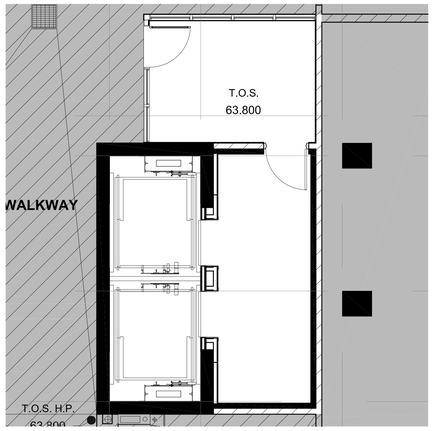
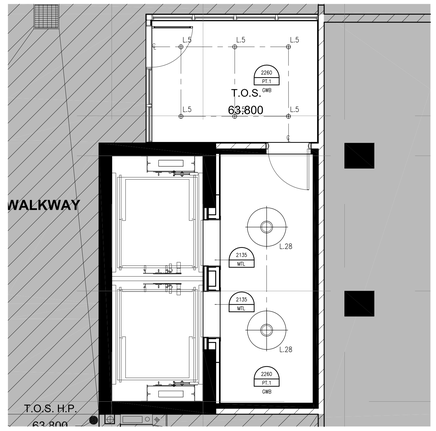
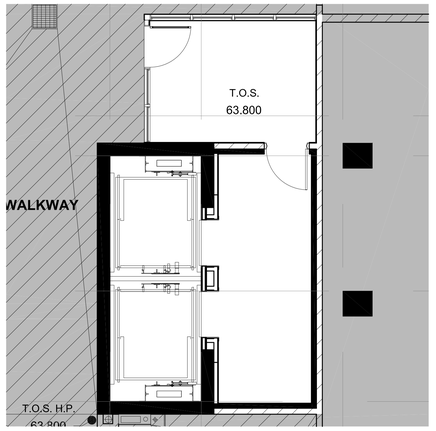


1 ID2.1 CONSTRUCTION PLAN
SCALE 1:50



2 ID2.1 REFLECTED CEILING PLAN
SCALE 1:50



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

LEGEND : WALL TYPES

SYMBOL	DESCRIPTION
	TYPICAL PARTITIONS
	EXISTING WALLS TO BE BE MADE GOOD WHERE REQUIRED.
	PARTITIONS TO BE 92mm METAL STUDS @ 400mm O.C. W/ BRACING AS REQ'D C/W ONE LAYER OF 16mm GYPSUM WALLBOARD ON OR BOTH SIDES AS REQ'D TO U/S CEILING. ALLOW 200mm OVERALL WALL THICKNESS WHERE REQUIRED TO ACCOMODATE PLUMBING. CWB TO BE TAPED, FILLED, AND SANDED SMOOTH READY TO RECEIVE NEW FINISHES
	SAME AS ABOVE – PLUS MIN. STC-50 SOUND BATTING TYPE INSULATION – TAPED, PLASTER & SANDED, READY TO RECEIVE WALL FINISH
	PARTITIONS TO BE 25mm METAL FURRING CHANNELS OR (STEEL STUD SIZE AS REQUIRED TO ACHIEVE DESIGN INTENT) @ 400MM O.C. W/ BRACING AS REQ'D C/W ONE LAYER OF 16mm GYPSUM WALLBOARD ONE SIDE AS REQ'D TO U/S CEILING. CWB TO BE TAPED, FILLED, AND SANDED SMOOTH READY TO RECEIVE NEW FINISHES

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / ID9.1	DETAIL NUMBER	REFER TO 24" X 36" DETAILS
X / 21.01	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
1 / ID8.1	ELEVATION NUMBER PAGE NUMBER	REFER TO 24" X 36" ELEVATIONS
E#	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
D##	DOOR CODE	REFER TO 11" X 17" DOOR SPECIFICATIONS

LEGEND : DRAWING SYMBOLS

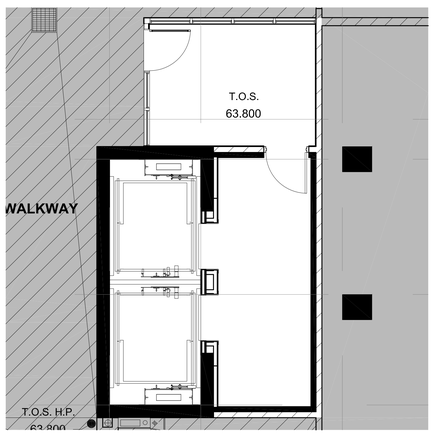
SYMBOL	DESCRIPTION	
X / 01.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
H FF # CWD	CEILING HEIGHT CEILING FINISH CEILING MATERIAL	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
L# / L1 / L2	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS

REFLECTED CEILING NOTES

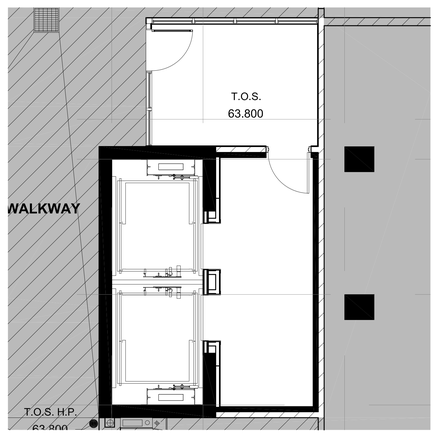
1. MECHANICAL AND ELECTRICAL WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
2. REFER TO DESIGNER DRAWINGS FOR LOCATION OF CEILING FIXTURES. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS.
3. CONTRACTOR TO CROSS REFERENCE BETWEEN DESIGNER'S ELECTRICAL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

PARTITION NOTES

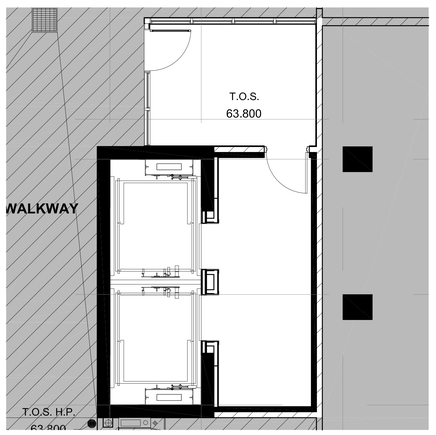
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS AND DIMENSIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
3. 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.



4 ID2.1 FIXTURE PLAN
SCALE 1:50



5 ID2.1 WALL FINISH PLAN
SCALE 1:50



6 ID2.1 FLOOR 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:

01 ISSUED FOR COORDINATION	YR.MO.DA
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

Hines TRIDEL

AQUAVISTA
AT BAYSIDE TORONTO

1 EDGEWATER DRIVE, TORONTO ONTARIO

77 MOWAT AVENUE, SUITE 100
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:

LEVEL P4
EAST ELEVATOR LOBBY
PLANS

Our Project Number:
14008

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

Drawing Number:

ID2.1