

FREEMAN FIT-UP

ADDRESS: 2295 ST.LAURENT BLVD | OTTAWA, ON
PROJECT NO: 1927
DATE: 2019-11-29

ISSUED FOR TENDER

ARCHITECTURAL DRAWINGS

- 0000 COVER
- A001 FIRE SEPARATIONS, CONSTRUCTION ASSEMBLIES & NOTATION LEGEND
- A003 DOOR SCHEDULE, DOOR & FRAME TYPES, MATERIALS & PRODUCT SCHEDULE
- D101 LEVEL 01 & 02 - DEMOLITION PARTITION PLANS
- D102 LEVEL 01 & 02 - DEMOLITION CEILING PLANS
- A101 LEVEL 01 & 02 - PARTITION PLANS
- A111 LEVEL 01 & 02 - FINISHES PLANS
- A151 LEVEL 01 & 02 - REFLECTED CEILING PLANS
- A401 STAIR C - ENLARGED PLANS, SECTIONS, AND DETAILS
- A402 WC - ENLARGED PLANS AND ELEVATIONS
- A701 INTERIOR DETAILS
- A801 MILLWORK PLANS, ELEVATIONS, AND DETAILS
- A802 MILLWORK CONTINUED

MECHANICAL ENGINEER

Quadrant Engineering Ltd

203-2283 St. Laurent Blvd.
Ottawa, Ontario
K1G 5A2

DRAWING LIST

REFER TO MECHANICAL TITLE SHEET

ELECTRICAL ENGINEER

Quadrant Engineering Ltd

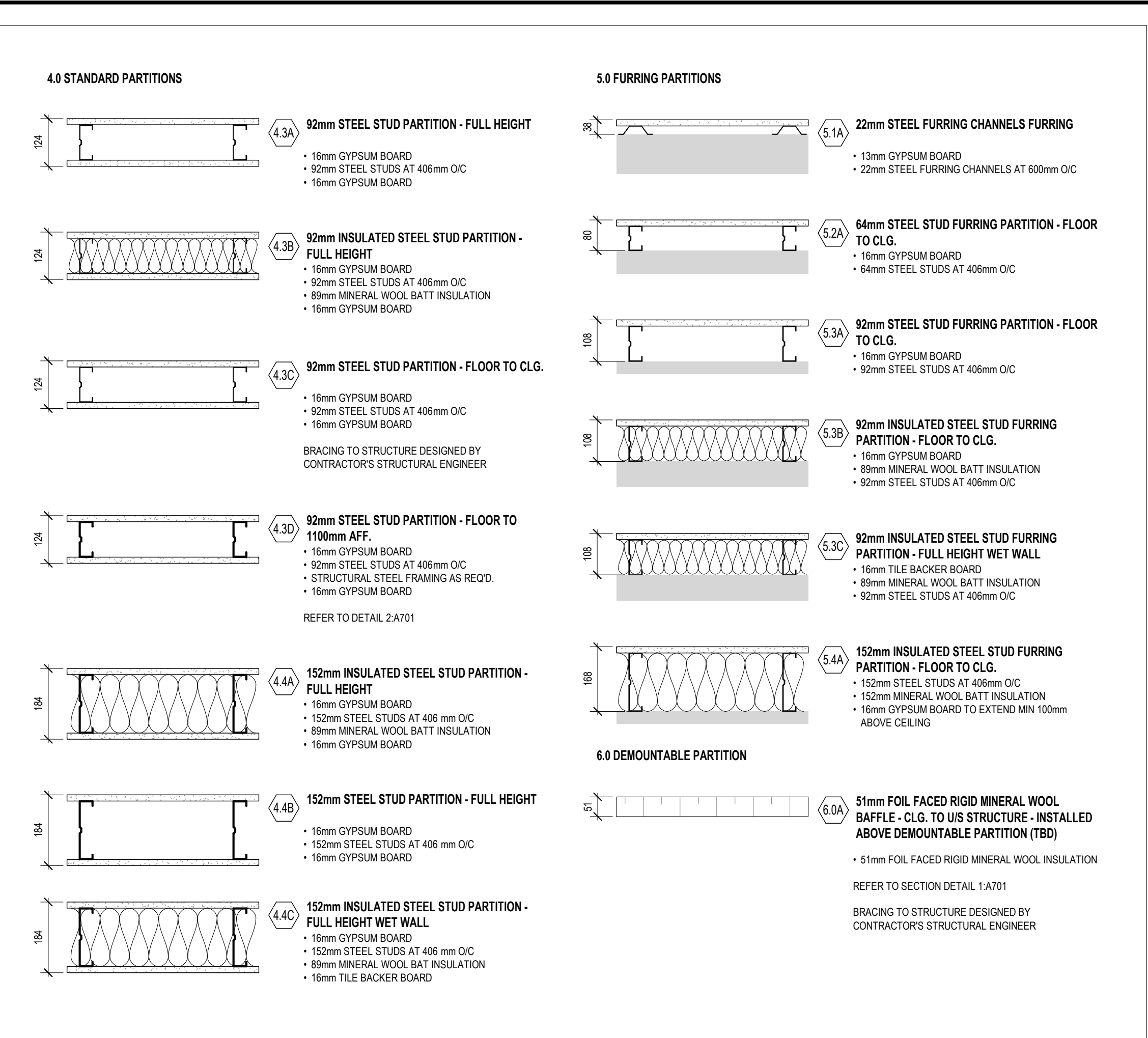
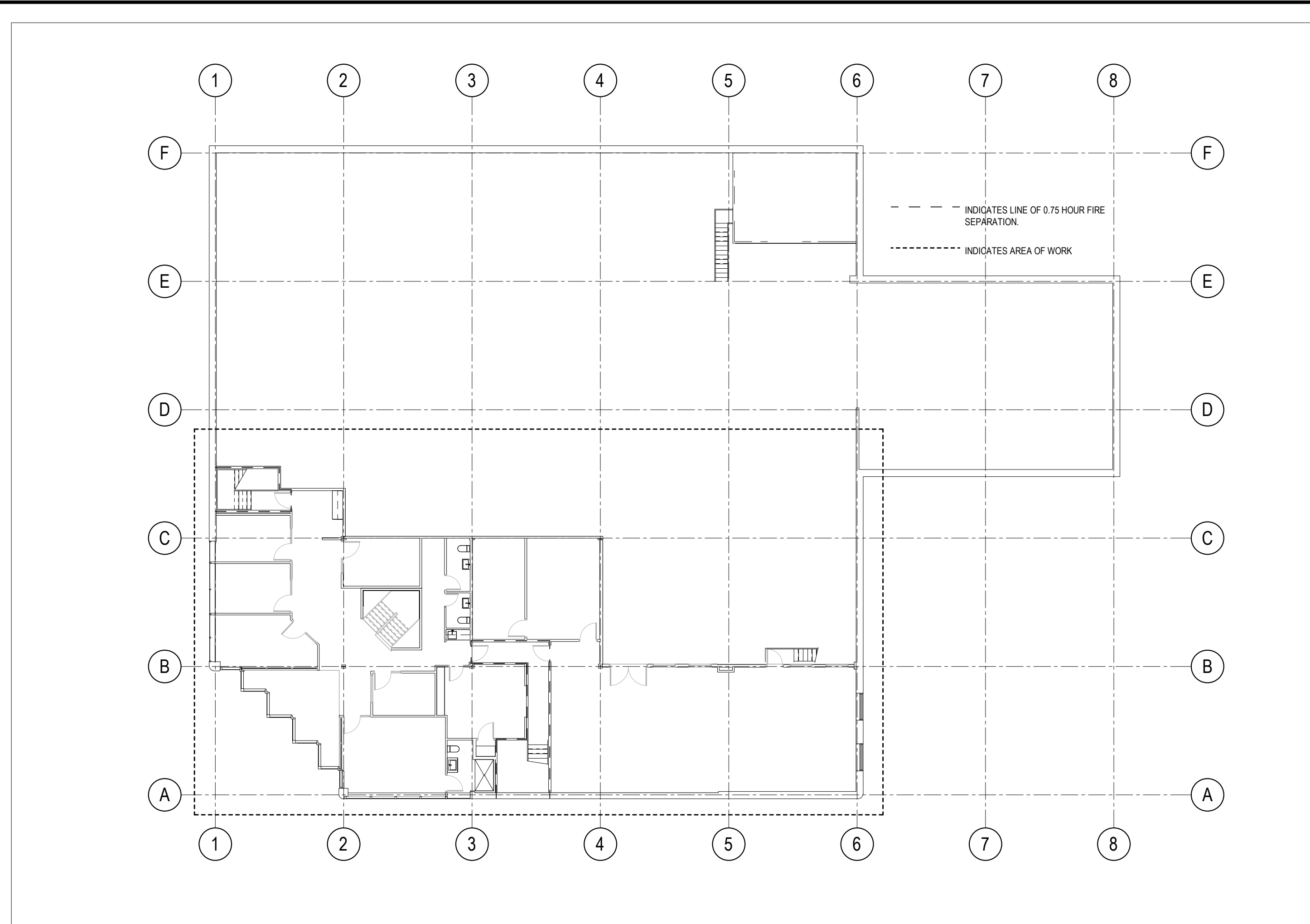
203-2283 St. Laurent Blvd.
Ottawa, Ontario
K1G 5A2

DRAWING LIST

REFER TO ELECTRICAL TITLE SHEET

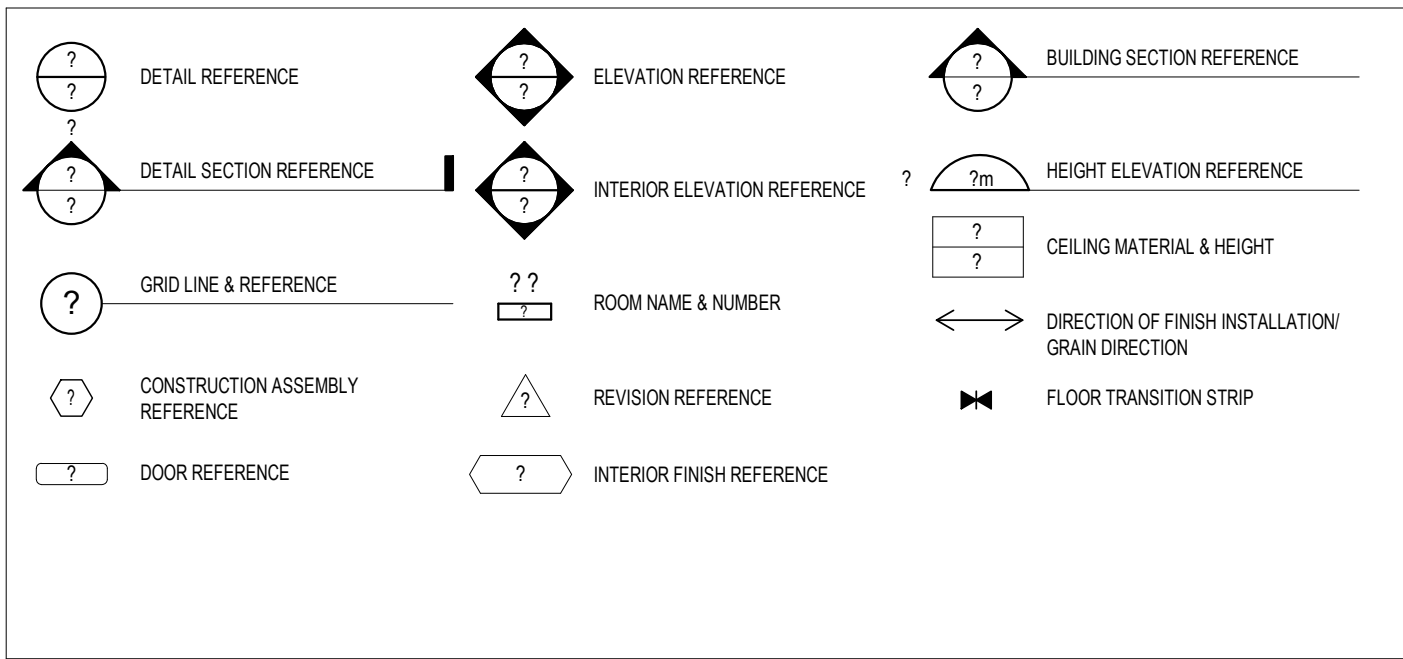
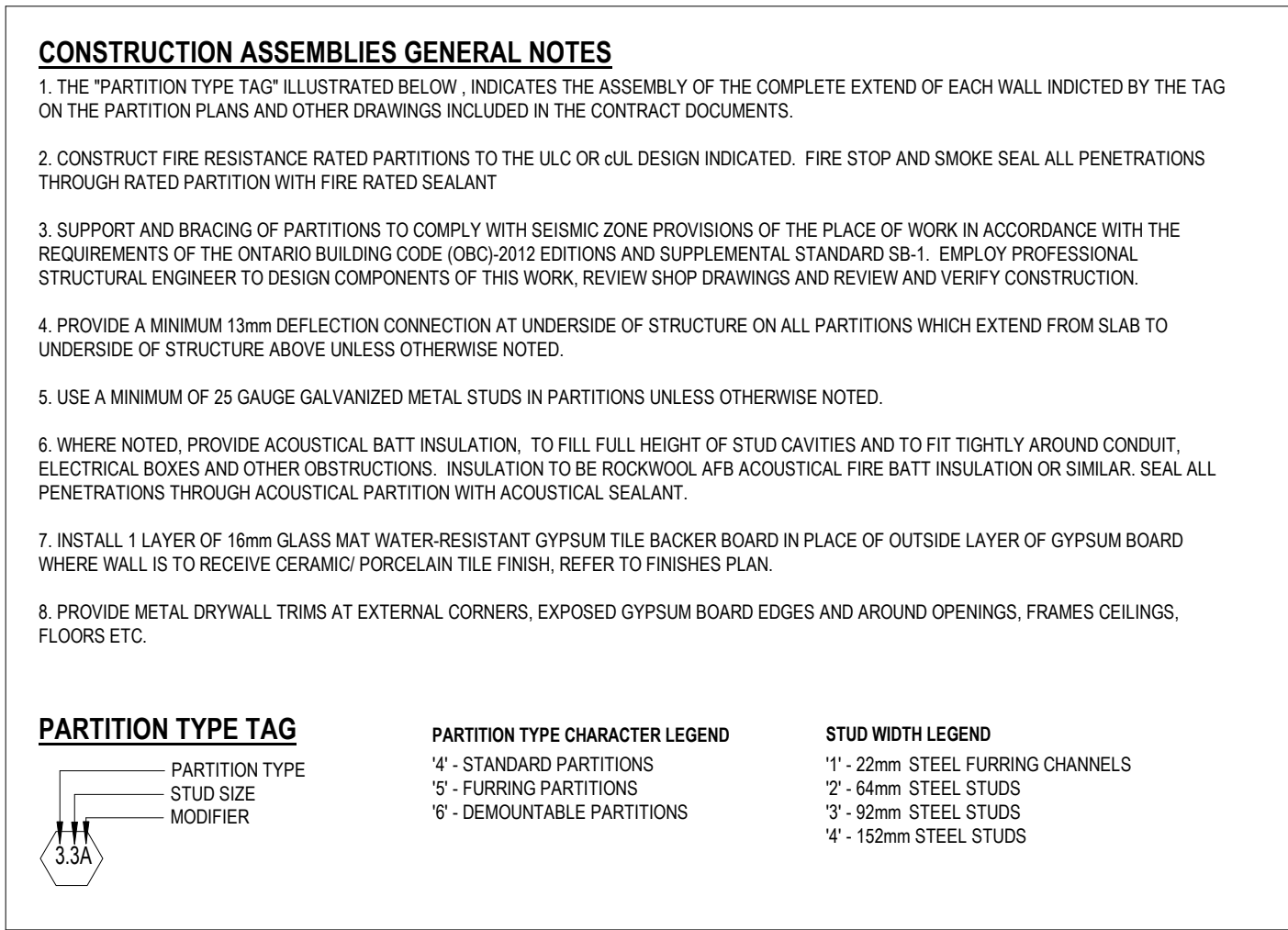
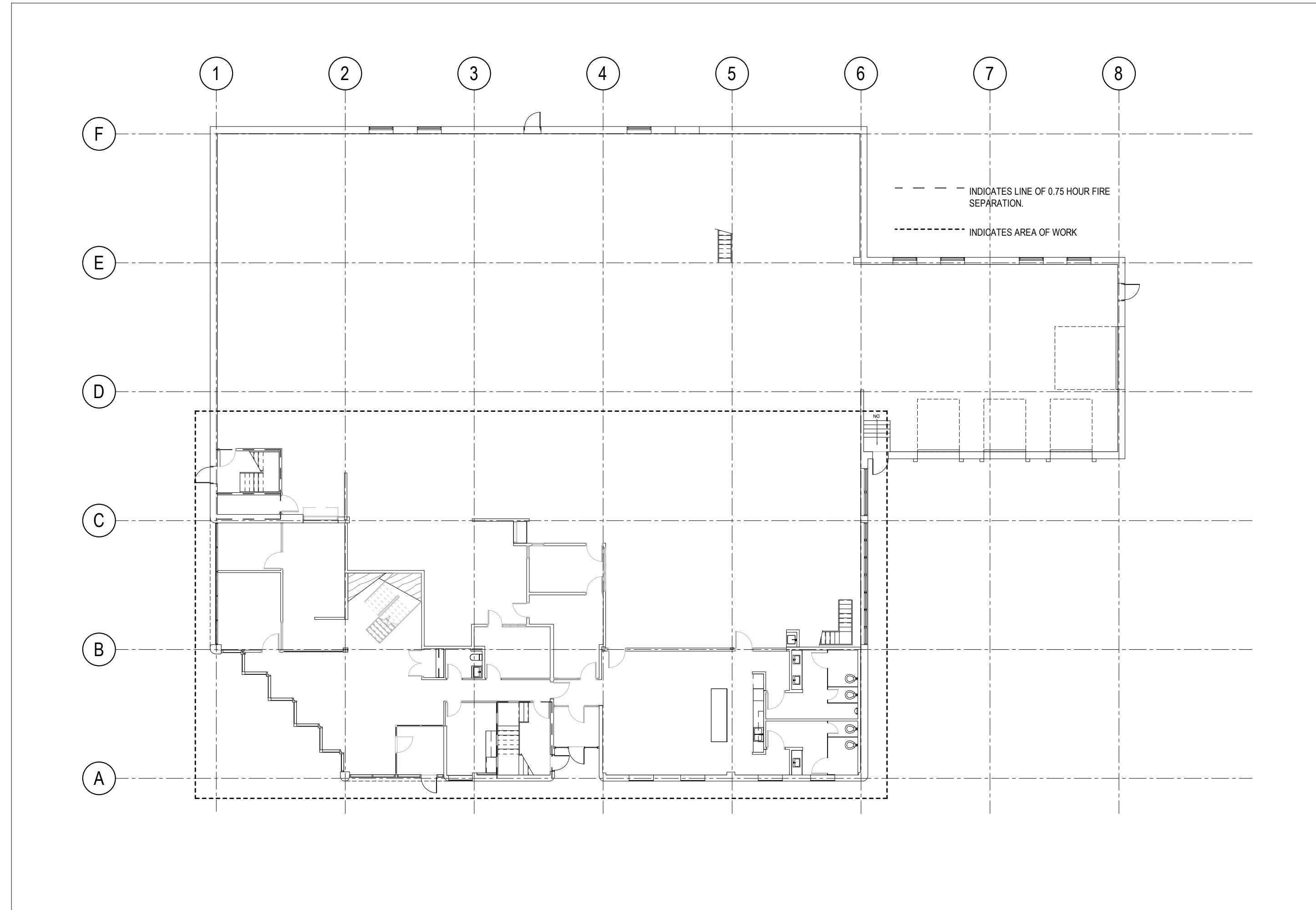


Project1 Studio Incorporated
| 613.884.3939 | mail@project1studio.ca



4 LEVEL 02 - FIRE SEPERATIONS
A001 SCALE: 1 : 200

3 CONSTRUCTION ASSEMBLIES
A001 SCALE: 1 : 10



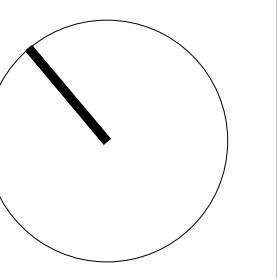
2 NOTATION LEGEND
A001 SCALE: NTS

1 LEVEL 01 - FIRE SEPERATIONS
A001 SCALE: 1 : 200

GENERAL ARCHITECTURAL NOTES:
 1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
 1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD



FREEMAN FIT-UP
 2295 St.Laurent Blvd
 Ottawa ON

PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	AP	RMK

**FIRE SEPARATIONS,
 CONSTRUCTION ASSEMBLIES
 & NOTATION LEGEND**
A001

LEVEL	DOOR NO.	ROOM NAME	DOOR PANEL				FRAME				REMARKS						
			WIDTH 1	WIDTH 2	HEIGHT	THICK.	MAT.	FIN.	DOOR PANEL TYPE	DOOR GLASS	FRAME TYPE	MAT.	FIN.	FRAME GLASS	HARD WARE	FIRE RATING	NOTES
LEVEL 01																	
LEVEL 01	D101A	LOBBY 101	762	762	2134	44	SCW	PT	D1		F1	SKF	PT		LP		DOUBLE DOOR
LEVEL 01	D104A	OFFICE 104	965		2134	44	SCW	PT	D2	GLT	F4	AL	ANO	GLT	LS, DS		DOOR, FRAME AND HARDWARE PART OF DEMOUNTABLE WALL SYSTEM. COORDINATE WITH SUPPLIER
LEVEL 01	D105A	OFFICE 105	965		2134	44	SCW	PT	D2	GLT	F5	AL	ANO	GLT	LS, DS		DOOR AND FRAME PART OF DEMOUNTABLE WALL SYSTEM REFER TO FINISHES SCHEDULE FOR SPECIFICATION
LEVEL 01	D116A	LUNCH RM 116	965		2134	44	SCW	PT	D1		F1	SKF	PT		PS, DC		
LEVEL 01	D117A	WOMANS WC 117	965		2134	44	SCW	PT	D1		F1	SKF	PT		PS, ADO		
LEVEL 01	D118A	MENS WC 118	965		2134	44	SCW	PT	D1		F1	SKF	PT		PS, ADO		
LEVEL 01	D119A	WAREHOUSE 119	965		2134	44	SCW	PT	D1		F1	SKF	PT		PS, DC		
LEVEL 01	ED108A	PRINT ROOM 108													PS		
LEVEL 01	ED109A	WC 109													PLS		
LEVEL 01	ED110A	STAIR A 110													PS, DC	45 MN	EXISTING DOOR CLOSER TO REMAIN
LEVEL 01	ED111A	OFFICE 111													LS, DS		
LEVEL 01	ED113A	CORRIDOR 113													PS		
LEVEL 01	ED114A	OFFICE 114													LS, DS		
LEVEL 01	ED115A	OFFICE 115													LS, DS		
LEVEL 01	ED116B	OFFICE 116													LS, DS		
LEVEL 01	ED118B	WAREHOUSE 118													LS		
LEVEL 01	ED119A	WAREHOUSE 119													LS, DS		INSTALL EXISTING DOOR & FRAME RETAINED FROM DEMOLITION
LEVEL 02																	
LEVEL 02	D201A	OFFICE 201	965		2134	44	SCW	PT	D2		F4	AL	ANO	GLT	LS, DS		DOOR, FRAME AND HARDWARE PART OF DEMOUNTABLE WALL SYSTEM. COORDINATE WITH SUPPLIER
LEVEL 02	D202A	OFFICE 202	965		2134	44	SCW	PT	D1		F2	SKF	PT	GLT	LS, DS		
LEVEL 02	D202AA	WC 202A	915		2134	44	SCW	PT	D1		F1	SKF	PT		PLS, DC		
LEVEL 02	D203A	OFFICE 203	965		2134	44	SCW	PT	D1		F2	SKF	PT	GLT	LS, DS		
LEVEL 02	D204A	OFFICE 204	965		2134	44	SCW	PT	D1		F2	SKF	PT	GLT	LS, DS		
LEVEL 02	D205A	OFFICE 205	965		2134	44	SCW	PT	D1		F2	SKF	PT	GLT	LS, DS		
LEVEL 02	D207A	OFFICE 207	965		2134	44	SCW	PT	D2		F4	AL	ANO	GLT	LS, DS		DOOR, FRAME AND HARDWARE PART OF DEMOUNTABLE WALL SYSTEM. COORDINATE WITH SUPPLIER
LEVEL 02	D208A	WC 208	813		2033	44	SCW	PT	D1		F1	SKF	PT		PLS, DC		DOOR HEIGHT TO MATCH ADJACENT DOOR ED209A. SITE VERIFY
LEVEL 02	D210A	MFG RM 210	915		2134	44	SCW	PT	D1		F1	SKF	PT		LS		
LEVEL 02	D212A	PRINT ROOM 212	1067		1067	44	HM	PT	D3		F1	SKF	PT		LS		DOUBLE DOOR
LEVEL 02	D213A	SECURE STORAGE 213	965		2134	44	HM	PT	D1		F1	SKF	PT		LS, DC		
LEVEL 02	D214A	SERVER/MECH RM 214	965		2134	44	HM	PT	D1		F1	SKF	PT		LS, DC		
LEVEL 02	ED119C	WAREHOUSE 119													PS, DC		
LEVEL 02	ED209A	WC 209													PLS		
LEVEL 02	ED210A	MFG RM 210													PS		
LEVEL 02	ED211A	STAIR A 211													PS, DC	45 MN	
LEVEL 02	ED211B	STAIR A 211													PS, DC	45 MN	

DOOR SCHEDULE GENERAL NOTES

- SITE VERIFY ALL EXISTING DOOR AND FRAME TYPES & DIMENSIONS
- REPLACE / ADD HARDWARE AS NOTED ON EXISTING DOORS.
- PATCH & REPAIR DOOR AND FRAME AS REQD.

DOOR SCHEDULE ABBREVIATIONS

- ADO - AUTOMATIC DOOR OPERATOR
- AL - ALUMINUM
- ANO - CLEAR ANODIZED
- DB - DEADBOLT
- DC - DOOR CLOSER
- DS - DROP SEAL
- DWS - DEMOUNTABLE WALL SYSTEM
- GL - GLASS
- GLT - TEMPERED GLASS (12mm)
- HMA - HOLLOW METAL
- HO - HOLD OPEN DEVICE
- KDF - STEEL KNOCK DOWN FRAME
- LP - LADDER PULL
- LS - LOCKSET
- PLS - PRIVACY LOCK SET
- PS - PASSAGE SET
- PSF - PRESSED STEEL FRAME
- PT - PAINT
- SCW - SOLID CORE WOOD
- SKF - STEEL KNOCK-DOWN FRAME
- WD - WOOD

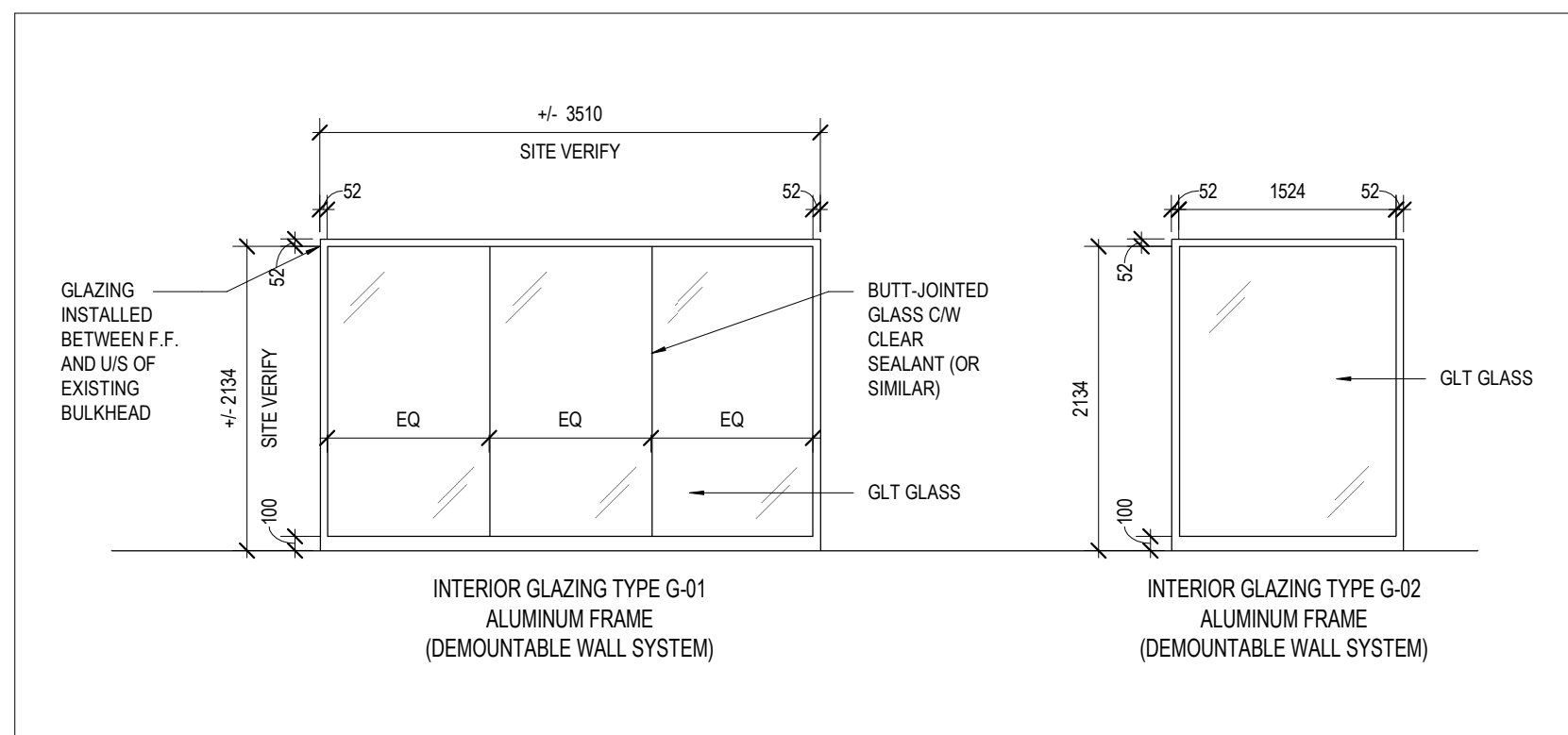
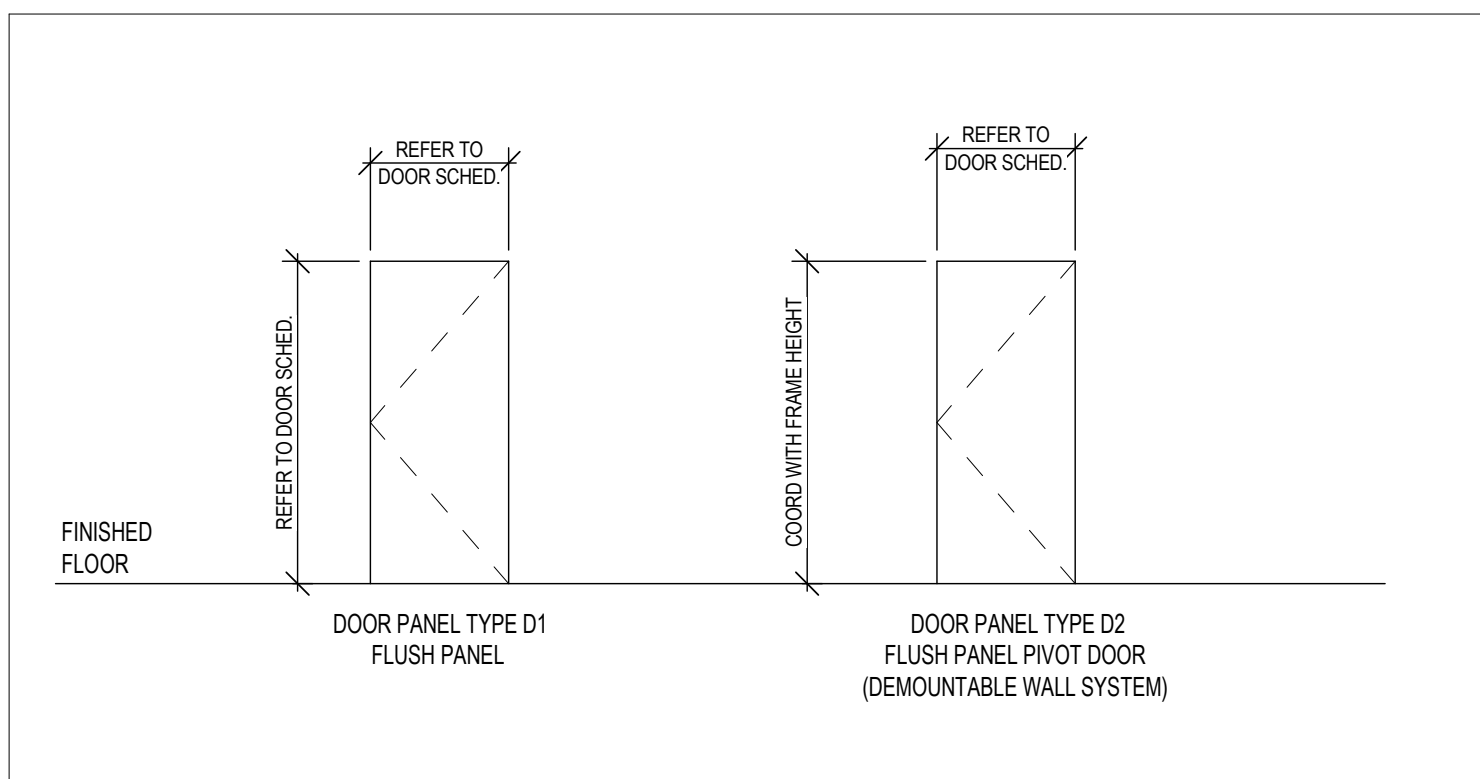
*REFER TO MATERIALS AND FINISHES SCHED. FOR PAINT FINISHES

DOOR SCHEDULE NOTES

SCALE: N.T.S.

DOOR SCHEDULE ABBREVIATIONS

SCALE: N.T.S.

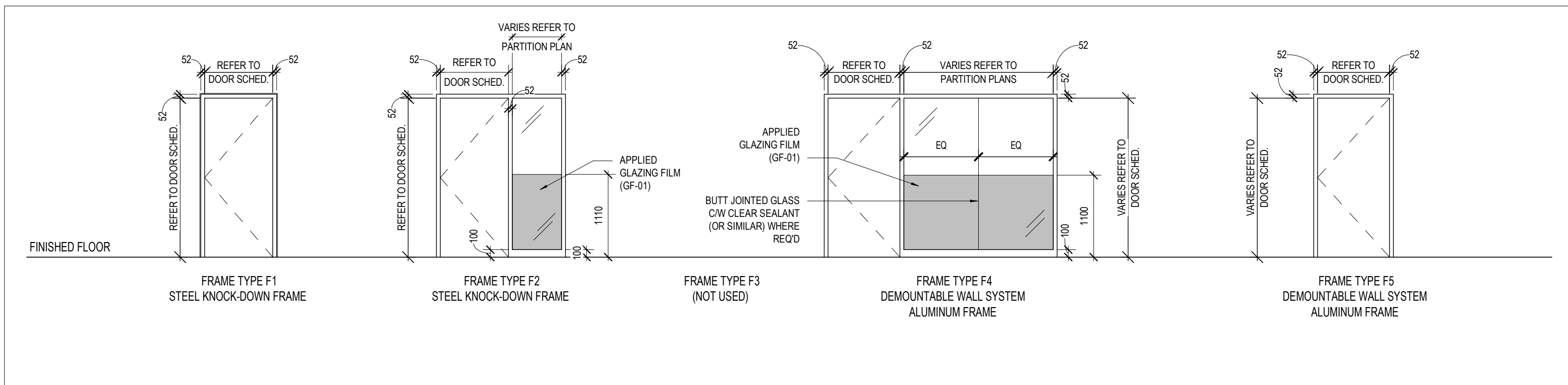


DOOR PANEL TYPES

SCALE: 1 : 50

INTERIOR GLAZING TYPES

SCALE: 1 : 50



DOOR FRAME ELEVATIONS

SCALE: 1 : 50

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD

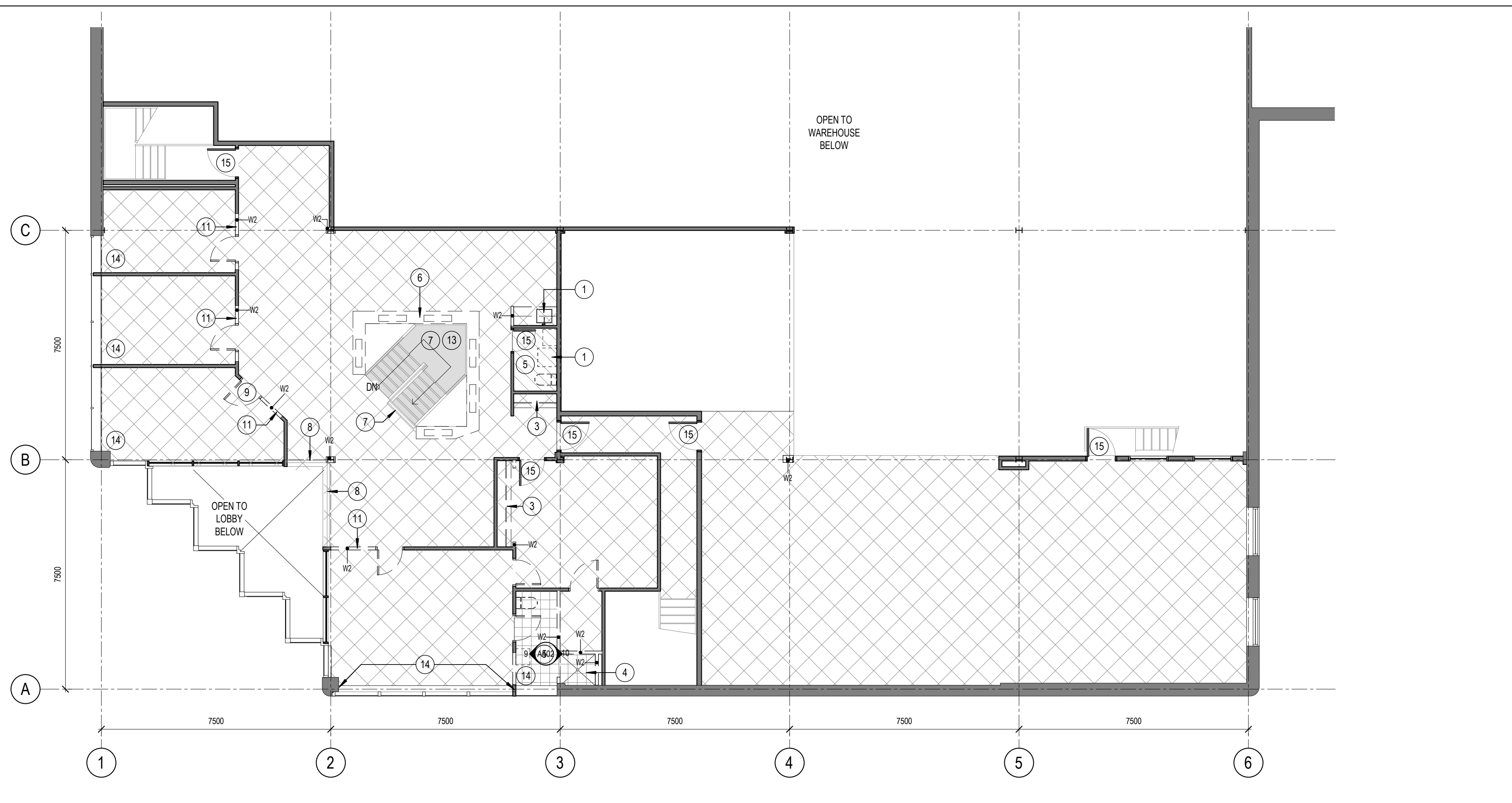


FREEMAN FIT-UP
2295 St. Laurent Blvd
Ottawa ON

PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	WB	RMK

DOOR SCHEDULE, DOOR & FRAME TYPES, MATERIALS & PRODUCT SCHEDULE

A003



2 LEVEL 02 - DEMOLITION PARTITION PLAN
 D101 SCALE: 1 : 100

- DEMOLITION GENERAL NOTES**
- DEMOLITION CONTRACTOR TO ENSURE THAT ALL DEMOLITION WORK IS CARRIED OUT SAFELY AND IN A MANNER THAT DOES NOT CAUSE UNDUE DAMAGE.
 - DEMOLITION CONTRACTOR IS TO REPORT INCONSISTENCIES IN THE DRAWINGS IMMEDIATELY
 - REFER TO MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS FOR DEMOLITION OF EXISTING EQUIPMENT, SERVICES, DEVICES, FIXTURES ETC. PATCH AND REPAIR ALL SURFACES TO REMAIN FOLLOWING REMOVALS.
 - WHERE REQUIRED, PROVIDE TEMPORARY STRUCTURAL BRACING PRIOR TO DEMOLITION.
 - CONTRACTOR TO NOTIFY THE CLIENT OR CONSULTANT IF THERE IS ANY UNCERTAINTY WITH RESPECT TO THE SCOPE OF WORK.
 - ALL DIMENSIONS SHOWN TO / FROM THE FINISHED FACE OF EXISTING ELEMENTS UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROTECT OWN WORK, THE WORK OF OTHERS, EXISTING AND ADJACENT STRUCTURES FROM DAMAGE DURING DEMOLITION.
 - EXISTING SUBFLOOR TO BE MADE GOOD TO ACCEPT NEW FLOORING. IF EXISTING SUBFLOOR IS UNABLE TO BE MADE GOOD, DEMOLITION CONTRACTOR IS TO CONTACT CLIENT OR CONSULTANT
 - ALL EXISTING INTERIOR GYPSUM BOARD WALLS THAT ARE TO REMAIN SHALL BE PATCHED, REPAIRED AND BE MADE READY TO ACCEPT NEW FINISHES.
 - NO CUTTING, CORING, DRILLING OR OTHER ALTERATIONS TO COLUMNS, FLOORS, WALLS OR ROOF OF THE STRUCTURE WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE LANDLORD AND MAY REQUIRE THE REVIEW OF CONTRACTORS' STRUCTURAL ENGINEER. CUTTING AND CORING MAY NOT PROCEED WITHOUT X-RAYING BY A QUALIFIED CONTRACTOR.
 - PATCH AND REPAIR ALL DAMAGE DUE TO REMOVALS AND MAKE GOOD TO ACCEPT NEW FINISH.
 - REMOVE DEMOLISHED MATERIALS AND DEBRIS ON A CONTINUAL BASIS FROM THE WORK AREA. DO NOT OVERLOAD OR DAMAGE FLOORS. BROOM CLEAN WORK AREA AT COMPLETION OF DEMOLITION.
 - PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING DEMOLITION. FIRE RESISTANCE RATING TO MATCH EXISTING
 - BLOCK RETURNS AND/ OR TURN OFF HVAC SYSTEM DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE DUST GETTING INTO RECENTLY CLEANED DUCTS.
- DEMOLITION PLAN LEGEND**
- EXISTING PARTITION TO REMAIN
 - W1 FULL HEIGHT CONCRETE BLOCK PARTITION TO BE REMOVED
 - W2 FULL HEIGHT GYPSUM BOARD PARTITION TO BE REMOVED
 - DOOR AND FRAME TO BE REMOVED.
 - INTERIOR GLAZING TO BE REMOVED
 - VCT FLOORING AND RESILIENT BASE TO BE REMOVED
 - CARPET FLOORING AND RESILIENT BASE TO BE REMOVED
 - EXTERIOR CONCRETE PAVERS TO BE REMOVED C/W ALL BASE LAYERS. PREP AND LEVEL SUBFLOOR TO ACCEPT NEW FLOOR FINISH (REFER TO FINISHES PLAN)
 - CARPET FLOORING, BASE AND EXTERIOR CONCRETE PAVERS TO BE REMOVED C/W ALL BASE LAYERS. PREP AND LEVEL SUBFLOOR TO ACCEPT NEW FLOOR FINISH (REFER TO FINISHES PLAN)
 - CERAMIC MOSAIC TILE TO BE REMOVED C/W THIN SET
 - KEYNOTE TAG, REFER TO KEYNOTE LEGEND



