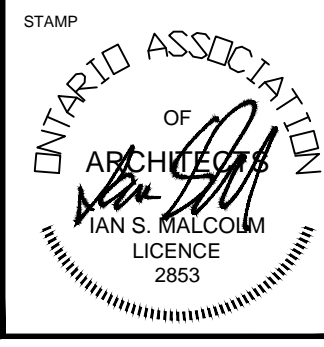


NO.	ISSUE/REVISION	DATE
1	REVISION	JUL 18/19
2	BASE FOR PRE-COMM.	NOV 07/19
3	CON PLANNING REVIEW	JAN 22/21
4	PER POST-PCO MEETING	OCT 17/21
5	PER POST-PCO MEETING	APR 06/23
6	PER POST-PCO MEETING	MAY 10/23
7	FORM OF AGENCY PLAN	SEP 28/23
8	CLIENT REVIEW	DEC 15/23
9	COORD W/ STRUCTURAL	JAN 16/24
10	CONSTRUCTION	APR 16/24
11	CLIENT REVIEW	JUL 16/24
12	PER POST-PCO MEETING	OCT 31/24

NO.	ISSUE/REVISION	DATE
13	PER POST-PCO MEETING	
14	PER POST-PCO MEETING	
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49	PER POST-PCO MEETING	
50	PER POST-PCO MEETING	



DATE: 08/08/2018
 TIME: 10:00 AM
 DRAWN BY: JRM
 CHECKED BY: JRM
 SCALE: 1:100

CLIENT: JALTO DEVELOPMENT INC.

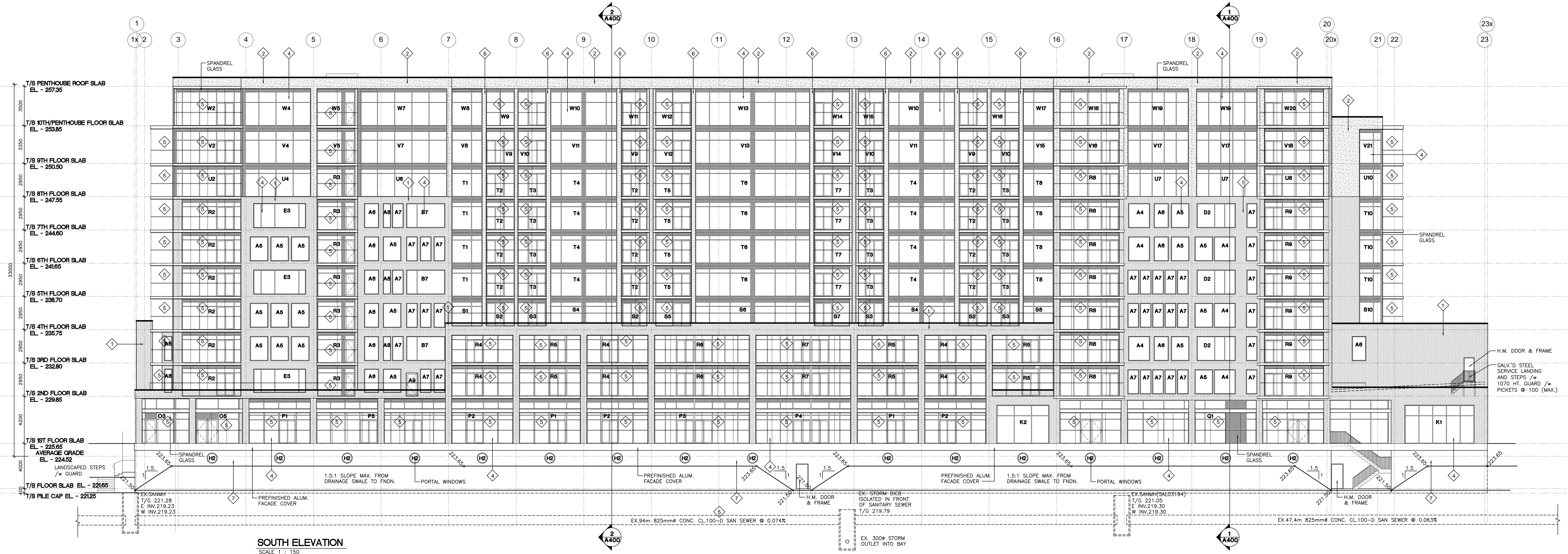
PROJECT: LAKHOUSE WATERFRONT COND.

