# HAMPTON MANOR

| STATISTICAL INFORMATION | | |
|---|---|---|
| | REQUIRED | PROVIDED |
| SITE AREA | ±10,832m2 ±116,595ft2 | ±2.68 ac. ±1.08 ha |
| G.F.A. ZONING | 17,548 m2 max. | 17,524 m2 |
| G.F.A. CONSTRUCTIONS | - | 18,032m2 |
| F.S.I. | 1.62 max. | 1.62 |
| BUILDING FOOTPRINT | | 2655 m2 |
| BUILDING COVERAGE | | 24.5% |
| AMENITY | 2m2 / unit<br>2m2 x 157 units = 314m2 min. | 415 m2 |
| BUILDING HEIGHT | 7 STY (21.2m) max. | 7 STY (21.2m) |
| UNIT COUNT | 3.8.2.1 (5) ♿<br>Not less than 15% of all suites of residential occupancy shall be provided with a barrier-free path of travel from the suite entrance door into the following rooms and spaces that shall be located at the same level as the barrier-free path of travel:<br>(a) at least one bedroom,<br>(b) at least one bathroom conforming to Sentence (6),<br>(c) a kitchen or kitchen space, and<br>(d) a living room or space. | 1st 19 u<br>2nd - 5th (4 flrs)<br>25 unit / flr. x4 100 u<br>6th 21 u<br>7th 17 u<br>Total 157 u |
| UNIT BREAKDOWN | Required ♿<br>15% x 157 Units = 24 Units | 1B 25 u<br>2B 71 u<br>2B+D 61 u<br>Total 157 u<br>♿ of which a min. of 24 units will be barrier free |
| PARKING | (1.25 parking space / dwelling unit for res.)<br>157 x 1.25 = 196 spaces<br><br>(0.25 parking space / dwelling unit for visitors)<br>157 x 0.25 = 40 spaces<br>Total Required = 236 spaces<br><br>♿ of which 5 spaces min. are to be barrier free parking | Res. Parking<br>P1 279 spaces<br><br>Visitors Parking<br>Surface 40 spaces<br>Total 319 spaces<br>♿ of which 5 spaces are to be barrier free parking |
| BUILDING SETBACK | Front (East) 28m<br>Rear (West) 18m<br>Side (North) 9m<br>Side (South) 0m | Front (East) 28m<br>Rear (West) 18m<br>Side (North) 9m<br>Side (South) 0m |



## Architectural Drawing List

| | |
|---|---|
| A101 | COVER SHEET |
| A102 | SITE PLAN |
| A103 | DOOR SCHEDULE |
| A103a | DOOR TYPES & ABBREVIATIONS |
| A104 | WALL TYPES SCHEDULE |
| A201 | UNDERGROUND FIRE SEPARATION and PROTECTION PLAN – P1-2ND |
| A202 | UNDERGROUND FIRE SEPARATION and PROTECTION PLAN – 3RD-MECH |
| A231 | P1 UNDERGROUND PARKING PLAN |
| A301 | GROUND FLOOR PLAN (OVERALL) |
| A301a | PARTIAL GROUND FLOOR PLAN |
| A301b | PARTIAL GROUND FLOOR PLAN |
| A301c | PARTIAL GROUND FLOOR PLAN |
| A302 | 2ND FLOOR PLAN (OVERALL) |
| A302a | PARTIAL 2ND FLOOR PLAN |
| A302b | PARTIAL 2ND FLOOR PLAN |
| A302c | PARTIAL 2ND FLOOR PLAN |
| A303a | 3RD FLOOR PLAN (OVERALL) |
| A303b | PARTIAL 3RD FLOOR PLAN |
| A304 | 4TH FLOOR PLAN (OVERALL) |
| A305 | 5TH FLOOR PLAN (OVERALL) |
| A306 | 6TH FLOOR PLAN (OVERALL) |
| A306a | PARTIAL 2ND FLOOR PLAN |
| A306b | PARTIAL 2ND FLOOR PLAN |
| A306c | PARTIAL 2ND FLOOR PLAN |
| A307 | 7TH FLOOR PLAN (OVERALL) |
| A307a | PARTIAL 2ND FLOOR PLAN |
| A307b | PARTIAL 2ND FLOOR PLAN |
| A307c | PARTIAL 2ND FLOOR PLAN |
| A308a | MECH PH FLOOR PLAN |
| A308b | ROOF PLAN |
| A351 | REFLECTED CEILING PLAN – P1-2ND FLOOR |
| A352 | REFLECTED CEILING PLAN – 3RD-7TH FLOOR |
| A401a | EAST AND WEST ELEVATIONS |
| A401b | NORTH AND SOUTH ELEVATIONS |
| A401c | COURTYARD NORTH & SOUTH ELEVATIONS |
| A501 | BUILDING SECTION |
| A502 | BUILDING SECTION |
| A503 | BUILDING SECTION |
| A601 | WALL SECTIONS |
| A602 | WALL SECTIONS |
| A603 | WALL SECTIONS |
| A604 | WALL SECTIONS |
| A605 | WALL SECTIONS |
| A606 | WALL SECTIONS |
| A607 | WALL SECTIONS |
| A608 | WALL SECTIONS |
| A651 | SECTION DETAILS |
| A652 | SECTION DETAILS |
| A701 | STAIR SECTIONS |
| A801 | PLAN DETAILS |
| A802 | PLAN DETAILS |
| A803 | PLAN DETAILS |
| A811 | TYPICAL DETAILS |
| A812 | TYPICAL DETAILS |
| A813 | TYPICAL DETAILS |
| A814 | TYPICAL DETAILS |
| A815 | TYPICAL DETAILS |
| CS201 | UNDERGROUND PARKING PLAN |
| CS301 | GROUND FLOOR PLAN |
| CS301a | PARTIAL GROUND FLOOR PLAN |
| CS301b | PARTIAL GROUND FLOOR PLAN |
| CS301c | PARTIAL GROUND FLOOR PLAN |
| CS302 | 2ND FLOOR PLAN |
| CS303 | 3RD-5TH FLOOR PLAN |
| CS304 | 6TH FLOOR PLAN |
| CS305 | 7TH FLOOR PLAN |
| CS306 | MECH & LOW ROOF PLAN |
| CS307 | ROOF PLAN |

REGIONAL MUNICIPALITY OF YORK

## GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with

## KEY PLAN



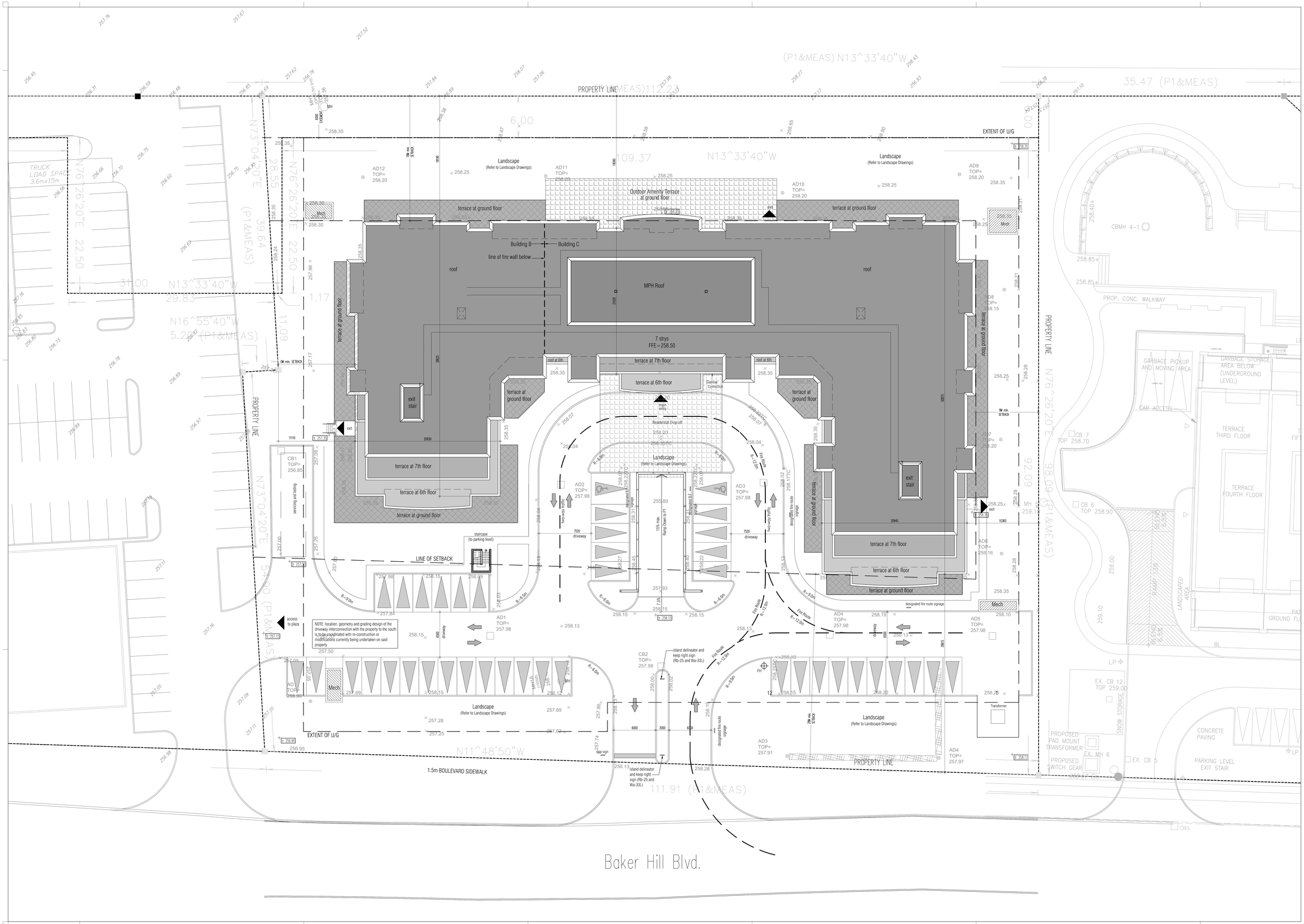

## SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF LOT 1
REGISTERED PLAN 65M 4228
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK

CURRENT SET – OCTOBER 12, 2018


GRAZIANI + CORAZZA ARCHITECTS INC.
1320 SHAWSON DRIVE., SUITE 100, MISSISSAUGA ONTARIO L4W 1C3 T. 905.795.2601 F. 905.795.2844 E. info@gc-architects.com


| CLIENT: | ARCHITECTS: | STRUCTURAL ENGINEER: | SITE SERVICING ENGINEER: | MECHANICAL ENGINEER: | ELECTRICAL ENGINEER: | LANDSCAPE: | SURVEYOR: | ACOUSTICAL ENGINEER: | INTERIOR DESIGN: |
|---|---|---|---|---|---|---|---|---|---|
| ROYAL PINES HOMES<br>200-3550 Langstaff Road<br>Woodbridge, Ontario<br>L4L 9G3<br><br>T. 905 856 2150<br>F. 905 856 6543 | GRAZIANI + CORAZZA ARCHITECTS INC.<br>1320 Shawson Drive., Suite 100<br>Mississauga, Ontario<br>L4W 1C3<br><br>T. 905 795 2601<br>F. 905 795 2844 | STEPHENSON ENGINEERING<br>2550 Victoria Park Ave. Suite 602<br>Toronto, Ontario<br>M2J 5A9<br><br>T. 416 635 9970<br>F. 416 --- ---- | COLE ENGINEERING GROUP LTD.<br>70 Valleywood Drive<br>Markham, Ontario<br>L3R 4T5<br><br>T. 905 940 4161<br>F. 905 940 2064 | UNITED ENGINEERING INC<br>3645 Keele Street #105<br>Toronto, Ontario<br>M3J 1M6<br><br>T. 416 398 1999<br>F. 416 399 1933 | UNITED ENGINEERING INC<br>3645 Keele Street #105<br>Toronto, Ontario<br>M3J 1M6<br><br>T. 416 398 1999<br>F. 416 399 1933 | M & M DESIGN CONSULTANTS<br>53 Doris Drive<br>Toronto, Ontario<br>M4B 3C7<br><br>T. 416 453 2803<br>F. 416 --- ---- | SCHAFFER DZALDOV BENNETT LTD<br>64 Jardin Drive, Unit 1<br>Concord, Ontario<br>L4K 3P3<br><br>T. 416 987-0101<br>F. 416 761-0119 | VALCOUSTICS CANADA LTD.<br>30 Wertheim Court, Unit 25<br>Richmond Hill, Ontario<br>L4B 1B9<br><br>T. 905 764 5223<br>F. 905 764 6813 | INION<br>-<br>-, Ontario<br>--- ---<br><br>T. 416 524 8500<br>F. --- --- ---- |




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This drawing is not to be used for construction purposes until countersigned by the Architect.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

| | | | |
|---|---|---|---|
| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
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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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

SITE PLAN

1:150

A102

TITLEBLOCK SIZE: 915 x 1400

## Door Schedule General Notes

1. all doors including frames requiring a fire protection rating shall comply with Subsection 3.1.8 of the OBC.
2. all doors including frames requiring a fire protection rating shall be labeled indicating fire rating and be equipped with a listed self closing device, a listed positive latching mechanism and listed hardware.
3. all residential suite doors opening onto a public corridor shall be designed not to lock automatically ( article 3.3.4.5 of the OBC.)
4. all doors that open into a corridor or other facility providing access to exit from a suite, or room not located within a suite shall comply with articles 3.3.1.10, 3.3.1.12 and 3.3.1.18 of the OBC.
5. all doors in an access to exit, means of egress or exit shall comply with articles 3.4.6.10 to 3.4.6.15 inclusive of the OBC.
6. all doors in a barrier free path of travel shall comply with article 3.8.3.3 of the OBC.
7. all doors within a suite shall comply with section 9.6 of the OBC.
8. for hardware refer to hardware schedule
9. all doors equipped with a hold open device shall comply with article 3.1.8.12 of the OBC.
10. all doors equipped with an electric strike required for security shall comply with article 3.3.1.12 of the OBC.
11. all doors equipped with an electromagnetic lock shall comply with article 3.4.6.15 of the OBC.
12. all washroom/bathroom doors to be equipped with a privacy lock.
13. all steel doors equipped w/an electromagnetic lock to be 18 ga. steel and tack weld and fill edges.
14. common area doors with glazing that are fire rated to be gwg or firelight glass.

## Door abbreviations

| | | | | | |
|---|---|---|---|---|---|
| hmi - | hollow metal insulated | pst - | pressed steel | pt - | paint |
| sc - | solid core wood | al - | aluminum | anod - | anodized |
| hc - | hollow core wood | wd - | wood | varn - | varnish |
| hm - | hollow metal | alum - | hollow metal | st - | stained |
| ps - | pressed steel insulated | es - | electric strike | lam - | plastic laminate finish |
| alum - | aluminum | ml - | electro magnetic lock | ss - | stainless steel |
| comp - | composite | hod - | hold open device | ig - | insulated glass |
| rf - | re-inforced | cr - | card reader (to release electric strike or electromagnetic lock) | sg - | sheet glass |
| fr - | frosted glass | pb - | push button (to release electric strike or electromagnetic lock) | pg - | plate glass |
| fg - | fixed glass | md - | motion detector (to release electric strike or electromagnetic lock) | gwg - | georgian wire glass |
| tg - | tempered glass | | | | |

## Abbreviations

| | | | | | |
|---|---|---|---|---|---|
| act | active, ex: one leaf pair of doors | grom | grommet | oskp | outside knob pinned |
| adj | adjustable, ex: shelves | h90 | hold open at 90° | oskr | outside knob rigid |
| af | armoured front ( of a lock ) (covers fixing and cylinder screws ) | h180 | hold open at 180° | ost | outside trim |
| | | hc | hollow core (door) | pa | parallel arm (closer) |
| ahc | architectural hardware consultant | hmd | hollow metal door | pbs | protected box strike |
| al | aluminum | hmf | hollw metal frame | ph(s) | phillips head (screws) |
| ams | all machine screws | hnb | hex nut & bolt | pl | plate (floor, push, pull) |
| arm | arm ( or closer or door holder ) | ho | hold open (door closer) | pr | pair |
| asa | american standards association | hoa | hold open arm (closer holder) | psf | pressed steel frame |
| atms | (closer to template with machine screws) | hr | hour (fire-door rating) | rab | rabbetted |
| aws | all wood screw | ht | hospital tip (butts) | rad | radius |
| ald | aluminum door | ht | height | rb | reverse bevel |
| bb | ball bearing | id | inside diameter | rc | round corners (butts) |
| bev | bevel(ed) | int | interior | reg | regular |
| b3v | beveled 3 edges (kick plates) | ist | inside trim | rem.mull | removeable mullion |
| bp | brass pin (hinges) | j | jamb | rf | rounded or radius front |
| bs | backset (lock) distance between edge of door and centre of knob | k | key(s) | rf & st | rounded front and strike (for rounded edge of pair of doors) |
| | | ka | keyed alike | | |
| b&s | brown and sharp (gauges) | kal | kalamein | rh(s) | round head screws |
| bt | ball top (hinges) | kd | keyed different | rh(r) | right hand (reverse) |
| btb | back to back (pulls) | k.d. | knocked down (indicates that part of the assembly unit are seperately packed to be assembled when required) | rm | room |
| c (c) | centre or centreline | | | rp | rawl plug |
| cb | cement box (floor closers) | | | sa | single acting (doors) |
| cbs | cast box strike | kv | key valve (closing device) | sc | solid core (door) |
| c/c | centre to centre,also, cut for cylinder | lbr | less bottom rod (of a vertical rod type exit device) | sc(s) | screw(s) |
| cfc | cut for cylinder | | | sgl | single |
| cft | cut for thumb turn | l/c | less cylinder (lock) | sh | shield |
| cif | channel iron frame | lhr(b) | left hand reverse (bevel) | sl | sleeve |
| ck | construction key | lh | left hand | sms | sheet metal screws |
| corr | corridor | l.l. | lead lined (doors) | s-ms | strike machine screws |
| ctc | centre to centre | l.p. | light proof | sp.hd | spanner head (screws) |
| ctsk | countersunk | l.s. | lead shield | spdle | spindle |
| cyl | cylinder (lock) | m | metal | ss | stainless steel |
| da | double acting | max | maximum | std | standard |
| dbl | double | mc | metal clad (door) | st-ms | strike template with machine screws |
| deg | degree | md | metal door | sts | self tapping screws |
| dps | dust proof strike | mf | metal frame | sw | swivel |
| dr | door | mk(ed) | masterkey(ed) | tb | thru-bolts |
| dt | dummy trim | min | minimum | tbgn | thru-bolts and grommet nuts |
| ea | each | ms | machine screws | tbn | thru-bolts and nuts |
| emk | emergency | m x m | metal by metal (door and frame) | tc | tin clad |
| exp sh | expansion shield | nb | nylon bearing | tgb | toggle bolt |
| ext | exterior | nck | no change key | tk | turn knob |
| fbt | flat button tip | nr | no rose | tms | template machine screws |
| f.d. | fire door | nrp | non removeable pin (butts) | tp | thumb piece |
| fhs | flat head screw | ns | narrow stile | ul | undrewriters label |
| f.l. | fusible link | oa | overall | ulc | Underwriters Label Canada |
| fl | floor | ob | oillite bearing (hinges) | wd | wood door |
| fr | frame | obs | open back strike (permits inactive leaf of doors to open independently) | wbs (X) | wrought box strike |
| ft | foot or feet | | | wf | wood frame |
| ga | gauge | od | outside diameter | ws | wood screws |
| ggmk | great grand master key (ed) | oh(s) | oval head (screws) | x-bar | cross bar |
| gmk | grand master key (ed) | op'g | opening | | |
| gn | grommet nut (& bolt) | os | outside | | |

## Door Schedule

| door no. | location from | location to | type | size width | size height | size thickness | doors material | doors glass | doors fire rating | doors finish | frames type | frames material | frames glass | frames fire rating | frames finish | threshold material | threshold finish | remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Underground** — underground parking - P1 | | | | | | | | | | | | | | | | | | |
| b01 | garage | lockers | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b02 | garage | lockers | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b03 | garage | a/i | b | 965 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic |
| b04 | garage | a/i | b | 965 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic |
| b05 | garage | sec. electrical room | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b06 | garage | lockers | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b07 | garage | mechanical room | d | 2/965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | |
| b08 | garage | garbage room | d | 2/965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | |
| b09 | reserved | | | | | | | | | | | | | | | | | |
| b10 | garbage room | bulk | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | |
| b11 | garage | bulk | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | |
| b12 | a/i | elevator lobby | b1 | 965 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | mag lock, ADO, panic, electric strike |
| b13 | garage | a/i | b | 965 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic, ADO |
| b14 | garage | sec. electrical room | d | 2/965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b15 | garage | ccu | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b16 | garage | a/i | b | 965 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic |
| b17 | garage | a/i | b | 965 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic |
| b18 | garage | a/i | b | 965 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic |
| b19 | garage | lockers | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b20 | garage | main electrical room | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b21 | garage | main electrical room | d | 2/965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 45min | pt | | | |
| b22 | locker | exhaust shaft | d | 915 | 915 | 45 | hm | | | pt | | hm | | | pt | | | lock set |
| b23 | garage | FA shaft | d | 915 | 915 | 45 | hm | | | pt | | hm | | | pt | | | lock set |
| b24 | locker | exhaust shaft | d | 915 | 915 | 45 | hm | | | pt | | hm | | | pt | | | lock set |
| b25 | garage | FA shaft | d | 915 | 915 | 45 | hm | | | pt | | hm | | | pt | | | lock set |
| b26 | stair "B" | stair "B" mid landing | d | 915 | 915 | 45 | hm | | | pt | | hm | | | pt | | | lock set |
| b27 | stair "C" | stair "C" mid landing | d | 915 | 915 | 45 | hm | | | pt | | hm | | | pt | | | lock set |
| b28 | stair "A" | stair "A" mid landing | d | 915 | 915 | 45 | hm | | | pt | | hm | | | pt | | | lock set |
| **Ground floor** — amenity - suites | | | | | | | | | | | | | | | | | | |
| g01 | exit corridor | exterior | a | 915 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | panic, weather stripping |
| g02 | corridor | lockers | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | |
| g03 | corridor | lockers | a | 2/965 | 2450 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | ADO, panic |
| g04 | corridor | washroom | d | 965 | 2130 | 45 | sc | | 45min | pt | | redi | | 45min | pt | | | privacy lock |
| g05 | corridor | washroom | d | 965 | 2130 | 45 | sc | | 45min | pt | | redi | | 45min | pt | | | privacy lock |
| g06 | corridor | amenity | b | 2/965 | 2130 | 45 | sc | | 45min | pt | | redi | | 45min | pt | | | ADO, electric strike |
| g07 | amenity | kitchen | a | 965 | 2130 | 45 | sc | | | pt | | redi | | | pt | | | pocket door - refer to millwork drawings |
| g08 | amenity | closet | d | 810 | 2130 | 45 | sc | | | pt | | redi | | | pt | | | |
| g09 | amenity | amenity | b | 1200 | 2130 | 45 | | | | pt | | | | | pt | | | pocket door - refer to millwork drawings |
| g10 | amenity | amenity | b | 1200 | 2130 | 45 | | | | pt | | | | | pt | | | pocket door - refer to millwork drawings |
| g11 | amenity | exterior | a | 2/965 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | weather stripping, ADO, panic |
| g12 | amenity | exterior | a | 2/965 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | weather stripping, panic |
| g13 | corridor | amenity | b | 965 | 2130 | 45 | sc | | 45min | pt | | redi | | 45min | pt | | | ADO, electric strike |
| g14 | lobby | a/i | a | 965 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | panic, ADO, weather stripping |
| g15 | a/i | exterior | s1 | 2/915 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | sliding, panic, ADO, weather stripping |
| g16 | lobby | c.a.c.f | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | redi | | 1.5hr | pt | | | |
| g17 | exterior | mail room | a | 965 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | panic, weather stripping |
| g18 | concierge | storage | d | 965 | 2130 | | | | 45min | pt | | | | 45min | pt | | | refer to millwork drawings |
| g19 | amenity | electrical room | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | redi | | 1.5hr | pt | | | |
| g20 | corridor | property manager | d | 965 | 2130 | 45 | sc | | 45min | pt | | redi | | 45min | pt | | | ADO |
| g21 | corridor | univ. washroom | d | 965 | 2130 | 45 | sc | | 45min | pt | | redi | | 45min | pt | | | ADO, electric strike |
| g22 | corridor | amenity | a | 965 | 2130 | 45 | sc | gwg | 45min | pt | | redi | | 45min | pt | | | ADO, electric strike |
| g23 | corridor | univ. washroom | d | 965 | 2130 | 45 | sc | | 45min | pt | | redi | | 45min | pt | | | ADO, electric strike |
| g24 | pet wash | exterior | a | 965 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | panic, ADO, weather stripping |
| g25 | corridor to stair B | exterior | a | 915 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | panic, weather stripping |
| g26 | corridor | corridor | a | 965 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | ADO |
| g27 | corridor | lockers | d | 965 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | |
| g28 | exit corridor | exterior | a | 915 | 2450 | | alum | tg | | anod. | | alum | | | anod. | | | panic, weather stripping |
| g29 | amenity | closet | d | 810 | 2130 | 45 | sc | | | pt | | redi | | | pt | | | |
| **Typical Doors** — 2nd - 7th floor | | | | | | | | | | | | | | | | | | |
| d01 | corridor | lockers | d | 965 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | |
| d02 | corridor | corridor | a1 | 2/965 | 2450 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | |
| d03 | corridor | lockers | d | 965 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | |
| **Typical suite 2nd - 7th floor** | | | | | | | | | | | | | | | | | | |
| s01 | corridor | suite | d | 965 | 2130 | 45 | sc | | 20min | wd | | redi | | 20min | pt | | | door viewer, door contact |
| s02 | bedroom | | d | 810 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s02a | bedroom | | d | 915 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s03 | den | | d | 2/860 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s03a | den | | d | 760 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s04 | bathroom | | d | 760 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s04a | bathroom | | d | 915 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s04b | bathroom | | d | 810 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s04c | bathroom | | d | 660 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s05 | washer/dryer | | d | 810 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s05a | washer/dryer | | d | 2/610 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s05b | washer/dryer | | d | 760 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s06 | closet | | s1 | varies | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s07 | closet | | d | 610 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s07a | closet | | d | 2/610 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s07b | closet | | d | 760 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s08 | w.i.c. | | d | 610 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| s08a | closet | | d | 810 | 2130 | 35 | hc | | | pt | | wd | | | pt | | | |
| **7th floor** | | | | | | | | | | | | | | | | | | |
| s01 | corridor | suite | d | 965 | 2440 | 45 | sc | | 20min | wd | | redi | | 20min | pt | | | door viewer, door contact (for 7th floor only) |
| **typical corridor** | | | | | | | | | | | | | | | | | | |
| t01 | corridor | exit stair | b | 860 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic |
| t01a | stair landing | stair landing | b | 860 | 2130 | 45 | hm | gwg | 1.5hr | pt | | hm | | 1.5hr | pt | | | panic |
| t02 | corridor | electric closet | d | 2/915 | 2130 | 45 | hm | | 1.5hr | pt | | hm | | 1.5hr | pt | | | surface bolt |
| t03 | corridor | garbage chute room | d | 965 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | |
| **Mechanical Penthouse** — Main Floor | | | | | | | | | | | | | | | | | | |
| m01 | electrical room | exterior | d | 915 | 2130 | 45 | hm | | | pt | | hm | | | pt | | | weather stripping |
| m02 | electrical room | generator & elec. room | d | 915 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | |
| m03 | electrical room | elev. machine room | d | 915 | 2130 | 45 | hm | | | pt | | hm | | | pt | | | |
| m04 | boiler room | elev. machine room | d | 915 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | |
| m05 | boiler room | electrical room | d | 915 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | |
| m06 | boiler room | exterior | d | 2-915 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | weather stripping |
| m07 | stair "A" | exterior | d | 860 | 2130 | 45 | hm | | 45min | pt | | hm | | 45min | pt | | | weather stripping |
| m08 | stair "B" | exterior | d | 860 | 2130 | 45 | hm | | | pt | | hm | | | pt | | | weather stripping |

SI25

## Door Schedule

| door no. | location from | location to | type | size width | size height | size thickness | doors material | doors glass | doors fire rating | doors finish | frames type | frames material | frames glass | frames fire rating | frames finish | threshold material | threshold finish | remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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| 10. | JULY.19.2017 | Progress for Construction — B.G. |
| 11. | AUG.09.2017 | Issued for Construction — B.G. |
| 12. | OCT.25.2017 | Revision to Envelope — B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit — B.G. |

| | | |
|---|---|---|
| 03. | AUG.15.2018 | SI 25 REVISED DOORS — BG |
| 02. | JULY.25.2018 | SI 23 MECHANICAL DOUBLE DOOR ENTRY — BG |
| 01. | APR.05.2018 | SI17 REVISED DOOR TYPE G03 — BG |

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

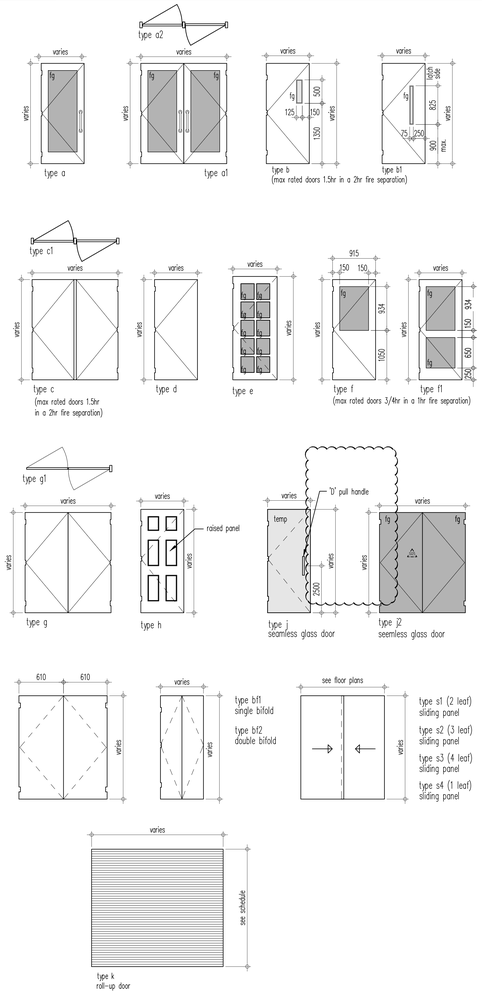
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

DOOR SCHEDULE

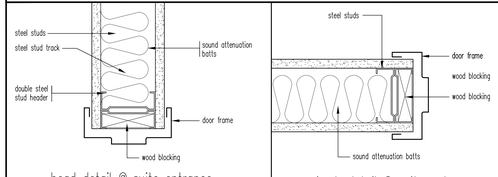
N.T.S. A103

TITLEBLOCK SIZE: 915 x 1400

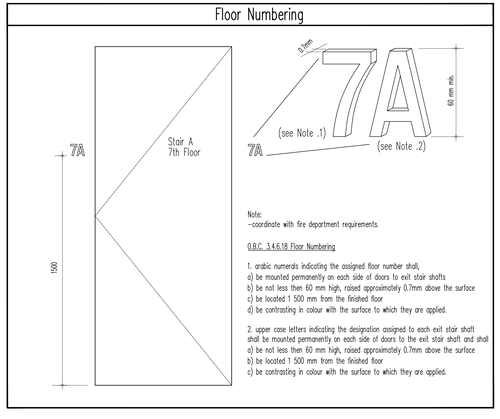
## Door Types




## Suite entry door frame details




## Floor Numbering




Note:
-coordinate with fire department requirements.

O.B.C. 3.4.6.18 Floor Numbering

1. arabic numerals indicating the assigned floor number shall,
a) be mounted permanently on each side of doors to exit stair shafts
b) be not less then 60 mm high, raised approximately 0.7mm above the surface
c) be located 1 500 mm from the finished floor
d) be contrasting in colour with the surface to which they are applied.

2. upper case letters indicating the designation assigned to each exit stair shaft shall be mounted permanently on each side of doors to the exit stair shaft and shall
a) be not less then 60 mm high, raised approximately 0.7mm above the surface
b) be located 1 500 mm from the finished floor
c) be contrasting in colour with the surface to which they are applied.

## Door Schedule General Notes

| | |
|---|---|
| 1. | all doors including frames requiring a fire protection rating shall comply with Subsection 3.1.8 of the OBC. |
| 2. | all doors including frames requiring a fire protection rating shall be labeled indicating fire rating and be equipped with a listed self closing device, a listed positive latching mechanism and listed hardware. |
| 3. | all residential suite doors opening onto a public corridor shall be designed not to lock automatically ( article 3.3.4.5 of the OBC.) |
| 4. | all doors that open into a corridor or other facility providing access to exit from a suite, or room not located within a suite shall comply with articles 3.3.1.10, 3.3.1.12 and 3.3.1.18 of the OBC. |
| 5. | all doors in an access to exit, means of egress or exit shall comply with articles 3.4.6.10 to 3.4.6.15 inclusive of the OBC. |
| 6. | all doors in a barrier free path of travel shall comply with article 3.8.3.3 of the OBC. |
| 7. | all doors within a suite shall comply with section 9.6 of the OBC. |
| 8. | for hardware refer to hardware schedule |
| 9. | all doors equipped with a hold open device shall comply with article 3.1.8.12 of the OBC. |
| 10. | all doors equipped with an electric strike required for security shall comply with article 3.3.1.12 of the OBC. |
| 11. | all doors equipped with an electromagnetic lock shall comply with article 3.4.6.15 of the OBC. |
| 12. | all washroom/bathroom doors to be equipped with a privacy lock. |
| 13. | all steel doors equipped w/an electromagnetic lock to be 18 ga. steel and tack weld and fill edges. |
| 14. | common area doors with glazing that are fire rated to be gwg or firelight glass. |

## Door abbreviations

| | | | | | |
|---|---|---|---|---|---|
| hmi | – hollow metal insulated | pst | – pressed steel | pt | – paint |
| sc | – solid core wood | al | – aluminum | anod | – anodized |
| hc | – hollow core wood | wd | – wood | varn | – varnish |
| hm | – hollow metal | alum | – hollow metal | st | – stained |
| ps | – pressed steel insulated | es | – electric strike | lam | – plastic laminate finish |
| alum | – aluminum | ml | – electro magnetic lock | ss | – stainless steel |
| comp | – composite | hod | – hold open device | ig | – insulated glass |
| rf | – re-inforced | cr | – card reader (to release electric strike or electromagnetic lock) | sg | – sheet glass |
| fr | – frosted glass | pb | – push button (to release electric strike or electromagnetic lock) | pg | – plate glass |
| fg | – fixed glass | md | – motion detector (to release electric strike or electromagnetic lock) | gwg | – georgian wire glass |
| tg | – tempered glass | ADO | – automatic door operator | | |

## Abbreviations

| | | | | | |
|---|---|---|---|---|---|
| act | active, ex: one leaf pair of doors | gn | grommet nut (& bolt) | os | outside |
| adj | adjustable, ex: shelves | grom | grommet | oskp | outside knob pinned |
| af | armoured front ( of a lock ) (covers fixing and cylinder screws ) | h90 | hold open at 90° | oskr | outside knob rigid |
| | | h180 | hold open at 180° | ost | outside trim |
| ahc | architectural hardware consultant | hc | hollow core (door) | pa | parallel arm (closer) |
| al | aluminum | hmd | hollow metal door | pbs | protected box strike |
| ams | all machine screws | hmf | hollw metal frame | ph(s) | phillips head (screws) |
| arm | arm ( or closer or door holder ) | hnb | hex nut & bolt | pl | plate (floor, push, pull) |
| asa | american standards association | ho | hold open (door closer) | pr | pair |
| atms | (closer to template with machine screws) | hoa | hold open arm (closer holder) | psf | pressed steel frame |
| aws | all wood screw | hr | hour (fire door rating) | rab | rabbeted |
| ald | aluminum door | h-t | hospital tip (butts) | rad | radius |
| bb | ball bearing | ht | height | rb | reverse bevel |
| bev | bevel(ed) | id | inside diameter | rc | round corners (butts) |
| b3v | beveled 3 edges (kick plates) | int | interior | reg | regular |
| bp | brass pin (hinges) | ist | inside trim | rem.mul | removeable mullion |
| bs | backset (lock) distance between edge of door and centre of knob | j | jamb | rf | rounded or radius front |
| | | k | key(s) | rf & st | rounded front and strike (for rounded edge of pair of doors) |
| bdks | brown and sharp (gauges) | ka | keyed alike | | |
| bt | ball top (hinges) | kal | kalamein | rh(s) | round head screws |
| btb | back to back (pulls) | kd | keyed different | rh(r) | right hand (reverse) |
| c (c) | centre or centreline | k.d. | knocked down (indicates that part of the assembly unit are seperately packed to be assembled when required) | rm | room |
| cb | cement box (floor closers) | | | rp | rawl plug |
| cbs | cast box strike | | | sa | single acting (doors) |
| c/c | centre to centre,also, cut for cylinder | kv | key valve (closing device) | sc | solid core (door) |
| clc | cut for cylinder | lbr | less bottom rod (of a vertical rod type exit device) | sc(s) | screw(s) |
| clt | cut for thumb turn | | | sgl | single |
| clf | channel iron frame | l/c | less cylinder (lock) | sh | shield |
| ck | construction key | lhr(b) | left hand reverse (bevel) | sl | sleeve |
| corr | corridor | lh | left hand | sms | sheet metal screws |
| ctc | centre to centre | l.l. | lead lined (doors) | s-ms | strike machine screws |
| ctsk | countersunk | l.p. | light proof | sp.hd | spanner head (screws) |
| cyl | cylinder (lock) | l.s. | lead shield | spdle | spindle |
| da | double acting | m | metal | ss | stainless steel |
| dbl | double | max | maximum | std | standard |
| deg | degree | mc | metal clad (door) | st-ms | strike template with machine screws |
| dps | dust proof strike | md | metal door | sts | self tapping screws |
| dr | door | mf | metal frame | sw | swivel |
| dt | dummy trim | mk(ed) | masterkey(ed) | tb | thru-bolts |
| ea | each | min | minimum | tbgn | thru-bolts and grommet nuts |
| emk | emergency | ms | machine screws | tbn | thru-bolts and nuts |
| EJ | expansion joint | m x m | metal by metal (door and frame) | tc | tin clad |
| exp sh | expansion shield | nb | nylon bearing | tgb | toggle bolt |
| ext | exterior | nck | no change key | tk | turn knob |
| fbt | flat button tip | nr | no rose | tms | template machine screws |
| f.d. | fire door | nrp | non removeable pin (butts) | tp | thumb piece |
| fhs | flat head screw | ns | narrow stile | ul | underwriters label |
| f.l. | fusible link | oa | overall | ulc | Underwriters Label Canada |
| fl | floor | ob | oilite bearing (hinges) | wd | wood door |
| fr | frame | obs | open back strike (permits inactive leaf of doors to open independently) | wbs (X) | wrought box strike |
| ft | foot or feet | | | wf | wood frame |
| go | gauge | od | outside diameter | ws | wood screws |
| ggmk | great grand master key (ed) | oh(s) | oval head (screws) | x-bar | cross bar |
| gmk | grand master key (ed) | op'g | opening | | |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

| | |
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| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## DOOR TYPES & ABBREVIATIONS

N.T.S. A103a

TITLEBLOCK SIZE: 915 x 1400

## Abbreviations

| | | | |
|---|---|---|---|
| ad | = area drain | hmi | = hollow metal insulated |
| adj | = adjustable | idd | = interior design drawings |
| alum | = aluminium | lf | = external light fixture (see also electrical drawings) |
| anod. | = anodized | lin. | = linen closet (see also detail 6/A610) |
| bmf | = black matte finish | max | = maximum |
| ℄ | = centre or centreline | mc | = medicine cabinet |
| ch | = cabinet heater (see also mechanical drawings) | min | = minimum |
| cj | = control joint | mm | = milimeters |
| corr | = corridor | mp | = metal panel |
| csa | = canadian standard association | mtl | = metal |
| c/w | = complete with | nfrb | = non freeze hose bib (see also mechanical drawings) |
| deg | = degree | No. | = number |
| df | = drinking fountain | obc | = ontario building code |
| DN | = down | o.c. | = on centre |
| do | = door operator | pt | = paint |
| d.p. | = drain pipe | rd | = roof drain |
| dr | = door | rm | = room |
| elev. | = elevation | rsd | = relief scupper drain |
| eq. | = equal | rsi | = R-value (thermal Resistance) international system |
| etc. | = etcetera | sc | = solid core |
| ext | = exterior | sp | = spandrel panel |
| ht | = floor drain | ss | = stainless steel |
| fld | = funnel floor drain | stc | = sound transmission coefficient |
| fg | = fixed glass | stor. | = storage |
| fl | = floor | tg | = tempered glass |
| fr | = frame | t.o. | = top of |
| ft | = foot or feet | t.o.c | = top of concrete |
| ga | = gauge | typ. | = typical |
| gwg | = georgian wire glass | ulc | = underwriters laboratories of canada |
| hb | = hose bib (see also mechanical drawings) | u.h. | = unit heaters |
| hc | = hollow core (door-wood) | w/ | = with |
| hm | = hollow metal | wpdr | = weather proof duplex receptacle (see elect.dwg. too) |
| hmf | = hollow metal frame | wm | = water meter w/access panel |

## Ceiling Type Schedule

| finish no. | material | |
|---|---|---|
| c1 | type: acoustical ceiling<br>150mm sound attenuation batt insulation<br>metal suspension system c/w vibration isolators<br>12.7mm gypsum board (2 layers, staggered joints)<br><br>metal suspension system<br>12.7mm gypsum board<br>(U/S OF MECH PENTHOUSE) | |
| c2 | type: acoustical ceiling<br>100mm semi-rigid acoustical insulation c/w vinyl face<br>stick pinned to underside of slab (joints to be sealed)<br>metal suspension system c/w vibration isolators (typ.)<br>12.7mm gypsum board<br>(see also interior design dwgs. for finish material, details and dimensions)<br><br>(COMMON AREAS) | |
| c2a | type: acoustical ceiling<br>100mm semi-rigid acoustical insulation c/w vinyl face<br>stick pinned to underside of slab (joints to be sealed)<br>metal suspension system c/w vibration isolators (typ.)<br>acoustic ceiling tiles<br>(see also interior design dwgs. for finish material, details and dimensions)<br><br>(COMMON AREAS) | |
| c3 | type: acoustical ceiling<br>service space (air space)<br>150mm sound attenuation batt insulation<br>metal suspension system c/w vibration isolators (typ.)<br>12.7mm gypsum board (2 layers) staggered joints<br><br>(U/S MECHANICAL, GARBAGE MOVING ROOMS - SEPARATION FROM RESIDENTIAL SUITES) | |
| c4 | type: insulated ceiling<br>210mm batt insulation (R32, rsi 5.4),<br>metal suspension system.<br>12.7mm gypsum board.<br><br>(PARKING GARAGE, MECHANICAL/ ELECTRICAL HEATED SOFFITS) | |
| c4a | type: insulated ceiling<br>100mm semi-rigid insulation c/w vinyl face<br>stick pinned to underside of slab (R17, rsi 3.04)<br>(joints to be sealed)<br><br>(PARKING GARAGE, SOFFITS) | |
| c4b | type: insulated ceiling<br>150mm semi-rigid insulation with foil face<br>stick pinned to underside of slab (R17, rsi 3.04)<br>(joints to be sealed)<br><br>(PARKING GARAGE, SOFFITS, MECHANICAL) | |
| c5 | type: suspended ceiling system<br>suspended acoustical ceiling tile system<br>(see also interior design dwgs.)<br><br>(RE-CIRCULATION FLOOR & CORRIDOR) | |
| c6 | type: suspended ceiling system<br>suspended ceiling system/metal stud framing (400 o.c. max spacing)<br>12.7mm gypsum board. (All dropped ceilings in bathrooms - refer to A800 series dwgs)<br><br>(RE-CIRCULATION FLOOR (SUITES) | |
| c6a | type: ceiling system<br>metal stud framing (400 o.c. max spacing)<br>12.7mm gypsum board. | |

| Fire-Resistance Rating for Ceiling Membranes | | |
|---|---|---|
| 1. | 2x12.7mm type 'x' gypsum board | 45 min. rating |
| 2. | 2x15.9mm type 'x' gypsum board | 1 hour rating |
| (reference - 2006 Supplementary Standard, SB-2, page 21, 2.3.12, table 2.3.12) | | |

