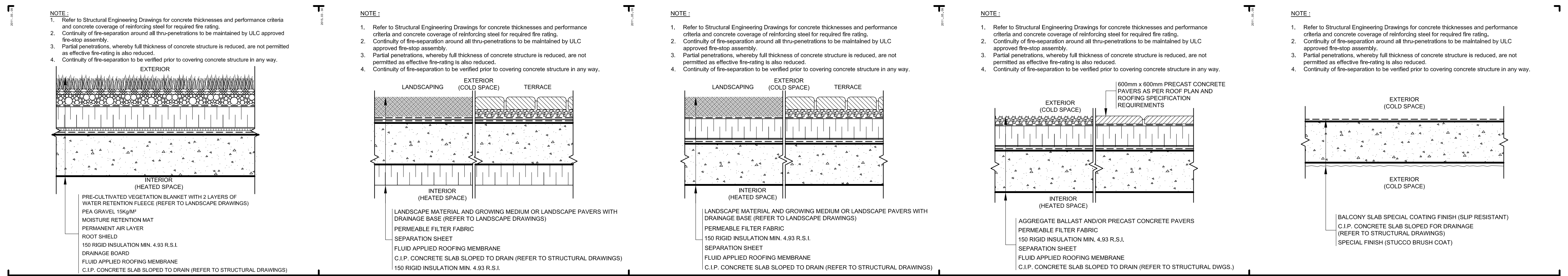
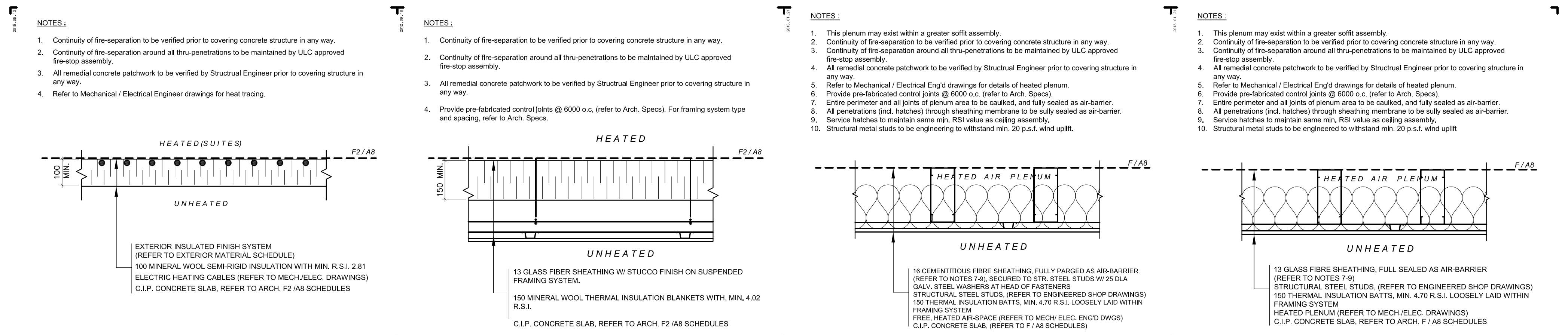

EXTERIOR
INTERIOR (HEATED SPACE)
PRE-CULTIVATED VEGETATION BLANKET WITH 2 LAYERS OF WATER RETENTION FLEECE (REFER TO LANDSCAPE DRAWINGS)
PEA GRAVEL 15Kg/M²
MOISTURE RETENTION MAT
PERMANENT AIR LAYER
ROOT SHIELD
150 RIGID INSULATION MIN. 4.93 R.S.I.
DRAINAGE BOARD
FLUID APPLIED ROOFING MEMBRANE
C.I.P. CONCRETE SLAB SLOPED TO DRAIN (REFER TO STRUCTURAL DRAWINGS)
LANDSCAPING
EXTERIOR (COLD SPACE)
TERRACE
LANDSCAPE MATERIAL AND GROWING MEDIUM OR LANDSCAPE PAVERS WITH DRAINAGE BASE (REFER TO LANDSCAPE DRAWINGS)
PERMEABLE FILTER FABRIC
SEPARATION SHEET
FLUID APPLIED ROOFING MEMBRANE
C.I.P. CONCRETE SLAB SLOPED TO DRAIN (REFER TO STRUCTURAL DRAWINGS)
150 RIGID INSULATION MIN. 4.93 R.S.I.
AGGREGATE BALLAST AND/OR PRECAST CONCRETE PAVERS
BALCONY SLAB SPECIAL COATING FINISH (SLIP RESISTANT)
C.I.P. CONCRETE SLAB SLOPED FOR DRAINAGE (REFER TO STRUCTURAL DRAWINGS)
SPECIAL FINISH (STUCCO BRUSH COAT)

