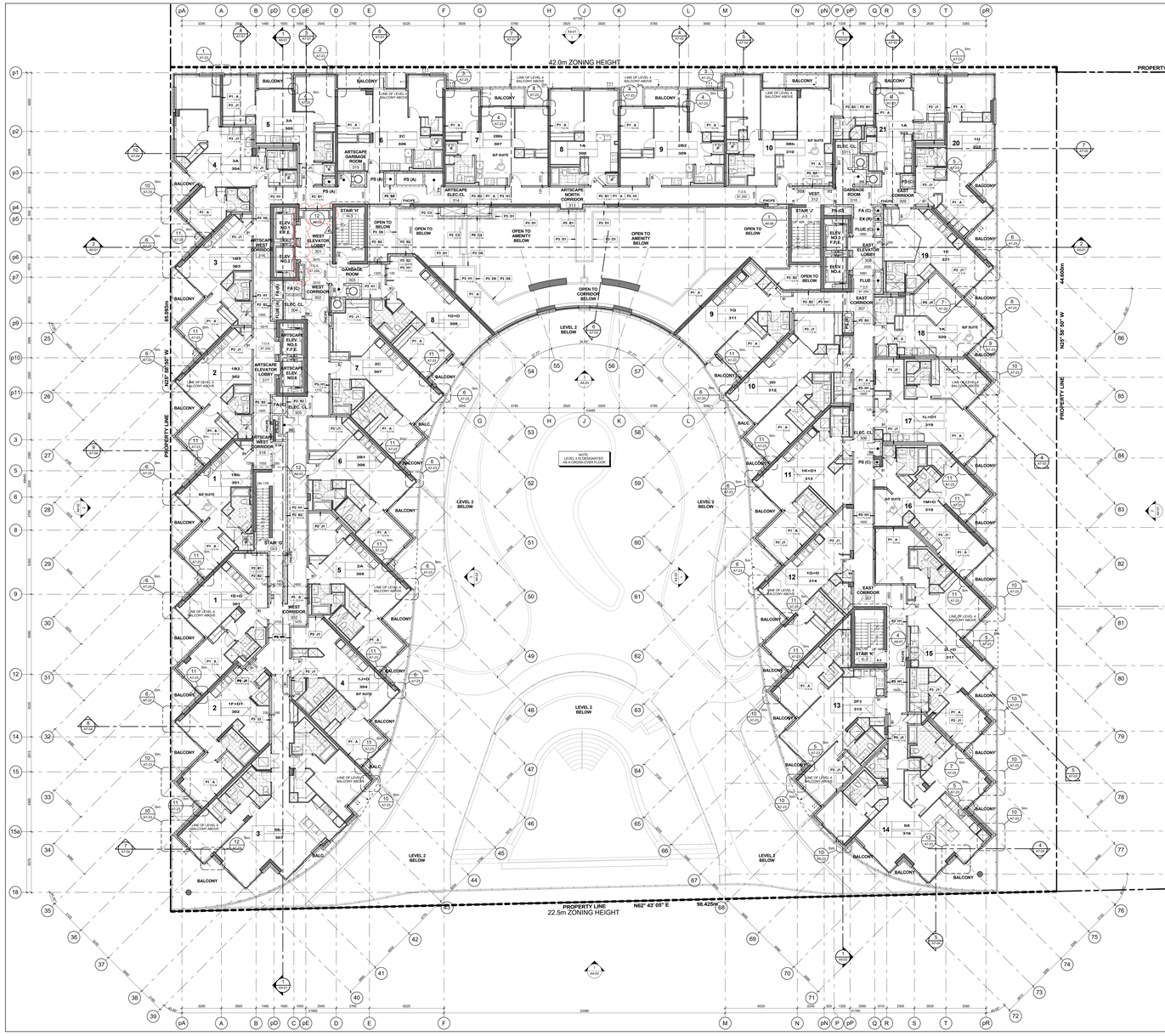

Level 3 - Third Floor Plan 3 A2-09
Scale: 1 : 100

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.P. 000.550	TOP OF CONCRETE SLAB - LOW POINT
T.O.S.H.P. 000.550	TOP OF CONCRETE SLAB - HIGH POINT
T.O.W. 000.550	TOP OF CONCRETE WALL
T.O.C. 000.550	TOP OF CONCRETE CURB
T.O.S. 000.550	TOP OF CONCRETE SLAB
XXX	SPRINKLERED WINDOW ASSEMBLY
- - - - -	DENOTES CHAIN LINK FENCE
000.550	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 AS-SCHEDULES & A7-DETAILS)
XXX	ROOM NUMBER (SEE AS-SCHEDULES FOR ROOM FINISH SCHEDULES)
XX XX	FLOORCEILING ASSEMBLY TYPE (SEE AS-SCHEDULES & A7-DETAILS)
XX	DOOR NUMBER (SEE AS-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 C9A-M-02 OR C9B-M-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES THERMAL INSULATION TO U/S OF SLAB. REFER TO DETAIL A1A-M-02, A1B-M-02, A1C-M-02 OR A1D-M-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SUSPENDED ACOUSTIC CEILING. REFER TO DETAIL A1A-M-02, A1B-M-02, A1C-M-02, A1D-M-02 OR A1E-M-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES ACOUSTIC CEILING TO U/S OF SLAB. REFER TO DETAIL A1A-M-02 OR A1B-M-02. (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES HORIZONTAL FIRE RATED ENCLOSURE. REFER TO DETAIL S1A-M-02, S1B-M-02, S1C-M-02 OR S1D-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES SOFFIT CEILING. REFER TO DETAIL S1A-M-02, S1B-M-02, S1C-M-02 OR S1F-M-02 (REFER TO PLANS AND SECTIONS FOR EXTENT.)
	HATCH DENOTES CHANGE IN HEIGHT OF T-BAR CEILING REFER TO DETAIL C1A-M-02 OR C1B-M-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.)
LE UNIT TYPE SUITE	LE = SUITE LEGAL NUMBER MM = MUNICIPAL NUMBER
	BARRIER FREE SUITE

General Notes Legend 2 A2-09

