



GRAZIANI
+
CORAZZA
ARCHITECTS INC.

Site Instruction

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

SI 03

PROJECT	: Hampton Manor
PROJECT No	: 1136.13
DATE	: August 21, 2017

Attn: Vince Staffieri

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

Title: Sand Blasted precast and precast band on balconies

A302a-b-c, A303a, A306a-b-c, A307a-b-c : 2nd, 3rd, 6th and 7th Floor Plans

- Revised notations to indicate sand blasted precast (w1A) above precast band on balconies.

A401a-b-c : Building Elevations

- Revising elevations to show sand blasted precast (w1A) above precast bands on balconies.

A501, A502 : Building Sections

- Revised exterior walls to indicate sand blasted precast (w1A) above precast band on balconies.

A601, A604- A606 : Wall Sections

- Revised exterior walls to indicate sand blasted precast (w1A) above precast band on balconies.

A652 : Section Details

- Revised detail 5/652 to show sand blasted precast (w1A) above precast band on balconies.

A802, A803 : Details

- Revised details 1/802, 5/803 to show sand blasted precast (w1A) above precast band on balconies.

Reason: As per Client Request

References: A302a-b-c, A303a, A306a-b-c, A307a-b-c, A401a-b-c, A501, A502, A601, A604-A606, A652, A802, & A803.

GRAZIANI + CORAZZA
ARCHITECTS INC

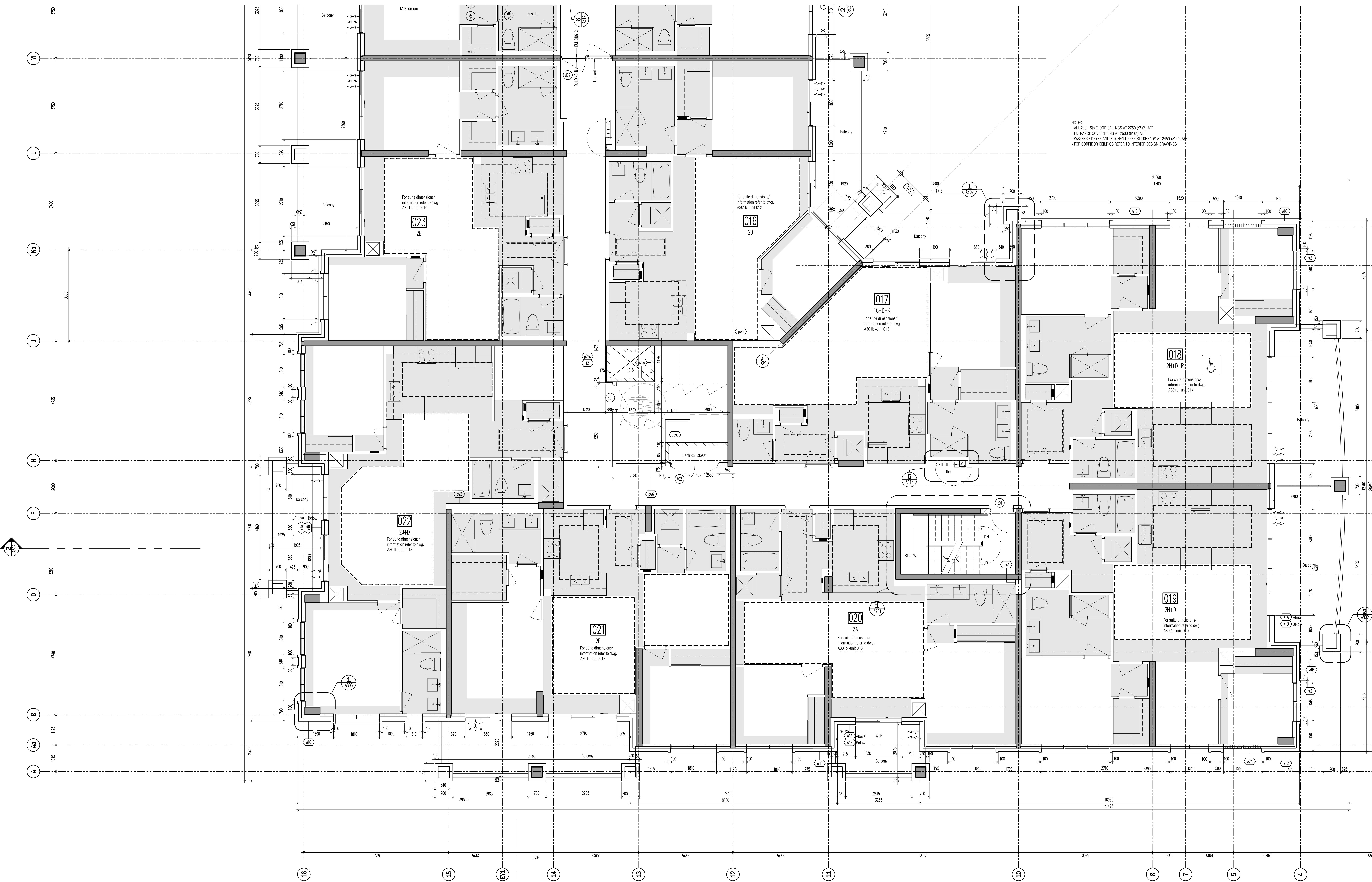
G. Colangelo Diploma Arch. Technology
Associate. Director of Contract Documents

Distribution:

Royal Pine Homes
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ReXcon ConstruXion
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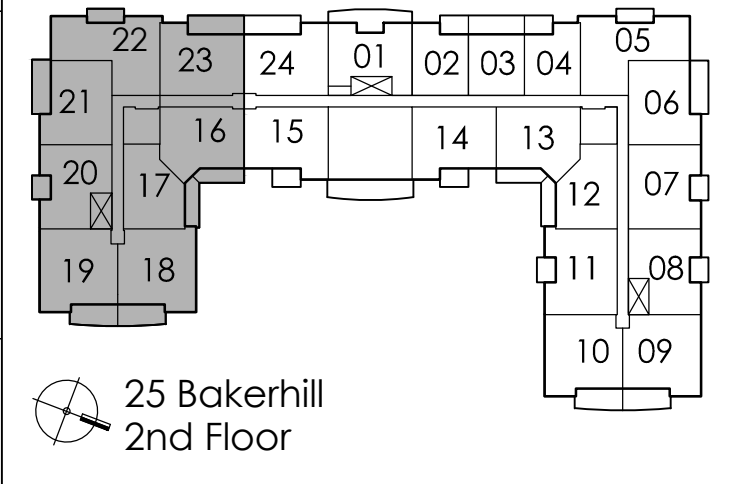
cinzia@royalpinehomes.com
rexcon.construxion@gmail.com
lsorichetti402@gmail.com
ctaranu@gc-architects.com



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

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



01. AUG.21.2017 SIB3 SANDBLAST PRECAST ON BALCONIES B6
 issued for revisions

GRAZIANI CORAZZA ARCHITECTS INC.
 1500 Sheppard Ave. East, Suite 100, Scarborough, Ontario M1S 1S3
 Phone: (416) 750-2600 Fax: (416) 750-3344 www.graziannicorazza.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.
 ROYAL PINES HOMES

STUFFVILLE ONTARIO

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

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

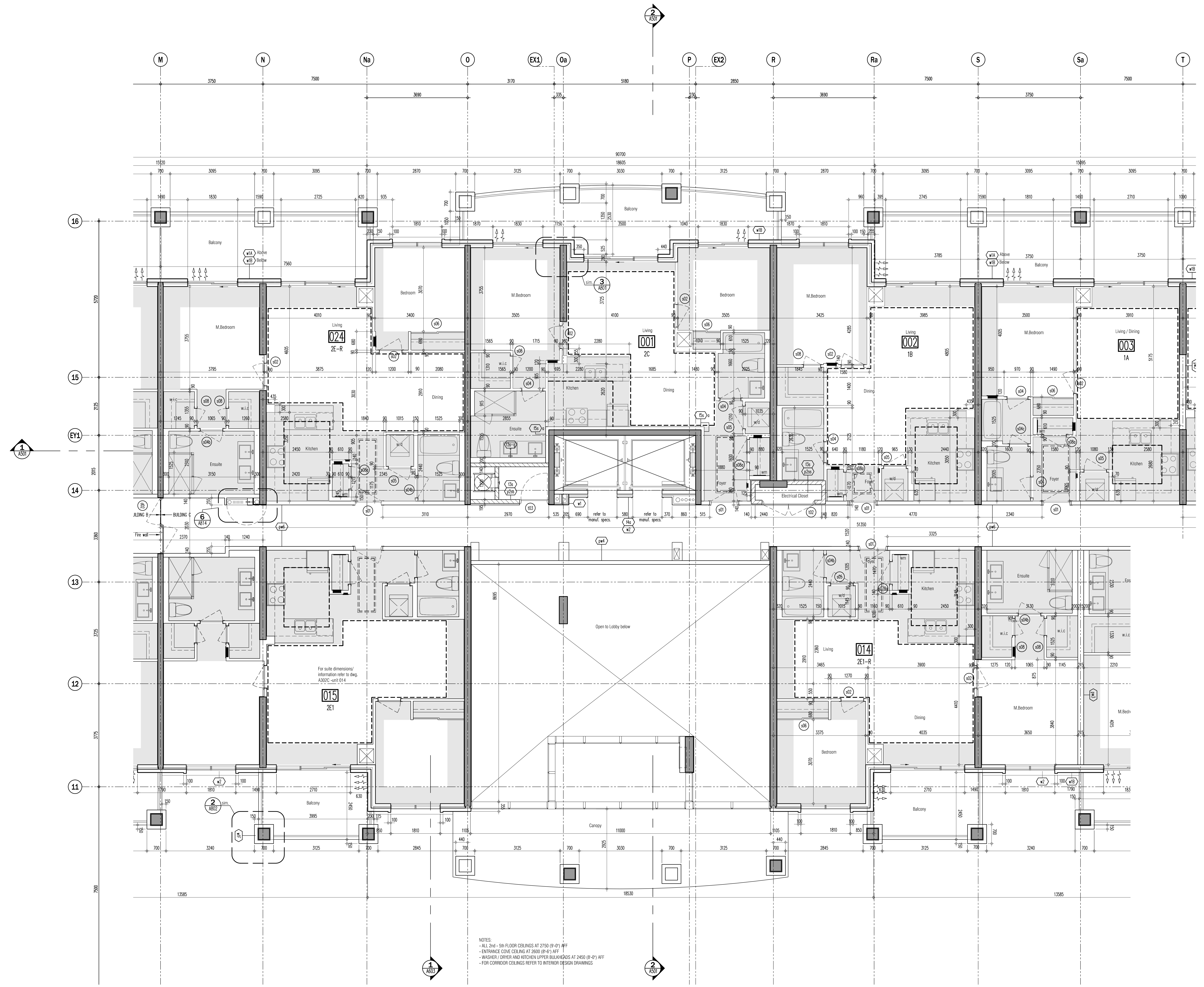
2ND FLOOR ENLARGED PART PLAN

1:50 A302a

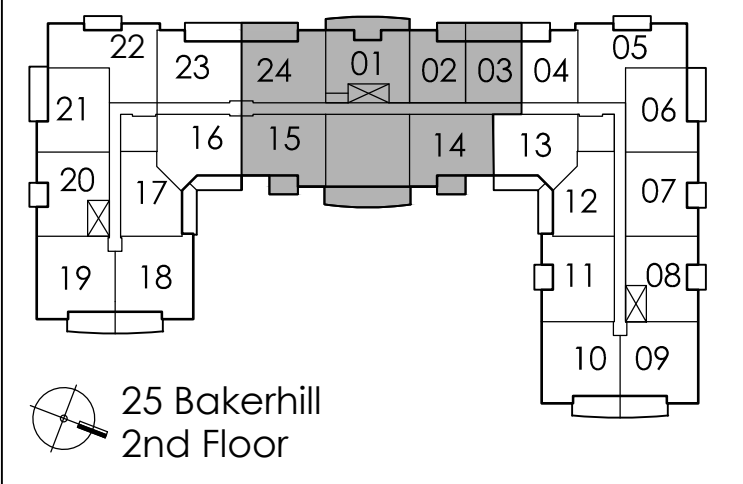
1/16" BLOCK SIZE: 915 x 1400

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



NOTES:
 - ALL 2nd + 5th FLOOR CEILING AT 2750 (0-2) AFF
 - ENTRANCE COOK CEILING AT 3000 (0-2) AFF
 - WASHER / DRYER AND KITCHEN UPPER BULKHEADS AT 2450 (0-1) AFF
 - FOR CORRIDOR CEILING REFER TO INTERIOR DESIGN DRAWINGS



01. AUG.21.2017 503 SANDRAST PRECAST ON BALCONES B.G.
 Issued for revisions

GRAZIANI
CORAZZA
 ARCHITECTS INC.

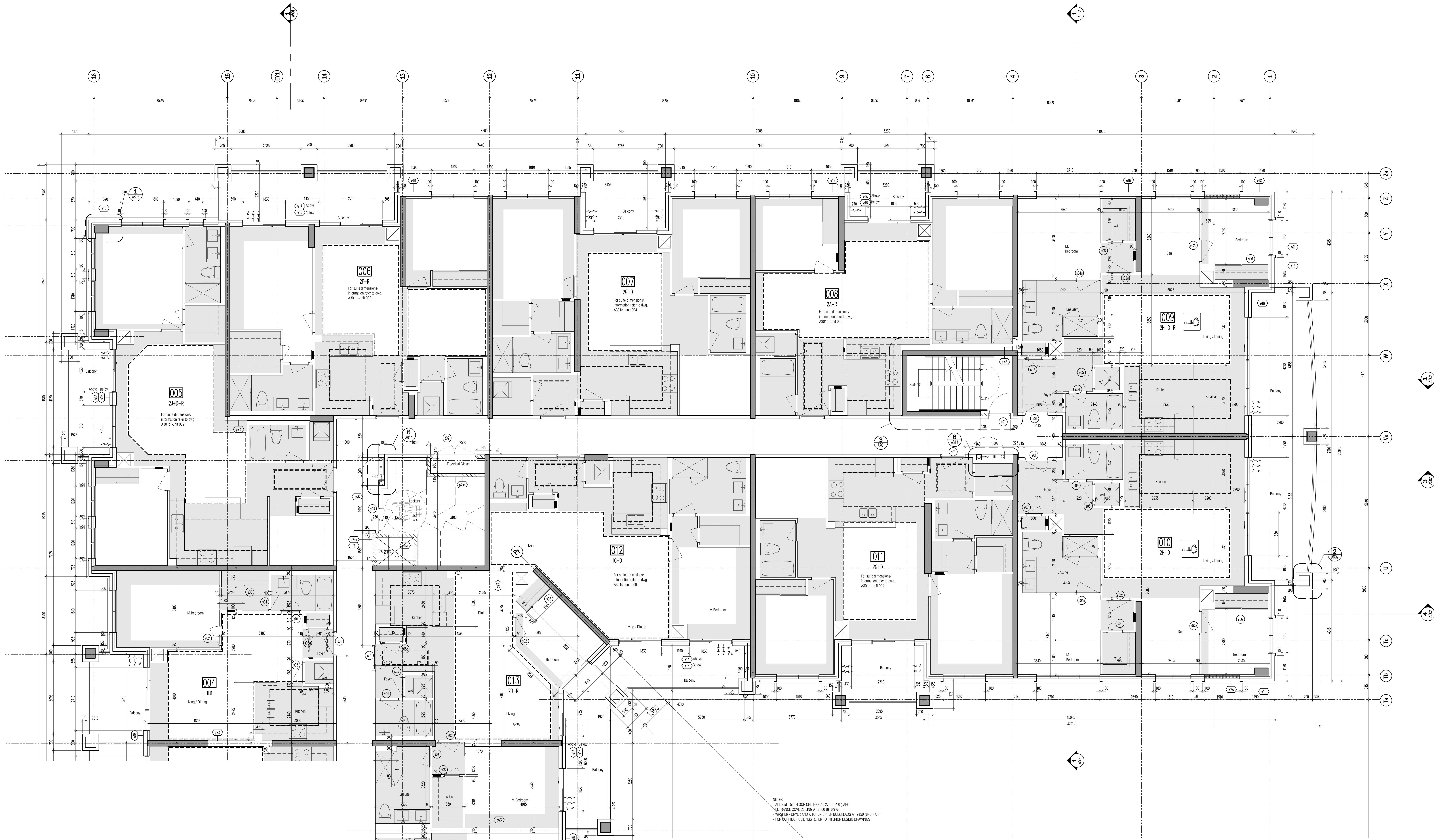
100 College Ave. Suite 100, Mississauga, Ontario L4R 1G1
 Phone: (905) 882-2627 Fax: (905) 709-3344 www.grazianni.com

PROPOSED RESIDENTIAL DEVELOPMENT
 25 BAKER HILL BLVD.
 ROYAL PINES HOMES

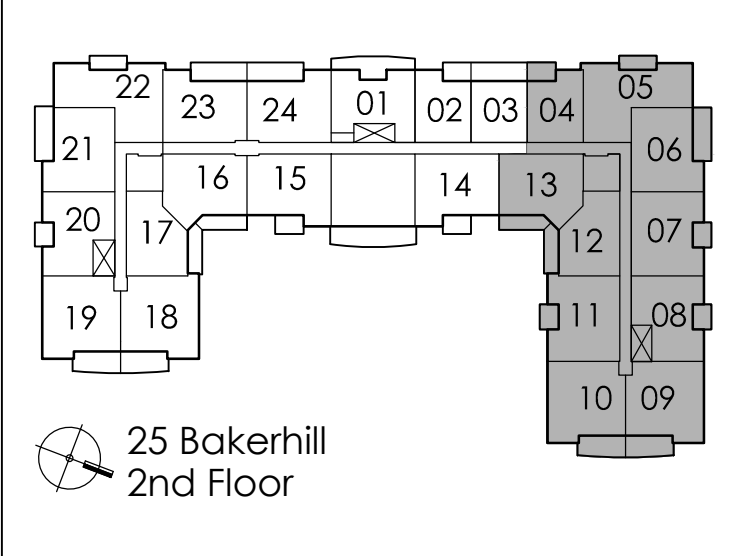
STONEYVILLE ONTARIO
 Project Architect: B. GRAZIANI
 Assistant Designer: R. LINCOLN
 Drawn By: S.G.
 Checked By: D. BIASE
 Plot Date: Aug. 16, 2017
 Job #: 1132.13

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

2ND FLOOR ENLARGED
 PART PLAN
 1:50 A302b
 PLEEK SIZE: 915 x 1400



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 - 10. JUL.19.2017 Progress for Construction B.C.
 - 11. AUG.09.2017 Issue for Construction B.C.



01. AUG.21.2017 5013 SANDBLAST PRECAST ON BALCONIES B6
 issued for revisions

GRAZIANI
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 ARCHITECTS INC.

