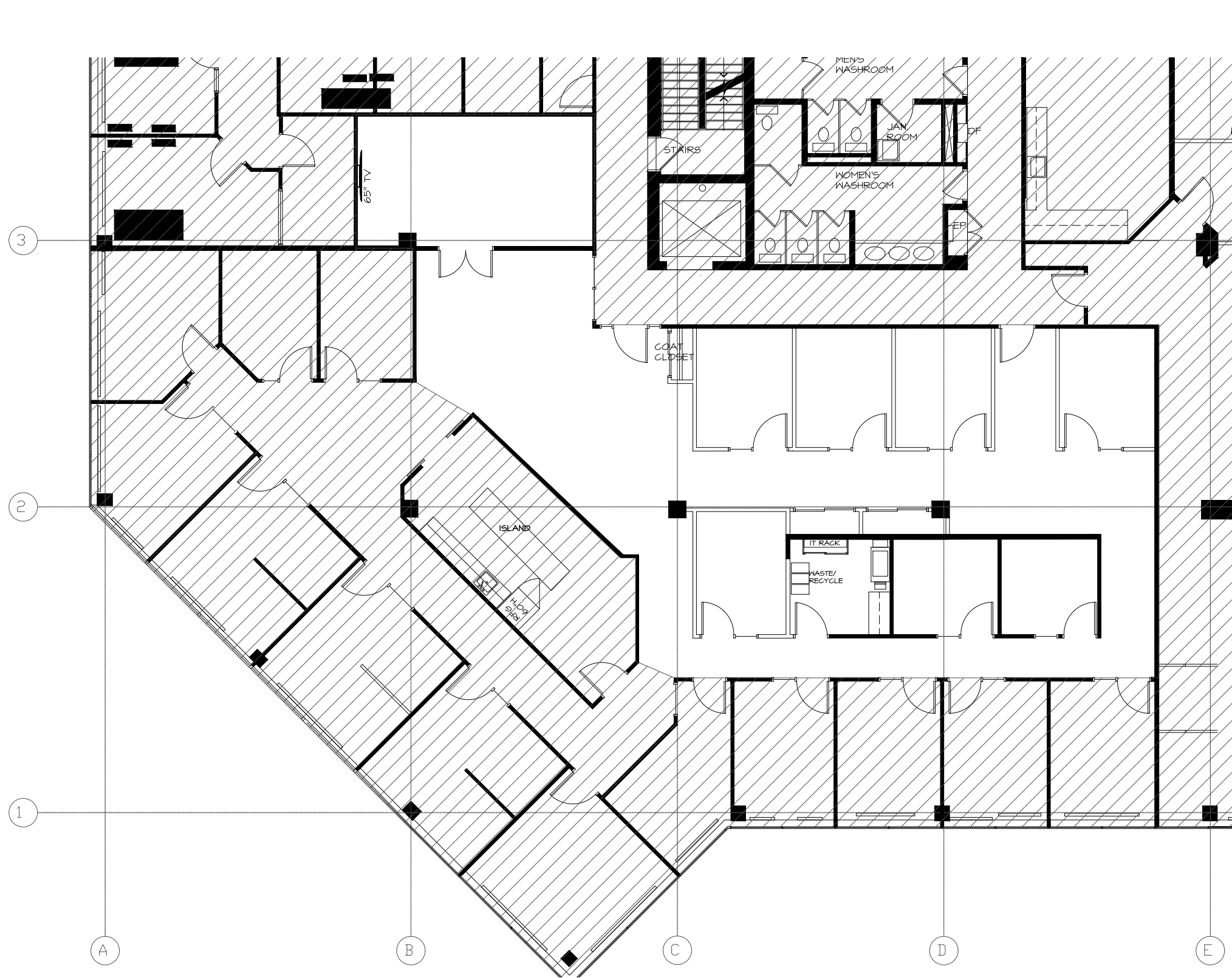
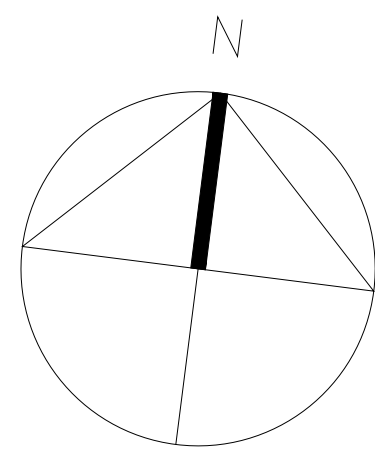




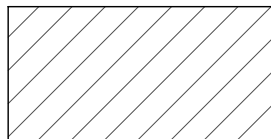
KEY PLAN



CAPCORP
ISSUED FOR TENDER

PROJECT #24085

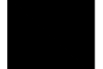
1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

 = AREA NOT IN CONTRACT

AREA IN CONTRACT - 5,085 SQFT (472 SQM)

BUILDING AREA - 16,756 SQFT (1557 SQM)

STOREYS: 3 STOREYS

 SPRINKLERED  NON SPRINKLERED

OCCUPANCY: GROUP D

INTERIOR DESIGN CONSULTANTS _____
MECHANICAL AND ELECTRICAL ENGINEERING CONSULTANTS _____
ONTARIO BUILDING CODE CONSULTANT _____

ATKINSON SCHROETER DESIGN GROUP INC
MCKEE ENGINEERING
DREDGE LEAHY ARCHITECTS INC.

INTERIOR DESIGN DRAWING LIST

ID-0.1	PROJECT GENERAL INSTRUCTIONS & NOTES
ID-0.2	PROJECT GENERAL INSTRUCTIONS & NOTES
ID-1	FURNITURE PLAN
ID-2	DEMOLITION PLAN
ID-3	PARTITION PLAN
ID-4	REFLECTED CEILING PLAN
ID-5	POWER, VOICE AND DATA PLAN
ID-6	FLOOR FINISHES PLAN
ID-7	WALL FINISHES PLAN
ID-8	DOOR, HARDWARE SCHEDULE, WALL SECTIONS AND DETAILS
ID-9 - 9.1	MILLWORK ELEVATIONS, SECTIONS, AND DETAILS

JULY 14, 2025

ASDGD
ATKINSON SCHROETER
DESIGN GROUP

PROJECT GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF THIS DRAWING PACKAGE IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING OTHER CONSULTANT'S DRAWINGS, ANY DISCREPANCIES BETWEEN DRAWINGS & SPECIFICATIONS MUST BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO CONTRACT AWARD. REFER TO MECHANICAL & ELECTRICAL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL MECHANICAL AND ELECTRICAL SCOPE OF WORK REQUIRED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT CONSTRUCTION DRAWINGS AND SPECIFICATIONS INCLUDING ALL THOSE BY MECHANICAL AND ELECTRICAL ENGINEERS, STRUCTURAL ENGINEERS AND AUDIO VISUAL CONSULTANTS, AS REQUIRED TO ENSURE PROPER COORDINATION AND INSTALLATION.
3. THE CONTRACTOR IS REQUIRED TO VISIT SITE, VERIFY, AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
4. CONTRACTOR TO ENSURE THAT ALL WORK CONFORMS WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE LOCAL BYLAWS. CONTRACTOR MUST REPORT ANY DISCREPANCIES OR NON-COMFORMANCE WITH CURRENT CODES AND BYLAWS TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE TO CONSULTANTS AND CLIENT WITHIN FIVE (5) BUSINESS DAYS OF CONSTRUCTION CONTRACT AWARD. SCHEDULE UPDATES ARE TO BE ISSUED ON A REGULAR BASIS, TWO (2) BUSINESS DAYS PRIOR TO CONSTRUCTION MEETINGS.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ASSOCIATED CONSTRUCTION DOCUMENTS SUCH AS REQUEST FOR INFORMATION (RFI), SHOP DRAWING & CONTEMPLATIVE CHANGE NOTICE (CCN) LOGS, LOGS ARE TO BE ISSUED TO THE CONSULTANTS ON A REGULAR BASIS, TWO (2) DAYS PRIOR TO CONSTRUCTION MEETINGS.
7. ALL INTERIOR FINISHES ARE TO CONFORM WITH ALL SMOKE DEVELOPED CLASSIFICATIONS AND FLAME SPREAD RATINGS OF A MATERIAL OR ASSEMBLY FOR WALL, CEILING FINISH MATERIALS & SURFACE COATINGS AS PER THE ONTARIO BUILDING CODE.
8. CONTRACTOR SHALL NOT COMMENCE ANY WORK UNTIL RECEIPT OF THE BUILDING PERMIT AND ABIDE BY ALL THE BUILDING PERMIT REGULATIONS.
9. IT IS THE CONDITION OF THIS CONTRACT, THAT THE CONTRACTOR SHALL, IN THE PERFORMANCE OF THE SERVICES FOR THE COMPANY AS DESCRIBED IN THIS CONTRACT, COMPLY WITH ANY AND ALL MUNICIPAL, PROVINCIAL, AND FEDERAL LAWS, REGULATIONS AND BYLAWS INCLUDING, BUT NOT LIMITED TO, THOSE CONCERNING THE ENVIRONMENT AND THE DISPOSAL OF WASTE, IT IS INCUMBENT UPON THE CONTRACTOR TO INFORM ITSELF OF ANY SUCH LEGISLATION AND THE CONTRACTOR AGREES THAT IN THE EVENT OF NON-COMPLIANCE WITH THIS LEGISLATION, IT WILL INDEMNIFY AND HOLD HARMLESS THE COMPANY FROM ANY COSTS AND DAMAGES RESULTING FROM SUCH NON-COMPLIANCE.
10. CONTRACTOR TO ENSURE ALL TRADES COOPERATE TO FACILITATE EFFECTIVE EXECUTION OF WORK. CONTRACTOR IS RESPONSIBLE FOR THE QUALITY, TIMELY & SUCCESSFUL COMPLETION OF THEIR SUBCONTRACTORS WORK. SUBCONTRACTORS ARE RESPONSIBLE FOR THE PROTECTION OF THEIR WORK AND MATERIALS FOLLOWING DAILY COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING AND REMOVAL OF ALL DEBRIS AND MATERIALS NO LONGER NECESSARY ON THE JOB SITE. THE CONSTRUCTION SITE MUST BE BROOM SWEPT EACH DAY.
11. CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING WORK AND KEEPING PREMISES CLEARFREE OF DEBRIS DURING ONGOING SITE WORK. CONTRACTOR IS RESPONSIBLE FOR THOROUGH CLEANING FOLLOWING SUBSTANTIAL COMPLETION OF THE CONSTRUCTION SITE SCOPE.
12. ALL WORK ON THE CONSTRUCTION SITE SHALL BE DONE TO THE HIGHEST POSSIBLE STANDARDS OF QUALITY & WORKMANSHIP.
13. ANY DAMAGE TO THE EXISTING BUILDING OR INTERIOR PREMISES CAUSED BY THE CONTRACTOR OR SUBCONTRACTORS DURING THE EXECUTION OF CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SAME CONDITION & UTMOST QUALITY, AT THEIR OWN EXPENSE.
14. CONTRACTOR SHALL REMOVE EXISTING EQUIPMENT MATERIAL, ELEMENTS AND FINISHES NOT REQUIRED FOR THIS PROJECT AS STIPULATED IN THE CONSULTANTS DRAWINGS & SPECIFICATIONS.
15. EXISTING ELEMENTS SUCH AS DRYWALL, BULKHEADS, WALLS, ETC REMAINING & PART OF SCOPE OF WORK TO BE REMOVED & MADE SMOOTH AS WELL AS RECESSED LIGHT FIXTURES, CEILING TILES DAMAGED AND/OR SOILED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SUSPENDED CEILING TILES, DAMAGED DURING REMOVAL & REPENDANT OR RECESSED LIGHT FIXTURES, CEILING TILES DAMAGED AND/OR SOILED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRINDING AND/OR FILLING OF ALL CONCRETE FLOOR SLAB IRREGULARITIES & PENETRATIONS AND MAKE SMOOTH SURFACE READY TO RECEIVE NEW FLOOR FINISHES.
18. CONTRACTOR TO CARRY AN ALLOWANCE OF AREA ~3% IN SCOPE OF WORK TO ALLOW FOR LEVELING OF SLAB, INCLUDING AT ALL DOOR AND DOOR FRAME INSTALLATION LOCATIONS. FINAL ALLOWANCE PERCENTAGE TO BE CONFIRMED BY PROJECT TEAM DURING TENDERING OF WORK AND PRIOR TO AWARDING OF CONSTRUCTION CONTRACT.
19. CONTRACTOR TO REMOVE ALL EXISTING SUSPENDED CEILING TILES AS REQUIRED AND PROVIDE 50% ALLOWANCE FOR REPLACEMENT OF EXISTING DAMAGED CEILING TILES AND CEILING TILES DAMAGED DURING REMOVAL & REINSTATEMENT. ALLOWANCE FOR REPLACEMENT OF SUSPENDED CEILING TILE TO BE DETERMINED BY PROJECT TEAM DURING TENDERING AND PRIOR TO AWARD OF CONTRACT.
20. CONTRACTOR TO RETAIN ALL LEFTOVER WALL & FLOOR FINISHES AND TURN OVER TO OWNER AT THE COMPLETION OF PROJECT (PAINT, CARPET, WALL TILES, WALL COVERINGS, ETC), AS SPECIFIED BY THE CONSULTANT'S DRAWINGS & SPECIFICATIONS.
21. CONTRACTOR ASSUMES RESPONSIBILITY FOR THE COORDINATION AND QUALITY CONTROL OF ALL ADDITIONAL PROVIDERS/INSTALLERS THAT WILL BE PRESENT ON SITE SUCH AS FURNITURE, DATA CABLING, SECURITY, HIGH DENSITY SHELVING, WINDOW TREATMENT, ETC.
22. THE CLIENT IS RESPONSIBLE FOR THE EQUIPMENT & LAYOUT FOR THE SERVER ROOM, ETC. REFER TO FURNITURE PLAN SPECIFIC NOTES.
23. THE CLIENT IS RESPONSIBLE FOR ALL DEVICES OR EQUIPMENT RELATED TO CABLING, COMMUNICATION AND SECURITY ASSOCIATED WITH THE PROJECT UNLESS OTHERWISE NOTED.
24. THE CLIENT MUST PROVIDE SPECIFICATIONS FOR ALL AUDIO VISUAL EQUIPMENT FOR CONTRACTOR COORDINATION PRIOR TO AWARD OF CONTRACT.
25. ALL CONSTRUCTION MATERIALS & PRODUCTS USED SUCH AS PAINTS, ADHESIVES, LACQUERS, CLEANING SUPPLIES, TO CONTAIN NO VOLATILE ORGANIC COMPOUNDS (VOCs) UNLESS SPECIFICALLY INDICATED.
26. PRIOR TO THE FURNITURE DELIVERIES & INSTALLATION DATES, CONTRACTOR TO TAKE PHOTOGRAPHS / VIDEOS OF COMPLETED EXISTING SITE CONDITIONS TO AVOID ANY POTENTIAL OF CLAIMS AGAINST THE CONTRACTOR DURING THE COURSE OF THE FURNITURE INSTALLATION. CONTRACTOR TO ENSURE VIDEOS ARE DATE/TIME STAMPED & INCLUDE DESCRIPTION OF LOCATIONS AND TYPES OF DAMAGE TO FINISHES, INTERIOR ELEMENTS, ETC. DAMAGES IDENTIFIED BY THE CONTRACTOR MUST BE REVIEWED AND CONFIRMED BY THE PROJECT MANAGER AND/OR CONSTRUCTION MANAGER.

STORAGE AND DELIVERY GENERAL NOTES

1. ALL MATERIALS TO BE DELIVERED IN ORIGINAL PACKAGINGS OR PACKING MATERIAL AND STORED IN A DRY PROTECTED AREA ON CONSTRUCTION SITE AS PER MANUFACTURERS' INSTRUCTIONS. CONTRACTOR TO COORDINATE THE DELIVERY & STORAGE DETAILS WITH LANDLORD AND/OR PROPERTY MANAGER.
2. CONTRACTOR, WITH THE ASSISTANCE OF THE LANDLORD/PROPERTY MANAGER SHALL REVIEW EXISTING ELEVATORS TO ENSURE LARGE ITEMS CAN BE ACCOMMODATED WITHIN THE ELEVATORS.

SHOP DRAWING GENERAL NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REVIEW AND CONFIRMATION OF HIS SUBCONTRACTORS & SHOP DRAWING ACCURACY PRIOR TO SUBMISSION TO CONSULTANTS FOR THEIR REVIEWS.
2. SHOP DRAWINGS TO BE PROVIDED BY THE CONTRACTOR FOR DESIGNER'S REVIEW PRIOR TO FABRICATION AND INSTALLATION. DESIGNER WILL REVIEW WITHIN THREE (3) BUSINESS DAYS. THE CONTRACTOR AND HIS SUB-TRADES ARE RESPONSIBLE TO VERIFY SITE CONDITIONS, OBTAIN NECESSARY DIMENSIONS FOR LOCATION OF NEW NEW SPECIALTY MILLWORK, CEILING DETAILS, ETC. PRIOR TO FABRICATION AND INSTALLATION. ALL SHOP DRAWINGS SUBMITTED FOR CONSULTANT REVIEW MUST INCLUDE CONFIRMATION THAT THE CONTRACTOR HAS THOROUGHLY REVIEWED THEIR SUB-TRADES SHOP DRAWINGS (IE, STAMP & DATE) BY INCLUDING A SIGNATURE FROM THE GENERAL CONTRACTOR NOTING THE SHOPS HAVE BEEN REVIEWED AND CONFORM TO THE DRAWINGS. SHOP DRAWINGS WITHOUT THIS NOTE/STAMP WILL BE REJECTED BY THE DESIGNER.
3. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS, CONCERNS, WITH METHOD OF FABRICATION, DRAWING DETAILS, SITE CONDITIONS, ETC. PRIOR TO PREPARATION/SUBMISSION OF SHOP DRAWINGS, FABRICATION AND INSTALLATION ON SITE.

CONTROL SAMPLES GENERAL NOTES

1. DUPLICATE CONTROL SAMPLES OF ALL FINISHES TO BE PROVIDED TO DESIGNER FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF CONTROL SAMPLES FOR ACCURACY PRIOR TO SUBMISSION TO DESIGNER FOR REVIEW.

FURNITURE GENERAL NOTES

1. ALL FURNITURE LAYOUTS AND CLEARANCES ARE TO COMPLY WITH THE O.B.C. AND ALL APPLICABLE LOCAL BYLAWS. CONTRACTOR IS TO REPORT ANY DISCREPANCIES PRIOR TO ERECTING PARTITIONS
2. FURNITURE NOT IN CONTRACT, CONTRACTOR TO COORDINATE CONSTRUCTION WITH CLIENTS FURNITURE SUPPLIER. THIS DRAWING TO BE USED FOR INFORMATION ONLY.
3. THE FURNITURE SUPPLIER IS RESPONSIBLE TO CONDUCT THEIR SITE VERIFICATION OF THE PARTITIONS TO ENSURE A PROPER FIT OF ALL FURNITURE PRIOR TO COMPLETION OF ORDER, DELIVERY AND INSTALLATION.
4. CONTRACTOR TO INSTALL ALL WHITEBOARDS AT 1414MM AFF, UNLESS OTHERWISE NOTED. CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED TO SUPPORT NEW WHITEBOARDS. INSTALLATION TO BE COORDINATED BY CONTRACTOR WITH THE CLIENT.

EQUIPMENT GENERAL NOTES

1. COFFEE MAKERS AND DISHWASHERS ARE TO BE PLUMBED AND HARDWIRED OR GFI OUTLET. REFER TO ENGINEER'S DRAWINGS. CLIENT TO PROVIDE CONTRACTOR & DESIGNER WITH ALL PURCHASED APPLIANCES AND TO COORDINATE INSTALLATION DIRECTLY WITH CONTRACTOR. (TO BE CONFIRMED WITH CLIENT)
2. REFER TO MECHANICAL & ELECTRICAL ENGINEERS DRAWINGS FOR SPECIFIC ELECTRICAL, PLUMBING AND HEATING, VENTILATION AND AIR CONDITIONING SPECIFICATIONS.
3. THE ADDITIONAL LOAD OF EQUIPMENT, MOVABLE PARTITION AND/OR FILING SYSTEMS REQUIRES THE REVIEW OF A STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SPECIFICATIONS AND LETTER REQUIRED.
4. SERVER ROOM EQUIPMENT SUPPLIED BY THE CLIENT IS TO BE COORDINATED BY THE CONTRACTOR WITHIN THE CONSTRUCTION SCHEDULE FOR THE DELIVERY AND INSTALLATION.

DEMOLITION GENERAL NOTES

1.0 GENERAL INSTRUCTION

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT CONSULTANT DRAWINGS AND SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, ALL THOSE PREPARED BY MECHANICAL ENGINEERS, ELECTRICAL ENGINEERS, OTHER, ETC.
2. CONTRACTOR TO COORDINATE WITH LANDLORD/CLIENT/BUILDING OWNER PRIOR TO START OF WORK FOR SCHEDULING OF APPROVED WORK, OF ALL SERVICES SHUT DOWNS, AND DELIVERY OF MATERIALS.
3. CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH LANDLORD AND OBTAIN APPROVAL WHEN NECESSARY FOR SPECIAL DEMOLITION ACTIVITIES REQUIRED IN THE AREA OF CONSTRUCTION, THAT MAY AFFECT THE GENERAL COMFORT OF BUILDING OCCUPANTS, LIFE SAFETY AND BASE BUILDING SERVICES.
4. CONTRACTOR TO MAINTAIN SAFE PATH OF TRAVEL TO ALL EXITS AND EXIT STAIRS, ELEVATORS AND BUILDING WASHROOMS FOR THE DURATION OF THE PROJECT.
5. IF DEMOLITION SCOPE IS SEPARATED FROM MAIN CONSTRUCTION SCOPE, LANDLORD AND/OR PROPERTY MANAGER REQUIRES A SEPARATE DEMOLITION PERMIT FROM THE CITY OF OTTAWA OR OTHER MUNICIPALITY. LANDLORD, PROPERTY MANAGER OR CONTRACTOR TO OBTAIN SUCH PERMIT.
6. CONTRACTOR IS REQUIRED TO ERECT & MAINTAIN DUST PROOF PARTITIONS FOR HOARDING TO PREVENT THE SPREAD OF DUST, FUMES AND ODORS CAUSED BY CONSTRUCTION TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE HOARDING PARTITIONS AND MAKE GOOD DAMAGED SURFACES TO LIKE NEW/ORIGINAL CONDITION AFFECTED BY CONSTRUCTION TO MATCH ADJACENT SURFACES.
7. REMOVE DEMOLITION MATERIAL AND DEBRIS FROM SITE ON A DAILY BASIS DURING PERFORMANCE OF WORK. TO MAINTAIN A CLEAR, SAFE PATH AND ORDERLY CONSTRUCTION SITE.

2.0 PARTITION

1. CONTRACTOR IS RESPONSIBLE TO PATCH, REPAIR AND MAKE GOOD, READY TO RECEIVE NEW WALL FINISH. ALL EXISTING WALLS NOTED TO REMAIN AND WHERE ANY EXISTING SECURITY, FIRE SAFETY EQUIPMENT, ETC. ARE REMOVED, CONTRACTOR TO ENSURE INTEGRITY OF ALL RATED & NON RATED PARTITIONS ARE MAINTAINED OR UPGRADED AS NOTED AT LOCATIONS OF DEMOLITION.
2. ALL EXISTING WALLS IN CONTRACT AREA, NOTED TO REMAIN, SHALL BE RESURFACED GYPSUM WALL BOARD SANDED, PATCHED & REPAIRED AS REQUIRED TO RECEIVE NEW SPECIFIED WALL FINISH. REFER TO NEW WALL FINISHES PLAN & SPECIFICATIONS. CONTRACTOR TO CARRY ALLOWANCE FOR THIS WORK IN SUBMITTED BID. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW SITE IN DETAIL TO CATCH ANY DISCREPANCIES AND ALERT DESIGNER PRIOR TO SUBMISSION OF BID. DESIGN TEAM WILL, DURING THE TENDER & BID SUBMISSION PHASE, PREPARE & ISSUE ADDENDUM TO COVER ANY REQUIRED CHANGE TO SCOPE. ONCE CONTRACT IS AWARDED, THE ADDENDUM/ADDENDAS FORM PART OF THE CONTRACTOR'S CONTRACT AND IF OMITTED IN THEIR BID SHALL BE ADDRESSED AT CONTRACTOR'S EXPENSE.
3. REMOVE ALL EXISTING ABOVE FINISHES CEILING PARTITION BAFFLES ASSOCIATED WITH EXISTING PARTITIONS NOTED FOR DEMOLITION.
4. CONTRACTOR TO SALVAGE EXISTING DRYWALL MATERIAL FOR USE AS PLENUM BAFFLE IN NEW CONSTRUCTION, AS SUITABLE.
5. WHERE BASE BUILDING WALL HUNG CONVECTORS ARE NOTED FOR REMOVAL, CONTRACTOR SHALL PATCH, FILL, REPAIR, REPLACE GYPSUM WALL BOARD AS REQUIRED, AND GENERALLY MAKE GOOD, READY TO RECEIVE NEW WALL FINISH. REMOVE ALL CONVECTORS, LEAVE HOLES IN PERIMETER WALL. THE CONTRACTOR IS TO ALLOW FOR CONTINUOUS SEAMLESS ALUMINUM PANEL TO MATCH BASE BUILDING STANDARD. CONTINUOUS ALUMINUM PANEL SHALL BE CALKED ON ALL EXPOSED EDGES AND MATCH EXISTING CONDITION.

