GRAZIANI + CORAZZA ARCHITECTS INC.

Site Instruction

Royal Pine Homes
3550 Langstaff Road, Suite 200
Woodbridge, Ontario
L4L 9G3

SI 06

PROJECT : Hampton Manor
PROJECT No : 1136.13
DATE : September 06, 2017

Attn: Vince Staffieri

Site instructions/memos and Addendums are issued only for the purpose of recording any clarification or interpretation of the contract documents or giving direction on problems resulting from field conditions. These memos are subject to the provisions of the contract documents and unless reviewed with and authorized by the Client, will not affect the contract. Should the Contractor require a change in the contract price or project schedule, he shall submit to the Client, prior to commencement of work outlined in this memo, an itemized proposal for approval.

Title: Ground Floor transom height change with Bulkhead and Cove molding Revisions

A301, A301a-A301c : Ground Floor Plan
- Coordinating cove moldings and bulkhead layout with Mechanical drawings.

A401a-c : Building Elevations
- Ground floor transom height change from 12" to 16".

A501 - A503 : Building Sections
- Ground floor transom height change from 12" to 16" and indicating bulkhead areas.

A601, A602, A604, A606 : Wall Sections
- Ground floor transom height change from 12" to 16" and indicating bulkhead and cove molding areas.

A651 : Section Details
- Changing Ground floor transom height from 12" to 16".

CS301, CS301a : CS Ground Floor Plan
- Shifted shaft location in unit #16 closet.

Reason: As per Client Request.
References: A301, A301a-c, A401a-c, A501-A503, A601, A602, A604, A606, A651, CS301 & CS301a.

GRAZIANI + CORAZZA
ARCHITECTS INC

Gino Colangelo

G. Colangelo Diploma Arch. Technology
Associate, Director of Contract Documents

Distribution:

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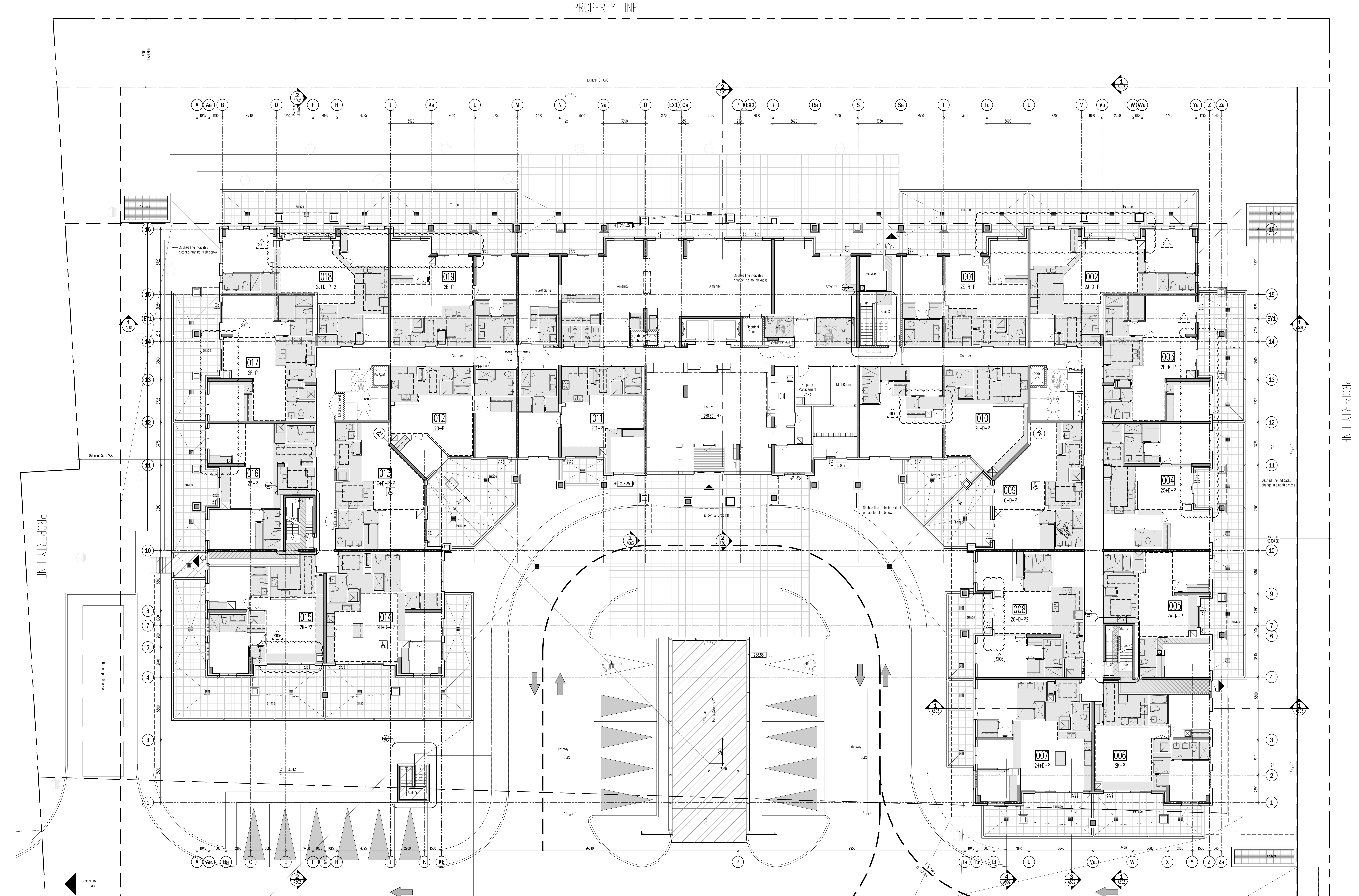
ReXcon ConstruXion	Lauren Sorichetti	lsorichetti402@gmail.com
Graziani + Corazza Architects	Carmen Taranu	ctaranu@gc-architects.com


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
EXTENT OF U/G
6000 EASEMENT
Exhaust
F/A Shaft
Terrace
Dashed line indicates extent of transfer slab below
Dashed line indicates change in slab thickness
018 2J+D-P-2
019 2E-P
Guest Suite
Amenity
Amenity
Amenity
Pet Wash
001 2E-R-P
002 2J+D-P
017 2F-P
003 2F-R-P
Corridor
Corridor
Electrical Room
Stair C
012 2D-P
011 2E1-P
Lobby
Property Management Office
Mail Room
010 2L+D-P
016 2A-P
013 1C+D-R-P
009 1C+D-P
004 2G+D-P
Stair A
Residential Drop Off
015 2K-P2
014 2H+D-P2
008 2G+D-P2
005 2A-R-P
Stair B
007 2H+D-P
006 2K+P
Stair D
driveway
driveway
driveway
0M min. SETBACK
9M min. SETBACK
access to plaza
F/A Shaft

CEILING HEIGHTS			
FLOOR	**FOYER & KITCHEN**	**BULKHEADS**	**LIVING/ DINING/DEN/BEDROOM**
GRD	2950	2750	2950
2ND	2600	2450	SLAB AT 2750
3RD	2600	2450	SLAB AT 2750
4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

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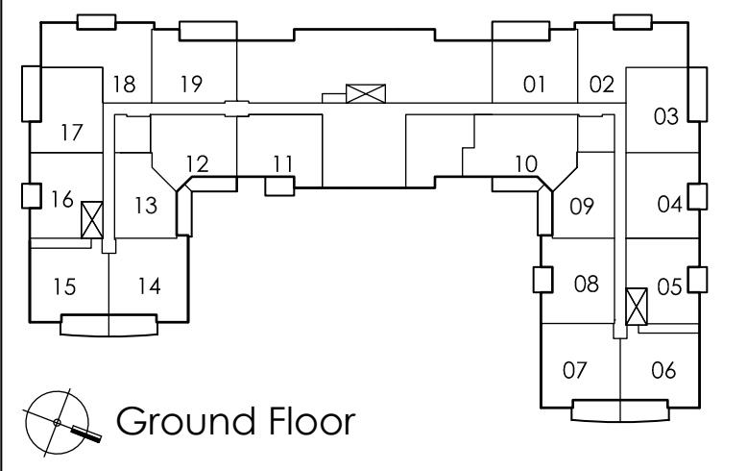
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.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Ground Floor

01.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG

issued for revisions

GRAZIANI
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CORAZZA
ARCHITECTS INC.
1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

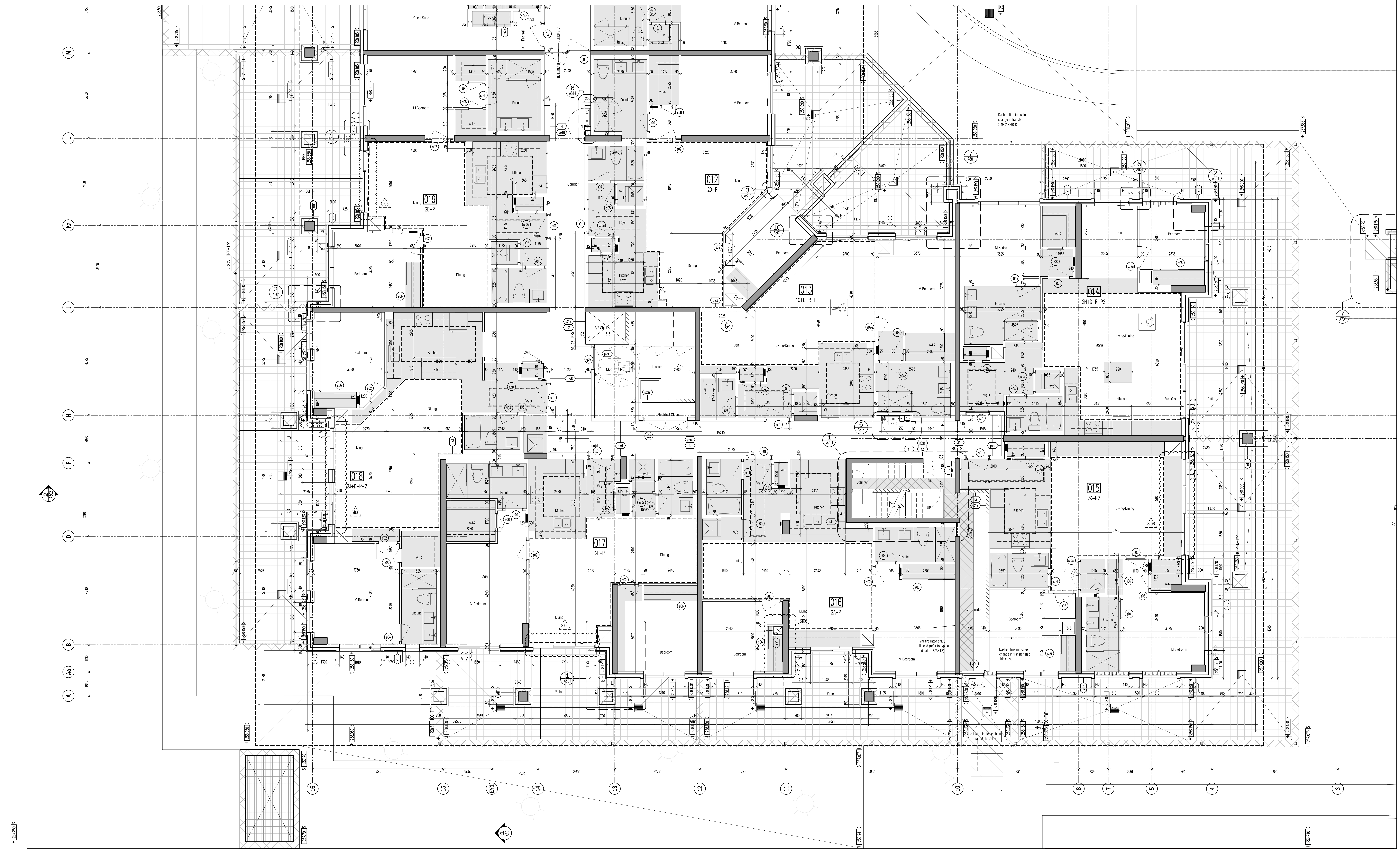
Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: D.BIASE
Plot Date: Aug. 16, 2017
Job # 1136.13

GROUND FLOOR PLAN
OVERALL PLAN

1:100

A301

TITLEBLOCK SIZE: 915 x 1400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3
Guest Suite
019
2E-P
012
2D-P
013
1C+D-R-P
014
2H+D-R-P2
018
2J+D-P-2
017
2F-P
016
2A-P
015
2K-P2
M.Bedroom
Ensuite
Kitchen
Living
Dining
Bedroom
Den
Foyer
Patio
Corridor
Lockers
Electrical Closet
F/A Shaft
Stair
Exit Corridor
Living/Dining
Breakfast
Dashed line indicates change in transfer slab thickness
2hr fire rated shaft/bulkhead (refer to typical details 18/A812)
Hatch indicates heat traced slab/stair

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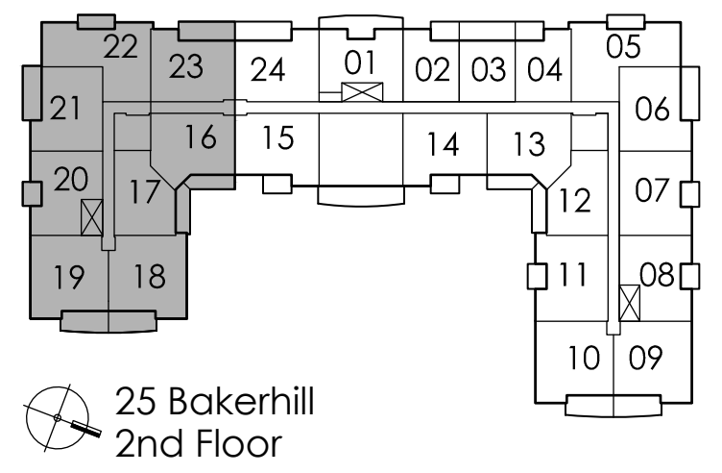
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09
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25 Bakerhill
2nd Floor

01.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG

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ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 16, 2017
Job #	1136.13

GROUND FLOOR ENLARGED PART PLAN

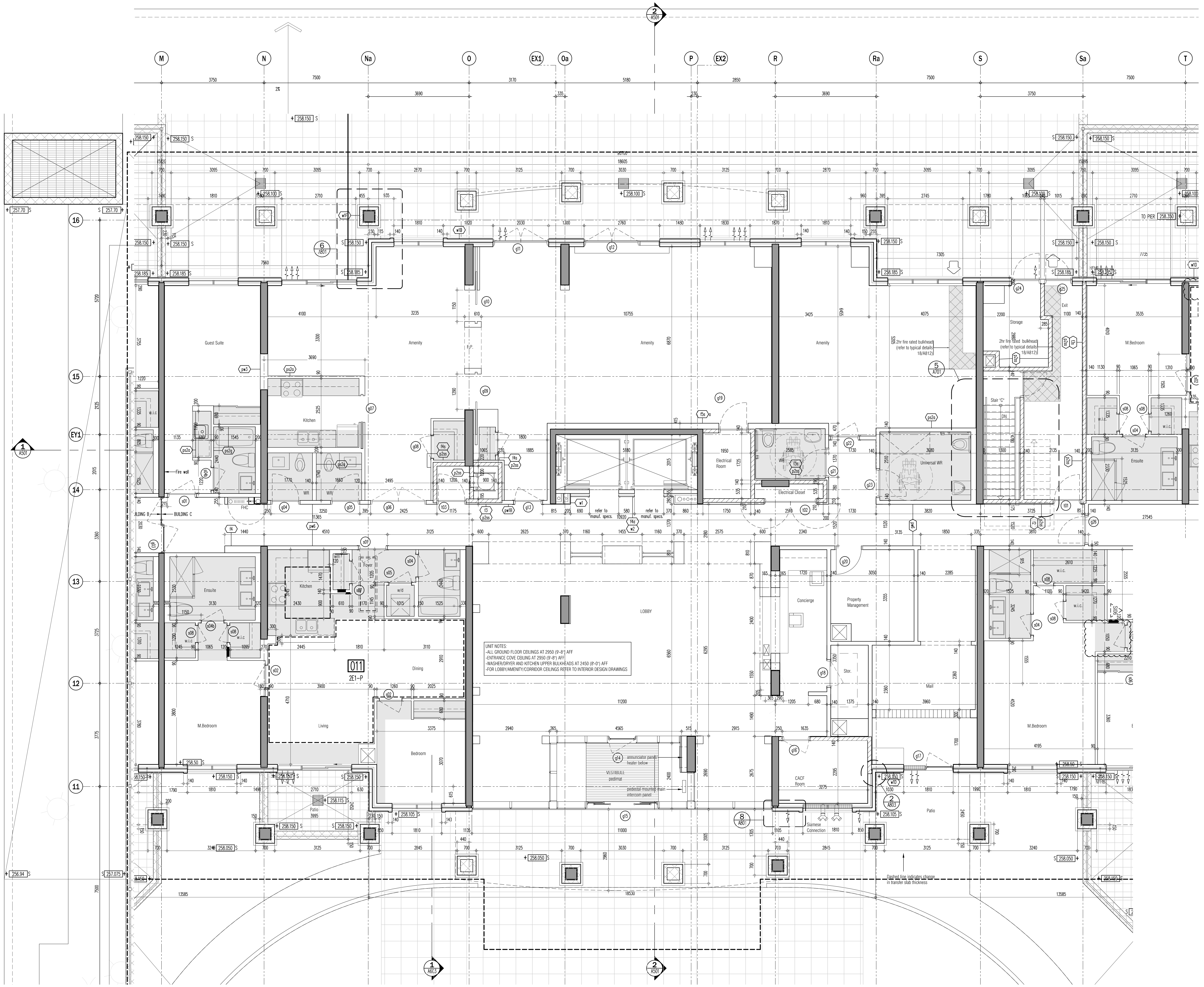
1:50

A301a

TITLEBLOCK SIZE: 915 x 1400

CEILING HEIGHTS

FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
GRD	2950	2750	2950
2ND	2600	2450	SLAB AT 2750
3RD	2600	2450	SLAB AT 2750
4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050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EX2
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EY1
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12
11
Guest Suite
Amenity
Amenity
Amenity
Kitchen
Storage
Exit
Stair "C"
M.Bedroom
Ensuite
Electrical Room
Electrical Closet
Universal WR
WR
LOBBY
Concierge
Property Management
Mail
Stor.
CACF Room
Ensuite
Kitchen
Foyer
Dining
Living
Bedroom
M.Bedroom
M.Bedroom
W.I.C.
Patio
Patio
011
2E1-P
VESTIBULE
annunciator panel
heater bellow
pedestal mounted main intercom panel
Siamese Connection
Fire wall
BUILDING B
BUILDING C
TO PIER
2hr fire rated bulkhead (refer to typical details) 18/A812
Dashed line indicates change in transfer slab thickness
refer to manuf. specs.

UNIT NOTES:
-ALL GROUND FLOOR CEILINGS AT 2950 (9'-8") AFF
-ENTRANCE COVE CEILING AT 2950 (9'-8") AFF
-WASHER/DRYER AND KITCHEN UPPER BULKHEADS AT 2450 (8'-0") AFF
-FOR LOBBY/AMENITY/CORRIDOR CEILINGS REFER TO INTERIOR DESIGN DRAWINGS

CEILING HEIGHTS			
FLOOR	**FOYER & KITCHEN**	**BULKHEADS**	**LIVING/ DINING/DEN/BEDROOM**
GRD	2950	2750	2950
2ND	2600	2450	SLAB AT 2750
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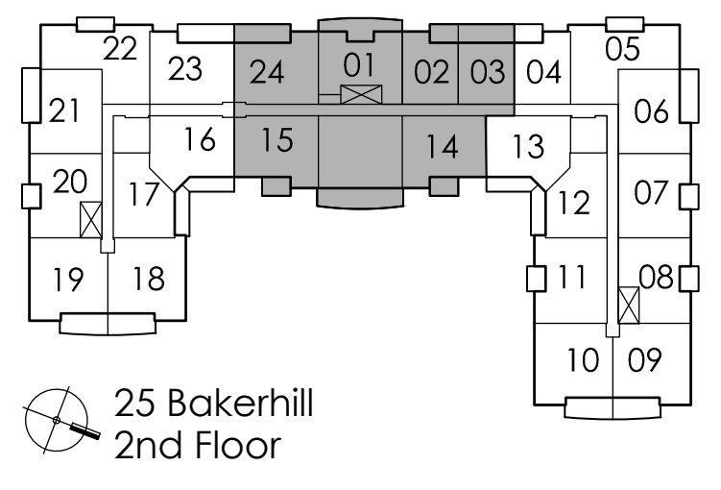
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25 Bakerhill
2nd Floor