1100 Sheppard Ave. E. Suite 100, Midland, Ontario M4E 1G1
 Phone: (416) 762-2600 Fax: (416) 762-2604 www.graziani.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.
 ROYAL PINES HOMES

STONEYVILLE ONTARIO

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

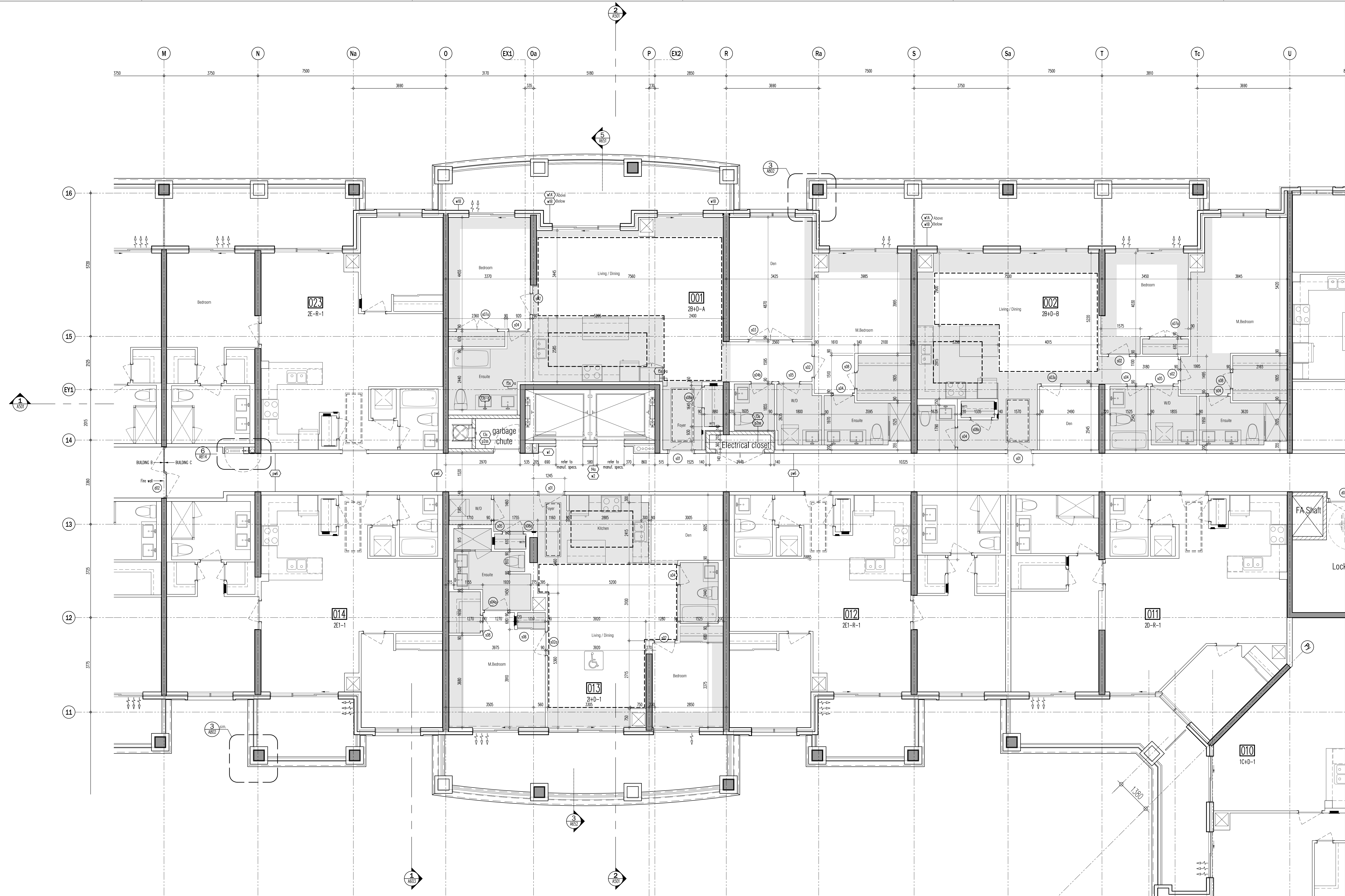
2ND FLOOR ENLARGED PART PLAN

1:50 A302c

PLOT/LOOK SIZE: 915 x 1400

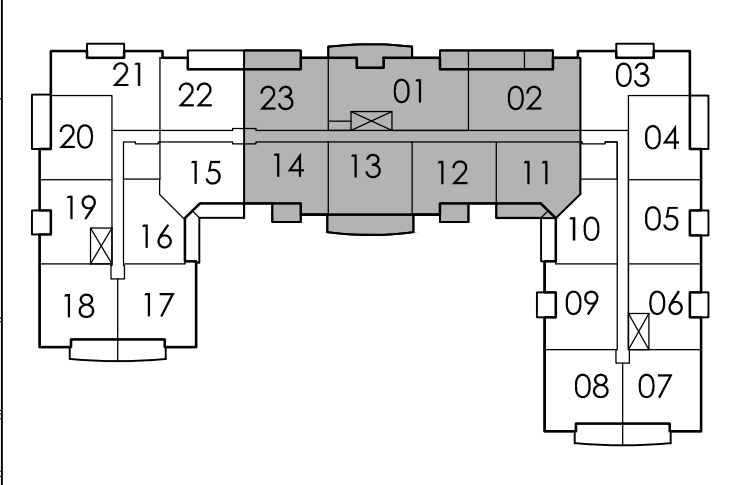
CEILING HEIGHTS			
FLOOR	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
GRD	2950	2750	2950
2ND	2600	2450	SLAB AT 2750
3RD	2600	2450	SLAB AT 2750
4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

NOTES:
 - ALL 2nd - 5th FLOOR CEILING AT 2750 (IF-01) AFF
 - ENTRANCE COVE CEILING AT 2600 (IF-01) AFF
 - HANGERS (DROPS AND KITCHEN APPLIANCE SLABHEADS) AT 2450 (IF-01) AFF
 - FOR OUTDOOR CEILING REFER TO INTERIOR DESIGN DRAWINGS



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



- 02. AUG.21.2017 5103 SHARBLAST PRECAST ON BALCONIES B.G.
- 01. AUG.18.2017 5102 REVISION TO SUITE NUMBERS B.G.

Issued for revisions

GRAZIANI
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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STOCKFVILLE ONTARIO

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

3rd FLOOR PLAN
PARTIAL PLAN

1:50 A303a

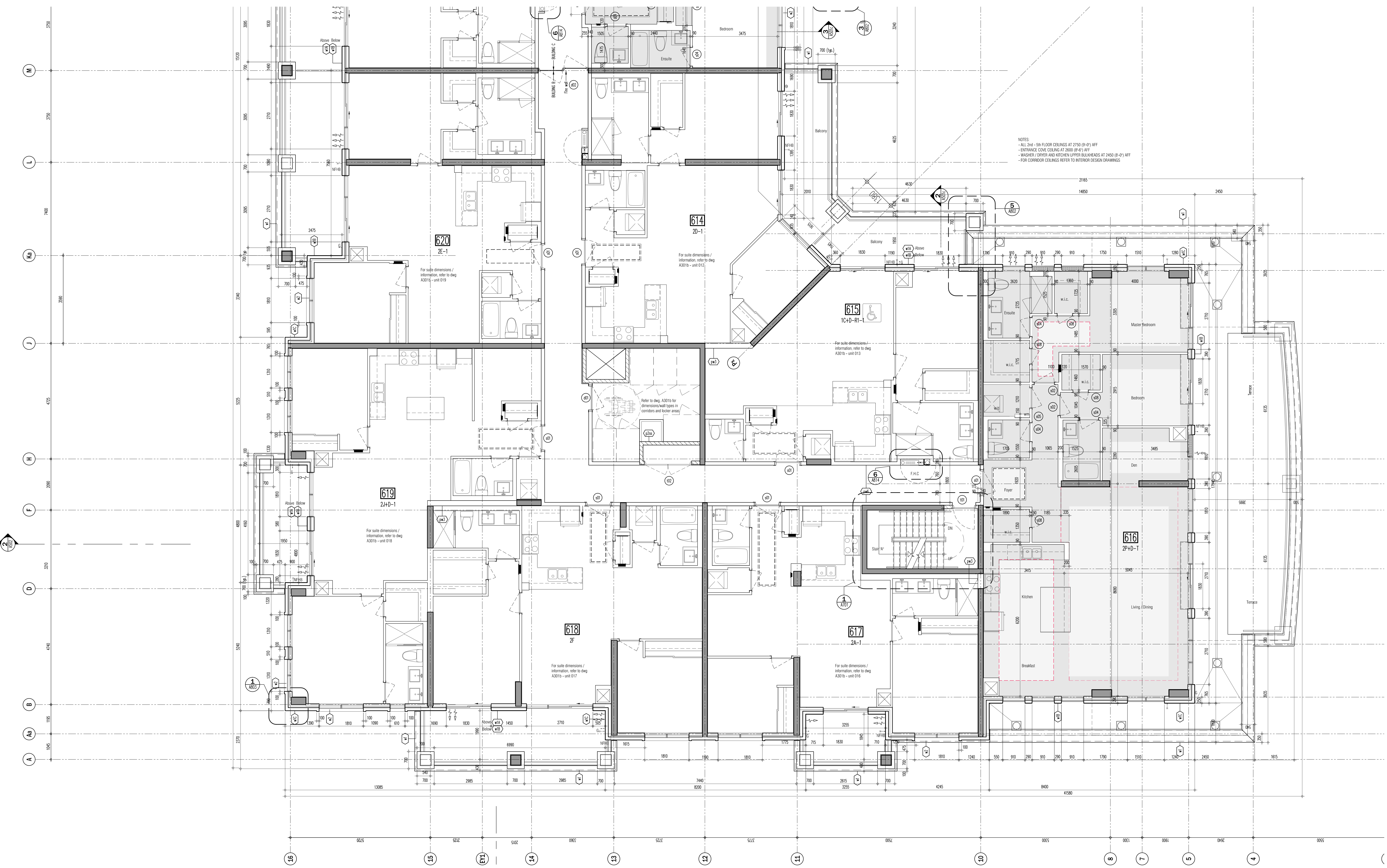
TITLEBLOCK SIZE: 915 x 1400

Note: Suites are the same as 2nd floor with the exception of unit 001, 002 and 013. For other suite dimensions / information, please refer to dwgs A302b-d.

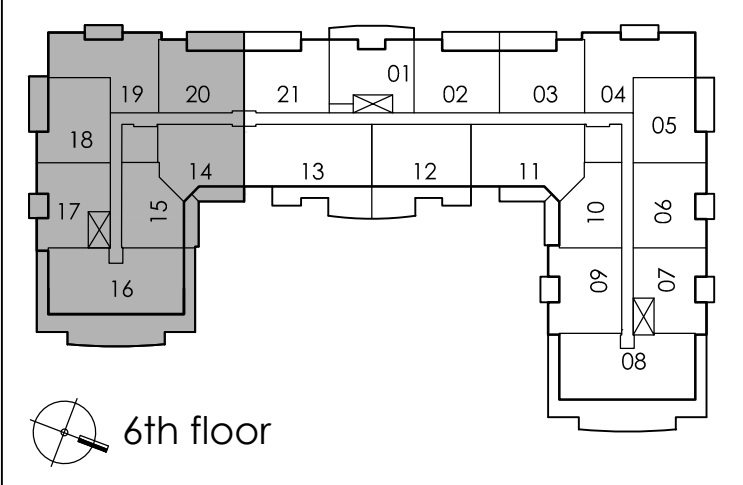
FLOOR	CEILING HEIGHTS		
	FOYER & KITCHEN	BULKHEADS	LIVING/ DINING/DEN/BEDROOM
GRD	2950	2750	2950
2ND	2600	2450	SLAB AT 2750
3RD	2600	2450	SLAB AT 2750
4TH	2600	2450	SLAB AT 2750
5TH	2600	2450	SLAB AT 2750 / 2700
6TH	2600	2450	SLAB AT 2750 / 2700
7TH	2900	2750	3050

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



01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONES B.G.
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GRAZIANI
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 ARCHITECTS INC.

1500 Sheppard Ave. E. Suite 100, Midland, Ontario M4E 1G1
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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.
 ROYAL PINES HOMES

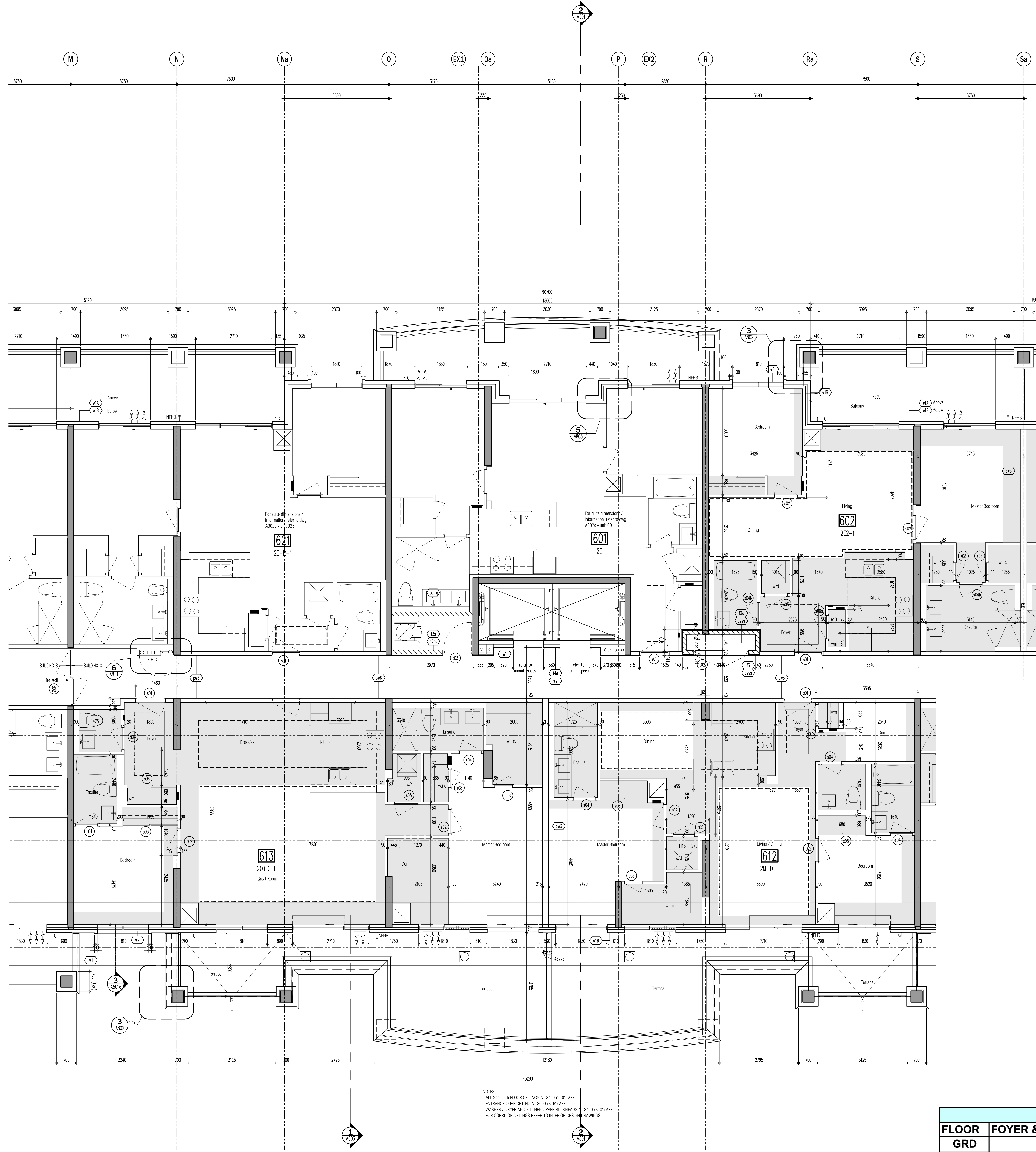
STONEYVILLE ONTARIO
 Project Architect: B. GRAZIANI
 Assistant Designer: R. LINCOLN
 Drawn By: S.G.
 Checked By: D. BIASE
 Plot Date: Aug. 16, 2017
 Job #: 1132.13

6TH FLOOR ENLARGED
 PART PLAN

1:50 A306a

PLOTBOOK SIZE: 915 x 1400

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



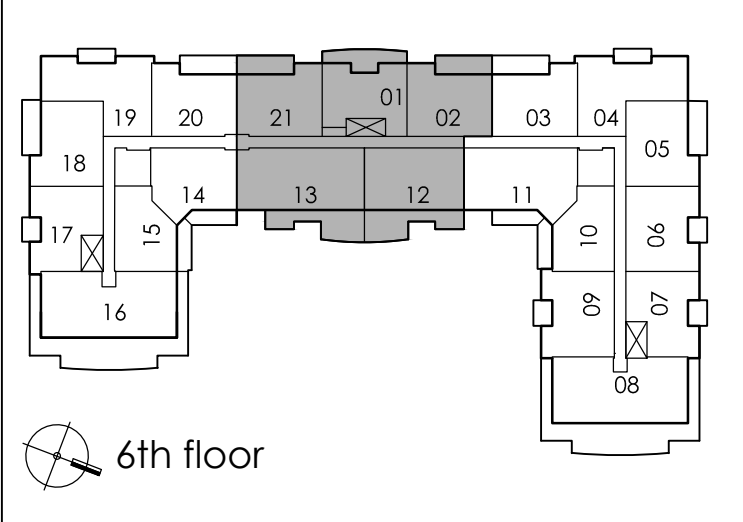
NOTES:
 - ALL 2ND - 5TH FLOOR CEILINGS AT 2750 (9'-0") AFF
 - ENTRANCE CONE CEILING AT 2600 (8'-6") AFF
 - BATHS / LOWER AND KITCHEN UPPER BULKHEADS AT 2450 (8'-0") AFF
 - FOR COMMON CEILINGS REFER TO INTERIOR DESIGN DRAWINGS.

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

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



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 ARCHITECTS INC.