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
R1 E1	GREEN ROOF CONSTRUCTION	2.0 hr.	-	4.93	-	Varies
R1 C2	LEVEL 2 AMENITY ROOF TERRACE	2.0 hr.	-	4.93	-	Varies
R1 C1	ROOF TERRACE	2.0 hr.	-	4.93	-	Varies
R1 B1	MAIN ROOF CONSTRUCTION	2.0 hr.	-	4.93	-	Varies
R1 A1	BALCONY SLAB	2.0 hr.	-	-	-	Varies

Roof Construction

SCALE N.T.S.

R
A8-02


EXTERIOR INSULATED FINISH SYSTEM (REFER TO EXTERIOR MATERIAL SCHEDULE)
100 MINERAL WOOL SEMI-RIGID INSULATION WITH MIN. R.S.I. 2.81
ELECTRIC HEATING CABLES (REFER TO MECH./ELEC. DRAWINGS)
C.I.P. CONCRETE SLAB, REFER TO ARCH. F2 /A8 SCHEDULES
UNHEATED
13 GLASS FIBER SHEATHING W/ STUCCO FINISH ON SUSPENDED FRAMING SYSTEM.
150 MINERAL WOOL THERMAL INSULATION BLANKETS WITH, MIN. 4.02 R.S.I.
16 CEMENTITIOUS FIBRE SHEATHING, FULLY PARGED AS AIR-BARRIER (REFER TO NOTES 7-9), SECURED TO STR. STEEL STUDS W/ 25 DLA GALV. STEEL WASHERS AT HEAD OF FASTENERS
STRUCTURAL STEEL STUDS, (REFER TO ENGINEERED SHOP DRAWINGS)
150 THERMAL INSULATION BATTS, MIN. 4.70 R.S.I. LOOSELY LAID WITHIN FRAMING SYSTEM
FREE, HEATED AIR-SPACE (REFER TO MECH/ ELEC. ENG'D DWGS)
13 GLASS FIBRE SHEATHING, FULL SEALED AS AIR-BARRIER (REFER TO NOTES 7-9)
HEATED PLENUM (REFER TO MECH./ELEC. DRAWINGS)
C.I.P. CONCRETE SLAB, REFER TO ARCH. F / A8 SCHEDULES

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
S1 F	EXTERIOR E.I.F.S. SOFFIT	-	-	2.81	-	VARIES
S1 E	EXTERIOR SOFFIT	-	-	4.02	-	VARIES
S1 B	EXTERIOR SOFFIT - HEATED PLENUM CEMENTITIOUS FIBRE SHEATHING	-	-	4.70	-	VARIES
S1 A	EXTERIOR SOFFIT - HEATED PLENUM GLASS FIBRE SHEATHING	-	-	4.70	-	VARIES

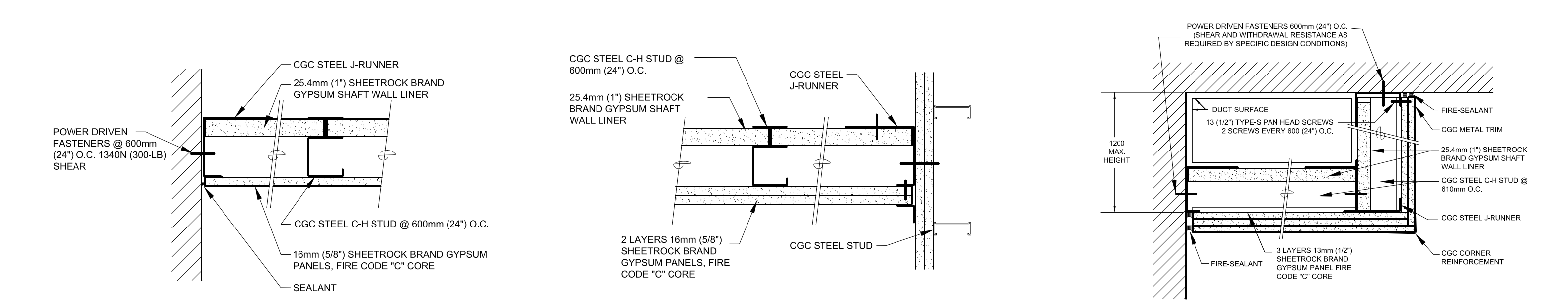
Exterior Soffit Construction

SCALE N.T.S.

