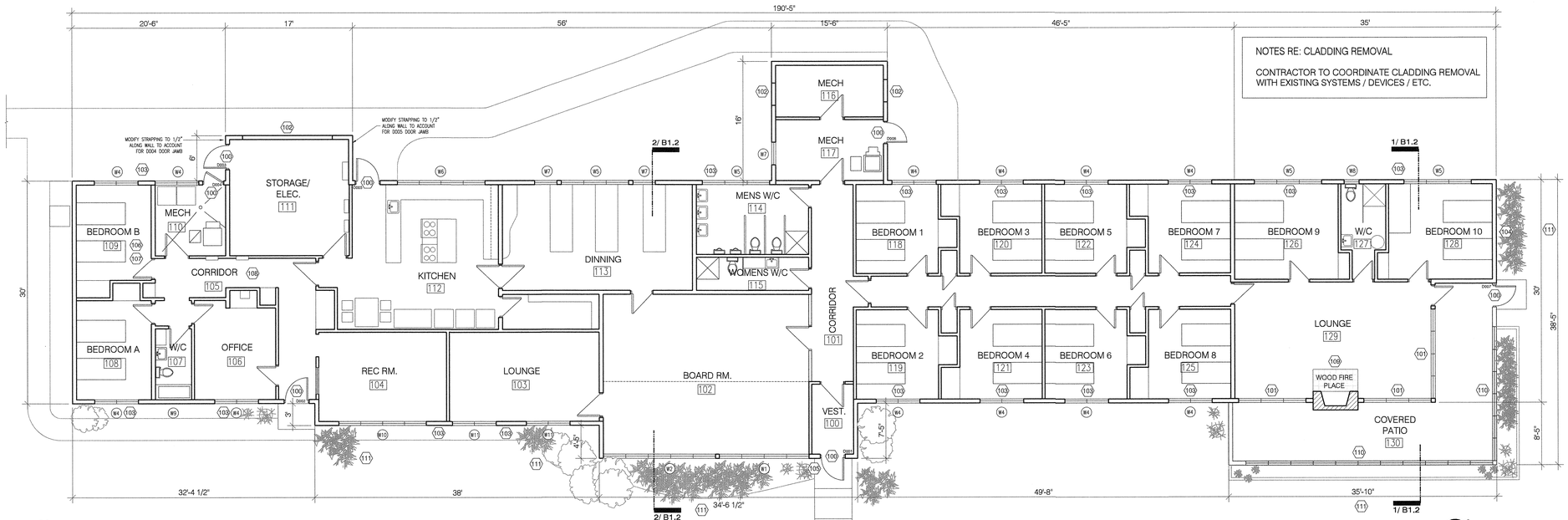



1 / B1.0 **FLOOR PLAN**
1/8" = 1'-0"

## PLAN KEYNOTES STAFF HOUSE

106 REMOVE AND REPLACE EXISTING EXTERIOR DOOR. CONTRACTOR TO PATCH AND REPAIR ANY INTERIOR OR EXTERIOR DAMAGE AS RESULT OF THE REMOVAL.

107 WINDOWS ALONG LOUNGE (ADJACENT TO VERANDA) DO NOT NEED TO BE REPLACED.

108 BLOCKED OFF WINDOWS IN STORAGE / ELECTRICAL ROOM (111) AND MECHANICAL ROOM (116) TO BE REMOVED AND FILLED IN. ENVELOPE ASSEMBLY TO MATCH EXISTING - CONTRACTOR TO TIE INTO EXISTING VAPOUR BARRIER, INSULATION TO MATCH EXISTING (GLASS FIBRE BATT).

103 GRILLS OFF OF BEDROOMS TO BE REMOVED AND FILLED IN. NEW ASSEMBLY TO MATCH EXISTING ENVELOPE (SUCH AS BUT NOT LIMITED TO) VAPOUR BARRIER TYPE, BATT INSULATION, SHEATHING)

104 DETERIORATION OF FOUNDATION ON SOUTH SIDE OF BUILDING. REFER TO STRUCTURAL DRAWINGS FOR REPAIR.

105 CONTRACTOR TO REPAIR HEAVING OF BRICK WALL AT FRONT ENTRANCE, REPAIR WILL INCLUDE REWORK OF SIDEWALK PAD. REFER TO STRUCTURAL FOR REPAIR.

106 CONTRACTOR TO REPAIR WATER DAMAGE CEILING OBSERVED IN BEDROOM (109). REPLACE EXISTING CEILING TILE WITH 1/2" GYPSUM BOARD CEILING. CONTRACTOR TO PROVIDE BLOCKING TO SUIT - COLOUR OF CEILING TO BE WHITE.

