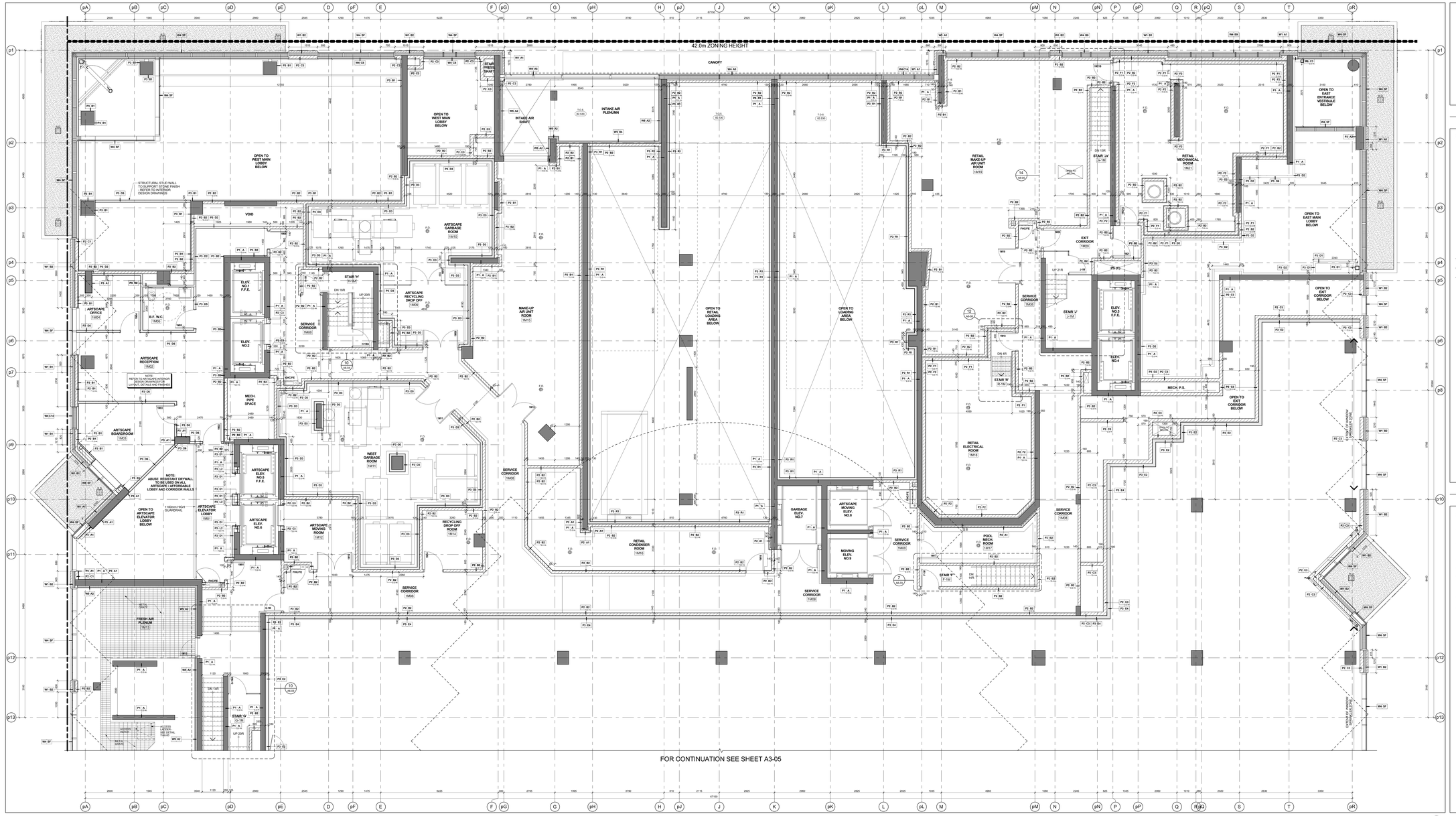
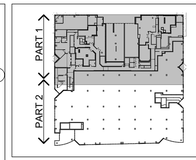


Level 1 Mezzanine - Partial Plan - Part 1 (4, A3-04)

Scale: 1 : 50



Key Plan Level 1 Mezzanine (3, A3-04)

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.L.P. (000.000)	TOP OF CONCRETE SLAB - LOW POINT
T.O.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
	EXISTING SPOT ELEVATION
+ XXX (000.000)	PROPOSED FINISHED SPOT ELEVATION
+ XXX (000.000)	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	FLOORCOVERING ASSEMBLY TYPE (SEE AB-SCHEDULES & A7-DETAILS)
XX (000 x 000)	DOOR NUMBER (SEE AB-SCHEDULES FOR DOOR & FRAME SCHEDULES)
XX	RAILING TYPES (SEE A7 SECTIONS FOR DETAILS)
	HATCH DENOTES THERMAL INSULATION AND HEATED PLENUM TO U/S OF SLAB. REFER TO DETAIL C3/A9A-02 OR C9/A9A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL C3/A9A-02, C9/A9A-02 OR C6/A9A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1/A9A-02, A1B/A9A-02, A1C/A9A-02 OR A1E/A9A-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A1F/A9A-02 OR A1G/A9A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL C1/A9A-02, C2/A9A-02 OR C3/A9A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL S1/A9A-02, S1B/A9A-02, S1E/A9A-02 OR S1F/A9A-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC PLASTERBOARD SAND CEILING. REFER TO DETAIL C1/A9A-02, OR C1G/A9A-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 SM	LE = SUITE LEGAL NUMBER SM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend (2, A3-04)

GENERAL TYPICAL FLOOR NOTES

1. REFER TO INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES AND FIXED FURNITURE.

2. ENCLOSE FLUES AND CONCRETE BLL CONSTRUCTED TO BE SLOPED AWAY FROM BUILDING FOR DRAINAGE. PROVIDE SCUPPER DRAIN AT LOWEST POINT OF FLUE. CONNECT TO NEAREST DRAIN SCUPPER, OR AREA DRAIN. SEE PLANS FOR LOCATIONS.

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 DRAINS(SILL/TRAIN AND SCUPPER).

5. PROVIDE ALL PATRONS SPACE AS REQUIRED FOR ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS AND DETAILS.

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

7. ALL BATHROOM CEILINGS TO BE CONSTRUCTED AS FIR DETAIL A1/ I.9A.02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

8. AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO OPENINGS 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. ARCHITECT TO ADJUST ALL 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 OF CONCRETE BLOCK AT FLOOR SLABS.

   E. ELEVATOR PIT LADDERS TO BE GALVANIZED STEEL AND EXTEND FROM PIT TO 1M ABOVE FINISHED FLOOR. LADDERS 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. WITH 300mm HIGH SLOPED TOP TO REDUCE THE VISUAL BALANCE 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 900w 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, A3-04)

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: November 4, 2016

SEAL MUST BE SIGNED TO BE VALID

Construction

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No.:	Revision	Date

No.:	Issued For	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

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Partial Floor Plan
Level 1 Mezzanine - 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.: A3-04

Plot Date: 11/2/2016 11:32:03 AM File Path: C:\Users\vdesock\Documents\REVIT 2016 WORKING FILES\13148P2D-Model-Building R3-R4_vdesock.rvt