

TRANSCONA LIBRARY

1500 PLESSIS ROAD, WINNIPEG, MB

ISSUED FOR CONSTRUCTION : 17 FEBRUARY 2017



DRAWING LIST

A-001	COVER SHEET
L-200	SITE GRADING PLAN
L-300	SITE PLANTING & SIGNAGE PLAN
L-400	SITE DETAILS 1
L-401	SITE DETAILS 2
L-402	SITE DETAILS 3
C-100	SITE SERVICING AND GRADING PLAN
LANDSCAPE	
L-100	SITE LAYOUT & MATERIALS PLAN
L-200	SITE GRADING PLAN
L-300	SITE PLANTING & SIGNAGE PLAN
L-400	SITE DETAILS 1
L-401	SITE DETAILS 2
L-402	SITE DETAILS 3
ARCHITECTURAL	
A-002	GENERAL NOTES, ABBREVIATIONS, ASSEMBLIES & LEGENDS
A-101	CRAWLSPACE PLAN & DETAILS
A-102	MAIN FLOOR CONSTRUCTION PLAN & NOTES
A-103	ROOF PLAN & DETAILS
A-104	MAIN FLOOR RCP & DETAILS
A-201	EXTERIOR BUILDING ELEVATIONS
A-301	BUILDING SECTIONS
A-302	WALL SECTIONS
A-303	WALL SECTIONS
A-304	WALL SECTIONS
A-305	WALL SECTIONS
A-306	WALL SECTIONS
A-307	WALL SECTIONS
A-401	ENLARGED PLAN & INTERIOR ELEVATIONS - WEST
A-402	ENLARGED PLAN & INTERIOR ELEVATIONS - EAST
A-403	INTERIOR ELEVATIONS
A-500	PLAN DETAILS
A-501	MILLWORK DETAILS - LIBRARY SERVICES COUNTER
A-502	MILLWORK DETAILS - LIBRARY SERVICES COUNTER
A-503	MILLWORK DETAILS - LIBRARY SERVICES COUNTER
A-600	FURNITURE / FINISHES PLAN
STRUCTURAL	
S-001	GENERAL NOTES
S-002	TYPICAL DETAILS
S-003	TYPICAL DETAILS
S-100	FOUNDATION PLAN
S-101	MAIN FLOOR FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-300	SECTIONS
S-301	SECTIONS
MECHANICAL	
M-101	MECHANICAL MAIN FLOOR PLUMBING
M-102	MECHANICAL CRAWLSPACE PLUMBING
M-201	MECHANICAL MAIN FLOOR H.V.A.C.
M-202	MECHANICAL CRAWLSPACE H.V.A.C.
M-300	MECHANICAL SCHEDULES
ELECTRICAL	
E-100	ELECTRICAL SINGLE LINE RISER
E-101	ELECTRICAL SITE PLAN
E-102	ELECTRICAL LIGHTING LAYOUT
E-103	ELECTRICAL POWER LAYOUT
E-104	ELECTRICAL SYSTEMS LAYOUT
E-105	ELECTRICAL CRAWLSPACE LAYOUT
E-106	ELECTRICAL DISTRIBUTION

