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 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) ♿ 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: (a) at least one bedroom, (b) at least one bathroom conforming to Sentence (6), (c) a kitchen or kitchen space, and (d) a living room or space.	1st 19 u 2nd - 5th (4 firs) 25 unit / flr. x4 100 u 6th 21 u 7th 17 u Total 157 u
UNIT BREAKDOWN		1B 25 u 2B 71 u 2B+D 61 u Total 157 u
	Required ♿ 15% x 157 Units = 24 Units	♿ of which a min. of 24 units will be barrier free
PARKING	(1.25 parking space / dwelling unit for res.) 157 x 1.25 = 196 spaces (0.25 parking space / dwelling unit for visitors) 157 x 0.25 = 40 spaces ~~Total Required = 236 spaces~~	Res. Parking P1 279 spaces Visitors Parking Surface 40 spaces Total 319 spaces
	♿ of which 5 spaces min. are to be barrier free parking	♿ of which 5 spaces are to be barrier free parking
BUILDING SETBACK	Front (East) 28m Rear (West) 18m Side (North) 9m Side (South) 0m	Front (East) 28m Rear (West) 18m Side (North) 9m 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
A303	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 - REVISION TO ENVELOPE - OCTOBER 25, 2017

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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.

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
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	mll -	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	rabbeited
aws	all wood screw	h-t	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.mul	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	rh(s)	round head screws
b&s	brown and sharp (gauges)	kal	kallamein	rh(r)	right hand (reverse)
bt	ball top (hinges)	kd	keyed different	rm	room
btb	back to back (pulls)	k.d.	knocked down (indicates that part of the assembly unit are seperately packed to be assembled when required)	rp	rawl plug
c (c)	centre or centreline			sa	single acting (doors)
cb	cement box (floor closers)			sc	solid core (door)
cbs	cast box strike	kv	key valve (closing device)	sc(s)	screw(s)
c/c	centre to centre,also, cut for cylinder	lbr	less bottom rod (of a vertical rod type exit device)	sgl	single
clc	cut for cylinder	l/c	less cylinder (lock)	sh	shield
clt	cut for thumb turn	lhr(b)	left hand reverse (bevel)	sl	sleeve
cil	channel iron frame	lh	left hand	sms	sheet metal screws
ck	construction key	l.l.	lead lined (doors)	s-ms	strike machine screws
corr	corridor	l.p.	light proof	sp.hd	spanner head (screws)
ctc	centre to centre	l.s.	lead shield	spdle	spindle
ctsk	countersunk	m	metal	ss	stainless steel
cyl	cylinder (lock)	max	maximum	std	standard
da	double acting	mc	metal clad (door)	st-ms	strike template with machine screws
dbl	double	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 -1st floor)	b01	garage	lockers	d	965	2130	45	hm		1.5hr	pt	df1	hm		45min	pt			
	b02	garage	lockers	d	965	2130	45	hm		1.5hr	pt	df1	hm		45min	pt			
	b03	garage	a/l	b	965	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic
	b04	garage	a/l	b	965	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic
	b05	garage	sec. electrical room	d	965	2130	45	hm		1.5hr	pt	df1	hm		45min	pt			
	b06	garage	lockers	d	965	2130	45	hm		1.5hr	pt	df1	hm		45min	pt			
	b07	garage	mechanical room	d	2/965	2130	45	hm		1.5hr	pt	df2	hm		1.5hr	pt			
	b08	garage	garbage room	d	2/965	2130	45	hm		1.5hr	pt	df2	hm		1.5hr	pt			
	b09	reserved																	
	b10	garbage room	bulk	d	965	2130	45	hm		1.5hr	pt	df1	hm		1.5hr	pt			
	b11	garage	bulk	d	965	2130	45	hm		1.5hr	pt	df1	hm		1.5hr	pt			
	b12	a/l	elevator lobby	b1	965	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			mag lock, ADO, panic, electric strike
	b13	garage	a/l	b	965	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic, ADO
	b14	garage	sec. electrical room	d	2/965	2130	45	hm		1.5hr	pt	df2	hm		45min	pt			
	b15	garage	ccu	d	965	2130	45	hm		1.5hr	pt	df1	hm		45min	pt			
	b16	garage	a/l	b	965	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic
	b17	garage	a/l	b	965	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic
	b18	garage	a/l	b	965	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic
	b19	garage	lockers	d	965	2130	45	hm		1.5hr	pt	df1	hm		45min	pt			
	b20	garage	main electrical room	d	965	2130	45	hm		1.5hr	pt	df1	hm		45min	pt			
	b21	garage	main electrical room	d	2/965	2130	45	hm		1.5hr	pt	df2	hm		45min	pt			
	b22	locker	exhaust shaft	d	915	915	45	hm			pt	df1	hm			pt			lock set
	b23	garage	FA shaft	d	915	915	45	hm			pt	df1	hm			pt			lock set
	b24	locker	exhaust shaft	d	915	915	45	hm			pt	df1	hm			pt			lock set
	b25	garage	FA shaft	d	915	915	45	hm			pt	df1	hm			pt			lock set
	b26	stair "B"	stair "B" mid landing	d	915	915	45	hm			pt	df1	hm			pt			lock set
	b27	stair "C"	stair "C" mid landing	d	915	915	45	hm			pt	df1	hm			pt			lock set
	b28	stair "A"	stair "A" mid landing	d	915	915	45	hm			pt	df1	hm			pt			lock set
Ground floor	g01	exit corridor	exterior	a	915	2450		alum	tg		anod.	df1	alum			anod.			panic, weather stripping
	g02	corridor	lockers	d	965	2130	45	hm		1.5hr	pt	df1	hm		1.5hr	pt			
	g03	corridor	corridor	d	2/965	2450	45	hm		1.5hr	pt	df2	hm		1.5hr	pt			ADO, panic
	g04	corridor	washroom	d	965	2130	45	hm		45min	pt	df2	hm		45min	pt			ADO, privacy lock
	g05	corridor	washroom	d	965	2130	45	hm		45min	pt	df1	hm		45min	pt			ADO, privacy lock
	g06	corridor	amenity	b	2/965	2130	45		gwg	45min	pt	df2	hm		45min	pt			ADO, electric strike
	g07	amenity	kitchen	d	965	2130	45	sc			pt	df1	wd			pt			pocket door
	g08	amenity	closet	d	810	2130	45	hm			pt	df1	hm			pt			
	g09	amenity	amenity	b	1200	2130	45	sc			pt	df1	wd			pt			pocket door
	g10	amenity	amenity	b	1200	2130	45	sc			pt	df1	wd			pt			pocket door
	g11	amenity	exterior	a	2/965	2450		alum	tg		anod.	df2	alum			anod.			weather stripping, ADO, panic
	g12	amenity	exterior	a	2/965	2450		alum	tg		anod.	df2	alum			anod.			weather stripping, panic
	g13	corridor	amenity	b	965	2130	45		gwg	45min	pt	df1	hm		45min	pt			ADO, electric strike
	g14	lobby	a/l	a	965	2450		alum	tg		anod.	df1	alum			anod.			panic, ADO, weather stripping
	g15	a/l	exterior	s1	2/915	2450		alum	tg		anod.	df2	alum			anod.			panic, ADO, weather stripping
	g16	lobby	c.a.c.f	d	965	2130	45	hm		1.5hr	pt	df1	hm		1.5hr	pt			
	g17	exterior	mail room	a	965	2450		alum	tg		anod.	df1	alum			anod.			panic, weather stripping
	g18	concierge	storage	d	965	2130	45	hm		45min	pt	df1	hm		45min	pt			
	g19	amenity	electrical room	d	965	2450	45	hm		1.5hr	pt	df1	hm		1.5hr	pt			
	g20	corridor	property manager	d	965	2450	45	hm		45min	pt	df1	hm		45min	pt			ADO
	g21	corridor	univ. washroom	d	965	2130	45	hm		45min	pt	df1	hm		45min	pt			ADO, electric strike
	g22	corridor	amenity	b	965	2130	45		gwg	45min	pt	df1	hm		45min	pt			ADO, electric strike
	g23	corridor	univ. washroom	d	965	2130	45	hm		45min	pt	df1	hm		45min	pt			ADO, electric strike
	g24	pet wash	exterior	a	965	2450		alum	tg		anod.	df1	alum			anod.			panic, ADO, weather stripping
	g25	corridor to stair B	exterior	a	915	2450		alum	tg		anod.	df1	alum			anod.			panic, weather stripping
	g26	corridor	corridor	a	965	2450		alum	tg		anod.	df1	alum			anod.			ADO
	g27	corridor	lockers	d	965	2130	45	hm		1.5hr	pt	df1	hm		1.5hr	pt			
	g28	exit corridor	exterior	a	915	2450		alum	tg		anod.	df1	alum			anod.			panic, weather stripping
Typical Doors — 2nd - 7th floor	d01	corridor	lockers	d	965	2130	45	hm		45min	pt	df1	hm		45min	pt			
	d02	corridor	corridor	a1	2/965	2450	45	hm	gwg	1.5hr	pt	df2	hm		1.5hr	pt			
	d03	corridor	lockers	d	965	2130	45	hm		45min	pt	df1	hm		45min	pt			
Typical suite 2nd - 7th floor	s01	corridor	suite	d	965	2130	45	sc		20min	wd	df1	redi		20min	pt			door viewer, door contact
	s02	bedroom		d	810	2130	35	hc			pt	df1	wd			pt			
	s02a	bedroom		d	915	2130	35	hc			pt	df2	wd			pt			
	s03	den		d	2/860	2130	35	hc			pt	df1	wd			pt			
	s03a	den		d	760	2130	35	hc			pt	df1	wd			pt			
	s04	bathroom		d	760	2130	35	hc			pt	df1	wd			pt			
	s04a	bathroom		d	915	2130	35	hc			pt	df1	wd			pt			
	s04b	bathroom		d	810	2130	35	hc			pt	df1	wd			pt			
	s04c	bathroom		d	660	2130	35	hc			pt	df1	wd			pt			
	s05	washer/dryer		d	810	2130	35	hc			pt	df1	wd			pt			
	s05a	washer/dryer		d	2/610	2130	35	hc			pt	df1	wd			pt			
	s05b	washer/dryer		d	760	2130	35	hc			pt	df1	wd			pt			
	s06	closet		s1	varies	2130	35	hc			pt	varies	wd			pt			
	s07	closet		d	610	2130	35	hc			pt	df1	wd			pt			
	s07a	closet		d	2/610	2130	35	hc			pt	df1	wd			pt			
	s07b	closet		d	760	2130	35	hc			pt	df1	wd			pt			
	s08	w.i.c.		d	610	2130	35	hc			pt	df1	wd			pt			
	s08a	closet		d	810	2130	35	hc			pt	df1	wd			pt			
typical corridor	t01	corridor	exit stair	b	860	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic
	t01a	stair landing	stair landing	b	860	2130	45	hm	gwg	1.5hr	pt	df1	hm		1.5hr	pt			panic
	t02	corridor	electric closet	d	2/915	2130	45	hm		1.5hr	pt	df2	hm		1.5hr	pt			surface bolt
	t03	corridor	garbage chute room	d	965	2130	45	hm		45min	pt	df1	hm		45min	pt			
Mechanical Penthouse — Main Floor	m01	electrical room	exterior	d	915	2130	45	hm			pt	df	hm			pt			weather stripping
	m02	electrical room	generator & elec. room	d	915	2130	45	hm		45min	pt	df1	hm		45min	pt			
	m03	electrical room	elev. machine room	d	915	2130	45	hm			pt	df1	hm			pt			
	m04	boiler room	elev. machine room	d	915	2130	45	hm		45min	pt	df2	hm		45min	pt			
	m05	boiler room	electrical room	d	915	2130	45	hm		45min	pt	df1	hm		45min	pt			
	m06	boiler room	exterior	d	915	2130	45	hm		45min	pt	df1	hm		45min	pt			weather stripping
	m07	stair "A"	exterior	d	860	2130	45	hm		45min	pt	df1	hm		45min	pt			weather stripping
	m08	stair "B"	exterior	d	860	2130	45	hm			pt	df1	hm			pt			weather stripping

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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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

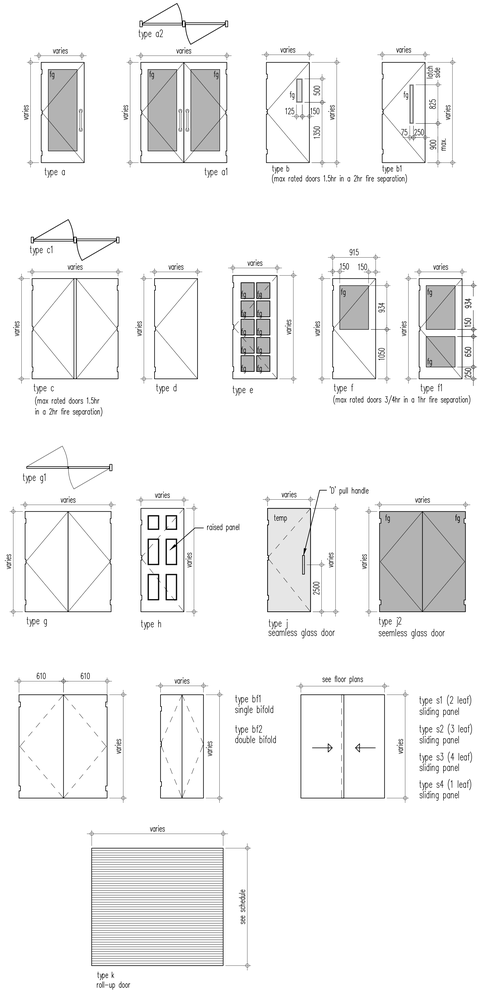
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

DOOR SCHEDULE

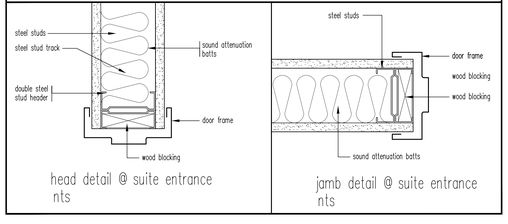
N.T.S. A103

TITLEBLOCK SIZE: 915 x 1400

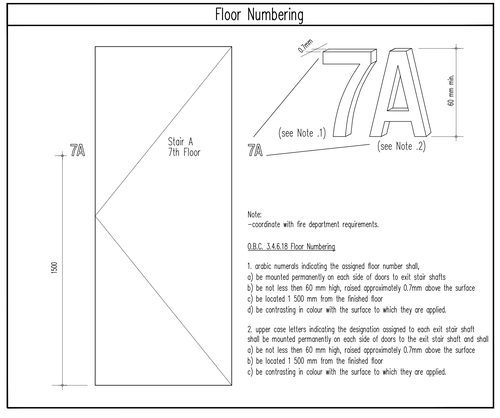
Door Types



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	rh(s)	round head screws
bt	ball top (hinges)	kal	kalamein	rh(r)	right hand (reverse)
btb	back to back (pulls)	kd	keyed different	rm	room
c (c)	centre or centreline	k.d.	knocked down (indicates that part of the assembly unit are seperately packed to be assembled when required)	rp	rawl plug
cb	cement box (floor closers)			sa	single acting (doors)
cbs	cast box strike			sc	solid core (door)
c/c	centre to centre,also, cut for cylinder	kv	key valve (closing device)	sc(s)	screw(s)
clc	cut for cylinder	lbr	less bottom rod (of a vertical rod type exit device)	sgl	single
clt	cut for thumb turn			sh	shield
clf	channel iron frame	l/c	less cylinder (lock)	sl	sleeve
ck	construction key	lhr(b)	left hand reverse (bevel)	sms	sheet metal screws
corr	corridor	lh	left hand	s-ms	strike machine screws
ctc	centre to centre	l.l.	lead lined (doors)	sp.hd	spanner head (screws)
ctsk	countersunk	l.p.	light proof	spdle	spindle
cyl	cylinder (lock)	l.s.	lead shield	ss	stainless steel
da	double acting	m	metal	std	standard
dbl	double	max	maximum	st-ms	strike template with machine screws
deg	degree	mc	metal clad (door)	sts	self tapping screws
dps	dust proof strike	md	metal door	sw	swivel
dr	door	mf	metal frame	tb	thru-bolts
dt	dummy trim	mk(ed)	masterkey(ed)	tbgn	thru-bolts and grommet nuts
ea	each	min	minimum	tbn	thru-bolts and nuts
emk	emergency	ms	machine screws	tc	tin clad
EJ	expansion joint	m x m	metal by metal (door and frame)	tgb	toggle bolt
exp sh	expansion shield	nb	nylon bearing	tk	turn knob
ext	exterior	nck	no change key	tms	template machine screws
fbt	flat button tip	nr	no rose	tp	thumb piece
f.d.	fire door	nrp	non removeable pin (butts)	ul	undrewriters label
fhs	flat head screw	ns	narrow stile	ulc	Underwriters Label Canada
f.l.	fusible link	oa	overall	wd	wood door
fl	floor	ob	oilite bearing (hinges)	wbs (X)	wrought box strike
fr	frame	obs	open back strike (permits inactive leaf of doors to open independently)	wf	wood frame
ft	foot or feet			ws	wood screws
go	gauge	od	outside diameter	x-bar	cross bar
ggmk	great grand master key (ed)	oh(s)	ovil head (screws)		
gmk	grand master key (ed)	op'g	opening		

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BASE
Plot Date:	Nov. 2, 2017
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
allum	= 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 150mm sound attenuation batt insulation metal suspension system c/w vibration isolators 12.7mm gypsum board (2 layers, staggered joints) metal suspension system 12.7mm gypsum board (LIS OF MECH PENTHOUSE)	
c2	type: acoustical ceiling 100mm semi-rigid acoustical insulation c/w vinyl face stick pinned to underside of slab (joints to be sealed) metal suspension system c/w vibration isolators (typ.) 12.7mm gypsum board (see also interior design dwgs, for finish material, details and dimensions) (COMMON AREAS)	
c2a	type: acoustical ceiling 100mm semi-rigid acoustical insulation c/w vinyl face stick pinned to underside of slab (joints to be sealed) metal suspension system c/w vibration isolators (typ.) acoustic ceiling tiles (see also interior design dwgs, for finish material, details and dimensions) (COMMON AREAS)	
c3	type: acoustical ceiling service space (air space) 150mm sound attenuation batt insulation metal suspension system c/w vibration isolators (typ.) 12.7mm gypsum board (2 layers) staggered joints (LIS MECHANICAL, GARBAGE MOVING ROOMS - SEPARATION FROM RESIDENTIAL SUITES)	
c4	type: insulated ceiling 210mm batt insulation (R32, rsi 5.4), metal suspension system. 12.7mm gypsum board. (PARKING GARAGE, MECHANICAL/ ELECTRICAL HEATED SOFFITS)	
c4a	type: insulated ceiling 100mm semi-rigid insulation c/w vinyl face stick pinned to underside of slab (R17, rsi 3.04) (joints to be sealed) (PARKING GARAGE, SOFFITS)	
c4b	type: insulated ceiling 150mm semi-rigid insulation with foil face stick pinned to underside of slab (R17, rsi 3.04) (joints to be sealed) (PARKING GARAGE, SOFFITS, MECHANICAL)	
c5	type: suspended ceiling system suspended acoustical ceiling tile system (see also interior design dwgs.) (RE-CIRCULATION FLOOR & CORRIDOR)	
c6	type: suspended ceiling system suspended ceiling system/metal stud framing (400 o.c. max spacing) 12.7mm gypsum board. (All dropped ceilings in bathrooms - refer to A800 series dwgs) (RE-CIRCULATION FLOOR (SUITES)	
c6a	type: ceiling system metal stud framing (400 o.c. max spacing) 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 TYPE 1 125mm precast concrete panel 25mm space (may vary) 50mm at terrace parapets/100mm at shearwalls extruded semi-rigid styrofoam insulation struct. concrete wall (see struct. dwgs.)	varies
w1A	precast - frame backup TYPE 1 125mm precast concrete panel R24 sprayed foam insulation (air/vapour barrier) 64mm steel studs @600mm o.c. 25mm air space 12.7mm gypsum board	265 125
w1B	precast-frame backup 125mm precast concrete panel TYPE 2-c/w thin brick in-lay, Colour 1 TYPE 3-c/w thin brick in-lay, Colour 2 (metric Norman - 57mm x 290mm x 10mm) R24 sprayed foam insulation/air vapour barrier 64mm steel studs @600mm o.c. 25 mm air space 12.7mm gypsum board	124 265 125
w1C	precast-concrete/block backup 125mm precast concrete panel TYPE 2-c/w thin brick in-lay, Colour 1 TYPE 3-c/w thin brick in-lay, Colour 2 (590mm x 190mm x 10mm at columns 390mm x 190mm x 10mm at ground floor) 25mm space (may vary) 100mm extruded semi-rigid styrofoam insulation struct. concrete wall or conc. block wall-refer to dwgs.	290 250 124 varies
w1D	precast-frame backup 125 precast panel TYPE 4-C/W thin stone in-lay, Colour 3 390mm x 190mm x 10mm at ground floor R24 sprayed foam insulation (air/vapour barrier) 64mm steel studs @600mm o.c. 25mm air space 12.7mm gypsum board	590 124 265
w1E	precast-concrete/block backup 125mm precast concrete panel TYPE 4-c/w thin stone in-lay, Colour 3 (590mm x 190mm x 10mm at columns 25mm space (may vary) 100mm extruded semi-rigid styrofoam insulation struct. concrete wall/conc. block wall-refer to strct. dwgs.	590 124 250
w1F	precast-concrete backup/slab edge TYPE 4-C/W thin stone in-lay, Colour 3 (590mm x 190mm x 10mm at columns) 125 precast panel 25mm air space//may vary structural concrete wall/slab edge (refer to struct. dwgs.)	590 124 125
w2	window wall vision window wall framing system insulated glazing unit	
w2A	window wall - frame backup window wall framing system spandrel glass panel with 75mm mineral wool insulation (R12.6) metal liner backpan R12 sprayed foam insulation (air/vapour barrier) 64/92mm metal stud @ 400 o.c. 12.7mm gypsum board	265
w2B	curtain wall-vision insulated curtain wall glass panel system vision glass panel	
w2C	curtain wall-frame backup insulated curtain wall glass panel system (R20) spandrel glass panel mineral wool fibre insulation metal liner back pan R12 sprayed foam insulation (air/vapour barrier) air space 92mm steel studs @ 600mm o.c. 12.7mm gypsum board	
w2D	window wall - concrete backup window wall framing system spandrel glass panel with 75mm mineral wool insulation (R12.6) metal liner backpan structural concrete wall-refer to struct dwgs.	275

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
pst	12.7mm gypsum board 41mm steel studs @ 400 o.c. 12.7mm gypsum board	92		
pst1a	12.7mm gypsum board 41mm steel studs @ 400 o.c. 38mm insulation 12.7mm gypsum board	92		
pst1b	12.7mm gypsum board 41mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board (Dens Shield or equal)	92		
pst1c	12.7mm gypsum board 41mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum board	92		
pst2	12.7mm gypsum board 41mm steel studs @ 400 o.c. 12.7mm cement board	92		
pst2	12.7mm gypsum board 64mm steel studs @ 400 o.c. 12.7mm gypsum board	90		
pst2a	12.7mm gypsum board 64mm steel studs @ 600 o.c. 64mm insulation 12.7mm gypsum board	90		34 stc (NRC)
pst2a	15.9mm type 'x' gypsum board 64mm steel studs @ 600 o.c. 15.9mm type 'x' gypsum board	170	1.0h	35 stc (NRC)
pst2a	2 x 12.7mm type 'x' gypsum board 64mm steel studs @ 600mm o.c. 2 x 12.7mm type 'x' gypsum board	220	2.0h	stc 38 (NRC)
pst2a	15.9mm type 'x' gypsum board 64mm steel studs @ 600 o.c. 64mm batt insulation (RSI 1.7) 15.9mm type 'x' gypsum board	90	1.0h	38 stc (NRC)
pst2b	12.7mm gypsum board 64mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board (Dens Shield or equal)	90		
pst2c	12.7mm gypsum board 64mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum board	90		
pst2d	12.7mm gypsum board 64mm steel studs @ 400 o.c. 12.7mm cement board	90		
pst3	12.7mm gypsum board 92mm steel studs @ 400 o.c. 12.7mm gypsum board	115		
pst3a	12.7mm gypsum board 92mm steel studs @ 600 o.c. 89mm batt insulation 12.7mm gypsum board	170		47 stc (NRC)
pst3a	ULC Design No. W407/415 15.9mm type 'x' gypsum board 92mm steel studs @ 600 o.c. 15.9mm type 'x' gypsum board	175 140	1.0h	stc 38 (NRC)
pst3a2	2 x 12.7mm type 'x' gypsum board 92mm steel studs @ 600mm o.c. 2 x 12.7mm type 'x' gypsum board	220	2.0h	
pst3a	ULC Design No. W409 15.9mm type 'x' gypsum board 92mm steel studs @ 600 o.c. 89mm batt insulation 15.9mm type 'x' gypsum board	170	1.0h	stc 49 (NRC)
pst3a	12.7mm gypsum board 92mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board (Dens Shield or equal)	170		
pst3b	12.7mm gypsum board 92mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum	115		
pst3c	12.7mm gypsum board 92mm steel studs @ 400 o.c. 12.7mm cement board	115		
pst4	12.7mm gypsum board 152mm steel studs @ 400 o.c. 12.7mm gypsum board	165		
pst4a	12.7mm gypsum board 152mm steel studs @ 600 o.c. 150mm batt insulation 12.7mm gypsum board	165		stc 49 (NRC)
pst4a	15.9mm type 'x' gypsum board 152mm steel studs @ 600 o.c. 15.9mm type 'x' gypsum board	165	1.0h	
pst4a2	2 x 12.7mm type 'x' gypsum board 152mm steel studs @ 600mm o.c. 2 x 12.7mm type 'x' gypsum board	220	2.0h	
pst4a	15.9mm type 'x' gypsum board 152mm steel studs @ 600 o.c. 150mm batt insulation 15.9mm type 'x' gypsum board	165	1.0h	stc 51 (NRC)
pst4a	12.7mm gypsum board 152mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board (Dens Shield or equal)	165		
pst4a	12.7mm gypsum board 152mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum board	165		
pst4a	12.7mm gypsum board 152mm steel studs @ 400 o.c. 12.7mm cement board	165		
pst5	12.7mm gypsum board 203mm steel studs @ 400 o.c. 12.7mm gypsum board	220		
pst5a	12.7mm gypsum board 203mm steel studs @ 600 o.c. 200mm batt insulation 12.7mm gypsum board	220		stc 49 (NRC)
pst5a	15.9mm type 'x' gypsum board 203mm steel studs @ 600 o.c. 15.9mm type 'x' gypsum board	220	1.0h	
pst5a2	2 x 12.7mm type 'x' gypsum board 203mm steel studs @ 600mm o.c. 2 x 12.7mm type 'x' gypsum board	255	2.0h	
pst5a	15.9mm type 'x' gypsum board 203mm steel studs @ 600 o.c. 200mm batt insulation 15.9mm type 'x' gypsum board	220	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	
ff	12.7mm gypsum board 16mm gypsum board	15
ffa	12.7mm moisture resistant gypsum board (Dens Shield or equal)	15
ffx	6 mil. poly vapour barrier 12.7mm gypsum board	15
f2	22mm steel furring channels 12.7 mm gypsum board	35
f2a	22mm steel furring channels 12.7mm moisture resistant gypsum board	35
f2x	22mm steel furring channels 12.7mm abuse resistant gypsum board	35
f2c	22mm steel furring channels 12.7mm cement board	35
f3	41mm steel studs @ 400 o.c. 12.7mm gypsum board	55
f3a	41mm steel studs @ 400 o.c. 38mm batt insulation (RSI 1.2) 12.7mm gypsum board	55
f3g	41mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board (Dens Shield or equal)	55
f3e	41mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum board	55
f3c	41mm steel studs @ 400 o.c. 12.7mm cement board	55
f4	64mm steel studs @ 400 o.c. 12.7mm gypsum board	90
f4g	64mm steel studs @ 400 o.c. 64mm batt insulation (RSI 1.7) 12.7mm gypsum board	90
f4g	64mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board (Dens Shield or equal)	90
f4e	64mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum board	90
f4c	64mm steel studs @ 400 o.c. 12.7mm cement board	90
f4x	64mm steel studs @ 400 o.c. 64mm batt insulation (RSI 1.7) 6 mil. poly vapour barrier 12.7mm gypsum board	90
f5	92mm steel studs @ 400 o.c. 12.7mm gypsum board	105
f5a f5x	10mm air space at acoustic walls only 92mm steel studs @ 400 o.c. 89mm batt insulation (RSI 2.8) 12.7mm gypsum board (moisture resistant gyp. bd. at garbage rooms-mr)	105 117
f5as	concrete wall/concrete block wall backup air space 92mm steel studs @ 600 o.c. 89mm batt insulation (RSI 2.8) 12.7mm gypsum board	105 chiller room
f5g	92mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board (Dens Shield or equal)	105
f5e	92mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum board	105
f5c	92mm steel studs @ 400 o.c. 12.7mm cement board	105
f6	152mm steel studs @ 400 o.c. 12.7mm gypsum board	165
f6a	152mm steel studs @ 400 o.c. 150mm batt insulation (RSI 3.5) 12.7mm gypsum board	165
f6g	152mm steel studs @ 400 o.c. 12.7mm moisture resistant gypsum board	165
f6e	152mm steel studs @ 400 o.c. 12.7mm abuse resistant gypsum board	165
f6c	152mm steel studs @ 400 o.c. 12.7mm cement board	165
f6x	152mm steel studs @ 400 o.c. 150mm mineral wool insulation (RSI 3.5) 6 mil. poly vapour barrier 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.)

