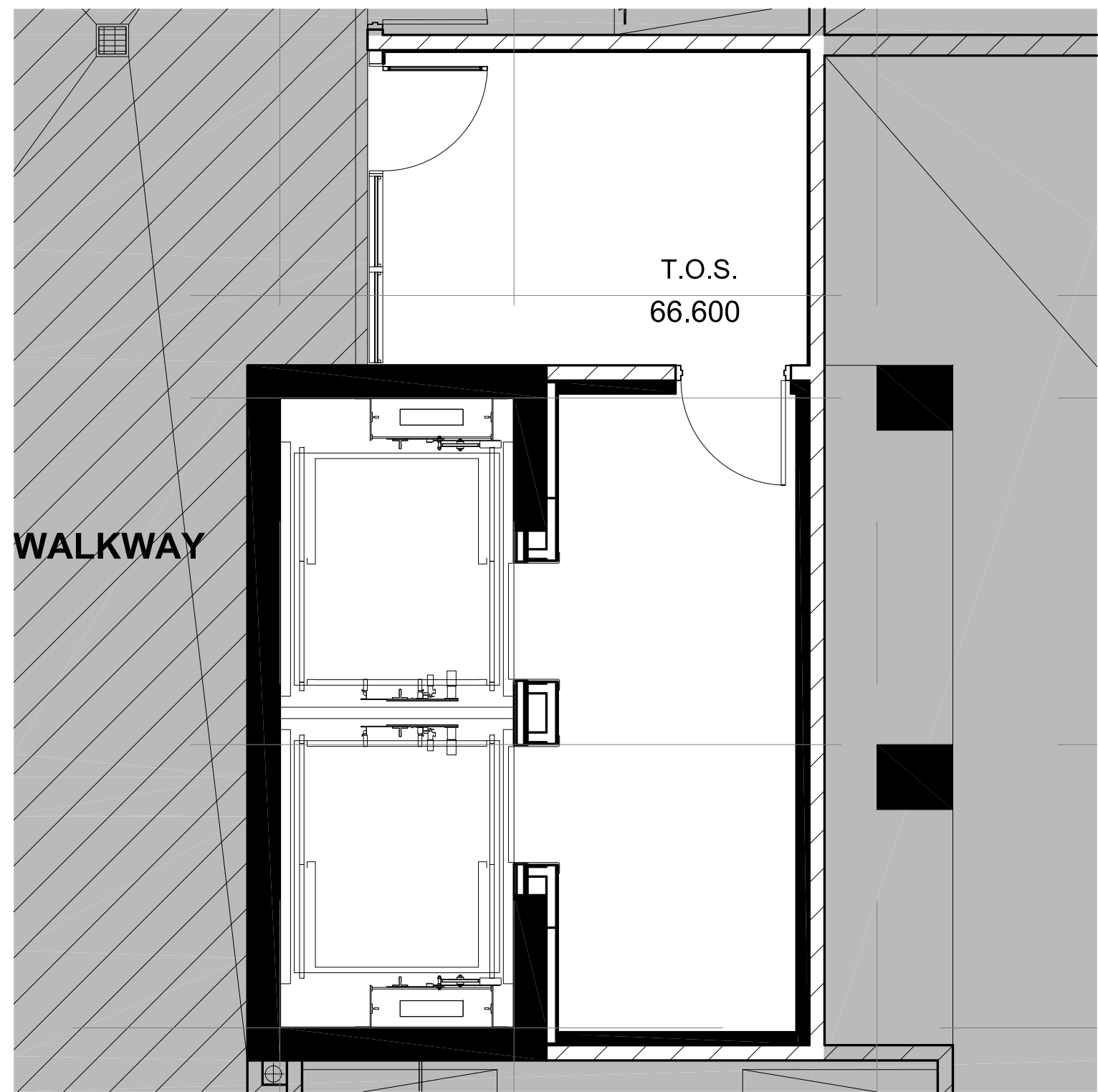