01.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG

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STOUFFVILLE ONTARIO

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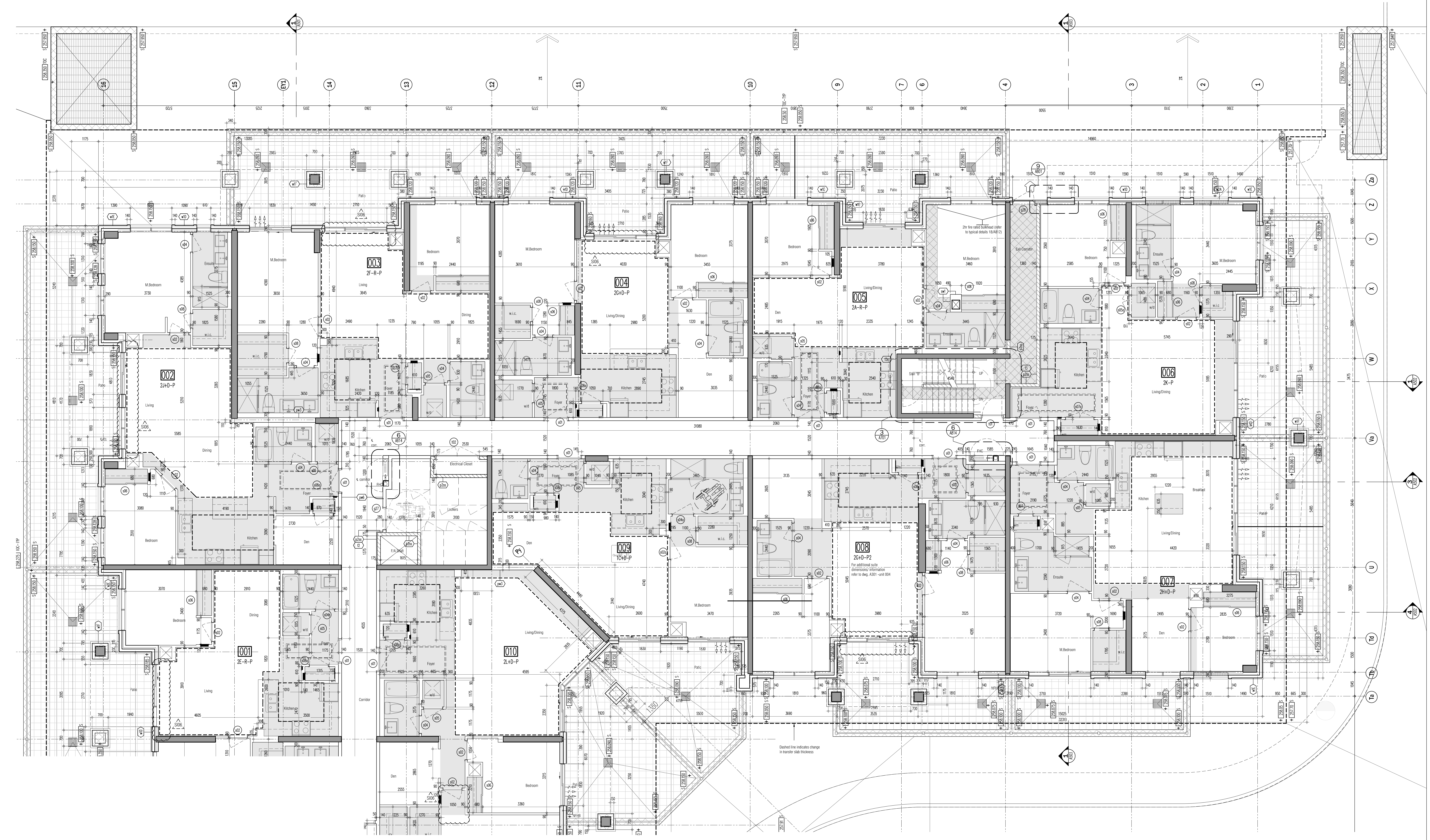
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 16, 2017
Job #	1136.13

GROUND FLOOR ENLARGED PART PLAN

1:50

A301b

TITLEBLOCK SIZE: 915 x 1400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2J+D-P
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2F-R-P
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2G+D-P
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2A-R-P
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2K-P
007
2H+D-P
008
2G+D-P2
For additional suite dimensions/ information refer to dwg. A301 -unit 004
009
1C+D-P
010
2L+D-P
2hr fire rated bulkhead (refer to typical details 18/A812)
Exit Corridor
Electrical Closet
Lockers
Corridor
Dashed line indicates change in transfer slab thickness
M.Bedroom
Bedroom
Living/Dining
Kitchen
Den
Foyer
Ensuite
Patio

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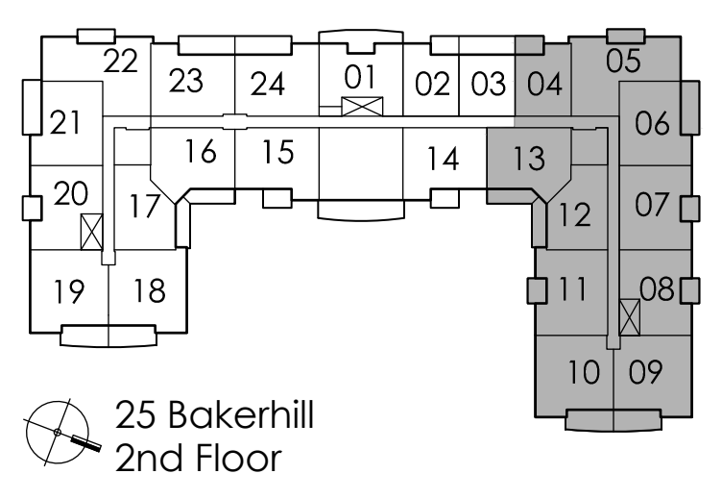
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25 Bakerhill
2nd Floor

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1:50

A301c

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CEILING HEIGHTS			
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GRD	2950	2750	2950
2ND	2600	2450	SLAB AT 2750
3RD	2600	2450	SLAB AT 2750
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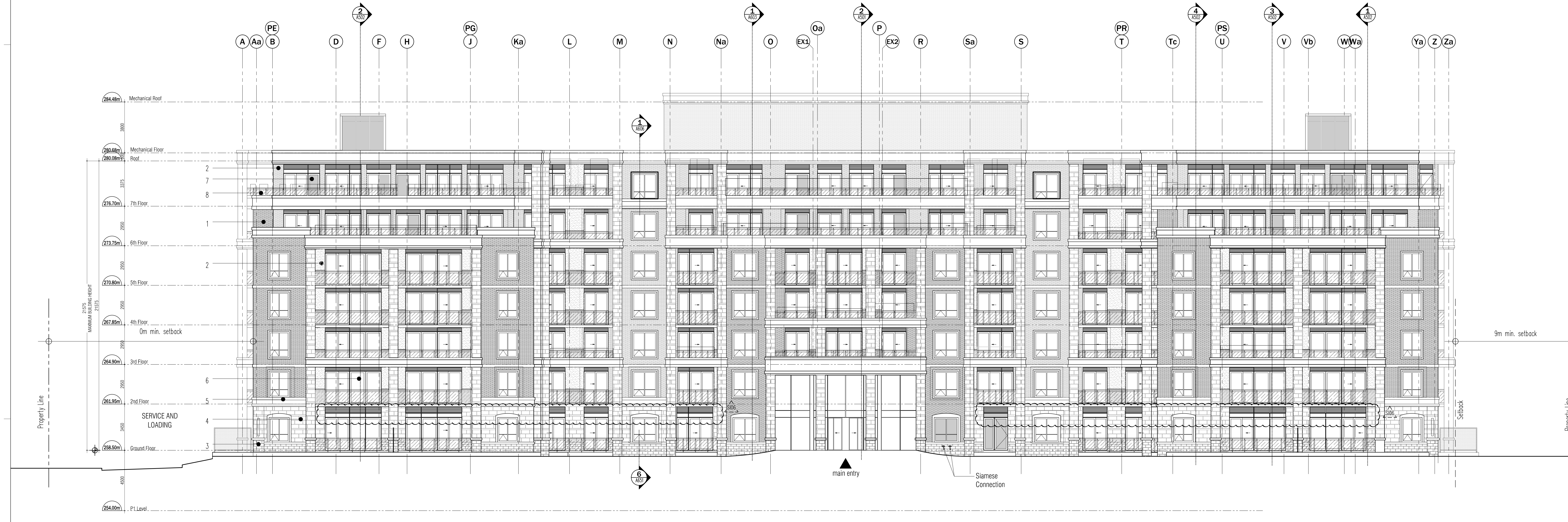
2 A502
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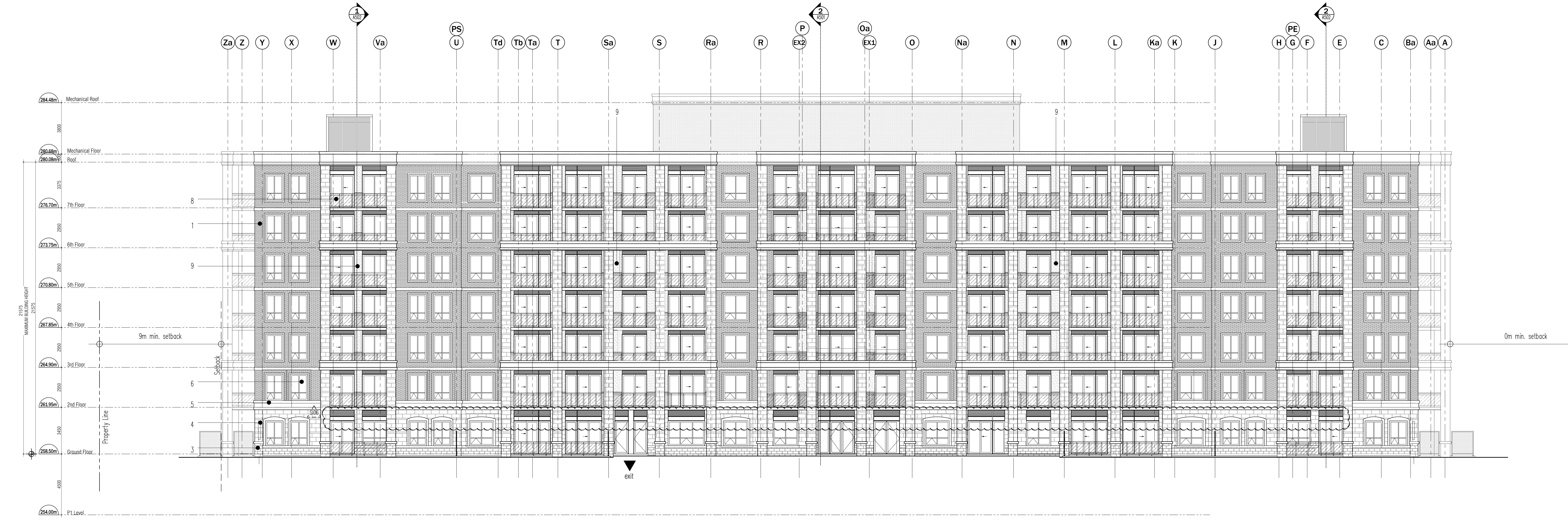
Na
1 A601
O
EX1
Oa
2 A501
P
EX2
R
Sa
S
PR
T
Tc
4 A502
PS
U
3 A502
V
Vb
W
Wa
1 A501
Ya
Z
Za
1 A606
284.48m Mechanical Roof
3800
280.68m Mechanical Floor
280.08m Roof
600
3375
276.70m 7th Floor
2950
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
3450
258.50m Ground Floor
4500
254.00m P1 Level
21575
MAXIMUM BUILDING HEIGHT
21575
2
7
8
1
2
6
5
4
3
0m min. setback
9m min. setback
SERVICE AND LOADING
Property Line
Property Line
Setback
S106
S106
main entry
Siamese Connection
6 A551

EAST ELEVATION 2 A401a
SCALE - 1:100


1 A502
PS
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2 A501
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2 A502
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9
9
284.48m Mechanical Roof
3800
280.68m Mechanical Floor
280.08m Roof
3375
276.70m 7th Floor
2950
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
3450
258.50m Ground Floor
4500
254.00m P1 Level
21575
MAXIMUM BUILDING HEIGHT
21575
8
1
9
6
5
4
3
9m min. setback
0m min. setback
Setback
Property Line
Property Line
S106
exit

WEST ELEVATION 1 A401a
SCALE - 1:100

Legend

▤	1	125mm precast concrete panel **TYPE 2-c/w thin brick in-lay, Colour 2**
▤	2	125mm precast concrete panel **TYPE 3-c/w thin brick in-lay, Colour 1**
▦	3	125 precast panel **TYPE 4-C/W thin stone in-lay, Colour 3 (rocked)**
▦	4	125 precast panel **TYPE 4-C/W thin stone in-lay, Colour 3 (dressed)**
▒	5	Pre-cast Concrete moldings & frames
□	6	Clear Vision Glass windows
■	7	Spandrel Glass windows
▨	8	Glass railings
░	9	125 precast panel **Sand blasted finish**

Protection of Openable Windows (3.3.4.8. 2012 OBC)

(1) Except as provided by Sentence (2), openable windows in suites of residential occupancy shall be protected by,

(a) a guard with a minimum height of 1070 mm constructed in accordance with Article 3.3.1.17., or

(b) a mechanism capable of controlling the free swinging or sliding of the openable part of the window so as to limit any clear unobstructed opening to not more than 100 mm measured either vertically or horizontally, where the other dimension is greater than 380 mm.

(2) Windows need not be protected in accordance with Sentence (1) where,

(a) the only opening having greater dimensions than those allowed by Clause (1)(b) is located higher than 1070 mm above the finished floor, or

(b) the bottom edge of the openable portion of the window is located less than 1800 mm above the floor or ground on the other side of the window.

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11.	AUG.09.2017	Issue for Construction	B.G.

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

GRAZIANI
+
CORAZZA
ARCHITECTS INC.

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: D.BIASE
Plot Date: Aug. 16, 2017
Job # 1136.13

ELEVATIONS
EAST AND WEST

1:100 A401a

TITLEBLOCK SIZE: 915 x 1400

Legend

▤	1	125mm precast concrete panel **TYPE 2-c/w thin brick in-lay, Colour 2**
▤	2	125mm precast concrete panel **TYPE 3-c/w thin brick in-lay, Colour 1**
▦	3	125 precast panel **TYPE 4-C/W thin stone in-lay, Colour 3 (rocked)**
▦	4	125 precast panel **TYPE 4-C/W thin stone in-lay, Colour 3 (dressed)**
▒	5	Pre-cast Concrete moldings & frames
☐	6	Clear Vision Glass windows
■	7	Spandrel Glass windows
▨	8	Glass railings
▒	9	125 precast panel **Sand blasted finish**

Protection of Openable Windows (3.3.4.8. 2012 OBC)

(1) Except as provided by Sentence (2), openable windows in suites of residential occupancy shall be protected by,

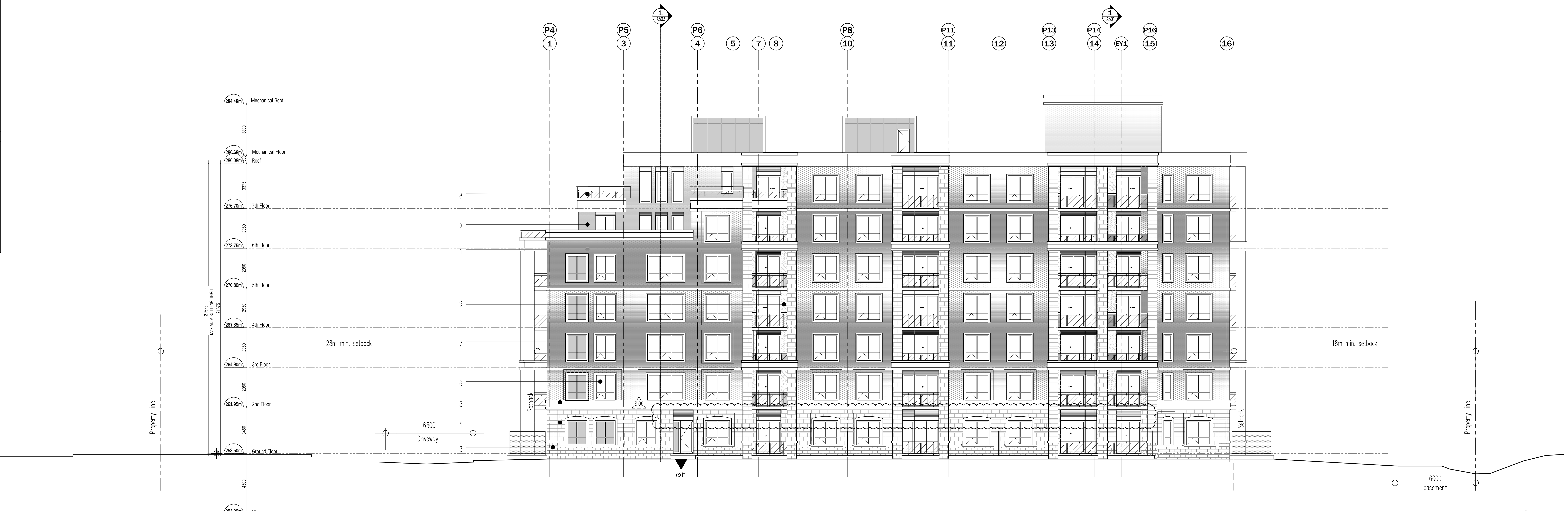
(a) a guard with a minimum height of 1070 mm constructed in accordance with Article 3.3.1.17., or

(b) a mechanism capable of controlling the free swinging or sliding of the openable part of the window so as to limit any clear unobstructed opening to not more than 100 mm measured either vertically or horizontally, where the other dimension is greater than 380 mm.

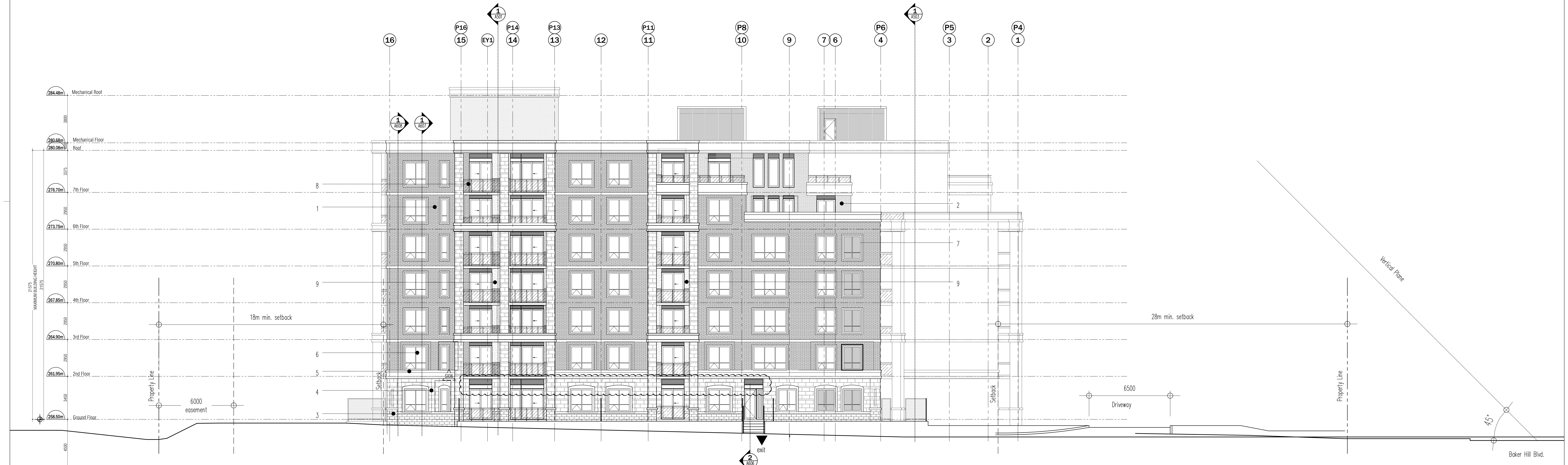
(2) Windows need not be protected in accordance with Sentence (1) where,

(a) the only opening having greater dimensions than those allowed by Clause (1)(b) is located higher than 1070 mm above the finished floor, or

(b) the bottom edge of the openable portion of the window is located less than 1800 mm above the floor or ground on the other side of the window.


P4 1
P5 3
1 A501
P6 4
5
7
8
P8 10
P11 11
12
P13 13
P14 14
1 A501
EY1
P16 15
16
284.48m Mechanical Roof
3800
280.68m Mechanical Floor
280.08m Roof
3375
276.70m 7th Floor
2950
273.75m 6th Floor
2950
270.80m 5th Floor
2950
267.85m 4th Floor
2950
264.90m 3rd Floor
2950
261.95m 2nd Floor
3450
258.50m Ground Floor
4500
254.00m P1 Level
21575 MAXIMUM BUILDING HEIGHT 21575
8
2
1
9
7
6
5
4
3
28m min. setback
18m min. setback
Property Line
Property Line
Setback
Setback
S106
6500
Driveway
exit
Baker Hill Blvd.
6000
easement

NORTH ELEVATION 1 A401b
SCALE - 1:100


16
P16 15
EY1
1 A501
P14 14
P13 13
12
P11 11
P8 10
9
7
6
P6 4
1 A503
P5 3
2
P4 1
1 A606
1 A607
284.48m Mechanical Roof
3800
280.68m Mechanical Floor
280.08m Roof
3375
276.70m 7th Floor
2950
273.75m 6th Floor
2950
270.80m 5th Floor
2950
267.85m 4th Floor
2950
264.90m 3rd Floor
2950
261.95m 2nd Floor
3450
258.50m Ground Floor
4500
254.00m P1 Level
21575 MAXIMUM BUILDING HEIGHT 21575
8
1
9
6
5
4
3
2
7
9
18m min. setback
28m min. setback
Property Line
Property Line
Setback
Setback
S106
6000
easement
6500
Driveway
Vertical Plane
45°
exit
2 A606
Baker Hill Blvd.

