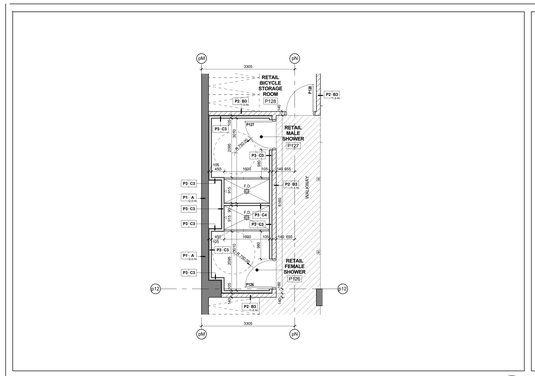
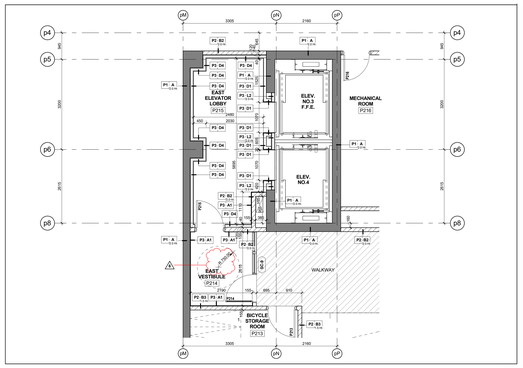
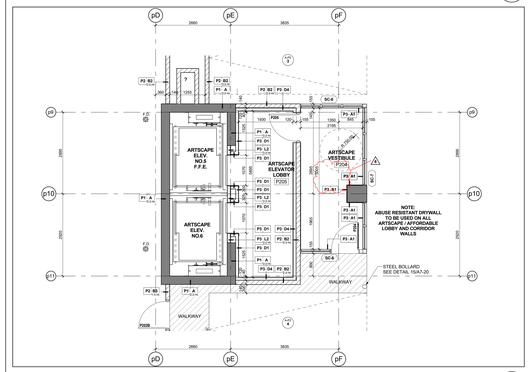


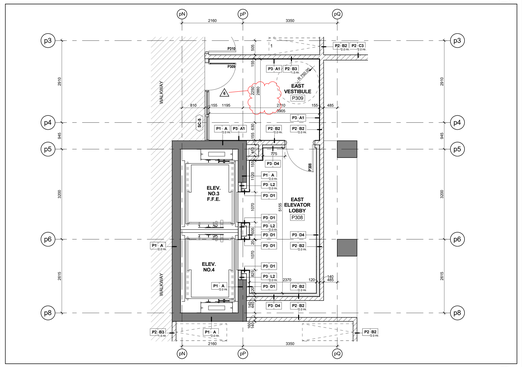
Level P1 - Underground Parking Garage - Commercial Showers 10 A3-01
Scale: 1 : 50



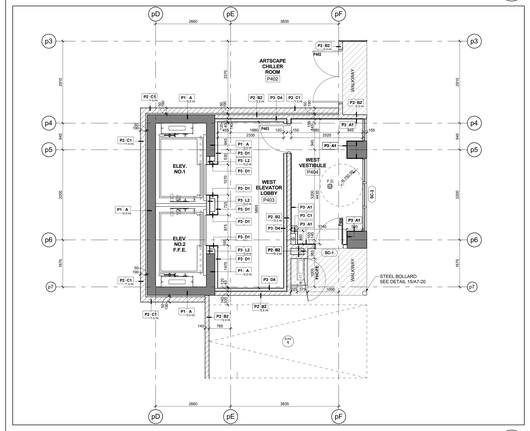
Level P1-P2 - Underground Parking Garage - East Residential Elevator Lobby 9 A3-01
Scale: 1 : 50



