FIRE SEPARATION
- 45M — 45 MINUTE FIRE SEPARATION
- 1HR — 1 HOUR FIRE SEPARATION
- 1.5HR — 1.5 HOUR FIRE SEPARATION
- 2HR — 2 HOUR FIRE SEPARATION

MAIN FLOOR - KEY PLAN
SCALE 1 : 1000

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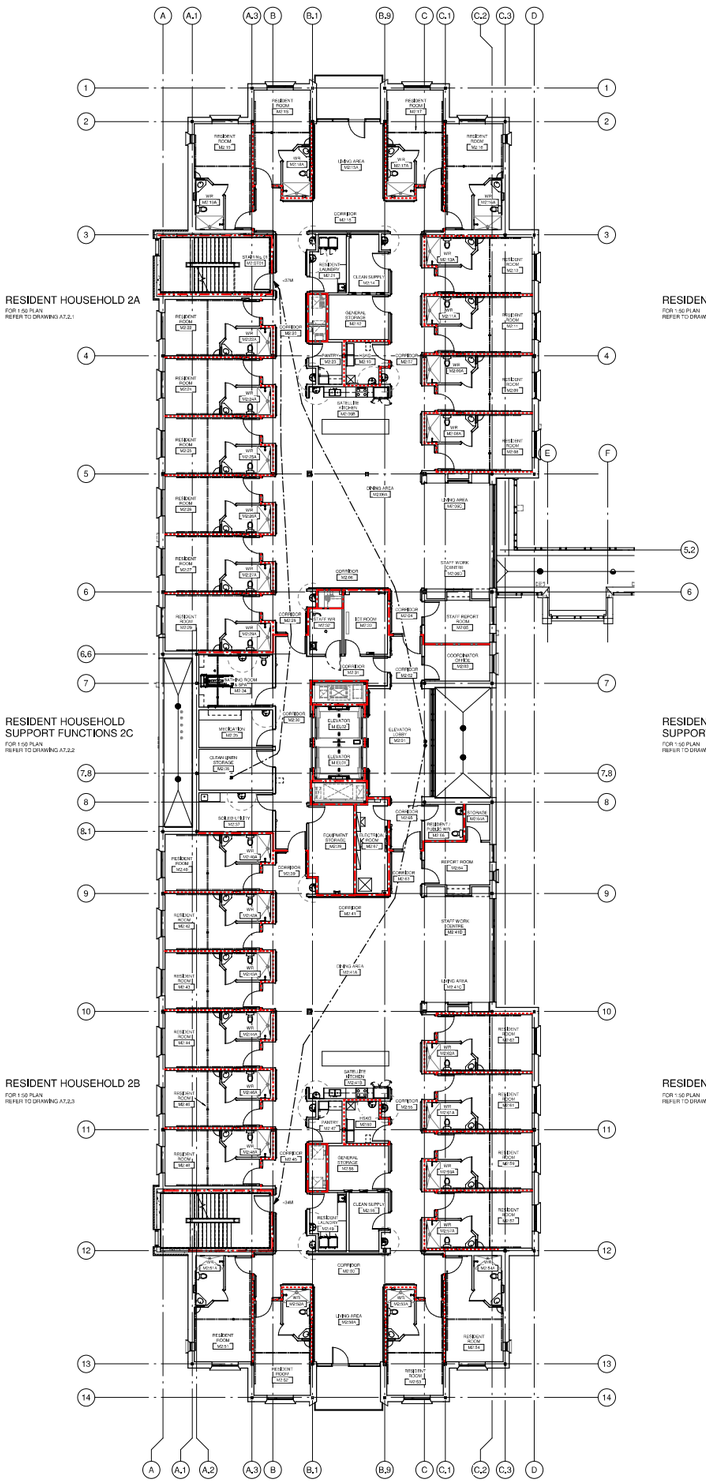