S
A8-02

NOTES :

1. Max. horizontal span = 3658 with CH stud 400CH-34, 3861 with CH stud 600CH-34
2. Continuity of fire-separation to be verified prior to covering concrete structure in any way. Continuity of fire-separation around all thru-penetrations to be maintained by ULC approved fire-stop assembly.
3. All remedial concrete patchwork to be verified by Structrual Engineer prior to covering structure in any way.


POWER DRIVEN FASTENERS @ 600mm (24") O.C. 1340N (300-LB) SHEAR
CGC STEEL C-H STUD @ 600mm (24") O.C.
16mm (5/8") SHEETROCK BRAND GYPSUM PANELS, FIRE CODE "C" CORE
SEALANT
2 LAYERS 16mm (5/8") SHEETROCK BRAND GYPSUM PANELS, FIRE CODE "C" CORE
CGC STEEL STUD
25.4mm (1") SHEETROCK BRAND GYPSUM SHAFT WALL LINER
CGC STEEL C-H STUD @ 610mm O.C.
CGC STEEL J-RUNNER
CGC CORNER REINFORCEMENT
FIRE-SEALANT
3 LAYERS 13mm (1/2") SHEETROCK BRAND GYPSUM PANEL FIRE CODE "C" CORE
1200 MAX. HEIGHT

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
SW C	HORIZONTAL SHAFT WALL ASSEMBLY	1.0 hr.	O.B.M.E.C. AUTH. 89-1-118	-	-	VARIES
SW B	HORIZONTAL SHAFT WALL ASSEMBLY	2.0 hr.	O.B.M.E.C. AUTH. 89-1-118	-	-	VARIES
SW A	SHAFT-WALL DUCT ENCLOSURE, 2hr F.R.R. ASSEMBLY	2.0 hr	O.B.M.E.C. AUTH. 89-1-118	-	-	VARIES

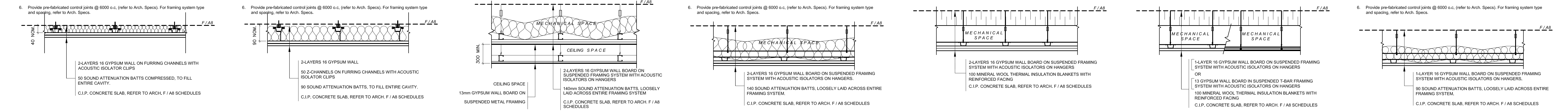
Shaft Wall Construction

SCALE N.T.S.

SW
A8-02

NOTES :

1. Continuity of fire-separation to be verified prior to covering concrete structure in any way. Continuity of fire-separation around all thru-penetrations to be maintained by ULC approved fire-stop assembly.
2. All remedial concrete patchwork to be verified by Structrual Engineer prior to covering structure in any way.
3. Provide acoustic sealant to perimeter of entire acoustic ceiling. Mechanical fastening to adjoining walls is not permitted as this will reduce STC effectiveness of assembly.
4. Provide acoustic sealant continuously around all penetrations.
5. Refer to Acoustic Engineer's report for verification of STC values.
6. Provide pre-fabricated control joints @ 6000 o.c, (refer to Arch. Specs). For framing system type and spacing, refer to Arch. Specs.


