

SUBJECT TENANT
MANOTICK MESSAGE THERAPY

UNIT AREA:
1696.40S.F.



EXISTING PARKING LOT

BUILDING AREA:
5565.00S.F.

MANOTICK MAIN STREET

1 KEY PLAN
3/32"=1'-0"

LAURA HANDS DESIGN

27 MAITLAND STREET, PO BOX 511
RICHMOND, ONTARIO K0A 2Z0

PHONE: 613.838.2076
EMAIL: laura@laurahandsdesign.ca



CERTIFICATION:

FIRM BCIN #: 45183
INDIVIDUAL BCIN #: 42234

DRAWING
KEY PLAN

DATE
MAR 13/19

DRAWN BY
L.H.

SCALE
3/32"=1'-0"

CHECKED BY
L.H.

PROJECT

**INTERIOR RENOVATION
MANOTICK MESSAGE THERAPY
MANOTICK MAIN STREET
MANOTICK, ONTARIO**

PROJECT NO.
1907

DRAWING NO.
A-01

GENERAL NOTES:

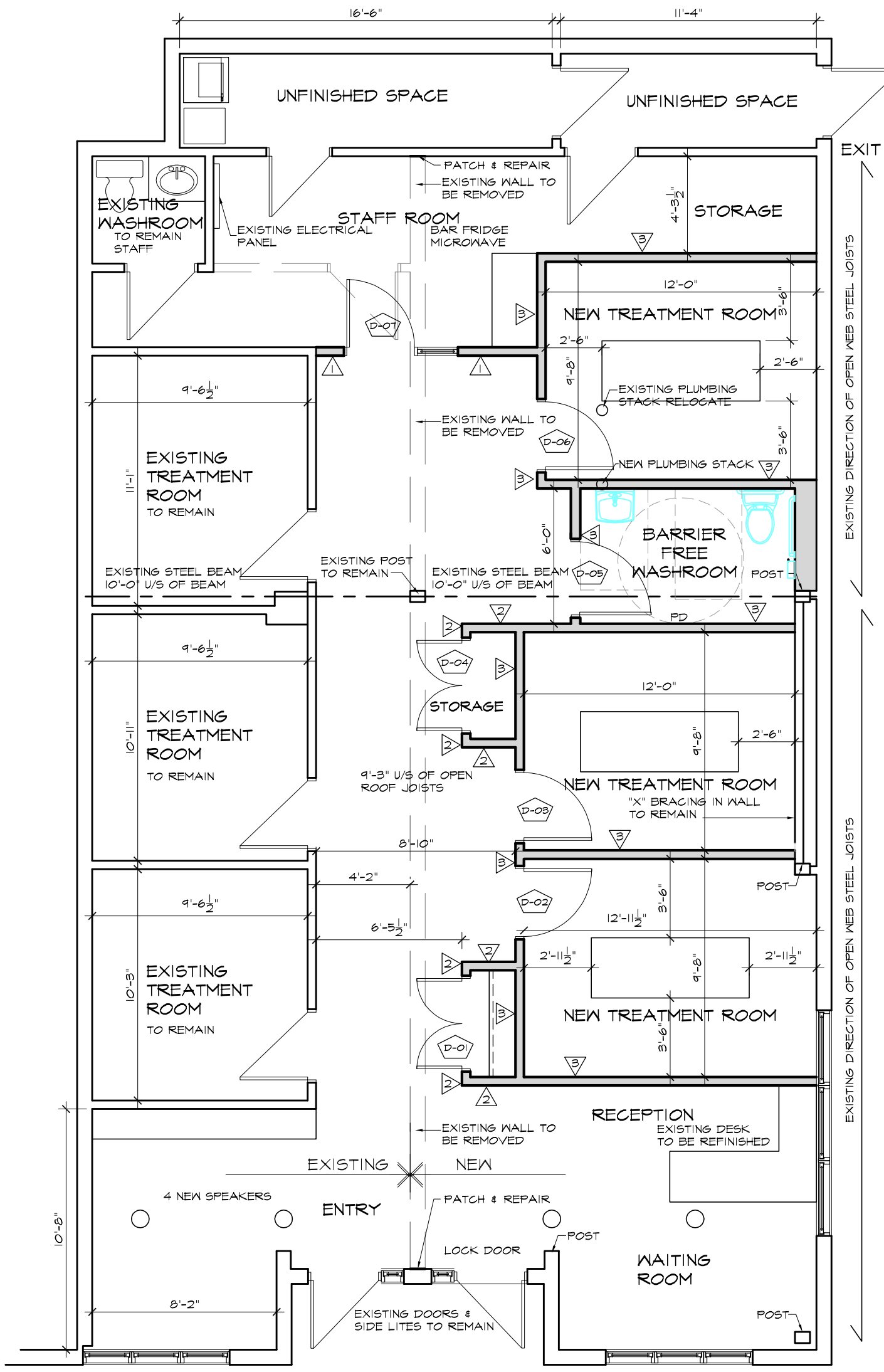
- ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE
- DO NOT SCALE DRAWINGS
- ANY DISCREPANCIES TO BE REVIEWED WITH LAURA HANDS DESIGN