## Exterior Wall Schedule

| wall no. | materials | |
|---|---|---|
| w1 | precast-concrete backup<br>TYPE 1<br>125mm precast concrete panel<br>air space (may vary)<br>struct. concrete wall (see struct. dwgs.) | 125 / varies |
| w1a | precast - frame backup<br>TYPE 1<br>125mm precast concrete panel<br>R22 sprayed foam insulation (air/vapour barrier)<br>92mm steel studs @600mm o.c.<br>25mm air space<br>12.7mm gypsum board | 125 / 265 |
| w1b | precast-frame backup<br>125mm precast concrete panel<br>TYPE 2-c/w thin brick in-lay. Colour 1<br>TYPE 3-c/w thin brick in-lay. Colour 2<br>(metric Norman - 57mm x 290mm x 10mm)<br>R22 sprayed foam insulation/air vapour barrier<br>92mm steel studs @600mm o.c.<br>25 mm air space<br>12.7mm gypsum board | 125 / 265 |
| w1c | precast-concrete/block backup<br>125mm precast concrete panel<br>TYPE 2-c/w thin brick in-lay. Colour 1<br>TYPE 3-c/w thin brick in-lay. Colour 2<br>(590mm x 190mm x 10mm at columns<br>390mm x 190mm x 10mm at ground floor)<br>92mm steel studs @600mm o.c.<br>25mm space (may vary)<br>100mm extruded semi-rigid styrofoam insulation<br>struct. concrete wall or conc. block wall-refer to dwgs. | 290 / 125 / 265 |
| w1d | precast-frame backup<br>125 precast panel<br>TYPE 4-C/W thin stone in-lay. Colour 3<br>390mm x 190mm x 10mm at ground floor<br>R22sprayed foam insulation (air/vapour barrier)<br>92mm steel studs @600mm o.c.<br>25mm air space<br>12.7mm gypsum board | 590 / 265 |
| w1e | precast-concrete/block backup<br>125mm precast concrete panel<br>TYPE 4-c/w thin stone in-lay. Colour 3<br>(590mm x 190mm x 10mm at columns<br>250mm space (may vary)<br>100mm extruded semi-rigid styrofoam insulation<br>struct. concrete wall/conc. block wall-refer to strct. dwgs. | 590 / 250 |
| w1f | precast-concrete backup/slab edge<br>TYPE 4-C/W thin stone in-lay. Colour 3<br>(590mm x 190mm x 10mm at columns)<br>125 precast panel<br>25mm air space/may vary<br>structural concrete wall/slab edge (refer to struct. dwgs.) | 590 / 125 |
| w2 | window wall vision<br>window wall framing system<br>insulated glazing unit | |
| w2a | window wall - frame backup<br>window wall framing system<br>spandrel glass panel<br>with 75mm mineral wool insulation (R12.6)<br>metal liner backpan<br>R12 sprayed foam insulation (air/vapour barrier)<br>64/92mm metal stud @ 400 o.c.<br>12.7mm gypsum board | 265 |
| w2b | curtain wall-vision<br>insulated curtain wall glass panel system<br>vision glass panel | |
| w2c | curtain wall-frame backup<br>insulated curtain wall glass panel system (R20)<br>spandrel glass panel<br>mineral wood fibre insulation<br>metal liner back pan<br>R12 sprayed foam insulation (air/vapour barrier)<br>air space<br>92mm steel studs @ 600mm o.c.<br>12.7mm gypsum board | |
| w2d | window wall - concrete backup<br>window wall framing system<br>spandrel glass panel<br>with 75mm mineral wool insulation (R12.6)<br>metal liner backpan<br>structural concrete wall-refer to struct dwgs. | 75 |
| w3 | stucco - block wall backup<br>EIFS with 100mm semi-rigid insulation (r12.6)<br>air barrier coating/drainage layer<br>140mm block wall | 240 |

## Stud Partition Schedule

| wall no. | materials | | O.B.C. supplementary guidelines 2006 tables 2.3.4.A and 2.3.4.B. fire resistance rating | stc rating |
|---|---|---|---|---|
| pt1 | 12.7mm gypsum board<br>41mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 92 | | |
| pt1x | 12.7mm gypsum board<br>41mm steel studs @ 400 o.c.<br>38mm insulation<br>12.7mm gypsum board | 92 | | |
| pt1y | 12.7mm gypsum board<br>41mm steel studs @ 400 o.c.<br>12.7mm moisture resistant gypsum board<br>(Dens Shield or equal) | 92 | | |
| pt1z | 12.7mm gypsum board<br>41mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum board | 92 | | |
| pt1c | 12.7mm gypsum board<br>41mm steel studs @ 400 o.c.<br>12.7mm cement board | 92 | | |
| pt2 | 12.7mm gypsum board<br>64mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 90 | | |
| pt2x | 12.7mm gypsum board<br>64mm steel studs @ 600 o.c.<br>64mm insulation<br>12.7mm gypsum board | 90 | | 34 stc (NRC) |
| pt2z | 15.9mm type 'x' gypsum board<br>64mm steel studs @ 600 o.c.<br>15.9mm type 'x' gypsum board | 90 / 170 / 2@12.7 | 1.0h | 35 stc (NRC) |
| pt2zz | 2 x 12.7mm type 'x' gypsum board<br>64mm steel studs @ 600mm o.c.<br>2 x 12.7mm type 'x' gypsum board | 90 / 2@12.7 | 2.0h | stc 38 (NRC) |
| pt2za | 15.9mm type 'x' gypsum board<br>64mm steel studs @ 600 o.c.<br>64mm batt insulation (RSI 1.7)<br>15.9mm type 'x' gypsum board | 90 / 2@15.9 | 1.0h | 38 stc (NRC) |
| pt2b | 12.7mm gypsum board<br>64mm steel studs @ 400 o.c.<br>12.7mm moisture resistant gypsum board<br>(Dens Shield or equal) | 90 | | |
| pt2c | 12.7mm gypsum board<br>64mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum board | 90 | | |
| pt2d | 12.7mm gypsum board<br>64mm steel studs @ 400 o.c.<br>12.7mm cement board | 90 | | |
| pt3 | 12.7mm gypsum board<br>92mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 150 | | |
| pt3x | 12.7mm gypsum board<br>92mm steel studs @ 600 o.c.<br>89mm batt insulation<br>12.7mm gypsum board | 150 | | 47 stc (NRC) |
| pt3z | ULC Design No. W407/415<br>15.9mm type 'x' gypsum board<br>92mm steel studs @ 600 o.c.<br>15.9mm type 'x' gypsum board | 150 / 145 / 2@15.9 | 1.0h | stc 38 (NRC) |
| pt3zz | 2 x 12.7mm type 'x' gypsum board<br>92mm steel studs @ 600mm o.c.<br>2 x 12.7mm type 'x' gypsum board | 150 / 2@12.7 | 2.0h | |
| pt3za | ULC Design No. W409<br>15.9mm type 'x' gypsum board<br>92mm steel studs @ 600 o.c.<br>89mm batt insulation<br>15.9mm type 'x' gypsum board | 150 | 1.0h | stc 49 (NRC) |
| pt3x | 12.7mm gypsum board<br>92mm steel studs @ 400 o.c.<br>12.7mm moisture resistant gypsum board<br>(Dens Shield or equal) | 150 / 111 | | |
| pt3b | 12.7mm gypsum board<br>92mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum | 150 | | |
| pt3c | 12.7mm gypsum board<br>92mm steel studs @ 400 o.c.<br>12.7mm cement board | 150 | | |
| pt4 | 12.7mm gypsum board<br>152mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 185 | | |
| pt4x | 12.7mm gypsum board<br>152mm steel studs @ 600 o.c.<br>150mm batt insulation<br>12.7mm gypsum board | 185 | | stc 49 (NRC) |
| pt4z | 15.9mm type 'x' gypsum board<br>152mm steel studs @ 600 o.c.<br>15.9mm type 'x' gypsum board | 185 / 2@12.7 | 1.0h | |
| pt4zz | 2 x 12.7mm type 'x' gypsum board<br>152mm steel studs @ 600mm o.c.<br>2 x 12.7mm type 'x' gypsum board | 185 / 2@12.7 | 2.0h | |
| pt4za | 15.9mm type 'x' gypsum board<br>152mm steel studs @ 600 o.c.<br>150mm batt insulation<br>15.9mm type 'x' gypsum board | 185 | 1.0h | stc 51 (NRC) |
| pt4b | 12.7mm gypsum board<br>152mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum board | 185 | | |
| pt4c | 12.7mm gypsum board<br>152mm steel studs @ 400 o.c.<br>12.7mm cement board | 185 | | |
| pt5 | 12.7mm gypsum board<br>203mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 230 | | |
| pt5x | 12.7mm gypsum board<br>203mm steel studs @ 600 o.c.<br>200mm batt insulation<br>12.7mm gypsum board | 230 | | stc 49 (NRC) |
| pt5z | 15.9mm type 'x' gypsum board<br>203mm steel studs @ 600 o.c.<br>15.9mm type 'x' gypsum board | 230 / 255 / 2@15.9 | 1.0h | |
| pt5zz | 2 x 12.7mm type 'x' gypsum board.<br>203mm steel studs @ 600mm o.c.<br>2 x 12.7mm type 'x' gypsum board | 230 / 2@12.7 | 2.0h | |
| pt5za | 15.9mm type 'x' gypsum board<br>203mm steel studs @ 600 o.c.<br>200mm batt insulation<br>15.9mm type 'x' gypsum board | 230 | 1.0h | stc 51 (NRC) |

| General stud Partition Notes: | | |
|---|---|---|
| 1. | substitute 12.7mm with 15.9mm type 'x' gypsum board to any stud partition | 1.5 hr |
| 2. | substitute 12.7mm with 2x12.7mm type 'x' gypsum board to any stud partition | 2.0 hr |

## Furring Type Schedule

| finish no. | material | |
|---|---|---|
| fl | 12.7mm gypsum board<br>16mm gypsum board | 15 |
| fl1 | 12.7mm moisture resistant gypsum board<br>(Dens Shield or equal) | 15 |
| fl1 | 6 mil. poly vapour barrier<br>12.7mm gypsum board | 15 |
| f2 | 22mm steel furring channels<br>12.7 mm gypsum board | 35 |
| f2a | 22mm steel furring channels<br>12.7mm moisture resistant gypsum board | 35 |
| f2a | 22mm steel furring channels<br>12.7mm abuse resistant gypsum board | 35 |
| f2c | 22mm steel furring channels<br>12.7mm cement board | 35 |
| f3 | 41mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 55 |
| f3x | 41mm steel studs @ 400 o.c.<br>38mm batt insulation (RSI 1.2)<br>12.7mm gypsum board | 55 |
| f3y | 41mm steel studs @ 400 o.c.<br>12.7mm moisture resistant gypsum board<br>(Dens Shield or equal) | 55 |
| f3z | 41mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum board | 55 |
| f3c | 41mm steel studs @ 400 o.c.<br>12.7mm cement board | 55 |
| f4 | 64mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 90 |
| f4x | 64mm steel studs @ 400 o.c.<br>64mm batt insulation (RSI 1.7)<br>12.7mm gypsum board | 90 |
| f4y | 64mm steel studs @ 400 o.c.<br>12.7mm moisture resistant gypsum board<br>(Dens Shield or equal) | 90 |
| f4z | 64mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum board | 90 |
| f4c | 64mm steel studs @ 400 o.c.<br>12.7mm cement board | 90 |
| f4x | 64mm steel studs @ 400 o.c.<br>64mm batt insulation (RSI 1.7)<br>6 mil. poly vapour barrier<br>12.7mm gypsum board | 90 |
| f5 | 92mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 105 |
| f5x | 10mm air space at acoustic walls only<br>92mm steel studs @ 400 o.c.<br>89mm batt insulation (RSI 2.8)<br>12.7mm gypsum board<br>(moisture resistant gyp. bd. at garbage rooms-mr) | 105 / 111 |
| f5xx | concrete wall/concrete block wall backup<br>air space<br>92mm steel studs @ 600 o.c.<br>89mm batt insulation (RSI 2.8)<br>12.7mm gypsum board | 105<br>chiller room |
| f5y | 92mm steel studs @ 400 o.c.<br>12.7mm moisture resistant gypsum board<br>(Dens Shield or equal) | 105 |
| f5z | 92mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum board | 105 |
| f5c | 92mm steel studs @ 400 o.c.<br>12.7mm cement board | 105 |
| f6 | 152mm steel studs @ 400 o.c.<br>12.7mm gypsum board | 165 |
| f6x | 152mm steel studs @ 400 o.c.<br>150mm batt insulation (RSI 3.5)<br>12.7mm gypsum board | 165 |
| f6y | 152mm steel studs @ 400 o.c.<br>12.7mm moisture resistant<br>gypsum board | 165 |
| f6z | 152mm steel studs @ 400 o.c.<br>12.7mm abuse resistant gypsum board | 165 |
| f6c | 152mm steel studs @ 400 o.c.<br>12.7mm cement board | 165 |
| f6x | 152mm steel studs @ 400 o.c.<br>150mm mineral wool insulation (RSI 3.5)<br>6 mil. poly vapour barrier<br>12.7mm gypsum board | 165 |

General Furring Type Notes:

1. apply 2x12.7mm type 'x' gypsum board to any furring type (maximum stud spacing @ 400mm o.c.) for 1.5h fire separation.

(reference - 2006 Supplementary Standard, SB-2, page 16-17, table 2.3.4.A, table 2.3.4.C.)

## Roof type Schedule

| roof no. | materials | |
|---|---|---|
| r1 | gravel or stone ballast and/or concrete pavers, on (50mm screening for leveling when pavers are used, on) permeable filter fabric, on<br>100mm rigid styrofoam insulation (RSI 3.52), on roofing membrane system c/w protection board, on<br>conc. slab, up into wall rigidit with<br>metal flash cover & caulked | |
| r1a | similar to r1<br>substitute gravel, stone ballast and/or conc pavers with25mm synthetic turf mat, on<br>50mm leveling bed, on<br>filter fabric, on<br>75mm crushed stone,<br>(see also landscape dwgs for details and specs) | |
| r1b | similar to r1A<br>substitute gravel, stone ballast and/or conc pavers with, 25mm synthetic turf mat, on<br>50mm levelling bed, on<br>filter fabric, on<br>75mm crushed stone,<br>(see also landscape dwgs for details and specs) | |
| r1c | gravel or stone ballast and/or concrete pavers, on<br>roofing membrane system c/w protection board on<br>conc. slab, up into wall-rigidit with<br>metal flash cover & caulked | |
| r2 | terraces:<br>precast concrete pavers on pavers pad system c/w<br>50mm tapered rigid insulation on waterproofing<br>membrane c/w protection board on struct.<br>concrete slab c/w 100mm rigid insulation | |
| r3 | precast concrete pavers on<br>100mm rigid styrofoam insulation (RSI 3.52),<br>waterproofing membrane system c/w protection board on<br>struct. concrete slab | |
| r3x | ashphalt topping / precast concrete pavers<br>gravel or stone ballast on<br>protection board on<br>concrete slab | |

## Shaft Wall Schedule

| wall no. | materials | | fire resistance rating | stc rating |
|---|---|---|---|---|
| sw1 | ULC Design No. W507 (shaftwall)<br>25mm gypsum board (shaft wall liner)<br>152mm C-H section steel studs @ 600mm O.C.<br>16mm type X gypsum board (2 layers) | 90 | 2.0h | stc 39 |
| sw2 | ULC Design No. W507 (shaftwall)<br>25mm gypsum board (shaft wall liner)<br>152mm C-H section steel studs @ 600mm O.C.<br>16mm type X gypsum board (2 layers) | 135 | 2.0h | stc 39 |
| sw3 | ULC Design No. W507 (shaftwall)<br>25mm gypsum board (shaft wall liner)<br>152mm C-H section steel studs @ 600mm O.C.<br>16mm type X gypsum board (2 layers) | 185 | 2.0h | stc 39 |
| sw4 | GA FILE NO. WP 6800 (shaftwall)<br>25mm gypsum board (shaft wall liner)<br>64mm C-H section steel studs @ 600mm O.C.<br>16mm type X gypsum board | 90 | 1.0h | stc 35 |

## Party and Demising Corridor Wall Schedule

| wall no. | materials | | fire resistance rating | stc rating |
|---|---|---|---|---|
| pw1 | ULC DESIGN NO. W453 (CORRIDOR WALL)<br>12.7mm type X gypsum board<br>92mm steel studs @ 600mm O.C.<br>89mm batt insulation<br>12.7mm type X gypsum board (2 layers) | 130 | 1.0h | stc 52 +<br>ref. NRC 1.-92-411 |
| pw1a | ULC DESIGN NO. W453 (CORRIDOR WALL)<br>12.7mm type X gypsum board (2 layers)<br>64mm steel studs @ 600mm O.C.<br>65mm batt insulation<br>12.7mm type X gypsum board (2 layers) | 170 | 2.0h | stc 55 +<br>ref. NRC 1.-93-040 |
| pw1b | ULC DESIGN NO. W453 (CORRIDOR WALL)<br>15.9mm type X gypsum board<br>92mm steel studs @ 600 o.c.<br>89mm fibreglass batt insulation (owens corning)<br>15.9mm type X gypsum board | 170 / 130 | 1.0h<br>1.0h | stc 52 +<br>ref. Sheet FAL-TL95-195<br>stc 50 |
| pw1c | ULC DESIGN NO. W453 (CORRIDOR WALL)<br>15.9mm type X gypsum board<br>92mm steel studs @ 600 o.c.<br>76mm mineral wool insulation (RSI 2.8)<br>15.9mm type X gypsum board | | | ref RT research bld FAL-TL-89-157 |
| pw2 | ULC DESIGN NO. W453 (PARTY WALL)<br>15.9mm type X gypsum board<br>92mm steel studs @ 600mm O.C.<br>89mm batt insulation<br>15.9mm type X gypsum board<br>19mm air space<br>64mm steel studs @ 600 O.C.<br>64mm batt insulation<br>12.7mm gypsum board | 210 | 1.0h | stc 50 +<br>ref. RT research bld FAL-TL-89-157 |
| pw3 | ULC DESIGN NO. W463 (PARTY WALL)<br>UL DESIGN NO. U493 (PARTY WALL)<br>15.9mm type X gypsum board (2 layers)<br>64mm steel studs @ 600mm O.C.<br>65mm batt insulation<br>25mm (min.) air space<br>65mm batt insulation<br>64mm steel studs @ 600mm O.C.<br>15.9mm type X gypsum board (2 layers) | 215 | 1.0h & 2.0h | stc 68/67<br>test number (Georgia-Pacific) TEST-95-32-03 |
| pw4 | ULC DESIGN NO. W453 (PARTY WALL)<br>12.7mm type X gypsum board<br>12.7mm resilient channel @16mm O.C.<br>92mm steel studs @ 600mm O.C.,<br>75mm batt insulation<br>12.7mm type X gypsum board (2 layers)<br><br>41mm steel studs @ 600mm O.C.<br>40mm batt insulation<br>12.7mm gypsum board | 255 | 2.0h | stc 58 +<br>test number (ref IGCC) FAL-TL-83-215 |
| pw5 | ULC DESIGN NO. W453 (PARTY WALL)<br>12.7mm type X gypsum board (2 layers)<br>92mm steel studs @ 400mm O.C. (20 gauge)<br>89mm batt insulation<br>12.7mm resilient channel @16mm O.C.<br>12.7mm type X gypsum board (2 layers) | 155 | 2.0h | stc 60<br>ref. NRC 1.-94-020 |
| pw6 | ULC DESIGN NO. W453 (CORRIDOR WALL)<br>15.9mm type X gypsum board<br>92mm steel studs @ 600 o.c.<br>89mm fibreglass batt insulation (owens corning)<br>15.9mm type X gypsum board | 175 | 1.0h | stc 52 +<br>ref. Sheet FAL-TL95-195 |

## Block Type Schedule

| wall no. | materials | | hollow | 75% solid | solid |
|---|---|---|---|---|---|
| p1 | 90 mm concrete block | | | | |
| | normal weight | p1 | p1a | p1b | |
| | light weight | p1L | p1aL | p1bL | |
| | fire resistance rating (hours) | | | | |
| | normal weight | | 0.8 | 1.1 | 1.4 |
| | light weight | | 1.1 | 1.3 | 1.8 |
| | sound properties (stc rating) | | | | |
| | CSA type 'N' concrete | | 43 | 45 | 47 |
| | CSA type 'C & D' concrete | | 40 | 42 | 45 |
| p2 | 140 mm concrete block | | | | |
| | normal weight | p2 | p2a | p2b | |
| | light weight | p2L | p2aL | p2bL | |
| | fire resistance rating (hours) | | | | |
| | normal weight | | 1.1 | 2.0 | 2.9 |
| | light weight | | 1.5 | 2.8 | 4+ |
| | sound properties (stc rating) | | | | |
| | CSA type 'N' concrete | | 46 | 50 | 52 |
| | CSA type 'C & D' concrete | | 43 | 47 | 50 |
| p3 | 190 mm concrete block | | | | |
| | normal weight | p3 | p3a | p3b | |
| | light weight | p3L | p3aL | p3bL | |
| | fire resistance rating (hours) | | | | |
| | normal weight | | 1.8 | 3.2 | 4+ |
| | light weight | | 2.5 | 4+ | 4+ |
| | sound properties (stc rating) | | | | |
| | CSA type 'N' concrete | | 49 | 53 | 56 |
| | CSA type 'C & D' concrete | | 46 | 51 | 53 |
| p4 | 240 mm concrete block | | | | |
| | normal weight | p4 | p4a | p4b | |
| | light weight | p4L | p4aL | p4aL | |
| | fire resistance rating (hours) | | | | |
| | normal weight | | 2.4 | 4+ | 4+ |
| | light weight | | 3.5 | 4+ | 4+ |
| | sound properties (stc rating) | | | | |
| | CSA type 'N' concrete | | 51 | 56 | 58 |
| | CSA type 'C & D' concrete | | 49 | 53 | 56 |
| p5 | 290 mm concrete block | | | | |
| | normal weight | p5 | p5a | p5b | |
| | light weight | p5L | p5aL | p5aL | |
| | fire resistance rating (hours) | | | | |
| | normal weight | | 3.2 | 4+ | 4+ |
| | light weight | | 4+ | 4+ | 4+ |
| | sound properties (stc rating) | | | | |
| | CSA type 'N' concrete | | 53 | 58 | 58 |
| | CSA type 'C & D' concrete | | 50 | 56 | 58 |

Fire-Resistance Rating for Masonry and Concrete Walls - loadbearing and non-loadbearing

| type of wall (mm) | fire resistance rating | | | | | | |
|---|---|---|---|---|---|---|---|
| | 30min. | 45min. | 1 hour | 1.5 hour | 2.0 hour | 3.0 hour | 4.0 hour |
| solid brick units (80% solid and over) | 63 | 76 | 90 | 108 | 128 | 152 | 178 |
| cored brick units and hollow tile units (less than 80% solid) | 50 | 60 | 72 | 86 | 102 | 122 | 142 |
| solid and hollow concrete masonry units | | | | | | | |
| type S or N concrete | 44 | 59 | 73 | 95 | 113 | 142 | 167 |
| type L ,205 concrete | 42 | 54 | 66 | 87 | 102 | 129 | 152 |
| type L ,concrete | 42 | 54 | 64 | 82 | 97 | 122 | 143 |
| type L ,205 concrete | 42 | 54 | 64 | 81 | 94 | 116 | 134 |
| type L ,concrete | 42 | 54 | 63 | 79 | 91 | 111 | 127 |
| solid and hollow concrete masonry units | | | | | | | |
| type S concrete | 60 | 77 | 90 | 112 | 130 | 158 | 180 |
| type N concrete | 59 | 74 | 87 | 108 | 124 | 150 | 171 |
| type L40S or Type I. concrete | 49 | 62 | 72 | 89 | 103 | 124 | 140 |

Hollow concrete masonry units made with Type S or N concrete shall have a minimum compressive strength of 15MPa based on net area, as defined in CSA A165.1, "Concrete Block Masonry Units".

(reference - 2006 Supplementary Standard, SB-2, page 10-11, 2.1, table 2.1.1.)

## General Legend

- concrete structure
- drop ceiling / bulkhead (for mechanical bulkheads see detail 1/A/812)
- 2.0 fire rated ceiling refer to detail 13/802
- insulated soffit
- mechanical exhaust or intake (refer to mechanical drawings)
- ch = cabinet heater (see also mechanical drawings)
- wpdr = weather proof duplex receptacle (see also electrical drawings)
- jb = junction box
- ep = electrical panel
- sp = security panel
- hb = hose bib (see also mechanical drawings)
- nfrb = non freeze hose bib (see also mechanical drawings)
- ELF = external light fixture (see also electrical drawings)
- LP = light post (see also electrical drawings)
- rd = roof drain
- ad = area drain
- ssd = sub surface drainage
- fd = floor drain
- f.f.d. = funnel floor drain
- rsd = relief scupper drain
- ps = pipe space
- do = door operator (see also electrical drawings)
- lin. = linen closet (see also detail 6/A610)
- 01 / 1BR = legal no. / suite type.
- +100.000 = finished grade datum (see also grading plan)
- ceiling type c1 = ceiling types (refer to sheet A103)
- w1 = wall and partition types. (refer to sheet A103)
- R1 = roof types. (refer to sheet A103)
- sc-01 = screen types (see also A900 series of drawings)

## Key to Detail/Section/Elevation Location:

Detail Number / Drawing Refference Number where detail was taken from: 1 / A301

Elevation / Building Section Number / Drawing Number: 1 / A401

Wall Section / Section Detail Number / Drawing Number: 1 / A601

## General Notes

1. All partitions to be constructed with 41mm steel studs with 12.7mm gypsum board on both sides (type pt1) unless otherwise noted.
2. Medicine Cabinets- Substitute 92mm metal studs for 41mm metal studs where denoted ( mc )
3. Suite Electrical Panels- Substitute 92mm metal studs for 41mm metal studs where denoted ( ep )
4. Suite Junction Box - Substitute 92mm metal studs for 41mm metal studs where denoted ( jb )
5. Suite Security Panels - Substitute 92mm metal studs for 41mm metal studs where denoted ( sp )
6. All cast-in-place concrete shearwalls & square/rectangular columns to be finished with laminated 12.7mm gypsum board (type tf), unless otherwise noted.
7. All round cast-in-place concrete columns to be architecturally finished. See Specs.
8. Bathrooms - the 3 walls surrounding bath tub and/or walls surrounding shower area, substitute gypsum board for 12.7mm "dens shield" board or approved equal. Provide at least one (1) bathroom per suite (typically master bath) to have solid wood blocking installed in shower/tub area and behind toilet (between studs) in preparation for grab bar installation. see O.B.C. reference 3.3.4.8. 3.8.3.8.(1)(d) and 3.8.3.13.(1)(f). Refer to A800 series dwgs for "detail of wood blocking locations and extent of moisture resistant board".
9. All balconies to slope 20-25mm to exterior edge typical (see also structural drawings)
10. Parking garage suspended floor slabs to be waterproofed including mechanical rooms, moving rooms and garbage room(s). Refer to architectural specifications. For slab openings add 25mm around the perimeter of duct size as indicated.
11. Unless otherwise noted all concrete block partitions are to be p2 (140mm type normal hollow concrete block).
12. Unless otherwise noted all concrete block surrounding 2 hour rated enclosures (stairs, elevator and mechanical services/equipment) are to be p2hr (140mm type normal 75% solid concrete block). See also Fire Separation Plans.
13. Entire suite to have engineered hardwood flooring through out except for: bedrooms to have carpet finish, and ceramic tile where indicated on floor plans. (refer to features list)
14. All bathroom drop ceilings to have 100mm batt insulation (suite only).
15. For all suite HRV exhaust ducts located in pipe space behind all bathroom vanities, provide 75mm batt insulation around duct (typ.) if applicable to this project (see also mechanical drawings)
16. All tub surrounds, shower walls and walls adjacent to sinks or other wet areas to be sheathed with 12.7mm moisture resistant board.

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| 12. | OCT.25.2017 | Revision to Envelope B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit B.G. |
| 04. | AUG.14.2018 | S124 Precast Upturn Insulation Removal BG |
| 03. | APR.13.2018 | S118 R1 SPRAY FOAM INSULATION BG |
| 02. | APR.10.2018 | S116 R1 PARTY WALL PMG REVISION BG |
| 01. | APR.04.2018 | S116 PARTY WALL PMG CHANGE BG |

issued for revisions

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1220 Shawson Drive, Suite 700 Mississauga Ontario L4W 1C3
Phone 905.790.2601 Fax 905.790.2994 www.g-carchitects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

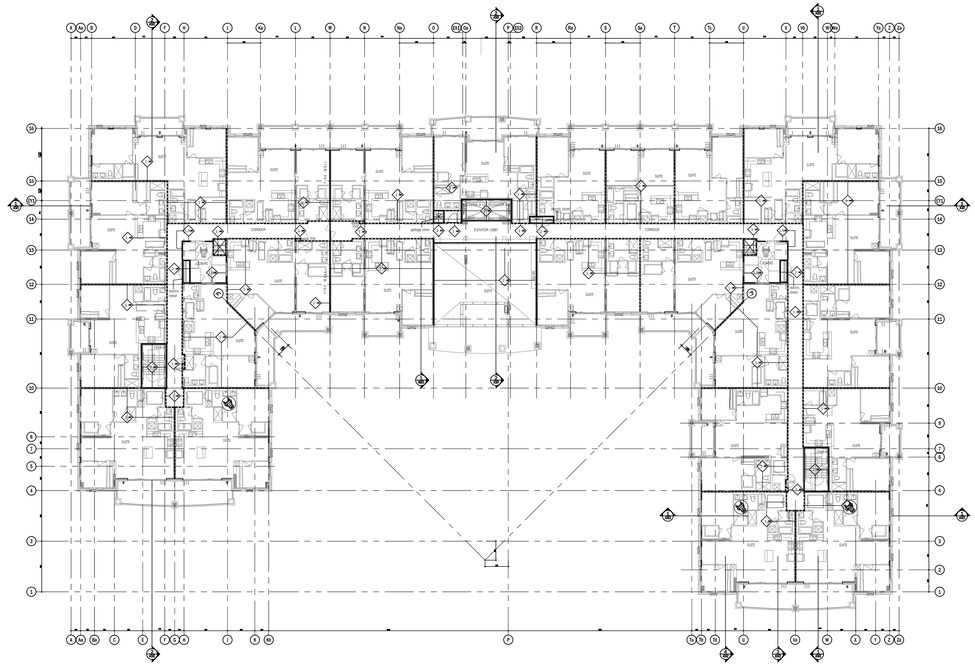
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

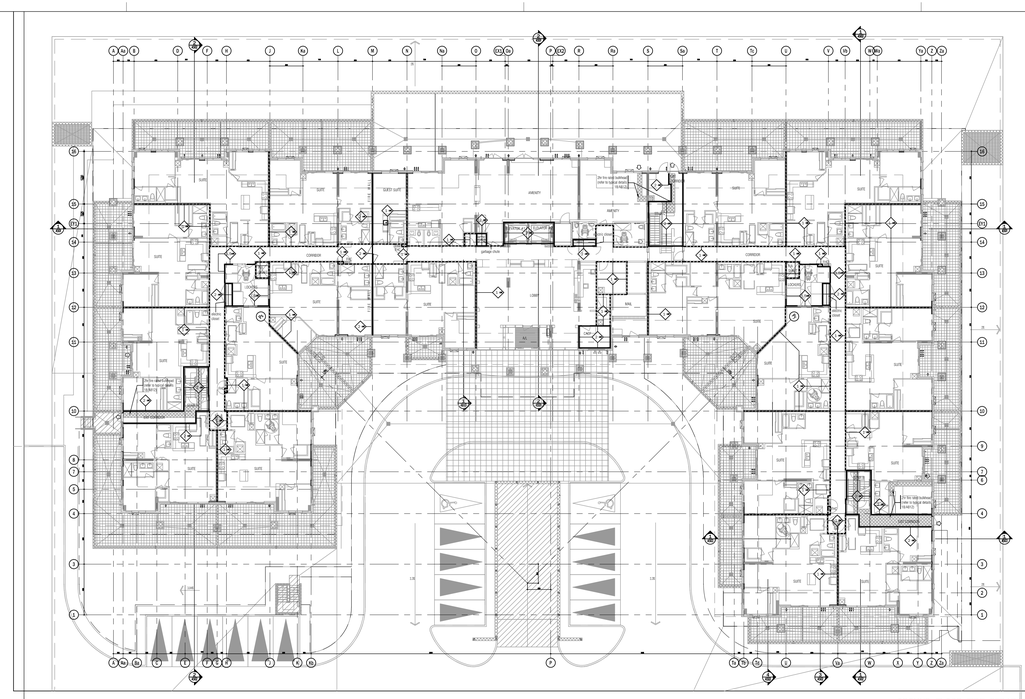
## WALL SCHEDULE

N.T.S. A104

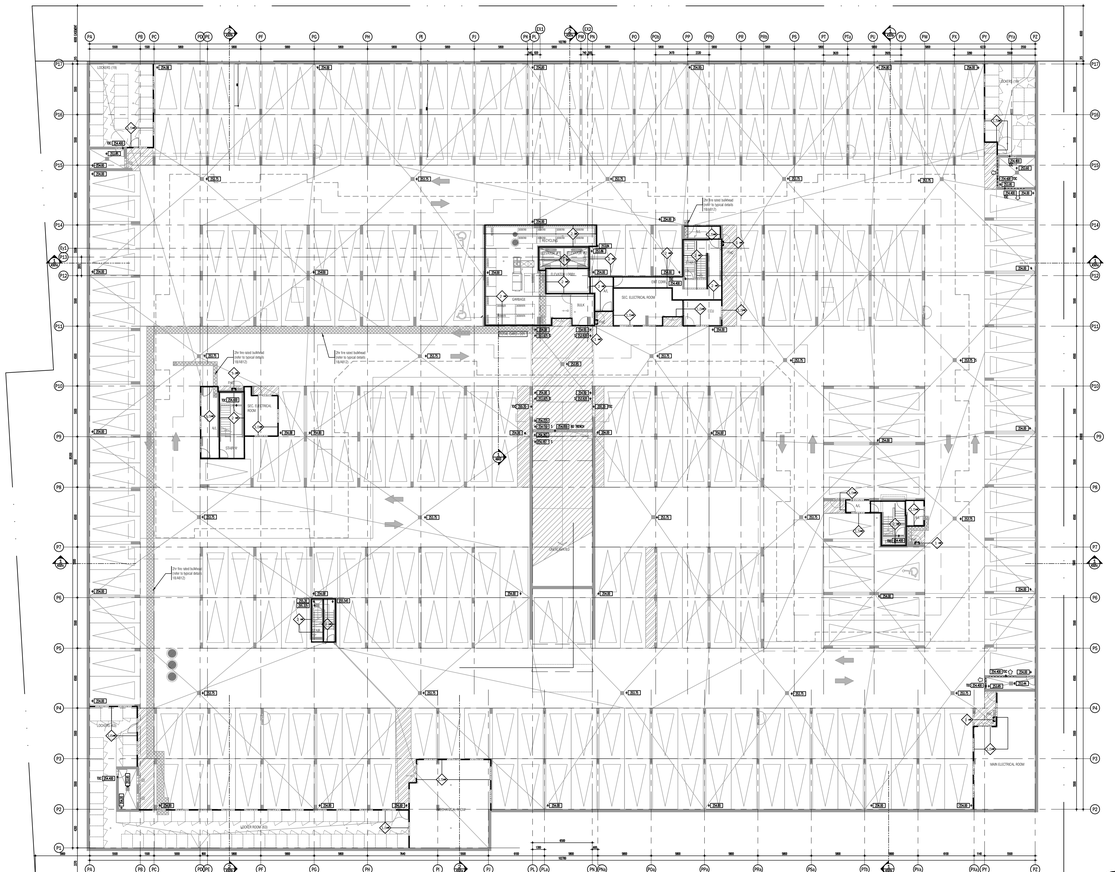
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2ND FLOOR FIRE SEPARATION PLAN 3
SCALE - 1:200 A201



GROUND FLOOR FIRE SEPARATION PLAN 2
SCALE - 1:200 A201



P1 LEVEL FIRE SEPARATION PLAN 1
SCALE - 1:200 A201

## Building Occupancy Classification

- parking garage – group f, division 3 low hazard industrial occupancy for the underground parking garages. (o.b.c. 3.2.2.73)
- tower – group c residential occupancy any height, any area (o.b.c. 3.2.2.42)
- group a, division 2 assembly occupancy for the ground floor amenities (ancillary use to residential).

## Fire Separation Legend

| partition/wall | | doors | frame |
|---|---|---|---|
| | 3/4 hr fire separation | 45 min | 45 min |
| | one (1) hour fire separation NOTE: residential suite entry doors | 45 min<br>20 min | 45 min<br>20 min |
| | 1 1/2 hour fire separation | 1 1/2 hr | 1 1/2 hr |
| | two (2) hour fire separation | 1 1/2 hr | 1 1/2 hr |
| | three (3) hour fire separation | 2 hr | 2 hr |

Travel Distance

indicates travel distance to closest exit

## Fire Separation Notes

| description | fire resistance rating | o.b.c. reference |
|---|---|---|
| 1. exit stairs | 2 hr | 3.4.4.1.(1) |
| 2. elevator shafts | 1.5 hr | 3.5.3.1 |
| 3. firefighters elevator | 2 hr | 3.2.6 |
| 4. garbage chute shaft | 2 hr sprinklered | 3.6.3.3.(1)(b) |
| 5. garbage chute intake room | 3/4 hr | 3.6.3.3.(5) |
| 6. garbage chute discharge room | 2 hr sprinklered | 3.6.3.3.(8) |
| 7. vertical service spaces | 1 hr | 3.6.3.1.(1) |
| 8. electrical closets | 2 hr | 3.6.2.1.(5) |
| 9. public corridors | 1 hr | 3.3.1.4.(1) |
| 10. suite to suite separation | 1 hr | 3.3.4.2.(1) |
| 11. garage to any other occupancy | 1.5 hr | 3.3.5.6.(1) |
| 12. storage locker rooms | 1 hr sprinklered | 3.3.4.3.(1)(a)(2) |
| 13. janitors room | 1 hr | 3.3.1.20.(1) |
| 14. central alarm and control facility | 1 hr | |
| 15. multiple storey residential suites to remainder of building | 2 hr | 3.3.4.2.(3) |
| 16. electrical equipment vault<br>* 2 hr if vault is protected with an automatic fire extinguishing system | 3 hr | 3.6.2.8.(1) |

## Fire Rated Ceiling And Shaft Legend

2.0 fire rated ceiling

ULC Design No. W307 (shaftwall) construction
25mm gypsum board (shaft wall liner)
64mm C-hr section steel studs @600mm o.c.
16mm type X gypsum board (2 layers)

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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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| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

issued for revisions

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1320 Dhawson Drive, Suite 100 Mississauga Ontario L4W 1K3
Phone. 905.790.2601 Fax.905.790.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

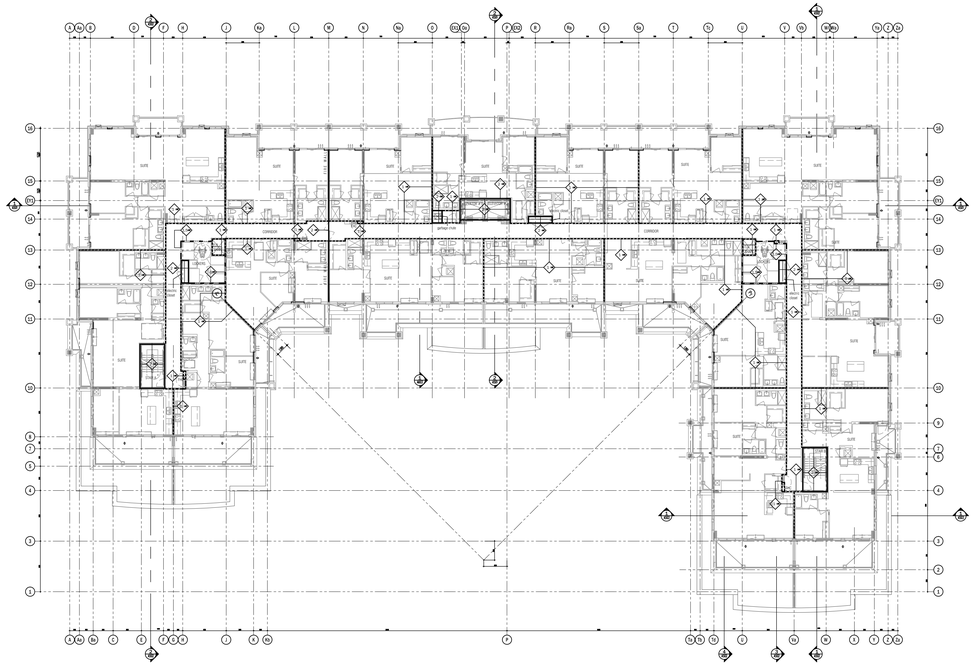
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4. 2018 |
| Job # | 1136.13 |

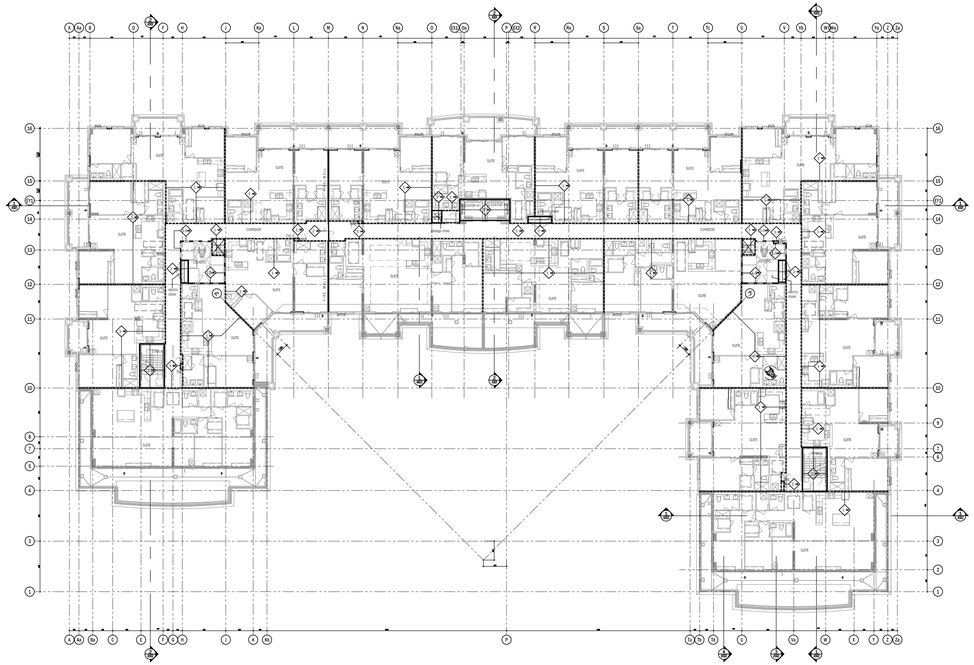
FIRE SEPARATION PLANS
P1/GROUND/2ND

1:200 A201

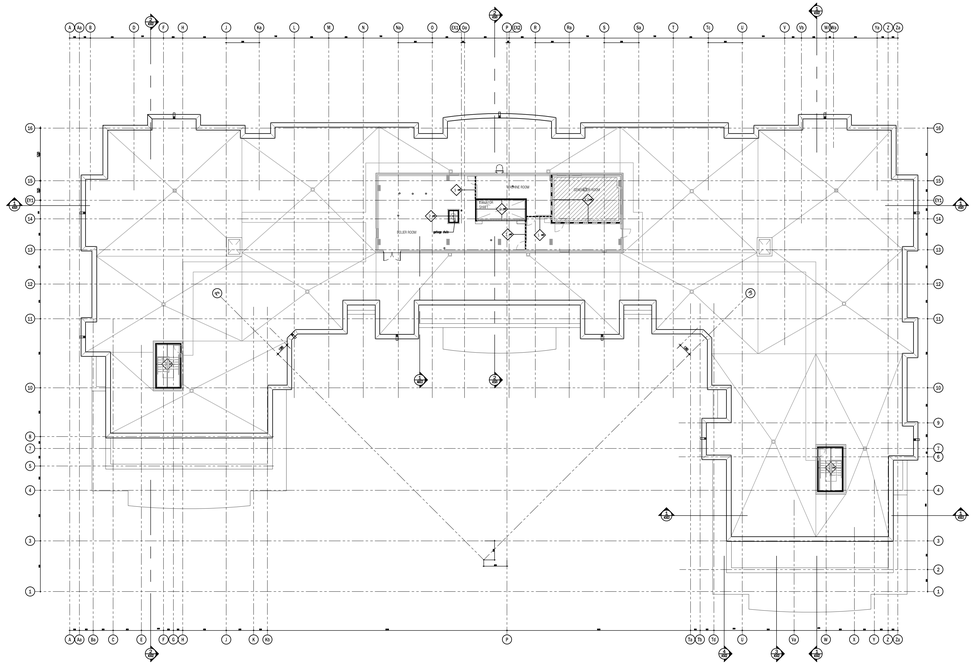
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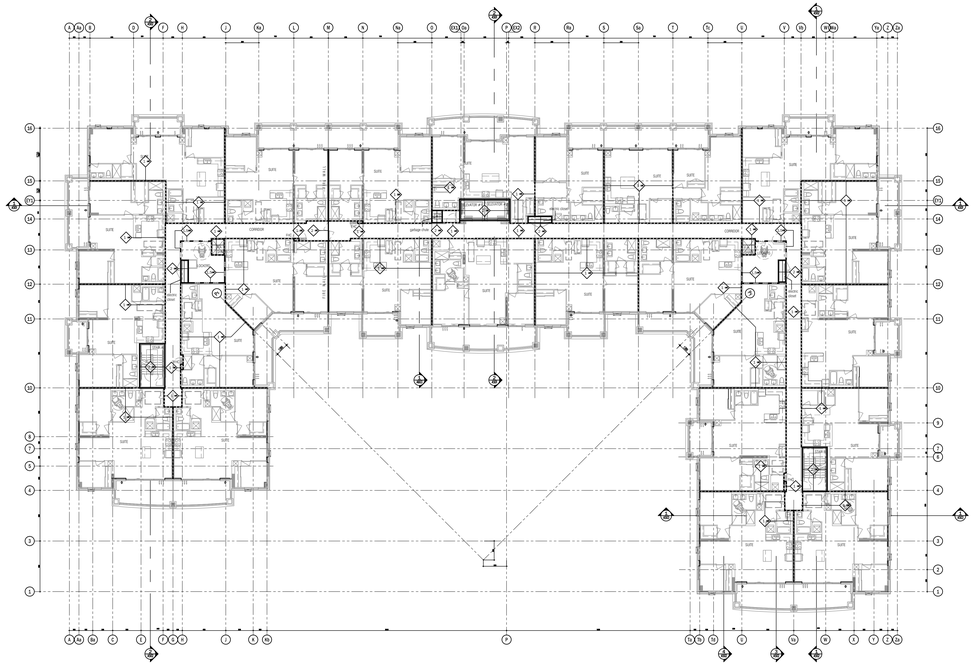
7TH FLOOR FIRE SEPARATION PLAN 3
SCALE - 1:200 A202



6TH FLOOR FIRE SEPARATION PLAN 2
SCALE - 1:200 A202



MECHANICAL LEVEL FIRE SEPARATION PLAN 4
SCALE - 1:200 A202



3RD - 5TH FLOOR FIRE SEPARATION PLAN 1
SCALE - 1:200 A202

## Building Occupancy Classification

- parking garage – group f, division 3 low hazard industrial occupancy for the underground parking garages, (o.b.c. 3.2.2.73)
- tower – group c residential occupancy any height, any area (o.b.c. 3.2.2.42)
- group a, division 2 assembly occupancy for the ground floor amenities (ancillary use to residential).

