GRAZIANI
+
CORAZZA
ARCHITECTS INC.

Site Instruction

SI 20

PROJECT : **Hampton Manor**
PROJECT No : 1136.13
DATE : June 14, 2018

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

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: Mechanical Floor Precast Update

A308a, A308b – Roof Plan
- Revising spandrel cladding to precast at stair A & B.

A401a, A401b, A401c – Building Elevations
- Showing louvers on Mechanical Penthouse and revising spandrel cladding to precast at stair A & B.

A502 – Building Sections
- Revising spandrel cladding to precast at stair A & B.

A701 – Stair Drawings
- Revising spandrel cladding to precast at stair A & B.

CS307 – Roof CS drawing
- Revising roof curb for precast at stair A & B.

Reason: **For co-ordination with Precast shops & Mechanical drawings.**
References: **A308a, A308b, 401a, A401b, A401c, A502, A701 & CS307.**

GRAZIANI + CORAZZA
ARCHITECTS INC

Gino Colangelo

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

Distribution:

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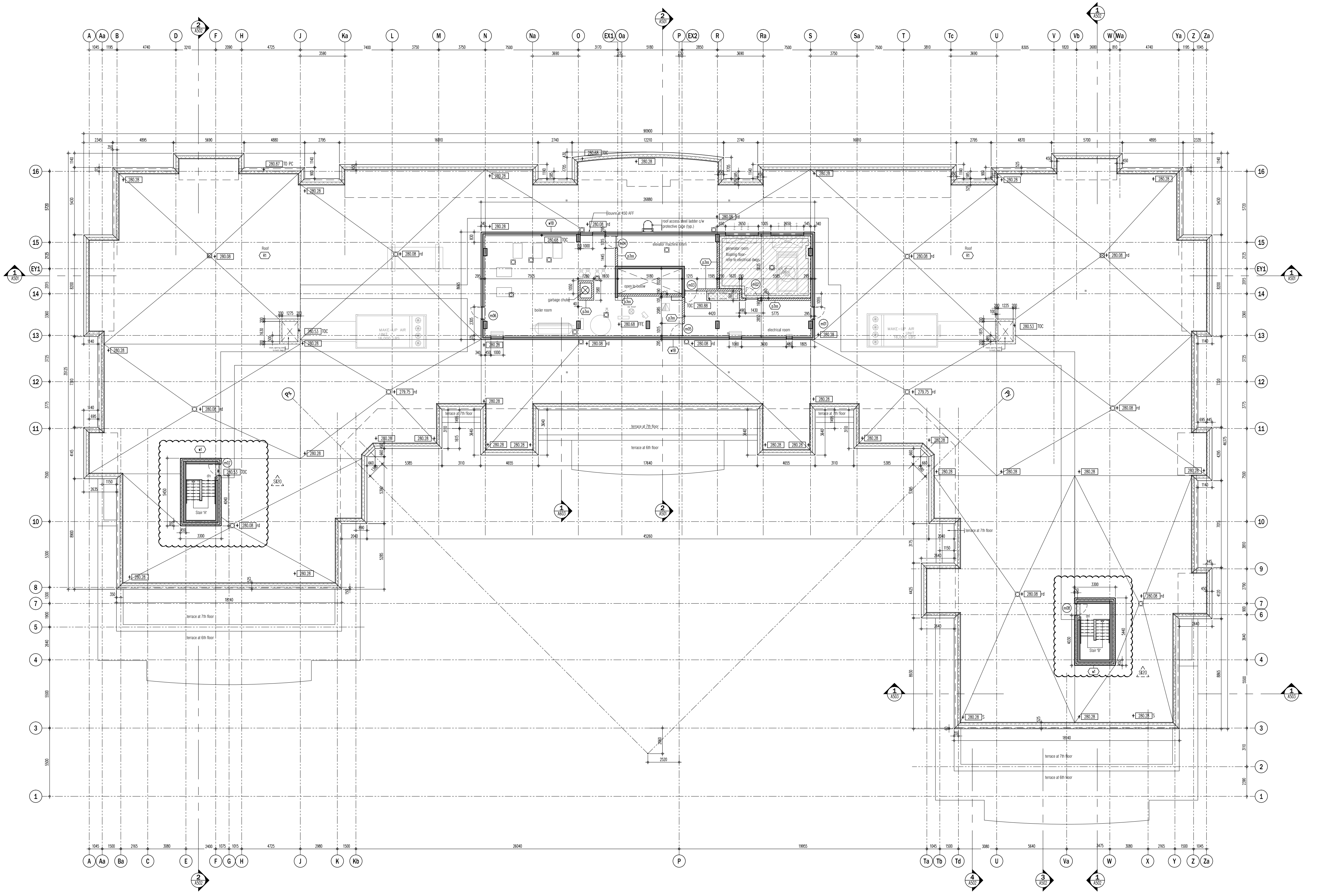
Dineen Construction	Dominic Salvati	dsalvati@dineen.com
Dineen Construction	Jeff Ellis	jellis@dineen.com
Dineen Construction	Eric Wright	rwright@dineen.com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Tb
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Y
16
15
EY1
14
13
12
11
10
9
8
7
6
5
4
3
2
1
A501
A502
A503
90900
26880
45260
18840
17640
boiler room
garbage chute
open to below
elevator machine room
generator room
floating floor-
refer to electrical dwgs.
electrical room
louvre at 450 AFF
roof access steel ladder c/w
protective cage (typ.)
Roof
MAKE-UP AIR
terrace at 7th floor
terrace at 6th floor
Stair 'A'
Stair 'B'
280.28
280.08 rd
280.68 TOC
280.68 FFE
280.88
280.53 TOC
279.75 rd
280.87 TO PC
w1B
p3ss
m01
m02
m03
m04
m05
m06
SB20

MECHANICAL PENTHOUSE PLAN ① A308a

SCALE – 1:100

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

03.	JUNE.14.2018	SI 20 Mechanical floor precast update	BG
02.	JAN.30.2018	SI 12 Revised perimeter curb walll	BG
01.	AUG.18.2017	SI 01 Replace blk. wall with metal stud wall	BG

issued for revisions

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ARCHITECTS INC.**

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

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

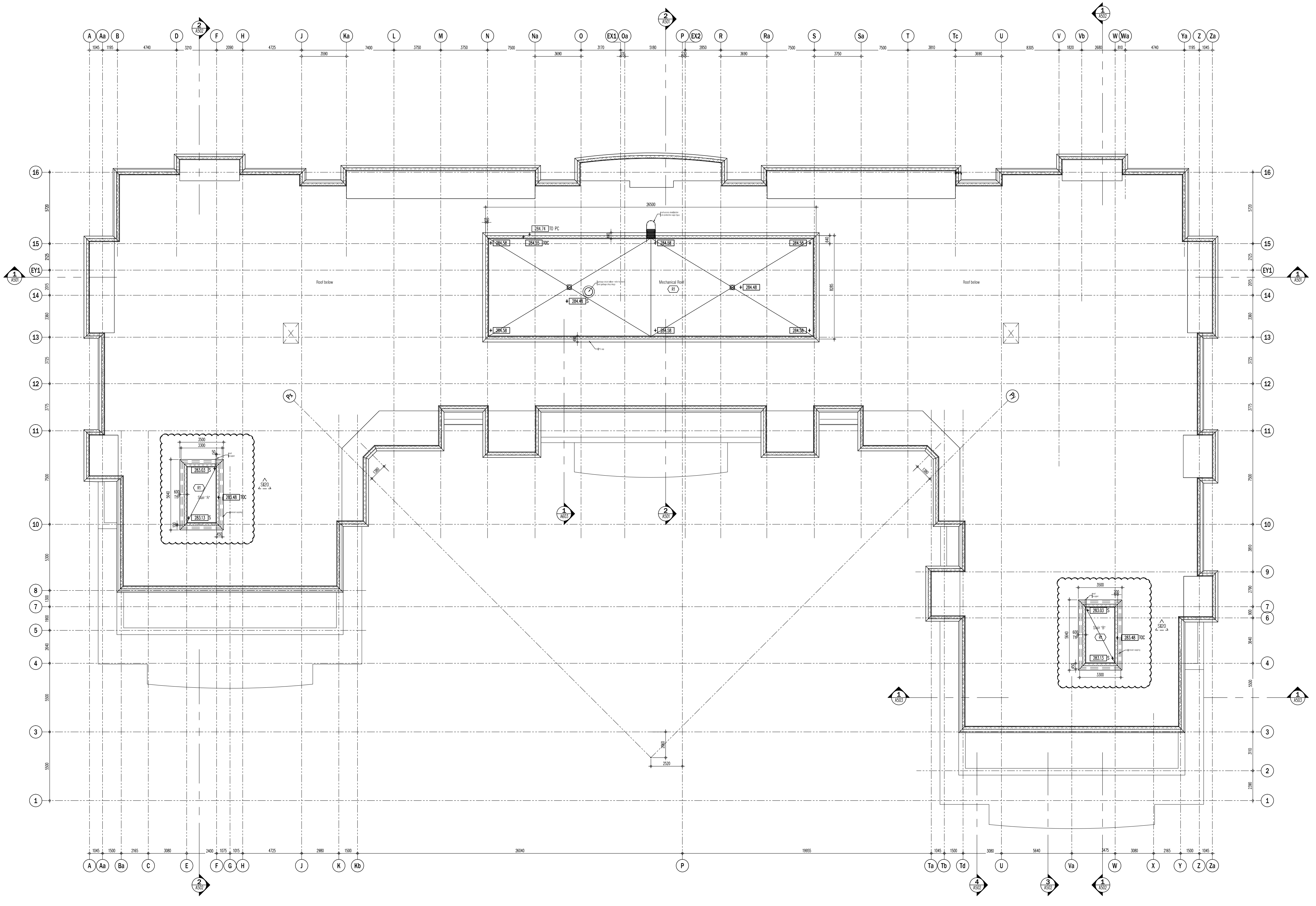
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

