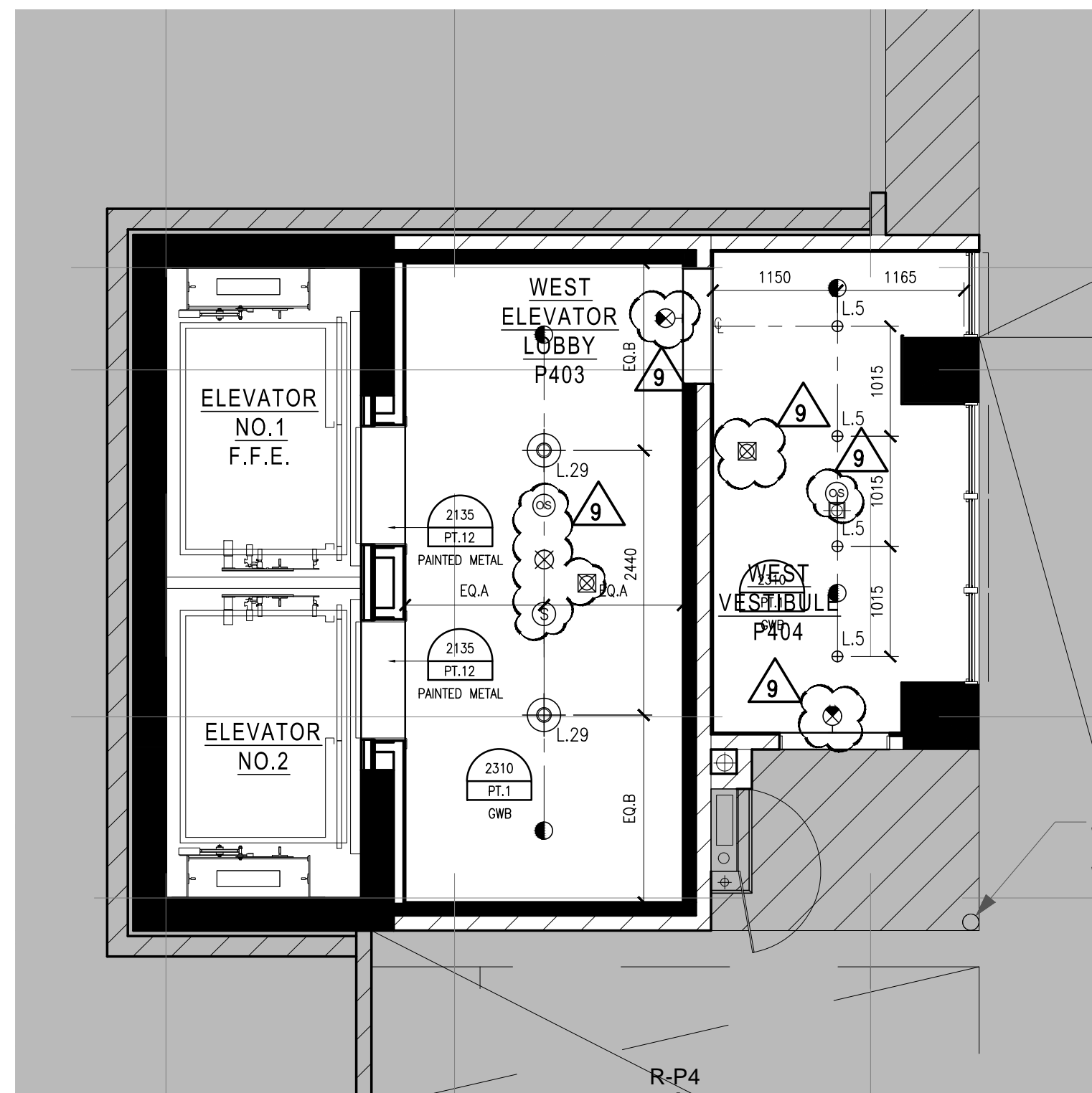