1 LEVEL 01 - DEMOLITION PARTITION PLAN
 D101 SCALE: 1 : 100

- MILLWORK TO BE REMOVED, REFER TO MECH. DWGS FOR PLUMBING REMOVALS
- WALL MOUNTED COUNTER TO BE REMOVED
- CLOSET MILLWORK TO BE REMOVED
- REMOVE SHOWER CURB AND BASE C/W CERAMIC TILE ON WALL & CEILING SURFACES TO BE REMOVED, REFER TO MECH. DWGS FOR PLUMBING REMOVALS
- ALL PLUMBING FIXTURES WITHIN THIS AREA TO BE REMOVED, REFER TO MECH DWGS
- 1002MM HIGH GYPSUM BOARD PLANTER TO BE REMOVED
- ALL GLASS FROM EXISTING STAIR RAILINGS AND GUARDS TO BE REMOVED. RETAIN ALL RAILING, BALUSTERS, BRACKETS AND MOUNTING HARDWARE FOR REINSTALLATION.
- GLASS FROM EXISTING GUARDS TO BE REMOVED. RETAIN ALL RAILING, BALUSTERS, BRACKETS AND MOUNTING HARDWARE FOR REINSTALLATION.
- REMOVE AND RETAIN DOOR AND FRAME FOR REINSTALLATION IN OFFICE 111, REFER TO PARTITION PLAN. RETAIN ALL HARDWARE EXCEPT FOR DOOR KNOB
- REMOVE EXISTING DOOR AND FRAME
- PORTION OF PARTITION TO BE REMOVED TO ACCOMMODATE NEW DOOR AND FRAME, COORDINATE WITH PARTITION PLAN
- EXTERIOR CONCRETE PAVERS C/W BASE LAYERS FROM STAIRS TREADS AND LANDINGS TO BE REMOVED. PREP AND LEVEL REMAINING SURFACES TO ACCEPT NEW FLOOR FINISH (REFER TO FINISHES PLAN)
- BLINDS TO BE REMOVED
- DOOR KNOB HARDWARE TO BE REMOVED
- EXISTING SINK AND COUNTER TO REMAIN
- PROVIDE TRENCHING IN THIS AREA TO ACCOMMODATE NEW PLUMBING AND ELECTRICAL COORD WITH MECH & ELEC DWGS. PATCH AND LEVEL FLOOR SUBSTRATE TO MAKE READY FOR NEW FINISHES

KEYNOTE LEGEND
 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
 1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD

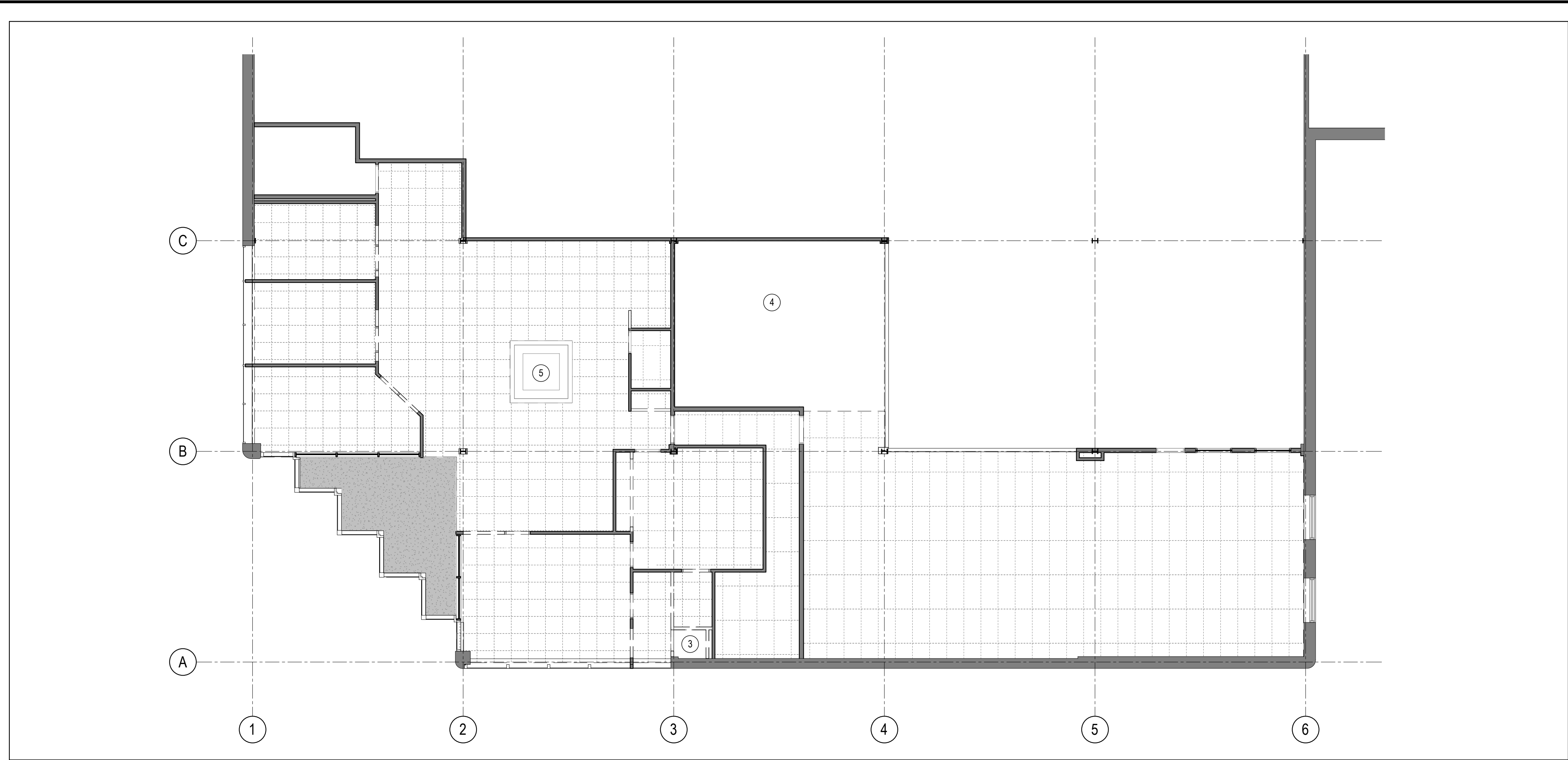


FREEMAN FIT-UP
 2295 St.Laurent Blvd
 Ottawa ON

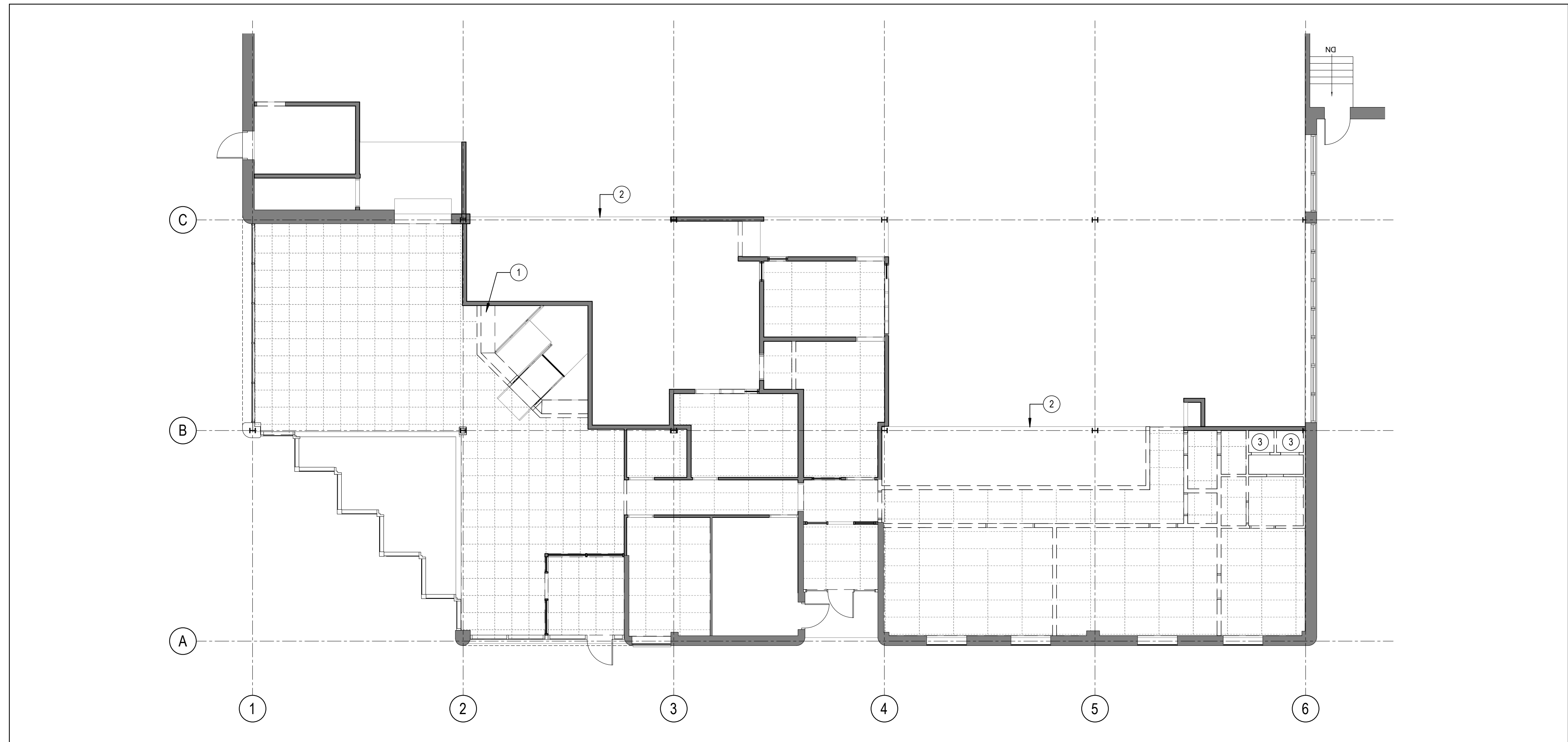
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	WB	RMK

LEVEL 01 & 02 - DEMOLITION PARTITION PLANS

D101



2 LEVEL 02 - REFLECTED CEILING PLAN DEMOLITION
D102 SCALE: 1 : 100



1 LEVEL 01 - REFLECTED CEILING PLAN DEMOLITION
D102 SCALE: 1 : 100

CEILING DEMOLITION GENERAL NOTES

- DEMOLITION CONTRACTOR TO ENSURE THAT ALL DEMOLITION WORK IS CARRIED OUT SAFELY AND IN A MANNER THAT DOES NOT CAUSE UNDUE DAMAGE.
- DEMOLITION CONTRACTOR IS TO REPORT INCONSISTENCIES IN THE DRAWINGS IMMEDIATELY
- REFER TO MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR DEMOLITION OF EXISTING EQUIPMENT, SERVICES, DEVICES, FIXTURES ETC. PATCH AND REPAIR ALL SURFACES TO REMAIN FOLLOWING REMOVALS.
- WHERE REQUIRED, PROVIDE TEMPORARY STRUCTURAL BRACING PRIOR TO DEMOLITION.
- CONTRACTOR TO NOTIFY THE CLIENT OR CONSULTANT IF THERE IS ANY UNCERTAINTY WITH RESPECT TO THE SCOPE OF WORK.
- ALL DIMENSIONS SHOWN TO / FROM THE FINISHED FACE OF EXISTING ELEMENTS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROTECT OWN WORK, THE WORK OF OTHERS, EXISTING AND ADJACENT STRUCTURES FROM DAMAGE DURING DEMOLITION.
- PATCH AND REPAIR ALL DAMAGE DUE TO REMOVALS AND MAKE GOOD TO ACCEPT NEW FINISH.
- REMOVE DEMOLISHED MATERIALS AND DEBRIS ON A CONTINUAL BASIS FROM THE WORK AREA. DO NOT OVERLOAD OR DAMAGE FLOORS. BROOM CLEAN WORK AREA AT COMPLETION OF DEMOLITION.
- PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING DEMOLITION. FIRE RESISTANCE RATING TO MATCH EXISTING
- BLOCK RETURNS AND/ OR TURN OFF HVAC SYSTEM DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE DUST GETTING INTO RECENTLY CLEANED DUCTS.

CEILING DEMOLITION PLAN LEGEND

- 610 X 610MM ACOUSTICAL CEILING TILE SYSTEM TO BE REMOVED
- 610 X 1220MM ACOUSTICAL CEILING TILE SYSTEM TO BE REMOVED
- GYPSUM BOARD CEILING TO BE REMOVED
- STIPPLED CEILING FINISH TO BE REMOVED
- KEYNOTE TAG, REFER TO KEYNOTE LEGEND

- REMOVE EXISTING ACT & GYPSUM BOARD BULKHEAD AND AROUND STAIR OPENING, COORDINATE WITH NEW BULKHEAD DETAIL.
- LINE OF FLOOR ABOVE
- CERAMIC TILE ON CEILING TO BE REMOVED
- EXPOSED STRUCTURE ABOVE
- EXISTING SKYLIGHT

KEYNOTE LEGEND
SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD

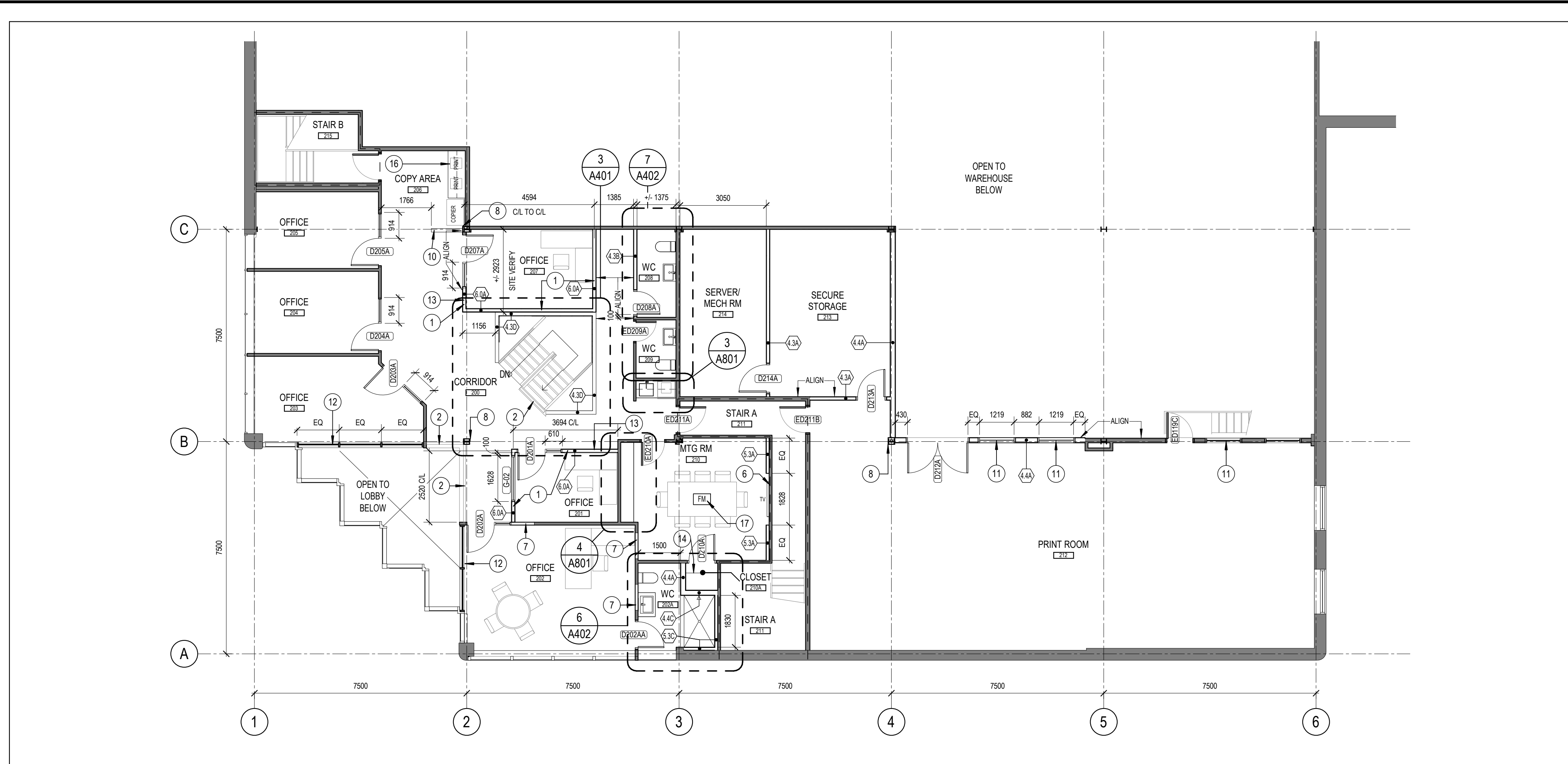
project1 studio
Project1 Studio Incorporated
613.884.9339 | mail@project1studio.ca

FREEMAN FIT-UP
2295 St. Laurent Blvd
Ottawa ON

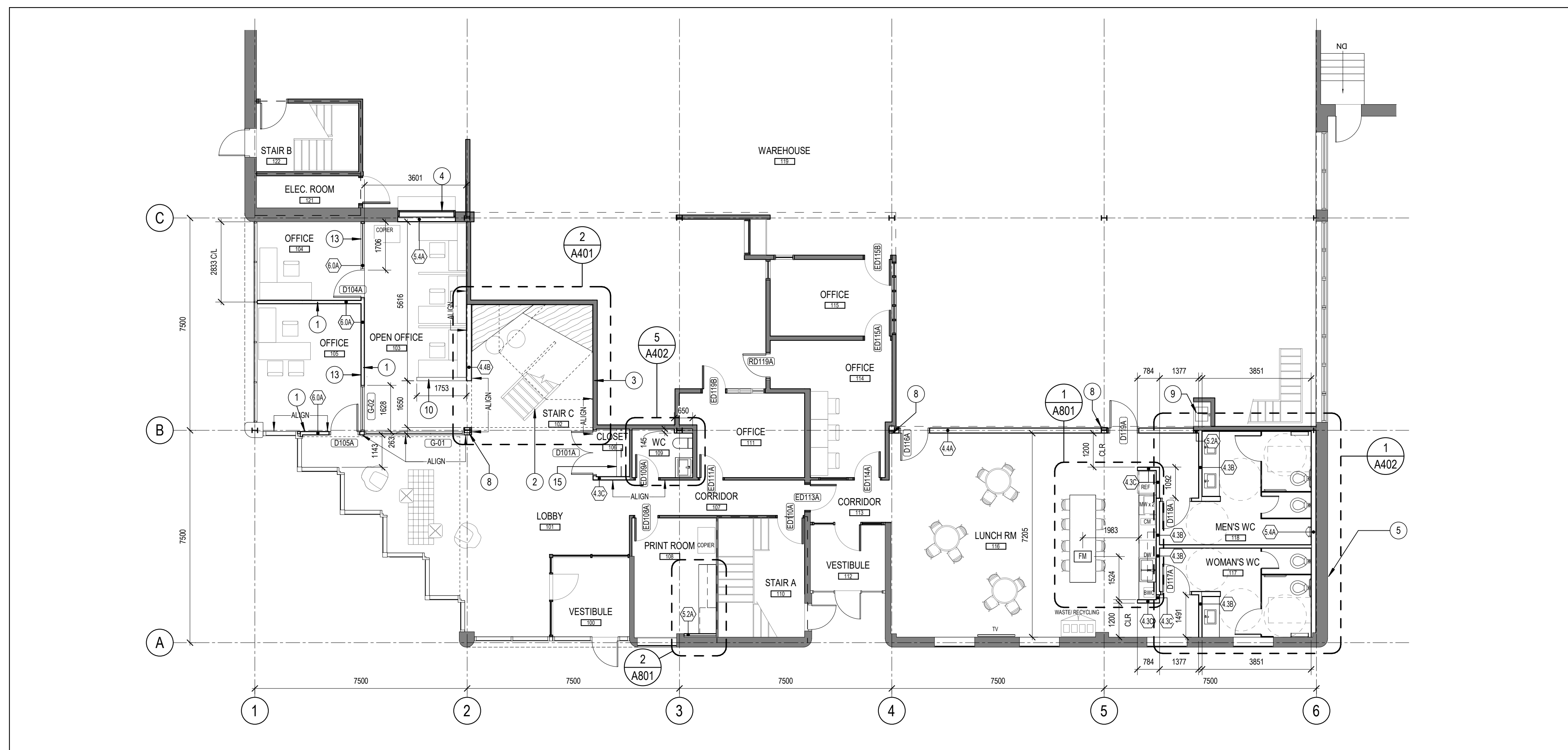
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	WB	RMK

LEVEL 01 & 02 - DEMOLITION CEILING PLANS

D102



2 LEVEL 02 - PARTITION PLAN
A101 SCALE: 1:100

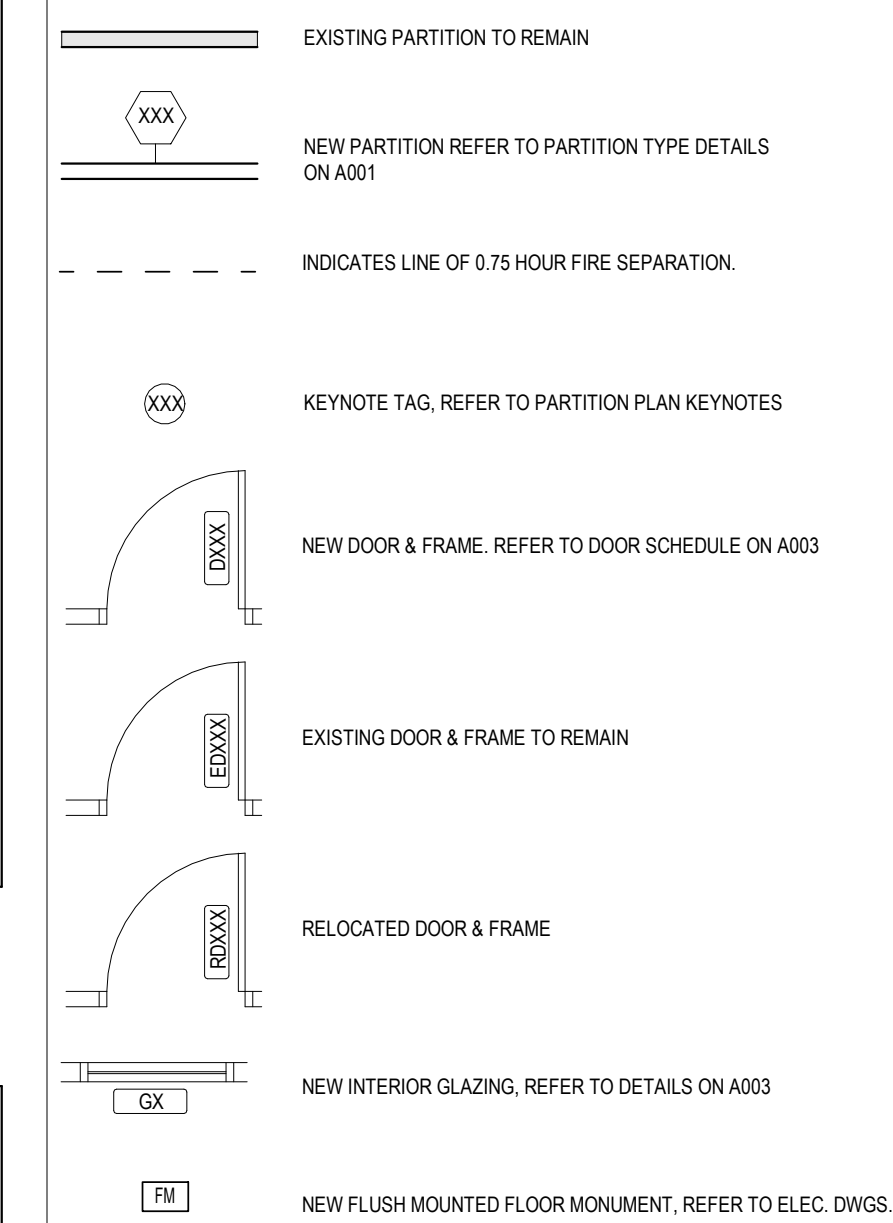


1 LEVEL 01 - PARTITION PLAN
A101 SCALE: 1:100

PARTITION GENERAL NOTES

- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE OF PARTITIONS. HOLD CLEAR DIMENSIONS TO A TOLERANCE OF 3mm.
- SLAB TO SLAB PARTITIONS TO BE CONSTRUCTED TO UNDERSIDE OF METAL DECK ON ALL LEVELS.
- ALL DIMENSIONS TO THE EXTERIOR WALL ARE TO THE INSIDE FACE OF EXISTING SILL.
- ALL DOORS TO BE 100mm FROM CORNER OF ROOM UNLESS OTHERWISE INDICATED. DIMENSION TO EDGE OF DOOR LEAF.
- PATCH AND REPAIR EXISTING PARTITIONS ADEQUATELY TO ACCEPT SCHEDULED FINISHES.
- PROVIDE ADEQUATE FIRE TREATED OR NON-COMBUSTIBLE BLOCKING IN PARTITIONS TO SUPPORT SHELVING, HANG RODS, MILLWORK, ACCESSORIES, FURNITURE AND OTHER ITEMS THAT ARE PART OF THIS CONTRACT.
- PROVIDE FIRESTOPPING AT ALL PENETRATIONS THROUGH FIRE SEPARATIONS. MAINTAIN THE FIRE RESISTANCE RATING OF ALL FIRE SEPARATIONS.
- REFER TO MILLWORK PLANS AND ELEVATIONS FOR ARCHITECTURAL MILLWORK FINISHES. INTERIOR OF CABINETS TO HAVE WHITE MELAMINE FINISH UNLESS OTHERWISE NOTED.
- SUBMITTALS AND SHOP DRAWINGS TO BE SUBMITTED TO CONSULTANT FOR REVIEW PRIOR TO ORDERING AND/OR MANUFACTURING.
- PROVIDE DOOR, FRAME AND HARDWARE SCHEDULES TO CONSULTANT FOR REVIEW.
- PROVIDE ARCHITECTURAL WOODWORKING SHOP DRAWINGS, CABINET HARDWARE CUT SHEETS AND FINISHES SAMPLES TO CONSULTANT FOR REVIEW.
- PATCH AND REPAIR GYPSUM BOARD AND INSULATION (WHERE EXISTS) AT EXISTING EXTERIOR AND INTERIOR WALLS AND COLUMNS WHICH WAS REMOVED DURING DEMOLITION TO COMPLETE EXPLORATORY WORK.
- BLOCK RETURNS AND/OR TURN OFF HVAC SYSTEM DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE DUST GETTING INTO RECENTLY CLEANED DUCTS.

PARTITION PLAN LEGEND



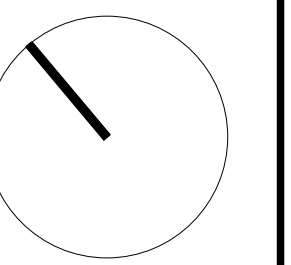
- DEMOUNTABLE PARTITION, SEISMIC BRACING TO STRUCTURE BY SUPPLIER
- REPLACE EXISTING GLASS PANELS IN STAIR AND BALCONY GUARDS WITH NEW CLEAR HEAT STRENGTHENED LAMINATED GLASS CONFORMING TO CBC-2012 AND SUPPLEMENTAL STANDARD S8-13.
- REMOVE EXISTING MECHANICAL GRILL AND RE-ROUTE DUCTWORK. REFER TO MECHANICAL DRAWINGS
- EXISTING ROLL UP DOOR TO REMAIN
- LOCATE WASHROOM EXHAUST VENT THROUGH EXTERIOR WALL, REFER TO 3A701 AND MECHANICAL DRAWINGS
- PROVIDE FIRE RETARDANT NON COMBUSTIBLE BLOCKING WITHIN PARTITION FOR MOUNTING OF CLIENT SUPPLIED MONITOR. COORD HEIGHT WITH CLIENT
- PROVIDE INSULATED STEEL STUD PARTITION WALL WITH 16mm GYPSUM TO MATCH EXISTING WALL THICKNESS
- LAMINATE NEW GYPSUM ON COLUMN FLANGE AND INFILL WITH 64mm STEEL STUD FURRING PARTITION. PROVIDE FURRING TO ALIGN COLUMN COVERINGS WITH ADJACENT FINISHES AS NOTED.
- EXISTING SINK AND COUNTER TO REMAIN
- PARTIAL HEIGHT DEMOUNTABLE PARTITION AT 1100 AFF.
- MOUNT RELOCATED WINDOWS IN NEW WALL TO MATCH HEIGHT OF EXISTING WINDOWS
- EXISTING WINDOW TO REMAIN
- STEEL STUD FRAMING SUSPENDED FROM U/S OF STRUCTURE TO SUPPORT AIR TRANSFER OPENINGS DESIGNED BY CONTRACTOR'S STRUCTURAL ENGINEER. REFER TO MECHANICAL DRAWINGS FOR LOCATION
- 4 NEW ADJUSTABLE CLOSET SHELVES WITH WHITE MELAMINE FINISH
- NEW CLOSET SHELF, WHITE MELAMINE FINISH, AND HANGER ROD
- MILLWORK BY OWNER
- COORD FINAL LOCATION OF FLOOR MONUMENT WITH CLIENT SUPPLIED FURNITURE

KEYNOTE LEGEND
SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD



project1 studio

Project1 Studio Incorporated
613.884.9339 | mail@project1studio.ca

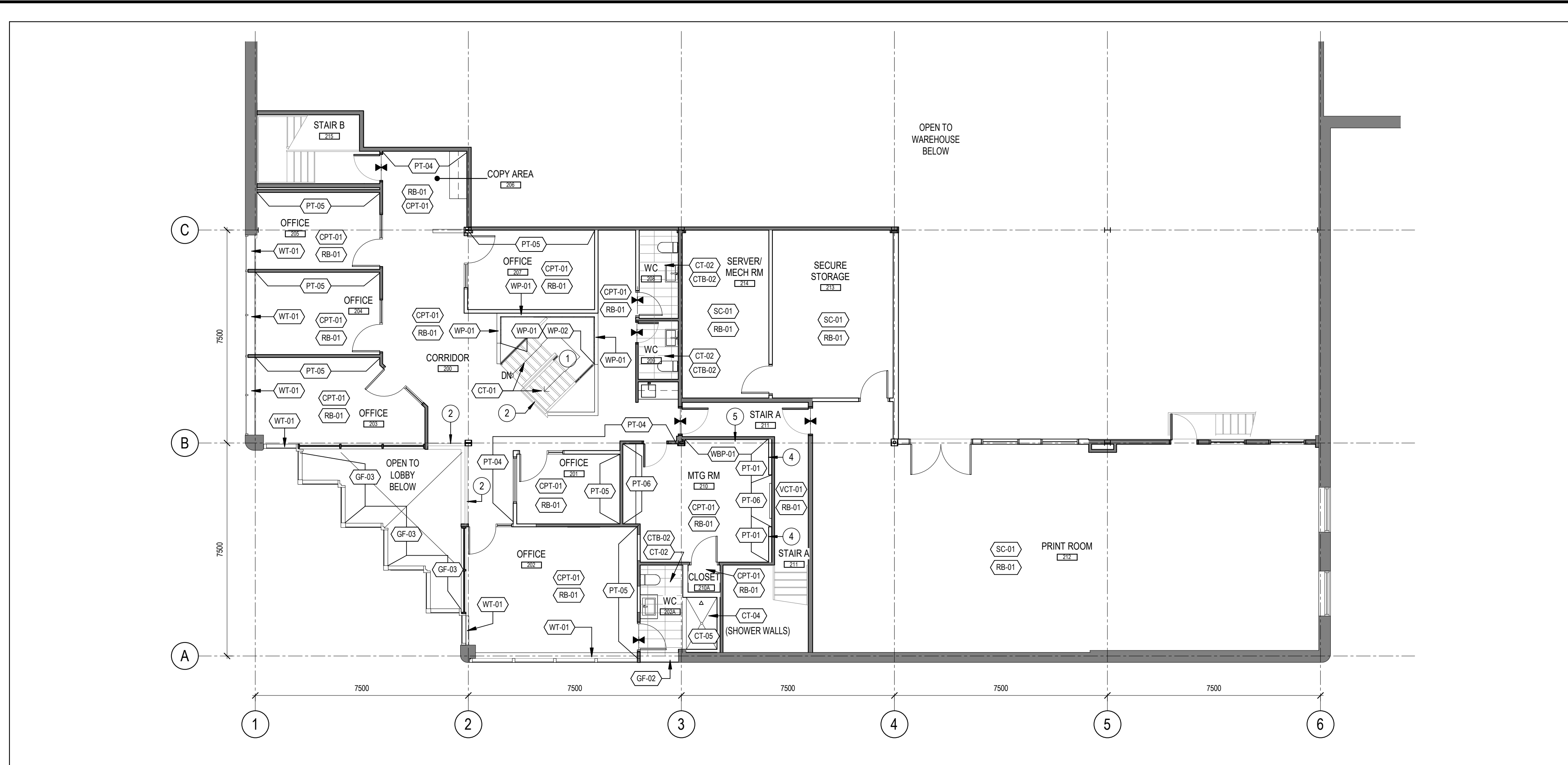
FREEMAN FIT-UP

2295 St. Laurent Blvd
Ottawa ON

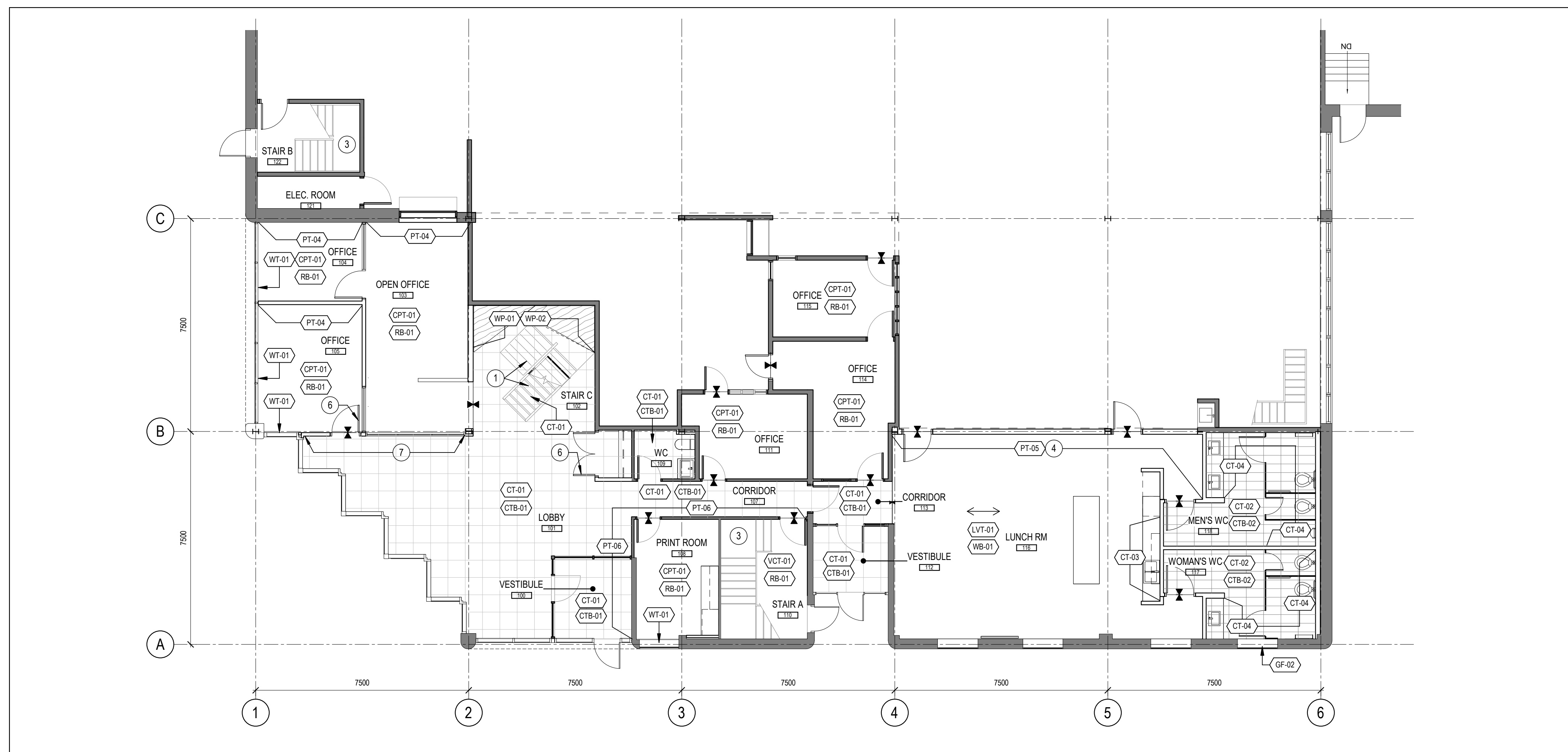
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	AP	RMK

