AQUAVISTA

255 QUEEN'S QUAY EAST, TORONTO ON

GENERAL NOTES

A. GENERAL

1. ALL MATERIALS AND WORKMANSHIP ARE TO BE OF THE HIGHEST POSSIBLE STANDARD.
2. CONTRACTOR MUST CHECK THE EXISTING SITE CONDITIONS AND VERIFY ALL JOB DIMENSIONS, DRAWINGS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO DESIGNER BEFORE COMMENCING WORK. NO POST-TENDER EXTRAS WILL BE ACCEPTED FOR MODIFICATIONS MADE TO ACCOMMODATE SUCH DISCREPANCIES DURING OR AFTER THE CONSTRUCTION PERIOD.
3. ALL WORK TO CONFORM TO LOCAL CODES.
4. ALL MATERIALS ARE TO BE OF NON-COMBUSTIBLE CONSTRUCTION AS REQUIRED BY LOCAL BUILDING CODES AND REGULATIONS.
5. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS AFFECTED BY WORK. REPAIR OR REPLACE ANY EXISTING MATERIALS, FINISHES, LIGHT FIXTURES OR HARDWARE ETC. TO REMAIN AS REQUIRED.
6. EXISTING DEMISING WALLS ARE TO BE MADE GOOD TO RECEIVE SPECIFIED FINISH. ANY EXPOSED BRICK OR CONCRETE WALLS TO BE FURRED OUT WITH GYPSUM BOARD ON MINIMUM METAL FURRING CHANNELS WHERE INDICATED ON PARTITION PLAN. ALL OTHER EXISTING BRICK AND CONCRETE WALLS TO BE MADE GOOD TO RECEIVE SPECIFIED FINISH AS INDICATED ON PARTITION PLAN.
7. WHERE APPLICABLE, FIRE RATED CEILINGS, PARTITIONS AND DOORS TO BE PROVIDED AS PER ARCHITECT'S SPECIFICATIONS AND LOCAL BUILDING CODE REQUIREMENTS AND REGULATIONS.
8. CONTRACTOR TO PROVIDE CHALK LINES OF ALL PARTITIONS, SCREENS AND ALL BUILT-IN WORK, FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK.
9. APPROPRIATE CONCEALED BLOCKING AND/OR REINFORCING STEEL TO BE PROVIDED IN ALL NEW AND EXISTING WALLS AS REQUIRED TO SUPPORT NEW WALL FIXTURES AND SHELVES.
10. APPROPRIATE CONCEALED BLOCKING AND/OR REINFORCING STEEL TO BE PROVIDED IN ALL NEW AND EXISTING CEILINGS AS REQUIRED TO SUPPORT NEW LIGHT FIXTURES, SUSPENDED CEILINGS, DECORATIVE ELEMENTS, SIGNAGE ETC.
11. CONTRACTOR TO PRICE, PRODUCE/MANUFACTURE ALL FINISHES AND MATERIALS AS PER GENERAL FINISHES SCHEDULE AND WORKING DRAWINGS. USE OF ANY 'EQUAL' ALTERNATIVES OR SUBSTITUTES IS SUBJECT TO DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK.
12. ALL EXPOSED CEILINGS INCLUDING EXISTING WOOD DECK, ALL CONDUITS, DUCTS, SPRINKLER LINES, ETC. TO RECEIVE SPECIFIED PAINT FINISH, UNLESS INDICATED OTHERWISE ON DRAWINGS.
13. CONTRACTOR TO PROVIDE SAMPLES OF STANDARD HINGES, LOCKSETS, AND DOOR AND CABINET PULLS FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK.
14. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL STONEWORK, SIGNAGE, AWNINGS, CANOPIES, CUSTOM LIGHT FIXURES, MILLWORK, METAL WORK AND ALL ITEMS AS SPECIFIED IN DRAWINGS FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK.
15. CONTRACTOR TO ENSURE ALL EXPOSED GLASS EDGES TO HAVE SAFETY BEVEL.
16. LARGE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH 24" x 36" DETAIL DRAWING PACKAGE (WHERE APPLICABLE) AND WITH THE SMALL 11" X 17" DETAIL DRAWING PACKAGE AND WITH THE 8 1/2" X 11" SPECIFICATION BOOK. NO EXTRAS WILL BE ACCEPTED DUE TO ERRORS BY THE CONTRACTOR AS A RESULT OF THE CONTRACTOR NOT BEING FAMILIAR WITH ALL DOCUMENTS.
17. DO NOT SCALE DRAWINGS.

B. FINISHES

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK.
2. ALL FINISHES MUST BE APPLIED AND/OR INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO MAKE GOOD ANY EXISTING GYPSUM BOARD AREAS TO ACCEPT/RECEIVE NEW FINISHES AS INDICATED.
4. ALL WALLS SPECIFIED FOR PAINT FINISH ARE TO RECEIVE A MINIMUM OF ONE (1) COAT OF PRIMER/SEALER AND TWO (2) COATS OF THE SPECIFIED PAINT FINISH.
5. ALL WALLS SPECIFIED FOR SPECIAL FINISH TO BE PRIMED/SEALED BY THE CONTRACTOR AS PER ARTIST'S SPECIFICATIONS.
6. WHERE DIFFERENT FLOOR FINISHES MEET, THE CONTRACTOR IS TO ENSURE A SMOOTH, GRADUAL TRANSITION WITH ONE FINISH BUTTING SMOOTHLY INTO ANOTHER.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL STONEWORK IF APPLICABLE, (INCLUDING METHOD OF ATTACHMENT, CORNER DETAILS, ETC.). ALL GROUT LINES ARE TO BE MINIMAL AND ARE TO MATCH THE COLOUR OF THE STONE UNLESS OTHERWISE SPECIFIED. CONTRACTOR TO PROVIDE SAMPLE FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK. ALL STONE FINISHES ARE TO RECEIVE A SUPERIOR GRADE INVISIBLE SUPER PENETRATING MATTE SEALER AS RECOMMENDED BY SUPPLIER.
8. WHERE CLEAR POLYESTER COATING HAS BEEN SPECIFIED, ANY SUBSTITUTIONS FOR POLYESTER MUST HAVE EQUAL PROTECTION AND AESTHETIC QUALITIES, AND A SAMPLE MUST BE SUBMITTED FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK.
9. ALL FABRICS TO HAVE A FLAME-SPREAD RATING OF 150 AND MUST MEET THE FLAME-SPREAD RATING OF LOCAL CODES AND REGULATIONS. FABRICS MUST BE FIBRE-SHIELDED OR SCOTCHGUARDED FOR EASY MAINTENANCE. CONTRACTOR TO ENSURE THIS IS INCLUDED IN ALL QUOTATIONS. NO POST-TENDER EXTRAS WILL BE ACCEPTED.
10. ALL WELDS ON METAL WORK ARE TO BE GROUND, SANDED SMOOTH AND CLEANED. ENSURE NO SHARP EDGES.
11. ALL METAL WORK TO HAVE CLEAR PROTECTIVE MATTE SEALANT TO MINIMIZE RUSTING & MAINTENANCE.

C. MILLWORK

1. CONTRACTOR IS TO CONFIRM ALL EQUIPMENT SIZES AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE FABRICATION OF ANY MILLWORK.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL MILLWORK TO THE DESIGNER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
3. ALL CABINET DOORS TO BE ON HEAVY DUTY CONCEALED HINGES.
4. ALL DRAWERS ARE TO BE MOUNTED ON FULL EXTENSION SILENT METAL GLIDES.
5. ALL CABINET INTERIORS TO HAVE PLASTIC LAMINATE IF SPECIFIED, THE COLOUR OF WHICH IS TO MATCH THE ADJACENT MILLWORK. CONTRACTOR TO PROVIDE SAMPLES FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK.

D. EQUIPMENT

1. CONTRACTOR TO COORDINATE WITH MECHANICAL/ELECTRICAL ENGINEER(S) AND MANUFACTURER ON SITE, TO CONFIRM MECHANICAL AND ELECTRICAL REQUIREMENTS AND DIMENSIONS OF ALL EQUIPMENT BEFORE PROCEEDING WITH ANY ADJACENT MILLWORK. CONTRACTOR TO ALSO COORDINATE ALL EQUIPMENT PROVIDED BY CLIENT (OWNER).
2. SECURITY, TELEPHONE, COMPUTER, PUBLIC ADDRESS SYSTEMS AND MUSIC SYSTEMS ARE TO BE SUPPLIED BY OTHERS AND INSTALLED BY CONTRACTOR. CONTRACTOR TO PROVIDE WIRE STUBS AS REQUIRED. SPEAKER BOXES TO BE PAINTED OUT TO MATCH ADJACENT CEILING COLOUR.
3. CONTRACTOR TO COORDINATE ALL EQUIPMENT REQUIREMENTS AND LOCATIONS.

E. MECHANICAL AND ELECTRICAL

1. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND COORDINATE ALL THE DRAWINGS AND SITE CONDITIONS TO ENSURE THAT BOTH THE EXISTING AND THE NEW SERVICE DUCTING, PIPING, CONDUITS, EQUIPMENT AND FIXTURES DO NOT INTERFERE WITH INTERIOR WORK. IF THERE ARE ANY CONFLICTS WITH THE INTERIOR WORK, THE DESIGNER MUST BE NOTIFIED PRIOR TO COMMENCING WORK IF ANY MODIFICATION TO THE DESIGN IS REQUIRED. NO POST-TENDER EXTRAS WILL BE ACCEPTED FOR ANY SUCH ALTERATION AND/OR ADDITIONAL WORK ARISING FROM SUCH MODIFICATIONS DURING OR AFTER THE CONSTRUCTION PERIOD.
2. SUBSTITUTION OF SPECIFIED MATERIAL AND EQUIPMENT IS NOT PERMITTED WITHOUT THE DESIGNER'S APPROVAL.
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO SUBMIT SHOP DRAWINGS OF MECHANICAL EQUIPMENT, EXPOSED DEVICES AND GRILLES FOR DESIGNER'S APPROVAL.
4. CONTRACTOR TO CONFIRM WITH DESIGNER AND ENGINEER, THE LOCATIONS OF ALL SAFETY AND MECHANICAL DEVICES (SUCH AS THERMOSTAT SENSOR, SMOKE DETECTORS, ETC.) BEFORE WORK COMMENCES.
5. ALL NEW WIRING, CONDUITS, PIPES, DUCTS, ETC. TO BE CONCEALED BEHIND WALLS AND BEHIND BASEBOARDS. THIS INCLUDES WIRING FOR ALL SERVICES SUCH AS SECURITY ALARM SYSTEM, FIRE ALARM SYSTEM ETC.
6. REMOVE ALL REDUNDANT MECHANICAL EQUIPMENT, DUCTING, CONDUIT, DEVICES, ETC. REPAIR WALL, FLOOR AND CEILING AS REQUIRED.
7. REMOVE ALL REDUNDANT OUTLETS, SWITCHES, ETC. REPAIR WALL, CEILING AND FLOOR AS REQUIRED.
8. REMOVE ALL REDUNDANT MECHANICAL EQUIPMENT, DUCTING, CONDUIT, DEVICES, ETC. REPAIR WALL, FLOOR AND CEILING AS REQUIRED.
9. CONTRACTOR TO ENSURE ALL LIGHTING FIXTURES, CUSTOM AND STANDARD, MEET REQUIRED CODES AND SAFETY STANDARDS AND REPORT ANY REQUIRED MODIFICATIONS TO DESIGNER BEFORE PROCEEDING WITH WORK.
10. ALL LIGHT SWITCHES, DUPLEX RECEPTACLES, AND TELEPHONE OUTLETS ARE TO MATCH THE COLOUR OF THE WALL OR FIXTURE TO WHICH THEY ARE MOUNTED. CONTRACTOR TO REVIEW THE QUALITY OF STANDARD COLOURS AS SPECIFIED AND PROVIDE SAMPLES FOR DESIGNER'S APPROVAL BEFORE PROCEEDING WITH WORK. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS OF ALL OUTLETS.
11. ALL DUPLEX RECEPTACLES TO BE MOUNTED VERTICALLY AT 12"O.C. ABOVE FINISHED FLOOR EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS. SWITCHES TO BE LOCATED AT 4'-0"O.C. ABOVE FINISHED FLOOR EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS.
12. CONTRACTOR TO VERIFY ALL OUTLET LOCATIONS AND WHERE APPLICABLE AND POSSIBLE, MOUNT OUTLETS ON CENTER OF WALL PANELS AT SPECIFIED HEIGHT.
13. ALL FLOOR MOUNTED OUTLETS TO BE FLUSH WITH FLOOR

DRAWING LIST

DRAWING LIST

	01 ISSUED FOR COORDINATION 15.04.09	02 ISSUED FOR COORDINATION 15.04.13	03 ISSUED FOR CLIENT REVIEW 15.07.28	04 ISSUED FOR COORDINATION 15.11.11	05 ISSUED FOR COORDINATION 16.01.11	06 ISSUED FOR CLIENT REVIEW 16.01.15
INTERIOR DESIGN DRAWING PACKAGE						
ID0.0 COVER PAGE	●				●	●
ID2.1 LEVEL P4 EAST ELEVATOR LOBBY PLANS				●	●	●
ID3.1 LEVEL P4 WEST ELEVATOR LOBBY PLANS				●	●	●
ID2.2 LEVEL P3 EAST ELEVATOR LOBBY PLANS				●	●	●
ID3.2 LEVEL P3 WEST ELEVATOR LOBBY PLANS				●	●	●
ID2.3 LEVEL P2 EAST ELEVATOR LOBBY PLANS				●	●	●
ID2.4A LEVEL P1 EAST ELEVATOR LOBBY PLANS	●	●		●	●	●
ID2.4B LEVEL P1 CONSTRUCTION PLAN	●	●	●	●	●	●
ID3.4 LEVEL P1 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.4 LEVEL P1 POWER AND COMMUNICATION PLAN					●	●
ID5.4 LEVEL P1 FIXTURE PLAN						●
ID6.4 LEVEL P1 WALL FINISH PLAN						●
ID7.4 LEVEL P1 FLOOR FINISH PLAN						●
ID2.6 LEVEL 1 CONSTRUCTION PLAN	●	●	●	●	●	●
ID3.6 LEVEL 1 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.6 LEVEL 1 POWER AND COMMUNICATION PLAN					●	●
ID5.6 LEVEL 1 FIXTURE PLAN						●
ID6.6 LEVEL 1 WALL FINISH PLAN						●
ID7.6 LEVEL 1 FLOOR FINISH PLAN						●
ID2.9A LEVEL 2 CONSTRUCTION PLAN	●	●	●	●	●	●
ID2.8B LEVEL 2 CONSTRUCTION PLAN	●	●	●	●	●	●
ID3.8A LEVEL 2 REFLECTED CEILING PLAN	●	●		●	●	●
ID3.8B LEVEL 2 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.8A LEVEL 2 POWER AND COMMUNICATION PLAN					●	●
ID4.8B LEVEL 2 POWER AND COMMUNICATION PLAN					●	●
ID5.8A LEVEL 2 FIXTURE PLAN						●
ID5.8B LEVEL 2 FIXTURE PLAN						●
ID6.8A LEVEL 2 WALL FINISH PLAN						●
ID6.8B LEVEL 2 WALL FINISH PLAN						●
ID7.8A LEVEL 2 FLOOR FINISH PLAN						●
ID7.8B LEVEL 2 FLOOR FINISH PLAN						●
ID2.9 LEVEL 3 CONSTRUCTION PLAN	●	●		●	●	●
ID3.9 LEVEL 3 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.9 LEVEL 3 POWER AND COMMUNICATION PLAN					●	●
ID5.9 LEVEL 3 FIXTURE PLAN						●
ID6.9 LEVEL 3 WALL FINISH PLAN						●
ID7.9 LEVEL 3 FLOOR FINISH PLAN						●
ID2.10 LEVEL 4 CONSTRUCTION PLAN	●	●		●	●	●
ID3.10 LEVEL 4 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.10 LEVEL 4 POWER AND COMMUNICATION PLAN					●	●
ID5.10 LEVEL 4 FIXTURE PLAN						●
ID6.10 LEVEL 4 WALL FINISH PLAN						●
ID7.10 LEVEL 4 FLOOR FINISH PLAN						●
ID2.11 LEVEL 5 CONSTRUCTION PLAN	●	●		●	●	●
ID3.11 LEVEL 5 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.11 LEVEL 5 POWER AND COMMUNICATION PLAN					●	●
ID5.11 LEVEL 5 FIXTURE PLAN						●
ID6.11 LEVEL 5 WALL FINISH PLAN						●
ID7.11 LEVEL 5 FLOOR FINISH PLAN						●
ID2.12 LEVEL 6 CONSTRUCTION PLAN	●	●		●	●	●
ID3.12 LEVEL 6 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.12 LEVEL 6 POWER AND COMMUNICATION PLAN					●	●
ID5.12 LEVEL 6 FIXTURE PLAN						●
ID6.12 LEVEL 6 WALL FINISH PLAN						●
ID7.12 LEVEL 6 FLOOR FINISH PLAN						●
ID2.13 LEVEL 7 CONSTRUCTION PLAN	●	●		●	●	●
ID3.13 LEVEL 7 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.13 LEVEL 7 POWER AND COMMUNICATION PLAN					●	●
ID5.13 LEVEL 7 FIXTURE PLAN						●
ID6.13 LEVEL 7 WALL FINISH PLAN						●
ID7.13 LEVEL 7 FLOOR FINISH PLAN						●
ID2.14 LEVEL 8 CONSTRUCTION PLAN	●	●		●	●	●
ID3.14 LEVEL 8 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.14 LEVEL 8 POWER AND COMMUNICATION PLAN					●	●
ID5.14 LEVEL 8 FIXTURE PLAN						●
ID6.14 LEVEL 8 WALL FINISH PLAN						●
ID7.14 LEVEL 8 FLOOR FINISH PLAN						●
ID2.15 LEVEL 9 CONSTRUCTION PLAN	●	●		●	●	●
ID3.15 LEVEL 9 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.15 LEVEL 9 POWER AND COMMUNICATION PLAN					●	●
ID5.15 LEVEL 9 FIXTURE PLAN						●
ID6.15 LEVEL 9 WALL FINISH PLAN						●
ID7.15 LEVEL 9 FLOOR FINISH PLAN						●
ID2.16 LEVEL 10 CONSTRUCTION PLAN	●	●		●	●	●
ID3.16 LEVEL 10 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.16 LEVEL 10 POWER AND COMMUNICATION PLAN					●	●
ID5.16 LEVEL 10 FIXTURE PLAN						●
ID6.16 LEVEL 10 WALL FINISH PLAN						●
ID7.16 LEVEL 10 FLOOR FINISH PLAN						●
ID2.17 LEVEL 11 CONSTRUCTION PLAN	●	●		●	●	●
ID3.17 LEVEL 11 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.17 LEVEL 11 POWER AND COMMUNICATION PLAN					●	●
ID5.17 LEVEL 11 FIXTURE PLAN						●
ID6.17 LEVEL 11 WALL FINISH PLAN						●
ID7.17 LEVEL 11 FLOOR FINISH PLAN						●
ID2.18 LEVEL 12 CONSTRUCTION PLAN	●	●		●	●	●
ID3.18 LEVEL 12 REFLECTED CEILING PLAN	●	●		●	●	●
ID4.18 LEVEL 12 POWER AND COMMUNICATION PLAN					●	●
ID5.18 LEVEL 12 FIXTURE PLAN						●
ID6.18 LEVEL 12 WALL FINISH PLAN						●
ID7.18 LEVEL 12 FLOOR FINISH PLAN						●
ID8.1 P1 AMENITY ELEVATIONS						●
ID8.2 P1 AMENITY ELEVATIONS						●
ID8.3 L1 LOBBY ELEVATIONS						●
ID8.4 L2 AMENITY ELEVATIONS						●
ID8.5 CORRIDOR ELEVATIONS						●
ID9.1 CEILING DETAILS						●
ID9.2 CEILING DETAILS						●
ID9.3 CEILING DETAILS						●
ID9.4 TYPICAL TRANSITION DETAILS						●
ID9.5 TYPICAL BASE DETAILS						●
ID9.6 RESERVED						
ID9.7 RESERVED						
ID9.8 L1 WASHROOM DETAILS						●
ID9.9 L1 & L2 WASHROOM DETAILS						●
ID9.10 L2 WASHROOM DETAILS						●
ID9.11 L2 WASHROOM DETAILS						●
ID9.12 P1 CHANGE ROOM DETAILS						●
ID9.13 P1 CHANGE ROOM DETAILS						●
ID9.14 THEATRE ROOM DETAILS						●
ID9.15 L1 STONE PORTAL DETAILS						●
ID9.16 L1 & L2 ART NICHE DETAILS						●
ID9.17 GARBAGE ROOM DETAILS						●
ID9.18 JANITOR CLOSET DETAILS						●
ID9.19 ELEVATOR SURROUND & WALL CLADDING DETAILS						●
ID9.20 L1 WEST LOBBY MAILROOM DETAILS						●
ID9.21 L1 EAST LOBBY FIREPLACE DETAILS						●
ID9.22 L2 LOUNGE AREA FIREPLACE DETAILS						●
ID10.1 DOOR SCHEDULE						●
TOTAL DRAWINGS ISSUED:	27	29	4	34	49	

ELECTRICAL
TO FOLLOW

MECHANICAL
TO FOLLOW

MILLWORK DRAWINGS

REFER TO 11"X17" MILLWORK DRAWING PACKAGE

SPECIFICATIONS

REFER TO 11"X17" SPECIFICATION PACKAGE

KEY PLAN

SITE LOCATION PLAN

N
True North:

NAME:
ADDRESS:

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

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II BY IV DESIGN

Drawing Title:

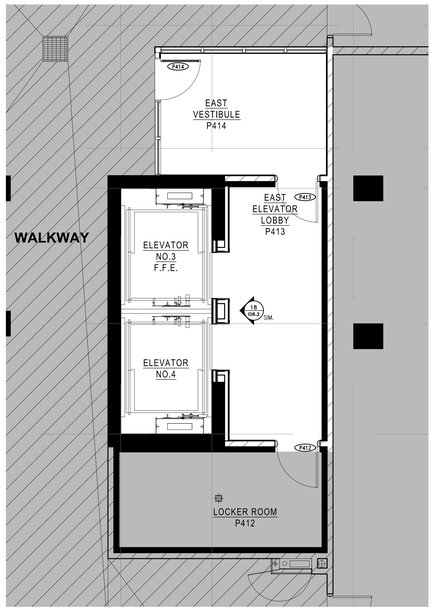
COVER PAGE

Our Project Number:
14008

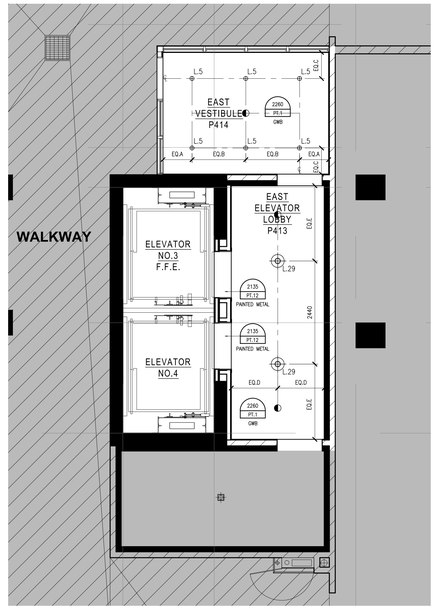
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

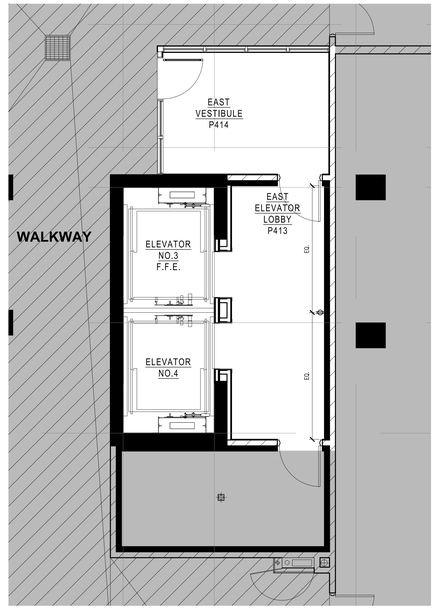
ID0.0



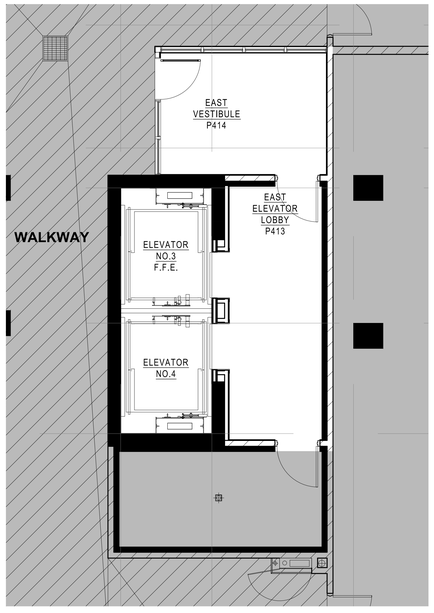
1 CONSTRUCTION PLAN
ID2.1 SCALE 1:50



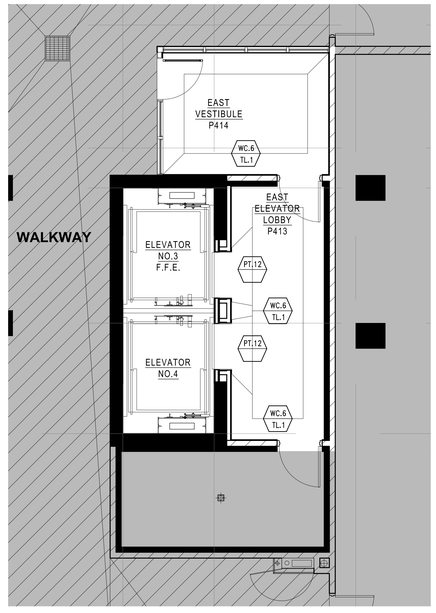
2 REFLECTED CEILING PLAN
ID2.1 SCALE 1:50



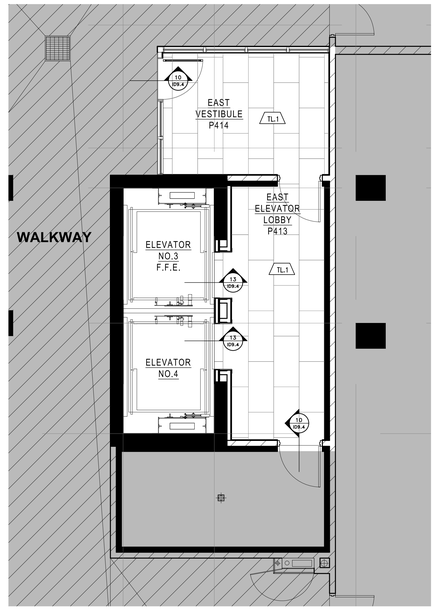
3 POWER AND COMMUNICATION PLAN
ID2.1 SCALE 1:50



4 FIXTURE PLAN
ID2.1 SCALE 1:50



5 WALL FINISH PLAN
ID2.1 SCALE 1:50



6 FLOOR FINISH PLAN
ID2.1 SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / DB.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
EF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H / PT.2 / CWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.#	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

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 FIXTURE 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

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT5 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    — DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    — REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    — REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
W.# / B.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW–DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI–GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL.#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW–DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

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II BY IV DESIGN

Drawing Title:

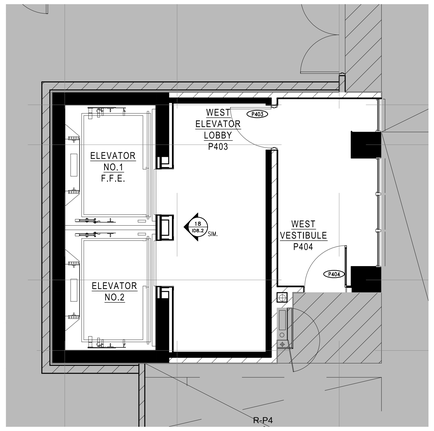
LEVEL P4
EAST ELEVATOR LOBBY
PLANS

Our Project Number:
14008

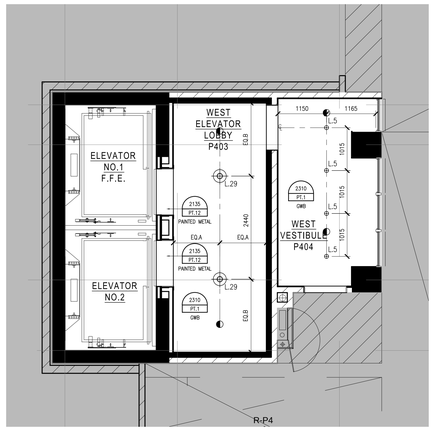
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

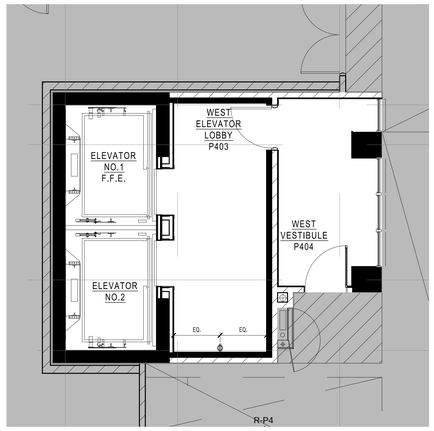
ID2.1



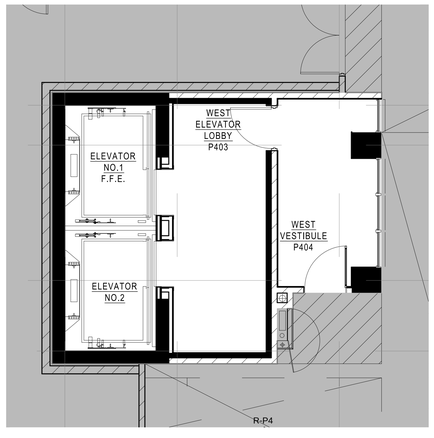
1 / 103.1 CONSTRUCTION PLAN
SCALE 1:50



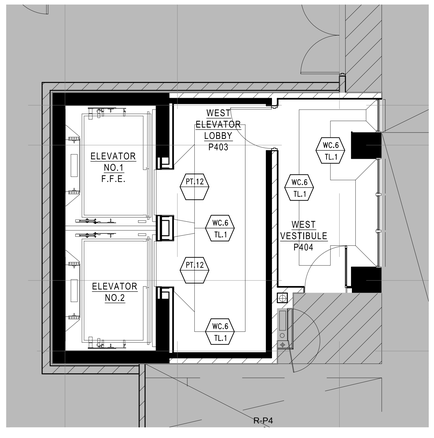
2 / 103.1 REFLECTED CEILING PLAN
SCALE 1:50



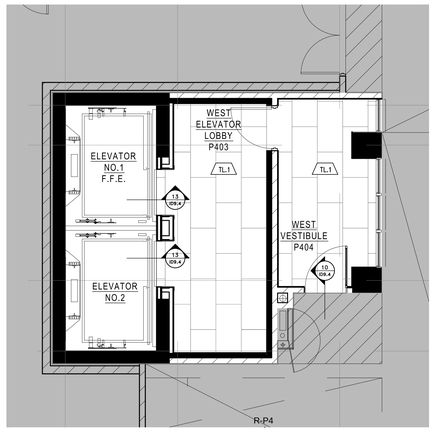
3 / 103.1 POWER AND COMMUNICATION PLAN
SCALE 1:50



4 / 103.1 FIXTURE PLAN
SCALE 1:50



5 / 103.1 WALL FINISH PLAN
SCALE 1:50



6 / 103.1 FLOOR FINISH PLAN
SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / D8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
CF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG.
H / FF.1 / OWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.#	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

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 FIXTURE 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

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT5 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT5 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
W.# / W.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW–DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI–GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL.#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW–DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ". AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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12 DESBROSSES STREET
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II BY IV DESIGN

Drawing Title:

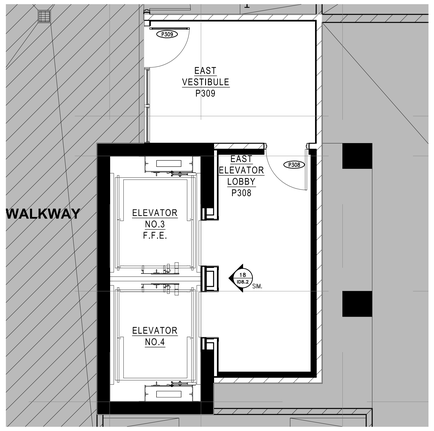
LEVEL P4
WEST ELEVATOR LOBBY
PLANS

Our Project Number:
14008

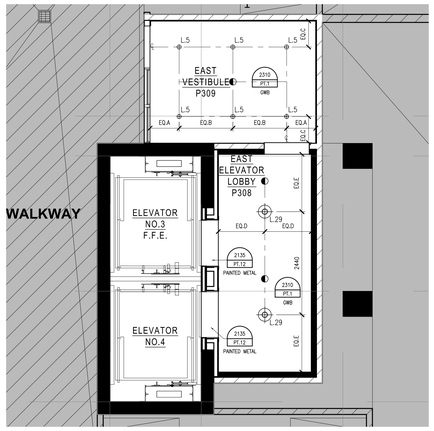
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

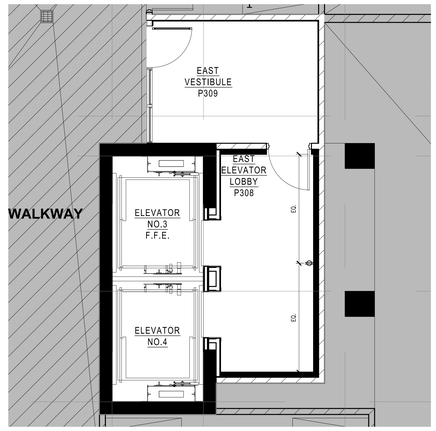
ID3.1



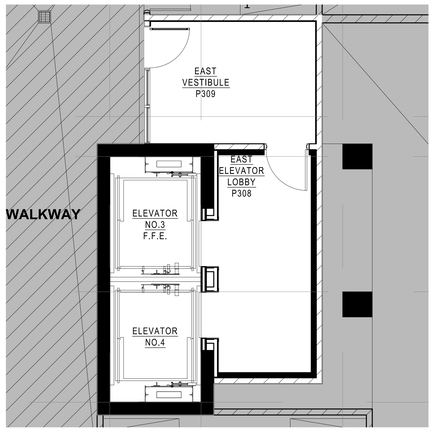
1 CONSTRUCTION PLAN
ID2.2 SCALE 1:50



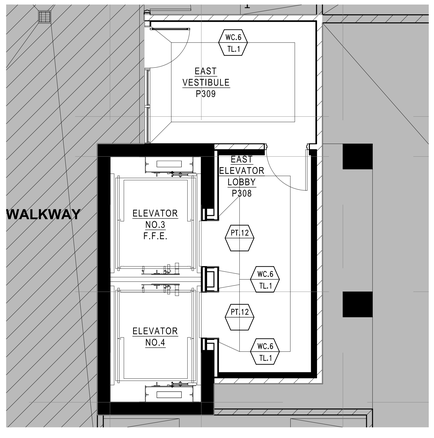
2 REFLECTED CEILING PLAN
ID2.2 SCALE 1:50



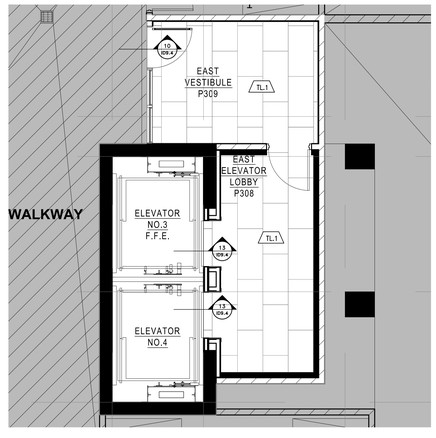
3 POWER AND COMMUNICATION PLAN
ID2.2 SCALE 1:50



4 FIXTURE PLAN
ID2.2 SCALE 1:50



5 WALL FINISH PLAN
ID2.2 SCALE 1:50



6 FLOOR FINISH PLAN
ID2.2 SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / D8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
CF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H / PT.2 / OMB	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.#	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

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 FIXTURE 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

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT5 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    - DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    - REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    - REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
W.# / W.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL.#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

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3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

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2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
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5. DRAWINGS NOT TO BE SCALED

Issue:

04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

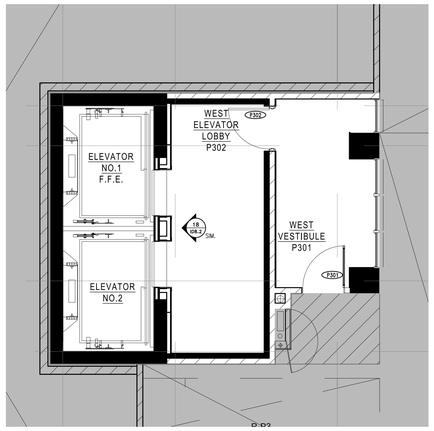
LEVEL P3
EAST ELEVATOR LOBBY
PLANS

Our Project Number:
14008

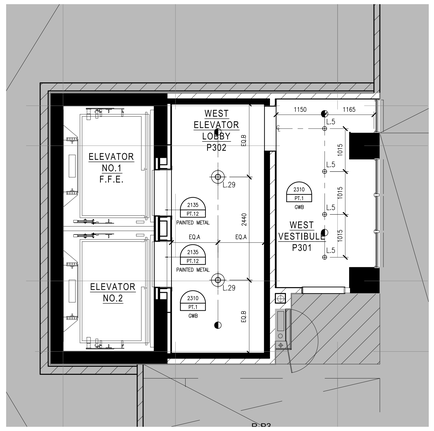
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

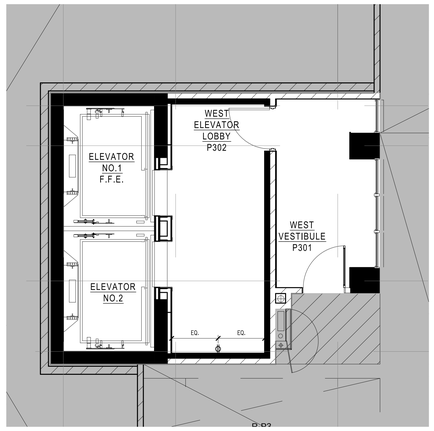
ID2.2



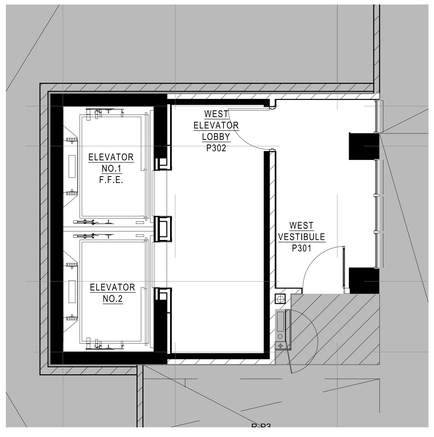
1 CONSTRUCTION PLAN
ID3.2 SCALE 1:50



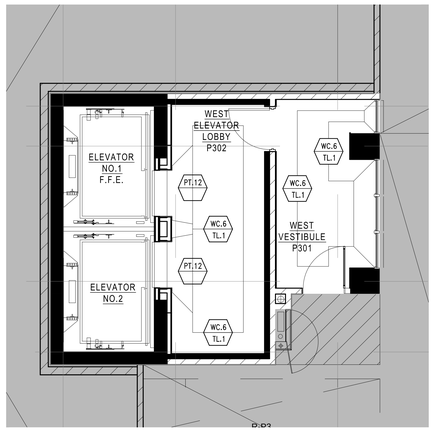
2 REFLECTED CEILING PLAN
ID3.2 SCALE 1:50



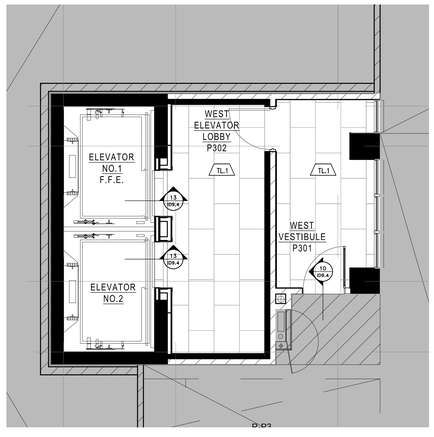
3 POWER AND COMMUNICATION PLAN
ID3.2 SCALE 1:50



4 FURNITURE PLAN
ID3.2 SCALE 1:50



5 WALL FINISH PLAN
ID3.2 SCALE 1:50



6 FLOOR FINISH PLAN
ID3.2 SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / D8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
CF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H / PT.2 / CWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L#	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

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 FIXTURE 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

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT5 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BAITS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
F#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW–DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI–GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW–DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

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II BY IV DESIGN

Drawing Title:

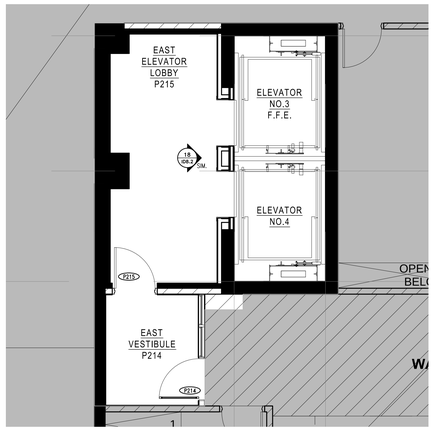
LEVEL P3
WEST ELEVATOR LOBBY
PLANS

Our Project Number:
14008

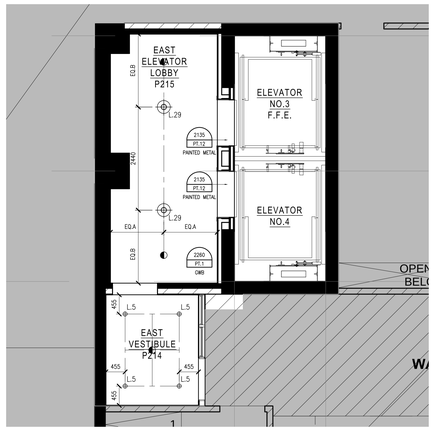
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

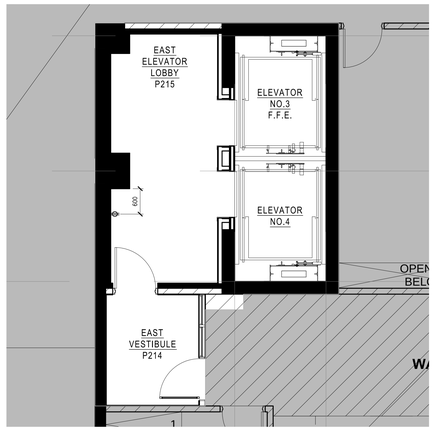
ID3.2



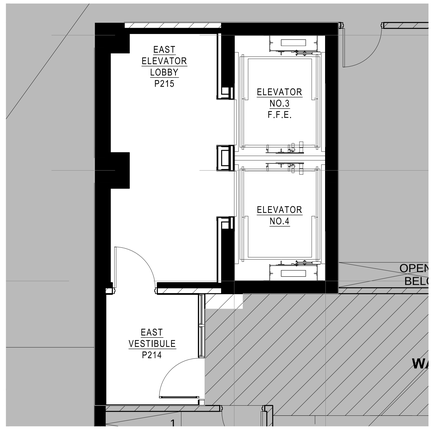
1 / D2.3 CONSTRUCTION PLAN
SCALE 1:50



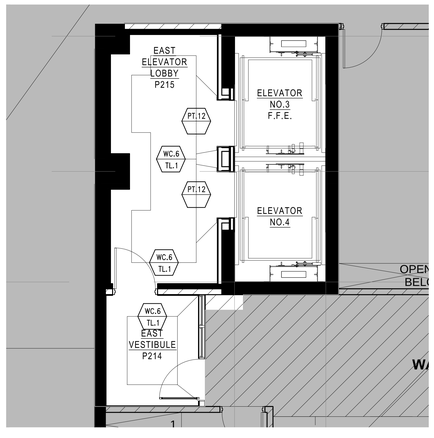
2 / D2.3 REFLECTED CEILING PLAN
SCALE 1:50



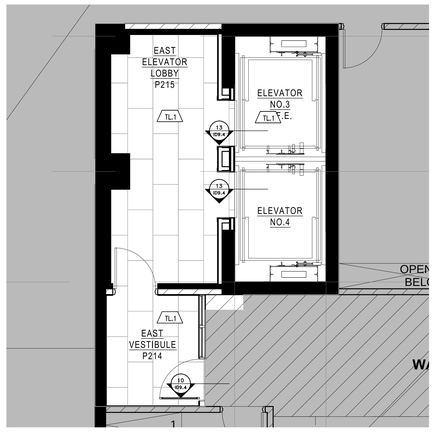
3 / D2.3 POWER AND COMMUNICATION PLAN
SCALE 1:50



4 / D2.3 FIXTURE PLAN
SCALE 1:50



5 / D2.3 WALL FINISH PLAN
SCALE 1:50



6 / D2.3 FLOOR FINISH PLAN
SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / D8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
CF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H / P.1 / CMD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.F L.1 L.2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

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 FIXTURE 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

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT5 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
W.# / W.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL.#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC.", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

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II BY IV DESIGN

Drawing Title:

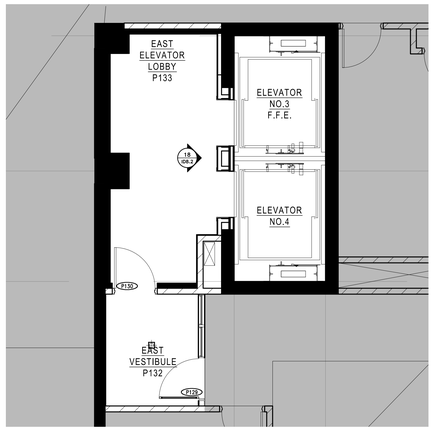
LEVEL P2
EAST ELEVATOR LOBBY
PLANS

Our Project Number:
14008

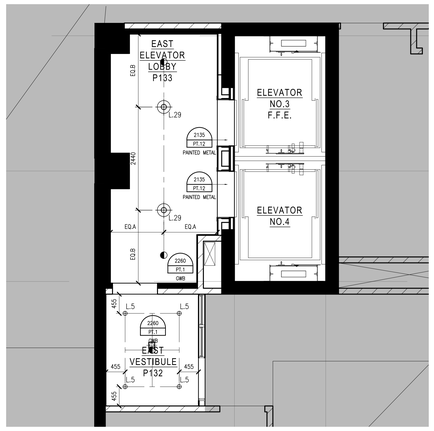
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

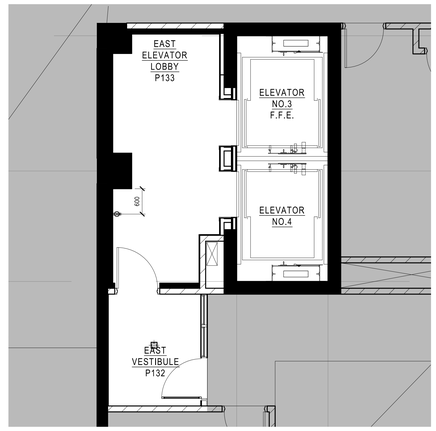
ID2.3



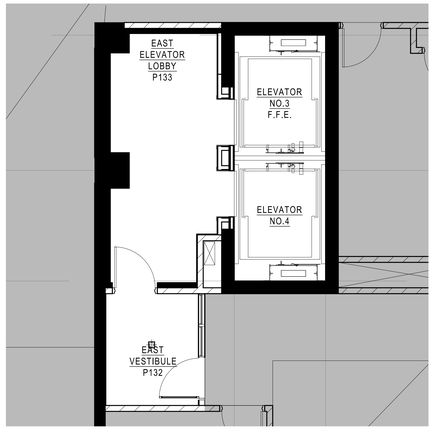
1 / D2.4A CONSTRUCTION PLAN
SCALE 1:50



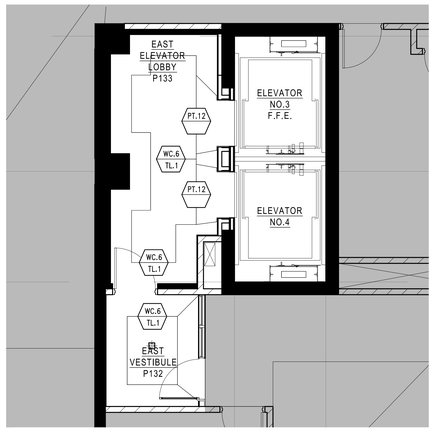
2 / D2.4A REFLECTED CEILING PLAN
SCALE 1:50



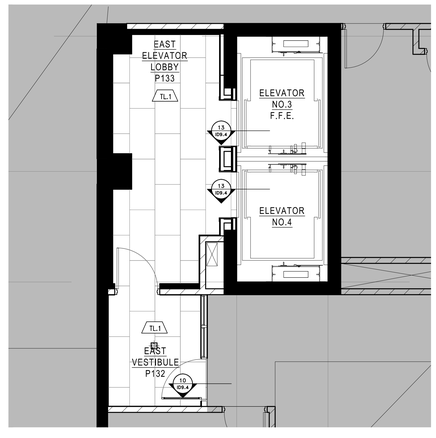
3 / D2.4A POWER AND COMMUNICATION PLAN
SCALE 1:50



4 / D2.4A FIXTURE PLAN
SCALE 1:50



5 / D2.4A WALL FINISH PLAN
SCALE 1:50



6 / D2.4A FLOOR FINISH PLAN
SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / D8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
LF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H / PT.2 / CWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
LF	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	LINEAR DIFFUSER CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	RETURN AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	SUPPLY AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	EXHAUST AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	ACCESS PANEL CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS

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 FIXTURE 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

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT5 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–
	POWER ACTIVATED DOOR EXIT BUTTON	–
ES	ELECTRIC STRIKE	–
CR	CARD READER	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    - DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    - REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    - REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
WF.# / WB.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL.#	FLOOR FINISH NUMBER	REFER TO 11" X 17" PRODUCT SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ". AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
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04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

LEVEL P1
EAST ELEVATOR LOBBY
PLANS

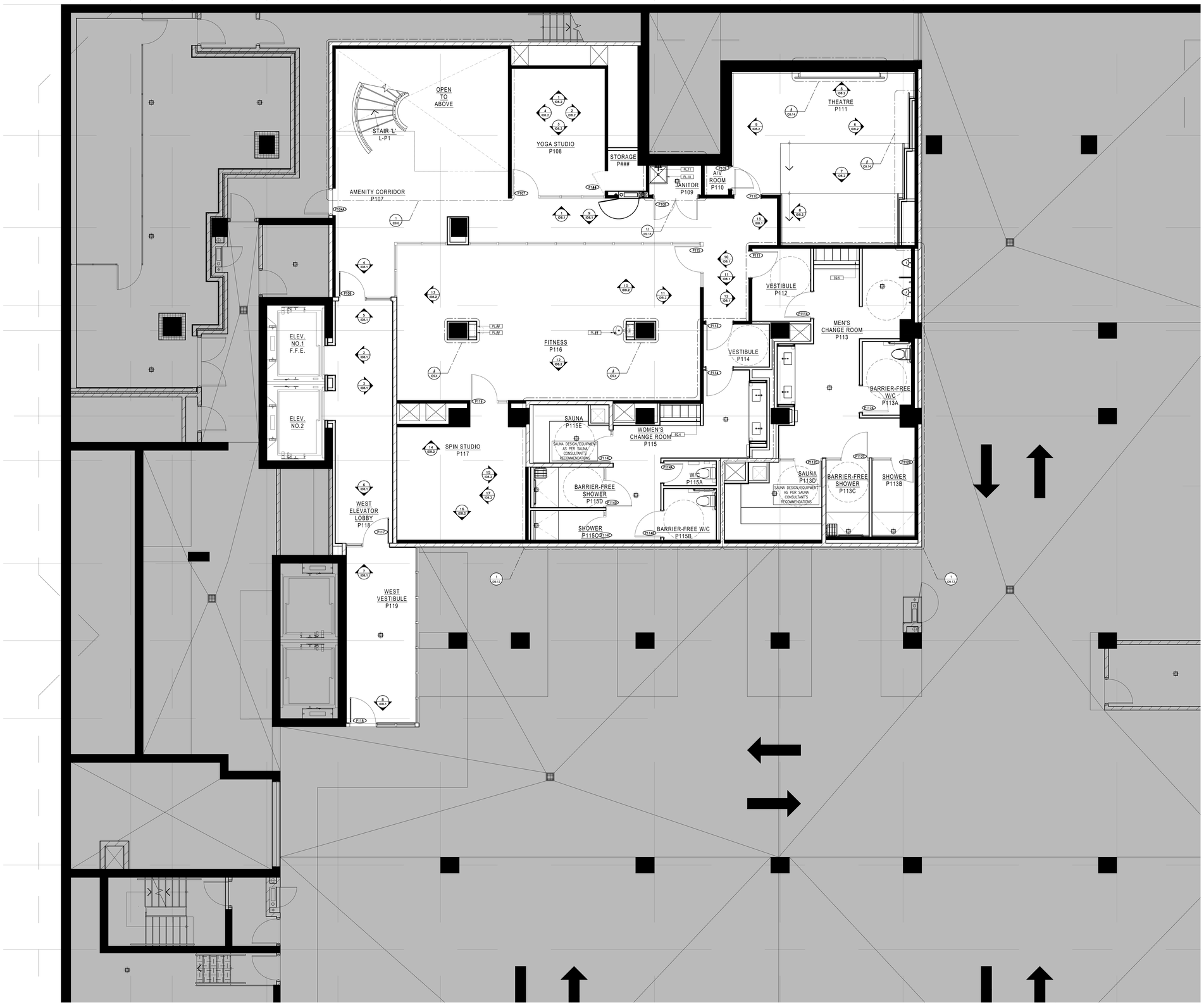
Our Project Number: 14008

Designed By: DM,KR, VW,SG

Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.4A



1 CONSTRUCTION PLAN
ID2.4B SCALE 1:50

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / 01.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
EF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
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II BY IV DESIGN

Drawing Title:

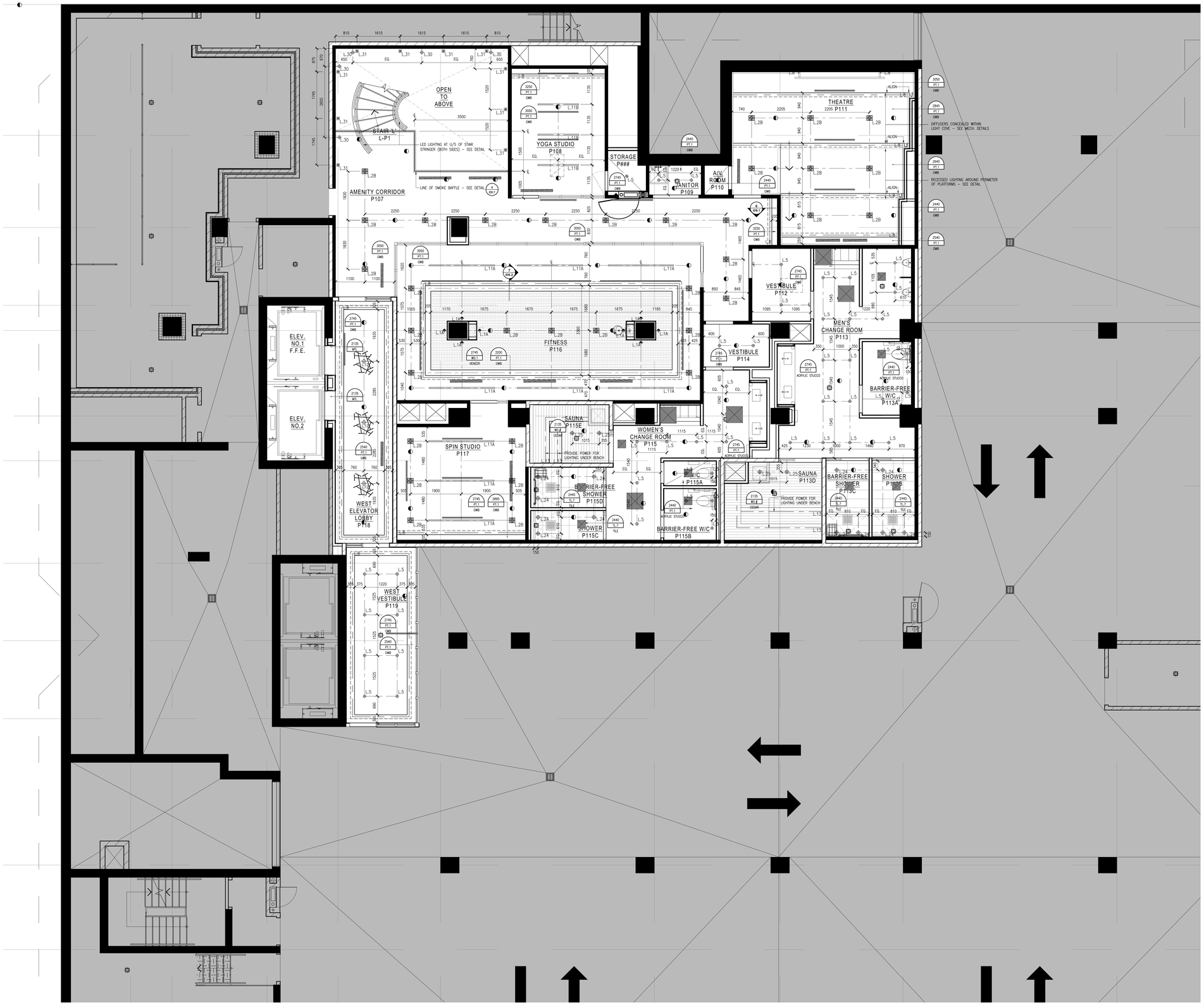
LEVEL P1
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID2.4B



1 ID3.4 REFLECTED CEILING PLAN
SCALE 1:50

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
X / ID1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
## / F.F.E. / CMB	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L4 L5 L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	LINEAR DIFFUSER CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	RETURN AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	SUPPLY AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	EXHAUST AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	ACCESS PANEL CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS

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 FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
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05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15

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II BY IV DESIGN

Drawing Title:

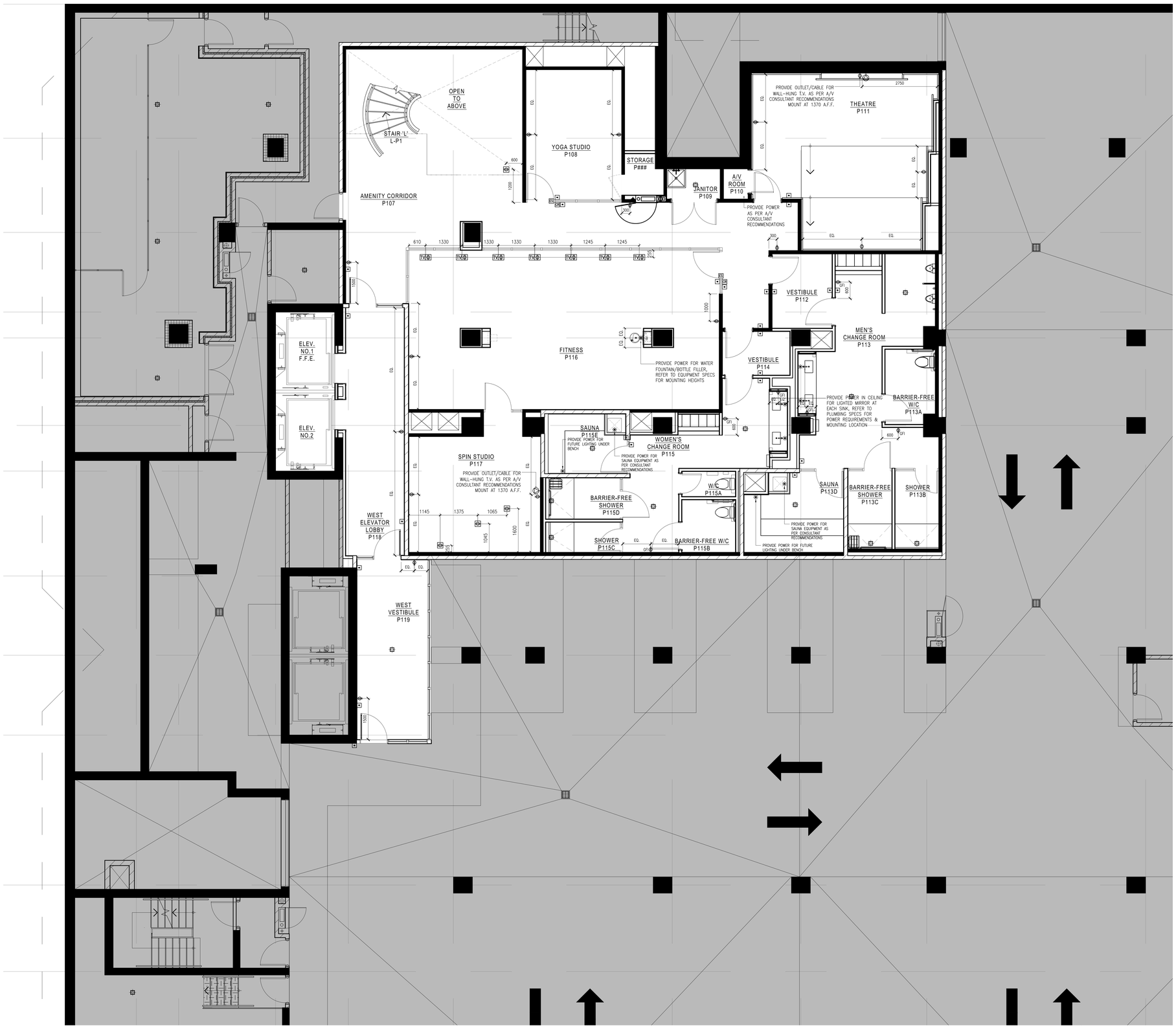
LEVEL P1
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.4



1 ID4.4 POWER AND COMMUNICATION PLAN
SCALE 1:50

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–
	POWER ACTIVATED DOOR EXIT BUTTON	–
	ELECTRIC STRIKE	–
	CARD READER	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING "FLAT WIRE SYSTEMS" UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
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II BY IV DESIGN

Drawing Title:

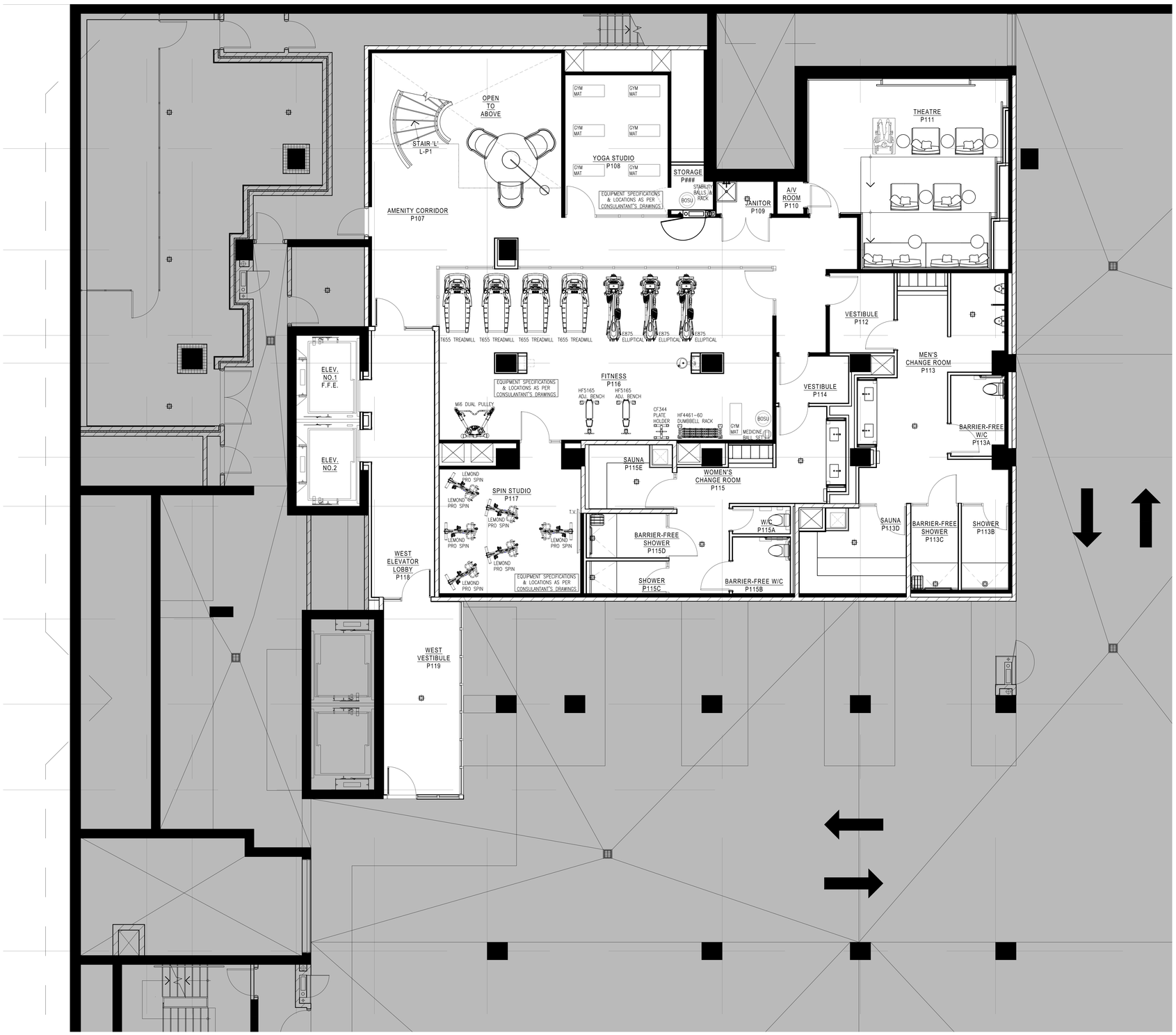
LEVEL P1
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.4



1 / ID5.4 FIXTURE PLAN
SCALE 1:50

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
f.f	FURNITURE CODE — REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVEIW	16.01.15
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II BY IV DESIGN

Drawing Title:

