



1 WALL FINISHES PLAN - LEVEL 11

SCALE: 1/8" = 1'-0"

WALL IDENTIFIED FOR POTENTIAL FUTURE GRAPHIC/BRANDING

WALL FINISH KEY NOTES

SYMBOL	DESCRIPTION
01	EXISTING GRAPHIC ON WALL + GLAZING TO BE REPAIRED AS REQUIRED
02	PATCH WALL TILE FROM PLUMBING FIXTURE + DRAIN REPLACEMENT USING CT.1 AS NEEDED

WALL FINISHES NOTES

- ALL INTERIOR FINISHES TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE AND AUTHORITIES HAVING JURISDICTION.
- REFER TO FINISHES SCHEDULE AND SPECIFICATIONS FOR MATERIAL SPECIFICATIONS AND MUST FOLLOW MANUFACTURERS' INSTALLATION INSTRUCTIONS TO OBTAIN FULL PRODUCT WARRANTY.
- ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURERS' BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
- ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION. CONTRACTOR REQUIRES WRITTEN APPROVAL FROM DESIGNER FOR ANY SUBSTITUTION.
- WHEN ONE WALL FINISH IS INDICATED WITHIN ENCLOSED AREA, THIS FINISH MUST BE APPLIED TO ALL WALLS, INCLUDING VERTICAL BULKHEADS, PERIMETER WALLS AND COLUMNS, UNLESS NOTED OTHERWISE.
- PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF PROJECT.
- CONTRACTOR TO ENSURE THAT ALL DRYWALL IS FLUSH, CLEAN AND FREE FROM DUST PRIOR TO APPLICATION OF ALL WALL FINISHES.
- ALLOW FOR PAINT TOUCH-UPS AFTER FURNITURE INSTALLATION.
- ALL NEW PARTITIONS AND EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
- G.C. SHALL NOT EMPLOY ANY MATERIALS IN THE WORK THAT DO NOT MEET SPECIFIED VOC LIMITS FROM THE STATE OF CALIFORNIA'S SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #1168 OCT. 2003
- REFER TO DOOR SCHEDULE FOR DOOR AND FRAME PAINTING REQUIREMENTS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH REFLECTED CEILING PLAN AND ELEVATIONS FOR LOCATION AND EXTENT OF FINISHES.
- UNLESS NOTED OTHERWISE ON DRAWINGS OR DETAILS, ALL REVEALS TO RECEIVE PAINT TO MATCH ADJACENT WALL FINISH. TURN WALL COVERINGS INTO REVEALS UNLESS NOTED OTHERWISE.
- INTERIOR OF CLOSETS FOR PAINT FINISH TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE.
- ALL BASE BUILDING COLUMNS TO BE FINISHED TO MATCH FINISHES OF AREA IN WHICH THEY OCCUR UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REVIEW EXTENT OF AVAILABLE PAINTABLE SURFACE AT PERIMETER WALL CONDITION, ALL EXISTING PERIMETER GLAZING MULLIONS AND TRIM TO REMAIN AS IS (NO PAINT FINISH REQUIRED).
- CONTRACTOR TO REVIEW EXTENT OF MOVABLE, DE-MOUNTABLE AND FURNITURE WALL LOCATIONS, AS THESE LOCATIONS WILL NOT REQUIRE WALL OR BASE FINISHING.
- ALL FIRE HOSE CABINET FRAMING, INTERIOR SURFACES OF CABINET, ELECTRICAL PANELS AND METAL ACCESS HATCHES TO BE FINISHED IN SEMI-GLOSS PAINT TO MATCH ADJACENT WALL COLOUR.
- CONTRACTOR TO REMOVE THE GRILLE COVERS FROM THE INDUCTION UNITS PRIOR TO PAINTING, AS PER LANDLORD'S REQUIREMENTS.
- PROVIDE A STAINLESS STEEL METAL ANGLE AT UNFINISHED EDGE OF WALL TILE UNLESS NOTED OTHERWISE.
- ALL NEW WALLS TO BE PAINTED P.1 UNLESS NOTED OTHERWISE.
- ALL GLASS SIDELIGHTS TO RECEIVE APPLIED FILM APPLICATION PF.1 UNLESS NOTED OTHERWISE AND AS INDICATED ON ELEVATIONS.
- PATCH, PAINT AND REPAIR ALL EXISTING WALLS, DOORS AND FRAMES THROUGHOUT WHERE DEVICES, PARTITIONS, WALL BASE, ETC. REMOVED TO RECEIVE NEW WALL FINISH.
- PROTECT EXISTING PERIMETER WINDOW BLINDS DURING CONSTRUCTION BY SUITABLE METHODS TO THE APPROVAL OF THE LANDLORD/TENANT COORDINATOR AND THOROUGHLY CLEAN BLINDS UPON COMPLETION OF WORK. IF NO PRACTICAL MEANS OF PROTECTION CAN BE FOUND, THE CONTRACTOR SHALL REMOVE THE EXISTING BLINDS AND STORE WHERE DIRECTED AND REINSTALL WHEN CONSTRUCTION IS COMPLETE. ANY DAMAGED BLINDS TO BE REPLACED THROUGHOUT WHERE REQUIRED.
- CONTRACTOR TO PATCH AND REPAIR ALL EXISTING FINISHES TO REMAIN DURING NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN THE INTEGRITY OF THE BUILDING CORE AND ANY/ALL EXISTING FINISHES.
- PATCH + REPAINT EXISTING PAINT IN SAME COLOUR AS ADJACENT WALL (SEE FINISHES SCHEDULE FOR PAINT COLOUR CODES)
- PATCH + REPAINT EXISTING PAINT ON DOORS AND FRAMES TO MATCH EXISTING
- EXISTING VINYL SIGNAGE AT PERIMETER COLUMNS TO REMAIN. IF REPAINTING COLUMN FOR TOUCH UPS, WORK AROUND EXISTING VINYL