Shaft Wall Schedule

wall no.	materials		fire resistance rating	stc rating
sw1	ULC Design No. W507 (shaftwall) 25mm gypsum board (shaft wall liner) 152mm C-H section steel studs @ 600mm O.C. 16mm type X gypsum board (2 layers)	305	2.0h	stc 39
sw2	ULC Design No. W507 (shaftwall) 25mm gypsum board (shaft wall liner) 152mm C-H section steel studs @ 600mm O.C. 16mm type X gypsum board (2 layers)	305	2.0h	stc 39
sw3	ULC Design No. W507 (shaftwall) 25mm gypsum board (shaft wall liner) 152mm C-H section steel studs @ 600mm O.C. 16mm type X gypsum board (2 layers)	305	2.0h	stc 39
sw4	GA FILE NO. WP 6800 (shaftwall) 25mm gypsum board (shaft wall liner) 64mm C-H section steel studs @ 600mm O.C. 16mm type X gypsum board	165	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) 12.7mm type X gypsum board 92mm steel studs @ 600mm O.C. 89mm batt insulation 12.7mm type X gypsum board (2 layers)	330	1.0h	stc 52 + ref. NRC TL-92-441
pw1A	ULC DESIGN NO. W453 (CORRIDOR WALL) 12.7mm type X gypsum board (2 layers) 64mm steel studs @ 600mm O.C. 65mm batt insulation 12.7mm type X gypsum board (2 layers)	175	2.0h	stc 55 + ref. NRC TL-93-040
pw1D	ULC DESIGN NO. W453 (CORRIDOR WALL) 15.9mm type X gypsum board 92mm steel studs @ 600 o.c. 89mm fibreglass batt insulation (owens corning) 15.9mm type X gypsum board	270	1.0h	stc 52 + ref. Rscal FAL-TL-95-195
pw1C	ULC DESIGN NO. W453 (CORRIDOR WALL) 15.9mm type X gypsum board 92mm steel studs @ 600 o.c. 76mm mineral wool insulation (RSI 2.8) 15.9mm type X gypsum board	270	1.0h	stc 50 + ref. RT research bnd FAL-TL-89-157
pw2	ULC DESIGN NO. W453 (PARTY WALL) 15.9mm type X gypsum board 92mm steel studs @ 600mm O.C. 89mm batt insulation 15.9mm type X gypsum board 10mm air space 64mm steel studs @ 600 O.C. 64mm batt insulation 12.7mm gypsum board	370	1.0h	stc 50 + ref. RT research bnd FAL-TL-89-157
pw3	ULC DESIGN NO. W483 (PARTY WALL) UL DESIGN NO. U493 (PARTY WALL) 15.9mm type X gypsum board (2 layers) 64mm steel studs @ 600mm O.C. 65mm batt insulation 25mm (min.) air space 65mm batt insulation 64mm steel studs @ 600mm O.C. 15.9mm type X gypsum board (2 layers)	375	1.0h & 2.0h	stc 68/67 test number (Georgia-Pacific) TL-95-533
pw4	ULC DESIGN NO. W453 (PARTY WALL) 12.7mm type X gypsum board 12.7mm resilient channel 610mm O.C. 92mm steel studs @ 600mm O.C. 75mm batt insulation 12.7mm type X gypsum board (2 layers) 41mm steel studs @ 600mm O.C. 40mm batt insulation 12.7mm gypsum board	375	2.0h	stc 58 + test number (ref IGCC) FAL-TL-83-215
pw5	ULC DESIGN NO. W453 (PARTY WALL) 12.7mm type X gypsum board (2 layers) 92mm steel studs @ 400mm O.C. (20 gauge) 89mm batt insulation 12.7mm resilient channel 610mm O.C. 12.7mm type X gypsum board	355	2.0h	stc 60 ref. NRC TL-94-020
pw6	ULC DESIGN NO. W453 (PARTY WALL) 12.7mm type X gypsum board (2 layers) on corridor side 92mm steel studs @ 400mm O.C. (20 gauge) 89mm batt insulation 12.7mm resilient channel 610mm O.C. 12.7mm type X gypsum board	340	1.0h	stc 54 ref. NRC TL-94-019

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 100mm rigid styrofoam insulation (RSI 3.52), on roofing membrane system c/w protection board, on conc. slab, up into wall rigidet with metal flash cover & caulked	
r1a	similar to r1 substitute gravel, stone ballast and/or conc pavers with25mm synthetic turf mat, on 50mm leveling bed, on filter fabric, on 75mm crushed stone, (see also landscape dwgs for details and specs)	
r1b	similar to r1A substitute gravel, stone ballast and/or conc pavers with, 25mm synthetic turf mat, on 50mm levelling bed, on filter fabric, on 75mm crushed stone, (see also landscape dwgs for details and specs)	
r1c	gravel or stone ballast and/or concrete pavers, on roofing membrane system c/w protection board on conc. slab, up into wall rigidet with metal flash cover & caulked	
r2	terraces: precast concrete pavers on pavers pad system c/w 50mm tapered rigid insulation on waterproofing membrane c/w protection board on struct. concrete slab c/w 100mm rigid insulation	
r3	precast concrete pavers on 100mm rigid styrofoam insulation (RSI 3.52), waterproofing membrane system c/w protection board on struct. concrete slab	
r3a	ashphalt topping / precast concrete pavers gravel or stone ballast on protection board on concrete slab	

Block Type Schedule

wall no.	materials		hollow	75% solid	solid
p1	90 mm concrete block				
		normal weight	p1	p1a	p1s
		light weight	p1L	p1aL	p1sL
	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 'A' concrete	43	45	47
		CSA type 'C & D' concrete	40	42	45
p2	140 mm concrete block				
		normal weight	p2	p2m	p2s
		light weight	p2L	p2maL	p2sL
	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 'A' concrete	46	50	52
		CSA type 'C & D' concrete	43	47	50
p3	190 mm concrete block				
		normal weight	p3	p3m	p3s
		light weight	p3L	p3maL	p3sL
	fire resistance rating (hours)				
		normal weight	1.8	3.2	4+
		light weight	2.5	4+	4+
	sound properties (stc rating)				
		CSA type 'A' concrete	49	53	56
		CSA type 'C & D' concrete	46	51	53
p4	240 mm concrete block				
		normal weight	p4	p4m	p4s
		light weight	p4L	p4maL	p4sL
	fire resistance rating (hours)				
		normal weight	2.4	4+	4+
		light weight	3.5	4+	4+
	sound properties (stc rating)				
		CSA type 'A' concrete	51	56	58
		CSA type 'C & D' concrete	49	53	56
p5	290 mm concrete block				
		normal weight	p5	p5m	p5s
		light weight	p5L	p5maL	p5sL
	fire resistance rating (hours)				
		normal weight	3.2	4+	4+
		light weight	4+	4+	4+
	sound properties (stc rating)				
		CSA type 'A' 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 L405 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 1B/A812)
- 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 Reference 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 pst1) 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 p2m (140mm type normal 75% solid concrete block). See also Fire Protection 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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04.	JAN.15.2015	re-issued to city for SPA
05.	MAR.15.2015	issued for tender
06.	DEC.28.2016	issued for building permit
07.	MAY.10.2017	re-issued for building permit
08.	MAY.10.2017	issued for Footings and Foundation Permit
10.	JULY.19.2017	Progress for Construction
11.	AUG.09.2017	Issued for Construction
12.	OCT.25.2017	Revision to Envelope

B.G.

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

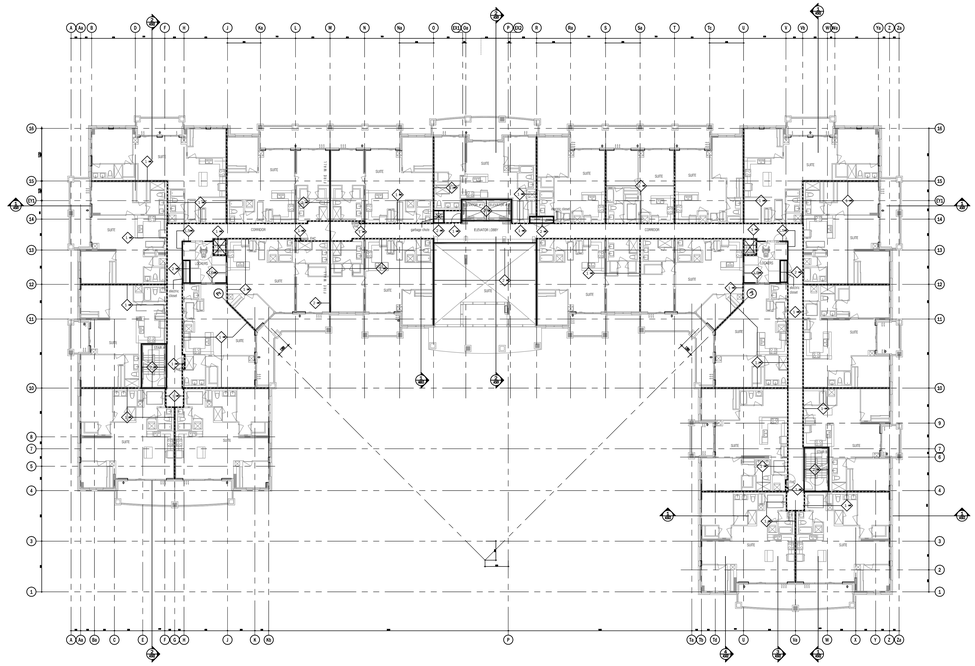
STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

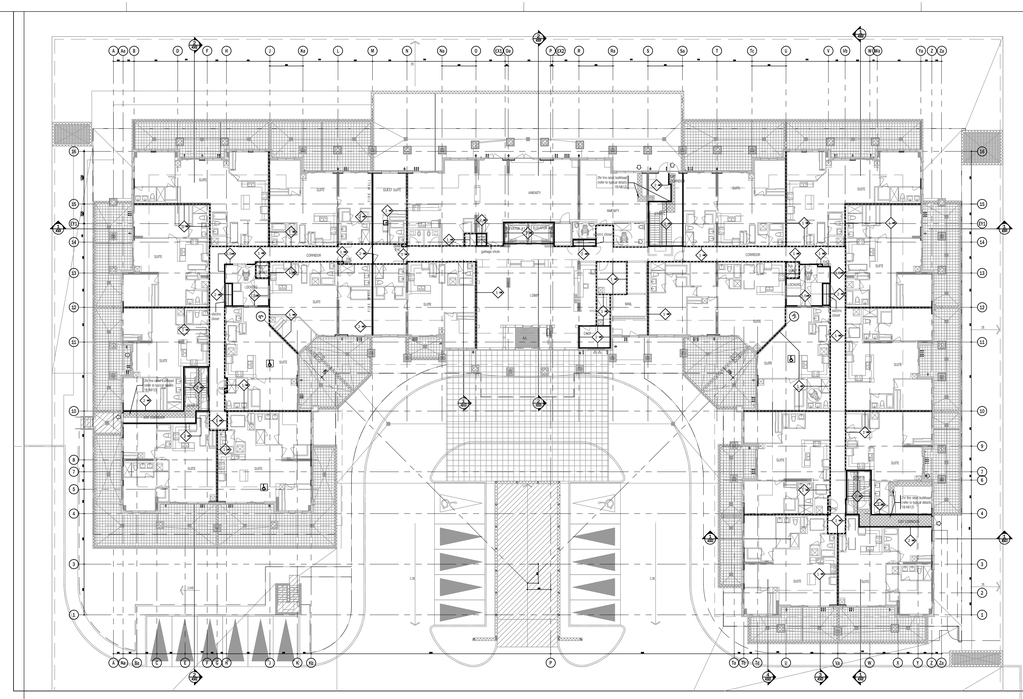
WALL SCHEDULE

N.T.S. A104

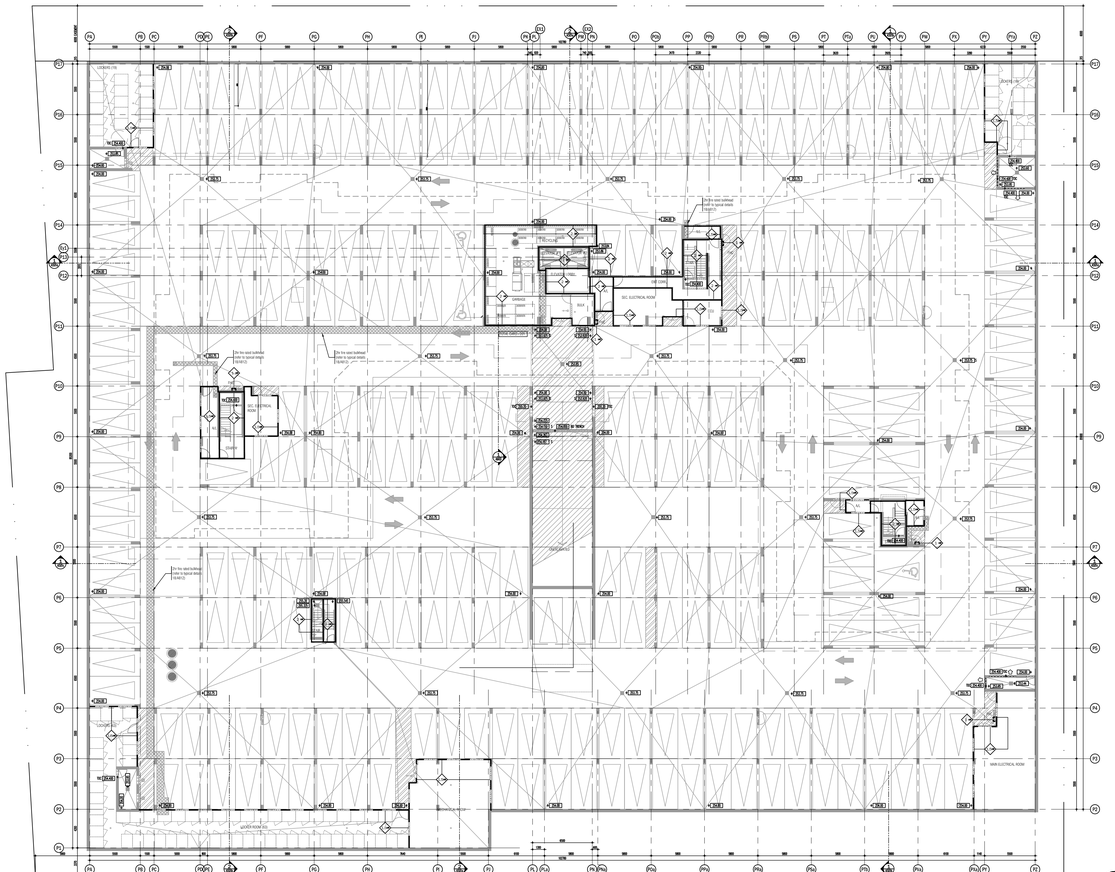
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2ND FLOOR FIRE SEPARATION PLAN 3
SCALE - 1:200 A201



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 20 min	45 min 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)(A2)
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 * 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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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

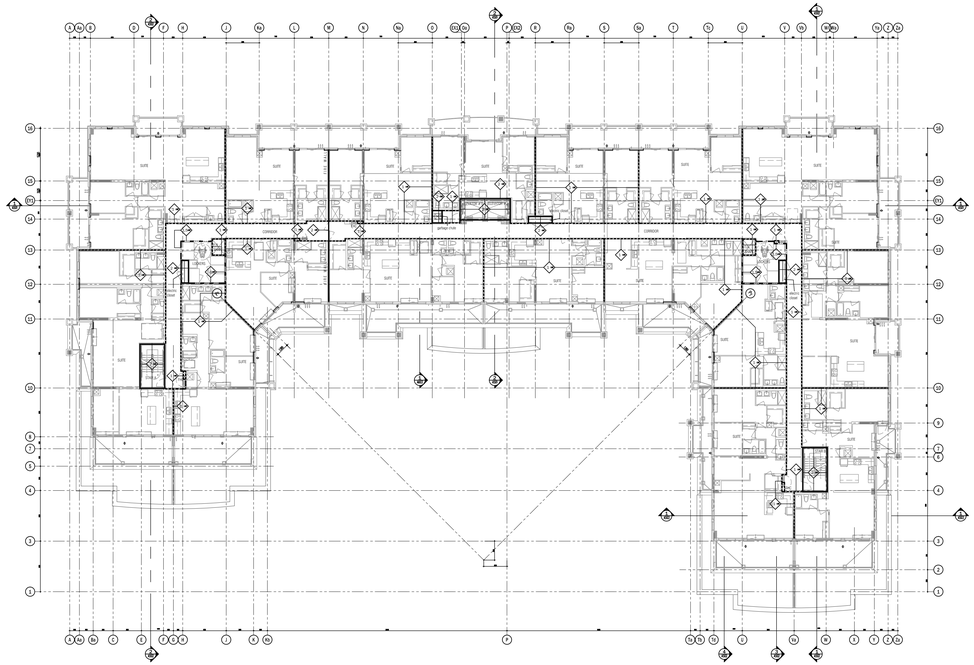
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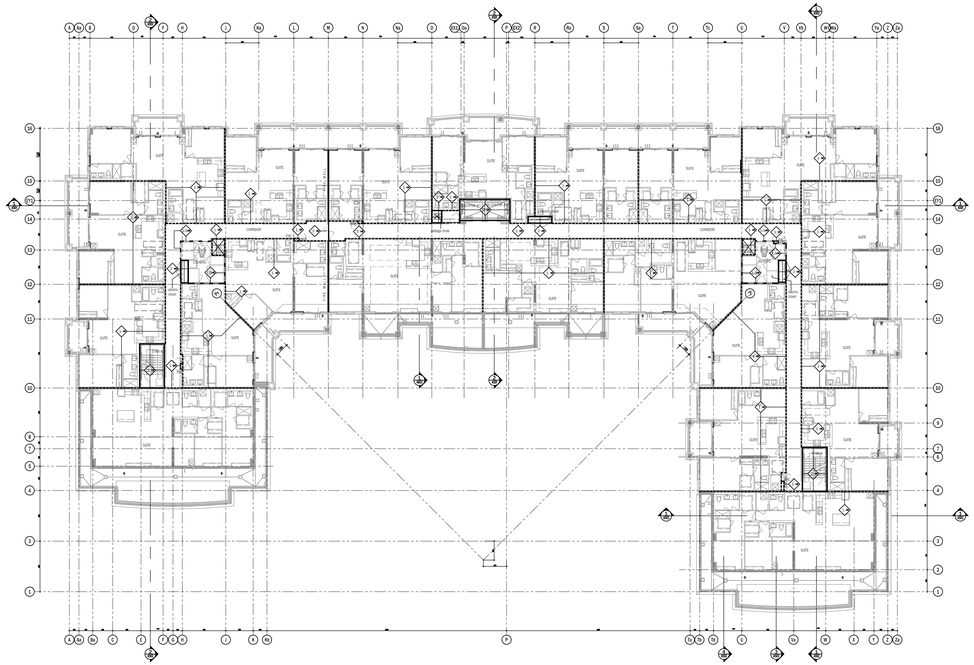
FIRE SEPARATION PLANS
P1/GROUND/2ND

1:200 A201

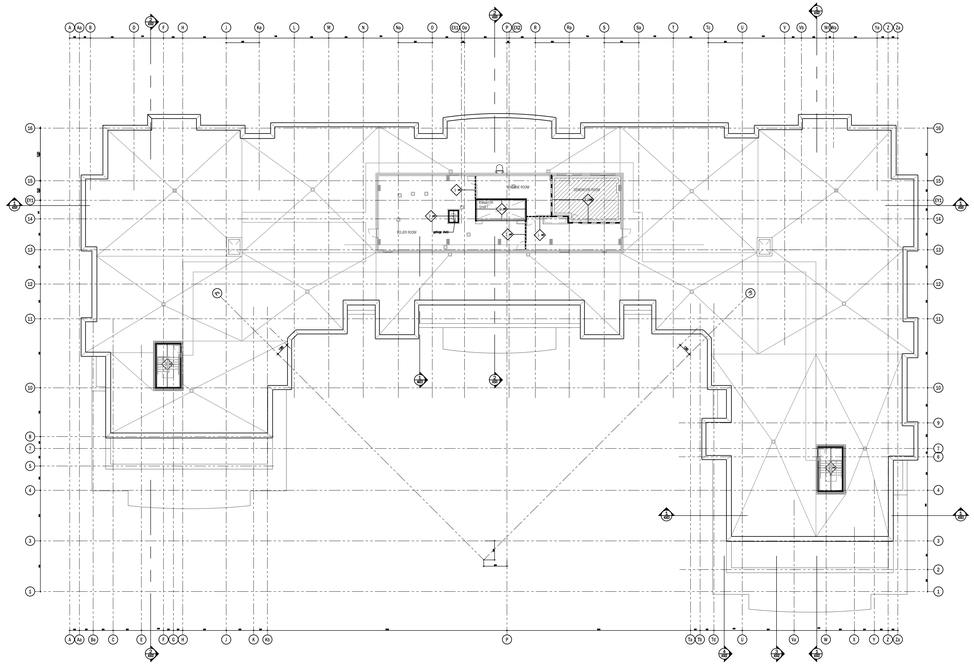
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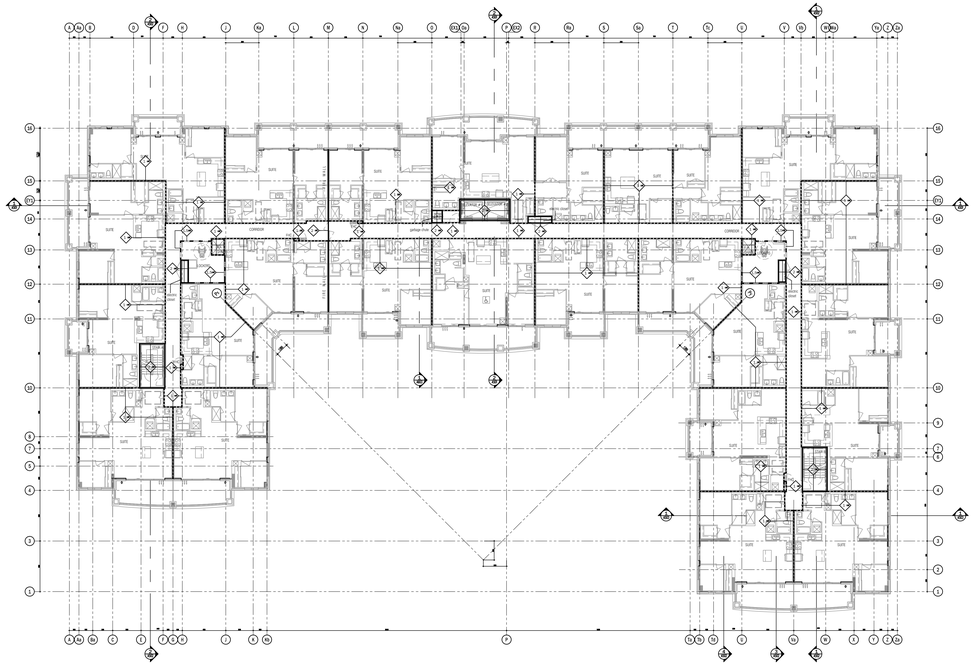
7TH FLOOR FIRE SEPARATION PLAN 3
SCALE - 1:200 A202



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 20 min	45 min 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 * 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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issued for revisions

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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.

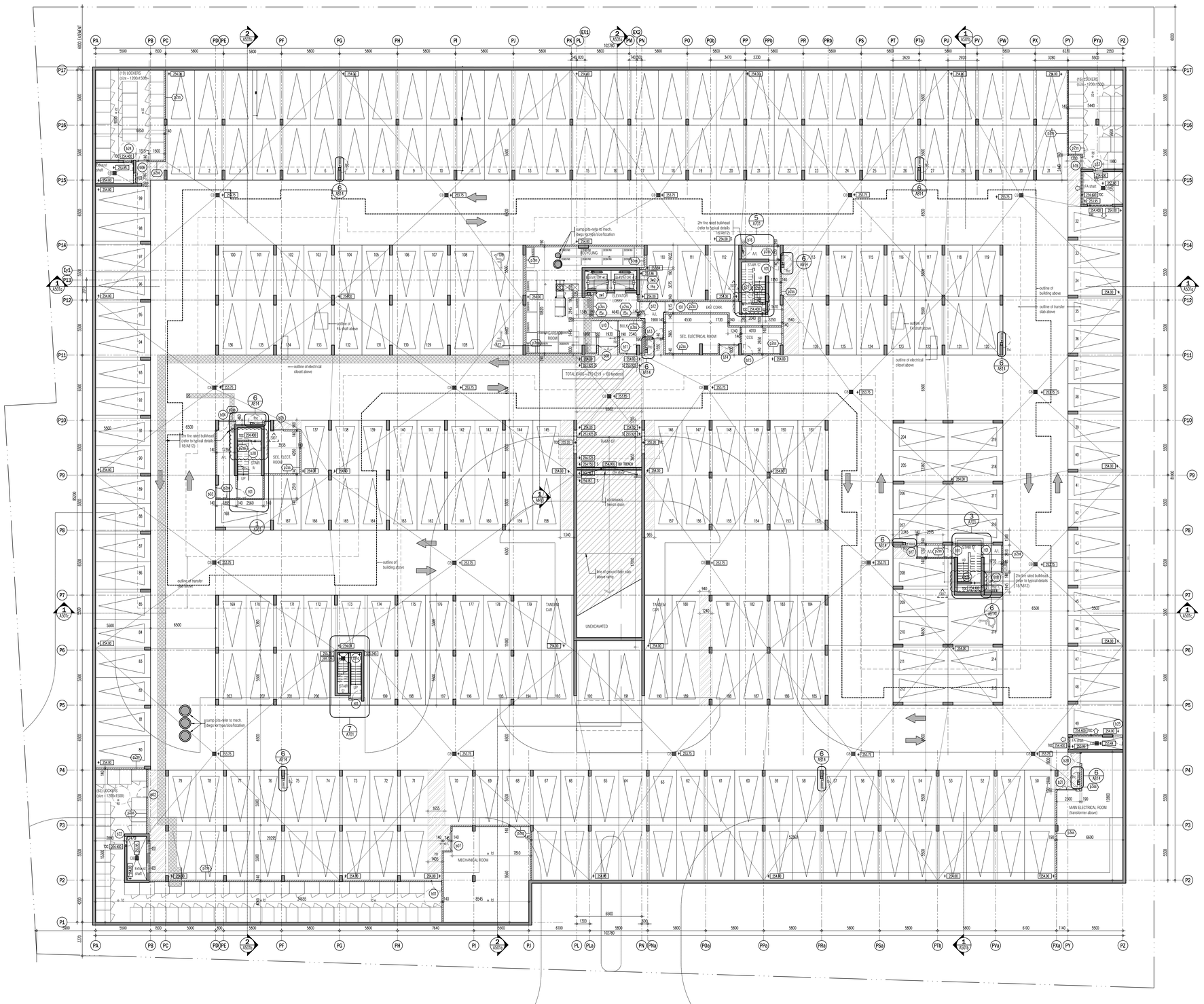
STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

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

1:200 A202

TITLEBLOCK SIZE: 915 x 1400



BAKER HILL
LOCKER COUNT

LEVEL	PL	SIZE
7th	12	(900X1200)
6th	12	(900X1200)
5th	12	(900X1200)
4th	12	(900X1200)
3rd	12	(900X1200)
2nd	12	(900X1200)
Grd	12	(900X1200)
P1	95	(1200X1500)
	1	(1650X1500)
	2	(1800X1500)
TOTAL	182	

REQUIRED LOCKERS:
1 locker per unit - 157 LOCKERS

BAKER HILL -CAR COUNT

	VISITOR	RESIDENTIAL	TOTAL
G	40	-	40
P1	-	279 (inc.60T)	279 (inc.60T)
TOTAL	40	279 (inc.60T)	319 (inc.60T)

T=tandem car

BY-LAW REQUIRED 236 CARS
TOTAL PROVIDED 319 CARS

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11.	AUG.09.2017 Issued for Construction	B.G.
12.	OCT.25.2017 Revision to Envelope	B.G.
02.	SEP1.08.2017 S107 UNDER STAIR ACCESS	BG
01.	AUG.31.2017 S105 SHAFT CURB & DOORS	BG

issued for rewisions

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1229 Dorsan Drive, Suite 105 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2844 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

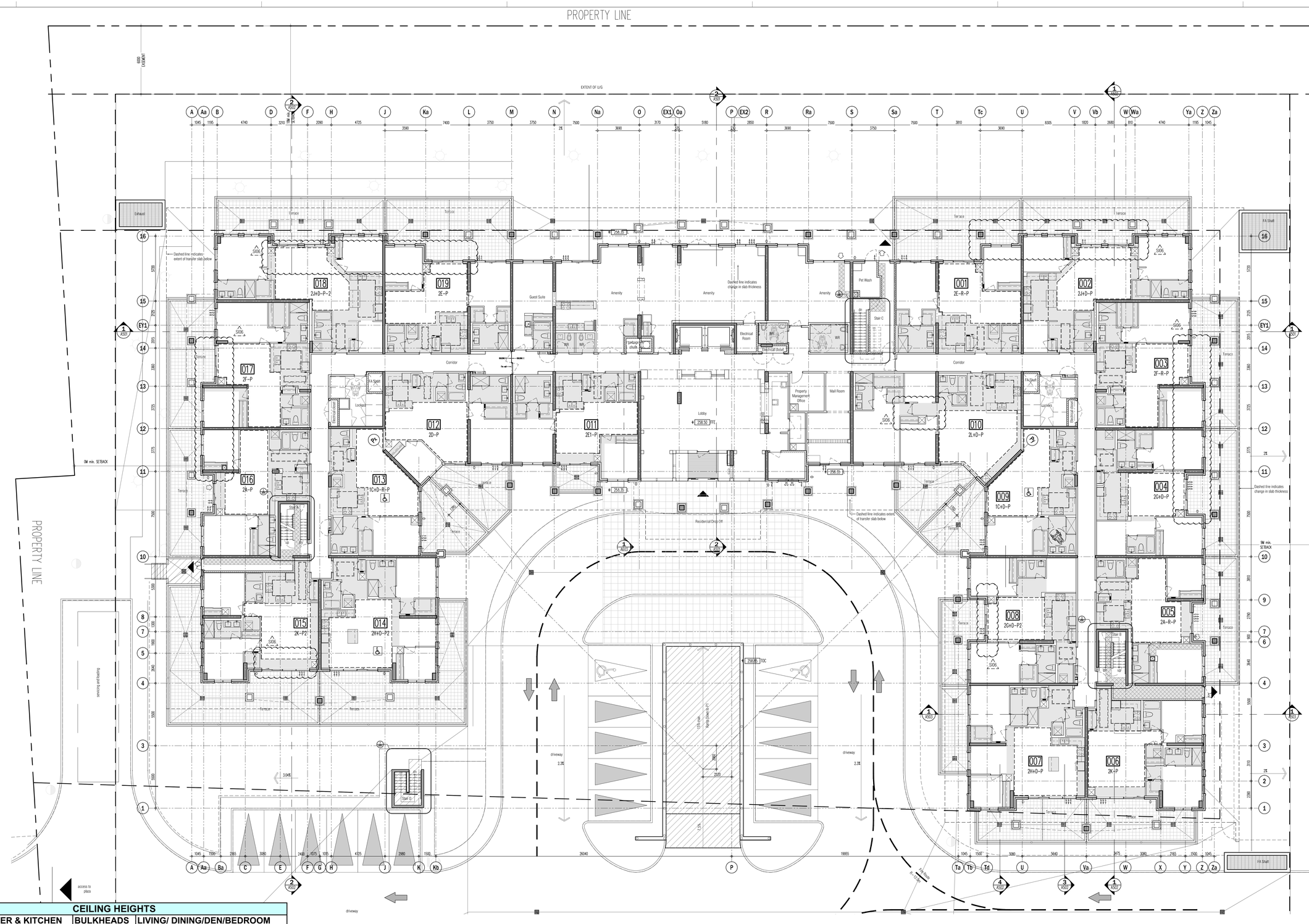
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

PARKING PLAN

1:125 A231

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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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.



