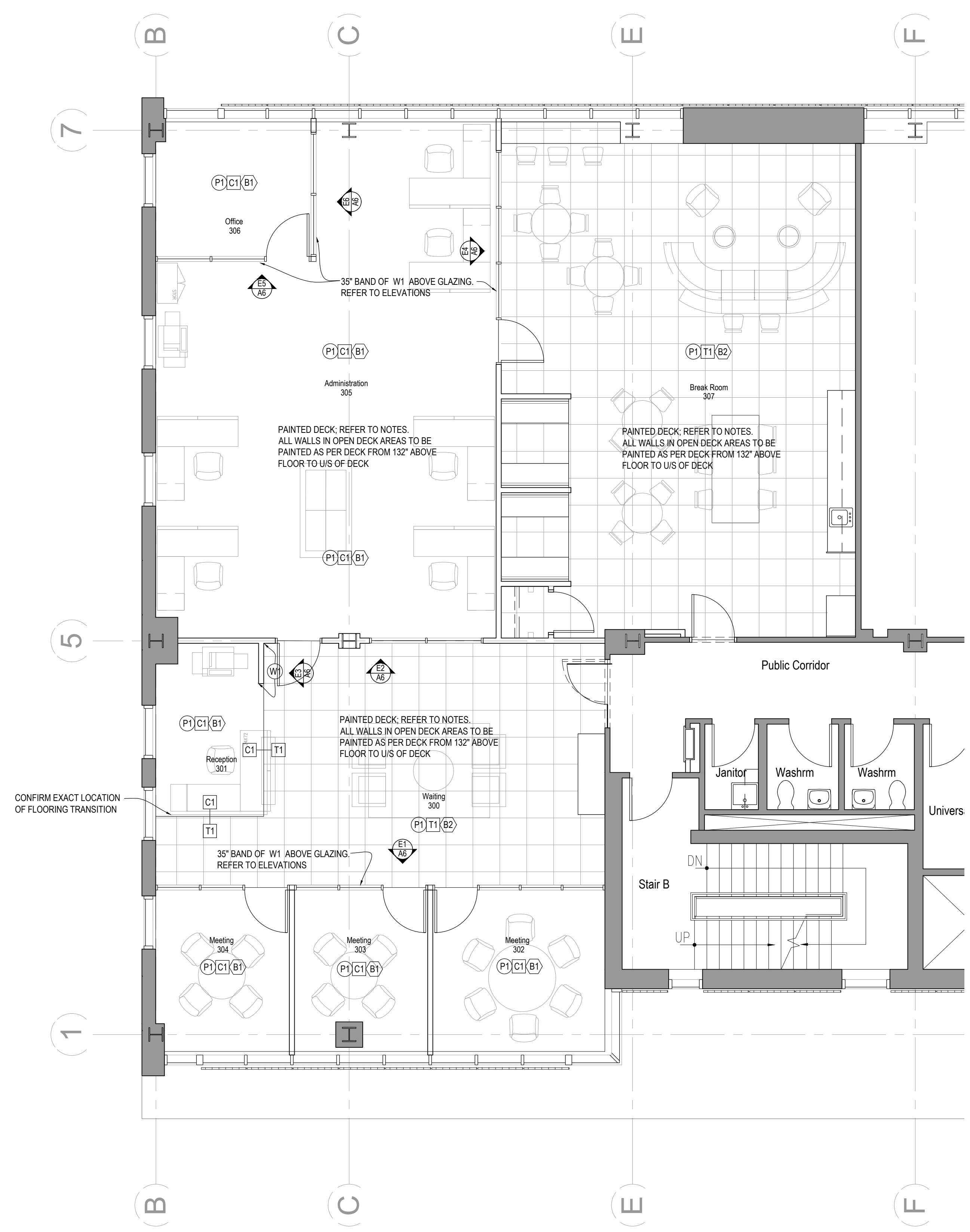


DO NOT SCALE DRAWINGS.
 CONTRACTOR MUST VERIFY ALL MEASUREMENTS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES AND LOCAL BUILDING AUTHORITIES. DESIGNER IS NOT RESPONSIBLE FOR ANY FAILURES IN MATERIALS OR ERRORS CAUSED BY WORKMANSHIP OR DEVIATION FROM THIS DRAWING.
 THE DESIGNS AND DRAWINGS SHALL REMAIN THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE ALTERED OR REPRODUCED WITHOUT THE CONSENT OF THE CONSULTANT.

