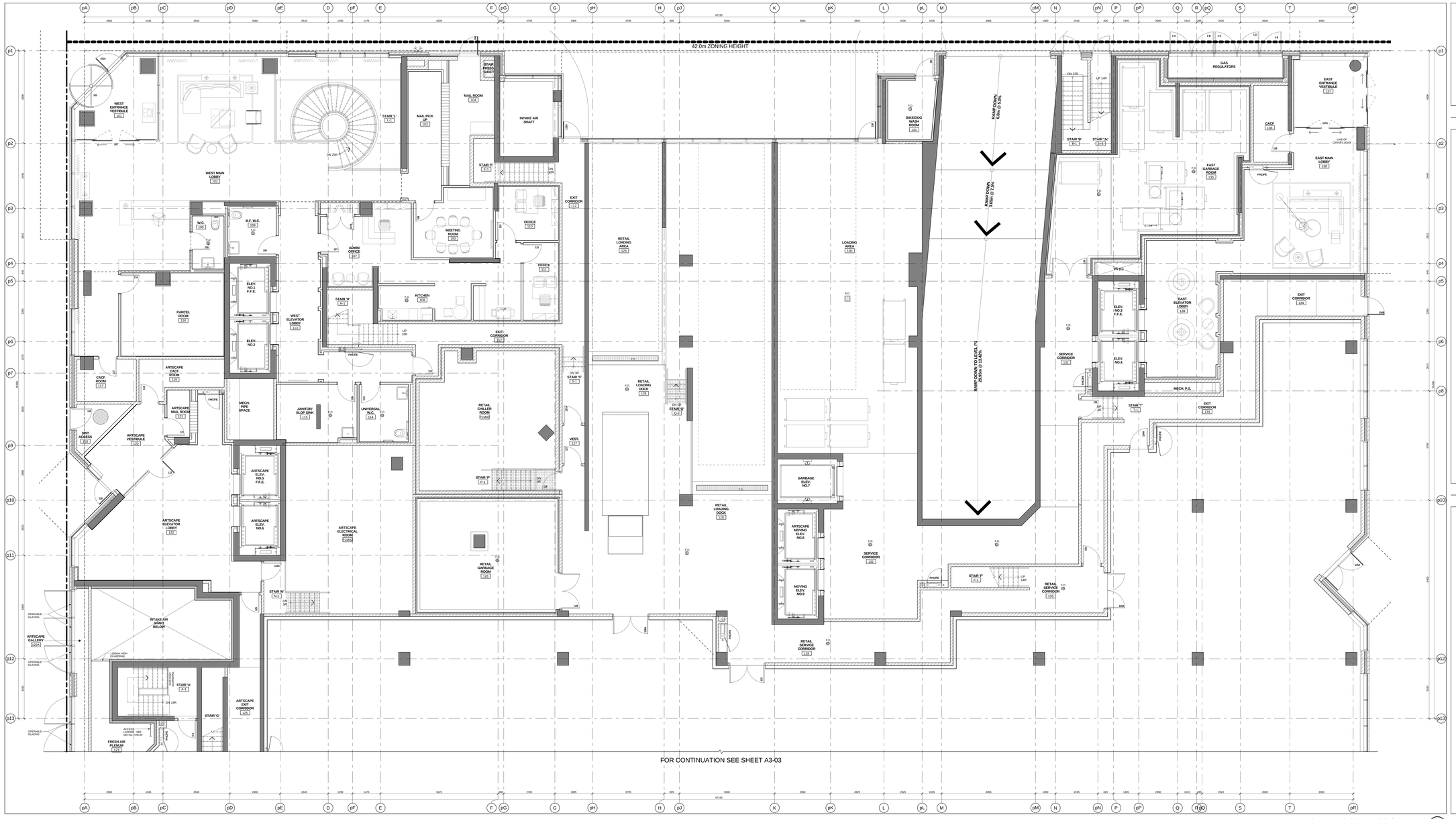

Level 1 - Ground Floor - Partial Plan - Part 1 (4 / A3-02)

Scale: 1 : 50

Key Plan Level 1 (3 / A3-02)

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.L.P. 000.000	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.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
XX.XX	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 FOR/ROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE AB SCHEDULES & A7-DETAILS)
XXX / 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 C3AWA/02, C3BWA/02 OR C3CWA/02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C3AWA/02, C3BWA/02 OR C3CWA/02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3AWA/02, C3BWA/02 OR C3CWA/02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A21-02, A21AWA/02, A21BWA/02 OR A21AWA/02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A21AWA/02 OR A21BWA/02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL S9AWA/02, S9BWA/02 OR S9ACWA/02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. (REFER TO PLANS FOR EXTENT.)
L# / UNIT TYPE / SU	L# = SUITE LEGAL NUMBER SU = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-02)

GENERAL TYPICAL FLOOR NOTES

1- SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS (SEE ARCHITECTURAL PLANS FOR EXTENT OF BULKHEADS FOR COVERING OF HVAC DUCTS). DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION OF MECHANICAL, ELECTRICAL AND FIRE PROTECTION 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 C3AWA/02 OR C3BWA/02 (TO WHERE SCUPPERS, OR AREA DRAINS, SEE PLANS FOR LOCATION).

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 FIRE DETAIL A21-18/02. 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. ADJUSTMENTS TO SUITE 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 TWO STEPS BELOW. LADDERS 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 300mm HIGH WIRE MESH PARTITIONS BETWEEN ENCLOSURES TO BE 400mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER PRIOR TO INSTALLING 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 1800p X 1900h.
VERTICAL RACKING 900m X 1200p X 1900h.

General Typical Floor Notes (1 / A3-02)

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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The Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date: June 12, 2015

KIRKOR ARCHITECTS AND PLANNERS
ONTARIO
THIS ITEM IS READY TO BE USED
Building Permit

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No.:	Revision	Date
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 - Ground Floor - 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.
Checked by: C.A.
Project No.: 13148
Date: June 12, 2015
Drawing No.: A3-02

Plot Date: 6/12/2015 9:36:04 AM File Path: C:\Users\evelesta\Documents\RCVT 2015 WORKING FILES\13148P20-Model-Building R3-R4_evelesta.rvt