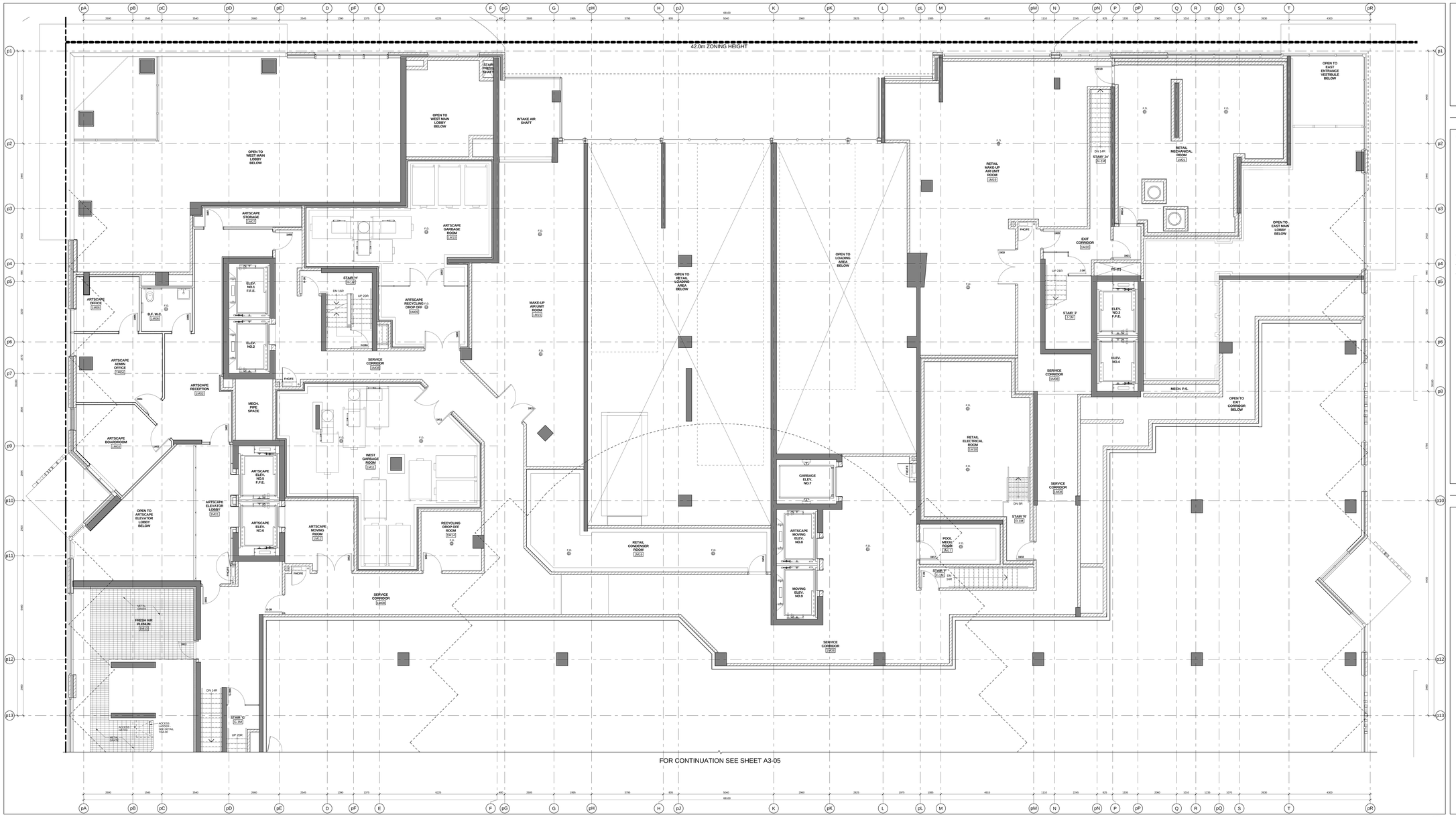
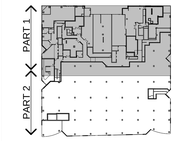


Level 1 Mezzanine - Partial Plan - Part 1 4 A3-04

Scale: 1 : 50



Key Plan Level 1 Mezzanine 3 A3-04

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
T.O.S.L.P. 000.000	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.H.P. 000.000	TOP OF CONCRETE SLAB - HIGH POINT
T.O.W. 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
76.00	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 & A7-DETAILS)
XXX	WINDOW TYPE (SEE AB-SCHEDULES & A7-DETAILS)
XXX	ROOM NUMBER (SEE AB-SCHEDULES FORROOM FINISH SCHEDULES)
XXX	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)
	WITCH DENOTES SUSPENDED GYPSUM BOARD CEILING. REFER TO DETAIL C3AW-02, C3BW-02 OR C3CW-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	WITCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL AC3W-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	WITCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3AW-02, C3BW-02 OR C3CW-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	WITCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL AC3AW-02, AC3BW-02 OR AC4AW-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	WITCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL AC3AW-02 OR AC4AW-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	WITCH DENOTES HORIZONTAL FIRE RATED ENCLOS.RFE REFER TO DETAIL SW4AW-02, SW6AW-02 OR SW2AW-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	WITCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO DETAIL SF2AW-02 (REFER TO PLANS FOR EXTENT.)
LF / UNIT TYPE / 100	LF = SUITE LEGAL NUMBER 100 = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A3-04

GENERAL TYPICAL FLOOR NOTES

1- SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS FOR LOWERING OF WALLS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND CONCEALMENT OF MECHANICAL, 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 AS REQUIRED. REFER TO PAVER, SCUPPER, 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 AC3.1AB-02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

9- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PIPES ARE ALLOWED TO PENETRATE UP PAST 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. ARCHITECT TO REVIEW ELEVATOR 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 FLOOR TO 1000mm ABOVE TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.

11- LOCKER ROOM NOTES:
ALL LOCKER AISLES WIDTH TO BE 1100mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH 6"x6" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. PROVIDE ADEQUATE VENTILATION TO LOCKER ROOM. PROVIDE TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER SHOP DRAWINGS. 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 1800lg. X 1800h.
VERTICAL RACKING 900m X 1200lg. X 1900h.

General Typical Floor Notes 1 A3-04

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: May 1, 2015

Building Permit

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No.:	Revision	Date
1.	Building Permit	May 1, 2015

No:	Issued For:	Date:

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 1 Mezzanine - Partial Plan - Part 1

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.: A3-04