## Fire Separation Legend

| partition/wall | | doors | frame |
|---|---|---|---|
| ——— | 3/4 hr fire separation | 45 min | 45 min |
| ——— | one (1) hour fire separation NOTE: residential suite entry doors | 45 min<br>20 min | 45 min<br>20 min |
| ····· | 1 1/2 hour fire separation | 1 1/2 hr | 1 1/2 hr |
| ——— | two (2) hour fire separation | 1 1/2 hr | 1 1/2 hr |
| ——— | three (3) hour fire separation | 2 hr | 2 hr |

Travel Distance

indicates travel distance to closest exit

## Fire Separation Notes

| description | fire resistance rating | o.b.c. reference |
|---|---|---|
| 1. exit stairs | 2 hr | 3.4.4.1.(1) |
| 2. elevator shafts | 1.5 hr | 3.5.3.1 |
| 3. firefighters elevator | 2 hr | 3.2.6 |
| 4. garbage chute shaft | 2 hr sprinklered | 3.6.3.3.(2)(b) |
| 5. garbage chute intake room | 3/4 hr | 3.6.3.3.(5) |
| 6. garbage chute discharge room | 2 hr sprinklered | 3.6.3.3.(8) |
| 7. vertical service spaces | 1 hr | 3.6.3.1.(1) |
| 8. electrical closets | 2 hr | 3.6.2.1.(5) |
| 9. public corridors | 1 hr | 3.3.1.4.(1) |
| 10. suite to suite separation | 1 hr | 3.3.4.2.(1) |
| 11. garage to any other occupancy | 1.5 hr | 3.3.5.6.(1) |
| 12. storage locker rooms | 1 hr sprinklered | 3.3.4.3.(1)(a)(2) |
| 13. janitors room | 1 hr | 3.3.1.20.(1) |
| 14. central alarm and control facility | 1 hr | |
| 15. multiple storey residential suites to remainder of building | 2 hr | 3.3.4.2.(3) |
| 16. electrical equipment vault<br>* 2 hr if vault is protected with an automatic fire extinguishing system | 3 hr | 3.6.2.8.(1) |

## Fire Rated Ceiling And Shaft Legend

2.0 fire rated ceiling

U.L.C. Design No. W501 (shaftwall) construction 25mm gypsum board (shaft wall liner) 64mm C-hr section steel studs @600mm o.c. 16mm type X gypsum board (2 layers)

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Phone: 905.790.2601 Fax:905.790.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

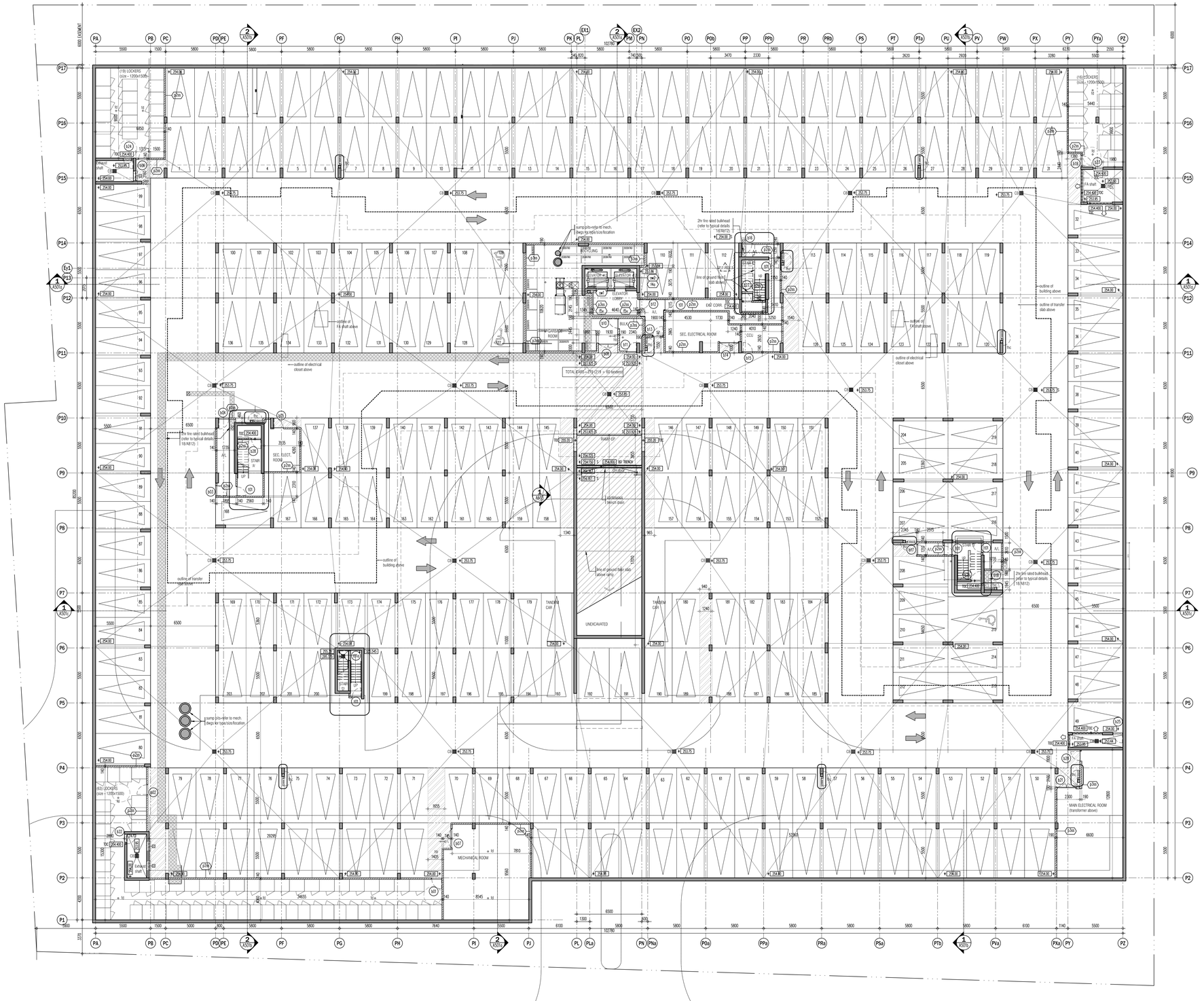
STOUFFVILLE ROYAL PINES HOMES ONTARIO

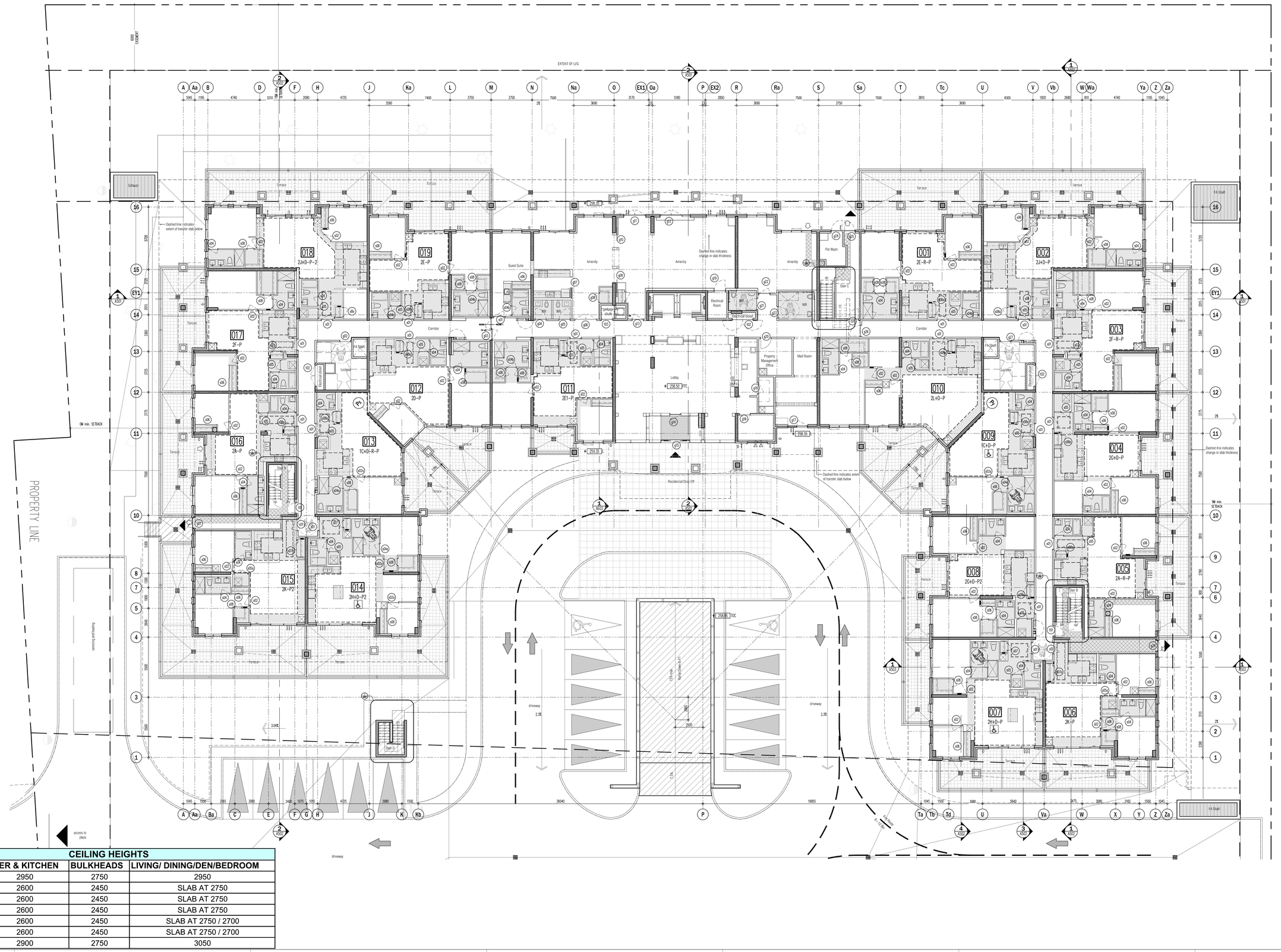
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

FIRE SEPARATION PLANS
3rd-5th, 6th, 7th & MECH.

1:200 A202

TITLEBLOCK SIZE: 915 x 1400


(18) LOCKERS (size = 1200x1500)
(18) LOCKERS (size = 1200x1500)
(63) LOCKERS (size = 1200x1500)
FA shaft
Exhaust shaft
Exhaust shaft
S105
SHAFT CURB & DOORS
S107 UNDER STAIR ACCESS
S111 - UNDER STAIR
2hr fire rated bulkhead (refer to typical details 18/MAT2)
fire rated bulkhead (refer to typical details 18/MAT2)
fire of ground floor slab above
outline of building above
outline of transfer slab above
outline of FA shaft above
outline of electrical closet above
outline of transfer slab above
outline of building above
outline of electrical closet above
TOTAL LEVEL - Poy COR. = 150 landing
RAMP UP
RAMP DN
SEC. ELECTRICAL ROOM
SEC. ELECT. ROOM
MECHANICAL ROOM
MAIN ELECTRICAL ROOM (transformer above)
ELEVATOR
ELEVATOR
EXIT CORR.
EXIT CORR.
BIKE RACKS (20 BIKES)
TANDEM CAR
TANDEM CAR
UNEXCAVATED
time of ground floor slab above ramp
dcorrosion resrvoir pump
sump pits-refer to mech. dwgs for type/size/location
sump pits-refer to mech. dwgs for type/size/location
STAIR UP
STAIR UP
STAIR UP



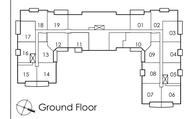

| CEILING HEIGHTS | | | |
|---|---|---|---|
| FLOOR | FOYER & KITCHEN | BULKHEADS | LIVING/ DINING/DEN/BEDROOM |
| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750 |
| 5TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 6TH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

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| | | | |
|---|---|---|---|
| 03. | FEB.12.2018 | S11.1 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S110 SHOWING BARRIER-FREE SYMBOL | BG |
| 01. | SEPT.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |

issued for revisions

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Phone 905.795.2601 Fax 905.795.2941 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

GROUND FLOOR PLAN
OVERALL PLAN

1:100 A301

TITLEBLOCK SIZE: 915 x 1400

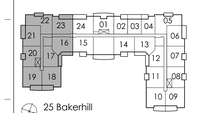
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| CEILING HEIGHTS | | | |
|---|---|---|---|
| FLOOR | FOYER & KITCHEN | BULKHEADS | LIVING/ DINING/DEN/BEDROOM |
| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750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




25 Bakerhill
2nd Floor

| | | | |
|---|---|---|---|
| 04. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 03. | DEC.07.2017 | S110 SHOWING BARRIER-FREE SYMBOL | BG |
| 02. | NOV.23.2017 | S108 TERRACE/PATIO & STEP REVISION | BG |
| 01. | SEPT.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |

issued for revisions

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1220 Shawson Drive, Suite 100, Mississauga, Ontario L4W 1C5
Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

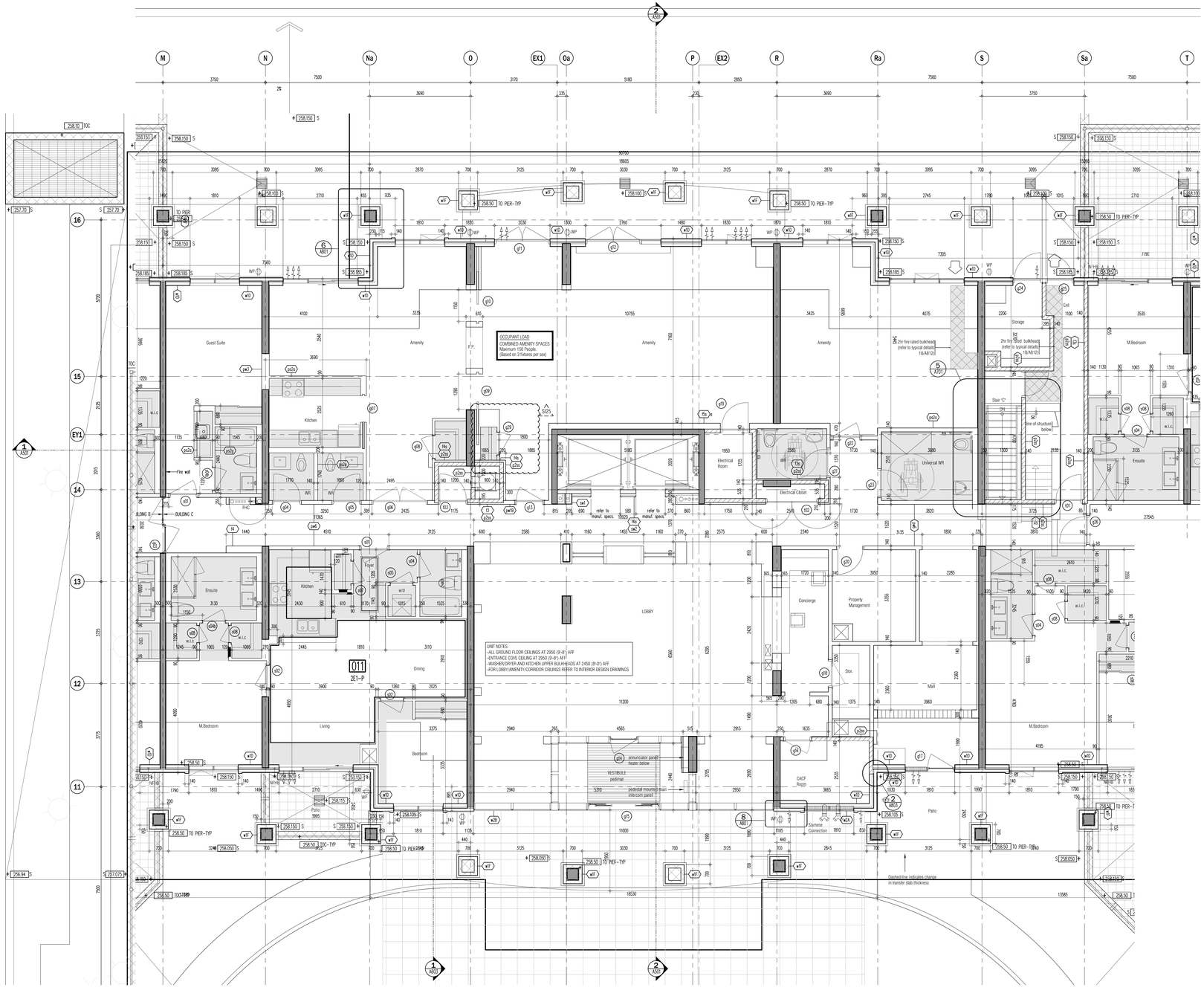
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

GROUND FLOOR ENLARGED PART PLAN

1:50

A301a

STUDLOOK SIZE: 915 x 1400



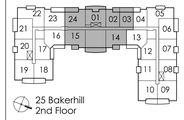

| CEILING HEIGHTS | | | |
|---|---|---|---|
| FLOOR | FOYER & KITCHEN | BULKHEADS | LIVING/ DINING/DEN/BEDROOM |
| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750 |
| 5TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 6TH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

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| | | | |
|---|---|---|---|
| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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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| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




| | | | |
|---|---|---|---|
| 04. | AUG.15.2018 | S25 REVISED DOOR SCHEDULE | BG |
| 03. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.13.2017 | SI 11 REV1 –STAIR C | BG |
| 01. | SEP.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |

Issued for revisions

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1251 Sheppard Drive, Suite 200, Whitchurch Ontario L4W 1S3
Phone: 905.795.2601 Fax:905.795.2994 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| 100 #: | 1136.13 |

GROUND FLOOR ENLARGED PART PLAN

1:50 A301b

TITLEBLOCK SIZE: 915 x 1400

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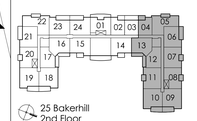
This drawing is not to be used for construction purposes until countersigned by the Architect.

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| | | | |
|---|---|---|---|
| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
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| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

Dashed line indicates change in transfer slab thickness

| 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 |



25 Bakerhill
2nd Floor

| | | | |
|---|---|---|---|
| 03. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S110 SHOWING BARRIER-FREE SYMBOL | BG |
| 01. | SEP.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |

Issued for revisions

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1333 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

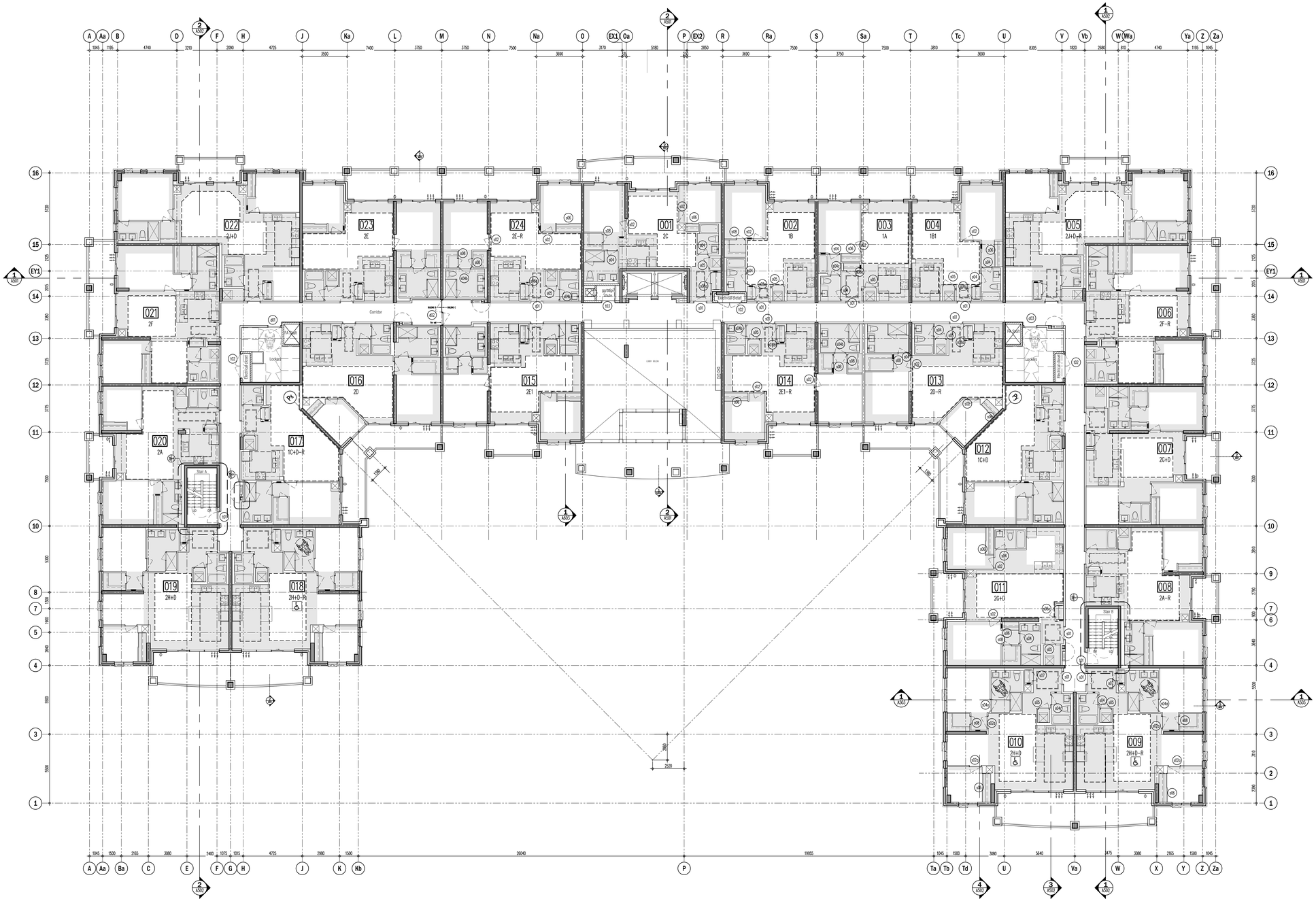
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4. 2018 |
| Job # | 1136.13 |

GROUND FLOOR ENLARGED PART PLAN

1:50

A301c

TITLEBLOCK SIZE: 915 x 1400


022
2J+D
023
2E
024
2E-R
001
2C
002
1B
003
1A
004
1B1
005
2J+D-R
021
2F
016
2D
015
2E1
014
2E1-R
013
2D-R
006
2F-R
020
2A
017
1C+D-R
012
1C+D
007
2G+D
019
2H+D
018
2H+D-R
011
2G+D
008
2A-R
010
2H+D
009
2H+D-R
Corridor
Lockers
Stair A
Stair B
Electrical Closet
Elevator Machine Room
LOBBY BELOW
Laundry
Electrical Room
Garbage Chute
Mail Room
Electrical Room
Electrical Closet
Electrical Closet
Electrical Closet

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| 06. | DEC.28.2016 | issued for building permit | 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

NOTES:
- ALL 2nd - 5th FLOOR CEILINGS AT 2750 (9'-0") AFF
- ENTRANCE COVE CEILING AT 2600 (8'-6") AFF
- WASHER / DRYER AND KITCHEN UPPER BULKHEADS AT 2450 (8'-0") AFF
- FOR 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 |
| 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 |




25 Bakerhill
2nd Floor

| | | | |
|---|---|---|---|
| 03. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S10 SHOWING BARRIER-FREE SYMBOL | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

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1220 Sheppard Ave. Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

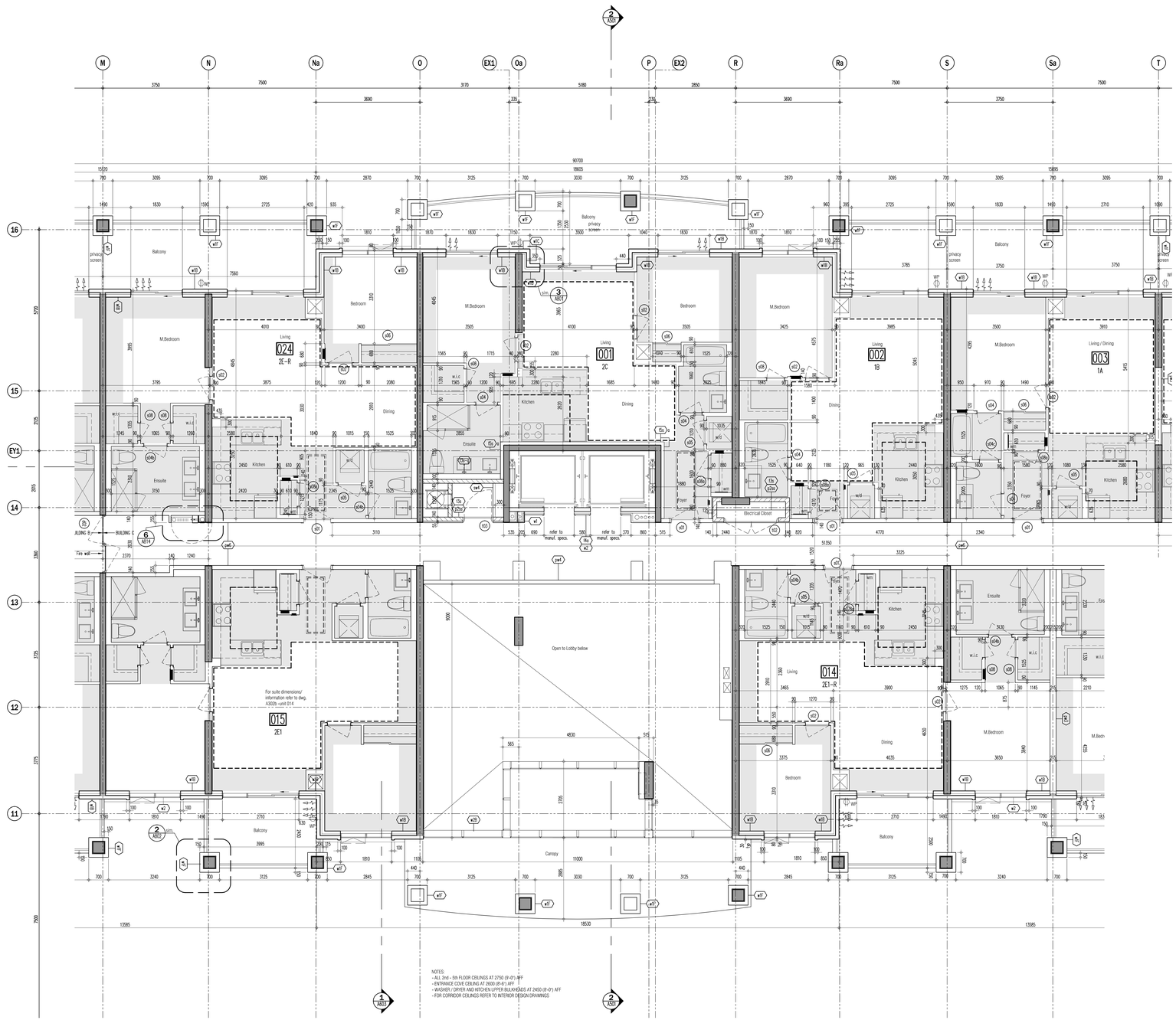
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## 2ND FLOOR ENLARGED PART PLAN

1:50 A302a

TITLEBLOCK SIZE: 915 x 1400



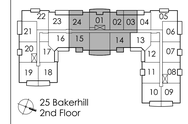

| CEILING HEIGHTS | | | |
|---|---|---|---|
| FLOOR | FOYER & KITCHEN | BULKHEADS | LIVING/ DINING/DEN/BEDROOM |
| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750 |
| 5TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 6TH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

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| | | | |
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| 11. | AUG.09.2017 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




25 Bakerhill
2nd Floor

| | | | |
|---|---|---|---|
| 03. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S109 GARBAGE CHUTE PIPE SPACE | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

Issued for revisions

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Phone 905.795.7601 Fax 905.795.2944 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## 2ND FLOOR ENLARGED PART PLAN

1:50

A302b

TITLEBLOCK SIZE: 915 x 1400

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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




25 Bakerhill
2nd Floor

| | | |
|---|---|---|
| 04. | MAR.09.2018 | SI15 NOYAC BAY SUITE REVISION | BG |
| 03. | FEB.12.2018 | SI13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | SI10 SHOWING BARRIER-FREE SYMBOL | BG |
| 01. | AUG.21.2017 | SI03 SANDBLAST PRECAST ON BALCONIES | BG |

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Phone 905.795.2601 Fax 905.795.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

STOUFFVILLE — ROYAL PINES HOMES — ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## 2ND FLOOR ENLARGED PART PLAN

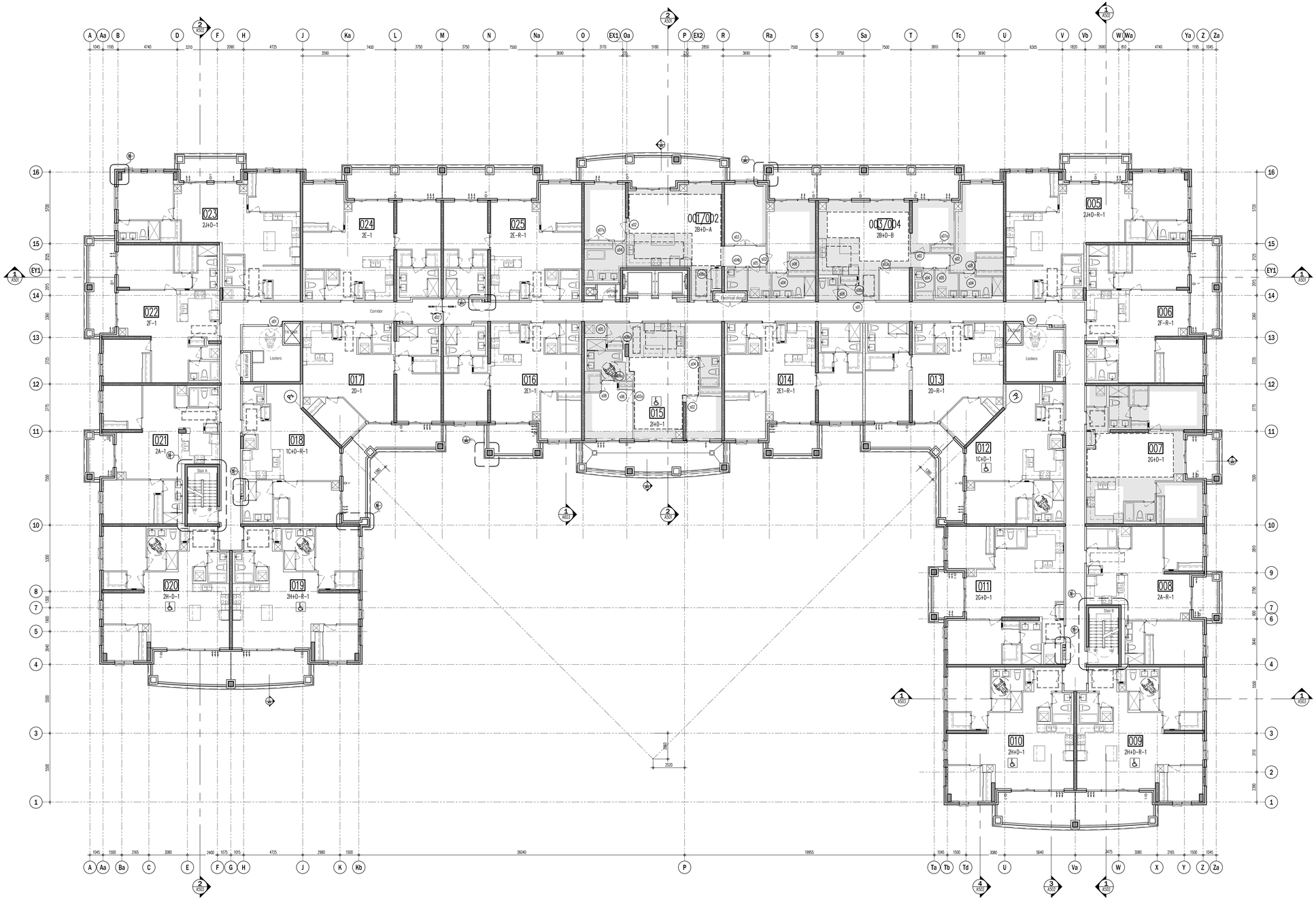
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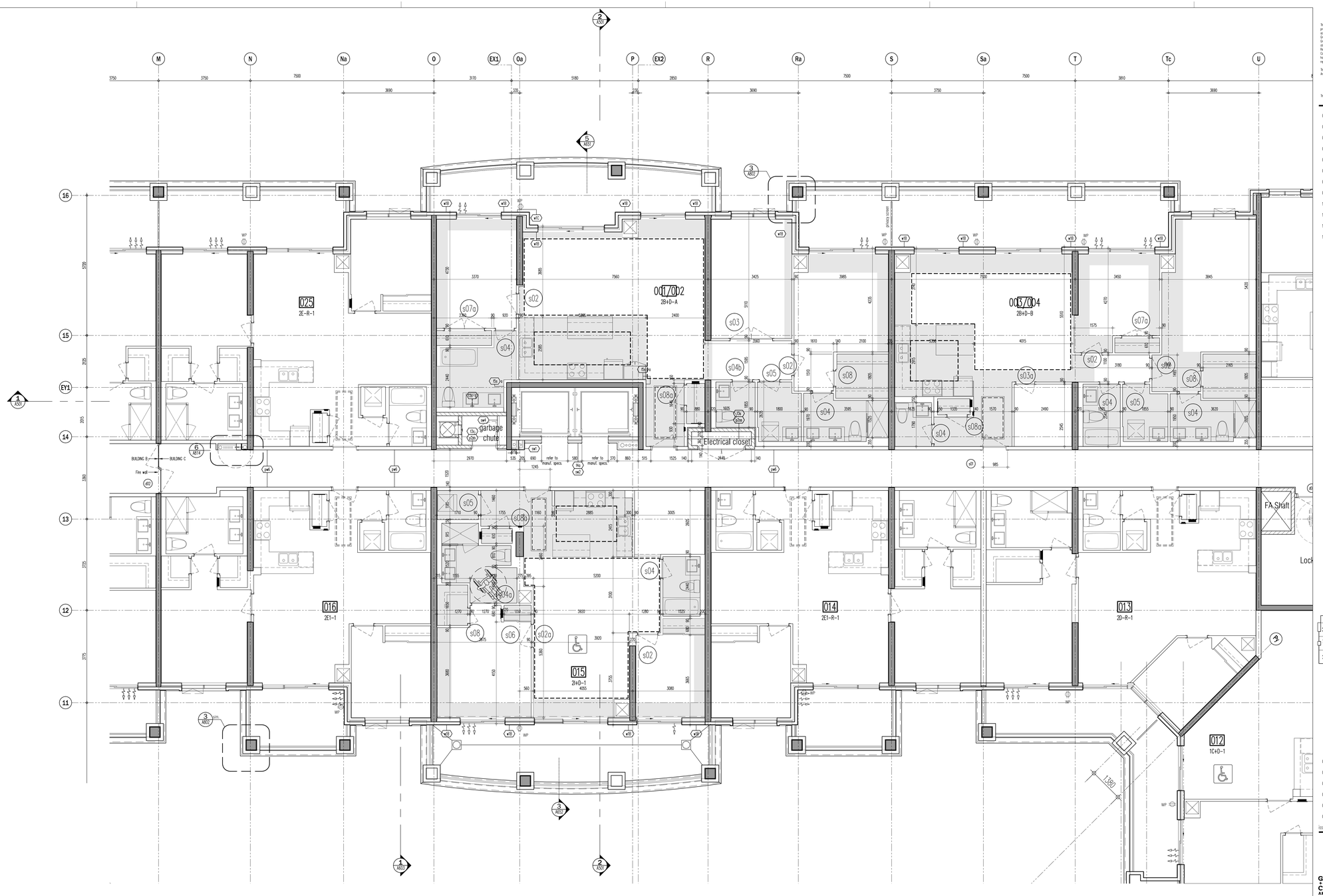
A302c

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 |

NOTES:
- ALL 2nd - 5th FLOOR CEILINGS AT 2750 (9'-0") AFF
- ENTRANCE COVE CEILING AT 2600 (8'-6") AFF
- WASHER / DRYER AND KITCHEN UPPER BULKHEADS AT 2450 (8'-0") AFF
- FOR CORRIDOR CEILINGS REFER TO INTERIOR DESIGN DRAWINGS


A Aa B D F H J Ka L M N Na O EX1 Oa P EX2 R Ra S Sa T Tc U V Vb W Wa Ya Z Za
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 EY1
Ta Tb Td U Va W X Y Z Za
023 2J+D-1
024 2E-1
025 2E-R-1
00(1/0)02 2B+D-A
00(3/0)04 2B+D-B
005 2J+D-R-1
022 2F-1
006 2F-R-1
017 2D-1
016 2E1-1
015 2J+D-1
014 2E1-R-1
013 2D-R-1
021 2A-1
018 1C+D-R-1
012 1C+D-1
007 2G+D-1
020 2H-D-1
019 2H+D-R-1
011 2G+D-1
008 2A-R-1
010 2H+D-1
009 2H+D-R-1
Corridor
Lockers
Electrical closet
Stair A
Stair B
Elevator
Elevator machine room
Garbage chute room
Recycling room
Garbage room
Electrical room
Mechanical room
Garbage chute
Recycling chute
Garbage chute room above
Recycling chute room above
Electrical room above
Mechanical room above
Garbage room above
Recycling room above
Elevator machine room above
Elevator above
Garbage chute above
Recycling chute above
Stair A above
Stair B above
Corridor above
Lockers above
Electrical closet above
Mechanical closet above
Electrical room above
Garbage room above
Recycling room above
Garbage chute room above
Recycling chute




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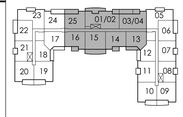
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

| | | | |
|---|---|---|---|
| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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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| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

Note: Suites are the same as 2nd floor with the exception of units 001/002, 003/004 and 015. For other suite dimensions / information, please refer to dwgs A302b-d.

**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 |




| | | | |
|---|---|---|---|
| 06. | FEB.12.2018 | S113 REVISING OPERABLE WINDOWS | BG |
| 05. | DEC.07.2017 | S110 SHOWING BARRIER-FREE SYMBOL | BG |
| 04. | DEC.07.2017 | S109 GARBAGE CHUTE PIPE SPACE | BG |
| 03. | AUG.24.2017 | S102-R1 REVISION TO SUITE NUMBERS | BG |
| 02. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |
| 01. | AUG.18.2017 | S102 REVISION TO SUITE NUMBERS | BG |

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1220 Dickerson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

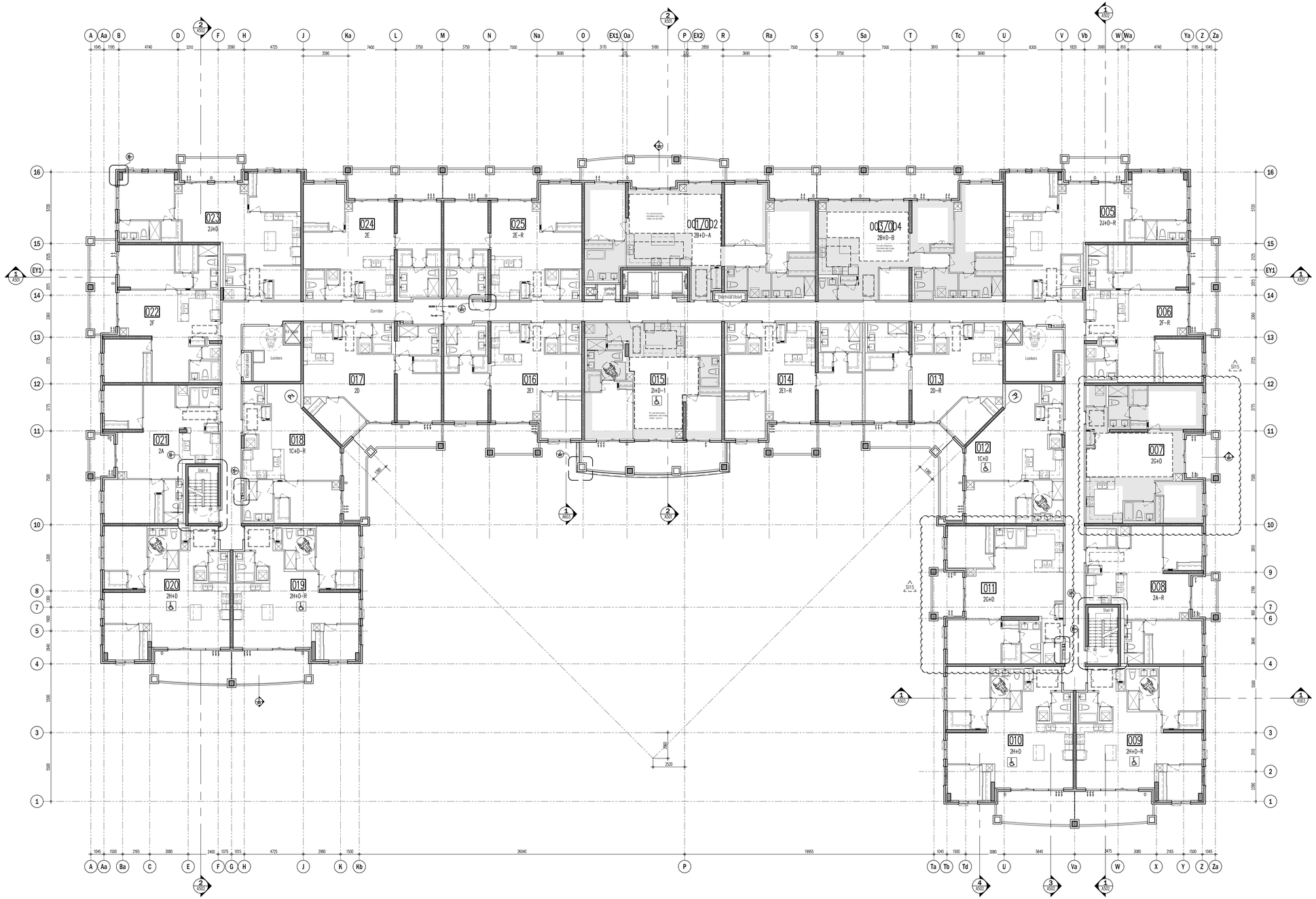
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

3rd FLOOR PLAN
PARTIAL PLAN

1:50

A303a

TITLEBLOCK SIZE: 915 x 1400




Note: Suites are the same as 2nd floor with the exception of units 001/002, 003/004 and 015. For other suite dimensions / information, please refer to dwgs A302b-d.

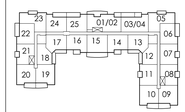
| CEILING HEIGHTS | | | |
|---|---|---|---|
| FLOOR | FOYER & KITCHEN | BULKHEADS | LIVING/ DINING/DEN/BEDROOM |
| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750 |
| 5TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 6TH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

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| | | | |
|---|---|---|---|
| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




| | | | |
|---|---|---|---|
| 06. | MAR.09.2018 | SI15 MOYAC BAY SUITE REVISION | BG |
| 05. | FEB.12.2018 | SI13 REVISING OPERABLE WINDOWS | BG |
| 04. | DEC.07.2017 | SI10 SHOWING BARRIER-FREE SYMBOL | BG |
| 03. | DEC.07.2017 | SI09 GARBAGE CHUTE PIPE SPACE | BG |
| 02. | AUG.24.2017 | SI02-R1 REVISION TO SUITE NUMBERS | BG |
| 01. | AUG.18.2017 | SI02 REVISION TO SUITE NUMBERS | BG |

Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
1320 Dawson Drive, Suite 100 Mississauga Ontario LN9 1K3
Phone 905.790.2601 Fax 905.790.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

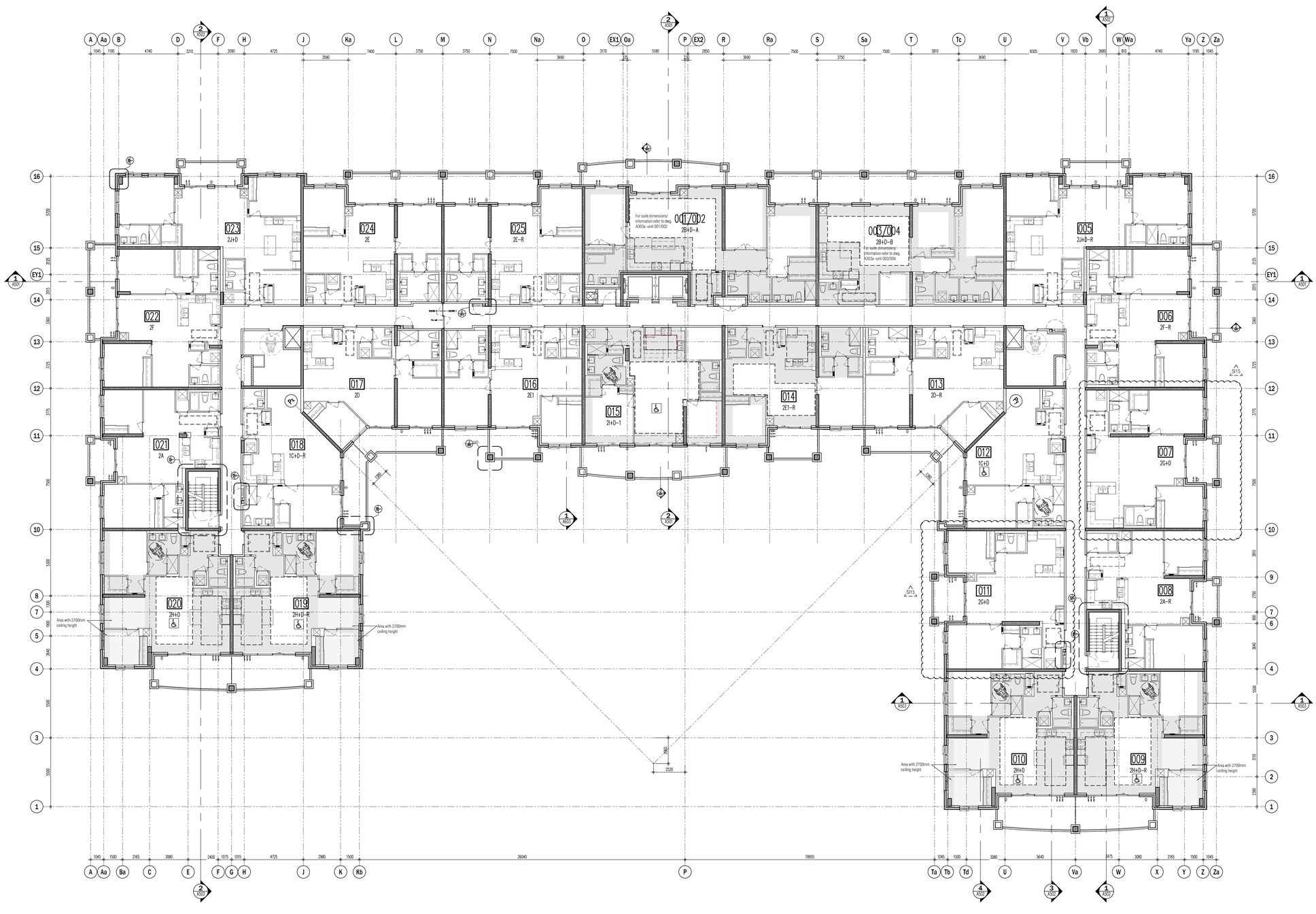
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## 4th FLOOR PLAN
## OVERALL PLAN

1:100

A304

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 |

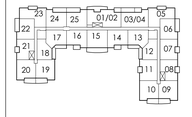
Note: Suites are the same as 2nd floor with the exception of units 001/002, 003/004 and 015. For other suite dimensions / information, please refer to dwgs A302b-d.