3.0 REFLECTED CEILING

1. CONTRACTOR TO REMOVE ALL EXISTING SUSPENDED CEILING TILES AS REQUIRED AND PROVIDE ALLOWANCE FOR REPLACEMENT OF EXISTING DAMAGED CEILING TILES, TILES DAMAGED DURING REMOVAL AND REINSTALLATION DURING CONSTRUCTION OF NEW WORK. ALLOWANCE FOR REPLACEMENT OF SUSPENDED CEILING TILE TO BE DETERMINED BY LANDLORD AND/OR PROPERTY MANAGER PRIOR TO AWARD OF CONTRACT DURING TENDER.
2. CAREFULLY REMOVE ANY EXISTING BASE BUILDING LIGHT FIXTURES SCHEDULED FOR REMOVAL OR RELOCATION, AS SHOWN ON ENGINEER'S LAYOUT AND RETURNED TO LANDLORD OR PROPERTY MANAGER TO BE STORED FOR FUTURE USE. ANY REMAINING BASE BUILDING LIGHT FIXTURES TO BE TURNED OVER TO THE LANDLORD FOR FUTURE USE IN BUILDING.

4.0 POWER, VOICE & DATA

1. REFER TO MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS FOR REMOVAL, REUSE AND/OR PROTECTION OF ANY EXISTING BUILDING SERVICES.
2. EXISTING CABLING NOT BEING REUSED IS TO BE REMOVED BACK TO THE SOURCE BY THE CONTRACTOR. CONTRACTOR TO COORDINATE/CONFIRM REUSE WITH CLIENT.

5.0 WALL FINISHES

1. CONTRACTOR TO PROTECT AND/OR BAG EXISTING WINDOW BLINDS PRIOR TO COMMENCEMENT OF WORK. REMOVE PROTECTION UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FURNITURE INSTALLATION AND FINAL CLEANING. CLEAN WINDOW BLINDS AND WINDOWS AND REMOVE ALL CONSTRUCTION DIRT AND DUST.
2. CONTRACTOR TO INCLUDE ALLOWANCE FOR REMOVAL OF ALL EXISTING WALL FINISHES IN CONTRACT AREA IN BID SUBMISSION. CONTRACTOR TO CONFIRM EXTENT OF DEMOLITION DURING WALK-THROUGH.

6.0 FLOOR FINISHES

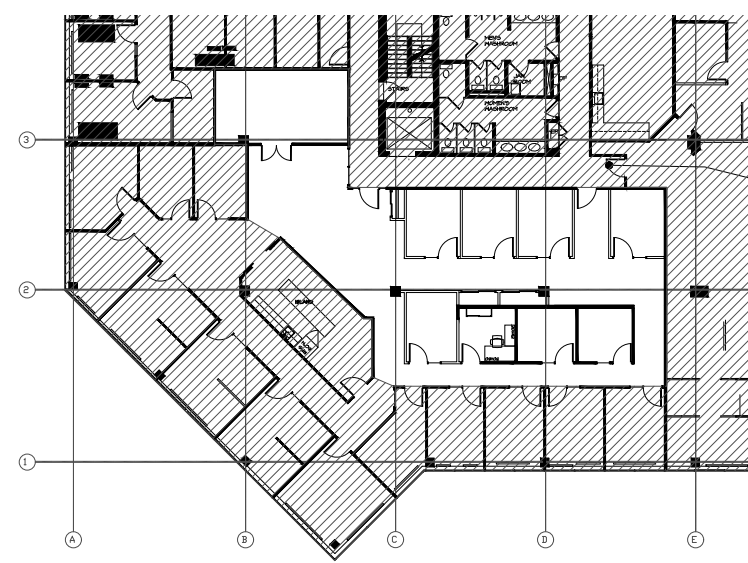
1. PREPARE FLOOR SURFACES IN ACCORDANCE WITH THE CARPET AND RUG INSTITUTE (CRI) CARPET INSTALLATION STANDARD.
2. EXISTING AFFECTED FLOORS TO BE REPAIRED AND CLEANED OF ALL UNWANTED RESIDUE PRIOR TO INSTALLATION OF NEW FLOOR FINISHES).
3. CONTRACTOR TO INCLUDE ALLOWANCE FOR REMOVAL OF ALL EXISTING FLOOR FINISHES IN CONTRACT AREA IN BID SUBMISSION. CONTRACTOR TO CONFIRM EXTENT OF DEMOLITION DURING WALK-THROUGH.

PARTITION GENERAL NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT CONSTRUCTION DRAWINGS AND SPECIFICATIONS, INCLUDING ALL THOSE BY MECHANICAL AND ELECTRICAL ENGINEERS AND OTHER CONSULTANTS DRAWINGS INCLUDED IN SCOPE OF WORK.
2. ALL DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF PARTITION UNLESS OTHERWISE NOTED. CONTRACTOR TO REPORT ANY DISCREPANCIES WITH DIMENSIONS PRIOR TO ERECTING PARTITIONS.
3. CONTRACTOR IS REQUIRED TO CHALK ALL PARTITION LOCATIONS, AND SCHEDULE SITE VISIT WITH DESIGNER TO OBTAIN APPROVAL FOR PARTITION LAYOUT PRIOR TO COMMENCEMENT OF ERECTING PARTITIONS AND/OR ANY CONSTRUCTION.
4. CONTRACTOR MUST ENSURE ALL PIPING, DUCTWORK AND ANY OTHER SERVICES THAT PENETRATE NEW AND EXISTING PARTITIONS, PLENUM BAFFLES AND FLOOR SLAB ARE PROPERLY SEALED AND IDENTIFY ANY DISCREPANCIES TO DESIGNER FOR ADJUSTMENTS.
5. CONTRACTOR SHALL SUPPLY AND INSTALL ADEQUATE WOOD BLOCKING OR PLYWOOD STRIPS TO PROVIDE SUITABLE AND STABLE SUPPORT AND FASTENING OF WALL MOUNTED CABINETS, COUNTERS, ELECTRONIC EQUIPMENT, CLOSET SHELVING, FURNITURE, ETC. REFER TO FURNITURE, PARTITION & POWER, VOICE & DATA DRAWINGS FOR LOCATIONS.
6. ALL EXISTING PARTITIONS AND COLUMNS TO BE PATCHED, REPAIRED, SANDED AND MADE SMOOTH WITH AN EVEN FINISH PRIOR TO APPLICATION OF NEW WALL FINISH, WALL FEATURE AND GRAPHIC FILM APPLICATION.
7. PATCH ALL HOLES IN WALLS AS PART OF SCOPE OF WORK WHERE POWER, PHONE OR DATA HAVE BEEN REMOVED AND ENSURE SMOOTH AND SEAMLESS FINISH.
8. REFER TO DOOR AND HARDWARE SCHEDULE FOR DOOR AND FRAME SIZE, FINISH, DETAILS AND HARDWARE REQUIREMENTS.
9. ALL COAT CLOSETS TO HAVE MINIMUM DEPTH OF 24" CLEARANCE INSIDE, UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO ENSURE FLOOR SLAB IS LEVEL AT DOOR, FRAMES AND SIDELIGHTS AND REPORT IF REMEDIAL WORK IS REQUIRED TO MAKE LEVEL. SHOULD THE DOOR AND DOOR FRAME INSTALLATIONS BE AFFECTED BY UNLEVEL CONCRETE FLOOR SLAB, CONTRACTOR TO MAKE LEVEL USING GEMENTOUS GROUT OR APPROPRIATE LEVELING METHODS.
11. INSTALLATION OF DOOR FRAMES AS FOLLOWS: ALL TOPS OF DOORS AND FRAMES MUST ALIGN FOR PROPER INSTALLATION. FRAMES LOCATED IN CLOSE PROXIMITY WITHIN THE SAME PARTITION PLANE.
12. CONTRACTOR TO PATCH, SAND AND MAKE ALL SURFACE WITHIN SCOPE OF WORK READY TO RECEIVE NEW FINISH.
13. WHERE NEW PARTITIONS ARE CONSTRUCTED AT BUILDING PERIMETER CONVECTORS, CONSTRUCTION TO INCLUDE BAFFLE WITHIN CONVECTOR AS PART OF CONTINUOUS ACOUSTIC SEPARATION.
14. ALL DOOR FRAMES TO BE INSTALLED 4" FROM PARTITIONS, UNLESS OTHERWISE NOTED.
15. CONTRACTOR TO PREPARE ALL FRAMED OPENINGS FOR PARTITIONS AND GLAZING AS PER MANUFACTURERS WALL SYSTEM SPECIFICATIONS TO MAKE READY TO RECEIVE NEW DEMOUNTABLE SYSTEM PARTITIONS, GLAZING, AND FRAMES.
16. ALL NEW EXPOSED GYPSUM BOARD SURFACES TO BE TAPED, SANDED AND PRIMED READY TO RECEIVE NEW FINISHES. ALL PLENUM BAFFLES TO BE TAPED AND CALKED.
17. CONTRACTOR TO ENSURE ALL NEW PARTITIONS & PLENUM BAFFLES DO NOT INTERFERE WITH MECHANICAL OR ELECTRICAL SERVICES, CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK.
18. ANY SPECIFIED WORK THAT IS INCOMPLETE AT SCHEDULED TIME TURNED OVER TO CLIENT IS TO BE COMPLETED AFTER WORKING HOURS. ALL AREAS OF WORK TO BE CLEANED AT THE END OF EACH SHIFT AND RETURNED TO NORMAL WORK HOURS CONDITIONS. ALL WORK TO BE COMPLETED AND TO ADDRESS FINAL DEFICIENCIES MUST BE SCHEDULED DIRECTLY WITH THE CLIENT.
19. CONTRACTOR TO INSTALL APPROPRIATE HILLT FIRESTOP CUSHIONS AT ALL CABLE TRAY PENETRATIONS THROUGH FIRE RATED OR ACOUSTICAL RATED SLAB TO SLAB PARTITION CONSTRUCTION.
20. ALL NEW PARTITIONS ERECTED TO BE SQUARE, STRAIGHT AND PLUMB.
21. CONTRACTOR TO ENSURE ALL PARTITIONS RECEIVING A MATTE OR EGGSHELL PAINT FINISH TO BE A LEVEL 4 GYPSUM BOARD FINISH. ALL PARTITIONS RECEIVING SEMI-GLOSS PAINT, GLOSS PAINT, WALL COVERING, FELT WALL FINISH, WALL WASHING WITH A LIGHT FIXTURE, ETC. MUST HAVE A LEVEL 5 GYPSUM BOARD LEVEL OF FINISH.
22. CONTRACTOR TO INSTALL APPROPRIATE FURRING CHANNEL TO SUIT REQUIREMENT FOR INSTALLATION OF PIPES, CONDUITS, ELECTRICAL OUTLET, PHONE, CABLING JACKS.
23. CONTRACTOR TO INFILL PARTITION AS REQUIRED AT DOOR REMOVAL ON TENANT SIDE. LANDLORD TO COORDINATE PATCHING, REPAIRING, AND FINISHING OF WALL & FLOOR FINISHES WITH GENERAL CONTRACTOR ON CORRIDOR SIDE.
24. CONTRACTOR TO ENSURE EXISTING DEMISING PARTITION PENETRATIONS ARE SEALED AND ALL FIRE STOPPING REQUIREMENTS ARE APPLIED.
25. CONTRACTOR TO PROVIDE STRUCTURAL POSTS AND/OR BRACINGS AS REQUIRED TO SEISMICALLY SUPPORT NEW PARTITIONS TO ENSURE STRUCTURAL INTEGRITY, WHERE PARTITIONS ARE NOT FULL-HEIGHT, THEY REQUIRE DIAGONAL BRACING FROM THE TOP OF THE WALL TO UNDERSIDE OF STRUCTURE.
26. MECHANICAL AND ELECTRICAL CONSULTANTS TO ENSURE SINK & FIXTURE SPECIFICATIONS FOLLOW ADA REQUIREMENTS AND DEPTH OF SINK IS SUITED FOR BARRIER-FREE MILLWORK.
27. CONTRACTOR TO CUT OPENINGS IN FIRE RATED DEMISING WALL GYPSUM BOARD AS REQUIRED TO ACCOMMODATE FIRE DAMPERS/ AND FRAME AS REQUIRED. REFER TO ENGINEERS DRAWINGS FOR FIRE DAMPER SPECIFICATIONS AND LOCATIONS. CONTRACTOR TO PATCH, REPAIR AND, SEAL ALL PENETRATIONS WITH FIRESTOP CAULKING.
28. CONTRACTOR TO VERIFY ELEVATOR SIZE TO ACCOMMODATE DOORS, FRAMES & GLAZING. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES.

REFLECTED CEILING GENERAL NOTES

1. DESIGN DRAWINGS ARE FOR LIGHT FIXTURE LOCATION, INSTALLATION HEIGHT AND FINISH ONLY. REFER TO ELECTRICAL CONSULTANTS DRAWING FOR ALL ELECTRICAL INSTALLATION AND PERFORMANCE SPECIFICATIONS. (IE, LIGHT LEVELS ETC.)
 2. ALL CONTROLS AND COVER PLATES SUCH AS, LIGHT SWITCHES, FAN SWITCHES, RECEPTACLES, VOICE AND DATA PLATES TO BE COLOR, WHITE. ANY EXISTING CONTROLS AND COVER PLATES THAT ARE NOT ALREADY WHITE ARE TO BE REPLACED WITH WHITE COVER PLATES FOR CONSISTENCY. ELECTRICAL AND CABLING CONTRACTORS TO ADVISE DESIGNER OF DISCREPANCIES AND OBTAIN DIRECTION AND APPROVAL PRIOR TO ORDERING COVER PLATES AND FINAL INSTALLATION.
 3. ALL BASE BUILDING LIGHT FIXTURES NOT UTILIZED ARE TO BE CAREFULLY REMOVED AND TURNED OVER TO THE LANDLORD.
 4. PRIOR TO TENDERING DRAWINGS, ENGINEERS SHALL VERIFY SITE TO ENSURE PLENUM CAN ACCOMMODATE SPECIFIED FIXTURES (IE, RECESSED & PENDANT FIXTURES, DRIVERS, EQUIPMENT, HEATING, COOLING AND RETURN AIR DUCTS). ENGINEER TO ALERT DESIGNER TO ANY DISCREPANCIES PRIOR TO TENDERING DRAWINGS.
 5. ALL DRYWALL CEILING SURFACES AND EDGES TO BE PAINTED WITH A CEILING WHITE COLOUR, UNLESS OTHERWISE NOTED. BORDER OF LINEAR DIFFUSERS ON DRYWALL TO BE PAINTED TO MATCH BULKHEAD, PATCH, SAND & RE-FINISH EXISTING ELEMENTS TO REMAIN (IE, BULKHEADS, COLUMNS AND WALLS) AS REQUIRED TO MAKE AS-NEW CONDITION. ANY DAMAGED ELEMENTS TO BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
 6. ONCE CONTRACT IS AWARDED, CONTRACTOR SHALL VERIFY SITE TO ENSURE PLENUM ACCOMMODATES SPECIFIED FIXTURES (IE, RECESSED & PENDANT FIXTURES, DRIVERS, PROJECTION SCREENS, MECHANICAL DUCTS). CONTRACTOR TO ALERT DESIGNER TO ANY DISCREPANCIES PRIOR TO RELEASE OF SHOP DRAWINGS. ANY ERRORS/OMISSIONS/CHANGES AS A RESULT OF FAILING TO FOLLOW THE ABOVE DIRECTIVE WILL BE REMEDIED AT CONTRACTOR'S EXPENSE.
 7. CONTRACTOR SHALL REVIEW, STAMP AND ISSUE SHOP DRAWINGS FOR DESIGN CONSULTANTS REVIEW WITHIN THREE (3) BUSINESS DAYS OF AWARD OF CONTRACT. UPON RECEIPT OF APPROVED SHOP DRAWINGS, CONTRACTOR SHALL PLACE THE ORDER NO LATER THAN TWO (2) BUSINESS DAYS. CONTRACTOR TO ALERT LANDLORD/PROPERTY MANAGER AND DESIGNER OF EXPECTED DELIVERY DATE TO SITE IN WRITING BEFORE CONSTRUCTION COMMENCEMENT. ANY ERRORS/OMISSIONS/CHANGES AS A RESULT OF FAILING TO FOLLOW THE ABOVE DIRECTIVE WILL BE REMEDIED AT CONTRACTOR'S EXPENSE.
 8. POT LIGHTS/RECESSED FEATURE LIGHTING INSTALLED IN DRYWALL CEILING SHALL BE LOCATED AS FOLLOWS UNLESS OTHERWISE NOTED:
 - A. IN AN OFFICE, MEETING ROOM OR OTHER ENCLOSED ROOM, POT LIGHTS SHALL BE INSTALLED A MAXIMUM 24" CLEAR O.C. FROM ANY ADJACENT PARTITION &/OR VERTICAL ELEMENT.
 - B. IN A SUSPENDED DRYWALL BULKHEAD, POT LIGHTS TO BE A MAXIMUM 24" CLEAR O.C. FROM THE CENTERLINE OF THE BULKHEAD, AND ALIGNED WITH ONE ANOTHER ON THE WALL AS CLOSE TO DOOR AS POSSIBLE. CONTRACTOR TO ADVISED DESIGNER OF ANY CONCERNS OR DISCREPANCIES AND OBTAIN DESIGNER'S APPROVAL PRIOR TO ORDERING COVER PLATES AND FINAL INSTALLATION.
 - C. IN A CORRIDOR, POT LIGHTS TO BE MAXIMUM 24" O.C. FROM ANY ADJACENT PARTITION, CENTERED & ALIGNED ALONGS THEIR AXIS.
 - D. POT LIGHTS TO BE STAGGERED 48" MINIMUM, 60" MAXIMUM AND SHALL BE EQUIDISTANT TO ONE ANOTHER IN ALL DIRECTIONS.
 - E. CONTRACTOR MUST SITE VERIFY TO ASSURE LOCATION SHOWN ON DESIGN DRAWINGS SHALL NOT INTERFERE WITH MECHANICAL OR BASE BUILDING ELEMENTS.
 - F. DESIGNER TO REVIEW & APPROVE LOCATIONS OF POT LIGHTS/RECESSED LIGHTING ON SITE PRIOR TO INSTALLATION.
 - G. CONTRACTOR TO ALERT DESIGNER OF ANY DISCREPANCIES, CONTRACTOR SHALL FOLLOW THE ABOVE DIRECTIVE. ERRORS/ OMISSIONS/CHANGES THAT RESULT FROM FAILURE TO FOLLOW THE ABOVE DIRECTIVE WILL BE REMEDIED AT CONTRACTORS EXPENSE.
 9. CONTRACTOR TO COORDINATE WITH MECHANICAL AND ELECTRICAL ENGINEERS' DRAWINGS FOR LOCATIONS AND QUANTITY OF ALL SERVICE ACCESS PANELS/HATCHES.
 10. CONTRACTOR TO CARRY AN ALLOWANCE OF 5% OF AREA IN SCOPE OF WORK TO REPLACE DAMAGED AND OLDER EXISTING CEILING TILES. FINAL ALLOWANCE PERCENTAGE TO BE CONFIRMED BY LANDLORD/PROPERTY MANAGER DURING TENDERING OF WORK AND PRIOR TO AWARD OF CONSTRUCTION CONTRACT.
 11. CONTRACTOR TO CARRY AN ALLOWANCE TO REPLACE DAMAGED AND/OR OLDER BASE BUILDING CEILING MATERIAL & FINISHES, LANDLORD AND/OR PROPERTY MANAGER TO CONFIRM AGREED UPON ALLOWANCES DURING TENDERING OF WORK AND PRIOR TO AWARD OF CONSTRUCTION CONTRACT.
- SEISMIC RESTRAINTS**
14. SEISMIC BRACING, ALL NON-STRUCTURAL COMPONENTS? ARE TO BE SEISMICALLY BRACED AS PRESCRIBED BY THE BUILDING CODE. SEISMIC RESTRAINTS ARE TO BE DESIGNED AND DETAILED BY THE CONTRACTOR'S STRUCTURAL ENGINEER AS PER BUILDING CODE CLAUSE 4.1.2.1.8. SHOP DRAWINGS ARE TO BE SUBMITTED FOR REVIEW. SHOP DRAWINGS ARE TO BE REVIEWED/SEALED BY A PROFESSIONAL ENGINEER. ALL SUPPORTS ARE TO BE INSPECTED DURING CONSTRUCTION BY THE STRUCTURAL ENGINEER WITH REPORTS FORWARDED TO THE LANDLORD/PROPERTY MANAGER AND PROJECT CONSULTANTS.
 15. ALL EXISTING, NEW AND RELOCATED SUSPENDED BASE BUILDING LIGHT FIXTURES TO BE SEISMICALLY BRACED AND CHAINED TO SLAB ABOVE. REFER TO ENGINEERS DRAWINGS FOR LOCATION AND SPECIFICATIONS.
 16. CEILINGS WITH AREA 144 SQUARE FEET OR LESS, SURROUNDED BY WALLS THAT CONNECT DIRECTLY TO THE STRUCTURE ABOVE, MAY BE EXEMPT FROM THE REQUIREMENT FOR SEISMIC RESTRAINT.
 17. CEILINGS WITH AN AREA 2500 SQUARE FEET OR MORE REQUIRE A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2500 SQUARE FEET. EACH SQUARE FOOT AREA REQUIRES PERIMETER ANGLES AND HORIZONTAL RESTRAINTS.



KEY PLAN

CLIENT UNDERSTANDING

THE UNDERSIGNED CLIENT HAS REVIEWED THIS SET OF DOCUMENTS AND AGREES THAT:

1. THE CLIENT IS SATISFIED WITH THE SCOPE OF WORK AGREED UPON.
2. ANY CHANGES, ADDITIONS, OR REVISIONS ARE SUBJECT TO RE-PRICING.

CLIENTS SIGNATURE: _____ DATE: _____

5	2025.01.14	Issued for Tender
4	2025.01.02	Issued for 99% Submission (CLIENT REVIEW)
3	2025.06.11	Issued for 99% Submission
2	2025.06.10	Issued for 99% Submission (Internal Review)
1	2025.05.23	Issued for 60% Submission
NO.	DATE	REVISION

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGNER. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM, NO REPRODUCTION MAY BE MADE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER, AND WHEN MADE, MUST BEAR THEIR NAMES.

THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HERE-IN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE DESIGNER FOR ADJUSTMENT.

