



February 22, 2023

Mary Medeiros
City Clerk, City Clerk Services
City of Oshawa
5th Floor, Rundle Tower, City Hall
50 Centre Street South
Oshawa, ON L1H 3Z7

Dear Ms. Medeiros,

On behalf of The Robert McLaughlin Gallery's (RMG) Board of Directors, we are submitting a request to make capital improvements to the event rental space at the RMG known as Arthur's on the 4th (Arthur's).

As part of our plans for revenue recovery from the COVID-19 pandemic, the RMG plans to invest in our venue rental program. Part of this investment includes making improvements to our primary rental space – Arthur's. This space has been identified in the annual facility asset overview reports conducted by the City, in particular the finishings and carpet, as beyond their useful life and in need of replacement. The leasehold improvements will include:

- Replacement of carpet with marmoleum flooring
- Removal of coffee service station to increase flexibility of the space
- Replacement of lighting fixtures
- Painting on walls and trim
- Acquiring new furniture to improve accessibility and flexibility of use

In accordance with our lease, the RMG is requesting approval from City Council to proceed with these leasehold improvements to the building. Arthur's provides a vital event space for our community. Furthermore, the changes to the space will help us to realize our revenue recovery goals in the wake of the pandemic.



The concept design and tender and construction documents are attached to this submission. The RMG has already been in communication with Facilities and Planning, and will work closely with City staff to ensure that the design meets all requirements.

We look forward to hearing from you regarding next steps.

With thanks,



Carrie Williamson
Chair, Board of Directors
williamsonc@whitby.ca



Lauren Gould
CEO
lgould@rmg.on.ca

Encl.

2022-11-23 RMG Arthurs Renovation Concept

2023-02-15 RMG Arthurs Issued for Tender and Construction



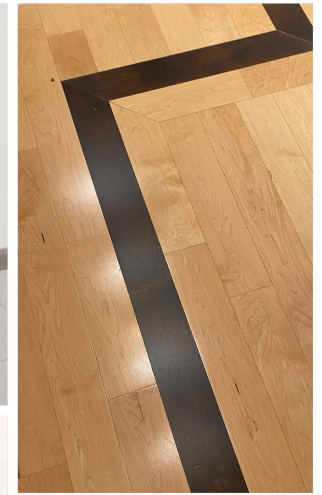
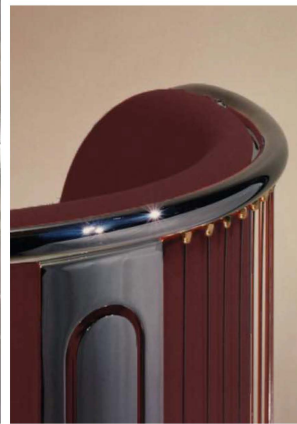
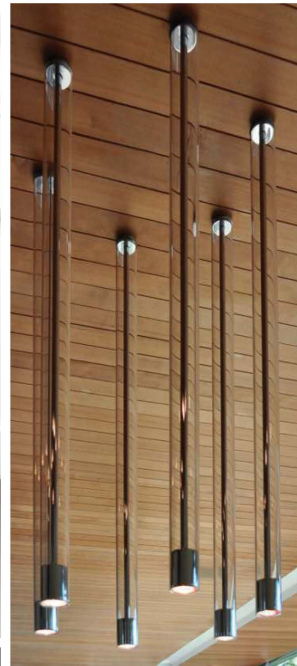
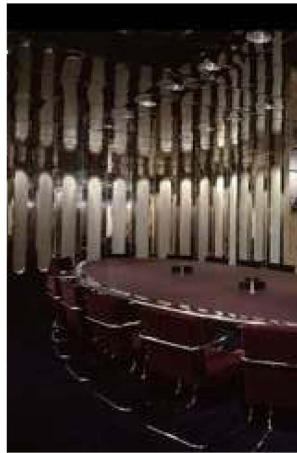
RE-ENVISIONING ARTHUR'S ON THE 4TH | THE ROBERT MCLAUGHLIN GALLERY | 23 NOV 2022 | DENIZENS OF DESIGN INC. | T: +1.647.297.3865 | E: STUDIO@DENIZENS.CA | DENIZENS.CA





“
 Space has
 always been
 the spiritual
 dimension of
 architecture.
 It is not the
 physical
 statement of
 the structure
 so much
 as what it
 contains that
 moves us.

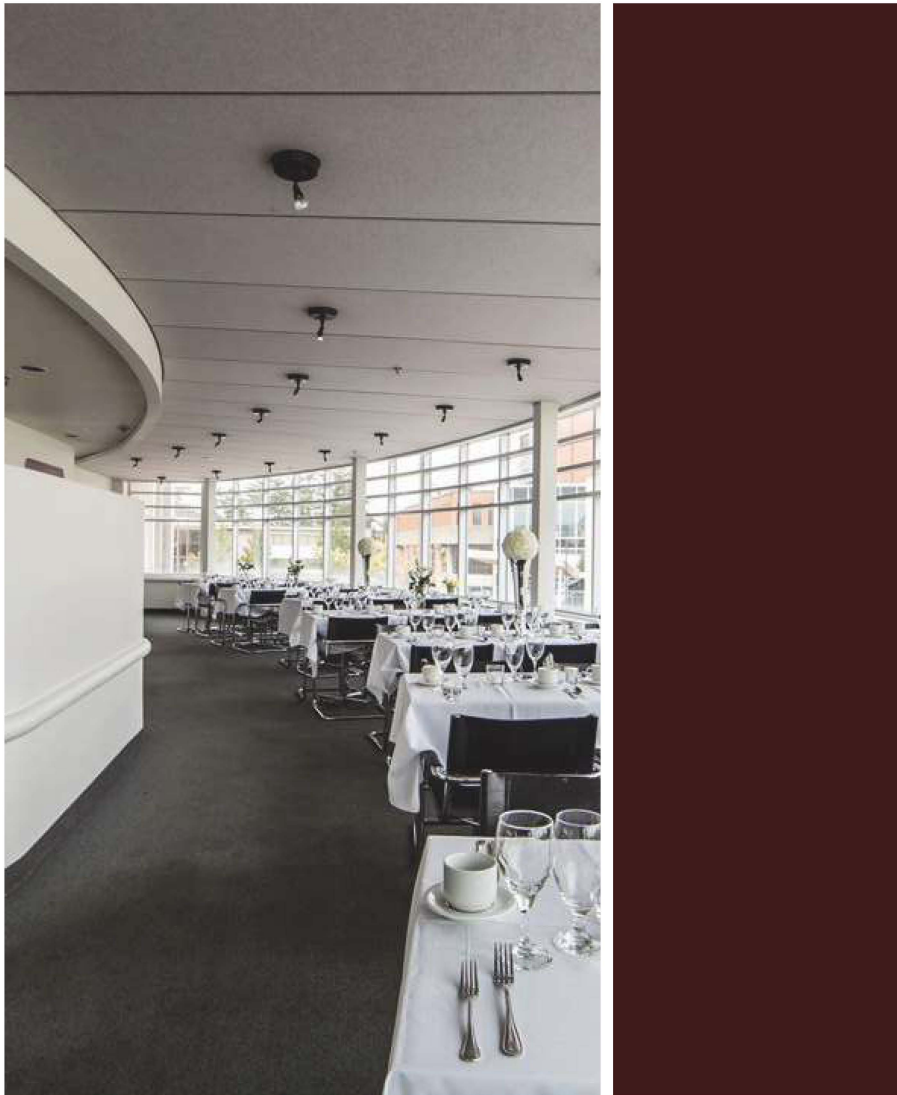
- ARTHUR ERICKSON



RE-ENVISIONING ARTHUR'S ON THE 4TH | 2022-11-23
 DENIZENS OF DESIGN | FOR THE ROBERT MCLAUGHLIN GALLERY

CONCEPT





Arthur's On The 4th, has always held true to the notion of honouring the legacy of the Architect who created it. Not only in its naming, but in the way its original details have been preserved and maintained over time.

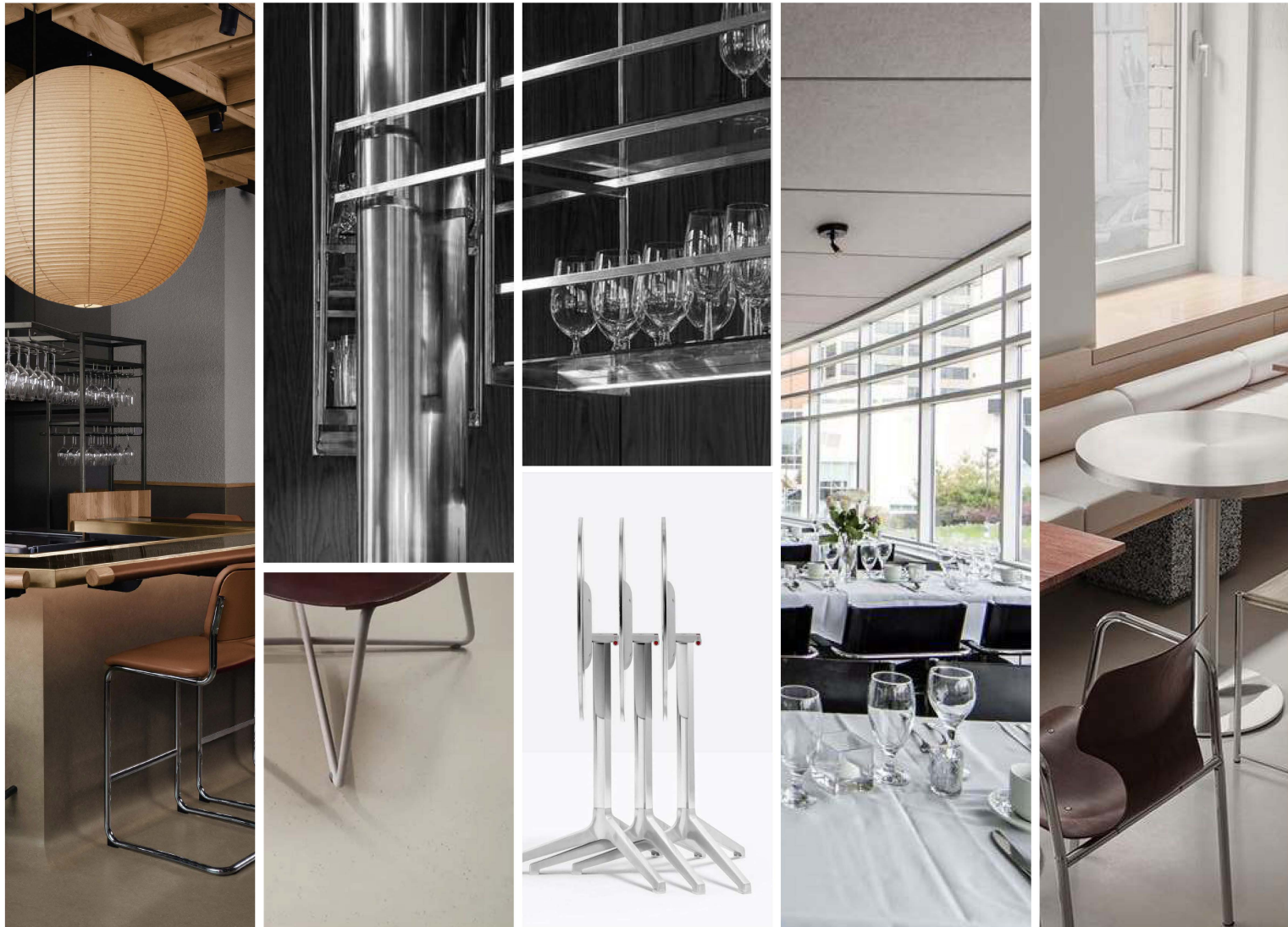
Just like the Erickson expansion in 1984, our proposal commits to honouring the existing structure, while elevating the space to the needs of its present day use. Improvements will provide a timeless aesthetic that takes cues from Erickson's own architectural and interior design sensibilities of the past; while contemporary finishes and modular furnishings will improve its saleability in today's market. The resulting space will be transformed into a highly flexible dining venue for events.



