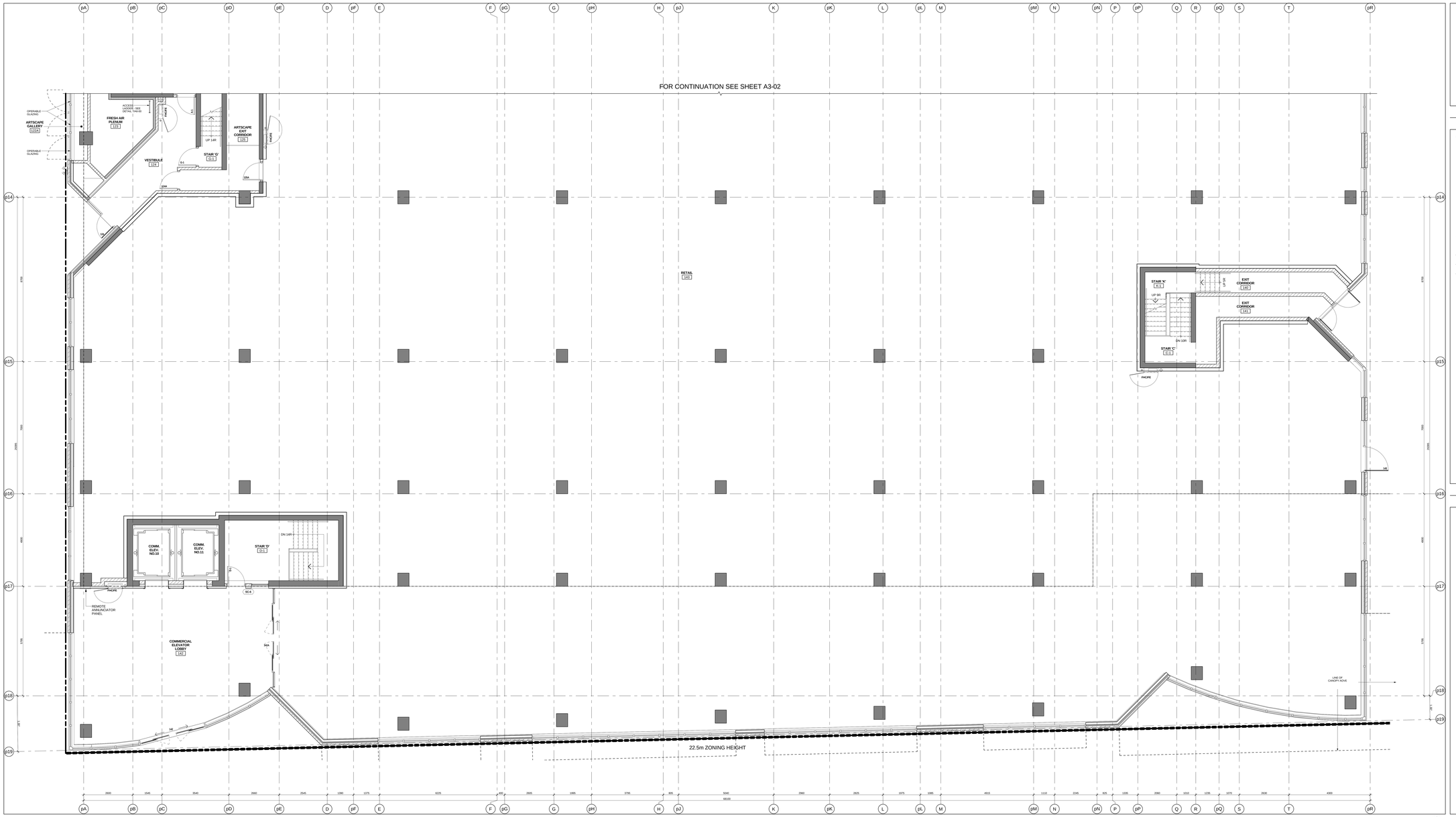
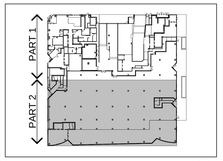