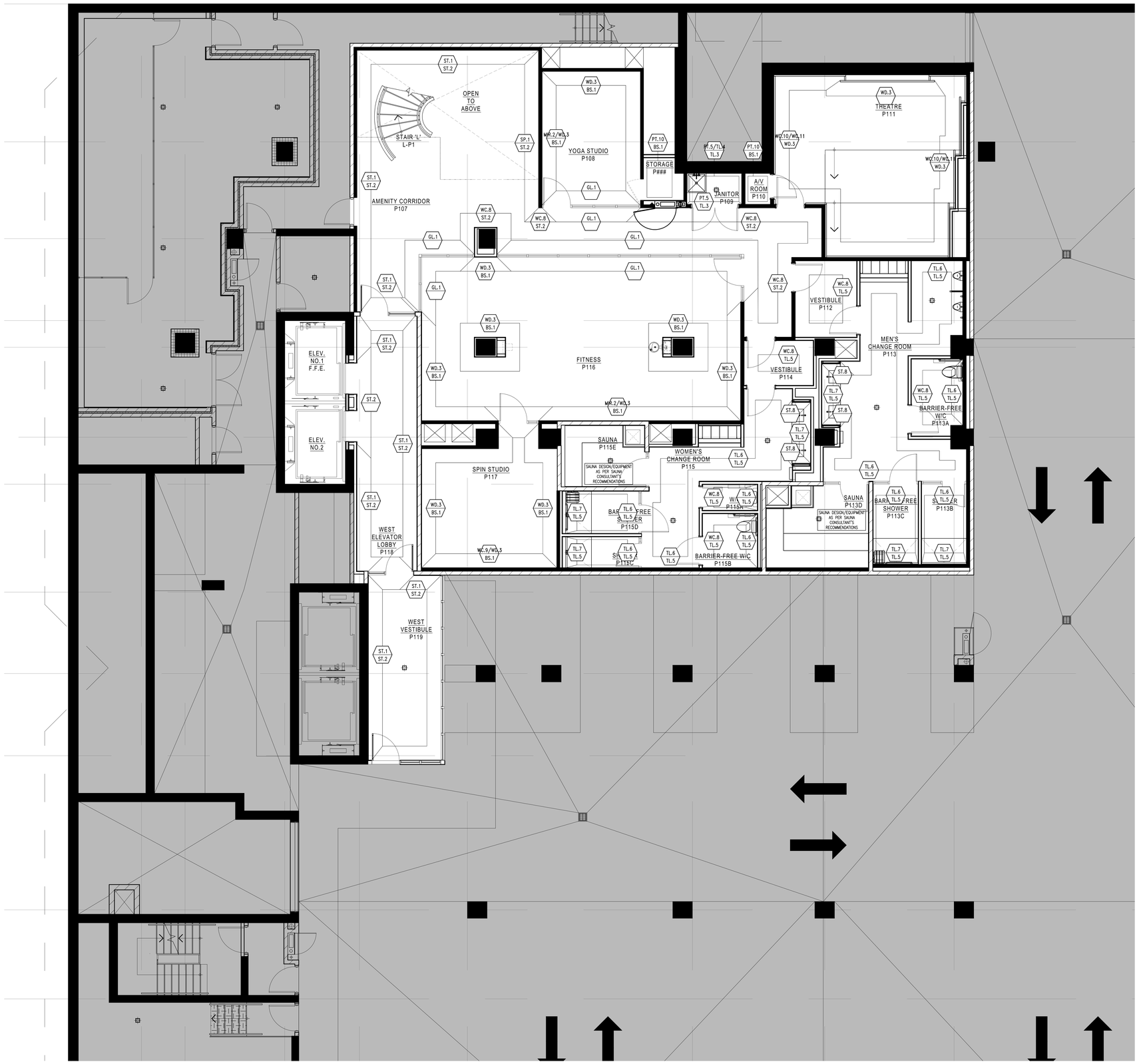
LEVEL P1
FIXTURE PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID5.4



ID6.4 WALL FINISH PLAN
SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
##/##	WALL FINISH / WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE, CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

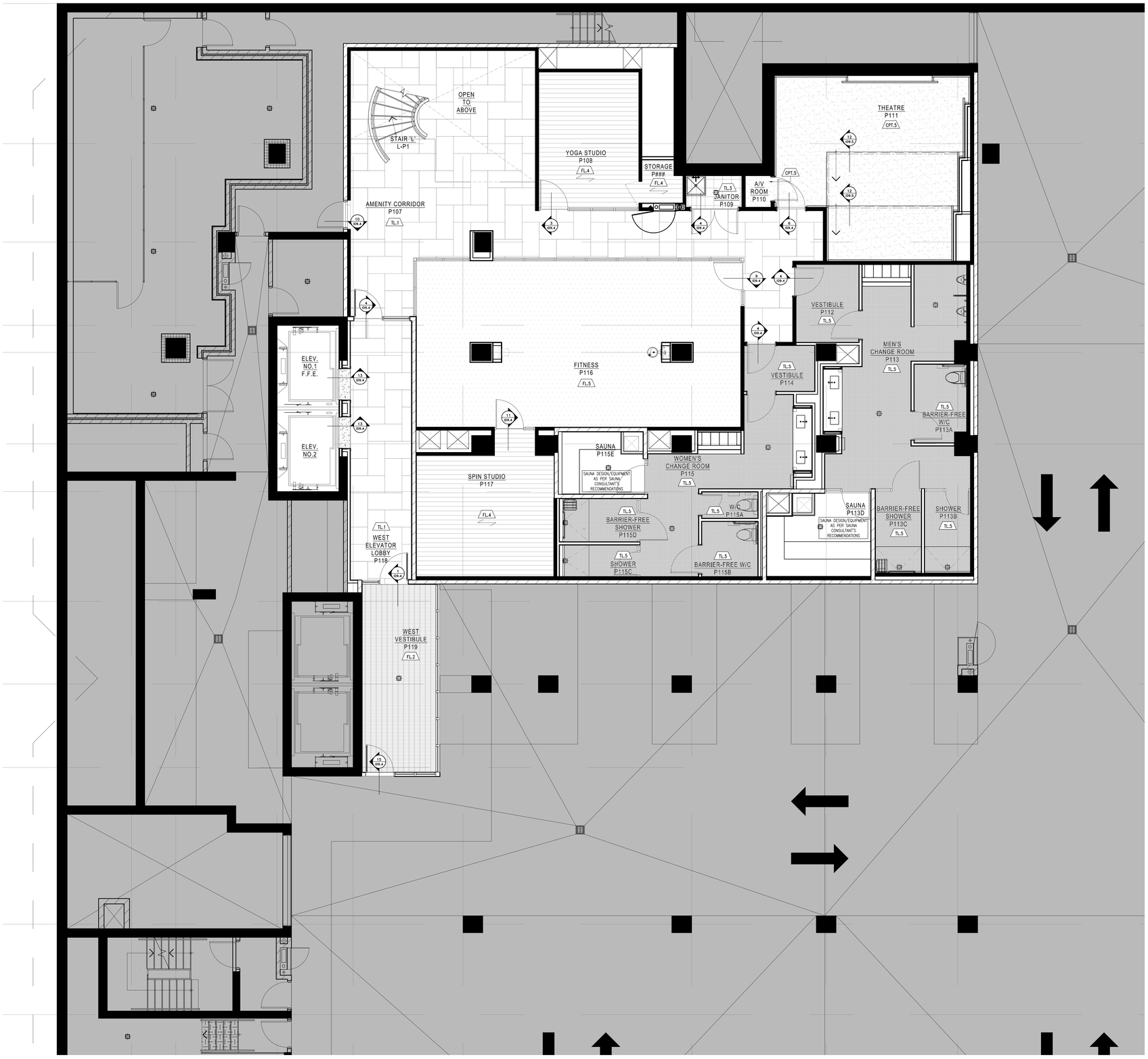
LEVEL P1
WALL FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID6.4



1 / 107.4 FLOOR FINISH PLAN
SCALE 1:50

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
FL.#	FLOOR FINISH NUMBER — REFER TO 11" X 17" PRODUCT SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

LEVEL P1
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID7.4

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
X / ID9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.3	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
E.F	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.FF	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 COMMENCMENT 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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
03 ISSUED FOR PLUMBING TENDER	15.10.28
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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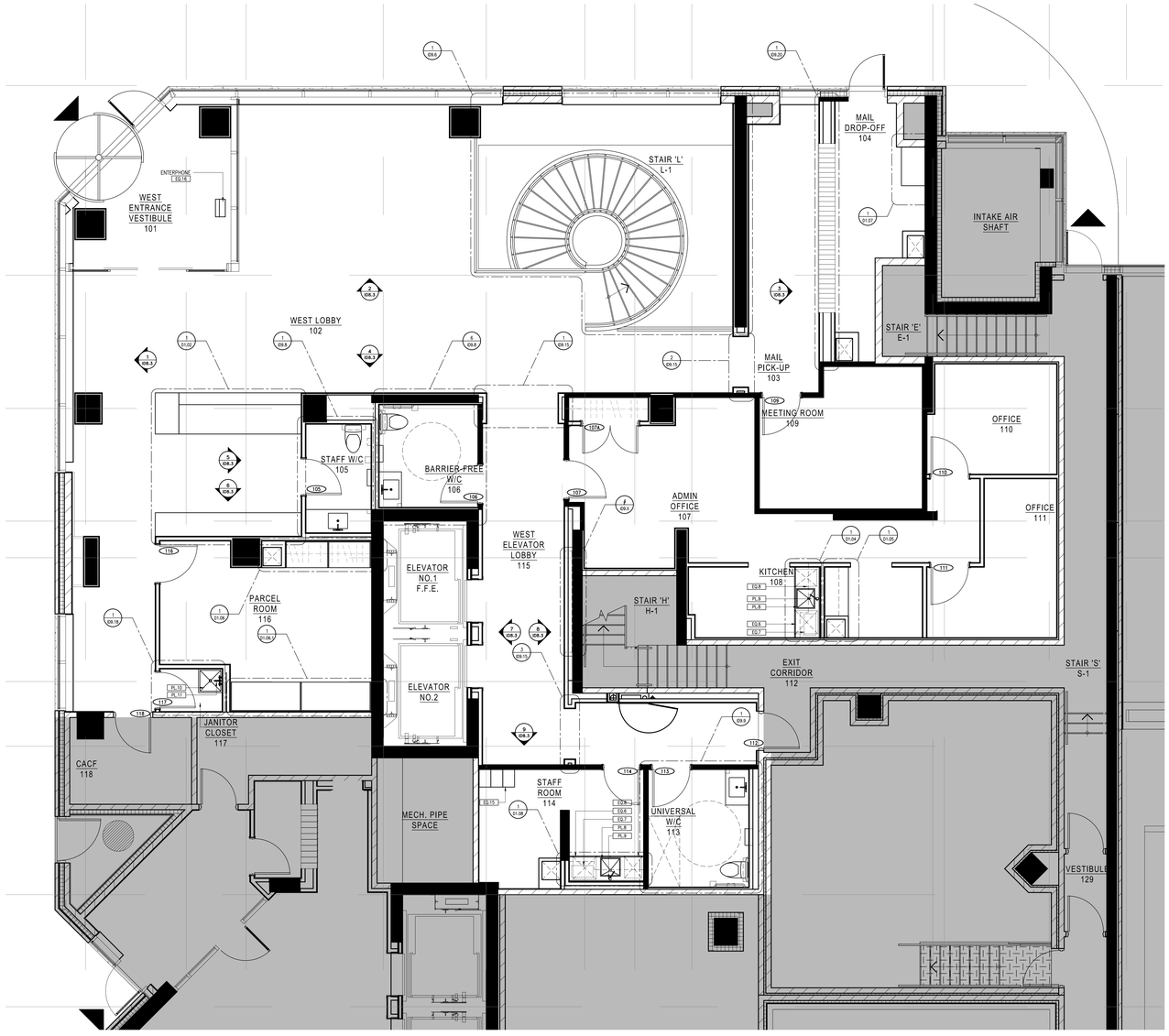
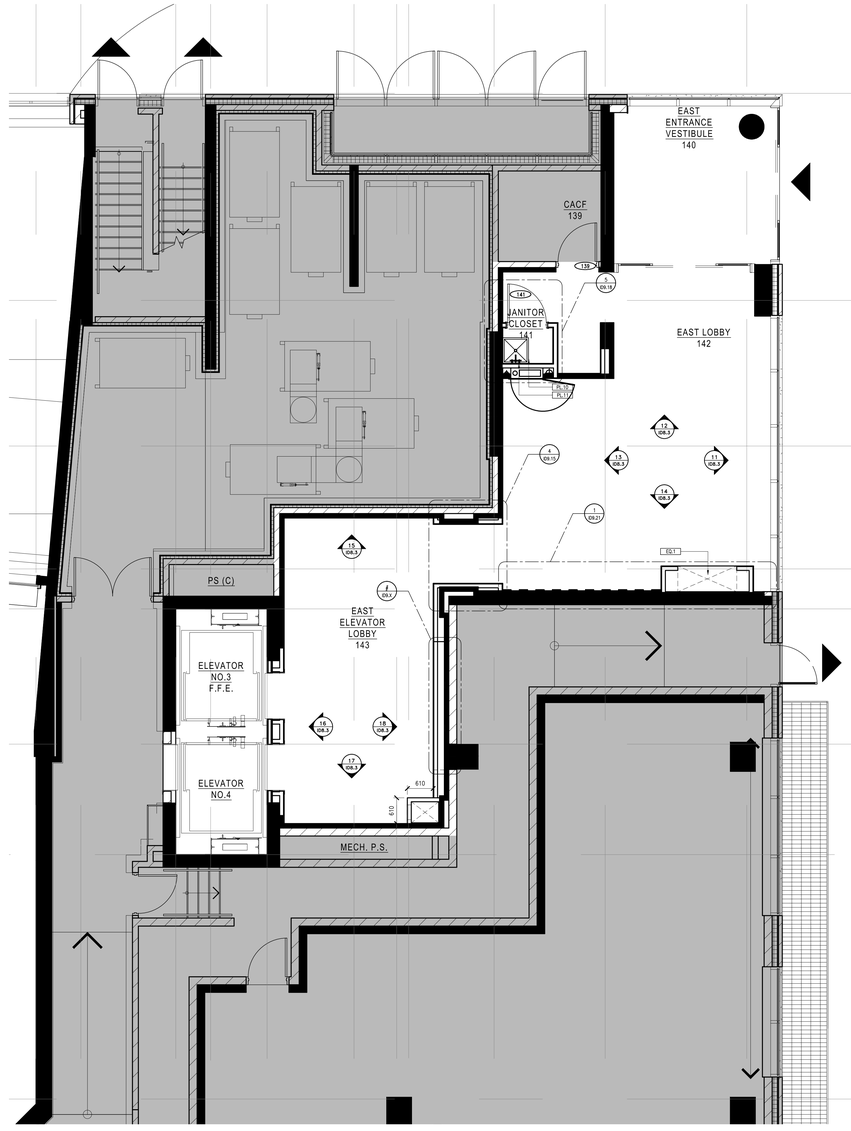


1 / ID2.6 CONSTRUCTION PLAN
SCALE 1:50



2 / ID2.6 CONSTRUCTION PLAN
SCALE 1:50

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II BY IV DESIGN

Drawing Title:

LEVEL 1
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

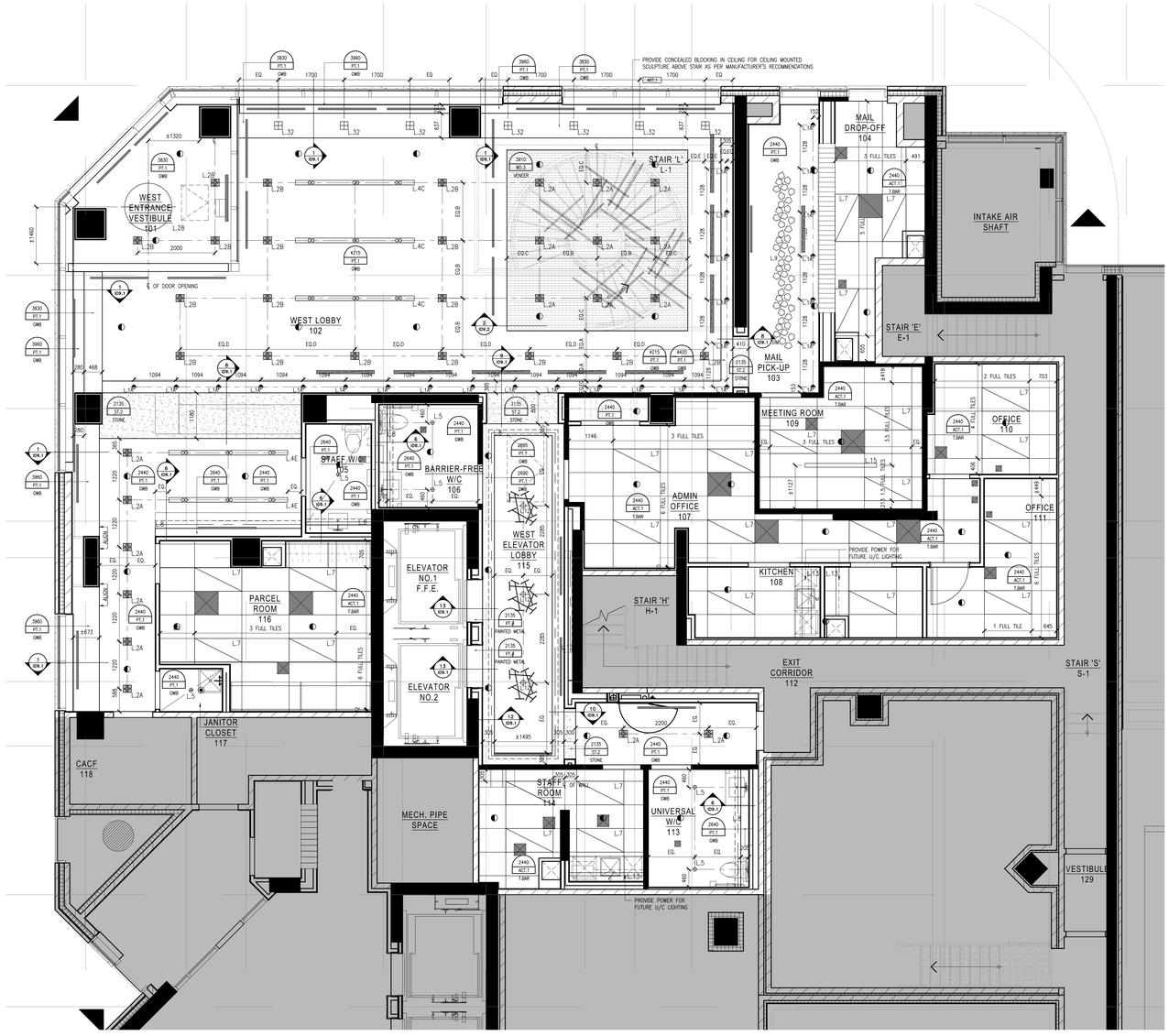
ID2.6

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
X DT.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H PT.1 CMG	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L1 L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	LINEAR DIFFUSER CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	RETURN AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	SUPPLY AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	EXHAUST AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	ACCESS PANEL CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.9	2135MM
L.28	2750MM

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 FIXTURE 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



1 REFLECTED CEILING PLAN
ID3.6 SCALE 1:50

2 REFLECTED CEILING PLAN
ID3.6 SCALE 1:50

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
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5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15

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II BY IV DESIGN

Drawing Title:

LEVEL 1
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.6

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	VOICE/DATA OUTLET TO BE WALL MOUNTED	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	FLOOR MOUNTED VOICE/DATA OUTLET	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–
	POWER ACTIVATED DOOR EXIT BUTTON	–
	CARD READER	–
	INTERCOM STATION	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING "FLAT WIRE SYSTEMS" UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

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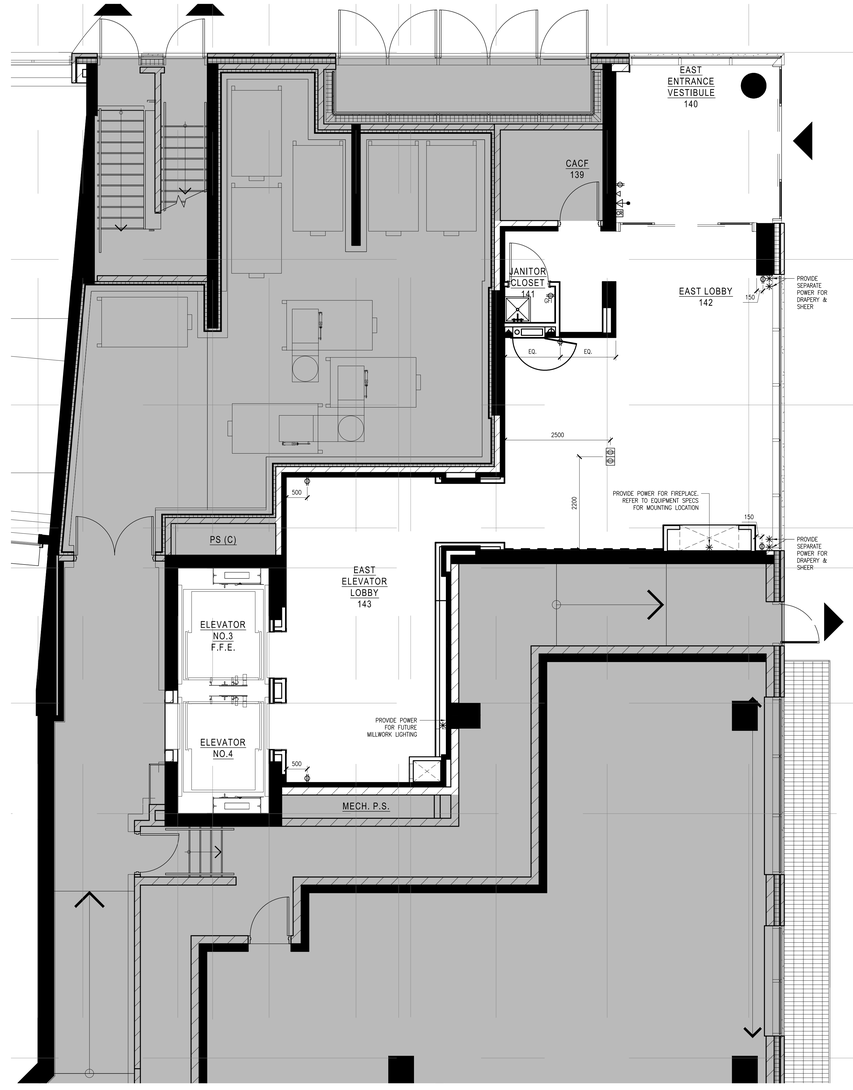
5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15

1 / D4.6 POWER AND COMMUNICATION PLAN
SCALE 1:50



2 / D4.6 POWER AND COMMUNICATION PLAN
SCALE 1:50

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II BY IV DESIGN

Drawing Title:

LEVEL 1
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.6

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F.F.	FURNITURE CODE — REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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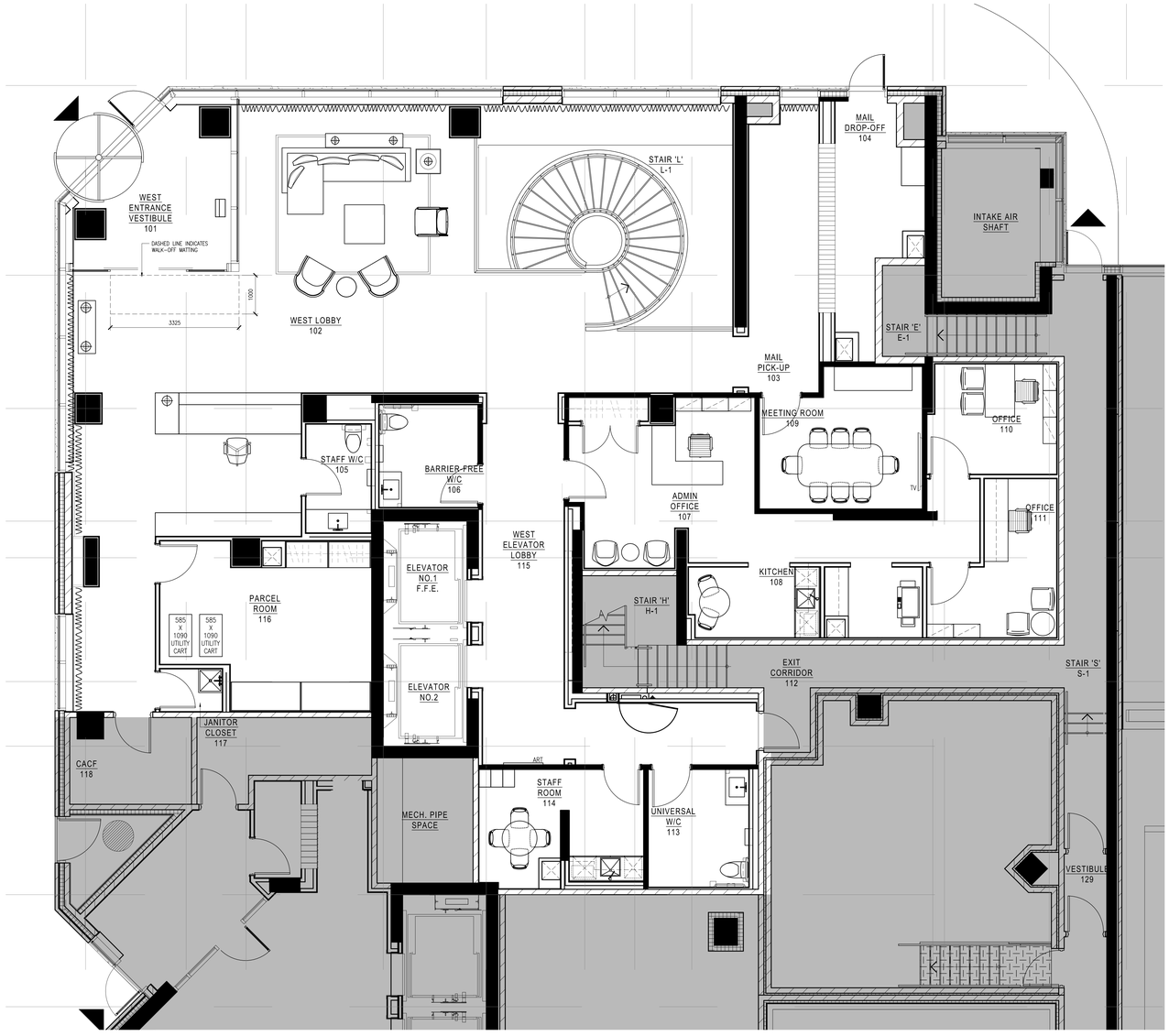
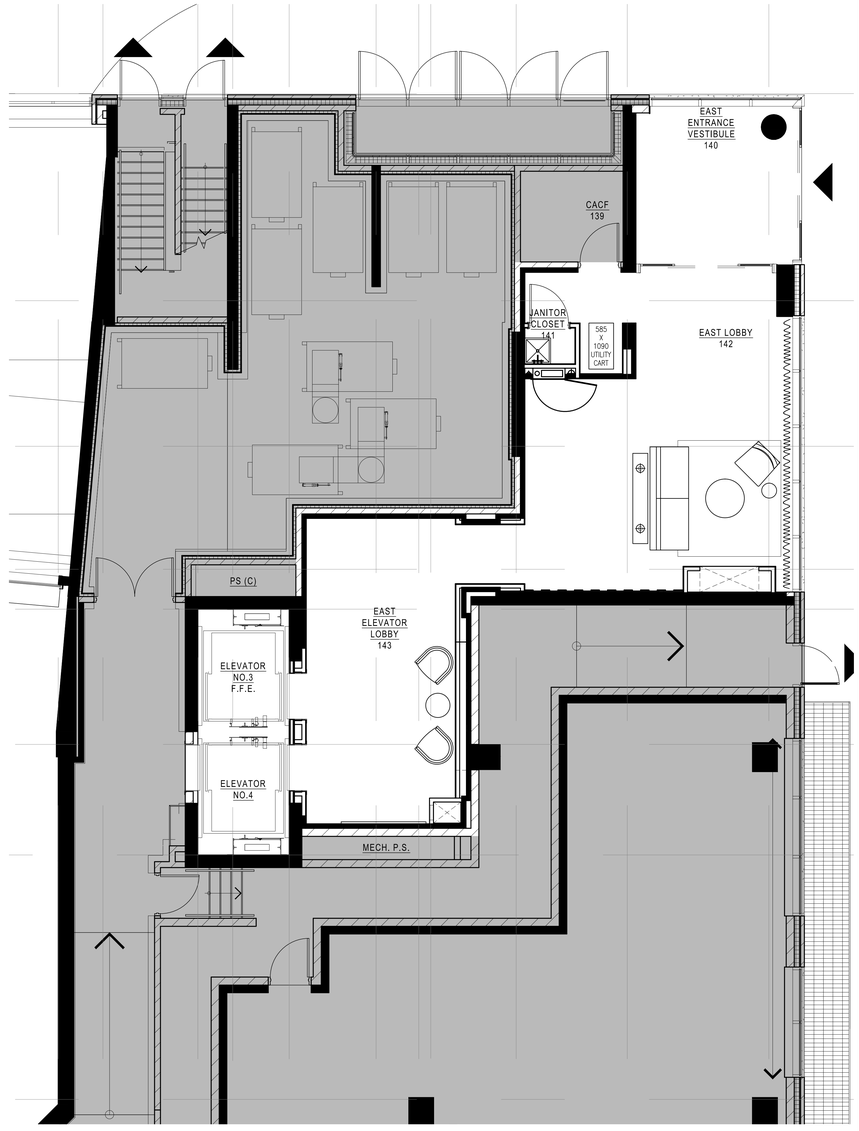


1 / 05.6 FIXTURE PLAN
SCALE 1:50



2 / 05.6 FIXTURE PLAN
SCALE 1:50

Hines TRIDEL

AQUAVISTA
AT BAYSIDE TORONTO
1 EDGEWATER DRIVE, TORONTO ONTARIO

77 MOWAT AVENUE, SUITE 109
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II BY IV DESIGN

Drawing Title:

LEVEL 1
FIXTURE PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

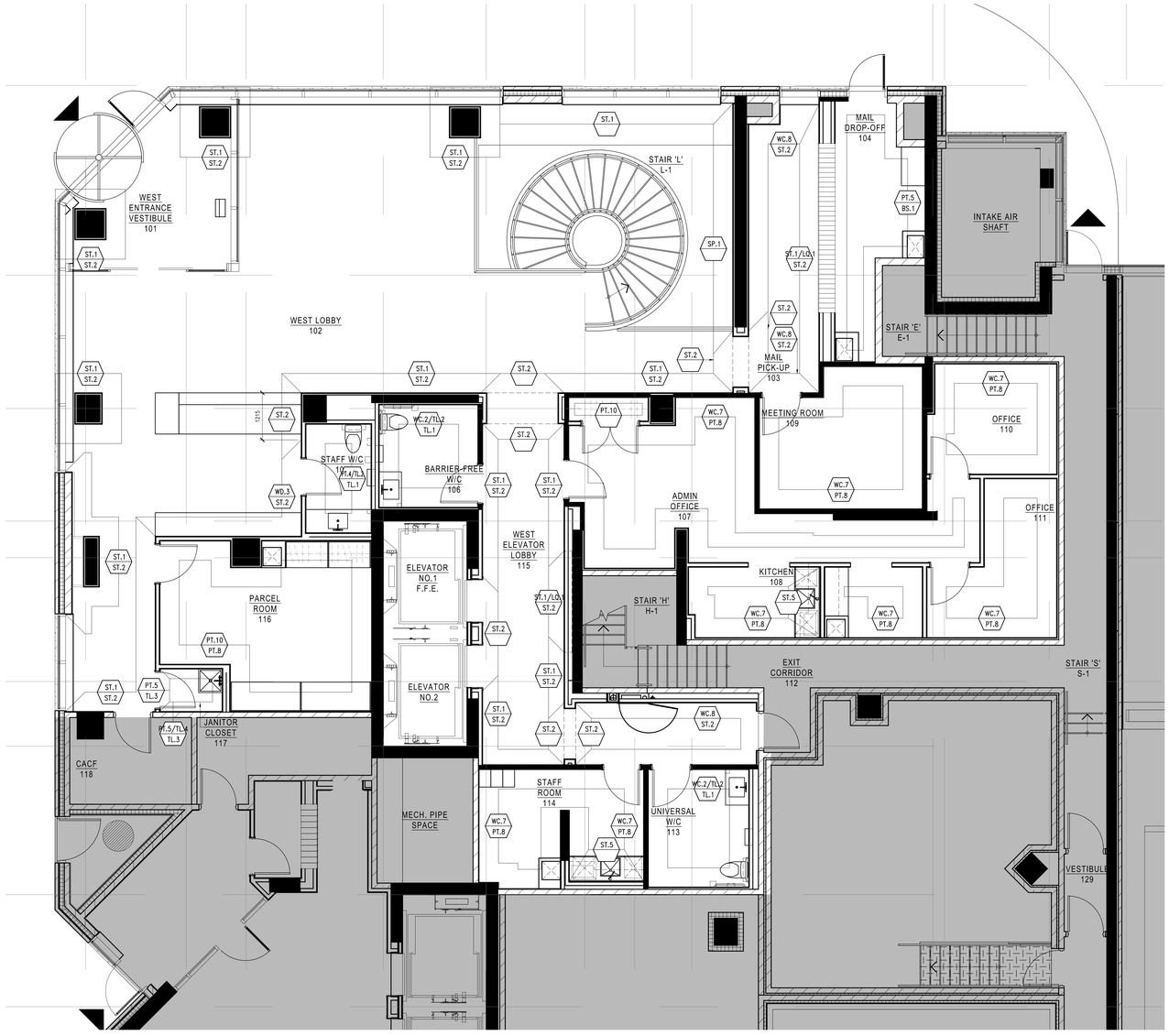
Drawing Number:

ID5.6

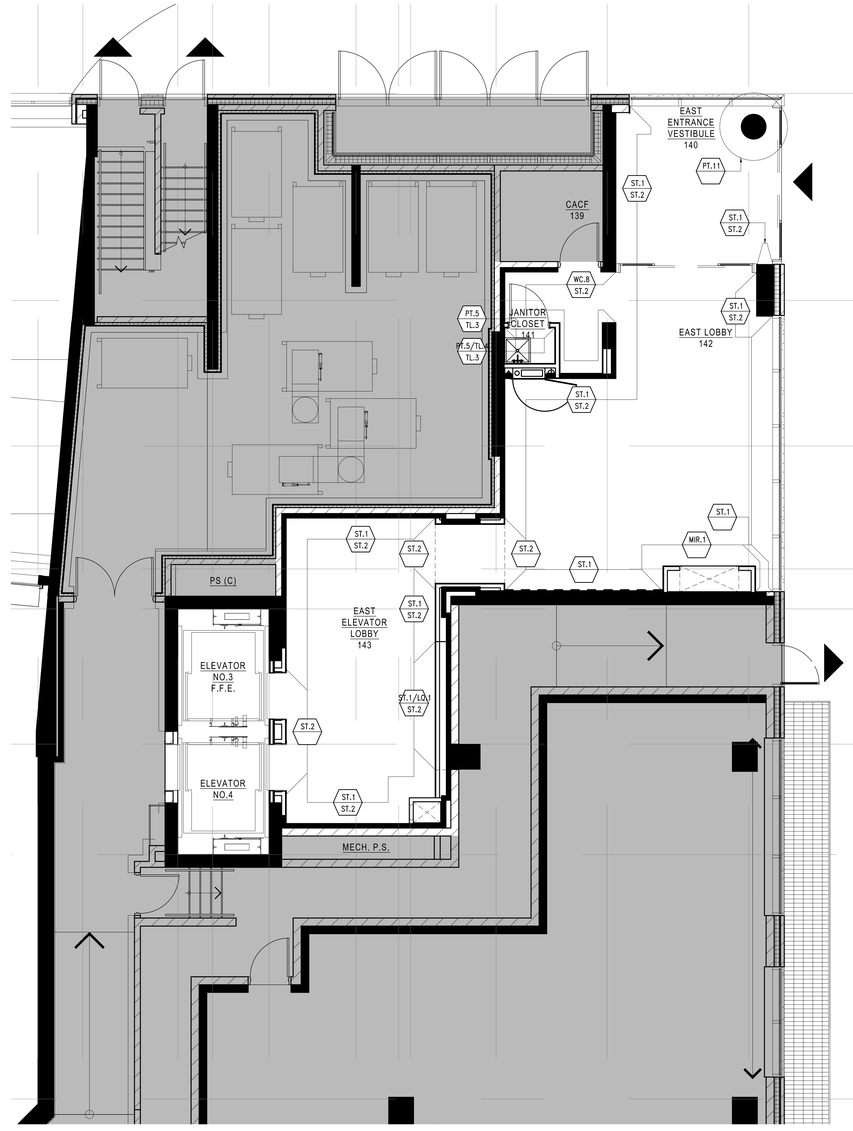
LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
##/##	WALL FINISH / WALL BASE FINISH — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE, CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.



1 ID6.4 WALL FINISH PLAN
SCALE 1:50



2 ID6.4 WALL FINISH PLAN
SCALE 1:50

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC.", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

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II BY IV DESIGN

Drawing Title:
LEVEL 1
WALL FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:
ID6.6

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
FL.#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC.", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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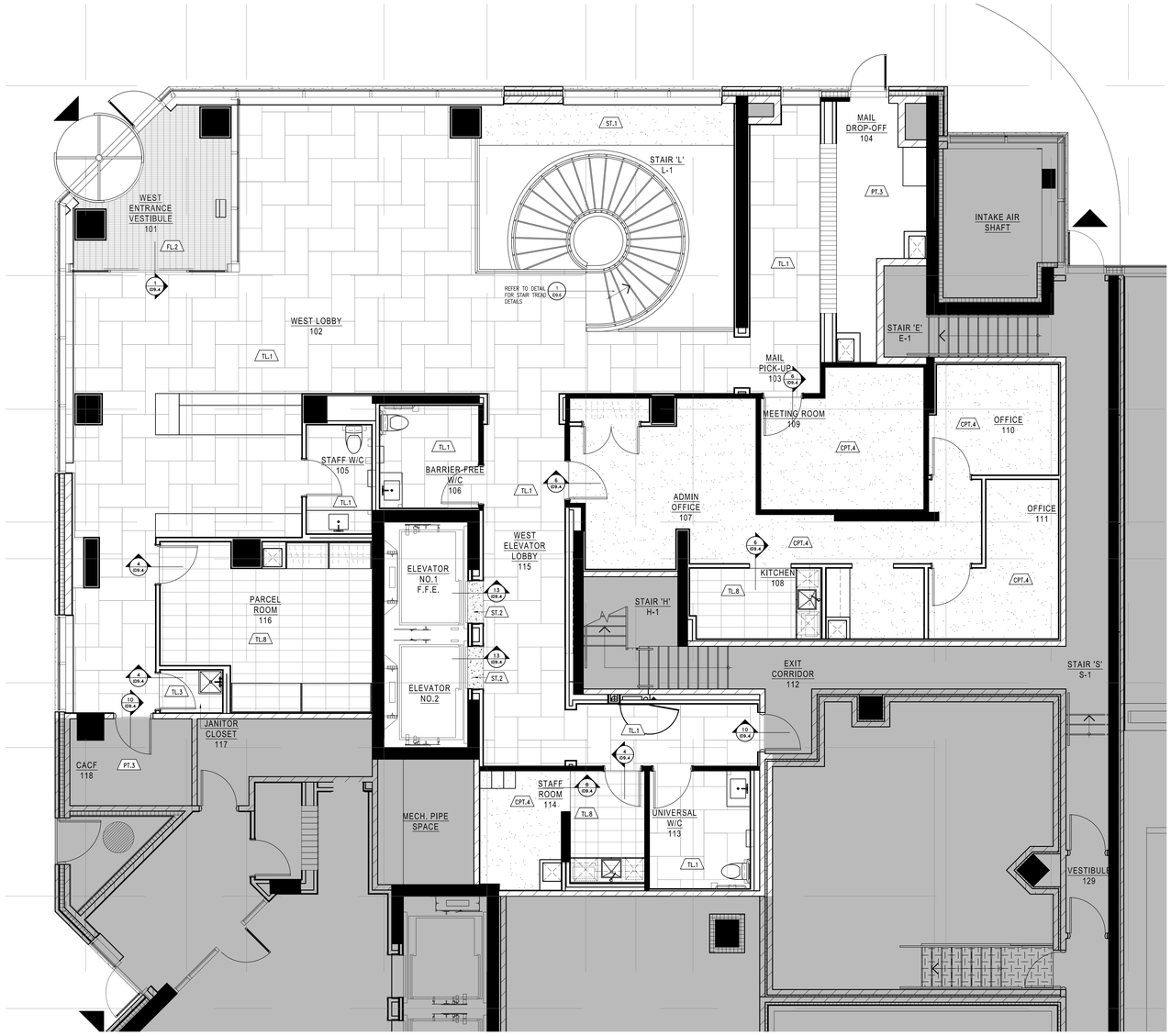
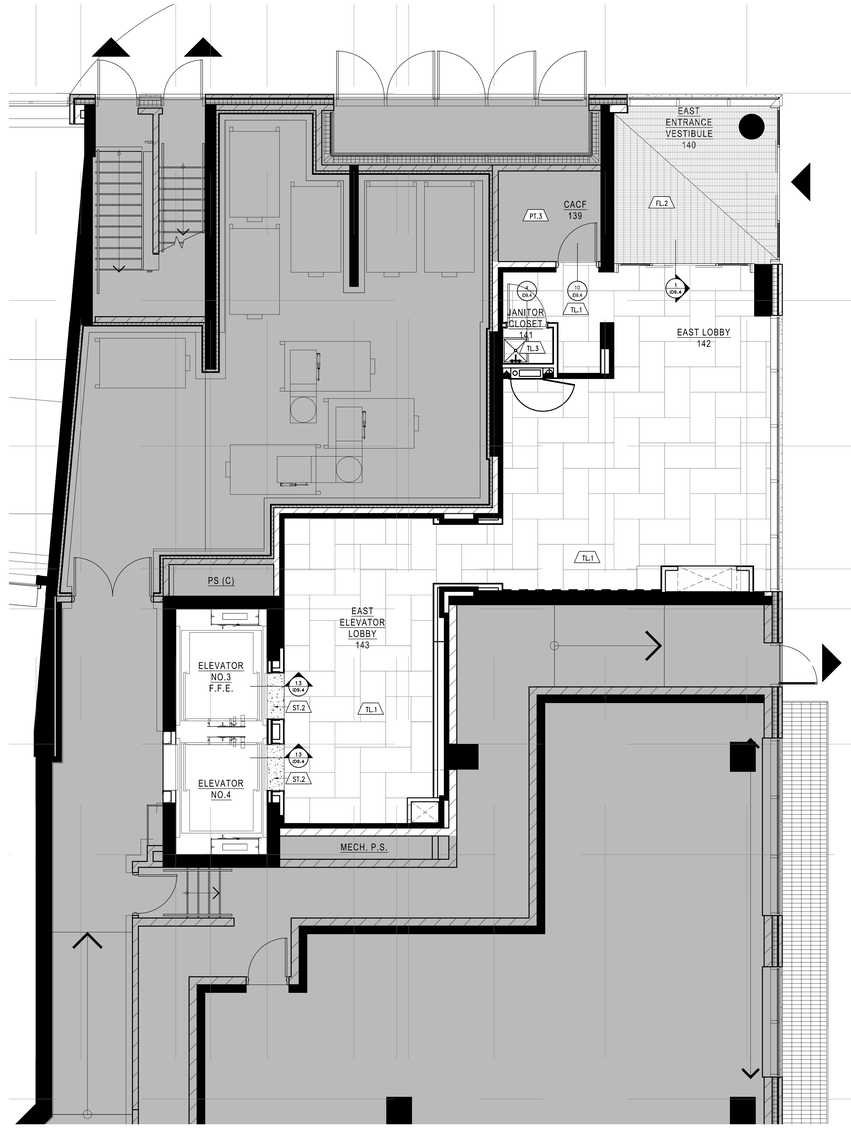


1 / 07.6 FLOOR FINISH PLAN
SCALE 1:50



2 / 07.6 FLOOR FINISH PLAN
SCALE 1:50

Hines TRIDEL

AQUAVISTA
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1 EDGEWATER DRIVE, TORONTO ONTARIO

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NEW YORK, NEW YORK 10013 – USA
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II BY IV DESIGN

Drawing Title:
LEVEL 1
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:
ID7.6

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
X / ID9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
E.#	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.##	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FLING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
03 ISSUED FOR PLUMBING TENDER	15.10.28
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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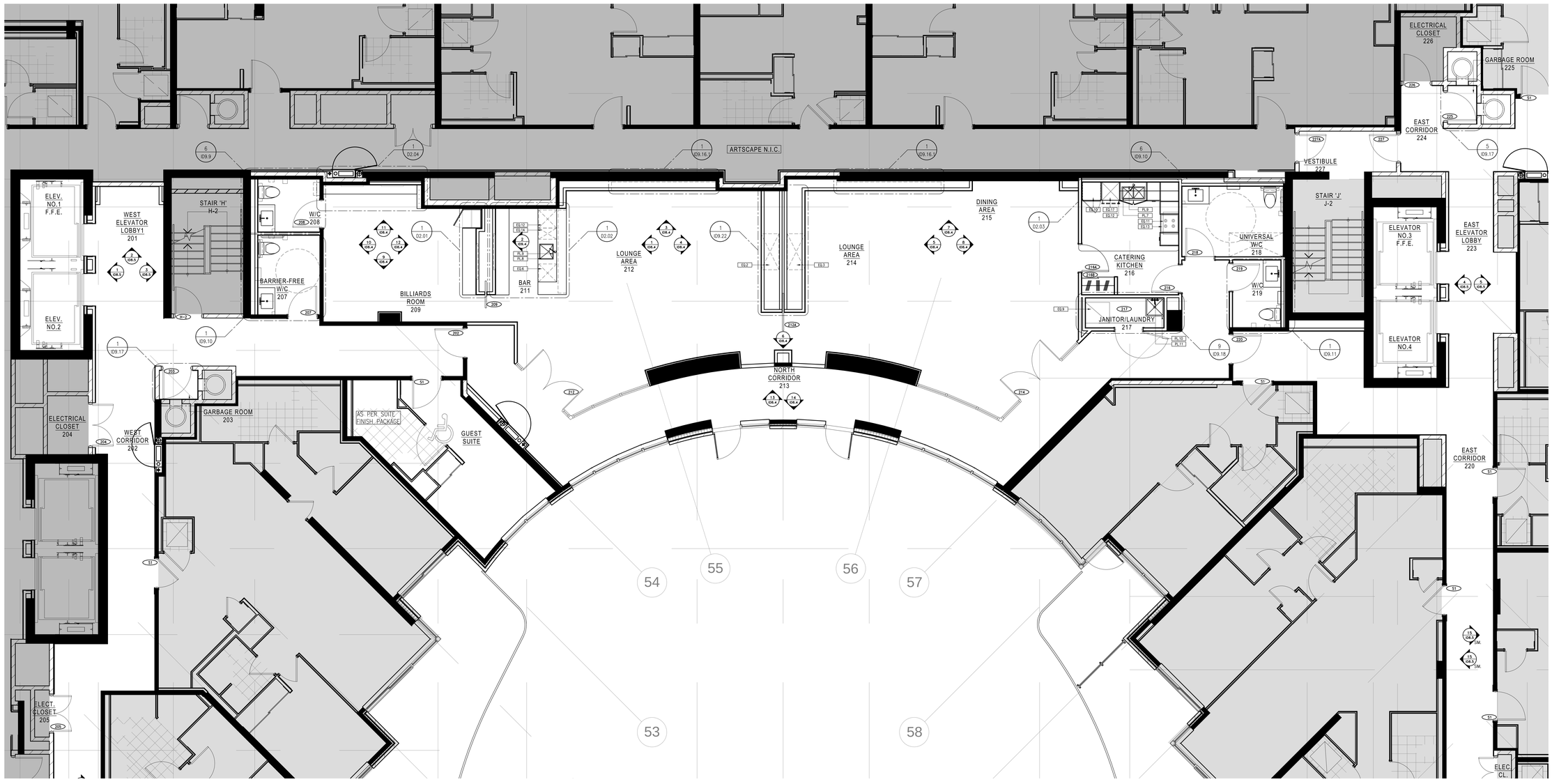

1 / ID2.8A CONSTRUCTION PLAN
SCALE 1:50

Hines TRIDEL

AQUAVISTA
AT BAYSIDE TORONTO
1 EDGEWATER DRIVE, TORONTO ONTARIO

77 MOWAT AVENUE, SUITE 109
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NEW YORK, NEW YORK 10013 – USA
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II BY IV DESIGN

Drawing Title:

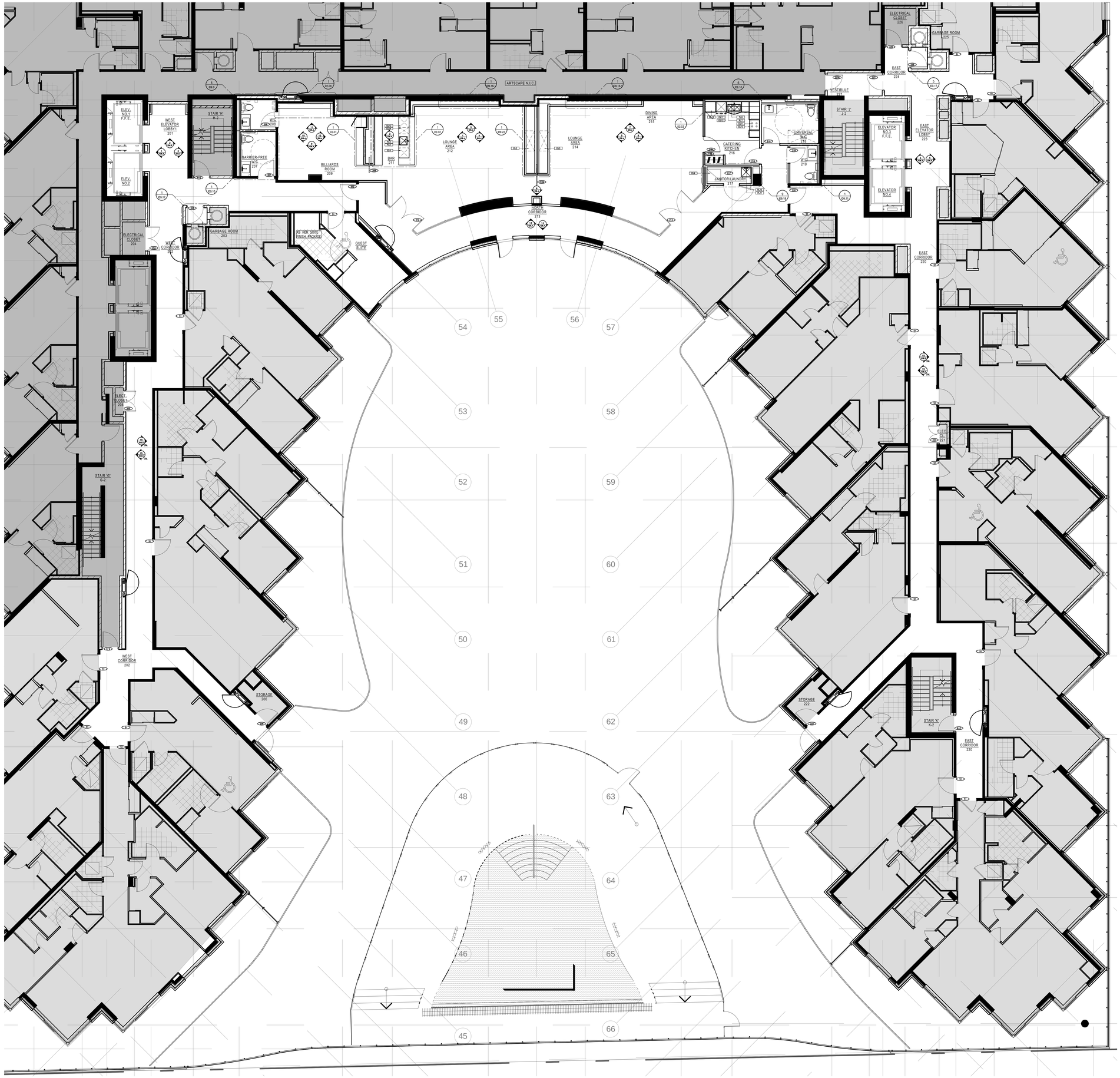
LEVEL 2
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID2.8A



1 CONSTRUCTION PLAN
02.8B SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
E.F.	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H.	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
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03 ISSUED FOR PLUMBING TENDER	15.10.28
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05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15

Hines TRIDEL

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NEW YORK, NEW YORK 10013 – USA
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II BY IV DESIGN

Drawing Title:

LEVEL 2
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.8B

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
X D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H PT.2 CWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L1 L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	LINEAR DIFFUSER CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	RETURN AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	SUPPLY AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	EXHAUST AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	ACCESS PANEL CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L10	2050MM
L16	1950MM
L17	1950MM
L18	1950MM
L22A	2320MM
L22B	1290MM
L23	2750MM

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 FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
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5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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1 REFLECTED CEILING PLAN
ID3.8A SCALE 1:50

Hines TRIDEL

AQUAVISTA
AT BAYSIDE TORONTO
1 EDGEWATER DRIVE, TORONTO ONTARIO

77 MOWAT AVENUE, SUITE 109
TORONTO, ONTARIO M6K 3E3 – CANADA
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12 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

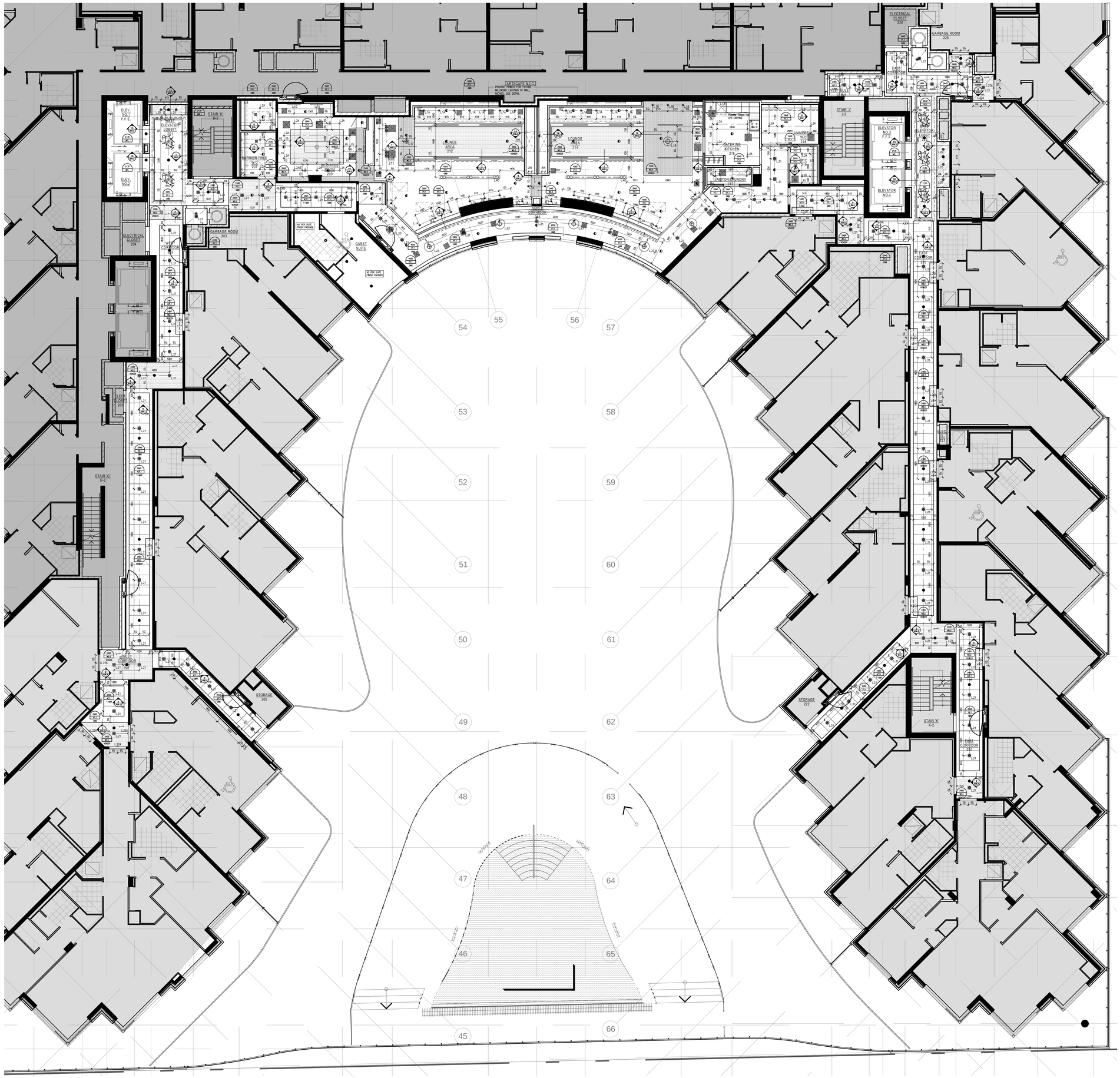
LEVEL 2
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID3.8A



1 REFLECTED CEILING PLAN
ID3.8B SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF CMB	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L# L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	LINEAR DIFFUSER CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	RETURN AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	SUPPLY AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	EXHAUST AIR CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	ACCESS PANEL CODE	REFER TO MECHANICAL CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS

NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR

FIXTURE	MOUNTING HEIGHT
L10	2050MM
L16	1950MM
L17	1950MM
L18	1950MM
L22A	2320MM
L22B	1290MM
L23	2750MM

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 FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

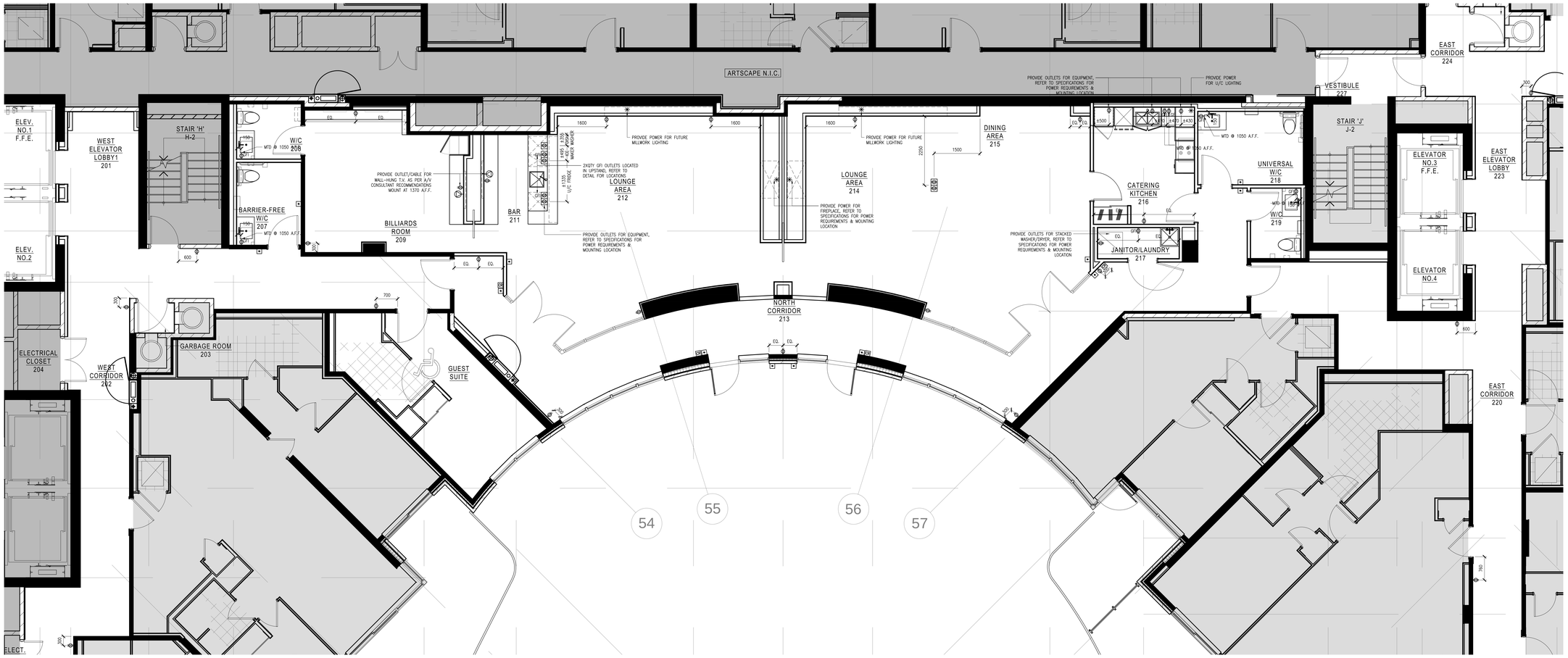
ID3.8B

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–
	POWER ACTIVATED DOOR EXIT BUTTON	–
CR	CARD READER	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.



