

GROUND FLOOR AREA OFF+SHOW RM
91.00 SM
1,071.00 SF

WAREHOUSE AREA
227.52 SM
2,449.00 SF

TOTAL AREA UNIT No. 6
327.02 SM
3,520.01 SF

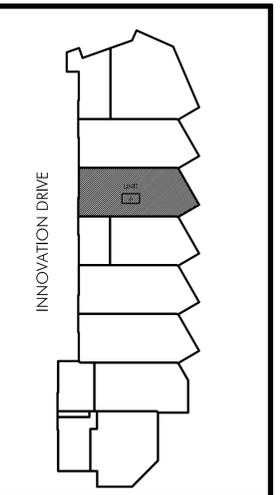
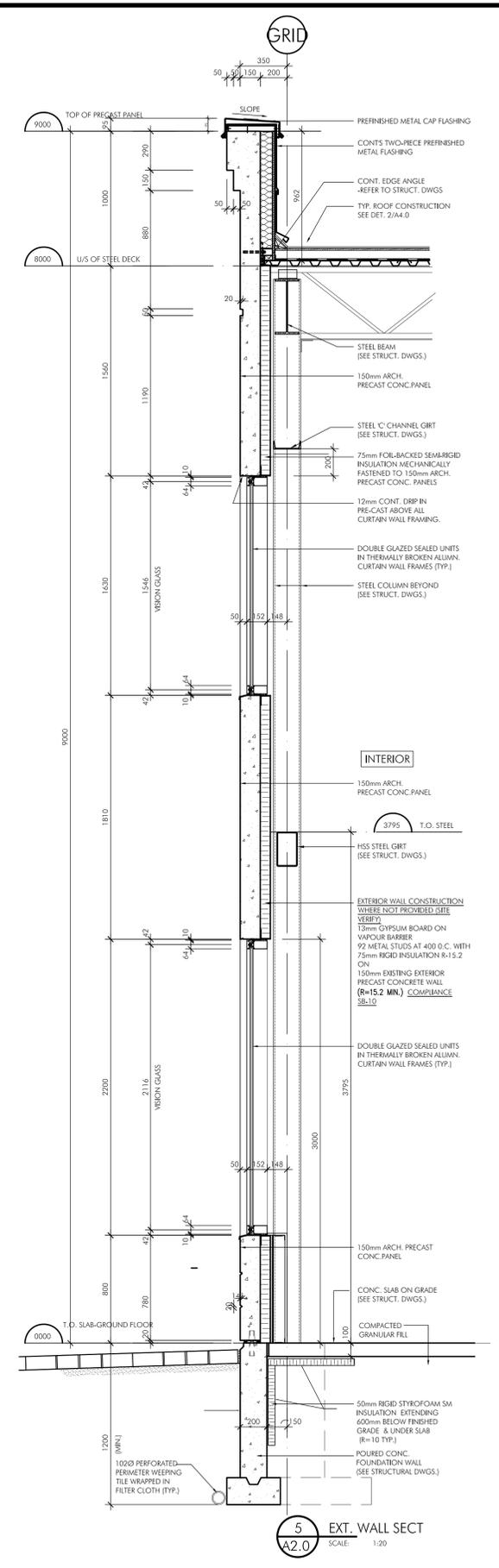
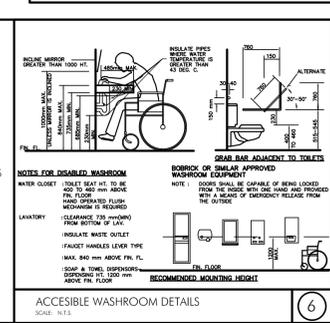
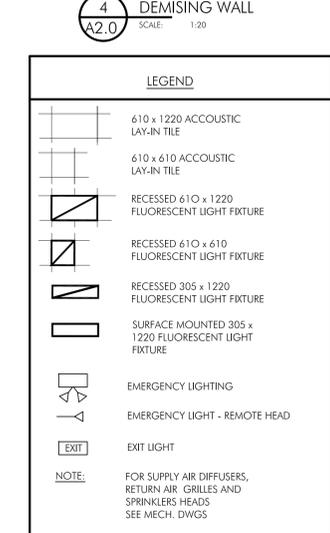
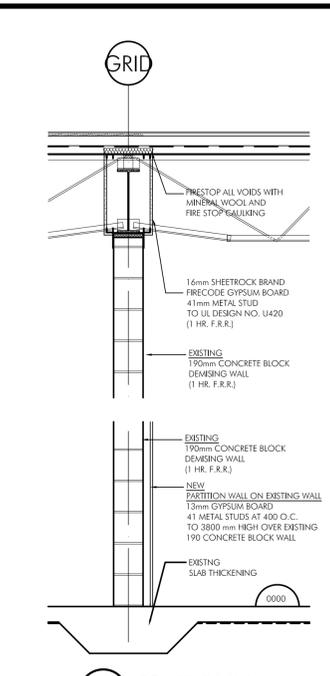
EXISTING OPEN WAREHOUSE
TOTAL OPEN AREA UNIT 6
227.50 SM
TOTAL MEZZ AREA 40%
91.00 SM