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CONCEPT STATEMENT





seamless
floor and bar
material

Erickson
inspired
details

integrity
of existing
structure

stainless
and wood
elements

modular
furniture



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LOOK & FEEL





feature lighting



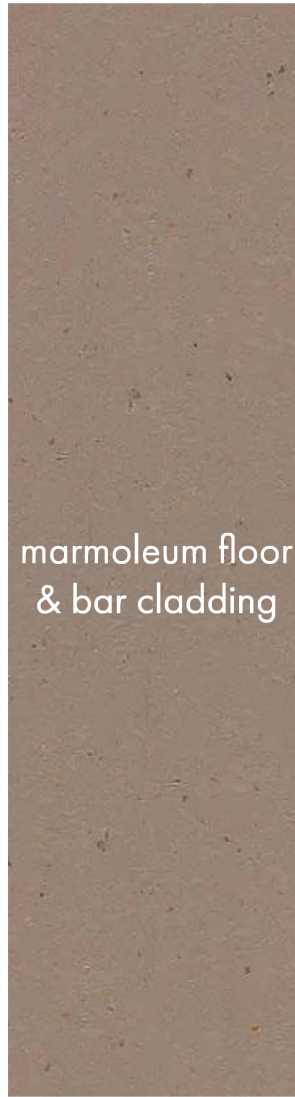
Erickson inspired furniture



stainless bar storage



existing marble counter



marmoleum floor & bar cladding



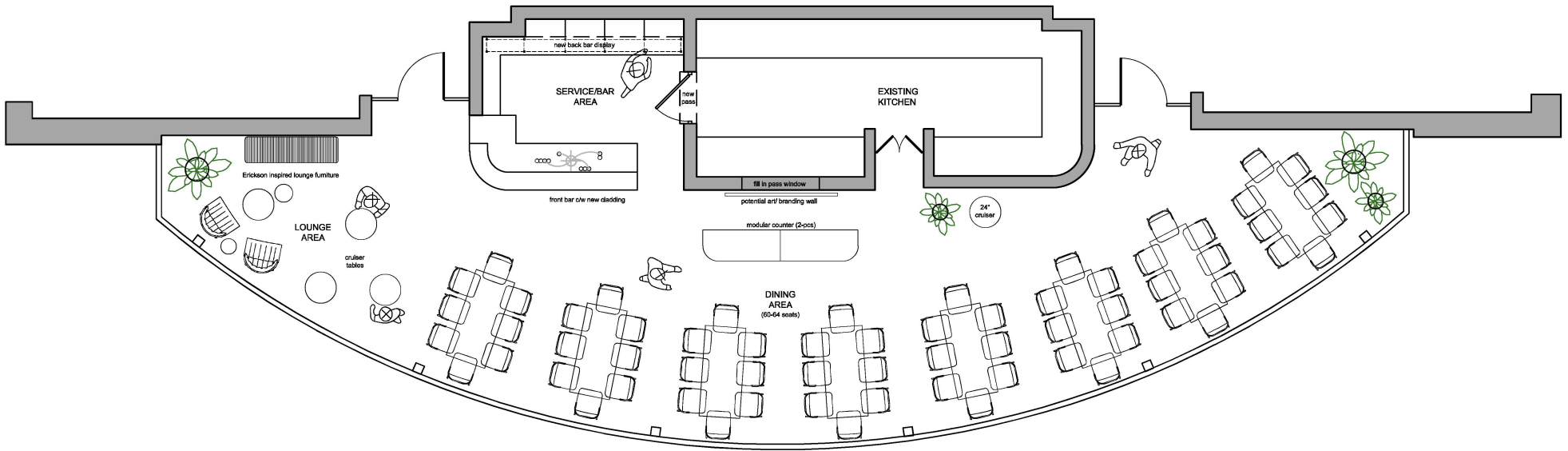
two-tone wood furniture



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MATERIALS & FINISHES





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FLOOR PLAN





movable
plants

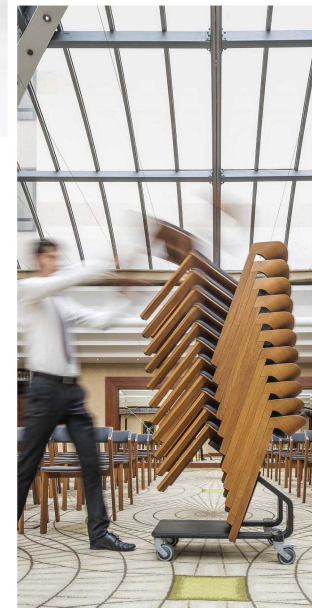
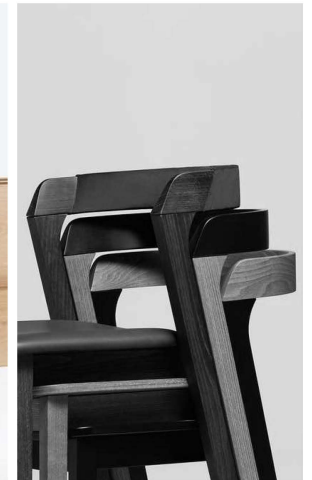
modular
service stands

flip-top tables

stacking
chairs

lightweight
louge
furniture

storage/
nesting
capabilities



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FLEXIBLE FURNITURE





feature bar lighting
(Canadian designed)



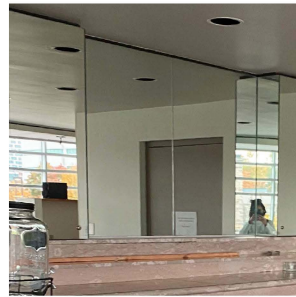
marmoleum bar
cladding



existing countertop
material preserved



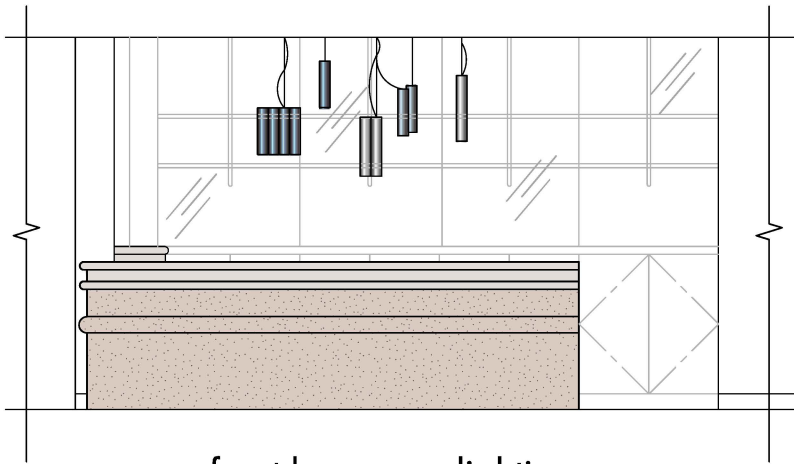
Erickson inspired
stainless back bar



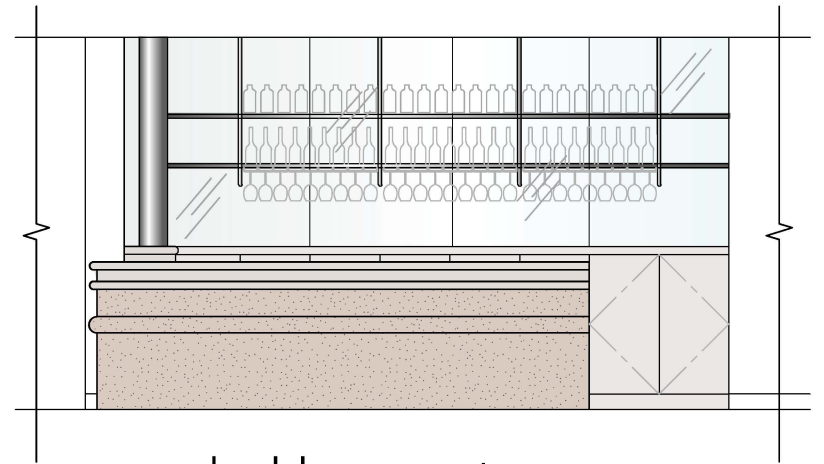
existing back bar
mirror



new cabinet fronts in
neutral colour



front bar - new lighting



back bar - new storage



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BAR UPGRADES - ELEVATIONS



Lighting is the most often overlooked element of many renovation projects; but it is critical to creating the correct ambiance for the space.

