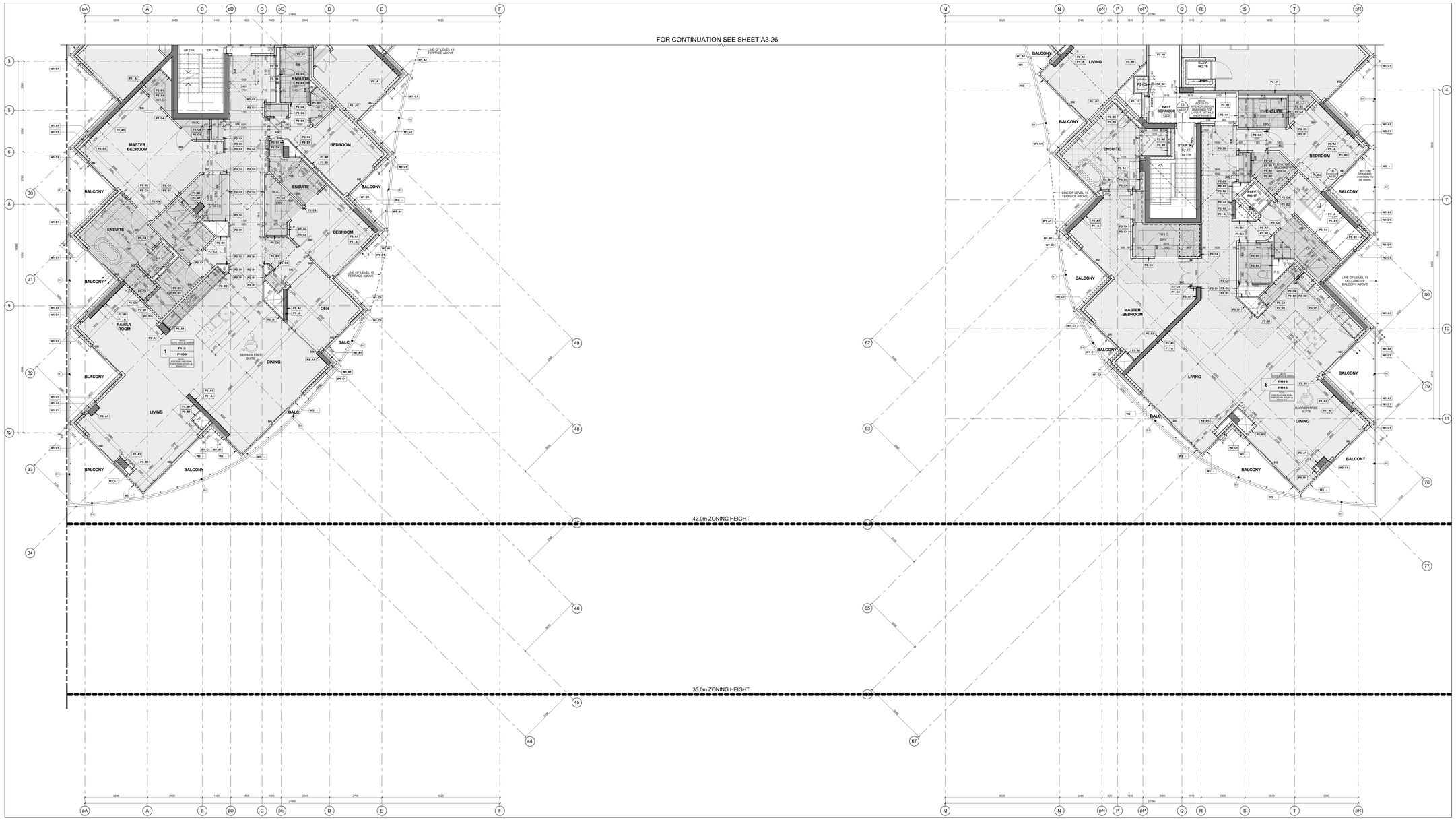
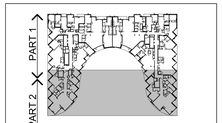


Level 12 - Twelfth Floor - Partial Plan - Part 2 (4 / A3-27)

Scale: 1 : 50



Key Plan Level 12 (3 / A3-27)

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.E. 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
XX.XX	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	FLOORING 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 C1A/A9-02 OR C1B/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION OR U/S OF SLAB. REFER TO DETAIL A1A/A9-02, A1B/A9-02, A1C/A9-02 OR A1E/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1A/A9-02, A1B/A9-02, A1C/A9-02, A1D/A9-02 OR A1E/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A1A/A9-02 OR A1B/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL A1A/A9-02, A1B/A9-02 OR A1C/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL S1A/A9-02, S1B/A9-02, S1E/A9-02 OR S1F/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR FINISH TO UNDERSIDE OF SLAB. REFER TO DETAIL C1A/A9-02 OR C1C/A9-02. (REFER TO INTERIOR DESIGN DRAWINGS FOR HEIGHTS AND DETAILS)
	HATCH DENOTES FLOOR PAINTED INSURANT AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
L# / MM	UNIT TYPE L# = SUITE LEGAL NUMBER MM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-27)

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. REFER TO STRUCTURAL DRAWINGS FOR DETAILS. PROVIDE FOR BALCONIES WITH CURBS, ALL TERRACES TO HAVE SCUPPERS. FOR ADDITIONAL INFORMATION REFER TO A7 DETAILS.

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 PLENUM SPACE AS REQUIRED FOR ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS 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 A21.1-M6.02. 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 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 FOR 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 HUBLES 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 THE WALL/PLANKS TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

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 X 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 CEILING NOTE

1- SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR CLOSERING OF HVAC DUCTS. DROP CEILINGS AND BULKHEADS TO BE USED TO CONCEAL AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.

HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2750mm) REFER TO DETAIL C1A/A9-02 OR C1B/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)

HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (10' - 3050mm) REFER TO DETAIL C1A/A9-02 OR C1B/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)

DENOTES PLASTER/STUCCO SPRAYED FINISH TO UNDERSIDE OF SLAB. REFER TO DETAIL C1A/A9-02 (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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The Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date:

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No.:	Revision	Date:
3.	Tender	Oct. 15, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015
No.:	Issued For	Date:

PROGRESS SET
July 11, 2016

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: July 11, 2016
Drawing No.: A3-27