

65 GARRY STREET -CONSTRUCTION 4TH FLOOR
SCALE: 1/4"=1'-0"

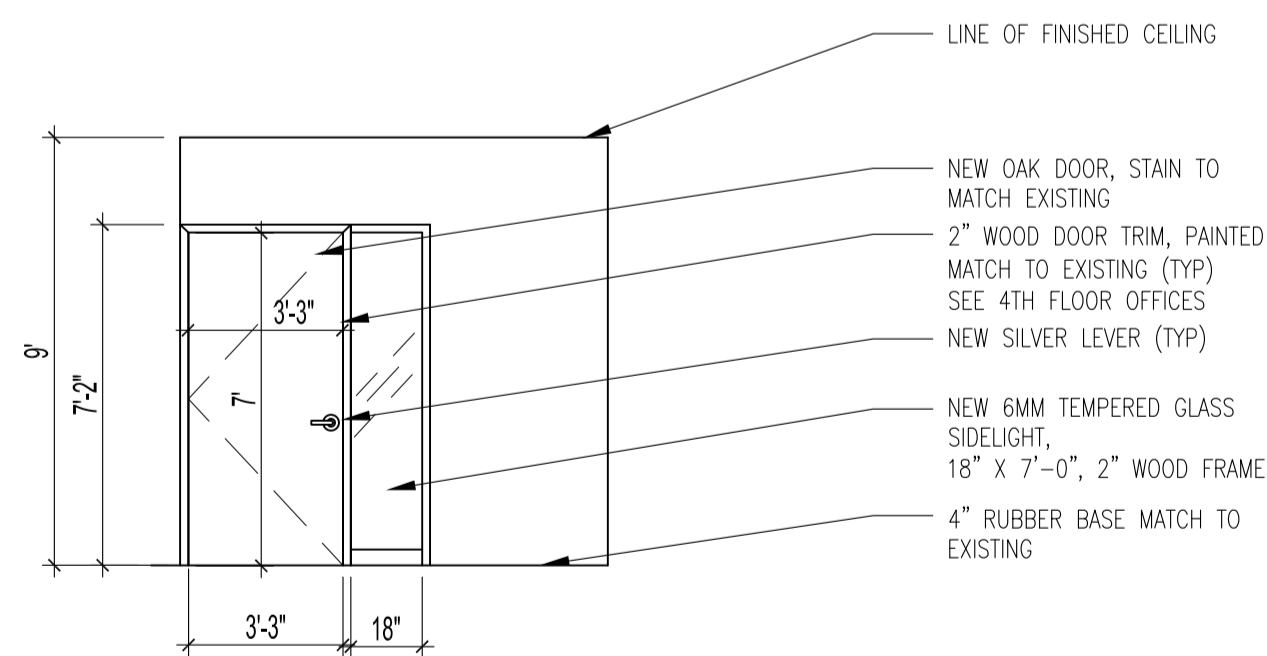
CONSTRUCTION NOTES:

- 1 SUPPLY AND INSTALL NEW DOOR, (WHERE INDICATED), MATCH TO EXISTING. SEE ELEVATION FOR FURTHER DETAIL.
- 2 NEW TYPE A WALL TO UNDERSIDE OF DECK. STEEL STUDS TO RUN ABOVE FINISHED CEILING. SEE MATERIAL LIST FOR SPECIFICATION.
- 3 ALL SIDES OF ALL WALLS TO BE PATCHED AND PAINTED. SEE MATERIAL LIST FOR SPECIFICATION
- 4 ALL WALLS TO RECEIVE 4" RUBBER BASE, MATCH TO EXISTING.
- 5 NEW CARPET TILE TO BE INSTALLED, MATCH TO EXISTING, SEE MATERIAL LIST FOR SPECIFICATION
- 6 NEW WINDOW COVERINGS TO BE INSTALLED, SEE MATERIAL LIST FOR SPECIFICATION
7 WINDOWS @ 31"W X 76"H AND 2 WINDOWS @ 44"W X 53"H
- 7 PATCH AND MAKE GOOD CAVITY FROM DECOMMISSIONED ELECTRICAL BOX
- 8 NEW VINYL SHEET FLOOR, PROVIDE FLOOR LEVELLING FOR SMOOTH FLOOR TO ACCEPT NEW FLOORING. PREVENTING TELEGRAPHING; MATERIAL IS 12" WIDTH, INSTALL SO AS TO ENSURE NO SEAMS
- 9 NEW PLASTIC LAMINATE COUNTER, EASED EDGE, MATCH EDGE THICKNESS TO EXISTING. PLUMBING LOCATION TO REMAIN AS PER EXISTING. SIZE OF COUNTER TO REMAIN AS PER EXISTING. 3'-0" SECTION AT END BY FRIDGE TO BE LOWER IN HEIGHT SO AS FINISHED COUNTER TOP TO BE AT 2'-10" A.F.F. MILLWORKER TO PROVIDE SHOP DRAWING FOR REVIEW PRIOR TO FABRICATION
- 10 NEW WALL HEIGHT TO BE 6'-6" A.F.F., CONSTRUCTION AS PER TYPE A WALL. FINISH ALL FACES WITH PAINT 1, RUBBER BASE TO BE APPLIED TO ALL SIDES
- 11 ENTIRE LENGTH AND HEIGHT OF WALL TO BE PAINTED WHITE, SATIN FINISH. BENJAMIN MOORE DECORATOR'S WHITE CC-20
- 12 RE-INSTALL EXISTING WHITE BOARD; PROVIDE BLOCKING IN WALL TO SUIT