To maintain the integrity of the design, we are proposing some simple upgrades. Replacing the existing monopoint lights with similar, sleeker, dimmable LED fixtures and a feature light over the bar; both by Canadian designers and manufactured locally, will elevate the ambiance and aesthetic.



bar feature



general lighting





ISSUED FOR TENDER & CONSTRUCTION

ARTHUR'S ON THE 4TH

72 Queen Street, Oshawa, Ontario, L1H 3Z3
for
The Robert McLaughlin Gallery

Project No. 22009 | Date. 15 February 2023

Interior Design Drawings

- ID001 GENERAL NOTES
- ID201 DEMOLITION & PARTITION PLAN
- ID301 REFLECTED CEILING PLAN
- ID401 FLOOR AND WALL FINISH PLAN
- ID501 FURNITURE PLAN &
INTERIOR ELEVATIONS
- ID801 MILLWORK DRAWINGS

ISSUED FOR TENDER & CONSTRUCTION

Project No. 22009 | Date. 15 February 2023

Interior Designer

DENIZENS OF DESIGN INC.

703 Bloor Street West | Box 5
Toronto, Ontario | M6G 1L5

647.297.3865 | www.denizens.ca



Note: This drawing is the property of the Designer and may not be reproduced or used without the expressed consent of the Designer. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Designer and obtain clarification prior to commencing work.

CONSTRUCTION ABBREVIATIONS	GENERAL CONSTRUCTION NOTES	GENERAL PARTITION PLAN NOTES	GENERAL DEMOLITION NOTES	GENERAL REFLECTED CEILING NOTES
AL Aluminum	<p>1. ARCHITECTURAL/ INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH SCOPES OF WORK, SPECIFICATIONS AND THE MECHANICAL, ELECTRICAL AND ACOUSTIC DOCUMENTS.</p> <p>2. DRAWINGS SHALL BE SITE VERIFIED FOR DETAILED LAYOUT AND DIMENSIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANTS.</p> <p>3. PROVIDE ALL CONSTRUCTION HOARDING AND SIGNAGE AS REQUIRED TO COMPLETE REQUIRED PROJECT PHASING AND SEPARATION OF WORK. HOARDING IS TO BE SEALED, INSULATED STUD WALL CONSTRUCTION UNLESS OTHERWISE APPROVED WITH THE OWNER. ALL HOARDING IS TO PROVIDE DUST FREE PROTECTION TO ALL NEIGHBOURING AREAS AND SUCH IS TO INCLUDE SEALED BULKHEADS ABOVE EXISTING CEILINGS AS REQUIRED. PROVIDE EXIT DOORS & EXIT SIGNAGE IN CONSTRUCTION HOARDING TO EGRESS DOORS AS REQUIRED BY CODE. VERIFY AND COORDINATE THE HOARDING LAYOUT WITH THE OWNER ON SITE AND PROVIDE A LAYOUT DRAWING FOR REVIEW BEFORE COMMENCING WORK.</p> <p>4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF FINISHED WALL TO OUTSIDE FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.</p> <p>5. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE TO OUTSIDE FACE OF GYPSUM WALL BOARD UNLESS OTHERWISE NOTED.</p> <p>6. ALL LOW HEIGHT PARTITIONS THAT TERMINATE BELOW THE CEILING SLAB/ROOF DECK ARE TO BE FINISHED (GB, CORNER BEAD, TAPE, PAINT, ETC.) OR BE PROVIDED WITH A PAINTED WOOD CAP UNLESS NOTED OTHERWISE. REFER TO APPLICABLE DETAILS.</p> <p>7. WALL TYPES ARE GENERIC. PROVIDE FURRING AROUND COLUMNS AND MECHANICAL AND ELECTRICAL ITEMS/DEVICES AS REQUIRED.</p> <p>8. VERIFY ALL ROUGH OPENING DIMENSIONS ON SITE.</p> <p>9. MAKE GOOD ANY EXISTING WORK AND/OR FINISHES THAT ARE MODIFIED OR AFFECTED BY NEW CONSTRUCTION.</p> <p>10. PROVIDE MODIFICATIONS TO THE EXISTING LIFE SAFETY SYSTEMS AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO COMPLETE NEW WORK. PROVIDE TESTING AND VERIFICATIONS AS REQUIRED. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COORDINATION, SPECIFICATIONS AND LOCATIONS.</p> <p>11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS REQUIRED BY RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.</p> <p>12. ALL WORK IS TO BE CARRIED OUT ACCORDING TO RELEVANT CODES, STANDARDS AND AS PER DRAWINGS AND SPECIFICATIONS ISSUED BY THE DESIGNER, ARCHITECT AND ENGINEERS.</p> <p>13. SUBMIT REQUIRED CHANGES TO THE DESIGNER/ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.</p> <p>14. ALL NEW CONDUIT AND PIPING FOR ELECTRICAL AND MECHANICAL ITEMS ARE TO BE CONCEALED WITHIN WALLS OR THE ACCESS FLOOR CAVITY WHEREVER POSSIBLE, UNLESS OTHERWISE NOTED. LAYOUT AND VERIFY ALL LOCATIONS WITH THE CONSULTANTS BEFORE COMMENCING INSTALLATION. ALL EXPOSED CONDUIT AND PIPING IS TO BE INSTALLED TIGHT TO THE CEILING SLAB. GANGED TO GATHER NEAT AND ORDERLY WHERE POSSIBLE AND INTERSECT AT 90°. REFER ALSO TO MECHANICAL AND ELECTRICAL DRAWINGS.</p> <p>15. REPAIR AND FINISH TO MATCH ANY SURFACES (WALLS, FLOORS, CEILING, ETC.) THAT ARE DAMAGED BY THE INSTALLATION OR DEMOLITION OF ANY ITEMS THAT ARE PART OF THIS CONTRACT.</p> <p>16. ALL CLOSETS ARE TO TYPICALLY RECEIVE ONE PAINTED MDF SHELF AND ONE BRUSHED STAINLESS STEEL COAT ROD.</p> <p>17. "SHELVING" ON PLANS TYPICALLY REFER TO ADJUSTABLE SHELVES UNLESS NOTED OTHERWISE.</p> <p>18. NO PRESSURE TREATED OR FIRE TREATED WOOD IS TO BE USED IN CONSTRUCTION ASSEMBLIES.</p> <p>19. ALL MDF IS TO BE LOW VOC OR WHEAT/STRAW BOARD.</p> <p>20. CONTRACTOR IS TO PROVIDE MECHANICAL AND ELECTRICAL INTERFERENCE DRAWINGS TO COORDINATE THE LOCATIONS OF NEW AND RELOCATED SERVICES, DEVICES, ETC. WITH THE EXISTING CONDITIONS TO THE CONSULTANTS FOR REVIEW PRIOR TO STARTING WORK.</p>	<p>1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.</p> <p>2. ALL NUMERICAL DIMENSIONS ARE HARD DIMENSIONS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNER ONCE PARTITIONS HAVE BEEN CHALKED ON SITE.</p> <p>3. NEW PARTITIONS ARE TO BE CHALKED ON SITE AND APPROVED BY DESIGNER PRIOR TO INSTALLATION OF FLOOR AND CEILING TRACK.</p> <p>4. NEW PARTITIONS ARE TO BE FIXED DIRECTLY TO CLEAN FLOOR SURFACE, PARTITIONS TO BE TAPED, SANDED SMOOTH AND MADE READY TO RECEIVE FINISHES.</p> <p>5. DRYWALL PARTITION EDGES TO BE SMOOTH AND PLUMB LINE TRUE.</p> <p>6. THE CONTRACTOR IS TO ENSURE VARYING PARTITION THICKNESS TO COORDINATE WITH DOOR FRAME SIZES. REPORT ANY DISCREPANCIES TO DESIGNER FOR CLARIFICATION.</p> <p>7. THE CONTRACTOR IS TO REPAIR DAMAGE TO EXISTING PARTITIONS AND/OR EXISTING FIRE SEPARATIONS WITHIN THE AREA OF SCOPE OF WORK SHOWN AS TO REMAIN. RATINGS ARE TO MATCH EXISTING.</p> <p>8. THE CONTRACTOR IS TO ENSURE SUFFICIENT BLOCKING IS PROVIDED IN AREAS WHICH REQUIRED SUPPORT FOR PARTITION OR CEILING MOUNTED EQUIPMENT OR MATERIALS.</p> <p>9. ALL MATERIALS USED SHALL BE NEW UNLESS OTHERWISE NOTED.</p> <p>10. THE CONTRACTOR IS RESPONSIBLE FOR FURRING, CUTTING, PATCHING AND FINISHING AT LOCATIONS WHERE BASE BUILDING PARTITIONS OR COLUMNS ARE TO RECEIVE ELECTRICAL CONDUIT AND BOXES, AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.</p> <p>11. PROVIDE 19MM THK. PLYWOOD BACKING IN GB WHERE FRAMELESS GLAZING MEETS WALL OR CEILING ACROSS TWO STUDS SPACES FOR FULL HEIGHT OF GLAZING.</p> <p>12. ALL OPENINGS TO BE PREPARED TO ACCEPT NEW WINDOWS AND DOORS AS PER MANUFACTURER'S SPECS.</p> <p>13. THE CONTRACTOR IS TO ENSURE ACOUSTICAL CAULKING IS PROVIDED AT PARTITION CONNECTIONS TO COLUMNS, CORE, FINISHED CEILING, BRICK AND U/S OF STRUCTURE.</p> <p>14. SEAL AROUND ALL PENETRATIONS IN PARTITIONS AND MAKE READY TO ACCEPT NEW FINISHES.</p> <p>15. THE GB SHEATHING OF ALL ACOUSTIC PARTITIONS IS TO BE CONTINUOUS. NON-ACOUSTIC WALLS ARE CONSTRUCTED SO THAT THE END STUDS BUTT INTO THE FINISHED FACE OF THE ACOUSTIC PARTITIONS TO MAINTAIN ACOUSTIC SEPARATIONS</p> <p>16. REFER TO DETAIL DRAWINGS FOR WALL TYPES AND DIMENSIONS OF SPECIFIC AREAS.</p> <p>17. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES UNLESS OTHERWISE NOTED.</p> <p>18. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS AND SAMPLES TO DESIGNER FOR APPROVAL OF MILLWORK UNITS PRIOR TO FABRICATION, AS REQUIRED.</p> <p>19. PREPARE ALL EXISTING DOORS AND WALLS WITHIN THE PROJECT AREA AS REQUIRED TO ACCEPT NEW PAINT FINISHES.</p> <p>20. REPAINT ENTIRE WALL TO MATCH EXISTING WHEREVER NEW WORK OR REPAIRS HAVE BEEN COMPLETED OR WHERE ANY DAMAGE TO EXISTING FINISHES HAS OCCURRED DURING CONSTRUCTION. VERIFY ALL FINISHES TO BE MATCHED ON SITE.</p> <p>21. CONTRACTOR TO ENSURE THAT TRADES HAVE COMPLETED THEIR PORTION OF THE WORK BEFORE BOARDING UP BOTH SIDES OF THE STUDS. THIS IS TO INCLUDE INSPECTIONS AS REQUIRED BY LOCAL AND PROVINCIAL BY-LAWS AND BUILDING CODES.</p> <p>22. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND DATA OUTLETS WITHOUT INTERRUPTION.</p> <p>23. STAGGER OUTLETS OCCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.</p> <p>24. THE CONTRACTOR IS TO ENSURE THAT ALL DRYWALL IS FLUSH, CLEAN AND FREE FROM DUST PRIOR TO APPLICATION OF ALL WALL FINISHES.</p>	<p>5. REMOVE CAREFULLY, BUBBLE WRAP AND STORE FOR REUSE ANY LIGHT FIXTURES, ELECTRICAL DEVICES, BOXES AND ASSOCIATED WIRING ON SURFACES TO BE DEMOLISHED OR MODIFIED (REFER TO ELEC DWGS). HAND OVER TO OWNER ANY ITEMS THAT ARE NOT TO BE REUSED. ALL OTHER DEMOLISHED ITEMS ARE TO BE REMOVED FROM THE SITE IN A TIMELY MANNER.</p> <p>6. CAREFULLY REMOVE ALL RETURN AND SUPPLY AIR DIFFUSERS AND STORE FOR REUSE. REFER TO MECHANICAL DRAWINGS.</p> <p>7. INSPECT ALL EXISTING DOORS (INCLUDING FRAMES AND HARDWARE) NOTED AS "TO REMAIN" AND ENSURE THAT ALL COMPONENTS ARE IN GOOD WORKING ORDER. REPAIR OR REPLACE, TO MATCH, ANY DAMAGED OF DEFECTIVE COMPONENTS.</p> <p>8. THE EXISTING EXTERIOR GLAZING AND FRAMES ARE TO REMAIN. PROTECT DURING CONSTRUCTION.</p> <p>9. REMOVE ALL PROJECTIONS FROM EXISTING CONCRETE FLOORS. PATCH AND GRIND TO MAKE SMOOTH ALL HOLES, CRACKS AND BLEMISHES.</p> <p>10. REPAIR AND FINISH TO MATCH ANY SURFACES (WALLS, FLOORS, CEILING ETC.) THAT ARE DAMAGED BY THE INSTALLATION OR DEMOLITION OF ANY ITEMS THAT ARE PART OF THIS CONTRACT.</p> <p>11. THE AREAS WHERE EXISTING FLOOR FINISHES, WALL BASE, ETC. HAVE BEEN REMOVED, PREPARE SUB FLOORS, WALL AND COLUMNS TO ACCEPT NEW FINISHES AS REQUIRED.</p> <p>12. REMOVE CAREFULLY, BUBBLE WRAP AND STORE FOR REUSE ANY LIGHT FIXTURES, ELECTRICAL DEVICES, BOXES AND ASSOCIATED WIRING ON SURFACES TO BE DEMOLISHED OR MODIFIED (REFER TO ELEC. DWGS). HAND OVER TO OWNER OR LANDLORD ANY ITEMS THAT ARE NOT TO BE REUSED AS REQUESTED BY THE OWNER OR LANDLORD. ALL OTHER DEMOLISHED ITEMS ARE TO BE REMOVED FROM THE SITE IN A TIMELY MANNER.</p>	<p>10. EXISTING EMERGENCY CIRCUIT FIXTURES, TO REMAIN. VERIFY ON SITE. DESIGNATE ADDITIONAL FIXTURES TO EMERGENCY CIRCUITS TO SUIT NEW LAYOUT AS REQUIRED.</p> <p>11. EXPOSED CONCRETE BEAMS (BOTTOM AND TWO SIDES) ARE TO BE LEFT UNPAINTED.</p> <p>12. EXISTING EXTERNAL DUCT INSULATION ON EXISTING DUCTS IS TO BE REMOVED. CLEAN RESIDUE OFF DUCTS AS REQUIRED.</p>
AN Anodized				
AO Automatic door operator				
AS Acoustic seal				
BF Barrier free, barrier free hardware				
CH Coat hook				
CID Clear inside dimension				
CL Closer				
CLC Closer, Concealed				
CLR Clear finish				
CR Card reader				
CYL Cylinder				
C/W Complete With				
DB Dead bolt				
DC Door contact				
DP Door pull				
DPR Door pull - recessed				
DSD Door stop - door mounted				
DSF Door stop - floor mounted				
DSO Door stop - overhead recessed				
DSW Door stop - wall mounted				
ED Exit device				
EP Epoxy				
ESP Escutcheon plate				
EQ Equal				
ES Electric strike				
(E) Existing				
(E/R) Existing/relocated				
FG Fixed glazing				
FL Floor				
FPL Flush pull				
FRR Fire resistance rating				
GB Gypsum Board				
GK Gasket				
GL Glazing, glass				
GLB Glass - back painted				
GLL Glass - laminated				
GLT Glass - tempered				
GLS Glass - safety				
GWG Georgian wire glass				
HC Hollow core				
HCC Honey comb core				
HG Hinge				
HGPC Hinge, centre pivot				
HGPO Hinge, offset pivot				
HM Hollow metal (doors and frames to be ULC fire rated per schedule, insulated at exterior)				
HR Hour				
INSUL Insulated, insulation				
KP Kick plate				
L Length/long				
LA Latch				
LS Lock set				
MAG Magnetic lock				
MTL Metal				
PAD Keypad				
PB Push to lock button				
PP Push plates				
PRS Privacy set				
PS Passage set				
PT Paint, painted				
PVT Pivot Hinge				
(R) Relocated				
RB Rubber				
RR Remote release				
SC Solid core				
SS Stainless steel				
STD Stained, stain				
STL Steel				
TH Threshold				
THK Thick, Thickness				
TT Thumb turn				
TYP Typical				
VF Verify in the Field				
VNR Veneer				
WD Wood				