PROJECT No: 15384
 DRAWN BY: JRM
 CHECKED BY: JRM
 DATE: 08.08.2018
 SCALE: 1:100

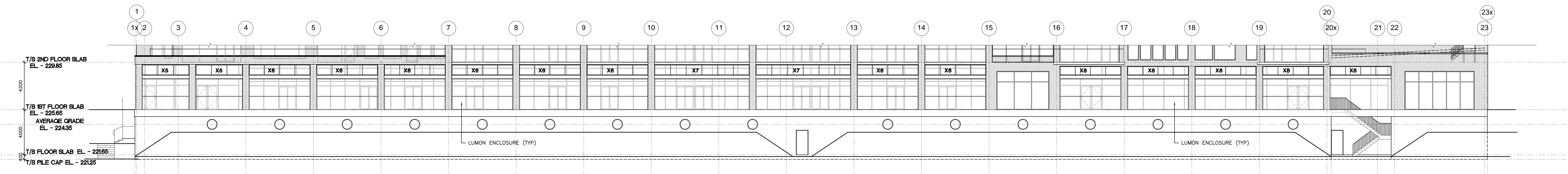
PROJECT INFORMATION

ELEVATIONS

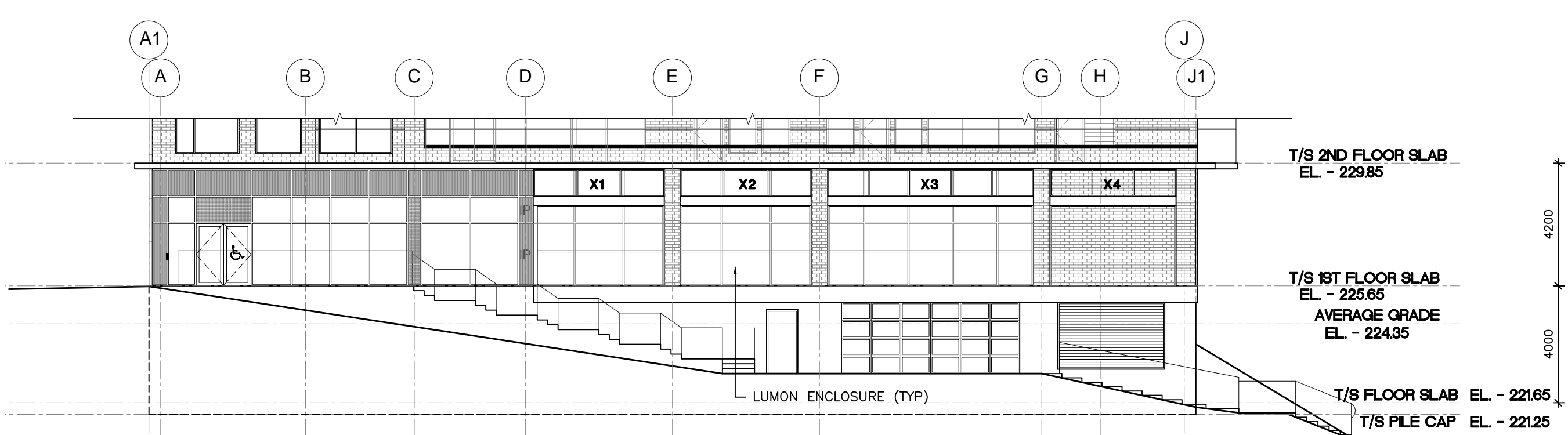
A301



SOUTH ELEVATION
 SCALE 1 : 150



PARTIAL SOUTH ELEVATION SHOWING GLAZING ON TOP OF STEEL BEAMS
 SCALE 1 : 150



PARTIAL WEST ELEVATION SHOWING GLAZING ON TOP OF STEEL BEAMS
 SCALE 1 : 150

MATERIAL FINISHES	
①	SIMULATED EIFS 'BRICK' TO MATCH THAMES VALLEY DARK IRONSPOT
②	CLOUD WHITE STUCCO BY DUROCK
③	HIGH GLOSS WHITE ACM PANELS
④	LOW E GREY TINT GLASS WINDOW WALL OR CURTAINWALL
⑤	LUMON GLASS BALCONY SYSTEM CLEAR GLASS W/ CHARCOAL GREY RAILING & BALCONY SLAB EDGE FACADE COVER
⑥	MAC METAL 'HARRYWOOD' WOOD LOOK METAL SIDING & SOFFITS
⑦	GREY STUCCO BY DUROCK

- WINDOW NOTES**
- WINDOW UNITS BASED ON 'ALUMINUM WINDOW DESIGN INSTALLATIONS INC.' PRODUCT. OTHER MANUFACTURERS OF APPROVED EQUAL OR BETTER QUALITY ARE ACCEPTABLE.
 - ALL WINDOWS SHALL MEET MINIMUM STANDARDS FOR AIR AND WATER LEAKAGE, WIND LOAD RESISTANCE AND RESISTANCE TO FORCED ENTRY AS PER CAN/CSA-A4405.1.
 - ALL GLASS TO MEET OR EXCEED STANDARDS AS PER CAN/CSA-112 FOR TYPES OF GLASS AND STRUCTURAL DESIGN.
 - THERMALLY BROKEN EXTRUDED ALUMINUM FRAME. PREFINISHED AS APPROVED BY CLIENT.
