

THIRD FLOOR PLAN - RENOVATION
SCALE: 3/32"=1'-0"

ARCHITECTURAL RENOVATION NOTES

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

THIRD FLOOR

PROVIDE NEW FLOOR BOARDS FOR OPENINGS. BOARDS TO MATCH EXISTING BOARDS ON SITE. PREPARE SURFACE FOR FINISHING.

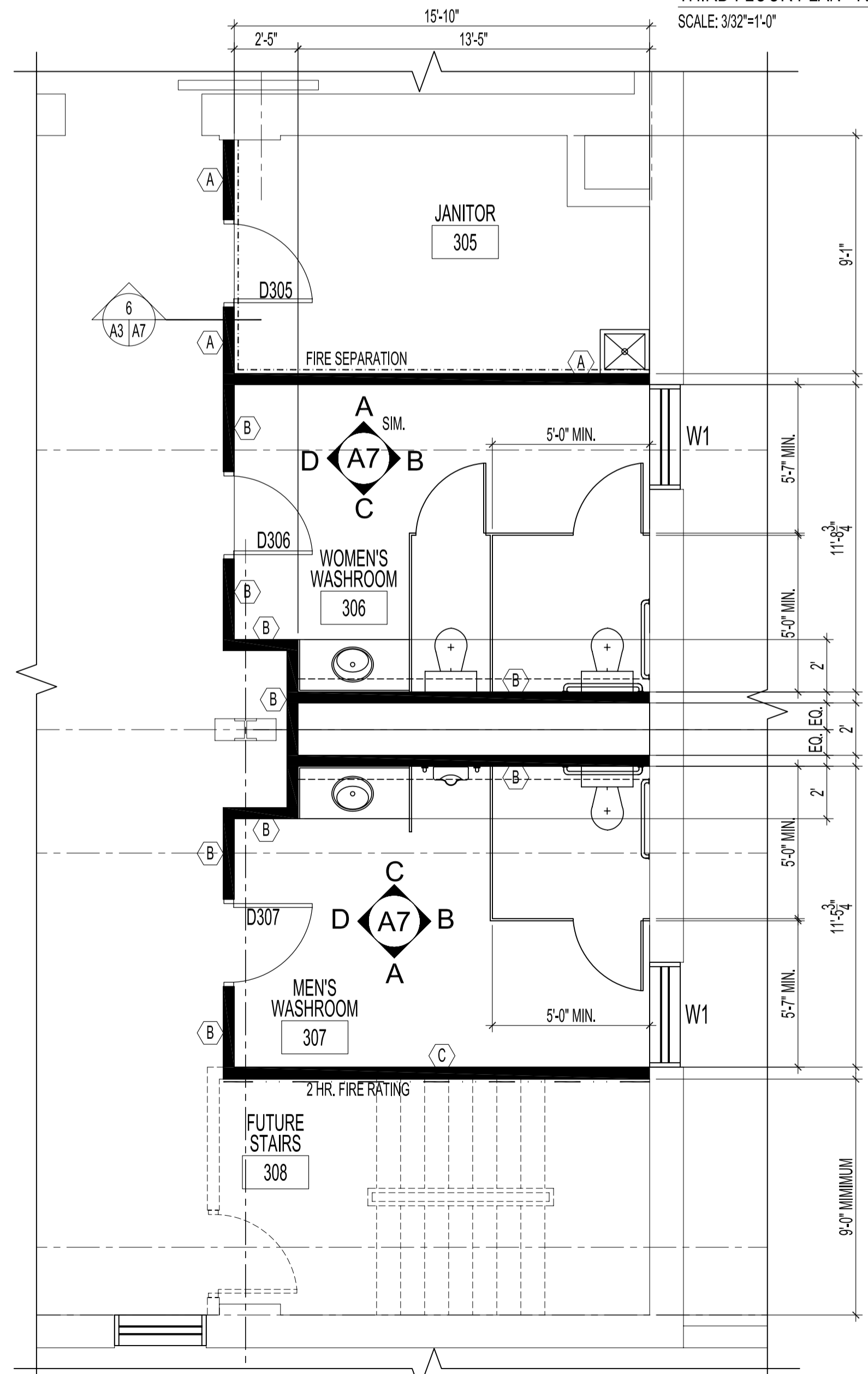
-PATCH ALL HOLES IN FLOOR, CEILING, STAIRWELL & AROUND PIPES AS REQUIRED TO ACHIEVE A 2HR. FIRE STOP RATING.

