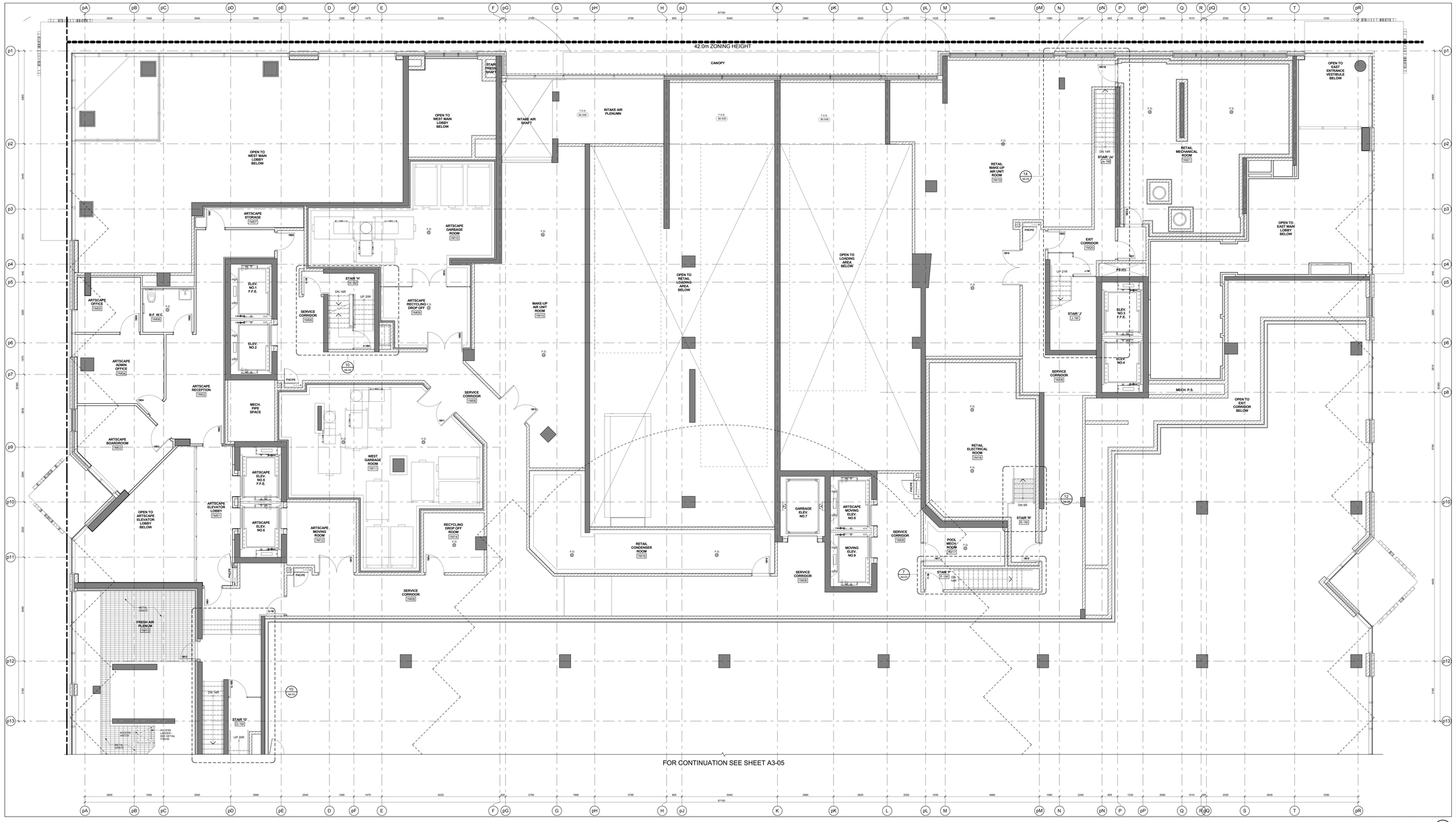
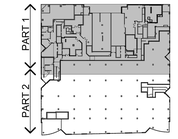


Level 1 Mezzanine - Partial Plan - Part 1 (4 / A3-04)

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. 000.00D	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.H.P. 000.00D	TOP OF CONCRETE SLAB - HIGH POINT
T.O.W. 000.00D	TOP OF CONCRETE WALL
T.O.C. 000.00D	TOP OF CONCRETE CURB
T.O.S. 000.00D	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
+++++	DENOTES CHAIN LINK FENCE
XXX.XX EXISTING	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 & A-07 DETAILS)
XXX	WINDOW TYPE (SEE AB-SCHEDULES & A-07 DETAILS)
XXX	ROOM NUMBER (SEE AB-SCHEDULES FOR/ROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE AB-SCHEDULES & A-07 DETAILS)
101	DOOR NUMBER (SEE AB-SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPE (SEE A-7 SECTIONS FOR DETAILS)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2440mm) REFER TO DETAIL C10A/B-02, C18A/B-02 OR C17A/B-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2750mm) REFER TO DETAIL C10A/B-02, C18A/B-02 OR C17A/B-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C2A/B-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C2A/B-02, C8A/B-02 OR C2C/A/B-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL AC1A/B-02, AC2A/B-02, AC3A/B-02 OR AC4A/B-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL AC5A/B-02 OR AC6A/B-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL C3A/B-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
LR / UNIT TYPE / NM	LR = SUITE LEGAL NUMBER NM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-04)

GENERAL TYPICAL FLOOR NOTES

1. SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS ABOVE. CONTRACTOR TO PROVIDE ALL NECESSARY BRACING FOR LEVELLING 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 CONSTRUCTION TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT LOWEST POINT OF SLAB. CONNECT DRAIN TO NEAREST 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 FIRE DETAIL AC1A/B-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. 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 GRADE. 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. LOCKERS TO BE 300mm DEEP x 300mm WIDE x 1800mm HIGH WITH PLINTH TO BE 400mm 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:600x 1 1800p X 1900h
    VERTICAL RACKING:600x 1 1200p 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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Date: July 14, 2015

Building Permit Resubmission

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No.:	Revision	Date
3.	Building Permit Resubmission	July 14, 2015
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 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.
Checked by: C.A.
Project No.: 13148
Date: July 14, 2015
Drawing No.: A3-04

Plot Date: 7/20/2015 9:56:43 AM File Path: C:\Users\mnorris\Documents\Revit 2015 Working Files\13148P05-Aquavista-Building R3-R4_mnorris (v17).rvt