BUILDING CODE ANALYSIS

NBC SECTION 3.1 - GENERAL
A. MAJOR OCCUPANCY CLASSIFICATION
 GROUP A2 - ASSEMBLY OCCUPANCY
B. BUILDING AREA
 1. BUILDING 1 - LEVEL 100 FOOTPRINT = 1,285 SM
 C. BUILDING HEIGHT (NUMBER OF STOREYS) = 1 STOREYS
 D. FACING NUMBER OF STOREYS = 1 (TRANSCONA BLVD)
E. MAJOR OCCUPANCY SEPARATION - N/A
 F. FIRE BLOCKS IN CRAWL SPACE [3.1.11.6] - CRAWLSPACE HAS BEEN DIVIDED INTO 3 COMPARTMENTS NOT MORE THAN 600 SM IN AREA WITH NO DIMENSION MORE THAN 30M.
 H. METAL ROOF DECK ASSEMBLY [3.1.14.2] - COMBUSTIBLE MATERIAL ABOVE METAL ROOF DECK IS PROTECTED BY NOT LESS THAN 13MM EXTERIOR GYPSUM SHEATHING.
 I. OCCUPANT LOAD [3.1.17] = 205
 STAFF: 15. THE CITY HAS CONFIRMED THAT THERE WILL BE A MAX. OF 15 STAFF FOR THE LIBRARY.
 110 TUTORIAL ROOM = 11.61 SM @ 1.85 SM @ 6
 109 TUTORIAL ROOM = 11.61 SM @ 1.85 SM @ 6
 113 MULTIPURPOSE PROGRAM ROOM = 100 SM @ 1.85 SM / PERSON = 54
 112 MAIN LIBRARY AREA = 586 SM @ 4.8 SM / PERSON = 126. THE MAIN CIRCULATION PATH WITHIN THE OPEN LIBRARY AREA HAS NOT BEEN INCLUDED IN THE FLOOR AREA FOR THE OCCUPANT LOAD CALCULATION.
 TABLE 3.1.17.1 DOES NOT PROVIDE AN OCCUPANT LOAD AREA / PERSON REQUIREMENT FOR A LIBRARY. THE OCCUPANT LOAD FOR THE MAIN LIBRARY AREA IS BASED ON LABORATORIES IN SCHOOLS @ 4.65M/PERSON.

NBC SECTION 3.2 - BUILDING FIRE SAFETY
 A. CRAWLSPACES [3.2.2.9]. FLOOR ASSEMBLY IMMEDIATELY ABOVE THE CRAWL SPACE IS NOT REQUIRED TO BE CONSTRUCTED AS A FIRE SEPARATION AND DOES NOT REQUIRE A FIRE RESISTANCE RATING.
B. CONSTRUCTION ARTICLES
 1. BUILDING 1 - 3.2.25 GROUP A, DIVISION 2, UP TO 2 STOREYS
 - COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION, USED SINGLY OR IN COMBINATION
 - FLOOR ASSEMBLIES - ARE REQUIRED TO BE A FIRE SEPARATION, AND IF NON COMBUSTIBLE CONSTRUCTION IS USED, FIRE RESISTANCE RATING NOT LESS THAN 3/4 HR
 - ROOF ASSEMBLIES - IF COMBUSTIBLE CONSTRUCTION, FIRE RESISTANCE RATING NOT LESS THAN 45 MIN. ROOF ASSEMBLY IS NON COMBUSTIBLE CONSTRUCTION AND DOES NOT REQUIRE A RATING.
 - LOADBEARING WALLS + COLUMNS + HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45 MIN. OR BE OF NON COMBUSTIBLE CONSTRUCTION
B. SPATIAL SEPARATION + EXPOSURE PROTECTION [3.2.3] - LD AND EBF INDICATED ARE FOR EXPOSING WALLS WITH THE LEAST UNPROTECTED OPENINGS ALLOWED (MOST RESTRICTIVE LIMITING DISTANCE FOR EACH FIRE COMPARTMENT)
NORTH WALL
 A. LIMITING DISTANCE (LD) = 10 M. EXPOSED BUILDING FACE (EBF) = 243.52 SM
 B. UNPROTECTED OPENINGS (ALLOWABLE) 57% > [ACTUAL] 55.7%
 C. FRR = 3/4 HR
 CONSTRUCTION: COMBUSTIBLE OR NON COMBUSTIBLE
 CLADDING: COMBUSTIBLE OR NON COMBUSTIBLE
SOUTH WALL
 A. LIMITING DISTANCE (LD) = 17.55 M. EXPOSED BUILDING FACE (EBF) = 221 SM
 B. UNPROTECTED OPENINGS (ALLOWABLE) 100% > [ACTUAL] 79.2%
 C. FRR = N/A
 CONSTRUCTION: COMBUSTIBLE OR NON COMBUSTIBLE
 CLADDING: COMBUSTIBLE OR NON COMBUSTIBLE