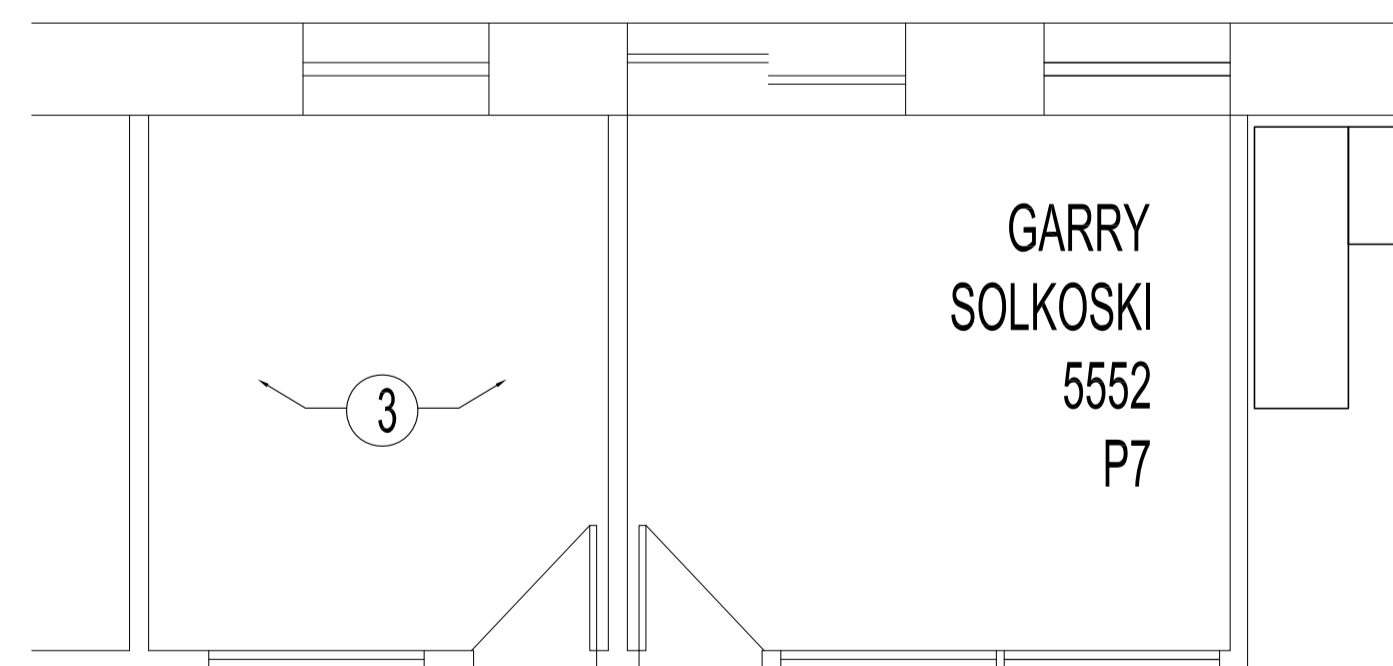
MATERIAL / COLOUR SCHEDULE			
P1	MFC: BENJAMIN MOORE	COLOUR: HC-172 REVERE PEWTER	FINISH: EGGSHELL
DOOR HARDWARE	3 HINGES TA2714 4.5 X 4 US26D MK 1 PASSAGE SET ND10S RHO 626 SC 1 CLOSER 1431 UO EN SA 1 KICKPLATE K1050 10" US32D RD 1 WALL STOP 406 US32D RD		
CARPET TILE BASE	MFC: PATCRAFT	STYLE: INFINITE WISDOM :EXPERIENCE	COLOUR: PHILOSOPHY 00500 MATCH TO EXISTING; JOHNSONITE 4"
ROLLER BLINDS	SUNPROJECT; DEKO LITELIFT CASSETTE S-70; CHAIN OPERATED ROLLER SYSTEM; ECO SCREEN ECO R 1203; 1% FABRIC; COLOUR #1203		
PLAM-1	FORMICA #5882-58 CITADEL WRAP- MATTE FINISH		
VINYL SHEET FLOOR	ARMSTRONG; ABODE #80825, ROUGH LINEN SMOKEY GRANITE		