01. SEPT.06.2017 S106 TRANSOM/BULKHEADS REVISION BG

issued for revisions

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1220 Sheppard 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

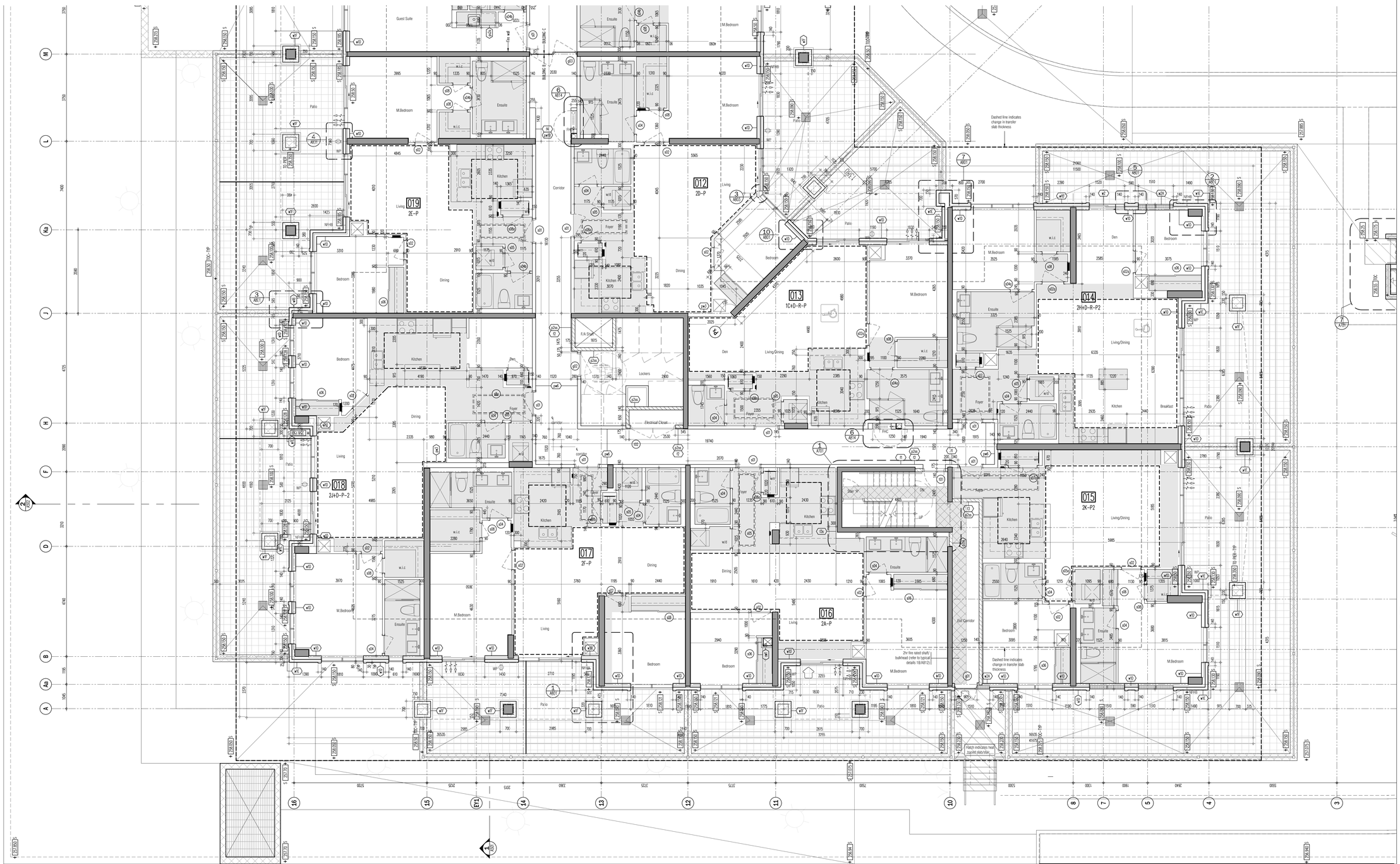
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov., 2, 2017
Job #	1136.13

GROUND FLOOR PLAN
OVERALL PLAN

1:100 A301

TITLEBLOCK SIZE: 915 x 1400



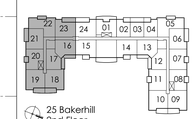
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25 Bakerhill
2nd Floor

01. SEP.06.2017 S106 TRANSOM/BULKHEADS REVISION BG

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1339 Dawson Drive, Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.790.2661 Fax:905.790.2994 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

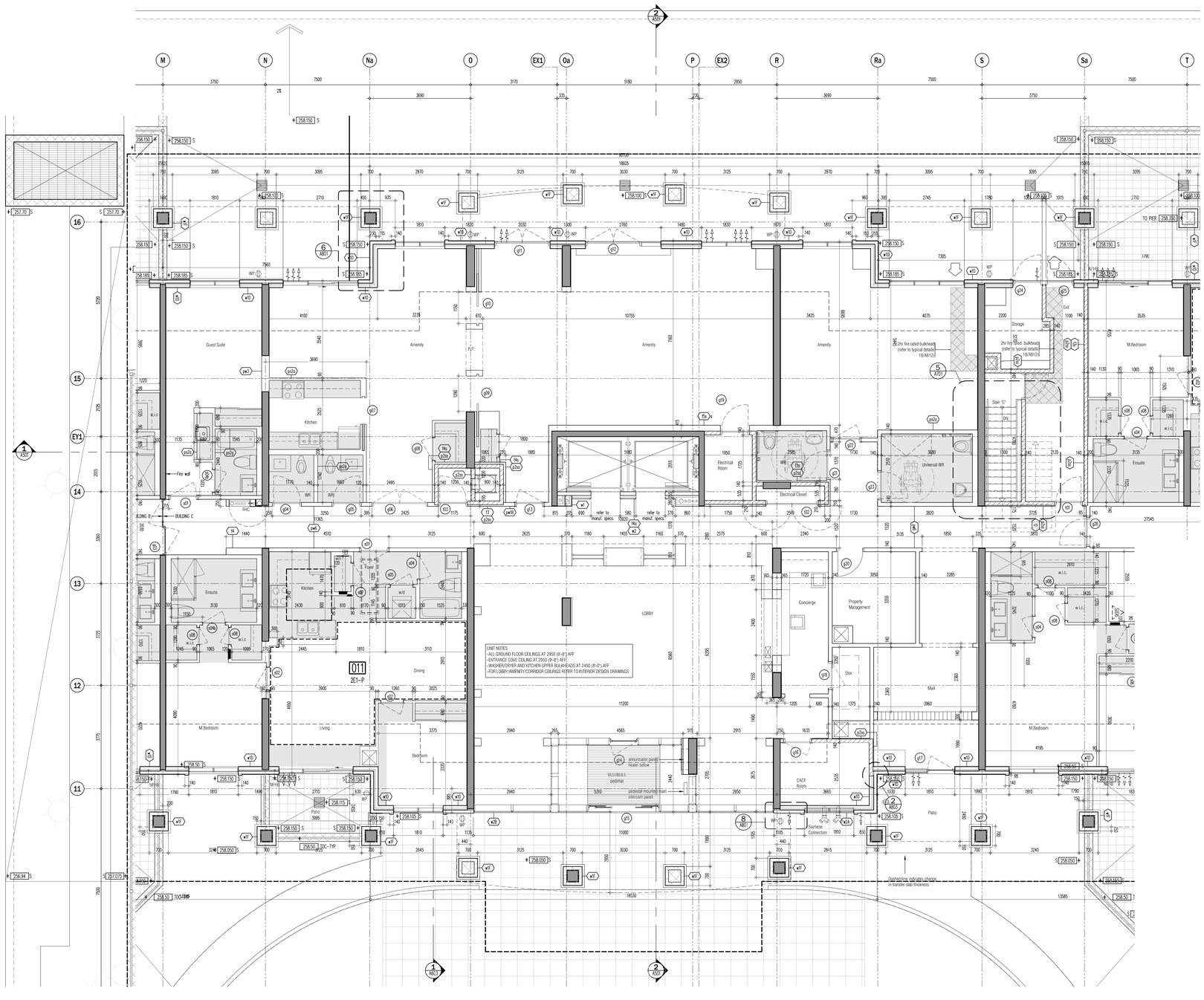
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

GROUND FLOOR ENLARGED PART PLAN

1:50

A301a

TITLEBLOCK SIZE: 915 x 1400



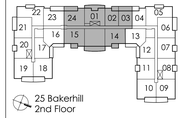
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25 Bakerhill
2nd Floor

01. SEP.06.2017 S106 TRANSOM/BULKHEADS REVISION BG

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1301 Steeles Drive, Suite 201, Brampton, Ontario, L6W 1C3
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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
2GO #:	1136.13

GROUND FLOOR ENLARGED PART PLAN

1:50 A301b

TITLEBLOCK SIZE: 915 x 1400

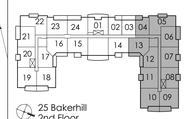
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7TH	2900	2750	3050



01. SEP.06.2017 S106 TRANSOM/BULKHEADS REVISION 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

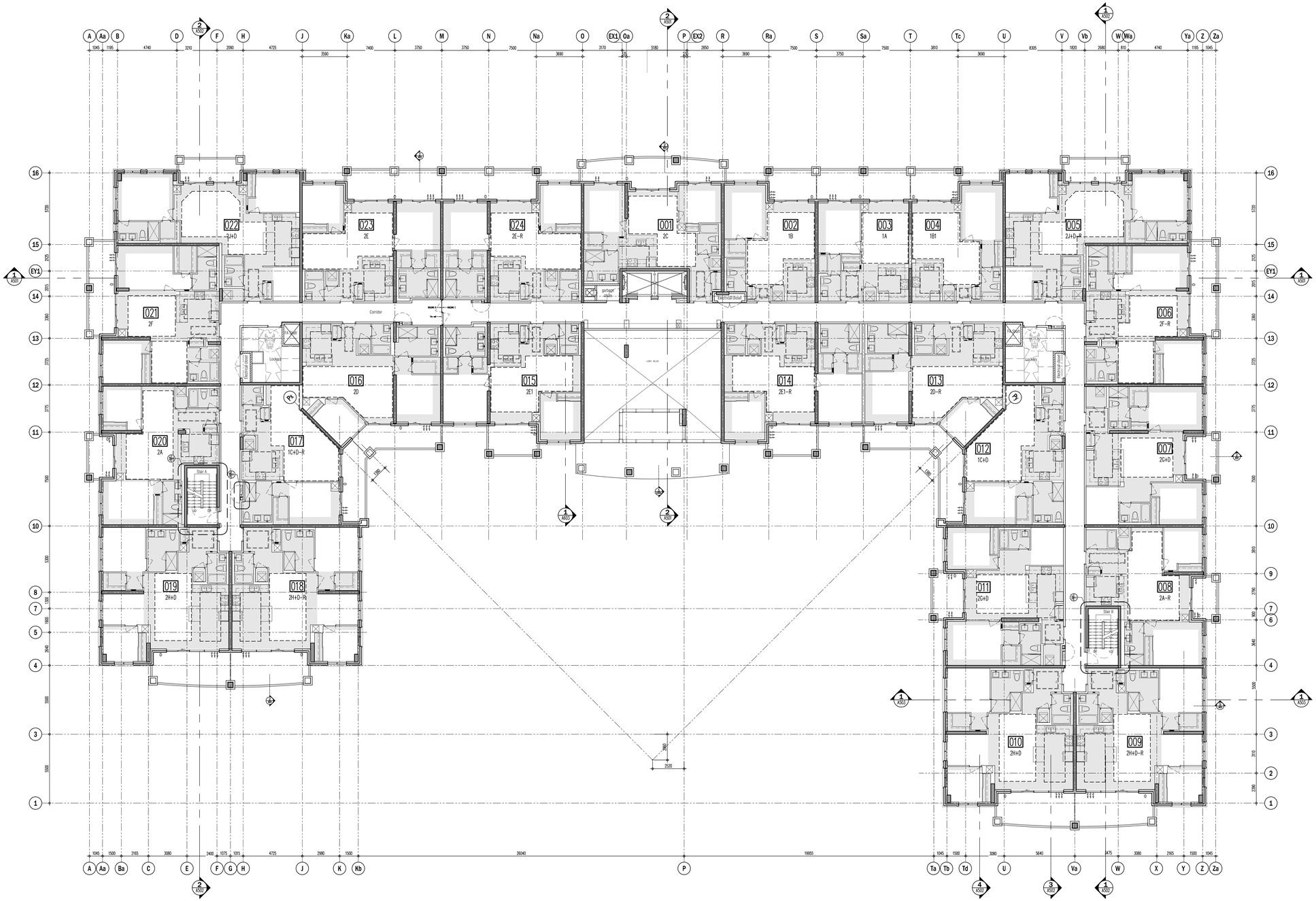
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Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

GROUND FLOOR ENLARGED PART PLAN

1:50

A301c

TITLEBLOCK SIZE: 915 x 1400



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7TH	2900	2750	3050

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issued for revisions

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1331 Steeles Drive, Suite 201, Whitmore Ontario, L3R 9T3
Phone: 905.795.2601, Fax:905.795.2694, www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE, ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

2nd FLOOR PLAN
OVERALL PLAN

1:100

A302

TITLEBLOCK SIZE: 915 x 1400

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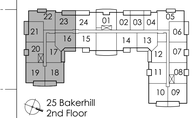
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10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.

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

01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES BG

Issued for revisions

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Phone. 905.795.2601 Fax.905.795.2964 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

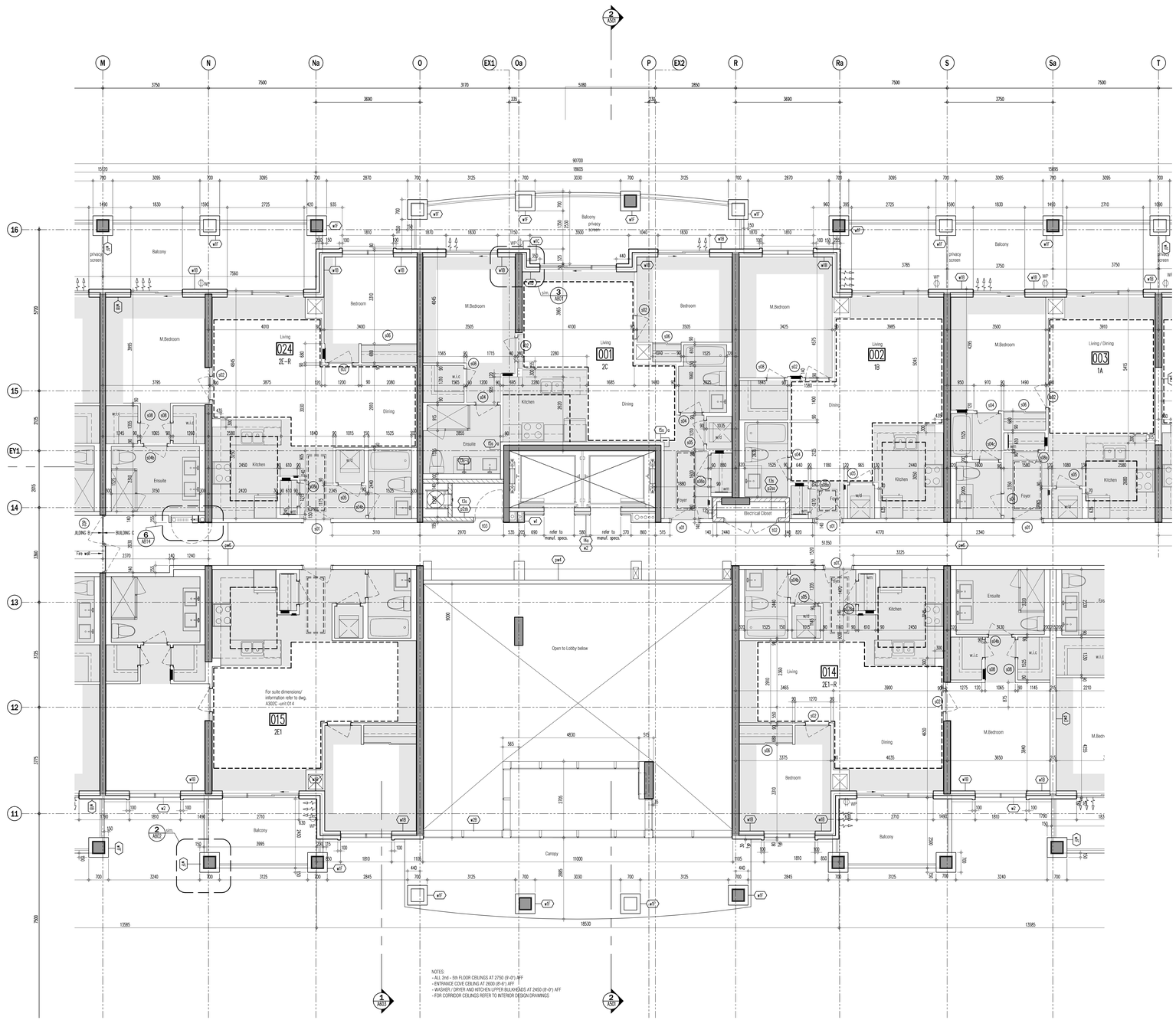
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

2ND FLOOR ENLARGED PART PLAN

1:50 A302a

TITLEBLOCK SIZE: 915 x 1400



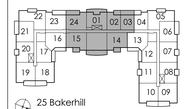
CEILING HEIGHTS			
FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
GRD	2950	2750	2950
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4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

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11.	AUG.09.2017	Issued for Construction B.G.
12.	OCT.25.2017	Revision to Envelope B.G.



25 Bakerhill
2nd Floor

01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES BG

Issued for revisions

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1220 Sheppard 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.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

2ND FLOOR ENLARGED PART PLAN

1:50 A302b

TITLEBLOCK SIZE: 915 x 1400

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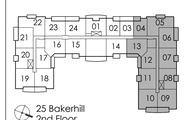
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12.	OCT.25.2017	Revision to Envelope

B.G.

NOTES:
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- WASHER / DRYER AND KITCHEN UPPER BULKHEADS AT 2450 (8'-0") AFF
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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



01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES BG

issued for revisions

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1220 Stephenson 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

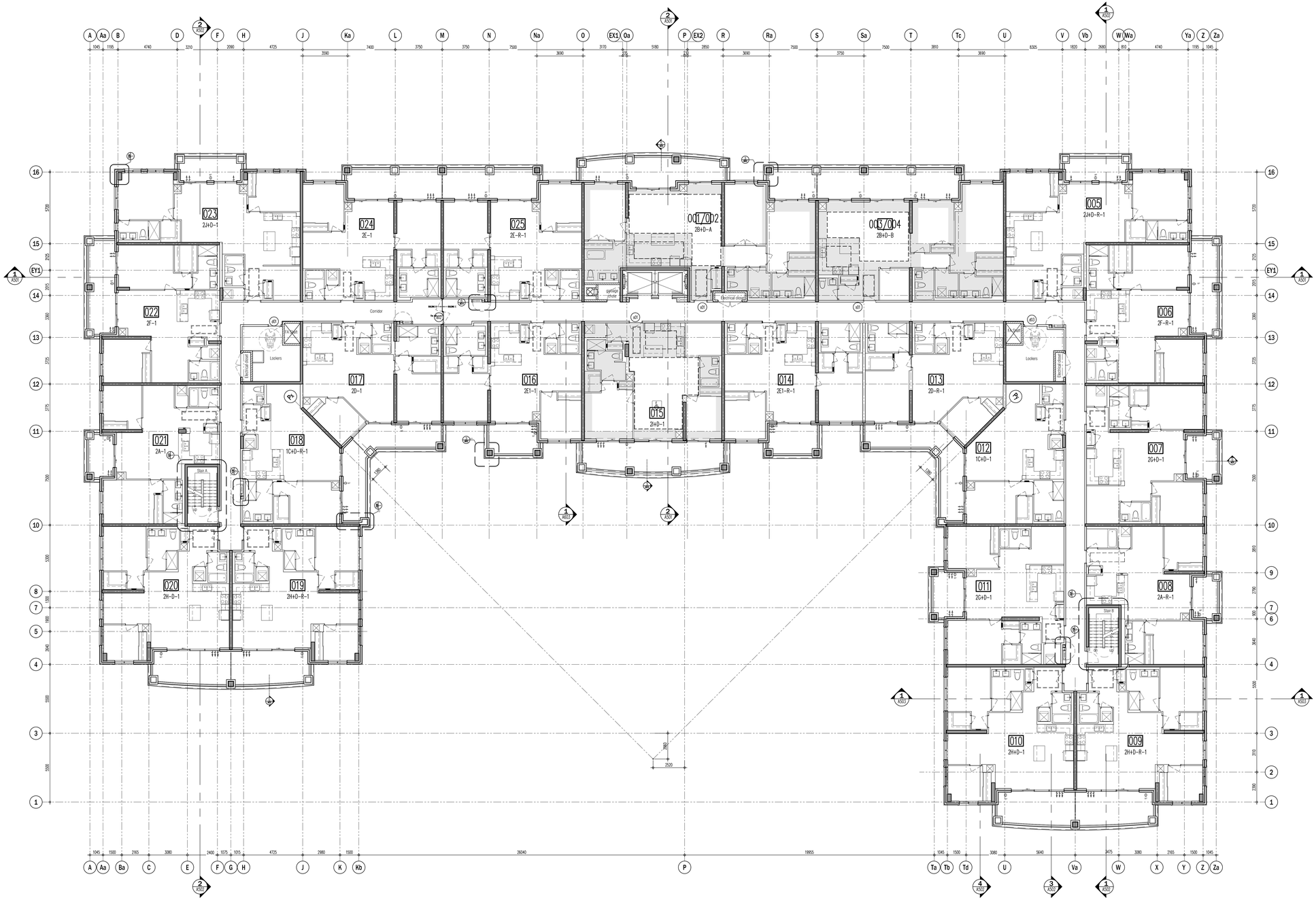
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

2ND FLOOR ENLARGED PART PLAN

1:50

A302c

TITLEBLOCK SIZE: 915 x 1400



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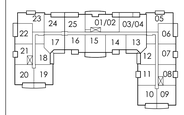
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11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.

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



02. AUG.24.2017 S102-R1 REVISION TO SUITE NUMBERS BG
01. AUG.18.2017 S102 REVISION TO SUITE NUMBERS BG

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

3rd FLOOR PLAN
OVERALL PLAN

1:100 A303

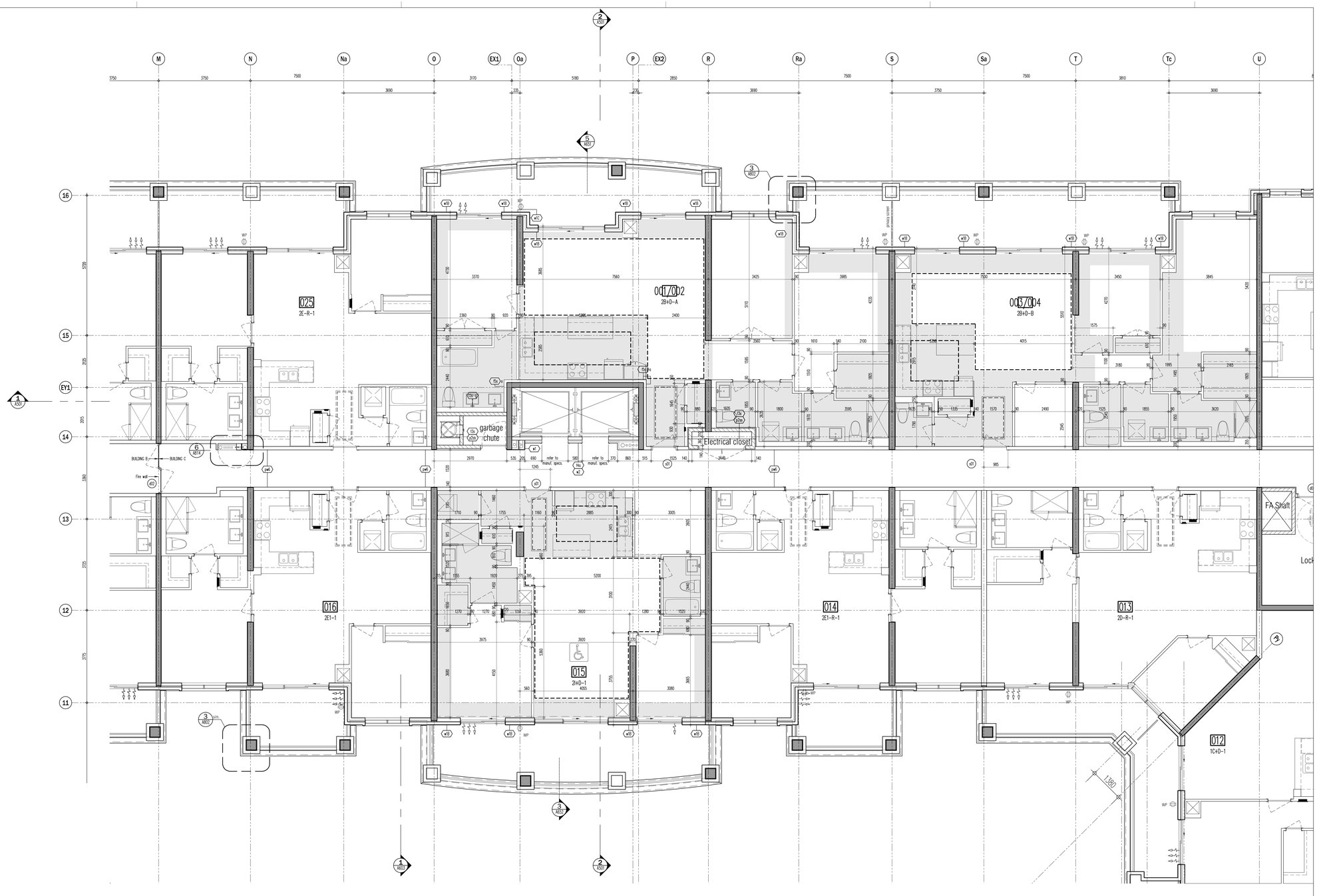
TITLEBLOCK SIZE: 915 x 1400

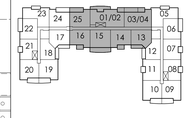
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11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.





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

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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:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

3rd FLOOR PLAN
PARTIAL PLAN

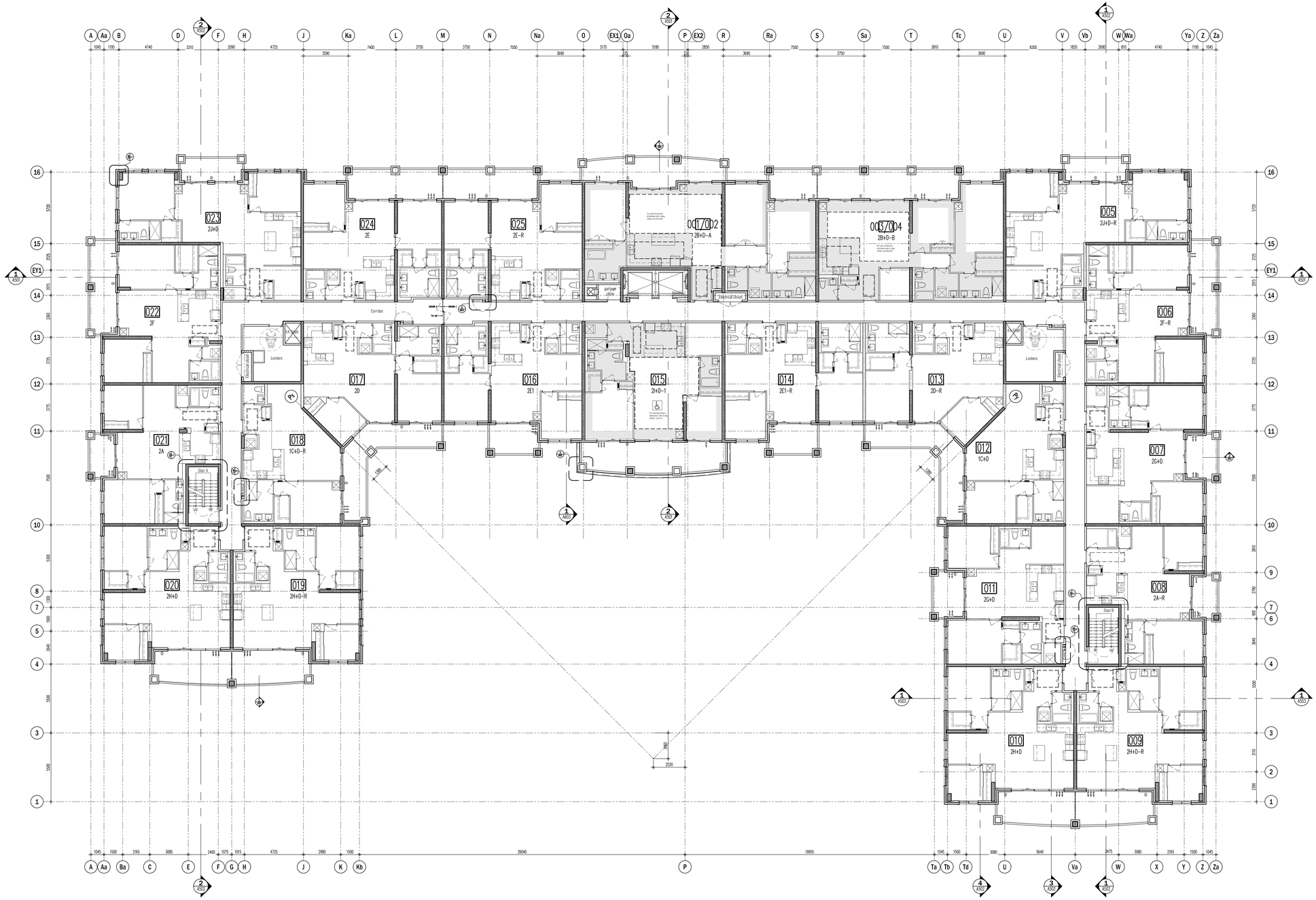
1:50 A303a

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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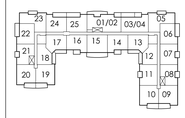
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12.	OCT.25.2017	Revision to Envelope	B.G.

