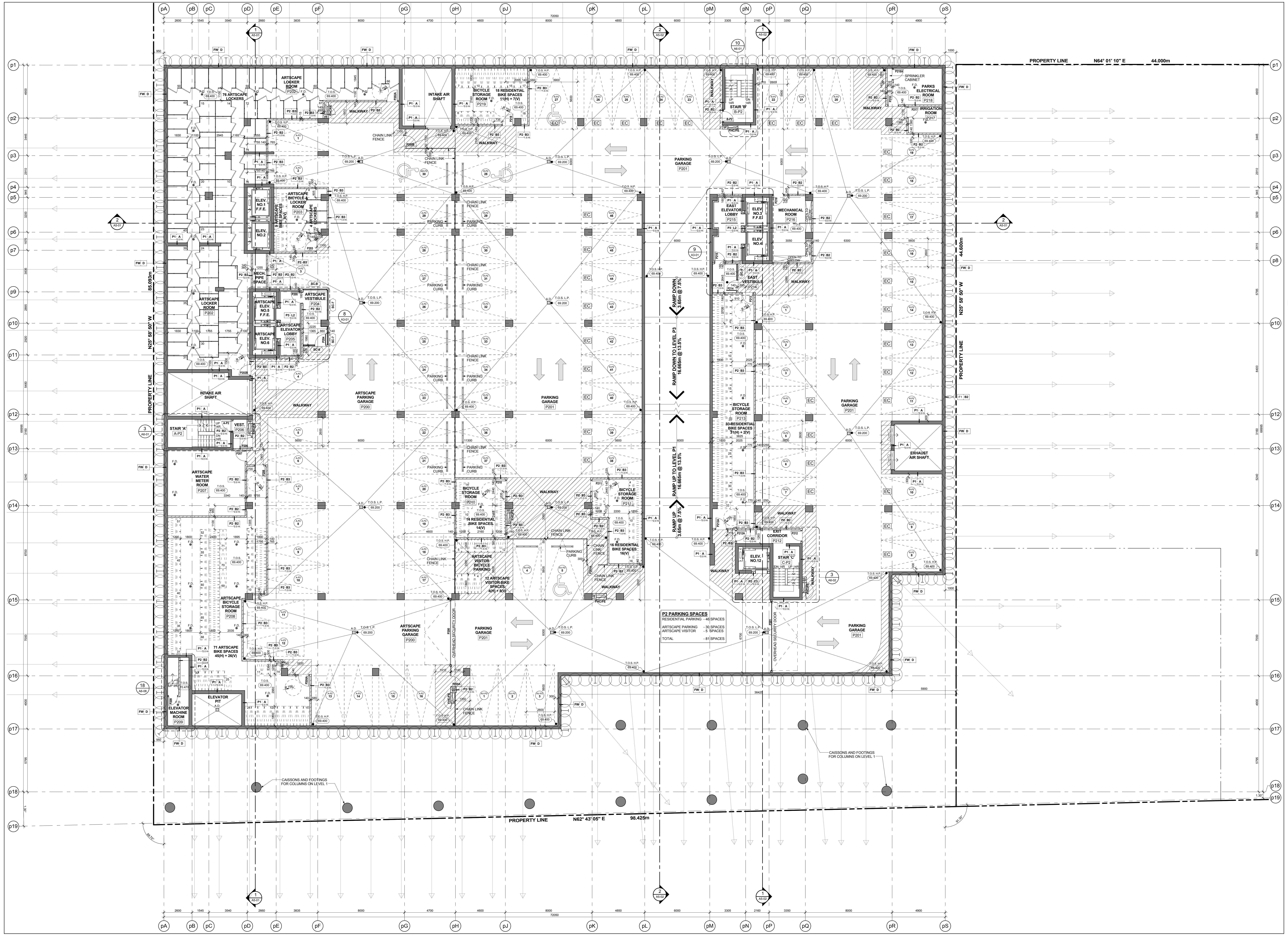

pA
pB
pC
pD
pE
pF
pG
pH
pJ
pK
pL
pM
pN
pP
pQ
pR
pS
p1
p2
p3
p4
p5
p6
p7
p9
p10
p11
p12
p13
p14
p15
p16
p17
p18
p19
72050
PROPERTY LINE
N64° 01' 10" E
44.000m
44.600m
N25° 58' 50" W
85.093m
N25° 58' 50" W
PROPERTY LINE
N62° 43' 05" E
98.425m
ARTSCAPE LOCKER ROOM
P202
76 ARTSCAPE LOCKERS
INTAKE AIR SHAFT
BICYCLE STORAGE ROOM
P219
18 RESIDENTIAL BIKE SPACES 11(H) + 7(V)
WALKWAY
STAIR 'B'
B-P2
SPRINKLER CABINET
PARKS ELECTRICAL ROOM
P218
IRRIGATION ROOM
P217
PARKING GARAGE
P201
ELEV. NO.1 F.F.E.
ELEV. NO.2
ARTSCAPE BICYCLE & LOCKER ROOM
P203
9 ARTSCAPE BIKE SPACES 9(V)
4 ARTSCAPE LOCKERS
MECH. PIPE SPACE
ARTSCAPE ELEV. NO.5 F.F.E.
ARTSCAPE ELEV. NO.6
ARTSCAPE VESTIBULE
P204
ARTSCAPE ELEVATOR LOBBY
P205
EAST ELEVATOR LOBBY
P215
ELEV. NO.3 F.F.E.
ELEV. NO.4
MECHANICAL ROOM
P216