107 ALL UNINSULATED DUCTWORK IN ATTIC TO BE INSULATED PROPERLY. 2" MIN INSULATED DUCT WITH VAPOUR JACKET AROUND EACH DUCT.

108 CONTRACTOR TO REMOVE EXISTING BLOWN IN INSULATION IN ALL ATTIC SPACES AND TO REPLACE WITH 10" OF BLOWN IN INSULATION (TO MEET MINIMUM R 25). CONTRACTOR TO PROVIDE INSULATION STOPS AT ALL SOFFIT CONDITIONS.

109 RELINE EXISTING WOOD FIRE PLACE. RE-POINT EXISTING FIREPLACE & CHIMNEY BRICK. CONTRACTOR TO PROVIDE NEW FIREPLACE INSERT WITH SOLID FUEL VENT IN EXISTING FIRE CHIMNEY SPACE. WORK TO BE COMPLETED IN ACCORDANCE WITH LOCAL AUTHORITY HAVING JURISDICTION. CONTRACTOR TO PROVIDE UNIT PRICE FOR THIS PORTION OF THE WORK.

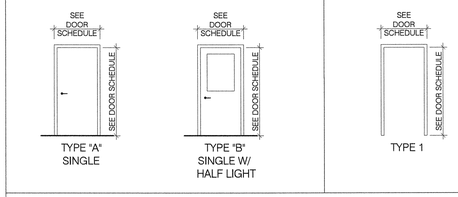
110 REMOVE AND REPLACE SCREENING OFF VERANDA. SCREEN SYSTEM TO FIT WITHIN EXISTING STRUCTURAL FRAMING.(REFER TO STRUCTURAL)

111 CONTRACTOR TO WORK AROUND EXISTING LANDSCAPING. WHERE REMOVAL IS REQUIRED, CONTRACTOR TO PROVIDE UNIT PRICE FOR REMOVAL AND REPLACEMENT OF EXISTING VEGETATION.

W1 TYPICAL EXTERIOR WALL ASSEMBLY

PROVIDE CEMENT BOARD LAP SIDING
PROVIDE 1-1/2" PRESSURE TREATED WOOD STRAPPING
PROVIDE AIR BARRIER
EXISTING 3/4" UNSANDED FIR PLYWOOD
EXISTING 2 X 4 WOOD STUDS @ 16" ON CENTER ( REPAIR DAMAGED FRAMING AS REQUIRED)
EXISTING VAPOUR BARRIER (WAX PAPER- CONTRACTOR TO CONFIRM ON SITE)
EXISTING ½" GYPSUM BOARD
(REFER TO DEMO NOTES REGARDING REPAIR AND PATCH OF GYPSUM BOARD)

## DOOR TYPES




## FRAME TYPES




NOTES REGARDING DOORS:

REFER TO DOOR SCHEDULES FOR SIZE, MATERIAL, FINISH, RATINGS ETC.

ALL EXPOSED SURFACES TO BE COATED WITH DURABLE SUBSTANCES SPECIFIED BY THE MANUFACTURER TO RESIST CHIPPING, BLISTERING, CHALKING, DISCOLORATION AND AGING UNDER NORMAL ATMOSPHERIC CONDITIONS.
CONTRACTOR TO COORDINATE JAMB DEPTHS WITH DOOR SUPPLIER.

FIRE RATED DOORS: ALL DOORS AND DOOR FRAMES MUST HAVE A VISIBLE ULC LABEL. ALL DOORS IN FIRE SEPARATIONS, RATED AND CONCRETE WALLS TO HAVE KNOCK - DOWN EXPANDABLE FRAMES.

DOOR LOCKS: ALL DOOR TO HAVE COMMON MASTER KEY FOR ALL FACILITIES. EACH FACILITY TO HAVE ONE COMMON KEY FOR ALL DOORS. CONTRACTOR TO COORDINATE WITH THE CITY.

## HARDWARE SCHEDULE

| HARDWARE TYPE | ENTRANCE LOCK SET | STORE ROOM LOCK | STORE FRONT LOCK SET | PRIVACY LOCK SET | PASSAGE LATCH SET | DEAD LATCH | DEAD BOLT | HINGE | ASTRAGAL | LEVER HANDLES | PUSH / PULL HARDWARE | AWAY EXIT DEVICE (PANIC) | CLOSER | DOOR STOP | WALL STOP | KICK PLATES (S) | THRESHOLD | WEATHER STRIPPING CW THRESHOLD SWEEP | AUTOMATIC OPERATOR | SWEEP | GASKET |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TYPE 1 (MAIN ENTRANCE) | X | | | | | | X | X | | X | | X | X | X | | | | X | | | X |
| TYPE 2 (OFFICE ENTRANCE DOOR) | X | | | | | | X | X | | X | | | X | X | | | | X | | | X |
| TYPE 3 (STORAGE RM. EXIT DOOR) | | X | | | | | | X | | X | | | X | | | | | X | | | X |
| TYPE 4 (MECH 110 EXIT DOOR) | | X | | | | | | X | | X | | | X | | | | | X | | | X |
| TYPE 5 (KITCHEN ENTRANCE DOOR) | X | | | | | | X | X | | X | | X | X | X | | X | | X | | | X |
| TYPE 6 (MECH 117 EXIT DOOR) | | X | | | | | | X | | X | | | X | | | | | X | | | X |
| TYPE 7 (PATIO ENTRANCE DOOR) | | | | | | | | X | | X | | X | X | | | | | X | | | X |