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
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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



02. AUG.24.2017 S102-R1 REVISION TO SUITE NUMBERS BG
01. AUG.18.2017 S102 REVISION TO SUITE NUMBERS BG

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

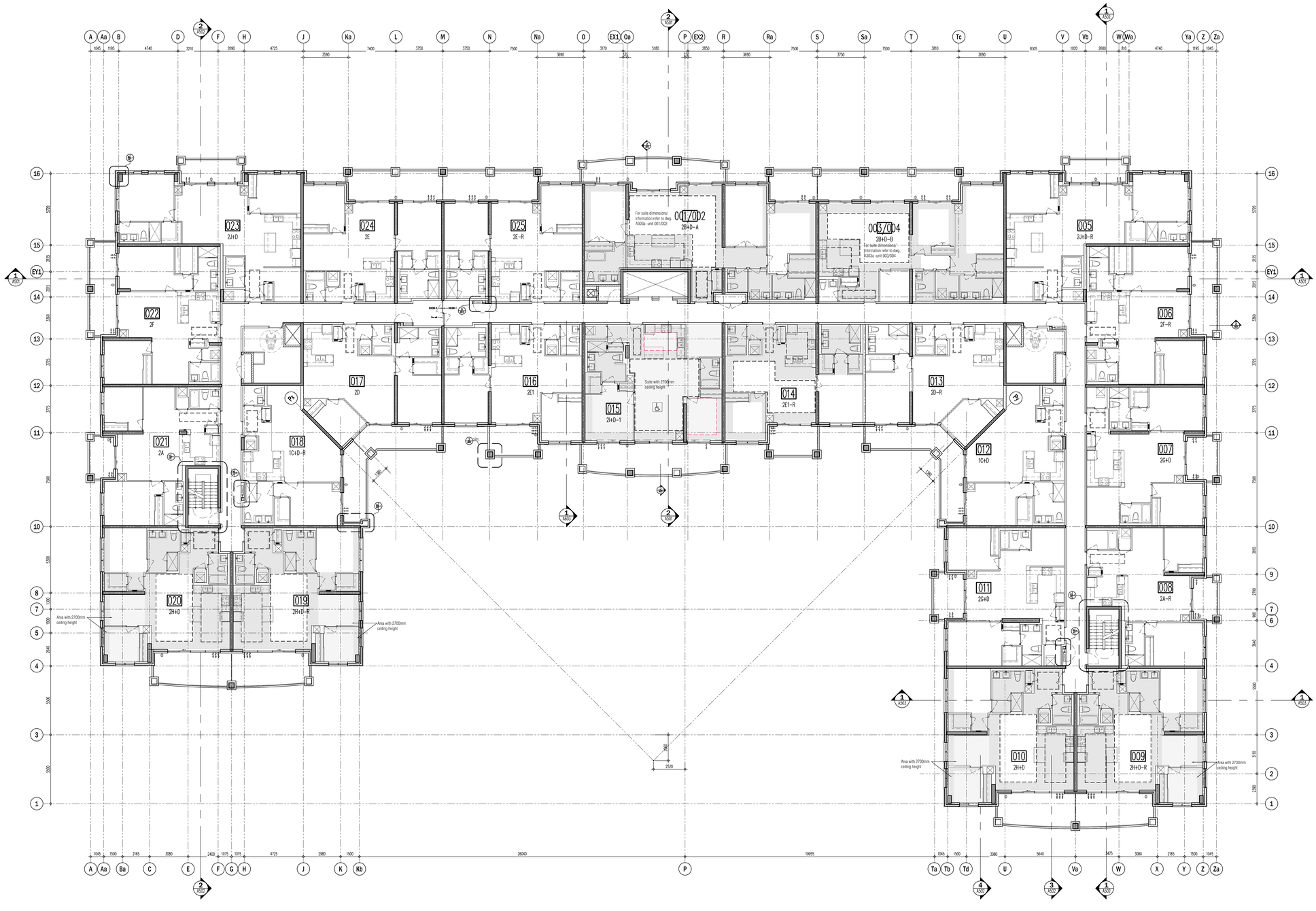
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov., 2, 2017
Job #	1136.13

4th FLOOR PLAN
OVERALL PLAN

1:100 A304

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.

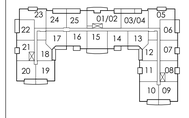
CEILING HEIGHTS			
FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
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6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

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02.	AUG.24.2017	S102-R1 REVISION TO SUITE NUMBERS BG
01.	AUG.18.2017	S102 REVISION TO SUITE NUMBERS BG

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

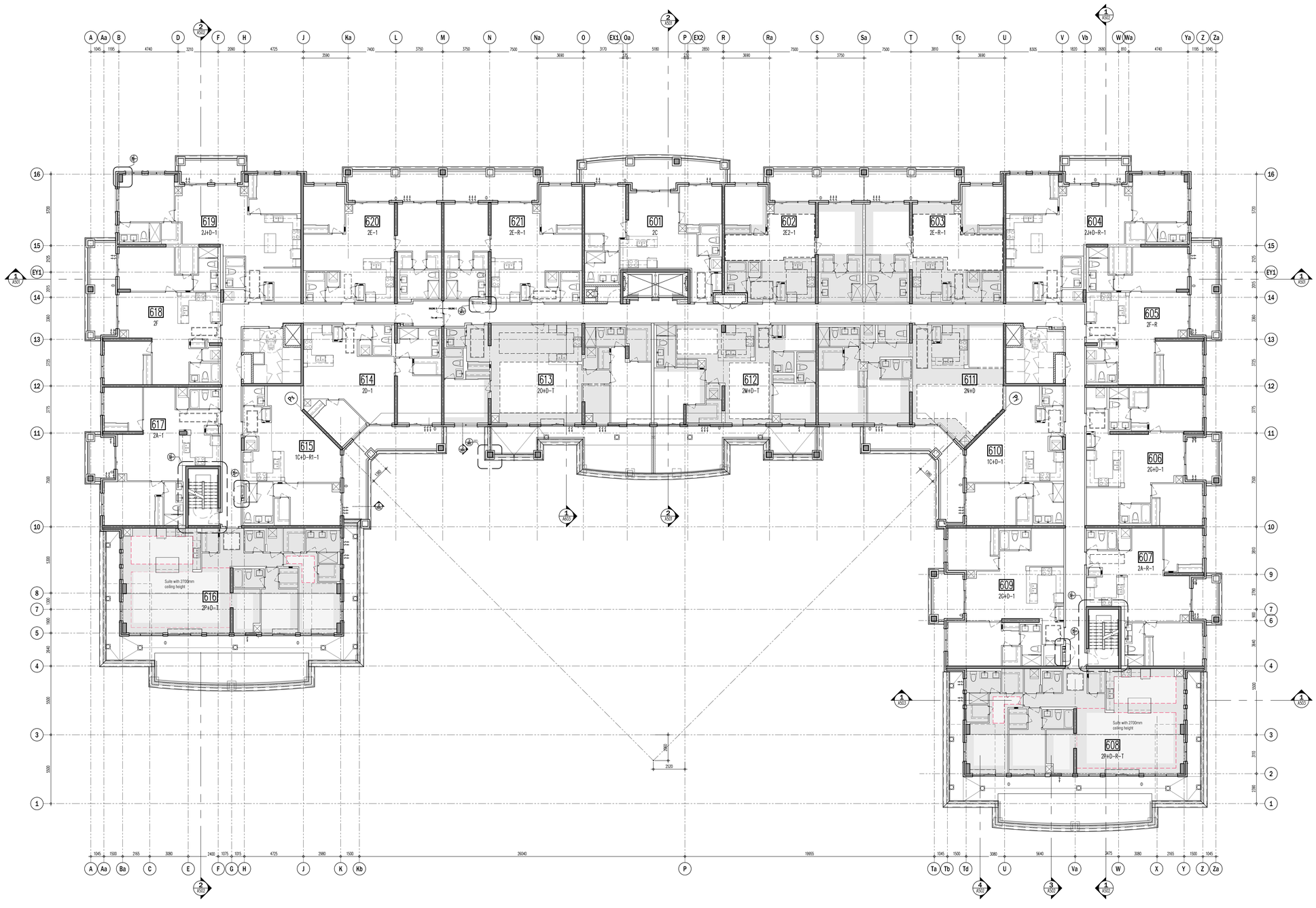
STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov., 2, 2017
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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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.

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
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.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

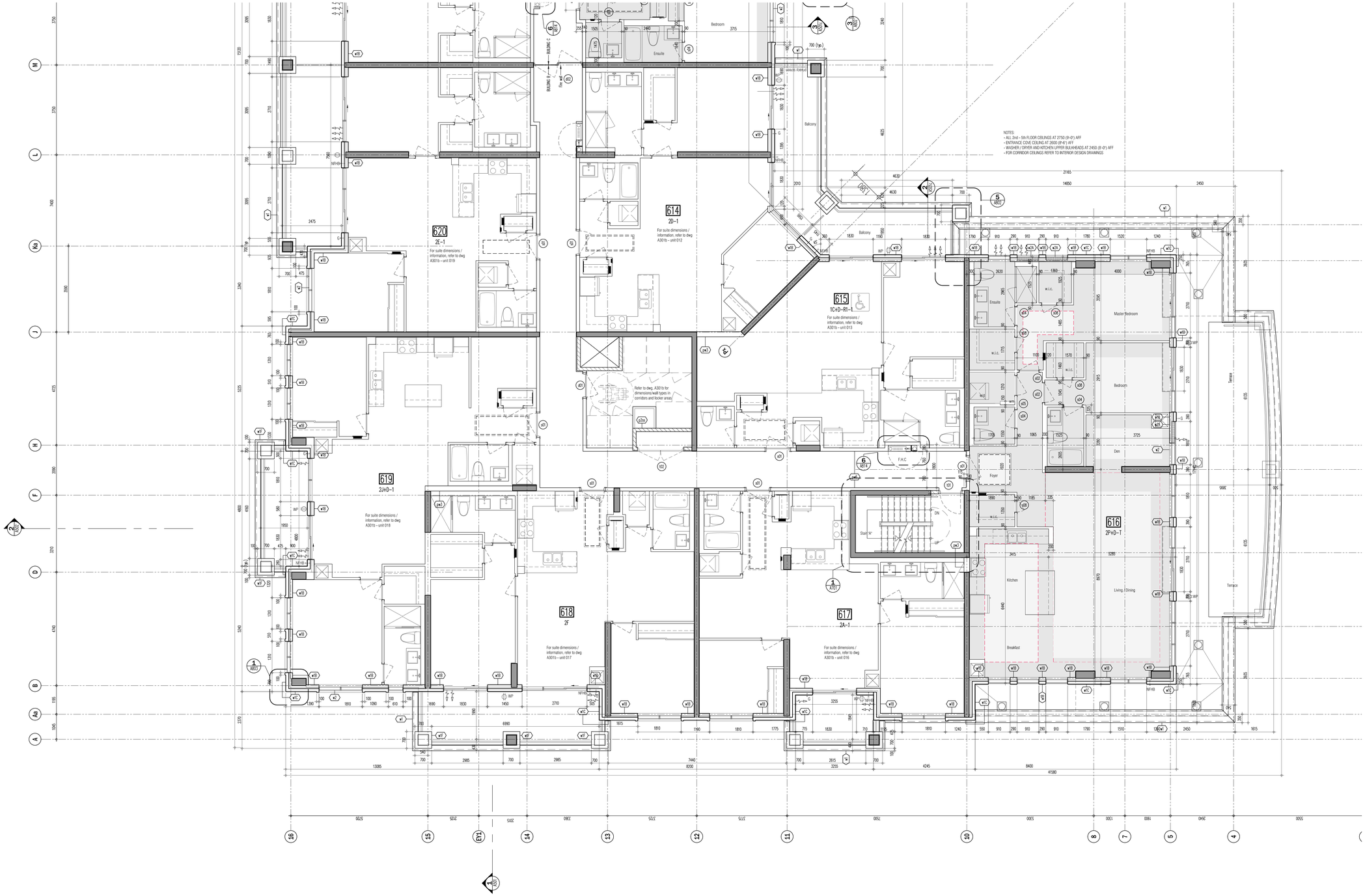
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

6TH FLOOR PLAN
OVERALL PLAN

1:100

A306

TITLEBLOCK SIZE: 915 x 1400



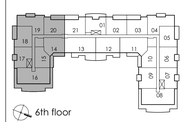
CEILING HEIGHTS			
FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
GRD	2950	2750	2950
2ND	2600	2450	SLAB AT 2750
3RD	2600	2450	SLAB AT 2750
4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

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11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.



01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES BG

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Phone 905.795.2601 Fax 905.795.2964 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

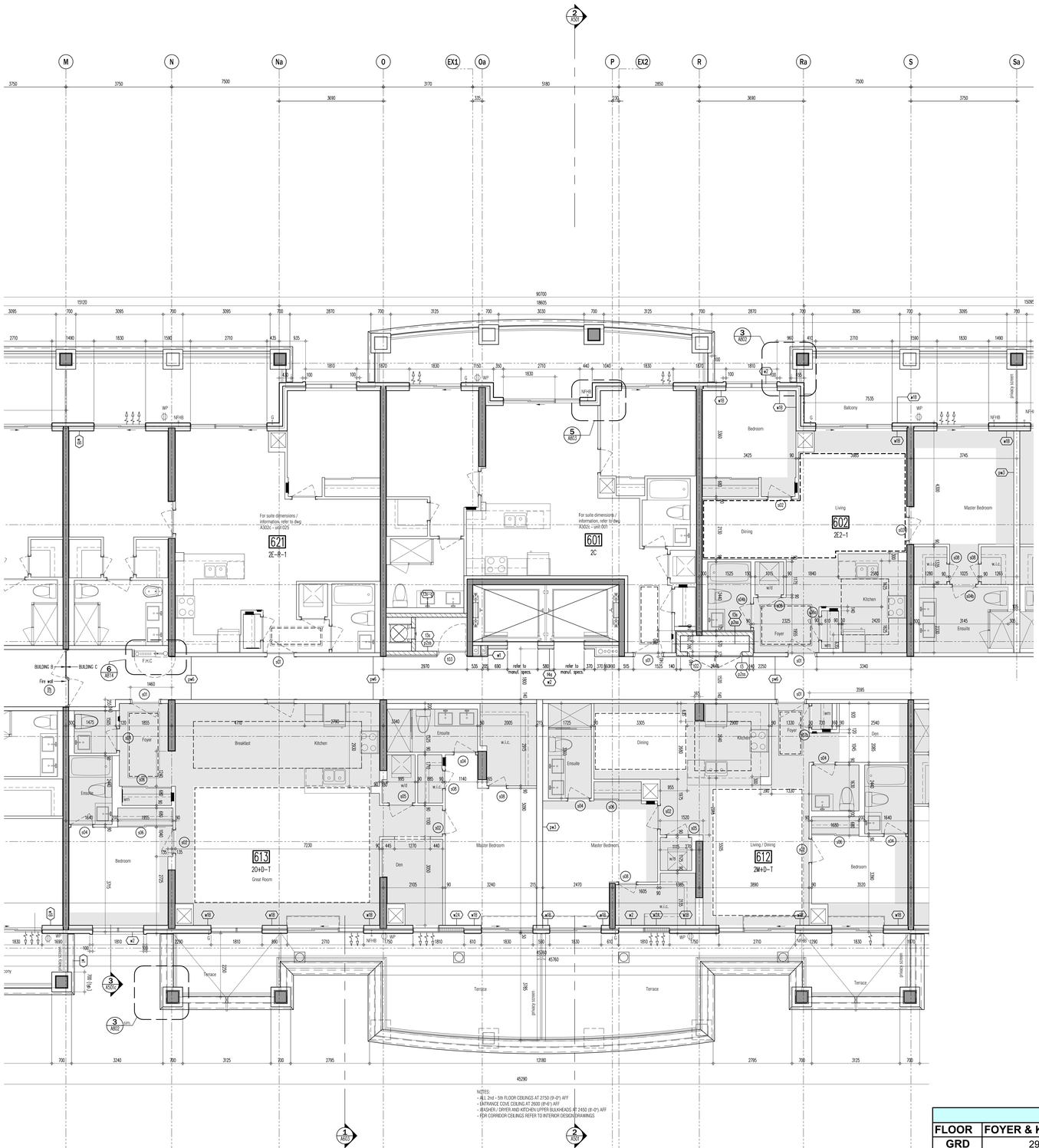
STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

6TH FLOOR ENLARGED PART PLAN

1:50 A306a

TITLEBLOCK SIZE: 915 x 1400



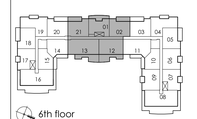
CEILING HEIGHTS			
FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
GRD	2950	2750	2950
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6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

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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

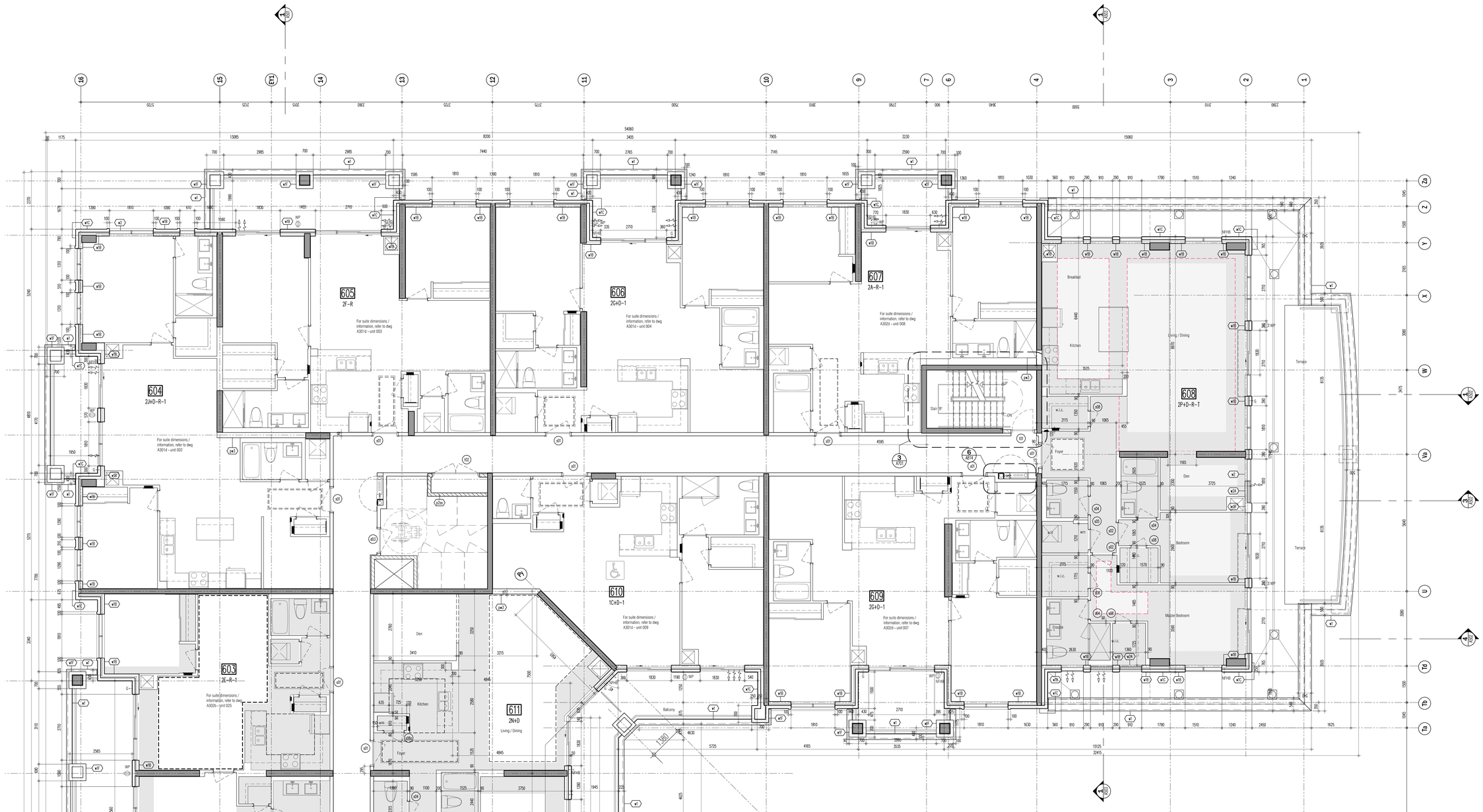
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

6TH FLOOR ENLARGED PART PLAN

1:50 A306b

TITLEBLOCK SIZE: 915 x 1400



CEILING HEIGHTS

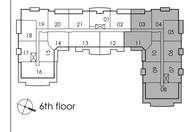
FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
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2ND	2600	2450	SLAB AT 2750
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4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

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12.	OCT.25.2017	Revision to Envelope	B.G.



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1320 Sheraton Drive, 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

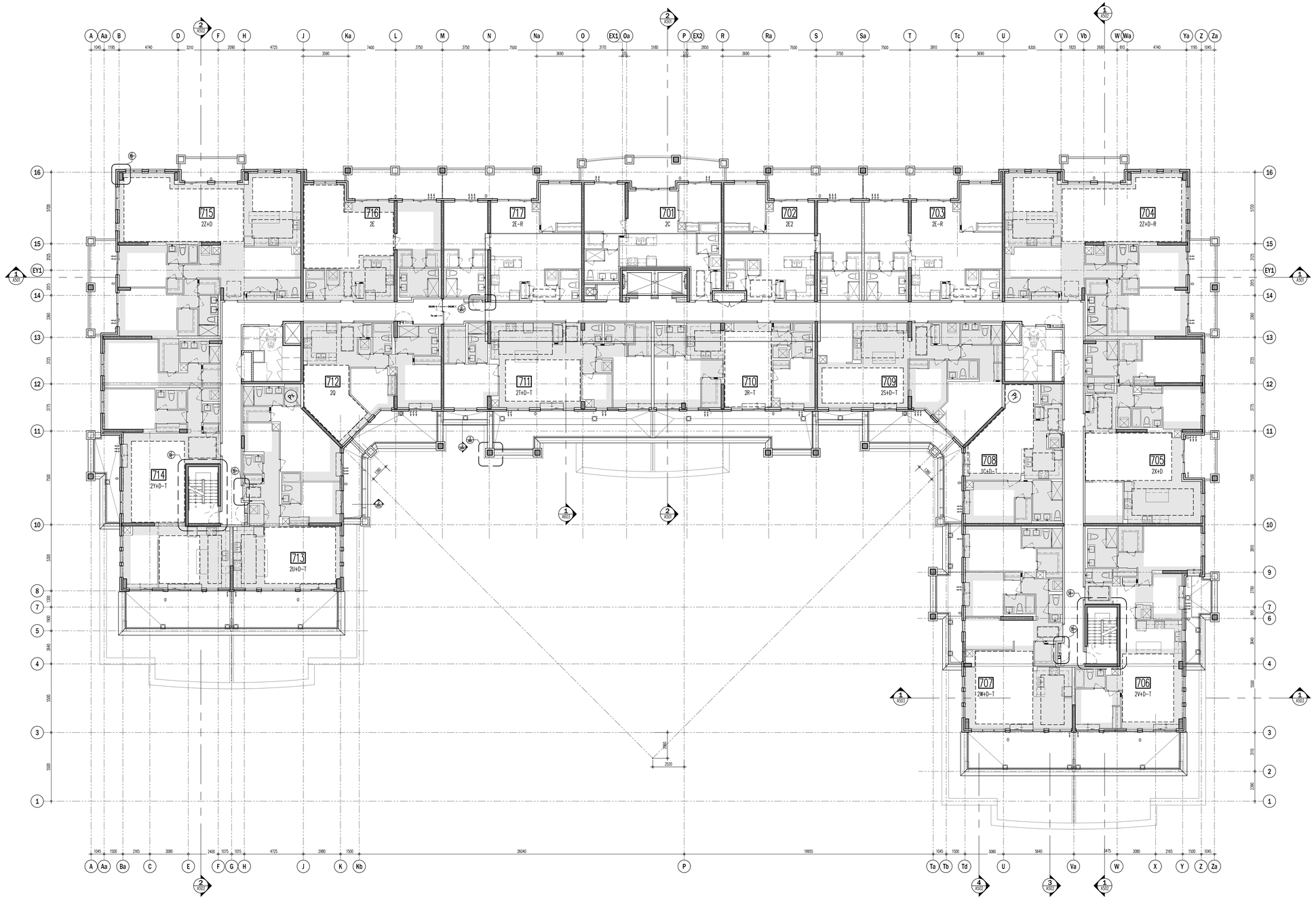
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

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.

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1339 Stanbridge Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2564 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

7TH FLOOR PLAN
OVERALL LAYOUT

1:100

A307

TITLEBLOCK SIZE: 915 x 1400

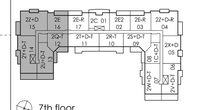
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CEILING HEIGHTS			
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2ND	2600	2450	SLAB AT 2750
3RD	2600	2450	SLAB AT 2750
4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050



01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES BG

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

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov., 2, 2017
Job #	1136.13

7TH FLOOR ENLARGED PART PLAN

1:50 A307a

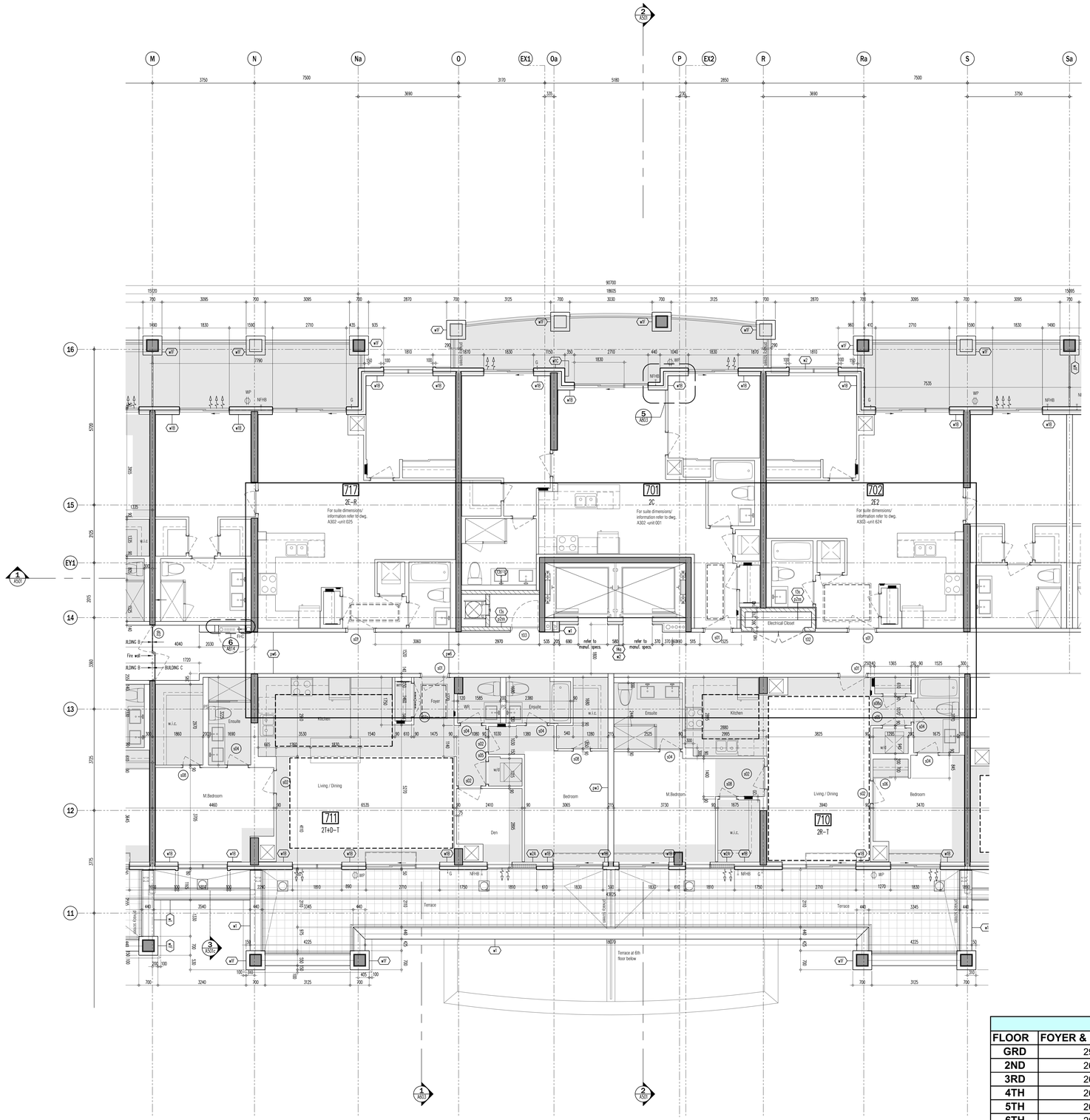
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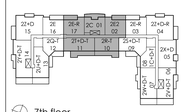
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CEILING HEIGHTS

FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
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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

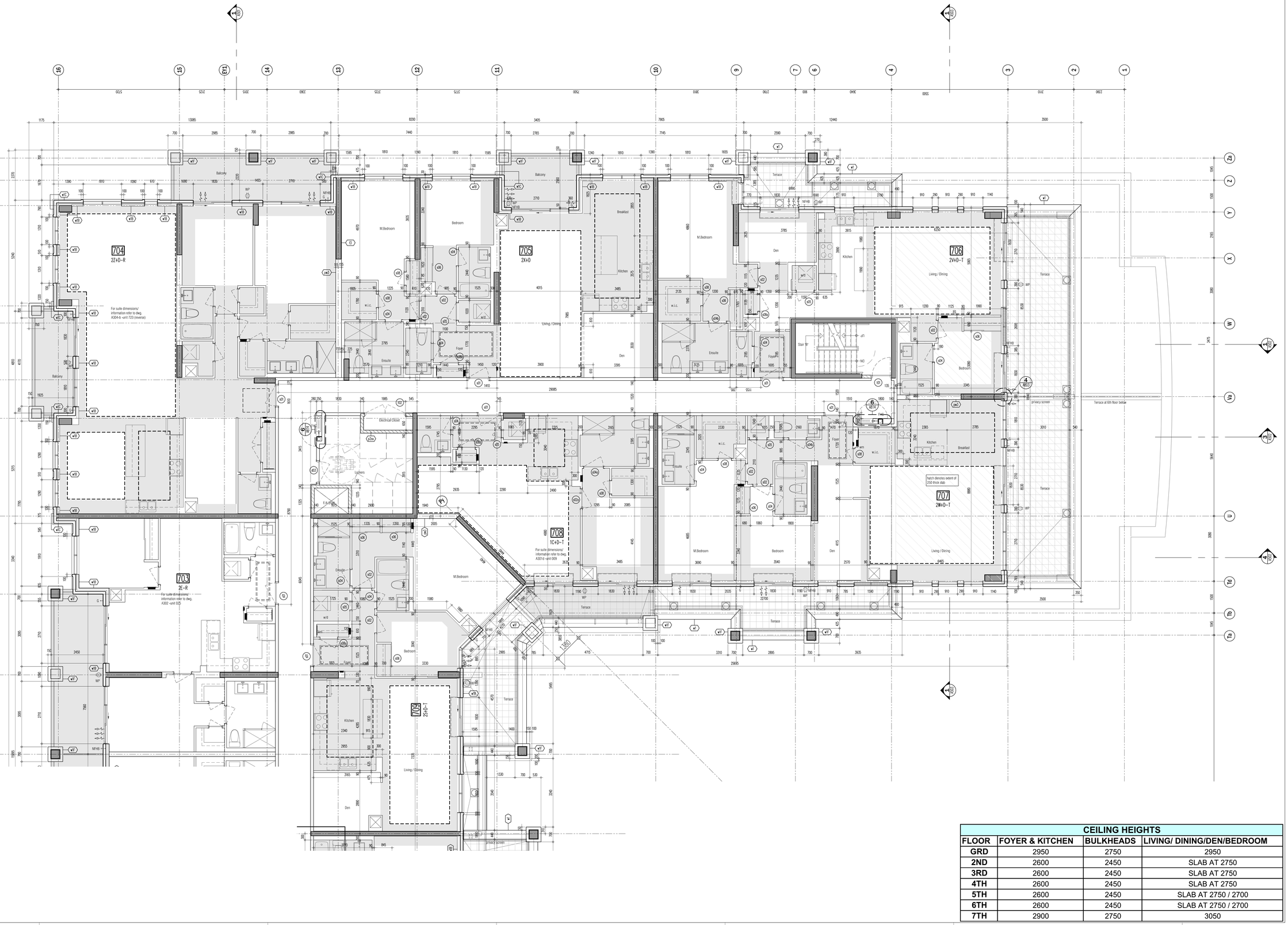
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

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
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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

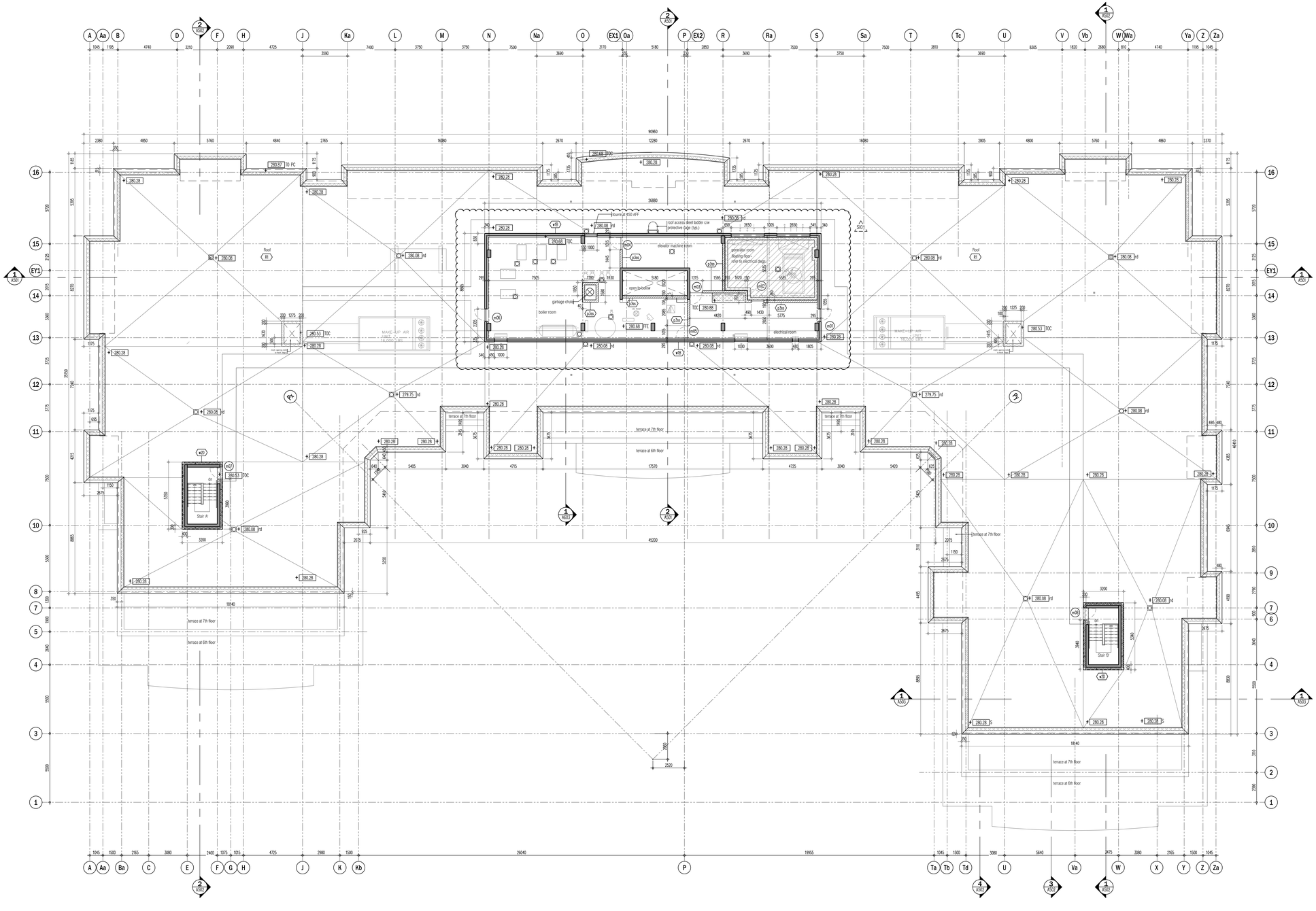
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

7TH FLOOR ENLARGED PART PLAN

1:50

A307c

TITLEBLOCK SIZE: 915 x 1400



MECHANICAL PENTHOUSE PLAN 1 A308a
SCALE: 1:100

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11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.

