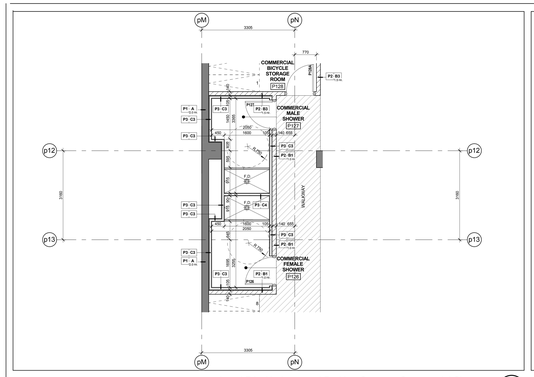
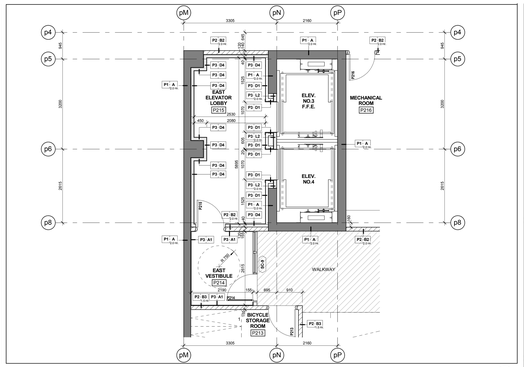
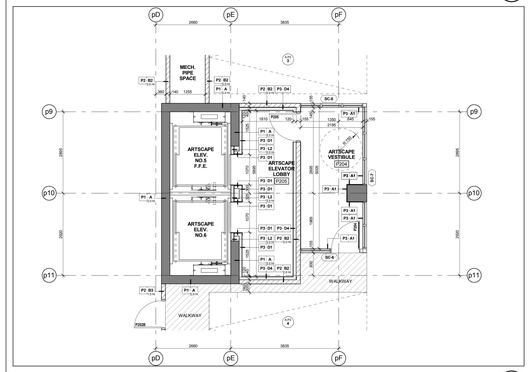


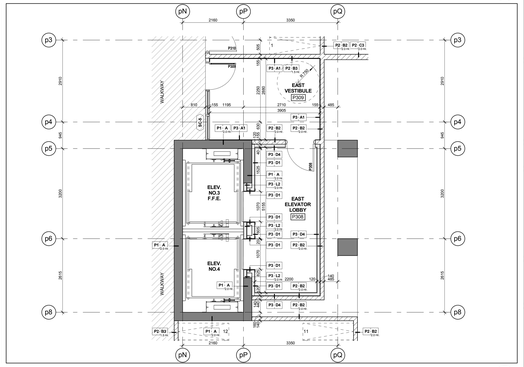
Level P1 - Underground Parking Garage - Commercial Showers 10 A3-01
Scale: 1 : 50



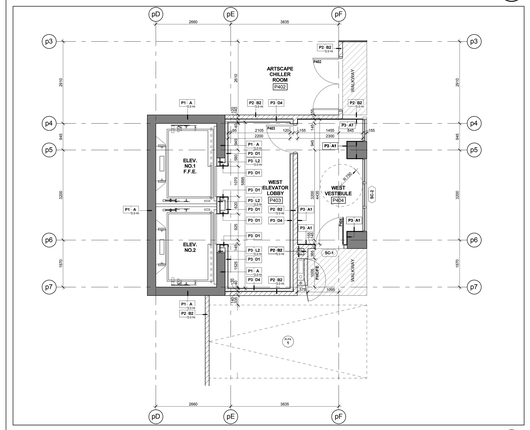
Level P1-P2 - Underground Parking Garage - East Residential Elevator Lobby 9 A3-01
Scale: 1 : 50



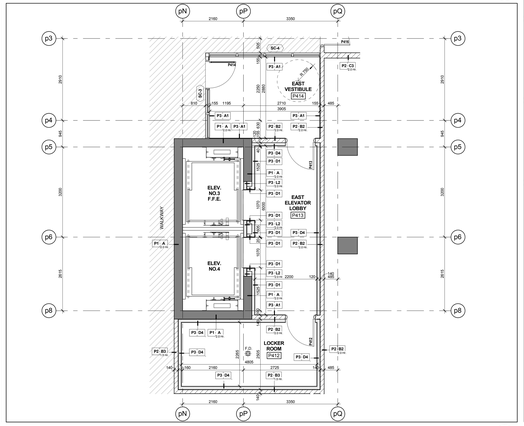
Level P2 - Underground Parking Garage - West Artscape Elevator Lobby 8 A3-01
Scale: 1 : 50