LEVEL 01 & 02 - PARTITION PLANS

A101



2 LEVEL 02 - FINISHES PLAN
A111 SCALE: 1 : 100



1 LEVEL 01 - FINISHES PLAN
A111 SCALE: 1 : 100

FINISHES GENERAL NOTES

- REFER TO MATERIALS AND PRODUCTS SCHEDULE FOR ALL FINISH SPECIFICATIONS
- PROVIDE SAMPLES AND PRODUCT DATA OF ALL FINISHES TO CONSULTANT FOR REVIEW PRIOR TO ORDERING
- FEATHER CONCRETE FLOORS WITH CONCRETE TOPPING AS REQUIRED TO BRING ADJACENT MATERIALS FLUSH
- PROVIDE FLOOR TRANSITION STRIPS OR METAL DIVIDER STRIPS AS INDICATED ON PLAN AT MATERIAL CHANGES
- ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER THE CENTER OF DOOR UNLESS OTHERWISE NOTED
- ALL FLOORING FINISHES SHALL BE INSTALLED UNDER MILLWORK CABINETS PRIOR TO INSTALLATION OF MILLWORK
- INSTALL BEAD IF CAULKING TO MATCH FLOOR FINISH ALONG BOTTOM OF DOOR AND GLAZING FRAMES AT RESILIENT FLOORING
- PATCH AND REPAIR EXISTING SURFACES TO REMAIN TO MAKE READY FOR NEW FINISHES
- INSTALL SPECIFIED BASEBOARD AROUND ALL DRYWALL PARTITIONS
- PAINT ALL NEW AND EXISTING WALLS PT-01 UNLESS OTHERWISE NOTED
- PAINT ALL NEW AND EXISTING DOORS PT-04 UNLESS OTHERWISE NOTED
- REFER TO REFLECTED CEILING PLAN FOR CEILING FINISHES

FINISHES PLAN LEGEND

NOTE: REFER TO MATERIALS AND PRODUCTS SCHEDULE FOR ALL FINISH SPECIFICATIONS

CT-01	600 X 600mm CERAMIC TILE	GF-03	GLAZING FILM
CT-02	300 X 600mm CERAMIC TILE	CG-01	CORNER GUARD
CT-03	50 X 400mm CERAMIC TILE	WT-01	WINDOW TREATMENTS - ROLLER SHADES
CT-04	100 X 600mm CERAMIC TILE	PT-01	GENERAL PAINT FINISH
CTB-01	100 X 600mm CERAMIC TILE BASE	PT-02	CEILING PAINT FINISH
CTB-02	100 X 600mm CERAMIC TILE BASE	PT-03	ACCENT PAINT FINISH
CPT-01	460 X 915mm CARPET TILE	PT-04	ACCENT PAINT FINISH
LVT-01	152 X 1220mm LUXURY VINYL TILE	PT-05	ACCENT PAINT FINISH
VCT-01	305 X 305mm VINYL COMPOSITE TILE	PT-06	ACCENT PAINT FINISH
RB-01	102mm RESILIENT BASE	PT-07	ACCENT PAINT FINISH
WB-01	102mm WOOD BASEBOARD, PAINTED	WBP-01	WHITEBOARD PAINT FINISH
WP-01	WOOD WALL & CEILING PANELS	SC-01	SEALED CONCRETE FINISH
WP-02	WOOD WALL PANELS	XX	KEYNOTE TAG, REFER TO KEYNOTE LEGEND
GF-01	GLAZING FILM		
GF-02	GLAZING FILM		

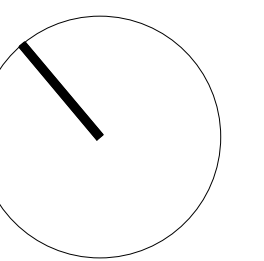
- PAINT GYP BD ON UNDERSIDE OF STAIR, STAIR RISERS, STRINGERS, BALUSTERS AND BRACKETS WITH PT-3 PAINT
- PAINT BALUSTERS AND BRACKETS WITH PT-3 PAINT
- EXISTING STAIR FINISH TO REMAIN
- CLIENT SUPPLIED WALL GRAPHIC TO BE INSTALLED AFTER OCCUPANCY. GYP BD PARTITION TO HAVE LEVEL 5 FINISH
- GYP BD PARTITION TO HAVE LEVEL 5 FINISH AT WHITEBOARD PAINT
- DOOR AND FRAME FINISH TO MATCH ADJACENT WALL COLOUR IN SEMI-GLOSS FINISH
- CLIENT SUPPLIED GRAPHIC TO BE INSTALLED ON WALL AND GLASS AFTER OCCUPANCY

KEYNOTE LEGEND
SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:
 1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
 1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD



project1 studio

Project1 Studio Incorporated
 (613.884.9339 | mail@project1studio.ca

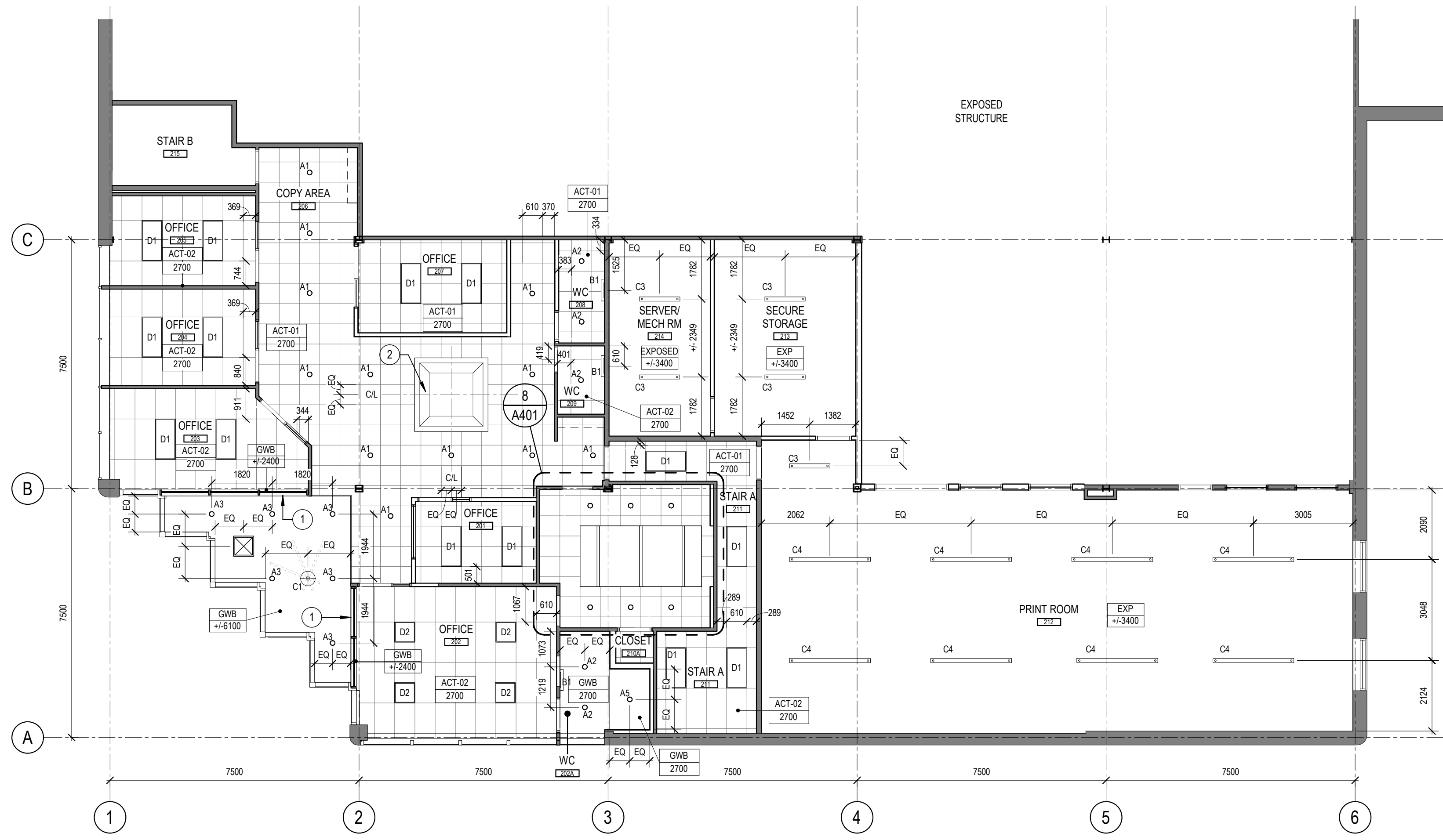
FREEMAN FIT-UP

2295 St. Laurent Blvd
 Ottawa ON

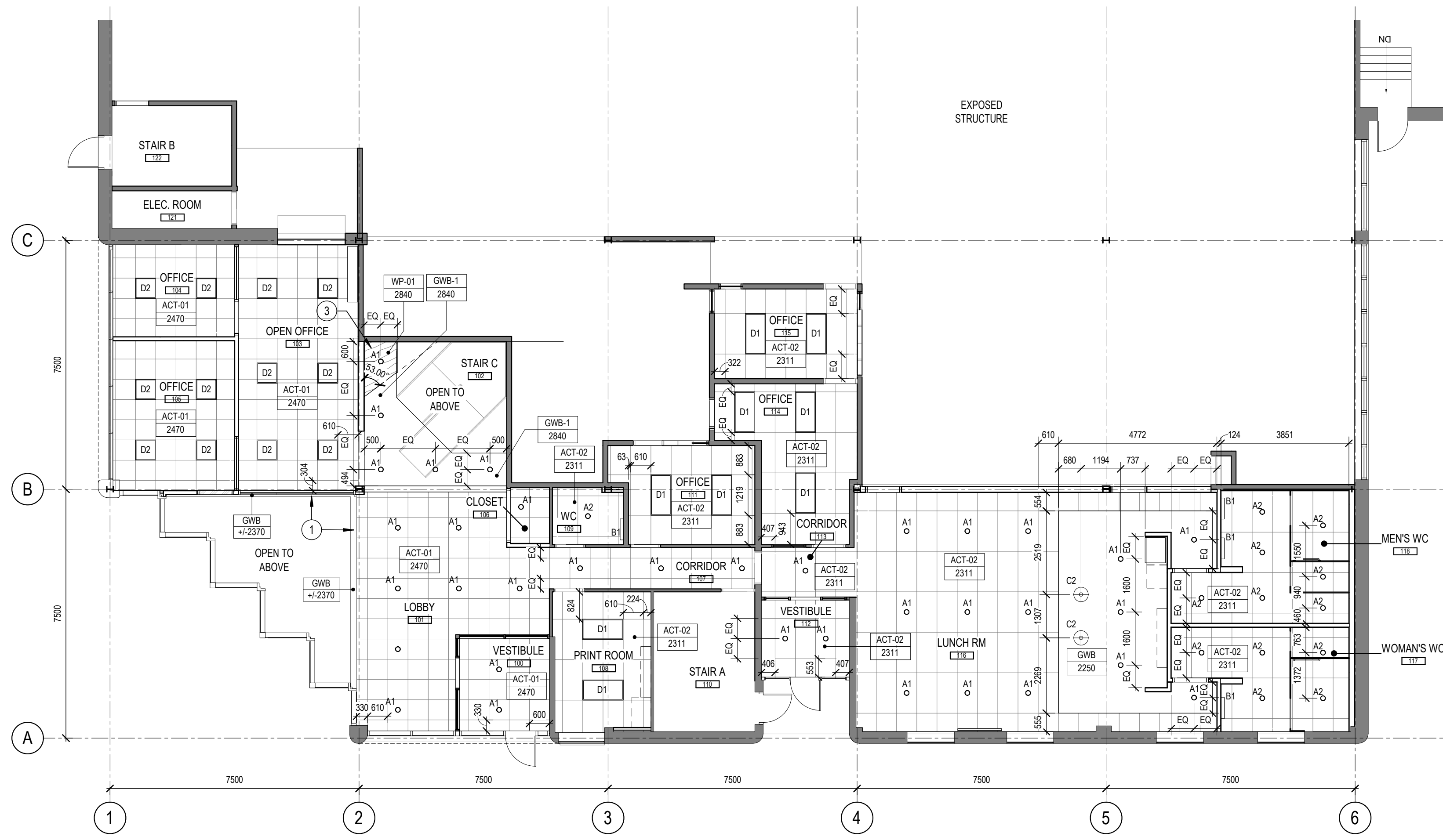
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	WB	RMK

LEVEL 01 & 02 - FINISHES PLANS

A111



2 LEVEL 02 - REFLECTED CEILING PLAN
 A151 SCALE: 1 : 100



1 LEVEL 01 - REFLECTED CEILING PLAN
 A151 SCALE: 1 : 100

GENERAL REFLECTED CEILING NOTES

- THIS DRAWING IS NOT INTENDED TO INDICATE THE COMPLETE SCOPE OF MECHANICAL AND ELECTRICAL WORK. REFER TO MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS FOR COMPLETE SPECIFICATIONS, INCLUDING COLOUR AND FINISHES OF DEVICES AND COVER PLATES. REPORT ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ENGINEERS DRAWINGS TO THE CONSULTANT IMMEDIATELY.
- ADVISE CONSULTANT IMMEDIATELY UPON DISCOVERY OF INTERFERENCE WITH STRUCTURAL MEMBERS, DUCTS, PIPES, OR OTHER BUILDING SERVICES THAT WILL AFFECT LAYOUT AS INDICATED ON DRAWINGS. ADJUST LOCATIONS AS REQUIRED AND AGREED TO BY CONSULTANT.
- DIMENSIONS ARE TO THE CENTERLINE OF FIXTURES UNLESS OTHERWISE NOTED.
- RECESSED FIXTURES AND SPRINKLER HEADS LOCATED IN CEILING TILE ARE TO BE CENTERED ON TILE UNLESS DIMENSIONED OTHERWISE.
- REVIEW LOCATIONS OF ALL ACCESS PANELS WITH CONSULTANT. ADJUST LOCATIONS AS REQUIRED BASED ON REVIEW.
- PAINT ALL BASE BUILDING GYPSUM BOARD SURFACES ON PERIMETER SOFFITS AND BULKHEADS TO MATCH THE ROOM OR AREA THEY ARE PART OF UNLESS OTHERWISE NOTED.
- PAINT ALL COVES AND RECESSES IN GYPSUM BOARD CEILINGS TO MATCH ADJACENT WALLS UNLESS OTHERWISE NOTED.
- PROVIDE CUT SHEETS LIGHT FIXTURES TO CONSULTANT FOR REVIEW PRIOR TO ORDERING
- PROVIDE SAMPLES AND PRODUCT DATA OF CEILING FINISHES TO CONSULTANT FOR REVIEW PRIOR TO ORDERING

REFLECTED CEILING LEGEND - CEILING AND LIGHTING TYPES

NOTE: REFER TO MATERIALS AND FINISHES SCHEDULE FOR FINISH SPECIFICATIONS
 REFER TO LIGHT FIXTURE SCHEDULE & ELEC DWGS FOR LIGHT FIXTURE SPECIFICATIONS

	CEILING TAG - TYPE & HEIGHT AS NOTED	A1	RECESSED DOWN LIGHT
	KEYNOTE TAG, REFER TO KEYNOTE LEGEND	A2	RECESSED DOWN LIGHT
	GYPSUM BOARD CEILING PAINTED PT-02 UNLESS OTHERWISE NOTED	A3	RECESSED DOWN LIGHT
	610 X 610mm ACOUSTICAL CEILING TILE SYSTEM	A4	RECESSED LINEAR FIXTURE
	610 X 1220mm ACOUSTICAL CEILING TILE SYSTEM	A5	WET RATED RECESSED DOWN LIGHT
	WOOD PANELS	B1	WALL MOUNTED VANITY FIXTURE
	EXPOSED STRUCTURE ABOVE	C1	SUSPENDED PENDANT FIXTURE
	CEILING DIFFUSER IN GYP BD CEILING, COORD WITH MECH DWGS	C2	SUSPENDED PENDANT FIXTURE
		C3	1219mm SUSPENDED LINEAR FIXTURE
		C4	2438mm SUSPENDED LINEAR FIXTURE
		D1	610 X 1220mm RECESSED TROFFER
		D2	610 X 610mm RECESSED TROFFER

- PAINT UNDERSIDE AND FACE OF EXISTING BULKHEAD PT-01
- PAINT EXISTING BULKHEAD AT SKYLIGHT PT-02
- ANGLE OF WOOD PANEL CEILING TO MATCH ANGLE OF WOOD PLATFORM BELOW

KEYNOTE LEGEND
 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
 1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD

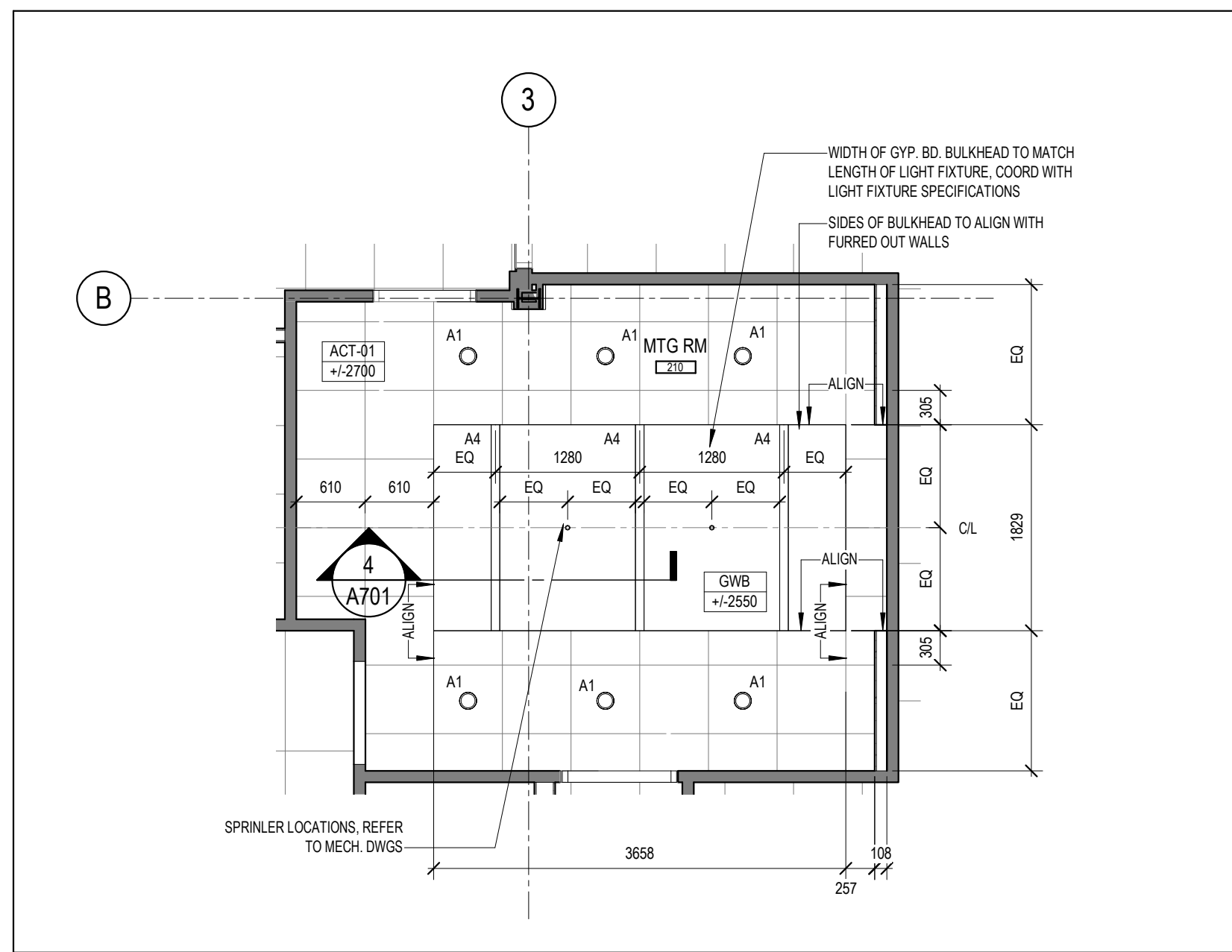
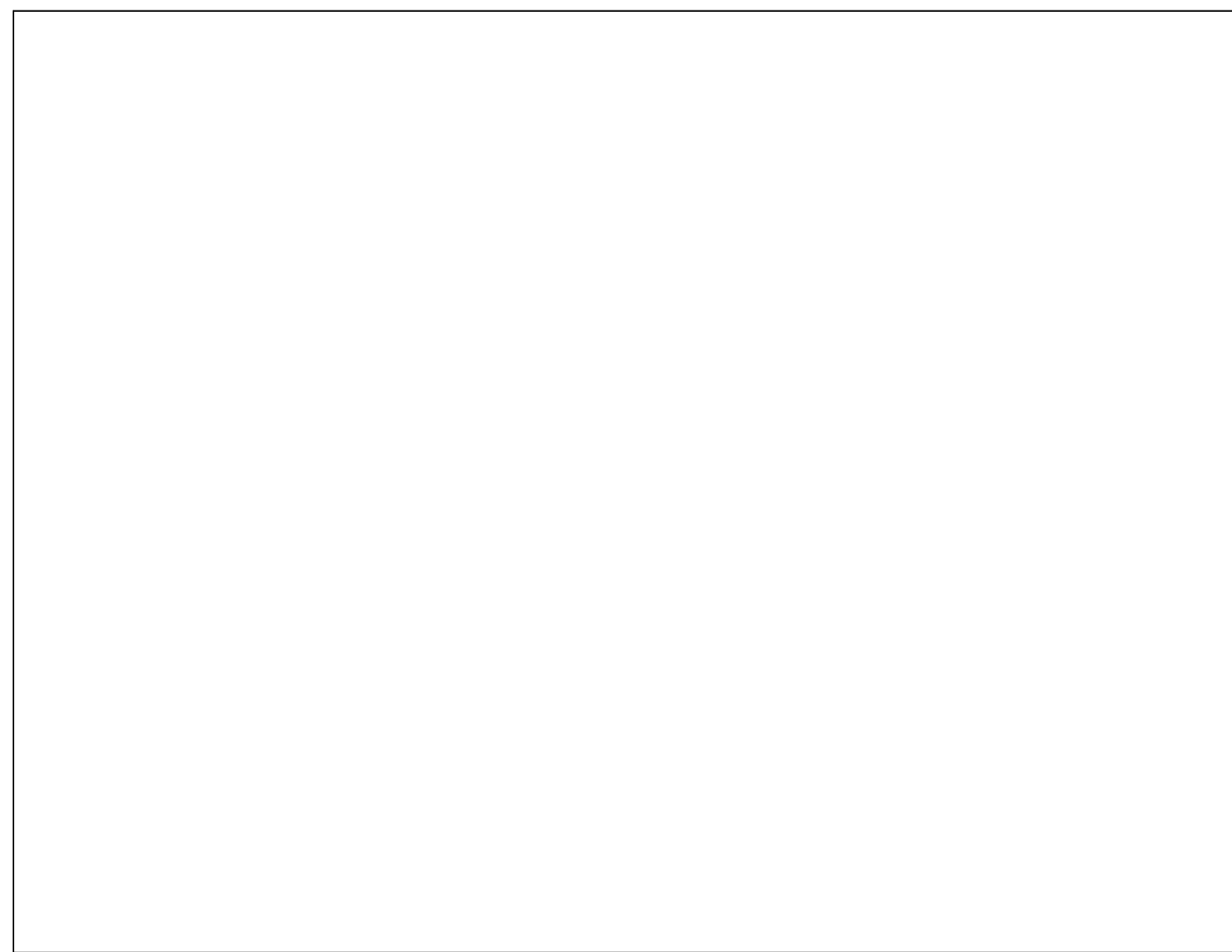


FREEMAN FIT-UP
 2295 St.Laurent Blvd
 Ottawa ON

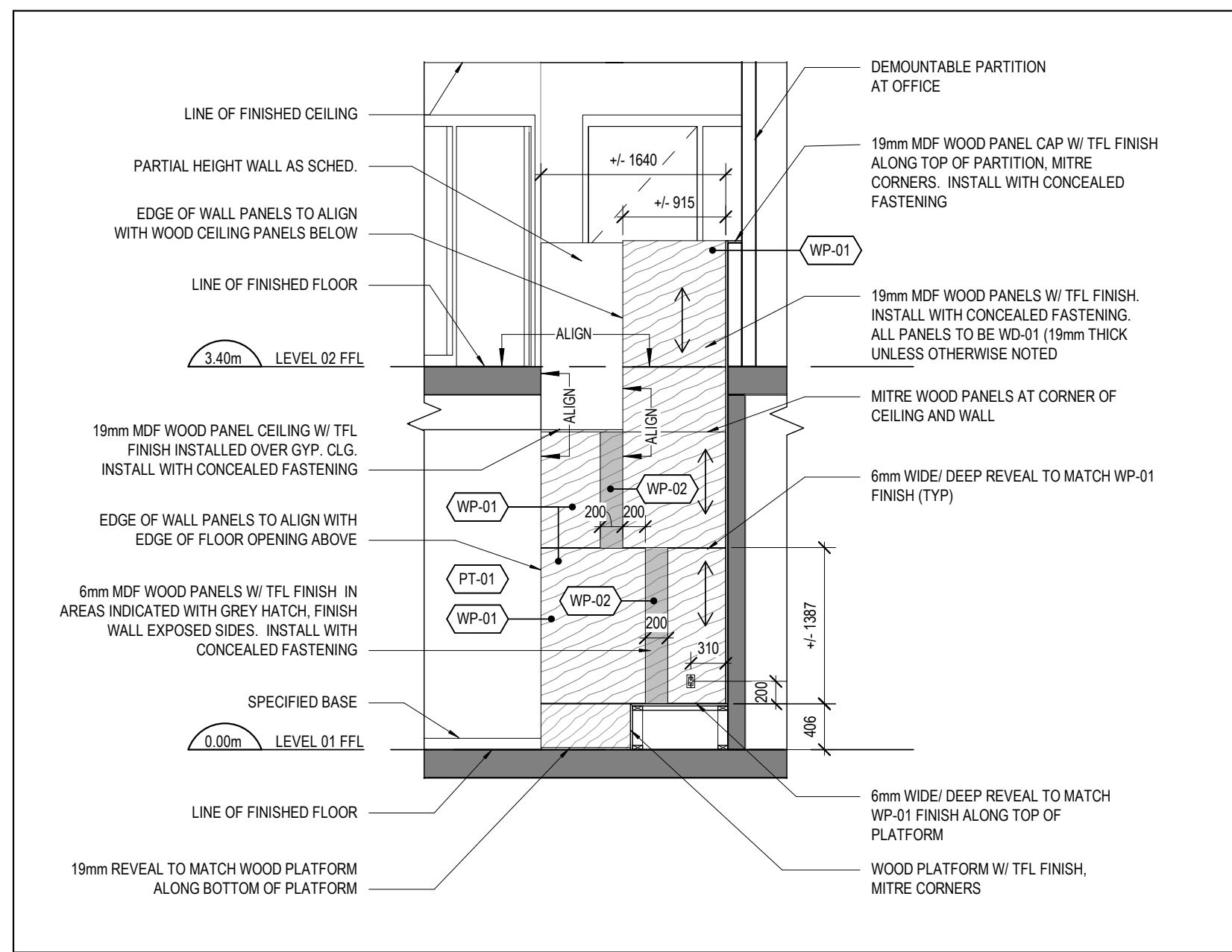
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	WB/AP	RMK

LEVEL 01 & 02 - REFLECTED CEILING PLANS

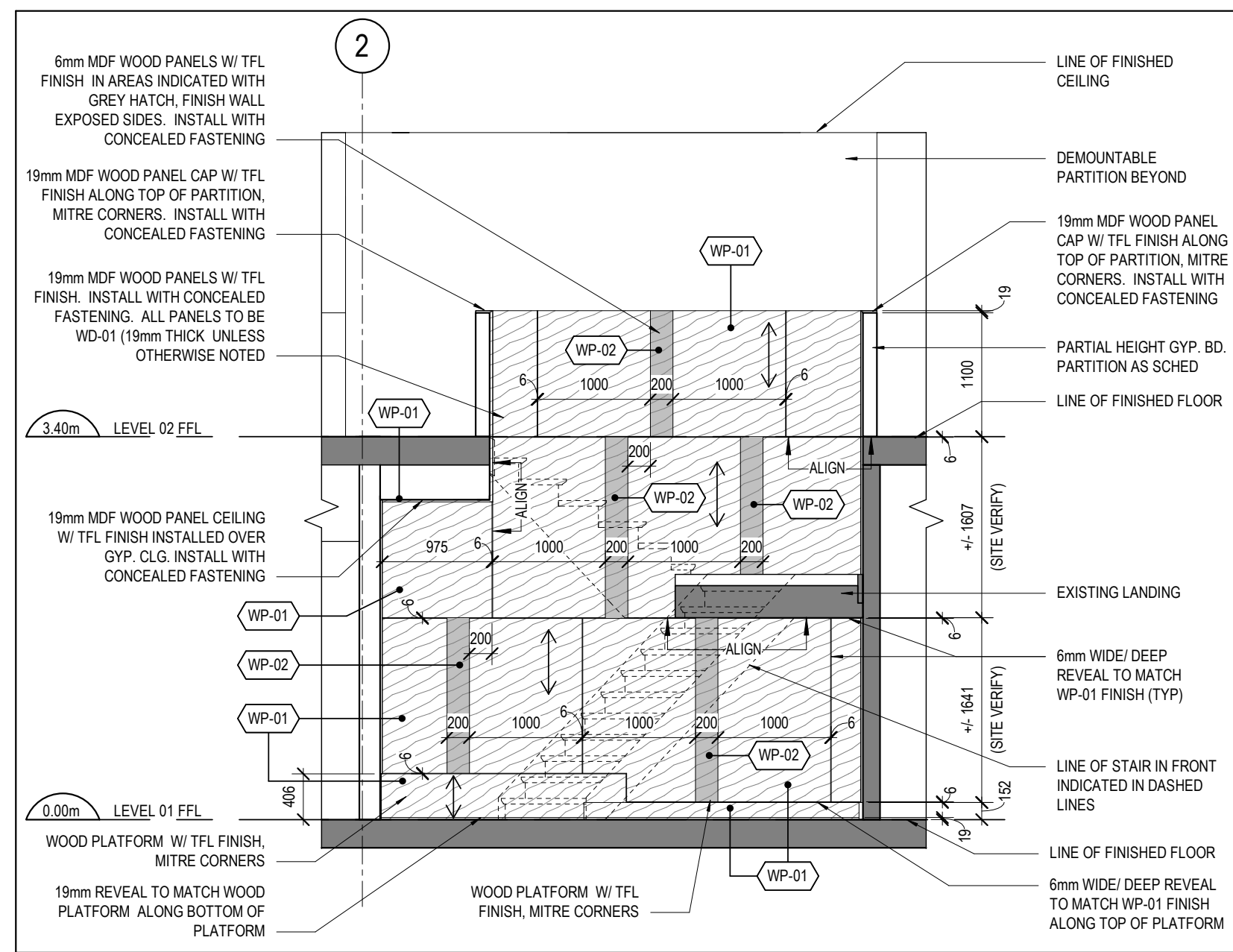
A151



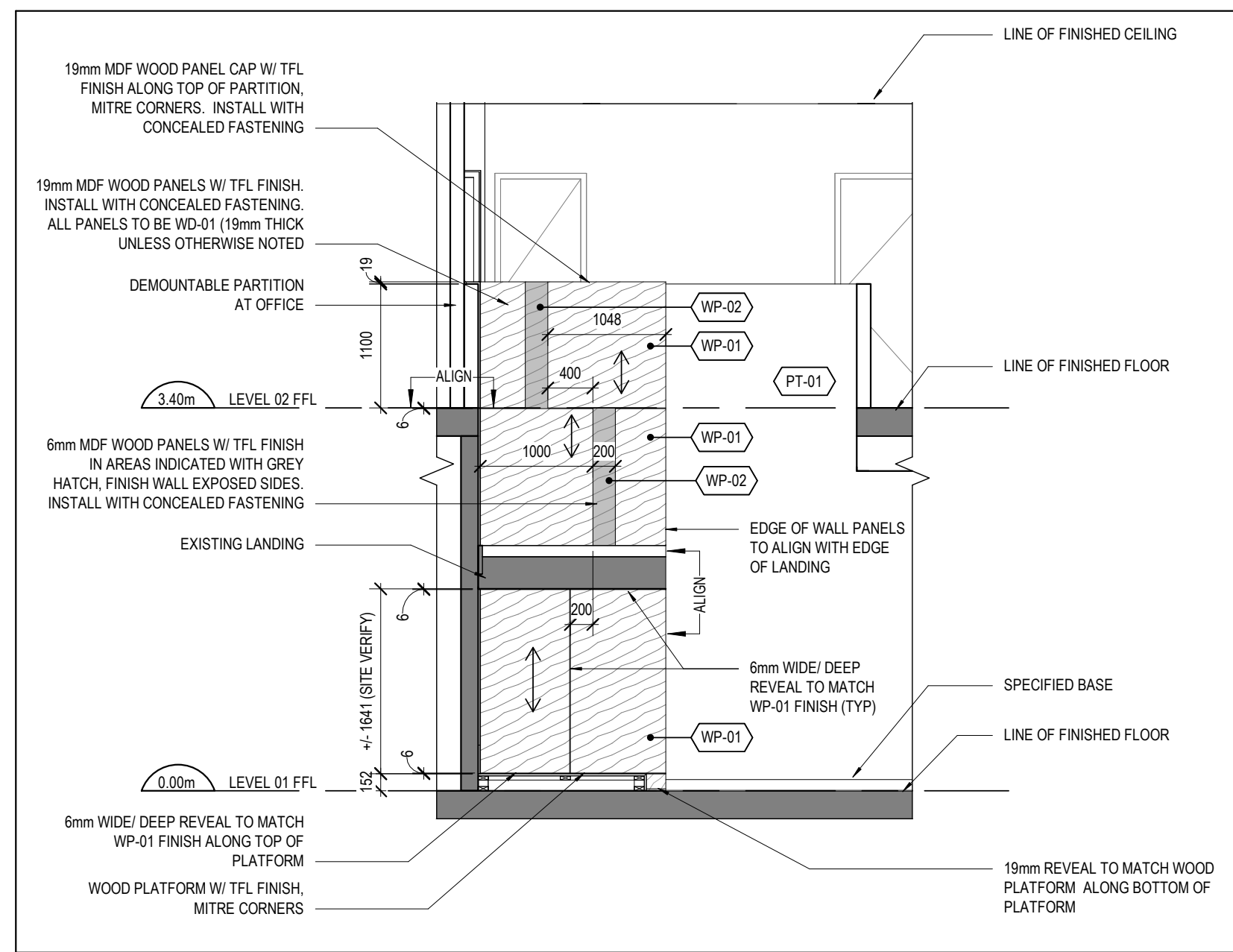
8 LEVEL 02 - MTG ROOM 210 ENLARGED CEILING PLAN
A401 SCALE: 1 : 50



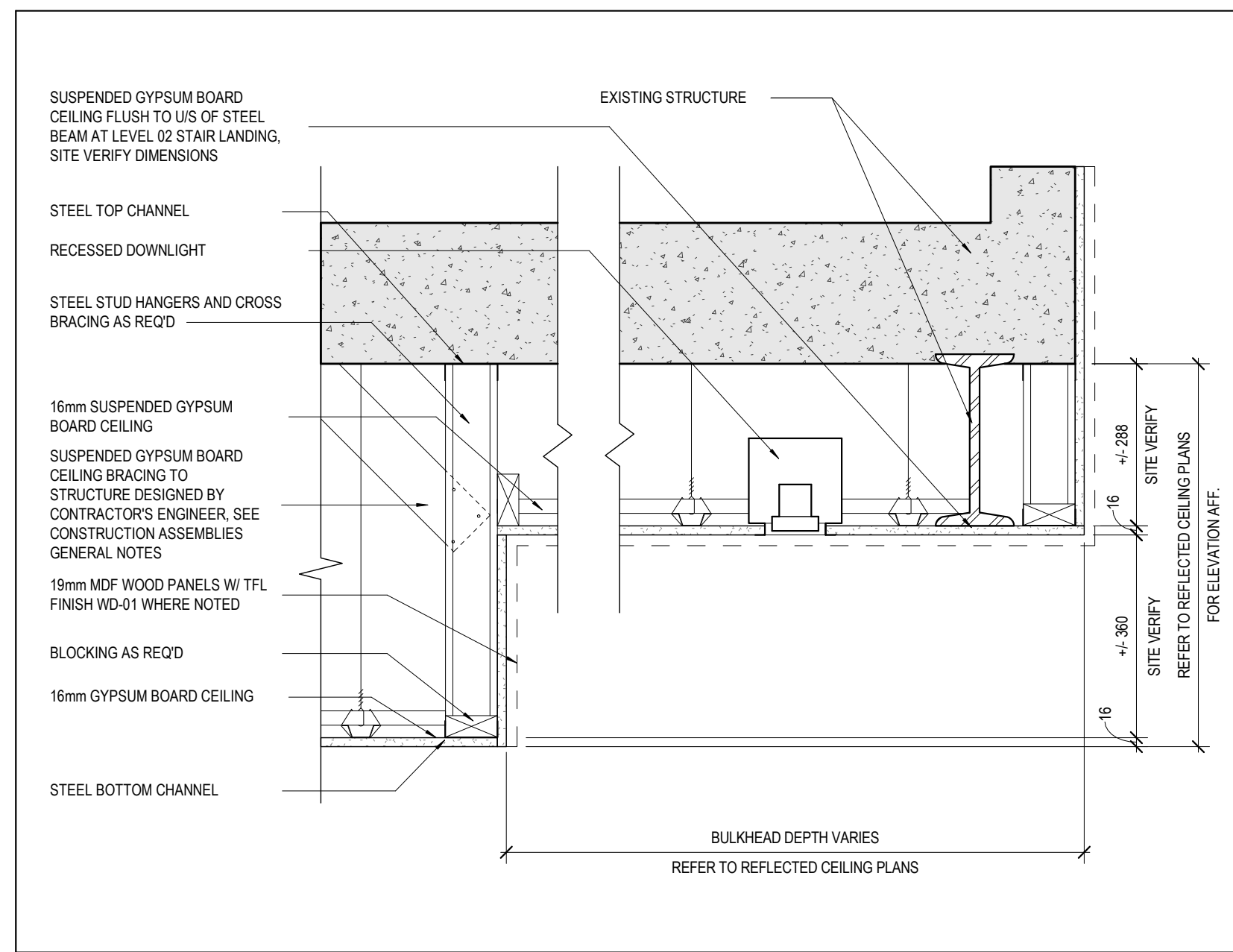
7 STAIR C - WEST SECTION
A401 SCALE: 1 : 50