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

MECHANICAL FLOOR PLAN

1:100 A308a

TITLEBLOCK SIZE: 915 x 1400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9
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7
6
5
4
3
2
1
Ba
C
E
G
K
Kb
Ta
Tb
Td
Va
X
Y
2 A502
2 A501
1 A502
1 A501
1 A503
1 A601
4 A501
3 A501
Roof below
Mechanical Roof
R1
26500
8285
640
490
150
284.74 TO PC
284.58
284.55 TOC
284.48 S
284.48
roof access steel ladder c/w protective cage (typ.)
garbage chute below - refer to mech and garbage shop dwgs
PC cap
Px
Stair "A"
Stair "B"
283.03 S
283.48 TOC
283.13 S
3500
3300
5640
600 TYP
450
100
50
200
roof scupper
precast capping
SI20
1380
2520
26040
19955

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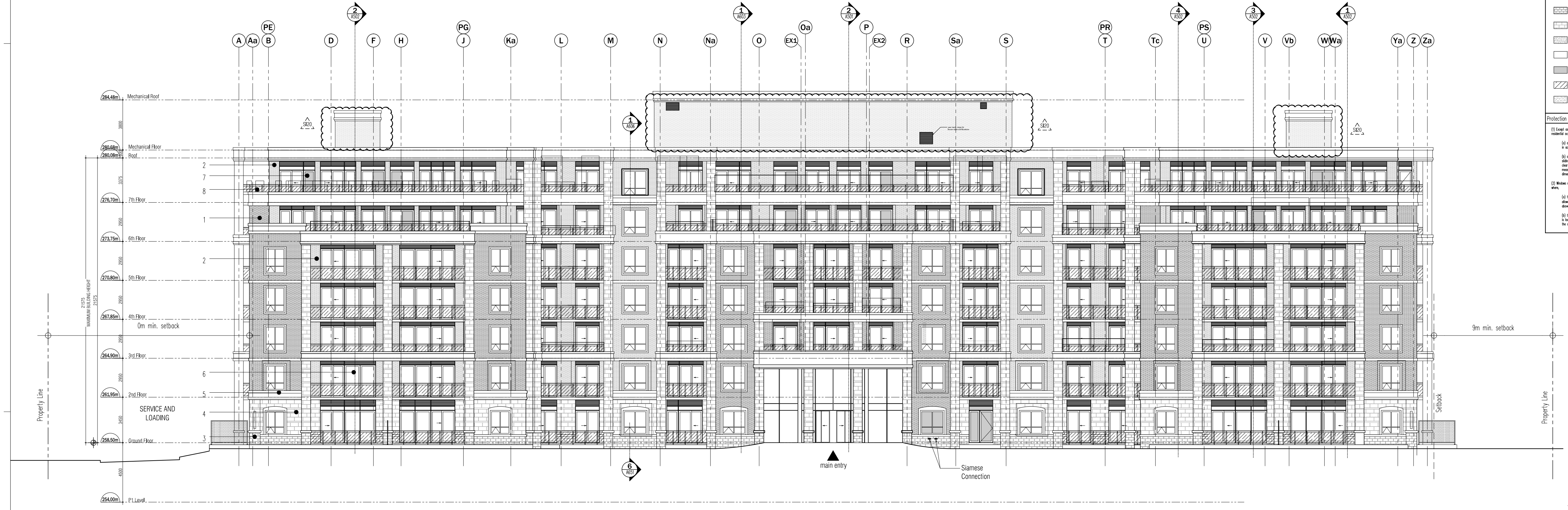
Checked By:	G.COLANGELO/D.BIASE
Plot Date:	Apr. 4, 2018
Job #	1136.13

ROOF PLAN

1:100 A308b

TITLEBLOCK SIZE: 915 x 1400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2 A502
PG
1 A603
Oa
2 A501
P
PR
4 A502
PS
3 A502
1 A501
A
Aa
B
D
F
H
J
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L
M
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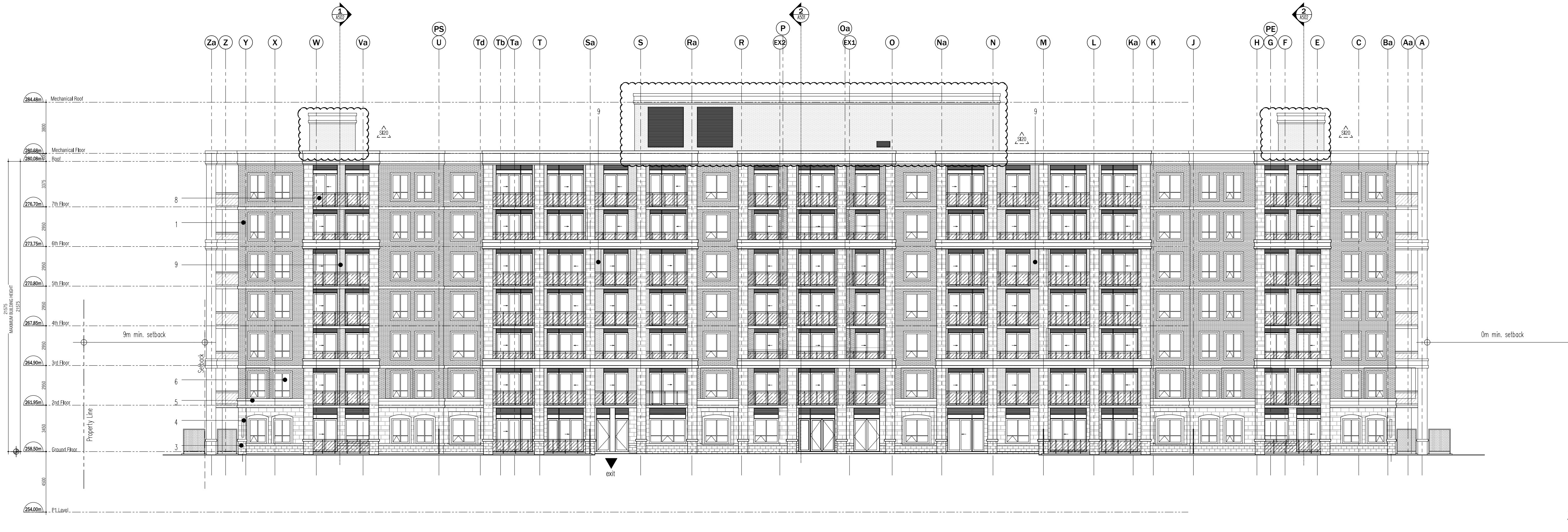
Na
O
EX1
EX2
R
Sa
S
T
Tc
U
V
Vb
W
Wa
Ya
Z
Za
1 A606
SI20
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
3800
600
3375
2950
3450
4500
21575
MAXIMUM BUILDING HEIGHT
0m min. setback
9m min. setback
SERVICE AND LOADING
Property Line
Setback
main entry
Siamese Connection
6 A601
2
7
8
1
2
6
5
4
3