EAST WALL
 A. LIMITING DISTANCE (LD) = 11 M. EXPOSED BUILDING FACE (EBF) = 103.44 SM
 B. UNPROTECTED OPENINGS (ALLOWABLE) 71% > [ACTUAL] 39.2%
 C. FRR = N/A
 CONSTRUCTION: COMBUSTIBLE OR NON COMBUSTIBLE
 CLADDING: COMBUSTIBLE OR NON COMBUSTIBLE
WEST WALL
 A. LIMITING DISTANCE (LD) = 40 M. EXPOSED BUILDING FACE (EBF) = 95 SM
 B. UNPROTECTED OPENINGS (ALLOWABLE) 100% > [ACTUAL] 43.1%
 C. FRR = N/A
 CONSTRUCTION: COMBUSTIBLE OR NON COMBUSTIBLE
 CLADDING: COMBUSTIBLE OR NON COMBUSTIBLE

C. FIRE ALARM + DETECTION SYSTEM [3.2.4] - A FIRE ALARM SYSTEM IS NOT REQUIRED. A FULLY SUPERVISED, ZONED, ADDRESSABLE, SINGLE STAGE FIRE ALARM WILL BE INCLUDED.
 D. ANNUNCIATOR [3.2.4.9] - A FIRE ALARM ANNUNCIATOR PANEL WILL BE LOCATED IN THE MAIN ENTRANCE VESTIBULE.
 E. FIRE DETECTORS [3.2.4.11] - FIRE ALARM HEAT DETECTORS WILL BE LOCATED IN THE FOLLOWING ROOMS: 114 PROGRAM ROOM STORAGE, 108 JANITOR'S CLOSET, 107 MECHANICAL / ELECTRICAL ROOM, 105 STAFF ROOM, CRAWLSPACE
 F. SMOKE DETECTORS [3.2.4.12] - N/A
 G. MANUAL PULL STATIONS [3.2.4.12] - INSTALLED AT PRINCIPAL ENTRANCE AND EXITS
 H. VISUAL SIGNALS [3.2.4.20] - REQUIRED
 I. SMOKE ALARMS [3.2.4.21] - N/A
 J. ACCESS TO ABOVE GRADE STOREYS [3.2.5.1] - N/A
 K. ACCESS TO BASEMENTS [3.2.5.2] - N/A
 L. ROOF ACCESS [3.2.5.3] - NOT REQUIRED FOR EITHER BUILDING. HOWEVER A ROOF ACCESS HATCH HAS BEEN PROVIDED FOR THE PURPOSE OF ACCESSING THE ROOF.
 M. ACCESS ROUTE [3.2.5.4] - REQUIRED
 N. LOCATION OF ACCESS ROUTES [3.2.5.5] - N/A
 O. STAIRCASE DESIGN [3.2.5.6] - ACCESS ROUTE IS LOCATED WITHIN THE PARKING LOT.
 P. STAIRCASE SYSTEM [3.2.5.8] - NOT REQUIRED.
 Q. HOSE CONNECTIONS [3.2.5.10] - N/A
 R. HOSE STATIONS [3.2.5.11] - N/A
 S. EMERGENCY LIGHTING [3.2.7.3] - REQUIRED
 T. MEZZANINES + OPENINGS THROUGH FLOOR ASSEMBLIES [3.2.8] - N/A

SECTION 3.3 SAFETY WITHIN FLOOR AREAS
 A. SEPARATION OF SUITES [3.3.1.1] - N/A
 B. HAZARDOUS SUBSTANCES, EQUIPMENT AND PROCESSES [3.3.1.2] - N/A
 C. PUBLIC CORRIDOR SEPARATION [3.3.1.4] - N/A
 D. EGRESS DOORWAYS [3.3.1.5] - N/A
 E. PROTECTION ON FLOOR AREAS WITH A BARRIER FREE PATH OF TRAVEL [3.3.1.7] - N/A
 F. CORRIDOR WIDTH [3.3.1.9] - 1 100 MM
 G. DEAD-END CORRIDOR [3.3.1.17] - N/A
 H. SLIDING DOORS [3.3.1.12] - SLIDING DOORS ARE PROVIDED IN THE MAIN ENTRANCE VESTIBULE.
 I. GUARDS [3.3.1.18] - N/A
 J. TRANSPARENT DOORS AND PANELS [3.3.1.19] - YES.
 K. JANITORS' ROOMS [3.3.1.21] LESS THAN 1 HR, NOT LESS THAN 3/4 HR
 M. ASSEMBLY OCCUPANCY [3.3.2] IN BUILDING 1
 CORRIDOR SEPARATION [3.3.2.6] - N/A