WALL FINISH LEGEND

SYMBOL	DESCRIPTION
P.1	PAINT PT-1
P.3	PAINT PT-3
F.1	FABRIC GREEN ACOUSTIC WALL (REFER TO SHEET ID07.1)
F.2	FABRIC BLUE ACOUSTIC WALL (REFER TO SHEET ID07.1)
PF.1	PRIVACY FILM LOCATIONS (REFER TO SIGNAGE PACKAGE FOR FURTHER DETAILS)
PF.2	PRIVACY FILM LOCATIONS - FULL HEIGHT (REFER TO SIGNAGE PACKAGE FOR FURTHER DETAILS)
G.1	WALL GRAPHIC (ALL G.1 LOCATIONS TO RECEIVE LEVEL 5 FINISH, DESIGN TO BE CONFIRMED W/ CLIENT)
L.5	LEVEL 5 FINISH (PROVIDE LEVEL 5 FINISH AT ALL NOTED LOCATIONS AT COLUMNS PROVIDE AT ALL 4 SIDES)
	NOT INCLUDED IN CONTRACT

NOTE:
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BUILDING DEPARTMENT SEAL

CONSTRUCTION NORTH:

SEAL:

ARIDO
GREG GUINN
Professional Engineer
Ontario Professional Engineer No. 26046

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the 2006 Ontario Building Code (OBC) and the 2006 Ontario Building Code (OBC).

QUALIFICATION INFORMATION
Required unless design is exempt under OBC 2.2.4.1.4 or the 2006 Ontario Building Code (OBC).

GREG GUINN
NAME
SIGNATURE
2024/06/11
DATE

REGISTRATION INFORMATION
Required unless design is exempt under OBC 2.2.4.1.4 or the 2006 Ontario Building Code (OBC).

X-DESIGN INC.
FIRM NAME
2006
OBC

ISSUED FOR PERMIT/TENDER

No. DESCRIPTION DATE

ISSUE RECORD

xdesign

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PROJECT

METRO HALL 11TH FLOOR - MINOR OFFICE RENOVATION

55 JOHN STREET, 11TH FLOOR TORONTO, ON

DRAWING

WALL FINISHES PLAN - LEVEL 11

SCALE

As indicated

DATE

2024/06/11

DRAWN

EK

CHECKED

HW

PROJECT NO

23-250

SHEET #

ID07.0