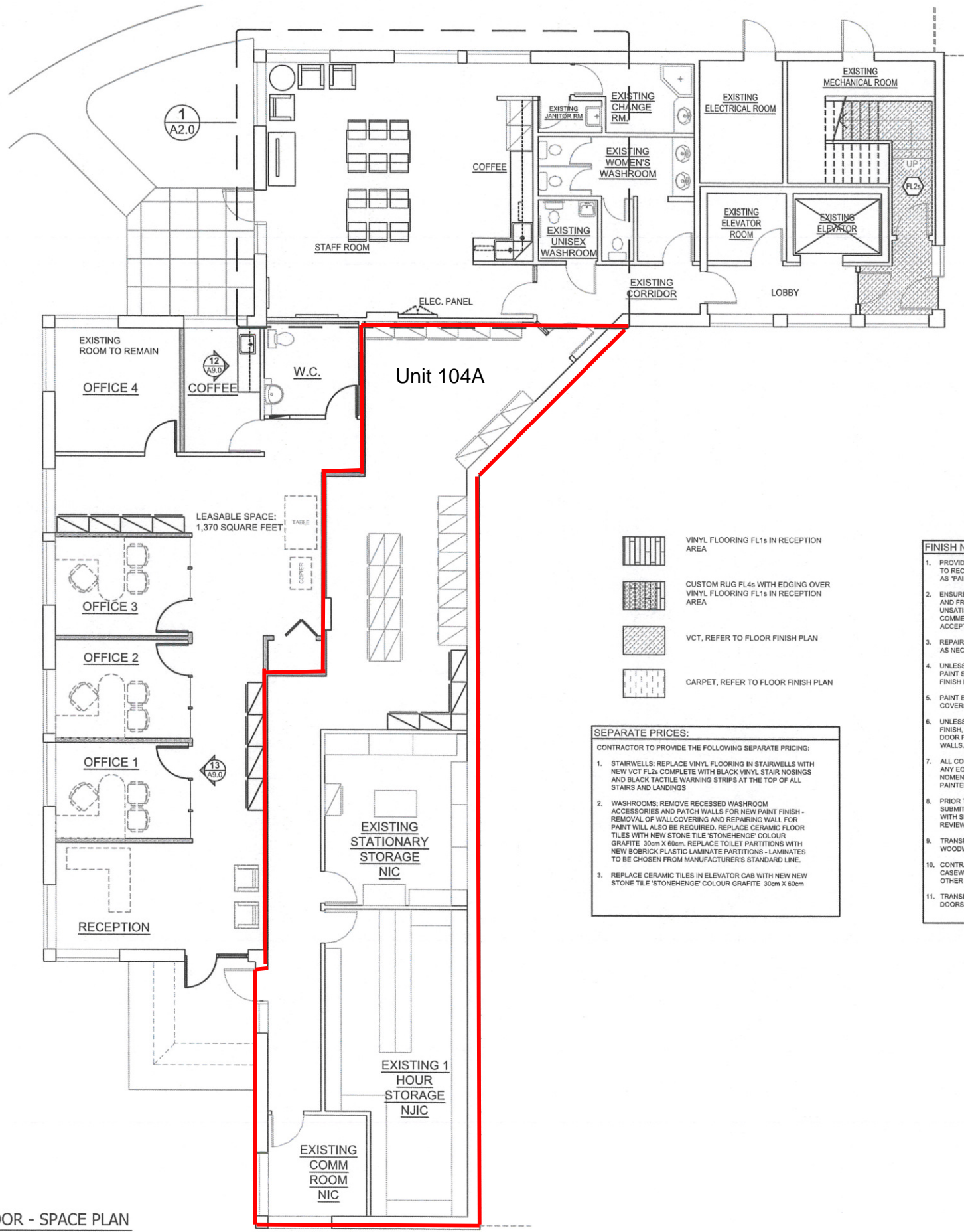






1 FIRST FLOOR - SPACE PLAN  
3/16" = 1'-0"



-  VINYL FLOORING FL1s IN RECEPTION AREA
-  CUSTOM RUG FL4s WITH EDGING OVER VINYL FLOORING FL1s IN RECEPTION AREA
-  VCT, REFER TO FLOOR FINISH PLAN
-  CARPET, REFER TO FLOOR FINISH PLAN