EAST ELEVATION 2 A401a
SCALE - 1:100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PS
2 A501
P
Oa
PE
2 A503
Za
Z
Y
X
W
Va
U
Td
Tb
Ta
T
Sa
S
Ra
R
EX2
EX1
O
Na
N
M
L
Ka
K
J
H
G
F
E
C
Ba
Aa
A
9
SI20
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
3800
600
3375
2950
3450
4500
21575
MAXIMUM BUILDING HEIGHT
9m min. setback
0m min. setback
Setback
Property Line
exit
8
1
9
6
5
4
3

WEST ELEVATION 1 A401a
SCALE - 1:100

Legend

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

Protection of Openable Windows (3.3.4.8. 2012 OBC)

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

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

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

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

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

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

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02.	JUNE.14.2018	SI 20 MECHANICAL FL. PRECAST UPDATE	BG
03.	FEB.12.2018	SI13 REVISING OPERABLE WINDOWS	BG
02.	SEPT.06.2017	SI06 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	SI03 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

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STOUFFVILLE ONTARIO

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Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: G.COLANGELO/D.BIASE
Plot Date: Apr. 4, 2018
Job # 1136.13

ELEVATIONS
EAST AND WEST

1:100 A401a

TITLEBLOCK SIZE: 915 x 1400

Legend

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▦	2	125mm precast concrete panel **TYPE 3-c/w thin brick in-lay, Colour 1**
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■	7	Spandrel Glass windows
▨	8	Glass railings
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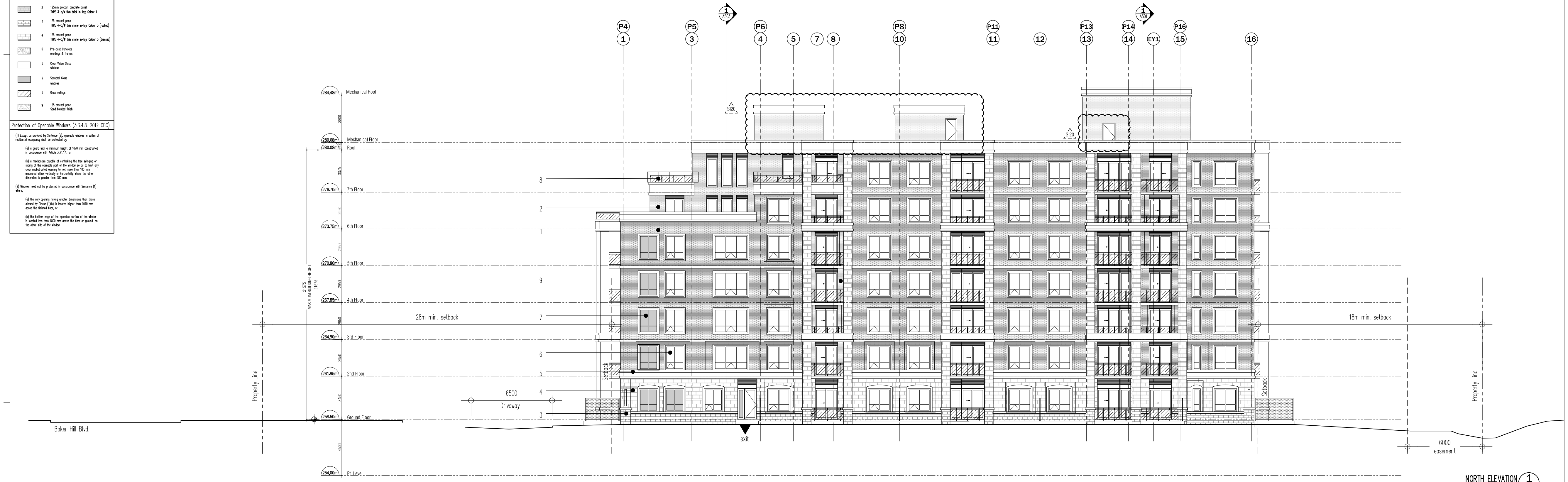

P4
1
P5
3
1
A501
P6
4
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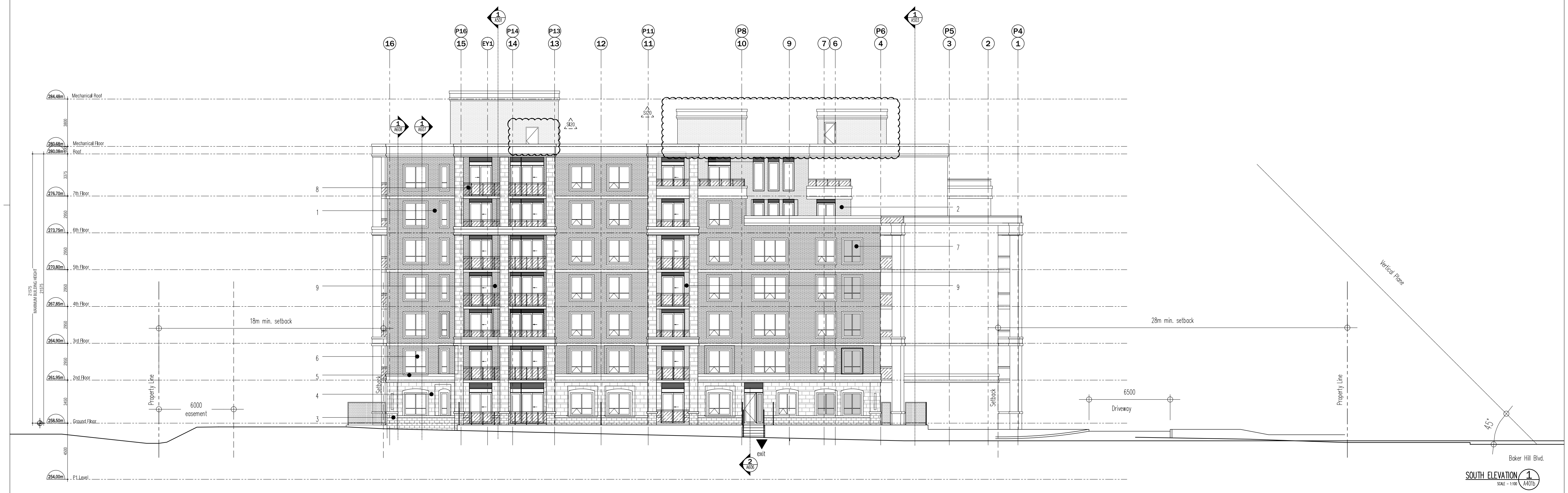
7
8
P8
10
P11
11
12
P13
13
P14
14
1
A501
EY1
P16
15
16
284.48m
Mechanical Roof
3800
280.68m
Mechanical Floor
600
280.08m
Roof
3375
276.70m
7th Floor
2950
273.75m
6th Floor
2950
270.80m
5th Floor
2950
267.85m
4th Floor
2950
264.90m
3rd Floor
2950
261.95m
2nd Floor
3450
258.50m
Ground Floor
4500
254.00m
P1 Level
21575
MAXIMUM BUILDING HEIGHT
21575
SI20
SI20
8
2
1
9
7
6
5
4
3
28m min. setback
18m min. setback
Property Line
Property Line
Setback
Setback
6500
Driveway
Baker Hill Blvd.
exit
6000
easement

NORTH ELEVATION 1 A401b
SCALE - 1:100



16
P16
15
EY1
1
A501
P14
14
P13
13
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P8
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7
6
P6
4
1
A503
P5
3
2
P4
1
1
A608
1
A607
284.48m
Mechanical Roof
3800
280.68m
Mechanical Floor
280.08m
Roof
3375
276.70m
7th Floor
2950
273.75m
6th Floor
2950
270.80m
5th Floor
2950
267.85m
4th Floor
2950
264.90m
3rd Floor
2950
261.95m
2nd Floor
3450
258.50m
Ground Floor
4500
254.00m
P1 Level
21575
MAXIMUM BUILDING HEIGHT
21575
SI20
SI20
8
1
9
6
5
4
3
2
7
9
18m min. setback
28m min. setback
Property Line
Property Line
Setback
Setback
6000
easement
6500
Driveway
Vertical Plane
45°
Baker Hill Blvd.
exit
2
A606

SOUTH ELEVATION 1 A401b
SCALE - 1:100

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Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: G.COLANGELO/D.BIASE
Plot Date: Apr. 4, 2018
Job # 1136.13