1100 Orange Ave. Suite 100, Mississauga, Ontario L4R 1G1
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PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
 ROYAL PINES HOMES
 STONEYVILLE ONTARIO

Project Architect: B. GRAZIANI
 Assistant Designer: R. LINCOLN
 Drawn By: S.G.
 Checked By: D. BIASE
 Plot Date: Aug. 16, 2017
 Job #: 1132.13

6TH FLOOR ENLARGED
 PART PLAN

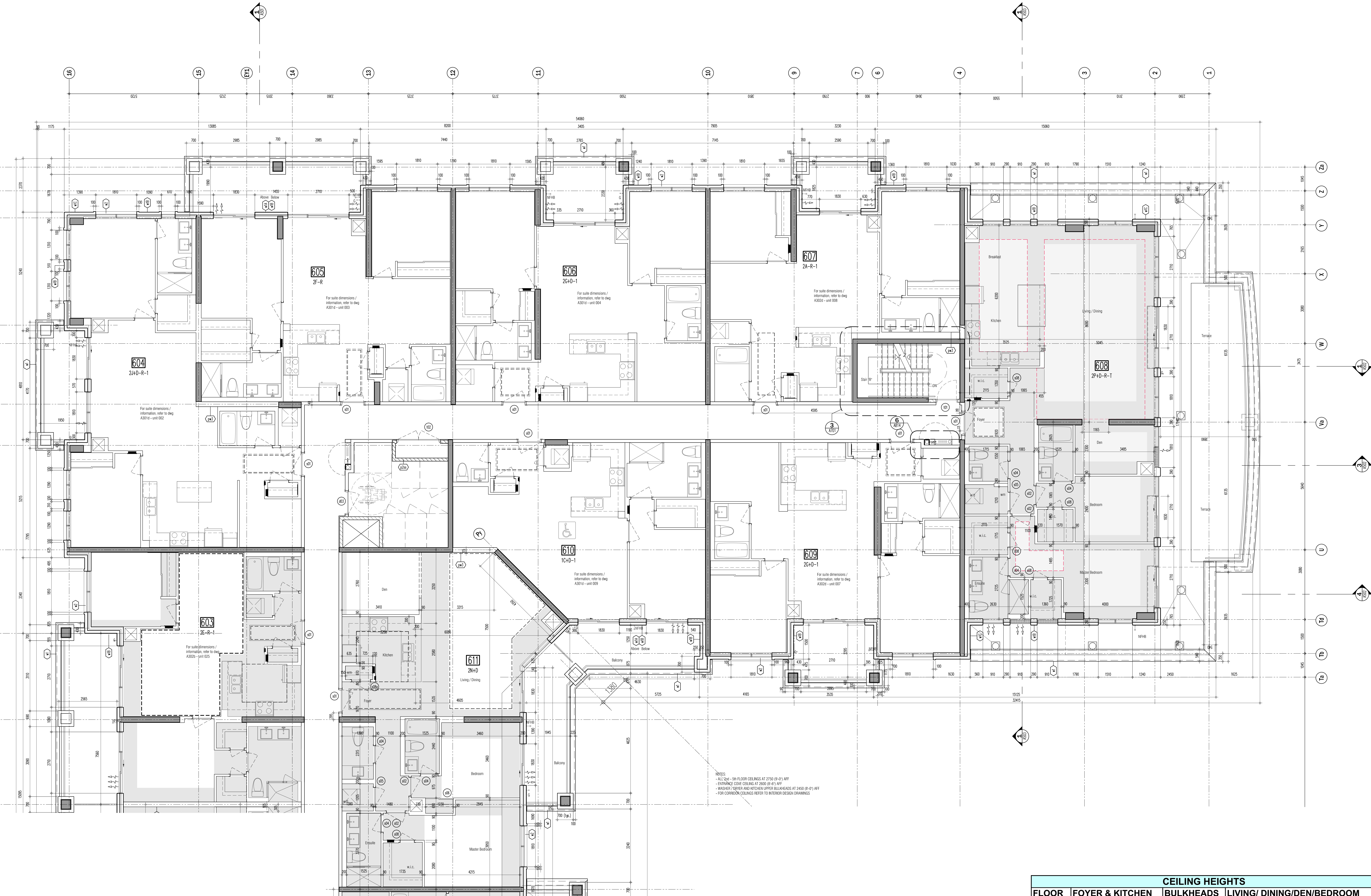
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TITLEBLOCK SIZE: 915 x 1400

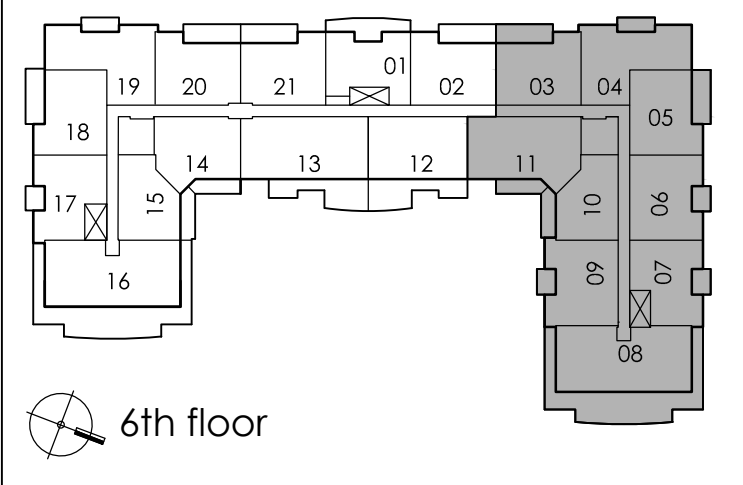
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NOTES:
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 - ENTRANCE COVE CEILING AT 2600 (R-01) AFF
 - WASHER / DRYER AND KITCHEN UPPER BULKHEADS AT 2450 (R-01) AFF
 - FOR COMMONS CEILING REFER TO INTERIOR DESIGN DRAWINGS



- 01. AUG.21.2017 5103 SANDBLAST PRECAST ON BALCONES B.G.
- Issued for revisions

GRAZIANI
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 ARCHITECTS INC.

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PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
 ROYAL PINES HOMES
 SCARFVILLE ONTARIO

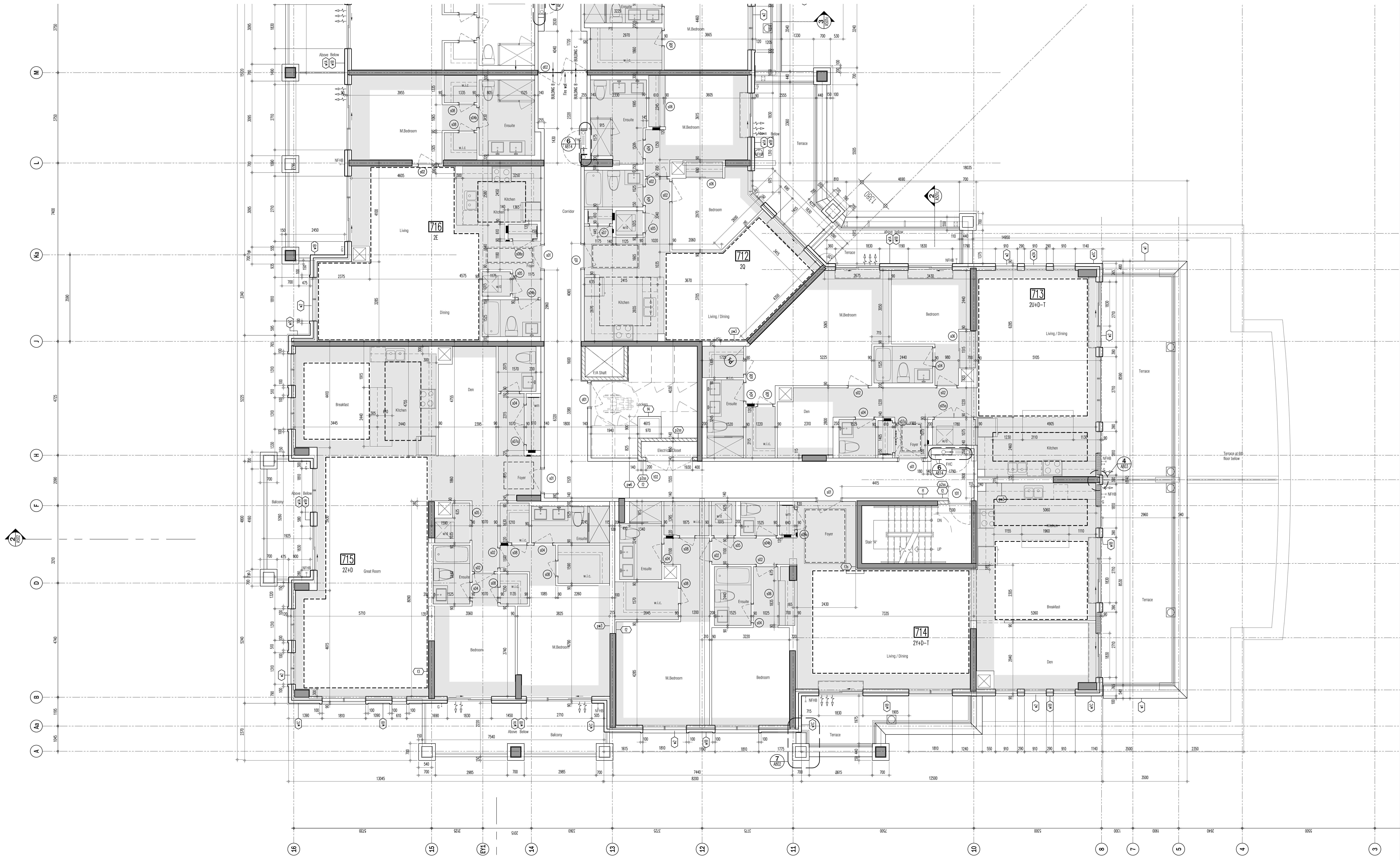
Project Architect: B. GRAZIANI
 Assistant Designer: R. LINCOLN
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6TH FLOOR ENLARGED
 PART PLAN

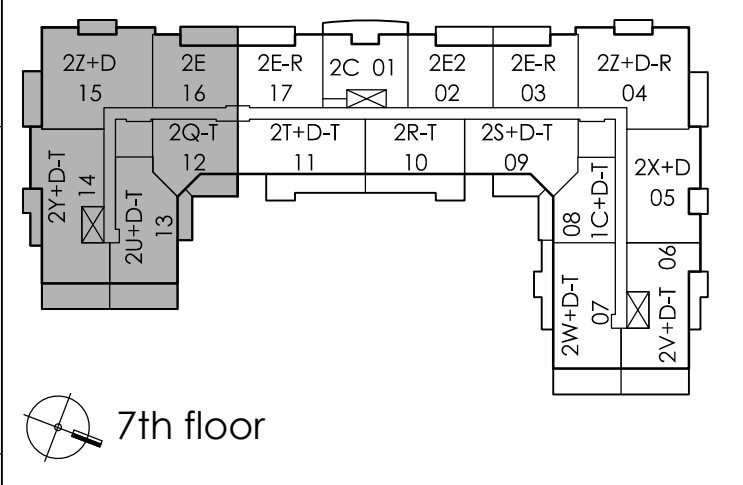
1:50 A306c

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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01. AUG.21.2017 S013 SANDBLAST PRECAST ON BALCONIES B6
issued for revisions

GRAZIANI
CORAZZA
ARCHITECTS INC.

100 College Ave. Suite 100, Mississauga, Ontario L4R 1G1
Phone: (905) 276-2600 Fax: (905) 276-3344 www.graziandcorazza.com

PROPOSED RESIDENTIAL DEVELOPMENT
ROYAL PINES HOMES

STONEYVILLE ONTARIO

Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: D. BIASE
Plot Date: Aug. 16, 2017
Job #: 1132.13

7TH FLOOR ENLARGED
PART PLAN

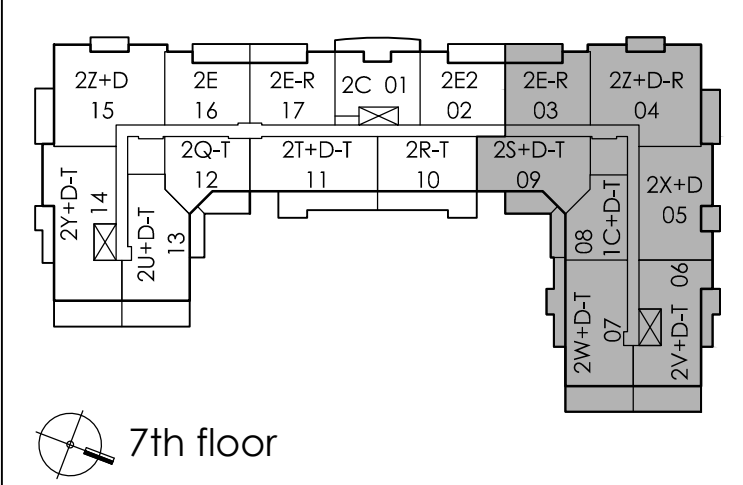
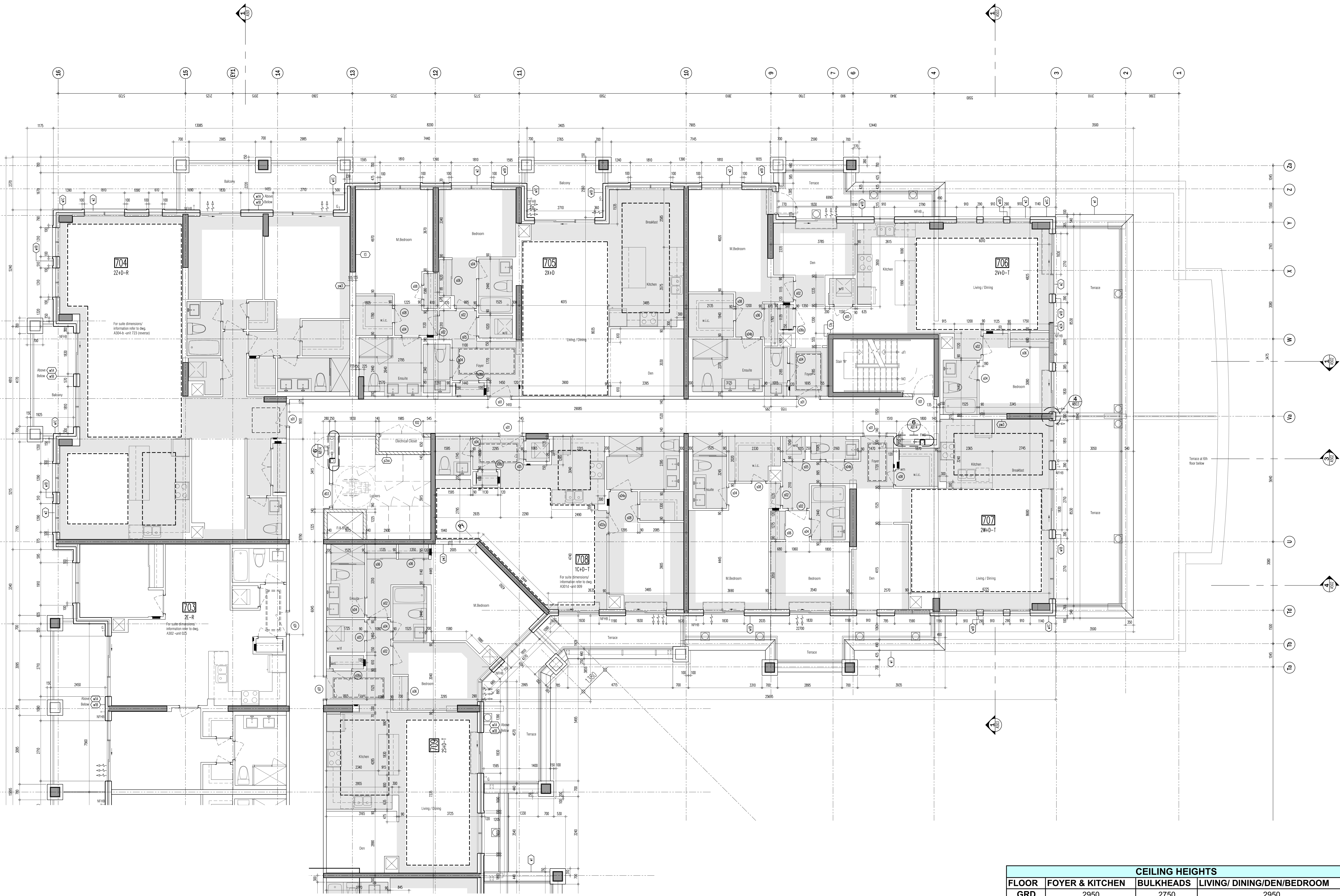
1:50 A307a

TITLEBLOCK SIZE: 915 x 1400

FLOOR	CEILING HEIGHTS		
	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

This drawing is an instrument of service. It is provided by and for the property of the client. It is the responsibility of the architect to ensure that the drawing is used for the intended purpose and that the client is aware of the limitations of the drawing. The architect shall not be held responsible for any errors or omissions in the drawing. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall not be held responsible for any delays or costs incurred by the client as a result of the client's failure to obtain the necessary permits and approvals. The architect shall not be held responsible for any damage to the property or any other loss incurred by the client as a result of the client's failure to obtain the necessary permits and approvals. The architect shall not be held responsible for any other loss incurred by the client as a result of the client's failure to obtain the necessary permits and approvals. This drawing is not to be used for construction purposes until counterchecked by the architect.

- This drawing is not to be used for construction purposes until counterchecked by the architect.
- 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.
 - 09. JUL.19.2017 Progress for Construction B.G.
 - 10. AUG.09.2017 Issue for Construction B.G.



01. AUG.21.2017 5103 SANDBLAST PRECAST ON BALCONIES: B.G.
Issued for revisions

GRAZIANI
CORAZZA
ARCHITECTS INC.

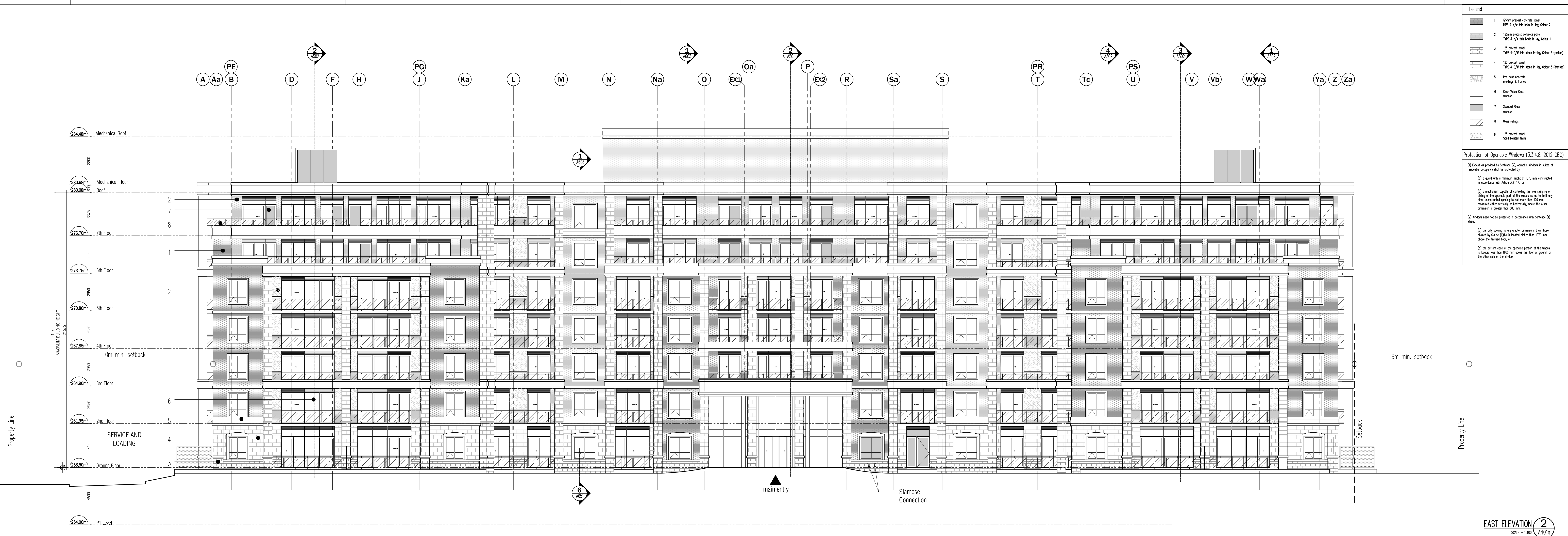
1350 Sheppard Ave. E. Suite 101, Midland, Ontario M4E 1G1
Phone: (416) 762-2627 Fax: (416) 762-2624 www.graziani.ca

PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
ROYAL PINES HOMES
STONEYVILLE ONTARIO

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

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

7TH FLOOR ENLARGED
PART PLAN
1:50 A307c
PLOTBOOK SIZE: 915 x 1400

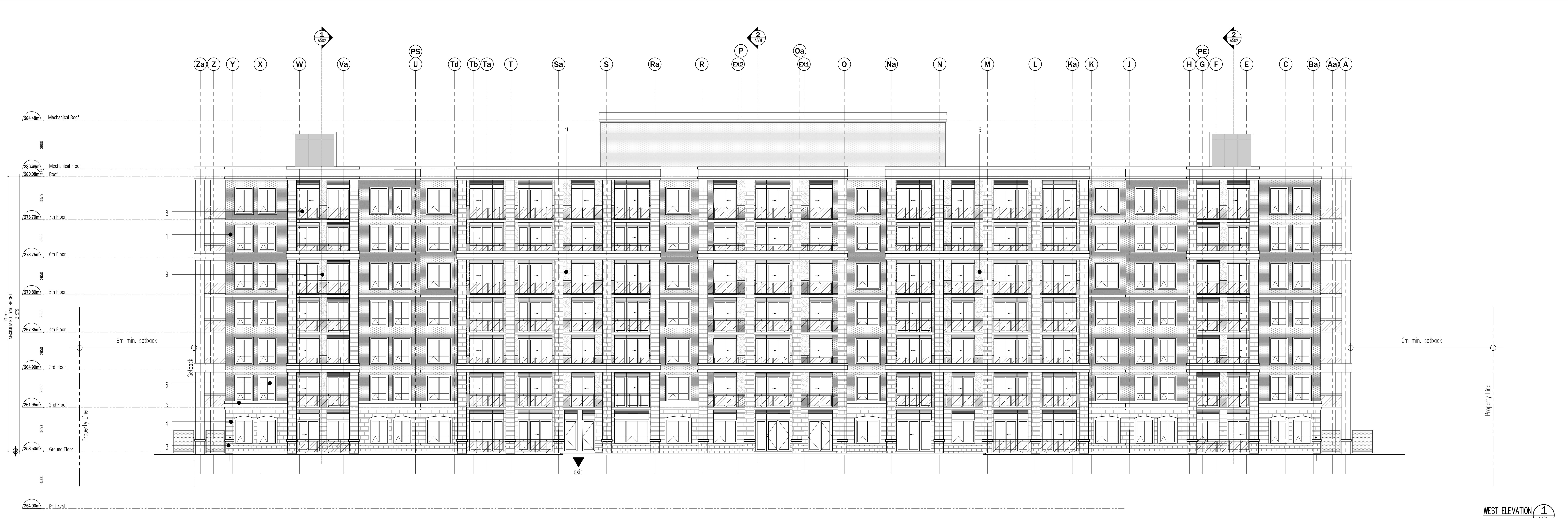


- Legend**
- 1 125mm precast concrete panel
TPE 3-1/4" 96 9-1/2" Color 2
 - 2 125mm precast concrete panel
TPE 3-1/4" 96 9-1/2" Color 1
 - 3 125 precast panel
TPE 4-1/2" 96 9-1/2" Color 3 (Insulated)
 - 4 125 precast panel
TPE 4-1/2" 96 9-1/2" Color 3 (Insulated)
 - 5 Pre-cast Concrete
masonry 4 frames
 - 6 One View Glass
windows
 - 7 Operable Glass
windows
 - 8 Glass railings
 - 9 125 precast panel
See Balcony Note
- Protection of Operable Windows (3.3.4.8, 2012 CBC)**
- (1) Except as provided by Sentence (2), operable windows in areas of residential occupancy shall be protected by:
- (a) a glass with a minimum height of 1075 mm constructed in accordance with AS/NZS 1319; or
 - (b) a mechanism capable of controlling the fire rating or ability of the operable part of the window so as to allow fire clear unobstructed opening to not more than 100 mm measured after actuation in the direction of the fire when the window 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 1075 mm above the finished floor; or
 - (b) the bottom edge of the operable portion of the window is located less than 100 mm above the floor or ground on the other side of the window.