DOORS [3.3.2.7] - THE MAIN LIBRARY AREA EXTERIOR DOORS ARE PROVIDED WITH PANIC HARDWARE
 LIBRARY SEPARATION [3.3.2.12] - N/A
 STORAGE ROOM SEPARATION [3.3.2.15] - N/A

SECTION 3.4 EXITS
 REFER TO EXIT SCHEMATIC
 A. NUMBER OF EXITS [3.4.2.1] = 4 [3 IN MAIN LIBRARY AREA AND 1 IN BACK CORRIDOR]
 B. MINIMUM NUMBER OF EXITS [3.4.2.1] = 2
 C. MEANS OF EGRESS FROM MEZZANINE [3.4.2.2] - N/A
 D. DISTANCE BETWEEN EXITS [3.4.2.3] = 83 M > 1/2 DIAGONAL 31.5 M
 E. LOCATION OF EXITS [3.4.2.5] TRAVEL DISTANCE IS NOT MORE THAN 30 M
 F. EXIT CAPACITY [3.4.3.2] = MIN. AGGREGATE EXIT WIDTH = 205 x 0.8 IMPERSON = 125.0 MM / 395MM PROVIDED
 G. SEPARATION OF EXITS [3.4.4.1] = N/A
 H. EXITS THROUGH LOBBIES [3.4.4.2] - N/A
 I. EXIT SIGNS [3.4.5] - REQUIRED
 J. HORIZONTAL EXITS [3.4.6.10] - N/A

SECTION 3.6 SERVICE FACILITIES
 A. SERVICE ROOM SEPARATION [3.6.2.1] = 1 HR FOR MECHANICAL / ELECTRICAL ROOM
 B. INCINERATOR ROOM [3.6.2.4] - N/A
 C. COMBUSTIBLE REFUSE STORAGE [3.6.2.5] - N/A
 D. VERTICAL SERVICE SPACE SEPARATION [3.6.3.1] - N/A
 E. HORIZONTAL SERVICE SPACE SEPARATION [3.6.4] - N/A
 F. PLENUM REQUIREMENTS [3.6.4.3] - 40 PROVIDED
 G. CRAWL SPACE ACCESS [3.6.4.8] - 550 MM X 900 MM HATCH REQUIRED.
SECTION 3.7 HEALTH REQUIREMENTS
 A. TOTAL OCCUPANT LOAD = 205
 TOTAL OCCUPANT LOAD REDUCED BY 10 AS PER NBC 3.7.2.2 [2] = 205 - 10 = 195
 LIBRARY PATRONS = 195
 OCCUPANT LOAD / SEX = 195 / 2 = 97.5
 195 / 2 = 97.5
 STAFF = 10. THE OWNER HAS CONFIRMED THAT THE MAX. NUMBER OF EMPLOYEES WORKING AT ONE TIME WILL BE 10, ACCORDING TO 3.7.2.2 [2] STAFF WILL BE SERVED BY A SINGLE WATER CLOSET.
B. WATER CLOSETS [3.7.2.2]
 - FEMALE = 4 REQUIRED, 4 PROVIDED
 - MALE = 2 REQUIRED, 2 W/C PROVIDED, 2 URINAL PROVIDED [3.7.2.2.1]
C. LAVATORIES [3.7.2.3]
 1. BUILDING 1
 - FEMALE = 2 REQUIRED, 2 PROVIDED
 - MALE = 2 REQUIRED, 2 PROVIDED