**SEPARATE PRICES:**  
CONTRACTOR TO PROVIDE THE FOLLOWING SEPARATE PRICING:

1. STAIRWELLS: REPLACE VINYL FLOORING IN STAIRWELLS WITH NEW VCT FL2s COMPLETE WITH BLACK VINYL STAIR NOSINGS AND BLACK TACTILE WARNING STRIPS AT THE TOP OF ALL STAIRS AND LANDINGS
2. WASHROOMS: REMOVE RECESSED WASHROOM ACCESSORIES AND PATCH WALLS FOR NEW PAINT FINISH - REMOVAL OF WALLCOVERING AND REPAIRING WALL FOR PAINT WILL ALSO BE REQUIRED. REPLACE CERAMIC FLOOR TILES WITH NEW STONE TILE 'STONEHENGE' COLOUR GRAFITE. 30cm X 60cm. REPLACE TOILET PARTITIONS WITH NEW BOBRICK PLASTIC LAMINATE PARTITIONS - LAMINATES TO BE CHOSEN FROM MANUFACTURER'S STANDARD LINE.
3. REPLACE CERAMIC TILES IN ELEVATOR CAB WITH NEW NEW STONE TILE 'STONEHENGE' COLOUR GRAFITE. 30cm X 60cm

- FINISH NOTES:**
1. PROVIDE FULL FINISHED TAPING AND SANDING COMPOUND, READY TO RECEIVE PAINTED FINISH ON ALL WALLS. ALL WALLS INDICATED AS "PAINT" TO BE PRIMED AND PAINTED BY GENERAL CONTRACTOR.
  2. ENSURE THAT SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
  3. REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
  4. UNLESS OTHERWISE NOTED PROVIDE MINIMUM OF THREE (3) COAT PAINT SYSTEMS AS SPECIFIED FOR EACH SUBSTRATE, REFER TO FINISH PLAN FOR COLOURS AND SHEENS.
  5. PAINT BACK SIDES OF REMOVABLE ACCESS PANELS AND HINGED COVERS TO MATCH EXPOSED SURFACE.
  6. UNLESS OTHERWISE NOTED ALL PAINTED WALLS TO BE EGGSHELL FINISH, ALL PAINTED CEILINGS TO BE FLAT FINISH, AND ALL PAINTED DOOR FRAMES TO BE SEMI-GLOSS FINISH TO MATCH ADJACENT WALLS.
  7. ALL CODE REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL, OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
  8. PRIOR TO PURCHASE OR INSTALLATION OF ANY FINISH MATERIALS SUBMIT SAMPLES TO ARCHITECT FOR REVIEW IN CONFORMANCE WITH SPECIFIED PROCEDURES. ALLOW TIME FOR SUBMITTAL REVIEW AND FOR RESUBMITTAL IF REQUIRED.
  9. TRANSPARENT FINISHED WOOD DOORS, ARCHITECTURAL WOODWORK, AND CABINETRY SHALL BE SHOP FINISHED.
  10. CONTRACTOR TO ENSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
  11. TRANSITION OF FLOOR MATERIALS TO BE LOCATED AT CENTER OF DOORS IN CLOSED POSITION, UON.

**HSBC - Branch Refresh**  
VICTORIA, GATEWAY VILLAGE  
771 Vernon Avenue, Victoria, B.C.

NO.	DATE	ISSUED FOR	BY
3	6/14/11	ISSUED FOR PERMIT AND TENDER	DH
2	6/13/11	ISSUED FOR PRICING	DH
1	1/10/11	ISSUED FOR REVIEW	DH

**DESCRIPTION:**  
PERMIT AND TENDER

**DRAWING TITLE: 1st FLOOR SPACE PLAN 2011 RENOVATION**



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PH: (604) 687-2511  
FAX: (604) 687-4203

SCALE: 3/16" = 1'-0" SHEET NO.  
DRAWN BY: DH  
CHECKED BY: DP  
DATE: March 9/11  
PROJECT NO.: 10136

A1.1