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	re-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. JUL.19.2017	Progress for Construction	B.G.
11. AUG.09.2017	Issue for Construction	B.G.



WEST ELEVATION
SCALE - 1/320 A401a

01. AUG.21.2017 5103 SANDCAST PRECAST ON BALCONES: B6
Issued for revisions

**GRAZIANI
CORAZZA
ARCHITECTS INC.**

PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
ROYAL PINES HOMES

STONEYVILLE ONTARIO

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

Legend

- 1 12mm precast concrete panel
TPC 2-1/4" Rib steel in-Top, Color 2
- 2 12mm precast concrete panel
TPC 2-1/4" Rib steel in-Top, Color 1
- 3 12mm precast panel
TPC 4-1/2" Rib steel in-Top, Color 3 (Exposed)
- 4 12mm precast panel
TPC 4-1/2" Rib steel in-Top, Color 3 (Insured)
- 5 Pre-cast Concrete
masonry & frames
- 6 Clear Glass Glass
windows
- 7 Operable Glass
windows
- 8 Glass railing
- 9 12mm precast panel
Steel Insulated Slab

Protection of Openable Windows (3.3.4.8, 2012 OBC)

(1) Except as provided by Sentence (2), operable windows in walls of residential occupancy shall be protected by:

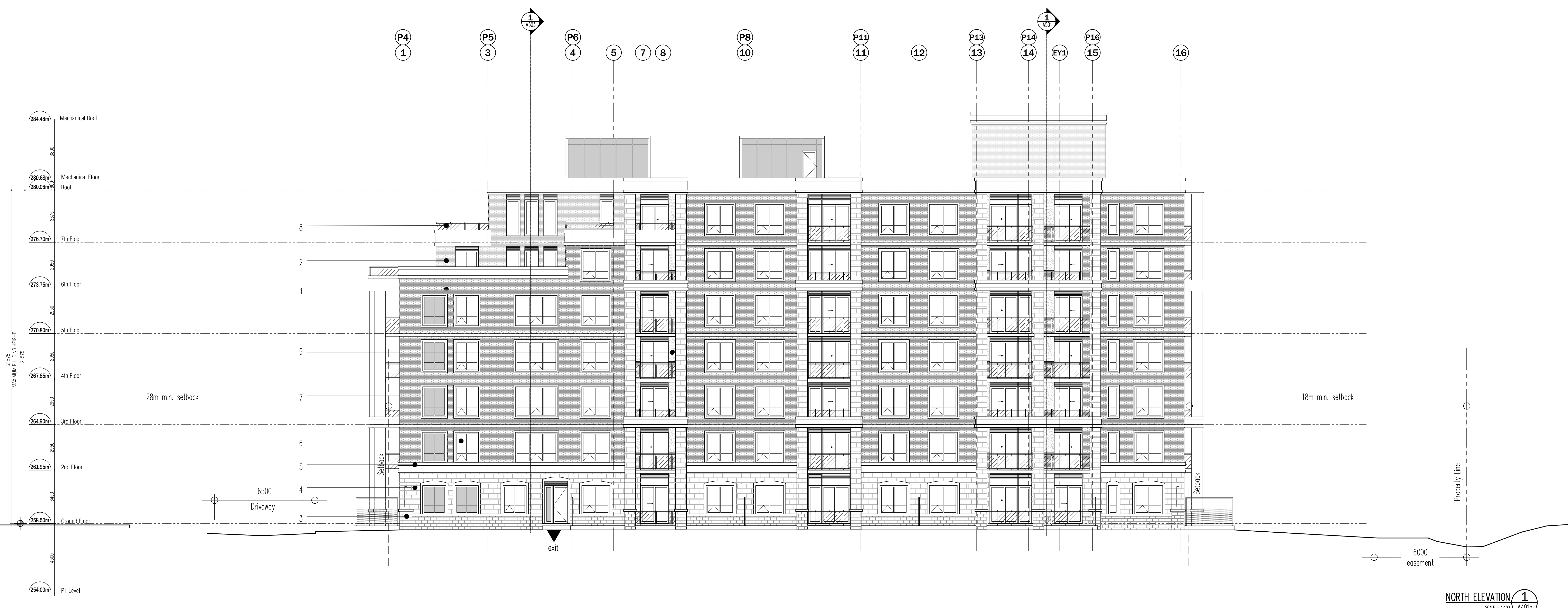
(a) a screen with a maximum height of 1030 mm constructed in accordance with Article 3.3.1.17, or

(b) a mechanism capable of controlling the free swinging or sliding of the operable part of the window so as to hold the clear unobstructed opening to not more than 102 mm measured either vertically or horizontally, where the other dimension is greater than 300 mm.

(2) Windows need not be protected in accordance with Sentence (1) when:

(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 operable portion of the window is located less than 102 mm above the floor or ground on the other side of the window.



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02. JUL.9.2014	re-issued to city for SPA	B.G.
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04. JAN.15.2015	re-issued to city for SPA	B.G.
05. MAR.15.2015	re-issued to 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. JUL.11.2017	Progress for Construction	B.G.
11. AUG.09.2017	Issue for Construction	B.G.

01. AUG.21.2017 3103 SANDWICH PRECAST ON BALCONIES: BG
Issued for revisions

GRAZIANI CORAZZA ARCHITECTS INC.

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Phone: (416) 752-2627 Fax: (416) 752-2624 www.grazziancorazza.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STONEYVILLE ONTARIO

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

Legend

- 1 12mm precast concrete panel
TPE 2-1/4" Min slab in-ty, Color 2
- 2 12mm precast concrete panel
TPE 2-1/4" Min slab in-ty, Color 1
- 3 120 precast panel
TPE 4-1/2" Min slab in-ty, Color 3 (exposed)
- 4 125 precast panel
TPE 4-1/2" Min slab in-ty, Color 3 (smooth)
- 5 Pre-cast Concrete
masonry & frame
- 6 Clear Mason Glass
windows
- 7 Operable Glass
windows
- 8 Glass railing
- 9 125 precast panel
Steel Reinforced Slab

Protection of Operable Windows (3.3.4.8. 2012 CBC)

(1) Except as provided by Sentence (2), operable windows in walls of residential occupancy shall be protected by:

(a) a screen with a maximum height of 1030 mm constructed in accordance with Article 3.3.1.17, or

(b) a mechanism capable of controlling the free swinging or sliding of the operable part of the window so that any clear unobstructed opening is not more than 103 mm measured clear vertically in horizontal view when the window is greater than 100 mm.

(2) Windows need not be protected in accordance with Sentence (1) when:

(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 operable portion of the window is located less than 100 mm above the floor or ground on the other side of the window.



COURTYARD NORTH FACING ELEVATION 1
SCALE - 1/8" = 1'-0" A401c



COURTYARD SOUTH FACING ELEVATION 1
SCALE - 1/8" = 1'-0" A401c

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02. JUL.9.2014	re-issued to city for SPA	B.G.
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08. MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10. JUL.11.2017	Progress for Construction	B.G.
11. AUG.09.2017	Issue for Construction	B.G.

01. AUG.21.2017 5:03 SANDBLAST PRECAST ON BALCONIES BG
Issued for revisions

GRAZIANI & CORAZZA ARCHITECTS INC.

1330 Sheppard Ave. East, Suite 101, Willowdale, Ontario M2H 1G7
Phone: (416) 763-2827 Fax: (416) 763-2824 www.gra-arch.com

PROPOSED RESIDENTIAL DEVELOPMENT

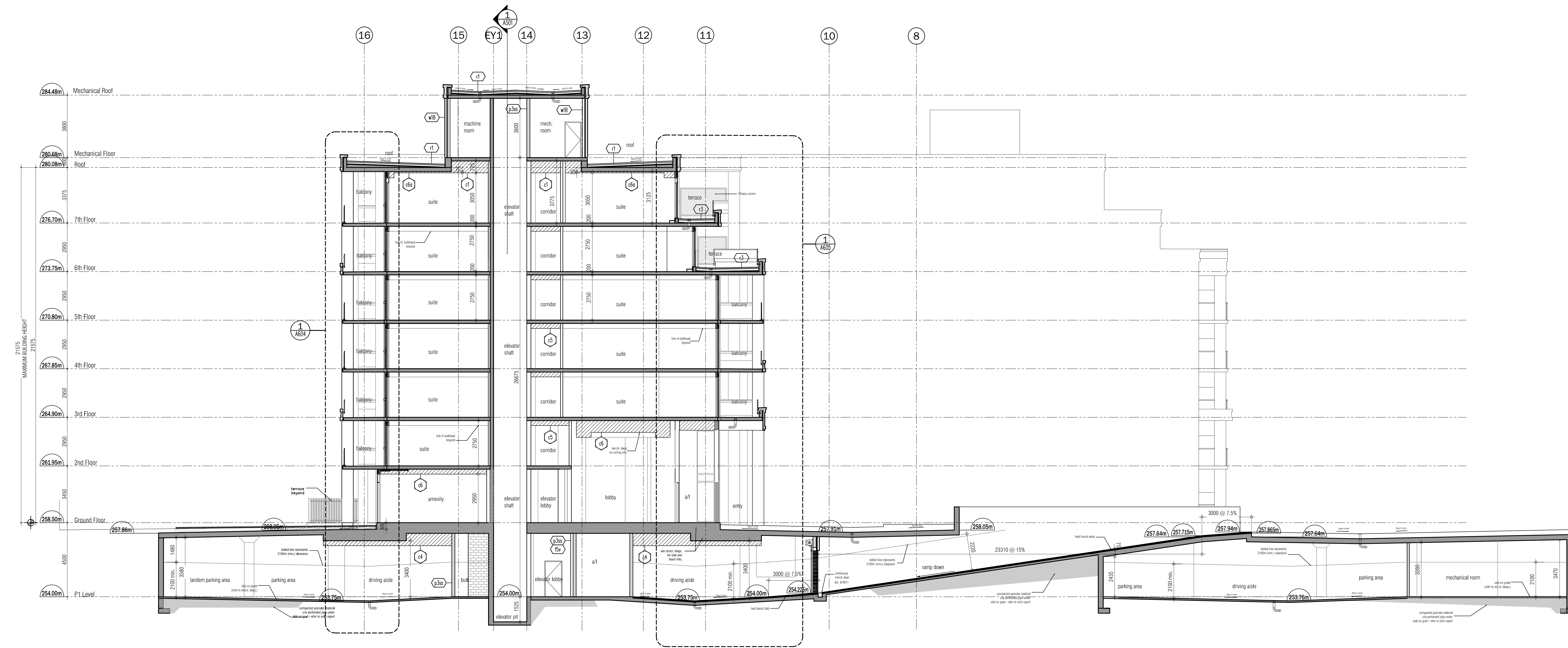
25 BAKER HILL BLVD.

ROYAL PINES HOMES

STONEYVILLE ONTARIO

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

COURTYARD ELEVATIONS
NORTH AND SOUTH FACING



BUILDING SECTION 2
SCALE - 1/800 (A501)



BUILDING SECTION 1
SCALE - 1/800 (A501)

This drawing is an instrument of service. It is provided by and is the property of Grazianni Corazza Architects Inc. The architect must verify and accept responsibility for all dimensions and conditions on site and must notify Grazianni Corazza Architects Inc. of any variations from the approved drawings. Grazianni Corazza Architects Inc. is not responsible for the design of utility, structure, mechanical, electrical, etc. equipment installation shown on this drawing. The contractor shall verify all dimensions and conditions on site. Construction must conform to all applicable codes and requirements of the authority having jurisdiction. Other relevant codes or regulations have been identified or reported on by this office in reports to the environmental condition of this site. This drawing is not to be used for construction purposes until countersigned by the architect.

- This drawing is not to be used for construction purposes until countersigned by the architect.
- | | | |
|-----------------|---|------|
| 01. FEB.28.2014 | Issued to city for SPA | B.G. |
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| 03. SEP.11.2014 | re-issued to city for SPA | B.G. |
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| 08. MAY.10.2017 | Issued for Footings and Foundation Permit | B.G. |
| 10. JUL.19.2017 | Progress for Construction | B.G. |
| 11. AUG.09.2017 | Issue for Construction | B.G. |

01. AUG.21.2017 5013 SANDWICH PRECAST ON BALCONIES: BG
Issued for revisions

**GRAZIANI
CORAZZA
ARCHITECTS INC.**

1150 Sheppard Ave. East, Suite 101, Scarborough, Ontario M1S 1K7
Phone: (416) 750-2627 Fax: (416) 750-3344 www.grazziannicorazza.com

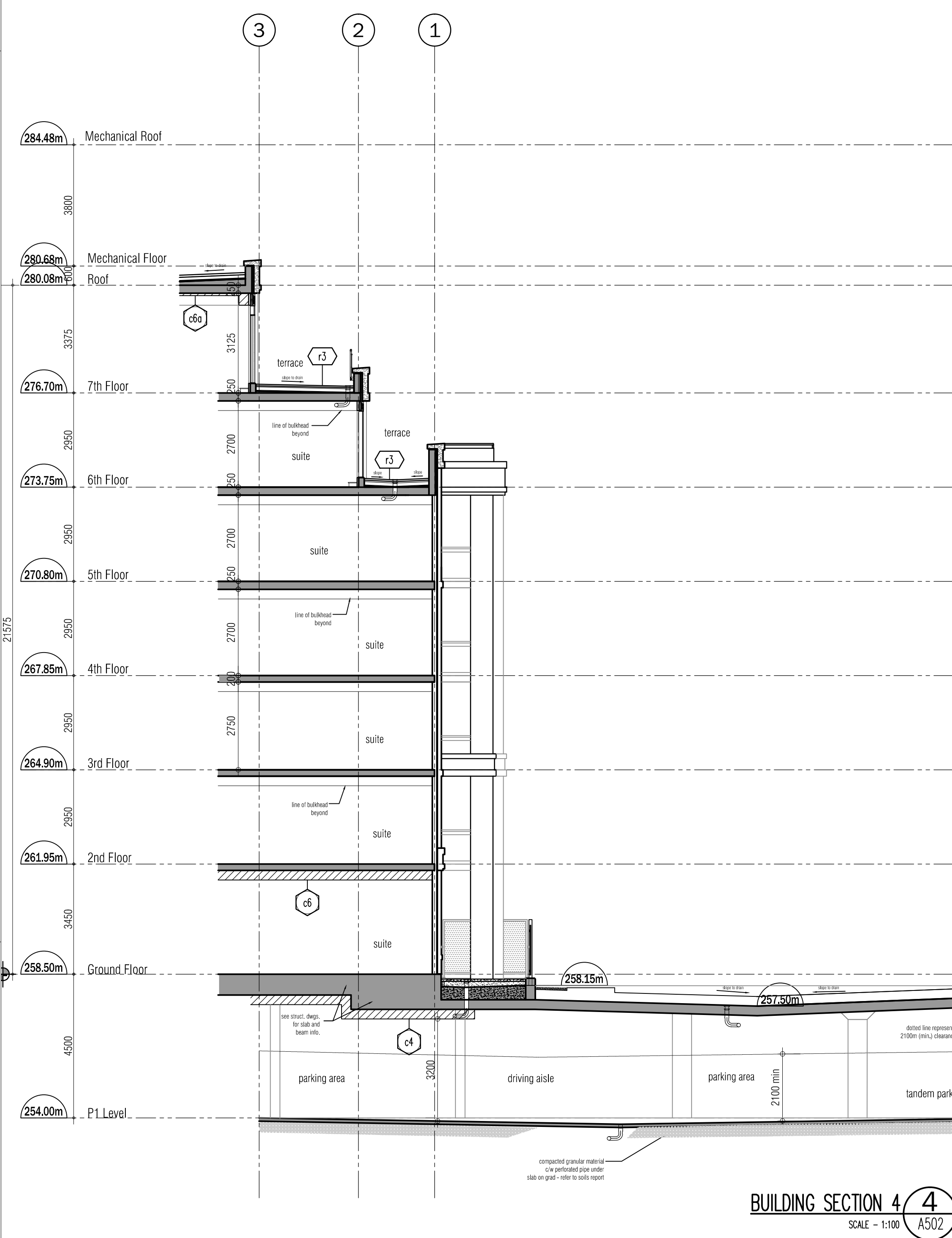
PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.
ROYAL PINES HOMES