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 AWAY FROM BUILDING. PROVIDE SCUPPERS AND DRAINS FOR BALCONIES WITH LINES ALL TERRACES TO HAVE SCUPPERS, DRAINS AND LINES AS PER MECHANICAL DRAWINGS.

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 PUMBING 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 FOR DETAIL A21-1A9-02. PROVIDE ACOUSTICAL BATTS IN ALL BATHROOM PIPE SPACES.

8- AT ALL STAIR PRESSURIZATION SHAFT ENCLOSURES, NO PIPES OR DUCTS 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 OWNER. COORDINATE SHAFT SIZE AND REQUIREMENTS WITH REPORT. ELEVATOR SHAFT SIZE

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 SILL. 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. WIRE MESH TO BE SUPPORTED BY 38mm x 38mm STEEL ANGLE PLAN 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 STAVLE NOTES:
ALL BICYCLE RACKS TO COMPLY WITH TORONTO BICYCLE BYLAW STANDARDS:
HORIZONTAL RACKING 900w X 1800lg X 1900h
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 A2-09

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 Dated By The Architect.

Date: November 4, 2016

Construction

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No.:	Revision	Date
1.	Artscape Change Notice	Aug. 25, 2015
2.	Site Instruction #02	Mar. 03, 2017
3.	Site Instruction #04	April 20, 2017
4.	Site Instruction #09	July 27, 2017

No.	Issued For	Date
6.	Construction	Nov. 4, 2016
5.	Roofing Tender	Feb. 6, 2016
4.	Tender	Oct. 15, 2015
3.	Artscape Change Notice	Aug. 25, 2015
2.	Building Permit	June 12, 2015
1.	Waterfront Toronto Review	May 1, 2015

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
Floor Plans
Level 3 - Third 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: November 4, 2016
Drawing No.: A2-09