WALL TYPES	
TYPE A	NEW 1/2" GYPSUM BOARD NEW 3 5/8" STEEL STUDS; GAUGE 25 @ 16" O.C. NEW SOUND ATTENUATION BATT BLOCKING AS REQUIRE FOR WALL MOUNTED ACCESSORIES NEW 1/2" GYPSUM BOARD PARTITIONS TO RUN TO UNDERSIDE OF EXISTING CEILING HEIGHT. SEE REFLECTED CEILING PLAN FOR HEIGHTS.

SYMBOL LEGEND:	
	EXISTING DOOR
	NEW WALL CONSTRUCTION
	NEW DOOR
	NEW GLAZING



1 ELEVATION
A2 SCALE: 1/4"=1'-0"



65 GARRY STREET -ALANA CROCKER
SCALE: 1/4"=1'-0"

NOTES:

THESE DRAWINGS SHALL NOT BE SCALED.

THE CONTRACTOR SHALL VISIT THE SITE AND SATISFY ONESELF ALL DIMENSIONS, DATUM, AND DETAILED INFORMATION SHOWN ARE CORRECT.

THE CONTRACTOR IS TO REVIEW AND COORDINATE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL OPENINGS THROUGH FLOORS, WALLS, AND CEILINGS FOR DUCT, PIPE & ELECTRICAL RISERS AND ALL OPENINGS NOT SHOWN ON DRAWINGS.

ALL OPENINGS THROUGH FIRE ASSEMBLIES ARE TO BE FIRE STOPPED AND SEALED WITH ULC APPROVED FIRE STOPPING TO MAINTAIN THE INTEGRITY OF THE FIRE SEPARATION, AND PROVIDE A SMOKE-TIGHT BARRIER.

ALL PRODUCTS AND MATERIALS TO BE USED AND INSTALLED SHALL CONFORM WITH MANUFACTURER'S SPECIFICATIONS & APPLICABLE CODES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PATCH AND MAKE GOOD ALL EXISTING CONSTRUCTION AFFECTED BY THE REMOVAL OF ALL ITEMS FORMING THE PART OF THE RENOVATION WORK.

WHERE NEW FLOORING AND BASE IS TO BE INSTALLED IN EXISTING AREAS (REFER TO FLOOR PLAN AND ROOM SCHEDULE) THE EXISTING FLOORING SURFACE AND BASE MUST BE REMOVED, UNLESS OTHERWISE NOTED. ALL FLOOR SURFACES SHALL BE PREPARED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF NEW FLOOR.

WHERE PAINTING OF EXISTING WALLS IS INDICATED ON THE ROOM SCHEDULE, THESE WALLS MUST BE CLEANED OF ANY EXISTING WALL COVERING, PATCHED AND PREPARED TO ACCEPT NEW MATERIAL UNLESS OTHERWISE NOTED.

THIS DRAWING IS DIAGRAMATIC ONLY. CONTRACTOR TO VISIT SITE DURING TENDER AND VERIFY EXISTING SERVICE ON SITE PRIOR TO SUBMITTING TENDER. REPORT ANY DISCREPANCIES TO ENGINEER DURING TENDER PERIOD.

ELECTRICAL WIRING TO THE NEW AIR TRANSFER FAN, INCLUDING ALL REQUIRED SWITCHES, DISCONNECTS, ETC., SHALL BE PERFORMED BY QUALIFIED ELECTRICAL SUB-TRADE.

SECURED HOARDING TO BE SUPPLIED AS NEEDED WITH 6MM POLY TO PREVENT DUST FROM CONTAMINATING HVAC AND TRIGGERING SMOKE ALARMS.

No.	REVISION/DESCRIPTION	BY	DATE
00	ISSUED FOR CONSTRUCTION	JWF	2016 11.30

DATE	DRAWN	CHECKED	DESIGNED	APPROVED
2016.11.30	JWF			

THE CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
MUNICIPAL ACCOMMODATIONS DIVISION
3-65 GARRY STREET, R3C 4K4

PROJECT
FORT GARRY PLACE
FOURTH FLOOR OFFICE RENOVATION

65 GARRY STREET
SHEET TITLE

NEW CONSTRUCTION PLAN

SCALE	PROJECT No:	SHEET No:
AS SHOWN	2016-169	A2