GENERAL NOTES

- ALL INTERIOR NON-LOADBEARING PARTITIONS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE 13mm DRYWALL ON BOTH SIDES OF 92mm METAL STUDS AT 400mm O.C. TO UNDERSIDE OF ACOUSTIC TILE CEILING. ALL LOAD-BEARING PARTITIONS SHALL BE IN WOOD STUD FRAMING AS PER STRUCTURAL DRAWINGS.
- EXISTING EXTERIOR WALLS SHALL HAVE R-15.2 min. BATT INSULATION.
- ALL DRYWALL TO BE COMPLETED WITH ALL EDGE BEADS, CONER BEADS AND MOUNTING HARDWARE. DRYWALL TO BE TAPED, FILLED AND SANDED.
- PAINT FINISH AS PER TENANTS AND LANDLORDS AGREEMENT.
- STEEL COLUMNS SHALL BE FINISHED WITH 16mm TYPE X DRYWALL ON 41mm METAL STUDS UP TO U/S OF ROOF DECK.
- ALL CEILINGS SHALL BE 610mm X 610mm SUSPENDED ACOUSTIC WHITE TILE COMPLETE WITH HANGERS AND MOUNTING HARDWARE. SEE CEILING PLAN. HEIGHT AS PER TENANT / LANDLORD AGREEMENT.
- ALL LIGHTING FIXTURES SHALL BE RECESS MOUNTED 4 TUBE FLUORESCENT FIXTURES COMPLETE WITH HANGERS AND MOUNTING HARDWARE. SEE CEILING PLAN FOR FIXTURE SIZE AND LOCATION.
- ELECTRICAL SERVICE AS PER TENANTS AND LANDLORDS AGREEMENT. ALL ELECTRICAL WIRING SHALL BE CONCEALED ABOVE CEILING AND IN WALLS.
- SEE MECHANICAL DRAWING(S) FOR H.V.A.C. REQUIREMENTS.
- FLOOR FINISHES AS NOTED ON FLOOR PLAN. COLOURS AND OTHER SPECIFICATIONS AS PER TENANTS AND LANDLORDS AGREEMENT. WASHROOM FLOOR TILES SHALL BE NON-SLIP TILES.
- ALL INTERIOR DOORS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE HOLLOW CORE 915 x 2134 x MASONITE WITH HOLLOW METAL FRAME WITH PAINT FINISH.

DOOR SCHEDULE

FLOOR	DOOR NO.	LOCATION	FIRE RATING	DOOR			FRAME						
				TYPE	SIZE	MATERIAL	FINISH	TYPE	PROFILE	MATERIAL	FINISH	CLOSER	
GROUND	101	FROM VESTIBULE TO SHOW RM	1 HR	A	3'-0" x 7'-0"	H.M.	PAINT	F1	A	HM	PAINT	--	HAND SET / SELF CLOSER
	102	FROM SHOW RM TO WR.	--	A	2'-8" x 7'-0"	H.M.	PAINT	F1	A	HM	PAINT	--	HAND SET
	103	FROM SHOW RM TO WAREHOUSE	--	A	3'-0" x 7'-0" x 2	H.M.	PAINT	F1	A	HM	PAINT	--	HAND SET / PRIVACY
	104	FROM SHOW RM TO STORAGE	--	B	3'-6" x 7'-0" / SLIDING	WOOD	PAINT	F2	A	HM	PAINT	--	HAND SET / DEADLOCK
	105	FROM WAREHOUSE TO OFFICE	--	B	2'-6" x 7'-0" x 2	WOOD	PAINT	F2	A	HM	PAINT	--	HAND SET/PRIVACY



REVISIONS

No.	DESCRIPTION	DATE
2	ISSUED FOR BUILDING PERMIT	DEC05.14
1	PRELIMINARY FOR CONSULTANTS	OCT 28.14

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.



PROJECT:
OFFICES + SHOWROOM FOR bbBLANC
101 INNOVATION DRIVE UNIT 6
VAUGHAN, ON

DRAWING:
GROUND FLOOR PLAN

DATE: APRIL 2013
SCALE: AS SHOWN
DRAWN BY: JAC
REVIEWED BY: DB

PROJECT No. **ARK-011**
DRAWING No. **A2.0**