

Rev. No.	Date	Revision Notes
0	2019.11.06	Issued for Construction

**FIRE SEPARATION LEGEND**

---	1 HR FIRE RESISTANCE
----	45 MIN. FIRE RESISTANCE RATING
----	NON-RATED FIRE SEPARATION

**St. James Civic Centre | Phase 2 Building Systems Upgrades**

Civic Address: 2055 Ness Avenue, Winnipeg, Manitoba  
Current Use: Recreation Centre  
Building Height: ± 9.85m (to T/O Arena roof)

Number of Storeys:  
Existing Building - 2 Storeys + Basement  
Renovated Building - 1 Storey + Basement (proposed re-classification of existing second level into Service Room as per MBC 3.2.1.1.(1).)

Number of Facing Streets: Three (3)  
-Existing fire line facing Ness Ave. in south parking lot,  
-Wooddown Street - existing east parking lot & laneway  
-Laneway along west edge of building (old Gulkildford St.)

Existing Occupancy Type:

Major Occupancy: Group A3 Assembly (Arena, Pool)  
Ancillary Minor Occupancies: Group A2 (Auditorium, Daycare, Fitness Room)

Proposed Occupancy Type:

Major Occupancy: Group A3 Assembly  
Ancillary Minor Occupancies: Group A2 (Auditorium, Classroom, Fitness Room)

MBC Building Area (Existing/Proposed): 5,338 sq. m. (57,460 sq.ft.) (no change to exist.)

Building Floor Areas:  
Main Level (existing/renovated): 5,338 sq. m. (57,460 sq.ft.)  
Second Level (existing): 290 sq. m. (3,105 sq.ft.)  
Second Level (renovated): 335 sq. m. (3,590 sq.ft.)  
Basement Level (existing/renovated): 584 sq. m. (6,285 sq.ft.)  
Total All levels (existing/renovated): 6,547 sq. m. (70,440 sq.ft.)

**PROJECT DESCRIPTION**

The St. James Civic Centre Phase 2 Building Systems Upgrades is an interior renovation project comprised of full mechanical and electrical systems upgrades throughout the existing facility, as well as targeted interior alterations to improve barrier-free access and washroom facilities for the public. The existing facility is situated on Ness Avenue, between Gulkildford Street and Wooddown Street. Currently, it houses an ice rink with associated spectator seating, an auditorium space, and heated swimming pool.

- The primary scopes of work involved with the project are as follows:
- Mechanical system upgrades (plumbing, HVAC, fire protection, controls)
  - Electrical system upgrades (power systems, lighting, fire alarm)
  - Arena public washroom upgrades - conversion to Universal WCs w/ barrier-free access
  - New Universal Toilet Room (UTR) and Office in existing lobby
  - New Reception Desk / Lifeguard Office
  - New sloped walkway & ramp access between Lobby and Arena
  - Conversion of existing second floor level into Service Space (for new mechanical and electrical systems)
  - New penthouse adjacent to Service Space for mechanical equipment
  - Conversion of existing basement level to service, utility, and storage uses ONLY (no public occupancies)
  - New material lift between basement and main floor levels
  - Upgrade to existing east corridor serving existing exit stair to maintain integrity of egress path to exterior from stair
  - Selective building finishes and fixture upgrades throughout the building

**Building Classification - Renovated Building**

Intention is to establish the existing building under a current MBC-compliant construction article through the addition of a new sprinkler system (existing building is not sprinklered) that will allow for future expansion of the facility as follows:

**MBC 3.2.2.31 Group A, Division 3, Up to 2 Storeys, Sprinklered\***

- 1) A building classified as Group A, Division 3 is permitted to be of noncombustible construction provided:
- the building is sprinklered throughout;
  - it is not more than 2 storeys in building height;
  - it has a building area not more than 12,000 sq m if 1 storey in building height;
  - it has a building area not more than 6,000 sq m if 2 storeys in building height;
  - floor and mezzanine assemblies = 1 hr. fire separations and 1 hr. FRR

**# of Storeys: One\***

\*See 3.2.1.1 "Exceptions in determining building height"  
\*Designation only possible with installation of a sprinkler system throughout entire building, with the exception of all of the existing crawlspaces.