SECTION 3.8 BARRIER FREE DESIGN
 A. BARRIER-FREE ENTRANCES [3.8.1.2] - YES
 B. BARRIER-FREE PATH OF TRAVEL PROVIDED THROUGHOUT BUILDING [3.8.1.1] - YES
 C. ACCESS TO PARKING AREAS [3.8.2.2] - YES
 D. BARRIER-FREE WASHROOMS [3.8.2.3] - YES
 E. PUBLIC ENTRANCE DOORS EQUIPPED WITH POWER DOOR OPERATORS [3.8.3.15] - YES
 G. UNIVERSAL TOILET ROOMS [3.8.3.12] - YES
 H. BARRIER-FREE SHOWERS [3.8.3.13] - YES

ZONING ANALYSIS

CITY OF WINNIPEG ZONING BY-LAW NO. 200 / 2006 ANALYSIS
 TABLE 3-1: ZONING DISTRICT ESTABLISHED
 1. ZONING DISTRICT: PR3 PARKS AND RECREATION 3 (REGIONAL)
 AS PER DMSZ 38/2011

TABLE 4-1: PRINCIPAL USE TABLE
 1. PUBLIC AND INSTITUTIONAL - LIBRARY - PERMITTED USE
 2. SPEC. STANDARD: N/A
 3. PARKING CATEGORY: 9

TABLE 5-1 AGRICULTURE AND PARK DISTRICT STANDARDS
 1. MIN. LOT AREA: N/A
 2. MIN. LOT WIDTH: N/A
 3. MIN. FRONT YARD: 20'-0"
 - EAST (FACING PLESSIS AVENUE) CONSIDERED AS THE FRONT YARD
 - WEST (FACING VACANT LOT) IS CONSIDERED AS THE REAR YARD
 4. MIN. REAR YARD: 25'-0"
 - SOUTH (FACING KILDARE AVE WEST) IS CONSIDERED AS A SIDE YARD
 5. MIN. SIDE YARD: 10'-0"
 - NORTH (FACING VACANT LOT) IS CONSIDERED AS A SIDE YARD
 6. MAX. HEIGHT OF BUILDING: N/A

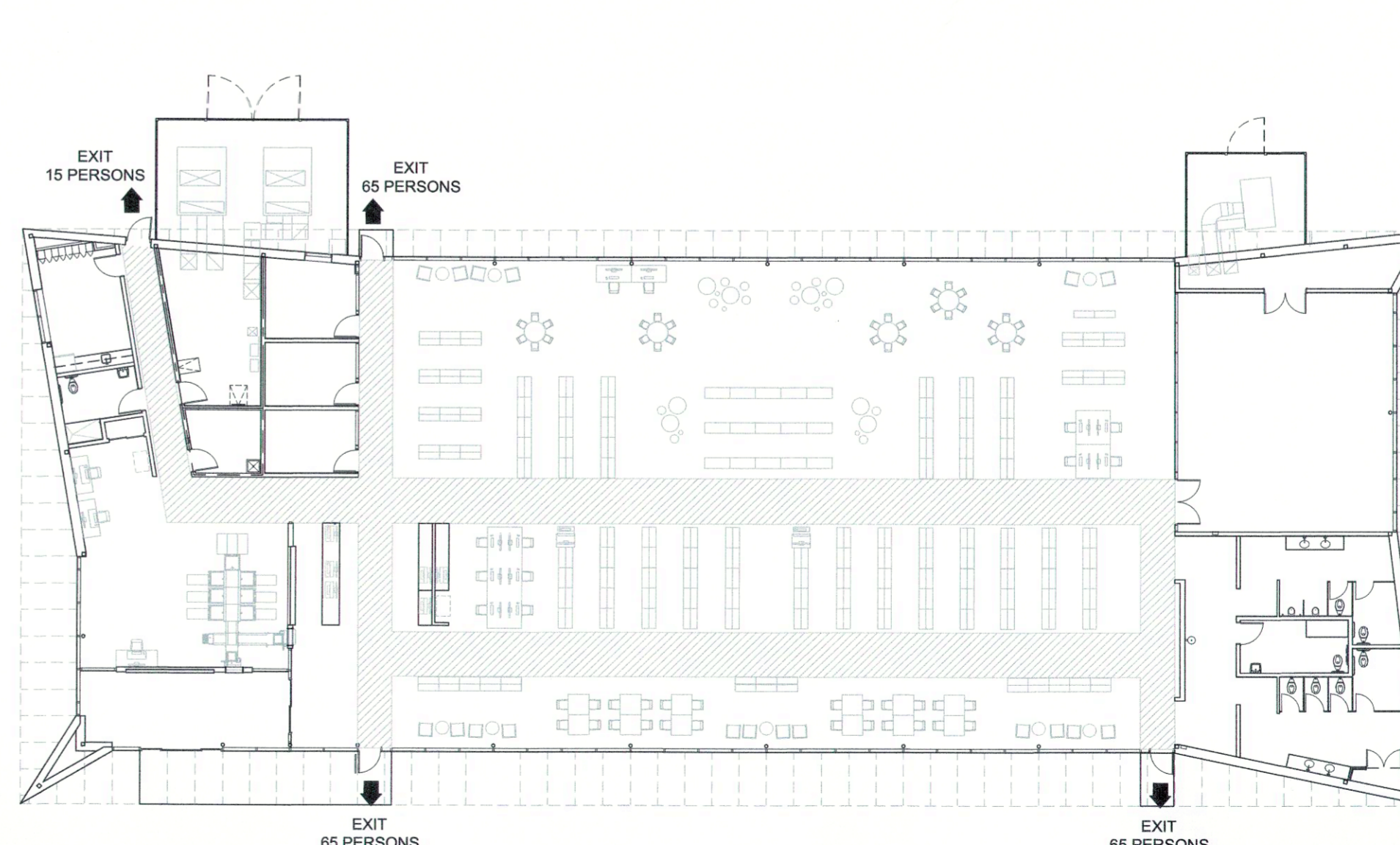
TABLE 5-9 GENERAL ACCESSORY PARKING REQUIREMENTS
 1. PARKING SPOTS REQUIRED:
 1 FOR EACH 1,000 SF OF GROSS FLOOR AREA, BUT NOT LESS THAN 2 SPACES + 14 REQUIRED PARKING SPACES
 -40 PROVIDED
 2. BICYCLE PARKING REQUIRED