SOUTH ELEVATION 1 A401b
SCALE - 1:100

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04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 16, 2017
Job #	1136.13

ELEVATIONS
NORTH AND SOUTH

1:100 A401b

TITLEBLOCK SIZE: 915 x 1400

Legend

▤	1	125mm precast concrete panel **TYPE 2-c/w thin brick in-lay, Colour 2**
▤	2	125mm precast concrete panel **TYPE 3-c/w thin brick in-lay, Colour 1**
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▦	4	125 precast panel **TYPE 4-C/W thin stone in-lay, Colour 3 (dressed)**
▒	5	Pre-cast Concrete moldings & frames
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■	7	Spandrel Glass windows
▨	8	Glass railings
▒	9	125 precast panel **Sand blasted finish**

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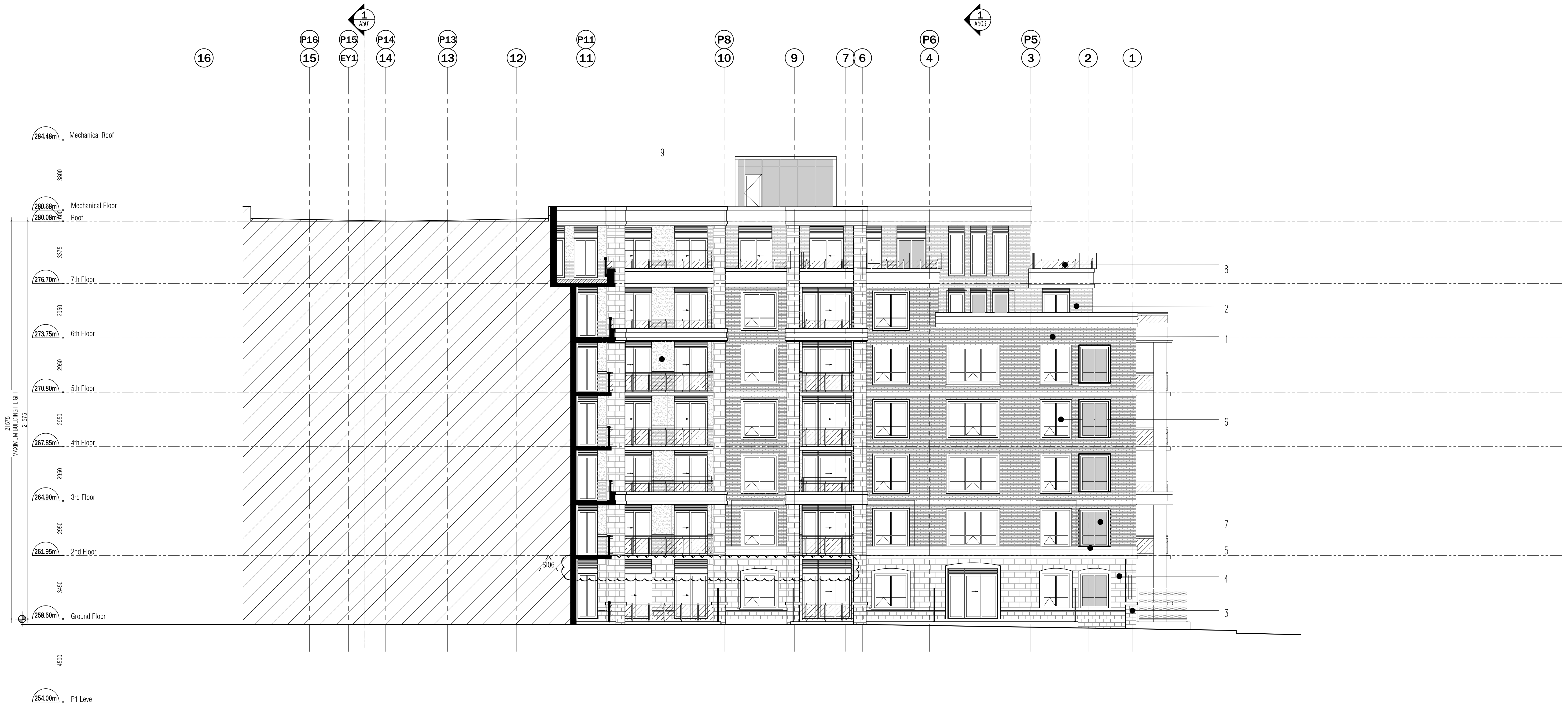
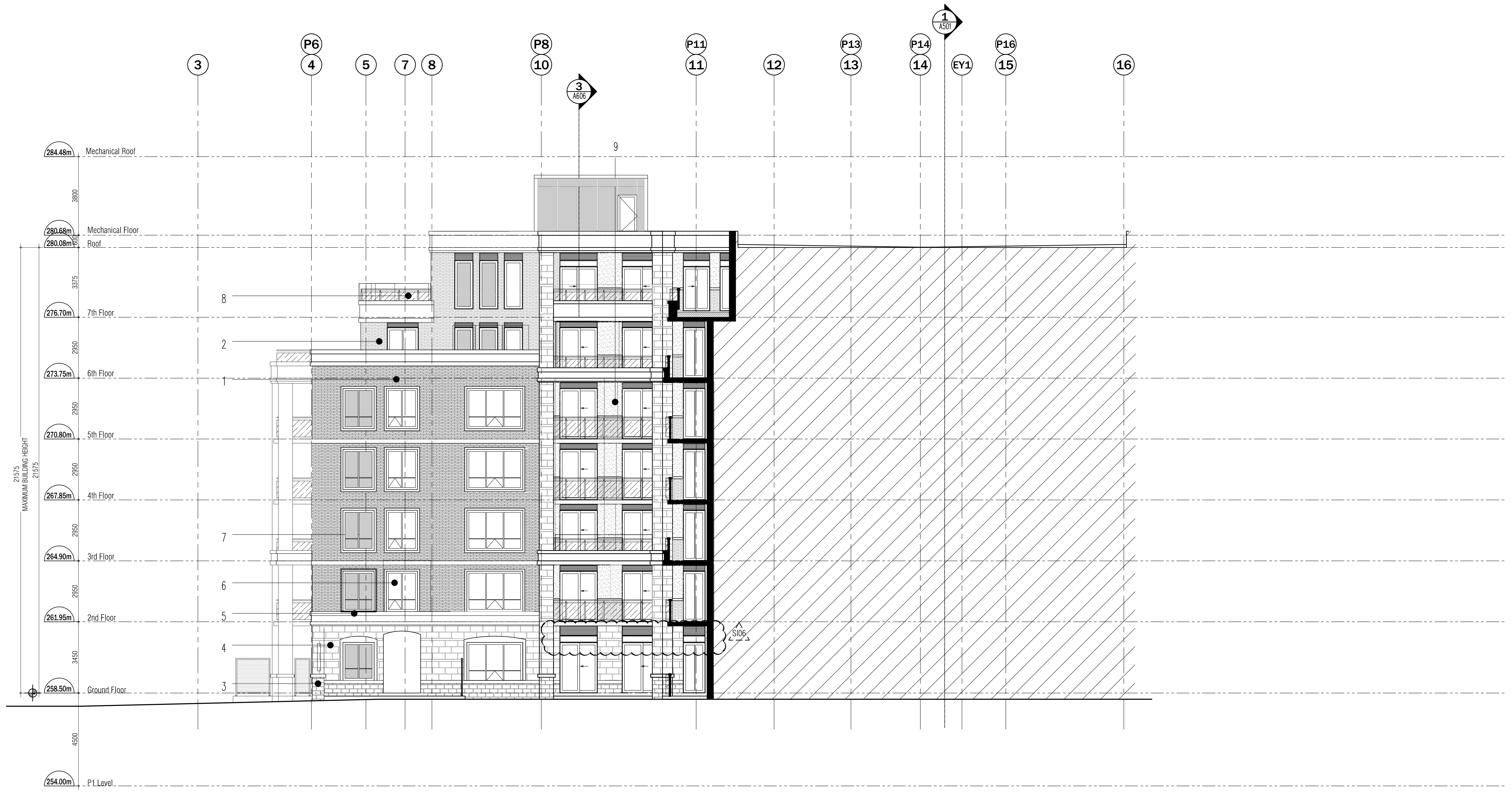
(2) Windows need not be protected in accordance with Sentence (1) where,

(a) the only opening having greater dimensions than those allowed by Clause (1)(b) is located higher than 1070 mm above the finished floor, or

(b) the bottom edge of the openable portion of the window is located less than 1800 mm above the floor or ground on the other side of the window.


16
P16 15
P15 EY1
P14 14
P13 13
12
P11 11
P8 10
9
7
6
P6 4
P5 3
2
1
1 A507
1 A503
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
3800
3375
2950
3450
4500
21575 MAXIMUM BUILDING HEIGHT 21575
S106
9
8
2
1
6
7
5
4
3

COURTYARD NORTH FACING ELEVATION 1 A401c
SCALE - 1:100


3
P6 4
5
7
8
P8 10
P11 11
12
P13 13
P14 14
EY1
P16 15
16
1 A507
3 A506
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
3800
3375
2950
3450
4500
21575 MAXIMUM BUILDING HEIGHT 21575
S106
9
8
2
1
7
6
5
4
3

COURTYARD SOUTH FACING ELEVATION 1 A401C
SCALE - 1:100

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04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
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08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

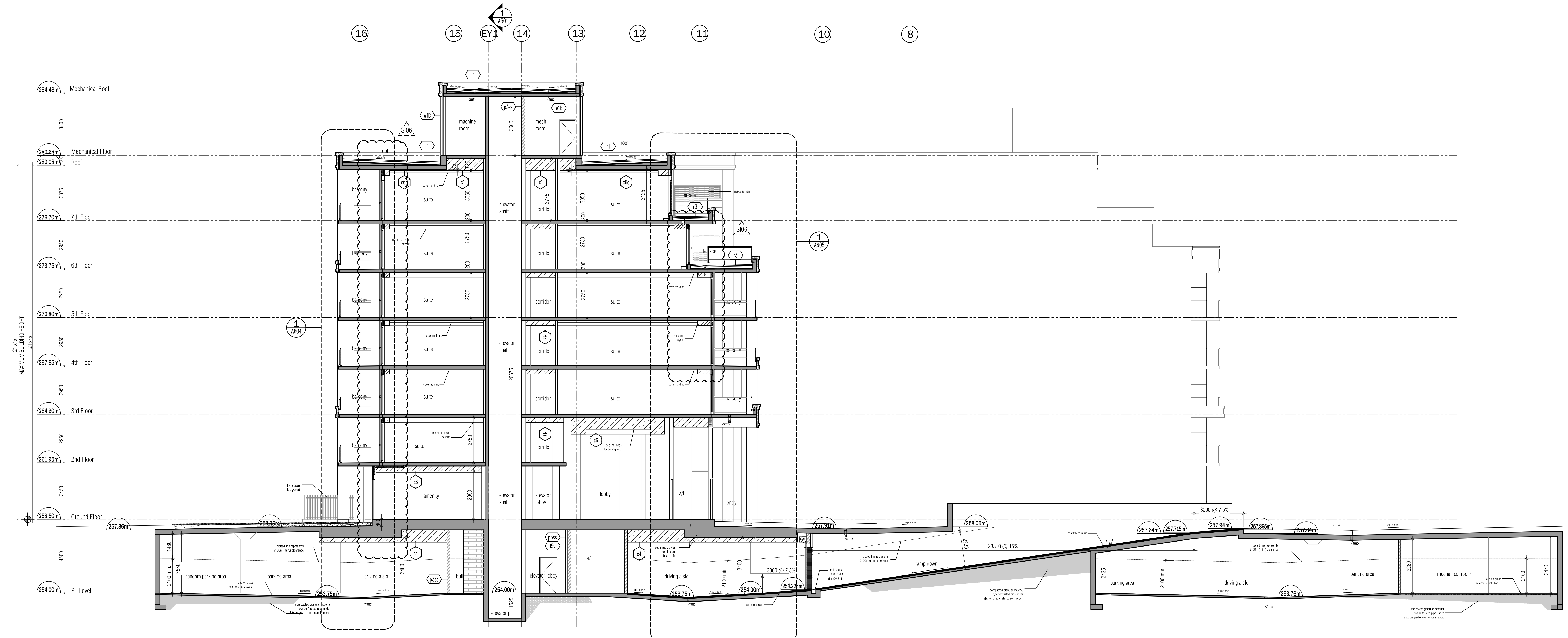
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: D.BIASE
Plot Date: Aug. 16, 2017
Job # 1136.13

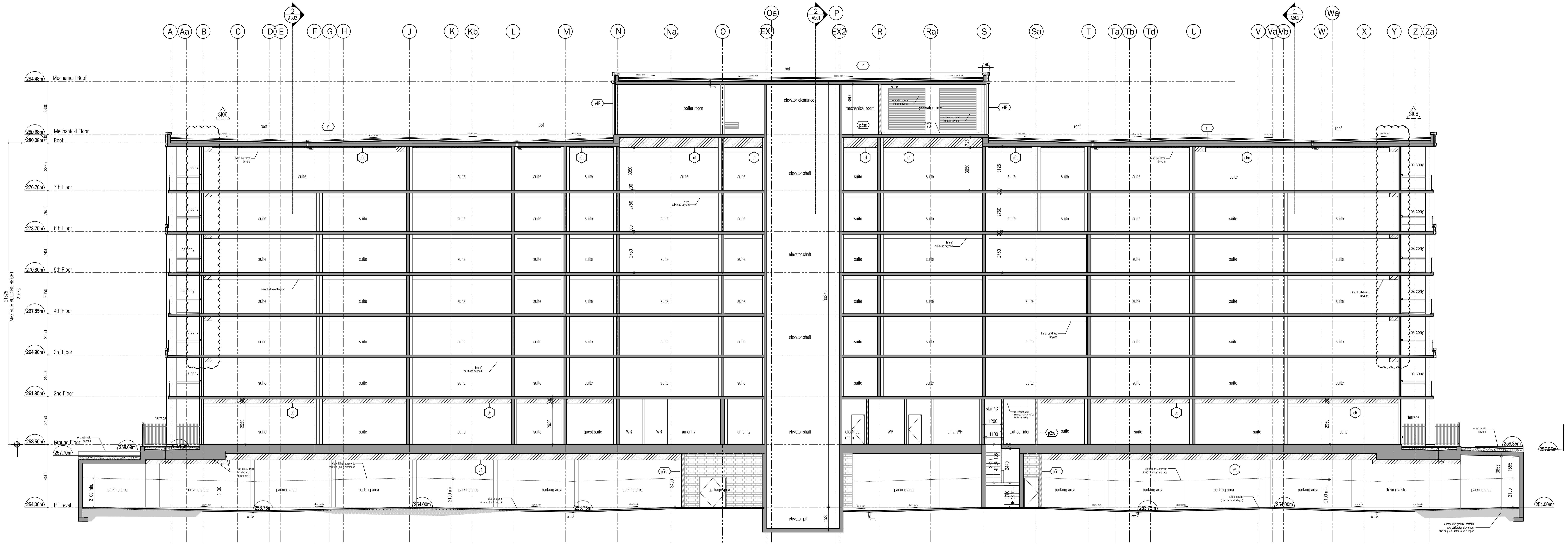
COURTYARD ELEVATIONS
NORTH AND SOUTH FACING

1:100 A401c

TITLEBLOCK SIZE: 915 x 1400


16
15
EY1
14
13
12
11
10
8
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
MAXIMUM BUILDING HEIGHT 21575
machine room
mech. room
roof
suite
corridor
elevator shaft
balcony
terrace
amenity
elevator lobby
lobby
entry
terrace beyond
tandem parking area
parking area
driving aisle
ramp down
23310 @ 15%
3000 @ 7.5%
mechanical room
elevator pit

BUILDING SECTION 2
SCALE - 1:100
A501


A
Aa
B
C
D
E
F
G
H
J
K
Kb
L
M
N
Na
O
Oa
EX1
EX2
P
R
Ra
S
Sa
T
Ta
Tb
Td
U
V
Va
Vb
W
Wa
X
Y
Z
Za
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
MAXIMUM BUILDING HEIGHT 21575
roof
boiler room
elevator clearance
mechanical room
suite
balcony
terrace
elevator shaft
guest suite
WR
amenity
electrical room
univ. WR
exit corridor
stair "C"
parking area
driving aisle
garbage room
elevator pit

BUILDING SECTION 1
SCALE - 1:100
A501

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07.	MAY.10.2017	re-issued for building permit	B.G.
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10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.

03.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
02.	AUG.25.2017	S104 EXTENDED GRD. STRUCTURAL SOFFIT	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

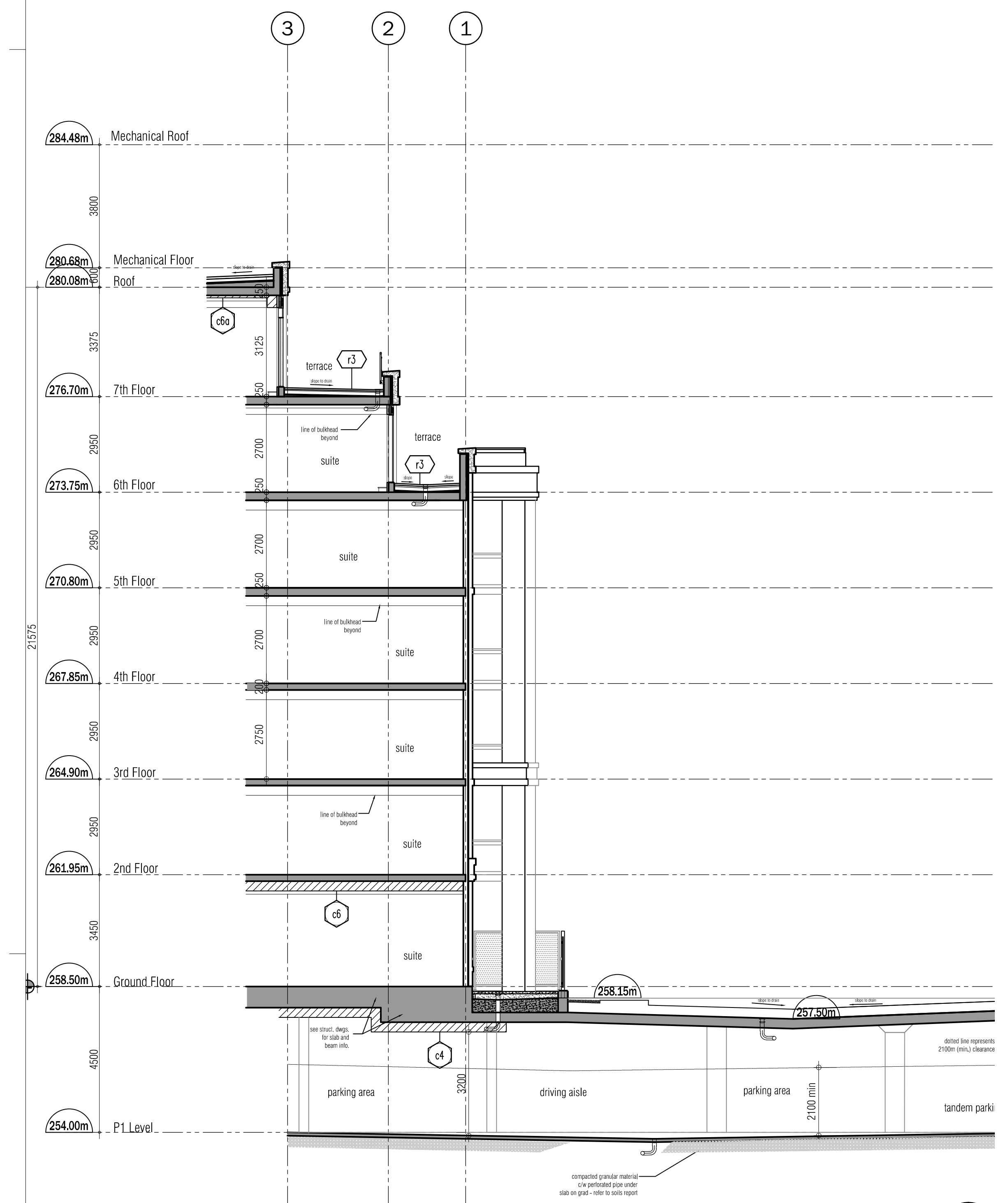
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 16, 2017
Job #	1136.13

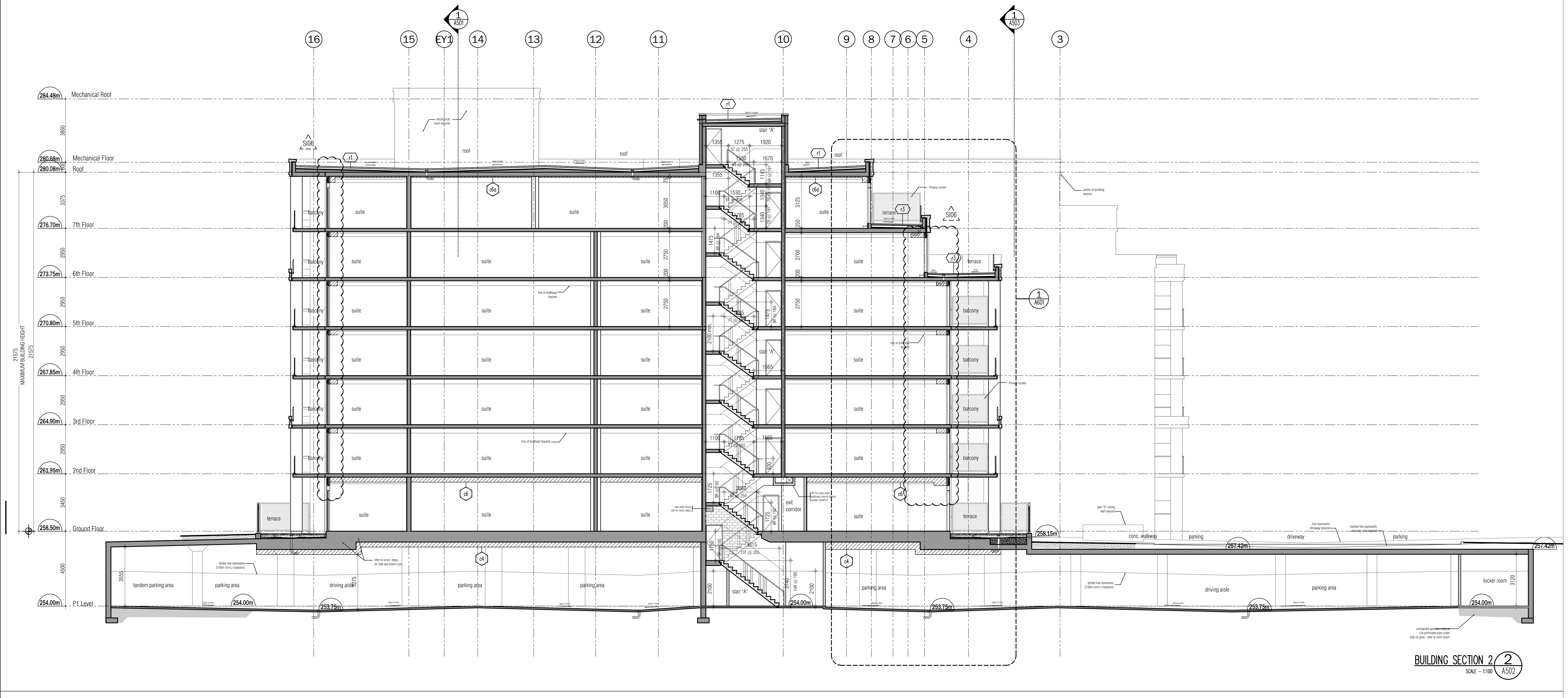
Building Section

1:100 A501

TITLEBLOCK SIZE: 915 x 1400


3
2
1
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
terrace
suite
parking area
driving aisle
258.15m
257.90m