Tenant Approval
 APPROVED
 APPROVED, REVISE AS NOTED
 REVISE AND RESUBMIT
 AUTHORIZED SIGNATURE _____
 DATE _____



FINISH LEGEND

- (X) WALL FINISH
- (X) FLOORING
- (X) WALL BASE

- FINISH NOTES**
- GENERAL CONTRACTOR TO VERIFY SITE CONDITIONS PRIOR TO PROCEEDING. ADVISE DESIGNER OF ANY DISCREPANCIES OR CONCERNS
 - NO SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY INTERIOR DESIGNER AND CLIENT. THIS INCLUDES PAINT MANUFACTURERS
 - CONTRACTOR TO ADVISE DESIGNER OF ANY LEAD TIME ISSUES UPON AWARD OF PROJECT.
 - ALL BOARDED OR DRYWALL WALLS RECEIVING A PAINTED FINISH:
 - TO BE CLEAN, DRY AND FREE OF DIRT, CHALK, GREASE, RUST, OR OTHER RESIDUE, AND LOOSE OR PEELING PAINT BEFORE PAINTING.
 - REPAIR/PATCH ALL DAMAGED OR MARKED AREAS AS REQUIRED
 - SAND GLOSSY SURFACES TO ENSURE ADHESION, AND WIPE OFF ALL SANDING RESIDUE.
 - WALLS TO RECEIVE 1 COAT OF PRIMER, AND A MINIMUM 2 COATS OF PAINT. PROVIDE ADDITIONAL COATS AS REQUIRED TO ACHIEVE FULL COVERAGE.
 - IF PAINT IS COLOUR MATCHED IN A PRODUCT OTHER THAN THAT SPECIFIED, CONTRACTOR IS TO PROVIDE INTERIOR DESIGNER WITH 8"X10" (APPROXIMATE) SIZE SAMPLES OF EACH COLOUR FOR APPROVAL PRIOR TO PROCEEDING
 - ALL BOARDED OR DRYWALL WALLS RECEIVING WALL COVERING:
 - TO BE CLEAN, DRY AND FREE OF DIRT, CHALK, GREASE, RUST, OR OTHER RESIDUE, AND LOOSE OR PEELING PAINT PRIOR TO INSTALLATION OF WALLCOVERING
 - REPAIR/PATCH ALL DAMAGED AREAS AS REQUIRED
 - UNFINISHED WALLS TO BE PRIMED AND SIZED PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL FOLLOW THE WALL COVERING MANUFACTURER'S RECOMMENDATIONS REGARDING APPROPRIATE ADHESIVES, HANGING INSTRUCTIONS, PATTERN MATCHING AND SEAMING.
 - ALL DOORS AND FRAMES TO RECEIVE 1 COAT PRIMER (UNLESS FACTORY PRIMED), AND 2 COATS (MINIMUM) OF PAINT.
 - DOORS SHALL BE PAINTED ON BOTH SIDES AND ALL FOUR EDGES. EXISTING HARDWARE TO BE COVERED/CLEANED IF APPLICABLE.
 - WHERE STAINING IS SPECIFIED, CONTRACTOR SHALL SUPPLY DESIGNER WITH A LARGE SAMPLE ON SPECIFIED SPECIES FOR APPROVAL BEFORE PROCEEDING. USE 5%-10% SHEEN LEVEL FOR ALL FINISH CARPENTRY, PANELS, STANDING & RUNNING TRIM UNLESS OTHERWISE SPECIFIED. USE 15%-20% SHEEN LEVEL FOR ALL CABINERYWORK UNLESS OTHERWISE SPECIFIED.
 - FLOORING:
 - REMOVE ALL EXISTING FLOORING AND WALL BASE WHERE NEW FLOORING IS TO BE INSTALLED (IF APPLICABLE)
 - PREPARE ALL SUBSTRATE SURFACES FOR THE APPLICATION OF NEW FLOORING AS PER FLOORING MANUFACTURER'S INSTRUCTIONS.
 - INSTALL FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - FLOORING CONTRACTOR SHALL LAY OUT ALL ACCENT FLOORING LOCATIONS AND PATTERNS ON THE FLOOR PRIOR TO INSTALLATION, FOR APPROVAL BY THE DESIGNER.
 - ANY FLOORING WITH A DIRECTIONAL PATTERN IS TO BE INSTALLED WITH PATTERN DIRECTION AS INDICATED ON PLANS, AND IS TO BE INSTALLED CONSISTENTLY THROUGHOUT
 - CONTRACTOR TO PROVIDE SPECIFIED TRANSITIONS AT CHANGE OF FLOORING MATERIAL. TRANSITION PROFILES TO BE IN ACCORDANCE WITH LOCAL AND NATIONAL BUILDING CODES/STANDARDS.
 - FLOOR BASE IS TO BE INSTALLED IN ACCORDANCE WITH INTERIOR DESIGN SPECIFICATIONS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - ALL NEW FLOORING IS TO BE CLEANED AND/OR SEALED AS REQUIRED PER MANUFACTURER'S DIRECTIONS
 - CONTRACTOR TO PROVIDE CLIENT WITH MANUFACTURER'S MAINTENANCE GUIDELINES
 - CONTRACTOR TO PERFORM ALL MOISTURE TESTS AS PER MANUFACTURER'S INSTRUCTIONS PRIOR TO INSTALLATION OF PRODUCT.
 - CONTRACTOR TO PROVIDE MATERIAL DATA SHEETS TO CLIENT PRIOR TO INSTALLATION.
 - CONTRACTOR TO PROVIDE MANUFACTURER'S MAINTENANCE GUIDES TO CLIENT PRIOR TO PROJECT CLOSE OUT.
 - DESIGNER IS NOT RESPONSIBLE FOR ANY FAILURES IN MATERIALS OR ERRORS CAUSED BY WORKMANSHIP OR DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS
 - PAINTED DECK:
 - US OF DECK TO BE SPRAY PAINTED ALONG WITH ALL EXPOSED STRUCTURAL COMPONENTS, PIPING, CONDUITS, DUCTWORK AND ASSOCIATED WIRES AND HANGERS. TYPICAL THROUGHOUT ENTIRE SUITE.
 - PROTECT ALL EQUIPMENT, MOTORS, ELECTRICAL DEVICES, IDENTIFICATION LABELS/PLATES AND LIGHTING FROM BEING PAINTED. THESE ITEMS TO REMAIN UNPAINTED.