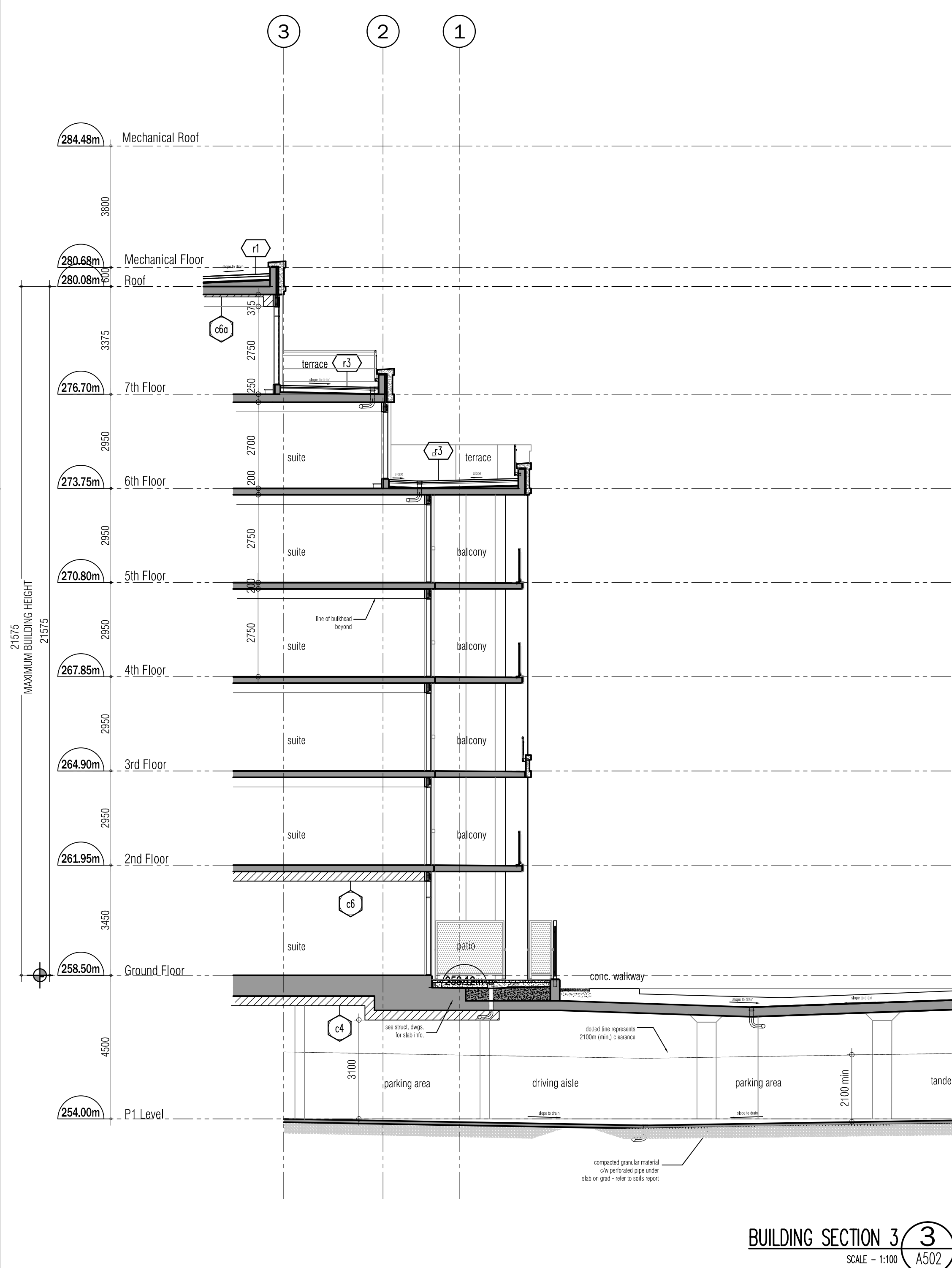
STONEYVILLE ONTARIO

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

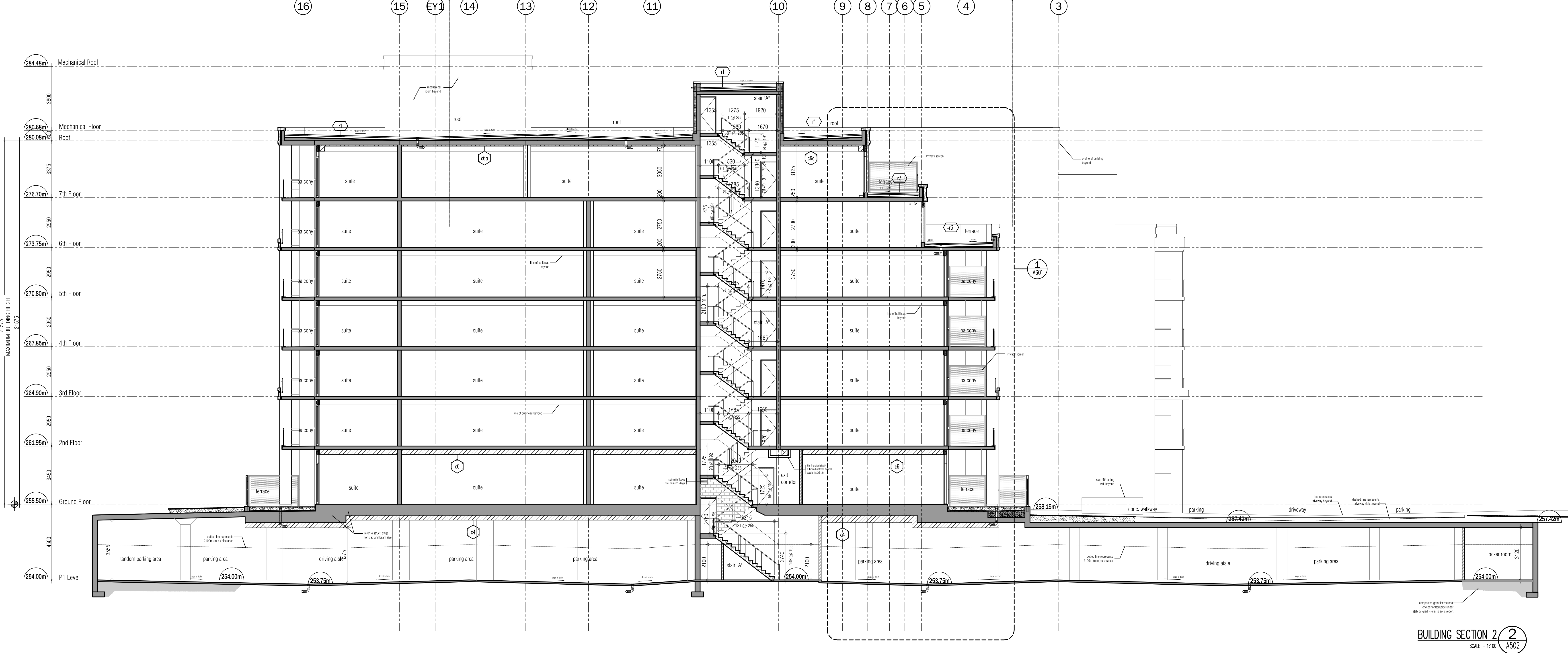
Building Section



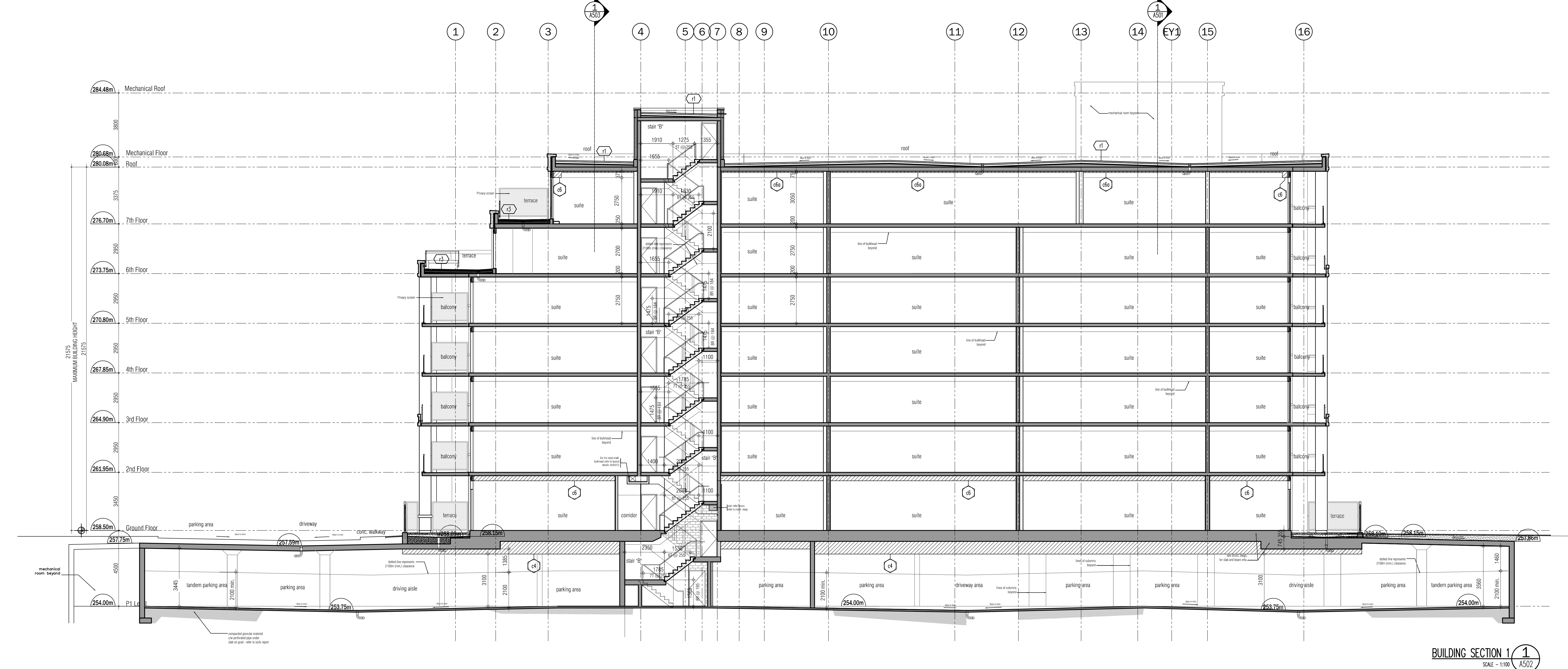
BUILDING SECTION 4
SCALE - 1:100 AS02



BUILDING SECTION 3
SCALE - 1:100 AS02



BUILDING SECTION 2
SCALE - 1:100 AS02



BUILDING SECTION 1
SCALE - 1:100 AS02

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

01. AUG.21.2017 5103 SANDWICH PRECAST ON BALCONIES BG
Issued for revisions

**GRAZIANI
CORAZZA
ARCHITECTS INC.**

1100 Sheppard Ave. East, Suite 100, Midland, Ontario M4E 1G3
Phone: (416) 763-2600 Fax: (416) 763-2604 www.grazziannicorazza.com

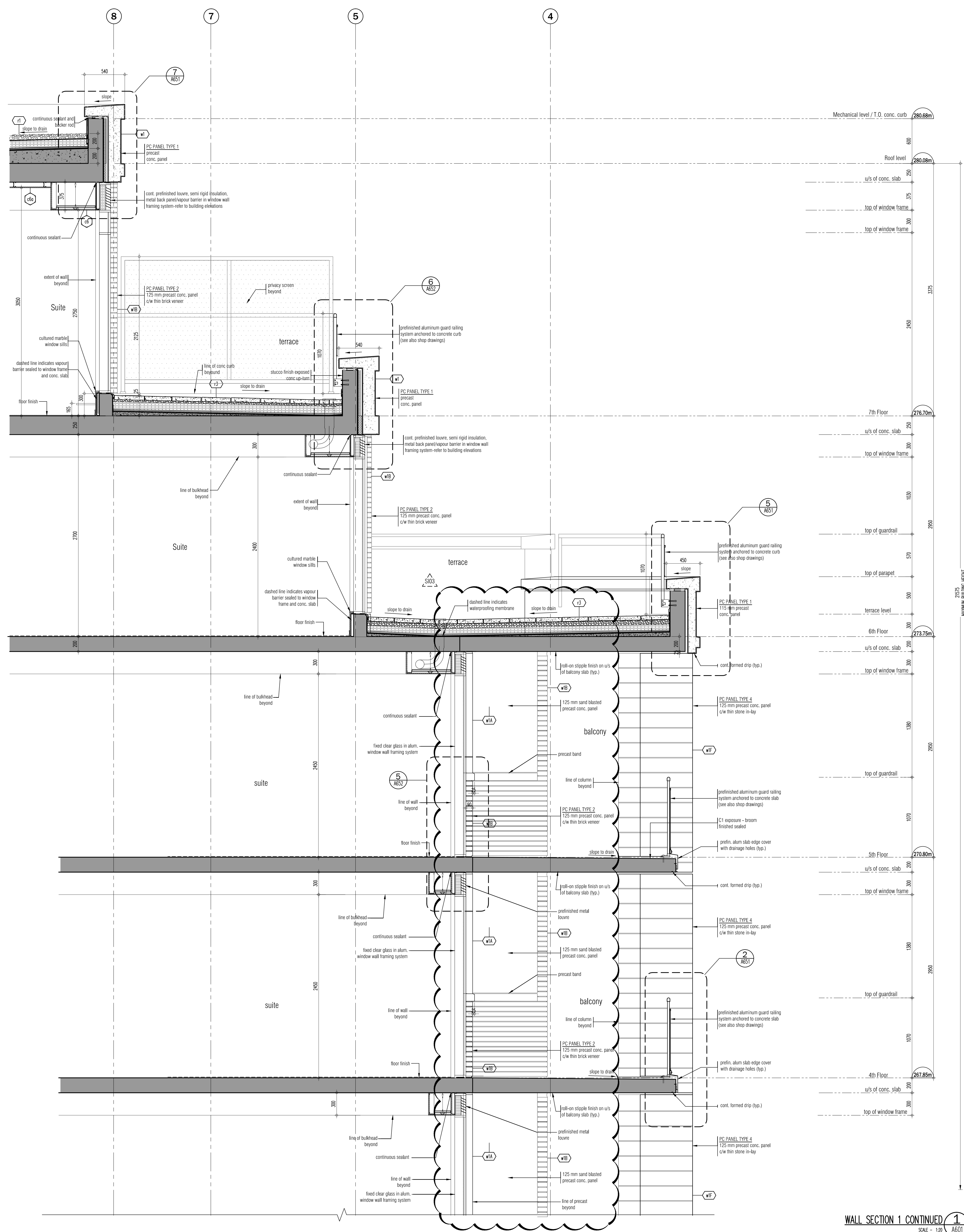
PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.
ROYAL PINES HOMES

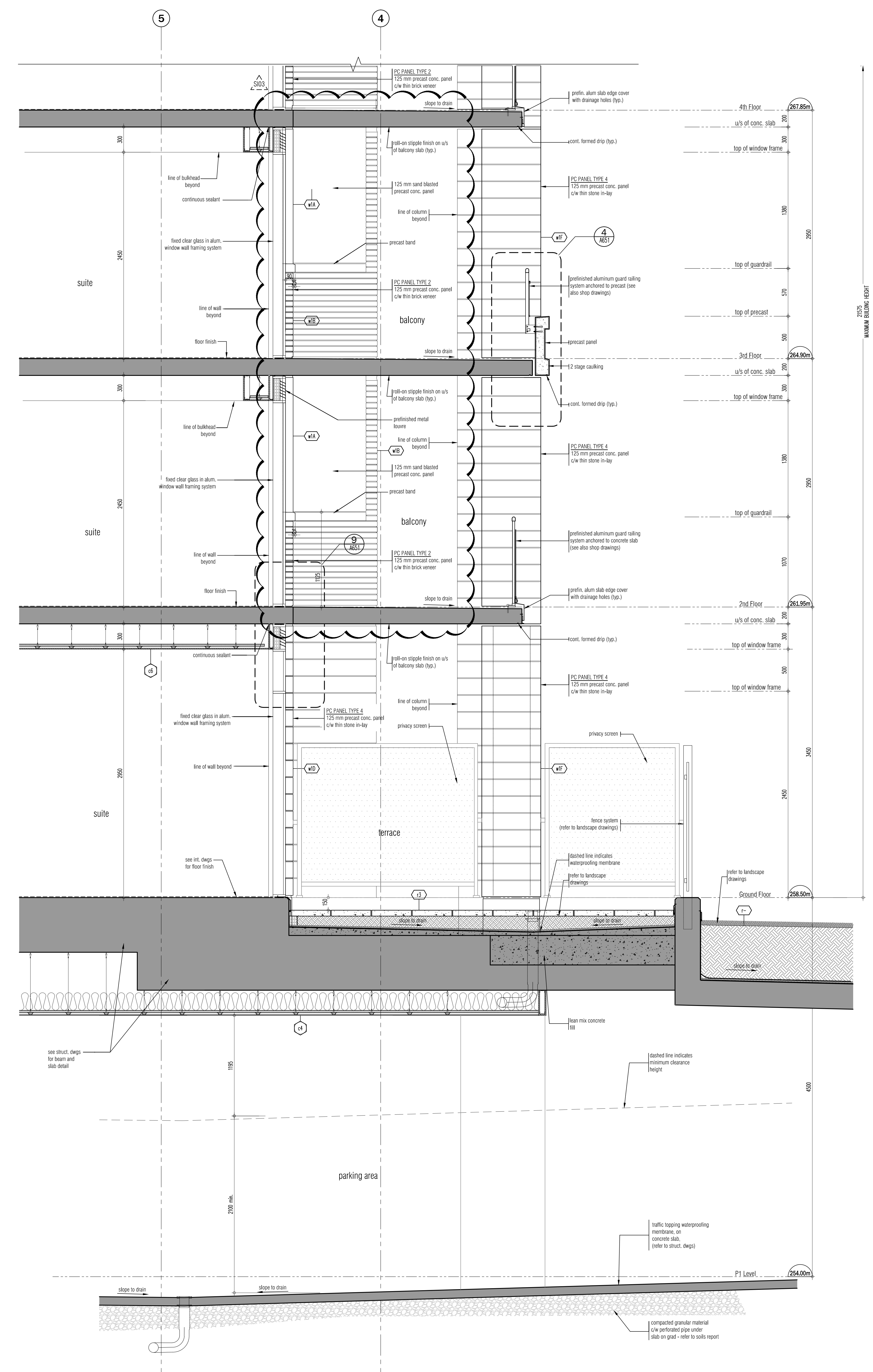
STONEYVILLE ONTARIO

Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: D. BIASE
Plot Date: Aug. 16, 2017
Job #: 1136.1.3

Building Sections



WALL SECTION 1 CONTINUED
SCALE - 1/20
1/ A601



WALL SECTION 1
SCALE - 1/20
1/ A601

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

01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES: B6
Issued for revisions

GRAZIANI
CORAZZA
ARCHITECTS INC.