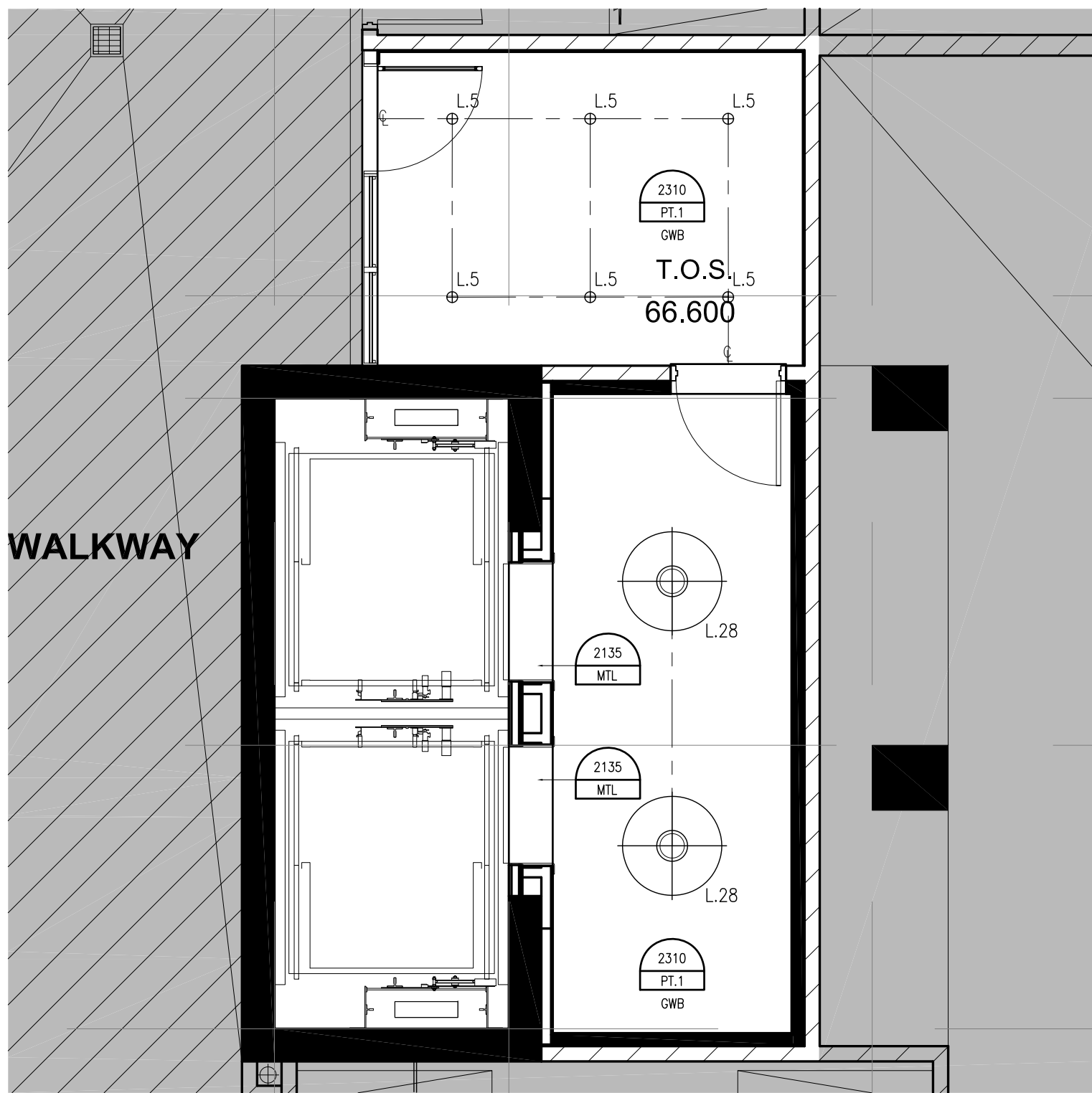