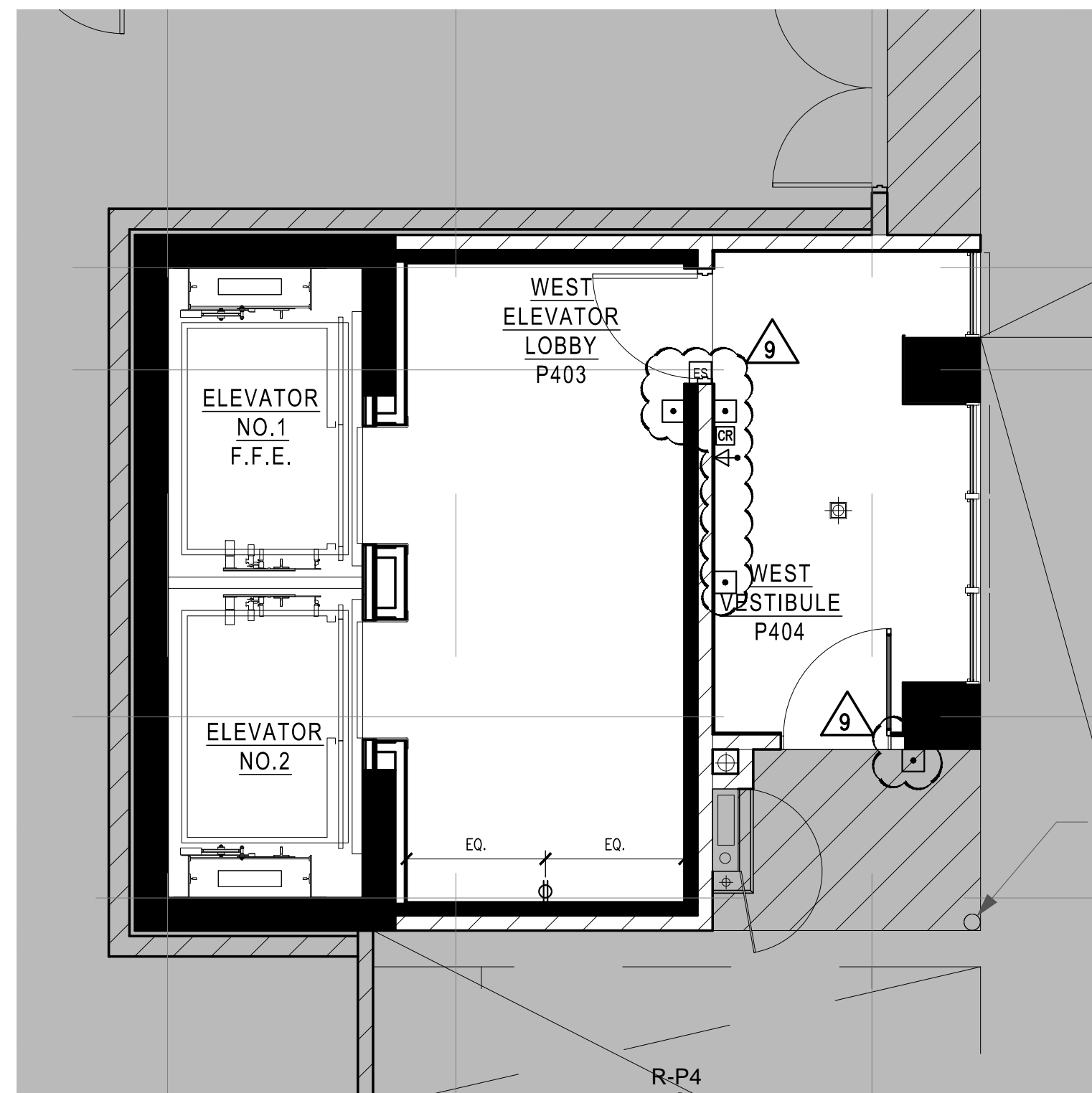