1330 Sheppard Ave. E. Suite 101, Midland, Ontario M8Z 1G1
Phone: (416) 752-2627 Fax: (416) 752-2634 www.graziani.ca

PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
ROYAL PINES HOMES

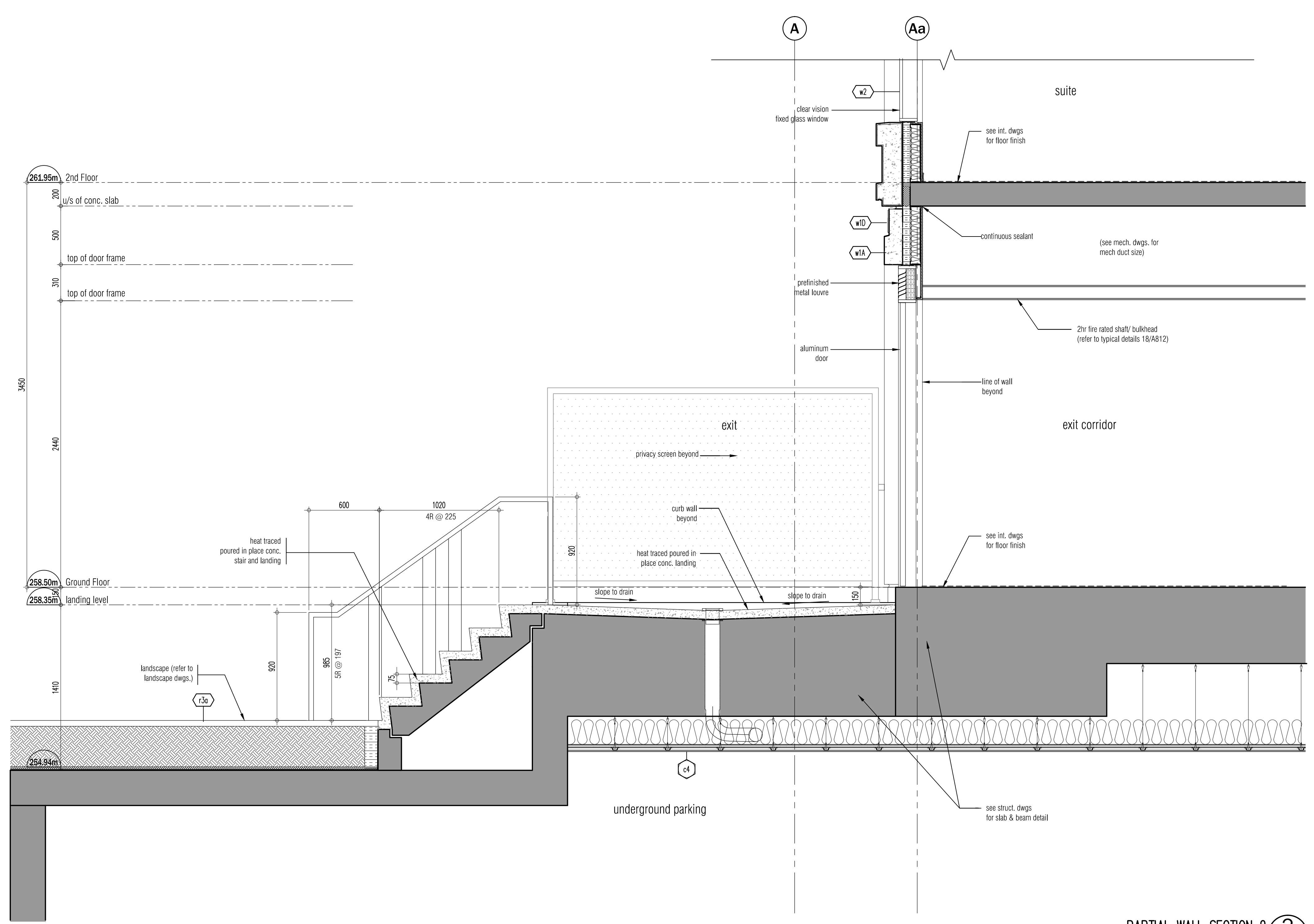
STONEYVILLE ONTARIO
Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: D. BIASE
Plot Date: Aug. 18, 2017
Job #: 1132.13

Wall Section

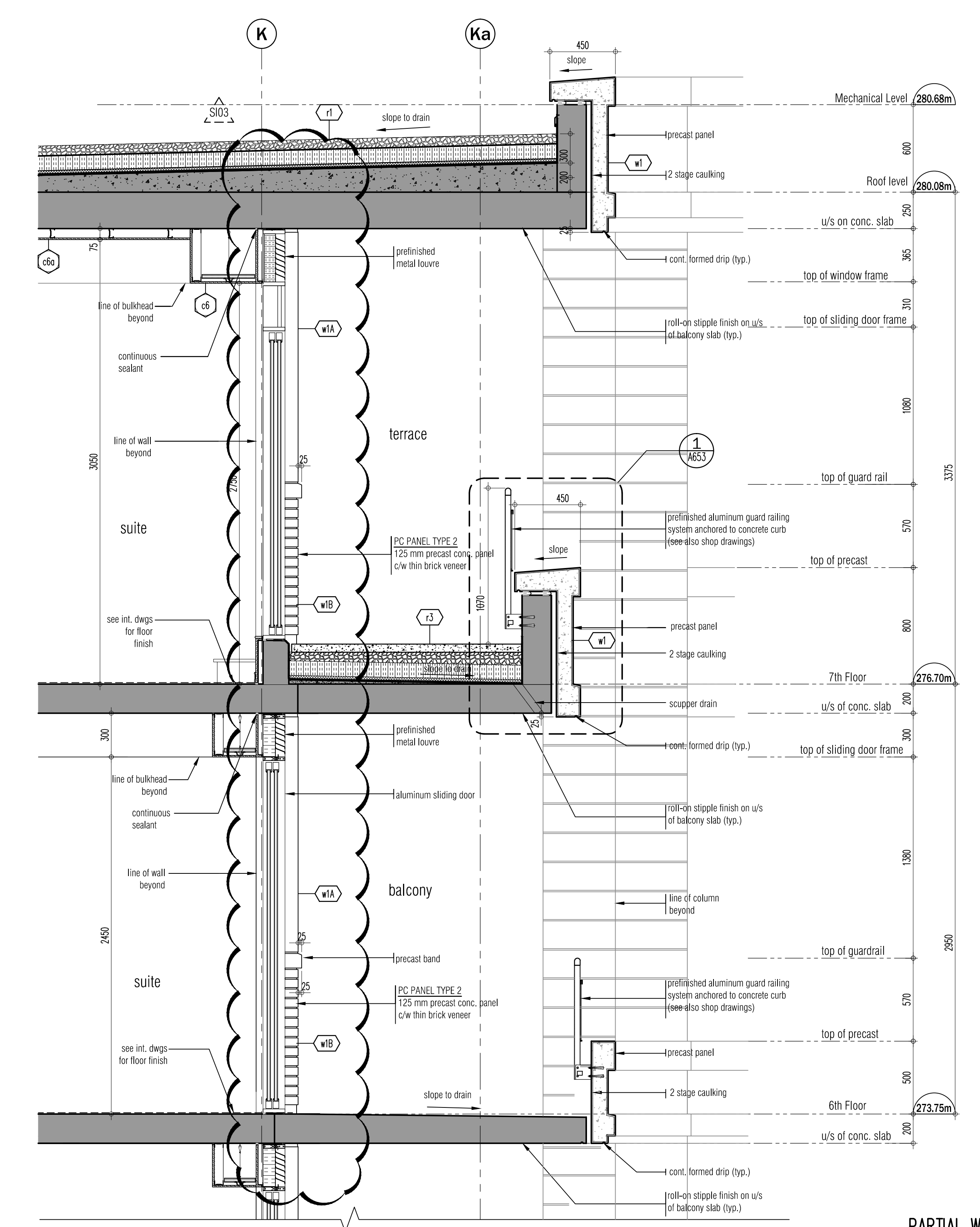
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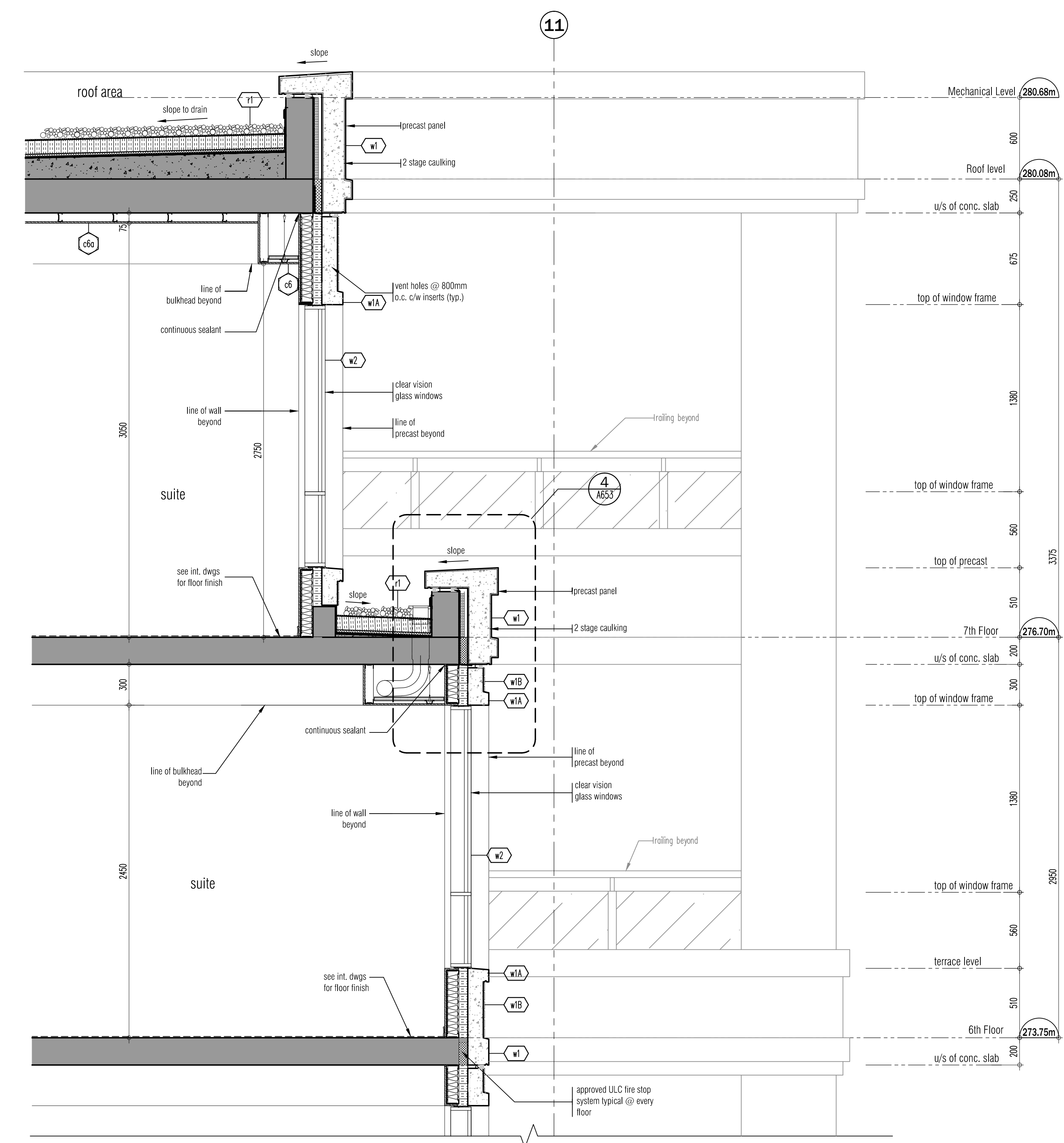
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11. AUG.09.2017	Issue for Construction	B.G.



PARTIAL WALL SECTION 2 (2)
SCALE = 1/20 A606



PARTIAL WALL SECTION 3 (3)
SCALE = 1/20 A606



PARTIAL WALL SECTION 1 (1)
SCALE = 1/20 A606

01. AUG.21.2017 3013 SANDCAST PRECAST ON BALCONES B.G.
Issued for revisions

CORAZZA ARCHITECTS INC.
1100 Sheppard Ave. E. Suite 100, Midland, Ontario M8L 1K1
Phone: (416) 763-2627 Fax: (416) 763-2624 www.corazza.com

PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
ROYAL PINES HOMES
STONEYVILLE ONTARIO

Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: D. BIASE
Plot Date: Aug. 18, 2017
Job #: 1136.13

Partial Wall Sections

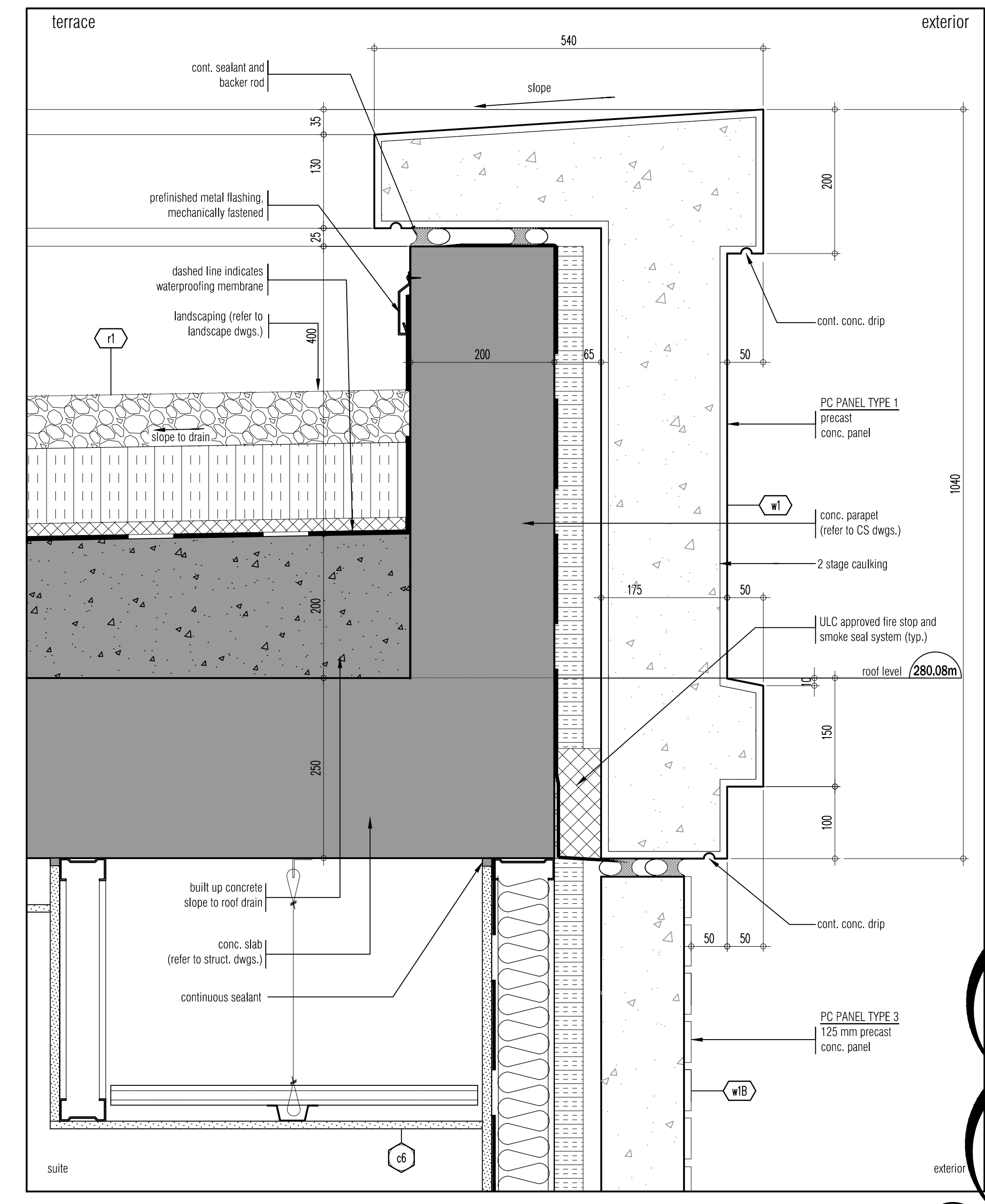
This drawing is an instrument of service. It is provided by and is the property of Grazianni Corazza Architects Inc. The architect must retain and accept responsibility for all dimensions and conditions on this and must notify the client of any changes. The architect is not responsible for the design of any structure, mechanical, electrical, or plumbing system shown on this drawing. Construction must conform to all applicable codes and requirements of the authority having jurisdiction. Other relevant codes to be followed have been identified or reported on by this office in reports to the environmental conditions of this site. 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 per the architectural code.

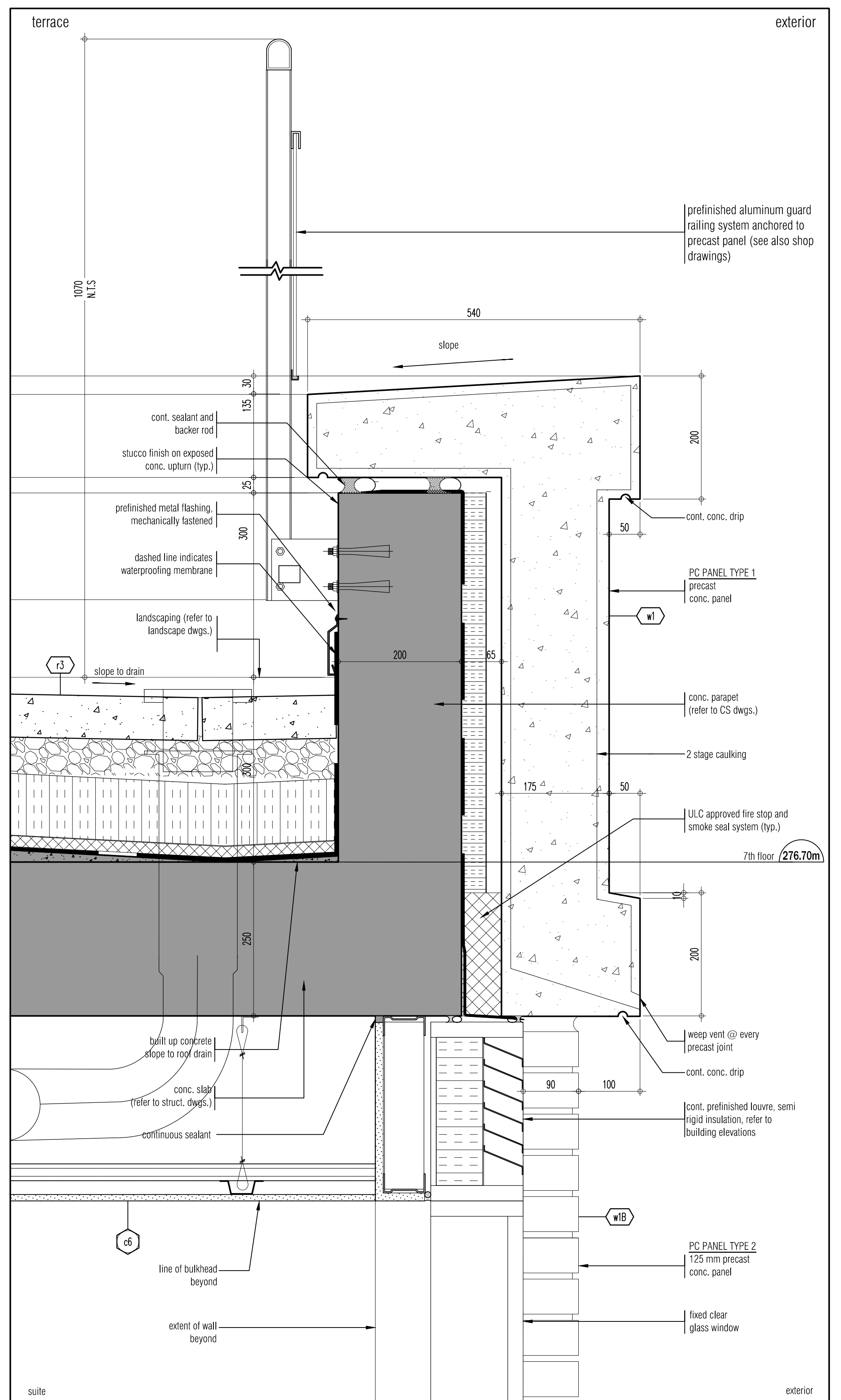
DATE	DESCRIPTION	BY
01. FEB.2014	Issued to city for SPA	B.G.
02. JUL.9.2014	re-issued to city for SPA	B.G.
03. SEP.11.2014	re-issued to city for SPA	B.G.
04. JAN.15.2015	re-issued to city for SPA	B.G.
05. MAR.15.2015	Issued for tender	B.G.
06. DEC.28.2016	Issued for building permit	B.G.
07. MAY.10.2017	re-issued for building permit	B.G.
08. MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10. JUL.18.2017	Progress for Construction	B.G.
11. AUG.09.2017	Issue for Construction	B.G.