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| | | | |
|---|---|---|---|
| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




| | | | |
|---|---|---|---|
| 06. | MAR.09.2018 | SH5 NOYAC BAY SUITE REVISION | BG |
| 05. | FEB.12.2018 | SH.1 REVISING OPERABLE WINDOWS | BG |
| 04. | DEC.07.2017 | SH0 SHOWING BARRIER-FREE SYMBOL | BG |
| 03. | DEC.07.2017 | SH09 GARBAGE CHUTE PIPE SPACE | BG |
| 02. | AUG.24.2017 | SH02-R1 REVISION TO SUITE NUMBERS | BG |
| 01. | AUG.18.2017 | SH02 REVISION TO SUITE NUMBERS | BG |

Issued for revisions

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1339 Dupont Ont. Suite 301 Mississauga Ontario L5B 1E3
Phone. 905.795.2601 Fax.905.795.2964 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

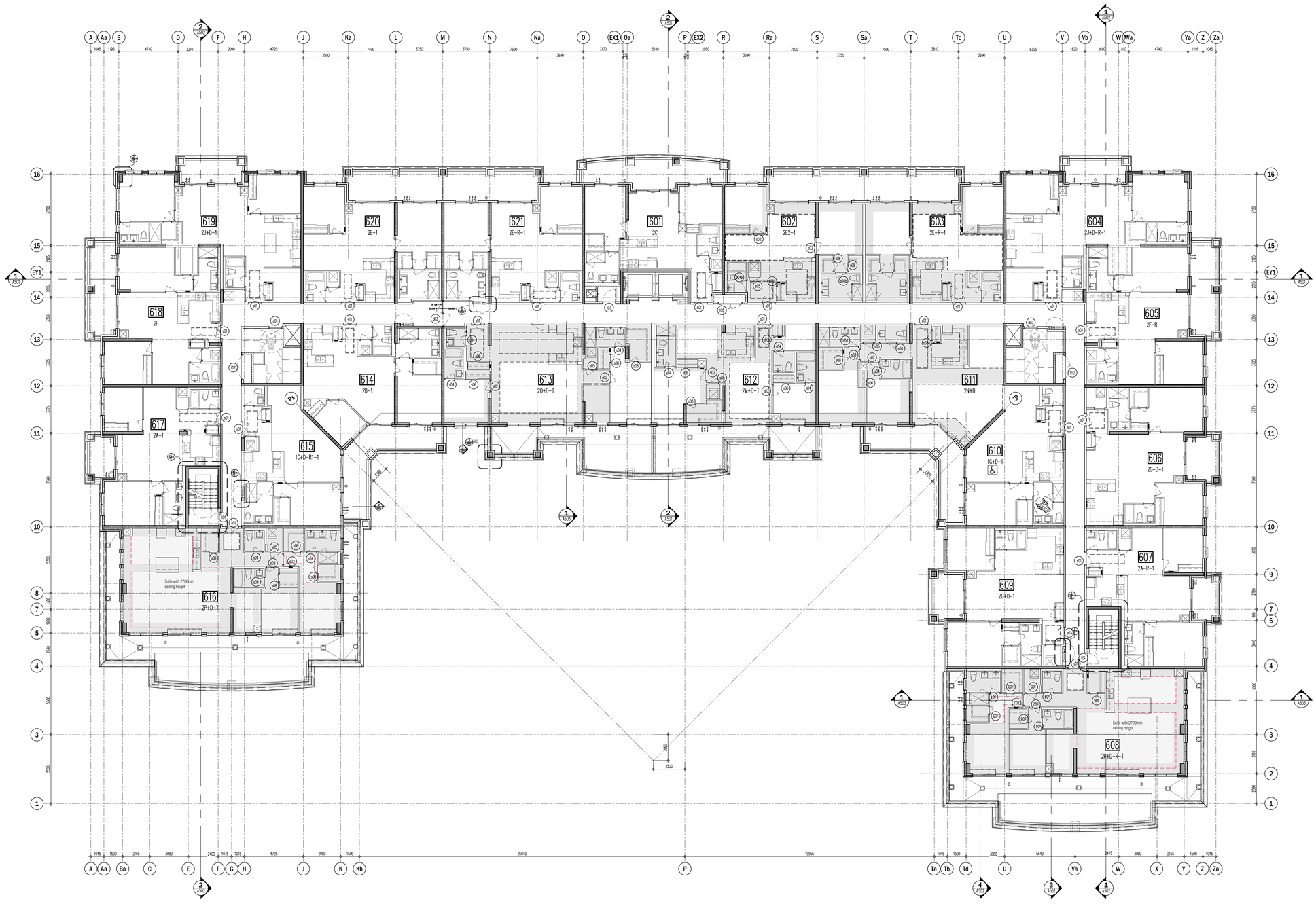
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4. 2018 |
| Job # | 1136.13 |

5th FLOOR PLAN
OVERALL PLAN

1:100 A305

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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| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 04. | MAR.09.2018 | S15 NOYAC BAY SUITE REVISION | BG |
| 03. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S10 SHOWING BARRIER-FREE SYMBOL | BG |
| 01. | DEC.07.2017 | S09 GARBAGE CHUTE PIPE SPACE | BG |

issued for revisions

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1229 Shawson Drive, Suite 105 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2964 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

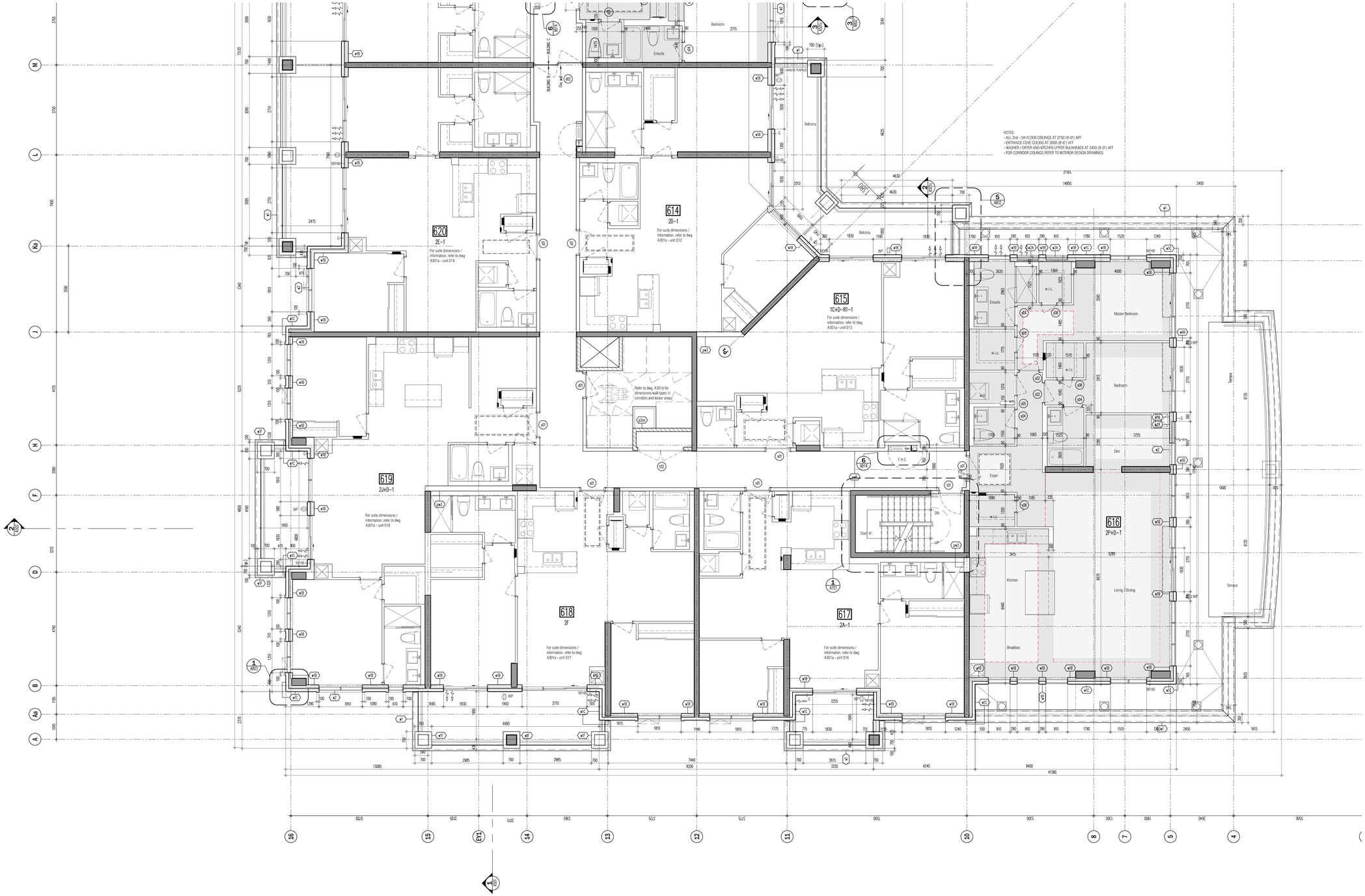
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

6TH FLOOR PLAN
OVERALL PLAN

1:100 A306

TITLEBLOCK SIZE: 915 x 1400



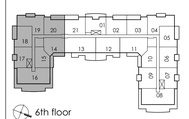

| CEILING HEIGHTS | | | |
|---|---|---|---|
| FLOOR | FOYER & KITCHEN | BULKHEADS | LIVING/ DINING/DEN/BEDROOM |
| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750 |
| 5TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 6TH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

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| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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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| 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 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




| | | | |
|---|---|---|---|
| 02. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

issued for revisions

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1229 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2964 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

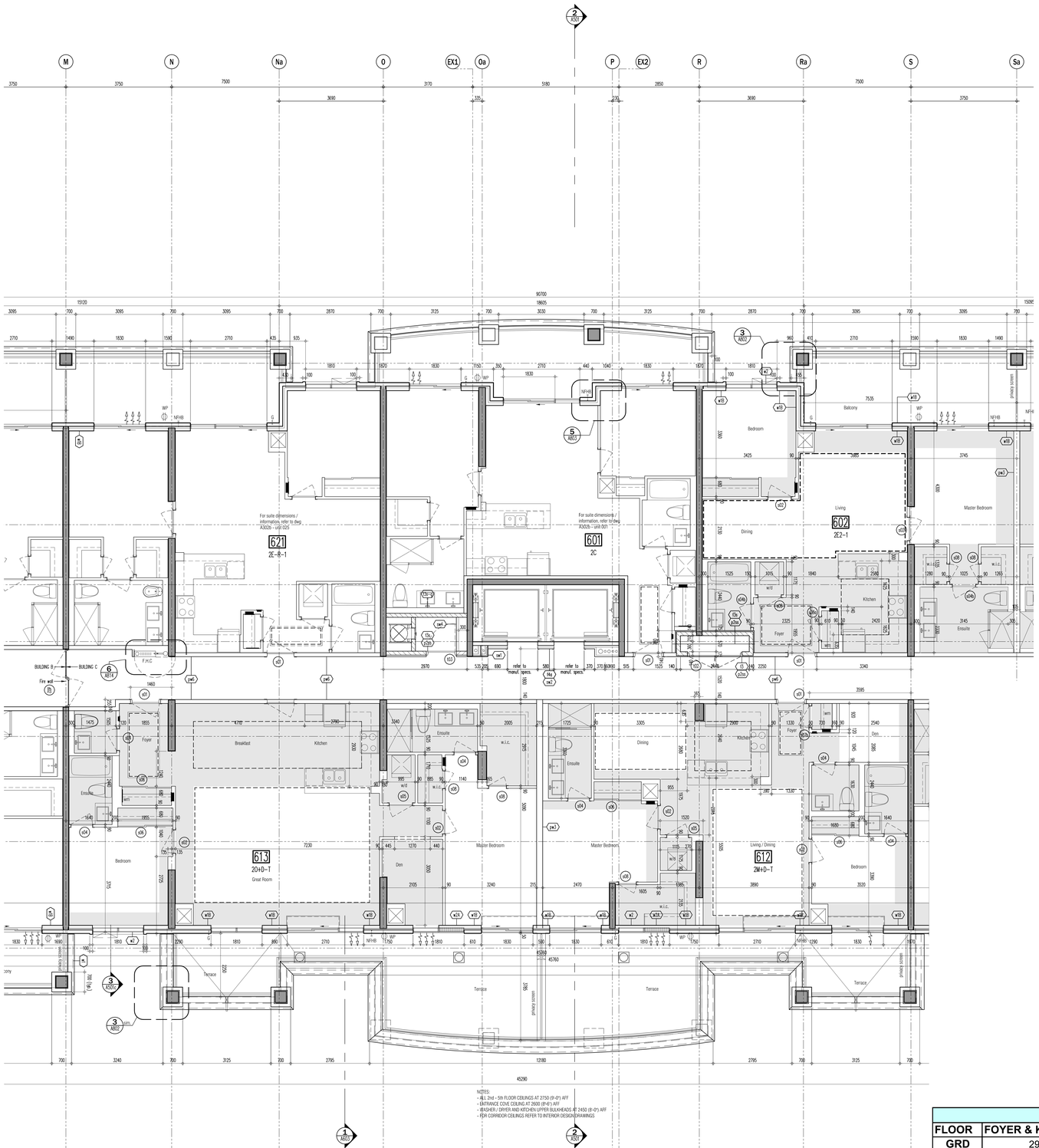
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## 6TH FLOOR ENLARGED PART PLAN

1:50 A306a

TITLEBLOCK SIZE: 915 x 1400



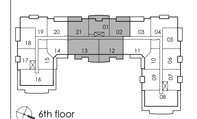

| CEILING HEIGHTS | | | |
|---|---|---|---|
| FLOOR | FOYER & KITCHEN | BULKHEADS | LIVING/ DINING/DEN/BEDROOM |
| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750 |
| 5TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 6TH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

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| | | | |
|---|---|---|---|
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| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 04. | JAN.15.2015 | re-issued to city for SPA | B.G. |
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| 11. | AUG.09.2017 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




| | | | |
|---|---|---|---|
| 03. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S109 GARBAGE CHUTE PIPE SPACE | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1220 Dorsoon Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2944 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

6TH FLOOR ENLARGED PART PLAN

1:50 A306b

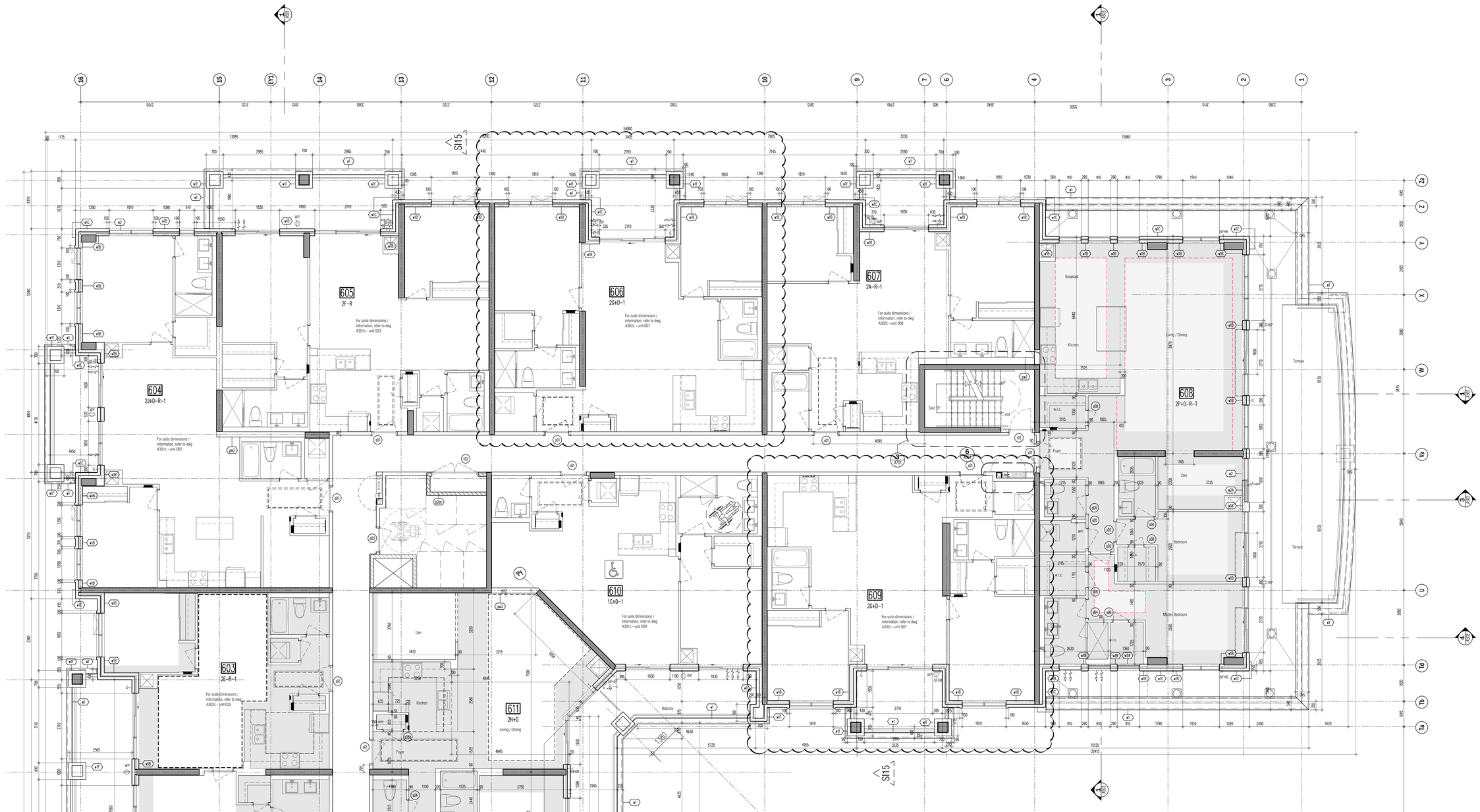
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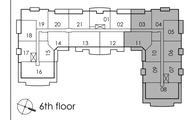
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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |




NOTES:
- ALL 2nd - 5th FLOOR CEILINGS AT 2750 (9'-0") AFF
- ENTRANCE COVE CEILING AT 2600 (8'-6") AFF
- WASHER / DRYER AND KITCHEN UPPER BULKHEADS AT 2450 (8'-0") AFF
- FOR 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 |
| 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 |




| | | | |
|---|---|---|---|
| 04. | MAR.09.2018 | S115 NO1AC BAY SUITE REVISION | BG |
| 03. | FEB.12.2018 | S113 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S110 SHOWING BARRIER-FREE SYMBOL | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

Issued for revisions

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Phone 905.795.2601 Fax 905.795.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

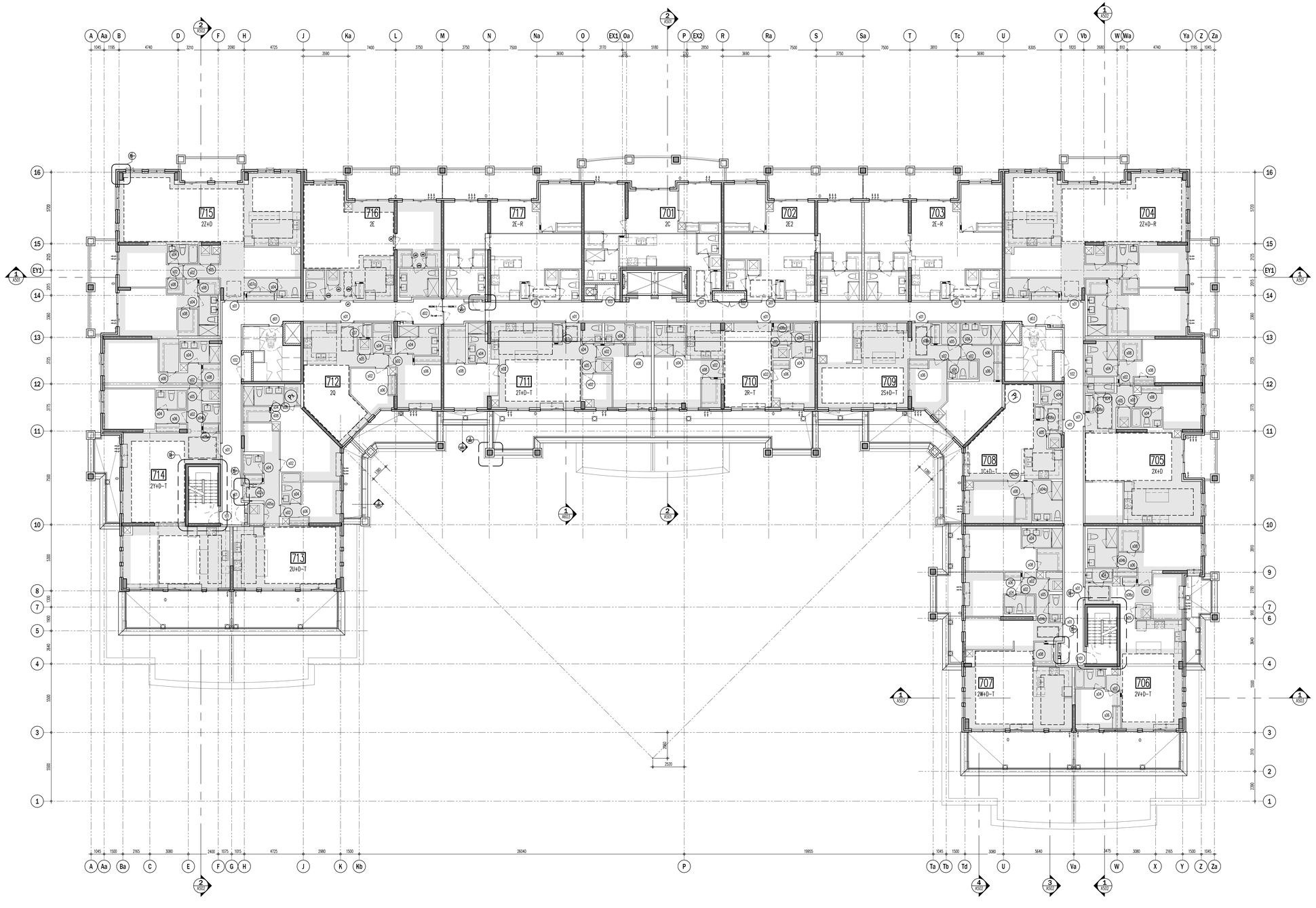
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

6TH FLOOR ENLARGED PART PLAN

1:50

A306c

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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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 02. | FEB.12.2018 | S13. REVISING OPERABLE WINDOWS | BG |
| 01. | DEC.07.2017 | S109. GARBAGE CHUTE PIPE SPACE | BG |

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

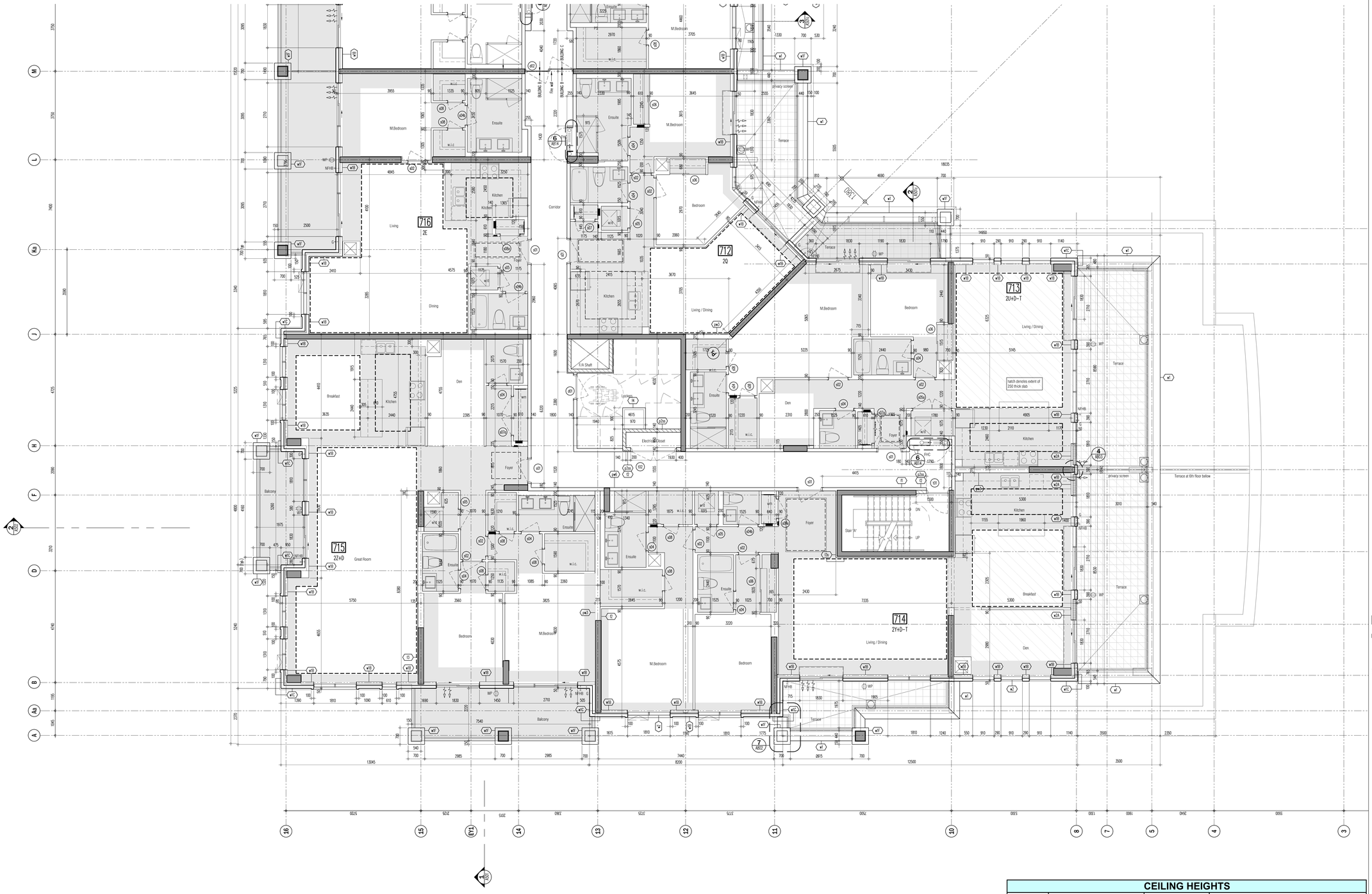
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## 7TH FLOOR PLAN
## OVERALL LAYOUT

1:100 A307

TITLEBLOCK SIZE: 915 x 1400

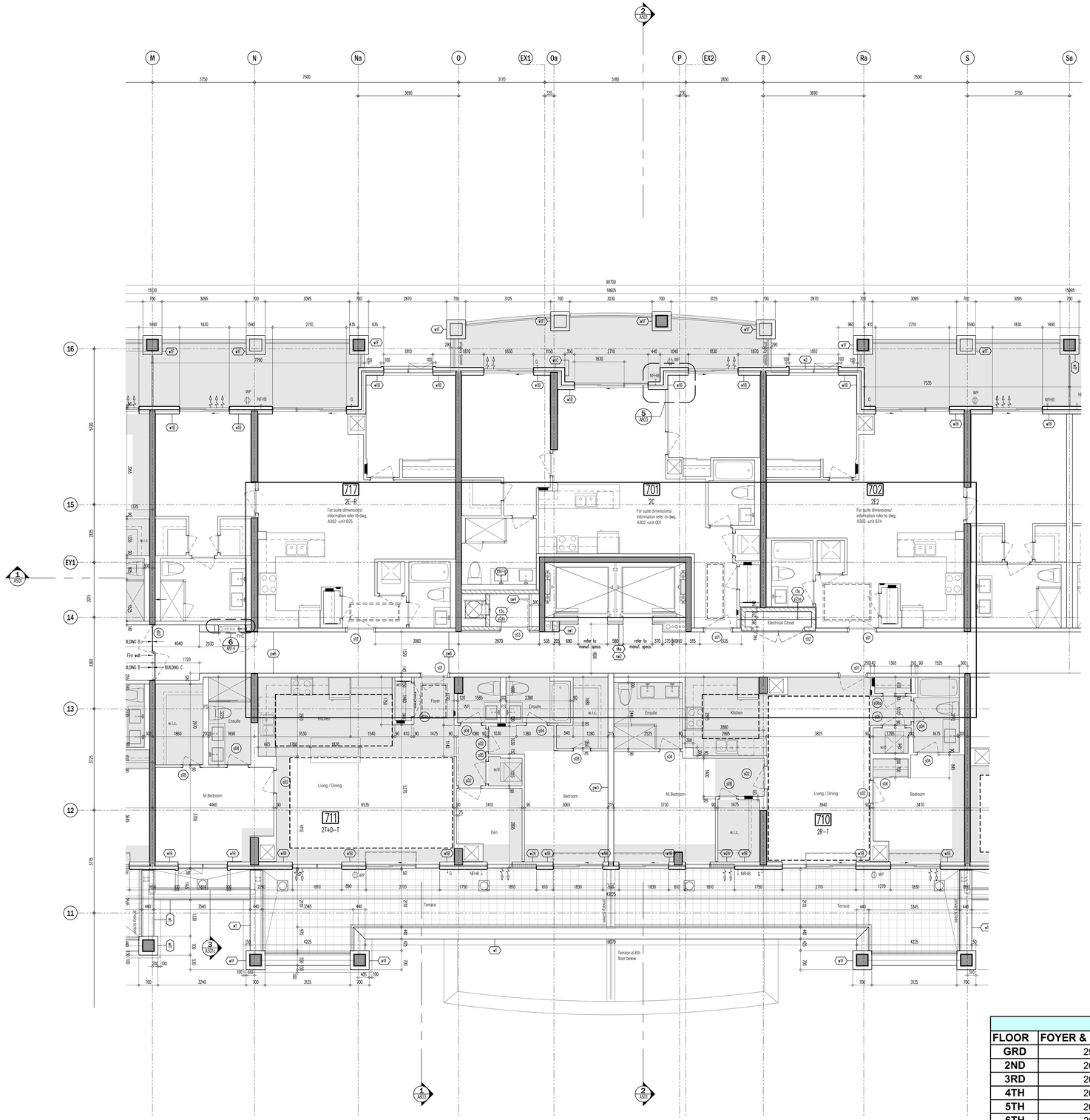

716
2E
712
2D
713
2D+D-T
715
2Z+D
Great Room
714
2Y+D-T
Living / Dining
M.Bedroom
Bedroom
Kitchen
Living
Dining
Den
Foyer
Ensuite
w.i.c.
Corridor
Terrace
Balcony
Breakfast
Lockers
Elec./Telecom
Stair 'A'
UP
DN
privacy screen
Terrace at 6th floor bellow
hatch denotes extent of 250 thick slab
W1
W2
W3
W4
W5
W6
W7
W8
W9
W10
W11
W12
W13
W14
W15
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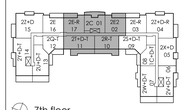
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| | | | |
|---|---|---|---|
| 03. | FEB.12.2018 | S13 REVISING OPERABLE WINDOWS | BG |
| 02. | DEC.07.2017 | S109 GARBAGE CHUTE PIPE SPACE | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

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Phone: 905.795.2601 Fax:905.795.2994 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

7TH FLOOR ENLARGED PART PLAN

1:50

A307b

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 |

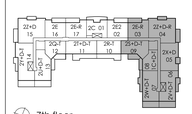
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| CEILING HEIGHTS | | | |
|---|---|---|---|
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| GRD | 2950 | 2750 | 2950 |
| 2ND | 2600 | 2450 | SLAB AT 2750 |
| 3RD | 2600 | 2450 | SLAB AT 2750 |
| 4TH | 2600 | 2450 | SLAB AT 2750 |
| 5TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 6TH | 2600 | 2450 | SLAB AT 2750 / 2700 |
| 7TH | 2900 | 2750 | 3050 |




7th floor

02. FEB.12.2018 S13 REVISING OPERABLE WINDOWS BG

01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES BG

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

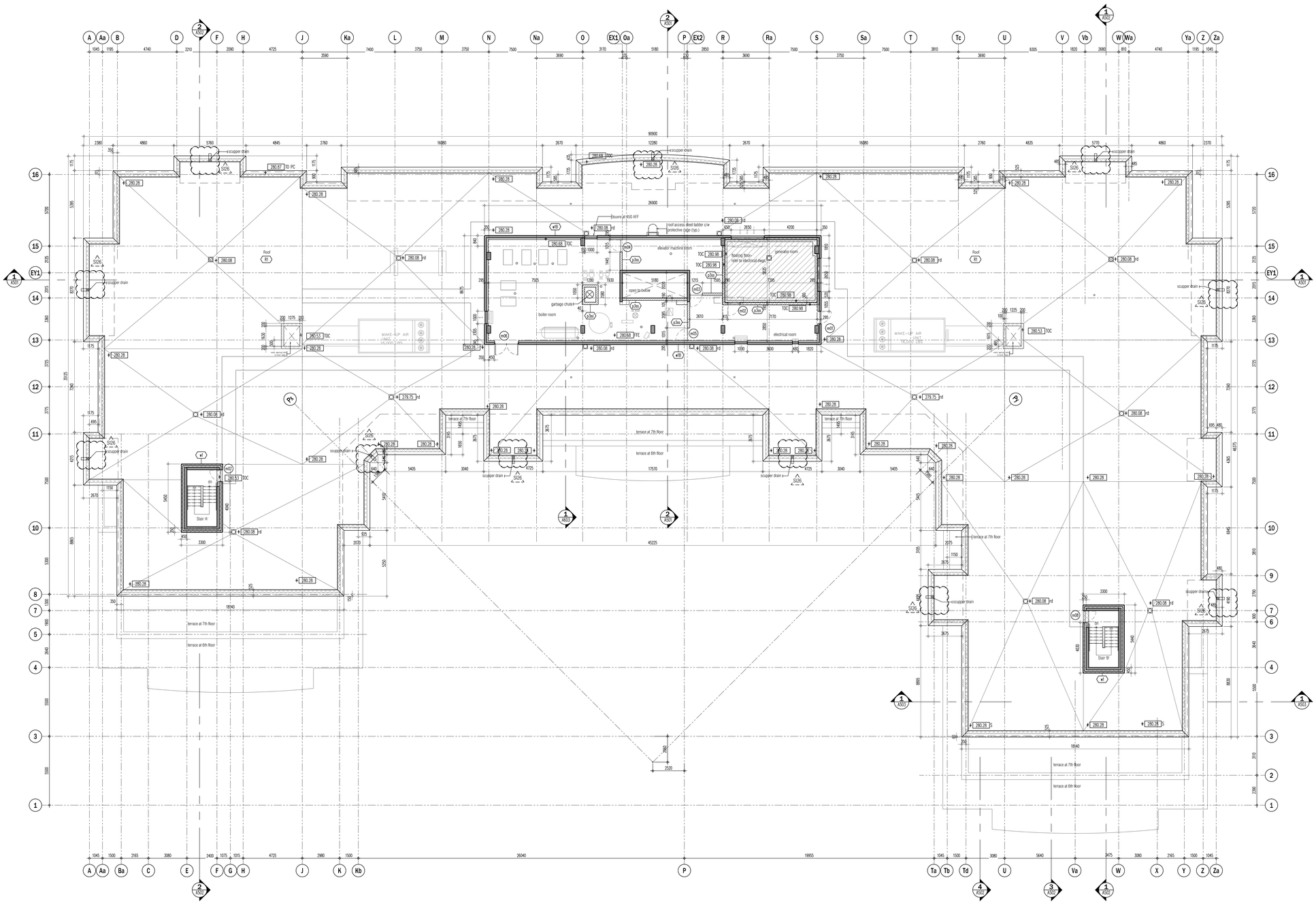
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

7TH FLOOR ENLARGED PART PLAN

1:50

A307c

TITLEBLOCK SIZE: 915 x 1400




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| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 08. | OCT.10.2018 | SI 26 Addition of Roof Scuppers | BG |
| 07. | AUG.14.2018 | SI 22 R1 Generator Room Curb | BG |
| 06. | JULY.25.2018 | SI 23 Mechanical Double Door Entry | BG |
| 05. | JULY.10.2018 | SI 22 Generator Room Door Curb | BG |
| 04. | JUNE.21.2018 | SI 21 Revised Generator Layout | BG |
| 03. | JUNE.14.2018 | SI 20 Mechanical floor precast update | BG |
| 02. | JAN.30.2018 | SI 12 Revised perimeter curb wall | BG |
| 01. | AUG.18.2017 | SI 01 Replace blk. wall with metal stud wall | BG |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

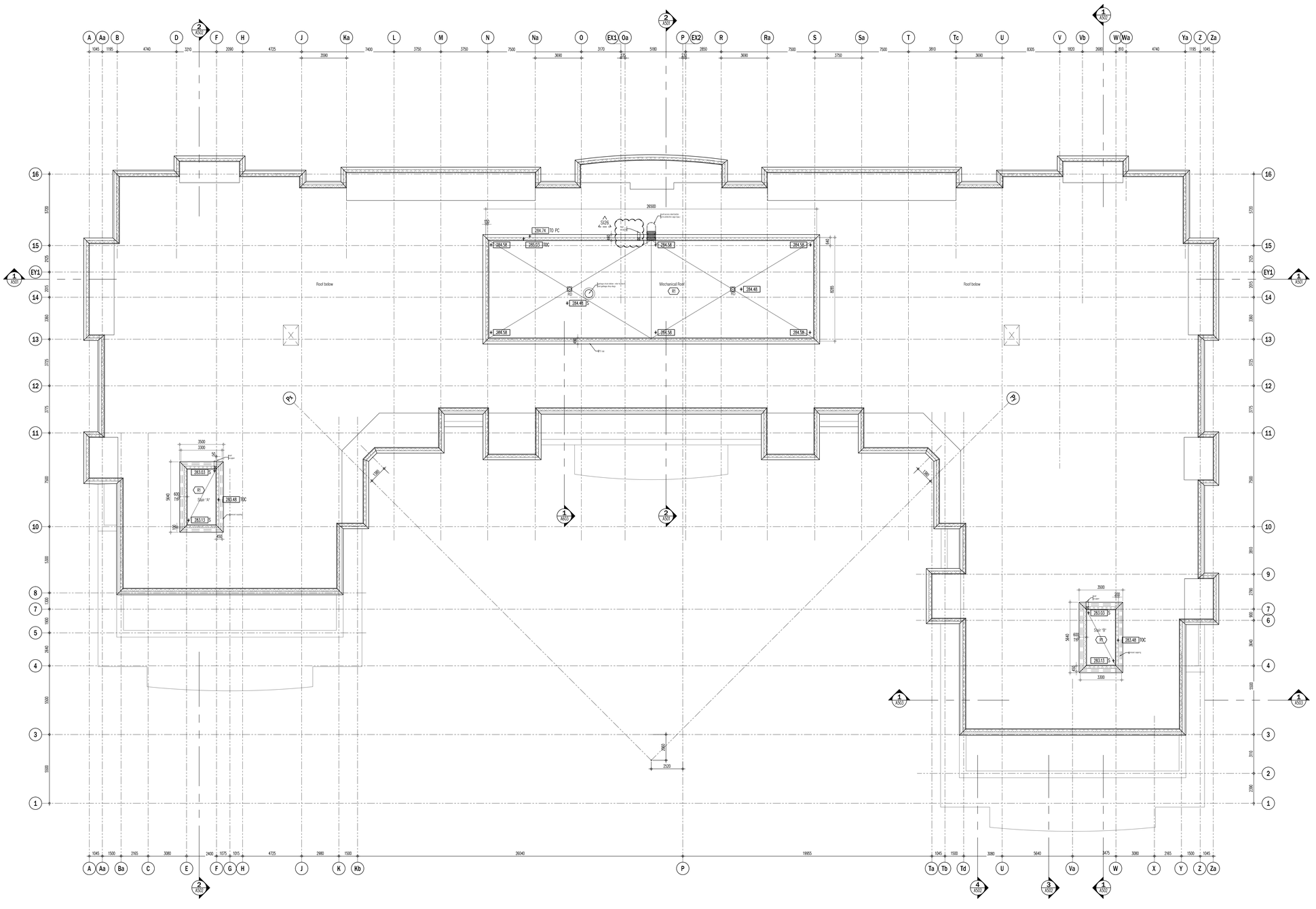
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| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## MECHANICAL FLOOR PLAN

1:100

A308a

TITLEBLOCK SIZE: 915 x 1400




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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 03. | OCT.10.2018 | SI 26 Addition of Roof Scuppers | BG |
| 02. | JUNE.14.2018 | SI 20 Mechanical floor precast update | BG |
| 01. | JAN.30.2018 | SI 12 Revised perimeter curb wall | BG |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

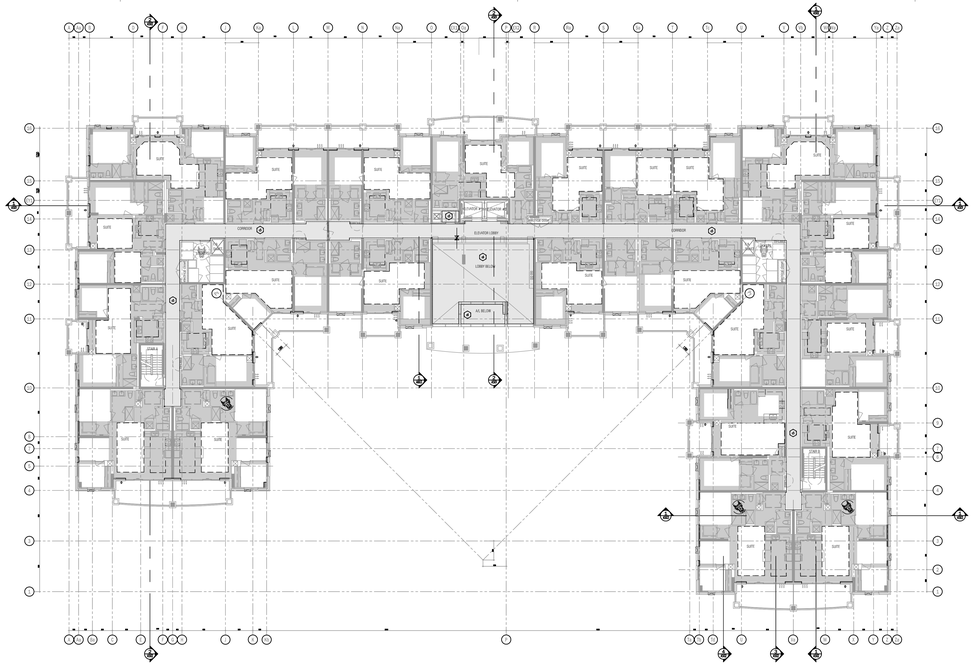
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## ROOF PLAN

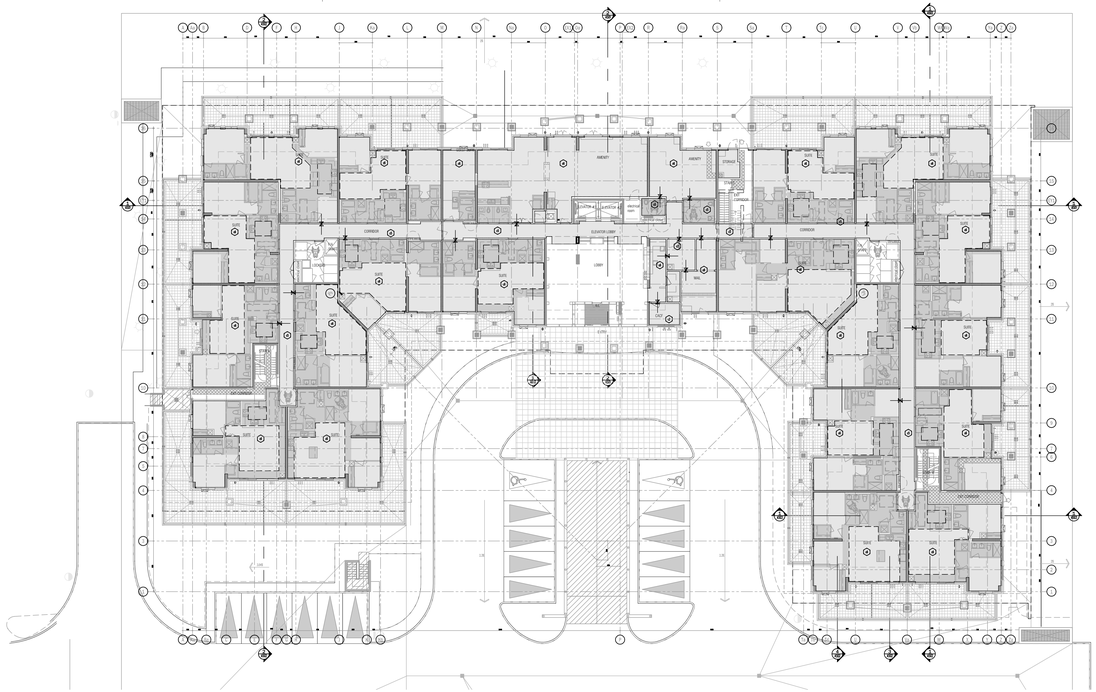
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A308b