1 General Notes and Abbreviations
ID001 SCALE: NTS

FLOOR AND WALL NOTES

1. THE CONTRACTOR IS TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USE.
3. ALL MATERIALS LISTED ARE TO BE USED AS SPECIFIED. ANY ALTERNATIVES ARE TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. THE CONTRACTOR IS TO ENSURE THAT ALL DRYWALL IS FLUSH, CLEAN AND FREE FROM DUST PRIOR TO APPLICATION OF ALL WALL FINISHES.
5. ALLOW FOR PAINT TOUCH-UPS AFTER MILLWORK AND FURNITURE INSTALLATION.
6. ALL NEW PARTITIONS AND BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH AS SPECIFIED. DARK PAINT COLOURS TO RECEIVE 4 COATS OF PAINT, AS REQUIRED.
7. THE CONTRACTOR IS TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL NEW FLOOR FINISHES. PREPARE STRIP / SWM SLAB/SUBFLOOR AS REQUIRED TO ENSURE LEVEL SURFACE. REMOVE EXCESS ADHESIVE FROM FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS, AS REQUIRED.

GENERAL REFLECTED CEILING NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF CEILING FIXTURES. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS AND DETAILS. ALL LOCATIONS TO BE VERIFIED ON SITE.
2. WHEREVER EXISTING FIXTURES (LIGHTING, SUPPLY/RETURN AIR GRILLES, ETC.) ARE DAMAGED OR IN POOR WORKING ORDER, CONTRACTOR IS TO CHECK WITH THE OWNER'S INVENTORY IF THEY ARE AVAILABLE TO BE REUSED. CONTRACTOR IS TO PROVIDE NEW FIXTURES TO MATCH EXISTING IF REQUIRED.
3. CONTRACTOR TO PROVIDE AND SITE VERIFY OPENINGS IN FINISHED CEILINGS TO ACCOMMODATE SPRINKLERS, EXIT LIGHTS, ACCESS PANELS, RECESSED DOWN LIGHTS AND AIR DIFFUSERS. REFER TO REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS AND SPECIFICATIONS.
4. CONTRACTOR TO PROVIDE AIR TRANSFER DUCTS OR DUCTED RETURNS IN ACCORDANCE WITH MECHANICAL DRAWINGS WHERE CONSTRUCTION OCCURS ABOVE SUSPENDED CEILING TO U/S OF DECK.
5. ALL ELECTRICAL AND MECHANICAL DEVICES (SMOKE DETECTORS, FIRE ALARM SPEAKERS, SPRINKLER HEADS, ETC.) ARE TO BE CENTRED IN CEILING TILES. EXISTING DEVICES ARE TO REMAIN UNLESS OTHERWISE INDICATED.
6. RELOCATE EXISTING ELECTRICAL AND MECHANICAL DEVICES (EXIT SIGNS, EMERGENCY LIGHTS, ETC.) TO SUIT NEW LAYOUT AS REQUIRED. VERIFY LOCATIONS ON SITE.
8. ELECTRICAL CONSULTANT TO CONFIRM QUANTITY AND LOCATION OF LUMINAIRES REQUIRED TO ACHIEVE LIGHTING LEVELS AND DISTRIBUTION AS REQUIRED BY LOCAL GOVERNING CODES AND REGULATIONS.
9. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC), ONTARIO BUILDING ELECTRICAL SAFETY CODE (OBEC), C.S.A. STANDARDS, U.L.C., N.F.P.A., O.H.S.A. AND OTHER AUTHORITIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- PLUMBING SHALL CONFORM TO THE LOCATION PLUMBING CODE
- HVAC SHALL CONFORM TO THE ONTARIO BUILDING CODE AND A.S.H.R.A.E. STANDARDS.
- ALL EQUIPMENT ACCESSORIES AND CONTROLS SHALL CONFORM TO A.S.H.R.A.E. 90.1 MINIMUM STANDARDS FOR ENERGY EFFICIENCY.
- THE SPRINKLER SYSTEM SHALL CONFORM TO APPLICABLE NFPA AND I.A.O.C. STANDARDS AND TO ALL AUTHORITIES HAVING JURISDICTION. UNLESS OTHERWISE SPECIFIED, HANGERS SHALL CONFORM TO THE REQUIREMENTS OF NFPA.