01. AUG.18.2017 S101 Replace blk. wall with metal stud wall 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.

ROYAL PINES HOMES

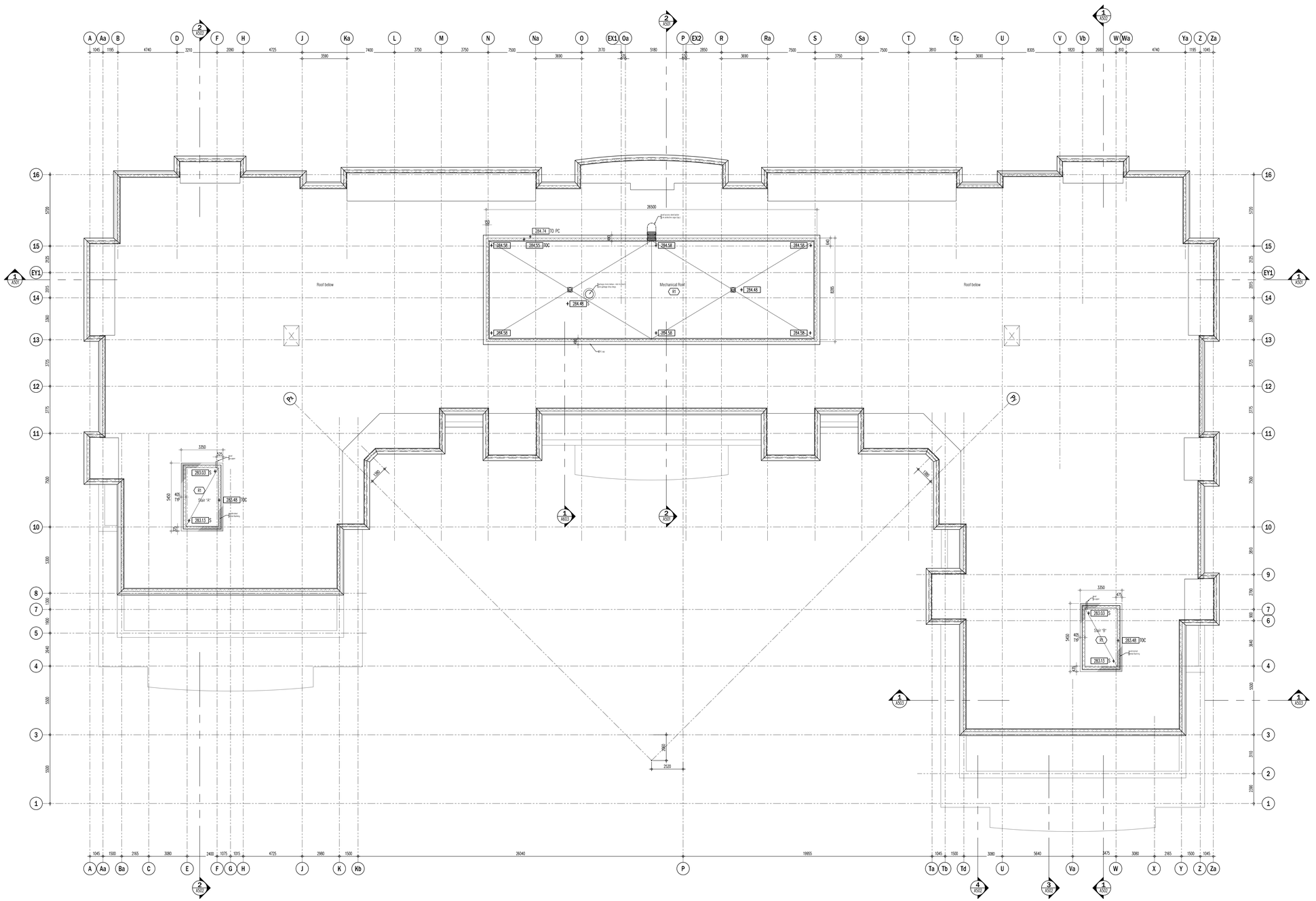
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2. 2017
Job #	1136.13

MECHANICAL FLOOR PLAN

1:100 A308a

TITLEBLOCK SIZE: 915 x 1400



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Phone 905.790.7001 Fax 905.790.7044 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

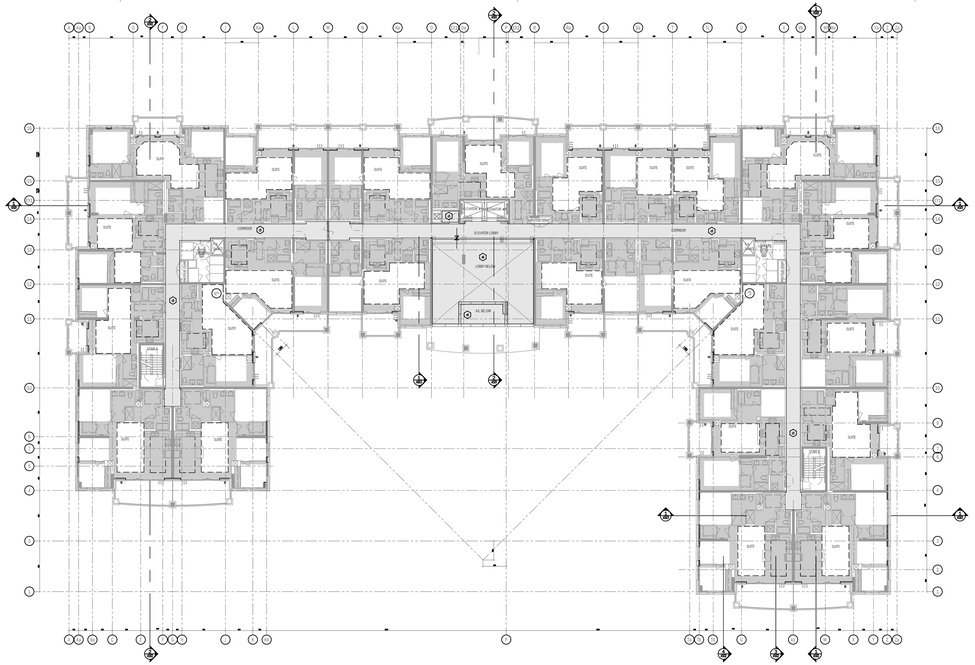
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

ROOF PLAN

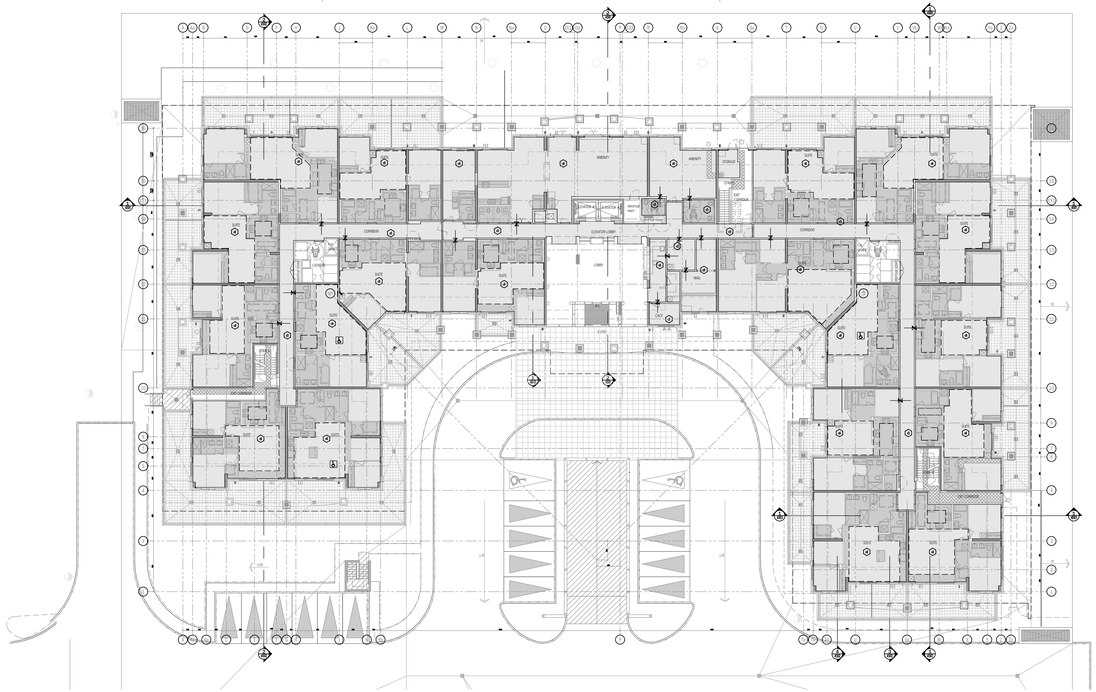
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A308b

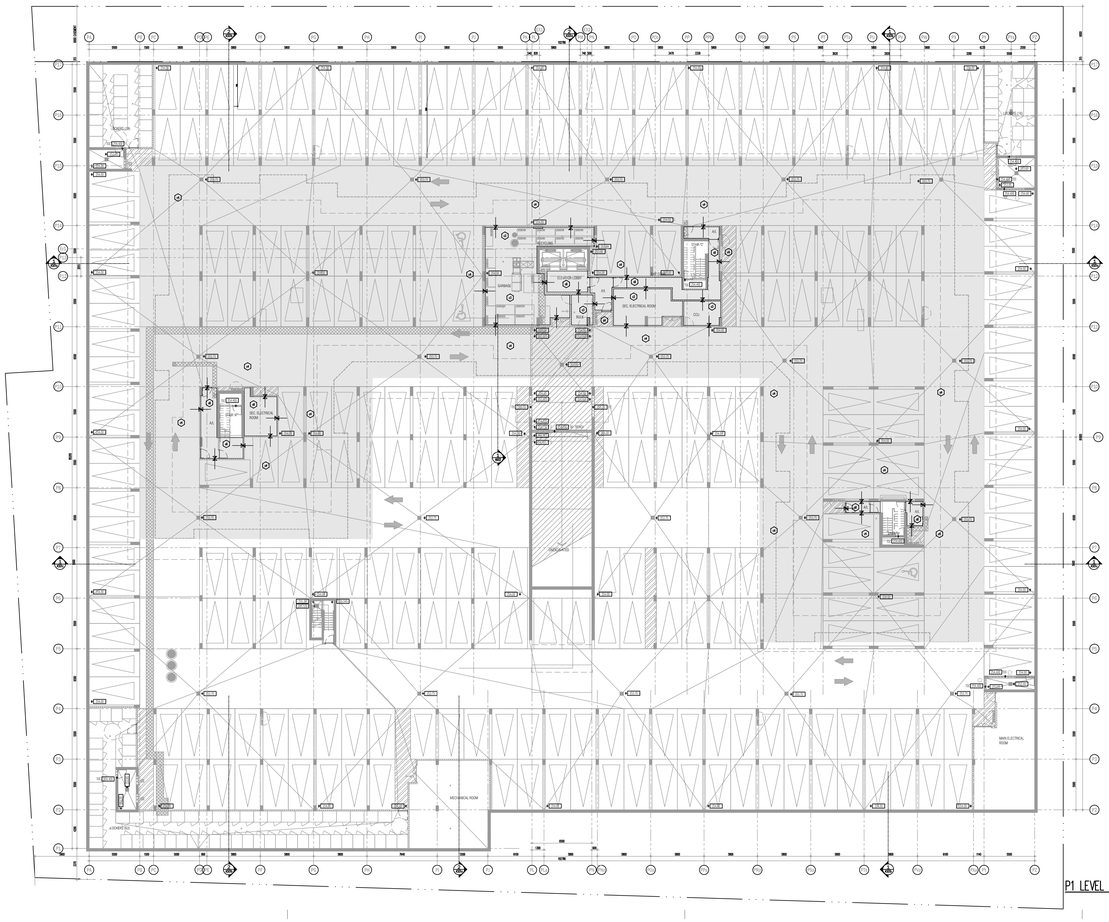
TITLEBLOCK SIZE: 915 x 1400



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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issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1300 Skyview 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

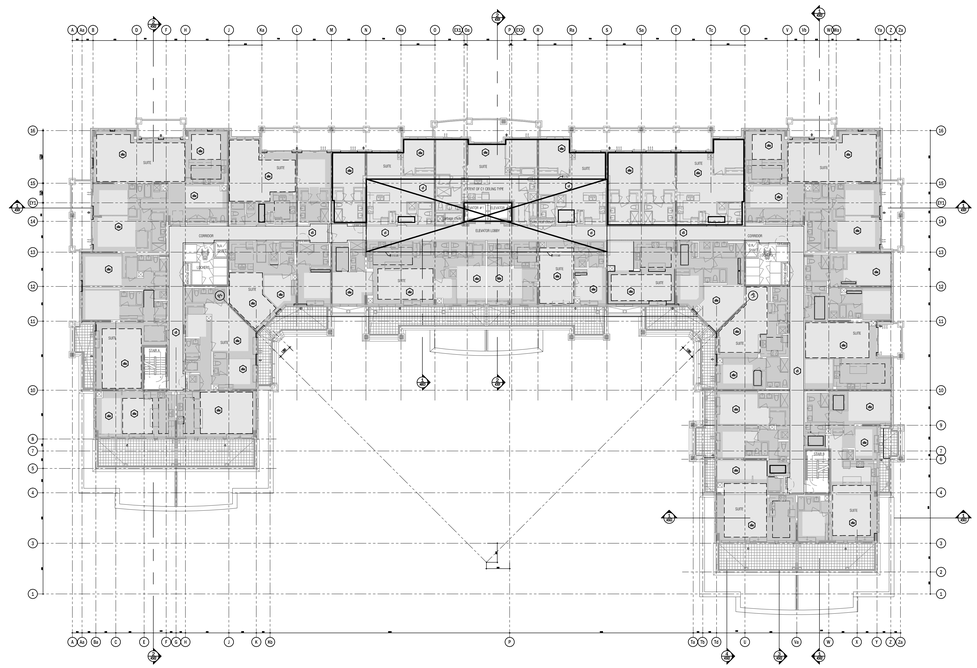
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

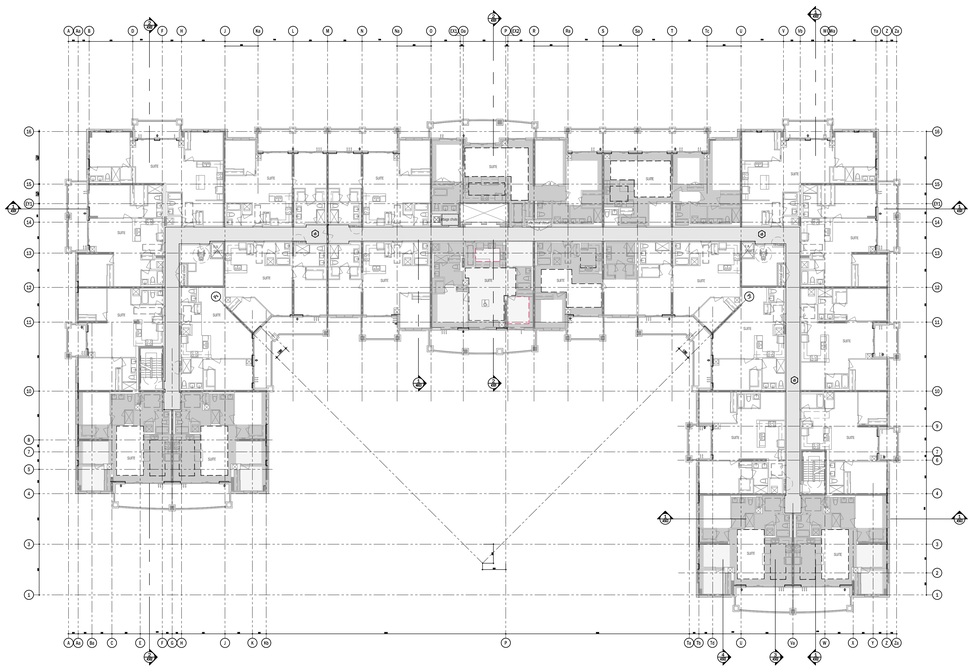
REFLECTED CEILING PLANS
P1/GROUND/2ND

1:200 A351

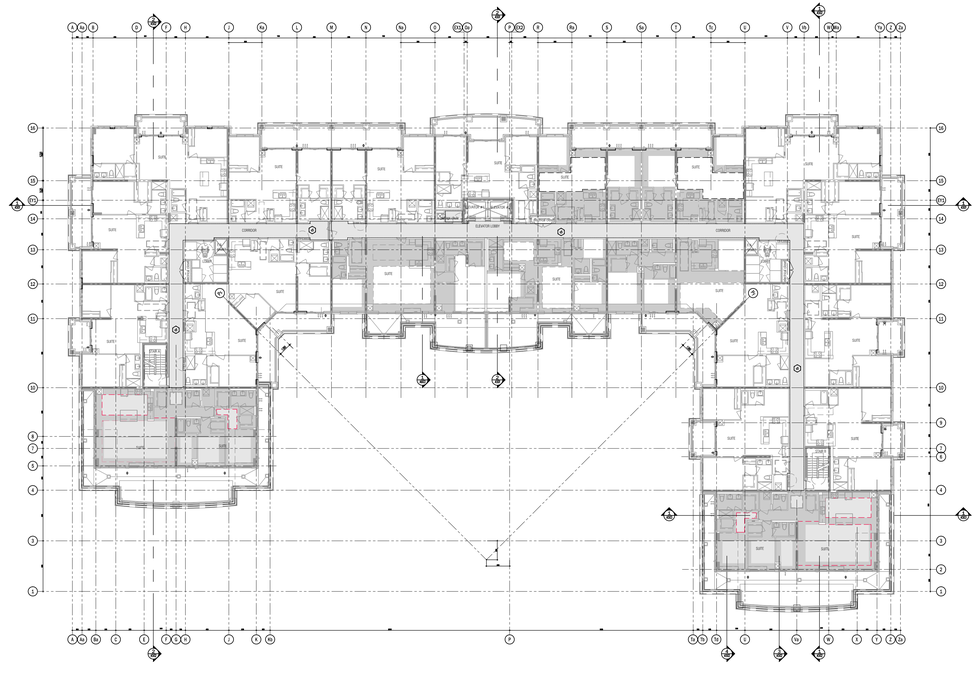
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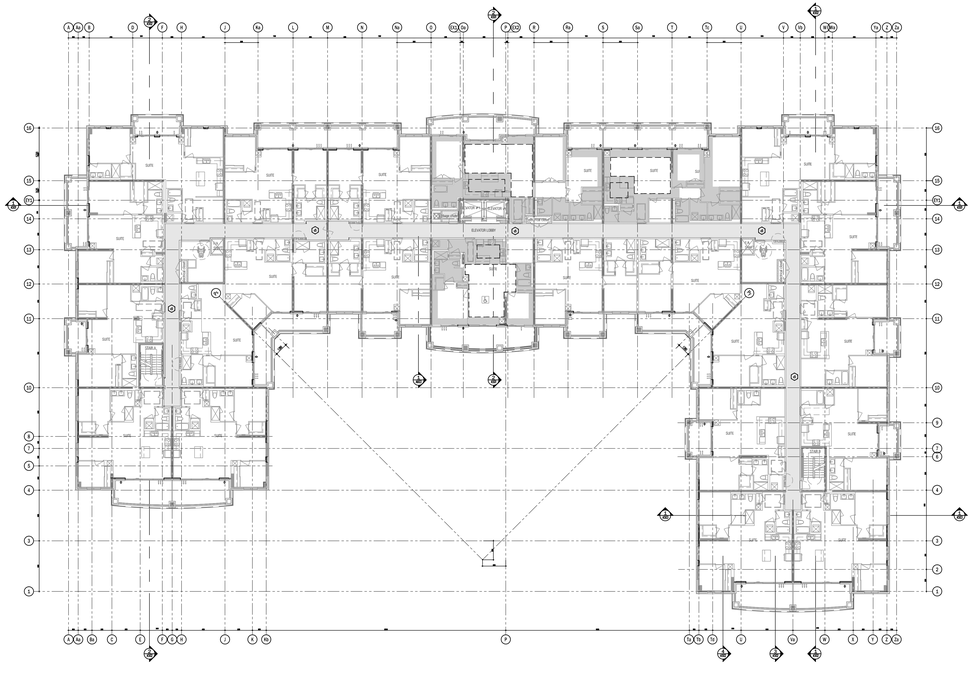
7TH FLOOR REFLECTED CEILING PLAN 4
SCALE - 1:200 A352



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	3000mm - 9'-9"
LOWERED SLAB	2750mm - 9'-0"
BULKHEADS / LOW SOFFITS	2750mm - 8'-9"

2ND-4TH FLOORS

SLAB CEILING	2750mm - 9'-0"
LOWERED SLAB	2600mm - 8'-6"
BULKHEADS / LOW SOFFITS	2600mm - 8'-6"

5th floor

SLAB	2750mm - 9'-0"
LOWER SLAB	2750mm - 9'-0"
KITCHENS SOFFIT	2600mm - 8'-6"
MASTERBEDROOMS AND BULKHEAD AT UPPER KITCHEN CABINETS	2450mm - 8'-0"

6th floor

SLAB	2750mm - 9'-0"
LOWER SLAB	2750mm - 9'-0"
KITCHENS SOFFIT	2600mm - 8'-6"
MASTERBEDROOMS AND BULKHEAD AT UPPER KITCHEN CABINETS	2450mm - 8'-0"

7th and

CEILING	3000mm - 9'-9"
KITCHENS SOFFIT	2600mm - 8'-6"
MASTERBEDROOMS AND BULKHEAD AT UPPER KITCHEN CABINETS	2750mm - 8'-9"

MECHANICAL

CEILING

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11.	AUG.09.2017	Issued for Construction B.G.
12.	OCT.25.2017	Revision to Envelope B.G.

issued for revisions

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1339 Dawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.790.2661 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:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

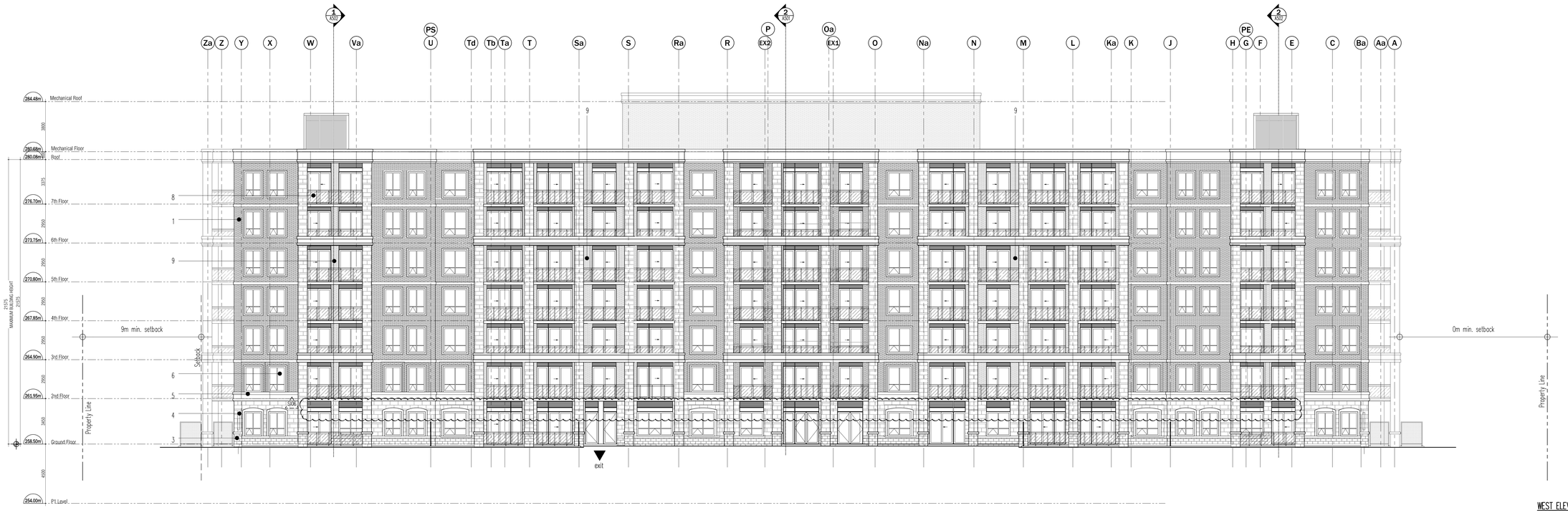
REFLECTED CEILING PLANS 3RD TO MECH.

1:200 A352

TITLEBLOCK SIZE: 915 x 1400



EAST ELEVATION 2 / A401a
SCALE - 1:100



WEST ELEVATION 1 / A401a
SCALE - 1:100

Legend

	1	125mm precast concrete panel **TYPE 3-c/w thin brick in-lay, Colour 2**
	2	125mm precast concrete panel **TYPE 3-c/w thin brick in-lay, Colour 1**
	3	125 precast panel **TYPE 4-C/W thin stone in-lay, Colour 3 (natural)**
	4	125 precast panel **TYPE 4-C/W thin stone in-lay, Colour 3 (dressed)**
	5	Pre-cast Concrete mullings & 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 3.3.1.7., 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.

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 905.790.2601 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:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

ELEVATIONS EAST AND WEST

1:100 A401a

TITLEBLOCK SIZE: 915 x 1400

Legend

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

Protection of Openable Windows (3.3.4.8. 2012 OBC)

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

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

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





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12.	OCT.25.2017	Revision to Envelope	B.G.
02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

ELEVATIONS NORTH AND SOUTH

1:100 A401b

TITLEBLOCK SIZE: 915 x 1400

Legend

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

Protection of Openable Windows (3.3.4.8. 2012 OBC)

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

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

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



COURTYARD NORTH FACING ELEVATION 1 / A401c
SCALE - 1:100



COURTYARD SOUTH FACING ELEVATION 1 / A401c
SCALE - 1:100

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12.	OCT.25.2017	Revision to Envelope	B.G.
02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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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.