FINISH SPECIFICATIONS

#	FINISH	SPECIFICATION	NOTES
C1	CARPET	MANUFACTURER: VENTURE DISTRIBUTOR: CENTURA CONTACT: WENDY EARLE COLLECTION: CONTRAX STYLE: MODULAR COLOUR: SUBMARINE CODE: 15070 SIZE: 19.68 X 19.68 FIBRE: 100% SOLUTION DYED NYLON INSTALLATION PATTERN: BRICKLASHLAR INSTALLATION METHOD: STICKER SYSTEM TRANSITION: BLACK METAL. PROFILE TO SUIT FLOORING	INSTALL WITH B1 WALL BASE INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. USE APPROPRIATE SCHLUTER TRANSITIONS AND LEVEL FLOOR AS NECESSARY. PROVIDE DETAILS TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
T1	FLOOR TILE	MANUFACTURER: VITRA DISTRIBUTOR: CENTURA CONTACT: WENDY EARLE COLLECTION: URBANCRETE STYLE: COLOUR BODY PORCELAIN, RECTIFIED COLOUR: GREY CODE: VITB4166 SIZE: 24.52" INSTALLATION PATTERN: STACKED **MUST INSTALL WITH MINIMAL GROUT LINES GROUT: TEC POWER GROUT GROUT COLOUR: 899 MIST, SANDED TRANSITION: BLACK METAL. PROFILE TO SUIT FLOORING	INSTALL WITH B2 INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. USE APPROPRIATE SCHLUTER TRANSITIONS AND LEVEL FLOOR AS NECESSARY. PROVIDE DETAILS TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. CLEAR SILICONE CAULKING AT BASE OF DOOR FRAMES FOR ALL HARD SURFACE FLOORING INSTALLATIONS
T2	WALL TILE (KITCHEN BACKSPLASH)	MANUFACTURER: MAX GLORY INTERNATIONAL INC. DISTRIBUTOR: CENTURA CONTACT: WENDY EARLE COLLECTION: URBAN SERIES STYLE: GLAZED CERAMIC, NON-RECTIFIED COLOUR: WHITE GLOSSY CODE: MAXN1410 SIZE: 3.95"X15.75" INSTALLATION PATTERN: STACKED GROUT: TEC POWER GROUT GROUT COLOUR: 910 BRIGHT WHITE, NON SANDED TOP EDGE FINISH: BLACK METAL, SCHLUTER TRIM	INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. USE APPROPRIATE SCHLUTER TOP EDGE AND CORNER TRIMS. PROVIDE DETAILS TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
B1	WALL BASE	MANUFACTURER: ROPPE DISTRIBUTOR: CENTURA CONTACT: WENDY EARLE COLLECTION: PINNACLE COLOUR: BLACK, 100 PROFILE: COVE TOE HEIGHT: 4"	INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. CONFIRM THICKNESS IS APPROPRIATE PRIOR TO ORDERING (DUE TO EXPANSION AND CONTRACTION AT WALL)
B2	WALL BASE	AS PER T1 FLOOR TILE, CUT TO 4" X 24" PIECES INSTALL WITH MINIMAL GROUT LINES	INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. USE APPROPRIATE SCHLUTER TOP EDGE AND CORNER TRIMS. PROVIDE DETAILS TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
