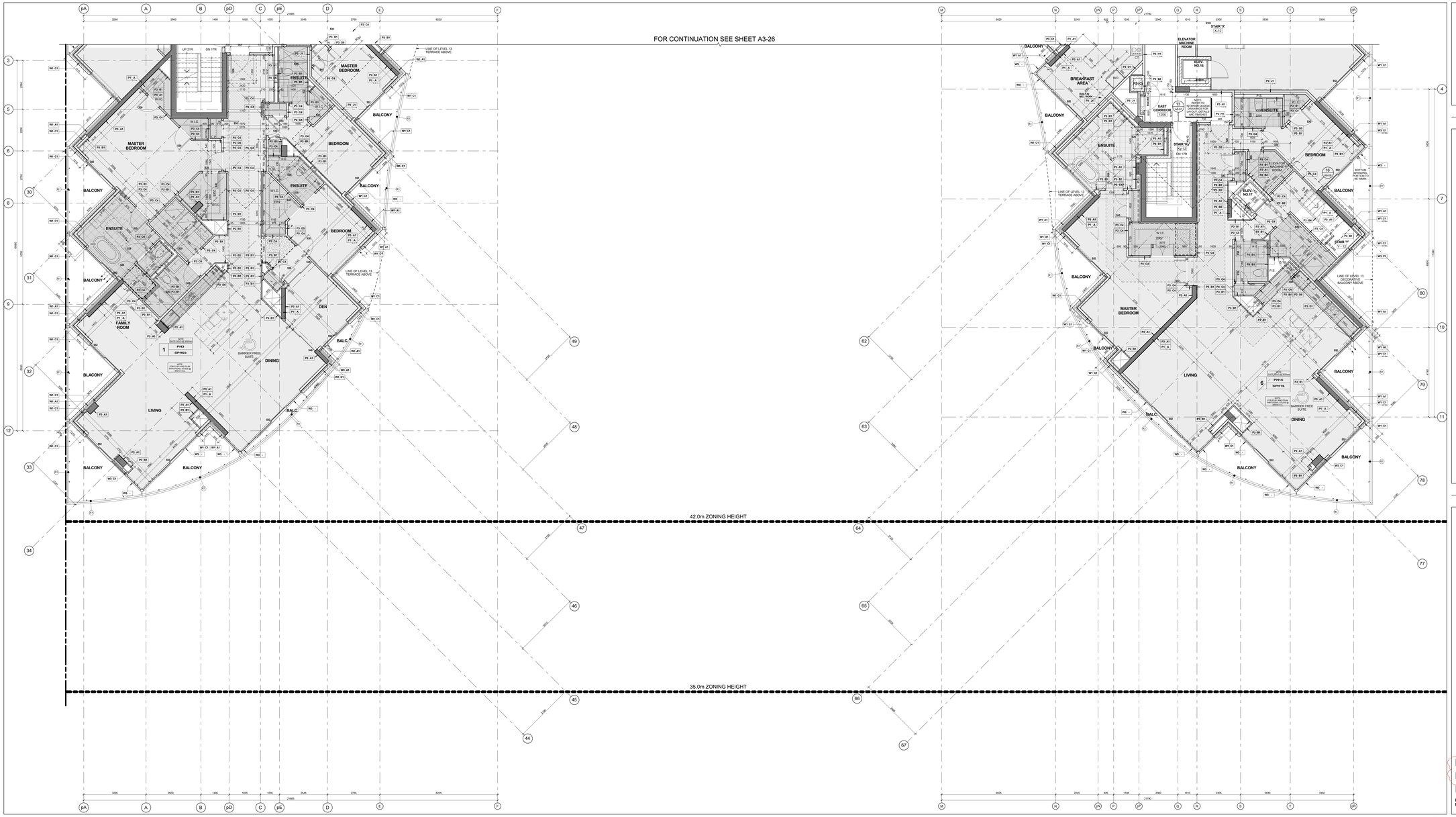
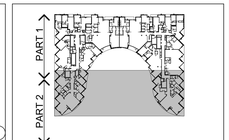


Level 12 - Twelfth Floor - Partial Plan - Part 2 4 A3-27

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.L.C (XX.XX)	TOP OF CONCRETE SLAB - LOW POINT
T.O.L.H. (XX.XX)	TOP OF CONCRETE SLAB - HIGH POINT
T.O.W. (XX.XX)	TOP OF CONCRETE WALL
T.O.C. (XX.XX)	TOP OF CONCRETE CURB
T.O.S. (XX.XX)	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	FLOOR/CEILING ASSEMBLY TYPE (SEE AB-SCHEDULES & A7-DETAILS)
XX	DOOR NUMBER (SEE AB-SCHEDULES FOR DOOR & FRAME SCHEDULES)
RX	RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C3A-M-02 OR C8M-M-02 (SEE MH-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3A-M-02, C8M-M-02 OR C8E-M-02 (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 S1E-M-02 OR S1F-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL S1A-M-02, S1B-M-02, S1E-M-02 OR S1F-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR FINISH ABOVE PLENUM T.O.W.F.C. AND CEILING REFER TO DETAIL C1B-M-02, C1G-M-02 (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 - SWINGING NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A3-27

GENERAL TYPICAL FLOOR NOTES

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

2- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT LOWEST LOCATION ON BALCONY AND CONNECT TO WEB 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 OPENING SECTION AND WINDOW SCREEN.

5- PROVIDE ALL PLYWOOD 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 PER DETAIL A2-1.1A&.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 ADJUST TO SUITE REQUIREMENTS WITH REVISED 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 SLAB. LADDERS 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 ELEVATED 150mm ABOVE FINISHED FLOOR. CEILING MUST TO BE 400mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

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

11- BICYCLE OFFICE NOTES:
BIKE 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 ANTICAPE / 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 LOCATIONS OF HVAC DUCTS. DROP CEILINGS AND BULKHEADS TO BE USED TO CONCEAL HVAC DUCTS, ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.

HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 3750mm) REFER TO DETAIL A1A-M-02. REFER TO REFLECTED CEILING PLAN (REFER TO PLANS AND SECTIONS FOR EXTENT.)

HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (10' - 3000mm) REFER TO DETAIL A1A-M-02. REFER TO REFLECTED CEILING PLAN (REFER TO PLANS AND SECTIONS FOR EXTENT.)

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

Date: November 4, 2016

SEAL MUST BE SIGNED TO BE VALID

Construction

KIRKOR ARCHITECTS + PLANNERS
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 #04	April 20, 2017
3	Site Instruction #05	May 05, 2017
4	Site Instruction #10	Aug. 25, 2017
5	Site Instruction #25	June 8, 2018
6	Site Instruction #27	Aug. 03, 2018
7	Site Instruction #27-R2	Aug. 29, 2018
8	Site Instruction #30	Oct. 01, 2018

No.	Issued For	Date
5.	Building Permit Resubmission	Nov. 1, 2017
4.	Construction	Nov. 4, 2016
3.	Tender	Oct. 13, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 12 - Twelfth Floor - Partial Plan - Part 2 (SPH - Sky Penthouse)

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 4, 2016
Drawing No.: A3-27