ELEVATIONS
NORTH AND SOUTH

1:100 A401b

TITLEBLOCK SIZE: 915 x 1400

Legend

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

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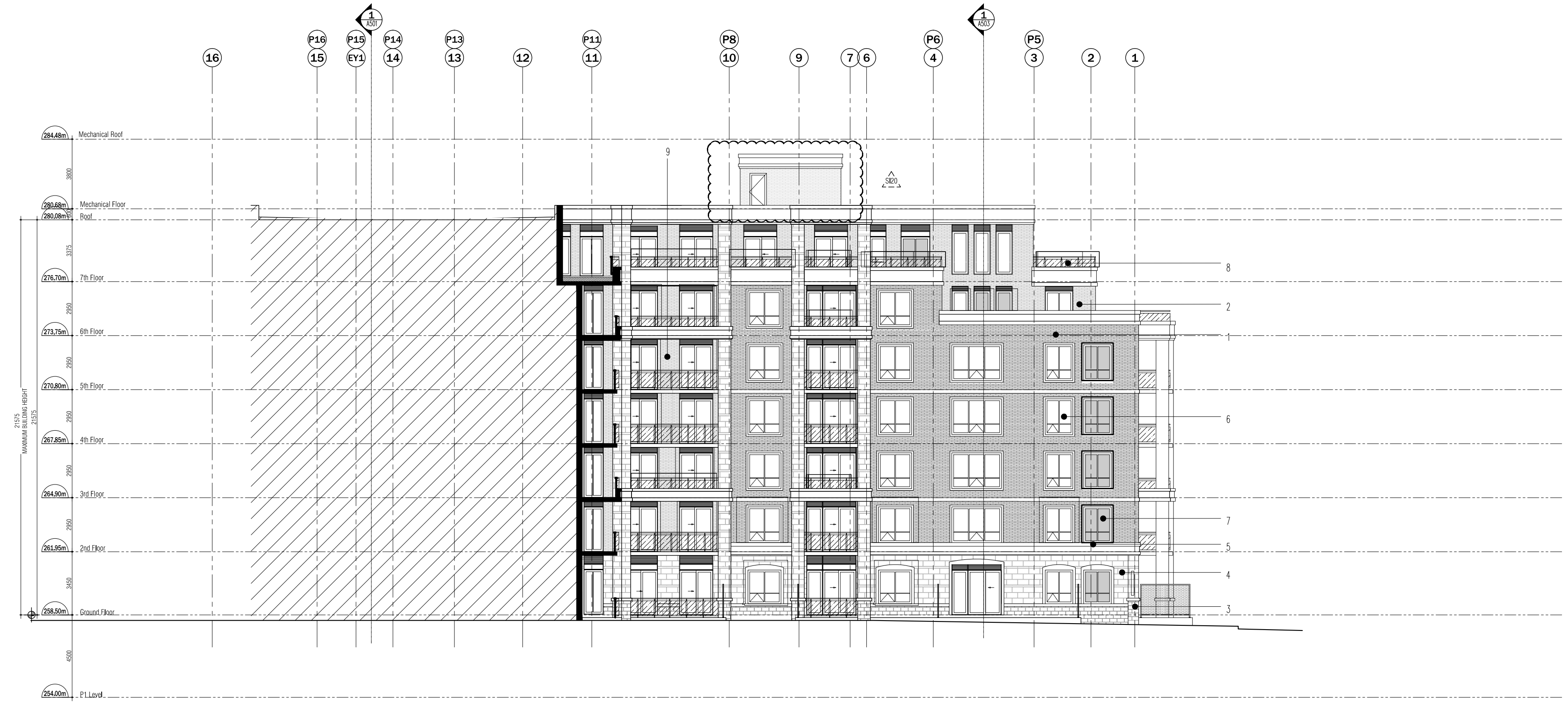
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7
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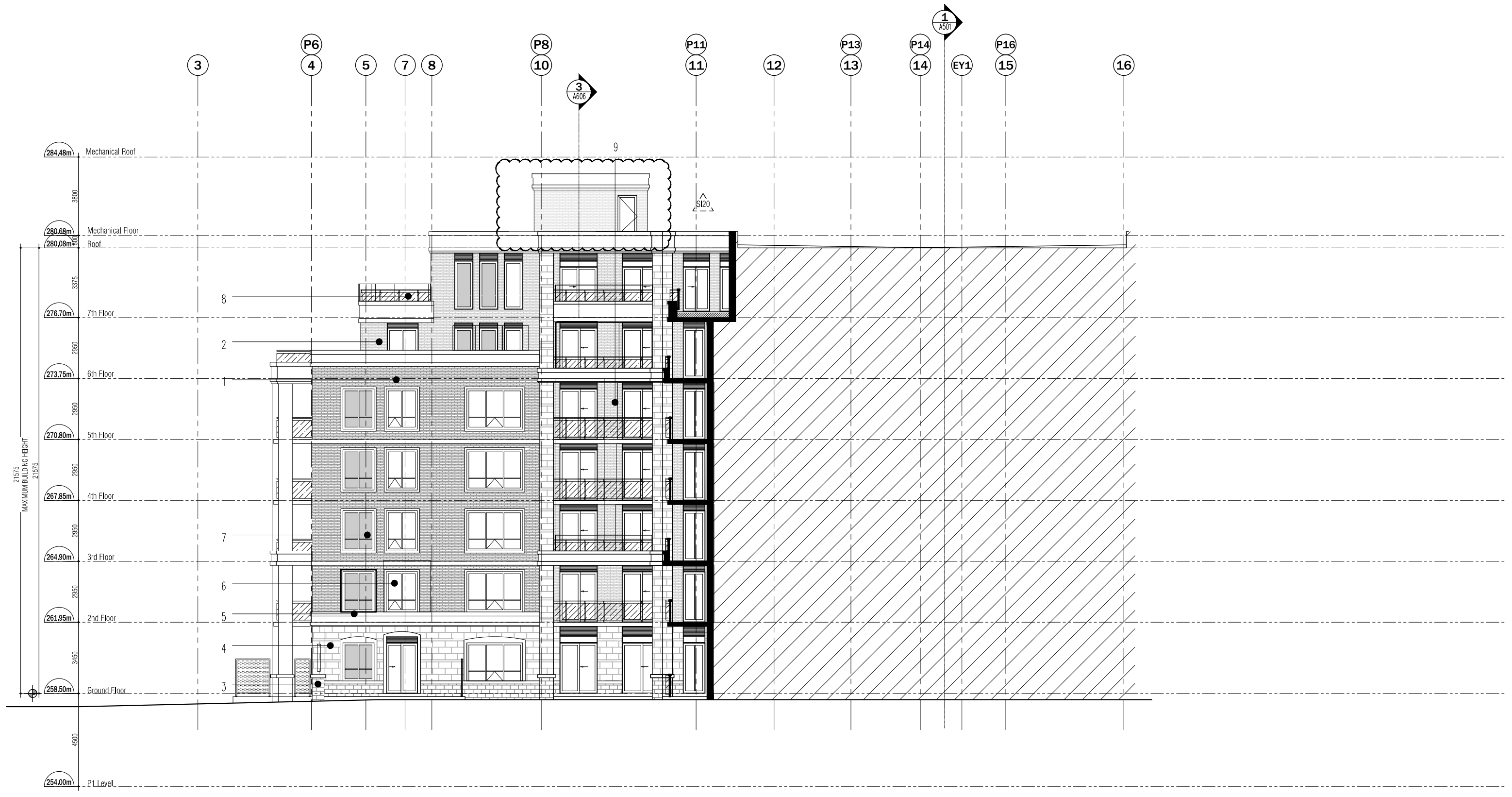
P6
4
P5
3
2
1
284.48m
Mechanical Roof
3800
280.68m
Mechanical Floor
600
280.08m
Roof
3375
276.70m
7th Floor
2950
273.75m
6th Floor
2950
270.80m
5th Floor
2950
267.85m
4th Floor
2950
264.90m
3rd Floor
2950
261.95m
2nd Floor
3450
258.50m
Ground Floor
4500
254.00m
P1 Level
21575
MAXIMUM BUILDING HEIGHT
21575
9
SI20
8
2
1
6
7
5
4
3

COURTYARD NORTH FACING ELEVATION 1 A401c
SCALE - 1:100


1
A501
3
A606
3
P6
4
5
7
8
P8
10
P11
11
12
P13
13
P14
14
EY1
P16
15
16
9
SI20
284.48m
Mechanical Roof
3800
280.68m
Mechanical Floor
280.08m
Roof
3375
276.70m
7th Floor
2950
273.75m
6th Floor
2950
270.80m
5th Floor
2950
267.85m
4th Floor
2950
264.90m
3rd Floor
2950
261.95m
2nd Floor
3450
258.50m
Ground Floor
4500
254.00m
P1 Level
21575
MAXIMUM BUILDING HEIGHT
21575
8
2
1
7
6
5
4
3

COURTYARD SOUTH FACING ELEVATION 1 A401c
SCALE - 1:100

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07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.
13.	APR.04.2018	Re-Issued for Building Permit	B.G.