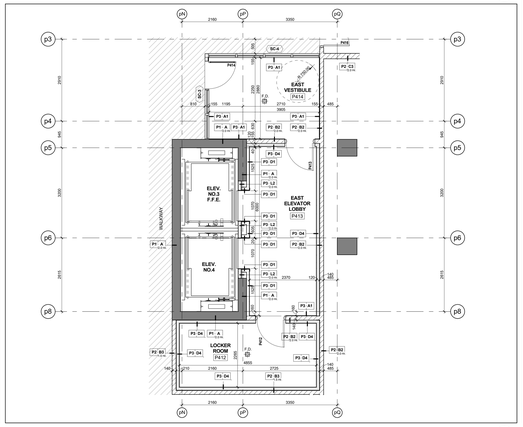
Level P2 - Underground Parking Garage - West Artscape Elevator Lobby 8 A3-01
Scale: 1 : 50



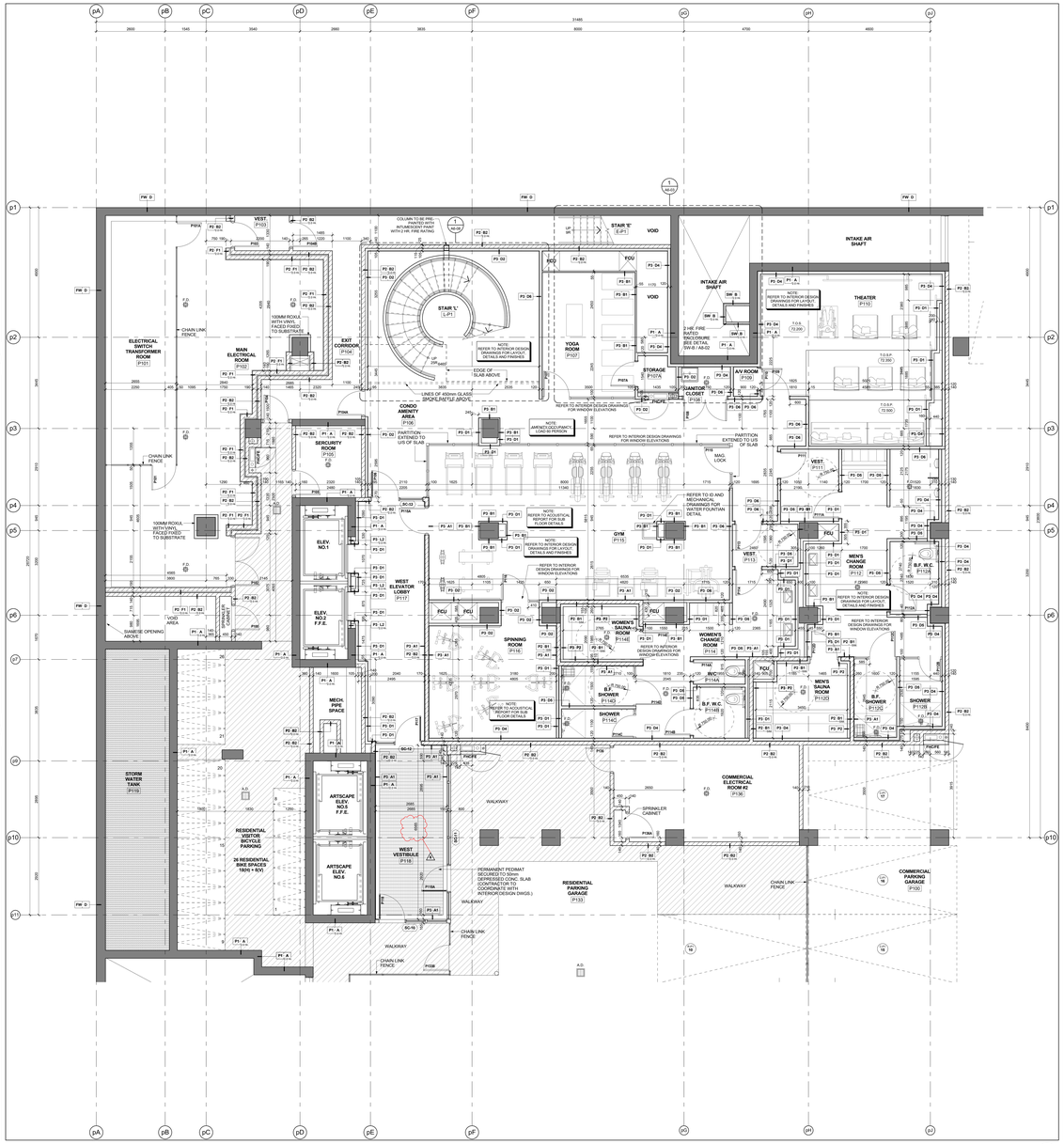
Level P3 - Underground Parking Garage - East Residential Elevator Lobby 7 A3-01
Scale: 1 : 50