GENERAL LEGEND:

- EXISTING EXTERIOR & INTERIOR WALLS TO REMAIN
- - - EXISTING WALLS TO BE REMOVED
- NEW INTERIOR WALLS
- NEW DOORS
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE TO ALL BYLAWS, CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL DIMENSIONS, DETAILS SPECIFICATION SAMPLES AND RELATED INFORMATION ON THE JOB SITE AND REPORT ANY DISCREPANCIES TO DAVID EGAN ASSOCIATES INC. PRIOR TO COMMENCEMENT OF WORK.
- PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO PROVIDE ADEQUATE REINFORCEMENT FOR STABILITY OF APPLIED FINISH MATERIALS OR ITEMS APPROPRIATE CONSTRUCTION TOLERANCES FOR INSTALLATION OR BUILT-IN ITEMS FOR FINISH APPLICATIONS AND VERIFICATION OF ALL BASE MATERIALS FOR FINISH APPLICATION
- DAVID EGAN ASSOCIATES INC. SHALL NOT BE LIABLE DIRECTLY OR INDIRECTLY FROM ANY LOSSES, DAMAGES, LAWS SUITS WHATSOEVER IN RESPECT TO ANY DEFECTIVE MATERIALS OR ITEMS AS SPECIFIED SUPPLIED OR INSTALLED BY ANY THIRD PARTY
- THE DESIGN AND DRAWINGS FOR THIS PROJECT REMAIN THE PROPERTY OF DAVID EGAN ASSOCIATES INC. AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
- UNLESS OTHERWISE NOTED, MEASUREMENT AND INSTALLATION OF ALL FINISHES SPECIFIED IS THE RESPONSIBILITY OF THE CONTRACTOR, SUPPLYING THE MATERIALS. CONTRACTOR MUST APPROVE ALL SPECIFICATION WITH THE CLIENT.
- REFER TO DRAWINGS ATTACHED FOR ALL MECHANICAL ELECTRICAL



1 PROPOSED UNIT PLAN
3/16"=1'-0"

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CERTIFICATION:
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DRAWING **PROPOSED FLOOR PLAN**

