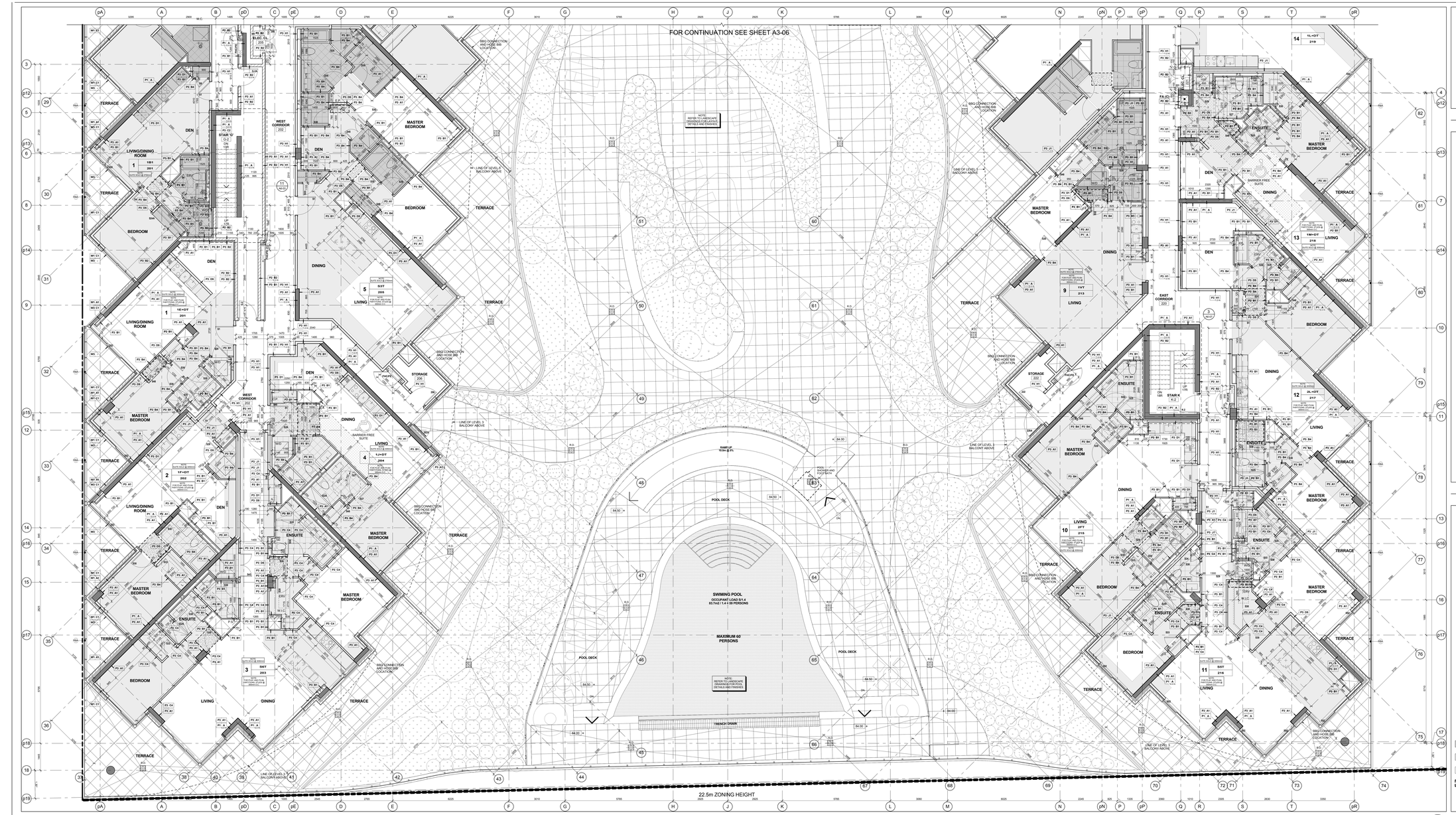
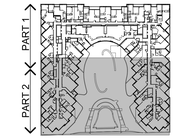


Level 2 - Second Floor - Partial Plan - Part 2 (4 / A3-07)