04.	JUNE.14.2018	SI 20 MECHANICAL FL. PRECAST UPDATE	BG
03.	FEB.12.2018	SI13 REVISING OPERABLE WINDOWS	BG
02.	SEPT.06.2017	SI06 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	SI03 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions

**GRAZIANI
+
CORAZZA
ARCHITECTS INC.**

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

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

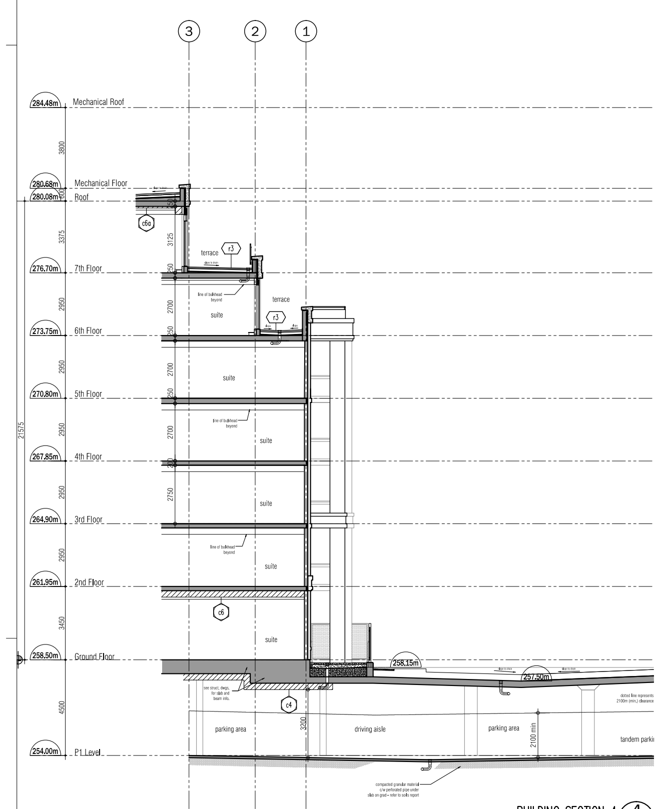
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

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

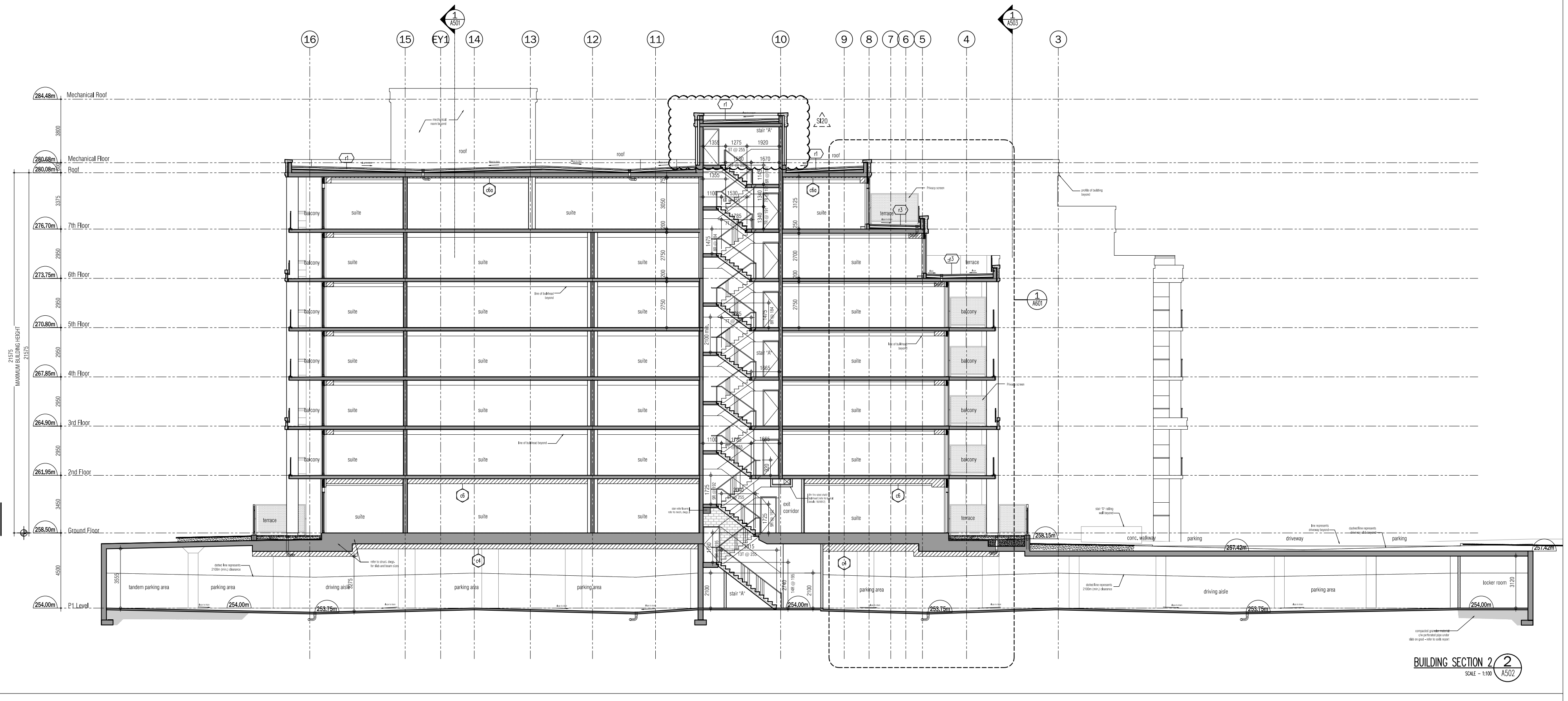
COURTYARD ELEVATIONS NORTH AND SOUTH FACING

