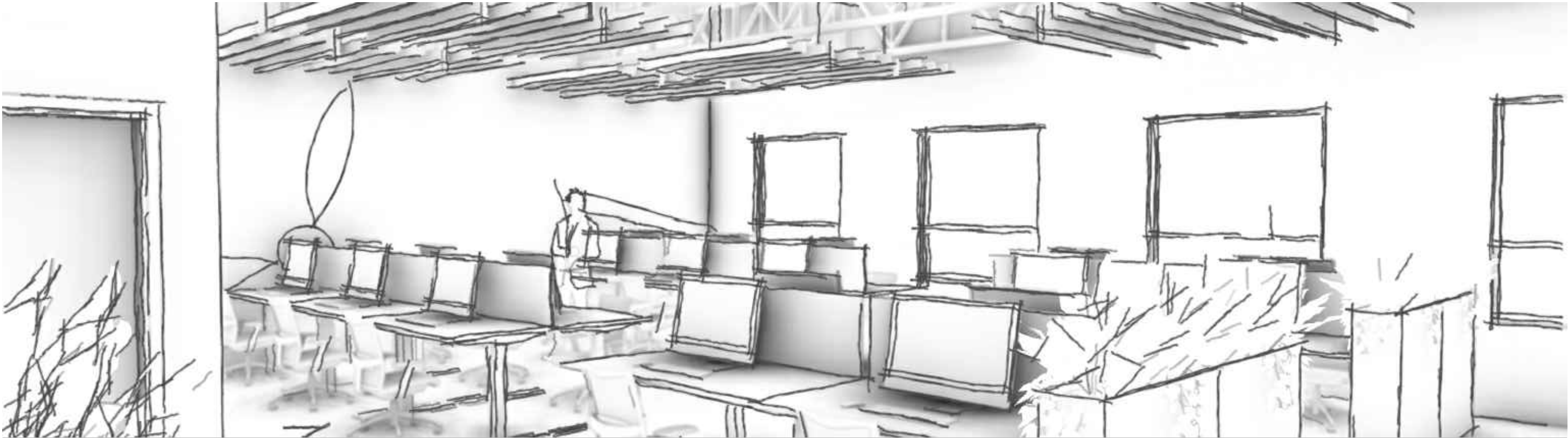


SAMPLE OFFICE DRAWING PACKAGE



LIST OF DRAWINGS:

A-0.0	SCOPE OF WORK SUMMARY	A-6.0	REFLECTED CEILING PLAN
A-0.1	SITE PLAN	A-6.1	LIGHTING SCHEDULE AND RCP LEGEND
A-0.2	GENERAL NOTES		
A-0.3	PARTITION TYPES	A-7.0	FINISHES PLAN - INTERIOR WALLS
A-0.4	BARRIER-FREE WASHROOM NOTES & DETAILS	A-7.1	FINISHES PLAN - FLOORING
		A-7.2	FINISHES LEGEND
A-1.0	EXISTING BUILDING PLAN		
A-2.0	DEMOLITION PLAN	A-8.0/8.5	ELEVATIONS & MILLWORK DETAILS
A-3.0	PARTITION AND MILLWORK PLAN		
A-3.1	PARTITION AND MILLWORK LEGEND & DOOR SCHEDULE		
A-4.0	FURNITURE AND EQUIPMENT PLAN		
A-4.1	FURNITURE SCHEDULE		
A-4.2	EQUIPMENT & PLUMBING SCHEDULE		
A-5.0	POWER AND COMMUNICATION PLAN		
A-5.1	POWER AND COMMUNICATION LEGEND		



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SCOPE OF WORK SUMMARY

THIS PAGE OUTLINES THE SCOPE OF WORK PER DRAWING DISCIPLINE TO CLARIFY RESPONSIBILITIES BETWEEN THE CONTRACTOR AND OTHERS INVOLVED IN THE PROJECT. CONTRACTORS ARE TO PROVIDE PRICING BASED ONLY ON THE SCOPE NOTED UNDER “BY CONTRACTOR.”

DRAWING	SCOPE ITEM	BY CONTRACTOR	BY OTHERS	BY CLIENT
DEMOLITION PLAN	All work related to this phase, including removal and disposal of partitions, ceilings, flooring, fixtures, millwork and any other work required.	X		
PARTITION AND MILLWORK PLAN	All work related to this phase, including framing, drywall, door installation, glass partitons and any other work required by the drawings.	X		
FURNITURE AND EQUIPMENT PLAN	Furniture (supply and installation)		X	
	Plumbing (supply and installation)	X		
	Equipment (e.g. fridge, microwave)			X
	Equipment (if fixed & applicable)	TO INSTALL	TO SUPPLY	
	Accessories	TO INSTALL (if applicable)	TO SUPPLY	TO SUPPLY
	Other related items not explicitly listed but necessary to complete the scope shown in the drawings	X		
POWER AND COMMUNICATION PLAN	All work related to electrical power and communication/data cabling, including supply and installation of devices such as receptacles, switches, communication outlets, device rough-ins, and terminations as shown in the drawings and any other work required by the drawings.	X		
REFLECTED CEILING PLAN	Light fixtures	TO INSTALL	TO SUPPLY	
	Acoustic ceiling baffles	TO INSTALL	TO SUPPLY	
	Emergency/Exit lighting	X		
	HVAC and related	X		
	Sprinklers and related	X		
	Ceilings (all types)	X		
	Other related items not explicitly listed but necessary to complete the scope shown in the drawings	X		
FINISHES PLAN & ELEVATIONS	Paint	X		
	Flooring (including baseboards and transitions)		X	
	Wall tiles		X	
	Wall murals		X	
	Acoustic baffles (installed on walls)	TO INSTALL	TO SUPPLY	
	Counters	X		
	Millwork	X		
	Other related items not explicitly listed but necessary to complete the scope shown in the drawings	X		

GENERAL INFORMATION

1. PROJECT TYPE: Office Fit-Out
2. SITE LOCATION: 504 Wellington St. W., Toronto, ON M5V 1E3
3. CLARIFICATION DEADLINE: Friday, June 6th by 5:00 PM
4. BID DUE DATE: Wednesday, June 11th by 5:00 PM
5. SITE VISIT: Available upon request
6. REFER TO FULL BID PACKAGE FOR:
Construction drawings
Engineering drawings
Site photos
3D model images

BID DOCUMENTATION CHECKLIST

1. COMPLETED BUDGET
Each line item filled out (with breakdowns where appropriate).
Clear total cost including HST.
Notes or clarifications on any exclusions, provisional costs, or items not included.
2. PROPOSED CONSTRUCTION SCHEDULE
Anticipated start date.
Estimated timeline/duration to complete the work.
Any known availability conflicts or flexibility.
3. SCOPE CLARIFICATIONS & EXCLUSIONS
Clear list of exclusions or assumptions (e.g., permits, materials supplied by owner).
Identification of any missing information or needed clarifications.
4. PAYMENT TERMS
Requested payment structure (e.g., % deposit, progress payments, holdback).
Any late payment clauses or incentives for early completion.
5. OTHERS
Include any other documentation not mentioned above but relevant to this process.



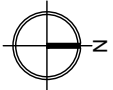
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GENERAL NOTES:
1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ALL DISCREPANCIES IN WRITING TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK, MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.

4. ALL CONCEPTS, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AS SUCH THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
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7. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROCEEDING WITH ANY WORK PRIOR TO RECEIVING DESIGNER'S APPROVAL WHERE REQUIRED.

ADDITIONAL NOTES:



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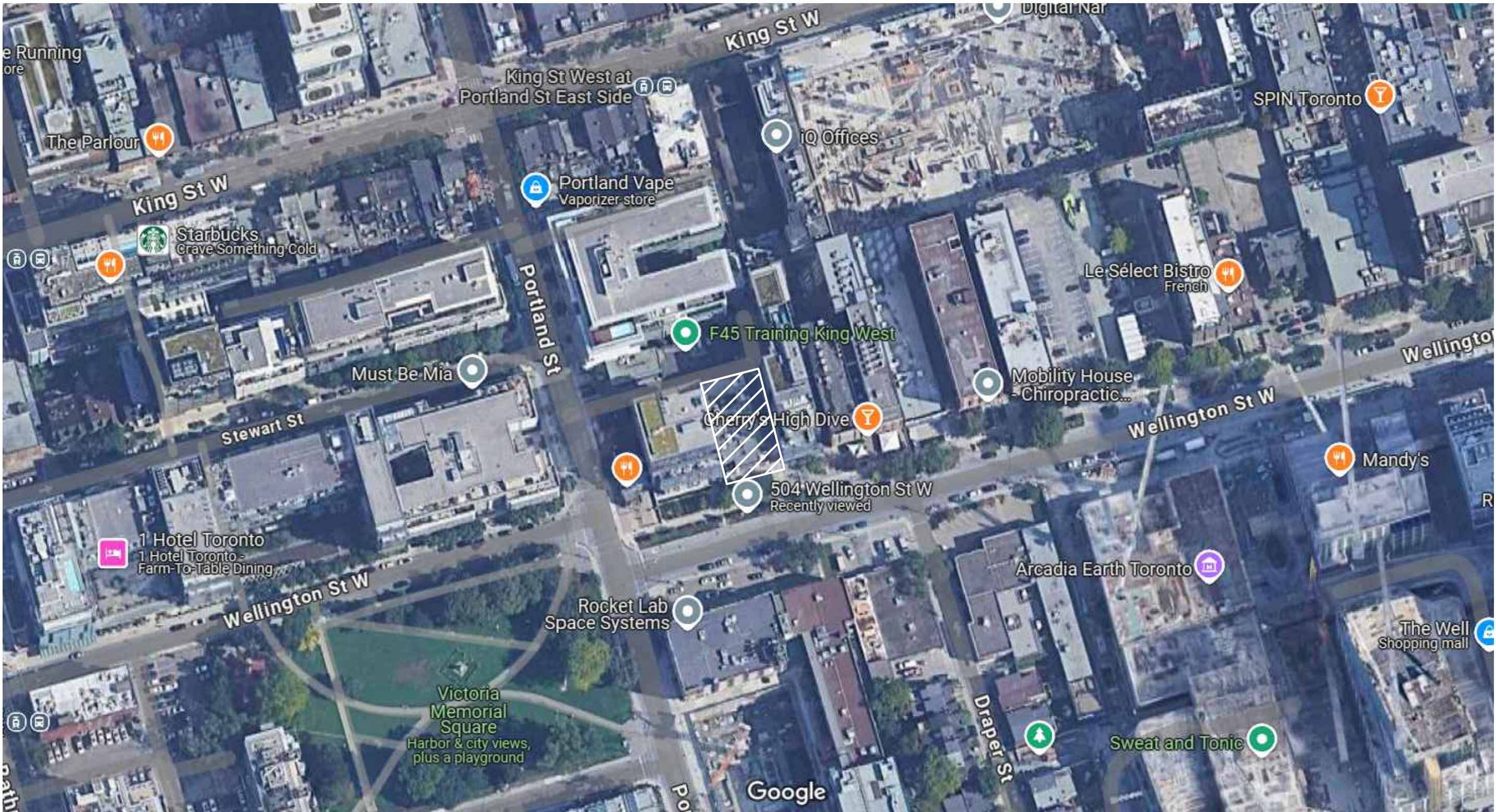
PROJECT:

SHEET TITLE:

SCOPE OF WORK SUMMARY

SHEET NUMBER:

A-0.0



P1 SITE PLAN
A-0.1 N/A

GENERAL PARTITION AND MILLWORK NOTES:

- A. CONTRACTOR MUST OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY ALL RELEVANT AUTHORITIES BEFORE COMMENCING WORK; INCLUDING BUT NOT LIMITED TO ALL AMENDMENTS AND REVISIONS. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULING ALL REQUIRED PERMIT INSPECTIONS AS REQUIRED BY ALL RELEVANT AUTHORITIES.
- B. CONTRACTOR SHALL NOT BLOCK EXITS AND/OR MEANS OF EGRESS AT ANY TIME. EXITS MUST BE INDICATED CLEARLY DURING THE ENTIRE LENGTH OF CONSTRUCTION.
- C. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH COMMUNICATION, ELECTRICAL & MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES OR CONFLICTS BETWEEN CONSULTANTS DRAWINGS TO STUDIO FORMA INTERIOR DESIGN INC. PRIOR TO START OF CONSTRUCTION.
- D. CONTRACTOR TO REPAIR ALL EXISTING DAMAGED WALLS, COLUMNS & MULLIONS. PATCH & REPAIR AS REQUIRED TO MEET BASE BUILDING STANDARD.
- E. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO BASE BUILDING SYSTEMS AND EQUIPMENT DURING CONSTRUCTION. THE CONTRACTOR MUST COMPLY WITH ALL BASE BUILDING TENANT WORK PROCEDURES AND REGULATIONS.
- F. THE CONTRACTOR IS RESPONSIBLE FOR THE CO-ORDINATION AND SCHEDULING OF ALL MATERIAL DELIVERY AND REMOVAL FROM SITE AND THE RESERVATION AND CO-ORDINATION OF ALL DOCKING AREAS WITH THE TENANT AND LANDLORD.
- G. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORTS, FASTENINGS, BRACKETS, ANCHORS AND ACCESSORIES REQUIRED FOR PROPER FABRICATION OF THE WORK.
- H. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD MEASUREMENTS AND DIMENSIONS AND MUST REPORT ANY DISCREPANCIES TO STUDIO FORMA INTERIOR DESIGN INC. PRIOR TO COMMENCING WORK.
- I. FLOOR LEVEL SHALL BE CHECKED AND VERIFIED. DIFFERENCES IN FLOOR LEVEL THAT WILL AFFECT THE WORK AS OUTLINED IN THESE DRAWINGS MUST BE REPORTED TO STUDIO FORMA INTERIOR DESIGN INC. PRIOR TO COMMENCING WORK.
- J. GENERAL CONTRACTOR TO REVIEW MECHANICAL ENGINEERS DRAWINGS TO ENSURE SUFFICIENT PROVISIONS FOR AIR TRANSFER OPENINGS ABOVE FINISHED CEILING ARE PROVIDED.
- K. THE CONTRACTOR IS RESPONSIBLE FOR DISPLAYING OCCUPANT LOAD SIGNS AND ALL PERMIT DOCUMENTATION ON SITE AS REQUIRED.

GENERAL REFLECTED CEILING NOTES:

- A. SWITCHES TO BE LOCATED 6” TO CENTER LINE FROM DOOR FRAMES OR GLAZING FRAMES UNLESS OTHERWISE NOTED
- B. ALL SWITCHES TO BE GANGED TOGETHER WHEREVER POSSIBLE. CONTRACTOR TO ENSURE ALL PLATES ARE SAME TYPE & COLOUR, UNLESS SPECIFIED OTHERWISE.
- C. DO NOT ADJUST SUSPENDED CEILING GRIDS & ACOUSTIC TILES TO ACCOMMODATE PROPOSED LOCATIONS OF MECHANICAL & ELECTRICAL DEVICES & EQUIPMENT. IF THERE IS AN ISSUE PLEASE DIRECT TO STUDIO FORMA INTERIOR DESIGN INC.. PROVIDE ADDITIONAL CEILING COMPONENTS AS REQUIRED. REFER TO ENGINEERING DRAWINGS FOR MORE INFORMATION.
- D. ALL NEW LIGHT FIXTURES TO BE SAFETY-CHAINED TO ROOF STRUCTURE ABOVE AS REQUIRED.
- E. CONTRACTOR TO PROVIDE ADDITIONAL NON-COMBUSTIBLE HANGERS & BLOCKING ABOVE THE CEILING TO SUPPORT ALL ITEMS AS REQUIRED.
- F. LIGHT FIXTURES AND OTHER CEILING ACCESSORIES ARE SHOWN FOR FIXTURE TYPE AND LOCATIONS ONLY. REFER TO MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS FOR ALL SPECIFICATIONS AND TECHNICAL DATA.
- G. ALL THERMOSTATS TO BE LEFT WHERE EXISTING UNLESS OTHERWISE NOTED.
- H. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES OR CONFLICTS BETWEEN STUDIO FORMA INTERIOR DESIGN INC AND ENGINEERING DRAWINGS FOR CLARIFICATION PRIOR TO PROCEEDING.
- I. CONTRACTORS TO VERIFY LOCATIONS OF EXISTING HVAC, SYSTEM DUCTS, PIPES ETC PRIOR TO CONSTRUCTION AND INSTALLATION OF NEW CEILINGS, CONDUITS, LIGHT FIXTURES AND CEILING MOUNTED EQUIPMENT AND NOTIFY STUDIO FORMA INTERIOR DESIGN INC OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK.
- J. ALL LIGHT FIXTURES TO BE AS SPECIFIED. ALL ALTERNATIVES TO BE SUBMITTED TO STUDIO FORMA INTERIOR DESIGN INC. FOR APPROVAL PRIOR TO INSTALLATION.
- K. REFER TO ELECTRICAL ENGINEER DRAWINGS FOR CONFIRMED LOCATIONS OF ALL EXISTING BASE BUILDING LIGHT FIXTURES.
- L. CONTRACTOR TO VERIFY LOCATIONS OF ALL START, STOP AND ORIGINAL POINTS OF NEW AND EXISTING T-BAR CEILING GRIDS ON SITE. CONTRACTOR TO VERIFY THAT LOCATIONS OF ALL NEW CEILING FIXTURES ARE CLEAR OF EXISTING T-BAR GRIDS AND NOTIFY STUDIO FORMA INTERIOR DESIGN INC. OF ANY DISCREPANCIES.
- M. CONTRACTOR TO VERIFY COMPATIBILITY OF ALL LIGHT FIXTURES WITH SPECIFIED CEILING TILE. CONTRACTOR TO NOTIFY STUDIO FORMA INTERIOR DESIGN INC. OF ANY CONFLICTS PRIOR TO ORDERING OR INSTALLING LIGHTING AS SPECIFIED AND ALL OTHER CEILING FIXTURES.
- N. ALL DOWN LIGHTS AND SUSPENDED LIGHT FIXTURES SHALL BE CENTERED ON CEILING TILES UNLESS OTHERWISE NOTED. ALL LIGHT FIXTURE LOCATIONS ON OTHER CEILING TYPES TO BE VERIFIED IN FIELD BY STUDIO FORMA INTERIOR DESIGN INC.
- O. ALL CEILING MOUNTED EXIT DEVICES TO BE CENTERED ON CORRIDOR, UNLESS OTHERWISE NOTED.
- P. PROVIDE 1/4” (13MM) REVEAL AT TRANSITIONS BETWEEN T-BAR CEILING AND GWB CEILING WHERE NO CHANGE IN CEILING HEIGHT IS INDICATED. REVEAL TO BE FINISHED TO MATCH ADJACENT CEILING FINISH.
- Q. FRAMING SHALL COMPLY WITH ASTM-C-635 "STANDARD SPECIFICATIONS FOR METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS". SUSPENSION SYSTEM DUTY CLASSIFICATION SHALL BE INTERMEDIATE DUTY CLASS.
- R. SUSPENDED CEILING TYPES SHALL BE CAPABLE OF CARRYING THE WEIGHT OF LIGHT FIXTURES AS SPECIFIED. IF IT IS NOT, THE CEILING INSTALLER IS TO INFORM STUDIO FORMA INTERIOR DESIGN INC IN WRITING PRIOR TO INSTALLATION.
- S. CEILING T-BAR GRID SHALL BE INSTALLED SQUARE, AND IN PROPER ALIGNMENT, TO ACCEPT THE LAY IN TILES AND LIGHTING AS SPECIFIED.
- T. CONTRACTOR TO PROVIDE SAMPLES OF ALL CEILING MATERIALS AS SPECIFIED TO STUDIO FORMA INTERIOR DESIGN INC FOR REVIEW & APPROVAL PRIOR TO ORDERING OR INSTALLATION.
- U. CONTRACTOR TO REPLACE ALL STAINED, DAMAGED OR SAGGING ACOUSTICAL TILES OR T-BAR CEILING GRID TO MATCH EXISTING, AS REQUIRED.

GENERAL POWER AND COMMUNICATION NOTES:

- A. CONTRACTOR TO REFER TO ENGINEERS DRAWINGS FOR ALL SPECIFICATIONS AND TECHNICAL INFORMATION. CONFORMANCE TO ALL APPLICABLE CODES SHALL BE THE RESPONSIBILITY OF THE ENGINEER, ELECTRICIAN AND THE GENERAL CONTRACTOR.
- B. THE PURPOSE OF THIS PLAN IS TO SHOW LOCATIONS, HEIGHTS & TYPES OF OUTLETS SHOWN, TO ACHIEVE PROJECT DESIGN INTENT ONLY. ALL OUTLET AND CORE DRILL LOCATIONS ARE TO BE REVIEWED AND APPROVED ON SITE BY STUDIO FORMA INTERIOR DESIGN INC. PRIOR TO FINAL GWB INSTALLATION. REFER TO ENGINEERS DRAWINGS FOR TECHNICAL, ELECTRICAL DETAILS, SPECIFICATIONS & POWER AND DATA REQUIREMENTS.
- C. CONTRACTOR TO CONFIRM ALL DIMENSIONS & LOCATIONS AND REPORT ANY DISCREPANCIES BETWEEN ENGINEERS AND STUDIO FORMA INTERIOR DESIGN INC DRAWINGS PRIOR TO COMMENCING THE WORK.
- D. CONTRACTOR SHALL SUBMIT ANY REQUIRED CHANGES TO STUDIO FORMA INTERIOR DESIGN INC FOR APPROVAL PRIOR TO PROCEEDING.
- E. ANY DIMENSIONS ARE TAKEN TO THE CENTER OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
- F. ANY DIMENSION FROM A PARTITION IS TO BE TAKEN FROM THE FACE OF THAT PARTITION TO THE CENTER OF THE INDICATED SERVICE OR GROUP OF SERVICES.
- G. REFER TO ENGINEER’S DRAWINGS FOR THE SPECIFICATION OF SWITCHE(S), COVER PLATE TYPE(S) AND RECEPTACLE TYPE(S). REFER TO STUDIO FORMA INTERIOR DESIGN INC DRAWINGS FOR MOUNTING HEIGHTS. COLOUR OF ALL COVER PLATES TO BE SUBMITTED TO STUDIO FORMA INTERIOR DESIGN INC FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
- H. WHERE POWER & COMMUNICATION SERVICES ARE ADJACENT ON PLAN GANGED COVER PLATES ARE TO BE USED, WHERE POSSIBLE. OTHERWISE THEY ARE TO BE INSTALLED WITH A MINIMUM DISTANCE BETWEEN UNITS.
- I. CONTRACTOR IS TO ENSURE THAT ALL TRADES HAVE COMPLETED THEIR PORTION OF THE WORK, FIELD VERIFICATION HAS BEEN COMPLETED BY STUDIO FORMA INTERIOR DESIGN INC AND ALL INSPECTIONS AS REQUIRED BY LOCAL AND PROVINCIAL BY-LAWS AND BUILDING CODES HAVE BEEN COMPLETED, PRIOR TO BOARDING UP BOTH SIDES OF THE STUDS.
- J. ALL OUTLETS ARE TO BE MOUNTED AT 12”A.F.F. O.C, UNLESS OTHERWISE NOTED.
- K. STAGGER OUTLETS 12” MINIMUM THAT OCCUR ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY OF THE PARTITION.
- L. CONTRACTOR TO LAY OUT LOCATIONS OF ALL OUTLETS FOR FIELD VERIFICATION BY STUDIO FORMA INTERIOR DESIGN INC PRIOR TO INSTALLING GWB ON PARTITIONS, AS SPECIFIED.
- M. ALL THERMOSTATS AND MANUAL PULL STATIONS TO BE MOUNTED @1200mm A.F.F. ALL OTHER CONTROLS TO BE MOUNTED NOT LESS THAN 900mm AND NOT MORE THAN 1100mm A.F.F.
- N. WHERE EXISTING OUTLETS ARE ADJACENT TO NEW OUTLET LOCATIONS, EXISTING OUTLETS ARE TO BE USED, IF POSSIBLE. TO BE CONFIRMED AND DETERMINED BY ENGINEERS.
- O. ENGINEERS TO VERIFY SUFFICIENT POWER, DATA, AND VOICE HAS BEEN PROVIDED AS PER EQUIPMENT AS SPECIFIED. REFER TO ALL INFORMATION PROVIDED BY STUDIO FORMA INTERIOR DESIGN INC AND TENANT.
- P. CONTRACTOR TO CO-ORDINATE ALL ELECTRICAL LOCATIONS WITH MILLWORK AND REPORT ANY DISCREPANCIES. ALL HEIGHTS AND DIMENSIONS ARE TO BE TAKEN FROM STUDIO FORMA INTERIOR DESIGN INC DRAWINGS ONLY.
- Q. ALL FLOOR MONUMENT LOCATIONS ARE TO BE X-RAYED PRIOR TO DRILLING. FLOOR MONUMENT LOCATIONS ARE TO BE MARKED ON SITE AND REVIEWED BY STUDIO FORMA INTERIOR DESIGN INC AND LANDLORD PRIOR TO PROCEEDING.
- R. REFER TO ENGINEERS DRAWINGS FOR FLOOR MONUMENT STYLE AND SPECIFICATION. ALL RECESSED FLOOR MONUMENTS ARE TO BE INSTALLED FLUSH TO THE TOP OF FINISHED FLOOR AS SPECIFIED. CONTRACTOR TO ENSURE NO SEAMS ARE VISIBLE BETWEEN MONUMENT AND FINISHED FLOOR. ALL SURFACE-MOUNTED POWER, VOICE OR COMMUNICATIONS FLOOR OUTLETS ARE TO BE INSTALLED ABOVE FINISHED FLOOR AS SPECIFIED. FINISH OF SURFACE MOUNTED OUTLETS TO BE CONFIRMED BY STUDIO FORMA INTERIOR DESIGN INC PRIOR TO INSTALL.
- S. ALL ABANDONED FLOOR MONUMENTS TO BE REMOVED AND CORE DRILLS TO BE CAPPED, AS REQUIRED.
- T. ALL EQUIPMENT IS AS SPECIFIED. SIMILAR OR EQUIVALENT ALTERNATES ARE TO BE SUBMITTED TO STUDIO FORMA INTERIOR DESIGN INC FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALL.
- U. ALL VOICE/DATA CABLES TO BE SUPPLIED, CONNECTED AND 'MADE LIVE' BY CABLING CONTRACTOR. ELECTRICAL CONTRACTOR TO SUPPLY ALL REQUIRED CONDUITS.

GENERAL FINISHES NOTES:

- A. CONTRACTOR TO PROVIDE DRAW-DOWNS OF ALL PAINT FINISHES AS SPECIFIED FOR STUDIO FORMA REVIEW AND APPROVAL.
- B. ALL NEW FINISHES AND MATERIALS FOR INSTALLATION/FINISHING AND SEALING ARE TO BE EXECUTED TO ALL MANUFACTURER’S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
- C. CONTRACTOR TO ENSURE THAT ALL DRYWALL IS FLUSH, CLEAN AND FREE FROM DUST PRIOR TO APPLICATION OF ALL WALL FINISHES
- D. CONTRACTOR TO ALLOW FOR PAINT TOUCH UPS DUE TO DAMAGES THAT OCCUR DURING CONSTRUCTION AND MILLWORK & FURNITURE INSTALLATIONS.
- E. ALL PAINTED SURFACES ARE TO RECEIVE (1) COAT OF PRIMER & (2) COATS OF FINISH PAINT AS SPECIFIED.
- F. PROVIDE MANUFACTURER’S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT COMPLETION OF PROJECT.
- G. CONTRACTOR TO PROVIDE DESIGNER WITH EVIDENCE THAT ALL FINISHES MEET APPLICABLE FLAMMABILITY AND SMOKE DEVELOPMENT REQUIREMENTS.
- H. ALL FINISHES AS SPECIFIED TO BE CONTINUED UNDER AND BEHIND MILLWORK.
- I. ALL FINISHES TO BE OF THE SAME PRODUCTION RUN
- J. CONTRACTOR TO CARRY OUT WALK-THROUGH WITH DESIGNER/TENANT PRIOR TO COMMENCING OR REFINISHING THE PROJECT TO REVIEW ANY/ALL DAMAGE DUE TO CONSTRUCTION.
- K. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO STUDIO FORMA FOR REVIEW AND APPROVAL PRIOR TO ORDERING & INSTALLATION.
- N. ALL PAINTED DOORS AND FRAMES TO RECEIVE (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SPECIFIED. ALL EXISTING PAINTED DOORS AND FRAMES TO BE HAND SANDED, AND ARE TO RECEIVE (1) COAT PRIMER AND (2) COATS OF FINISH PAINT AS SPECIFIED.
- O. ALL SURFACES TO RECEIVE WALL-COVERING SHALL RECEIVE ONE (1) COAT PRIMER/SEALER APPROPRIATE TO SUBSTRATE AND WALL-COVERING. ALL FABRIC WALL-COVERING TO HAVE APPROPRIATE BACKING FOR APPLICATION.
- P. EXISTING FHC’S TO RECEIVE NEW PAINT FINISH ON THE INSIDE AND OUT TO MATCH ADJACENT WALL COLOUR.
- Q. PAINT ALL EXPOSED BEAMS, DUCTWORK, CABLES, J-BOXES, SPRINKLER PIPES, CONDUIT, CONVECTOR COVERS/ AND MECHANICAL AND ELECTRICAL SURFACES/ EQUIPMENT TO MATCH ADJACENT CEILING/ WALL FINISHES UNLESS OTHERWISE NOTED.
- R. DUE TO WORKING CONDITIONS OR SITE CONDITIONS, ADDITIONAL PAINTING/WALLCOVERING MAY BE REQUIRED. IF DAMAGES OCCUR CONTRACTOR TO CARRY OUT WALK THROUGH WITH DESIGNER PRIOR TO COMMENCING REFINISHING PORTION OF PROJECT.



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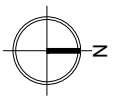
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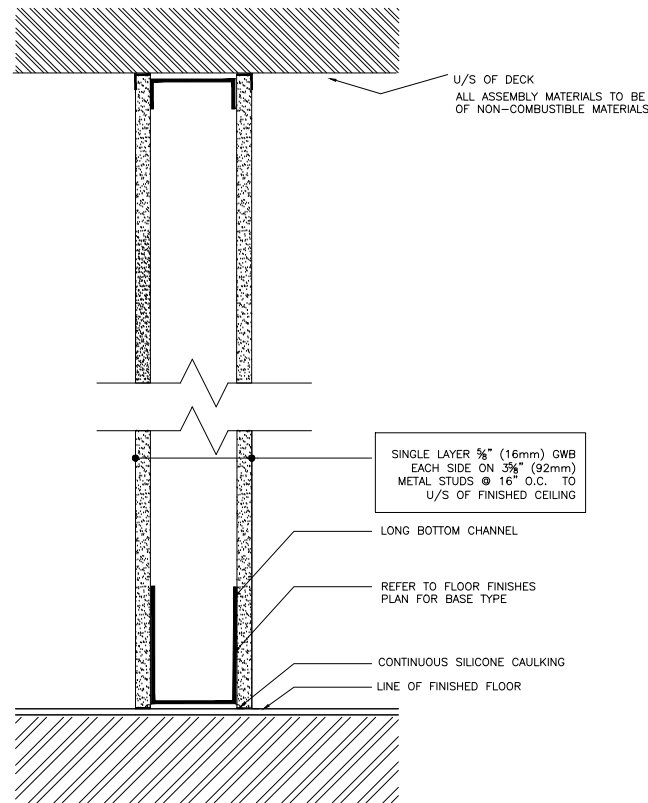


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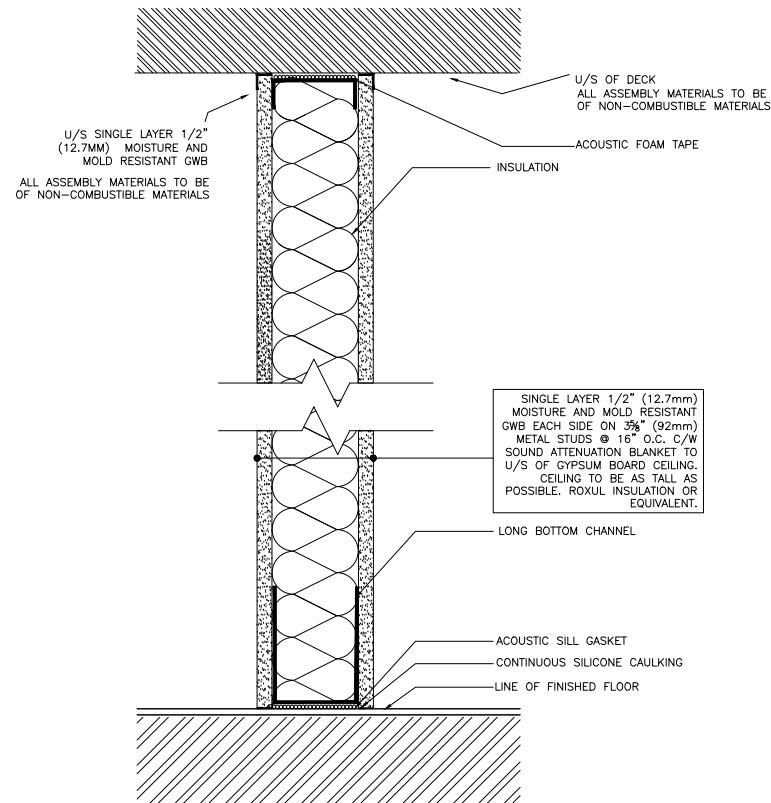
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GENERAL NOTES