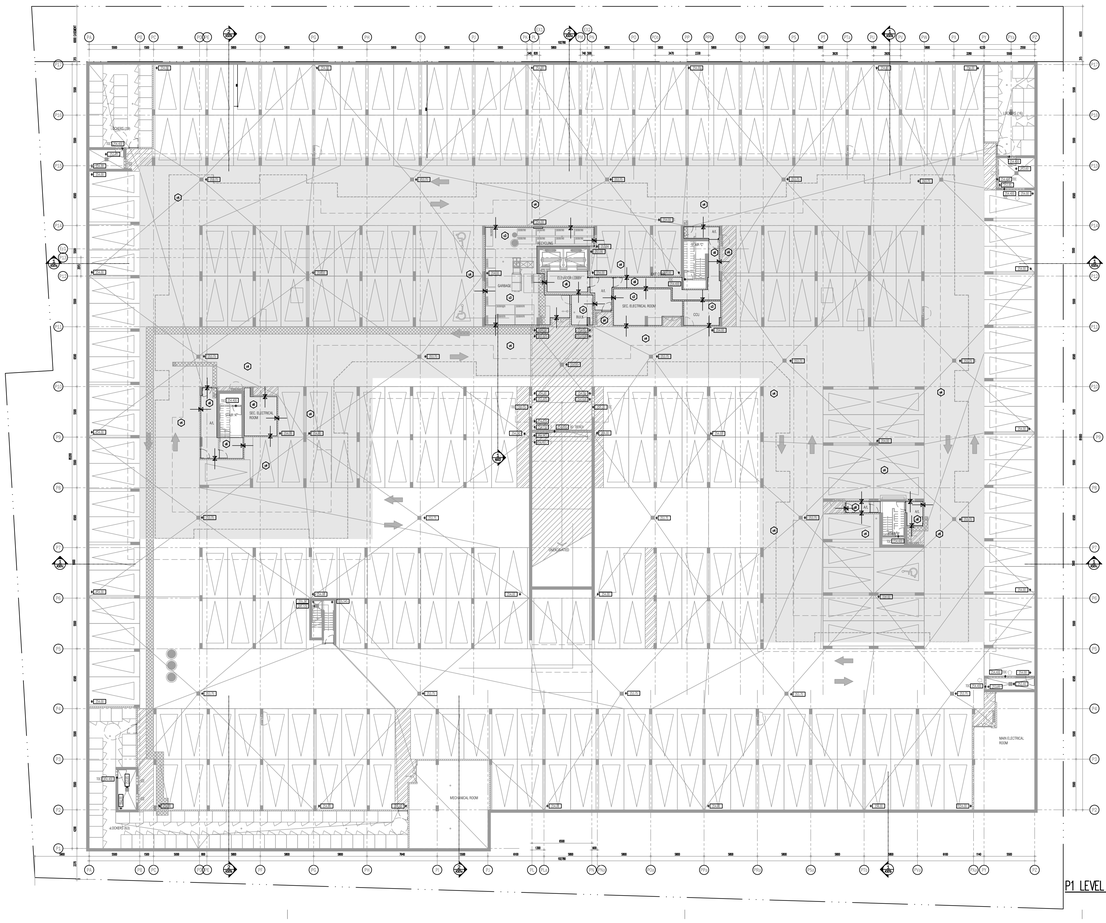
TITLEBLOCK SIZE: 915 x 1400



2ND FLOOR REFLECTED CEILING PLAN 3
SCALE - 1:200 A351



GROUND FLOOR REFLECTED CEILING PLAN 2
SCALE - 1:200 A351



P1 LEVEL REFLECTED CEILING PLAN 1
SCALE - 1:200 A351

LEGEND

- 8'-0" / 9'-0" BULKHEADS
- 9'-0" DRYWALL CEILING
- 8'-10" SLAB CEILING

CEILING HEIGHTS

GRD. FLOOR

| | |
|---|---|
| -CEILING | 2950mm=9'-8" |
| -ENTRANCE COVE | 2950mm=9'-8" |
| -BULKHEADS / LOW CEILINGS | 2750mm=9'-0" |

2ND-4TH FLOORS

| | |
|---|---|
| -SLAB CEILING | 2750mm=9'-0" |
| -ENTRANCE COVE | 2600mm=8'-6" |
| -BULKHEADS / LOW CEILINGS | 2450mm=8'-0" |

5th floor

| | |
|---|---|
| -SLAB | 2750mm=9'-0" |
| -LOWER SLAB | 2700mm=8'-10" |
| -ENTRANCE COVE | 2600mm=8'-6" |
| -WASHER/DRYER AND BULKHEAD AT UPPER KITCHEN CABINETS | 2450mm=8'-0" |

6th floor

| | |
|---|---|
| -SLAB | 2750mm=9'-0" |
| -LOWER SLAB | 2700mm=8'-10" |
| -ENTRANCE COVE | 2600mm=8'-6" |
| -WASHER/DRYER AND BULKHEAD AT UPPER KITCHEN CABINETS | 2450mm=8'-0" |

7th floor

| | |
|---|---|
| -CEILING | 3050mm=10'-0" |
| -ENTRANCE COVE | 2900mm=9'-6" |
| -WASHER/DRYER AND BULKHEAD AT UPPER KITCHEN CABINETS | 2750mm=9'-0" |

MECHANICAL

-CEILING

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| 12. | OCT.25.2017 | Revision to Envelope B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit B.G. |

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1331 Stevenson Drive, Suite 100 Mississauga Ontario L5W 1C3
Phone 905.795.2601 Fax 905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

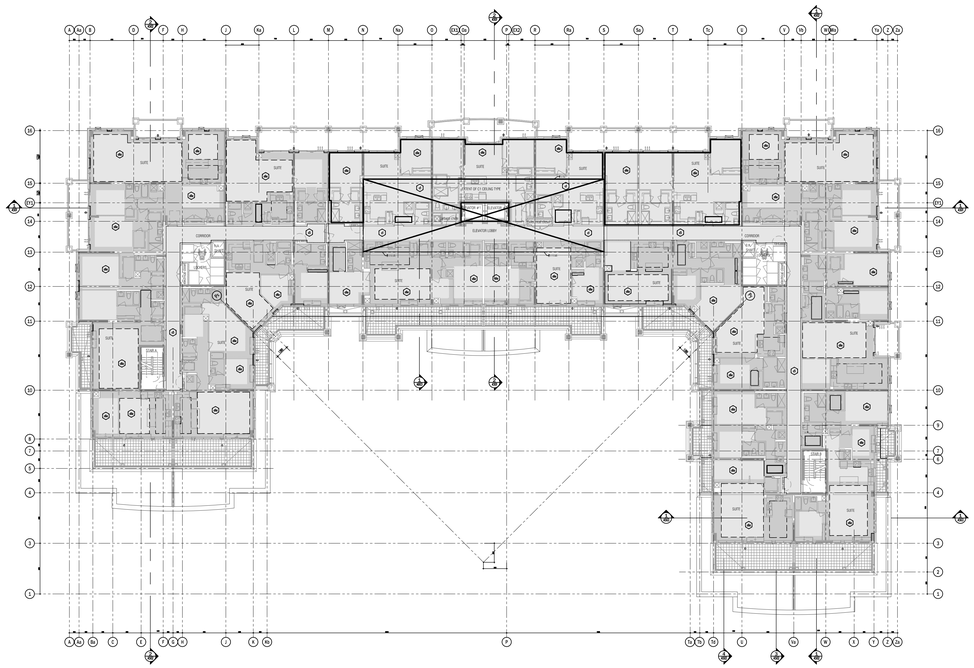
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4. 2018 |
| Job # | 1136.13 |

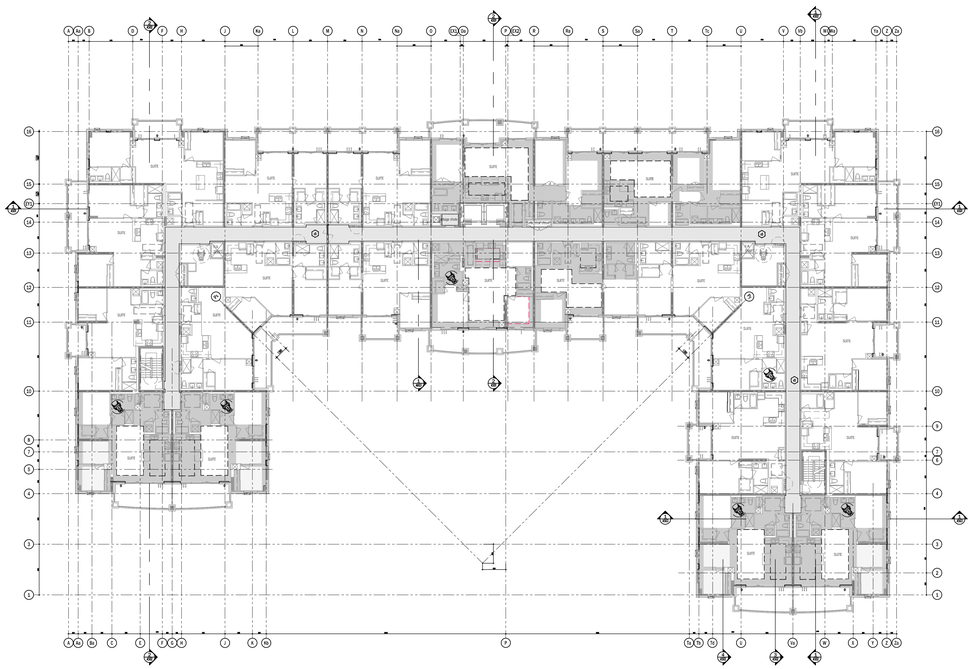
REFLECTED CEILING PLANS
P1/GROUND/2ND

1:200 A351

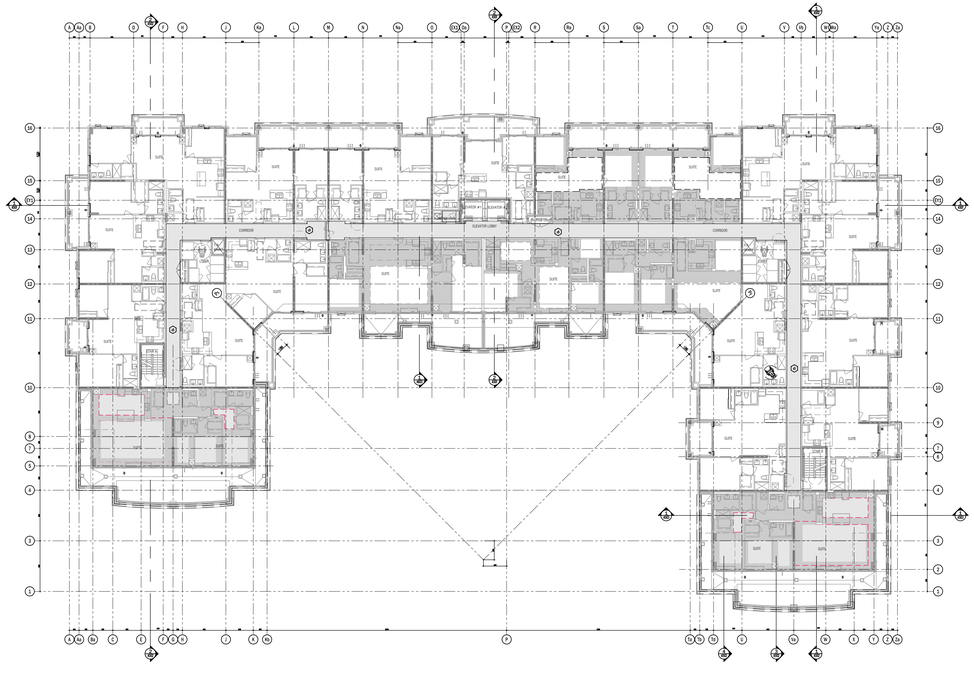
TITLEBLOCK SIZE: 915 x 1400



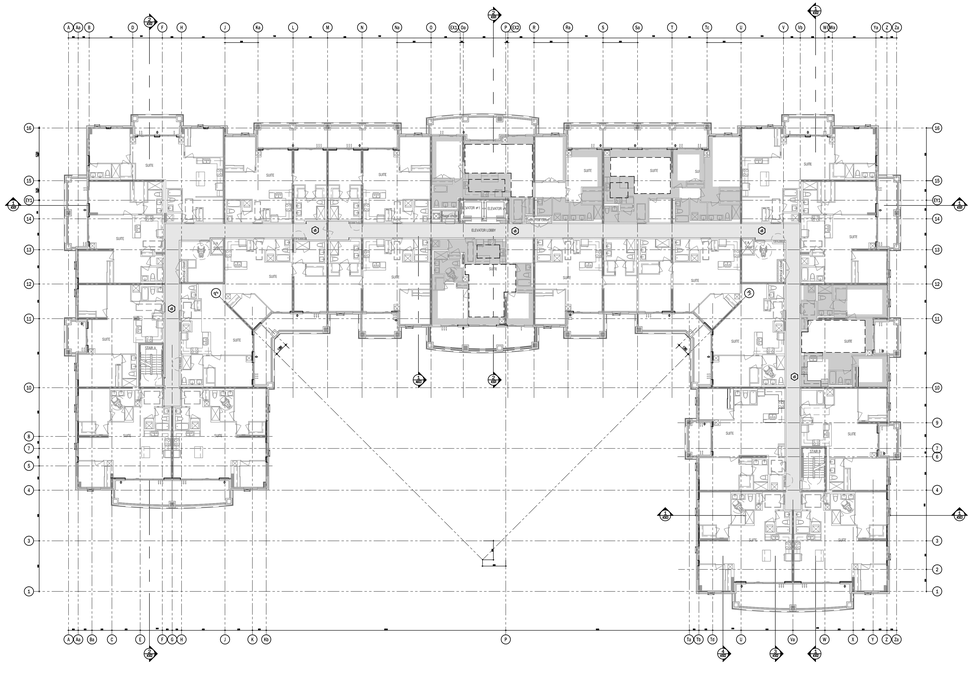

7TH FLOOR REFLECTED CEILING PLAN 4
SCALE - 1:200 A352




5TH FLOOR REFLECTED CEILING PLAN 2
SCALE - 1:200 A352




6TH FLOOR REFLECTED CEILING PLAN 3
SCALE - 1:200 A352




3RD TO 4TH FLOOR REFLECTED CEILING PLAN 1
SCALE - 1:200 A352

LEGEND

- 8'-0" / 9'-0" BULKHEADS
- 10'-0" DRYWALL CEILING
- 9'-0" SLAB CEILING

CEILING HEIGHTS

GRD. FLOOR

| | |
|---|---|
| CEILING | 2600mm - 9'-0" |
| LOWER SLAB SOFFITED SOFFIT AND BULKHEAD AT UPPER KITCHEN CABINETS | 2400mm - 8'-0" |
| BULKHEADS / LOW COLUMNS | 2700mm - 9'-0" |

2ND-4TH FLOORS

| | |
|---|---|
| SLAB CEILING | 2700mm - 9'-0" |
| LOWER SLAB SOFFITED SOFFIT AND BULKHEAD AT UPPER KITCHEN CABINETS | 2400mm - 8'-0" |
| BULKHEADS / LOW COLUMNS | 2700mm - 9'-0" |

5th floor

| | |
|---|---|
| SLAB | 2700mm - 9'-0" |
| LOWER SLAB SOFFITED SOFFIT AND BULKHEAD AT UPPER KITCHEN CABINETS | 2700mm - 9'-0" |
| | 2400mm - 8'-0" |
| | 2400mm - 8'-0" |

6th floor

| | |
|---|---|
| SLAB | 2700mm - 9'-0" |
| LOWER SLAB SOFFITED SOFFIT AND BULKHEAD AT UPPER KITCHEN CABINETS | 2700mm - 9'-0" |
| | 2600mm - 9'-0" |
| | 2400mm - 8'-0" |

7th and

| | |
|---|---|
| CEILING | 3000mm - 10'-0" |
| LOWER SLAB SOFFITED SOFFIT AND BULKHEAD AT UPPER KITCHEN CABINETS | 2900mm - 9'-6" |
| | 2700mm - 9'-0" |

MECHANICAL

CEILING

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| 13. | APR.04.2018 | Re-Issued for Building Permit B.G. |

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Phone. 905.790.2661 Fax.905.790.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## REFLECTED CEILING PLANS 3RD TO MECH.

1:200 A352

TITLEBLOCK SIZE: 915 x 1400




EAST ELEVATION 2 — SCALE - 1:100 — A401a




WEST ELEVATION 1 — SCALE - 1:100 — A401a

## Legend

| | | |
|---|---|---|
| | 1 | 125mm precast concrete panel **TYPE 1-1/4 Thin brick in-lay, Colour 2** |
| | 2 | 125mm precast concrete panel **TYPE 3-1/4 Thin brick in-lay, Colour 1** |
| | 3 | 125 precast panel **TYPE 4-1/4 Thin stone in-lay, Colour 3 (scabo)** |
| | 4 | 125 precast panel **TYPE 4-1/4 Thin stone in-lay, Colour 3 (dreamo)** |
| | 5 | Pre-cast Concrete mouldings & frames |
| | 6 | Clear Vision Glass windows |
| | 7 | Spandrel Glass windows |
| | 8 | Glass railings |
| | 9 | 125 precast panel **Sand blasted finish** |

## Protection of Operable Windows (3.3.4.8. 2012 OBC)

(1) Except as provided by Sentence (2), operable 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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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |
| 07. | OCT.10.2018 | SI 26 ADDITION OF ROOF SCUPPERS | BG |
| 06. | JULY.25.2018 | SI 23 MECHANICAL DOUBLE DOOR ENTRY | BG |
| 05. | JUNE.21.2018 | SI 21 REVISED GENERATOR LAYOUT | BG |
| 04. | JUNE.14.2018 | SI 20 MECHANICAL FL. PRECAST UPDATE | BG |
| 03. | FEB.12.2018 | SI13 REVISING OPERABLE WINDOWS | BG |
| 02. | SEPT.06.2017 | SI06 TRANSOM/BULKHEADS REVISION | BG |
| 01. | AUG.21.2017 | SI03 SANDBLAST PRECAST ON BALCONIES | BG |

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1339 Dhaliwal Drive, Suite 100, Mississauga, Ontario, L4W 1K5
Phone: 905.795.2601 Fax:905.795.2644 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## ELEVATIONS EAST AND WEST

1:100 A401a

TITLEBLOCK SIZE: 915 x 1400

## Legend

| | | |
|---|---|---|
| | 1 | 125mm precast concrete panel<br>**TYPE 2-c/w thin brick in-lay, Colour 2** |
| | 2 | 125mm precast concrete panel<br>**TYPE 3-c/w thin brick in-lay, Colour 1** |
| | 3 | 125 precast panel<br>**TYPE 4-C/W thin stone in-lay, Colour 3 (rocket)** |
| | 4 | 125 precast panel<br>**TYPE 4-C/W thin stone in-lay, Colour 3 (dressed)** |
| | 5 | Pre-cast Concrete<br>moldings & frames |
| | 6 | Clear Vision Glass<br>windows |
| | 7 | Spandrel Glass<br>windows |
| | 8 | Glass railings |
| | 9 | 125 precast panel<br>**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 200 mm.

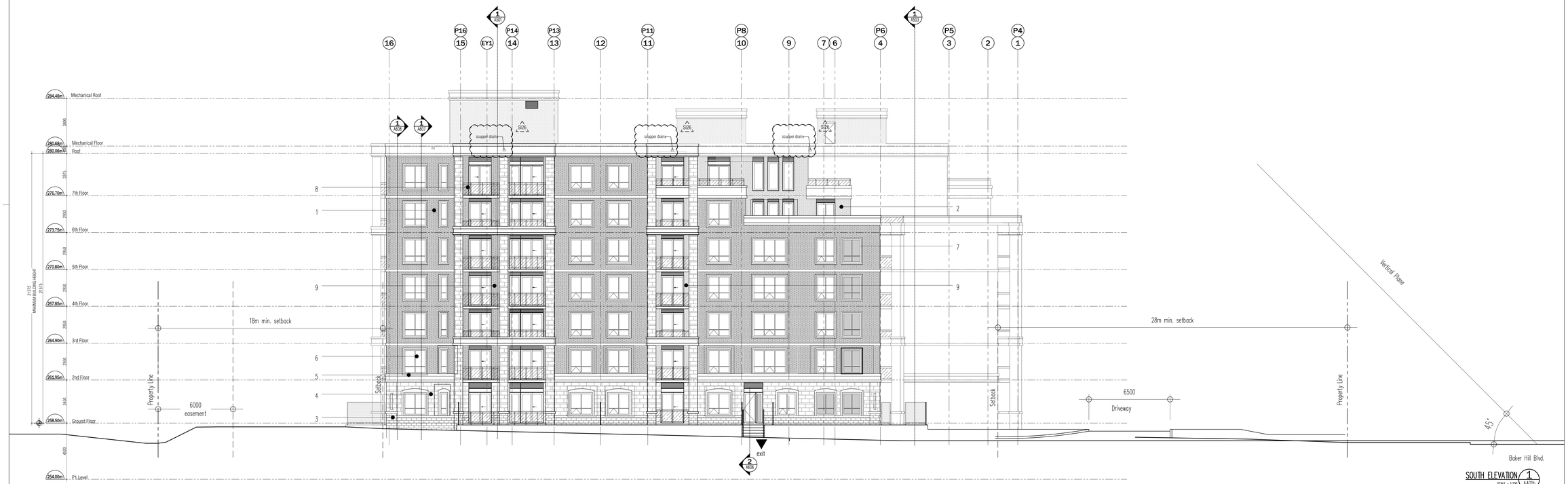
(2) Windows need not be protected in accordance with Sentence (1) where,

(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.




NORTH ELEVATION 1 A401b
SCALE - 1:100




SOUTH ELEVATION 1 A401b
SCALE - 1:100

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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | AUG.09.2017 | Issued for Construction | B.G. |
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| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |
| 07. | OCT.10.2018 | SI 26 ADDITION OF ROOF SCUPPERS | BG |
| 06. | JULY.25.2018 | SI 23 MECHANICAL DOUBLE DOOR ENTRY | BG |
| 05. | JUNE.21.2018 | SI 21 REVISED GENERATOR LAYOUT | BG |
| 04. | JUNE.14.2018 | SI 20 MECHANICAL FL. PRECAST UPDATE | BG |
| 03. | FEB.12.2018 | SI13 REVISING OPERABLE WINDOWS | BG |
| 02. | SEPT.06.2017 | SI06 TRANSOM/BULKHEADS REVISION | BG |
| 01. | AUG.21.2017 | SI03 SANDBLAST PRECAST ON BALCONIES | BG |

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1220 Sheppard Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone: 905.790.2601 Fax:905.790.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked by: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## ELEVATIONS NORTH AND SOUTH

1:100 A401b

TITLEBLOCK SIZE: 915 x 1400

Legend

| | | |
|---|---|---|
| | 1 | 125mm precast concrete panel<br>**TYPE 2-c/w thin brick tri-toy, Colour 2** |
| | 2 | 125mm precast concrete panel<br>**TYPE 3-c/w thin brick tri-toy, Colour 1** |
| | 3 | 125 precast panel<br>**TYPE 4-C/W thin stone tri-toy, Colour 3 (rocked)** |
| | 4 | 125 precast panel<br>**TYPE 4-C/W thin stone tri-toy, Colour 3 (dressed)** |
| | 5 | Pre-cast Concrete<br>moldings & frames |
| | 6 | Clear Vision Glass<br>windows |
| | 7 | Spandrel Glass<br>windows |
| | 8 | Glass railings |
| | 9 | 125 precast panel<br>**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 260 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.




COURTYARD NORTH FACING ELEVATION 1 A401c
SCALE - 1:100




COURTYARD SOUTH FACING ELEVATION 1 A401c
SCALE - 1:100

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| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 05. | OCT.10.2018 | SI 26 ADDITION OF ROOF SCUPPERS | BG |
| 04. | JUNE.14.2018 | SI 20 MECHANICAL FL. PRECAST UPDATE | BG |
| 03. | FEB.12.2018 | SI1.1 REVISING OPERABLE WINDOWS | BG |
| 02. | SEPT.06.2017 | S06 TRANSOM/BULKHEADS REVISION | BG |
| 01. | AUG.21.2017 | S03 SANDBLAST PRECAST ON BALCONIES | BG |

issued for revisions

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Phone. 905.790.2601 Fax.905.790.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

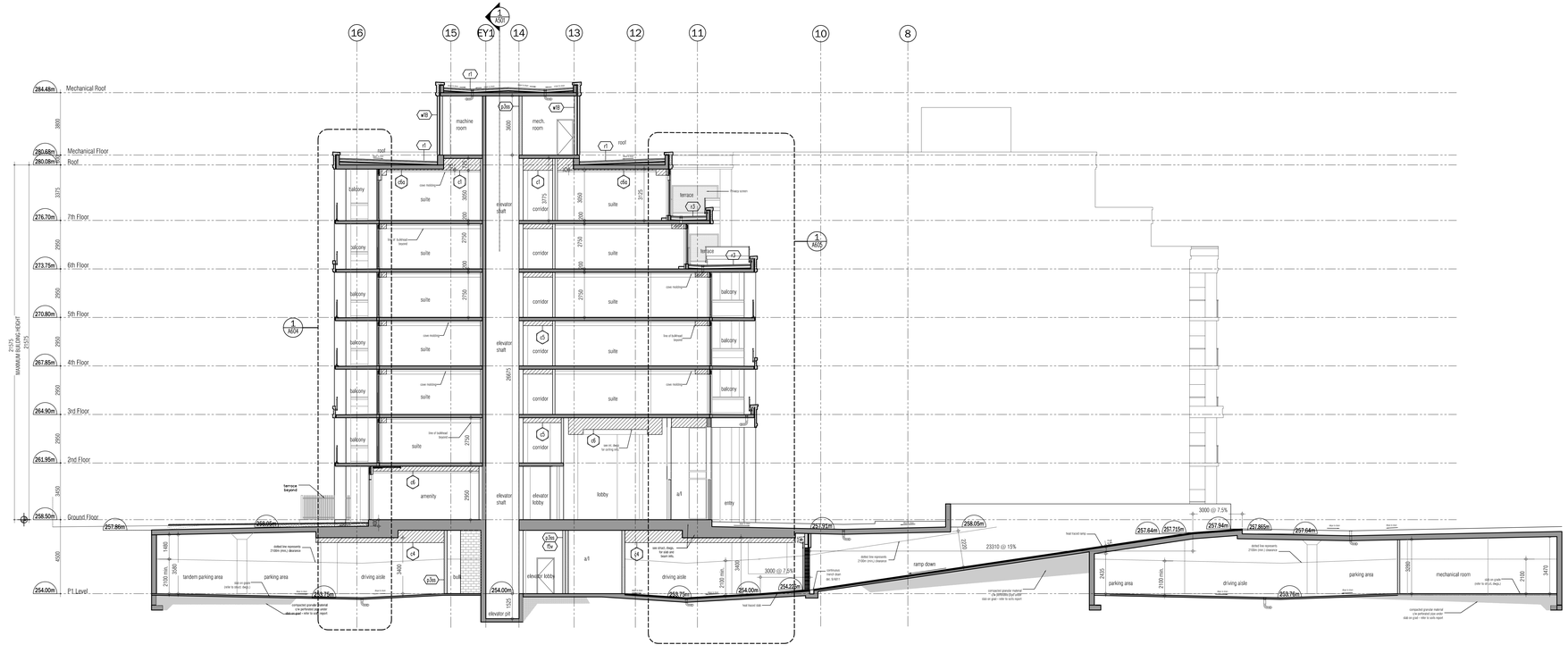
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

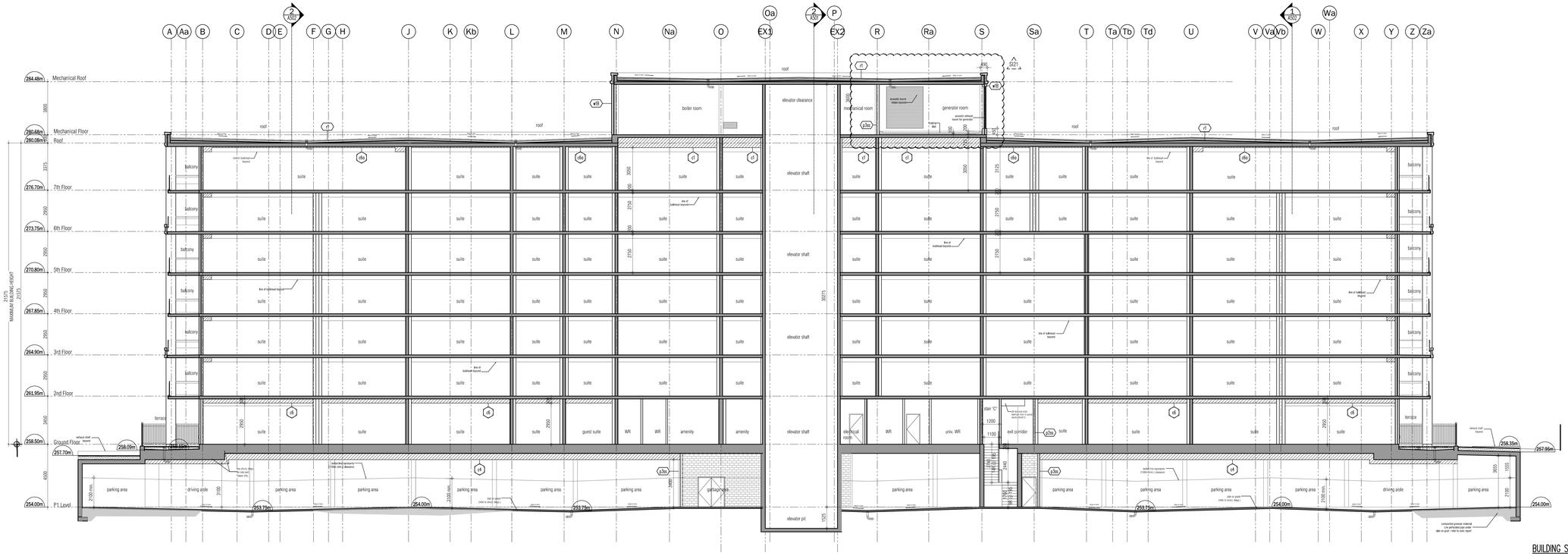
## COURTYARD ELEVATIONS NORTH AND SOUTH FACING

1:100 A401c

TITLEBLOCK SIZE: 915 x 1400




BUILDING SECTION 2 — SCALE - 1:100 — 2 / A501




BUILDING SECTION 1 — SCALE - 1:100 — 1 / A501

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| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | AUG.09.2017 | Issued for Construction | B.G. |
| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 05. | JUNE.21.2018 | SI 21 REVISED GENERATOR LAYOUT | BG |
| 04. | OCT.25.2017 | S108 WINDOW/SPRAY FOAM INSULATION | BG |
| 03. | SEP.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 |

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Phone. 905.790.2661 Fax.905.790.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

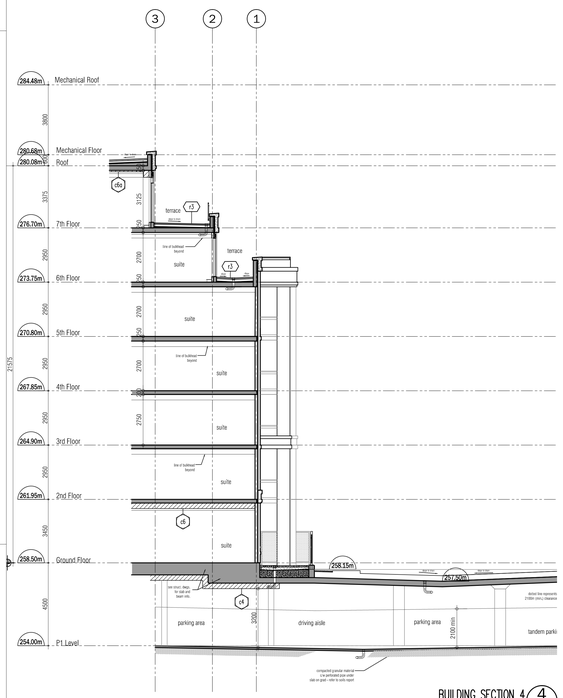
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

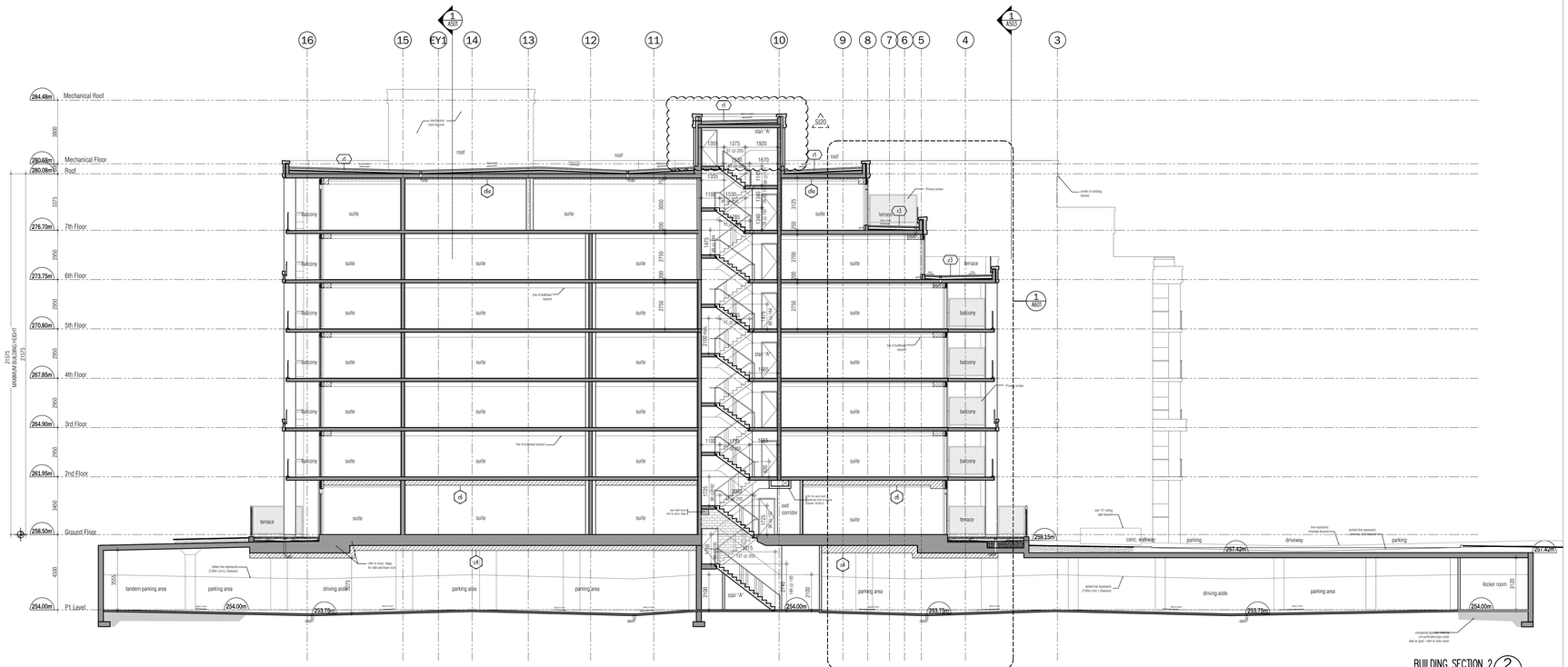
Building Section

1:100 A501

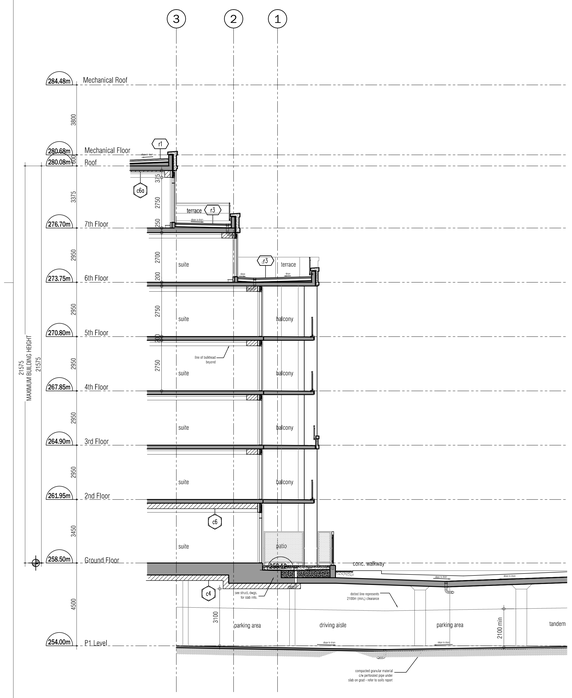
TITLEBLOCK SIZE: 915 x 1400



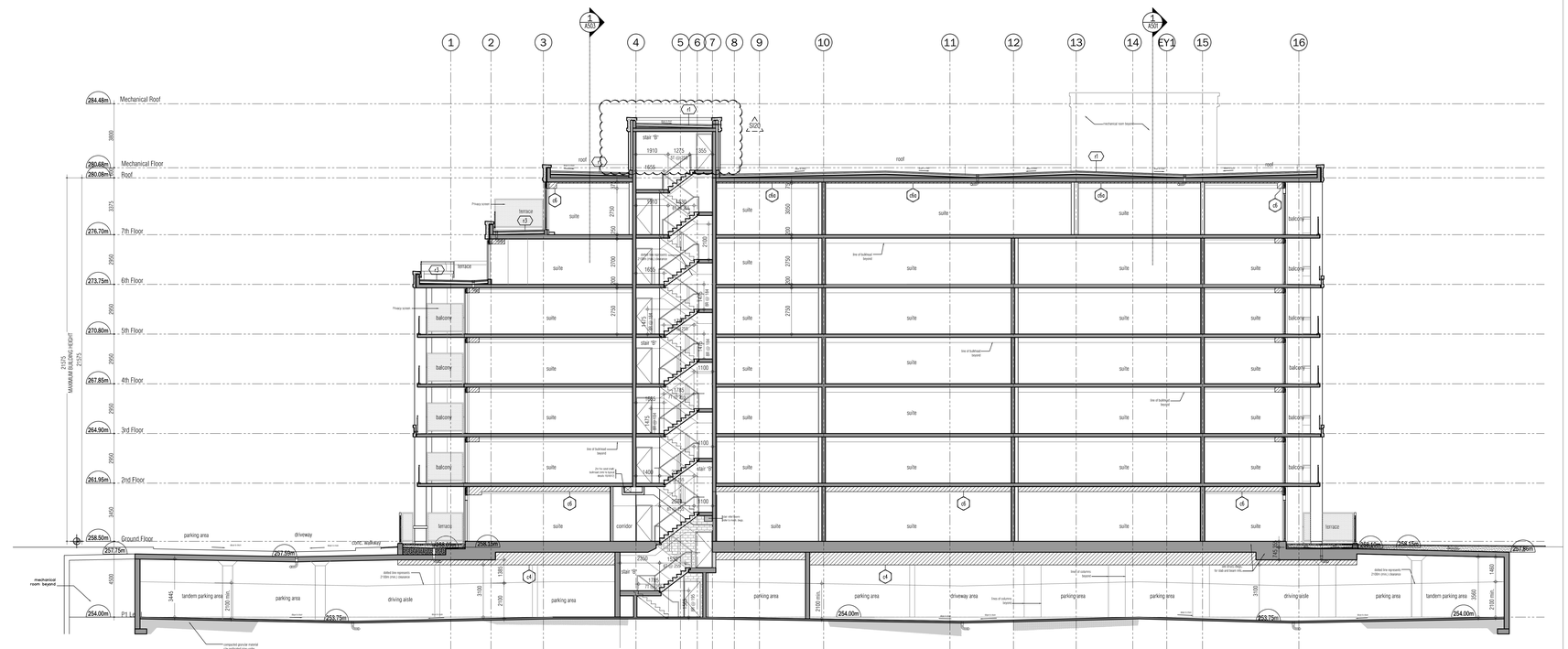

BUILDING SECTION 4 (4) A502
SCALE - 1:100




BUILDING SECTION 2 (2) A502
SCALE - 1:100




BUILDING SECTION 3 (3) A502
SCALE - 1:100




BUILDING SECTION 1 (1) A502
SCALE - 1:100

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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | |
|---|---|---|
| 04. | JUNE.14.2018 | S020 MECHANICAL FL PRECAST UPDATE | BG |
| 03. | OCT.25.2017 | S108 WINDOW/SPRAY FOAM INSULATION | BG |
| 02. | SEPT.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

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Phone 905.790.2661 Fax 905.790.2994 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

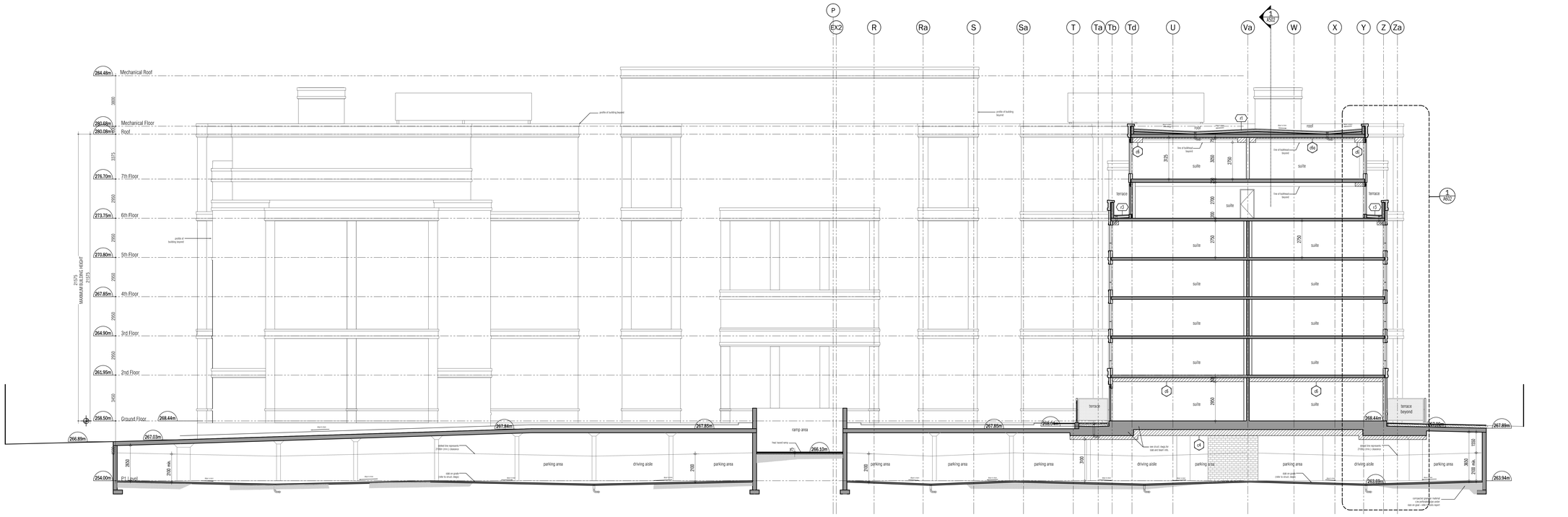
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: G.COLANGELO/D.BIASE
Plot Date: Jul. 4, 2018
Job # 1136.13

## Building Sections

1:100 A502

TITLEBLOCK SIZE: 915 x 1400




BUILDING SECTION 1 — 1 / A503
SCALE = 1:100

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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 02. | OCT.25.2017 | S108 WINDOW/SPRAY FOAM INSULATION | BG |
| 01. | SEPT.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |

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Phone 905.790.2601 Fax 905.790.2944 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

Building Section

AS NOTED A503

TITLEBLOCK SIZE: 915 x 1400

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| 12. | OCT.25.2017 | Revision to Envelope B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit B.G. |

| | | |
|---|---|---|
| 04. | AUG.14.2018 | S124 Precast Uplurn Insulation Removal BG |
| 03. | NOV.23.2017 | S108 TERRACE/PATIO & STEP REVISION BG |
| 02. | SEPT.06.2017 | S106 TRANSOM/BULKHEADS REVISION BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES BG |

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Phone 905.795.2601 Fax 905.795.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

