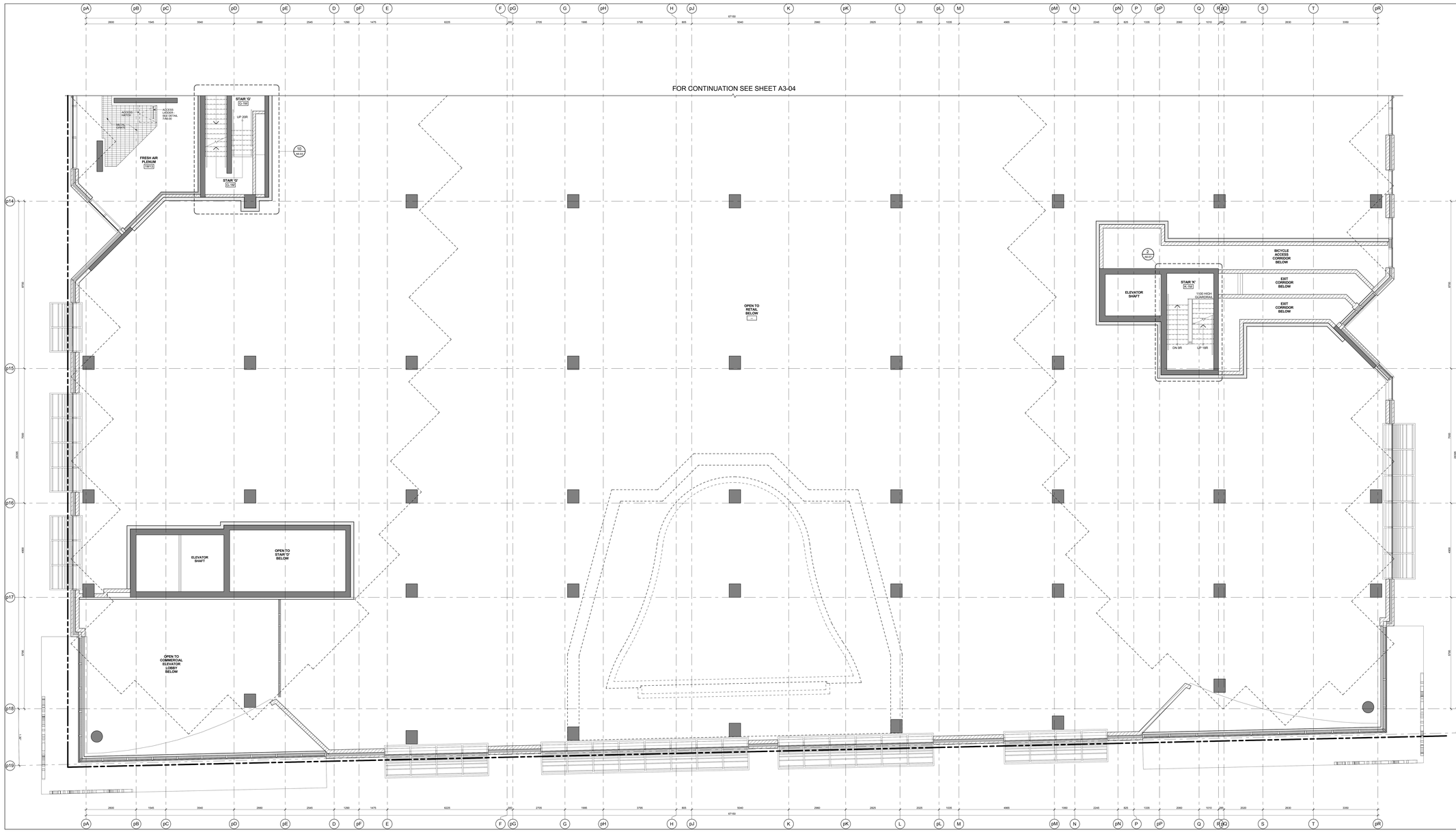

Level 1 Mezzanine - Partial Plan - Part 2 (4 / A3-05)

Scale: 1 : 50

Key Plan Level 1 Mezzanine (3 / A3-05)

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. / 99.65	TOP OF CONCRETE SLAB - LOW POINT
103.5 H.P. / 99.65	TOP OF CONCRETE SLAB - HIGH POINT
103.8 / 99.65	TOP OF CONCRETE WALL
103.8 / 99.65	TOP OF CONCRETE CURB
103.8 / 99.65	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
++++	DENOTES CHAIN LINK FENCE
99.65	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 A9-SCHEDULES & A-7 DETAILS)
XXX	WINDOW TYPE (SEE A9-SCHEDULES & A-7 DETAILS)
XXX	ROOM NUMBER (SEE A9-SCHEDULES FOR/ROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE A9-SCHEDULES & A-7 DETAILS)
101	DOOR NUMBER (SEE A9-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 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, C2B/A9-02 OR C2C/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 ACI/A9-02, ACI/A9-02, ACI/A9-02 OR ACA/A9-02 (REFER TO PLANS AND SECTIONS FOR EXTENT)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL ACI/A9-02 OR ACA/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)
LAST TYPE / M#	L# = SUITE LEGAL NUMBER M# = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-05)

GENERAL TYPICAL FLOOR NOTES

1. SHADED AREA DENOTES BULKHEADS AND DROP CEILINGS ABOVE. CONTRACTOR TO ALLOW FOR ADEQUATE SPACE FOR COVERING OF HVAC DUCTS, DROP CEILINGS AND FURRING AS REQUIRED FOR INSTALLATION AND ACCESSIBILITY TO MECHANICAL 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 SLAB AND 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 ACI/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. CONTRACTOR TO COORDINATE 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. 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'-0" HIGH MESH PARTITIONS MINIMUM 2100mm HIGH. ALL LOCKERS TO BE 305mm WIDE x 305mm DEEP x 1830mm HIGH PLINTH TO BE 460mm 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 PACKING 600m X 1800m X 1900h.
   VERTICAL PACKING 600m X 1200h X 1900h.

General Typical Floor Notes (1 / A3-05)

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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Date: July 14, 2015

KIRKOR ARCHITECTS AND PLANNERS
ONTARIO
REGISTERED
2015/07/14

THIS MATTER MUST BE TURNED TO BE VALID

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

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 1 Mezzanine - 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.
Checked by: C.A.
Project No.: 13148
Date: July 14, 2015
Drawing No.: A3-05