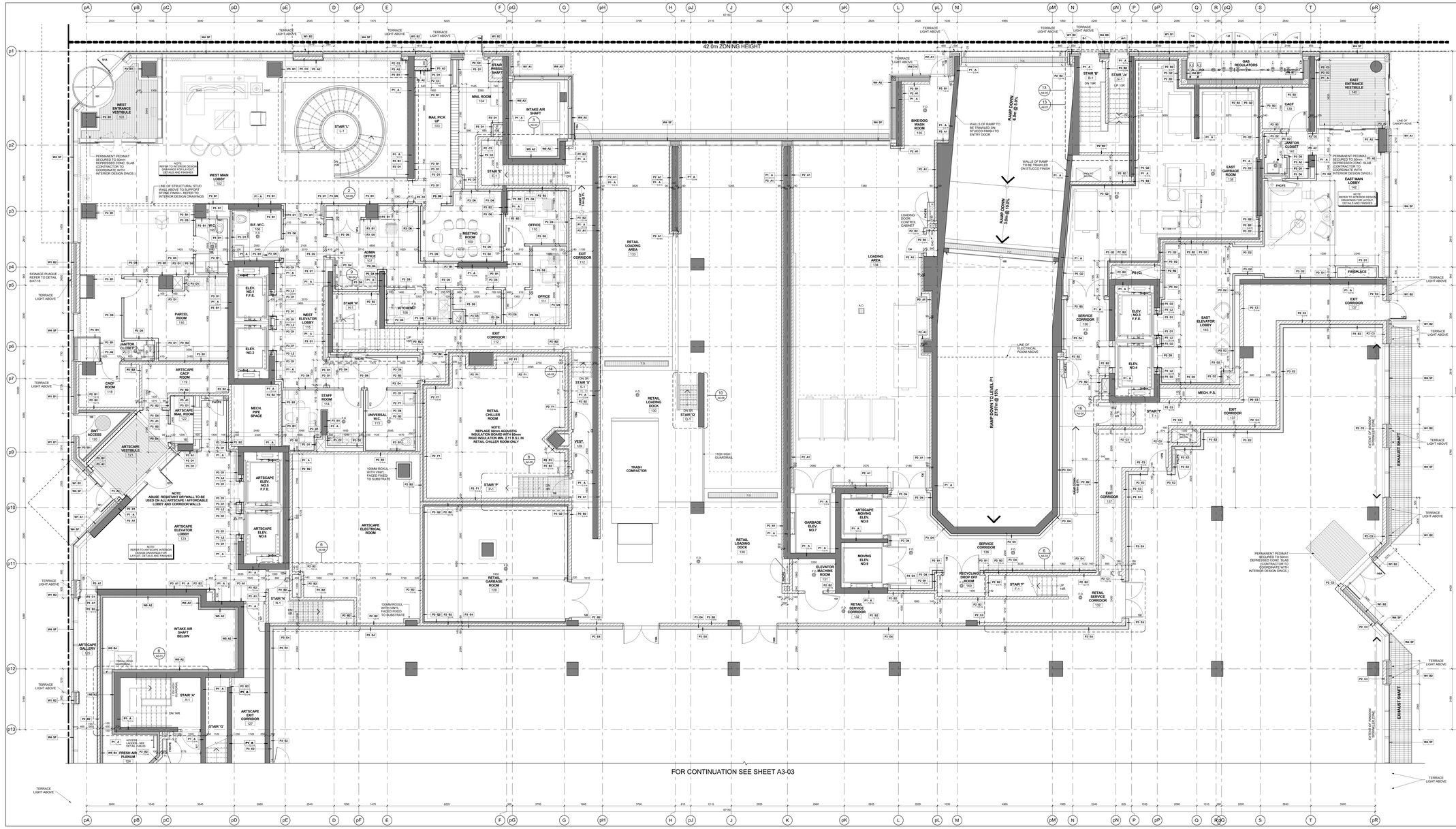
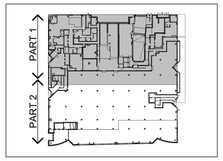