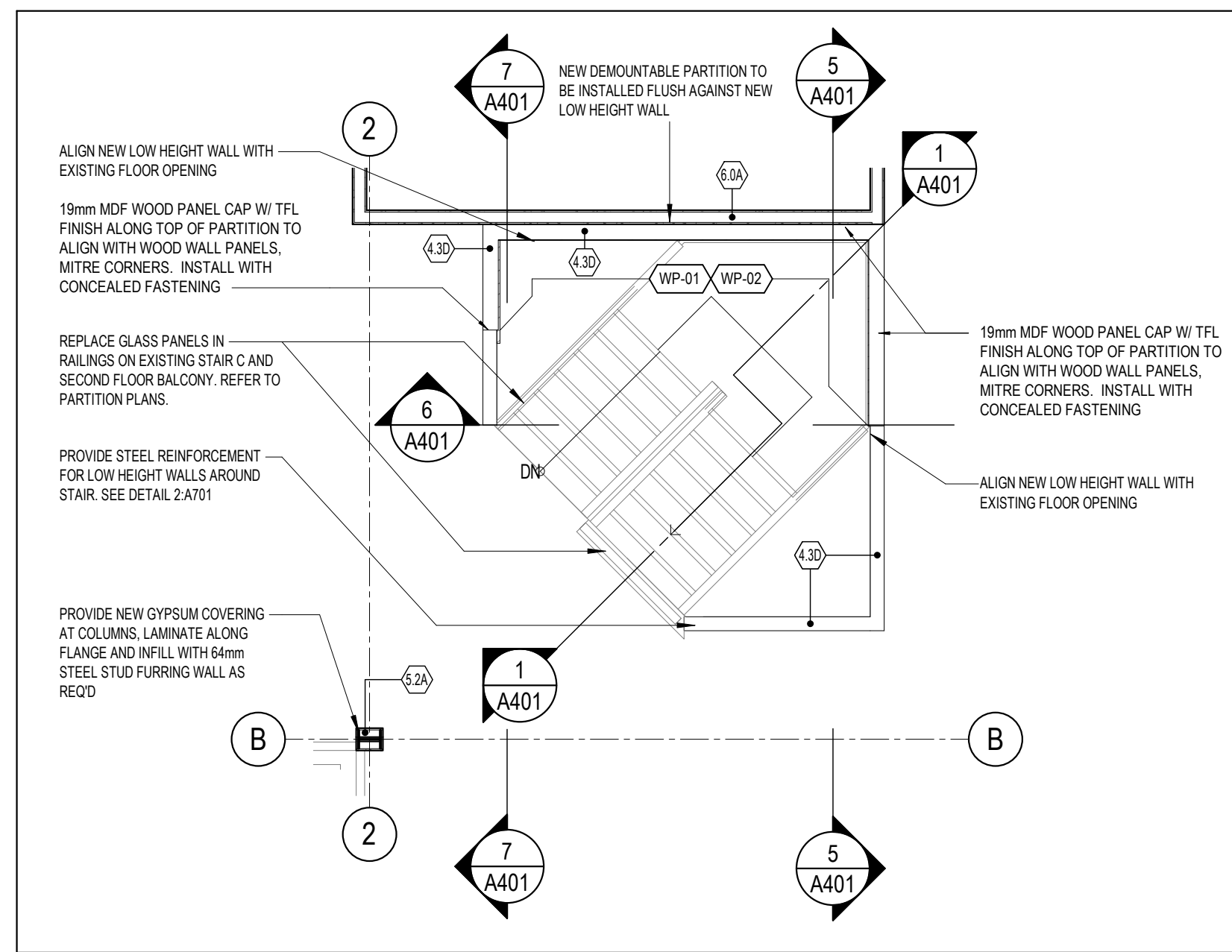
6 STAIR C - NORTH SECTION
A401 SCALE: 1 : 50



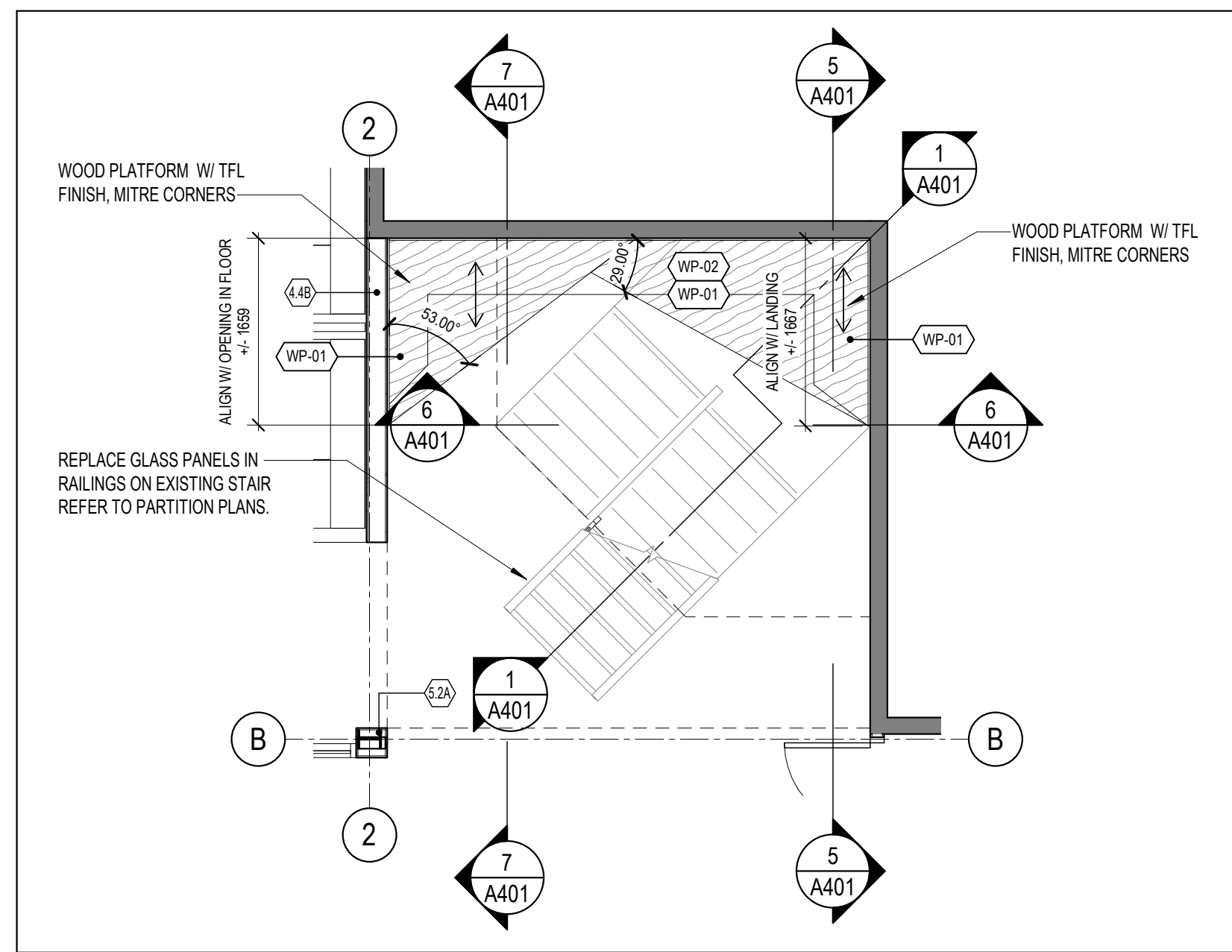
5 STAIR C - EAST SECTION
A401 SCALE: 1 : 50



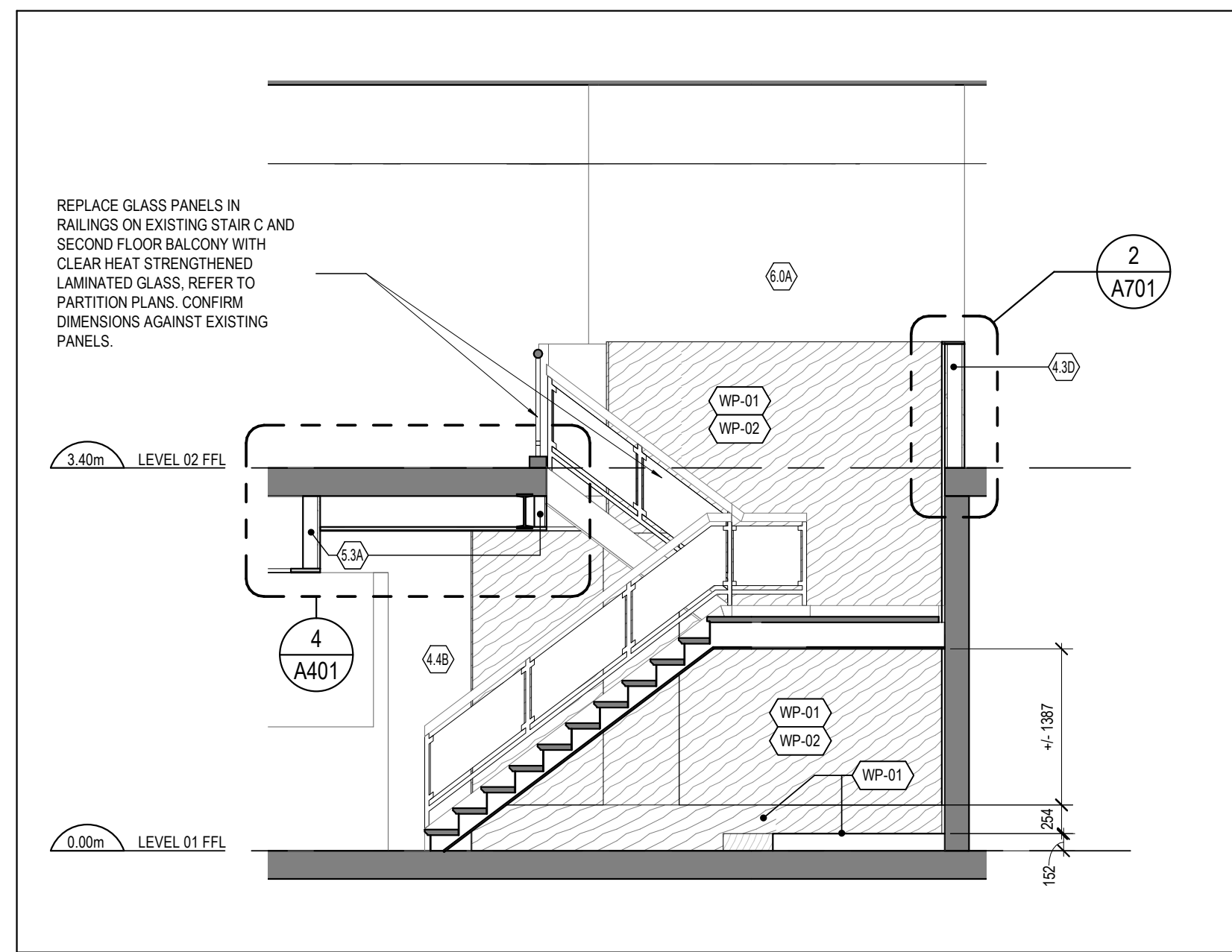
4 SECTION DETAIL AT STAIR C STEPPED CEILING
A401 SCALE: 1 : 10



3 DETAIL PLAN LEVEL 02 AT STAIR C
A401 SCALE: 1 : 50



2 DETAIL PLAN LEVEL 01 AT STAIR C
A401 SCALE: 1 : 50



1 DETAIL SECTION AT EXISTING STAIR C
A401 SCALE: 1 : 50

GENERAL ARCHITECTURAL NOTES:
 1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
 1 ISSUED FOR BUILDING PERMIT 2019-11-15
ISSUE RECORD

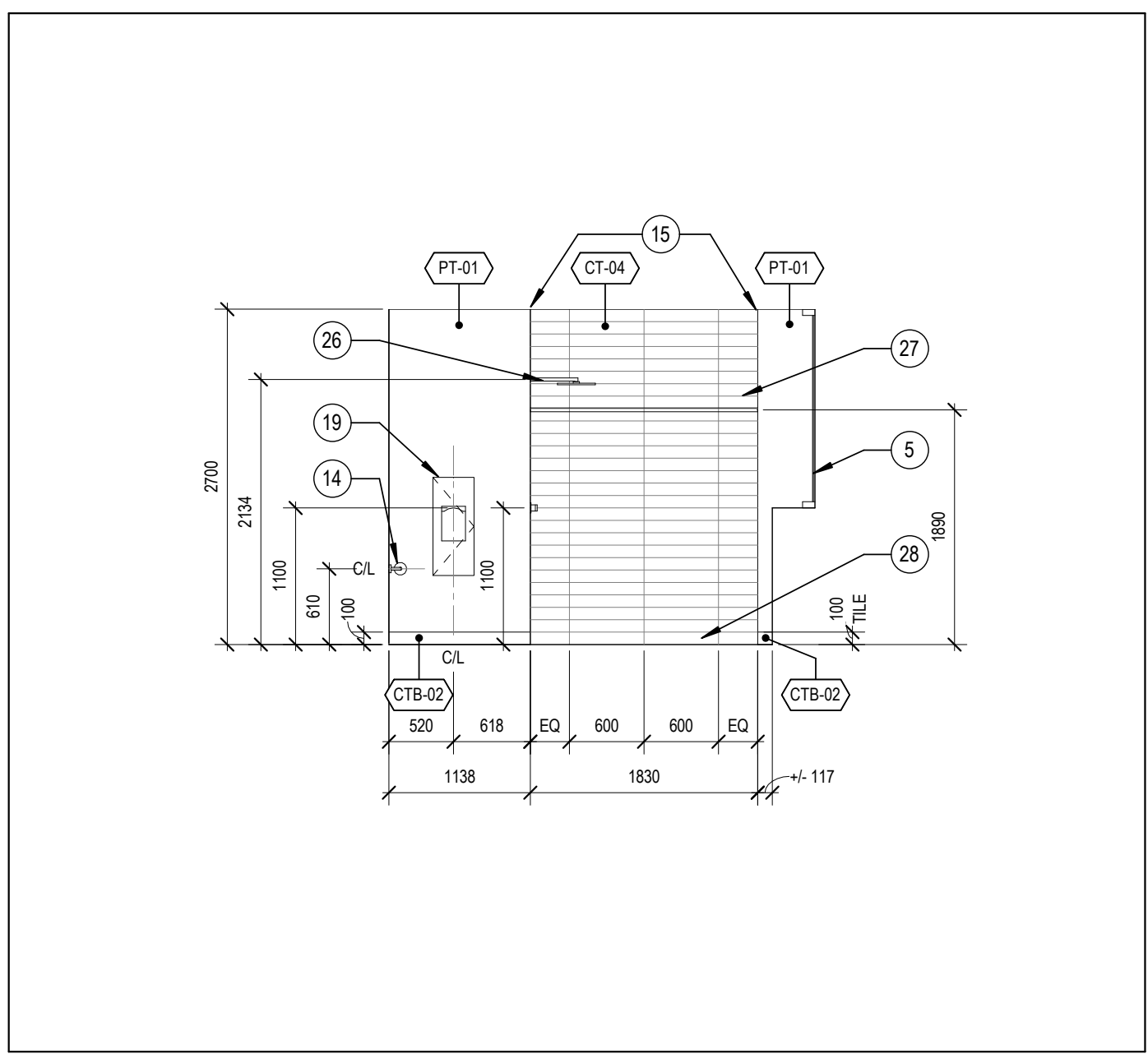
project1 studio
 Project1 Studio Incorporated
 (613) 884-9339 | mail@project1studio.ca

FREEMAN FIT-UP
 2295 St. Laurent Blvd
 Ottawa ON

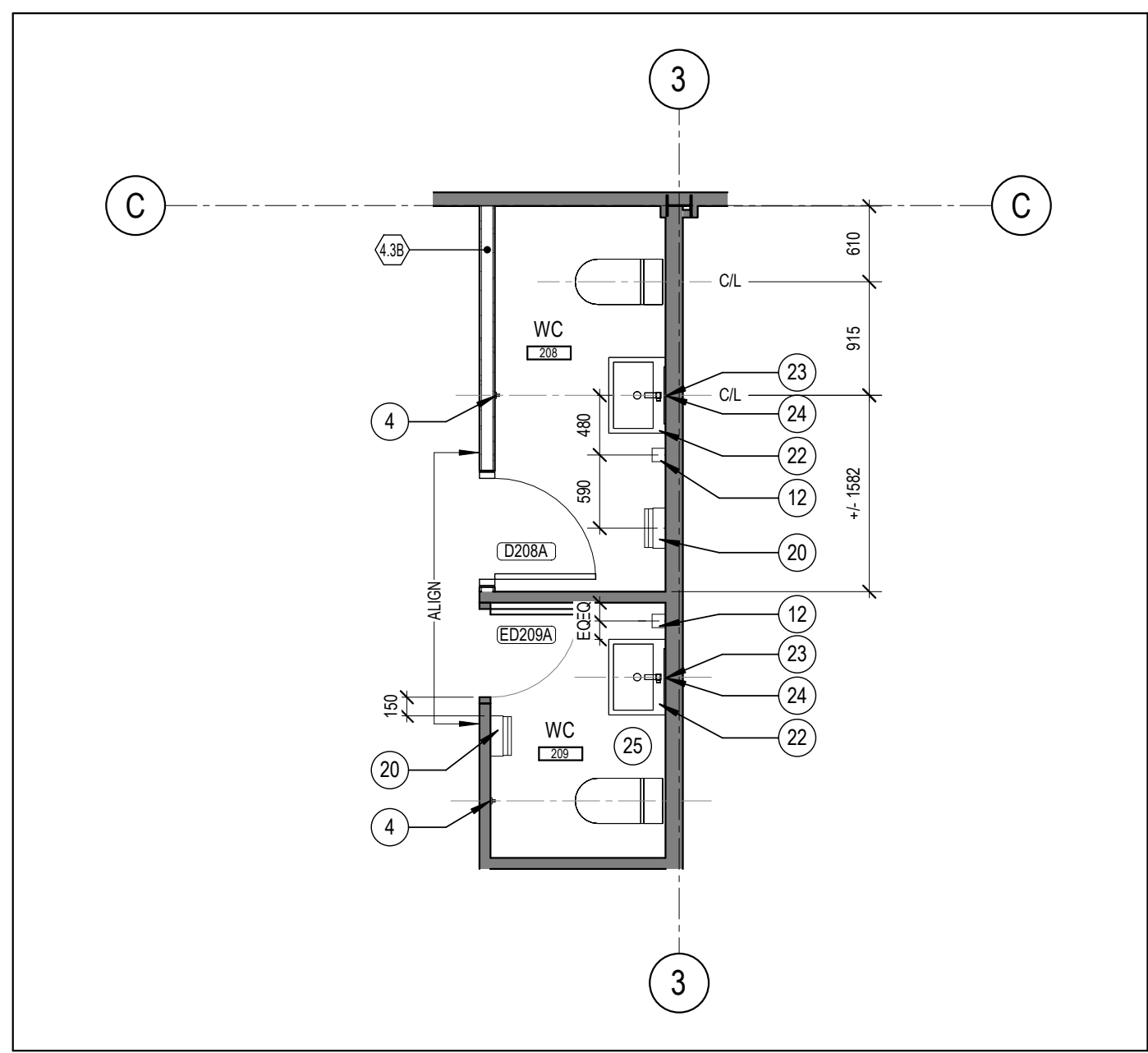
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	AP/ WB	RMK

STAIR C - ENLARGED PLANS, SECTIONS, AND DETAILS

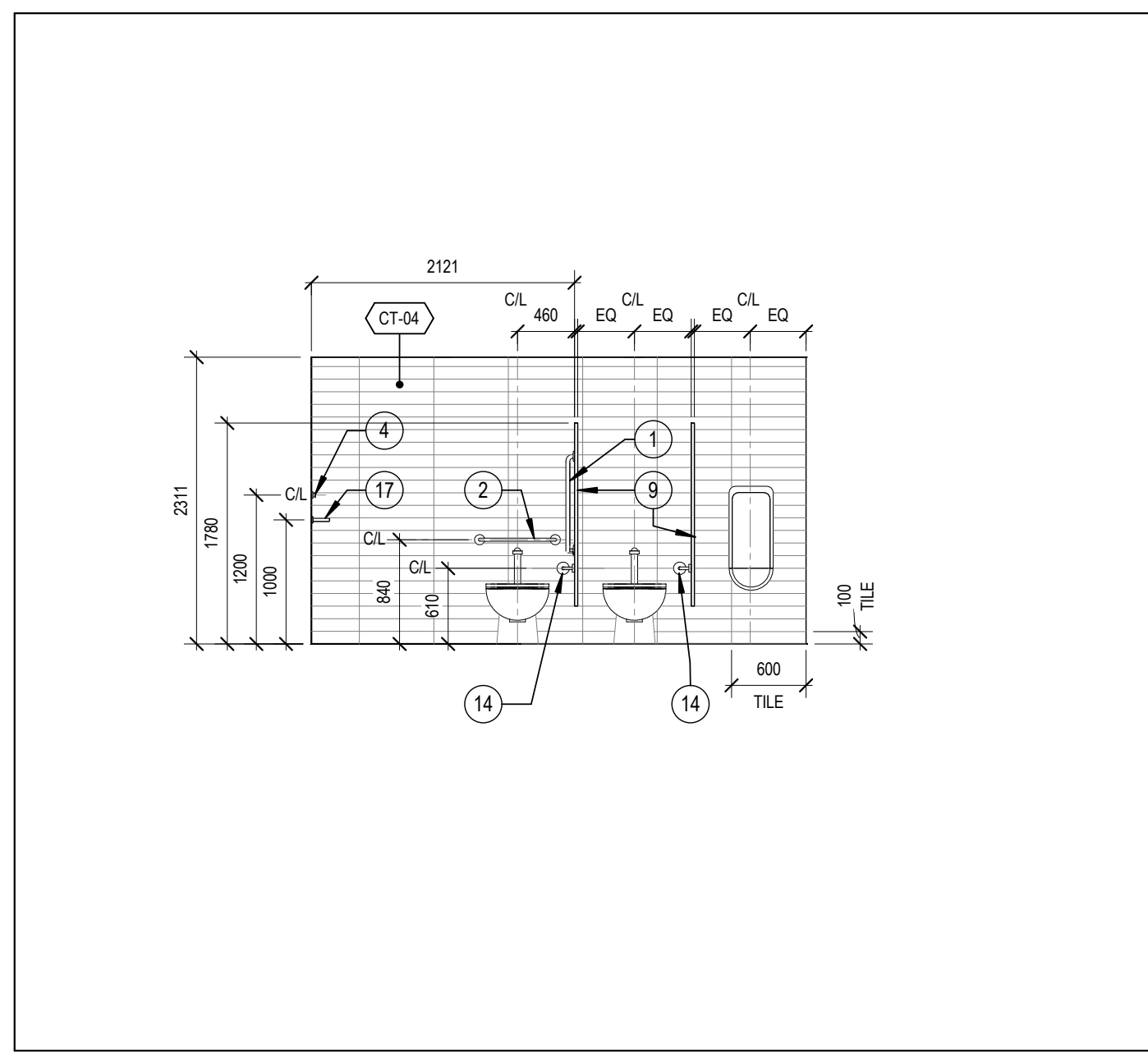
A401



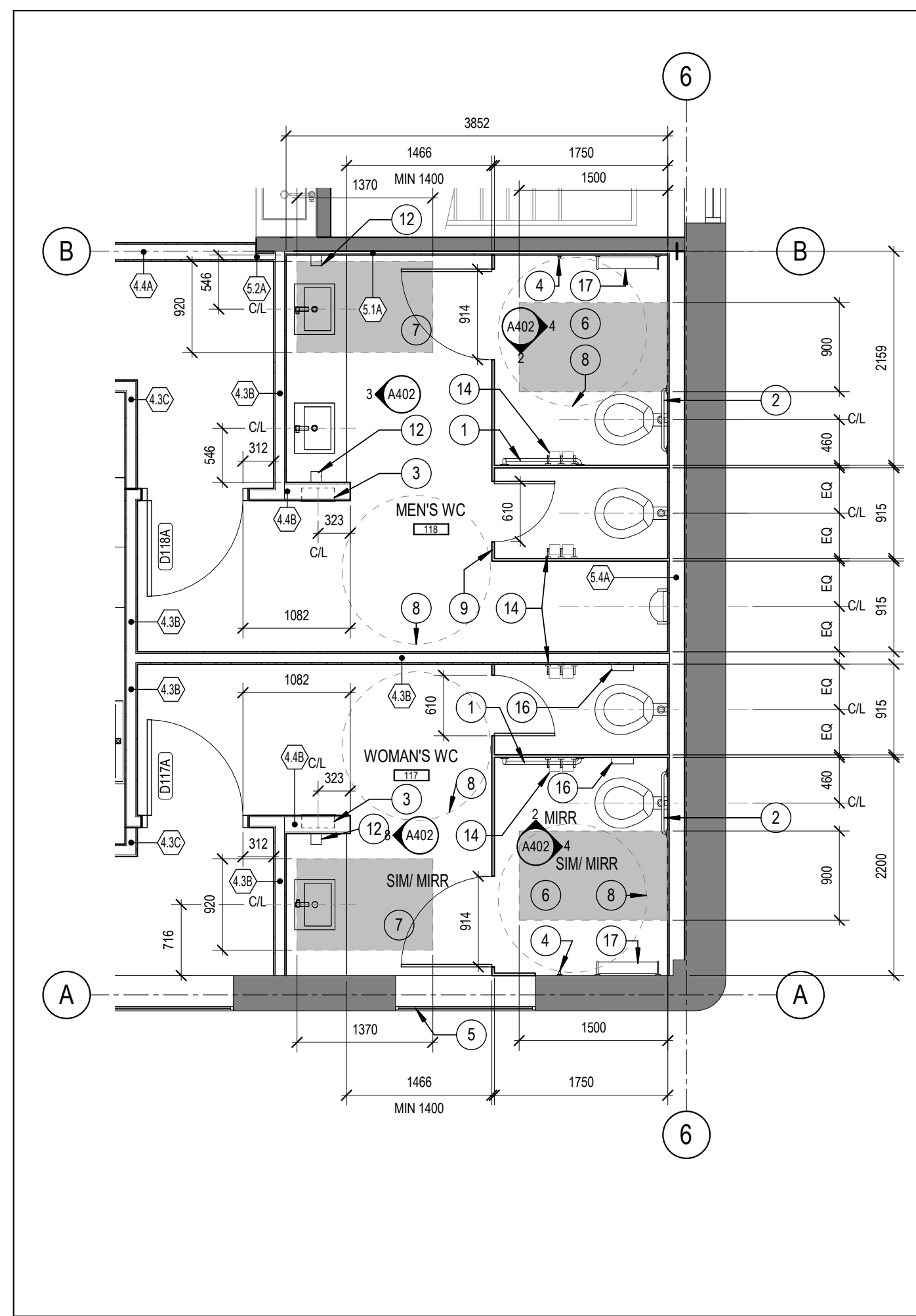
10 WC 202A EAST ELEVATION
A402 SCALE: 1 : 50



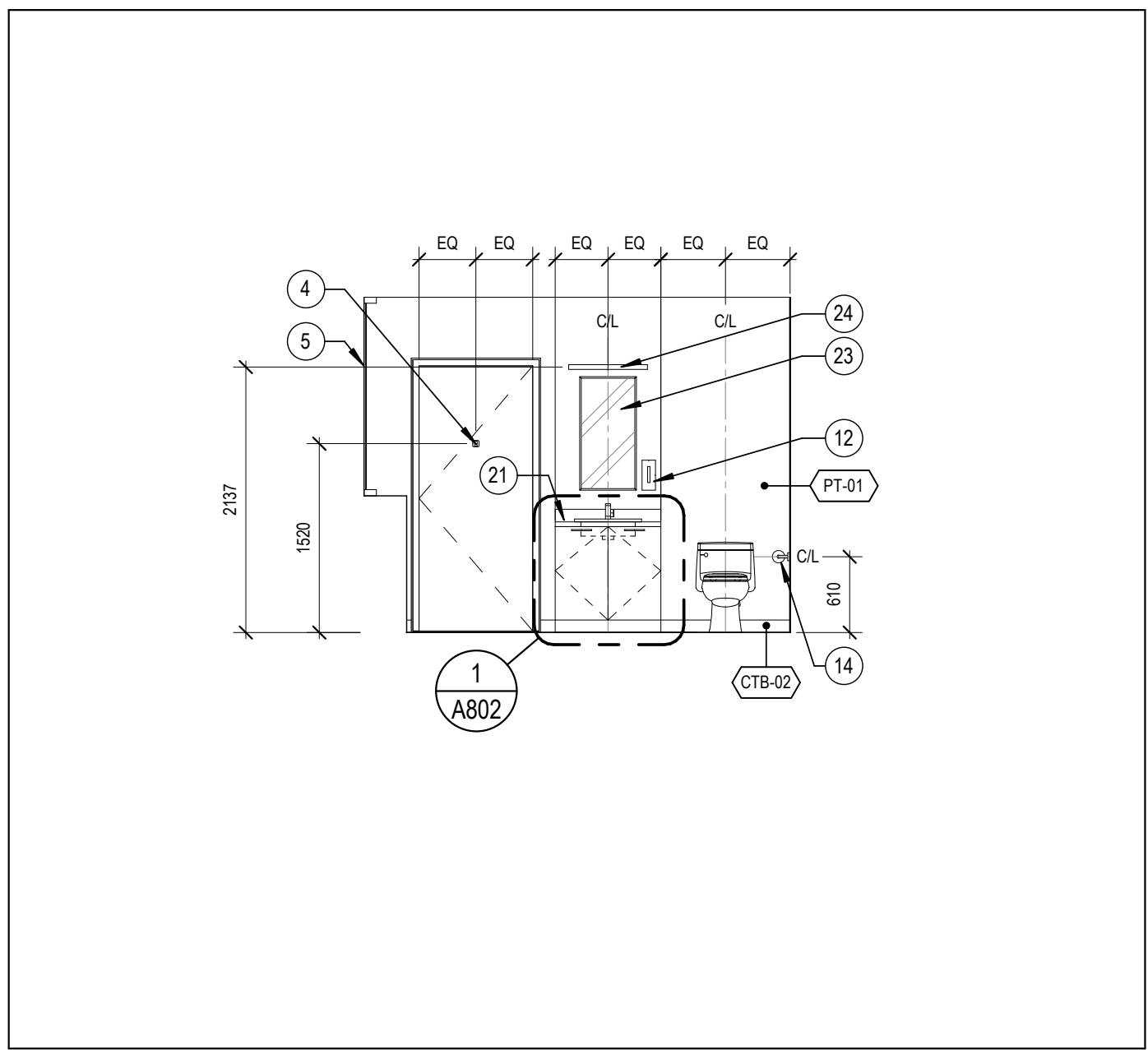
7 LEVEL 02 ENLARGED WASHROOM PLAN 208 & 209
A402 SCALE: 1 : 50



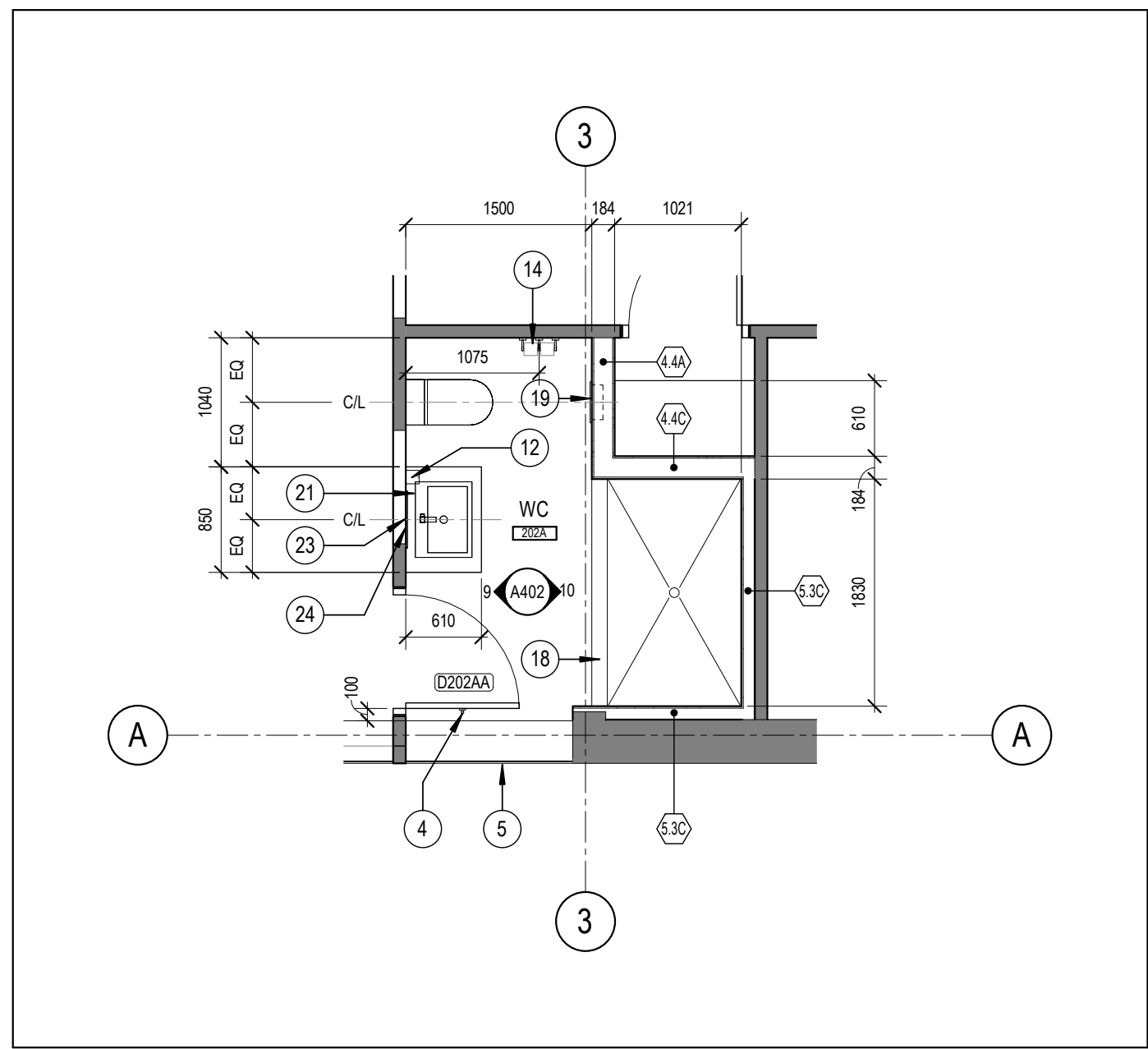
4 MEN'S WC 118 EAST ELEVATION
A402 SCALE: 1 : 50



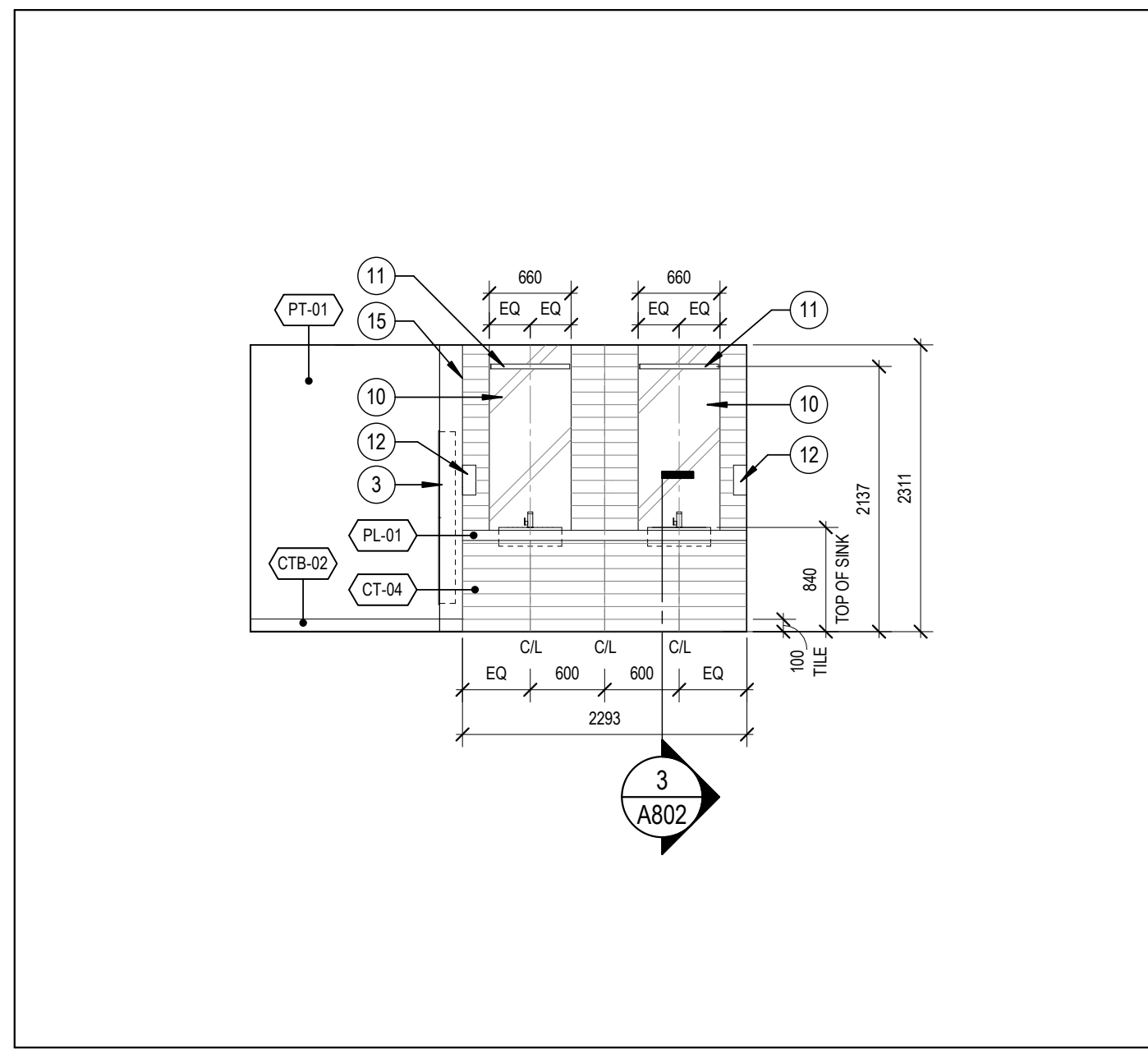
1 LEVEL 01 ENLARGED WASHROOM PLANS 117 & 118
A402 SCALE: 1 : 50



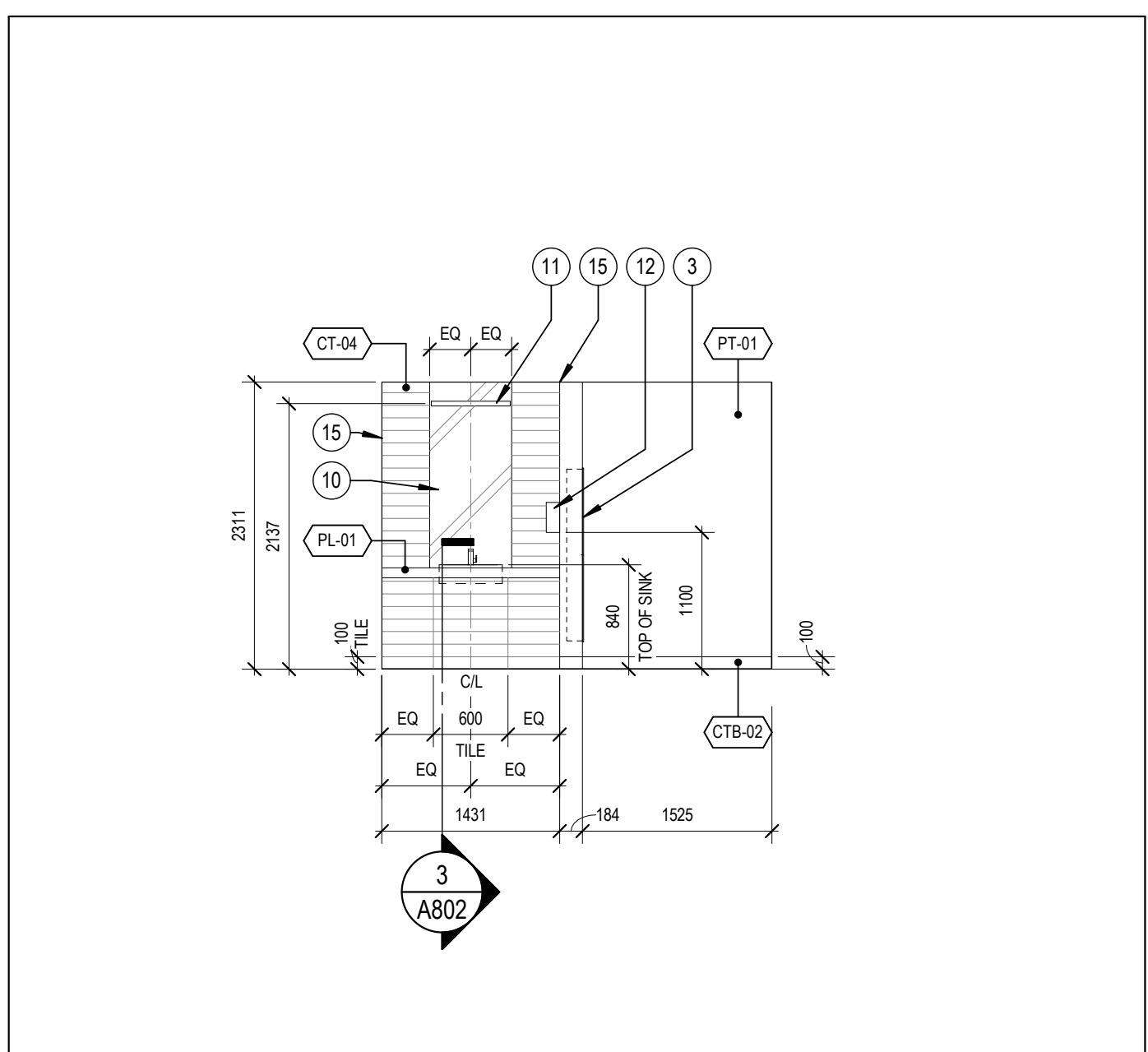
9 WC 202A WEST ELEVATION
A402 SCALE: 1 : 50