## DOOR SCHEDULE (BASE BUILDING)

| DOOR NO. | ROOM NAME | DOOR WIDTH | DOOR HEIGHT | DOOR THICK | DOOR TYPE | DOOR MAT | DOOR FIN | FRAME TYPE | FRAME MAT | FRAME FIN | FIRE RATING | HDWE GROUP | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D001 | MAIN ENTRANCE DOOR | 3'-0" | 7'-0" | 1-3/4" | B | HM | PAINT 1 | 1 | HM | PAINT 1 | N/A | | |
| D002 | OFFICE ENTRANCE DOOR | 2'-8" | 6'-8" | 1-3/4" | B | HM | PAINT 1 | 1 | HM | PAINT 1 | N/A | | W/ PATIO SCREEN |
| D003 | STORAGE RM. EXIT DOOR | 2'-6" | 7'-0" | 1-3/4" | A | HM | PAINT 1 | 1 | HM | PAINT 1 | N/A | | |
| D004 | MECH 110 EXIT DOOR | 3'-0" | 7'-0" | 1-3/4" | A | HM | PAINT 1 | 1 | HM | PAINT 1 | N/A | | |
| D005 | KITCHEN ENTRANCE DOOR | 3'-0" | 6'-8" | 1-3/4" | B | HM | PAINT 1 | 1 | HM | PAINT 1 | N/A | | |
| D006 | MECH 117 EXIT DOOR | 2'-8" | 6'-8" | 1-3/4" | A | HM | PAINT 1 | 1 | HM | PAINT 1 | N/A | | |
| D007 | PATIO ENTRANCE DOOR | 3'-0" | 7'-0" | 1-3/4" | B | HM | PAINT 1 | 1 | HM | PAINT 1 | N/A | | |

* POWER OPERATOR REQUIRED (REFER TO LIFE SAFETY DRAWINGS, PROVIDE POWER TO DOOR)

**ABBREVIATIONS**

| | | | |
|---|---|---|---|
| ALUM | ALUMINUM | HR | HOUR |
| ADO | AUTOMATIC DOOR OPENER | MIN | MINUTE |
| ANOD | ANODIZED | P | PAINT FINISH |
| CF | CLEAR FINISH | PLAM | PLASTIC LAMINATE |
| DA | DOUBLE ACTING | PR | PAIR |
| DE | DOUBLE EGRESS | PREF | PREFINISHED |
| DFG | DOOR FRAME GUARD | PS | PRESSED STEEL |
| DP | DOOR PROTECTION | ST | STEEL |
| EP | EPOXY PAINT | STN | STAIN FINISH |
| EPF | ELECTRICAL POWER TO FRAME | WD | WOOD |
| EXIST | EXISTING | WC | WOOD HOLLOW CORE |
| HM | HOLLOW METAL | WS | WOOD SOLID CORE |
| HMI | HOLLOW METAL INSULATED | WR | WOOD RAIL & STYLE |

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B.M.
ELEV.

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| DRAWN BY | ES | APPROVED BY | ES |
| SCALE: HORIZONTAL / VERTICAL | AS NOTED | RELEASED FOR CONSTRUCTION | |
| DATE | JULY 2 , 2019 | DATE | |

PLOT DATE: JULY 2, 2019

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CHRIS R. GILMOUR
JULY 2/2019
REGISTERED ARCHITECT

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PROVINCE OF MANITOBA
2 ARCHITECTURE INC.
July 02/2019
No. 203
APPROVED ARCHITECTURAL CORPORATION

CONSULTANT DRAWING NUMBER
B1.0

BID OPPORTUNITY: 634-2019

Winnipeg

THE CITY OF WINNIPEG
WATER AND WASTE DEPARTMENT
ENGINEERING DIVISION

SHOAL LAKE AQUEDUCT INTAKE
RESIDENCE UPGRADES
STAFF HOUSE-FLOOR PLAN

CITY DRAWING NUMBER 1-0600S-B0002-001

SHEET 3 OF 11

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