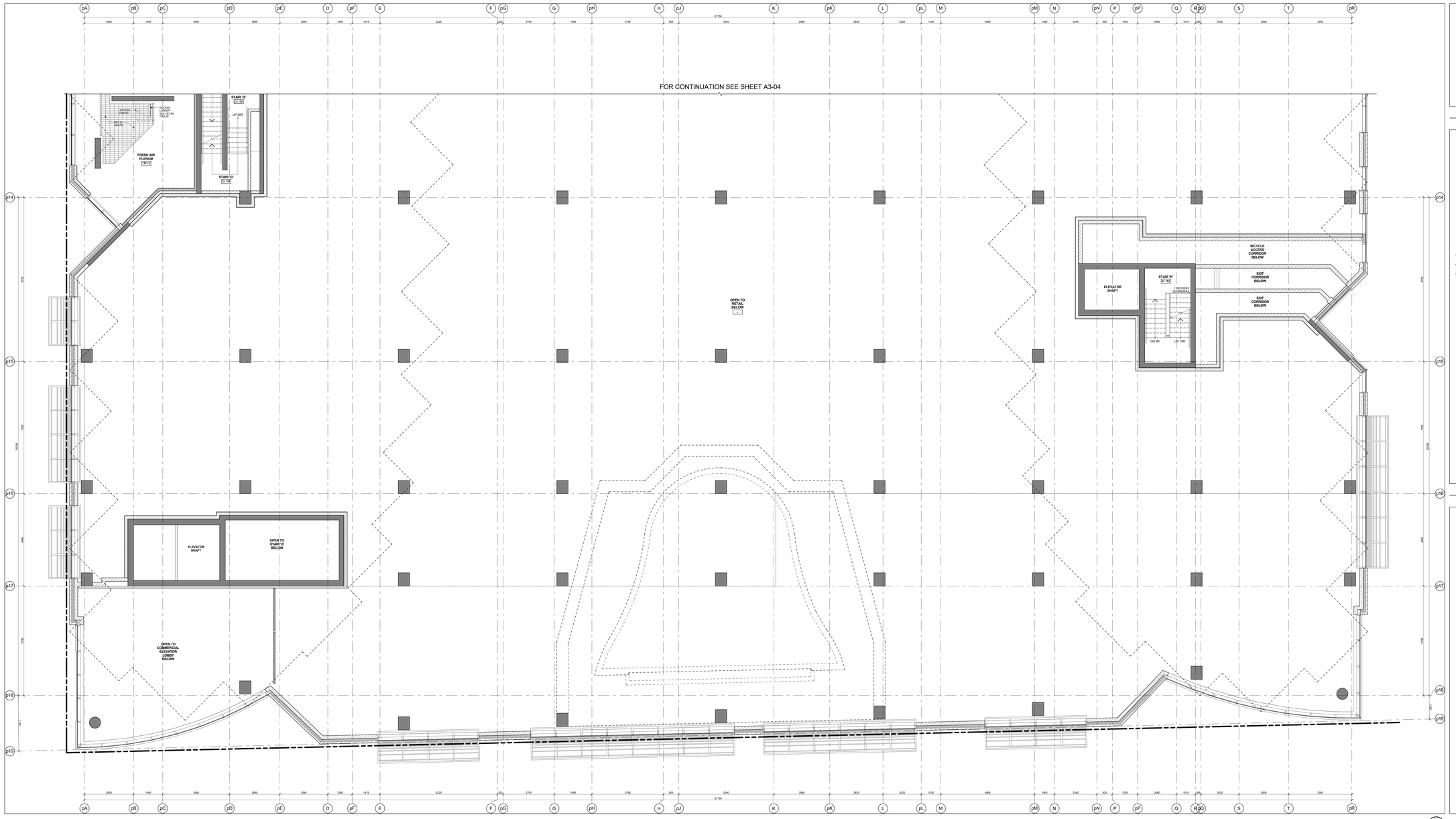
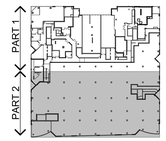


Level 1 Mezzanine - Partial Plan - Part 2 (4 / A3-05)

Scale: 1 : 50



Key Plan Level 1 Mezzanine (3 / A3-05)