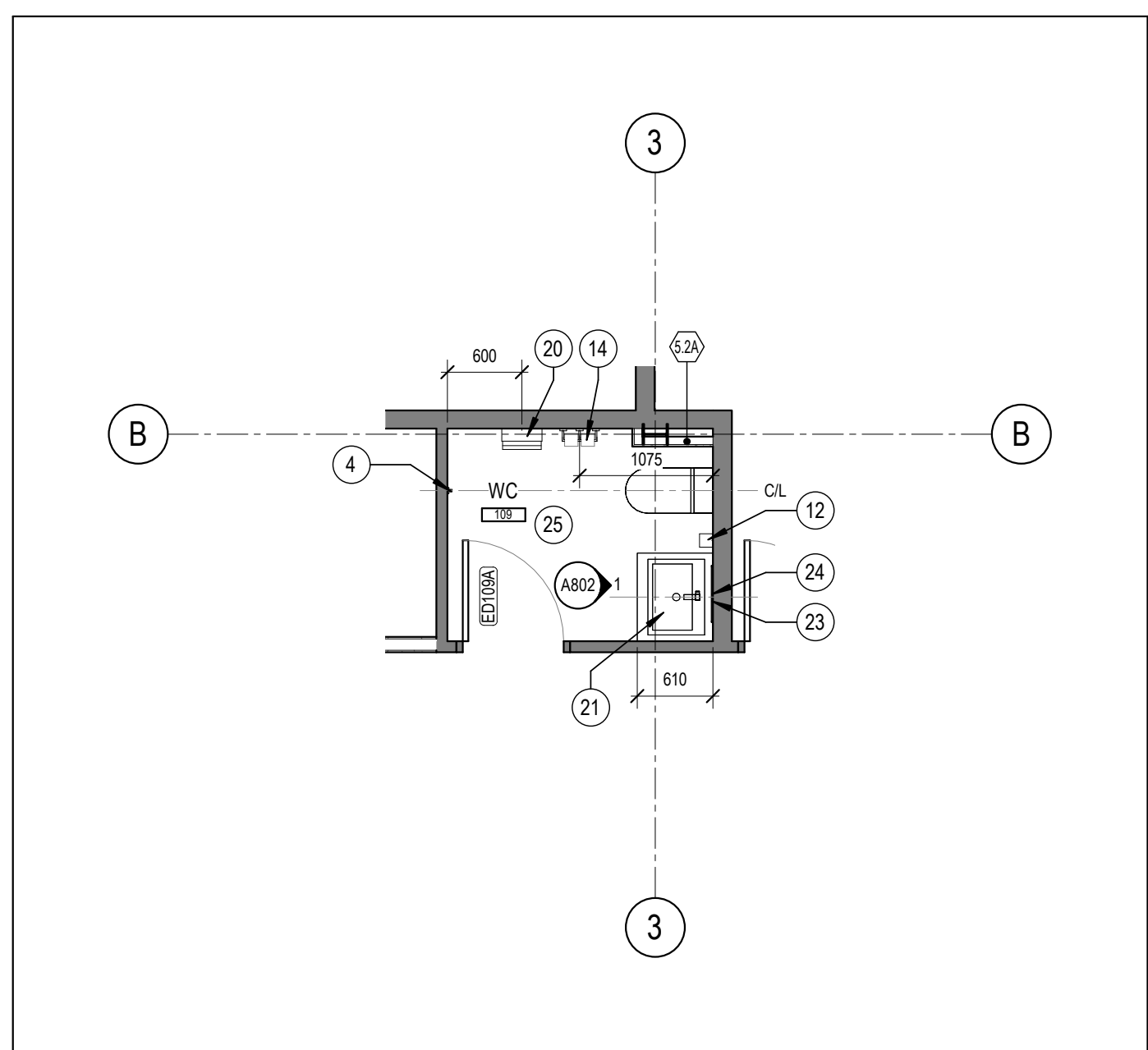
6 LEVEL 02 ENLARGED WASHROOM PLAN 202A
A402 SCALE: 1 : 50



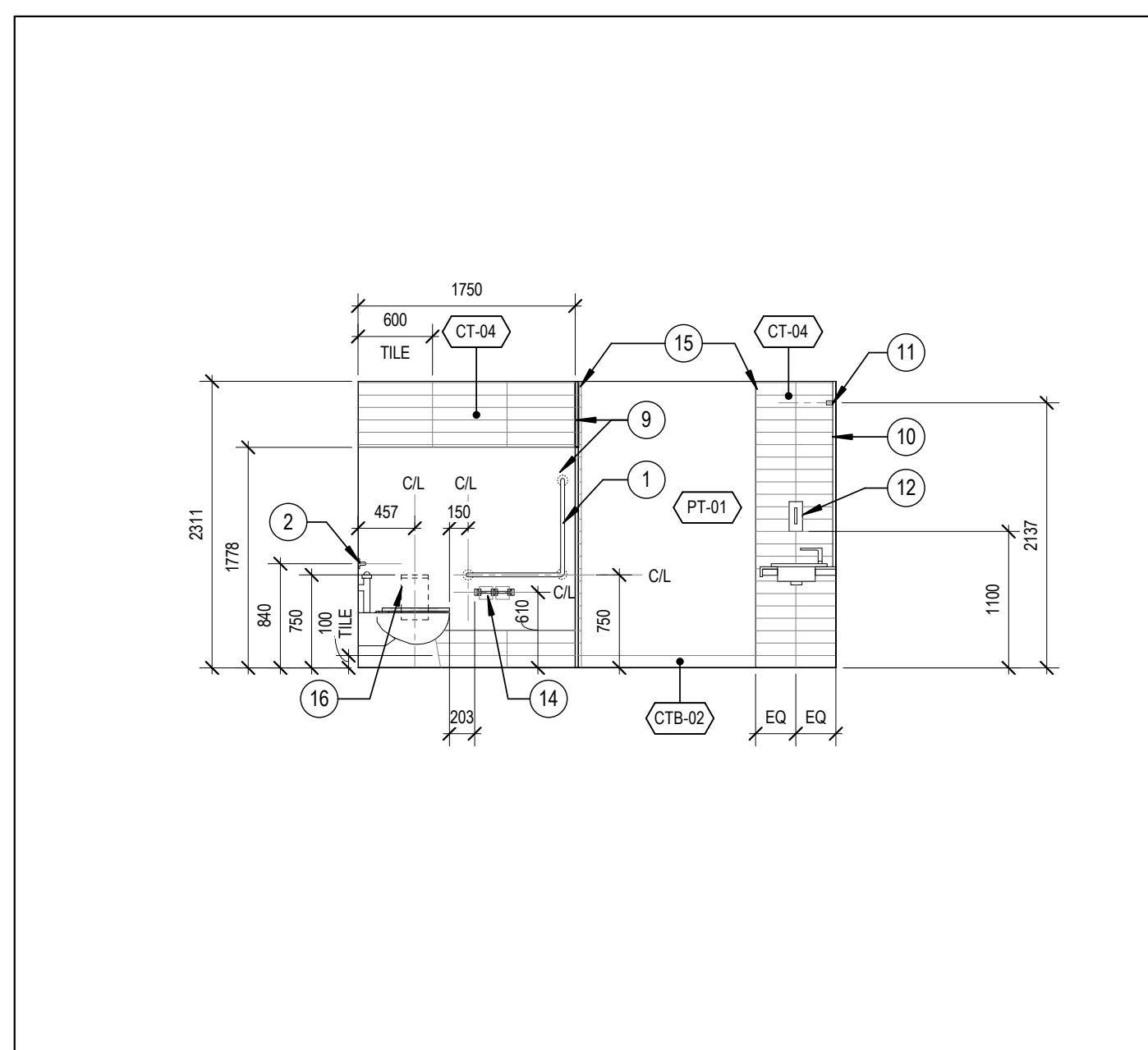
3 MEN'S WC 118 WEST ELEVATION
A402 SCALE: 1 : 50



8 WOMAN'S WC 117 WEST ELEVATION
A402 SCALE: 1 : 50



5 LEVEL 01 ENLARGED WASHROOM PLAN 109
A402 SCALE: 1 : 50



2 MEN'S WC 118 SOUTH ELEVATION
A402 SCALE: 1 : 50

KEYNOTE LEGEND
SCALE: N.T.S.

1	30" X 30" L-SHAPED GRAB BAR (WA-1)
2	24" GRAB BAR (WA-2)
3	RECESSED PAPER TOWEL DISPENSER AND DISPOSAL (WA-4), INSTALLED WITH TOWEL DISPENSER AT 1100mm AFF.
4	COAT HOOK (WA-7)
5	INSTALL OPAQUE FILM (GF-02) TO EXISTING WINDOW
6	PROVIDE CLEAR TRANSFER SPACE BESIDE WATER CLOSET AS PER OBC 3.8.3.8 (2)
7	PROVIDE CLEAR TRANSFER SPACE IN FRONT OF LAVATORY AS PER OBC 3.8.3.11 (1) (f)
8	TURNING RADIUS OF 1500mm AS PER OBC 3.8.3.8 (1) (a)
9	FLOOR TO CEILING ANCHORED TOILET PARTITION (TP-01), PROVIDE BLOCKING IN WALLS AND CEILINGS AS REQUIRED.
10	MIRROR ON 3/4" MDF INSET 1" ON ALL SIDES. EXPOSED SIDES PAINTED BLACK
11	VANITY LIGHT FIXTURE INSTALLED ON MIRROR, COORDINATE WITH ELEC. DRAWINGS
12	SURFACE MOUNTED SOAP DISPENSER (WA-5)
13	RESERVED
14	SURFACE MOUNTED TOILET PAPER DISPENSER (WA-3), MOUNTED AT 610mm AFF.
15	INSTALL BRUSHED STAINLESS STEEL TRIM AT EXPOSED EDGE OF TILE
16	SANITARY NAPKIN DISPOSAL (WA-06) IN WOMEN'S WC STALLS ONLY
17	610mm WALL MOUNTED SHELF (WA-8)
18	TILE SHOWER CURB
19	RECESSED PAPER TOWEL DISPENSER AND DISPOSAL (WA-9)
20	SURFACE MOUNTED PAPER TOWEL DISPENSER AND DISPOSAL (WA-10)
21	DROP-IN SINK AND VANITY MILLWORK REFER TO MILLWORK DRAWINGS AND MECH. DRAWINGS
22	WALL MOUNTED SINK, REFER TO MECH. DRAWINGS FOR FIXTURE SPEC.
23	FRAMED MIRROR (WA-11) INSTALLED W/ TOP AT 2060mm AFF. & CENTERED OVER SINK
24	VANITY LIGHT INSTALLED AT EXISTING HEIGHT OR, 2137mm AFF. CENTERED OVER SINK IF NEW, COORDINATE WITH ELECTRICAL DRAWINGS
25	PLUMBING FIXTURES INSTALLED IN EXISTING LOCATIONS, COORDINATE ON SITE
26	SHOWER HEAD AND CONTROLS, REFER TO MECHANICAL DRAWINGS FOR SPEC.
27	SHOWER CURTAIN ROD (WA-12)
28	CERAMIC TILE CURB

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notices in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD

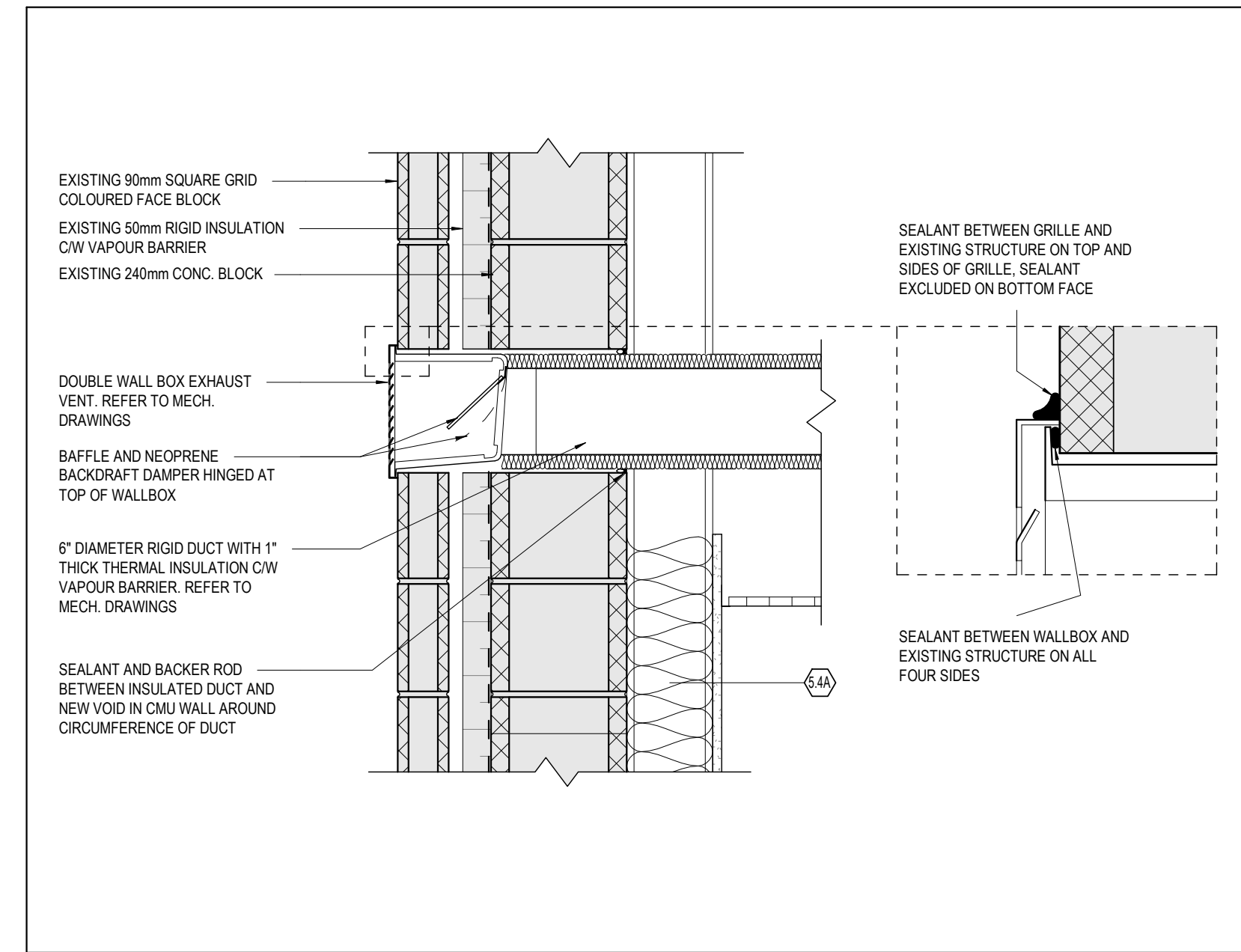
project1 studio
Project1 Studio Incorporated
1613 884 9339 | mail@project1studio.ca

FREEMAN FIT-UP
2295 St. Laurent Blvd
Ottawa ON

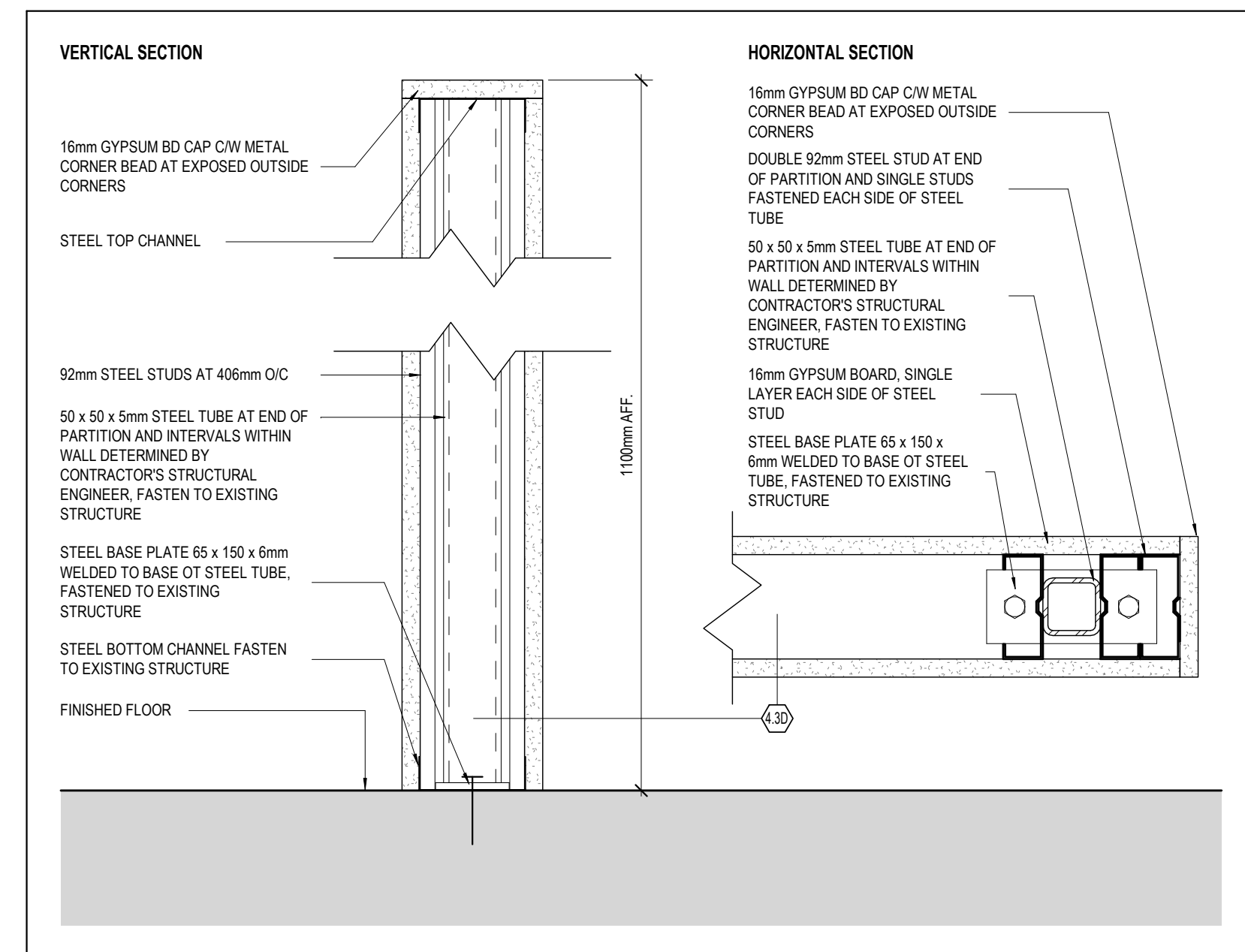
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	AP/ WB	RMK

WC - ENLARGED PLANS AND ELEVATIONS

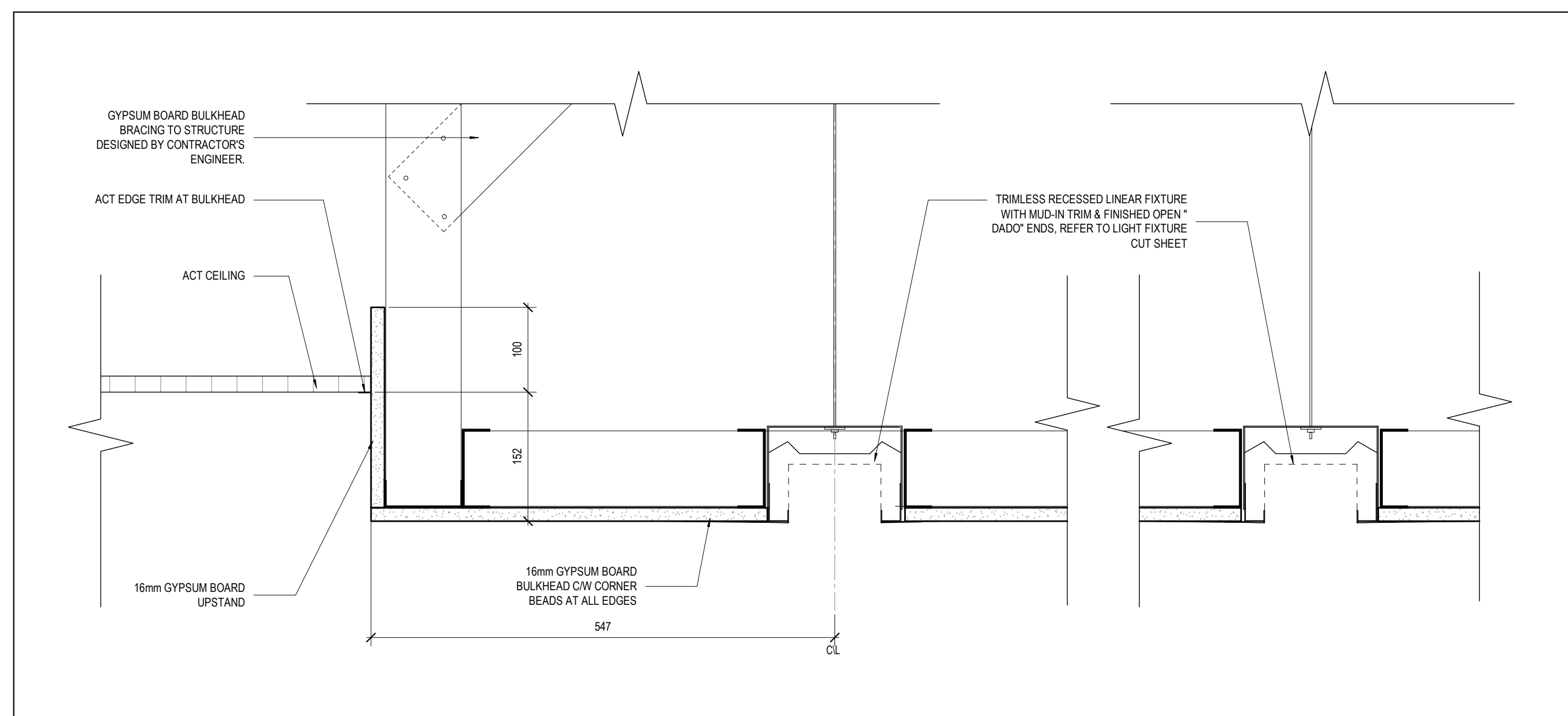
A402



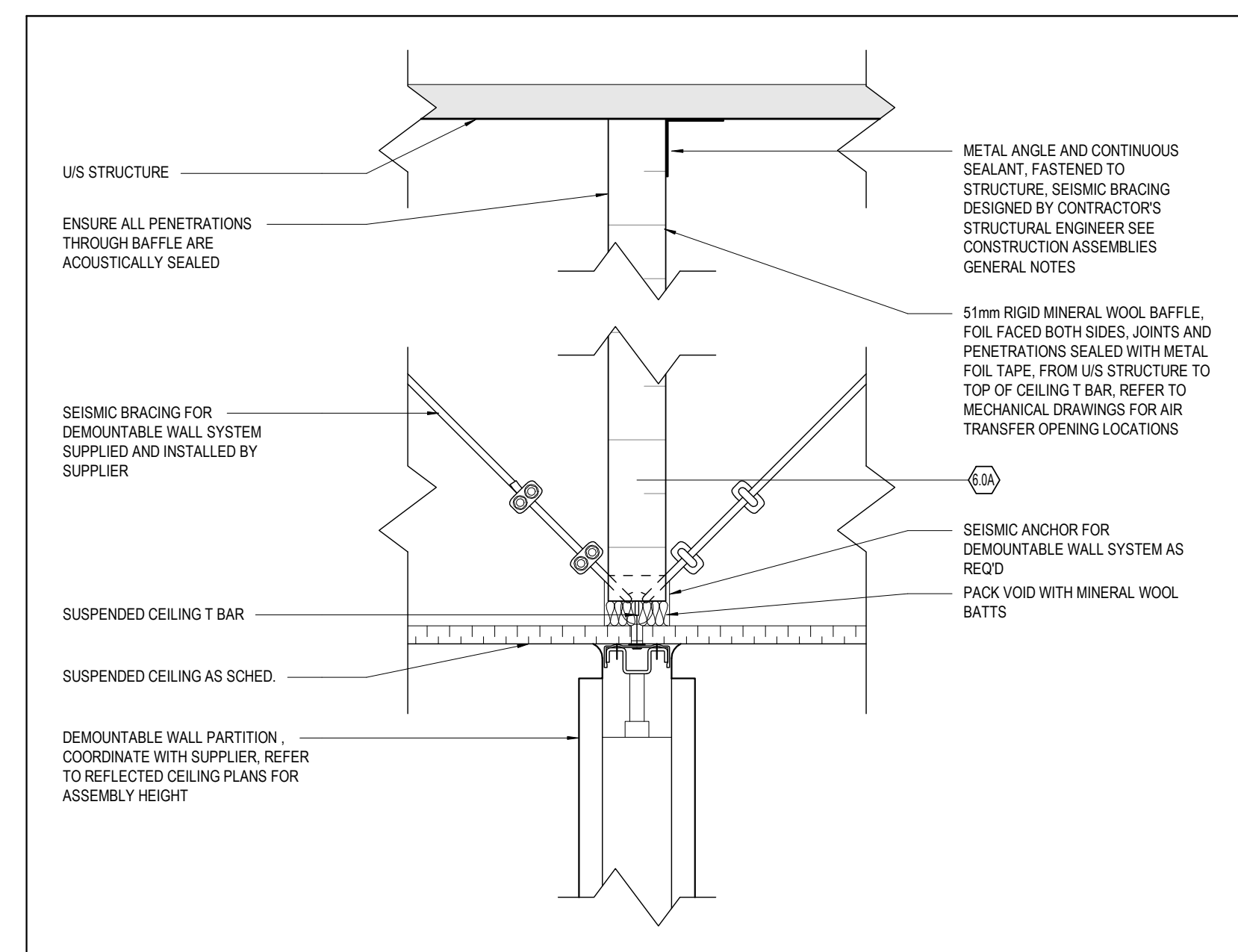
3 WC VENT PENETRATION THROUGH EXTERIOR WALL
 A701 SCALE: 1 : 10



2 SECTION DETAILS AT LOW HEIGHT PARTITION 4.1D
 A701 SCALE: 1 : 5



4 SECTION DETAIL AT MTG RM BULKHEAD
 A701 SCALE: 1 : 5



1 SECTION DETAIL AT DEMOUNTABLE PARTITION BAFFLE
 A701 SCALE: 1 : 5

- GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
 1 ISSUED FOR BUILDING PERMIT 2019-11-15
ISSUE RECORD

project1 studio

Project1 Studio Incorporated
 (613.884.9339) | mail@project1studio.ca

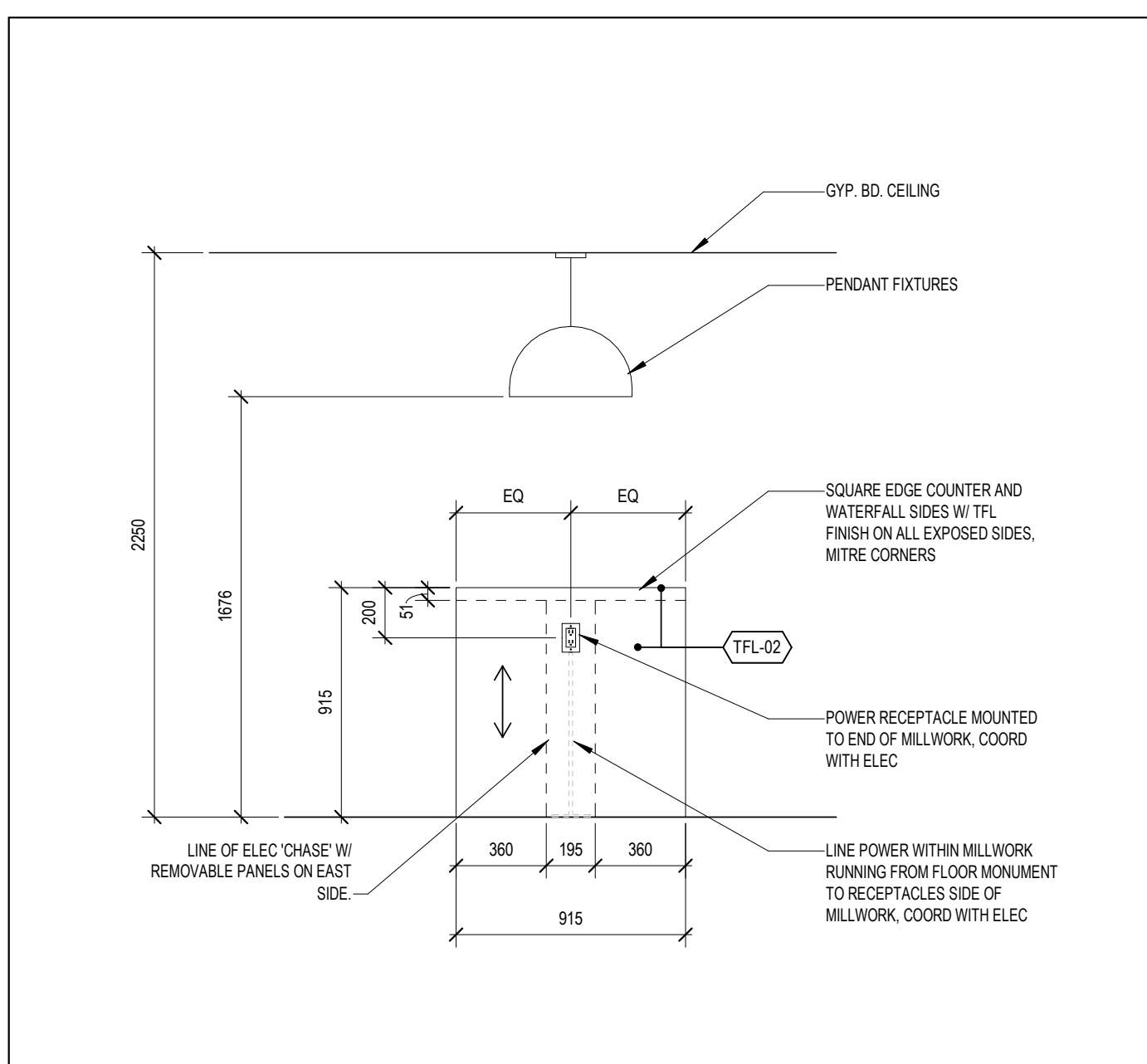
FREEMAN FIT-UP

2295 St. Laurent Blvd
 Ottawa ON

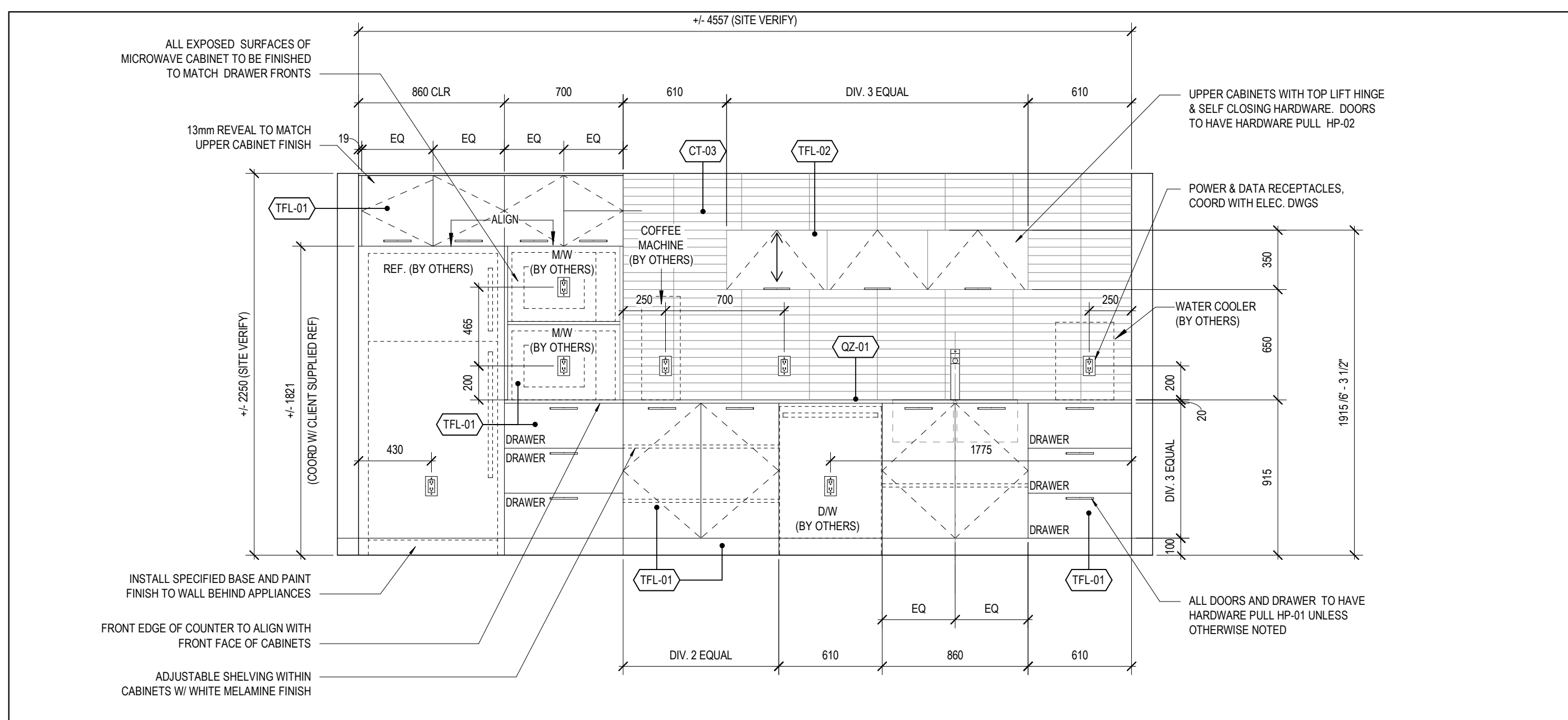
PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	AP/ WB	RMK

INTERIOR DETAILS

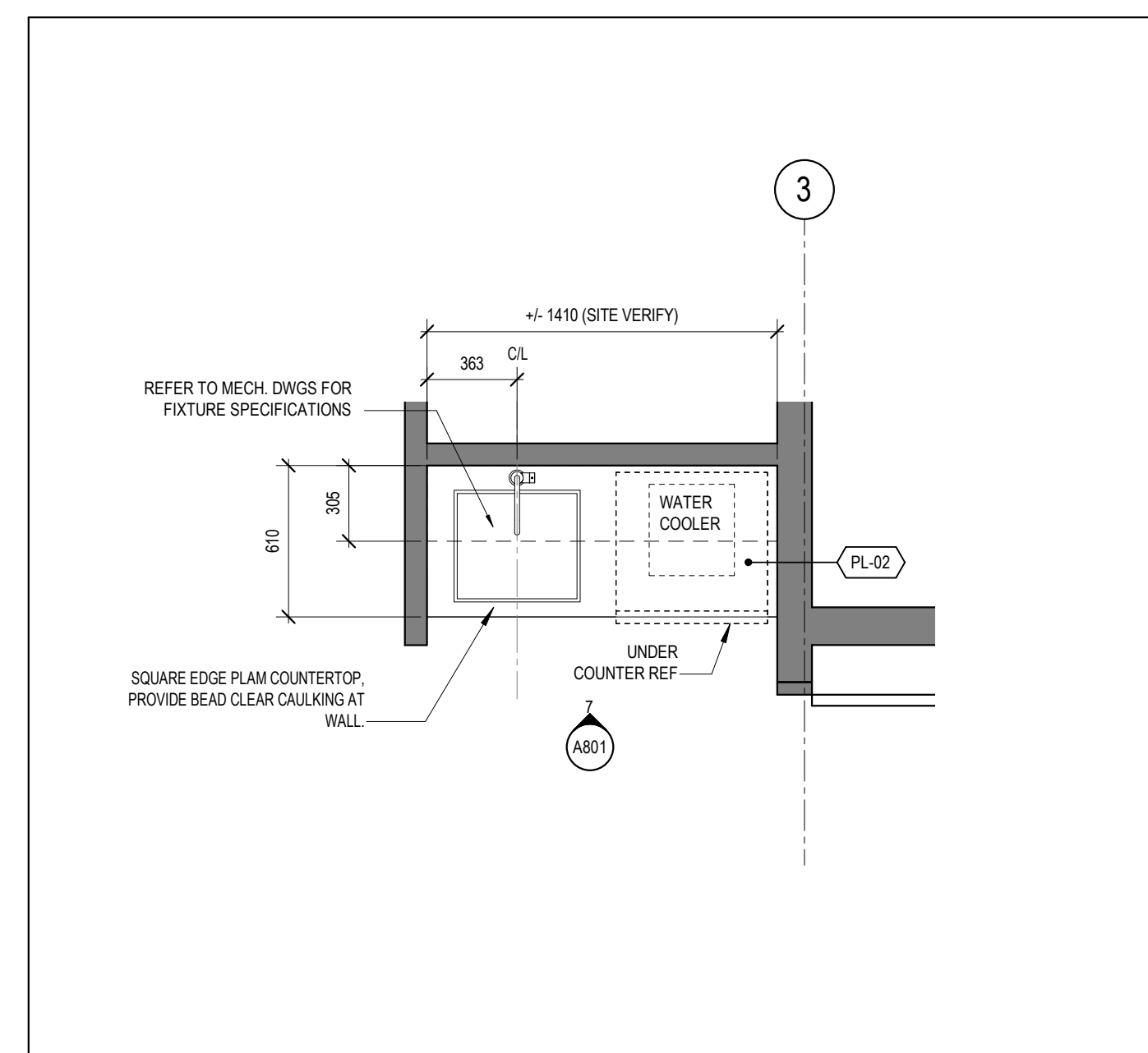
A701



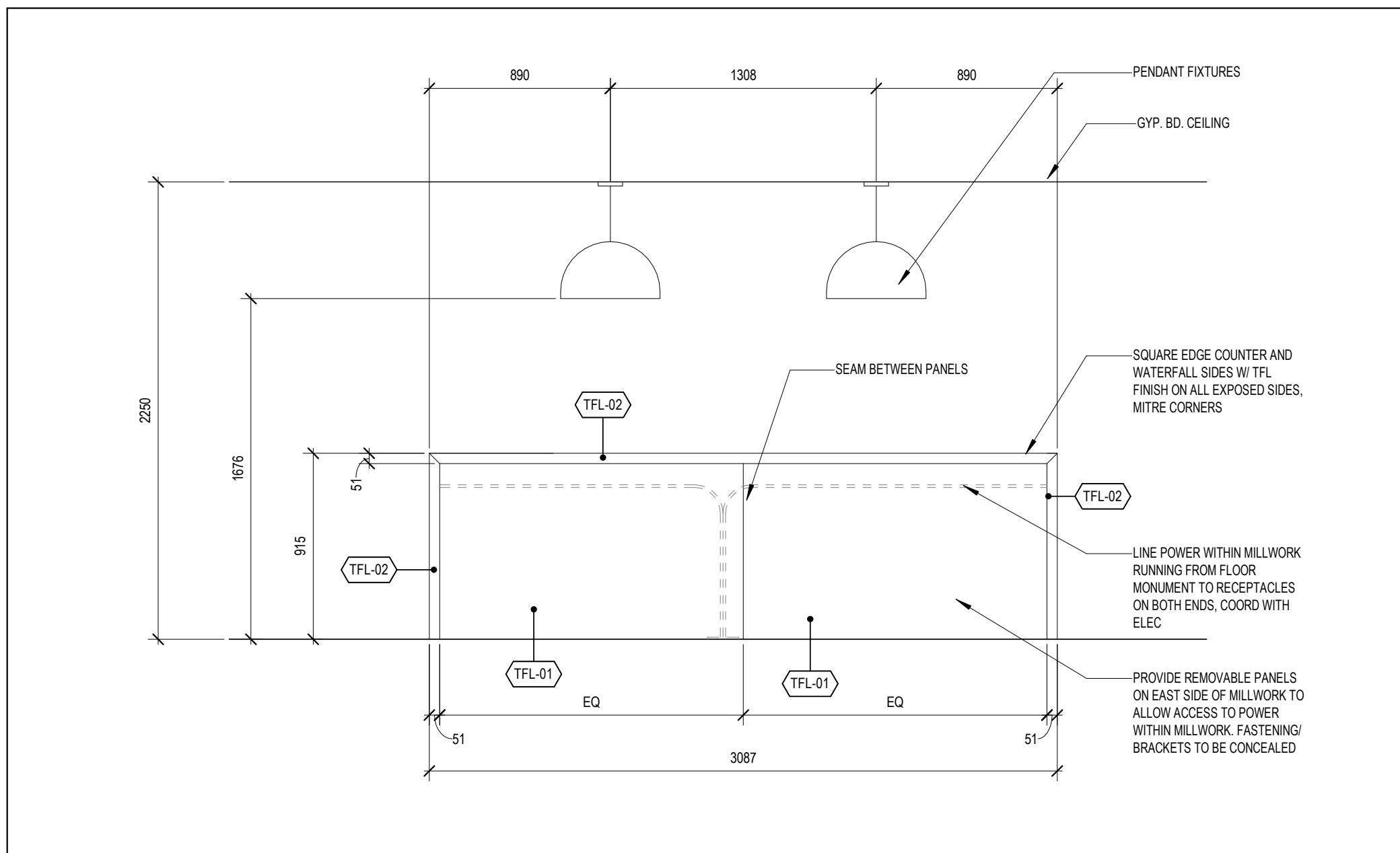
10 LUNCH ROOM 116 ISLAND - SOUTH ELEV
SCALE: 1 : 25