P1	PAINT	MANUFACTURER: BENJAMIN MOORE PRODUCT: SCUFF-X COLOUR #: CC-30 COLOUR NAME: OXFORD WHITE FINISH - WALLS: EGGSHELL	ALL WALLS UNLESS NOTED OTHERWISE. MINIMUM 1 COAT OF PRIMER. MINIMUM 2 COATS OF PAINT. ADDITIONAL COATS AS REQUIRED FOR FULL COVERAGE.
P2	PAINT	MANUFACTURER: BENJAMIN MOORE PRODUCT: SCUFF-X COLOUR #: 2120-20 COLOUR NAME: BLACK IRON FINISH - FLAT	APPLY TO WALL BEHIND WOOD PANELS (W1)
P3	PAINT (EXPOSED CEILING)	MANUFACTURER: BENJAMIN MOORE PRODUCT: DRYFALL COLOUR #: HC-179 COLOUR NAME: PLATINUM GRAY FINISH - MATTE	PAINT FOR EXPOSED DECK AND SERVICES. REFER TO FINISH SPECIFICATIONS FOR FURTHER INSTRUCTIONS. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS MINIMUM 1 COAT PRIMER MINIMUM 2 COATS OF PAINT. ADDITIONAL COATS AS REQUIRED FOR FULL COVERAGE. PAINTER TO CONFIRM PRODUCT AND PRIMER BASED ON EXISTING SITE CONDITIONS
P4	PAINT (DOORS AND TRIMS)	MANUFACTURER: BENJAMIN MOORE PRODUCT: REGAL COLOUR #: 2120-20 COLOUR NAME: BLACK IRON FINISH - SEMI-GLOSS	PAINT GRADE DOORS & TRIMS INSTALL AS PER MANUFACTURER'S INSTRUCTIONS MINIMUM 1 COAT PRIMER MINIMUM 2 COATS OF PAINT. ADDITIONAL COATS AS REQUIRED FOR FULL COVERAGE. PRIME AND PAINT DOORS ON ALL SIDES AND EDGES.
W1	WOOD PLANKS	MANUFACTURER: INSTONE DISTRIBUTOR: WALL THEORY COLLECTION: AS-IS BRAND STYLE: WOOD WALL PLANKS COLOUR: UMBER-SH TYPE: NATURAL VARIATION SIZE: 5" WIDE X 1/2" THICK; VARYING LENGTHS 20 SQ. FT. PER BOX	INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

Design activities undertaken:
 Small Buildings
 Large Buildings
 Individual BCIN: 20470 (David Van Haaren)
 Firm BCIN: 106749 (Dimensions 1995 Inc.)
 I have reviewed and take responsibility for the design work represented on this drawing in respect to its conformance with the Ontario Building Code. Refer to the completed Schedule 1: Designer Information, for further details.
 X *[Signature]*
 Date 2021 07 30

No.	Issued/Revised	Date	By
2	ISSUED FOR CONSTRUCTION	2021 07 30	DVH
1	ISSUED FOR PERMIT / TENDER	2021 07 30	DVH

Site North

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Dimensions
 Dimensions 1995 Inc. Strathroy, ON
 519 245 4147 www.dimensions-ca.com

Project
 Client Name
 Suite 1000
 Address St., London, ON

Drawing Title
 Finish Plan

Scale	3/16" = 1'-0"	Drawing No.	A3
Project Date	July 2021		
Drawn by	D. Van Haaren		
Project #			
File Name			

SAMPLE ONLY
 2022 01 31
 NOT TO BE USED
 FOR CONSTRUCTION

Finish Plan
 SCALE: 3/16" = 1'-0"