Scale: 1 : 50



Key Plan Level 2 (3 / A3-07)

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.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
	DENOTES CHAIN LINK FENCE
00.00	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 C1A/A-B2 OR C1B/A-B2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C1A/A-B2 OR C1B/A-B2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1A/A-B2, A1B/A-B2, A1C/A-B2, A1D/A-B2 OR A1E/A-B2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A1A/A-B2 OR A1B/A-B2. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL S1A/A-B2, S1B/A-B2, S1C/A-B2 OR S1D/A-B2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL S1A/A-B2, S1B/A-B2, S1E/A-B2 OR S1F/A-B2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES CERAMIC TILE FINISH ON 1 6MM CEILING REFER TO DETAIL C1A/A-B2 OR C1B/A-B2 (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.)
UNIT TYPE 1.0	UNIT TYPE = L# + SUITE LEGAL NUMBER M# = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2 / A3-07)

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 TO DRAIN. REFER TO DETAIL C1A/A-B2 OR C1B/A-B2 (REFER TO PLANS FOR EXTENT.) ALL TERRACES TO HAVE SCUPPERS, FOR BALCONIES NOT OVER ROOMS, ALL TERRACES TO HAVE SCUPPERS.
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 SIZES.
5. PROVIDE ALL FURRING 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 FIRE DETAIL A21/ AB-B2. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.
8. AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PIPES 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 ELEVATOR CONSULTANT. ALL SHAFT WALL 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 FOR OF CONCRETE BLOCK AT FLOOR SLABS.
   E. ELEVATOR PIT LADDERS TO BE GALVANIZED STEEL AND EXTEND FROM PIT FLOOR TO ABOVE TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.
10. LOCKER ROOM NOTES:
    ALL LOCKER ROLLS WIDTH TO BE 1100mm (TYP.) LOCKERS TO BE CONSTRUCTED WITH 6'-0" HIGH MESH PARTITIONS MINIMUM 2100mm HIGH. ALL LOCKER ROOM DOORS TO BE 1000mm WIDE & ALL LOCKER ROOMS TO BE 400mm BELOW SPRINKLER OUTLETS OR THROUGHOUT.
    REVIEW LOCKER ROOM LAYOUT PREPARED BY ARCHITECT AND INSTALLER TO PROVIDE INSTALLION SHOP DRAWINGS FOR REVIEW BY OWNER AND ARCHITECT.
    BICYCLE STORAGE NOTES:
    BICYCLE SPACES TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS:
    HORIZONTAL RACKING 600m X 1800m X 1800h
    VERTICAL RACKING 600m X 1200d X 1900h
11. ABUSE RESISTANT DRYWALL TO BE USED ON ALL ARTS/CAFE/AFFORDABLE LOBBY AND CORRIDOR WALLS.

GENERAL CEILING NOTE

1. PROVIDE AREA DENOTED BULKHEADS AND DROP CEILINGS AT ALL RESIDENTIAL UNITS. SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL EQUIPMENT, DUCTS AND FURRING AS REQUIRED FOR INSTALLATION AND ENCLOSURE OF MECHANICAL AND ELECTRICAL SERVICES.

HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2400mm) REFER TO DETAIL C1A/A-B2 OR C1B/A-B2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)

HATCH DENOTES SUSPENDED GYPSUM BOARD CEILING. (9' - 2750mm) REFER TO DETAIL C1A/A-B2 OR C1B/A-B2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)

DENOTES PLASTER/STUCCO SPRAYED FINISH TO UNDERSIDE OF SLAB. REFER TO DETAIL C1A/A-B2 (REFER TO PLANS AND SECTIONS FOR EXTENT.)

DENOTES CEILING PLENUM

General Typical Floor Notes (1 / A3-07)

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 Is Not Ok Without Written Permission From The Architect.

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

Date: October 15, 2015

SEAL MUST BE SIGNED TO BE VALID

Tender

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
Tel (416) 665-6065, Fx1 (416) 665-1234, www.kirkorarchitects.com

No.	Revision	Date
3.	Tender	Oct. 15, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

No.	Issued For	Date

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 2 - Second Floor - 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: October 15, 2015
Drawing No.: A3-07