1 -REPLACE APPROXIMATELY 21 SQUARE FEET OF MISSING BRICK FOR ENTIRE FLOOR.

-REPOINT ALL BRICK REQUIRED ON ENTIRE FLOOR TO A MAXIMUM OF 100 FT TOTAL.

-ENTIRE THIRD FLOOR AREA OF WORK TO HAVE HARDWOODS SANDED & PREPARED FOR NEW FINISH APPROX. AREA 13,000 SQ. FT. FINISH FLOOR W/ 2 COATS SEMI-GLOSS ALKYD URETHANE FINISH. **PROVIDE SEPARATE PRICE #2 FOR HARDWOOD SANDBLING & REFINISHING OF THIRD FLOOR WORK AREA.**

-ENTIRE THIRD FLOOR AREA OF WORK: CEILINGS, COLUMNS, WALLS & EXISTING WINDOW FRAMES TO BE FINISHED IN ONE COAT OIL BASED PRIMER & 2 COATS OF 100 PERCENT ACRYLIC PAINT UNLESS NOTED OTHERWISE.



2 PARTIAL THIRD FLOOR PLAN: ENLARGED WASHROOM PLAN - RENOVATION
SCALE: 1/4"=1'-0"

WALL TYPES

TYPE (A)	3 5/8" STEEL STUDS @ 24" O.C. W/ 1/2" GYPSUM BOARD B/S. PARTITIONS TO EXTEND TO U/S OF UPPER FLOOR & AROUND JOISTS. PROVIDE CAULKING AROUND PENETRATIONS THRU PARTITIONS FOR SMOKE BARRIER.
TYPE (B)	3 5/8" STEEL STUDS @ 24" O.C. W/ 5/8" GYPSUM BOARD B/S C/W SOUND ATTENUATION BATT. PARTITIONS TO EXTEND TO U/S OF UPPER FLOOR & AROUND JOISTS. PROVIDE CAULKING AROUND PENETRATIONS THRU PARTITIONS.
TYPE (C)	3 5/8" STEEL STUDS @ 24" O.C. W/ 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD B/S COMPLETE W/ SOUND ATTENUATION BATT. PARTITIONS TO EXTEND TO U/S OF UPPER FLOOR & AROUND JOISTS. PROVIDE CAULKING AROUND PENETRATIONS THRU PARTITIONS FOR A 2 HR. FIRE RATING
TYPE (D)	(REQUIRED FOR CEILING BULKHEADS IN LOBBY 128 ONLY -SEE REFLECTED CEILING PLAN) 3 5/8" STEEL STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD B/S
TYPE (E)	(WEST WALL IN LOBBY 128) EXISTING WALL W/ 3 5/8" STEEL STUDS W/ 1/2" GYPSUM BOARD ON ONE SIDE
TYPE (F)	(WEST WALL IN LOBBY 128) EXISTING WALL W/ 3/4" FURRING CHANNELS & 1/2" GYPSUM BOARD ON ONE SIDE

LEGEND

---	THIRD FLOOR - FIRE SEPARATION - PROVIDE SMOKE SEAL TO U/S OF STRUCTURE -SEE WALL TYPES ABOVE
---	THIRD FLOOR - 2 HOUR FIRE RATED WALL ASSEMBLY -SEE WALL TYPES ABOVE

LEGEND

	DOORS TO REMOVED
	EXISTING DOORS TO REMAIN
	NEW DOOR
	NEW WALLS -SEE TYPES

NOTES :

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

NO.	REVISION/DESCRIPTION	BY	DATE
SEALS			

DRAWN BY	CHKD BY	CHECKED BY	APPROVED
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
THIRD FLOOR PLAN
RENOVATION

SCALE	PROJECT NO.	SHEET NO.
AS SHOWN	2006-089	A3