1 / ID4.8A POWER AND COMMUNICATION PLAN
SCALE 1:50

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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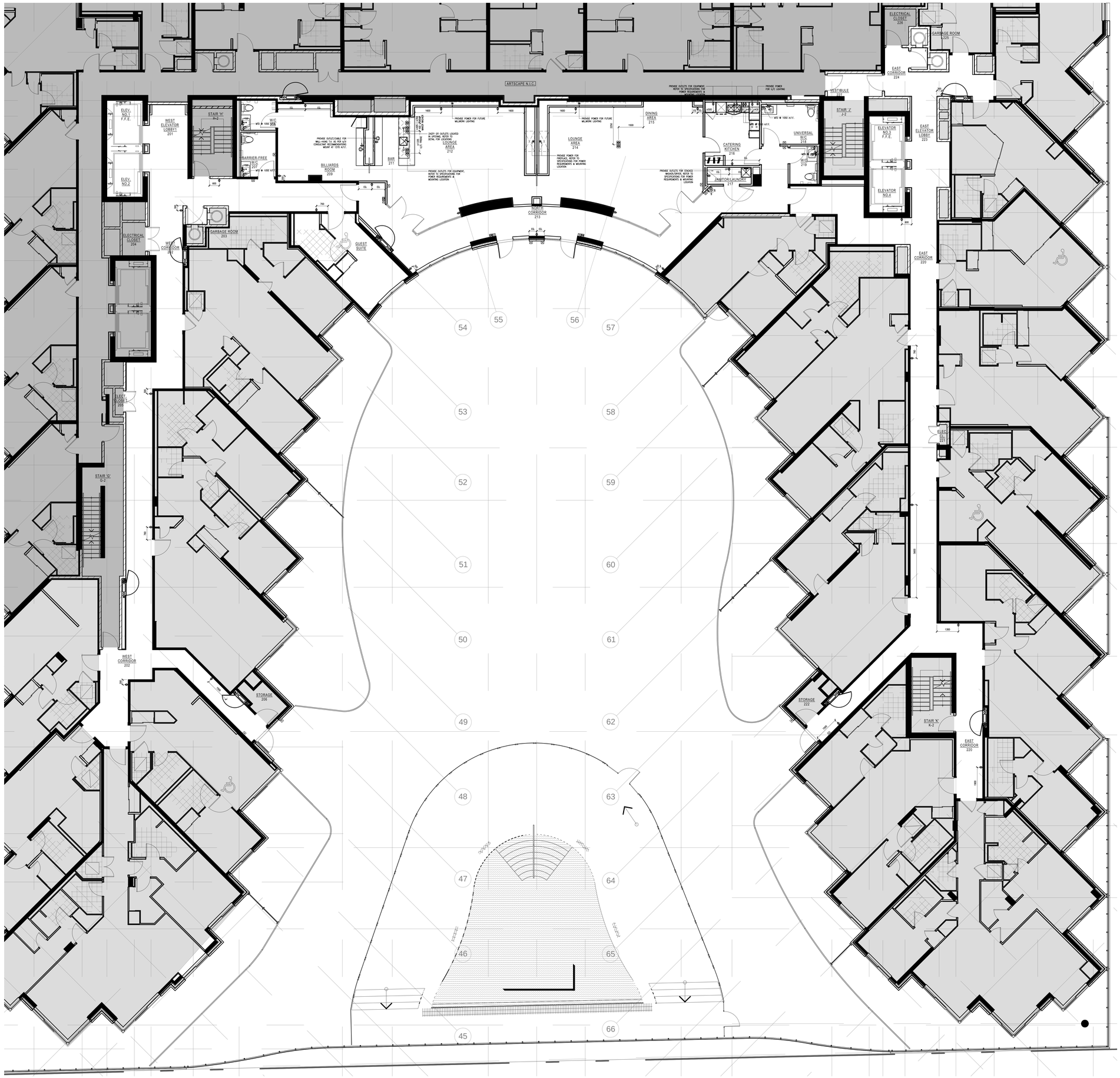

1 / ID4.8B POWER AND COMMUNICATION PLAN
SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
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	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–
	POWER ACTIVATED DOOR EXIT BUTTON	–
	CARD READER	–

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Notes:

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5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15

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II BY IV DESIGN

Drawing Title:

LEVEL 2
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.8B

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F.F	FURNITURE CODE — REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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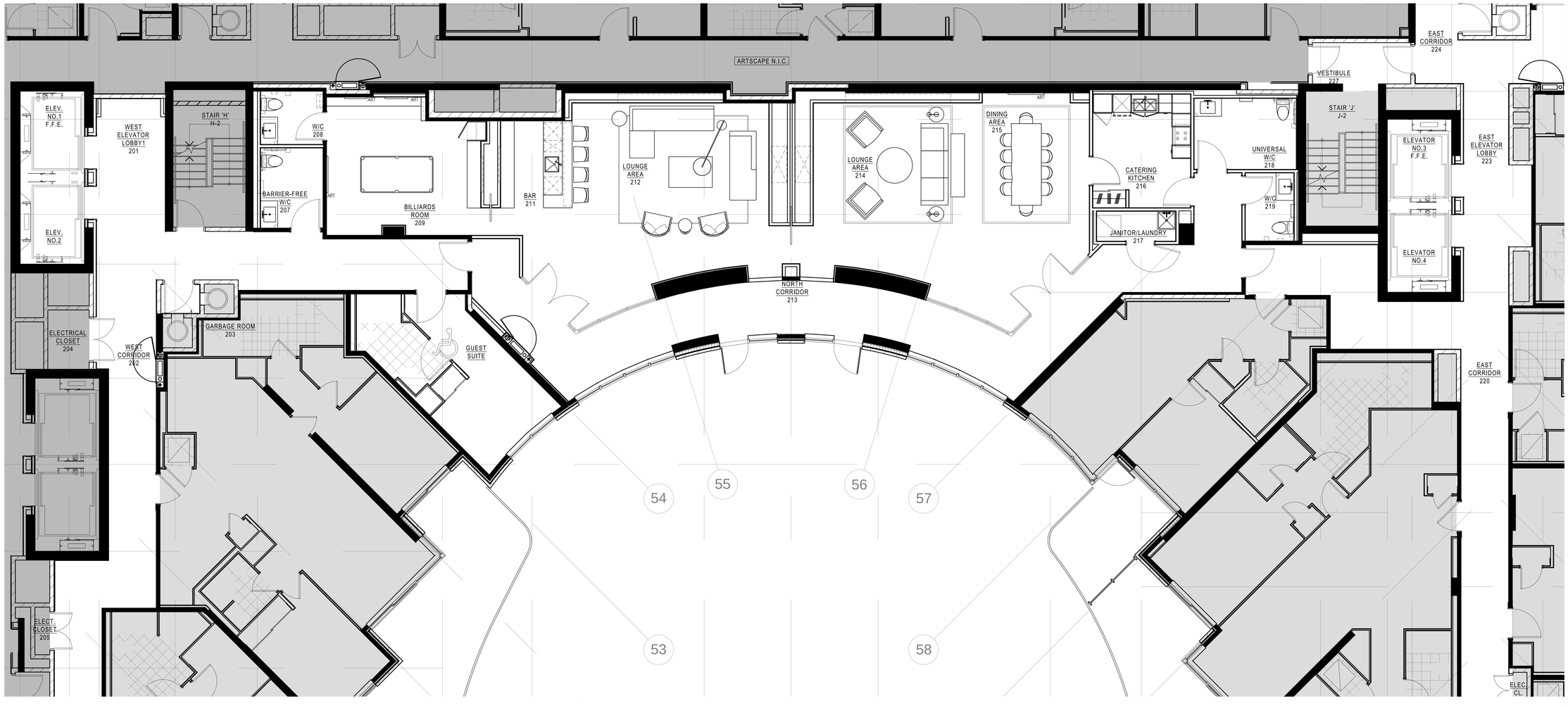

1 ID5.8A FIXTURE PLAN
SCALE 1:50

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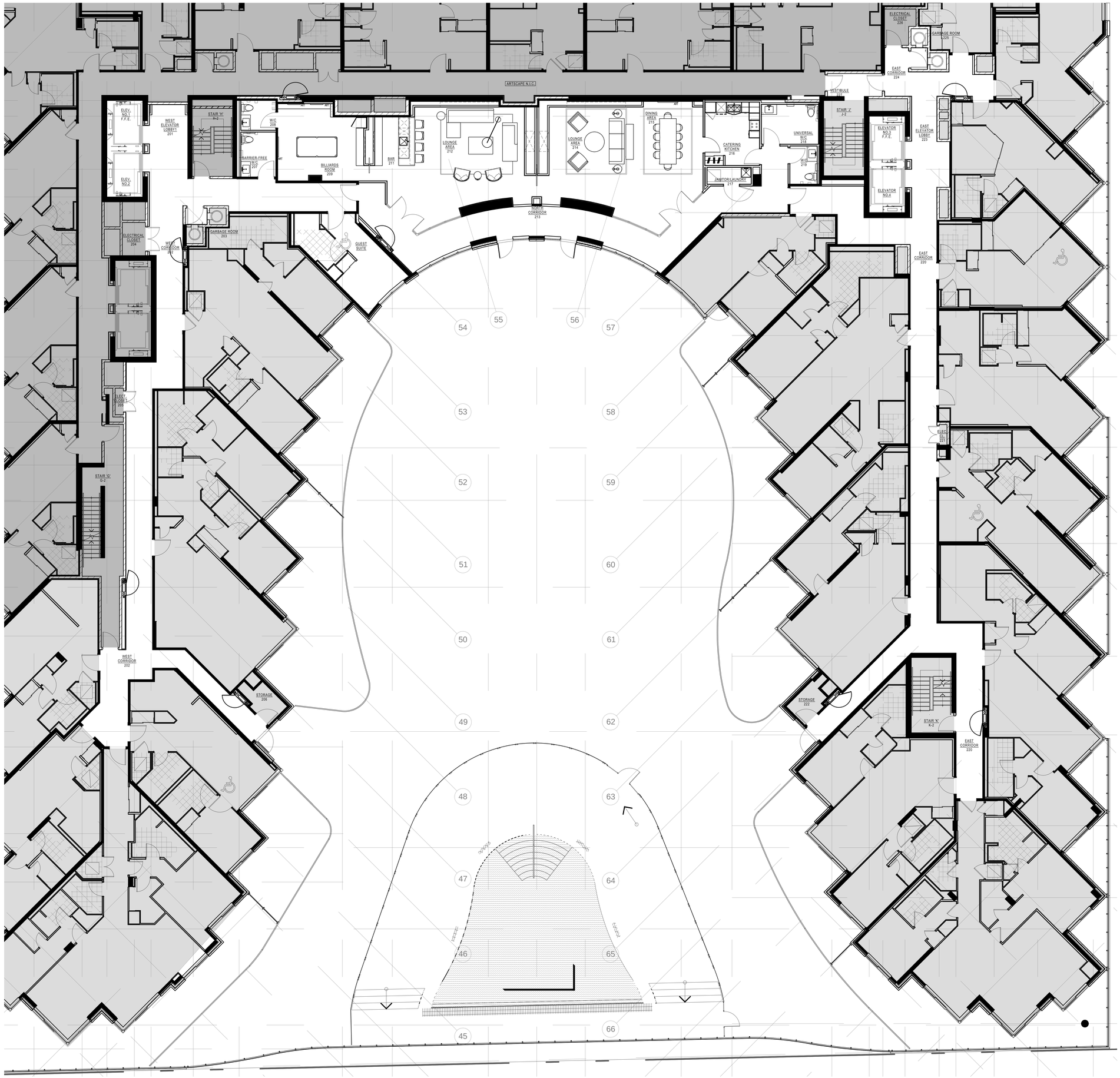

1 FIXTURE PLAN
05.8B SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F.F	FURNITURE CODE — REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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5. DRAWINGS NOT TO BE SCALED

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Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

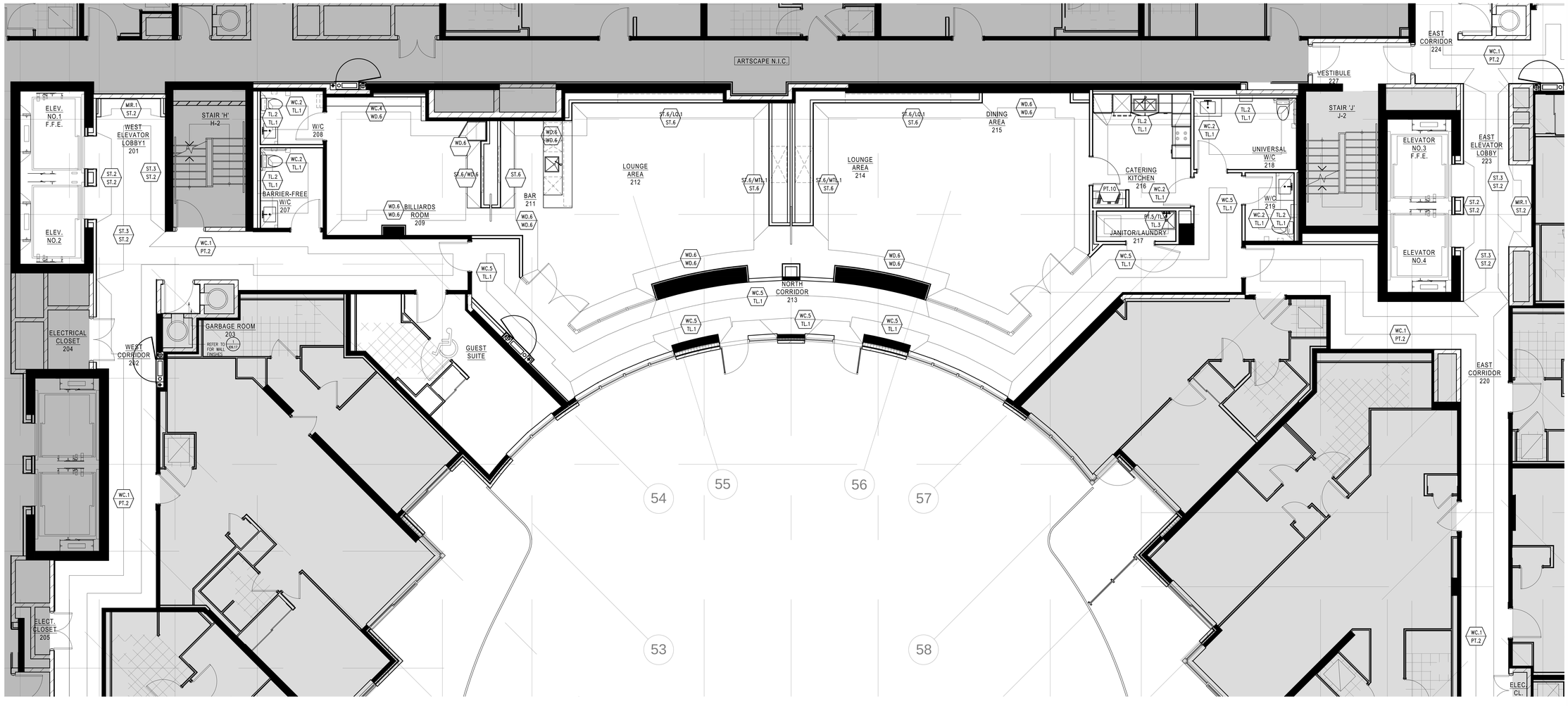
Drawing Number:

ID5.8B

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
##/##	WALL FINISH / WALL BASE FINISH — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.



1 ID6.8A WALL FINISH PLAN
SCALE 1:50

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC.", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

AQUAVISTA
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II BY IV DESIGN

Drawing Title:

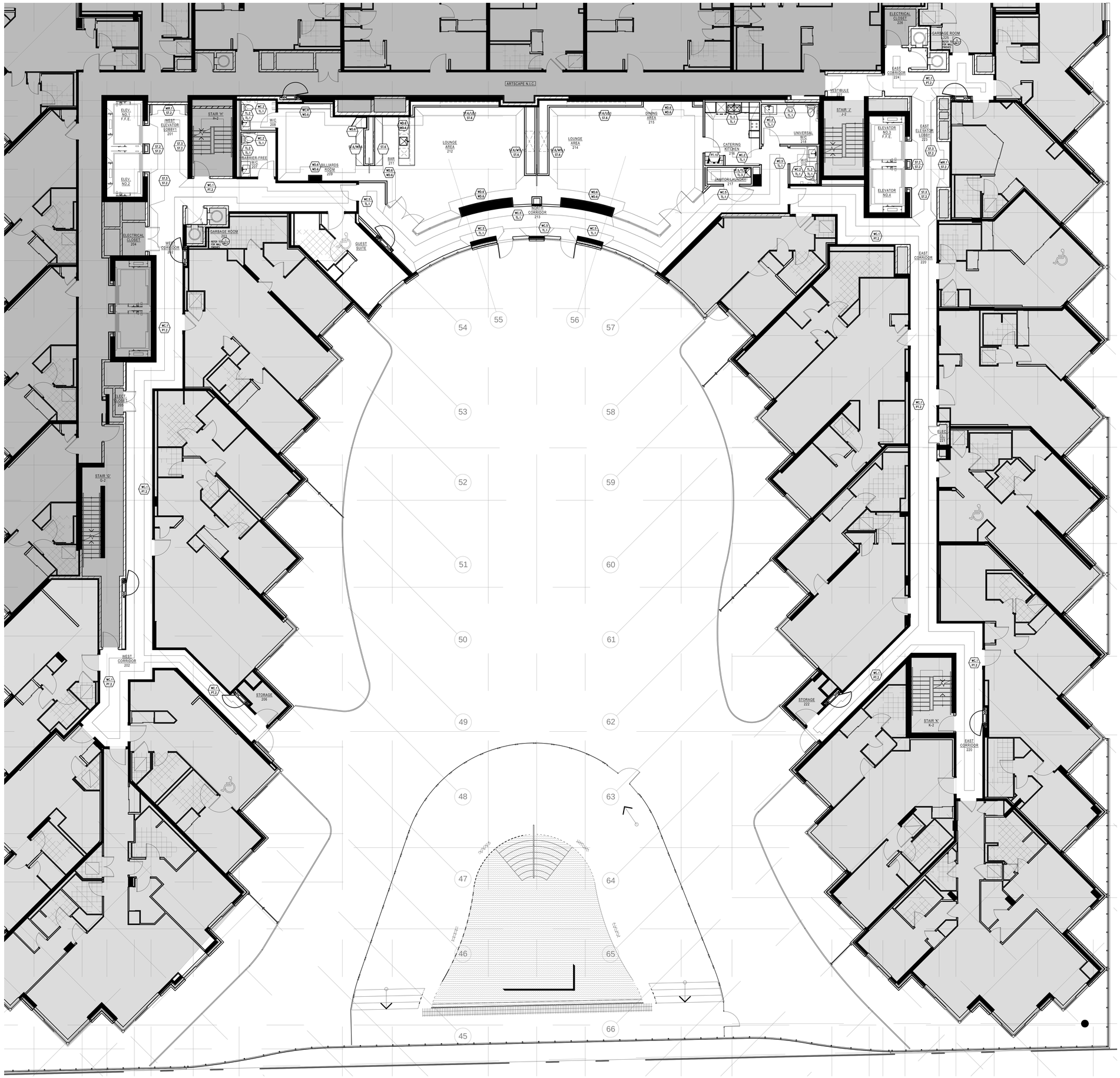
LEVEL 2
WALL FINISH PLAN

Our Project Number: 14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID6.8A



1 WALL FINISH PLAN
104.69 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
WF/WB	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" PRODUCT SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
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14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

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II BY IV DESIGN

Drawing Title:

LEVEL 2
WALL FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID6.8B

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
FL.#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

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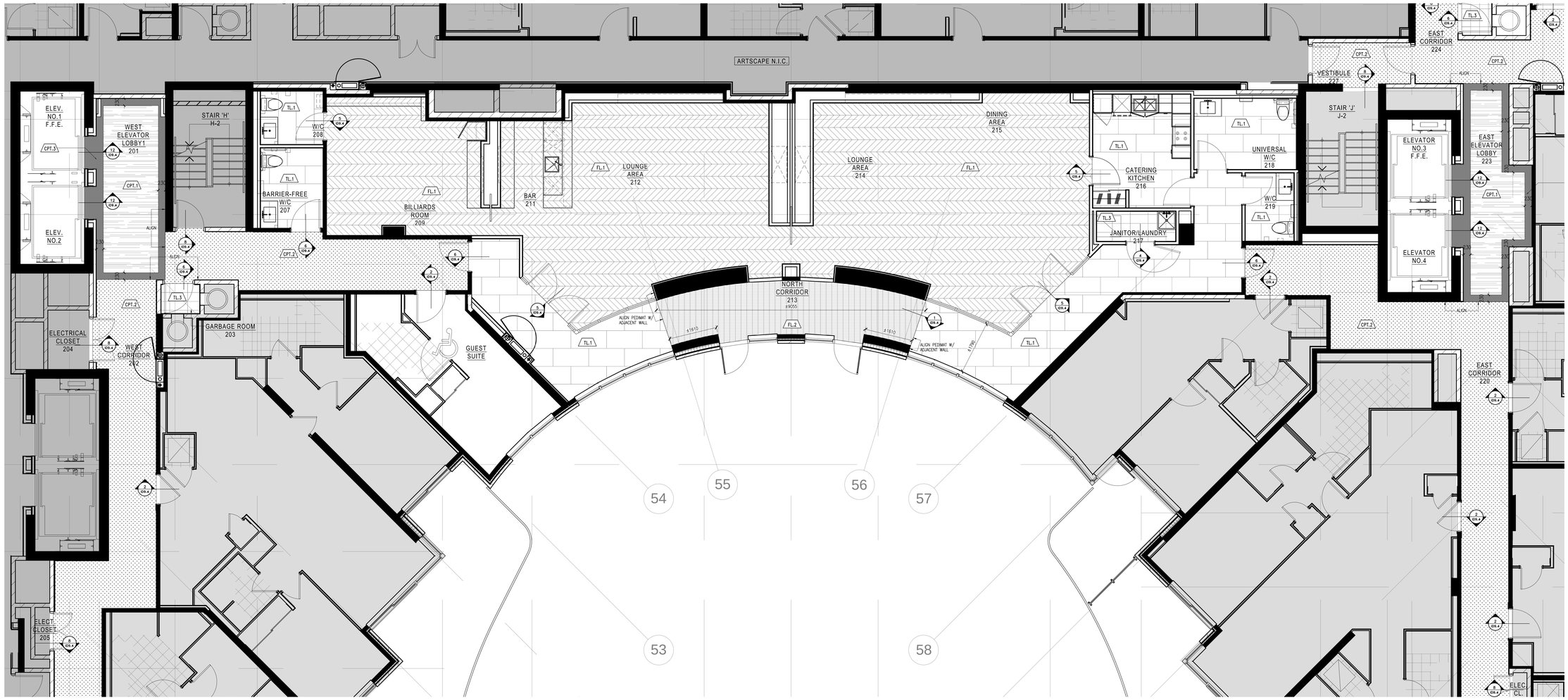

1 ID7.8A FLOOR FINISH PLAN
SCALE 1:50

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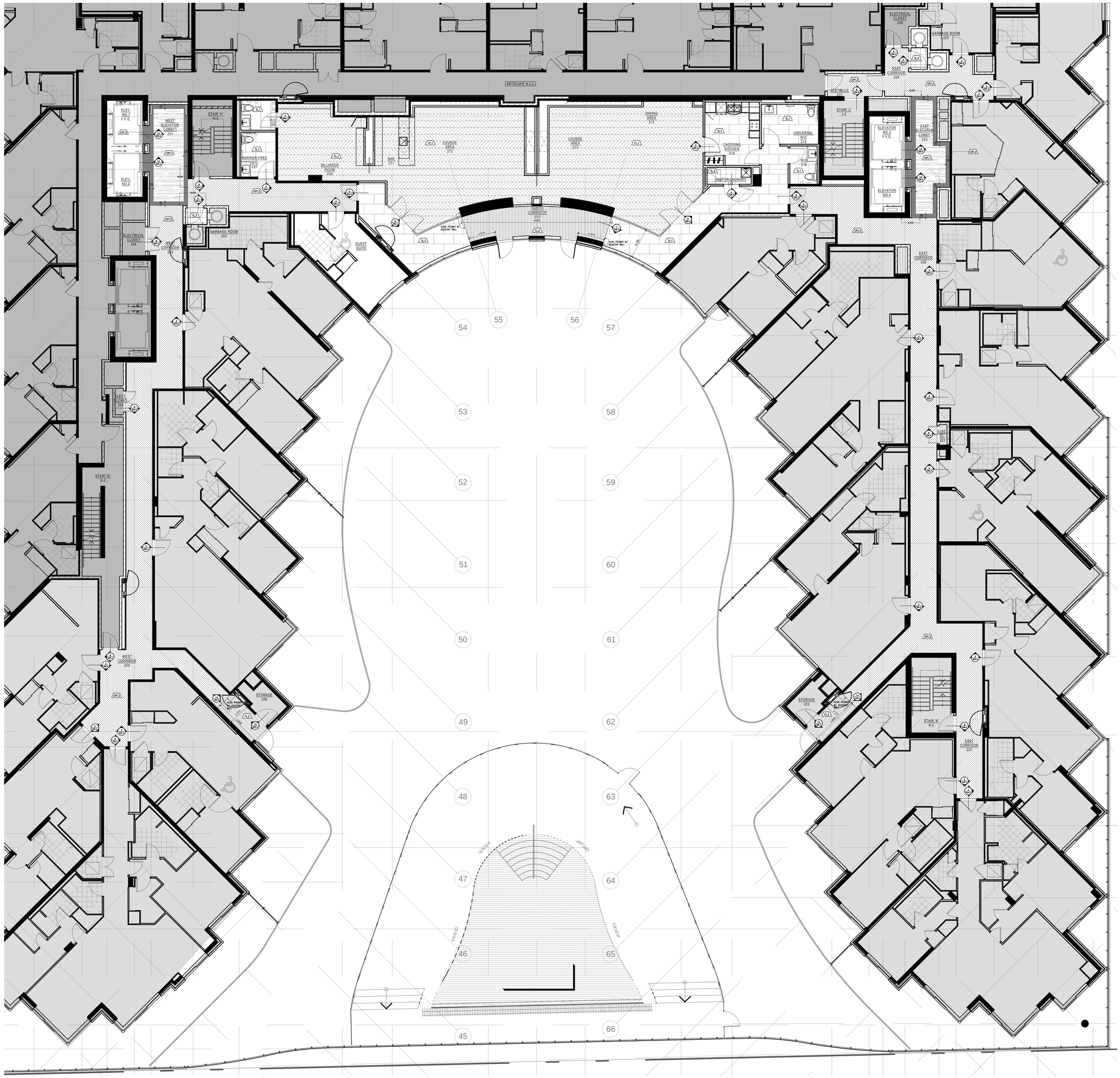
II BY IV DESIGN

Drawing Title:
LEVEL 2
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:
ID7.8A



1 ID7.8B FLOOR FINISH PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
FL#	FLOOR FINISH NUMBER — REFER TO 11" X 17" PRODUCT SPECIFICATIONS

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II BY IV DESIGN

Drawing Title:

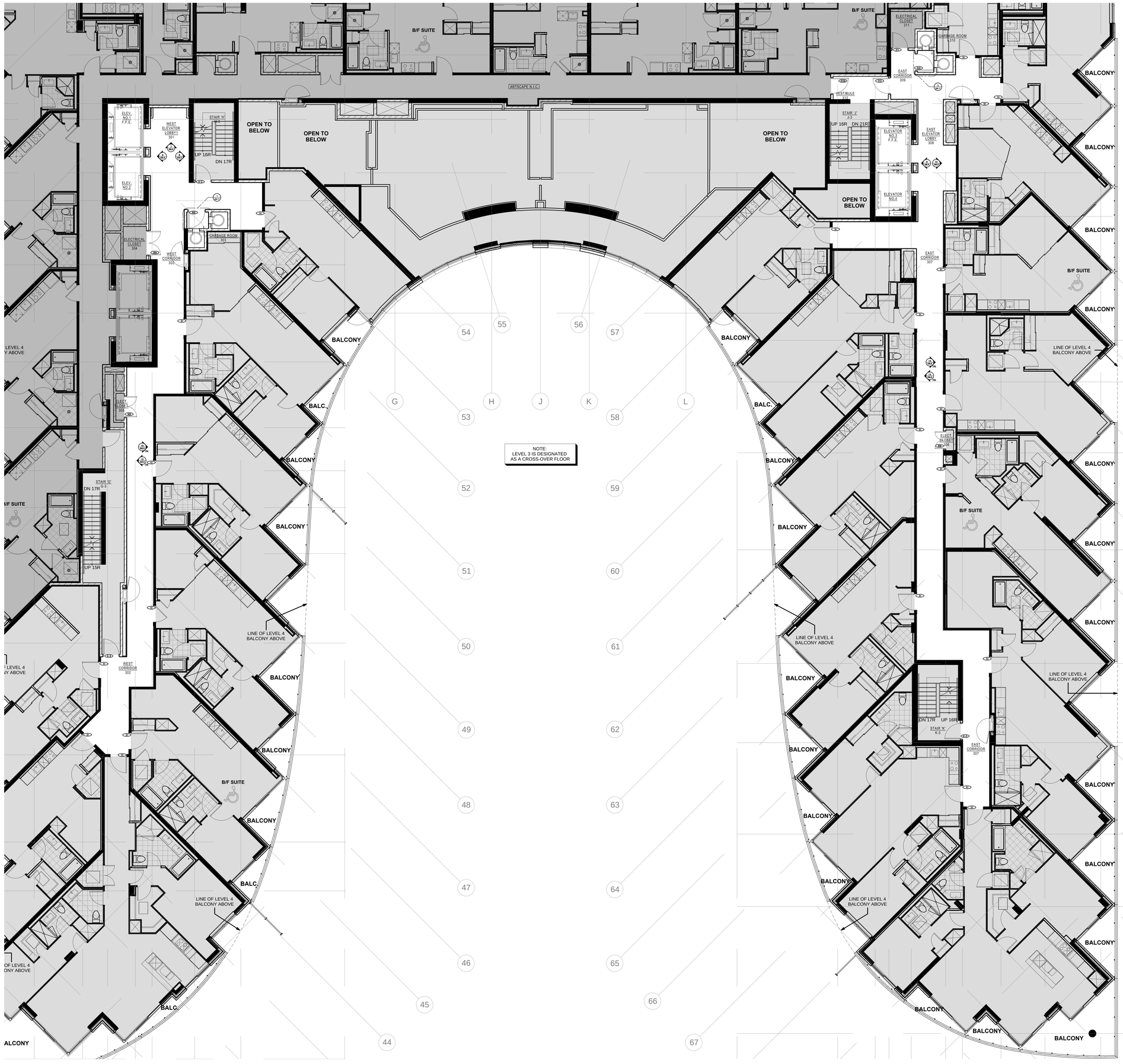
LEVEL 2
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID7.8B



1 CONSTRUCTION PLAN
ID2.9 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / ID9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / FACE NUMBER	REFER TO 36" X 48" ELEVATIONS
E.C.	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.C.	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

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Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15

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II BY IV DESIGN

Drawing Title:

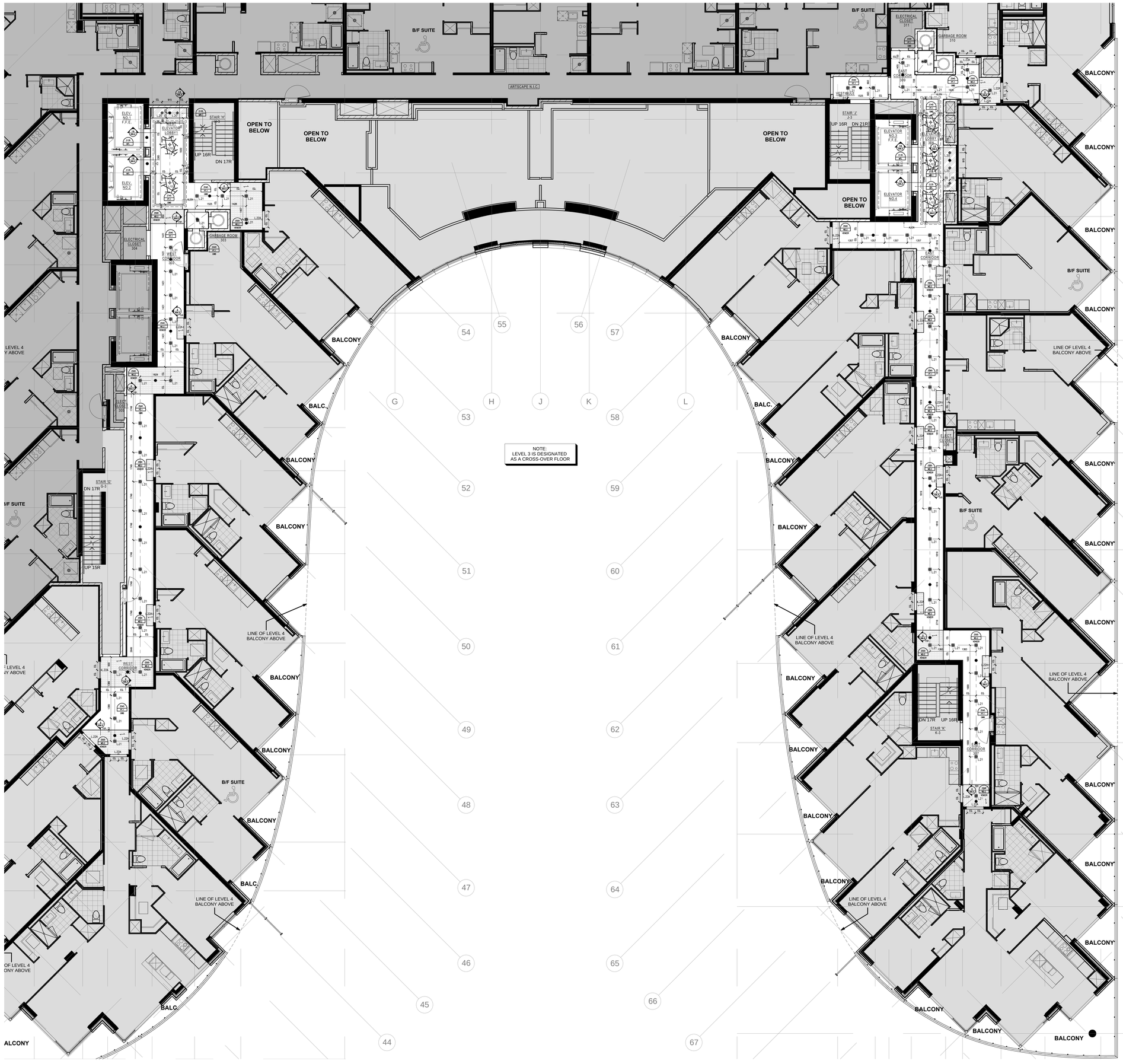
LEVEL 3
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.9



1 REFLECTED CEILING PLAN
ID3.9 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
1 / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF / CRC	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L4 L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 FIXTURE 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:

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06 ISSUED FOR CLIENT REVIEW	16.01.15

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II BY IV DESIGN

Drawing Title:

LEVEL 3
REFLECTED CEILING PLAN

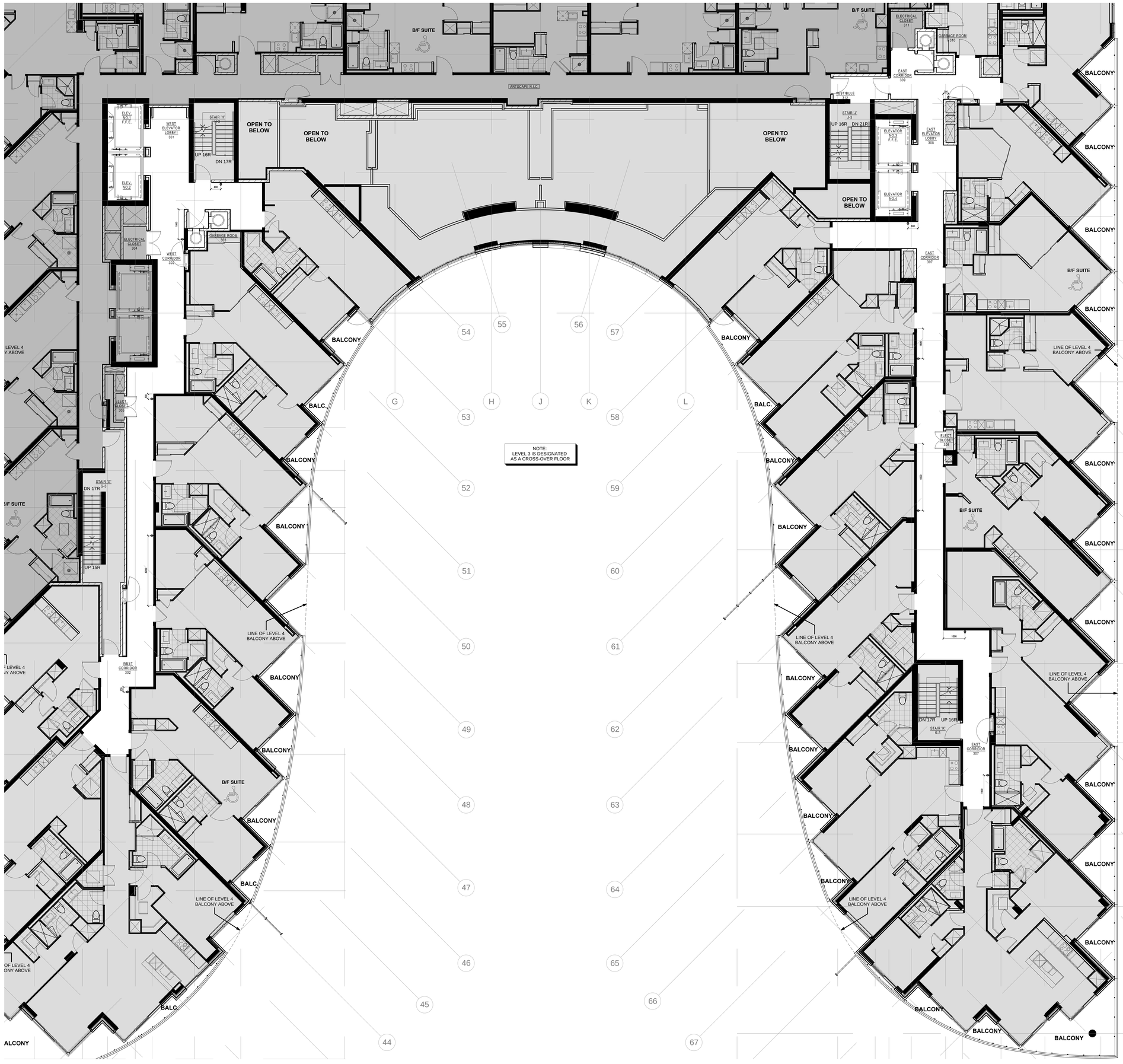
Our Project Number: 14008

Designed By: DM,KR, VW,SG

Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.9



1 POWER AND COMMUNICATION PLAN
ID4.9 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONCETOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MANTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

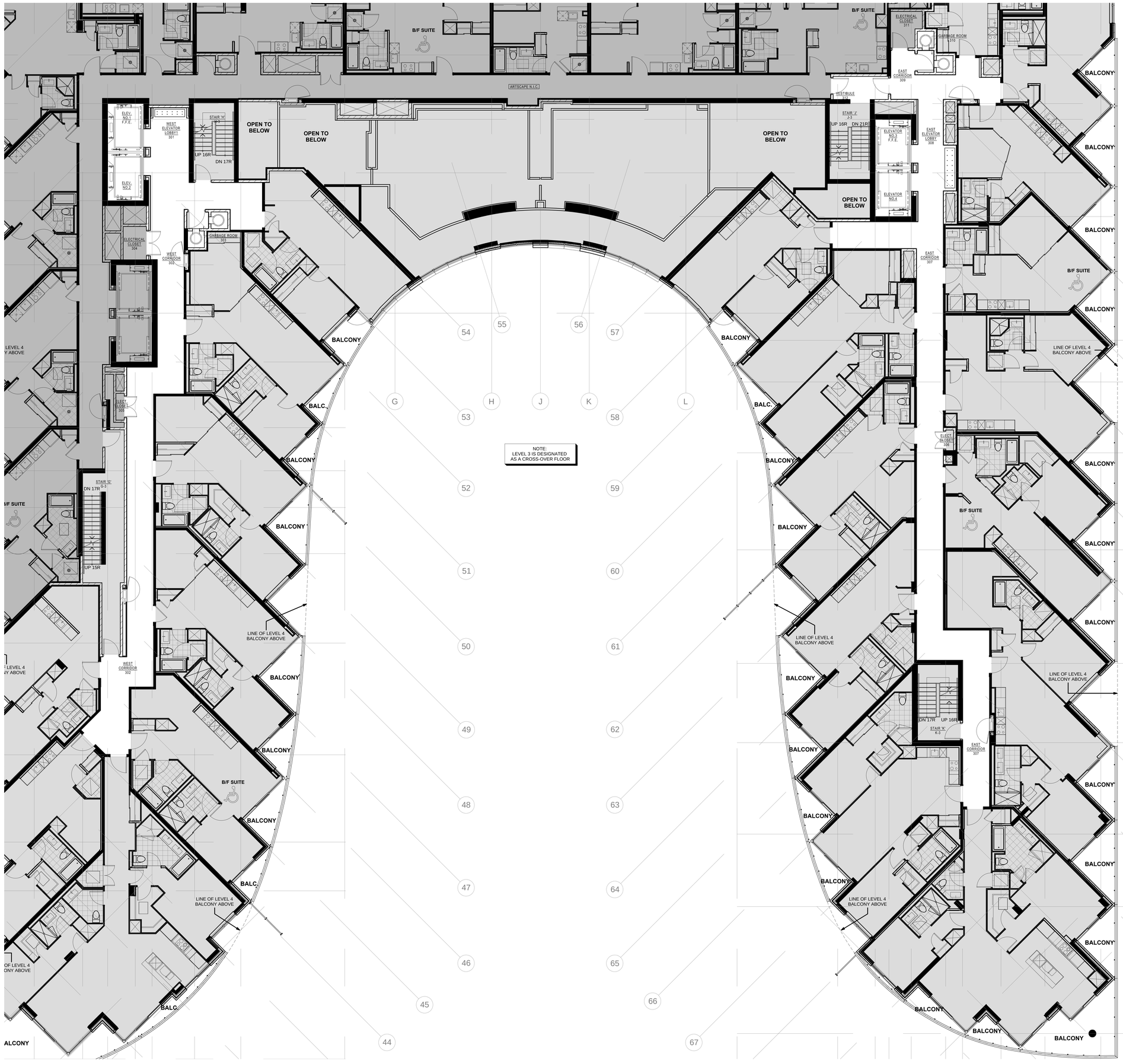
LEVEL 3
POWER AND
COMMUNICATION PLAN

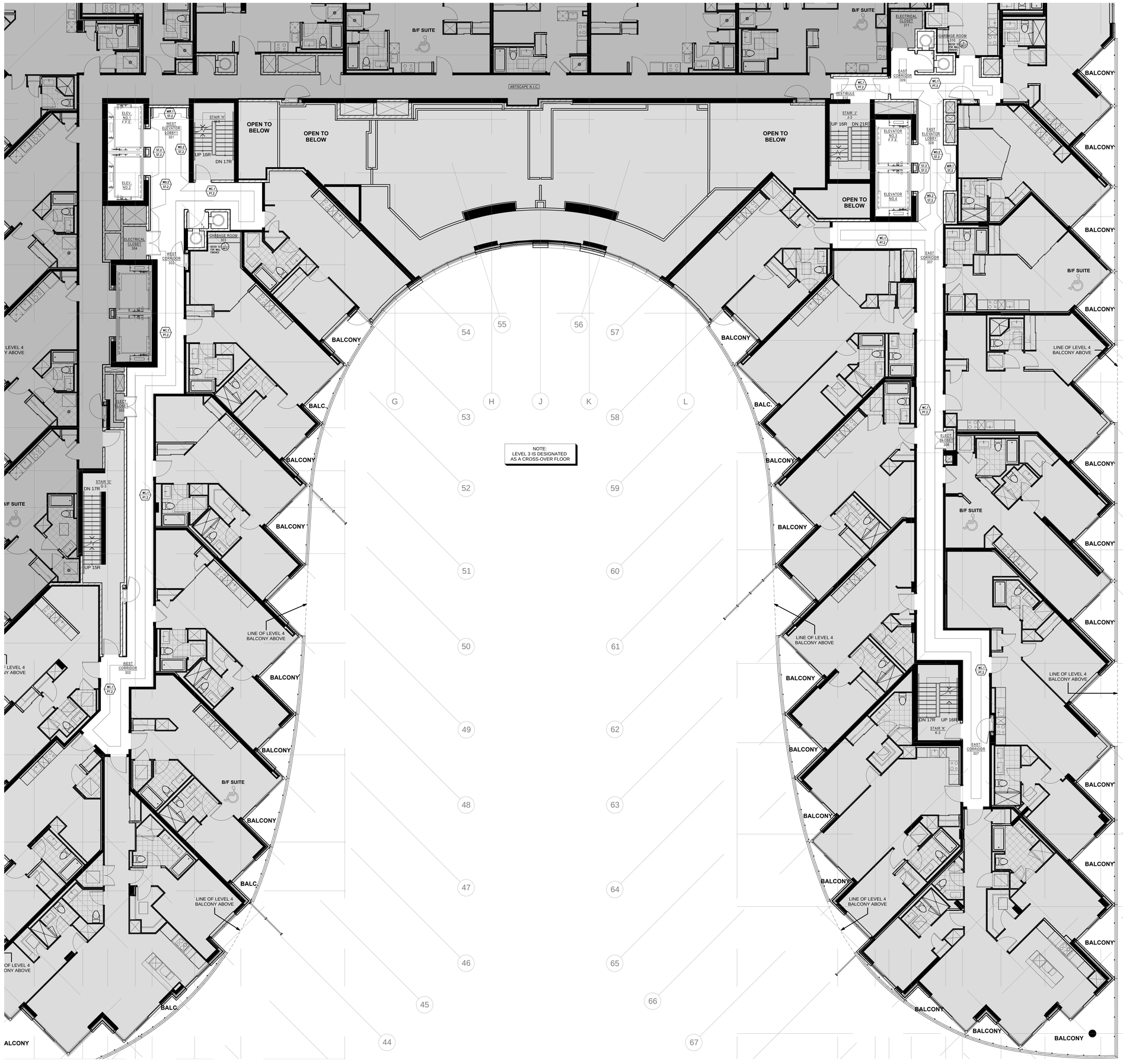
Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.9


B/F SUITE
ELECTRICAL CLOSET 311
GARBAGE ROOM 310
EAST CORRIDOR 309
ARTSCAPE N.I.C.
VESTIBULE 319
STAIR 'J' J-3
UP 16R DN 21R
EAST ELEVATOR LOBBY 308
ELEVATOR NO.3 F.F.E.
ELEVATOR NO.4
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
ELEV. NO.1 F.F.E.
ELEV. NO.2
WEST ELEVATOR LOBBY 301
STAIR 'H'
UP 16R
DN 17R
ELECTRICAL CLOSET 304
GARBAGE ROOM 303
WEST CORRIDOR 302
BALCONY
BALCONY
BALCONY



1 WALL FINISH PLAN
ID6.9 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
WF1 ST.1	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

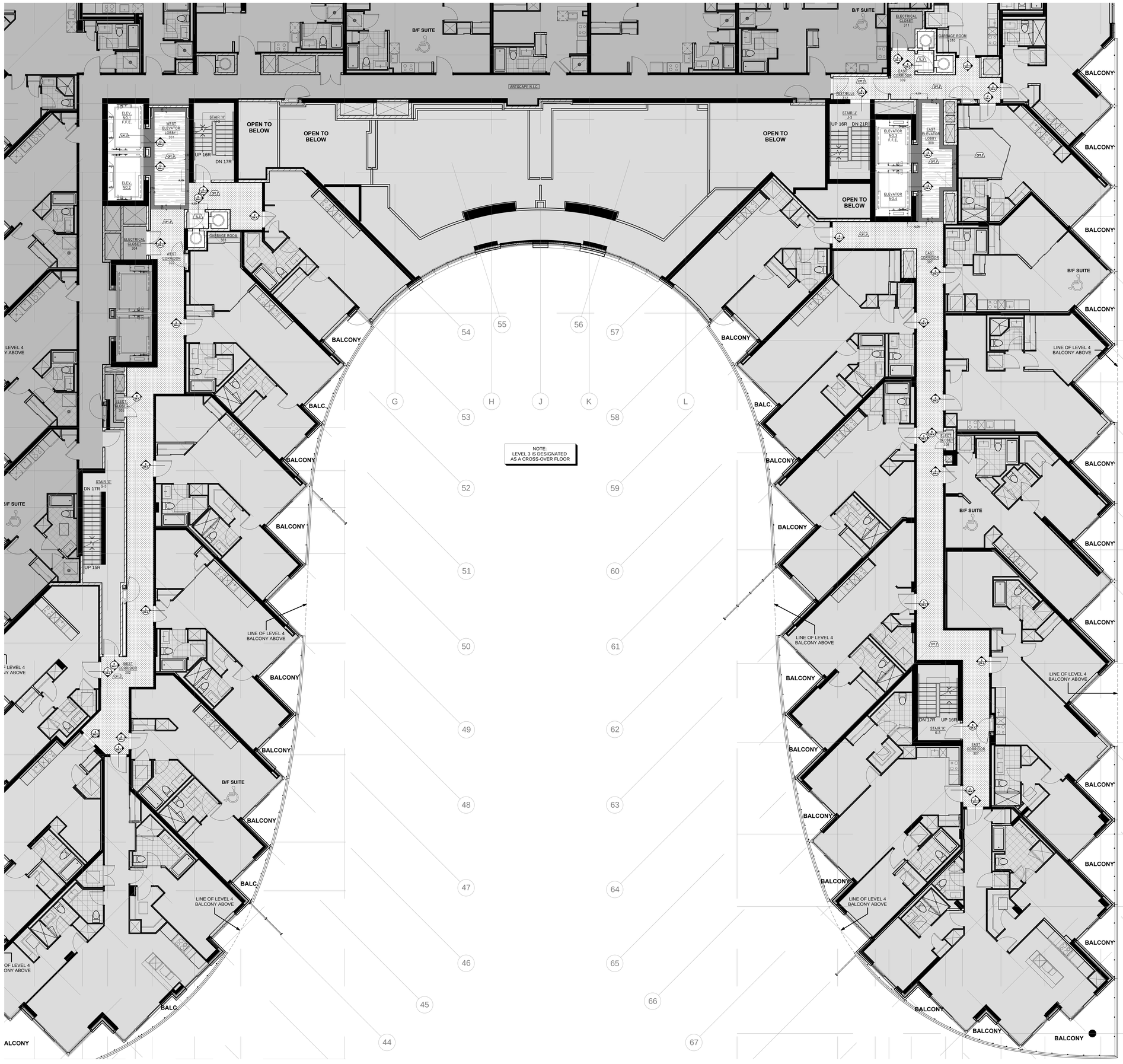
LEVEL 3
WALL FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID6.9



1 FLOOR FINISH PLAN
ID7.9 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
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II BY IV DESIGN

Drawing Title:

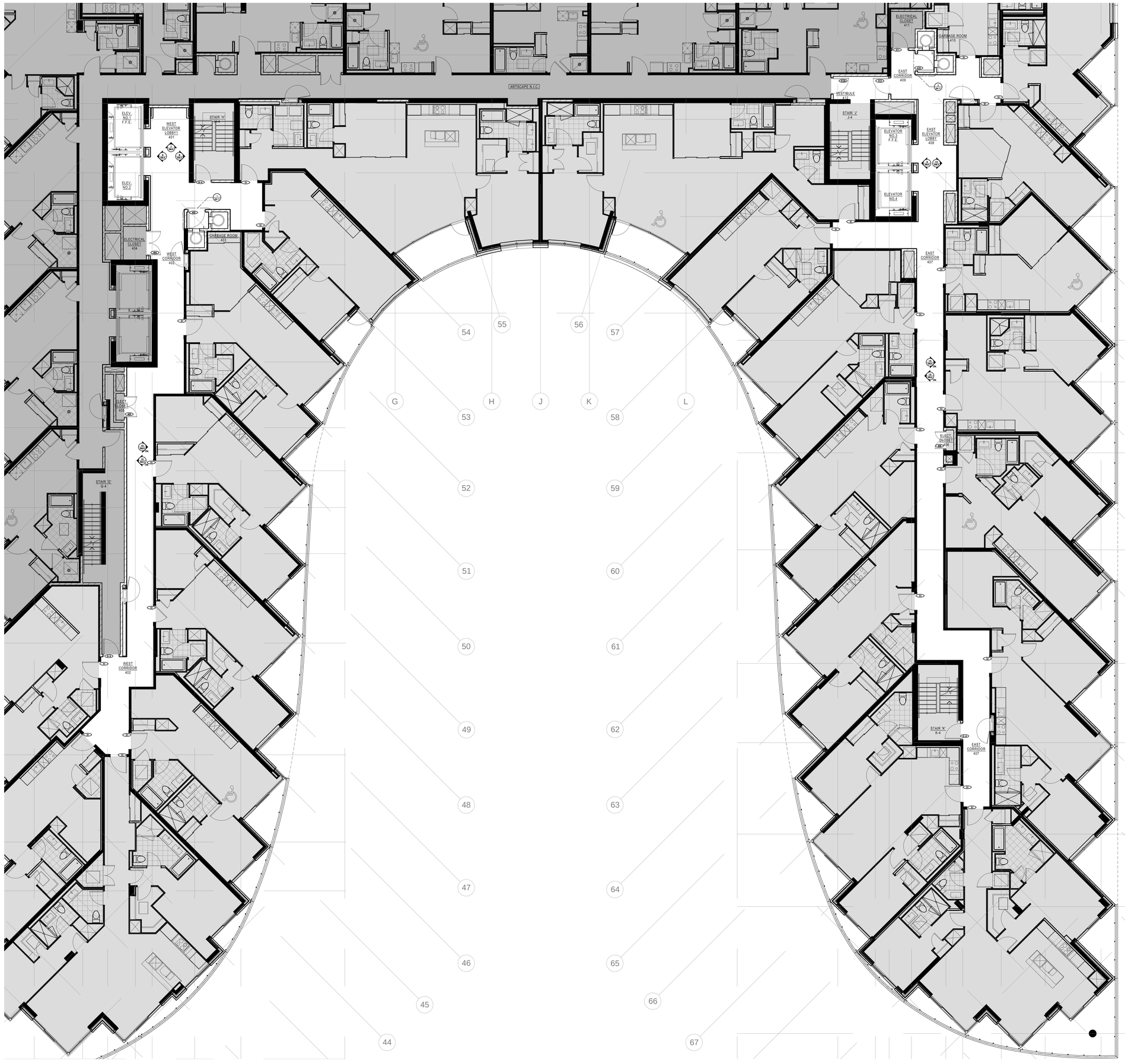
LEVEL 3
FLOOR FINISH PLAN

Our Project Number: 14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID7.9



1 ID2.10 CONSTRUCTION PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
EQ	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.01	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
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5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

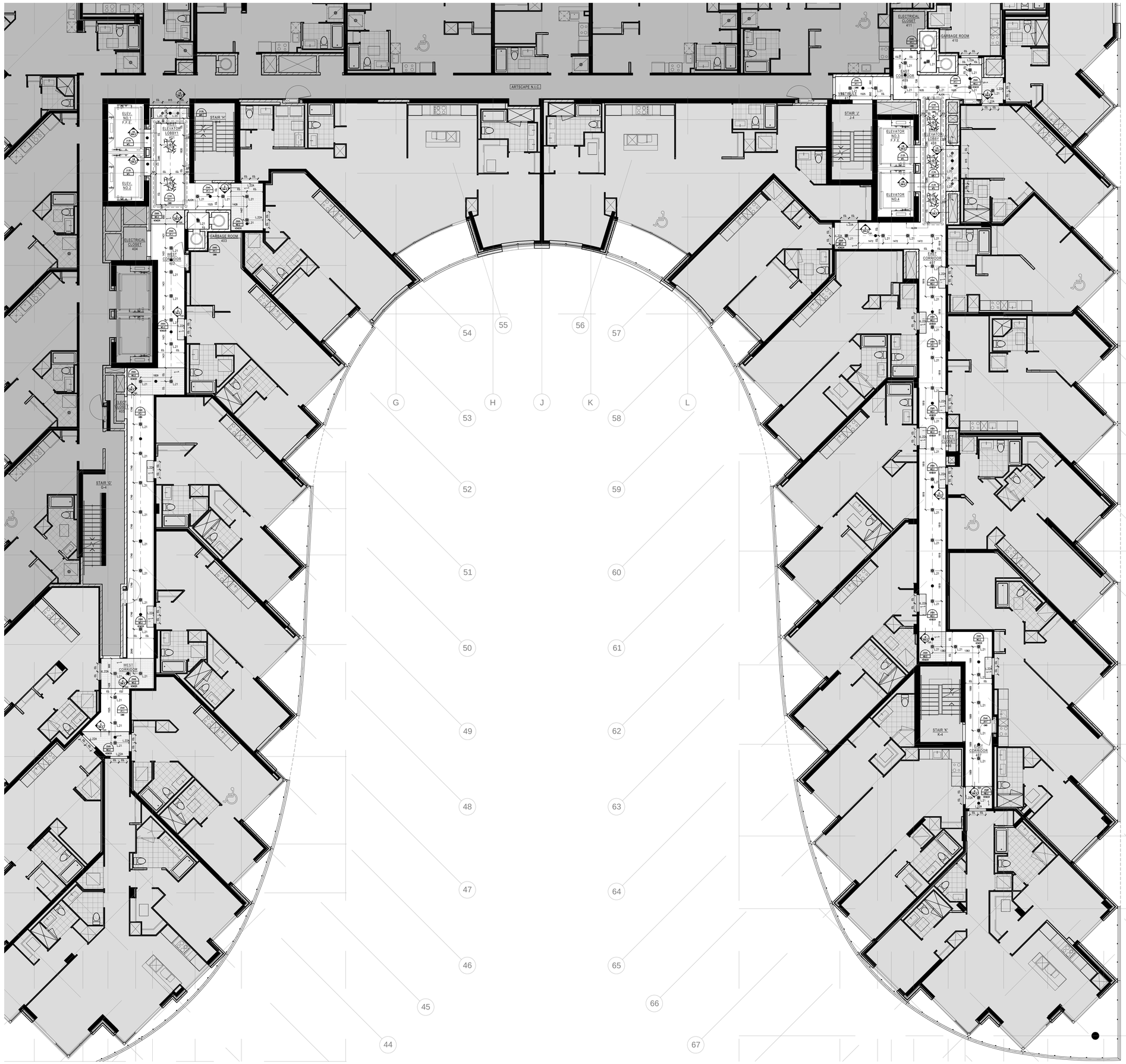
LEVEL 4
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.10



1 REFLECTED CEILING PLAN
ID3.10 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
1 / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF / FF	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L1, L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

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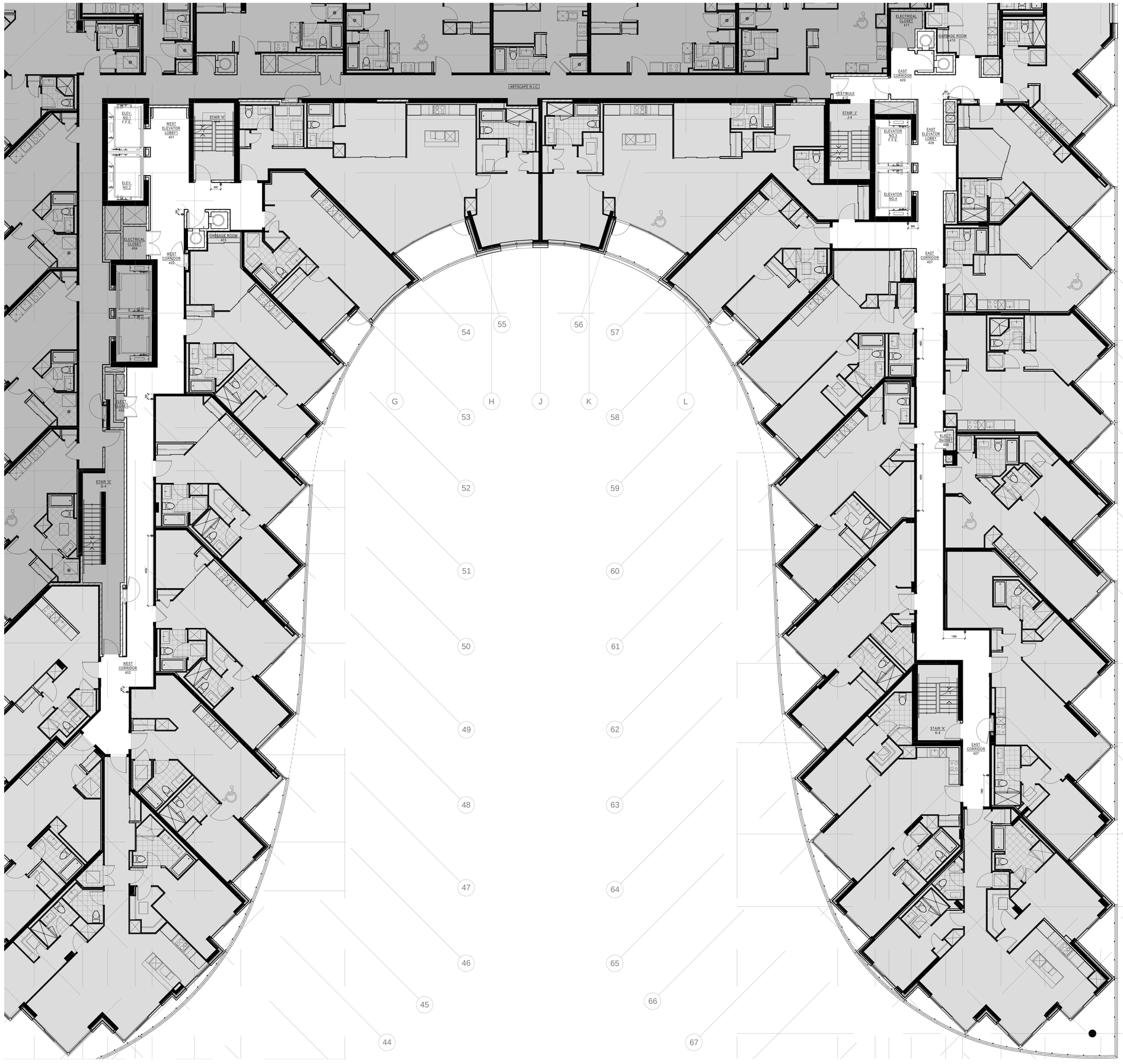
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.10



1 POWER AND COMMUNICATION PLAN
ID4.10 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
▲	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
△	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
▲	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
△	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
✳	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
TV	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

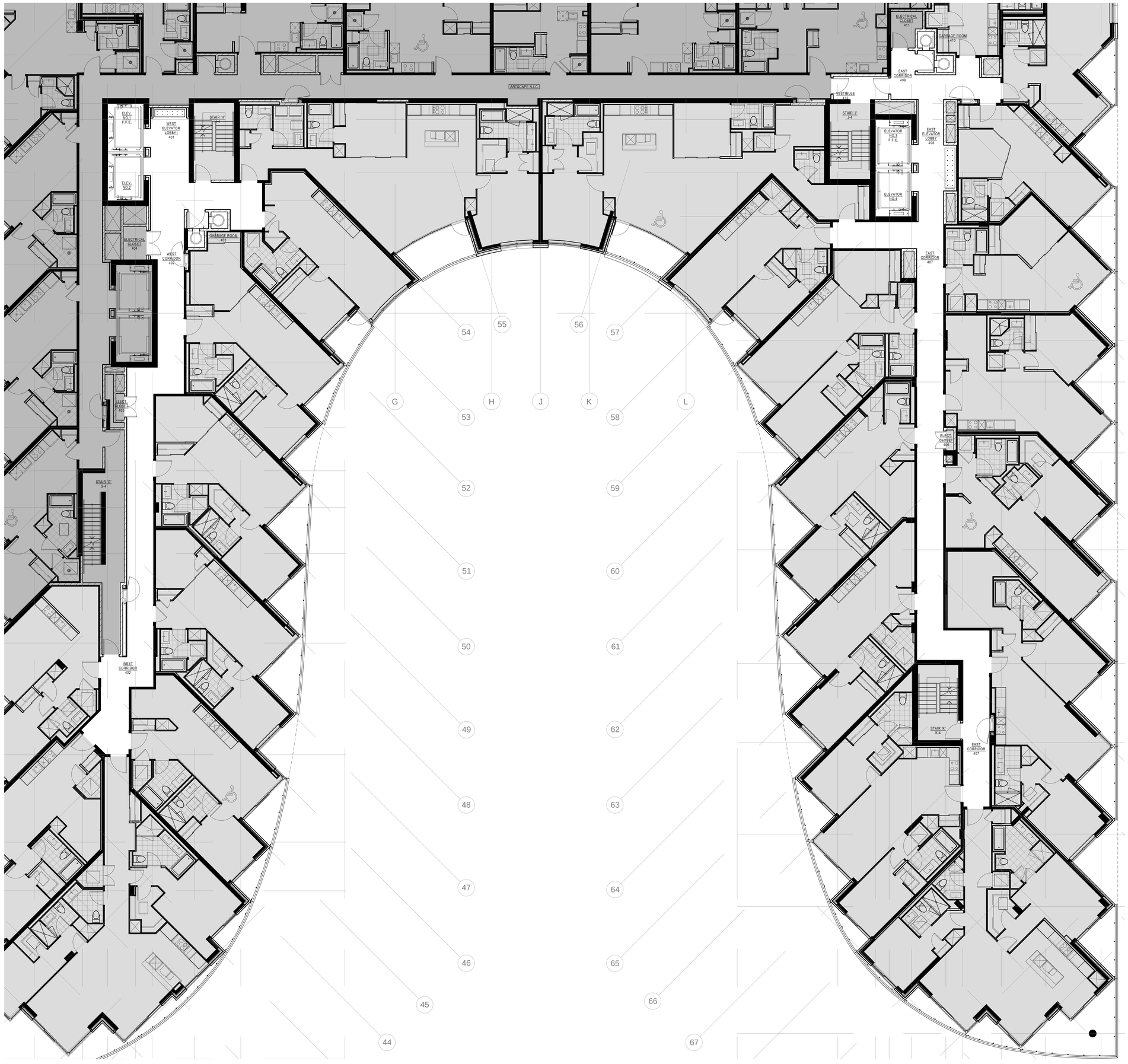
LEVEL 4
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.10



1 FIXTURE PLAN
ID5.10 SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F-#	FURNITURE CODE — REFER TO 11" x 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

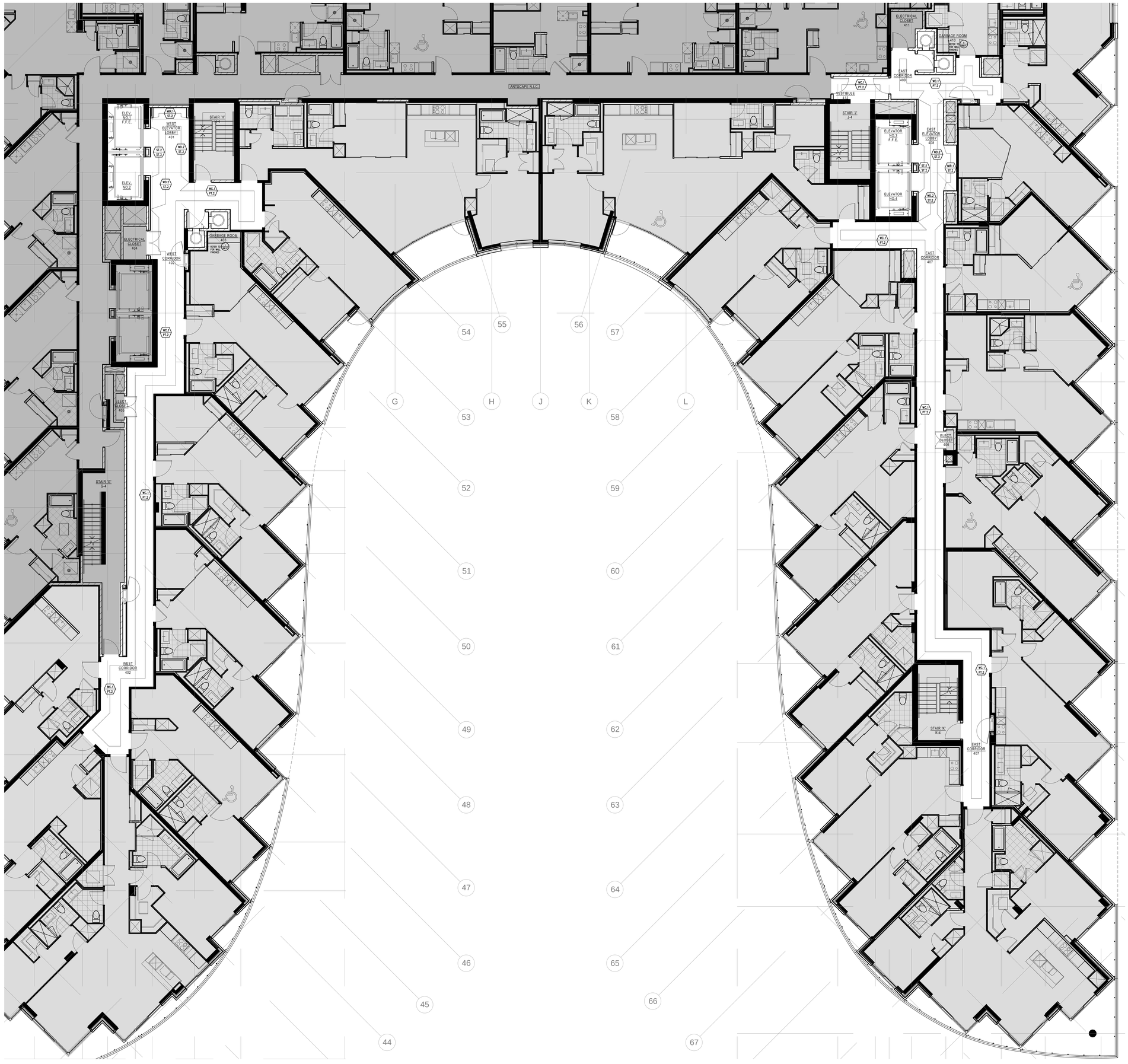
LEVEL 4
FIXTURE PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID5.10



1 WALL FINISH PLAN
ID6.10 SCALE 1:50

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
WF.1	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

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5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