BUILDING SECTION 4 4 / A502
SCALE - 1:100


16
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EY1
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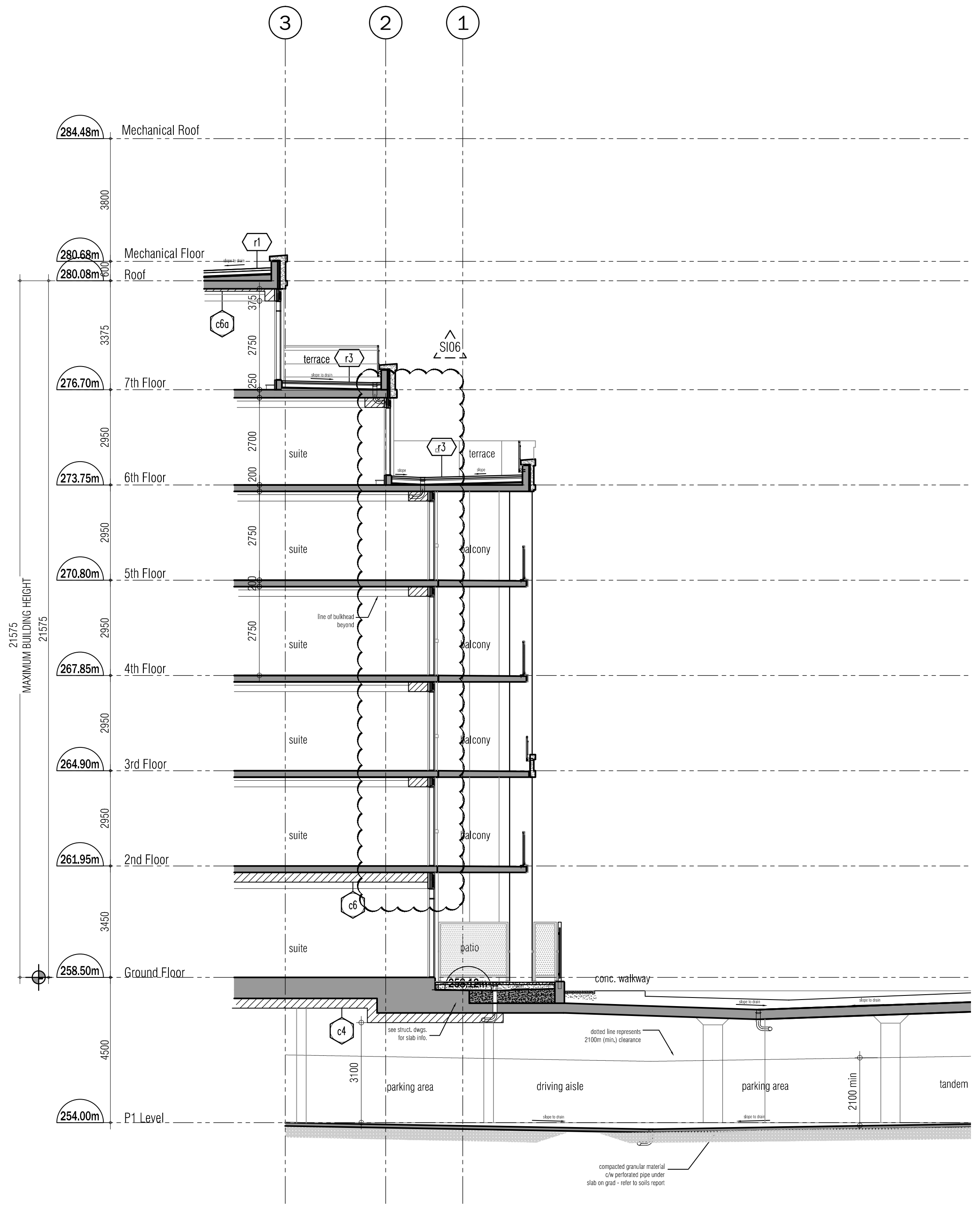
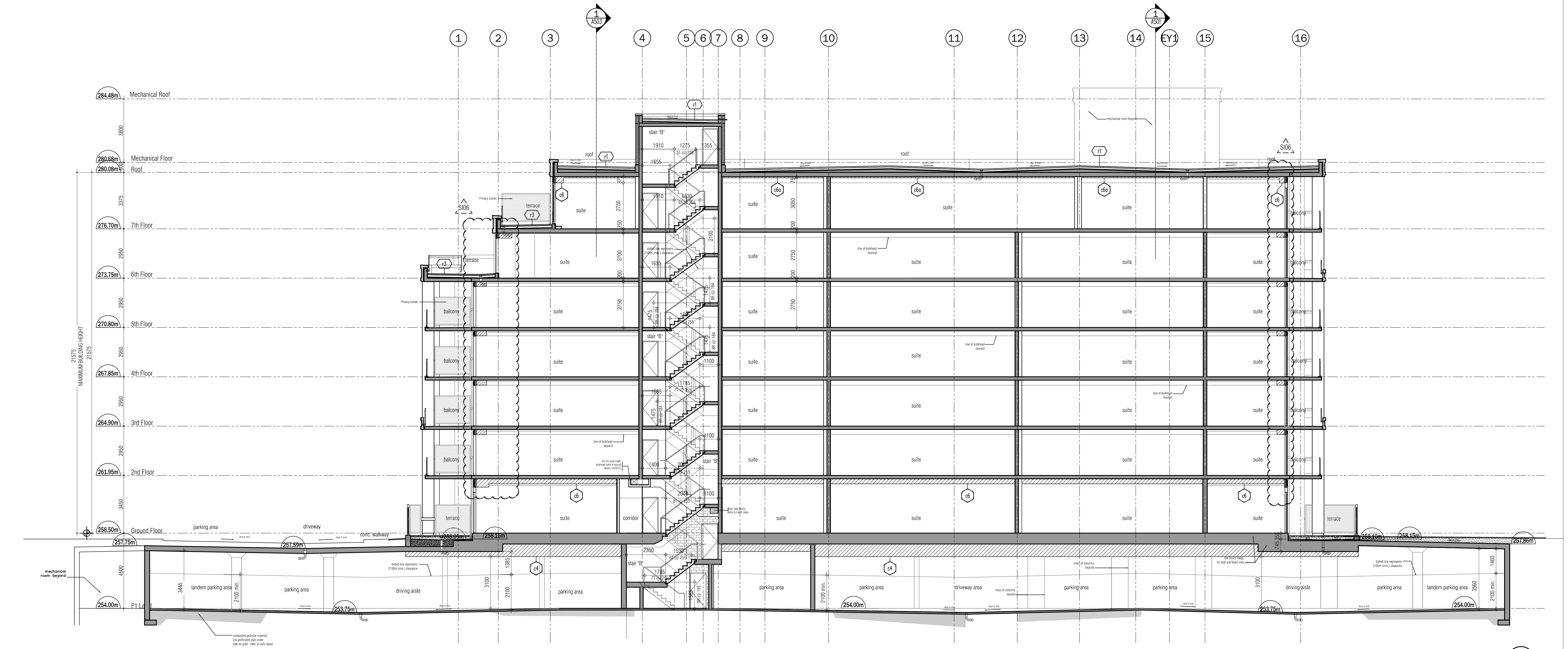
6
5
4
3
A501
A503
A601
S106
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
21575 MAXIMUM BUILDING HEIGHT
roof
stair "A"
suite
balcony
terrace
exit corridor
tandem parking area
parking area
driving aisle
conc. walkway
driveway
parking
locker room
254.00m
253.75m
258.15m
257.42m

BUILDING SECTION 2 2 / A502
SCALE - 1:100


3
2
1
S106
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
21575 MAXIMUM BUILDING HEIGHT
terrace
suite
balcony
patio
conc. walkway
parking area
driving aisle
tandem

BUILDING SECTION 3 3 / A502
SCALE - 1:100


1
2
3
4
5
6
7
8
9
10
11
12
13
14
EY1
15
16
A503
A501
S106
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
21575 MAXIMUM BUILDING HEIGHT
roof
stair "B"
suite
balcony
terrace
corridor
parking area
driveway
conc. walkway
mechanical room beyond
tandem parking area
driving aisle
257.75m
257.59m
258.15m
253.75m
254.00m
257.86m

BUILDING SECTION 1 1 / A502
SCALE - 1:100

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02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

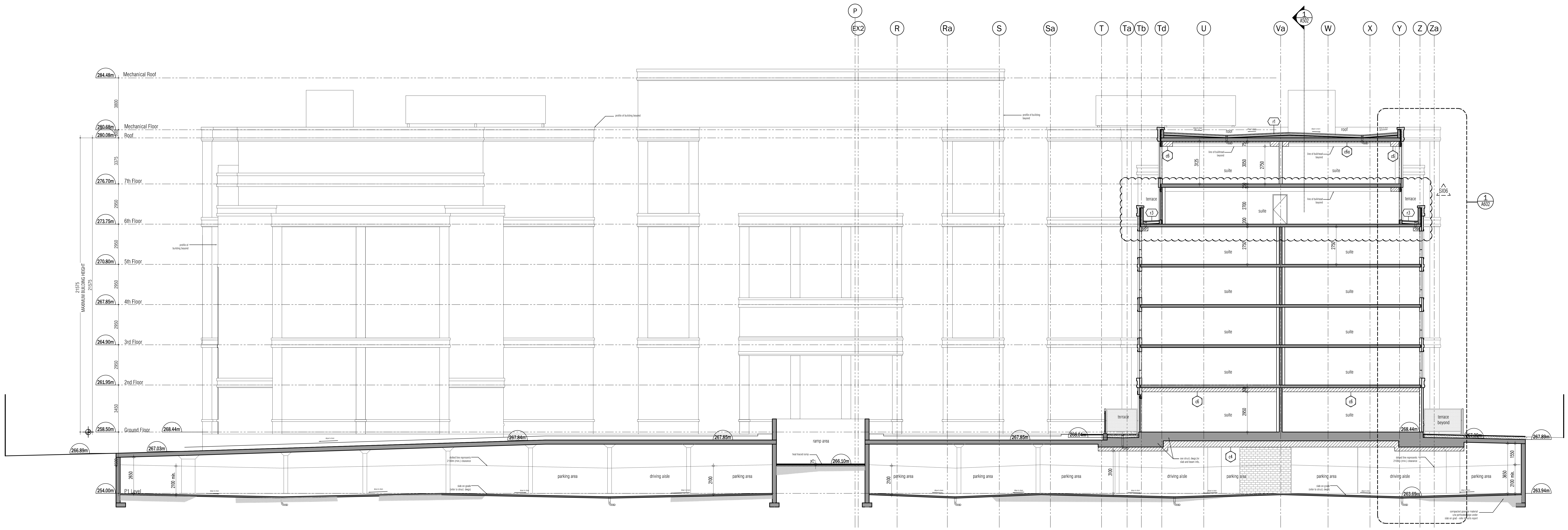
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 16, 2017
Job #	1136.13

Building Sections

1:100 A502

TITLEBLOCK SIZE: 915 x 1400


P
EX2
R
Ra
S
Sa
T
Ta
Tb
Td
U
Va
W
X
Y
Z
Za
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
268.44m
254.00m P1 Level
266.89m
267.03m
267.84m
267.85m
268.04m
267.89m
266.10m
263.69m
263.94m
3800
600
3375
2950
3450
4500
2650
2100 min.
21575
MAXIMUM BUILDING HEIGHT
profile of building beyond
roof
suite
terrace
terrace beyond
ramp area
parking area
driving aisle
slope to drain
compacted granular material c/w perforated pipe under slab on grad - refer to soils report
S106
1 A502
1 A501

BUILDING SECTION 1

SCALE – 1:100

1 A503

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10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.

01.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG

issued for revisions

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1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

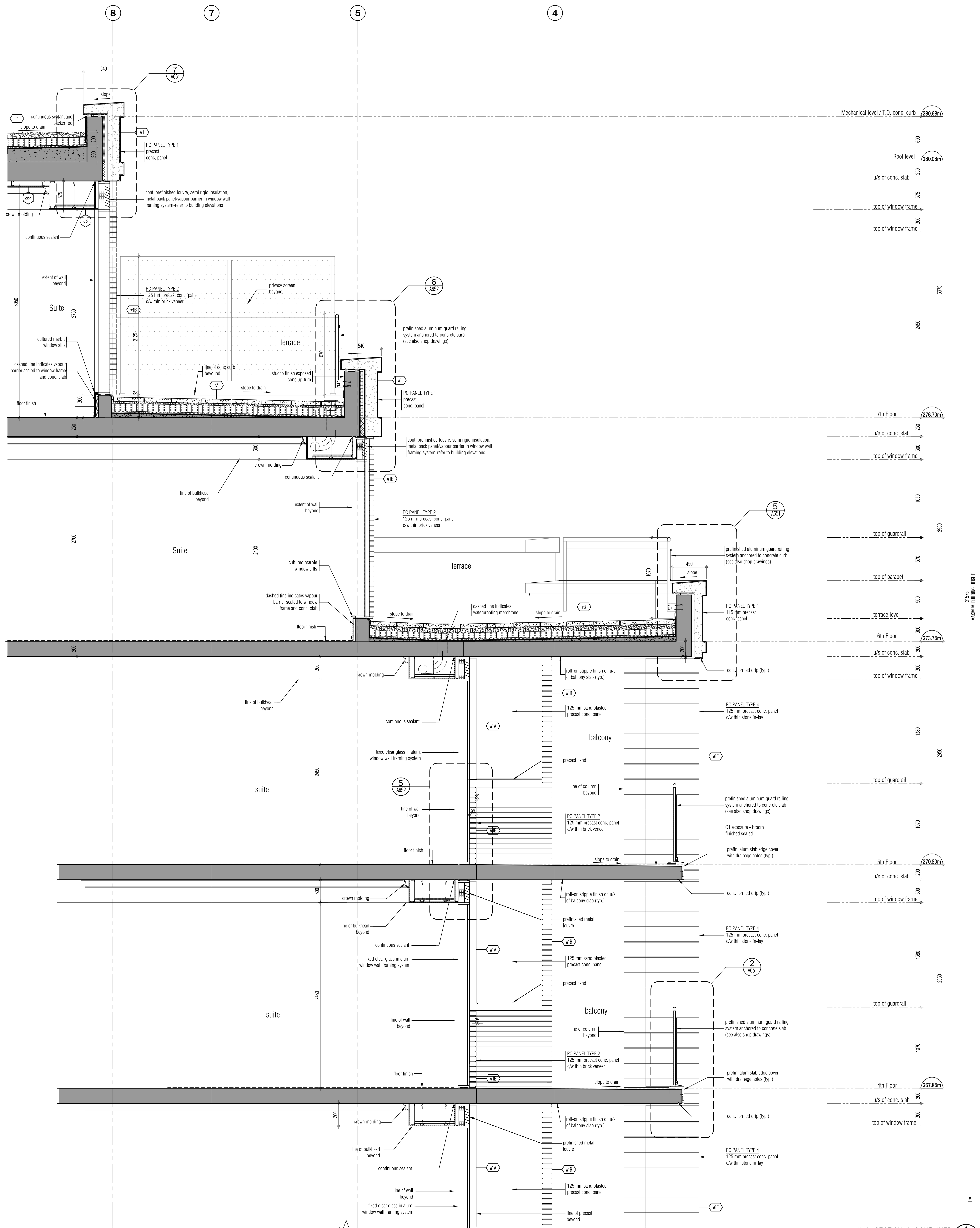
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 16, 2017
Job #	1136.13

Building Section

AS NOTED A503

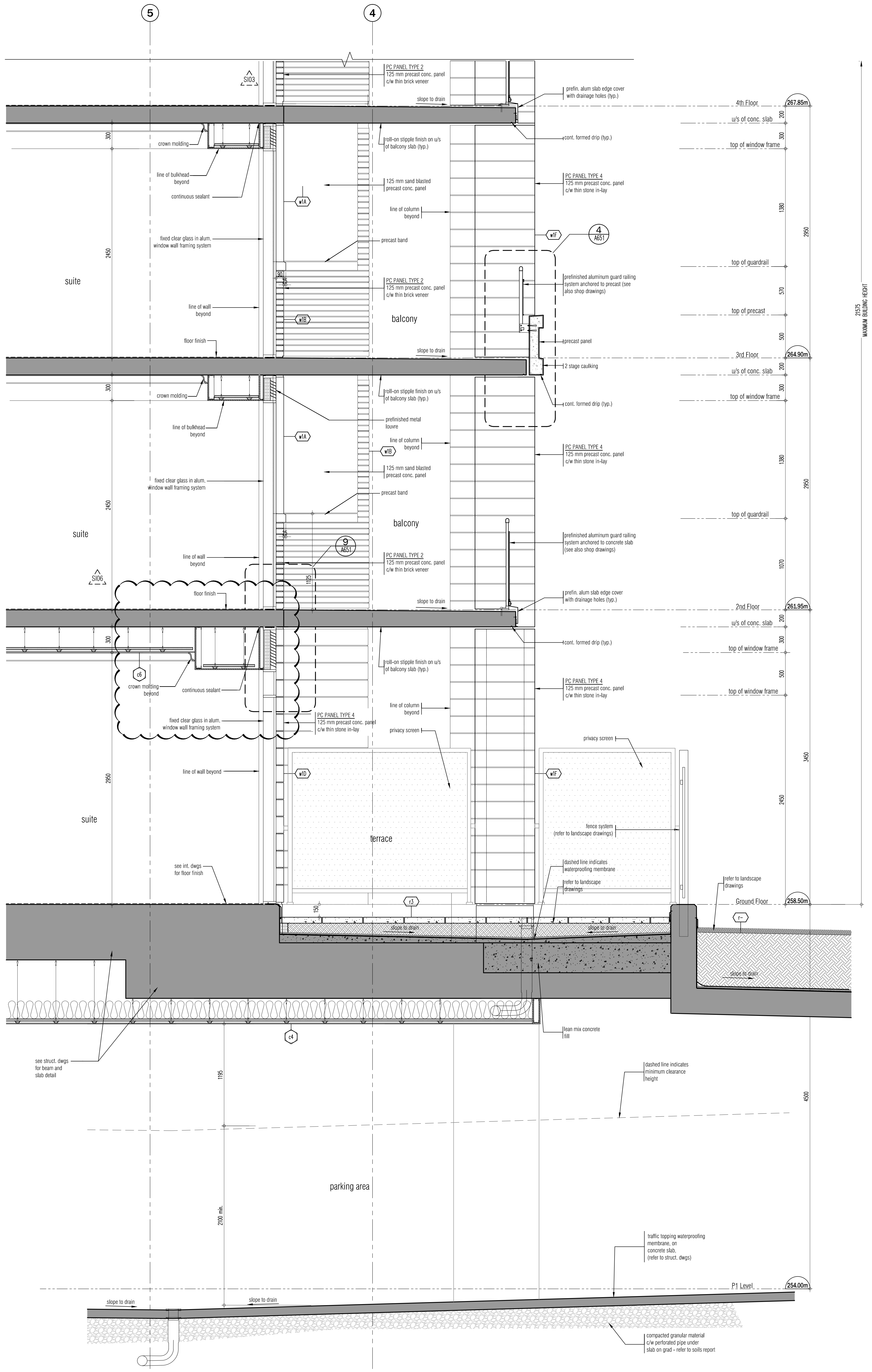
TITLEBLOCK SIZE: 915 x 1400


8
7
5
4
540
7
A651
continuous sealant and backer rod
slope
slope to drain
PC PANEL TYPE 1
precast
conc. panel
Mechanical level / T.O. conc. curb
280.68m
Roof level
280.08m
u/s of conc. slab
top of window frame
cont. prefinished louvre, semi rigid insulation, metal back panel/vapour barrier in window wall framing system-refer to building elevations
crown molding
continuous sealant
extent of wall beyond
PC PANEL TYPE 2
125 mm precast conc. panel
c/w thin brick veneer
privacy screen beyond
Suite
terrace
6
A652
prefinished aluminum guard railing system anchored to concrete curb (see also shop drawings)
cultured marble window sills
dashed line indicates vapour barrier sealed to window frame and conc. slab
line of conc curb beyond
stucco finish exposed conc up-turn
slope to drain
floor finish
7th Floor
276.70m
line of bulkhead beyond
Suite
terrace
5
A651
slope to drain
dashed line indicates waterproofing membrane
terrace level
6th Floor
273.75m
top of guardrail
top of parapet
cont. formed drip (typ.)
balcony
suite
roll-on stipple finish on u/s of balcony slab (typ.)
125 mm sand blasted precast conc. panel
fixed clear glass in alum. window wall framing system
precast band
line of column beyond
PC PANEL TYPE 4
125 mm precast conc. panel c/w thin stone in-lay
C1 exposure - broom finished sealed
prefin. alum slab edge cover with drainage holes (typ.)
5th Floor
270.80m
prefinished metal louvre
2
A651
4th Floor
267.85m
line of precast beyond
MAXIMUM BUILDING HEIGHT

WALL SECTION 1 CONTINUED

1 A601

SCALE - 1:20


5
4
S103
PC PANEL TYPE 2
125 mm precast conc. panel
c/w thin brick veneer
prefin. alum slab edge cover with drainage holes (typ.)
slope to drain
4th Floor
267.85m
u/s of conc. slab
top of window frame
crown molding
line of bulkhead beyond
continuous sealant
roll-on stipple finish on u/s of balcony slab (typ.)
cont. formed drip (typ.)
PC PANEL TYPE 4
125 mm precast conc. panel c/w thin stone in-lay
125 mm sand blasted precast conc. panel
line of column beyond
precast band
fixed clear glass in alum. window wall framing system
suite
balcony
4
A651
top of guardrail
prefinished aluminum guard railing system anchored to precast (see also shop drawings)
top of precast
precast panel
2 stage caulking
3rd Floor
264.90m
prefinished metal louvre
line of wall beyond
floor finish
9
A652
prefinished aluminum guard railing system anchored to concrete slab (see also shop drawings)
S106
2nd Floor
261.95m
privacy screen
terrace
fence system (refer to landscape drawings)
see int. dwgs for floor finish
dashed line indicates waterproofing membrane
refer to landscape drawings
Ground Floor
258.50m
slope to drain
lean mix concrete fill
see struct. dwgs for beam and slab detail
dashed line indicates minimum clearance height
parking area
2100 min.
traffic topping waterproofing membrane, on concrete slab. (refer to struct. dwgs)
P1 Level
254.00m
compacted granular material c/w perforated pipe under slab on grade - refer to soils report
MAXIMUM BUILDING HEIGHT

WALL SECTION 1

1 A601

SCALE - 1:20

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10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