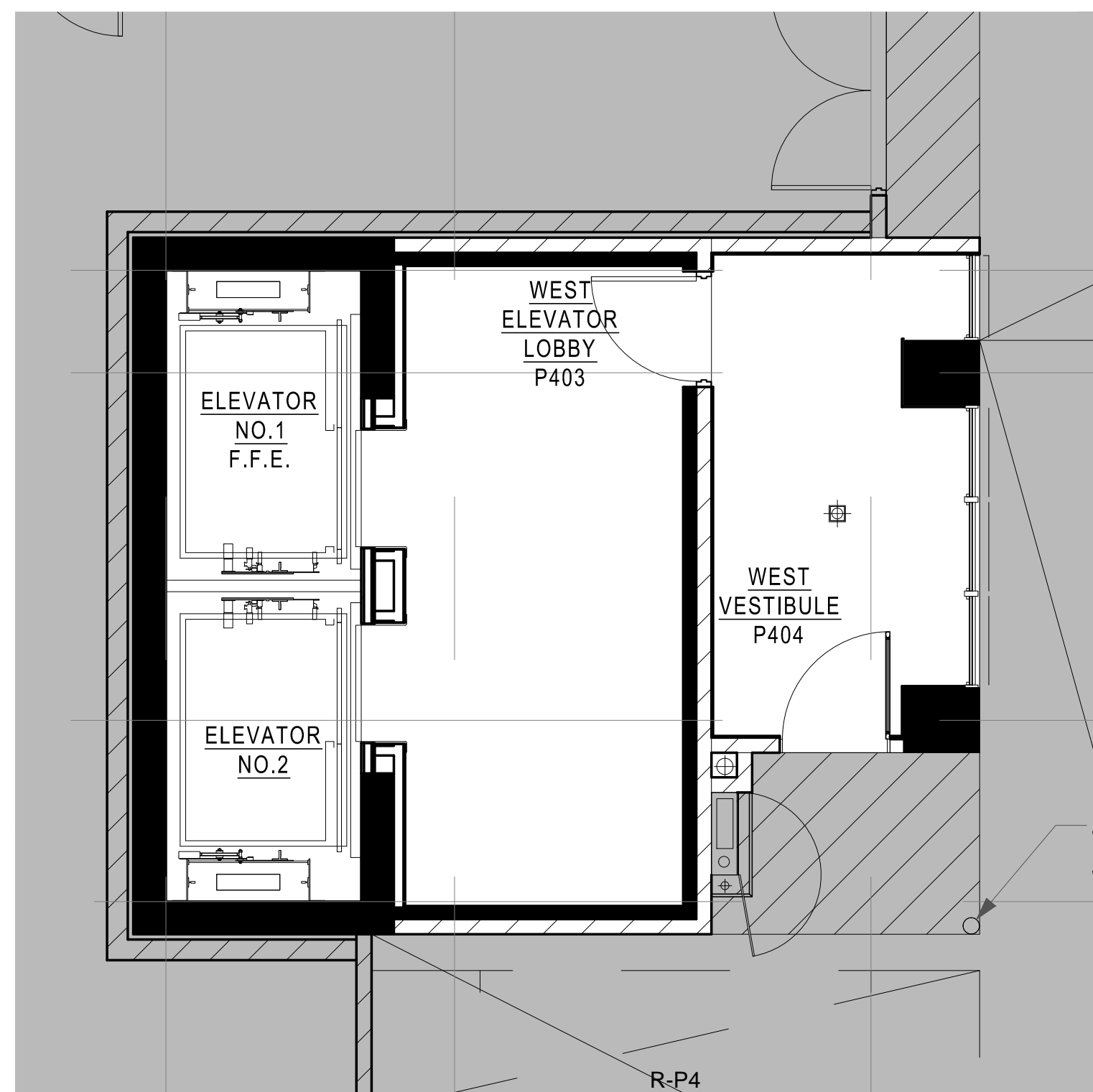
1 CONSTRUCTION PLAN
R-11 SCALE 1:150