**Table 3.1.17.1 Occupant Load (for determining exit capacity)**

Existing Building	Area	Area (sqm)/Person	# of persons posted shown	Notes
Existing Main Level				
Arena	2260	.60	968	Exist. Permit
Auditorium	532	.95	450	Exist. Permit
Fitness	164	2.0	20	Exist. Permit
Classroom	37	1.85	20	-
Lobby	322	3.7	87	-
Pool	529	Posted	180	Exist. Permit
Subtotal	3807		1,725	
Renovated Second Level				
Service Room - NO OCCUPANCY				
Existing Basement Level	335	N/A	0	
Existing Basement Level				
Service Rooms / Utility / Storage	584	N/A	0	
NO OCCUPANCY				
Total Occupants:			1,725	
Posted occupancies will occur in this building				

**Washroom Fixtures:**

Plumbing fixtures by total occupied area - Table 3.7.2.2.a  
Total Design Occupant Load: 1725 ppl/1725/2 = 863 per gender  
Washroom Requirements:  
9 male, 17 female

**Existing Washroom Fixture count**

Main Level	Existing	Renovated
	13 Male	7 Male
	10 Female	5 Female
	7 Unisex	7 Unisex
	1 Universal (WCs 106 & 107)	1 Universal Toilet Room
Second Level	1 Male	0
	1 Female	0
Basement Level	1 Unisex	1 Unisex
	14 M, 11 F, 7 Unisex	7 M, 5 F, 7 Unisex, 14 Universal, 1 UTR
	= 32 WCs	= 34 WCs

**NOTE:**

EXISTING BUILDINGS MBC CODE COMPLIANCE AND PROPOSED RENOVATION/FACILITY UPDATES WERE REVIEWED WITH CITY OF WINNIPEG PART 3 AND PART 4 PLAN EXAMINATION DEPARTMENT AT A PRE-PERMIT MEETING ON SEPTEMBER 30th, 2019. MINUTES FROM THIS MEETING WILL BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.



This drawing must not be scaled. The contractors shall verify all dimensions and other data on site prior to commencement of work. Discrepancies, errors, and omissions are to be reported to Public City Architecture Inc. prior to proceeding with the Work.

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**Project**

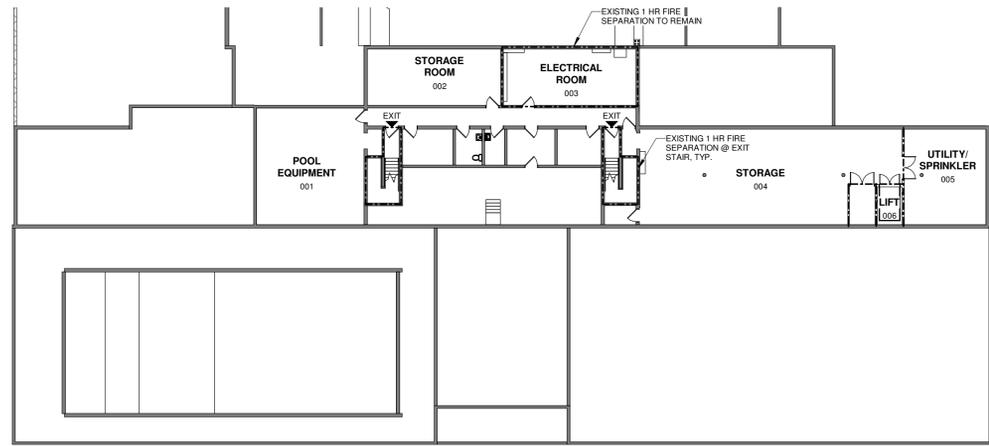
**St. James Civic Centre  
Phase 2 Building Systems  
Upgrades**