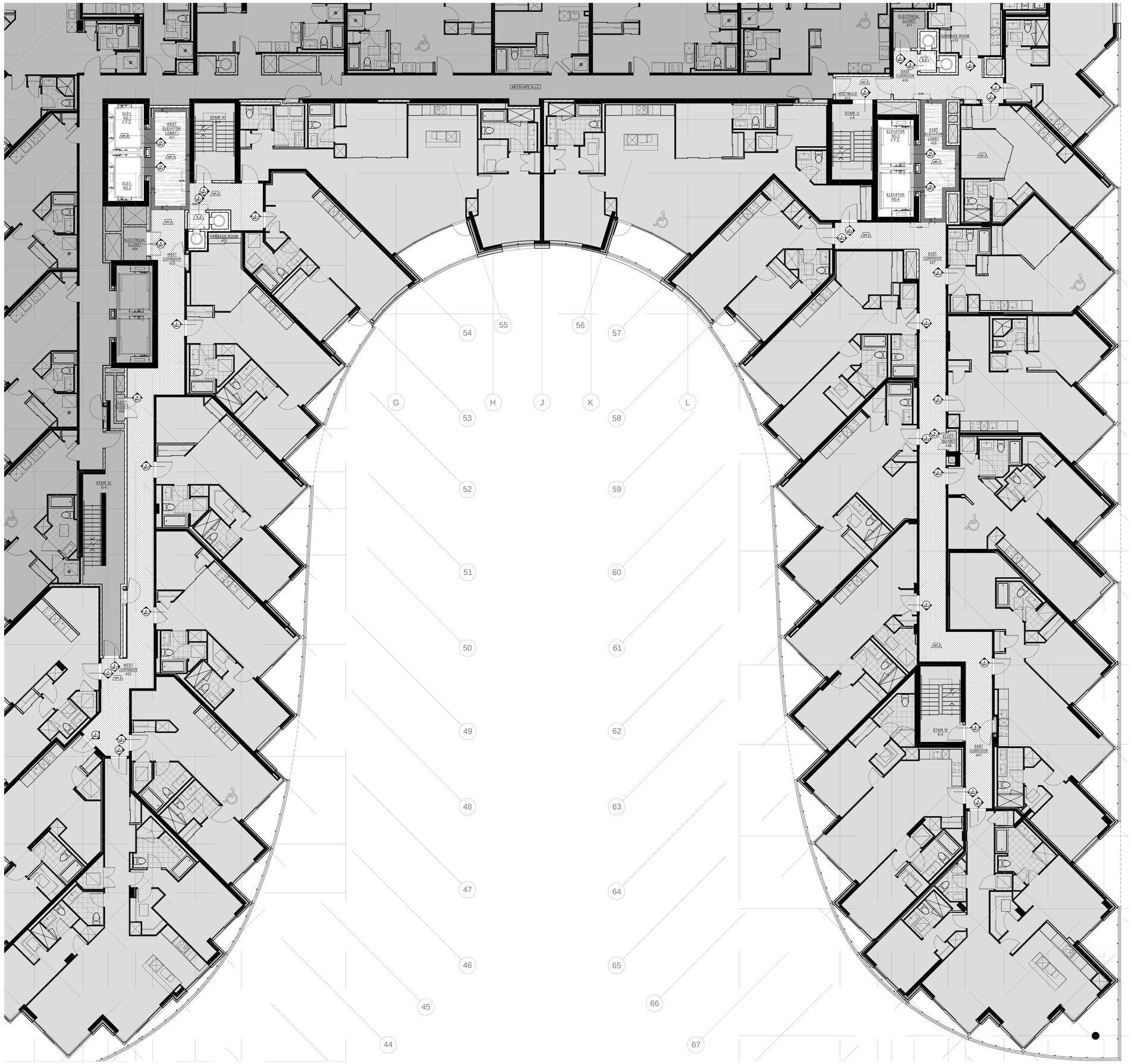
LEVEL 4
WALL FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID6.10



1 FLOOR FINISH PLAN
ID7.10 SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
FL#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
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5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

LEVEL 4
FLOOR FINISH PLAN

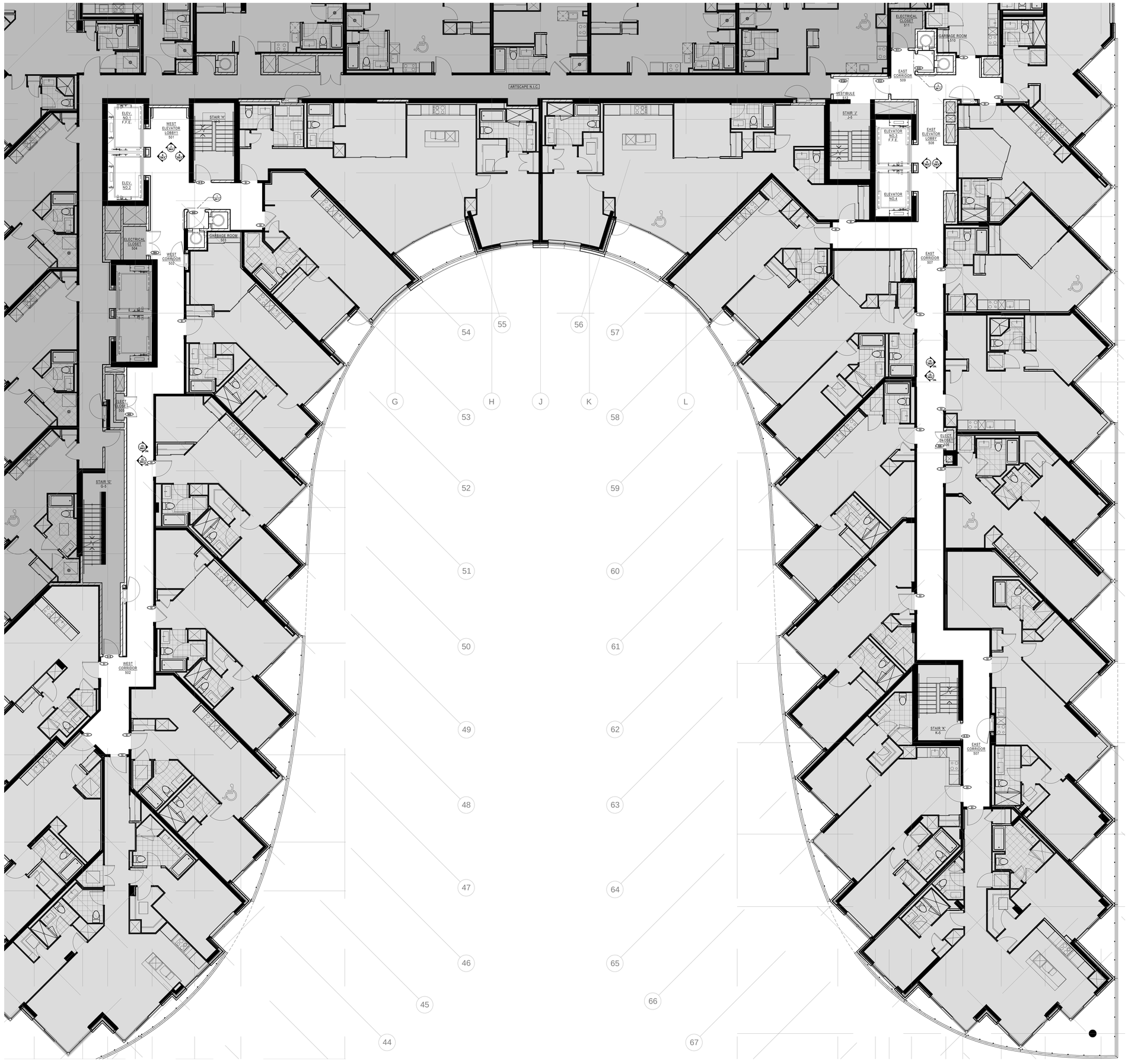
Our Project Number:
14008

Designed By: DM,KR, VW,SG

Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID7.10



1 CONSTRUCTION PLAN
ID2.11 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / E9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
E.#	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.##	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
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5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
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04 ISSUED FOR COORDINATION	15.11.11
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II BY IV DESIGN

Drawing Title:

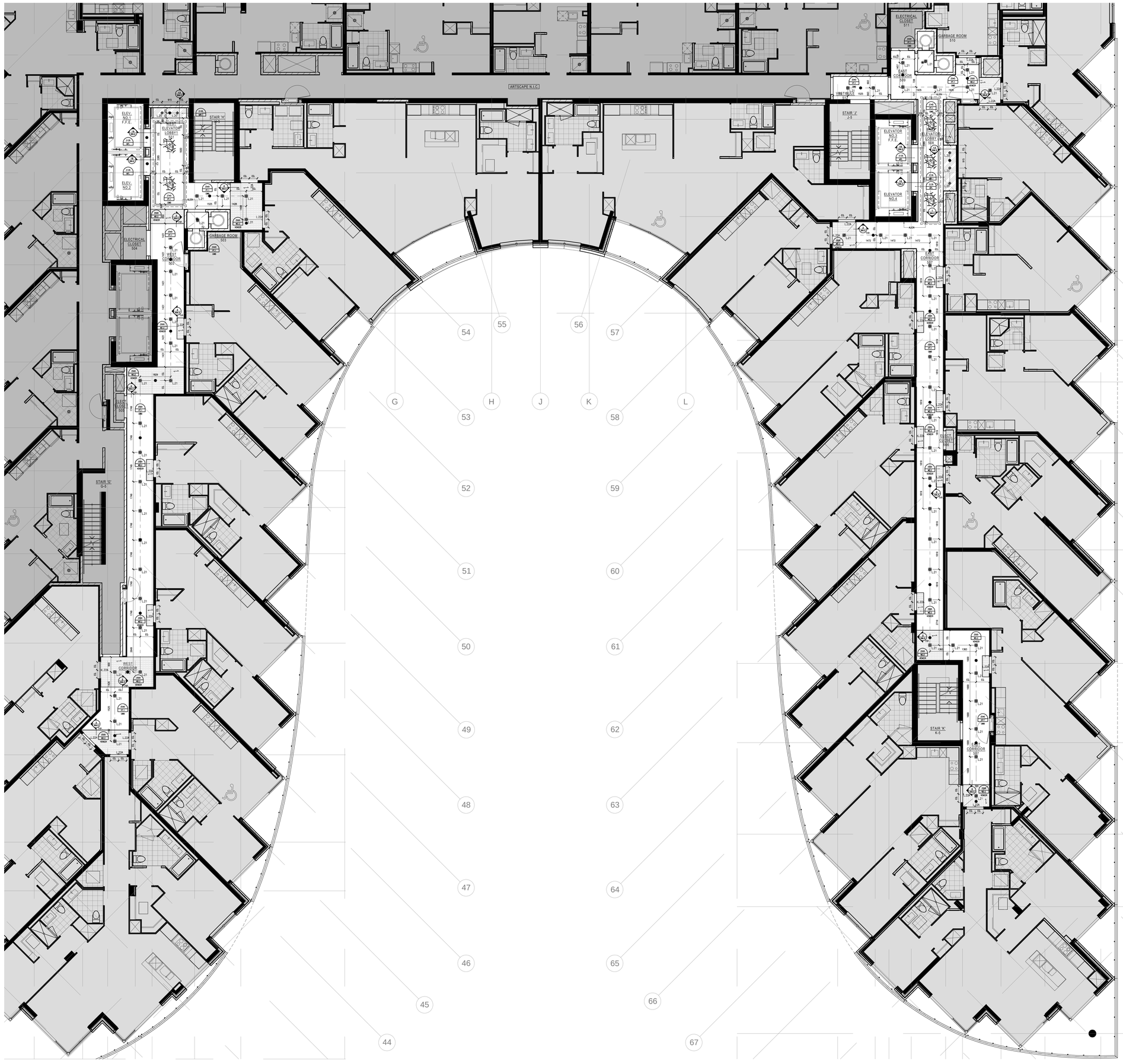
LEVEL 5
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.11



1 REFLECTED CEILING PLAN
ID3.11 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
1 / 01.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF / FF.F CWB	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.# L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS

NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR

FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 CONFIRMING CODES AND REGULATIONS.
9. ALL LIGHT FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

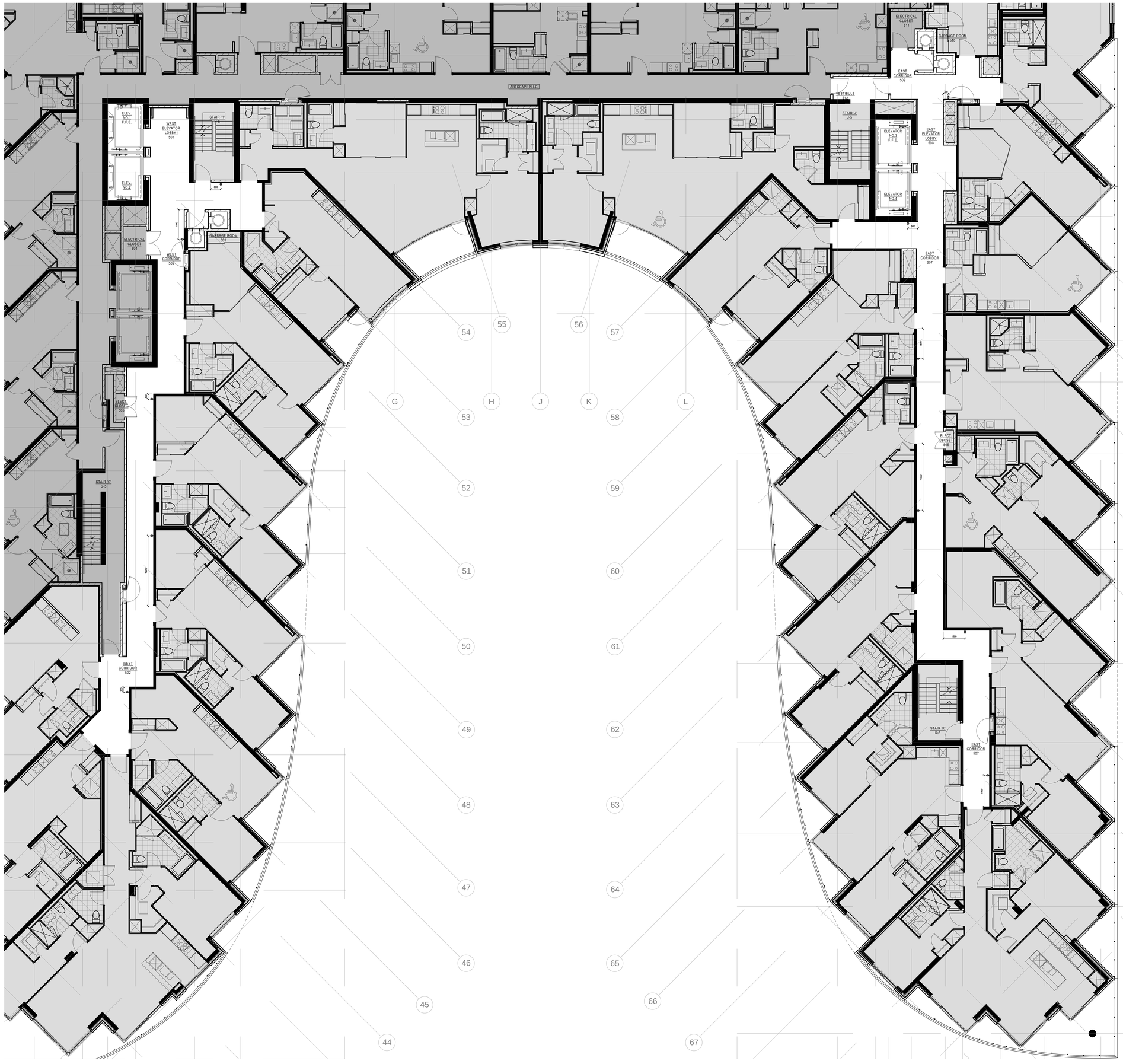
LEVEL 5
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID3.11



1 POWER AND COMMUNICATION PLAN
ID4.11 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

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06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

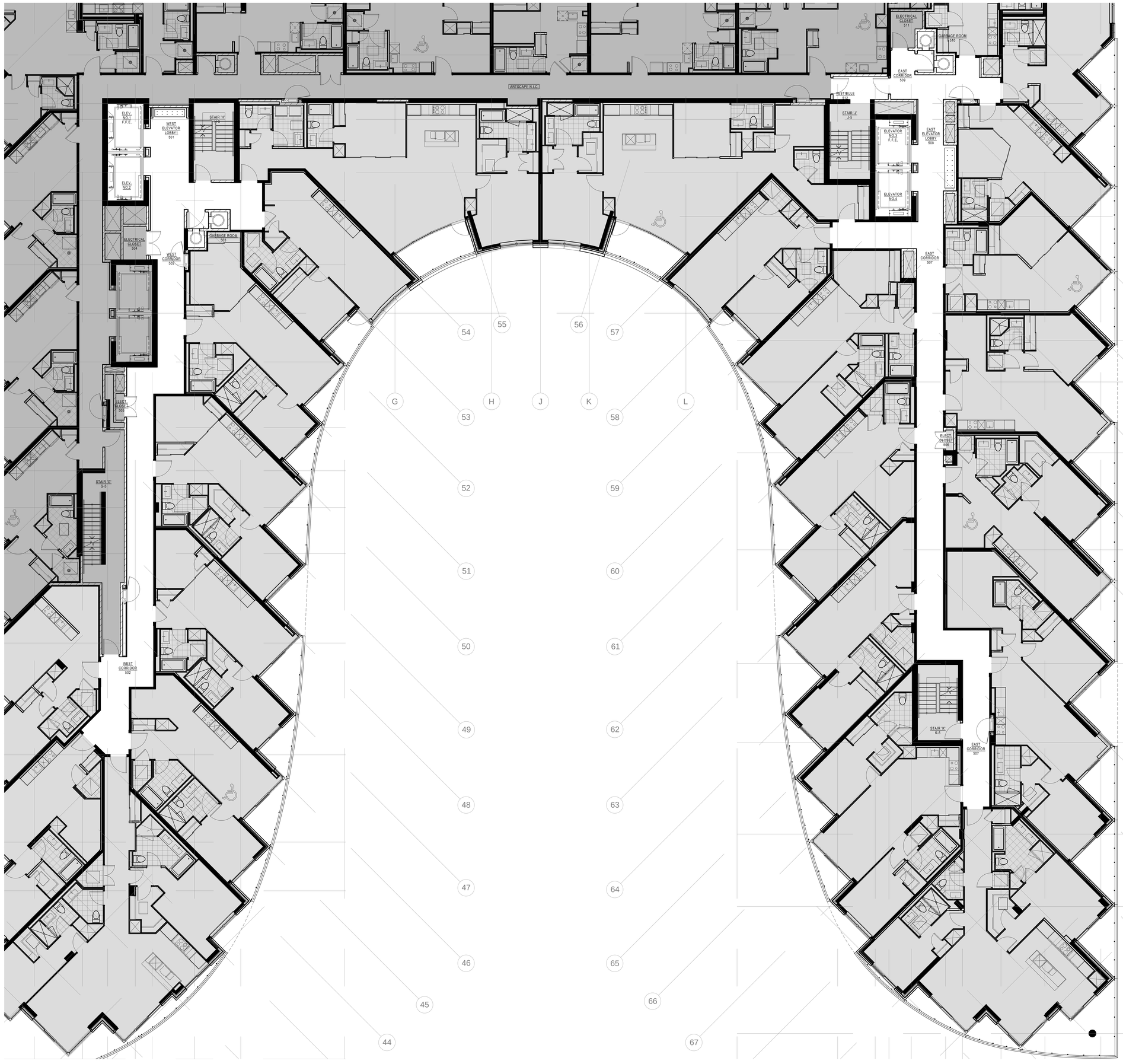
LEVEL 5
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID4.11



1 ID5.11 FIXTURE PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F.#	FURNITURE CODE — REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

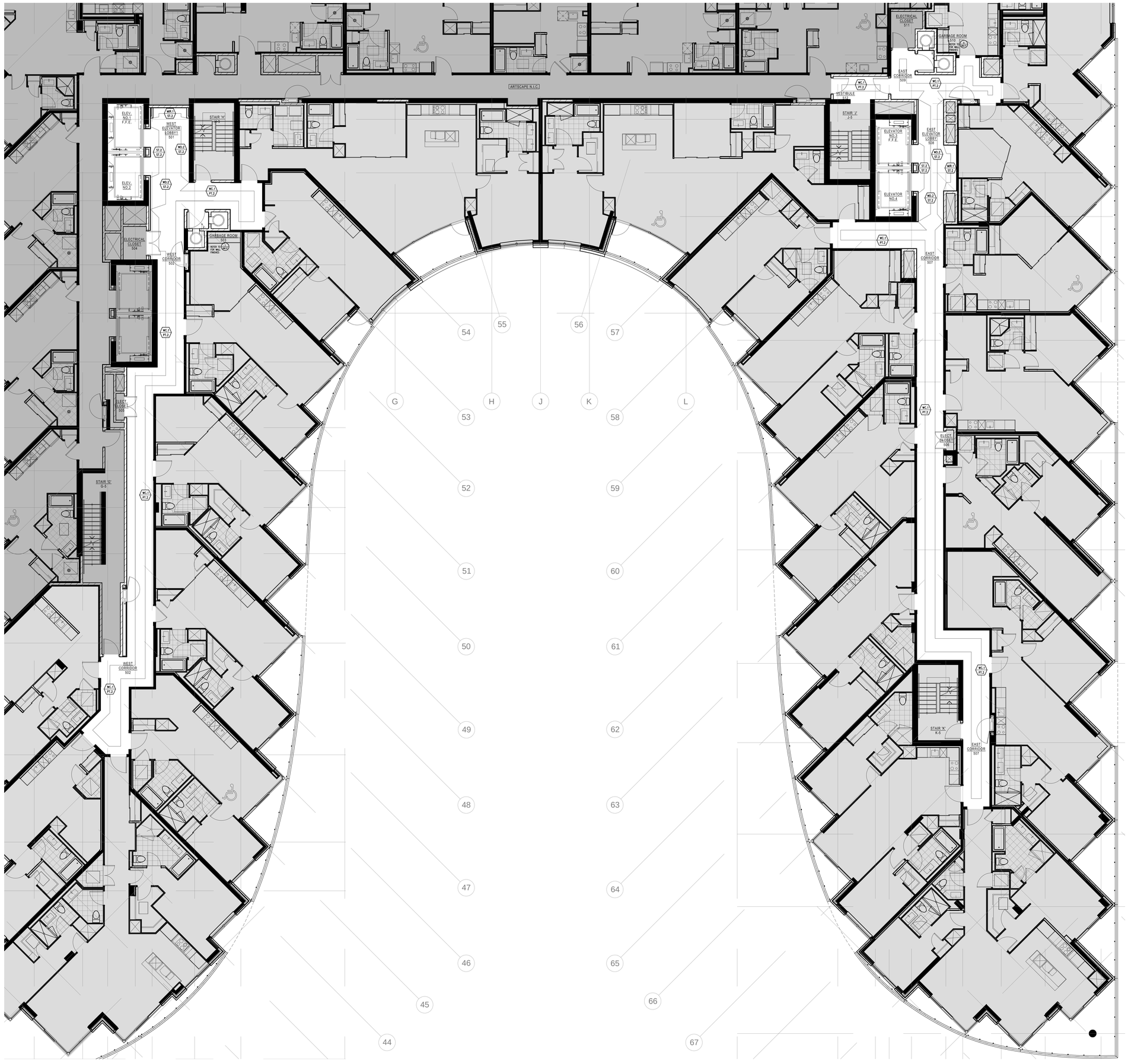
LEVEL 5
FIXTURE PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID5.11



1 WALL FINISH PLAN
ID6.11 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
##.# / ##.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

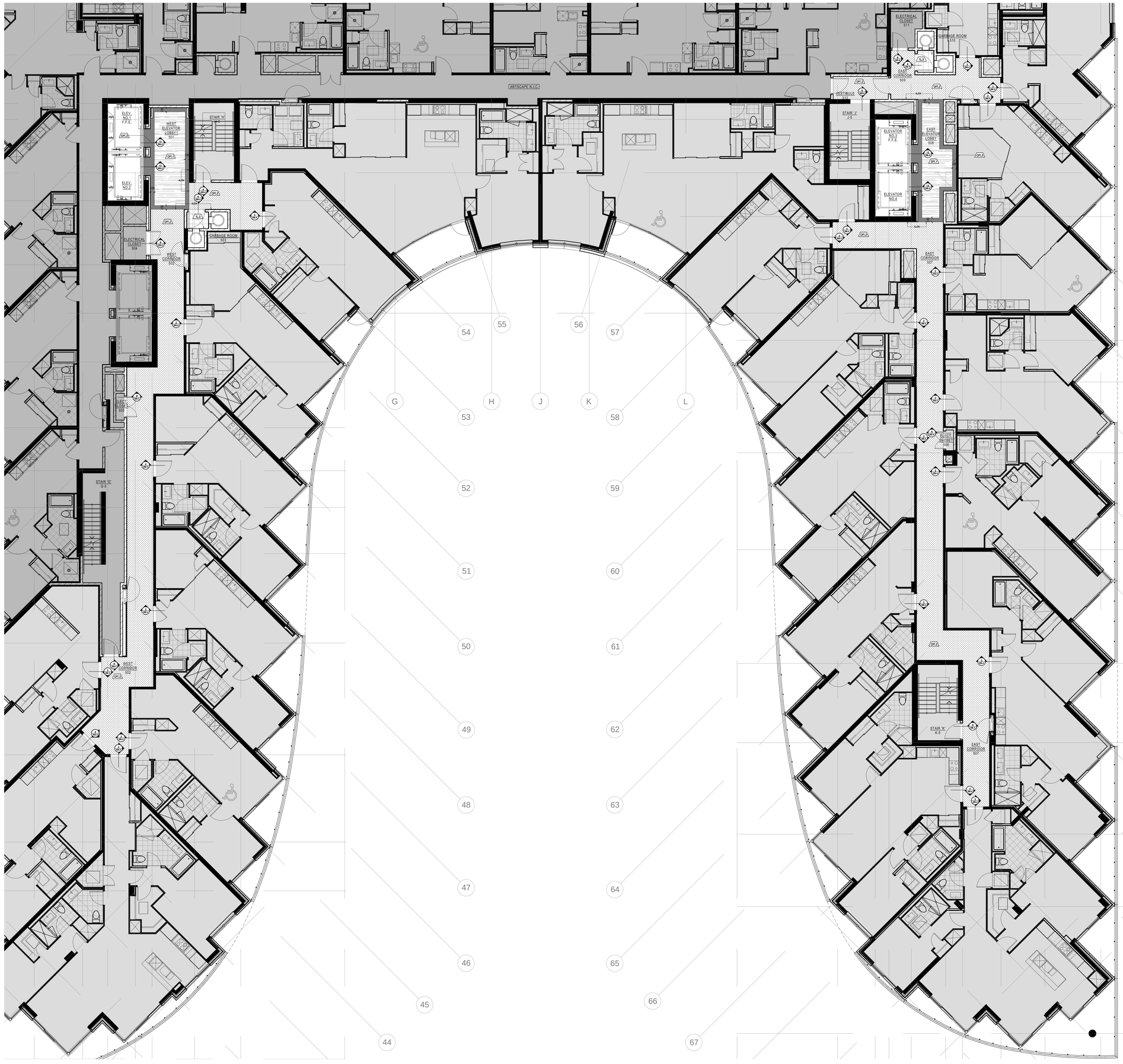
LEVEL 5
WALL FINISH PLAN

Our Project Number: 14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID6.11



1 FLOOR FINISH PLAN
ID7.11 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION
FL#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

LEVEL 5
FLOOR FINISH PLAN

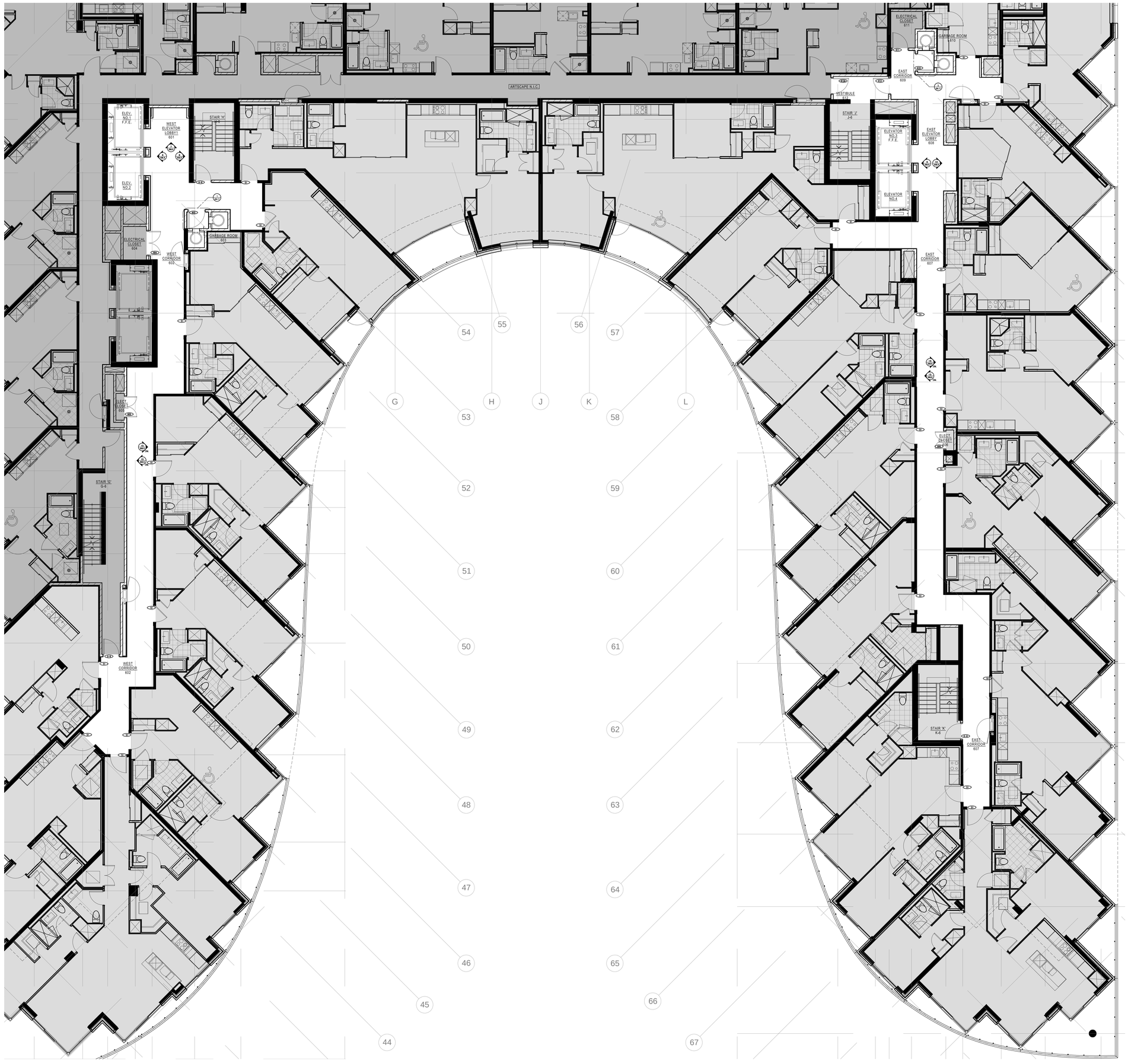
Our Project Number: 14008

Designed By: DM,KR, VW,SG

Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID7.11



1 CONSTRUCTION PLAN
ID2.12 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / 01.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
E.F.	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.01	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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II BY IV DESIGN

Drawing Title:

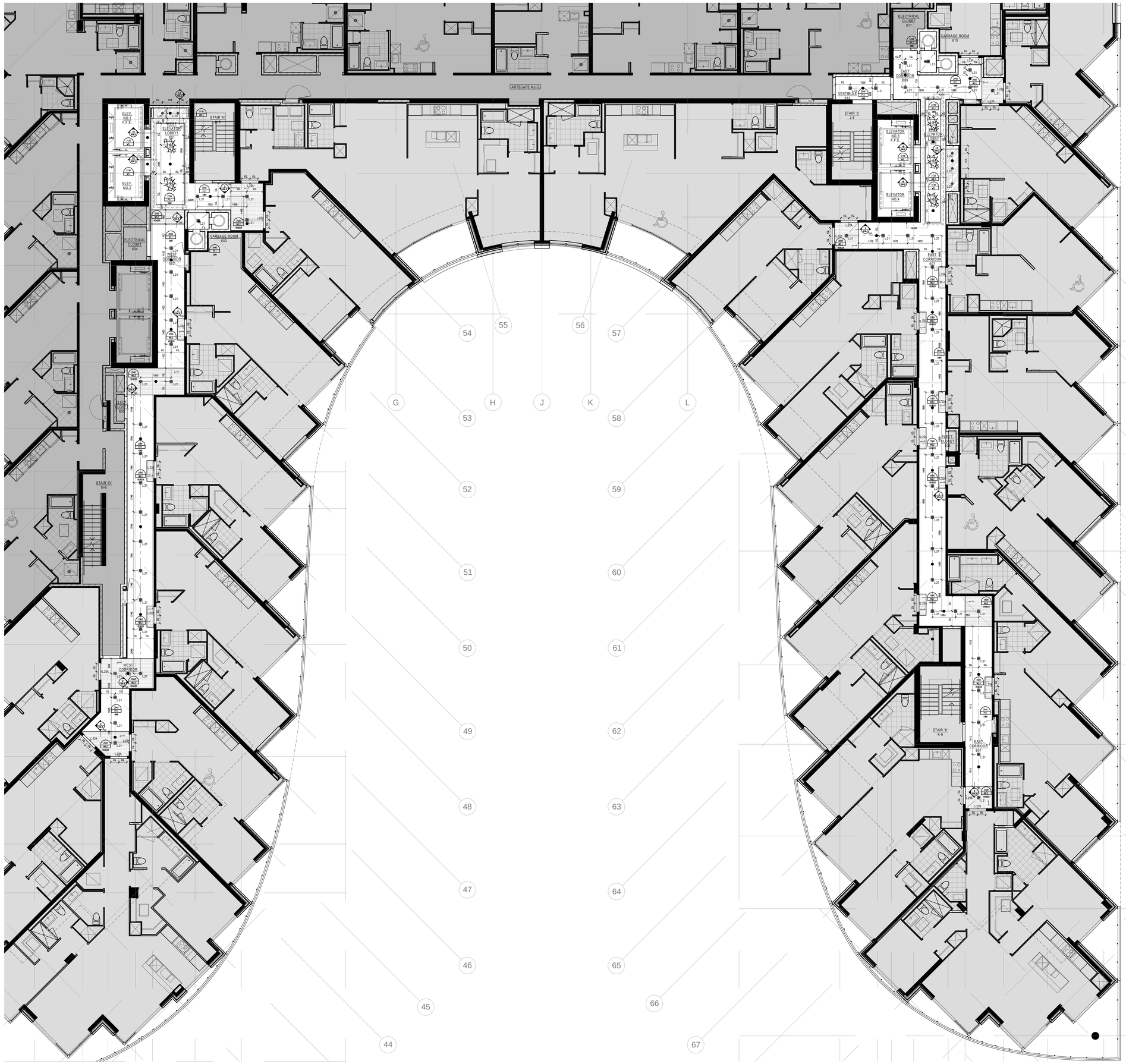
LEVEL 6
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.12



1 REFLECTED CEILING PLAN
ID3.12 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
1 / ID3.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF&E / FF&E GWB	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L4 L2 L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
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II BY IV DESIGN

Drawing Title:

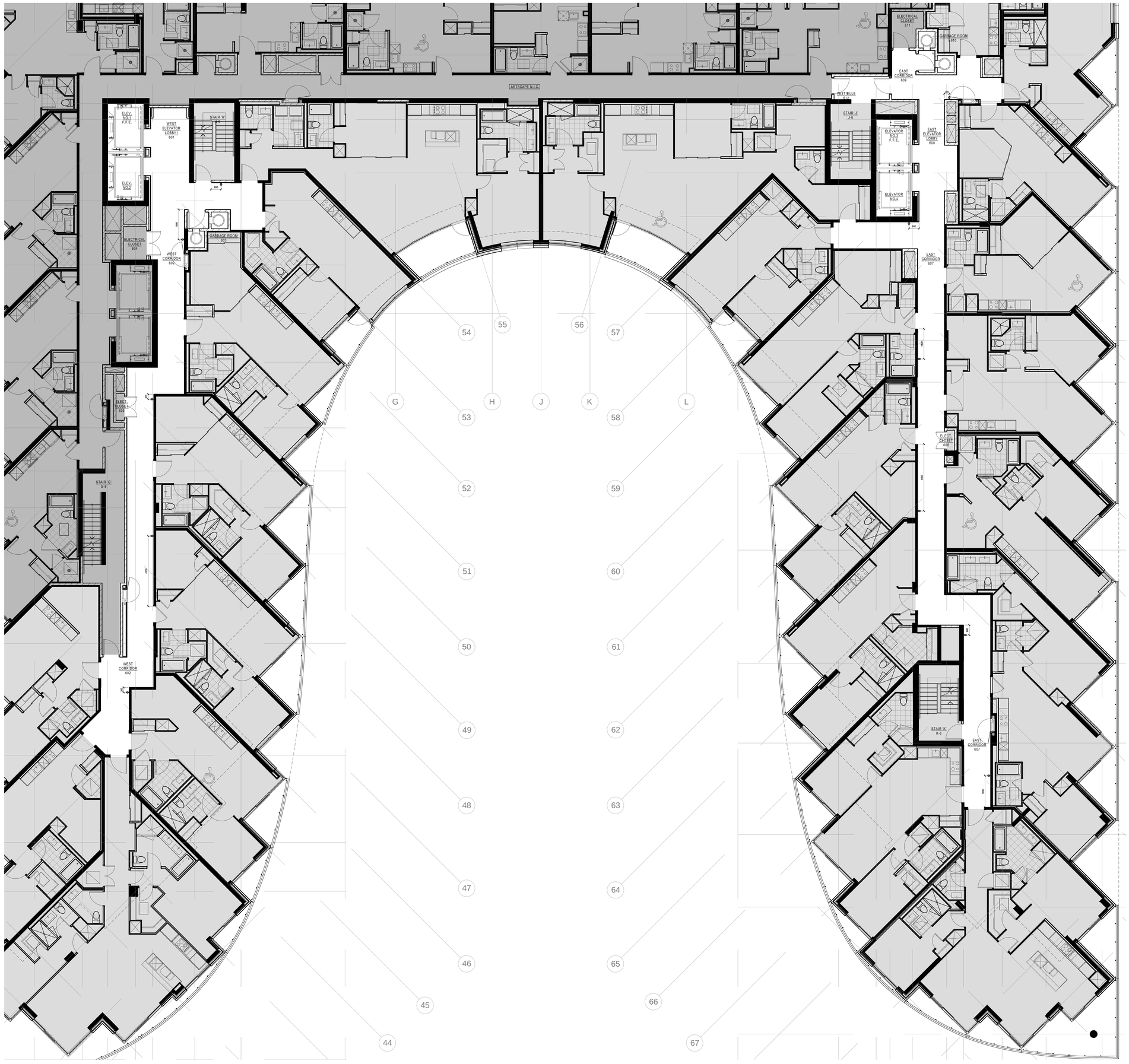
LEVEL 6
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.12



1 POWER AND COMMUNICATION PLAN
ID4.12 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

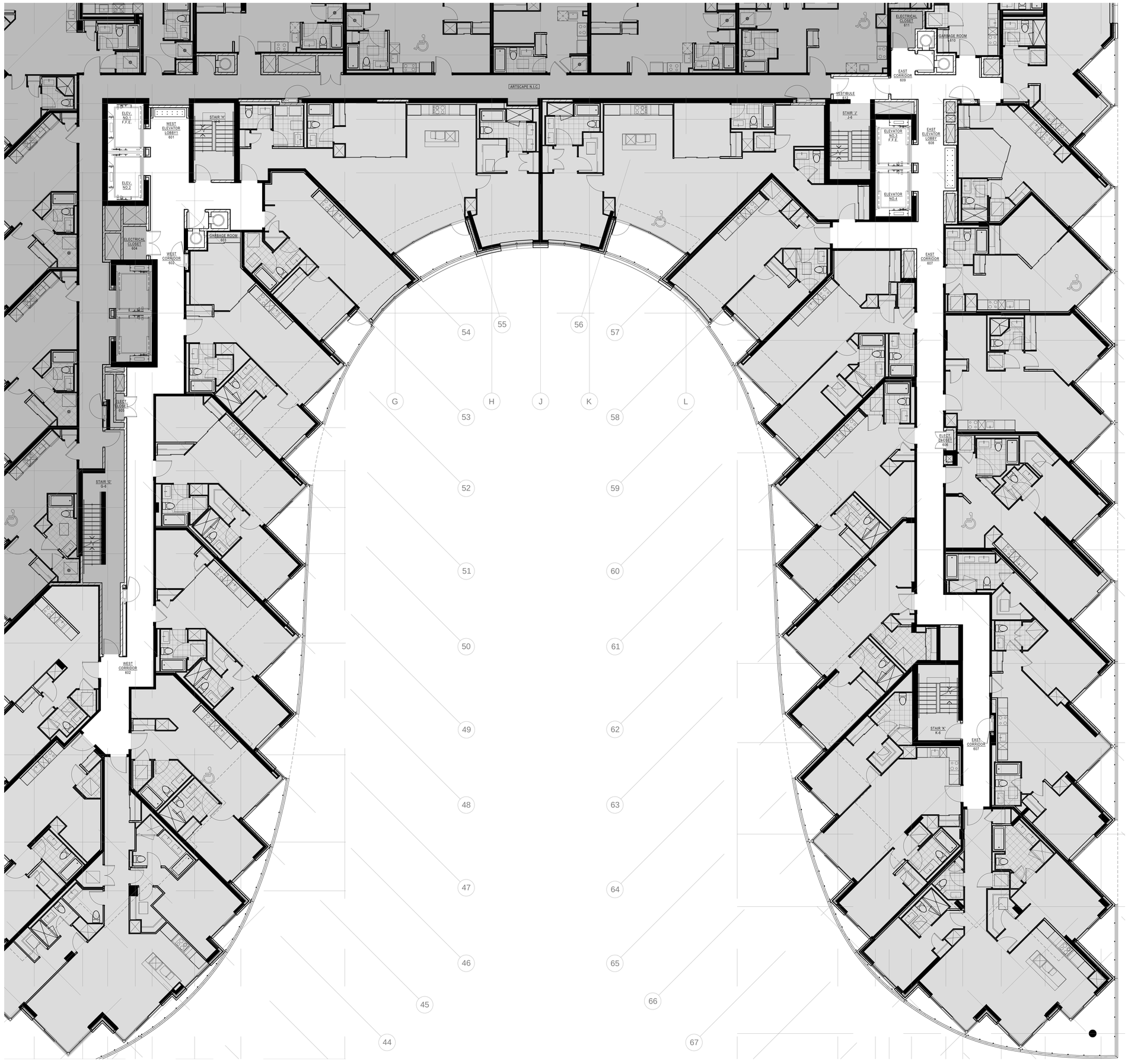
LEVEL 6
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.12



1 FIXTURE PLAN
ID5.12 SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F.#	FURNITURE CODE — REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

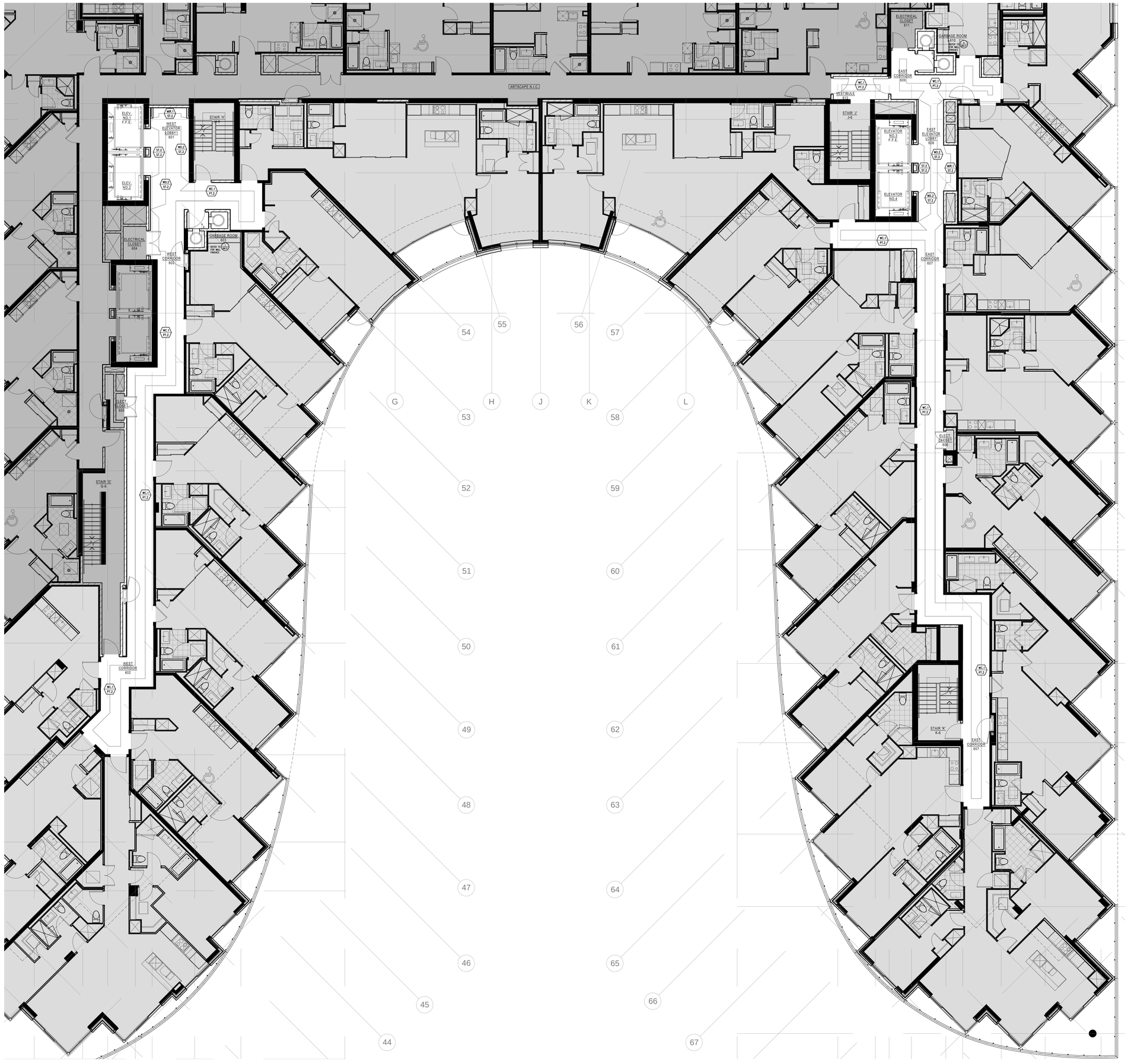
LEVEL 6
FIXTURE PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID5.12



1 WALL FINISH PLAN
ID6.12 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
##.# / ##.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

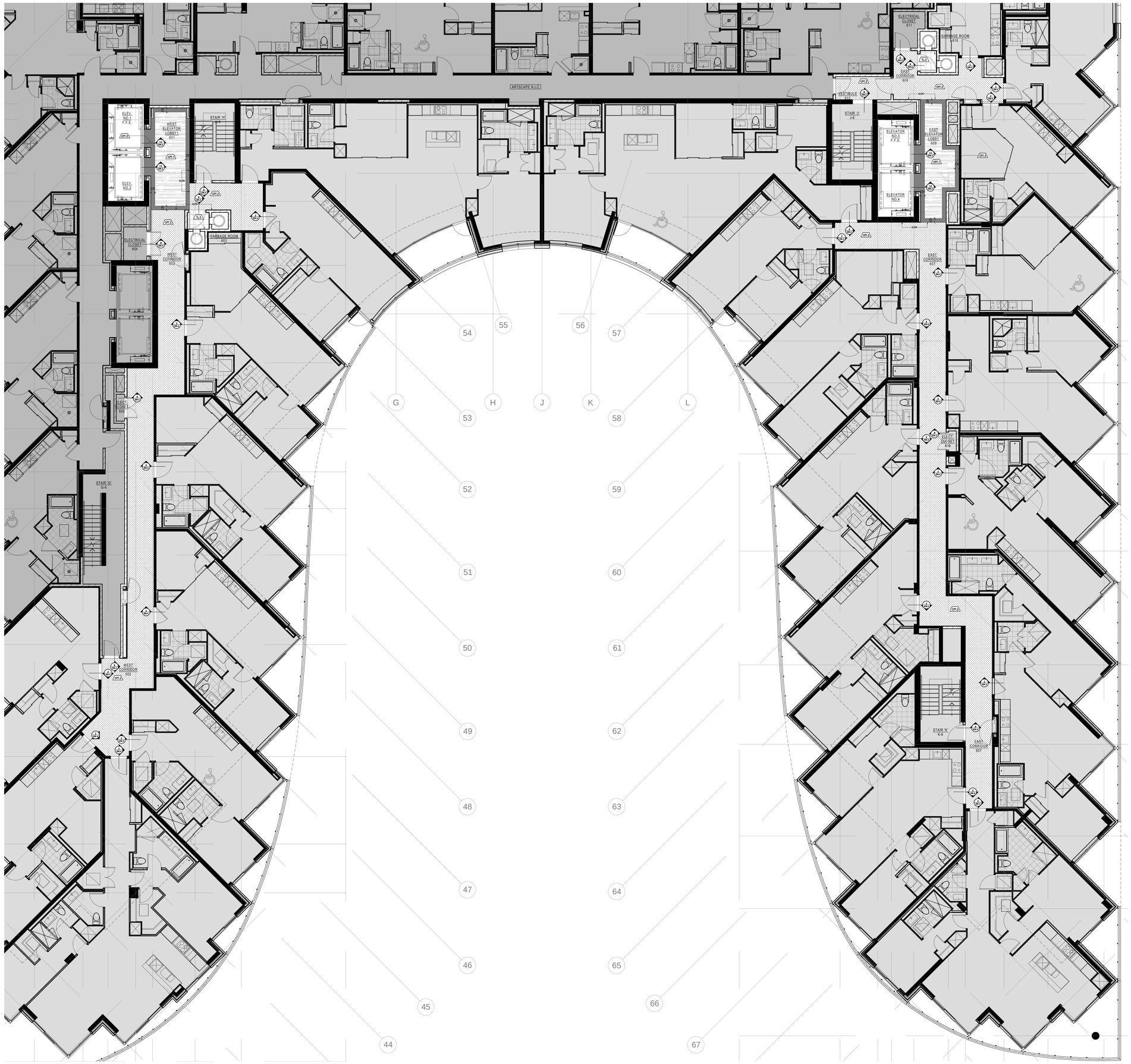
LEVEL 6
WALL FINISH PLAN

Our Project Number: 14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID6.12



1 FLOOR FINISH PLAN
ID7.12 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

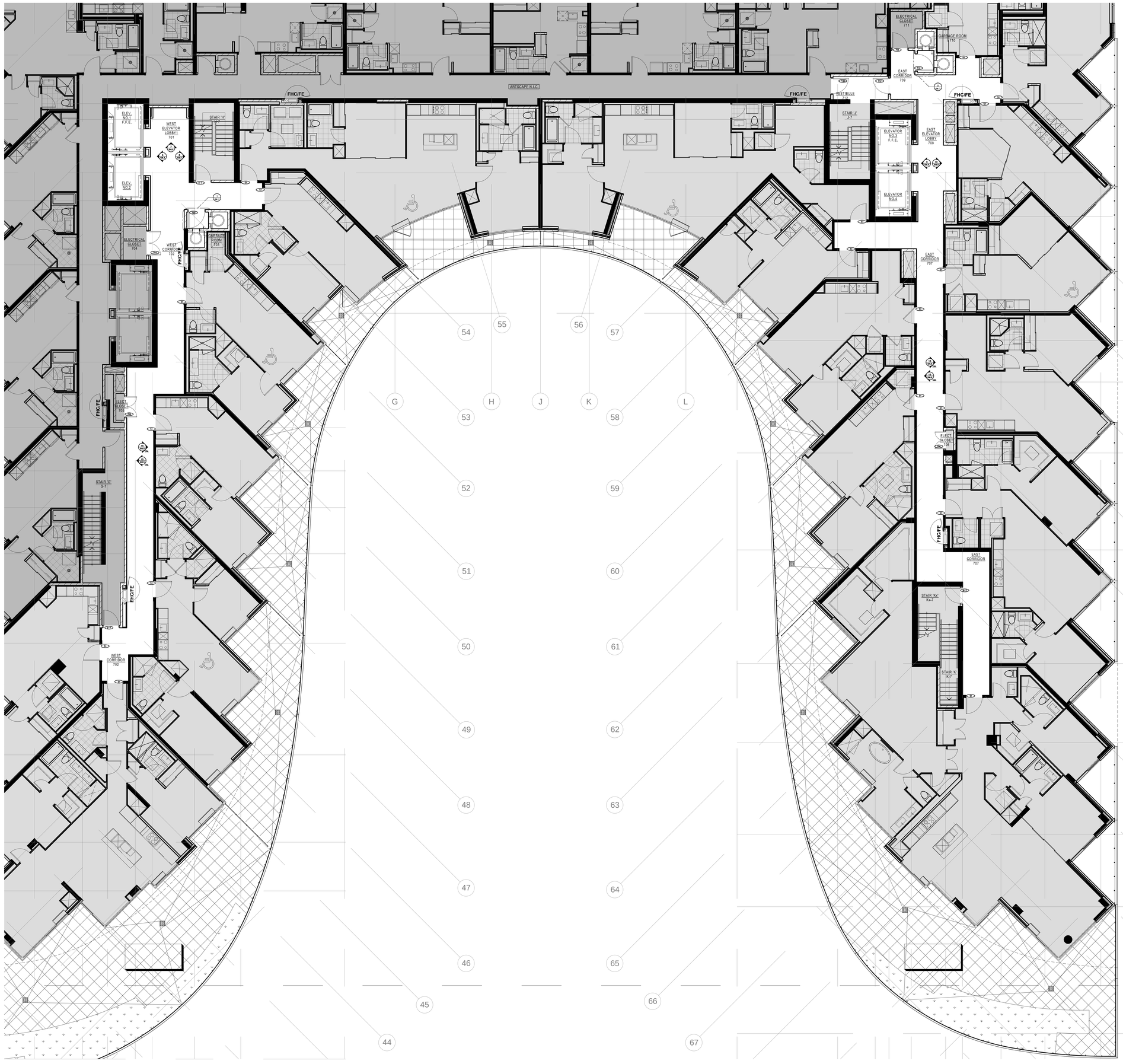
LEVEL 6
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID7.12



1 CONSTRUCTION PLAN
ID2.13 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / 01.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
C-#	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D-##	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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5. DRAWINGS NOT TO BE SCALED

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04 ISSUED FOR COORDINATION	15.11.11
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06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

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II BY IV DESIGN

Drawing Title:

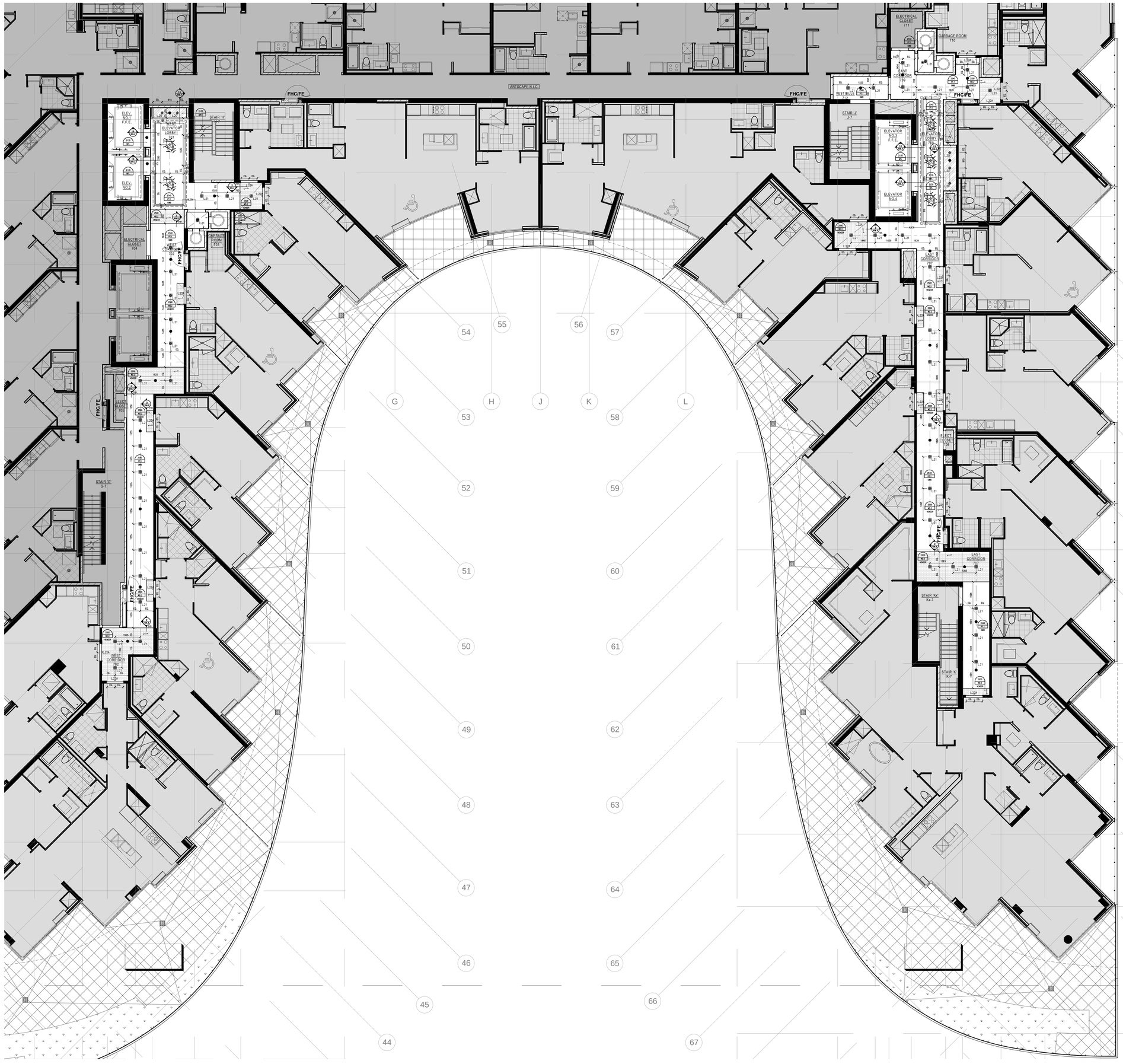
LEVEL 7
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.13



1 REFLECTED CEILING PLAN
ID3.13 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
1 / D7.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF / F1.1 GWB	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L1, L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 CONFIRMING CODES AND REGULATIONS.
9. ALL LIGHT FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
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Drawing Title:

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REFLECTED CEILING PLAN

Our Project Number:
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Designed By: DM,KR, VW,SG
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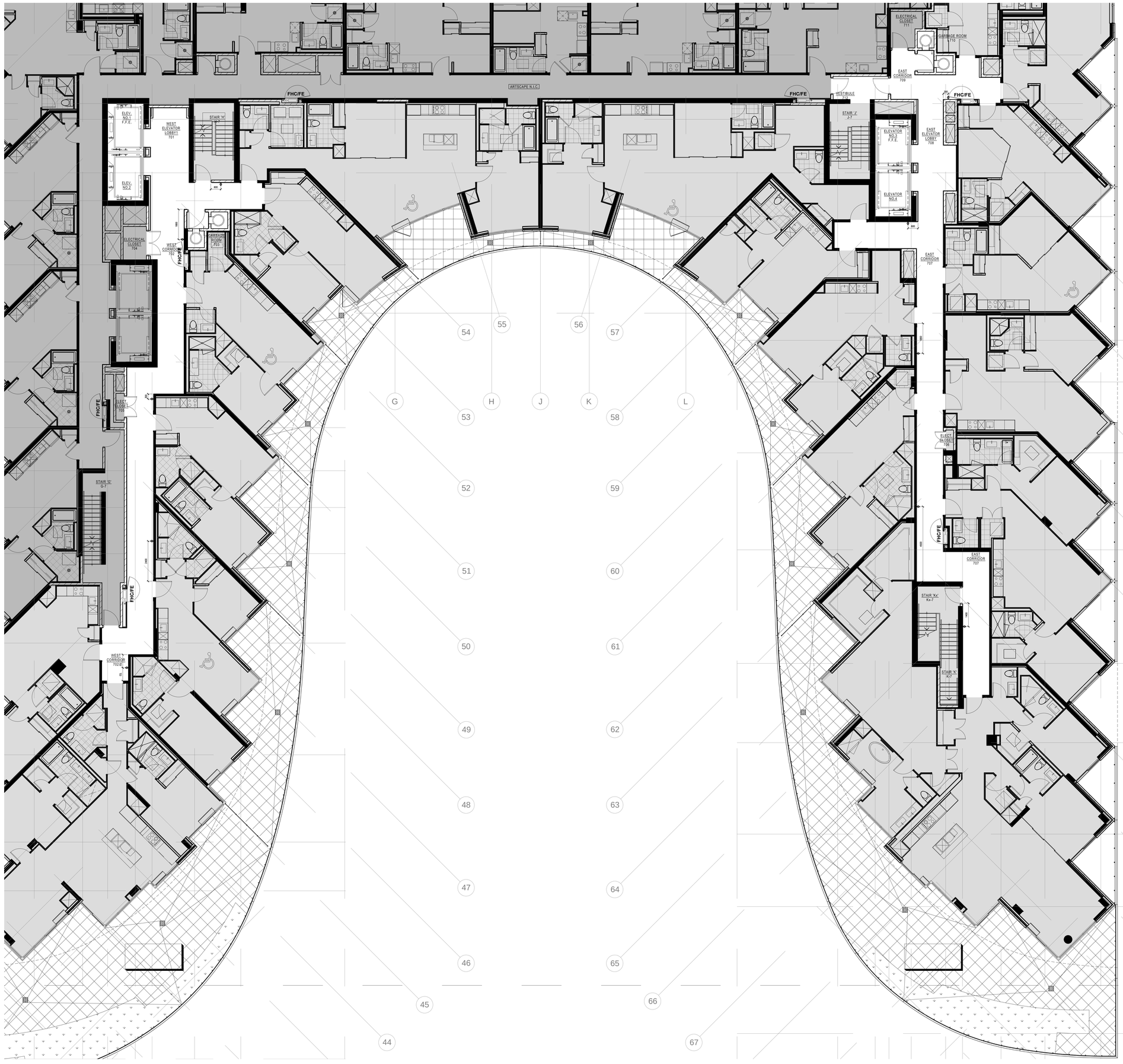

1 POWER AND COMMUNICATION PLAN
ID4.13 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
▲	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
△	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
▲	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
△	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
✳	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

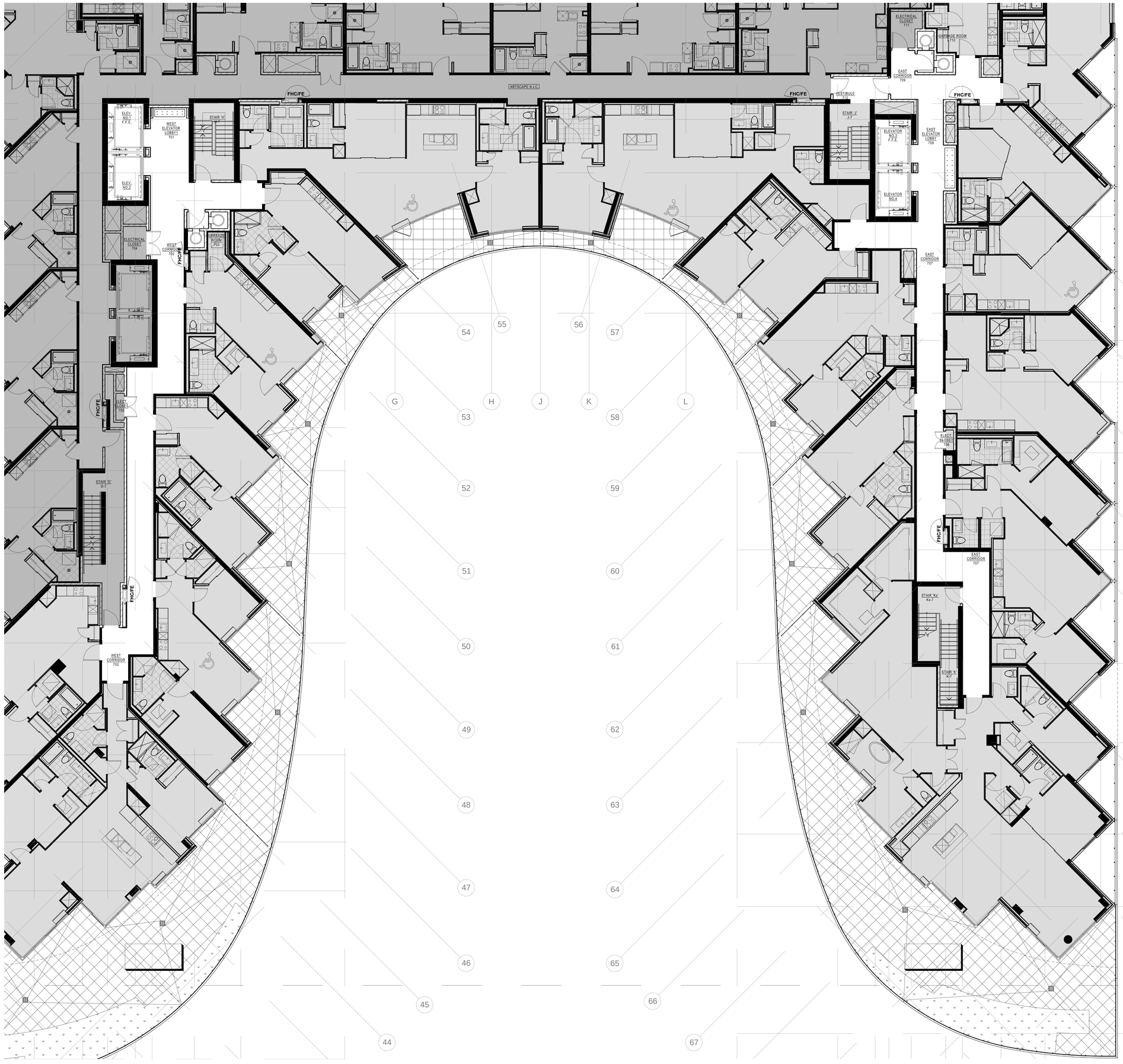
LEVEL 7
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.13



1 FIXTURE PLAN
ID5.13 SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F-#	FURNITURE CODE — REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