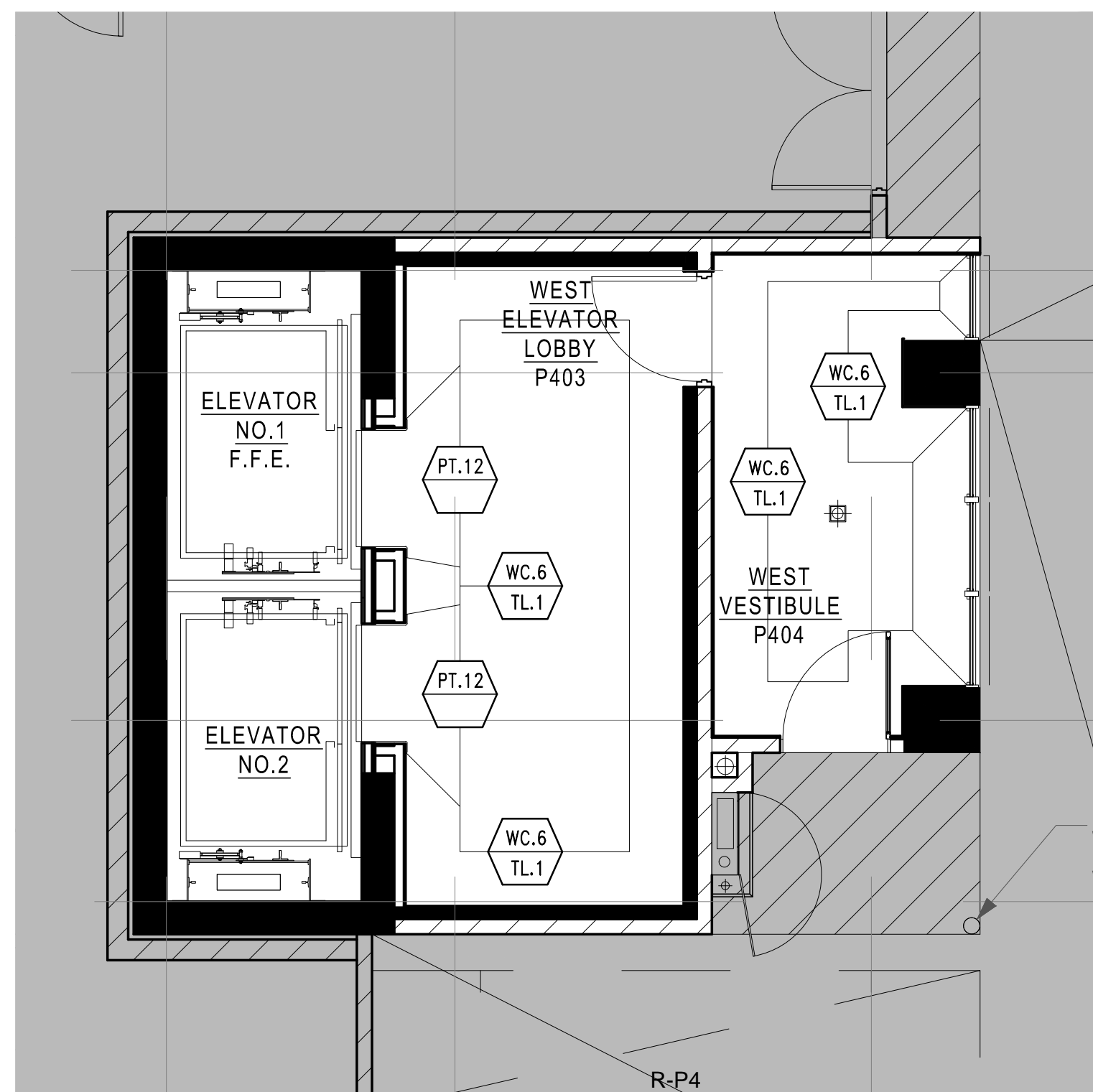
2 REFLECTED CEILING PLAN
R-11 SCALE 1:150