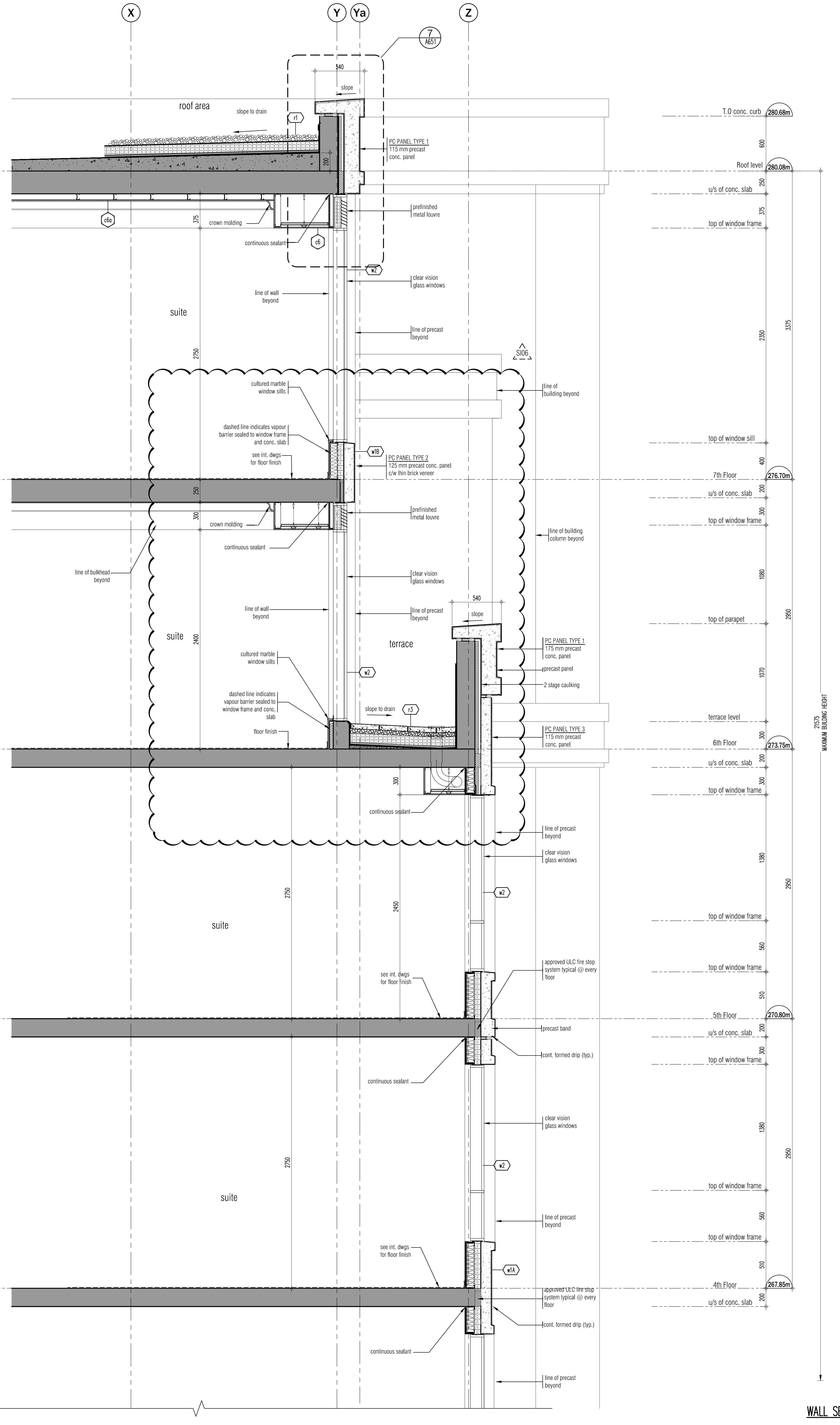
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: D.BIASE
Plot Date: Sep. 6, 2017
Job # 1136.13

Wall Section

1:20 A601

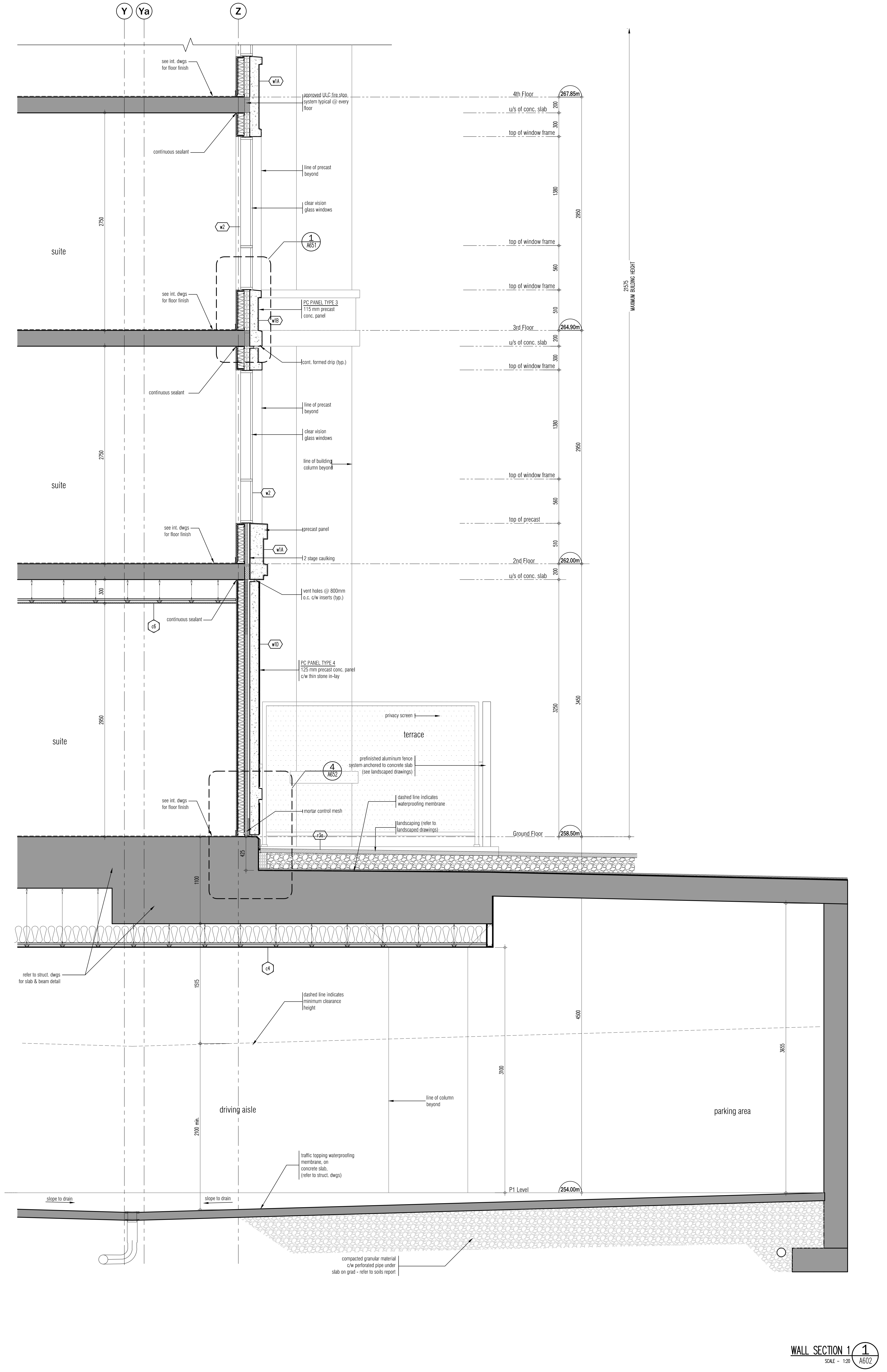
TITLEBLOCK SIZE: 915 x 1400


X
Y
Ya
Z
7
A651
540
slope
roof area
slope to drain
r1
PC PANEL TYPE 1
115 mm precast conc. panel
T.O conc. curb
280.68m
600
Roof level
280.08m
200
250
u/s of conc. slab
375
c6a
crown molding
prefinished metal louvre
top of window frame
continuous sealant
c6
w2
clear vision glass windows
line of wall beyond
suite
line of precast beyond
2750
2350
3375
S106
cultured marble window sills
line of building beyond
dashed line indicates vapour barrier sealed to window frame and conc. slab
see int. dwgs for floor finish
w1B
PC PANEL TYPE 2
125 mm precast conc. panel c/w thin brick veneer
top of window sill
400
7th Floor
276.70m
200
u/s of conc. slab
300
crown molding
prefinished metal louvre
top of window frame
continuous sealant
line of building column beyond
line of bulkhead beyond
clear vision glass windows
1080
line of wall beyond
line of precast beyond
540
slope
top of parapet
suite
2400
terrace
PC PANEL TYPE 1
175 mm precast conc. panel
cultured marble window sills
w2
precast panel
1070
2950
2 stage caulking
dashed line indicates vapour barrier sealed to window frame and conc. slab
slope to drain
r3
terrace level
21575
MAXIMUM BUILDING HEIGHT
floor finish
PC PANEL TYPE 3
115 mm precast conc. panel
300
6th Floor
273.75m
u/s of conc. slab
200
300
top of window frame
continuous sealant
line of precast beyond
clear vision glass windows
1380
2950
w2
2750
2450
suite
top of window frame
560
approved ULC fire stop system typical @ every floor
see int. dwgs for floor finish
top of window frame
510
5th Floor
270.80m
precast band
u/s of conc. slab
200
300
cont. formed drip (typ.)
top of window frame
continuous sealant
clear vision glass windows
1380
2950
w2
2750
suite
top of window frame
line of precast beyond
560
see int. dwgs for floor finish
w1A
top of window frame
510
approved ULC fire stop system typical @ every floor
4th Floor
267.85m
u/s of conc. slab
200
cont. formed drip (typ.)
continuous sealant
line of precast beyond

WALL SECTION 1 CONTINUED

SCALE – 1:20

1
A602


Y
Ya
Z
see int. dwgs for floor finish
w1A
approved ULC fire stop system typical @ every floor
4th Floor
267.85m
u/s of conc. slab
200
300
top of window frame
continuous sealant
line of precast beyond
clear vision glass windows
1380
2950
21575
MAXIMUM BUILDING HEIGHT
2750
w2
suite
1
A651
top of window frame
560
top of window frame
see int. dwgs for floor finish
PC PANEL TYPE 3
115 mm precast conc. panel
510
w1B
3rd Floor
264.90m
u/s of conc. slab
200
300
cont. formed drip (typ.)
top of window frame
continuous sealant
line of precast beyond
clear vision glass windows
1380
2950
line of building column beyond
2750
suite
w2
top of window frame
560
top of precast
see int. dwgs for floor finish
precast panel
510
w1A
2 stage caulking
2nd Floor
262.00m
u/s of conc. slab
200
300
vent holes @ 800mm o.c. c/w inserts (typ.)
continuous sealant
c6
w1D
PC PANEL TYPE 4
125 mm precast conc. panel c/w thin stone in-lay
2950
privacy screen
terrace
3250
3450
suite
prefinished aluminum fence system anchored to concrete slab (see landscaped drawings)
4
A652
dashed line indicates waterproofing membrane
see int. dwgs for floor finish
mortar control mesh
landscaping (refer to landscaped drawings)
r3a
Ground Floor
258.50m
425
1100
refer to struct. dwgs for slab & beam detail
c4
1515
dashed line indicates minimum clearance height
4500
3655
3100
line of column beyond
driving aisle
parking area
2100 min.
traffic topping waterproofing membrane, on concrete slab, (refer to struct. dwgs)
P1 Level
254.00m
slope to drain
slope to drain
compacted granular material c/w perforated pipe under slab on grad - refer to soils report

WALL SECTION 1

SCALE – 1:20

1
A602

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01.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

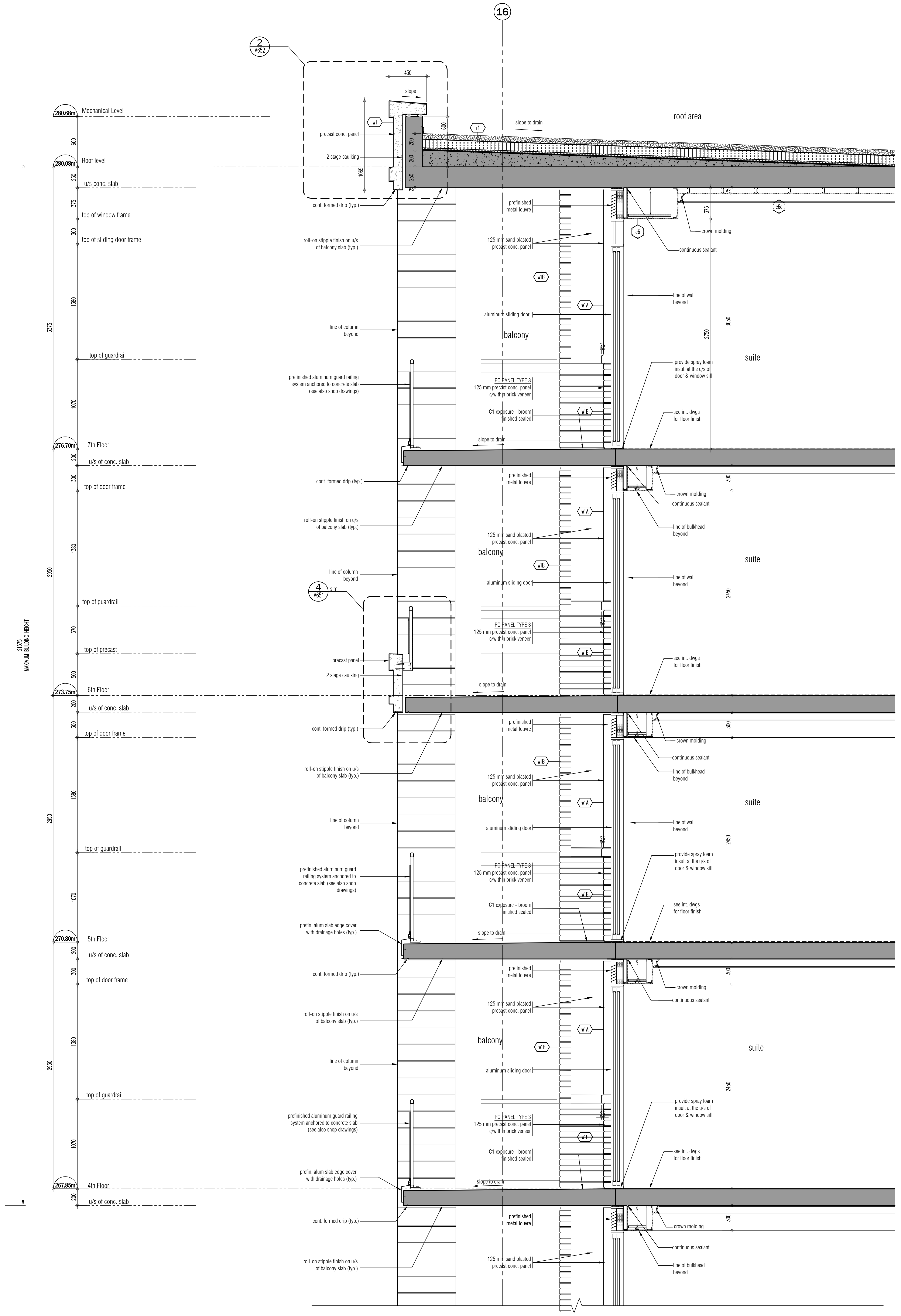
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: D.BIASE
Plot Date: Sep. 6, 2017
Job # 1136.13

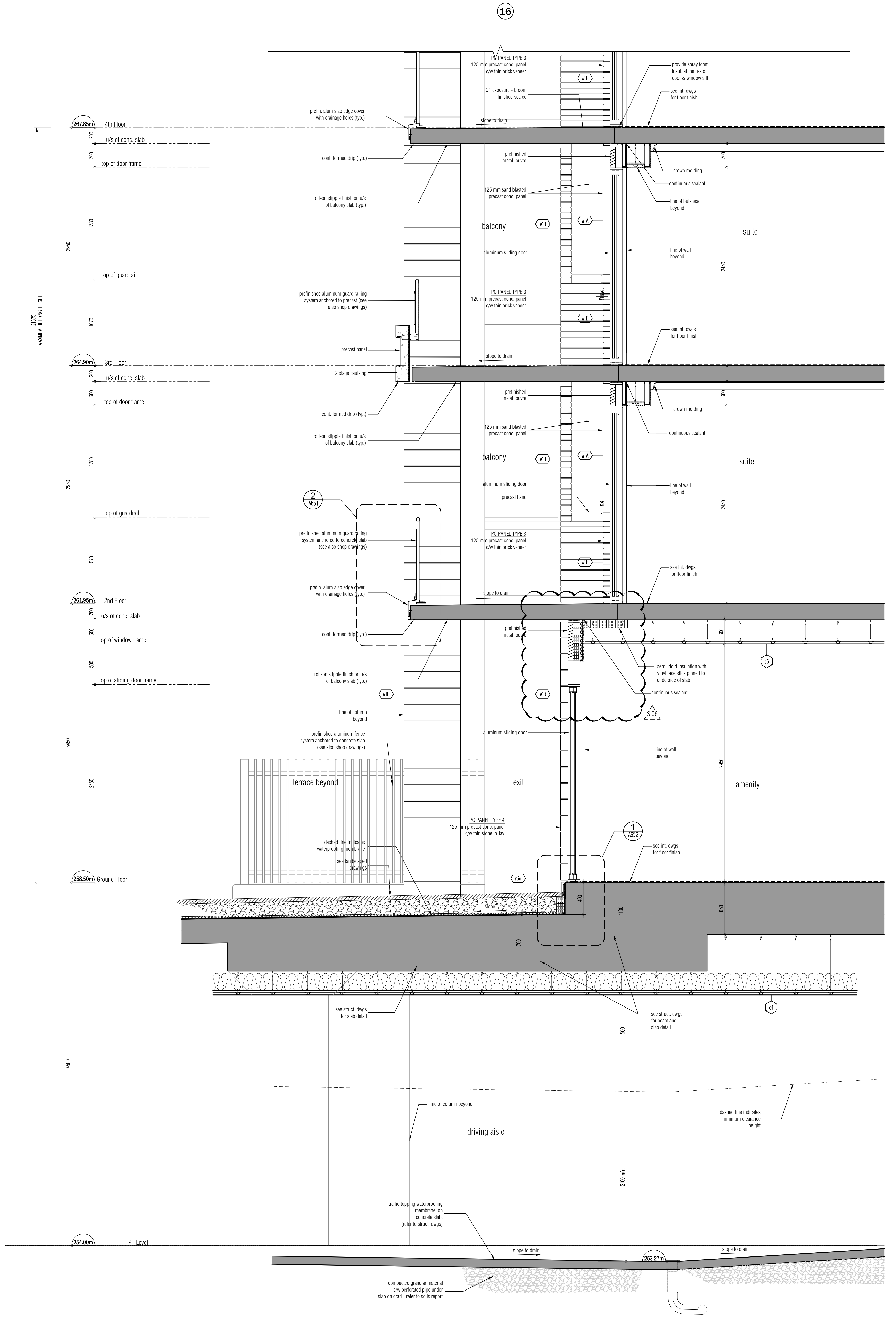
Wall Section

1:20 A602

TITLEBLOCK SIZE: 915 x 1400


16
2
A652
450
slope
w1
precast conc. panel
2 stage caulking
1065
600
200
250
r1
slope to drain
roof area
280.68m
Mechanical Level
280.08m
Roof level
u/s conc. slab
top of window frame
top of sliding door frame
3375
1380
1070
cont. formed drip (typ.)
roll-on stipple finish on u/s of balcony slab (typ.)
prefinished metal louvre
125 mm sand blasted precast conc. panel
c6
c6a
375
crown molding
continuous sealant
w1B
w1A
line of wall beyond
aluminum sliding door
balcony
2750
3050
suite
line of column beyond
top of guardrail
prefinished aluminum guard railing system anchored to concrete slab (see also shop drawings)
PC PANEL TYPE 3
125 mm precast conc. panel c/w thin brick veneer
C1 exposure - broom finished sealed
provide spray foam insul. at the u/s of door & window sill
see int. dwgs for floor finish
25
276.70m
7th Floor
u/s of conc. slab
top of door frame
300
2950
line of bulkhead beyond
2450
4
A651
sim.
top of precast
570
500
precast panel
273.75m
6th Floor
21575
MAXIMUM BUILDING HEIGHT
prefin. alum slab edge cover with drainage holes (typ.)
270.80m
5th Floor
267.85m
4th Floor

WALL SECTION 1 CONTINUED ① A604
SCALE - 1:20


16
267.85m
4th Floor
u/s of conc. slab
top of door frame
PC PANEL TYPE 3
125 mm precast conc. panel c/w thin brick veneer
C1 exposure - broom finished sealed
provide spray foam insul. at the u/s of door & window sill
see int. dwgs for floor finish
prefin. alum slab edge cover with drainage holes (typ.)
slope to drain
cont. formed drip (typ.)
roll-on stipple finish on u/s of balcony slab (typ.)
prefinished metal louvre
125 mm sand blasted precast conc. panel
w1B
w1A
crown molding
continuous sealant
line of bulkhead beyond
balcony
suite
aluminum sliding door
line of wall beyond
top of guardrail
prefinished aluminum guard railing system anchored to precast (see also shop drawings)
precast panel
2 stage caulking
264.90m
3rd Floor
precast band
2
A651
prefinished aluminum guard railing system anchored to concrete slab (see also shop drawings)
261.95m
2nd Floor
top of window frame
top of sliding door frame
w1F
w1D
line of column beyond
semi-rigid insulation with vinyl face stick pinned to underside of slab
S106
c6
prefinished aluminum fence system anchored to concrete slab (see also shop drawings)
terrace beyond
exit
amenity
PC PANEL TYPE 4
125 mm precast conc. panel c/w thin stone in-lay
1
A652
dashed line indicates waterproofing membrane
see landscaped drawings
r3a
258.50m
Ground Floor
slope
400
700
1100
650
c4
see struct. dwgs for slab detail
see struct. dwgs for beam and slab detail
1500
4500
3450
2950
2450
1380
1070
300
200
500
21575
MAXIMUM BUILDING HEIGHT
line of column beyond
driving aisle
dashed line indicates minimum clearance height
2500 min.
traffic topping waterproofing membrane, on concrete slab, (refer to struct. dwgs)
254.00m
P1 Level
slope to drain
253.27m
compacted granular material c/w perforated pipe under slab on grad - refer to soils report

WALL SECTION 1 ① A604
SCALE - 1:20

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11.	AUG.09.2017	Issue for Construction	B.G.