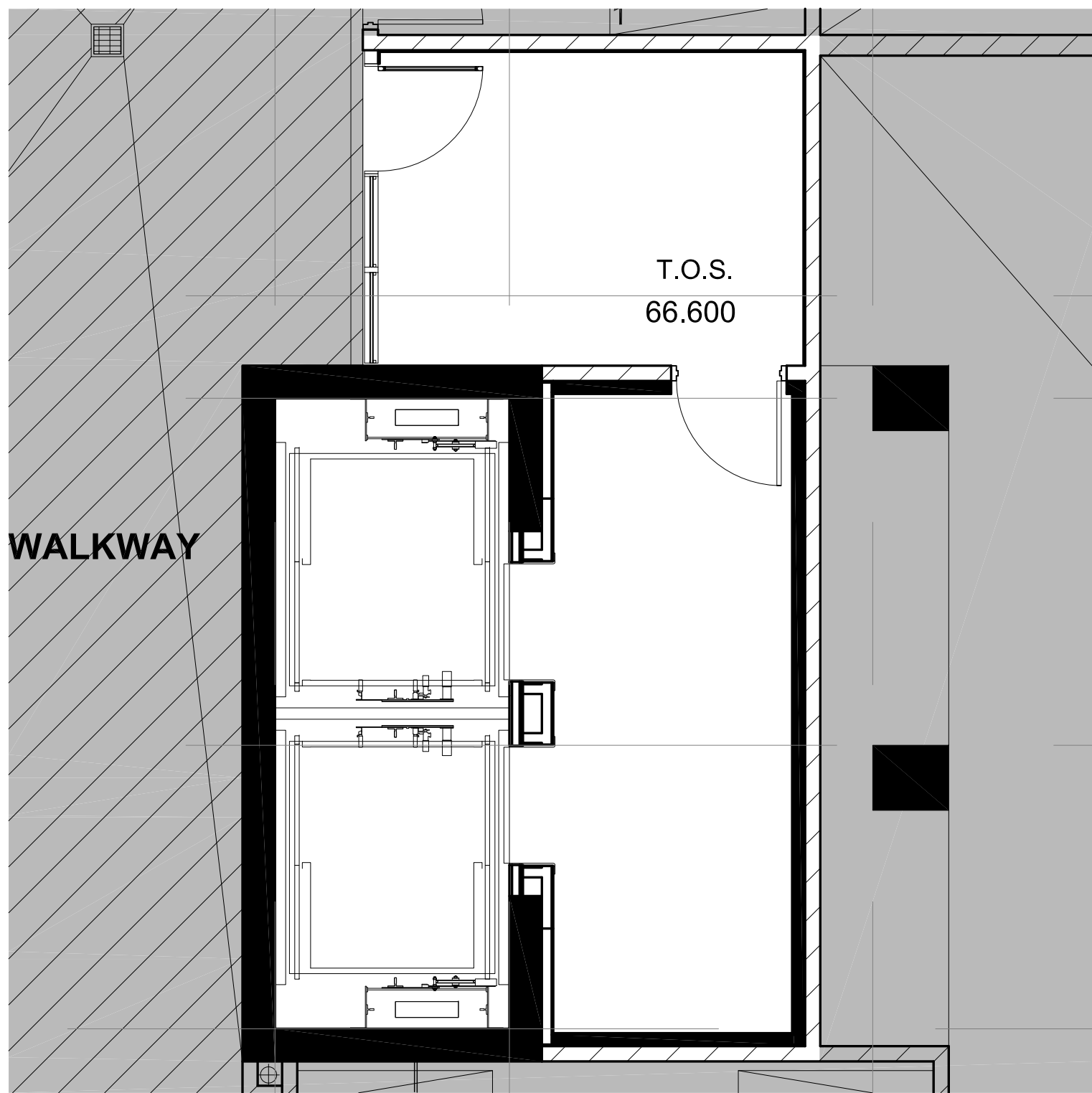