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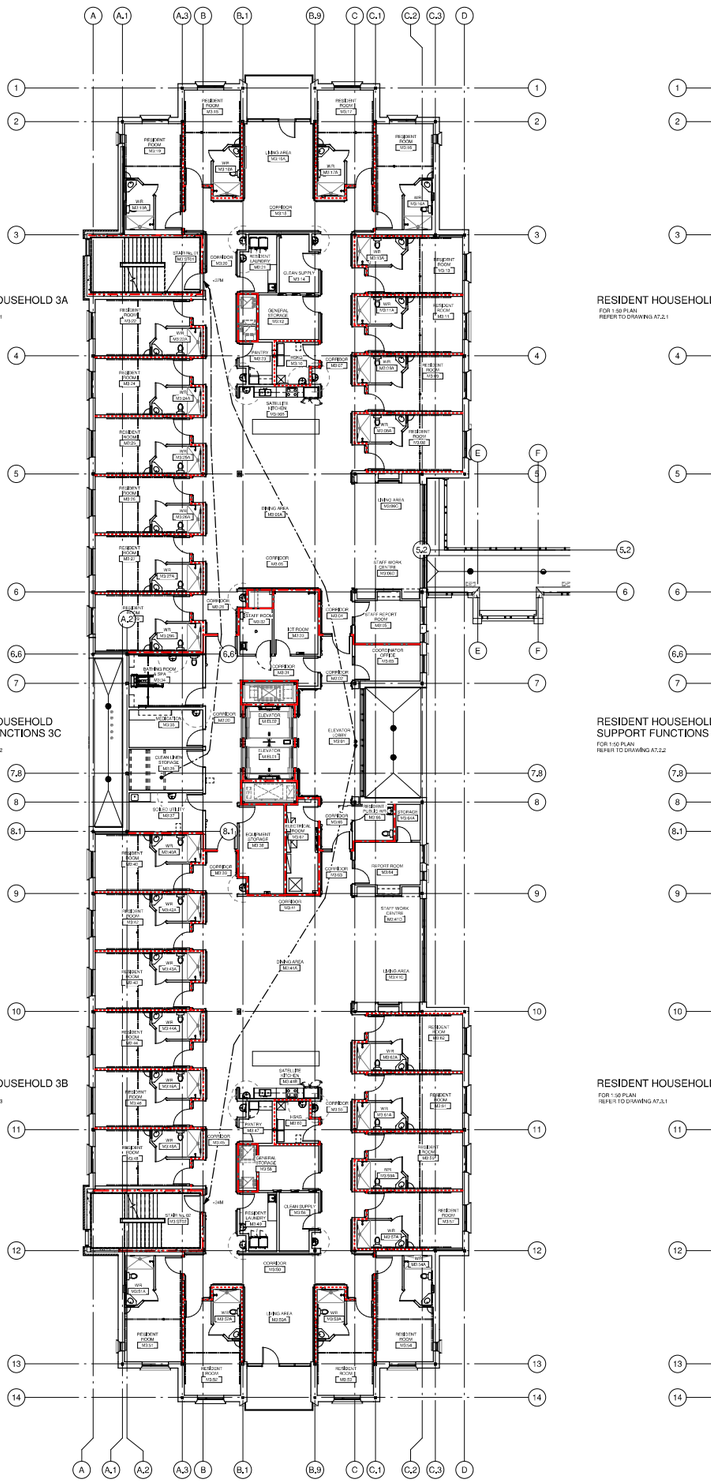
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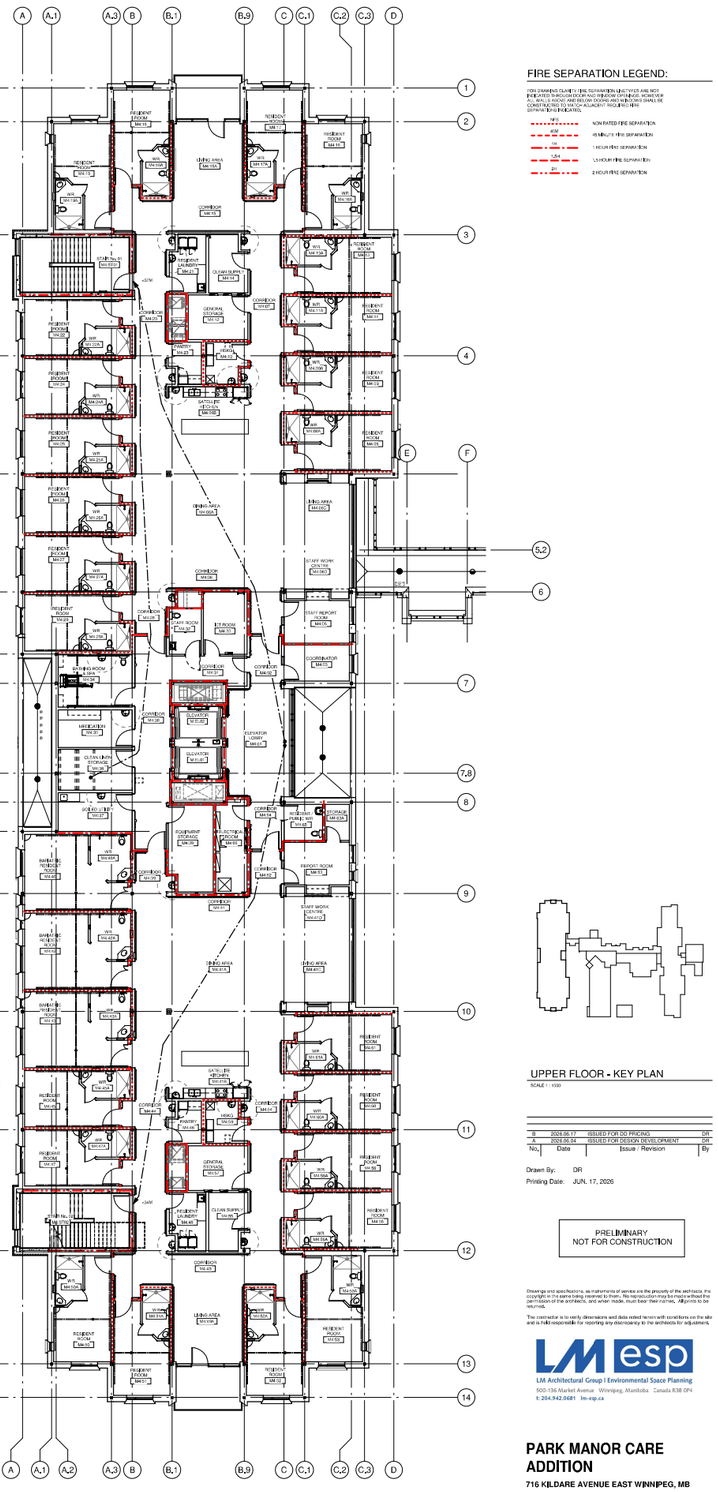
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MAIN FLOOR KEY AND LIFE SAFETY PLAN