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

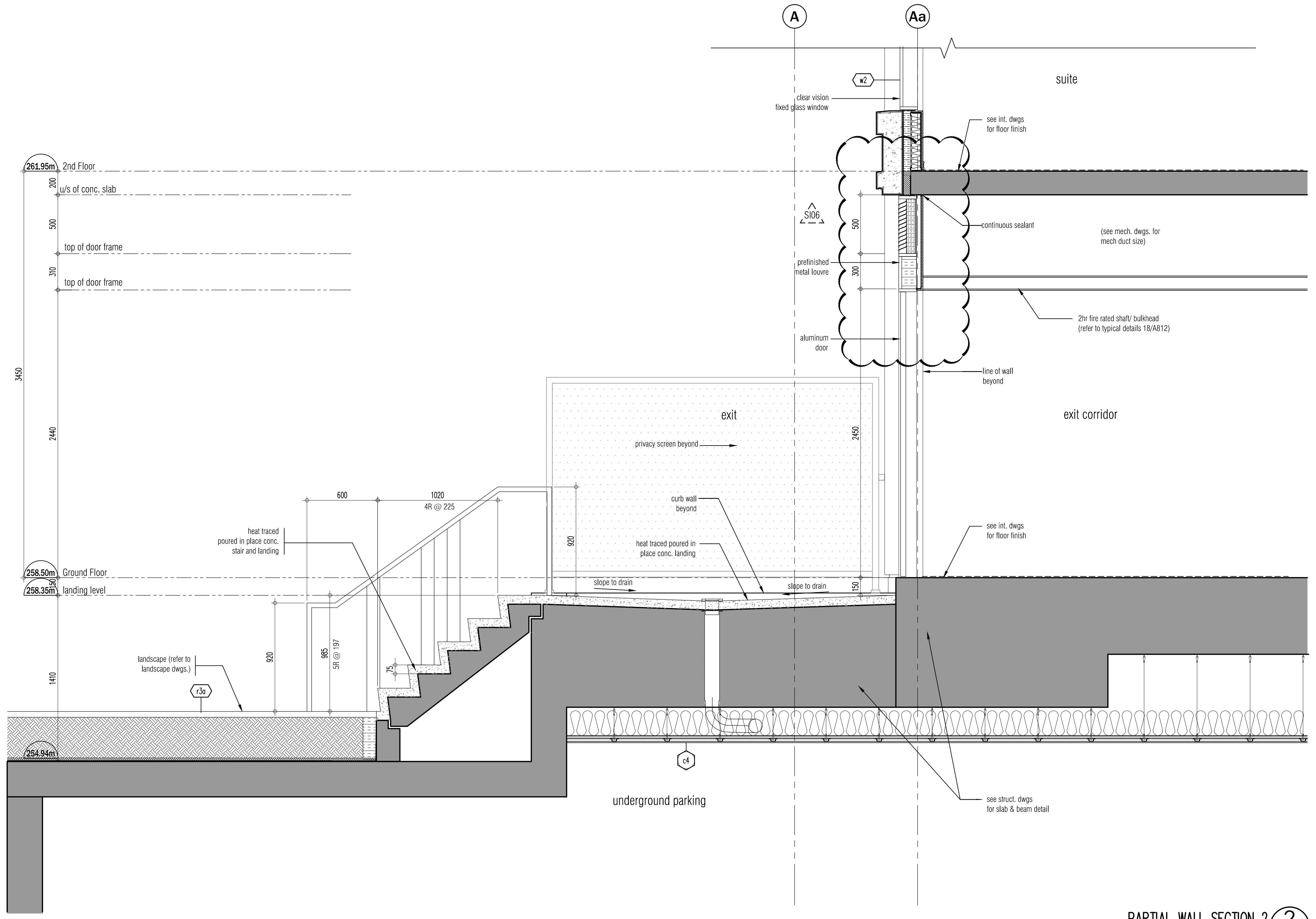
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: D.BIASE
Plot Date: Sep. 6, 2017
Job # 1136.13

Wall Section

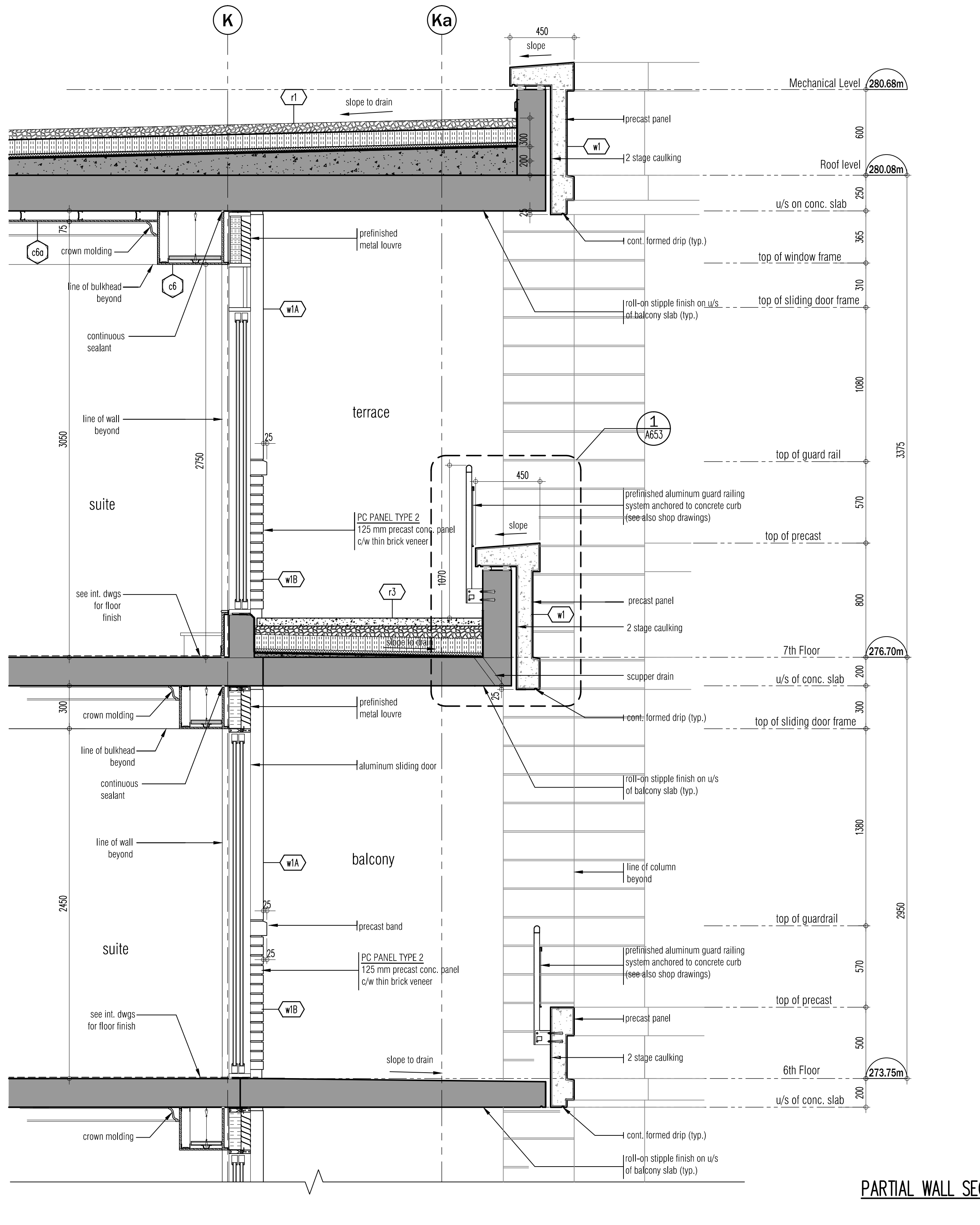
1:20 A604

TITLEBLOCK SIZE: 915 x 1400


A
Aa
w2
clear vision fixed glass window
suite
see int. dwgs for floor finish
261.95m 2nd Floor
u/s of conc. slab
top of door frame
top of door frame
200
500
310
3450
2440
1410
S106
continuous sealant
(see mech. dwgs. for mech duct size)
prefinished metal louvre
500
300
2hr fire rated shaft/ bulkhead (refer to typical details 18/A812)
aluminum door
line of wall beyond
exit
exit corridor
privacy screen beyond
2450
600
1020
4R @ 225
heat traced poured in place conc. stair and landing
curb wall beyond
920
heat traced poured in place conc. landing
see int. dwgs for floor finish
258.50m Ground Floor
258.35m landing level
150
slope to drain
slope to drain
150
920
985
5R @ 197
75
landscape (refer to landscape dwgs.)
r3a
254.94m
c4
underground parking
see struct. dwgs for slab & beam detail

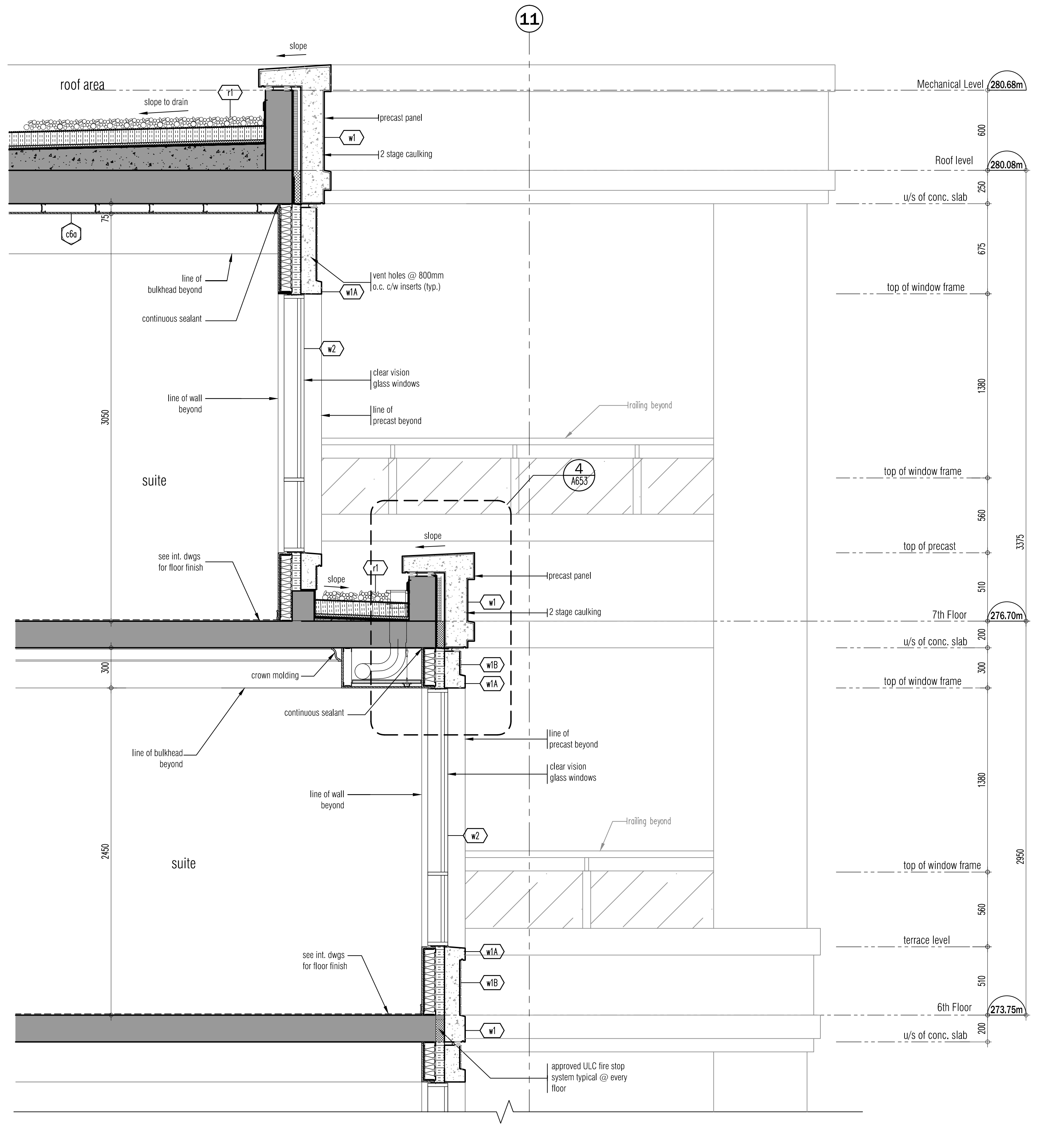
PARTIAL WALL SECTION 2 (2/A606)

SCALE – 1:20


K
Ka
450
slope
r1
slope to drain
Mechanical Level 280.68m
precast panel
w1
2 stage caulking
300
200
600
Roof level 280.08m
250
u/s on conc. slab
25
75
c6a
crown molding
prefinished metal louvre
cont. formed drip (typ.)
365
top of window frame
line of bulkhead beyond
c6
310
top of sliding door frame
roll-on stipple finish on u/s of balcony slab (typ.)
w1A
continuous sealant
terrace
1080
line of wall beyond
3050
2750
25
1 A653
top of guard rail
450
prefinished aluminum guard railing system anchored to concrete curb (see also shop drawings)
570
3375
suite
PC PANEL TYPE 2
125 mm precast conc. panel c/w thin brick veneer
slope
top of precast
w1B
r3
1070
800
see int. dwgs for floor finish
precast panel
w1
2 stage caulking
slope to drain
7th Floor 276.70m
scupper drain
200
u/s of conc. slab
25
300
crown molding
prefinished metal louvre
cont. formed drip (typ.)
top of sliding door frame
line of bulkhead beyond
aluminum sliding door
continuous sealant
roll-on stipple finish on u/s of balcony slab (typ.)
1380
line of wall beyond
w1A
balcony
line of column beyond
2450
suite
25
precast band
top of guardrail
2950
25
PC PANEL TYPE 2
125 mm precast conc. panel c/w thin brick veneer
prefinished aluminum guard railing system anchored to concrete curb (see also shop drawings)
570
w1B
top of precast
precast panel
see int. dwgs for floor finish
500
2 stage caulking
slope to drain
6th Floor 273.75m
200
u/s of conc. slab
crown molding
cont. formed drip (typ.)
roll-on stipple finish on u/s of balcony slab (typ.)

PARTIAL WALL SECTION 3 (3/A606)

SCALE – 1:20


11
slope
roof area
r1
slope to drain
Mechanical Level 280.68m
precast panel
w1
2 stage caulking
600
Roof level 280.08m
250
u/s of conc. slab
c6a
75
675
line of bulkhead beyond
vent holes @ 800mm o.c. c/w inserts (typ.)
w1A
top of window frame
continuous sealant
w2
clear vision glass windows
1380
line of wall beyond
3050
line of precast beyond
railing beyond
suite
4 A653
top of window frame
560
3375
slope
top of precast
see int. dwgs for floor finish
r1
slope
precast panel
510
w1
2 stage caulking
7th Floor 276.70m
200
u/s of conc. slab
300
crown molding
w1B
w1A
top of window frame
continuous sealant
line of precast beyond
line of bulkhead beyond
clear vision glass windows
line of wall beyond
railing beyond
w2
2450
suite
top of window frame
2950
560
terrace level
see int. dwgs for floor finish
w1A
w1B
510
6th Floor 273.75m
w1
200
u/s of conc. slab
approved ULC fire stop system typical @ every floor

PARTIAL WALL SECTION 1 (1/A606)

SCALE – 1:20

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10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

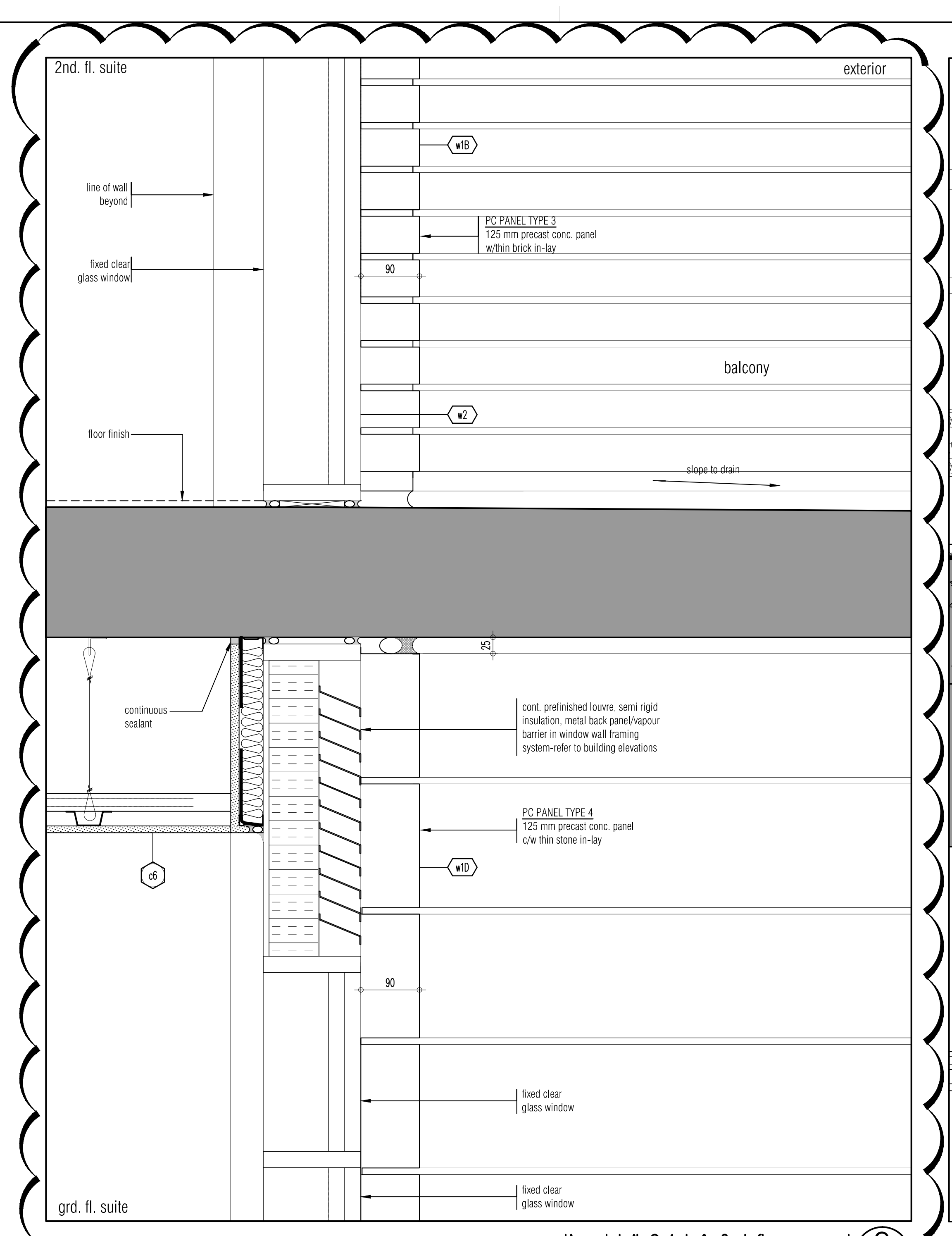
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Sep. 6, 2017
Job #	1136.13