GENERAL FURNITURE NOTES

1. ALL A/V EQUIPMENT AND APPLIANCES INCLUDING BUT NOT LIMITED TO TELEVISIONS, CONSOLES, RACKS, ETC. ARE TO BE SUPPLIED AND INSTALLED BY THE OWNERS FORCES UNLESS OTHERWISE NOTED.
2. ALL FURNITURE, FILE CABINETS, ETC. ARE TO BE SUPPLIED BY THE OWNER UNLESS OTHERWISE NOTED.

REVISION RECORD

2023-02-15 ISSUED FOR CLIENT REVIEW

ISSUE RECORD

No.	Description
North Arrow	
Seal	

DENIZENS

DENIZENS OF DESIGN INC. | BCIN | ARDO | IDIC | INDDO
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Client/Project
ARTHUR'S ON THE 4TH
THE ROBERT MCLAUGHLIN GALLERY

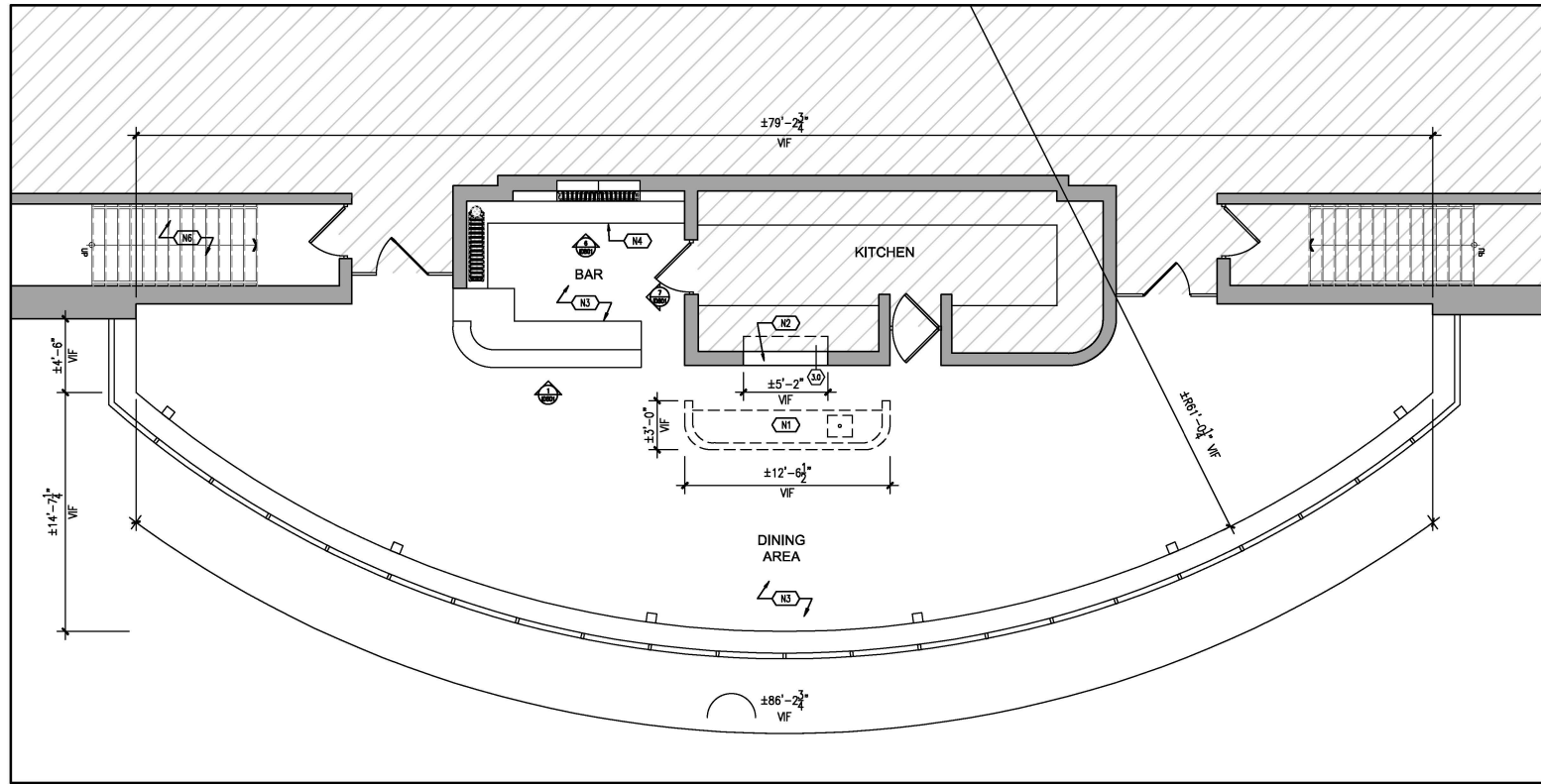
72 QUEEN STREET
OSHAWA/ ONTARIO

22009	As Noted	CT	DF
Project No.	Scale	Drawn by	Reviewed by

GENERAL NOTES & ABBREVIATIONS

ID001

Drawing Title Drawing No.



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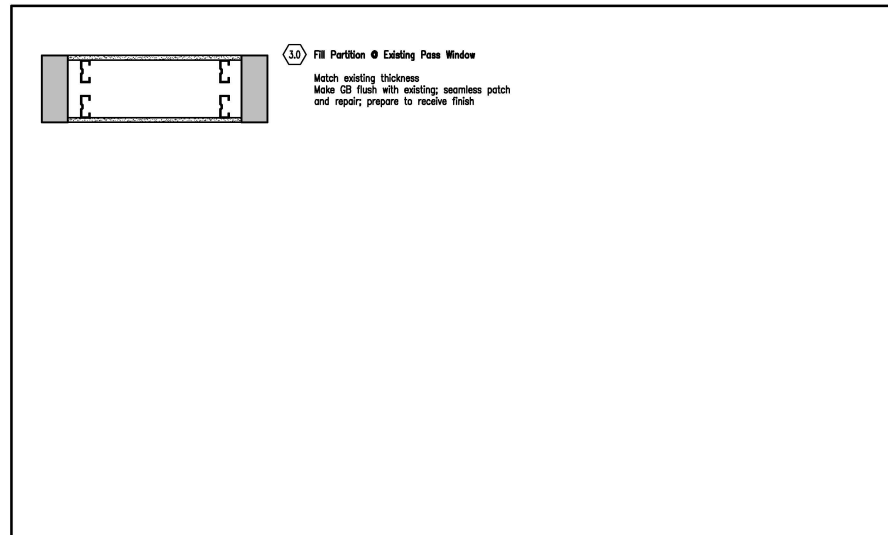
North Arrow

Seal

3 Partition and Demolition Plan

ID201 SCALE: 3/16"=1'-0"

PARTITION AND DEMOLITION LEGEND		KEY NOTES	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	INDICATES AREA NOT INCLUDED IN PROJECT SCOPE		DEMOLISH EXISTING SERVER STATION: INCLUDING PARTIAL HEIGHT PARTITION, COUNTER, REMOVE AND/OR CAP ANY PLUMBING/ELECTRICAL OR OTHER SERVICES WITHIN THIS AREA, AS REQUIRED
	DASHED LINES DENOTE EXISTING CONSTRUCTION TO BE DEMOLISHED		DEMOLISH KITCHEN PASS WINDOW SHELVING: INCLUDING PARTIAL HEIGHT PARTITION, COUNTER, REMOVE AND/OR CAP ANY PLUMBING/ELECTRICAL OR OTHER SERVICES WITHIN THIS AREA, AS REQUIRED
	DENOTES NEW MILLWORK; REFER TO ID801		REMOVE EXISTING FLOORING THROUGHOUT DINING AND BAR AREA. PATCH AND MAKE GOOD SUBFLOOR TO RECEIVE NEW FINISHES, AS REQUIRED.
	DENOTES EXISTING PARTITION TO REMAIN. VERIFY DIMENSIONS AND DETAILS ON SITE AS REQUIRED.		REMOVE EXISTING BACK BAR LOWER CABINET DOORS, PREPARE TO BE REPLACED WITH NEW. SALVAGE HINGE HARDWARE IF IN GOOD CONDITION; OTHERWISE REPLACE WITH NEW.
	DENOTES NEW GB PARTITION. REFER TO CONSTRUCTION ASSEMBLIES. SEE 2/ID201		FILL PASS-THROUGH WINDOW WITH DRYWALL PARTITION, MATCH EXISTING THICKNESS AND CONSTRUCTION TYPE.
	INDICATES EXISTING DOOR TO REMAIN.		DEMOLISH EXISTING CARPET AT STAIRCASE AND PREPARE STAIRS TO RECEIVE NEW FINISH.