STAMP	PROJECT NORTH
A C	A B C
A C	A B C

ASDG
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410 Laurier Avenue West, Suite 110
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PROJECT	CAPCORP
1050 MORRISON DRIVE 3RD FLOOR OTTAWA, ONTARIO	
DRAWING TITLE	PROJECT GENERAL INSTRUCTIONS & NOTES
SCALE	AS NOTED
DATE	May 20th, 2025
PROJECT NO.	24085
DRAWN BY	SL
DESIGNED BY	SAS
CHECKED BY	SAS
DRAWING NO.	ID-0.1

POWER/VOICE/DATA GENERAL NOTES

1. THIS DRAWING IS FOR LOCATION AND TYPE OF SERVICE OUTLETS ONLY AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES BETWEEN INTERIOR DESIGN DRAWINGS, ELECTRICAL DRAWINGS AND/OR AUDIO VISUAL DRAWINGS MUST BE REPORTED TO THE DESIGNER FOR CLARIFICATION DURING THE TENDER PROCESS FOR CLARIFICATION AND/OR ADJUSTMENTS PRIOR TO CONSTRUCTION.
2. THIS DRAWING IS FOR ELECTRICAL AND TELEPHONE OUTLET LOCATION ONLY. REFER TO ELECTRICAL CONSULTANT'S DRAWINGS FOR WIRING, SCHEMATICS, PANELS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL ELECTRICAL WORK SHOWN ON THE ENGINEER'S DRAWINGS. ALL WORK TO BE APPROVED BY ESA, THE LANDLORD AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
4. FOR EXACT LOCATION OF ELECTRICAL OUTLETS INTEGRATED WITHIN OR ADJACENT TO MILLWORK, REFER TO APPLICABLE INTERIOR DESIGN MILLWORK DRAWINGS.
5. ALL DUPLEX, ELECTRICAL, VOICE/DATA OUTLETS TO BE STAGGERED 4" WHEN INSTALLED BOTH SIDES OF PARTITIONS.
6. ALL DUPLEX ELECTRICAL, VOICE/DATA OUTLETS WHEN SHOWN SIDE BY SIDE ON PLAN, TO BE GANGED BEHIND COMMON FACE PLATE, OR INSTALLED SIDE BY SIDE ALLOWING FOR MINIMUM SPACING BETWEEN COVERPLATES, AND ALIGNED WITH ONE ANOTHER ON THE WALL. CONTRACTOR TO ADVISED DESIGNER OF ANY CONCERNS OR DISCREPANCIES AND APPROVAL PRIOR TO ORDERING COVER PLATES AND FINAL INSTALLATION.
7. ALL TELEPHONE AND DUPLEX COVER PLATES, CONTROLS AND RECEPTACLES, DIMMER SWITCHES, AND EMERGENCY LIGHTS TO BE WHITE UNLESS OTHERWISE NOTED. EXISTING COVER PLATES THAT ARE NOT WHITE ARE TO BE REPLACED WITH NEW WHITE COVER PLATES. CONTRACTOR TO ADVISED DESIGNER OF ANY CONCERNS OR DISCREPANCIES AND APPROVAL PRIOR TO ORDERING AND FINAL INSTALLATION.
8. SMOKE DETECTORS, FIRE ALARMS, EXIT SIGNS, ETC., AS REQUIRED BY CODE MUST BE PROVIDED BY THE CONTRACTOR AND/OR IF EXISTING AND REQUIRE REPLACEMENT MUST BE REMOVED AND INSTALLED BY THE CONTRACTOR. REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
9. CONTRACTOR TO ENSURE THAT NO SMOKE DETECTORS, FIRE ALARMS, EXIT SIGNS, THERMOSTATS OR LIGHT SWITCHES, ETC. ARE LOCATED ON THE CENTER OF ANY WALL. SLATED FOR, SIGNAGE, ART WORK, ETC. CONTACT DESIGNER IF THERE ARE ANY DISCREPANCIES.
10. GENERAL. CONTRACTOR TO ENSURE ALL SYSTEMS FURNITURE WHIPS ARE CUT IN LENGTH TO SUIT AFTER INSTALLATION OF SYSTEMS FURNITURE IS COMPLETE. WHIP LENGTH TO BE DETERMINED BY DESIGNER.
11. WHERE FURNITURE INSTALLATION OCCURS, CONTRACTOR TO CONSULT DESIGNER AND/OR ENGINEER TO ENSURE THAT NO EQUIPMENT WILL INTERFERE WITH INSTALLATION (I.E. SMOKE DETECTORS, FIRE ALARMS, EXIT SIGNS, THERMOSTATS, LIGHT SWITCHES, ETC.)
12. ALL PLUGS LOCATED IN ENCLOSED SPACES (OFFICE, MEETING ROOMS, ETC) TO BE MOUNTED ON CENTER OF WALL AT 16" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED OR DIMENSIONED.
13. THE CLIENT IS RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ALL CABLING, COMMUNICATION AND SECURITY ASSOCIATED WITH THE PROJECT.
14. THE CLIENT TO PROVIDE SPECIFICATIONS FOR ALL AUDIO VISUAL EQUIPMENT FOR DESIGNER COORDINATION WITH ALL CONSULTANTS FOR INCLUSION INTO THEIR DRAWINGS AND PRIOR TO THE TENDERING OF DESIGN DRAWINGS.

FLOOR FINISHES GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER INTERIOR DESIGN DRAWINGS INCLUDING OTHER CONSTRUCTION DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS MUST BE REPORTED TO THE DESIGNER DURING THE TENDER PROCESS FOR CLARIFICATIONS AND/OR ADJUSTMENTS PRIOR TO CONSTRUCTION COMMENCEMENT.
2. CONTRACTOR TO VISIT SITE DURING TENDER PERIOD TO DETERMINE EXTENT OF TOPPING AND LEVELING OF CONCRETE SLAB REQUIRED TO MAKE READY TO RECEIVE NEW FLOORINGS.
3. WHERE NEW LUXURY VINYL TILE ARE TO BE INSTALLED/APPLIED, CONTRACTOR TO ENSURE SLAB IS SMOOTH, LEVEL AND READY TO RECEIVE NEW FLOOR FINISH. CONTRACTOR TO CARRY ALLOWANCE FOR LEVELING OF EXISTING CONCRETE SLAB - FOR BUFFING, SANDING, GRINDING, APPLYING SELF-LEVELING PRODUCT, SEMI COAT OR OTHERWISE SPECIFIED BY DESIGNER. ALLOWANCE MUST INCLUDE ALL AREAS IN CONTRACT. CONTRACTOR TO SITE VERIFY PRIOR TO CLOSING OF TENDER TO CONFIRM EXTENT.
4. CONTRACTOR TO INCLUDE FOR ALL PREPARATION REQUIRED TO ENSURE A COMPLETE AND QUALITATIVE FLOORING INSTALLATION WITH NO IMPERFECTIONS.
5. CONTRACTOR TO PROTECT ALL FINISHED FLOOR AREAS WITHIN SCOPE INCLUDING EXISTING WITH 6MM POLYPROPYLENE FLOOR PROTECTION IS NOT TO BE REMOVED UNTIL SUBSTANTIAL COMPLETION OF WORK, AND READY FOR DEFICIENCY INSPECTIONS).
6. CONTRACTOR TO APPLY HEAVY DUTY CARDBOARD AND/OR PLYWOOD SHEETS TO COVER AND PROTECT NEWLY INSTALLED OR EXISTING TILE FLOORING.
7. ALL DUPLICATE SAMPLES OF FLOORING MATERIALS AND ACCESSORIES ARE TO BE SUBMITTED TO DESIGNER FOR REVIEW AND APPROVAL UPON CONSTRUCTION CONTRACT AWARD. CONTRACTOR TO CONFIRM THAT ALL MATERIALS AND DELIVERIES WILL MEET CONSTRUCTION SCHEDULE AND ORDERED FOLLOWING SAMPLE APPROVAL BY THE DESIGNER. SUBSTITUTIONS WILL NOT BE ACCEPTED DUE TO LATE ORDERING. IN THE EVENT THAT MATERIALS ARE NOT AVAILABLE IN TIME TO MEET CONSTRUCTION COMPLETION DATES, THE CONTRACTOR SHALL PROVIDE PROOF OF DATE OF ORDER OF MATERIALS PRIOR TO REQUESTING SUBSTITUTIONS BY THE DESIGNER.
8. THE CONTRACTOR SHALL INSTALL AND CLEAN ALL NEW FLOOR FINISHES AS PER MANUFACTURER'S INSTALLATION SPECIFICATIONS AND IN TIME FOR MOVE-IN DATE.
9. ALL FLOORING MATERIALS TO BE INSTALLED PRIOR TO INSTALLATION OF BASE.
10. CONTRACTOR TO PROVIDE CARPET SERGING SAMPLES TO DESIGNER FOR APPROVAL PRIOR TO ORDERING.
11. CONTRACTOR TO PROVIDE BASE AT WALL 4 COLUMN AND ALONG BUILDING PERIMETER BELOW CONVECTORS TO MATCH EXISTING UNLESS OTHERWISE NOTED.
12. CARPET AND/OR LVT, TILE FLOORING PATTERNS AND DIRECTION TO BE LAID OUT BY CONTRACTOR PER FLOOR FINISHES PLAN AND FOR APPROVAL BY DESIGNER PRIOR TO COMMENCING WORK.
13. CONCRETE FLOOR IS TO BE FEATHERED AS REQUIRED DUE TO CHANGE IN FLOORING MATERIAL TO MINIMIZE TRANSITION AND ENSURE A PROPER INSTALLATION OF FLOORING MATERIALS AND TRANSITION STRIPS.
14. CONTRACTOR TO STAPLE CARPET BASE TO APPLICABLE PARTITIONS AND ENSURE STAPLES ARE NOT VISIBLE. DO NOT GLUE CARPET BASE TO PARTITIONS. CONTRACTOR TO ENSURE ALL CARPET BASE ENDS/EDGES ARE SECURED TO THE PARTITION. CONTRACTOR TO USE DOUBLE SIDED CARPET TAPE FOR CARPET BASE APPLIED TO SURFACES THAT WILL NOT ACCEPT STAPLING.
15. CONTRACTOR TO SUPPLY AND INSTALL VINYL FLOOR TRANSITION STRIPS WITH COLOR AND TYPE TO MATCH SPECIFICATIONS IN DRAWINGS. CONTRACTOR TO REFER TO FLOOR FINISHES DRAWING FOR LOCATIONS AND SPECIFICATIONS.
16. CONTRACTOR TO ENSURE THAT PROPER DOOR FUNCTION IS ACHIEVED FOLLOWING INSTALLATION OF NEW FLOOR FINISHES AND BASE.
17. IF DOOR AND DOOR FRAME INSTALLATION/OPERATION IS IMPEDED BY AN UNEVEL CONCRETE SLAB, CONTRACTOR TO MAKE LEVEL USING SELF-LEVELLING COMPOUND OR GRINDING AS REQUIRED TO MAKE LEVEL. CONTRACTOR TO INCLUDE ALLOWANCE IN TENDER BID.
18. CONTRACTOR TO CARRY ALLOWANCE FOR 3%(TBC) OVERAGE (ON TOP OF PROJECT REQUIREMENT SPECIFIED) OF ALL NEW FLOORING FINISHES AND BASE C/W ALL RELATED INSTALLATION MATERIALS. CONTRACTOR TO CONFIRM OVERAGE QUANTITY 4 IF STORAGE REQUIREMENTS ARE NEEDED WITH CLIENT/LANDLORD PRIOR TO CLOSE OF TENDER AND COORDINATION FOLLOWING COMPLETION OF CONSTRUCTION. CONTRACTOR IS NOT TO USE THE 3% OVERAGE ALLOWANCE FOR DEFICIENCY REPAIRS.
19. CONTRACTOR TO CARRY ALLOWANCE FOR REINSTATEMENT OF LANDLORD BASE BUILDING FLOOR FINISH 4 WALL BASE WHEN DESIGN DRAWINGS CALL FOR RELOCATION OR MODIFICATION OF A SUITE ENTRY DOOR. REFER TO LANDLORD TENANT MANUAL FOR GUIDELINES 4 SPECIFICATIONS REGARDING FINISHES 4 STANDARDS.
20. CONTRACTOR TO CARRY AN ALLOWANCE OF 5% (TBC) OF AREA IN SCOPE OF WORK TO ALLOW FOR LEVELING OF SLAB, INCLUDING AT ALL DOOR AND DOOR FRAME INSTALLATION LOCATIONS. FINAL ALLOWANCE PERCENTAGE TO BE CONFIRMED BY LANDLORD DURING TENDERING OF WORK AND PRIOR TO AWARDING OF CONSTRUCTION CONTRACT.
21. ALL INTERIOR FINISHES ARE TO CONFORM WITH ALL SMOKE DEVELOPED CLASSIFICATIONS AND FLAME SPREAD RATINGS OF A MATERIAL OR ASSEMBLY FOR WALL, CEILING FINISH MATERIALS 4 SURFACE COATINGS AS PER THE ONTARIO BUILDING CODE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRINDING AND/OR FILLING OF ALL CONCRETE FLOOR SLAB IRREGULARITIES 4 PENETRATIONS AND BUFF/MAKE SMOOTH SURFACE READY TO RECEIVE NEW FLOOR FINISHES.

WALL FINISHES GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER INTERIOR DESIGN DRAWINGS INCLUDING OTHER CONSTRUCTION DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS MUST BE REPORTED TO THE DESIGNER DURING THE TENDER PROCESS FOR CLARIFICATIONS AND/OR ADJUSTMENTS PRIOR TO CONSTRUCTION COMMENCEMENT.
2. ALL MATERIALS ARE TO BE ORDERED WHEN THE CONSTRUCTION CONTRACT IS AWARDED AND CONFIRM THAT ALL DELIVERIES WILL MEET CONSTRUCTION SCHEDULE COMPLETION DATES. THE CONTRACTOR SHALL PROVIDE PROOF OF DATE FOR ORDER OF MATERIALS PRIOR TO REQUESTING SUBSTITUTIONS.
3. THE CONTRACTOR SHALL PROVIDE CONTROL SAMPLES FOR APPROVAL BY DESIGNER OF ALL WALL FINISHES SPECIFIED. 12" x 12" SAMPLES TO BE TAGGED ACCORDING TO FINISHES LEGEND. ALL WALL FINISHES SAMPLES SHALL BE APPROVED BY DESIGNER PRIOR TO ORDERING 4 APPLICATION.
4. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACES WHERE INDICATED AND NEW PAINTED PARTITIONS TO BE FINISHED AS FOLLOWS: PRIME WITH ONE COAT LATEX SEALER, SAND ALL SURFACES, REPAIR DEPRESSIONS, ETC. WITH DRYWALL COMPOUND. SPOT PRIME ALL PATCHED AREAS. SAND, APPLY ONE FINISH COAT PAINT (COLOUR AS SPECIFIED). AFTER COAT HAS DRIED, RE-SAND AND FINISH WITH ONE COAT PAINT OF COLOUR SPECIFIED, UNLESS OTHERWISE INDICATED.
5. EXCEPT WHERE OTHERWISE NOTED, PAINT FINISH FOR WALLS 4 DOORS TO BE LATEX FINISH WITH SATIN OR EGGSHELL SHEEN. DOOR FRAMES TO BE SEMI-GLOSS SHEEN.
6. ONCE PAINT HAS CURED, FINISHES TO BE DURABLE AND RESISTANT TO ENABLE CLEANING OF FINGER MARKS AND MINOR SCUFFING WITHOUT DAMAGING THE ORIGINAL PAINT SHEEN. PAINT REQUIRES 45 DAYS TO FULLY CURE PRIOR TO CLEANING.
7. ALL DARK COLOURS ARE TO RECEIVE MINIMUM 3 COATS OF PAINT TO ENSURE PROPER COVERAGE OF THE WALL SURFACES, DOORS, DOOR FRAMES 4 GLASS FRAMING.
8. ALL NEW DOORS, DOOR FRAMES AND GLAZING FRAMES TO BE PAINTED UNLESS OTHERWISE NOTED. ALL EXISTING DOORS AND DOOR FRAMES IN CONTRACT AREA TO BE PAINTED UNLESS OTHERWISE NOTED. REFER TO BOTH THE DOOR AND FRAME SCHEDULE 4 WALL FINISHES DRAWINGS FOR LOCATIONS AND FINISH.
9. ALL EXISTING DOOR SILENCERS TO BE REMOVED PRIOR TO PAINTING DOORS AND FRAMES. CONTRACTOR TO RE-INSTALL DOOR SILENCERS AFTER PAINT HAS DRIED.
10. CONTRACTOR SHALL PRIME/SEAL AND PAINT DOORS ON ALL EXPOSED EDGES. REFER TO BOTH THE DOOR AND FRAME SCHEDULE AND WALL FINISHES DRAWINGS FOR LOCATIONS AND FINISH. CONTRACTOR SHALL NOT PAINT OVER U.L.C LABELS ON DOORS AND FRAMES.
11. CONTRACTOR MUST SEAL ALL EDGES OF THE DOOR. MANUFACTURERS OF WOOD DOORS REQUIRE SEALING ON ALL EDGES OR, WARRANTY IS NULL AND VOID.
12. ALL METAL/SOLID CORE WOOD OR STEEL DOORS AND FRAMES TO BE PAINTED WITH 2 COATS OF PRIMER ONLY (2ND COAT OF PAINT TO BE ADDED AS REQUIRED). REFER TO DOOR AND HARDWARE SCHEDULE AND WALL FINISHES DRAWINGS FOR DETAILS.
13. CONTRACTOR TO USE ENVIRONMENTALLY FRIENDLY, NON-TOXIC WATER BASED PAINTS WITH ZERO VOLATILE OMISSION COMPOUNDS (VOC'S).
14. PAINTER IS RESPONSIBLE TO ENSURE APPROPRIATE APPLICATION OF PRIMER/PAINT ON SURFACE TO BE PAINTED.
15. BASE BUILDING FIRE HOSE CABINET FRAME 4 DOOR TO BE PAINTED TO MATCH DOOR FRAMES UNLESS STAINLESS STEEL IS SPECIFIED. IF STAINLESS STEEL IS SPECIFIED, NO PAINT FINISH REQUIRED.
16. CONTRACTOR TO CARRY ALLOWANCE FOR REINSTATEMENT OF LANDLORD BASE BUILDING WALL FINISH WHEN DESIGN DRAWINGS CALL FOR RELOCATION OR MODIFICATION OF A SUITE ENTRY DOOR. REFER TO LANDLORD TENANT MANUAL FOR GUIDELINES 4 SPECIFICATIONS REGARDING FINISHES AND STANDARDS.
17. ALL GYPSUM BOARD CEILING TO BE PAINTED CEILING WHITE UNLESS OTHERWISE NOTED. REFER TO DRAWINGS AND SPECIFICATIONS.
18. CONTRACTOR TO THOROUGHLY CLEAN CONVECTORS FREE OF ALL DUST AND DIRT. PREPARE TO RECEIVE NEW PAINT FINISH. 2 COMPONENT EPOXY PAINT CAPABLE OF WITHSTANDING 200 DEGREE CELSIUS DRY HEAT. CONTRACTOR TO CONFIRM WITH LANDLORD AND/OR PROPERTY MANAGER WHETHER CONVECTOR COVERS MAY BE REMOVED AND ELECTRO-STATICALLY PAINTED OFF SITE.
19. CONTRACTOR TO ENSURE THAT THE BASE BUILDING WINDOW FRAMES AT SUITE ENTRIES AND EXIT DOORS ARE TO BE PAINTED ON INTERIOR SIDE OF SUITE ONLY, UNLESS OTHERWISE NOTED.
20. CONTRACTOR TO APPLY A LEVEL 4 TO PARTITIONS RECEIVING A SATIN OR EGGSHELL PAINT FINISH. LEVEL 4 PAINT FINISH REFERS TO A SMOOTH DRYWALL FINISH READY FOR PAINTING AND INVOLVES THE APPLICATION OF AN ADDITIONAL COAT OF JOINT COMPOUND AND SANDING FOR A SURFACE FREE OF VISIBLE TAPE, FASTENERS, OR SURFACE MARKINGS AND MINOR IMPERFECTIONS. FINISH IS TYPICALLY USED WHEN THE SURFACE WILL BE PAINTED WITH FLAT PAINTS OR LIGHT TEXTURES, AND AREAS THAT WILL EXPERIENCE HEAVY TRAFFIC.
21. ALL INTERIOR BLACKOUT ROLLER BLINDS AND VALANCE TO SHOW COLOUR FACE ON EXTERIOR OR CORRIDOR SIDE.
22. ALL INTERIOR FINISHES ARE TO CONFORM WITH ALL SMOKE DEVELOPED CLASSIFICATIONS AND FLAME SPREAD RATINGS OF A MATERIAL OR ASSEMBLY FOR WALL, CEILING FINISH MATERIALS 4 SURFACE COATINGS AS PER THE ONTARIO BUILDING CODE.
23. ALL GWB RECEIVING FELT PANELS, SEMI-GLOSS OR GLOSS PAINT FINISH - OR - ARE BEING 'WALL WASHED' WITH A LIGHT FIXTURE OR RECEIVING 'NB' FINISH ARE TO BE A LEVEL 5 FINISH.

DOOR AND HARDWARE GENERAL NOTES

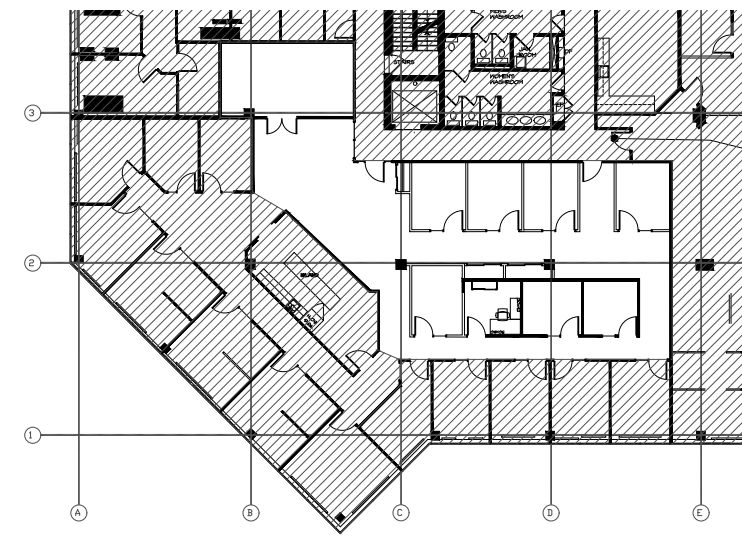
1. ALL DOORS TO BE FINISHED AS PER DOOR AND FRAME SCHEDULE. ALL NEW AND EXISTING DOORS AND FRAMES TO BE PAINTED REFER TO WALL FINISHES PLAN FOR PAINT SPECIFICATION.
2. DOOR 4 FRAME PAINT AND STAIN COLOUR TO MATCH SAMPLE PROVIDED BY DESIGN CONSULTANT. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL BY DESIGN CONSULTANTS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO SITE VERIFY CEILING HEIGHT THROUGHOUT FLOOR TO ENSURE PROPER FIT OF ALL NEW DOORS.
4. CONTRACTOR IS RESPONSIBLE FOR ENSURING DOOR SWINGS COINCIDE WITH PARTITION PLAN.
5. CONTRACTOR TO SUPPLY AND INSTALL RUBBER DOOR SILENCERS ON ALL NEW AND EXISTING DOOR FRAMES UNLESS DOOR IS RECEIVING GASKETS.
6. ALL LOCKSETS TO BE INSTALLED SO KEY LOCK IS ON OUTSIDE OF ROOM SIDE OF DOOR, UNLESS OTHERWISE NOTED.
7. ALL STAINED WOOD DOORS AND FRAMES TO BE SHOP FINISHED.
8. ALL WOOD DOORS TO BE FINISHED ON ALL EXPOSED EDGES, TOP 4 BOTTOM SHOULD BE SEALED IN SHOP PRIOR TO DELIVERY.
9. ALL SIDELIGHTS AND DOOR LIGHTS TO BE 1/4" THICK TEMPERED GLASS W/ LOW IRON CRYSTAL CLEAR GLAZING INSERT.
10. ALL SWING DOORS IN A BARRIER FREE PATH OF TRAVEL MUST BE 38" WIDE TO ENSURE 36" FROM FACE OF DOOR TO DOOR STOP.
11. ALL SLIDING DOORS TO BE 42" WIDE TO ENSURE 36" FROM FACE OF DOOR TO DOOR STOP.
12. ALL DOORS 4 FRAMES TO BE INSTALLED SQUARE, STRAIGHT AND PLUMB.
13. CONTRACTOR TO PREPARE ALL FRAMED OPENINGS (PARTITIONS AND GLAZING) AS PER MANUFACTURERS WALL SYSTEM SPECIFICATIONS TO RECEIVE NEW DEMOUNTABLE PARTITIONS, GLAZING, AND FRAMES.
14. CONTRACTOR TO REFER TO DOOR, HARDWARE, SCHEDULE, WALL SECTIONS AND SECTIONS FOR ALL SPECIFICATIONS AND PACKAGES.
15. CONTRACTOR TO VERIFY ELEVATOR SIZE TO ACCOMMODATE DOORS, FRAMES 4 GLAZING AND NOTIFY DESIGNER OF ANY DISCREPANCIES.