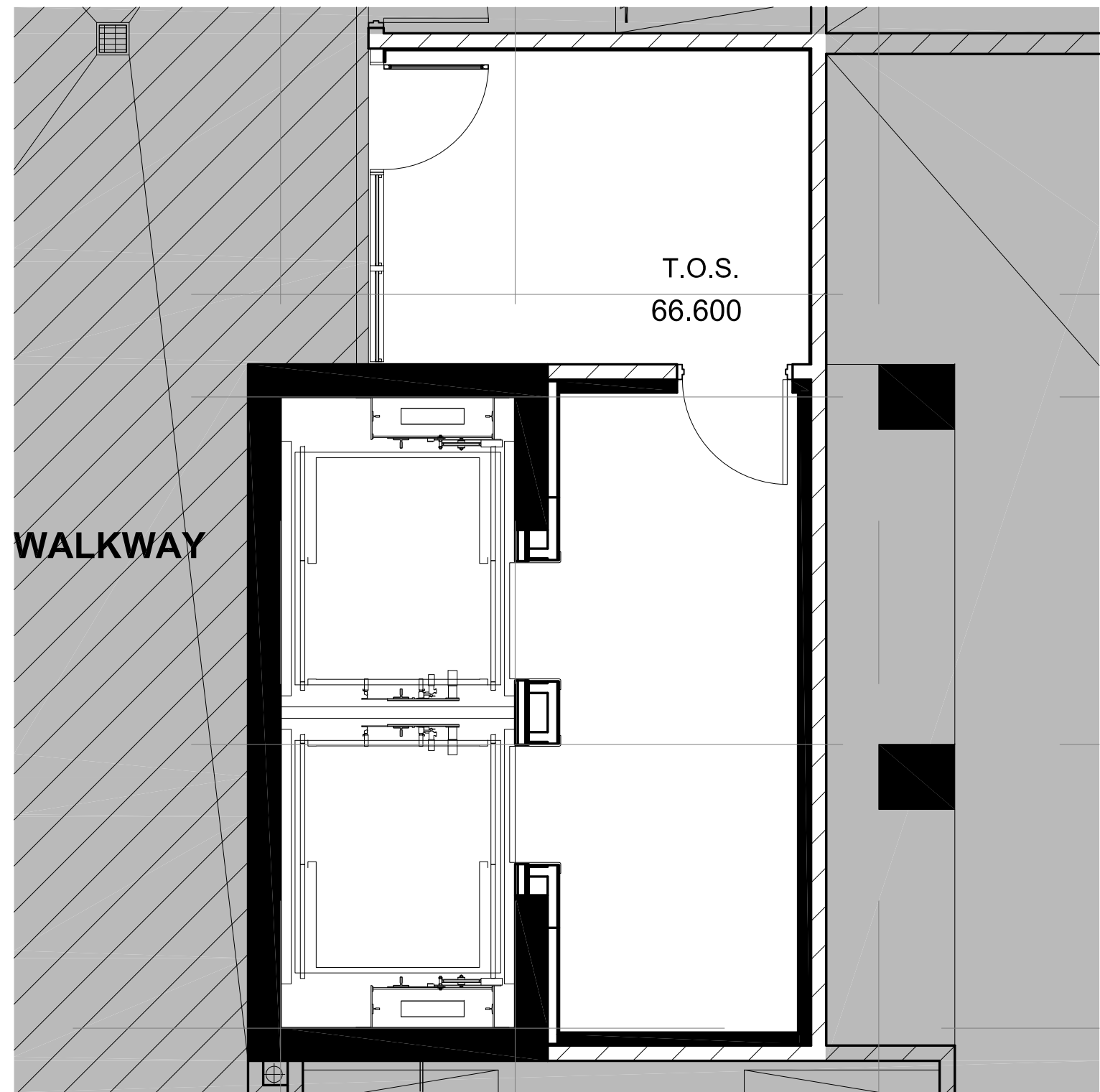
1 CONSTRUCTION PLAN
R02.2 SCALE 1:50



