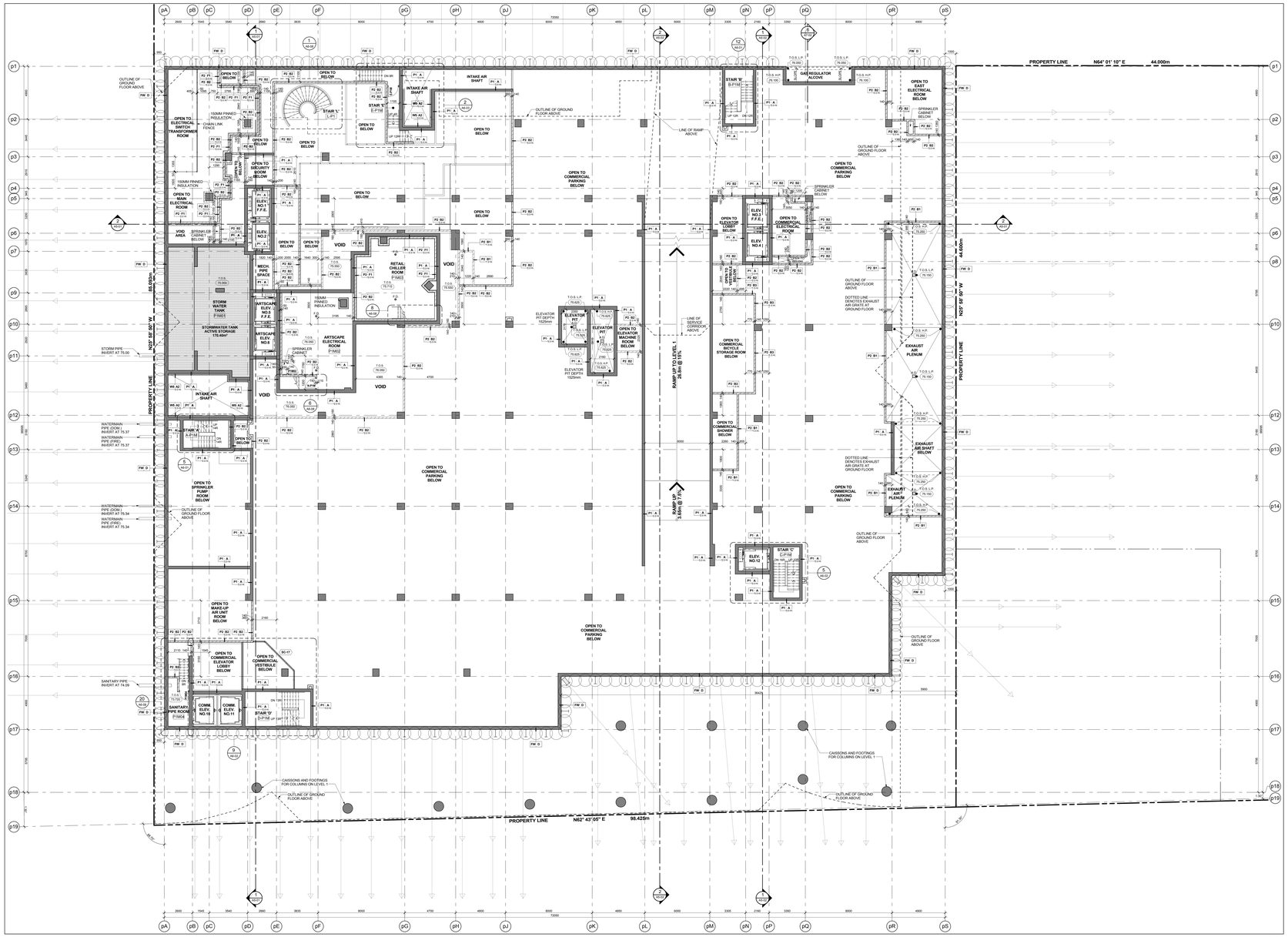
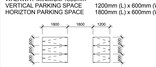


Level P1 Mezzanine - Ungerground Parking Garage
Scale: 1 : 100
A2-05

TYPICAL BICYCLE PARKING SPACE:

WALKWAY MINIMUM 1800mm
VERTICAL PARKING SPACE 1200mm (L) x 600mm (W)
HORIZTON PARKING SPACE 1800mm (L) x 600mm (W)



