TRIDEL DESIGN CENTRE

4800 DUFFERIN STREET, NORTH YORK, ON, M3H 5S9

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, LOCK SETS, 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 FIXTURES, 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 11" X 17" 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 SCOTCH GUARDED 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. RESERVED.
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 305mm O.C. ABOVE FINISHED FLOOR EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS. SWITCHES TO BE LOCATED AT 1065mm 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

	01 ISSUED FOR PERMIT 17.05.12	02 ISSUED FOR ELEC/MECH/HVAC TENDER 17.06.23	03 ISSUED FOR DOOR TENDER 17.06.29			
INTERIOR DESIGN DRAWING PACKAGE						
ID0.0 COVER PAGE	●	●	●			
ID0.1 DOOR SCHEDULE			●			
ID0.2 DOOR DETAILS			●			
ID1.0 DEMOLITION PLAN	●					
ID1.1 CONSTRUCTION PLAN	●	●				
ID1.2 REFLECTED CEILING PLAN	●	●				
ID1.3 POWER AND COMMUNICATION PLAN	●	●				
ID1.4 FIXTURE PLAN	●					
ID1.5 WALL FINISH PLAN						
ID1.6 FLOOR FINISH PLAN	●					
ID2.0 ELEVATIONS						
ID2.1 ELEVATIONS						
ID3.0 CEILING DETAILS						
ID4.0 FLOOR TRANSITION DETAILS						
ID5.0 BASE DETAILS						
ID6.0 GLASS PARTITION DETAILS			●			
ID6.1 GLASS PARTITION DETAILS			●			
ID7.0 STAIR AND FEATURE WALL DETAILS						
ID8.0 STAIR, LIFT, AND PORTAL DETAILS						
ID9.0 RECEPTION DESK DETAILS						
ID10.0 BRAND AND MARKETING TOUCH SCREEN DETAILS						
ID11.0 LIFESTYLE AND PALETTE DISPLAY DETAILS						
ID12.0 FINISH DISPLAY WALL DETAILS						
ID13.0 DIGITAL BRANDING WALL DETAILS						
ID14.0 LAYOUT TABLE DETAILS						
ID15.0 TV MILLWORK DETAILS						
ID16.0 ESPRESSO BAR AND KITCHENETTE DETAILS						
ID17.0 SLAB GALLERY DETAILS						
ID18.0 'BEHIND THE WALLS' DISPLAY						
ID19.0 CLOSET DISPLAY						
ID20.0 DESIGN STUDIO MILLWORK STORAGE						
TOTAL DRAWINGS ISSUED:	7	4	5			

SPECIFICATIONS

REFER TO 11"X17" SPECIFICATION PACKAGE

KEY PLAN

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SITE LOCATION PLAN

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 PERMIT	17.05.12
02 ISSUED FOR ELEC/MECH/HVAC	17.06.23
03 ISSUED FOR DOOR TENDER	17.06.29
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II BY IV DESIGN

Drawing Title:

COVER PAGE

Our Project Number:
17001

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

Drawing Number:

ID0.0