Level 1 - Ground Floor - Partial Plan - Part 1 4 A3-02
Scale: 1 : 50



Key Plan Level 1 3 A3-02

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
TOS LE (000.000)	TOP OF CONCRETE SLAB - LOW POINT
TOS HE (000.000)	TOP OF CONCRETE SLAB - HIGH POINT
TOW (000.000)	TOP OF CONCRETE WALL
TOC (000.000)	TOP OF CONCRETE CURB
TOS (000.000)	TOP OF CONCRETE SLAB
XXXX	SPRINKLERED WINDOW ASSEMBLY
	DENOTES CHAIN LINK FENCE
+ XXX	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 A9-SCHEDULES & A7-DETAILS)
XXX	ROOM NUMBER (SEE A9-SCHEDULES FOR ROOM FINISH SCHEDULES)
XX XX	FLOORCEILING ASSEMBLY TYPE (SEE A9-SCHEDULES & A7-DETAILS)
XX	DOOR NUMBER (SEE A9-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 C/A/A/02 OR C/B/A/02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C/A/A/02, C/B/A/02 OR C/C/A/02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES EXPOSED ACOUSTIC CEILING REFER TO DETAIL A/A/A/02, A/B/A/02, A/C/A/02, A/D/A/02 OR A/E/A/02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A/F/A/02 OR A/G/A/02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE REFER TO DETAIL C/A/A/02 OR C/B/A/02 OR C/C/A/02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING REFER TO DETAIL S1/A/A/02, S1/B/A/02, S1/E/A/02 OR S1/F/A/02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED GYPSUM OR T-BAR CEILING REFER TO DETAIL C/D/A/02, OR C/G/A/02. (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 LE SUITE	LE = SUITE LEGAL NUMBER SM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A3-02

GENERAL TYPICAL FLOOR NOTES

1. REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND MILLWORK.
2. BALCONY SLABS AND CONCRETE SILL CONSTRUCTION TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT BALCONY LOCATIONS AS SHOWN ON ROOF PLAN. REFER TO ROOF PLAN OR AREA DRAWING - SEE PLANS FOR LOCATIONS.
3. PROVIDE APPROVED SOUND INSULATION FOR HORIZONTAL AND VERTICAL PIPES THROUGH WALL AND FLOOR ENCLOSURES AS REQUIRED. REFER TO MECHANICAL DRAWINGS & ACOUSTICAL REPORT.
4. REFER TO WINDOW SCHEDULE FOR LOCATION OF WINDOW OPENING SECTIONS AND WINDOW SCREENS.
5. PROVIDE ALL PARKING SPACE A3 REQUIRED FOR ELECTRICAL OUTLETS. 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 AC1 / A9-02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.
8. AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO MECHANICAL DUCTS ARE ALLOWED TO PENETRATE THRU THESE ENCLOSURES.
9. ELEVATOR:
   - a. ELEVATOR SHAFT DIMENSIONS PROVIDED BY THE ELEVATOR CONSULTANT - A COPY OF THIS REPORT CAN BE OBTAINED FROM THE ARCHITECT. REVIEW SHOP DRAWINGS FOR 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 SLAB AND ELEVATOR GLASS.
   - E. ELEVATOR PIT LADDERS TO BE GALVANIZED STEEL, AND EXTEND FROM PIT FLOOR TO TOP OF CONCRETE TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR.
10. LOCKER ROOM NOTES:
    ALL LOCKER AISLES WIDTH TO BE 1100mm (TYP.). LOCKERS TO BE CONSTRUCTED WITH 6"x6" WIRE MESH PARTITIONS MINIMUM 2100mm HIGH. PROVIDE 1 BENCH PER 10 LOCKERS. BENCH TO BE 400mm WIDE MINIMUM. TO BE 400mm 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 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.
12. SUITE TO SUITE BLOCK WALL TO BE NORMAL WEIGHT FOR ACOUSTICS REFER TO ACOUSTICAL REPORT.

General Typical Floor Notes 1 A3-02

Contractor Must Check And Verify All Dimensions On The Job.
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Date: November 4, 2016

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No.	Revision	Date
5.	Construction	Nov. 4, 2016
4.	Tender	Oct. 15, 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
Partial Floor Plan
Level 1 - Ground Floor - Partial Plan - Part 1

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	November 4, 2016
Drawing No.	A3-02

Plot Date: 11/7/2016 4:08:18 PM File Path: C:\Users\vdescock\Documents\ACA1 2015 WORKING FILES\13148R20-Model-Building R3-R4_vdescock.rvt