MILLWORK GENERAL NOTES GENERAL

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT CONSTRUCTION DRAWINGS AND SPECIFICATIONS INCLUDING ALL THOSE BY MECHANICAL AND ELECTRICAL ENGINEERS, STRUCTURAL AND AUDIO VISUAL DRAWINGS. AS REQUIRED TO ENSURE PROPER COORDINATION AND INSTALLATION.
 2. REPRODUCIBLE SHOP DRAWINGS TO BE PROVIDED FOR LANDLORD'S AND DESIGNER'S REVIEW PRIOR TO THE BEGINNING OF FABRICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SITE FOR ALL DIMENSIONS.
 3. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ON SITE FOR ALL DIMENSIONS. CONTRACTOR TO REPORT ALL DISCREPANCIES TO DESIGNER.
 4. THE CONTRACTOR SHALL PROVIDE FINISH CONTROL SAMPLES FOR DESIGNER REVIEW 4 APPROVAL. SAMPLES TO BE TAGGED ACCORDING TO MILLWORK FINISHES LEGEND. ALL SAMPLES SHALL BE APPROVED BY THE DESIGNER PRIOR TO FABRICATION.
 5. ALL WOOD AND VENEER SHALL BE CONSISTENT IN QUALITY AND SHALL HAVE NO BURN / BLADE MARKS TO ENSURE ACCEPTANCE OF A CONSISTENT STAIN FINISH THROUGHOUT WITH NO LIGHT AND DARK VARIATIONS.
 6. MILLWORK CONSTRUCTION, QUALITY 4 CRAFTMANSHIP SHALL BE IN KEEPING WITH COMPLIANCE REQUIREMENTS (SECTION 04) OUTLINED IN ARCHITECTURAL WOODWORK STANDARDS 2ND EDITION.
 7. THE CONTRACTOR'S SUB-TRADE SHALL ENSURE A CONSISTENT STAIN COLOUR AND FINISH ON BOTH HARDWOOD AND VENEER. THE QUANTITY OF COATS OF STAIN APPLIED IS THE RESPONSIBILITY OF THE SUB-TRADE TO ENSURE EXACT MATCH TO CONTROL SAMPLE.
 8. CONTRACTOR TO NOTIFY THE DESIGNER PRIOR TO THE FABRICATION OF SPECIFIED MILLWORK IF THE PROPOSED MILLWORK DRAWINGS IMPEDRE ACCESS TO ANY ELECTRICAL AND/OR MECHANICAL SYSTEMS WHEREBY ACCESS TO THESE SYSTEMS IS REQUIRED FOR REGULAR OPERATION AND/OR MAINTENANCE.
- ENVIRONMENT/HEALTH NOTES
9. ALL CONSTRUCTION MATERIAL, FINISHES AND ADHESIVES TO BE LOW OR ZERO VOC. ALL COMPOSITE WOOD CONSTRUCTION TO BE LOW OR FREE OF UREA FORMALDEHYDE. USE LOWER-EMITTING COMPOSITE WOOD PRODUCTS, SUCH AS THOSE THAT ARE LABELED CARB (CALIFORNIA AIR RESOURCES BOARD) PHASE I OR PHASE 2 COMPLIANT.

EQUIPMENT 4 FIXTURES

10. FRIDGE, MICROWAVE, AND COFFEE MACHINE, ARE N.I.C., UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO COORDINATE INSTALLATION WITH CLIENT.



KEY PLAN

CLIENT UNDERSTANDING

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CLIENT'S SIGNATURE:	DATE:
_____	_____

5	2025.07.14	Issued for Tender
4	2025.07.02	Issued for 99% Submission (CLIENT REVIEW)
3	2025.06.11	Issued for 99% Submission
2	2025.06.10	Issued for 99% Submission (Internal Review)
1	2025.05.23	Issued for 60% Submission
NO.	DATE	REVISION

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THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HERE-IN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE DESIGNERS FOR ADJUSTMENT.

STAMP

PROJECT NORTH

A

C

A DETAIL NUMBER
B LOCATION ON DRAWING NO.
C DRAWING NUMBER

A

B

C

ASDG

ATKINSON SCHRÖETER
DESIGN GROUP

410 Laurier Avenue West, Suite 110
Ottawa, ON K1R 1B7
Tel: 613-563-3797

PROJECT

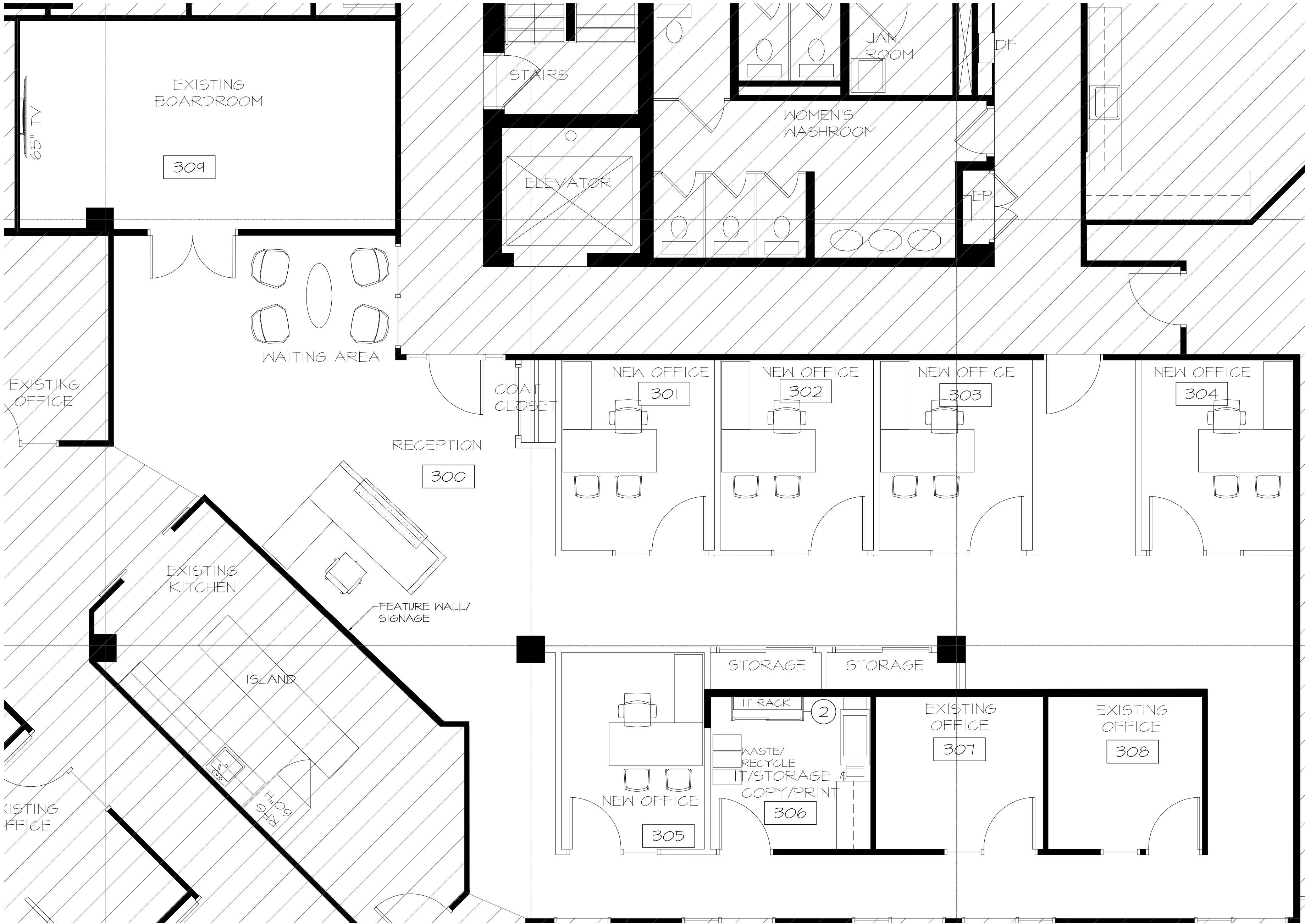
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

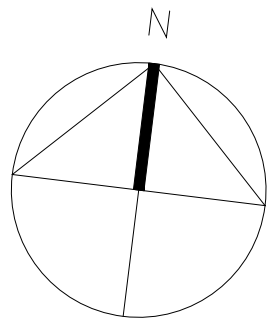
DRAWING TITLE

PROJECT GENERAL
INSTRUCTIONS 4 NOTES

SCALE	AS NOTED	DRAWN BY	SL	DESIGNED BY	SAS
DATE	May 20th, 2025	CHECKED BY	SAS		
PROJECT NO.	24085	DRAWING NO.	1D-0.2		



1 FURNITURE PLAN
ID-1 SCALE: 1/4" = 1'-0"



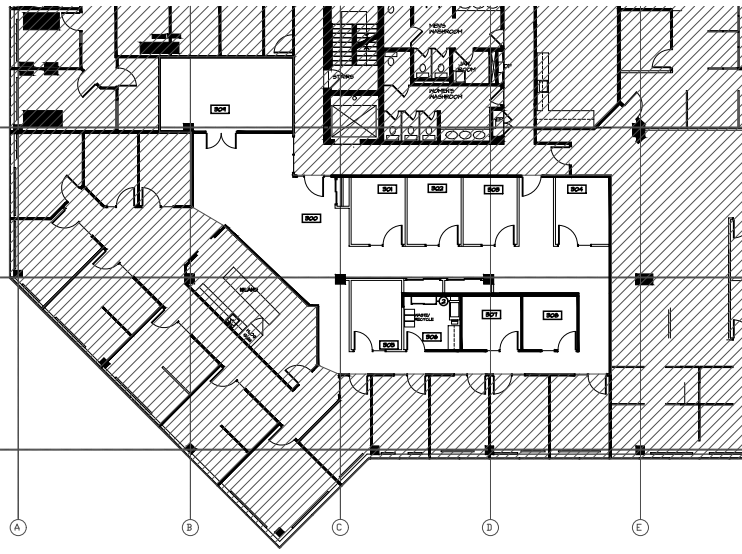
FURNITURE & EQUIPMENT LEGEND	
	OFFICE DESK
	RECEPTION DESK
	LOUNGE CHAIRS (SEATS 4)
	BOARDROOM TABLE & CHAIRS (SEATS 12)
	COPIER/ PRINTER
	WASTE/ RECYCLE

EQUIPMENT SPECIFIC NOTES

- ① REFER TO MECHANICAL & ELECTRICAL ENGINEERS DRAWINGS FOR EQUIPMENT REQUIREMENTS AND SPECIFICATIONS.
- ② EXISTING SERVER RACK TO REMAIN, CONTRACTOR TO BUILD SMALL CABINET TO CONCEAL SERVER RACK AND TO SITE VERIFY WIDTH OF SERVER RACK PRIOR TO FABRICATION OF SMALL CABINET.

FURNITURE SPECIFIC NOTES

- ① REFER TO PROJECT GENERAL INSTRUCTIONS AND NOTES FOR FURNITURE RELATED REQUIREMENTS.
- ② THE FURNITURE SUPPLIER IS RESPONSIBLE TO CONDUCT THEIR SITE VERIFICATION OF THE PARTITIONS TO ENSURE A PROPER FIT OF ALL FURNITURE PRIOR TO COMPLETION OF ORDER AND DELIVERY.



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NO.	DATE	REVISION

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DESIGN GROUP

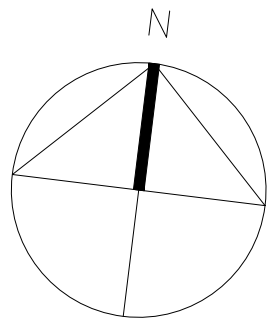
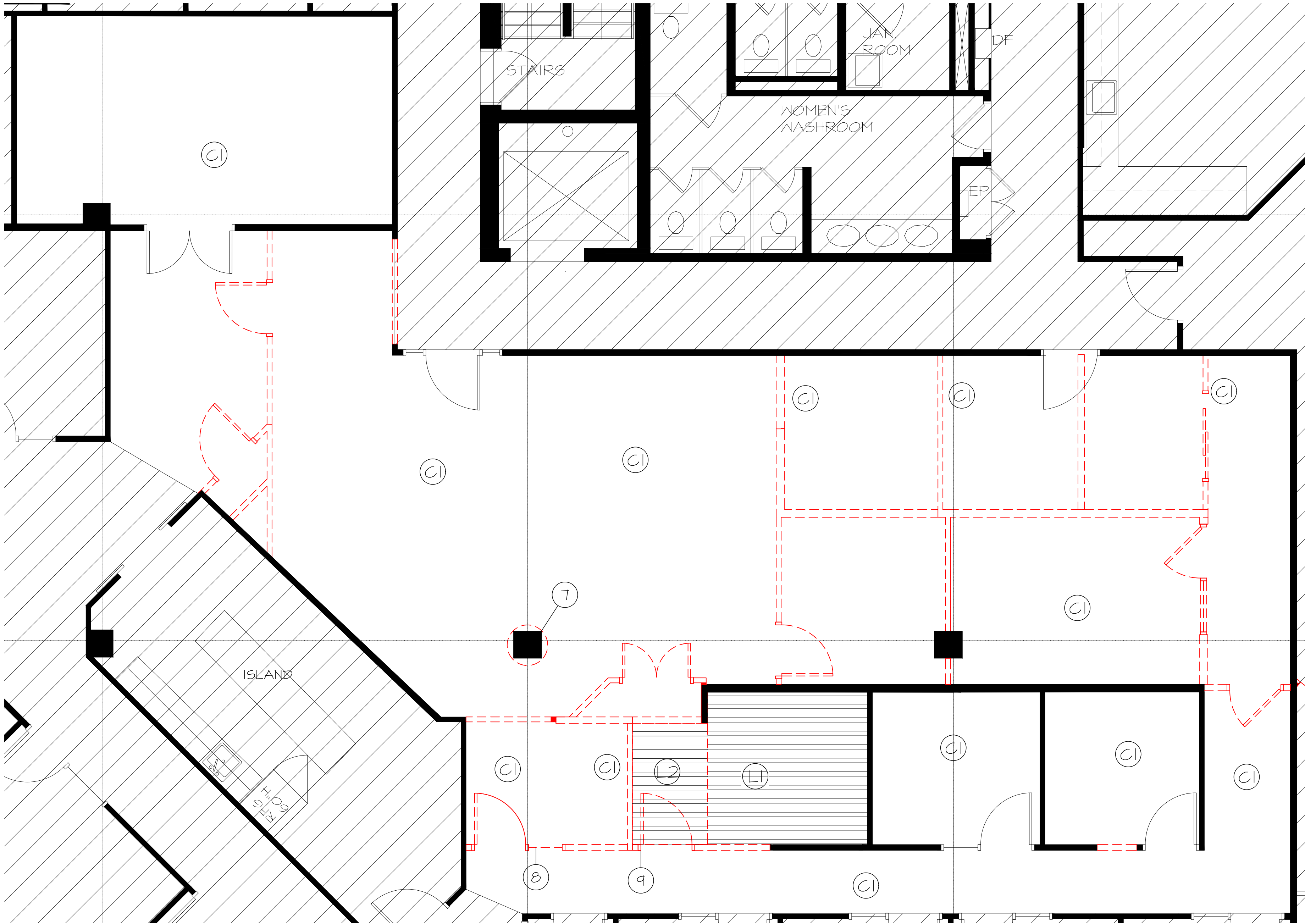
410 Laurier Avenue West, Suite 110
Ottawa, ON K1R 1B7
Tel: 613-563-3797

PROJECT
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE
FURNITURE PLAN

SCALE AS NOTED	DRAWN BY SL	DESIGNED BY SAS
DATE May 20th, 2025	CHECKED BY SAS	
PROJECT NO. 24085	DRAWING NO. ID-1	

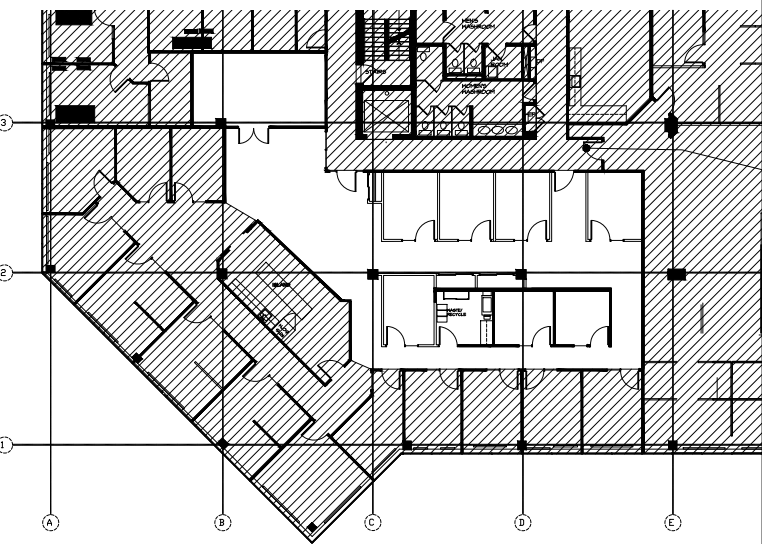


1 DEMOLITION PLAN
ID-2 SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND	
	AREA NOT IN CONTRACT (N.I.C)
	EXISTING PARTITION TO REMAIN. REFER TO DEMOLITION GENERAL NOTES FOR FURTHER INSTRUCTION
	EXISTING DOOR AND FRAME TO REMAIN.
	EXISTING PARTITION TO BE CAREFULLY REMOVED. RETAIN GNB FOR USED IN FUTURE BAFFLE CONSTRUCTION.
	EXISTING DOOR AND FRAME TO BE REMOVED & DISPOSED.
	EXISTING SIDELIGHT(S) TO BE REMOVED & DISPOSED.
	CARPET TILE (FIELD) AND BASE TO REMAIN.
	LUXURY VINYL TILE AND BASE TO REMAIN.
	LUXURY VINYL TILE AND BASE TO BE REMOVED & DISPOSED.

DEMOLITION SPECIFIC NOTES

- REFER TO PROJECT GENERAL INSTRUCTIONS AND NOTES DRAWING SHEETS ALSO FOR DEMOLITION RELATED REQUIREMENTS.
- REMOVE EXISTING DRYWALL AS REQUIRED TO INSTALL NEW POWER/DATA CONDUITS.
- REMOVE AND DISPOSE OF EXISTING MILLWORK.
- REFER TO ENGINEER'S DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL DEMOLITION.
- EXISTING CEILING TO REMAIN. REMOVE DAMAGED CEILING TILES AS REQUIRED AT PARTITION REMOVAL LOCATIONS TO MATCH EXISTING. CONTRACTOR TO SITE VERIFY.
- REMOVE ANY POTENTIAL BAFFLES ABOVE EXISTING PARTITIONS BEING DEMOLISHED. CONTRACTOR TO MAKE ALLOWANCE FOR POTENTIAL BAFFLES. DESIGNER TO COORDINATE WITH ENGINEER FOR INTERFERENCES ABOVE CEILING (I.E. BAFFLES, PIPES, SHAFTS)
- REMOVE WOOD PANELING ON EXISTING COLUMN AND MAKE READY FOR NEW FINISHES.
- EXISTING DOOR, FRAME, & SIDELIGHT TO BE CAREFULLY REMOVED AND TAGGED/STORED FOR RELOCATION/REINSTATEMENT - REFER TO PARTITION PLAN FOR NEW LOCATION.
- EXISTING DOOR, FRAME TO BE CAREFULLY REMOVED AND TAGGED/STORED FOR RELOCATION/REINSTATEMENT - REFER TO PARTITION PLAN FOR NEW LOCATION.



KEY PLAN

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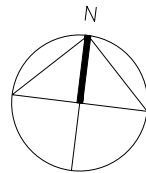
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STAMP

PROJECT NORTH



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C	C DRAWING NUMBER	C

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ATKINSON SCHROETER
DESIGN GROUP

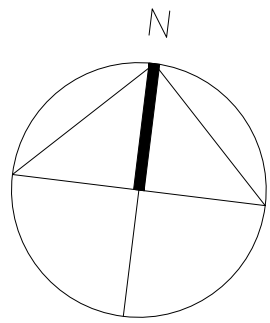
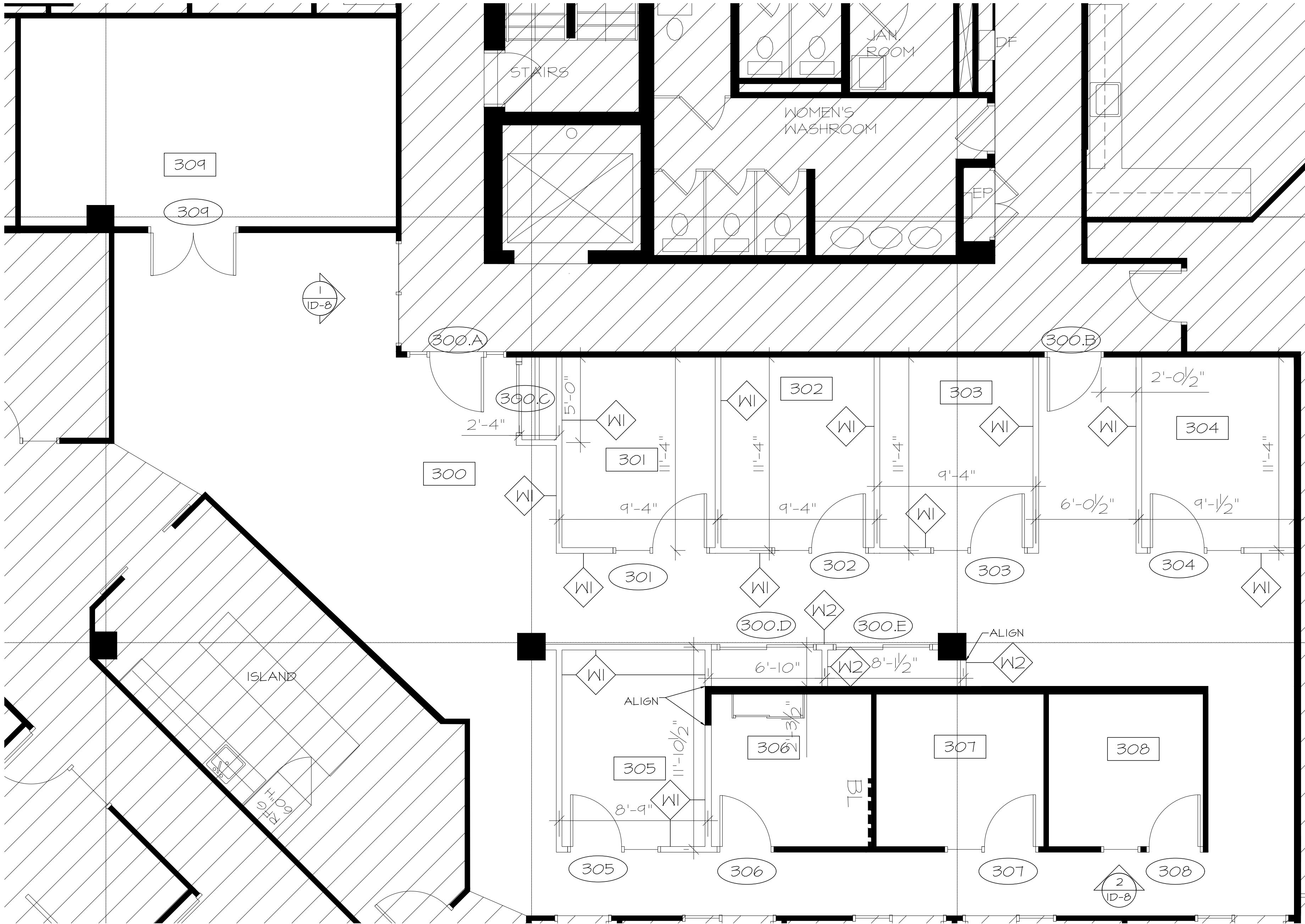
410 Laurier Avenue West, Suite 110
Ottawa, ON K1R 1B7
Tel: 613-563-3797

PROJECT
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE
DEMOLITION PLAN

SCALE AS NOTED	DRAWN BY SL	DESIGNED BY SAS
DATE May 20th, 2025	CHECKED BY SAS	
PROJECT NO. 24085	DRAWING NO. ID-2	

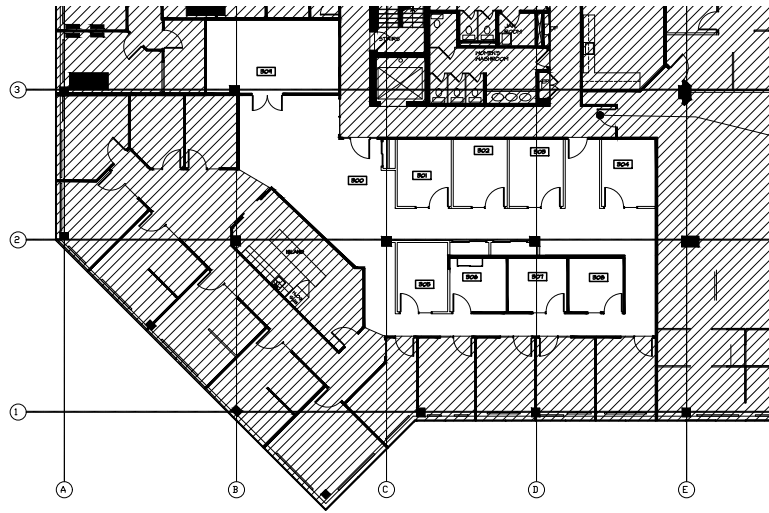


1
ID-3
PARTITION PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND	
	EXISTING PARTITION TO REMAIN. CONTRACTOR TO ENSURE ALL EXISTING PARTITIONS AND COLUMNS ARE PATCHED, REPAIRED, SANDED AND MADE GOOD PRIOR TO FINISH APPLICATION. ALL SURFACE WITHIN SCOPE OF WORK TO BE MADE SMOOTH AND EVEN AND READY TO RECEIVE NEW FINISH.
	TYPE I TYPICAL PARTITION, FROM FINISHED FLOOR TO FINISHED CEILING. REFER TO DOOR, HARDWARE, AND NEW SECTION DRAWINGS FOR DETAILS. (TO BE CONSTRUCTED UNLESS OTHERWISE NOTED)
	TYPE II TYPICAL PARTITION, FROM FINISHED FLOOR TO FINISHED CEILING WITHOUT INSULATION. REFER TO DOOR, HARDWARE, AND NEW SECTION DRAWINGS FOR DETAILS. (TO BE CONSTRUCTED UNLESS OTHERWISE NOTED)
	NEW DOUBLE DOORS. REFER TO DOOR AND HARDWARE SCHEDULE FOR DOOR SIZES, MATERIALS AND HARDWARE.
	NEW SINGLE DOOR C/M SIDELIGHTS AS SHOWN. REFER TO DOOR AND HARDWARE SCHEDULE FOR DOOR SIZES, SIDELIGHT SIZES, MATERIALS AND HARDWARE.
	BLOCKING TO SUPPORT MILLWORK AND/OR WALL MOUNTED EQUIPMENT. SIGNAGE AS REQUIRED. HEIGHT TO BE CONFIRMED BASED ON CONFIGURATION OF MILLWORK, CABINETRY, AND EQUIPMENT INSTALLATION. CONTRACTOR TO REFERENCE ALL PLANS TO DETERMINE MOUNTING REQUIREMENTS. BLOCKING TO BE INSTALLED ONLY BEHIND DRYWALL AS REQUIRED.
	INDICATES DOOR NUMBER.
	INDICATES ROOM NUMBER.