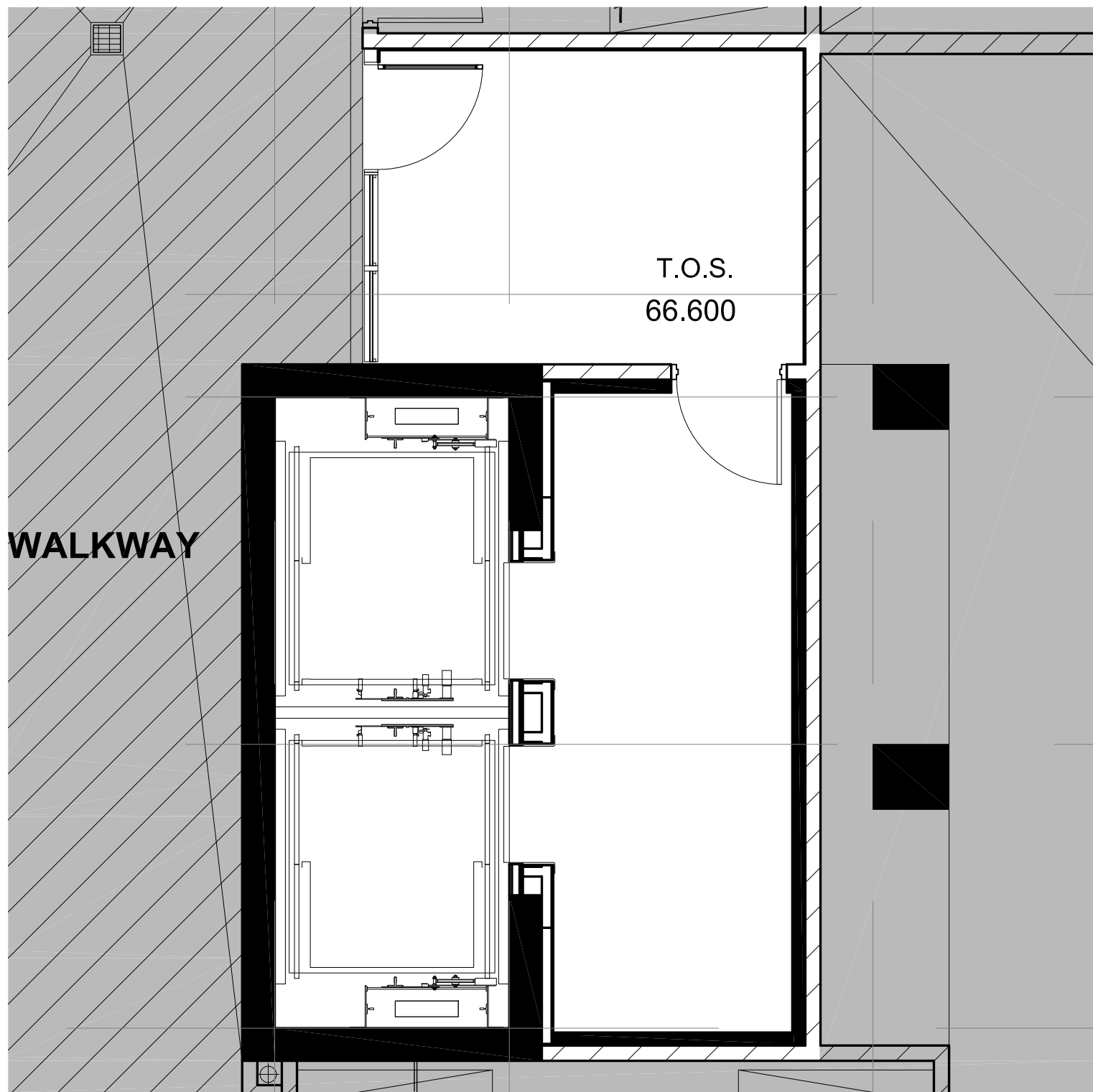
2 REFLECTED CEILING PLAN
R02.2 SCALE 1:50