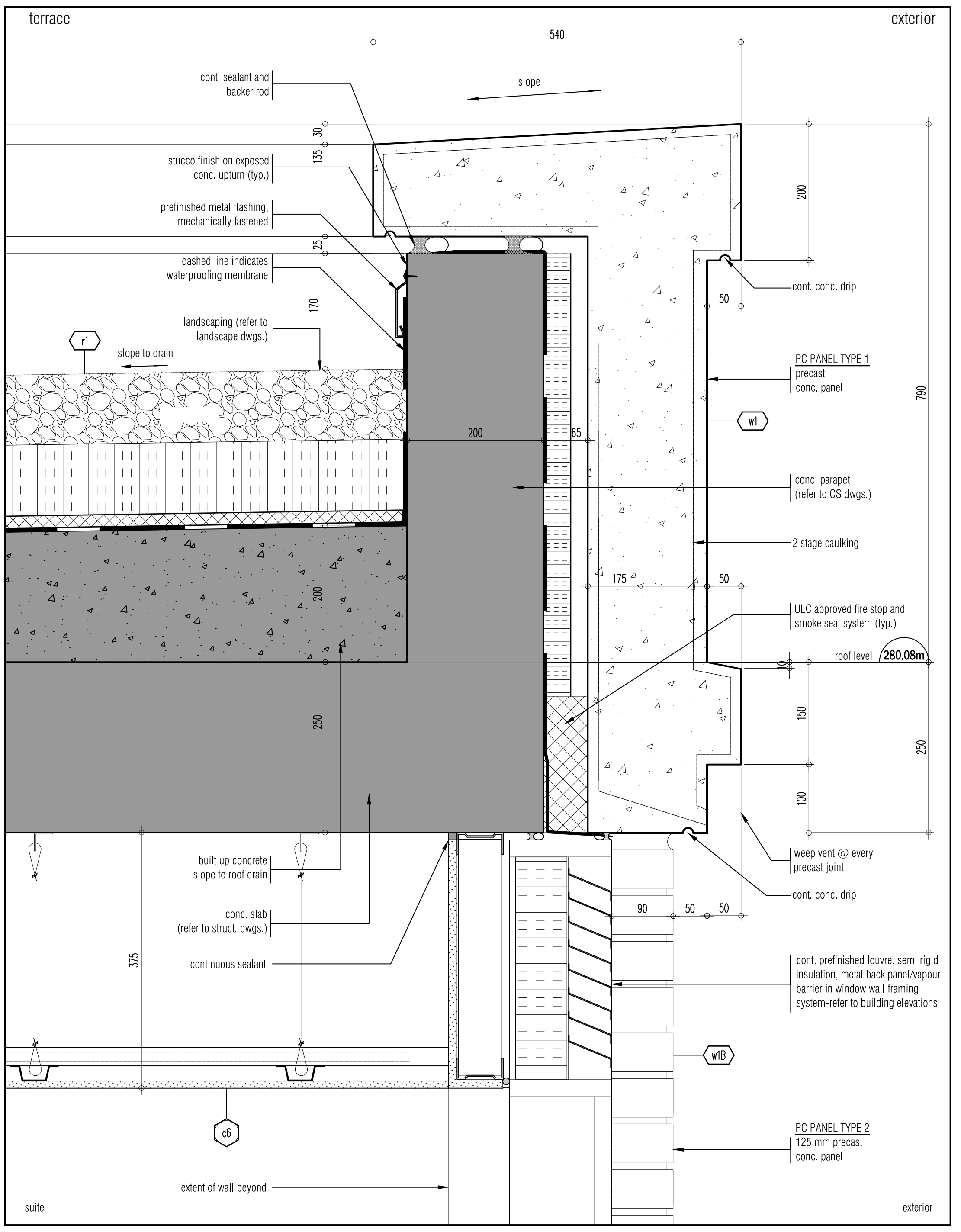
Partial Wall Sections

1:20 A606

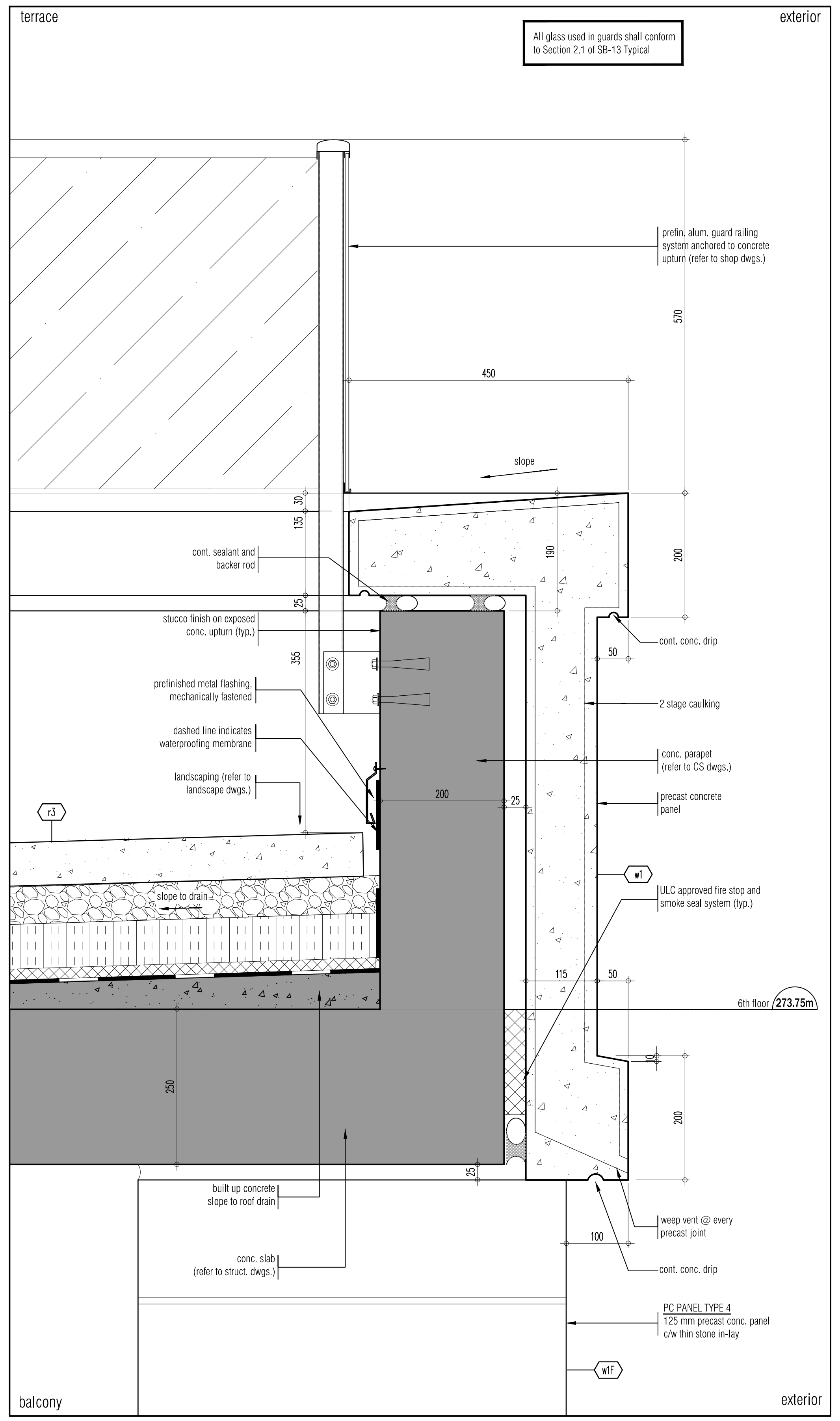
TITLEBLOCK SIZE: 915 x 1400


2nd. fl. suite
exterior
line of wall beyond
PC PANEL TYPE 3
125 mm precast conc. panel w/thin brick in-lay
fixed clear glass window
balcony
floor finish
slope to drain
continuous sealant
cont. prefinished louvre, semi rigid insulation, metal back panel/vapour barrier in window wall framing system-refer to building elevations
PC PANEL TYPE 4
125 mm precast conc. panel c/w thin stone in-lay
fixed clear glass window
fixed clear glass window
grd. fl. suite
S106

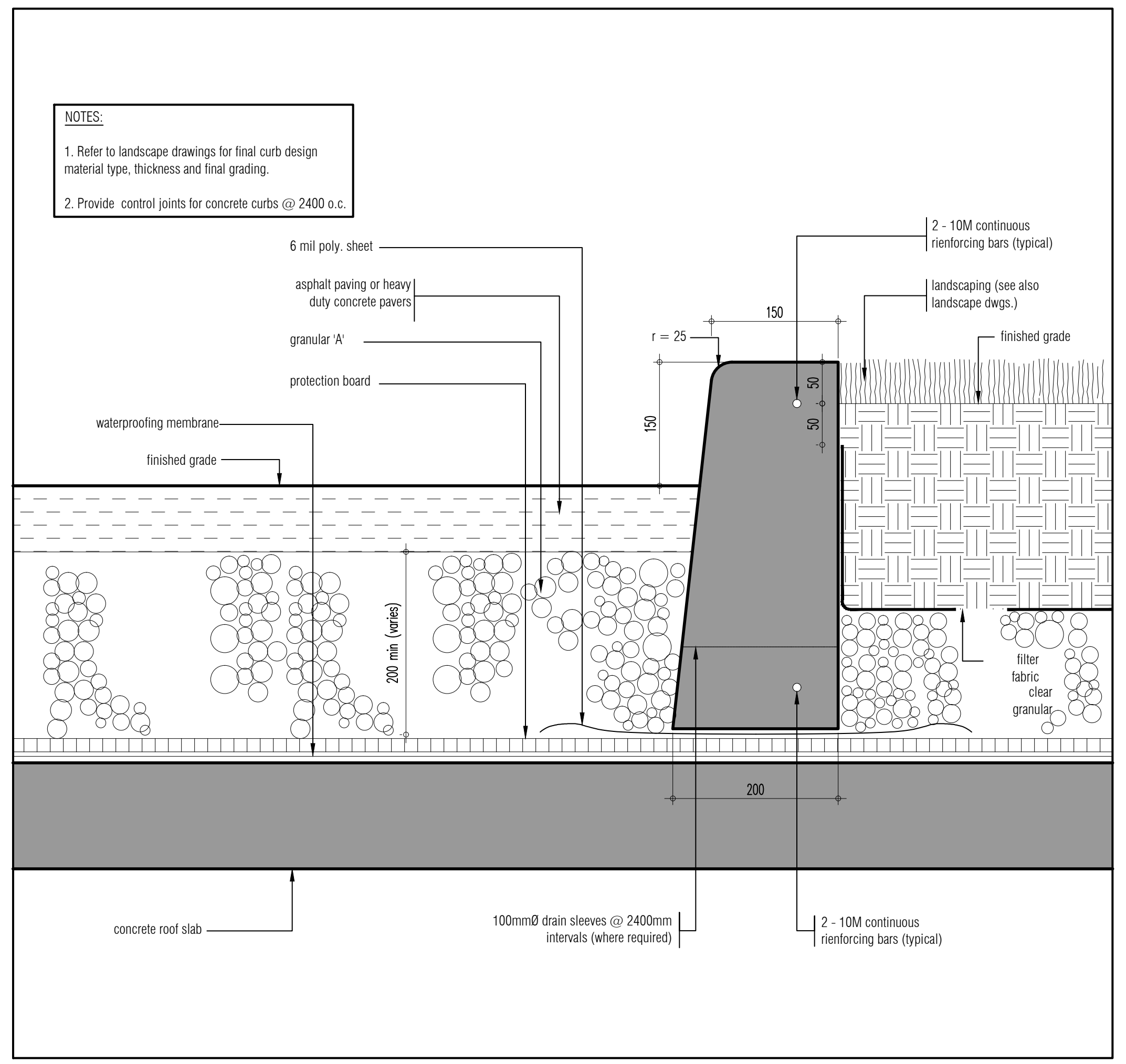
section detail @ 1st & 2nd floor precast 9 A651
SCALE - 1:5


terrace
exterior
540
slope
cont. sealant and backer rod
stucco finish on exposed conc. upturn (typ.)
prefinished metal flashing, mechanically fastened
dashed line indicates waterproofing membrane
landscaping (refer to landscape dwgs.)
slope to drain
cont. conc. drip
PC PANEL TYPE 1 precast conc. panel
conc. parapet (refer to CS dwgs.)
2 stage caulking
ULC approved fire stop and smoke seal system (typ.)
roof level 280.08m
weep vent @ every precast joint
cont. conc. drip
built up concrete slope to roof drain
conc. slab (refer to struct. dwgs.)
continuous sealant
cont. prefinished louvre, semi rigid insulation, metal back panel/vapour barrier in window wall framing system-refer to building elevations
PC PANEL TYPE 2
125 mm precast conc. panel
extent of wall beyond
suite
exterior

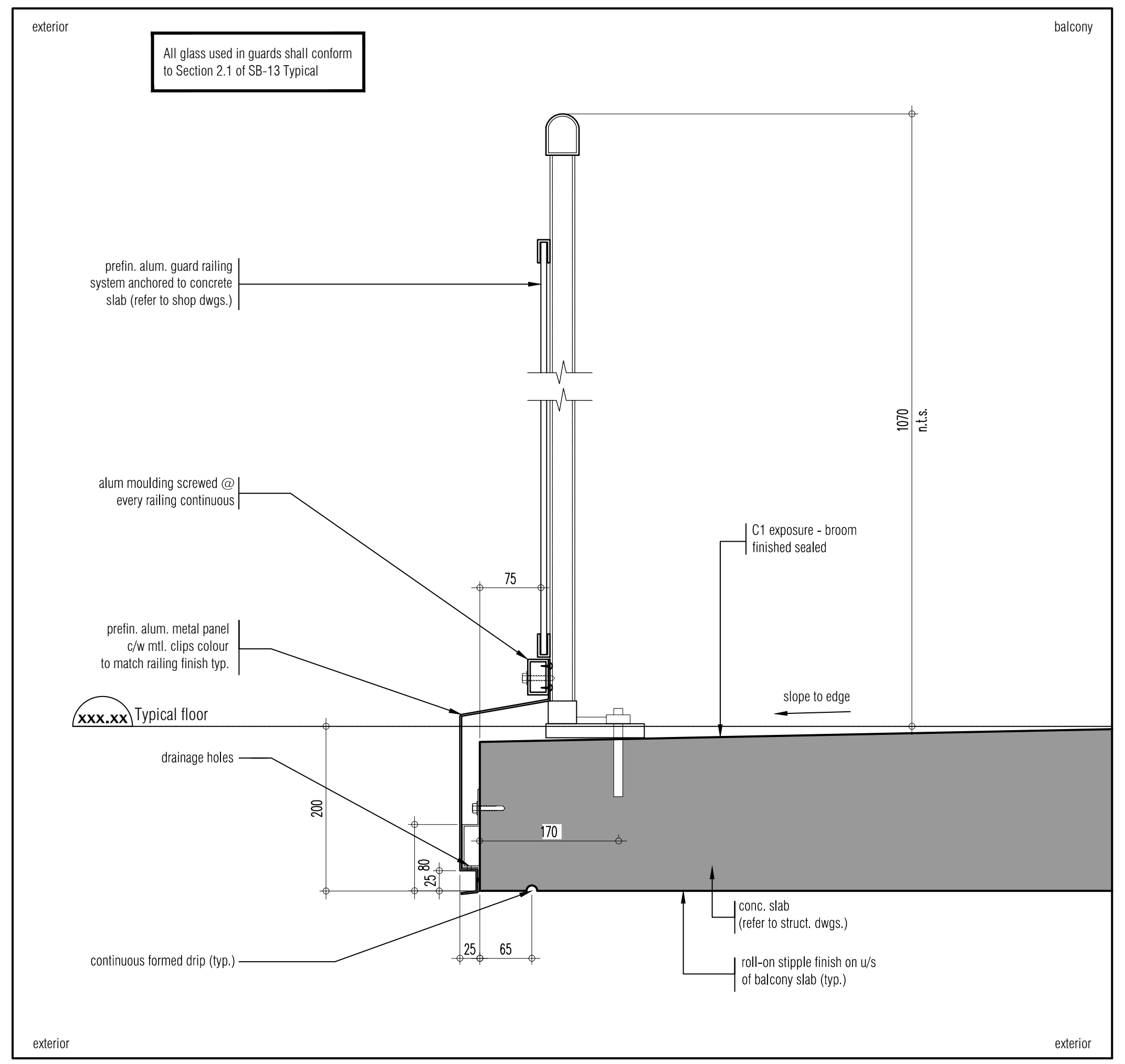
section detail @ roof/precast panel 7 A651
SCALE - 1:5


terrace
exterior
All glass used in guards shall conform to Section 2.1 of SB-13 Typical
prefin. alum. guard railing system anchored to concrete upturn (refer to shop dwgs.)
450
slope
cont. sealant and backer rod
stucco finish on exposed conc. upturn (typ.)
prefinished metal flashing, mechanically fastened
dashed line indicates waterproofing membrane
landscaping (refer to landscape dwgs.)
slope to drain
cont. conc. drip
2 stage caulking
conc. parapet (refer to CS dwgs.)
precast concrete panel
ULC approved fire stop and smoke seal system (typ.)
6th floor 273.75m
built up concrete slope to roof drain
conc. slab (refer to struct. dwgs.)
weep vent @ every precast joint
cont. conc. drip
PC PANEL TYPE 4
125 mm precast conc. panel c/w thin stone in-lay
balcony
exterior

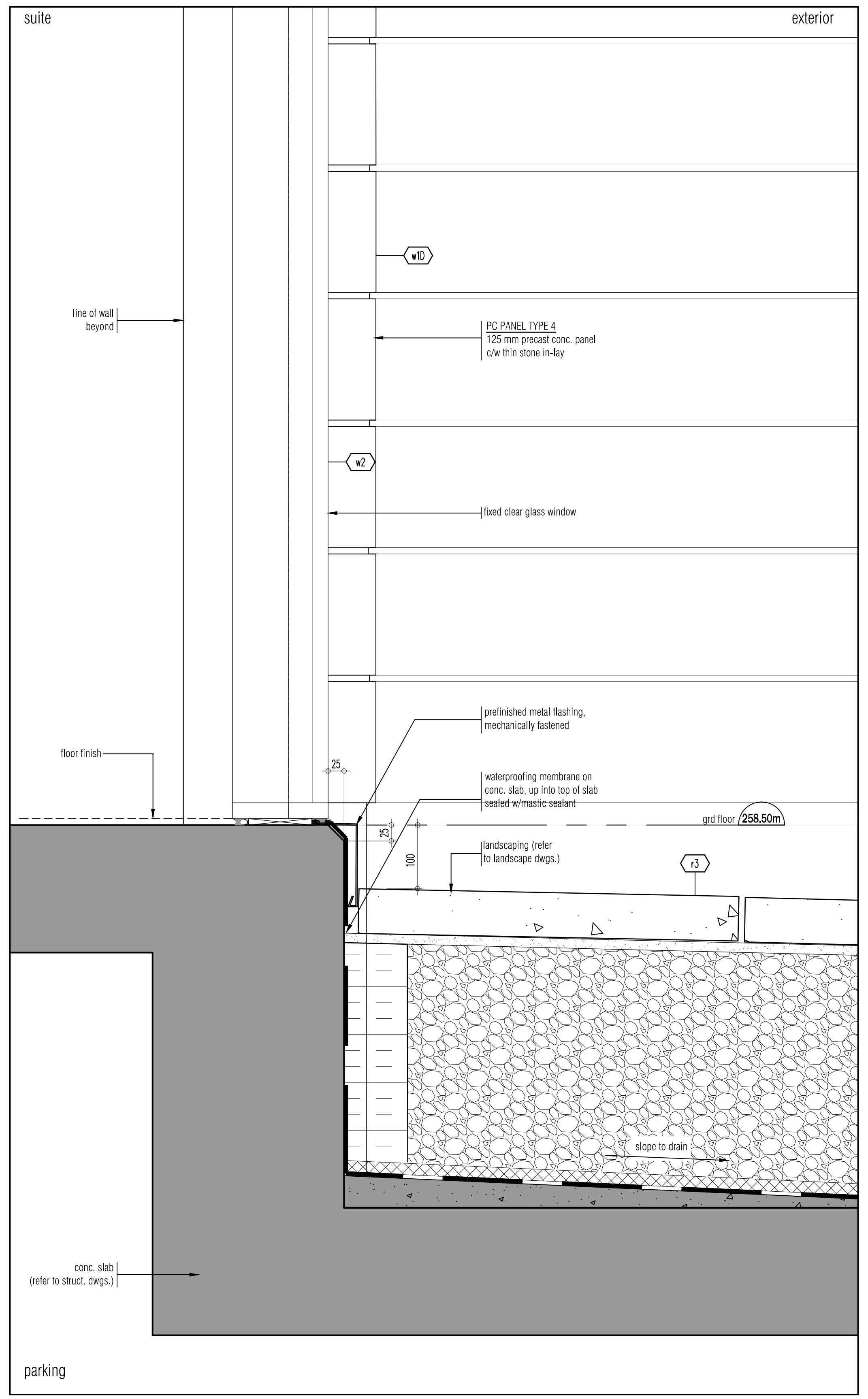
section detail @ terrace/precast panel 5 A651
SCALE - 1:5


NOTES:
1. Refer to landscape drawings for final curb design material type, thickness and final grading.
2. Provide control joints for concrete curbs @ 2400 o.c.
6 mil poly. sheet
asphalt paving or heavy duty concrete pavers
granular 'A'
protection board
waterproofing membrane
finished grade
2 - 10M continuous reinforcing bars (typical)
landscaping (see also landscape dwgs.)
finished grade
filter fabric
clear granular
concrete roof slab
100mmØ drain sleeves @ 2400mm intervals (where required)
2 - 10M continuous reinforcing bars (typical)
200 min (varies)
150
200

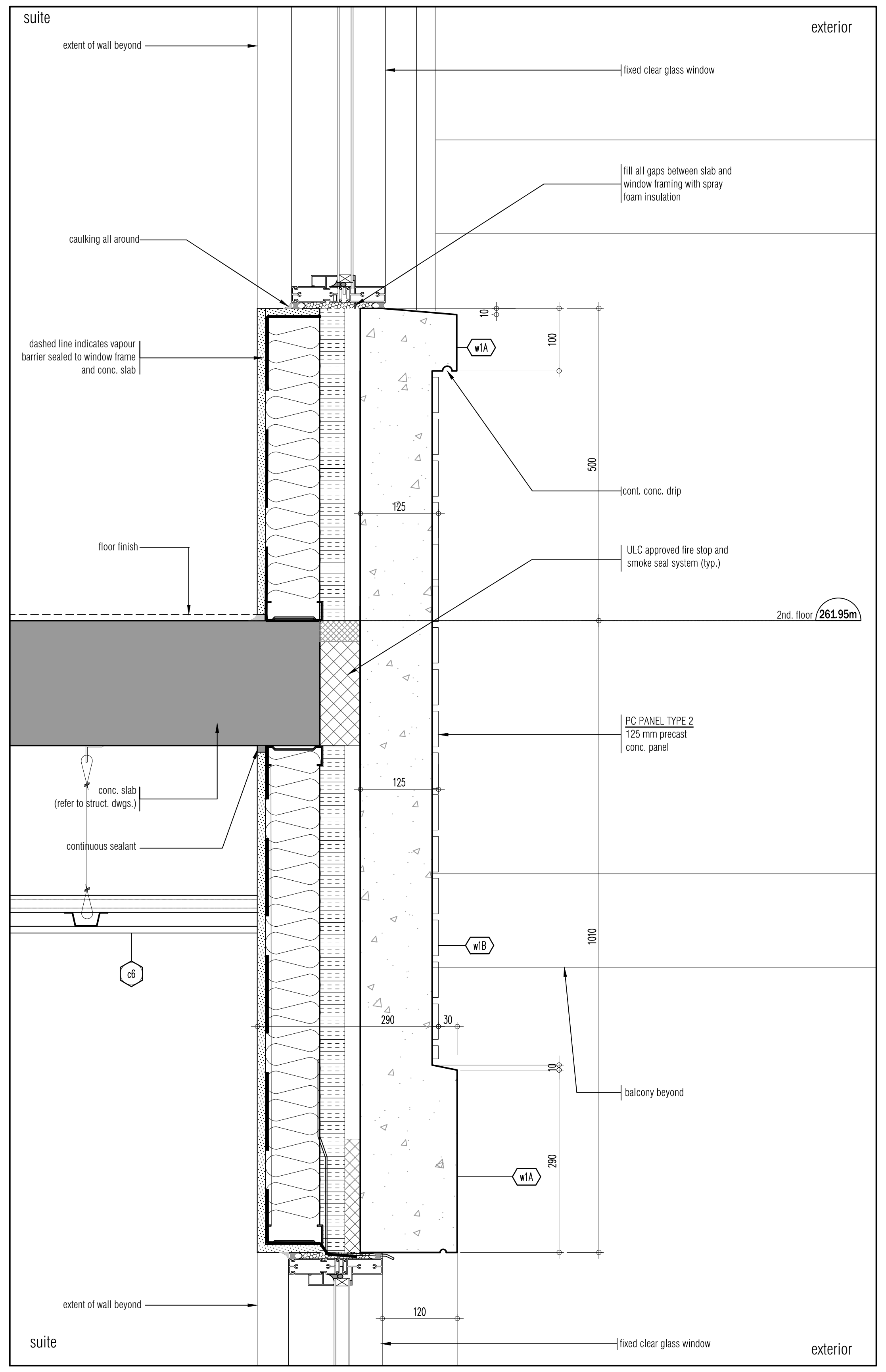
exterior curb detail 3 A651
SCALE - 1:5


exterior
balcony
All glass used in guards shall conform to Section 2.1 of SB-13 Typical
prefin. alum. guard railing system anchored to concrete slab (refer to shop dwgs.)
alum moulding screwed @ every railing continuous
C1 exposure - broom finished sealed
prefin. alum. metal panel c/w mtl. clips colour to match railing finish typ.
Typical floor
slope to edge
drainage holes
continuous formed drip (typ.)
conc. slab (refer to struct. dwgs.)
roll-on stipple finish on u/s of balcony slab (typ.)
1070 min.
exterior
exterior

