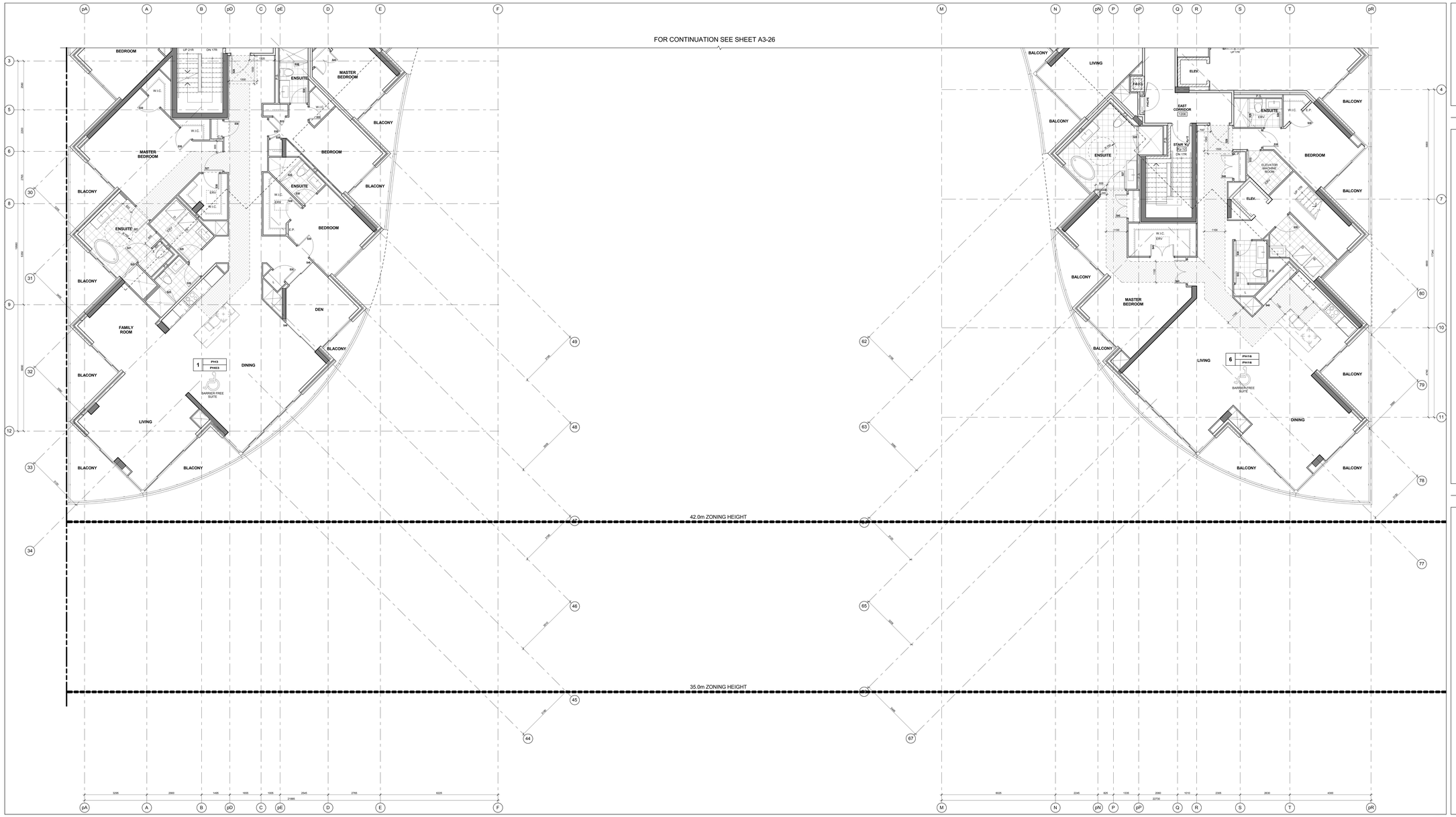
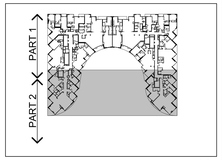


Level 12 - Twelfth Floor - Partial Plan - Part 2 (4 / A3-27)

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
103.5 L.P. 099.960	TOP OF CONCRETE SLAB - LOW POINT
103.5 H.P. 099.960	TOP OF CONCRETE SLAB - HIGH POINT
103.6 099.960	TOP OF CONCRETE WALL
103.6 099.960	TOP OF CONCRETE CURB
103.6 099.960	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
+++++	DENOTES CHAIN LINK FENCE
99.00	EXISTING SPOT ELEVATION
99 XXX	PROPOSED FINISHED SPOT ELEVATION
99 XXX	PROPOSED FINISHED SPOT ELEVATION RELATIVE TO GROUND FLOOR ELEVATION
99 XXX	PROPOSED LANDSCAPE ELEVATION
XXX	WALL TYPE & FIRE RATING (SEE A9-SCHEDULES & A-07 DETAILS)
XXX	WINDOW TYPE (SEE A9-SCHEDULES & A-07 DETAILS)
XXX	ROOM NUMBER (SEE A9-SCHEDULES FOR/ROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE A9-SCHEDULES & A-07 DETAILS)
XX XX	DOOR NUMBER (SEE A9-SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. REFER TO DETAIL C1A/A9-02, C1B/A9-02 OR C1C/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL A2/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL A3/A9-02, C3B/A9-02 OR C3C/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1/A9-02, A1C/A9-02, A1D/A9-02 OR A2/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A3/A9-02 OR A7/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE REFER TO DETAIL S9A/A9-02, S9/A9A/A9-02 OR S9/C/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO DETAIL 1/A9-02 (REFER TO PLANS FOR EXTENT.)
L# UNIT TYPE SM	L# = SUITE LEGAL NUMBER SM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-27)

GENERAL TYPICAL FLOOR NOTES

1- SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS (TYP.) REFER TO DETAIL 1/A9-02 & 2/A9-02 (REFER TO PLANS FOR LOVERING OF HVAC DUCTS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION OF MECHANICAL, ELECTRICAL AND OTHER BUILDING 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. REFER TO DETAIL 1/A9-02 (REFER TO PLANS TO HAVE 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 A1/A9-02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE CHASES.

9- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES NO SERVICES SHALL BE 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. ARCHITECT TO ADJUST BUILDING 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 6FT HIGH WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. LOCKERS TO BE 300mm DEEP AND 300mm WIDE. LOCKER HEIGHT ALLOWED TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

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

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

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: May 1, 2015

ONTARIO ASSOCIATE ARCHITECTS

THIS SEAL MUST BE SIGNED TO BE VALID

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 12 - Twelfth 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.: A3-27