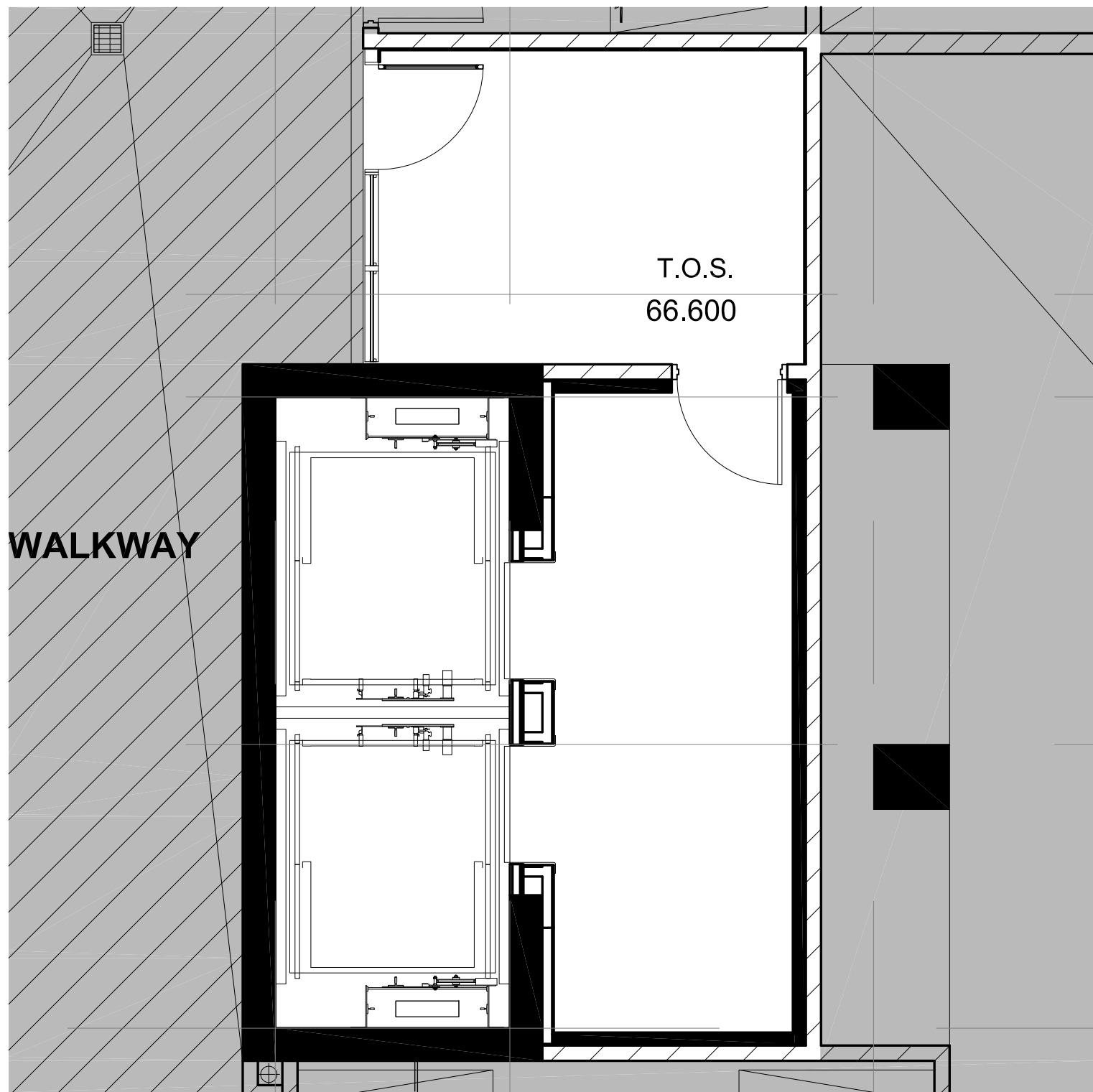
3 POWER AND COMMUNICATION PLAN
R02.2 SCALE 1:50