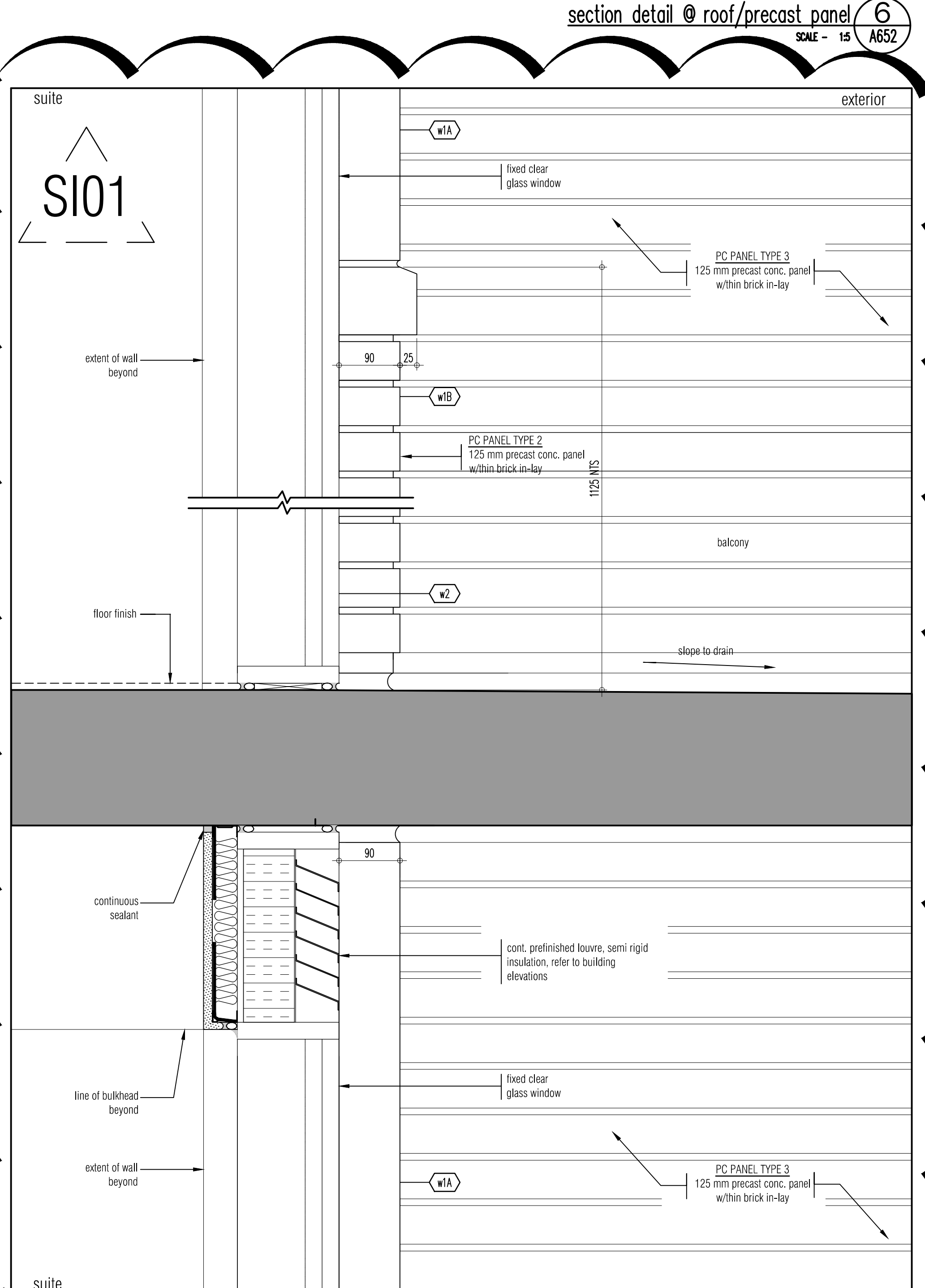
section detail @ roof/precast panel 8
SCALE - 1:5 A652



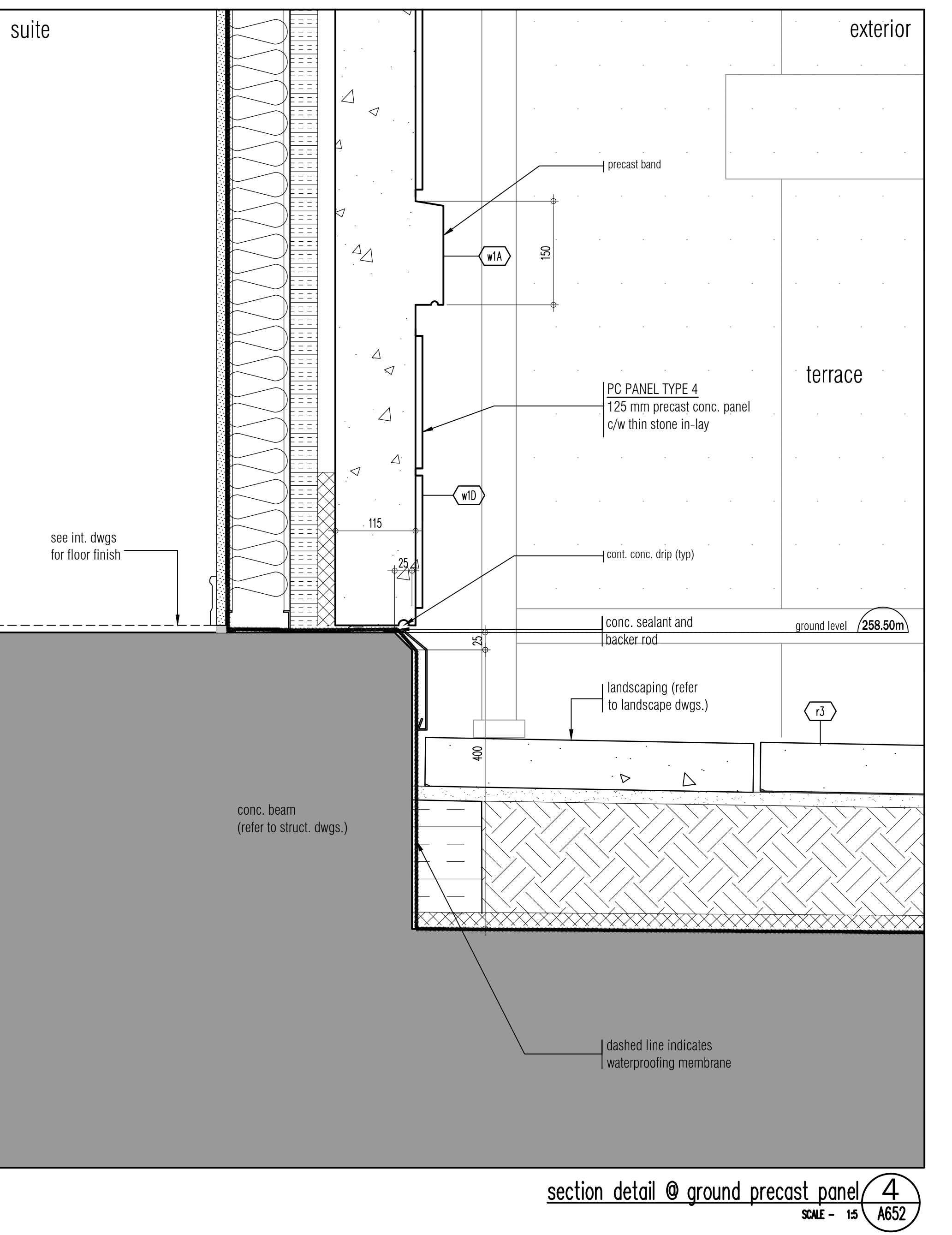
section detail @ ground precast panel 7
SCALE - 1:5 A652



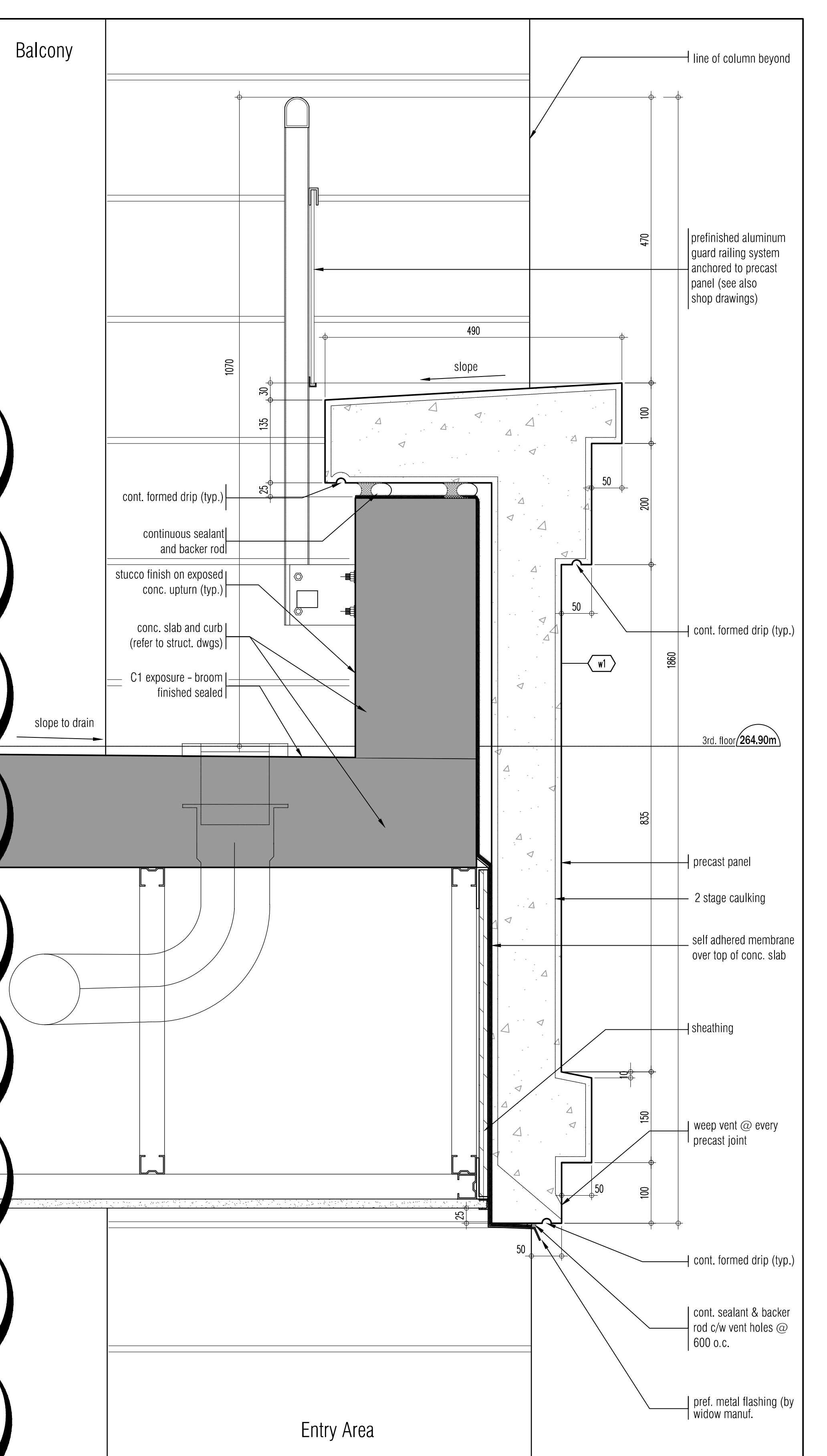
section detail @ roof/precast panel 6
SCALE - 1:5 A652



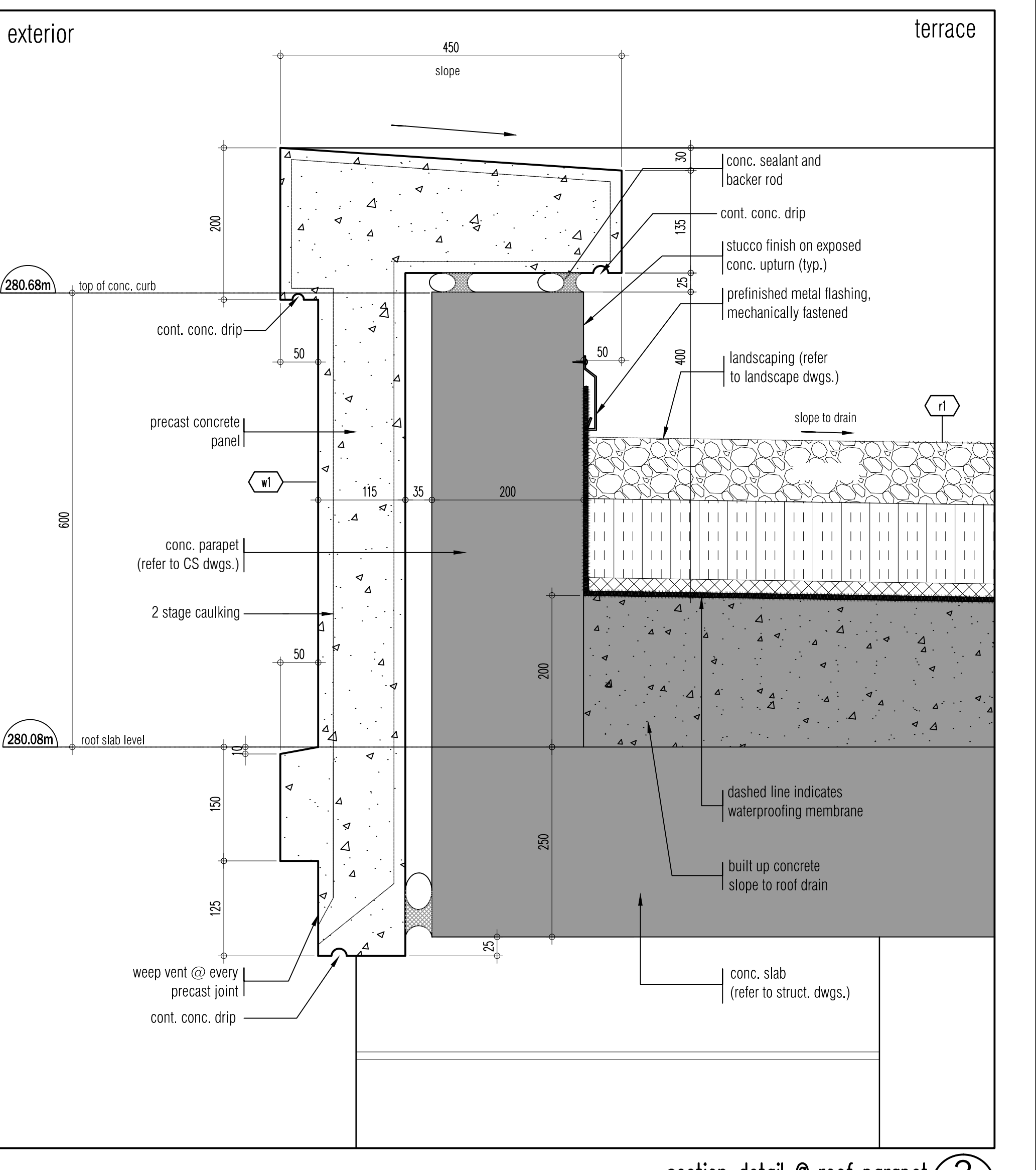
section detail @ 2nd floor precast wall 5
SCALE - 1:5 A652



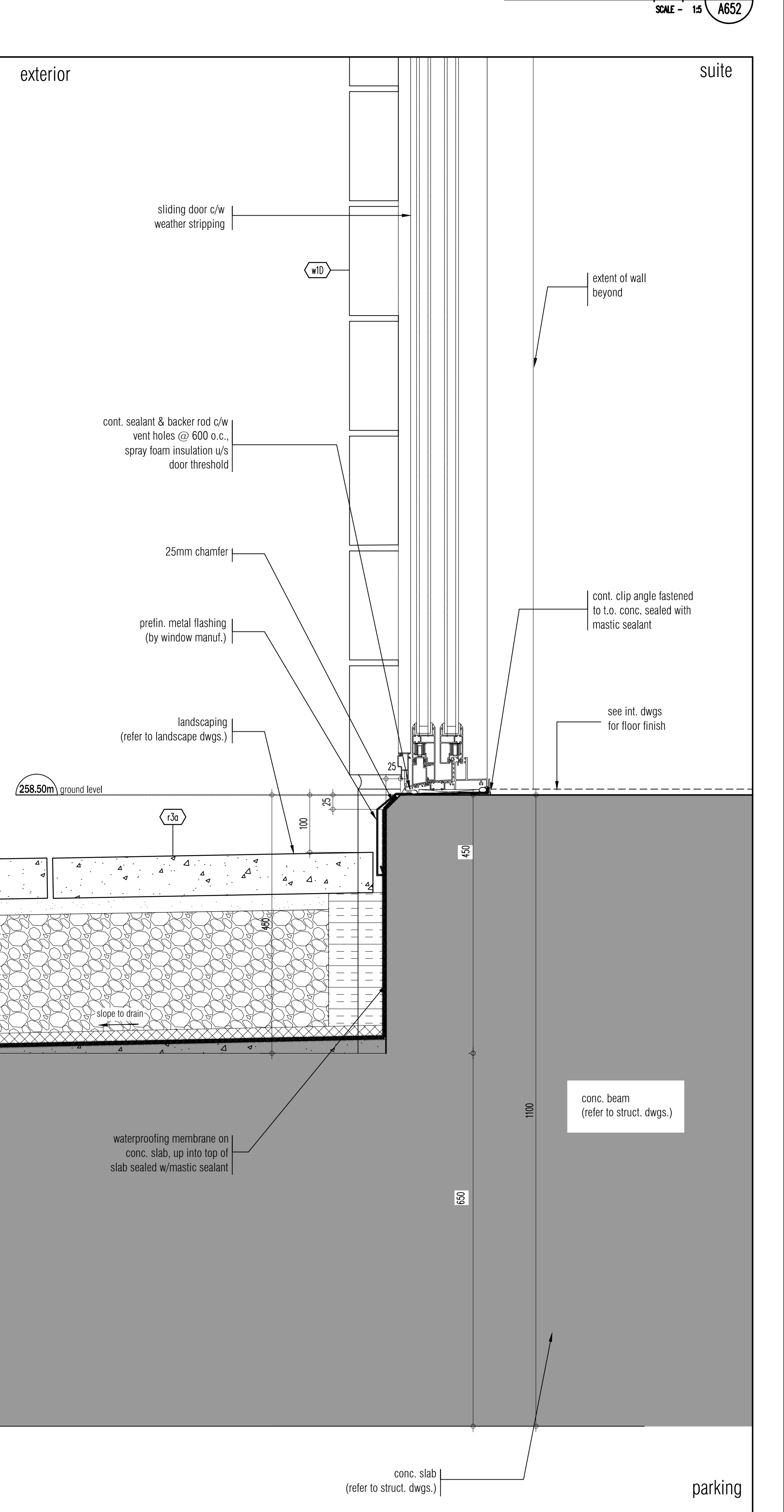
section detail @ ground precast panel 4
SCALE - 1:5 A652



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



section detail @ roof parapet 2
SCALE - 1:5 A652



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

01. AUG.21.2017 S103 SANDCAST PRECAST ON BALCONES: B.G.
Issued for revisions

GRAZIANI CORAZZA ARCHITECTS INC.