Typical Bicycle Parking Space Legend 3 A2-05

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
- 113.45 BW.GW. TOP OF CONCRETE SLAB - LOW POINT
- 113.45 BW.GW. TOP OF CONCRETE SLAB - HIGH POINT
- 113.45 BW.GW. TOP OF CONCRETE WALL
- 113.45 BW.GW. TOP OF CONCRETE CURB
- 113.45 BW.GW. TOP OF CONCRETE SLAB
- XXX SPRINKLERED WINDOW ASSEMBLY
- DENOTES CHAIN LINK FENCE
- 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 AN-SCHEDULES & A-107DETAILS)
- XXX WINDOW TYPE (SEE AN-SCHEDULES & A-107 DETAILS)
- XXX ROOM NUMBER (SEE AN-SCHEDULES FORROOM FINISH SCHEDULES)
- XXX FLOOR/CEILING ASSEMBLY TYPE (SEE AN-SCHEDULES & A-107DETAILS)
- DOOR NUMBER (SEE AN-SCHEDULES FOR DOOR & FRAME SCHEDULES)
- XX RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
- HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL CDA/M-02 OR CBM/A-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
- HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL CDA/M-02, CDB/M-02 OR CDC/M-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
- HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL CDA/M-02, CDB/M-02, CDC/M-02 OR AC/A/M-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
- HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL CDA/M-02 OR CBM/A-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
- HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL SHA/M-02, SHB/M-02 OR SHC/M-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
- HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO DETAIL SHA/M-02. (REFER TO PLANS FOR EXTENT.)
- LB LAST TYPE / LB LB = SUITE LEGAL NUMBER SM = MUNICIPAL NUMBER
- BARRIER FREE SUITE

General Notes Legend 2 A2-05

PARKING SIGNAGE LEGEND:

COVER MIRROR LEGEND:

- COLUMN / WALL-MOUNTED CONVEX MIRROR
- CEILING-MOUNTED CONVEX MIRROR

SIGNAGE AND MARKINGS LEGEND:

- POST MOUNTED SIGN
- COLOUMN / WALL-MOUNTED SIGN
- S SIGN NUMBER
- X PAVEMENT MARKING SYMBOL

PAVEMENT MARKING LEGEND:

- 1 10cm SOLID YELLOW LINE
- 2 10cm SOLID WHITE LINE
- 3 60cm SOLID WHITE LINE
- 4 ARROWS AS SHOWN
- 5 30cm YELLOW HATCHING AT 1.2m ON CENTRE, UNLESS SHOWN OTHERWISE

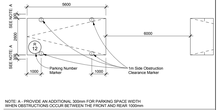
NOTES:

- UNDERSIDES OF ALL SIGNS TO BE LOCATED 2.0m MINIMUM ABOVE TOP OF PAVEMENT OR TOP OF SIDEWALK, AS THE CASE MAY BE. EXCEPTIONS: HAZARD SIGN #s-03, ALL SIGNS AND PAVEMENT MARKINGS ARE PER "ONTARIO TRAFFIC MANUAL". SIGNAGE SCHEDULE DOES NOT INCLUDE THE HANDICAPPED SIGNS.

General Parking Signage Legend 5 A2-05

TYPICAL PARKING SPACE:

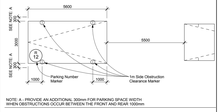
Drive Aisle @ 6m min.



NOTE A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

TYPICAL PARKING SPACE:

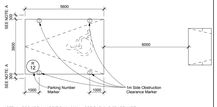
Drive Aisle @ 5.5 m to less than 6m



NOTE A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

HANDICAP PARKING SPACE:

Drive Aisle @ 6m min.