PARTITION SPECIFIC NOTES

- REFER TO PROJECT GENERAL INSTRUCTIONS & NOTES DRAWINGS ALSO FOR PARTITION RELATED REQUIREMENTS
- PATCH, REPAIR AND REINSTATE DRYWALL FOLLOWING CONDUIT INSTALLATION.
- CONTRACTOR TO VERIFY ALL THROAT SIZES OF DOOR FRAMES.
- CONTRACTOR TO PROVIDE STRUCTURAL POSTS AND/OR BRACING AS REQUIRED TO SEISMICALLY SUPPORT NEW PARTITIONS TO ENSURE STRUCTURAL INTEGRITY. WHERE PARTITIONS ARE NOT FULL-HEIGHT, THEY REQUIRE DIAGONAL BRACING FROM THE TOP OF THE WALL TO UNDERSIDE OF STRUCTURE.
- CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED BEHIND DRYWALL FOR ALL WALL MOUNTED EQUIPMENT. PATCH, REPAIR AND REINSTATE DRYWALL FOLLOWING BLOCKING INSTALLATION.



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STAMP	PROJECT NORTH

A	A DETAIL NUMBER	A
B	B LOCATION ON DRAWING NO.	B
C	C DRAWING NUMBER	C

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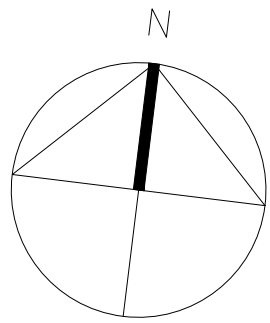
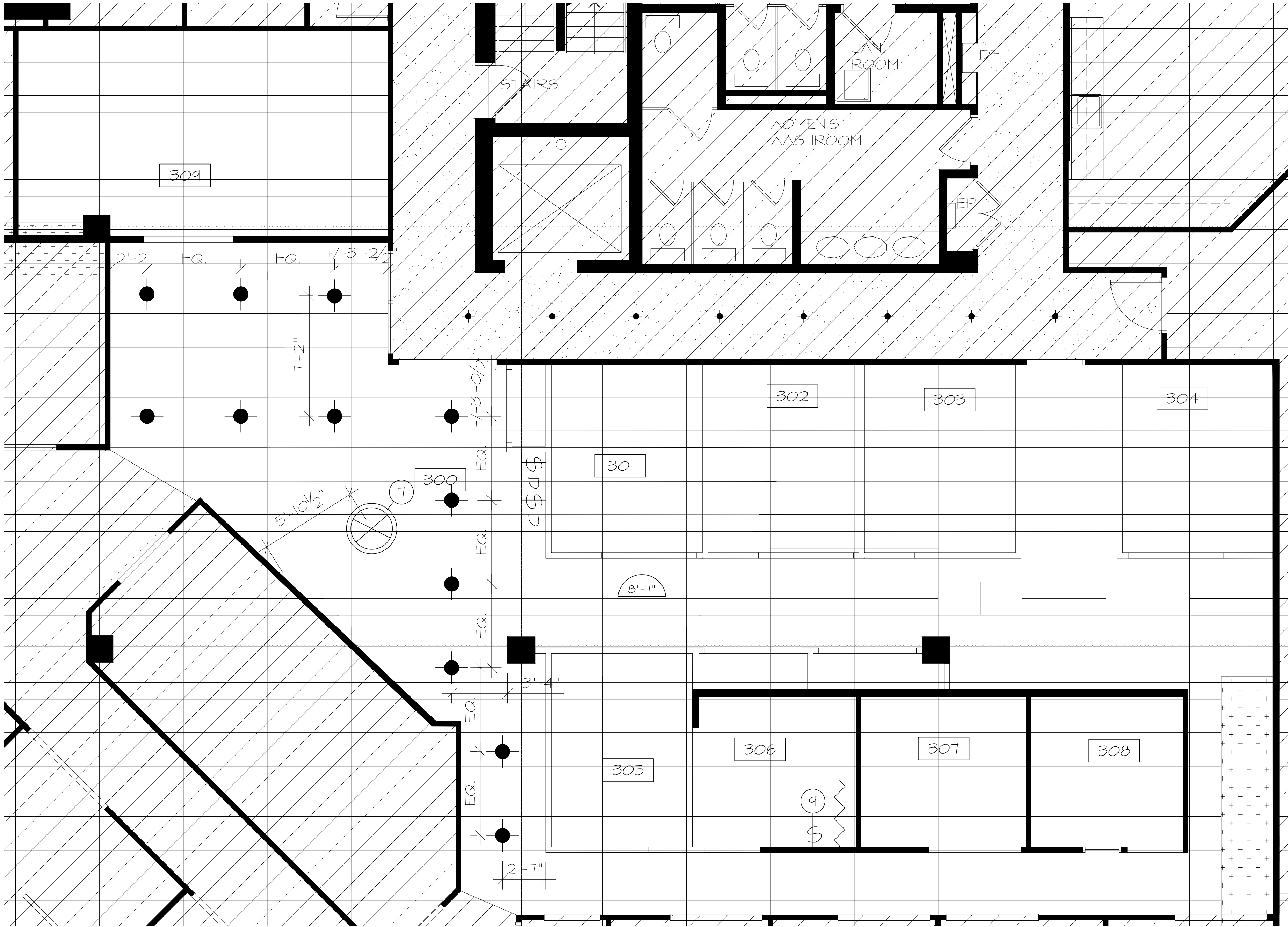
410 Laurier Avenue West, Suite 110
Ottawa, ON K1R 1B7
Tel: 613-563-3797

PROJECT
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE
PARTITION PLAN

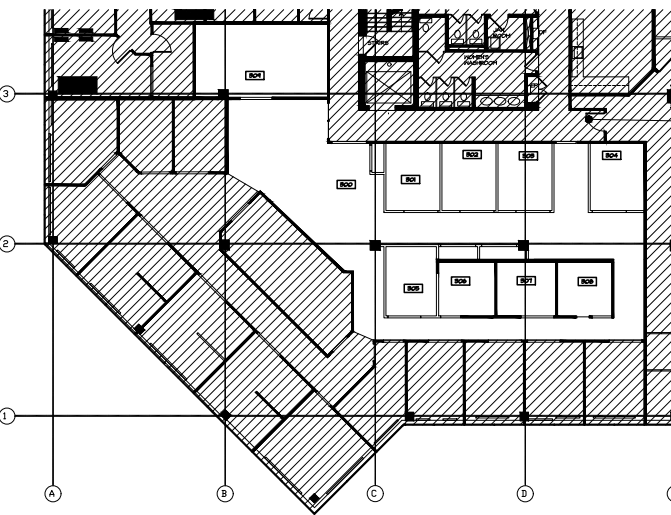
SCALE AS NOTED	DRAWN BY SL	DESIGNED BY SAS
DATE May 20th, 2025	CHECKED BY SAS	
PROJECT NO. 24085	DRAWING NO. ID-3	



1
ID-4
REFLECTED CEILING PLAN
SCALE: 1/4"= 1'-0"

REFLECTED CEILING LEGEND	
	FLUORESCENT LIGHT FIXTURE. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
	NEW RECESSED POTLIGHT - MANUFACTURER: JANO WFS DRES SM ALO20 SHW5 MODEL #: 40CRI CP6 MN M2 FINISH: MATTE WHITE SIZE: 6" LAMP TYPE: LED LIGHT DISTRIBUTION: 3500K SUPPLIER: MARIE-PIER DUCHESNE E: MPDUCHESNE@BDAG.CA P: (613)-741-6744 REFER TO ELECTRICAL ENGINEER'S DRAWINGS
	NEW CIRCULAR PENDANT - MANUFACTURER: EUREKA MODEL #: 4800-36 FINISH: WHE-WH SIZE: 36" DIA. LAMP TYPE: LED LIGHT DISTRIBUTION: 3500K SUPPLIER: MARIE-PIER DUCHESNE E: MPDUCHESNE@BDAG.CA P: (613)-741-6744 REFER TO ELECTRICAL ENGINEER'S DRAWINGS
	NEW LED STRIP LIGHTING - UGI MANUFACTURER: DIODE LED MODEL #: 12V-BL55C1 FINISH: BLUE 12V TAPE LIGHT SIZE: SLIM ALUMINUM GLOSSY WHITE LAMP TYPE: EXTRUDED ALUMINUM CHANNEL WITH PREMIUM DIFFUSION COVER LIGHT DISTRIBUTION: 3500K CONTACT: CHRIS OULTON P: (613) 806-8544 E: CHRIS@MYTLIGHTING.COM REFER TO ELECTRICAL ENGINEER'S DRAWINGS NOTE: JUNCTION BOX TO BE INSTALLED WITHIN UPPER CABINET. CONTRACTOR TO INSTALL LIGHT SWITCH ADJACENT TO UPPER CABINETS
	NEW CONTROL SWITCH FOR LOCAL LIGHTING, REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
	NEW DIMMER CONTROL SWITCH FOR LOCAL LIGHTING, REFER TO ELECTRICAL ENGINEER'S DRAWINGS.
	EXISTING SUSPENDED CEILING TILE SYSTEM AT 8'-7" +/- ABOVE FINISHED FLOOR (A.F.F.)
	EXISTING GYPSUM BOARD CEILING AT 7'-10" A.F.F. REFER TO WALL FINISHES PLAN LEGEND ON DRAWING FOR SPECIFICATIONS AND PAINT COLOR.
	HEIGHT FROM SLAB TO SLAB TO BE CONFIRMED ON SITE.

- REFLECTED CEILING SPECIFIC NOTES
- REFER TO PROJECT GENERAL INSTRUCTIONS & NOTES DRAWINGS ALSO FOR REFLECTED CEILING RELATED REQUIREMENTS.
 - ALL CONTROLS AND COVER PLATES SUCH AS LIGHT SWITCHES, FAN SWITCHES, RECEPTACLES, VOICE AND DATA PLATES TO BE COLOR: WHITE. ANY EXISTING CONTROLS AND COVER PLATES THAT ARE NOT ALREADY WHITE ARE TO BE REPLACED WITH WHITE COVER PLATES FOR CONSISTENCY. ELECTRICAL AND CABLING CONTRACTORS TO ADVISE DESIGNER OF DISCREPANCIES AND OBTAIN DIRECTION AND APPROVAL PRIOR TO ORDERING COVER PLATES AND FINAL INSTALLATION.
 - ALL EXISTING, NEW AND RELOCATED SUSPENDED BASE BUILDING LIGHT FIXTURES AND BUILDING SERVICES TO BE SEISMICALLY BRACED AND CHAINED TO SLAB ABOVE. REFER TO ENGINEERS DRAWINGS FOR LOCATION AND SPECIFICATIONS.
 - CONTRACTOR TO KEEP EXISTING FLUORESCENT LIGHTING AND REWORK TO SUIT LAYOUT.
 - REINSTATE/REPAIR CEILING GRID AND REPLACE CEILING TILES AS REQUIRED.
 - INSTALL NEW SUSPENDED CEILING SYSTEM TO MATCH EXISTING.
 - LIGHT FIXTURE TO BE MOUNTED AT CENTER OF TABLE @ +/-77" A.F.F.
 - ASDG IS TO BE GIVEN THE OPPORTUNITY TO REVIEW AND CONFIRM ON SITE THAT ALL MOUNTING HEIGHTS ARE SATISFACTORY AND FOLLOW THE DESIGN INTENT- AT NO ADDITIONAL COSTS FROM ELECTRICIAN.
 - SWITCH FOR LED STRIP.



KEY PLAN

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NO.	DATE	REVISION

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STAMP	PROJECT NORTH												
<table><tr><td>A</td><td>A DETAIL NUMBER</td></tr><tr><td>C</td><td>B LOCATION ON DRAWING NO.</td></tr><tr><td></td><td>C DRAWING NUMBER</td></tr></table>	A	A DETAIL NUMBER	C	B LOCATION ON DRAWING NO.		C DRAWING NUMBER	<table><tr><td>A</td><td>A DETAIL NUMBER</td></tr><tr><td>B</td><td>B LOCATION ON DRAWING NO.</td></tr><tr><td>C</td><td>C DRAWING NUMBER</td></tr></table>	A	A DETAIL NUMBER	B	B LOCATION ON DRAWING NO.	C	C DRAWING NUMBER
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ASDG
ATKINSON SCHROETER
DESIGN GROUP

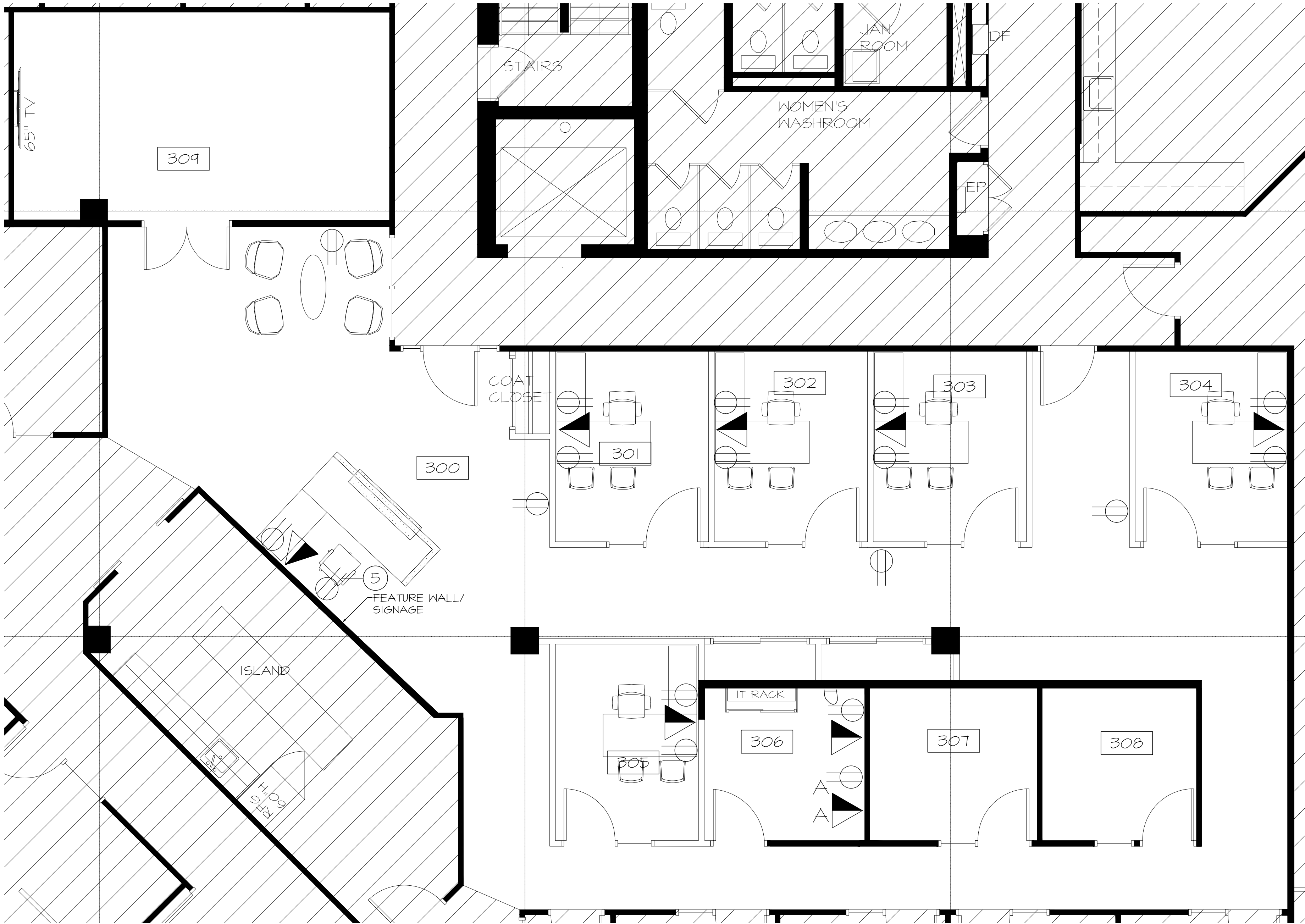
410 Laurier Avenue West, Suite 110
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Tel: 613-563-3797

PROJECT
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE
REFLECTED CEILING PLAN

SCALE AS NOTED	DRAWN BY SL	DESIGNED BY SAS
DATE May 20th, 2025	CHECKED BY SAS	
PROJECT NO. 24085	DRAWING NO. ID-4	

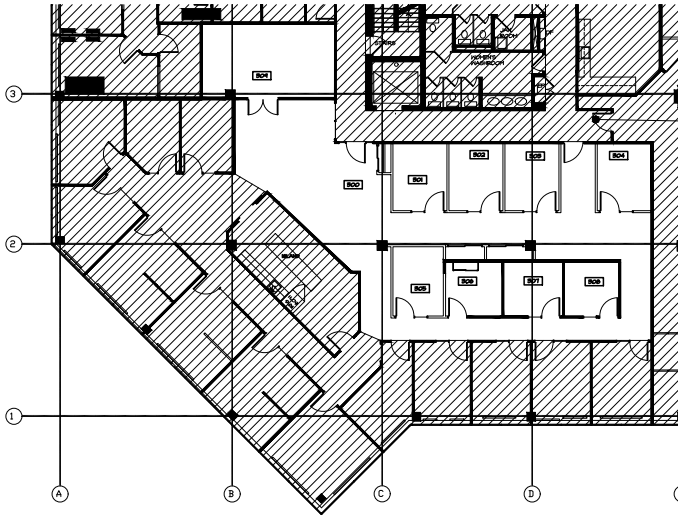


1
ID-5 POWER, VOICE & DATA PLAN
SCALE: 1/4"= 1'-0"

POWER/VOICE/DATA LEGEND	
	NEW STANDARD WALL MOUNTED DUPLEX OUTLET MOUNTED AT 16" O.C. A.F.F. UNLESS OTHERWISE INDICATED. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS.
	NEW STANDARD WALL MOUNTED VOICE/DATA OUTLET MOUNTED AT 16" O.C. A.F.F. UNLESS OTHERWISE INDICATED. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS.
A	INDICATES OUTLETS MOUNTED AT 44" O.C. A.F.F. (USED ABOVE 36" HIGH COUNTERS). REFER TO ELEVATIONS AND MILLWORK DRAWINGS.
D	INDICATES A DEDICATED OUTLET.

POWER/VOICE/DATA SPECIFIC NOTES

- REFER TO PROJECT GENERAL INSTRUCTIONS & NOTES DRAWINGS ALSO FOR POWER/VOICE/DATA SECURITY RELATED REQUIREMENTS.
- CONTRACTOR TO ENSURE ALL EXISTING OUTLETS ARE OPERABLE. REFER TO ELECTRICAL ENGINEERS DRAWINGS FOR EXISTING AND NEW OUTLETS.
- ALL TELEPHONE AND DUPLEX COVER PLATES, CONTROLS AND RECEPTACLES, DIMMER SWITCHES AND EMERGENCY LIGHTS TO BE WHITE UNLESS OTHERWISE NOTED. EXISTING COVER PLATES THAT ARE NOT WHITE ARE TO BE REPLACED WITH NEW WHITE COVER PLATES. CONTRACTOR TO ADVISED DESIGNER OF ANY CONCERNS OR DISCREPANCIES AND APPROVAL PRIOR TO ORDERING AND FINAL INSTALLATION.
- CONTRACTOR TO ENSURE POWER AND DATA FOR TV IS OFFSET FROM THE CENTER OF THE TV FOR EASE OF ACCESS.
- OUTLET O.C. OF WALL FOR SIGNAGE, HEIGHT TBD.



KEY PLAN

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1	2025.05.23	Issued for 66% Submission
NO.	DATE	REVISION

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THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HERE-IN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE DESIGNERS FOR ADJUSTMENT.