GENERAL NOTES LEGEND

C.B.	CATCH BASIN
A.D.	AREA DRAIN
F.D.	FLOOR DRAIN
R.D.	ROOF DRAIN
S.D.	SCUPPER DRAIN
T.D.	TRENCH DRAIN
L.D.	LANDSCAPE DRAIN
103.LP. / 099.99D	TOP OF CONCRETE SLAB - LOW POINT
103.HP. / 099.99D	TOP OF CONCRETE SLAB - HIGH POINT
103.W. / 099.99D	TOP OF CONCRETE WALL
103.C. / 099.99D	TOP OF CONCRETE CURB
103.S. / 099.99D	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
+++++	DENOTES CHAIN LINK FENCE
99.99D	EXISTING SPOT ELEVATION
x XXX	PROPOSED FINISHED SPOT ELEVATION
x XXX	PROPOSED FINISHED SPOT ELEVATION RELATIVE TO GROUND FLOOR ELEVATION
x XXX	PROPOSED LANDSCAPE ELEVATION
XXX	WALL TYPE & FIRE RATING (SEE A9-SCHEDULES & A7-DETAILS)
XXX	WINDOW TYPE (SEE A9-SCHEDULES & A7-DETAILS)
XXX	ROOM NUMBER (SEE A9-SCHEDULES FOR/ROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE A9-SCHEDULES & A7-DETAILS)
101 XX	DOOR NUMBER (SEE A9-SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2440mm) REFER TO DETAIL C1A/A9-02, C1B/A9-02 OR C1C/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2750mm) REFER TO DETAIL C1A/A9-02, C1B/A9-02 OR C1C/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C2A/A9-02, C2B/A9-02 OR C2C/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C2A/A9-02, C2B/A9-02 OR C2C/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL ACI/A9-02, ACI/A9-02, ACI/A9-02 OR ACA/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL ACI/A9-02 OR ACA/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL FR1/A9-02 OR FR2/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT)
LR / UNIT TYPE / MR	LR = SUITE LEGAL NUMBER MR = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-05)

GENERAL TYPICAL FLOOR NOTES

1. SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS ABOVE. CONTRACTOR TO ALLOW FOR ADEQUATE SPACE FOR COVERING OF HVAC DUCTS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND ACCESSIBILITY TO MECHANICAL AND ELECTRICAL SERVICES.

2. REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.

3. BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT LOWEST POINT OF SLAB AND CONNECT TO NEAR SCUPPERS, OR AREA DRAINS. SEE PLANS FOR LOCATIONS.

4. PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATION AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.

5. REFER TO WINDOW SCHEDULE FOR LOCATION OF WINDOW OPENING SECTION AND INSECT SCREEN.

6. PROVIDE ALL FURRING SPACE AS REQUIRED FOR ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAILS.

7. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE REQUIREMENTS.

8. ALL BATHROOM CEILINGS TO BE CONSTRUCTED AS PER DETAIL ACI/A9-02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE CHASES.

9. AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES NO SERVICES SHALL BE ALLOWED TO PENETRATE, OR PASS THRU THIS ENCLOSURE.

10- ELEVATOR:

A. ELEVATOR SHAFT DIMENSIONS PROVIDED BY THE ELEVATOR CONSULTANT. A COPY OF THIS REPORT CAN BE OBTAINED FROM THE ARCHITECT. CONTRACTOR TO VERIFY REQUIREMENTS WITH REVIEWED ELEVATOR SHOP DRAWINGS.

B. ELEVATOR PITS SHALL BE CO-ORDINATED WITH ELEVATOR SUPPLIER.

C. ELEVATOR SHAFT WALLS TO BE CONSTRUCTED TO ACHIEVE A MIN. FIRE RESISTANCE RATING OF 2 HRS.

D. AN APPROVED FIRE STOP MATERIAL IS TO BE USED TO SEAL INTERSECTION OF CONCRETE BLOCK AT FLOOR SLABS.

E. ELEVATOR PIT LADDERS TO BE GALVANIZED STEEL AND EXTEND FROM PIT FLOOR TO LANDINGS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.

11. LOCKER ROOM NOTES:
ALL LOCKER AISLES WIDTH TO BE 1100mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH 6'-0" HIGH MESH PARTITIONS MINIMUM 2100mm HIGH. LOCKERS TO BE 1800mm HIGH. ALL LOCKERS TO BE ELEVATED ON PLINTHS TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER SUBMIT AND INSTALLER SHOP DRAWINGS FOR REVIEW BY OWNER AND ARCHITECT.

BICYCLE SPACE NOTES:
ALL BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS.
HORIZONTAL PACKING 600m X 1800p X 1900h.
VERTICAL PACKING 900m X 1200p X 1900h.

General Typical Floor Notes (1 / A3-05)

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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This Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date: June 30, 2015

SEAL OF ASSOCIATE ARCHITECT

THIS SEAL MUST BE SIGNED TO BE VALID

Building Permit

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No.	Revision	Date

REVISIONS AFTER BUILDING PERMIT SUBMISSION JUNE 30, 2015

No.	Issued For	Date
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 1 Mezzanine - Partial Plan - Part 2

Project
Hines TRIDEL
AQUAVISTA
Block 3 - R3 & R4
263 Queens Quay East
Toronto, ON

Scale: As indicated
Drawn by: E.V.
Checked by: C.A.
Project No.: 13148
Date: June 30, 2015
Drawing No.: A3-05