2055 Ness Avenue

**Building**

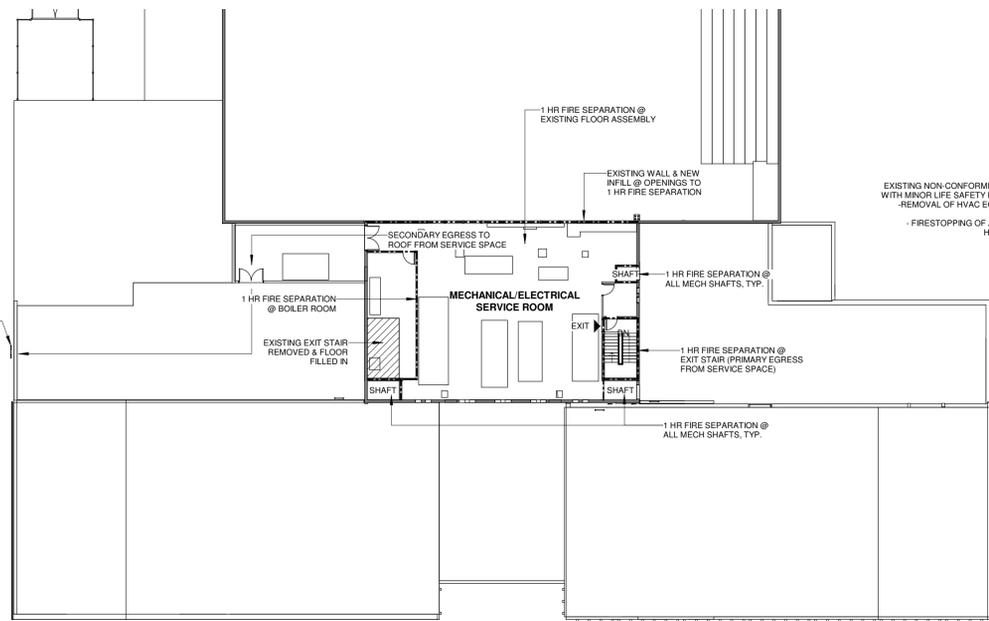
**BUILDING CODE SUMMARY**

Drawn By:	Review By:
AD	AL
Scale:	Tender No:
AS NOTED	1176-2019
Date:	NOV. 6, 2019
Sheet:	A-001



