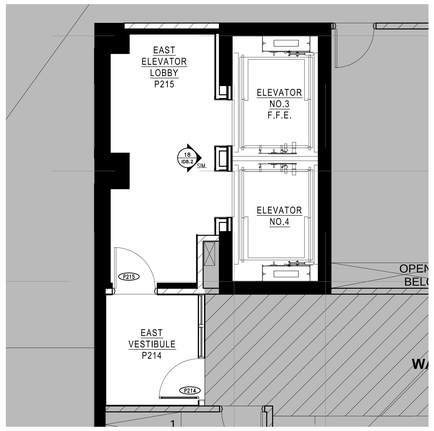
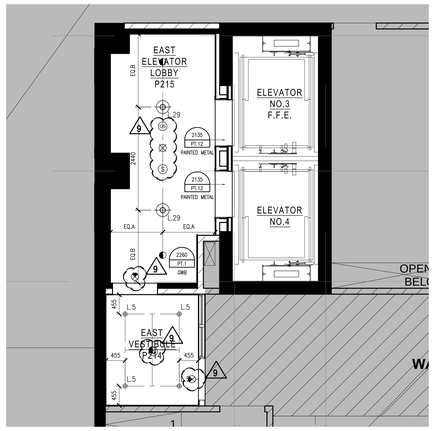
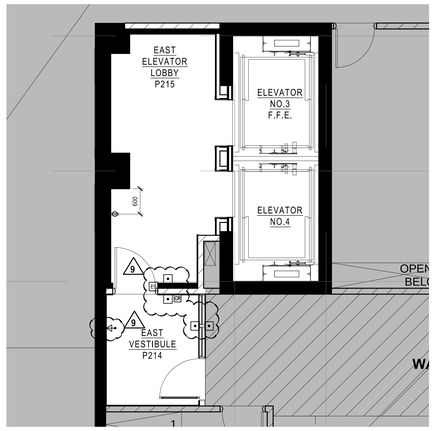


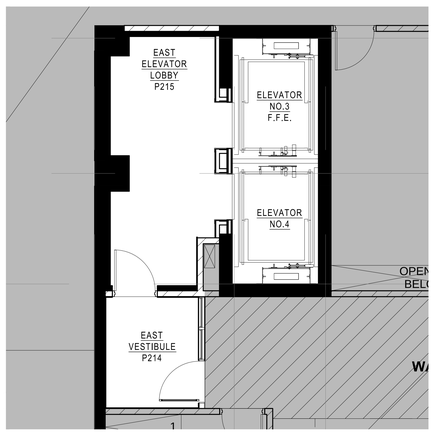
1 ID2.3 CONSTRUCTION PLAN
SCALE 1:50



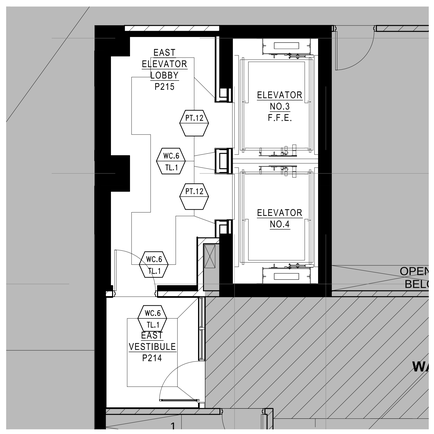
2 ID2.3 REFLECTED CEILING PLAN
SCALE 1:50



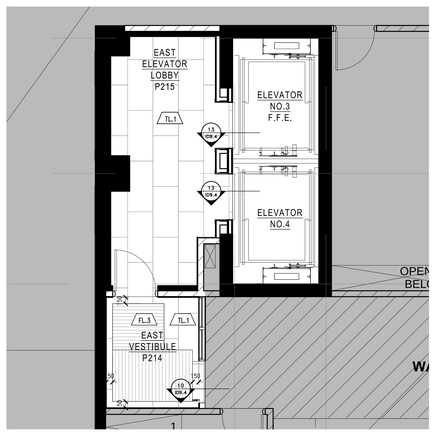
3 ID2.3 POWER AND COMMUNICATION PLAN
SCALE 1:50



4 ID2.3 FIXTURE PLAN
SCALE 1:50



5 ID2.3 WALL FINISH PLAN
SCALE 1:50



6 ID2.3 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
EQ#	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.

LEGEND : DRAWING SYMBOLS

SYMBOL	DESCRIPTION	
X / D1.1	DETAIL NUMBER	REFER TO 11" X 17" DETAIL PKG
# / P1.# / GWB	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
	CEILING MOUNTED SPEAKER	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	WALL MOUNTED EXIT LIGHT	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	CEILING MOUNTED EXIT LIGHT	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	CEILING OR WALL MOUNTED SMOKE DETECTOR	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
OS	CEILING MOUNTED OCCUPANCY SENSOR	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
	DIFFUSER	REFER TO 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 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

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	–
ES	ELECTRIC STRIKE	–
	AUTOMATIC DOOR OPERATOR PUSH PLATE/BUTTON MOUNTED AT 1050mm	–
CR	CARD READER	–
	INTERCOM MOUNTED AT AT 1050mm	–

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 OCCURRING 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 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:

04 ISSUED FOR COORDINATION	15.11.11
05 ISSUED FOR COORDINATION	16.01.11
06 ISSUED FOR CLIENT REVIEW	16.01.15
07 ISSUED FOR TENDER	16.03.18
08 ISSUED FOR ADDENDUM	16.09.20
09 ISSUED FOR ADDENDUM	17.01.27
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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