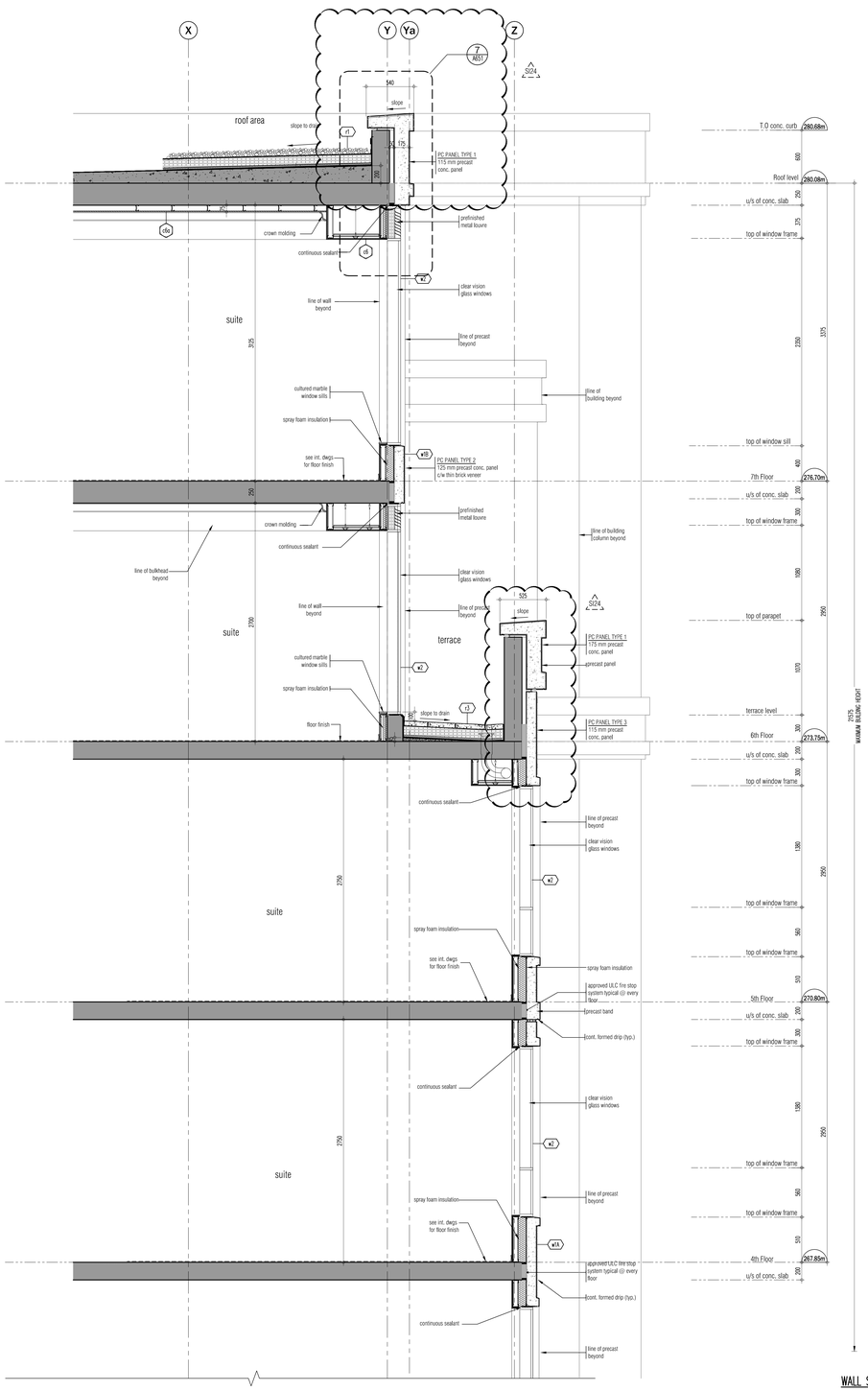
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12. 2018 |
| Job # | 1136.13 |

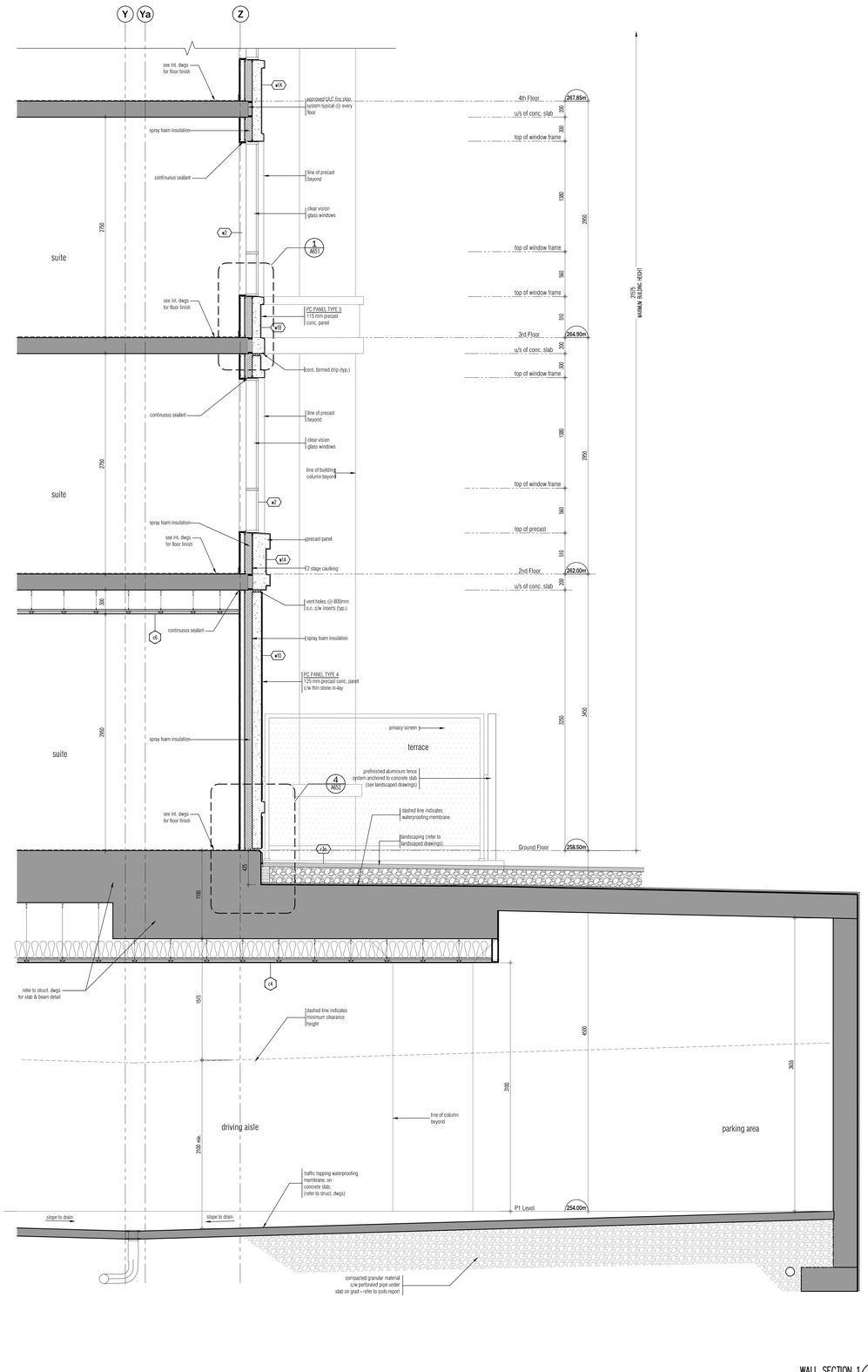
## Wall Section

1:20 A601

TITLEBLOCK SIZE: 915 x 1400




WALL SECTION 1 CONTINUED 1 A602
SCALE - 1:20




WALL SECTION 1 1 A602
SCALE - 1:20

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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 03. | AUG.14.2018 | S124 Precast Upturn Insulation Removal | BG |
| 02. | NOV.23.2017 | S108 TERRACE/PATIO & STEP REVISION | BG |
| 01. | SEP.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |

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Phone. 905.785.2601 Fax.905.785.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

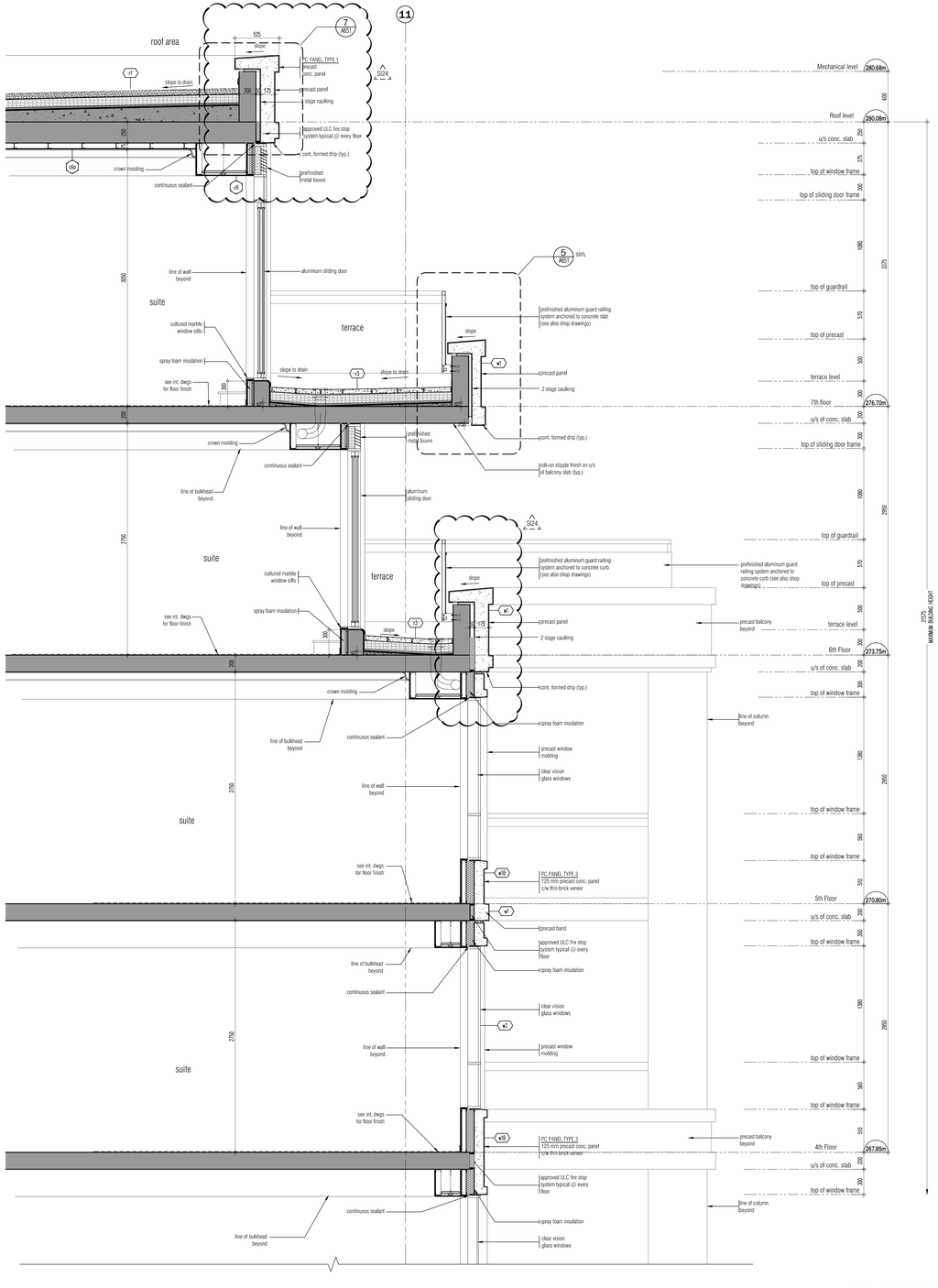
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12. 2018 |
| Job # | 1136.13 |

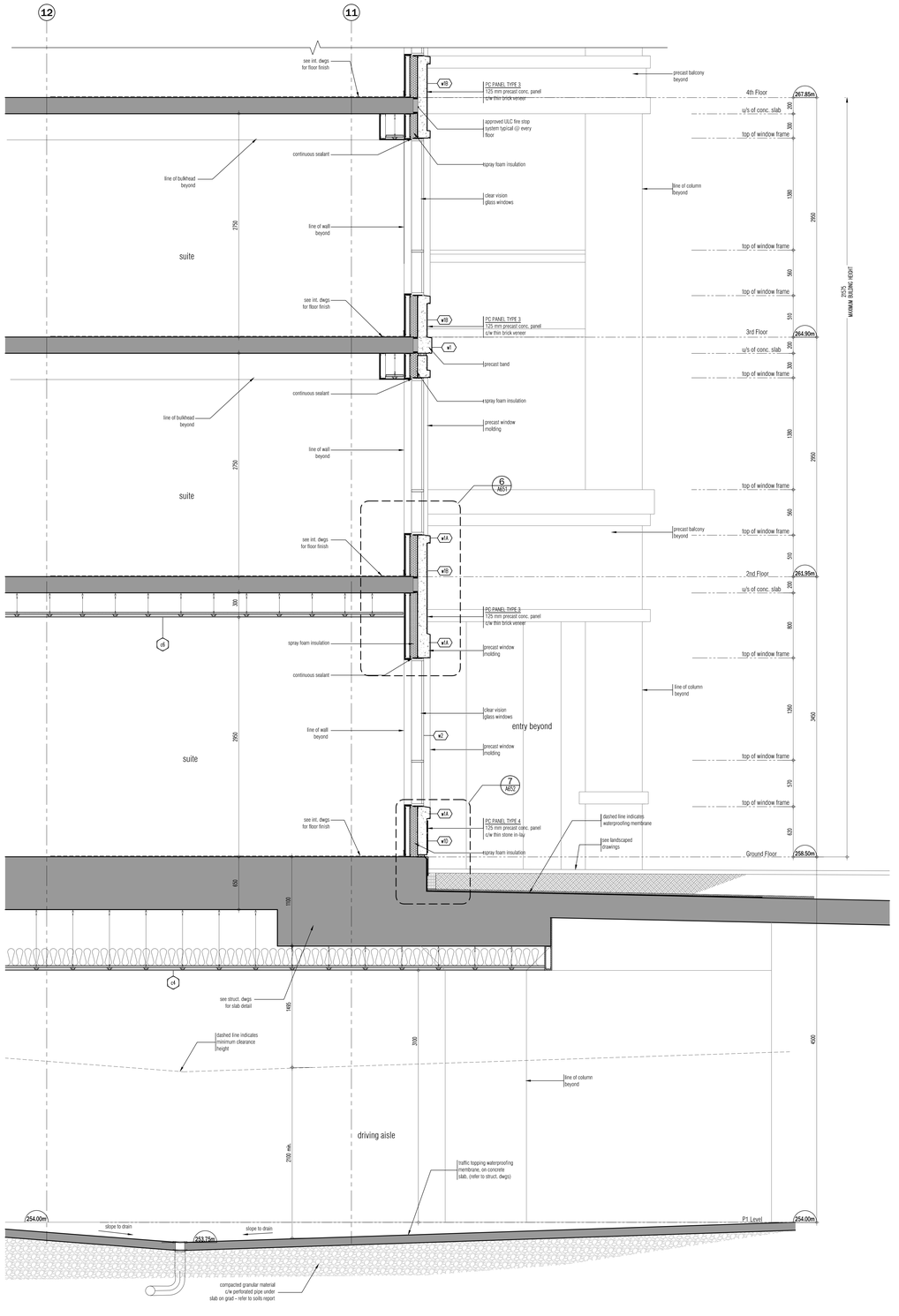
Wall Section

1:20 A602

TITLEBLOCK SIZE: 915 x 1400




WALL SECTION 1 CONTINUED 1
SCALE - 1:20 A603




WALL SECTION 1 1
SCALE - 1:20 A603

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| 02. | AUG.14.2018 | S124 Precast Upturn Insulation Removal BG |
| 01. | NOV.23.2017 | S108 TERRACE/PATIO & STEP REVISION BG |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

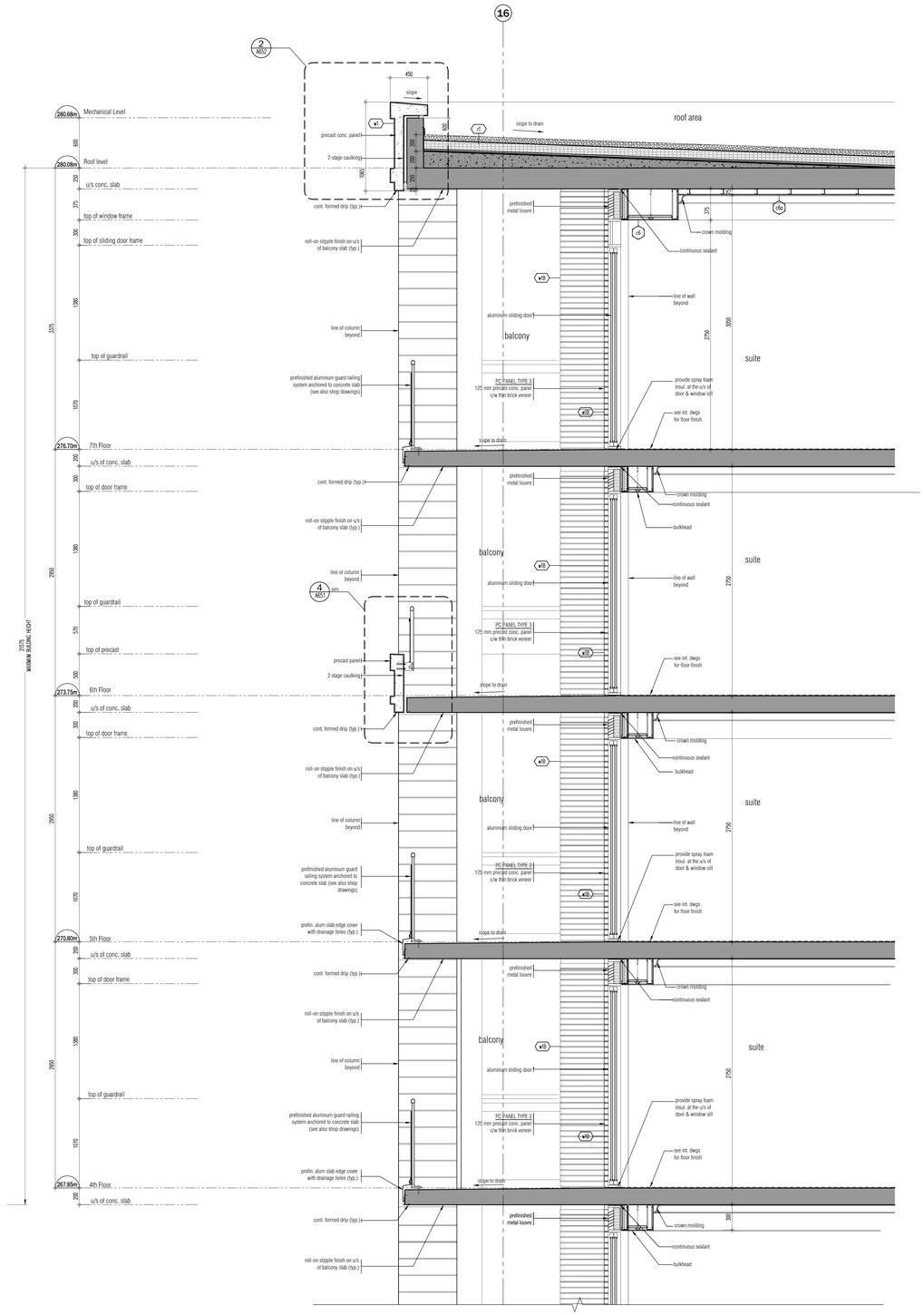
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
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| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | O.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12. 2018 |
| Job # | 1136.13 |

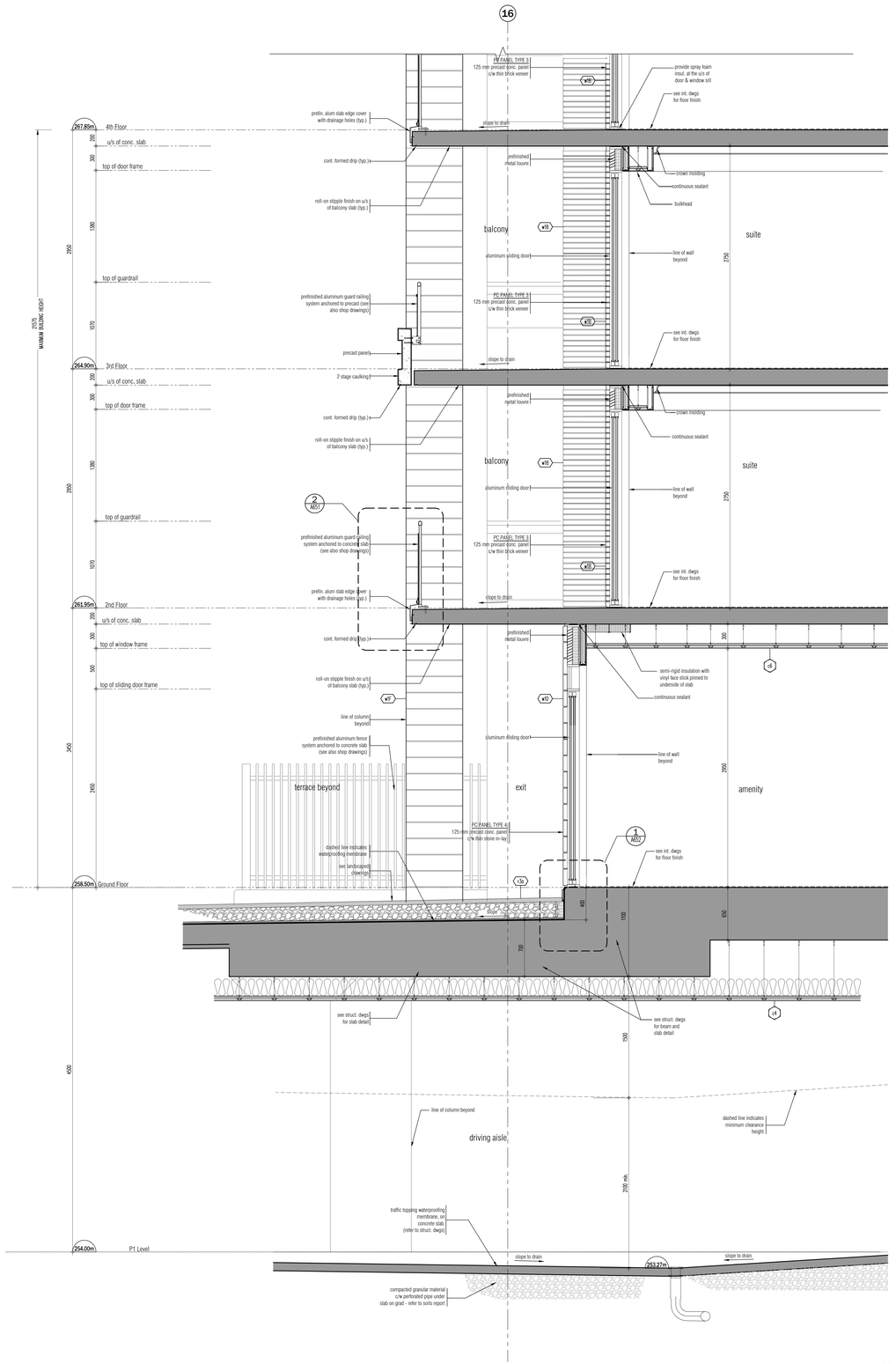
Wall Section

1:20 A603

TITLEBLOCK SIZE: 915 x 1400




WALL SECTION 1 CONTINUED 1 A604
SCALE - 1:20




WALL SECTION 1 1 A604
SCALE - 1:20

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| | | |
|---|---|---|
| 03. | OCT.25.2017 | S108 ENVELOPE/SPRAY FOAM INSULATION BG |
| 02. | SEPT.06.2017 | S106 TRANSOM/BULKHEADS REVISON BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES BG |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

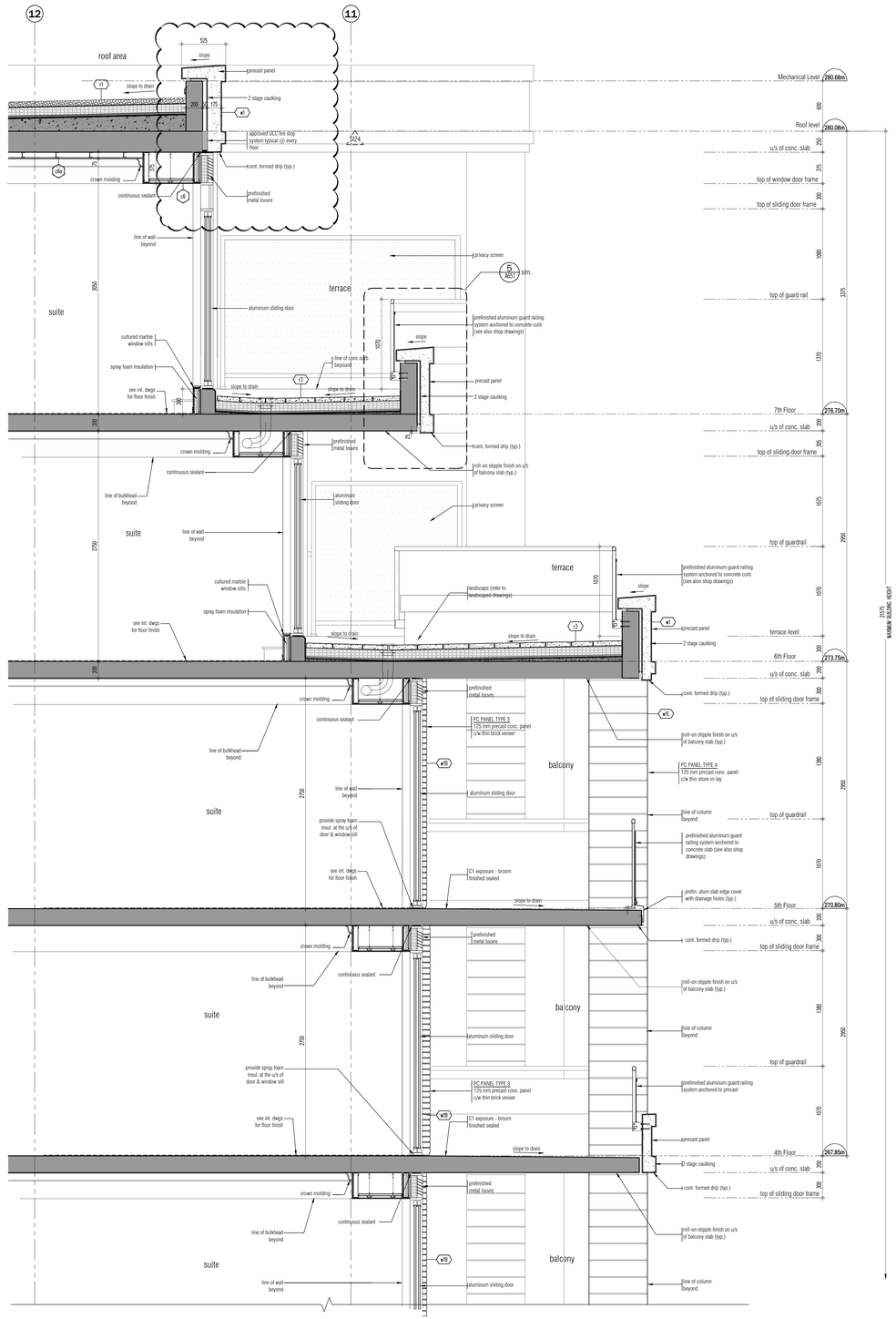
STOUFFVILLE ONTARIO

| | |
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| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12, 2018 |
| Job # | 1136.13 |

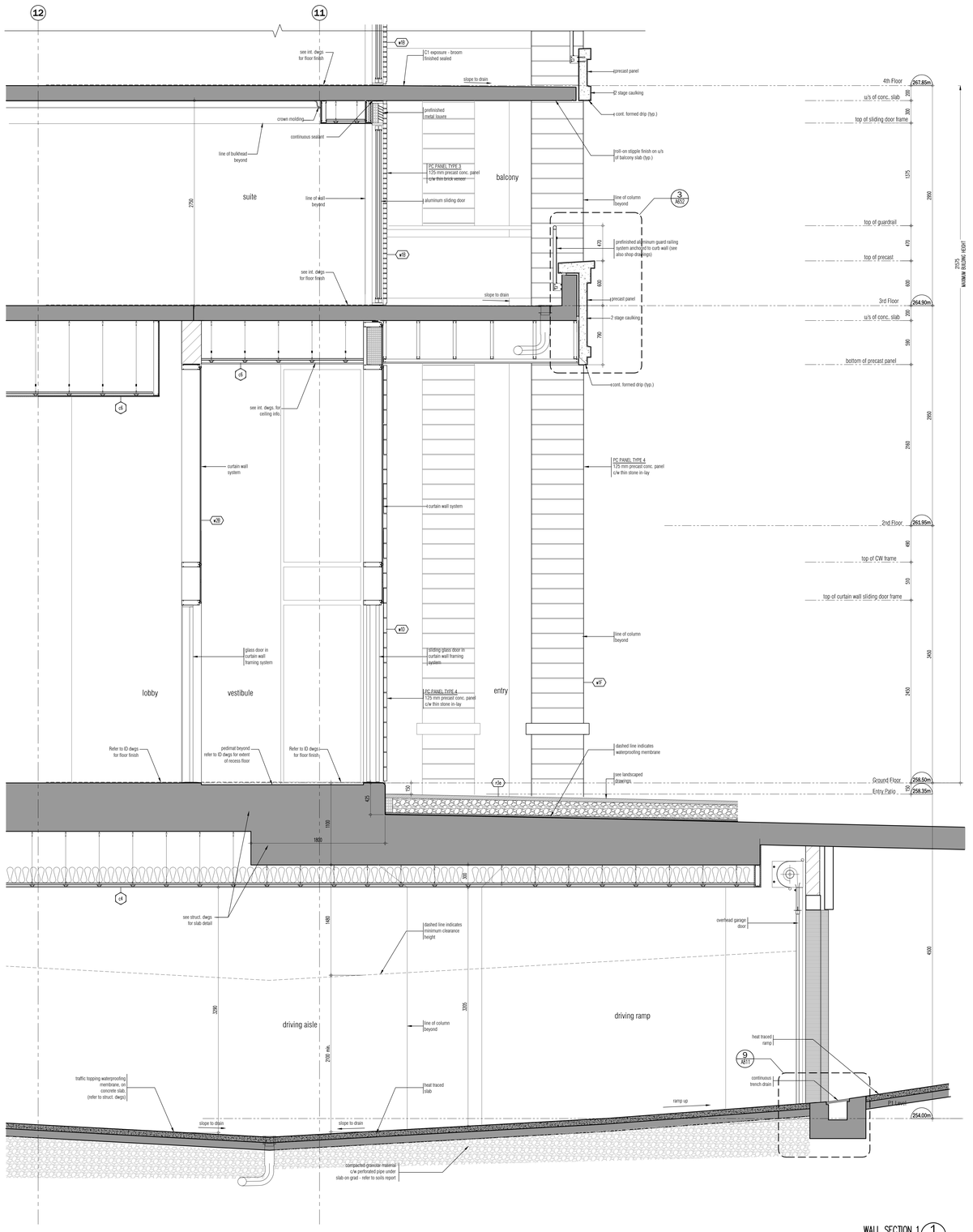
## Wall Section

1:20 A604

TITLEBLOCK SIZE: 915 x 1400




WALL SECTION 1 CONTINUED 1 A605
SCALE - 1:20




WALL SECTION 1 1 A605
SCALE - 1:20

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| 10. | JULY.19.2017 | Progress for Construction B.G. |
| 11. | AUG.09.2017 | Issued for Construction B.G. |
| 12. | OCT.25.2017 | Revision to Envelope B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit B.G. |

| | | |
|---|---|---|
| 04. | AUG.14.2018 | S124 Precast Upturn Insulation Removal BG |
| 03. | NOV.23.2017 | S108 TERRACE/PATIO & STEP 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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Phone 905.795.2503 Fax 905.795.2504 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

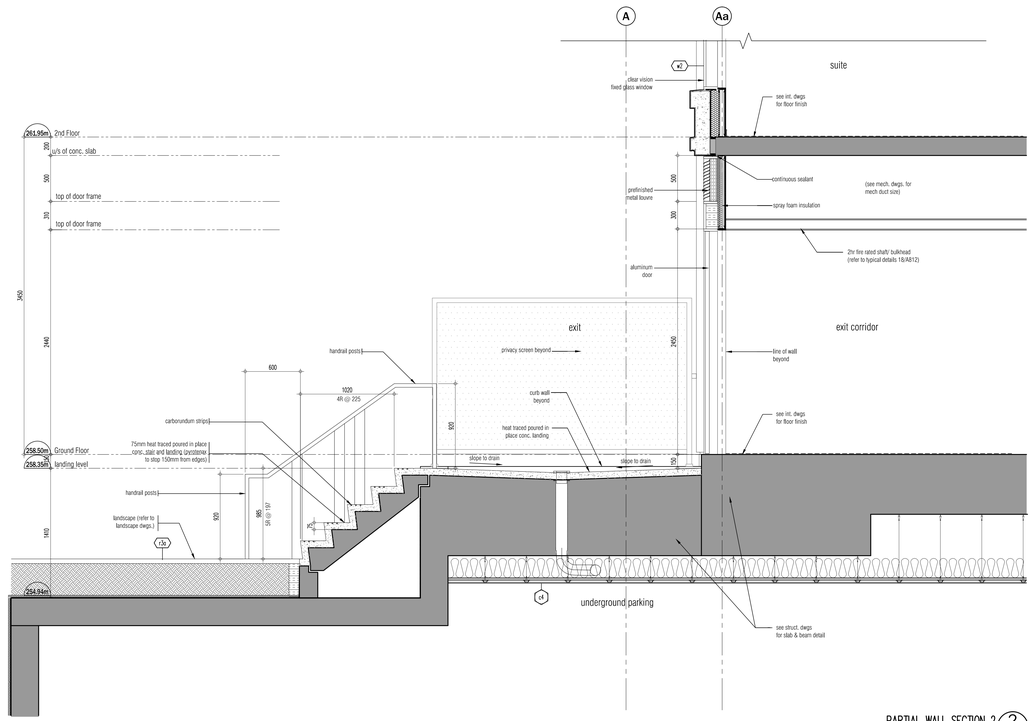
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12. 2018 |
| Job # | 1136.13 |

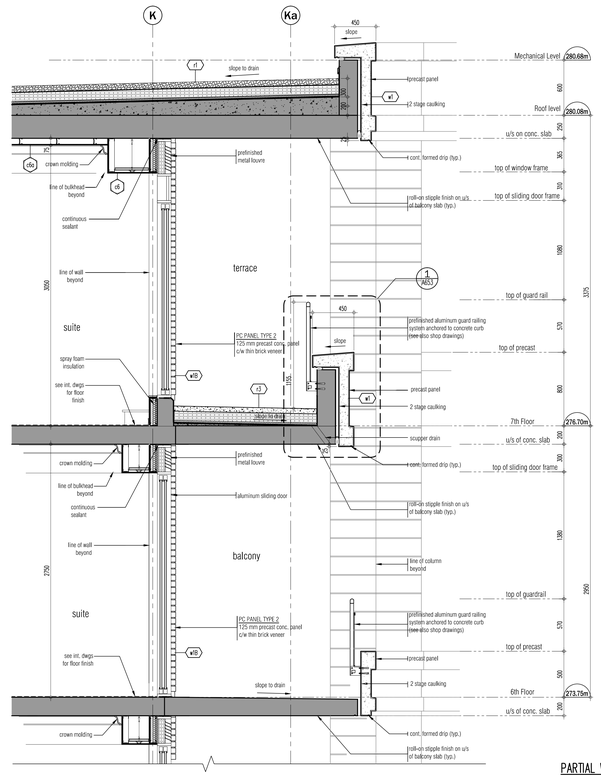
Wall Section

1:20 A605

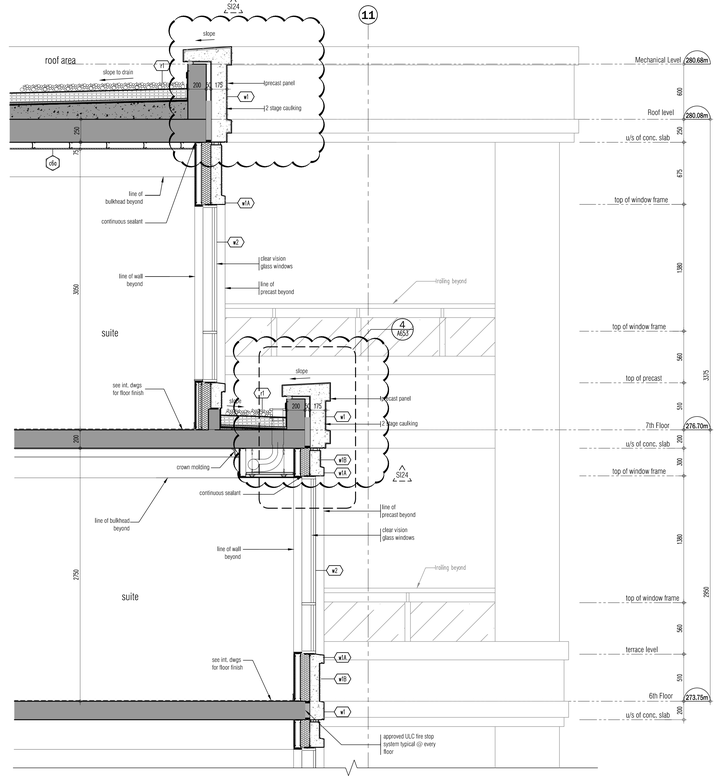
TITLEBLOCK SIZE: 915 x 1400




PARTIAL WALL SECTION 2 — SCALE = 1:20 — 2 / A606




PARTIAL WALL SECTION 3 — SCALE = 1:20 — 3 / A606




PARTIAL WALL SECTION 1 — SCALE = 1:20 — 1 / A606

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| 04. | JAN.15.2015 | re-issued to city for SPA | B.G. |
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| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |
| 04. | AUG.14.2018 | S124 Precast Upturn Insulation Removal | BG |
| 03. | NOV.23.2017 | S108 TERRACE/PATIO & STEP REVISION | BG |
| 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.905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

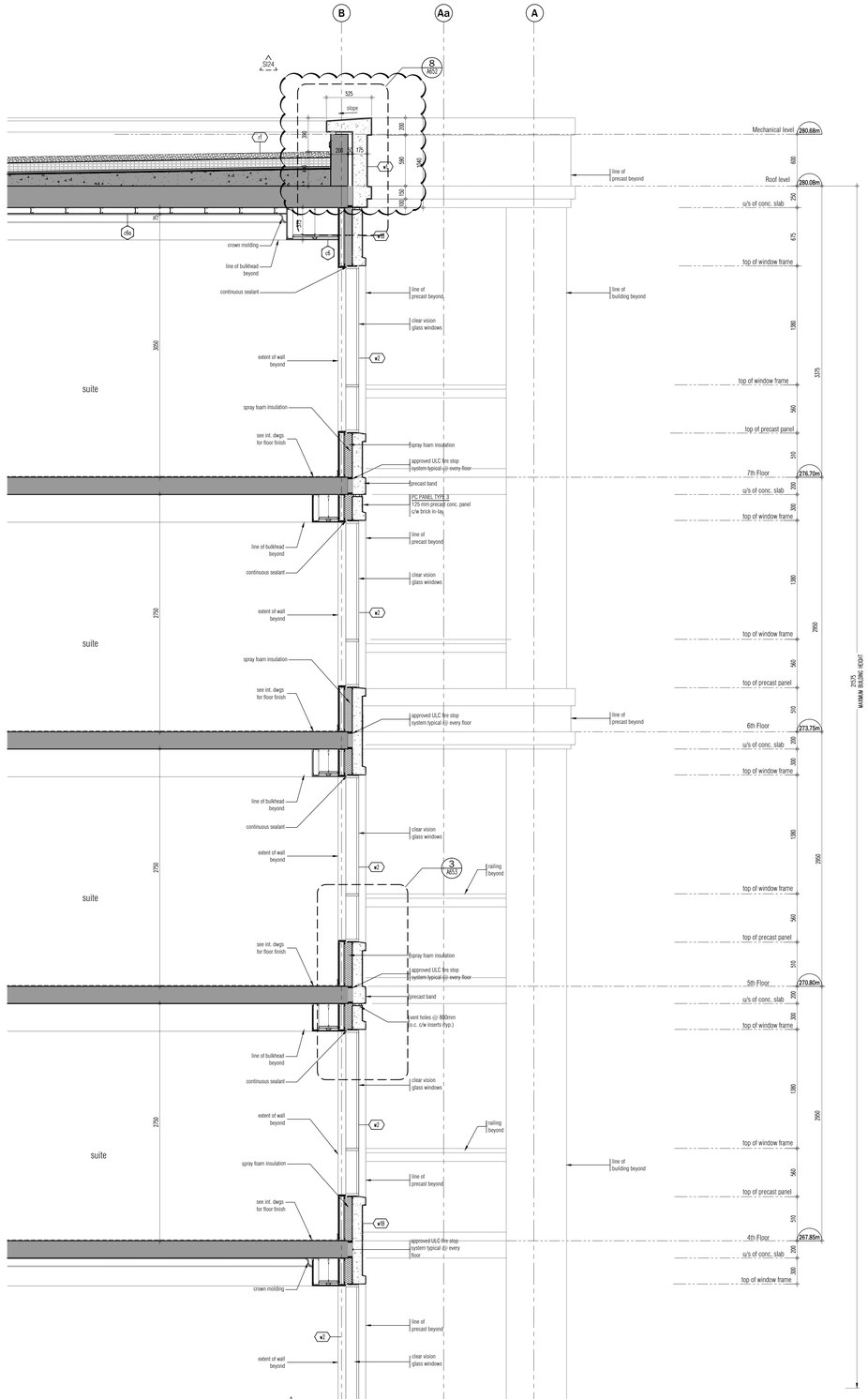
STOUFFVILLE — ROYAL PINES HOMES — ONTARIO

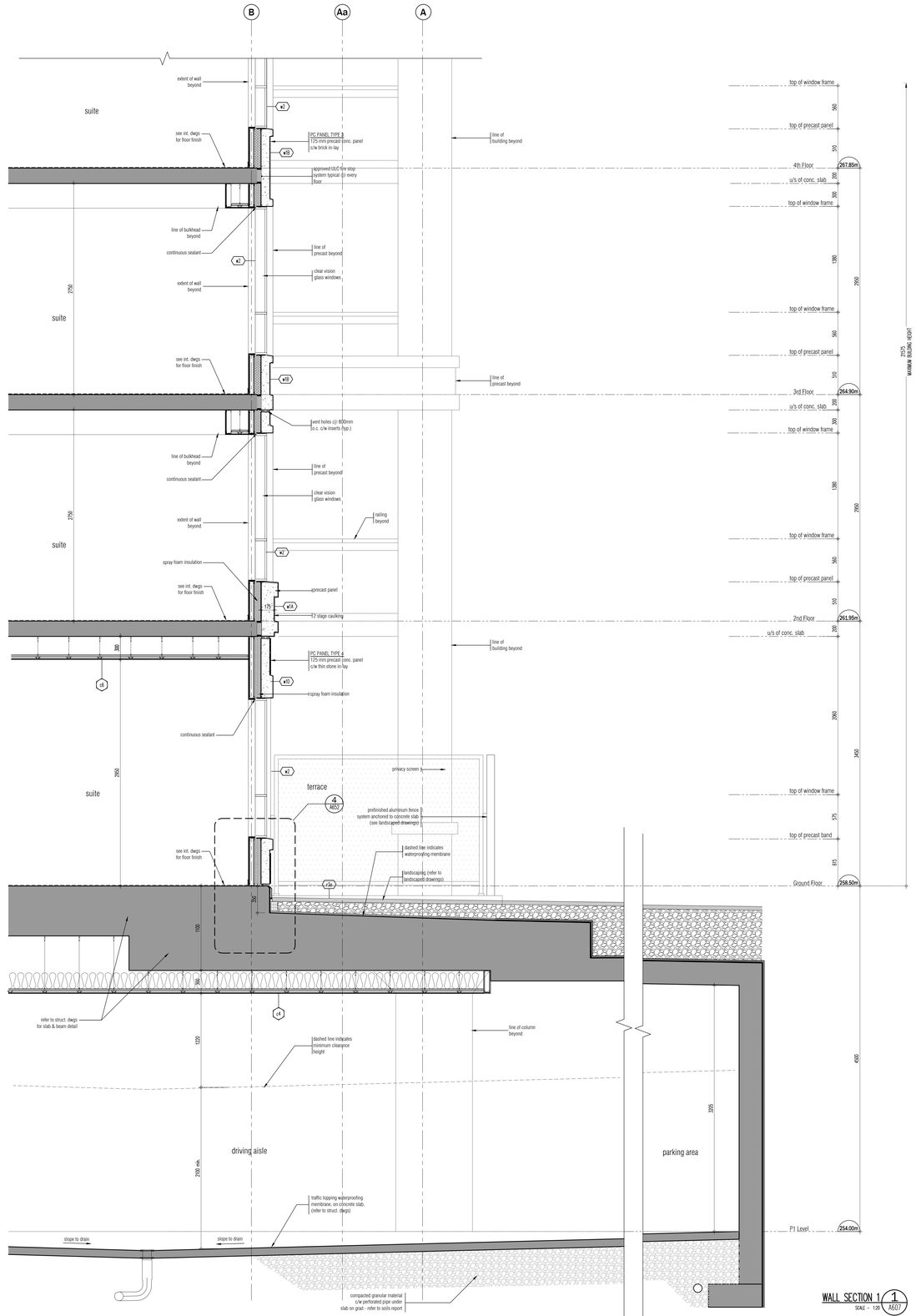
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12. 2018 |
| Job # | 1136.13 |

## Partial Wall Sections

1:20 — A606

TITLEBLOCK SIZE: 915 x 1400




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| 13. | APR.04.2018 | Re-issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 02. | AUG.14.2018 | S124 Precast Uptum Insulation Removal | BG |
| 01. | OCT.25.2017 | S108 ENVELOPE/SPRAY FOAM INSULATION | BG |

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Phone. 905.795.2601 Fax.905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

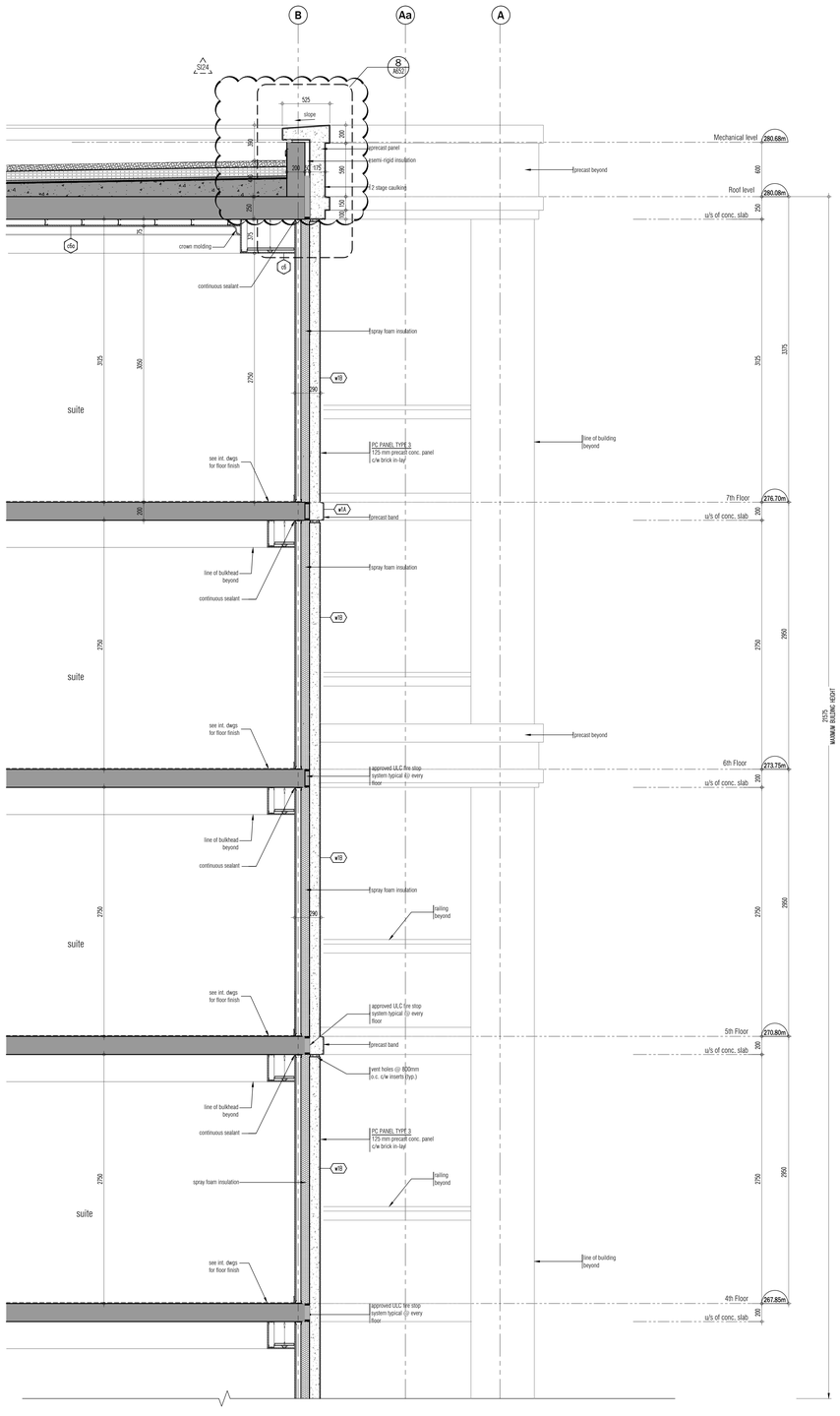
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12, 2018 |
| Job # | 1136.13 |

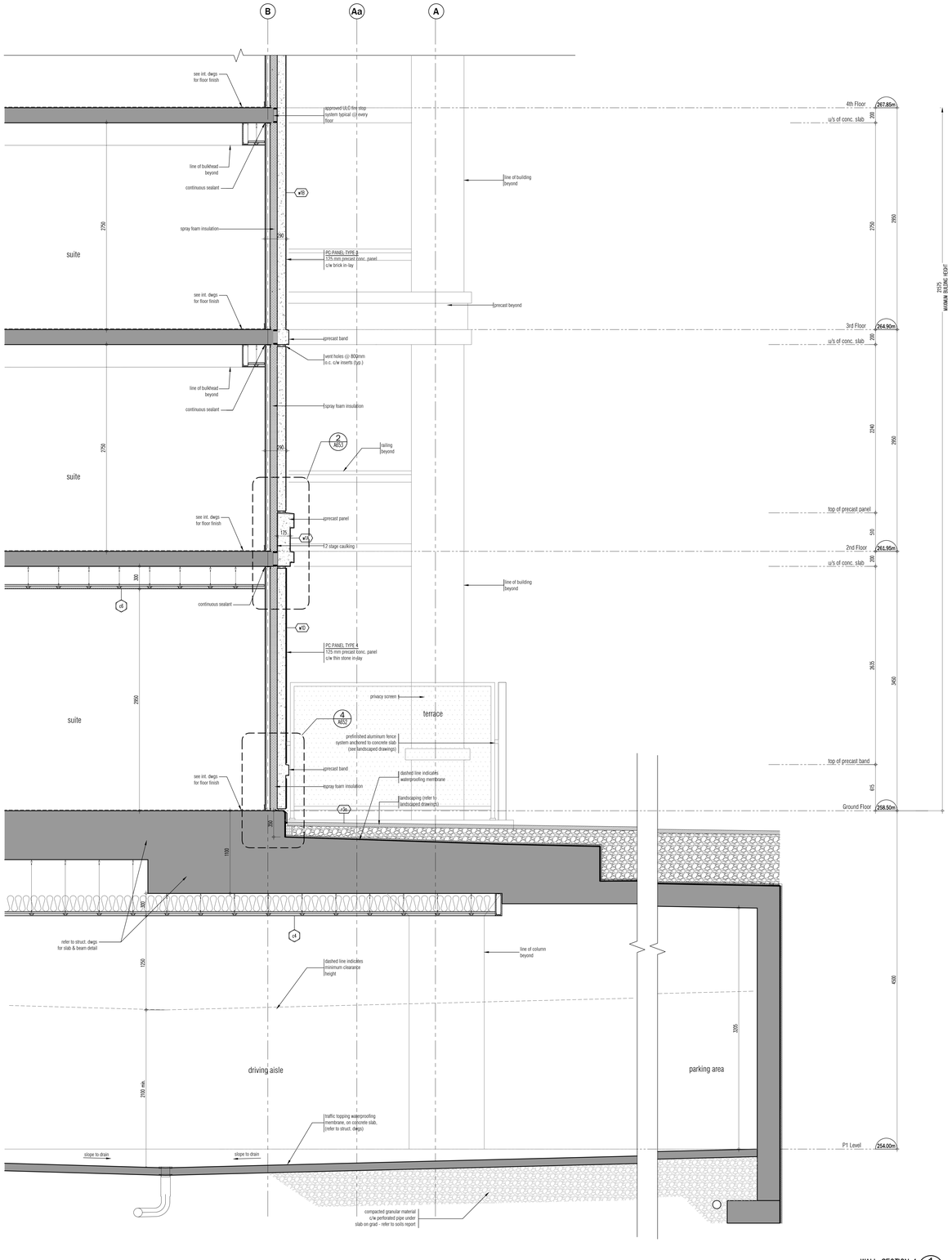
## Wall Section

1:20 A607

TITLEBLOCK SIZE: 915 x 1400




WALL SECTION 1 CONTINUED 1 A608
SCALE - 1:20




WALL SECTION 1 1 A608
SCALE - 1:20

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02. AUG.14.2018 S124 Precast Upturn Insulation Removal BG
01. OCT.25.2017 S108 ENVELOPE/SPRAY FOAM INSULATION BG
issued for revisions

GRAZIANI
CORAZZA
ARCHITECTS INC.
1220 Sheppard 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.