Comm. No.: 2519 Sheet: **A0.3**







SECOND FLOOR LIFE SAFETY PLAN
SCALE 1 : 125

THIRD FLOOR LIFE SAFETY PLAN
SCALE 1 : 125

FOURTH FLOOR LIFE SAFETY PLAN
SCALE 1 : 125

FIRE SEPARATION LEGEND:

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- 1H — 1 HOUR FIRE SEPARATION
- 1.5H — 1.5 HOUR FIRE SEPARATION
- 2H — 2 HOUR FIRE SEPARATION

UPPER FLOOR - KEY PLAN
SCALE 1 : 1000

No.	Date	Issue / Revision	By
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UPPER FLOORS KEY AND LIFE SAFETY PLANS

Comm. No.: **2519** Sheet: **A0.4**

LEGEND

TO BE PROTECTED & MAINTAINED:

- LIMIT OF CONSTRUCTION
- PROPERTY LINE
- EXTENT OF PROPOSED BUILDING
- EXISTING WASTE WATER SEWAGE
- EXISTING LDS
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING FIBRE OPTIC LINE
- EXISTING CABLE LINE
- EXISTING HYDRO OVERHEAD LINE
- EXISTING HYDRO UNDERGROUND LINE
- EXISTING CHAIN LINK FENCE
- CB — EXISTING CATCH BASIN
- MH — EXISTING MANHOLE
- HP — EXISTING HYDRO POLE
- P — EXISTING TREE TYP.

TO BE REMOVED:

- REMOVE EXISTING CONCRETE CURB
- REMOVE EXISTING CHAINLINK FENCE & GATE
- REMOVE EXISTING WOODEN BOLLARDS
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING UNIT PAVERS
- REMOVE EXISTING TOPSOIL & SOD
- REMOVE EXISTING ASPHALT SURFACING
- REMOVE EXISTING BOLLARD W/ RECEPTACLE REFER TO ELECTRICAL
- LS — REMOVE EXISTING LIGHT STANDARDS REFER TO ELECTRICAL
- B — REMOVE EXISTING BOLLARDS
- REMOVE EXISTING TREE TYP.