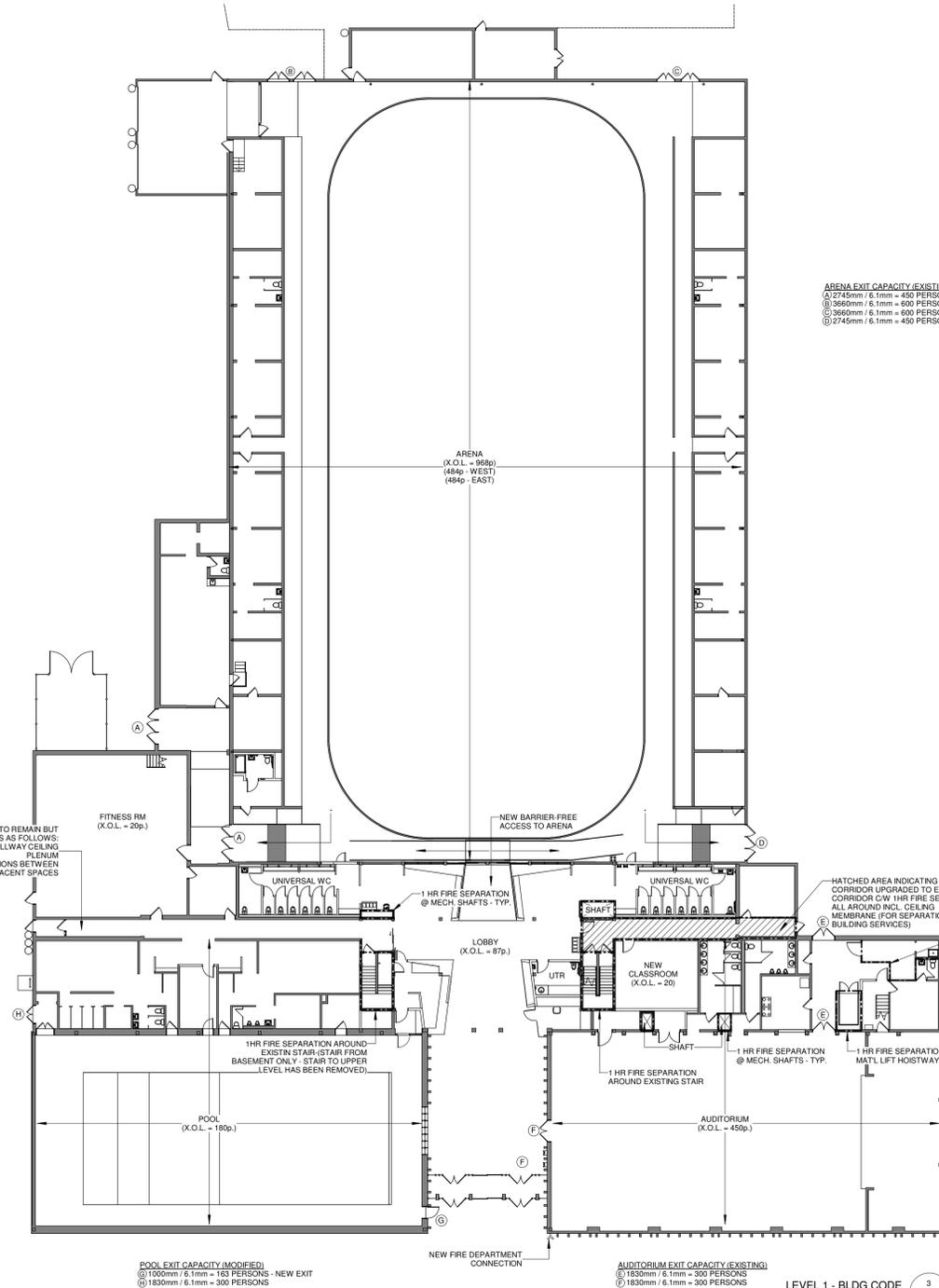
NOTE:  
EXISTING FLOOR AND NEW INFILL FLOOR CONSTRUCTION BETWEEN BASEMENT AND MAIN FLOOR LEVELS IS CONSIDERED A 1 HR FIRE SEPARATION

**BASEMENT - BLDG CODE** 1  
3/64" = 1'-0" A-001



NOTE:  
EXISTING FLOOR AND NEW INFILL FLOOR CONSTRUCTION BETWEEN MAIN AND SECOND FLOOR LEVELS IS CONSIDERED 1 HR FIRE SEPARATIONS.

**LEVEL 2 - BLDG CODE** 2  
3/64" = 1'-0" A-001



**POOL EXIT CAPACITY (MODIFIED)**  
ⓐ) 1800mm / 6.1mm = 183 PERSONS - NEW EXIT  
ⓑ) 1830mm / 6.1mm = 300 PERSONS

**AUDITORIUM EXIT CAPACITY (EXISTING)**  
ⓐ) 1830mm / 6.1mm = 300 PERSONS

**LEVEL 1 - BLDG CODE** 3  
3/64" = 1'-0" A-001

NOTE:  
EXISTING FLOOR AND NEW INFILL FLOOR CONSTRUCTION BETWEEN BASEMENT AND MAIN FLOOR LEVELS, AND BETWEEN MAIN AND SECOND FLOOR LEVELS ARE CONSIDERED 1 HR FIRE SEPARATIONS.

TOTAL FACILITY OCCUPANT LOAD = 1725 PERSONS