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FIXTURE PLAN

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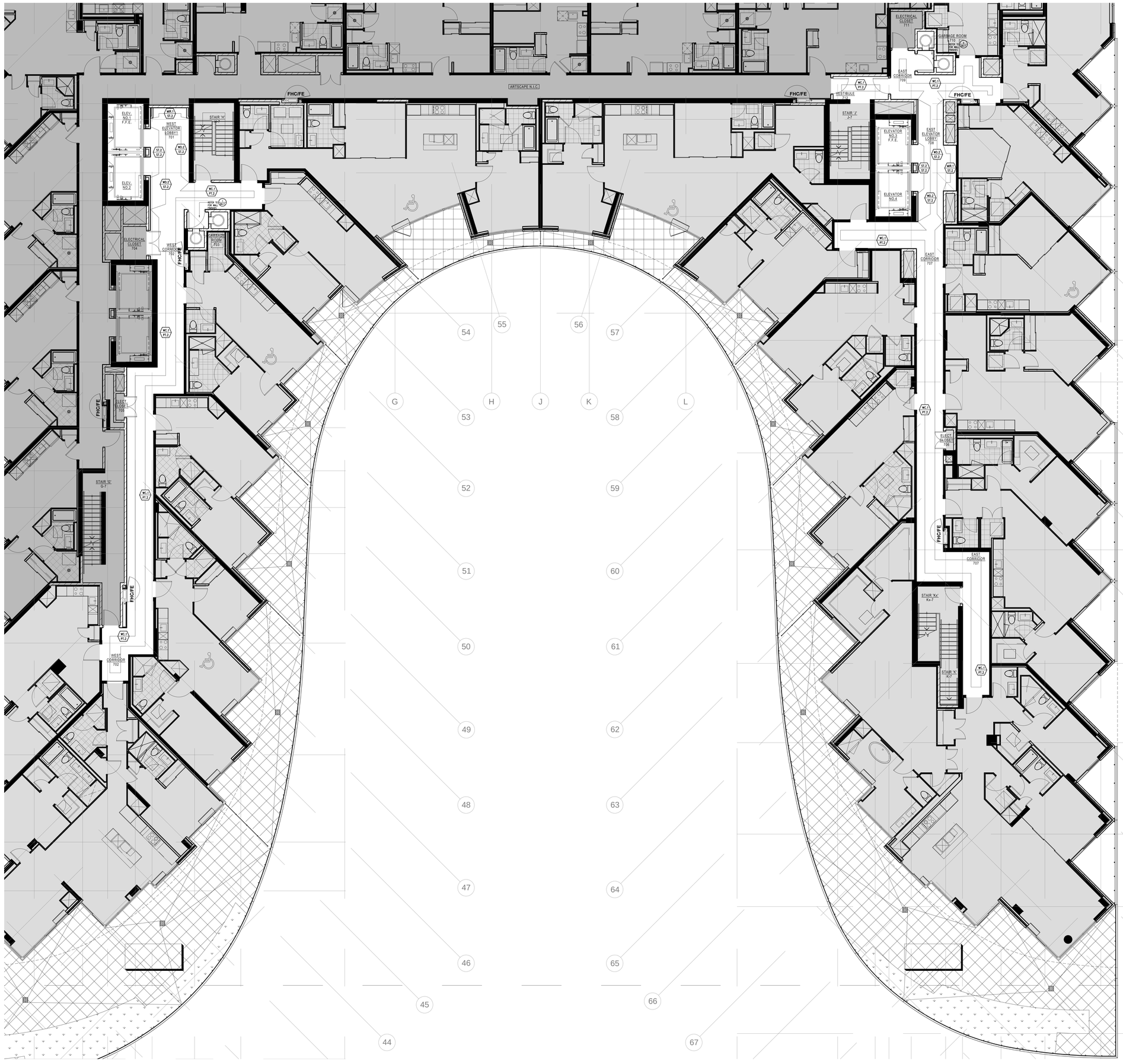
Drawing Number:

ID5.13



1 WALL FINISH PLAN
ID6.13 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
##.# / ##.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

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II BY IV DESIGN

Drawing Title:

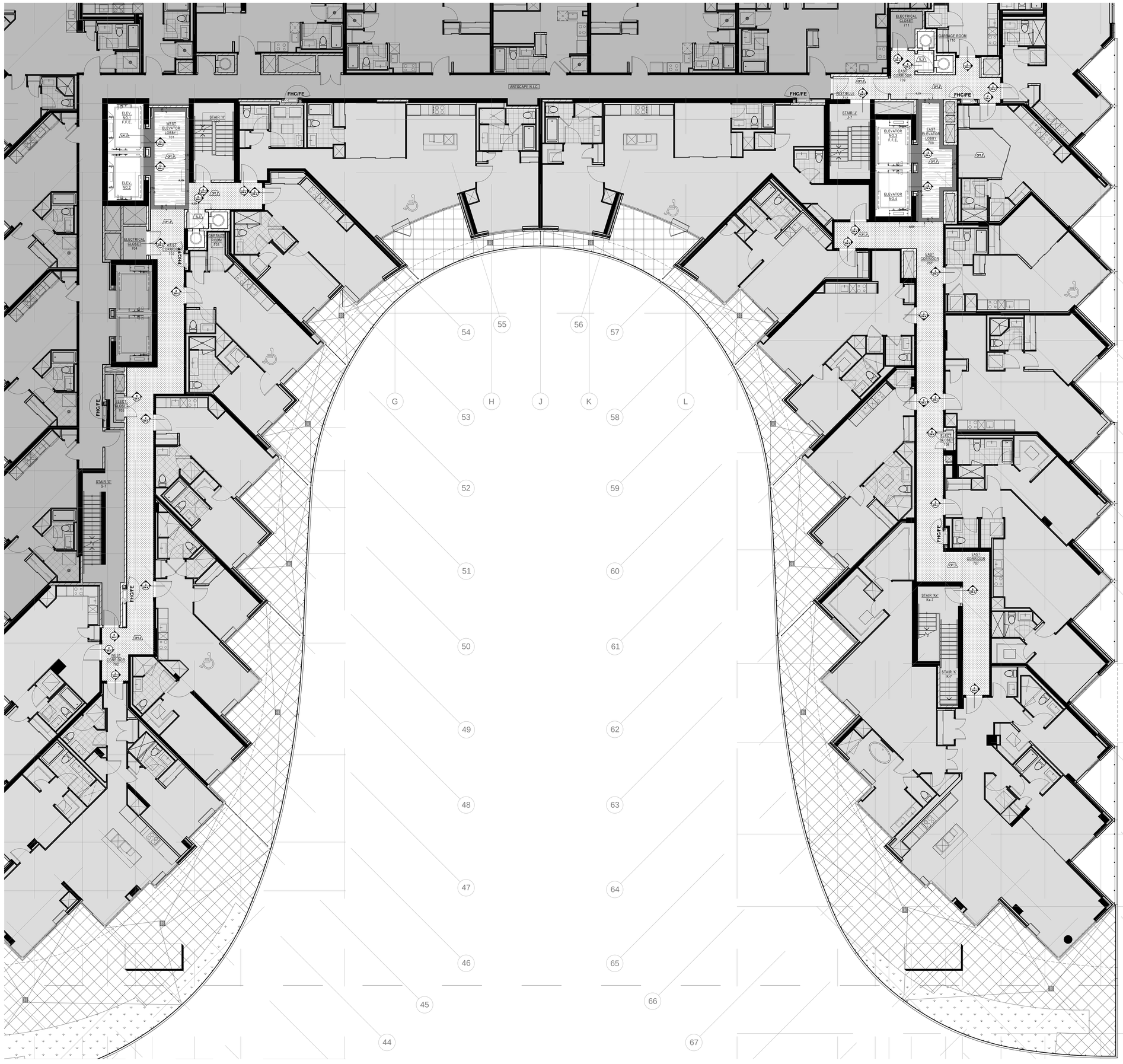
LEVEL 7
WALL FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID6.13



1 FLOOR FINISH PLAN
ID7.13 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAWDOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
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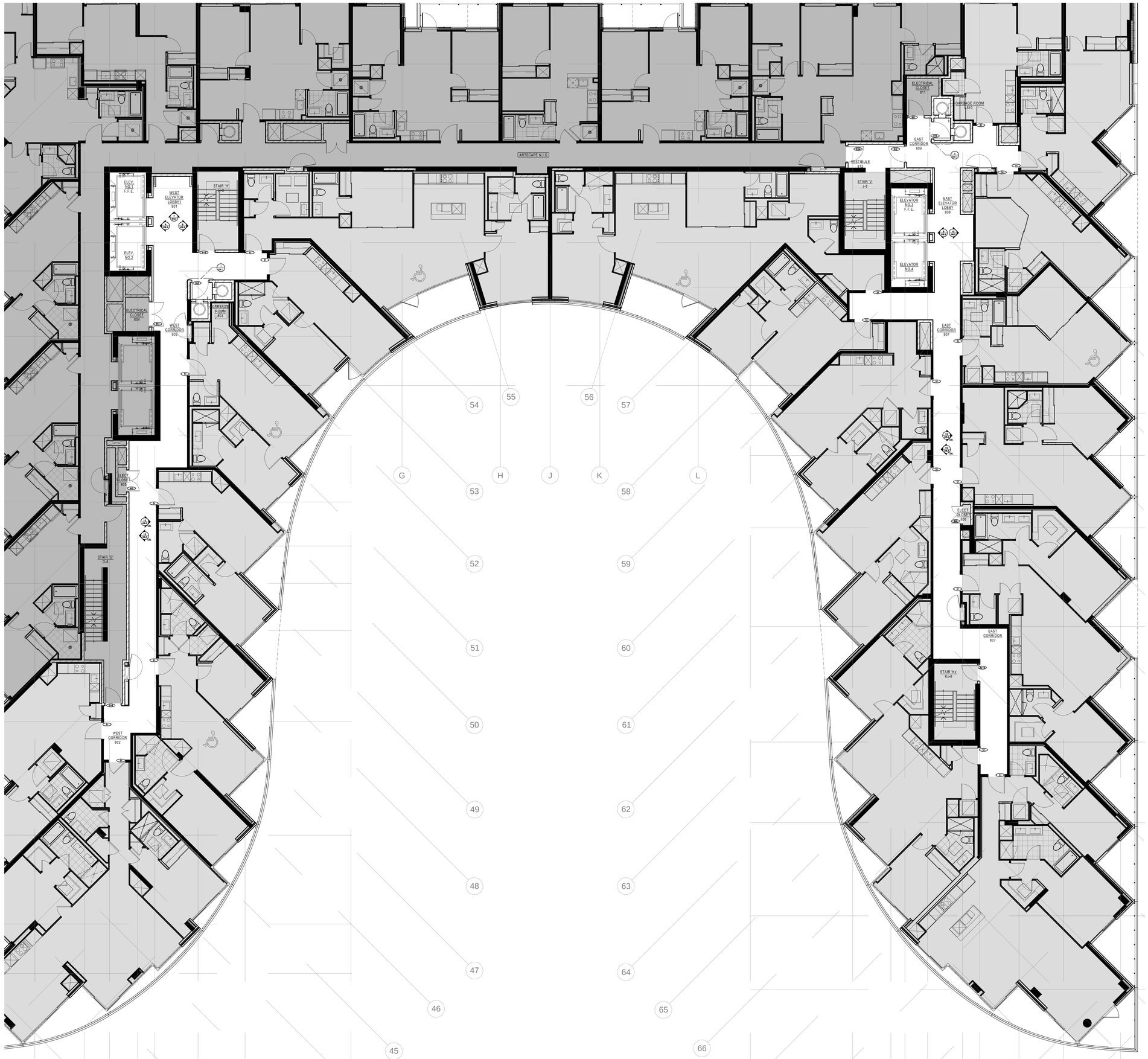

1 CONSTRUCTION PLAN
ID2.14 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / 01.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
E.F.	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.H.	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
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II BY IV DESIGN

Drawing Title:

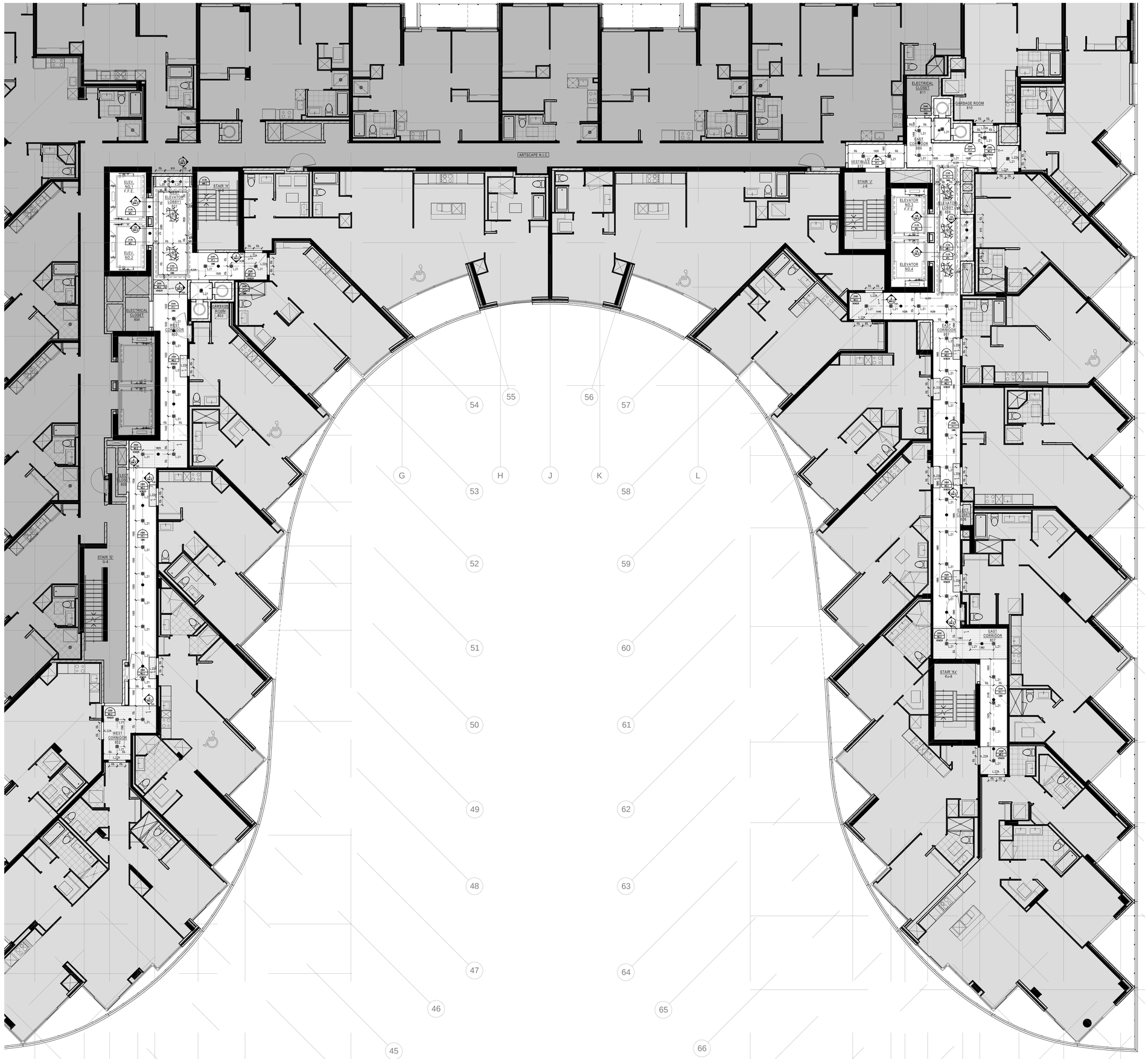
LEVEL 8
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID2.14



1 REFLECTED CEILING PLAN
ID3.14 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
1 / ID1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF&E / CWB	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L4 L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

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II BY IV DESIGN

Drawing Title:

LEVEL 8
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

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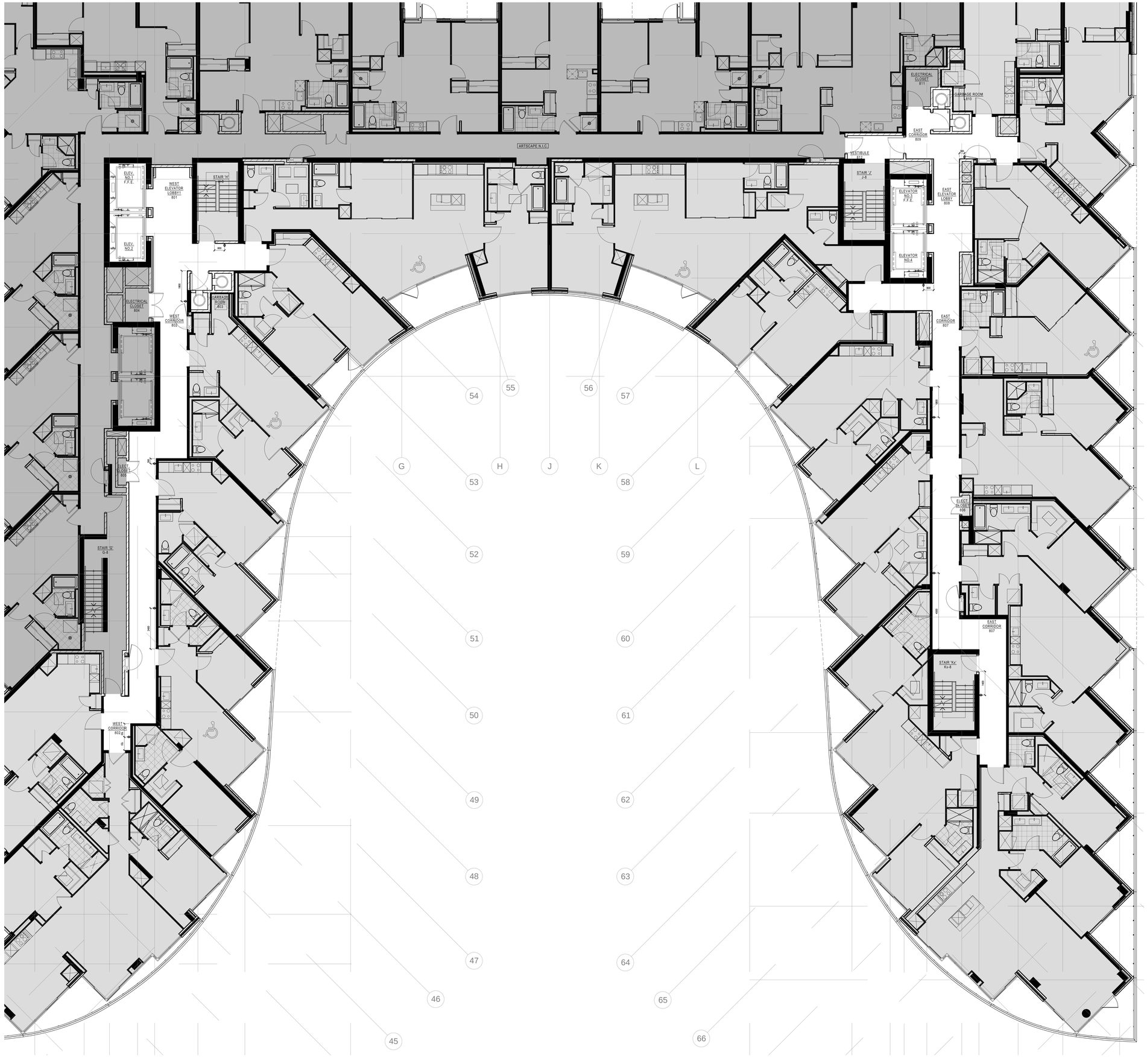

1 POWER AND COMMUNICATION PLAN
ID4.14 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
▲	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
△	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
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5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

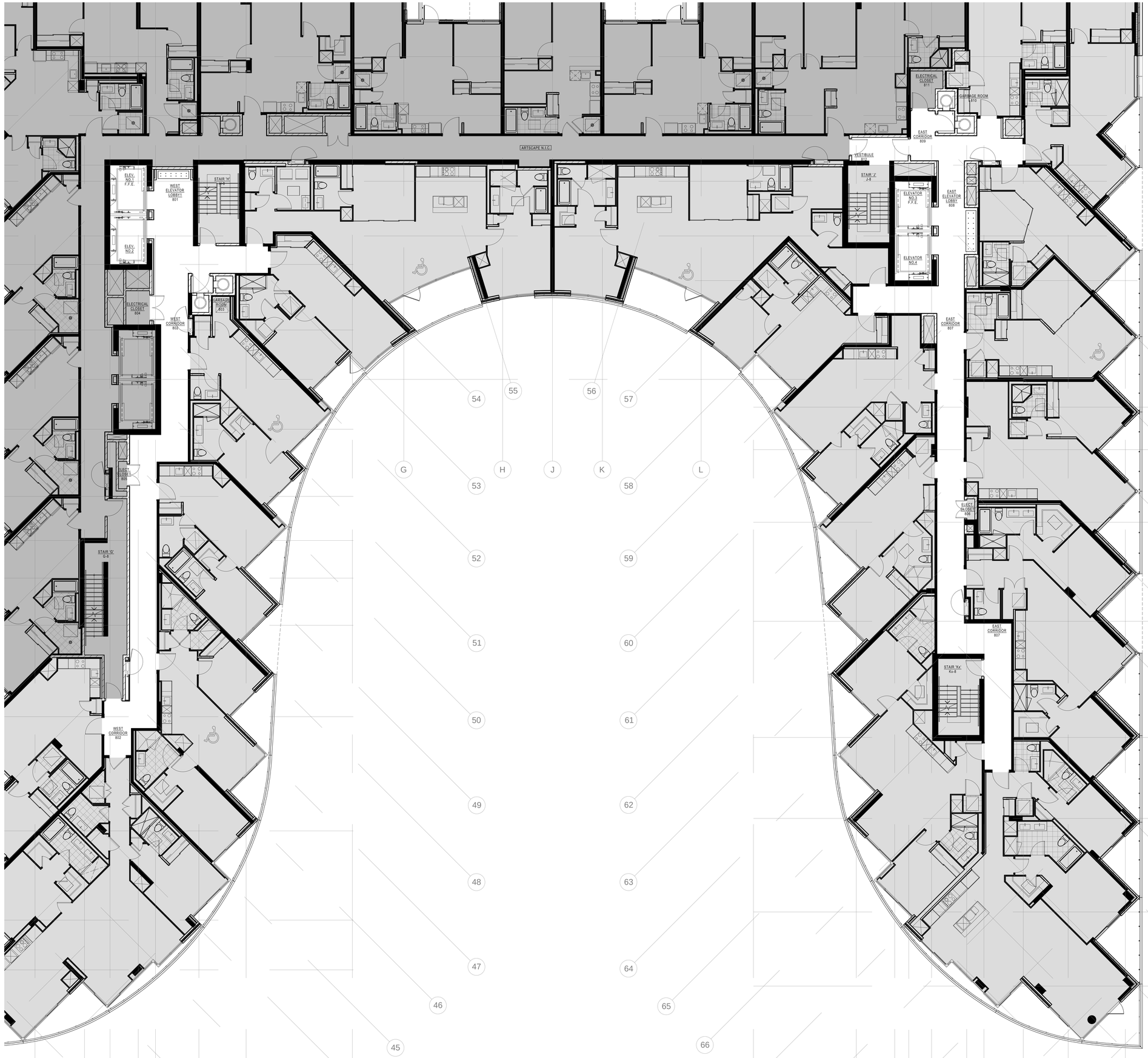
LEVEL 8
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID4.14



1 FIXTURE PLAN
ID5.14 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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Drawing Title:

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FIXTURE PLAN

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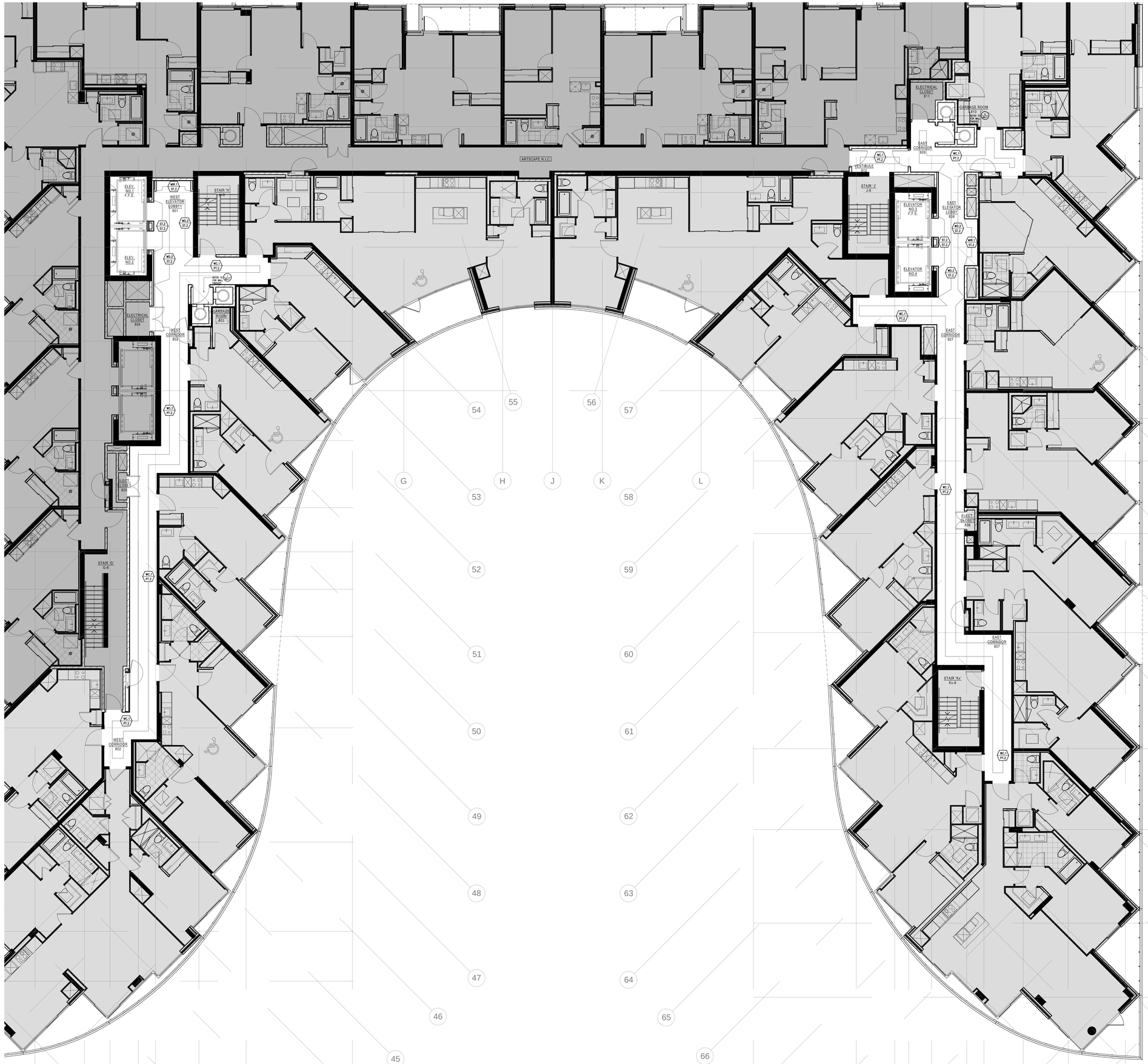

1 / ID6.14 WALL FINISH PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
##.# / ##.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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II BY IV DESIGN

Drawing Title:

LEVEL 8
WALL FINISH PLAN

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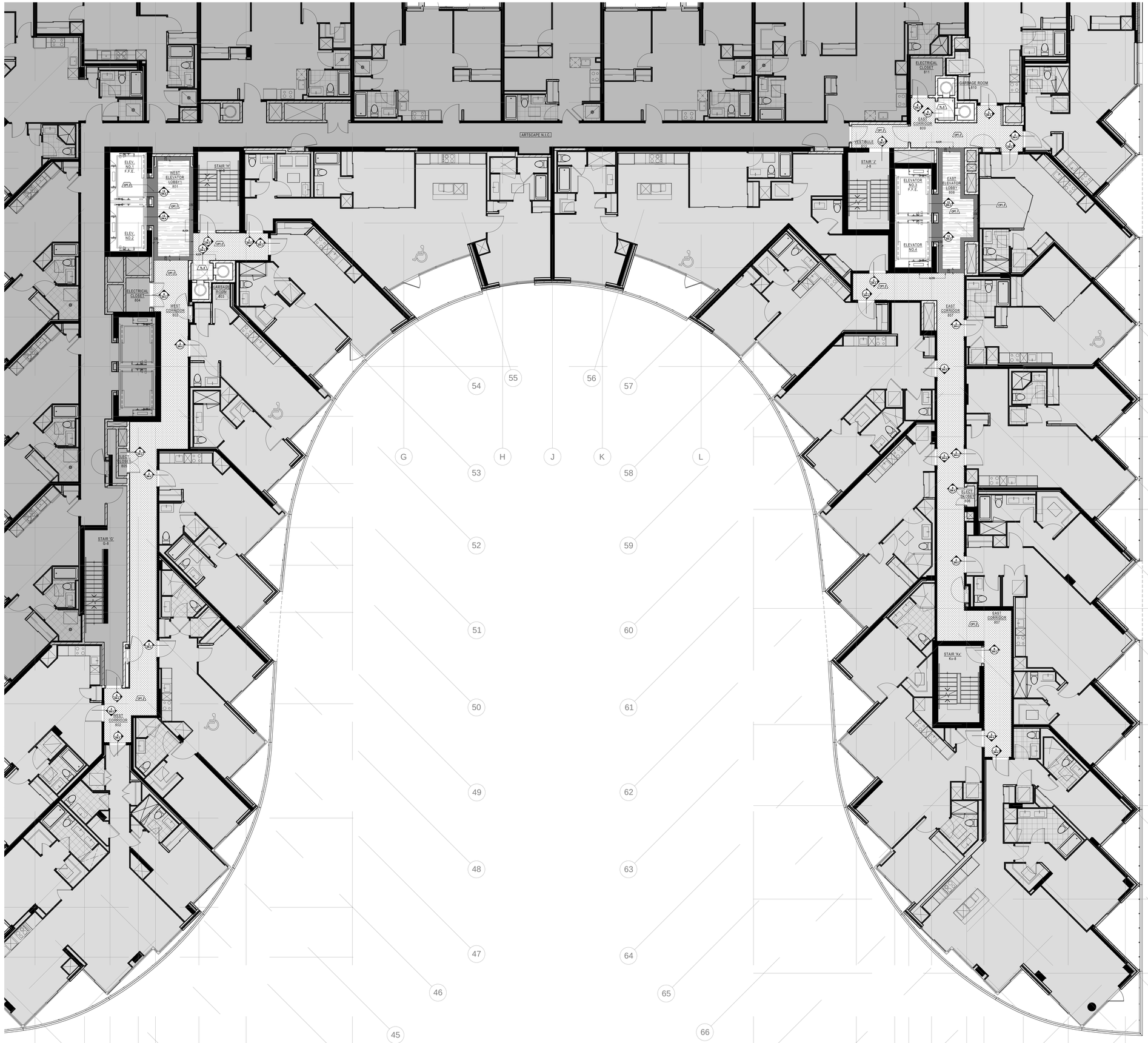

1 FLOOR FINISH PLAN
ID7.14 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
FL#	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

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II BY IV DESIGN

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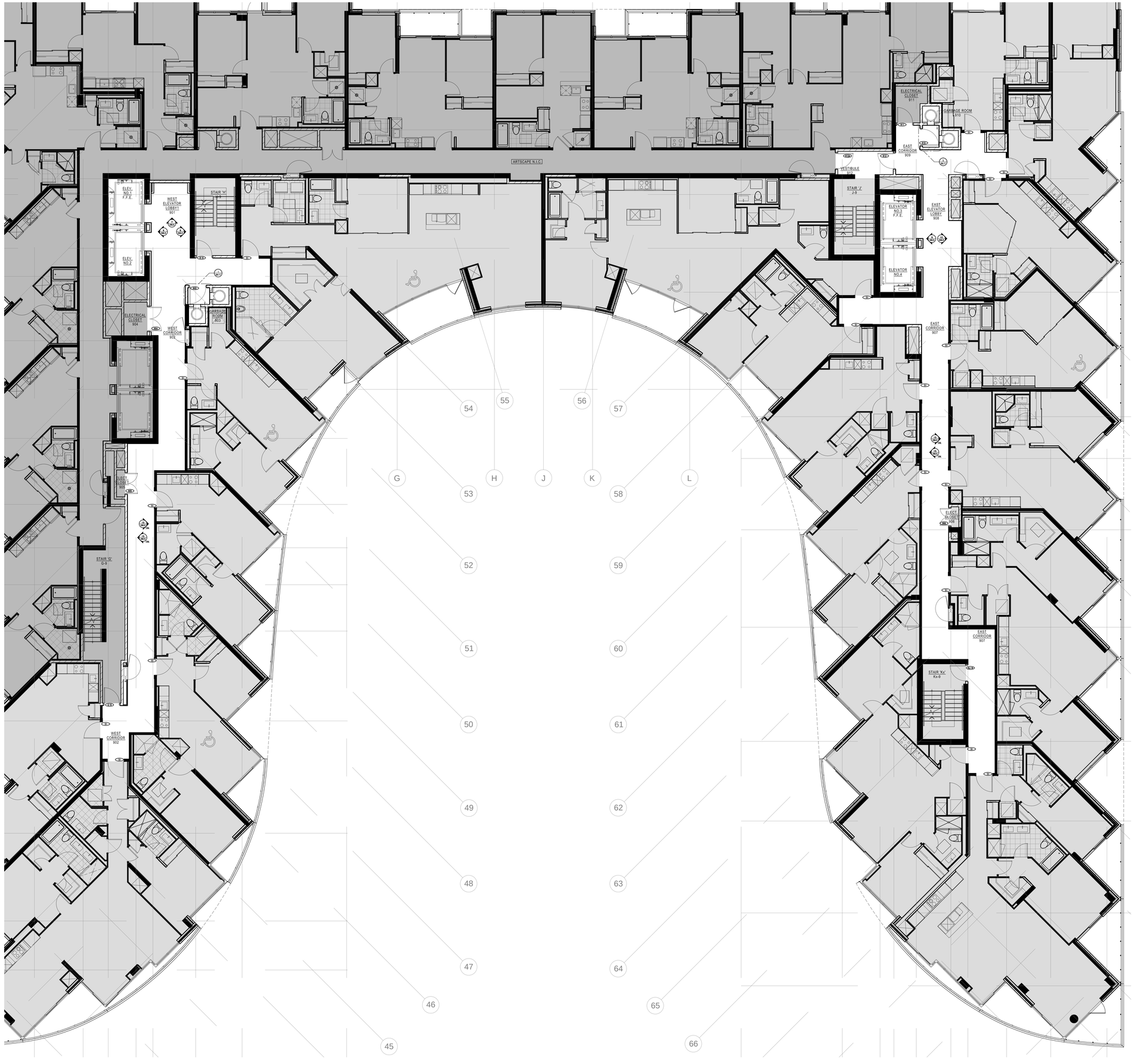

1 ID2.15 CONSTRUCTION PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / 01.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
EQ	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.01	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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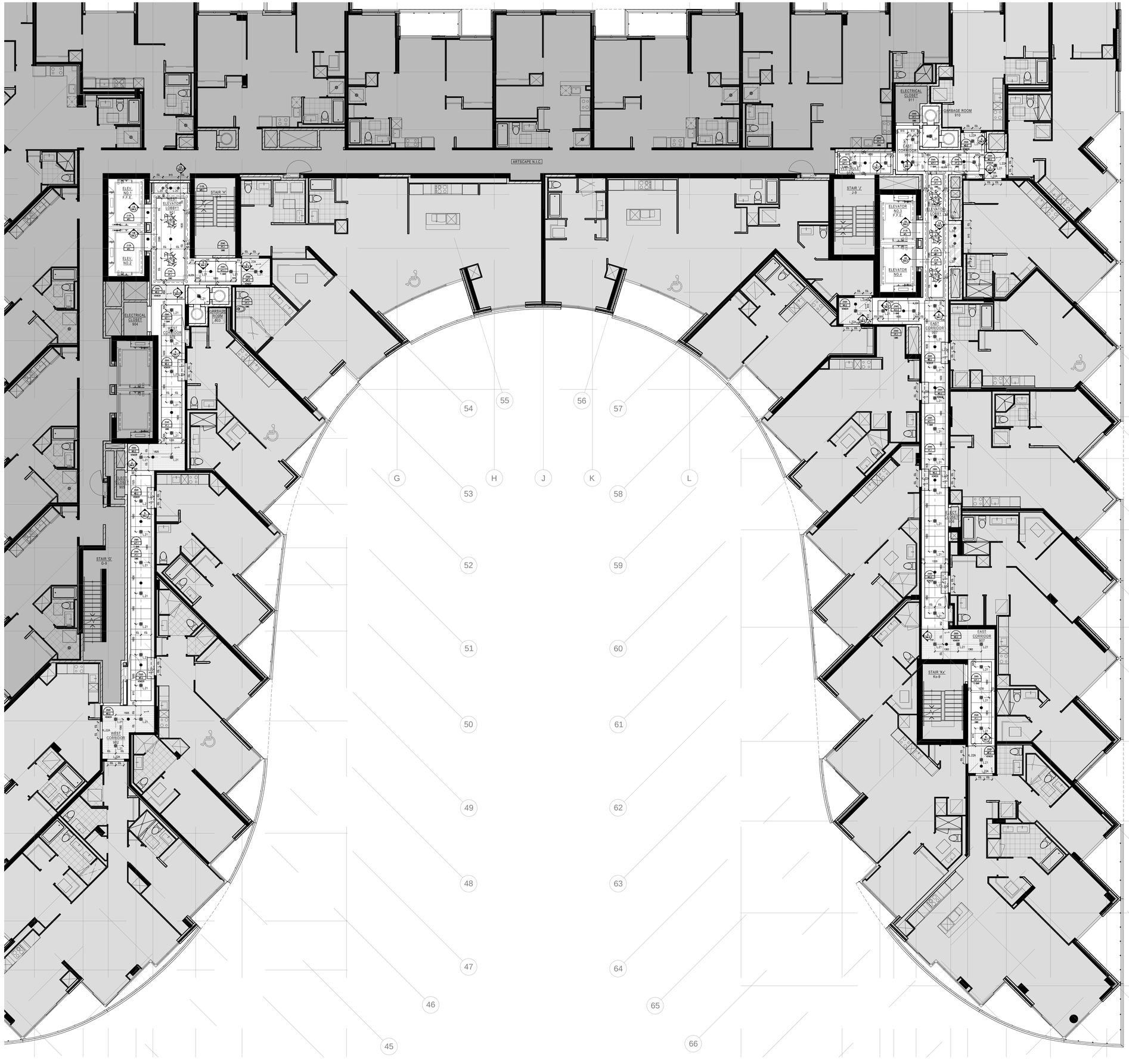
II BY IV DESIGN

Drawing Title:
LEVEL 9
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:
ID2.15



1 REFLECTED CEILING PLAN
ID3.15 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
## / F.F. / CM#	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.# / L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22D	1340MM

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 FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

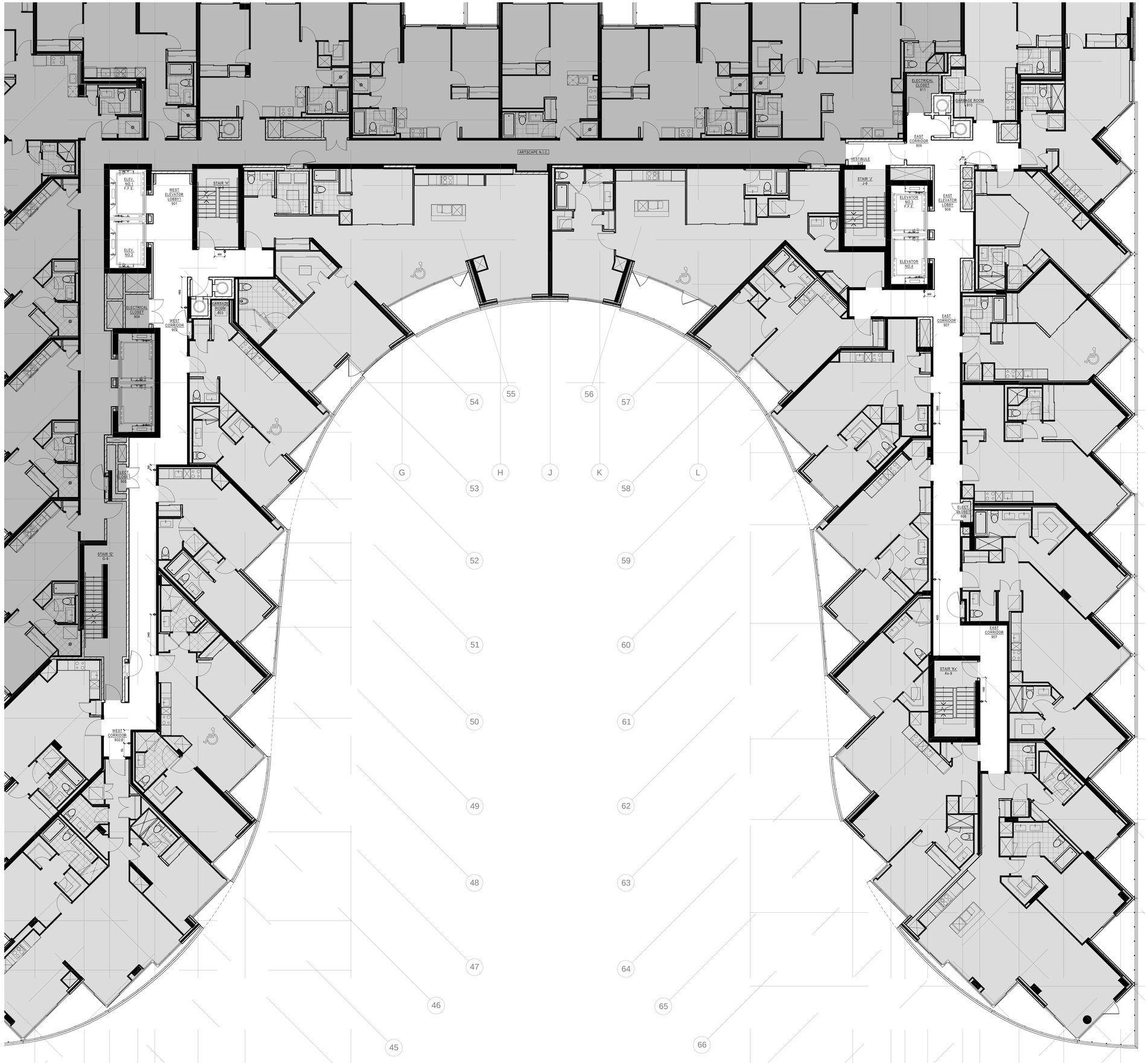
LEVEL 9
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.15



1 POWER AND COMMUNICATION PLAN
ID4.15 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

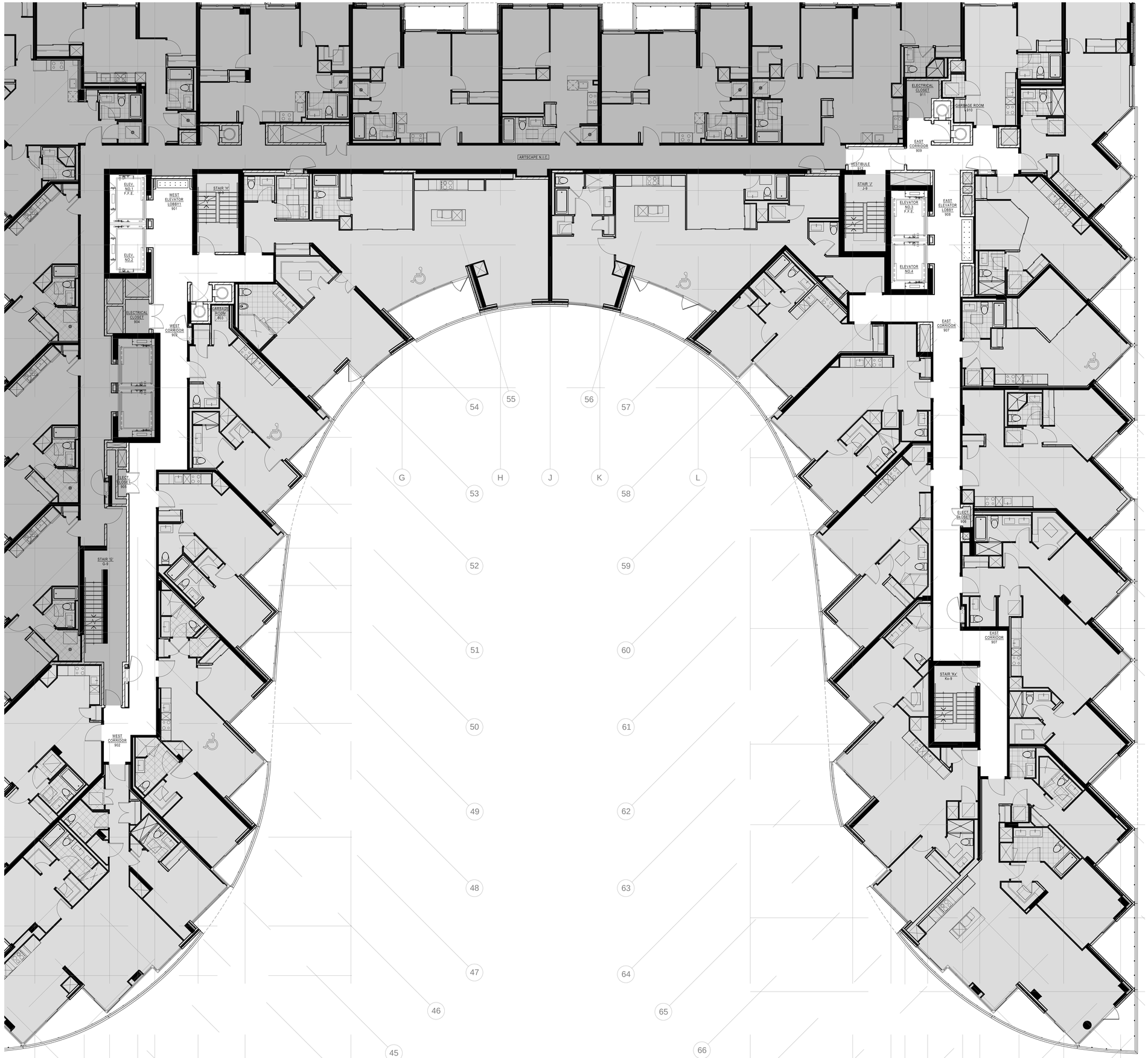
LEVEL 9
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID4.15



1 FIXTURE PLAN
05.15 SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
F.#	FURNITURE CODE — REFER TO 11" x 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

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II BY IV DESIGN

Drawing Title:

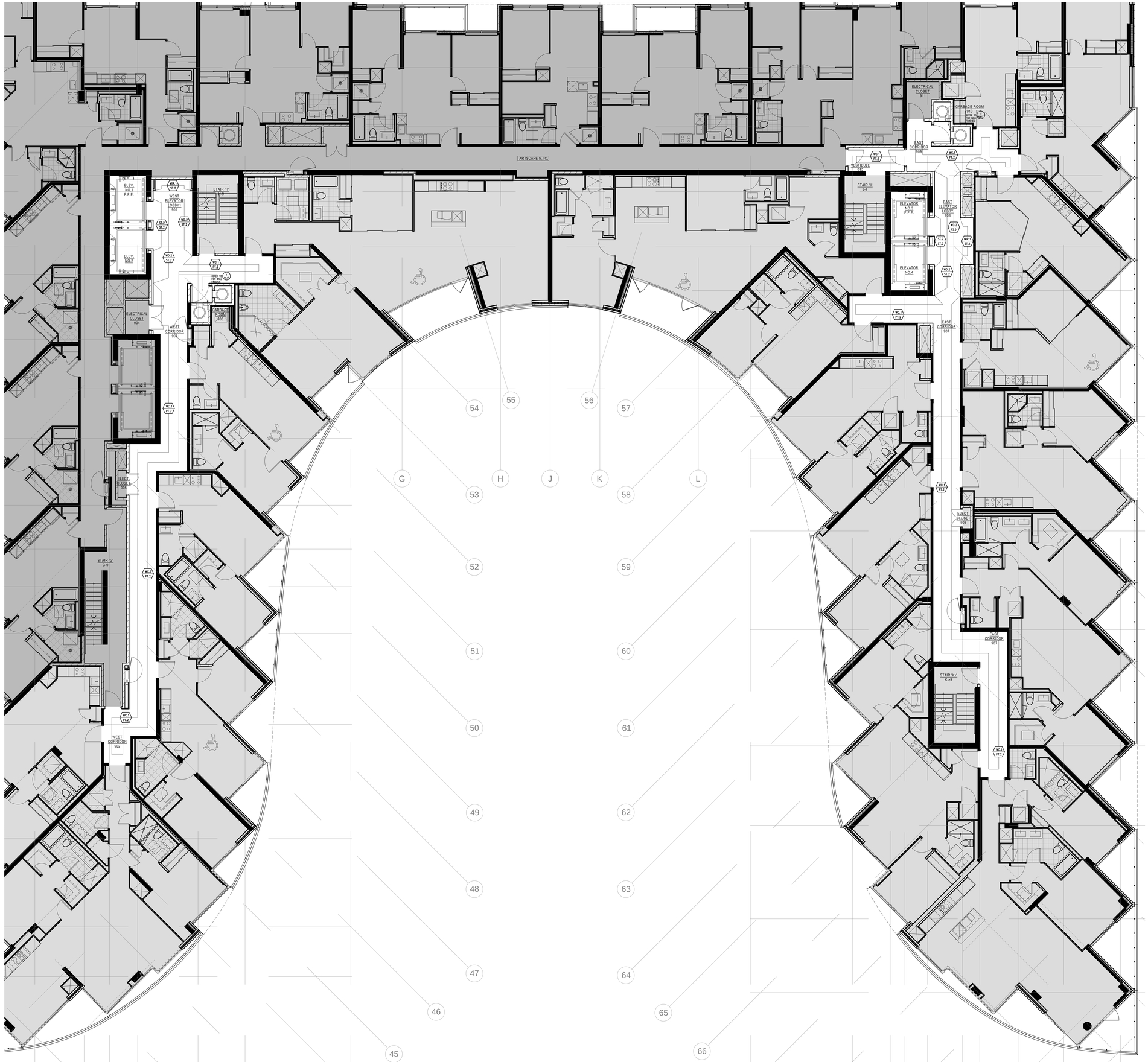
LEVEL 9
FIXTURE PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID5.15



1 WALL FINISH PLAN
04.15 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
WF.1 / WB.1	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

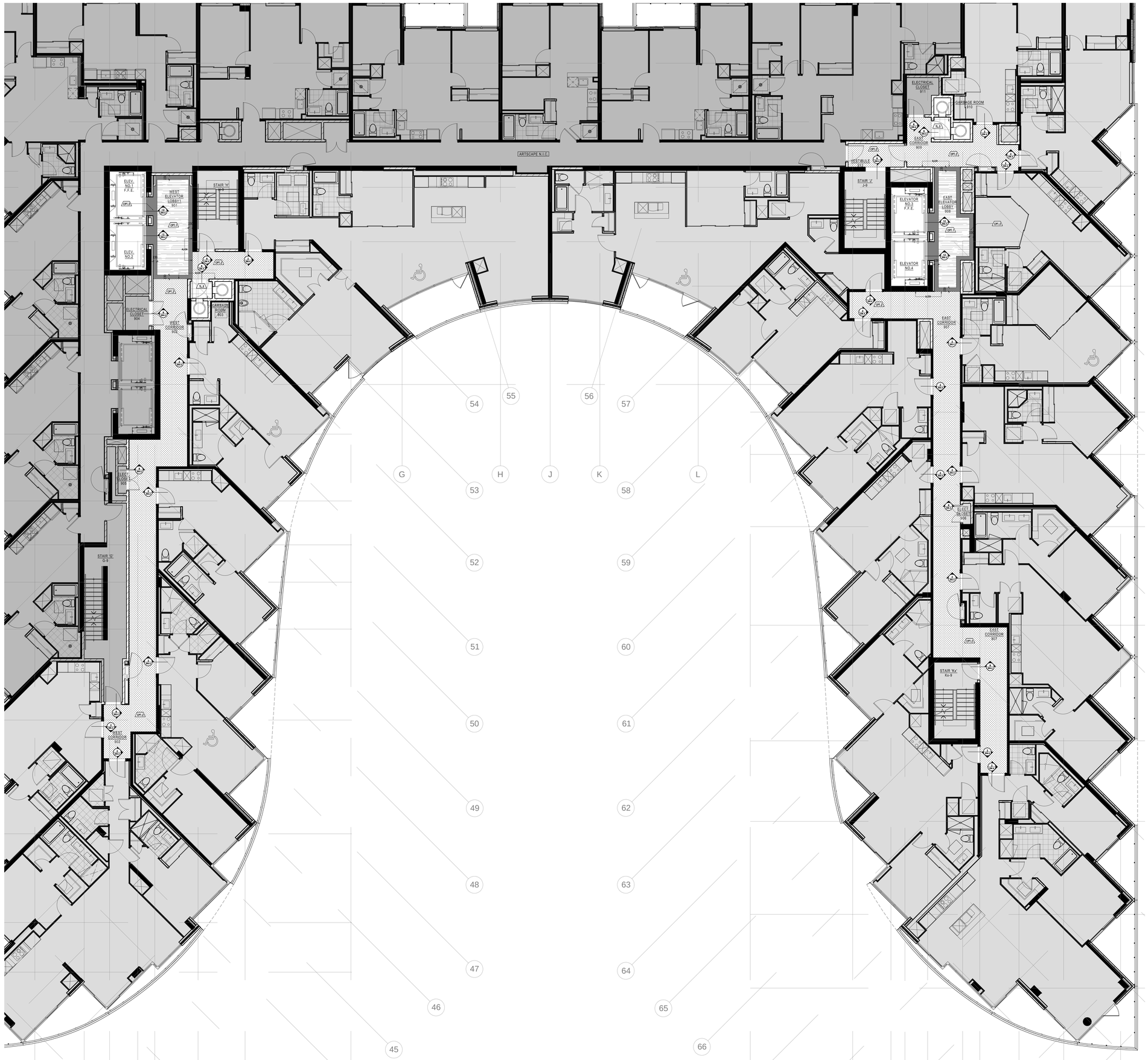
LEVEL 9
WALL FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID6.15



1 FLOOR FINISH PLAN
ID7.15 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION
FL#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

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II BY IV DESIGN

Drawing Title:

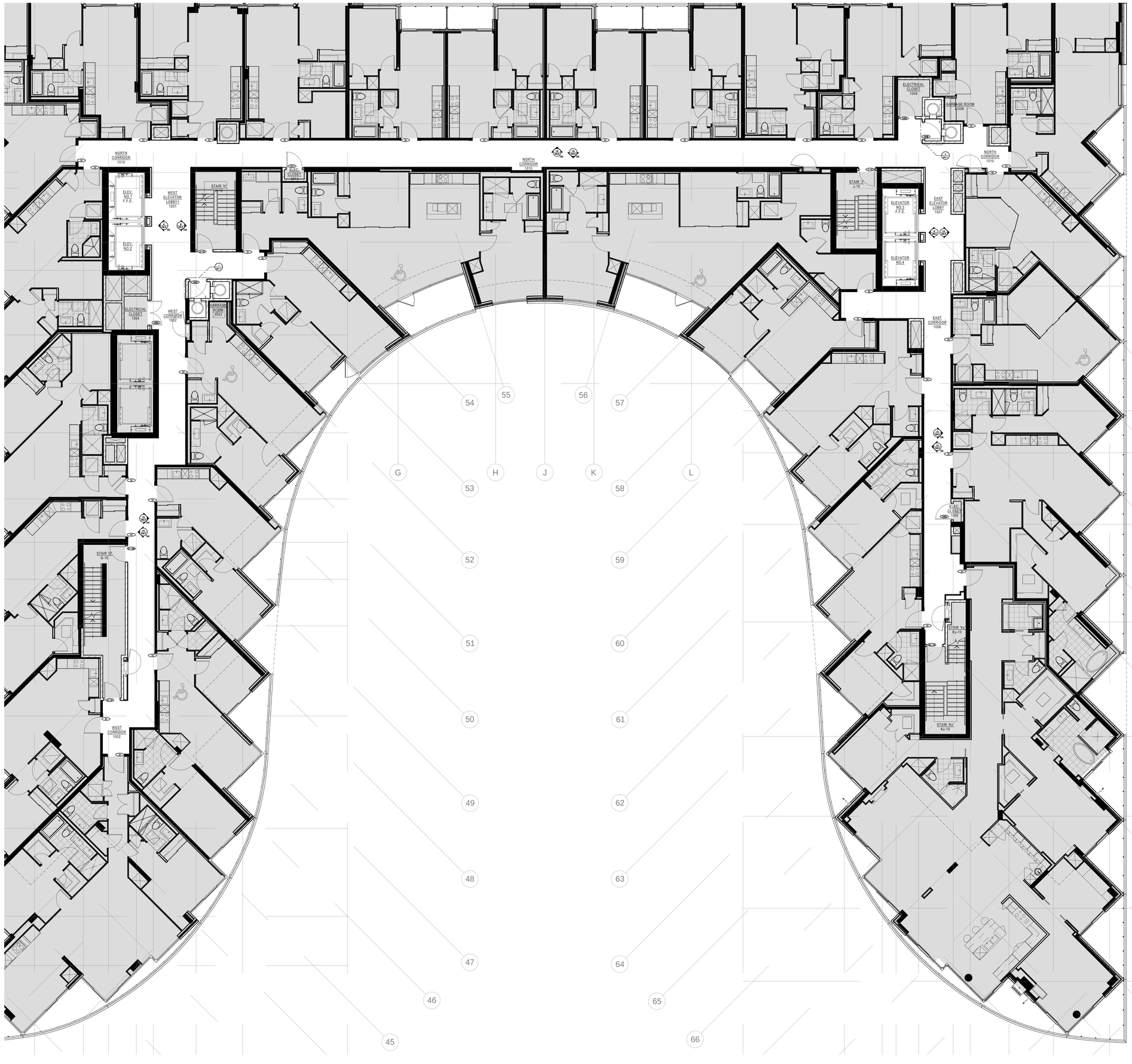
LEVEL 9
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID7.15



1 CONSTRUCTION PLAN
ID2.16 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / E9.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / D1.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / FACE NUMBER	REFER TO 36" X 48" ELEVATIONS
E-F	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D-FF	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

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5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15

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II BY IV DESIGN

Drawing Title:

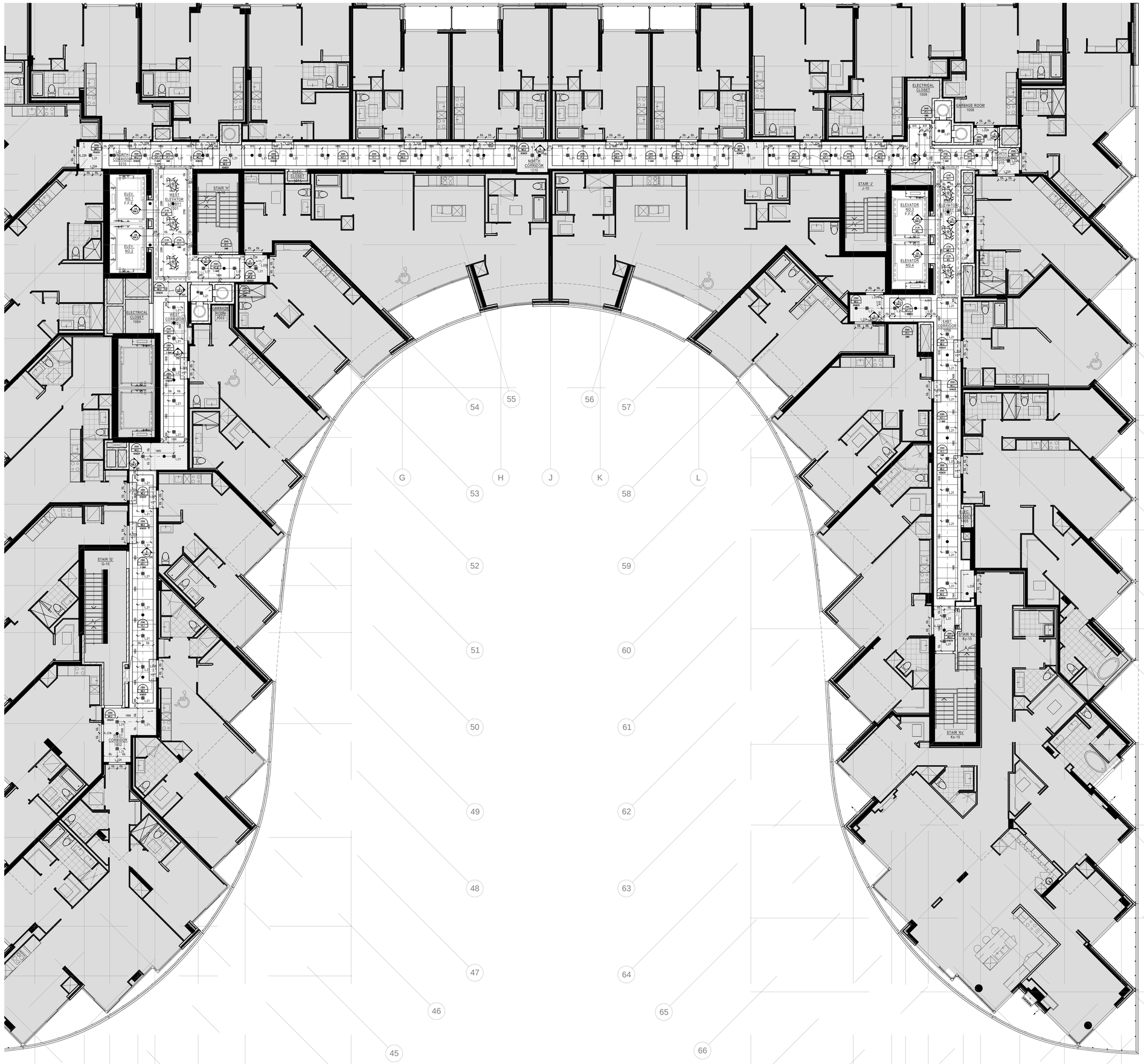
LEVEL 10
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID2.16



1 REFLECTED CEILING PLAN
ID3.16 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
x / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
## / F.F. / CWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.# L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS

NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR

FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 CONFIRMING CODES AND REGULATIONS.
9. ALL LIGHT FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

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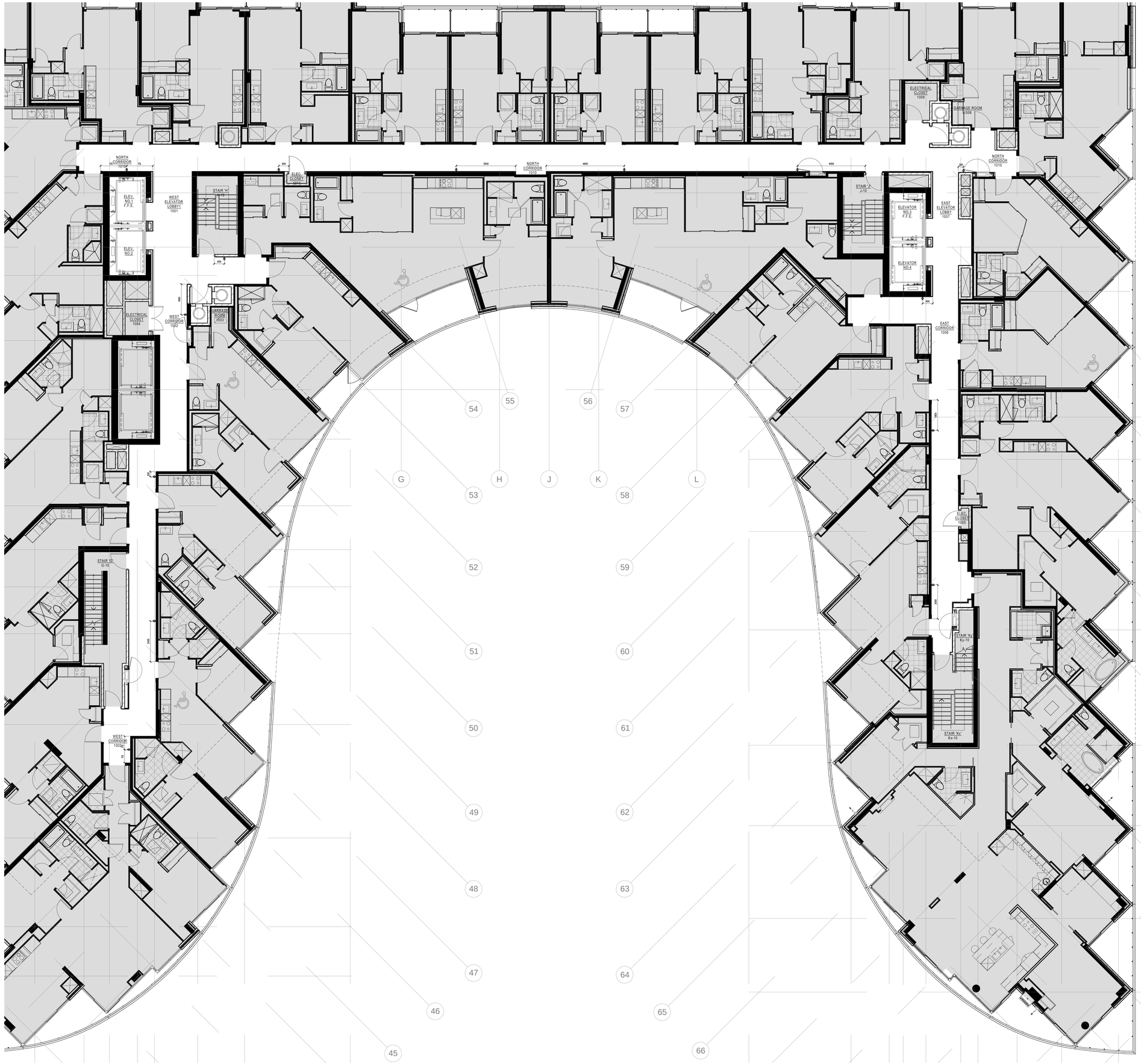
II BY IV DESIGN

Drawing Title:
LEVEL 10
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:
ID3.16



1 POWER AND COMMUNICATION PLAN
ID4.16 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

LEVEL 10
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID4.16

1 ID5.16 FIXTURE PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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Drawing Number:

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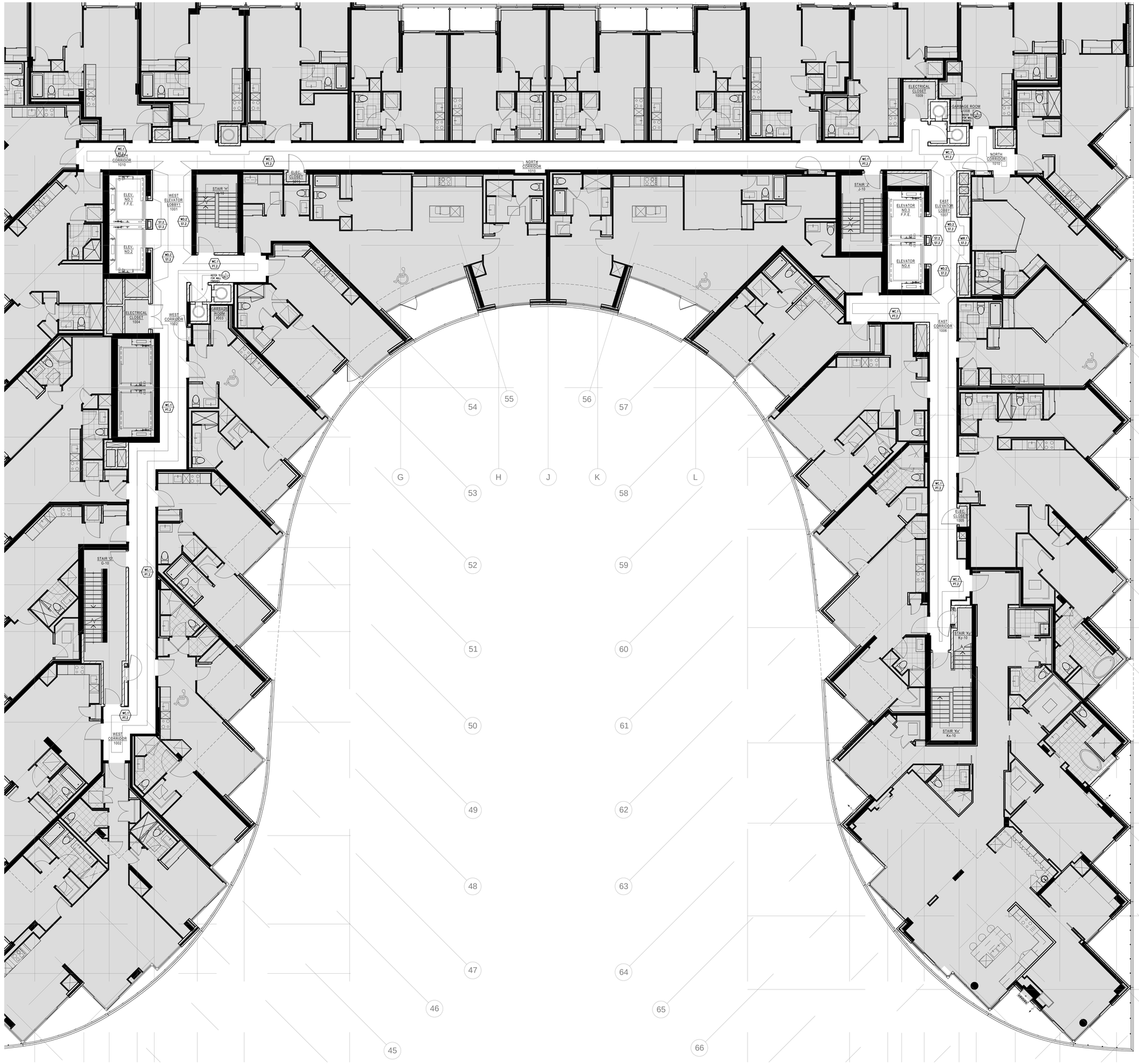

1 WALL FINISH PLAN
04.16 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
WD.2 ST.2	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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Drawing Title:

LEVEL 10
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Detailed By: DM,KR, VW,SG,BP

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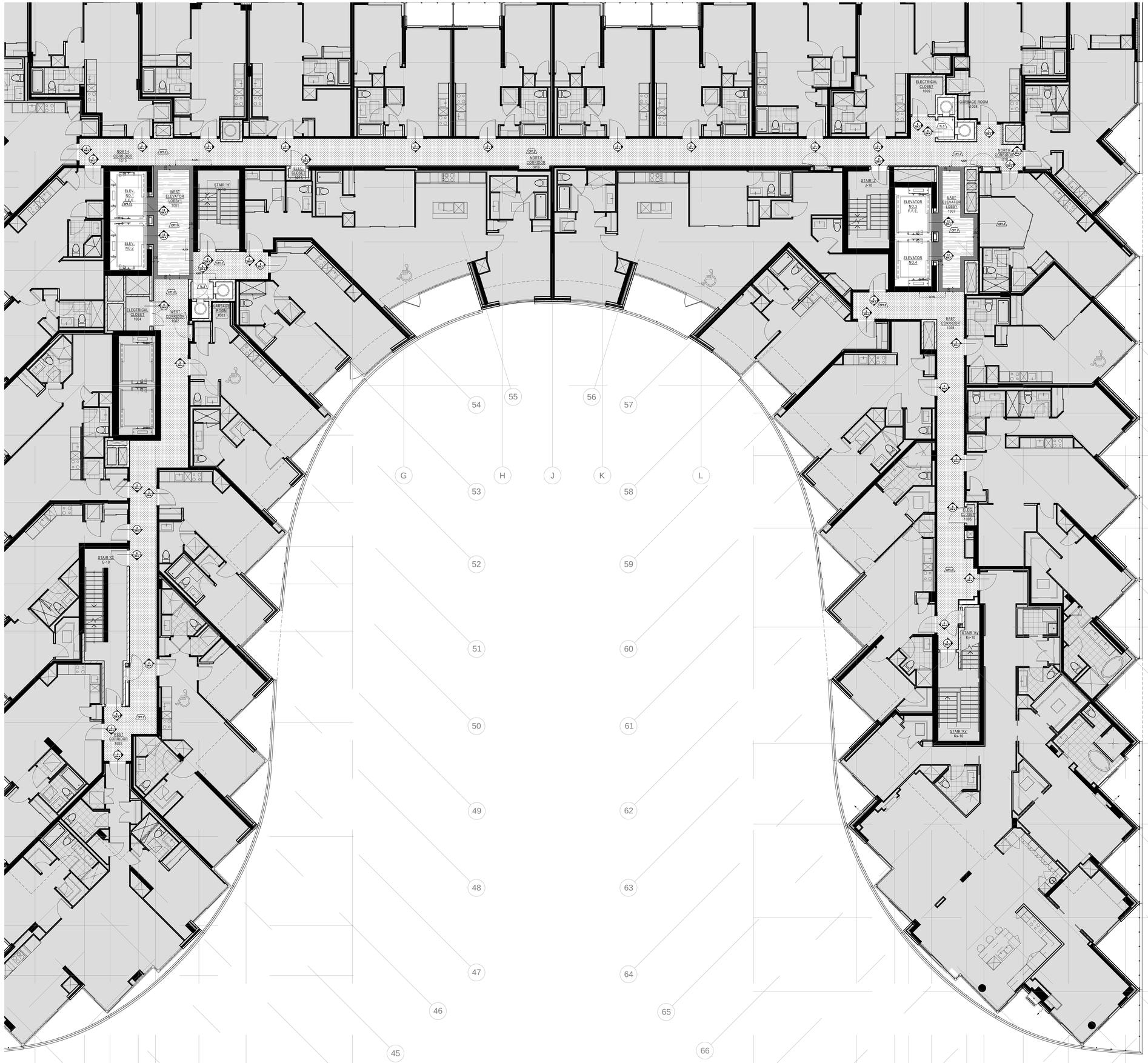

1 FLOOR FINISH PLAN
ID7.16 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION
FL#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC.", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

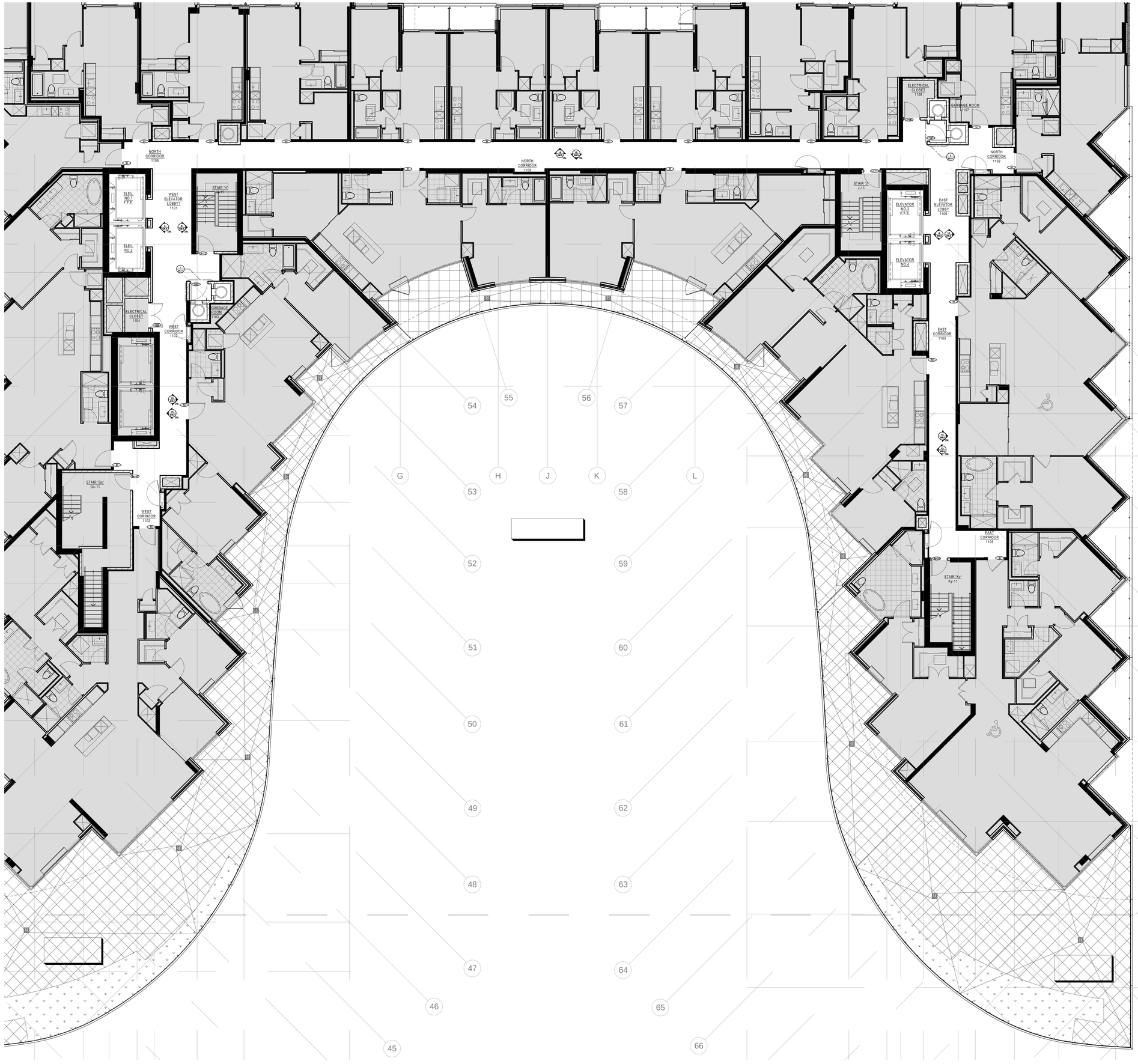
LEVEL 10
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID7.16



1 ID2.17 CONSTRUCTION PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / 01.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER / PAGE NUMBER	REFER TO 36" X 48" ELEVATIONS
EF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.01	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

01 ISSUED FOR COORDINATION	15.04.09
02 ISSUED FOR COORDINATION	15.04.13
04 ISSUED FOR COORDINATION	15.11.11
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II BY IV DESIGN

Drawing Title:

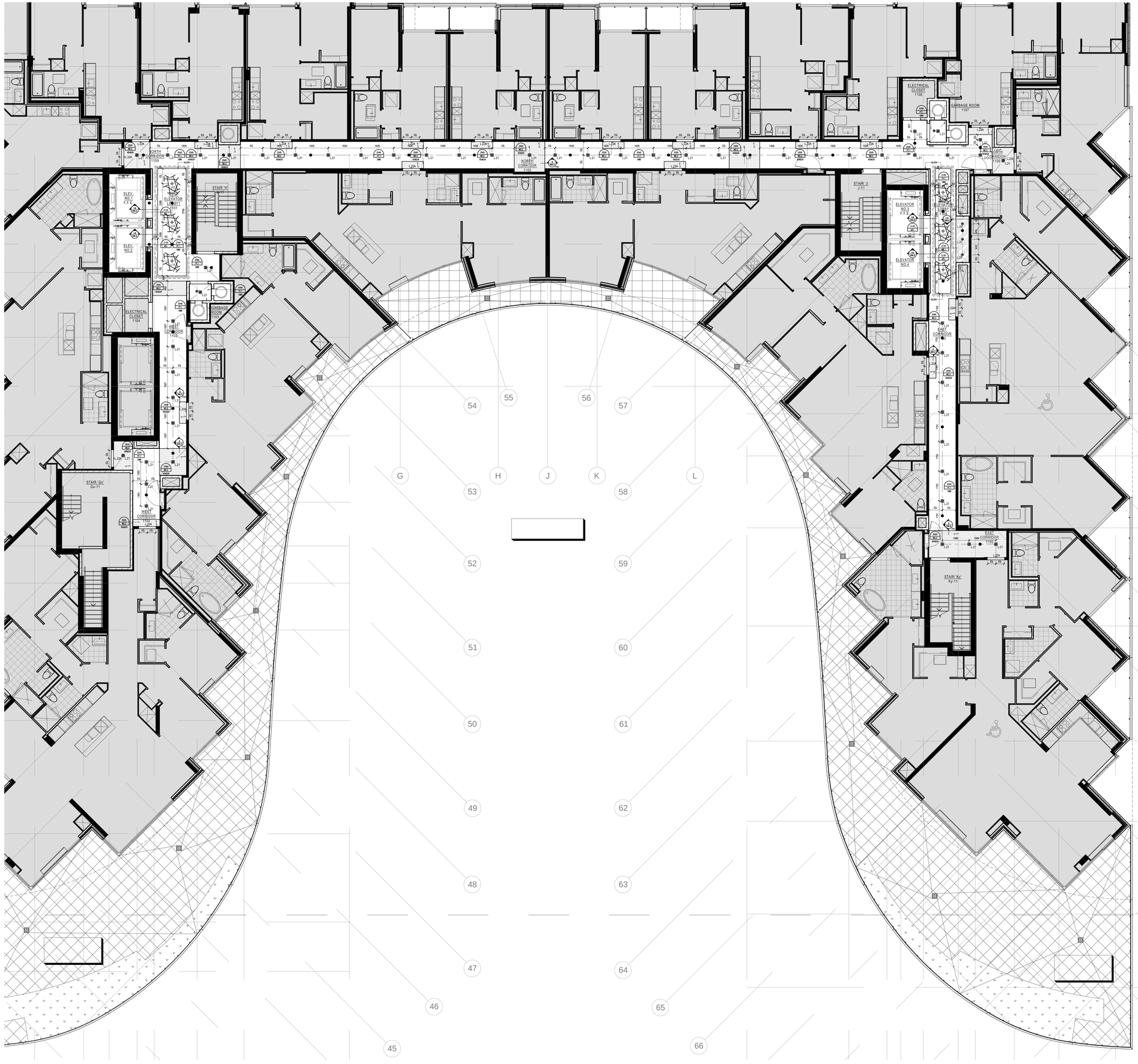
LEVEL 11
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID2.17



1 REFLECTED CEILING PLAN
ID3.17 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
x / 21.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
## / F.F. / CMG	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L.# / L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS	
NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR	
FIXTURE	MOUNTING HEIGHT
L.22A	2320MM
L.22B	1340MM

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 CONFIRMING CODES AND REGULATIONS.
9. ALL LIGHT FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
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5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

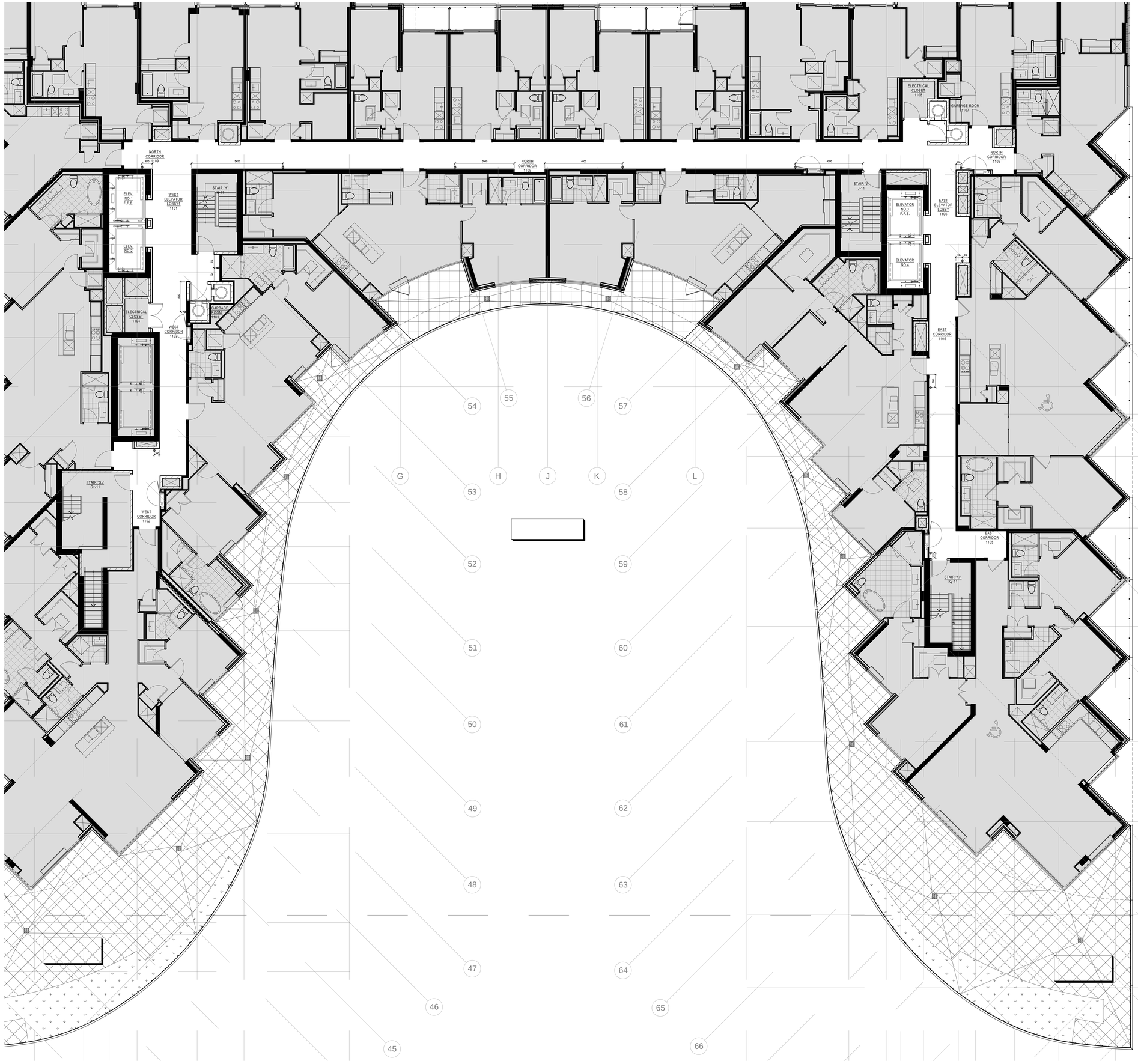
LEVEL 11
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.17



1 POWER AND COMMUNICATION PLAN
ID4.17 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
▲	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
△	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    – DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    – REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    – REMOVING ALL EXISTING 'FLAT WIRE SYSTEMS' UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

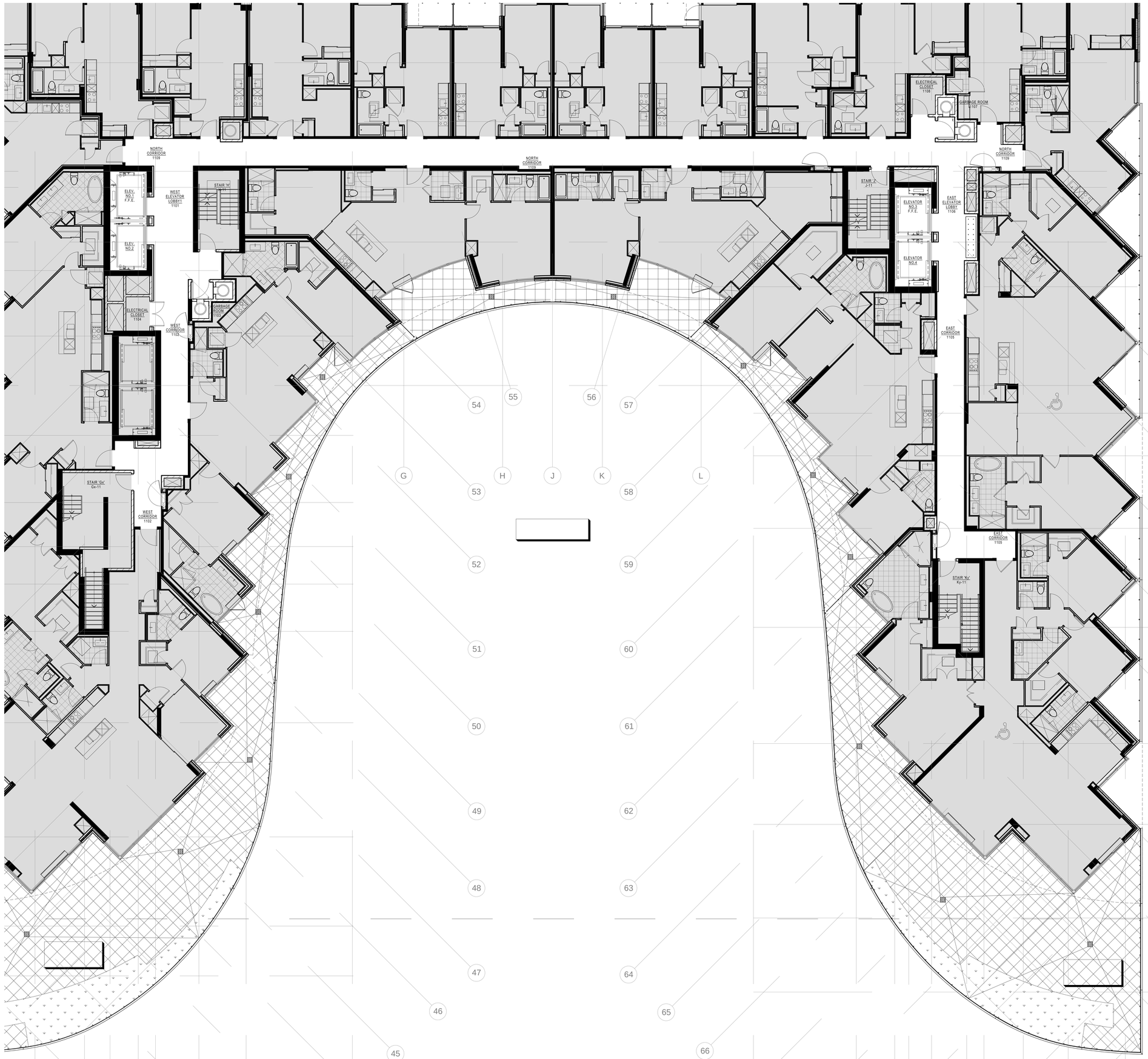
LEVEL 11
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By: DM.KR, VW.SG
Detailed By: DM.KR, VW.SG.BP

Drawing Number:

ID4.17



1 ID5.17 FIXTURE PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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FIXTURE PLAN

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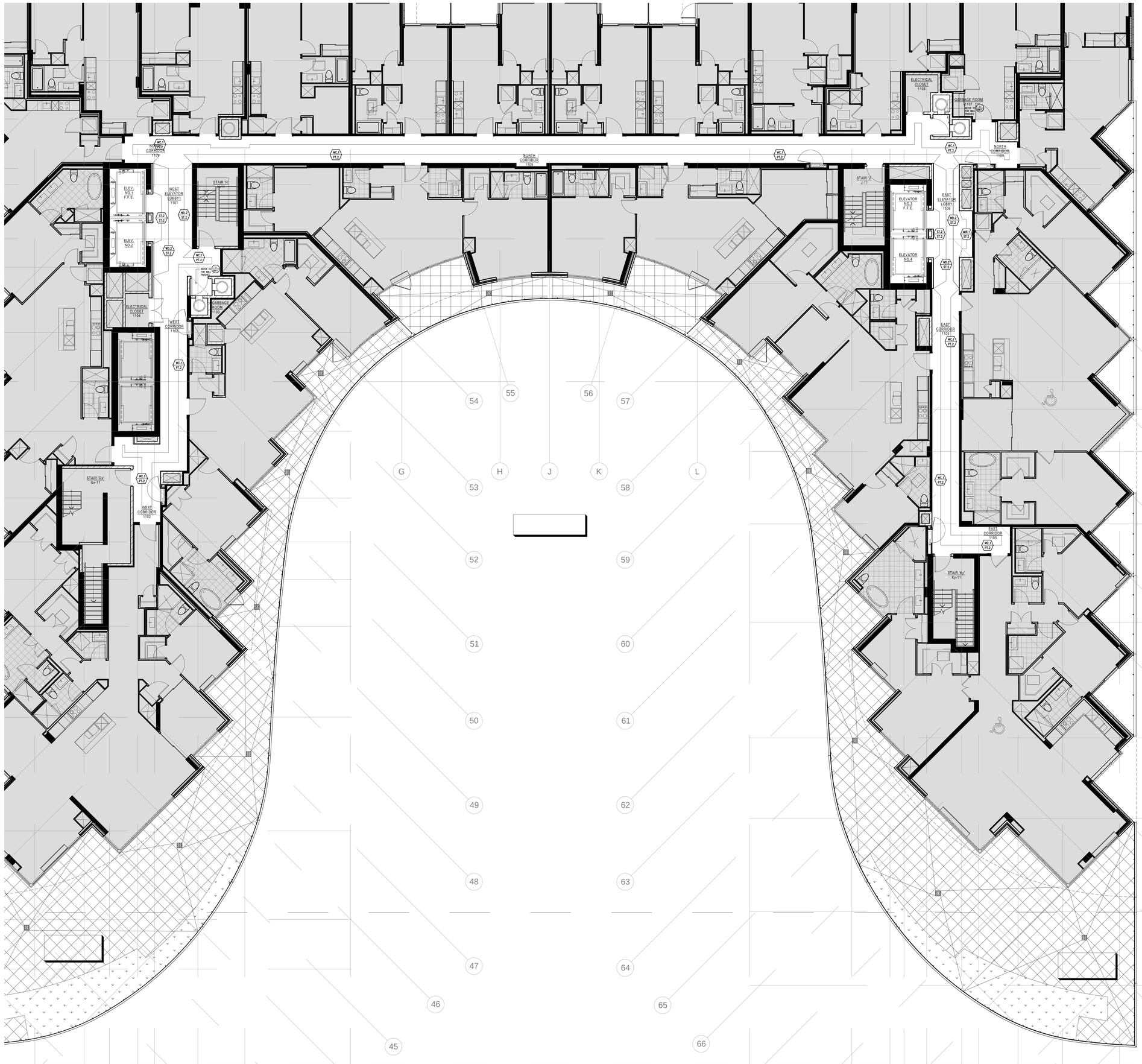

1 WALL FINISH PLAN
ID6.17 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
##.# / ##.#	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "
5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

Drawing Title:

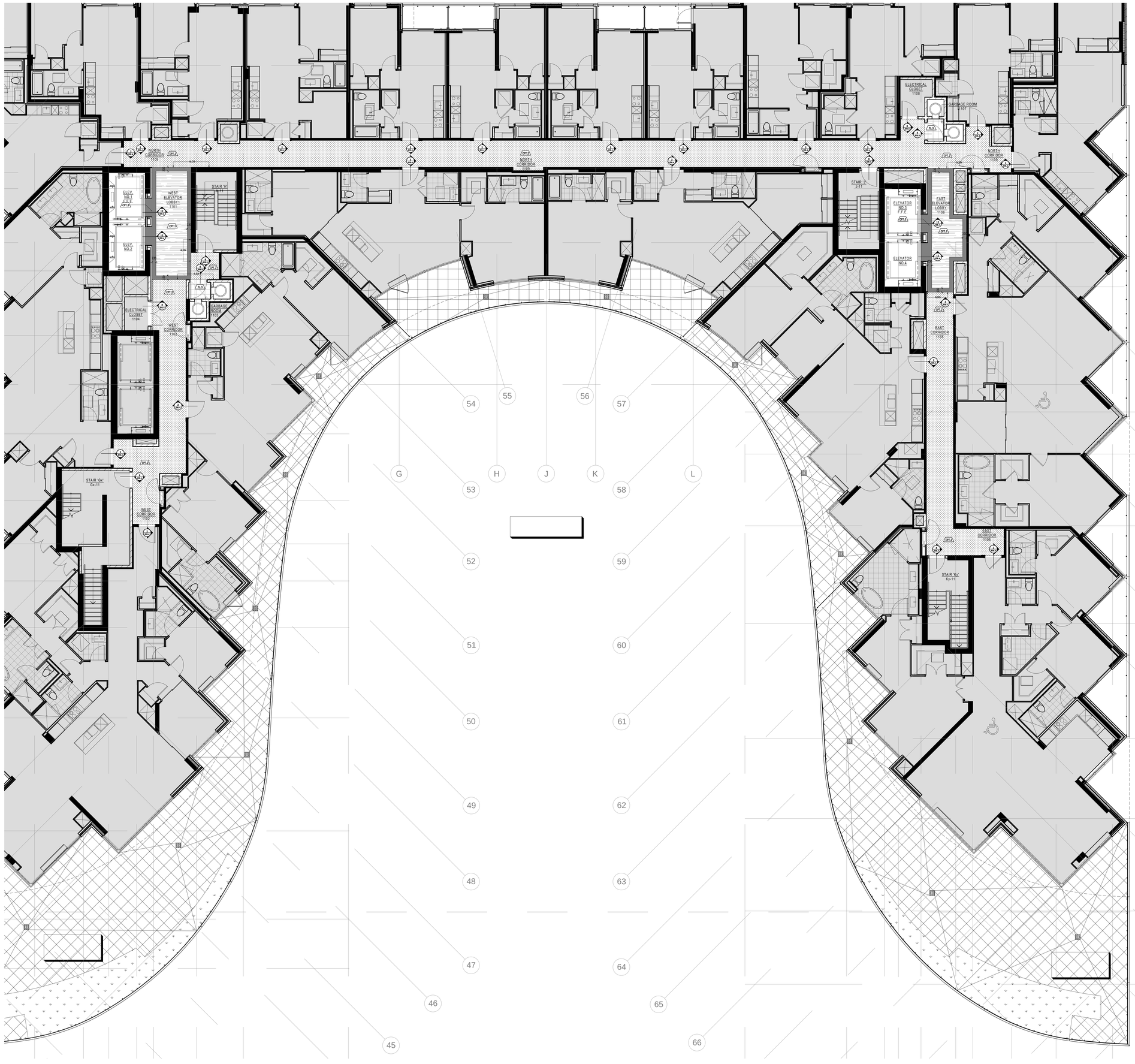
LEVEL 11
WALL FINISH PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID6.17



1 FLOOR FINISH PLAN
07.17 SCALE 1:75

LEGEND : DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
FL#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

4. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF " II BY IV DESIGN ASSOCIATES INC ", AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF " II BY IV DESIGN ASSOCIATES INC. "

5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

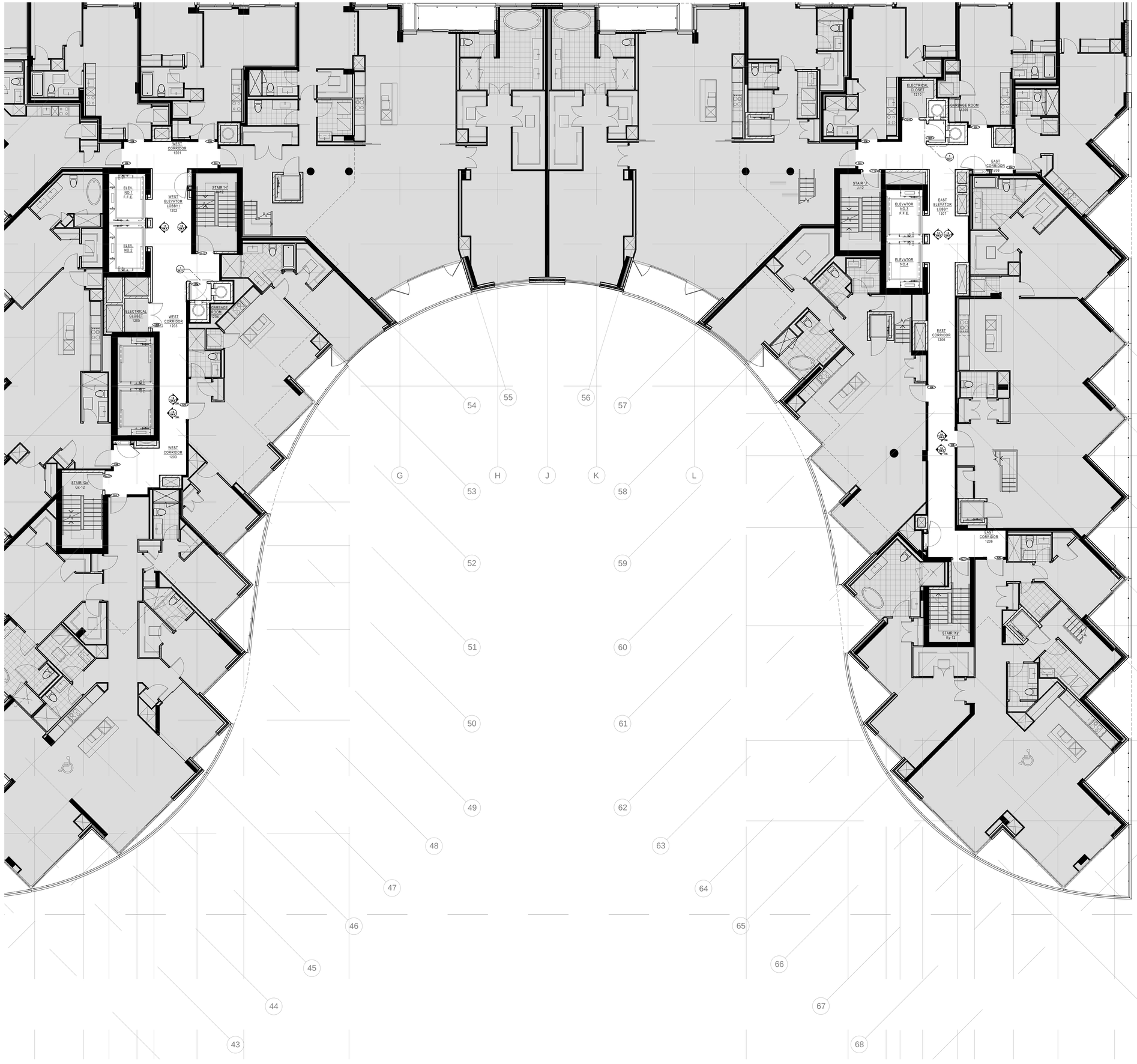
LEVEL 11
FLOOR FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID7.17



1 CONSTRUCTION PLAN
02.18 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / 09.1	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
X / 01.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER FACE NUMBER	REFER TO 36" X 48" ELEVATIONS
EF	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D.01	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 CONVECTORS 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 TAPED, SANDED SMOOTH AND MADE 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 BLOCKING IS PROVIDE 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 SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING 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 ACOUSTICAL CAULKING 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 FURRING, CUTTING, PATCHING AND FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
17. REFER TO ARCHITECT'S PERMIT DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULE.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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5. DRAWINGS NOT TO BE SCALED

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02 ISSUED FOR COORDINATION	15.04.13
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II BY IV DESIGN

Drawing Title:

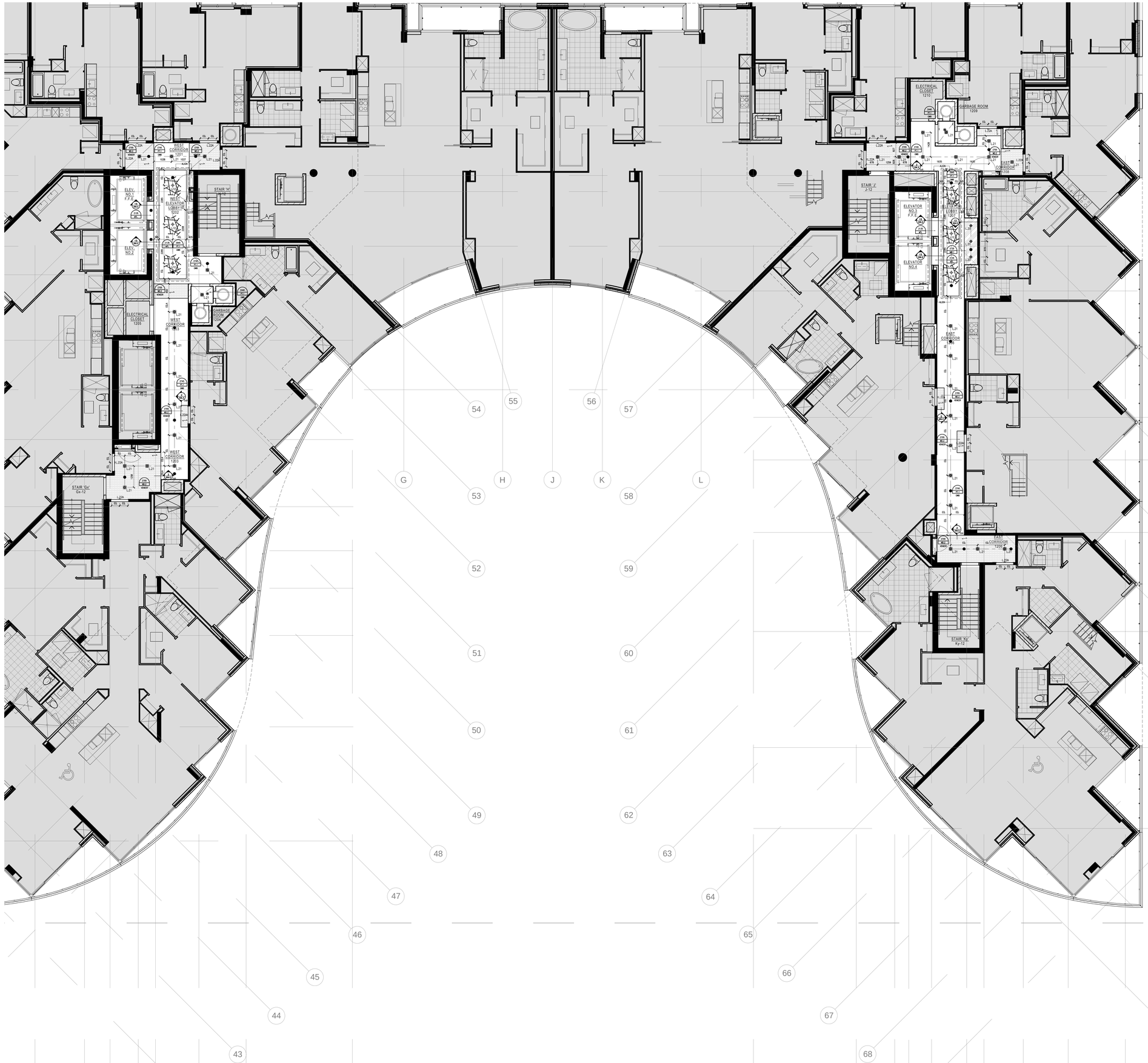
LEVEL 12
CONSTRUCTION PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID2.18



1 REFLECTED CEILING PLAN
ID3.18 SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
1 / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
FF&E / CWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L4 L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
	WOOD GRAIN DIRECTION	
	UPRIGHT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
	SIDEWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS

LEGEND : WALL SCONCE & PENDANT MOUNTING HEIGHTS

NOTE: ALL PENDANT DIMENSIONS ARE FROM UNDERSIDE OF FIXTURE TO FINISHED FLOOR. ALL WALL SCONCE DIMENSIONS ARE FROM CENTRE OF FIXTURE TO FINISHED FLOOR

FIXTURE	MOUNTING HEIGHT
L.22A	2575MM
L.22B	1440MM

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 COVERNING CODES AND REGULATIONS.
9. ALL LIGHT FIXTURE 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:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

2. CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.

3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

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5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

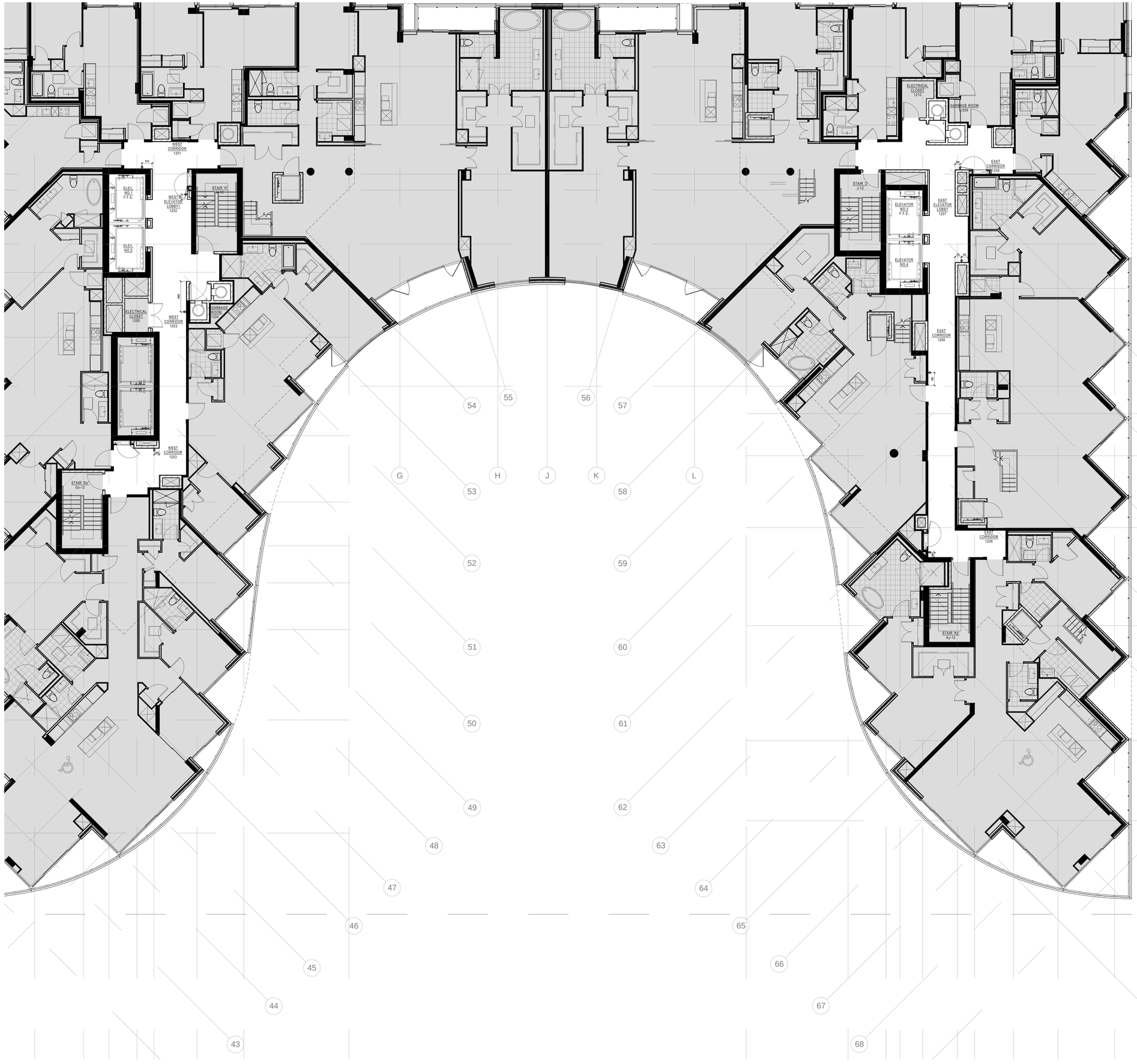
LEVEL 12
REFLECTED CEILING PLAN

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID3.18



1 POWER AND COMMUNICATION PLAN
ID4.18 SCALE 1:75

LEGEND : POWER

SYMBOL	DESCRIPTION	QTY
	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
GFI	120 VOLTS DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (CAT3 VOICE)	–
	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	–
	DEDICATED OUTLET FOR COMPUTER TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	–
	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	–
	FLOOR MOUNTED DUPLEX OUTLET	–
	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT3 VOICE)	–
	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	–
	POWER REQUIRED	–
S	SPEAKER– WIRED TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	–
	EXISTING DUPLEX OUTLETS AND POWER TO REMAIN	–
	CABLE TELEVISION OUTLET	–

POWER AND COMMUNICATION NOTES

1. POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
2. ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
5. DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
6. DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
7. DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONVECTOR OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
8. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
9. WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAN, GANGED COVER PLATES SHALL BE USED.
10. 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.
11. SOUND BATTS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
12. STAGGER OUTLETS OCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACOUSTICAL INTEGRITY.
13. FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEMS FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEMS FURNITURE BY ELECTRICAL CONTRACTOR.
14. CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOXES, CONDUITS, WIRING AND CABLING AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
15. TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
16. REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
17. ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY MILLWORK WITH POWER REQUIREMENTS.
18. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
19. CONTRACTOR IS RESPONSIBLE FOR:
    - DISCONNECTING ALL LIGHTING, COMPUTERS, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
    - REMOVAL AND RELOCATION OF EXISTING ELECTRICAL AS REQUIRED.
    - REMOVING ALL EXISTING "FLAT WIRE SYSTEMS" UNDER EXISTING FLOORCOVERING IF REQUIRED.
20. CLIENT IS RESPONSIBLE FOR ALL POS AND DEBIT WIRING.
21. THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FIXTURE LAYOUTS AND ELECTRICAL HOOK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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5. DRAWINGS NOT TO BE SCALED

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II BY IV DESIGN

Drawing Title:

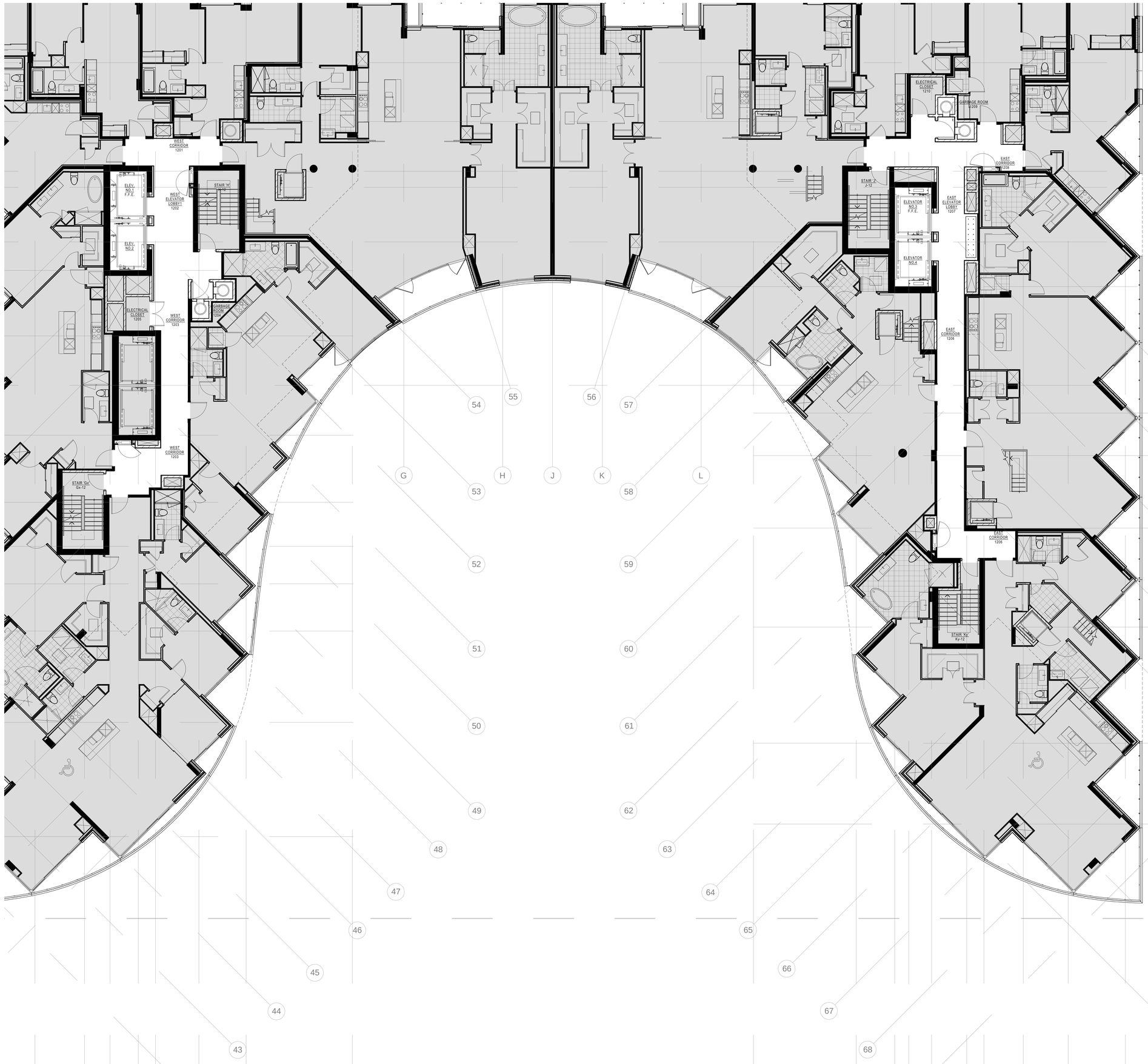
LEVEL 12
POWER AND
COMMUNICATION PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID4.18



1 FIXTURE PLAN
ID5.18 SCALE 1:75

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
F.#	FURNITURE CODE	REFER TO 11" X 17" FURNITURE SPECIFICATIONS

FURNITURE PLAN NOTES:

1. CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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3. CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.

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Designed By: DM,KR, VW,SG
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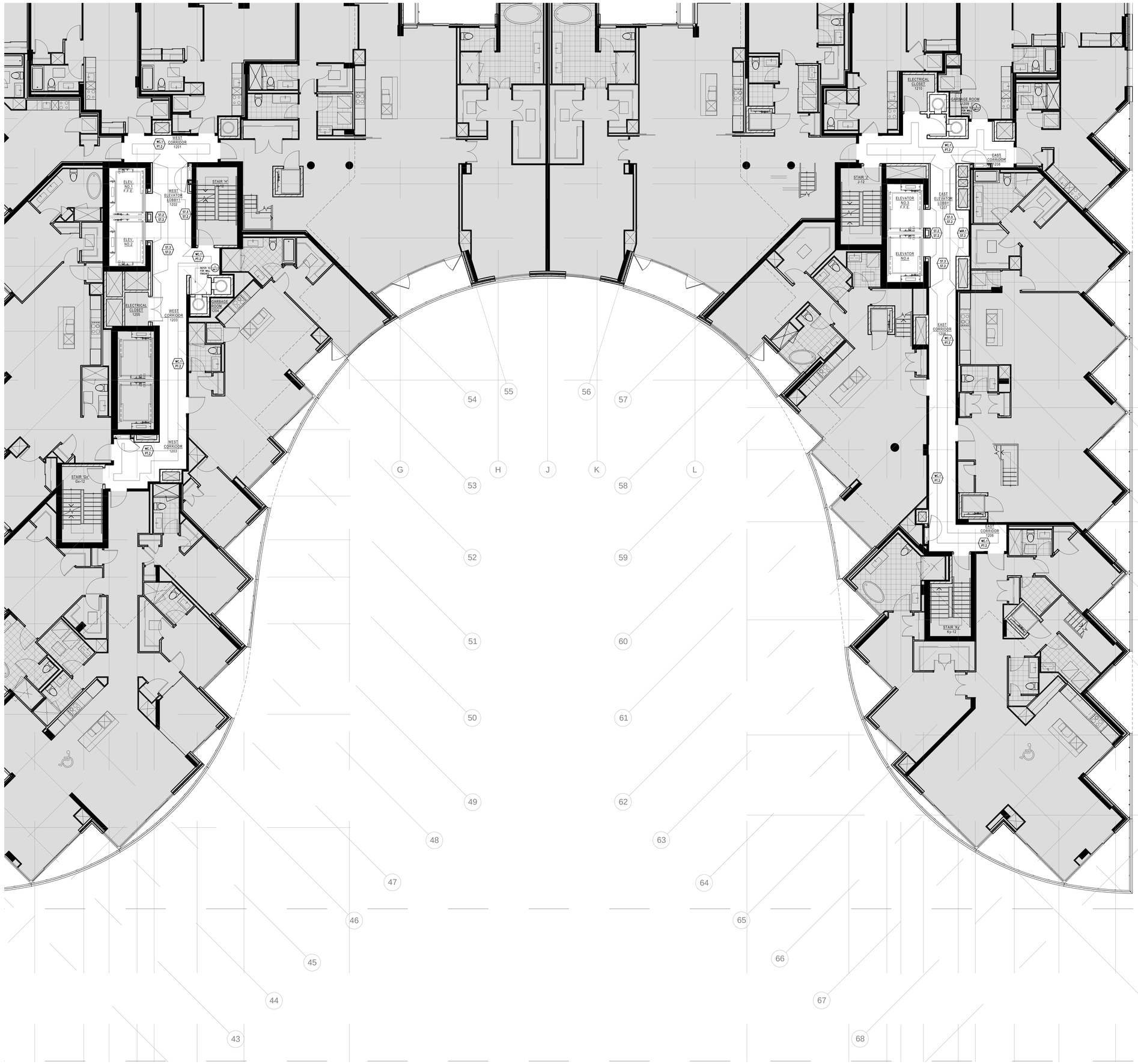

1 ID6.18 WALL FINISH PLAN SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
	WALL FINISH WALL BASE FINISH	REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. ALL MATERIALS LISTED TO BE USED AS SPECIFIED. ANY ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR 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 EXISTING BASE BUILDING SURFACES REQUIRING REPAIR SHALL BE PRIMED AND RECEIVE 2 COATS OF FINISH PAINT SPECIFIED.
7. ALL FIRE HOSE CABINETS AND FRAMING TO BE FINISHED WITH SEMI-GLOSS PAINT.
8. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
9. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
10. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
11. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
12. TRANSITION BETWEEN ONE CARPET TYPE AND ANOTHER OR BETWEEN FLOOR FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION). NEW THRESHOLDS TO BE APPROVED BY DESIGNER PRIOR TO INSTALATION.
13. CONTRACTOR TO PROVIDE CARPET SEAMING TO DESIGNER FOR REVIEW
14. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
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NEW YORK, NEW YORK 10013 – USA
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II BY IV DESIGN

Drawing Title:

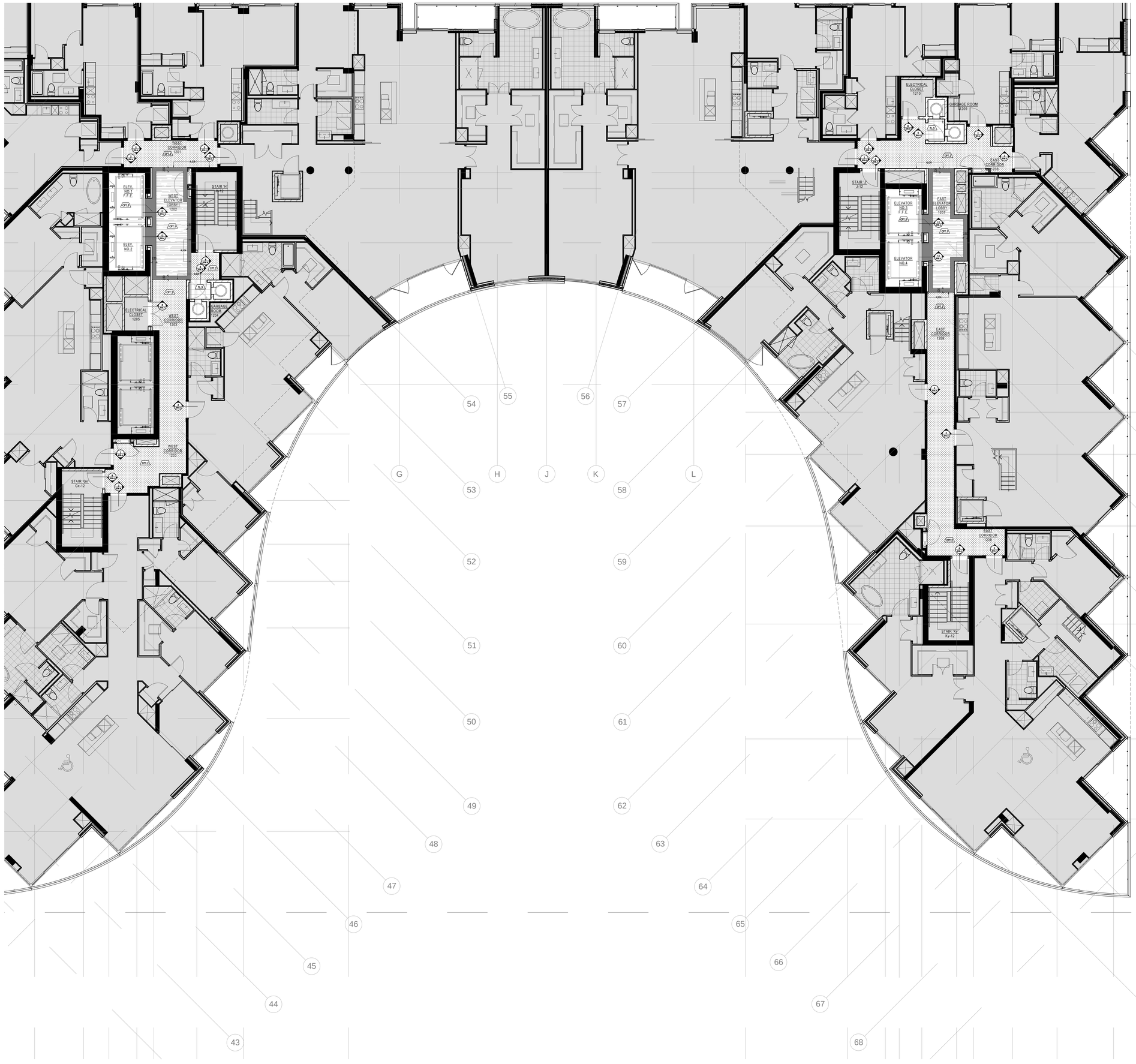
LEVEL 12
WALL FINISH PLAN

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

ID6.18



1 ID7.18 FLOOR FINISH PLAN
SCALE 1:75

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION
FL#	FLOOR FINISH NUMBER — REFER TO 11" X 17" FINISH SPECIFICATIONS

FINISHES NOTES

1. CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO II BY IV FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
2. ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
3. CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SKIM FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
4. PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
5. REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGE. CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
7. QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

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II BY IV DESIGN

Drawing Title:

LEVEL 12
FLOOR FINISH PLAN

Our Project Number: 14008

Designed By: DM,KR, VW,SG

Detailed By: DM,KR, VW,SG,BP

Drawing Number:

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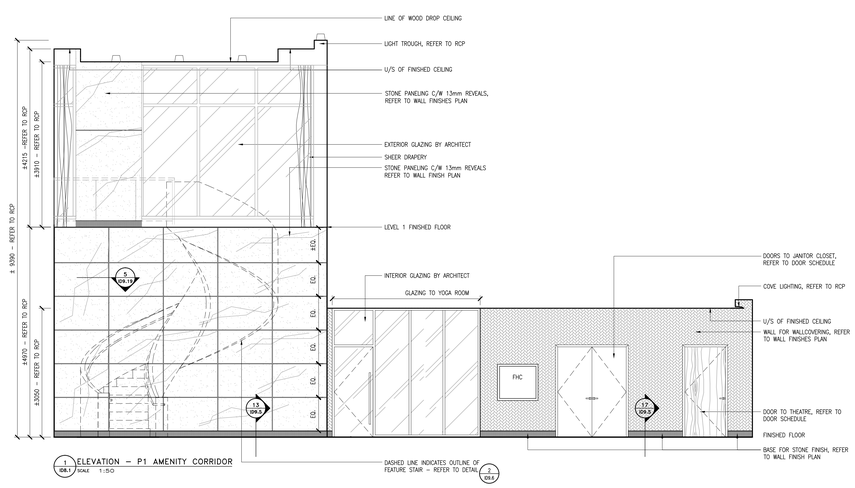

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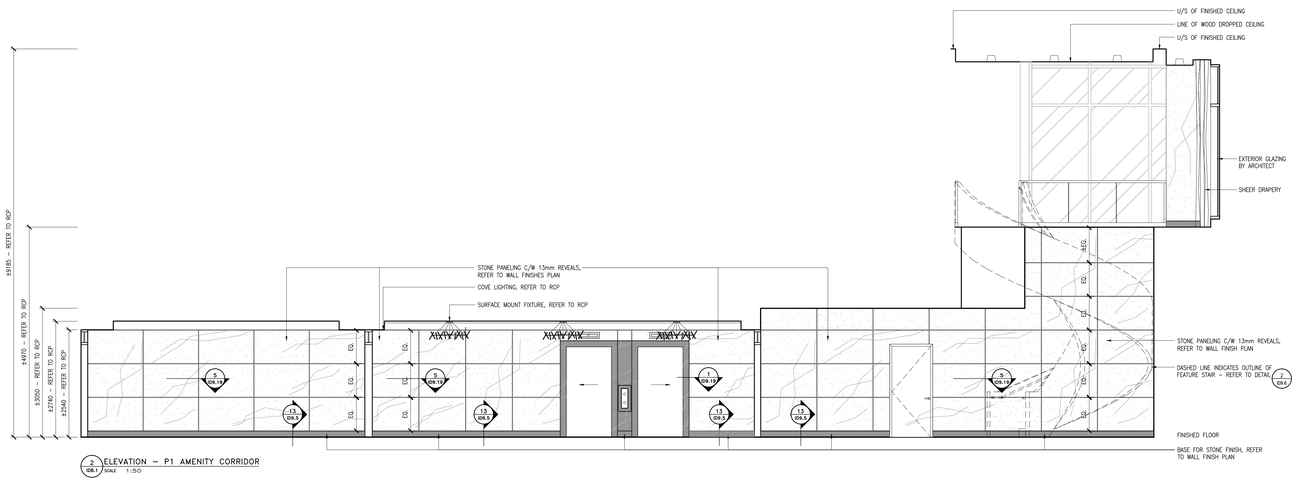

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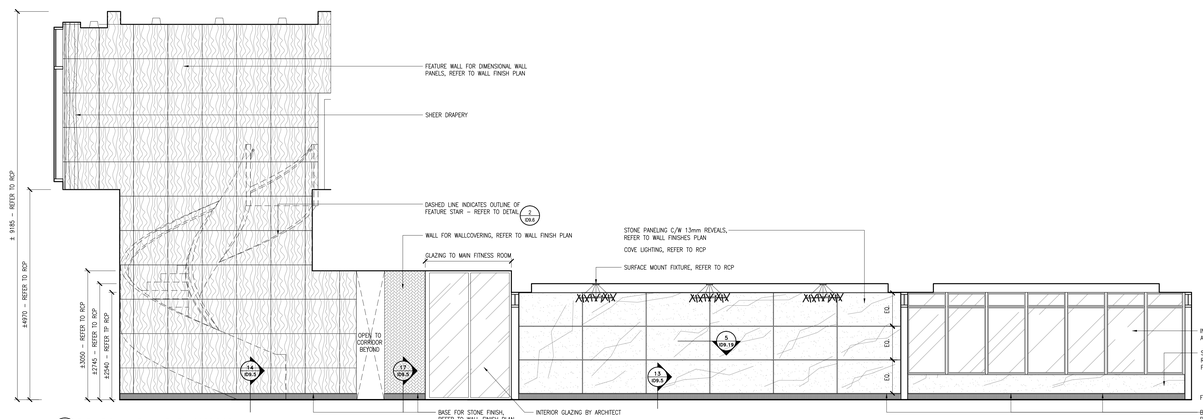

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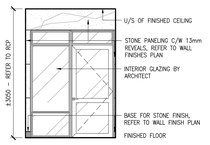

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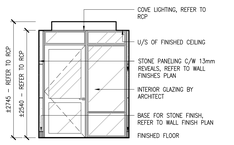

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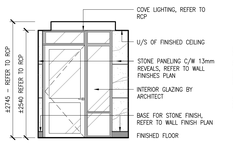

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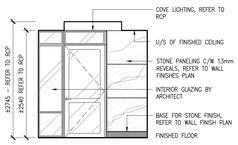

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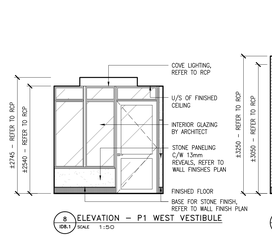

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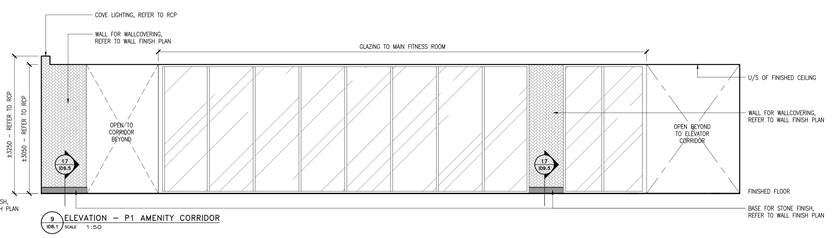

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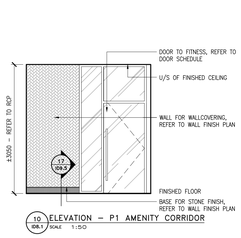

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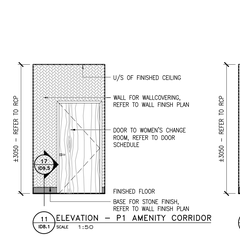

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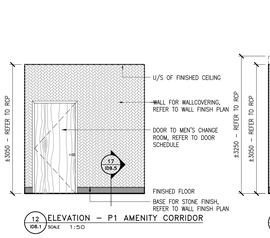

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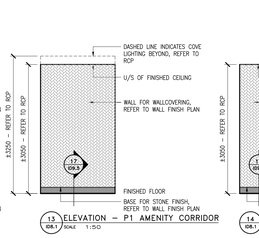

