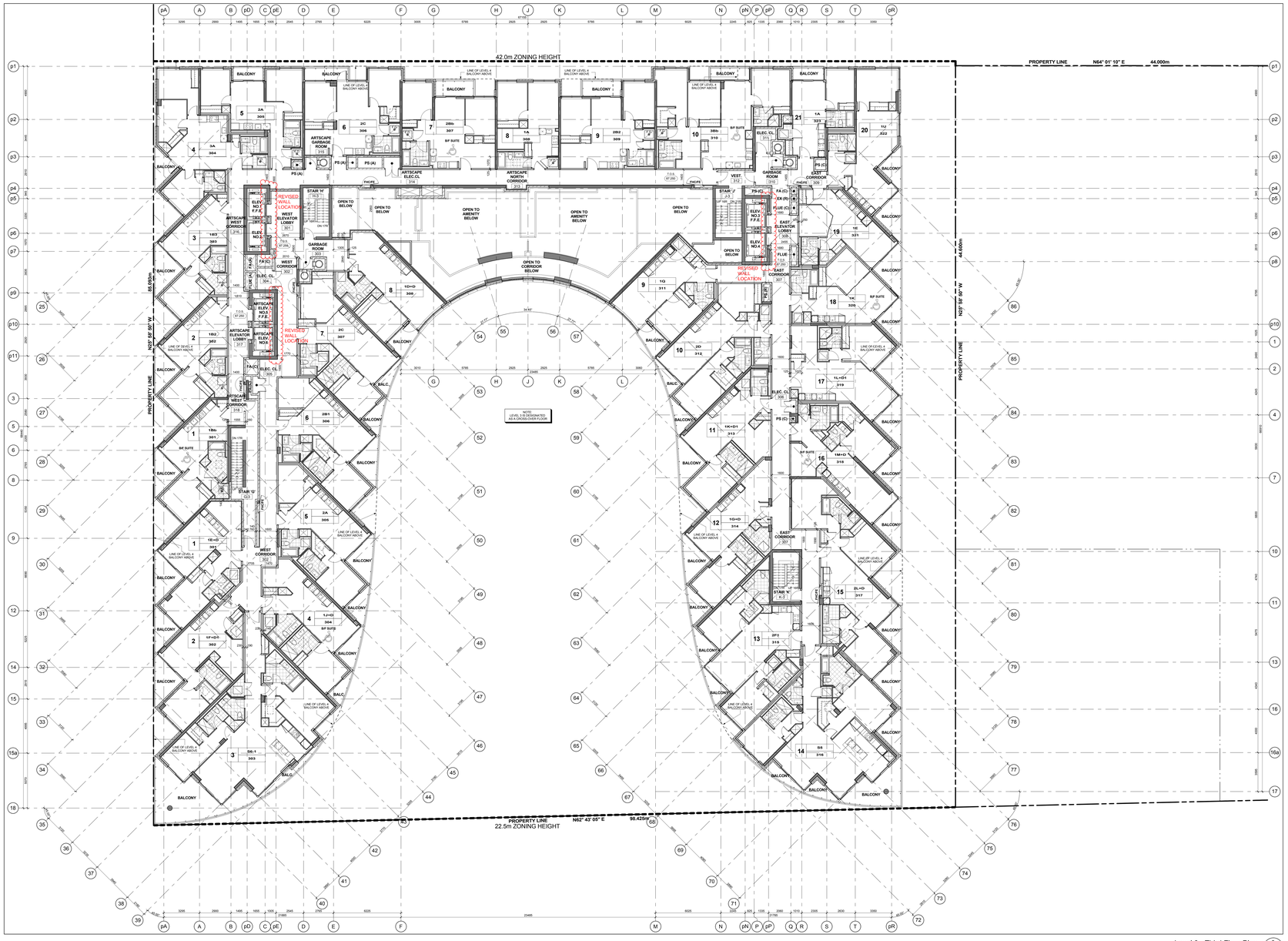

Level 3 - Third Floor Plan 3 A2-09

Scale: 1 : 100

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
M.C.	MEDICINE CABINET
T.O.S.L.S. 000.000	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.H.P. 000.000	TOP OF CONCRETE SLAB - HIGH POINT
T.O.P. 000.000	TOP OF CONCRETE WALL
T.O.C. 000.000	TOP OF CONCRETE CURB
T.O.S. 000.000	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
- - - - -	DENOTES CHAIN LINK FENCE
XXX	EXISTING SPOT ELEVATION
+ XXX	PROPOSED FINISHED SPOT ELEVATION
+ XXX	PROPOSED FINISHED SPOT ELEVATION RELATIVE TO GROUND FLOOR ELEVATION
+ XXX	PROPOSED LANDSCAPE ELEVATION
XX XX	WALL TYPE & FIRE RATING (SEE AB-SCHEDULES & A7-DETAILS)
XXX	ROOM NUMBER (SEE AB-SCHEDULES FOR ROOM FINISH SCHEDULES)
XX XX	FLOORS AND ASSEMBLY TYPE (SEE AB-SCHEDULES & A7-DETAILS)
XX	DOOR NUMBER (SEE AB-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/A-S2 OR C8/A4-S2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION ON U/S OF SLAB. REFER TO DETAIL C3B/A-S2, C4/A4-S2, C5/A4-S2 OR A1/A6-S2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A3/A8-S2, A18/A8-S2, A1C/A8-S2 OR A1E/A8-S2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A1/A8-S2 OR A1D/A8-S2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL S1/A4-S2, S1A/A4-S2, S1B/A4-S2 OR S1C/A4-S2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL S1/A4-S2, S1B/A4-S2, S1E/A4-S2 OR S1F/A4-S2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR FINISH CHANGE. REFER TO DETAIL C8/A4-S2 OR C7/A4-S2. (REFER TO INTERIOR DESIGN DRAWINGS FOR HEIGHTS AND DETAILS)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
LE / NM	UNIT TYPE LE = SUITE LEGAL NUMBER NM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A2-09

