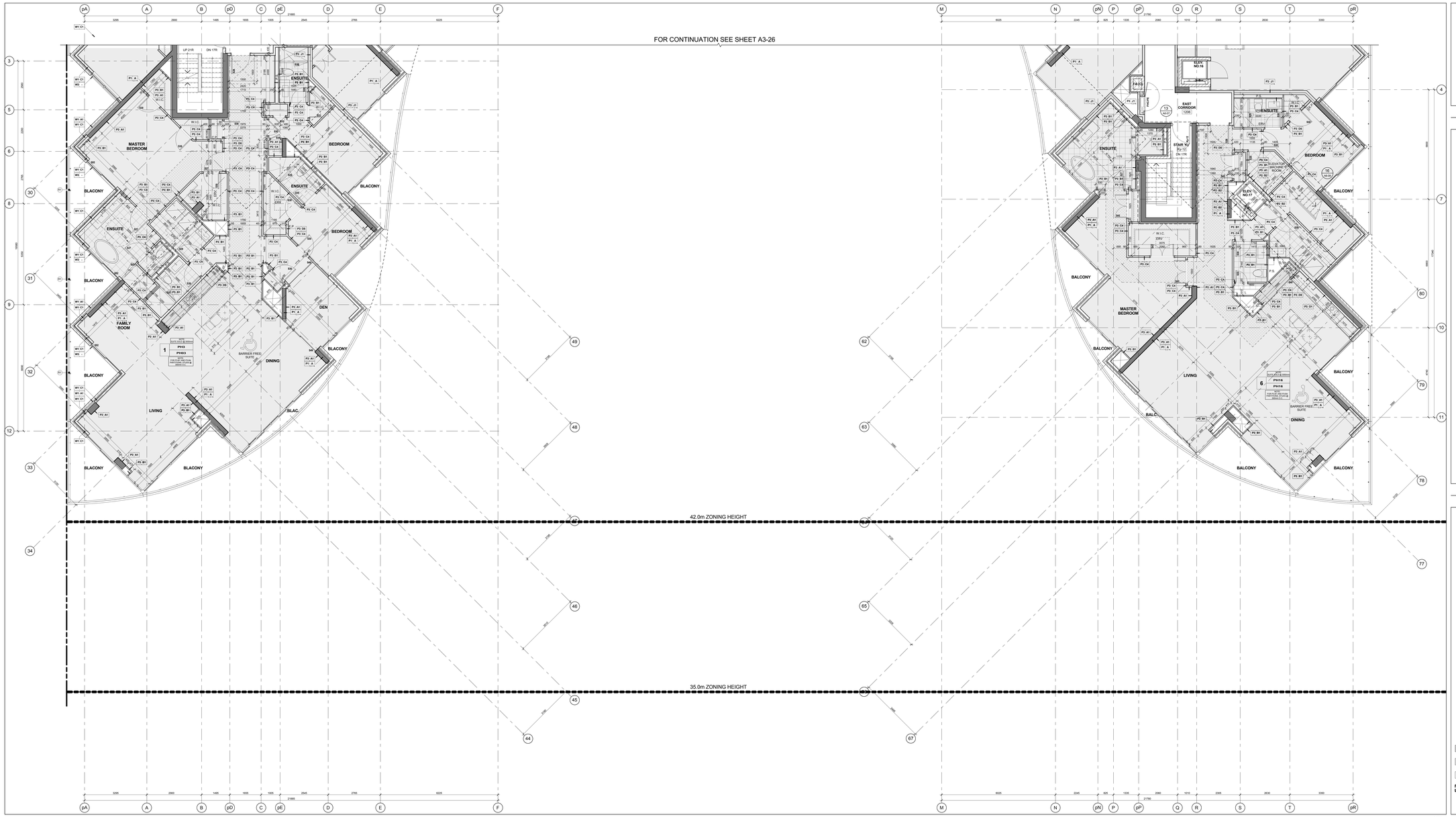
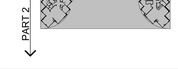


Level 12 - Twelfth Floor - Partial Plan - Part 2 (4 / A3-27)

Scale: 1 : 50



Key Plan Level 12 (3 / A3-21)