DATE **MAR 13/19**

DRAWN BY **L.H.**

SCALE **3/16"=1'-0"**


CHECKED BY **L.H.**

PROJECT
**INTERIOR RENOVATION
MANOTICK MESSAGE THERAPY
MANOTICK MAIN STREET
MANOTICK, ONTARIO**

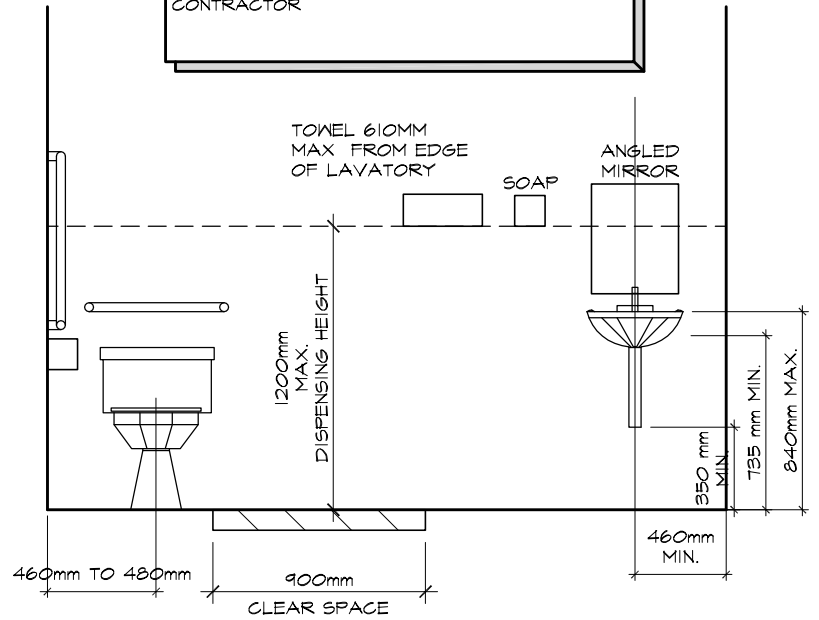
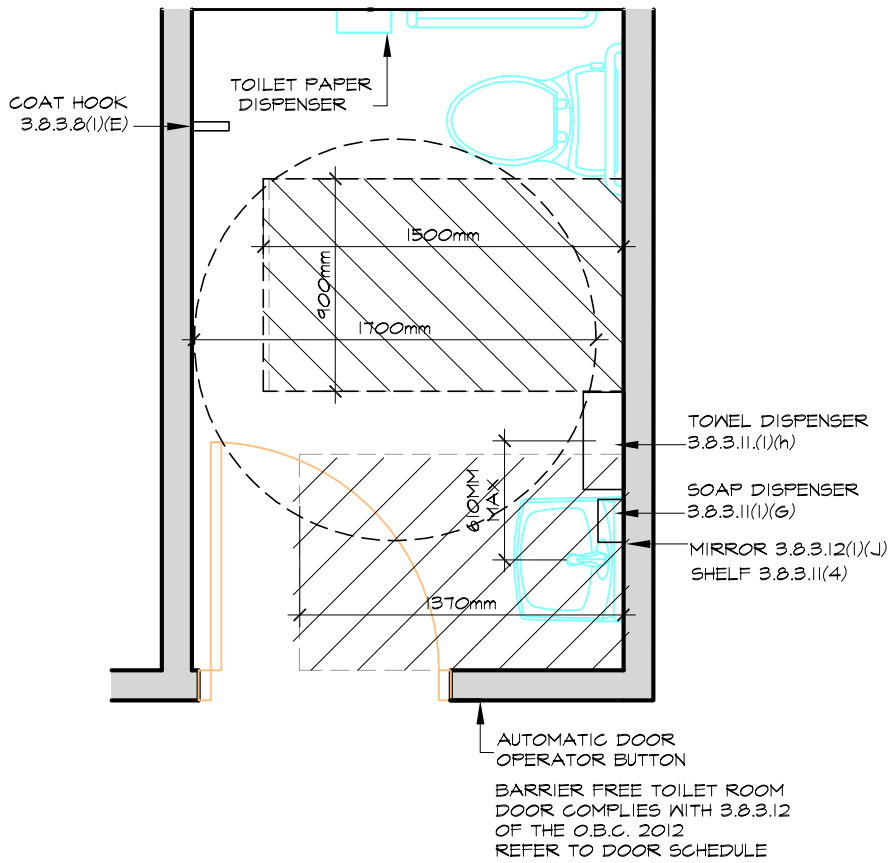
PROJECT NO.
1907

DRAWING NO.
A-1

BARRIER FREE WASHROOM

 CLEAR TRANSFER SPACE
 LAVATORY 3.8.3.11 (F)
 WATER CLOSET 3.8.3.8(2)(a)(ii)

NOTES:
 WATER CLOSET STALLS TO CONFORM TO 3.8.3.8. OF THE ONTARIO BUILDING CODE 2012
 WATER CLOSET AS PER 3.8.3.9
 LAVATORIES AS PER 3.8.3.11
 BARRIER FREE TOILET ROOM COMPLIES WITH 3.8.3.12 OF THE O.B.C. 2012
 REFER TO ATTACHED NOTES FROM THE OBC 2012
 ALL NOTES TO BE DISTRIBUTED TO GENERAL CONTRACTOR



1 BARRIER FREE WASHROOM DETAILS

3/8"=1'-0"