TABLE 5-10 MINIMUM REQUIRED ACCESSIBLE PARKING
 J. ACCESSIBLE PARKING SPACES:
 26-50 PARKING SPACES = MIN. 2
 -2 PROVIDED
 2. VAN PARKING SPACES:
 26-50 VAN PARKING SPACES = 1
 -1 VAN PARKING SPACE PROVIDED

189. BICYCLE PARKING
 1. 1 LOCKABLE BIKE SPACE / 10 PARKING SPACES = 4 MIN.
 - 10 PROVIDED

173. LOADING SPACES REQUIRED
 1. LIBRARY / 10,000 SF TO 199,999 SF:
 1 LOADING SPACE REQUIRED (25' X 10')
 - 2 LOADING SPACES PROVIDED

EXIT SCHEMATICS



1 MAIN FLOOR EXIT SCHEMATIC
 A-001 NTS.

ENERGY
 WSP | MMM GROUP
 111 - 93 LOMBARD AVE. WINNIPEG, MB R3B 3B1
 T. 204 943 3178 F. 204 943 4948

LANDSCAPE
 HTFC
 PLANNING & DESIGN
 500 - 115 BANNATYNE AVENUE EAST WINNIPEG, MB R3B 0R3
 T. 204 944 9907 WWW.HTFC.MB.CA

MECHANICAL & ELECTRICAL
 CGM 2-472 STRADBROOK AVENUE
 WINNIPEG, MB R3L 0J9
 (204) 272-3255
 ENGINEERING LTD. JOB: A001

STRUCTURAL
 Crosier Kilgour & Partners Ltd.
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 300-275 CARLTON ST. WINNIPEG, MB R3C 5R6
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1	2017.02.17	ISSUED FOR CONSTRUCTION
No.	DATE	REVISION / ISSUANCE



Cibinel Architecture Ltd
 560 ACADEMY ROAD, WINNIPEG, MB R3N 0E3



TRANSCONA LIBRARY
 1500 PLESSIS ROAD, WINNIPEG, MB

COVER SHEET

Project No.	Sheet
1487	A-001