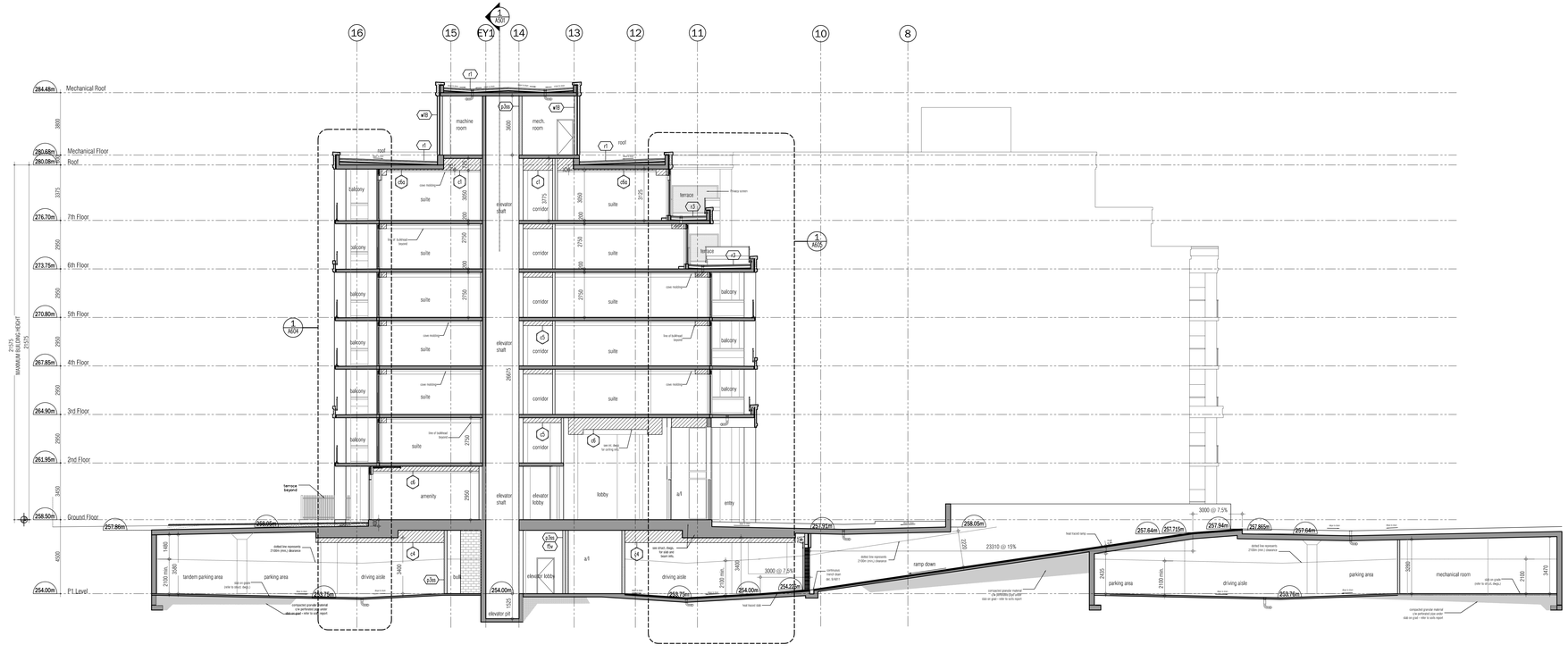
STOUFFVILLE ROYAL PINES HOMES ONTARIO

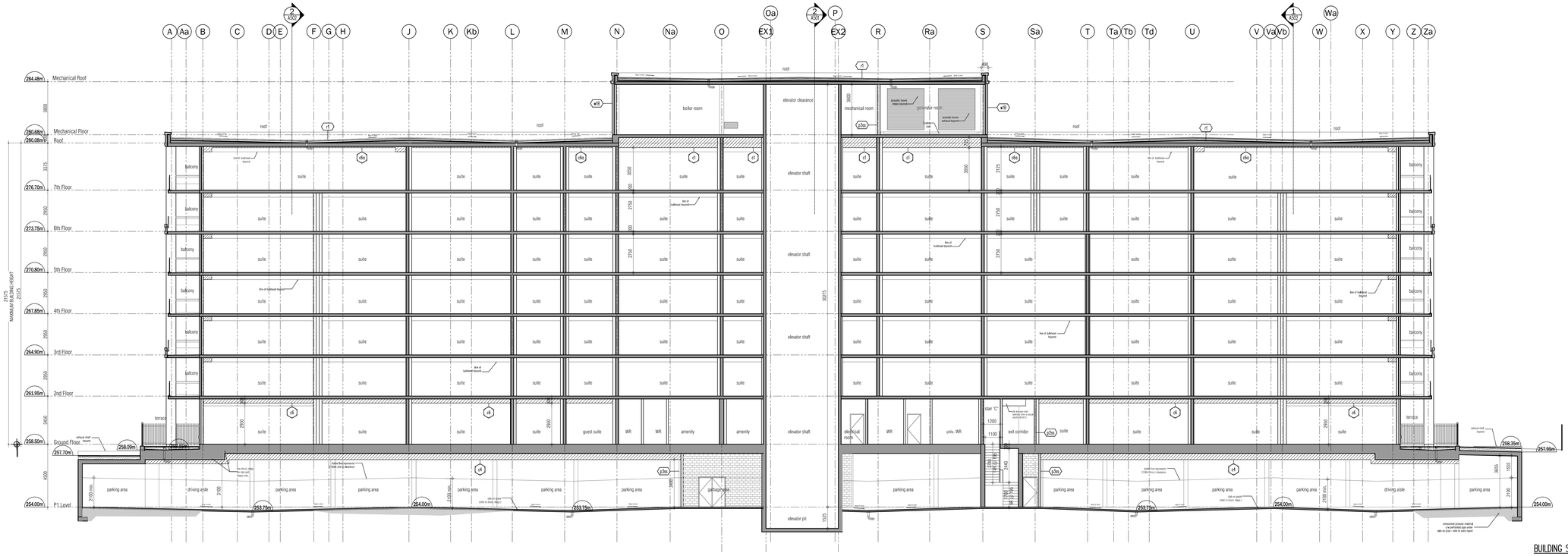
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

COURTYARD ELEVATIONS NORTH AND SOUTH FACING

1:100 A401c

TITLEBLOCK SIZE: 915 x 1400





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02.	AUG.25.2017	S104 EXTENDED GRD. STRUCTURAL SOFFIT	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for rewisions

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1339 Dawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.790.2661 Fax.905.790.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

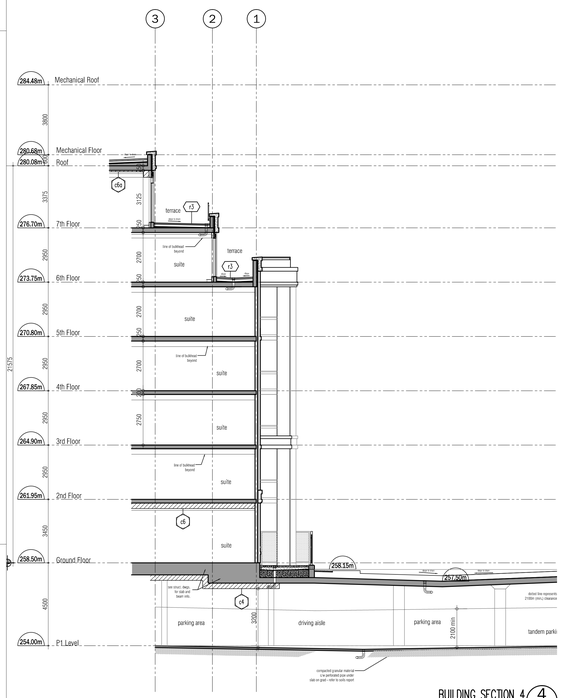
STOUFFVILLE ROYAL PINES HOMES ONTARIO

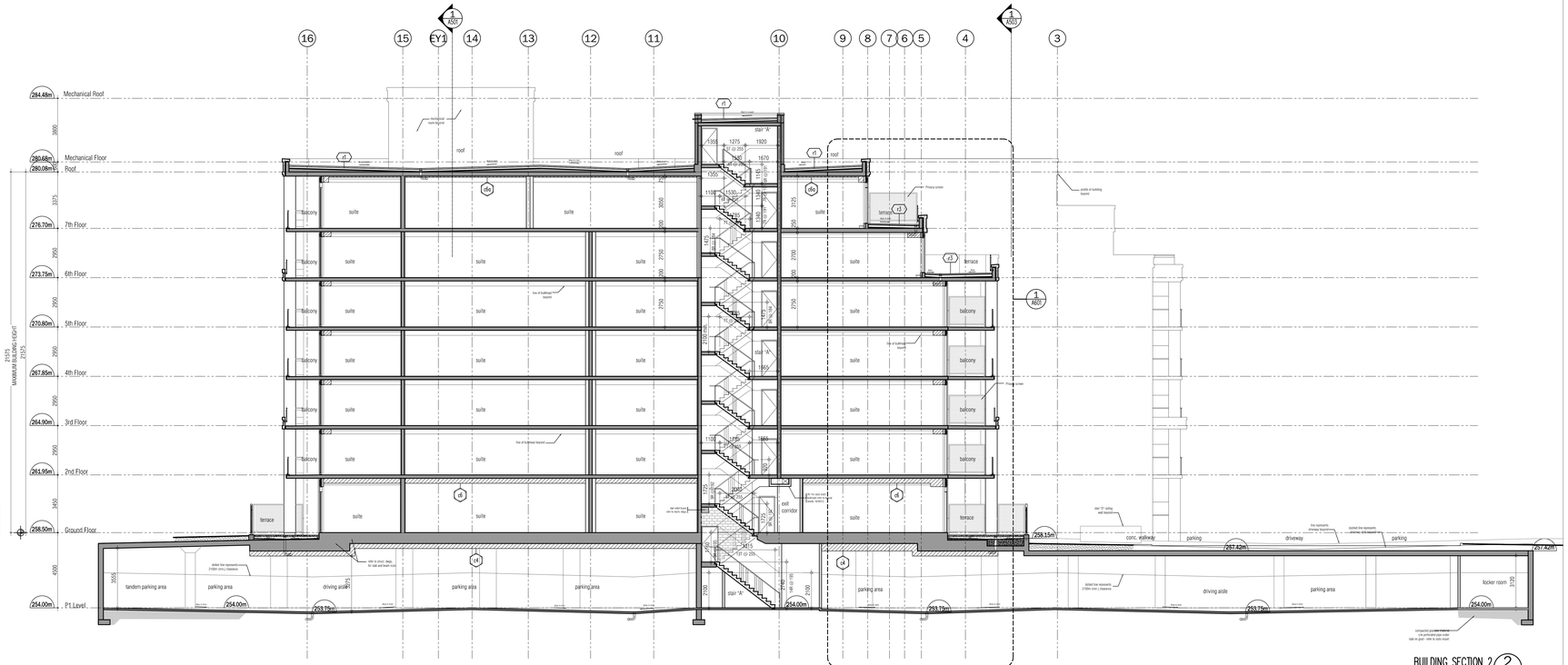
Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

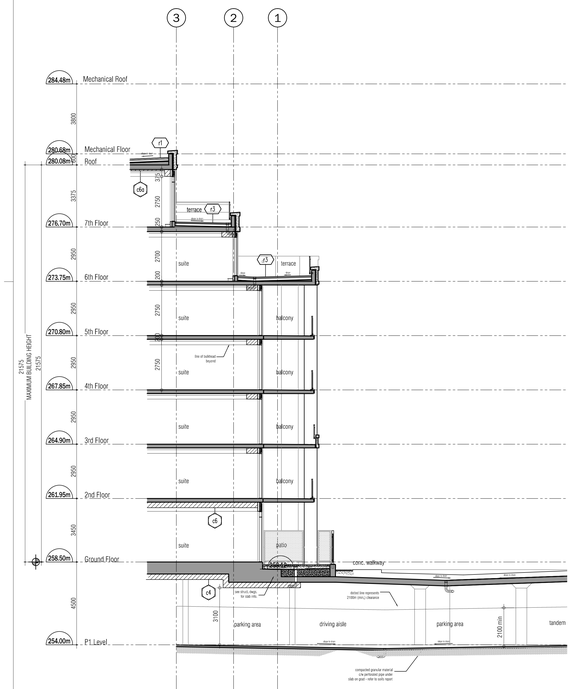
Building Section

1:100 A501

TITLEBLOCK SIZE: 915 x 1400

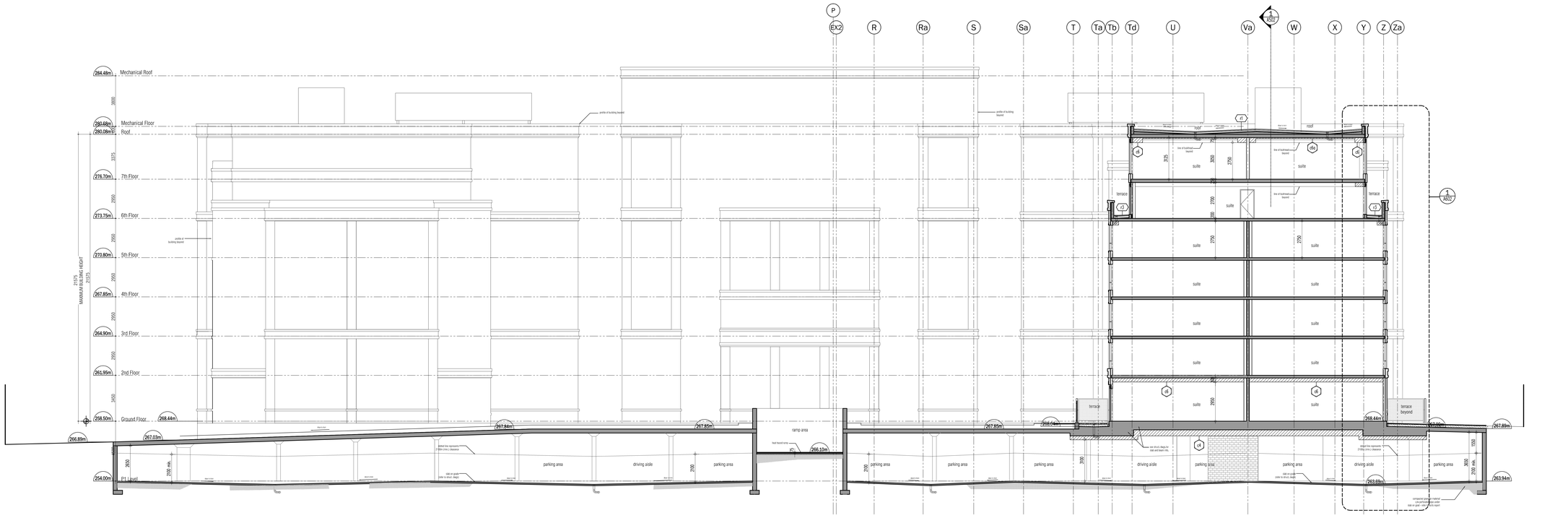








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BUILDING SECTION 1 — 1 / A503
SCALE = 1:100

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02. OCT.25.2017 S108 WINDOW/SPRAY FOAM INSULATION 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 1C3
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:	D.BASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

Building Section

AS NOTED A503

TITLEBLOCK SIZE: 915 x 1400

8
7
5
4
Mechanical level / T.O. conc. curb 280.68m
Roof level 280.08m
u/s of conc. slab
top of window frame
top of window frame
top of guardrail
top of parapet
7th Floor 276.70m
u/s of conc. slab
top of window frame
top of guardrail
top of parapet
terrace level
6th Floor 273.75m
u/s of conc. slab
top of window frame
top of guardrail
top of precast
5th Floor 270.80m
u/s of conc. slab
top of window frame
top of guardrail
top of parapet
4th Floor 267.85m
u/s of conc. slab
top of window frame
2175 WINDOW TO BUILDING HEIGHT
525
slope
continuous sealant and blocker rod
slope to drain
PC PANEL TYPE 1 precast conc. panel
cont. prefinished louvre, semi rigid insulation, metal back panel/vapour barrier in window wall framing system-refer to building elevations
crown molding
continuous sealant
extent of wall beyond
PC PANEL TYPE 2 125 mm precast conc. panel c/w thin brick veneer
privacy screen beyond
Suite
terrace
prefinished aluminum guard railing system anchored to concrete curb (see also shop drawings)
cultured marble window sills
spray foam insulation
line of conc curb beyond
stucco finish exposed conc up-stand
slope to drain
floor finish
line of bulkhead beyond
extent of wall beyond
PC PANEL TYPE 2 125 mm precast conc. panel c/w thin brick veneer
Suite
terrace
prefinished aluminum guard railing system anchored to concrete curb (see also shop drawings)
cultured marble window sills
spray foam insulation
slope to drain
dashed line indicates waterproofing membrane
slope to drain
floor finish
PC PANEL TYPE 1 115 mm precast conc. panel
crown molding
line of bulkhead beyond
continuous sealant
roll-on stipple finish on u/s of balcony slab (typ.)
balcony
cont. formed drip (typ.)
PC PANEL TYPE 4 125 mm precast conc. panel c/w thin stone in-lay
fixed clear glass in alum. window wall framing system
suite
line of column beyond
prefinished aluminum guard railing system anchored to concrete slab (see also shop drawings)
line of wall beyond
PC PANEL TYPE 2 125 mm precast conc. panel c/w thin brick veneer
floor finish
C1 exposure - broom finished sealed
prefin. alum slab edge cover with drainage holes (typ.)
slope to drain
crown molding
line of bulkhead beyond
continuous sealant
roll-on stipple finish on u/s of balcony slab (typ.)
prefinished metal louvre
cont. formed drip (typ.)
PC PANEL TYPE 4 125 mm precast conc. panel c/w thin stone in-lay
fixed clear glass in alum. window wall framing system
suite
PC PANEL TYPE 2 125 mm precast conc. panel c/w thin brick veneer
balcony
line of column beyond
prefinished aluminum guard railing system anchored to concrete slab (see also shop drawings)
line of wall beyond
floor finish
prefin. alum slab edge cover with drainage holes (typ.)
slope to drain
crown molding
line of bulkhead beyond
continuous sealant
roll-on stipple finish on u/s of balcony slab (typ.)
prefinished metal louvre
cont. formed drip (typ.)
PC PANEL TYPE 4 125 mm precast conc. panel c/w thin stone in-lay
fixed clear glass in alum. window wall framing system
suite
PC PANEL TYPE 2 125 mm precast conc. panel c/w thin brick veneer
balcony
line of column beyond
prefinished aluminum guard railing system anchored to concrete slab (see also shop drawings)
line of wall beyond
floor finish
prefin. alum slab edge cover with drainage holes (typ.)
slope to drain
crown molding
line of bulkhead beyond
continuous sealant
roll-on stipple finish on u/s of balcony slab (typ.)
prefinished metal louvre
cont. formed drip (typ.)
PC PANEL TYPE 4 125 mm precast conc. panel c/w thin stone in-lay
fixed clear glass in alum. window wall framing system
suite
line of wall beyond
PC PANEL TYPE 2 125 mm precast conc. panel c/w thin brick veneer
2750
2700
300
250
200
1070
1525
175
450
slope
1070
1525
175
300
250
200

WALL SECTION 1 CONTINUED 1 A602
SCALE - 1:20

WALL SECTION 1 1 A602
SCALE - 1:20

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

issued for revisions

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Phone 905.795.2603 Fax 905.795.2944 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

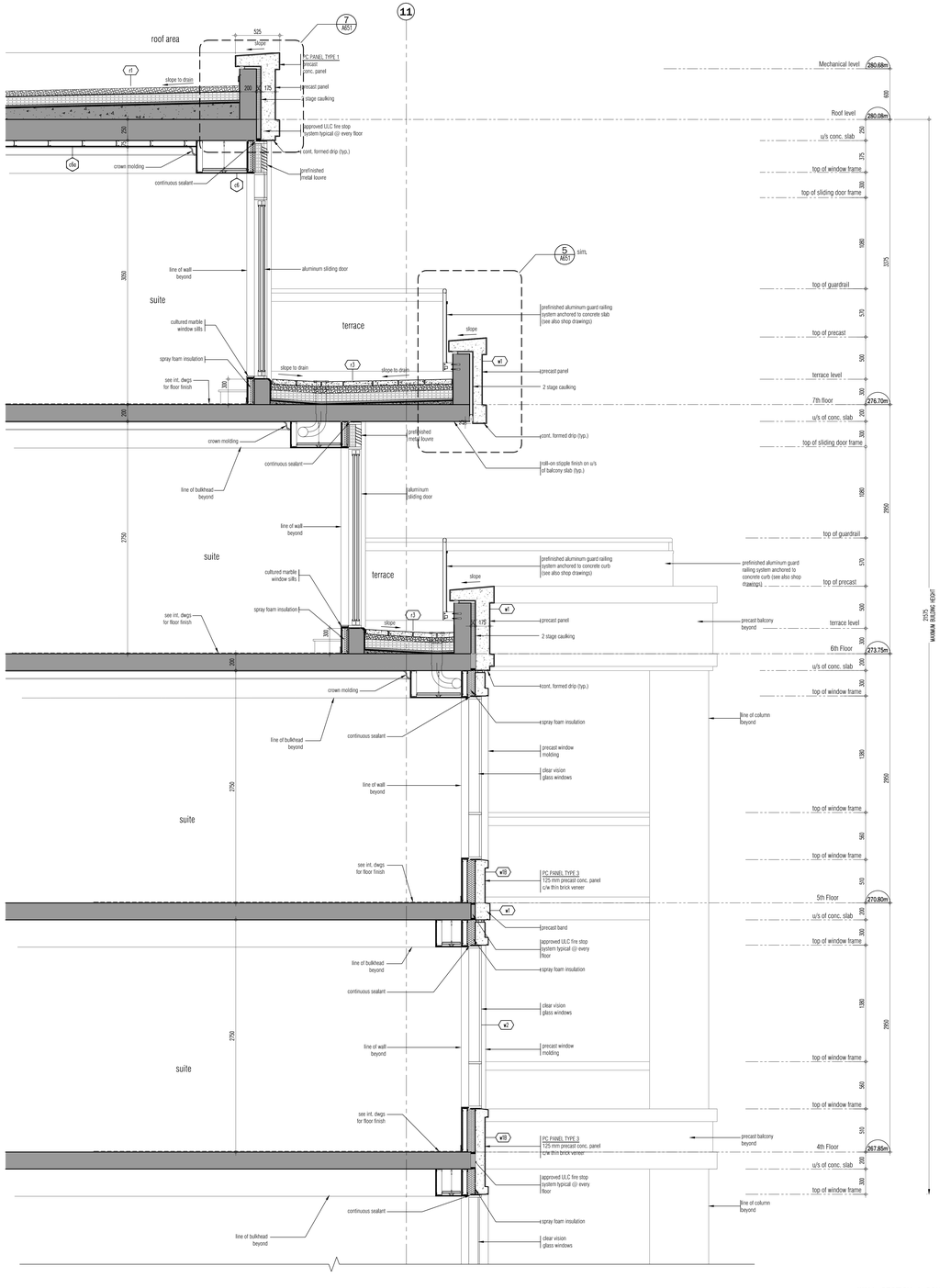
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

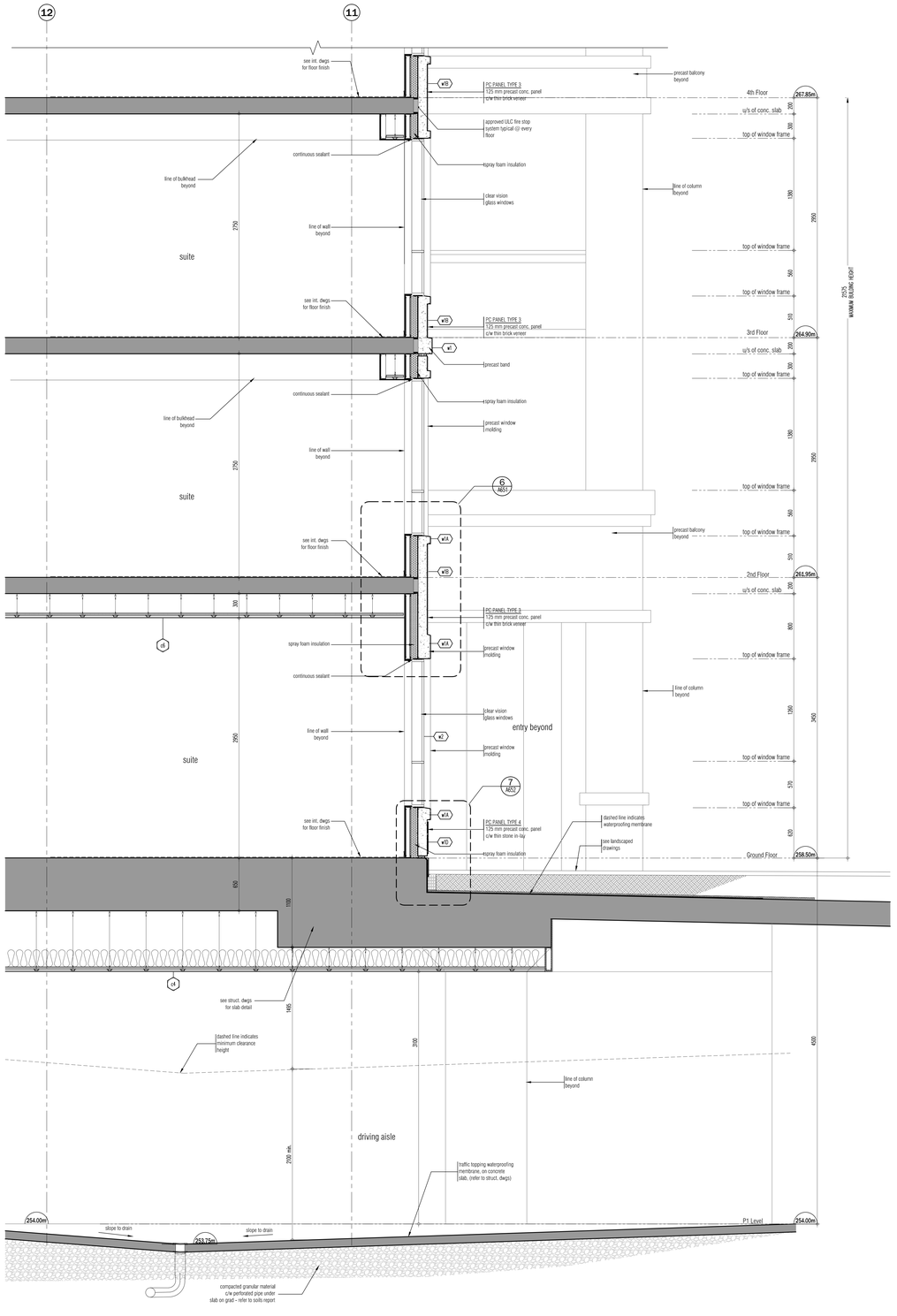
Wall Section

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

Issued for revisions

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1331 Dupont Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2601 Fax 905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

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ROYAL PINES HOMES

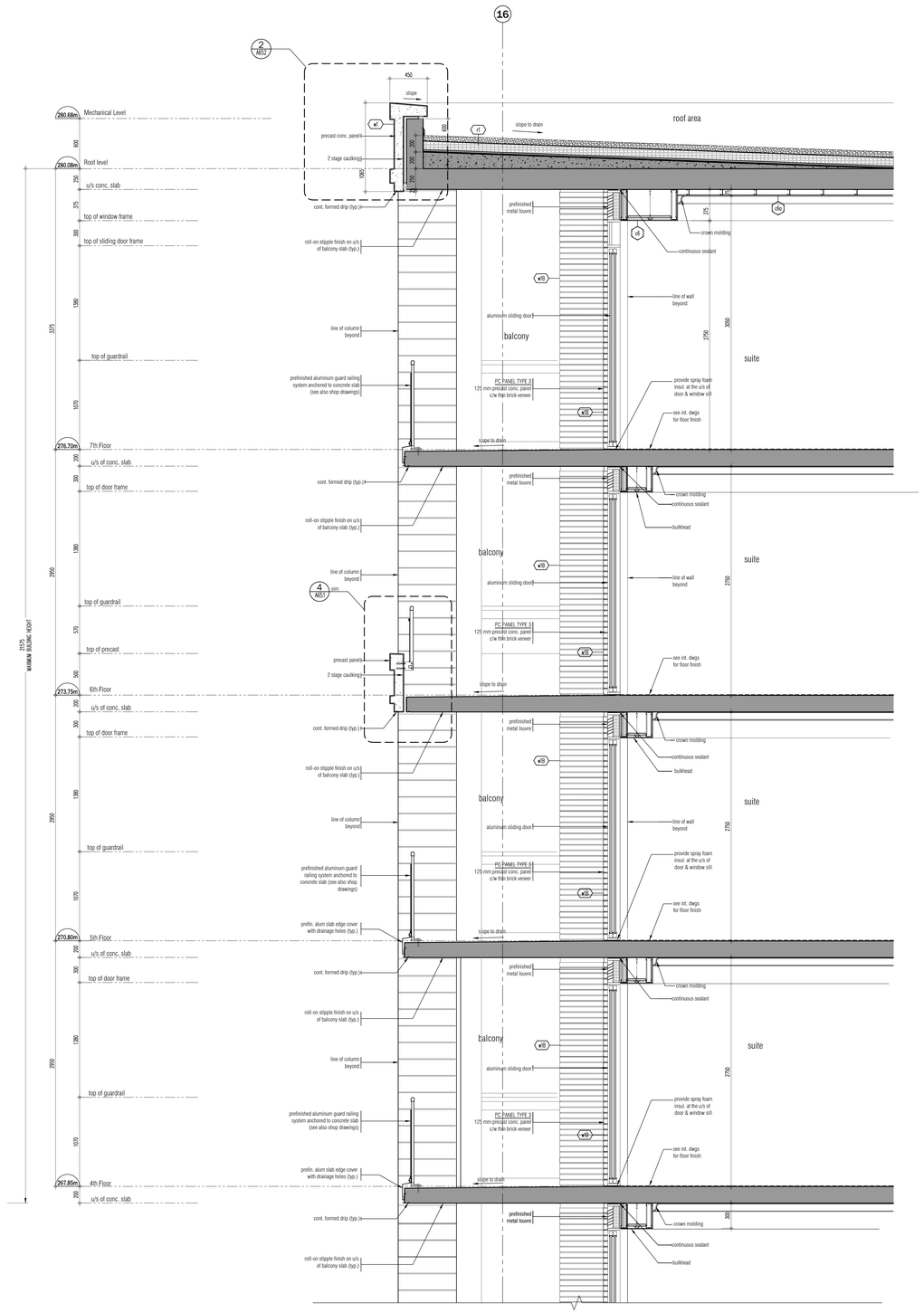
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
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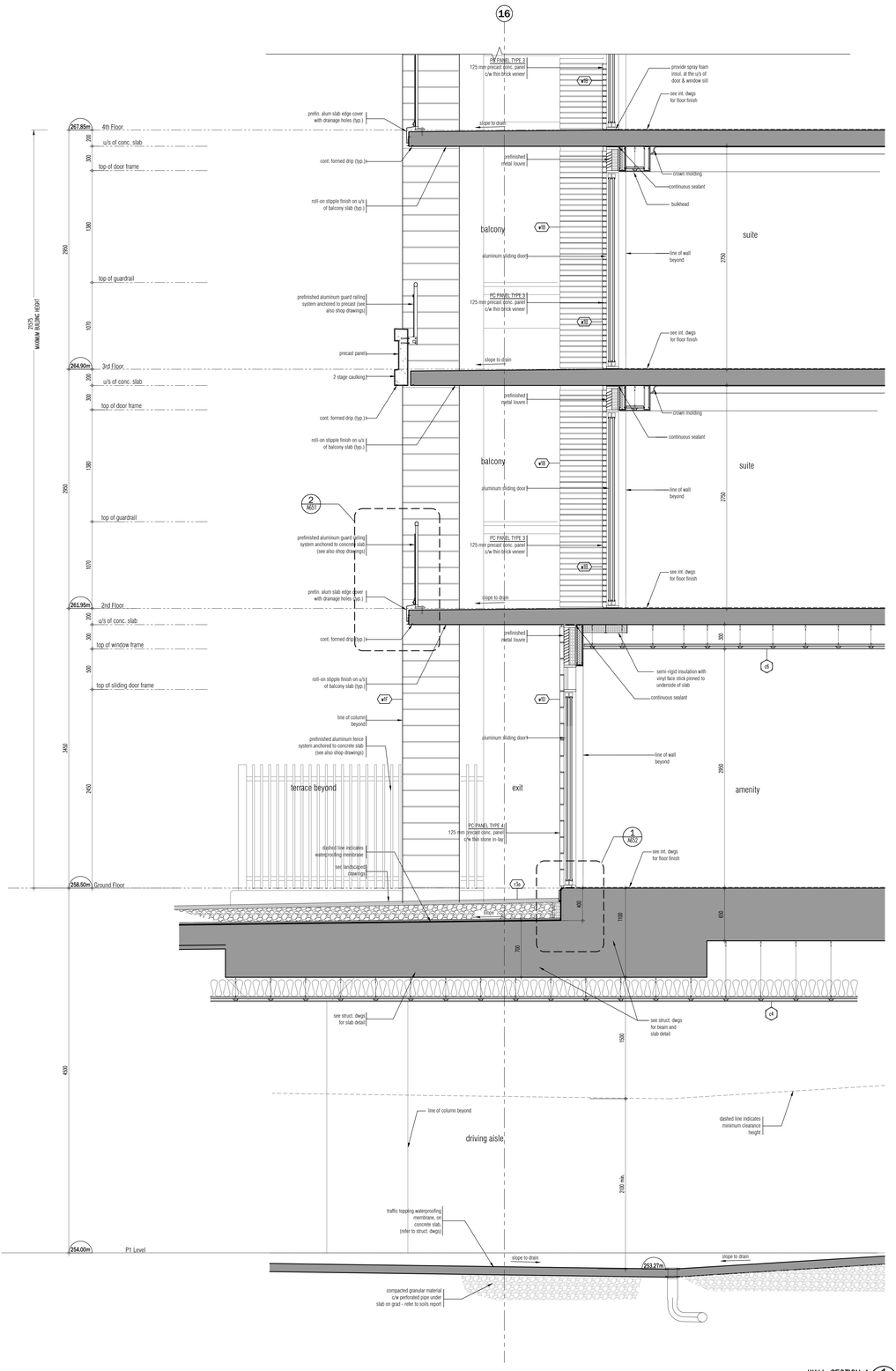
Wall Section