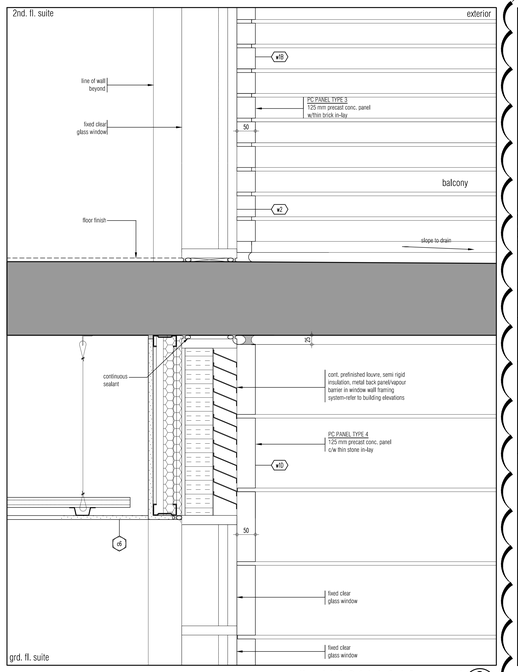
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Oct. 12. 2018 |
| Job # | 1136.13 |

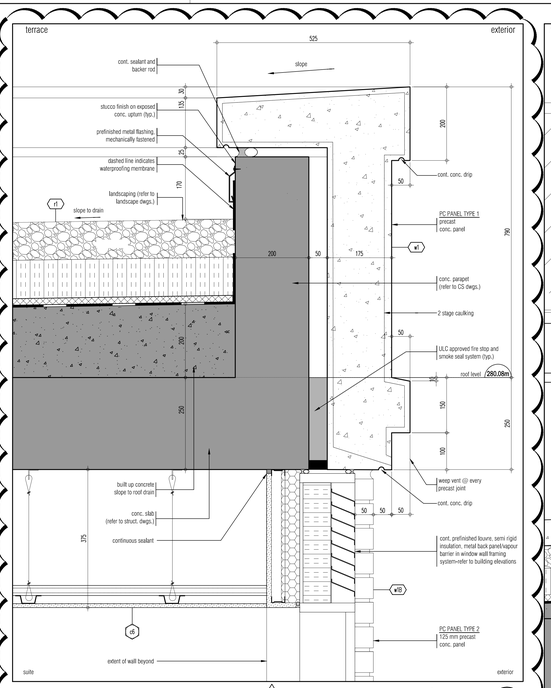
## Wall Section

1:20 A608

TITLEBLOCK SIZE: 915 x 1400

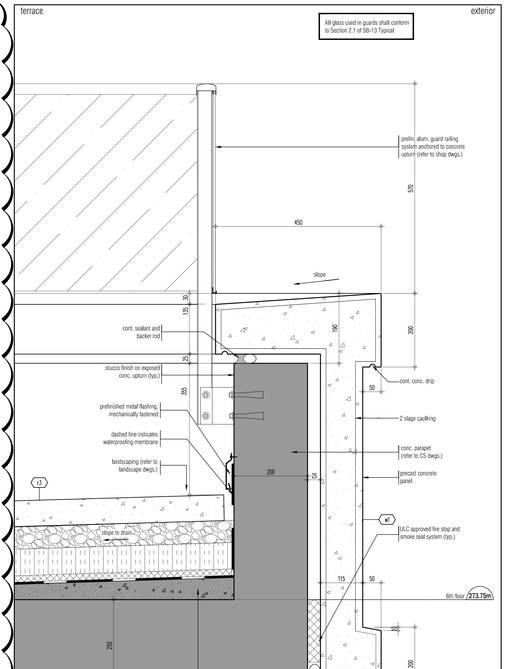



section detail @ 1st & 2nd floor precast 9
SCALE - 1:5 A651

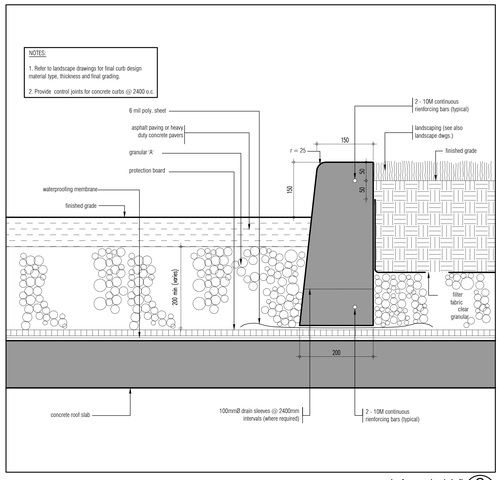



section detail @ roof/precast panel 7
SCALE - 1:5 A651

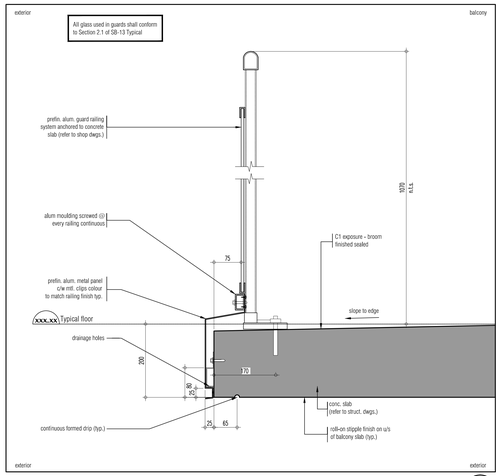
S124



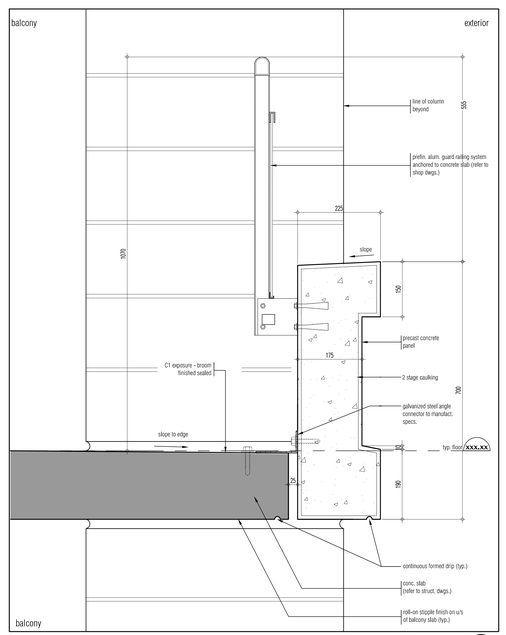

section detail @ terrace/precast panel 5
SCALE - 1:5 A651



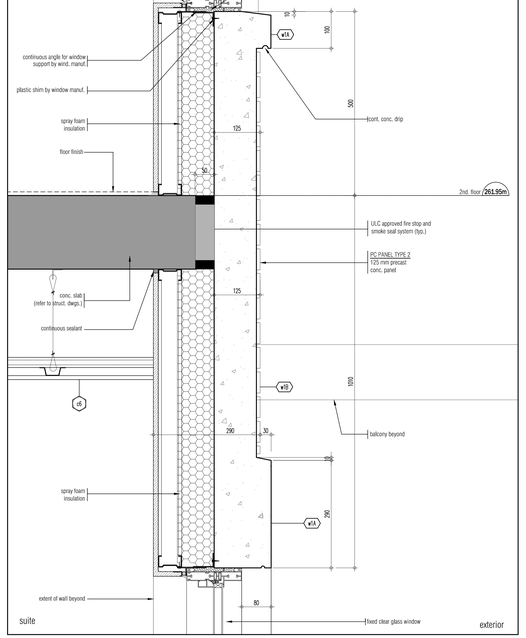

exterior curb detail 3
SCALE - 1:5 A651



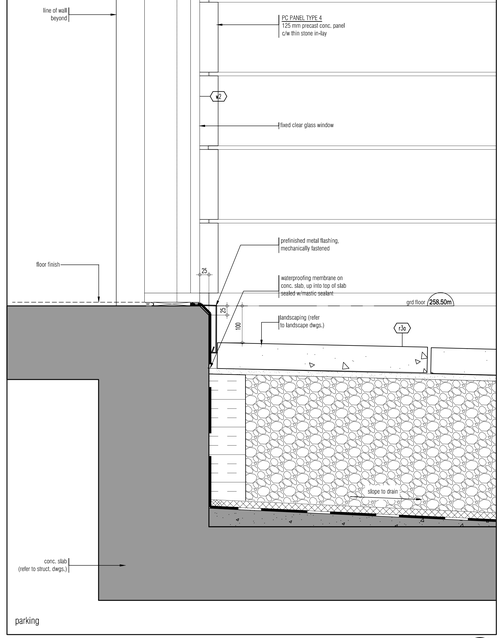

railing detail @ balcony 2
SCALE - 1:5 A651



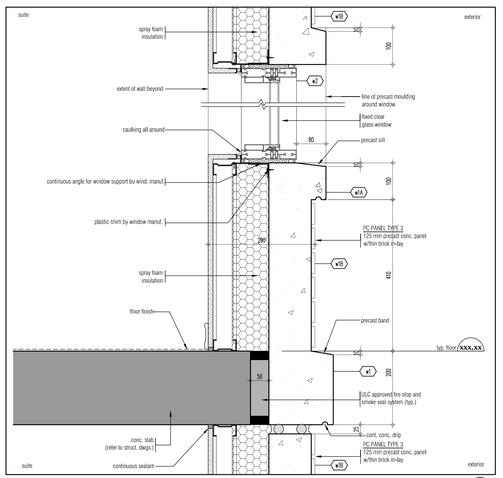

section detail @ balcony w/precast band 4
SCALE - 1:5 A651




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




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




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

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| 02. | OCT.25.2017 | S108 ENVELOPE/SPRAY FOAM INSULATION | BG |
| 01. | SEPT.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

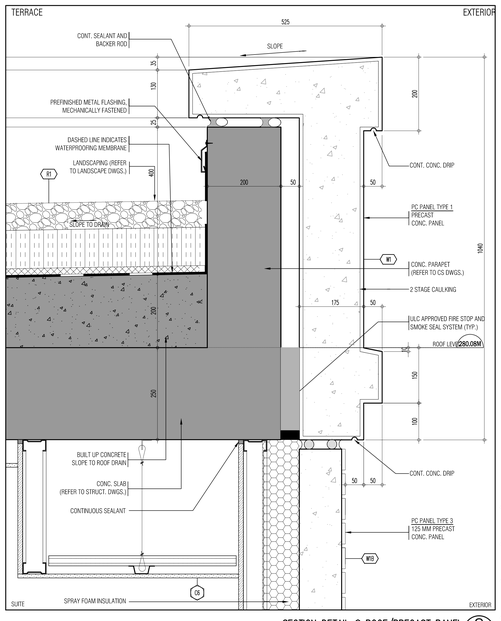
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

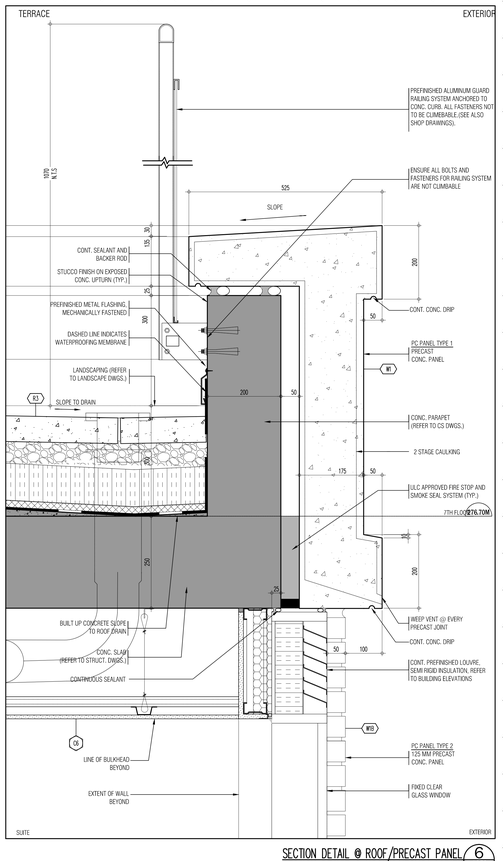
Section Details

as noted A651

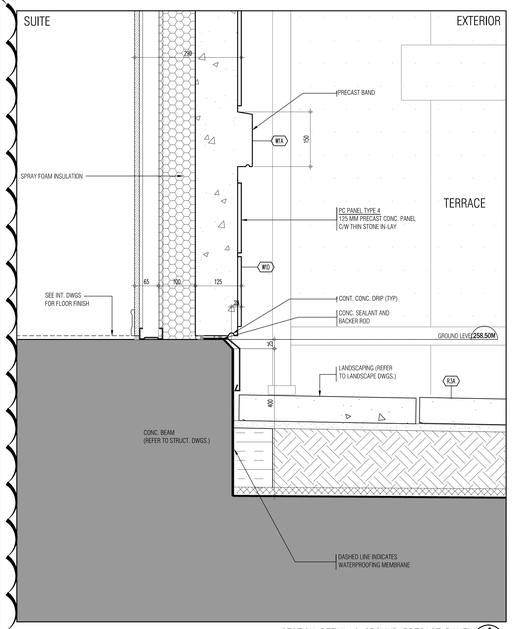
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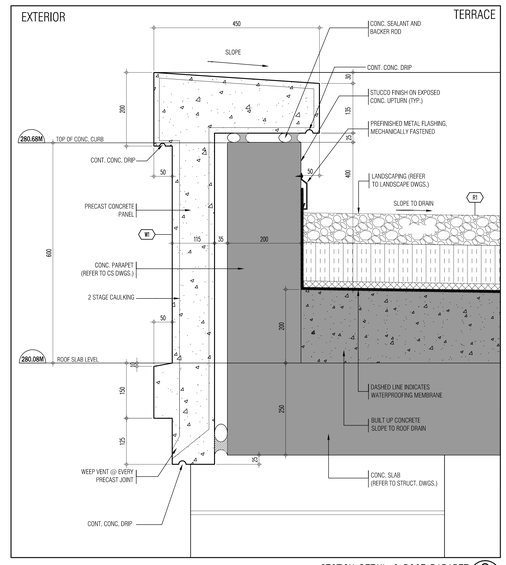

SECTION DETAIL @ ROOF/PRECAST PANEL 8 — SCALE - 1:5 — A652



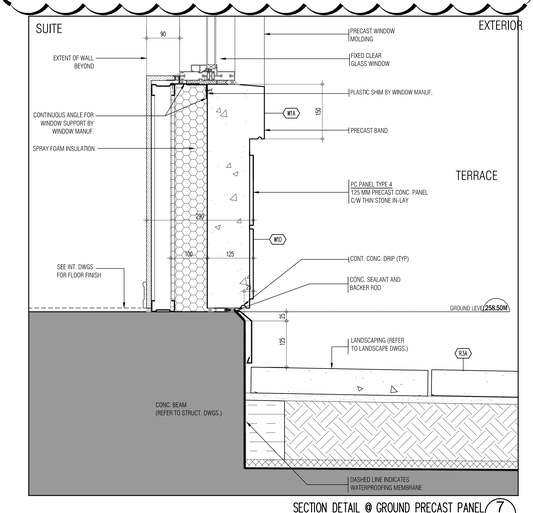

SECTION DETAIL @ ROOF/PRECAST PANEL 6 — SCALE - 1:5 — A652



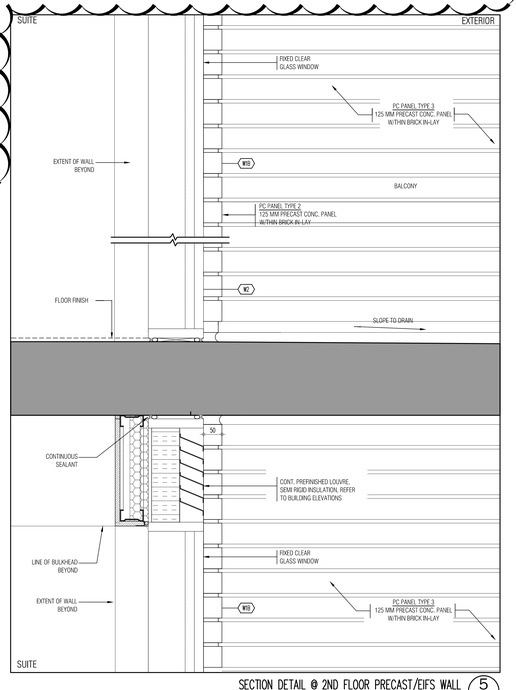

SECTION DETAIL @ GROUND PRECAST PANEL 4 — SCALE - 1:5 — A652



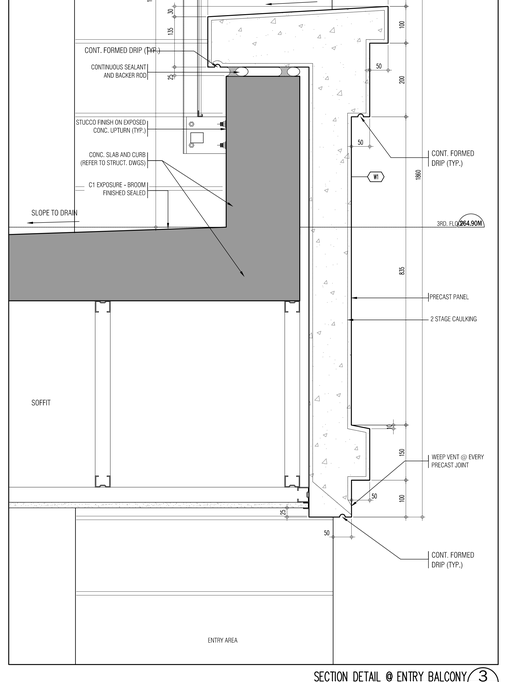

SECTION DETAIL @ ROOF PARAPET 2 — SCALE - 1:5 — A652



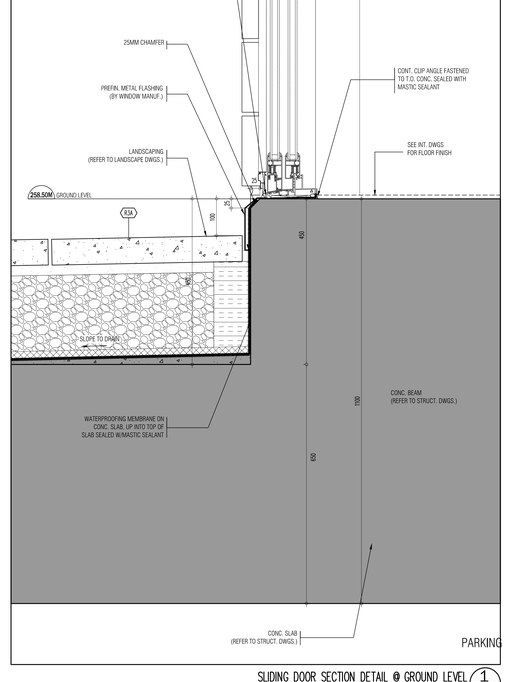

SECTION DETAIL @ GROUND PRECAST PANEL 7 — SCALE - 1:5 — A652




SECTION DETAIL @ 2ND FLOOR PRECAST/EIFS WALL 5 — SCALE - 1:5 — A652




SECTION DETAIL @ ENTRY BALCONY 3 — SCALE - 1:5 — A652




SLIDING DOOR SECTION DETAIL @ GROUND LEVEL 1 — SCALE - 1:5 — A652

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| 12. | OCT.25.2017 | Revision to Envelope | B.G. |
| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

| | | | |
|---|---|---|---|
| 03. | AUG.14.2018 | S124 Precast Upturn Insulation Removal | BG |
| 02. | OCT.25.2017 | S108 ENVELOPE/SPRAY FOAM INSULATION | BG |
| 01. | AUG.21.2017 | S103 SANDBLAST PRECAST ON BALCONIES | BG |

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1720 Dupont Stre. Suite 310 Mississauga Ontario L4W 1R3
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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

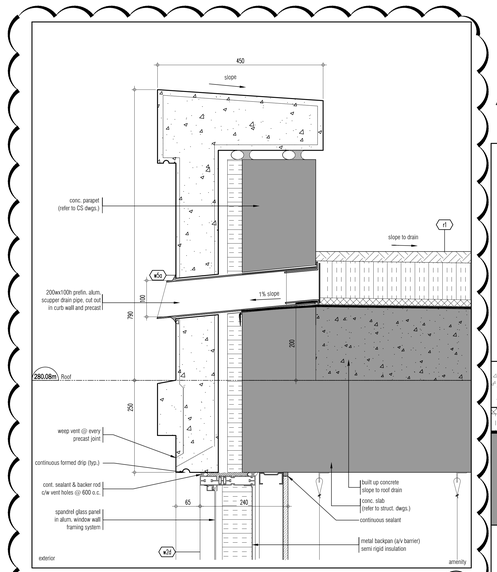
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | JUL 4, 2018 |
| Job # | 1136.13 |

## Section Details

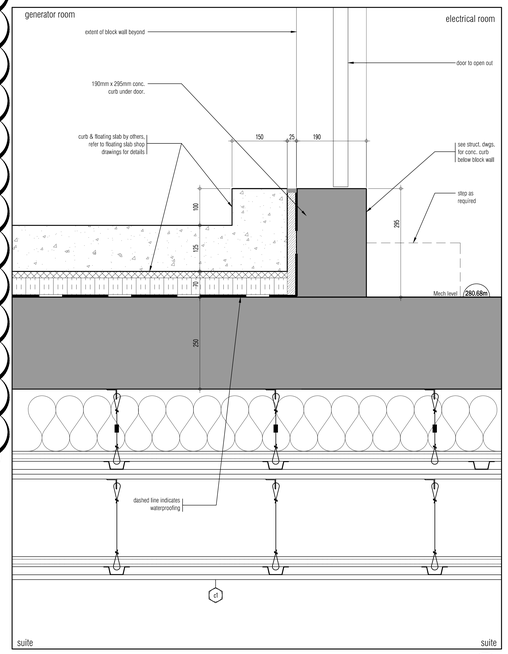
as noted A652

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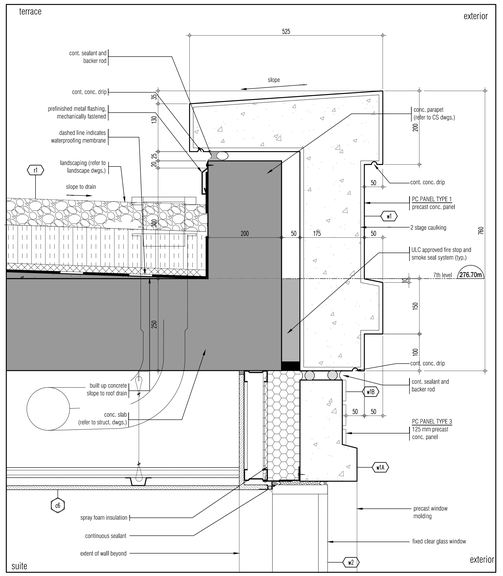



scupper detail @ precast 8 / A653
SCALE - 1:5

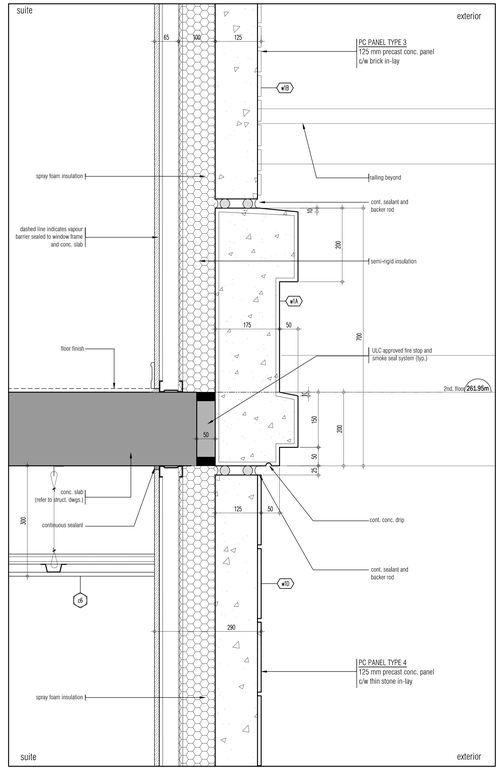
SI26



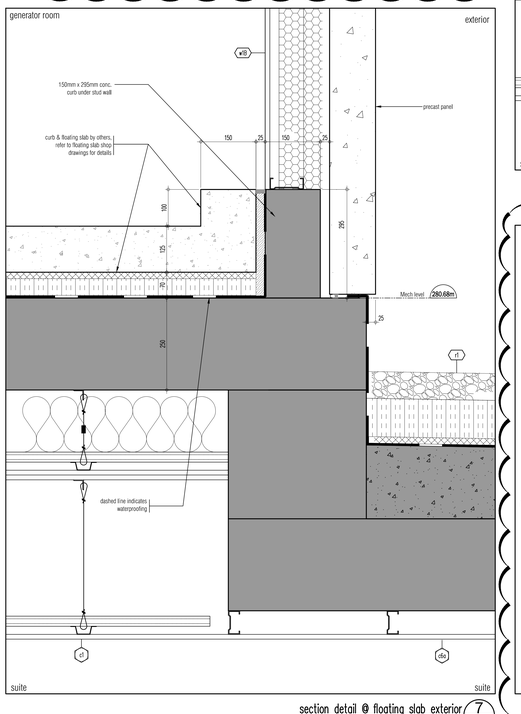

section detail @ floating slab entry 6 / A653
SCALE - 1:5



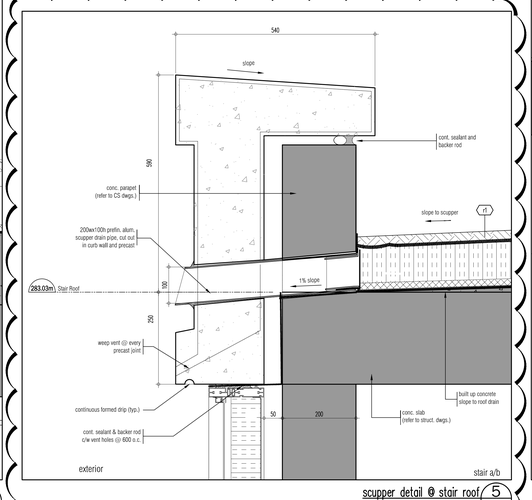

section detail @ mid roof/precast panel 4 / A653
SCALE - 1:5



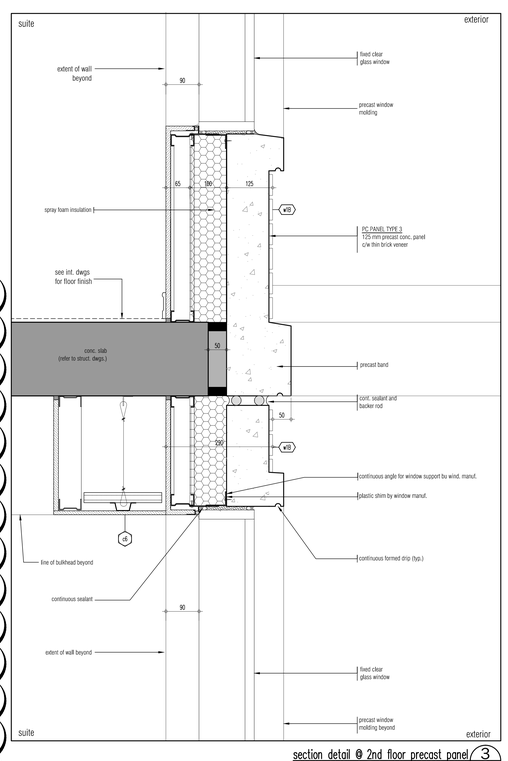

section detail @ 2nd floor precast panel 2 / A653
SCALE - 1:5



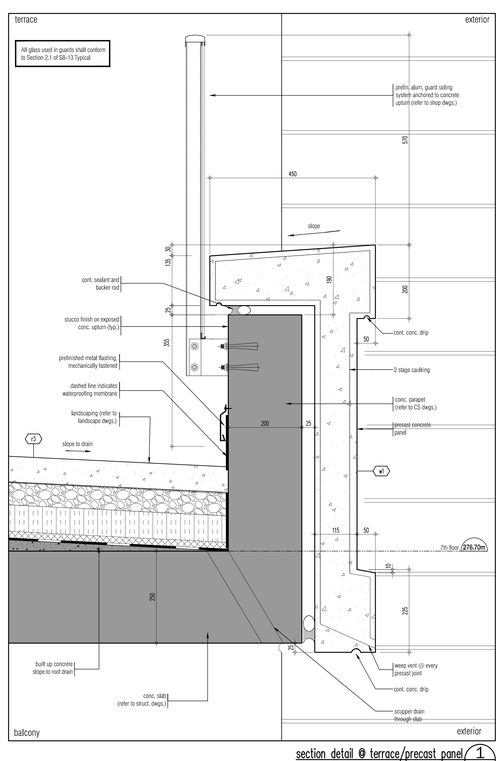

section detail @ floating slab exterior 7 / A653
SCALE - 1:5




scupper detail @ stair roof 5 / A653
SCALE - 1:5




section detail @ 2nd floor precast panel 3 / A653
SCALE - 1:5




section detail @ terrace/precast panel 1 / A653
SCALE - 1:5

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| | | | |
|---|---|---|---|
| 05. | OCT.10.2018 | SI 26 Addition of Roof Scuppers | BG |
| 04. | AUG.14.2018 | S124 Precast Upturn Insulation Removal | BG |
| 03. | AUG.14.2018 | SI 22 R1 Generator Room Curb | BG |
| 02. | JULY.10.2018 | SI 22 GENERATOR ROOM DOOR CURB | BG |
| 01. | OCT.25.2017 | S108 ENVELOPE/SPRAY FOAM INSULATION | 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

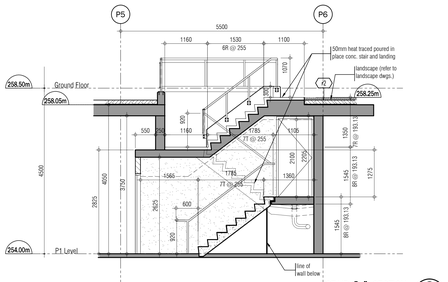
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

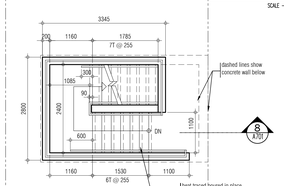
## Section Details

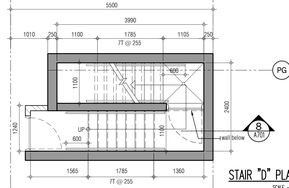
as noted A653

TITLEBLOCK SIZE: 915 x 1400

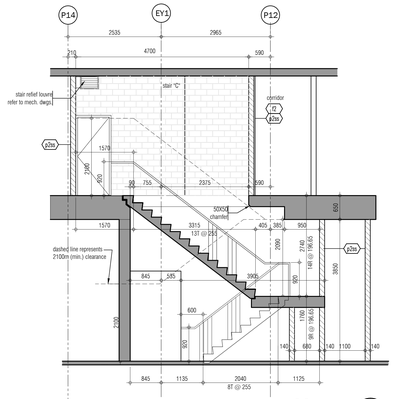



STAIR "D" SECTION 8 — SCALE - 1:50 — A701

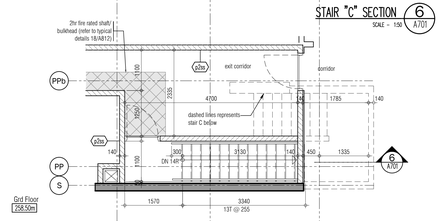


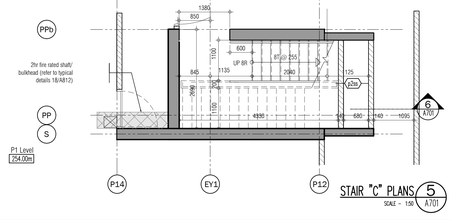




STAIR "D" PLANS 7 — SCALE - 1:50 — A701

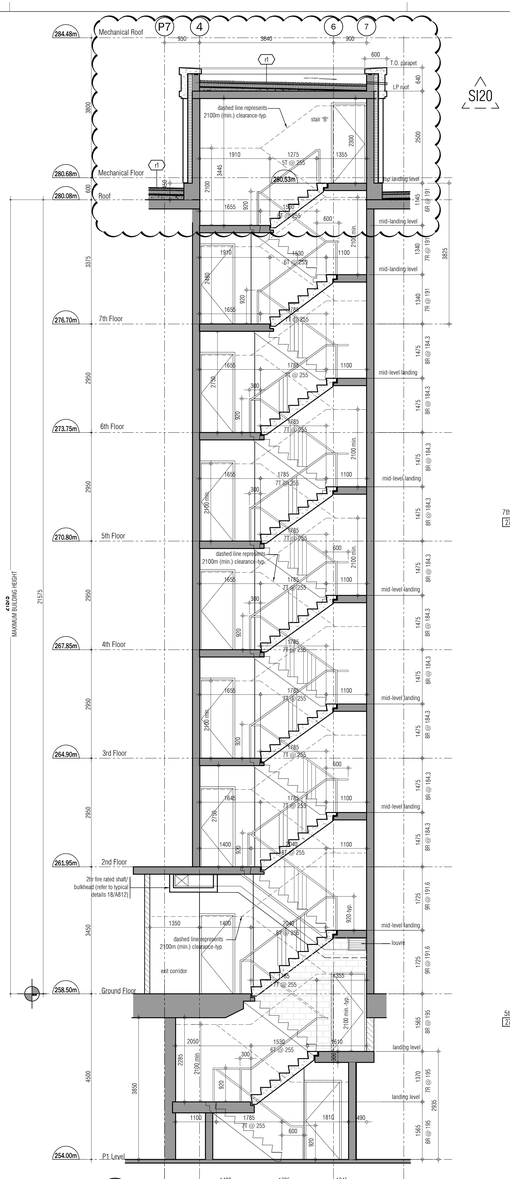



STAIR "C" SECTION 6 — SCALE - 1:50 — A701

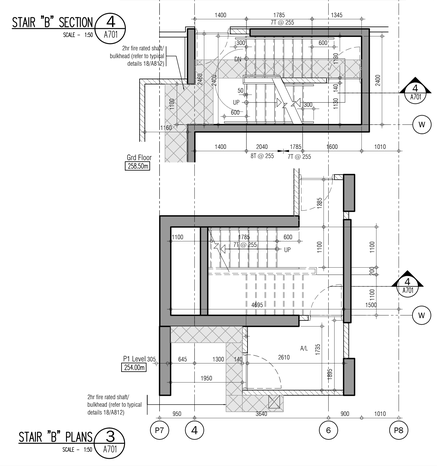


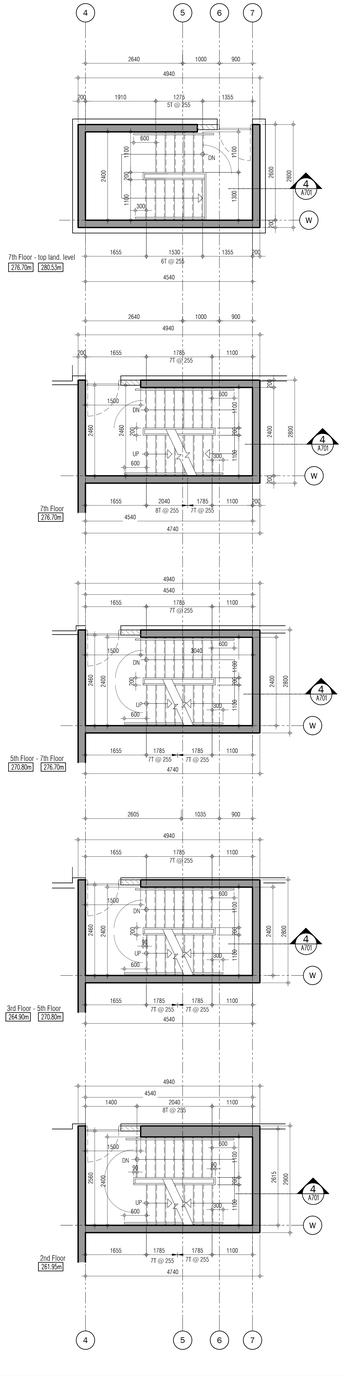

STAIR "C" PLANS 5 — SCALE - 1:50 — A701

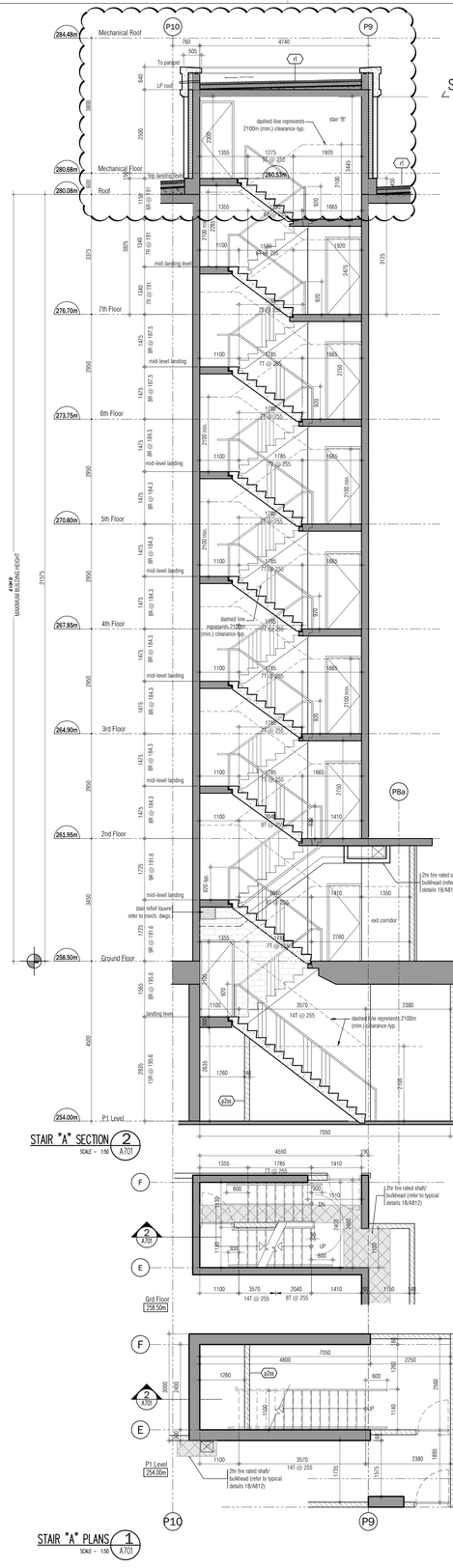



STAIR "B" SECTION 4 — SCALE - 1:50 — A701




STAIR "B" PLANS 3 — SCALE - 1:50 — A701

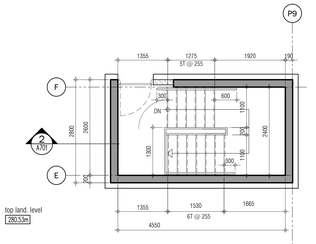


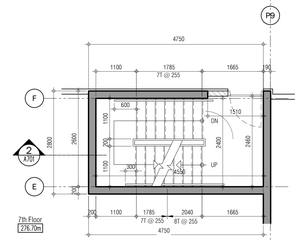



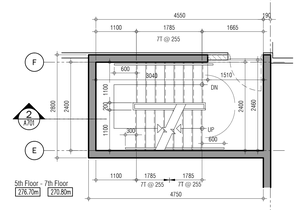

STAIR "A" SECTION 2 — SCALE - 1:50 — A701

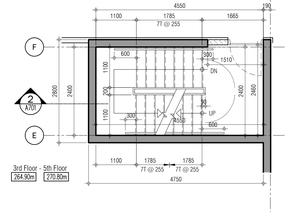


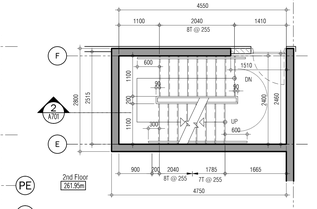

STAIR "A" PLANS 1 — SCALE - 1:50 — A701




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| 13. | APR.04.2018 | Re-Issued for Building Permit — B.G. |

| | |
|---|---|
| 02. | JUNE.14.2018 SI 20 MECHANICAL FL. PRECAST UPDATE BG |
| 01. | DEC.11.2017 SI1 REVISE GRID/ADD DIMS AT STAIR C BG |

Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
1339 Dupont St.W., Toronto, Ont. M6H 2A6
Phone. 905.785.2601 — Suite 101 Mississauga Ontario L5R 1C3
Fax.905.785.2644 — 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: | G.COLANGELO/D.BIASE |
| Plot Date: | JUL 4, 2018 |
| Job # | 1136.13 |

## Stair "A" - "D" Drawings Plans & Sections

1:50 — A701

TITLEBLOCK SIZE: 9"S x 1400

typical plan detail at precast on 45° angle 10 A801
SCALE - 1:10




corner detail at ground floor precast and concrete shear wall 7 A801
SCALE - 1:10




plan detail at precast 5 A801
SCALE - 1:10




typical corner detail at precast 2 A801
SCALE - 1:10




plan detail at exit corridor 9 A801
SCALE - 1:10




plan detail at precast 4 A801
SCALE - 1:10




corner detail at ground precast 1 A801
SCALE - 1:10




plan detail at precast and curtain wall 8 A801
SCALE - 1:10




corner detail at precast 6 A801
SCALE - 1:10




precast detail @ concrete shear wall 3 A801
SCALE - 1:10

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01. OCT.25.2017 SIGB ENVELOPE/SPRAY FOAM INSULATION BG

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

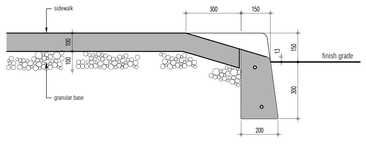
STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4. 2018 |
| Job # | 1136.13 |

## Typical Details

as noted A801

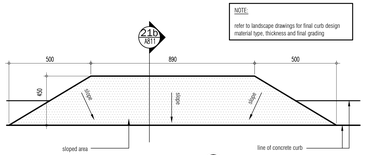
TITLEBLOCK SIZE: 915 x 1400




B SECTION

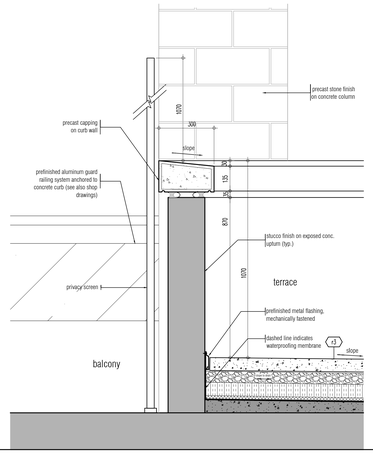
NOTE:
refer to landscape drawings for final curb design material type, thickness and final grading

2 A10
A811

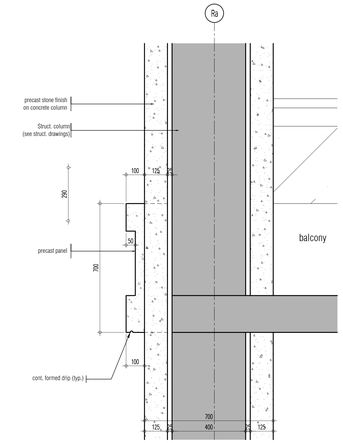



A PLAN

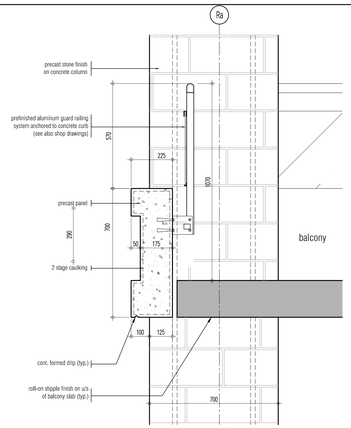
drop curb-plan & section detail 9
SCALE - 1:10 A802




drop curb detail 6
SCALE - 1:10 A802




THROUGH STRUCTURAL COLUMN (B)

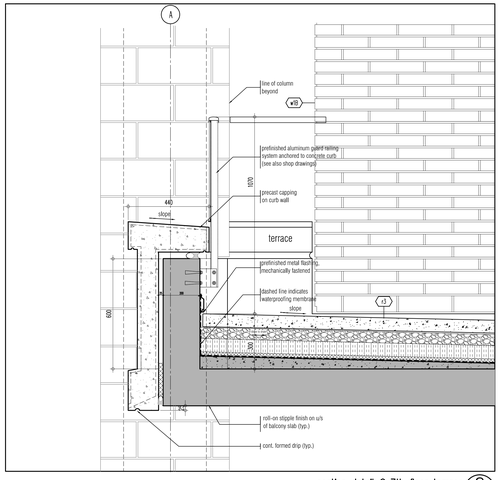



BEFORE STRUCTURAL COLUMN (A)

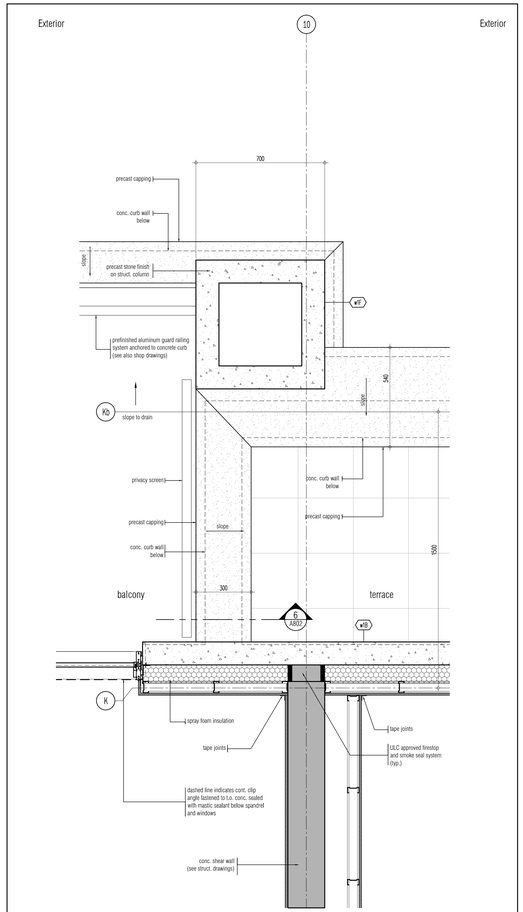
PRECAST @ COLUMN DETAIL 4
SCALE - 1:10 A802




balcony corner detail with column (typ.) 2
SCALE - 1:10 A802



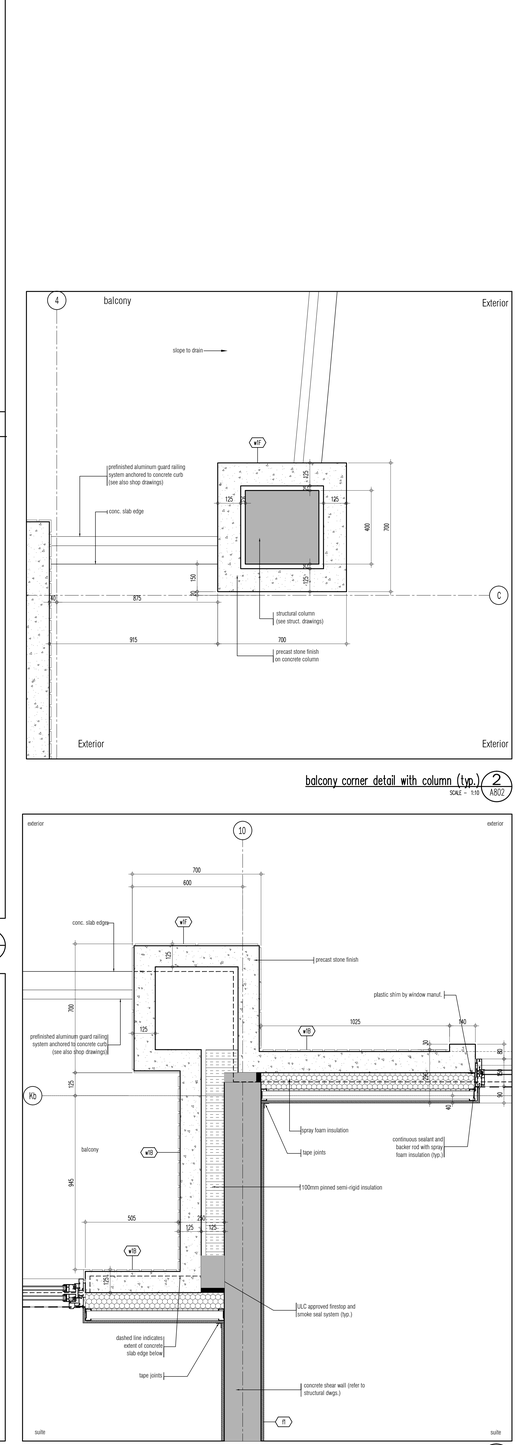

section detail @ 7th floor terrace 8
SCALE - 1:10 A802



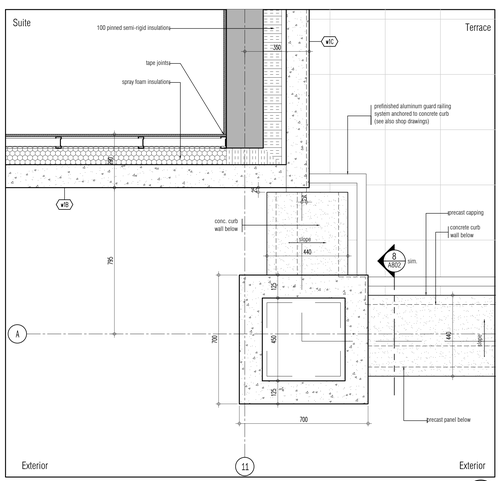

precast band detail @ balcony-typical 5
SCALE - 1:10 A802




PRECAST BAND DETAIL @ BALCONY - TYPICAL 3
SCALE - 1:10 A802




corner detail at precast 1
SCALE - 1:10 A802




precast corner detail @ 7th floor terrace 7
SCALE - 1:10 A802

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| | | |
|---|---|---|
| 02. | OCT.25.2017 | S108 ENVELOPE/SPRAY FOAM INSULATION 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

Typical Details

as noted A802

TITLEBLOCK SIZE: 915 x 1400

plan detail @ sliding door 3
SCALE - 1:10 A803




plan detail precast/block wall at ground floor 2
SCALE - 1:10 A803




balcony wall detail 2nd to 7th floor 5
SCALE - 1:10 A803




plan detail at precast/spandrel 4
SCALE - 1:10 A803




precast corner detail @ column-typical 1
SCALE - 1:10 A803

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02. OCT.25.2017 S108 ENVELOPE/SPRAY FOAM INSULATION BG
01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

Typical Details

as noted A803

TITLEBLOCK SIZE: 915 x 1400

typical concrete curb surrounding pipe penetrations @ mech. penthouse 12 A811
SCALE - 1:10




roof drain detail 8 A811
SCALE - 1:5




garage roof slab and wall detail 2 A811
SCALE - 1:10




insulation at pipe and rating around pipe at slab penetration 11 A811
SCALE - 1:5




accessible deck drain of garage roof 7 A811
SCALE - 1:5




section of construction joint at slab wall 4 A811
SCALE - 1:5




garage roof slab and wall detail 1 A811
SCALE - 1:10




mechanical penetration thru roof 14 A811
SCALE - 1:5




plan detail @ o.h. door at parking ramp 10 A811
SCALE - 1:5




typical detail @ terrace drain 6 A811
SCALE - 1:10




curb detail @ roof top units 13 A811
SCALE - 1:5




trench drain detail 09 A811
1:5




protection of vertical element @ slab on grade junction 5 A811
SCALE - 1:10




exterior drainage against shoring system 3 A811
SCALE - 1:10

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| 13. | APR.04.2018 | Re-Issued for Building Permit | B.G. |

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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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## Typical Details

as noted A811

TITLEBLOCK SIZE: 915 x 1400

bulkhead above upper kitchen cabinets 16 A812
SCALE - 1:5




typical plan and section detail @ party wall 12 A812
SCALE - 1:5




typical detail @ party wall 8 A812
SCALE - 1:10




wall mounted steel handrail details 4 A812
SCALE - 1:5




section at mailbox wall 15 A812
SCALE - 1:5




section at shear wall and demising wall intersection 11 A812
SCALE - 1:5




typical detail @ party wall 7 A812
SCALE - 1:10




metal pan stair detail 3 A812
SCALE - 1:5




2hr fire rated enclosure 18 A812
SCALE - 1:5




section detail @ window screen fire rated at parking level 14 A812
SCALE - 1:5




exterior wall @ fan coil unit 10 A812
SCALE - 1:10




typical detail @ shear wall 6 A812
SCALE - 1:10




precast concrete stair detail - typical 2 A812
SCALE - 1:10




typical bulkhead detail 17 A812
SCALE - 1:5




electrical outlet box detail 13 A812
SCALE - 1:5




exterior wall @ fan coil unit 9 A812
SCALE - 1:10




typical detail @ shear wall 5 A812
SCALE - 1:10




stair detail - handrail extension at top & bottom 1 A812
SCALE - 1:10

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked by: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## Typical Details

as noted A812

TITLEBLOCK SIZE: 915 x 1400

mp105 wall anchor 14
SCALE - 1:5 A813




water closet stalls 10
SCALE - n.t.s. A813




typical suite entry door width 7
SCALE - 1:20 A813




typical universal barrier free public bathroom 4
SCALE - 1:20 A813




mp101 wall anchor 13
SCALE - 1:5 A813




typical barrier free washroom inside bedroom 10
SCALE - n.t.s. A813




barrier free water closet grab bar detail 6
SCALE - 1:10 A813




barrier free vanity 3
SCALE - 1:10 A813




typical controls height 11
SCALE - n.t.s. A813




mp21/4 roof anchor 12
SCALE - 1:5 A813




bathroom and bedroom door width when narrow hallway 8
SCALE - 1:20 A813




typical barrier free washroom inside suite 9
SCALE - n.t.s. A813




elevation detail – barrier free shower 5
SCALE - 1:10 A813




barrier free shower – plan detail 2
SCALE - 1:10 A813




typical exterior receptacle height 15
SCALE - n.t.s. A813




detail of reinforcement locations and extent of moisture resistant board 1
SCALE - 1:20 A813

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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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

Typical Details

as noted A813

TITLEBLOCK SIZE: 915 x 1400

typical detail @ terrace privacy screen 12
SCALE - 1:10 A814




typical balcony railing detail 11
SCALE - 1:5 A814




plan details @ fire hose cabinet (rated stand pipe riser) 6
SCALE - 1:10 A814




typical parapet flashing detail 4
SCALE - 1:5 A814




typical int. concrete block wall continuous joint 3
SCALE - 1:5 A814




shelving details 14
SCALE - 1:20 A814




wood shelving details 13
SCALE - 1:20 A814




section @ roof access ladder 10
SCALE - 1:20 A813




roof access ladder 7
SCALE - 1:20 A814




stack rack bike locker detail 5
SCALE - N.T.S. A814




vertical construction joint in concrete wall 2
SCALE - 1:5 A814




floor construction joint detail (fire separation) 1
SCALE - 1:5 A814

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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: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

Typical Details

as noted A814

TITLEBLOCK SIZE: 915 x 1400

SECTION DETAIL @ WINDOW WALL BAYPASS 8 A815
SCALE - 1:5




detail @ rated partition with electrical service boxes 7 A815
SCALE - 1:10




section detail @ garbage chute 3 A815
SCALE - 1:10




shuttle elevator ceiling 10 A815
SCALE - 1:5




vestibule minimum size when doors aren't aligned 6 A815
SCALE - 1:20




vestibule minimum size when doors aligned 5 A815
SCALE - 1:20

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PROPOSED RESIDENTIAL DEVELOPMENT

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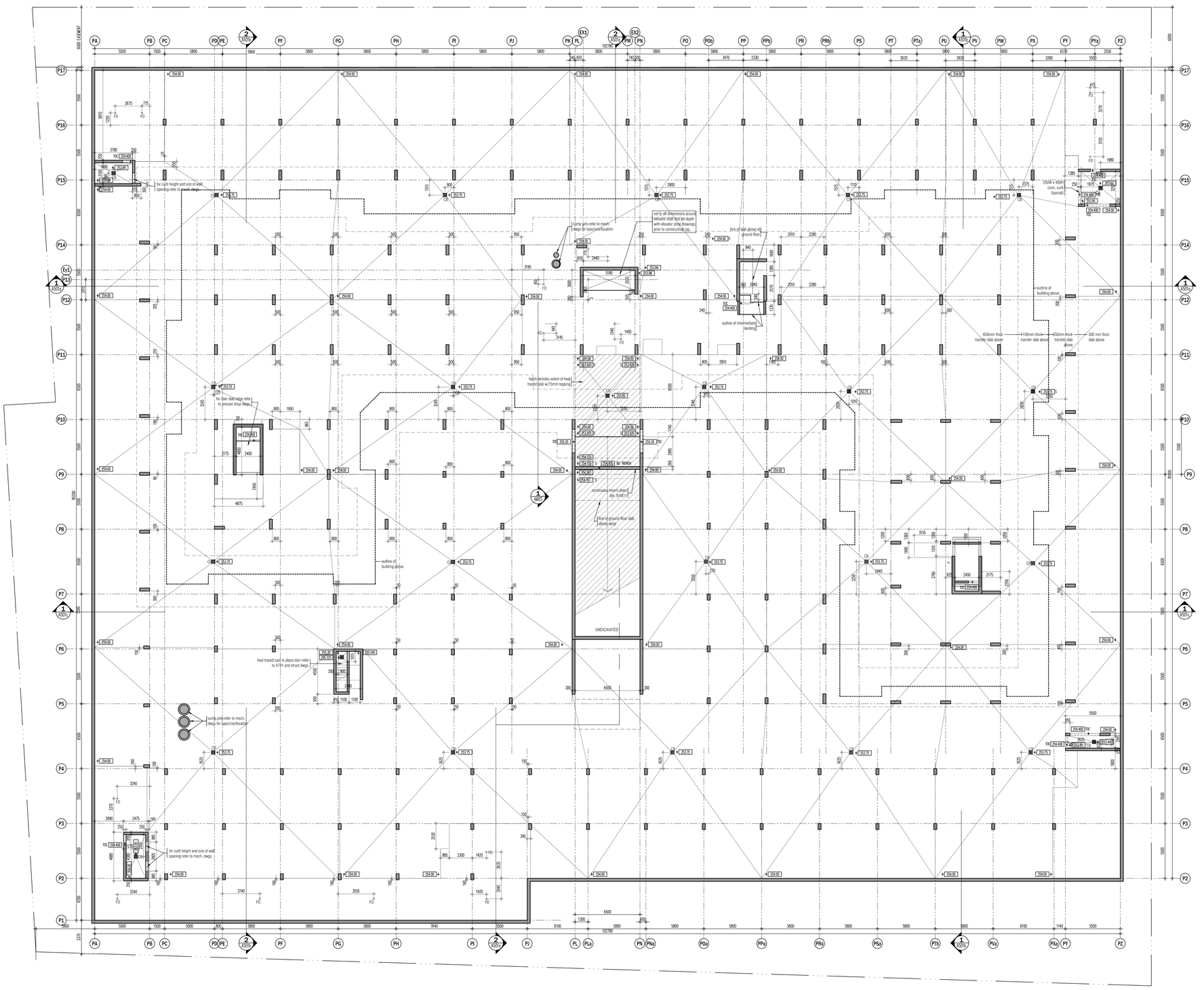
STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Jul. 4, 2018 |
| Job # | 1136.13 |

## Typical Details

as noted A815

TITLEBLOCK SIZE: 915 x 1400




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| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |

| | | |
|---|---|---|
| 03. | DEC.13.2017 | SI 11 REV.1 -STAIR C | BG |
| 02. | SEPT.08.2017 | S107 UNDER STAIR ACCESS | BG |
| 01. | AUG.31.2017 | S105 SHAFT CURBS & DOOR | BG |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

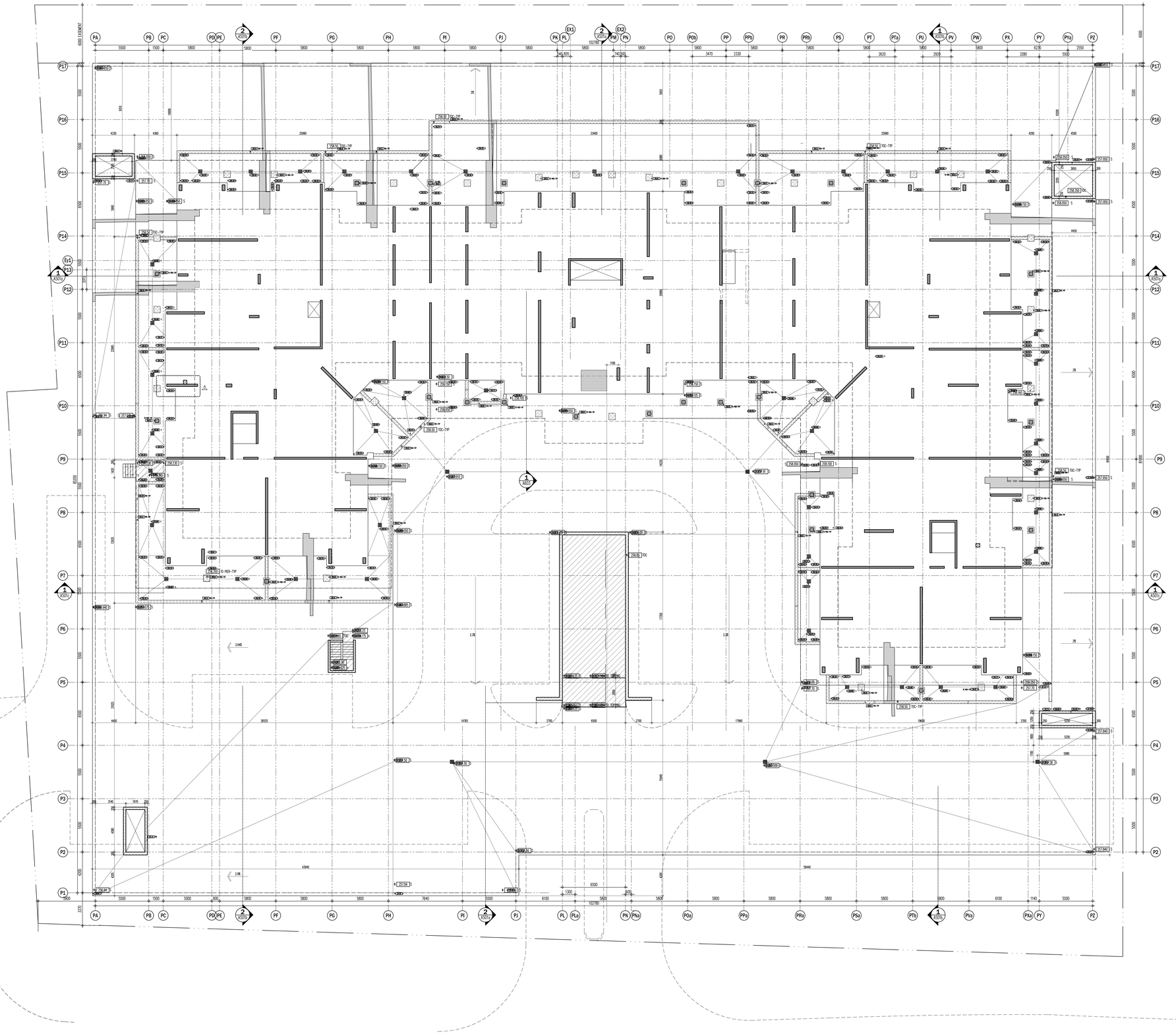
STOUFFVILLE ONTARIO

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

## PARKING PLAN

1:125 CS201

TITLEBLOCK SIZE: 915 x 1400

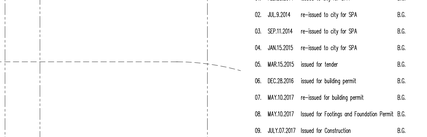

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EX1 EX2
102780
A501 A502 A503 A504 A505 A506 A507 A508
6000 EXCAVATION
TOC-TYP
TOC
TO PIER-TYP
2%
2.3%
3.04%
GRADE 84
GRADE 85
GRADE 86
GRADE 87
GRADE 88
GRADE 89
GRADE 90
GRADE 91
GRADE 92
GRADE 93
GRADE 94
GRADE 95
GRADE 96
GRADE 97
GRADE 98
GRADE 99
GRADE 100
GRADE 101
GRADE 102
GRADE 103
GRADE

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|---|---|---|---|
| 01. | FEB.28.2014 | issued to city for SPA | B.G. |
| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
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| 06. | DEC.28.2016 | issued for building permit | B.G. |
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| 08. | MAY.10.2017 | Issued for Footings and Foundation Permit | B.G. |
| 09. | JULY.07.2017 | Issued for Construction | B.G. |
| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |




| | | | |
|---|---|---|---|
| 04. | FEB.21.2018 | S114 COLUMN CURB HEIGHT CHANGE | BG |
| 03. | NOV.23.2017 | S108 TERRACE/PATIO & STEP REVISION | BG |
| 02. | SEP.1.06.2017 | S106 TRANSOM/BULKHEADS REVISION | BG |
| 01. | AUG.25.2017 | S104 EXTENDED GRD. STRUCTURAL SOFFIT | BG |

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

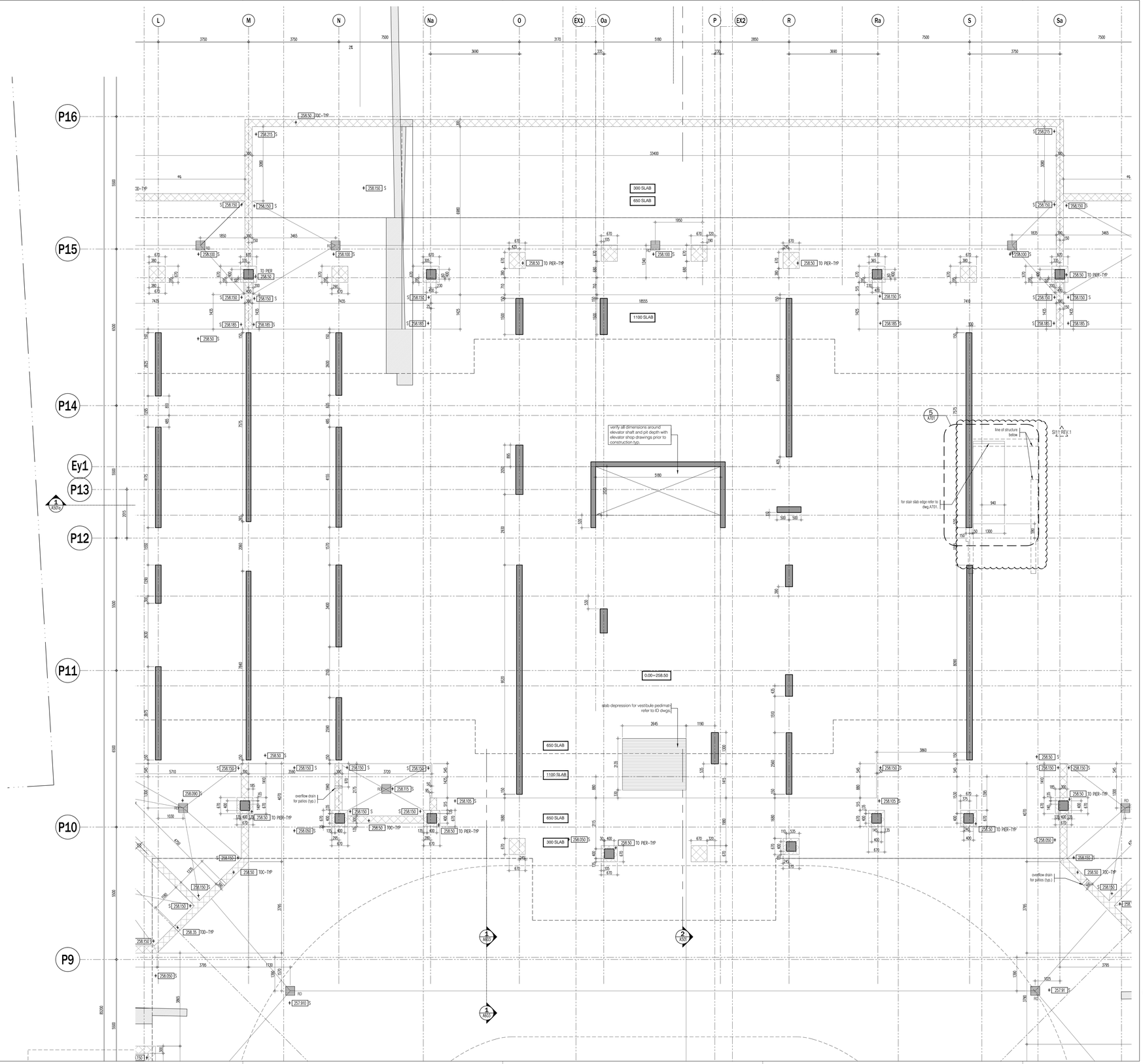
STOUFFVILLE ONTARIO

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

GROUND FLOOR PLAN ENLARGED
CS PART PLAN

1:50 CS301a

TITLEBLOCK SIZE: 915 x 1400

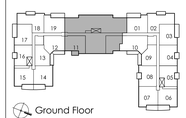



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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |




| | | | |
|---|---|---|---|
| 04. | FEB.21.2018 | S14 COLUMN CURB HEIGHT CHANGE | BG |
| 03. | DEC.13.2017 | S11 REV1 -STAIR C | BG |
| 02. | NOV.23.2017 | S08 TERRACE/PATIO & STEP REVISION | BG |
| 01. | AUG.25.2017 | S04 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov. 8, 2017 |
| Job # | 1136.13 |

## GROUND FLOOR PLAN ENLARGED CS PART PLAN

1:50

CS301b

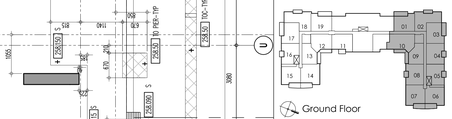
TITLEBLOCK SIZE: 915 x 1400

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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. |
| 09. | JULY.07.2017 | Issued for Construction | B.G. |
| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |




| | | | |
|---|---|---|---|
| 03. | FEB.21.2018 | S14: COLUMN CURB HEIGHT CHANGE | BG |
| 02. | NOV.23.2017 | S08: TERRACE/PATIO & STEP REVISION | BG |
| 01. | AUG.25.2017 | S04: EXTENDED GRD. STRUCTURAL SOFFIT | 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: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov., 8, 2017 |
| Job # | 1136.13 |

## GROUND FLOOR PLAN ENLARGED CS PART PLAN

1:50

CS301c

TITLEBLOCK SIZE: 915 x 1400

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| 04. | JAN.15.2015 | re-issued to city for SPA | B.G. |
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| 08. | MAY.10.2017 | Issued for Footings and Foundation Permit | B.G. |
| 09. | JULY.14.2017 | Issue for Construction | B.G. |
| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |

verify all dimensions around elevator shaft and pit depth with elevator shop drawings prior to construction typ.

261.95 FFE 2nd floor

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: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov. 8. 2017 |
| Job # | 1136.13 |

## 2nd FLOOR CS PLAN

1:100

CS 302

TITLEBLOCK SIZE: 915 x 1400

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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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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assitant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov. 8, 2017 |
| Job # | 1136.13 |

## 3rd-5th FLOOR CS PLAN

1:100

CS303

TITLEBLOCK SIZE: 915 x 1400

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| 02. | JUL.9.2014 | re-issued to city for SPA | B.G. |
| 03. | SEP.11.2014 | re-issued to city for SPA | B.G. |
| 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. |
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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |

verify all dimensions around elevator shaft and pit depth with elevator shop drawings prior to construction typ.

garbage chute opening-refer to shop drawings for size

elevator shaft open to below

+273.75 FFE

open to below

for stair slab edge refer to precast shop dwgs.

1. MAY.28.2017 SI 19 TERRACE CURB WALL REVISION BG
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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov. 8. 2017 |
| Job # | 1136.13 |

## 6TH FLOOR CS PLAN

1:100 CS 304

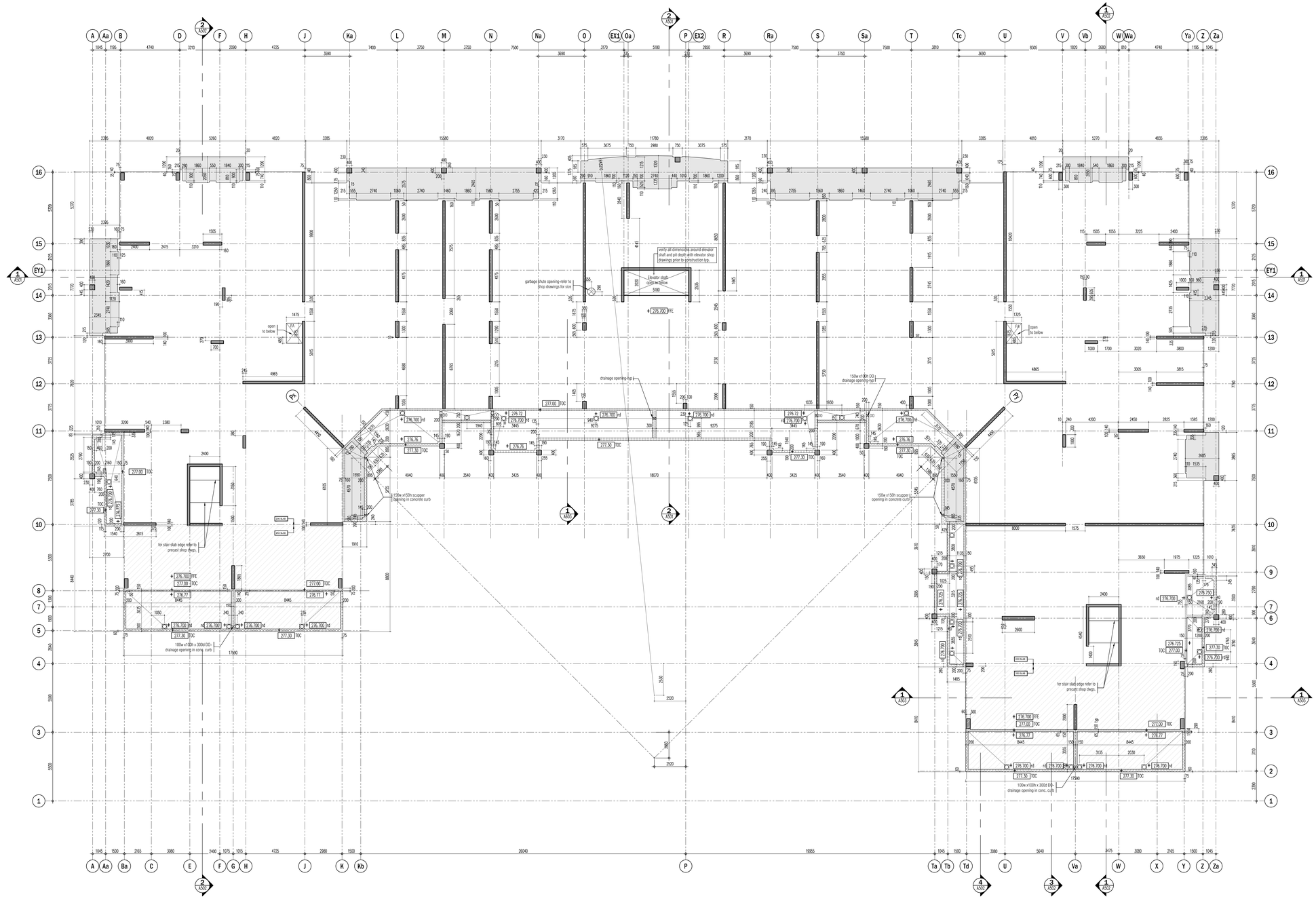
TITLEBLOCK SIZE: 915 x 1400

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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |




issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

ST.CLOUFVILLE ONTARIO

| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assitant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov. 8, 2017 |
| Job # | 1136.13 |

## 7TH FLOOR CS PLAN

1:100

CS 305

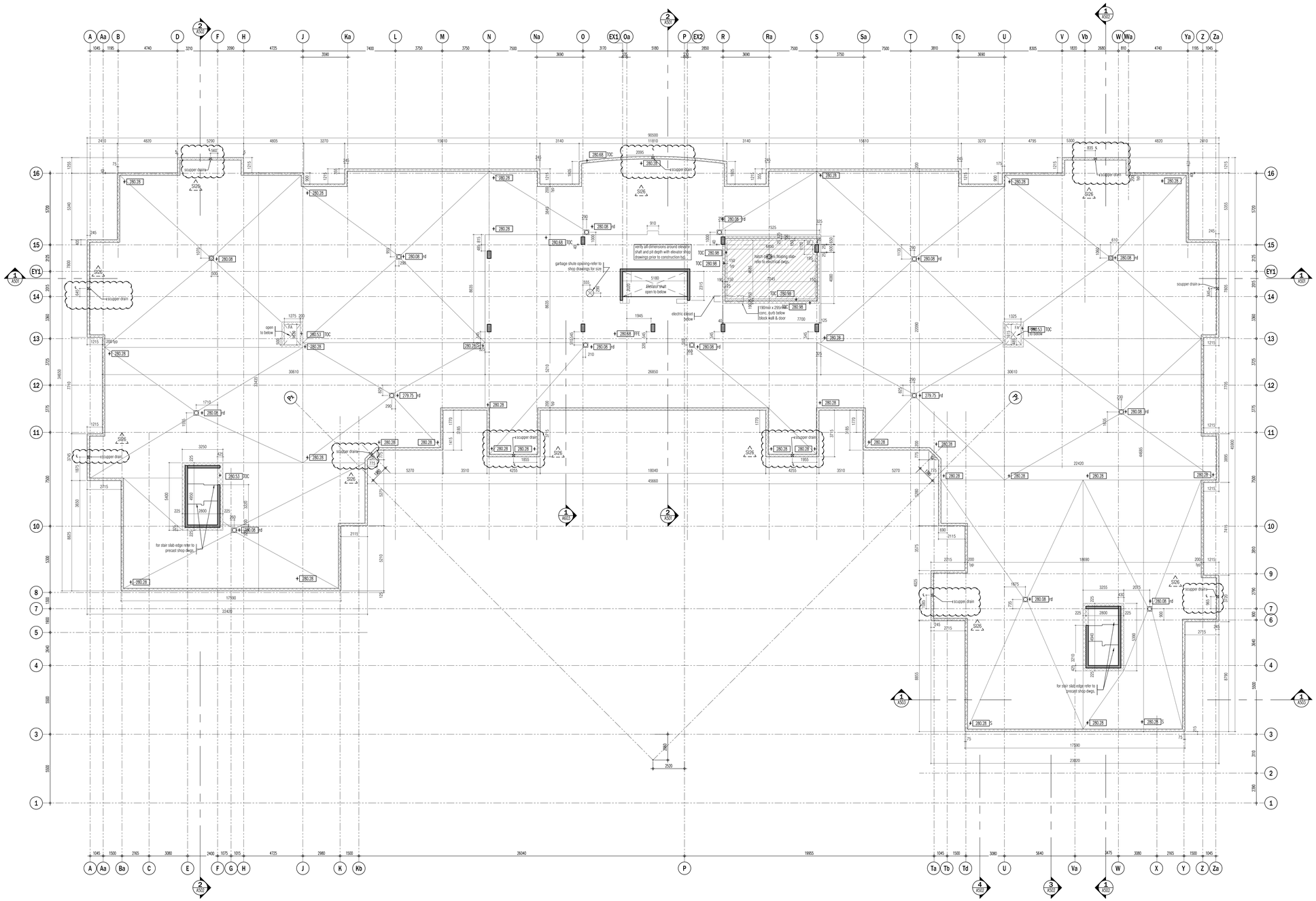
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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |




| | | | |
|---|---|---|---|
| 06. | OCT.10.2018 | SI 26 Addition of Roof Scuppers | BG |
| 05. | AUG.14.2018 | SI 22 R1 Generator Room Curb | BG |
| 04. | JULY.10.2018 | SI 22 Generator Room Door Curb | BG |
| 03. | JUNE.21.2018 | SI 21 Revised Generator Layout | BG |
| 02. | JAN.30.2018 | SI 12 Revised perimeter curb wall | BG |
| 01. | AUG.18.2017 | SI 01 Revised Roofing slab and elec. curb | BG |

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

# 25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

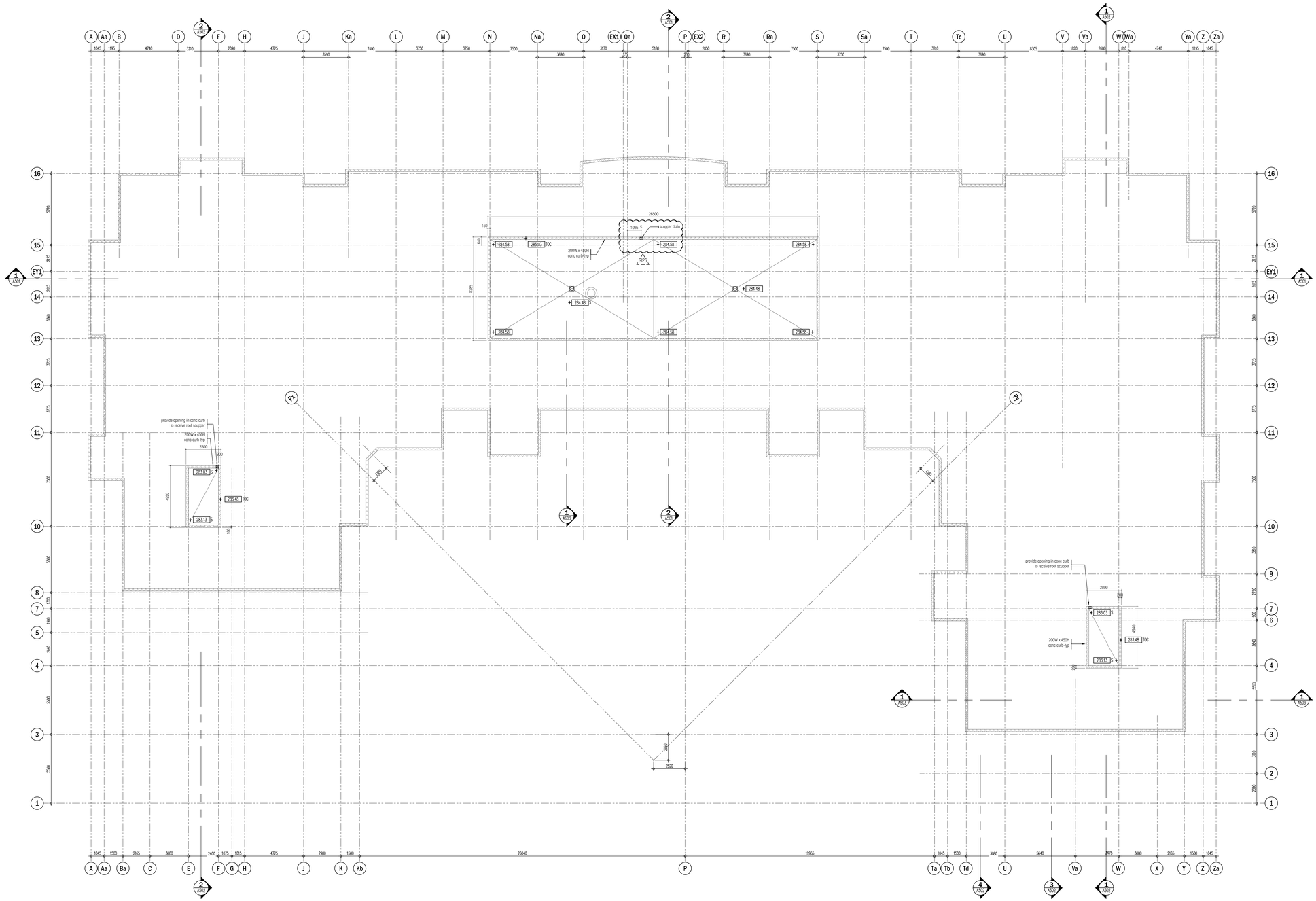
| | |
|---|---|
| Project Architect: | B.GRAZIANI |
| Assistant Designer: | R.LINCOLN |
| Drawn By: | S.G. |
| Checked By: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov. 8, 2017 |
| Job # | 1136.13 |

## MECHANICAL PENTHOUSE ROOF CS PLAN

1:100

CS 306

TITLEBLOCK SIZE: 915 x 1400




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| 10. | JULY.19.2017 | Progress for Construction | B.G. |
| 11. | OCT.25.2017 | Revision to Envelope | B.G. |
| 12. | NOV.08.2017 | Added Dimensions | B.G. |

| | | | |
|---|---|---|---|
| 02. | OCT.10.2018 | S26 Addition of Roof Scuppers | BG |
| 01. | JUNE.14.2018 | S20 Mechanical Roof precast update | BG |

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

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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: | G.COLANGELO/D.BIASE |
| Plot Date: | Nov. 8, 2017 |
| Job # | 1136.13 |

## ROOF CS PLAN

1:100

CS 307

TITLEBLOCK SIZE: 915 x 1400