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
100 L.P. 099.950	TOP OF CONCRETE SLAB - LOW POINT
100 H.P. 099.950	TOP OF CONCRETE SLAB - HIGH POINT
100. 099.950	TOP OF CONCRETE WALL
100. 099.950	TOP OF CONCRETE CURB
100. 099.950	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
++++	DENOTES CHAIN LINK FENCE
99.50	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 A0-SCHEDULES & A-7 DETAILS)
XXX	WINDOW TYPE (SEE A0-SCHEDULES & A-7 DETAILS)
XXX	ROOM NUMBER (SEE A0-SCHEDULES FOR/ROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE A0-SCHEDULES & A-7 DETAILS)
XX	DOOR NUMBER (SEE A0-SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C3A/A8-S2 OR C8/A8-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3A/A8-S2 OR C8/A8-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING REFER TO DETAIL C3A/A8-S2 OR C8/A8-S2 OR A0/A8-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A0/A8-S2 OR A0/A8-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE REFER TO DETAIL C8/A8-S2, C9/A8-S2 OR D4/A8-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR FRACTO INLAYMAT AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
LE / UNIT TYPE / NM	LE = SUITE LEGAL NUMBER NM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-21)

GENERAL TYPICAL FLOOR NOTES

1. REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
2. BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED TOWARDS DRAINS. PROVIDE WATERPROOFING AND INSULATION FOR BALCONIES WITH DRAINS. ALL TERRACES TO HAVE SCUPPERS. FOR ADDITIONAL INFORMATION REFER TO LANDSCAPE DRAWINGS.
3. PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATION AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
4. REFER TO WINDOW SCHEDULE FOR LOCATION OF WINDOW OPENING SECTION AND INSECT SCREEN.
5. PROVIDE ALL FURRING SPACE AS REQUIRED FOR ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAILS.
6. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE REQUIREMENTS.
7. ALL BATHROOM CEILINGS TO BE CONSTRUCTED AS FIR DETAIL A0/A1-M8-S2. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.
8. AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PIPES WILL BE ALLOWED TO PENETRATE, OR PASS THRU THIS ENCLOSURE.
9. ELEVATOR:
   - A. ELEVATOR SHAFT DIMENSIONS PROVIDED BY THE ELEVATOR CONSULTANT. A COPY OF THIS REPORT CAN BE OBTAINED FROM THE ARCHITECT. ARCHITECT TO ADJUST TO SUITE 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 TOP OF CONCRETE BLOCK AT FLOOR SLABS.
   - E. ELEVATOR PIT LADDERS TO BE GALVANIZED STEEL AND EXTEND FROM PIT FLOOR. LADDERS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.
10. LOCKER ROOM NOTES:
    ALL LOCKER AISLES WIDTH TO BE 1100mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH 6"x6" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. LOCKERS TO BE ANCHORED TO FLOOR AND TO WALL FOR STABILITY. TO BE 450mm BELOW SPRINKLER DEFLECTOR FWR/SHEATHOUT.

    REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER TO PROVIDE INSTALLION SHOP DRAWINGS FOR REVIEW BY OWNER AND ARCHITECT.

    BICYCLE STORAGE NOTES:
    BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS:
    HORIZONTAL RACKING 600m X 1800p X 1800h
    VERTICAL RACKING 600m X 1200p X 1900h

GENERAL CEILING NOTE

1. SHADED AREA DENOTES SUSPENDED GYPSUM BOARD CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL FURRING SPACE REQUIREMENTS AND FURRING AS REQUIRED FOR INSTALLATION AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.

	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING (2 - 2750mm) REFER TO DETAIL C1A/A8-S2 OR C1B/A8-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (10' - 3050mm) REFER TO DETAIL C1A/A8-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	DENOTES PLASTER/STUCCO SPRAYED FINISH TO UNDERSIDE OF SLAB. REFER TO DETAIL C1A/A-S2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	DENOTES CEILING PLENUM

General Typical Floor Notes (1 / A3-27)

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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Date: October 2, 2015

ONTARIO ASSOCIATE ARCHITECTS

THIS SEAL MUST BE SIGNED TO BE VALID

Pricing Set

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No.:	Revision	Date

PRICING SET
October 2, 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 12 - Twelfth Floor - 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	October 2, 2015
Drawing No.	A3-27

Plot Date: 10/2/2015 3:51:58 PM File Path: C:\Users\rmorris\Documents\Revit 2015 Working Files\13148P03-Model-Building R3-R4_rmorris (X-27).rvt