2 TYPICAL DIMENSION REQUIREMENTS

3/8"=1'-0"

GRAB BAR INSTALLATION SPECIFICATION

1. BESIDE WATER CLOSET :

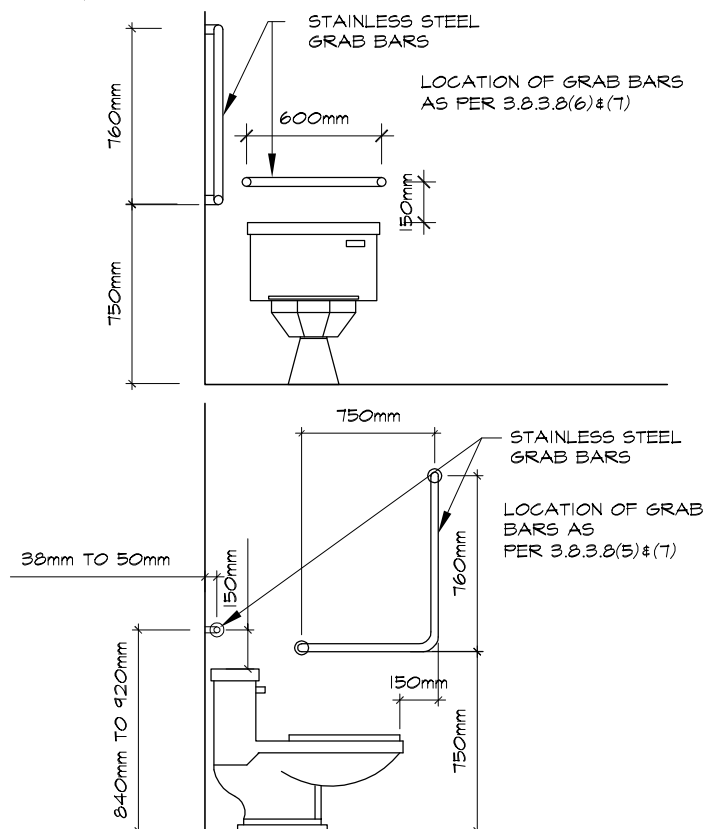
- MIN. 760mm LONG GRAB BAR MOUNTED AT 30d TO 50d ANGLE SLOPING UPWARDS AWAY FROM WATER CLOSET W/ LOWER END OF BAR MOUNTED 750mm TO 900mm ABOVE FINISHED FLOOR AND 50mm IN FRONT OF THE TOILET BOWL

2. BEHIND WATER CLOSET :

- MIN. 600mm LONG GRAB BAR MOUNTED HORIZONTALLY ON THE WALL APPROXIMATELY 840mm TO 920mm ABOVE FINISHED FLOOR AND 150mm ABOVE THE WATER TANK

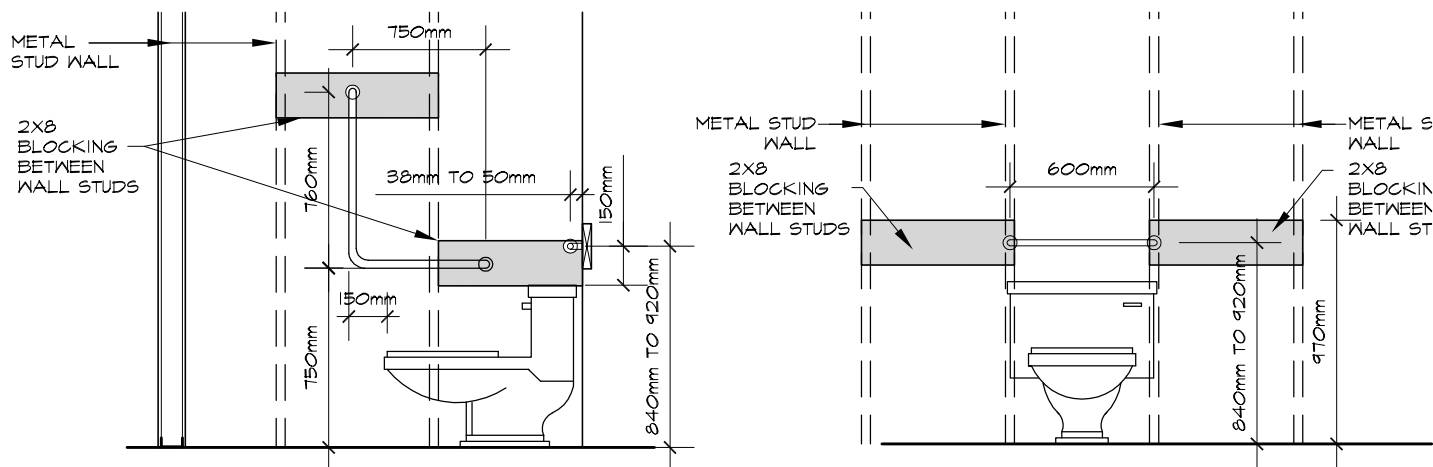
NOTE:

- GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REQUIRED BACKING REINFORCEMENT FOR ALL MILLWORK LOCATIONS



3 TYPICAL GRAB BAR DETAILS

3/8"=1'-0"



4 TYPICAL BACKING DETAILS

3/8"=1'-0"

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DRAWING

BARRIER FREE WASHROOM DETAILS & NOTES

DATE

MAR 13/19

DRAWN BY

L.H.

SCALE

3/16"=1'-0"

CHECKED BY

L.H.

PROJECT NO.

1907

DRAWING NO.

A2

PROJECT

INTERIOR RENOVATION
MANOTICK MESSAGE THERAPY
 MANOTICK MAIN STREET
 MANOTICK, ONTARIO

CONSTRUCTION NOTES:

INTERIOR WALL CONSTRUCTION

- △ NEW PARTIAL HEIGHT PARTITION:
 - 3 1/2" S/S @ 16" O.C. C/W
 - 1 LAYER 1/2" DRYWALL EACH SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO 12" ABOVE SUSPENDED CEILING (9'-0")
 - INTERIOR CAVITY OF PARTITION TO BE FILLED WITH 3.5" SOUND ATTENUATION BLANKETS.
- △ NEW PARTIAL HEIGHT PARTITION:
 - 3 1/2" S/S @ 16" O.C. C/W
 - 1 LAYER 1/2" DRYWALL EACH SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO 12" ABOVE SUSPENDED CEILING (9'-0")
- △ NEW PARTIAL HEIGHT PARTITION:
 - 3 1/2" S/S @ 16" O.C. C/W
 - 1 LAYER 1/2" DRYWALL EACH SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO UNDERSIDE OF DECK (11'-9")
 - INTERIOR CAVITY OF PARTITION TO BE FILLED WITH 3.5" SOUND ATTENUATION BLANKETS.
- △ AT EXISTING EXTERIOR WALLS: (TO BE COMPLETED BY LANDLORD)
 - REPAIR & PATCH EXISTING INSULATION
 - 1 LAYER 1/2" DRYWALL ONE SIDE TO EXTEND CONTINUOUSLY FROM CONCRETE FLOOR SLAB TO 12" ABOVE SUSPENDED CEILING

FINISHING SCHEDULE:

FLOORING: ENTIRE SUITE FLOORING BOUGHT BY OWNER, INSTALL ONLY, LONES: KRONOTEX 12MM HARBOUR OAK EMBOSSED LAMINATE FLOORING

SUSPENDED CEILING TILES: CLIMAPLUS - MARS 24"x48" EXISTING AND NEW AREAS
EXISTING TRACK TO REMAIN. NEW TRACK REQUIRED IN NEW AREA

LIGHTING SCHEDULE:

POT LIGHTS: 12 EXISTING POT LIGHTS TO BE INSTALLED. REMAINING NEW LED 4" POT LIGHTS TO MATCH EXISTING

RECEPTION: PENDANT LIGHTS TO BE DETERMINED.

LED TROFFER: 2'-0"x4'-0" LED PANELS BOUGHT BY CLIENT, INSTALL ONLY.