NOTE A - PROVIDE AN ADDITIONAL 300mm FOR PARKING SPACE WIDTH WHEN OBSTRUCTIONS OCCUR BETWEEN THE FRONT AND REAR 1000mm

Typical Parking Space Legend 4 A2-05

GENERAL PARKING LEVEL NOTES

1. FOR ALL PARKING GARAGE REQUIREMENTS FOR PAINTING, LIGHTING LEVELS, ETC. SEE NOTES "STORAGE GARAGE CONFORMANCE REQUIREMENTS" ON DRAWING A6.04
2. ELEVATOR:
   - A. ELEVATOR SHAFT DIMENSIONS PROVIDED BY THE ELEVATOR CONSULTANT. A COPY OF THIS REPORT CAN BE OBTAINED FROM THE ARCHITECT. ADJUST SHAFT SIZE AND REQUIREMENTS WITH REVISED ELEVATOR SHOP DRAWINGS
   - B. ELEVATOR PITS SHALL BE CO-ORDINATED WITH ELEVATOR SUPPLIER
   - C. ELEVATOR SHAFT WALLS TO BE CONSTRUCTED TO ACHIEVE A MINIMUM FIRE RESISTANCE RATING OF 120 MIN. ELEVATOR DOOR TO ACHIEVE A MINIMUM FIRE RESISTANCE RATING OF 120 MIN.
   - D. AN APPROVED FIRE STOP MATERIAL IS TO BE USED TO SEAL INTERSECTION TOP OF CONCRETE SLOOB AT FLOOR SLABS.
   - E. ELEVATOR PIT LADDERS TO BE GALVANIZED STEEL AND EXTEND 1200mm ABOVE SILL. LADDERS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.
3. REFER TO INTERIOR DESIGN DRAWINGS FOR VESTIBULES, ELEVATOR LOBBIES, INTERIOR FINISHES AND SPECIFICATIONS.
4. ALL AIR SHAFTS SLABS SHOULD HAVE 2% SLOPE TOWARDS DRAIN.
5. ELEVATOR PIT SHOULD HAVE 2% SLOPE TOWARDS DRAIN.
6. PROVIDE 20X20MM CHAMFER TO ALL CORNERS OF COLUMNS AND CONCRETE WALLS.
7. ALL SUMP PITS TO BE PRECAST WITH AIR TIGHT FRAME AND COVER.
8. FOR SAW CUT PATTERN, REFER TO STRUCTURAL DRAWINGS.
9. FOR UNDER FLOOR DRAINAGE SEE MECHANICAL DRAWINGS.
10. UNLESS OTHERWISE NOTED, ALL PARKING SPACES ARE 2.6M X 5.6M DRIVEWAYS AND AISLES ARE 6.0M. BARRIER FREE SPACES ARE 3.85M X 5.6M
11. PARKING SPACES MAY BE LOCATED IN UNDERSIDE OF GROUND FLOOR AS DENOTED BY SHADED AREA.
12. PROVIDE SEMI-RIGID NON-COMBUSTIBLE INSULATION TO U/S OF NON-RESIDENTIAL HEATED AREAS AS DENOTED BY SHADED AREA.
13. PROVIDE TRAFFIC TOPPING ON LEVELS P1, P3, AND P4 AS SPECIFIED. ADJUST CONCRETE TO SATISFY TRAFFIC TOPPING SYSTEM - AT ALL DOORS FROM PARKING GARAGE TO COMMON AREAS (LOOKER ROOMS, LOBBIES, CORRIDORS, ETC.) PROVIDE A SMOOTH, FLUSH, NON-SLIP SURFACE TRANSITION FROM TRAFFIC TOPPING TO INTERIOR FINISH AT DOORS TO MECHANICAL ROOMS. FEATHER TRAFFIC TOPPING AS REQUIRED.
14. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MECHANICAL, ELECTRICAL AND LOOKER ROOMS REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
15. FOR SHORING AND CAISSON WALL LOCATION AND DETAILS REFER TO DRAWINGS PREPARED BY ISHERWOOD ASSOCIATES.
16. PROVIDE PAINTED BLUE 600mm WIDE BAND, 900mm A.F.F., AT ALL COLUMN LOCATIONS WHICH HAVE A SECURITY PANIC ALARM STATION. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS. ARCHITECT AND ENGINEER TO APPROVE COLOUR.
17. LOOKER ROOM NOTES:
    PROVIDE 1.8M HIGH TO BE 1100mm (TYP.) LOOKERS TO BE FABRICATED BY OTHERS WITH MESH PARTITIONS MINIMUM 2100mm HIGH PROVIDE WIRE MESH DOOR AND CEILING. ALL WIRE MESH CEILINGS TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.
    REVIEW LOOKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER PRIOR TO INSTALLATION SHOP DRAWINGS FOR REVIEW BY OWNER AND ARCHITECT.
    BICYCLE SPACE NOTES:
    ALL BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS. HORIZONTAL RACKING SPACE X 1800m X 1800m.
    VERTICAL RACKING SPACE 1200m X 600m.
18. AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO SERVICES SHALL BE ALLOWED TO PENETRATE, OR PASS THRU THIS ENCLOSURE.
19. GARAGE WALLS, COLUMNS, DOORS ECT. SHALL BE PAINTED IN ACCORDANCE WITH TORONTO MUNICIPAL CODE PROPERTY STANDARDS.
20. PROVIDE ALL SIGNAGE, IDENTIFYING DEVICES AND HARDWARE AS REQUIRED IN ACCORDANCE WITH MUNICIPAL CODE PROPERTY STANDARDS 628-40, 628-41, 628-42 AND 628-43.
21. EC PARKING SPACE EQUIPPED WITH ELECTRICAL CONDUIT
22. PO PARKING SPACE EQUIPPED WITH POWER OUTLET

General Parking Level Notes 1 A2-05

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

Date: October 2, 2015

Pricing Set

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
Tel 416 665-6565, Fx1 416 665-1234, www.kirkorarchitects.com

No.:	Revision	Date:
1	Artiscape Change Notice	Aug. 25, 2015
4.	Artiscape Change Notice	Aug. 25, 2015
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: Floor Plans
Level P1 Mezzanine - Underground Parking Garage

Project: Hines TRIDEL AQUAVISTA
Block 3 - R3 & R4
263 Queens Quay East
Toronto, ON

Scale: 1 : 100
Drawn by: M.N.
Checked by: C.A.
Project No.: 13148
Date: October 2, 2015
Drawing No.: A2-05

PRICING SET
October 2, 2015