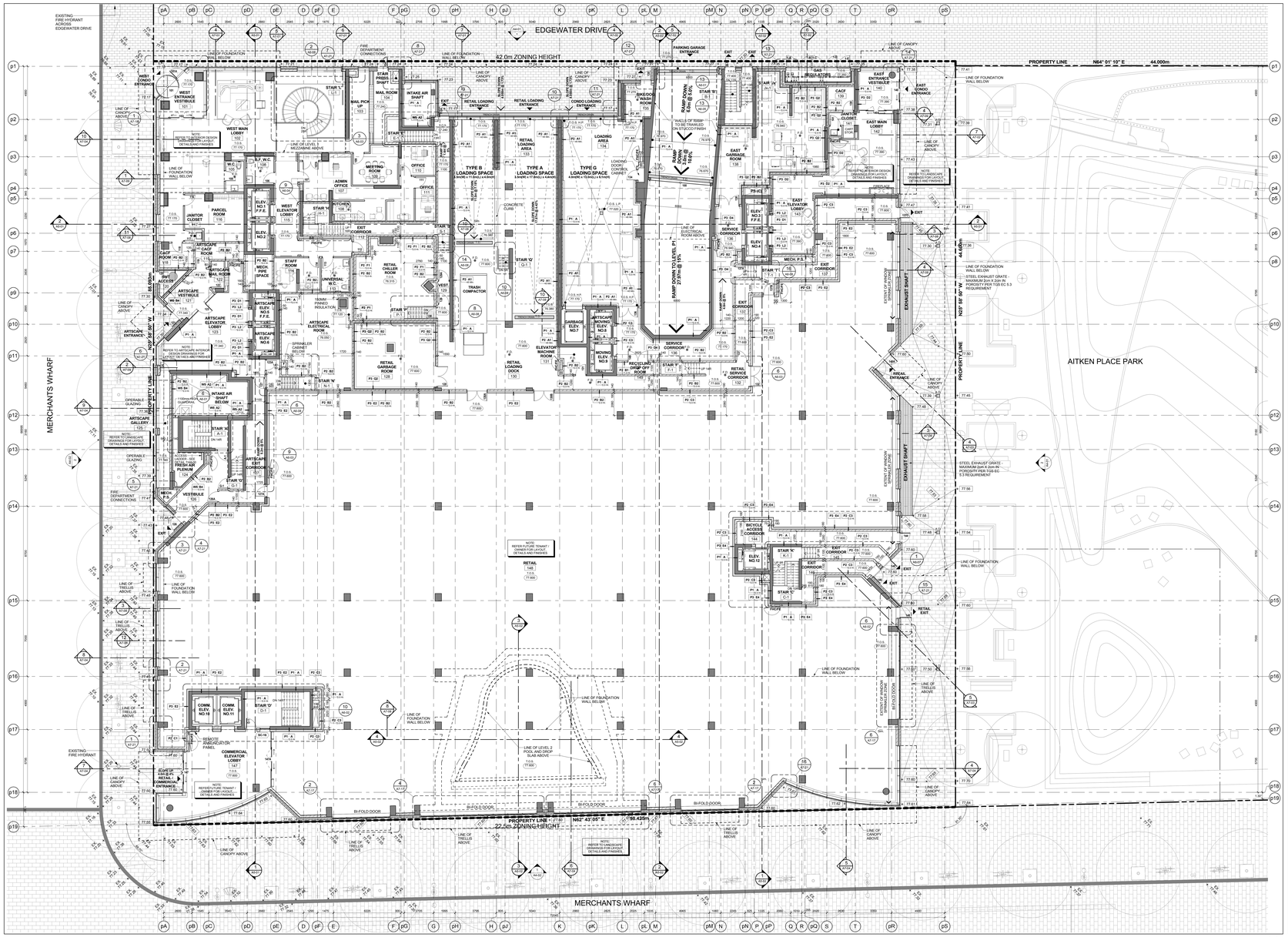

Level 1 - Ground Floor Plan 3 A2-06
Scale: 1 : 100

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
M.C.	MEDICINE CABINET
T.O.S.L.P. 000.000	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.H.P. 000.000	TOP OF CONCRETE SLAB - HIGH POINT
T.O.P. 000.000	TOP OF CONCRETE WALL
T.O.C. 000.000	TOP OF CONCRETE CURB
T.O.S. 000.000	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)
XX	DOOR NUMBER (SEE AB-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 C3/A9-SL OR C8/A9-SL (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3/A9-SL, C8/A9-SL, A1/A9-SL OR A2/A9-SL (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A7/A9-SL2, A16/A9-SL2, A1/A9-SL2 OR A1E/A9-SL2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A7/A9-SL2, A16/A9-SL2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL S1/A9-SL2, S1E/A9-SL2, S1/A9-SL2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL C3/A9-SL2, S1/A9-SL2, S1E/A9-SL2 OR S1F/A9-SL2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES CONCRETE COLUMN. REFER TO DETAIL C3/A9-SL2 OR C7/A9-SL2 (REFER TO INTERIOR DESIGN DRAWINGS FOR HEIGHTS AND DETAILS)
	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
L# / MA	UNIT TYPE — L# = SUITE LEGAL NUMBER; MA = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A2-06

GENERAL TYPICAL FLOOR NOTES

1- REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND SPECIFICATIONS.

2- BALCONY SLABS AND CONCRETE SILL CONDITIONS TO BE SLOPED TOWARDS DRAIN OR SCUPPER. PROVIDE WATERPROOFING AND DRAINAGE FOR BALCONIES AND TERRACES. ALL TERRACES TO HAVE SCUPPERS, FOR BALCONIES REFER TO ARCHITECTURAL DRAWINGS.

3- PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR PENETRATION AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.

4- REFER TO WINDOW SCHEDULE FOR LOCATION OF WINDOW OPENING SELECTION AND INSECT SCREEN.

5- PROVIDE ALL PLANNING SPACE AS REQUIRED FOR ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND DETAILS.

6- COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPE AND SHAFT SLEEVE REQUIREMENTS.