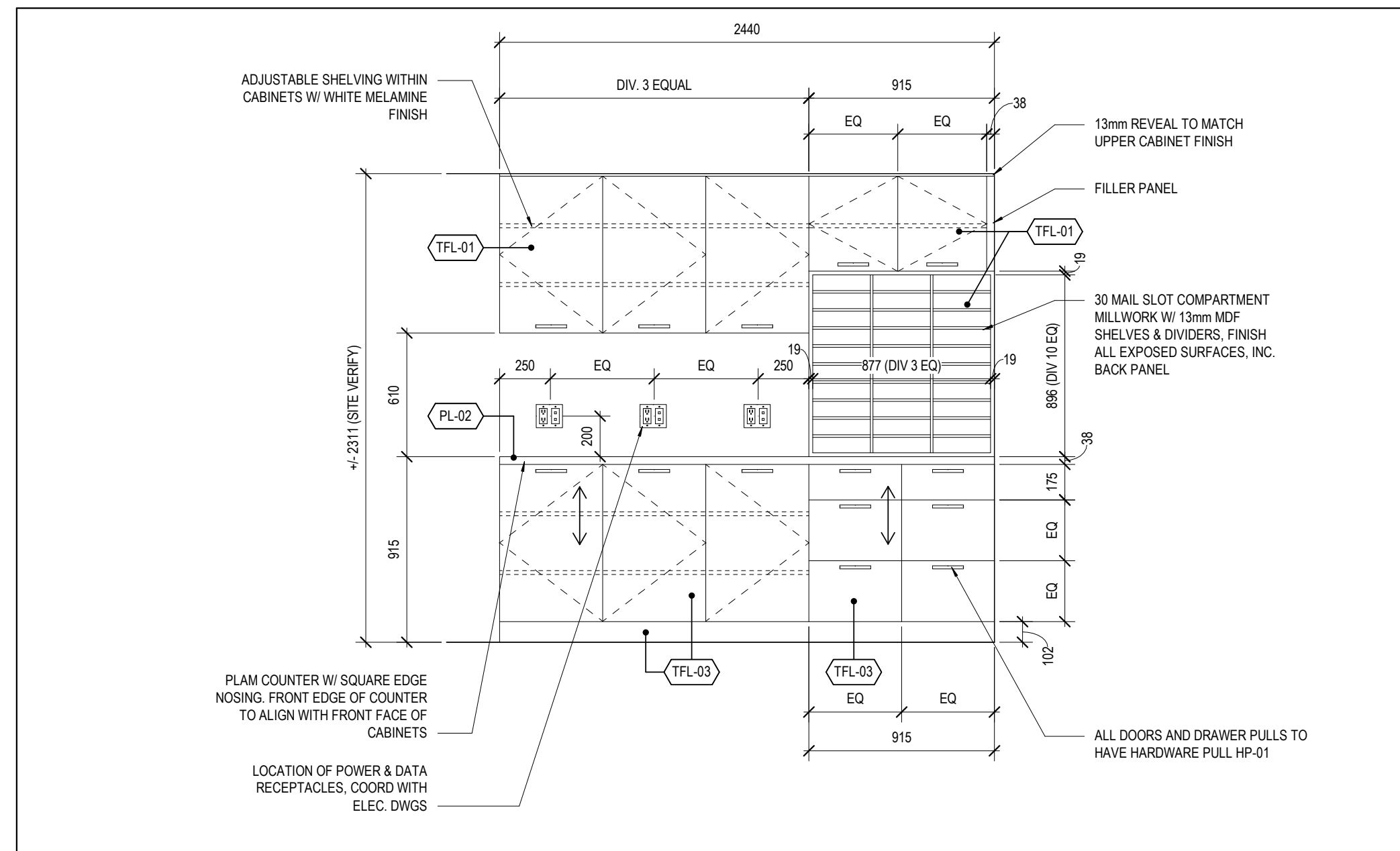
6 LUNCH ROOM 116 MILLWORK - EAST ELEV
SCALE: 1 : 25



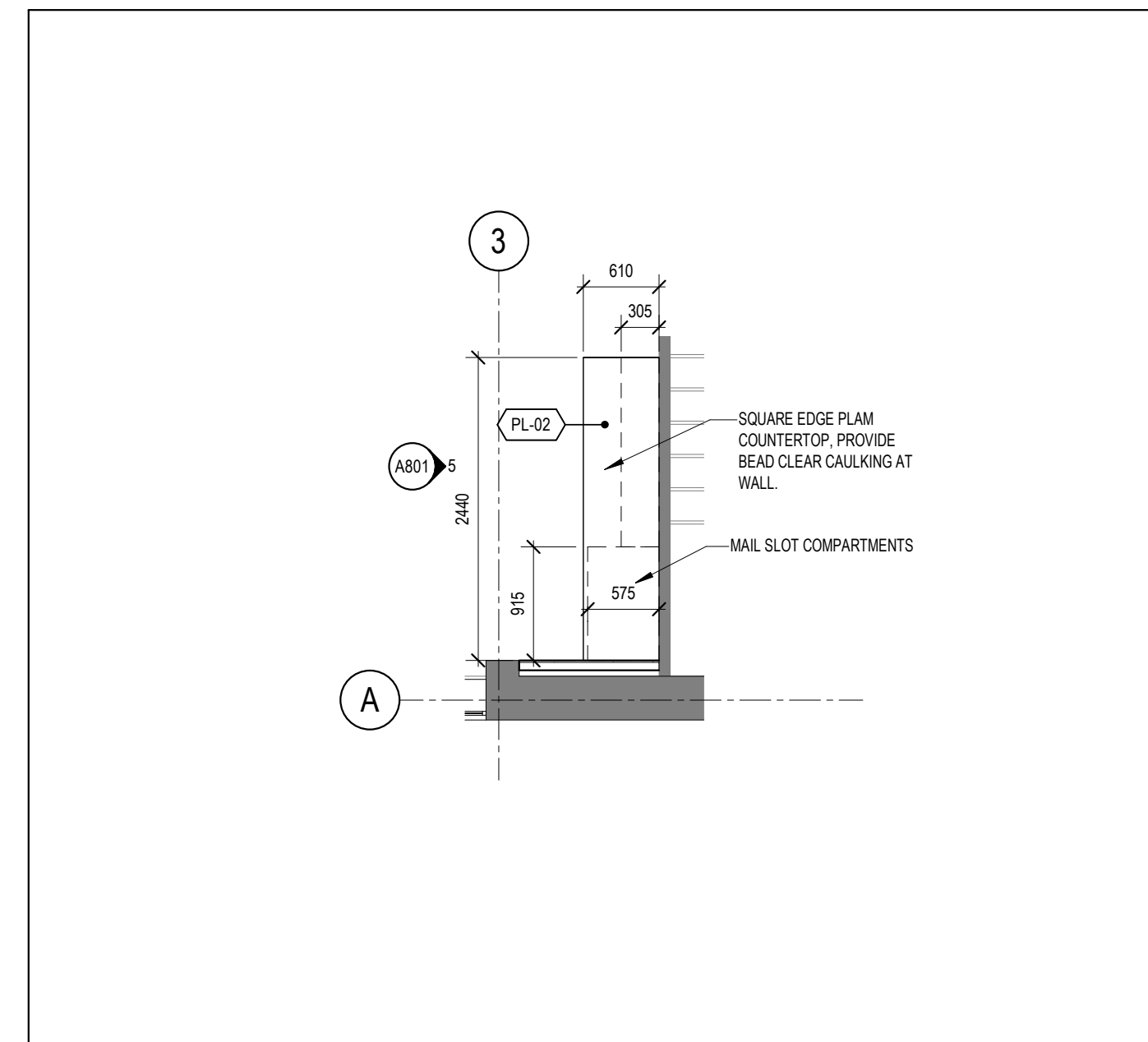
3 LEVEL 02 - CORR. 200 MILLWORK ENLARGED PLAN
SCALE: 1 : 25



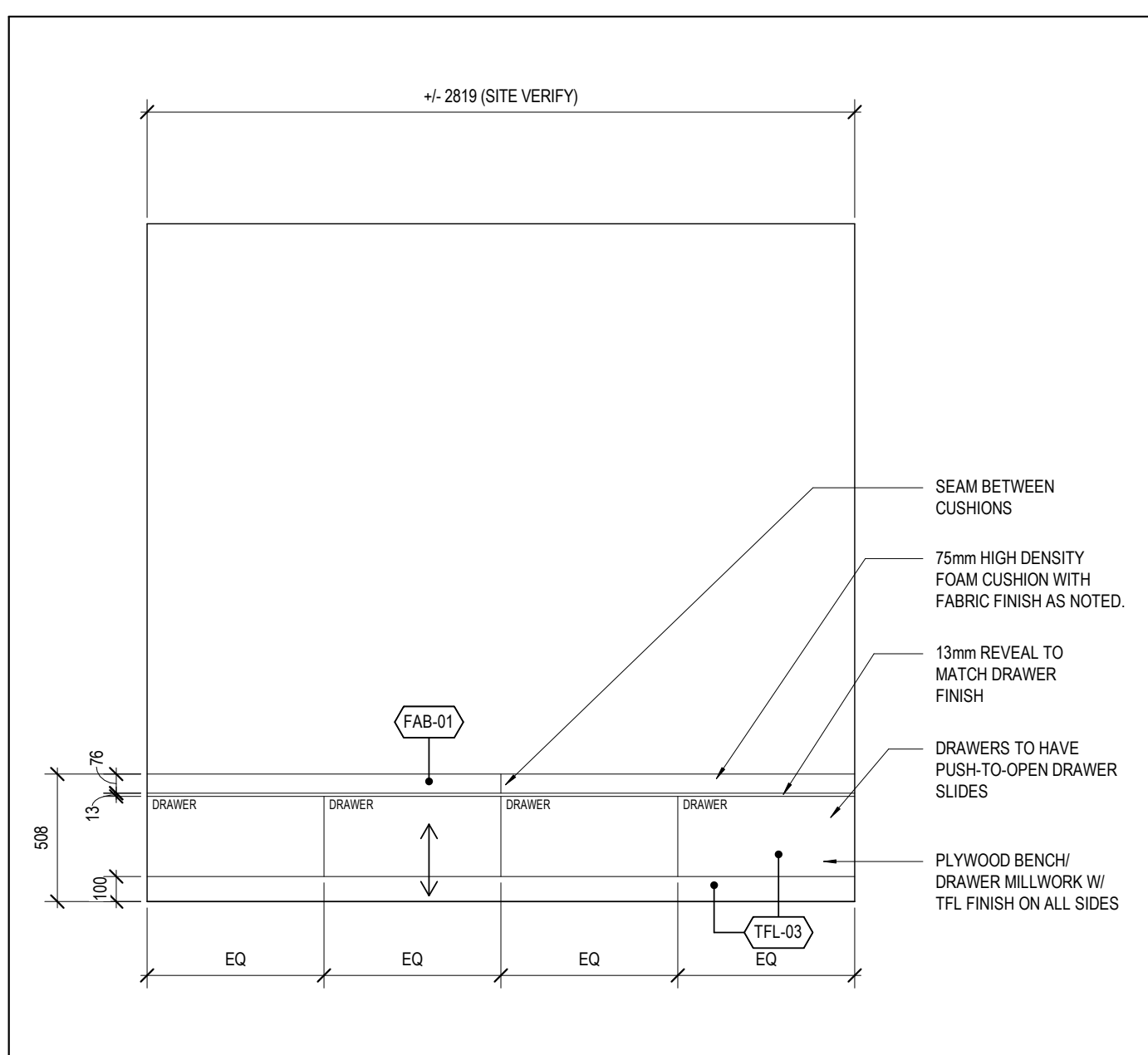
9 LUNCH ROOM 116 ISLAND - EAST ELEV
SCALE: 1 : 25



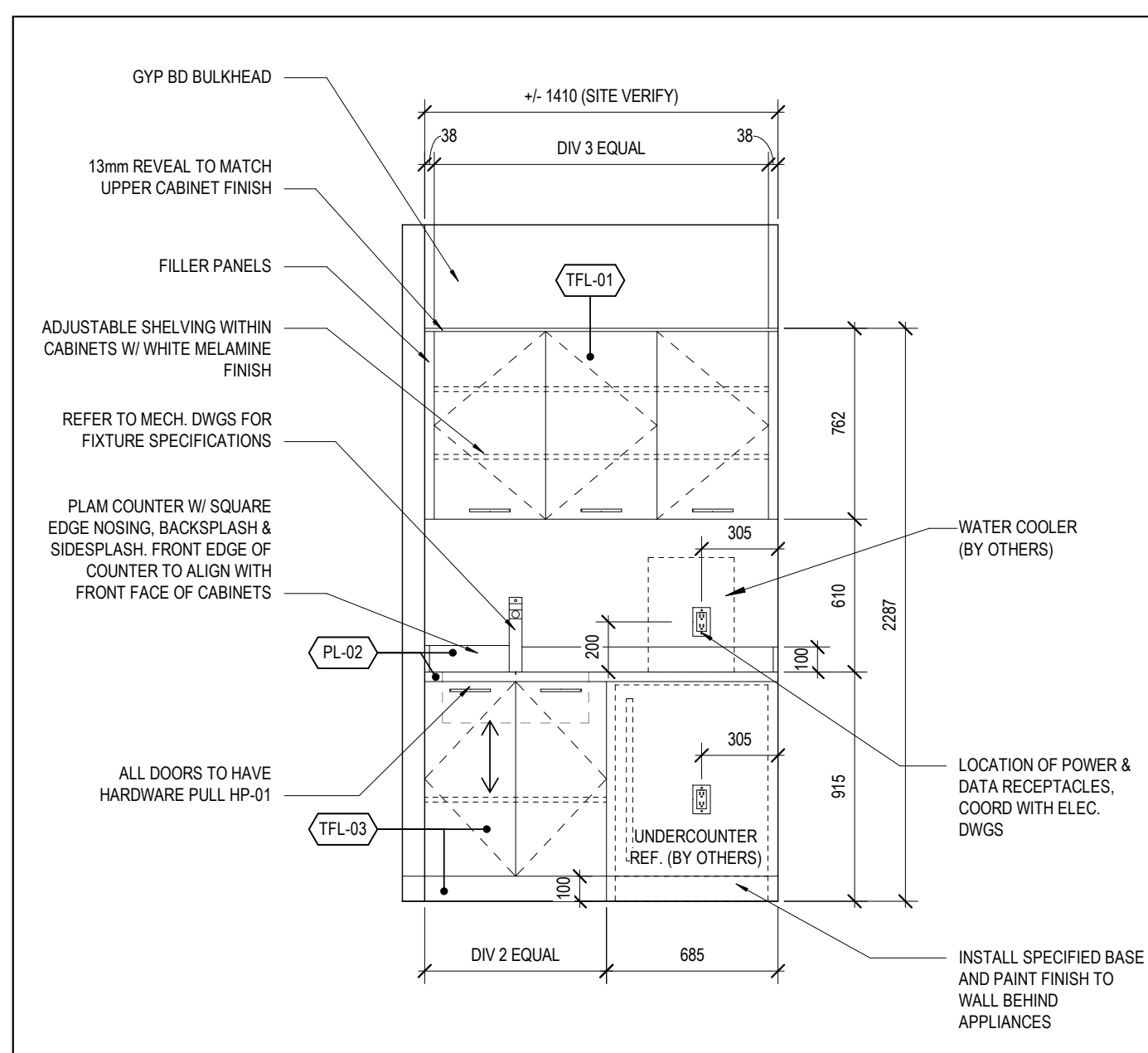
5 PRINT ROOM 106 MILLWORK - EAST ELEV
SCALE: 1 : 25



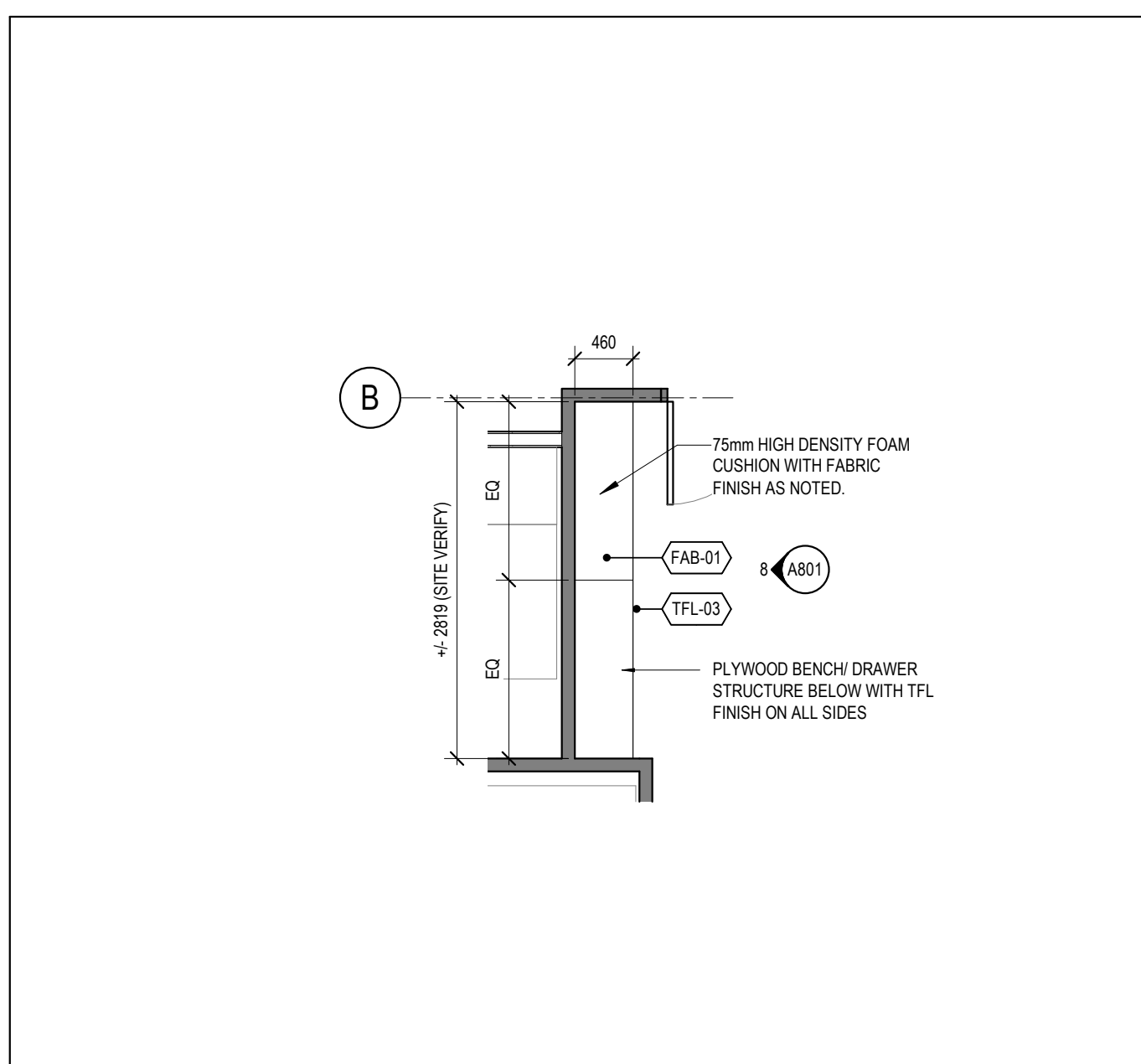
2 LEVEL 01 - PRINT RM 106 MILLWORK ENLARGED PLAN
SCALE: 1 : 50



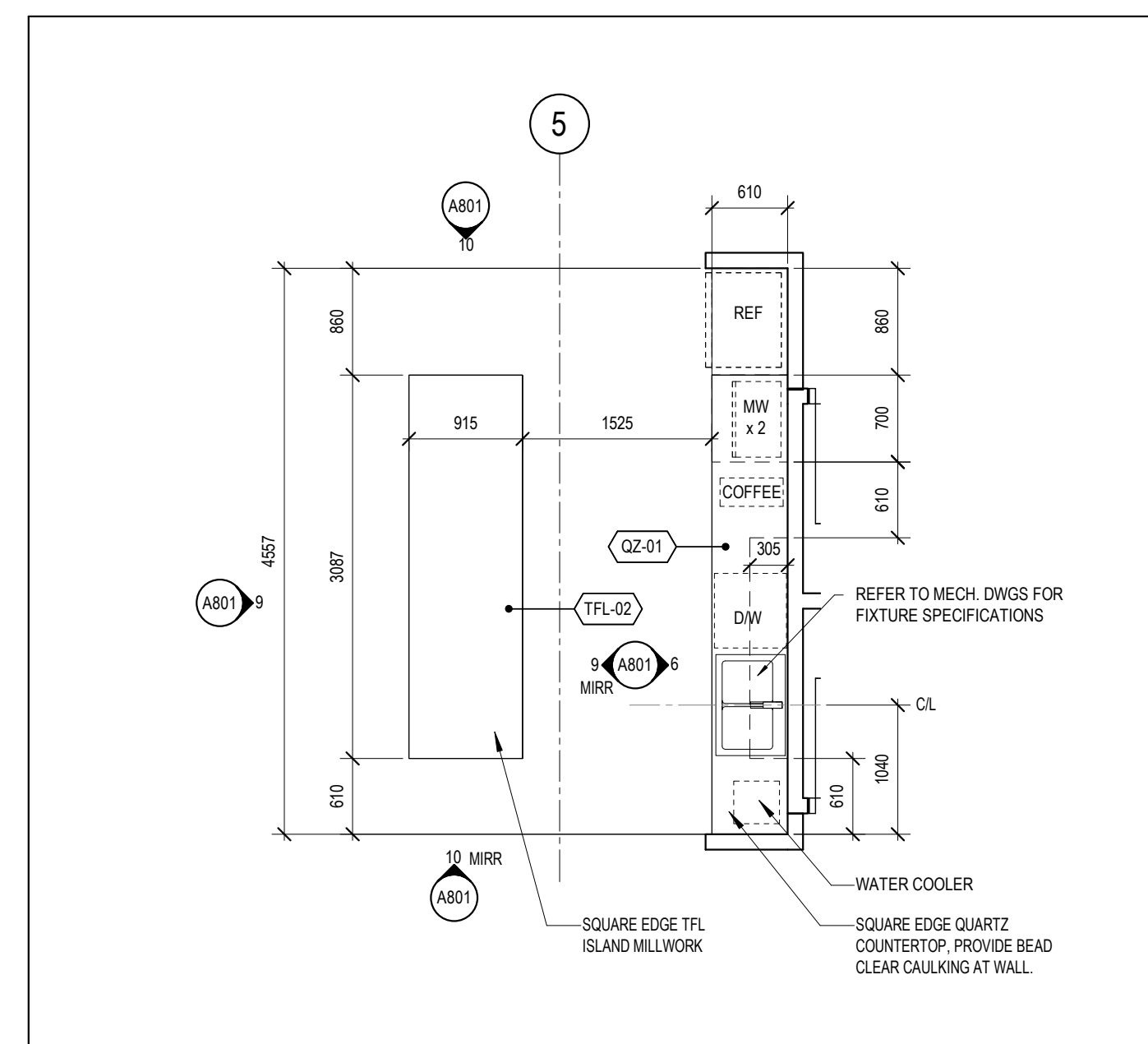
8 MTG RM 210 BENCH MILLWORK - WEST ELEV
SCALE: 1 : 25



7 CORRIDOR 200 MILLWORK - NORTH ELEV
SCALE: 1 : 25



4 LEVEL 02 - MTG RM 210 BENCH ENLARGED PLAN
SCALE: 1 : 50



1 LEVEL 01 - LUNCH RM 116 MILLWORK ENLARGED PLAN
SCALE: 1 : 50

GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
1 ISSUED FOR BUILDING PERMIT 2019-11-15
ISSUE RECORD

project1 studio
Project1 Studio Incorporated
613.884.9339 | m@project1studio.ca

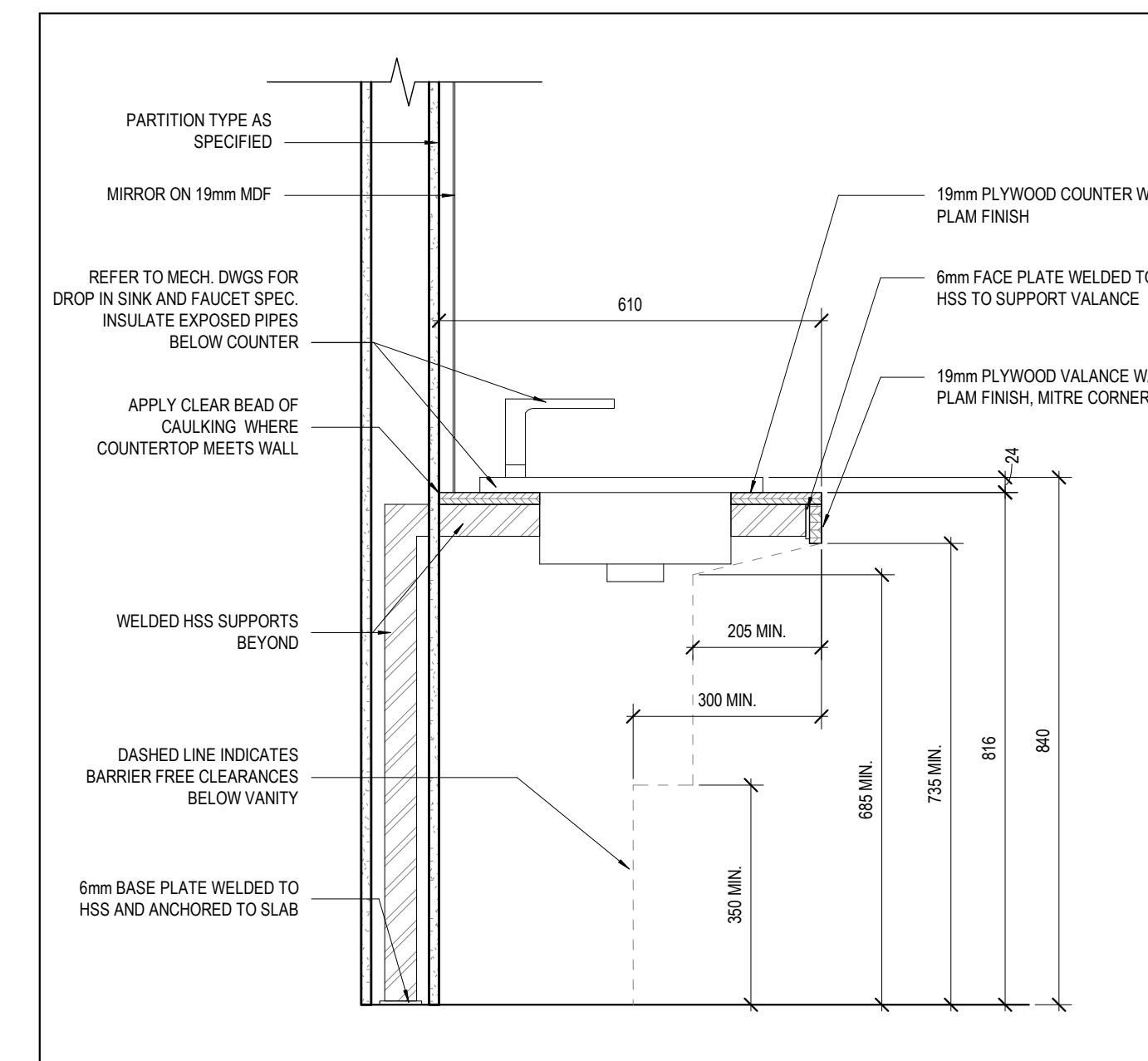
FREEMAN FIT-UP

2295 St.Laurent Blvd
Ottawa ON

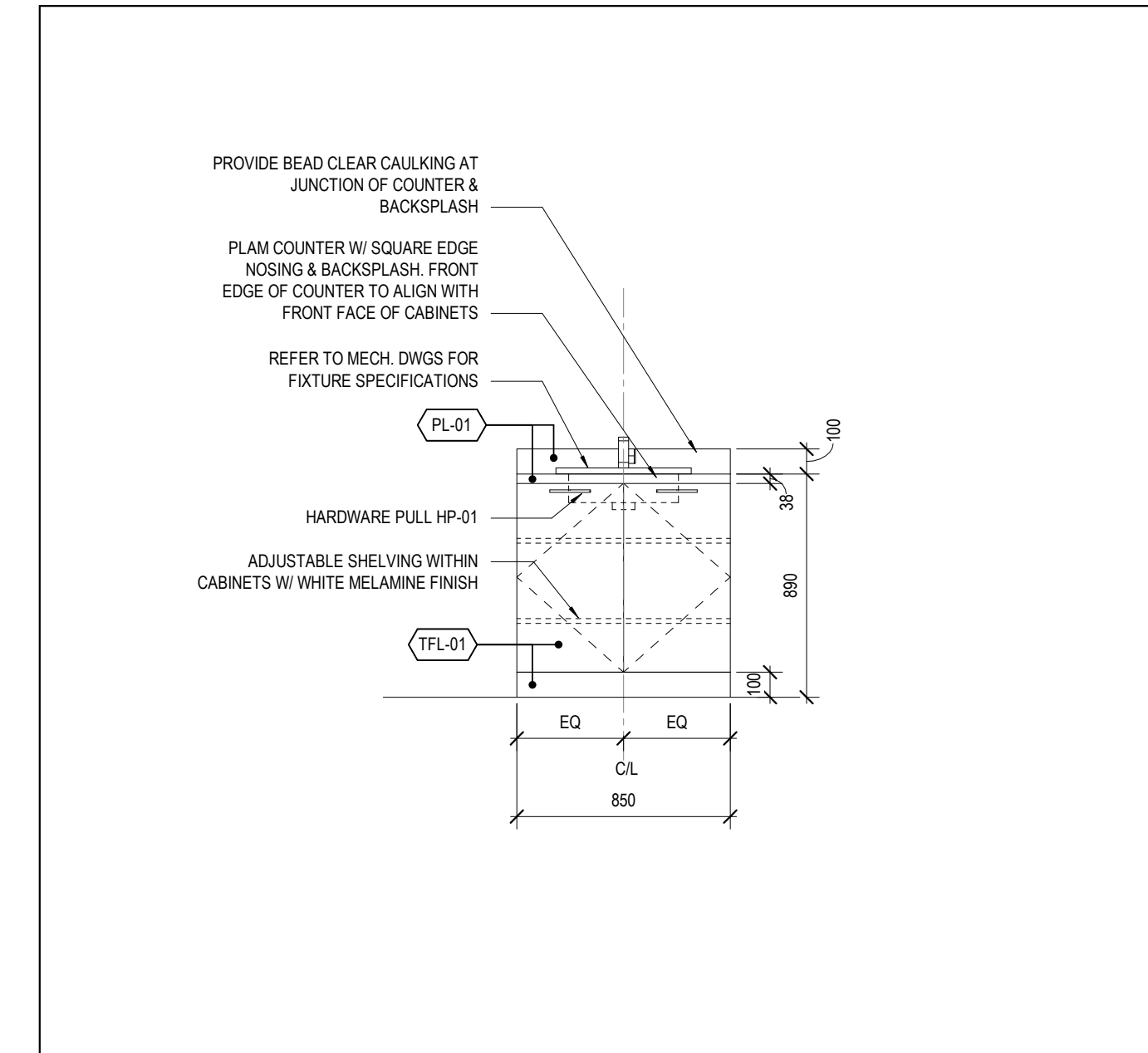
PROJ SCALE DRAWN REVIEWED
1927 NOTED WB RMK

MILLWORK PLANS,
ELEVATIONS, AND DETAILS

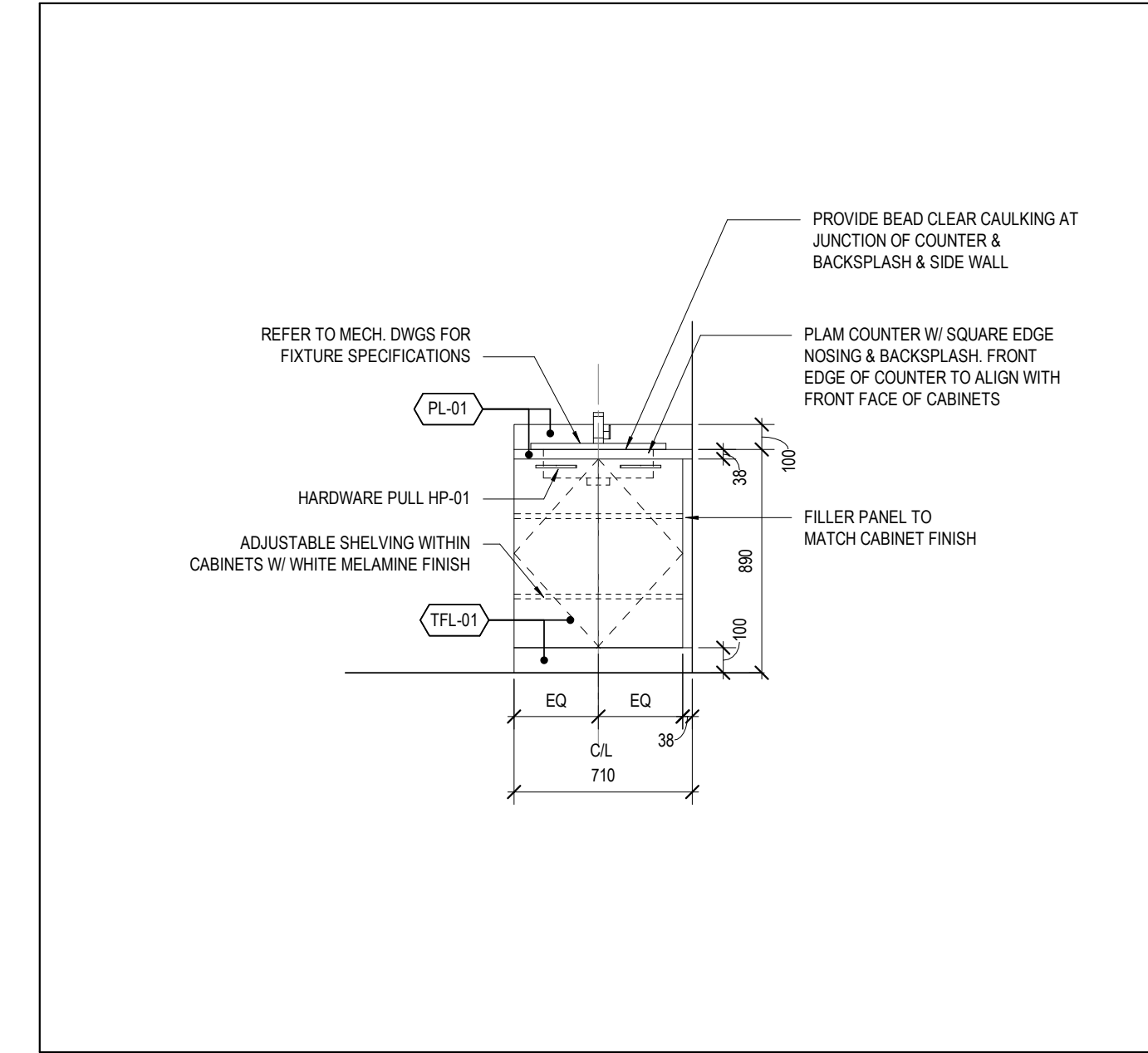
A801



3 WC 117 & 118 VANITY SECTION
A802 SCALE: 1 : 10



2 WASHROOM 202A - VANITY ELEV
A802 SCALE: 1 : 25



1 WASHROOM 109 - VANITY ELEV
A802 SCALE: 1 : 25

GENERAL ARCHITECTURAL NOTES:
 1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 3. Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
 4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 6. These documents are not to be used for construction unless specifically noted for such purpose.