1:100 A401c

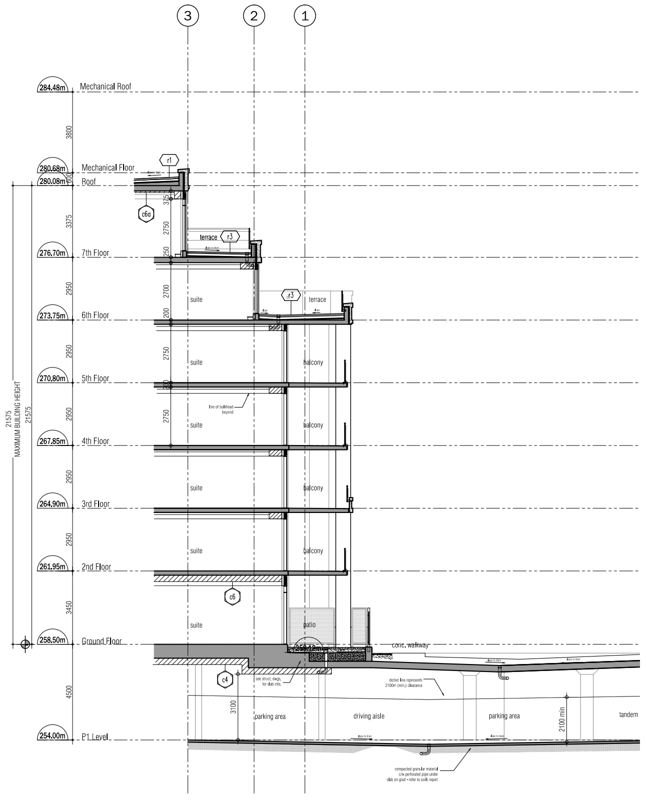
TITLEBLOCK SIZE: 915 x 1400


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

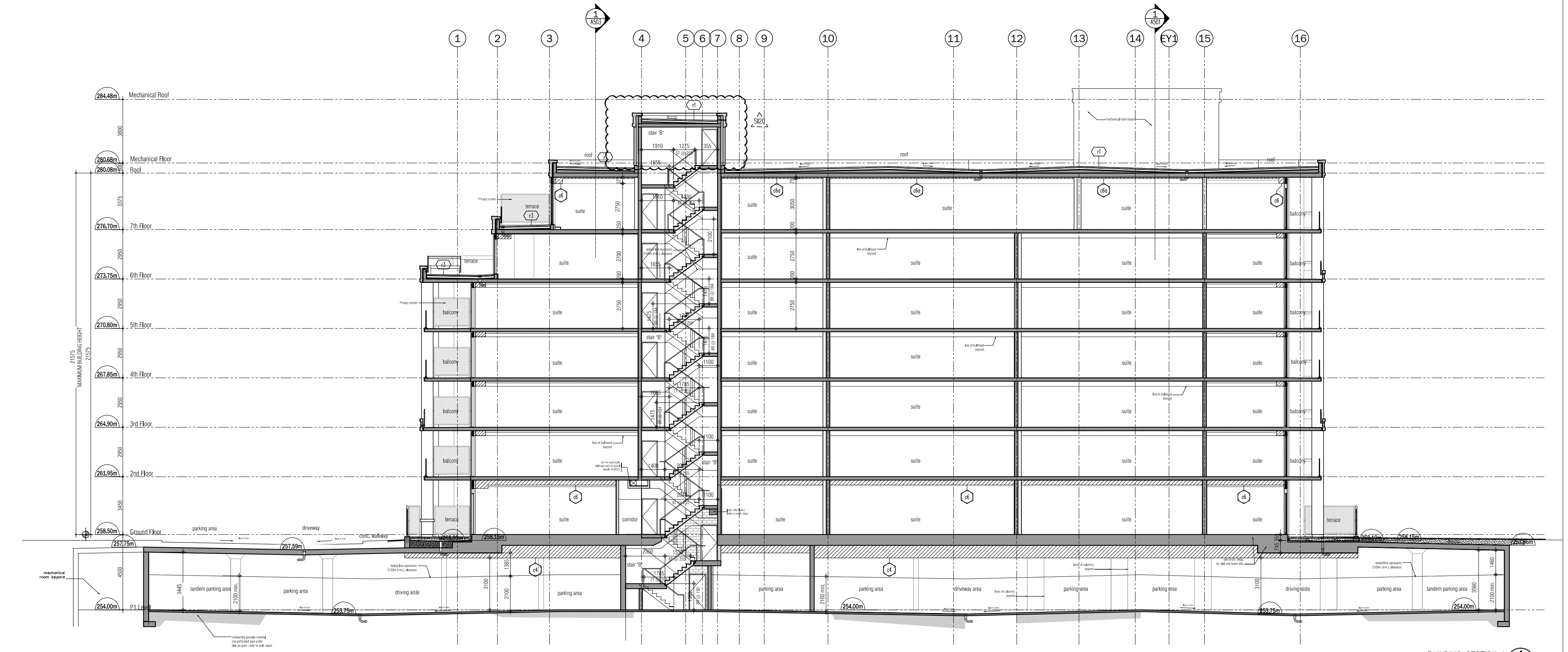
BUILDING SECTION 4 (4 / A502)
SCALE - 1:100


16
15
EY1
14
13
12
11
10
9
8
7
6
5
4
3
284.48m Mechanical Roof
280.68m Mechanical Floor
280.08m Roof
276.70m 7th Floor
273.75m 6th Floor
270.80m 5th Floor
267.85m 4th Floor
264.90m 3rd Floor
261.95m 2nd Floor
258.50m Ground Floor
254.00m P1 Level
21575
MAXIMUM BUILDING HEIGHT
roof
stair "A"
balcony
suite
terrace
exit corridor
tandem parking area
parking area
driving aisle
locker room
conc. walkway
driveway
parking

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


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

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


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

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

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04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.
13.	APR.04.2018	Re-Issued for Building Permit	B.G.

04.	JUNE.14.2018	SI20 MECHANICAL FL. PRECAST UPDATE	BG
03.	OCT.25.2017	S108 WINDOW/SPRAY FOAM INSULATION	BG
02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

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

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

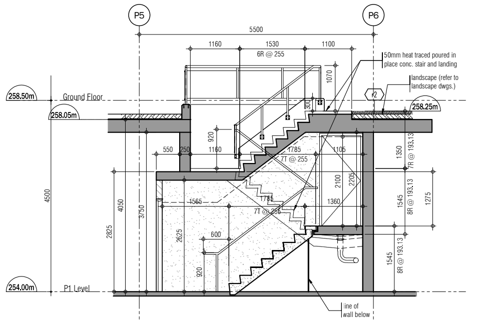
ROYAL PINES HOMES
STOUFFVILLE ONTARIO

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

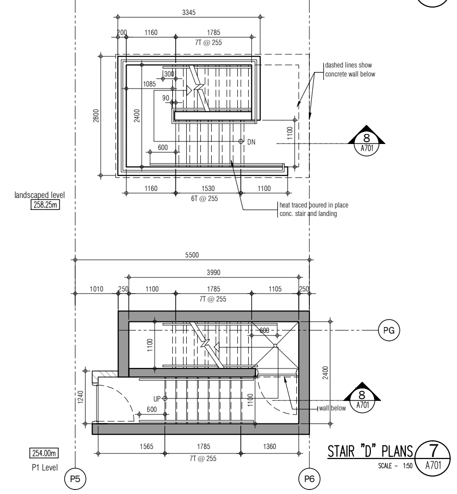
Building Sections

1:100 A502

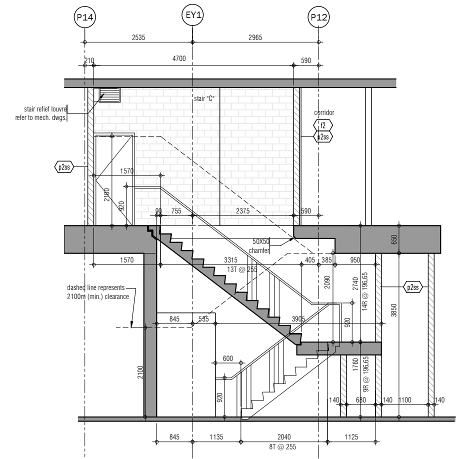
TITLEBLOCK SIZE: 915 x 1400


Ground Floor
258.50m
258.05m
258.25m
P1 Level
254.00m
P5
P6
50mm heat traced poured in place conc. stair and landing
landscape (refer to landscape dwgs.)
line of wall below

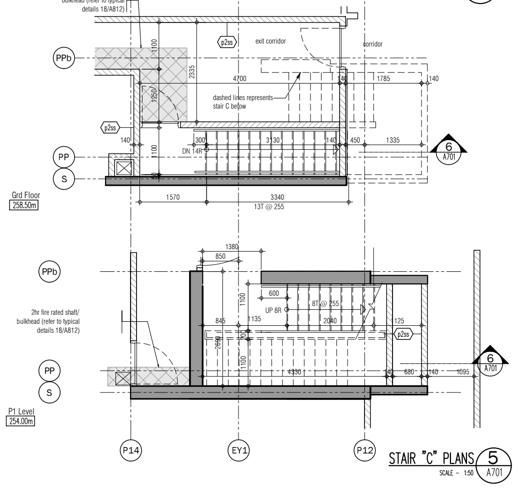
STAIR "D" SECTION 8
SCALE - 1:50 A701


dashed lines show concrete wall below
heat traced poured in place conc. stair and landing
landscaped level
258.25m
254.00m
P1 Level
PG
P5
P6