7- ALL BATHROOM CEILINGS TO BE CONSTRUCTED AS PER DETAIL A21/A9-SL2. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

8- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PIPES OR DUCTS TO BE ALLOWED TO PENETRATE, OR PASS THRU THIS ENCLOSURE.

9- ELEVATOR:

A. ELEVATOR SHAFT DIMENSIONS PROVIDED BY THE ELEVATOR CONSULTANT. A COPY OF THIS REPORT CAN BE OBTAINED FROM THE ARCHITECT. REFER TO ELEVATOR SHAFT 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 900mm ABOVE SILL. LADDERS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.

10- LOCKER ROOM NOTES:
ALL LOCKER ROLLER WIDTH TO BE 1100mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH 6"x6" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. PROVIDE 1 COAT PRIMER AND 2 COATS PAINT FOR ALL WALL FRAMING TO BE 450mm BELOW SPRINKLER OUTLET FOR THROUGHOUT.
REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER TO PROVIDE INSTALLION SHOP DRAWINGS FOR REVIEW BY OWNER AND ARCHITECT.

11- BICYCLE SPACE NOTES:
BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS
HORIZONTAL RACKING 600w X 1800lg X 1800h
VERTICAL RACKING 600w X 1200lg X 1900h

11- ABUSE RESISTANT DRYWALL TO BE USED ON ALL ARTSCAPE/AFFORDABLE LOBBY AND CORRIDOR WALLS.

General Typical Floor Notes 1 A2-06

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
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The Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date: February 8, 2016

THIS SEAL MUST BE SIGNED TO BE VALID
Roofing Tender

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No.:	Revision:	Date:
1	Artscape Change Notice	Aug. 25, 2015

No.:	Issued For:	Date:
6.	Roofing Tender	Feb. 8, 2016
5.	Tender	Oct. 15, 2015
4.	Artscape 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

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Floor Plans
Level 1 - Ground Floor Plan

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: February 8, 2016
Drawing No.: A2-06

Plot Date: 2/8/2016 11:48:12 AM File Path: C:\Users\mnorris\Documents\Revit 2015 Working Files\13148R20-Model-Building R3-R4_mnorris (2-27).rvt