 - ALL GLAZING TO BE SEALED INSULATED DOUBLE GLASS UNITS AND HAVE A MAXIMUM U-VALUE OF 0.29 (IP), MAXIMUM SHGC OF 0.40 (IP) AND MINIMUM VT/SHGC OF 1.10 (IP). ACTUAL VALUES TO BE DETERMINED BY ENERGY MODELING BY OTHERS.
 - ALL FIXED GLAZING MINIMUM STC 34. ALL OPERABLE GLAZING MINIMUM STC 31. MANUFACTURER TO VERIFY STC RATINGS PRIOR TO INSTALLATION.
 - ALL OPERABLES TO RECEIVE GLARE RESISTANT INSECT SCREEN. COLOUR TO MATCH WINDOW FRAME.
 - ALL HARDWARE SUPPLIED BY WINDOW MANUFACTURER. FINISH AS SELECTED BY CLIENT.
 - CLIENT TO CONFIRM USE OF GRILLES AND OTHER DESIGN FEATURES AS PER MFR. PRIOR TO PURCHASE.
 - WINDOW SUPPLIER TO CONFIRM WINDOW SIZES AND ROUGH OPENINGS WITH CONTRACTOR PRIOR TO FRAMING OPENINGS.
 - ALL WINDOW UNITS ADJACENT INSULATED ROOF/CILING AREAS (TERRACES) TO BE RAISED FROM 200mm TO 315mm ABOVE FLOOR SLAB.
 - ANY WINDOW LOCATED MORE THAN 1.8m ABOVE FINISHED GRADE TO BE PROTECTED BY A GUARD CONFORMING TO OBC 3.3.1.17.(2) OR FITTED WITH A MECHANISM RESTRICTING THE WINDOW FROM OPENING MORE THAN 100mm.
 - ALL FIXED WINDOWS LOCATED LESS THAN 1.07m ABOVE FINISHED FLOOR TO BE PROTECTED BY A GUARD CONFORMING TO OBC 3.3.1.17 OR DESIGNED TO WITHSTAND LATERAL DESIGN LOADS FOR BALCONY GUARDS IN OBC PART 4.
 - FOR ALL ROUGH OPENING DIMENSIONS ADD 20mm TO OUTSIDE FRAME DIMENSIONS.