STAMP	PROJECT NORTH

	A - DETAIL NUMBER	
	B - LOCATION ON DRAWING NO.	
	C - DRAWING NUMBER	

ASDG

ATKINSON SCHRÖETER
DESIGN GROUP

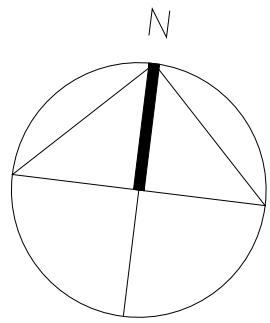
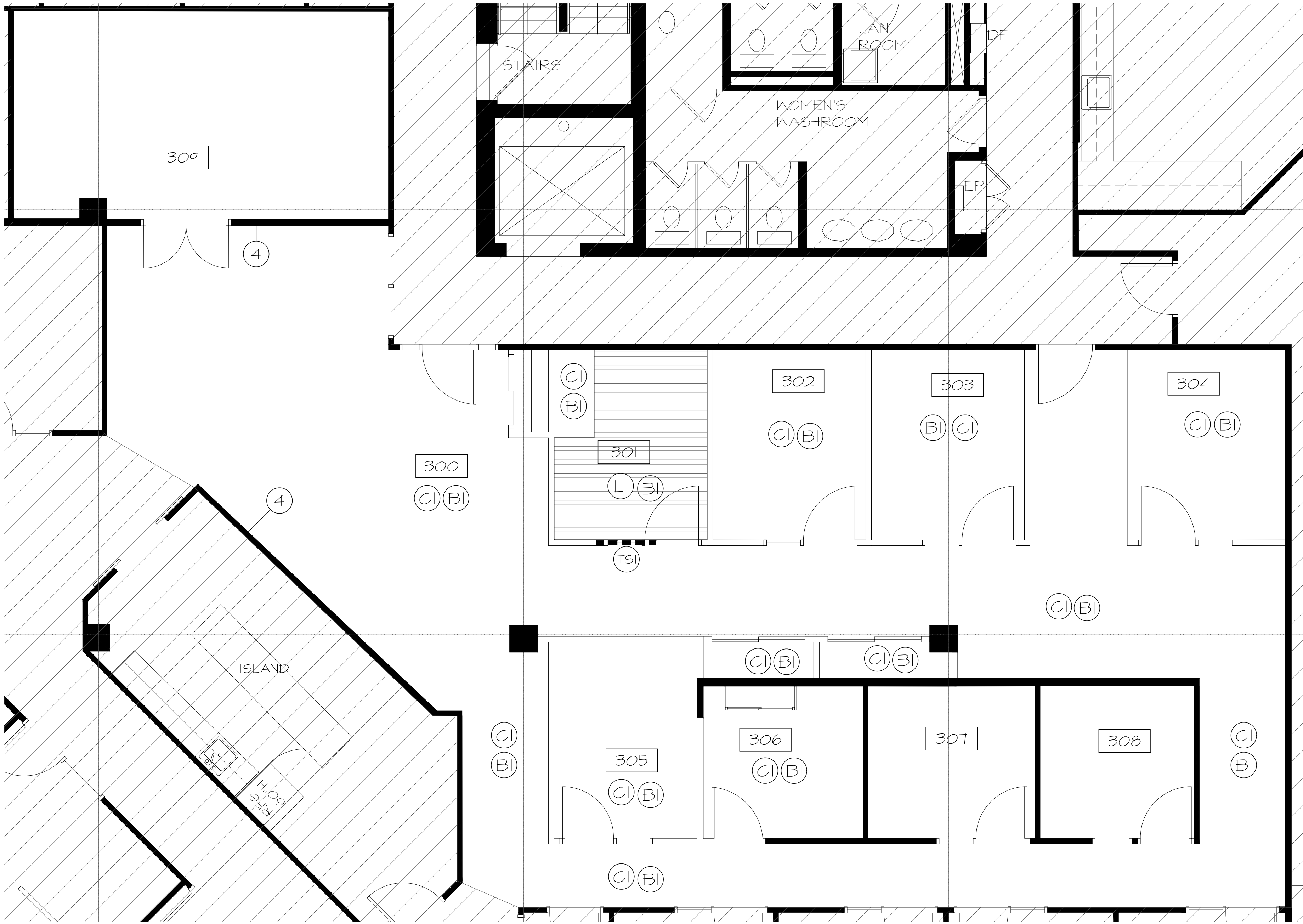
410 Laurier Avenue West, Suite 110
Ottawa, ON K1R 1B7
Tel: 613-563-3797

PROJECT
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE
POWER VOICE &
DATA PLAN

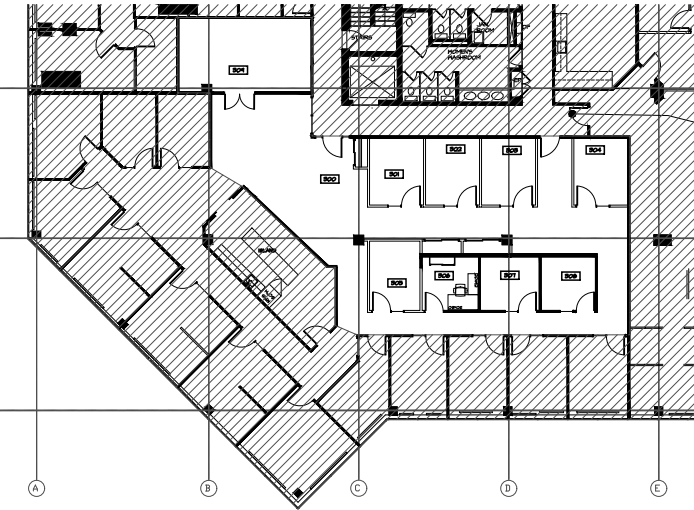
SCALE AS NOTED	DRAWN BY SL	DESIGNED BY SAS
DATE May 20th, 2025	CHECKED BY SAS	
PROJECT NO. 24085	DRAWING NO. ID-5	



1 FLOOR FINISHES PLAN
ID-6 SCALE: 1/4" = 1'-0"

FLOOR FINISHES LEGEND	
	INDICATES INSTALLATION DIRECTION ON FLOOR FINISH PLAN. REFER TO FLOOR PLAN FOR EXACT LOCATION.
	CARPET TILE (FIELD) TO MATCH EXISTING. CARPET ALL AREAS IN CONTRACT TO RECEIVE 'CI' FINISH UNLESS OTHERWISE NOTED. ANY EXISTING CARPET IS TO REMAIN & PATCH AS REQUIRED. MANUFACTURER: TARKETT SERIES: METRI COLOUR: MID - GREY/SHARD 60616 SIZE: 24"x24" (TO MATCH EXISTING) BASE: BI INSTALL: TO MATCH EXISTING CONTACT: JULIE CHARRON P: (613) 242 4127 E: JULIE.CHARRON@TARKETT.COM
	LUXURY VINYL TILE TO MATCH EXISTING KITCHEN FLOORING AND BASE.
	VINYL BASE (FIELD) ALL AREAS IN CONTRACT TO RECEIVE 'BI' BASE UNLESS OTHERWISE NOTED. TO MATCH EXISTING BASE.
	VINYL TRANSITION STRIP TO MATCH EXISTING 2ND FLOOR TRANSITION APPLICATION: CARPET @ LVT MANUFACTURER: JOHNSONITE SERIES: SLIM LINE PROFILE: USE APPROPRIATE PROFILE FOR FLOOR THICKNESS COLOUR: TO MATCH EXISTING KITCHEN BASE

- FLOOR FINISHES SPECIFIC NOTES
- REFER TO PROJECT GENERAL INSTRUCTIONS AND NOTES DRAWINGS ALSO FOR FLOOR FINISHES RELATED REQUIREMENTS.
 - PATCH AND REPAIR FLOORING AT PARTITION REMOVAL LOCATIONS. PATCH, REPAIR, & CLEAN SLAB AS REQUIRED TO MAKE READY TO RECEIVE NEW FLOOR FINISH.
 - CONTRACTOR TO CARRY AN ALLOWANCE FOR LEVELING OF SLAB, INCLUDING AT ALL DOOR AND DOOR FRAME INSTALLATION LOCATIONS.
 - CONTRACTOR TO REMOVE EXISTING WALL BASE AND REPLACE WITH EXISTING WALL BASE AT THESE LOCATIONS.



KEY PLAN

CLIENT UNDERSTANDING

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CLIENTS SIGNATURE: _____ DATE: _____

5	2025.01.14	Issued for Tender
4	2025.01.02	Issued for 44% Submission (CLIENT REVIEW)
3	2025.06.11	Issued for 44% Submission
2	2025.06.10	Issued for 44% Submission (Internal Review)
1	2025.05.23	Issued for 66% Submission
NO.	DATE	REVISION

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STAMP	PROJECT NORTH
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B - LOCATION ON DRAWING NO.	B - LOCATION ON DRAWING NO.
C - DRAWING NUMBER	C - DRAWING NUMBER

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DESIGN GROUP

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Ottawa, ON K1R 1B7
Tel: 613-563-3797

PROJECT

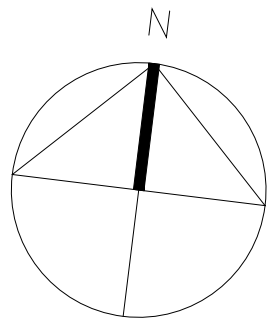
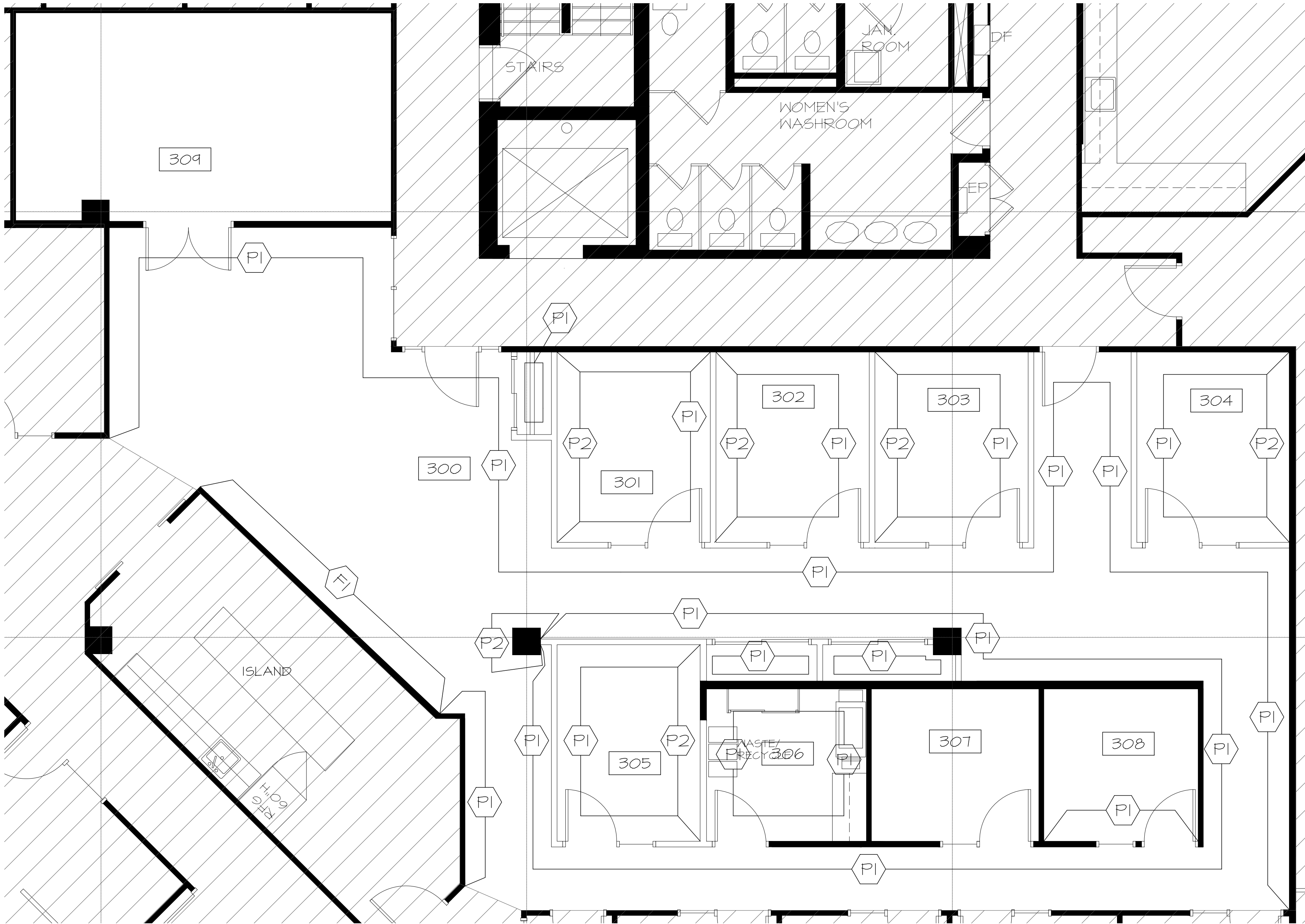
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE

FLOOR FINISH PLAN

SCALE	AS NOTED	DRAWN BY	SL	DESIGNED BY	SAS
DATE	May 20th, 2025	CHECKED BY	SAS		
PROJECT NO.	24085	DRAWING NO.	ID-6		

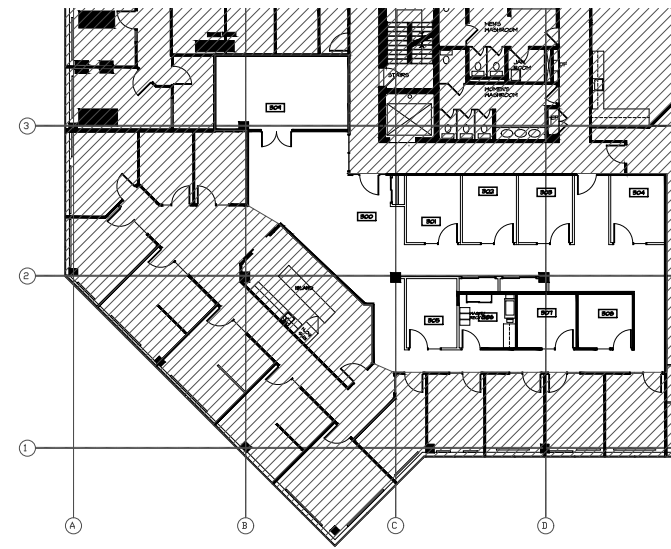


1 WALL FINISHES PLAN
ID-7 SCALE: 1/4" = 1'-0"

WALL FINISHES LEGEND	
(P1)	FIELD WALL PAINT (WHITE) TO MATCH EXISTING 2ND FLOOR PAINT ALL AREAS IN CONTRACT TO RECEIVE P1 WALL FINISH UNLESS OTHERWISE NOTED. MANUFACTURER: SHERWIN WILLIAMS SERIES: ZERO VOC LATEX PAINT COLOUR: ZURICH WHITE (SWT626) SHEEN: SATIN
(P2)	ACCENT WALL PAINT (MEDIUM GRAY) MANUFACTURER: SHERWIN WILLIAMS SERIES: ZERO VOC LATEX PAINT COLOUR NAME/#: DORIAN GRAY (SW 7017) SHEEN: SATIN
(P3)	DOOR & FRAME PAINT (DARK GREY) TO MATCH EXISTING PAINT ALL PAINT GRADE DOORS IN CONTRACT MANUFACTURER: SHERWIN WILLIAMS SERIES: ZERO VOC LATEX PAINT COLOUR: SAINTLEY GRAY (SWT019) SHEEN: SATIN
(FI)	FEATURE WALL REFER TO MILLWORK ELEVATIONS, SECTIONS, AND DETAILS FOR FEATURE WALL OPTIONS.

WALL FINISHES SPECIFIC NOTES

- REFER TO PROJECT GENERAL INSTRUCTIONS AND NOTES DRAWINGS ALSO FOR WALL FINISHES RELATED REQUIREMENTS.
- PATCH, REPAIR AND CLEAN ALL NEW AND EXISTING WALLS AS REQUIRED TO MAKE READY TO RECEIVE NEW WALL FINISH. ALL WALLS TO BE PAINTED UNLESS OTHERWISE NOTED.



KEY PLAN

CLIENT UNDERSTANDING

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NO.	DATE	REVISION

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C	C - DRAWING NUMBER	C

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DESIGN GROUP

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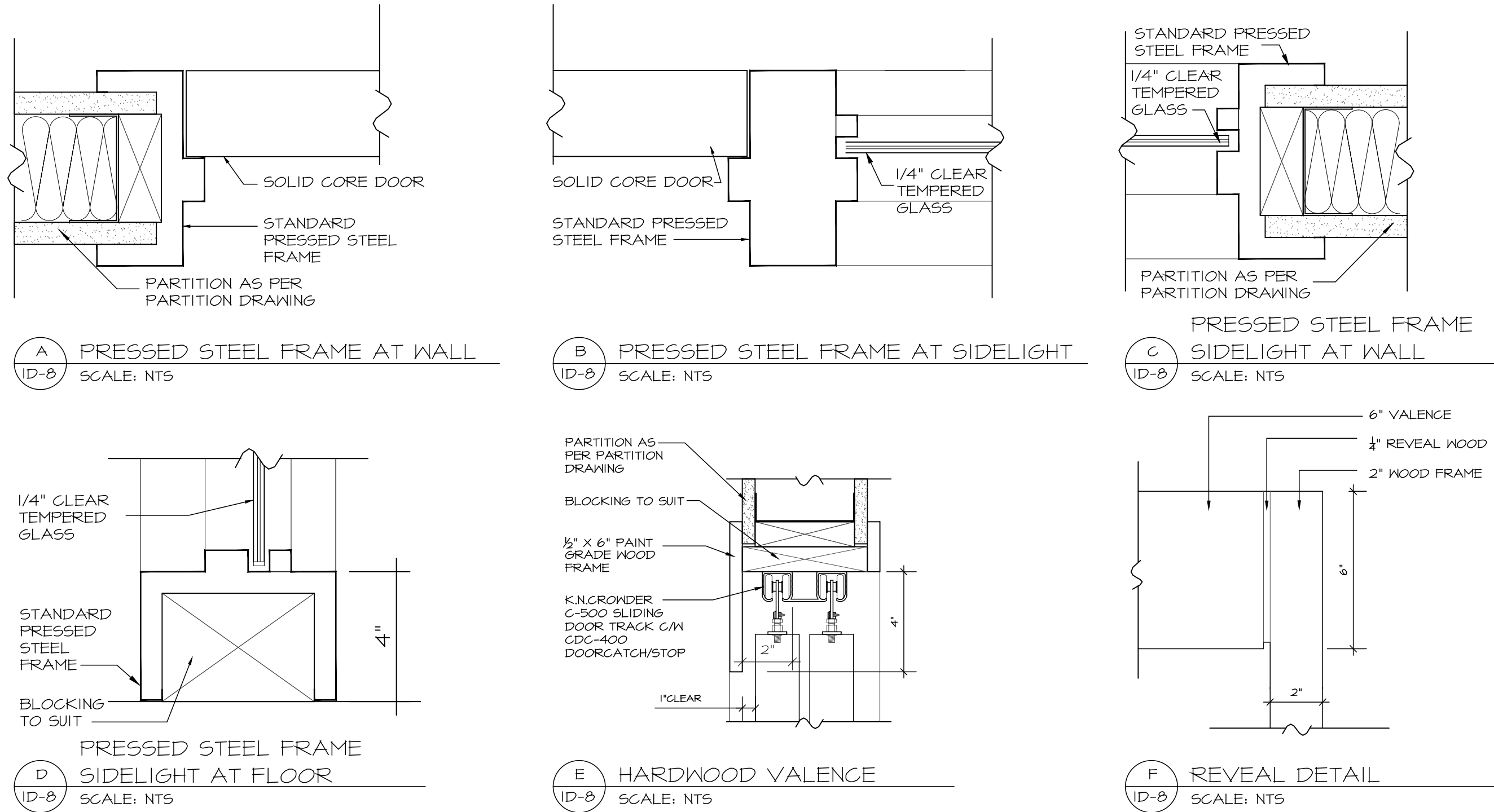
PROJECT
CAPCORP

1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

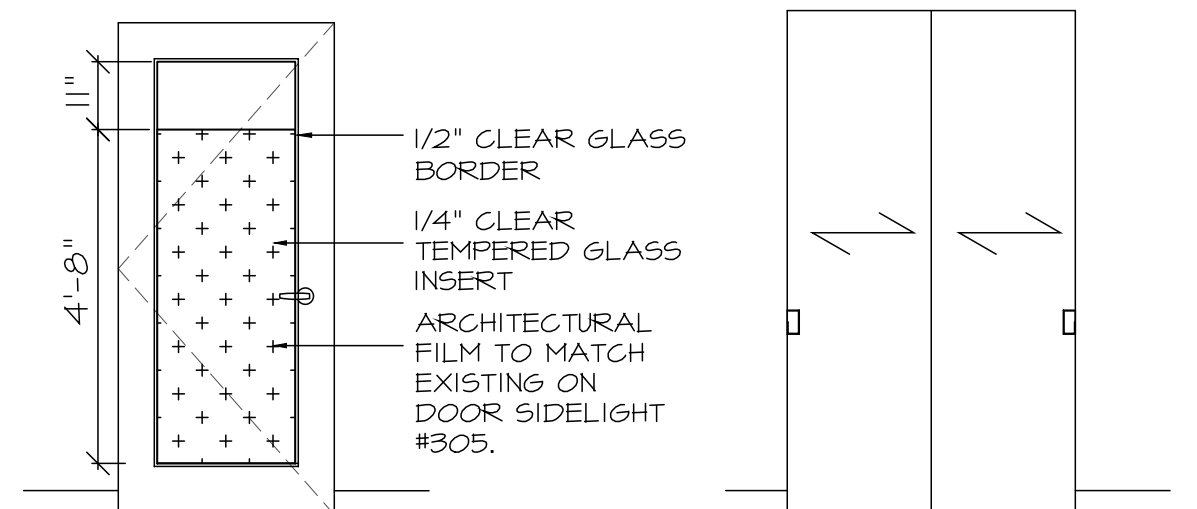
DRAWING TITLE
WALL FINISHES PLAN

SCALE	AS NOTED	DRAWN BY	SL	DESIGNED BY	SAS
DATE	May 20th, 2025	CHECKED BY	SAS		
PROJECT NO.	24085	DRAWING NO.	ID-7		

TYPICAL DOOR & FRAME DETAILS



TYPICAL DOOR ELEVATIONS & FILM APPLICATION

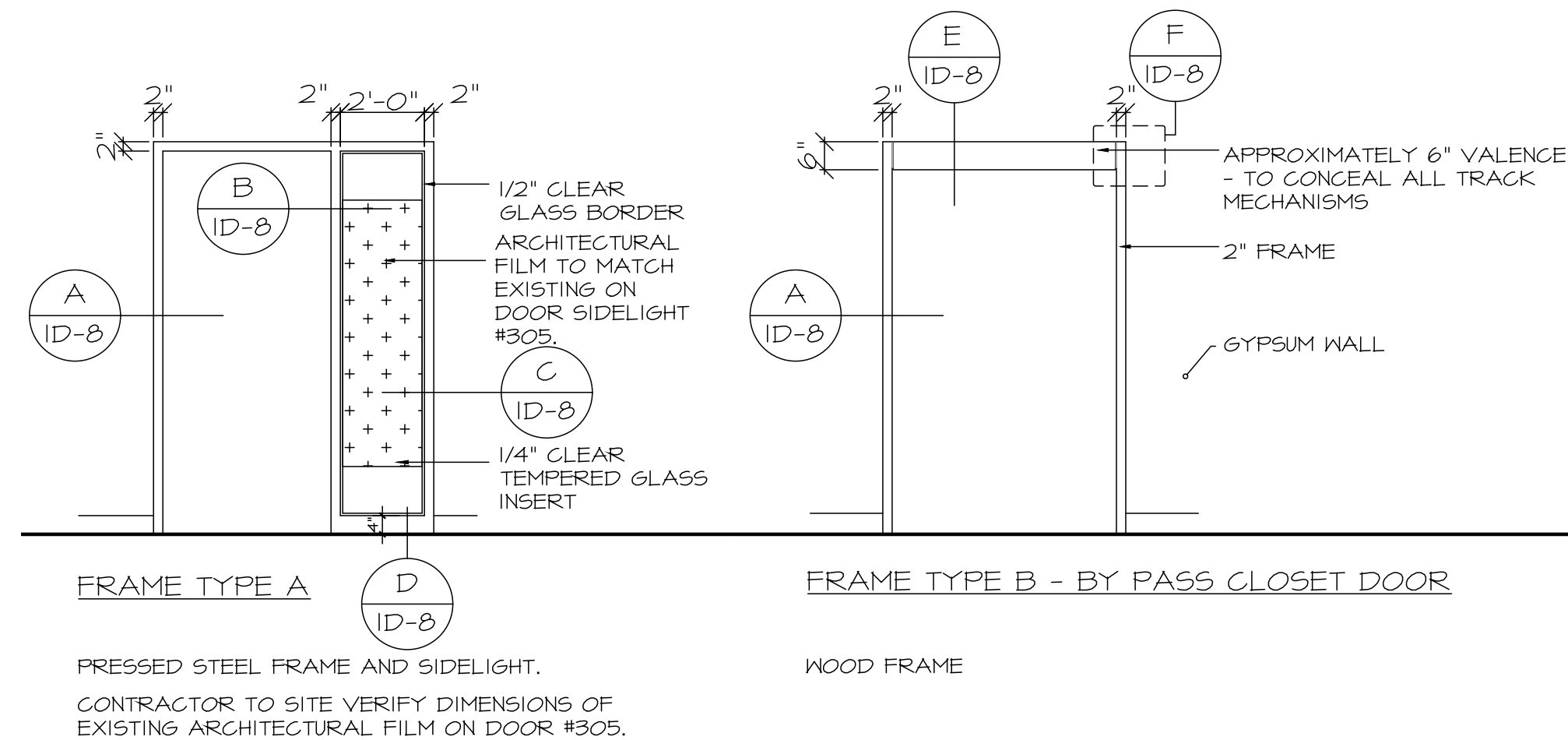


DOOR TYPE A
SCALE: NTS
CONTRACTOR TO SITE VERIFY DIMENSIONS OF EXISTING ARCHITECTURAL FILM ON DOOR #305.