SHEET TITLE:
GENERAL NOTES

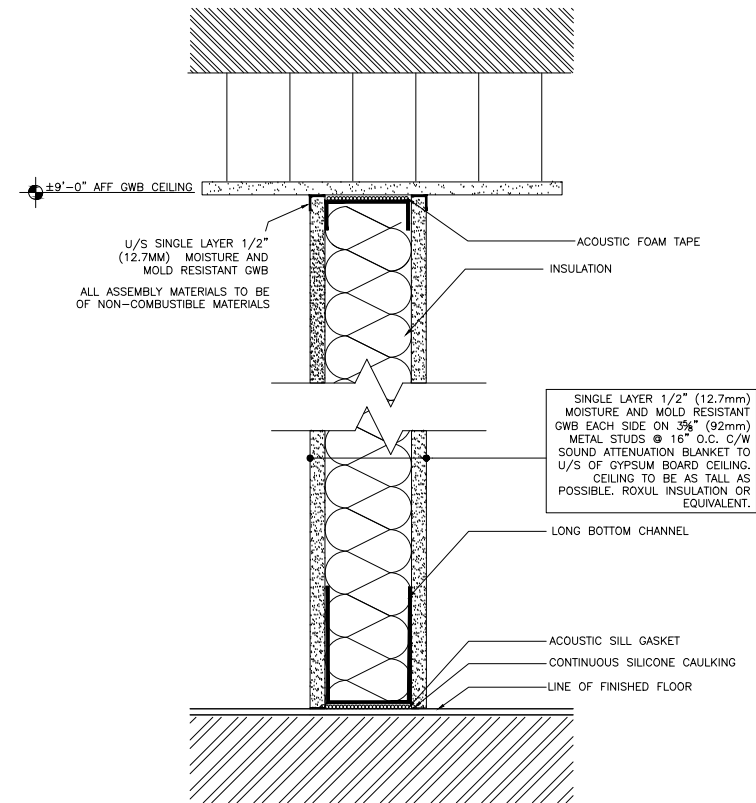
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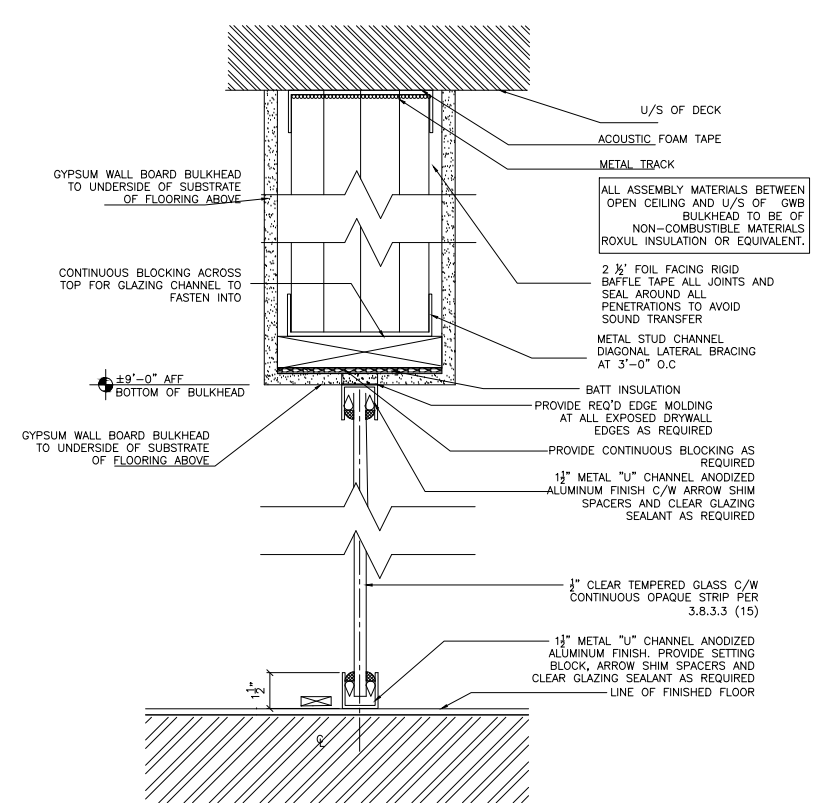
PARTITION TYPE A



PARTITION TYPE B



PARTITION TYPE C



PARTITION TYPE D

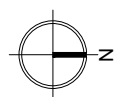
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ADDITIONAL NOTES:



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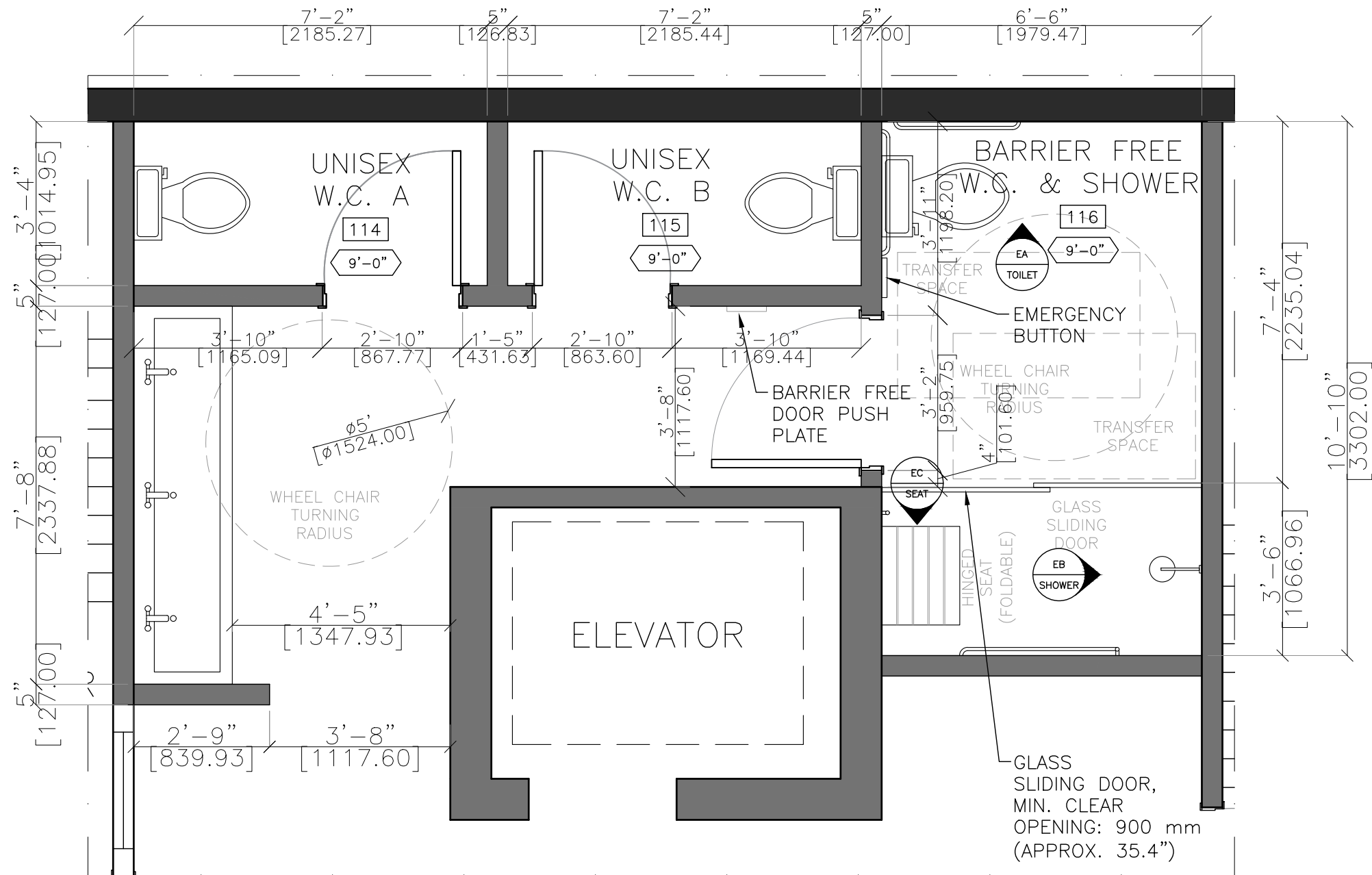
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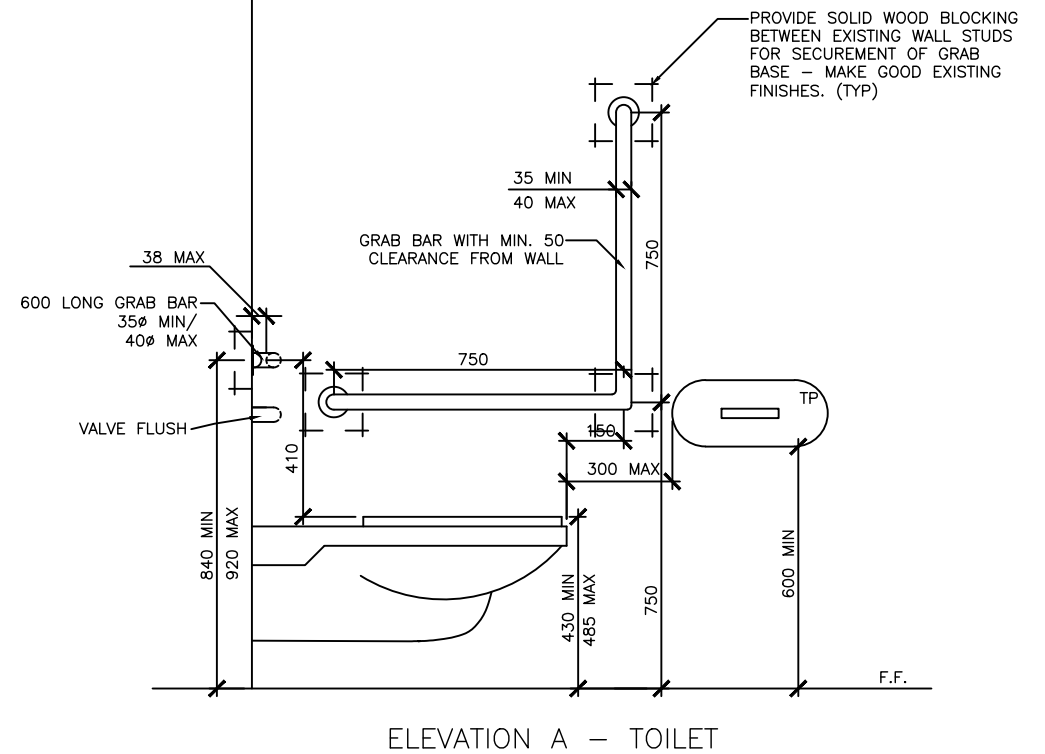
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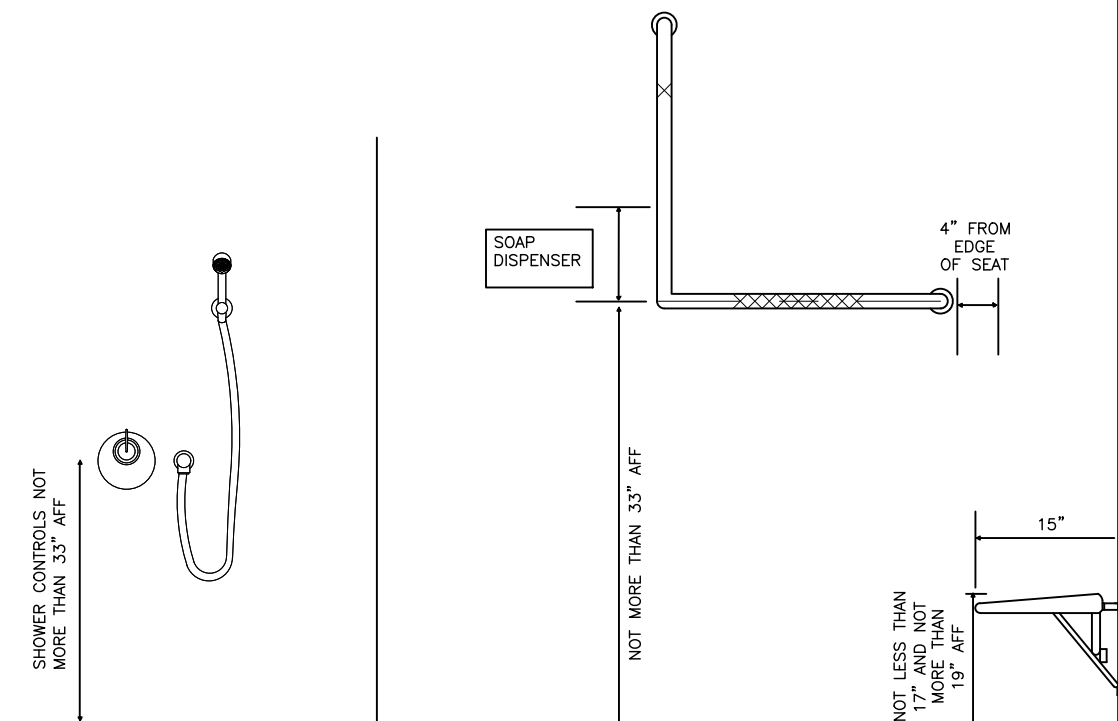
A-0.3



P1 WASHROOMS
A-0.5 3/8"=1'-0"



ELEVATION A - TOILET



ELEVATION B - SHOWER

ELEVATION C - TOILET SEAT

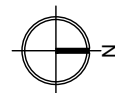
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ADDITIONAL NOTES:



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SCALE: AS NOTED
DATE: 26/MAY/2025
REVISION NUMBER: 00

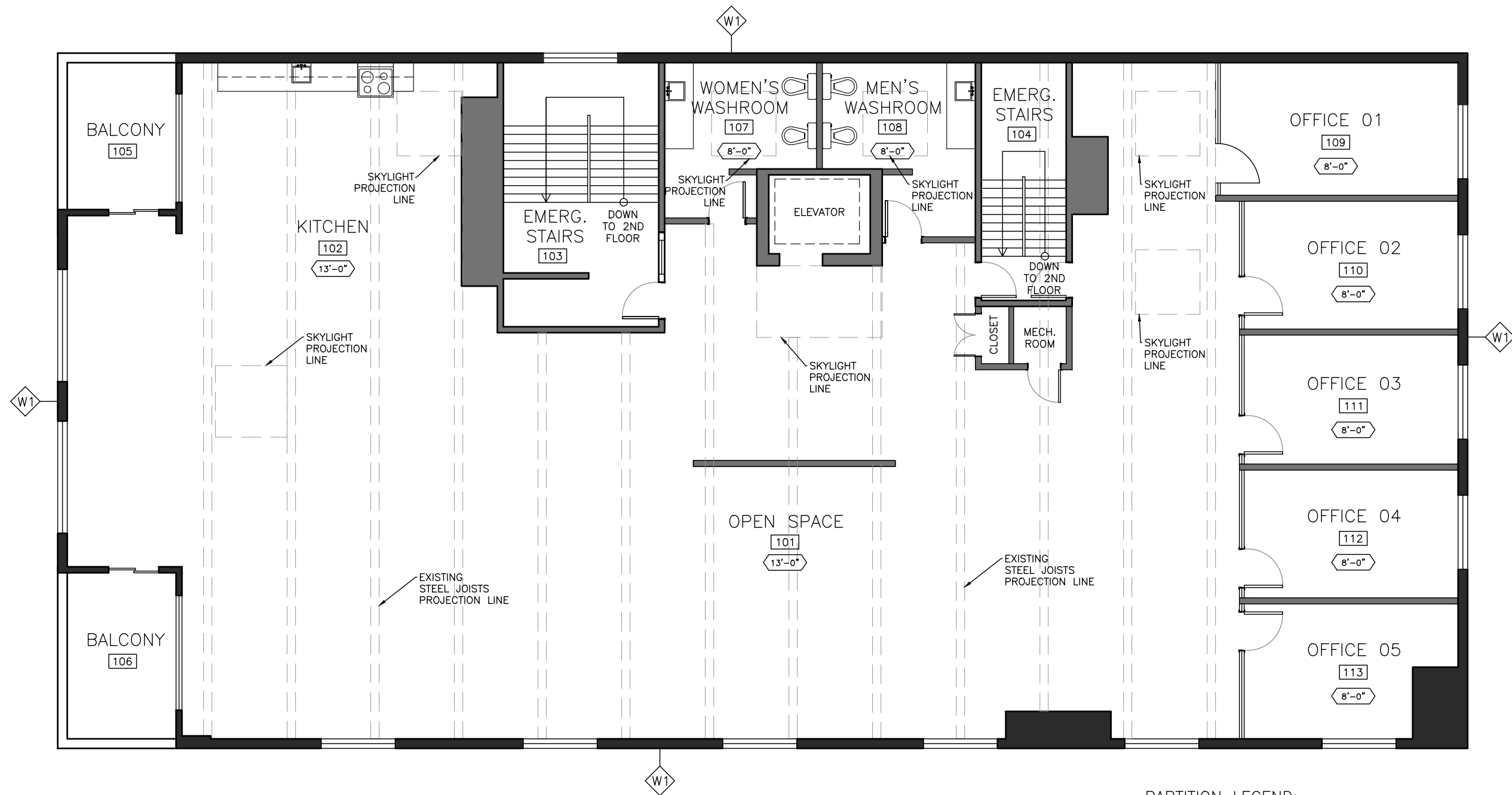
PROJECT:

SHEET TITLE:

BARRIER-FREE
WASHROOM NOTES &
DETAILS

SHEET NUMBER:

A-0.5



P1 EXISTING BUILDING PLAN
A-1.0 1/8"=1'-0"

GENERAL NOTES:

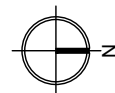
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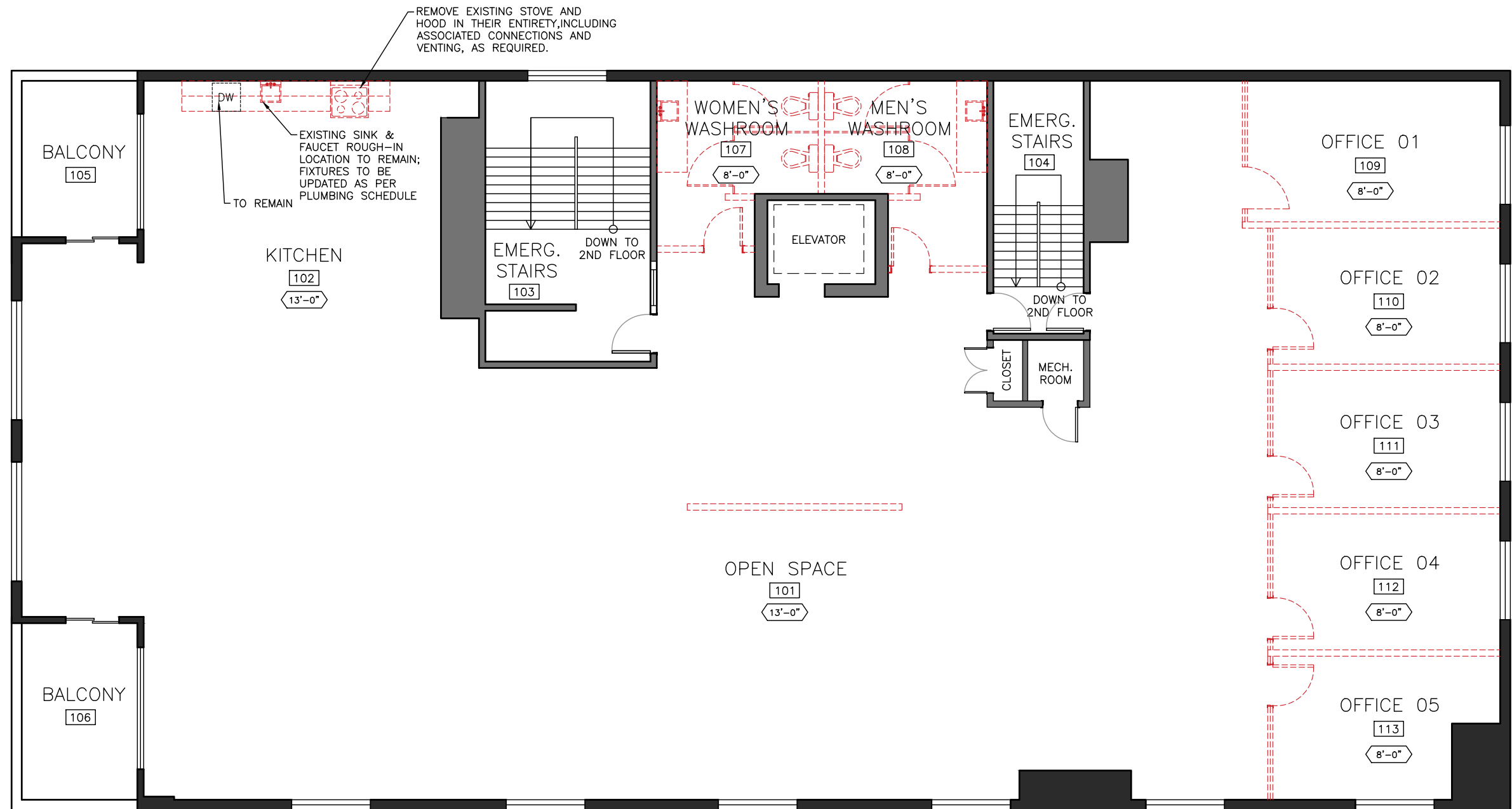
PROJECT:

SHEET TITLE:

EXISTING BUILDING
PLAN

SHEET NUMBER:

A-1.0



P1
A-2.0
DEMOLITION PLAN
1/8"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
WALLS TO BE DEMOLISHED

NOTE:
ALL EXISTING CEILING TILES AND
T-BAR SUSPENSION SYSTEM
ARE TO BE REMOVED.

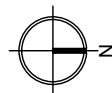
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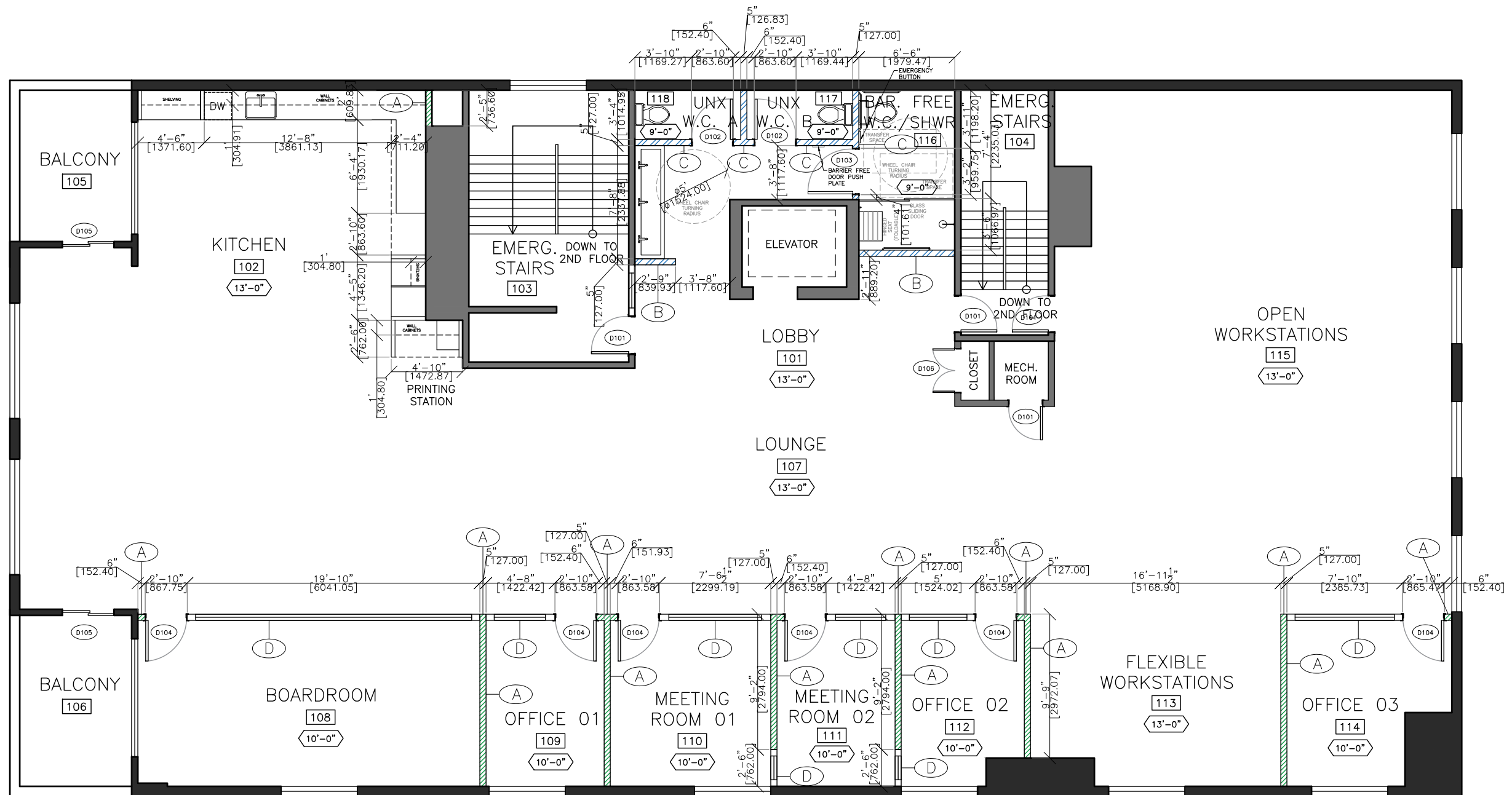
PROJECT:

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

A-2.0



P1 PARTITION AND MILLWORK PLAN
A-3.0 1/8"=1'-0"

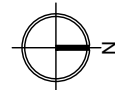
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PROJECT:

SHEET TITLE:

PARTITION AND
MILLWORK PLAN

SHEET NUMBER:

A-3.0

DOOR SCHEDULE

DOOR NO.	LOCATION	DESCRIPTION	SIZE (WxH)	COMMENTS/HARDWARE
D101	EMERGENCY STAIRS	EXISTING DOORS	3'-0" x 8'-0" VIF	1. ALL EXISTING HARDWARE TO REMAIN 2. TO BE PAINTED PT3 (GREY), IF APPLICABLE
D102	UNISEX W.C. A UNISEX W.C. B	HOLLOW CORE WOOD DOOR	2'-10" x 8'-0"	1. HARDWARE TBD. 2. TO BE PAINTED PT2 (BLUE)
D103	BARRIER FREE W.C. & SHOWER	ADA-COMPLIANT HOLLOW CORE WOOD DOOR WITH AUTOMATIC OPENING	3'-2" x 8'-0" (2'-10" CLEAR OPENING)	1. HARDWARE TBD. 2. TO MEET ACCESSIBILITY STANDARDS AS SPECIFIED IN THE DOOR DETAIL DRAWING IN THIS PAGE. 3. INCLUDES PUSH BUTTON (REQUIRES POWER SUPPLY AND WIRING FOR AUTOMATIC MECHANISM) 3. TO BE PAINTED PT2 (BLUE)
D104	BOARDROOM; OFFICE 01; OFFICE 02; OFFICE 03; MEETING ROOM 01; MEETING ROOM 02;	TEMPERED GLASS DOOR	2'-10" x 8'-0"	1. HARDWARE TBD 2. AS PER 3.3.1.18 (2), GLASS DOOR SHALL BE CONSTRUCTED OF LAMINATED OR TEMPERED SAFETY GLASS CONFORMING TO CAN/CGSB-12.1-M.
D105	BALCONY	EXISTING GLASS SLIDING DOOR	3'-6" x 8'-0" VIF	1. ALL EXISTING HARDWARE TO REMAIN
D106	CLOSET	EXISTING DOORS	3'-0" x 8'-0" VIF	1. ALL EXISTING HARDWARE TO REMAIN 2. TO BE PAINTED PT2 (BLUE)

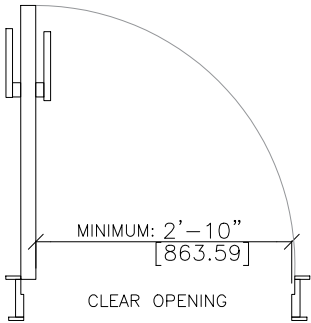
GENERAL DOOR AND HARDWARE NOTES:

1. GC TO PROVIDE SHOP DRAWINGS OF ALL NEW DOORS AND CUTSHEETS OF ALL NEW HARDWARE AND SECURITY DEVICES FOR STUDIO FORMA INTERIOR DESIGN INC. REVIEW AND APPROVALS WHERE REQUIRED.
2. ALL HARDWARE AND SECURITY DEVICES ARE TO BE PROVIDED BY THE GC, UNLESS OTHERWISE NOTED.
3. GC TO ENSURE ALL EXISTING HARDWARE AND SECURITY DEVICES ARE IN GOOD WORKING ORDER.
4. ALL WINDOWS ARE TO BE INSTALLED CENTERED ON THE WALL.

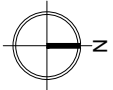
PARTITION LEGEND:

- EXISTING PARTITION TO REMAIN
- ANEW GYPSUM PARTITION TO UNDERSIDE (TO DECK)
NEW PARTITION TYPE 'A';
REFER TO A-0.3 FOR DETAILS
- BNEW MOLD/MOISTURE RESISTANT AND SOUND ABSORBENT GYPSUM PARTITION TO UNDERSIDE (TO DECK)
NEW PARTITION TYPE 'B';
REFER TO A-0.3 FOR DETAILS
- CNEW MOLD/MOISTURE RESISTANT AND SOUND ABSORBENT GYPSUM PARTITION TO UNDERSIDE OF FINISHED CEILING
NEW PARTITION TYPE 'C';
REFER TO A-0.3 FOR DETAILS
- DNEW GLASS PARTITION TO U/S OF BULKHEAD (BULKHEAD TO DECK)
NEW PARTITION TYPE D
REFER TO A-0.3 FOR DETAILS

- NOTES:
- CONTRACTOR TO PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR ITEMS, INCLUDING BUT NOT LIMITED TO:
- LCD TVS AND MOUNTING BRACKETS.
 - COMPANY SIGNAGE
 - CEILING MOUNTED MANUAL ROLLER BLINDS



ADDITIONAL NOTES:



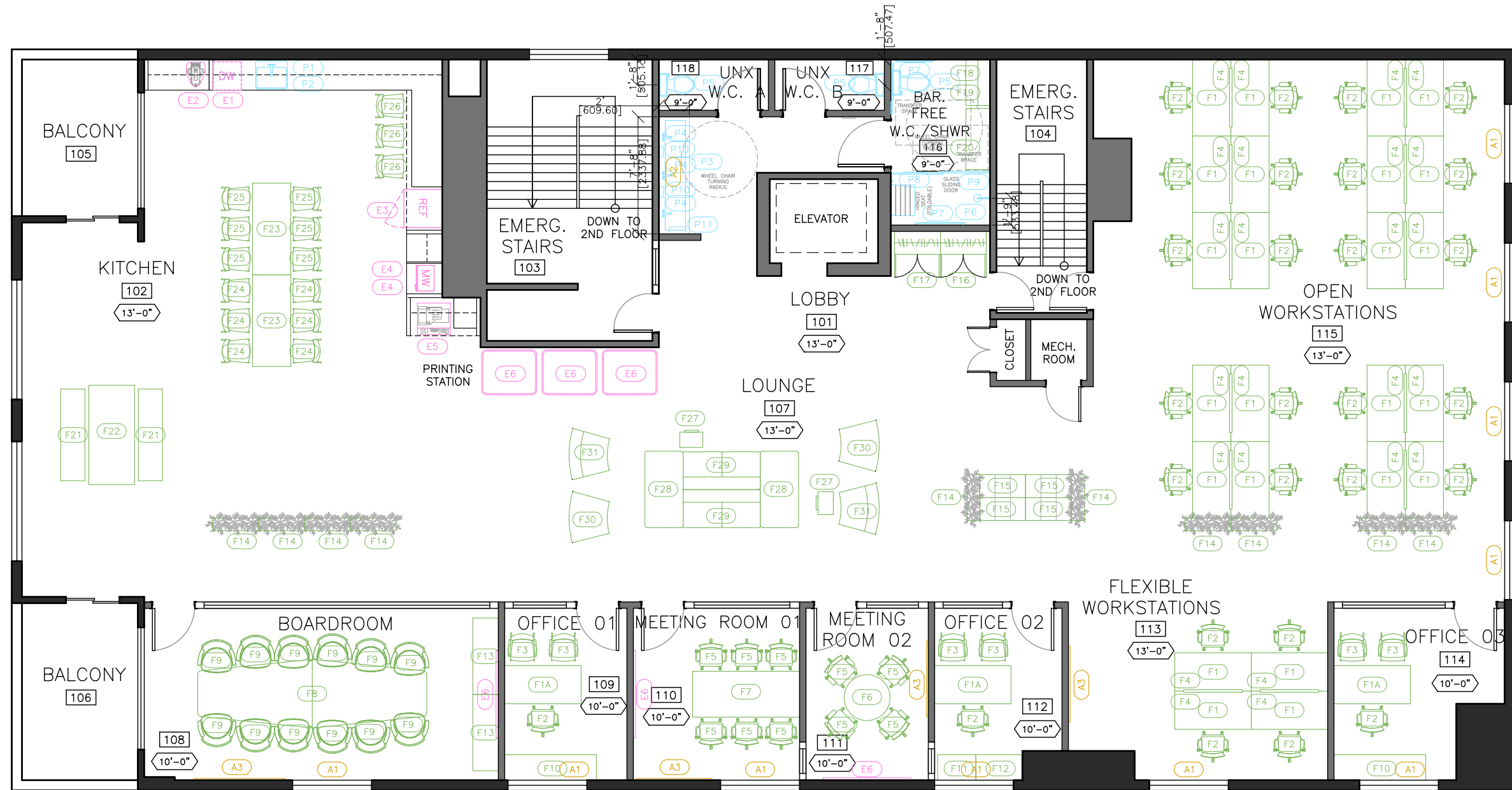
PROJECT:

SHEET TITLE:

PARTITION AND
MILLWORK LEGEND &
DOOR SCHEDULE

SHEET NUMBER:

A-3.1



P1 FURNITURE & EQUIP. PLAN
A-4.0 1/8"=1'-0"

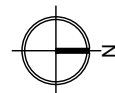
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