1 Partition and Demolition Plan Notes

ID201 SCALE: NTS

2 Construction Assemblies

ID201 SCALE: NTS

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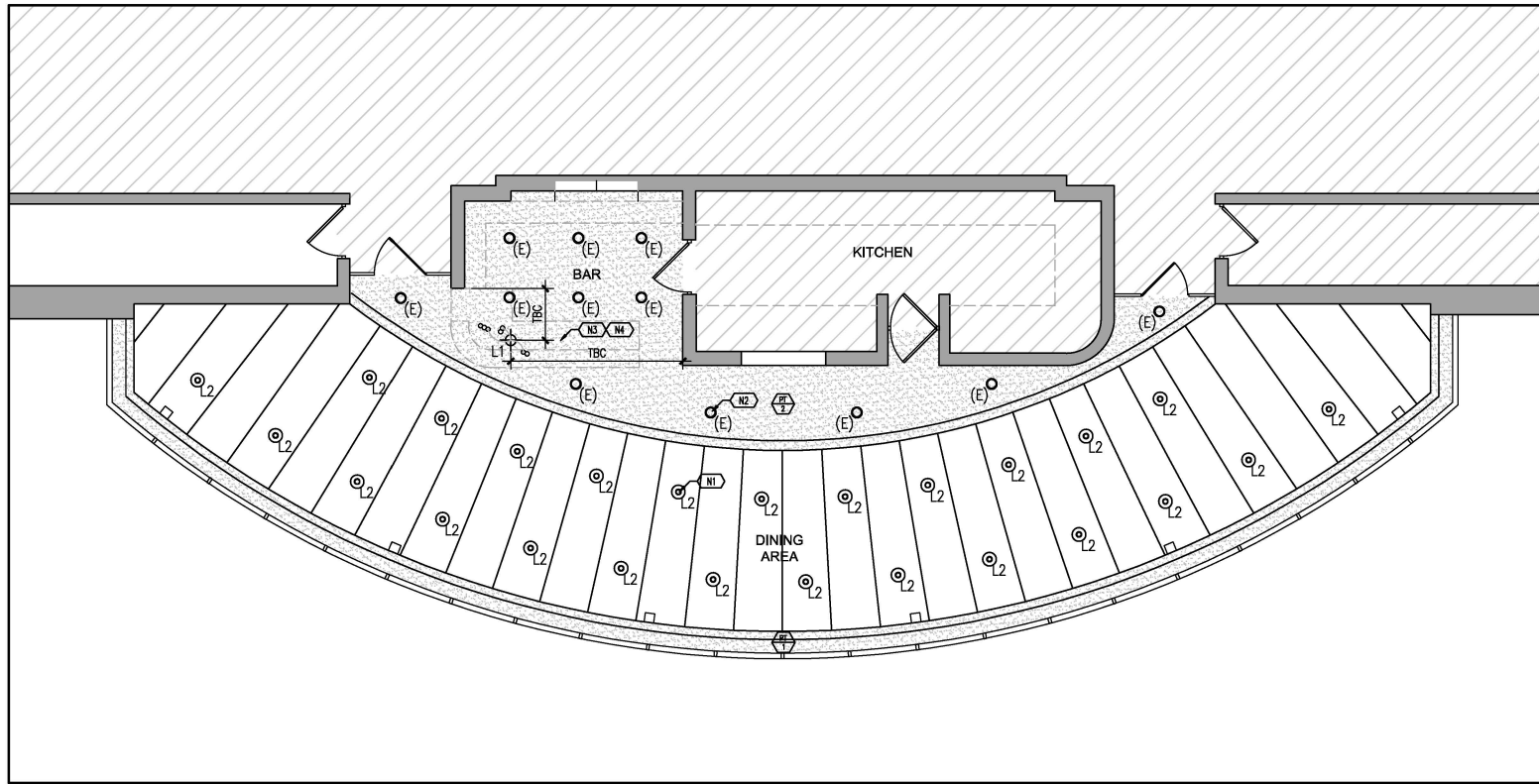
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PARTITION PLAN
Drawing Title

ID201
Drawing No.

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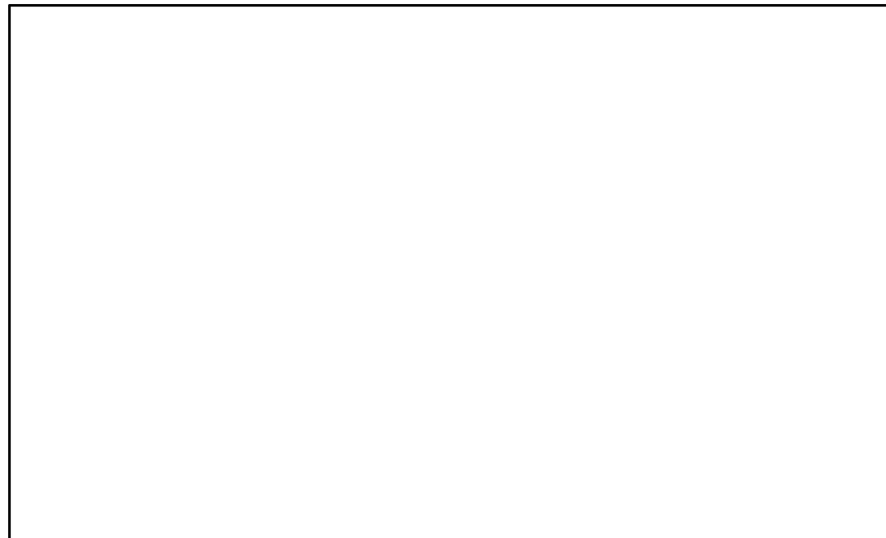
3 Reflected Ceiling Plan

ID301 SCALE: 1/4"=1'-0"

LIGHTING LEGEND			KEY NOTES	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	
	TYPE: RECESSED DOWNLIGHT LOCATION: DINING AREA / BAR		REMOVE EXISTING SURFACE MOUNTED MONOPOINT LIGHTS AND REPLACE WITH NEW L2 FIXTURES. ENSURE DIMMING COMPATIBILITY WITH EXISTING SWITCHES AND REPLACE DIMMERS/ TRANSFORMERS AS REQUIRED.	
	TYPE: FEATURE PENDANT LOCATION: OVER BAR SUPPLY BY CLIENT, INSTALL BY GC		ALL EXISTING POT LIGHT TRIM AND INTERIOR HOUSINGS TO BE PAINTED ON SITE TO MATCH NEW CEILING FINISH. REPLACE EXISTING LAMPS WITH NEW LED DIMMABLE LAMPS	
	TYPE: SURFACE MOUNTED FIXTURE LOCATION: DINING AREA SUPPLY BY CLIENT, INSTALL BY GC		PROVIDE NEW ELECTRICAL SERVICES (JUNCTION BOX, CIRCUITRY ETC.) FOR NEW PENDANT FEATURE LIGHTS AT BAR. ENSURE CORRECT DIMMING COMPATIBILITY AND INSTALL NEW DIMMER SWITCH IN LOCATION OF CLIENT'S CHOOSING.	
CEILING TYPE SCHEDULE				PATCH AND REPAIR DRYWALL WHERE NEW LIGHTING AND SWITCHES ARE INSTALLED
SYMBOL	HATCH	SPECIFICATION		
		EXISTING GB CEILING. PREPARE TO ACCEPT NEW PAINT FINISHES, COLOUR TBD.		
		EXISTING UPHOLSTERED CEILING TO REMAIN. PROTECT FROM DAMAGE DURING NEW LIGHTING INSTALL.		

1 Reflected Ceiling Plan Notes

ID301 SCALE: NTS



2 Reserved

ID301 SCALE: NTS

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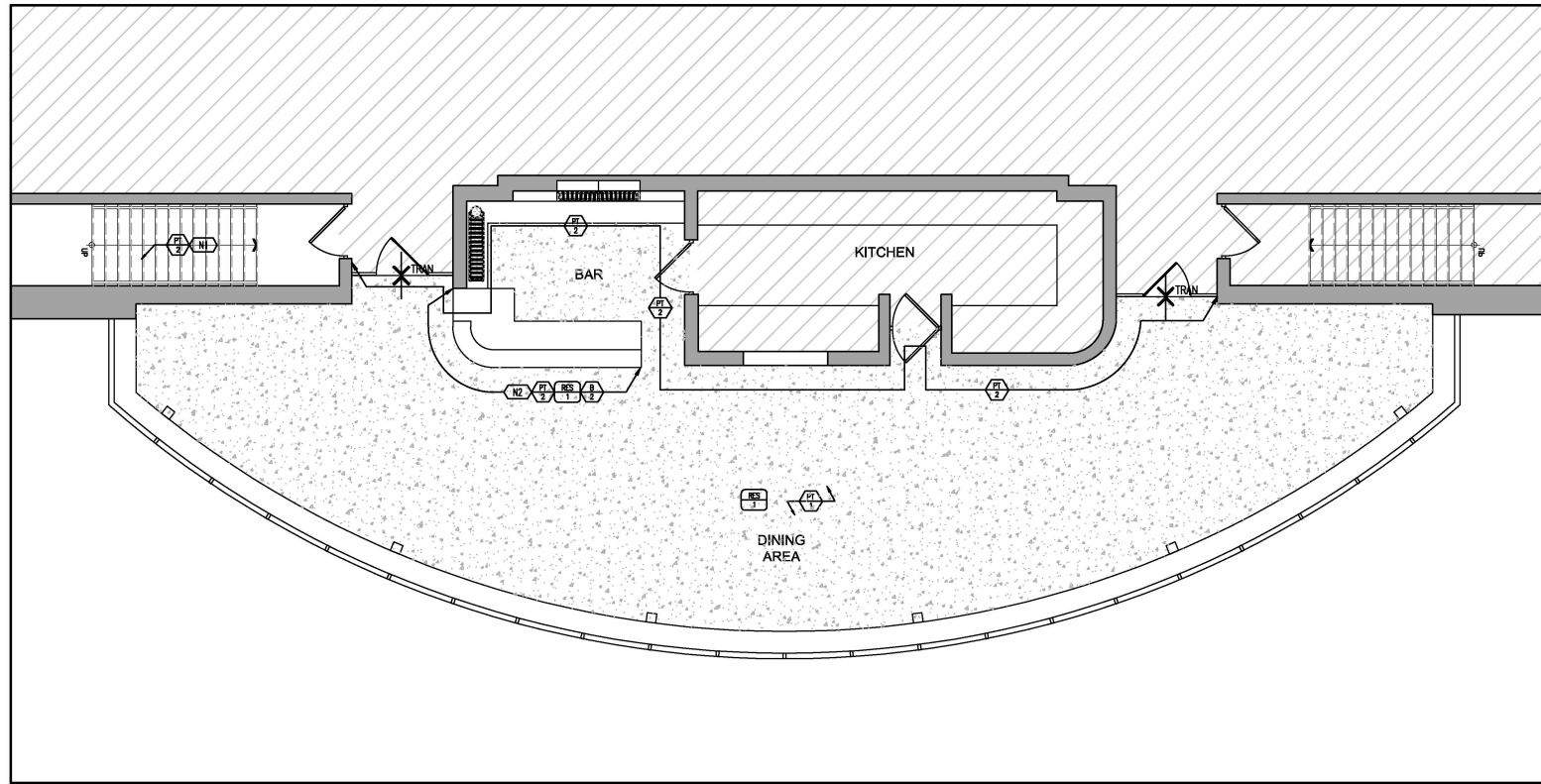
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REFLECTED CEILING PLAN ID301
Drawing Title Drawing No.