DOOR TYPE B
SCALE: NTS
SOLID CORE PAINT GRADE BI-PASS DOOR

EXISTING ARCHITECTURAL FILM PHOTO FOR REFERENCE

TYPICAL FRAME ELEVATIONS



DOOR AND HARDWARE SCHEDULE

ITEM NUMBER	DOOR NUMBER	LOCATION	DOOR										FRAME								HARDWARE PACKAGE	SPECIFIC NOTES
			ELEVATION/DOOR TYPE	EXISTING/REUSE/NEW	SIZE			MATERIAL	FINISH	FIRE RATING	ELEVATION/FRAME TYPE	EXISTING/REUSE/NEW	MATERIAL	FINISH	SIDE LIGHT (SIZE)	FIRE RATING						
					WIDTH	HEIGHT	THICKNESS															
1	300.A	SUITE ENTRANCE 1	EXISTING TO REMAIN																			
2	300.B	SUITE ENTRANCE 2	EXISTING TO REMAIN																			
3	300.C	RECEPTION CLOSET	B	N	4'-2"	7'-0"	1 ¾"	SC	P3	-	B	N	PS	P3	-	-	-	C				
4	300.D	STORAGE	B	N	5'-4"	7'-0"	1 ¾"	SC	P3	-	B	N	PS	P3	-	-	-	C				
5	300.E	STORAGE	B	N	5'-4"	7'-0"	1 ¾"	SC	P3	-	B	N	PS	P3	-	-	-	C				
6	301	NEW OFFICE	A	N	3'-2"	7'-0"	1 ¾"	SC	P3	-	A	N	PS	P3	2'-0"	-	-	A				
7	302	NEW OFFICE	A	N	3'-2"	7'-0"	1 ¾"	SC	P3	-	A	N	PS	P3	2'-0"	-	-	A				
8	303	NEW OFFICE	A	N	3'-2"	7'-0"	1 ¾"	SC	P3	-	A	N	PS	P3	2'-0"	-	-	A				
9	304	NEW OFFICE	A	N	3'-2"	7'-0"	1 ¾"	SC	P3	-	A	N	PS	P3	2'-0"	-	-	A				
10	305	NEW OFFICE	RELOCATED DOOR, FRAMES, AND SIDELIGHT																REUSE EXISTING HARDWARE			
11	306	NEW IT/STORAGE & PRINT/COPY ROOM	RELOCATED DOOR, FRAMES, AND SIDELIGHT																REUSE EXISTING HARDWARE			
12	307	EXISTING OFFICE	EXISTING TO REMAIN																			
13	308	EXISTING OFFICE	EXISTING TO REMAIN																			
14	309	EXISTING BOARDROOM	EXISTING TO REMAIN																			

DOOR AND HARDWARE SPECIFICATIONS

ALL HARDWARE EXCEPT WHERE OTHERWISE NOTED TO BE AS FOLLOWS. REFER TO DOOR AND HARDWARE SCHEDULE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY DESIGN CONSULTANT. ALL LOCKS TO BE KEYS AS PER CLIENT'S INSTRUCTIONS.

LEVERS: SCHLAGE AL-SERIES LEVER WITH 626 SATIN CHROMIUM PLATED FINISH.

COAT HOOKS: 65H 301, C26D SATIN CHROMIUM FINISH.

FLOOR STOPS: 65H 210, C26 BRIGHT CHROMIUM FINISH.

LADDER PULLS: TO MATCH EXISTING.

SLIDING DOOR HARDWARE: TO MATCH EXISTING.

HINGES: TO MATCH EXISTING.

LEGEND & ABBREVIATIONS

DOORS
SC - SOLID CORE PAINT GRADE WOOD DOOR

FRAMES
PS - PRESSED STEEL FRAME

FINISH
P - PAINT FINISH. REFER TO WALL FINISHES PLAN FOR SPEC.

AF - ARCHITECTURAL FILM

MISCELLANEOUS
N - NEW

R - RELOCATED

ETR - EXISTING TO REMAIN

FH - FULL HEIGHT (SITE VERIFICATION REQ'D)

BO - BY OTHERS

BB - MATCH BASE BUILDING STANDARD

SV - SITE VERIFY

HARDWARE PACKAGES

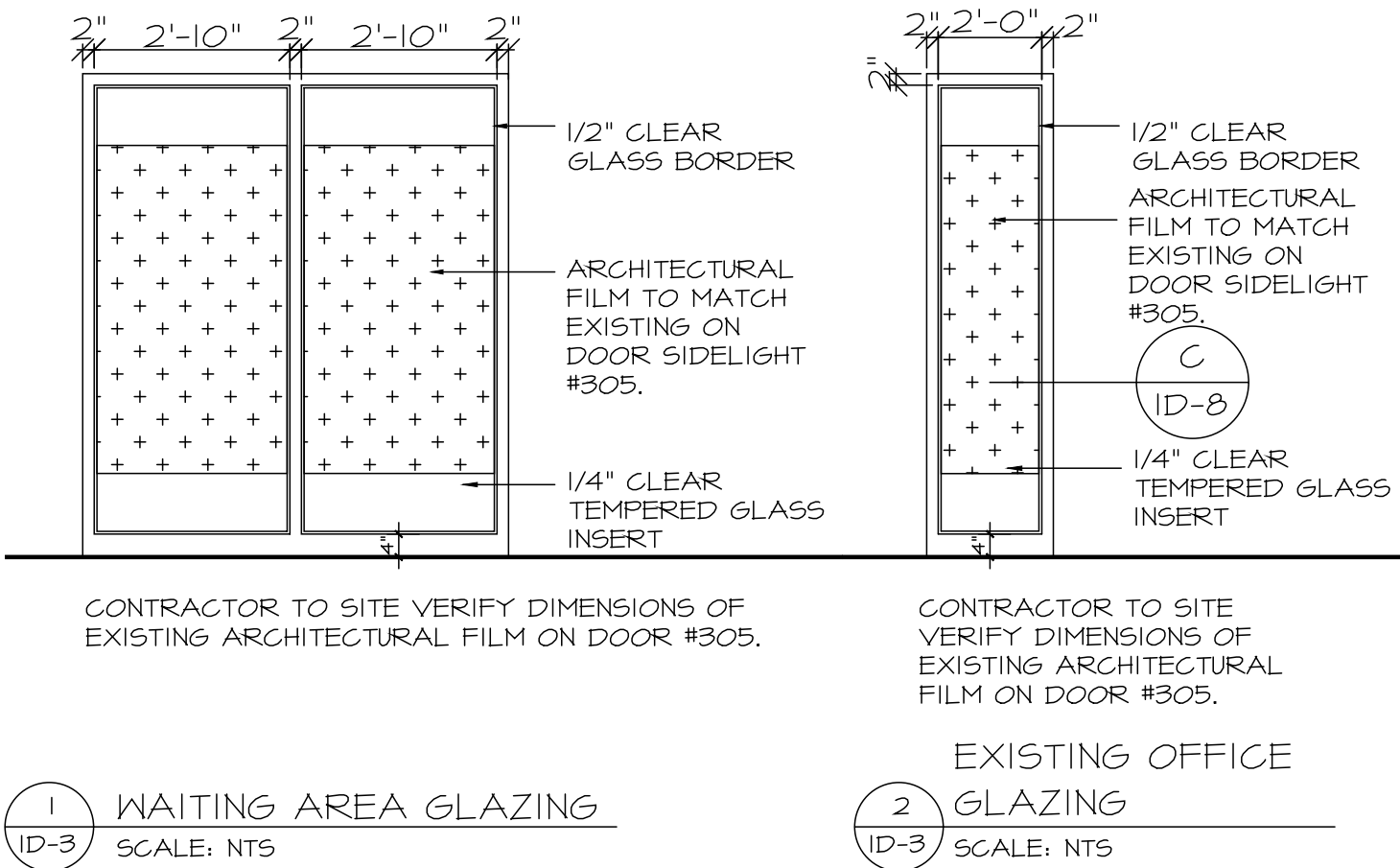
PACKAGE #A (OFFICE)
- OFFICE LOCK LATCHSET
- HEAVY DUTY HINGES 3 PER DOOR
- FLOOR MOUNTED DOOR STOP
- DOOR SILENCERS
- COAT HOOK INSTALLED 68"-10" A.F.F.
- CONTINUOUS NEOPRENE GASKET
- RECESSED AUTO DOOR BOTTOM

PACKAGE #B (SUITE ENTRY/EXIT)
DOOR HARDWARE TO MATCH BASE BUILDING STANDARD.
- ENTRY DOOR LOCK LATCHSET
- THREE (3) HEAVY DUTY HINGES
- FLOOR MOUNTED DOOR STOP PER DOOR
- HEAVY DUTY OAH DOOR CLOSER
- S.S. KICK PLATE ON PUSH SIDE ONLY
- CARD READER
- ELECTRIC STRIKE

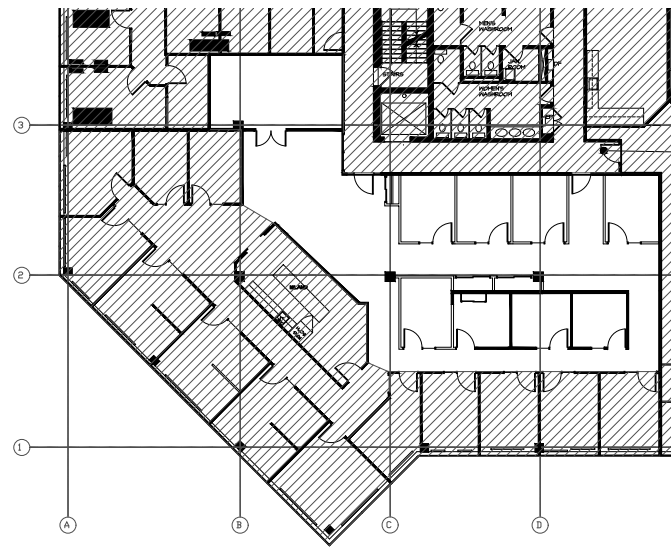
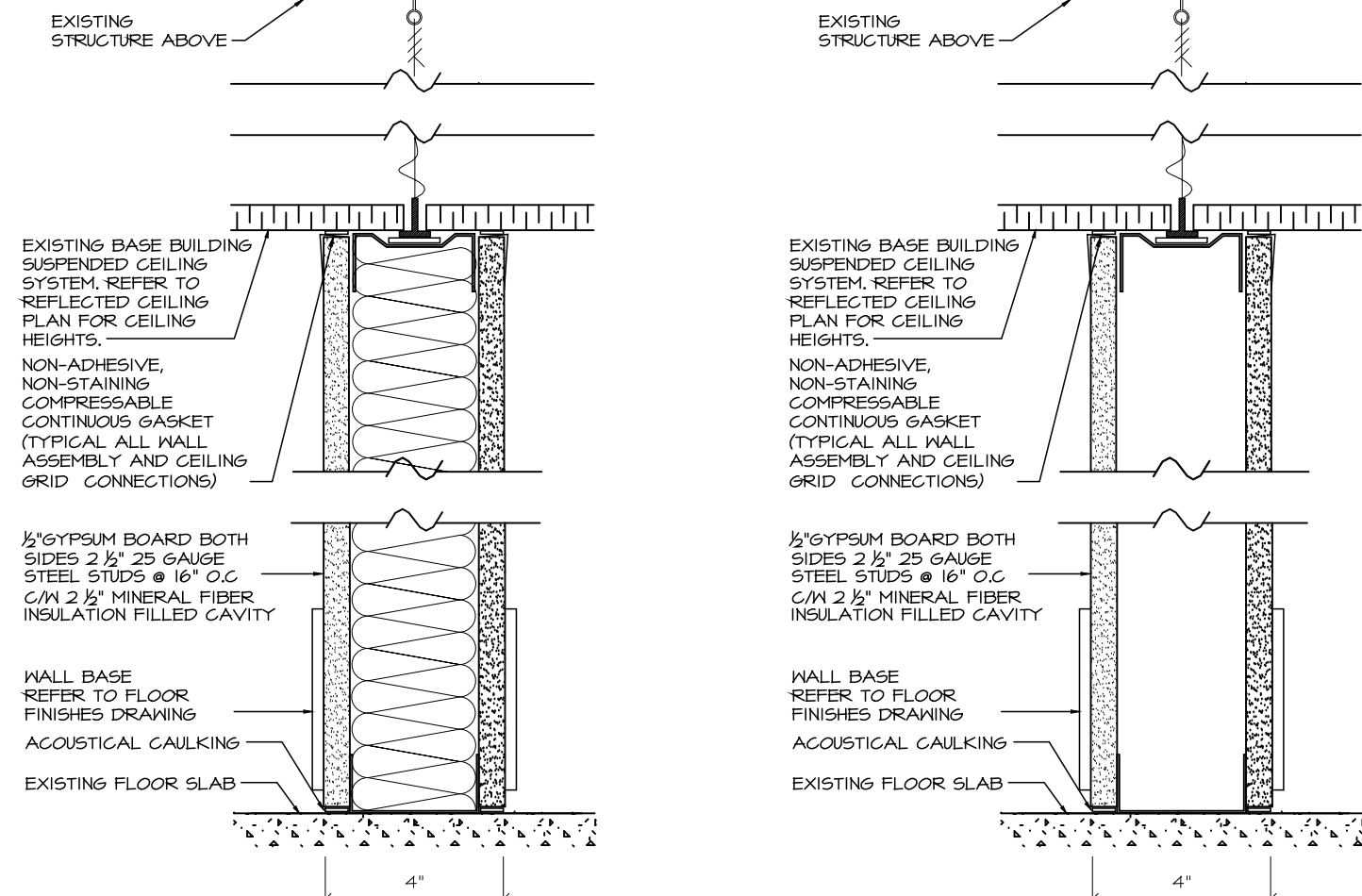
PACKAGE #C (2 DOOR BY-PASS CLOSET DOORS)
- K.N. CROWDER CDD-443 JDR KIT SERIES
- K.N. CROWDER CC-500 DOUBLE TRACK
- K.N. CROWDER CC-100 CATCHN/CLOSE IN-TRACK
- STOPS
- K.N. CROWDER CC-15 OR CC-1 CATCHN/CLOSE CLOSING DEVICE
- K.N. CROWDER C-2000 DOUBLE GUIDE
- K.N. CROWDER C-201 GUIDE CHANNEL
- K.N. CROWDER CC-400 HANGER BODY
- K.N. CROWDER C25 ROUND FLUSH PULL IN STAINLESS STEEL FINISH

PACKAGE #D (CLOSET SLIDING DOORS)
- HEAVY DUTY HINGES, 2 PER DOOR
- 1 SPRING HINGE PER DOOR
- DUMMY LATCHSET/PULL
- MAGNETIC CATCH
- FLOOR STOPS, ONE PER DOOR
- DOOR SILENCERS

GLAZING ELEVATIONS



TYPICAL WALL SECTIONS



KEY PLAN

CLIENT UNDERSTANDING

THE UNDERSIGNED CLIENT HAS REVIEWED THIS SET OF DOCUMENTS AND AGREES THAT:

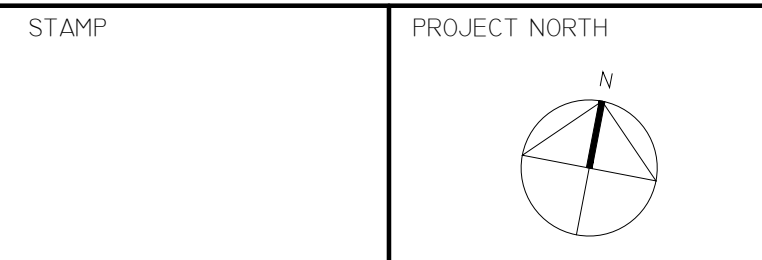
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	C - DRAWING NUMBER	C

ASDG

ATKINSON SCHROETER
DESIGN GROUP

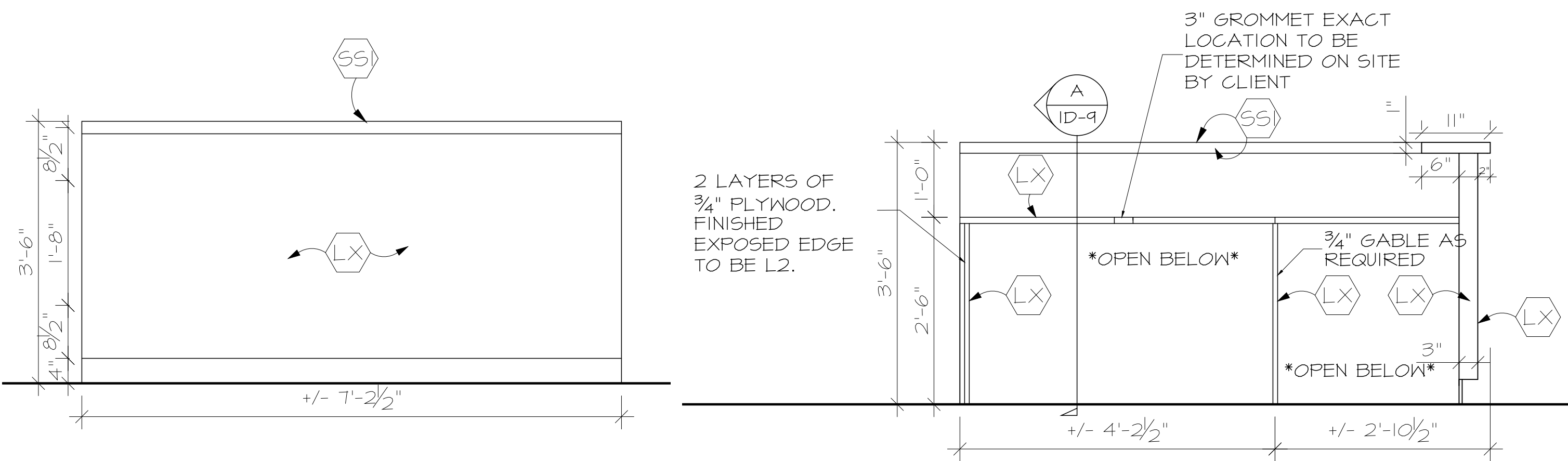
410 Laurier Avenue West, Suite 110
Ottawa, ON K1R 1B7
Tel: 613-563-3797

PROJECT
CAPCORP
1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE
DOOR, HARDWARE
SCHEDULE, AND WALL
SECTIONS AND DETAILS

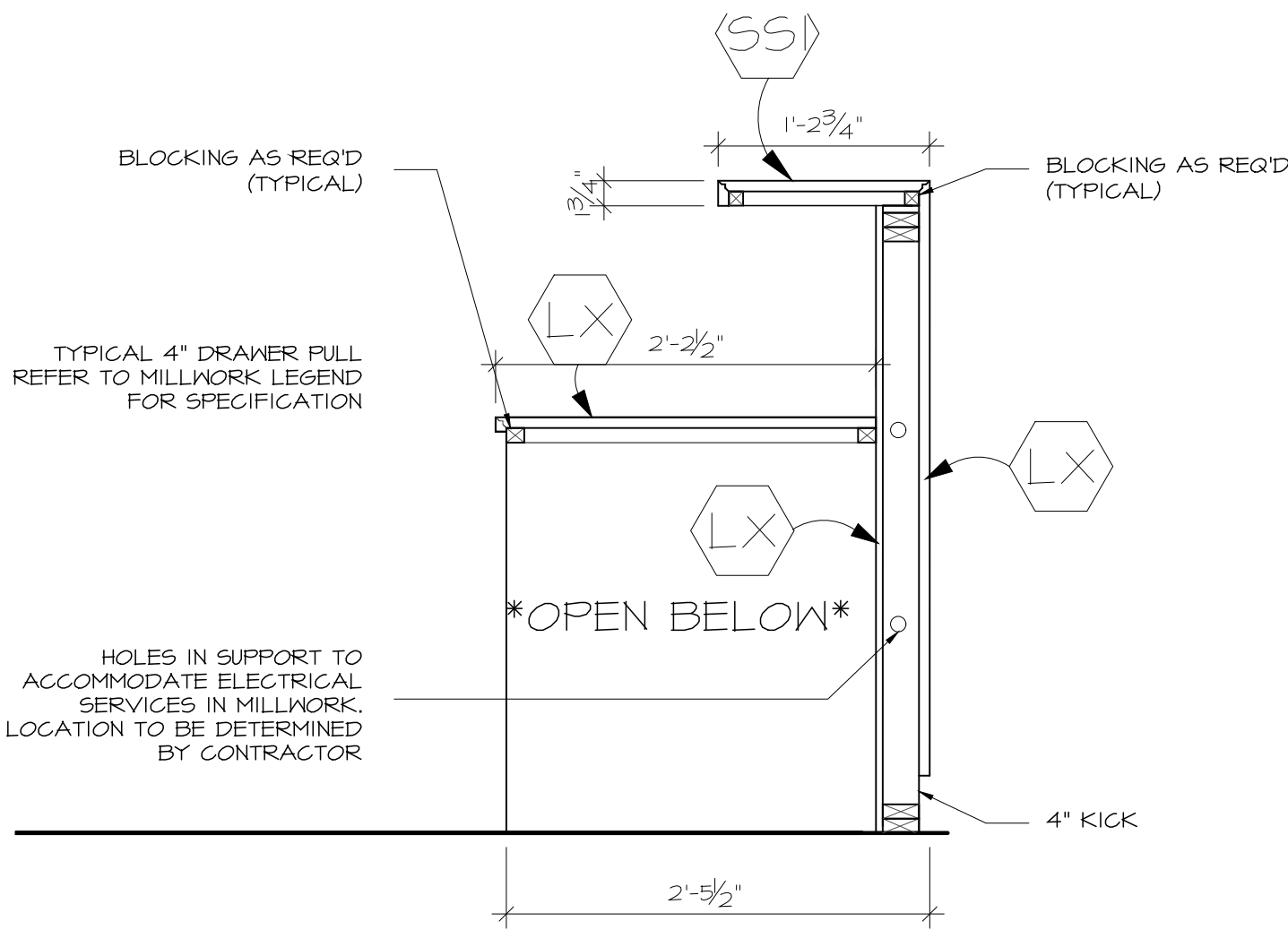
SCALE AS NOTED	DRAWN BY SL	DESIGNED BY SAS
DATE May 20th, 2025	CHECKED BY SAS	
PROJECT NO. 24085	DRAWING NO. ID-8	

RECEPTION DESK MILLWORK OPTION:



ELEVATION: FRONT
1 RECEPTION DESK ELEVATION
ID-9.1 SCALE: 3/4" = 1'-0"

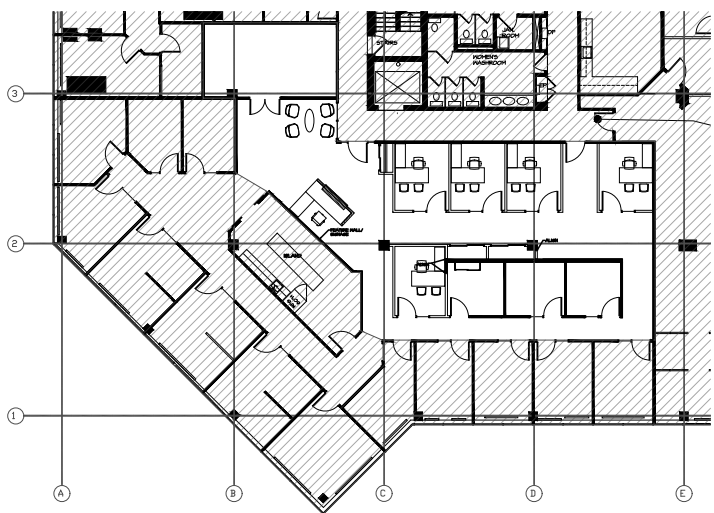
ELEVATION: FRONT
2 RECEPTION DESK ELEVATION
ID-9.1 SCALE: 3/4" = 1'-0"



A SECTION: RECEPTION DESK
ID-9.1 SCALE: 3/4" = 1'-0"