2-LAYERS 16 GYPSUM WALL ON FURRING CHANNELS WITH ACOUSTIC ISOLATOR CLIPS
50 SOUND ATTENUATION BATTS COMPRESSED, TO FILL ENTIRE CAVITY.
C.I.P. CONCRETE SLAB, REFER TO ARCH. F / A8 SCHEDULES
2-LAYERS 16 GYPSUM WALL
50 Z-CHANNELS ON FURRING CHANNELS WITH ACOUSTIC ISOLATOR CLIPS
90 SOUND ATTENUATION BATTS, TO FILL ENTIRE CAVITY.
CEILING SPACE
13mm GYPSUM WALL BOARD ON
SUSPENDED METAL FRAMING
2-LAYERS 16 GYPSUM WALL BOARD ON SUSPENDED FRAMING SYSTEM WITH ACOUSTIC ISOLATORS ON HANGERS
140mm SOUND ATTENUATION BATTS, LOOSELY LAID ACROSS ENTIRE FRAMING SYSTEM
MECHANICAL SPACE
140 SOUND ATTENUATION BATTS, LOOSELY LAID ACROSS ENTIRE FRAMING SYSTEM.
100 MINERAL WOOL THERMAL INSULATION BLANKETS WITH REINFORCED FACING
1-LAYER 16 GYPSUM WALL BOARD ON SUSPENDED FRAMING SYSTEM WITH ACOUSTIC ISOLATORS ON HANGERS
OR
13 GYPSUM WALL BOARD IN SUSPENDED T-BAR FRAMING SYSTEM WITH ACOUSTIC ISOLATORS ON HANGERS
90 SOUND ATTENUATION BATTS, LOOSELY LAID ACROSS ENTIRE FRAMING SYSTEM,
300 MIN.

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
A1 G	ACOUSTIC CEILING, FURRING CHANNEL	-	NOTE 3	-	55	75
A1 F	ACOUSTIC CEILING, Z-CHANNELS	-	NOTE 3	-	55	125
A1 E	SUSPENDED ACOUSTIC CEILING BELOW MECHANICAL PENTHOUSE WITH TYPICAL SUSPENDED GYPSUM BOARD CEILING	-	-	-	55	VARIES
A1 D	ACOUSTIC CEILING, MECHANICAL PENTHOUSE	-	NOTE 3	-	55	VARIES
A1 C	ACOUSTIC CEILING, AMENITY THEATER, GYM, SPIN ROOMS	-	NOTE 3	-	NOTE 5	VARIES
A1 B	ACOUSTIC CEILING, AMENITY COMMON AREAS	-	NOTE 3	-	NOTE 5	VARIES
A1 A	ACOUSTIC CEILING, TYPICAL SUITES	-	NOTE 3	-	50	VARIES

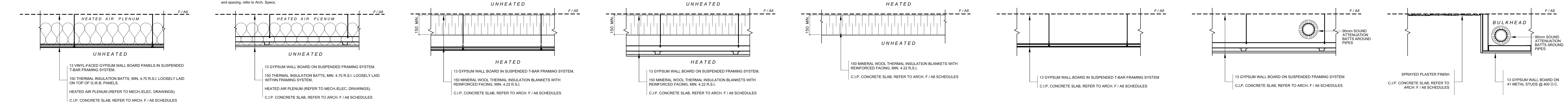
Acoustical Ceiling Construction

SCALE N.T.S.

A
A8-02

NOTES :

1. Continuity of fire-separation to be verified prior to covering concrete structure in any way.
2. Continuity of fire-separation around all thru-penetrations to be maintained by ULC approved fire-stop assembly.
3. All remedial concrete patchwork to be verified by Structrual Engineer prior to covering structure in any way.
4. Refer to Mechanical Eng'g drawings for details of heated plenum.


HEATED AIR PLENUM
UNHEATED
13 VINYL-FACED GYPSUM WALL BOARD PANELS IN SUSPENDED T-BAR FRAMING SYSTEM.
150 THERMAL INSULATION BATTS, MIN. 4.70 R.S.I. LOOSELY LAID ON TOP OF G.W.B. PANELS.
HEATED AIR PLENUM (REFER TO MECH./ELEC. DRAWINGS).
C.I.P. CONCRETE SLAB, REFER TO ARCH. F / A8 SCHEDULES
13 GYPSUM WALL BOARD ON SUSPENDED FRAMING SYSTEM.
150 THERMAL INSULATION BATTS, MIN. 4.70 R.S.I. LOOSELY LAID WITHIN FRAMING SYSTEM.
HEATED
13 GYPSUM WALL BOARD IN SUSPENDED T-BAR FRAMING SYSTEM.
150 MINERAL WOOL THERMAL INSULATION BLANKETS WITH REINFORCED FACING, MIN. 4.22 R.S.I.
13 GYPSUM WALL BOARD ON SUSPENDED FRAMING SYSTEM
BULKHEAD
SPRAYED PLASTER FINISH
C.I.P. CONCRETE SLAB, REFER TO ARCH. F / A8 SCHEDULES
13 GYPSUM WALL BOARD ON 41 METAL STUDS @ 400 O.C.