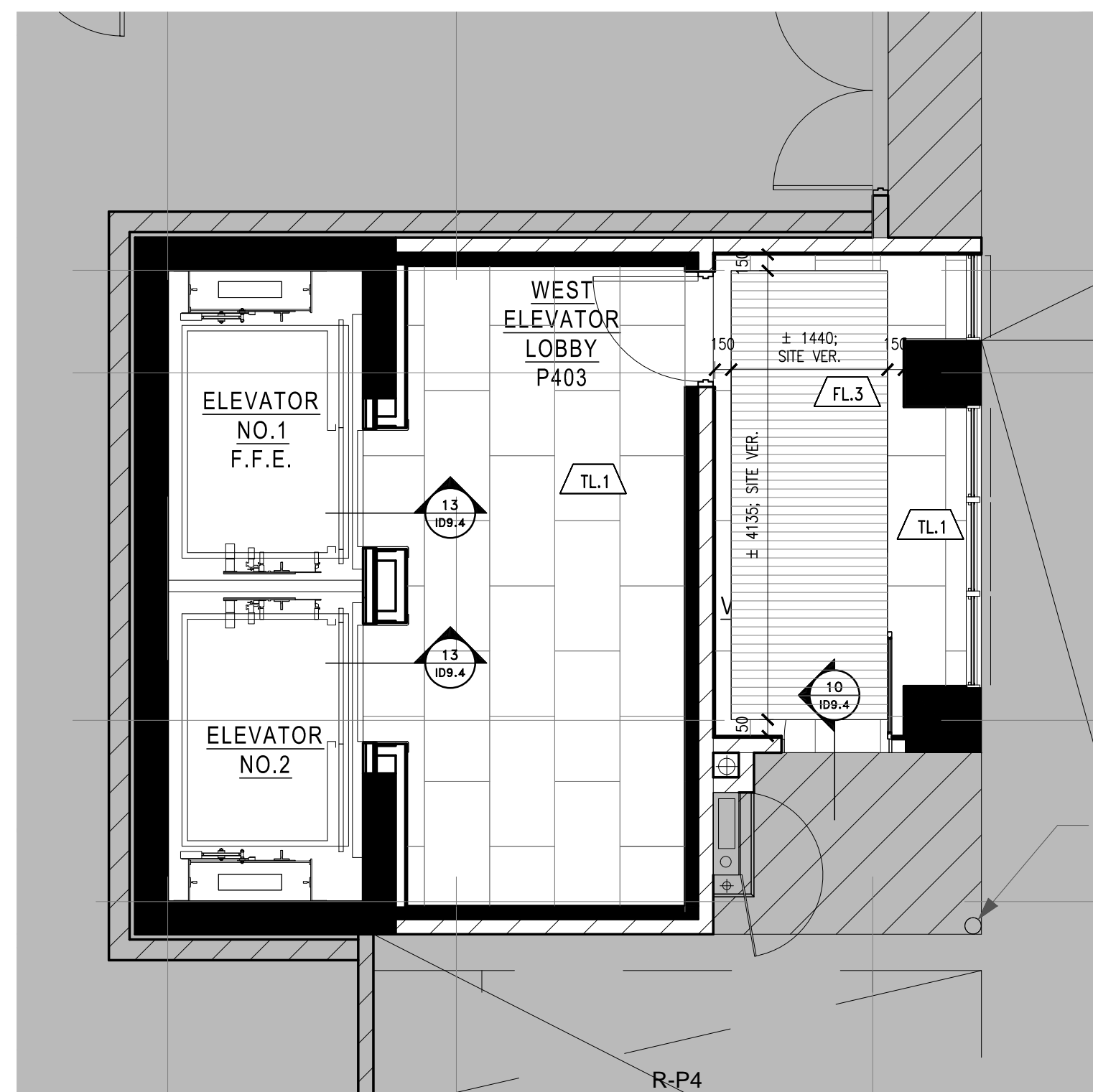
3 POWER AND COMMUNICATION PLAN
R-11 SCALE 1:150



4 FIXTURE PLAN
R-11 SCALE 1:150



5 WALL FINISH PLAN
R-11 SCALE 1:150



6 FLOOR FINISH PLAN
R-11 SCALE 1:150

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
(X)	DETAIL NUMBER	REFER TO 36" X 48" DETAILS
(X/01.01)	DETAIL NUMBER	REFER TO 11" X 17" DETAILS
(1/01.01)	ELEVATION NUMBER	REFER TO 36" X 48" ELEVATIONS
(E.F.)	EQUIPMENT CODE	REFER TO 11" X 17" EQUIPMENT SPECIFICATIONS
(D.F.)	DOOR CODE	REFER TO 11" X 17" DOOR SPECIFICATIONS