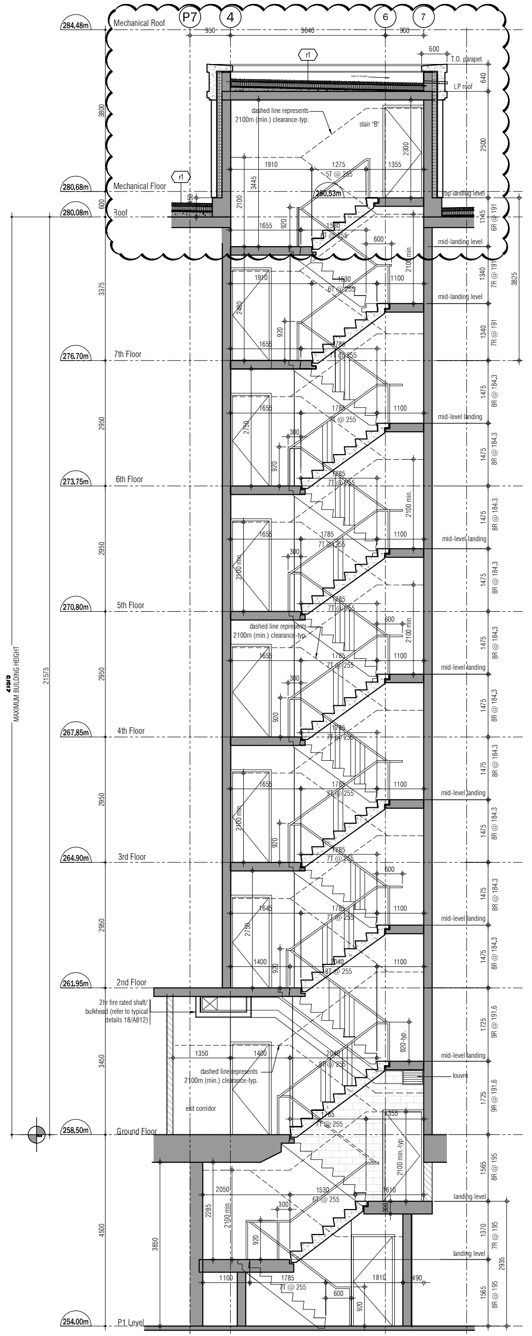
STAIR "D" PLANS 7
SCALE - 1:50 A701


P14
EY1
P12
stair relief louvre refer to mech. dwgs
corridor
stair "C"
dashed line represents 2100m (min.) clearance

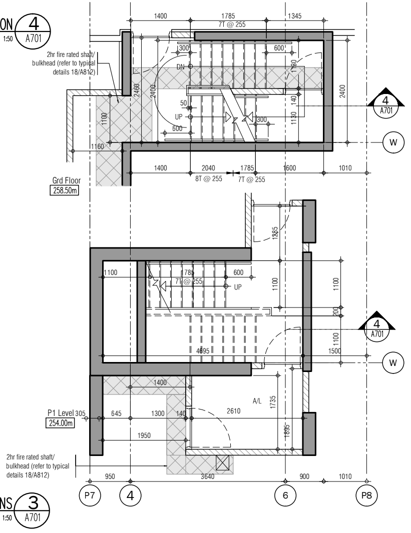
STAIR "C" SECTION 6
SCALE - 1:50 A701

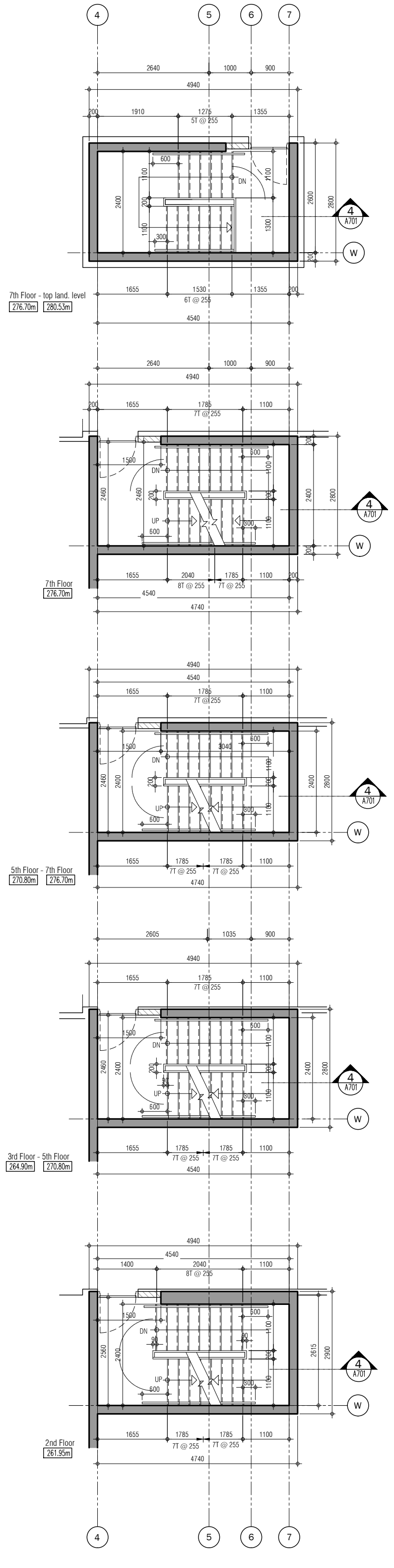

PPb
PP
S
exit corridor
corridor
dashed lines represents stair C below
2hr fire rated shaft/ bulkhead (refer to typical details 18/A812)
Grd Floor
258.50m
P1 Level
254.00m
P14
EY1
P12

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

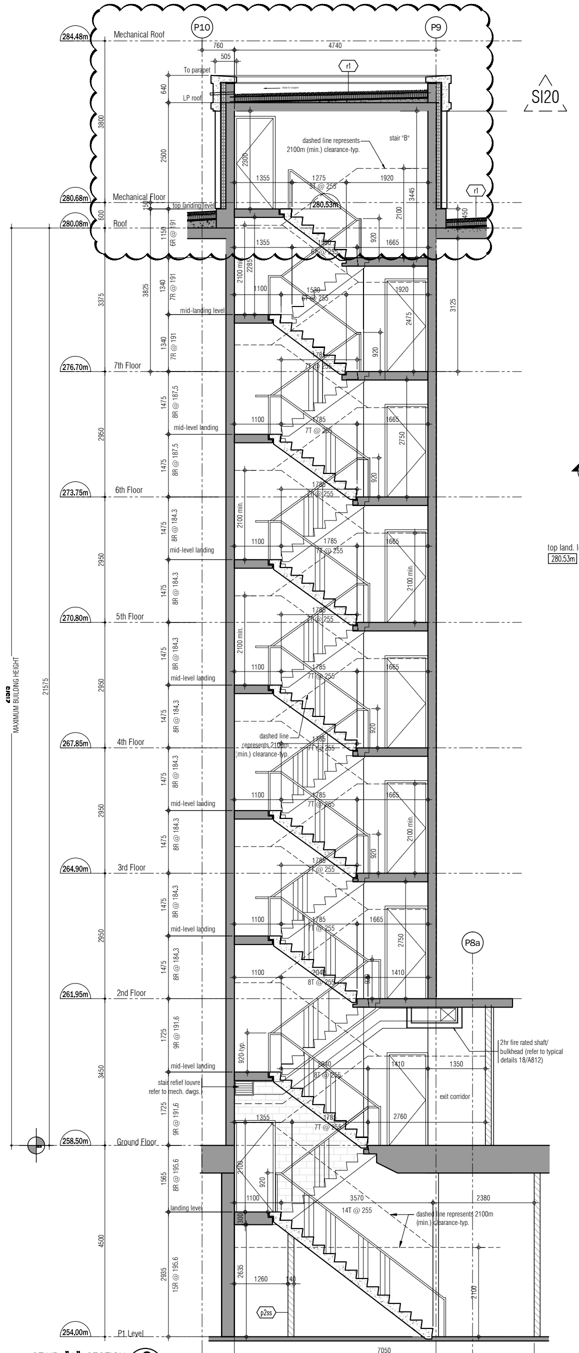

S120
Mechanical Roof
284.48m
Mechanical Floor
280.68m
Roof
280.08m
7th Floor
276.70m
6th Floor
273.75m
5th Floor
270.80m
4th Floor
267.85m
3rd Floor
264.90m
2nd Floor
261.95m
Ground Floor
258.50m
P1 Level
254.00m
MAXIMUM BUILDING HEIGHT
dashed line represents 2100m (min.) clearance-typ.
mid-landing level
exit corridor
louvre
P7
4
6
7

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

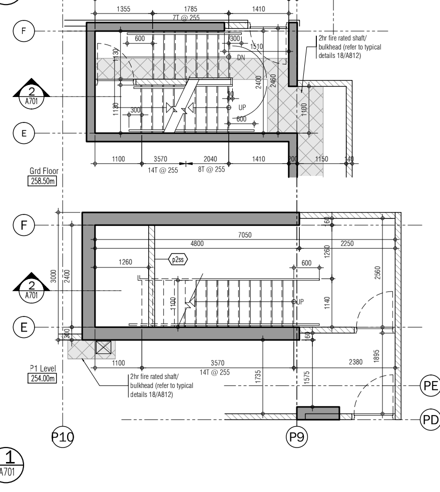

2hr fire rated shaft/ bulkhead (refer to typical details 18/A812)
Grd Floor
258.50m
P1 Level
254.00m
W
P7
4
6
P8