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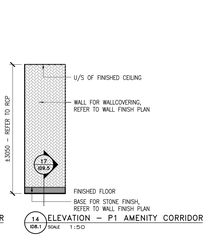

14/ID8.1 ELEVATION – P1 AMENITY CORRIDOR
SCALE 1:50

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II BY IV DESIGN

Drawing Title:

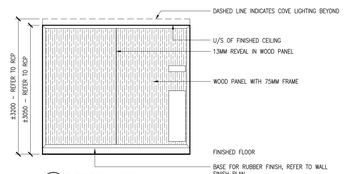
P1 AMENITY ELEVATIONS

Our Project Number:
14008

Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,KOM,BP

Drawing Number:

ID8.1



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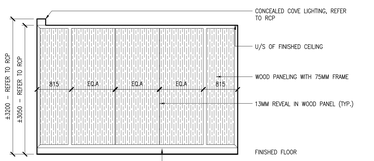

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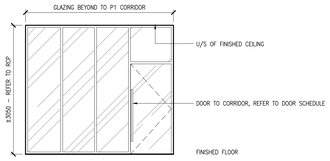

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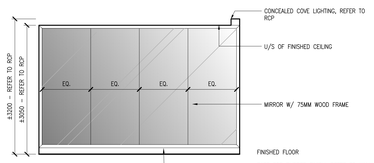

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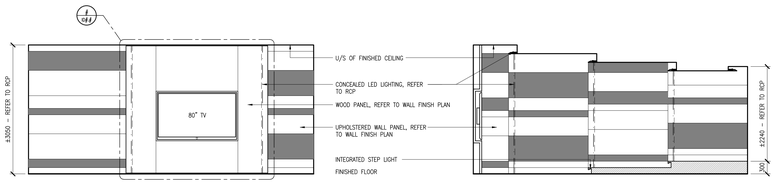

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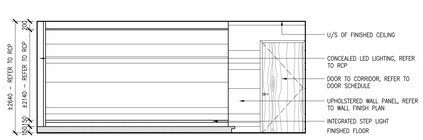

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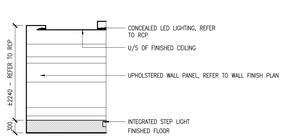

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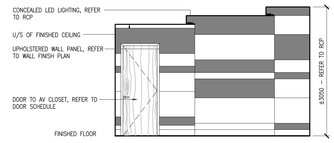

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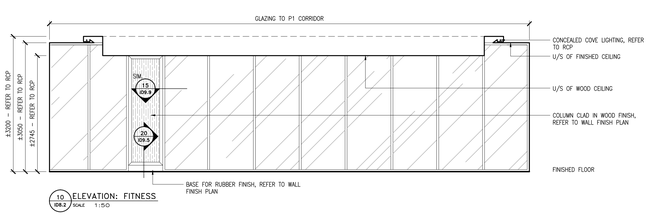

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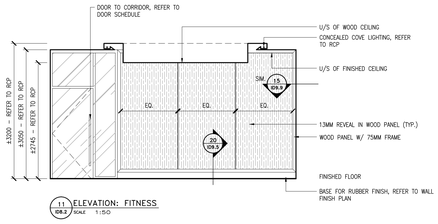

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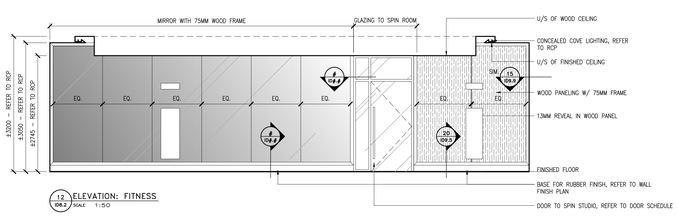

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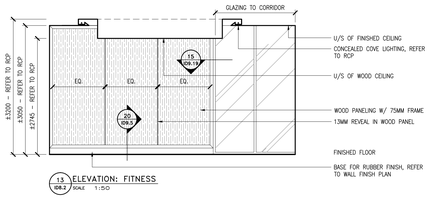

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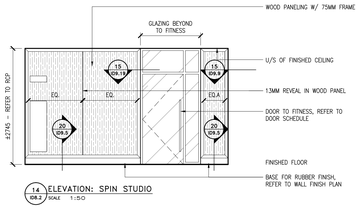

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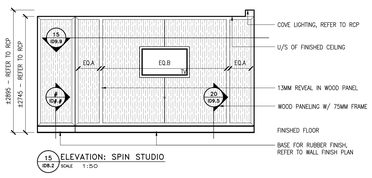

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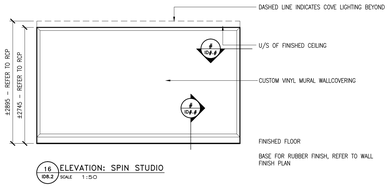

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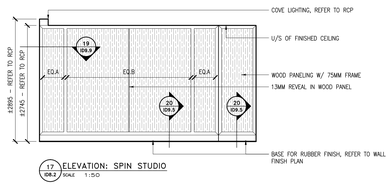

17 08.2 ELEVATION: SPIN STUDIO
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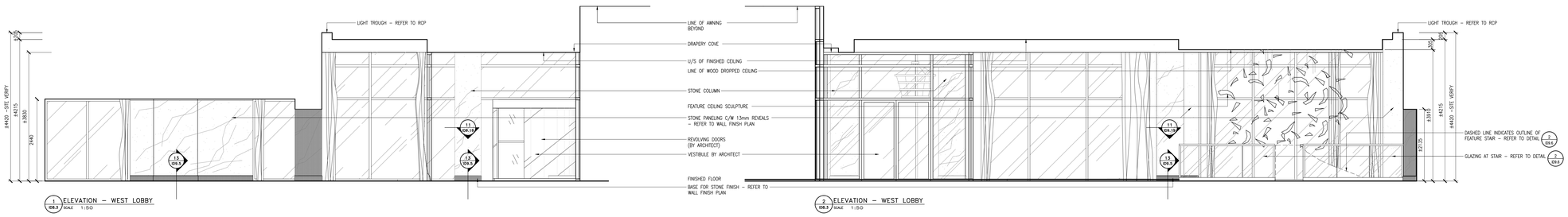
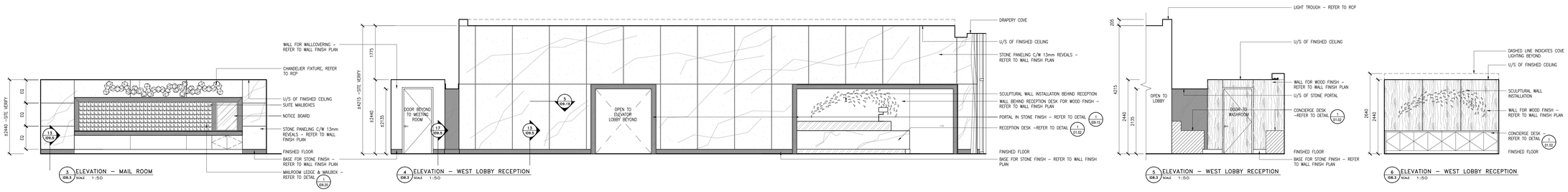
Drawing Number:

ID8.2



1 ELEVATION – WEST LOBBY
ID8.3 SCALE 1:50

2 ELEVATION – WEST LOBBY
ID8.3 SCALE 1:50

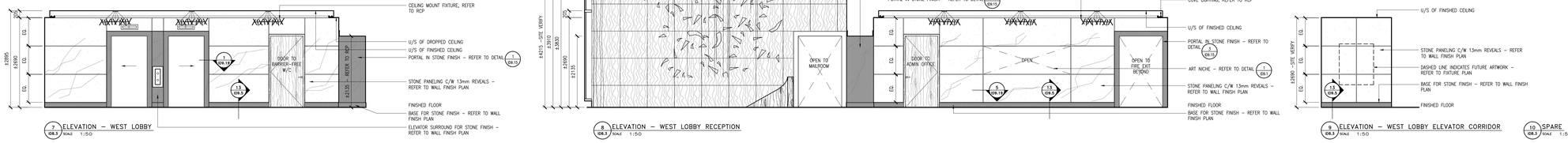


3 ELEVATION – MAIL ROOM
ID8.3 SCALE 1:50

4 ELEVATION – WEST LOBBY RECEPTION
ID8.3 SCALE 1:50

5 ELEVATION – WEST LOBBY RECEPTION
ID8.3 SCALE 1:50

6 ELEVATION – WEST LOBBY RECEPTION
ID8.3 SCALE 1:50

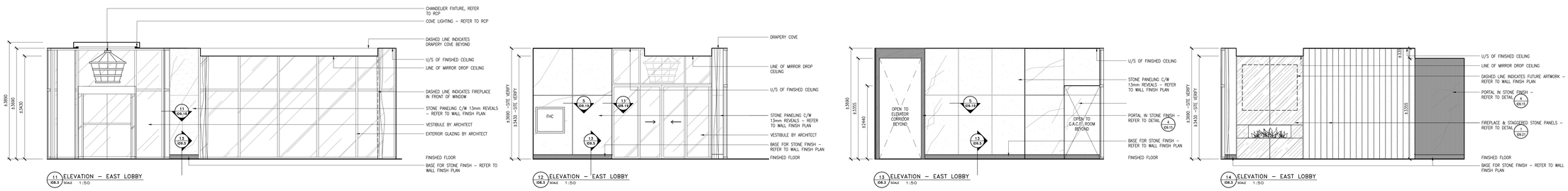


7 ELEVATION – WEST LOBBY
ID8.3 SCALE 1:50

8 ELEVATION – WEST LOBBY RECEPTION
ID8.3 SCALE 1:50

9 ELEVATION – WEST LOBBY ELEVATOR CORRIDOR
ID8.3 SCALE 1:50

10 SPARE
ID8.3 SCALE 1:50

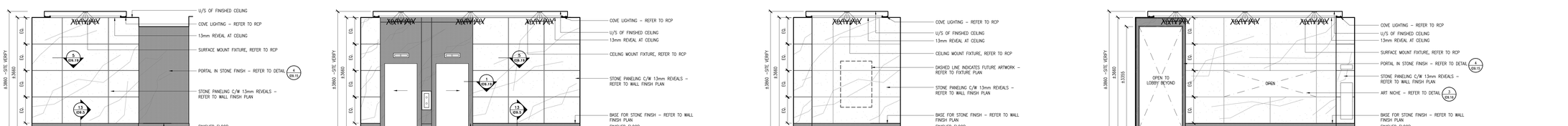


11 ELEVATION – EAST LOBBY
ID8.3 SCALE 1:50

12 ELEVATION – EAST LOBBY
ID8.3 SCALE 1:50

13 ELEVATION – EAST LOBBY
ID8.3 SCALE 1:50

14 ELEVATION – EAST LOBBY
ID8.3 SCALE 1:50



15 ELEVATION – EAST ELEVATOR LOBBY
ID8.3 SCALE 1:50

16 ELEVATION – EAST ELEVATOR LOBBY
ID8.3 SCALE 1:50

17 ELEVATION – EAST ELEVATOR LOBBY
ID8.3 SCALE 1:50

18 ELEVATION – EAST ELEVATOR LOBBY
ID8.3 SCALE 1:50

Notes:

1. CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.

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12 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

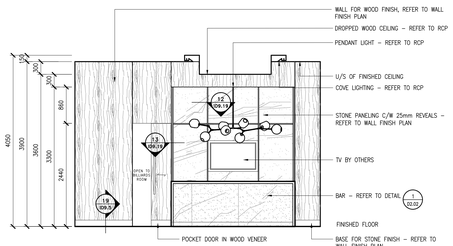
L1 LOBBY ELEVATIONS

Our Project Number:
14008

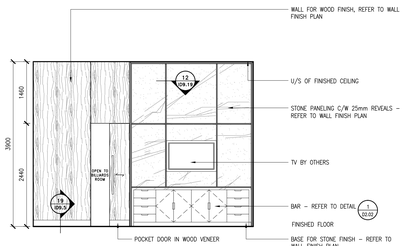
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,KOM,BP

Drawing Number:

ID8.3



1 ID8.4 SCALE 1:50 ELEVATION – LOUNGE AREA BAR



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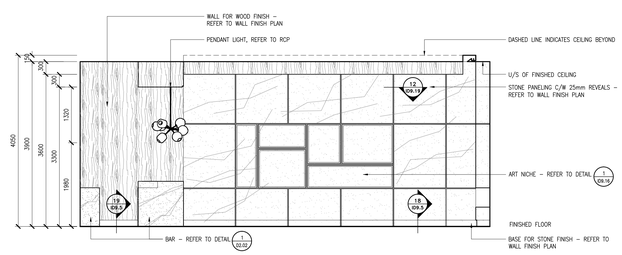
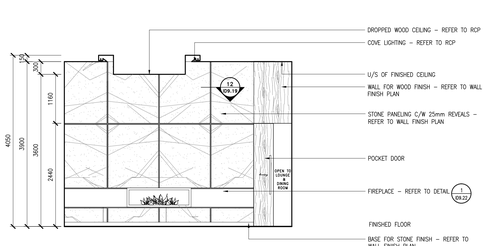
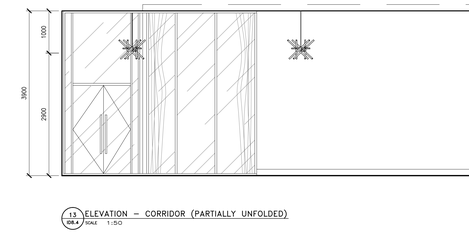


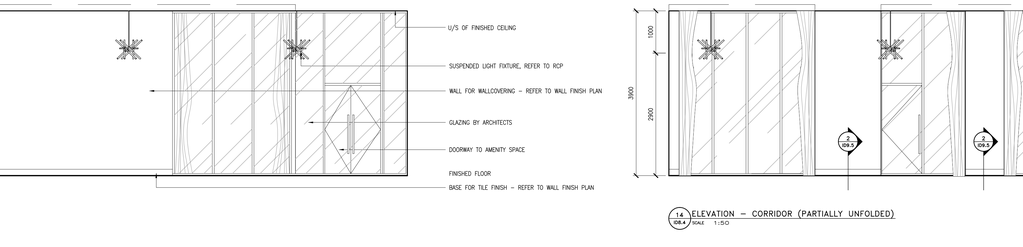
3 ID8.4 SCALE 1:50 ELEVATION – LOUNGE AREA



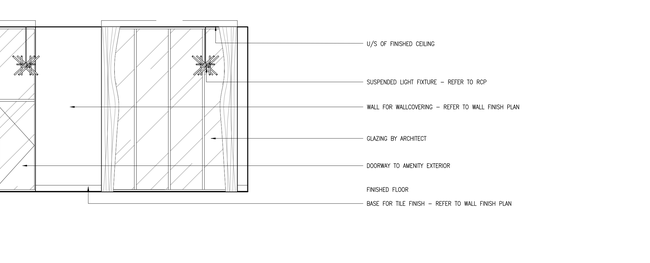
4 ID8.4 SCALE 1:50 ELEVATION – LOUNGE AREA FIREPLACE



5 ID8.4 SCALE 1:50 ELEVATION – LOUNGE AREA



6 ID8.4 SCALE 1:50 ELEVATION – LOUNGE AREA



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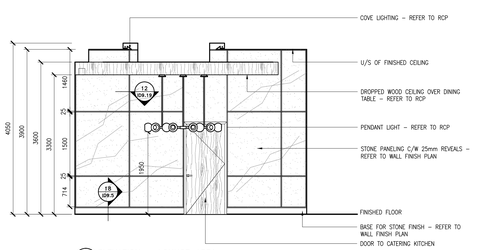
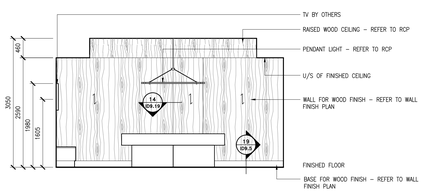
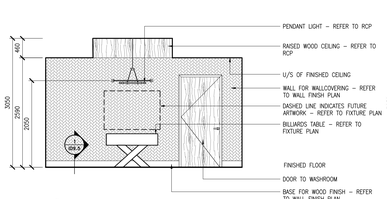


8 ID8.4 SCALE 1:50 ELEVATION – LOUNGE AREA



9 ID8.4 SCALE 1:50 ELEVATION – BILLIARDS ROOM



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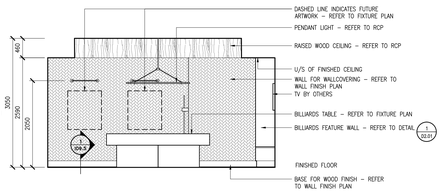
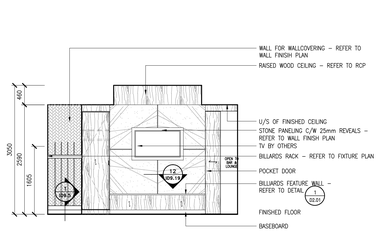
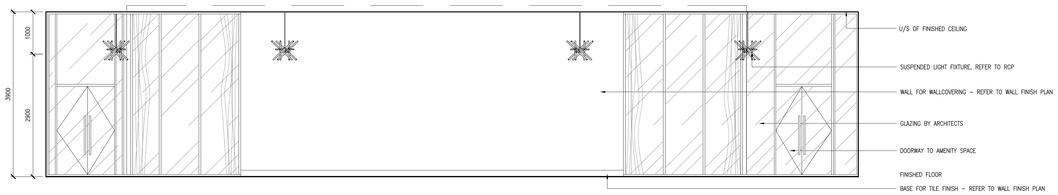


11 ID8.4 SCALE 1:50 ELEVATION – BILLIARDS ROOM



12 ID8.4 SCALE 1:50 ELEVATION – BILLIARDS ROOM



13 ID8.4 SCALE 1:50 ELEVATION – CORRIDOR (PARTIALLY UNFOLDED)

14 ID8.4 SCALE 1:50 ELEVATION – CORRIDOR (PARTIALLY UNFOLDED)

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II BY IV DESIGN

Drawing Title:

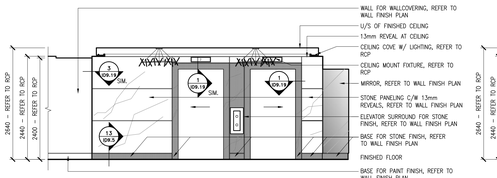
ELEVATIONS

Our Project Number:
14008

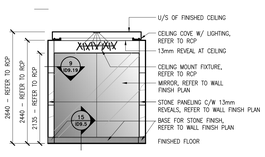
Designed By:	Detailed By:
DM,KR, VW, SG	DM,KR, VW, SG, BP

Drawing Number:

ID8.4



1 ID8.5 SCALE 1:50 ELEVATION – L2 WEST ELEVATOR LOBBY



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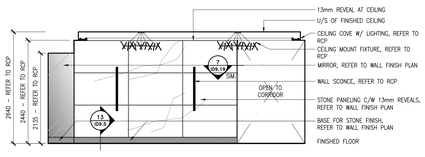

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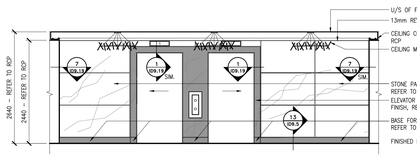

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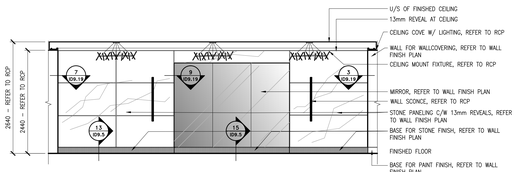

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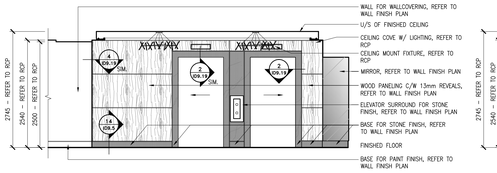
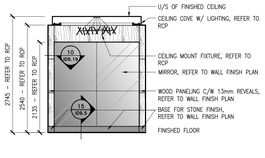
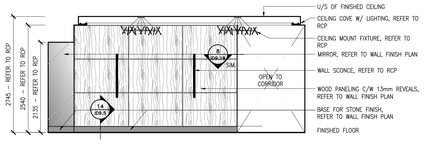


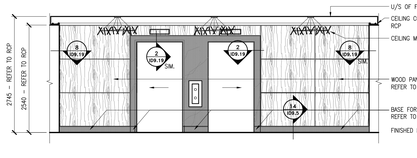
6 ID8.5 SCALE 1:50 ELEVATION – L3 TO L11 WEST ELEVATOR LOBBY



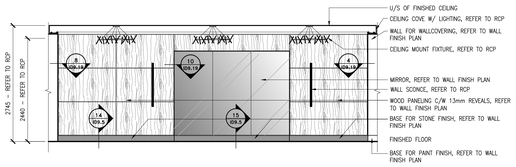
7 ID8.5 SCALE 1:50 ELEVATION – L3 TO L11 WEST ELEVATOR LOBBY



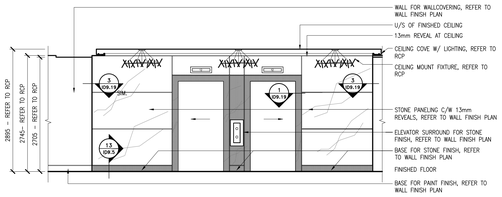
8 ID8.5 SCALE 1:50 ELEVATION – L3 TO L11 WEST ELEVATOR LOBBY



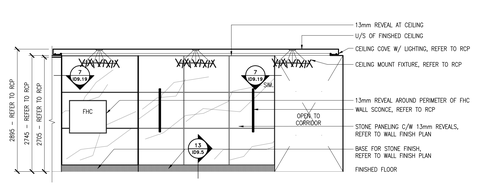
9 ID8.5 SCALE 1:50 ELEVATION – L3 TO L11 EAST ELEVATOR LOBBY



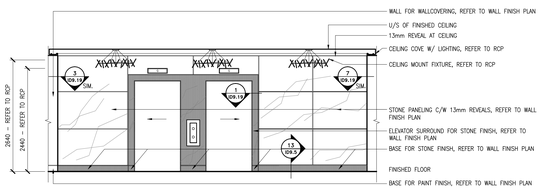
10 ID8.5 SCALE 1:50 ELEVATION – L3 TO L11 EAST ELEVATOR LOBBY



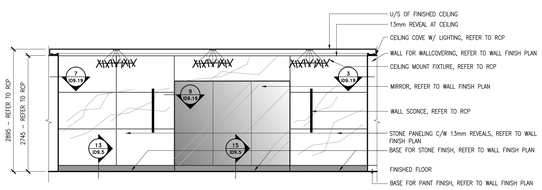
11 ID8.5 SCALE 1:50 ELEVATION – L12 WEST ELEVATOR LOBBY



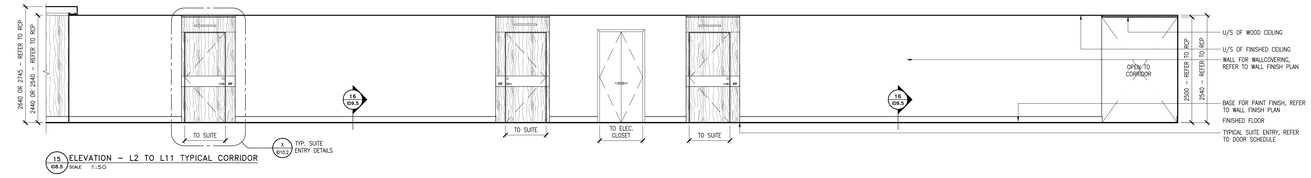
12 ID8.5 SCALE 1:50 ELEVATION – L12 WEST ELEVATOR LOBBY



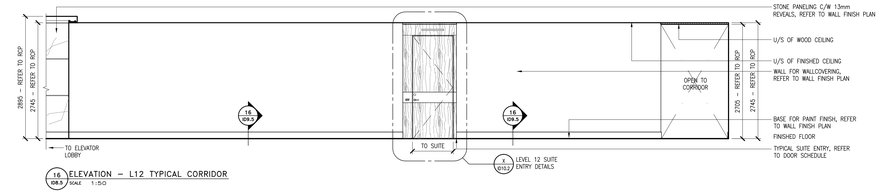
13 ID8.5 SCALE 1:50 ELEVATION – L12 EAST ELEVATOR LOBBY



14 ID8.5 SCALE 1:50 ELEVATION – L12 EAST ELEVATOR LOBBY



15 ID8.5 SCALE 1:50 ELEVATION – L2 TO L11 TYPICAL CORRIDOR



16 ID8.5 SCALE 1:50 ELEVATION – L12 TYPICAL CORRIDOR

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II BY IV DESIGN

Drawing Title:

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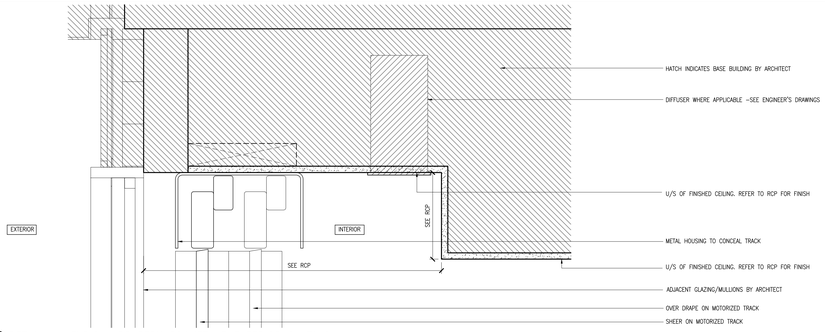
Designed By: DM,KR, VW, SG
Detailed By: DM,KR, VW, SG, BP

Drawing Number:

ID8.5



1 ID9.1 SCALE 1:5 — DETAILN – TYPICAL DRAPERY POCKET AT EXTERIOR GLAZING

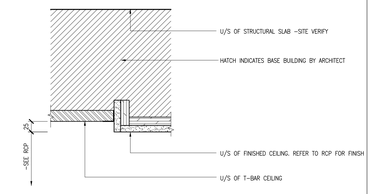
2 ID9.1 SCALE 1:5 — RESERVED

NOTES:

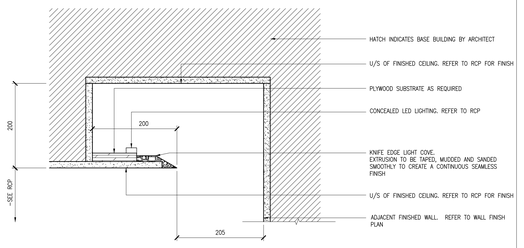
1. FOR FIRE RATED MDF USE MEDITE FR (OR SIMILAR):
   SPEC: INDUSTRIAL GRADE MEDIUM DENSITY FIBERBOARD
   (MDF), MANUFACTURED WITH A FORMALDEHYDE-FREE ADHESIVE SYSTEM AND CERTIFIED AS A CLASS 1 FLAME RETARDANT PANEL IN ACCORDANCE WITH ASTM E84-02011A AND CAN/ULC-S102M TO A FLAME SPREAD OF 15.
   CONTACT: SIERRA PINE COMPOSITE SOLUTIONS 1050 MELODY LANE, SUITE 160, ROSEVILLE, CA 95678 WWW.SIERRAPINE.COM
   – ENSURE STRUCTURE/SUPPORTS USED TO SECURE FIRE RATED PANELS DO NOT COMPROMISE FIRE RATINGS OF SAME.
2. ALL EXPOSED SURFACES OF LIGHTCOVE TO BE PAINTED WHITE, UNLESS OTHERWISE NOTED.
3. ENSURE COVE LIGHTING IS CONTINUOUS – NO HOT OR DARK SPOTS

3 ID9.1 SCALE 1:5 — RESERVED

4 ID9.1 SCALE 1:5 — RESERVED

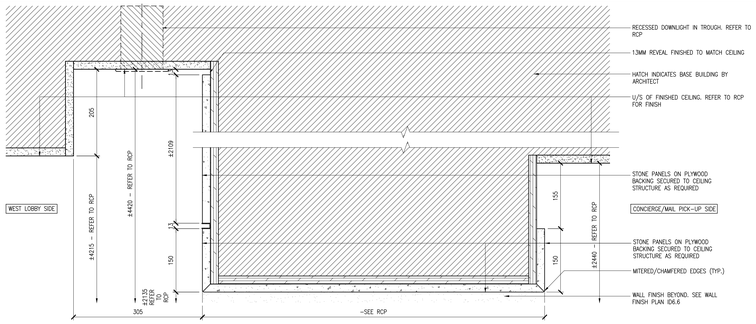


5 ID9.1 SCALE 1:5 — DETAIL – TYPICAL T-BAR CEILING



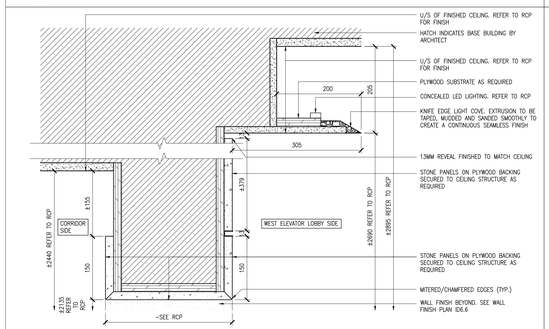
6 ID9.1 SCALE 1:5 — DETAIL – TYPICAL COVE LIGHTING AT WALL

7 ID9.1 SCALE 1:5 — RESERVED

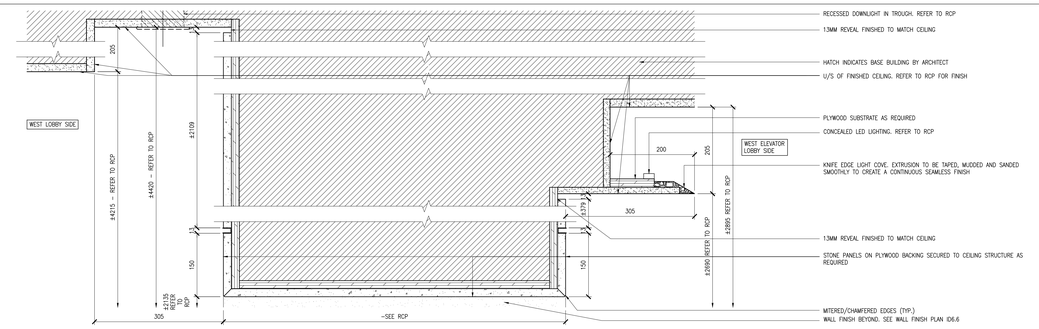


8 ID9.1 SCALE 1:5 — DETAIL – L1 WEST LOBBY STONE SURROUND

9 ID9.1 SCALE 1:5 — RESERVED



10 ID9.1 SCALE 1:5 — DETAIL – L1 WEST ELEVATOR LOBBY STONE SURROUND



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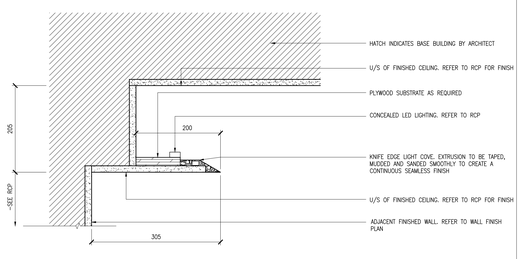
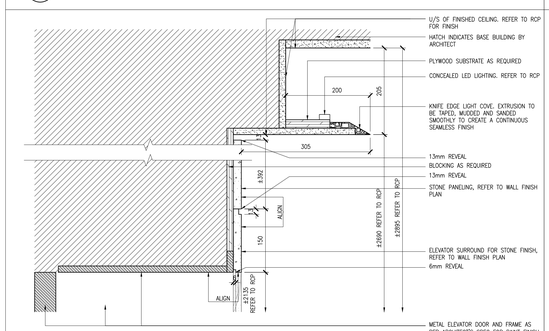
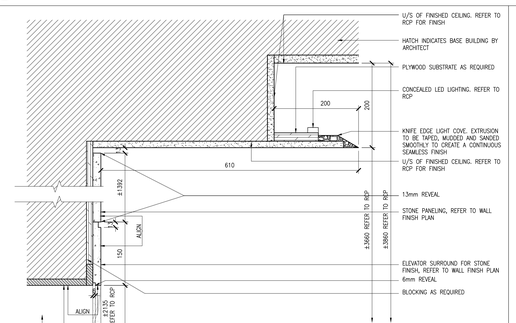


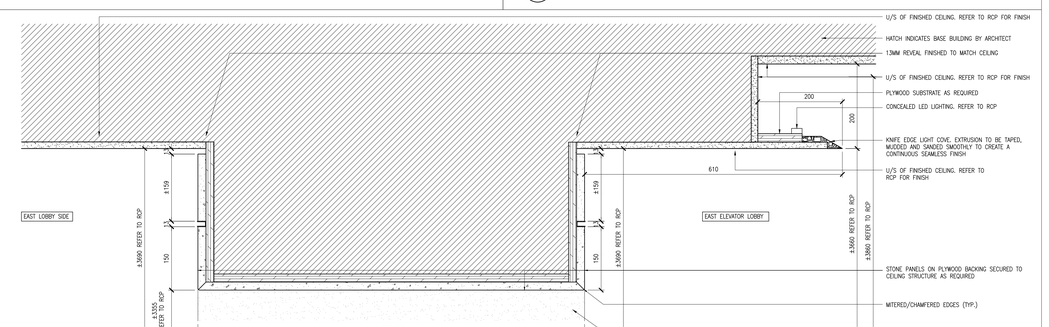
12 ID9.1 SCALE 1:5 — DETAIL – TYPICAL COVE LIGHTING



13 ID9.1 SCALE 1:5 — DETAIL – L1 WEST ELEVATOR LOBBY STONE SURROUND



14 ID9.1 SCALE 1:5 — DETAIL – L1 EAST ELEVATOR LOBBY STONE SURROUND



15 ID9.1 SCALE 1:5 — DETAIL – L1 EAST ELEVATOR LOBBY STONE SURROUND

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06 ISSUED FOR CLIENT REVIEW	16.01.15
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II BY IV DESIGN

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TORONTO, ONTARIO M6K 3E3 – CANADA
T + 1 416 531 2224

12 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

Drawing Title:

CEILING DETAILS

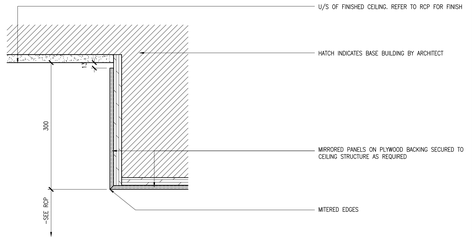
Our Project Number: 14008

Designed By: DM,KR, VW,SG

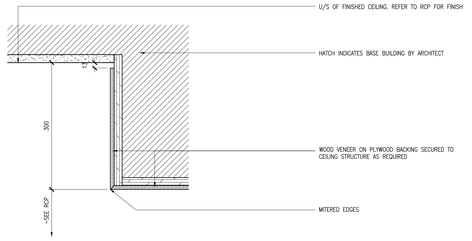
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

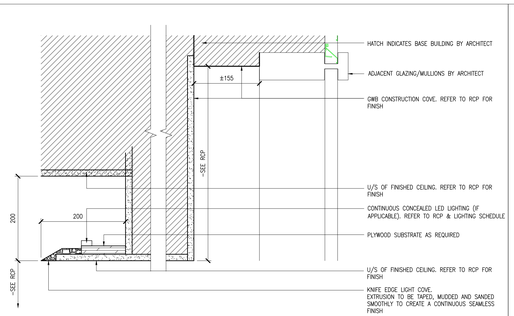
ID9.1



1 ID9.2 DETAIL – L1 EAST LOBBY MIRROR CEILING
SCALE 1:5

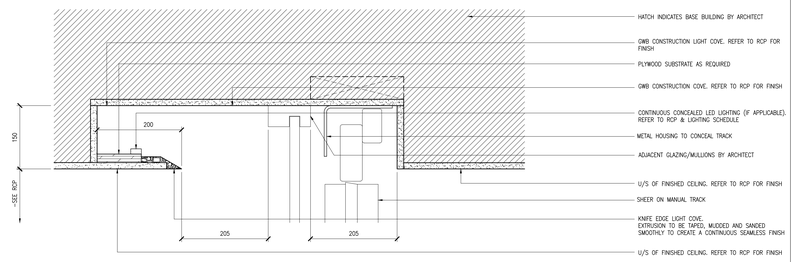


2 ID9.2 DETAIL – L1 WEST LOBBY WOOD CEILING
SCALE 1:5

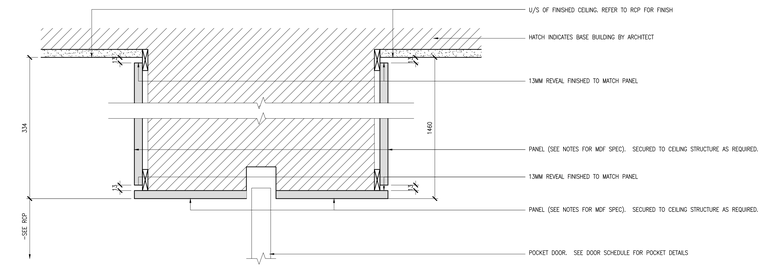


3 ID9.2 DETAIL – L1 EAST ENTRANCE VESTIBULE COVE
SCALE 1:5

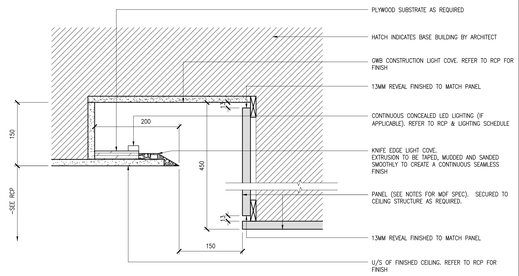
3 ID9.2 RESERVED
SCALE 1:5



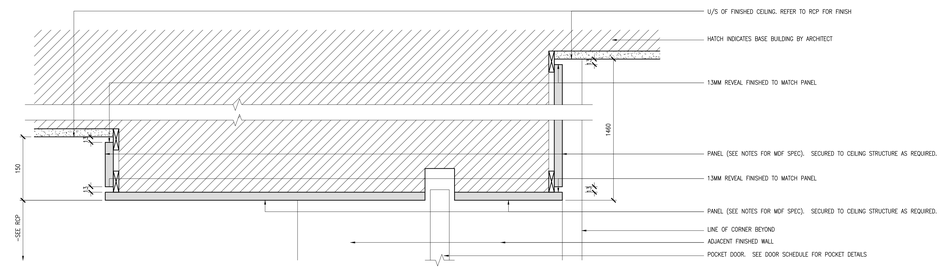
5 ID9.2 DETAIL – L2 NORTH CORRIDOR/LOUNGE AREA COVE AT GLAZING
SCALE 1:5



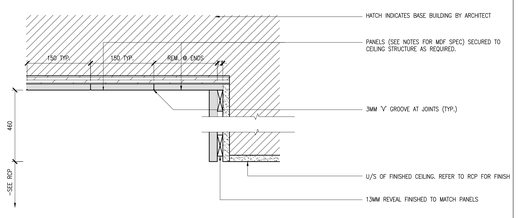
6 ID9.2 DETAIL – L2 LOUNGE AREA TRANSOM ABOVE POCKET DOOR
SCALE 1:5



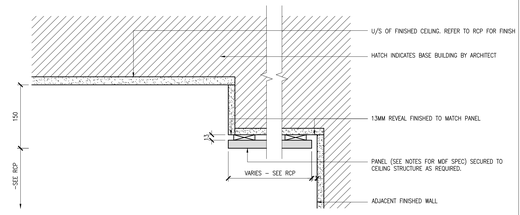
7 ID9.2 DETAIL – COVE AT DROPPED PANELLED CEILING
SCALE 1:5



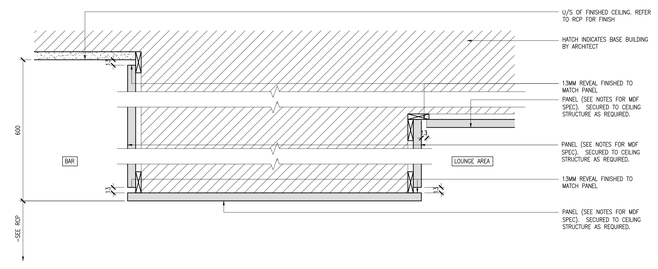
8 ID9.2 DETAIL – L2 BILLIARDS ROOM BULKHEAD
SCALE 1:5



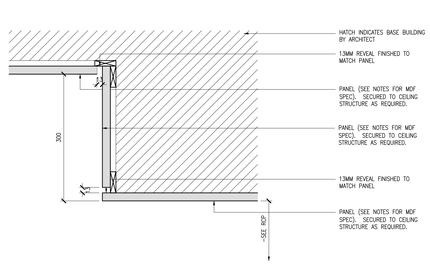
9 ID9.2 DETAIL – L2 BILLIARDS ROOM CEILING
SCALE 1:5



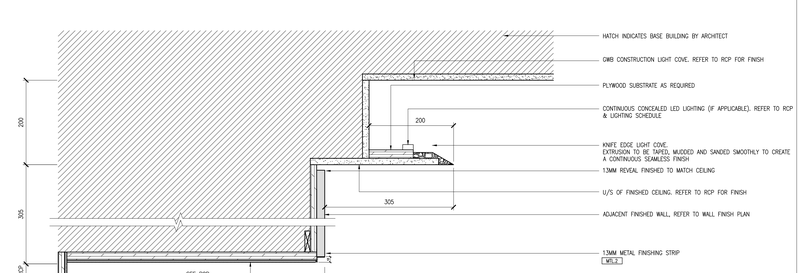
10 ID9.2 DETAIL – PANELLED CEILING
SCALE 1:5



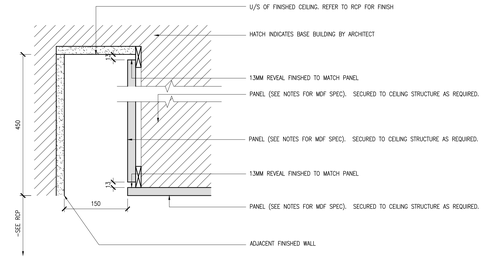
11 ID9.2 DETAIL – L2 LOUNGE AREA BAR DROPPED PANELLED CEILING
SCALE 1:5



12 ID9.2 DETAIL – L2 LOUNGE AREA DROPPED PANELLED CEILING
SCALE 1:5



13 ID9.2 DETAIL – TYPICAL CORRIDOR MIRROR NICHE
SCALE 1:5



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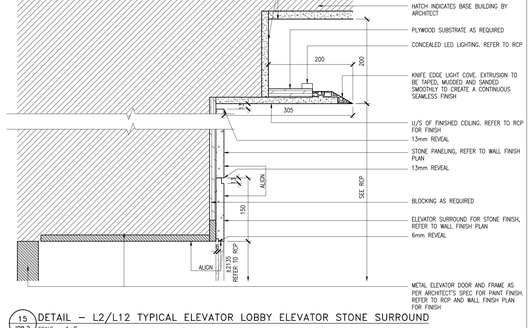
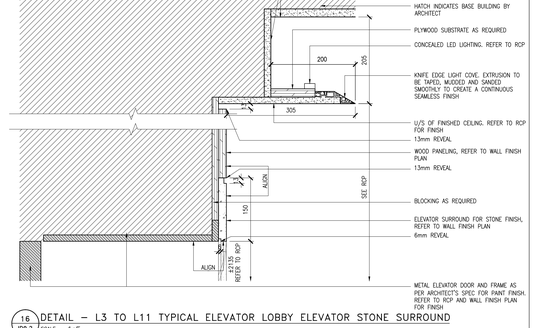
SCALE 1:5



15 ID9.2 DETAIL – L2/L12 TYPICAL ELEVATOR LOBBY ELEVATOR STONE SURROUND
SCALE 1:5



16 ID9.2 DETAIL – L3 TO L11 TYPICAL ELEVATOR LOBBY ELEVATOR STONE SURROUND
SCALE 1:5

17 ID9.2 RESERVED
SCALE 1:5

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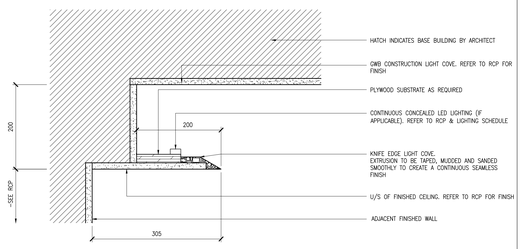
II BY IV DESIGN

Drawing Title:
CEILING DETAILS

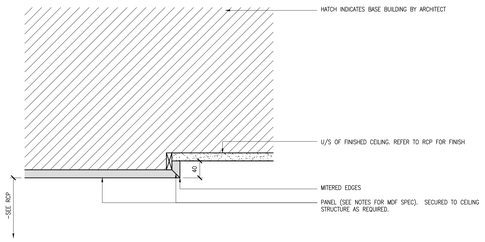
Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:
ID9.2

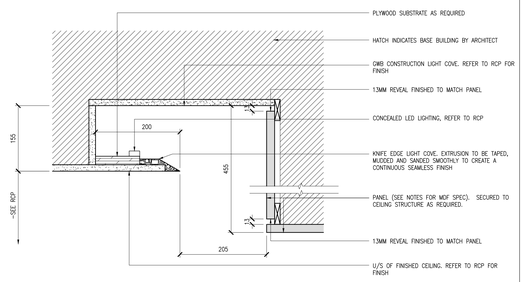


1 ID9.3 DETAIL – TYPICAL CORRIDOR COVE LIGHTING
SCALE 1:5



2 ID9.3 DETAIL – TYPICAL CORRIDOR PANELLED CEILING
SCALE 1:5

3 ID9.3 RESERVED
SCALE 1:5



4 ID9.3 DETAIL: P1 FITNESS AREA COVE LIGHTING AT PANELLED CEILING
SCALE 1:5

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DETAILS

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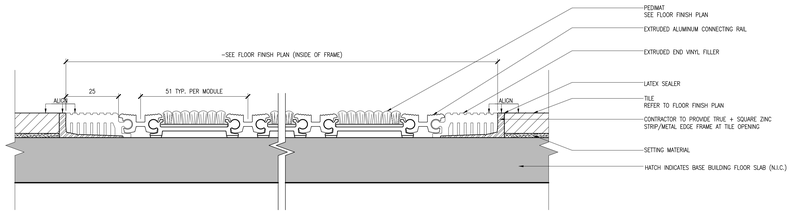
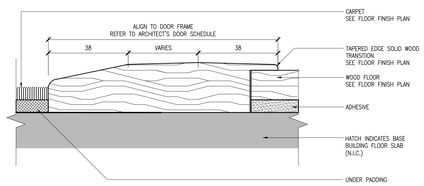
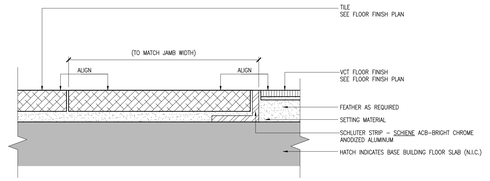
Drawing Number:
ID9.3



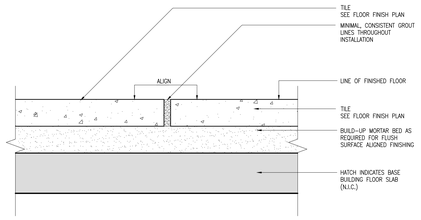
1 / ID9.4 SCALE 1:1 DETAIL – PEDIMAT TO TILE



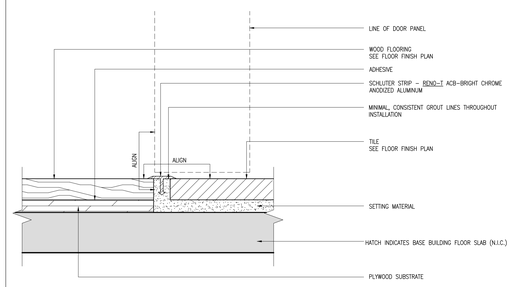
2 / ID9.4 SCALE 1:1 DETAIL – TYPICAL SUITE ENTRY TRANSITION



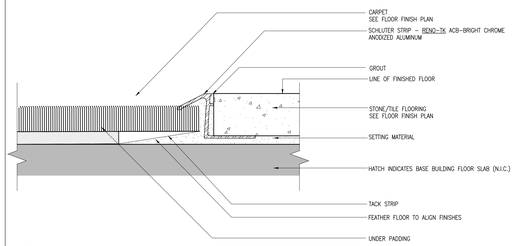
3 / ID9.4 SCALE 1:1 DETAIL – TILE THRESHOLD TO VCT



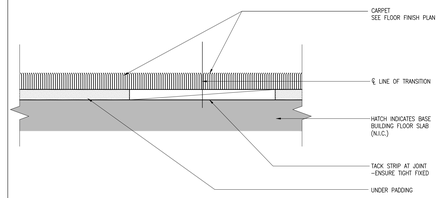
4 / ID9.4 SCALE 1:1 DETAIL – TILE TO TILE



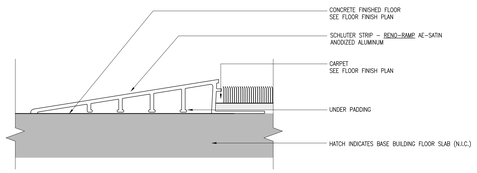
5 / ID9.4 SCALE 1:1 DETAIL – WOOD TO STONE/TILE



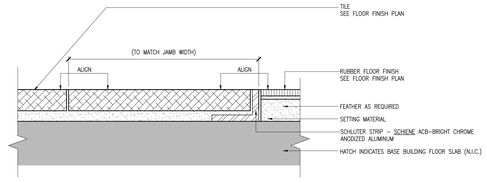
6 / ID9.4 SCALE 1:1 DETAIL – CARPET TO STONE/TILE



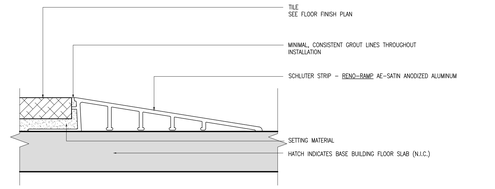
7 / ID9.4 SCALE 1:1 DETAIL – CARPET TO CARPET



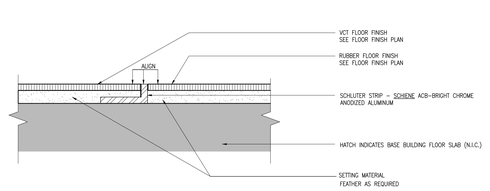
8 / ID9.4 SCALE 1:1 DETAIL – CARPET TO CONCRETE



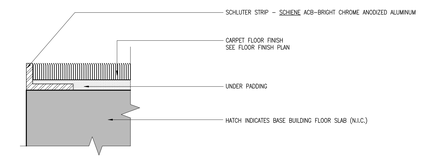
9 / ID9.4 SCALE 1:1 DETAIL – TILE THRESHOLD TO RUBBER



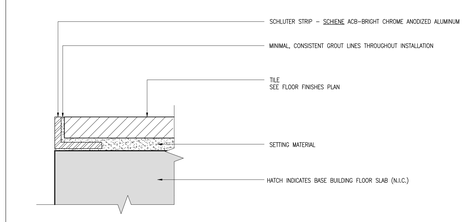
10 / ID9.4 SCALE 1:1 DETAIL – TILE TO CONCRETE



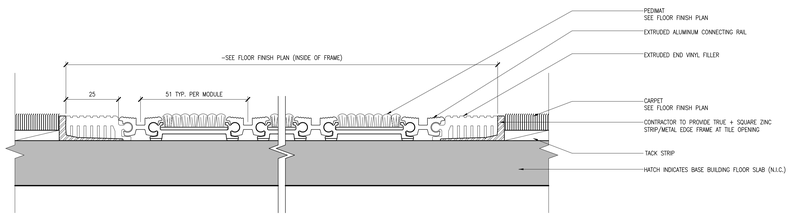
11 / ID9.4 SCALE 1:1 DETAIL – VCT TO RUBBER



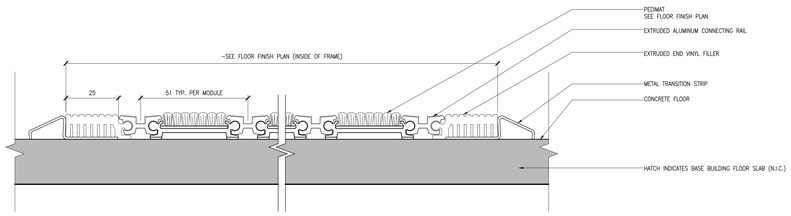
12 / ID9.4 SCALE 1:1 DETAIL – CARPET AT ELEVATOR OPENING



13 / ID9.4 SCALE 1:1 DETAIL – STONE/TILE AT ELEVATOR OPENING



14 / ID9.4 SCALE 1:1 DETAIL – PEDIMAT TO CARPET



15 / ID9.4 SCALE 1:1 DETAIL – PEDIMAT TO CONCRETE

Notes:

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5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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Hines TRIDEL

AQUAVISTA
AT BAYSIDE TORONTO
1 EDGEWATER DRIVE, TORONTO ONTARIO

77 MOWAT AVENUE, SUITE 109
TORONTO, ONTARIO M6K 3E3 – CANADA
T + 1.416.531.2224
12 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
T + 1.212.392.4952

II BY IV DESIGN

Drawing Title:

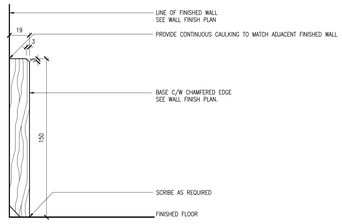
TYPICAL TRANSITION DETAILS

Our Project Number:
14008

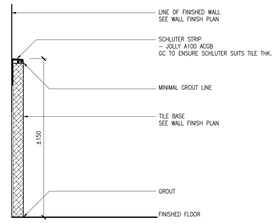
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

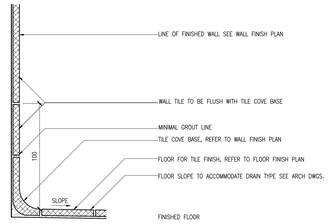
ID9.4



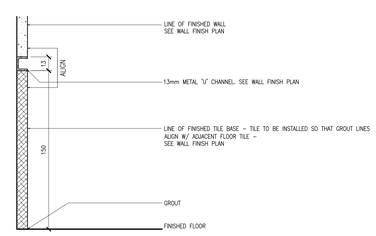
1 ID9.5 SECTION – WOOD BASE W/CHAMFERRED EDGE
SCALE 1:2



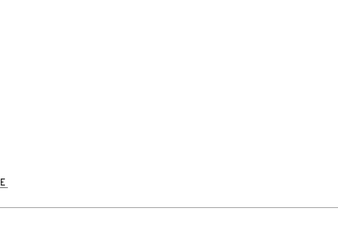
2 ID9.5 SECTION – TILE BASE
SCALE 1:2



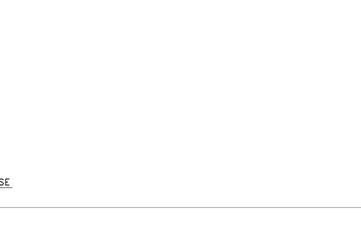
3 ID9.5 SECTION – TILE BASE W/COVE
SCALE 1:2



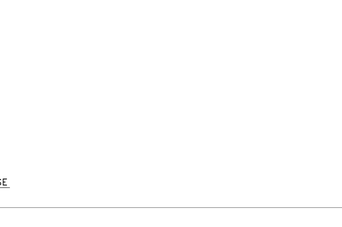
4 ID9.5 SECTION–TILE BASE (150MM) AT TILED WALL
SCALE 1:2



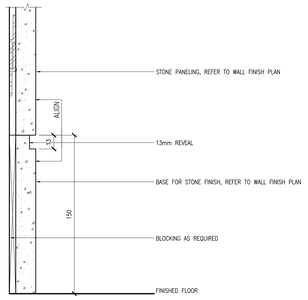
9 ID9.5 DETAIL – TILE BASE @ WOOD PANEL
SCALE 1:2



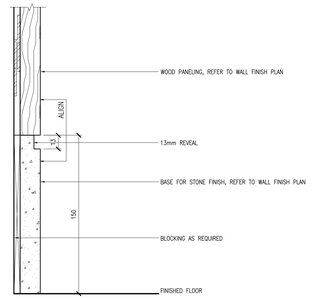
10 ID9.5 DETAIL – METAL PORTAL
SCALE 1:2



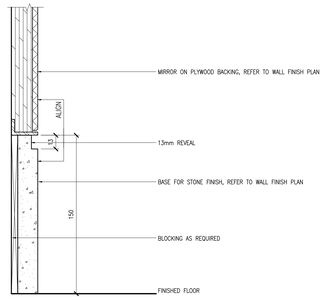
11 ID9.5 DETAIL – WOOD BASE @ WOOD PANEL
SCALE 1:2



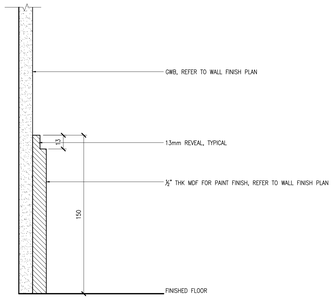
13 ID9.5 DETAIL – STONE PANELING TO STONE BASE
SCALE 1:2



14 ID9.5 DETAIL – WOOD PANELING TO STONE BASE
SCALE 1:2



15 ID9.5 DETAIL – MIRROR TO STONE BASE
SCALE 1:2

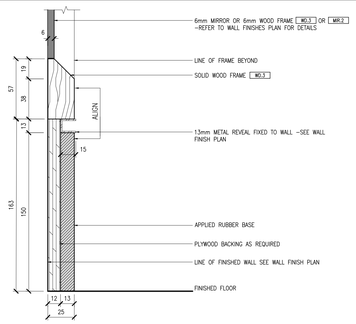


16 ID9.5 DETAIL – MDF BASE
SCALE 1:2

17 ID9.5 DETAIL – MDF BASE
SCALE 1:2

18 ID9.5 DETAIL – MDF BASE
SCALE 1:2

19 ID9.5 DETAIL – MDF BASE
SCALE 1:2



20 ID9.5 DETAIL – P1 FITNESS/YOGA/SPIN RUBBER BASE AT WOOD FRAME
SCALE 1:2

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12 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

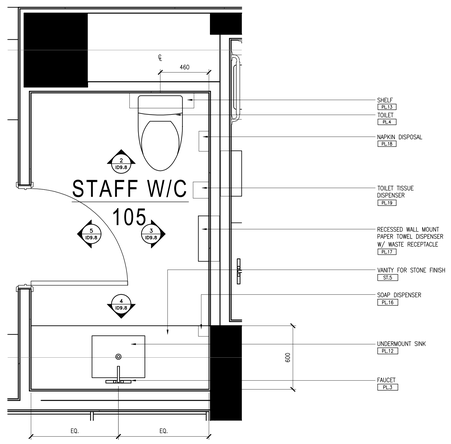
TYPICAL
BASE
DETAILS

Our Project Number:
14008

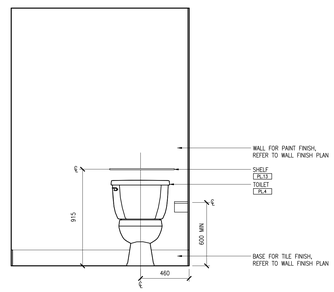
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP

Drawing Number:

ID9.5



1 ID9.8 PLAN – L1 STAFF WASHROOM
SCALE 1:20



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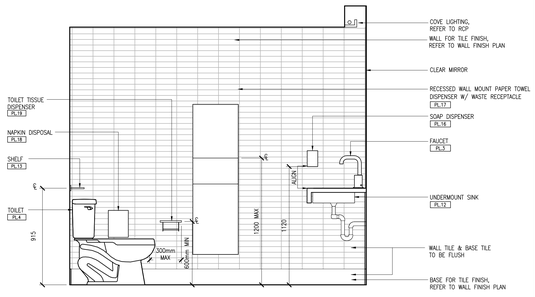
SCALE 1:20



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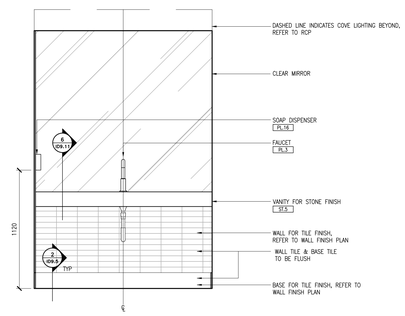

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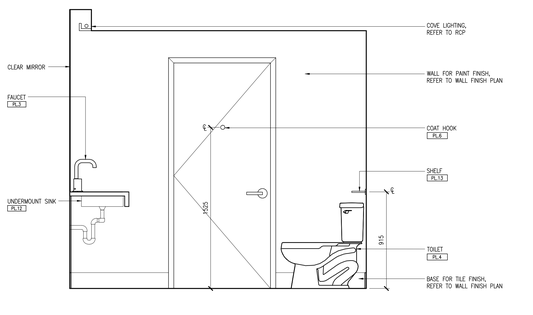

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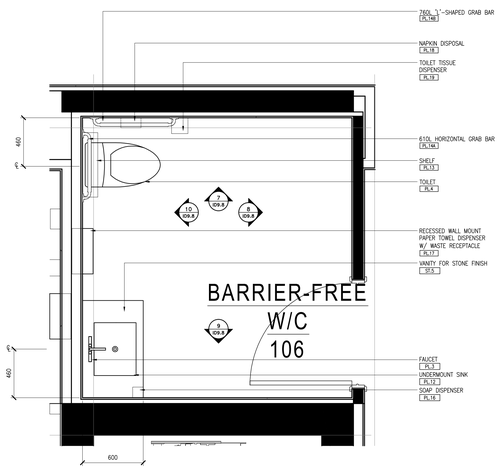
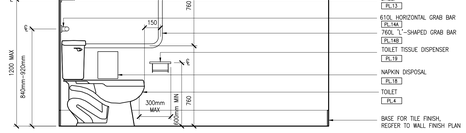
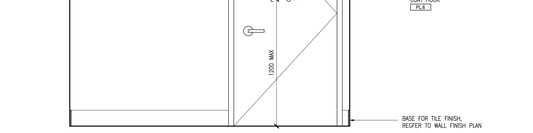
SCALE 1:20



6 ID9.8 PLAN – L1 BARRIER-FREE WASHROOM
SCALE 1:20



7 ID9.8 ELEVATION – L1 BARRIER-FREE WASHROOM
SCALE 1:20



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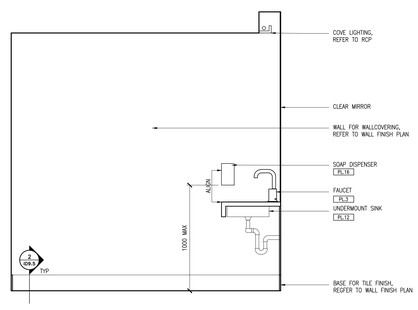
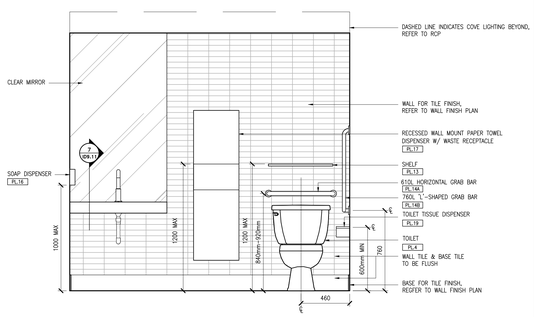
SCALE 1:20



9 ID9.8 ELEVATION – L1 BARRIER-FREE WASHROOM
SCALE 1:20



10 ID9.8 ELEVATION – L1 BARRIER-FREE WASHROOM
SCALE 1:20

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NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

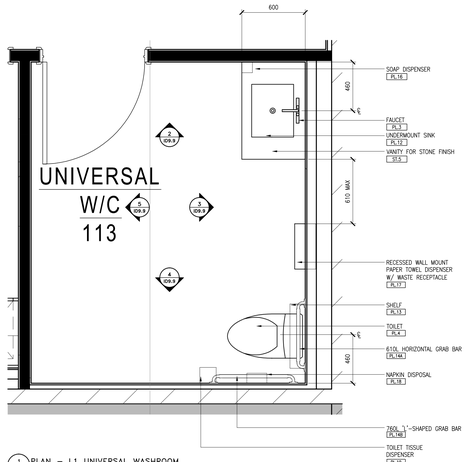
L1 WASHROOM DETAILS

Our Project Number:
14008

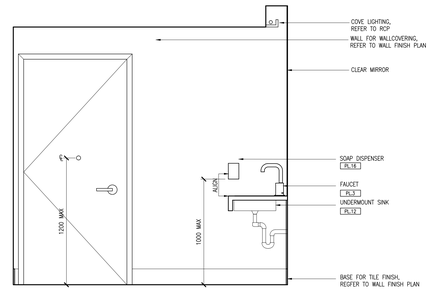
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP,SF

Drawing Number:

ID9.8



1 ID9.9 PLAN – L1 UNIVERSAL WASHROOM
SCALE 1:20



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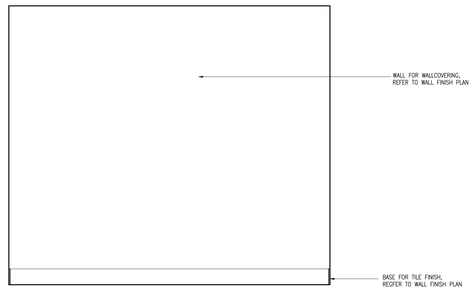
SCALE 1:20



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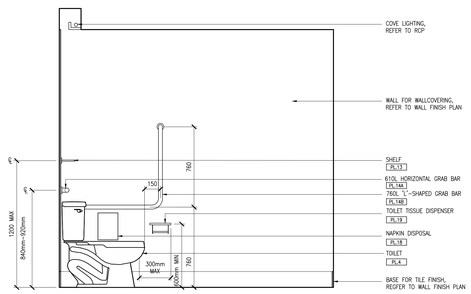
SCALE 1:20



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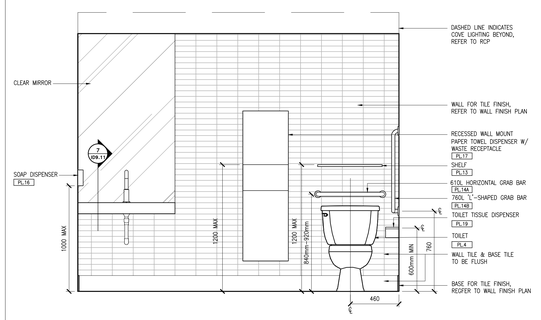
SCALE 1:20