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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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

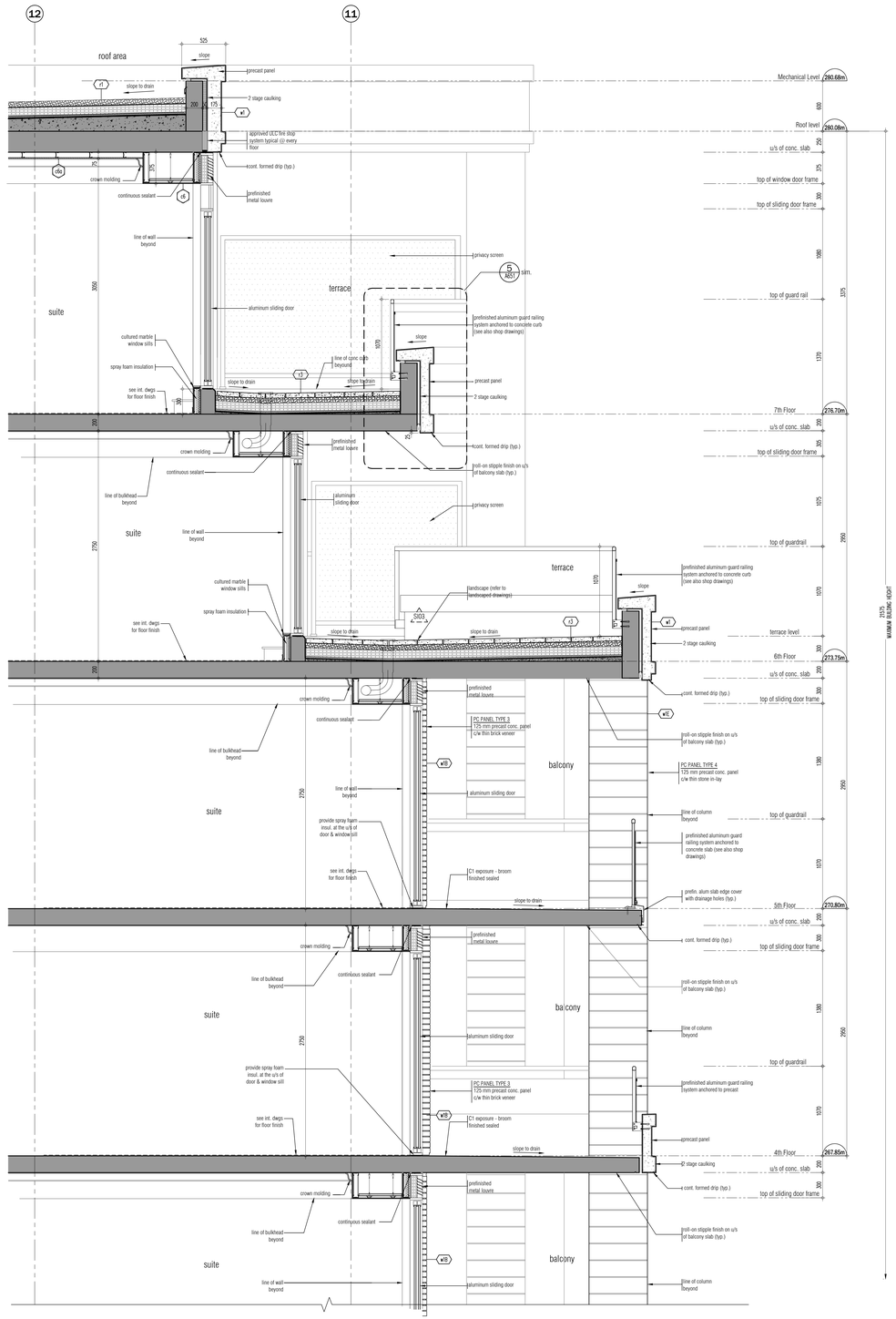
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
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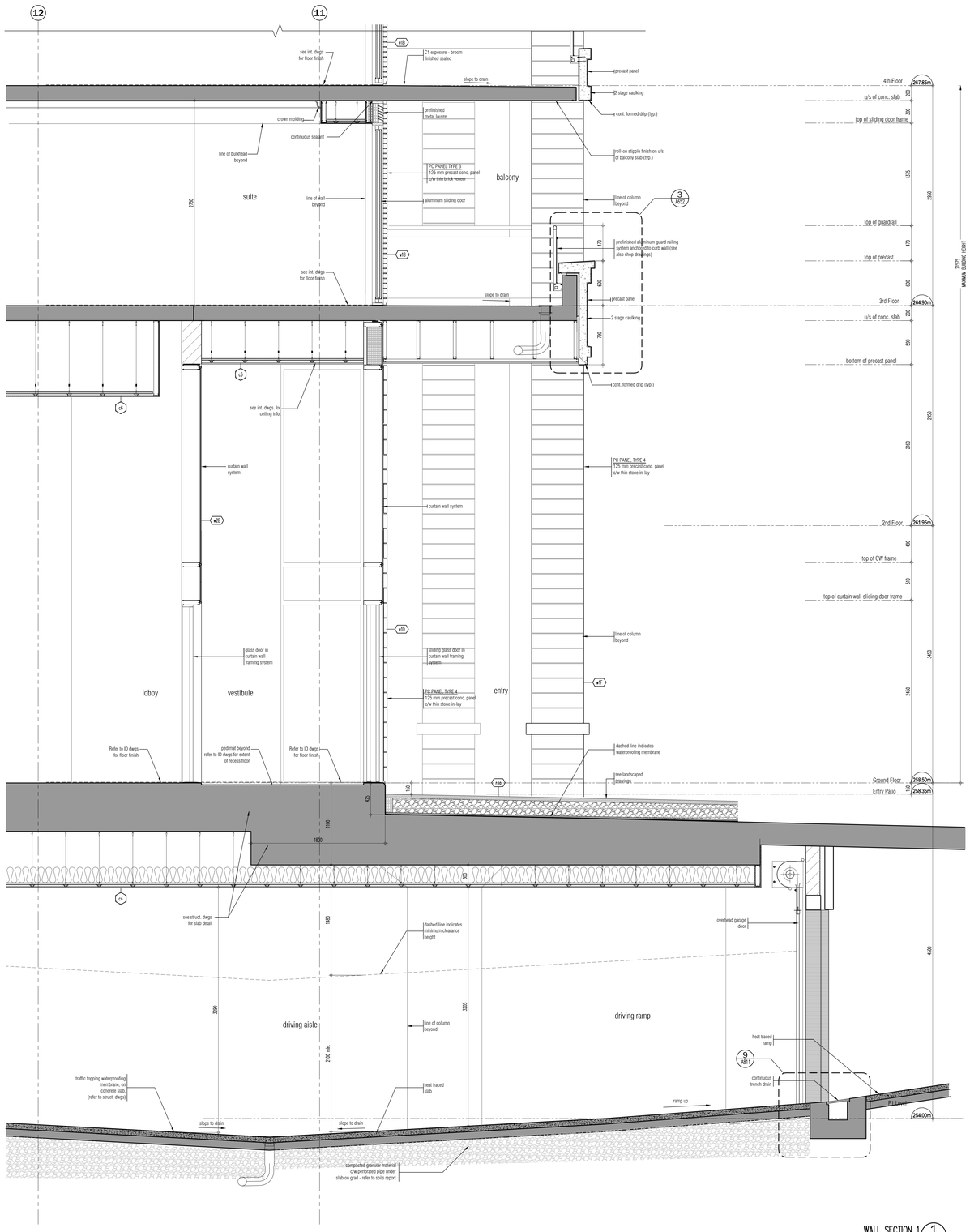
Wall Section

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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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

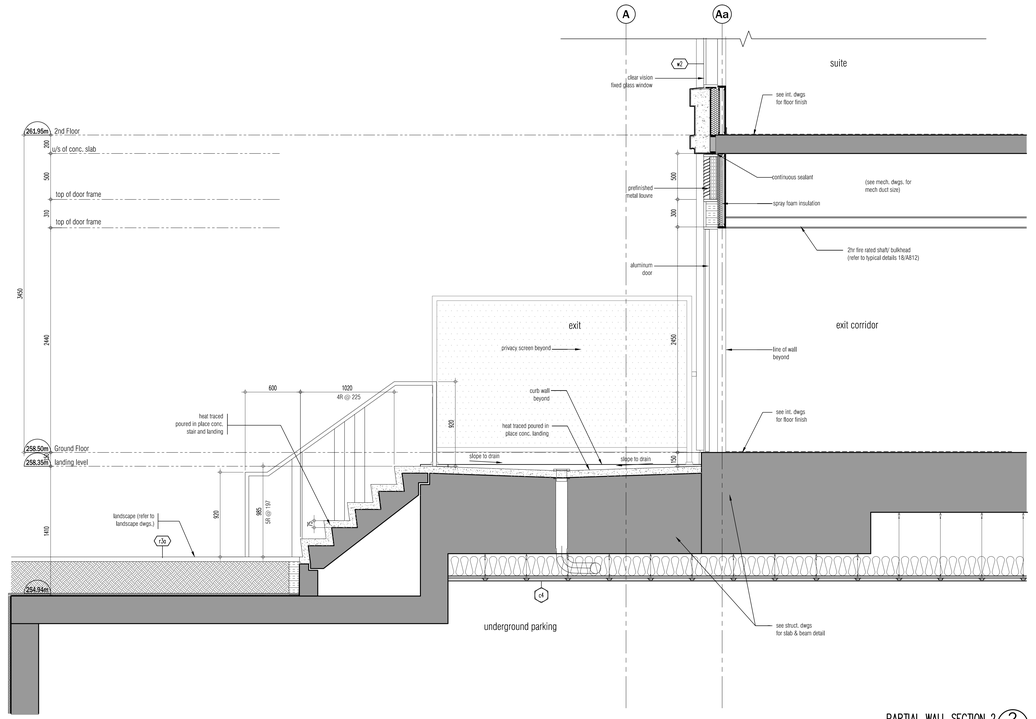
STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

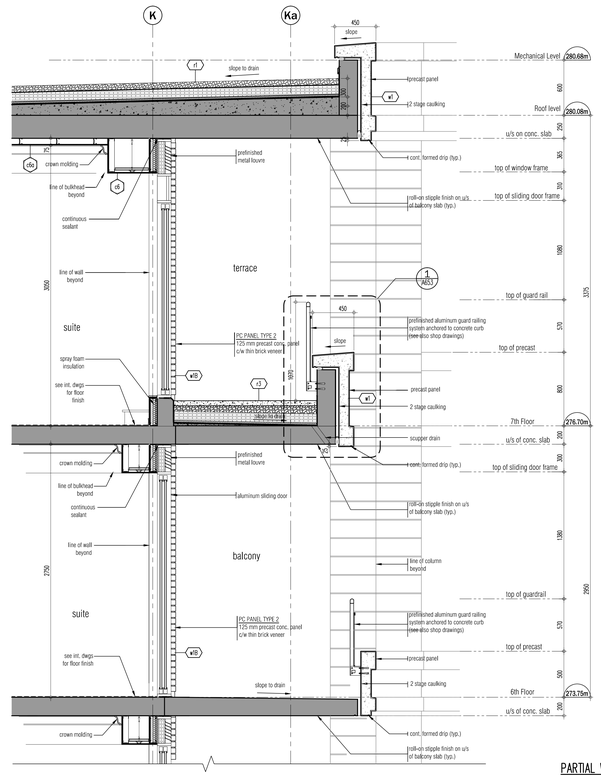
Wall Section

1:20 A605

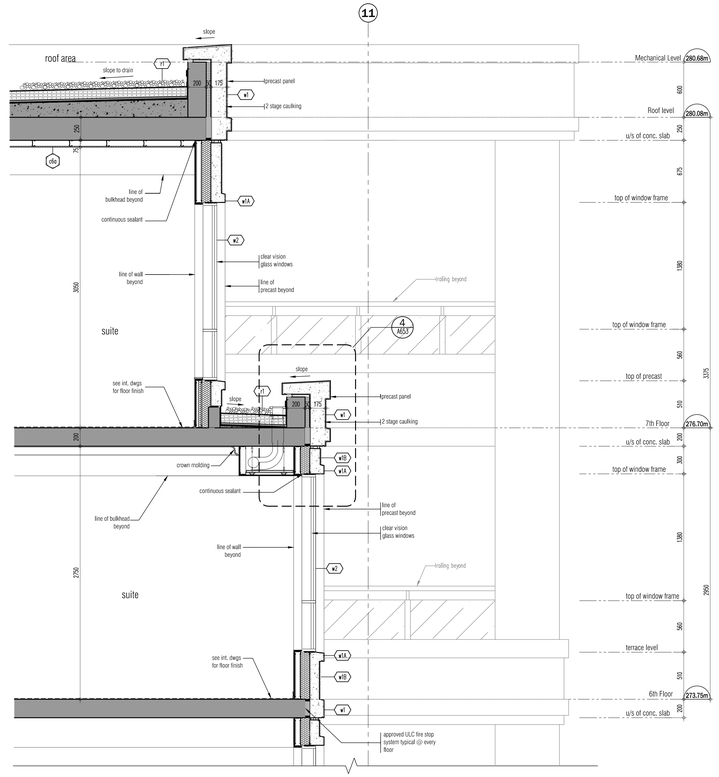
TITLEBLOCK SIZE: 915 x 1400



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



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



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

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12.	OCT.25.2017	Revision to Envelope	B.G.
03.	OCT.25.2017	S108 ENVELOPE/SPRAY FOAM INSULATION	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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1229 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.

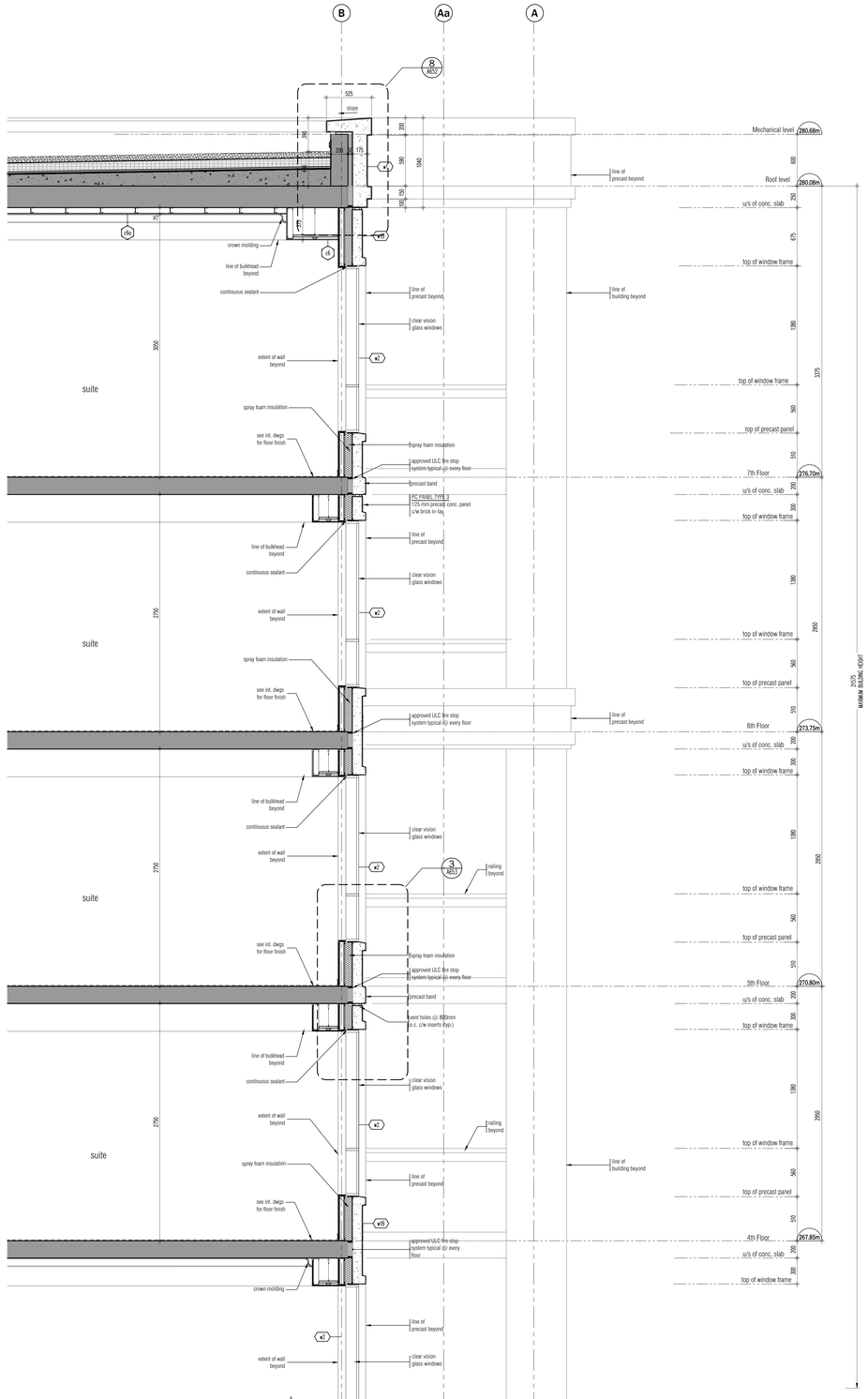
STOUFFVILLE — ROYAL PINES HOMES — ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

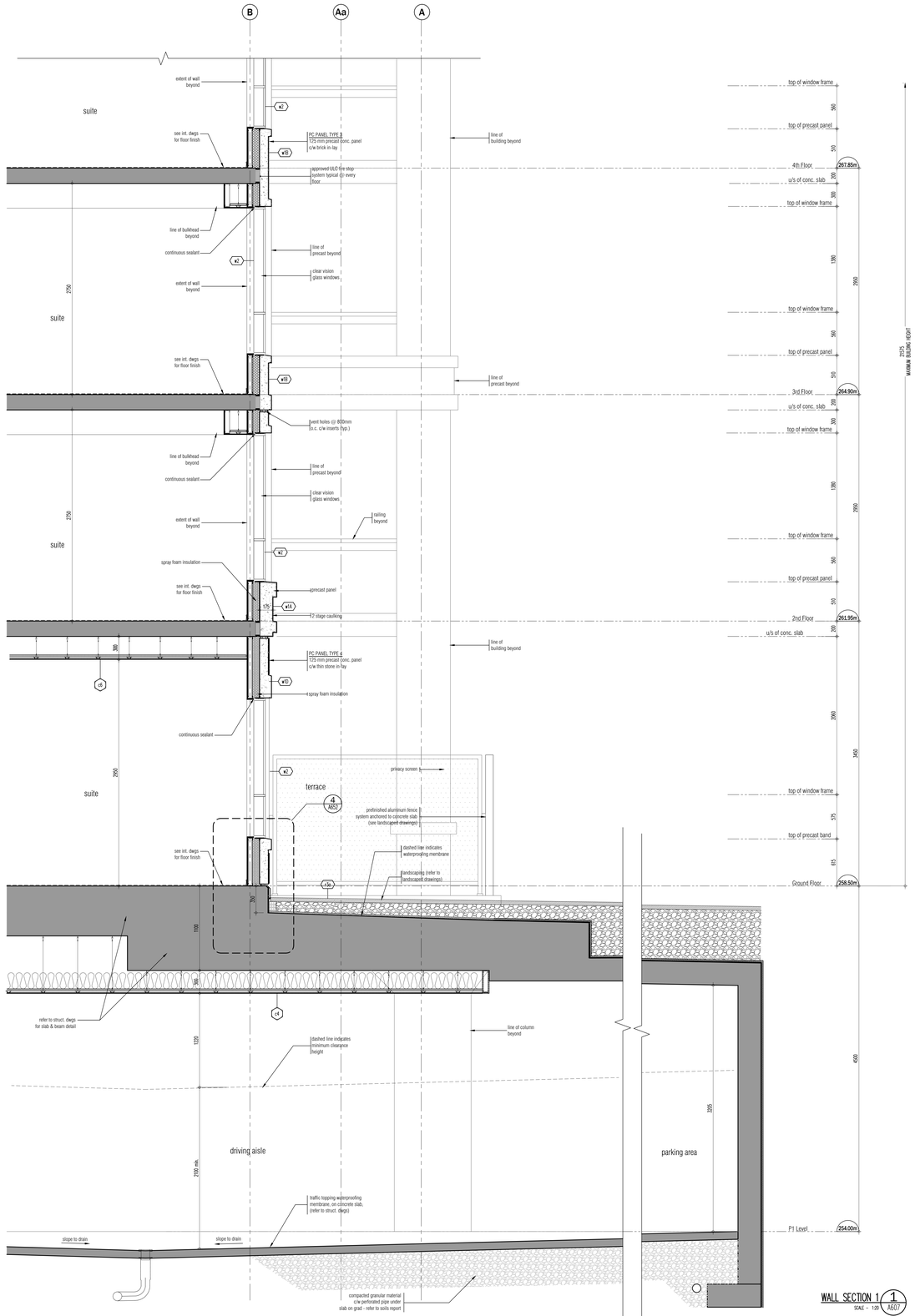
Partial Wall Sections

1:20 A606

TITLEBLOCK SIZE: 915 x 1400



WALL SECTION 1 CONTINUED 1 A607
SCALE - 1:20



WALL SECTION 1 1 A607
SCALE - 1:20

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11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.

01. OCT.25.2017 S108 ENVELOPE/SPRAY FOAM INSULATION BG
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1320 Dawson Drive, Suite 100 Mississauga Ontario L4W 1K3
Phone. 905.795.2601 Fax.905.795.2644 www.gc-architects.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

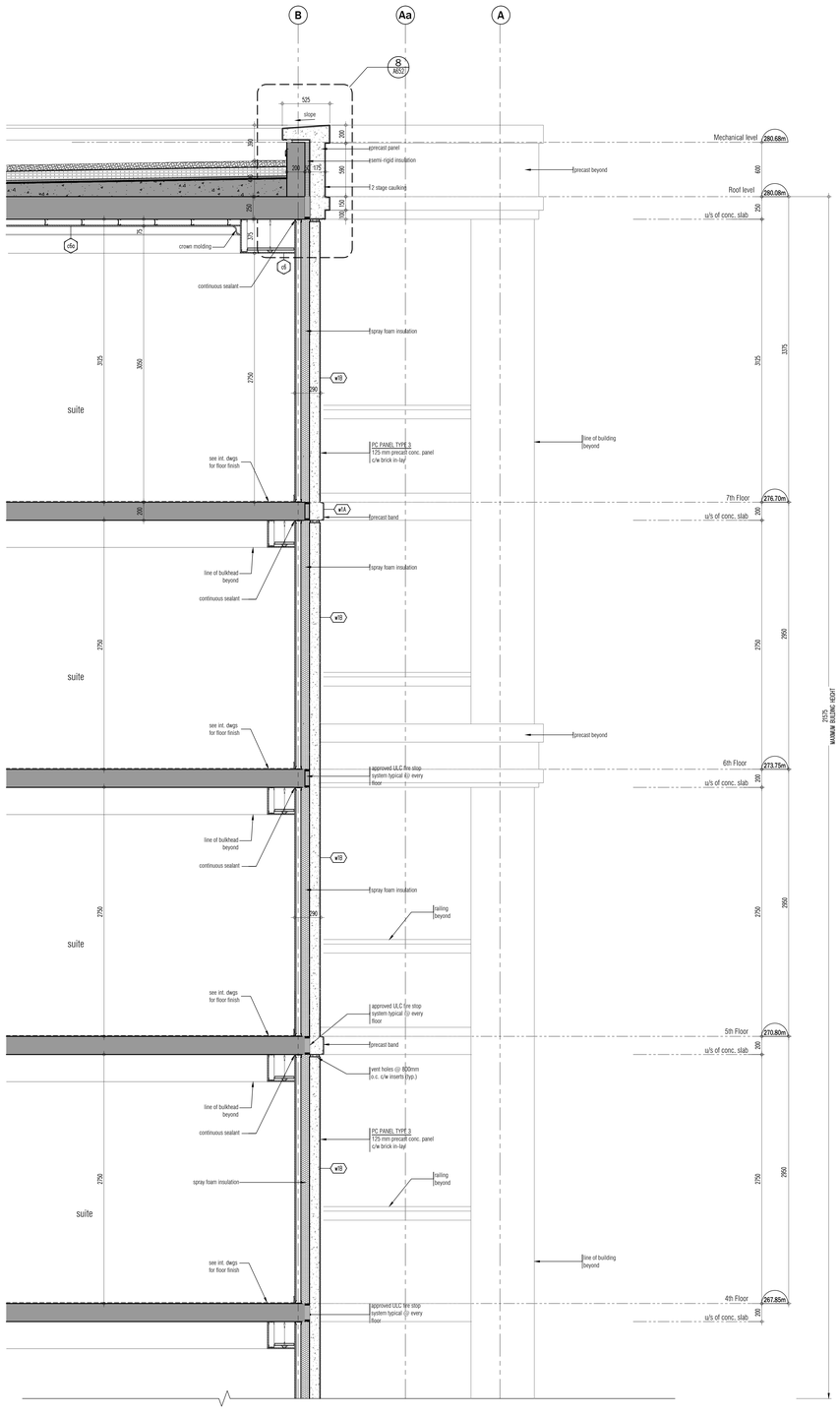
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

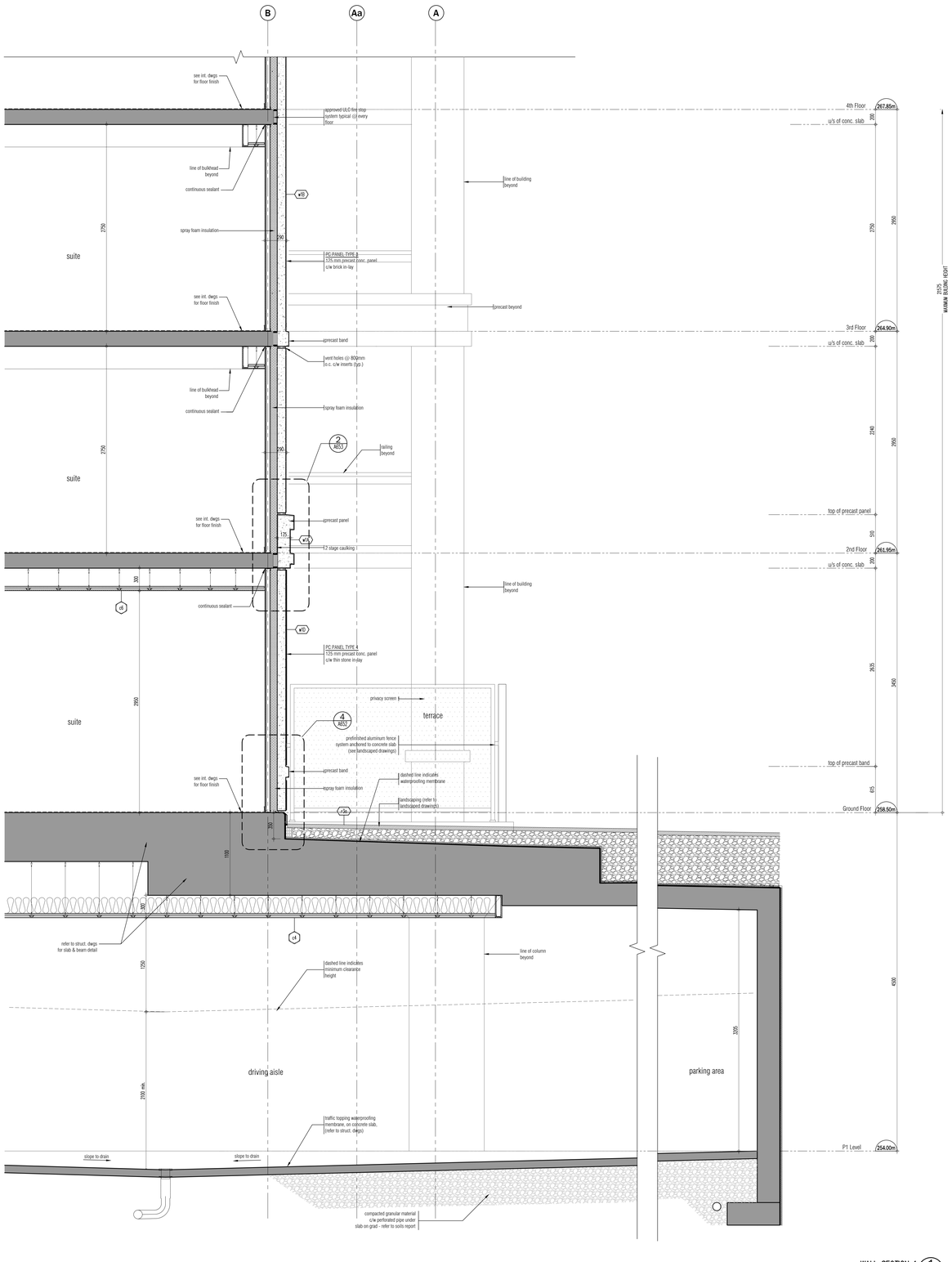
Wall Section

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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11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.