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
C3 B	HEATED PLENUM, T-BAR CEILING	-	-	4.70	-	VARIES
C3 A	HEATED PLENUM, SUSPENDED CEILING	-	-	4.70	-	VARIES
C2 C	INSULATED SLAB	-	-	4,22	-	VARIES
C2 B	INSULATED SLAB	-	-	4,22	-	VARIES
C2 A	INSULATED SLAB	-	-	4,22	-	150 min.
C1 C	SUSPENDED CEILING, T-BAR	-	-	-	-	VARIES
C1 B	SUSPENDED CEILING, G.W.B.	-	-	-	-	VARIES
C1 A	SPRAYED PLASTER FINISH/SUSPENDED BULKHEAD G.W.B.	-	-	-	-	NOMINAL

Ceiling Construction

SCALE N.T.S.

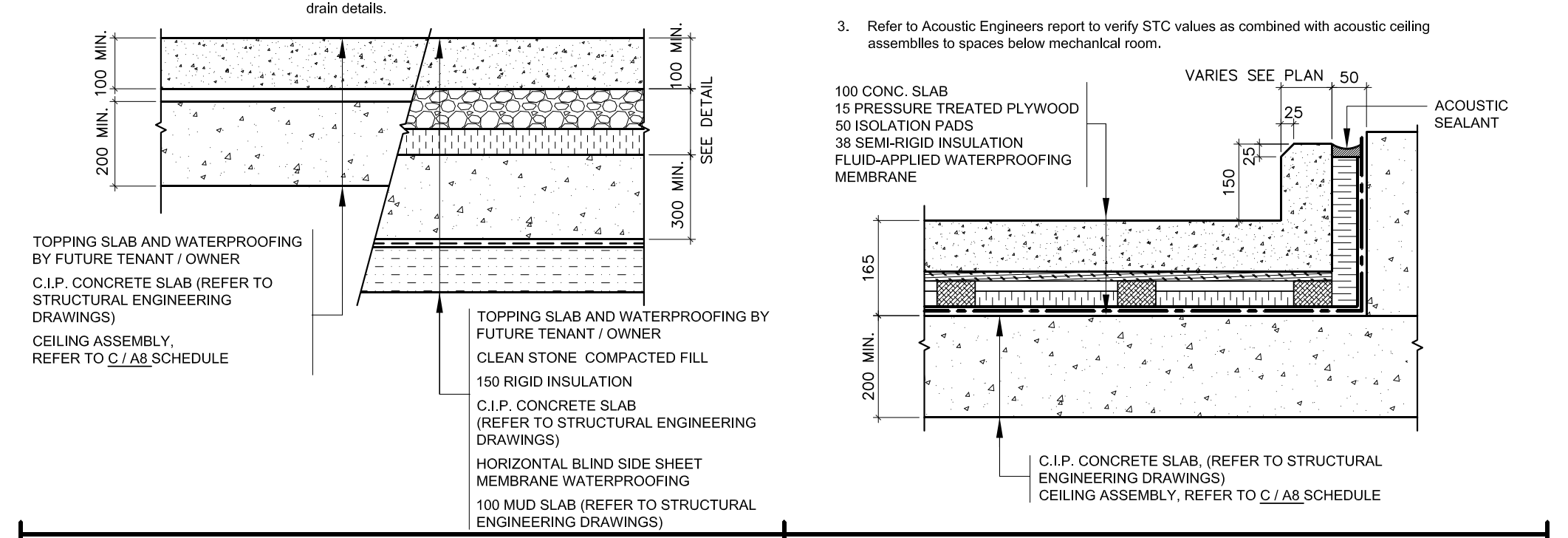
C
A8-02

NOTE :

1. Refer to Architectural Drawings for sloping concrete elevations to drains (where applicable).
2. Refer to Structural Engineering Drawings for slab framing details.
3. Refer to Mechanical Engineering Drawings and Specs for two-level drain details.