4 FIXTURE PLAN
R02.2 SCALE 1:50



5 WALL FINISH PLAN
R02.2 SCALE 1:50



6 FLOOR FINISH PLAN
R02.2 SCALE 1:50

LEGEND : WALL TYPES	
SYMBOL	DESCRIPTION
	TYPICAL PARTITIONS
	EXISTING WALLS TO BE MADE GOOD WHERE REQUIRED
	PARTITIONS TO BE 82mm METAL STUDS @ 400mm O.C. W/ BRACING AS REQ'D C/W ONE LAYER OF 16mm OPSUM WALLBOARD ONE OR BOTH SIDES AS REQ'D TO U/S CEILING ALLOW 200mm OVERALL WALL THICKNESS WHERE REQUIRED TO ACCOMMODATE PLUMBING AND TO BE WHITE, FLAT, AND SANDED SMOOTH READY TO RECEIVE NEW FINISHES
	SAME AS ABOVE - PLUS MIN. STC-50 SOUND BATTING TYPE INSULATION - TAPED, PLASTER & SANDED, READY TO RECEIVE WALL FINISH
	PARTITIONS TO BE 25mm METAL FLURRING CHANNELS OR (STEEL STUD SIDE AS REQUIRED TO ACHIEVE DESIGN INTENT) @ 400mm O.C. W/ BRACING AS REQ'D C/W ONE LAYER OF 16mm OPSUM WALLBOARD ONE SIDE AS REQ'D TO U/S CEILING AND TO BE WHITE, FLAT, AND SANDED SMOOTH READY TO RECEIVE NEW FINISHES

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
	DETAIL NUMBER REFER TO 11" X 17" DETAIL NO.
	CEILING HEIGHT CEILING FINISH CEILING MATERIAL REFER TO 11" X 17" PRODUCT SPECIFICATIONS
	LIGHTING CODE REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	EQUIPMENT CODE REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
	DOOR CODE REFER TO 11" X 17" DOOR SPECIFICATIONS

PARTITION NOTES	
1.	THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
2.	CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS AND DIMENSIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
3.	WORK TO BE CARRIED OUT ACCORDING TO RELEVANT CODES, STANDARDS AND AS PER SPECIFICATIONS ISSUED BY THE DESIGNER.
4.	CONTRACTOR MUST OBTAIN CONSTRUCTION PERMITS REQUIRED BY RELEVANT AUTHORITIES BEFORE THE COMMENCEMENT OF WORK.
5.	DIMENSIONS ARE TAKEN FROM FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION, UNLESS OTHERWISE NOTED.
6.	DIMENSIONS TAKEN FROM THE CORE, COLUMNS OR CORRECTORS ARE TAKEN FROM THE FACE OF THAT ARCHITECTURAL ELEMENT TO THE CENTRE OF THE PARTITION.
7.	NEW PARTITIONS TO BE FIXED DIRECTLY TO CLEAN CONCRETE SLAB. PARTITIONS TO BE PAINTED, SANDED SMOOTH AND WARE READY TO RECEIVE FINISHES.
8.	DRYWALL PARTITION EDGES TO BE SMOOTH AND PLUMB LINE TRUE.
9.	CONTRACTOR TO ENSURE VARYING PARTITION THICKNESS TO COORDINATE WITH DOOR FRAME SIZES. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
10.	CONTRACTOR TO ENSURE SUFFICIENT BRACING IS PROVIDED IN AREAS REQUIRING SUPPORT OF THE PARTITION OR CEILING FOR MOUNTED EQUIPMENT OR MATERIALS.
11.	CONTRACTOR TO ENSURE FLOOR IS LEVEL PRIOR TO CONSTRUCTION OF PARTITIONS. PROVIDE GROUT COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE PLUMB CABINETS OR DRAWING UNITS ARE TO BE LOCATED. REFER TO FURNITURE PLAN FOR CABINET LAYOUTS.
12.	CONTRACTOR TO REPAIR DAMAGE TO EXISTING FIRE SEPARATION WITHIN THE AREA SCOPE OF WORK.
13.	CONTRACTOR TO REFER TO MECHANICAL DRAWINGS TO ENSURE PROVISION FOR AIR TRANSFER OPENINGS ABOVE CEILING PARTITION CONSTRUCTION.
14.	CONTRACTOR TO ENSURE ADDITIONAL CHALKING IS PROVIDED AT PARTITION CONNECTIONS TO COLUMNS, CORE, FINISHED CEILING, FLOOR SLAB AND U/S OF STRUCTURE.
15.	MATERIALS USED SHALL BE NEW UNLESS OTHERWISE NOTED.
16.	LOCATIONS WHERE BASE BUILDING PARTITIONS OR COLUMNS ARE TO RECEIVE ELECTRICAL CONDUIT AND BOXES, DRYWALL CONTRACTOR IS RESPONSIBLE FOR FLUING, CUTTING, PUTTING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17.	REFER TO ARCHITECT'S PRELIM DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
	DETAIL NUMBER REFER TO 11" X 17" DETAIL NO.
	CEILING HEIGHT CEILING FINISH CEILING MATERIAL REFER TO 11" X 17" PRODUCT SPECIFICATIONS
	LIGHTING CODE REFER TO 11" X 17" LIGHTING SPECIFICATIONS