Level 1 - Ground Floor - Partial Plan - Part 2 4 A3-03

Scale: 1 : 50



Key Plan Level 1 3 A3-03

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
123.L.P. 000.000	TOP OF CONCRETE SLAB - LOW POINT
123.H.P. 000.000	TOP OF CONCRETE SLAB - HIGH POINT
123W. 000.000	TOP OF CONCRETE WALL
123C. 000.000	TOP OF CONCRETE CURB
123S. 000.000	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
-----	DENOTES CHAIN LINK FENCE
76.45 EX	EXISTING SPOT ELEVATION
XXX	PROPOSED FINISHED SPOT ELEVATION
XXX	PROPOSED FINISHED SPOT ELEVATION - RELATIVE TO GROUND FLOOR ELEVATION
XXX	PROPOSED LANDSCAPE ELEVATION
XXX	WALL TYPE & FIRE RATING (SEE AB SCHEDULES & A-7 DETAILS)
XXX	WINDOW TYPE (SEE AB SCHEDULES & A-7 DETAILS)
XXX	ROOM NUMBER (SEE AB SCHEDULES FORROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE AB SCHEDULES & A-7 DETAILS)
101 XX	DOOR NUMBER (SEE AB SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. REFER TO DETAIL C3AA8-02, C3BA8-02 OR C2CA8-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C3AA8-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. (REFER TO DETAIL C3AA8-02, C3BA8-02 OR C2CA8-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL AC3AB-02, AC3AB-02, AC3AB-02 OR AC4AB-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL AC3AB-02 OR AC4AB-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOS.IRE REFER TO DETAIL S8AA8-02, S8BA8-02 OR S9CA8-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO DETAIL C3AA8-02 (REFER TO PLANS FOR EXTENT.)
LF UNIT TYPE / NM	LF = SUITE LEGAL NUMBER NM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A3-03

GENERAL TYPICAL FLOOR NOTES

1- SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS (SEE ARCHITECTURAL DWGS.) ALLOW SUFFICIENT SPACE FOR LOWERING OF HVAC DUCTS. DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND ACCESS TO ALL MECHANICAL AND ELECTRICAL SERVICES.

2- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.

3- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT LOWEST POINT OF SLAB AND CONNECT TO NAVE SCUPPERS, OR AREA DRAINS. SEE PLANS FOR LOCATIONS.

4- PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATION AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.

5- REFER TO WINDOW SCHEDULE FOR LOCATION OF WINDOW OPENING SECTION AND INSECT SCREEN.

6- PROVIDE ALL FURRING SPACE AS REQUIRED FOR ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAILS.

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

8- ALL BATHROOM CEILINGS TO BE CONSTRUCTED AS PER DETAIL AC3J7-02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

9- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES NO PENETRATIONS ARE ALLOWED TO PENETRATE OR PASS THRU THIS ENCLOSURE.

10- ELEVATOR:

A. ELEVATOR SHAFT DIMENSIONS PROVIDED BY THE ELEVATOR CONSULTANT. A COPY OF THIS REPORT CAN BE OBTAINED FROM THE ARCHITECT. ELEVATOR SHAFT SIZES MUST ALSO COORDINATE WITH REVIEWED ELEVATOR SHAFT 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 FLOOR TO TOP. LADDERS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.

11- LOCKER ROOM NOTES:
ALL LOCKER ROLLS WIDTH TO BE 1130mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH 6"x6" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. PROVIDE ADEQUATE SPACE FOR ALL PIPES, DUCTS AND SIMILAR PIPES TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

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

BICYCLE SPACE NOTES:
ALL BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS.
HORIZONTAL RACKING 600m X 1800lb X 1800lb.
VERTICAL RACKING 900m X 1200lb X 1900lb.

General Typical Floor Notes 1 A3-03

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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Date: May 1, 2015

ROMANO ASSOCIATES LTD. ARCHITECTS

THIS SEAL MUST BE VISIBLE TO BE VALID

Building Permit

KIRKOR ARCHITECTS + PLANNERS

20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
TW 65-6565-6565, FW 65-665-7234, www.kirkorarchitects.com

No.	Revision	Date

No.	Issued For	Date
1.	Building Permit	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 1 - Ground 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. / M.R.
Checked by: C.A.
Project No.: 13148
Date: May 1, 2015
Drawing No.: A3-03

For Scale: 5/1/2015 12:35:47 PM File Path: C:\Users\jkoenig\Documents\ACAD 2015 WORKING FILES\13148F20-Model-Building R3-R4_jkoenig6. (X\T)\rvt