NOTE :

1. Floating floor assembly is by Mechanical Contractor, refer to Mechanical Engineering Drawings and approved shop drawings.
2. Refer to Mech. Eng. dwgs for two-level drain location and details.
3. Refer to Acoustic Engineers report to verify STC values as combined with acoustic ceiling assemblies to spaces below mechanical room.


TOPPING SLAB AND WATERPROOFING BY FUTURE TENANT / OWNER
CLEAN STONE COMPACTED FILL
150 RIGID INSULATION
C.I.P. CONCRETE SLAB (REFER TO STRUCTURAL ENGINEERING DRAWINGS)
HORIZONTAL BLIND SIDE SHEET MEMBRANE WATERPROOFING
100 MUD SLAB (REFER TO STRUCTURAL ENGINEERING DRAWINGS)
CEILING ASSEMBLY, REFER TO C / A8 SCHEDULE
100 CONC. SLAB
VARIES SEE PLAN 50
ACOUSTIC SEALANT
C.I.P. CONCRETE SLAB, (REFER TO STRUCTURAL ENGINEERING DRAWINGS)
200 MIN.

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
F1 D1	RETAIL CONCRETE SLAB	2.0 hr.	-	-	-	VARIES
F1 C2	MECHANICAL PENTHOUSE, FLOATING FLOOR	2.0 hr.	-	-	NOTE 3	365 min.

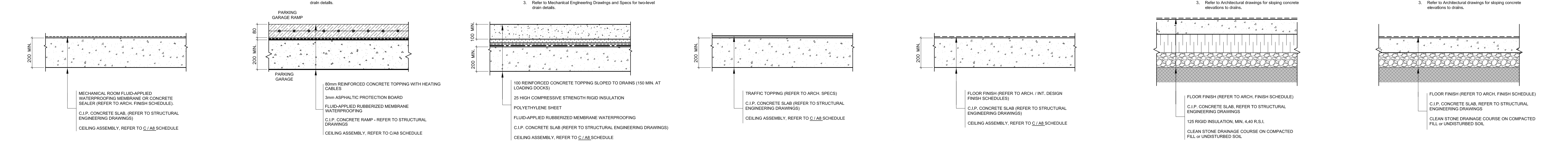
Floor Construction

SCALE N.T.S.

F
A8-02

NOTE :

1. Refer to Architectual Drawings for sloping concrete elevations to drains (where applicable).
2. Refer to Structural Engineering Drawings for slab framing details.
3. Refer to Mechanical Engineering Drawings and Specs for two-level drain details.


MECHANICAL ROOM FLUID-APPLIED WATERPROOFING MEMBRANE OR CONCRETE SEALER (REFER TO ARCH. FINISH SCHEDULE).
C.I.P. CONCRETE SLAB, (REFER TO STRUCTURAL ENGINEERING DRAWINGS)
CEILING ASSEMBLY, REFER TO C / A8 SCHEDULE
PARKING GARAGE RAMP
PARKING GARAGE
80mm REINFORCED CONCRETE TOPPING WITH HEATING CABLES
3mm ASPHALTIC PROTECTION BOARD
FLUID-APPLIED RUBBERIZED MEMBRANE WATERPROOFING
C.I.P. CONCRETE RAMP - REFER TO STRUCTURAL DRAWINGS
100 REINFORCED CONCRETE TOPPING SLOPED TO DRAINS (150 MIN. AT LOADING DOCKS)
25 HIGH COMPRESSIVE STRENGTH RIGID INSULATION
POLYETHYLENE SHEET
TRAFFIC TOPPING (REFER TO ARCH. SPECS)
FLOOR FINISH (REFER TO ARCH. / INT. DESIGN FINISH SCHEDULES)
FLOOR FINISH (REFER TO ARCH. FINISH SCHEDULE)
125 RIGID INSULATION, MIN, 4,40 R,S,I,
CLEAN STONE DRAINAGE COURSE ON COMPACTED FILL or UNDISTURBED SOIL
200 MIN.

