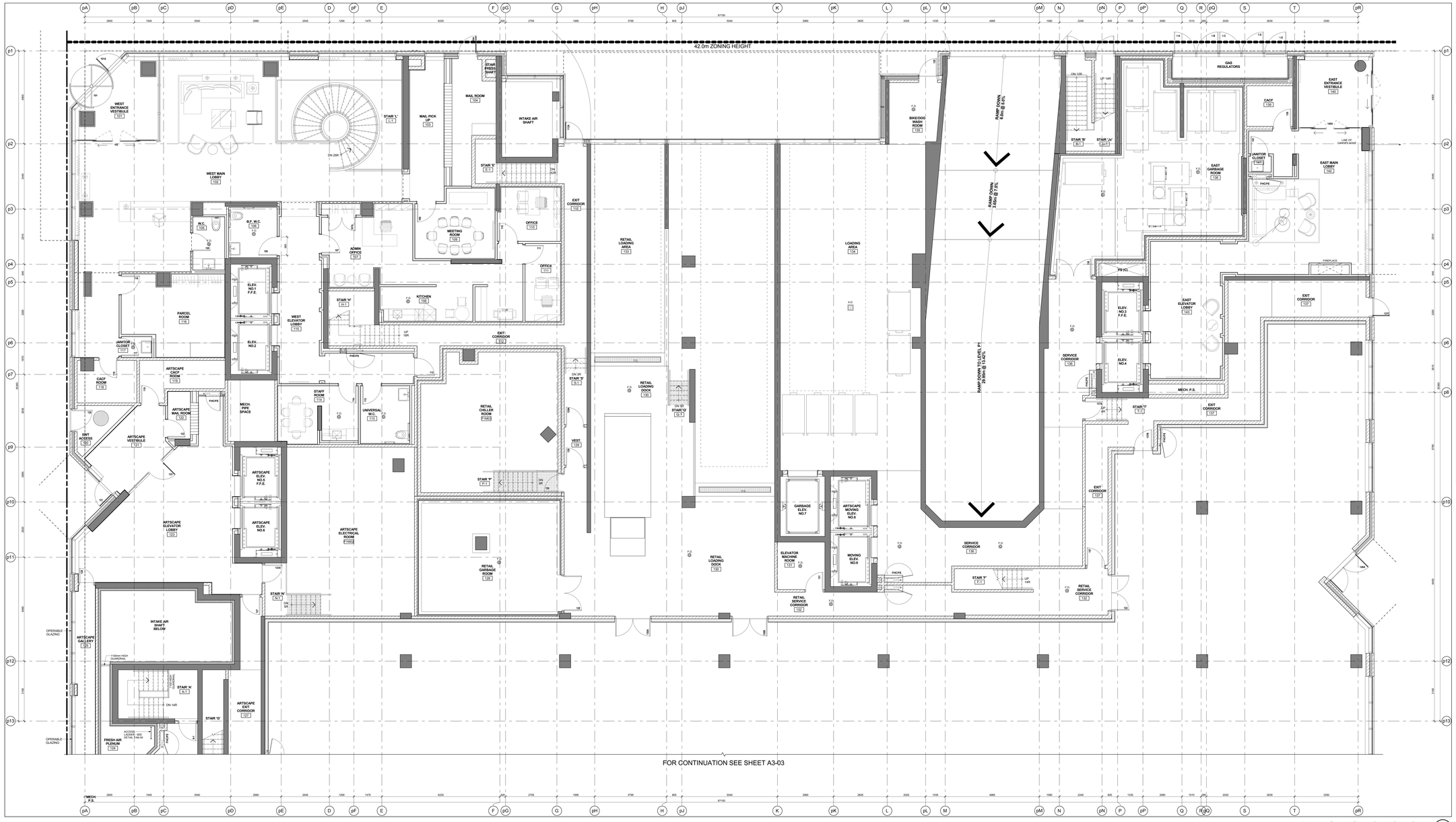
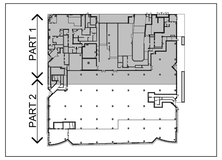


Level 1 - Ground Floor - Partial Plan - Part 1 (4 / A3-02)

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
TOS L.P. OR0.00	TOP OF CONCRETE SLAB - LOW POINT
TOS H.P. OR0.00	TOP OF CONCRETE SLAB - HIGH POINT
TOW OR0.00	TOP OF CONCRETE WALL
TOC OR0.00	TOP OF CONCRETE CURB
TOS OR0.00	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	DOOR NUMBER (SEE AB-SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2440mm) REFER TO DETAIL C1A/A9-02, C1B/A9-02 OR C1C/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2750mm) 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 C2A/A9-02 OR C2B/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C2A/A9-02, C2B/A9-02 OR C2C/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL AC1A/A9-02, AC1B/A9-02, AC1C/A9-02 OR AC4A/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL AC3A/A9-02 OR AC3B/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL C3A/A9-02 OR C3B/A9-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
LE / UNIT TYPE / SM	LE = SUITE LEGAL NUMBER / SM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-02)

GENERAL TYPICAL FLOOR NOTES

1. SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS ABOVE. CONTRACTOR TO PROVIDE ALL BULKHEADS AND DROPS FOR LEVELING OF HVAC DUCTS. DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION OF MECHANICAL, ELECTRICAL AND PLUMBING SERVICES.
2. REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.
3. BALCONY SLABS AND CONCRETE SILL CONSTRUCTION TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF WALL 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 AC1A/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 TWO FLOORS ABOVE. 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"HIGH WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. LOCKERS TO BE 305mm DEEP x 305mm WIDE x 1830mm HIGH. BENCHES TO BE 460mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.
   REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER AND INSTALL WITH 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 600w X 1200lg X 1900h.

General Typical Floor Notes (1 / A3-02)

Contractors Must Check And Verify All Dimensions On The Job.
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Date: June 30, 2015

Building Permit

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No.	Revision	Date
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

REVISIONS AFTER BUILDING PERMIT SUBMISSION JUNE 30, 2015

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 30, 2015

Drawing No.: A3-02

Plot Date: 6/30/2015 10:43:58 AM File Path: G:\Users\mmore\Documents\Revit 2015 Working Files\13148P05-Wesler-Building R3-R4_mmore (V27).rvt