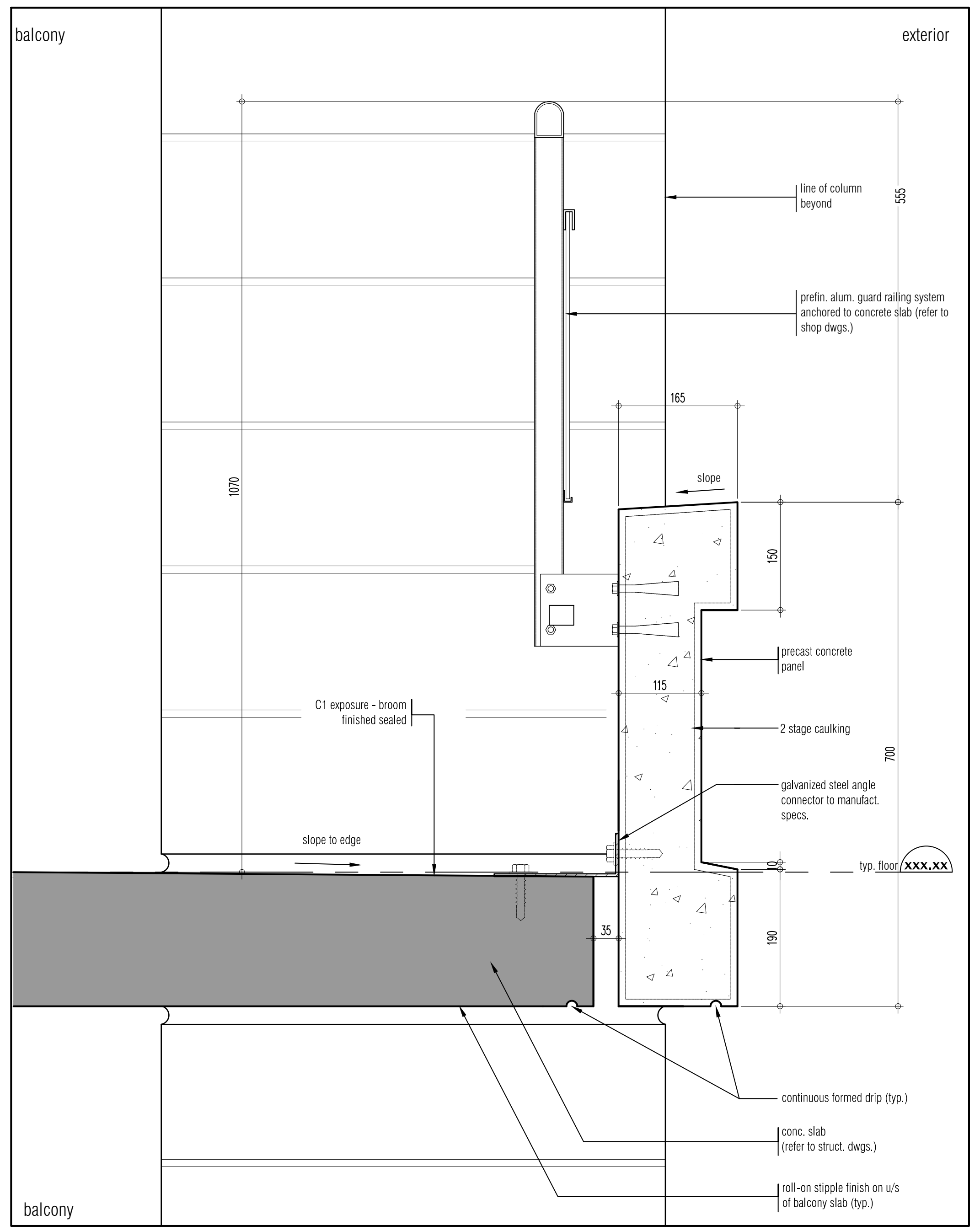
railing detail @ balcony 2 A651
SCALE - 1:5


suite
exterior
line of wall beyond
PC PANEL TYPE 4
125 mm precast conc. panel c/w thin stone in-lay
fixed clear glass window
floor finish
prefinished metal flashing, mechanically fastened
waterproofing membrane on conc. slab, up into top of slab sealed w/mastic sealant
grd floor 258.50m
landscaping (refer to landscape dwgs.)
slope to drain
conc. slab (refer to struct. dwgs.)
parking

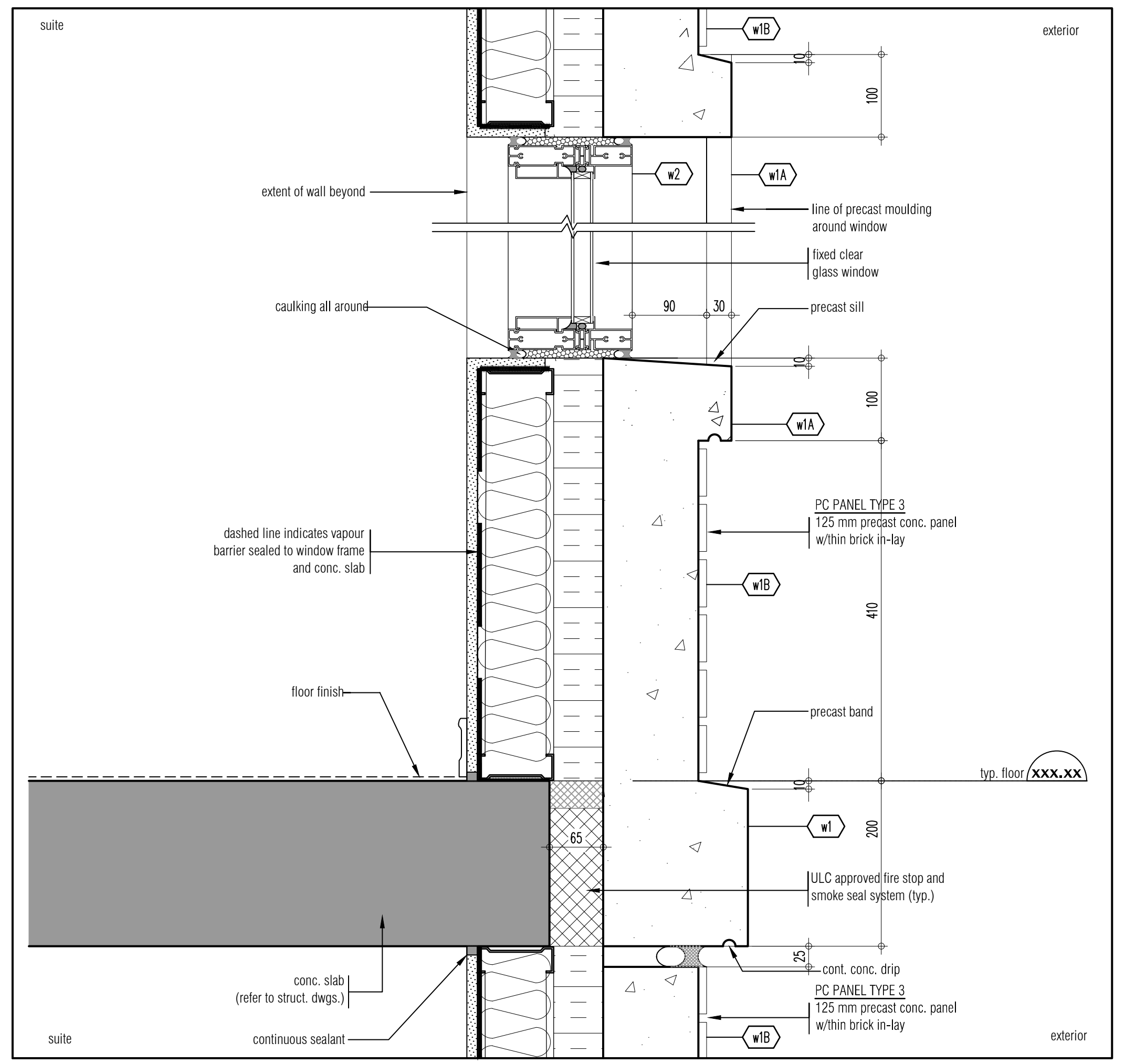
section detail @ ground floor 8 A651
SCALE - 1:5


suite
exterior
extent of wall beyond
fixed clear glass window
fill all gaps between slab and window framing with spray foam insulation
caulking all around
dashed line indicates vapour barrier sealed to window frame and conc. slab
cont. conc. drip
floor finish
ULC approved fire stop and smoke seal system (typ.)
2nd. floor 263.95m
PC PANEL TYPE 2
125 mm precast conc. panel
conc. slab (refer to struct. dwgs.)
continuous sealant
balcony beyond
extent of wall beyond
fixed clear glass window
suite
exterior

section detail @ 2nd floor window 6 A651
SCALE - 1:5


balcony
exterior
line of column beyond
prefin. alum. guard railing system anchored to concrete slab (refer to shop dwgs.)
slope
precast concrete panel
2 stage caulking
galvanized steel angle connector to manufact. specs.
C1 exposure - broom finished sealed
slope to edge
typ. floor xxx.xx
continuous formed drip (typ.)
conc. slab (refer to struct. dwgs.)
roll-on stipple finish on u/s of balcony slab (typ.)
balcony

section detail @ balcony w/precast band 4 A651
SCALE - 1:5


suite
exterior
extent of wall beyond
line of precast moulding around window
fixed clear glass window
caulking all around
precast sill
dashed line indicates vapour barrier sealed to window frame and conc. slab
PC PANEL TYPE 3
125 mm precast conc. panel w/thin brick in-lay
precast band
floor finish
typ. floor xxx.xx
ULC approved fire stop and smoke seal system (typ.)
cont. conc. drip
conc. slab (refer to struct. dwgs.)
continuous sealant
PC PANEL TYPE 3
125 mm precast conc. panel w/thin brick in-lay
suite

section detail @ typical floor/window 1 A651
SCALE - 1:5

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04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issue for Construction	B.G.

01.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG

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Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

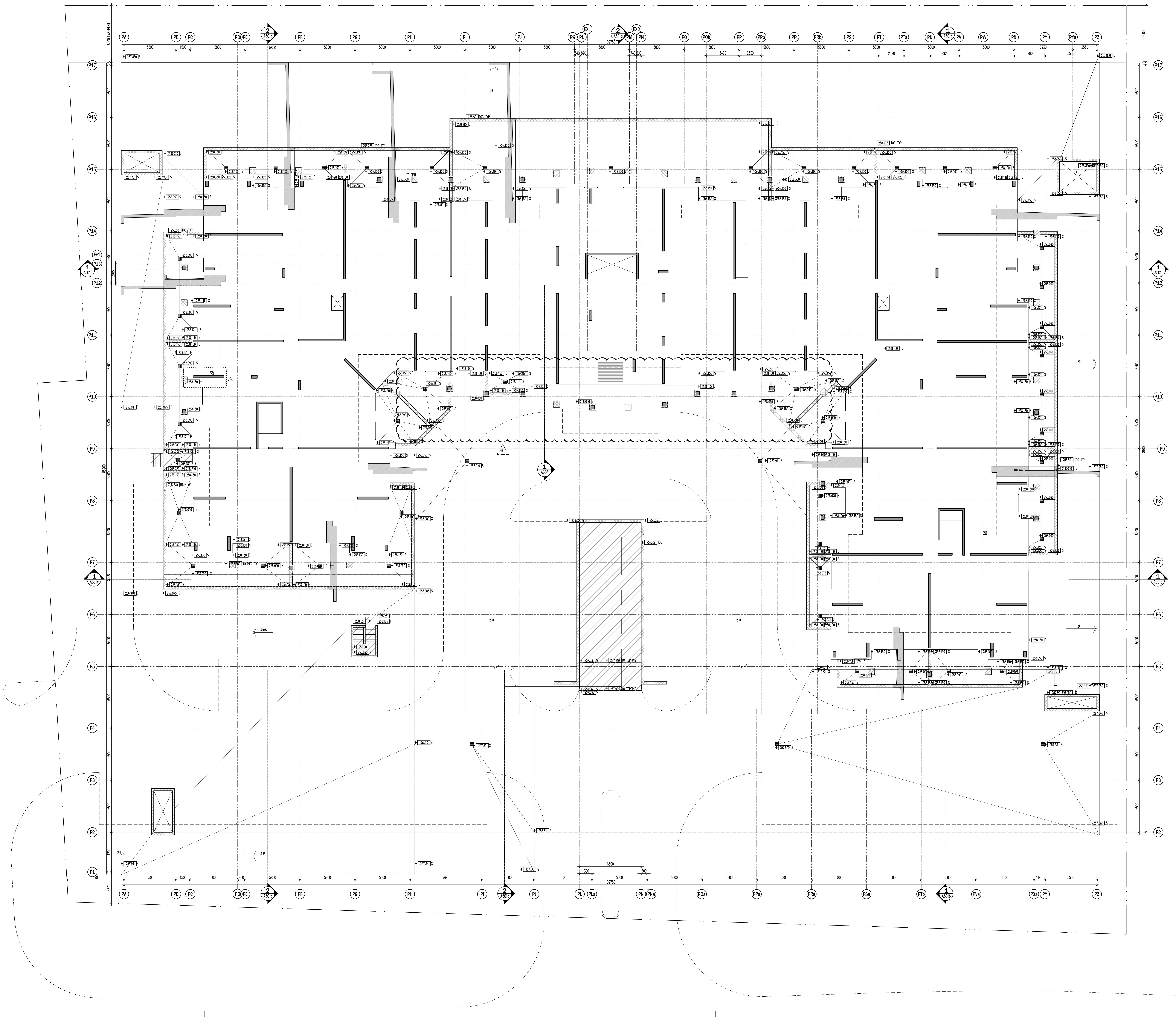
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 16, 2017
Job #	1136.13

Section Details

as noted A651

TITLEBLOCK SIZE: 915 x 1400


PA
PB
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EX2
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PU
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PLa
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PPa
PRa
PSa
PTb
PVa
PXa
P17
P16
P15
P14
Ey1
P13
P12
P11
P10
P9
P8
P7
P6
P5
P4
P3
P2
P1
2 A501b
1 A501c
1 A501a
1 A601
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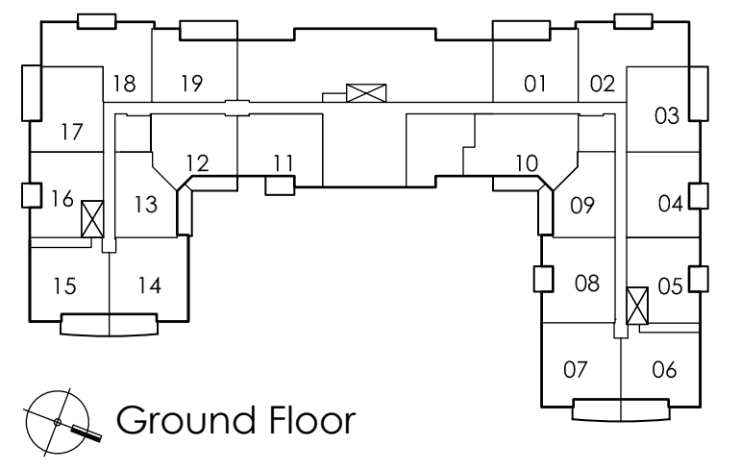
102780
81000
S104
2%
6000 EASEMENT


18
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Ground Floor

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10.	JULY.19.2017	Progress for Construction	B.G.

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.25.2017	S104 EXTENDED GRD. STRUCTURAL SOFFIT	BG

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

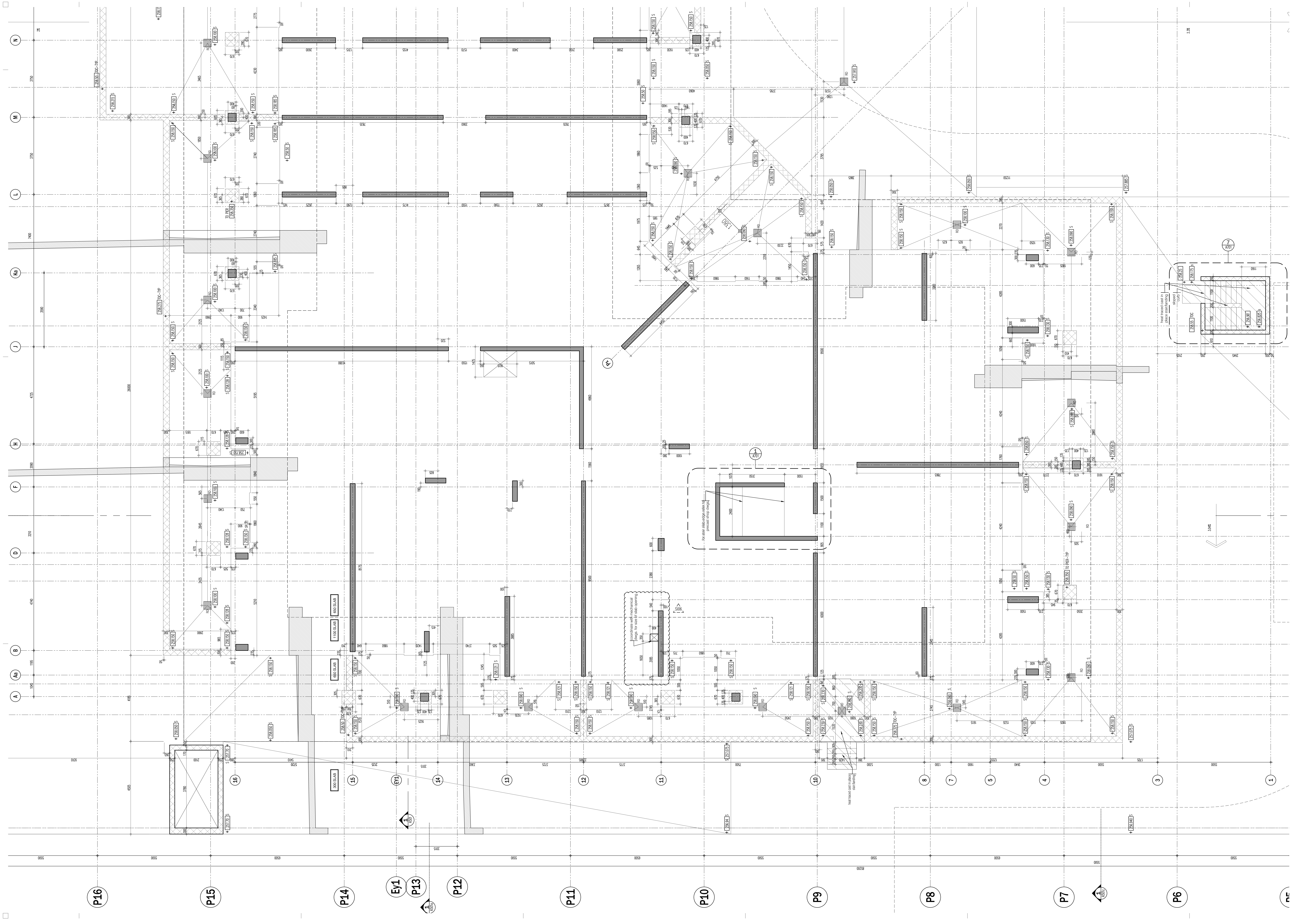
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 8, 2017
Job #	1136.13

GROUND FLOOR PLAN
CS PLAN

1:125

CS301

TITLEBLOCK SIZE: 915 x 1400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P14
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P13
P12
P11
P10
P9
P8
P7
P6
P5
A701
S106
1:50 SLAB
650 SLAB
1100 SLAB
360 SLAB
coordinate with mechanical dwgs. for size of slab opening
half traced cast in place stair/landing

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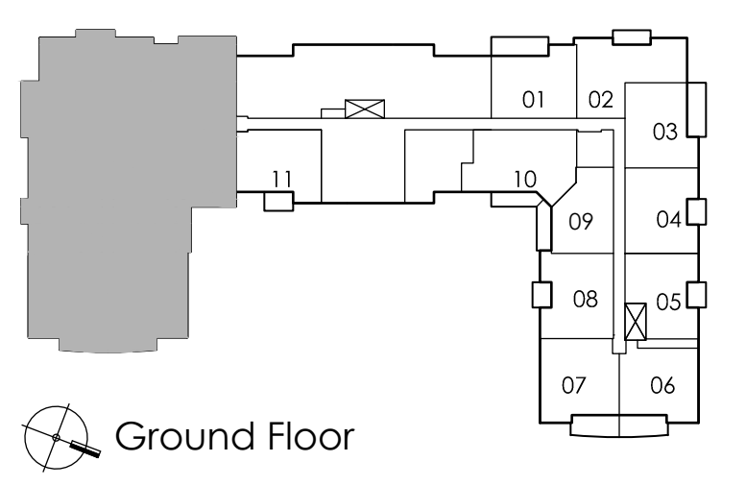

Ground Floor

02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.25.2017	S104 EXTENDED GRD. STRUCTURAL SOFFIT	BG

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Aug. 8, 2017
Job #	1136.13

GROUND FLOOR PLAN ENLARGED
CS PART PLAN

1:50 CS301a

TITLEBLOCK SIZE: 915 x 1400