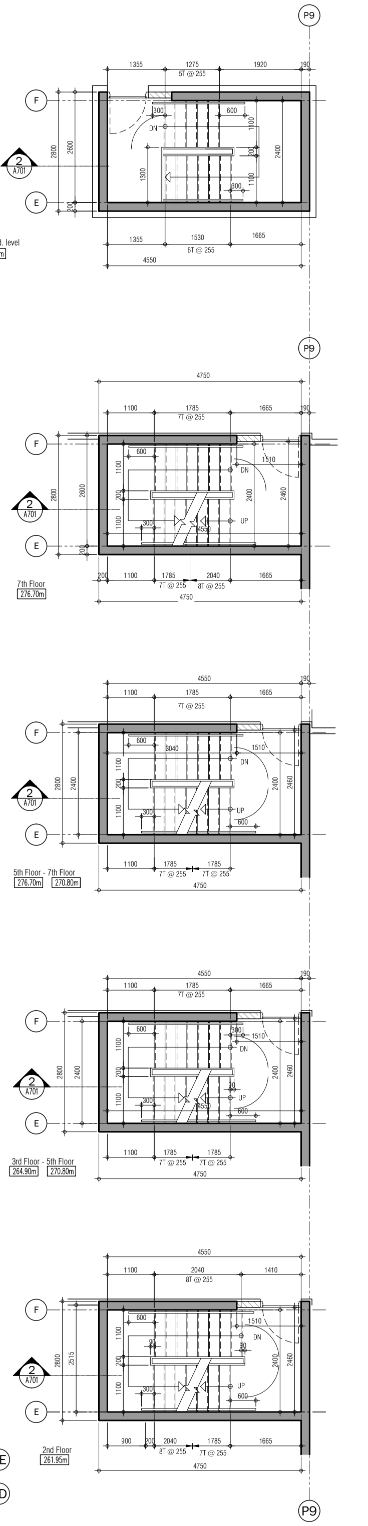

7th Floor - top land. level
276.70m
280.53m
7th Floor
276.70m
5th Floor - 7th Floor
270.80m
276.70m
3rd Floor - 5th Floor
264.90m
270.80m
2nd Floor
261.95m
W
4
5
6
7

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


S120
Mechanical Roof
284.48m
Mechanical Floor
280.68m
Roof
280.08m
7th Floor
276.70m
6th Floor
273.75m
5th Floor
270.80m
4th Floor
267.85m
3rd Floor
264.90m
2nd Floor
261.95m
Ground Floor
258.50m
P1 Level
254.00m
MAXIMUM BUILDING HEIGHT
P10
P9
P8a
stair relief louvre refer to mech. dwgs
exit corridor
dashed line represents 2100m (min.) clearance-typ.

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


F
E
Grd Floor
258.50m
P1 Level
254.00m
2hr fire rated shaft/ bulkhead (refer to typical details 18/A812)
PE
PD
P10
P9


top land. level
280.53m
7th Floor
276.70m
5th Floor - 7th Floor
270.80m
276.70m
3rd Floor - 5th Floor
264.90m
270.80m
2nd Floor
261.95m
F
E
P9

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

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07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.
13.	APR.04.2018	Re-Issued for Building Permit	B.G.

02.	JUNE.14.2018	SI 20 MECHANICAL FL. PRECAST UPDATE	BG
01.	DEC.11.2017	SI11 REVISE GRID/ADD DIMS AT STAIR C	BG

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CORAZZA
ARCHITECTS INC.

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

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

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

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

1:50 A701

TITLEBLOCK SIZE: 915 x 1400

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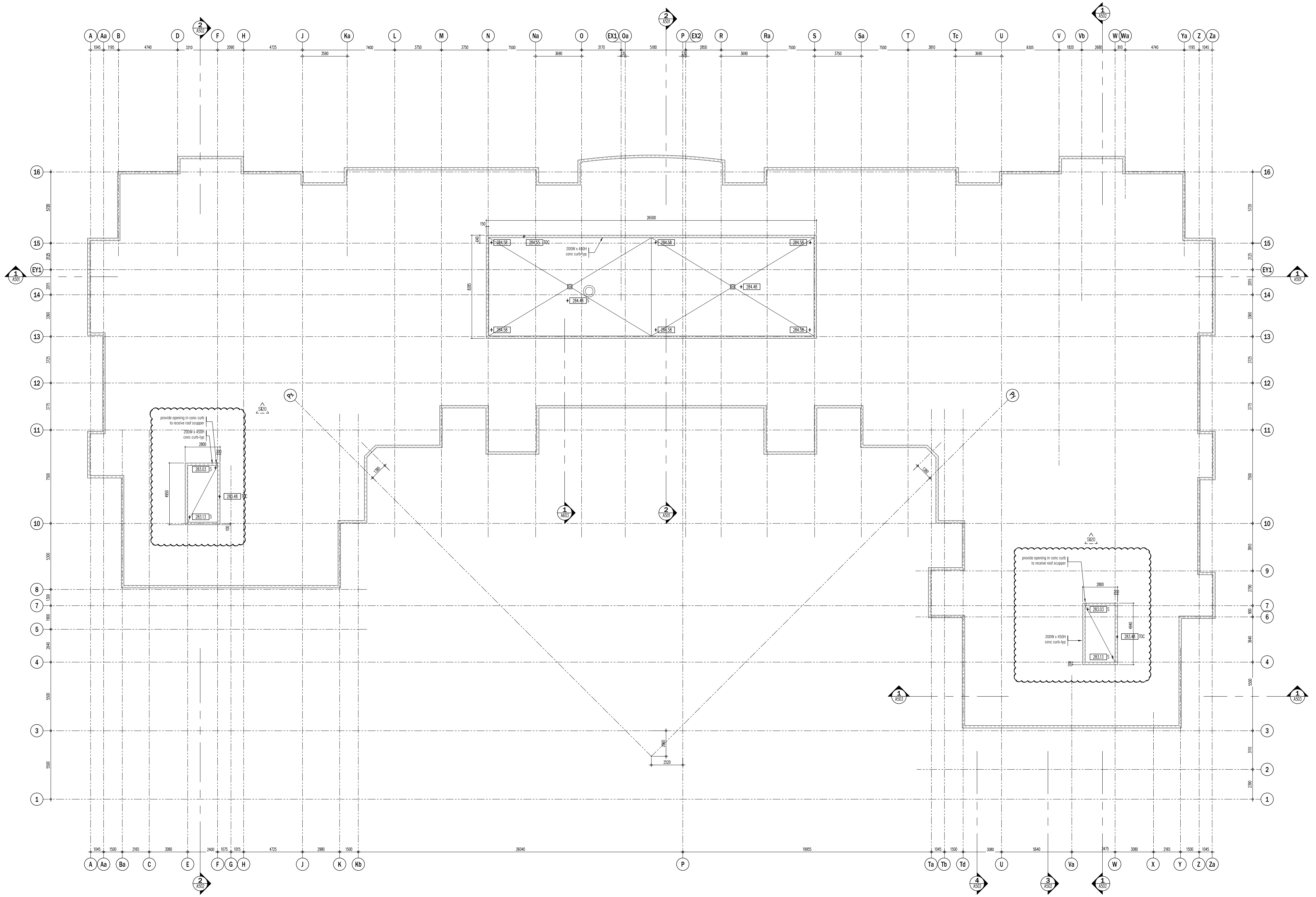
04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
09.	JULY.14.2017	Issued for Construction	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	OCT.25.2017	Revision to Envelope	B.G.
12.	NOV.08.2017	Added Dimensions	B.G.


A
Aa
B
D
F
H
J
Ka
L
M
N
Na
O
EX1
Oa
P
EX2
R
Ra
S
Sa
T
Tc
U
V
Vb
W
Wa
Ya
Z
Za
16
15
EY1
14
13
12
11
10
9
8
7
6
5
4
3
2
1
Ba
C
E
G
K
Kb
Ta
Tb
Td
Va
X
Y
Px
2
A502
1
A501
2
A501
1
A503
4
A502
3
A502
SI20
26500
150
640
8285
284.58
284.55
TOC
284.48
S
200W x 450H
conc curb-typ
provide opening in conc curb
to receive roof scupper
2800
200
4950
4940
100
283.03
283.13
283.48
26040
19955
2520

01. JUNE.14.2018 SI20 Mechanical floor precast update BG

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PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES
STOUFFVILLE ONTARIO

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

ROOF CS PLAN

1:100

CS 307

TITLEBLOCK SIZE: 915 x 1400