133 Dundas St. W. Suite 100, Mississauga, Ontario L4R 1G3
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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.
ROYAL PINES HOMES

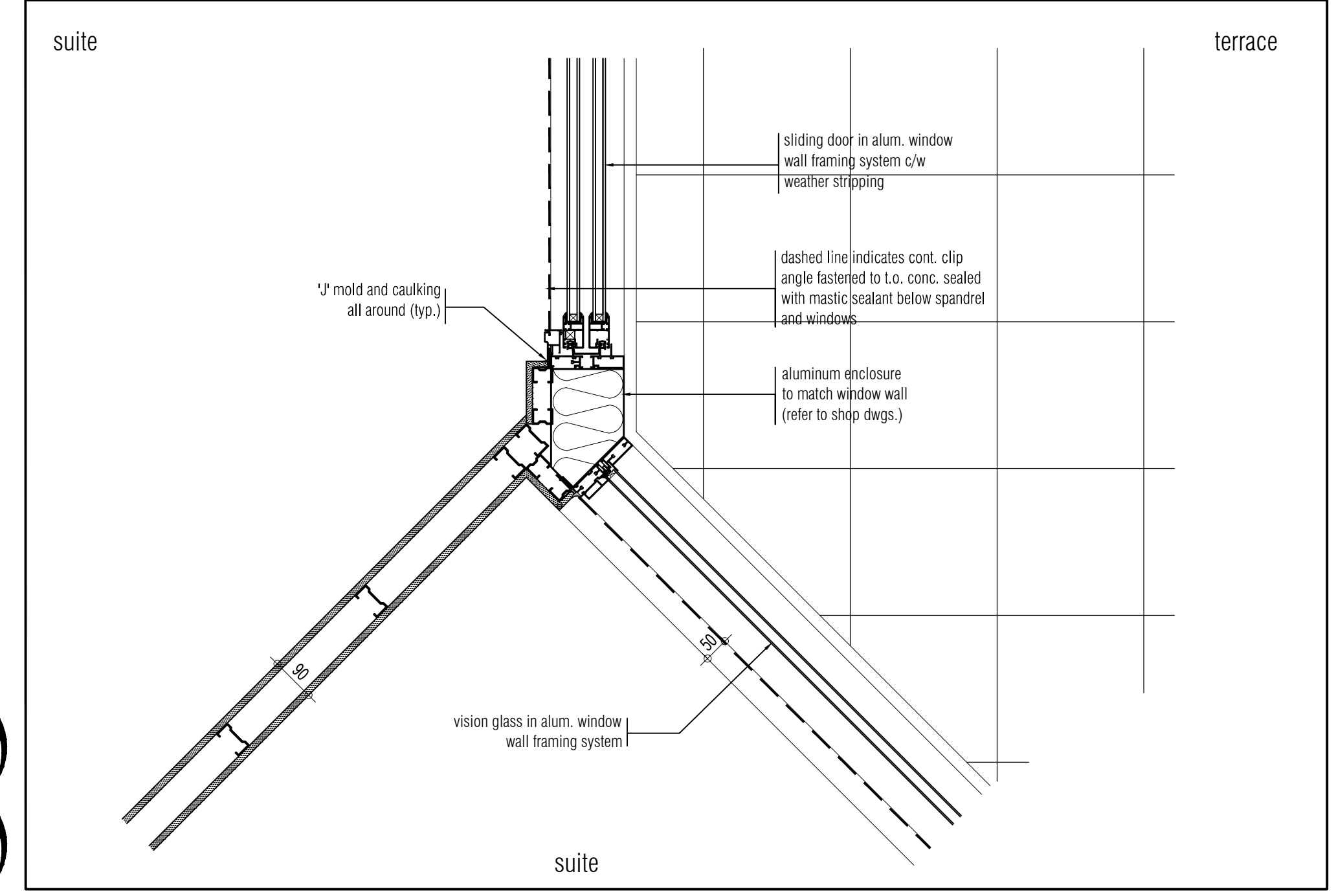
STOCKVILLE ONTARIO

Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: D. BIASE
Plot Date: Aug. 16, 2017
Job #: 1136.1.3

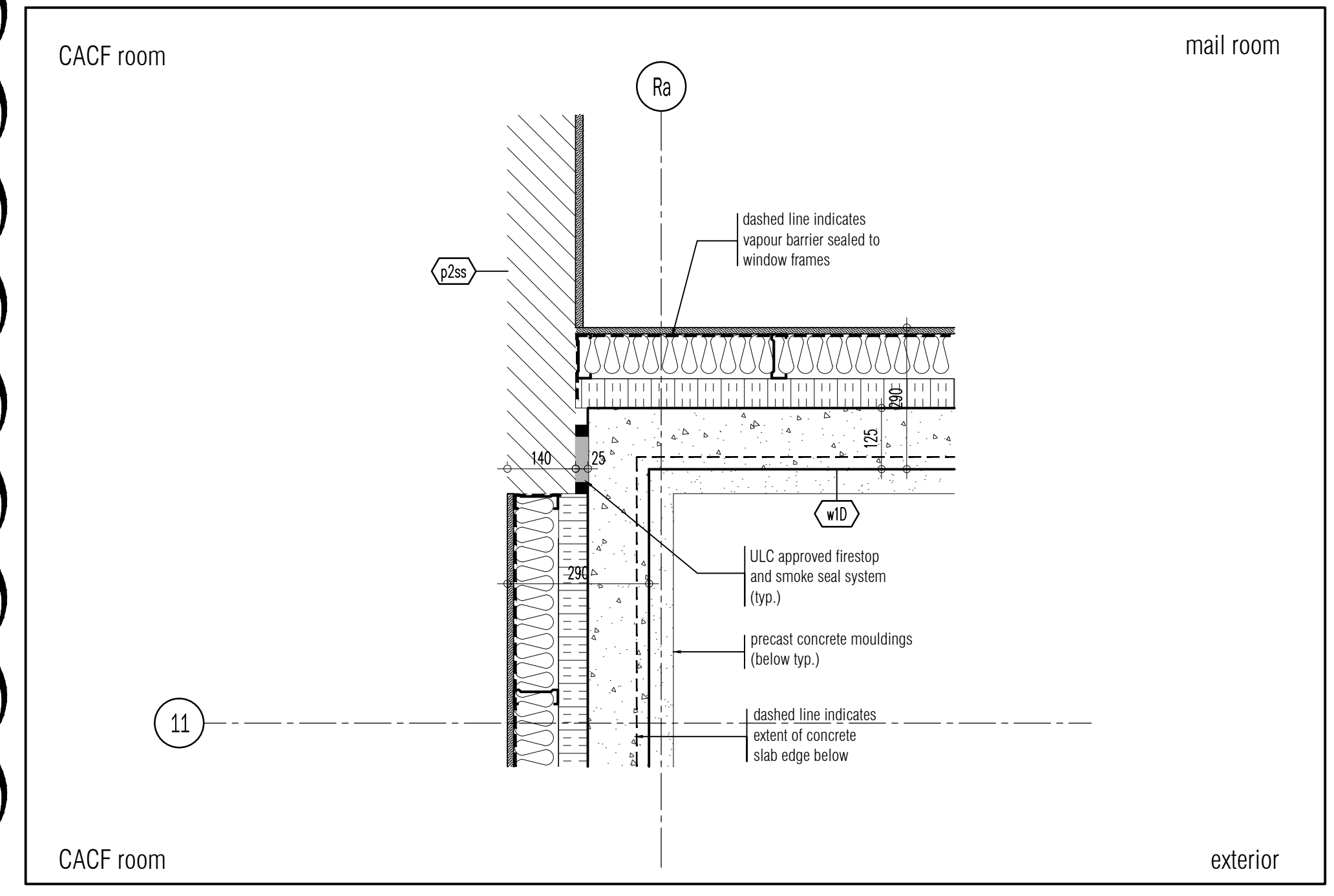
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This drawing is not to be scaled. All architectural symbols indicated on this drawing are generic representations only.

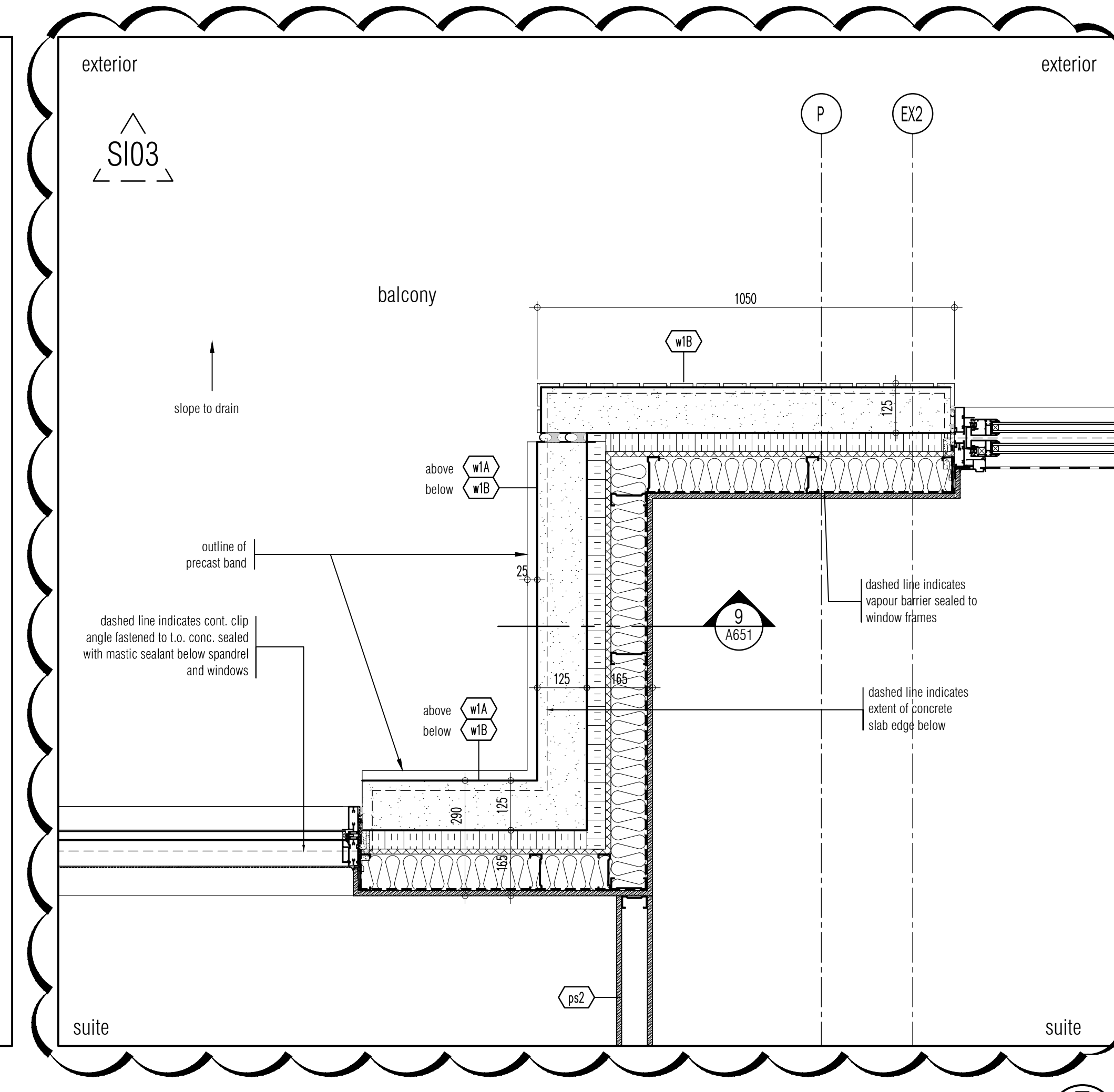
01. FEB.28.2014	issued to city for SPA	B.G.
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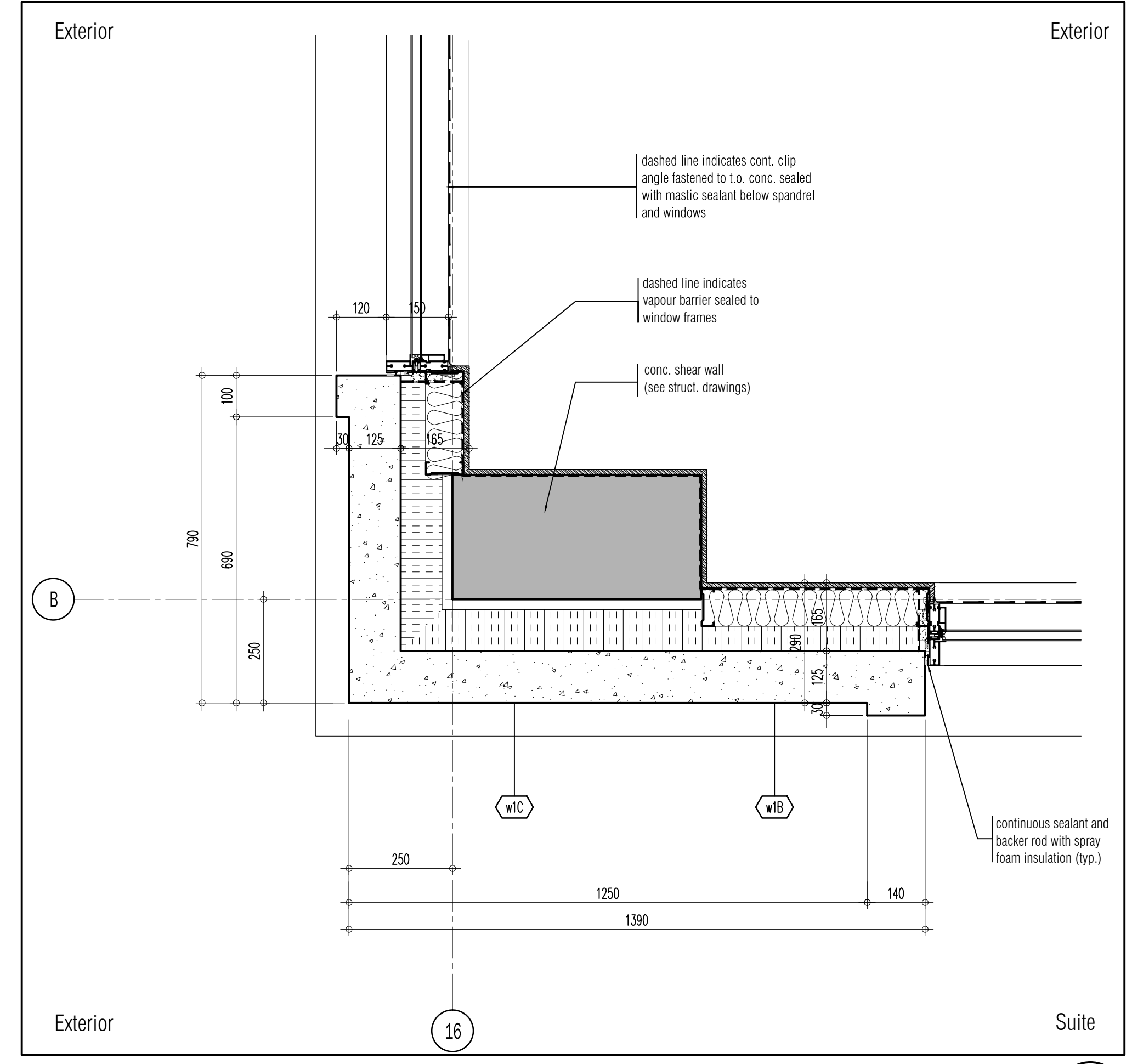
plan detail @ sliding door 3
SCALE - 1/8" = 1'-0" A803



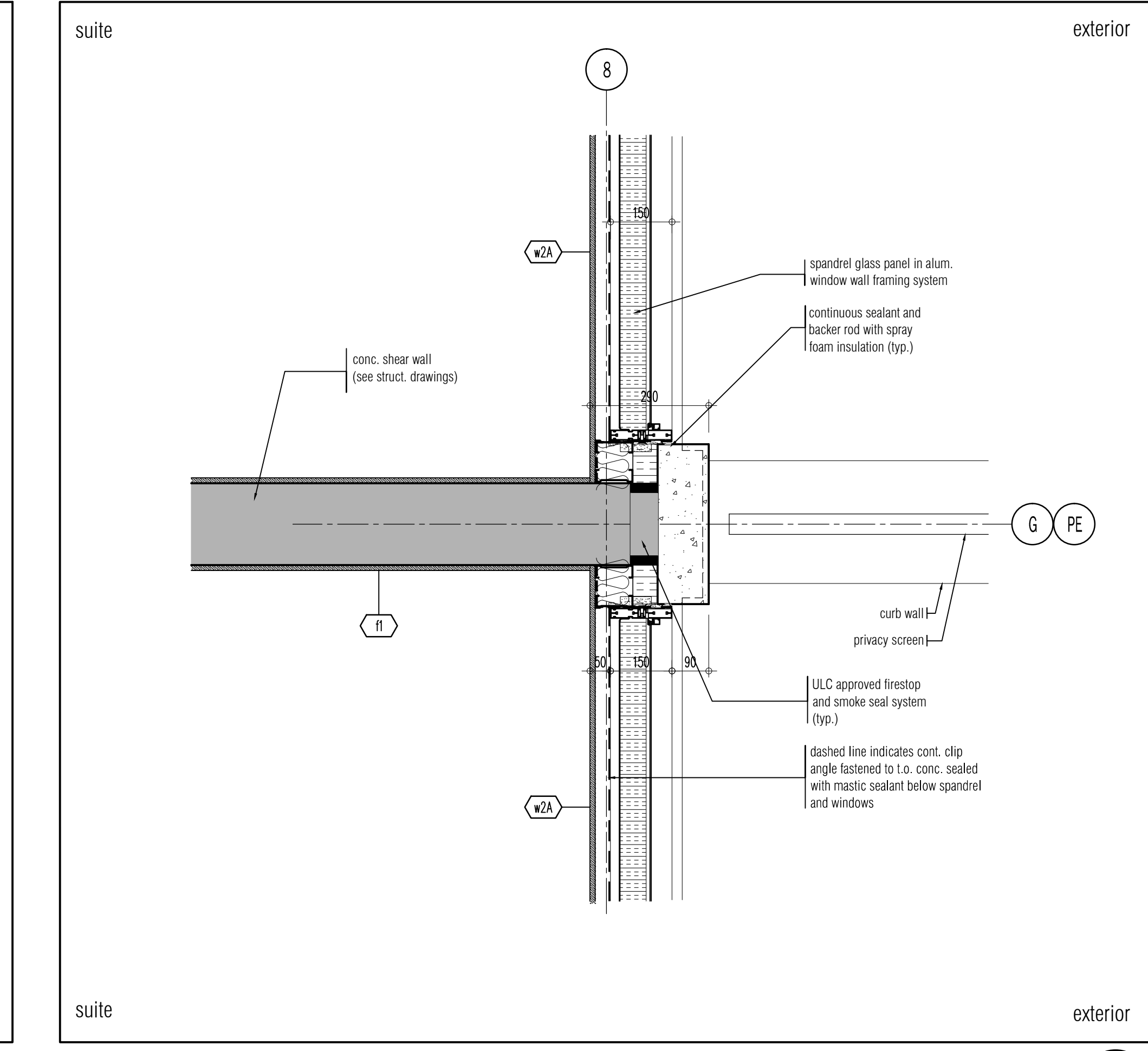
plan detail precast/block wall at ground floor 2
SCALE - 1/8" = 1'-0" A803



balcony wall detail 2nd to 7th floor 5
SCALE - 1/8" = 1'-0" A803



precast corner detail @ column-typical 1
SCALE - 1/8" = 1'-0" A803



plan detail at precast/spandrel 4
SCALE - 1/8" = 1'-0" A803

01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONES: B6
Issued for revisions

GRAZIANI
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Phone: (416) 762-2620 Fax: (416) 762-2624 www.graziani.ca

PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
ROYAL PINES HOMES
STOCKFVILLE ONTARIO
Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: D. BIASE
Plot Date: Aug. 16, 2017
Job #: 1136.13

Typical Details
as noted A803