EAST VESTIBULE
P214
RAMP DOWN 3.65m @ 7.5%
RAMP DOWN TO LEVEL P3 16.665m @ 13.5%
RAMP UP TO LEVEL P1 16.665m @ 13.5%
RAMP UP 3.65m @ 7.5%
BICYCLE STORAGE ROOM
P213
33 RESIDENTIAL BIKE SPACES 31(H) + 2(V)
EXHAUST AIR SHAFT
ARTSCAPE PARKING GARAGE
P200
INTAKE AIR SHAFT
STAIR 'A'
A-P2
VEST.
P206
ARTSCAPE WATER METER ROOM
P207
BICYCLE STORAGE ROOM
P210
14 RESIDENTIAL BIKE SPACES 14(V)
BICYCLE STORAGE ROOM
P211
16 RESIDENTIAL BIKE SPACES 16(V)
ARTSCAPE VISITOR BICYCLE PARKING
12 ARTSCAPE VISITOR BIKE SPACES 4(H) + 8(V)
EXIT CORRIDOR
P212
ELEV. NO.12
STAIR 'C'
C-P2
ARTSCAPE BICYCLE STORAGE ROOM
P208
71 ARTSCAPE BIKE SPACES 45(H) + 26(V)
ELEVATOR MACHINE ROOM
P209
ELEVATOR PIT
OVERHEAD SECURITY DOOR
CHAIN LINK FENCE
PARKING CURB
CAISSONS AND FOOTINGS FOR COLUMNS ON LEVEL 1
T.O.S. H.P. 69.400
T.O.S. L.P. 69.200
A.D.
F.D.
EC
FW D