- PARTITION NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
 - CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS AND DIMENSIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
 - WORK TO BE CARRIED OUT ACCORDING TO RELEVANT CODES, STANDARDS AND AS PER SPECIFICATIONS ISSUED BY THE DESIGNER.
 - CONTRACTOR MUST OBTAIN CONSTRUCTION PERMITS REQUIRED BY RELEVANT AUTHORITIES BEFORE THE COMMENCEMENT OF WORK.
 - DIMENSIONS ARE TAKEN FROM FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION, UNLESS OTHERWISE NOTED.
 - DIMENSIONS TAKEN FROM THE FACE OF COILING OR CONDUITS ARE TAKEN FROM THE FACE OF THE MECHANICAL ELEMENT TO THE CENTRE OF THE PARTITION.
 - NEW PARTITIONS TO BE FIXED DIRECTLY TO CLEAN CONCRETE SLAB PARTITIONS TO BE TYPED, SMOOED SMOOTH AND BASE READY TO RECEIVE FINISHES.
 - DRYWALL PARTITION COXES TO BE SMOOTH AND FLAME LINE TRUE.
 - CONTRACTOR TO ENSURE VAPOR BARRIER THICKNESS TO COORDINATE WITH DOOR FRAME SIZES. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
 - CONTRACTOR TO ENSURE SUFFICIENT BLOSSING IS PROVIDED IN AREAS REQUIRING SUPPORT OF THE PARTITION OR CEILING FOR MOUNTED EQUIPMENT OR MATERIALS.
 - CONTRACTOR TO ENSURE FLOOR IS LEVEL PRIOR TO CONSTRUCTION OF PARTITIONS. PROVIDE SLOPE COAT IF NECESSARY. WARNINGS NOT TO EXCEED 3/4" IN AREAS WHERE FLAME CABINETS OR BREAKING UNITS ARE TO BE LOCATED. REFER TO FURNITURE PLAN FOR CABINET LOCATIONS.
 - CONTRACTOR TO REPAIR DAMAGE TO EXISTING FINE SCAFFOLDING WITHIN THE AREA TO THE DESIGNER AND AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR TO REFER TO MECHANICAL DRAWINGS TO ENSURE PROVISION FOR AIR TRANSFER OPENINGS ABOVE CEILING PARTITION CONSTRUCTION.
 - CONTRACTOR TO ENSURE ACoustICAL CEILING IS PROVIDED AT PARTITION CONNECTIONS TO COLUMN, CORE, FINISHED CEILING, FLOOR SLAB AND 1/2" OF STRUCTURE.
 - MATERIALS USED SHALL BE NEW UNLESS OTHERWISE NOTED.
 - LOCATIONS WHERE BASE BUILDING PARTITIONS OR COLUMNS ARE TO RECEIVE ELECTRICAL CONDUIT AND BOBES, DRYPWALL CONTRACTOR IS RESPONSIBLE FOR FURNISHING, CUTTING, FINISHING AND FINISHING AS PER SPECIFICATIONS IN CONJUNCTION WITH ELECTRICAL WORK.
 - REFER TO ARCHITECT'S FURNITURE DRAWINGS FOR ALL PARTITION TYPES, PARTITION LOCATIONS AND DOOR SCHEDULES.

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
(X/01.1)	DETAIL NUMBER	REFER TO 11" X 17" DETAIL FIG.
(H)	CEILING HEIGHT	REFER TO 11" X 17" PRODUCT SPECIFICATIONS
(L.F.)	LIGHTING CODE	REFER TO 11" X 17" LIGHTING SPECIFICATIONS
(1)	WOOD GRAIN DIRECTION	
(S)	UPROFIT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
(P)	PENDANT SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
(S)	SEMIWALL SPRINKLER CODE	REFER TO CONSULTANT'S DRAWINGS FOR SPRINKLER SPECIFICATIONS & LOCATIONS
(S)	CEILING MOUNTED SPEAKER	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
(S)	WALL MOUNTED EXIT LIGHT	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
(S)	CEILING MOUNTED EXIT LIGHT	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
(S)	CEILING OR WALL MOUNTED SMOKE DETECTOR	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
(S)	CEILING MOUNTED OCCUPANCY DETECTOR	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS
(S)	DIFFUSER	REFER TO CONSULTANT'S DRAWINGS FOR SPECIFICATIONS & LOCATIONS

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

- REFLECTED CEILING NOTES**
- MECHANICAL AND ELECTRICAL WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
 - REFER TO DESIGNER DRAWINGS FOR LOCATION OF CEILING FIXTURES. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS.
 - CONTRACTOR TO CROSS REFERENCE BETWEEN DESIGNER'S ELECTRICAL DRAWINGS, ENGINEER'S MECHANICAL DRAWINGS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
 - CONTRACTOR TO PROVIDE DIMENSIONS IN REFLECTED 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.
 - LIGHT FIXTURES AND SWITCHES TO BE LOCATED IN ACCORDANCE WITH DESIGNER DRAWINGS. REPORT DISCREPANCIES TO THE DESIGNER PRIOR TO INSTALLATION.
 - CONTRACTOR TO PROVIDER AIR TRANSFER DUCTS IN ACCORDANCE WITH MECHANICAL DRAWINGS WHERE CONSTRUCTION OCCURS ABOVE SUSPENDED CEILING TO 1/2" OF SLAB.
 - REFER TO ENGINEERING DRAWINGS FOR LIFE SAFETY SYSTEMS.
 - ELECTRICAL CONSULTANT TO CONFIRM QUANTITY AND LOCATION OF LUMINAIRES REQUIRED TO ACHIEVE LIGHTING LEVELS AND DISTRIBUTION AS REQUIRED BY LOCAL GOVERNING CODES AND REGULATIONS.
 - ALL LIGHT FIXTURE TO BE ON DIMMERS.
 - CONTRACTOR TO CONFIRM CEILING HEIGHT & CONDITIONS AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
 - CONTRACTOR & LIGHTING SUPPLIER TO VERIFY QUANTITY OF FIXTURES PRIOR TO ORDERING AND INSTALLING.