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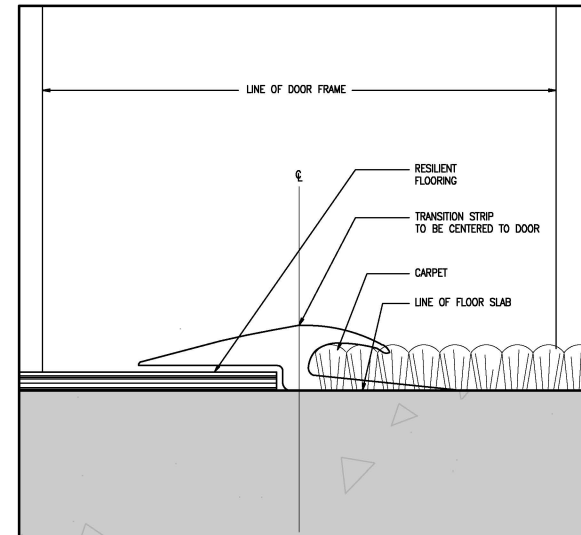
North Arrow

Seal

3 Floor and Wall Finish Plan

ID401 SCALE: 1/4"=1'-0"

PAINT FINISH SCHEDULE		FLOOR FINISH SCHEDULE			KEY NOTES	
SYMBOL	SPECIFICATION	SYMBOL	HATCH	SPECIFICATION	SYMBOL	DESCRIPTION
PT-1	GENERAL WALL PAINT - OFF WHITE MFR.: BENJAMIN MOORE COLOUR: TBD CODE: TBD WALL SHEEN: EGGSHELL CEILING SHEEN: FLAT ALL WALLS AND CEILING TO BE PAINTED PT-1 UNLESS OTHERWISE NOTED.	RES-1		RESILIENT (LINOLEUM) FLOORING CLADDING MFR.: FORBO STYLE: MARMOLEUM NAME: COCOA CODE: 3580 COLOUR: MILK CHOCOLATE LOCATION: FLOORING THRUOUT; FRONT BAR CLADDING; SEAMING LOCATIONS TBD	RES-1	FOLLOWING DEMOLITION ASSESS CONDITION OF STAIRCASE AND CONFIRM IF TREAD STRIPS EXIST. PROVIDE NEW TREAD STRIPS IF NONE ARE ALREADY EMBEDDED INTO THE STAIRCASE. PAINT STAIR TREADS AND RISERS
PT-2	CEILING WALL PAINT - TAUPE MFR.: BENJAMIN MOORE COLOUR: TBD CODE: TBD WALL SHEEN: EGGSHELL CEILING SHEEN: EGGSHELL DOOR & FRAME SHEEN: SATIN BASEBOARDS: SATIN STAIRS: EPOXY PAINT APPROPRIATE FOR FLOORING (MATCH EXISTING FINISH FROM OTHER STAIRCASE ON SITE)	BASE SCHEDULE			RES-2	REFER TO ELEVATION 1/ID501 FOR EXTENT OF PAINT, RESILIENT (FLOORING) CLADDING AND SEAMLESS COVE BASE.
TRANSITION SCHEDULE		RES-2		EXISTING WOOD BASEBOARDS TO REMAIN. TO BE PAINTED PT-2		
TRANS	RESILIENT FLOORING TO EXISTING CARPET	RES-3		SHOE MOULD LOCATION: THROUGHOUT SPACE TO COVER MARMOLEUM SEAMS MFR.: BY CONTRACTOR TYPE: TBD PROFILE: TBD HEIGHT: TBD FINISH: UNLESS OTHERWISE NOTED. PAINTED - PT-2		
		RES-4		LINOLEUM COVE BASE LOCATION: AT BAR FRONT MFR.: SEE RES-1 HEIGHT: TO UNDERSIDE OF BAR FRONT DECORATIVE RIB DETAIL		



1 Floor and Wall Finish Plan Notes

ID401 SCALE: NTS

2 Detail: Flooring Transition Strip

ID401 SCALE: NTS

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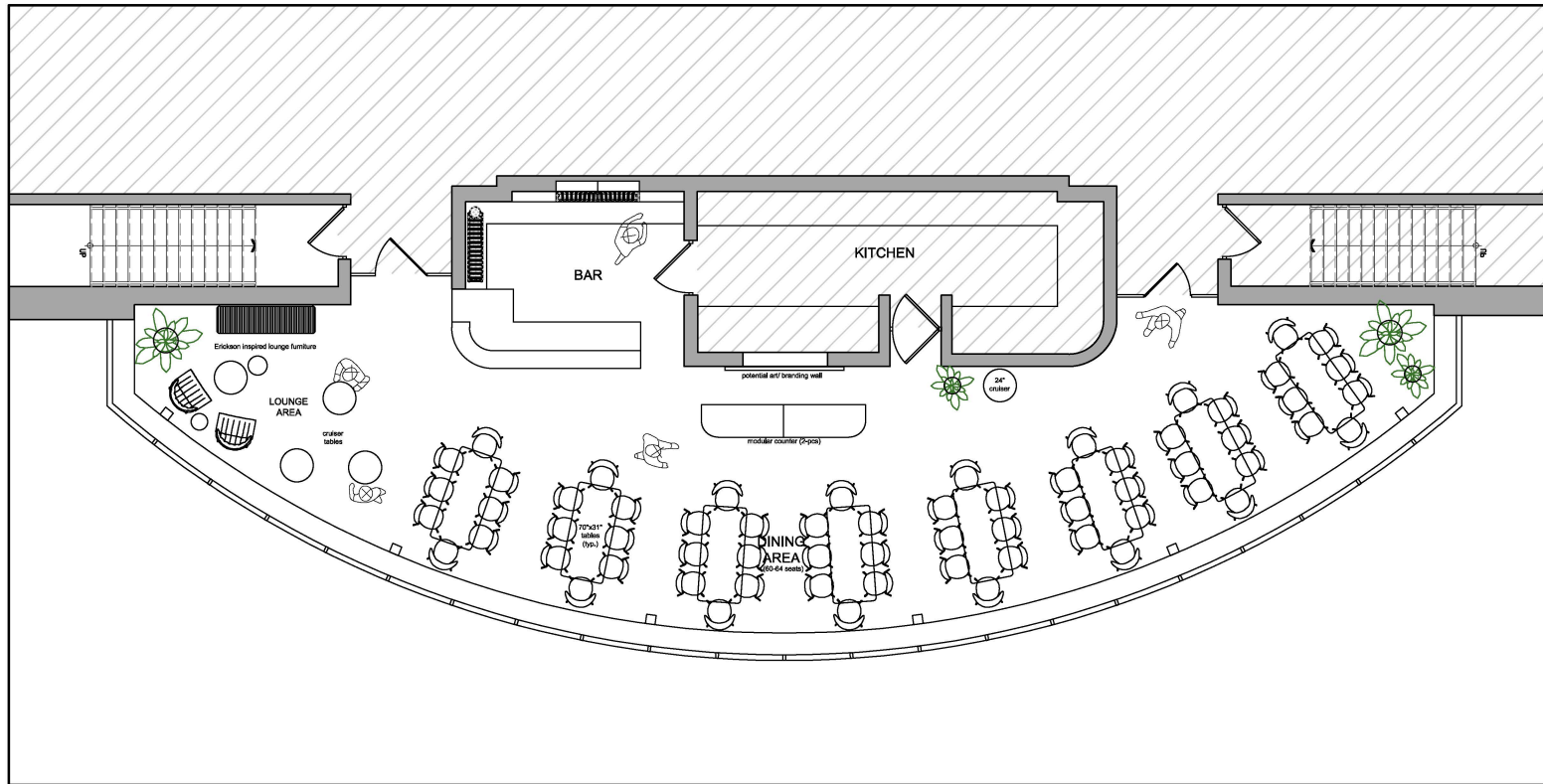
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FLOOR AND WALL
FINISH PLAN
Drawing Title

ID401
Drawing No.

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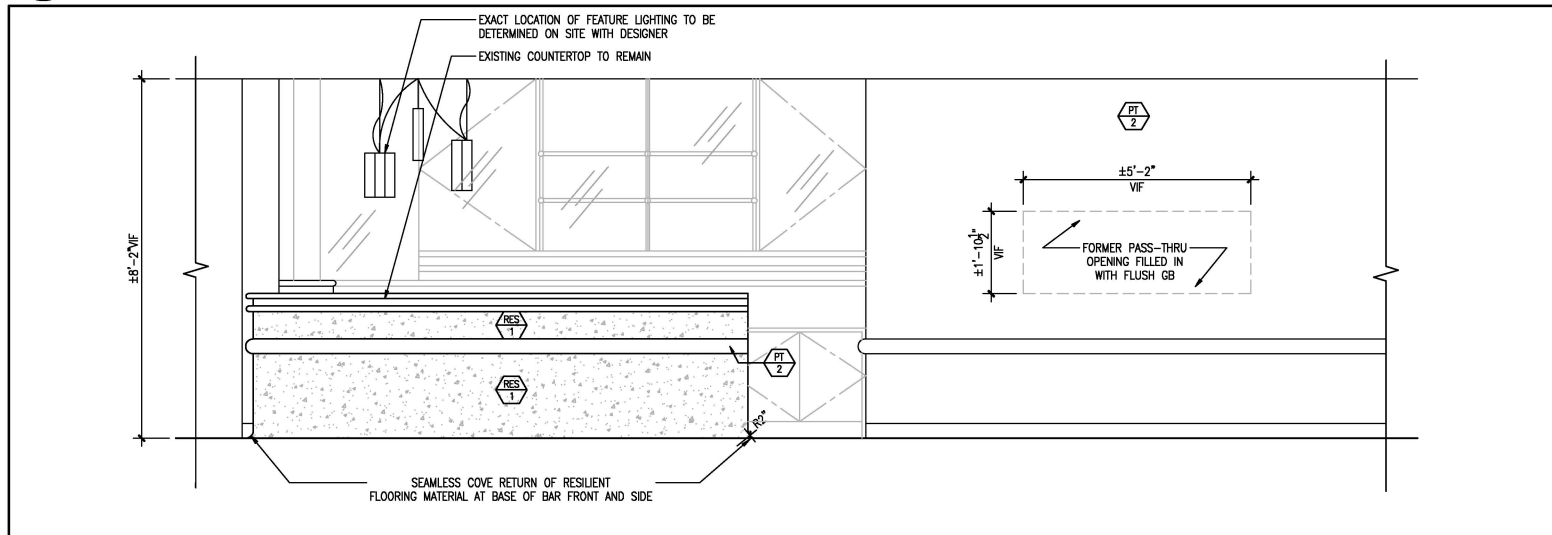
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3 Furniture Plan
ID501 SCALE: 1/4"=1'-0"



