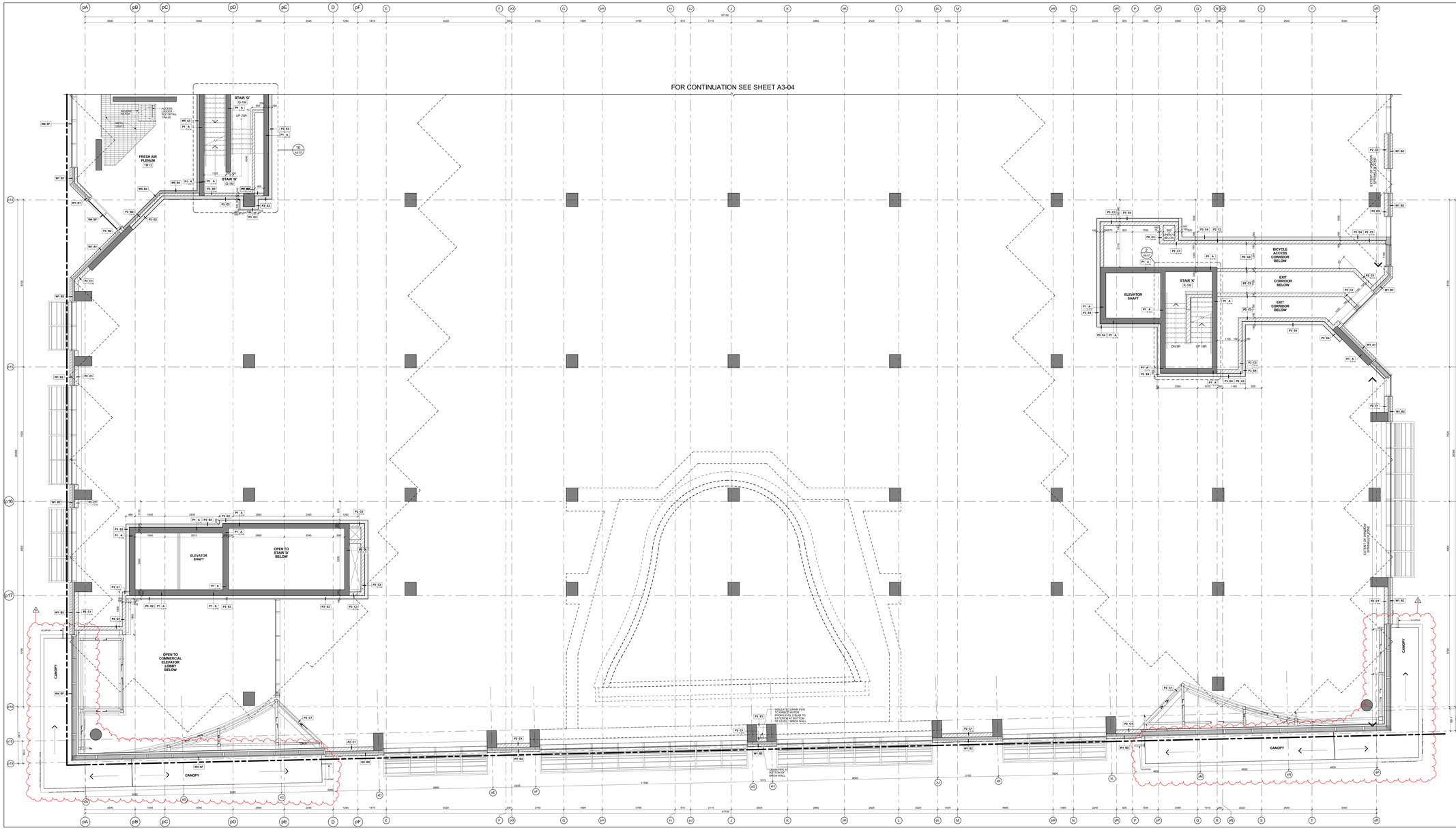
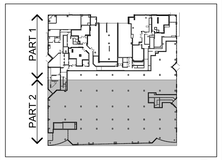


Level 1 Mezzanine - Partial Plan - Part 2 (4, A3-05)

Scale: 1 : 50



Key Plan Level 1 Mezzanine (3, A3-05)

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
123.45 / XXX.XXX	TOP OF CONCRETE SLAB - LOW POINT
123.45 / XXX.XXX	TOP OF CONCRETE SLAB - HIGH POINT
123.45 / XXX.XXX	TOP OF CONCRETE WALL
123.45 / XXX.XXX	TOP OF CONCRETE CURB
123.45 / XXX.XXX	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
	DENOTES CHAIN LINK FENCE
123.45 / XXX.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 / 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-B-02 OR C3B-A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3A-B-03, C3B-A-03 OR C3B-B-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1A-A-02, A1B-A-02, A1C-A-02, A1D-A-02, A1E-A-02 OR A1H-A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1F-A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A1G-A-02 OR A1H-A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL S1A-A-02, S1B3A-A-02 OR S1C-A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES FIRE RATED ENCLOSURE. S1E-A-02 OR S1F-A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES SUSPENDED GYPSUM OR 1-6MM CEILING REFER TO DETAIL C1B-A-02 OR C1C-A-02 (REFER TO INTERIOR DESIGN DRAWINGS FOR HEIGHTS AND DETAILS)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO INTERIOR DESIGN DRAWINGS (REFER TO PLANS FOR EXTENT)
L# UNIT TYPE / SIZE	L# = SUITE LEGAL NUMBER M# = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2, A3-05)

GENERAL TYPICAL FLOOR NOTES

1- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND FINISHED FLOORS.

2- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT LOW POINT OF SILL TO DRAIN TO EXTERIOR TO WHERE SCUPPERS OR 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/FLOW AND SHROUD DRAINS).

5- PROVIDE ALL PATHWAYS SPACE AS REQUIRED FOR ELECTRICAL SERVICE. 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 PER DETAIL A21-1A8-02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

8- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PENETRATIONS 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 SHAFT 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 TO TOP OF LANDING TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.

10- LOCKER ROOM NOTES:
ALL LOCKER AISLES WIDTH TO BE 1160mm (TYP.) . LOCKERS TO BE CONSTRUCTED WITH 6"x6" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. LOCKERS TO BE 305mm DEEP AND 305mm WIDE. LOCKERS TO BE RAISED 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 600m X 1800m X 1800h
VERTICAL RACKING 600m X 1200m X 1900h

11- ABUSE RESISTANT DRYWALL TO BE USED ON ALL ANTICAPE / 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, A3-05)

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

Construction

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No.	Revision	Date
1	Site Instruction #05	July 24, 2017
2	Site Instruction #01	Oct. 19, 2016
6.	Building Permit Resubmission	Nov. 1, 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

No.	Issued For	Date

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 1 Mezzanine - 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: November 4th, 2016
Drawing No.: A3-05