SHEET TITLE:

















FURNITURE & EQUIP.
PLAN

SHEET NUMBER:

A-4.0

FURNITURE SCHEDULE:

CODE	SYMBOL	DESCRIPTION	LOCATION	SIZE (WXLXH)	QTY	MODEL	NOTES
F1		ELECTRIC HEIGHT ADJUSTABLE DESK	OPEN WORKSTATIONS; FLEX. WORKSTATIONS	(29"D x 58"W x 28"-47 ¾" H)	24	QUORUM ESSENTIAL	• TABLE FINISH: SAHARA • METAL ACCENTS: WHITE • INCLUDES GROMMETS & WIRE MANAGEMENT CLIPS
F1A		ELECTRIC HEIGHT ADJUSTABLE DESK	OFFICE 01; OFFICE 02; OFFICE 03	(29"D x 58"W x 28"-47 ¾" H)	03	QUORUM ESSENTIAL	• TABLE FINISH: SAHARA • METAL ACCENTS: WHITE • INCLUDES GROMMETS & WIRE MANAGEMENT CLIPS • INCLUDES MODESTY PANELS (GRADE 2 – TO THE POINT – GRAVEL – TP07)
F2		TASK CHAIR	OFFICE 01; OFFICE 02; OFFICE 03; OPEN WORKSTATIONS; FLEX. WORKSTATIONS	OVERALL: 41"-44 ½" (H) x 26 ½" (W) x 26 ½" (D)	27	RADIANCE	• FRAME: WHITE • BACK: BLACK MESH MRD • SEATS UPHOLSTERY: GRADE 01 – PUNCH CARD – ABYSS – CP01
F3		GUEST CHAIR	OFFICE 01; OFFICE 02; OFFICE 03	22 ¼"W x 22 ¼"D x 33"H	06	SHIFTER	• METAL ACCENTS: BLACK • BACK: BLACK MESH MMC • SEATS UPHOLSTERY: GRADE 01 – PUNCH CARD – ABYSS – CP01
F4		PRIVACY SCREEN	OPEN WORKSTATIONS; FLEX. WORKSTATIONS	46"W x 1 ½D x 18"H	24	CITE	• UPHOLSTERY: TO THE POINT – TP07 GRAVEL – GRADE 2
F5		TASK CHAIR	MEETING ROOM 01; MEETING ROOM 02	OVERALL: 41"-44 ½" (H) x 26 ½" (W) x 26 ½" (D)	10	RADIANCE	• FRAME: WHITE • BACK: BLACK MESH MRD • SEATS UPHOLSTERY: GRADE 5 – MANNER – BUTTERSCOTCH – MH0177
F6		ROUND TABLE	MEETING ROOM 02	36"DIA x 29 ½"H	01	QUORUM	• ROUND DISC BASE FINISH: WHITE • TABLE TOP FINISH: SAHARA • EDGE FINISH: WHITE • POWER MODULE (PC)
F7		MEETING TABLE	MEETING ROOM 01	36"W x 84"D x 29 ½"H	01	QUORUM	• LEGS TYPE: METAL ANGLED (RECESSED) (1 PAIR W/ CABLE MANAGEM.) • BASE/LEGS FINISH: BLACK • TABLE TOP FINISH: SAHARA • EDGE FINISH: WHITE • POWER MODULE (PC) (FINISH: SILVER)
F8		BOARDROOM TABLE	BOARDROOM	48"W x 15'D x 29 ½"H	01	QUORUM	• DIAMOND SHAPE • LEGS TYPE: METAL ANGLED (RECESSED) • BASE/LEGS FINISH: BLACK • TABLE TOP FINISH: SAHARA • EDGE FINISH: WHITE • TWO POWER MODULES (P2) (BOTH ENDS) (FINISH: SILVER) • CENTRE TABLE (CP) (FELT: LIGHT GREY)
F9		BOARDROOM SEATS	BOARDROOM	34 ½"-40 ½" (H) x 30 ½" (W) x 21 ½"- 26" (D)	12	PAPILLON	• W/ CASTERS (BLACK) • UPHOLSTERY: GRADE 01 – FABRIC: DILLON – KENTUCKY BLUE • MEDIUM BACK
F10		4-DRAWER LATERAL FILE	OFFICE 01; OFFICE 03	72"W x 20'D x 29 ¾"H	02	MORPHEO	• FINISH: SAHARA • HANDLE: C-CUBIC – ANTHRACITE GREY
F11		COMBINED PEDESTAL	OFFICE 02	30"W x 20'D x 29 ¾"H	01	MORPHEO	• FINISH: SAHARA • HANDLE: C-CUBIC – ANTHRACITE GREY
F12		2-DRAWER LATERAL FILE	OFFICE 02	36"W x 20'D x 29 ¾"H	01	MORPHEO	• FINISH: SAHARA • HANDLE: C-CUBIC – ANTHRACITE GREY
F13		CREDENZA UNIT	BOARDROOM	60"W x 20'D x 29 ¾"H	02	MORPHEO	• FINISH: ANTHRACITE • HANDLE: C-CUBIC – ANTHRACITE GREY • ADD LAMINATE TOPS TO BOTH UNITS (FINISH: SAHARA)
F14		PLANTER	OPEN LOUNGE; WORKSTATIONS; KITCHEN	36"W x 18'D x 42"H	10	CO.LOK	• FINISH: ANTHRACITE • W/ LEGS (STAD – METAL – BLACK)
F15		FREESTANDING WARDROBES – 2 LEVELS	LOUNGE	36"W x 18'D x 42"H	04	CO.LOK	• FINISH (STRUCTURE): ANTHRACITE • FINISH (DOORS): SAHARA • W/ LEGS (STAD – METAL – BLACK) • TOTAL AMOUNT: 24 LOCKERS • LOCK TYPE: ESSENTIAL

CODE	SYMBOL	DESCRIPTION	LOCATION	SIZE (WXLXH)	QTY	MODEL	NOTES
F16		COAT CLOSETS	LOBBY	36"W x 24"D x 73 ¾"H	01	MORPHEO	• FINISH: ANTHRACITE • HANDLE: C-CUBIC – ANTHRACITE GREY • W/ HANGER BAR
F17		COAT CLOSETS	LOBBY	36"W x 24"D x 73 ¾"H	01	MORPHEO	• FINISH: SAHARA • HANDLE: C-CUBIC – ANTHRACITE GREY • W/ HANGER BAR
F18		SHELF UNIT	BARRIER FREE W.C./SHOWER	36"W x 14"D x 48"H	01	CONCEPT 400E	• FINISH: ANTHRACITE • COMBINED WITH RECYCLING UNIT (F19)
F19		RECYCLING UNIT	BARRIER FREE W.C./SHOWER	36"W x 18"D x 42"H	01	CO.LOK	• FINISH: SAHARA • RECYCLING UNIT POSITION: RIGHT SIDE • W/ LEGS (STAD – METAL – BLACK)
F20		BENCH SEAT	BARRIER FREE W.C./SHOWER	48"W x 18"D x 18"H	01	NEX	• FINISH: SAHARA
F21		BENCH SEAT	KITCHEN	72"W x 18"D x 18"H	02	NEX	• FINISH: SAHARA • CUSHION SIZE: (3 UNITS) 24"x18" • CUSHIONS UPHOLSTERY: GRADE 2 – TO THE POINT – INDIGO – TP08
F22		TABLE	KITCHEN	78"W x 36"D x 29 ½"H	01	NEX	• FINISH: SAHARA
F23		TALL TOPS	KITCHEN	72"W x 30"D x 42"H	02	NEX	• FINISH: SAHARA
F24		BAR HEIGHT CHAIR	KITCHEN	44"W x 20"D x 30"H SEAT	06	SHIFTER	• METAL ACCENTS: BLACK • BACK: MESH MMC EXACT • SEATS UPHOLSTERY: GRADE 5 – MANNER – BUTTERSCOTCH – MH0177 • NO ARMS
F25		BAR HEIGHT CHAIR	KITCHEN	44"W x 20"D x 30"H SEAT	06	SHIFTER	• METAL ACCENTS: BLACK • BACK: MESH MMC EXACT • SEATS UPHOLSTERY: GRADE 2 – TO THE POINT – INDIGO – TP08 • NO ARMS
F26		STOOL	KITCHEN	A"W x B"D x 24"H	03	TBD	TBD
F27		LAPTOP TABLES	LOUNGE	18 ½"W x 13"D x 26"H	02	STAD	• METAL ACCENTS: SILVER • SURFACE: SAHARA
F28		RECTANGULAR BENCH	LOUNGE	60"W x 30"D x 18"H	02	HIP HOP H60	• METAL ACCENTS: SILVER • NO BACK • UPHOLSTERY: GRADE 2 – TO THE POINT – INDIGO – TP08
F29		STRAIGHT SOFA	LOUNGE	OVERALL: 60"W x 30"D x 31 ¾"H	02	HIP HOP HC60	• METAL ACCENTS: SILVER • UPHOLSTERY (BACK): GRADE 2 – TO THE POINT – GRAVEL – TP07 • UPHOLSTERY (SEAT): GRADE 2 – TO THE POINT – INDIGO – TP08
F30		WEDGE BENCH	LOUNGE	OVERALL: 40 ¼"W x 31 ¾"D x 18"H	02	HIP HOP	• METAL ACCENTS: SILVER • UPHOLSTERY (SEAT): GRADE 2 – TO THE POINT – INDIGO – TP08 • NO BACK
F31		WEDGE CHAIR	LOUNGE	OVERALL: 40 ¼"W x 31 ¾"D x 31 ¾"H	02	HIP HOP	• METAL ACCENTS: SILVER • UPHOLSTERY (SEAT & BACK): GRADE 2 – TO THE POINT – INDIGO – TP08

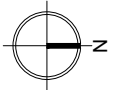
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SCALE: AS NOTED

DATE: 28/MAY/2025

REVISION NUMBER: 00

PROJECT:

SHEET TITLE:

FURNITURE SCHEDULE

SHEET NUMBER:

A-4.1

PLUMBING SCHEDULE:				
CODE	LOCATION	DESCRIPTION	MODEL	QUANTITY
P1	KITCHEN;	KITCHEN SINK	AGUA CANADA – EVEREST – 1 BOWL, 25”X22”, DUAL MOUNT BLACK KITCHEN SINK	1
P2	KITCHEN;	KITCHEN FAUCET	KEBO – 17” MATTE BLACK PULL-DOWN KITCHEN FAUCET – KC-3905BK	1
P3	WASHROOM’S HALLWAY	WASHROOM SINK	WALL MOUNTED BARRIER-FREE CONCRETE SINK TBD (CONTRACTOR TO CONSULT WITH DESIGNER FOR SINK COLOUR APPROVAL PRIOR TO PURCHASE) EXPOSED PIPES UNDER SINK MUST BE INSULATED OR PROTECTED TO AVOID BURNS)	1
P4	WASHROOM’S HALLWAY	AUTOMATIC WASHROOM FAUCETS	MOEN M-POWER CHROME HANDS FREE SENSOR-OPERATED LAVATORY FAUCET	3
P5	BARRIER FREE W.C. & SHOWER; UNISEX W.C. A; UNISEX W.C. B	TOILET	KIOO – ONE-PIECE TOILET WITH ELONGATED BOWL HOWARD – ADA COMPLIANT (FLUSH CONTROL: ON OPEN SIDE OF TOILET)	3
P6	BARRIER FREE W.C. & SHOWER	SHOWER	MOEN – SHOWER TRIM WITH DIVERTER, SHOWER HEAD, HAND SHOWER AND GRAB BAR – CHROME – MODEL#: T13H332-25C	1
P7	BARRIER FREE W.C. & SHOWER	GRAB BARS	TBD (REVIEW ONTARIO BUILDING CODE REQUIREMENTS FOR GRAB BARS IN ACCESSIBLE FACILITIES)	—
P8	BARRIER FREE W.C. & SHOWER	FOLDING SEAT	TBD	1
P9	BARRIER FREE W.C. & SHOWER	SLIDING DOOR GLASS SHOWER PARTITION	TBD (REVIEW ONTARIO BUILDING CODE REQUIREMENTS FOR ACCESSIBLE SHOWERS)	1
P10	WASHROOM’S HALLWAY	SOAP DISPENSER	TBD	2
P11	WASHROOM’S HALLWAY	HAND TOWEL DISPENSER OR HAND DRYER	TBD	1

EQUIPMENT SCHEDULE:				
CODE	LOCATION	DESCRIPTION	MODEL	QUANTITY
E1	KITCHEN	DISHWASHER	EXISTING TO REMAIN	1
E2	KITCHEN	COFFEE MACHINE	BREVILLE – THE BARISTA TOUCH IMPRESS – MODEL: BES881BSS1BNA1	1
E3	KITCHEN	FRIDGE	EXISTING TO REMAIN	1
E4	KITCHEN	MICROWAVE	TBD	2
E5	PRINTING STATION	PRINTER/COPIER	RICOH – CONSOLE PRINTER/COPIER – IM C2510 – ID: 419348	1
E6	LOUNGE	SOUNDPROOF OFFICE POD	BEREAU – TUESDAY ONE SEAT SOUNDPROOF OFFICE POD – DARK GREY	3
E7	BOARDROOM; MEETING ROOM 01; MEETING ROOM 02; MEETING ROOM 03	VIDEO CONFERENCE SYSTEM/TELEVISIONS	TBD (TO BE INSTALLED CENTERED ON WALLS)	4

ACCESSORIES SCHEDULE:				
CODE	LOCATION	DESCRIPTION	MODEL	QUANTITY
A1	OFFICE 01; OFFICE 02; OFFICE 03; BOARDROOM; MEETING ROOM 01; MEETING ROOM 02; FLEXIBLE WORKSTATIONS; OPEN WORKSTATIONS	ROLLER SHADES	TBD	11
A2	WASHROOM’S HALLWAY	MIRROR	BACKLIT MIRROR TBD	1
A3	BOARDROOM; MEETING ROOM 01; MEETING ROOM 02; FLEXIBLE WORKSTATIONS;	WHITE BOARDS	TBD	4

GENERAL NOTES:

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2. DRAWINGS ARE NOT TO BE SCALED.

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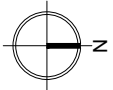
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SHALL BEAR ALL COSTS INCURRED TO RECTIFY REPAIR OR REPLACE SAME TO THE DESIGNER'S SPECIFICATION.

7. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROCEEDING WITH ANY WORK PRIOR TO RECEIVING DESIGNER'S APPROVAL WHERE REQUIRED.

ADDITIONAL NOTES:



DRAWN BY:

AP

SCALE:

AS NOTED

DATE:

28/MAY/2025

REVISION NUMBER:

00









PROJECT:

SHEET TITLE:

EQUIP. & PLUMP.
SCHEDULES

SHEET NUMBER:

A-4.2

POWER, DATA AND COMMUNICATIONS LEGEND:	
SYMBOL	TYPE
 #	DATA/DUPLEX/AUDIO VISUAL (HDMI) MOUNTED AT NOTED HEIGHT
	DUPLEX: MOUNTED ON WALL 12” A.F.F U.O.N
	DUPLEX: MOUNTED AT NOTED HEIGHT
	DUPLEX GFI: MOUNTED ON WALL 12” A.F.F U.O.N
	DUPLEX GFI: MOUNTED AT NOTED HEIGHT
	DEDICATED DUPLEX GFI MOUNTED AT 12” U.O.N
	DUPLEX: FLOOR MOUNTED
	QUAD RECEPTACLE FLOOR OUTLET

EQUIPMENT SCHEDULE:				
CODE	LOCATION	DESCRIPTION	MODEL	QUANTITY
E1	KITCHEN	DISHWASHER	EXISTING TO REMAIN	1
E2	KITCHEN	COFFEE MACHINE	BREVILLE – THE BARISTA TOUCH IMPRESS – MODEL: BES881BSS1BNA1	1
E3	KITCHEN	FRIDGE	EXISTING TO REMAIN	1
E4	KITCHEN	MICROWAVE	TBD	2
E5	PRINTING STATION	PRINTER/COPIER	RICOH – CONSOLE PRINTER/COPIER – IM C2510 – ID: 419348	1
E6	LOUNGE	SOUNDPROOF OFFICE POD	BEREAU – TUESDAY ONE SEAT SOUNDPROOF OFFICE POD – DARK GREY	3
E7	BOARDROOM; MEETING ROOM 01; MEETING ROOM 02; MEETING ROOM 03	VIDEO CONFERENCE SYSTEM/TELEVISIONS	TBD (TO BE INSTALLED CENTERED ON WALLS)	4

NOTES:

- G.C TO VERIFY LOCATIONS OF ALL EX. OUTLETS AND SECURITY DEVICES AND REPORT ANY DISCREPANCIES TO STUDIO FORMA INTERIOR DESIGN INC AND ENGINEERS. GC TO VERIFY ALL EXISTING OUTLETS AND SECURITY DEVICES ARE IN GOOD WORKING ORDER.
- ALL DATA CABLING, PULL STRINGS, JACKS, CONDUIT, JUNCTION BOXES, FACE PLATES, CONNECTION TO SERVER AND MAKING LIVE OF ALL VOICE /DATA BY CABLING CONTRACTOR AND IS TO BE INCLUDED IN THE PRICE. FACEPLATES IN WORKSTATIONS TO BE PROVIDED BY THE CABLING CONTRACTOR AND TO BE INCLUDED IN THE PRICE. REFER TO ENGINEER DRAWINGS FOR MORE INFORMATION.
- ALL DATA OUTLETS FOR A.V. CONNECTIVITY TO BE CAT6E (SHIELDED), TYPICAL.
- ADDING A NEW ELECTRICAL PANEL. REFER TO ENGINEER DRAWINGS FOR MORE INFORMATION.
- GC TO V.I.F ALL EXISTING OUTLETS AT HEIGHTS OTHER THAN STANDARD 12–15” A.F.F. AND REPORT TO STUDIO FORMA INTERIOR DESIGN INC FOR APPROVAL TO REMOVE OUTLETS. GC TO PATCH AND REPAIR AND MAKE GOOD PARTITION AS REQUIRED READY TO RECEIVE NEW FINISHES AS SPECIFIED.
- G.C AND ELECTRICAL CONTRACTOR TO V.I.F EXISTING NUMBER OF CIRCUITS AND EXISTING DATA PULLS AT ALL EXISTING WALL FEEDS THAT ARE TO RECEIVE NEW OR EXISTING RELOCATED WORKSTATIONS AND PROVIDE ADDITIONAL CIRCUITS/ PULL ADDITIONAL DATA CABLES AS REQUIRED TO SUIT RELOCATED/NEW FURNITURE POWER AND DATA REQUIREMENTS AS SPECIFIED, TYPICAL. IF NOT DIMENSIONED, CENTER ON WALL.