2 ISSUED FOR TENDER 2019-11-29
 1 ISSUED FOR BUILDING PERMIT 2019-11-15

ISSUE RECORD



Project1 Studio Incorporated
 (613.884.9339) | mail@project1studio.ca

FREEMAN FIT-UP

2295 St. Laurent Blvd
 Ottawa ON

PROJ	SCALE	DRAWN	REVIEWED
1927	NOTED	WB	RMK

MILLWORK CONTINUED

A802

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

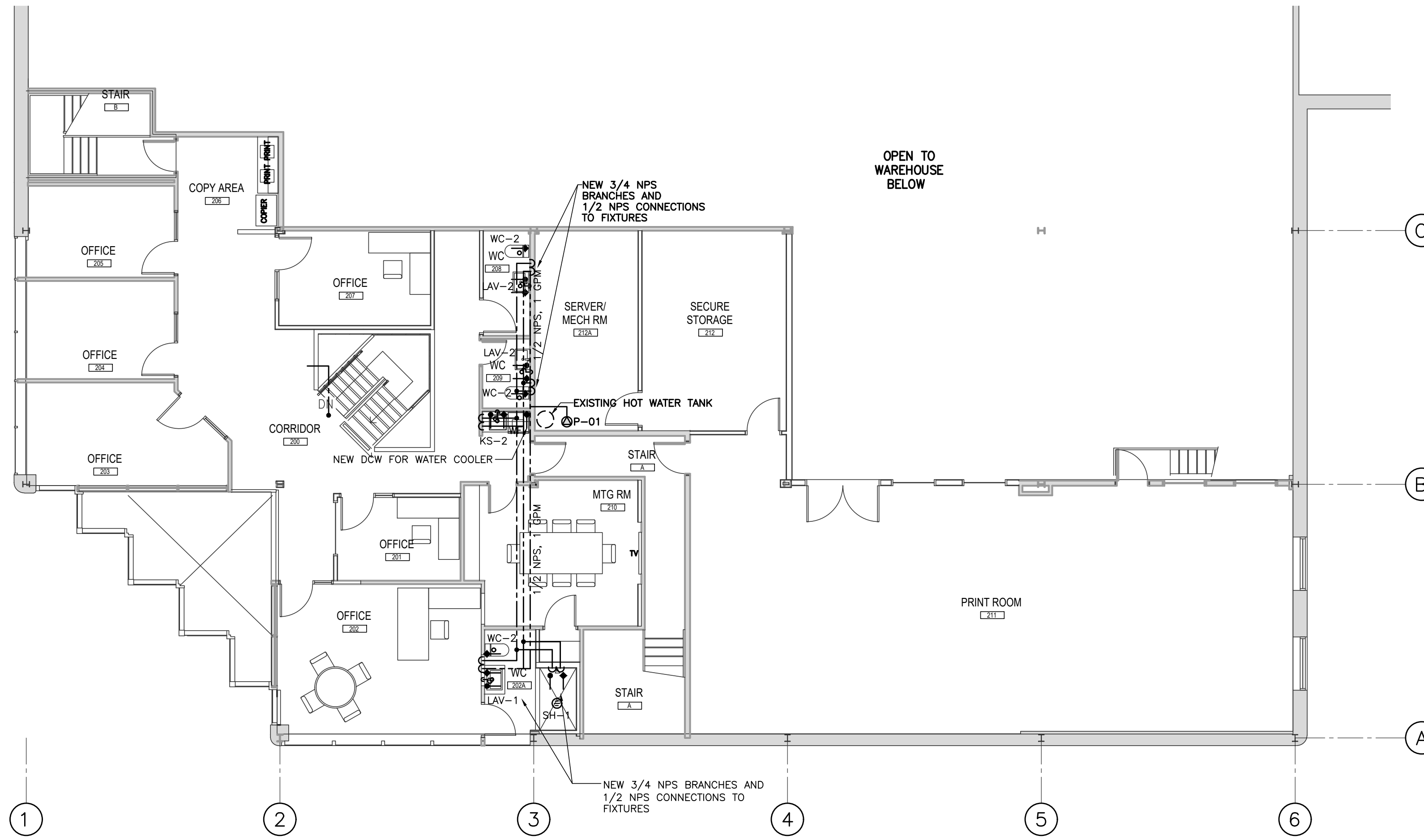
UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

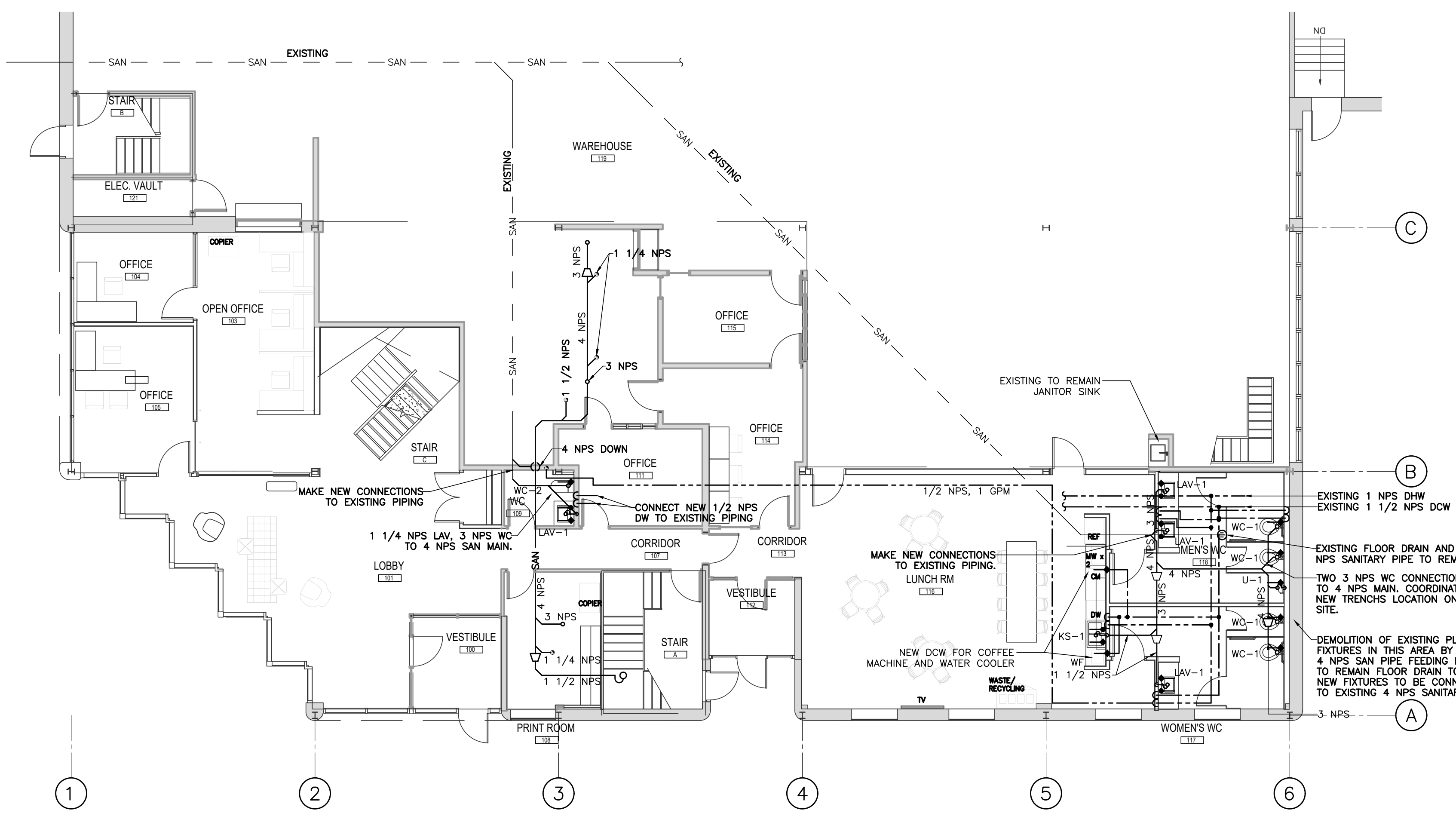
DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

NOTES

1. THE PROJECT CONSISTS OF A RENOVATION OF AN EXISTING OFFICE BUILDING. WAREHOUSE TO REMAIN AS IT IS.
2. ALL EXISTING AND NEW SAN PIPING UNDERGROUND TO BE CCTV CHECKED PRIOR TO OCCUPANCY.
3. TYPICAL: CONNECT NEW SANITARY PIPING TO EXISTING BUILDING PIPING.
4. TYPICAL: CONNECT NEW WATER PIPING TO EXISTING BUILDING WATER PIPING.
5. TYPICAL: CONNECT NEW FIXTURES TO EXISTING BUILDING VENT PIPING.
6. LINE BREAKS ARE FOR CLARITY AND DO NOT NECESSARILY SHOW ORDER OF INSTALLATION.
7. NOT ALL REQUIRED CLEANOUTS ARE SHOWN. PROVIDE ALL CODE REQUIRED CLEANOUTS.
8. NUMBER, LOCATIONS OF FIXTURES: ARCHITECTURAL DRAWINGS TO GOVERN.
9. IT IS THE INTENT OF THESE DRAWINGS THAT THE MECHANICAL CONTRACTOR PROVIDE A COMPLETE EQUIPMENT AND FITTINGS, WHETHER OR NOT ALL SUCH ITEMS ARE EXPLICITLY SHOWN ON THESE DRAWINGS. IN ALL CASES OF UNCERTAINTY THE ENGINEER SHALL BE REQUESTED IN WRITING TO PROVIDE CLARIFICATION IN WRITING.
10. CONTRACTOR TO VISIT SITE BEFORE TENDER AND ASCERTAIN ALL SITE CONDITIONS BEFORE BIDDING. REPORT ALL DISCREPANCIES TO ENGINEER BEFORE TENDER.
11. MECHANICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ELECTRICAL PLANS.
12. CONTRACTOR IS TO CO-ORDINATE LOCATIONS OF DUCTWORK, PIPING AND FIXTURES WITH OTHER TRADES.
13. SEAL ALL PENETRATIONS OF WALLS BY PIPING, CONTROL WIRING AND DUCTWORK.
14. ESCUTCHEON COVERS TO BE PROVIDED FOR ALL PIPING PASSING THROUGH FINISHED WALLS.
15. ALL PIPING INSTALLED ALONG OUTSIDE WALLS IS TO BE ROUTED ON THE WARM SIDE OF THE BUILDING INSULATION.
16. PROVIDE ISOLATION VALVES ON ALL WATER SUPPLY CONNECTIONS TO PLUMBING FIXTURES.
17. ALL VALVES AND STRAINERS TO BE LINE SIZE.
18. ALL EXPOSED PLUMBING IS TO BE FINISHED AND CHROMED PLATED.
19. PROVIDE AS-BUILT PLANS. CONTRACTORS ARE RESPONSIBLE FOR INDICATING THE EXACT LOCATIONS OF UNDERGROUND PIPING.
20. PIPE SIZES ARE IN NPS.
21. MECHANICAL CONTRACTOR TO PROVIDE ACCESS DOORS FOR ALL CONCEALED VALVES AND EQUIPMENT. GENERAL CONTRACTOR TO INSTALL ACCESS DOORS.
22. WC-1: AMERICAN STANDARD, MADERA FLOWISE, FLOOR MOUNT ELONGATED FLUSHOMETER VALVE TOILET, VITREOUS CHINA 4.2 LPF, 10" ROUGHING-IN, 16-1/2" RIM HEIGHT, 1-1/2" TOP SPUD, OPEN FRONT SEAT WITH COVER. FLUSH VALVE: MODEL 6047.121 ADA COMPLIANT NON-HOLD OPEN HANDLE, CHLORAMINE-RESISTANT EPDM SEALS, ADJUSTABLE TAILPIECE.
23. WC-2: AMERICAN STANDARD, TOPINO CONCEALED TRAPWAY DUAL FLUSH ELONGATED ONE PIECE TOILET WITH SEAT 2996C.203 ELONGATED BOWL, ONE PIECE TOILET WITH SLOW CLOSE SEAT WITH COVER, SIPHON JET BOWL 4.1LPF, 15-1/4" (387MM) RIM HEIGHT, CHROME-PLATED TOP MOUNTED PUSH BUTTON ACTUATOR, SUPPLY WITH STOP.
24. U-1: AMERICAN STANDARD, PINTBROOK URINAL, VITREOUS CHINA, 1.9 LPF, 3/4" INLET TOP SPUD, OUTLET CONNECTION THREADED 2" NPT, WALL MANGERS.
25. LAV-1: AMERICAN STANDARD, STUDIO MODEL 0643-001, DROP IN UNIVERSAL ACCESS LAV, DELTA TRINISC SINGLE LEVER 5.7 L/M FAUCET MODEL 559, TRAP, DRAIN, PLUG. 1/2 NPS DW, 1 1/4 NPS SAN, VENT.
26. LAV-2: AMERICAN STANDARD, DECORUM MODEL, WALL-HUNG LAVATORY, 20"x18" VITREOUS CHINA, DELTA TRINISC SINGLE LEVER 5.7 L/M FAUCET MODEL 559, TRAP, DRAIN, PLUG. 1/2 NPS DW, 1 1/4 NPS SAN, VENT.
27. KS-1: UNDERMOUNT KITCHEN SINK, KINDRED STAINLESS STEEL MODEL 123.0078.543, DOUBLE BOWL, DELTA TRINISC MODEL 4159-DST SINGLE LEVER 5.7 L/M FAUCET, TRAP, DRAIN, CRUMB CUP STRAINER, SOUND DEADENING PAD. 1/2 NPS DW, 1 1/2 NPS SAN, VENT.
28. KS-2: DROP IN KITCHEN SINK, KINDRED STAINLESS STEEL MODEL 101.0191.918, SINGLE BOWL, DELTA TRINISC MODEL 4159-DST SINGLE LEVER 5.7 L/M FAUCET, TRAP, DRAIN, CRUMB CUP STRAINER, SOUND DEADENING PAD. 1/2 NPS DW, 1 1/2 NPS SAN, VENT.
29. P-01: DHW RECIRC. PUMP, ALL BRONZE, AQUASTAT, 120V/1PH 1/4HP. CONNECT TO EXISTING DHW PIPING NEAR EXISTING HOT WATER TANK.
30. WF: BOTTLE WATER COOLER, CULLIGAN, EXECUTIVE SERIES COUNTER TOP. 1/4 NPS DW INLET.
31. SH-1: SHOWER BUILT UP BY OTHERS, STAINLESS STEEL CURTAIN ROD BY OTHERS, ULTRA THIN LED DOME LIGHT, CHROME DRAINS, PAN LINER, TRAP. SHOWER TRIM TO BE MANUFACTURED BY DELTA, MODEL TRINISC #T14259 PRESSURE BALANCED SHOWER VALVE 6.6 LPM.



SECOND FLOOR



PART GROUND FLOOR

DRAWING LIST

DRAWING NUMBER	NAME
M-01	PLUMBING, LEGEND AND NOTES
M-02	HVAC AND SPRINKLERS
M-03	SPECIFICATION

2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019

NO. REVISION DATE

PROJECT

2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instalelectric Company

2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE

SCALE

DRAWN

DESIGNED

CHECKED

PROJECT

DRAWING NUMBER

M-01

LEGEND	
	PROGRAMMABLE THERMOSTAT
	BRANCH DUCT CONNECTION WITH BALANCING DAMPER
	FLEXIBLE CONNECTION
	SQUARE TO ROUND TRANSITION
	SANITARY DRAIN ABOVE GRADE/FLOOR
	SANITARY DRAIN BURIED
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	PIPE DROPS, PIPE RISES
	DIELECTRIC UNION
	FLOOR DRAIN WITH TRAP
	FUNNEL FLOOR DRAIN
	HUB DRAIN
	ISOLATING VALVE
	CLEANOUT ABOVE FLOOR
	CLEANOUT IN FLOOR
	DCW CONNECTION TO FAUCET
	DHW CONNECTION TO FAUCET
	FIRE EXTINGUISHER ON WALL BRACKET
	NEW SEMI-RECESSED PENDENT SPRINKLER HEAD
	NEW UPRIGHT SPRINKLER HEAD

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

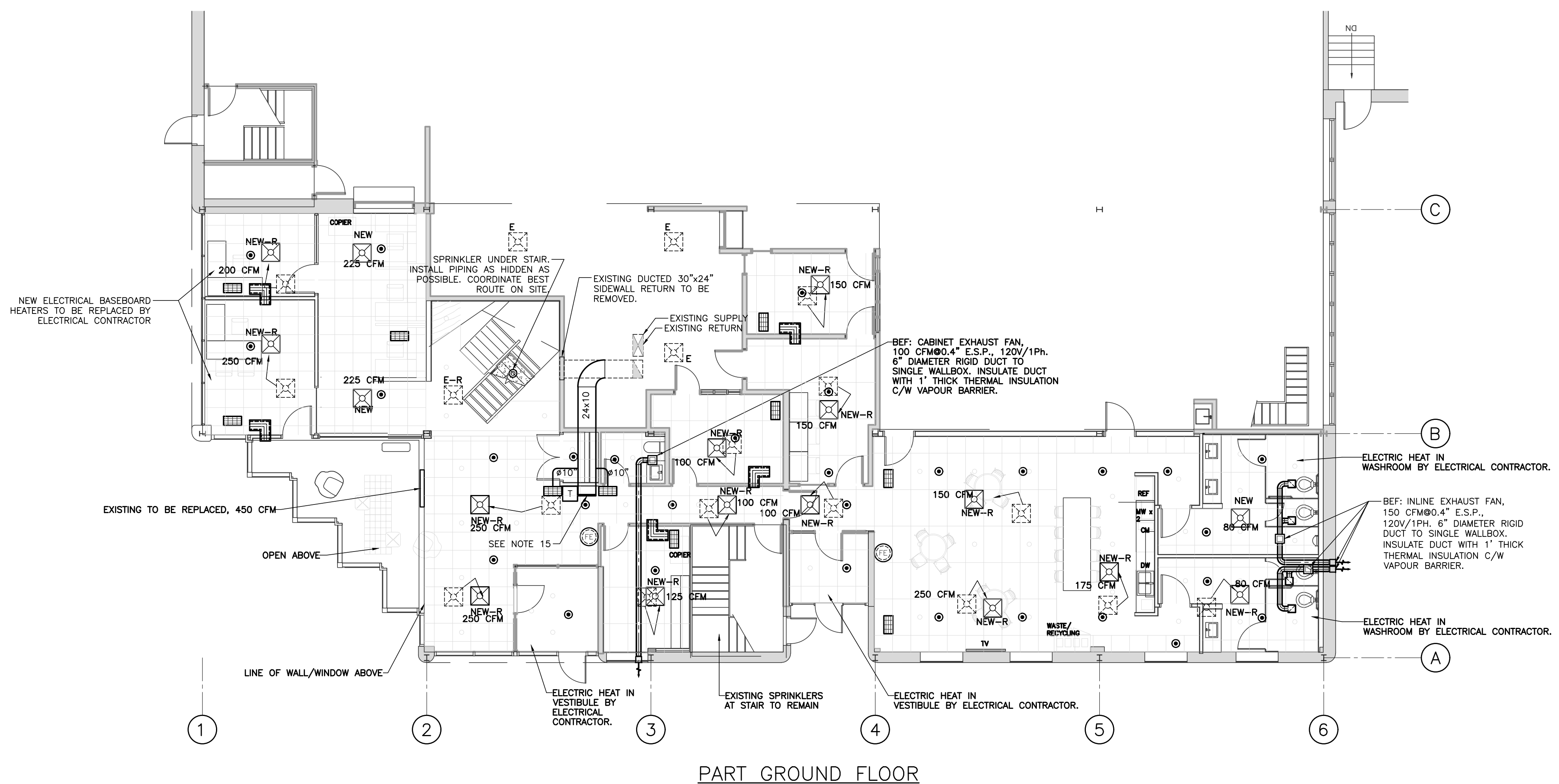
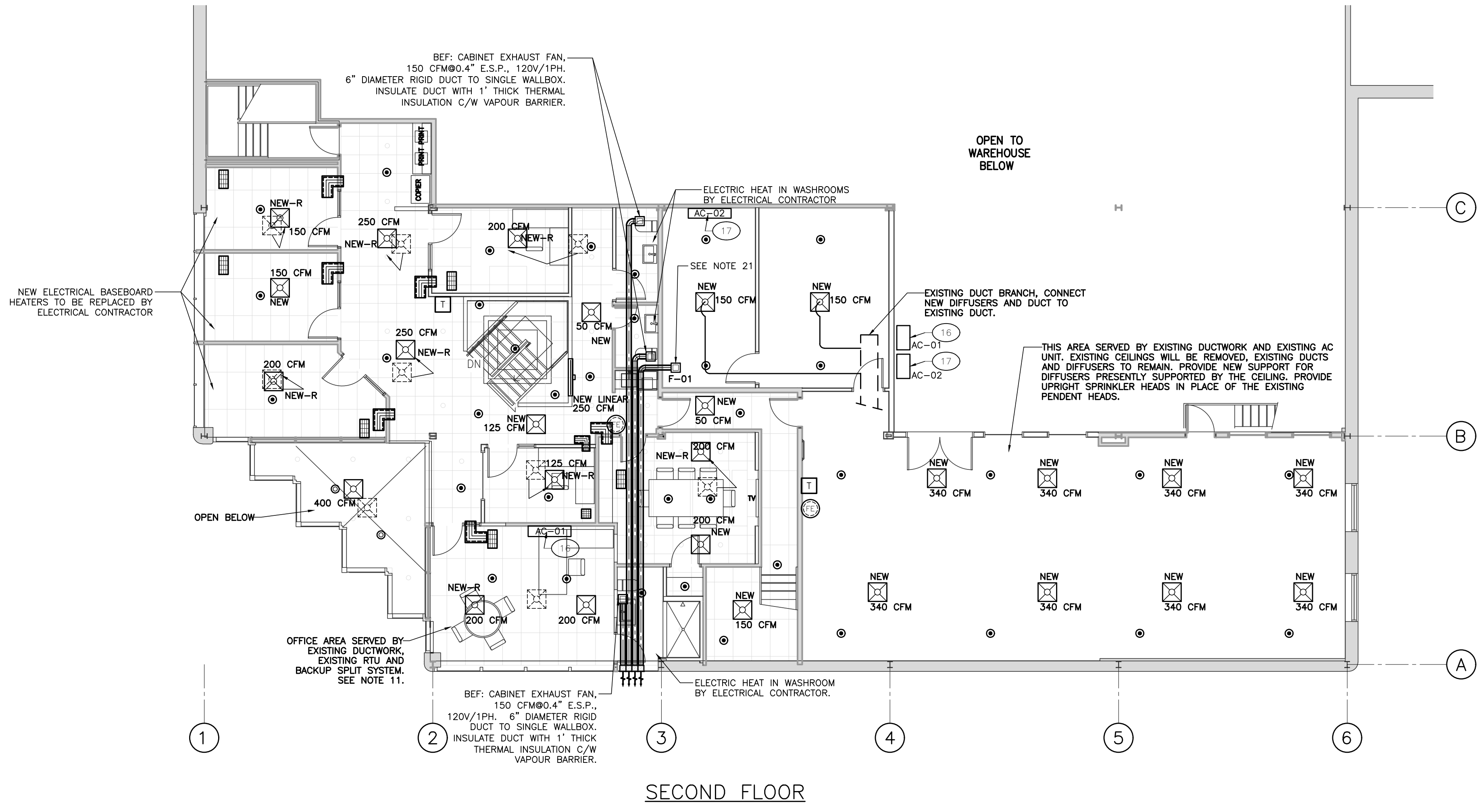
UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

NOTES

- SEE NOTES ON M-01.
- EXISTING ROOFTOP PACKAGED UNITS TO BE REPLACED UNDER SEPARATE CONTRACT. UNIT OUTSIDE AIR TO BE SET AT 15%. NEW THERMOSTATS TO BE 7-DAYS PROGRAMMABLE.
- GROUND FLOOR IS SUPPLIED BY A NEW 10 TON AC UNIT AND EXISTING DUCTWORK.
- 2ND FLOOR IS SUPPLIED BY A NEW 7.5 TON AND NEW 5 TON UNIT AND EXISTING DUCTWORK.
- SEE ELECTRICAL DRAWING E-200 FOR EXISTING AND NEW BASEBOARD ELECTRICAL HEATERS.
- EXISTING DUCTWORK ABOVE THE CEILING TO REMAIN UNLESS NOTED.
- PATCH AND MAKE GOOD ALL EXISTING DUCT INSULATION.
- EXISTING DIFFUSERS TO BE REMOVED. NEW DIFFUSERS, 24x24 3 CONE STEEL WITH DAMPER, TO BE INSTALLED AND CONNECTED TO EXISTING DUCTWORK. NEW DIFFUSERS NOT ASSOCIATED WITH AN EXISTING DIFFUSER NOTED AS "NEW". NEW DIFFUSERS ASSOCIATED WITH AN EXISTING-REMOVED DIFFUSER NOTED AS "NEW-R". NEW LINEAR DIFFUSER TO BE VERTICAL, MOUNTED IN THE NEW BULKHEAD AT THE STAIRS. SDS WITH PLENUM OR SIMILAR APPROVED.
- NEW AND NEW-R DIFFUSERS TO BE CONNECTED WITH NO MORE THAN 36" OF ALUMINUM FLEX DUCT.
- EXISTING SPRINKLER SYSTEM IN THE OFFICE AREA TO BE REVISED TO SUIT THE NEW LAYOUT. MAINS AND MAIN BRANCHES TO BE LEFT AS-IS. PROVIDE NEW SPRINKLER HEADS IN NEW LOCATIONS. NEW UPRIGHT AND SEMI-RECESSED PENDENT HEADS TO BE USED. PROVIDE ANY NEW PIPE REQUIRED.
- FIRE PROTECTION CONTRACTOR TO SUBMIT SHOP DRAWINGS SHOWING ALL HEAD LOCATIONS AND MAIN BRANCH LINES. WORK SHALL NOT START UNTIL ENGINEER AND ARCHITECT REVIEW IS SATISFIED. CONTRACTOR SHALL PROVIDE TWO SEALED COPIES, OVER AND ABOVE THOSE REQUIRED FOR ENGINEER'S REVIEW, FOR SUBMISSION TO THE AUTHORITY HAVING JURISDICTION AS A PART OF THE BUILDING PERMIT APPLICATION. FIRE PROTECTION SHOP DRAWINGS FOR ALL EQUIPMENT. INCLUDE CONFIRMATION THAT THE DESIGN CONFORMS TO SEISMIC REQUIREMENTS OF NFPA, STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.
- FIRE PROTECTION SHOP DRAWINGS TO BE DONE BY A PROFESSIONAL ENGINEER PERMANENTLY LICENSED IN THE PROVINCE OF ONTARIO.
- THE FIRE PROTECTION CONTRACTOR SHALL OBTAIN A COMPLETE SET OF ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR USE IN PREPARING THE TENDER BEFORE SUBMITTING THE TENDER.
- PROVIDE FIRE EXTINGUISHERS AS PER CODE AND APPROVAL OF LOCAL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO CONFLICTS WITH OTHER TRADES OCCUR. SHOP DRAWINGS WILL BE REVIEWED BY THE ENGINEER AND THE ARCHITECT.
- AC-01: DUCTLESS SPLIT SYSTEM, 1 TON CAPACITY, WIRELESS THERMOSTAT, PIPE CONDENSATE TO ADJACENT DRAIN IN BATHROOM. CONDENSING UNIT TO BE INSTALLED IN WAREHOUSE ON WALL BRACKETS AND NEOPRENE ISOLATORS. REFRIGERANT PIPING TO BE RUN IN THE CEILING, COORDINATE WITH EXISTING TO REMAIN DUCTWORK AND SPRINKLER PIPING. 208-230V, 1PH, 9.1A FLA, 11.2A MCA, 15 MOP.
- AC-02: DUCTLESS SPLIT SYSTEM, 1.5 TON CAPACITY, WIRELESS THERMOSTAT, PIPE CONDENSATE TO ADJACENT DRAIN IN BATHROOM. CONDENSING UNIT TO BE INSTALLED IN WAREHOUSE ON WALL BRACKETS AND NEOPRENE ISOLATORS. REFRIGERANT PIPING TO BE RUN IN THE CEILING, COORDINATE WITH EXISTING TO REMAIN DUCTWORK AND SPRINKLER PIPING. 208-230V, 1PH, 15.3A FLA, 19A MCA, 25 MOP.
- RETURN GRILLES: 24"x12" R/A EGGRATE, STEEL 1/2"x1/2", WHITE.
- TRANSFER GRILLES, 16"x12" C/W 1" THICK ACOUSTIC INSULATION, SIGHT PROOF.
- END OF RETURN DUCT WITH 24"x10" GRILLE FOR CEILING RETURN FROM ADJACENT SPACES
- F-01: CABINET EXHAUST FAN, 300 CFM@0.4" E.S.P., 120V/1PH/1.5A, 8" DIAMETER RIGID DUCT TO SINGLE WALLBOX. INSULATE DUCT WITH 1" THICK THERMAL INSULATION C/W VAPOUR BARRIER.
- ELECTRICAL CONTRACTOR TO PROVIDE SHUT DOWN TIMERS FOR BEF IN ALL WASHROOMS.
- DUCT DIMENSIONS ARE IN INCHES. DUCT DIMENSIONS ARE OUTSIDE DIMENSIONS.
- CONTRACTOR IS TO PROVIDE RIGID METALLIC DUCTWORK AND/OR A MAXIMUM OF 6 FT. OF METALLIC FLEXIBLE DUCTWORK ON GRILL/DIFFUSER CONNECTIONS.
- PROVIDE BALANCING DAMPER ON EACH DUCT TAKEOFF TO A SUPPLY DIFFUSER/GRILL.
- PROVIDE BALANCING DAMPER ON EACH DUCT TAKEOFF TO AN EXHAUST GRILL IN WASHROOMS.
- ALIGN ALL DIFFUSERS TO NEW CEILING LAYOUT.
- WALL BOXES TO BE LEAK-PROOF, 26 GA. STEEL, ALUMINUM GRILLE, NEOPRENE BACKDRAFT DAMPER.



2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019
NO.	REVISION	DATE

2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instalelectric Company

2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE	Fri, 29 Nov 2019, 14:59
SCALE	1:100
DRAWN	CWC
DESIGNED	CWC
CHECKED	CWC
PROJECT	19-Q025
DRAWING NUMBER	M-02

HVAC AND SPRINKLERS

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

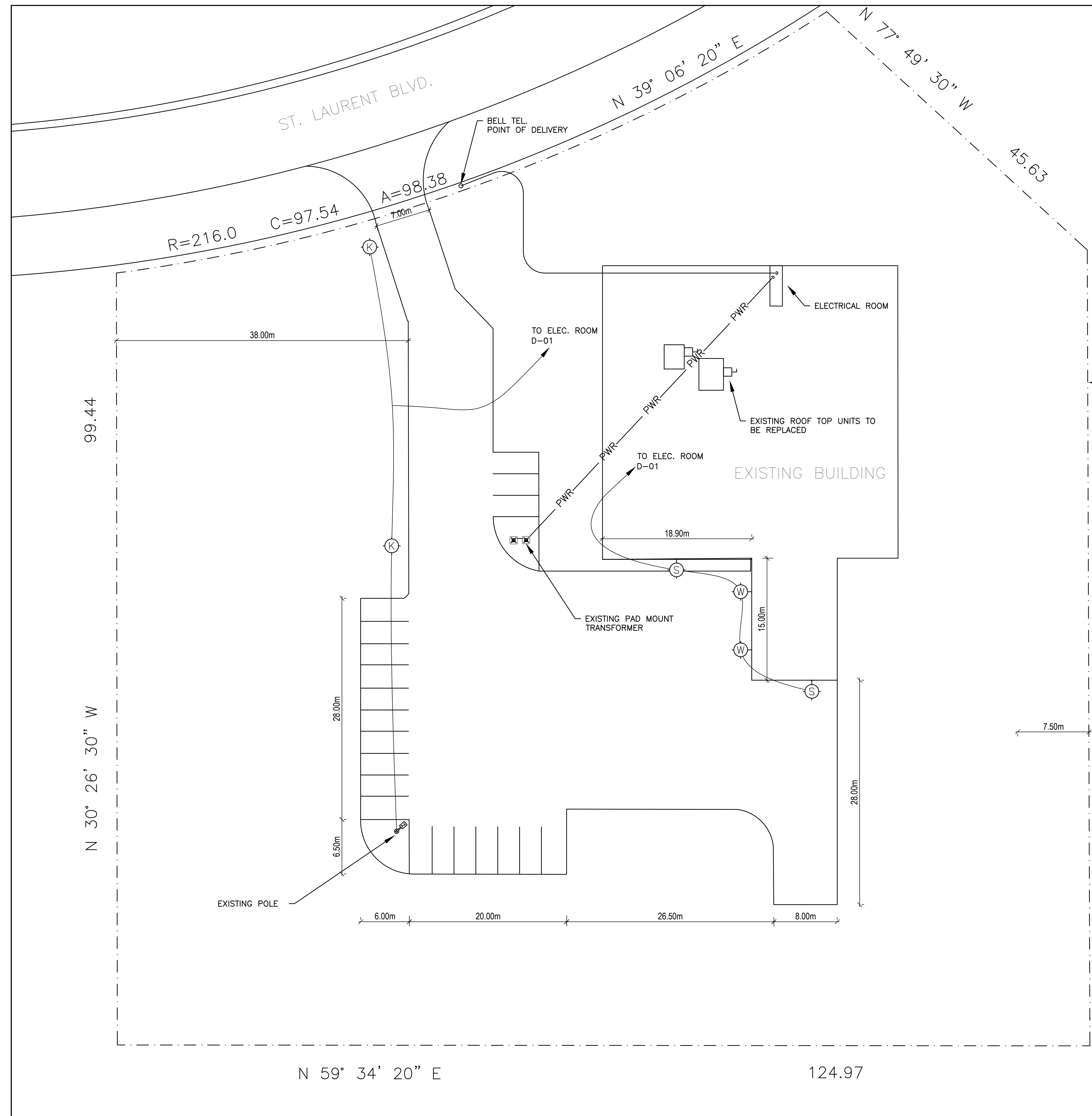
QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

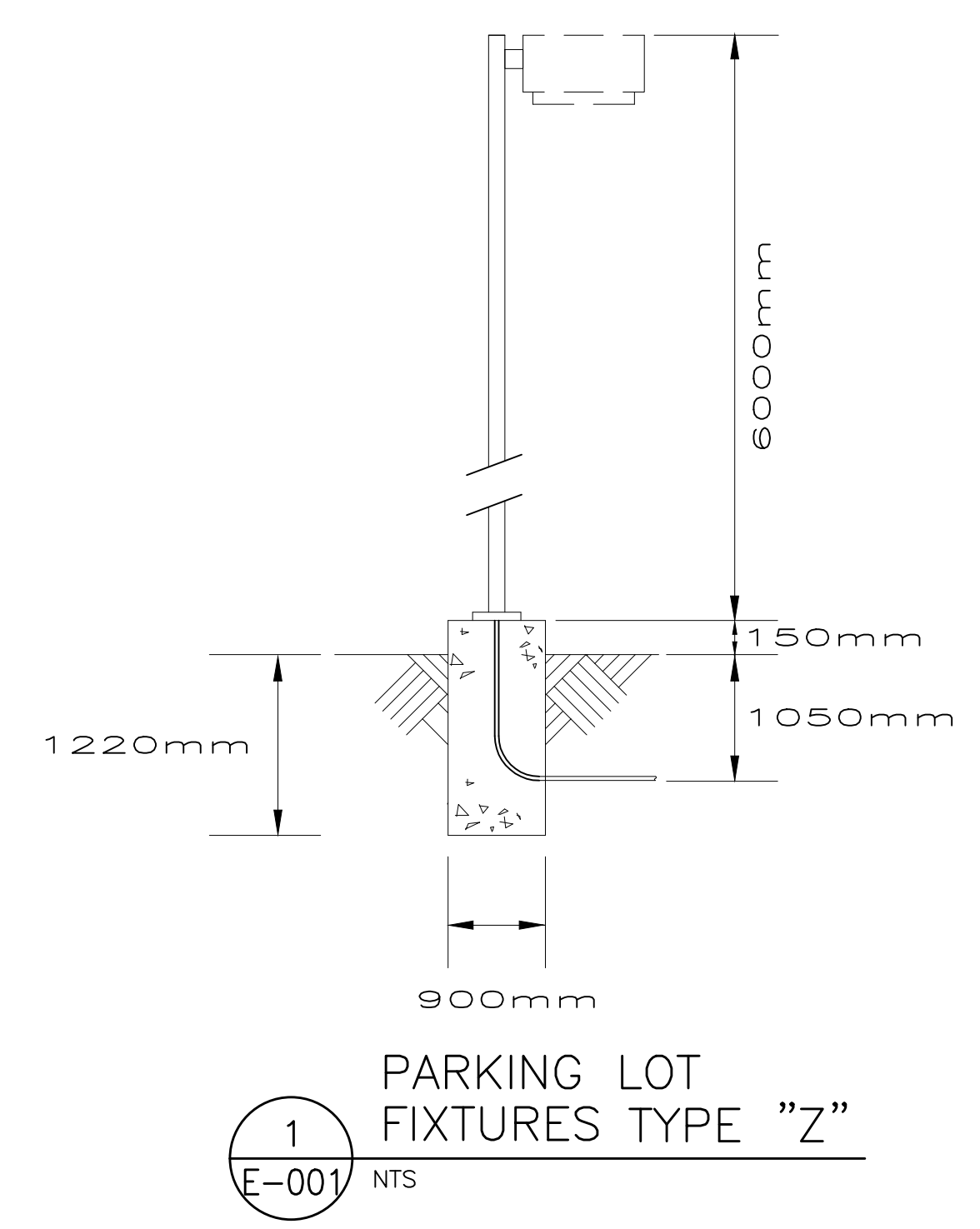
QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

19Q025E



- NOTE:**
- EXISTING LIGHTING AND CONNECTIONS SHOWN ARE FOR INFORMATION ONLY
 - EXISTING LIGHTS TO BE REPLACED AS PER LIGHTING FIXTURE SCHEDULE



NO.	REVISION	DATE
2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019

2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instaelectric Company

2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE	FIG.	DATE
SCALE	NTS	
DRAWN	YD	
DESIGNED	AS	
CHECKED	AS	
PROJECT	19-Q025	
DRAWING NUMBER	E-001	

SITE PLAN

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

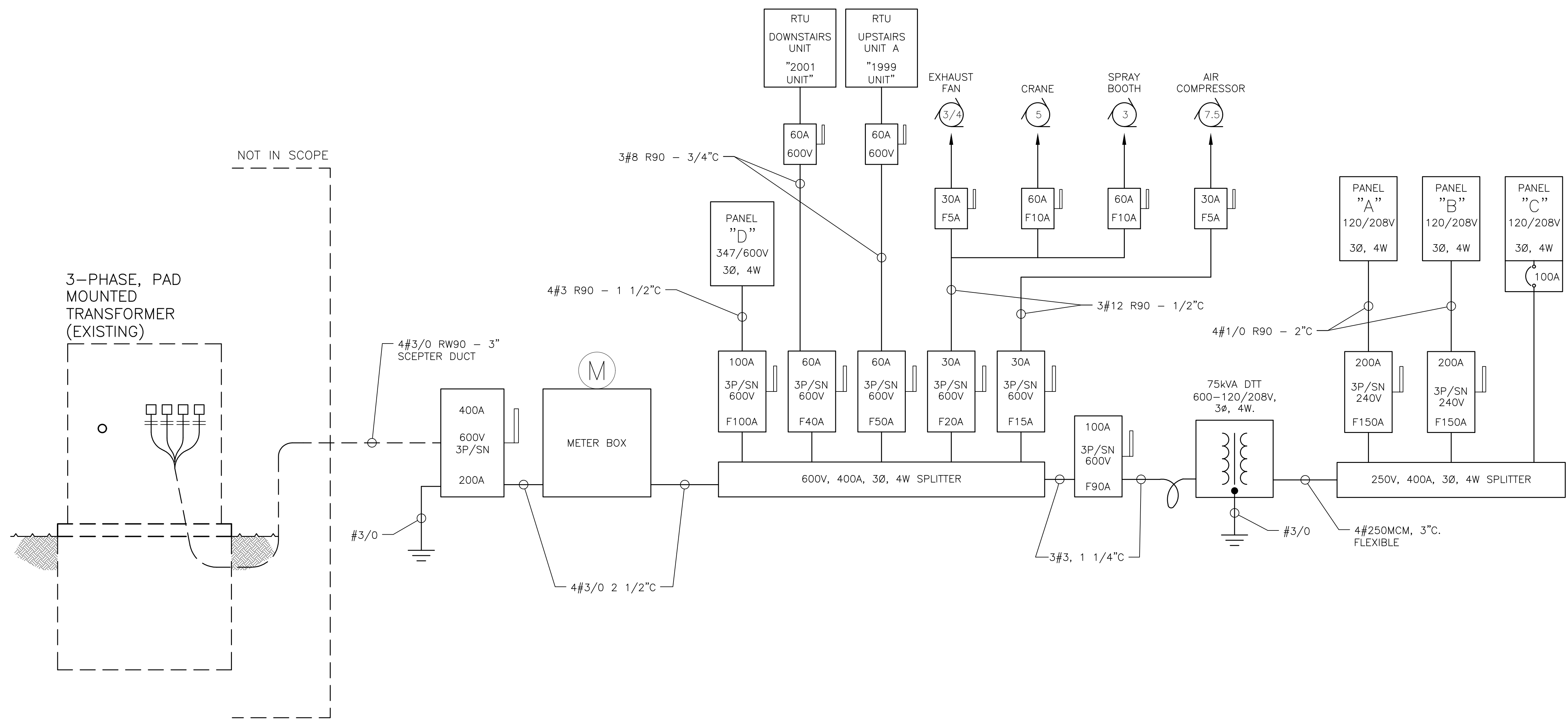
QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

19Q025E



EXISTING DISTRIBUTION DIAGRAM
NTS

DISTRIBUTION NOTE:
EXISTING SERVICE TO REMAIN

NO.	REVISION	DATE
2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019

2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instaelectric Company

2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE	29 Nov 2019, 17:11
SCALE	NTS
DRAWN	YD
DESIGNED	AS
CHECKED	AS
PROJECT	19-Q025
DRAWING NUMBER	E-002

DISTRIBUTION
DRAWING

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

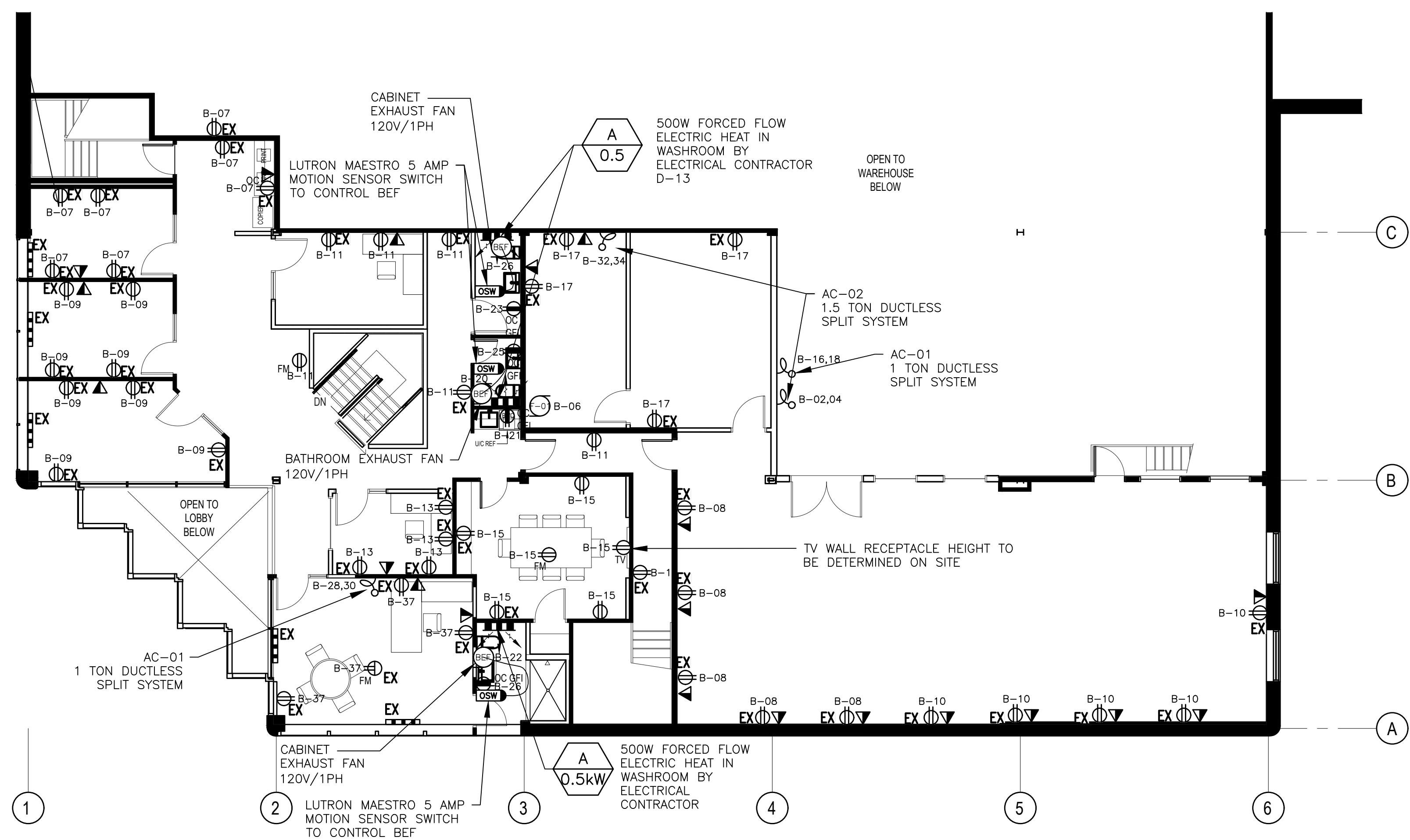
QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