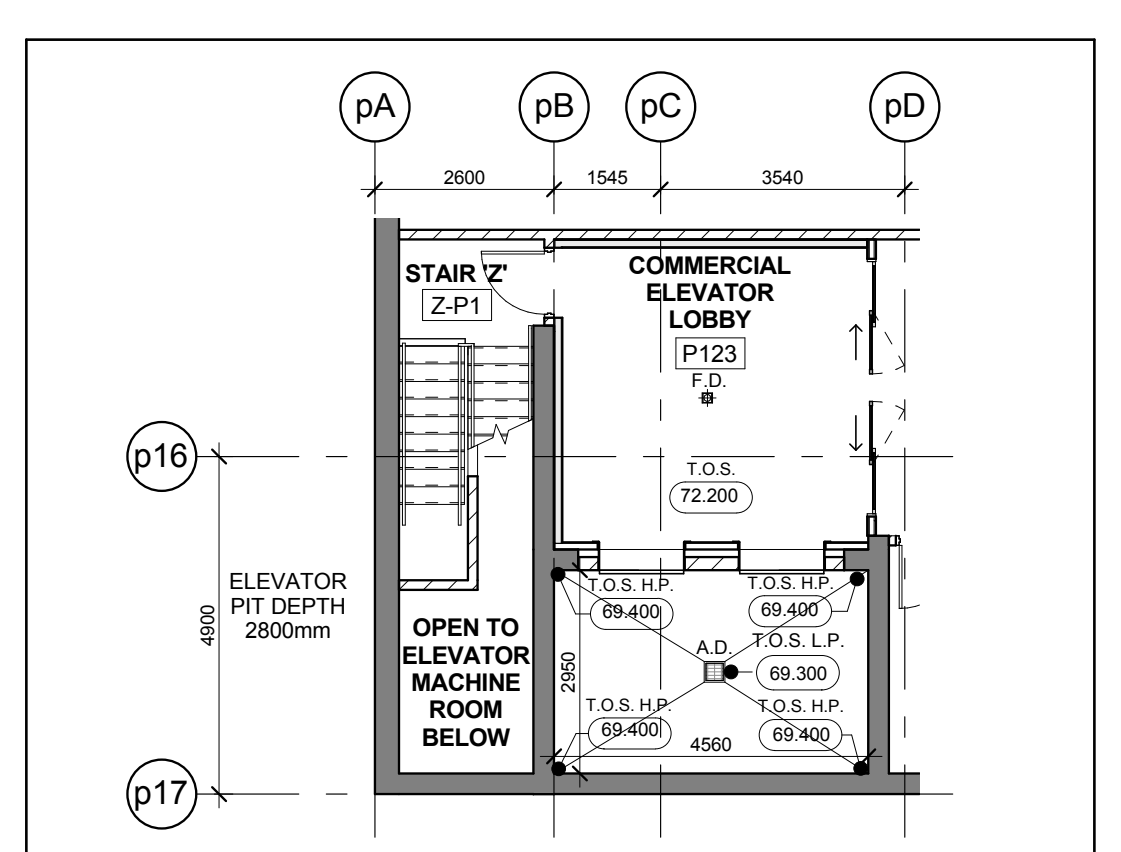
P2 PARKING SPACES

RESIDENTIAL PARKING - 46 SPACES

ARTSCAPE PARKING - 30 SPACES
ARTSCAPE VISITOR - 5 SPACES

TOTAL - 81 SPACES

Level P2 - Ungerground Parking Garage (Level B) 7 A2-03
Scale: 1 : 100


pA
pB
pC
pD
2600
1545
3540
STAIR 'Z'
Z-P1
COMMERCIAL ELEVATOR LOBBY
P123
F.D.
T.O.S. 72.200
p16
p17
ELEVATOR PIT DEPTH 2800mm
4900
OPEN TO ELEVATOR MACHINE ROOM BELOW
2950
T.O.S. H.P. 69.400
A.D.
T.O.S. L.P. 69.300
4560

Elevator Pit - Commercial Elevators 10 & 11 6 A2-03
Scale: 1 : 100

PARKING SIGNAGE LEGEND:

CONVEX MIRROR LEGEND:

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

SIGNAGE AND MARKINGS LEGEND:

●	POST MOUNTED SIGN
—	COLOUMN / WALL-MOUNTED SIGN
5	SIGN NUMBER
X	PAVEMENT MARKING SYMBOL

PAVEMENT MARKING LEGEND:

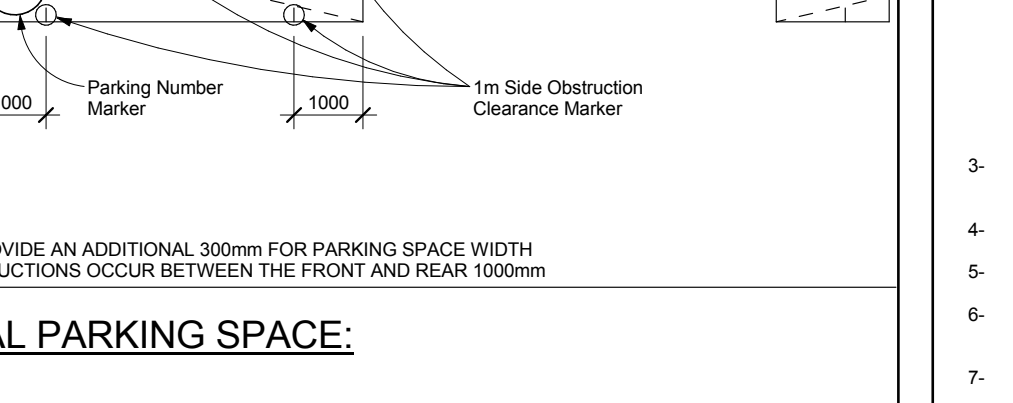
1	10cm SOLID YELLOW LINE
2	10cm SOLID WHITE LINE
3	60cm SOLID WHITE LINE
4	ARROWS AS SHOWN
5	30cm YELLOW HATCHING AT 1.2m ON CENTRE, UNLESS SHOW OTHERWISE

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 Wa-33L.
- ALL SIGNS AND PAVEMENT MARKINGS ARE PER "ONTARIO TRAFFIC MANUAL".
- SIGNAGE SCHEDULE DOES NOT INCLUDE THE HANDICAPPED SIGNS.