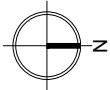
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ADDITIONAL NOTES:



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SCALE:	AS NOTED
DATE:	28/MAY/2025
REVISION NUMBER:	00

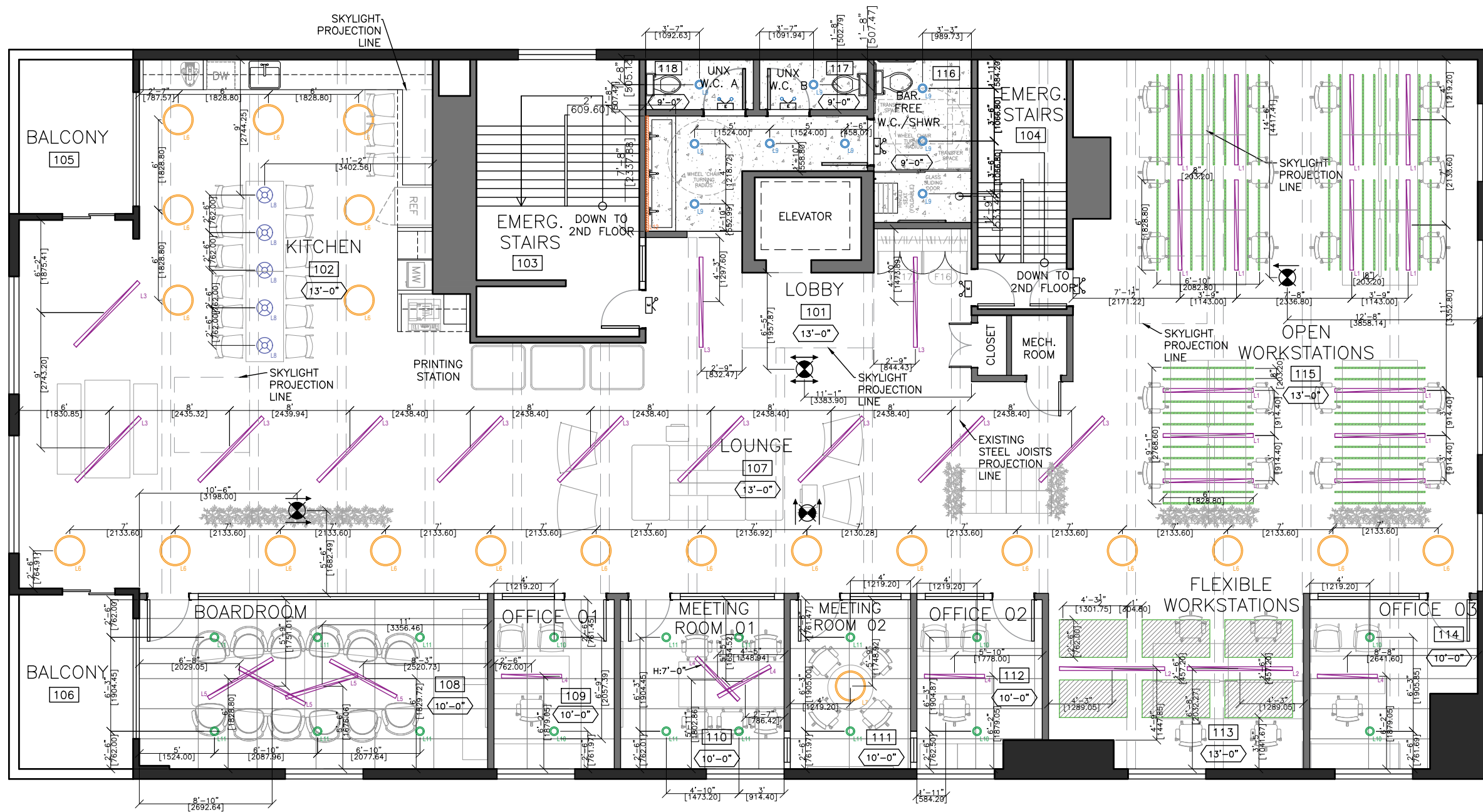
PROJECT:

SHEET TITLE:

POWER AND
COMMUNICATION PLAN
LEGEND

SHEET NUMBER:

A-5.1



P1 REFLECTED CEILING PLAN
A-6.0 1/4"=1'-0"

GENERAL NOTES:

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ADDITIONAL NOTES:



DRAWN BY: AP
SCALE: AS NOTED
DATE: 28/MAY/2025
REVISION NUMBER: 00

PROJECT:













SHEET TITLE:

REFLECTED CEILING
PLAN

SHEET NUMBER:

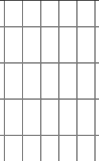





A-6.0

LIGHTING SCHEDULE:

CODE	SYMBOL	LOCATION	DESCRIPTION	MANUF.	MODEL	SIZE	FINISH/ COLOUR	MOUNTING	SOURCE	RADIANCE	VOLTAGE	COLOUR TEMP (KELVIN)	DRIVER	CRI	DIMING	QTY.	NOTES
L1		OPEN WORKSTATIONS	6' LINEAR PENDANT FIXTURE	EDISON LIGHTING	ED VECTOR+ (DO)	6'W x 1.97"L x 2.75"H	WHITE	SUSPENDED (10'-6" AFF)	5W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	14	REFLECTOR: SQUARE; SILVER DOS - DAYLIGHT & OCCUPANCY SENSOR
L2		FLEXIBLE WORKSTATIONS	7' LINEAR PENDANT FIXTURE	EDISON LIGHTING	ED VECTOR+ (DO)	7'W x 1.97"L x 2.75"H	WHITE	SUSPENDED (10'-6" AFF)	5W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	2	REFLECTOR: SQUARE; SILVER DOS - DAYLIGHT & OCCUPANCY SENSOR
L3		LOBBY; LOUNGE; KITCHEN	6' LINEAR PENDANT FIXTURE	EDISON LIGHTING	ED VECTOR+	6'W x 1.97"L x 2.75"H	BLACK	SUSPENDED (10'-6" AFF)	5W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	12	LENS: OPAL DOS - DAYLIGHT & OCCUPANCY SENSOR
L4		OFFICE 01; OFFICE 02; OFFICE 03; MEETING ROOM 01	4' LINEAR PENDANT FIXTURE	EDISON LIGHTING	ED VECTOR+ (DO)	4'W x 1.97"L x 2.75"H	WHITE	SUSPENDED (OFFICES: 6'-0" AFF) (MEETING ROOM: CONSULT DESIGNER)	5W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	5	REFLECTOR: SQUARE; SILVER
L5		BOARDROOM	5' LINEAR PENDANT FIXTURE	EDISON LIGHTING	ED VECTOR+ (DO)	5'W x 1.97"L x 2.75"H	WHITE	SUSPENDED (CONSULT DESIGNER)	5W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	4	LENS: OPAL DOS - DAYLIGHT & OCCUPANCY SENSOR
L6		LOBBY; LOUNGE; KITCHEN	ROUND PENDANT FIXTURE	EDISON LIGHTING	ED DRUM+	2'DIA x 4.6"H	BLACK	SUSPENDED (10'-6" AFF)	25W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	21	LENS: OPAL DOS - DAYLIGHT & OCCUPANCY SENSOR
L7		MEETING ROOM 02	ROUND PENDANT FIXTURE	EDISON LIGHTING	ED DRUM+	2'DIA x 4.6"H	WHITE	SUSPENDED (6'-0" AFF)	25W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	1	LENS: OPAL
L8		KITCHEN	PENDANT LIGHT	EDISON LIGHTING	ED ZEN+	12.25"DIA x 13.75"H	WHITE	SUSPENDED (6'-6" AFF)	17W LED	DD-DIRECT (100% DOWN)	120V	3500K	DL- 0-10V DIMMING (1%)	90CRI	YES	5	REFLECTOR: AL - ALUMINUM
L9		WASHROOMS	DAMP RATED RECESSED LED LIGHT	TBD	TBD	3"DIA	WHITE	RECESSED ON CELING	TBD	TBD	TBD	3500K	TBD	90CRI OR SIMILAR	YES	9	W/ OCCUPANCY SENSOR TO BE SOURCED BY THE CONTRACTOR AND APPROVED BY THE DESIGNER.
L10		OFFICE 01; OFFICE 02; OFFICE 03	RECESSED LED LIGHT	TBD	TBD	3"DIA	WHITE	RECESSED ON CELING	TBD	TBD	TBD	3500K	TBD	90CRI OR SIMILAR	YES	8	TO BE SOURCED BY THE CONTRACTOR AND APPROVED BY THE DESIGNER.
L11		MEETING ROOM 01 MEETING ROOM 02 BOARDROOM	RECESSED LED LIGHT	TBD	TBD	3"DIA	BLACK	RECESSED ON CELING	TBD	TBD	TBD	3500K	TBD	90CRI OR SIMILAR	YES	12	TO BE SOURCED BY THE CONTRACTOR AND APPROVED BY THE DESIGNER.
L12		BACKLIT MIRROR (WASHROOM'S HALLWAY)	LED STRIP LIGHT	TBD	TBD	VARIES	N/A	VARIES	TBD	TBD	TBD	3500K	N/A	90CRI+	YES	TBD	-

NOTE:

- REFER TO ELEVATION FOR LED STRIP LIGHTS ON WALL.
- EXHAUSTION FANS IN WASHROOMS TO BE MOTION ACTIVATED.
- EXISTING SWITCHES IN THE SPACE TO BE REUSED IF POSSIBLE.

CEILING LEGEND	
SYMBOL	DESCRIPTION
	2'x4' SUSPENDED CEILING GRID SYSTEM ACOUSTIC CEILING TILE TBD COLOUR: - BLACK (FOR ALL MEETING ROOMS & BOARDROOM) - WHITE (FOR ALL OFFICES)
	GBW CEILING PAINTED PT2 (BLUE)
	SUSPENDED ACOUSTIC BLADES (6'W x 1"D x 4"H)
	SUSPENDED ACOUSTIC SHAPES (4'-6"W x 1"D x 2'-6"H)
	DIRECTIONAL EMERGENCY LIGHT AND EXIT SIGN
	EMERGENCY LIGHTING AND EXIT SIGN

NOTE:

- TO BE PAINTED:
EXISTING EXPOSED CEILING,
INCLUDING ALL STRUCTURAL STEEL
JOISTS AND MECHANICAL/ELECTRICAL
INSTALLATIONS (E.G., HVAC, CONDUIT,
SPRINKLER LINES), IN MATTE BLACK.

GENERAL NOTES:

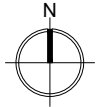
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ADDITIONAL NOTES:



DRAWN BY:

AP

SCALE:

AS NOTED

DATE:

28/MAY/2025

REVISION NUMBER:

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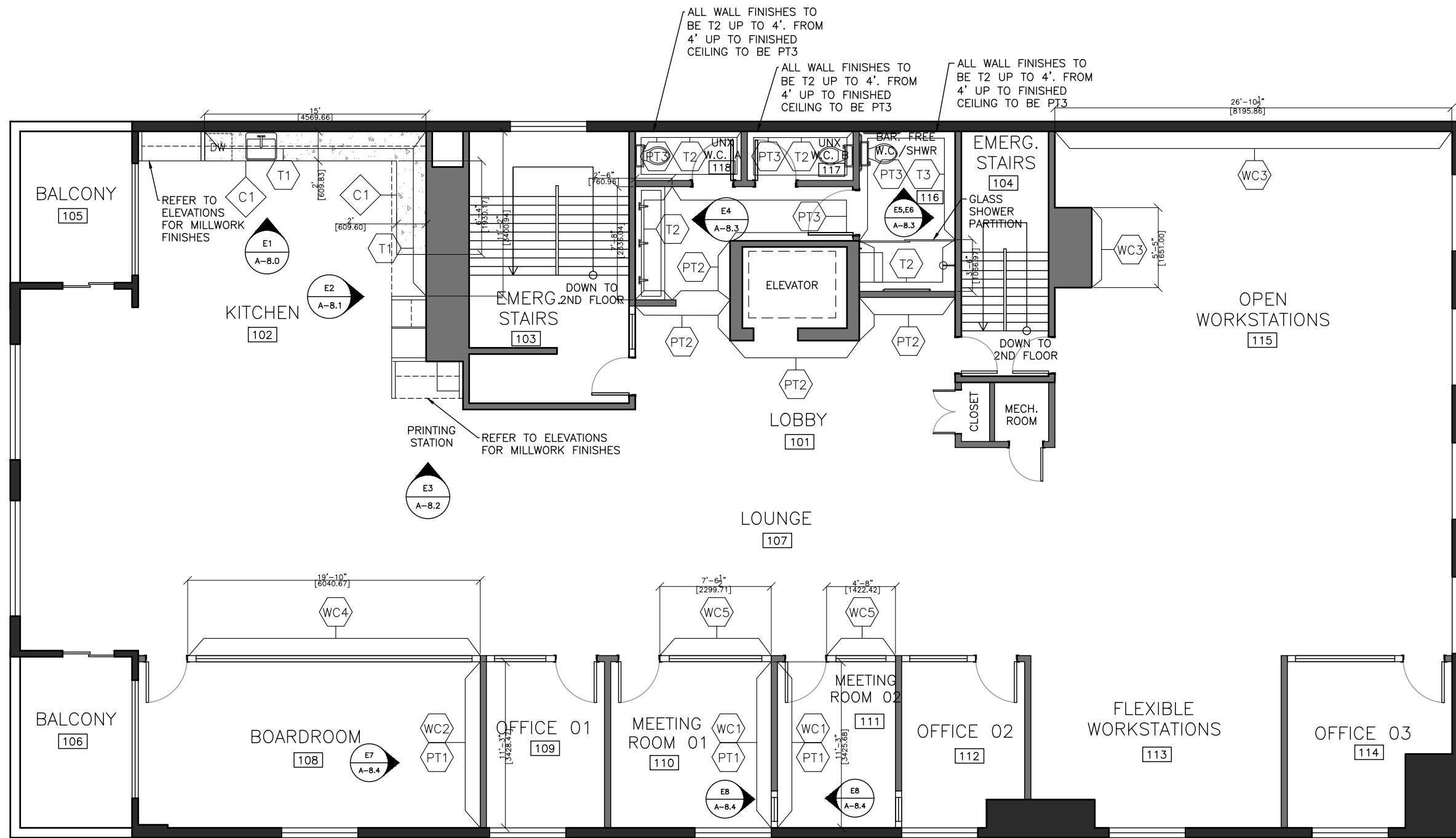
PROJECT:

SHEET TITLE:

LIGHTING SCHEDULE
AND RCP LEGEND

SHEET NUMBER:

A-6.1



P1 FINISHES PLAN
A-7.0 1/8"=1'-0"

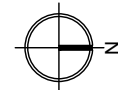
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ADDITIONAL NOTES:



DRAWN BY: VC
SCALE: AS NOTED
DATE: 28/MAY/2025
REVISION NUMBER: 00

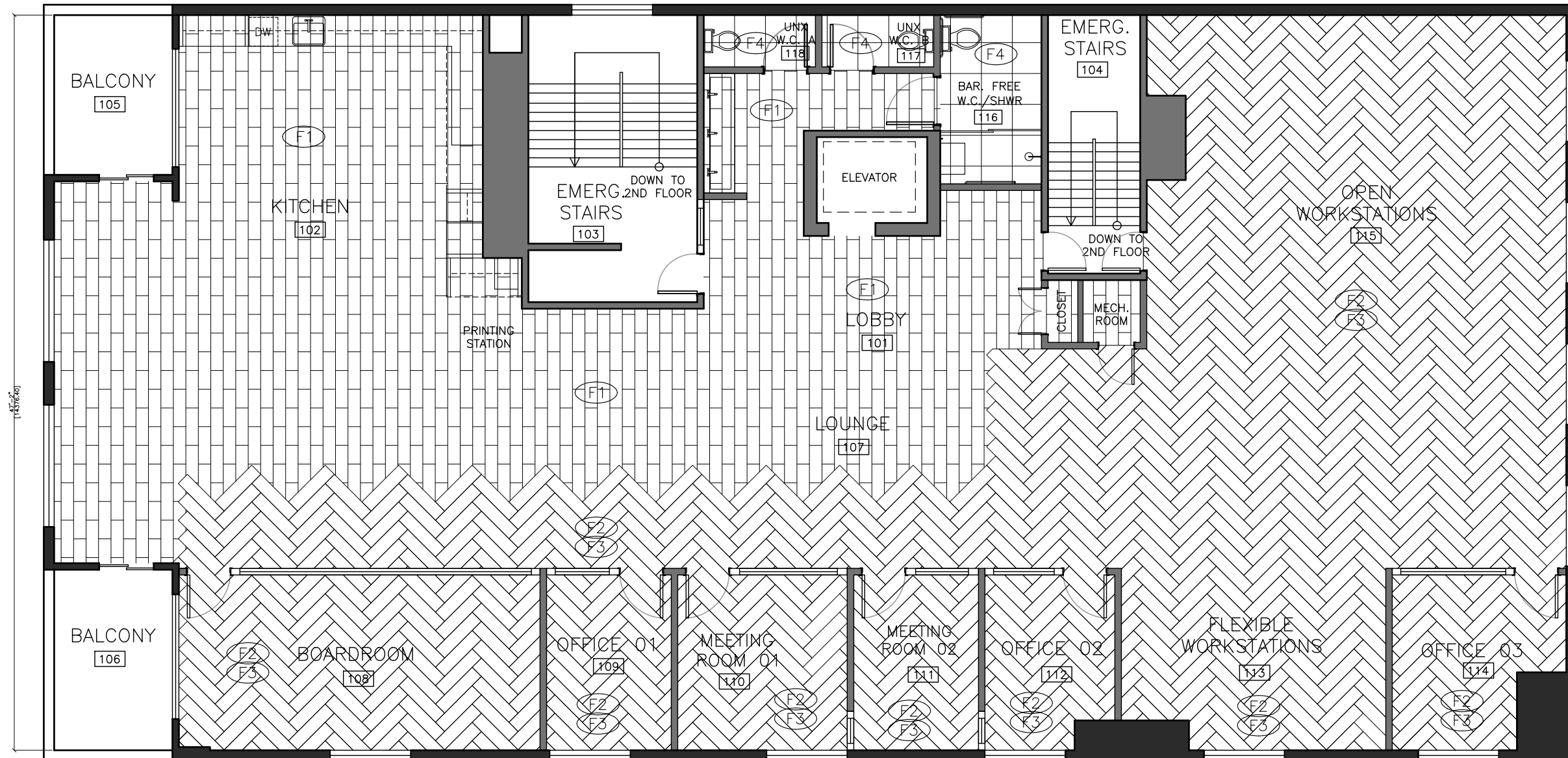
PROJECT:

SHEET TITLE:

FINISHES PLAN
INTERIOR WALLS

SHEET NUMBER:

A-7.0



P1 FINISHES PLAN — FLOORING
A-7.1 1/8"=1'-0"

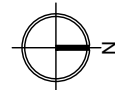
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ADDITIONAL NOTES:



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SCALE: AS NOTED
DATE: 28/MAY/2025
REVISION NUMBER: 00

PROJECT:


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
FINISHES PLAN
FLOORING

SHEET NUMBER:


A-7.1

INTERIOR FINISHES LEGEND:


 (F1) FLOORING – LVT
TYPE: LVT
MANUFACTURER: INTERFACE
STYLE: ON GRAIN 4.5MM
COLOUR: A03301–WHITE OAK VENEER
SIZE: 25CM X 1M (9.845” x 39.38”)
INSTALLATION TYPE: ASHLAR


 (F2) FLOORING – GREY CARPET
TYPE: CARPET TILE
MANUFACTURER: INTERFACE
STYLE: OPEN AIR 411
COLOUR: 106984–LINEN
SIZE: 25CM X 1M (9.845” x 39.38”)
INSTALLATION TYPE: HERRINGBONE

 (F3) FLOORING – BLUE CARPET
TYPE: CARPET TILE
MANUFACTURER: INTERFACE
STYLE: ON LINE
COLOUR: 103797–AZURE
SIZE: 25CM X 1M (9.845” x 39.38”)
INSTALLATION TYPE: HERRINGBONE

 (F4) FLOORING – FLOOR TILE
TYPE: PORCELAIN TILE
MANUFACTURER: CENTURA
STYLE: LEMMY
COLOUR: #LY0224 SPAZZOLATA
SIZE: 61CM X 61CM (24” X 24”)
INSTALLATION TYPE: GRID

 (C1) COUNTER 01 – QUARTZ
MANUFACTURER: HANSTONE
DESIGN: COAST
FINISH: POLISHED

 (T1) WALL TILE 1 – KITCHEN TILE
TYPE: PORCELAIN
MANUFACTURER: STONE TILE
STYLE: PENCILS MOSAIC
COLOUR: WHITE GLOSS
SIZE: 1.2 X 9.2 CM
GROUT: MAPEI – 77 FROST
INSTALLATION TYPE: STACKED (VERTICAL)

 (T2) WALL TILE 2 – W.C. TILES
TYPE: PORCELAIN
MANUFACTURER: CENTURA
STYLE: RAINBOW
COLOUR: WHITE GLOSSY
SIZE: 4” X 16”
GROUT: CENTURA – 953 STARRY NIGHT
INSTALLATION TYPE: STACKED (VERTICAL)

(WC1) WALL COVER – BOARDROOM
TYPE: ACOUSTICAL WALL PANEL
MANUFACTURER: ALTISPACE
COLOUR: DEEP BLUE
SIZE: 48” X 67”

(WC2) WALL COVER – BOARDROOM
TYPE: ACOUSTICAL WALL PANEL
MANUFACTURER: ALTISPACE
COLOUR: DEEP BLUE
SIZE: 5” X 60”

(WC3) WALL COVER – OPEN WORKSTATIONS
TYPE: WALL MURAL
DESIGN: TO BE CONFIRMED

(WC4) WALL COVER – PRIVACY FILM A
TYPE: FROSTED WINDOW FILM
DESIGN: TO BE CONFIRMED

(WC5) WALL COVER – PRIVACY FILM B
TYPE: FROSTED WINDOW FILM
DESIGN: TO BE CONFIRMED

(PT1) WALL PAINT 1 – GENERAL
ALL WALLS TO BE PAINTED PT1 UNLESS SPECIFIED OTHERWISE.
MANUFACTURER: SHERWIN WILLIAMS
COLOUR: EXTRA WHITE
CODE#: SW 7006
FINISH:

(PT2) WALL PAINT 2 – BLUE
MANUFACTURER: SHERWIN WILLIAMS
COLOUR: TO MATCH PANTONE
CODE#: N/A
FINISH: N/A

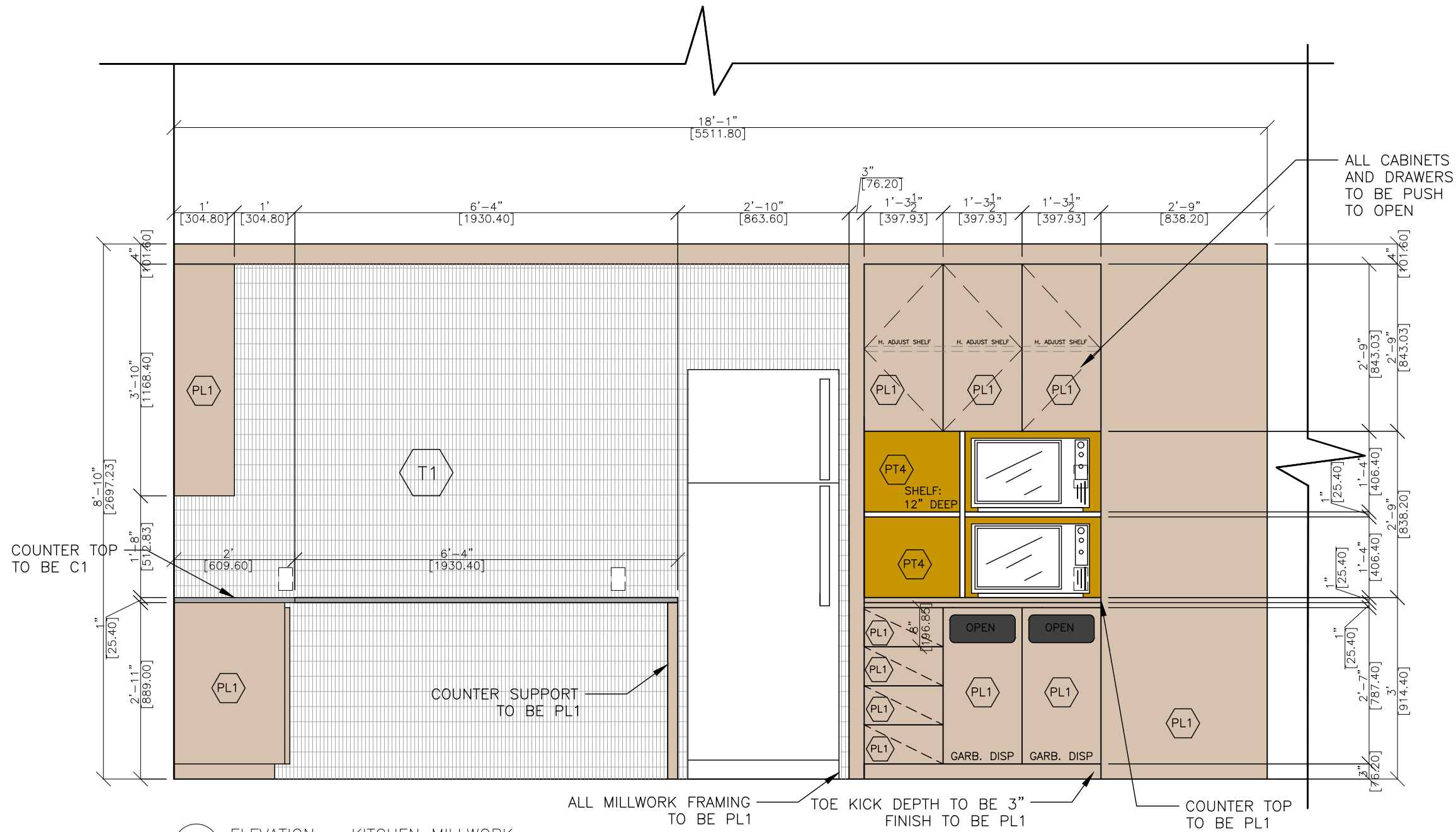
(PT3) WALL PAINT 3 – GREY
MANUFACTURER: SHERWIN WILLIAMS
COLOUR: EVENING SHADOW
CODE#: SW 7662
FINISH:

(PT4) WALL PAINT 2 – YELLOW
MANUFACTURER: SHERWIN WILLIAMS
COLOUR: TO MATCH PANTONE
CODE#: N/A
FINISH: N/A

(WB1) WALL BASE TYPE #1 – RUBBER
MANUFACTURER: JOHNSONITE
STYLE: CB 48 TOE TRADITIONAL VINYL
COLOUR: 48 GREY EG
SIZE: 4” X 4 1/8”

(PL1) LAMINATE 1
MANUFACTURER: WESTON PREMIUM WOODS
STYLE: CLEAF
FINISH: CORTECCIA – FIENO S173

- FINISHES PLAN NOTES:
- 1. REFER TO PARTITION PLAN AND ELEVATIONS FOR MILLWORK FINISHES
 - 2. CONTRACTOR TO PROVIDE SAMPLE TO STUDIO FORMA FOR REVIEW AND APPROVAL
 - 3. ALL EXPOSED METAL STRUCTURE (EXPOSED ROOF, POSTS, BEAMS, ETC.) TO BE PAINTED BLACK



VISUAL REFERENCE

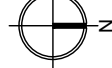
GENERAL NOTES:

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2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH THE WORK, MUST SUBMIT ALL NECESSARY SAMPLES AND SHOP DRAWINGS TO THE DESIGNER FOR APPROVAL.

4. ALL CONCEPTS, DESIGNS, DETAILS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AS SUCH THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WHATSOEVER.
5. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMIT DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO SURFACES, MATERIALS AND FINISHES AND

SHALL BEAR ALL COSTS INCURRED TO RECTIFY REPAIR OR REPLACE SAME TO THE DESIGNER'S SPECIFICATION.
7. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROCEEDING WITH ANY WORK PRIOR TO RECEIVING DESIGNER'S APPROVAL WHERE REQUIRED.

ADDITIONAL NOTES:



DRAWN BY: VC

SCALE: AS NOTED

DATE: 28/MAY/2025

REVISION NUMBER: 00

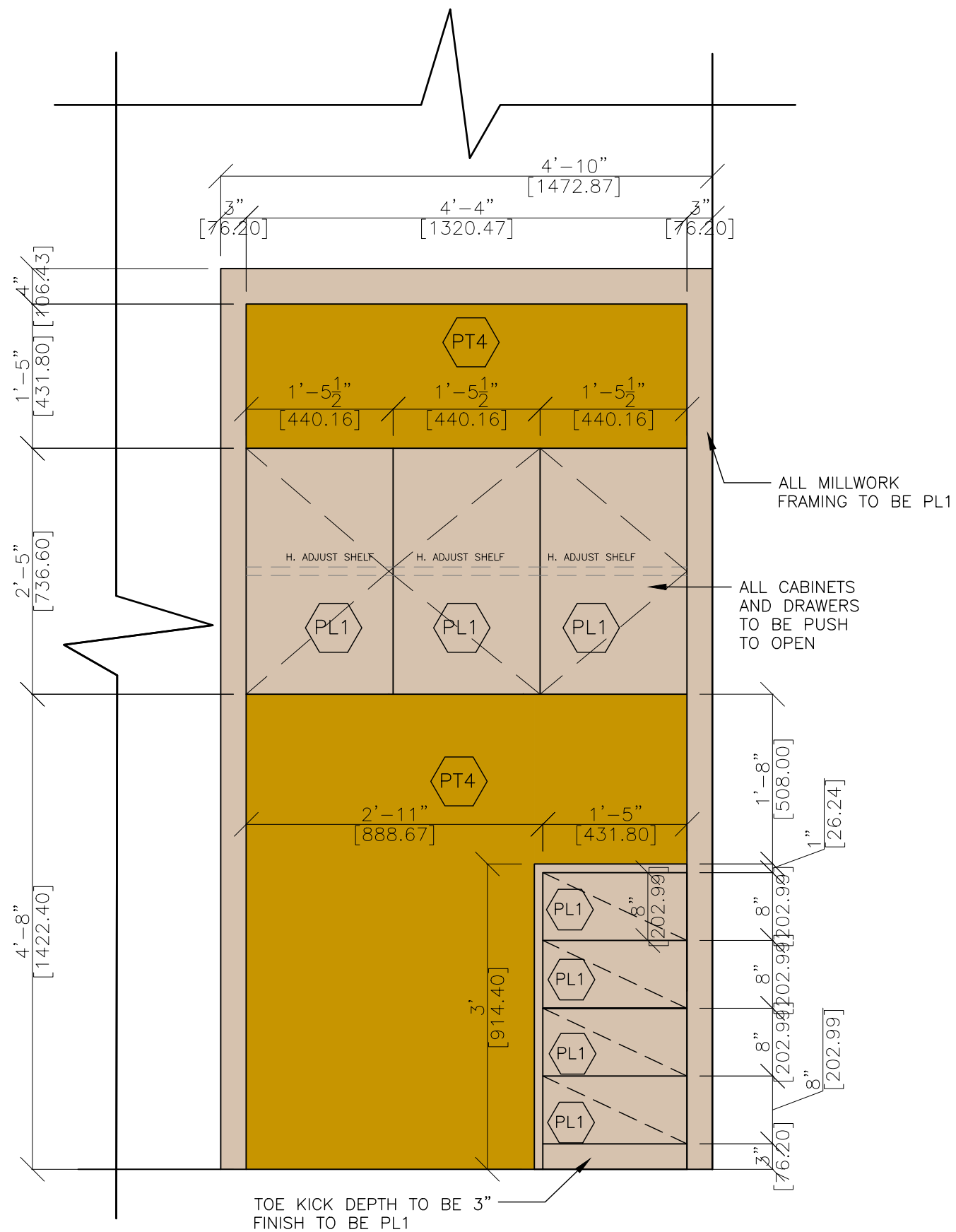
PROJECT:

SHEET TITLE:

ELEVATION 02
KITCHEN MILLWORK

SHEET NUMBER:

A-8.1



E3 ELEVATION — PRINTING STATION MILLWORK
A-8.2 3/4"=1'-0"