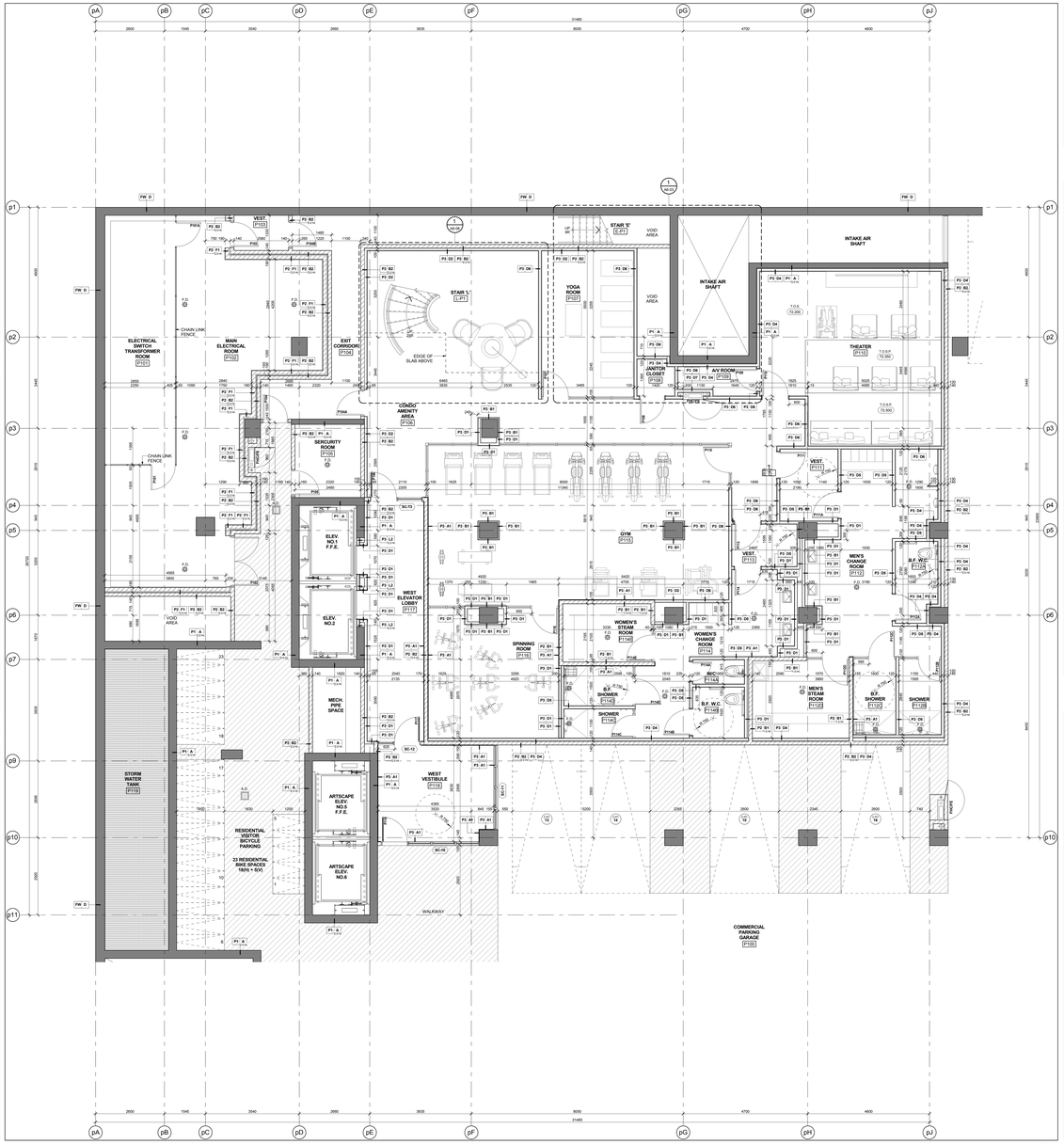
Level P3 - Underground Parking Garage - East Residential Elevator Lobby 7 A3-01
Scale: 1 : 50



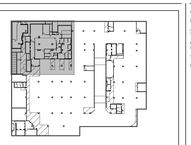
Level P3-P4 - Underground Parking Garage - West Residential Elevator Lobby 6 A3-01
Scale: 1 : 50



Level P4 - Underground Parking Garage - East Residential Elevator Lobby 5 A3-01
Scale: 1 : 50



Level P1 - Underground Parking Garage - Partial Plan 4 A3-01
Scale: 1 : 50



Key Plan Level P1 3 A3-01

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. (99.99)	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.H.P. (99.99)	TOP OF CONCRETE SLAB - HIGH POINT
T.O.W. (99.99)	TOP OF CONCRETE WALL
T.O.C. (99.99)	TOP OF CONCRETE CURB
T.O.S. (99.99)	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
	DENOTES CHAIN LINK FENCE
99.99	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)
101	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 C1/A/A-522, C1B/A/A-522 OR C1C/A/A-522 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2750mm) REFER TO DETAIL C1/A/A-522, C1B/A/A-522 OR C1C/A/A-522 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C2/A/A-522, C2B/A/A-522 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C2/A/A-522, C2B/A/A-522 OR C2C/A/A-522 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL AC1/A/A-522, AC1B/A/A-522, AC1C/A/A-522 OR AC4/A/A-522 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL AC3/A/A-522 OR AC4/A/A-522 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL C3/A/A-522 OR C3B/A/A-522 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
LM / LM	UNIT TYPE LM = SUITE LEGAL NUMBER / LM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A3-01

GENERAL TYPICAL FLOOR NOTES

1. SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS ABOVE. CONTRACTOR TO PROVIDE ADEQUATE BULKHEADS FOR LOWERING OF HVAC DUCTS. DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION OF MECHANICAL EQUIPMENT 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 SILL CONDITION. CONNECT TO 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 AC1/A/A-522. 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. CONTRACTOR TO VERIFY ALL 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 TOP. 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 6FINE WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. LOCKERS TO BE 300mm DEEP. ALL LOCKERS TO BE ELEVATED ON PLINTHS TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

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

BICYCLE SPACE NOTES:
ALL BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS.
HORIZONTAL PACKING 600m X 1800p X 1900h.
VERTICAL PACKING 600m X 1200p X 1900h.

General Typical Floor Notes 1 A3-01

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

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

Date: July 14, 2015

Building Permit Resubmission

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
TW (416) 665-6565, FW (416) 665-1234, www.kirkorarchitects.com

No.:	Revision	Date
3.	Building Permit Resubmission	July 14, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level P1 - Underground Parking Garage - Partial Plan & Elevator Lobbies

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: July 14, 2015
Drawing No.: A3-01