REFLECTED CEILING NOTES	
1.	MECHANICAL AND ELECTRICAL WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
2.	REFER TO DESIGNER DRAWINGS FOR LOCATION OF CEILING FIXTURES. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS.
3.	CONTRACTOR TO CROSS REFERENCE BETWEEN DESIGNER'S ELECTRICAL DRAWINGS, ENGINEER'S MECHANICAL DRAWINGS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
4.	CONTRACTOR TO PROVIDE OPENINGS IN DRYWALL CEILING TO ACCOMMODATE SPRINKLERS, EXIT LIGHTS, ACCESS PANELS, RECESSED DOWN LIGHTS, AIR DIFFUSERS. CONTRACTOR TO REFER TO REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS AND SPECIFICATIONS.
5.	LIGHT FIXTURES AND SWITCHES TO BE LOCATED IN ACCORDANCE WITH DESIGNER DRAWINGS. REPORT DISCREPANCIES TO THE DESIGNER PRIOR TO INSTALLATION.
6.	CONTRACTOR TO PROVIDER AIR TRANSFER DUCTS IN ACCORDANCE WITH MECHANICAL DRAWINGS WHERE CONSTRUCTION OCCURS ABOVE SUSPENDED CEILING TO U/S OF SLAB.
7.	REFER TO ENGINEERING DRAWINGS FOR LIFE SAFETY SYSTEMS.
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 LIGHT FIXTURES TO BE ON DIMMERS.
10.	CONTRACTOR TO CONFIRM CEILING HEIGHT & CONDITIONS AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
11.	CONTRACTOR & LIGHTING SUPPLIER TO VERIFY QUANTITY OF FIXTURES PRIOR TO ORDERING AND INSTALLING.

- Notes:
- CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS. ALL BUILDINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNER IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
 - CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
 - ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF "I BY IV DESIGN ASSOCIATES INC." AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF "I BY IV DESIGN ASSOCIATES INC."
 - DRAWINGS NOT TO BE SCALED
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| 01 ISSUED FOR COORDINATION | YR.MO.DA |
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Hines **TRIDEL**

AQUAVISTA
AT BAYSIDE OF TORONTO
1 EDGEWATER DRIVE, TORONTO ONTARIO

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Drawing Title:
**LEVEL P3
EAST ELEVATOR LOBBY
PLANS**

Our Project Number:
14008
Designed By:
DMJ/RJ_VW
Drawing Number:
DMJ/RJ_VW

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