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
F1 C1	MECHANICAL FLOOR, EXPOSED CONCRETE	2.0 hr.	-	-	-	200 min.
F1 B4	ELECTRICALLY HEATED CONCRETE SLAB, GARAGE RAMP	2.0 hr.	-	-	-	VARIES
F1 B3	SUSPENDED CONCRETE SLAB, GARAGE	2.0 hr.	-	-	-	VARIES
F1 B2	SUSPENDED CONCRETE SLAB, GARAGE	2.0 hr.	-	-	-	VARIES
F1 B1	SUSPENDED CONCRETE SLAB	2.0 hr.	-	-	-	200 min,
F1 A2	SLAB-ON-GRADE, INSULATED	-	-	4.40	-	VARIES
F1 A1	SLAB-ON-GRADE	-	-	-	-	VARIES

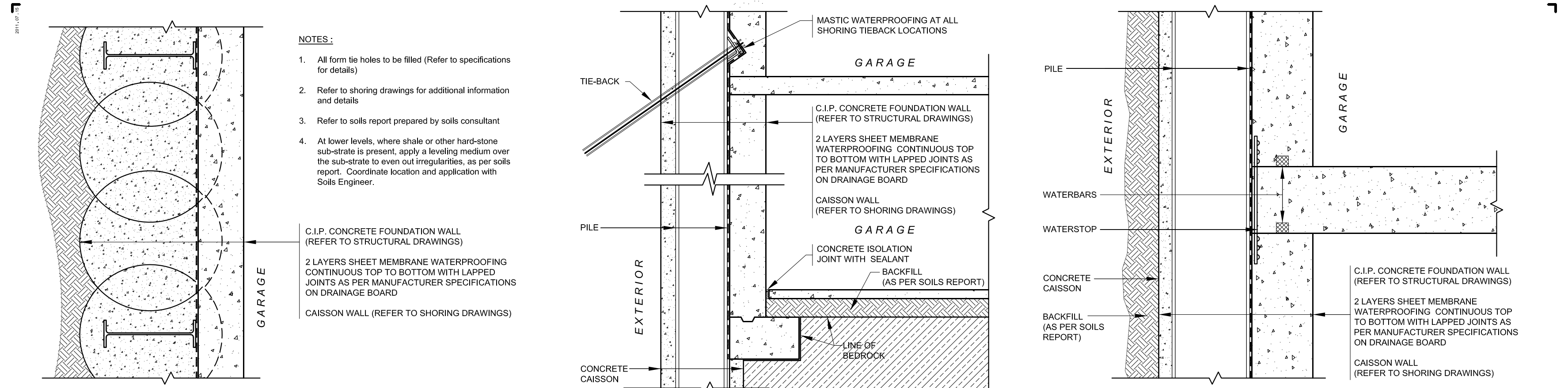
Floor Construction

SCALE N.T.S.

F
A8-02

NOTES :

1. All form tie holes to be filled (Refer to specifications for details)
2. Refer to shoring drawings for additional information and details
3. Refer to soils report prepared by soils consultant


GARAGE
EXTERIOR
TIE-BACK
PILE
MASTIC WATERPROOFING AT ALL SHORING TIEBACK LOCATIONS
C.I.P. CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL DRAWINGS)
2 LAYERS SHEET MEMBRANE WATERPROOFING CONTINUOUS TOP TO BOTTOM WITH LAPPED JOINTS AS PER MANUFACTURER SPECIFICATIONS ON DRAINAGE BOARD
CAISSON WALL (REFER TO SHORING DRAWINGS)
CONCRETE ISOLATION JOINT WITH SEALANT
BACKFILL (AS PER SOILS REPORT)
LINE OF BEDROCK
CONCRETE CAISSON
WATERBARS
WATERSTOP

	TYPE:	F.R.R.	Refer.	R.S.I.	S.T.C.	NOM. THICKNESS
FW D	FOUNDATION WALL AGAINST CONCRETE CAISSON WALL	-	-	-	-	VARIES

Foundation Wall Construction

SCALE N.T.S.

FW
A8-02

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

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

Date: February 8, 2016

CARLOS ANTUNES
LICENCE
4890

SEAL MUST BE SIGNED TO BE VALID

Roofing Tender

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

No.:	Revision	Date

No	Issued For	Date
4.	Roofing Tender	Feb 8, 2016
3.	Tender	Oct. 15, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Wall Types
Foundation Wall, Floor, Ceiling, Shaft Wall, Soffit & Roof Assemblies

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

Scale
N.T.S.

Drawn by
M.N.

Checked by
C.A.

Project No.
13148

Date
February 8, 2016

Drawing No.
A8-02