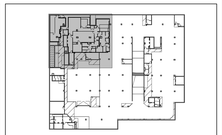
Level P3-P4 - Underground Parking Garage - West Residential Elevator Lobby 6 A3-01
Scale: 1 : 50



Level P4 - Underground Parking Garage - East Residential Elevator Lobby 5 A3-01
Scale: 1 : 50



Level P1 - Underground Parking Garage - Partial Plan 4 A3-01
Scale: 1 : 50



Key Plan Level P1 3 A3-01

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.L.C. (000.000)	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.C. (000.000)	TOP OF CONCRETE SLAB - HIGH POINT
T.O.R. (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	FLOOR/CEILING 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 CSA-M-02 OR CSA-M-03 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL CSA-M-02, CSA-M-03 OR CSA-M-05 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1A-M-02, A1B-M-02, A1C-M-02, A1D-M-02 OR A1E-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A1F-M-02 OR A1G-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL A1H-M-02 OR A1J-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL A1K-M-02, A1M-M-02, A1N-M-02 OR A1P-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR FINISH DIFFERENT FROM CEILING. REFER TO DETAIL CSA-M-02, CSA-M-03 OR CSA-M-05 (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.)
L# / MM	UNIT TYPE L# = SUITE LEGAL NUMBER MM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A3-01

GENERAL TYPICAL FLOOR NOTES

1- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND FIXED FURNITURE.

2- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT LOW POINT. REFER TO DETAIL CSA-M-01 (REFER TO SCUPPERS, DRAIN AND AREA DRAINS - SEE PLANS FOR LOCATIONS)

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 DRAINS(SILL/SOFFIT AND JAMBS) SUBSIDIARY.

5- PROVIDE ALL PLUMBING 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 A21-1A8.02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

8- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PENETRATIONS TO 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 SHAFT REQUIREMENTS WITH REVISED ELEVATOR SHAFT DRAWINGS.

B. ELEVATOR PIT 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. ALL LADDERS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.

10- LOCKER ROOM NOTES:
ALL LOCKER INNER WIDTH TO BE 1100mm (TYP.) . LOCKERS TO BE CONSTRUCTED WITH 6'-0" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. PROVIDE 300mm HIGH SOLID PARTITION AT BASE OF ALL WALL/ROOM 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.

11- BICYCLE SPACE NOTES:
BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS
HORIZONTAL RACKING 600w X 1800lg X 1800h
VERTICAL RACKING 600w X 1200lg 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 A3-01

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: November 4th, 2016

ALAMO ASSOCIATES ARCHITECTS INC. ONTARIO CANADA
SEAL MUST BE SIGNED TO BE VALID
Construction

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20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
Tel (416) 665-6060, Fax (416) 665-1234, www.kirkorarchitects.com

No.	Revision	Date
1	Site Instruction #02	Mar. 03, 2017
2	Site Instruction #11	Sept. 07, 2017
3	Site Instruction #16	Nov. 01, 2017
4	Site Instruction #19	Dec. 15, 2017
5	Site Instruction #23	Apr. 19, 2018
6	Site Instruction #28	Sept. 06, 2018

No.	Issued For	Date
7	Building Permit Resubmission	Nov. 1, 2017
8.	Building Permit Resubmission	April 25, 2017
5.	Construction	Nov. 4, 2016
4.	Tender	Oct. 15, 2015
3.	Building Permit Resubmission	July 14, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level P1 - Underground Parking Garage - Partial Plan & Elevator Lobbies

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: November 4th, 2016
Drawing No.: A3-01

Plot Date: 9/5/2018 5:51:39 PM File Path: C:\Users\20191334\RAPID-Model-Building R3-R4_R17\2015__tsor.rvt