1 Front Bar Elevation
ID501 SCALE: 1/2"=1'-0"

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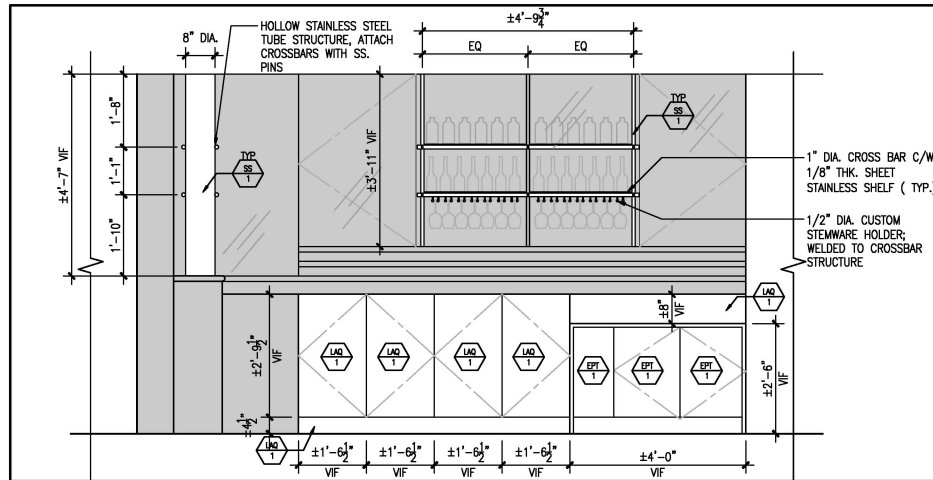
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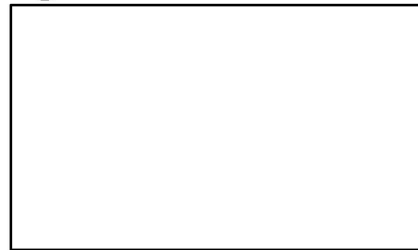
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FURNITURE PLAN AND
INTERIOR ELEVATIONS ID501
Drawing Title Drawing No.



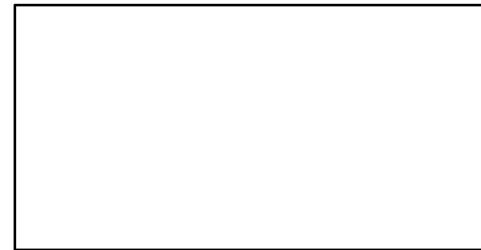
6 Back Bar - Front Elevation

ID801 SCALE: 1/2"=1'-0"



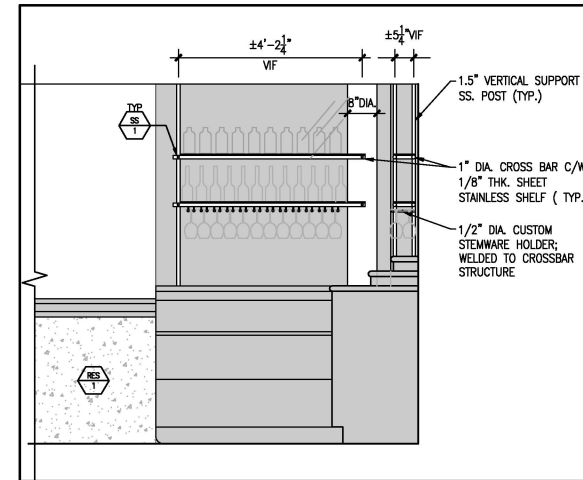
3 Reserved

ID801 SCALE:



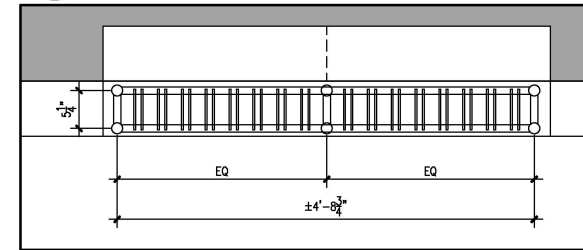
4 Reserved

ID801 SCALE:



7 Back Bar - Side Elevation

ID801 SCALE: 1/2"=1'-0"



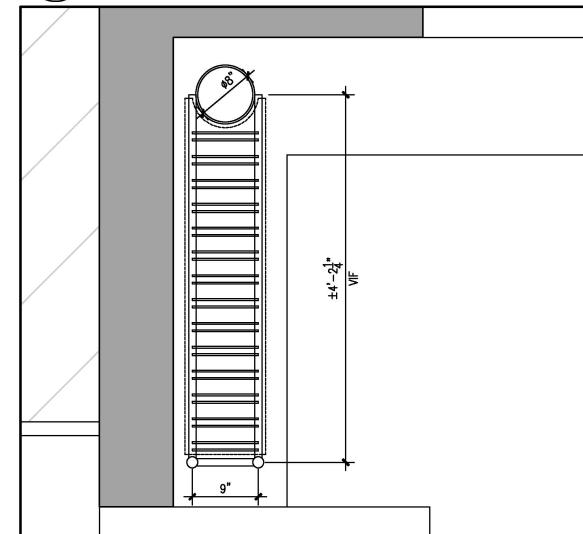
5 Plan Detail: Stainless Gantry @ Back Wall

ID801 SCALE: 1"=1'-0"

GENERAL MILLWORK NOTES		GENERAL MILLWORK NOTES		GENERAL MILLWORK NOTES																					
1. ALL DIMENSIONS OF MILLWORK ADJACENT TO APPLIANCES ARE SUBJECT TO VERIFICATION TO SUIT THE APPLIANCE MODEL AND SPECIFICATION. VERIFY AND COORDINATE DIMENSIONS AND DETAILS ON SITE.	2. ALL MILLWORK SHALL BE FINISHED OFF SITE & DELIVERED TO SITE COMPLETED AND READY FOR INSTALLATION. (NO SITE FINISHING, UNLESS APPROVED BY DESIGNERS). REFER TO DETAILS FOR ALL MILLWORK CONSTRUCTION AND DIMENSIONING. SUBMIT SHOP DRAWINGS FOR APPROVAL.	3. CONTRACTOR TO VERIFY ALL MILLWORK DIMENSIONS ON SITE AFTER PARTITION LAYOUT HAS BEEN APPROVED (BY DESIGNER) PRIOR TO MANUFACTURING MILLWORK.	4. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND/OR FRAMING TO SUPPORT ALL WALL MOUNTED MILLWORK, EQUIPMENT AND DEVICES AS REQUIRED.	5. ENSURE THAT ALL METHODS OF ATTACHMENT ARE INVISIBLE.	6. ALL STEEL STRUCTURAL COMPONENTS FOR CANTILEVERED ELEMENTS TO BE PROPERLY WELDED AND/OR BOLTED TOGETHER TO ENSURE A RIGID STRUCTURE.	7. ALL DRAWERS TO BE FITTED WITH HEAVY DUTY FULL EXTENSION GLIDES.	8. ALL DOORS TO BE FITTED WITH INVISIBLE HINGES.	9. SUPPLY AND INSTALL CLEAR SILENCERS ON BACK SIDE OF CABINET DOORS AND DRAWERS.	10. WHEREVER ELECTRICAL RECEPTACLES ARE IDENTIFIED BEHIND MILLWORK, CONTRACTOR TO PROVIDE CUT OUT IN MILLWORK BACK PANEL TO SUITE RECEPTACLE.	11. ALL CABINET STRUCTURES WITH PLASTIC LAMINATE FINISH TO BE SHOP MARINE GRADE PLYWOOD.	12. ALL MDF TO BE MEDEX, FSC CERTIFIED.	13. ALL STAINLESS STEEL CLADDING TO BE MARINE GRADE.	14. SCRUBBABLE PAINT FINISH ON PARTITION BEHIND FRIDGES.	15. PROVIDE CLEAR NEOPRENE BUMPERS AT ALL DOOR AND DRAWER STOPS.	16. ALL CUT-OUTS FOR GROMMETS, ETC. AND EXPOSED EDGES OF MILLWORK ARE TO BE FINISHED TO MATCH ADJACENT EDGES.	17. LOCATIONS OF ALL CUT-OUTS AND GROMMETS ARE TO BE CONFIRMED WITH OWNER PRIOR TO COMMENCING WORK AND CUT-OUT ON SITE AS REQUIRED.	18. PROVIDE CLEAR SILICONE BEAD AT COUNTER/WALL CONNECTION.	19. ALL EQUIPMENT AND APPLIANCES ARE NOT IN CONTRACT AND TO BE SUPPLIED BY OWNER. VERIFY AND COORDINATE DIMENSIONS WITH OWNER AS REQUIRED. CONTRACTOR TO INSTALL ALL EQUIPMENT AND APPLIANCES.	20. CLEAR COAT MDF IS TO HAVE 33% SOLIDS, POST-CATALYZED, LOW-SHEEN FINISH UNLESS OTHERWISE NOTED.	21. SEAL AND SAND ALL MDF EDGES TO ENSURE SMOOTH FINISH AND TO BREAK CORNERS PRIOR TO CLEAR COAT OR COLOUR LACQUER FINISH.	22. ALLOW MILLWORK TO OFF-GAS IN SHOP FOR 2 DAYS BEFORE INSTALLATION.	23. ALL MILLWORK TO BE FABRICATED WITH MDF UNLESS NOTED OTHERWISE.	24. ALL MILLWORK, SINKS, ETC. ARE TO BE INSTALLED TO MEET AND COMPLY WITH BARRIER FREE REQUIREMENTS.	25. COORDINATE AND REFER TO ELECTRICAL AND MECHANICAL DRAWINGS.	26. FINISH THE UNDERSIDE OF ALL EXPOSED MILLWORK.
MILLWORK FINISH SCHEDULE																									
SYMBOL		SPECIFICATION																							
LQ 1		LACQUER PAINT FINISH ON WATERPROOF MDF SUBSTRATE LOCATION: BACK BAR REPLACEMENT DOORS VERIFY CONDITION OF HINGE HARDWARE ON SITE AND REPLACE AS REQUIRED. COLOUR: TBD SHEEN: 5X																							
EPT 1		EPOXY OR ELECTROSTATIC PAINT OR OTHER APPROPRIATE PAINT TYPE FOR ON SITE FRIDGE SURFACE LOCATION: EXISTING TRUE FRIDGE COLOUR: MATCH TO LAQ-1 FINISH																							
SS 1		STAINLESS STEEL GANTRY CONSTRUCTED OF VARYING GAUGES OF STAINLESS STEEL TUBING. REFER TO DRAWINGS FOR DETAILS.																							

1 Millwork Notes

ID801 SCALE: NTS



2 Plan Detail: Stainless Gantry @ Side Wall

ID801 SCALE: 1"=1'-0"

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BACK BAR MILLWORK
DETAILS
Drawing Title ID801
Drawing No.