General Parking Signage Legend 5 A2-03

TYPICAL PARKING SPACE:

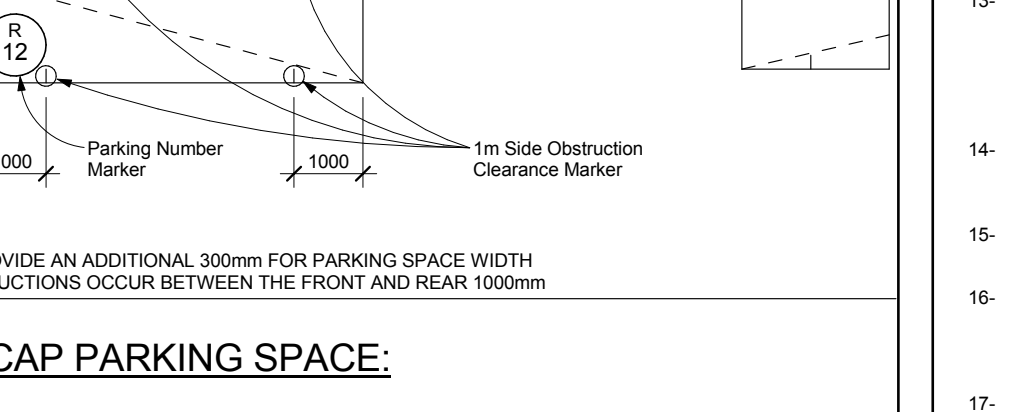
Drive Aisle @ 6m min.


5600
SEE NOTE: A 300
2600
SEE NOTE: A 300
R 12
6000
1000
Parking Number Marker
1000
1m Side Obstruction Clearance Marker

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

TYPICAL PARKING SPACE:

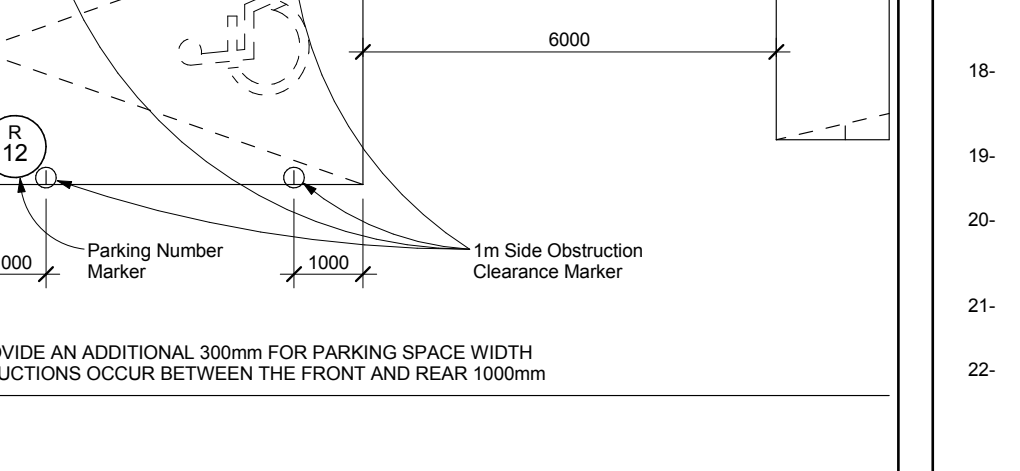
Drive Aisle @ 5.5 m to less than 6m


5600
SEE NOTE: A 300
3000
SEE NOTE: A 300
R 12
5500
1000
Parking Number Marker
1000
1m Side Obstruction Clearance Marker

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.

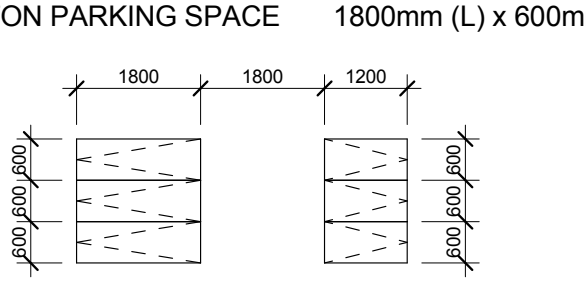

5600
SEE NOTE: A 300
3900
SEE NOTE: A 300
R 12
6000
1000
Parking Number Marker
1000
1m Side Obstruction Clearance Marker

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

Typical Parking Space Legend 4 A2-03

TYPICAL BICYCLE PARKING SPACE:

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


1800
1800
1200
600
600
600
600
600
600

Typical Bicycle Parking Space Legend 3 A2-03

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. 000.000	TOP OF CONCRETE SLAB - LOW POINT
T.O.S. H.P. 000.000	TOP OF CONCRETE SLAB - HIGH POINT
T.O.W. 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
-o-o-o-o-	DENOTES CHAIN LINK FENCE
+ EX 123.45	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 A8-SCHEDULES & A7-DETAILS)
XXX	WINDOW TYPE (SEE A4-SCHEDULES & A7-DETAILS)
XXX	ROOM NUMBER (SEE A8-SCHEDULES FORROOM FINISH SCHEDULES)
XXX	FLOOR/CEILING ASSEMBLY TYPE (SEE A8-SCHEDULES & A7-DETAILS)
XXX	DOOR NUMBER (SEE A8-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 C3A/A8-02 OR C3B/A8-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
▨	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C2A/A8-02, C2B/A8-02 OR C2C/A8-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
▨	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL AC1/A8-02, AC2/A8-02, AC3/A8-02 OR AC4/A8-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
▨	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL AC5/A8-02 OR AC6/A8-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
▨	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL SWA/A8-02, SWB/A8-02 OR SWC/A8-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
▨	HATCH DENOTES FLOOR PAINTED WALKWAY AND LINES. REFER TO PROPERTY STANDARDS. (REFER TO PLANS FOR EXTENT.)
L# UNIT TYPE M#	L# = SUITE LEGAL NUMBER M# = MUNICIPAL NUMBER
♿	BARRIER FREE SUITE

General Notes Legend 2 A2-03

GENERAL PARKING LEVEL NOTES

1- FOR ALL PARKING GARAGE REQUIREMENTS FOR PAINTING, LIGHTING, LEVELS, ETC, SEE NOTES "STORAGE GARAGE CONFORMANCE REQUIREMENTS" ON DRAWING A8-04

2- ELEVATOR:

A. ELEVATOR SHAFT DIMENSIONS PROVIDED BY THE ELEVATOR CONSULTANT. A COPY OF THIS REPORT CAN BE OBTAINED FROM THE OWNER. COORDINATE SHAFT SIZE AND 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 MINIMUM FIRE RESISTANCE RATING OF 90 MIN. FIREFIGHTERS ELEVATOR 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 BLOCK 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 DRIVEWAY ISLES 6.0M AND ALL BARRIER-FREE SPACES ARE 3.65M X 5.6M

11- PROVIDE INSULATED HEATED PLENUM TO 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, P2, AND P3 AS SPECIFIED. ADJUST CONCRETE TO SATISFY TRAFFIC TOPPING SYSTEM - AT ALL DOORS FROM PARKING GARAGE TO COMMON AREAS (LOCKER ROOMS, LOBBIES AND VESTIBULES), PROVIDE ALUMINUM THRESHOLD TO ACCOMMODATE TRANSITION FROM TRAFFIC TOPPING TO INTERIOR FINISH AT DOORS TO MECHANICAL ROOMS. FEATHER TRAFFIC TOPPING AS REQUIRED.

14- FOR EXHAUST AND INTAKE LOUVER SIZE AND LOCATION IN MECHANICAL, ELECTRICAL AND LOCKER 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- LOCKER ROOM NOTES:
ALL LOCKER AISLES WIDTH TO BE 1100mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. PROVIDE WIRE MESH DOOR AND CEILING. ALL WIRE MESH CEILINGS TO BE 450mm BELOW SPRINKLER DEFLECTOR THROUGHOUT.

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 600w X 1800dp X 1900h.
VERTICAL RACKING 600w X 1200dp X 1900h.

18- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO SERVICES SHAL 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 BY TORONTO MUNICIPAL CODE PROPERTY STANDARDS 629-40, 629-41, 629-42 AND 629-43.

21- EC PARKING SPACE EQUIPPED WITH ELECTRICAL CONDUIT

22- PO PARKING SPACE EQUIPPED WITH POWER OUTLET

General Parking Level Notes 1 A2-03

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.

This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

Date: October 2, 2015

CARLOS ANTUNES
LICENCE
4890

SEAL MUST BE SIGNED TO BE VALID
Pricing Set

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
T(416) 665-6060, F(416) 665-1234, www.kirkorarchitects.com

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

PRICING SET
October 2, 2015

No	Issued For	Date
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 P2 - Underground Parking Garage (Level B)

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.
A2-03

Plot Date: 10/2/2015 12:56:22 PM File Path: C:\Users\mnonis\Documents\Revit 2015 Working Files\13148P20-Model-Building R3-R4_mnonis (K27).rvt