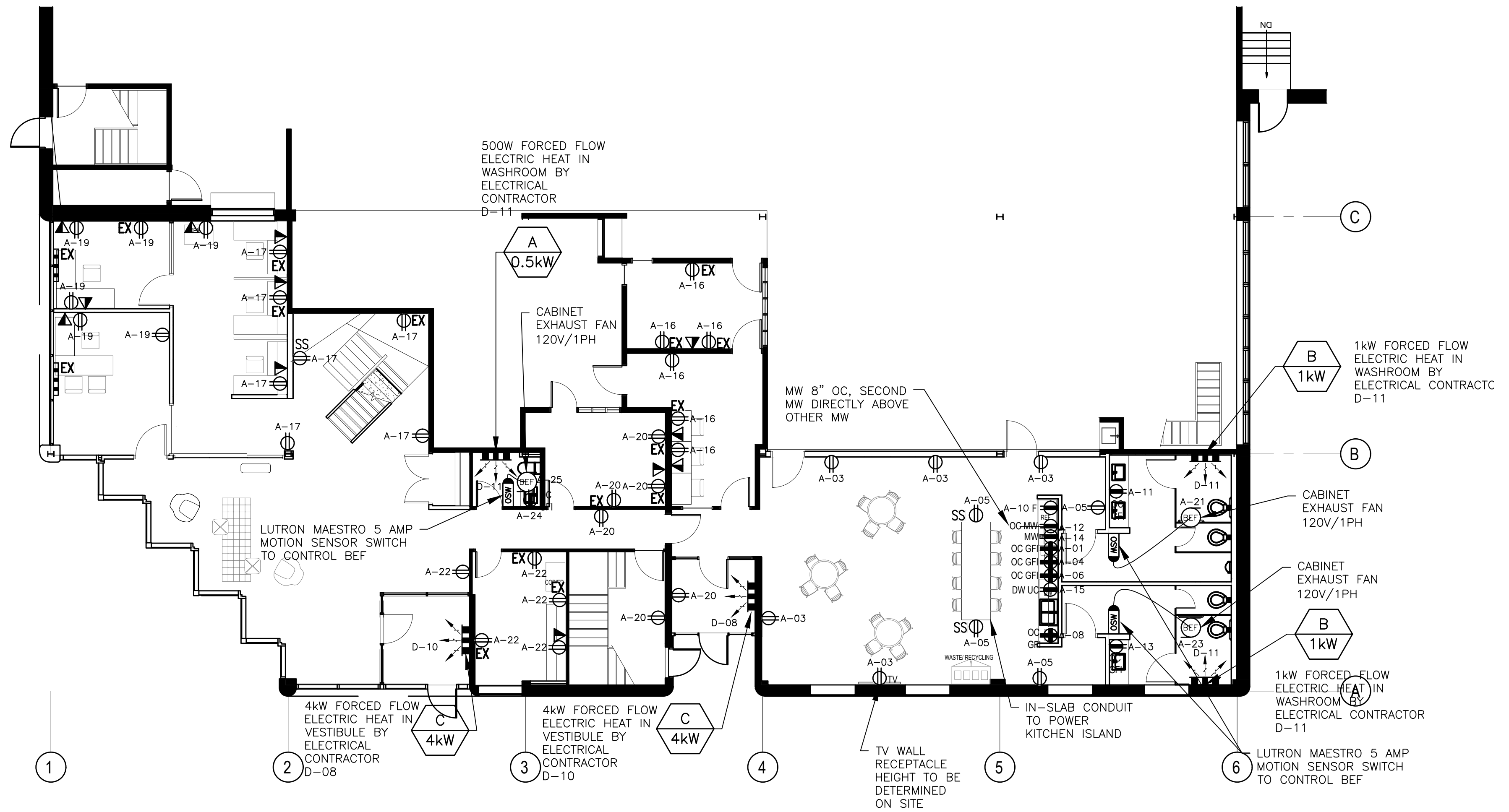
DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

19Q025E



- GENERAL NOTES:**
- ALL EXISTING FLOOR MOUNTED RECEPTACLES TO BE REPLACED UNITS FLUSH WITH THE GROUND
 - ALL RECEPTACLES TO BE 8" ABOVE MILLWORK. OTHERWISE HEIGHT TO BE COORDINATED ON SITE
 - WHERE APPLICABLE, EXISTING BASEBOARD HEATERS TO REMAIN

2 2ND FLOOR - POWER
SCALE: 1:100



1 GROUND FLOOR - POWER
SCALE: 1:100

2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019
NO.	REVISION	DATE

2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instaelectric Company
2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE	FIG. 29 Nov 2019, 17 12
SCALE	1:100
DRAWN	YD
DESIGNED	AS
CHECKED	AS
PROJECT	19-Q025
DRAWING NUMBER	E-200

POWER LAYOUT

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

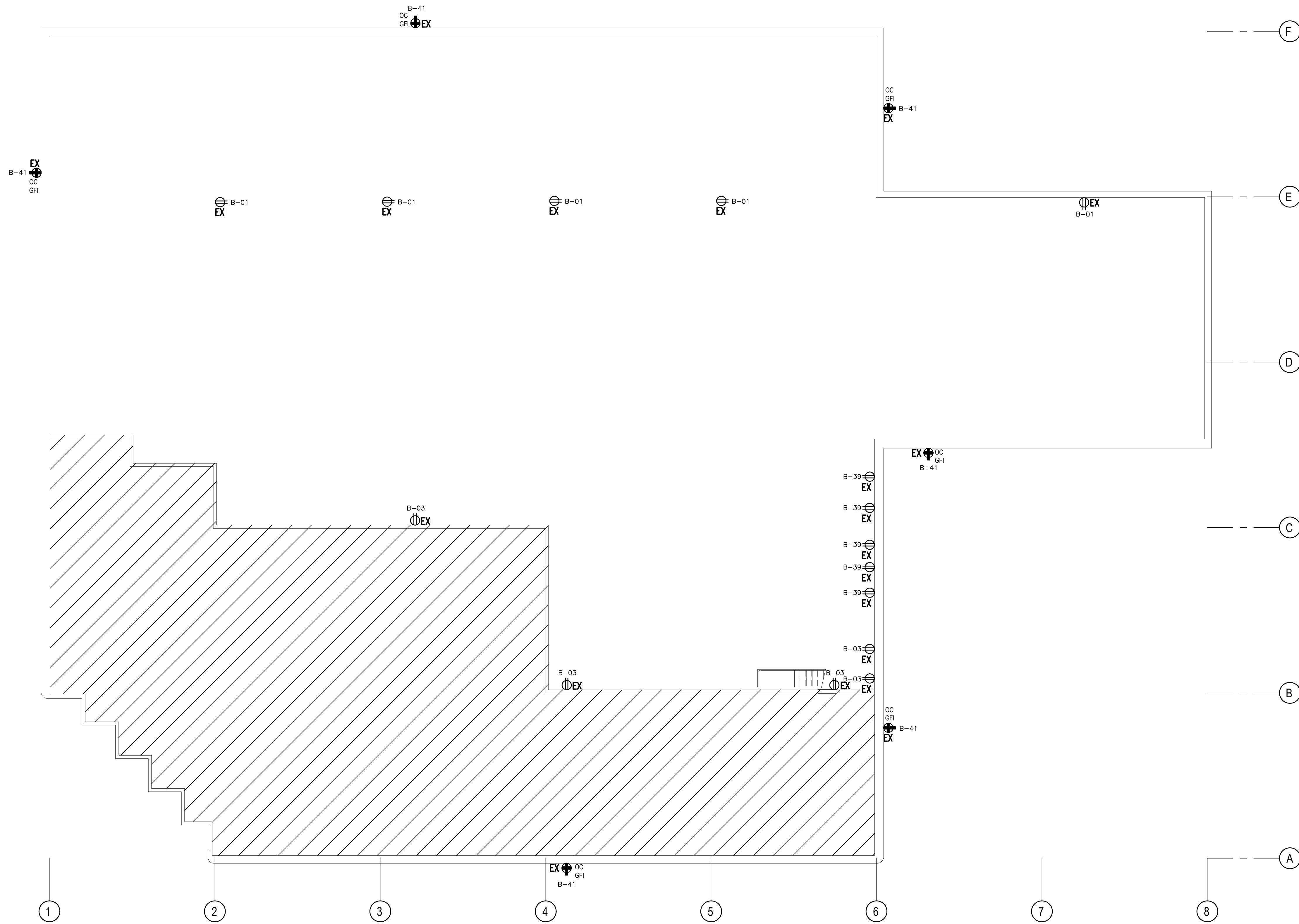
QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

19Q025E



- GENERAL NOTES:**
- ALL EXISTING FLOOR MOUNTED RECEPTACLES TO BE REPLACED UNITS FLUSH WITH THE GROUND
 - ALL RECEPTACLES TO BE 8" ABOVE MILLWORK. OTHERWISE HEIGHT TO BE COORDINATED ON SITE
 - WHERE APPLICABLE, EXISTING BASEBOARD HEATERS TO REMAIN

NO.	REVISION	DATE
2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019

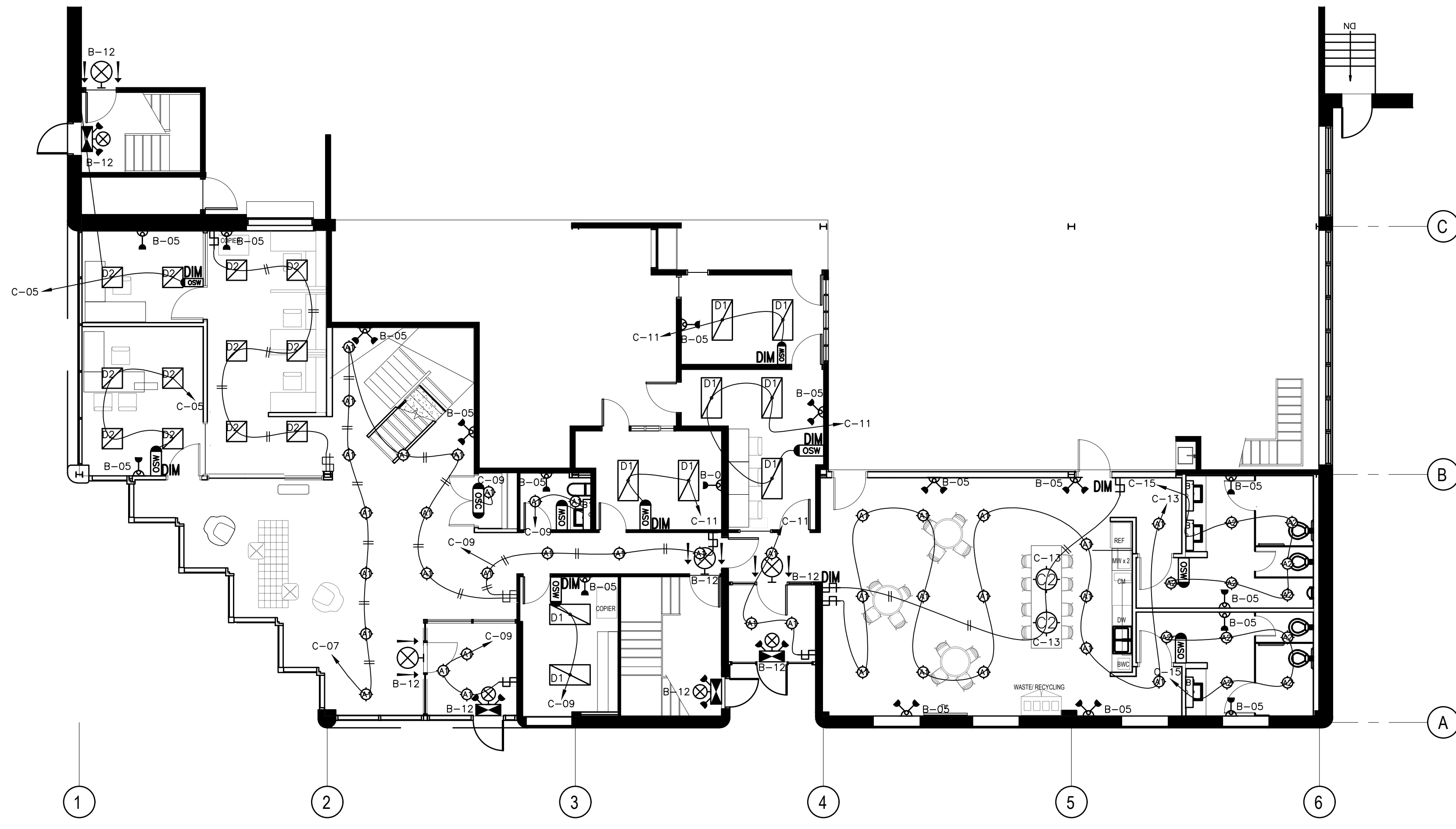
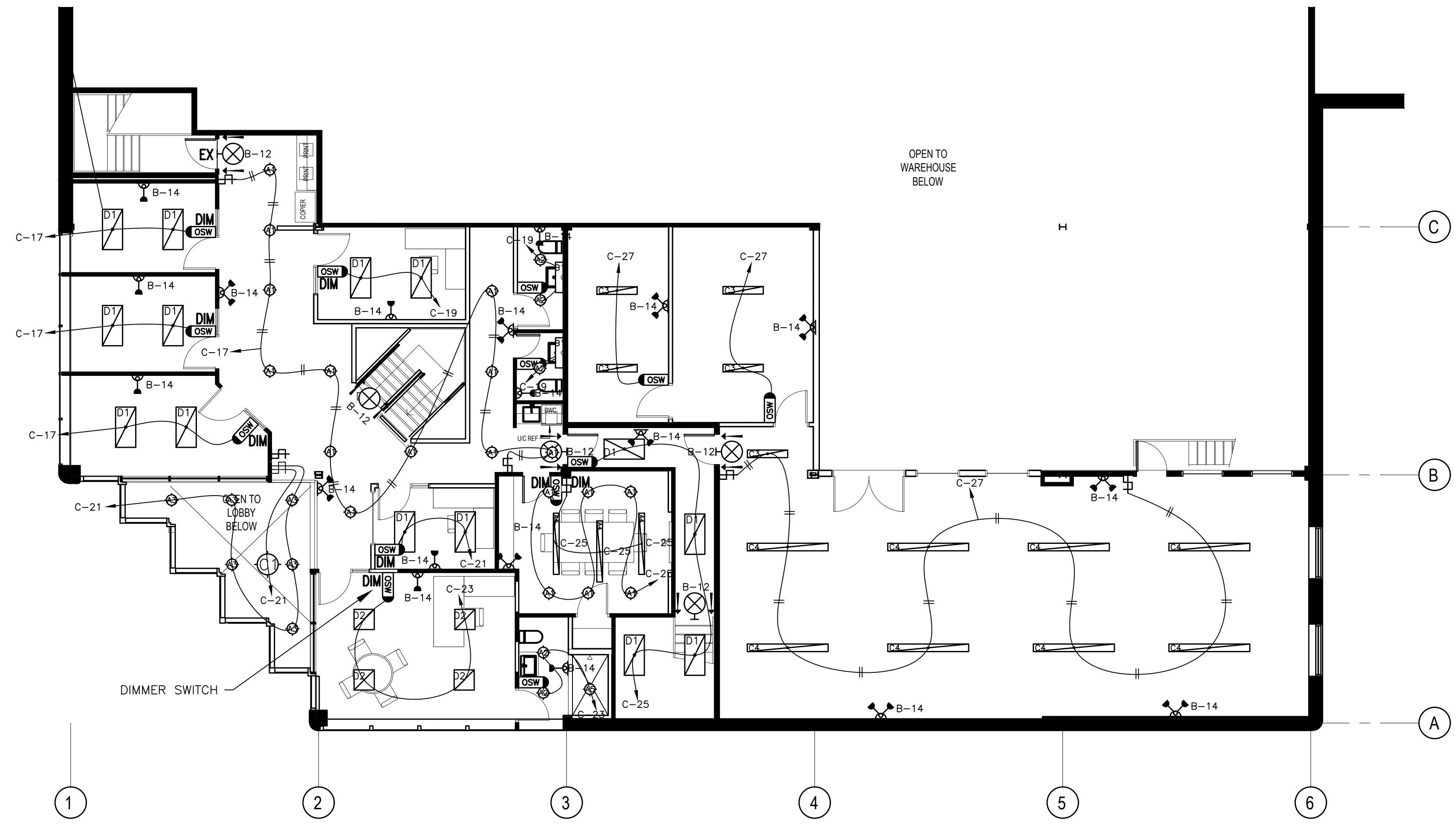
2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instelelectric Company

2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE	29 Nov 2019, 17:12
SCALE	1:100
DRAWN	YD
DESIGNED	AS
CHECKED	AS
PROJECT	19-Q025
DRAWING NUMBER	E-200

**POWER LAYOUT
WAREHOUSE**



THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

19Q025E

2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019
NO.	REVISION	DATE

2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instaelectric Company

2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE	FIG. 29 Nov 2019, 17 12
SCALE	1:100
DRAWN	YD
DESIGNED	AS
CHECKED	AS
PROJECT	19-Q025
DRAWING NUMBER	E-202

LIGHTING LAYOUT

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

19Q025E

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

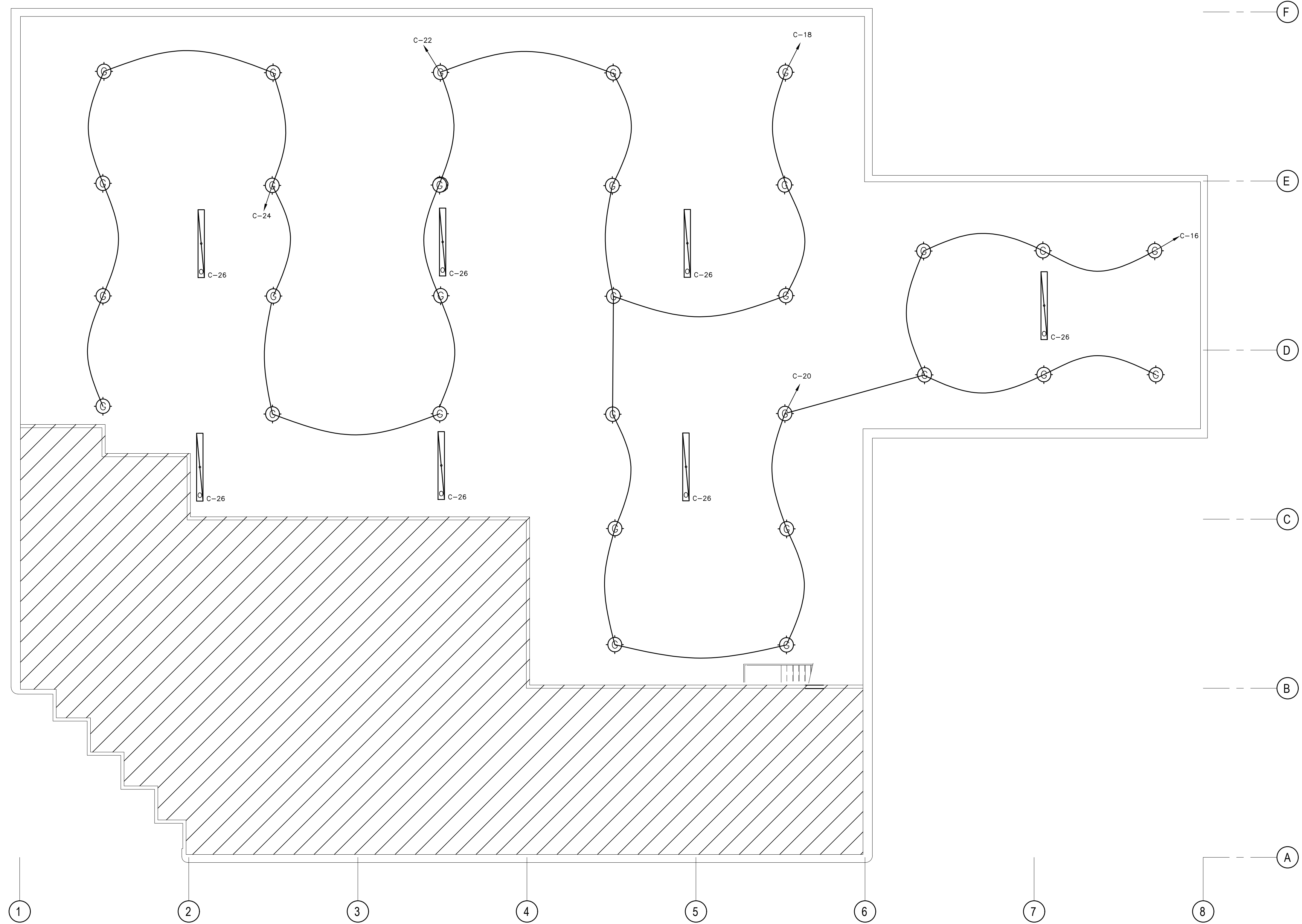
THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.



NO.	REVISION	DATE
2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019

2295 ST. LAURENT
FIT UP
OTTAWA, ONTARIO

QUADRANT
an Instaelectric Company
2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
TEL. (613) 567-1487 FAX. (613) 567-1493
E-Mail: mail@quadrantengineering.ca

CURRENT DATE	29 Nov 2019, 17:12
SCALE	1:100
DRAWN	YD
DESIGNED	AS
CHECKED	AS
PROJECT	19-Q025
DRAWING NUMBER	E-200

LIGHTING LAYOUT
WAREHOUSE

THIS DRAWING, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR USED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF QUADRANT ENGINEERING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION. WHERE CONFLICT ARISES THE MORE STRINGENT OF THE TWO SHALL APPLY.

COPYRIGHT © 2019 QUADRANT ENGINEERING.

THE ELECTRICAL CONTRACT DOCUMENTS ARE THE PROPERTY OF QUADRANT ENGINEERING (QE)

THE CONTRACTOR SHALL OBTAIN A FULL SET OF ALL CONSULTANTS' DESIGN DOCUMENTS PRIOR TO STARTING WORK.

QE BEARS NO RESPONSIBILITY FOR INTERPRETATIONS OF THESE DOCUMENTS BY OTHERS.

UPON WRITTEN APPLICATION QE WILL PROVIDE WRITTEN CLARIFICATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

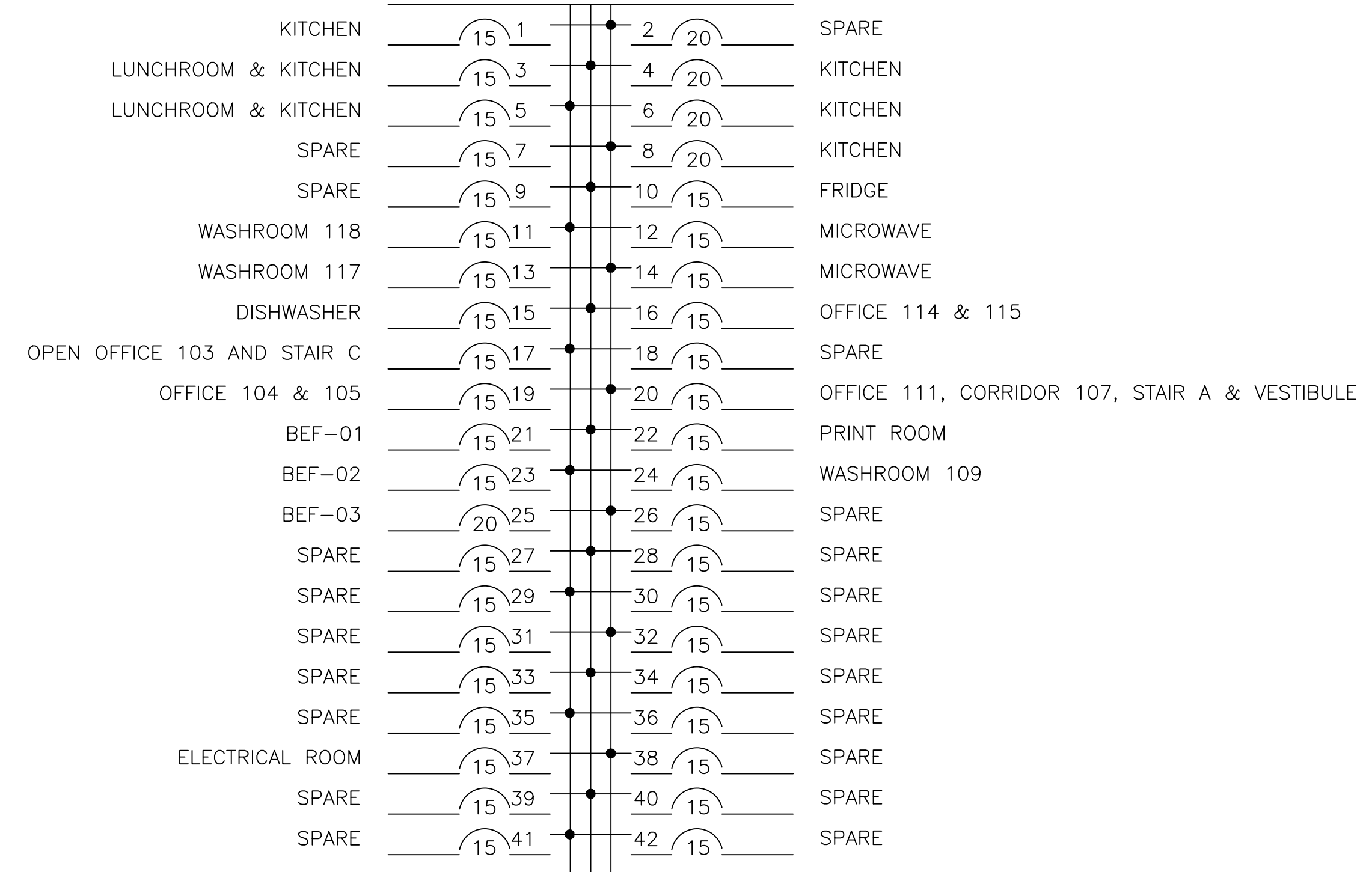
QE REVIEW OF SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR IS FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS, ON SITE, REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE DESIGN TEAM BEFORE COMMENCING WORK.

19Q025E

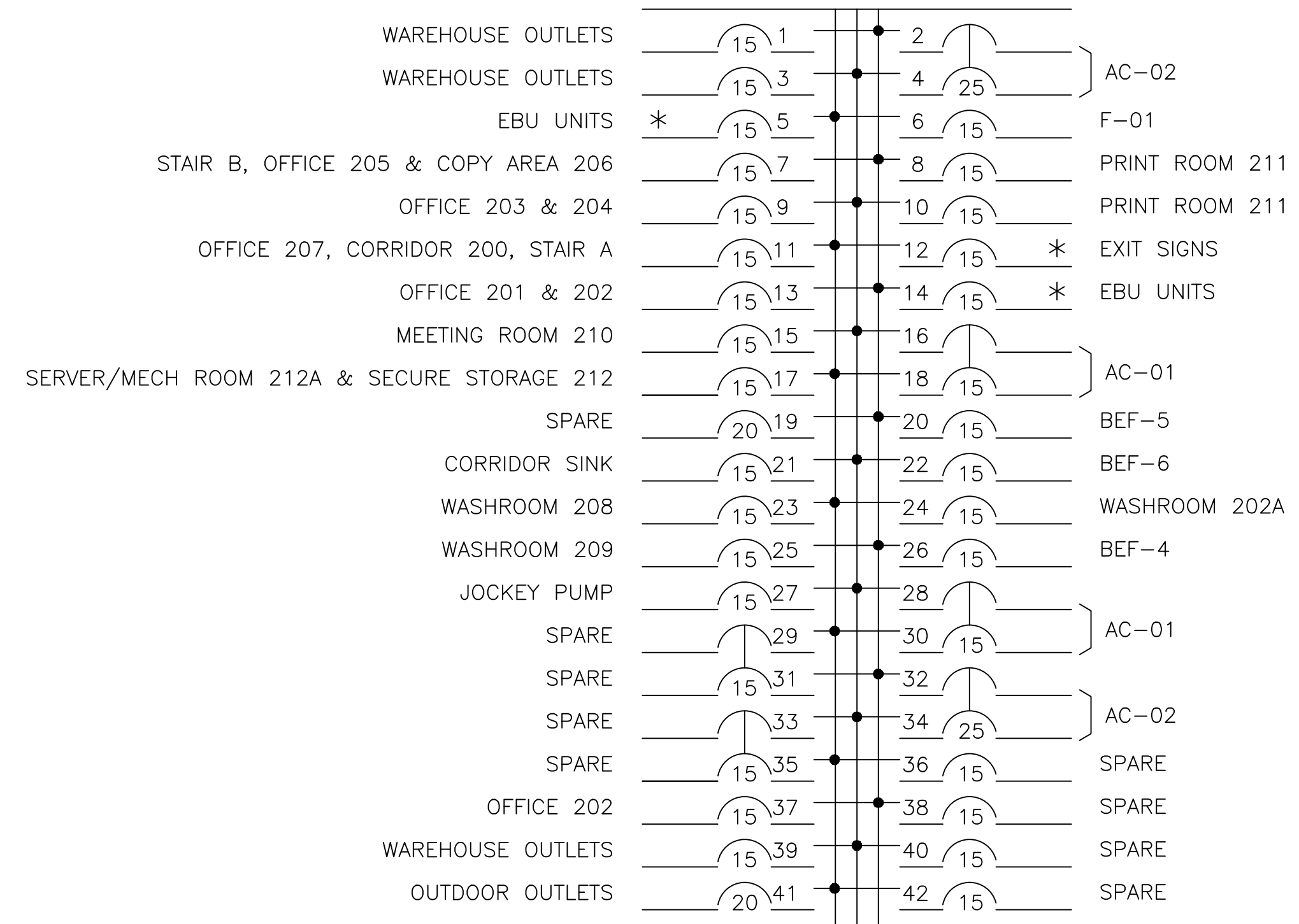
PANEL 'A'

VOLTAGE 120/208V
 PHASE 3Ø, 4W
 POLES 42
 RATING AMPS 225A
 TRIM SURFACE
 MAIN BKR N.R.
 BRANCH BKRS BOLT-ON



PANEL 'B'

VOLTAGE 120/208V
 PHASE 3Ø, 4W
 POLES 42
 RATING AMPS 225A
 TRIM SURFACE
 MAIN BKR N.R.
 BRANCH BKRS BOLT-ON



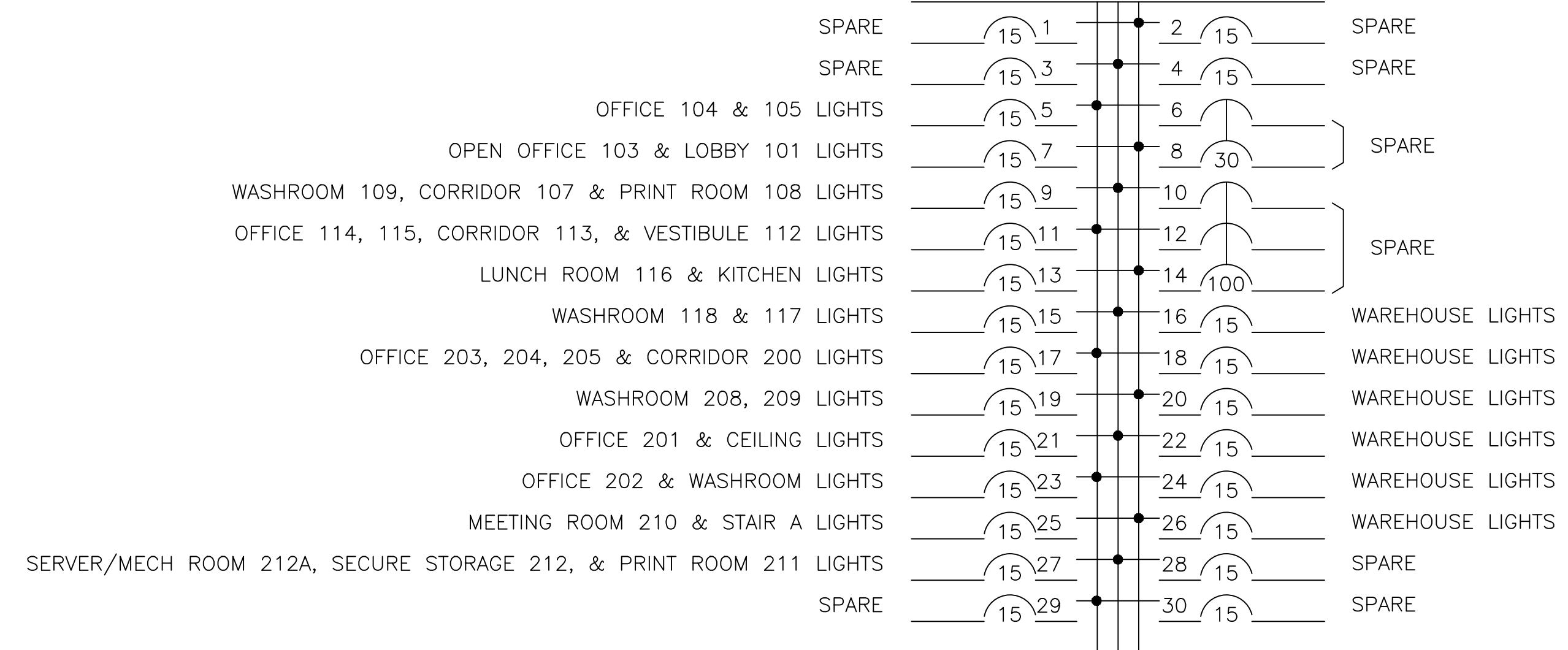
* = PROVIDE LOCK ON DEVICE

GENERAL NOTES:

- EXISTING PANELS TO BE REUSED AND MODIFIED TO SUIT NEW LAYOUT. EXISTING BREAKERS ARE TO BE USED WHERE POSSIBLE, WITH NEW BREAKERS PROVIDED AS NEEDED.

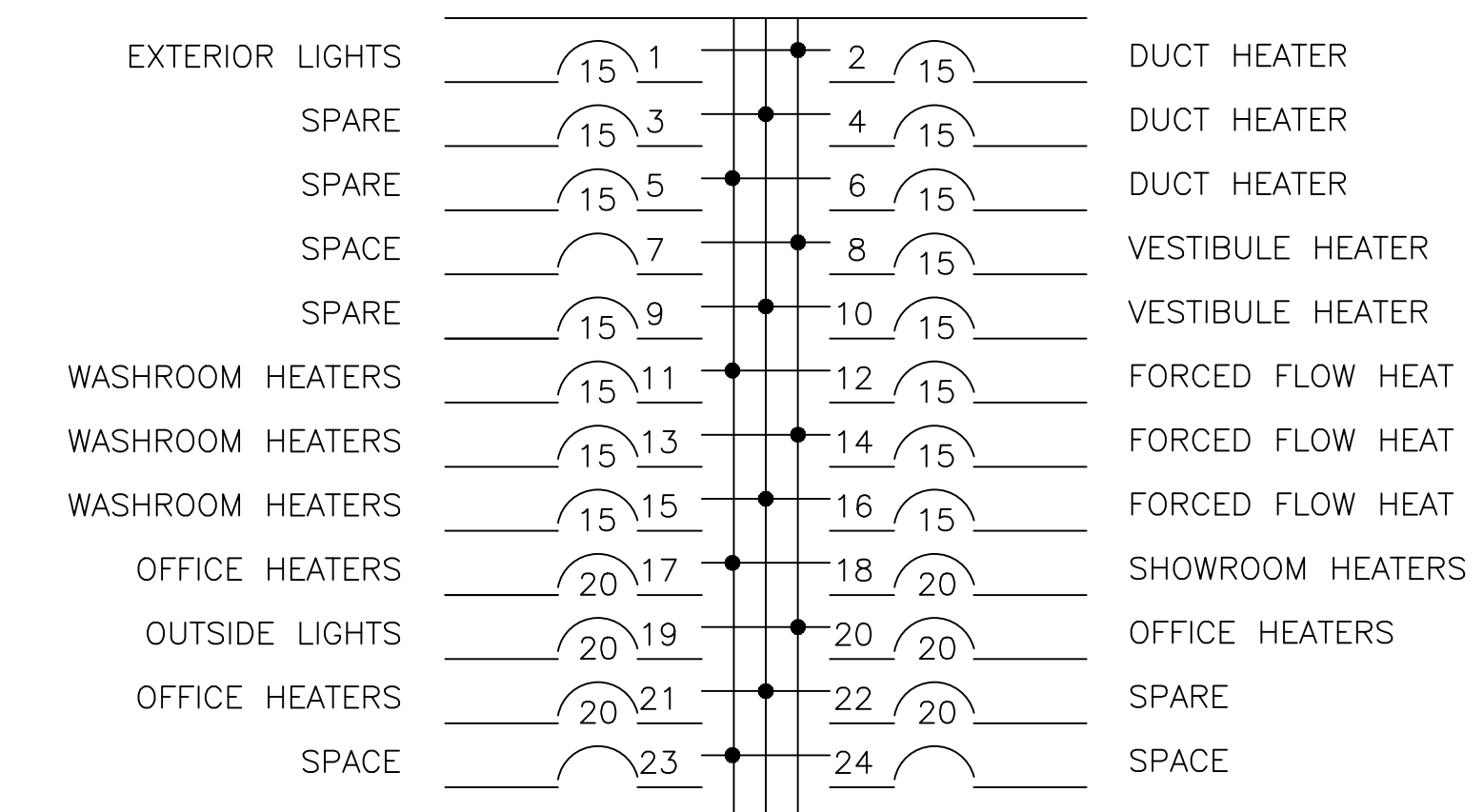
PANEL 'C'

VOLTAGE 120/208V
 PHASE 3Ø, 4W
 POLES 30
 RATING AMPS 125A
 TRIM SURFACE
 MAIN BKR 100A
 BRANCH BKRS BOLT-ON



PANEL 'D'

VOLTAGE 347/600V
 PHASE 3Ø, 4W
 POLES 24
 RATING AMPS 100A
 TRIM SURFACE
 MAIN BKR N.R.
 BRANCH BKRS BOLT-ON



NO.	REVISION	DATE
2	ISSUED FOR PRICING	29 NOV 2019
1	ISSUED FOR PERMIT	15 NOV 2019

2295 ST. LAURENT
 FIT UP
 OTTAWA, ONTARIO

QUADRANT
 an Instaelectric Company
 2283 ST. LAURENT BLVD., UNIT 203, OTTAWA, ONT., K1G 5A2
 TEL. (613) 567-1487 FAX. (613) 567-1493
 E-Mail: mail@quadrantengineering.ca

CURRENT DATE	FIG. 29 Nov 2019, 17 12
SCALE	NTS
DRAWN	YD
DESIGNED	AS
CHECKED	AS
PROJECT	19-Q025
DRAWING NUMBER	E-300

DETAILS, LEGEND, AND NOTES