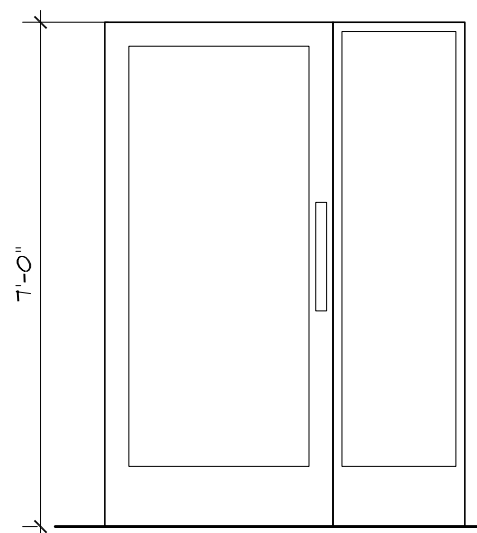
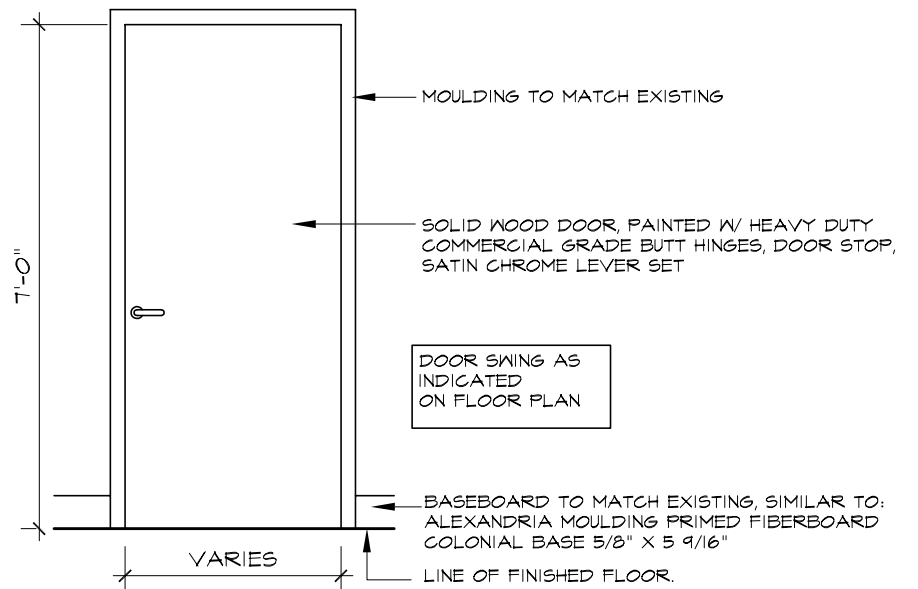
DOOR SCHEDULE:

- D-01 - 2@ 2'-0"x7'-0" SOLID WOOD, PAINTED W/ SATIN CHROME DOOR LEVER
- D-02 - 3'-2"x7'-0" SOLID WOOD DOOR PAINTED W/ SATIN CHROME DOOR LEVER, POWER OPERATOR PRIVACY LOCKSET
- D-03 - 3'-2"x7'-0" SOLID WOOD DOOR PAINTED W/ SATIN CHROME DOOR LEVER, POWER OPERATOR PRIVACY LOCKSET
- D-04 - 2@ 2'-0"x7'-0" SOLID WOOD PAINTED W/ SATIN CHROME DOOR LEVER
- D-05 - 3'-2"x7'-0" SOLID WOOD DOOR, PAINTED, POWER OPERATOR PRIVACY LOCKSET
- D-06 - 3'-2"x7'-0" SOLID WOOD DOOR PAINTED W/ SATIN CHROME DOOR LEVER, POWER OPERATOR PRIVACY LOCKSET
- D-07 - 3'-2"x7'-0" FULL TEMPERED GLASS DOOR & SIDELITE

DOOR LEVER: MOT SERIES MORTISE LOCKS BY RICHELIEU, ALL DOORS EXISTING AND NEW.

DOOR FRAME: TO MATCH EXISTING SIMILAR TO ALEXANDRIA MOULDING PRIMED FIBERBOARD COLONIAL CASING 5/8" X 2 3/4"

REFER TO DOOR ELEVATIONS FOR DETAILED INFORMATION



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CONSTRUCTION NOTES, FINISHES & DOOR SCHEDULE/ELEVATIONS

DATE: MAR 13/19 DRAWN BY: L.H.

SCALE: 3/16"=1'-0" CHECKED BY: L.H.

PROJECT NO.: 1907 DRAWING NO.: A3

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