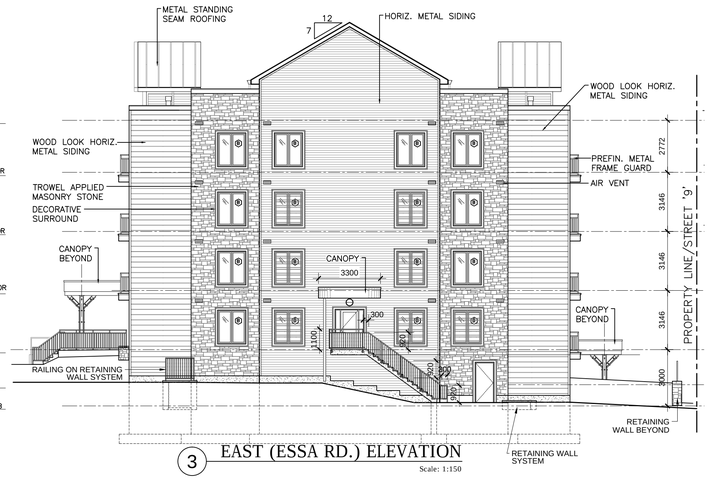
1 SOUTH ELEVATION

Scale: 1:150

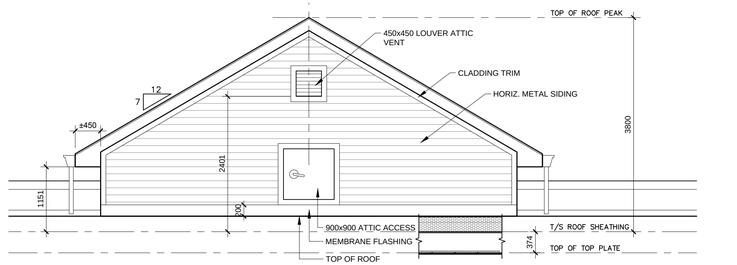
2 WEST ELEVATION

Scale: 1:150



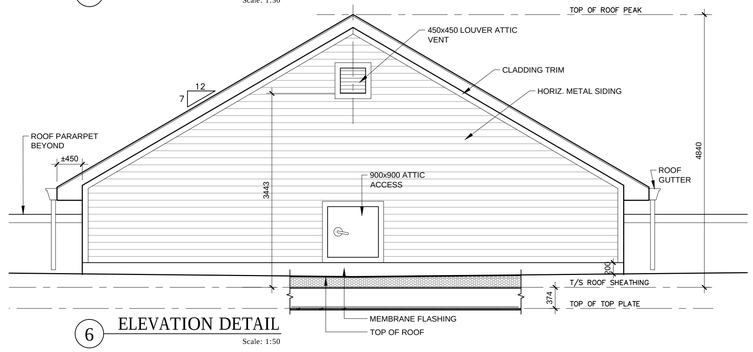
3 EAST (ESSA RD.) ELEVATION

Scale: 1:150



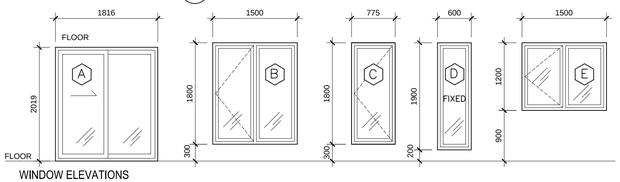
5 ELEVATION DETAIL

Scale: 1:50



6 ELEVATION DETAIL

Scale: 1:50



WINDOW ELEVATIONS

DENOTES 45 HOUR RATED MIN. WINDOW FIRE SHUTTER PROTECTION ON 1 HOUR FIRE RATED WALL (TABLE 3.1.8.4.) AS REQUIRED BY OBC 3.2.3.13. REFER TO 7/A403

1. WINDOW UNITS BASED ON 'POLLARD' WINDOWS. OTHER MANUFACTURERS OF APPROVED EQUAL OR BETTER QUALITY ARE ACCEPTABLE.
2. ALL WINDOWS SHALL MEET MINIMUM STANDARDS FOR AIR AND WATER LEAKAGE, WIND LOAD RESISTANCE AND RESISTANCE TO FORCED ENTRY AS PER CAN/CSA-A440-M.
3. ALL GLASS TO MEET OR EXCEED STANDARDS AS PER CAN/CGSB-12 FOR TYPES OF GLASS AND STRUCTURAL DESIGN.
4. VINYL CLAD EXTERIOR /w BRICKMOULD AS REQUIRED. PAINT GRADE INTERIOR.
5. ALL GLAZING TO BE SEALED DOUBLE GLASS UNITS AND HAVE A MAXIMUM U-VALUE OF 1.42.
6. ALL OPERABLES TO RECEIVE GLARE RESISTANT INSECT SCREEN. COLOUR TO MATCH WINDOW FRAME.
7. ALL HARDWARE SUPPLIED BY WINDOW MANUFACTURER. FINISH AS SELECTED BY CLIENT.
8. CLIENT TO CONFIRM USE OF GRILLES AND OTHER DESIGN FEATURES AS PER MFR. PRIOR TO PURCHASE.
9. WINDOW SUPPLIER TO CONFIRM WINDOW SIZES AND ROUGH OPENINGS WITH CONTRACTOR PRIOR TO FRAMING OPENINGS.
10. 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.
11. 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 WITHSTAND LATERAL DESIGN LOADS FOR BALCONY GUARDS IN OBC PART 4.

4 NORTH (STREET '9') ELEVATION

Scale: 1:150

ISM ARCHITECTS
97 Toronto Street
Barrie, ON L4N 1V1
T: 705.726.2342 F: 705.725.5355
E: ian@ismarchitects.ca

No.	ISSUED / REVISION	DATE
1.	ISSUED FOR SPC	SEP 14/17
2.	ISSUED FOR SPC	OCT 13/17
3.	ISSUED FOR PLANS APPROVAL	JAN 15/18
4.	ISSUED FOR FINAL SPC	APR 18/18

STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
IAN S. MALCOLM
LICENCE 2853

Do not scale drawings.
The Contractor shall check and verify all dimensions and conditions of the job and report any discrepancies to the Architect before proceeding with the work.

A Detail No.
B Sheet No. where detailed.

(A/B)

ORIENTATION

CLIENT

PRATT HOMES BARRIE
301 KING ST.
BARRIE ON
L4N 6B5
tel: 705.792.3883

PROJECT

BUILDING S1
72 UNIT APT.

BEAR CREEK CONDO 851
ESSA ROAD
BARRIE, ONTARIO

PROJECT INFORMATION

PROJECT No.:	173955
DRAWN BY:	JB
CHECKED BY:	ISM
DATE:	April 18, 2018
SCALE:	AS NOTED

DRAWING

ELEVATIONS AND WINDOW SCHEDULE

DRAWING No.

A300

173955 BEAR CREEK S1 EL_05