



ARCHITECTURAL RENOVATION NOTES

- EXISTING STEEL FLOOR PLATES TO REMAIN. ORIGINAL HARDWOOD FLOORING TO BE SANDED OF ALL FINISH IN LOADING 101, STORAGE 115 & STORAGE 129 AND PREPARED FOR NEW FINISH. APPLY TWO COATS SEMI-GLOSS ACRYLIC URETHANE. APPROX. AREA 12,900 SQ. FT. - PROVIDE SEPARATE PRICE #1 FOR HARDWOOD SANDING & REFINISHING OF MAIN FLOOR WORK AREA.
- PATCH ALL HOLES IN FLOOR, CEILING & AROUND PIPES INCLUDING STAIRWELL AS REQUIRED TO ACHIEVE A 2HR. FIRE STOP RATING IN STORAGE 115, STORAGE 129, STAIR 126, STAIR 127 & LOBBY 128.
- PATCH ALL PLASTER & LATHE WALLS ON EXTERIOR OF ROOMS INCLUDING COLUMN. PREPARE FOR NEW PAINT.
- NEW DOOR & FRAME, TRANSOM & FRAME & SIDELIGHTS & FRAMES. SEE DRAWING A6 FOR ELEVATION.
- PATCH WALL (APPROX. 4'-4") FLUSH W/ 5/8" TYPE 'X' GYPSUM BOARD AT REMOVED WOOD BOX LOCATION. MAINTAIN 1 1/2 HR. FIRE RATING. SEE ELECTRICAL FOR REWIRING OF BOX & NOTE.
- NEW WALL TYPE 'E' (APPROX. 7'-4") FRAMED AROUND ELECTRICAL BOX AND FLUSH W/ EXISTING LEDGE. RUN NEW WALL BEYOND NEW ACOUSTIC CEILING @ 9'-6" HEIGHT. SEE ELEVATION FOR FRAMING. SEE ELECTRICAL DRAWING FOR RELOCATION OF BOX.
- TWO NEW FREE STANDING RAILINGS. SEE ELEVATIONS & SECTION FOR DETAILS.
- NEW MILLWORK CABINET FOR ELECTRICAL BOXES. SEE ELEVATIONS & SECTIONS. SEE ELECTRICAL DWG FOR BOX RELOCATION.
- NEW DOOR & FRAME. SEE DRAWING A6 FOR SCHEDULE.
- STAIRS 127 - PATCH EXISTING TERRAZZO STAIR NOSING & TREADS W/ GROUT FLUSH W/ TERRAZZO. PREPARE SURFACE FOR NEW TREADS. SEE FLOOR FINISH PLAN BELOW.
- STAIRS 126 - APPLY 1/2" GYPSUM BOARD AROUND DOOR OPENING (TOP & SIDES) AT BOTTOM OF STAIRS & ON WEST SIDE OF STAIRWELL WALL AND HORIZONTAL TOP ON WEST SIDE. PATCH & PREPARE FOR PAINTING.
- APPLY 5/8" TYPE 'X' GYPSUM BOARD FLUSH WITH EXISTING WALL WHERE WALL WAS REMOVED. MAINTAIN 1 1/2 HR. FIRE RATING. PATCH & PREPARE FOR PAINTING.
- APPLY 1/2" GYPSUM BOARD AROUND EXISTING WALL IN CORRIDOR & ON STAIRWELL 126 WALL. APPLY GYPSUM BOARD ON INSIDE OF WEST WALL IN STAIRWELL 127. PATCH & PREPARE FOR PAINTING. SEE ELEVATION FOR OTHER RENOVATIONS FOR THIS WALL.
- APPLY VINYL WALLPAPER (JM LYNNE PARISIAN TRELLIS #1338-201 JONQUIL) TO ENTIRE WEST WALL. SEE GENERAL NOTES & MAIN FLOOR FINISHES FOR OTHER FINISHES.
- PROVIDE 6 FULL LENGTH SPECTRA SAFETY TREADS #WP2JT BY WOOSTER PRODUCTS INC. & QUARRY TILE TREADS & RISERS @ ENTRANCE STAIRS. SEE SECTION FOR DETAILS.
- NEW 12" x 12" QUARRY TILE BY OLYMPIA TILE & 4" x 12" QUARRY TILE BASEBOARD, YURA SERIES LEAD GREY COLOUR. APPLY POLYETHYLENE FILM LAPPED AT LEAST 102 mm. NAIL GALVANIZED DIAMOND METAL LATH BUTTED NOT OVERLAPPED TO THE SUBFLOOR. ALLOW MORTAR BED TO CURE. APPLY BOND COAT TO CURED MORTAR BED. SEE MAIN FLOOR FINISHES FOR TILE COLOUR.
- PROVIDE RUBBER TRANSITION STRIPS WHERE REQUIRED.
- PROVIDE 20 JOHNSONITE RUBBER TREADS W/ INTEGRATED TREAD / RISER # VIHTR STANDARD SPECKLED COLOURWAYS #732 TUNDRA & RUBBER INSERT #55 SILVER GREY @ 48" WIDTH FOR STAIRS 127. PAINT EXISTING WOOD RISERS @ TREAD ENDS.
- PROVIDE 14 JOHNSONITE RUBBER TREADS W/ INTEGRATED TREAD / RISER # VIHTR STANDARD SPECKLED COLOURWAYS #732 TUNDRA & RUBBER INSERT #55 SILVER GREY @ 36" WIDTH FOR STAIRS 126 (BASEMENT) ON NEWLY PAINTED STAIRS.

LOBBY FLOOR FINISH NOTES

NOTES :

GENERAL NOTES:
-FOR WINDOW TYPES & DETAILS, DOOR SCHEDULE, SEE DRAWING A6

MAIN FLOOR FINISHES:

-ALL WALLS, CEILINGS, COLUMNS & EXISTING WINDOW FRAMES IN LOADING 101, STORAGE 115, STAIRS 126 & 127, LOBBY 128, STORAGE 129 TO BE PAINTED W/ ONE COAT OIL BASED PRIMER & 2 COATS OF 100 PERCENT ACRYLIC PAINT UNLESS NOTED OTHERWISE. SEE NOTE 14.

ORIGINAL STAMPED BY: R.K.FOK LI Arch.
DATE: 2006.12.01

NO.	REVISION/DESCRIPTION	BY	DATE
SEALS			

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MWK		
DATE: 2006.12.01	USER APPROVAL	

CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT
CIVIC ACCOMMODATIONS DIVISION
300 - 65 GARRY ST. R3C 4K4

PROJECT
SURPLUS STORAGE FACILITY
REDEVELOPMENT OF MAIN FLOOR AND THIRD FLOOR
311 ROSS AVENUE

SHEET TITLE
MAIN FLOOR PLAN
RENOVATION &
FLOOR FINISH PLAN

SCALE	PROJECT NO.	SHEET NO.
AS SHOWN	2006-089	A2