VISUAL REFERENCE

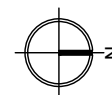
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ADDITIONAL NOTES:



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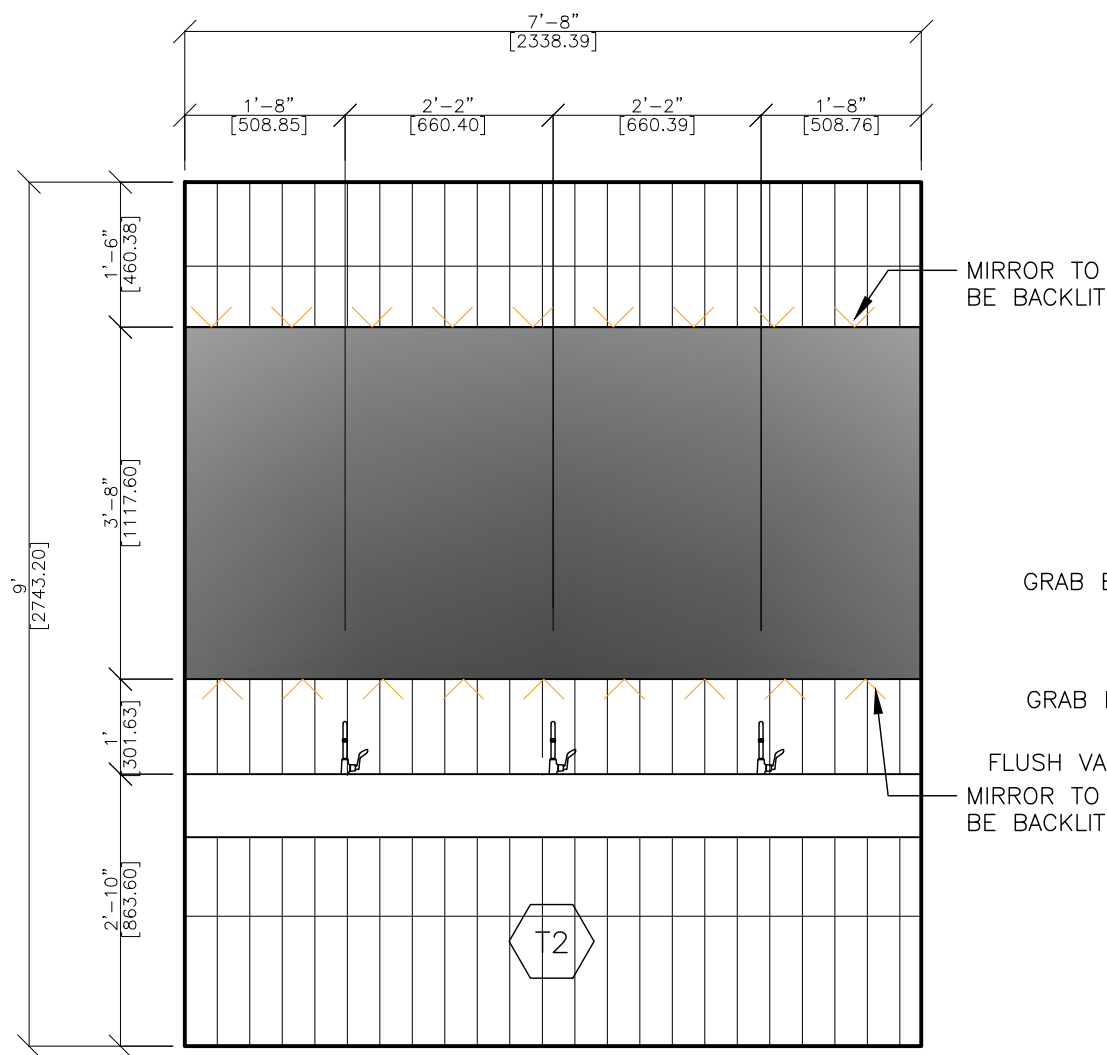
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SHEET TITLE:

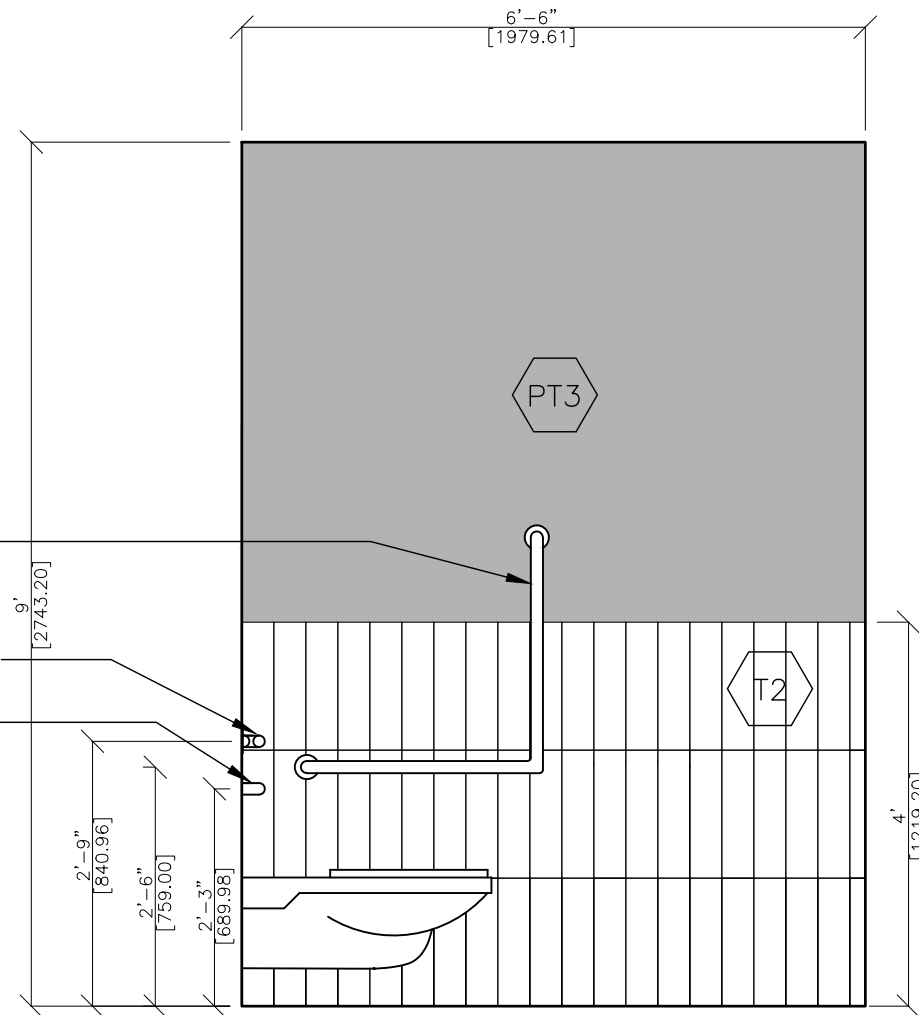
**ELEVATION 03
PRINTING STATION**

SHEET NUMBER:

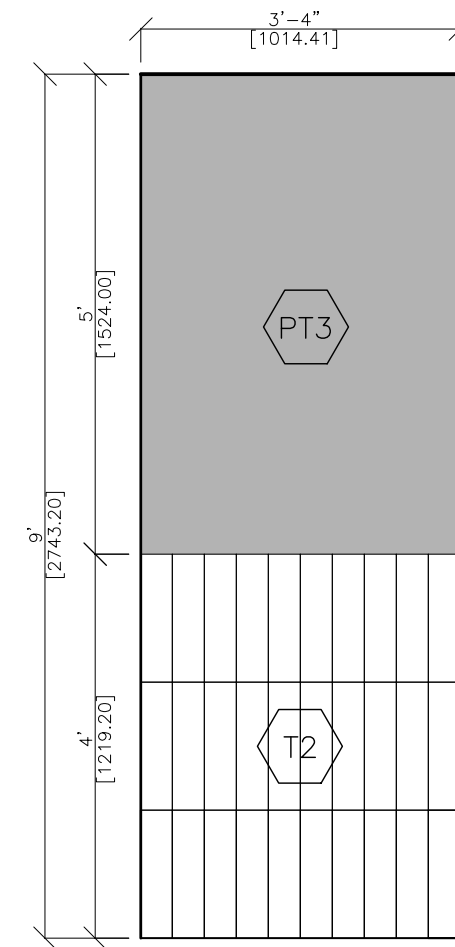
A-8.2



E4 ELEVATION 4 – W.C SINK
A-8.3 1/2"=1'-0"



E5 ELEVATION 5 – BARRIER-FREE W.C
A-8.3 1/2"=1'-0"



E6 ELEVATION 6 – TYPICAL W.C WALL
A-8.3 1/2"=1'-0"



VISUAL REFERENCES

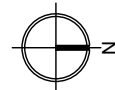
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ADDITIONAL NOTES:



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REVISION NUMBER: 00

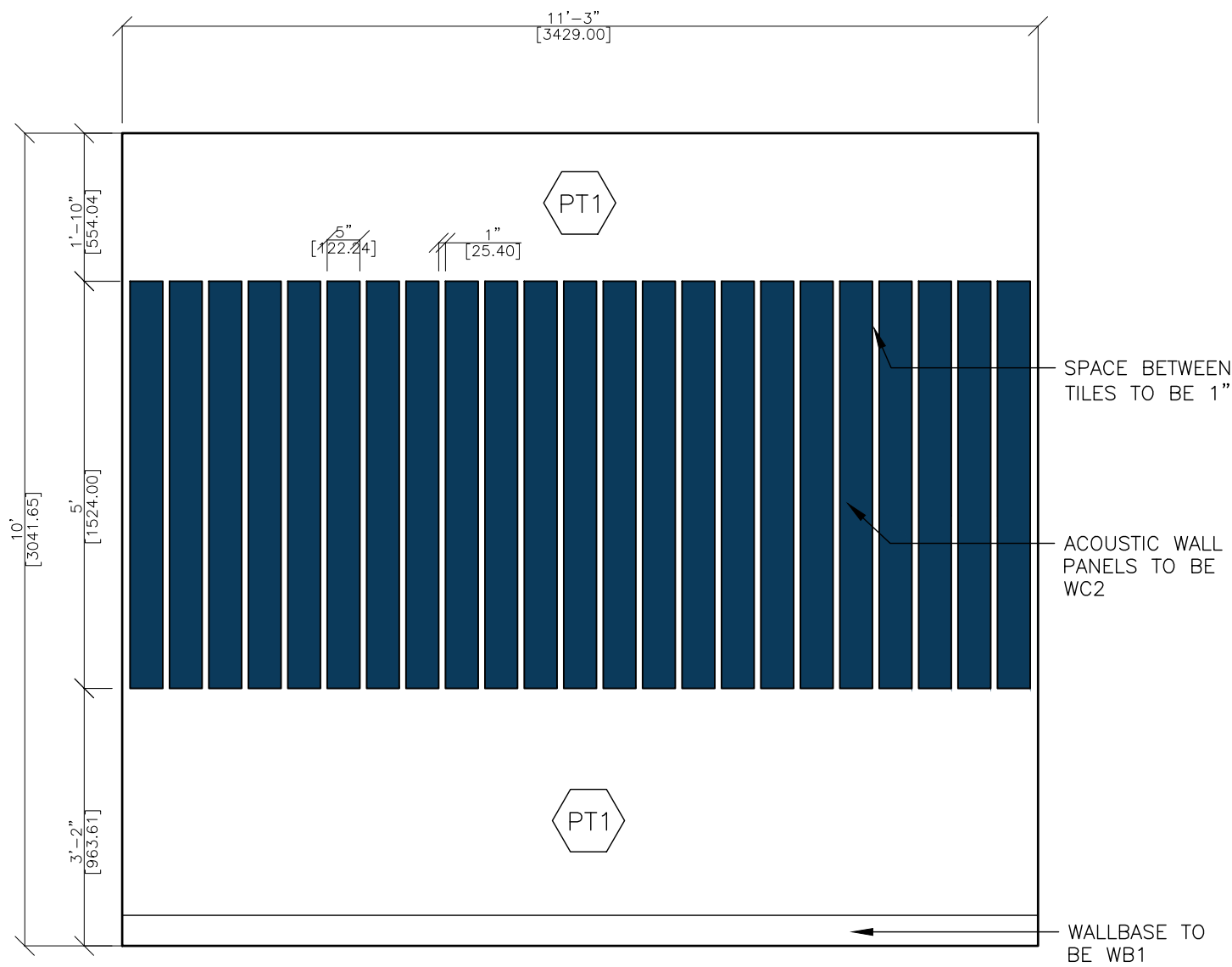
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SHEET TITLE:

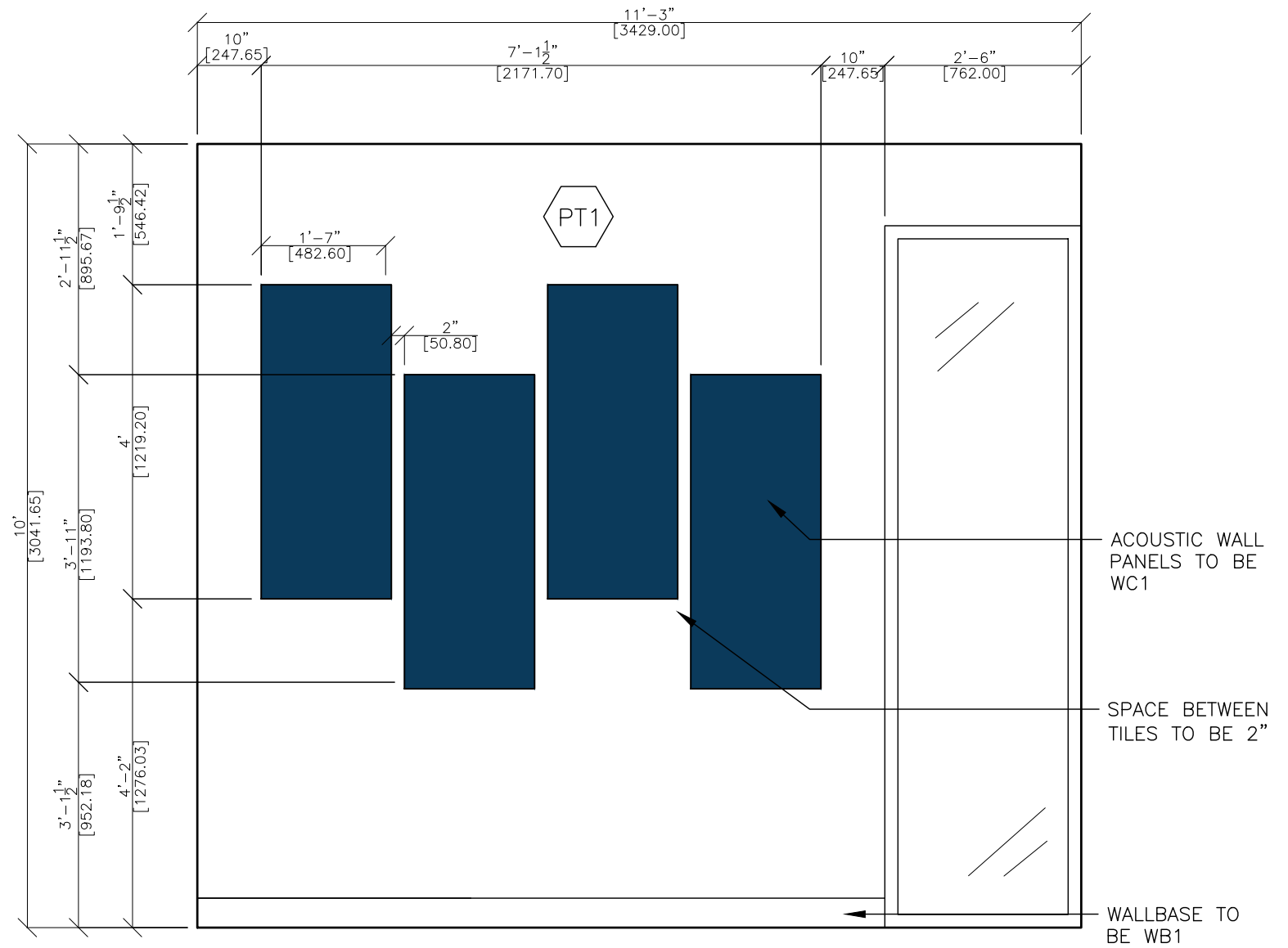
**ELEVATIONS 04,
05 & 06
W.C.s**

SHEET NUMBER:

A-8.3



E7 ELEVATION 7 – BOARDROOM
A-8.4 1/2"=1'-0"



E1 ELEVATION 8 – MEETING ROOM 01 & 02
A-8.4 1/2"=1'-0"



VISUAL REFERENCES

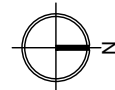
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ADDITIONAL NOTES:



DRAWN BY: VC
SCALE: AS NOTED
DATE: 28/MAY/2025
REVISION NUMBER: 00

PROJECT:

SHEET TITLE:
**ELEVATIONS 07 & 08
ACOUSTIC WALL
BAFFLES**

SHEET NUMBER:

A-8.4