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
(F.F.)	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

- FINISHES NOTES**
- CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO 8 BY 11 FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
 - CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SAWN FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
 - PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
 - REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGING, CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
 - GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
 - QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

LEGEND : POWER		
SYMBOL	DESCRIPTION	QTY
(S)	120 VOLTS DUPLEX OUTLET TO BE WALL MOUNTED @ 12" A.F.F. O.C. UNLESS OTHERWISE NOTED	-
(S)	120 VOLTS DUPLEX OUTLET BY GROUND FAULT INTERRUPTER TO BE WALL MOUNTED @ 17" A.F.F. O.C. UNLESS OTHERWISE NOTED	-
(S)	TELEPHONE OUTLET TO BE WALL MOUNTED AS NOTED O.C. (DATA VOICE)	-
(S)	DATA OUTLET TO BE WALL MOUNTED (CAT5 DATA)	-
(S)	FLOOR MOUNTED DEDICATED OUTLET @ CASH AREA FOR COMPUTER	-
(S)	FLOOR MOUNTED DUPLEX OUTLET	-
(S)	FLOOR MOUNTED TELEPHONE OUTLET @ CASH AREA (CAT5 VOICE)	-
(S)	FLOOR MOUNTED DATA OUTLET @ CASH AREA (CAT5 DATA)	-
(S)	POWER REQUIRED	-
(S)	SPRINKLER - WEP TO OFFICE STEREO UNIT. CONTRACTOR TO PROVIDE ONLY IF NONE EXISTS	-
(S)	EXISTING OUTLET EXITS AND POWER TO REMAIN	-
(S)	CABLE TELEVISION OUTLET	-
(S)	ELECTRIC STRIKE	-
(S)	AUTOMATIC DOOR OPERATOR PUSH PLATE/BUTTON MOUNTED AT 1050mm	-
(S)	CARD READER	-
(S)	INTERCOM MOUNTED AT 1050mm	-

- POWER AND COMMUNICATION NOTES**
- POWER AND COMMUNICATION DRAWINGS TO BE USED FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR DETAILS, SPECIFICATIONS AND REQUIREMENTS.
 - ELECTRICAL AND COMMUNICATION WORK TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING LANDLORD AND AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR TO REPORT DISCREPANCIES BETWEEN ENGINEERING AND DESIGN DRAWINGS TO THE DESIGNER AND ELECTRICAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
 - SUBMIT REQUIRED CHANGES TO THE DESIGNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - DIMENSIONS OF SERVICES ARE TAKEN AT THE CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
 - DIMENSIONS FROM A PARTITION ARE TAKEN FROM FACE OF PARTITION TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
 - DIMENSIONS FROM THE PERIMETER OF THE BUILDING ARE TAKEN FROM FACE OF THE CONCRETE OR BASE BUILDING ELEMENT TO CENTRE OF THE SERVICE OR GROUP OF SERVICES, UNLESS OTHERWISE NOTED.
 - REFER TO ENGINEERING DRAWINGS FOR SPECIFICATION OF COVER PLATE, RECEPTACLE TYPE AND COLOUR. REFER TO DESIGNER DRAWINGS FOR MOUNTING HEIGHT.
 - WHERE POWER AND COMMUNICATION SERVICES ARE ADJACENT ON PLAIN, CHANGED COVER PLATES SHALL BE USED.
 - 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-LAW AND BUILDING CODES.
 - SOUND BATS IN PARTITIONS ARE TO CONTINUE BEHIND POWER AND TELEPHONE OUTLETS WITHOUT INTERRUPTION.
 - STINGER BATTERS OCCURRING ON OPPOSITE SIDES OF THE SAME PARTITION TO MAINTAIN ACoustICAL INTEGRITY.
 - FURNITURE SYSTEM FEEDS TO BE SUPPLIED BY SYSTEM FURNITURE MANUFACTURER AND ELECTRICAL CONNECTION OF SYSTEM FURNITURE BY ELECTRICAL CONTRACTOR.
 - CONTRACTOR TO SUPPLY, INSTALL, CONNECT AND VERIFY SECURITY ACCESS CONTROL EQUIPMENT INCLUDING THE SUPPLY AND INSTALLATION OF BOBES, CONDUITS, WIRING AND CABLES AS PER SECURITY CONSULTANT'S SPECIFICATIONS AND DETAILS.
 - TYPICAL WALL OUTLETS TO BE MOUNTED AT 12" A.F.F.
 - REFER TO MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS FOR SPECIFICATIONS.
 - ALL POWER SHOWN ON THIS PLAN TO BE COORDINATED AND APPROVED BY CLIENT PRIOR TO INSTALLATION AND FABRICATION OF ANY WALKOFF WITH POWER REQUIREMENTS.
 - CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO ORDERING.
 - CONTRACTOR IS RESPONSIBLE FOR:
 - DOCUMENTING ALL LIGHTING, COMPUTER, DATA LINES, PHONE LINES, ELECTRICAL FIXTURES, ETC.
 - REMOVING AND RELOCATING OF EXISTING ELECTRICAL AS REQUIRED.
 - REMOVING ALL EXISTING FLAT WIRE SYSTEMS UNDER EXISTING FLOORCOVERING IF REQUIRED.
 - CLIENT IS RESPONSIBLE FOR ALL POS AND LIGHT WIRING.
 - THE ELECTRICAL CONTRACTOR MUST VISIT THE SITE AND DO TAKE OFF ON QUANTITY AND MATERIALS REQUIRED BEFORE STARTING PROJECT. ALL FUTURE LANDLORDS AND ELECTRICAL WORK UPS ARE TO BE CONFIRMED ON SITE AND DESIGNER NOTIFIED IF THERE ARE ANY DISCREPANCIES.