01. OCT.25.2017 S108 ENVELOPE/SPRAY FOAM INSULATION 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.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
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

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 @ ground floor 8
SCALE - 1:5 A651

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

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

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

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12.	OCT.25.2017	Revision to Envelope B.G.

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:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

Section Details

as noted A651

TITLEBLOCK SIZE: 915 x 1400

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 @ 2nd floor precast/eifs wall 5
SCALE - 1:5 A652

section detail @ entry balcony 3
SCALE - 1:5 A652

section detail @ ground precast panel 7
SCALE - 1:5 A652

sliding door section detail @ ground level 1
SCALE - 1:5 A652

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issued for revisions

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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:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

Section Details

as noted A652

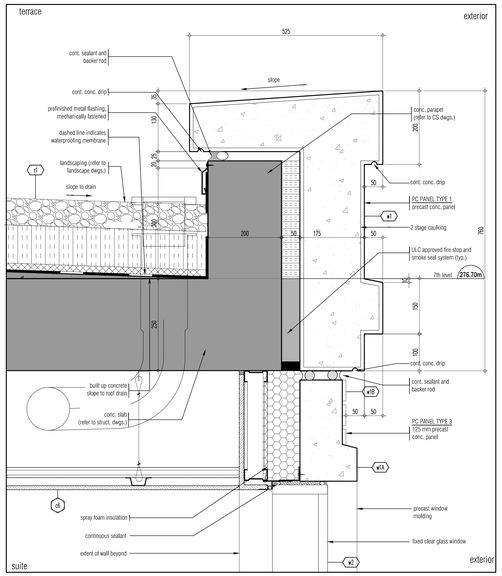
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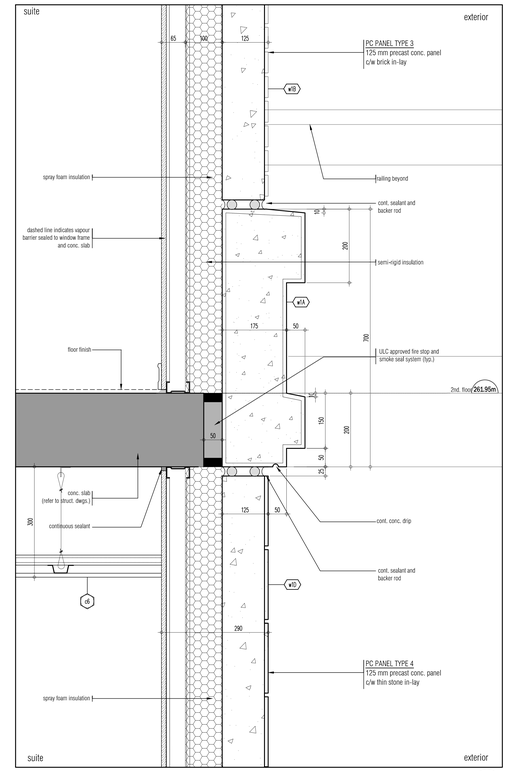
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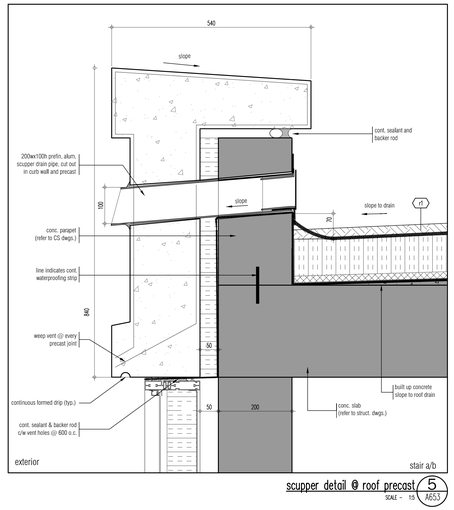
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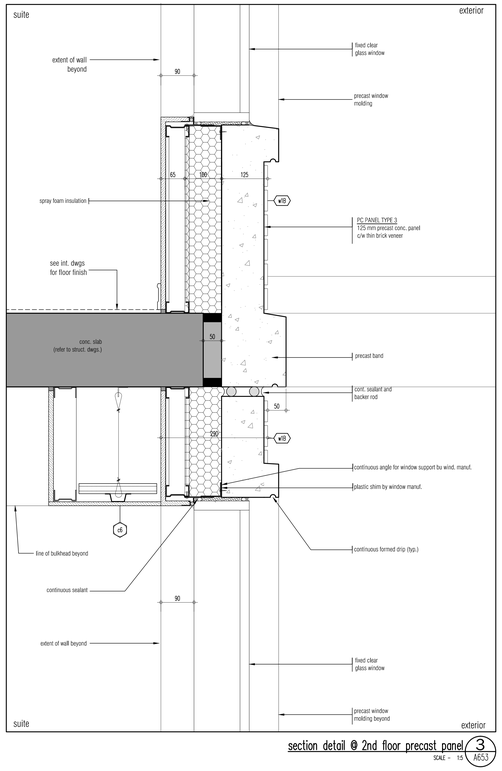
section detail @ mid roof/precast panel 4
SCALE - 1:5 A653



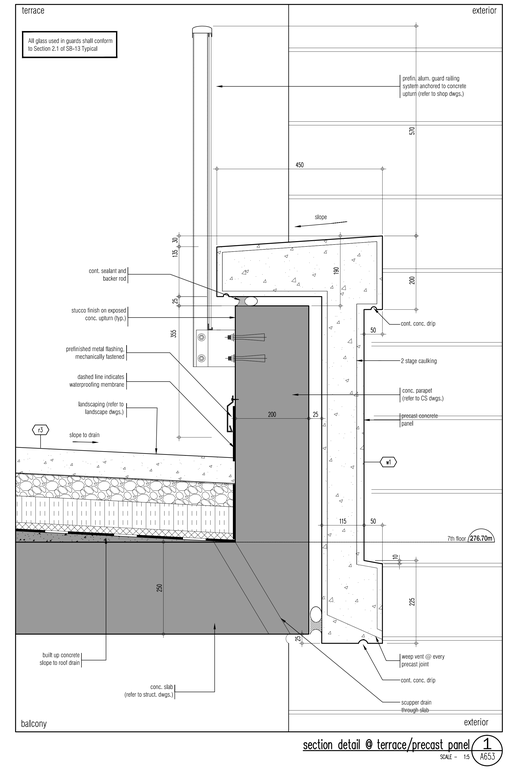
section detail @ 2nd floor precast panel 2
SCALE - 1:5 A653



scupper detail @ roof precast 5
SCALE - 1:5 A653



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



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

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

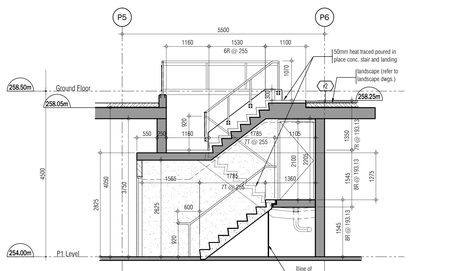
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

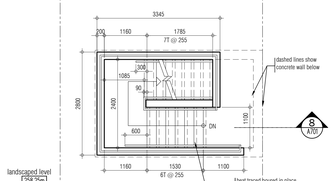
Section Details

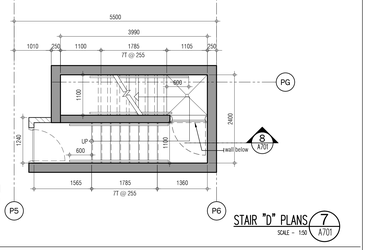
as noted A653

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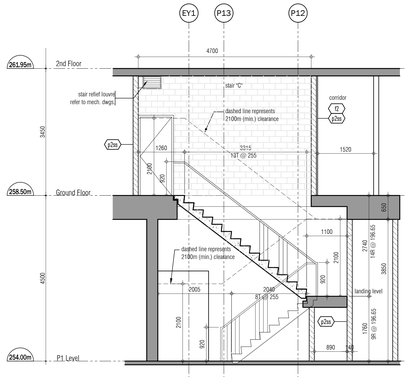


STAIR "D" SECTION 8 — SCALE - 1:50 — A701

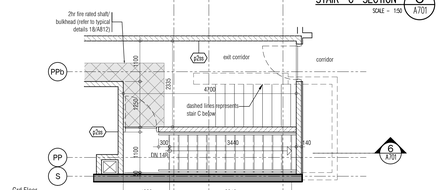


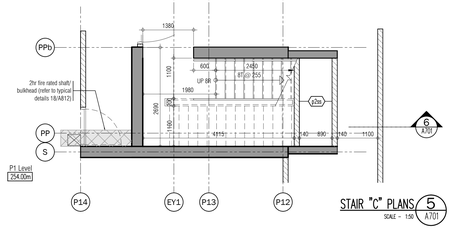


STAIR "D" PLANS 7 — SCALE - 1:50 — A701

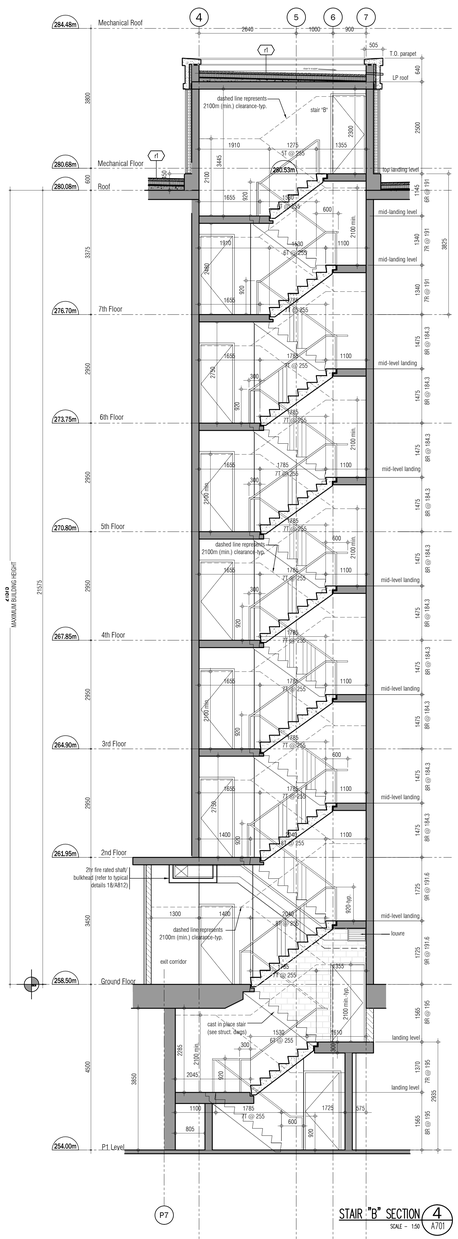


STAIR "C" SECTION 6 — SCALE - 1:50 — A701

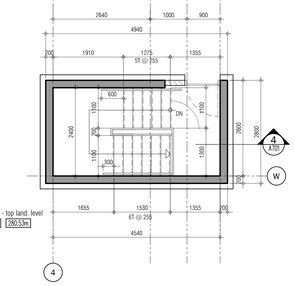


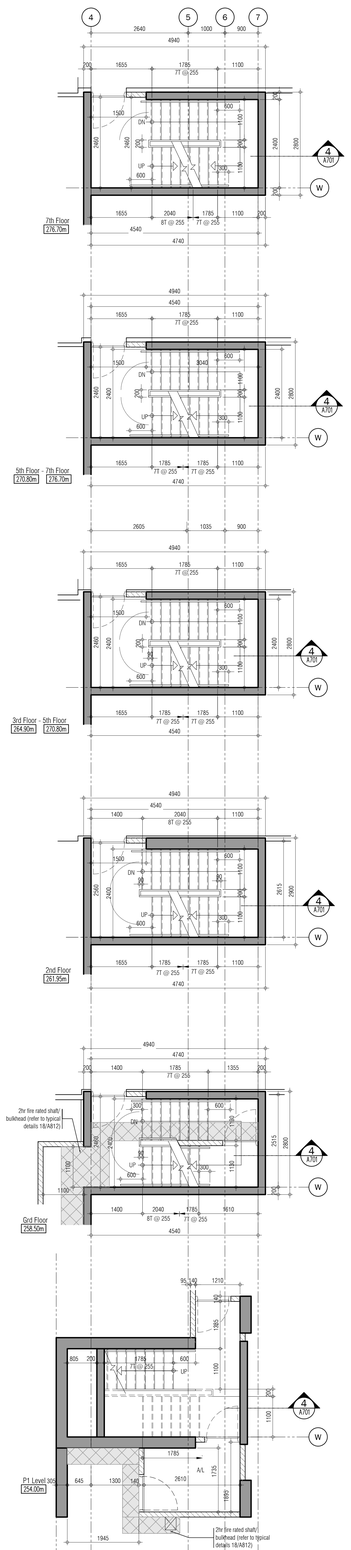


STAIR "C" PLANS 5 — SCALE - 1:50 — A701

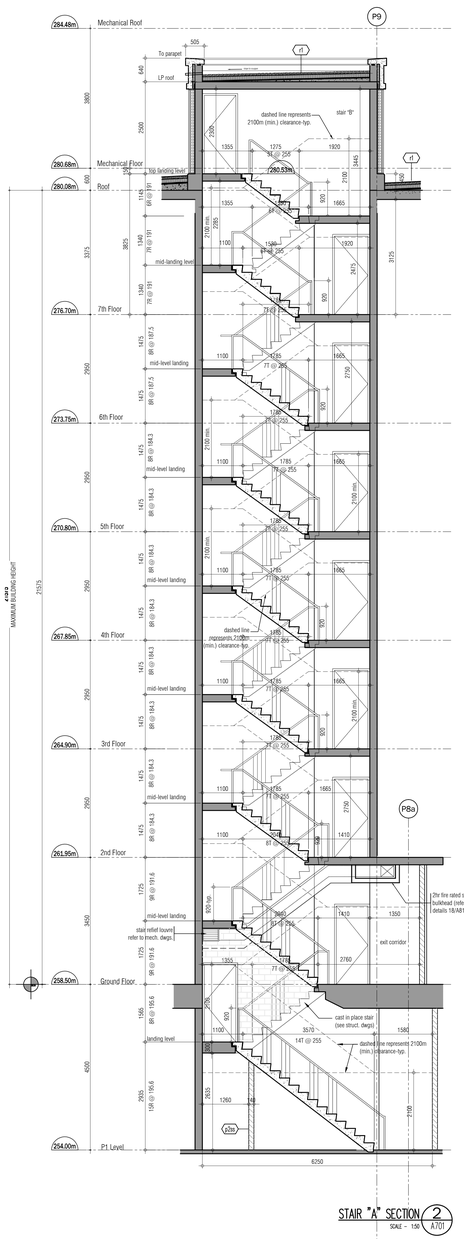


STAIR "B" SECTION 4 — SCALE - 1:50 — A701

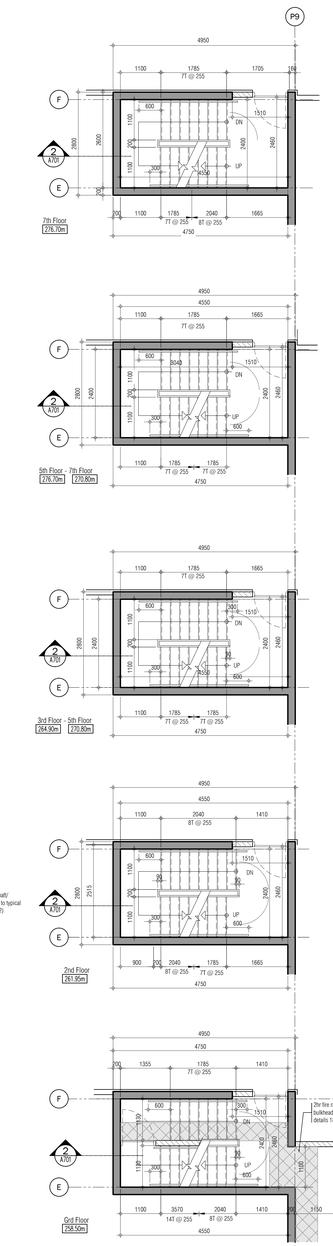


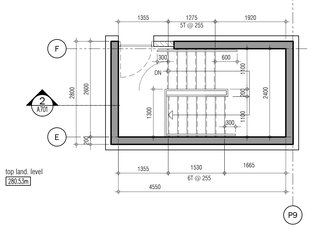


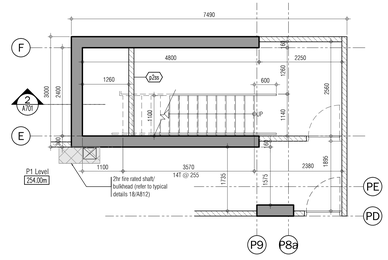
STAIR "B" PLANS 3 — SCALE - 1:50 — A701



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







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

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issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BASE
Plot Date:	Nov., 2, 2017
Job #	1136.13

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

1:50 A701

STUDILOOK SIZE: 915 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

issued for revisions

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

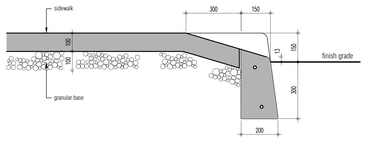
STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

Typical Details

as noted A801

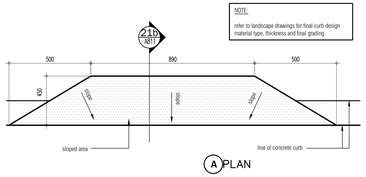
TITLEBLOCK SIZE: 915 x 1400



B SECTION

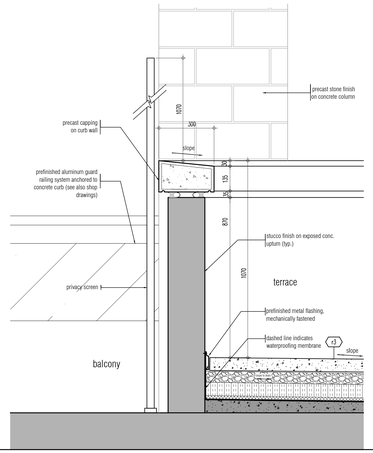
NOTE:
refer to landscape drawings for final curb design material type, thickness and final grading

2.1% 42.1%

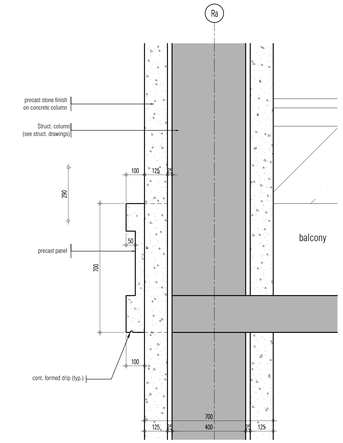


A PLAN

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



drop curb detail 6
SCALE - 1:10 A802

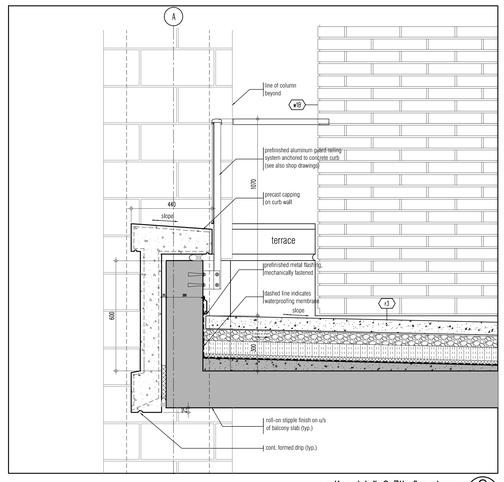


THROUGH STRUCTURAL COLUMN (B)

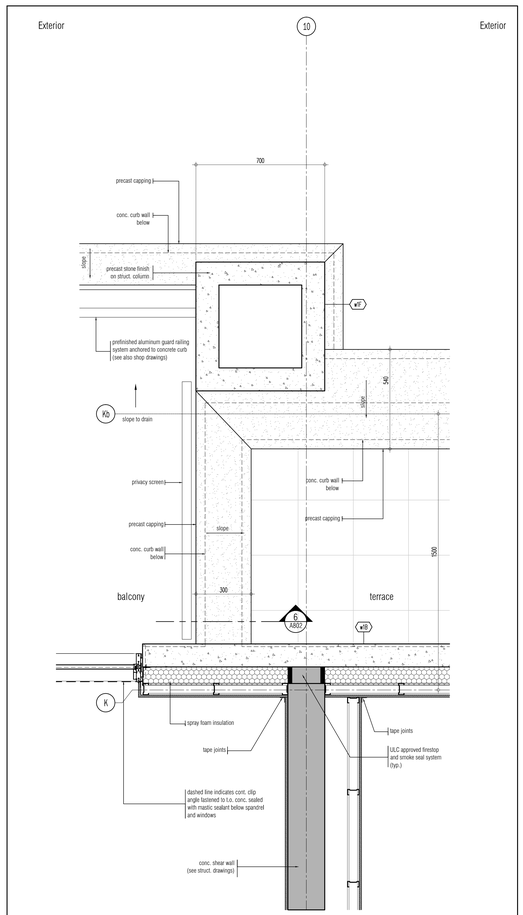
BEFORE STRUCTURAL COLUMN (A)

PRECAST @ COLUMN DETAIL 4
SCALE - 1:10 A802

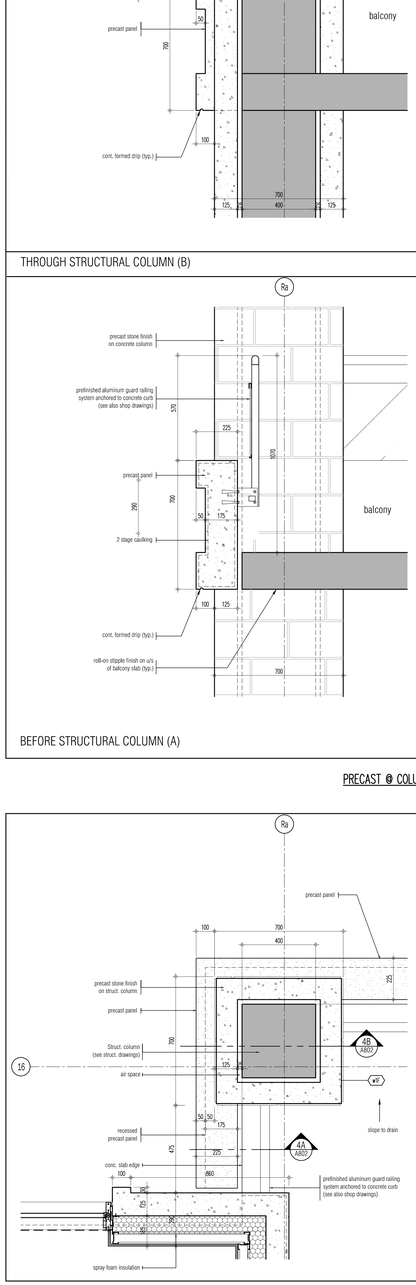
balcony corner detail with column (typ.) 2
SCALE - 1:10 A802



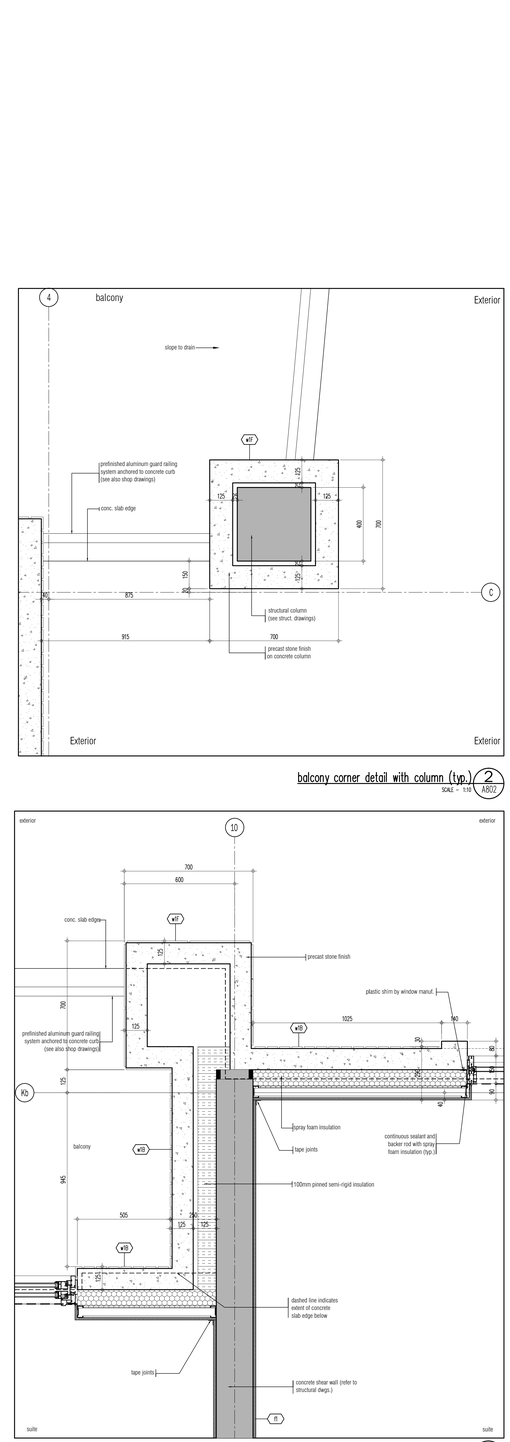
section detail @ 7th floor terrace 8
SCALE - 1:10 A802



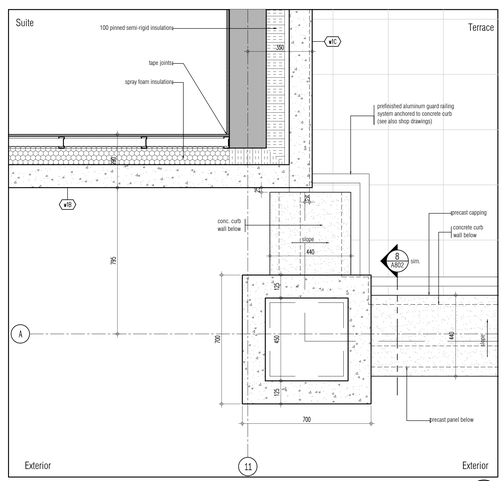
precast band detail @ balcony-typical 5
SCALE - 1:10 A802



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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1220 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone 905.795.2603 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:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

Typical Details

as noted A802

TITLEBLOCK SIZE: 915 x 1400

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

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

plan detail precast/block wall at ground floor 2
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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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
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

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

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

garage roof slab and wall detail 1 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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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOUFFVILLE ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

Typical Details

as noted A811

TITLEBLOCK SIZE: 915 x 1400

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

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

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

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

section at mailbox wall 15
SCALE - 1:5 A812

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

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

metal pan stair detail 3
SCALE - 1:5 A812

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

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

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

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

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

typical bulkhead detail 17
SCALE - 1:5 A812

electrical outlet box detail 13
SCALE - 1:5 A812

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

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

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

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Phone 905.795.2603 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:	D.BIASE
Plot Date:	Nov. 2, 2017
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

elevation detail – barrier free shower 5
SCALE - 1:10 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:	D.BIASE
Plot Date:	Nov. 2, 2017
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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

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

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

MINIMAL SPACE USE RECOMMENDATION

# of bikes	Starting dim (A)	Bike spacing (B)	Overall length (C)
16	12"	18"	150"
16	12"	20"	164"
16	12"	24"	192"

MATERIALS:
ASTM A513 structural steel
Zinc coated hardware
5/8" diameter galvanized steel lock cable

FINISH:
Galvanized

MOUNTING:
Free standing

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

typical parapet flashing detail 4
SCALE - 1:5 A814

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

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.

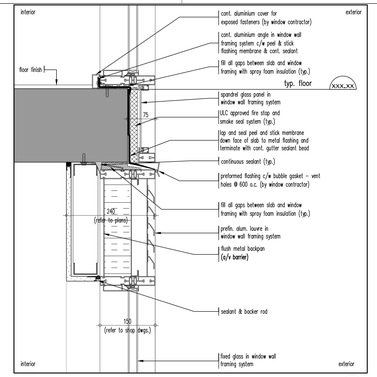
STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect:	B.GRAZIANI
Assistant Designer:	R.LINCOLN
Drawn By:	S.G.
Checked By:	D.BIASE
Plot Date:	Nov. 2, 2017
Job #	1136.13

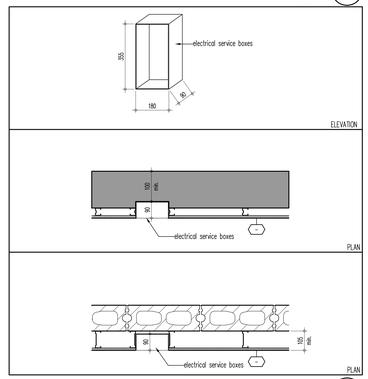
Typical Details

as noted A814

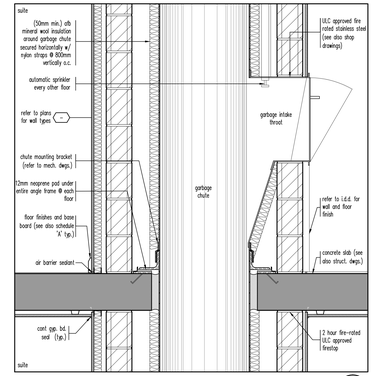
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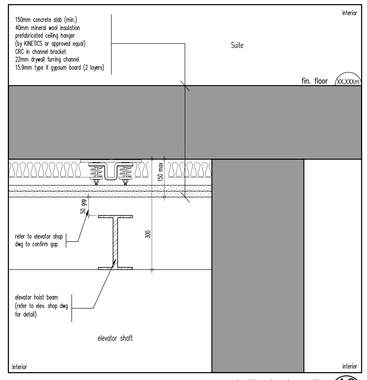
SECTION DETAIL @ WINDOW WALL BAYPASS 8 A815
SCALE - 1:5



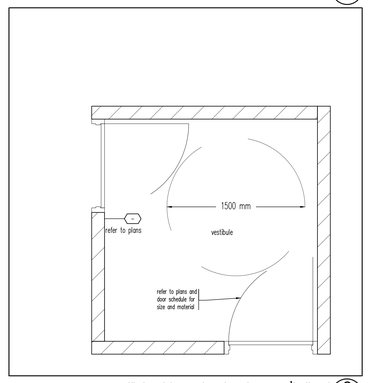
detail @ rated partition with electrical service boxes 7 A815
SCALE - 1:10



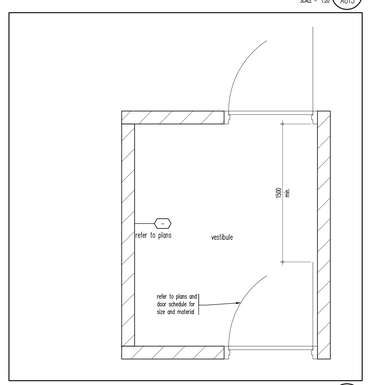
section detail @ garbage chute 3 A815
SCALE - 1:10



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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Typical Details

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