MILLWORK FINISHES LEGEND	
LX	LAMINATE (COLOUR?) MANUFACTURER: XXX COLOUR #: XXX FINISH: XXX APPLICATION: XXX EDGE BANDING: XXX INSTALLATION: XXX CONTACT: XXX
LX	LAMINATE (COLOUR?) MANUFACTURER: XXX COLOUR #: XXX FINISH: XXX APPLICATION: XXX EDGE BANDING: XXX INSTALLATION: XXX CONTACT: XXX
SS	SOLID SURFACE (COLOUR?) MANUFACTURER: XXX COLOUR #: XXX FINISH: XXX APPLICATION: XXX EDGE BANDING: XXX INSTALLATION: XXX CONTACT: XXX

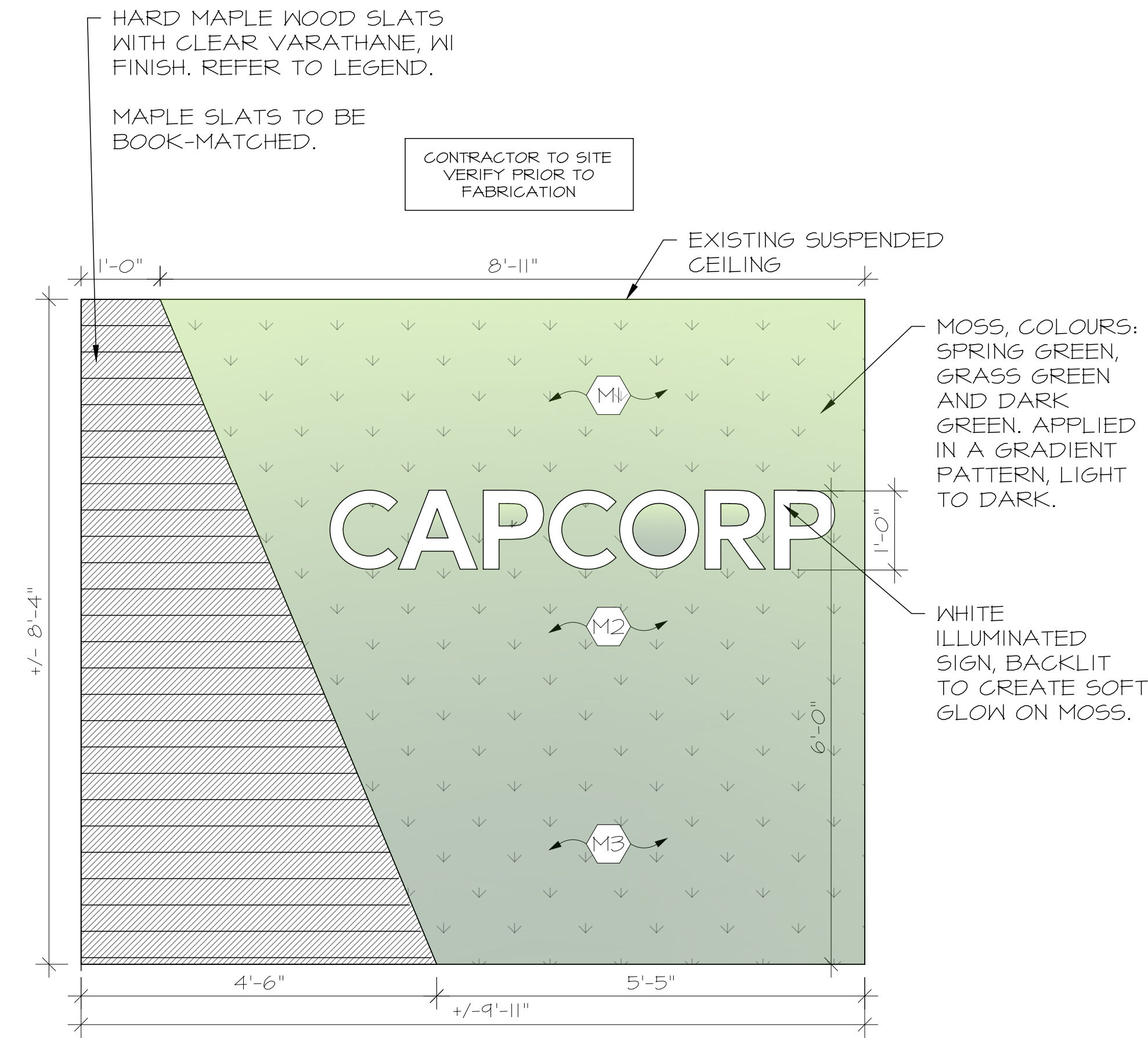
- MILLWORK FINISHES SPECIFIC NOTES
- REFER TO PROJECT GENERAL INSTRUCTIONS 4 NOTES DRAWING SHEETS ALSO FOR MILLWORK RELATED REQUIREMENTS.
 - CONTRACTOR TO SITE VERIFY PRIOR TO FABRICATION OF MILLWORK.



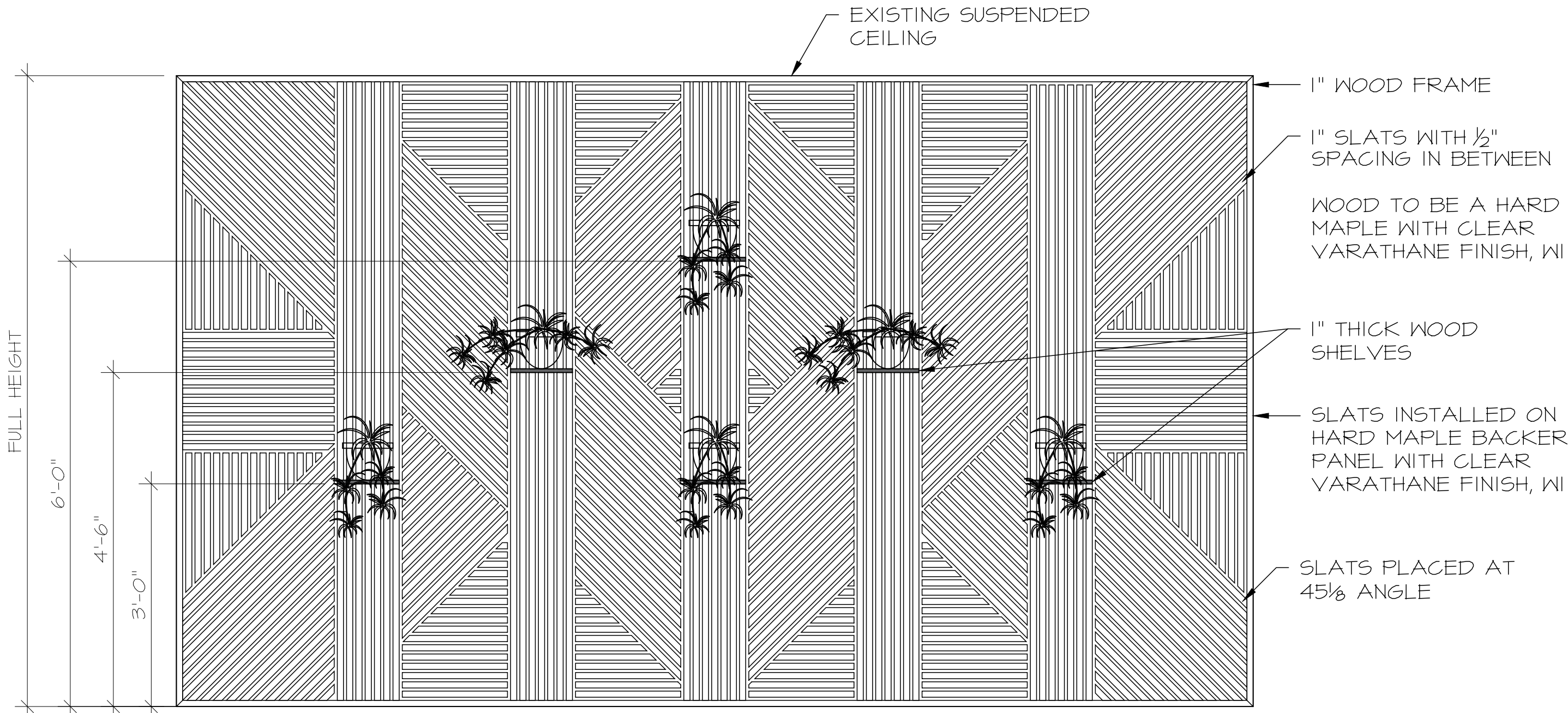
KEY PLAN

CLIENT UNDERSTANDING	
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CLIENTS SIGNATURE: _____	DATE: _____

FEATURE WALL OPTIONS:



ELEVATION: FEATURE WALL EXAMPLE 1



ELEVATION: FEATURE WALL EXAMPLE 2

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NO. DATE REVISION

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STAMP	PROJECT NORTH
A C	A B C

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DESIGN GROUP

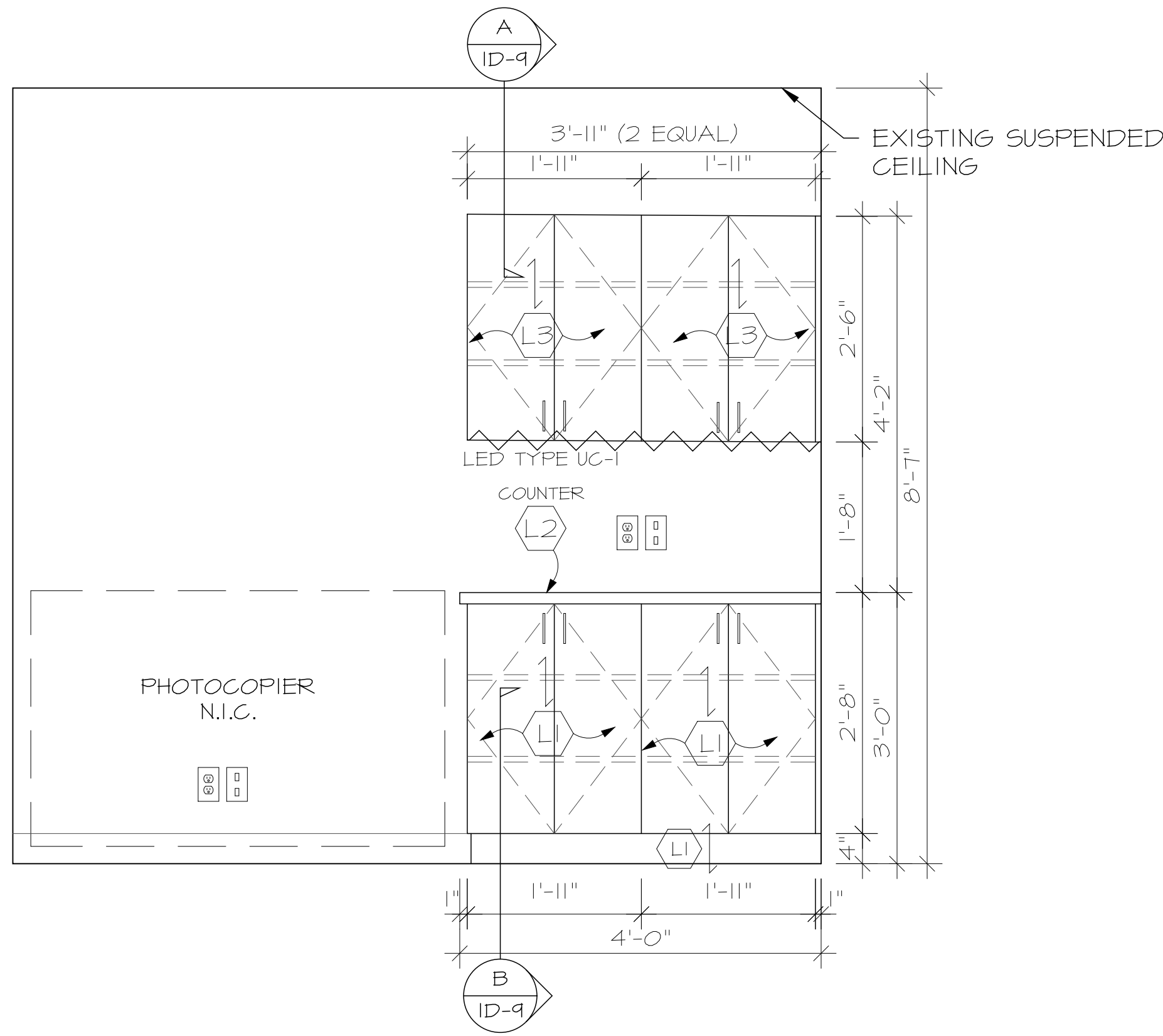
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PROJECT
CAPCORP

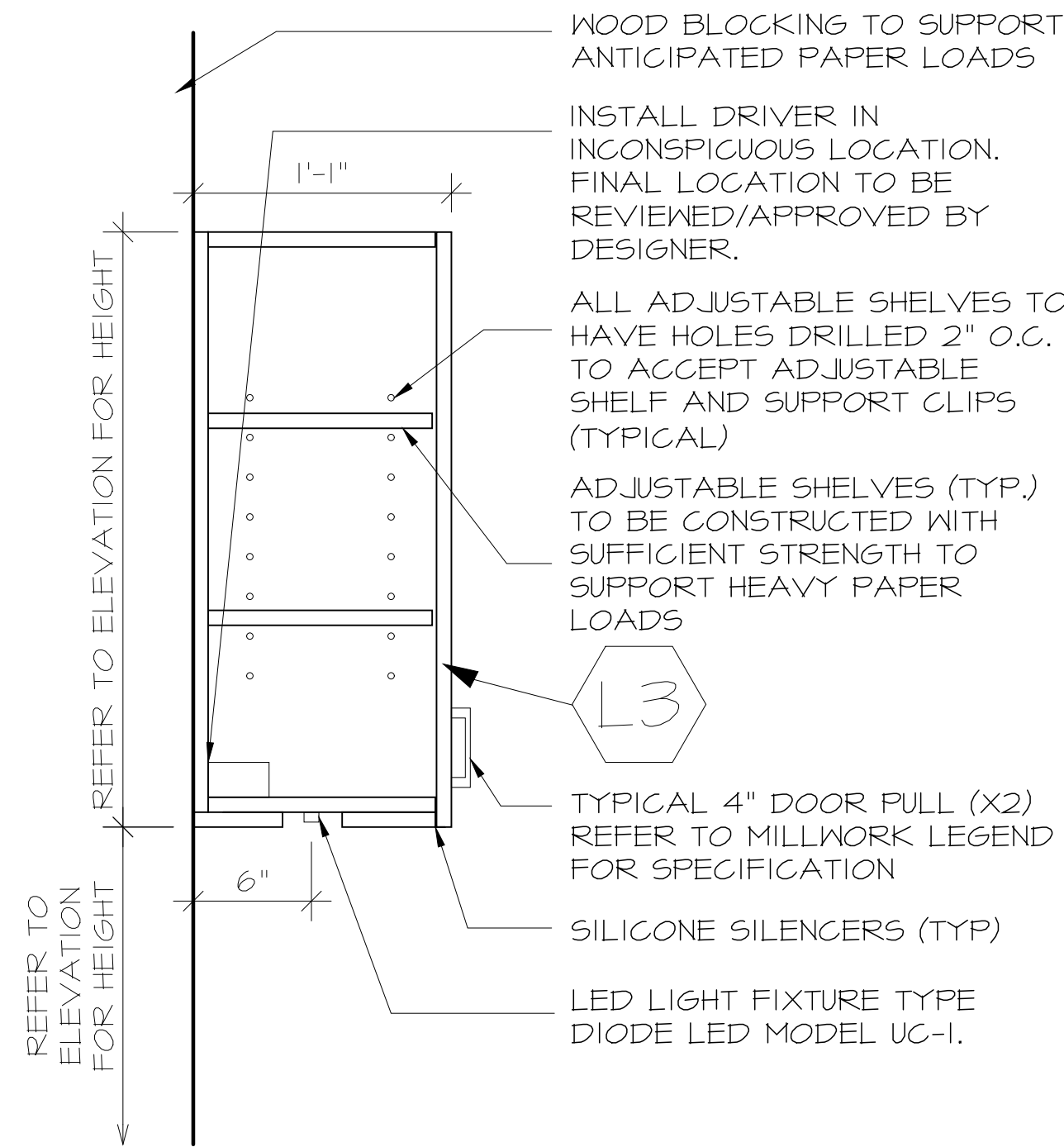
1050 MORRISON DRIVE
3RD FLOOR
OTTAWA, ONTARIO

DRAWING TITLE
MILLWORK ELEVATIONS,
SECTIONS AND DETAILS

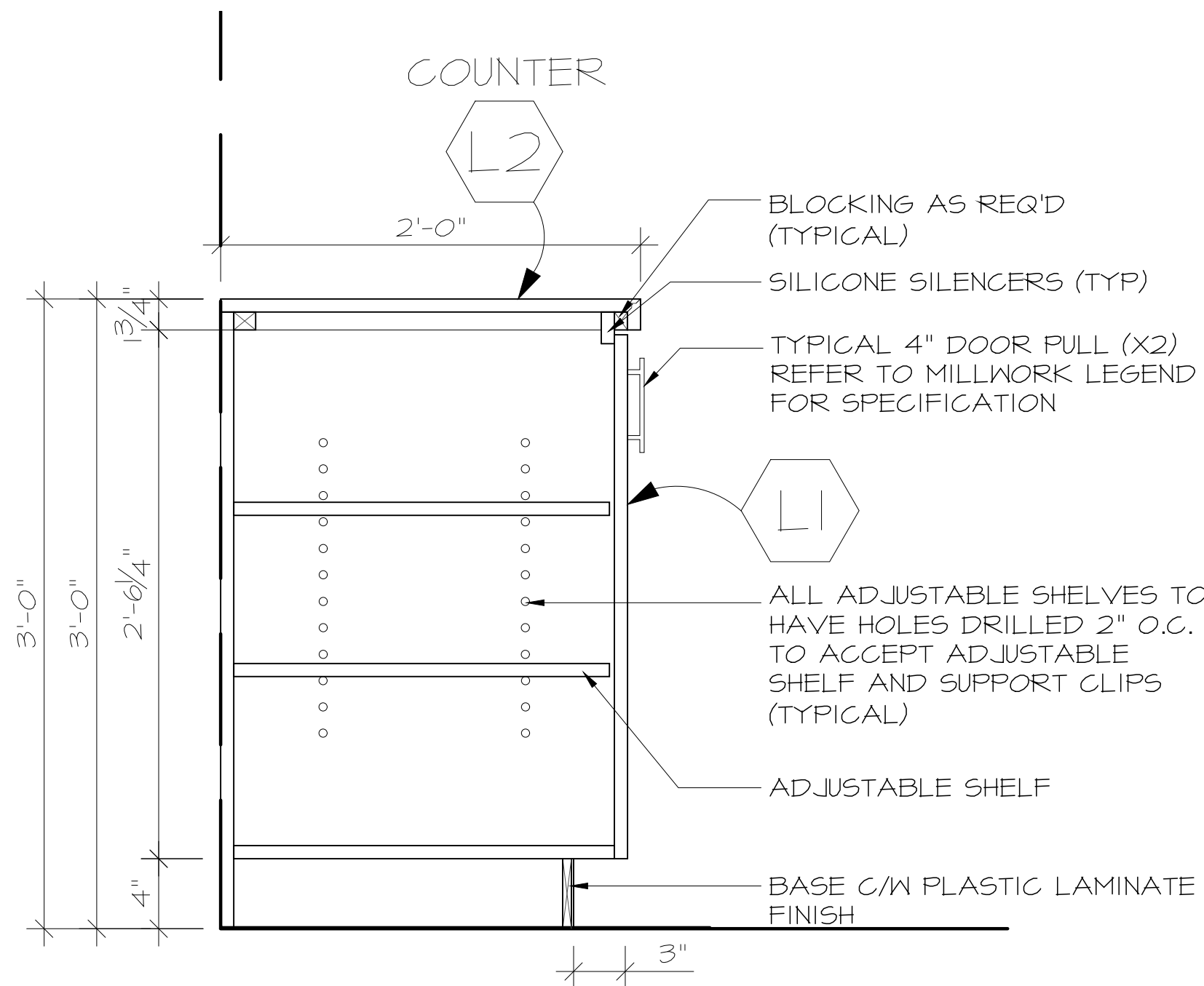
SCALE AS NOTED	DRAWN BY SL	DESIGNED BY SAS
DATE MAY 20th, 2025	CHECKED BY SAS	
PROJECT NO. 24085	DRAWING NO. ID-9.1	



1 ELEVATION: COPY/PRINT MILLWORK
ID-9 SCALE: 3/4" = 1'-0"



A SECTION: COPY/PRINT UPPER CABINETS
ID-9 SCALE: 1 1/2" = 1'-0"

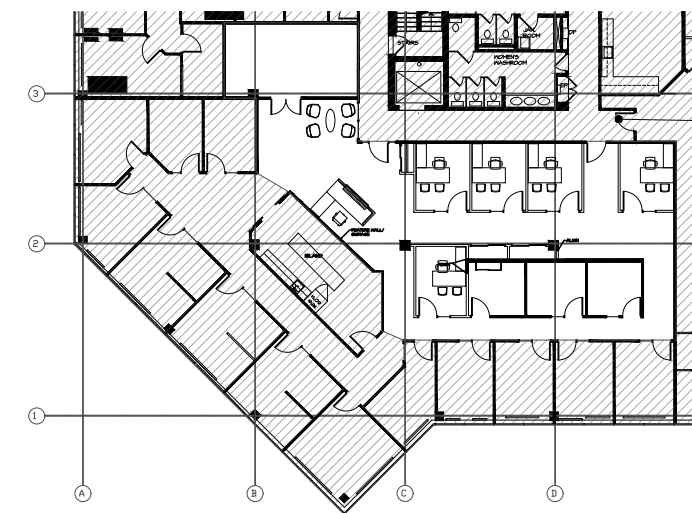


B SECTION: COPY/PRINT LOWER CABINETS
ID-9 SCALE: 1 1/2" = 1'-0"

MILLWORK FINISHES LEGEND		
L1	LAMINATE (BLACK) MANUFACTURER: FORMICA COLOUR #: GRAPHITE ELM (5746-N6) FINISH: NATURAL GRAIN APPLICATION: LOWER CABINETS EDGE BANDING: TO MATCH INSTALLATION: VERTICAL CONTACT: JOHANNIE SIROIS-PAQUETTE E: JOHNNIE.SIROIS-PAQUETTE@FORMICA.COM	
L2	LAMINATE (WHITE) MANUFACTURER: FORMICA COLOUR #: COTTON CLOTH (2601-50) FINISH: MATTE APPLICATION: COUNTERTOP EDGE BANDING: TO MATCH INSTALLATION: VERTICAL CONTACT: JOHANNIE SIROIS-PAQUETTE E: JOHNNIE.SIROIS-PAQUETTE@FORMICA.COM	
L3	LAMINATE (WHITE) MANUFACTURER: FORMICA COLOUR #: BRITE WHITE (00454-40) FINISH: GLOSS APPLICATION: UPPER CABINETS EDGE BANDING: TO MATCH INSTALLATION: VERTICAL CONTACT: JOHANNIE SIROIS-PAQUETTE E: JOHNNIE.SIROIS-PAQUETTE@FORMICA.COM	
TYPICAL CABINET HARDWARE FULLS TO MATCH EXISTING KITCHEN PULLS/HARDWARE.		

MILLWORK FINISHES SPECIFIC NOTES

- REFER TO PROJECT GENERAL INSTRUCTIONS & NOTES DRAWING SHEETS ALSO FOR MILLWORK RELATED REQUIREMENTS.
- CONTRACTOR TO SITE VERIFY PRIOR TO FABRICATION OF MILLWORK.



KEY PLAN

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5	2025.07.14	Issued for Tender
4	2025.07.02	Issued for 44% Submission (CLIENT REVIEW)
3	2025.06.11	Issued for 44% Submission
2	2025.06.10	Issued for 44% Submission (Internal Review)
1	2025.05.23	Issued for 66% Submission
NO.	DATE	REVISION

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THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HERE-IN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE DESIGNER FOR ADJUSTMENT.

STAMP	PROJECT NORTH

A	A DETAIL NUMBER	A
C	B LOCATION ON DRAWING NO.	B
	C DRAWING NUMBER	C

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PROJECT
CAPCORP
1050 MORRISON DRIVE 3RD FLOOR OTTAWA, ONTARIO

DRAWING TITLE
MILLWORK ELEVATIONS, SECTIONS AND DETAILS

SCALE	DRAWN BY	DESIGNED BY
AS NOTED	SL	SAS
DATE	CHECKED BY	
MAY 20th, 2025	SAS	
PROJECT NO.	DRAWING NO.	
24085	ID-9	