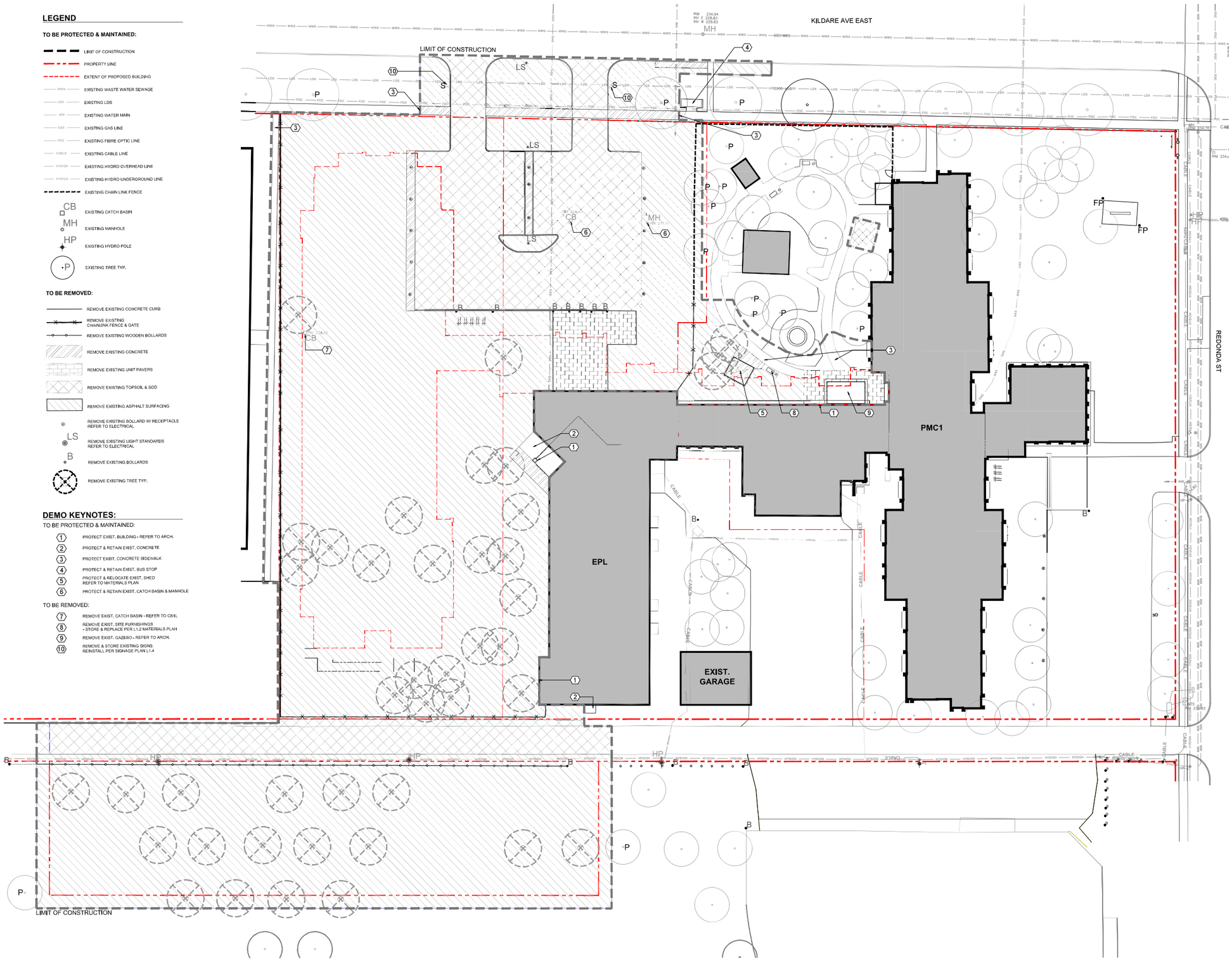
DEMO KEYNOTES:

TO BE PROTECTED & MAINTAINED:

1. PROTECT EXIST. BUILDING - REFER TO ARCH.
2. PROTECT & RETAIN EXIST. CONCRETE
3. PROTECT EXIST. CONCRETE SIDEWALK
4. PROTECT & RETAIN EXIST. BUS STOP
5. PROTECT & RELOCATE EXIST. SHED REFER TO MATERIALS PLAN
6. PROTECT & RETAIN EXIST. CATCH BASIN & MANHOLE

TO BE REMOVED:

7. REMOVE EXIST. CATCH BASIN - REFER TO CIVIL
8. REMOVE EXIST. SITE FURNISHINGS - STORE & REPLACE PER L1.2 MATERIALS PLAN
9. REMOVE EXIST. GAZEBO - REFER TO ARCH.
10. REMOVE & STORE EXISTING SIGNS. REINSTALL PER SIGNAGE PLAN L1.4



1 DEMOLITION PLAN
L1.1 SCALE: 1:200

GENERAL NOTES:

1. THIS DRAWING MUST NOT BE SCALED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
3. VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
4. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECT, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECT.

DEMOLITION NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.
3. LOCATE AND STAKE OUT TREE PROTECTION AREAS PRIOR TO PROJECT START-UP, OBTAIN ON-SITE APPROVAL FROM CONTRACT ADMINISTRATION.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.
5. REPAIR ALL AREAS OUTSIDE THE LIMIT OF CONSTRUCTION DISTURBED BY CONSTRUCTION ACTIVITIES AND CONSTRUCTION ACCESS TO ORIGINAL STATE.

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DEMOLITION PLAN

Comm. No.: 3000 Sheet: **L1.1**