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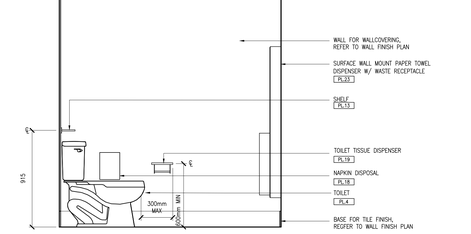
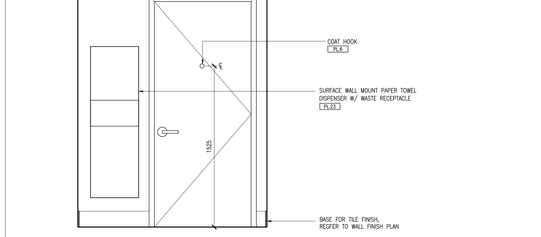
SCALE 1:20



7 ID9.9 ELEVATION – L2 WASHROOM
SCALE 1:20



8 ID9.9 ELEVATION – L2 WASHROOM
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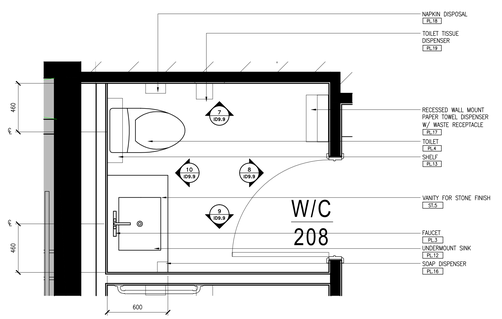
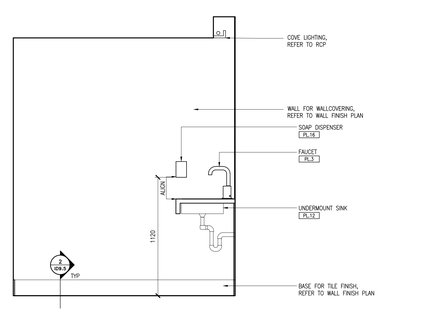


6 ID9.9 PLAN – L2 WASHROOM
SCALE 1:20



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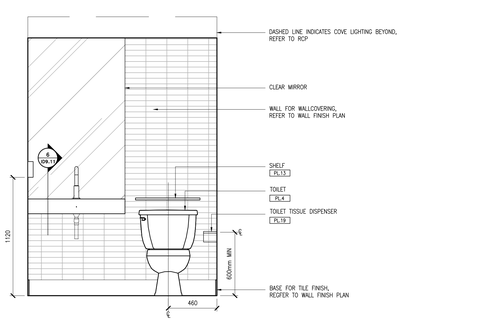
SCALE 1:20



10 ID9.9 ELEVATION – L2 WASHROOM
SCALE 1:20

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Hines TRIDEL

AQUAVISTA AT BAYSIDE TORONTO

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II BY IV DESIGN

Drawing Title:

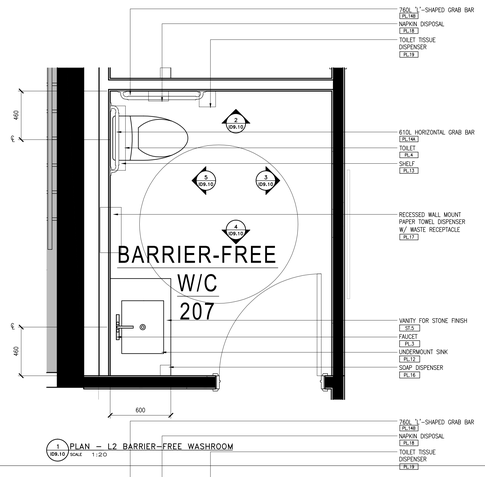
L1 & L2 WASHROOM DETAILS

Our Project Number:
14008

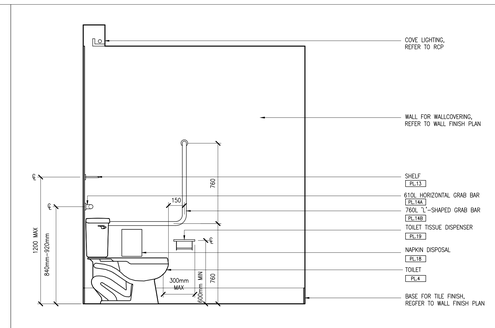
Designed By: DM,KR, VW,SG
Detailed By: DM,KR, VW,SG,BP,SF

Drawing Number:

ID9.9



1 ID9.10 SCALE 1:20 PLAN – L2 BARRIER-FREE WASHROOM



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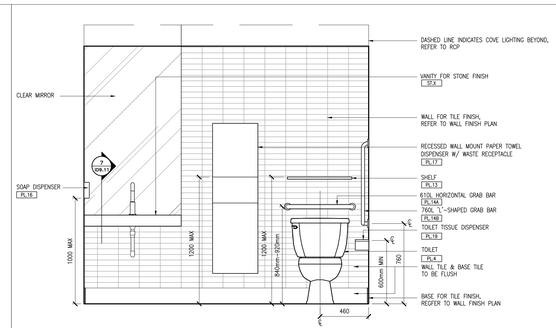

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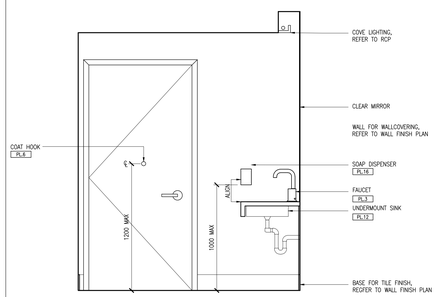

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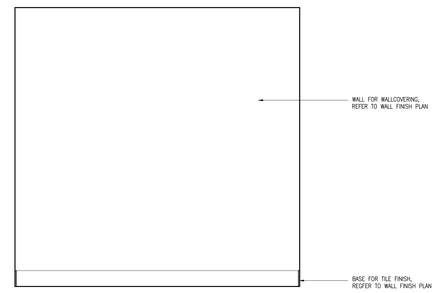

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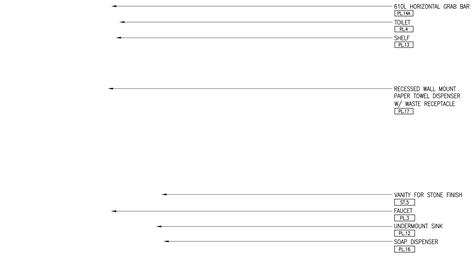

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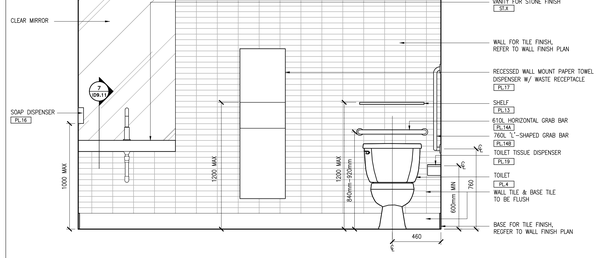

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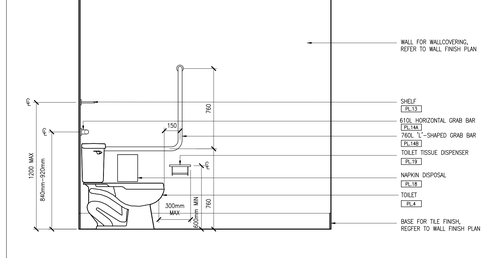

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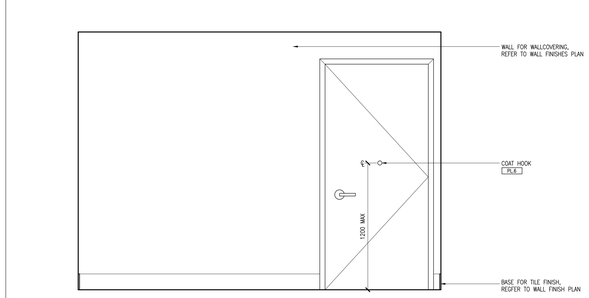

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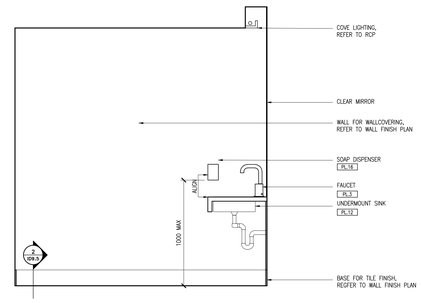

10 ID9.10 SCALE 1:20 ELEVATION – L2 UNIVERSAL WASHROOM

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II BY IV DESIGN

Drawing Title:

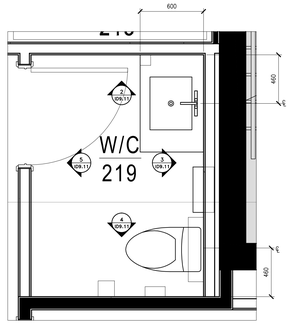
L2 WASHROOM DETAILS

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP,SF

Drawing Number:

ID9.10



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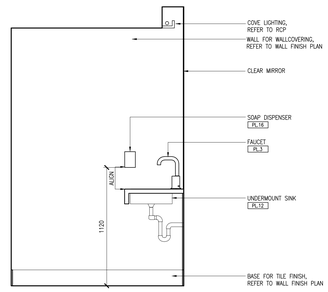

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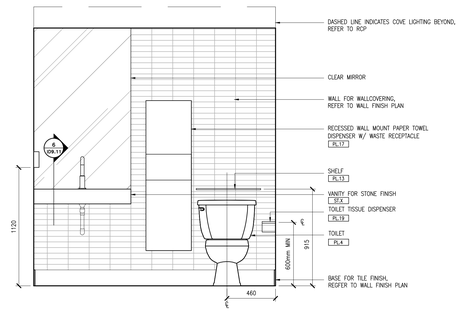

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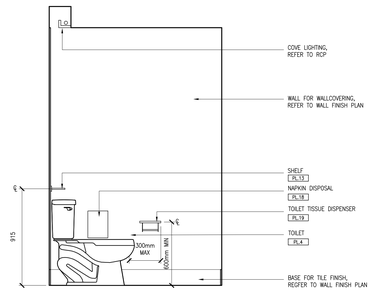

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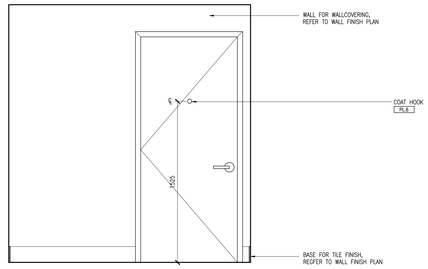

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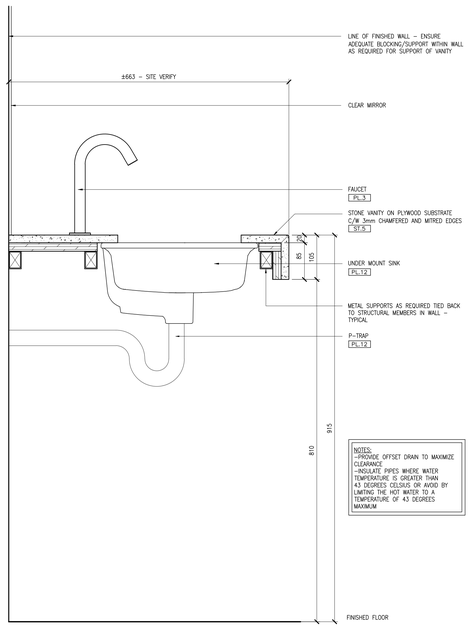

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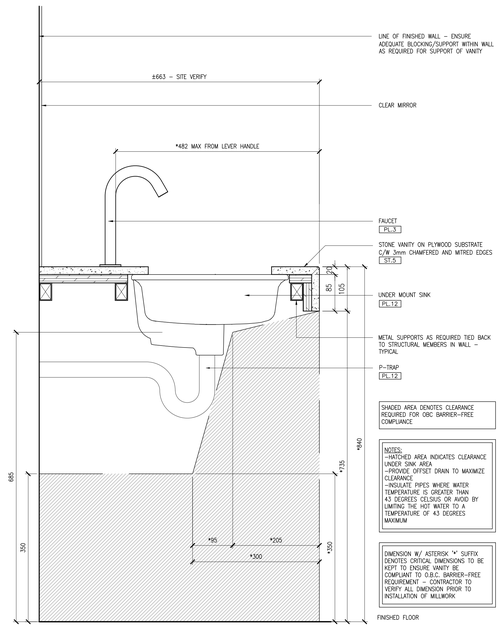

7 ID9.11 SECTION SCALE 1:5

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II BY IV DESIGN

Drawing Title:

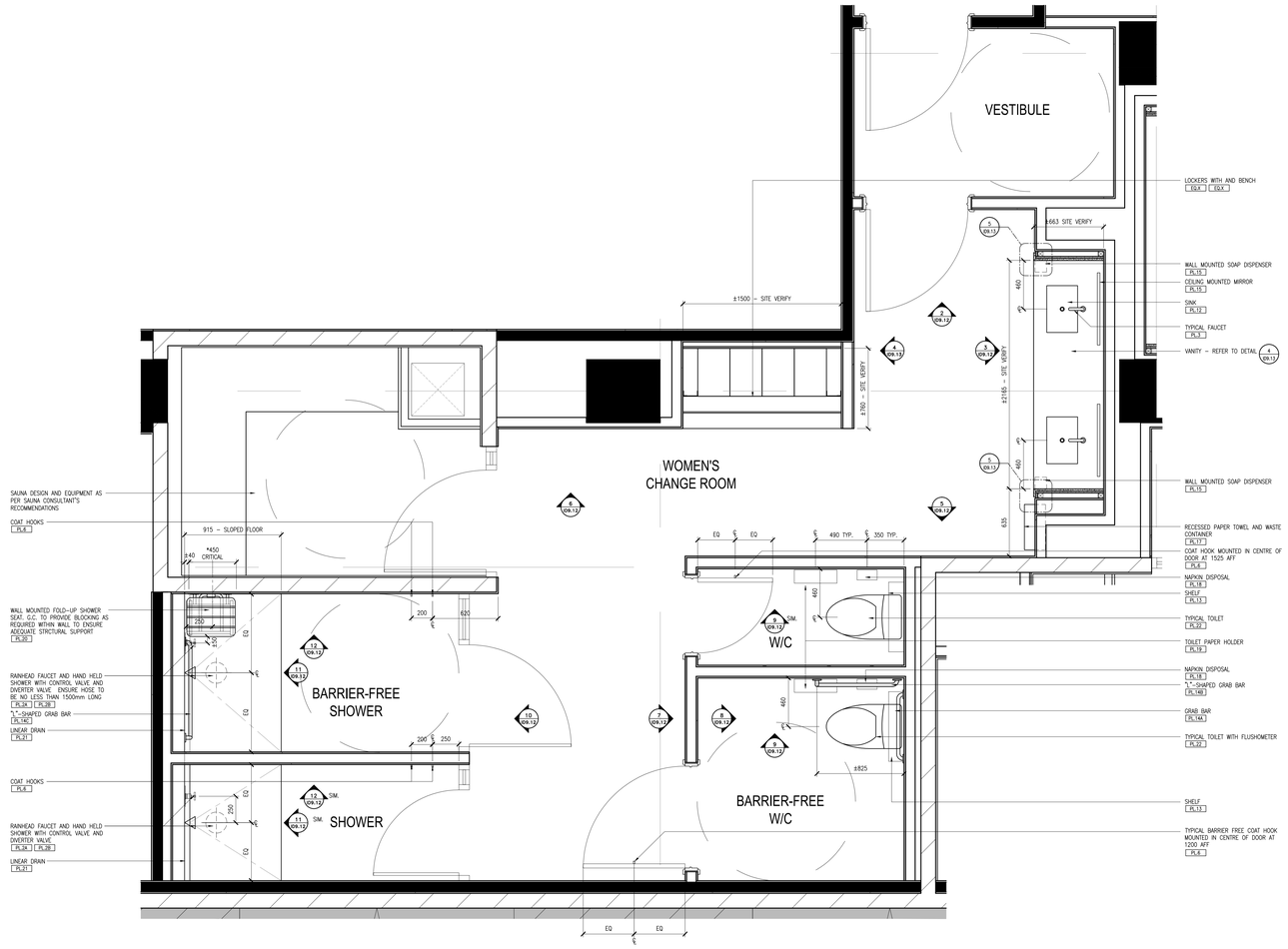
L2 WASHROOM DETAILS

Our Project Number:
14008

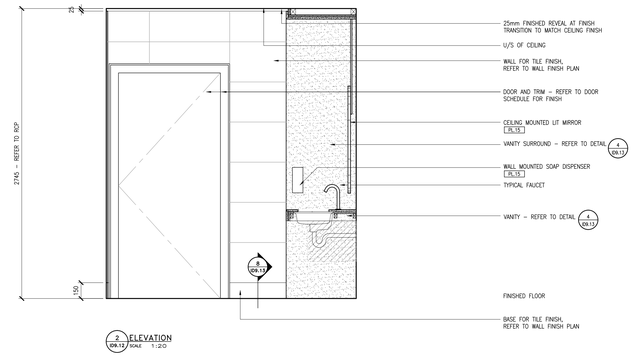
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP,SF

Drawing Number:

ID9.11



1 PLAN – WOMEN'S CHANGE ROOM
ID9.12 SCALE 1:20



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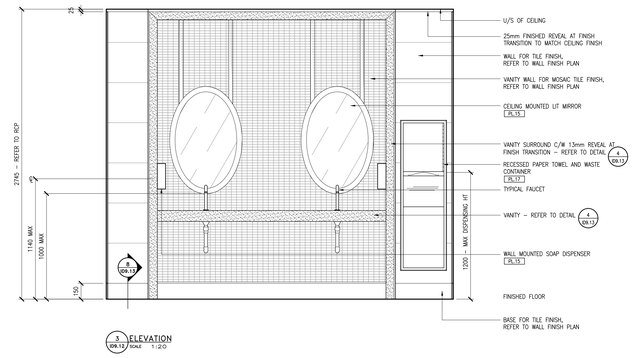
ID9.12 SCALE 1:20



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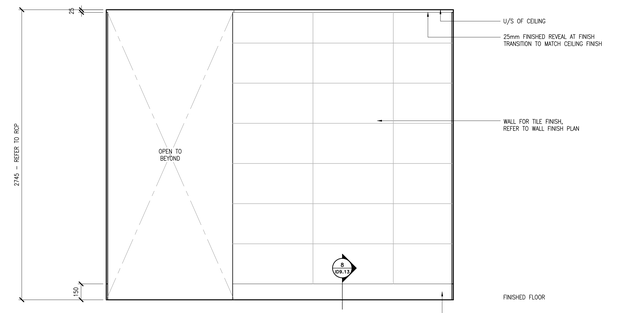
ID9.12 SCALE 1:20



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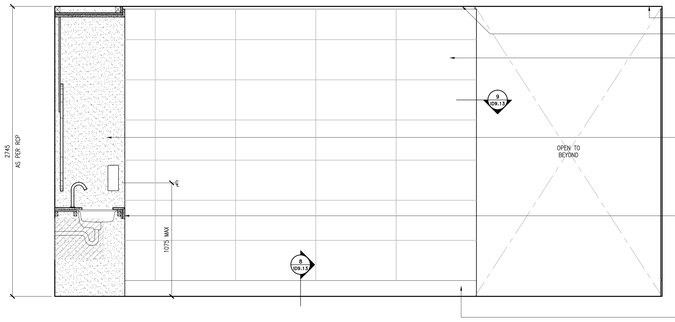

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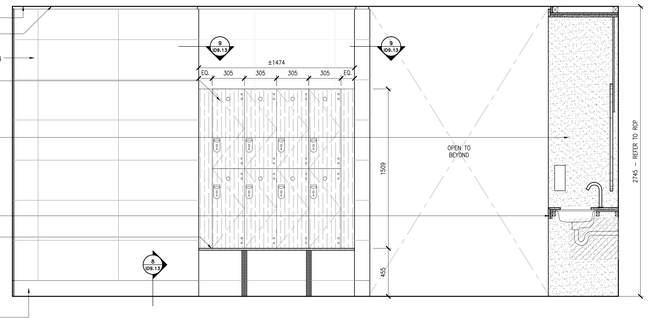
ID9.12 SCALE 1:20



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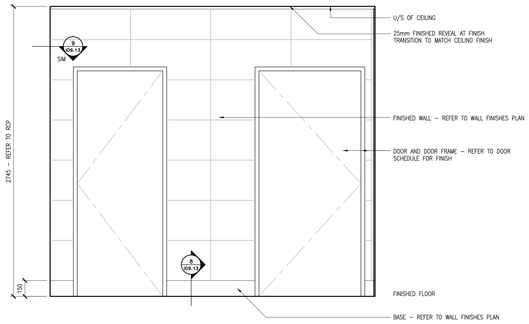
ID9.12 SCALE 1:20



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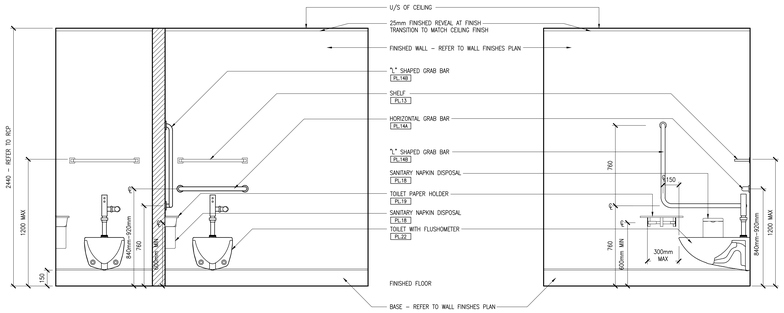
ID9.12 SCALE 1:20



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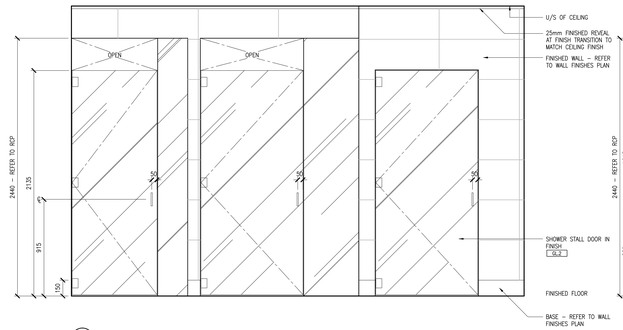
ID9.12 SCALE 1:20



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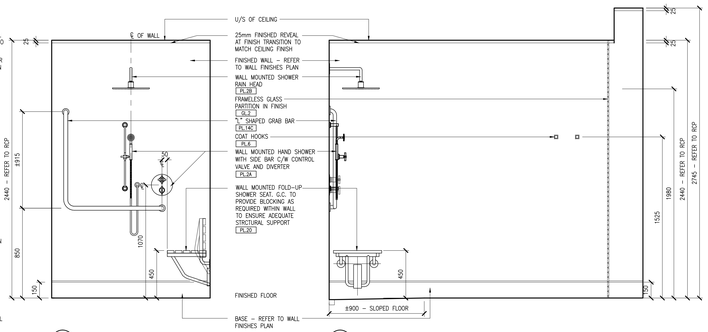

10 ELEVATION
ID9.12 SCALE 1:20

11 ELEVATION
ID9.12 SCALE 1:20

12 ELEVATION
ID9.12 SCALE 1:20

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Drawing Title:

P1 CHANGE ROOM DETAILS

Our Project Number:
14008

Designed By: DM,KR, VW,SG

Detailed By: DM,KR, VW,SG,BP,KOM

Drawing Number:

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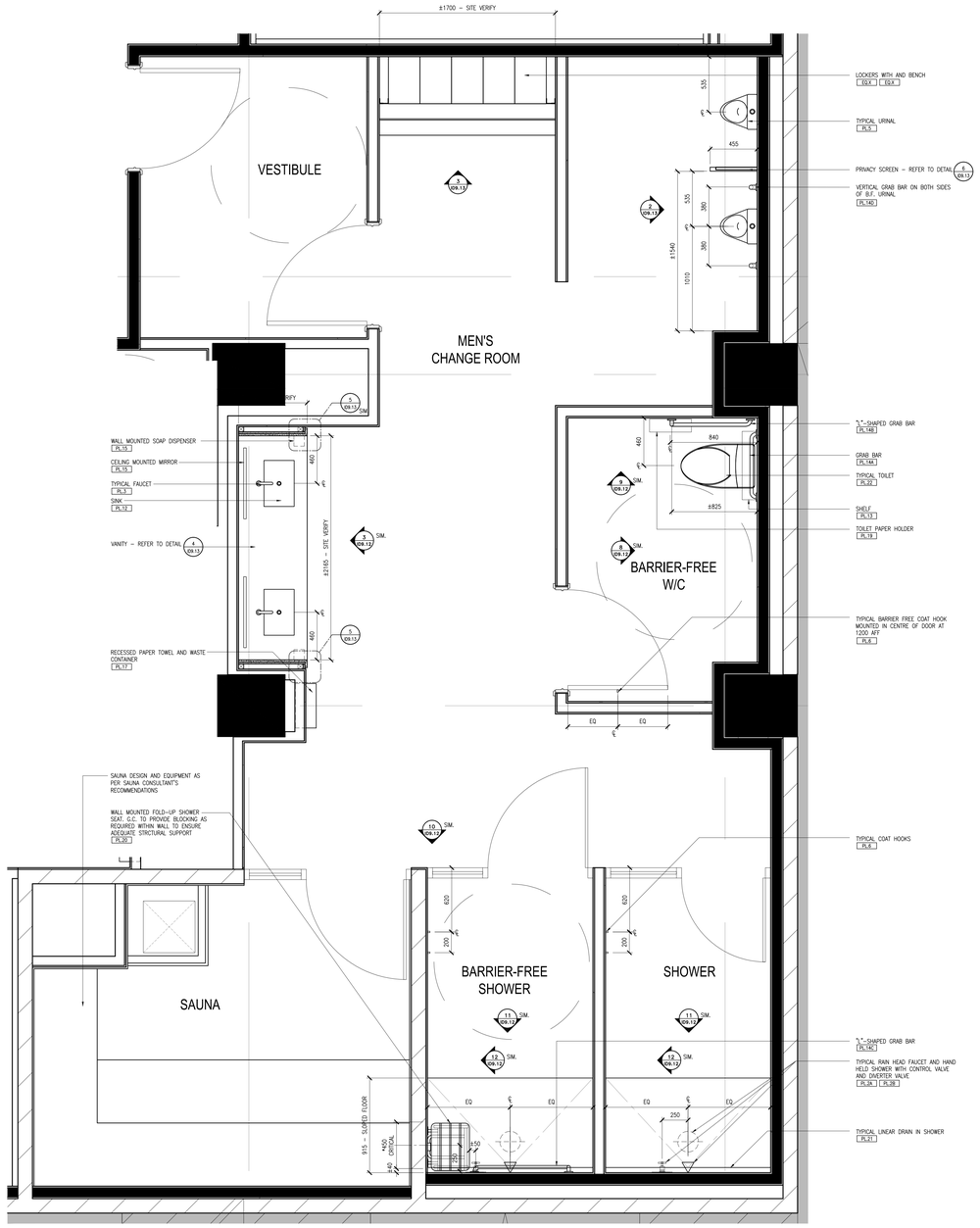
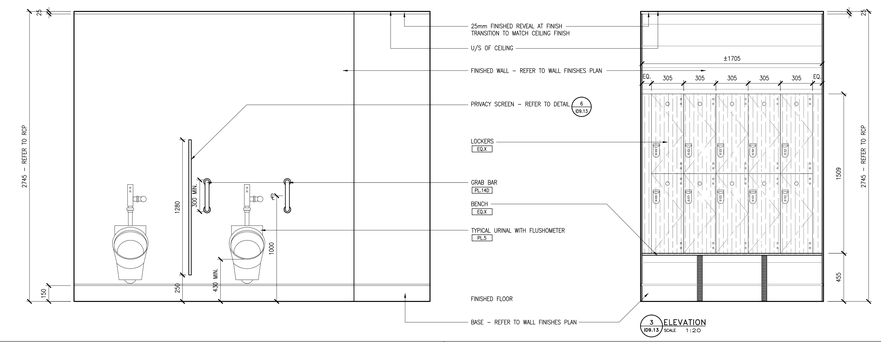
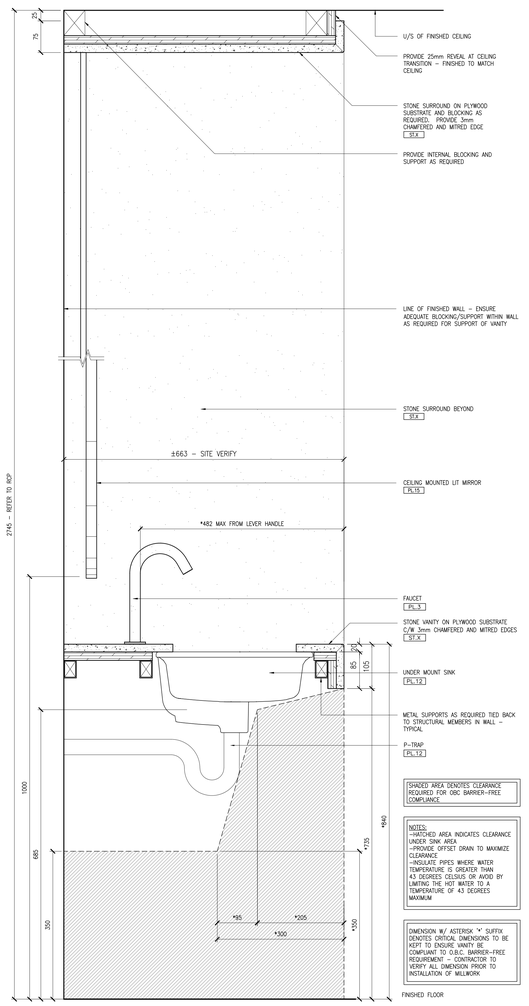


1 PLAN
ID9.13 SCALE 1:20



2 ELEVATION
ID9.13 SCALE 1:20

3 ELEVATION
ID9.13 SCALE 1:20



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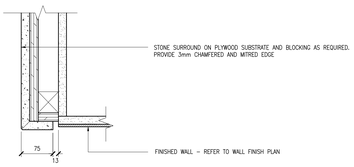
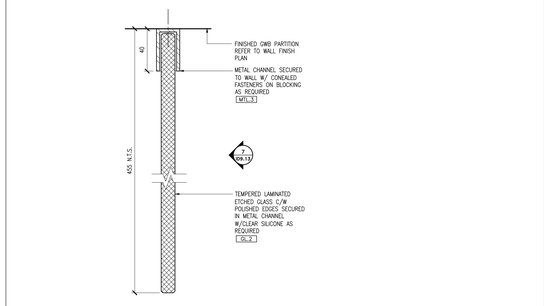
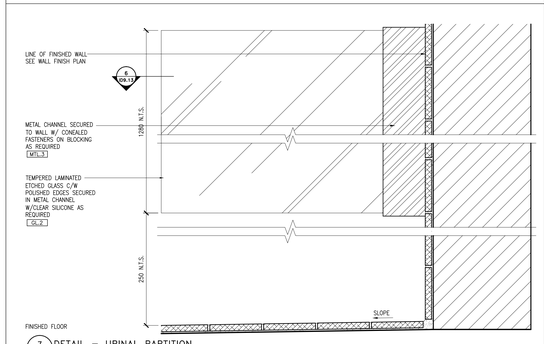


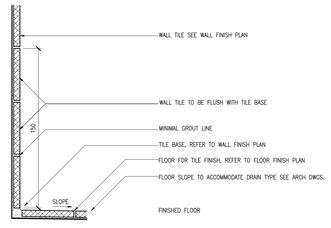
5 SECTION
ID9.13 SCALE 1:5



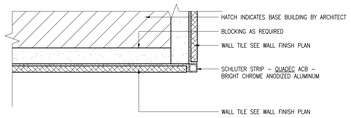
6 DETAIL – URINAL PARTITION
ID9.13 SCALE 1:2



7 DETAIL – URINAL PARTITION
ID9.13 SCALE 1:2



8 DETAIL – TILE WALL TO TILE BASE
ID9.13 SCALE 1:2



9 DETAIL – TILE WALL TO TILE WALL
ID9.13 SCALE 1:2

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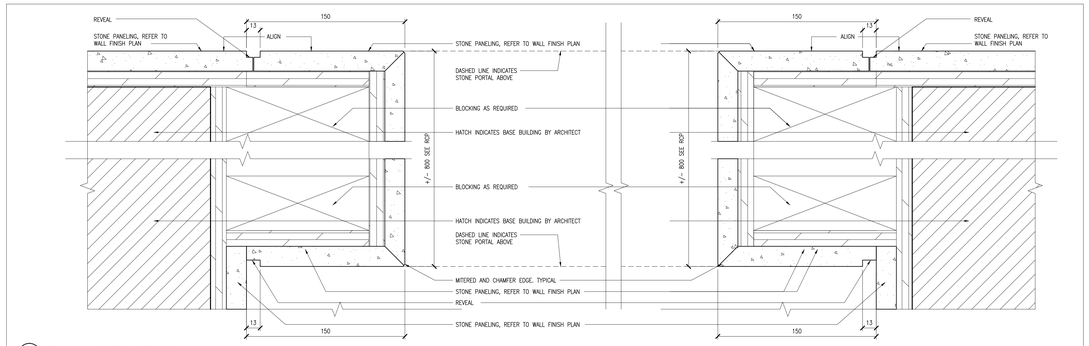
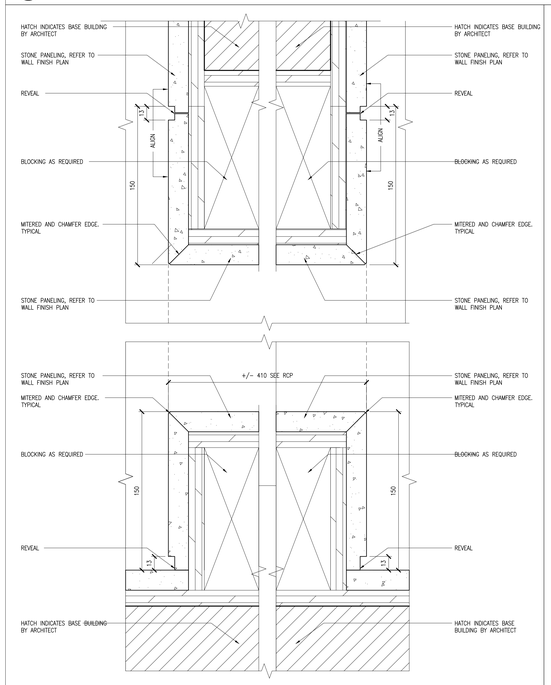
Drawing Number:

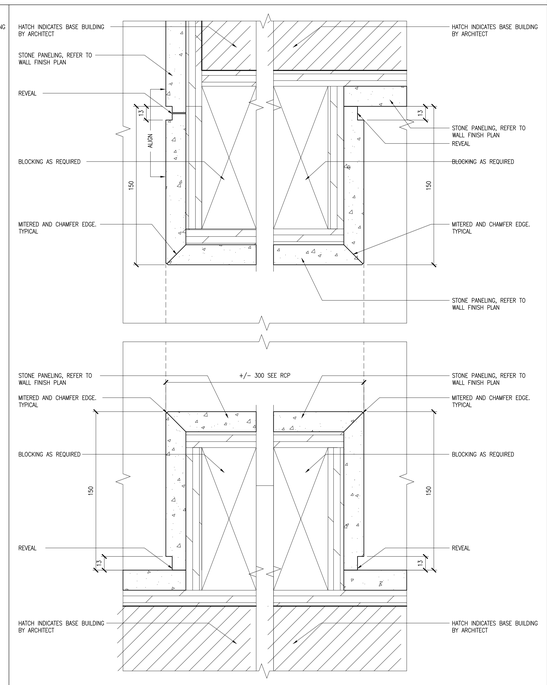
ID9.13



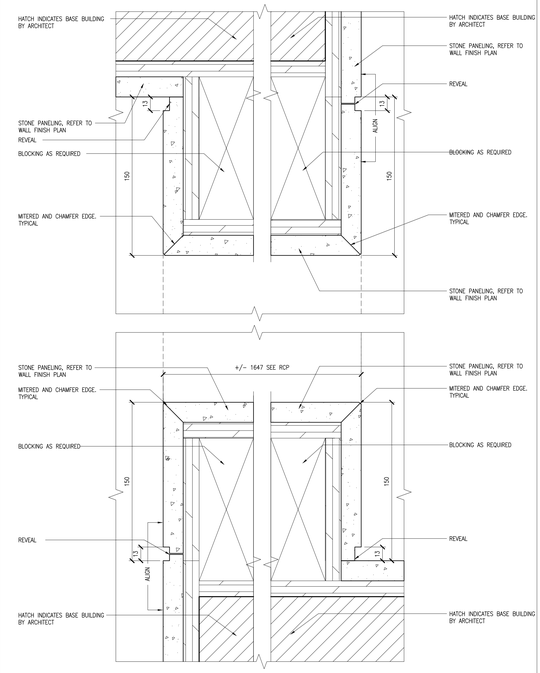
1 / 09.15 DETAIL – L1 PORTAL OPENING
SCALE 1:2



2 / 09.15 DETAIL – L1 PORTAL OPENING
SCALE 1:2



3 / 09.15 DETAIL – L1 PORTAL OPENING
SCALE 1:2



4 / 09.15 DETAIL – L1 PORTAL OPENING
SCALE 1:2

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5. DRAWINGS NOT TO BE SCALED

Issue:

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Hines TRIDEL

AQUAVISTA AT BAYSIDE TORONTO

1 EDGEWATER DRIVE, TORONTO ONTARIO

77 MOWAT AVENUE, SUITE 109
TORONTO, ONTARIO M6K 3E3 – CANADA
T + 1 416 531 2224

13 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

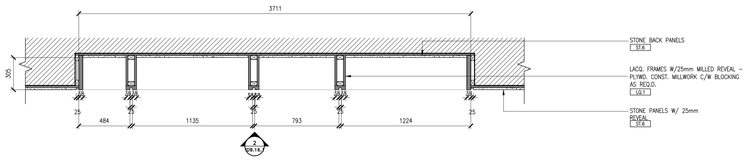
L1 STONE PORTAL DETAILS

Our Project Number:
14008

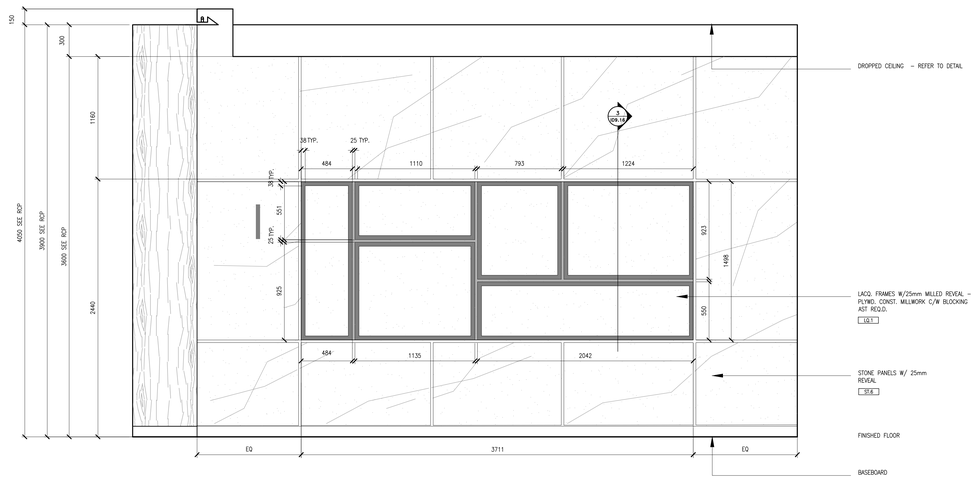
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP,AO

Drawing Number:

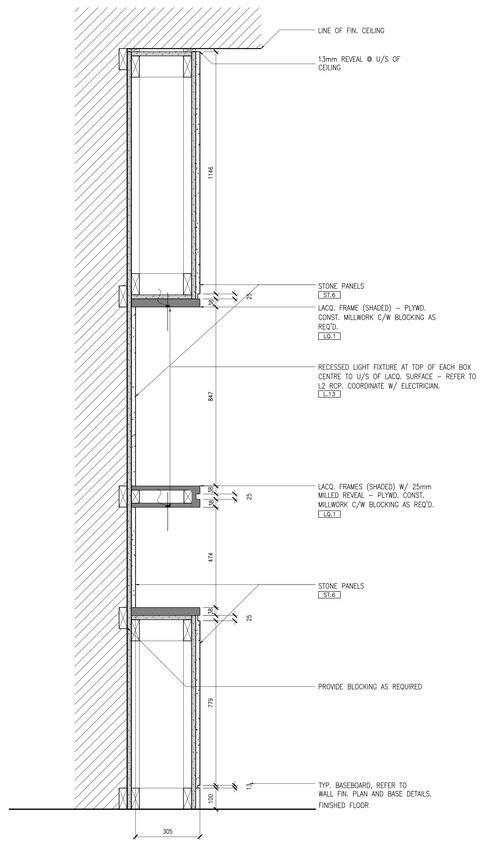
ID9.15



1 ID9.16.1 PLAN – L2 ART NICHES SCALE 1:20



1 ID9.16.1 ELEVATION – L2 ART NICHES SCALE 1:20



3 ID9.16.1 SECTION – L2 ART NICHES SCALE 1:10

Notes:

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5. DRAWINGS NOT TO BE SCALED

Issue:

06 ISSUED FOR CLIENT REVIEW	16.01.15
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T + 1 416 531 2224

13 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

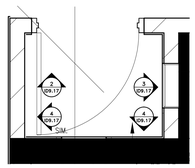
L2
ART NICHE DETAILS

Our Project Number:
14008

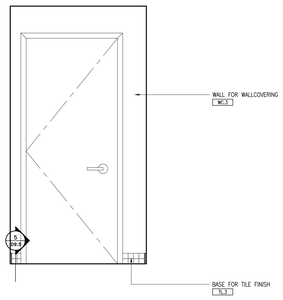
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,LT

Drawing Number:

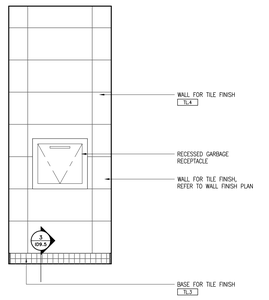
ID9.16.1



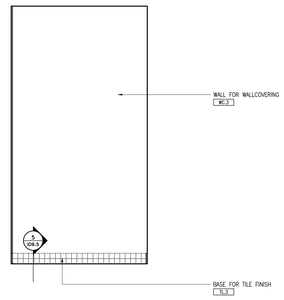
1 ID9.17 SCALE 1:20 PLAN – TYPICAL WEST GARBAGE ROOM



2 ID9.17 SCALE 1:20 ELEVATION – TYPICAL WEST GARBAGE ROOM



3 ID9.17 SCALE 1:20 ELEVATION – TYPICAL WEST GARBAGE ROOM



4 ID9.17 SCALE 1:20 ELEVATION – TYPICAL WEST GARBAGE ROOM

5 ID9.17 SCALE 1:20 PLAN – TYPICAL EAST GARBAGE ROOM

6 ID9.17 SCALE 1:20 ELEVATION – TYPICAL EAST GARBAGE ROOM

7 ID9.17 SCALE 1:20 ELEVATION – TYPICAL EAST GARBAGE ROOM

8 ID9.17 SCALE 1:20 ELEVATION – TYPICAL EAST GARBAGE ROOM

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II BY IV DESIGN

Drawing Title:

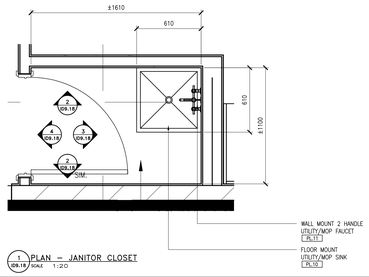
GARBAGE ROOM DETAILS

Our Project Number:
14008

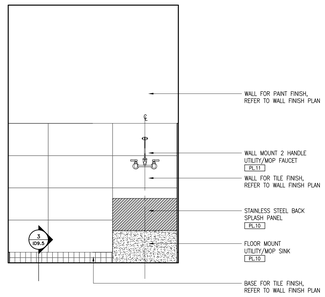
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP,SF

Drawing Number:

ID9.17



1 ID9.15 PLAN – JANITOR CLOSET SCALE 1:20



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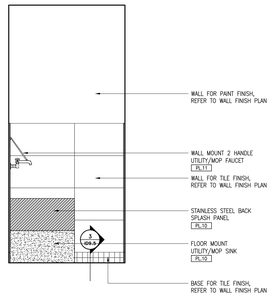

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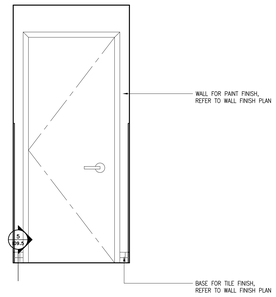

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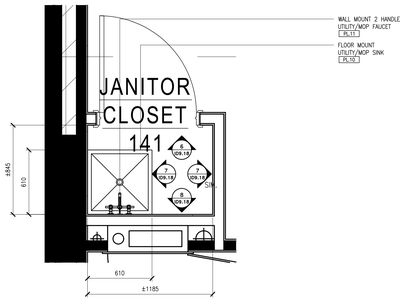

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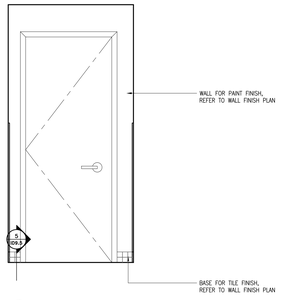

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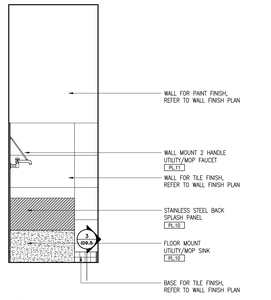

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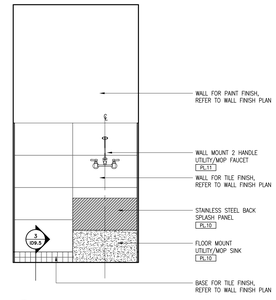

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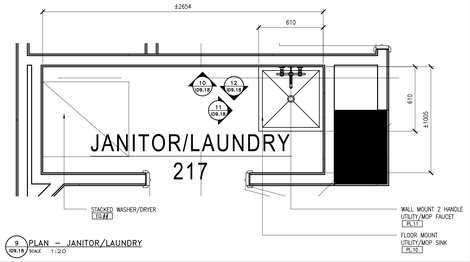

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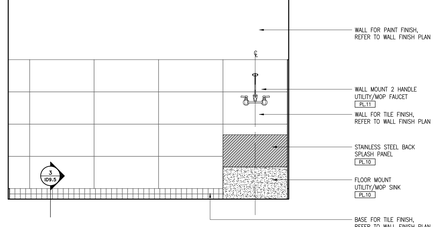

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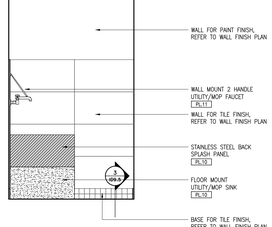

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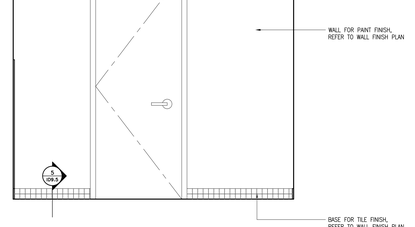

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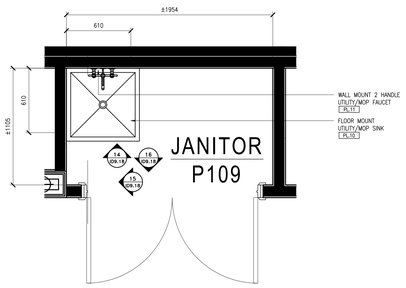

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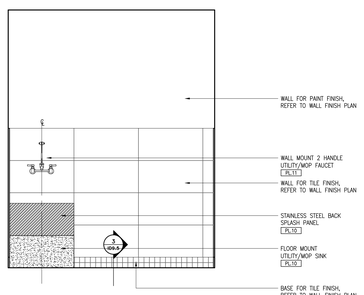

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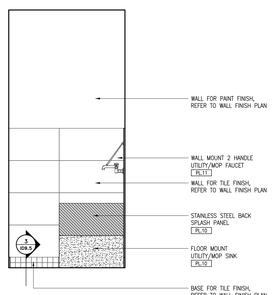

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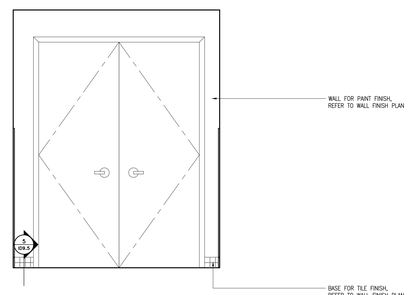

16 ID9.15 ELEVATION – JANITOR CLOSET SCALE 1:20

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NEW YORK, NEW YORK 10013 – USA
T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

JANITOR CLOSET DETAILS

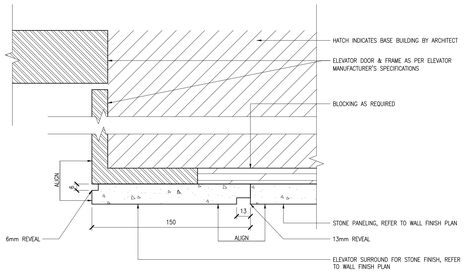
Our Project Number:
14008

Designed By: DM,KR, VW,SG

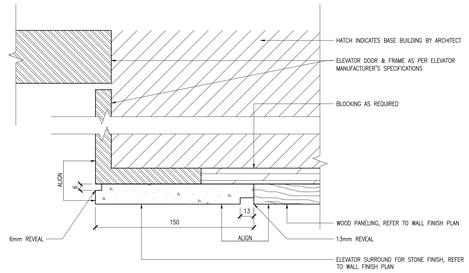
Detailed By: DM,KR, VW,SG,BP,SF

Drawing Number:

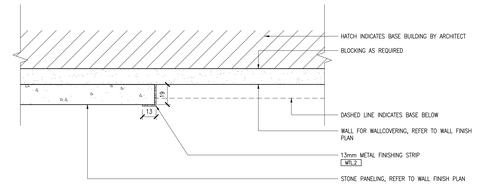
ID9.18



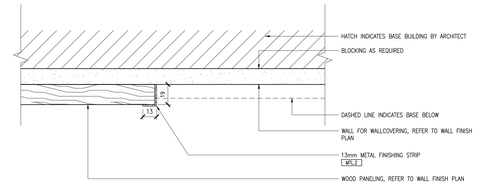
1 DETAIL – ELEVATOR STONE SURROUND AT STONE WALL
ID9.19 SCALE 1:2



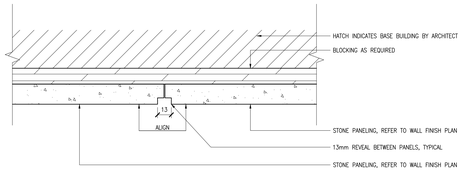
2 DETAIL – ELEVATOR STONE SURROUND AT WOOD WALL
ID9.19 SCALE 1:2



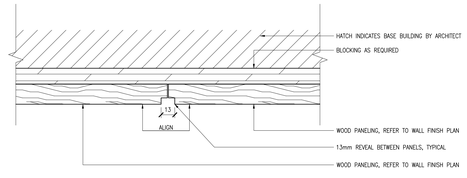
3 DETAIL – STONE PANELING AT GWB
ID9.19 SCALE 1:2



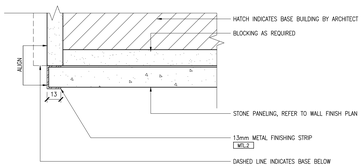
4 DETAIL – WOOD PANELING AT GWB
ID9.19 SCALE 1:2



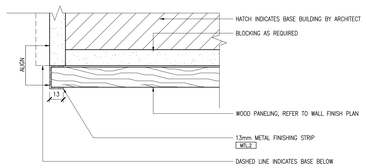
5 DETAIL – STONE PANELING
ID9.19 SCALE 1:2



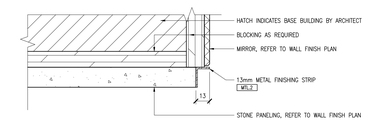
6 DETAIL – WOOD PANELING
ID9.19 SCALE 1:2



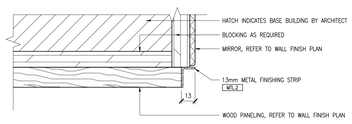
7 DETAIL – STONE PANELING AT GWB CORNER
ID9.19 SCALE 1:2



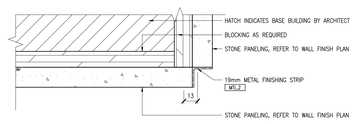
8 DETAIL – WOOD PANELING AT GWB CORNER
ID9.19 SCALE 1:2



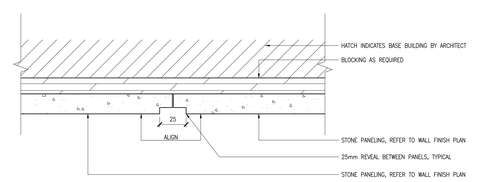
9 DETAIL – STONE PANELING AT MIRROR
ID9.19 SCALE 1:2



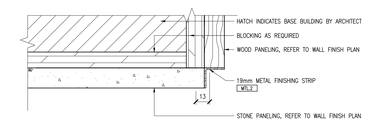
10 DETAIL – WOOD PANELING AT MIRROR
ID9.19 SCALE 1:2



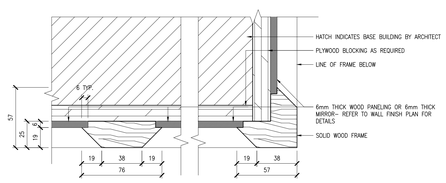
11 DETAIL – STONE PANELING AT CORNER
ID9.19 SCALE 1:2



12 DETAIL – STONE PANELING AT L2 LOUNGE AREA
ID9.19 SCALE 1:2



13 DETAIL – STONE PANELING AT WOOD PANELING
ID9.19 SCALE 1:2



15 DETAIL – P1 FITNESS/YOGA/SPIN FRAME
ID9.19 SCALE 1:2

Notes:

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5. DRAWINGS NOT TO BE SCALED

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Hines TRIDEL

AQUAVISTA
AT BAYSIDE TORONTO
1 EDGEWATER DRIVE, TORONTO ONTARIO

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TORONTO, ONTARIO M6K 3E3 – CANADA
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12 DESBROSSES STREET
NEW YORK, NEW YORK 10013 – USA
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II BY IV DESIGN

Drawing Title:

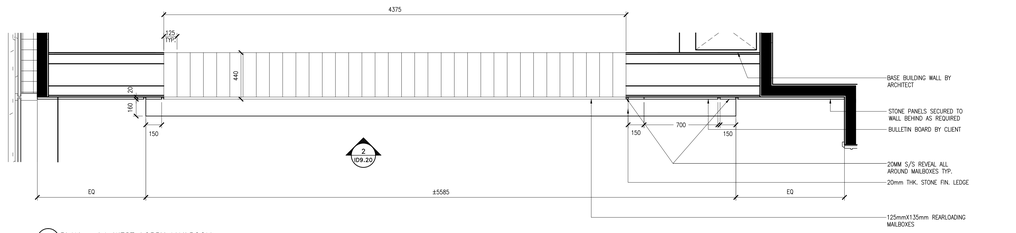
ELEVATOR SURROUND & WALL CLADDING DETAILS

Our Project Number:
14008

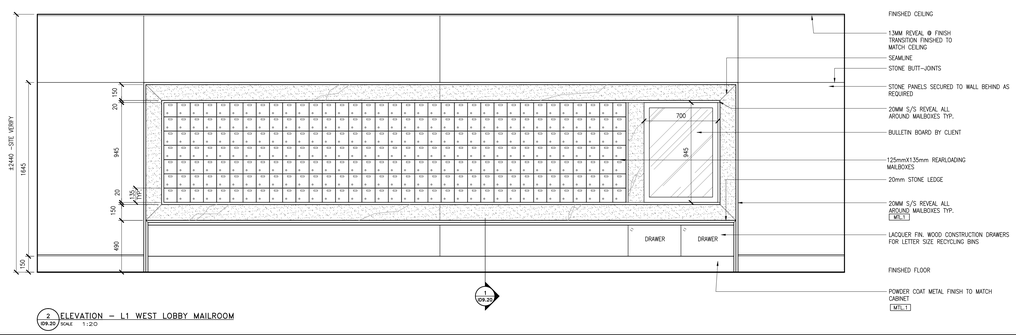
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,BP

Drawing Number:

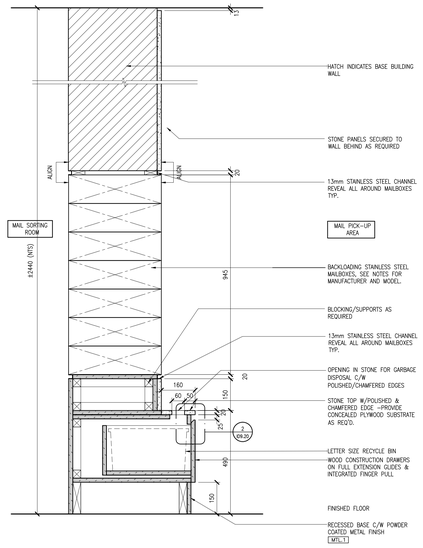
ID9.19



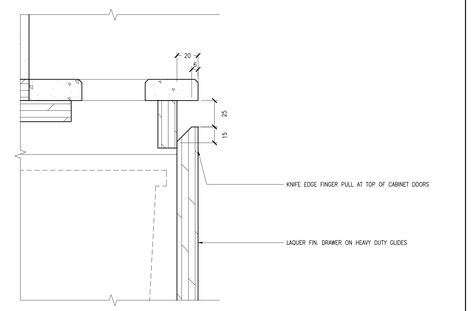
1 ID9.20 PLAN – L1 WEST LOBBY MAILROOM
SCALE 1:20



2 ID9.20 ELEVATION – L1 WEST LOBBY MAILROOM
SCALE 1:20



3 ID9.20 SECTION – MAILROOM LEDGE
SCALE 1:10



4 ID9.20 DETAIL – MAILROOM LEDGE
SCALE 1:2

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Issue:

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II BY IV DESIGN

Drawing Title:

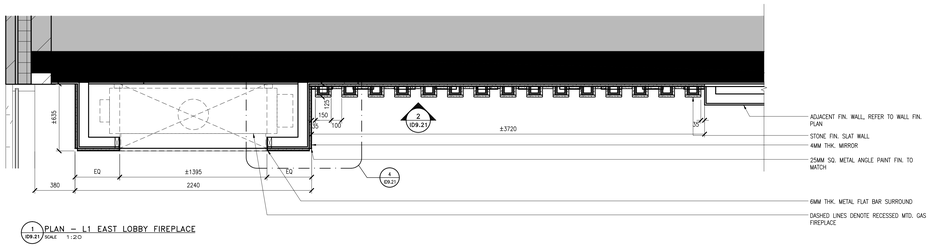
L1 WEST LOBBY
MAILROOM DETAILS

Our Project Number:
14008

Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,LT

Drawing Number:

ID9.20



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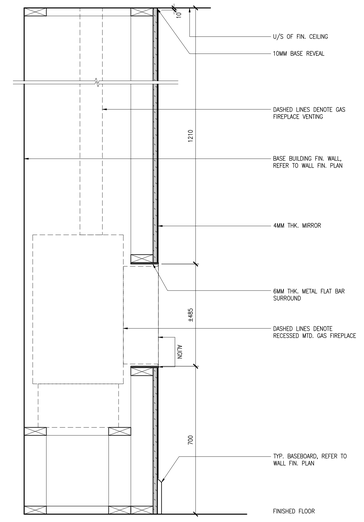
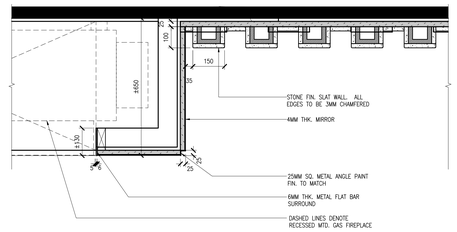
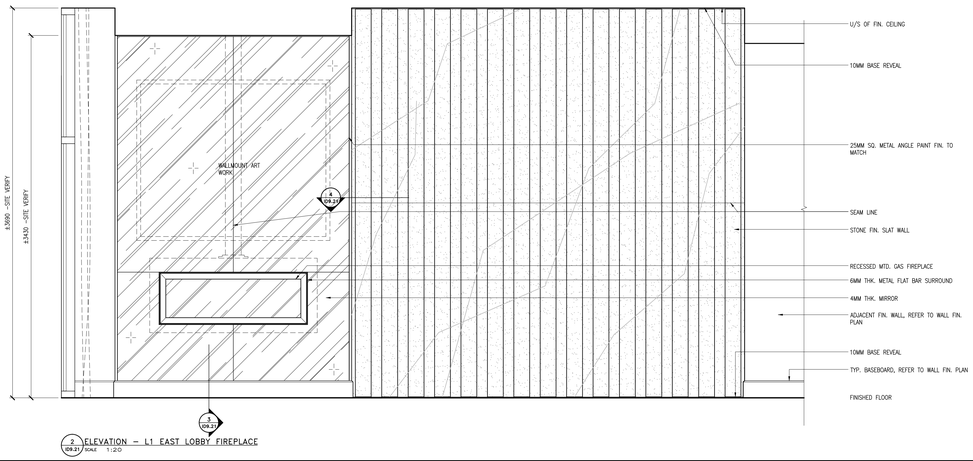
SCALE 1:20



3 ID9.21 SECTION – FIREPLACE
SCALE 1:10



4 ID9.21 DETAIL – FIREPLACE
SCALE 1:10



2 ID9.21 ELEVATION – L1 EAST LOBBY FIREPLACE
SCALE 1:20

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T + 1 212 392 4952

II BY IV DESIGN

Drawing Title:

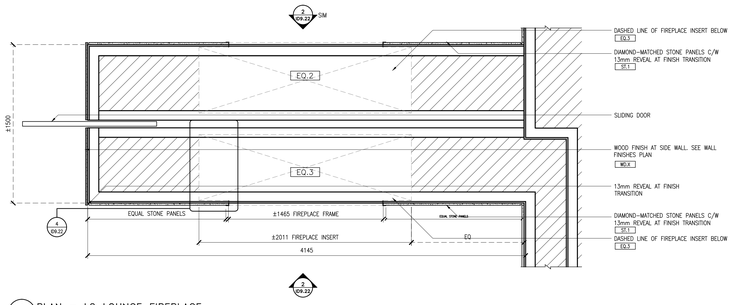
L1 EAST LOBBY
FIREPLACE DETAILS

Our Project Number:
14008

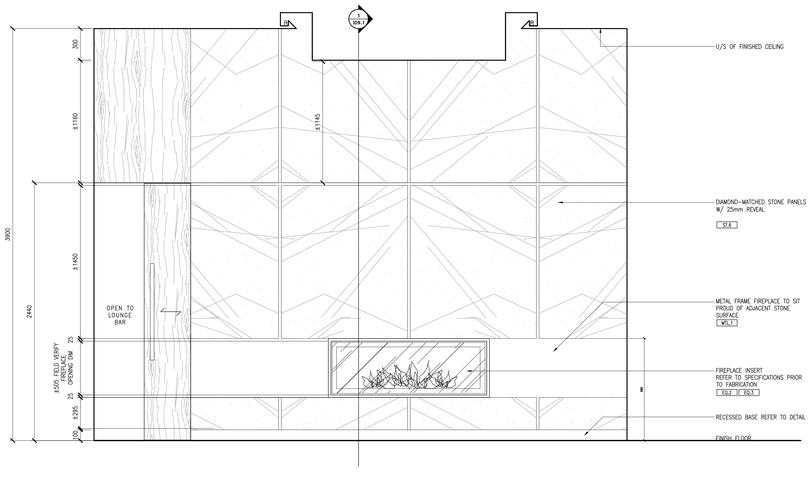
Designed By:	Detailed By:
DM,KR, VW,SG	DM,KR, VW,SG,LT

Drawing Number:

ID9.21



1 ID9.22 PLAN – L2 LOUNGE FIREPLACE
SCALE 1:20



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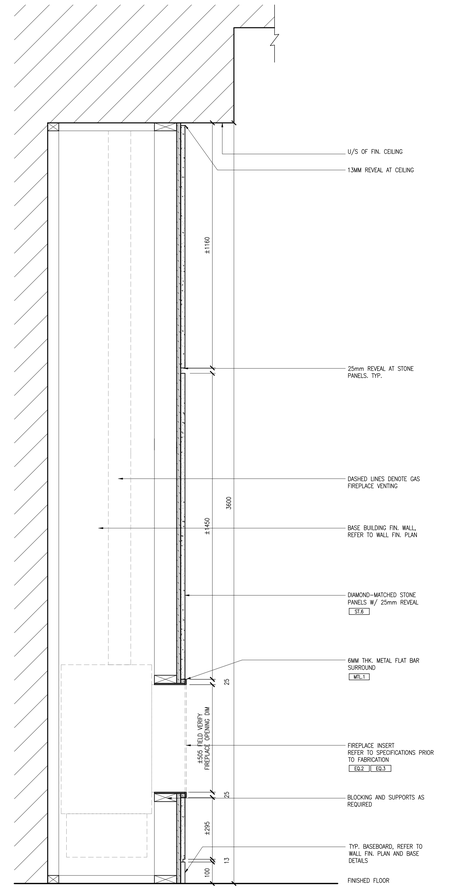
SCALE 1:20



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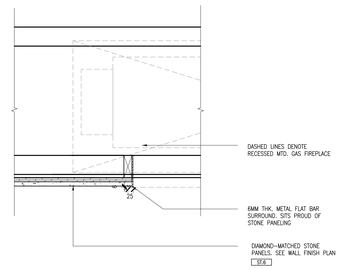
SCALE 1:10



4 ID9.22 DETAIL – L2 LOUNGE FIREPLACE
SCALE 1:10

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II BY IV DESIGN

Drawing Title:

L2 LOUNGE
FIREPLACE DETAILS

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Detailed By: DM,KR, VW,SG,LT

Drawing Number:

ID9.22