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

- FINISHES NOTES**
- CONTRACTOR AND/OR CLIENT TO VERIFY QUANTITIES FOR ALL DISPLAY FIXTURES AND FURNITURE REQUIREMENTS PRIOR TO ORDERING.

LEGEND : DRAWING SYMBOLS		
SYMBOL	DESCRIPTION	
(F.F.)	FLOOR FINISH NUMBER	REFER TO 11" X 17" FINISH SPECIFICATIONS

- FINISHES NOTES**
- CONTRACTOR TO PROVIDE DRAW-DOWNS OF EACH PAINT COLOUR TO 8 BY 11 FOR DESIGNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - ALL NEW MATERIALS FOR INSTALLATION, FINISHING AND SEALING ARE TO BE EXECUTED TO MANUFACTURER'S BEST INSTRUCTIONS AND SPECIFICATIONS FOR APPLICATION AND INTENDED USAGE.
 - CONTRACTOR TO MAKE SITE GOOD, LEVEL AND READY TO ACCEPT INSTALLATION OF ALL FLOOR FINISHES. SAWN FLOOR AS REQUIRED TO ENSURE LEVEL SURFACE.
 - PROVIDE MANUFACTURER'S MAINTENANCE DATA FOR ALL FINISHES TO CLIENT AT THE COMPLETION OF THE PROJECT.
 - REMOVE EXCESS ADHESIVE FROM VINYL FLOOR, BASE AND WALL SURFACES WITHOUT DAMAGING, CLEAN, SEAL AND WAX FLOOR AND BASE SURFACES TO FLOORING MANUFACTURER'S INSTRUCTIONS.
 - GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF CARPET WITH INSTALLATION OF OTHER FLOOR AND BASE MATERIALS.
 - QUICK RELEASE ADHESIVE IS TO BE USED FOR CARPET INSTALLATION.

- Notes:**
- CONTRACTOR AND ALL SUB-TRADES SHALL VERIFY ALL SITE DIMENSIONS. ALL DRAWINGS, DETAILS AND SPECIFICATIONS TO BE REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNER IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR AND SUB-CONTRACTORS, BEFORE PROCEEDING WITH WORK, MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH TO THE INTERIOR DESIGNER.
 - CONTRACTOR MUST COMPLY WITH THE CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
 - ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF 18 BY IV DESIGN ASSOCIATES INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF 18 BY IV DESIGN ASSOCIATES INC.
 - DRAWINGS NOT TO BE SCALED
- Issue:**
- | | |
|-----------------------------|----------|
| 04 ISSUED FOR COORDINATION | 10.11.11 |
| 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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Drawing Title:
**LEVEL P4
WEST ELEVATOR LOBBY
PLANS**

Our Project Number:
14008
Designed By:
DMJ/R, VVJ/SJ
Drawing Number:
DMJ/R, VVJ/SJ, BP

**IBY
DESIGN**

ID3.1