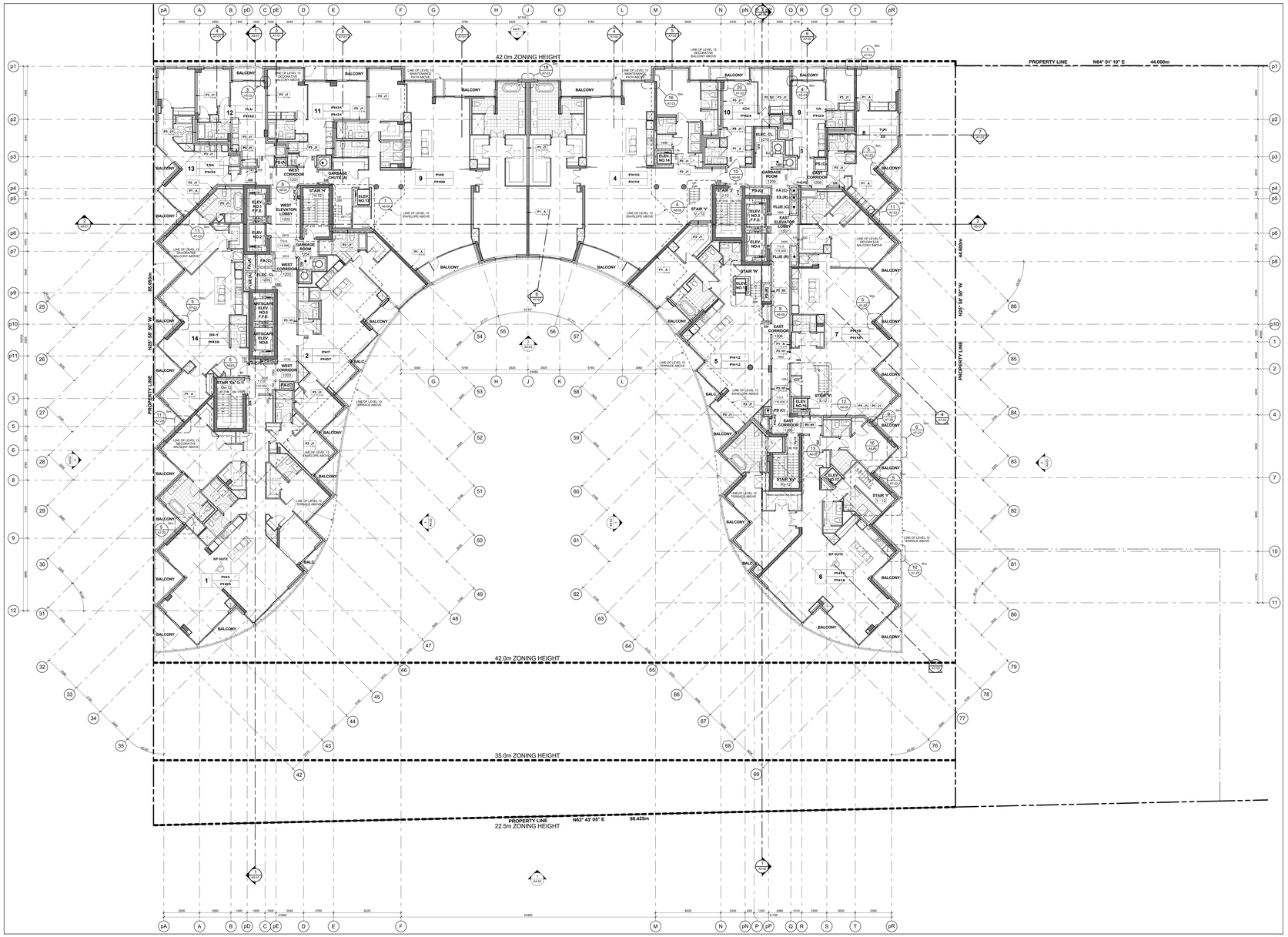

Level 12 - Twelfth Floor Plan 3 A2-18

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.E. 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
XX XX	WALL TYPE & FIRE RATING (SEE AB-SCHEDULES & A7-DETAILS)
XXX	ROOM NUMBER (SEE AB-SCHEDULES FOR ROOM FINISH SCHEDULES)
XX XX	FLOORCEIL/WALL ASSEMBLY TYPE (SEE AB-SCHEDULES & A7-DETAILS)
XX XX	DOOR NUMBER (SEE AB-SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPE (SEE A7 SECTIONS FOR DETAILS)
	MATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C3A/A9-SZ OR C9/A9-SZ. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	MATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3A/A9-SZ OR C9/A9-SZ. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	MATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A18/A9-SZ, A18/A9-SZ, A1C/A9-SZ OR A1E/A9-SZ. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	MATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A18/A9-SZ OR A1E/A9-SZ. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	MATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL S1B/A9-SZ, S1C/A9-SZ, S1E/A9-SZ. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	MATCH DENOTES SOFFIT CEILING. REFER TO DETAIL S1A/A9-SZ, S1B/A9-SZ, S1E/A9-SZ OR S1F/A9-SZ (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	MATCH DENOTES FLOOR FINISH. REFER TO DETAIL C1A/A9-SZ OR C1B/A9-SZ. (REFER TO INTERIOR DESIGN DRAWINGS FOR HEIGHTS AND DETAILS)
	MATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
LE / NM	UNIT TYPE LE = SUITE LEGAL NUMBER NM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A2-18

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 DRAINS. REFER TO DETAILS C3A/A9-SZ AND C9/A9-SZ FOR BALCONIES WITH DRAINS. ALL TERRACES TO HAVE SCUPPERS. FOR BALCONIES WITHOUT DRAINS, REFER TO DETAILS C3B/A9-SZ AND C9/A9-SZ.

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 PIPING SPACE AS REQUIRED FOR ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS AND DETAILS.

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

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

8- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PIPES WILL 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. ARCHITECT 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 1000mm ABOVE. LADDERS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.

10- LOCKER ROOM NOTES:
ALL LOCKER ISLES WIDTH TO BE 1100mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH 6"x6" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. LOCKERS TO BE ANCHORED TO FLOOR AND WALL. BOTTOM OF BALANCE TO BE 450mm BELOW SPRINKLER OUTLET FOR THROUGHPUT.

REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER TO PROVIDE INSTALLION SHOP DRAWINGS FOR REVIEW BY OWNER AND ARCHITECT.

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

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

12- SUITE TO SUITE BLOCK WALL TO BE NORMAL WEIGHT FOR ACOUSTICS REFER TO ACOUSTICAL REPORT.

General Typical Floor Notes 1 A2-18

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:

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
TXT (1) 647-0565, FXT (1) 647-1234, www.kirkorarchitects.com

No.:	Revision	Date:
4.	Roofing Tender	Feb. 8, 2016
3.	Tender	Oct. 15, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015
No.:	Issued For	Date:

PRECAST STAIR SET
May 30, 2016

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Floor Plans
Level 12 - Twelfth Floor Plan

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

Scale: 1 : 100
Drawn by: E.V. / M.R.
Checked by: C.A.
Project No.: 13148
Date: May 30, 2016
Drawing No.: A2-18

Plot Date: 5/30/2016 12:01:58 PM File Path: C:\Users\mmorris\Documents\Revit 2015 Working Files\13148P03-Model-Building R3-R4_mmorris (KA21).rvt