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 TO DRAIN. PROVIDE WATERPROOFING AND DRAINAGE MATS UNDER FOR BALCONIES WITH GARDEN SILL TERRACES TO HAVE SCUPPERS. FOR BALCONIES WITHOUT GARDEN SILL TERRACES.

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 SELECTION AND INSECT SCREEN.

5- PROVIDE ALL PIPING SPACE AS REQUIRED FOR ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR SIZES AND DETAILS.

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

7- ALL BATHROOM CEILINGS TO BE CONSTRUCTED AS FIRE DETAIL A21/A8-S2. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

8- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PIPES SHALL 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 COORDINATE 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 TWO FLOORS. TO BE ALLOWED 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 & WALL. LOCKER BALANCE TO BE 400mm BELOW SPRINKLER OUTLET OR THRESHOLD.

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

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

11- ABUSE RESISTANT DRYWALL TO BE USED ON ALL ARTSCAPE / AFFORDABLE LOBBY AND CORRIDOR WALLS.

12- SUITE TO SUITE BLOCK WALL TO BE NORMAL WEIGHT FOR ACOUSTICS REFER TO ACOUSTICAL REPORT.

General Typical Floor Notes 1 A2-09

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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

Date:

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No.:	Revision	Date:
1	Artscape Change Notice	Aug. 25, 2015

REVISIONS TO ELEVATOR SHAFTS AS PER ELEVATOR SHOP DRAWING MAY 12, 2016

No.:	Issued For	Date:
5.	Roofing Tender	Feb. 8, 2016
4.	Tender	Oct. 15, 2015
3.	Artscape Change Notice	Aug. 25, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Floor Plans
Level 3 - Third Floor Plan

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

Scale: 1 : 100
Drawn by: E.V. / M.R.
Checked by: C.A.
Project No.: 13148
Date: May 12, 2016
Drawing No.: A2-09